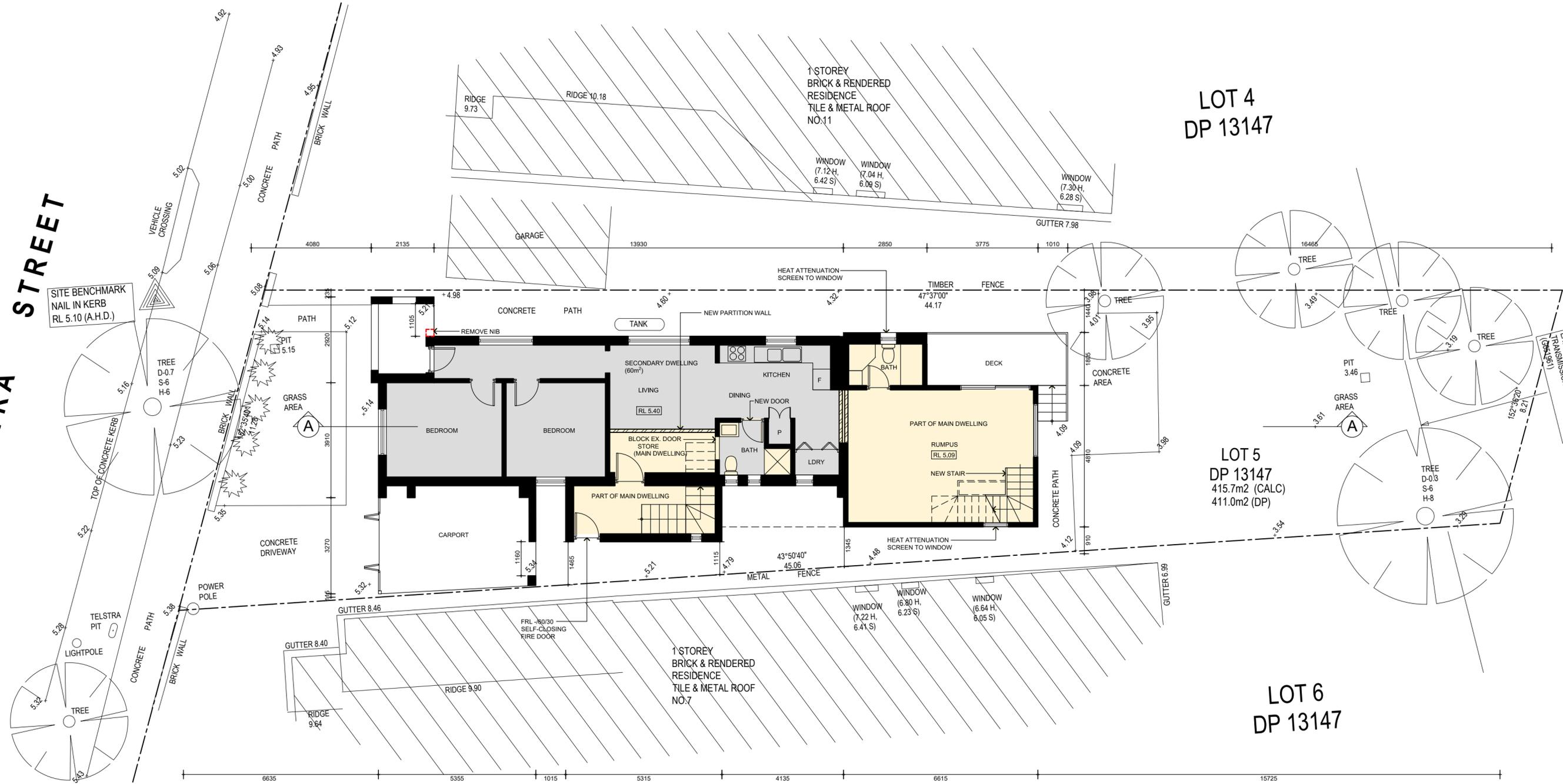


NOWRA STREET

**LOT 4
DP 13147**

**LOT 5
DP 13147
415.7m² (CALC)
411.0m² (DP)**

**LOT 6
DP 13147**



COMPLIANCE NOTES

INTERNAL PARTITION WALLS BETWEEN MAIN DWELLING AND SECONDARY DWELLING TO ACHIEVE FRL 60/60/60

EXTERNAL WALLS WITHIN 1.5m OF SITE BOUNDARIES TO ACHIEVE FRL 90/90/90 (FROM THE OUTSIDE)

WALL AND FLOOR SEPARATING THE CARPORT AND MAIN DWELLING TO ACHIEVE FRL 90/90/90

GROUND FLOOR CEILING OF SECONDARY DWELLING TO HAVE ONE LAYER OF 13mm PLASTERBOARD TO CEILING

■ DENOTES SECONDARY DWELLING

■ DENOTES PRIMARY DWELLING



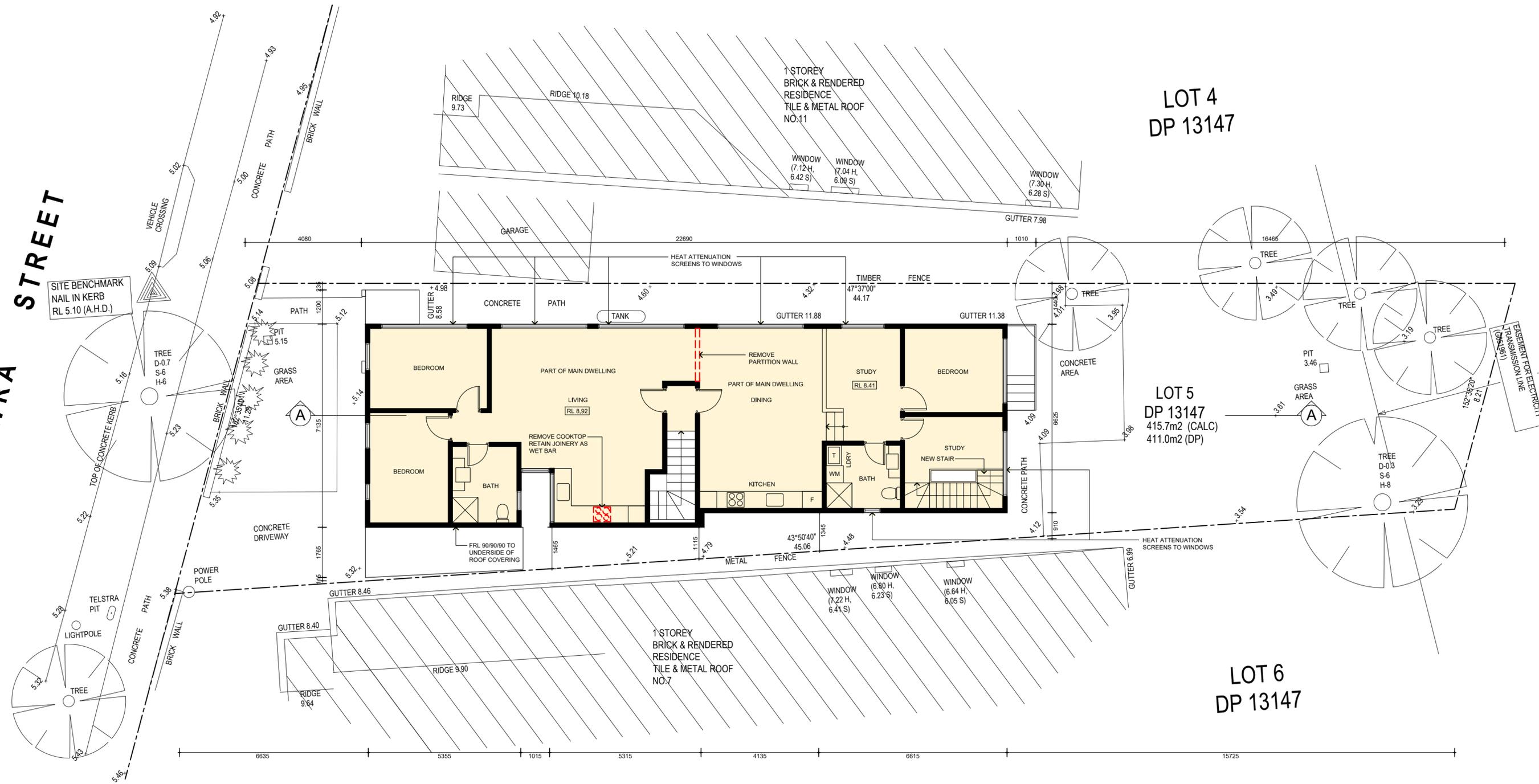
AMENDMENTS <table border="1"> <tr><td> </td><td> </td></tr> </table>																							<small>THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS. THE BUILDING MANUFACTURER'S SERIAL CHECK AND VERIFY ALL DIMENSIONS, RL, GRADIENTS AND CONSTRUCT TO METHOD PRIOR TO COMMENCEMENT OF WORK. PRESENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. THESE DIMENSIONS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DIMENSIONS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS. A COPY OF THIS DRAWING IS TO BE SUBMITTED BY THE APPLICANT TO THE MATRONS BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL. DESIGN INTENT ONLY - NOT FOR CONSTRUCTION.</small>	<p>Corona Projects PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 04 19 438 956 EMAIL: info@coronaprojects.com</p>	DRAWING: PROPOSED GROUND FLOOR PLAN	PROJECT: PROPOSED ALTERATIONS	SHEET No: 02
SCALE: 1:100 @ A2	ADDRESS: 9 NOWRA STREET CAMPSIE	DATE: JUNE 2024																									

NOWRA STREET

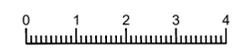
**LOT 4
DP 13147**

**LOT 5
DP 13147
415.7m2 (CALC)
411.0m2 (DP)**

**LOT 6
DP 13147**



DENOTES SECONDARY DWELLING
 DENOTES PRIMARY DWELLING

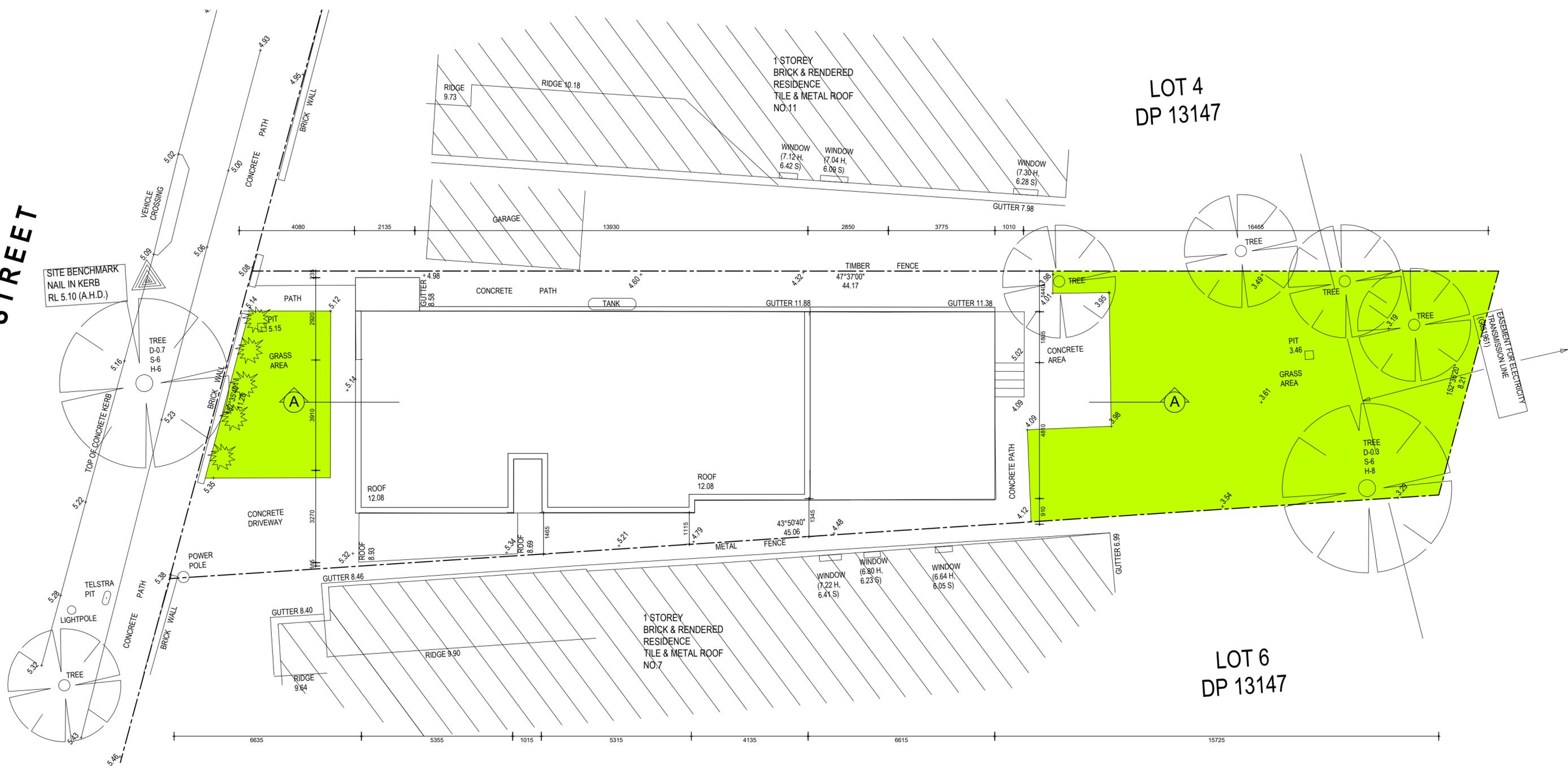


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NOWRA STREET

LOT 4
DP 13147

LOT 6
DP 13147



SITE BENCHMARK
NAIL IN KERB
RL 5.10 (A.H.D.)

CALCULATIONS	
TOTAL FLOOR SPACE	245.35
FSR	0.59 : 1
TOTAL SITE AREA	415.7
LANDSCAPED AREA	137.6 (33.1%)

DENOTES
LANDSCAPED AREA

BASIS COMMITMENTS

PRIMARY DWELLING

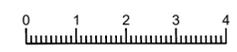
LIGHTING
THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

SECONDARY DWELLING

LIGHTING
THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

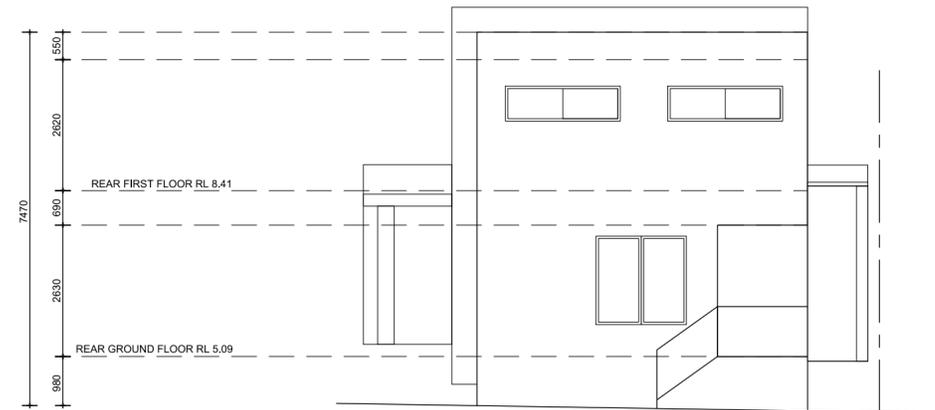
FIXTURES
THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR WATER RATING.
THE APPLICANT MUST ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
THE APPLICANT MUST ENSURE NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR MINIMUM 3 STAR WATER RATING.

AMENDMENTS <table border="1"> <tr><td> </td><td> </td></tr> </table>																							<small>THE WORK IS TO BE COMPLETED WITHIN THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY LAWS. THE BUILDING MANUFACTURERS SHALL CHECK AND VERIFY ALL DIMENSIONS, RL, GRADIENTS AND CONSTRUCTORS NOTES PRIOR TO COMMENCEMENT OF WORK. PRESENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. THESE DIMENSIONS HAVE BEEN PREPARED BY CORONA PROJECTS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DIMENSIONS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF CORONA PROJECTS AND ARE SUBJECT TO COPYRIGHT LAWS. COPIES OF THIS PLAN IS TO BE SUBMITTED BY THE APPLICANT TO THE MATRONS BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL. DESIGN INTENT ONLY - NOT FOR CONSTRUCTION.</small>	<p>Corona Projects PO BOX 1749 BONDI JUNCTION NSW 1355 PHONE: 04 19 438 956 EMAIL: info@coronaprojects.com</p>	DRAWING: ROOF PLAN / SITE PLAN	PROJECT: PROPOSED ALTERATIONS ADDRESS: 9 NOWRA STREET CAMPSIE	SHEET No.: 04	
SCALE: 1:100 @ A2	DATE: JUNE 2024																											

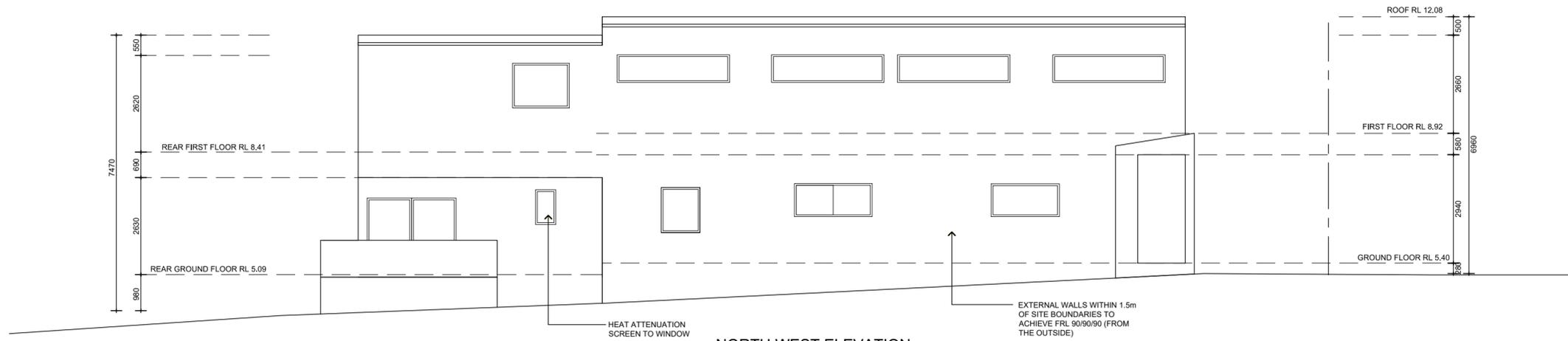




SOUTH WEST ELEVATION



NORTH EAST ELEVATION



NORTH WEST ELEVATION



SOUTH EAST ELEVATION



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