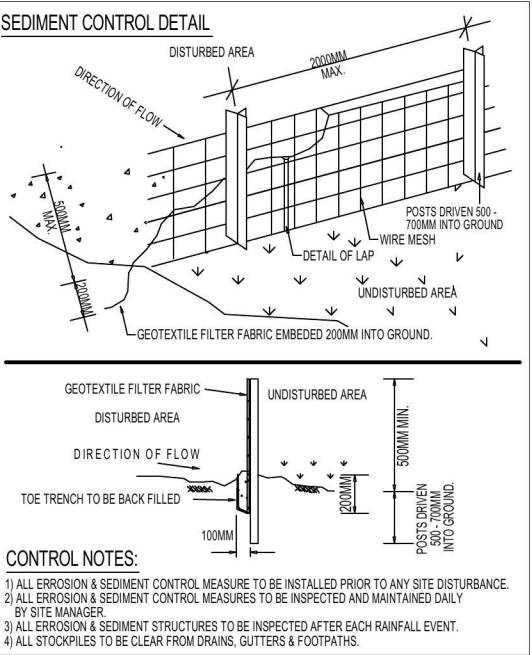
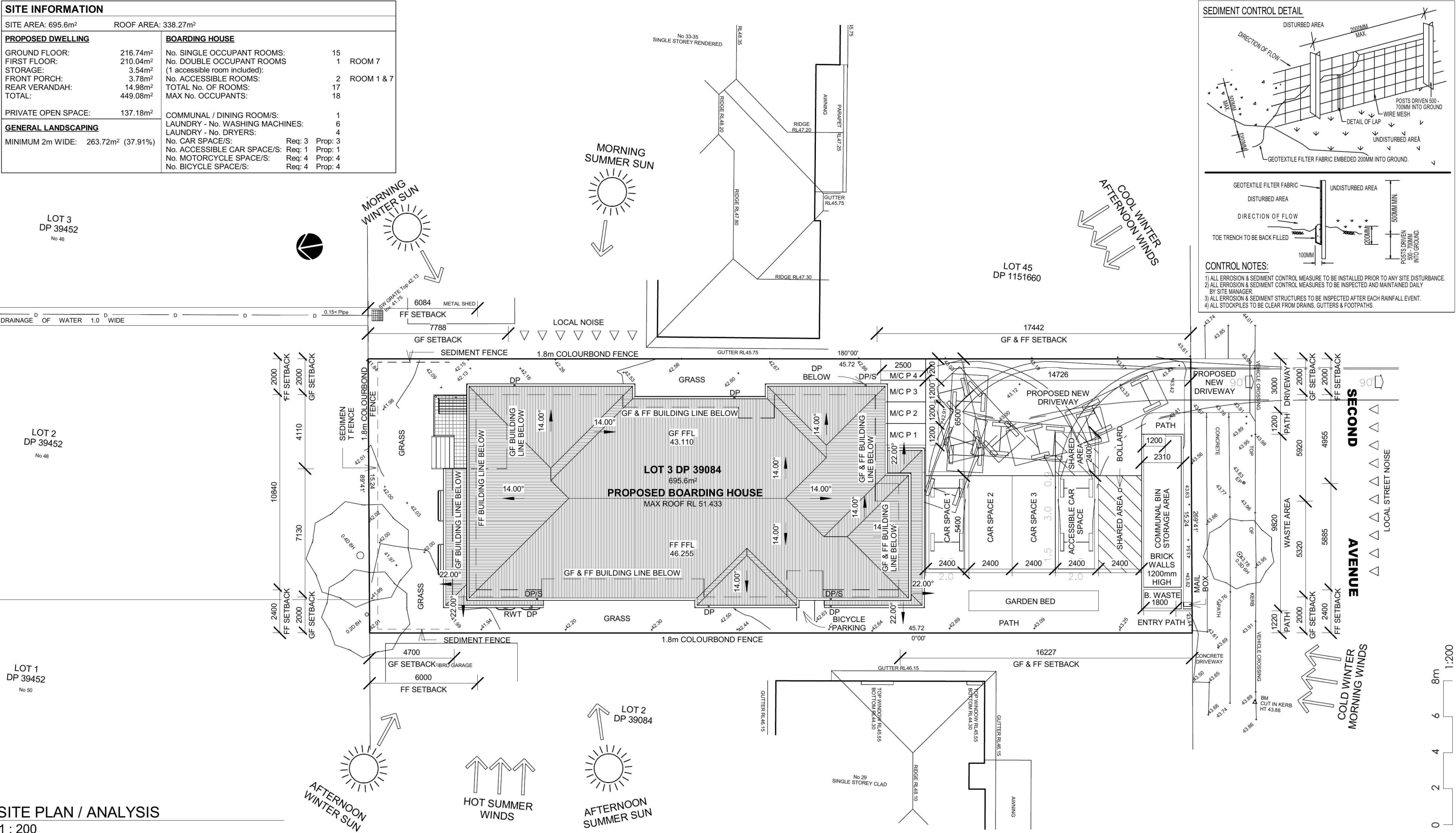


SITE INFORMATION			
SITE AREA: 695.6m ²		ROOF AREA: 338.27m ²	
PROPOSED DWELLING		BOARDING HOUSE	
GROUND FLOOR:	216.74m ²	No. SINGLE OCCUPANT ROOMS:	15
FIRST FLOOR:	210.04m ²	No. DOUBLE OCCUPANT ROOMS	1 ROOM 7
STORAGE:	3.54m ²	(1 accessible room included):	
FRONT PORCH:	3.78m ²	No. ACCESSIBLE ROOMS:	2 ROOM 1 & 7
REAR VERANDAH:	14.98m ²	TOTAL No. OF ROOMS:	17
TOTAL:	449.08m ²	MAX No. OCCUPANTS:	18
PRIVATE OPEN SPACE:	137.18m ²	COMMUNAL / DINING ROOM/S:	1
GENERAL LANDSCAPING		LAUNDRY - No. WASHING MACHINES:	6
MINIMUM 2m WIDE: 263.72m ² (37.91%)		LAUNDRY - No. DRYERS:	4
		No. CAR SPACE/S:	Req: 3 Prop: 3
		No. ACCESSIBLE CAR SPACE/S:	Req: 1 Prop: 1
		No. MOTORCYCLE SPACE/S:	Req: 4 Prop: 4
		No. BICYCLE SPACE/S:	Req: 4 Prop: 4



CONTROL NOTES:

- 1) ALL EROSION & SEDIMENT CONTROL MEASURE TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE.
- 2) ALL EROSION & SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
- 3) ALL EROSION & SEDIMENT STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT.
- 4) ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS & FOOTPATHS.

SITE PLAN / ANALYSIS
1 : 200

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- 2) LEVELS SHOWN ARE APPROXIMATE UNLESS ACCOMPANIED BY REDUCED LEVELS.
- 3) FIGURED DIMENSIONS MUST BE TAKEN IN PREFERENCE TO SCALING.
- 4) ALL BOUNDARY CLEARANCES MUST BE VERIFIED BY THE SURVEYOR PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORKS.
- 5) WHERE ENGINEERING DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THIS DRAWING.
- 6) STORMWATER TO BE DISCHARGED TO COUNCIL'S REQUIREMENTS AND AS 3500.3-1990.
- 7) ALL SERVICES TO BE LOCATED & VERIFIED BY THE BUILDER WITH RELEVANT AUTHORITIES BEFORE ANY BUILDING WORK COMMENCES.
- 8) ALL CONSTRUCTION & MATERIALS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE (NCC), LOCAL GOVERNMENT POLICIES, AUSTRALIAN STANDARDS & CURRENT MANUFACTURER'S SPECIFICATIONS & INSTALLATION DETAILS.

Client	GMKA PTY LTD		
Project	BOARDING HOUSE		
Property Description	LOT 3 / DP 39084 - 31 SECOND AVE KINGSWOOD NSW 2747		

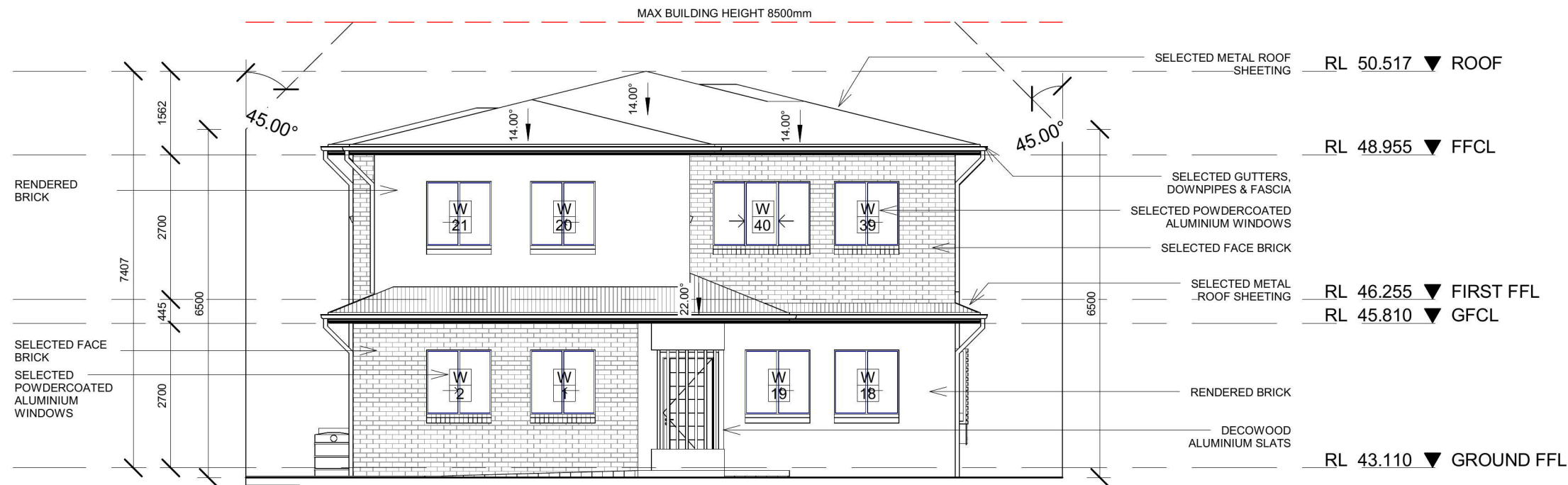
Sheet Title

SITE PLAN / ANALYSIS

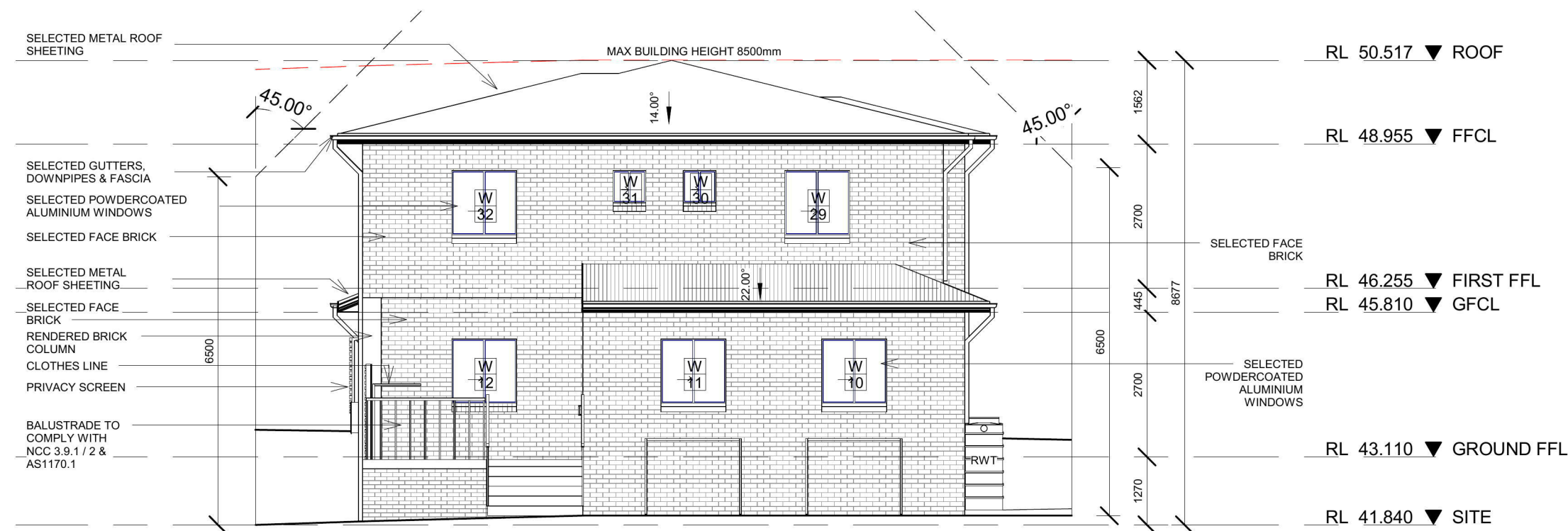
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Date	Scale	
17/3/2017	As indicated	
Drawn by	Checked by	
SM	SM	

REV	DESCRIPTION	DATE
01	CONCEPT	12/04/2017
02	DA SUBMISSION	24/10/2017


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South East
1 : 100



North West
1 : 100

1:100
4m
3
2
1
0

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Project
BOARDING HOUSE

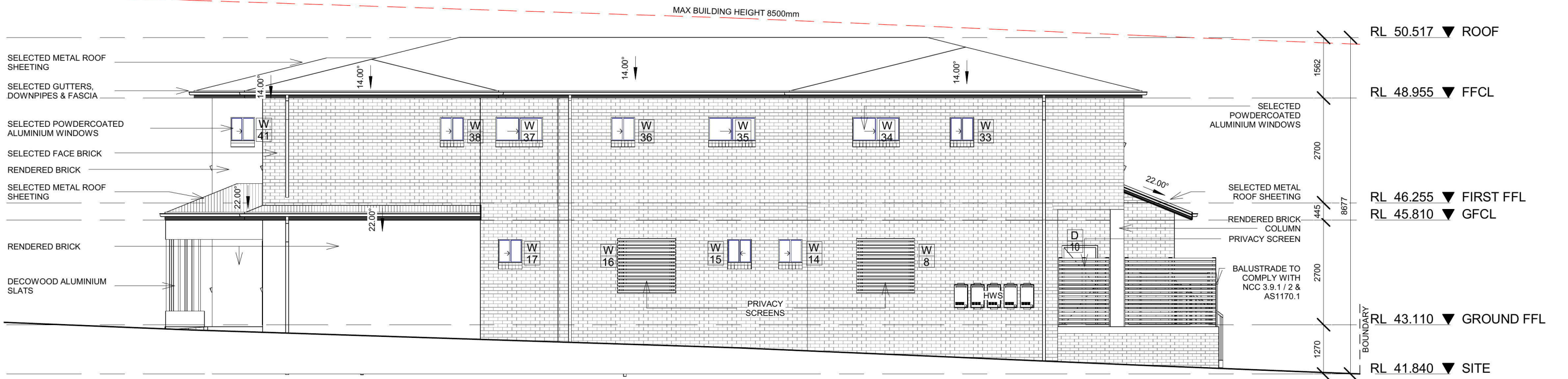
Property Description
LOT 3 / DP 39084 - 31 SECOND AVE KINGSWOOD NSW 2747

Sheet Title
ELEVATIONS - SOUTH EAST & NORTH WEST

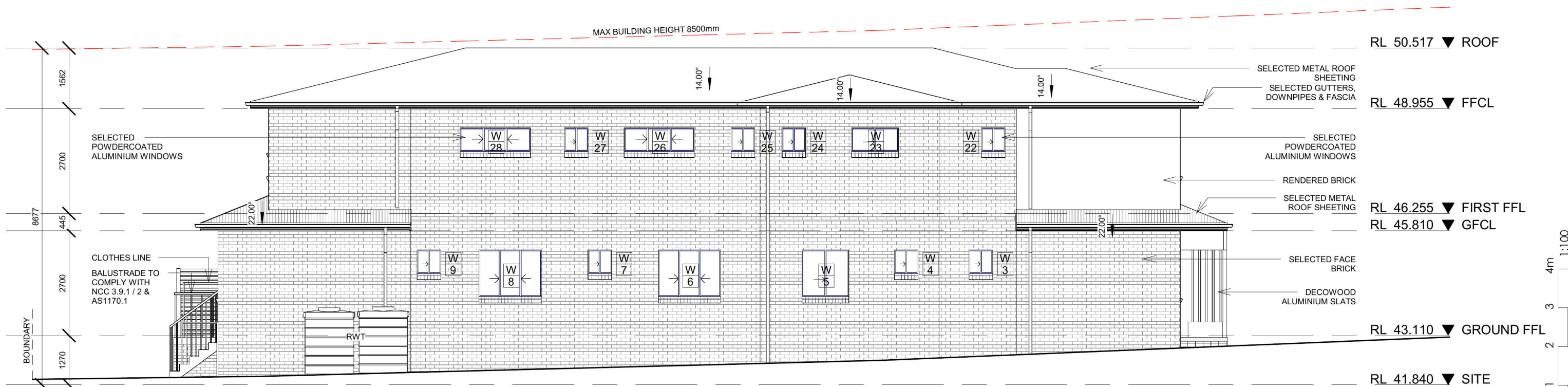
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Date 17/3/2017	Scale 1 : 100	
Drawn by SM	Checked by SM	

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BOARDING HOUSE

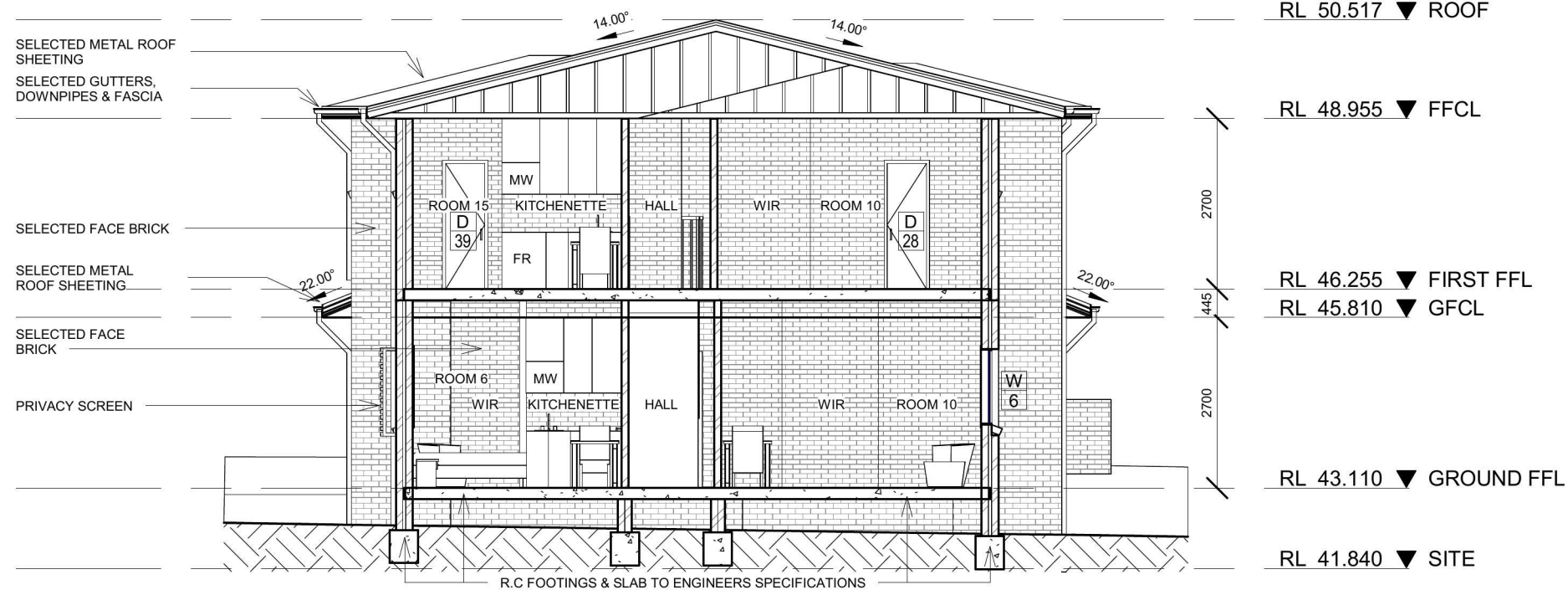
Property Description
LOT 3 / DP 39084 - 31 SECOND AVE KINGSWOOD NSW 2747

Sheet Title
ELEVATIONS - NORTH EAST & SOUTH WEST

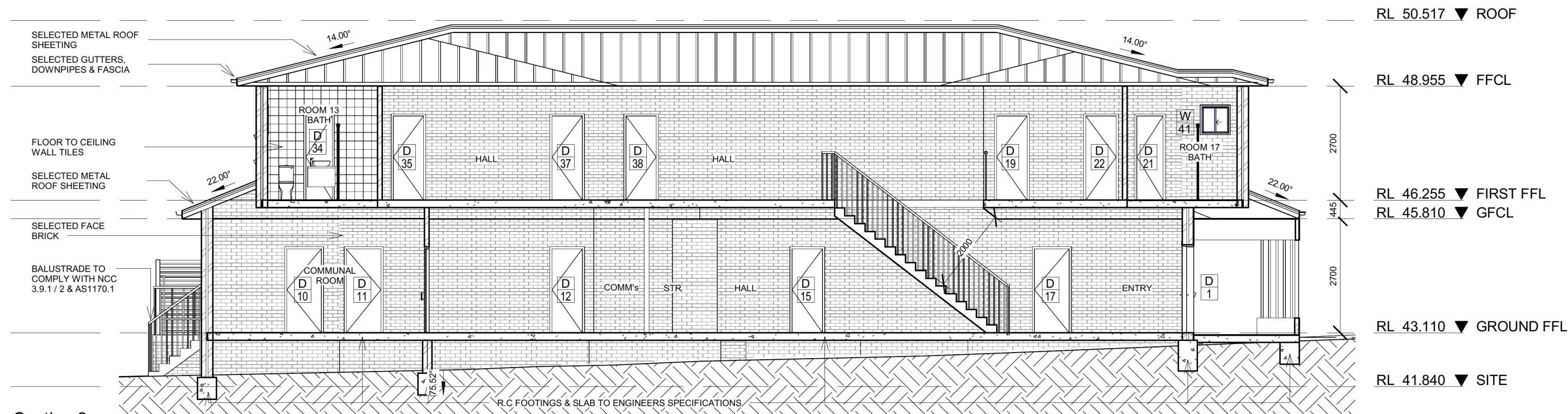
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Date 17/3/2017	Scale 1 : 100	
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Section 1
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Section 2
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Sheet Title
SECTIONS

Project No. 100119	Sheet No. A07	Sheet Size A3
Date 17/3/2017	Scale 1 : 100	
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