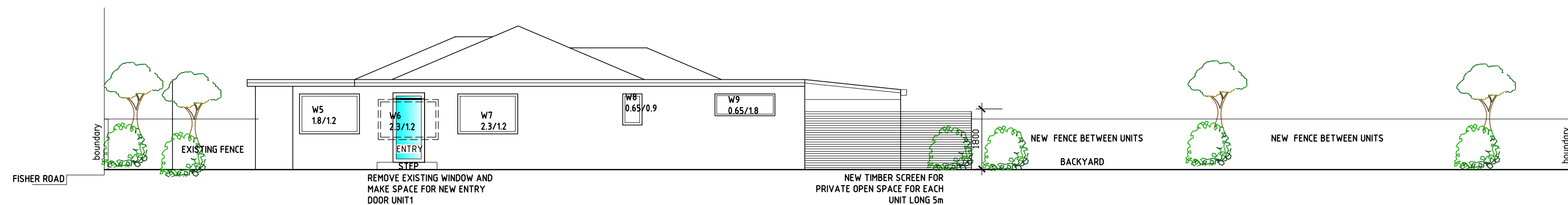
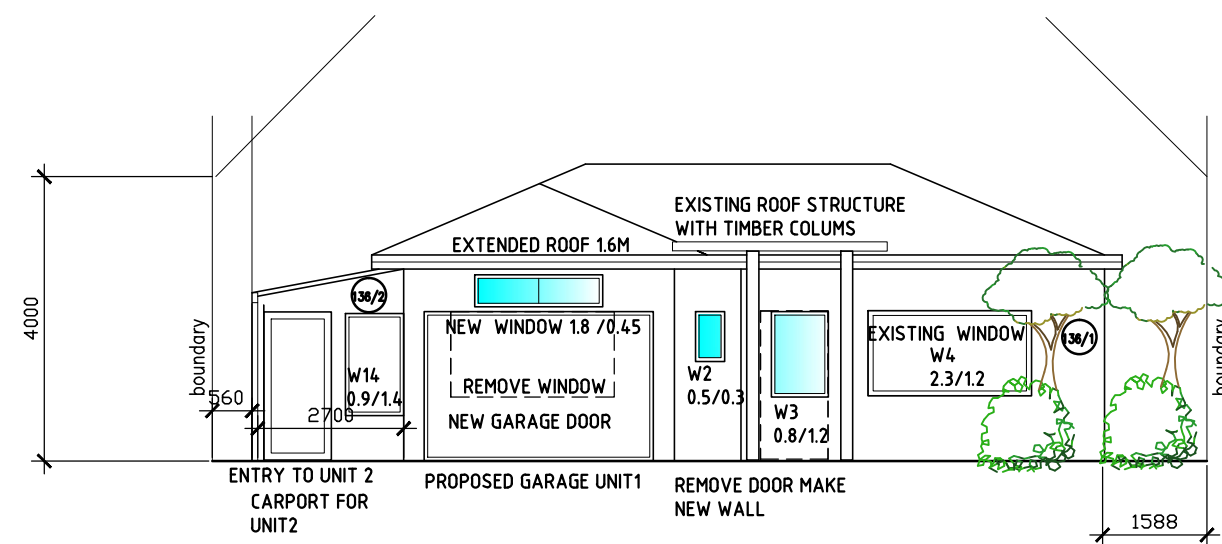


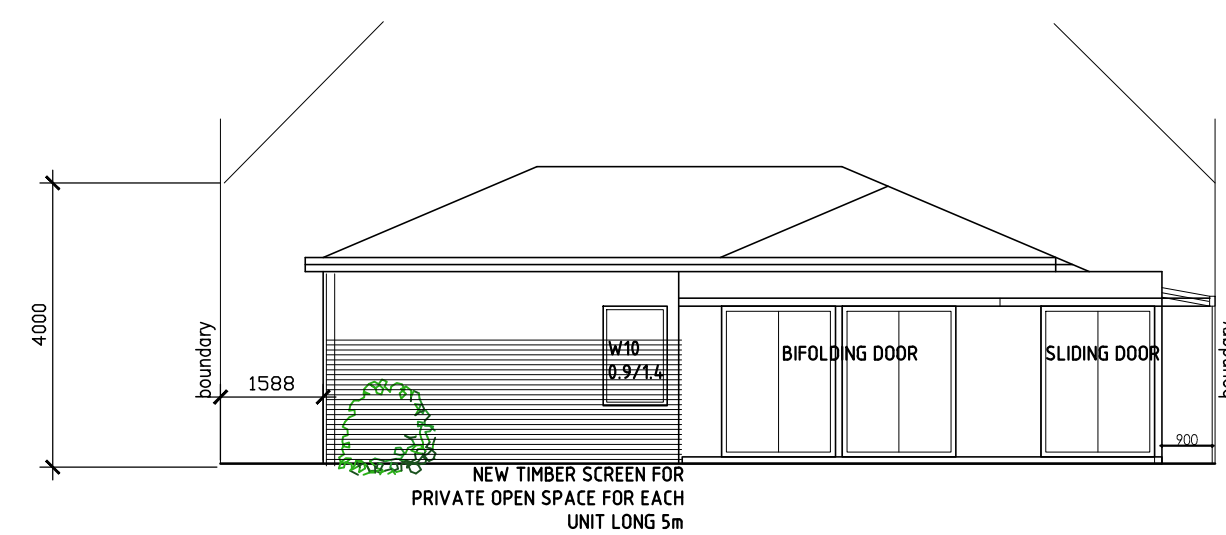
PROPOSED SOUTH(SIDE)ELEVATION



PROPOSED NORTH(SIDE)ELEVATION



PROPOSED EAST(FRONT)ELEVATION

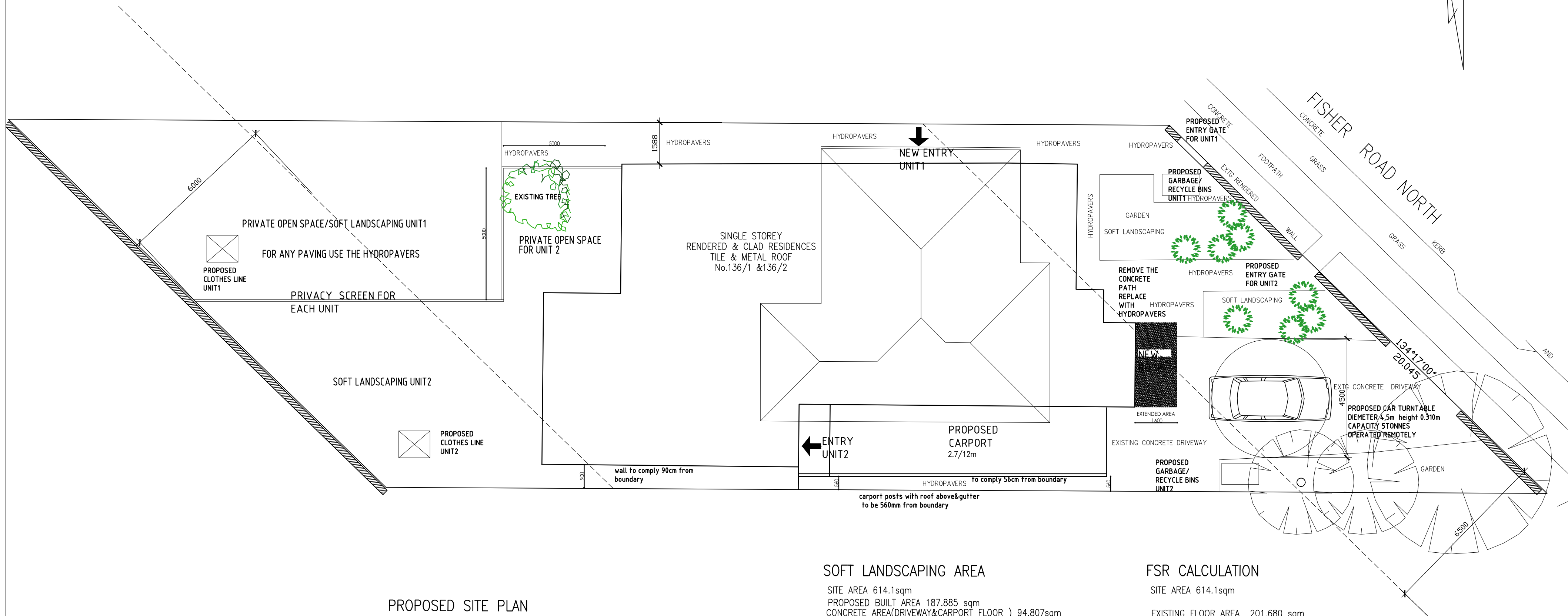
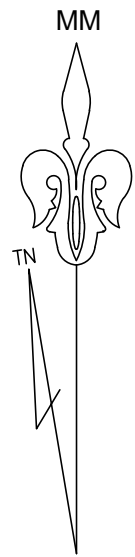


PROPOSED WEST(BACK)ELEVATION

NOTE:

1. Don't scale from this drawings. Use given dimension.
2. Drawings are colored as per Council DA guide 5.12 Standard colors for architectural plans.
3. Contractors check all dimensions on the site prior to commencing construction.
4. If Eng.dwg. are required such must take preferences to these dwg.
5. Building works to be carried out strictly in accordance to these dwg.
6. Wall bracing to comply AS 1684-1999 & all other work to be done in accordance with BCA.
7. Erosion and sediment control on building sites must be installed in accordance with regulations.

Date	Amendment	Issue	Project:	Client:	Drawing:	Project No.:	Date:	Builder by:	DESIGN&DOCUMENTATION
			PROPOSED SECONDARY DWELLING DUAL OCCUPANCY	MARIO CARUSO	NOTIFICATION PLAN PROPOSED ELEVATIONS	0124	16.12.2024		DankaDesignStudio
				Location: 136 FISHER ROAD CROMER NSW 2099		Drawing No.: 7	Scale: OUT OF SCALE		Mob. 0410555689
									danka.8@bigpond.com



PROPOSED SITE PLAN

SITE ANALYSIS

SCALE 1:100

SOFT LANDSCAPING AREA

SITE AREA 614.1sqm
PROPOSED BUILT AREA 187.885 sqm
CONCRETE AREA(DRIVEWAY&CARPORT FLOOR) 94.807sqm
TOTAL AREA FOR CALCULATION 282.692sqm
REQUIRED SOFT LANDSCAPING FOR R2 ZONE-40%
PROPOSED SOFT LANDSCAPING COMPLY -46%

FSR CALCULATION

SITE AREA 614.1sqm

EXISTING FLOOR AREA 201.680 sqm
PROPOSED FLOOR AREA 187.885 sqm
PROPOSED GARAGE AREA 15.81sqm
TOTAL AREA FOR CALCULATION FSR 187.885sqm
ALLOWED FSR 1.5-1.99
PROPOSED FSR COMPLY- 0.30

- NOTE:
- Don't scale from this drawings. Use given dimension.
Drawings are colored as per Council DA guide 5.12 Standard colors for architectural plans .
 - Contractors check all dimensions on the site prior to commencing construction.
 - If Eng.dwg. are required such must take preferences to these dwg.
 - Building works to be carried out strictly in accordance to these dwg.
 - Wall bracing to comply AS 1684-1999 & all other work to be done in according BCA.
 - Erosion and sediment control on building sites must be installed in accordance with regulations

	Date	Amendment	Issue	Project: PROPOSED SECONDARY DWELLING	Client: MARIO CARUSO Location: 136 FISHER ROAD CROMER NSW 2099	Drawing: NOTIFICATION PLAN	Project No: 0124	Date: 16.12.2024	Builder by:	DESIGN&DOCUMENTATION DankaDesignStudio Mob. 0410555689 danka.8@bigpond.com
							Drawing No.: 7	Scale: OUT OF SCALE		