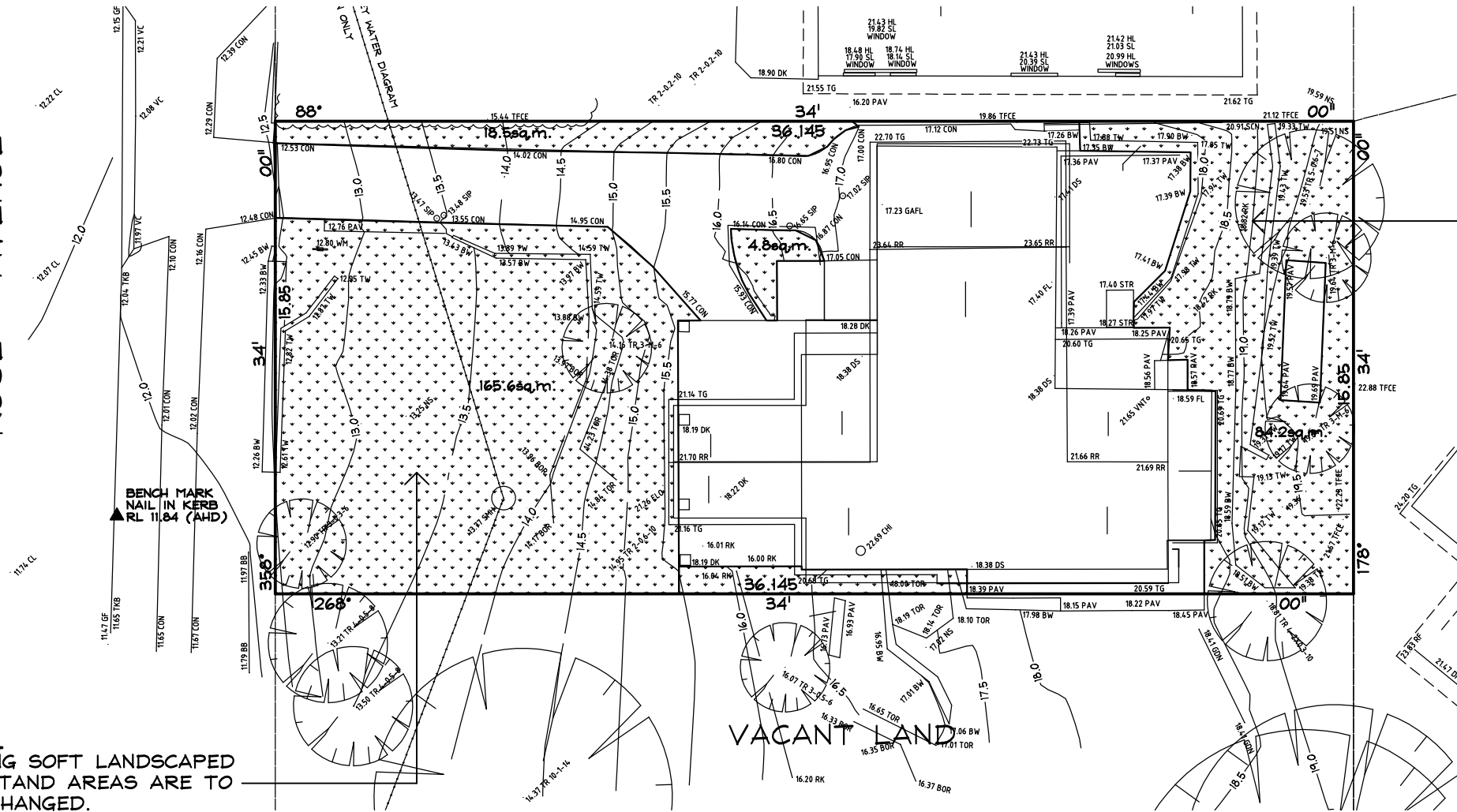


NOTE:-
ALL EXISTING SOFT LANDSCAPED
AND HARDSTAND AREAS ARE TO
REMAIN UNCHANGED.
ANY PROPOSED ADDITIONS ARE TO
LOCATED OVER EXISTING HARDSTAND.

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ROSE AVENUE



LANDSCAPE PLAN

Scale 1:200

SITE CRITERIA

109 ROSE AVENUE WHEELER HEIGHTS N.S.W. 2097
LOT 61 D.P. 209826

SITE AREA.....	=	572.8	sq. m. (BY CALC.)
EXISTING SOFT OPEN SPACE	=	281.4	sq. m.
EXISTING HARD OPEN SPACE	=	125.2	sq. m.
EXISTING HARDSTAND.....	=	166.2	sq. m.
TOTAL EXISTING HARDSTAND.....	=	291.4	sq. m.
PROPOSED HARDSTAND.....	=	NIL	sq. m.

EXISTING GROUND FLOOR AREA.....	=	179.8	sq. m.
PROPOSED GROUND FLOOR AREA.....	=	1.7	sq. m.
EXISTING FIRST FLOOR AREA.....	=	43.0	sq. m.
PROPOSED FIRST FLOOR AREA.....	=	29.0	sq. m.
TOTAL FLOOR AREA	=	253.5	sq. m.

EXISTING DWELLING ROOF AREA	=	166.9	sq. m.
PROPOSED ROOF AREA	=	3.0	sq. m.
TOTAL ROOF AREA	=	169.9	sq. m.

POST SOFT OPEN SPACE	=	281.4	sq. m.
POST HARDSTAND.....	=	291.4	sq. m.

POST FRONT SOFT OPEN SPACE.....	=	188.9	sq. m.
POST REAR SOFT OPEN SPACE.....	=	84.2	sq. m.

DA ISSUE

IF IN
DOUBT
ASK

Prepared by
H&C DESIGN PTY. LTD.
50 FULLER STREET COLLAROY PLATEAU
EMAIL hcdesign@optusnet.com.au
PHONE 0412386411 A.C.N.002079192

Date JUNE 2022
Drawn HENK.
Scale 1:200
Job No. 21101-10

NOTES:-
1 Builder to check and confirm all necessary dimensions on site prior to the commencement of construction. DO NOT SCALE THE DRAWING
2 All work to be in accordance with the B.C.A./ NCC & to the satisfaction of local council requirements & other authorities concerned.
3 This drawing is the copyright of H & C Design Pty. Limited and shall not be reproduced in part or whole without their written approval

Project **PROPOSED ALTERATIONS & ADDITIONS**
109 ROSE AVENUE WHEELER HEIGHTS
FOR **Mr. L. & Mrs. C. LITTLEJOHN**