

LOT AREA: 628.96 m²

AREA OF EXISTING STRUCTURES: 215.43 m²

AREA OF PROPOSED CARPORT: 38.97 m²

GROSS FLOOR AREA: 215.43 m²

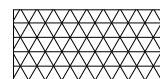

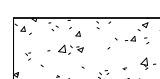
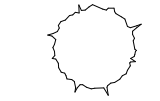
CURRENT FSR : 0.34 : 1

CURRENT NATURAL LANDSCAPING: 413.53 m²

MAXIMUM SITE AREA @60% OF SITE: 377.38 m²

MINIMUM 20% OF SITE WITH PERMEABLE SURFACE: 125.79 m²

MINIMUM PERMEABLE SURFACE PROVIDED: 356.46 m²

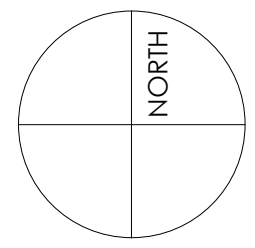
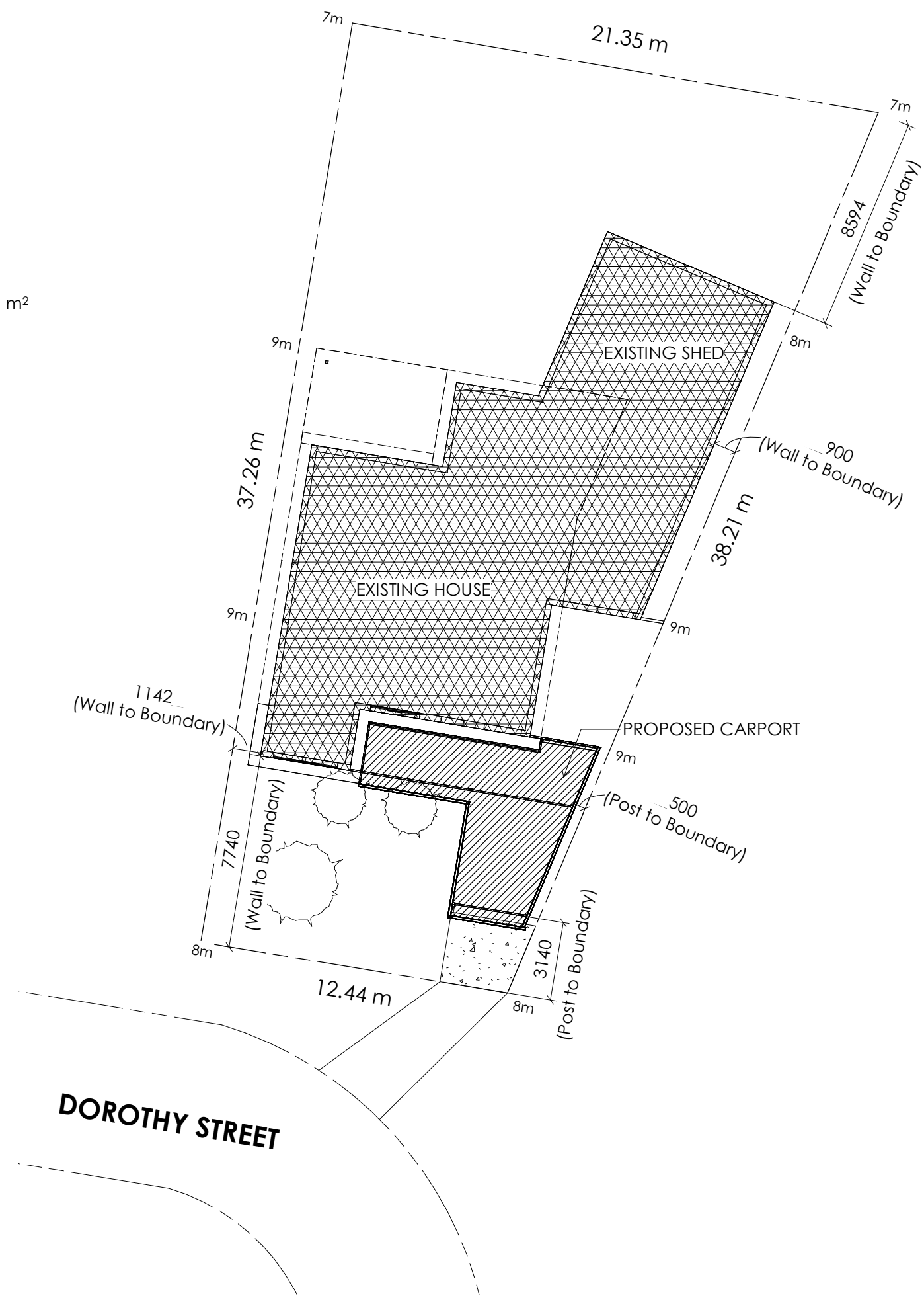
-  - EXISTING STRUCTURES
-  - PROPOSED STRUCTURES
-  - EXISTING DRIVEWAY
-  - EXISTING TREES



northern
beaches
council

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

DA2021/2261



PRODUCT AND MATERIALS


CONTRACT NO.

POSTS	:	WHITE
BEAMS	:	WHITE
ROOFING	:	DUNE TOP / WHITE BOTTOM
DOWNPIPE	:	WHITE
GUTTER	:	SHALE GREY
FLASHINGS	:	SHALE GREY

Notes:

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REV	DESCRIPTION	BY	DATE
STATUS: ARCHITECTURAL DRAWING ONLY NOT FOR CONSTRUCTION USE			



Anthony Jay Way, Double-U Joint Pty Ltd,
PO Box 603, Byron Bay, NSW 2481, 0415 730 816
ABN: 37 054 828 027, BLN: NSW 31491

CUIENT:

Ken & Stephanie Grady
10 Dorothy Street,
Cromer, NSW 2099
Lot: 22 DP: 221132

BUILDER:

Spanline
PO Box 603, Byron Bay, NSW 2481

SITE:

10 Dorothy Street,
Cromer, NSW 2099
Lot: 22 DP: 221132

TITLE:

SITE PLAN

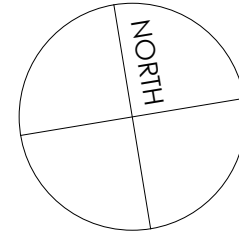
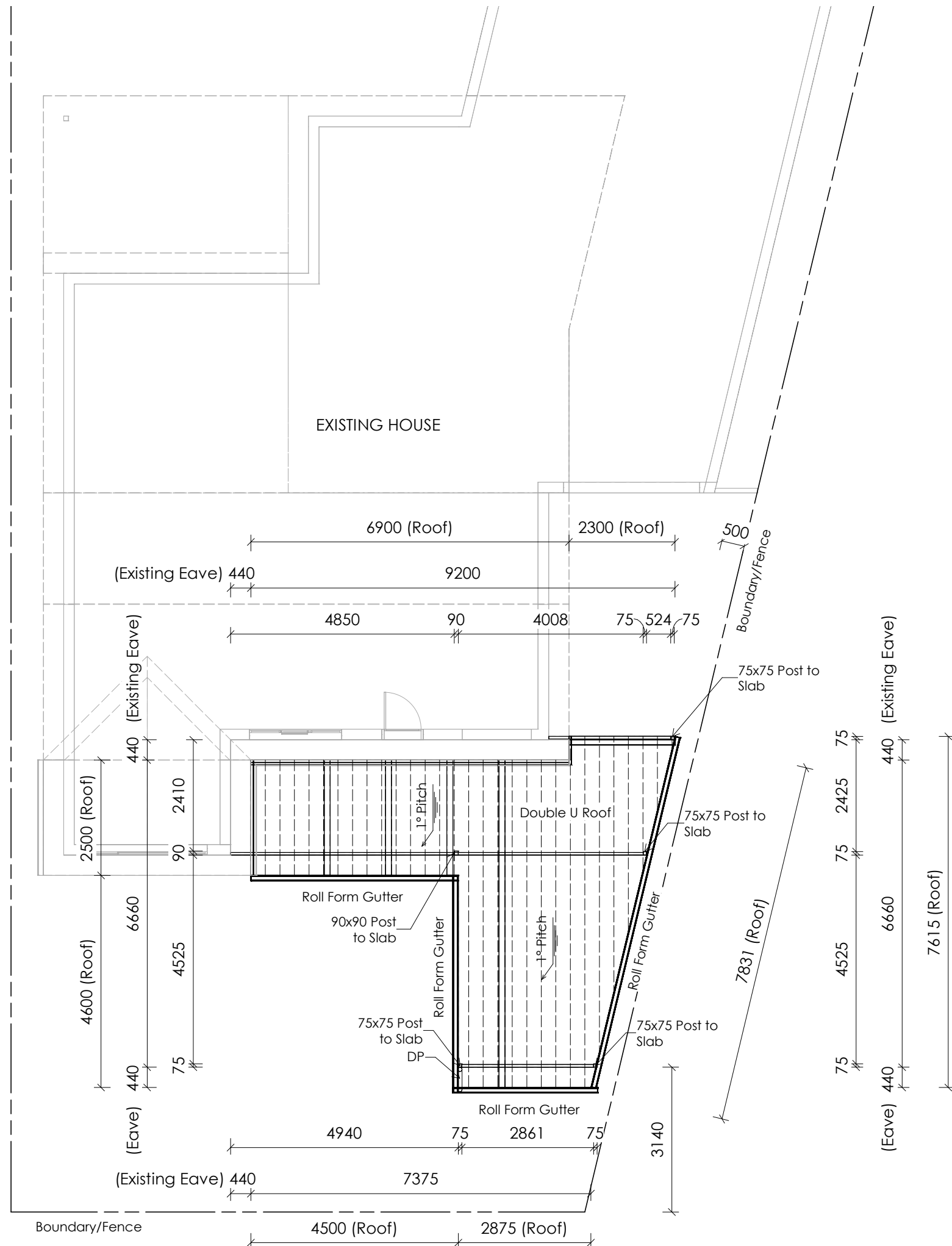
SCALE AT A3: 1 : 200	DATE: 09/09/2021	DRAWN: SYN	CHECKED:
PROJECT NO:	DRAWING NO: 200	REVISION: A	



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PRODUCT AND MATERIALS

CONTRACT NO. XXXXXX

POSTS	:	WHITE
BEAMS	:	WHITE
ROOFING	:	DUNE TOP / WHITE BOTTOM
DOWNPIPE	:	WHITE
GUTTER	:	SHALE GREY
FLASHINGS	:	SHALE GREY

Notes:

'Double U' Roof Sheet

Beams 150x60 RFB

Posts 90x90, 75x75

Roll Form Gutter

90Ø PVC Downpipe

Posts Fixing to slab

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REV	DESCRIPTION	BY	DATE
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CLIENT:

Ken & Stephanie Grady
10 Dorothy Street,
Cromer, NSW 2099
Lot: 22 DP: 221132

BUILDER:

Spanline
PO Box 603, Byron Bay, NSW 2481

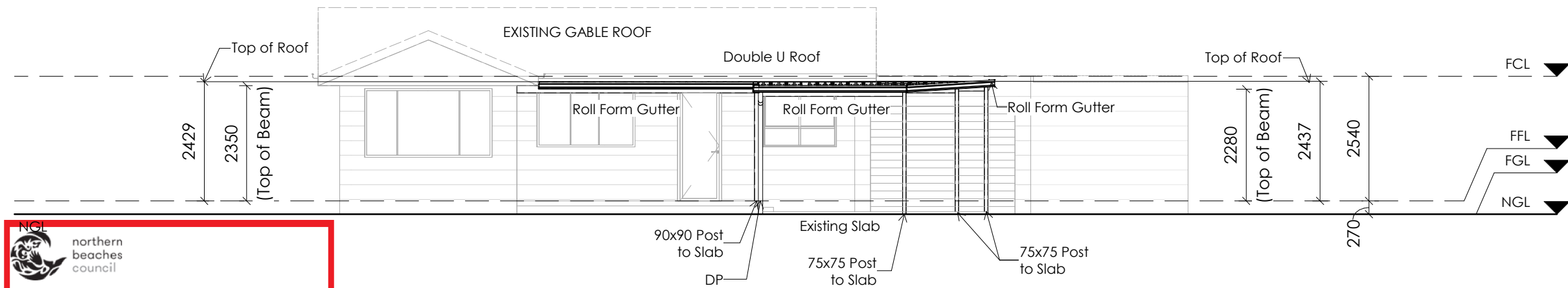
SITE:

10 Dorothy Street,
Cromer, NSW 2099
Lot: 22 DP: 221132

TITLE:

OVERALL FLOOR PLAN

SCALE AT A3: 1 : 100	DATE: 09/09/2021	DRAWN: SYN	CHECKED:
PROJECT NO:	DRAWING NO: 300A	REVISION:	A

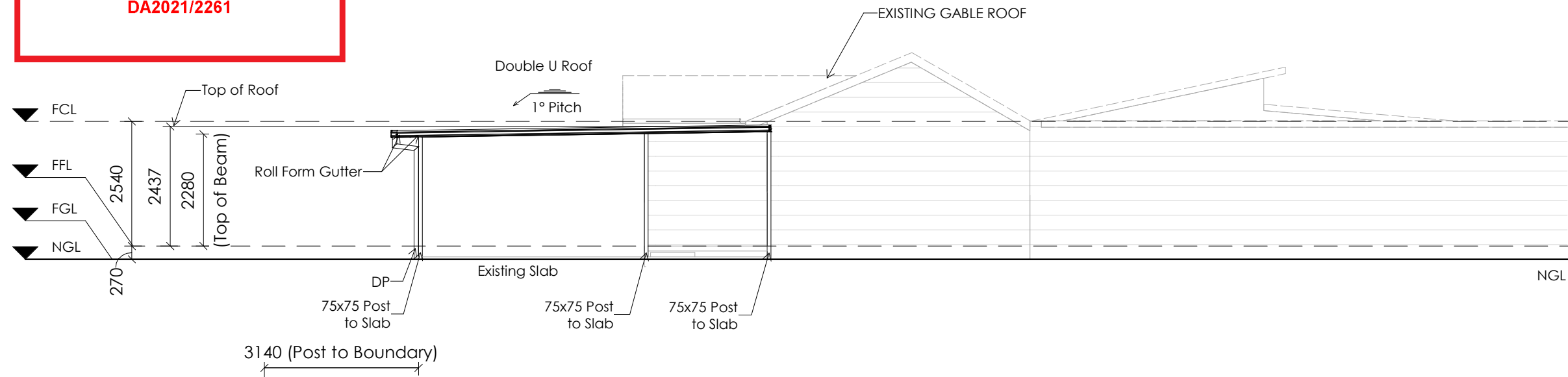


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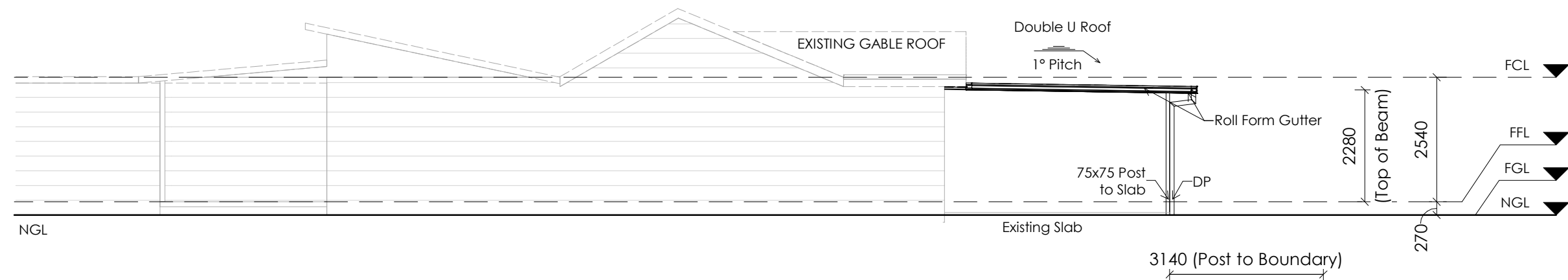
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SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

PRODUCT AND MATERIALS

CONTRACT NO.

POSTS : WHITE
BEAMS : WHITE
ROOFING : DUNE TOP / WHITE BOTTOM
DOWNPIPE : WHITE
GUTTER : SHALE GREY
FLASHINGS : SHALE GREY

Notes:

'Double U' Roof Sheet
Beams 150x60 RFB
Posts 90x90, 75x75
Roll Form Gutter
90Ø PVC Downpipe
Posts Fixing to slab

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REV	DESCRIPTION	BY	DATE
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STATUS: **ARCHITECTURAL DRAWING ONLY
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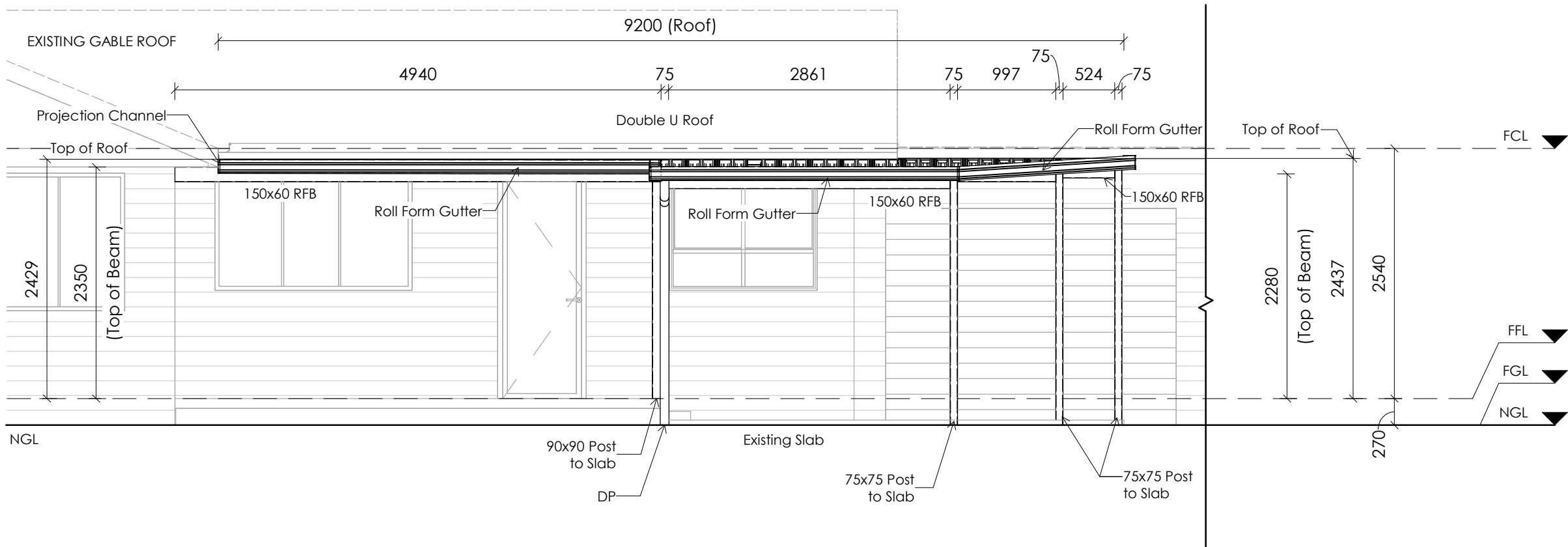
CLIENT: **Ken & Stephanie Grady**
10 Dorothy Street,
Cromer, NSW 2099
Lot: 22 DP: 221132

BUILDER: **Spanline**
PO Box 603, Byron Bay, NSW 2481

SITE: 10 Dorothy Street,
Cromer, NSW 2099
Lot: 22 DP: 221132

TITLE: **OVERALL ELEVATIONS**

SCALE AT A3: 1 : 100	DATE: 09/09/2021	DRAWN: SYN	CHECKED:
PROJECT NO:	DRAWING NO: 400A	REVISION:	A



SOUTH ELEVATION

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

DA2021/2261

PRODUCT AND MATERIALS
CONTRACT NO.

- POSTS : WHITE
- BEAMS : WHITE
- ROOFING : DUNE TOP / WHITE BOTTOM
- DOWNPIPE : WHITE
- GUTTER : SHALE GREY
- FLASHINGS : SHALE GREY

Notes:

- 'Double U' Roof Sheet
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- Posts 90x90, 75x75
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REV	DESCRIPTION	BY	DATE

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BUILDER: **Spanline**
PO Box 603, Byron Bay, NSW 2481

SITE:
10 Dorothy Street,
Cromer, NSW 2099
Lot: 22 DP: 221132

TITLE: **SOUTH ELEVATION**

SCALE AT A3: 1 : 50	DATE: 09/09/2021	DRAWN: SYN	CHECKED:
PROJECT NO:	DRAWING NO: 400C	REVISION:	A