total site area – 546.5 m²	
minus right of carriage way – 22.5 m²	
– 524 m²	
f.s.r. required .5 : 1 = 273 m²	
	unit 1 / unit 2
first floor plan (minus stair 3 m)²	41 m² / 52 m²
ground floor plan	67 m² / 66.7 m²
sub floor plan (+ unit 2 stair 3 m)²	33 m² / 37 m²
minus 18 m²	15 m² / 19 m²
total	260.7 m²
f.s.r. provided .49 : 1	
landscape required 85 m²	
landscape provided unit 1	87.5 m²
landscape provided unit 2	154 m²

FIRST FLOOR PLAN

ROOF PLAN

GROUND FLOOR PLAN

GROUND FLOOR \ SITE PLAN

NOTE:

1. TIMBER FRAMING AND WIND BRACING TO COMPLY WITH AS1684 AND TO NSW TIMBER FRAMING MANUAL AMENDED TO SUIT WIND TERRAIN CATEGORY.
2. SELECTED WINDOWS AND DOORS TO SUIT DESIGNATED WIND TERRAIN CATEGORY.
3. ALL SITE CONDITIONS INCLUDING LEVELS TO BE CONFIRMED, AND ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT PRIOR TO COMMENCEMENT.
4. DO NOT SCALE THE DRAWING, USE FIGURED DIMENSIONS.
5. CHECK ALL DIMENSIONS ON SITE BEFORE FABRICATING ANY ITEM.
6. DRAWINGS TO BE CHECKED AND CERTIFIED BY A PRACTICING STRUCTURAL ENGINEER PRIOR TO CONSTRUCTION.
7. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT.
8. PROVIDE CERTIFIED TERMITE BARRIER SYSTEM TO AS 3660.1

No	DATE	AMENDMENT
A	01.08.02	DEVELOPMENT APPLICATION ISSUE
B	12.09.02	REVISED DEVELOPMENT APPLICATION ISSUE
C	11.10.02	REVISED DEVELOPMENT APPLICATION ISSUE
E	03.01.03	PRELIMINARY CC APPLICATION ISSUE
F	14.02.03	CONSTRUCTION CERTIFICATE ISSUE
G	20.05.03	CONSTRUCTION CERTIFICATE ISSUE
H	17.06.04	CONSTRUCTION CERTIFICATE ISSUE
I	30.06.04	CONSTRUCTION CERTIFICATE ISSUE
J	26.07.04	REVISED CONSTRUCTION CERTIFICATE ISSUE

bhi architects
BISHOP, HITCHCOCK + IRWIN ACN 003 283 297 ABN. 40 229 040 884

NOWRA 9 BERRY STREET
KIAMA 52 MAIN STREET
WOLLONGONG 4/5 CROWN STREET
SHELL COVE 16 SHELL COVE ROAD
BATEMANS BAY 4/23 ORIENT STREET
ALEXANDRIA 1/85 BOURKE STREET

PROJECT: PROPOSED DUAL OCCUPANCY DEVELOPMENT	SCALE: 1:100	02
SITE: LOT 2 DP 864269 PHEASANT POINT DRIVE, KIAMA	DATE: SEPT 02	SHEET 03
CLIENT: MR NEVILLE BURROWS	DRAWN: MG,CR,DC	
DRAWING: CONSTRUCTION CERTIFICATE ISSUE	CHECKED:	No IN SET
	JOB No: 2967-CWD-02-J	