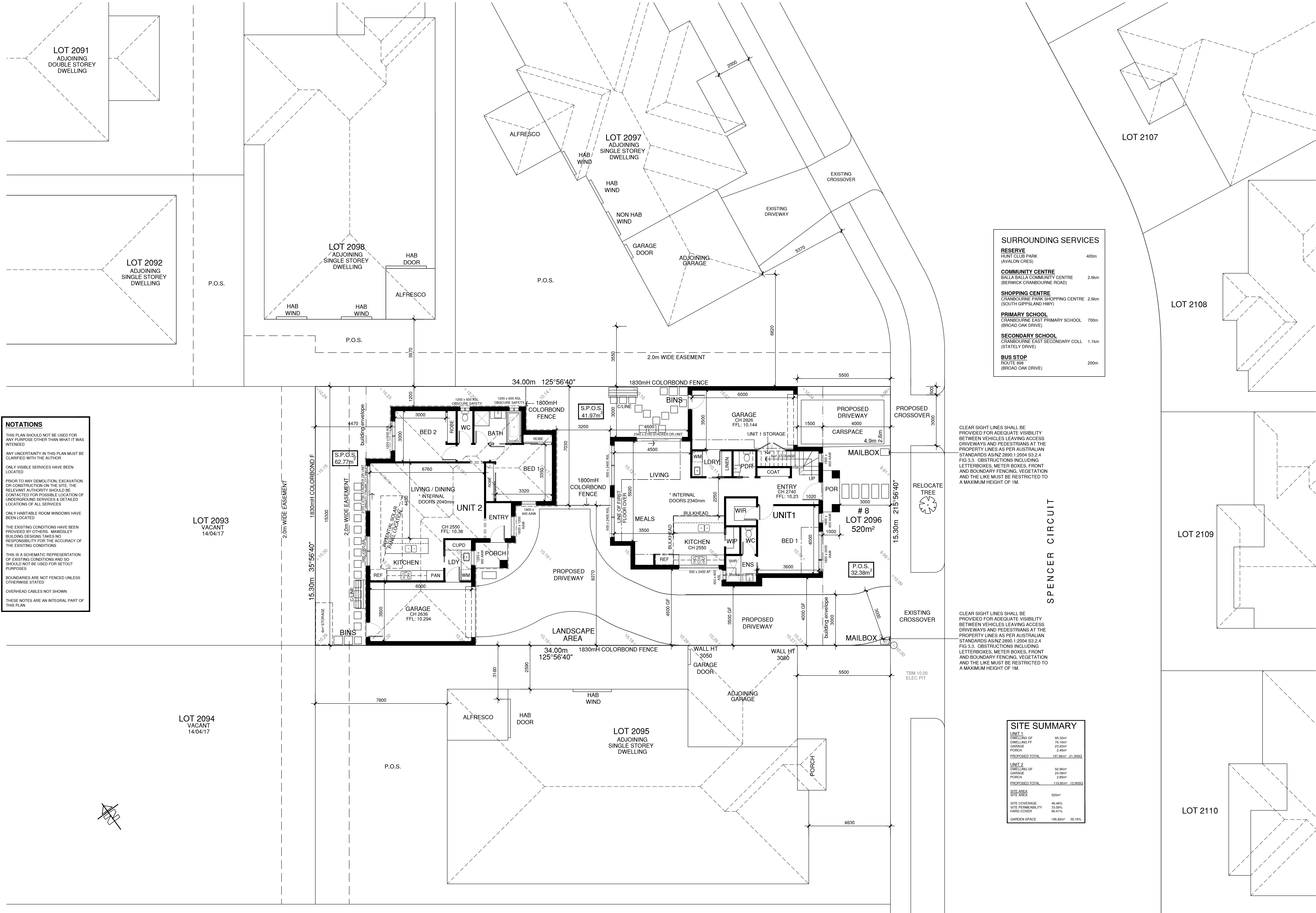
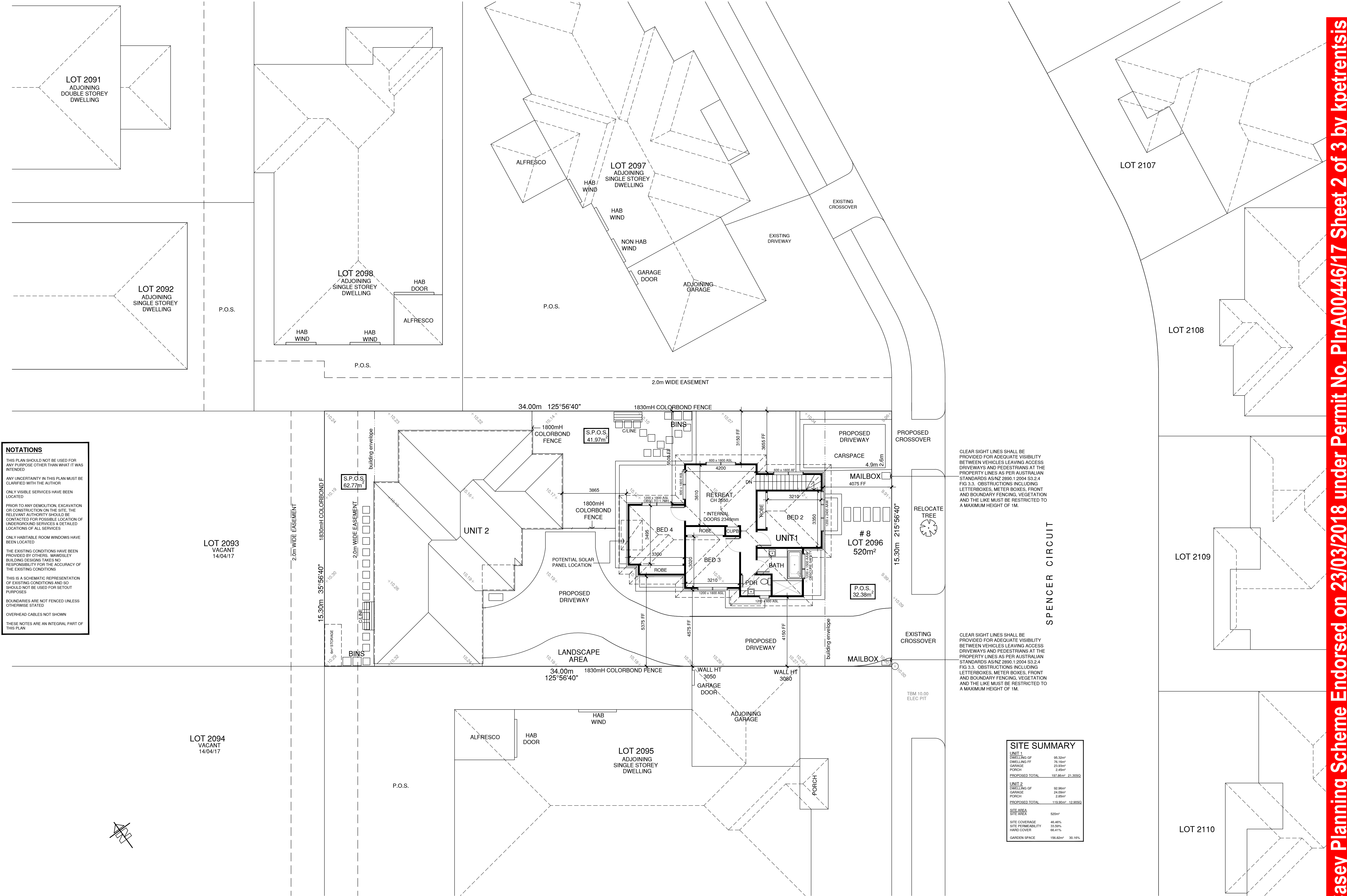






NOTATIONS

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ANY UNCERTAINTY IN THIS PLAN MUST BE CLARIFIED WITH THE AUTHOR.

ONLY VISIBLE SERVICES HAVE BEEN LOCATED.

PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF UNDERGROUND SERVICES & DETAILED LOCATIONS OF ALL SERVICES.

ONLY HABITABLE ROOM WINDOWS HAVE BEEN LOCATED.

THE EXISTING CONDITIONS HAVE BEEN PROVIDED BY OTHERS. MAWDSLEY BUILDING DESIGNS TAKES NO RESPONSIBILITY FOR THE ACCURACY OF THE EXISTING CONDITIONS.

THIS IS A SCHEMATIC REPRESENTATION OF EXISTING CONDITIONS AND SO SHOULD NOT BE USED FOR SETOUT PURPOSES.

BOUNDARIES ARE NOT FENCED UNLESS OTHERWISE STATED.

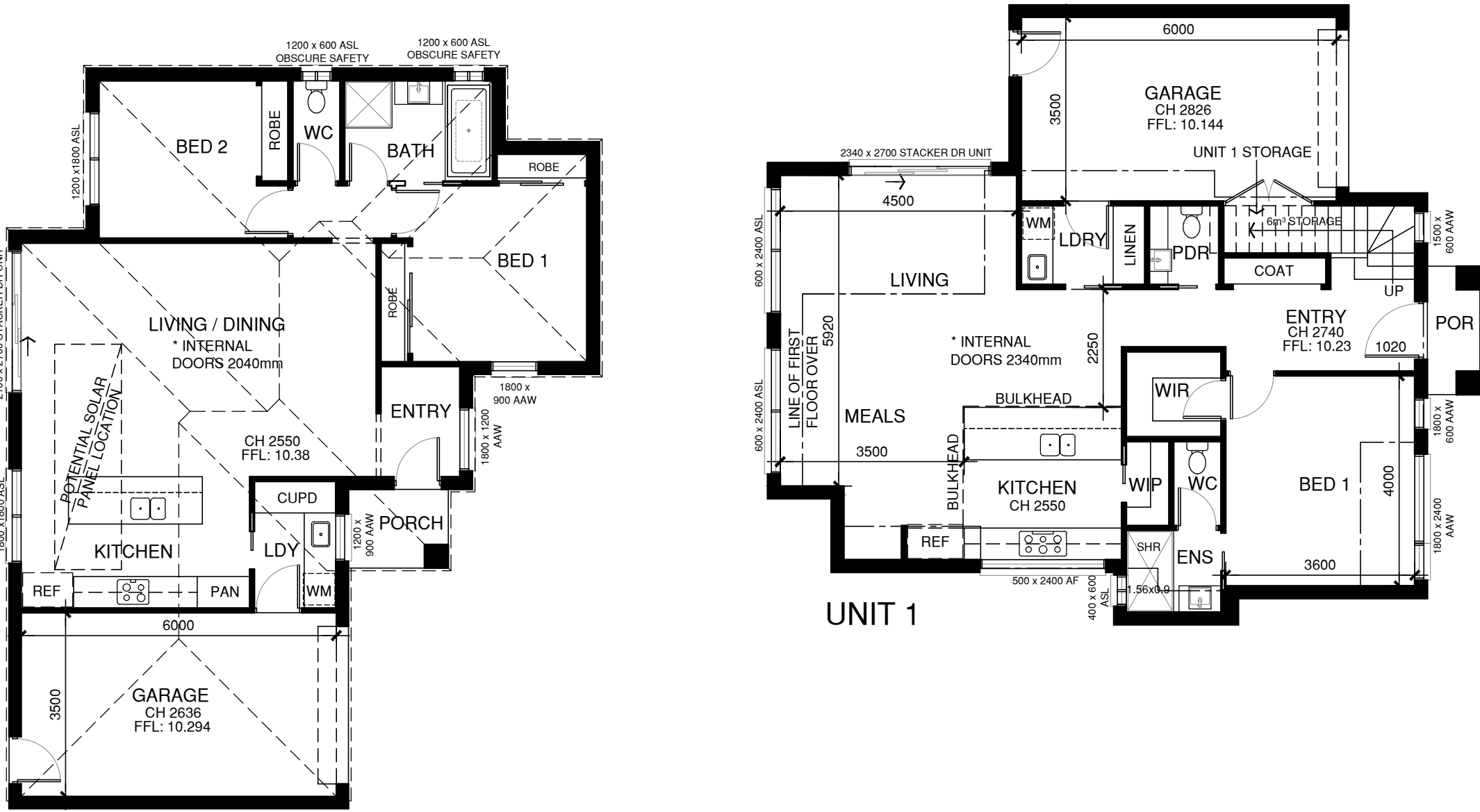
OVERHEAD CABLES NOT SHOWN.

THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN.

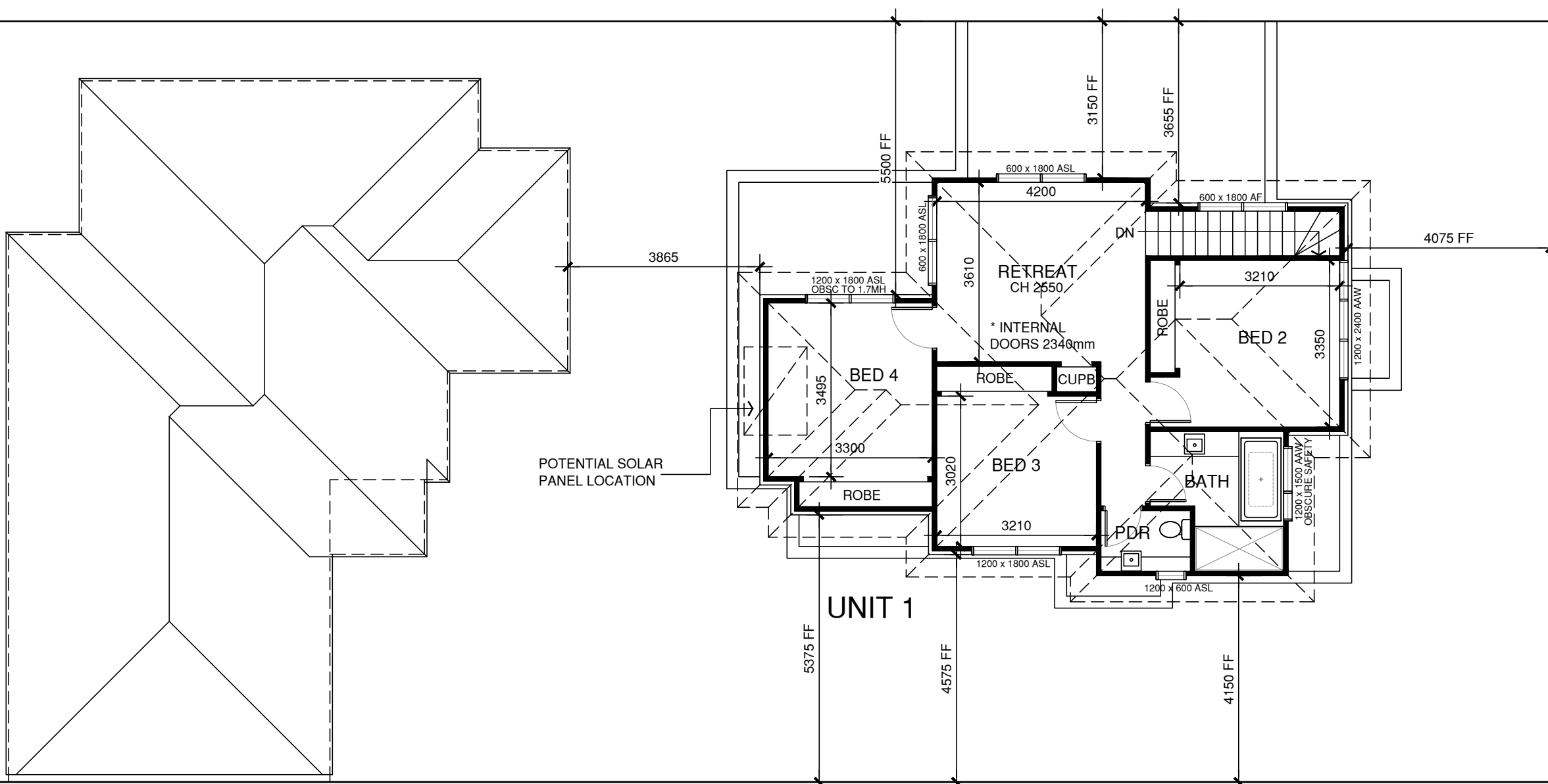
CLEAR SIGHT LINES SHALL BE PROVIDED FOR ADEQUATE VISIBILITY BETWEEN VEHICLES LEAVING ACCESS DRIVEWAYS AND PEDESTRIANS AT THE PROPERTY LINES AS PER AUSTRALIAN STANDARDS AS/NZS 2890.1:2004 S3.2.4 FIG 3.3. OBSTRUCTIONS INCLUDING LETTERBOXES, METER BOXES, FRONT AND BOUNDARY FENCING, VEGETATION AND THE LIKE MUST BE RESTRICTED TO A MAXIMUM HEIGHT OF 1M.

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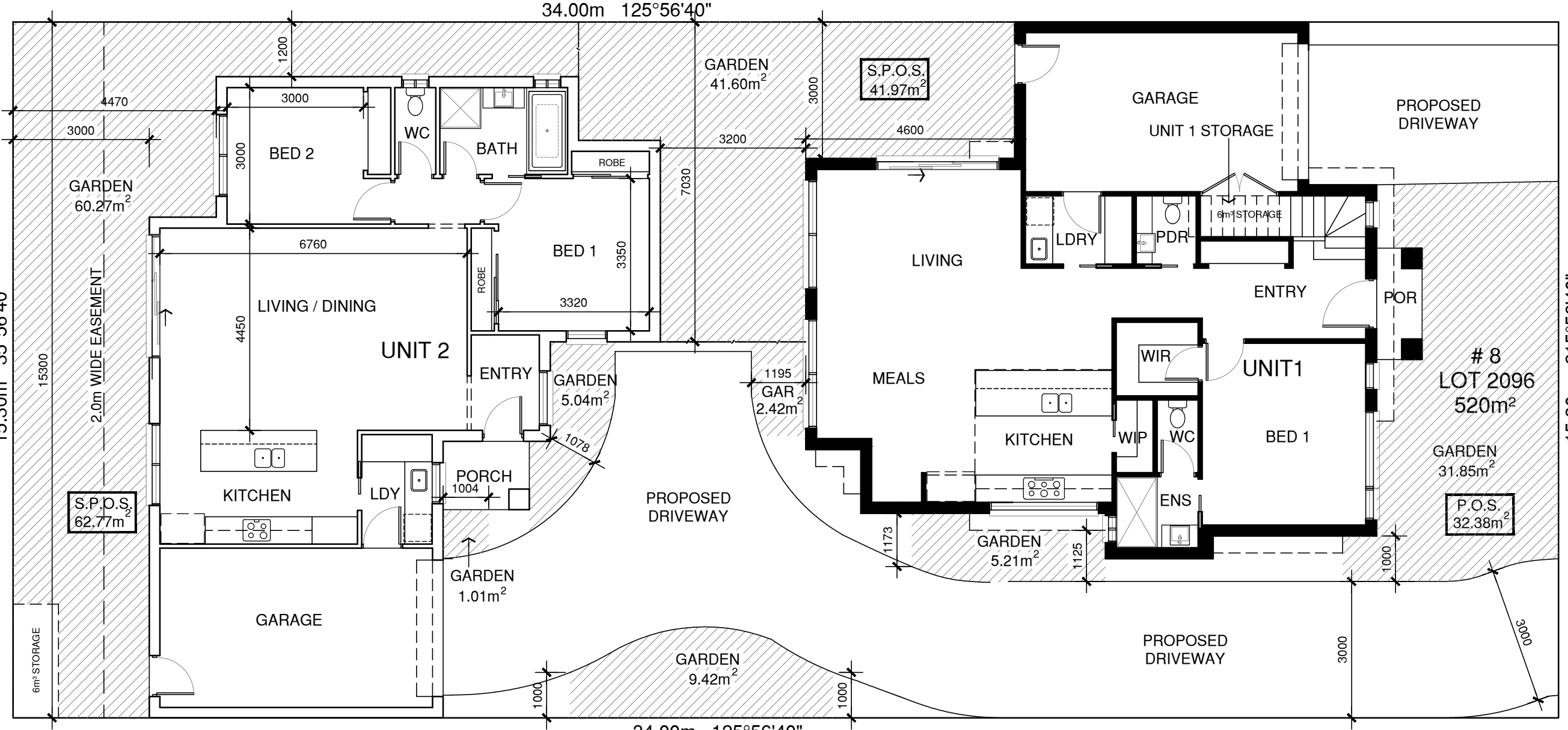
SITE SUMMARY			
UNIT 1			
DWELLING GF	95.32m ²		
DWELLING FF	76.15m ²		
GARAGE	23.93m ²		
PORCH	2.45m ²		
PROPOSED TOTAL	197.85m ²	21.30SQ	
UNIT 2			
DWELLING GF	92.96m ²		
DWELLING FF	24.00m ²		
GARAGE	24.00m ²		
PORCH	2.85m ²		
PROPOSED TOTAL	119.90m ²	12.95SQ	
SITE AREA			
SITE AREA	520m ²		
SITE COVERAGE	46.46%		
SITE PERMEABILITY	33.59%		
HARD COVER	46.41%		
GARDEN SPACE	156.82m ²	30.16%	



UNIT 2
PROPOSED GROUND FLOOR PLANS



UNIT 2
PROPOSED FIRST FLOOR PLAN



GARDEN AREA PLAN

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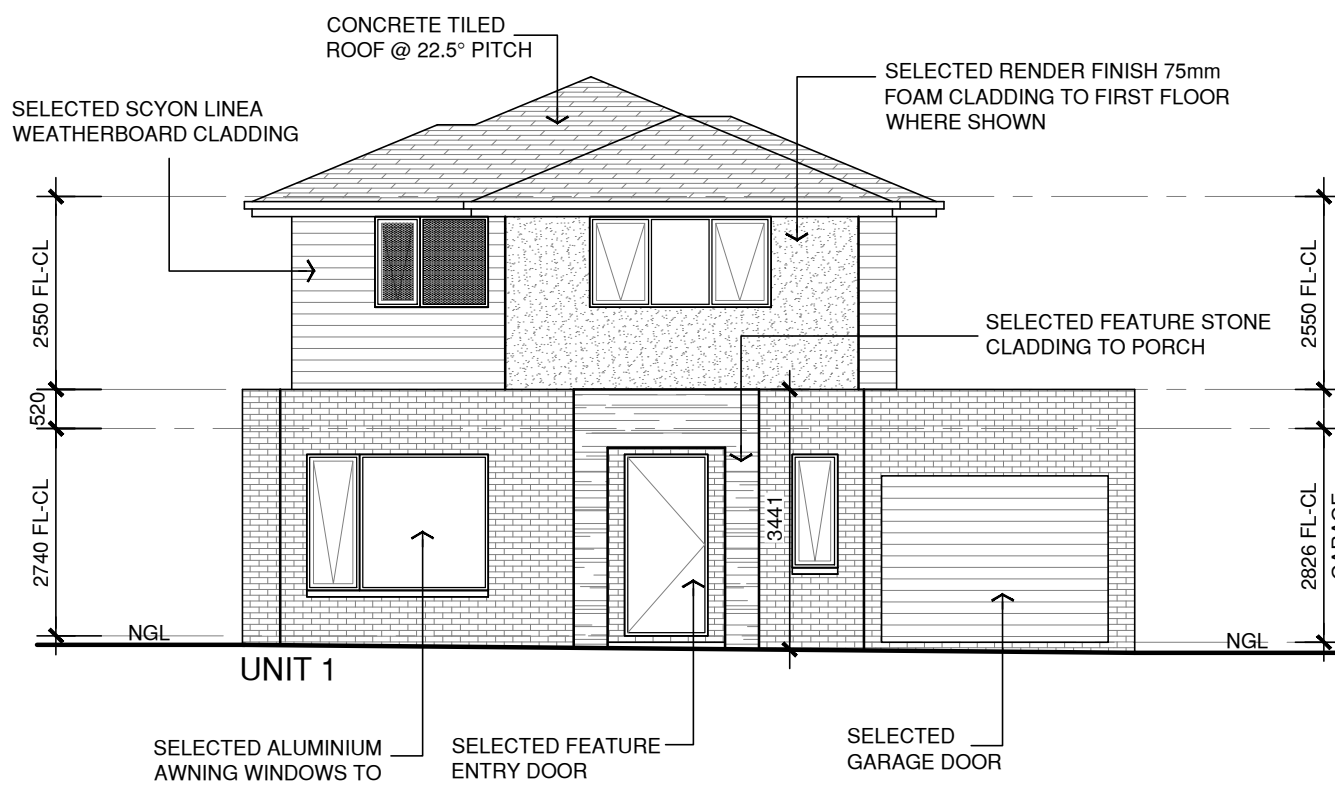
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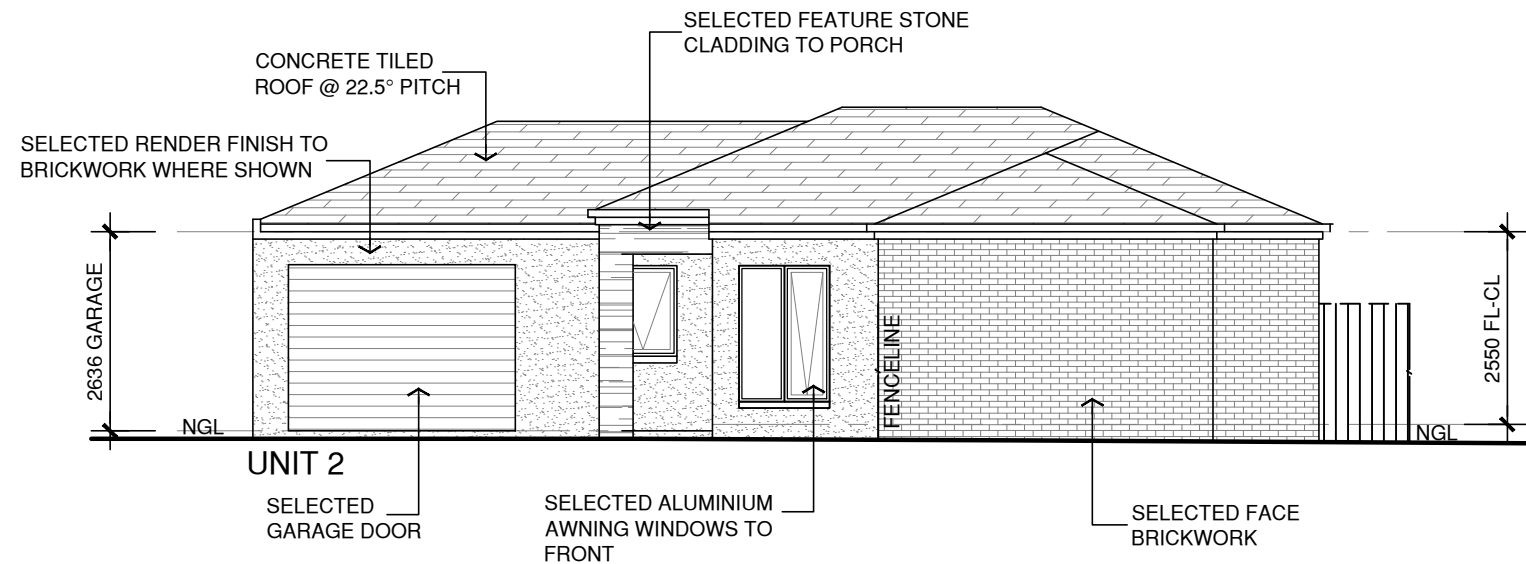
BOUNDARIES ARE NOT FENCED UNLESS OTHERWISE STATED

OVERHEAD CABLES NOT SHOWN

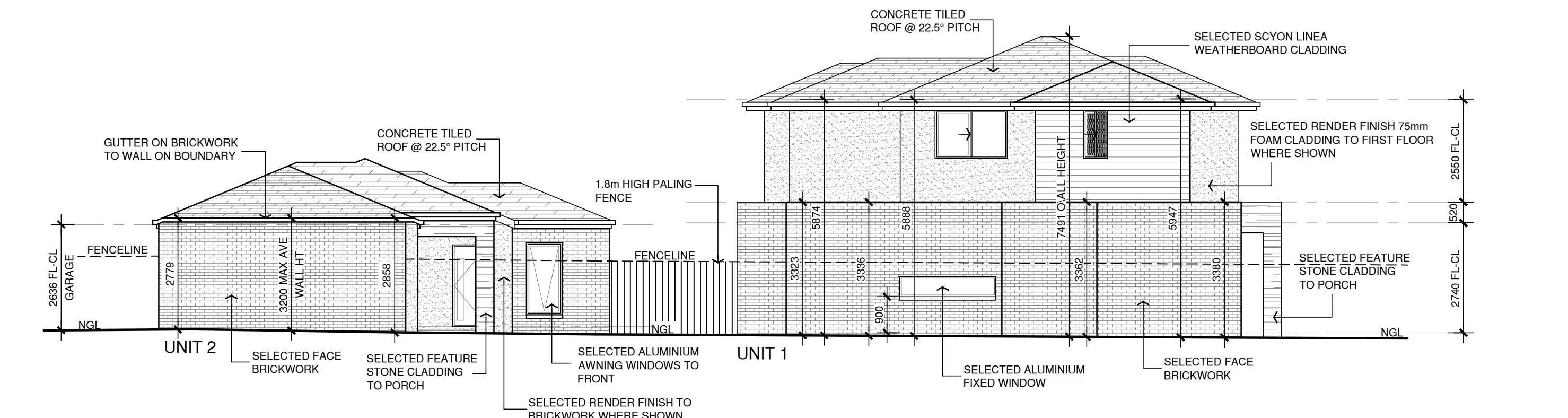
THESE NOTES ARE AN INTEGRAL PART OF THIS PLAN



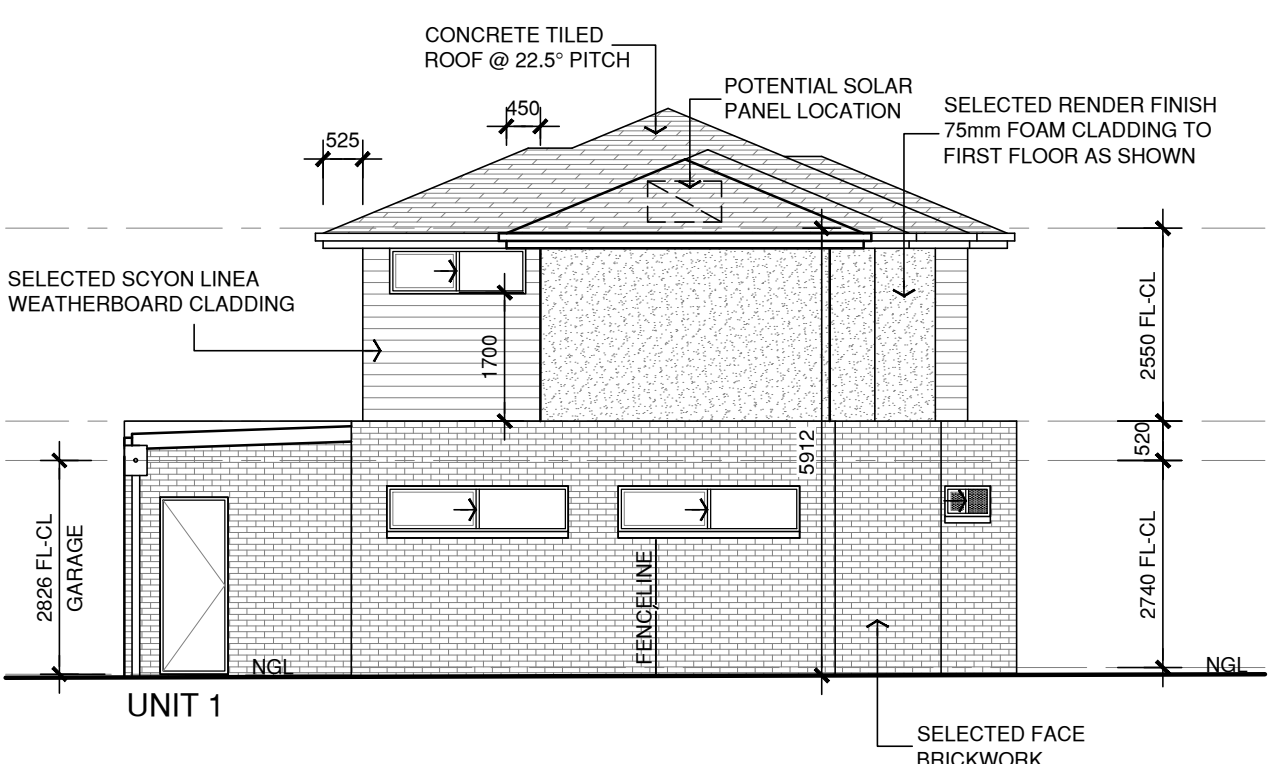
EAST ELEVATION



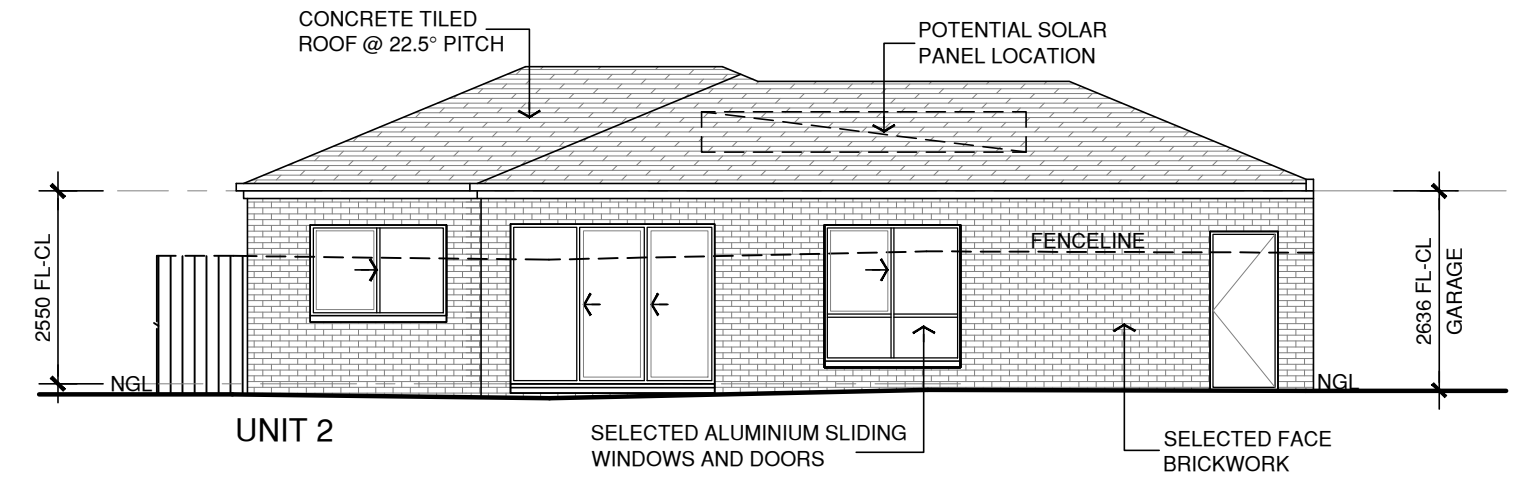
EAST ELEVATION



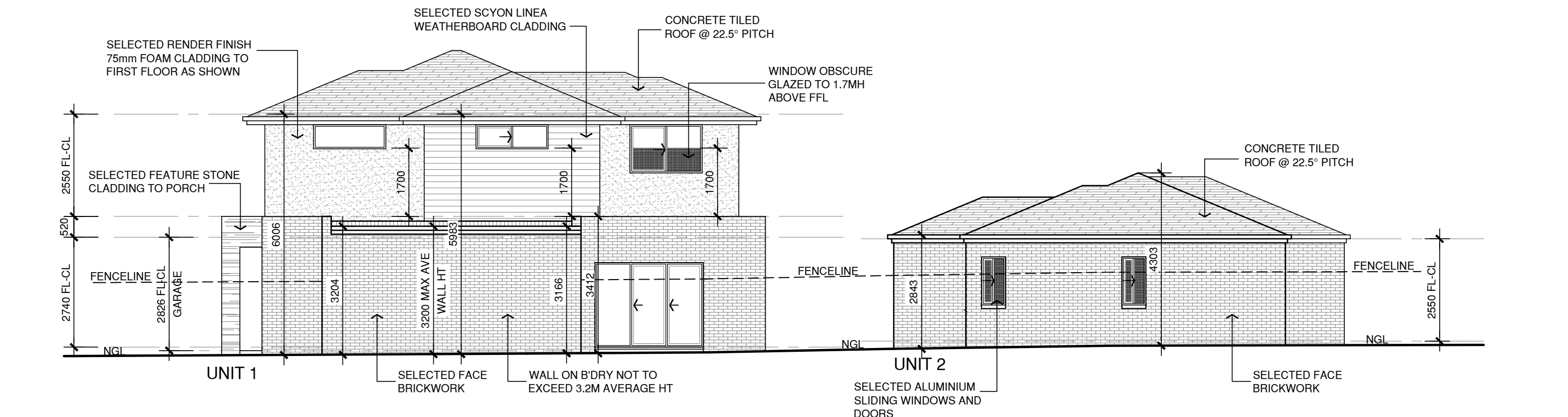
SOUTH ELEVATION



WEST ELEVATION



WEST ELEVATION



NORTH ELEVATION



SPENCER CIRCUIT

