

**PRELIMINARY ONLY**  
 PLANS ARE IN CONJUNCTION WITH SUPPORTING DOCUMENTS AND CLIENT VARIATIONS. SUBJECT TO CHANGE ONCE LOT SPECIFIC REPORTS & CONSTRUCTION DOCUMENTS IDENTIFIED/RECEIVED.

Maximum	Proposed
600mm CUT	600mm
1000mm FILL	900mm

**LEGEND:**

- GRASS AREA
- HARDSTAND / CONCRETE AREA
- PROPOSED RESIDENCE
- EXISTING RESIDENCE
- PEBBLES

WIND CLASSIFICATION: "H1"  
 SLAB CLASSIFICATION: "H1"

**PROPERTY DESCRIPTION**

L.G.A: **LIVERPOOL**

**DA COUNCIL APPROVAL**  
 COUNCIL DEVELOPMENT APPROVAL PROCESS REQUIRED. REFER TO COUNCIL REGULATIONS FOR FURTHER DETAILS.

**FLOOR SPACE RATIO (FSR)**

\* Areas are measured from the internal face of external walls and excludes First floor: Voids, Stairs, Lifts, required car spacing to Australian Standards, Balconies with walls less than 1.4m high (Refer to the LEP or DCP for further details).

SITE AREA:	<b>277.40 m<sup>2</sup></b>
GROUND FLOOR:	105.55 m <sup>2</sup>
FIRST FLOOR:	0.00 m <sup>2</sup>
TOTAL GROSS FLOOR AREA:	105.55 m <sup>2</sup>
PROPOSED FSR:	38.05%
ALLOWED FSR:	0%

**LANDSCAPE**

SITE AREA:	<b>277.40 m<sup>2</sup></b>
TOTAL HARDSTAND AREA:	153.99 m <sup>2</sup>
APPROX DRIVEWAY AREA:	17.51 m <sup>2</sup>
LESS THAN 1m:	123 m <sup>2</sup>
EXISTING STRUCTURE:	0.00 m <sup>2</sup>
REMAINING SOFT LANDSCAPE AREA:	104.67 m <sup>2</sup>
PROPOSED LANDSCAPE %:	37.73%
MIN. REQUIRED BY COUNCIL: (MIN.69.35m <sup>2</sup> )	25%
PROPOSED FRONT LANDSCAPE: (33.59 m <sup>2</sup> )	76.06%
MIN. REQD FRONT LANDSCAPE: (25.55 m <sup>2</sup> )	50%

**SITE COVERAGE AREA**

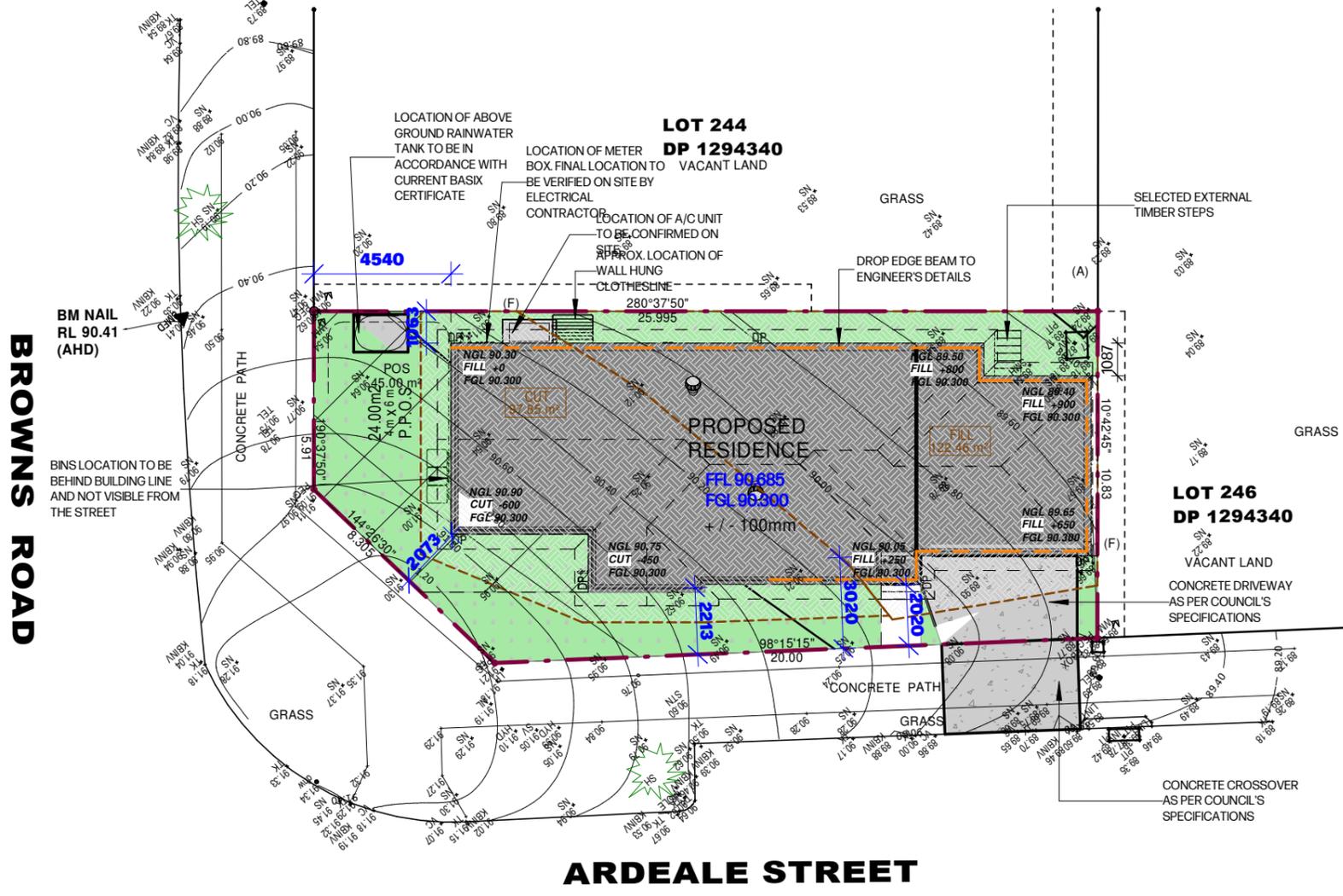
EXCLUDES PORCH, ALFRESCO, BALCONY	
SITE AREA:	<b>277.40 m<sup>2</sup></b>
GROUND FLOOR AREA:	115.70 m <sup>2</sup>
FIRST FLOOR AREA:	0.00 m <sup>2</sup>
GARAGE AREA:	37.05 m <sup>2</sup>
PORCH AREA:	1.24 m <sup>2</sup>
ALFRESCO AREA:	0.00 m <sup>2</sup>
PROPOSED SITE COVERAGE:	55.06%
MAX. REQUIRED BY COUNCIL:	0%

**PRIVATE OPEN SPACE**

PRINCIPAL PRIVATE OPEN SPACE:	24.00 m <sup>2</sup>
PRIVATE OPEN SPACE:	45.00 m <sup>2</sup>
MIN. ALLOWABLE BY COUNCIL: (2.5m MIN. WIDE)	60.00 m <sup>2</sup>
MIN. ALLOWABLE BY COUNCIL:	0.00%

PRIVATE OPEN SPACE
PROPOSED DEVELOPMENT

[www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)



**SITE PLAN**  
 SCALE 1:200 1

**SITE INDUCTION**  
 BEFORE ENTERING SITE PLEASE REVIEW, AND MAKE YOURSELF FAMILIAR WITH EMERGENCY CONTACTS. SITE SPECIFIC HAZARDS AND THE SITE SPECIFIC INDUCTION INFORMATION THAT IS LOCATED ON THE SITE INDUCTION SIGN. IF YOU HAVE ANY TROUBLE UNDERSTANDING THIS INSTRUCTION, CONTACT THE SITE SUPERVISOR OR EMERGENCY CONTACT NUMBER LOCATED ON THE SIGN.

**SITE SPECIFIC HAZARDS**  
 \* OVERHEAD POWERLINES  
 \* EXISTING TREES

- SITE NOTES:**
- ALL LEVELS ARE APPROXIMATES ONLY & ARE TO BE CONFIRMED ON SITE WITH SUPERVISOR PRIOR TO COMMENCEMENT OF ANY EXCAVATIONS.
  - EXTENT OF FILL & BATTER INDICATED IS APPROXIMATE AND WILL BE DETERMINED ON SITE.
  - SEDIMENT BARRIERS AND SILTATION CONTROL IS SITE SPECIFIC AND IS TO COMPLY WITH COUNCIL REQUIREMENTS.
  - EXISTING VEGETATION ON SITE TO BE REMOVED EXCEPT WHERE INDICATED TO BE RETAINED.
  - NO WATERWAY OR WATERCOURSES ON SITE.
  - TERMITE PROTECTION TO AS3660.
  - TEMPORARY SECURITY FENCING TO THE PERIMETER OF BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE



ALL DIMENSIONS ARE IN MILLIMETERS. ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE OFF PLANS.	HOUSE NAME: <b>Custom</b>	CLIENT'S NAME: <b>Mr. Mrs.</b>	SHEET NAME: <b>SITE PLAN</b>		
	FACADE: <b>Modern</b>	SITE ADDRESS: <b>Lot 245-in DP 1294340 392 Browns Road &amp; Ardeale Street Austral, NSW 2179</b>	DRAWN: <b>HN</b> JOB NO: <b>25196</b> REV NO: <b>6</b> CHECKED: <b>BC</b> DATE: <b>24.10.25</b> SHEET: <b>6</b> PROJECT STAGE: <b>Preliminary Plan</b> APPLY TO LODGE: <b>CDC</b>		
SCALE @ A3: 1:200	GARAGE HAND: <b>RH</b>			P: (02) 7252-5330 E: info@sdcd.com.au A: Suite 106, Level 1 351 Oran Park Drive, Oran Park, Nsw 2570. W: sdcd.com.au	