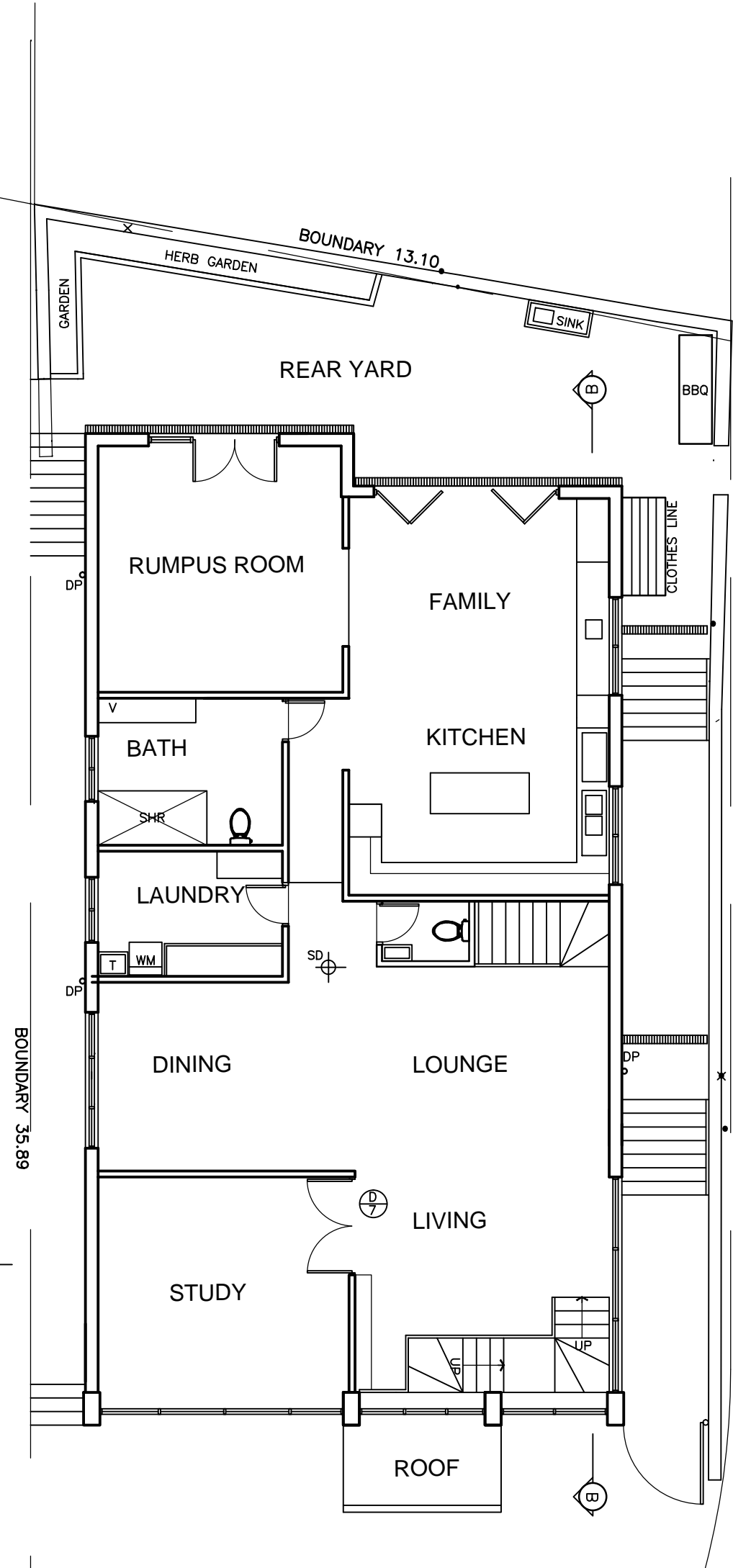


EXISTING GROUND FLOOR LAYOUT



EXISTING FIRST FLOOR LAYOUT

SITE AREA:
SITE AREA 436.3m²

SECONDARY UNIT FLOOR AREA
50m² AND COMPLIES WITH CODE

NEW FRONT ENTRY
NEW FRONT ENTRY CONSTRUCTION ALLOWABLE UNDER GRANNY FLAT CODE.

BOUNDARY SETBACKS:
COMPLY AS NO REQUIREMENT.

BUILDING HEIGHT:
COMPLY AS NO REQUIREMENT.

SWANNELL AVENUE

PROPOSED SECONDARY DWELLING PLAN SITE PLAN

GENERAL:
G1. CHECK ALL DIMENSIONS ON SITE. DO NOT SCALE OFF DRAWING.
G2. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL STRUCTURAL AND OTHER CONSULTANTS DRAWING AND SPECIFICATION AND WITH SUCH OTHER WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT. ALL DISCREPANCIES ON DRAWINGS AND DIMENSIONS SHALL BE REFERRED TO THE DESIGNER FOR DECISION BEFORE PROCEEDING WITH WORK.
G3. SETTING OUT DIMENSIONS SHOWN ON DRAWINGS SHALL BE VERIFIED BY THE BUILDER.
G4. THIS DRAWING IS PREPARED WITH LIMITED SITE KNOWLEDGE. ANY UNFORESEEN SITE CONDITIONS THAT MAY AFFECT THE DESIGN MUST BE IMMEDIATELY NOTIFIED TO THE DESIGNER.
G5. ANY VARIATIONS TO WORK SHALL BE REFERRED TO THIS OFFICE FOR CHECKING.
G6. THE BUILDER SHALL BE RESPONSIBLE FOR LOCATING ALL EXISTING NEW SERVICES, AND SHALL BE RESPONSIBLE FOR DAMAGE TO SAME.
G7. ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH THE REQUIREMENTS OF THE S.A.A. CODES, AND THE BY-LAWS AND ORDINANCE OF THE RELEVANT BUILDING AUTHORITY.

<p>Insignia DesignCorp Pty Ltd ARCHITECTURAL DESIGNERS, CIVIL & STRUCTURAL ENGINEER'S, PROJECT MANAGERS ABN: 32 003 860 795 SUITE 207, 118 GREAT NORTH ROAD, FIVEDOCK. NSW., 2046. PHONE:(02)8060-1891, FAX:(02)9713-7447, MOBILE:0411 551 349 email: info@insigniadc.com.au</p> <p>CERTIFIED & APPROVED FOR ISSUE:</p> <p>Pasquale Romano BE (Civil) Grad Dip.(Mgt), FIE (Aust), NPER, CP Eng</p>	<table border="1"> <thead> <tr> <th>No.</th> <th>AMENDMENT</th> <th>ISSUED BY</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>-</td> <td>ISSUED AS COMPLYING DEVELOPMENT.</td> <td>NR</td> <td>20/10/11</td> </tr> </tbody> </table>	No.	AMENDMENT	ISSUED BY	DATE	-	ISSUED AS COMPLYING DEVELOPMENT.	NR	20/10/11
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<p>DRAWING TITLE: SWANNELL AVENUE,</p> <p>CLIENT:</p>	<p>SECONDARY DWELLING SITE PLAN & FLOOR PLAN</p> <table border="1"> <thead> <tr> <th>SCALE</th> <th>DATE</th> </tr> </thead> <tbody> <tr> <td>1:100, 1:200</td> <td>OCTOBER, 2011</td> </tr> <tr> <td>SHEET No</td> <td>PLAN No</td> </tr> <tr> <td>01 OF 03</td> <td>2010.P23</td> </tr> </tbody> </table>	SCALE	DATE	1:100, 1:200	OCTOBER, 2011	SHEET No	PLAN No	01 OF 03	2010.P23
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