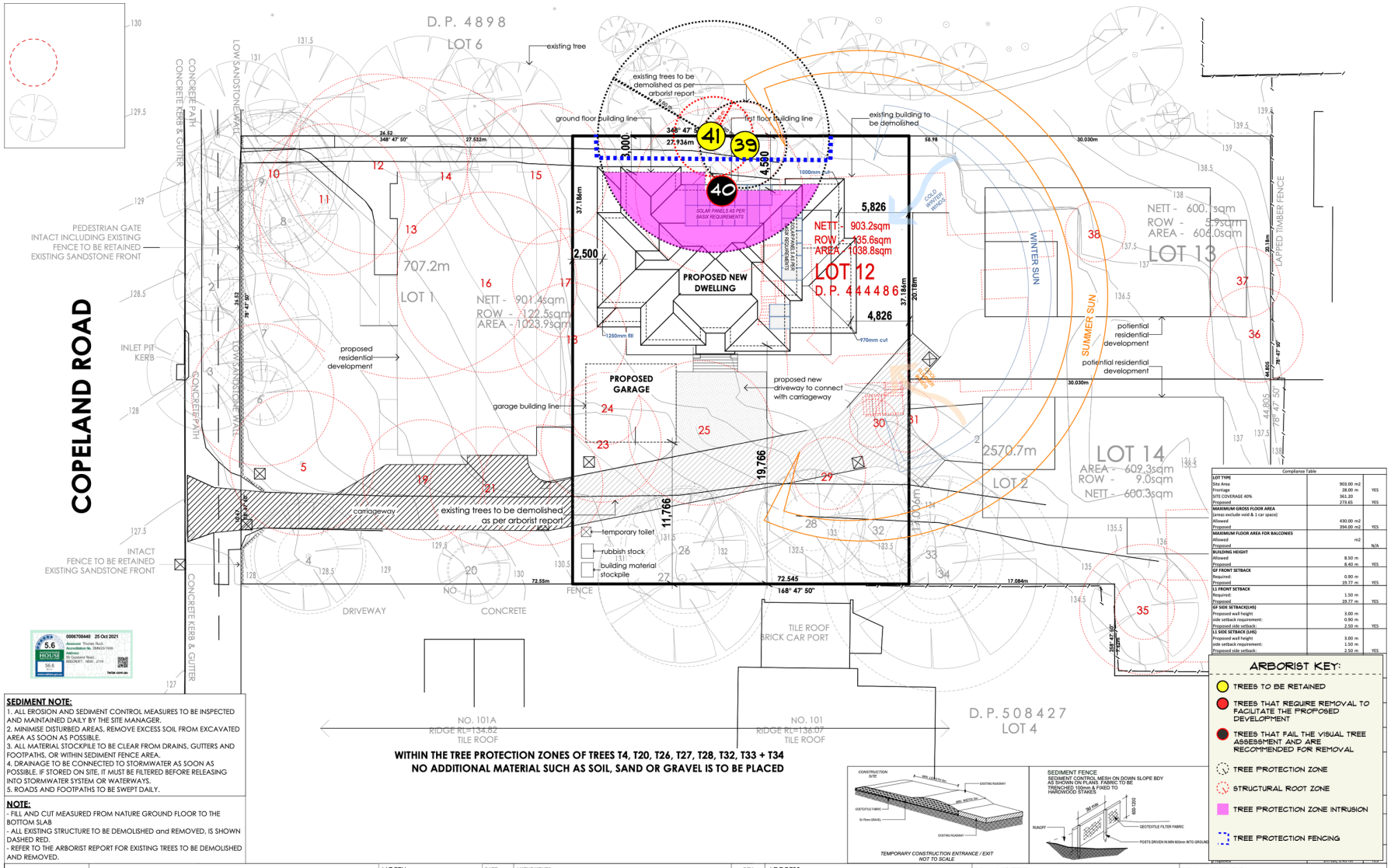
Appendix 1: Site Survey with Trees and Proposed Development



SEDIMENT NOTE:
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS. REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEPT DAILY.

NOTE:
- FILL AND CUT MEASURED FROM NATURE GROUND FLOOR TO THE BOTTOM SLAB
- ALL EXISTING STRUCTURE TO BE DEMOLISHED and REMOVED, IS SHOWN DASHED RED.
- REFER TO THE ARBORIST REPORT FOR EXISTING TREES TO BE DEMOLISHED AND REMOVED.

Compliance Table		
LOT TYPE		
Site Area	903.00 m2	
Frontage	28.00 m	YES
SITE COVERAGE 40%	361.20	
Proposed	273.65	YES
MAXIMUM GROSS FLOOR AREA (areas exclude void & 1 car space)		
Allowed	430.00 m2	
Proposed	394.00 m2	YES
MAXIMUM FLOOR AREA FOR BALCONIES		
Allowed	m2	
Proposed		N/A
BUILDING HEIGHT		
Allowed	8.50 m	
Proposed	8.40 m	YES
GF FRONT SETBACK		
Required:	0.90 m	
Proposed	19.77 m	YES
L1 FRONT SETBACK		
Required:	1.50 m	
Proposed	19.77 m	YES
GF SIDE SETBACK(LHS)		
Proposed wall height	3.00 m	
side setback requirement:	0.90 m	
Proposed side setback:	2.50 m	YES
L1 SIDE SETBACK (LHS)		
Proposed wall height	3.00 m	
side setback requirement:	1.50 m	
Proposed side setback:	2.50 m	YES

bda
Full Member
No. 1672 - 14

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NORTH

DATE	AMENDMENTS	REV
6/09/2021	WORKING DRAWING	01
21/09/2021	CLIENT AMENDMENTS	02
25/10/2021	BASIX REQ'TS ADDED	03

ADDRESS
99 Copeland Rd, Beecroft
Lot 12 DP444486

CLIENT
Connie Da Silva

DRAWING TITLE
SITE PLAN & SITE ANALYSIS

PROJECT
NEW DWELLING

DRAWING STATUS
Working Drawing

DRAWN BY	DATE	SCALE
XW	25/10/2021	1:200 @ A2
DWG NO	JOB NUMBER	ISSUE
03	21061	03