

Bench
MarkRL35
(AHD)

Porch

+ Ridge 43.22

Brick

residence Tile
roofNo. 89

8,020

Awning

Site plan for the proposed development at 100A/102A. The plan shows the layout of the site, including the proposed driveway, landscaping, and existing structures. Key features and dimensions include:

- Proposed Driveway:** A concrete driveway with a width of 3.300m and a length of 7.596m. It is labeled "CONCRETE DRIVEWAY WITH A15 2680, 12004".
- Landscaping:** Two landscaped areas are shown, each with a width of 3.360m and a length of 8.120m. They are labeled "LANDSCAPE 28.04M²".
- Existing Structures:** The existing building is shown with a width of 3.150m and a length of 3.250m. It is labeled "EXISTING BUILDING".
- Proposed Building:** The proposed building is shown with a width of 3.250m and a length of 3.000m. It is labeled "PROPOSED BUILDING".
- Other Features:** The plan includes a "TREE TO BE REMOVED" (subject to council approval), a "KERB OUTLET", a "GRATED PLT", and a "COLORED" area.
- Dimensions and Levels:** Various dimensions and levels are provided throughout the plan, including 34.47, 34.68, 34.77, 34.98, 35.10, 35.59, 35.68, 35.76, 35.82, 35.92, 36.15, 36.16, 36.39, 36.51, 36.59, 36.61, 36.63, 36.65, 36.67, 36.69, 36.71, 36.73, 36.75, 36.77, 36.79, 36.81, 36.83, 36.85, 36.87, 36.89, 36.91, 36.93, 36.95, 36.97, 36.99, 37.01, 37.03, 37.05, 37.07, 37.09, 37.11, 37.13, 37.15, 37.17, 37.19, 37.21, 37.23, 37.25, 37.27, 37.29, 37.31, 37.33, 37.35, 37.37, 37.39, 37.41, 37.43, 37.45, 37.47, 37.49, 37.51, 37.53, 37.55, 37.57, 37.59, 37.61, 37.63, 37.65, 37.67, 37.69, 37.71, 37.73, 37.75, 37.77, 37.79, 37.81, 37.83, 37.85, 37.87, 37.89, 37.91, 37.93, 37.95, 37.97, 37.99, 38.01, 38.03, 38.05, 38.07, 38.09, 38.11, 38.13, 38.15, 38.17, 38.19, 38.21, 38.23, 38.25, 38.27, 38.29, 38.31, 38.33, 38.35, 38.37, 38.39, 38.41, 38.43, 38.45, 38.47, 38.49, 38.51, 38.53, 38.55, 38.57, 38.59, 38.61, 38.63, 38.65, 38.67, 38.69, 38.71, 38.73, 38.75, 38.77, 38.79, 38.81, 38.83, 38.85, 38.87, 38.89, 38.91, 38.93, 38.95, 38.97, 38.99, 39.01, 39.03, 39.05, 39.07, 39.09, 39.11, 39.13, 39.15, 39.17, 39.19, 39.21, 39.23, 39.25, 39.27, 39.29, 39.31, 39.33, 39.35, 39.37, 39.39, 39.41, 39.43, 39.45, 39.47, 39.49, 39.51, 39.53, 39.55, 39.57, 39.59, 39.61, 39.63, 39.65, 39.67, 39.69, 39.71, 39.73, 39.75, 39.77, 39.79, 39.81, 39.83, 39.85, 39.87, 39.89, 39.91, 39.93, 39.95, 39.97, 39.99, 40.01, 40.03, 40.05, 40.07, 40.09, 40.11, 40.13, 40.15, 40.17, 40.19, 40.21, 40.23, 40.25, 40.27, 40.29, 40.31, 40.33, 40.35, 40.37, 40.39, 40.41, 40.43, 40.45, 40.47, 40.49, 40.51, 40.53, 40.55, 40.57, 40.59, 40.61, 40.63, 40.65, 40.67, 40.69, 40.71, 40.73, 40.75, 40.77, 40.79, 40.81, 40.83, 40.85, 40.87, 40.89, 40.91, 40.93, 40.95, 40.97, 40.99, 41.01, 41.03, 41.05, 41.07, 41.09, 41.11, 41.13, 41.15, 41.17, 41.19, 41.21, 41.23, 41.25, 41.27, 41.29, 41.31, 41.33, 41.35, 41.37, 41.39, 41.41, 41.43, 41.45, 41.47, 41.49, 41.51, 41.53, 41.55, 41.57, 41.59, 41.61, 41.63, 41.65, 41.67, 41.69, 41.71, 41.73, 41.75, 41.77, 41.79, 41.81, 41.83, 41.85, 41.87, 41.89, 41.91, 41.93, 41.95, 41.97, 41.99, 42.01, 42.03, 42.05, 42.07, 42.09, 42.11, 42.13, 42.15, 42.17, 42.19, 42.21, 42.23, 42.25, 42.27, 42.29, 42.31, 42.33, 42.35, 42.37, 42.39, 42.41, 42.43, 42.45, 42.47, 42.49, 42.51, 42.53, 42.55, 42.57, 42.59, 42.61, 42.63, 42.65, 42.67, 42.69, 42.71, 42.73, 42.75, 42.77, 42.79, 42.81, 42.83, 42.85, 42.87, 42.89, 42.91, 42.93, 42.95, 42.97, 42.99, 43.01, 43.03, 43.05, 43.07, 43.09, 43.11, 43.13, 43.15, 43.17, 43.19, 43.21, 43.23, 43.25, 43.27, 43.29, 43.31, 43.33, 43.35, 43.37, 43.39, 43.41, 43.43, 43.45, 43.47, 43.49, 43.51, 43.53, 43.55, 43.57, 43.59, 43.61, 43.63, 43.65, 43.67, 43.69, 43.71, 43.73, 43.75, 43.77, 43.79, 43.81, 43.83, 43.85, 43.87, 43.89, 43.91, 43.93, 43.95, 43.97, 43.99, 44.01, 44.03, 44.05, 44.07, 44.09, 44.11, 44.13, 44.15, 44.17, 44.19, 44.21, 44.23, 44.25, 44.27, 44.29, 44.31, 44.33, 44.35, 44.37, 44.39, 44.41, 44.43, 44.45, 44.47, 44.49, 44.51, 44.53, 44.55, 44.57, 44.59, 44.61, 44.63, 44.65, 44.67, 44.69, 44.71, 44.73, 44.75, 44.77, 44.79, 44.81, 44.83, 44.85, 44.87, 44.89, 44.91, 44.93, 44.95, 44.97, 44.99, 45.01, 45.03, 45.05, 45.07, 45.09, 45.11, 45.13, 45.15, 45.17, 45.19, 45.21, 45.23, 45.25, 45.27, 45.29, 45.31, 45.33, 45.35, 45.37, 45.39, 45.41, 45.43, 45.45, 45.47, 45.49, 45.51, 45.53, 45.55, 45.57, 45.59, 45.61, 45.63, 45.65, 45.67, 45.69, 45.71, 45.73, 45.75, 45.77, 45.79, 45.81, 45.83, 45.85, 45.87, 45.89, 45.91, 45.93, 45.95, 45.97, 45.99, 46.01, 46.03, 46.05, 46.07, 46.09, 46.11, 46.13, 46.15, 46.17, 46.19, 46.21, 46.23, 46.25, 46.27, 46.29, 46.31, 46.33, 46.35, 46.37, 46.39, 46.41, 46.43, 46.45, 46.47, 46.49, 46.51, 46.53, 46.55, 46.57, 46.59, 46.61, 46.63, 46.65, 46.67, 46.69, 46.71, 46.73, 46.75, 46.77, 46.79, 46.81, 46

9Sec.
1DP82
08

8Sec.
1DP82
08

100DP119
6959

CALCULATION TABLE:	
SITE AREA: 628m ²	
LOT 1: 317	
LOT 2: 309	
UNIT 1:	
GROUND FLOOR:	72.2 m ²
FIRST FLOOR:	82.8 m ²
TOTAL AREA:	155 m ²
PROPOSED FSR:	48 %
UNIT 2:	
GROUND FLOOR:	72.2 m ²
FIRST FLOOR:	82.8 m ²
TOTAL AREA:	155 m ²
PROPOSED FSR:	50 %

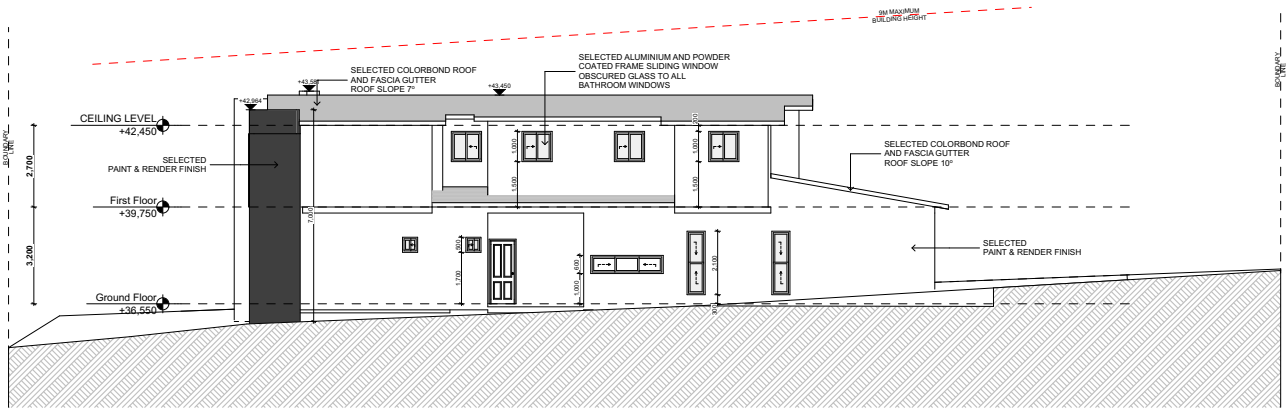
 **SITE PLAN**
SCALE 1:200

DATE:
09/02/2022

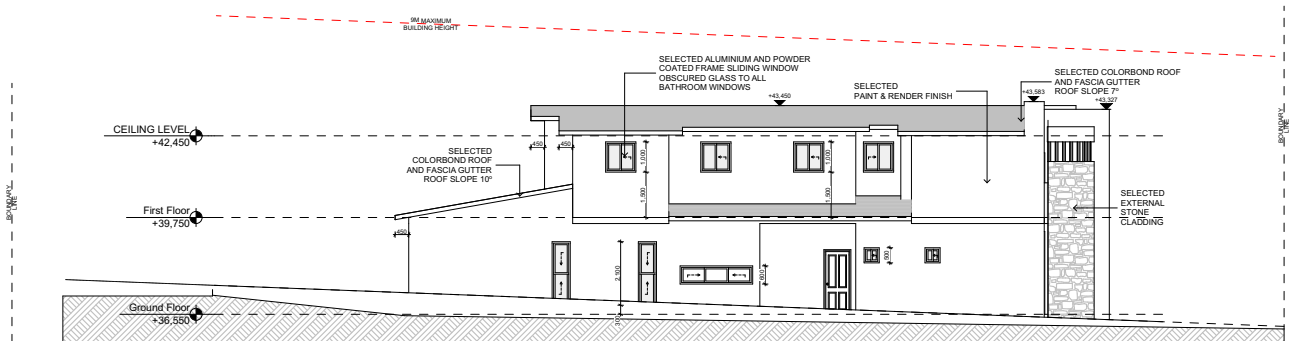
ISSUE:
SEC 4.55

91 SIMMAT AVENUE CONDELL PARK NOTIFICATION PLAN





SOUTH ELEVATION
SCALE 1:250

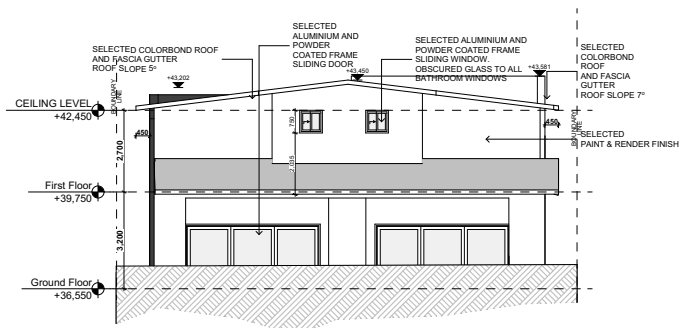


NORTH ELEVATION
SCALE 1:250



WEST ELEVATION
SCALE 1:250

EAST ELEVATION
SCALE 1:250



DATE:
09/02/2022

ISSUE:
SEC 4.55

91 SIMMAT AVENUE
CONDELL PARK
NOTIFICATION PLAN