



DA AREA CALCULATIONS COMPLIANCE TABLE (m2)		
SITE AREA		
CONTROL	-	Landscaped Area 50% minimum = 1048.5m2
PROPOSED	2097 m2	955.24m2 + 6% of site (125.82m2) = 1081.06m2 (51.5%)
COMPLIANCE	N/A	YES

outline of No 18 Florida Rd
currently under construction
as per CC No CC0168/17


existing driveway to be
demolished as per CC No
CC0168/17

layback in accordance with
councils requirements

new vehicular crossing
and driveway to councils
requirements, refer A11
for details

relocate overhead power
line and pole as shown

LANDSCAPED AREA = 955.24 m2



CADENCE & CO DESIGN
PTY LTD
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Terrey Hills, NSW, 2084,
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E info@cadenceandco.com.au
ABN: 12 168 714 752
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REVISION: DATE: REVISION NOTE:

A4 Notification Plans

CLIENT:
Russell & Cindy Aboud
ADDRESS:
39B Ocean Road, Palm Beach
Being LOT 1 in D.P. 712236

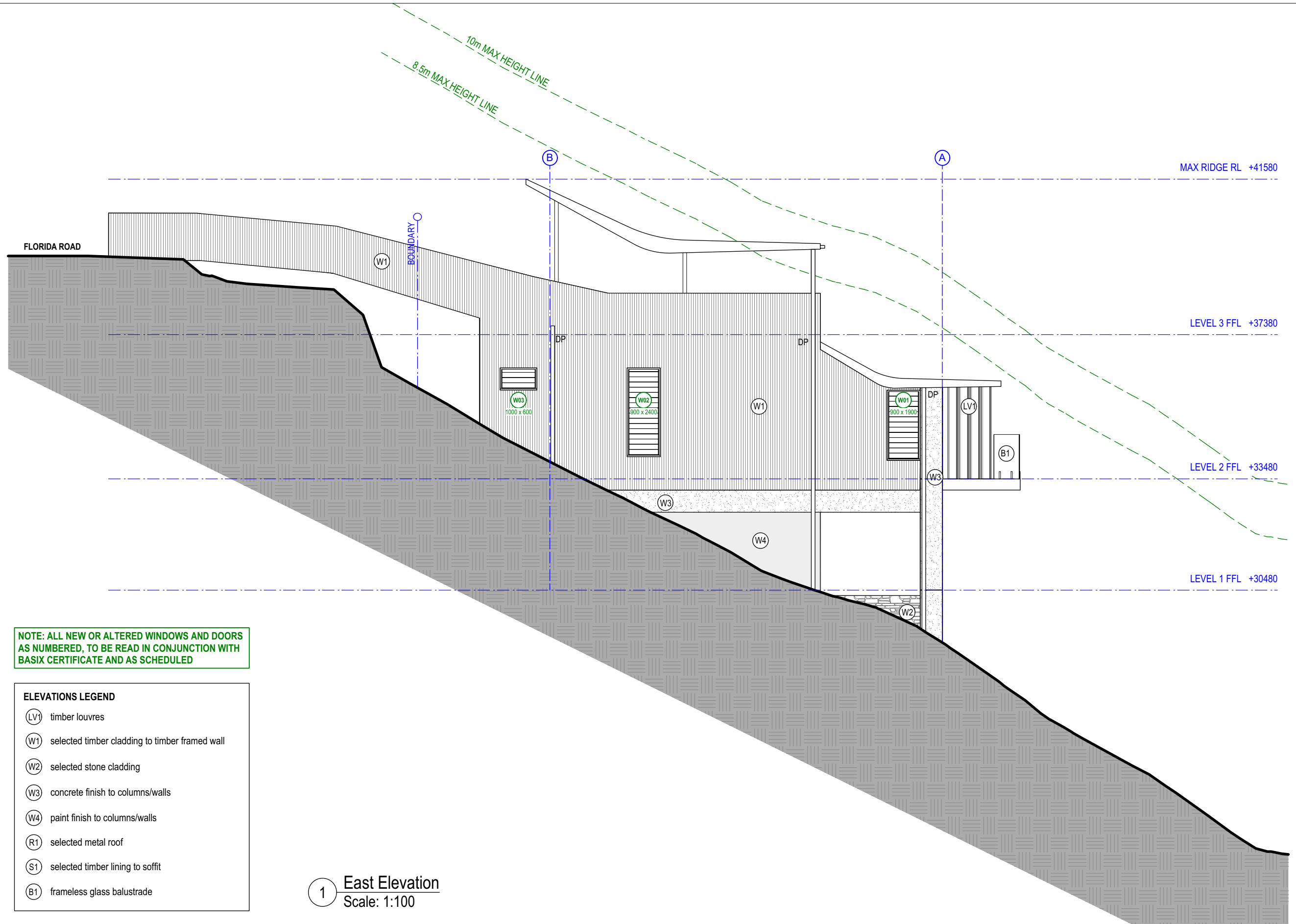
CLIENT:
Russell & Cindy Aboud
ADDRESS:
39B Ocean Road, Palm Beach
Being LOT 1 in D.P. 712236

DRAWING:
Site Plan & Area Calculations
PROJECT:
Garage and Studio
PROJECT NO:
ABO 0518
ISSUE TYPE:
DA1

DRAWN:
MZ
CHKD:
SCALE @ A3:
1:250
ISSUE DATE:
23/4/19
REVISION:

SHEET NO:
A02


GENERAL NOTES: ALL RL'S SHOWN ARE FINISHED LEVELS, BUILDER TO PROVIDE SET DOWNS & ALLOWANCES AS REQUIRED. ALL OPENING DIMENSIONS ARE NOMINAL, BUILDER TO CHECK SIZES ON-SITE BEFORE ORDERING WINDOW AND DOOR UNITS.



NOTE: ALL NEW OR ALTERED WINDOWS AND DOORS AS NUMBERED, TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND AS SCHEDULED

- ELEVATIONS LEGEND
- (LV1) timber louvres
 - (W1) selected timber cladding to timber framed wall
 - (W2) selected stone cladding
 - (W3) concrete finish to columns/walls
 - (W4) paint finish to columns/walls
 - (R1) selected metal roof
 - (S1) selected timber lining to soffit
 - (B1) frameless glass balustrade

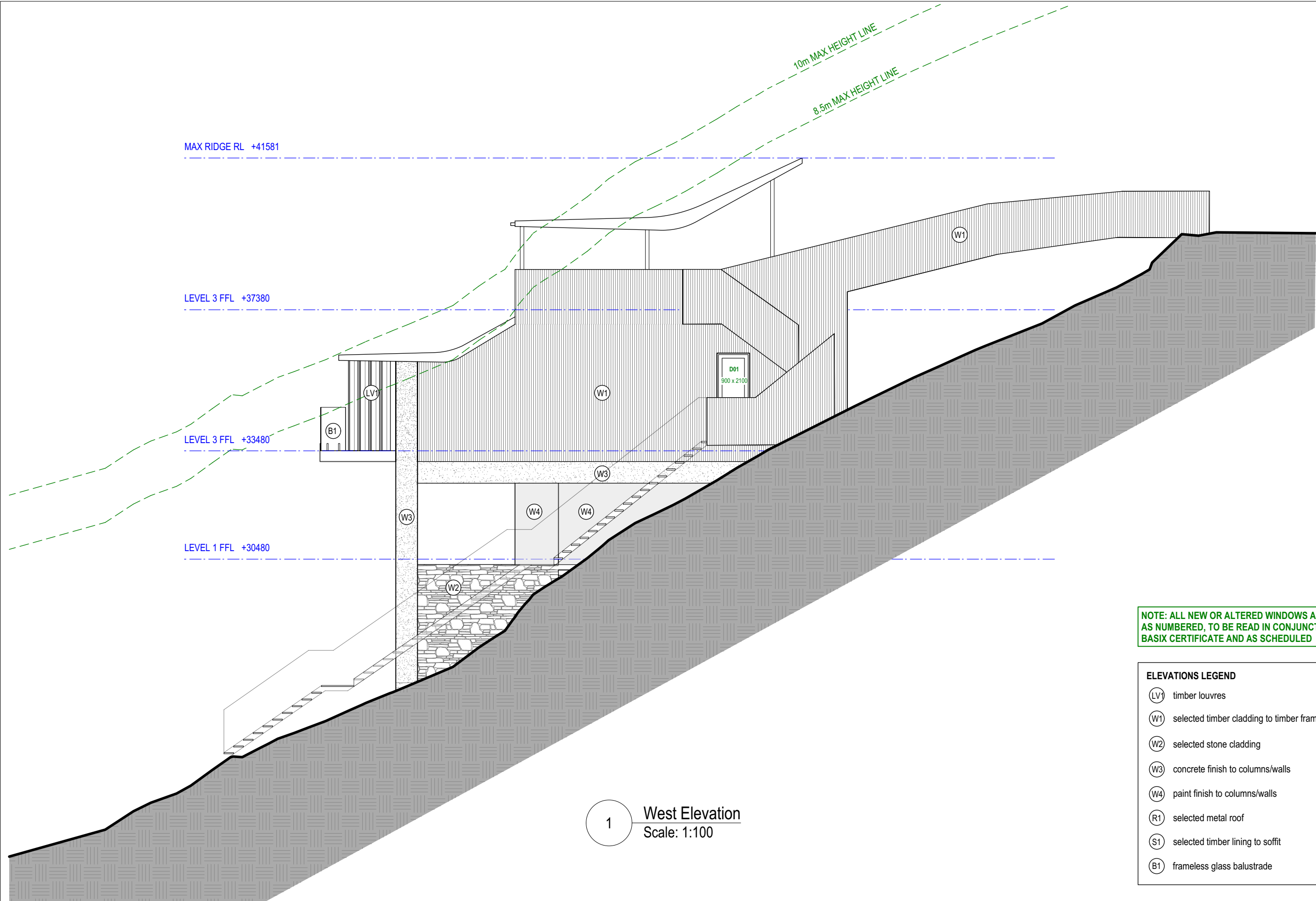
1 East Elevation
Scale: 1:100

 CADENCE & CO	CADENCE & CO DESIGN PTY LTD	REVISION: DATE: REVISION NOTE:	CLIENT: Russell & Cindy Aboud	DRAWING: East Elevation		DRAWN: MZ	SHEET NO: A07
	Suite 7, 287 Mona Vale Rd, Terrey Hills, NSW, 2084, P 94501950 E info@cadenceandco.com.au			PROJECT: Garage and Studio		CHKD:	SCALE @ A3: 1:100
	ABN: 12 168 714 752 Copyright © CADENCE & CO DESIGN PTY LTD			PROJECT NO: ABO 0518	ISSUE TYPE: DA1	ISSUE DATE: 23/4/19	REVISION:

A4 Notification Plans							
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A4 Notification Plans



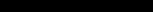
NOTE: ALL NEW OR ALTERED WINDOWS AND DOORS AS NUMBERED, TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND AS SCHEDULED

ELEVATIONS LEGEND

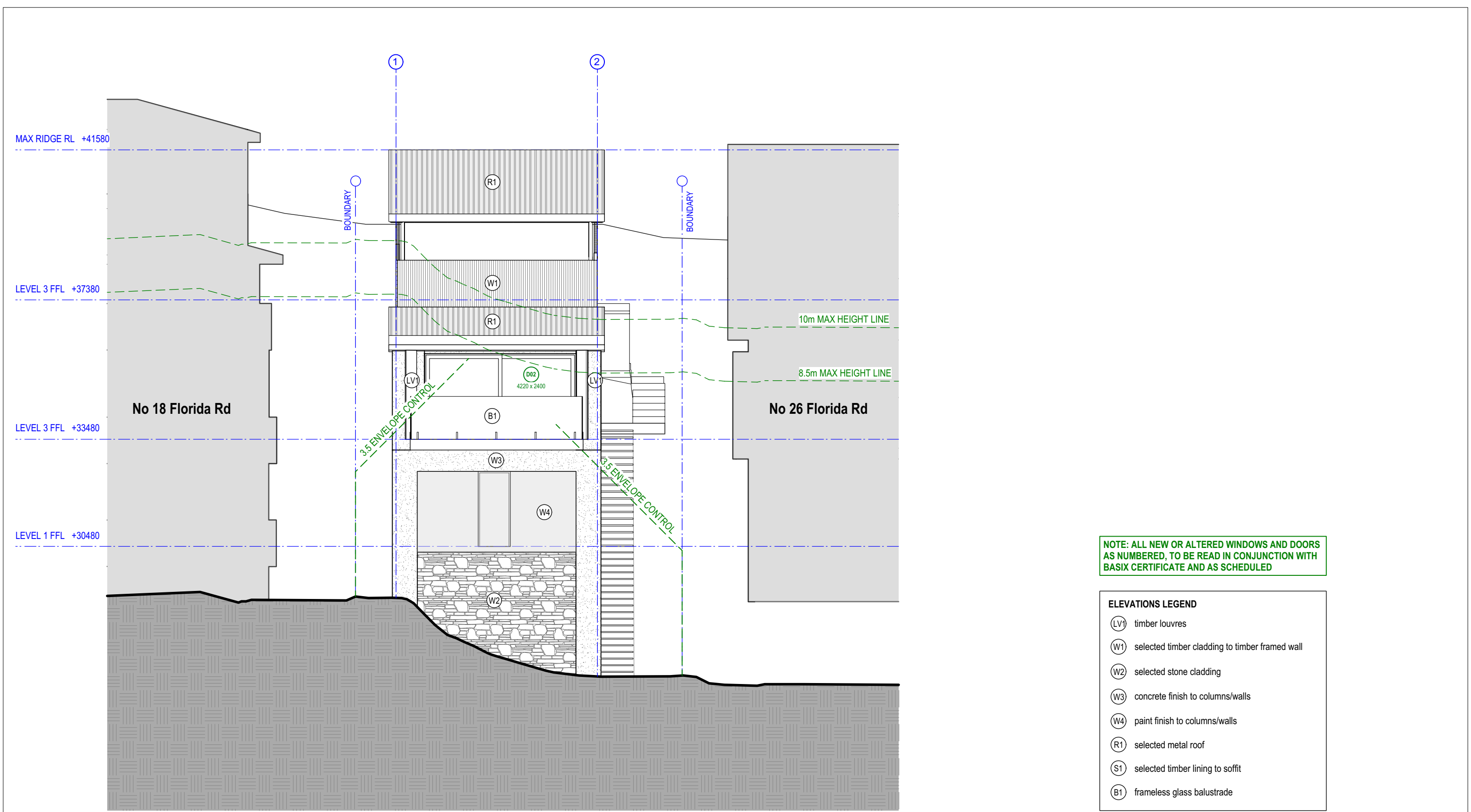
- (LV1) timber louvres
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1

West Elevation
Scale: 1:100

 CADENCE & CO	CADENCE & CO DESIGN PTY LTD	REVISION: DATE: REVISION NOTE:	CLIENT: Russell & Cindy Aboud	DRAWING: West Elevation	DRAWN: MZ	SHEET NO: A08	
	Suite 7, 287 Mona Vale Rd, Terrey Hills, NSW, 2084, P 94501950 E info@cadenceandco.com.au			PROJECT: Garage and Studio	CHKD:	SCALE @ A3: 1:100	
	ABN: 12 168 714 752 Copyright © CADENCE & CO DESIGN PTY LTD			PROJECT NO: ABO 0518	ISSUE TYPE: DA1	ISSUE DATE: 23/4/19	REVISION:
	A4 Notification Plans						

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1 North Elevation
Scale: 1:100

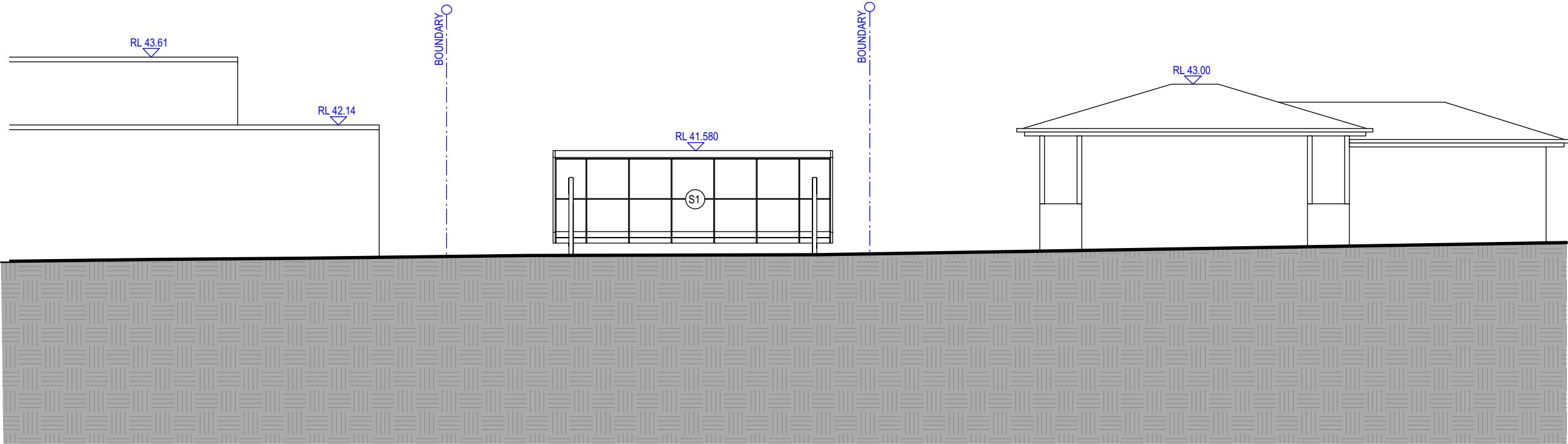
	CADENCE & CO DESIGN PTY LTD Suite 7, 287 Mona Vale Rd, Terrey Hills, NSW, 2084, P 94501950 E info@cadenceandco.com.au ABN: 12 168 714 752 Copyright © CADENCE & CO DESIGN PTY LTD	REVISION: DATE: REVISION NOTE: A4 Notification Plans	CLIENT: Russell & Cindy Aboud		DRAWING: North Elevation	DRAWN: MZ	SHEET NO: A09
			ADDRESS: 39B Ocean Road, Palm Beach Being LOT 1 in D.P. 712236		PROJECT: Garage and Studio	CHKD:	SCALE @ A3: 1:100
					PROJECT NO: ABO 0518	ISSUE TYPE: DA1	REVISION:
						ISSUE DATE: 23/4/19	

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No 26 Florida Rd

No 39B Ocean Rd

No 18 Florida Rd



1

Streetscape Elevation
Scale: 1:100

ELEVATIONS LEGEND

- (LV1) timber louvres
- (W1) selected timber cladding to timber framed wall
- (W2) selected stone cladding
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A4 Notification Plans

CLIENT:
Russell & Cindy Aboud

ADDRESS:
39B Ocean Road, Palm Beach
Being LOT 1 in D.P. 712236

DRAWING:
South/Streetscape Elevation

PROJECT:
Garage and Studio

PROJECT NO: ABO 0518
ISSUE TYPE: DA1

DRAWN: MZ
SHEET NO: A10

CHKD: SCALE @ A3: 1:100

ISSUE DATE: 23/4/19
REVISION:

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