

- SITE PLAN LEGEND:**
- Studied Block property line
 - Other Property lines and elements
 - Trees
 - Entrance of Existing structures
 - Existing Structures in the vicinity
 - Existing Structures on studied block
 - Cut area / footprint of the proposed structure
- DEMOLITION LEGEND:**
- Elements to be demolished or removed
 - Overhead Aerial Cable to be moved
 - Label for elements to be demolished or removed
- OVERHEAD ELECTRICAL CABLE LEGEND:**
- Overhead Service Line, In Service
 - Overhead LV Electric Line
 - Overhead HV Electric Line
 - Telstra and Unidentified - Aerial cable
 - Streetlight Overhead Cable
- EASEMENT LEGEND:**
- Easement maintenance access
 - Stormwater easement | width: 2.44 or 2.50m
 - Sewer easement | width: 2.44 or 2.50 m
 - Sewer Pipe Protection Envelope
 - Electrical easement | width: 1.50 or 2.50m
 - Stormwater and Electrical easement
 - Sewer and Electrical easement
 - Stormwater and Sewer easement
 - Gas easement
 - Right of Way easement
 - Telecommunications easement
 - Water easement

NOTE:
 - Block Type: LARGE
 - Source: SURVEY
 - Date of Surveyor visit: 03/03/2023

CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS

Customer Name: Kate Inman and Matthew Sutherland
 Project Address: 4 Dungowan Street, Hawker ACT 2614
 Block No 32
 Section No 24

ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
LIKA	MONICA	v.19.4	LARGE

AREAS

Proposed Structure GFA - Single Storey - Class 1	63.92m ²
Proposed Structure GFA - Class 10	18.94m ²
Proposed Roof Area - Class 1	76.97 m ²
Proposed Roof Area - Class 10	19.10 m ²
Block Area	747.00 m²
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m ²
Minimum Private Open Space (Block area x 0.60)	448.20 m ²
Site Coverage [LARGE max 40%]	45.56 %

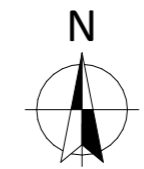
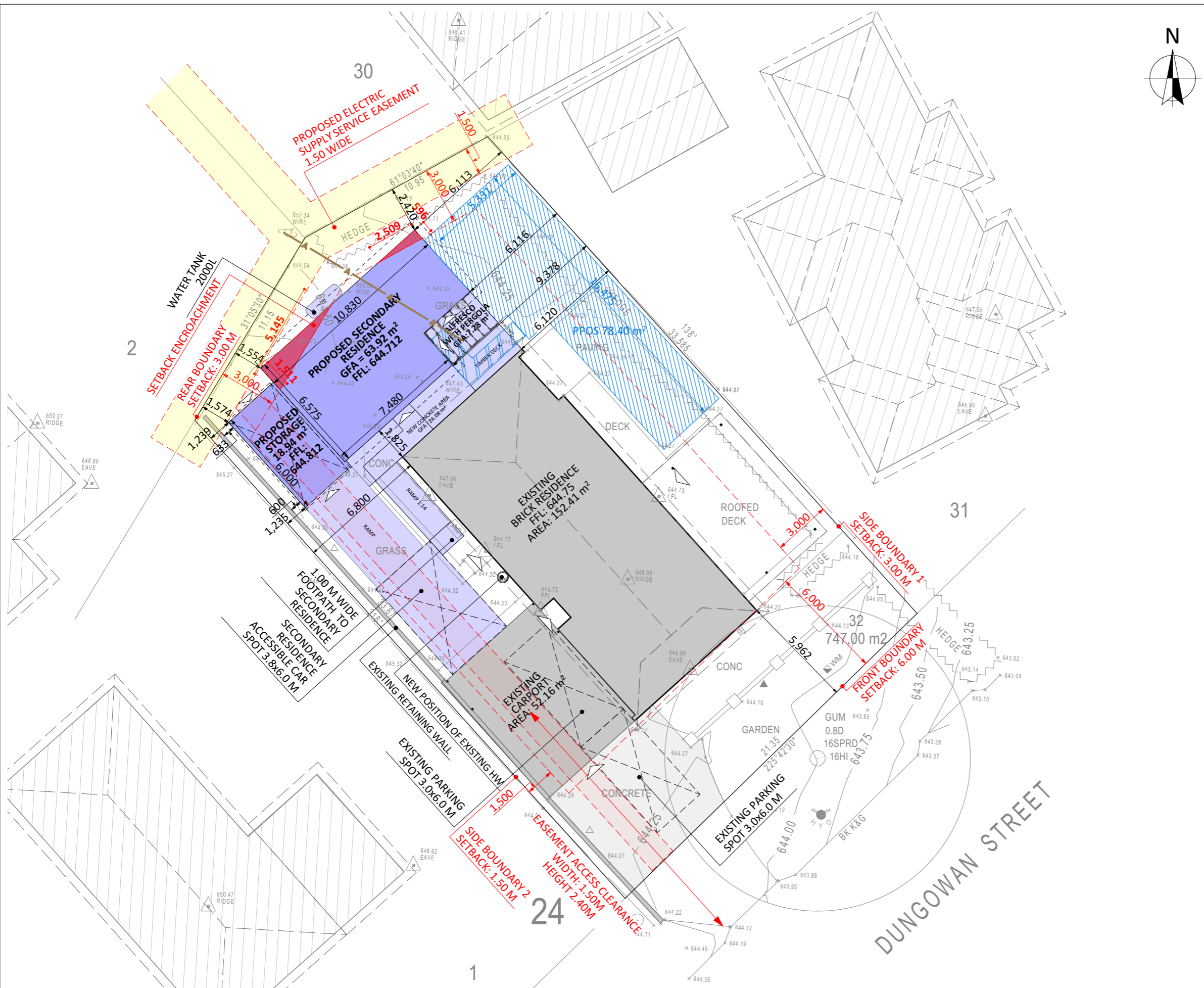
REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME
SITE PLAN - DEMOLITION

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	1	1101



- SITE PLAN LEGEND:**
- Studied Block property line
 - Other Property lines and elements
 - Trees
 - Entrance of Existing structures
 - Existing Structures in the vicinity
 - Existing Structures on the block
 - Existing Footpath, Driveway, Deck on the block
 - Proposed Structure
 - Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway
 - Access to PPOS - Principal Private Open Space
 - PPOS - Principal Private Open Space
 - Setback Line Ground Level
- ENCROACHMENT LEGEND:**
- Setback encroachment - Lower and / or Upper Level
 - Setback encroachment - Upper Level Only
 - Solar Building Envelope encroachment
 - Building Envelope encroachment
- Encroachment markings can overlay with one another**
- OVERHEAD ELECTRICAL CABLE LEGEND:**
- Overhead Service Line, In Service
 - Overhead LV Electric Line
 - Overhead HV Electric Line
 - Telstra and Unidentified - Aerial cable
 - Streetlight Overhead Cable
- EASEMENT LEGEND:**
- Easement maintenance access
 - Stormwater easement | width: 2.44 or 2.50m
 - Sewer easement | width: 2.44 or 2.50 m
 - Sewer Pipe Protection Envelope
 - Electrical easement | width: 1.50 or 2.50m
 - Stormwater and Electrical easement
 - Sewer and Electrical easement
 - Stormwater and Sewer easement
 - Gas easement
 - Right of Way easement
 - Telecommunications easement
 - Water easement
- NOTE:**
- Block Type: LARGE
 - Source: SURVEY
 - Date of Surveyor visit: 03/03/2023

CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS				
Customer Name: Kate Inman and Matthew Sutherland				
Project Address: 4 Dungowan Street, Hawker ACT 2614				
Block No 32				
Section No 24				
ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE	
LIKA	MONICA	v.19.4	LARGE	

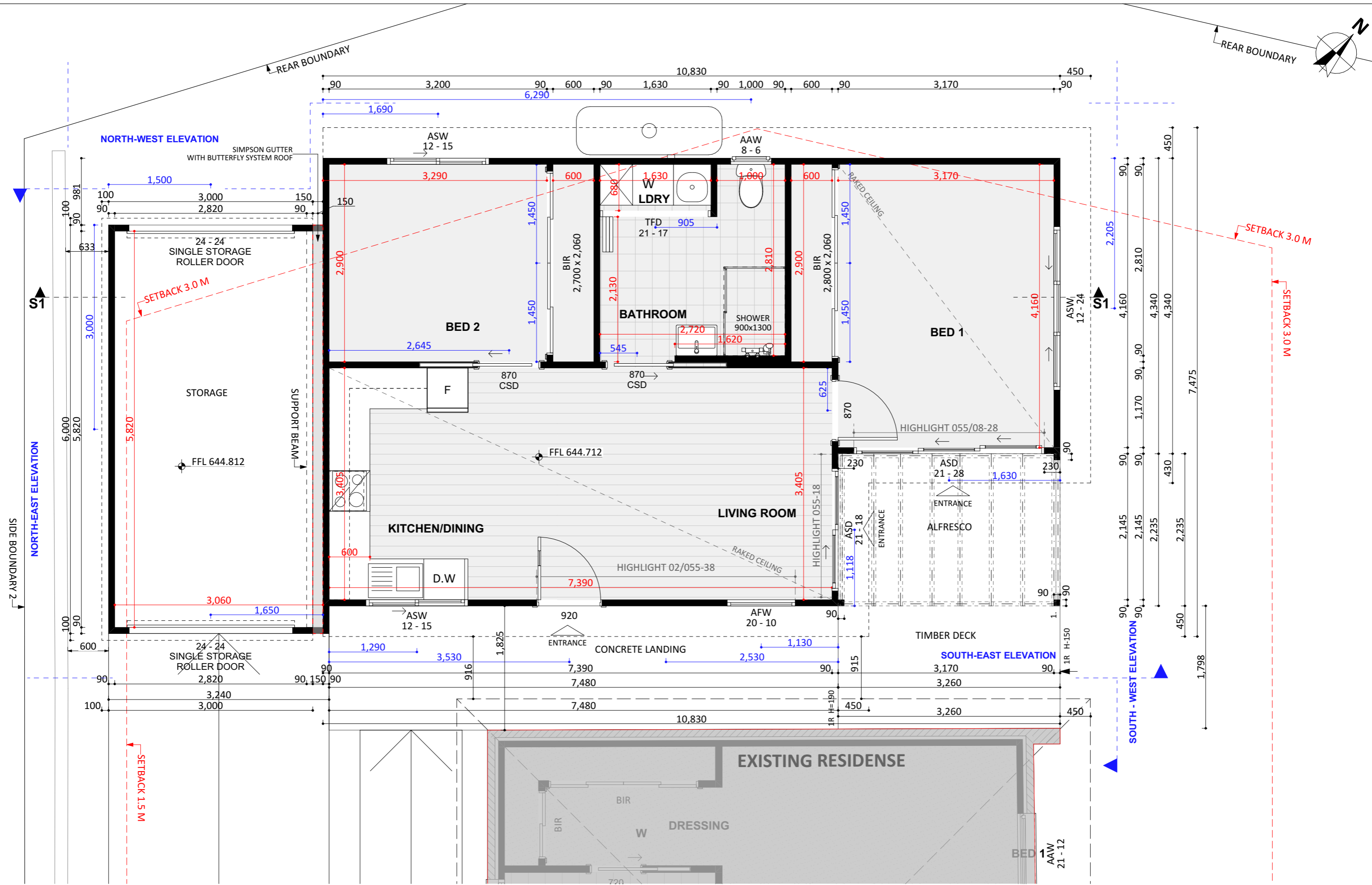
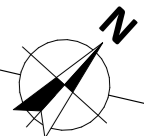
AREAS	
Proposed Structure GFA - Single Storey - Class 1	63.92m2
Proposed Structure GFA - Class 10	18.94m2
Proposed Roof Area - Class 1	76.97 m2
Proposed Roof Area - Class 10	19.10 m2
Block Area	747.00 m2
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m2
Minimum Private Open Space (Block area x 0.60)	448.20 m2
Site Coverage [LARGE max 40%]	45.56 %

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
SITE PLAN - NEW			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	2	1101



CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS

Customer Name: Kate Inman and Matthew Sutherland
 Project Address: 4 Dungowan Street, Hawker ACT 2614
 Block No 32
 Section No 24

ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
LIKA	MONICA	v.19.4	LARGE

AREAS

Proposed Structure GFA - Single Storey - Class 1 63.92m²
 Proposed Structure GFA - Class 10 18.94m²
 Proposed Roof Area - Class 1 76.97 m²
 Proposed Roof Area - Class 10 19.10 m²
Block Area 747.00 m²
 Actual Block Ratio 38.47%
 Actual POS [(GFA + Gar. GFA + Dr'way) - Block area] 380.08 m²
 Minimum Private Open Space (Block area x 0.60) 448.20 m²
 Site Coverage (LARGE | max 40%) 45.56%

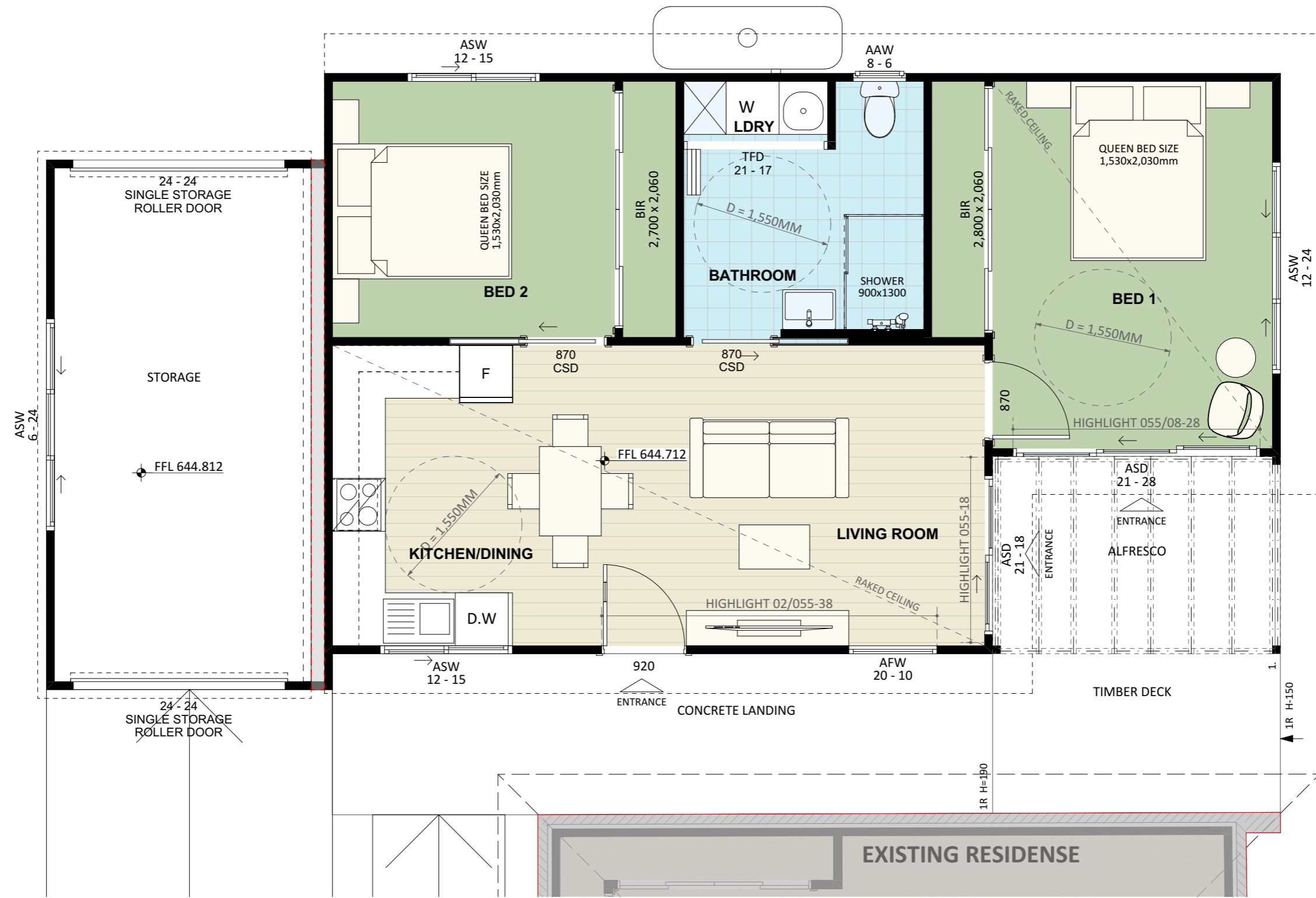
REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME
FLOOR PLAN - DIMENSIONS

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:50	A3	3	1101



CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS				
Customer Name: Kate Inman and Matthew Sutherland				
Project Address: 4 Dungowan Street, Hawker ACT 2614				
Block No 32				
Section No 24				
ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE	
LIKA	MONICA	v.19.4	LARGE	

AREAS	
Proposed Structure GFA - Single Storey - Class 1	63.92m ²
Proposed Structure GFA - Class 10	18.94m ²
Proposed Roof Area - Class 1	76.97 m ²
Proposed Roof Area - Class 10	19.10 m ²
Block Area	747.00 m²
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m ²
Minimum Private Open Space (Block area x 0.60)	448.20 m ²
Site Coverage (LARGE max 40%)	45.56%

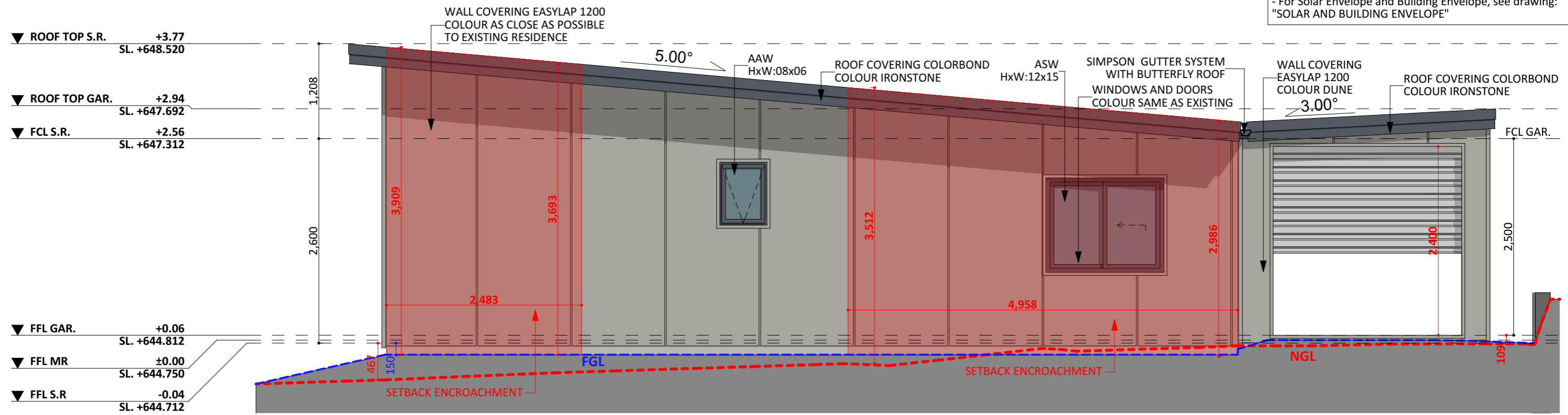
REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
FLOOR PLAN - FURNITURE			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:50	A3	4	1101

NOTE:
 - Source: SURVEY
 - Date of Surveyor visit: 03/03/2023
 - For Solar Envelope and Building Envelope, see drawing: "SOLAR AND BUILDING ENVELOPE"



NORTH-WEST ELEVATION



NORTH-EAST ELEVATION

CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS				
Customer Name: Kate Inman and Matthew Sutherland				
Project Address: 4 Dungowan Street, Hawker ACT 2614				
Block No 32				
Section No 24				
ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE	
LIKA	MONICA	v.19.4	LARGE	

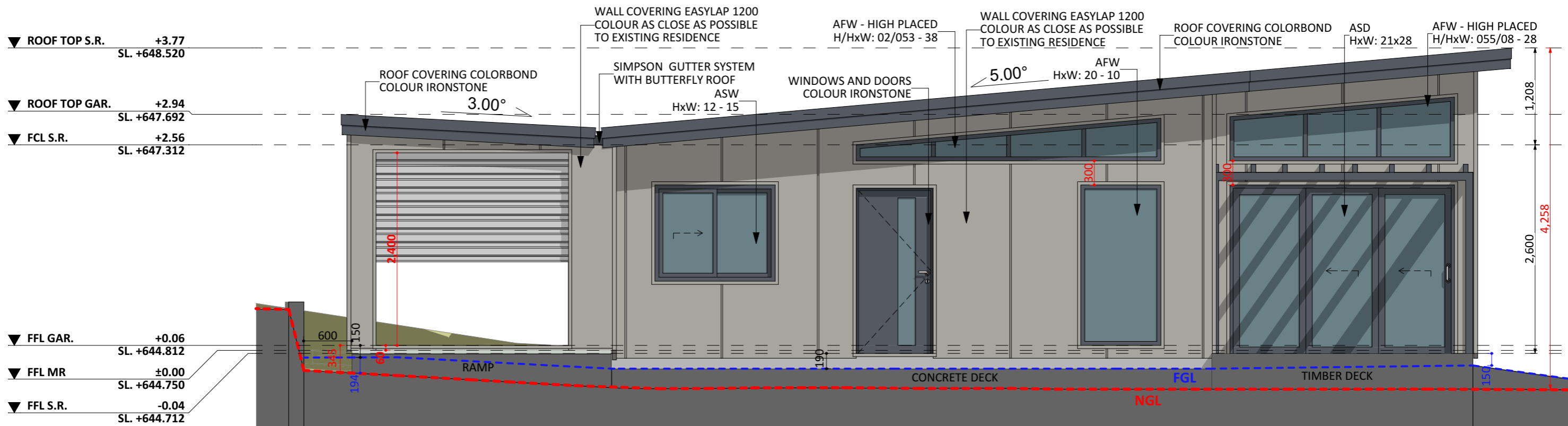
AREAS	
Proposed Structure GFA - Single Storey - Class 1	63.92m ²
Proposed Structure GFA - Class 10	18.94m ²
Proposed Roof Area - Class 1	76.97 m ²
Proposed Roof Area - Class 10	19.10 m ²
Block Area	747.00 m²
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m ²
Minimum Private Open Space (Block area x 0.60)	448.20 m ²
Site Coverage (LARGE max 40%)	45.56 %

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

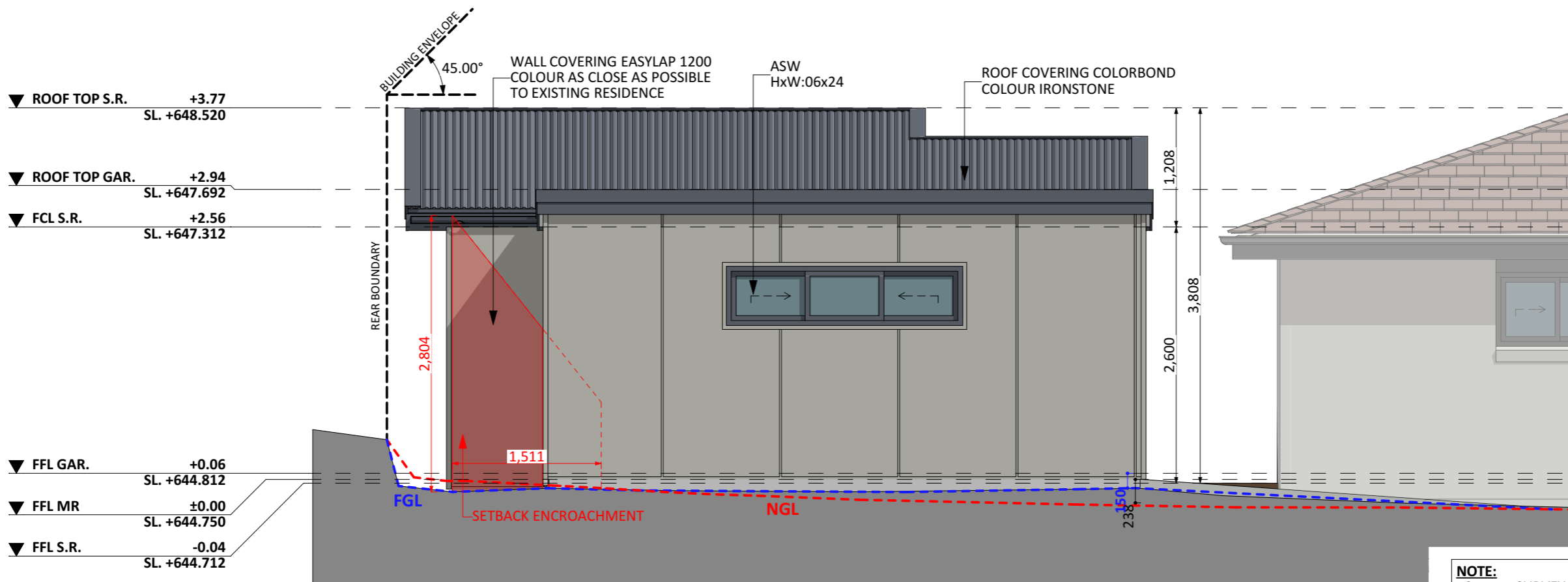
CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
ELEVATIONS 1			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:50	A3	5	1101



SOUTH-EAST ELEVATION



SOUTH-WEST ELEVATION

NOTE:
 - Source: SURVEY
 - Date of Surveyor visit: 03/03/2023
 - For Solar Envelope and Building Envelope, see drawing: "SOLAR AND BUILDING ENVELOPE"

CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS
 Customer Name: Kate Inman and Matthew Sutherland
 Project Address: 4 Dungowan Street, Hawker ACT 2614
 Block No 32
 Section No 24

ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
LIKA	MONICA	v.19.4	LARGE

AREAS

Proposed Structure GFA - Single Storey - Class 1	63.92m ²
Proposed Structure GFA - Class 10	18.94m ²
Proposed Roof Area - Class 1	76.97 m ²
Proposed Roof Area - Class 10	19.10 m ²
Block Area	747.00 m²
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m ²
Minimum Private Open Space (Block area x 0.60)	448.20 m ²
Site Coverage (LARGE max 40%)	45.56%

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME
ELEVATIONS 2

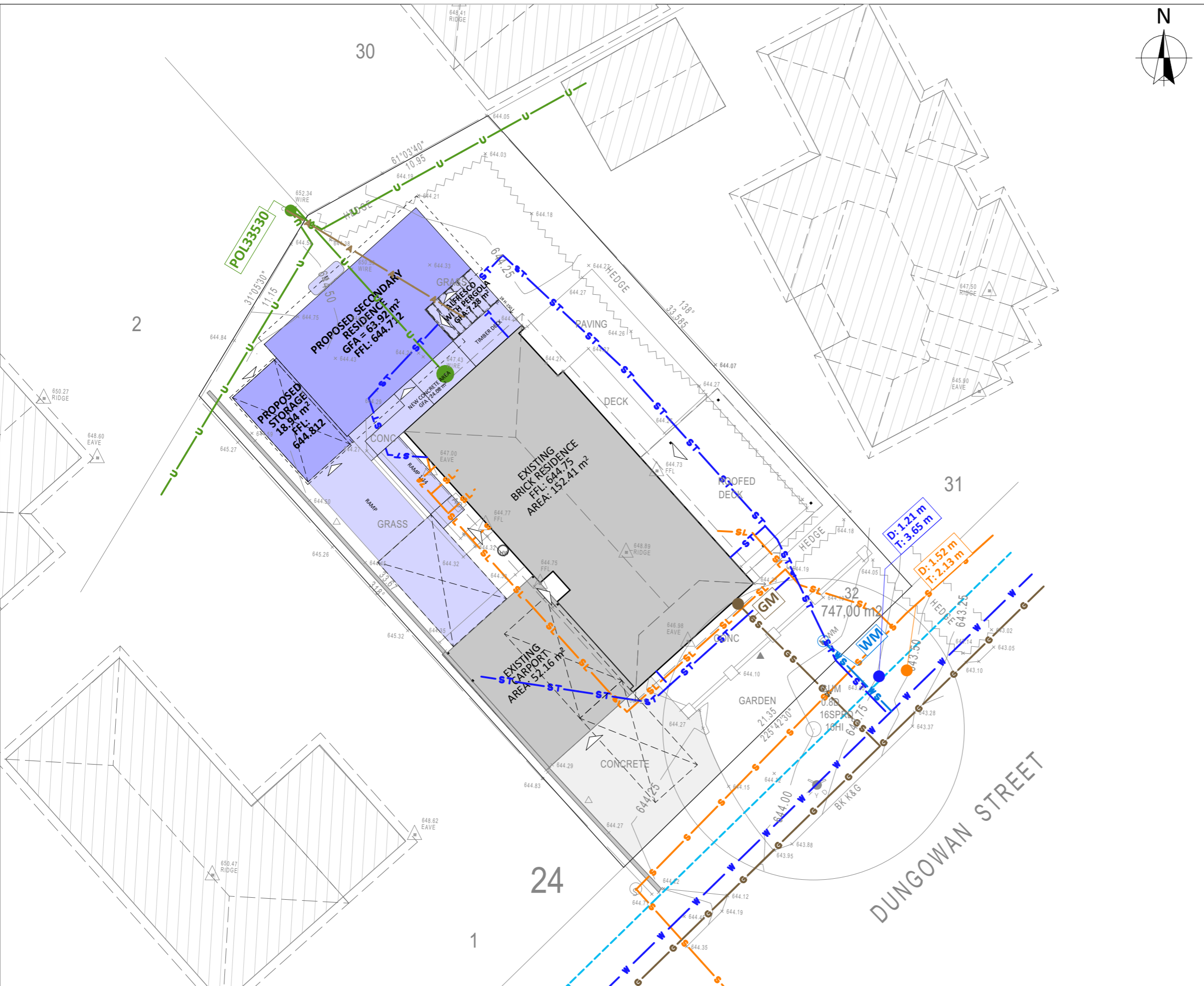
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:50	A3	6	1101



- ELECTRICITY NETWORK LEGEND**
- Overhead Service Line, In Service
 - Underground Service Line, In Service
 - Underground Service Line, Abandoned
 - Overhead LV Electric Line
 - Underground LV Electric Line, In Service
 - Overhead HV Electric Line
 - Underground HV Electric Line, In Service
 - Overhead Electrical Powerline Clearance area, both Service Line (1.2 or 1.50m) and Main Powerline (2.00 or 2.70m)
 - Electricity Meter
 - Service Point
 - Ground Mounted Structure
 - Overhead link
- GAS NETWORK LEGEND**
- Distribution Main, PE, In Service
 - Connection to Distribution Main
 - Gas Meter
- SEWER NETWORK LEGEND**
- Reticulation Main
 - Trunk Main
 - Property Service Line
 - Stormwater
 - Service Connection
- WATER NETWORK LEGEND**
- Distribution Main
 - Reticulation Main
 - Domestic Service
 - Water Meter
 - Spring Hydrant
 - Isolation
- TELECOMMUNICATION NETWORK LEGEND**
- NBN Trench INSERVICE / CONSTRUCTED with underground Telstra cable
 - Telstra and Unidentified - Aerial cable
 - TransACT Duct
 - Optus cable in Other Utility conduit
 - Nextgen Group Cable and 3rd Part Duct
- STREETLIGHT NETWORK LEGEND**
- Streetlight Underground Cable
 - Streetlight Overhead Cable
 - Light Pole

NOTE:
 - Source: SURVEY
 - Date of Surveyor visit: 03/03/2023

UNDERGROUND SERVICES HAVE NOT BEEN LOCATED, THEIR REPRESENTATION IS ESTIMATED, BASED ON BUILDING FILE SEARCH AND DIAL BEFORE YOU DIG DOCUMENTS



CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS				
Customer Name: Kate Inman and Matthew Sutherland				
Project Address: 4 Dungowan Street, Hawker ACT 2614				
Block No 32				
Section No 24				
ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE	
LIKA	MONICA	v.19.4	LARGE	

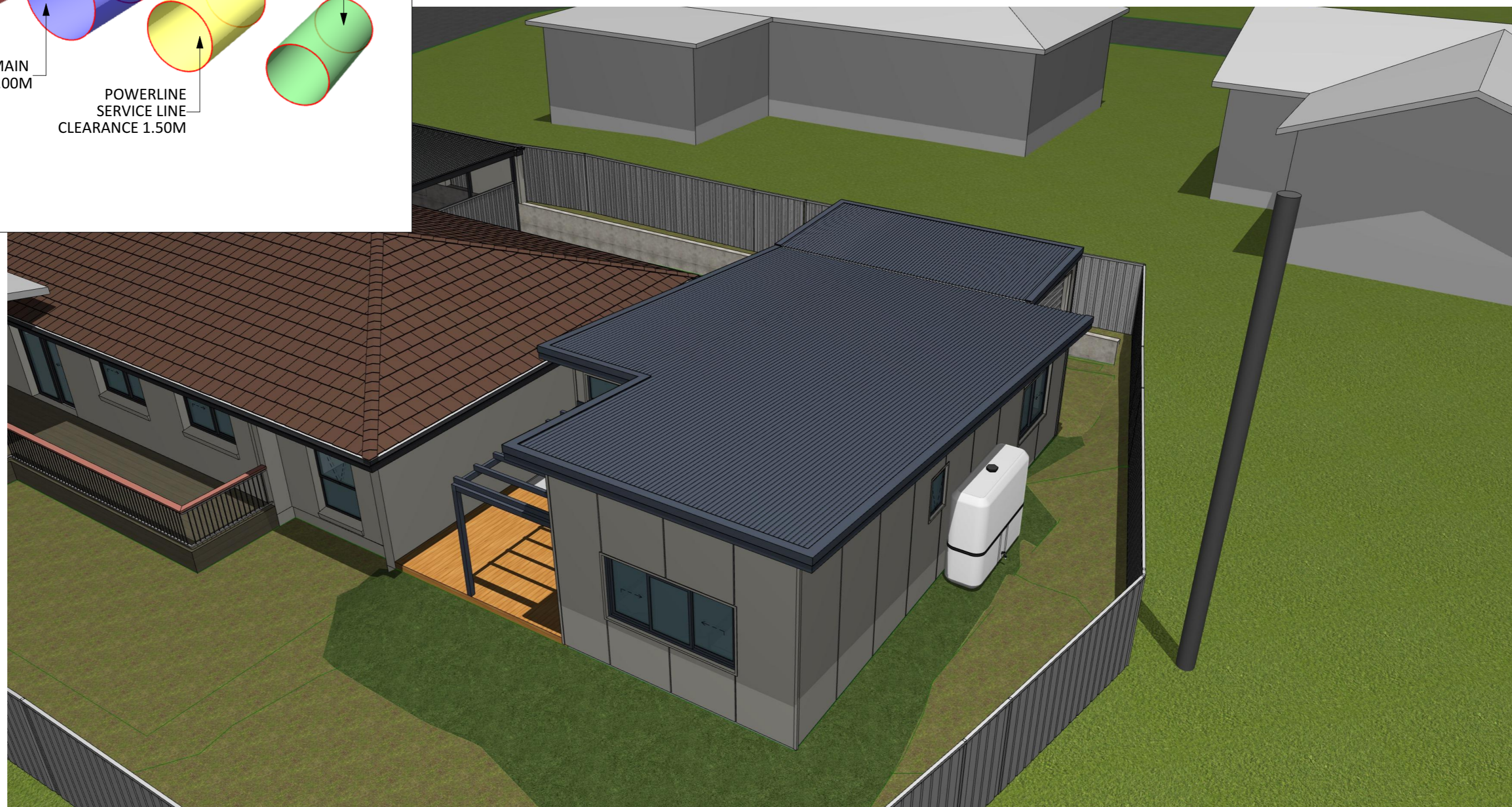
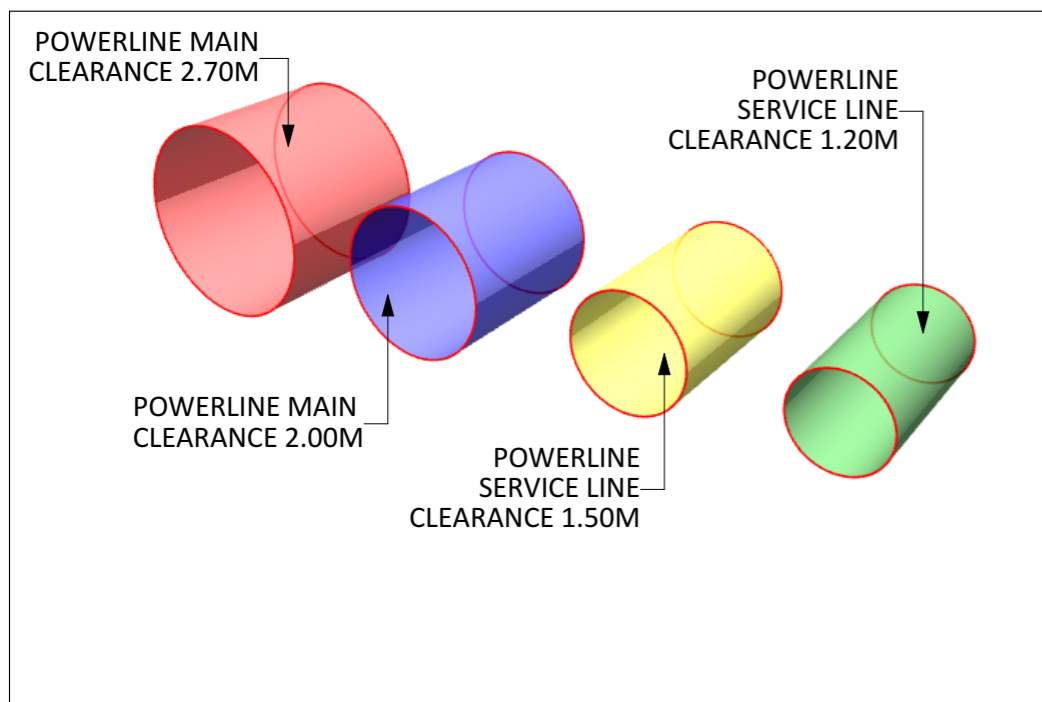
AREAS	
Proposed Structure GFA - Single Storey - Class 1	63.92m ²
Proposed Structure GFA - Class 10	18.94m ²
Proposed Roof Area - Class 1	76.97 m ²
Proposed Roof Area - Class 10	19.10 m ²
Block Area	747.00 m²
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m ²
Minimum Private Open Space (Block area x 0.60)	448.20 m ²
Site Coverage (LARGE max 40%)	45.56 %

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
SERVICES PLAN			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	7	1101



PROJECT DETAILS
 Customer Name: Kate Inman and Matthew Sutherland
 Project Address: 4 Dungowan Street, Hawker ACT 2614
 Block No 32
 Section No 24

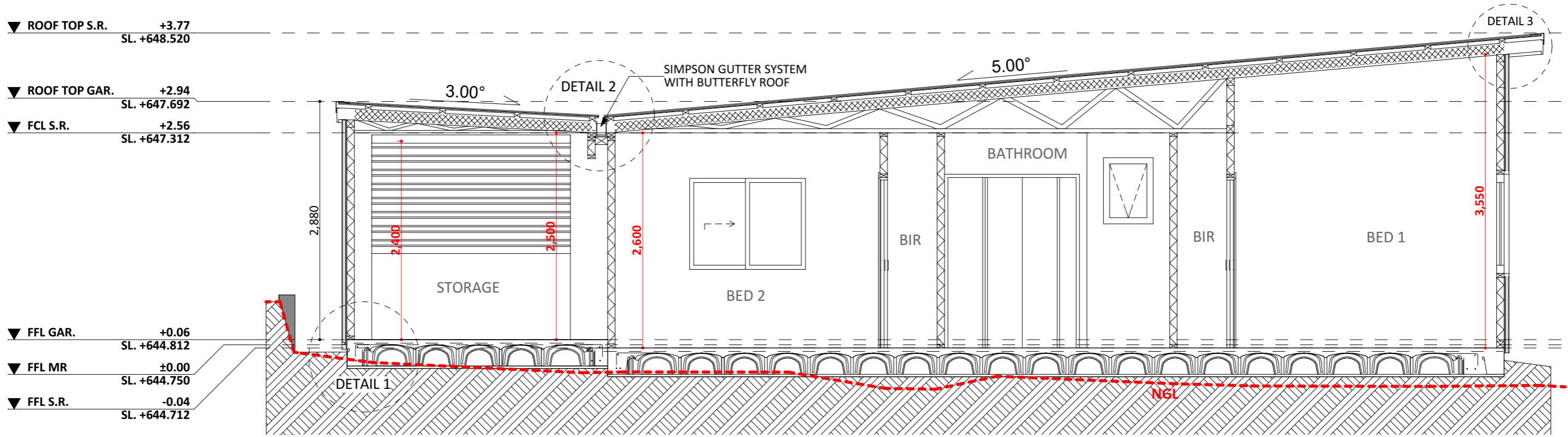
AREAS
 Proposed Structure GFA - Single Storey - Class 1 63.92m2
 Proposed Structure GFA - Class 10 18.94m2
 Proposed Roof Area - Class 1 76.97 m2
 Proposed Roof Area - Class 10 19.10 m2
Block Area 747.00 m2
 Actual Block Ratio 38.47%
 Actual POS [(GFA + Gar. GFA + Dr'way) - Block area] 380.08 m2
 Minimum Private Open Space (Block area x 0.60) 448.20 m2
 Site Coverage (LARGE | max 40%) 45.56%

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023
CUSTOMER APPROVAL		
NAME	SIGNATURE	DATE

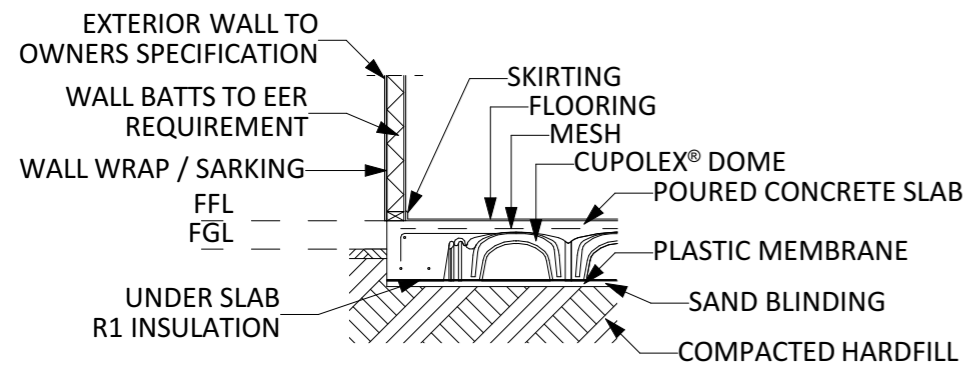
DRAWING NAME			
3D ELECTRICAL CABLES - POWERLINE CLEARANCE			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
	A3	8	1101

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

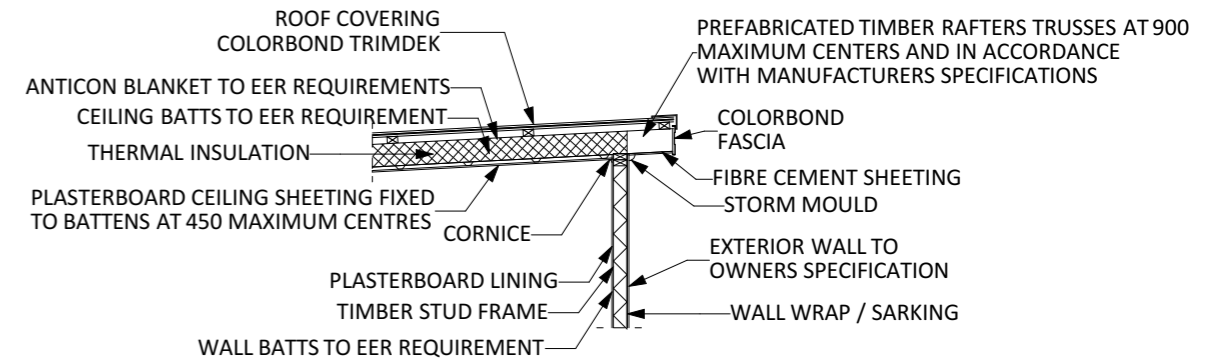
ARCHITECT: LIKA
 DESIGNER: MONICA
 TEMPLATE: v.19.4
 BLOCK TYPE: LARGE



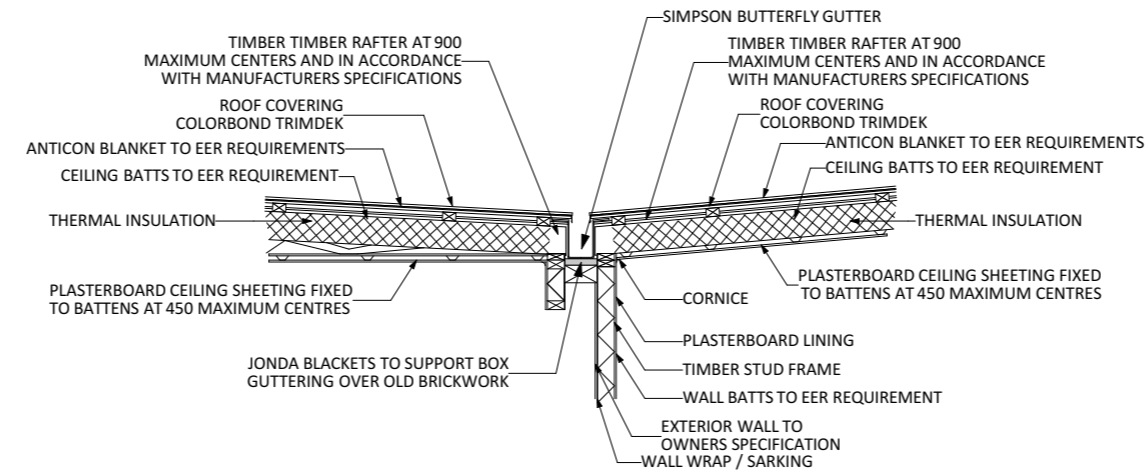
VERTICAL SECTION S1-S1 SCALE 1:50



DETAIL 1 SCALE 1:40



DETAIL 3 SCALE 1:50



DETAIL 2 SCALE 1:40

CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS
Customer Name: Kate Inman and Matthew Sutherland
Project Address: 4 Dungowan Street, Hawker ACT 2614
Block No 32
Section No 24

ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
LIKA	MONICA	v.19.4	LARGE

AREAS

Proposed Structure GFA - Single Storey - Class 1	63.92m ²
Proposed Structure GFA - Class 10	18.94m ²
Proposed Roof Area - Class 1	76.97 m ²
Proposed Roof Area - Class 10	19.10 m ²
Block Area	747.00 m²
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m ²
Minimum Private Open Space (Block area x 0.60)	448.20 m ²
Site Coverage (LARGE max 40%)	45.56%

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME
VERTICAL SECTION

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:50, 1:40	A3	9	1101

Adaptable Housing to AS 4299
Features to be included post adaptation

Siting

3. A continuous accessible path of travel is to be provided from street frontage and vehicle parking to entry complying with AS1428.1

Letterboxes

11. Letterboxes to be on hard standing area connected to accessible path of travel.

Private car accommodation

14. Car parking space or garage min. area 6.0 m x 3.8 m post adaptation.

Accessible Entry

- 20. Accessible entry to be provided.
- 22. Accessible entry to be level (i.e. max. 1:40 slope)
- 23. Threshold to be low-level.
- 24. Landing to enable wheelchair maneuverability
- 25. Accessible entry door to have 850 mm min. clearance
- 26. Weatherproofed entry door
- 27. Door level handles and hardware to AS 1428.1.
- 28. Provision for combined door/security door

Interior

- 32. Internal doors to have 820 mm min clearance.
- 33. Internal corridors min. width of 1000 mm.
- 34. Provision for compliance with AS 1428.1 for door approaches.

Living and Dining room

- 36. Provision for circulation space of min. 2250 mm diameter
- 38. Telephone adjacent to GPO
- 41. Potential illumination level min. 300 lux

Kitchen

- 42. Minimum width 2.7 m (1550 mm clear between benches)
- 43. Provision for circulation at doors to comply with AS 1428.1
- 45. Refrigerator adjacent to work surface
- 47. Kitchen sink bowl max. 150 mm deep
- 48. Tap set capstan or lever handles or lever mixer.
- 49. Tap set located within 300 mm of front of sink
- 51. Cooktops to include either front or side controls with raised crossbars.
- 52. Cooktops to include isolating switch.
- 59. GPOs to comply with AS 1428.1. At least one double GPO within 300 mm of front of work surface.
- 60. GPO for refrigerator to be easily reachable when the refrigerator is in operating position
- 61. Slip-resistant floor surface. mm above floor

Bedroom

62. At least one bedroom of area sufficient to accommodate queen size bed and wardrobe and circulation space requirements of AS 1428.2

Bathroom

- 75. Provision for bathroom area to comply with AS 1428.1. 76 Slip-resistant floor surface.
- 77. Shower recess- no hob. Minimum size 1160 x 1100 to comply with AS 1428.1.
- 78. Shower area waterproofed to AS 3740 with floor to fall to waste.
- 79. Recessed soap holder.
- 80. Shower taps positioned for easy reach to access side of shower sliding track.
- 81. Shower waste min. 80 mm diameter
- 82. Provision for adjustable, detachable hand held shower rose mounted on a slider grab rail or fixed hook (plumbing and wall - strengthening provision)
- 83. Provision for grabrail in shower (Refer to Figure 4.7) to comply with AS 1428.1
- 86. Tap sets to be capstan or lever handles with single outlet.
- 88. Provision for washbasin with clearances to comply with AS 1428.1.
- 90. Double GPO beside mirror - Slip-resistant floor surface

Toilet

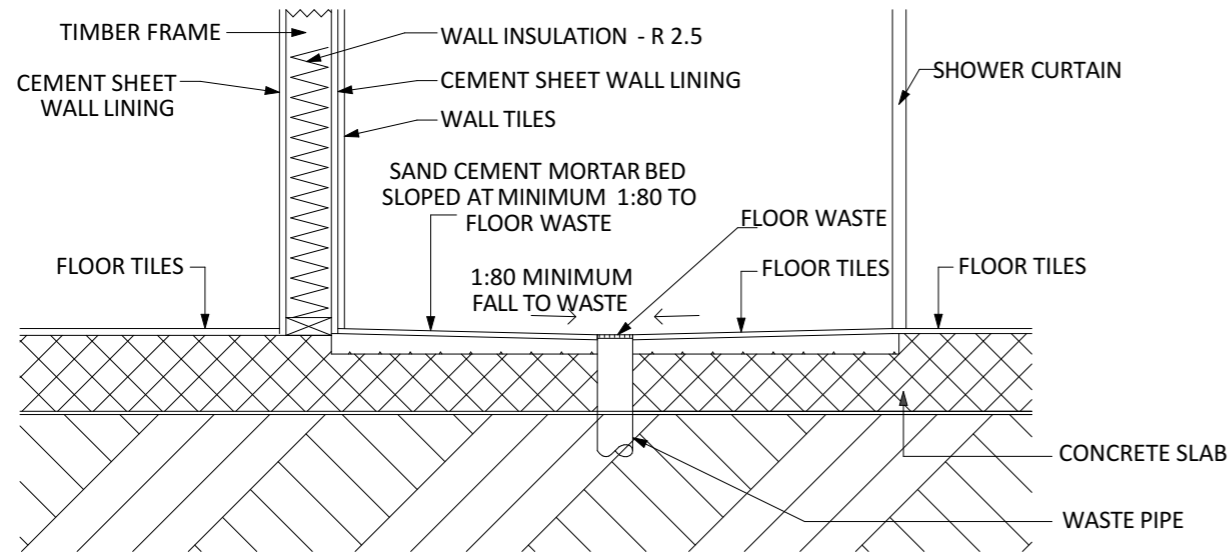
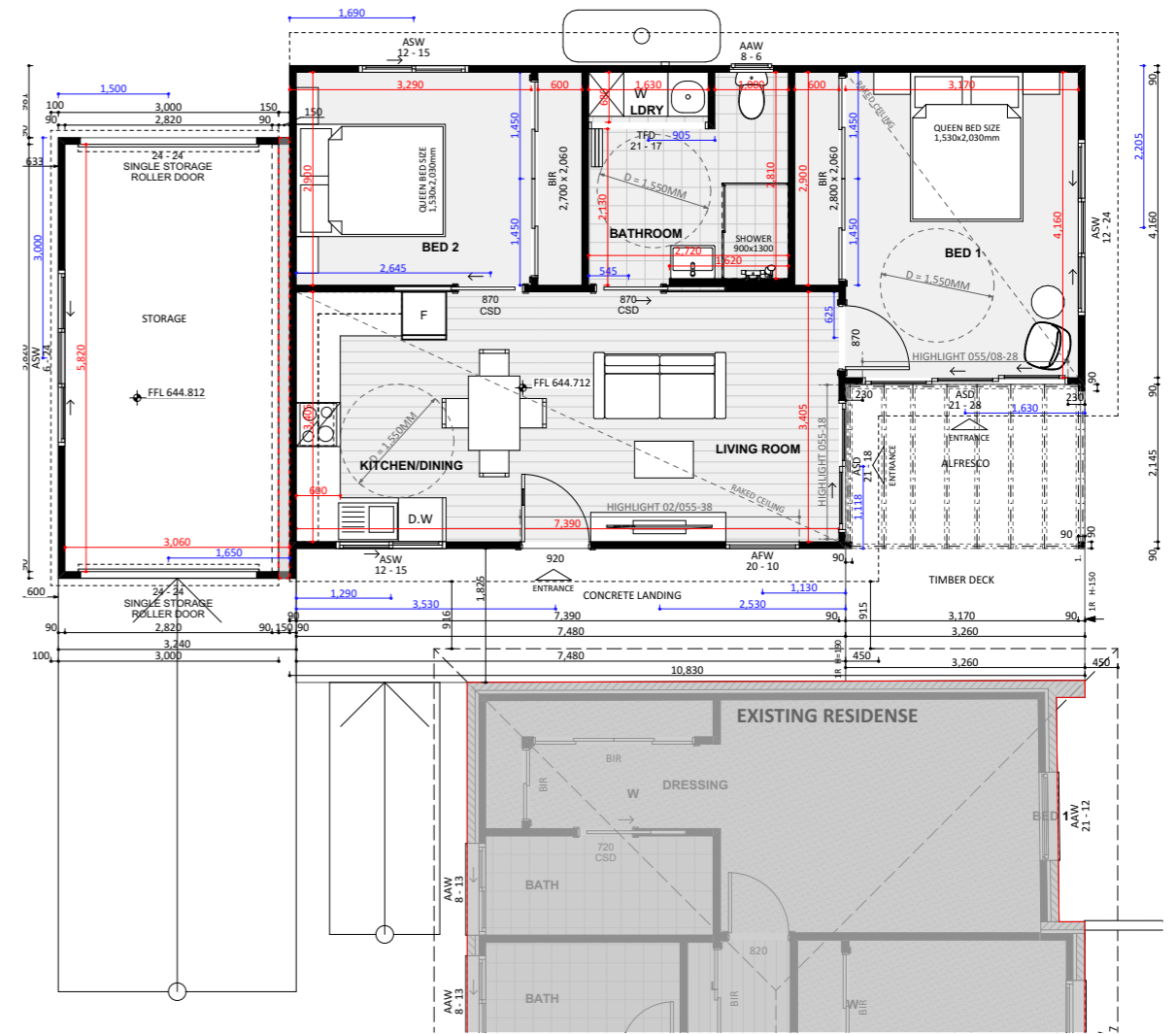
- 92. Provision of either 'visitable toilet' or accessible toilet.
- 93. Provision to comply with AS 1428.1
- 94. Location of WC pan at correct distance from fixed walls.
- 95. Provision for grab rail zone.
- 96. Slip resistant floor surface.

Laundry

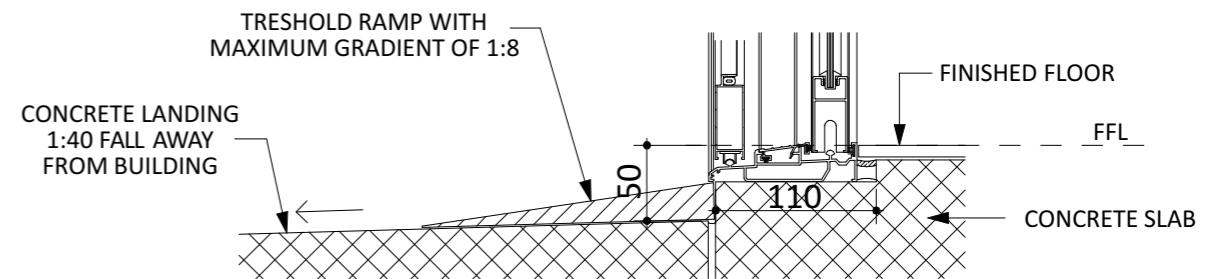
- Provision for 1550mm circulation space in front or beside appliances
- Provision for automatic washing machine
- Where clothes line is provided, an accessible path of travel to the clothesline
- Double GPO power point
- Slip resistant floor surface

Door locks

- 110. Door hardware operable with one hand, located 900-1100 mm above floor



ADAPTABLE SHOWER RECESS SECTION
SCALE 1:15



ACCESSIBLE ENTRY SECTION ALUMINIUM SLIDING DOORS
SCALE 1:5

CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE: CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS

Customer Name: Kate Inman and Matthew Sutherland
 Project Address: 4 Dungowan Street, Hawker ACT 2614
 Block No 32
 Section No 24

ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
LIKA	MONICA	v.19.4	LARGE

AREAS

Proposed Structure GFA - Single Storey - Class 1	63.92m ²
Proposed Structure GFA - Class 10	18.94m ²
Proposed Roof Area - Class 1	76.97 m ²
Proposed Roof Area - Class 10	19.10 m ²
Block Area	747.00 m²
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m ²
Minimum Private Open Space (Block area x 0.60)	448.20 m ²
Site Coverage (LARGE max 40%)	45.56%

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

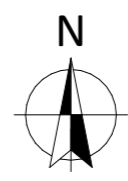
CUSTOMER APPROVAL

NAME	SIGNATURE	DATE
------	-----------	------

DRAWING NAME

ACCESS AND MOBILITY PLAN

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:100	A3	10	1101



- SITE PLAN LEGEND:**
- Studied Block property line
 - Other Property lines and elements
 - Trees
 - Entrance of Existing structures
 - Existing Structures in the vicinity
 - Existing Structures on studied block
 - Existing Footpath, Driveway, Deck on the block
 - Proposed Structure
 - Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway
 - 1.00m wide Accessible Footpath to Secondary Residence
 - Standard B85 vehicle - Secondary Residence
 - Standard B85 vehicle - Main Residence
 - 1.87M wside Straight Line Path for B85 vehicle, up to a 15 degree turning - Secondary Residence
 - 1.87M wside Straight Line Path for B85 vehicle, up to a 15 degree turning - Main Residence
 - Swept Path for a 5.80m radius turn for a tuning angle greater than 15 degrees
- Dashed line denotes the B85 base dimension swept path
- Continuous line denotes the B85 base dimension swept path + 300mm maneuvering clearances on each side
- Red colour denotes secondary residence
- Blue colour denotes main residence
 - Fold Down clotheslines - standard 1.50 x 2.50 M
 - Rotary (free standing) clotheslines - diameter 3.30 M

NOTE:
 - Block Type: LARGE
 - Source: SURVEY
 - Date of Surveyor visit: 03/03/2023

CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS				
Customer Name: Kate Inman and Matthew Sutherland				
Project Address: 4 Dungowan Street, Hawker ACT 2614				
Block No 32				
Section No 24				
ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE	
LIKA	MONICA	v.19.4	LARGE	

AREAS	
Proposed Structure GFA - Single Storey - Class 1	63.92m2
Proposed Structure GFA - Class 10	18.94m2
Proposed Roof Area - Class 1	76.97 m2
Proposed Roof Area - Class 10	19.10 m2
Block Area	747.00 m2
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m2
Minimum Private Open Space (Block area x 0.60)	448.20 m2
Site Coverage [LARGE max 40%]	45.56%

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
PARKING AND ACCESS PLAN			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	11	1101



SITE PLAN LEGEND:

- Studied Block property line
- Other Property lines and elements
- Trees
- Entrance of Existing structures
- Existing Structures in the vicinity
- Existing Structures on studied block
- Existing Footpath, Driveway, Deck on the block
- Proposed Structure
- Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway
- Sediment control Fence
- Undisturbed Area

NOTE:
 - Block Type: LARGE
 - Source: SURVEY
 - Date of Surveyor visit: 03/03/2023



TO PREVENT TRANSFER OF SEDIMENT
 PROVIDE TEMPORARY SEDIMENT
 CONTROL GEOTEXTILE FENCE FIXED
 TO STAR PICKETS AT MAXIMUM 2m
 CENTRE AND 600mm DEPTH

EXISTING DRIVEWAY TO BE USED AS
 AN ESTABLISHED ACCESS POINT

CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE
 CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS				
Customer Name: Kate Inman and Matthew Sutherland				
Project Address: 4 Dungowan Street, Hawker ACT 2614				
Block No 32				
Section No 24				
ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE	
LIKA	MONICA	v.19.4	LARGE	

AREAS	
Proposed Structure GFA - Single Storey - Class 1	63.92m2
Proposed Structure GFA - Class 10	18.94m2
Proposed Roof Area - Class 1	76.97 m2
Proposed Roof Area - Class 10	19.10 m2
Block Area	747.00 m2
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m2
Minimum Private Open Space (Block area x 0.60)	448.20 m2
Site Coverage [LARGE max 40%]	45.56 %

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
EROSION AND SEDIMENT CONTROL PLAN			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	12	1101



LEGEND		PLOT RATIO	PRIVATE OPEN SPACE	
A.0.1	SITE AREA - TOTAL	747.00 m ²	747.00 m ²	
A.1	EXISTING BUILDING(S) / STRUCTURE(S)	204.57 m ²	204.57 m ²	
A.2	PROPOSED NEW BUILDING(S)/STRUCTURE(S)	82.86 m ²	82.86 m ²	
A.3	DRIVEWAYS AND MANEUVERING SPACE	N/A	68.97 m ²	
		ACTUAL PLOT RATIO = 38.47% (MAXIMUM PLOT RATIO = 50%)	ACTUAL PRIVATE OPEN SPACE = 390.60 m ² (MINIMUM POS = (SITE AREA X 60%) = 448.20 m ²)	
A.4	NON PLANTING AREA	N/A	173.55 m ²	
A.5	PLANTING AREA	N/A	ACTUAL PLANTING AREA:	206.53 m ² 27.64 %
			MINIMUM PLANTING AREA (SITE AREA x 30 %):	224.10 m ² 30 %

Notes

Actual plot ratio = $\frac{\text{Existing building(s)/structure(s)} + \text{Proposed new building(s)/structures}}{\text{Site area}} \times 100$

Actual private open space = Site area - (Existing building(s)/structure(s) + Proposed new building(s)/structure(s) + Driveways and maneuvering space)

Planting area = Actual private open space - Non planting area

CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS				
Customer Name: Kate Inman and Matthew Sutherland				
Project Address: 4 Dungowan Street, Hawker ACT 2614				
Block No 32				
Section No 24				
ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE	
LIKA	MONICA	v.19.4	LARGE	

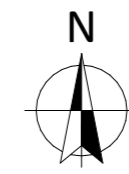
AREAS	
Proposed Structure GFA - Single Storey - Class 1	63.92m ²
Proposed Structure GFA - Class 10	18.94m ²
Proposed Roof Area - Class 1	76.97 m ²
Proposed Roof Area - Class 10	19.10 m ²
Block Area	747.00 m²
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m ²
Minimum Private Open Space (Block area x 0.60)	448.20 m ²
Site Coverage (LARGE max 40%)	45.56 %

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
AREA PLAN			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	13	1101



SITE PLAN LEGEND:

- Studied Block property line
- Other Property lines and elements
- Trees
- Entrance of Existing structures
- Existing Structures in the vicinity
- Existing Structures on studied block
- Proposed Structure
- Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway

TREE PLANTING

- Small Tree
Height: 5-8m / Min. Canopy: 4m
- Medium Tree
Height: 8-12m / Min. Canopy: 6m
- Large Tree
Height: >12m / Min. Canopy: 8m
- Deep Soil Zones

Block Type	Minimum tree requirement
LARGE, > 800 m ²	one large and one medium, plus one large or two medium for each additional 800 m ²
LARGE, <= 800 m ²	one small and one medium
MID-SIZED	two small
COMPACT	one small

EASEMENT LEGEND:

- Easement maintenance access
- Stormwater easement | width: 2.44 or 2.50m
- Sewer easement | width: 2.44 or 2.50 m
- Sewer Pipe Protection Envelope
- Electrical easement | width: 1.50 or 2.50m
- Stormwater and Electrical easement
- Sewer and Electrical easement
- Stormwater and Sewer easement
- Gas easement
- Right of Way easement
- Telecommunications easement
- Water easement

NOTE:
 - Block Type: LARGE
 - Source: SURVEY
 - Date of Surveyor visit: 03/03/2023



CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS

Customer Name: Kate Inman and Matthew Sutherland
 Project Address: 4 Dungowan Street, Hawker ACT 2614
 Block No 32
 Section No 24

ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
LIKA	MONICA	v.19.4	LARGE

AREAS

Proposed Structure GFA - Single Storey - Class 1	63.92m ²
Proposed Structure GFA - Class 10	18.94m ²
Proposed Roof Area - Class 1	76.97 m ²
Proposed Roof Area - Class 10	19.10 m ²
Block Area	747.00 m²
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m ²
Minimum Private Open Space (Block area x 0.60)	448.20 m ²
Site Coverage (LARGE max 40%)	45.56%

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

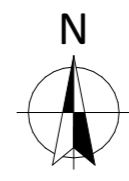
CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME

LIVING INFRASTRUCTURE PLAN

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	14	1101

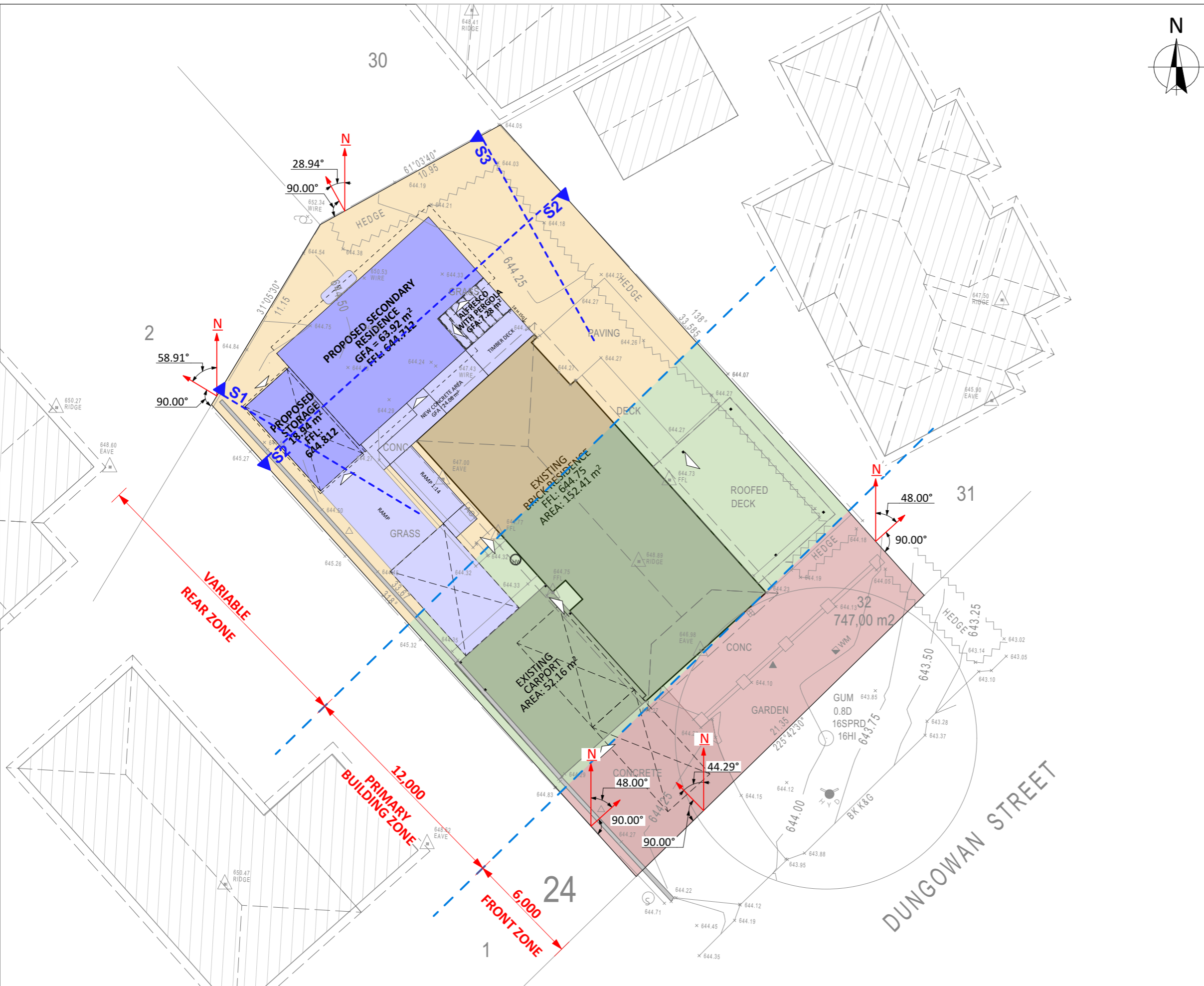


NOTES:

- Front Zone**
 - The Front Zone is usually the area between the Front Boundary and the Building Line. The Building Line can be determined using the rule below
 - If the minimum setback requirement is greater than the distance to the building line, then it is this distance that will determine the Front Zone. This is rare. Typically, the minimum setback from the front boundary is 6m
 - The Front Zone can also not have a length greater than 10 metres into the block. Again this is rare.
- Building Line**
 - This is a line drawn parallel to the front boundary along the front face of a building, or through the point on the building which is closest to the front boundary.
 - A terrace, landing, porch, balcony, deck or verandah that is more than 1.5 metres above finished ground level or is covered by a roof is deemed to be part of the building. A fence, courtyard wall or retaining wall is not deemed to be part of the building.
- Primary Building Zone**
 - The area between the front zone and a line projected 12 metres from this zone.
- Rear zone**
 - The area of the block behind the Primary Building Zone
- Perpendicular line from boundaries**
 - A line drawn at a right angle (90 degrees) from the boundary
 - This does not need to be completed if there is no adjoining residential block
- Line with a bearing of North**
 - A line drawn that goes directly North
 - This should be drawn from the same point that the Perpendicular line from the Boundary is drawn
 - This does not need to be completed if there is no adjoining residential block
- Angle between the Line with a Bearing of North and Perpendicular Line from Boundary**
 - The angle measured between these two lines
 - This angle should always be less than 180 degrees

LEGEND

- | SYMBOL | DESCRIPTION |
|--------|--|
| | BUILDING LINE |
| | PLOT PROFILE LINE FOR SOLAR AND BUILDING ENVELOPE. PERPENDICULAR TO THE RELEVANT BOUNDARY LINE |
| | FRONT ZONE |
| | PRIMARY BUILDING ZONE |
| | REAR ZONE |
| | LINE WITH A BEARING OF NORTH TO ESTABLISH SOLAR BOUNDARY ENVELOPE |



CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS				
Customer Name: Kate Inman and Matthew Sutherland				
Project Address: 4 Dungowan Street, Hawker ACT 2614				
Block No 32				
Section No 24				
ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE	
LIKA	MONICA	v.19.4	LARGE	

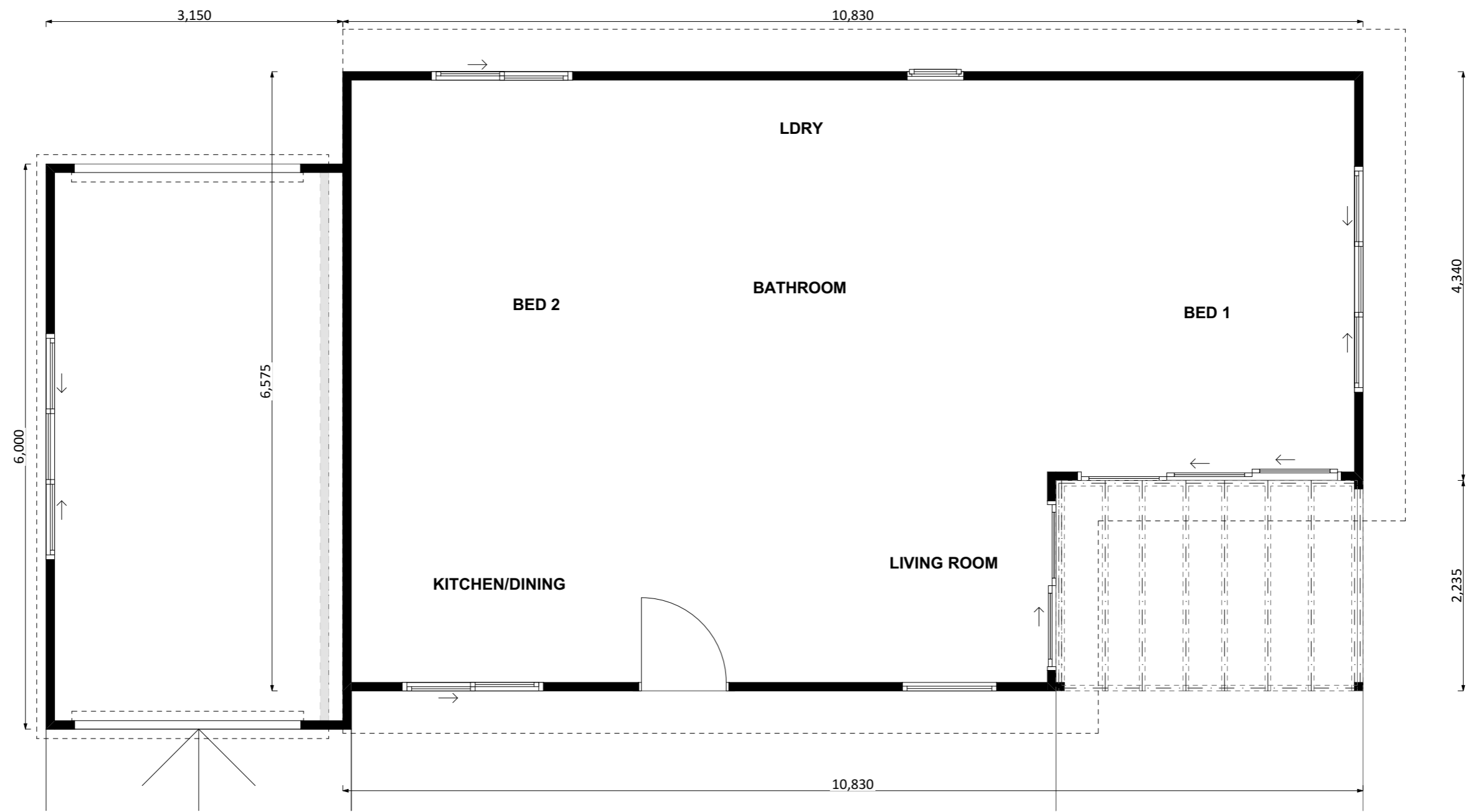
AREAS	
Proposed Structure GFA - Single Storey - Class 1	63.92m ²
Proposed Structure GFA - Class 10	18.94m ²
Proposed Roof Area - Class 1	76.97 m ²
Proposed Roof Area - Class 10	19.10 m ²
Block Area	747.00 m²
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m ²
Minimum Private Open Space (Block area x 0.60)	448.20 m ²
Site Coverage [LARGE max 40%]	45.56 %

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
BUILDING ZONE			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:200	A3	15	1101



PROJECT DETAILS
 Customer Name: Kate Inman and Matthew Sutherland
 Project Address: 4 Dungowan Street, Hawker ACT 2614
 Block No 32
 Section No 24

AREAS	
Proposed Structure GFA - Single Storey - Class 1	63.92m ²
Proposed Structure GFA - Class 10	18.94m ²
Proposed Roof Area - Class 1	76.97 m ²
Proposed Roof Area - Class 10	19.10 m ²
Block Area	747.00 m²
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m ²
Minimum Private Open Space (Block area x 0.60)	448.20 m ²
Site Coverage (LARGE max 40%)	45.56%

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
PUBLIC REGISTER PLAN			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:50	A3	16	1101

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

ARCHITECT: LIKA
 DESIGNER: MONICA
 TEMPLATE: v.19.4
 BLOCK TYPE: LARGE

NOTES:
BUILDING ENVELOPE

- ▶ **Large Blocks** (Greater than 500m²)
 - This rule applies to side and rear boundaries
 - Building Envelope Fence Height - 3.5 m
 - Angle of projection from Building Envelope Fence - 45 Degrees
- ▶ **Mid-Sized Blocks Approved after 5 July 2013** (250 m² to 500m²)
 - This rule applies to side and rear boundaries
 - Building Envelope Fence Height - 3.5 m
 - Angle of projection from Building Envelope Fence - 45 Degrees
- ▶ **Mid-Sized Blocks Approved before 5 July 2013** (250 m² to 500m²)
 - For North Facing Boundaries of Adjoining Residential Blocks (see below definition)
 - Building Envelope Fence Height
 - Primary Building Zone - 2m
 - Rear Zone - 2m
 - Angle of Projection from Building Envelope Fence
 - Primary Building Zone - 45 Degrees
 - Rear Zone - 30 Degrees
 - Note: if we are building on the boundary there can be different rules. Consult with Plannin Approvals Manager
 - For all other boundaries of adjoining residential blocks
 - Building Envelope Fence Height
 - Primary Building Zone - 4.5m
 - Rear Zone - 3.5m
 - Angle of Projection from Building Envelope Fence
 - Primary Building Zone - 45 Degrees
 - Rear Zone - 30 Degrees

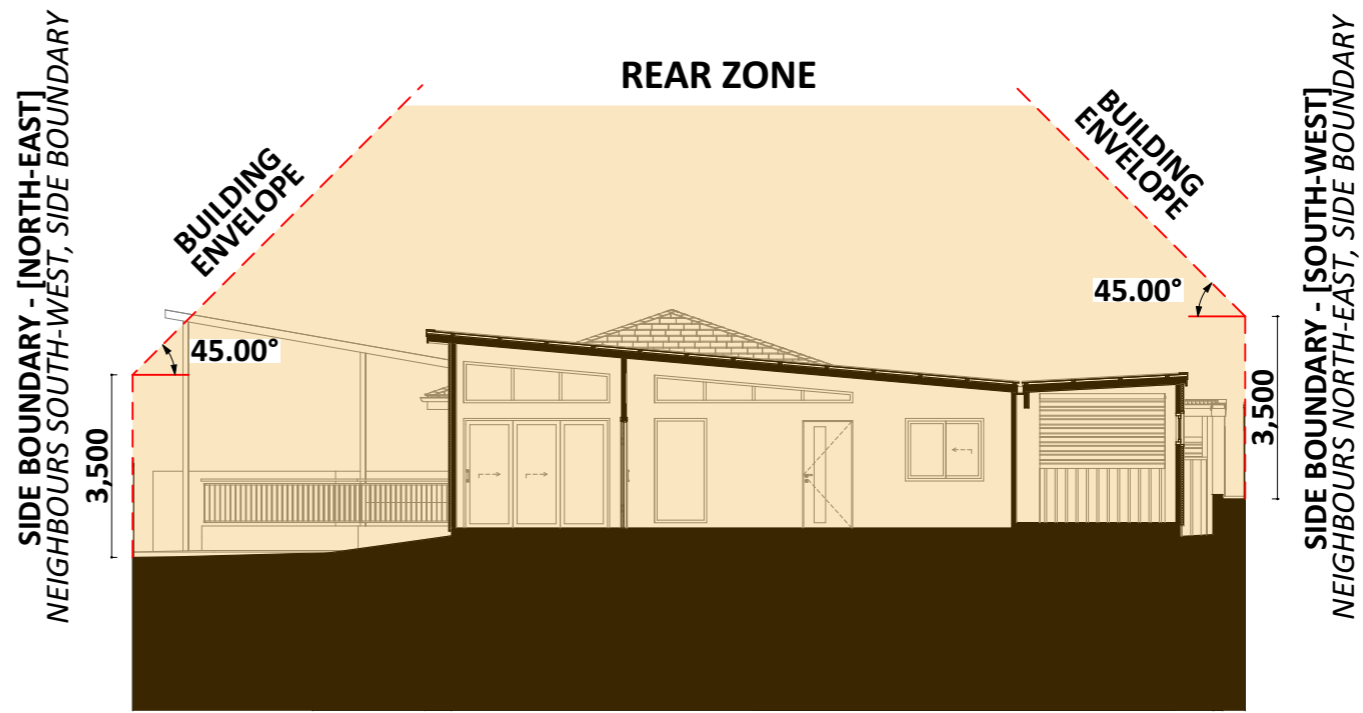
● For this rule: North Facing Boundary means a boundary of a block where a line drawn perpendicular to the boundary outwards is orientated between 30 degrees east of north and 20 degrees west of north. This is only for Mid-Sized Blocks Approved before the 5 July 2013

SOLAR BUILDING ENVELOPE

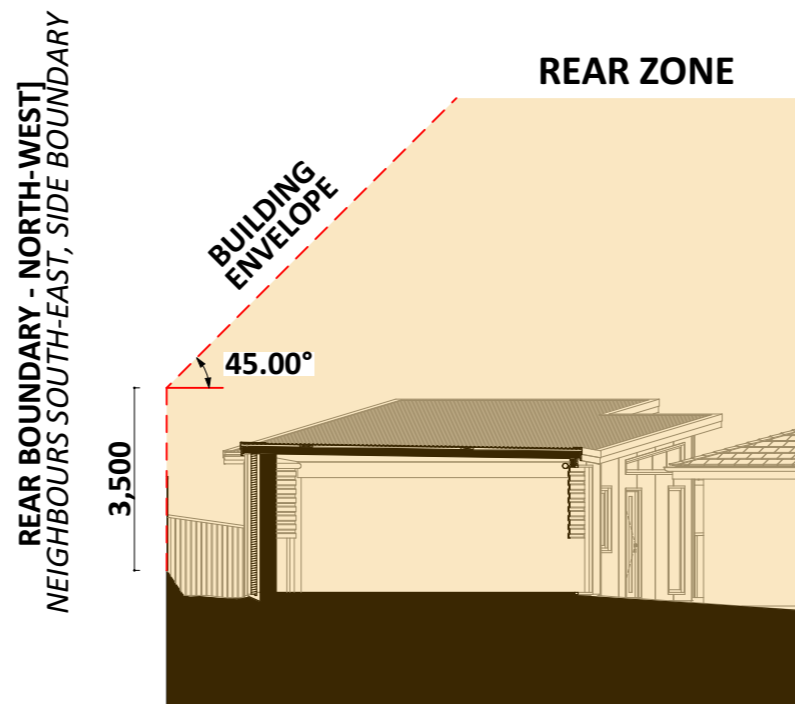
- ▶ **Large Blocks if Approved before 5 July 2013**
 - The Solar Building Envelope Rule applies to any Northern Boundary of an adjoining residential block.
 - Height of the Solar Fence is:
 - In the Front and Primary Building Zone - 2.4m
 - On all other parts of the boundary - 1.8m
- ▶ **All Blocks if Approved after 5 July 2013**
 - The Solar Building Envelope Rule applies to any Northern Boundary of an adjoining residential block.
 - Height of the Solar Fence is:
 - In the Front and Primary Building Zone - 3m
 - On all other parts of the boundary - 2.3m

Table 1 – Apparent sun angle (X) at noon on the winter solstice (21 June)

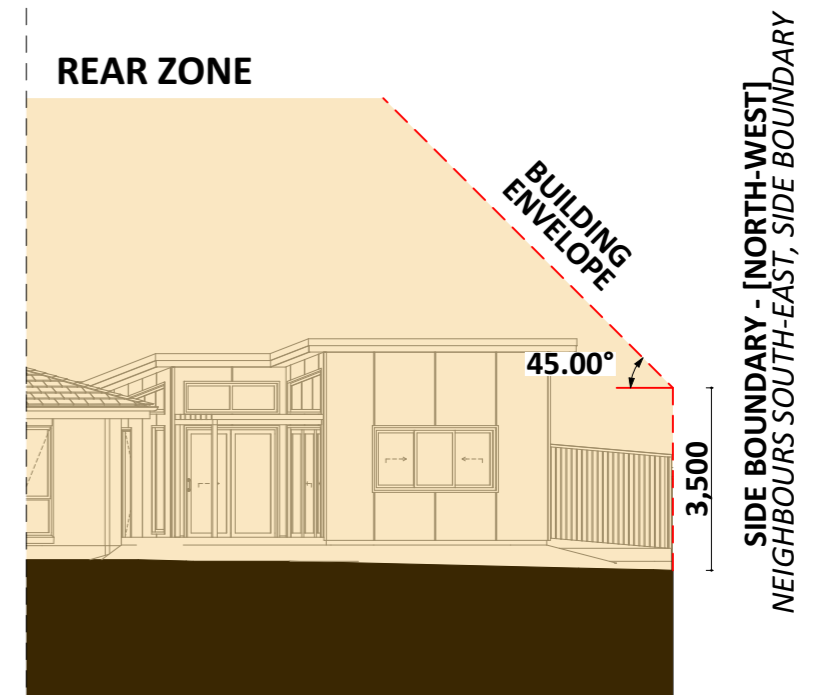
Aspect of northern boundary (bearing of line drawn perpendicular to the boundary)	Angle (X)
North 0° to <10° East	31°
North 0° to <10° West	31°
North 10° to <20° East	32°
North 10° to <20° West	32°
North 20° to <30° East	34°
North 20° to <30° West	34°
North 30° to <40° East	36°
North 30° to <40° West	36°
North 40° to 45° East	39°
North 40° to 45° West	39°



S2 BLOCK PROFILE



S1 BLOCK PROFILE



S3 BLOCK PROFILE

CANBERRA GRANNY FLAT BUILDERS

PROJECT TYPE: CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS

Customer Name: Kate Inman and Matthew Sutherland
Project Address: 4 Dungowan Street, Hawker ACT 2614
Block No 32
Section No 24

ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
LIKA	MONICA	v.19.4	LARGE

AREAS

Proposed Structure GFA - Single Storey - Class 1	63.92m ²
Proposed Structure GFA - Class 10	18.94m ²
Proposed Roof Area - Class 1	76.97 m ²
Proposed Roof Area - Class 10	19.10 m ²
Block Area	747.00 m²
Actual Block Ratio	38.47%
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]	380.08 m ²
Minimum Private Open Space (Block area x 0.60)	448.20 m ²
Site Coverage (LARGE max 40%)	45.56 %

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

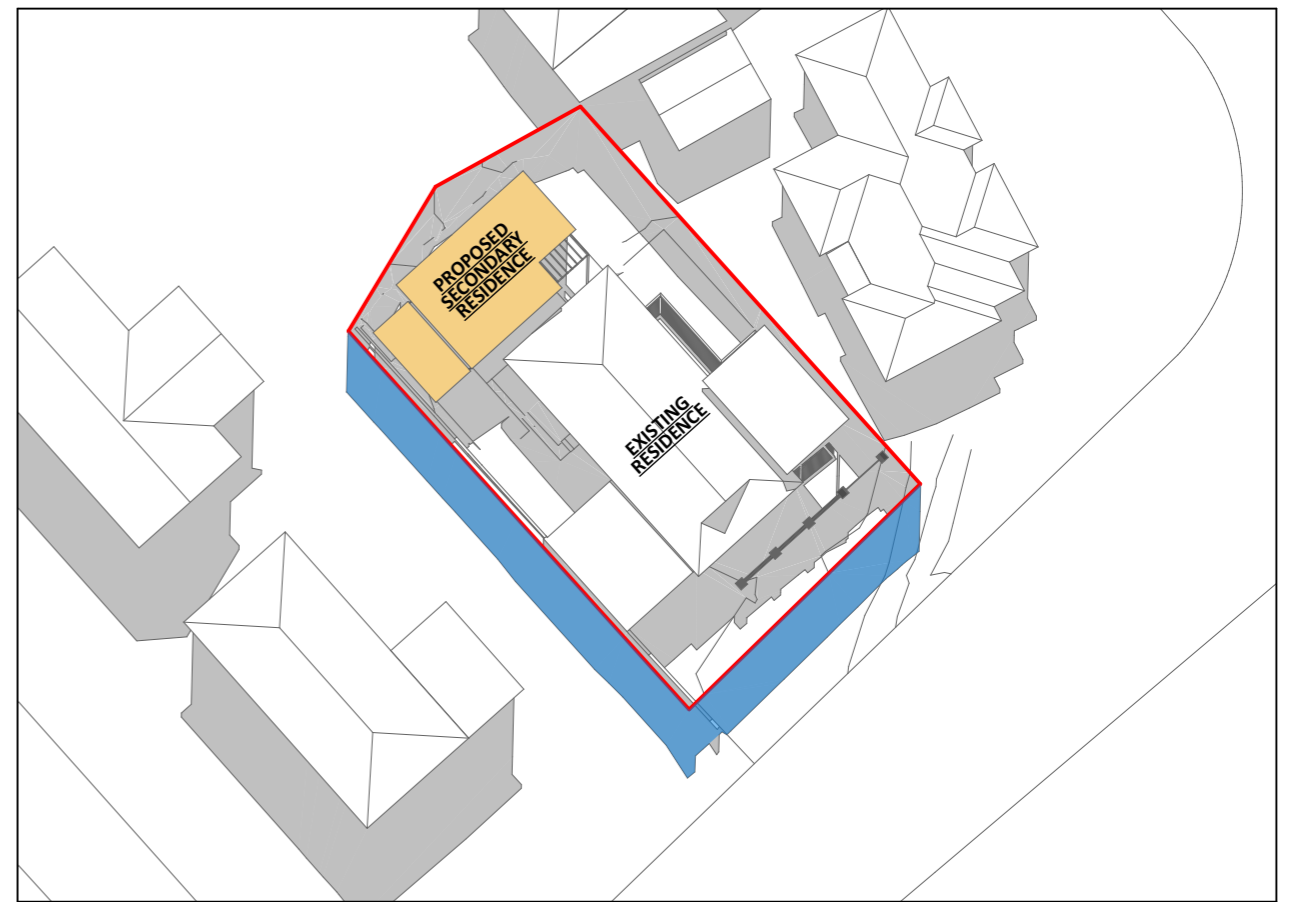
DRAWING NAME

SOLAR AND BUILDING ENVELOPE

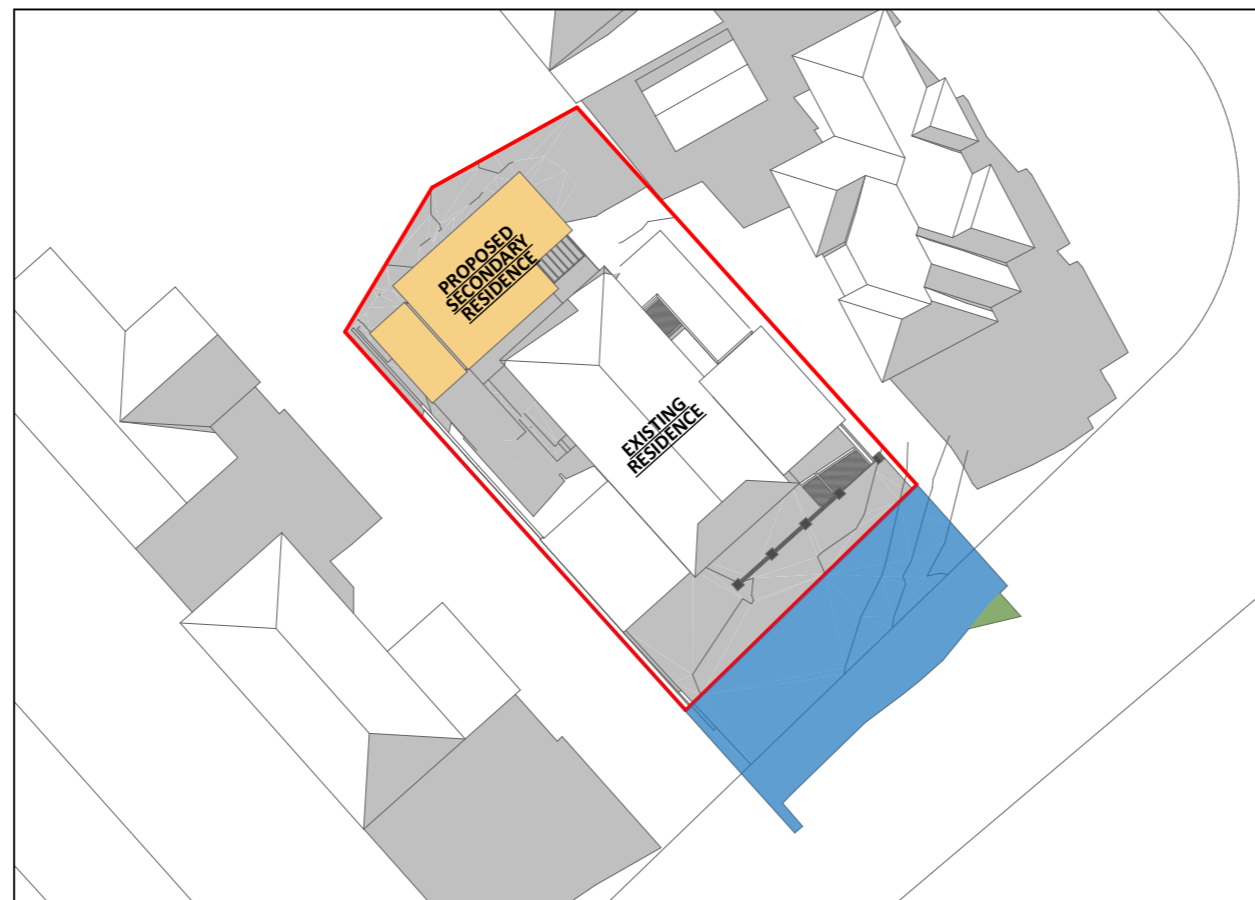
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
1:145	A3	17	1101



Sun-Winter - Jun 21 - 9:00 AM



Sun-Winter - Jun 21 - 12:00 PM noon



Sun-Winter - Jun 21 - 3:00 PM

LEGEND:

- THE ROOF AREA OF THE PROPOSED STRUCTURE. IN THE CASE OF AN ATTACHED EXTENSION, THE NEW ROOF CAN OVERLAP WITH THE EXISTING ROOF
- SHADOW OF THE EXISTING STRUCTURES IN THE AREA, AND ON THE CLIENT'S BLOCK
- SHADOW OF A 2.40M HIGH SOLAR FENCE, CAST OUTSIDE OF THE CLIENT'S BLOCK
- SHADOW OF EXISTING STRUCTURES / ROOFS, CAST OUTSIDE OF CLIENT'S BLOCK
- SHADOW OF PROPOSED STRUCTURES / ROOFS, CAST OUTSIDE OF CLIENT'S BLOCK



PROJECT DETAILS
 Customer Name: Kate Inman and Matthew Sutherland
 Project Address: 4 Dungowan Street, Hawker ACT 2614
 Block No 32
 Section No 24

AREAS	
Proposed Structure GFA - Single Storey - Class 1	63.92m ²
Proposed Structure GFA - Class 10	18.94m ²
Proposed Roof Area - Class 1	76.97 m ²
Proposed Roof Area - Class 10	19.10 m ²
Block Area	747.00 m²
Actual Block Ratio	38.47%
Actual POS $[(GFA + Gar. GFA + Dr'way) - Block area]$	380.08 m ²
Minimum Private Open Space $(Block area \times 0.60)$	448.20 m ²
Site Coverage $(LARGE max 40\%)$	45.56%

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
SHADOW DIAGRAM - WINTER			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
	A3	18	1101

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

ARCHITECT: LIKA
 DESIGNER: MONICA
 TEMPLATE: v.19.4
 BLOCK TYPE: LARGE



**CANBERRA
GRANNY FLAT
BUILDERS**

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS

Customer Name: Kate Inman and Matthew Sutherland
Project Address: 4 Dungowan Street, Hawker ACT 2614
Block No 32
Section No 24

ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
LIKA	MONICA	v.19.4	LARGE

AREAS

Proposed Structure GFA - Single Storey - Class 1
Proposed Structure GFA - Class 10
Proposed Roof Area - Class 1
Proposed Roof Area - Class 10
Block Area
Actual Block Ratio
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]
Minimum Private Open Space (Block area x 0.60)
Site Coverage (LARGE | max 40%)

63.92m2
18.94m2
76.97 m2
19.10 m2
747.00 m2
38.47%
380.08 m2
448.20 m2
45.56%

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023
CUSTOMER APPROVAL		
NAME	SIGNATURE	DATE

DRAWING NAME

SNAPSHOT 1

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
	A3	19	1101



PROJECT DETAILS
 Customer Name: Kate Inman and Matthew Sutherland
 Project Address: 4 Dungowan Street, Hawker ACT 2614
 Block No 32
 Section No 24

AREAS	
Proposed Structure GFA - Single Storey - Class 1	63.92m ²
Proposed Structure GFA - Class 10	18.94m ²
Proposed Roof Area - Class 1	76.97 m ²
Proposed Roof Area - Class 10	19.10 m ²
Block Area	747.00 m²
Actual Block Ratio	38.47%
Actual POS $[(GFA + Gar. GFA + Dr'way) - Block area]$	380.08 m ²
Minimum Private Open Space $(Block area \times 0.60)$	448.20 m ²
Site Coverage $(LARGE max 40\%)$	45.56%

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME			
SNAPSHOT 2			
DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
	A3	20	1101

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
LIKA	MONICA	v.19.4	LARGE



**CANBERRA
GRANNY FLAT
BUILDERS**

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS

Customer Name: Kate Inman and Matthew Sutherland
Project Address: 4 Dungowan Street, Hawker ACT 2614
Block No 32
Section No 24

ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
LIKA	MONICA	v.19.4	LARGE

AREAS

Proposed Structure GFA - Single Storey - Class 1
Proposed Structure GFA - Class 10
Proposed Roof Area - Class 1
Proposed Roof Area - Class 10
Block Area
Actual Block Ratio
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]
Minimum Private Open Space (Block area x 0.60)
Site Coverage (LARGE | max 40%)

63.92m2
18.94m2
76.97 m2
19.10 m2
747.00 m2
38.47%
380.08 m2
448.20 m2
45.56%

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE

DRAWING NAME

SNAPSHOT 3

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
	A3	21	1101



**CANBERRA
GRANNY FLAT
BUILDERS**

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS

Customer Name: Kate Inman and Matthew Sutherland
Project Address: 4 Dungowan Street, Hawker ACT 2614
Block No 32
Section No 24

ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
LIKA	MONICA	v.19.4	LARGE

AREAS

Proposed Structure GFA - Single Storey - Class 1
Proposed Structure GFA - Class 10
Proposed Roof Area - Class 1
Proposed Roof Area - Class 10
Block Area
Actual Block Ratio
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]
Minimum Private Open Space (Block area x 0.60)
Site Coverage (LARGE | max 40%)

63.92m2
18.94m2
76.97 m2
19.10 m2
747.00 m2
38.47%
380.08 m2
448.20 m2
45.56%

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023
CUSTOMER APPROVAL		
NAME	SIGNATURE	DATE

DRAWING NAME

3D FLOOR PLAN

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
	A3	22	1101



**CANBERRA
GRANNY FLAT
BUILDERS**

PROJECT TYPE
CANBERRA GRANNY FLAT BUILDERS

PROJECT DETAILS

Customer Name: Kate Inman and Matthew Sutherland
Project Address: 4 Dungowan Street, Hawker ACT 2614
Block No 32
Section No 24

ARCHITECT
LIKA

DESIGNER
MONICA

TEMPLATE
v.19.4

BLOCK TYPE
LARGE

AREAS

Proposed Structure GFA - Single Storey - Class 1
Proposed Structure GFA - Class 10
Proposed Roof Area - Class 1
Proposed Roof Area - Class 10
Block Area
Actual Block Ratio
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]
Minimum Private Open Space (Block area x 0.60)
Site Coverage (LARGE | max 40%)

63.92m2
18.94m2
76.97 m2
19.10 m2
747.00 m2
38.47%
380.08 m2
448.20 m2
45.56%

REV	DESIGN PHASE	DATE
P1.9	PROJECT PLAN	19/10/2023
CUSTOMER APPROVAL		
NAME	SIGNATURE	DATE

DRAWING NAME
3D SECTION - VIEW 1

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER	CHECKLIST NUMBER
A3	A3	23	1101