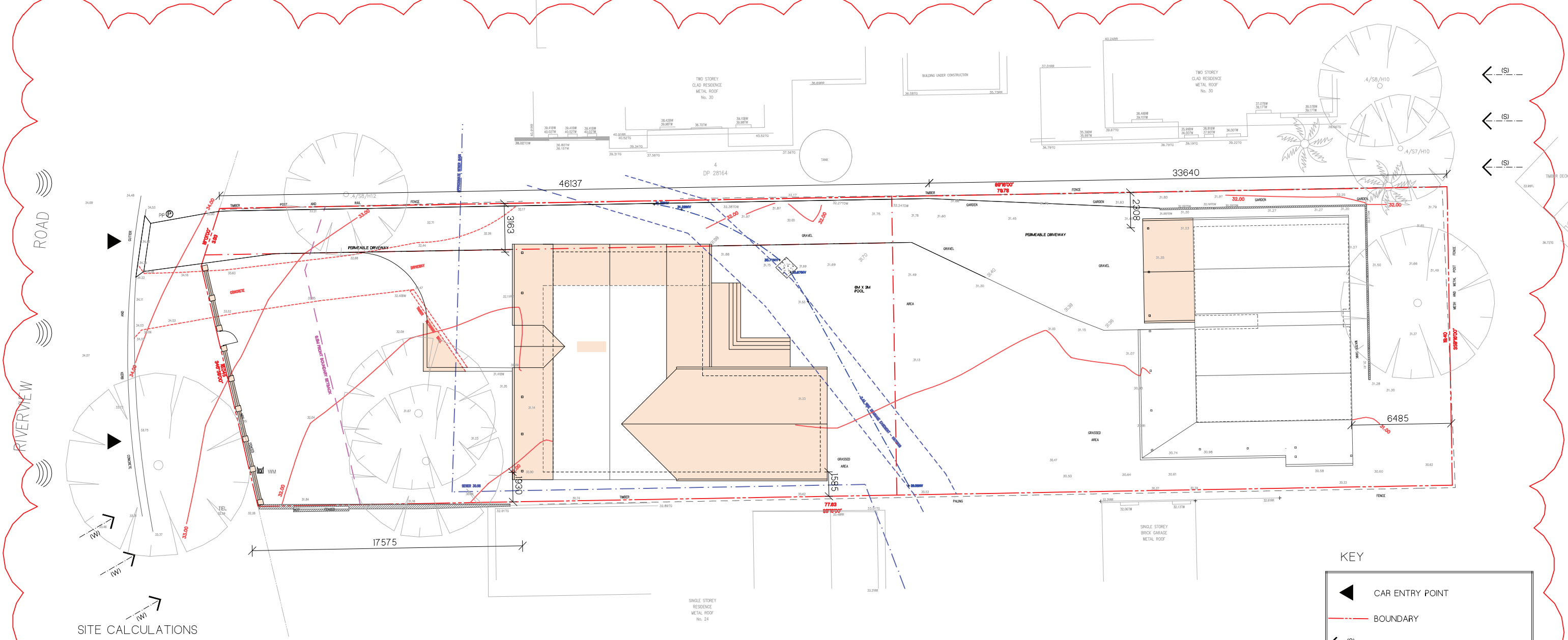


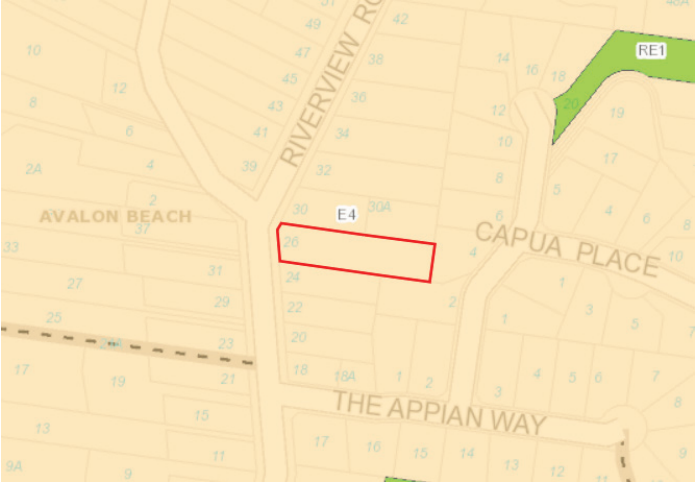


SITE CALCULATIONS

	Required	Proposed
Site Area	1537m2	
Floor Space Ratio	N/A	N/A
Setbacks (mm)- HOUSE 1		
-West (front)	6500	17575
-East (rear)	N/A	N/A
-North (side)	2500	3163
-South (side)	1000	1585
Setbacks (mm)- HOUSE 2		
-West (front)	N/A	N/A
-East (rear)	6500	6485
-North (side)	2500	2308
-South (side)	1000	1985
EXISTING RESIDENTIAL AREA	207.4m2	
PROPOSED RESIDENTIAL AREA	309.9m2	
EXISTING HARD SURFACE AREA	552.6m2	
PROPOSED HARD SURFACE AREA	537m2	
PROPOSED LANDSCAPED AREA	922.2m2	947.7m2



AERIAL VIEW OF 26 RIVERVIEW ROAD, AVALON BEACH



ZONING MAP OF 26 RIVERVIEW ROAD, AVALON BEACH

KEY

- CAR ENTRY POINT
- BOUNDARY
- PREVAILING WINDS (summer)
- PREVAILING WINDS (winter)
- WINDOW TO LIVING SPACE IN ADJACENT DWELLING
- EXISTING CONTOURS SLOPE OF LAND
- ROAD NOISE
- PROPOSED DWELLING A
- PROPOSED DWELLING B

