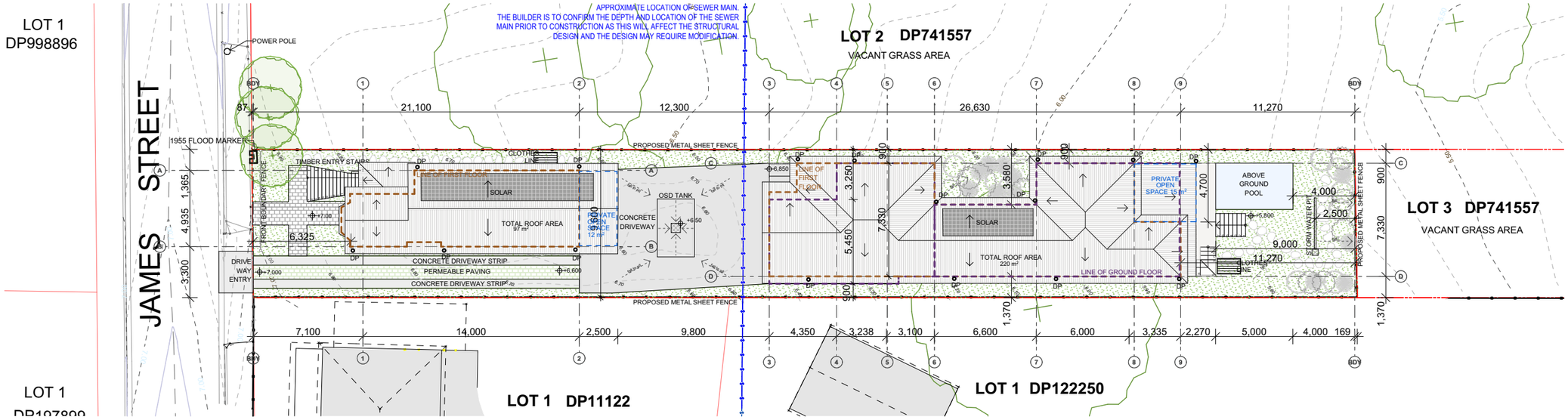
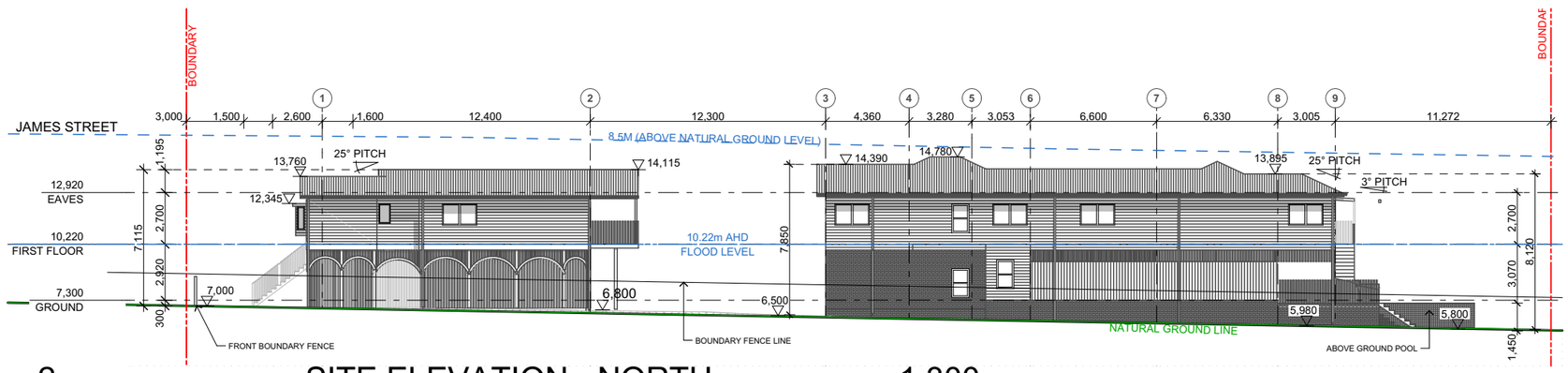
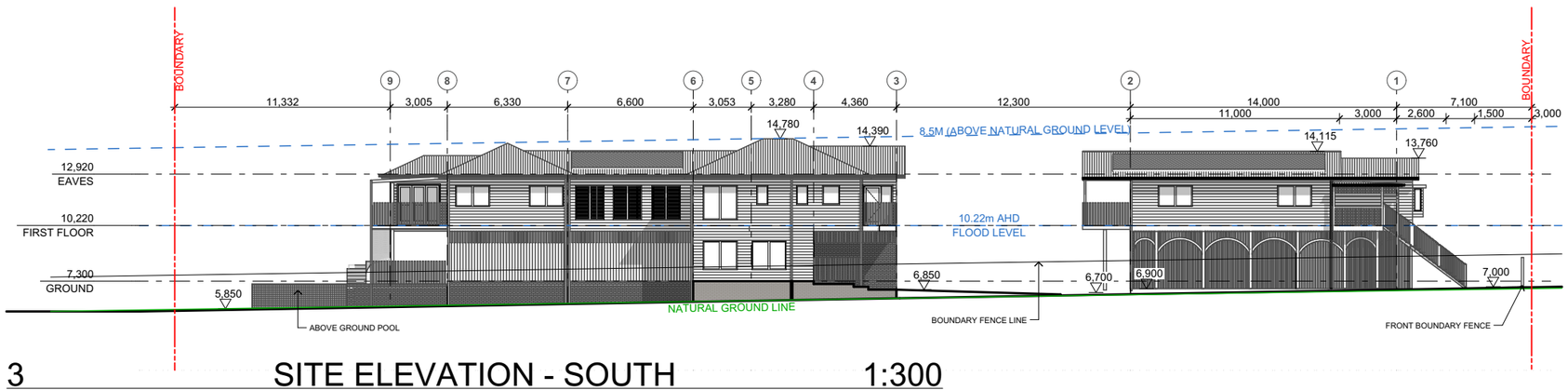


1 SITE PLAN 1:300



2 SITE ELEVATION - NORTH 1:300



3 SITE ELEVATION - SOUTH 1:300

YOUR HOME DESIGNS

Building Design
Interior Design
Project Management
Town planning

design@yourhomedesigns.com.au
0407 749 380
www.yourhomedesigns.com.au

112 Government Rd, Nelson Bay, NSW 2315

IF IN DOUBT, ASK!

•DO NOT SCALE DRAWINGS.
•DRAWINGS SHOULD NOT BE USED FOR CONSTRUCTION UNTIL FINAL ISSUE HAS BEEN RELEASED & CERTIFIED BY A STRUCTURAL ENGINEER.
•ALL BOUNDARIES, SETOUTS & CONTOURS ARE SUBJECT TO SURVEY. ALWAYS CHECK & CONFIRM ON SITE PRIOR TO CONSTRUCTION.

BUILDER TO CONFIRM LEVELS & DIMENSIONS. ANY DISCREPANCIES ARE TO BE NOTIFIED TO YHD IMMEDIATELY, PRIOR TO CONSTRUCTION.

ALL STRUCTURAL STEEL SHOULD BE SITE MEASURED PRIOR TO FABRICATION

PROPOSED SITE AREAS
SITE AREA: 686m2
LANDSCAPE AREA: 230m2
POOL: 12m2

PROPOSED INTERNAL AREAS

BUILDING A - FIRST FLOOR	61.1
BUILDING A - GROUND FLOOR	65.9
BUILDING B - FIRST FLOOR	143.7
BUILDING B - GROUND FLOOR	69.5
	340.2 m²

PROPOSED EXTERNAL AREAS

BUILDING A - BALC	12.5
BUILDING A - PORCH	5.0
BUILDING B - FIRST FL BALCONY	16.0
BUILDING B - GROUND FL DECK	112.6
	146.1 m²

Client
HOLLIER
Project Address
1/32 JAMES STREET HORSESHOE BEND, 2320
LOT 1, DP741557

Drawing Title:
NOTIFICATION PLANS

Revision	Date	Designer	Checked by
S1	11/04/25	BB	SR
Pre-DA	22/04/25	BB	SR
Pre-DA	29/04/25	BB	SR
S3.A	11/07/25	BB	SR
S3.B	18/07/25	BB	SR
DA.1	25/08/25	BB	SR

PRELIMINARY DRAWINGS NOT FOR CONSTRUCTION

Scale at A3: 1:300
Plot Date: 27/08/2025
Job Ref: YHD-860
Page No:
Rev DA