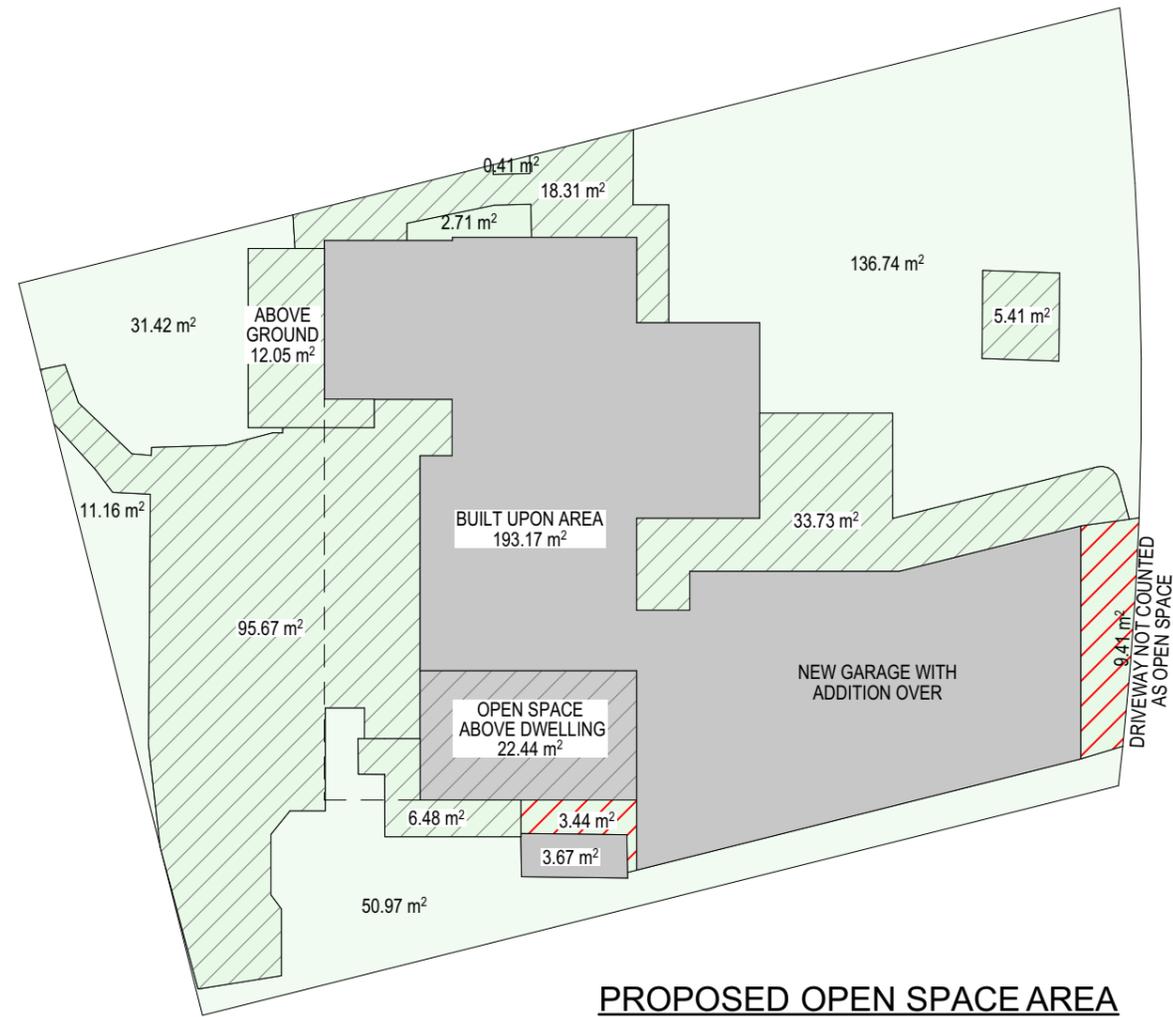


EXISTING OPEN SPACE AREA

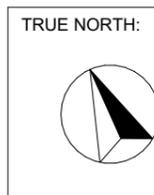


PROPOSED OPEN SPACE AREA

CALCULATIONS			
SITE AREA		637.2m ²	
OPEN SPACE CONTROL	MIN. 55% OF SITE AREA	350.46m ²	
LANDSCAPE CONTROL	MIN. 35% OF OPEN SPACE	122.66m ²	
TOTAL OPEN SPACE AREA (LANDSCAPED + HARD SURFACE)		EXISTING 413.3m ² 64.8% OF SITE	PROPOSED 405.07m ² 63.5% OF SITE
	LANDSCAPED AREA OPEN SPACE	269.72m ² 65% OF OPEN SPACE	233.42m ² 58% OF OPEN SPACE
	HARD SURFACE OPEN SPACE	143.58m ²	171.65m ²
	<3m WIDTH, <12sqm TOTAL, OR DRIVEWAY (NOT COUNTED AS OPEN SPACE)	92.60m ²	12.85m ²
TOTAL BUILT UPON AREAN (BUILT UPON + OPEN SPACE OVER BUILT UPON)		131.08m ²	219.28m ²
	BUILT UPON AREA	131.08m ²	196.84m ²
	OPEN SPACE OVER BUILT UPON AREA (NOT COUNTED AS OPEN SPACE)	0m ²	22.44m ²

COMPLIES

COMPLIES



NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

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REV:	DATE:	DESCRIPTION:

PROPOSED ALTERATIONS AND ADDITIONS
 3 KANANGRA CRES CONTARF
 CLIENT:
 GEORGE + TANJA

DRAWING TITLE:
 LANDSCAPED / OPEN SPACE PLAN

DATE: OCT/23	DRAWN BY: AN	SCALE: 1:1, 1:200 @ A3
JOB No: 1202/23	CHECKED BY: JJ	DRAWING No: DA.17