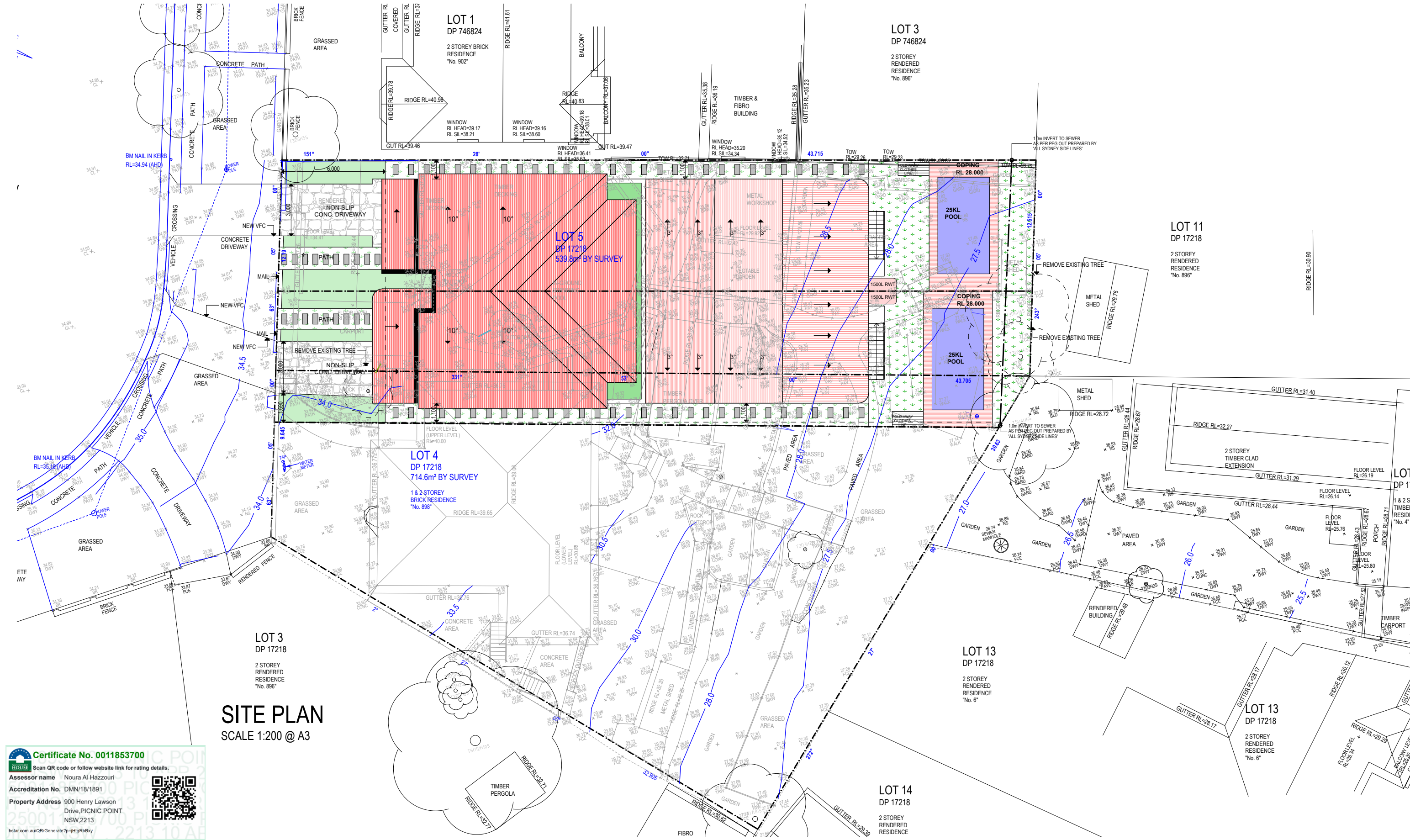
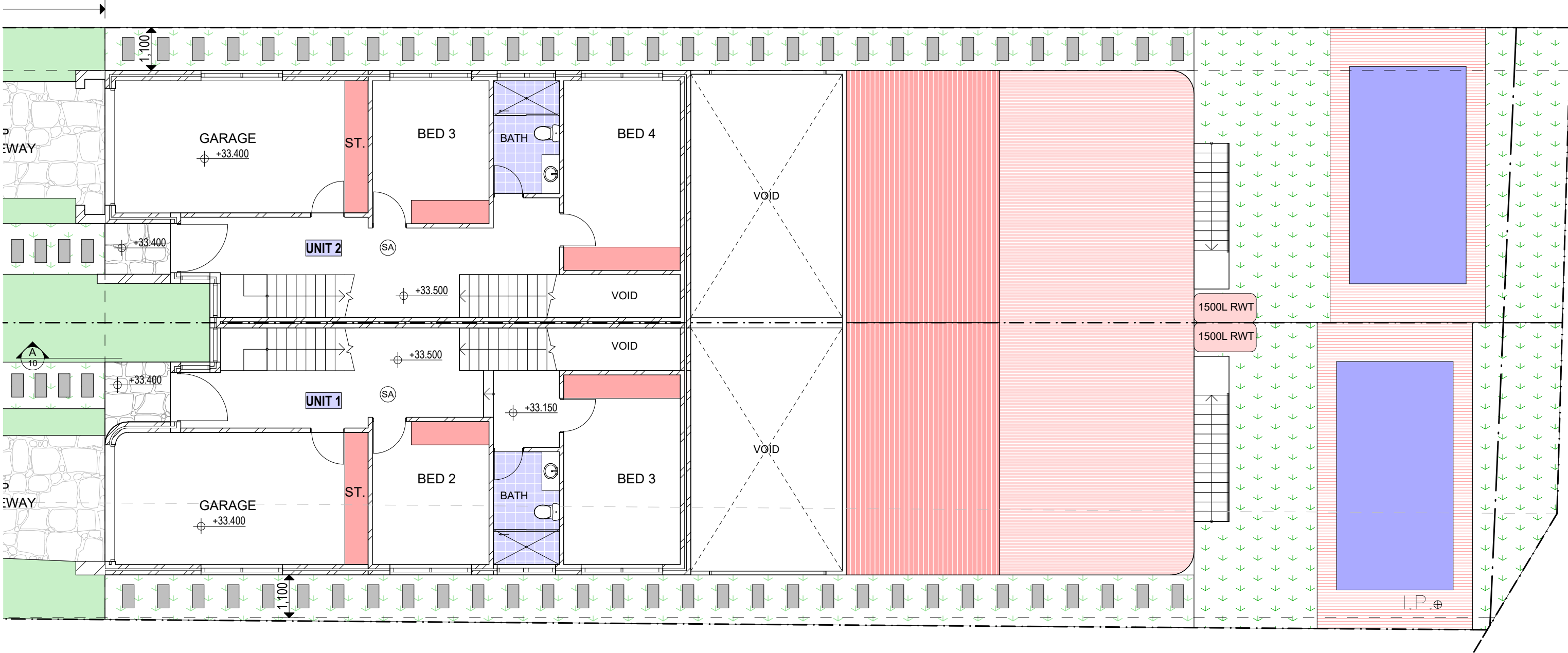




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			A		07-04-25	Issued for DA Approval	J.B	J.B	Client Robak Developments Pty Ltd		Date 07/04/2025
									Development Application		Project no. 24-021
										Drawing no. 3	

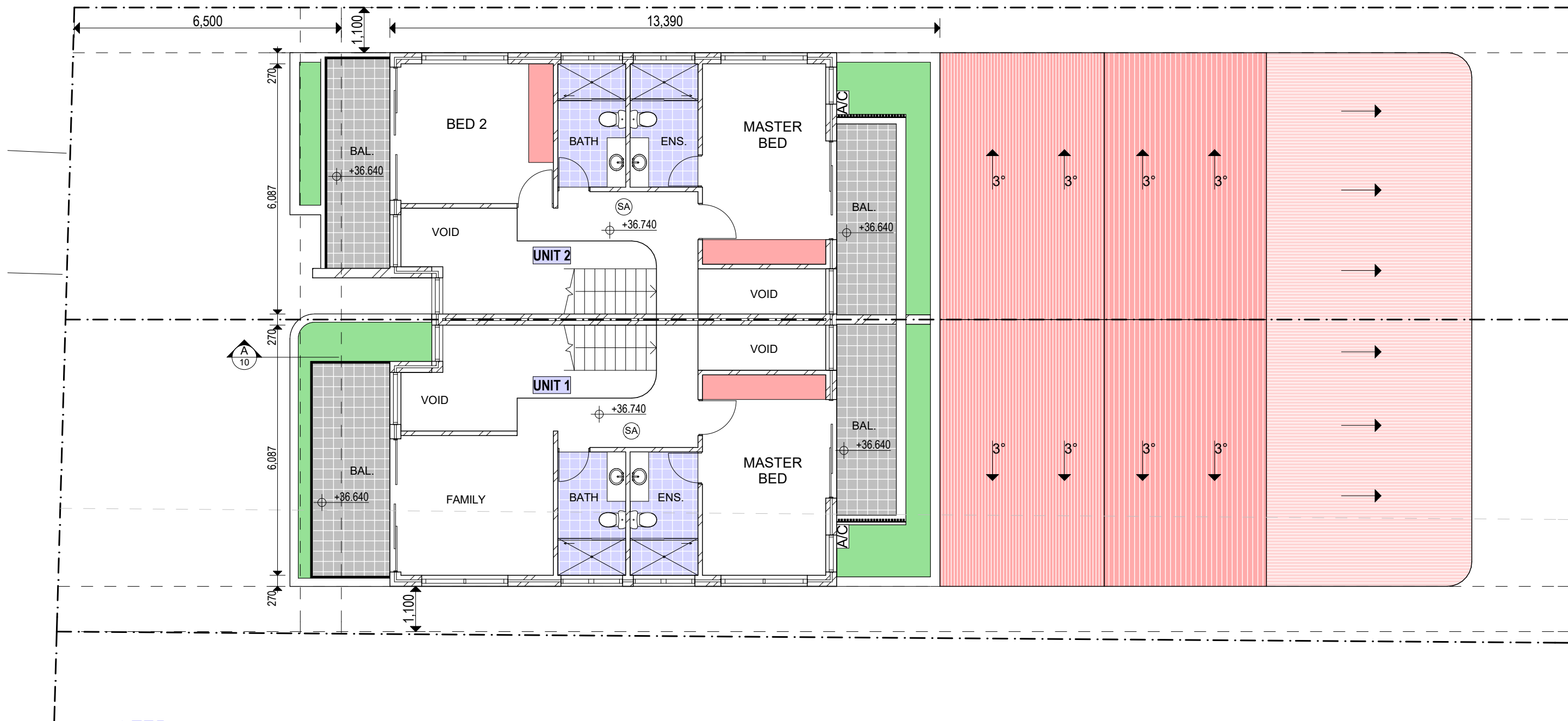


GROUND FLOOR PLAN

SCALE 1:100 @ A3
SA: SMOKE ALARM



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			Issue	Date	Description	Int.	App.			Scale AS SHOWN	Date 07/04/2025	Project no.
			A	07-04-25	Issued for DA Approval	J.B	J.B			Drawn J.B	Approved J.B	24-021
										Issued Development Application		Drawing no. 5

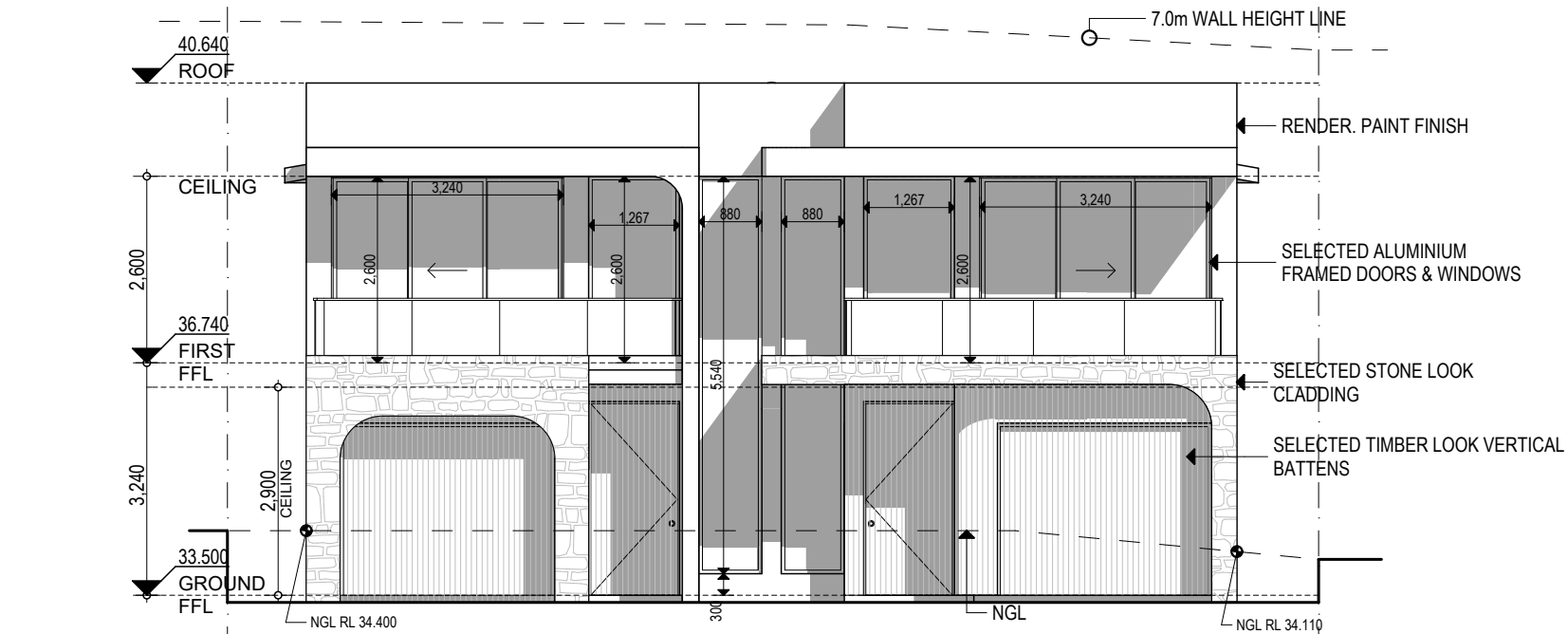


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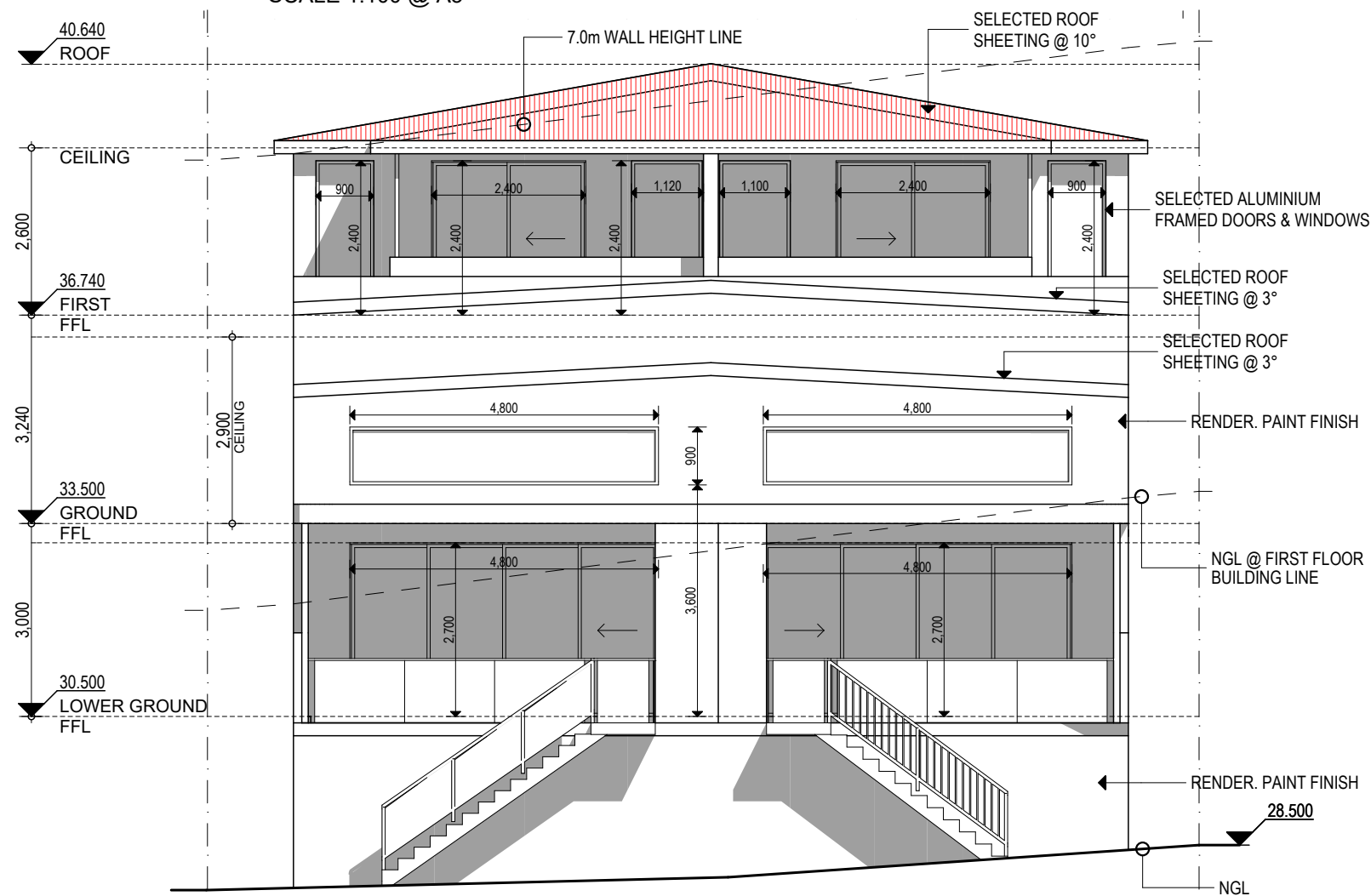


FIRST LEVEL FLOOR PLAN
SCALE 1:100 @ A3
SA: SMOKE ALARM

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			Issue	Date	Description	Int.	App.			Scale AS SHOWN	Date 07/04/2025	Project no.
			A	07-04-25	Issued for DA Approval	J.B	J.B			Drawn J.B	Approved J.B	24-021
										Issued Development Application		Drawing no. 6



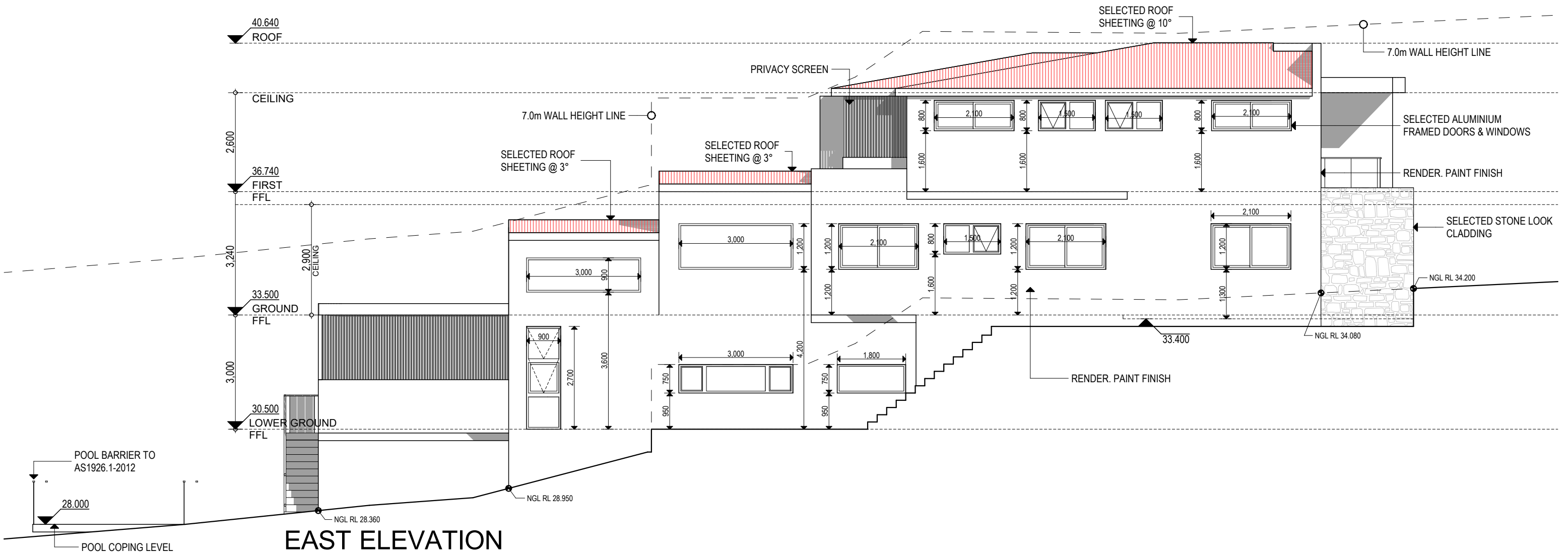
NORTH ELEVATION
SCALE 1:100 @ A3



SOUTH ELEVATION
SCALE 1:100 @ A3



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			Issue	Date	Description	Int.	App.				Scale AS SHOWN	Date 07/04/2025	Project no.
			A	07-04-25	Issued for DA Approval	J.B	J.B				Drawn J.B	Approved J.B	24-021
											Issued Development Application		Drawing no. 7

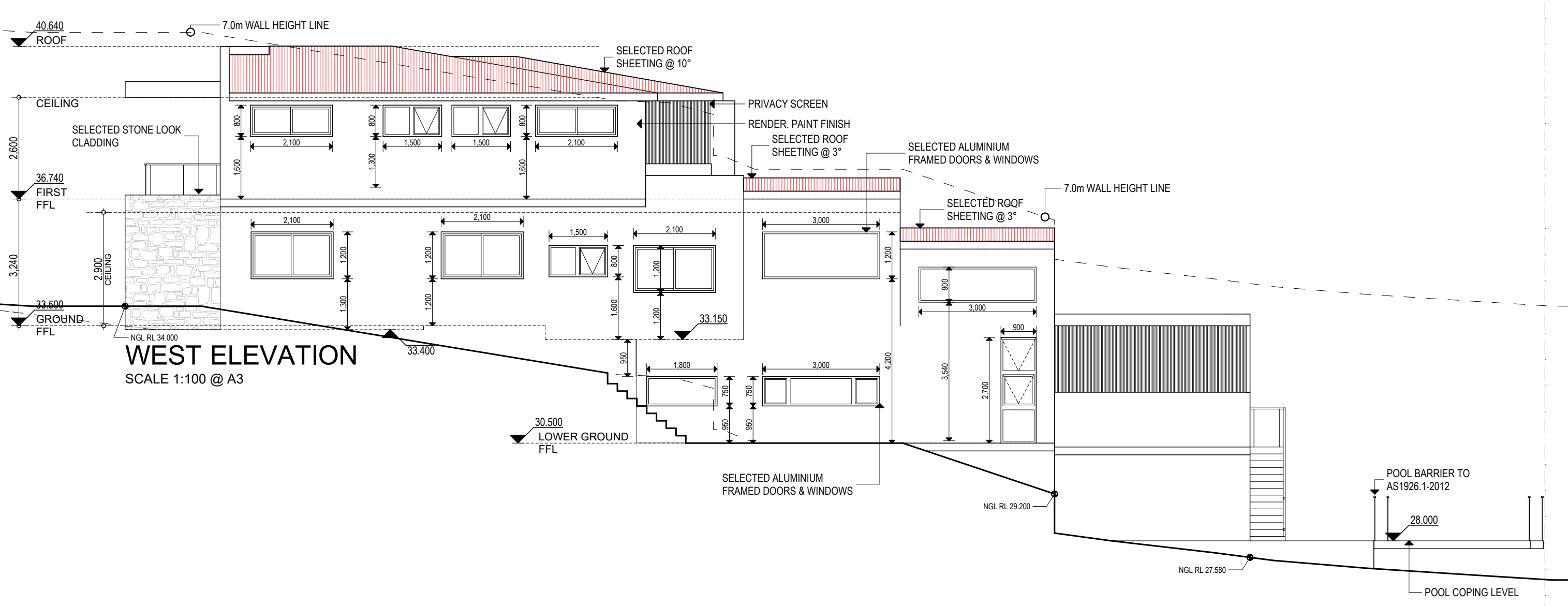


EAST ELEVATION
SCALE 1:100 @ A3

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			Issue	Date	Description	Int.	App.			Scale AS SHOWN	Date 07/04/2025	Project no.
			A	07-04-25	Issued for DA Approval	J.B	J.B			Drawn J.B	Approved J.B	24-021
										Issued Development Application		Drawing no. 8



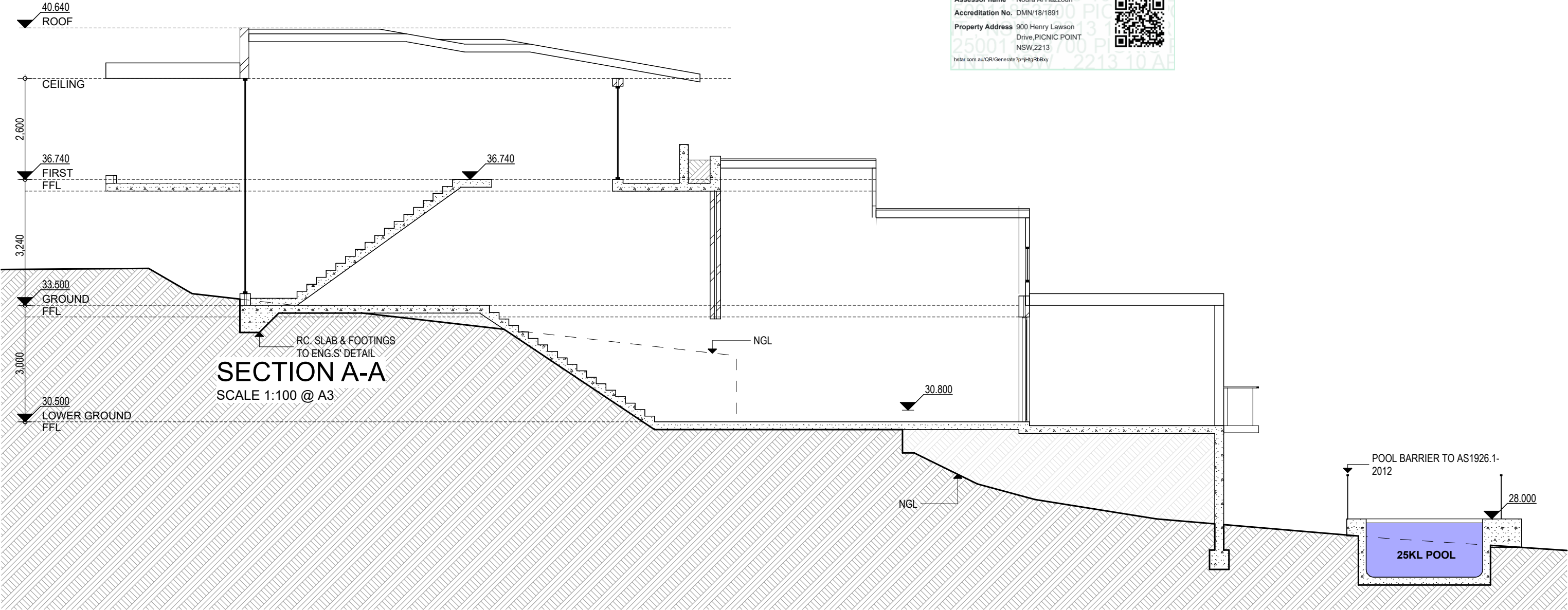
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			Issue	Date	Description	Int.	App.			Scale AS SHOWN	Date 07/04/2025	Project no.
			A	07-04-25	Issued for DA Approval	J.B	J.B			Drawn J.B	Approved J.B	24-021
										Issued Development Application		Drawing no. 9

CALCULATIONS				COMPLIES
TOTAL SITE AREA	668.37m ²	UNIT 1 FSR	49.8%	YES
		UNIT 2 FSR	49.8%	YES
UNIT 1 SITE AREA	336.3m ²	TOTAL GROSS FLOOR AREA	333m ²	
UNIT 2 SITE AREA	332.07m ²	PROPOSED FSR	49.8%	YES
PERMITTED GFA	334.185m ²	UNIT 1 POS	93m ²	YES
UNIT 1- LOWER GROUND AREA	66.5m ²	UNIT 2 POS	95m ²	YES
UNIT 1- GROUND FLOOR AREA	54m ²	SITE COVER	432.67m ² 64.7%	YES
UNIT 1- FIRST FLOOR AREA	46m ²	DEEP SOIL	235.7m ² 35.3%	YES
UNIT 1- TOTAL FLOOR AREA	166.5m ²			
UNIT 1- LOWER GROUND AREA	66.5m ²			
UNIT 2- GROUND FLOOR AREA	54m ²			
UNIT 1- FIRST FLOOR AREA	46m ²			
UNIT 2- TOTAL FLOOR AREA	166.5m ²			
PROPOSED FSR	49.8%			

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DRAWING SHEDULE

**BUILDING DESIGNERS AUSTRALIA 1869-15**

R E V I S I O N S					
Issue	Date	Description	Int.	App.	
A	07-04-25	Issued for DA Approval	J.B	J.B	

**ARCHICORP**

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E info@archicorp.com.au
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ABN 831 939 535 21

Project
Proposed Attached Dual Occupancy @ 900 Henry Lawson Dr, Picnic Point

Client
Robak Developments Pty Ltd

Drawing Title
Section A-A

Scale AS SHOWN	Date 07/04/2025	Project no. 24-021
Drawn J.B	Approved J.B	
Issued Development Application		Drawing no. 10