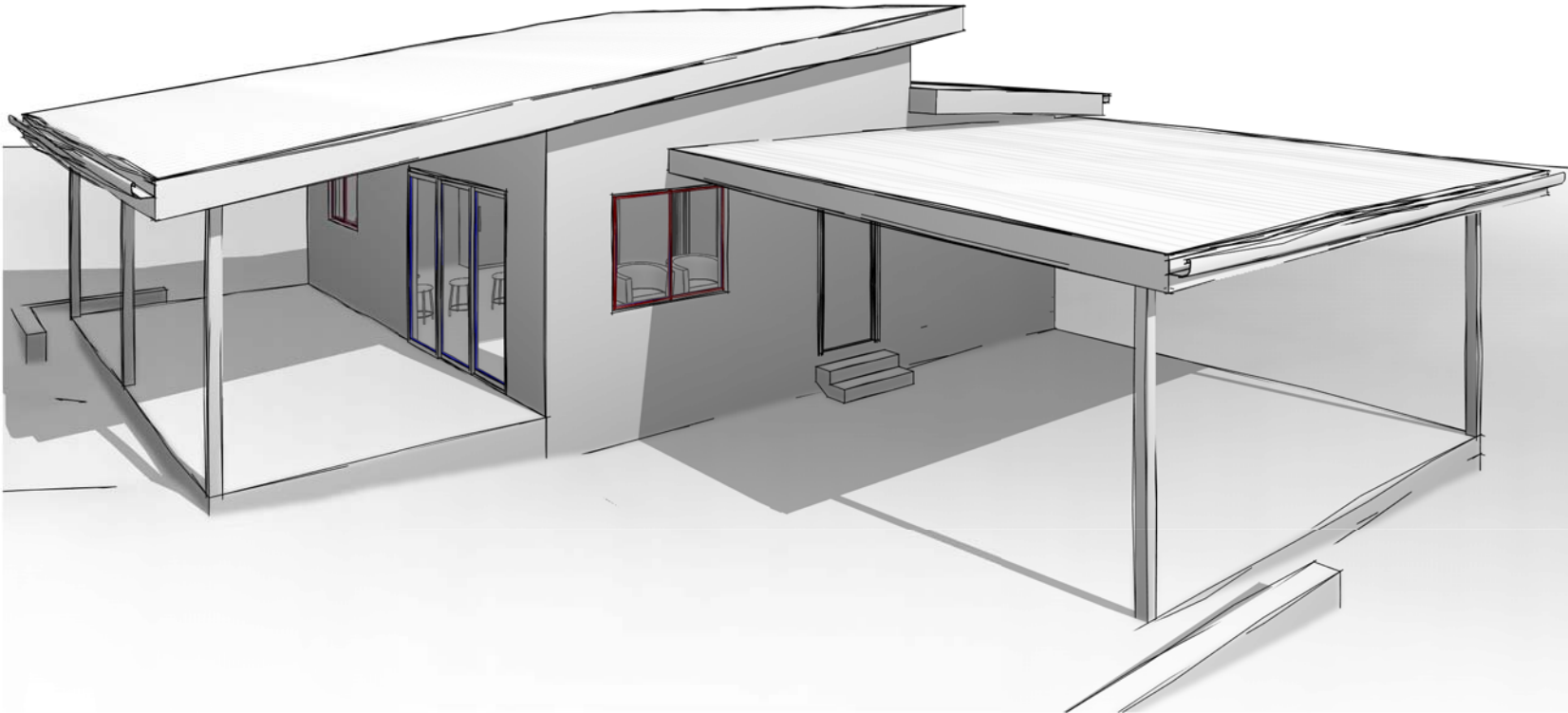


IMPORTANT NOTE
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GENERAL NOTES

- . All dimensions are to be confirmed on site by the builder/subcontractor, any incongruencies must be reported to the Designer before commencement of any work.
- . No Survey has been made on the boundaries, all bearings, distances and areas have been taken from the contour survey plan. A Survey must be carried out to confirm the exact boundary locations.
- . No construction work shall commence until a site survey confirming the site boundaries has been completed. The contractor is to ensure that the boundary setbacks are confirmed and used, the boundary setbacks take precedence over all other dimensions. The Survey work must be performed by a registered Surveyor.
- . In the event of encountering any discrepancies on these drawings, specification or subsequent instructions issued, the Builder/Subcontractor shall contact the designer before proceeding further with any work.
- . All construction, control joints and expansion joints in the wall, floors, other locations shall be in strict accordance with the Structural Engineering details. No joints or breaks other than specified, are allowed without written permission from the Engineer.
- . Measurements for the fabrication of secondary components such as, windows, doors, internal frames, structural steel components and the like, are not to be taken from these documents. Measurements must be taken on site to suit the work as constructed.
- . All structural components shall be in strict accordance to details and specifications as prepared by a structural engineer.
- . All existing structures need to be examined for structural adequacy, and it is the Contractor's responsibility to ensure that a certificate of structural adequacy is available prior to the start of any work.

| drawn | date | issue | amendment |
|-------|----------|-------|------------------------|
| EU | 13/03/20 | A | ISSUE FOR DA |
| EC | 26/10/20 | B | ISSUE FOR SECTION 4.55 |

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 15 PRINCES PROMENADE SEAFORTH NSW 2092 LOT 139 DP 4889

client
SARAH MASON

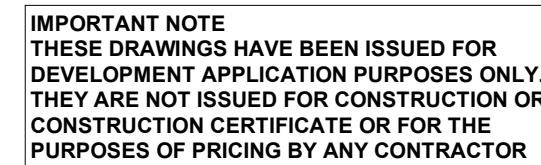
 **Bungalow Homes**

| | | | | | |
|----------------------------|--------------------|----------------|-----------------|------------|-------------|
| drawing 3D VIEWS | date Issue Date | sheet no. 0 | scale @ A3 B | issue B | drawn RK |
|----------------------------|--------------------|----------------|-----------------|------------|-------------|


ACCREDITED BUILDING DESIGNER

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admin@rkdesigns.com.au
02 9633 4797
abn. 393 300 330 53
spaces designed for life

RK
DESIGNS



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RK
DESIGNS



SITE AREA = 1353 qm

OPEN SPACE
REQUIRED TOTAL OPEN SPACE = 60 % OF THE SITE AREA = 811.8 sqm
(MINIMUM WIDTH NOT LESS THAN 3 METRES)
PROPOSED OPEN SPACE = 857.7 sqm

LANDSCAPED AREA
REQUIRED LANDSCAPING = 40 % OPEN SPACE = 324.72sqm
(MINIMUM WIDTH NOT LESS THAN 1 METRES)
PROPOSED LANDSCAPED AREA = 857.7 sqm
PROPOSED LANDSCAPED AREA AS % OF OPEN SPACE = 100%

FSR
MAXIMUM REQUIRED FSR = 0.4:1 = 541sqm
PROPOSED FLOOR AREA = 196sqm = 0.14:1

THEREFORE, THE PROPOSAL COMPLIES WITH THE REQUIRMENTS OF THE DEVELOPMENT CONTROL PLAN



northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2020/0583

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project
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PRINCES PROMENADE SEAFORTH NSW 2092 LOT 139
DP 4889

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Bungalow Homes



drawing
AREA CALCULATIONS

| | | | | | |
|------------|------------|-----------|------------|-------|-------|
| project no | date | sheet no. | scale @ A3 | issue | drawn |
| 20-15 | Issue Date | 5 | 1 : 200 | B | RK |



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