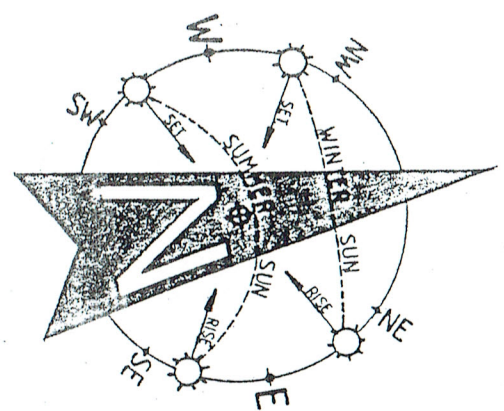


SITE PLAN
LOT 6 IN D.P. 322017



- NOTES:**
1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
 2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

DEVELOPMENT CALCULATIONS		
SITE AREA	669.60 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
FLOOR	154.52	154.52
ROOF	105.48	105.48
CARPORT	36.00	40.20
DECK	18.00	18.00
VERANDAH & STAIRS	33.50	33.50
SHED	11.04	---
DRIVEWAY	8.96	4.76
PAVING	3.16	---
SWIMMING POOL	---	12.00
SECONDARY DWELLING	---	25.65
SD VERANDAH	---	16.78
TOTAL HARD SURFACE	216.14 (32.29%)	256.37 (38.29%)

1 Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
 2 All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
 3 All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
 4 All timber construction to be in accordance with the "TIMBER FRAMING" code.
 5 Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
 6 Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
 7 All electrical power & light outlets to be determined by owner.
 8 Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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 J.D. EVANS and COMPANY PTY. LTD.
 BUILDING DESIGN CONSULTANTS

No.	AMENDMENT	DATE
	DEVELOPMENT CASES AMEND 133	

J.D. EVANS and COMPANY
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 UNIT 7, 6 JUBILEE AVENUE, WARRIEWOOD 2102
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 www.jdeco.com.au email info@jdeco.com.au

PROJECT
**PROPOSED ALTERATIONS/ADDITIONS,
 SWIMMING POOL & SECONDARY DWELLING**
 CLIENT
PIET POELMANN

DATE 18/11/2019	SCALE 1:200
DRAWN JOE	CHECKED
DRAWING No. 2010-1	ISSUE A
	23-3-20