

Great Lakes Development Control Plan
5 Single Dwellings, Dual Occupancies, Villas and Townhouses»
5.8 Private Outdoor Areas

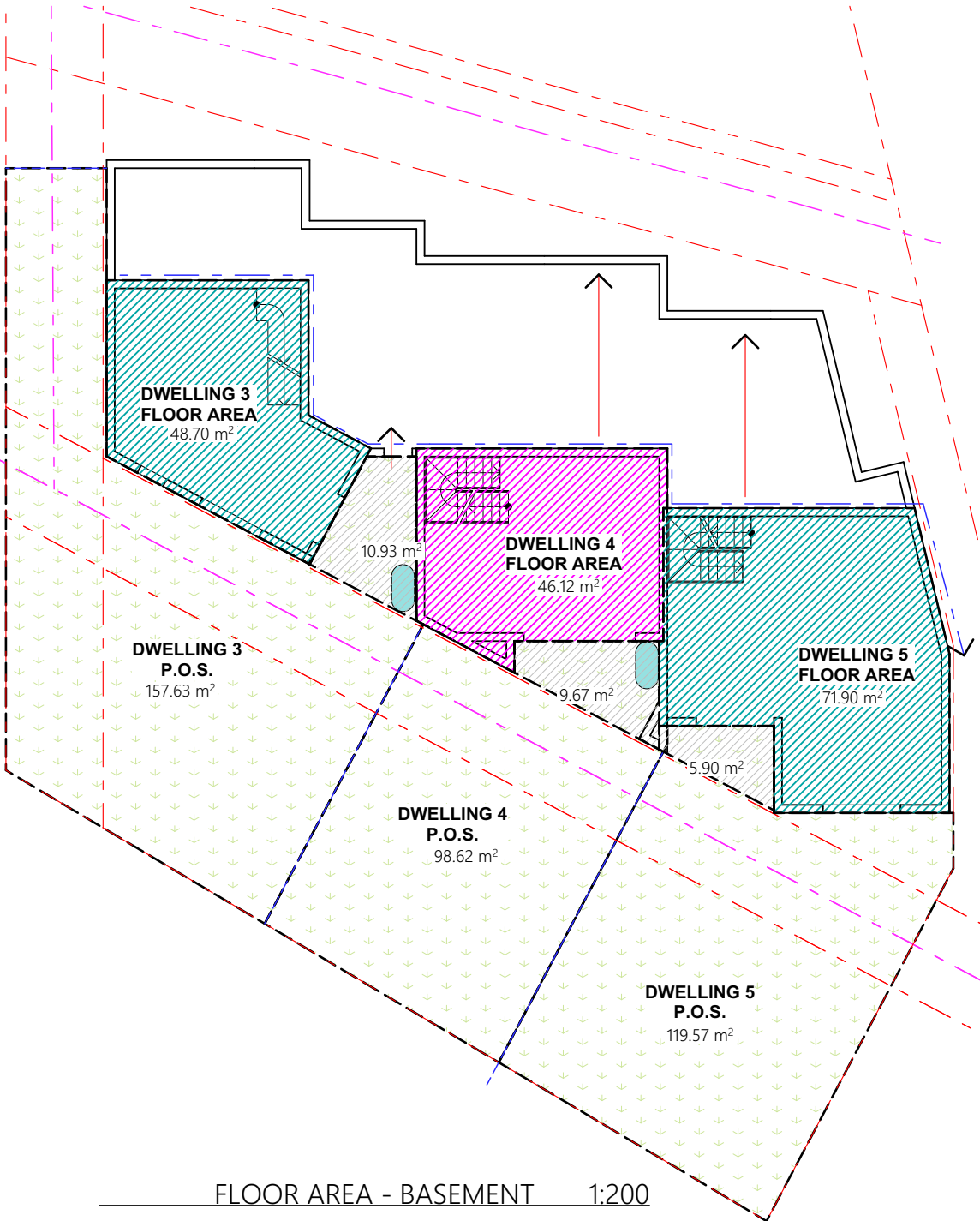
Objectives:
To provide residents with functional and accessible private outdoor areas.

Controls:

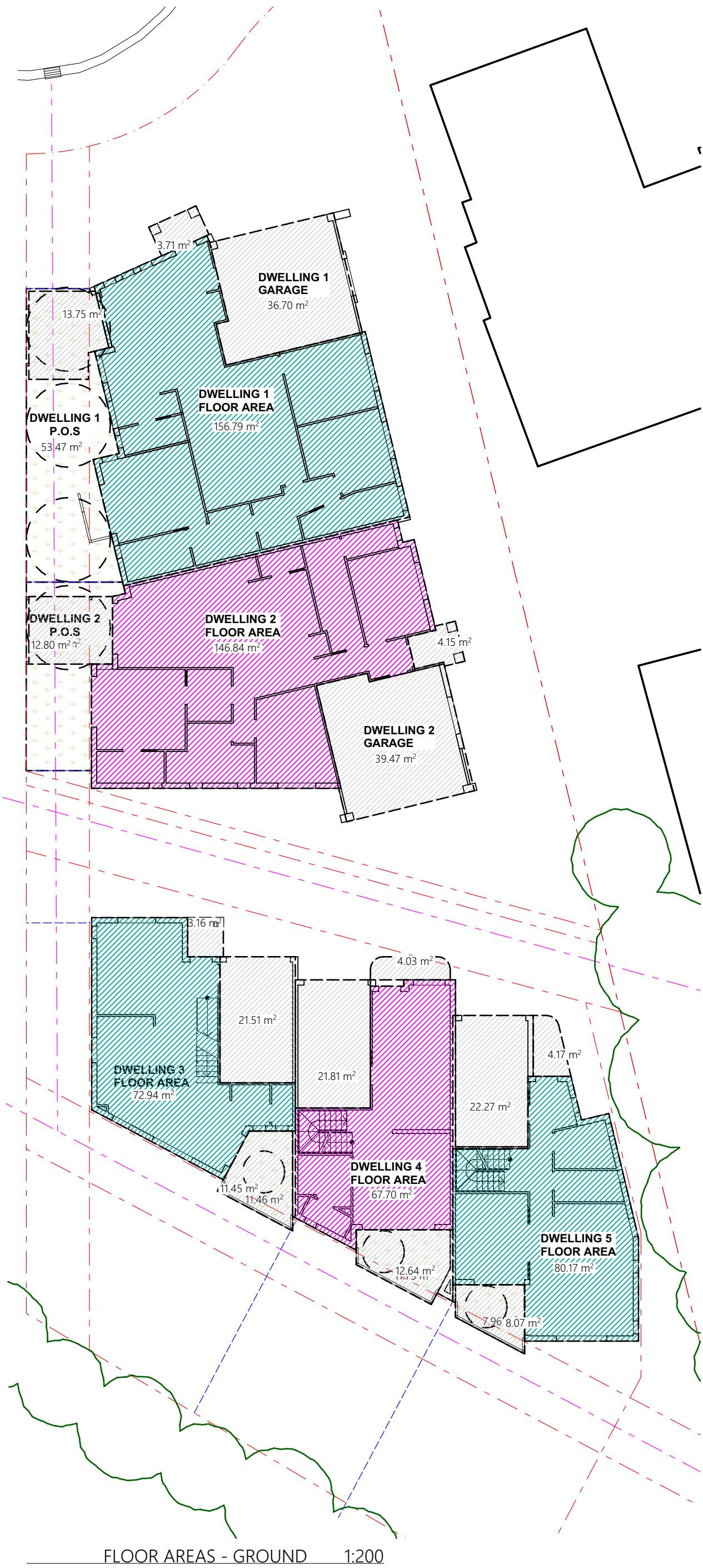
A ground level outdoor living space is to be provided for each dwelling with direct access from the ground floor main living areas which has a minimum area of 24m2 and minimum length and width of 4m.

Where the main living areas are not provided at ground level, a balcony or deck of a minimum area of 16m2 and a minimum dimension of 2m, shall be provided with direct access from the main living areas.

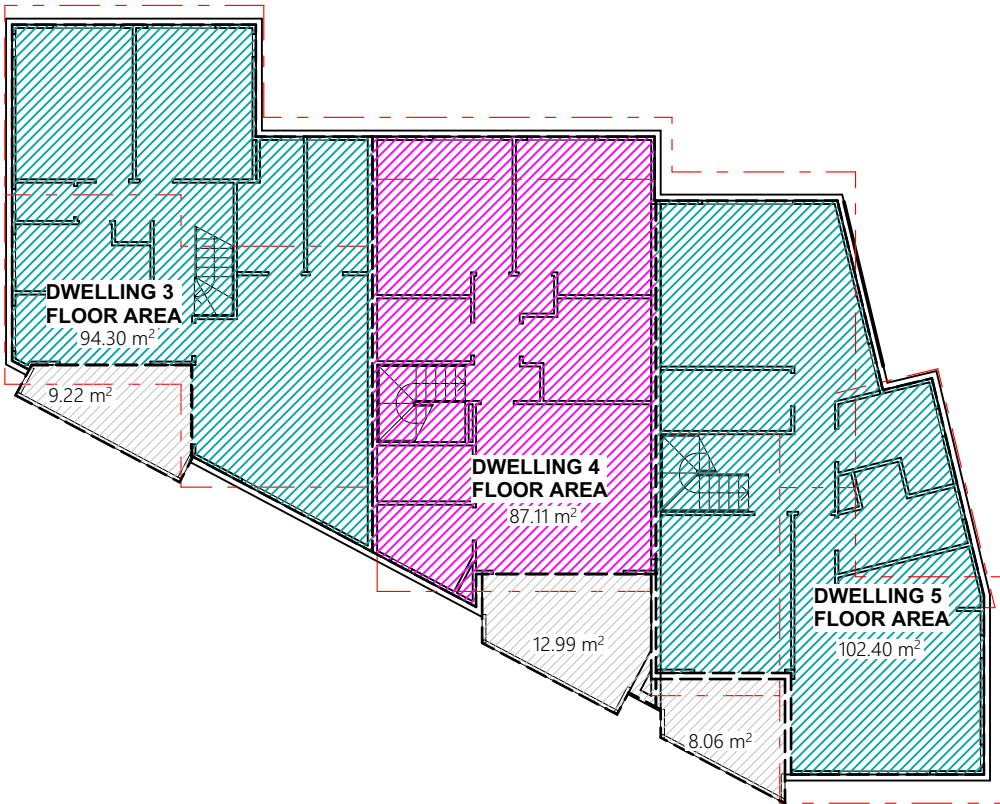
Private outdoor living areas are not to be located within the front building line setback to either the primary or secondary street frontages.



FLOOR AREA - BASEMENT 1:200



FLOOR AREAS - GROUND 1:200



FLOOR AREAS - UPPER 1:200

SCHEDULE OF GROSS FLOOR AREA
& FLOOR SPACE RATIO

SITE AREA	1807m²
DWELLING 1 TOTAL	145.11m²
DWELLING 2 TOTAL	137.19m²
DWELLING 3 BASMENT	44.66m²
DWELLING 3 GROUND	60.93m²
DWELLING 3 UPPER	86.26m²
DWELLING 3 TOTAL	191.85m²
DWELLING 4 BASMENT	39.25m²
DWELLING 4 GROUND	56.01m²
DWELLING 4 UPPER	77.90m²
DWELLING 4 TOTAL	173.16m²
DWELLING 5 BASMENT	63.70m²
DWELLING 5 GROUND	67.45m²
DWELLING 5 UPPER	93.11m²
DWELLING 5 TOTAL	224.26m²
TOTAL FLOOR AREA	871.57m²
FLOOR SPACE RATIO	1:0.4823

SCHEDULE OF PRIVATE OPEN SPACE

Dwelling 1 P.O.S.	54.55m²
Dwelling 2 P.O.S.	30.75m²
Dwelling 3 P.O.S.	157.63m²
Dwelling 4 P.O.S.	98.62m²
Dwelling 5 P.O.S.	119.57m²

Note: Dwellings 3,4,& 5 also have balconies off the ground floor living area with min. 2m x 2m P.O.S. however, the area is less than 16m², as such, only the P.O.S. off the basement living area is included in these calculations.

FLOOR AREAS & P.O.S. AREAS

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Job Title MULTI-DWELLING HOUSING
DEVELOPMENT FOR
STANWELL CONSULTING pty ltd
Lot 8, DP 806667
No. 19 Greenview Cl. Piper's Bay

Layout ID Revision

A-03

Date of Issue: 3/08/2018