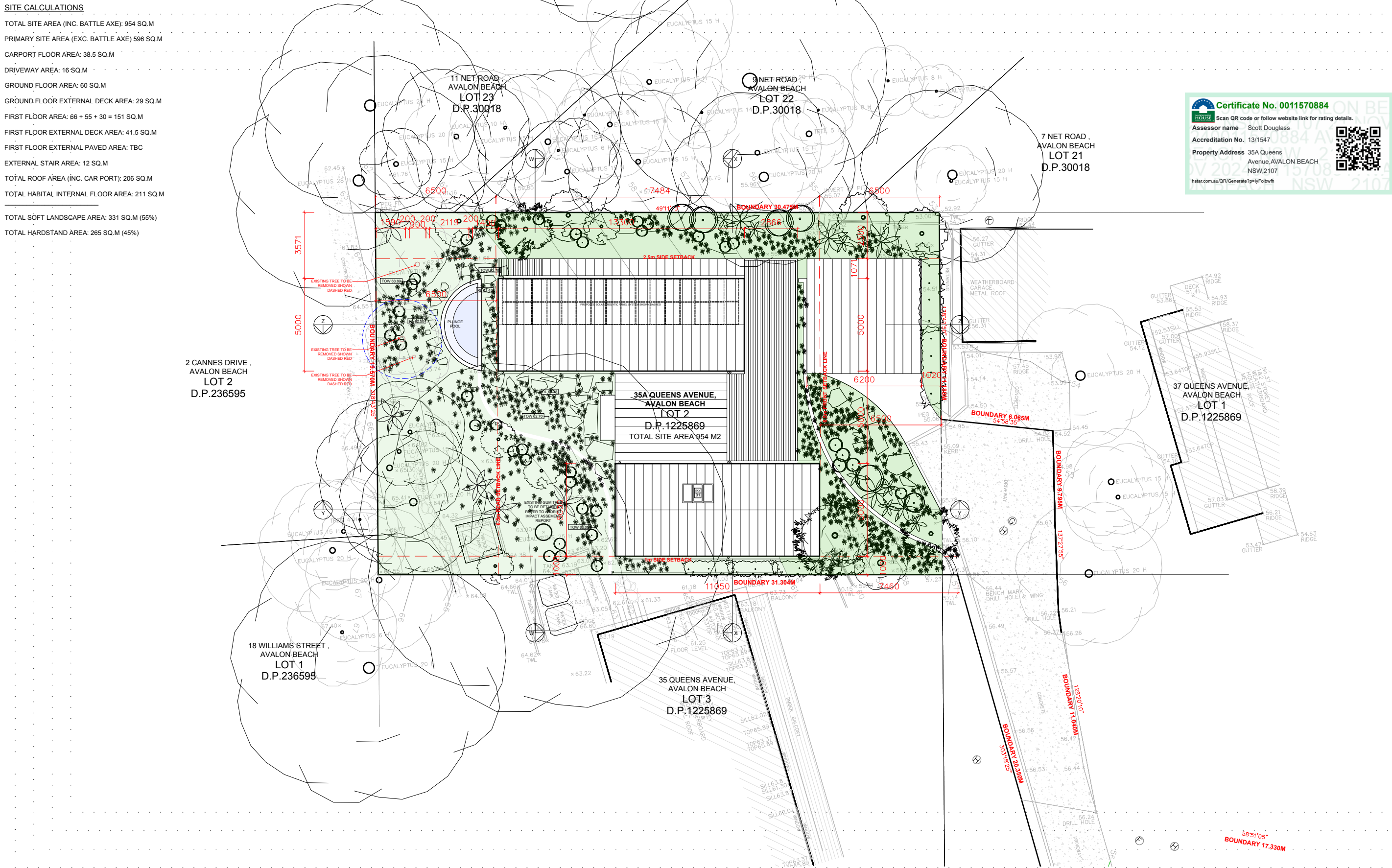


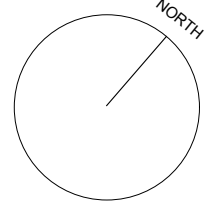

SITE CALCULATIONS

TOTAL SITE AREA (INC. BATTLE AXE): 954 SQ.M
 PRIMARY SITE AREA (EXC. BATTLE AXE) 596 SQ.M
 CARPORT FLOOR AREA: 38.5 SQ.M
 DRIVEWAY AREA: 16 SQ.M
 GROUND FLOOR AREA: 60 SQ.M
 GROUND FLOOR EXTERNAL DECK AREA: 29 SQ.M
 FIRST FLOOR AREA: 66 + 55 + 30 = 151 SQ.M
 FIRST FLOOR EXTERNAL DECK AREA: 41.5 SQ.M
 FIRST FLOOR EXTERNAL PAVED AREA: TBC
 EXTERNAL STAIR AREA: 12 SQ.M
 TOTAL ROOF AREA (INC. CAR PORT): 206 SQ.M
 TOTAL HABITAT INTERNAL FLOOR AREA: 211 SQ.M
 TOTAL SOFT LANDSCAPE AREA: 331 SQ.M (55%)
 TOTAL HARDSTAND AREA: 265 SQ.M (45%)

Certificate No. 0011570884
 Scan QR code or follow website link for rating details.
 Assessor name: Scott Douglass
 Accreditation No. 13/1547
 Property Address: 35A Queens Avenue, Avalon Beach, NSW 2107
 hslar.com.au/QR/Generate?priority=low

SITE PLAN 1:100 @ A1 OR 1:200 @ A3

	<p>LEGEND:</p> <p>7.03 DENOTES EXISTING SPOT LEVEL</p> <p>RL 7.10 DENOTES PROPOSED LEVEL</p> <p>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. CONCEPT DESIGN ONLY. NOTE: DO NOT SCALE OFF THIS DRAWING NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE NCC. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS. NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p>	<p>KEY:</p> <p> DENOTES AREA OF SHADOW CAST AS A RESULT OF THE PROPOSED DWELLING</p>	<p>PROJECT: PROPOSED NEW DWELLING</p>	<p>PROJECT STAGE: DA</p>	<p>DATE OF ISSUE: 10.01.2024</p>	<p>RAW D AND C</p> <p>Daniel Raymond Architect NSW Reg. #9788 dan@rawdandc.com 0409 369 275</p> <p>Travers Williams Builder Lic No. 235416C trav@rawdandc.com 0421 904 523</p> <p>NOTE: THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</p>
	<p>CLIENT: TREGONING</p>	<p>DRAWING TITLE: SITE PLAN</p>	<p>DRAWING NO.: DA-000</p>			
	<p>LOCATION: 35A QUEENS AVE, AVALON BEACH, NSW.</p>	<p>SCALE: 1:100 @ A3</p>	<p>REVISION:</p>			