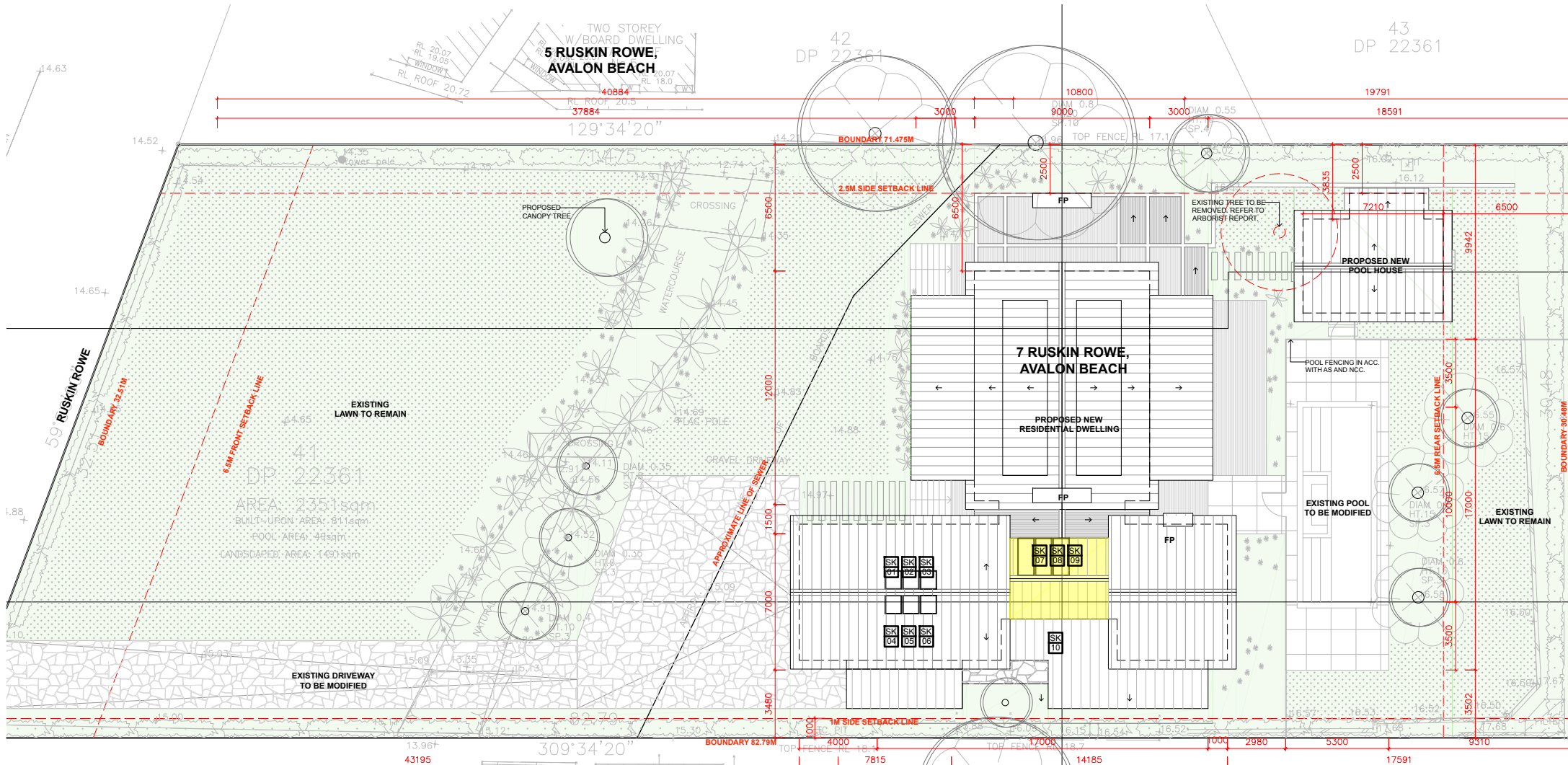
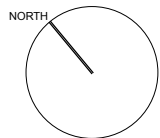




SITE CALCULATIONS			
TOTAL SITE AREA 2351m²			
EXISTING		PROPOSED	
GROUND FLOOR GROSS FLOOR AREA	-	GROUND FLOOR GROSS FLOOR AREA INCL. GARAGE	277.7m²
FIRST FLOOR GROSS FLOOR AREA	-	FIRST FLOOR GROSS FLOOR AREA	130.9m²
TOTAL GROSS FLOOR AREA	-	TOTAL GROSS FLOOR AREA INCL. GARAGE	408.77m²
TOTAL POOL HOUSE GROSS FLOOR AREA	-	TOTAL POOL HOUSE GROSS FLOOR AREA	32m²
TOTAL ROOF AREA	467.3m²	TOTAL ROOF AREA	434.5m²
POOL AREA	73m²	POOL AREA	52m²
TOTAL EXTERNAL DECK AREA	-	TOTAL EXTERNAL DECK AREA	179m²
DRIVEWAY AREA	97m²	DRIVEWAY AREA	236.6m²
HARD SURFACE AREA	844.7m² (36%)	HARD SURFACE AREA	812 m² (34.5%)
SOFT LANDSCAPE AREA	1506.3m²(64%)	SOFT LANDSCAPE AREA	1538m²(65.5%)

SITE PLAN



LEGEND:

- DENOTES EXISTING SPOT LEVEL
- DENOTES PROPOSED LEVEL

NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY.
NOTE: DO NOT SCALE OFF THIS DRAWING
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE B.C.
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS.
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS

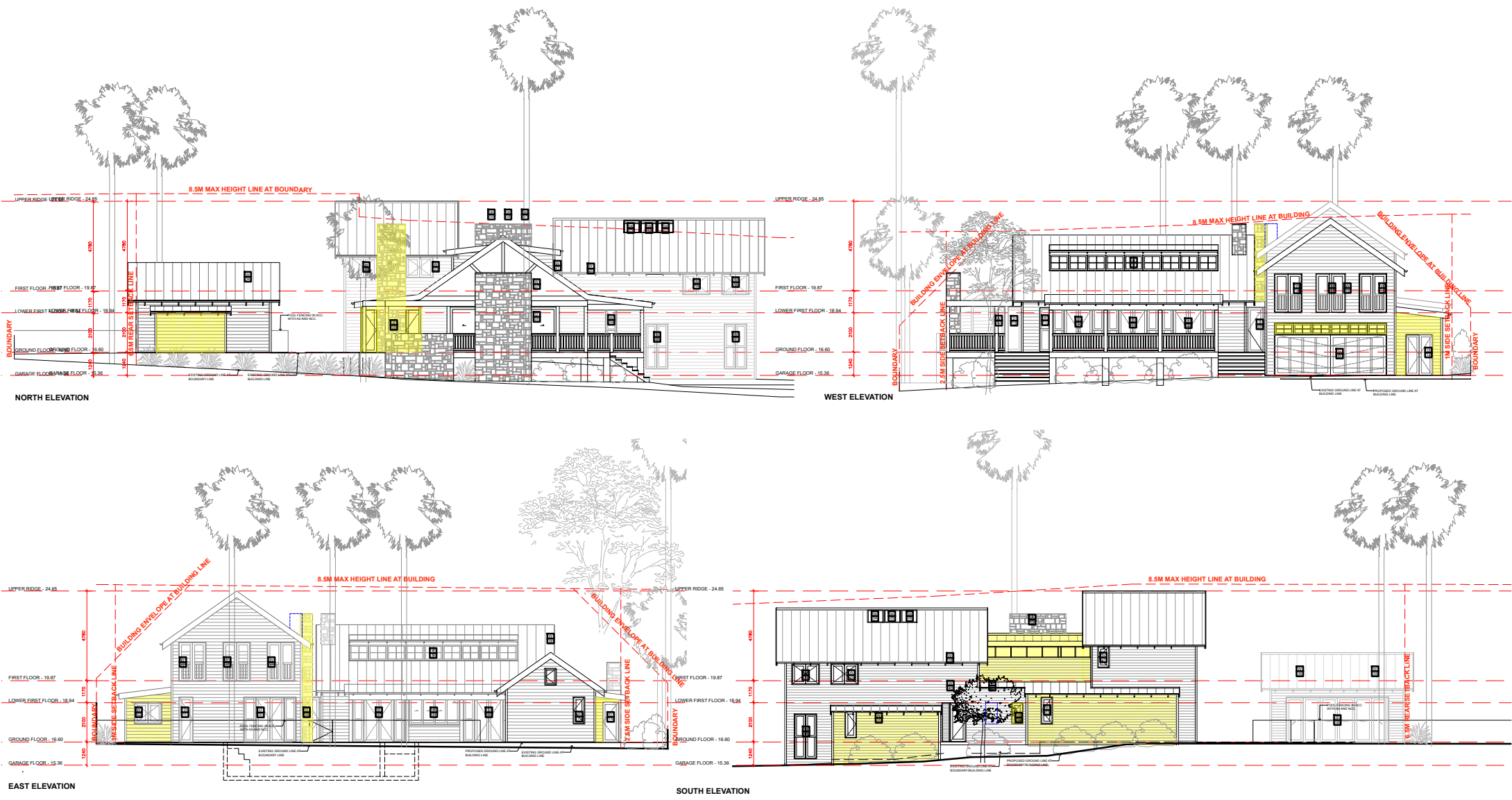
KEY:

- DENOTES OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

NOTIFICATION PLAN ONLY - NOT TO SCALE

7 RUSKIN ROWE, AVALON BEACH, NSW.

PROPOSED NEW RESIDENTIAL DWELLING
INCL. POOL HOUSE, SWIMMING POOL & ASSOCIATED LANDSCAPING



ELEVATION SHEET

LEGEND:

- 7.03 DENOTES EXISTING SPOT LEVEL
- RL 7.10 DENOTES PROPOSED LEVEL

NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY.
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KEY:

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