

LOT AREA 590m<sup>2</sup>

**R20 ZONING**

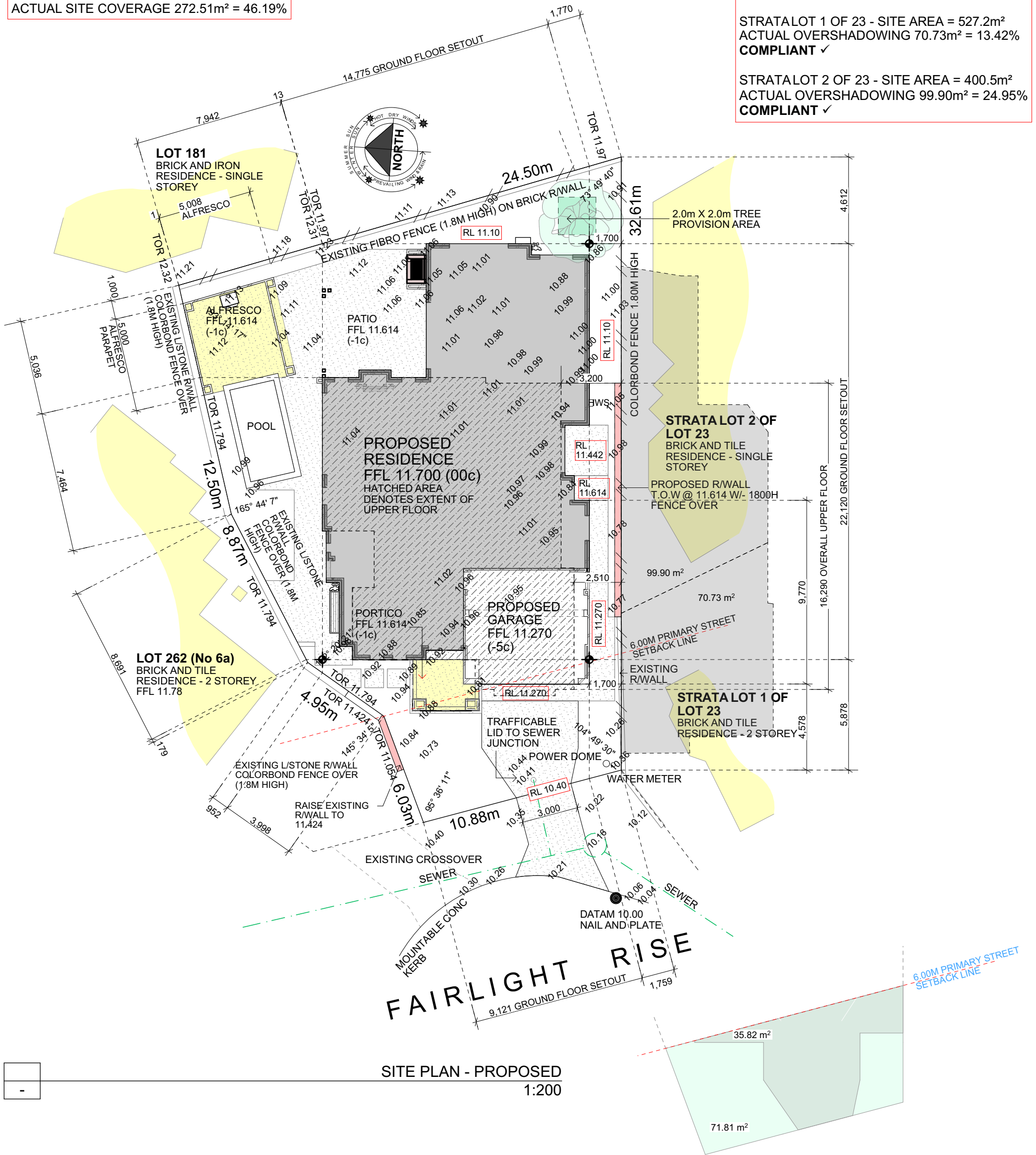
ALLOWABLE SITE COVERAGE 50% = 295m<sup>2</sup>  
ACTUAL SITE COVERAGE 272.51m<sup>2</sup> = 46.19%

**OVERSHADOWING**

**R20 ZONING**  
**25% ALLOWANCE**

STRATALOT 1 OF 23 - SITE AREA = 527.2m<sup>2</sup>  
ACTUAL OVERSHADOWING 70.73m<sup>2</sup> = 13.42%  
**COMPLIANT ✓**

STRATALOT 2 OF 23 - SITE AREA = 400.5m<sup>2</sup>  
ACTUAL OVERSHADOWING 99.90m<sup>2</sup> = 24.95%  
**COMPLIANT ✓**



SITE PLAN - PROPOSED  
1:200

**LANDSCAPING TO FRONT STREET SETBACK AREA**

TOTAL FRONT STREET SETBACK AREA = 71.81m<sup>2</sup>  
HARDSCAPE WITHIN STREET SETBACK AREA = 35.82m<sup>2</sup>  
SOFTSCAPE WITHIN STREET SETBACK AREA = 35.99m<sup>2</sup>  
SOFTSCAPE WITHIN STREET SETBACK AREA = 50.11%  
**COMPLIANT ✓**

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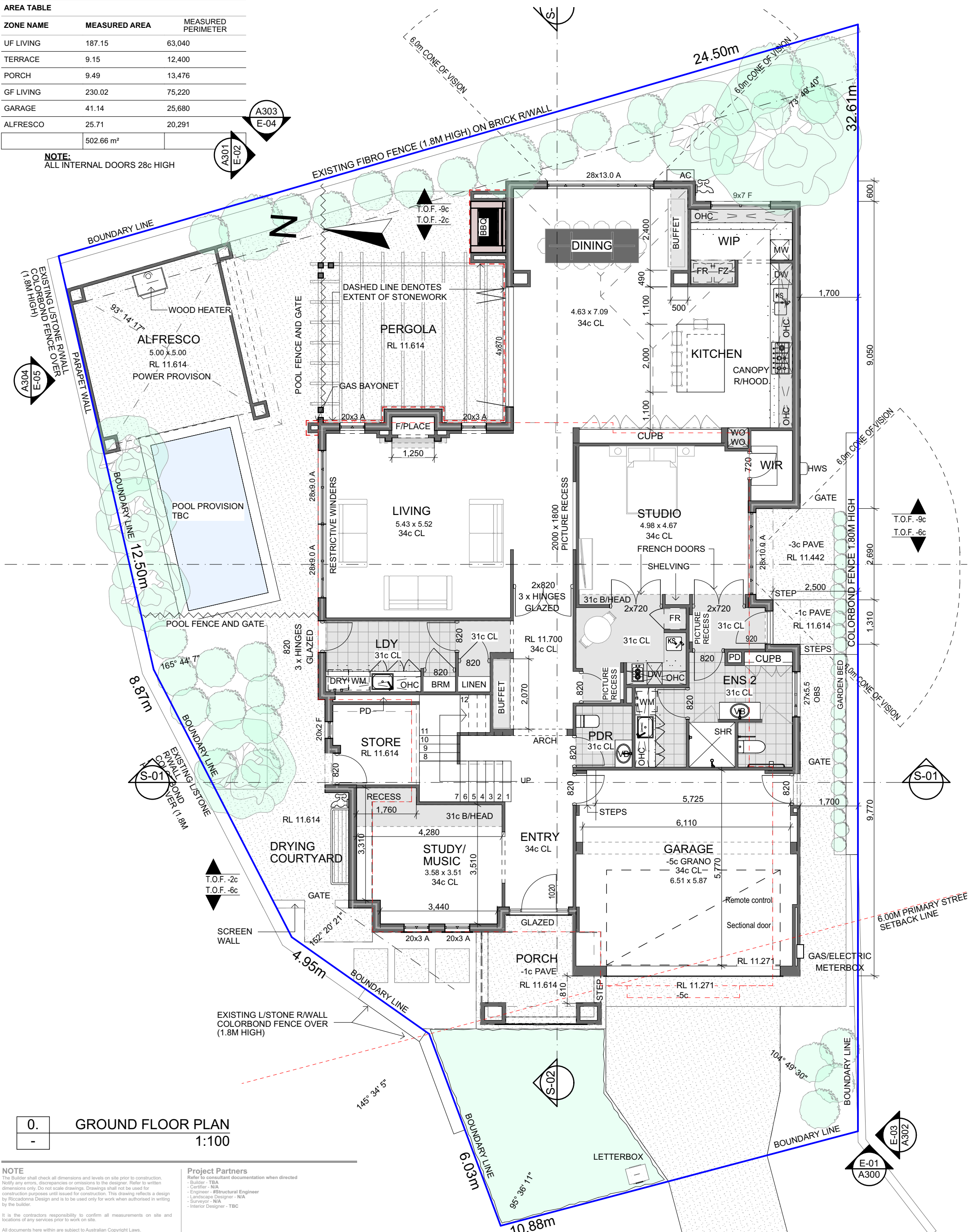
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<b>© COPYRIGHT</b>	<b>PROPOSED RESIDENCE</b>		DRAWING TITLE: <b>SITE PLAN - PROPOSED</b>		<p>riccadonna design m : 0417 974 215 e : riccad@bigpond.net.au</p>	DRAWING NO. <b>A101</b>																															
	CLIENT: <b>V &amp; N BABICH</b>		DRAWN: RICCADONNA DESIGN	SCALE: A3 AS SHOWN			<table border="1"> <thead> <tr> <th>Rev ID</th> <th>Change</th> <th>Date</th> </tr> </thead> <tbody> <tr><td>A</td><td>Initial Concept</td><td>26.05.23</td></tr> <tr><td>B</td><td>Client Amendments</td><td>02.06.23</td></tr> <tr><td>C</td><td>Client Amendments</td><td>17.06.23</td></tr> <tr><td>D</td><td>Client Amendments</td><td>04.07.23</td></tr> <tr><td>E</td><td>Client Amendments</td><td>24.08.23</td></tr> <tr><td>F</td><td>Planning Prep</td><td>19.09.23</td></tr> <tr><td>G</td><td>Client Amendments / Planning Prep</td><td>05.10.23</td></tr> <tr><td>H</td><td>Client Amendments / Planning Prep</td><td>27.10.23</td></tr> <tr><td>I</td><td>Client Amendments / Planning Prep</td><td>22.11.23</td></tr> </tbody> </table>	Rev ID	Change	Date	A	Initial Concept	26.05.23	B	Client Amendments	02.06.23	C	Client Amendments	17.06.23	D	Client Amendments	04.07.23	E	Client Amendments	24.08.23	F	Planning Prep	19.09.23	G	Client Amendments / Planning Prep	05.10.23	H	Client Amendments / Planning Prep	27.10.23	I	Client Amendments / Planning Prep	22.11.23
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ZONE NAME	MEASURED AREA	MEASURED PERIMETER
UF LIVING	187.15	63,040
TERRACE	9.15	12,400
PORCH	9.49	13,476
GF LIVING	230.02	75,220
GARAGE	41.14	25,680
ALFRESCO	25.71	20,291
	502.66 m <sup>2</sup>	

**NOTE:**  
ALL INTERNAL DOORS 28c HIGH



**0. GROUND FLOOR PLAN**  
1:100

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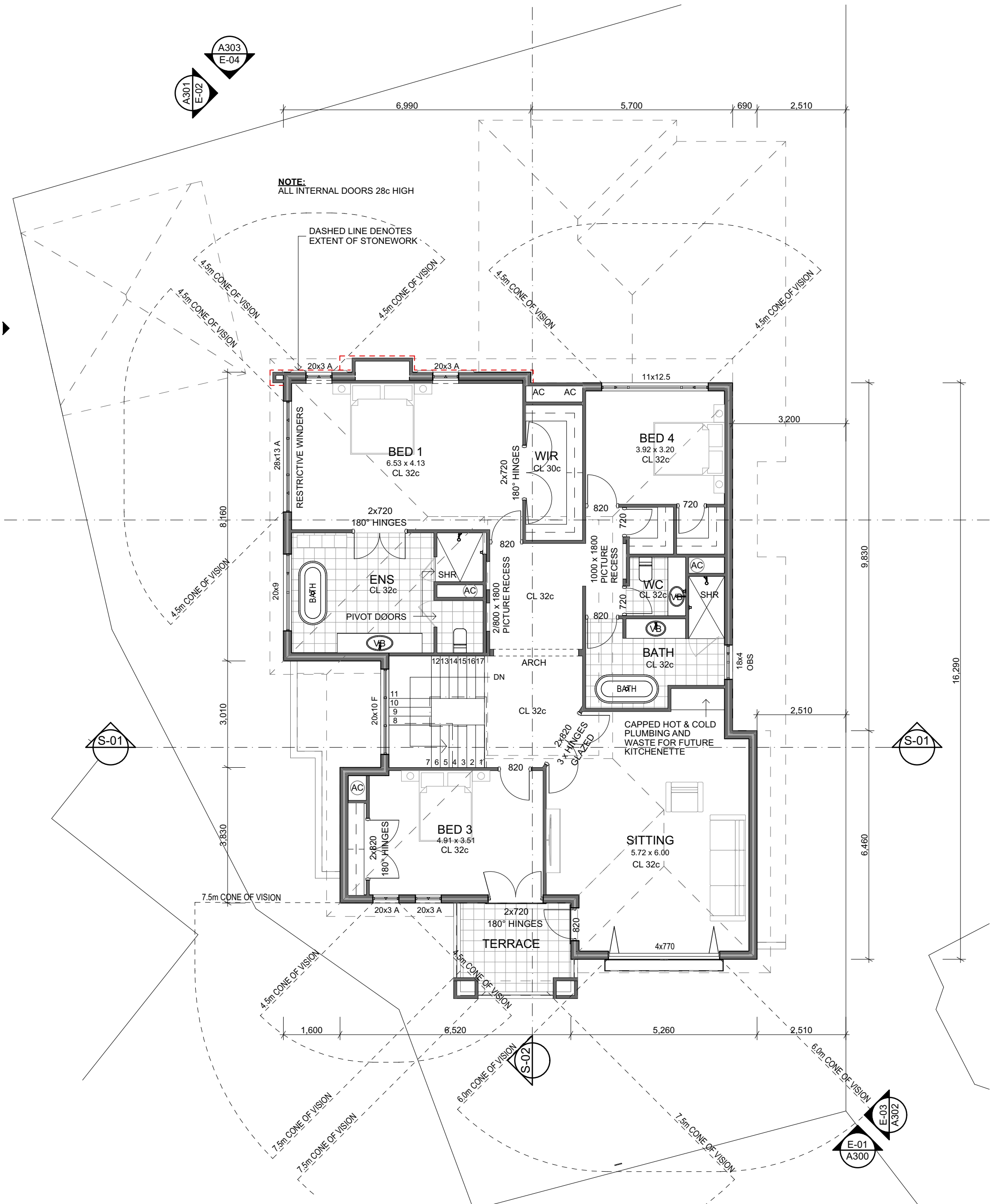
COPYRIGHT	<b>PROPOSED RESIDENCE</b>		DRAWING TITLE: <b>GROUND FLOOR PLAN</b>		<p>riccadonna design m : 0417 974 215 e : riccad@bigpond.net.au</p>																															
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DRAWING NO.  
**A200**



A301  
E-02

A303  
E-04



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2. FIRST FLOOR  
- 1:100

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**PROPOSED RESIDENCE**

CLIENT:  
**V & N BABICH**

SITE ADDRESS:  
**LOT 282 (No 6) FAIRLIGHT RISE  
KALLAROO**

**DRAWING TITLE: UPPER FLOOR PLAN**

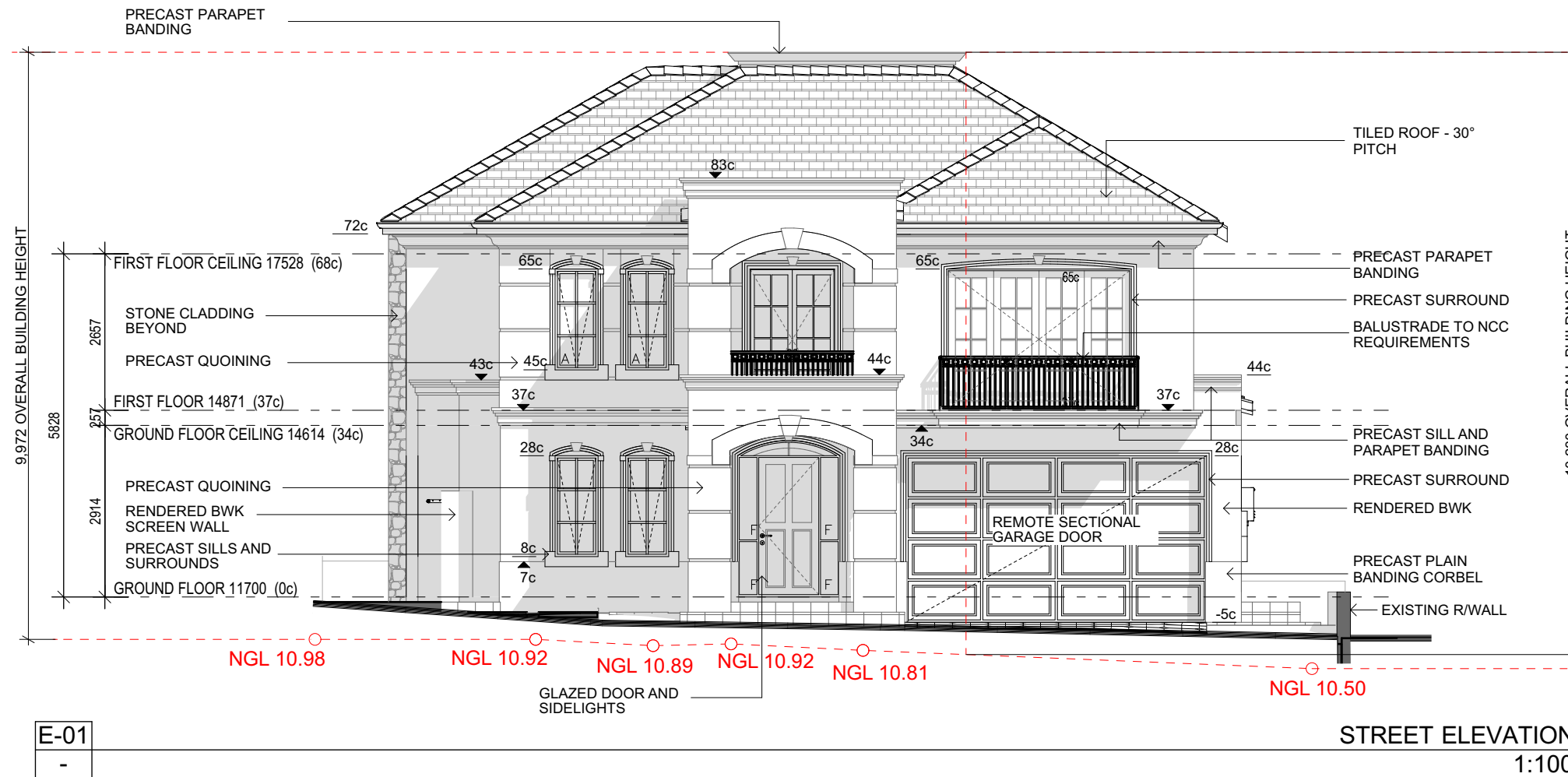
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**riccadonna design**

m : 0417 974 215  
e : riccad@bigpond.net.au

DRAWING NO. **A201**



**GENERAL NOTES**

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AUSTRALIAN STANDARDS: UNLESS OTHERWISE SPECIFIED IN THE CONTRACT, AND WHERE APPLICABLE, MATERIALS AND WORKMANSHIP SHALL BE IN ACCORDANCE WITH THE RELEVANT STANDARD OF THE STANDARDS ASSOCIATION OF AUSTRALIA. IT SHALL BE THE CONTRACTORS RESPONSIBILITY TO ENSURE THAT THE SUBCONTRACTORS ARE FAMILIAR WITH ALL RELEVANT AUSTRALIAN STANDARDS APPLICABLE TO THEIR WORK

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ALL WORKS SHALL BE CARRIED OUT IN A WORKMANLIKE MANNER

FALLS TO SHOWER FLOORS 1:80  
FALLS TO WET AREA FLOORS 1:100

TILE LINES ARE INDICATIVE ONLY AND SUBJECT TO FINAL SELECTIONS

CABINETWORK AND ALL FIRST FIT PLUMBING SPUDS AND ELECTRICAL BOXES ARE DIMENSIONED FROM MAIN SLAB LEVELS - NOT SETDOWN LEVELS OR FINISHED FLOOR LEVELS

PROVIDE ALL NECESSARY FIXINGS, FLASHINGS, PACKING AND SEALANTS REQUIRED TO ENSURE THE INSTALLATION IS COMPLETELY WATERTIGHT

ALL GLAZING TO BE IN ACCORDANCE WITH AS1288  
ALL DOORS AND WINDOWS TO BE FITTED WITH APPROVED SEALS

**BALUSTRADE NOTES**

BALUSTRADE CONSTRUCTION TO COMPLY TO BCA PART 3.9.2  
MINIMUM HEIGHT OF BALUSTRADE TO BE 1000MM ABOVE FLOOR LEVEL.  
OPENINGS IN BALUSTRADE TO BE A MAXIMUM OF 125MM.


**NOTE:**  
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	CLIENT: <b>V &amp; N BABICH</b>		DRAWN: RICCADONNA DESIGN	<b>A3</b>			SCALE: AS SHOWN																											
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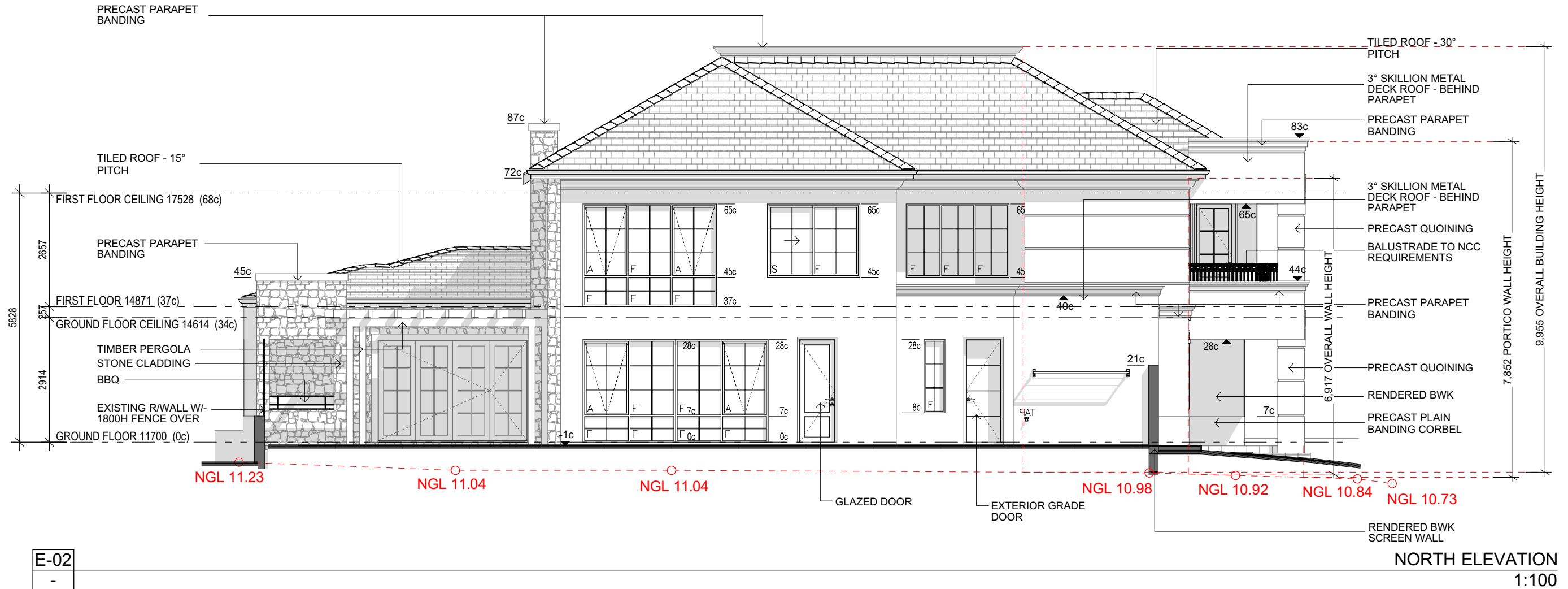
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E-02

**NORTH ELEVATION**  
1:100

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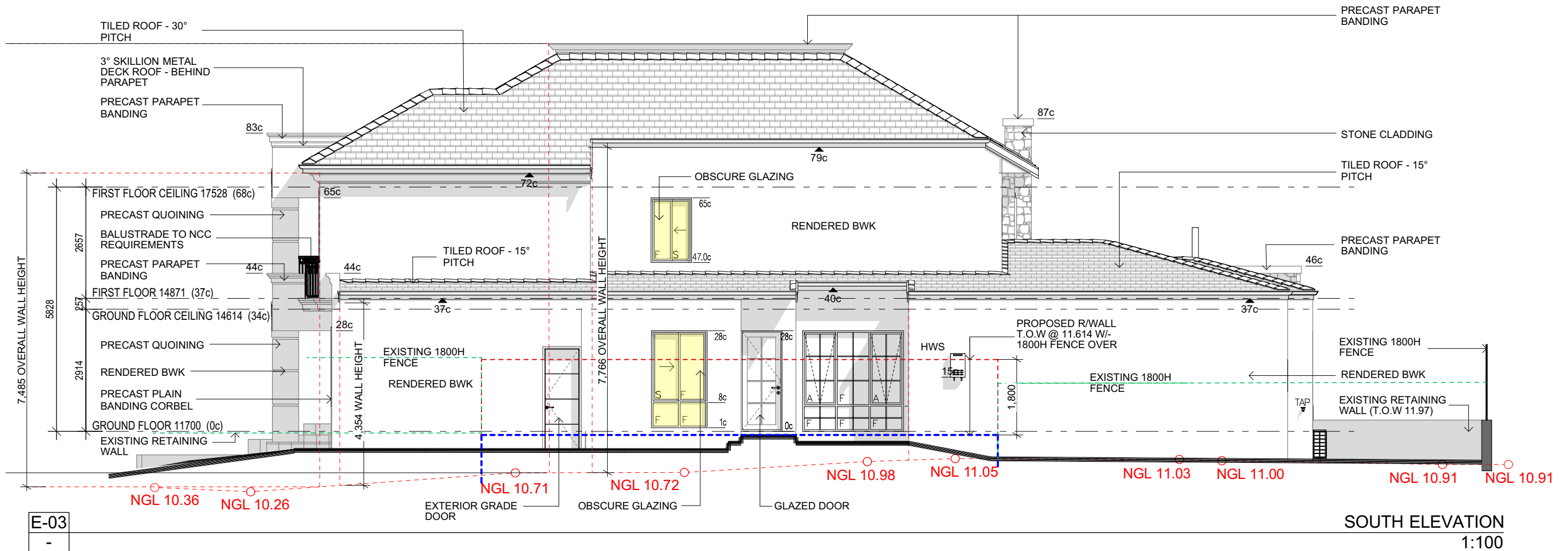
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- Engineer - #Structural Engineer  
- Landscape Designer - N/A  
- Surveyor - N/A  
- Interior Designer - TBC

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	CLIENT: <b>V &amp; N BABICH</b>		DRAWN: RICCADONNA DESIGN	SCALE: AS SHOWN																														
	SITE ADDRESS: <b>LOT 282 (No 6) FAIRLIGHT RISE KALLAROO</b>		STATUS: PLANNING APPLICATION	REVISION:																														
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FALLS TO SHOWER FLOORS 1:80  
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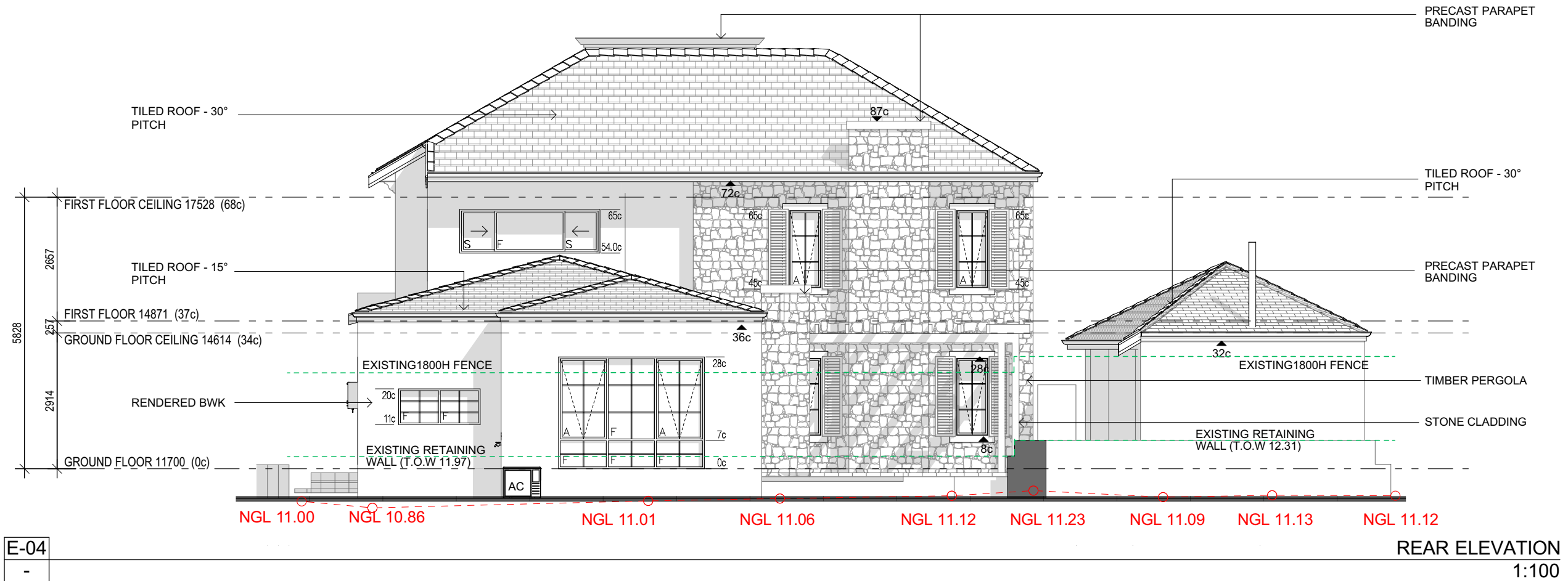
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	CLIENT: <b>V &amp; N BABICH</b>		DRAWN: RICCADONNA DESIGN	<b>A3</b>			SCALE: AS SHOWN																											
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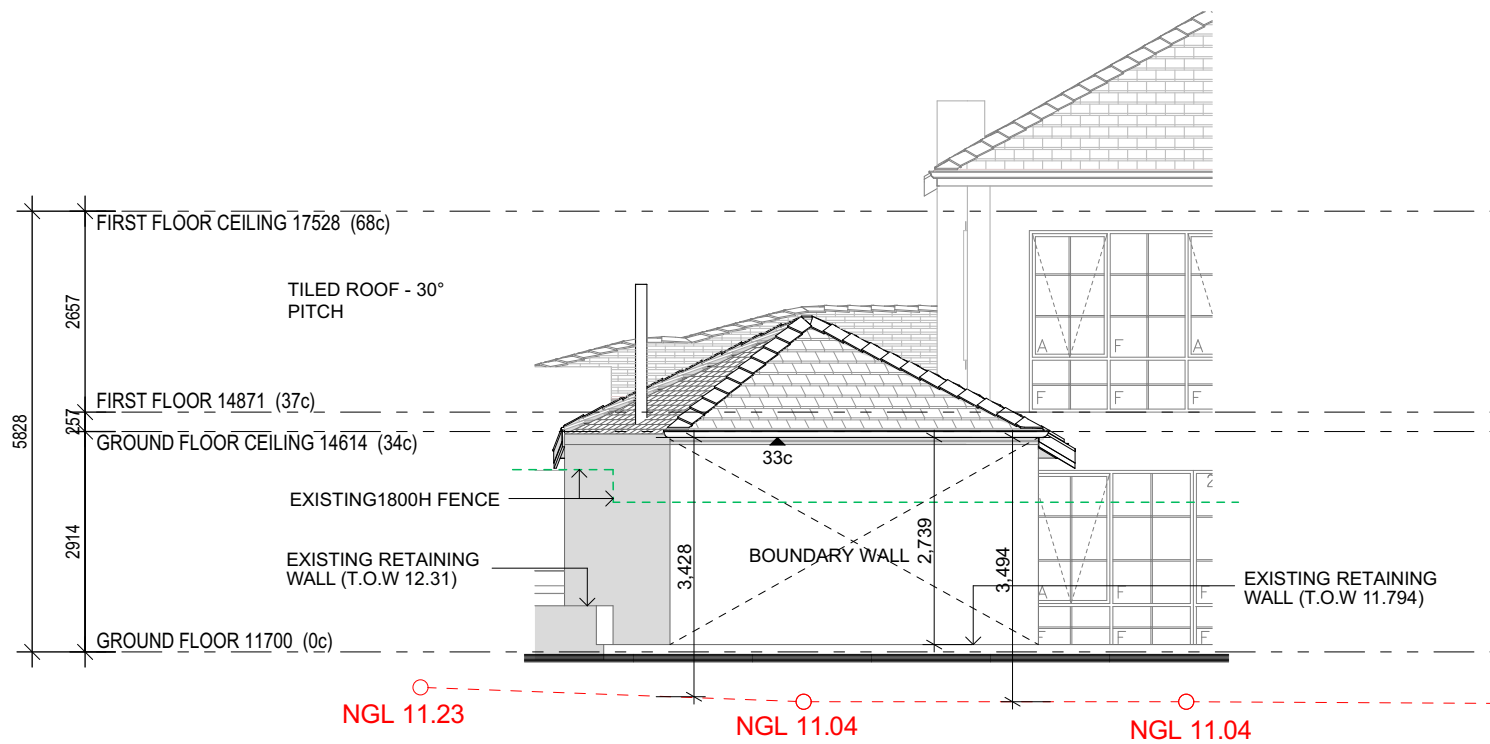
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E-05

CABANA ELEVATION

1:100

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CLIENT:  
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SITE ADDRESS:  
**LOT 282 (No 6) FAIRLIGHT RISE  
KALLAROO**

DRAWING TITLE:  
**ELEVATION 05**

DRAWN: RICCADONNA DESIGN	<b>A3</b>	SCALE: AS SHOWN	Rev ID	Change	Date
STATUS: PLANNING APPLICATION		REVISION:	A	Initial Concept	26.05.23
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e : rccad@bigpond.net.au

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**A304**