

SITE CALCULATIONS

TOTAL SITE AREA : 461 SQ.M

PROPOSED CARPORT FLOOR AREA: 24 SQ.M

EXISTING DRIVEWAY AREA: 16 SQ.M

EXISTING LOWER GROUND FLOOR AREA: 52 SQ.M

PROPOSED LOWER GROUND FLOOR AREA: 52 SQ.M

EXISTING GROUND FLOOR AREA: 141 SQ.M

PROPOSED GROUND FLOOR AREA: 133 SQ.M

EXISTING GROUND FLOOR EXTERNAL DECK AREA: 13 SQ.M

PROPOSED GROUND FLOOR EXTERNAL DECK AREA: 38 SQ.M

PROPOSED FIRST FLOOR AREA: 60 SQ.M

EXISTING ROOF AREA : 204 SQ.M

PROPOSED ROOF AREA: 241 SQ.M

TOTAL HABITAT INTERNAL FLOOR AREA (GFA): 245 SQ.M

EXISTING / CDC APPROVED FSR: 253 SQ.M / 461 SQ.M = 0.55

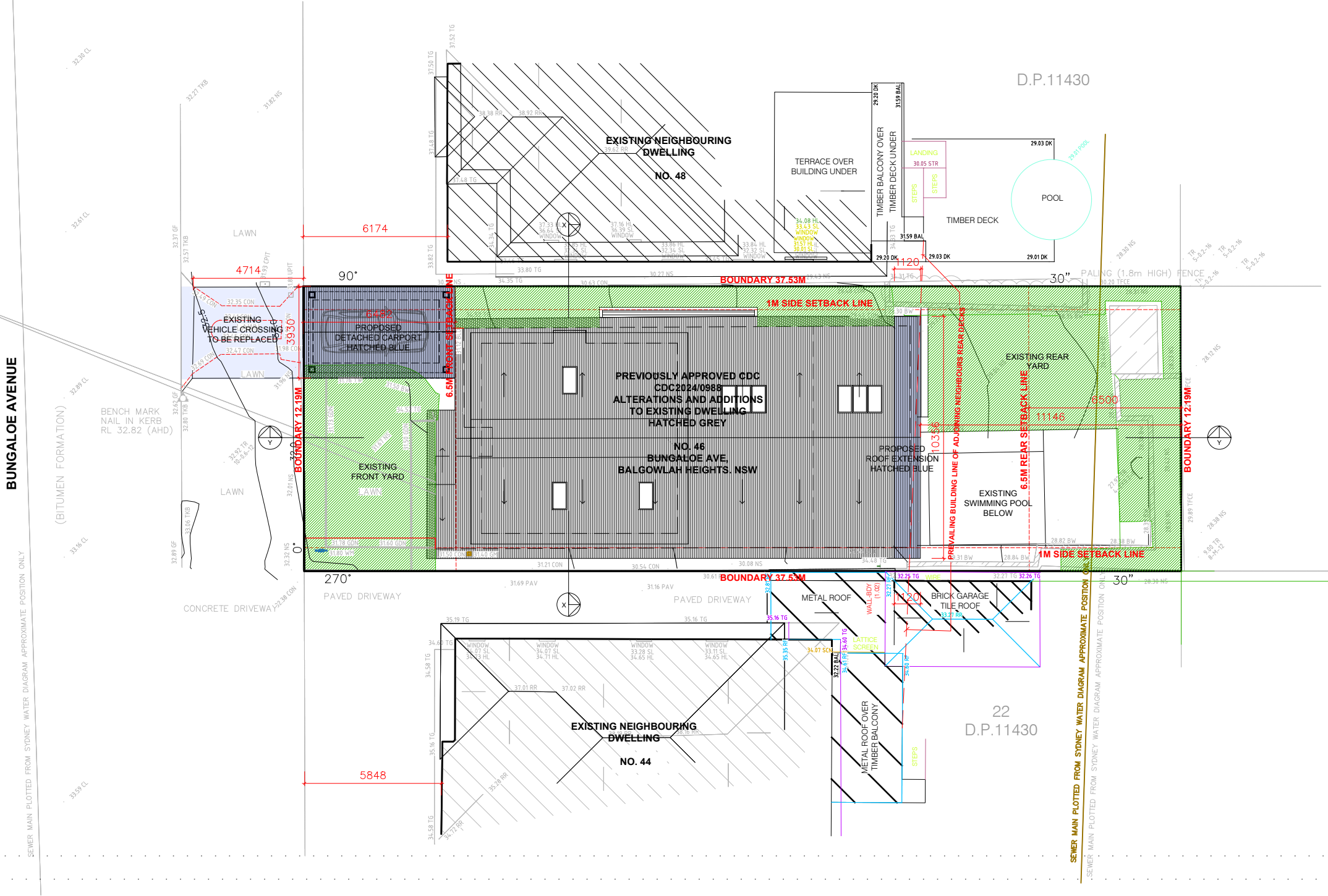
PROPOSED FSR: 245 SQ.M / 461 SQ.M = 0.53

EXISTING SOFT LANDSCAPE AREA: 75.5 SQ.M (16.5%)

EXISTING HARDSTAND AREA: 385.5 SQ.M (83.5%)

PROPOSED SOFT LANDSCAPE AREA: 153 SQ.M (33%)

PROPOSED HARDSTAND AREA (INC POOL): 308 SQ.M (67%)



SITE PLAN 1:100 @ A1 OR 1:200 @ A3

<div><div></div><div>NORTH</div></div>	<div><div>LEGEND:</div><div><div><div>7.03</div><div>DENOTES EXISTING SPOT LEVEL</div></div><div><div>RL 7.10</div><div>DENOTES PROPOSED LEVEL</div></div></div><div><div>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION</div><div>NOTE: CONCEPT DESIGN ONLY.</div><div>NOTE: DO NOT SCALE OFF THIS DRAWING</div><div>NOTE: SUBJECT TO PLANNING APPROVAL</div></div></div>	<div><div>KEY:</div><div><div><div></div><div>DENOTES PROPOSED WALL TO BE CONSTRUCTED</div></div><div><div></div><div>DENOTES EXISTING WALL TO REMAIN</div></div><div><div></div><div>DENOTES EXISTING WALL TO BE REMOVED</div></div><div><div></div><div>DENOTES AREA OF PROPOSED ADDITION</div></div><div><div></div><div>DENOTES AREA OF PROPOSED ALTERATION WITHIN EXISTING DWELLING</div></div><div><div></div><div>DENOTES AREA OF PROPOSED SOFT LANDSCAPE AREA:</div></div></div></div>	<div><div>PROJECT:</div><div>ALTERATIONS & ADDITIONS TO EXISTING DWELLING</div></div> <div><div>CLIENT:</div><div>STUART & CHARLOTTE MENOGUE</div></div> <div><div>LOCATION</div><div>46 BUNGALOE AVENUE, BALGOWLAH HEIGHTS. NSW.</div></div>	<div><div>PROJECT STAGE:</div><div>DA</div></div> <div><div>DRAWING TITLE:</div><div>SITE PLAN</div></div> <div><div>SCALE:</div><div>1:100 @ A3</div></div>	<div><div>DATE OF ISSUE:</div><div>27.11.2024</div></div> <div><div>DRAWING NO.</div><div>DA-001</div></div> <div><div>REVISION:</div><div></div></div>	<div><div>RAW</div><div>RAYMOND AND WILLIAMS</div><div>ARCHITECTURAL DESIGN AND CONSTRUCTION</div></div> <div><div>Daniel Raymond</div><div>Architect</div><div>NSW Reg. #9788</div><div>dan@rawdandc.com</div><div>0409 369 275</div></div> <div><div>Travers Williams</div><div>Builder</div><div>Lic No 235416C</div><div>trav@rawdandc.com</div><div>0421 904 523</div></div> <div><div>COPYRIGHT OF RAW D AND C</div><div>THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT.</div><div>DO NOT SCALE FROM THIS DRAWING</div></div>
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