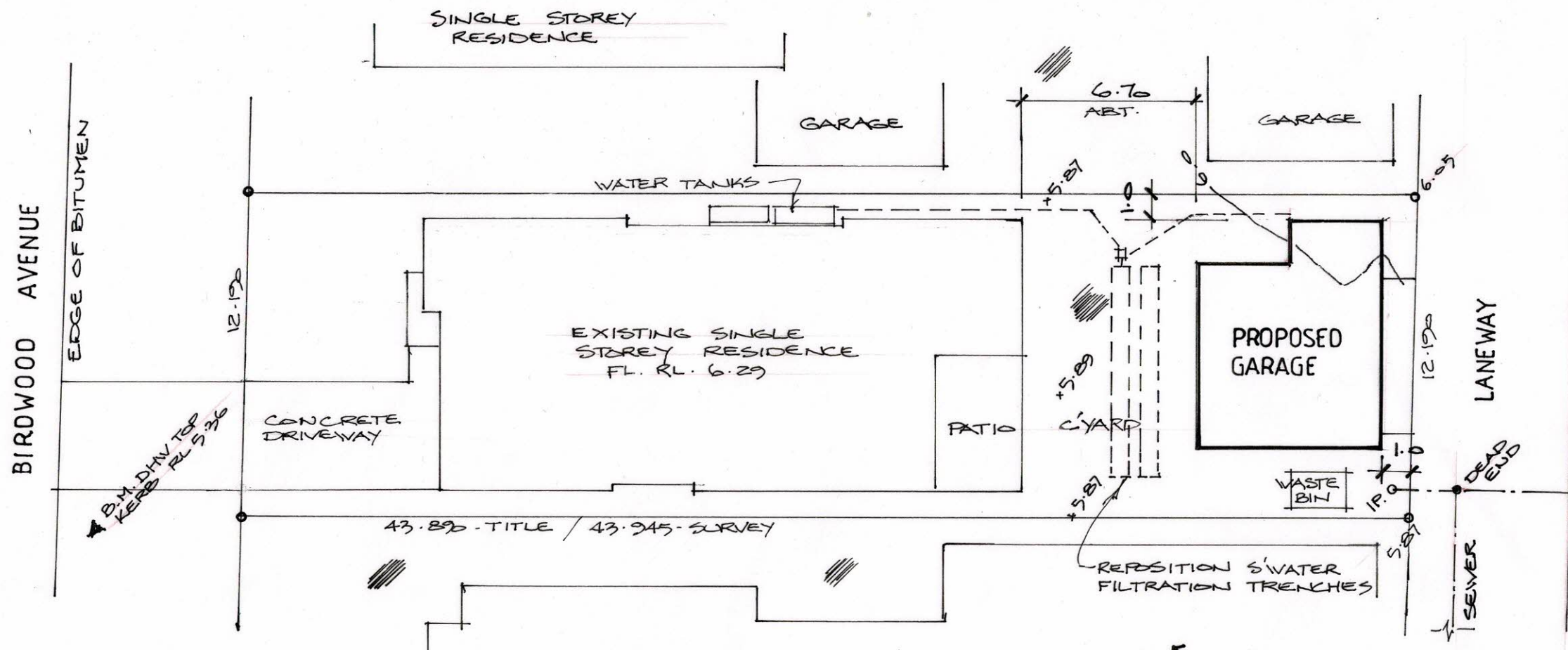




SITE / SITE ANALYSIS PLAN

~ PREVAILING BREEZES

/// PRIVATE OPEN SPACE

- SITE AREA - 534.90m²
- EXISTING G.F.A - 157.561m²
- PROPOSED G.F.A - 47.02m²
- F.S.R - 1:0.382
- C'YARD AREA - 111.646m²

- RL'S TO AUST. HEIGHT DATUM
- EXISTING BUILDING SHOWN
- NO VEGETATION AFFECTED
- NO R.O.W'S OR EASEMENTS
- NO WATERWAYS OR WATERCOURSES
- NO CUT OR FILLED REQUIRED
- STORMWATER INTO EXISTING SITE DRAINAGE
- SILTATION CONTROL FENCING TO BE DETERMINED BY BUILDER ON SITE. SITE IS FULLY FENCED WITH MIN. EARTHWORKS
- ALL NEW WORK TO COMPLY WITH B.C.A/N.C.C., RELEVANT AUST. STANDARDS & ENG'S DETAILS

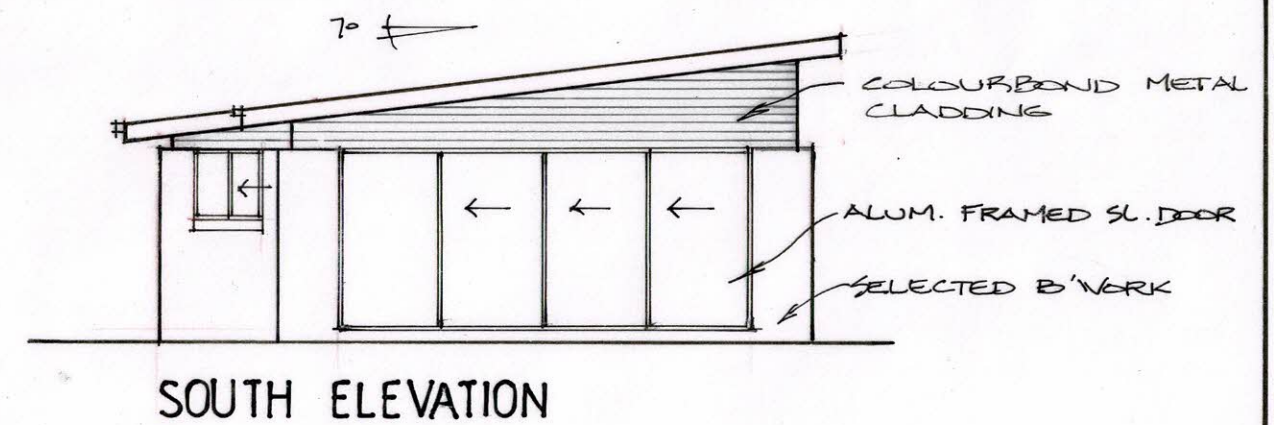
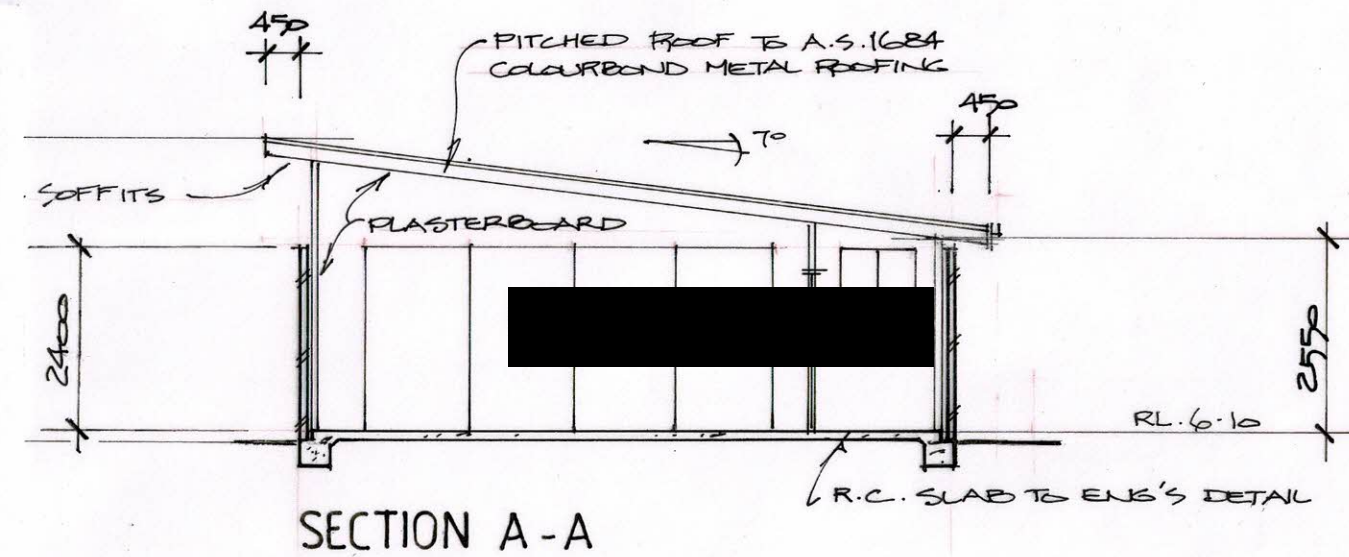
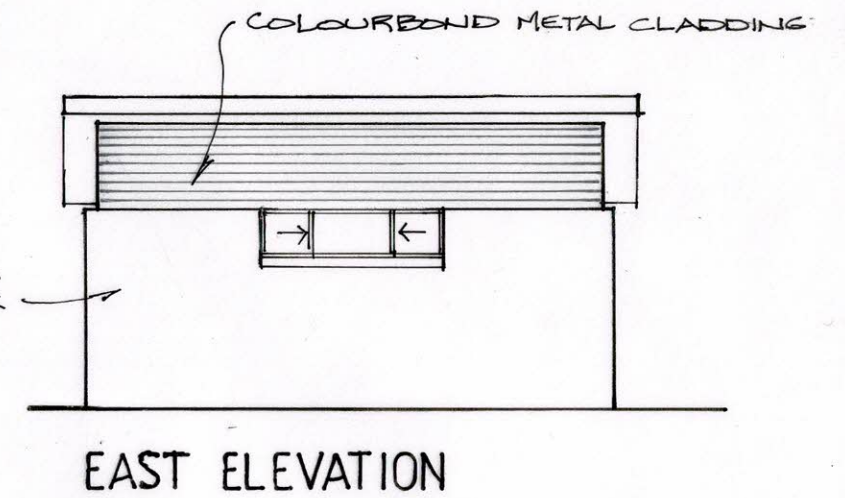
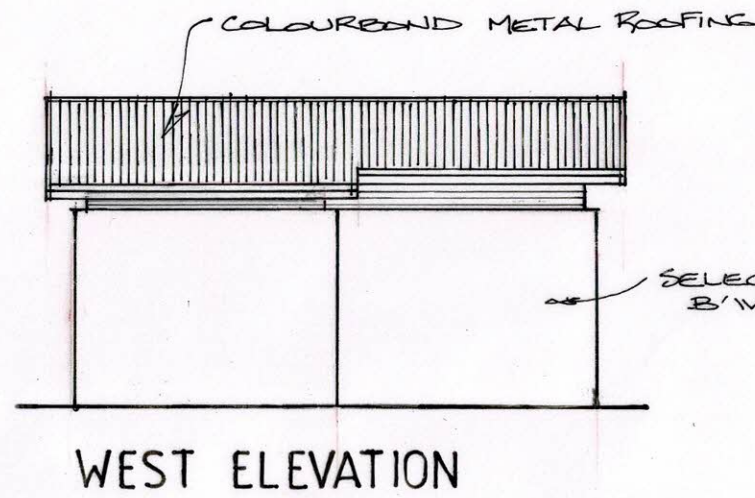
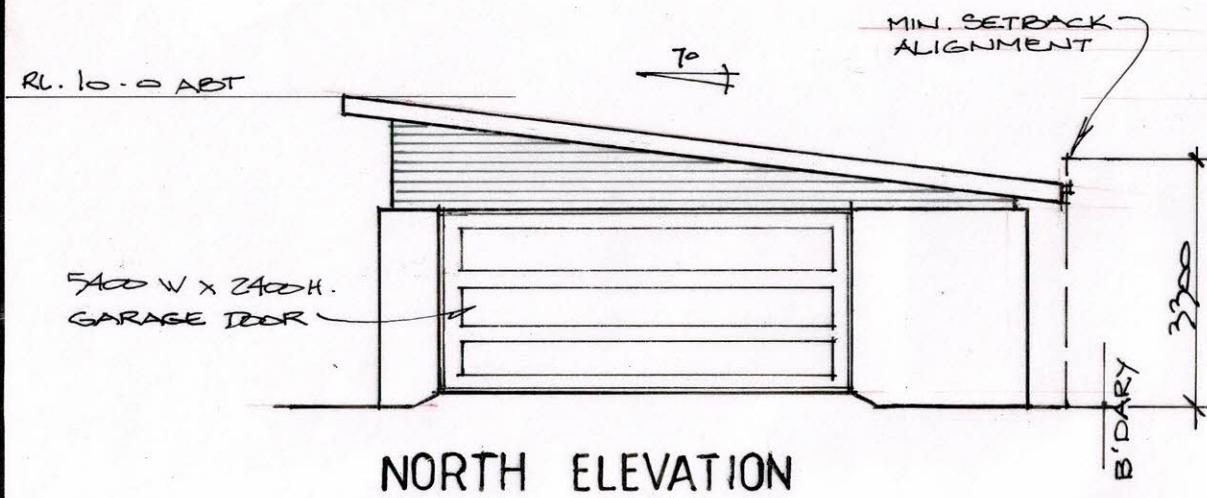
- ALL DIMENSIONS, LEVELS & SETOUT TO BE CONFIRMED BY BUILDER PRIOR TO START OF CONSTRUCTION
- SITE NOT IN BUSHFIRE ZONE
- SITE IN FLOOD PRECINCT & PARTIALLY 1:100 FLOOD ZONE

Project:	PROPOSED GARAGE			LEGEND: ----- CONSTRUCTION TO BE DEMOLISHED ===== EXISTING CONSTRUCTION ===== NEW CONSTRUCTION ===== PROPOSED ADDITIONS	date:	17 - 3 - 2022
Address:	3 BIRDWOOD AVENUE, UMINA BEACH		LOT 79 D.P 10186		scale:	1: 200
Client:	A & D. BERNARD	COPYRIGHT: No part of this drawing shall be reproduced either wholly or in part without written consent of Design Consultant.	CENTRAL COAST COUNCIL		drawn:	L.M
					issue:	1
				sheet:		
				ref:	22117 - 1	



**Ledell McHugh
Building Design**

PHONE: 4369 4340
MOBILE: 0419 424864



Project: PROPOSED GARAGE

Address: 3 BIRDWOOD AVENUE, UMINA BEACH

Client: A&D. BERNARD

COPYRIGHT:
No part of this drawing shall be reproduced either wholly
or in part without written consent of Design Consultant.

LOT 79 D.P 10186

CENTRAL COAST COUNCIL

LEGEND:

CONSTRUCTION TO
BE DEMOLISHED
EXISTING CONSTRUCTION
NEW CONSTRUCTION
PROPOSED ADDITIONS

date: 17-3-2022

scale: 1: 100

drawn: L.M

issue: 1

sheet:

ref: 22117-2



Ledell McHugh
Building Design

PHONE: 4369 4340
MOBILE: 0419 424864