

SURVEY LEGEND & NOTES

wt - DENOTES WINDOW TOP
wb - DENOTES WINDOW BOTTOM

DENOTES OVERHEAD ELECTRICITY

DENOTES SEWERMAIN (approx.position only)

tk DENOTES TOP OF KERB

NOTE: SPREAD OF TREES IS APPROXIMATE ONLY



LOCALITY PLAN

NOTE: THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION, THE STRUCTURAL ENGINEER'S DETAILS AND ANY OTHER DOCUMENT THAT MAY BE ISSUED DURING THE COURSE OF CONSTRUCTION.
ALL DIMENSIONS SHOWN ARE IN MILLIMETRES. NO DIMENSIONS SHALL BE SCALED FROM THE DRAWINGS.
ALL DIMENSIONS SHALL BE VERIFIED BY THE BUILDER ON SITE. ANY DISCREPANCY SHALL BE REFERRED TO THE DESIGNER BEFORE ANY CONSTRUCTION OR FABRICATION IS COMMENCED.

LEGEND

Existing Surveyors Spot Level

Proposed Related Level

Selected above ground pre-fabricated water tank
2,000L, 625W x 2250L x 1930Hgt

Smoke Detector

Roof Access

Electric Hot Water System

Gas Hot water

Exhaust Fan/Light

Skytube

Selected Decking

Remove Existing Tree

Retain Existing Tree

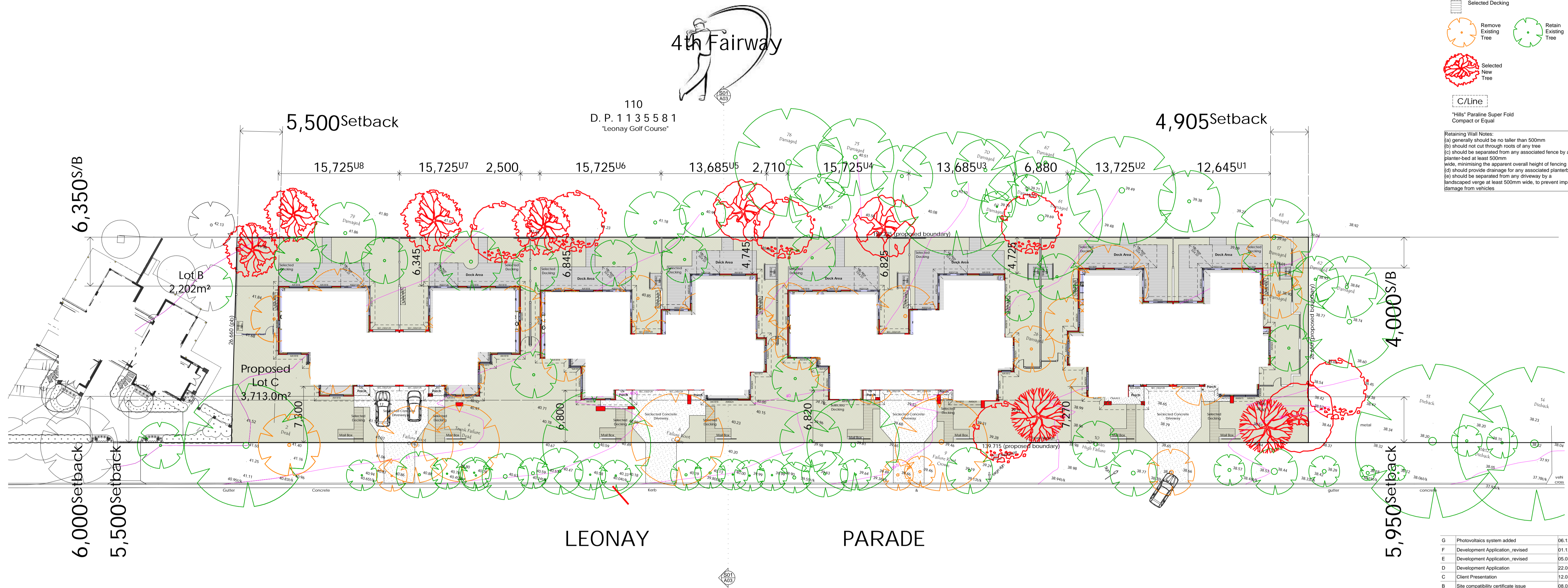
Selected New Tree

C/Line

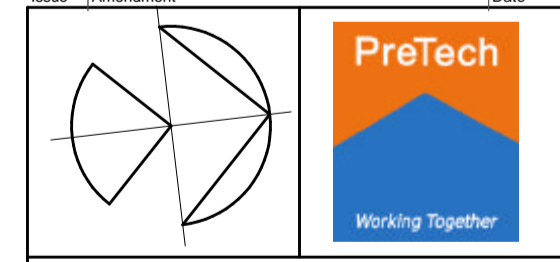
*Hills Paraflex Super Fold Compact or Equal

Retaining Wall Notes:

- (a) generally should be no taller than 500mm
- (b) should not cut through roots of any tree
- (c) should be separated from any associated fence by a planter-bed at least 500mm wide, minimising the apparent overall height of fencing
- (d) should provide drainage for any driveway by a landscaped verge at least 500mm wide, to prevent impact damage from vehicles



G	Photovoltaics system added	06.12.19
F	Development Application_revised	01.12.19
E	Development Application_revised	05.03.19
D	Development Application	22.05.18
C	Client Presentation	12.03.18
B	Site compability certificate issue	08.02.17
A	Pre-Lodgement council meeting	08.10.16
Issue	Amendment	Date



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Project
Proposed SEPP 2004 Housing
Leonay Golf Course, 1a Leonay Parade, LEONAY
Client: Leonay Links Pty Ltd trustee Fairways Unit Trust
Job No: 00372
Scale: 1:250
Author: S.Vlangos
Drawn: S.Vlangos
Date: Oct 2016

Drawing
Site, Ground Floor Plan & Development Calculations

No. in Set	Dwg. No.	Issue
05	A01	G

DEVELOPMENT CALCULATIONS

1. SITE AREA = 3,713.0m²

2. PARKING REQUIREMENTS

2.0 space per every
3 bed unit (x8 units)
= 16.0 Spaces
Total provided = 16.0 Spaces

3. LANDSCAPED OPEN AREA

Min. required 30.0% = 1,136.40m²
Actual Area 55.93% = 2,076.57m²

4. UNIT FLOOR AREAS

UNIT 1
Living Area = 144.51m²
Garage = 27.91m²
Porch = 6.36m²
Total Area = 211.26m²

UNIT 2
Living Area = 156.32m²
Garage = 27.46m²
Porch = 7.13m²
Total Area = 190.91m²

UNIT 3
Living Area = 154.18m²
Garage = 27.91m²
Porch = 2.34m²
Total Area = 184.43m²

UNIT 4
Living Area = 140.33m²
Garage = 28.81m²
Porch = 2.34m²
Total Area = 171.48m²

UNIT 5
Living Area = 154.18m²
Garage = 27.91m²
Porch = 2.30m²
Total Area = 184.39m²

UNIT 6
Living Area = 140.33m²
Garage = 28.81m²
Porch = 7.13m²
Total Area = 176.27m²

UNIT 7
Living Area = 140.33m²
Garage = 28.81m²
Porch = 2.34m²
Total Area = 171.48m²

UNIT 8
Living Area = 140.33m²
Garage = 28.81m²
Porch = 2.46m²
Total Area = 171.60m²

5. COURTYARD AREAS

Unit 1 = 142.82m²
Unit 2 = 138.53m²
Unit 3 = 147.53m²
Unit 4 = 148.22m²
Unit 5 = 119.41m²
Unit 6 = 147.53m²
Unit 7 = 138.74m²
Unit 8 = 190.90m²

6. DEEP SOIL ZONE AREA

Min. required 15.0% = 568.20m²
Actual Area 44.04% = 1,635.57m²

7. FSR (Floor Space Ratio)

Required 0.5:1 = 1,866.50m²
Actual 0.31:1 = 1,170.51m²