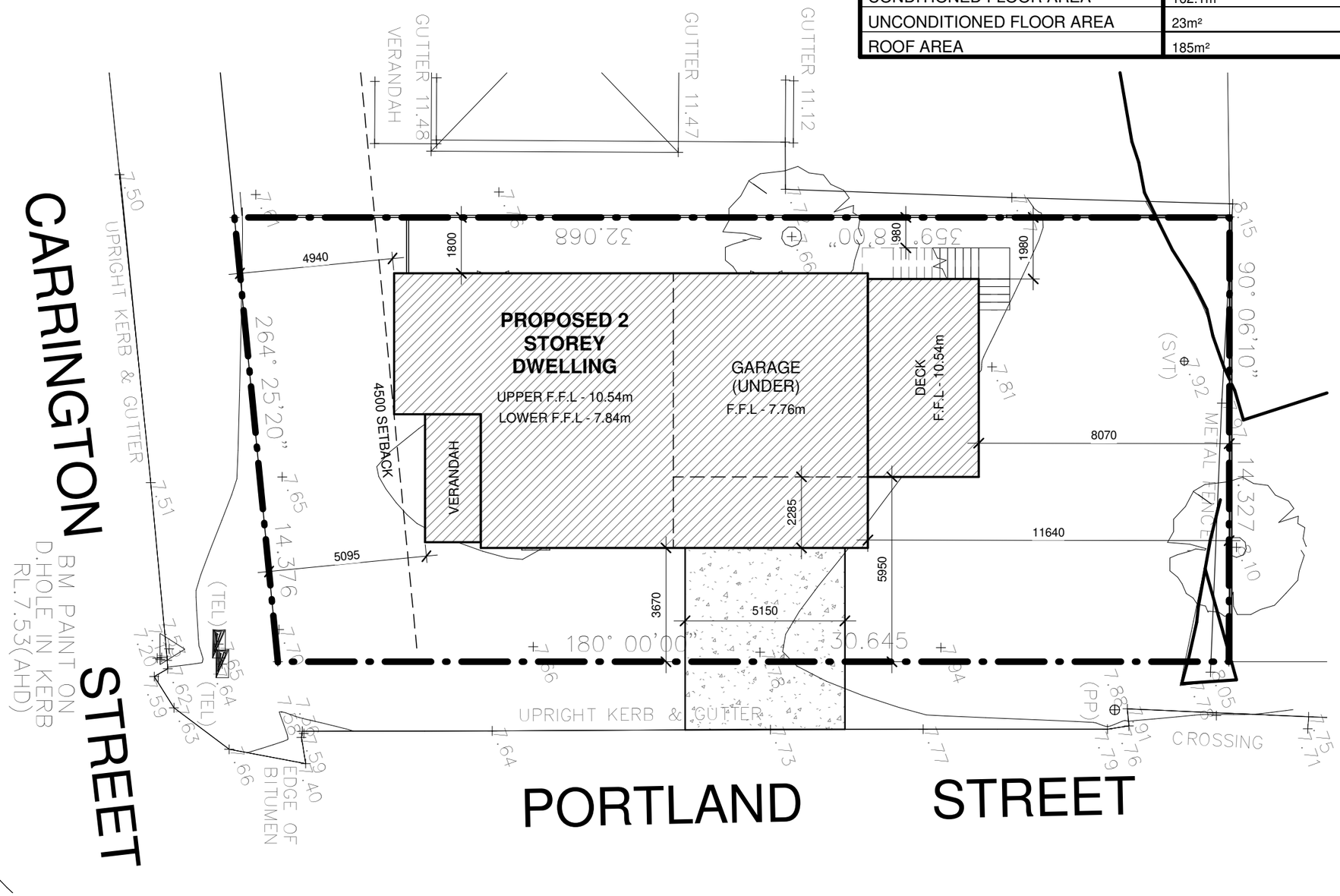
FLOOD PLANNING NOTE:
1% AEP IS 9.72m AHD

MINIMUM HABITABLE FLOOR LEVEL IS 10.22m AHD

SITE DETAILS

ZONING	R1
SITE AREA	TOTAL SITE: **449m²**
GROSS FLOOR AREAS	185.1m²
FOOTPRINT AREAS	153m²
FSR	**0.54:1** (DOESN'T INCLUDE GARAGES, PATIOS OR VERANDAHS
DRIVEWAYS, PATHS, PAVING AREA	19m²
SITE COVERAGE PERCENTAGE	**38%** BUILT INCLUDING DRIVEWAY,ETC. 62% UNBUILT
CONDITIONED FLOOR AREA	162.1m²
UNCONDITIONED FLOOR AREA	23m²
ROOF AREA	185m²



SITE PLAN
1 : 150

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Rev	Description	Date
1	ISSUED FOR CLIENT COMMENT	9.10.23
2	ISSUED FOR COUNCIL LODGEMENT	1.8.24

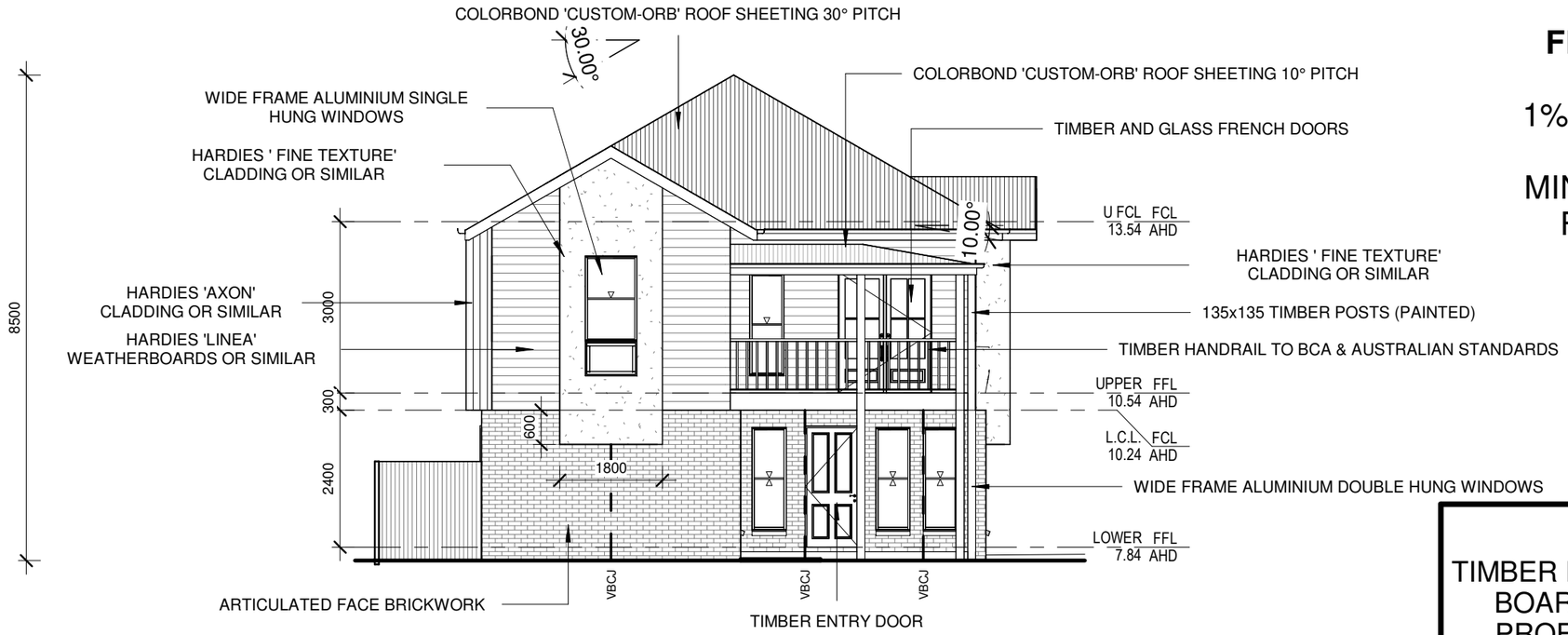
PROPOSED NEW DWELLING

LOT A, D.P.338781, 89 CARRINGTON ST, HORSEHOE BEND

FOR S. SEERY

SHEET NAME
SITE PLAN

DRAWN:	ZTM
CHECKED:	AJG
DATE:	1.8.24
JOB NO:	23-033
SCALE : 1:150	ON A3
2/08/2024 11:34:03 AM	SHEET S02



SOUTH ELEVATION (FRONT)

1 : 100

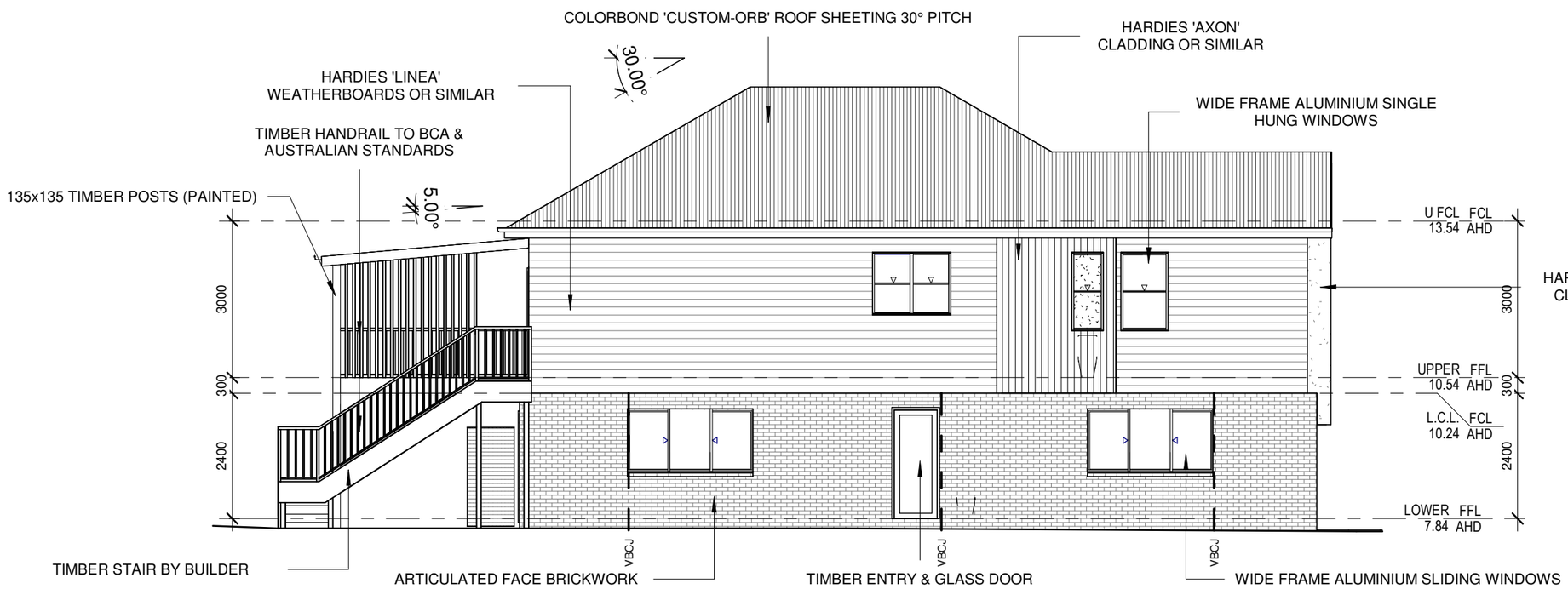
FLOOD PLANNING NOTE:

1% AEP IS 9.72m AHD

MINIMUM HABITABLE FLOOR LEVEL IS 10.22m AHD

NOTE:

TIMBER FASCIA, BARGE BOARDS & 'OGEE' PROFILE GUTTER



WEST ELEVATION (SIDE)

1 : 100

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2	ISSUED FOR COUNCIL LODGEMENT	1.8.24

PROPOSED NEW DWELLING

LOT A, D.P.338781, 89 CARRINGTON ST, HORSEHOE BEND

FOR S. SEERY

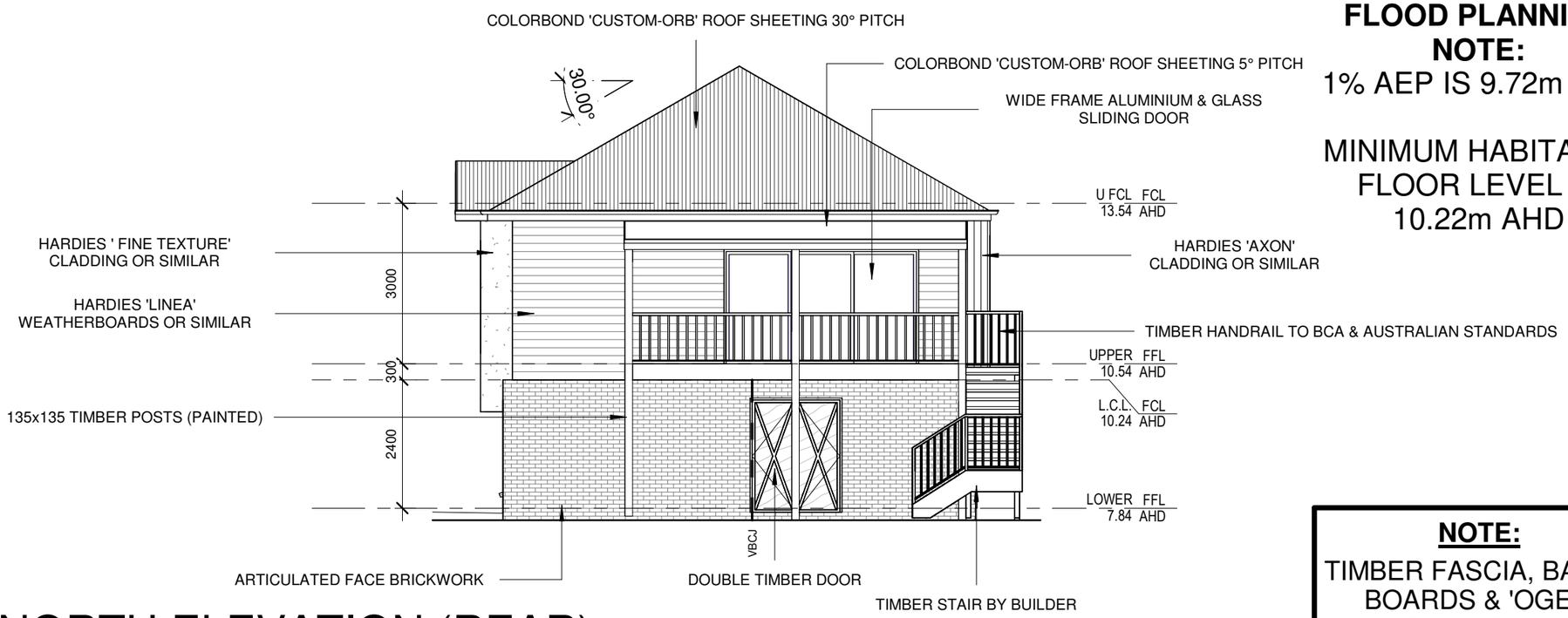
SHEET NAME

ELEVATIONS - SH1

DRAWN:	ZTM
CHECKED:	AJG
DATE:	1.8.24
JOB NO:	23-033
SCALE : 1:100	ON A3

2/08/2024
11:34:04 AM

SHEET S09



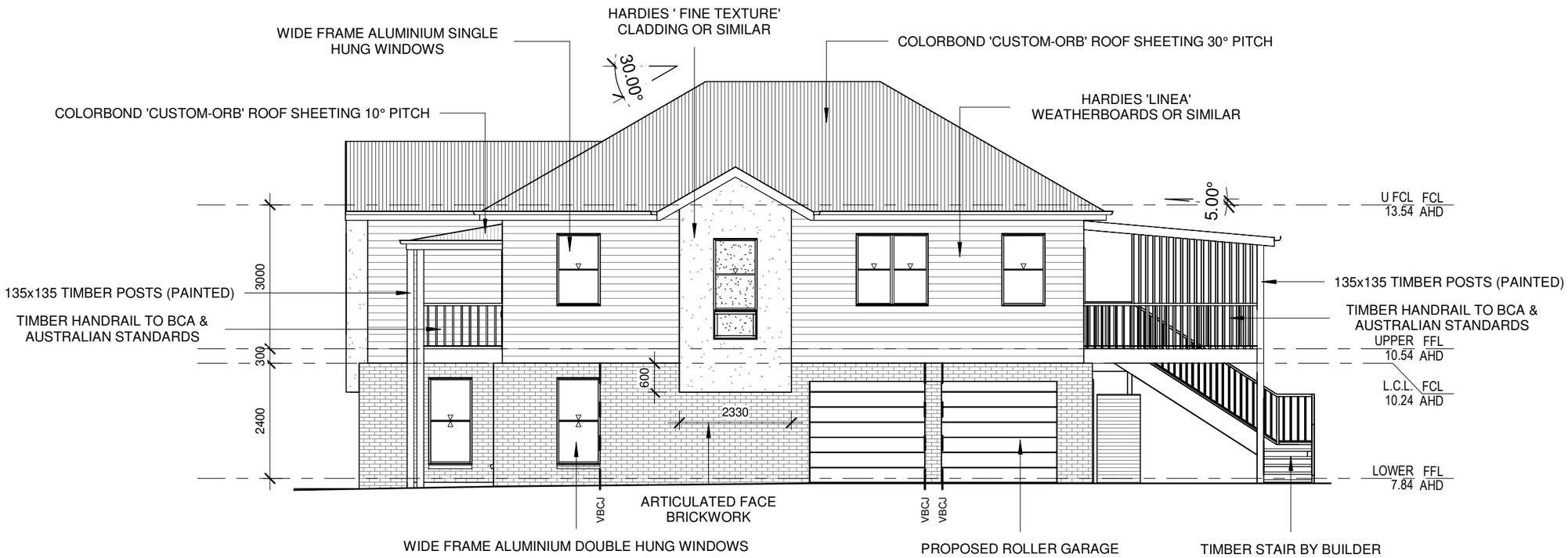
NORTH ELEVATION (REAR)

1 : 100

FLOOD PLANNING NOTE:
1% AEP IS 9.72m AHD

MINIMUM HABITABLE FLOOR LEVEL IS 10.22m AHD

NOTE:
TIMBER FASCIA, BARGE BOARDS & 'OGEE' PROFILE GUTTER



EAST ELEVATION (SIDE)

1 : 100

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Rev	Description	Date
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2	ISSUED FOR COUNCIL LODGEMENT	1.8.24

PROPOSED NEW DWELLING

LOT A, D.P.338781, 89 CARRINGTON ST, HORSEHOE BEND

FOR S. SEERY

SHEET NAME
ELEVATIONS - SH2

DRAWN:	ZTM
CHECKED:	AJG
DATE:	1.8.24
JOB NO:	23-033
SCALE : 1:100	ON A3
2/08/2024 11:34:05 AM	SHEET S10