

**AREA CALCULATIONS**

TOTAL SITE AREA:	696.80 m <sup>2</sup>
PROPOSED FLOOR AREA:	202.85 m <sup>2</sup>
FLOOR SPACE RATIO:	0.29 : 1 (29%)
SITE COVERAGE:	251.89 m <sup>2</sup> (36.1%)
LANDSCAPE OPEN SPACE:	237.73 m <sup>2</sup> (34.1%)

**STORMWATER NOTES:**  
 ALL NEW DOWNPIPES TO BE CONNECTED TO WATER TANKS.  
 WATER TANK OVERFLOW TO BE DIVERTED TO THE STREET.

**SEDIMENT & EROSION CONTROL NOTES:**  
 SEDIMENT CONTROL FENCE TO BE INSTALLED & MAINTAINED IN ACCORDANCE WITH COUNCIL REQUIREMENTS.



- ▲ = Set Out Point
- ← W = Prevailing Winds
- (green) = Proposed
- (hatched) = Existing
- (orange) = To Be Demolished
- (dotted) = Landscape Open Space
- (tan) = Hard Surfaces
- (blue) = Boundary Setbacks



**Revisions :**

A	DRAFT DA PLANS	10.03.2021
B	DA SUBMISSION SET	08.04.2021
C	DESIGN AMENDMENTS	11.04.2022
D	SECTION 4.55 AMENDMENT	28.04.2022
E	COUNCIL REQUESTED AMENDMENTS	03.08.2022

<b>Client Name :</b>	BERMINGHAM
<b>Client Address :</b>	45 Donald Avenue Umina Beach, NSW 2257
<b>Client No. :</b>	-

ALL CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS & BCA.  
 FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING.  
 THESE PLANS ARE TO BE READ IN CONJUNCTION WITH THE BASIX CERTIFICATE REPORT AND ITS REQUIREMENTS.  
 THE DEVELOPMENT IS TO MAINTAIN EROSION SEDIMENTATION CONTROL.  
 ALL EXISTING DIMENSIONS AND LEVELS TO BE CHECKED & CONFIRMED ONSITE BY BUILDER.  
 LANDSCAPING TO BE IN ACCORDANCE WITH BASIX REQUIREMENTS.

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<b>Project Name :</b>	New Residential Dwelling		
<b>Drawing Title :</b>	NOTIFICATION PLANS		
<b>Drawn By :</b>	Checked By :	Scale :	1:200
<b>Status :</b>	DA	Revision :	E
<b>Plot Date :</b>	Tuesday, 9 August 2022	<b>Drawing No. :</b>	20
<b>File Location:</b>	BERMINGHAM - DA PLANS REV_E.plt		



DONALD AVENUE

Revisions :

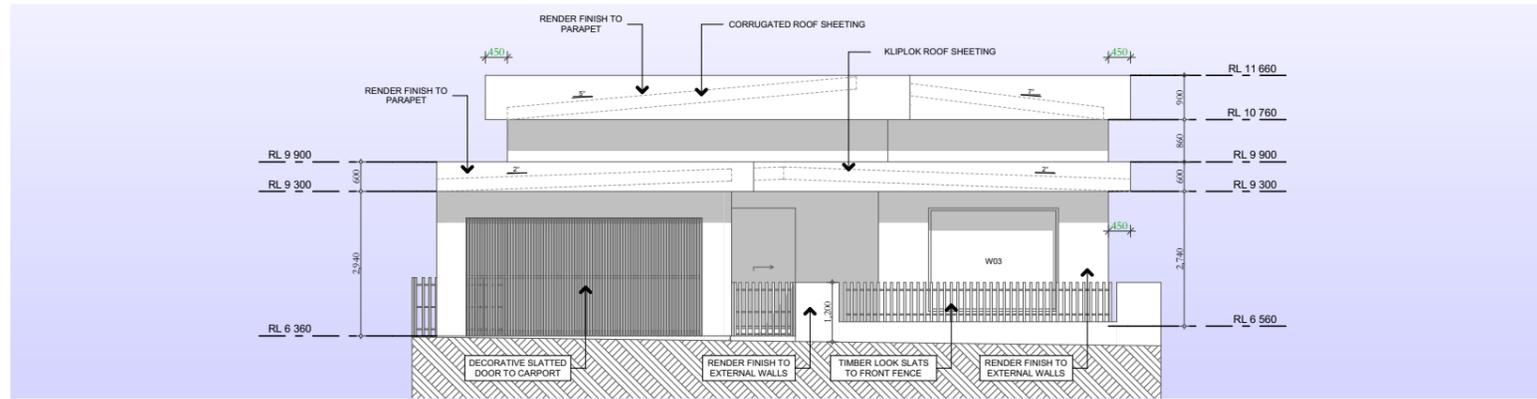
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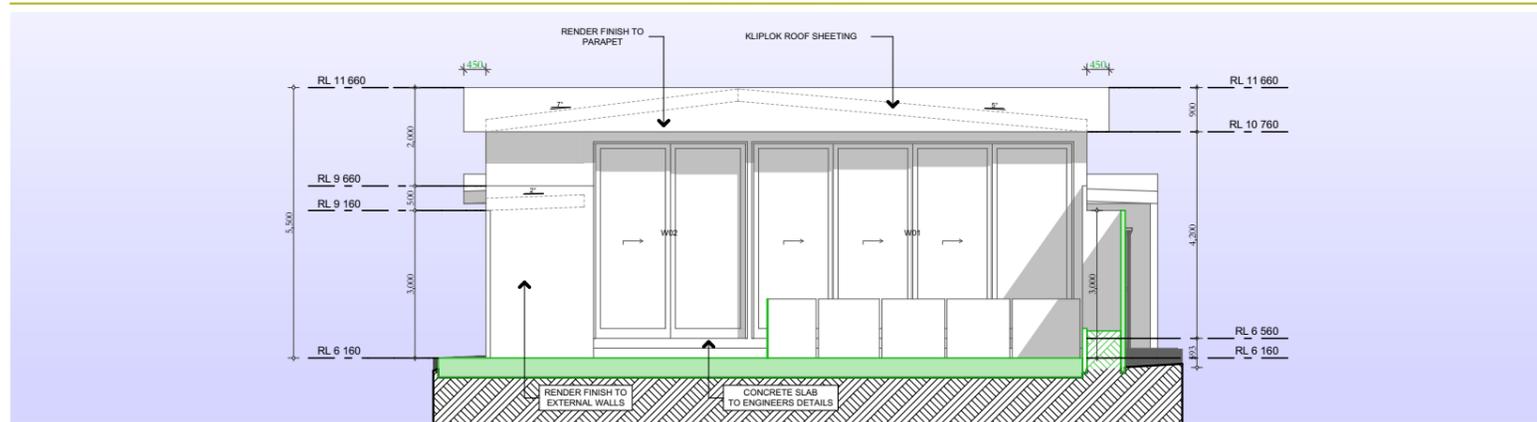
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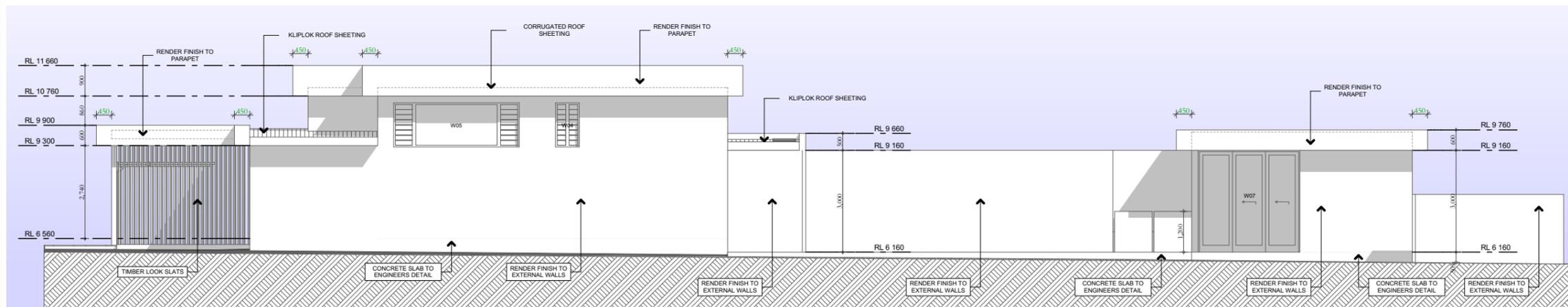
Project Name :	New Residential Dwelling		
Drawing Title :	NOTIFICATION PLANS		
Drawn By :	Checked By :	Scale :	1:143.81
Status :	DA	Revision :	E
Plot Date :	Tuesday, 9 August 2022		Drawing No. :
File Location :	BERMINGHAM - DA PLANS REV_E.ppt		21



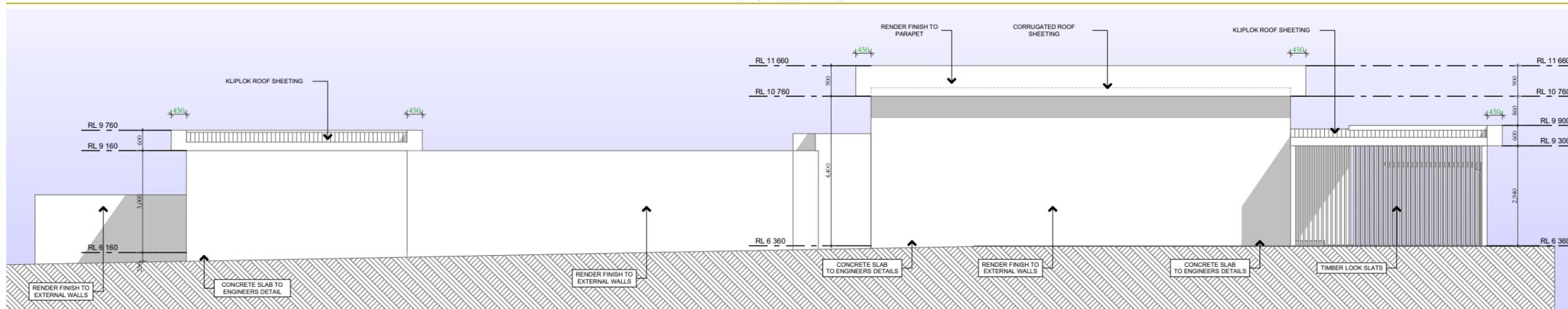
SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION



WEST ELEVATION

