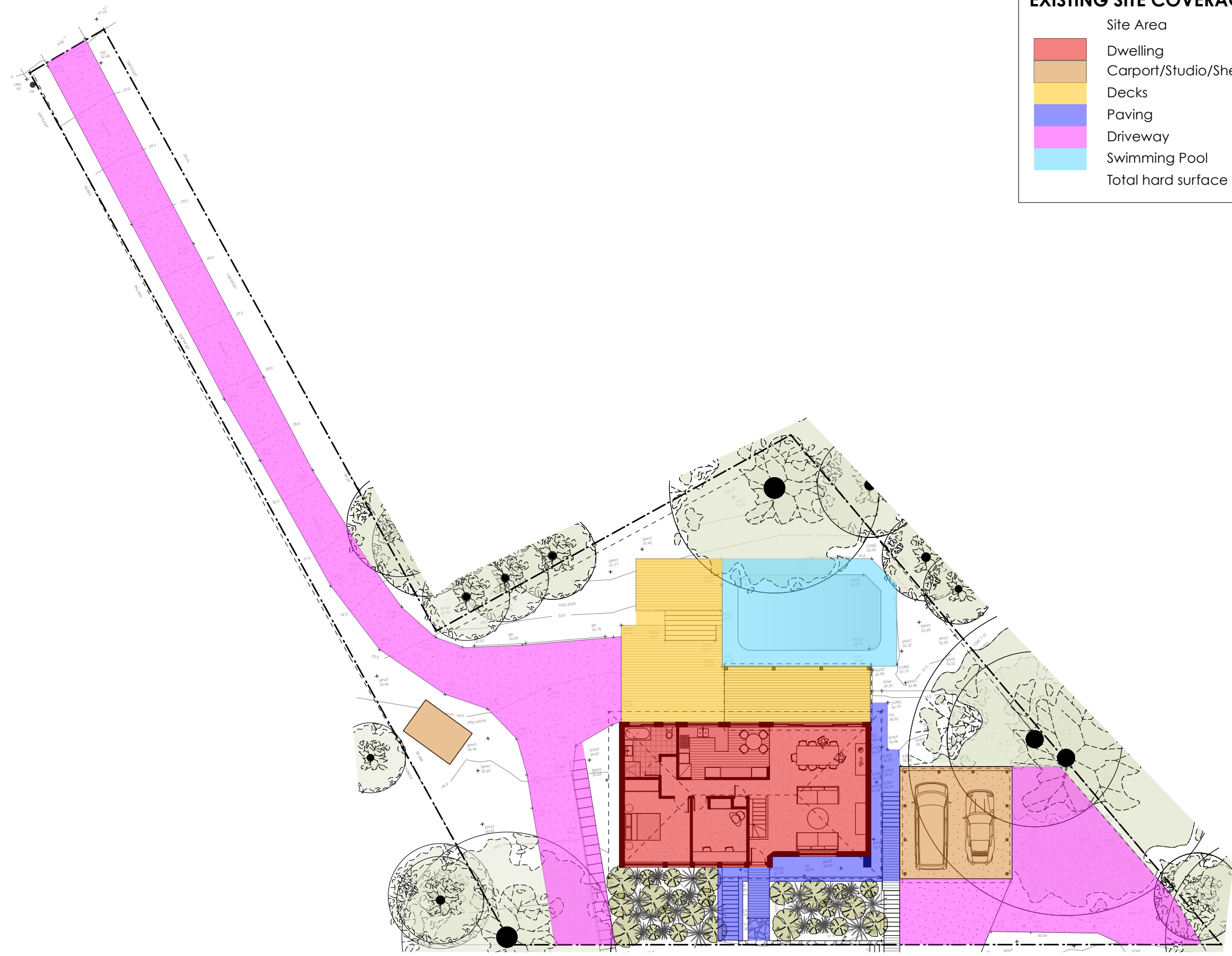
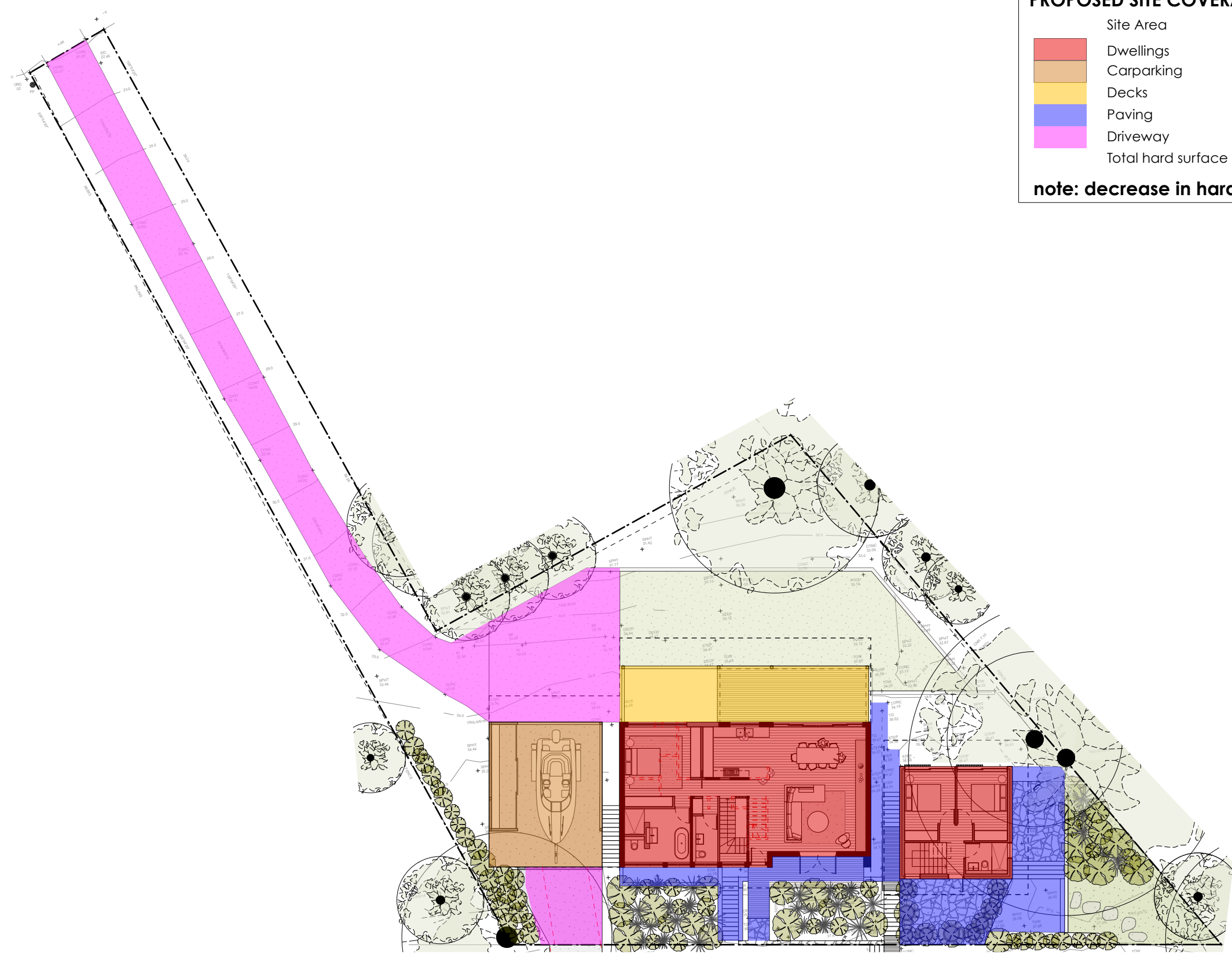




EXISTING SITE COVERAGE		
	Site Area	1030.7m ²
	Dwelling	115.4m ²
	Carport/Studio/Shed	48.3m ²
	Decks	77.6m ²
	Paving	34.5m ²
	Driveway	284.2m ²
	Swimming Pool	60.1m ²
	Total hard surface	(60.2%) 620.1m ²

Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BALBALUSTRADE CONC.CONCRETE COSCONFIRM ON SITE DPDOWNPIPE FGFIXED GLAZING HWDHARDWOOD LCLIGHTWEIGHT CLADDING MMASONRY MRSMETAL ROOF SHEETING NGLNATURAL GROUND LEVEL	EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett				
			6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²				
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN		DA.22.1
			DRAWING	Site Coverage - Existing	Tel. 0414 466 665	SCALE	1:250@A3
			NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings.	Email: andy@andylehman.com.au	DATE	April 2023
		If in doubt ask.	ISSUE				



PROPOSED SITE COVERAGE		
	Site Area	1030.7m ²
	Dwellings	156.5m ²
	Carparking	53.4m ²
	Decks	45.4m ²
	Paving	91.1m ²
	Driveway	190.9m ²
	Total hard surface	(52.1%) 537.3m ²
note: decrease in hard surface area by 8.1%		

Note: All footings, slabs, structural beams, etc. to future engineers details. All wall/roof connections + member sizes to NCC & future engineers details. Rainwater from gutters to connect to stormwater system to relevant Building Codes, Council requirements. All wastewater/sewage to connect to existing sewer system to all relevant NCC, Building Codes + Council requirements. All materials to comply with BAL12.5 requirements. All works to comply with all relevant NCC, Building Codes + Council requirements.	MATERIALS: BAL BALUSTRADE CONC. CONCRETE COS CONFIRM ON SITE DP DOWNPIPE FG FIXED GLAZING HWD HARDWOOD LC LIGHTWEIGHT CLADDING M MASONRY MRS METAL ROOF SHEETING NGL NATURAL GROUND LEVEL	EXISTING WALL TO BE REMOVED NEW WALL	Daniel & Mel Mussett 6 Net Road Avalon Beach NSW 2107 LOT 8 DP 232257, Site Area 1030.7m ²		
			PROJECT	Alterations & Additions	ANDY LEHMAN DESIGN
			DRAWING	Site Coverage - Proposed	DWG. NO. DA.22.2
			NOTES	Please print in A3 or A1. This drawing is copyright and is for Development Application purposes only. Do not measure off drawings. If in doubt ask.	SCALE 1:250@A3 DATE April 2023 ISSUE