

SITE ANALYSIS PLAN
1:200

LOT	90
DP	17189

AREA CALCULATIONS	
SITE AREA	544.00m ²
EXISTING SECONDARY DWELLING GROSS FLOOR AREA	60.00m ²
PROPOSED DWELLING GROSS FLOOR AREA NOT INCLUDING GARAGE	163.86m ²
DOUBLE GARAGE GROSS FLOOR AREA	37.33m ²
HOME OFFICE/GYM GROSS FLOOR AREA	20.10m ²

PRIVATE OPEN SPACE	
PRIMARY DWELLING	82.70m ²
SECONDARY DWELLING	96.93m ²

TRUE NORTH:

NOTES:

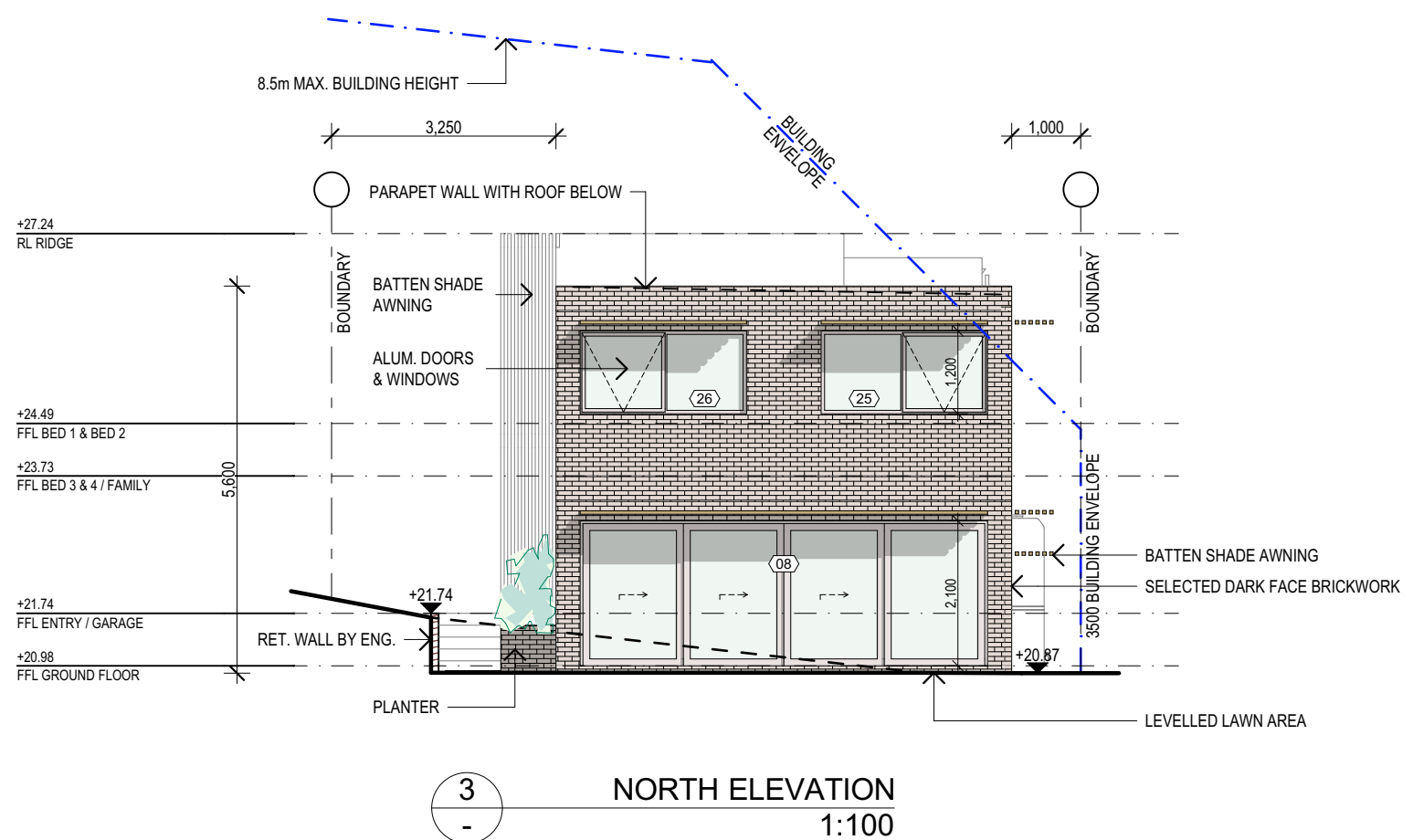
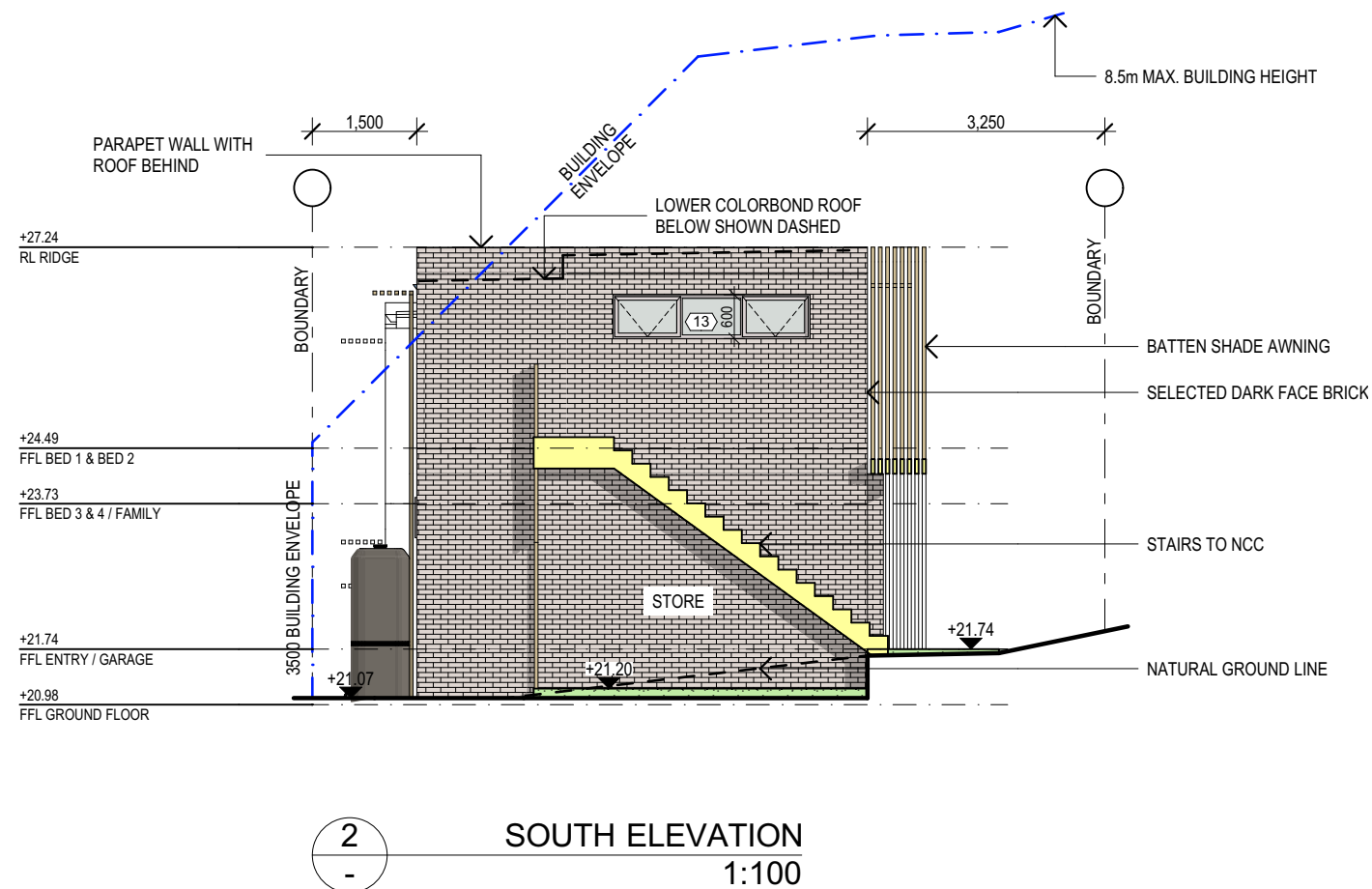
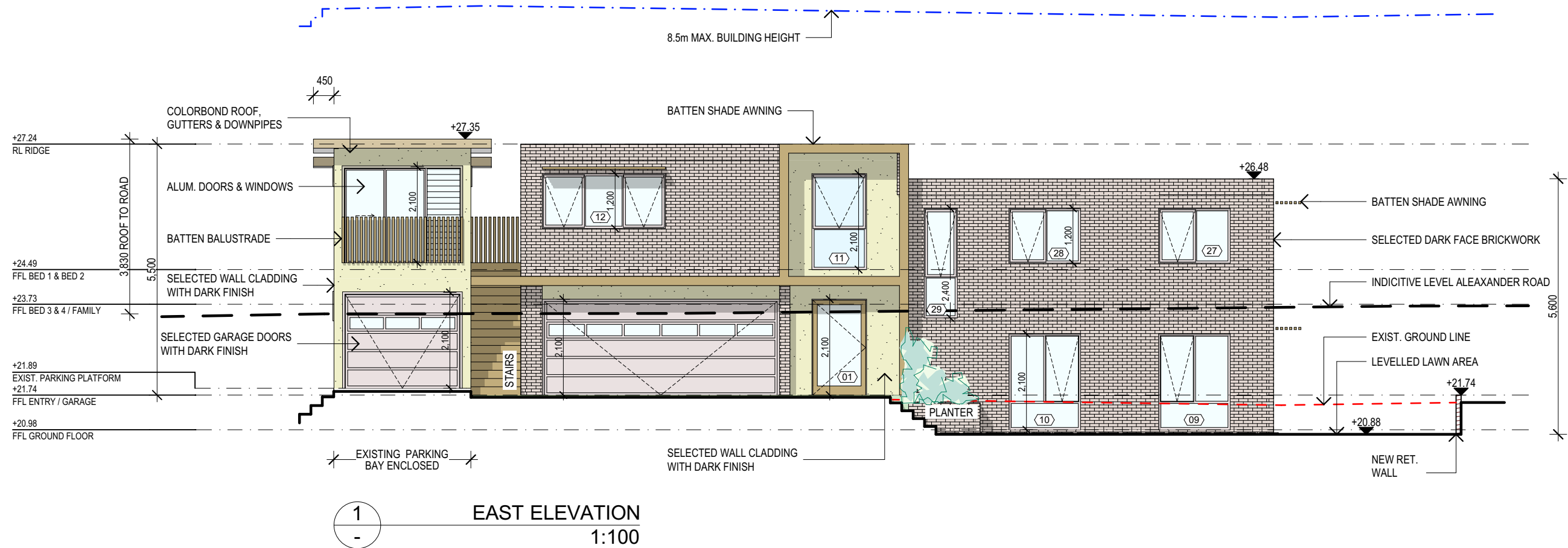
- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the relevant SAA Codes of Practice, the Building Code of Australia and local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

JJ Drafting

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REV:	DATE:	DESCRIPTION:
A	07.01.20	EXTRA NOTES

PROJECT DETAILS: PROPOSED NEW HOUSE 34 WHALE BEACH ROAD, AVALON 2107	DATE: NOV/19	DRAWN BY: AHB	SCALE: 1:200 @ A3
DRAWING TITLE: SITE ANALYSIS PLAN	JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.01



NOTES:

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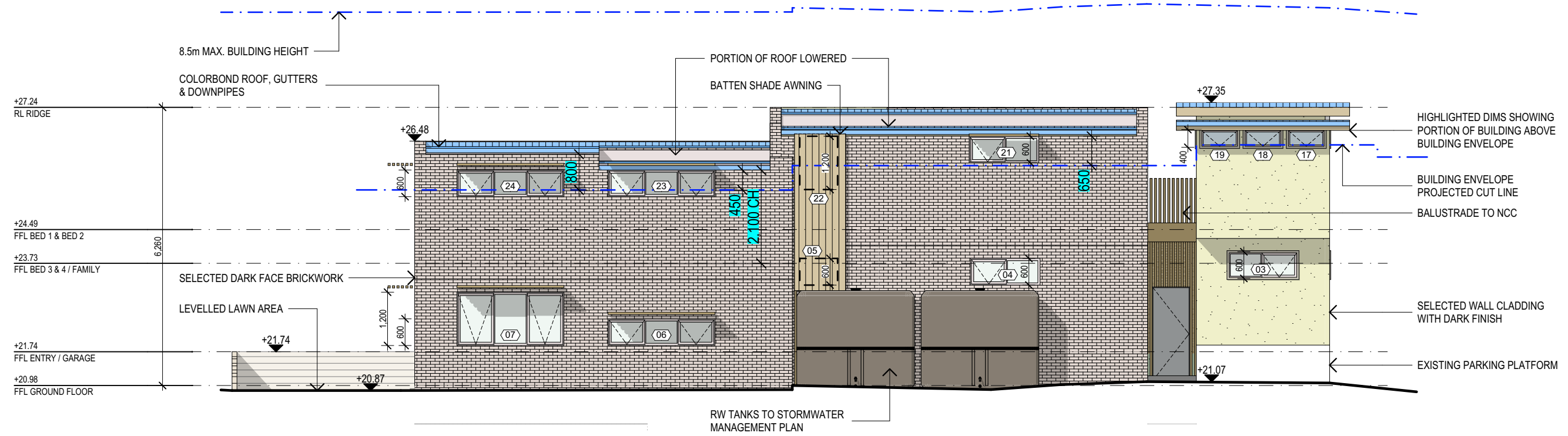
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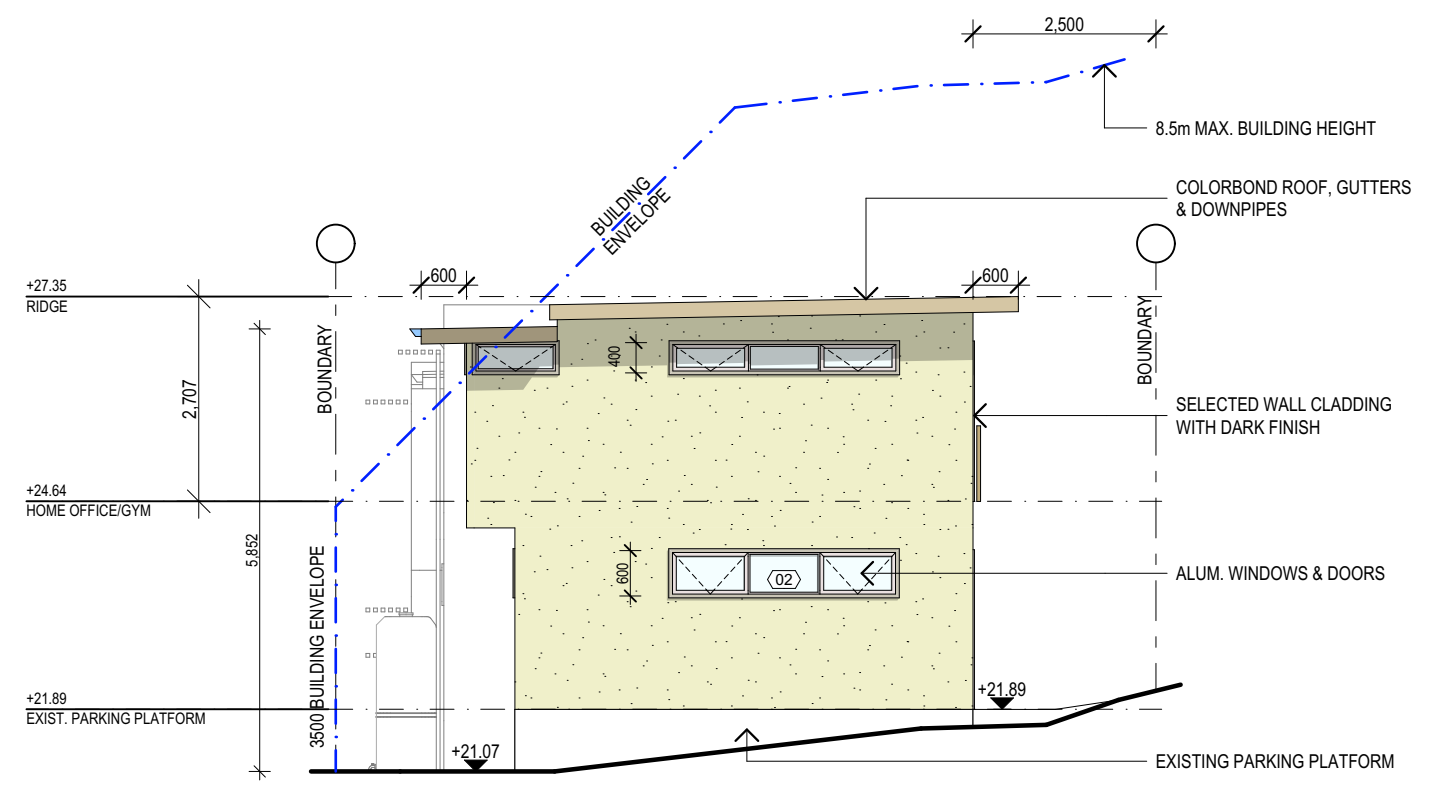
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PROJECT DETAILS:
PROPOSED NEW HOUSE
34 WHALE BEACH ROAD, AVALON 2107
DRAWING TITLE:
ELEVATIONS - SHEET 1

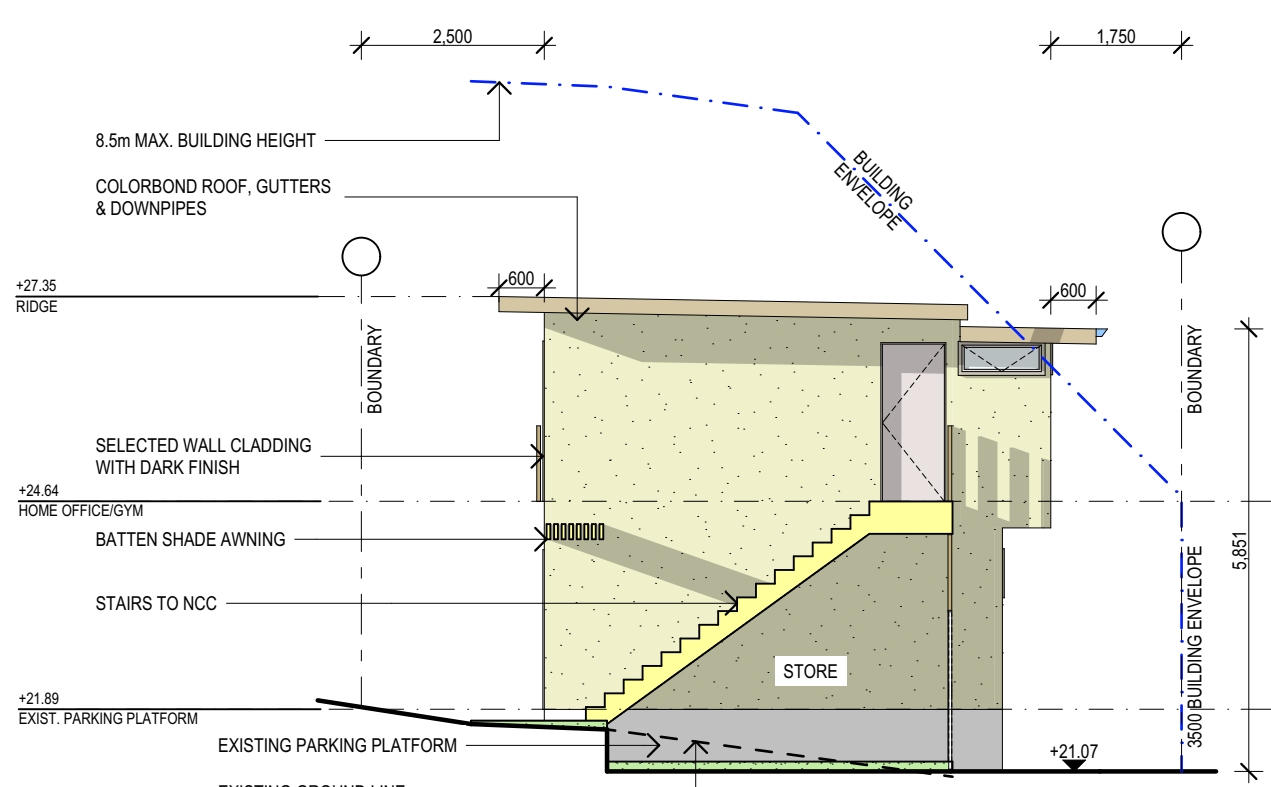
DATE:	DRAWN BY:	SCALE:
NOV/19	AHB	1:100 @ A3
JOB No:	CHECKED BY:	DRAWING No:
692a/19	JJ	DA.05



1
-
WEST ELEVATION
1:100



2
-
SOUTH ELEVATION
1:100



3
-
NORTH ELEVATION
1:100

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PROJECT DETAILS: PROPOSED NEW HOUSE 34 WHALE BEACH ROAD, AVALON 2107
DRAWING TITLE: ELEVATIONS - SHEET 2

DATE: NOV/19	DRAWN BY: AHB	SCALE: 1:100 @ A3
JOB No: 692a/19	CHECKED BY: JJ	DRAWING No: DA.06