



PROPOSED SITE PLAN  
SITE ANALYSIS  
SCALE 1:100

SOFT LANDSCAPING AREA  
SITE AREA 614.1sqm  
PROPOSED BUILT AREA 187.885 sqm  
CONCRETE AREA(DRIVEWAY&CARPORT FLOOR ) 94.807sqm  
TOTAL AREA FOR CALCULATION 282.692sqm  
REQUIRED SOFT LANDSCAPING FOR R2 ZONE-40%  
PROPOSED SOFT LANDSCAPING COMPLY -46%

FSR CALCULATION  
SITE AREA 614.1sqm  
EXISTING FLOOR AREA 201.680 sqm  
PROPOSED FLOOR AREA 187.885 sqm  
PROPOSED GARAGE AREA 15.81sqm  
TOTAL AREA FOR CALCULATION FSR 187.885sqm  
ALLOWED FSR 1.5-1.99  
PROPOSED FSR COMPLY- 0.30

NOTE:  
1.Don't scale from this drawings. Use given dimension.  
Drawings are colored as per Council DA guide 5.12 Standard colors for architectural plans .  
2.Contractors check all dimensions on the site prior to commencing construction.  
3.If Eng.dwg. are required such must take preferences to these dwg.  
4.Building works to be carried out strictly in accordance to these dwg.  
5.Wall bracing to comply AS 1684-1999 & all other work to be done in according BCA.  
6.Erosion and sediment control on building sites must be installed in accordance with regulations

	Date	Amendment	Issue	Project: DEVELOPMENT APPLICATION PROPOSED DUAL OCCUPANCY	Client: MARIO CARUSO Location: 136 FISHER ROAD CROMER NSW 2099	Drawing: PROPOSED SITE PLAN	Project No: 0124	Date: 16.12.2024	Builder by:	DESIGN&DOCUMENTATION DankaDesignStudio Mob. 0410555689 danka.8@bigpond.com
							Drawing No.: 1	Scale: 1:100@A2		