

Note:

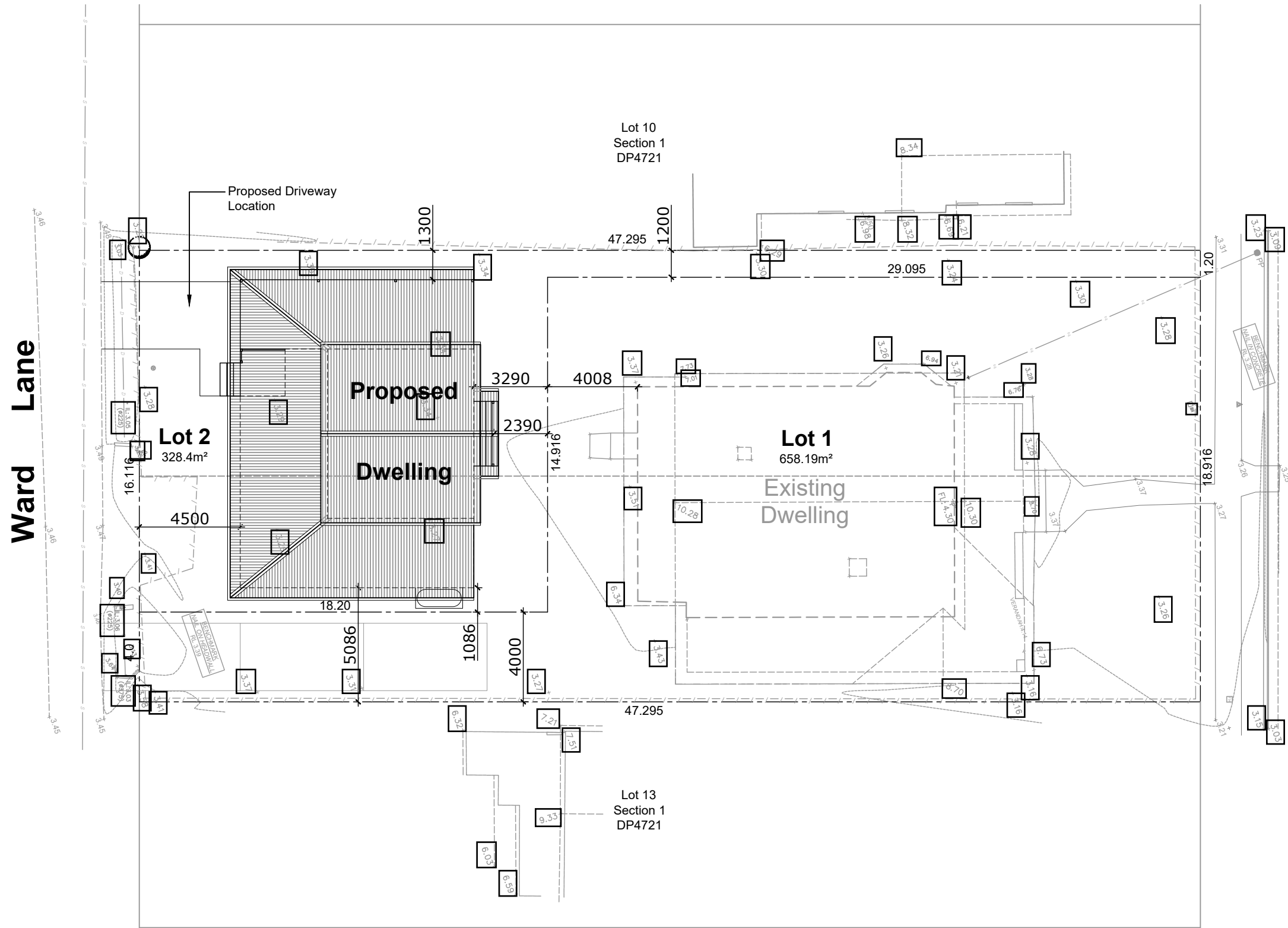
The setbacks/site measurements/floor levels/finished ground levels shown on these plans are approximate only and should be verified/checked by a Qualified Land Surveyor prior to commencement or setout of the construction/building works proposed.

All stormwater to be piped to the existing street gutter system.

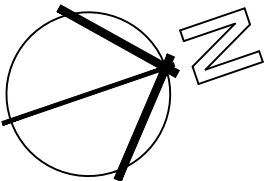
The depth and location of all services (i.e. gas, water, sewer, electricity, telephone, etc) must be ascertained. Builder is to verify with Authorities prior to carrying out or any excavation on site.



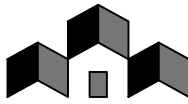
All Basix requirements are to be in accordance with Basix certificate number 1742909S see the attached specifications.



Site Calculations	
Proposed Dwelling Floor Area	102.70m²
Site Area	328.40m²
F.S.R	0.31:1



Issue: Amendment:	Proposed New Dwelling	
	Plan No:	22-0818
	Date:	April 2024
	Address:	No. 10 Ward Lane (Lot 2) Mullumbimby (DP1295394)
		Scale: 1:200 @ A3
		For: J Lawliss and L Jeffery
		Sheet No: 02/10



drafting and design
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Proposed Site Plan