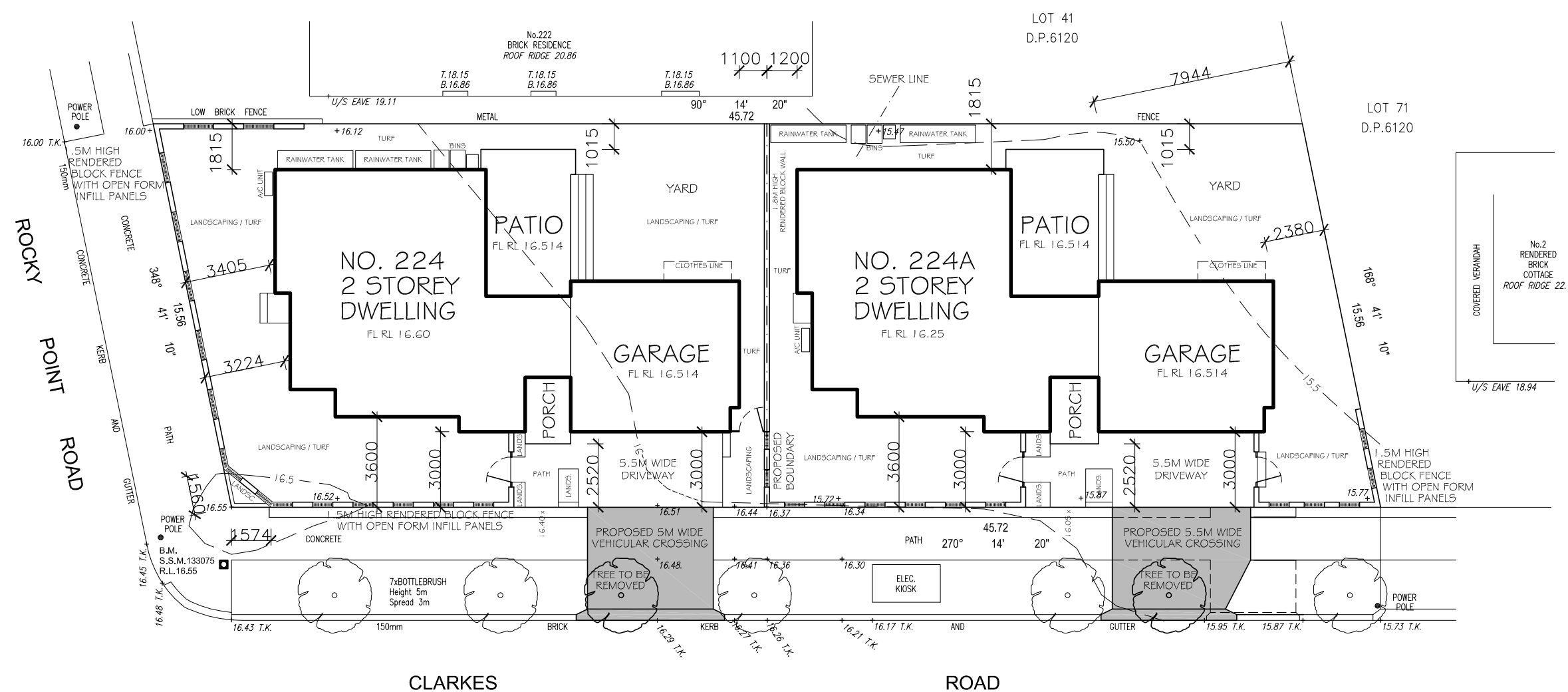


EXISTING SITE PLAN / DEMOLITION PLAN / SOIL & WATER MANAGEMENT PLAN

- ALL STRUCTURES ON SITE & ONE STREET TREE TO BE DEMOLISHED AND REMOVED, ENTIRE SITE TO BE CLEARED.
- ENTIRE SITE TO BE RE-TURFED & RE-VEGETATED AS PER LANDSCAPE PLAN.
- EXISTING FENCES TO ACT AS SILTATION BARRIERS IF IN APPROPRIATE CONDITION

LEGEND

- STOCK PILE
- SHAKER PAD
- SEDIMENT CONTROL FENCE



NOTE :

- STORMWATER AS TO THE SUPPLIED STORMWATER PLANS.
- ALL STRUCTURALS REQUIRED TO COMPLY WITH THE STRUCTURAL ENGINEERING PLANS.
- BUILDER TO VERIFY WINDOW OPENINGS WITH SELECTED WINDOW MANUFACTURER.
- ALL BASIX REQUIREMENTS TO COMPLY WITH BASIX CERTIFICATE.
- ALL DIMENSIONS TO BE VERIFIED ON SITE.
- ALL BUILDING WORKS TO COMPLY WITH THE COUNCIL CONSENT, BUILDING CODE OF AUSTRALIA / NATIONAL CONSTRUCTION CODE.
- ALL SELECTED INTERNAL FINISHED FLOOR LEVELS TO BE MADE FLUSH, UNLESS INSTRUCTED OTHERWISE.

PROPOSED SITE ANALYSIS PLAN

* AMENDED 30/04/19 *

- DELETE CONDITIONS 14(F), 25, 51.
- DRIVEWAYS HAVE BEEN AMENDED.

* AMENDED 22/11/18 *

- DWELLINGS HAVE BEEN REDESIGNED AS PER COUNCIL'S REQUEST

SITE CALCULATIONS

HOUSE & GARAGE ARE MEASURED INTERNALLY. CALCULATIONS EXCLUDE EXTERNAL WALL THICKNESSES & FIRST FLOOR LEVEL OF STAIRCASE & VOID.

SITE AREA	= 697.00 SQM
MAXIMUM F.S.R	= 348.50 SQM @ 50 %
PROPOSED F.S.R	= 378.41 SQM @ 54.3 %, OVER BY 29.91 SQM
MINIMUM LANDSCAPING	= 174.25 SQM @ 25 %
PROPOSED LANDSCAPING	= 298.10 SQM @ 43 %

NO.224 DWELLING :	
P.O. SPACE	= 69.00 SQM
GROUND FL.	= 81.51 SQM
FIRST FLOOR	= 105.70 SQM
GARAGE	= 35.98 SQM
PORCH	= 4.77 SQM
PATIO	= 19.68 SQM
BALCONIES	= 12.20 SQM

NO.224A DWELLING :	
P.O. SPACE	= 76.00 SQM
GROUND FL.	= 82.94 SQM
FIRST FLOOR	= 108.26 SQM
GARAGE	= 37.34 SQM
PORCH	= 5.09 SQM
PATIO	= 20.38 SQM
BALCONY	= 7.58 SQM

PROPOSED DETACHED DUAL OCCUPANCY

FOR : MR ALHIYARI
AT : 224 ROCKY POINT ROAD, RAMSGATE
DATE : 02/08/17 SCALE : 1:200 @ A2
JOB No. : 1246 SHEET : 1 OF 9