

AREA SCHEDULE

TOWNHOUSE 01		TOWNHOUSE 02		TOWNHOUSE 03	
BEDROOMS	3	BEDROOMS	3	BEDROOMS	3
GROUND FLOOR	103sqm	GROUND FLOOR	98sqm	GROUND FLOOR	98sqm
FIRST FLOOR	49sqm	FIRST FLOOR	49sqm	FIRST FLOOR	49sqm
NUMBER OF CARS	2-4	NUMBER OF CARS	2-4	NUMBER OF CARS	2-4
TOTAL	152sqm	TOTAL	147sqm	TOTAL	147sqm

TOWNHOUSE 04		TOWNHOUSE 05		TOWNHOUSE 06	
BEDROOMS	3	BEDROOMS	3	BEDROOMS	3
GROUND FLOOR	103sqm	GROUND FLOOR	103sqm	GROUND FLOOR	103sqm
FIRST FLOOR	49sqm	FIRST FLOOR	49sqm	FIRST FLOOR	49sqm
NUMBER OF CARS	2-4	NUMBER OF CARS	2-4	NUMBER OF CARS	2-4
TOTAL	152sqm	TOTAL	152sqm	TOTAL	152sqm

TOWNHOUSE 07	
BEDROOMS	3
GROUND FLOOR	150sqm
FIRST FLOOR	N/A
NUMBER OF CARS	2-4
TOTAL	150sqm

TOTAL GFA	1052sqm
SITE AREA	2105sqm

PLOT RATIO 0.49

AREA PLAN

— DENOTES AREA CALCULATIONS

SITE PLAN NOTES

- ALL CUTS & FFL TO BE VERIFIED ON SITE BY A REGISTERED SURVEYOR
- TOTAL AREA OF HARD LANDSCAPE NOT TO EXCEED 50% AREA OF P.O.S.
- ALL CONSTRUCTION ACCESS THROUGH EXISTING KERB ENTRY / VERGE CROSSOVER
- VERGE CROSSING, INTERNAL DRIVEWAY, CONCRETE KERBS, FOOTPATHS, PAVEMENT SHALL BE IN ACCORDANCE WITH CIVIL DESIGN DOCUMENTATION
- REFER TO LANDSCAPE DESIGN DOCUMENTATION FOR SOFT LANDSCAPING SPECIFICATIONS
- SITE OPEN SPACE TOTAL AREA = 1100sqm - 52% OF SITE AREA
- SITE PLANTING AREA EXCLUDING NON-PERMEABLE SURFACES = 730sqm - 35% OF SITE AREA

LANDSCAPE MANAGEMENT AND PROTECTION PLAN

DURING THE PROJECT, ALL EXISTING VERGE GRASS COVER MUST BE RETAINED IN ITS PRE-EXISTING CONDITION. WATERING MAY BE REQUIRED TO RETAIN GRASS AND TREES IN GOOD CONDITION.

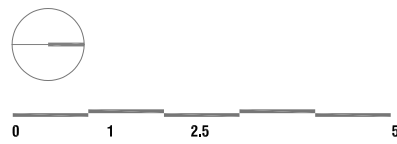
PROVIDE TEMPORARY 1.8m HIGH FENCING ON VERGE DURING CONSTRUCTION. NO CONSTRUCTION MATERIAL IS TO BE STORED ON VERGE OR PUBLIC OPEN SPACE. NO CAR PARKING OR EQUIPMENT PERMITTED ON VERGES OR ADJACENT PARKLAND.

SEDIMENT EROSION CONTROL PLAN

BUILDER IS TO PROVIDE ALL ON SITE STORMWATER RETENTION AND EPA MEASURES IN ACCORDANCE WITH WITH TAMS; ENVIRONMENTAL PROTECTION GUIDELINES FOR CONSTRUCTION AND LAND DEVELOPMENT IN THE ACT.

ALL TREES LOCATED IN THE ROAD RESERVE, VERGE, PUBLIC OPEN SPACE AND ON UNLEASED TERRITORY LAND, ARE TO BE RETAINED AND REMAIN UNDAMAGED.

SITE SHEDS, STORAGE SHEDS, SITE AMENITIES OR BILL BOARDS ARE NOT TO BE ERECTED ON VERGES OR PUBLIC OPEN SPACE.



YARRALUMLA TOWNHOUSES

BLOCK 19 SECTION 64
YARRALUMLA
1912

SITE PLAN / AREA PLAN

1:200 @ A1
22 JUNE 2017
DA001



PO Box 3673
Manuka ACT 2603
ThursdaysArchitecture.com.au
ACT Registration No. 2289
NSW Registration No. 3508