



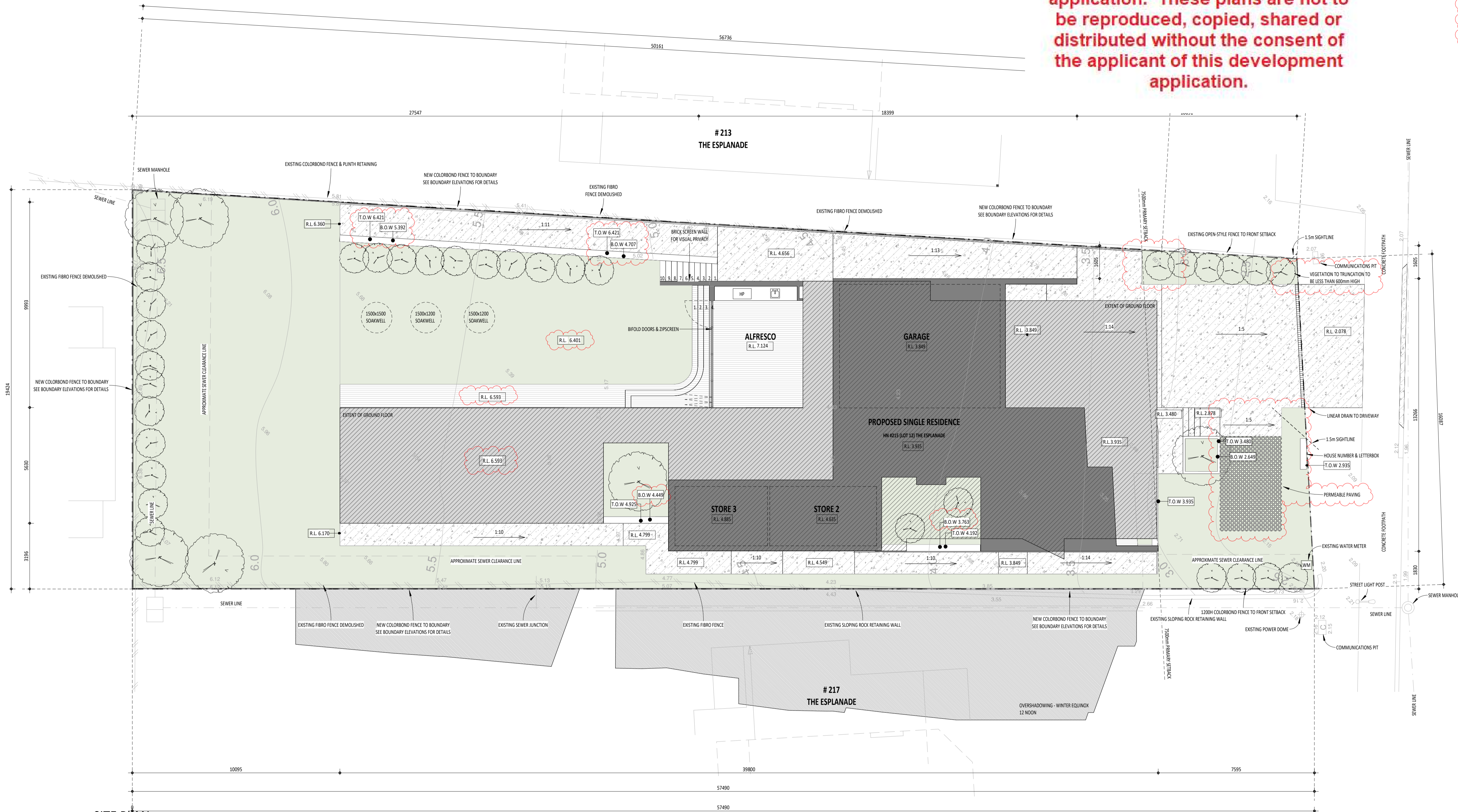
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PERCENTAGE OF OPEN SPACE	
OPEN AREA (m <sup>2</sup> )	617.23
SITE AREA (m <sup>2</sup> )	1011.90
PERCENTAGE OF OPEN SPACE REQUIRED	55%
PERCENTAGE OF OPEN SPACE ACHIEVED	60.9%

SOLAR ACCESS FOR ADJOINING PROPERTY	
OVERSHADOWING AREA (m <sup>2</sup> )	180.22
SITE AREA - 217 THE ESPLANADE (m <sup>2</sup> )	1,029
PERCENTAGE OF OVERSHADOWING ALLOWED	25%
PERCENTAGE OF OVERSHADOWING ACHIEVED	17.51%

LANDSCAPING TO FRONT SETBACK	
FRONT SETBACK AREA (m <sup>2</sup> )	122.35
IMPERVIOUS SURFACE AREA (m <sup>2</sup> )	58.511
PERCENTAGE OF IMPERVIOUS SURFACE AREA ALLOWED	50%
PERCENTAGE OF IMPERVIOUS SURFACE AREA ACHIEVED	47.8%

BUILDING AREAS	
LOWER GROUND FLOOR:	66.95
ALFRESCO/BALCONYS:	56.4
GARAGE:	52.96
EXTERNAL STORES:	32.56
GROUND FLOOR:	307.63
TOTAL (m <sup>2</sup> )	516.5



**SITE PLAN**  
 1 : 100

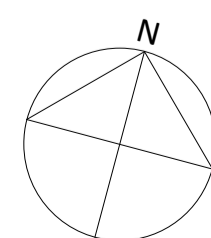
PRIVATE RESIDENCE  
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DRAWING SITE PLAN  
 STATUS DEVELOPMENT APPROVAL  
 SCALE 1 : 100 @ A1  
 DRAWN KJ

DATE 16.02.2026  
 REV A  
 26.03.2026 B

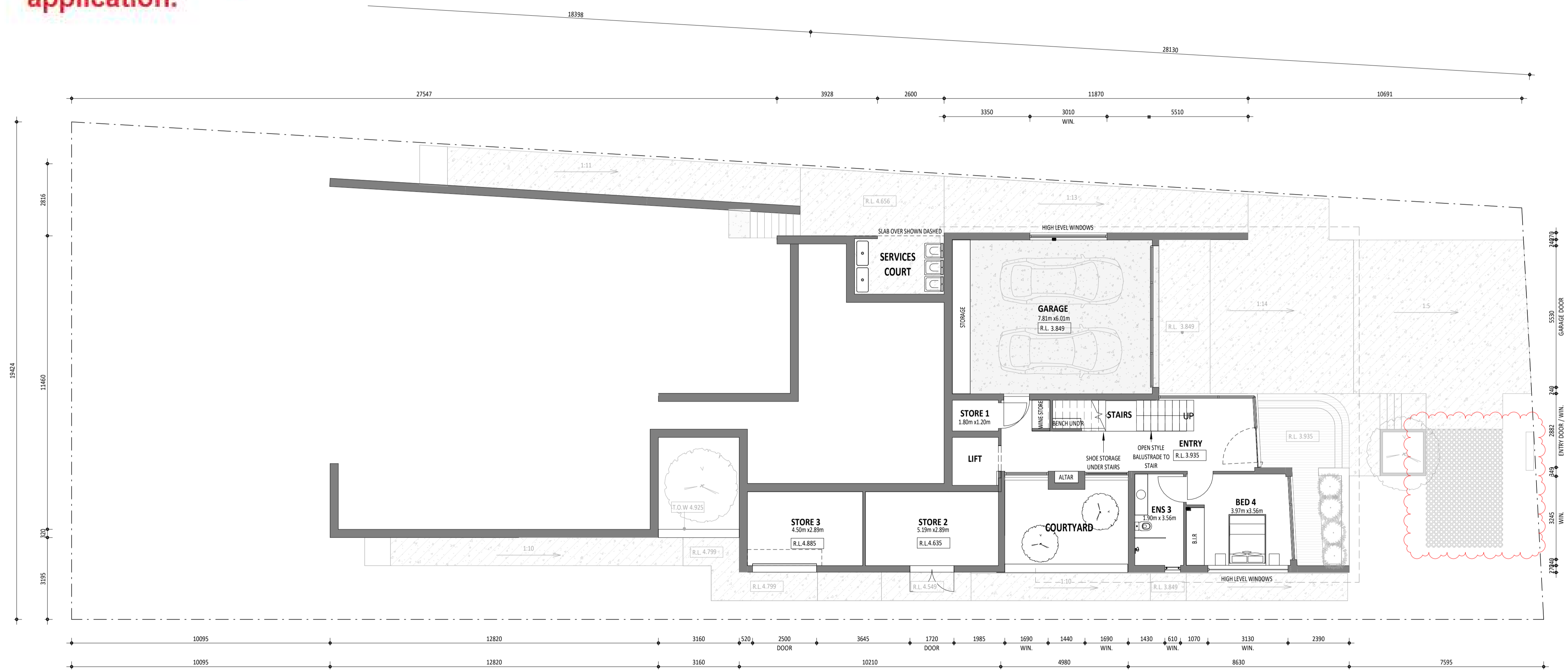
NOTE  
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DRAWING NO. SK101 B

REV

AREAS	
LOWER GROUND FLOOR:	66.95 m <sup>2</sup>
ALFRESCO/BALCONYS:	56.4 m <sup>2</sup>
GARAGE:	52.96 m <sup>2</sup>
EXTERNAL STORES:	32.56 m <sup>2</sup>
GROUND FLOOR:	307.63 m <sup>2</sup>
<b>GRAND TOTAL:</b>	<b>516.5 m<sup>2</sup></b>

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1. LOWER GROUND FLOOR  
 1 : 100

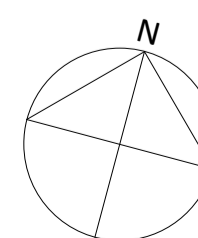
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DRAWING LOWER GROUND FLOOR PLAN  
 STATUS DEVELOPMENT APPROVAL  
 SCALE 1 : 100 @ A1  
 DRAWN KJ

DATE 16.02.2026  
 26.03.2026

REV A  
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DRAWING NO.

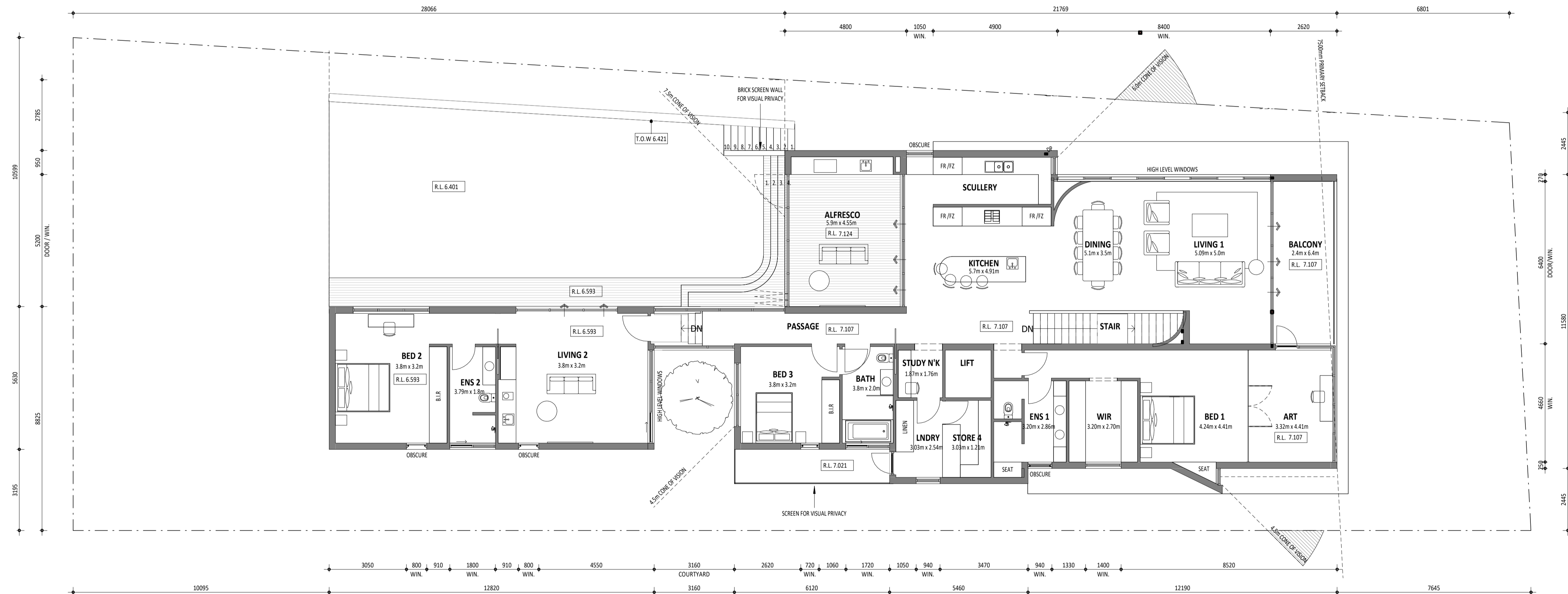
REV

**SK201 B**

**AREAS**

LOWER GROUND FLOOR: 66.95 m2  
 ALFRESCO/BALCONY'S: 56.4 m2  
 GARAGE: 52.96 m2  
 EXTERNAL STORES: 32.56 m2  
 GROUND FLOOR: 307.63 m2  
**GRAND TOTAL: 516.5 m2**

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**2. GROUND FLOOR**  
 1 : 100

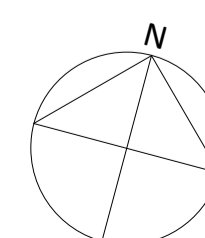
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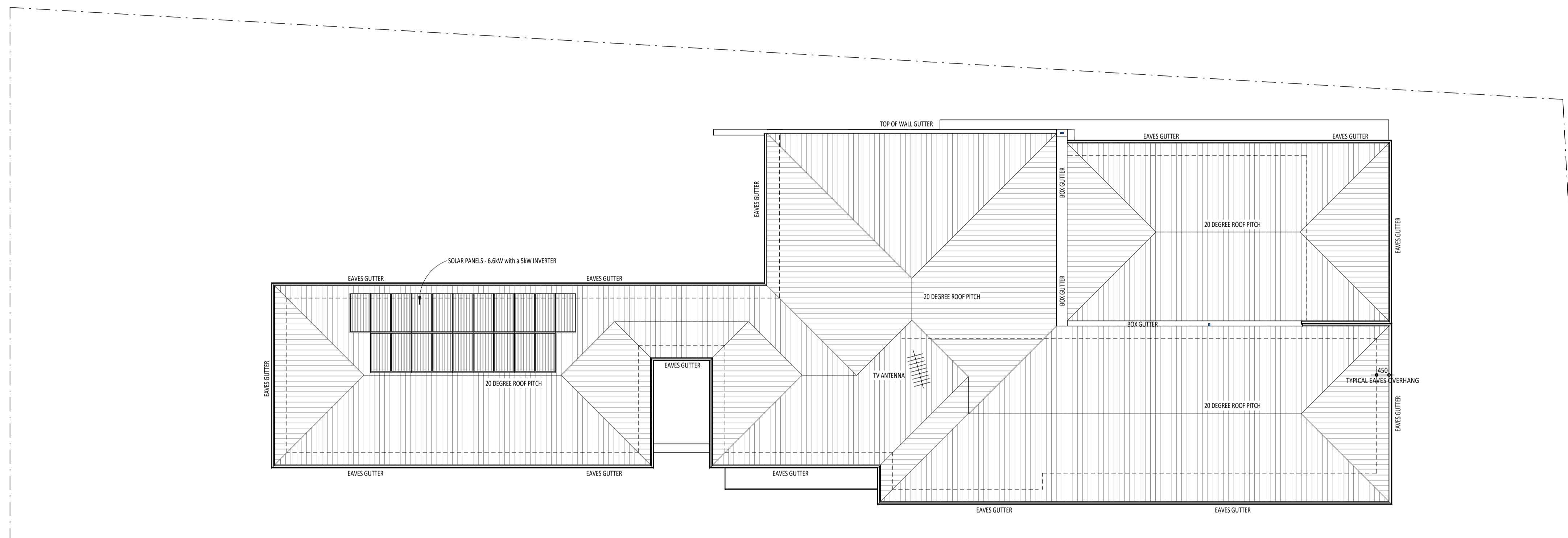
DRAWING: GROUND FLOOR PLAN  
 STATUS: DEVELOPMENT APPROVAL  
 SCALE: 1 : 100 @ A1  
 DRAWN: KJ

DATE: 16.02.2026  
 REV: A  
 NOTE: DA INITIAL ISSUE

DRAWING NO.

REV

**SK202 A**



4. ROOF PLAN  
1 : 100

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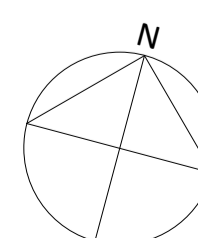
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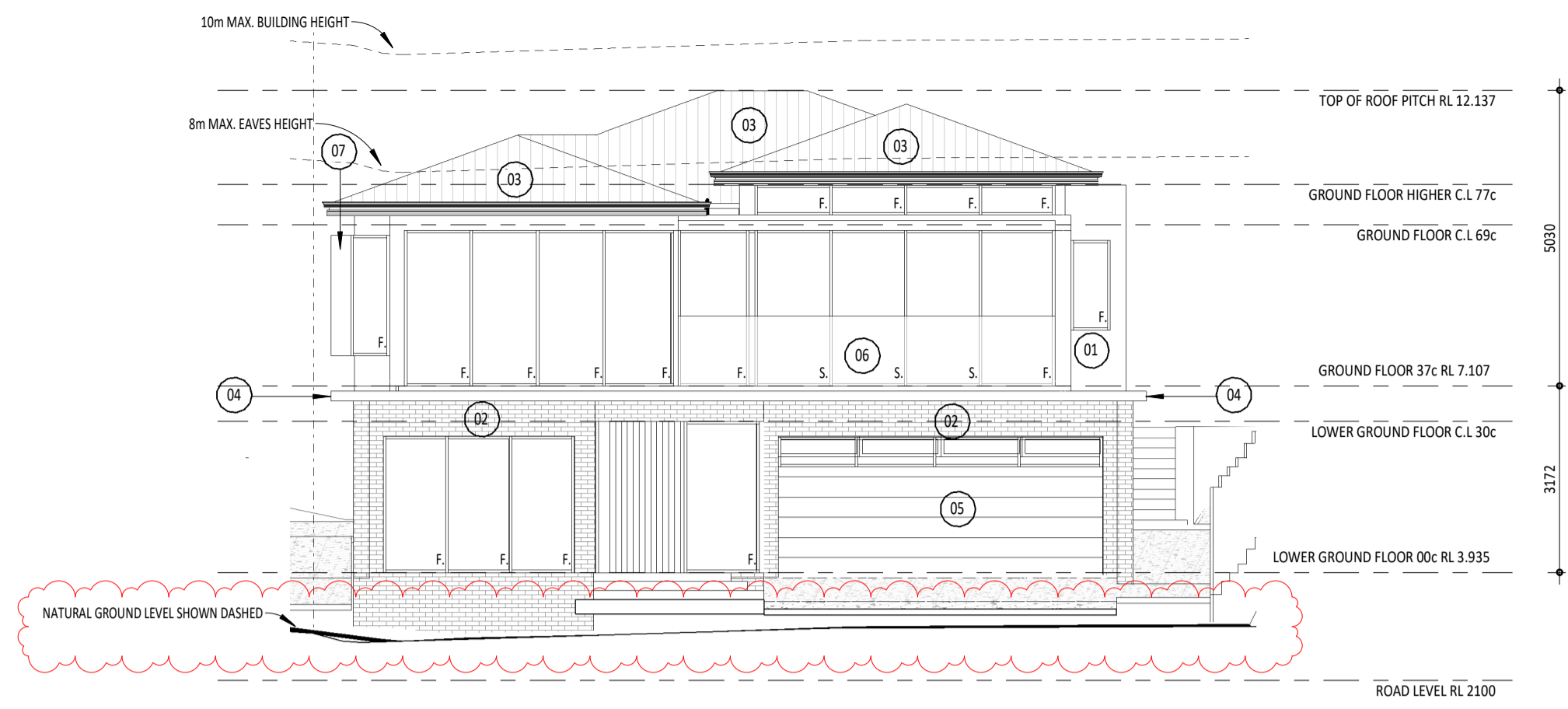


DRAWING ROOF PLAN  
 STATUS DEVELOPMENT APPROVAL  
 SCALE 1 : 100 @ A1  
 DRAWN KJ

DATE	REV	NOTE
16.02.2026	A	DA INITIAL ISSUE

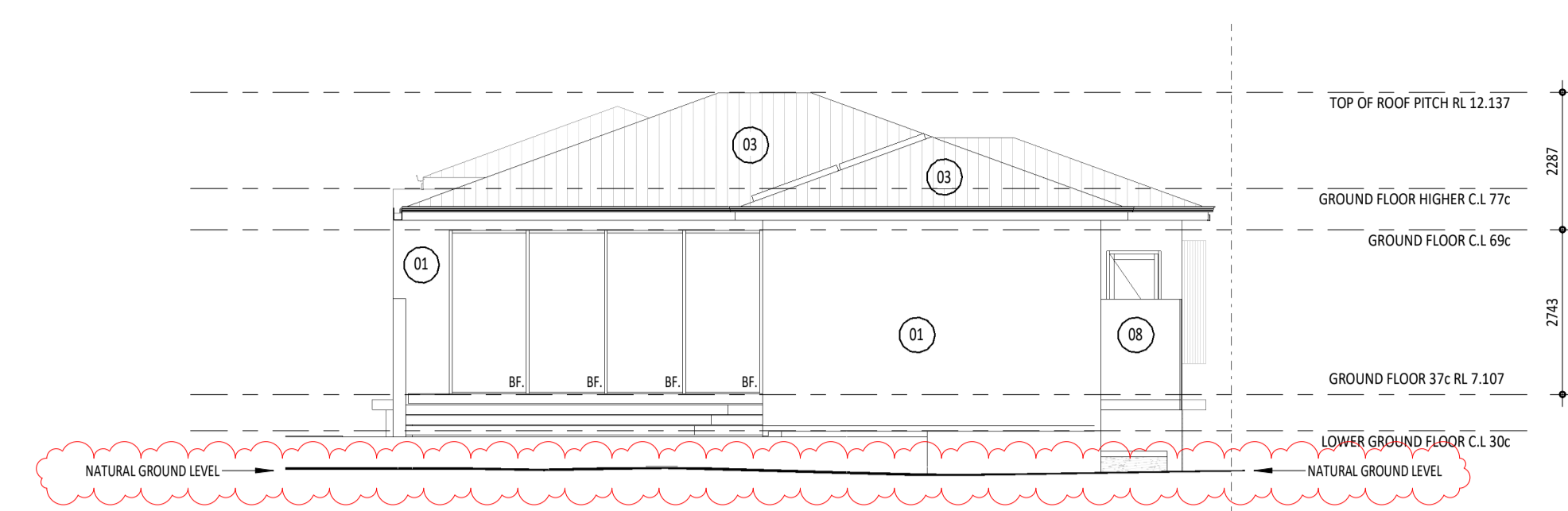
DRAWING NO. REV

**SK203 A**



EAST ELEVATION

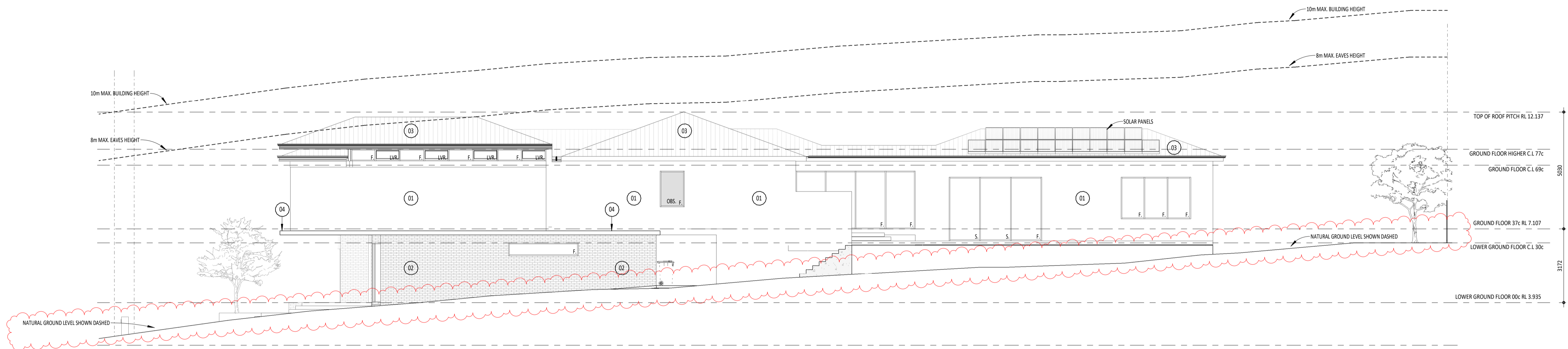
1 : 100



WEST ELEVATION

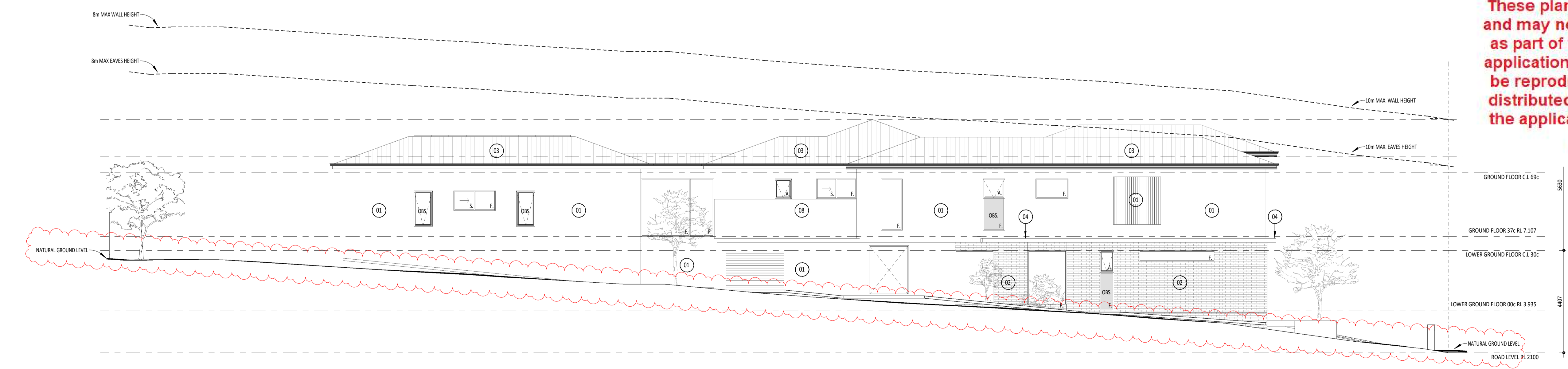
1 : 100

FINISHES LEGEND	
01	ACRYLIC TEXTURE
02	FACE BRICK
03	METAL ROOF SHEETING
04	OFF-FORM CONCRETE
05	ALUMINIUM POWDERCOAT
06	GLASS BALUSTRADE
07	MILLEBOARD CLADDING
08	PERFORATED POWDERCOATED PRIVACY SCREEN



NORTH ELEVATION

1 : 100



SOUTH ELEVATION

1 : 100

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DRAWING ELEVATIONS  
 STATUS DEVELOPMENT APPROVAL  
 SCALE 1 : 100 @ A1  
 DRAWN KJ

DATE 16.02.2026  
 26.03.2026

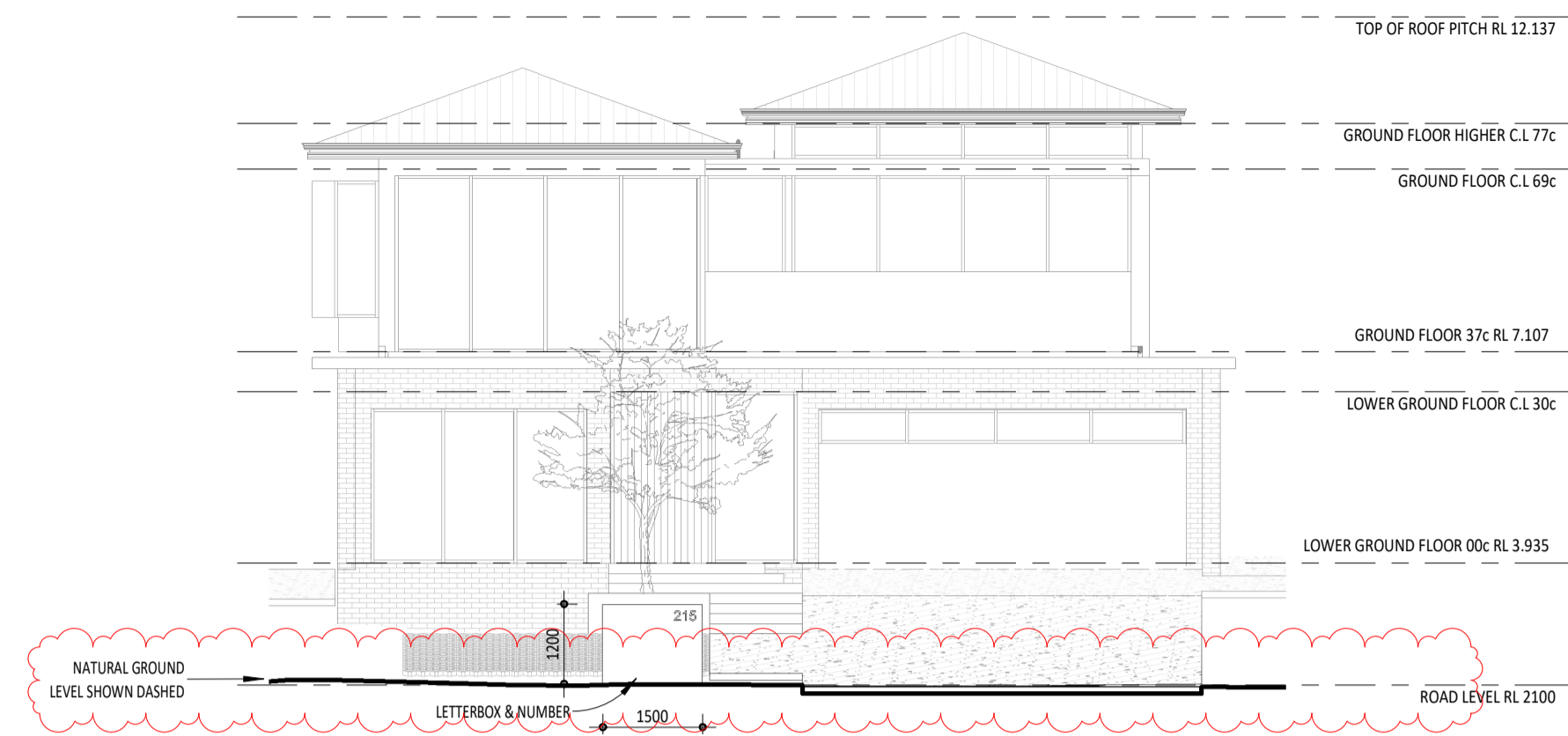
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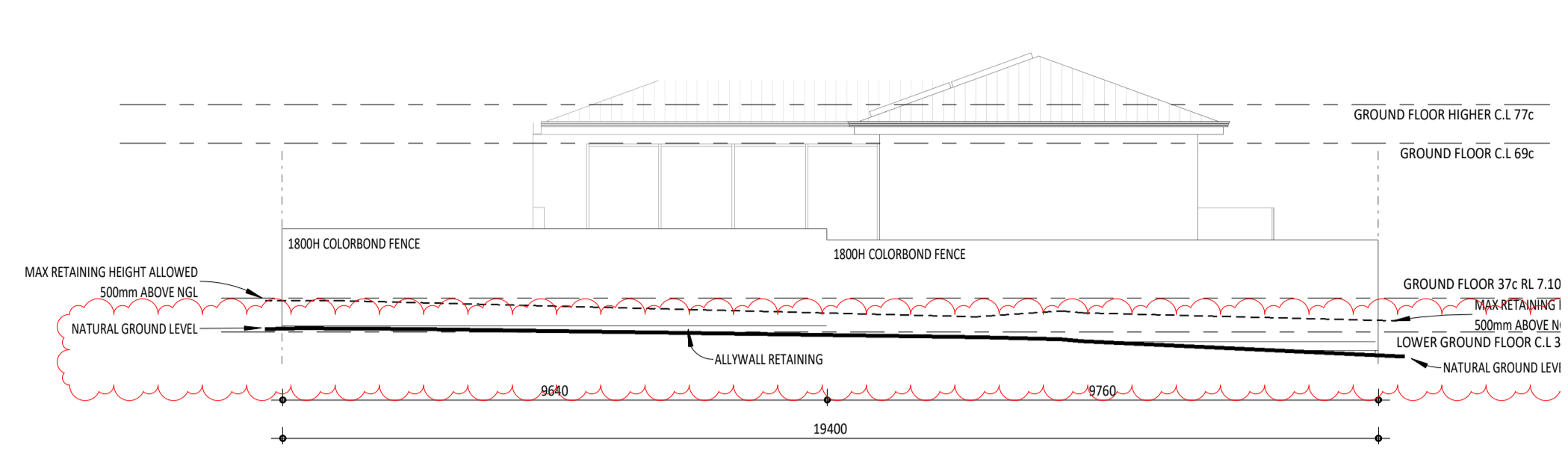
REV

**SK301 B**



EAST BOUNDARY ELEVATION

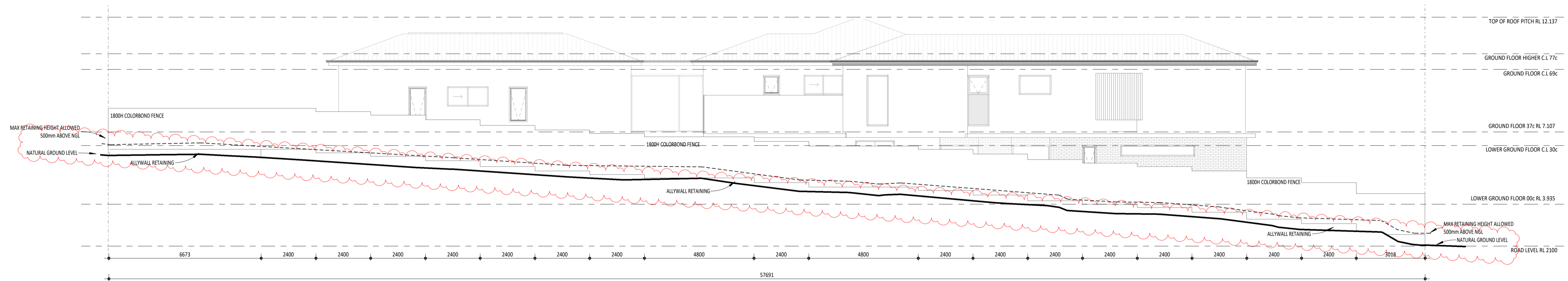
1 : 100



WEST BOUNDARY ELEVATION

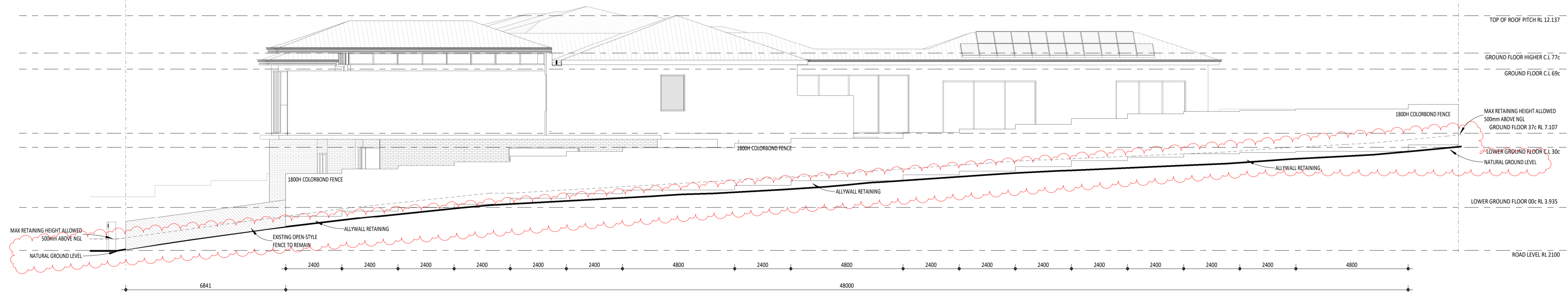
1 : 100

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SOUTH BOUNDARY ELEVATION

1 : 100



NORTH BOUNDARY ELEVATION

1 : 100

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 STATUS: DEVELOPMENT APPROVAL  
 SCALE: 1 : 100 @ A1  
 DRAWN: KJ

DATE: 16.02.2026  
 26.03.2026

REV: A  
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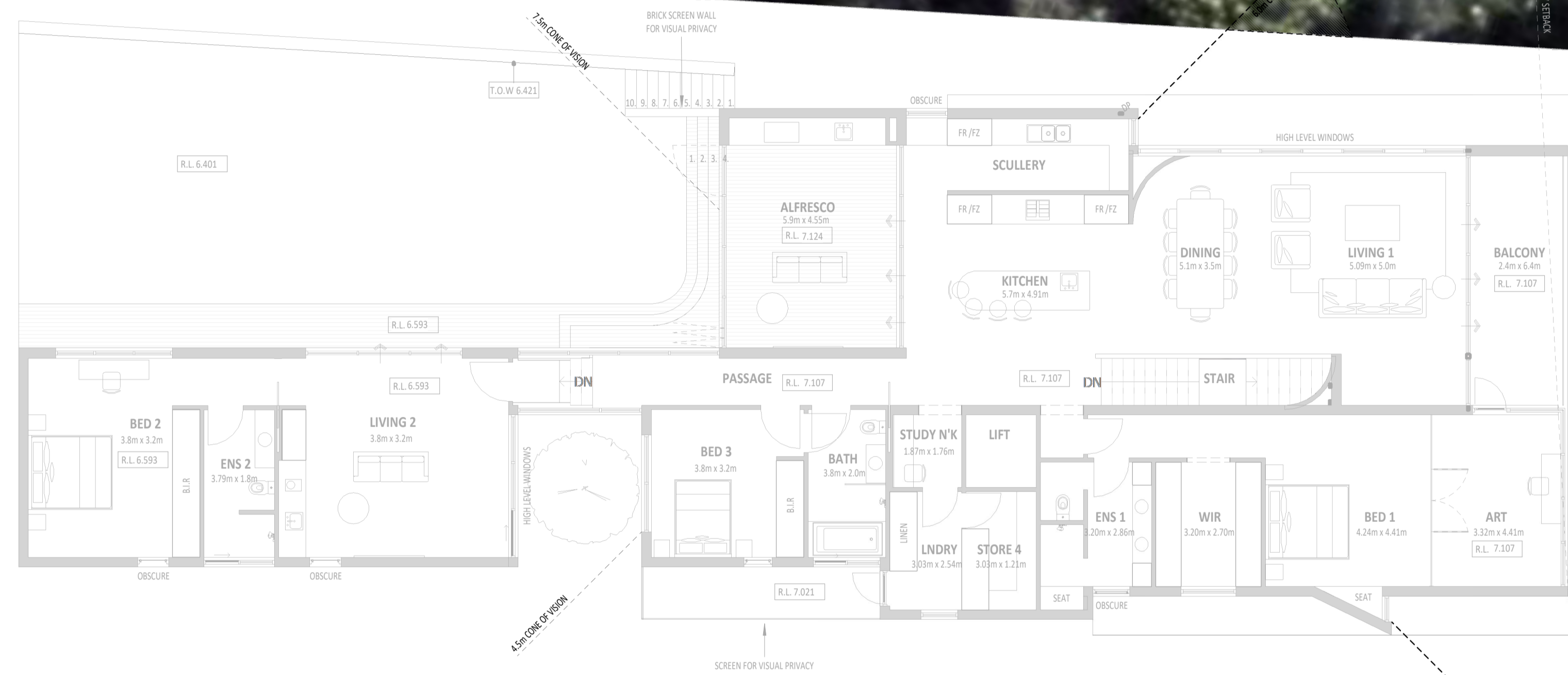
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**SK302 B**



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OVERLOOKING DIAGRAM - GROUND FLOOR  
 1 : 100

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DRAWING DIAGRAM - OVERLOOKING  
 STATUS DEVELOPMENT APPROVAL  
 SCALE 1 : 100 @ A1  
 DRAWN KJ

DATE 16.02.2026 REV A NOTE DA INITIAL ISSUE

DRAWING NO. REV

**SK900 A**

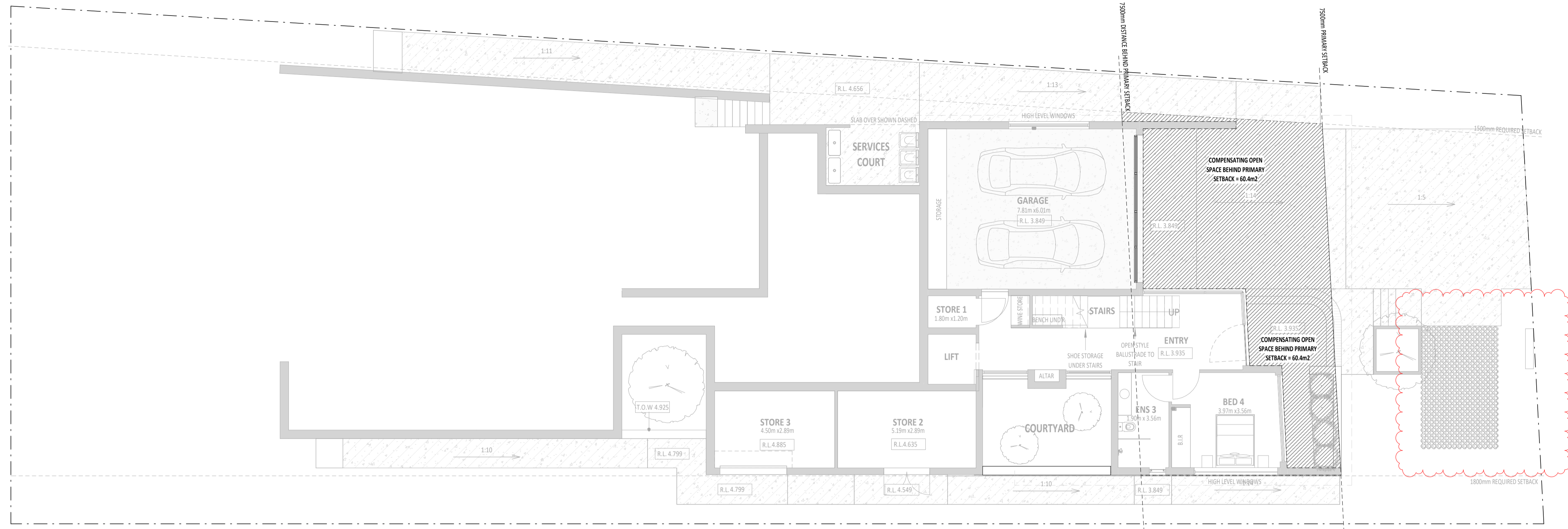


DIAGRAM - LOWER GROUND FLOOR SETBACK

1 : 100

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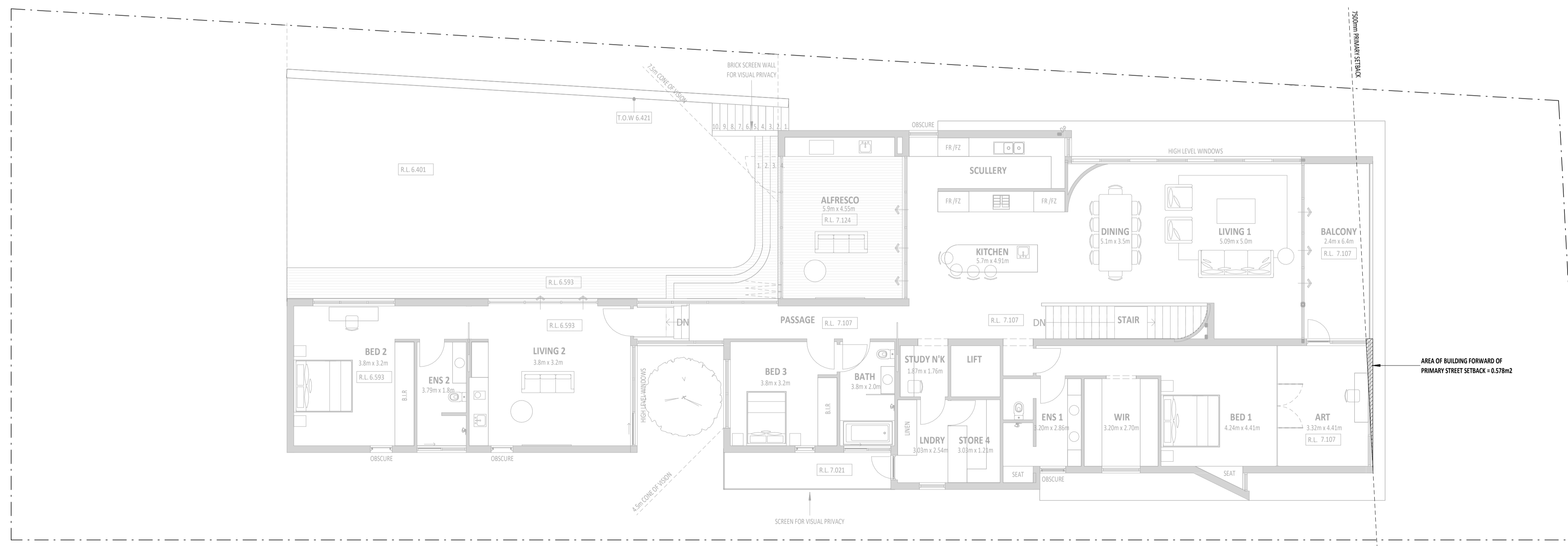


DIAGRAM - GROUND FLOOR SETBACK

1 : 100

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DRAWING DIAGRAM - SETBACK AREAS  
 STATUS DEVELOPMENT APPROVAL  
 SCALE 1 : 100 @ A1  
 DRAWN KJ

DATE 16.02.2026  
 26.03.2026

REV A  
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**SK901 B**

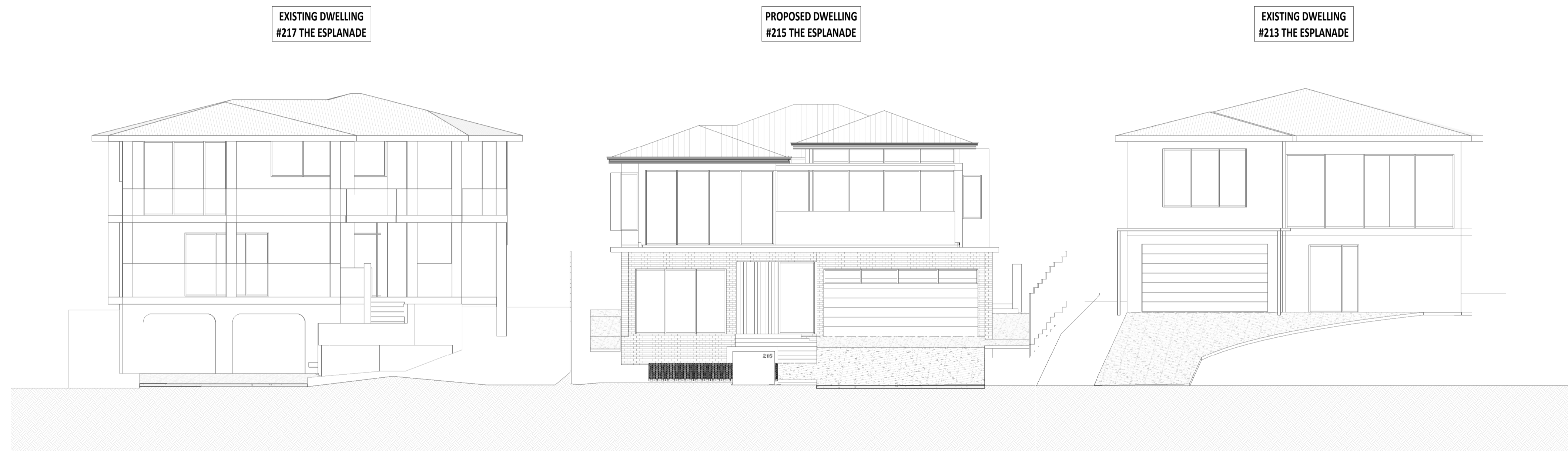


DIAGRAM - STREETSCAPE ELEVATION  
1 : 100

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DRAWING DIAGRAM - STREETSCAPE ELEVATION  
 STATUS DEVELOPMENT APPROVAL  
 SCALE 1 : 100 @ A1  
 DRAWN KJ

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16.02.2026	A	DA INITIAL ISSUE

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**SK902 A**