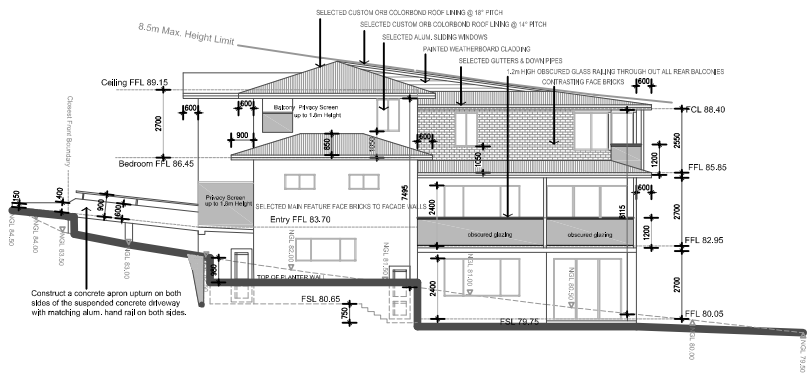
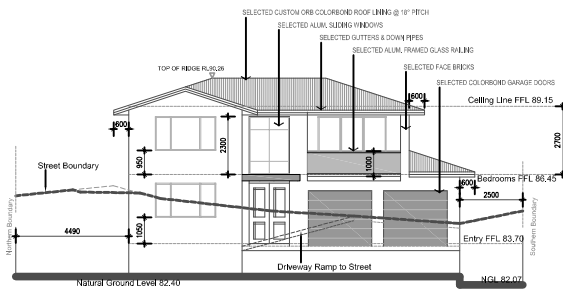
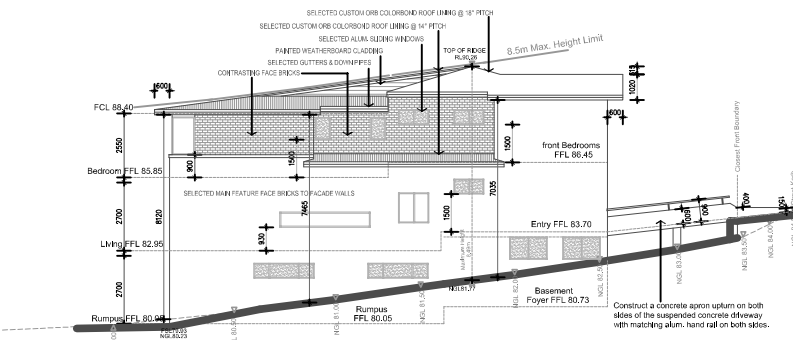




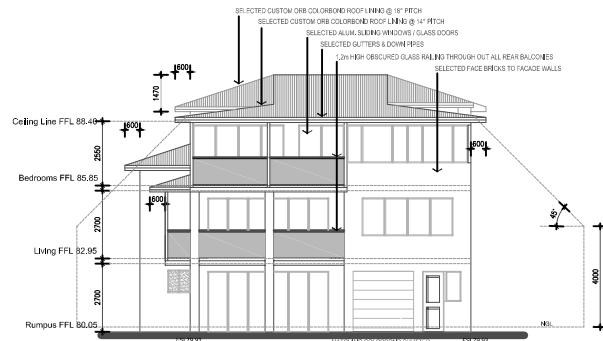
SIDE (SOUTHERN) ELEVATION



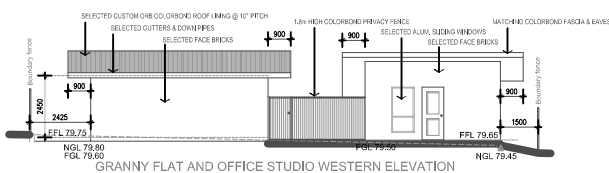
FRONT (WESTERN) ELEVATION



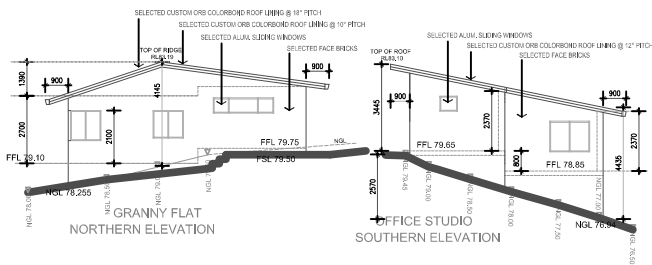
SIDE (NORTHERN) ELEVATION



REAR (EASTERN) ELEVATION

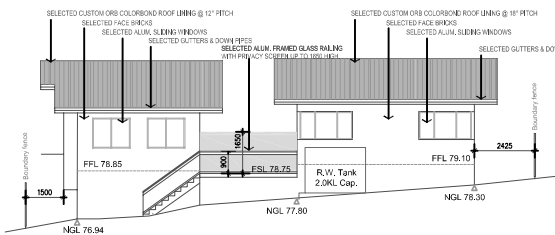


GRANNY FLAT AND OFFICE STUDIO WESTERN ELEVATION

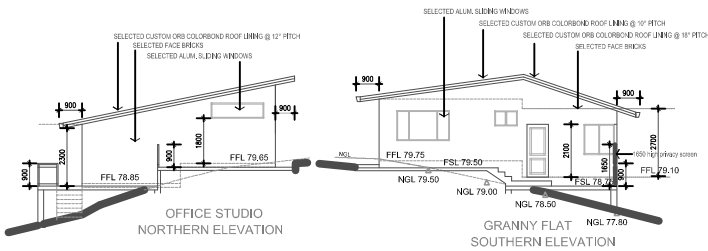


GRANNY FLAT NORTHERN ELEVATION

OFFICE STUDIO SOUTHERN ELEVATION



OFFICE STUDIO AND GRANNY FLAT EASTERN ELEVATION



OFFICE STUDIO NORTHERN ELEVATION

GRANNY FLAT SOUTHERN ELEVATION

Development Calculations

House No. 4 - Lot 2316 - DP 753028

SITE AREA = 927.80 m²

Middle Level Living Area	117.94sqm
Lower Level Living Area	159.77sqm
Upper Level Bedrooms Area	148.14sqm
Main Dwelling Total Floor Area	425.85sqm
Main Dwelling D / Garage Area	35.40sqm
New Granny Flat Floor Area	60.00sqm
Home Office Studio Floor Area	33.10sqm

Main Dwelling Private Open Space	99.00sqm
Granny Flat Private Open Space	60.00sqm

Total Building Footprint Area	343.57sqm
Total Hard Surface Area	389.38sqm
Total Soft Landscape Area (41.7%)	387.52sqm

Main Dwelling Minimum Front Setback	7.0m
Main Dwelling Northern Side Setback	4.49m
Main Dwelling Southern Setback	4.5m / 2.5m
Granny Flat Side Setback	2.425m
Granny Flat Rear Setback	6.0m
Office Studio Side Setback	1.5m / 1.94m
Office Studio Rear Setback	7.74m

DO NOT SCALE DRAWINGS. FIGURED DIMENSIONS ONLY TO BE USED. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF THE WORKS.

ALL WORK TO BE DONE IN TRADESPERSON MANNER AND SHALL COMPLY IN ALL RESPECTS WITH LOCAL GOVERNMENT REQUIREMENTS, RELEVANT AUSTRALIAN STANDARDS, BUILDING CODE OF AUSTRALIA AND INDUSTRY TRADE PRACTICE.

THESE DRAWINGS ARE THE PROPERTY OF SABTON AND SON BUILDING DESIGNERS AND ARE PROTECTED BY A COPYRIGHT.

PROJECT

Proposed Demolition of Existing Structures and Erecting a New Dwelling, Granny Flat and a Home Office Studio.

B	AS PER COUNCIL'S LETTER 19 APR. 21	MAY 2021
A	ISSUED FOR DA APPLICATION	OCT. 2020

ADDRESS

4 Southern Cress Way
Allambie Heights NSW

CLIENT

Mr. Chris Jaczac

DRAWN	SCALE	DATE
AJ	1:200	2021 05 02
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PR020.03, Page 1	B	

SABTON & SON

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