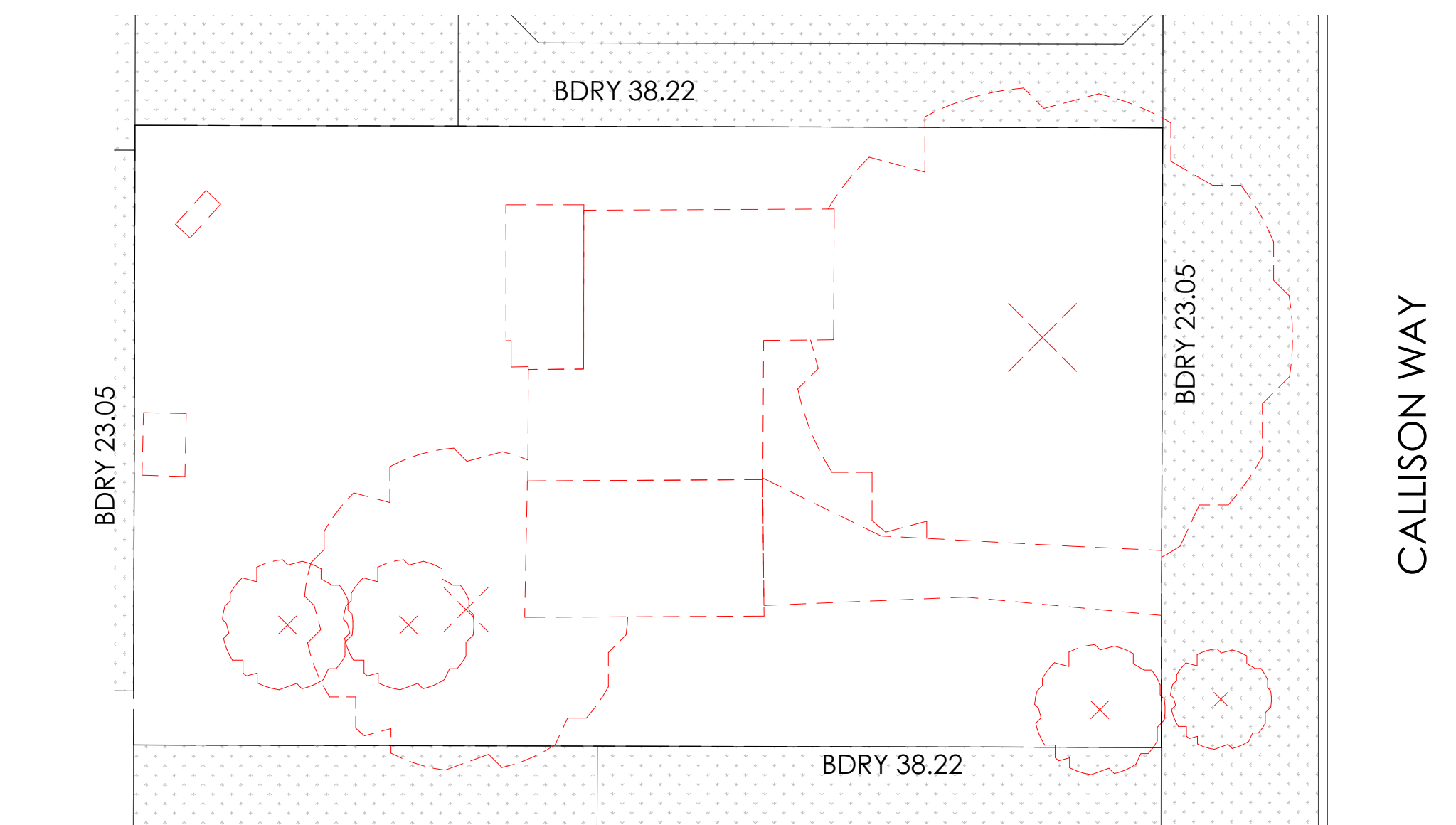


1 SITE PLAN
DA-03 1 : 100

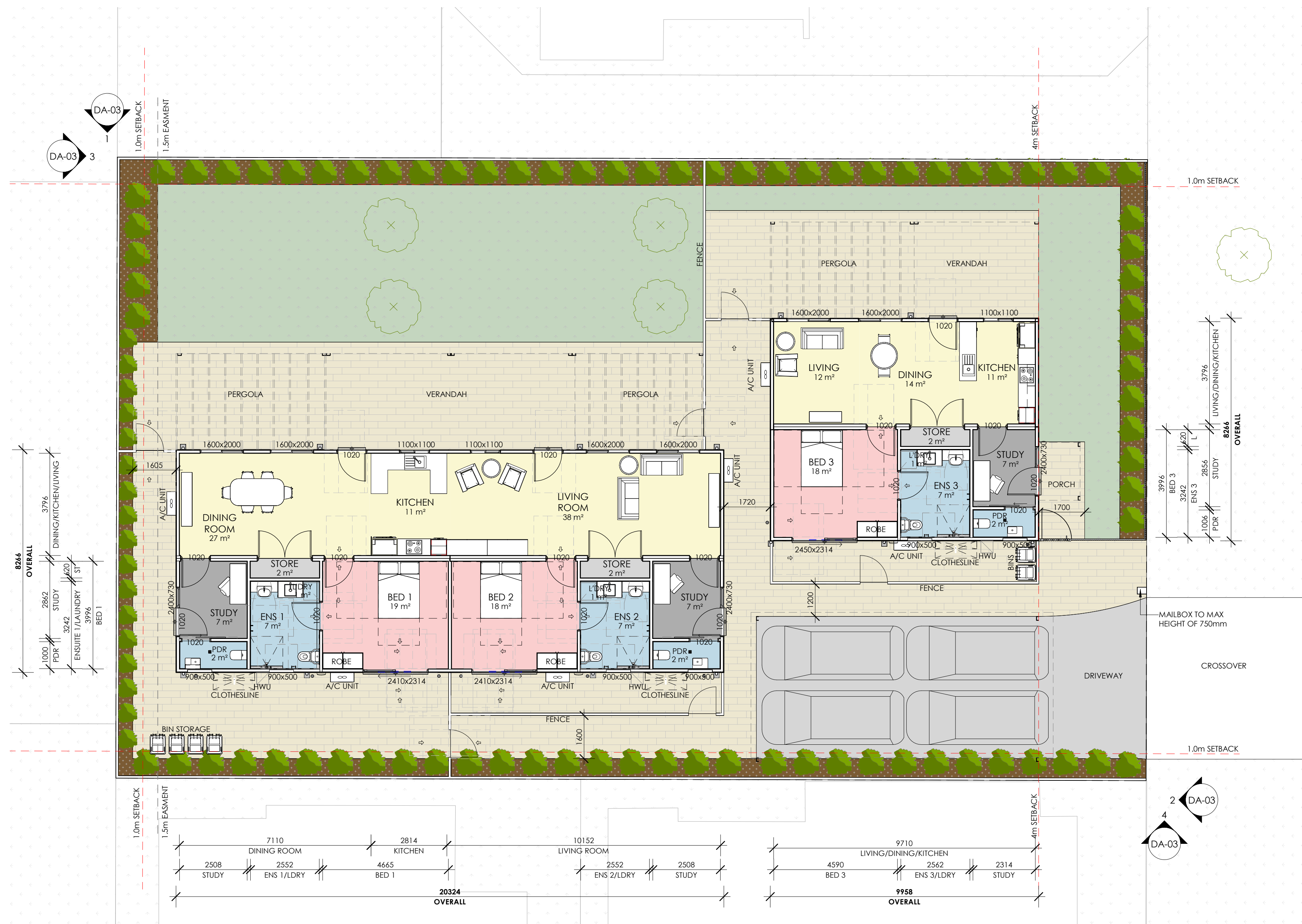
SOFT LANDSCAPING	
	MULCHED GARDEN BED - 99m² GARDEN BED TO BE MULCHED TO 100mm DEPTH AND PLANTED WITH LOW LAYING NATIVE PLANTS
	GRASS - 163m² OUTDOOR LIVING SPACES TO BE FINISHED WITH GRASS
HARD LANDSCAPING	
	PAVED OUTDOOR LIVING ALL OUTDOOR SPACES TO BE PAVED WITH SPECIFIED PAVERS AND FINISHED TO REFERENCED LEVELS
	DRIVEWAY DRIVEWAY TO BE POUDED CONCRETE AND FINISHED FLUSH WITH EXISTING STREET LEVEL



2 DEMOLITION PLAN
DA-03 1 : 200

AREAS:		
SITE AREA	881m ² (APPROX)	
MAIN DWELLING	DWELLING	GREEN SPACE
ANCILLARY DWELLING	168 ²	334m ²
TOTAL FLOOR AREA	84m ²	295m ²
	252m ² (28%)	629m ² (72%)
RCODES REQUIREMENTS:		
ZONING: R40		
45% MINIMUM OUTDOOR SPACE		
20% MINIMUM OUTDOOR LIVING		
BUILDING TYPE:		
MAIN DWELLING AND ANCILLARY		
SDA DESIGN CATEGORY		
ROBUST		
ON-SITE OVERNIGHT ACCOM. (OOA)		
THREE		
MAX NO. PARTICIPANTS		
3 PARTICIPANTS		
ZONING		
R40		
NCC CLASS		
3		
CARPARKING		
4 x STAFF BAY (2500 x 5400)		
STORMWATER CALCULATIONS:		
IMPERVIOUS SURFACES AREA:		
ROOF AREA	267m ²	
OUTDOOR AREA		
SOFT LANDSCAPING	302m ²	
HARD LANDSCAPING	249m ²	
COVERED	50m ²	
UNCOVERED	199m ²	
DRIVEWAY AND CARPORT	76m ²	
TOTAL IMPERVIOUS SURFACES:	592m²	
VOLUME OF STORAGE REQUIRED:	6m³	
STORMWATER MANAGEMENT SYSTEM		
SOAKWELL (1500DIA x 1200D)	2.121m ³ x3	
TOTAL VOLUME OF STORAGE PROPOSED	6.3m³	
DOWNPIPE NOTES:		
AS PER NCC VOLUME 2 2019		
130-172 mm/H		
GUTTER TYPE A OR C		
75mm DIA DOWNPIPES		
ROOF CATCHMENT AREA PER DOWNPIPE - 40mm		





SDA KOONDOOLA - Lot 2 (66) CALLISON WAY, KOONDOOLA 6064
GROUND FLOOR

23-06-30

KPA PROJECT NO : 23-002

0m 2m 4m 6m 8m 10m
SCALE 1 : 100 @ A1

DEVELOPMENT APPLICATION

DA-02

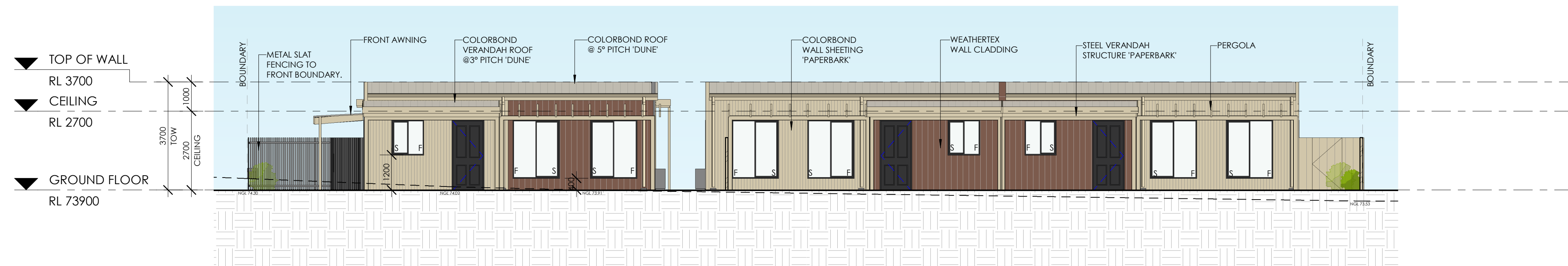
DRAWING

E

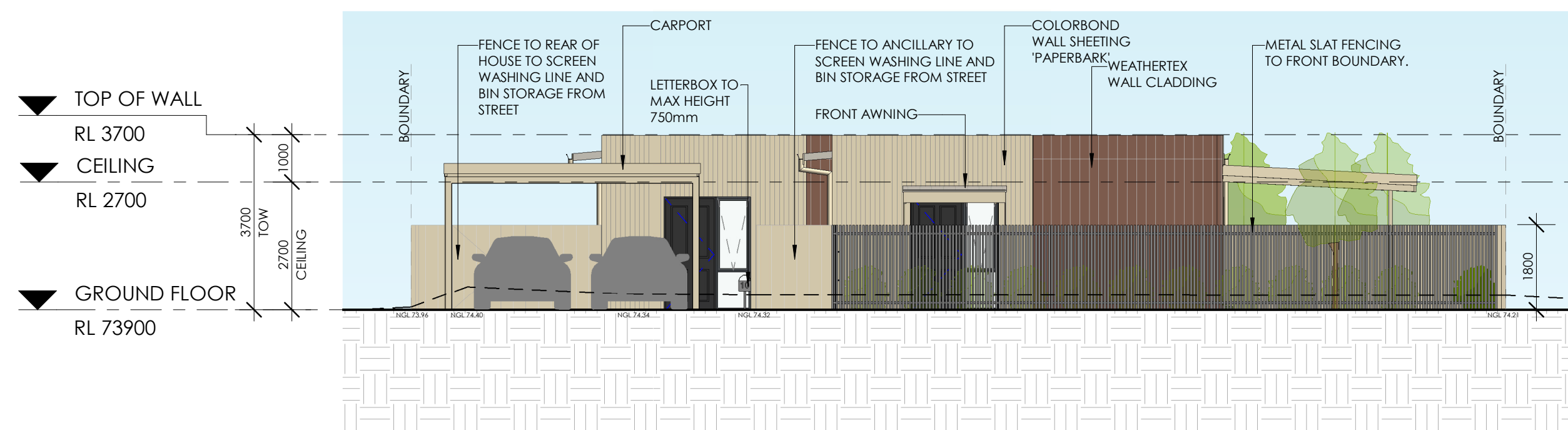
REVISION

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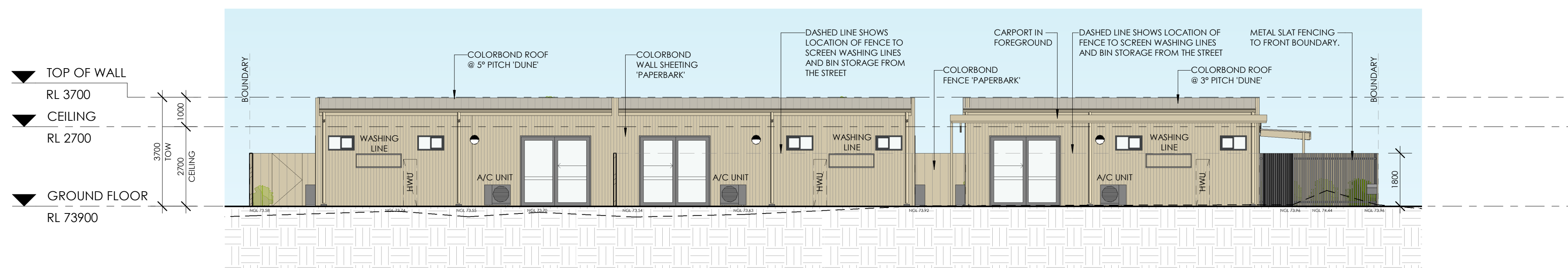
1 NORTH ELEVATION
DA-02 1 : 100



2 EAST ELEVATION - STREET
DA-02 1 : 100



3 WEST ELEVATION
DA-02 1 : 100



4 100 SOUTH ELEVATION
DA-02 1 : 100