

### Site Area

Site Area	926 m <sup>2</sup>			
Area Type	Site Area	Area	Ratio	Requirement
Plot Ratio (GFA)	694 m <sup>2</sup>	138 m <sup>2</sup>	20%	50% max
Private Open Space	694 m <sup>2</sup>	431 m <sup>2</sup>	62%	60% min
Planting	694 m <sup>2</sup>	313 m <sup>2</sup>	45%	30% min
Site Coverage	694 m <sup>2</sup>	213 m <sup>2</sup>	31%	40% max

\* refer to sheet A10 for detailed calculations

### NOTE

- Site plan is indicative only.
- Block Boundaries are based on ACTMAP1 Dimensions report (GDA 1994 MGA Zone 5 Projection).
  - Contours based on ACTMAP1 2015 data.
  - Building locations are based on aerial photography & Historic Plans



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No	Description	Date
A	For client review	3/03/2023
B	Issued for relevant approvals	3/03/2023

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### PROJECT

Updated House Plans

PROJECT No: 2306  
DA APPROVAL: na  
BA APPROVAL: issued for approval

BLOCK: 9  
SECTION: 22  
SUBURB: ACT  
ADDRESS: confidential

### DRAWING TITLE

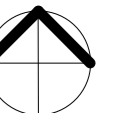
Site Plan

### DRAWING NO:

A01

ISSUE: B  
DATE: 3/03/2023  
SCALE @A3: As indicated  
DRAWN BY: S.Vaughan  
CHECKED BY: client

### NORTH



1

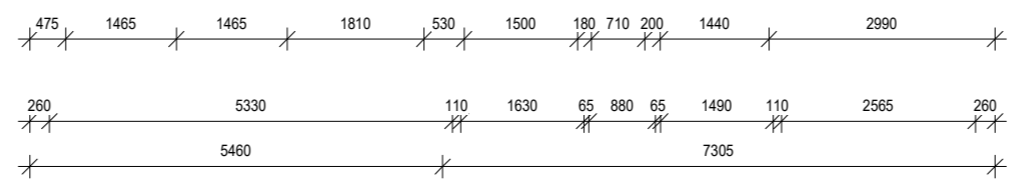
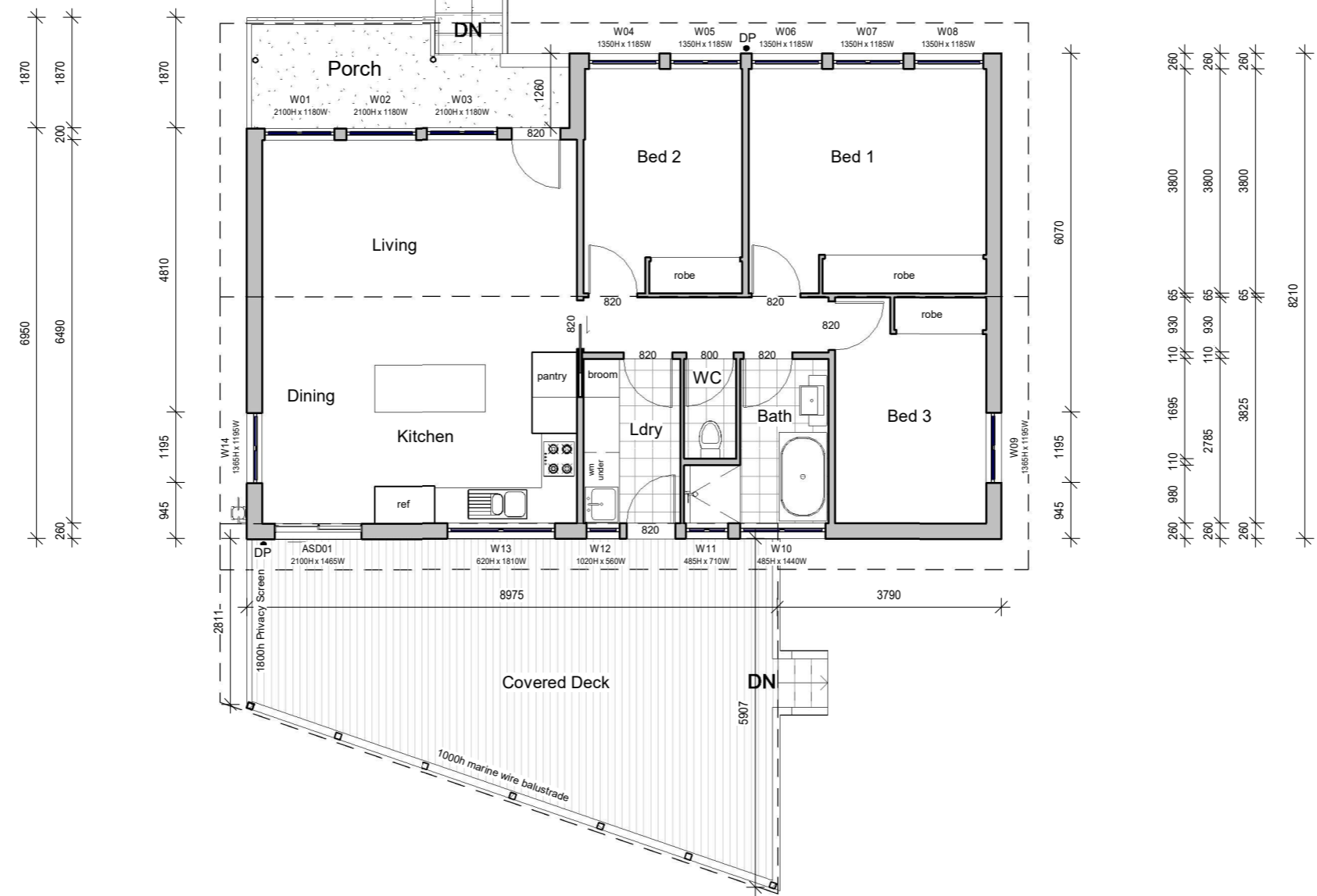
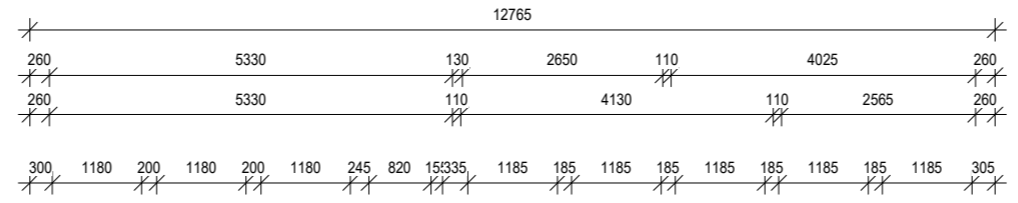
Existing Site Plan

1 : 200

### EPA

Development complies with the Environment Protection Authority, Environment Protection Guidelines for Construction and Land Development in the ACT, August 2007.

**NOTE**  
 DRAWINGS REFLECT THE AS BUILT STATE OF THE STRUCTURE FOR WHICH RETROSPECTIVE APPROVALS ARE BEING SOUGHT.  
 NO STRUCTURAL DETAILS ARE KNOWN - ANY REPRESENTATION IS BASED ON ASSUMPTION AND SHALL NOT BE RELIED UPON.  
 DIMENSIONS ARE BASED UPON A SITE MEASURE AND HAVE BEEN ROUNDED +/- 10MM. COMPOUNDING ERRORS MAY OCCUR.



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 Updated House Plans  
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 DA APPROVAL: na  
 BA APPROVAL: issued for approval  
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 SECTION: 22  
 SUBURB: ACT  
 ADDRESS: confidential

**DRAWING TITLE**  
 Existing Floorplan  
**DRAWING NO:**  
 A02  
 ISSUE: B  
 DATE: 3/03/2023  
 SCALE @A3: 1 : 100  
 DRAWN BY: S.Vaughan  
 CHECKED BY: client

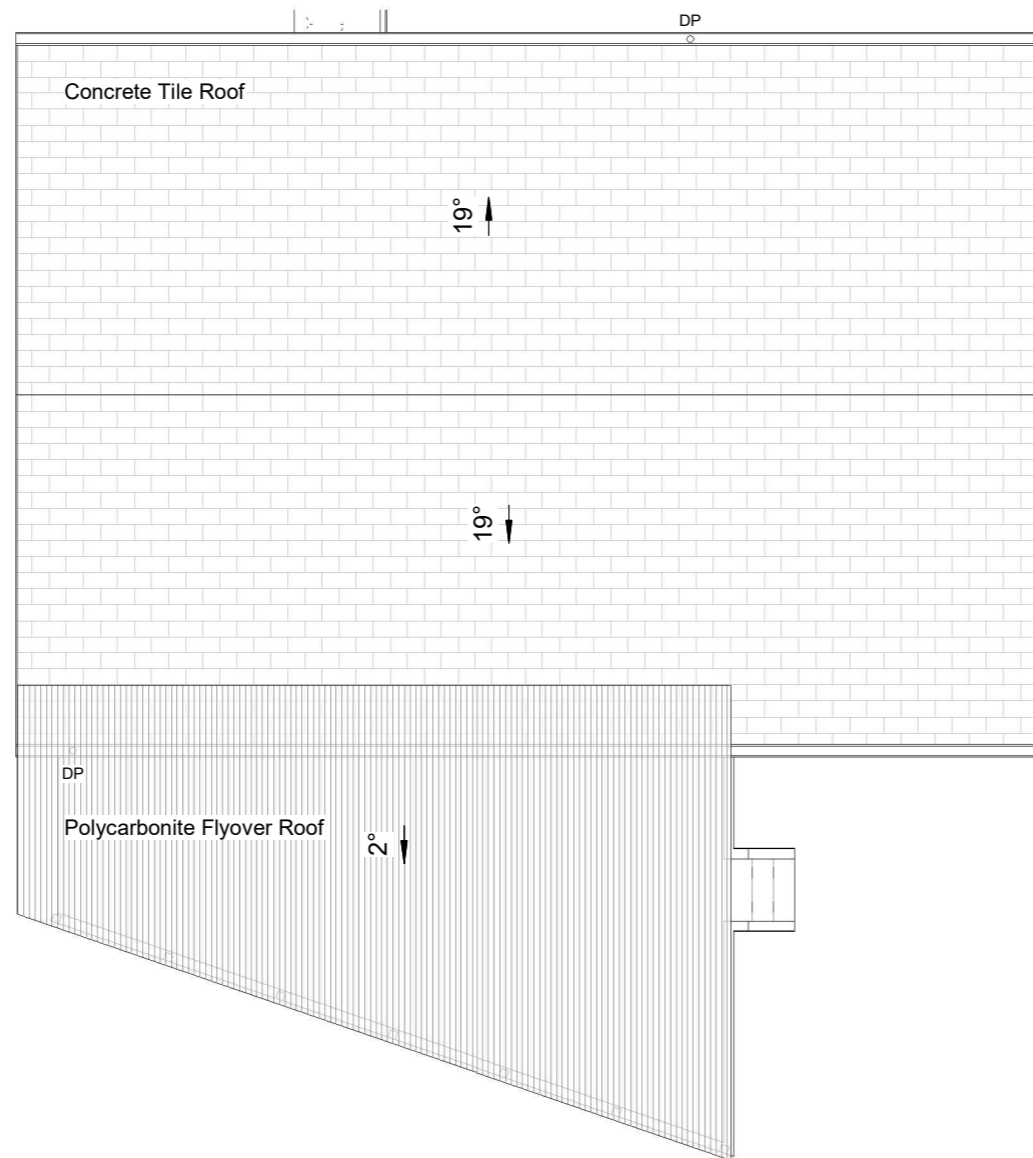


**1** Existing Floorplan  
 1 : 100

**Note**

**Pitch is indicative only, Builder to confirm pitch onsite prior to ordering trusses!**

- Gutters and Downpipes are to be selected and installed in accordance with:
- National Construction Code 2019 - BCA vol 2, Part 3.5.3 Gutters and downpipes



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PROJECT

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SUBURB: ACT  
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DRAWING TITLE

Roof Plan

DRAWING NO:

**A03**

ISSUE: B  
DATE: 3/03/2023  
SCALE @A3: 1 : 100  
DRAWN BY: S.Vaughan  
CHECKED BY: client



NOTE

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**1** Existing Roof Plan  
1 : 100

### Area Schedule

Name	Area	Plot Ratio	POS	Planting	Site Coverage
Existing Carport	27 m <sup>2</sup>				Yes
Existing Covered Deck	40 m <sup>2</sup>		Yes		Yes
Existing Driveway	99 m <sup>2</sup>				
Existing Garage	40 m <sup>2</sup>	Yes			Yes
Existing Paving	60 m <sup>2</sup>		Yes		
Existing Porch	9 m <sup>2</sup>		Yes		Yes
Existing Residence	98 m <sup>2</sup>	Yes			Yes
Planting 1	195 m <sup>2</sup>		Yes	Yes	
Planting 2	118 m <sup>2</sup>		Yes	Yes	
Planting 3	9 m <sup>2</sup>		Yes		
<b>Total Area</b>	<b>694 m<sup>2</sup></b>				

### Plot Ratio (GFA)

Existing Garage	40 m <sup>2</sup>
Existing Residence	98 m <sup>2</sup>
<b>Plot Ratio (GFA)</b>	<b>138 m<sup>2</sup></b>

### POS

Existing Covered Deck	40 m <sup>2</sup>
Existing Paving	60 m <sup>2</sup>
Existing Porch	9 m <sup>2</sup>
Planting 1	195 m <sup>2</sup>
Planting 2	118 m <sup>2</sup>
Planting 3	9 m <sup>2</sup>
<b>Private Open Space</b>	<b>431 m<sup>2</sup></b>

### Planting

Planting 1	195 m <sup>2</sup>
Planting 2	118 m <sup>2</sup>
<b>Planting Area</b>	<b>313 m<sup>2</sup></b>

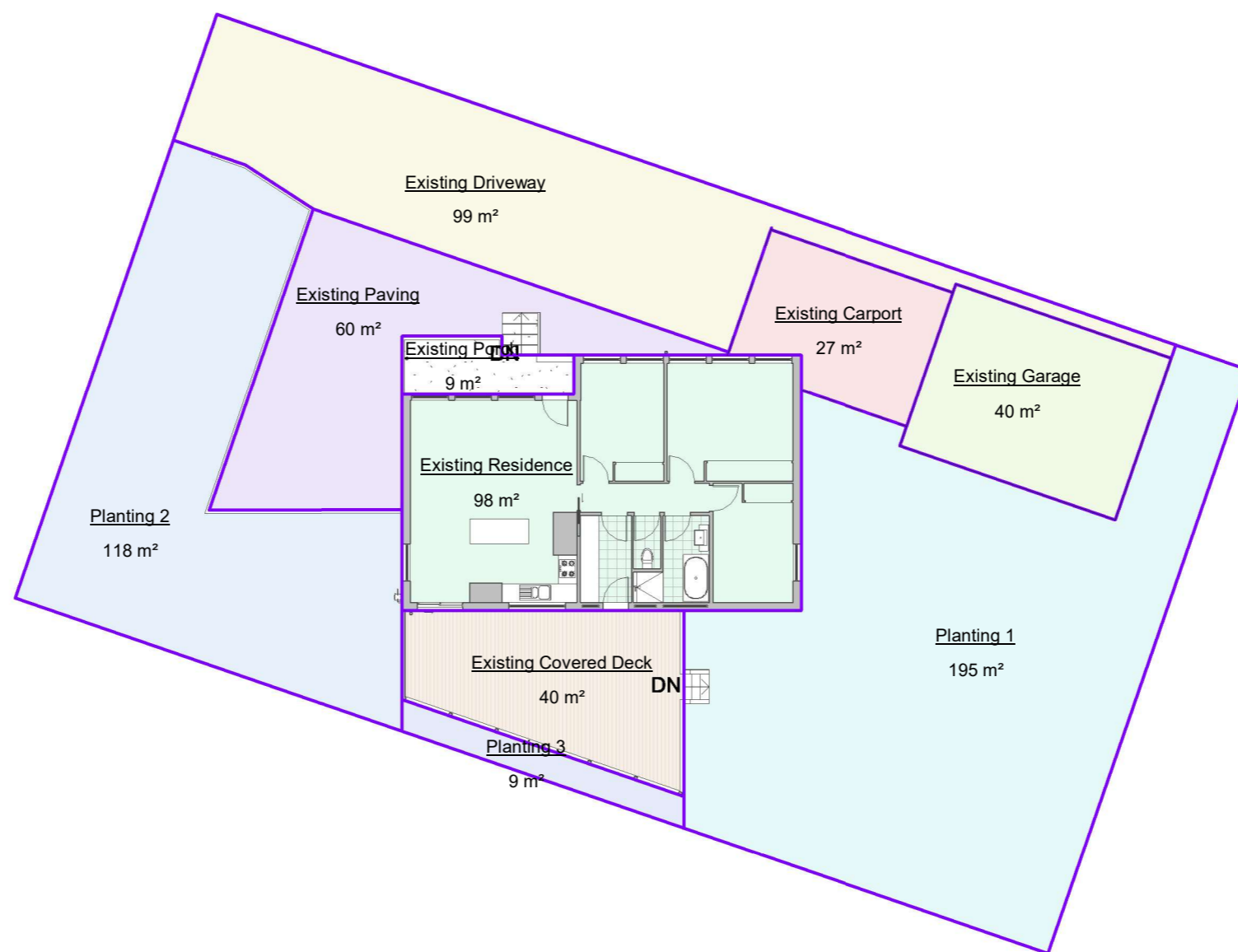
### Site Coverage

Existing Carport	27 m <sup>2</sup>
Existing Covered Deck	40 m <sup>2</sup>
Existing Garage	40 m <sup>2</sup>
Existing Porch	9 m <sup>2</sup>
Existing Residence	98 m <sup>2</sup>
<b>Site Coverage</b>	<b>213 m<sup>2</sup></b>

### Site Area

Site Area	926 m <sup>2</sup>
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Area Type	Site Area	Area	Ratio	Requirement
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Updated House Plans

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SUBURB: ACT  
ADDRESS: confidential

### DRAWING TITLE

Area Plan

### DRAWING NO:

A10

ISSUE: B  
DATE: 3/03/2023  
SCALE @A3: 1 : 200  
DRAWN BY: S.Vaughan  
CHECKED BY: client

NORTH



1

Area Plan

1 : 200

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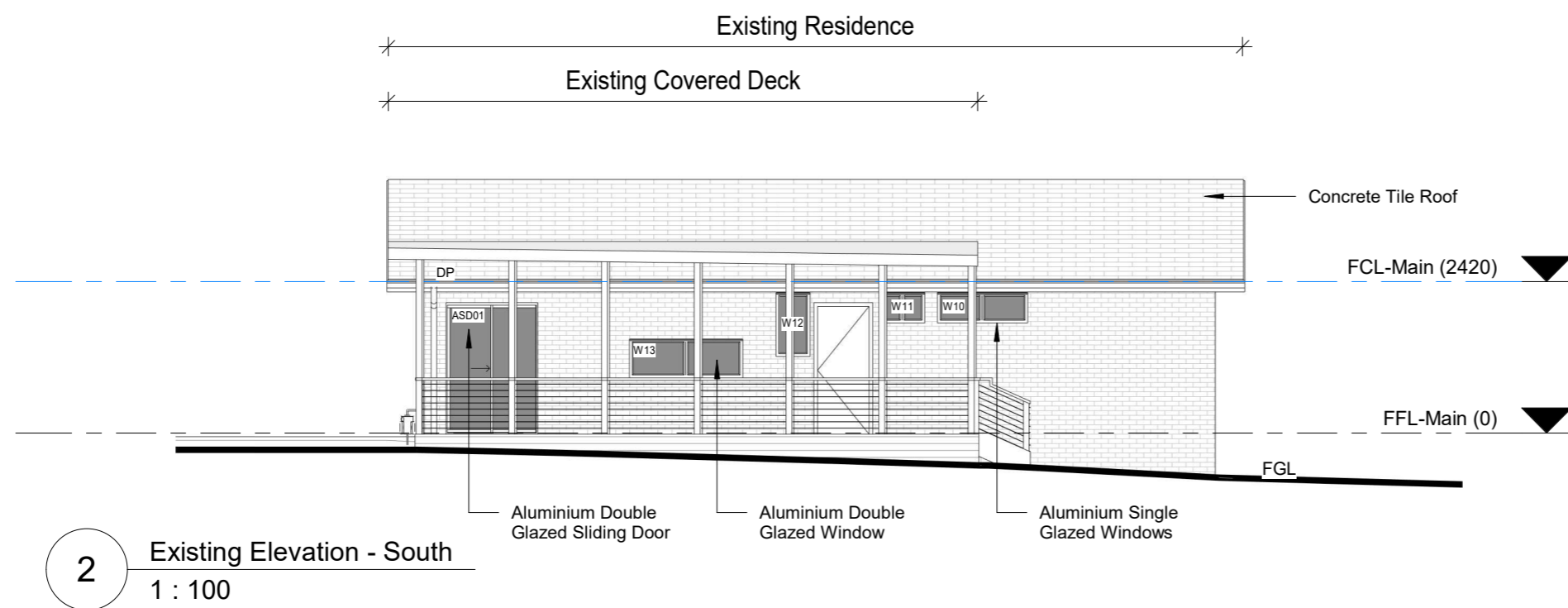
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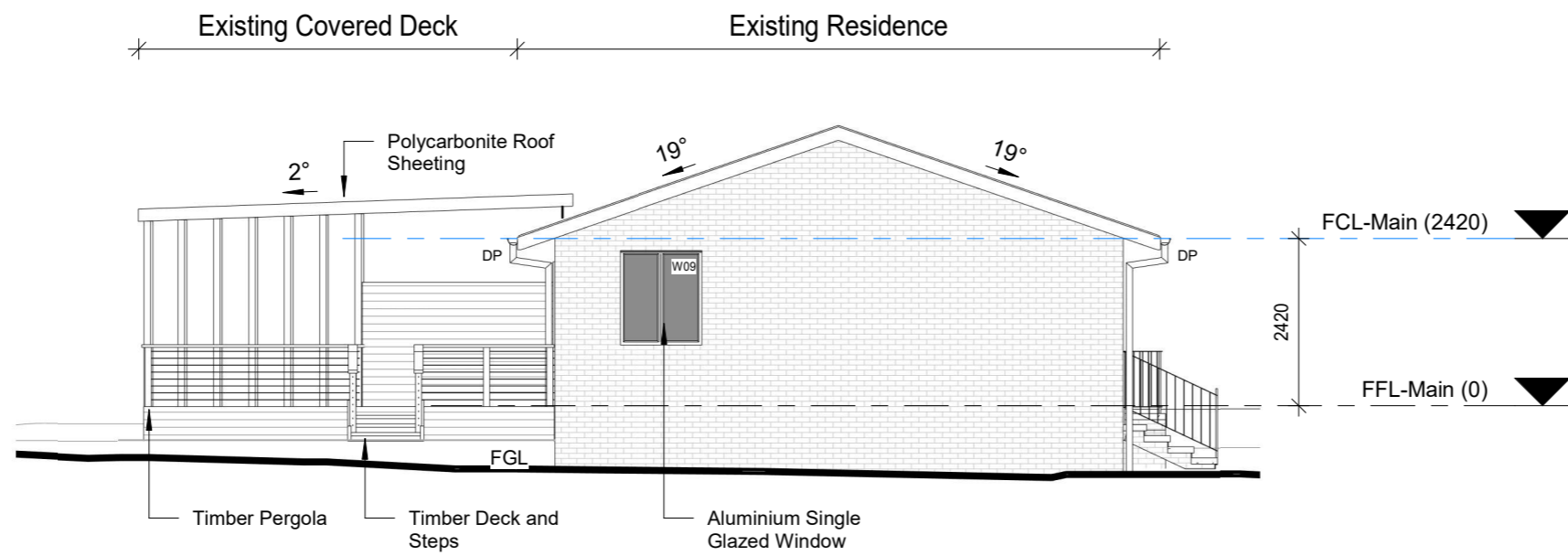
Elevations

**DRAWING NO:**

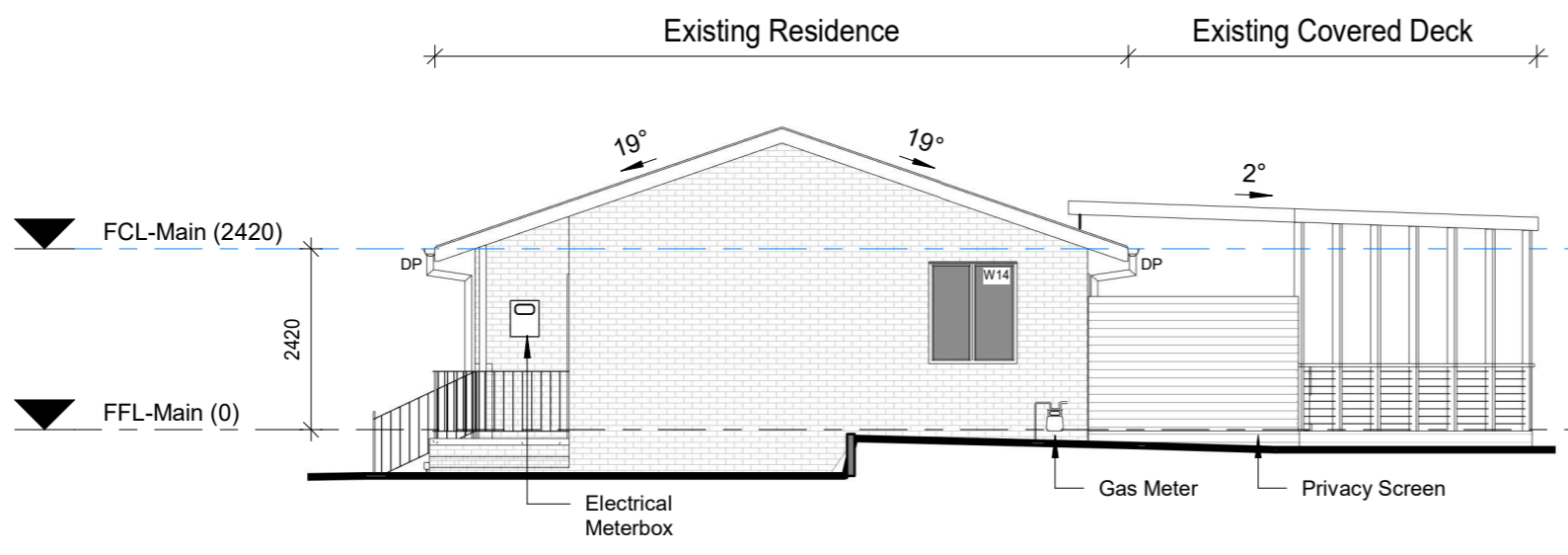
**A11**

ISSUE: B  
DATE: 3/03/2023  
SCALE @A3: 1 : 100  
DRAWN BY: S.Vaughan  
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**1** Existing Elevation - East  
1 : 100



**2** Existing Elevation - West  
1 : 100

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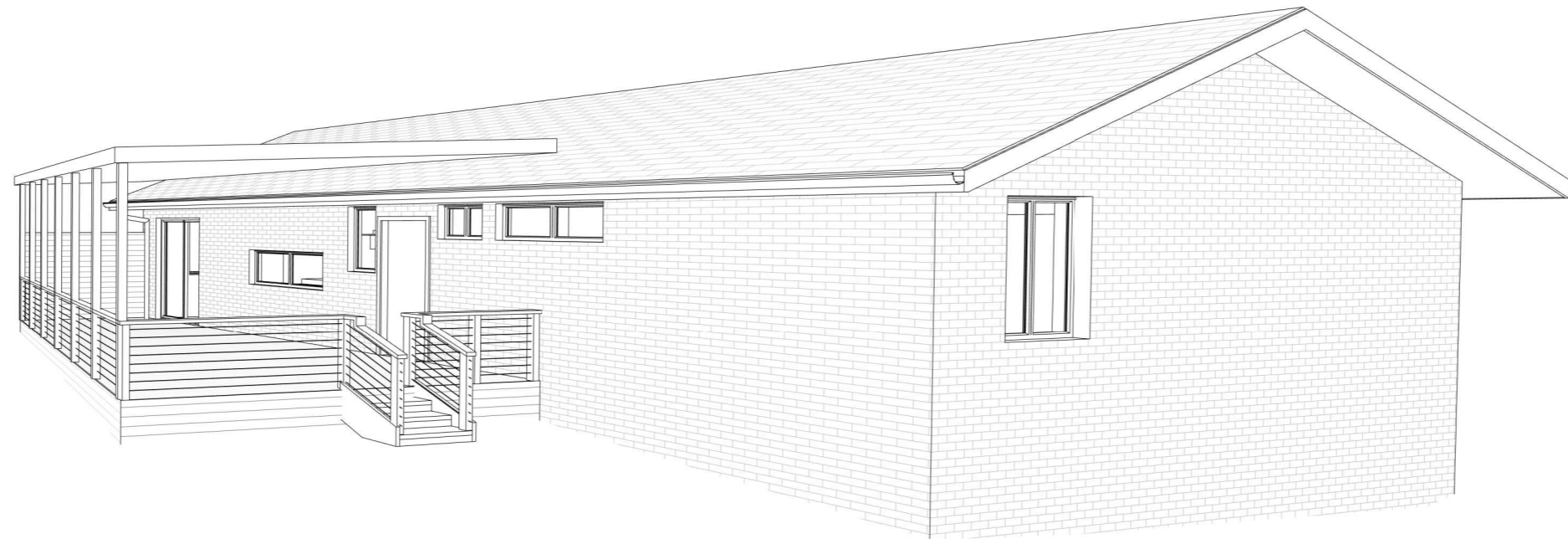
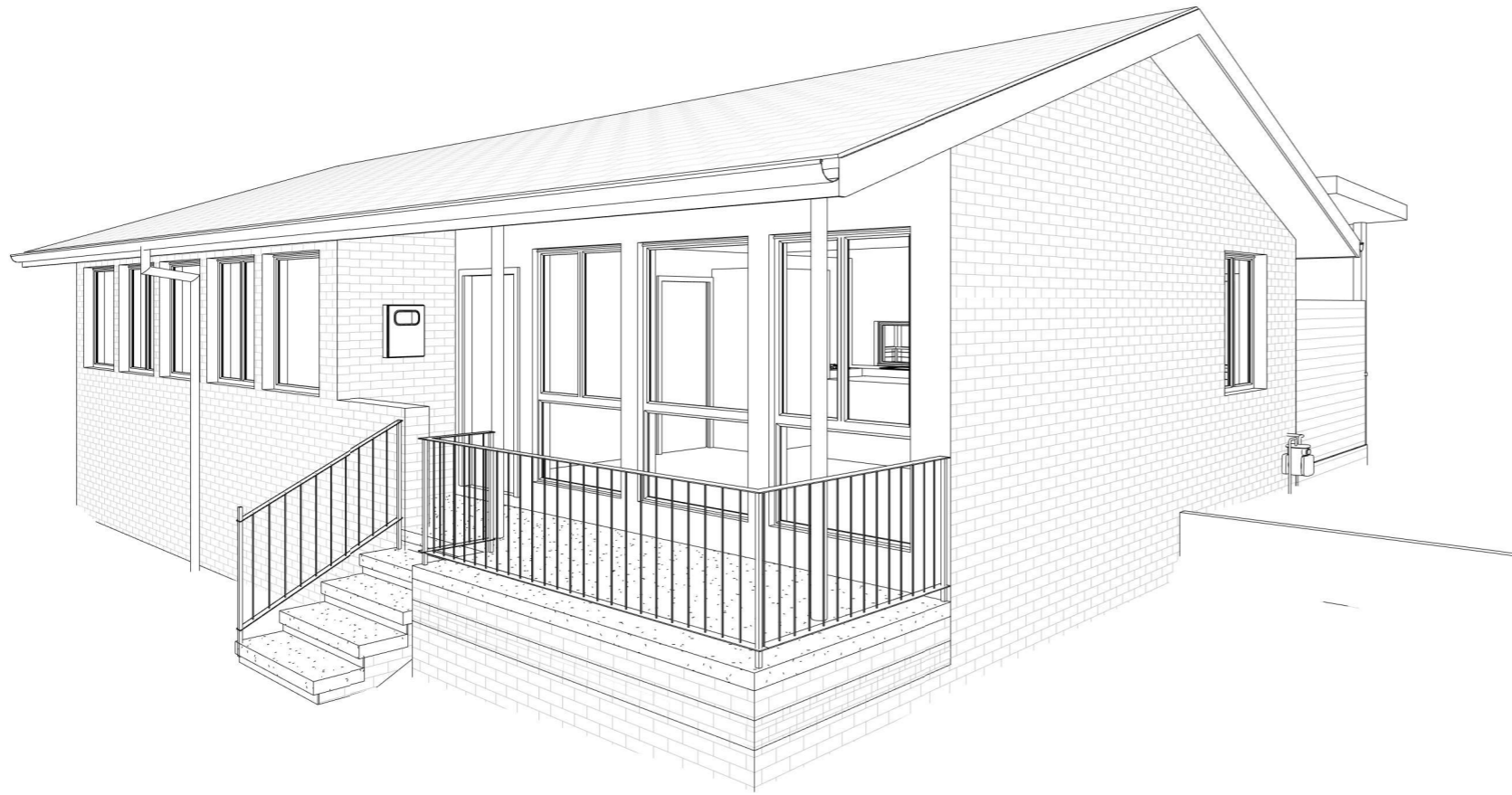
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BLOCK: 9  
SECTION: 22  
SUBURB: ACT  
ADDRESS: confidential

**DRAWING TITLE**  
Elevations  
  
**DRAWING NO:**  
**A12**  
  
ISSUE: B  
DATE: 3/03/2023  
SCALE @A3: 1 : 100  
DRAWN BY: S.Vaughan  
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BLOCK: 9  
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SUBURB: ACT  
ADDRESS: confidential

DRAWING TITLE

3D views

DRAWING NO:

**A21**

ISSUE: B  
DATE: 3/03/2023  
SCALE @A3:  
DRAWN BY: S.Vaughan  
CHECKED BY: client