



NELSON STREET

PARK LAND

**SITE DATA**

SITE AREA= 1483m<sup>2</sup>  
 SITE COVER = 643m<sup>2</sup>  
 = 43.35%  
 GROSS FLOOR AREA:  
 4 x 3 BED [U3 - U6]  
 = 490.24 m<sup>2</sup>  
 2 x 3 BED [U1 & U2]  
 =190.64  
 TOTAL = 680.88 m<sup>2</sup>

CARPARKING REQUIRED  
 =11 SPACES + 2 VISITOR SPACES  
 CARPARKING PROVIDED  
 = 10 COVERED SPACES + 3 VISITOR PARKS

LANDSCAPING =501.0m<sup>2</sup>  
 =33.8 %

SITE PLAN



**dd**  
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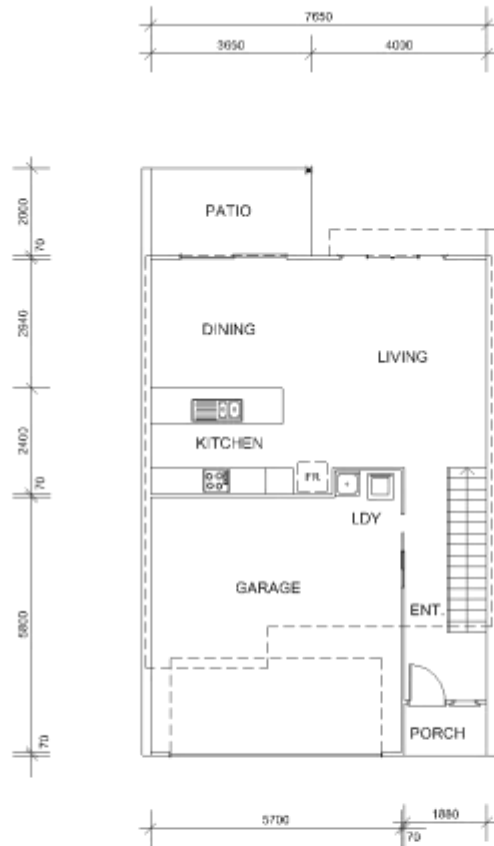
Client  
**AVRO LANCASTI PTY LTD**  
 Project  
**Proposed Townhou Development**  
 Address  
**47 Nelson st Golden Beach**

**first choice construction**

Nick Lancast  
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Amendments  
 Rev. Date. Description  
 A 28.5.14 Information request changes

SHEET No. 2 OF 6  
 Drawn: A.J.L.  
 Date: 20 MAY 2014  
 Scale: 1:200  
 JOB No. | Rev.



**LOWER FLOOR PLAN**  
Units 3-6



**FLOOR AREAS**

**LOWER FLOOR:**  
 LIVING AREA: 86.68 sqm  
 PATIO AREA: 5.30 sqm  
 PORCH AREA: 2.32 sqm

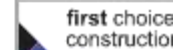
**UPPER FLOOR:**  
 LIVING AREA: 70.00 sqm  
 TOTAL AREA: 167.28 sqm

**UPPER FLOOR PLAN**  
Units 3-6



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 Project  
**Proposed Townhouse Development**  
 Address  
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Amendments	
Rev	Description
A	28.5.14 Information request changes

SHEET No. 3 OF 6  
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 Date 20 MAY 2014  
 Scale 1:100  
 JOB No. | Rev.

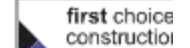






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Amendments  
 Rev. Date. Amendment  
 A 28.5.14. Information request changes

SHEET No. 5 OF 6  
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 Date 20 MAY 2014  
 Scale 1:125  
 JOB No. | Rev.