

1 SITE PLAN
1 : 200

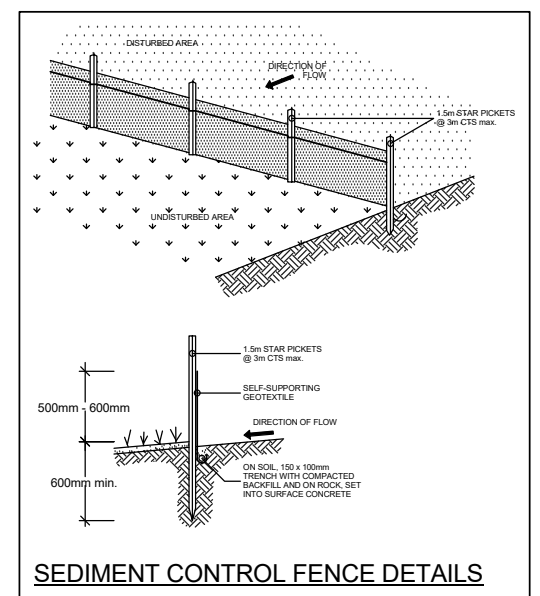
SITE ANALYSIS

LOT SIZE	1007.5m ²
EXISTING DWELLING	96.81m ²
EXISTING SHED	8.77m ²
EXISTING GARAGE	27.4m ²
EXISTING CONCRETE	12.51m ²
EXISTING DRIVEWAY	57.67m ²
EXISTING IMPREVIOUS AREA	203.16m ²
PROPOSED SECONDARY DWELLING	60m ²
TOTAL BUILT AREA	263.16m ² (26.12%)
TOTAL UNBUILT AREA	719.21m ² (71.39%)
TOTAL SITE COVERAGE	192.98m ² (19.15%)
PROPOSED BUILDING HEIGHT	4.38m

FLOOR SPACE RATIO

LOT SIZE	1007.5m ²
EXISTING FLOOR SPACE AREA	96.81m ²
EXISTING FLOOR SPACE RATIO	0.10:1
PROPOSED SECONDARY DWELLING	60m ²
TOTAL FLOOR SPACE AREA	156.81m ²
TOTAL FLOOR SPACE RATIO	0.16:1

- DENOTES PRIVATE OPEN SPACE (40m²) WITH A GRADIENT NO STEEPER THAN 1:50
- DENOTES SEDIMENT CONTROL FENCE
- TREE TO BE REMOVED BY CLIENT
- TREE TO BE RETAINED

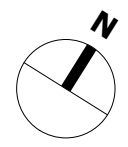


SEDIMENT CONTROL FENCE DETAILS

CUBITT'S Granny Flats and Home Extensions
152 Russell Street,
Emu Plains NSW 2750

Phone: 1300 721 150
<https://www.cubitts.com.au/>
ABN: 29 068 798 158
Builders Lic: 66902C

B	DATE	ISSUE	BY
B	26/08/2021	DA ISSUE	MY
A	27/07/2021	DA ISSUE	PF
ISSUE	DATE	AMENDMENT	DRAWN

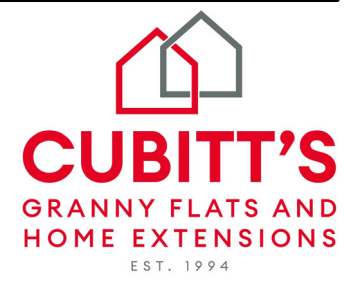


PROJECT
SECONDARY DWELLING
10 BRISBANE STREET, LORN

CLIENT
ALEX STRANG

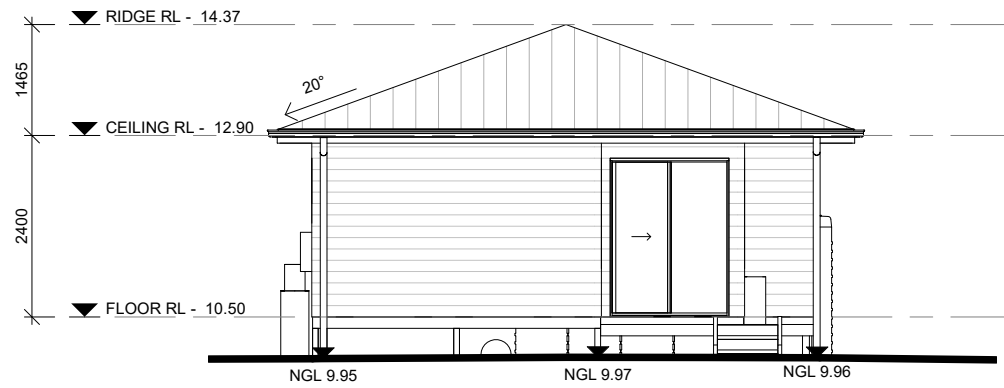
AMENDMENT
DA ISSUE

DRAWING SITE PLAN		
SHEET	SCALE	
02 of 06	1 : 200 @ A3	
LOT NO.	DP NO.	DATE
10	DP 1071663	26/08/2021
CHECKED	JOB NO.	DRG NO.
PF	22994	22994 02



This drawing supersedes any previous concept drawings. Please check carefully prior to signing. All cut and fill dimensions are indicative, and will be verified on site prior to commencement. Dimensions shown on this plan may vary on site. Figured dimensions only to be used. DO NOT SCALE from drawing. All dimensions are to be verified on site prior to commencement of work. This drawing remains the property of Ian Cubitts Classic Home Improvements and is subject to copyright.

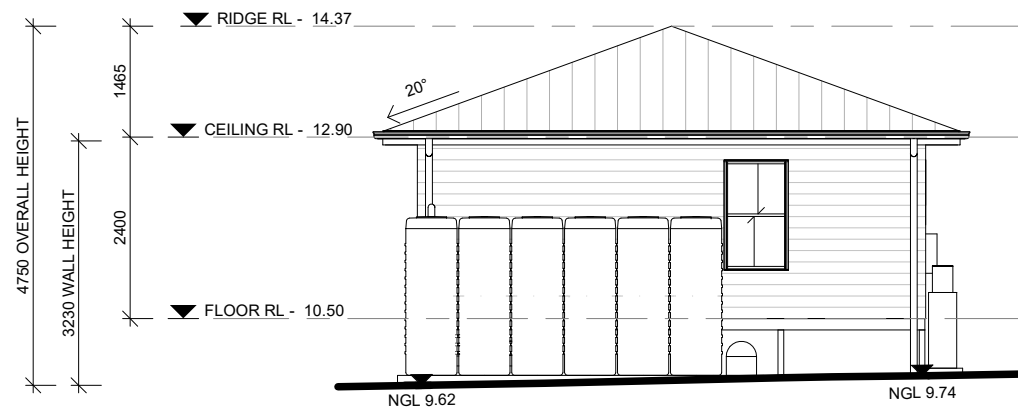
FLOOR R.L IS INDICATIVE OF TOP OF BEARER



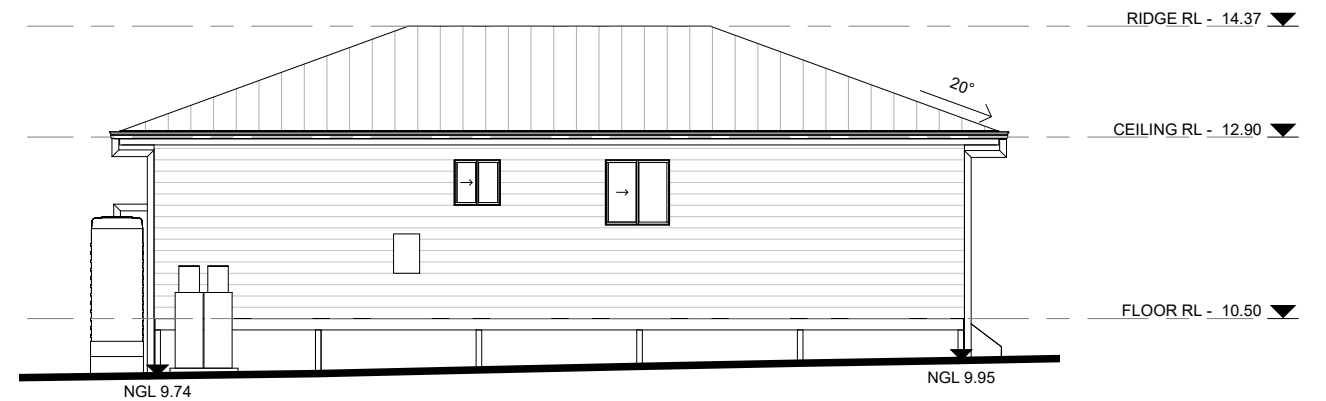
3 NORTH WEST ELEVATION
1 : 100



4 SOUTH WEST ELEVATION
1 : 100



5 SOUTH EAST ELEVATION
1 : 100



6 NORTH EAST ELEVATION
1 : 100

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ISSUE	DATE	AMENDMENT	DRAWN
B	26/08/2021	DA ISSUE	MY
A	27/07/2021	DA ISSUE	PF
B CURRENT ISSUE			

PROJECT
SECONDARY DWELLING
10 BRISBANE STREET, LORN

CLIENT
ALEX STRANG

AMENDMENT
DA ISSUE

DRAWING
ELEVATIONS

SHEET SCALE
04 of 06 1 : 100 @ A3

LOT NO. DP NO. DATE
10 DP 1071663 26/08/2021

CHECKED JOB NO. DRG NO.
PF 22994 22994 04


CUBITT'S
GRANNY FLATS AND
HOME EXTENSIONS
EST. 1994