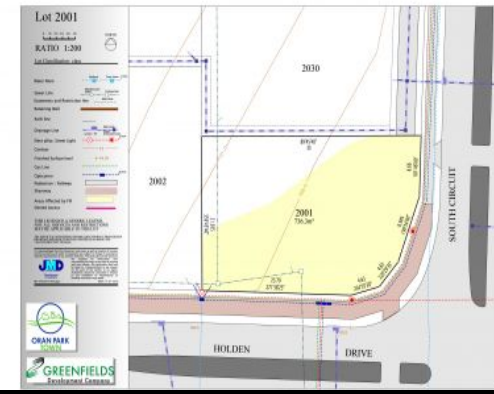
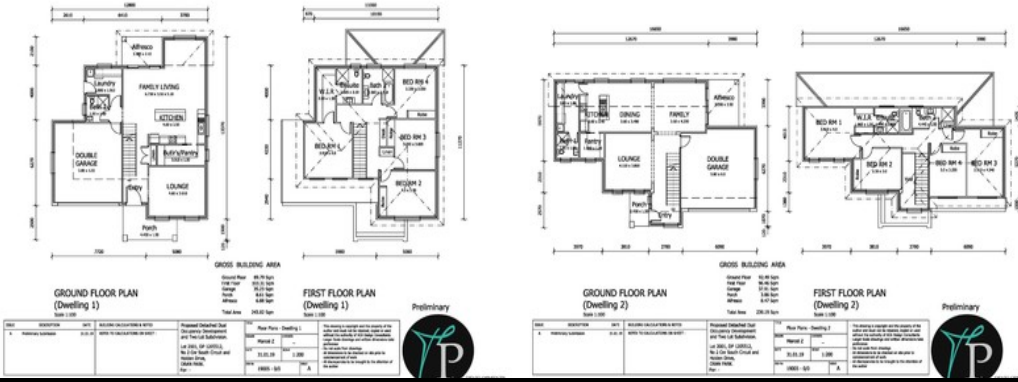


DEVELOPMENT CALCULATIONS

Existing Site Area	736.10sqm
Proposed Lot 20011 Dwelling 1	344.99sqm
Site Coverage	
Ground Floor - 50% =	172.49sqm
First Floor - 30% =	103.49sqm
Proposed Grd Floor (38.85%) -	134.03sqm
Proposed First Floor (29.94%) -	103.31sqm
Landscaping	
Minimum 30% of site area -	103.49sqm
Proposed 45% of site area -	155.48sqm
Private Open Space	
Minimum required -	24.0sqm
Proposed -	98.68sqm
Proposed Lot 20012 Dwelling 2	391.11sqm
Site Coverage	
Ground Floor - 50% =	195.55sqm
First Floor - 30% =	117.33sqm
Proposed Grd Floor (33.25%) -	130.05sqm
Proposed First Floor (24.65%) -	96.42sqm
Landscaping	
Minimum 25% of site area -	97.77sqm
Proposed 52.9% of site area -	207.20sqm
Private Open Space	
Minimum required -	24.0sqm
Proposed -	109.88sqm

ISSUE	DESCRIPTION	DATE	BUILDING CALCULATIONS & NOTES	TITLE
A	Preliminary Submission	31.01.19	REFER TO CALCULATIONS ON SHEET -	Site Plan

Proposed Detached Dual Occupancy Development and Two Lot Subdivision. Lot 2001, DP 1205512, No 2 Cnr South Circuit and Holden Drive, ORAN PARK. For: -	DRAWN: Marcel Z CHECKED: - DATE: 31.01.19 SCALE: 1:200 JOB No: 19005 - 0/0 ISSUE: A	- This drawing is copyright and the property of the author and must not be retained, copied or used without the authority of ACA Design Consultants - Larger Scale drawings and written dimensions take preference - Do not scale from drawings - All dimensions to be checked on site prior to commencement of work - All discrepancies to be brought to the attention of the author
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ORAN PARK, NSW



Design and construct dual occupancy

Project Management

Scope of Project Management Services

Type : Land
Land : 736.3 m2

The scope of Project Management services to be provided are outlined below:

- * Prepare project plan, project budget and project schedule in consultation with the Developer that identifies project outcomes and deliverables based on realistic timeline;
- * Prepare development acquisition, engage project consultants, management of design concept;
- * Lodgment of development acquisition, engagement with Council planners;
- * Identify potential issues as well as addressing any issues that arises by recommending pos

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