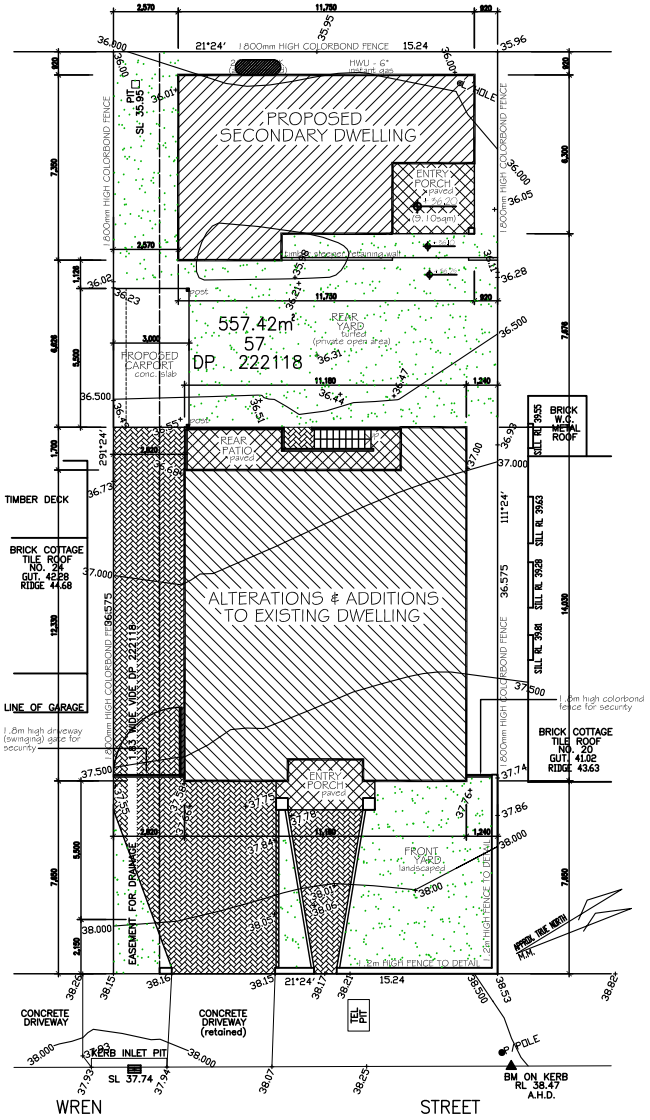
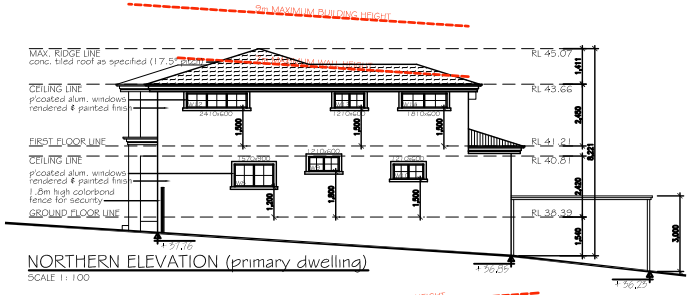


SITE / GROUND FLOOR PLAN

SCALE 1 : 200

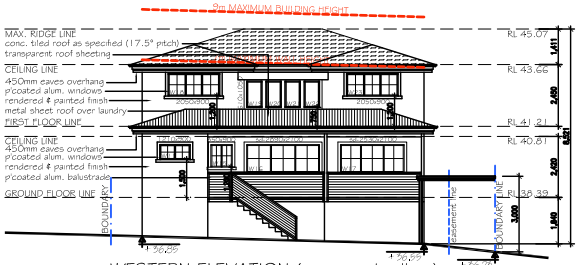
EASTERN ELEVATION (wren street elevation)

SCALE 1 : 100



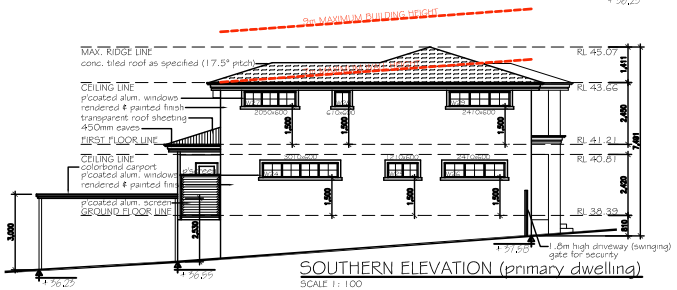
NORTHERN ELEVATION (primary dwelling)

SCALE 1 : 100



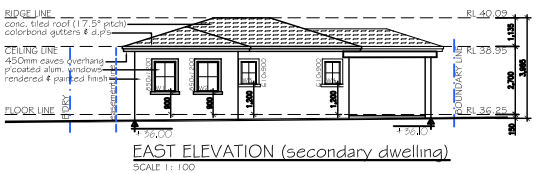
WESTERN ELEVATION (primary dwelling)

SCALE 1 : 100



SOUTHERN ELEVATION (primary dwelling)

SCALE 1 : 100



EAST ELEVATION (secondary dwelling)

SCALE 1 : 100

NORTH ELEVATION (secondary dwelling)

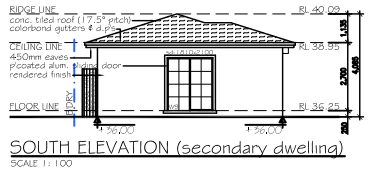
SCALE 1 : 100

CALCULATIONS		
SITE AREA	=	557.42m²
GROUND FLOOR AREA (proposed)	=	126.96m²
FIRST FLOOR AREA (proposed)	=	91.64m²
SECONDARY DWELLING AREA (proposed)	=	59.93m²
PROPOSED TOTAL FLOOR AREA	=	278.53m²
PROPOSED F.S.R	=	0.4997:1
GROUND FLOOR AREA (existing)	=	131.78m²
PRIVATE OPEN AREA	=	81.10m²

Proposed carport to be light-weight and free-standing with a maximum height of 3m when measured from NGL

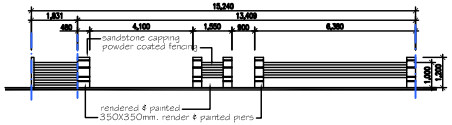
WEST ELEVATION (secondary dwelling)

SCALE 1 : 100



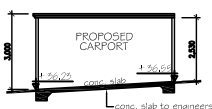
SOUTH ELEVATION (secondary dwelling)

SCALE 1 : 100



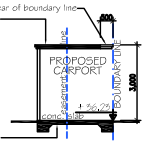
FRONT FENCE ELEVATION (typical.)

SCALE 1 : 100



SECTION D-D (carport)

SCALE 1 : 100



SECTION E-E (carport)

SCALE 1 : 100

Figured dimensions & larger scale drawings shall be taken in preference to scaled readings.

This drawing shall be read in conjunction with the specifications and engineer's/ consultants drawings.

Check all dimensions and levels on site before commencement of work or ordering materials.

All workmanship and materials shall comply with all relevant codes, ordinances, Australian standards and manufacturer's instructions.

All discrepancies shall be brought to the attention of the director of De`bonnaire Designz

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De`bonnaire Designz warrants only the original architectural data as retained by the company.

The data files are not to be altered without the written approval of De`bonnaire Designz.

The responsibility of De`bonnaire Designz is removed if these conditions are not observed.

Revision:	Date:	Notes:
A.	October, 2024	for development application submission
B.	December, 2024	amended as per council letter (dated 27.11.2024)
C.	December, 2024	amended as per council email (dated 03.12.2024)
D.	February, 2025	amended as per council email (dated 25.02.2025)
E.	March, 2025	amended as per council email (dated 03.03.2025)

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Client: Mr. K. El Hassan & Mrs. D. El Zahab

Project: Alterations & Additions + Secondary Dwelling at: 22 WREN STREET, CONDELL APRK, NSW 2200

Drawing: NEIGHBOUR NOTIFICATION PLAN

Drawn:	Date:	Sheet No.:	Job No.:
S.M.	20.10.2024	DA-00E	2303/24