



NOTE: Refer to Landscape Architect's drawings for garden paths and retaining walls

**Existing house outlines**  
 Top floor shown in red  
 Ground floor shown in blue  
 Bottom floor shown in green

Site  
 1 : 200

Total site area - Lot 7 DP 17704

**Note on Building Levels**  
 There are no proposed buildings below the mean High Water Mark

**Landscaping Note**  
 Refer to landscape drawings by Hugh Burnett -  
 Landscape Architect for site features and plantings

**Building Areas - by level**  
 (measured from external wall faces)

Top level living areas less voids for lift & stairs	110
Garage	48
Rear balcony	33
Front entry walkway	20
Ground floor living areas less voids for stairs	179
Store-room	14
Rear balcony	19
Bottom floor living areas	72
Store-room / cellar	11
Rear balcony	19

**Existing Building Areas - by level**  
 (measured from external wall faces)

Top level living areas	91
Carport, walkway carport balcony	48
Rear balcony	27
Ground floor living area less voids for stairs	100
Rear balcony	18
External landing & stairs	21
Bottom level living area (incl intermediate level)	41
External landings & stairs	11

**Floor space ratio calculation**

Top floor less garage, external walkways, balconies, voids	110
Ground floor less external walkways, balconies, voids, storeroom	179
Bottom floor less storeroom	72
Total gross floor area	361
Site area	596
Floor Space Ratio = 361/596	0.60
Site Coverage Ratio = 305/596	0.51

Drawing No	Drawing Title	PROPOSED ALTERATIONS & ADDITIONS at No 20 CABARITA ROAD, AVALON BEACH for MR & MRS S & A HETHERINGTON			CONCEPT & DESIGN	Scott Hetherington No 20 Cabarita Road, Avalon Beach 2017
A1	SITE PLAN				DRAWN BY	Malcolm Ellis No 75 St Johns Avenue Gordon 2072 Tel 0417 415750
Date	17/03/24	Scale	1:200			