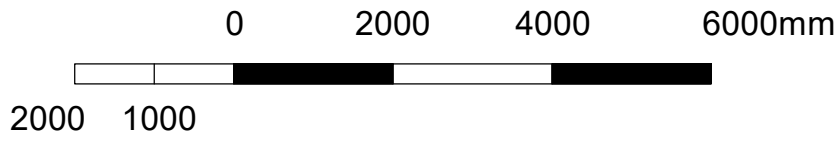


SITE PLAN
1 : 100

LAND USAGE

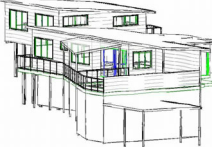
SITE AREA	= 928.8m ²	EXISTING SITE COVERAGE	= 34.7%
EXISTING HARD SURFACE	= 323.1m ²	PROPOSED NEW SITE COVERAGE	= 41.2%
PROPOSED NEW HARD SURFACE	= 59.540m ²		
PROPOSED NEW TOTAL HARD SURFACE	= 382.64m ²		

1. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT SAA CODES AND THE BY-LAWS AND ORDINANCES OF THE RELEVANT BUILDING AUTHORITIES AND THE LOCAL COUNCIL.
2. ALL TRADES, SERVICES AND SUB-CONTRACTORS SHALL BE LICENSED CURRENTLY WITH THE BUILDING SERVICES CORPORATION
3. DIMENSIONS SHALL NOT BE OBTAINED BY SCALING THE DRAWINGS
4. SETTING OUT DIMENSIONS SHOWN ON THE DRAWINGS SHALL BE CHECKED AND VERIFIED ON SITE, BY THE CONTRACTOR, PRIOR TO COMMENCEMENT OF WORK.
5. IF IN DOUBT, UNDER NO CIRCUMSTANCES IS THE CONTRACTOR TO COMMENCE THAT STAGE OF THE PROJECT. THE CONTRACTOR SHALL CONFIRM THE DESIGN WITH THE OWNER OR THE DESIGNER.
6. ALL TIMBER WORK SHALL BE CONSTRUCTED AND G6. SUITABLY BRACED IN ACCORDANCE WITH THE NATIONAL TIMBER FRAMING CODE AS 1684 - 1992
7. MAXIMUM HEIGHT ALLOWED = 8.5m
LAND ZONING =R2



Ashley.R.T.Stephens
Drafting Services

Assoc Dip. Structural Engineering - Qualified Structural Drafter



Mr & Mrs T.Stephens

DP: 12074 , LOT: 76

CLIENT

REV

REVISION DETAILS

APPROVAL

SCALE

SIZE

1 : 100

DRAWN

Author

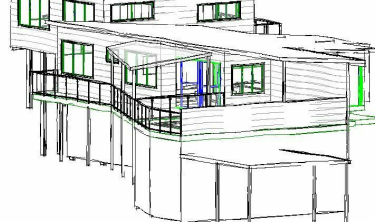
DESIGNED

Designer

CHECKED

Checker

PRELIMINARY
NOT FOR
CONSTRUCTION



PROJECT

GRANNY FLAT AT 33 WOLLSTONECRAFT AVENUE

TITLE

SITE PLAN

DRAWING No.

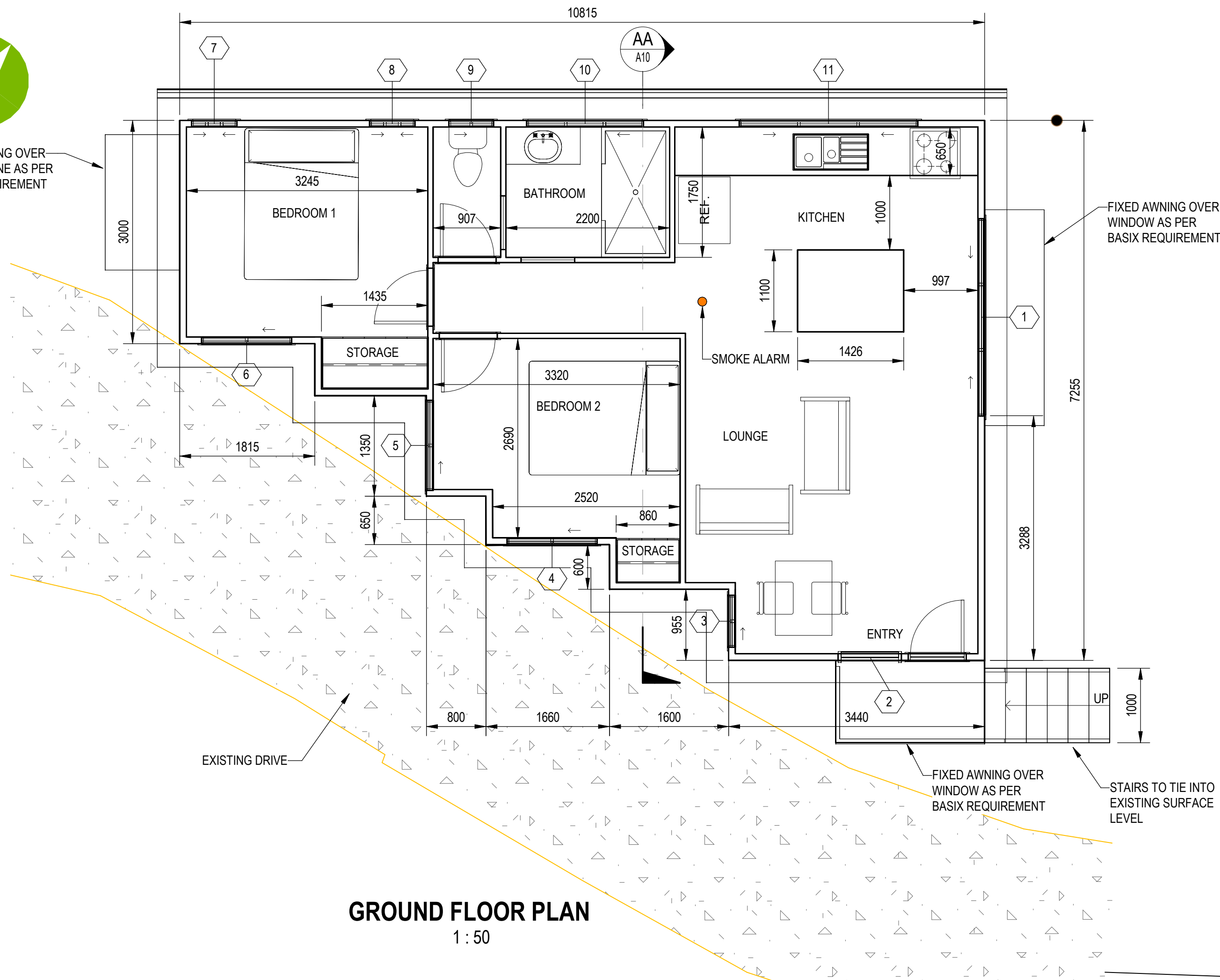
PROJECT No
AJB-21-01

DISC - NUMBER
A05

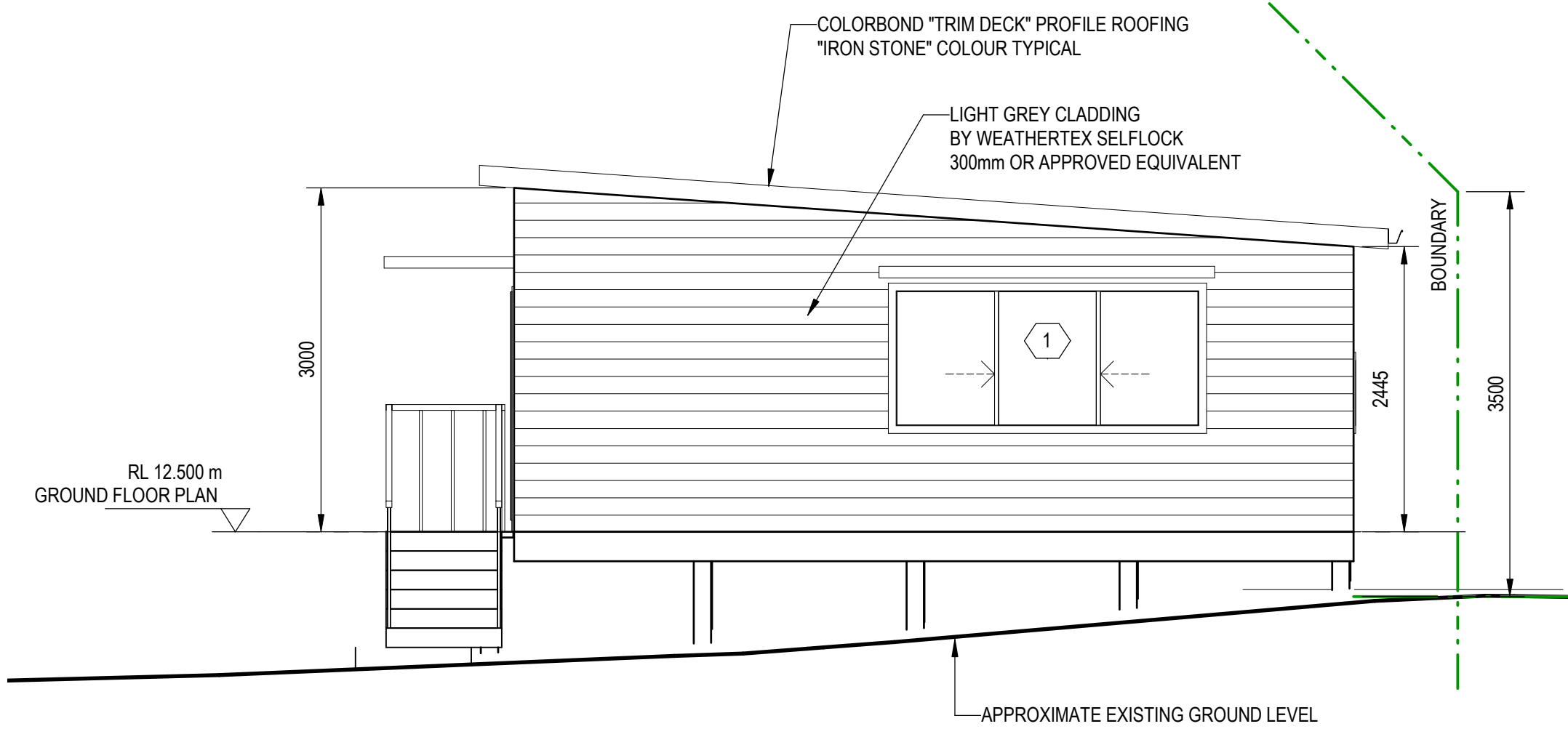
REV
01



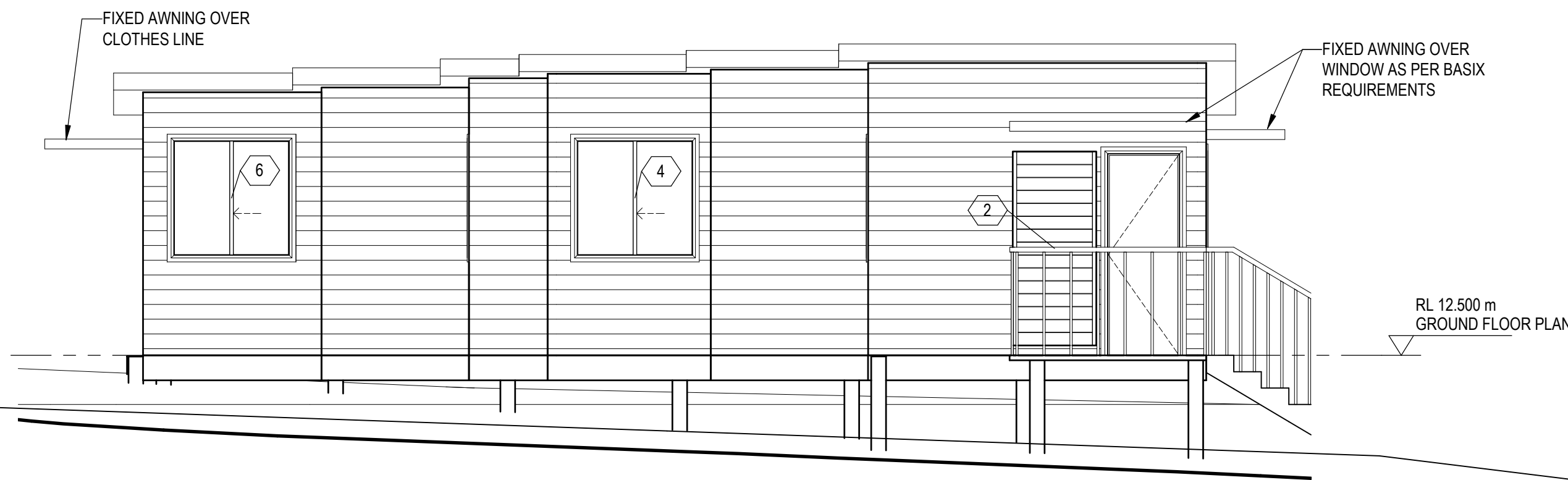
FIXED AWNING OVER CLOTHES LINE AS PER BASIX REQUIREMENT



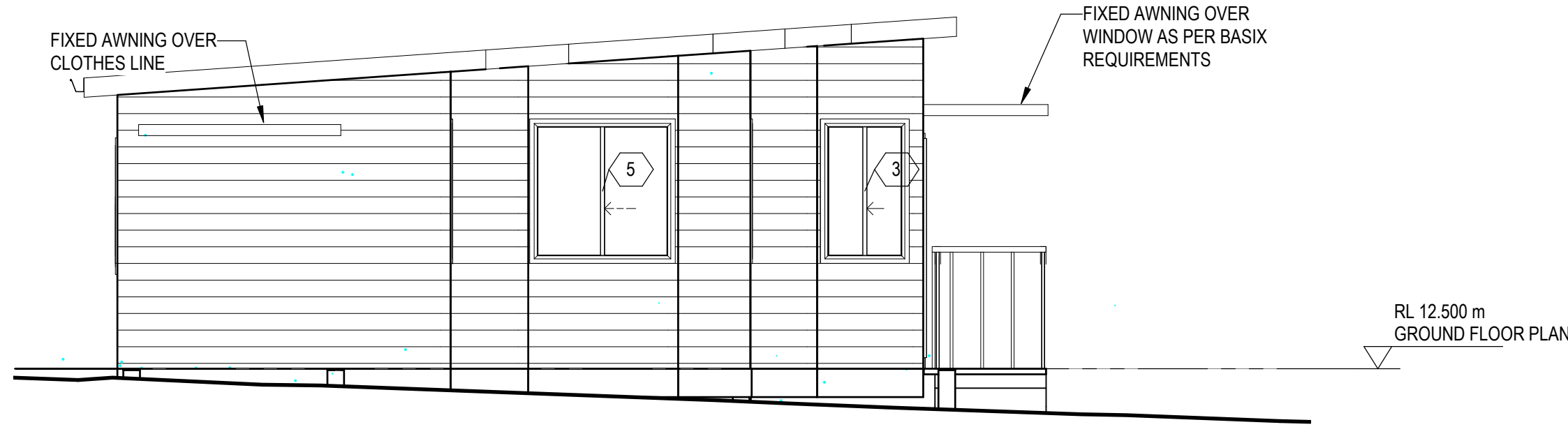
GROUND FLOOR PLAN
1 : 50



NORTHERN ELEVATION
1 : 50



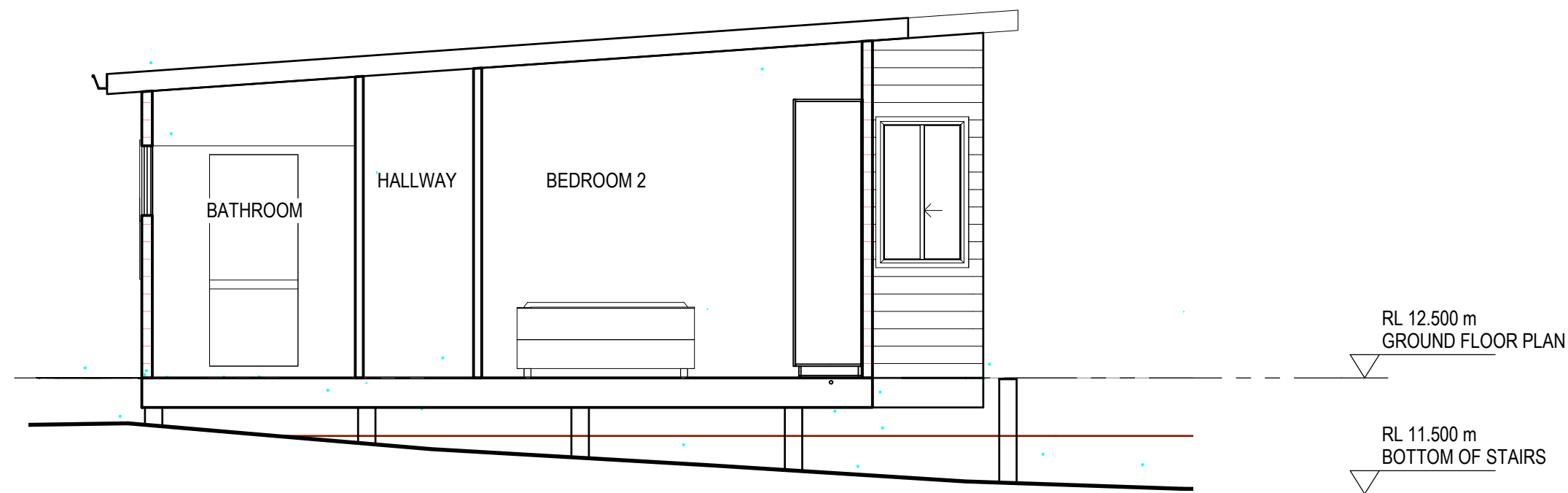
EASTERN ELEVATION
1 : 50



SOUTHERN ELEVATION
1 : 50



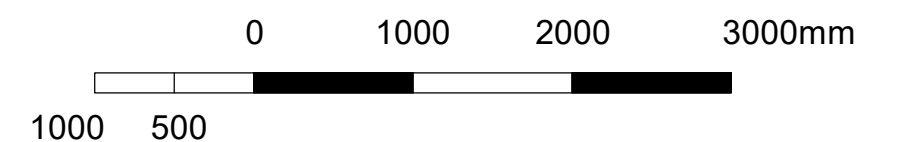
WESTERN ELEVATION
1 : 50



SECTION AA
1 : 50

WINDOW SCHEDULE				
Mark	Height	Width	Comments	Description
1	1200	2650	Flyscreen	Sliding Windows
2	1974	850	Flyscreen	Louvre
3	1200	700	Flyscreen	
4	1200	1210	Flyscreen	Double Hung
5	1200	1210	Flyscreen	Double Hung
6	1200	1210	Flyscreen	Double Hung
7	1030	610	Flyscreen	Double Hung
8	1030	610	Flyscreen	Double Hung
9	610	600	Flyscreen	Sliding Windows
10	600	1570	Flyscreen	Sliding Windows
11	600	2400	Flyscreen	Sliding Windows

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2021/0422

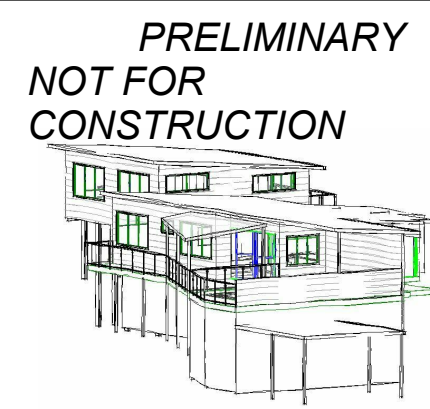


Ashley.R.T.Stephens
Drafting Services

Mr & Mrs T.Stephens
DP: 12074 , LOT: 76

REV		REVISION DETAILS		APPROVAL
01	12.04.2021	ISSUED FOR DA APPROVAL		

SCALE	SIZE
1 : 50	A1
DRAWN	Author
DESIGNED	Designer
CHECKED	Checker



PROJECT	GRANNY FLAT AT 33 WOLLSTONECRAFT AVENUE		
TITLE	FLOOR PLAN, ELEVATIONS AND SECTIONS		
DRAWING No.	PROJECT No	DISC - NUMBER	REV
	AJB-21-01	A10	01