

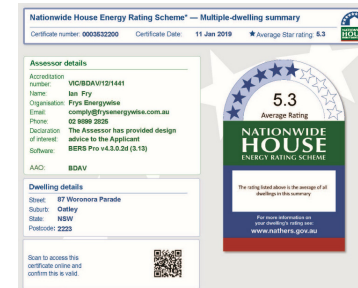
DEVELOPMENT CALCULATIONS 87 WORONORA PDE, OATLEY

SITE AREA	1011m ²
PROPOSED GFA DW1	
LOWER GROUND FLOOR GFA	127.32m ²
UPPER FLOOR GFA	106.72m ²
GARAGE GFA (18m ² to be excluded)	(25.96m ² - 18m ²) 7.96m ²
CABANA GFA	20.37m ²

PROPOSED GFA DW2	
LOWER GROUND FLOOR GFA	127.32m ²
UPPER FLOOR GFA	106.72m ²
GARAGE GFA (18m ² to be excluded)	(25.96m ² - 18m ²) 7.96m ²
CABANA GFA	20.37m ²

SUB-TOTAL GFA	524.74m ²
MAXIMUM GFA	606.6m ²
PROPOSED FSR	0.52:1

LANDSCAPE AREA	260.9m ²
LANDSCAPE RATIO	25.8%
OTHERS	
SWIMMING POOL	(2 x 23.32m ²) 46.64m ²
DECKING	(2 x 36.50m ²) 73.00m ²
DRIVEWAY	(2 x 30.42m ²) 60.84m ²



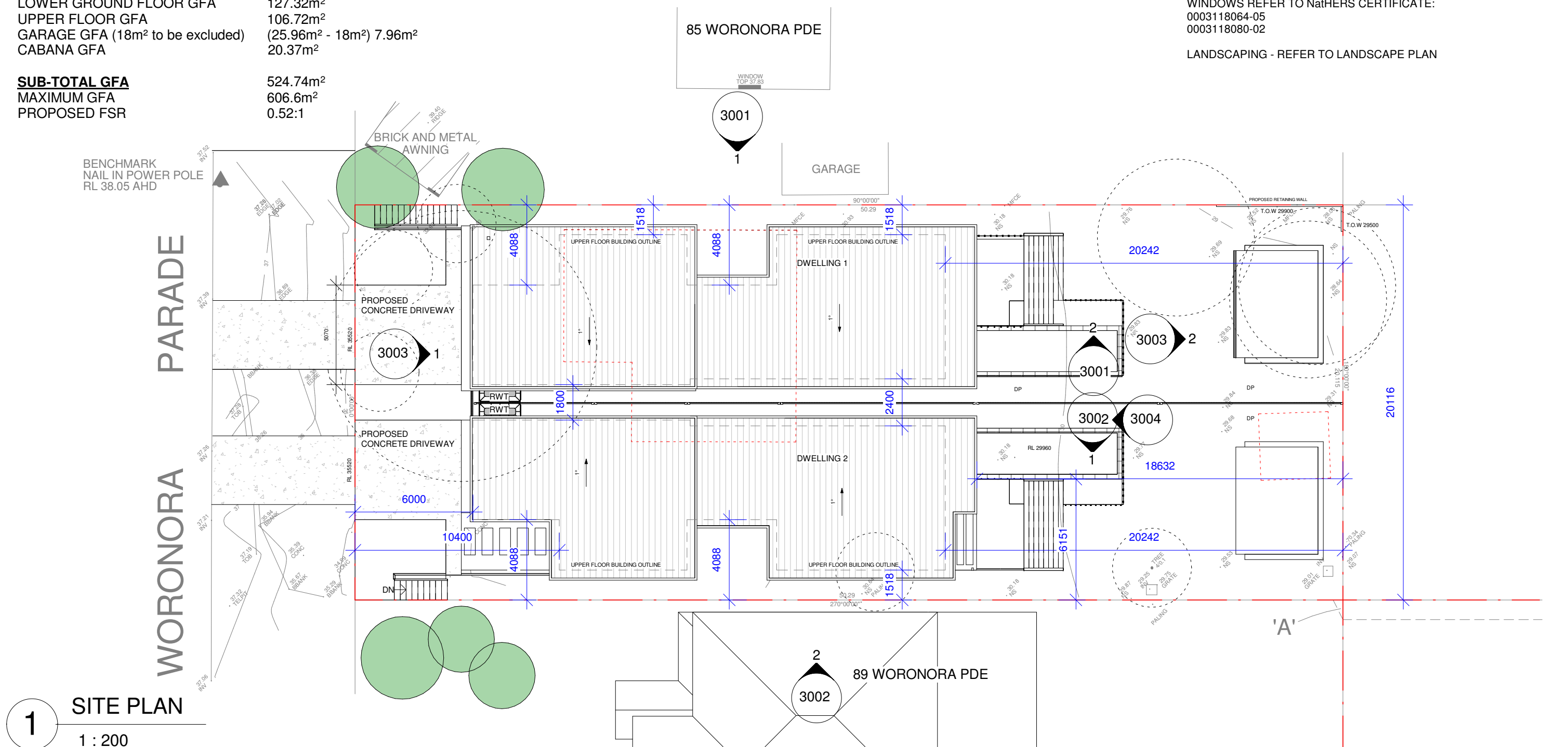
BASIX COMMITMENTS
REFER TO BASIX CERTIFICATE 956156M_03

THE DWELLING PROVIDE 3 STAR FIXTURES TO SHOWER HEADS, 4 STAR TOILET FLUSHING SYSTEM
THE DWELLING PROVIDE 4 STAR FIXTURES TO KITCHEN TAPS
THE DWELLING PROVIDE 4 STAR FIXTURES TO BATHROOM TAPS
PROVIDE MINIMUM 3000 LITRES RAIN WATER TANK
PROVIDE GAS INSTANTANEOUS HOT WATER SYSTEM 6 STAR
PROVIDE GAS COOKTOP & ELECTRIC OVEN

WALL INSULATION R2.5
CEILING INSULATION R4.0
NO FLOOR INSULATION

WINDOWS REFER TO NatHERS CERTIFICATE:
0003118064-05
0003118080-02

LANDSCAPING - REFER TO LANDSCAPE PLAN



1 SITE PLAN
1 : 200



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REV	NOTES	DATE
A	DRAFT DESIGN	14/08/2018
B	ISSUED TO CONSULTANTS	20/08/2018
E	DA SUBMISSION	13/09/2018
J	DA REVISION	11/01/2019

LEGENDS

- DP = DOWNPIPE
- RWT = RAINWATER TANK
- T.O.W = TOP OF WALL
- EXISTING DWELLING TO BE DEMOLISHED
- TREE REMOVAL

PROJECT
87 WORONORA PDE, OATLEY

SITE PLAN		PROJECT NUMBER	1527	DRAWING NUMBER	2001
STATUS	ISSUE FOR DA	DRAWN	JC	CHECKED	JC
		CLIENT	365 PROJECT MANAGEMENT		