



PROPOSED AREAS LOT 150 (NO 8)

FRONT LOT

FLOOR SPACE RATIO	
SITE:	300 m ²
GROSS FLOOR AREAS	
GROUND FLOOR:	62.77 m ²
FIRST FLOOR:	66.97 m ²
GARAGE:	N/A m ²
PORCH:	9.49 m ²
BALCONY:	9.49 m ²
ALFRESCO:	22.18 m ²
TOTAL:	170.90 m ²
GROSS FLOOR AREA TOTAL: 129.74 m ² (Excl. Garage/Porch/Wall thickness etc.)	
FLOOR SPACE RATIO:	0.432 : 1 43 %
MAX F.S.R ALLOWED:	0.5:1 50%

OPEN SPACE	
SITE AREA:	300m ²
OPEN SPACE & P.O.S.:	107.24m ²
PROPOSED OPEN SPACE	
SITE AREA:	300m ²
OPEN SPACE PROVIDED: (MIN 3m DIMENSION)	107.24m ²
PERCENTAGE OPEN SPACE	35.7%
MINIMUM ALLOWABLE BY COUNCIL:	55%
SOFT LANDSCAPE AREA	
MINIMUM 35% OF OPEN SPACE TO BE SOFT LANDSCAPED	PROVIDED: 75.5%

AREAS LOT 151 (NO 8A)

REAR LOT

FLOOR SPACE RATIO (EXCLUDING ACCESS HANDLE)	
SITE:	410.30 m ²
GROSS FLOOR AREAS	
GROUND FLOOR:	88.09 m ²
FIRST FLOOR:	89.19 m ²
GARAGE:	41.78 m ²
PORCH:	3.2 m ²
BALCONY:	m ²
TOTAL:	222.26 m ²
GROSS FLOOR AREA TOTAL: 177.28 m ² (Excl. Garage/Porch/Wall thickness etc.)	
FLOOR SPACE RATIO:	.432 : 1 43.2 %
MAX F.S.R ALLOWED:	0.5:1 50%

OPEN SPACE	
SITE AREA:	509.4m ²
OPEN SPACE & P.O.S.:	175.75m ²
PROPOSED OPEN SPACE	
SITE AREA EXCL. ACC. HANDLE:	410.30m ²
OPEN SPACE PROVIDED: (MIN 3m DIMENSION)	175.75m ²
PERCENTAGE OPEN SPACE	42.83%
MINIMUM ALLOWABLE BY COUNCIL:	55%
SOFT LANDSCAPE AREA	
MINIMUM 35% OF OPEN SPACE TO BE SOFT LANDSCAPED	PROVIDED: 100%

DEVELOPMENT SUB-ZONE 4

SITE PLAN



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SOIL CLASSIFICATION: M
TERRAIN CATEGORY 3 (Mz)
TOPOGRAPHICAL MULTIPLIER (M)
WIND DESIGN VELOCITY (Vz) N1

PROPOSED BRICK VENEER RESIDENCE

AT: LOT 151 (No.8A) CORAL ST
BALGOWLAH

FOR: MRS TRUEMAN & MR BUTCHER

D.P 18433

DESIGN: CUSTOM	REV J
FACADE: CUSTOM	SCALE: 1:200
JOB NO: 23342	AMENDED 2.12.10
SHEET NO. 3	

BENCH MARK
PM 1150
RL 77.835 AHD

LOP DOWN AND REMOVE ALL TREES WITHIN
3m OF BUILDING AREA AND/OR WITHIN DRIVEWAY
AND REMOVE FROM SITE - BY OWNER
REFER TO EXISTING COND. & SITE ANALYSIS PLAN