

S4.55 MODIFICATION

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ISSUE DETAILS

A	07.05.21	ISSUED FOR DEVELOPMENT APPLICATION
B	08.07.21	ISSUED FOR ADDITIONAL INFORMATION
C	22.12.21	ISSUED FOR CONSTRUCTION CERTIFICATE
D	03.01.23	ISSUED FOR S4.55 MODIFICATION APPLICATION

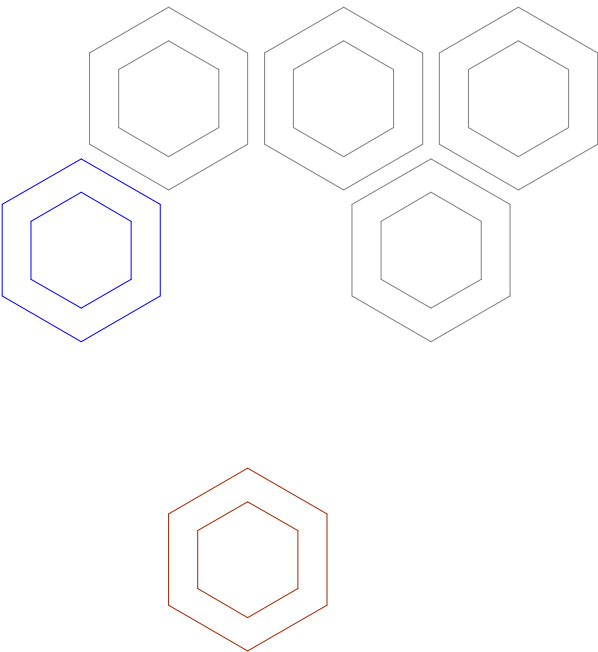
ADDITIONAL INFORMATION

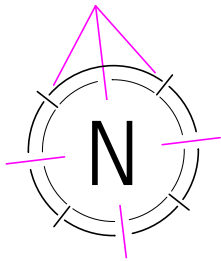
A01	OWNER'S CONSENT FORM
A02	SURVEY PLAN
A03	STATEMENT OF ENVIRONMENTAL EFFECTS
A04	SERVICE PROTECTION REPORT (DRAINAGE)
A05	PLUMBER ADVICE

PROPOSED DUAL OCCUPANCY

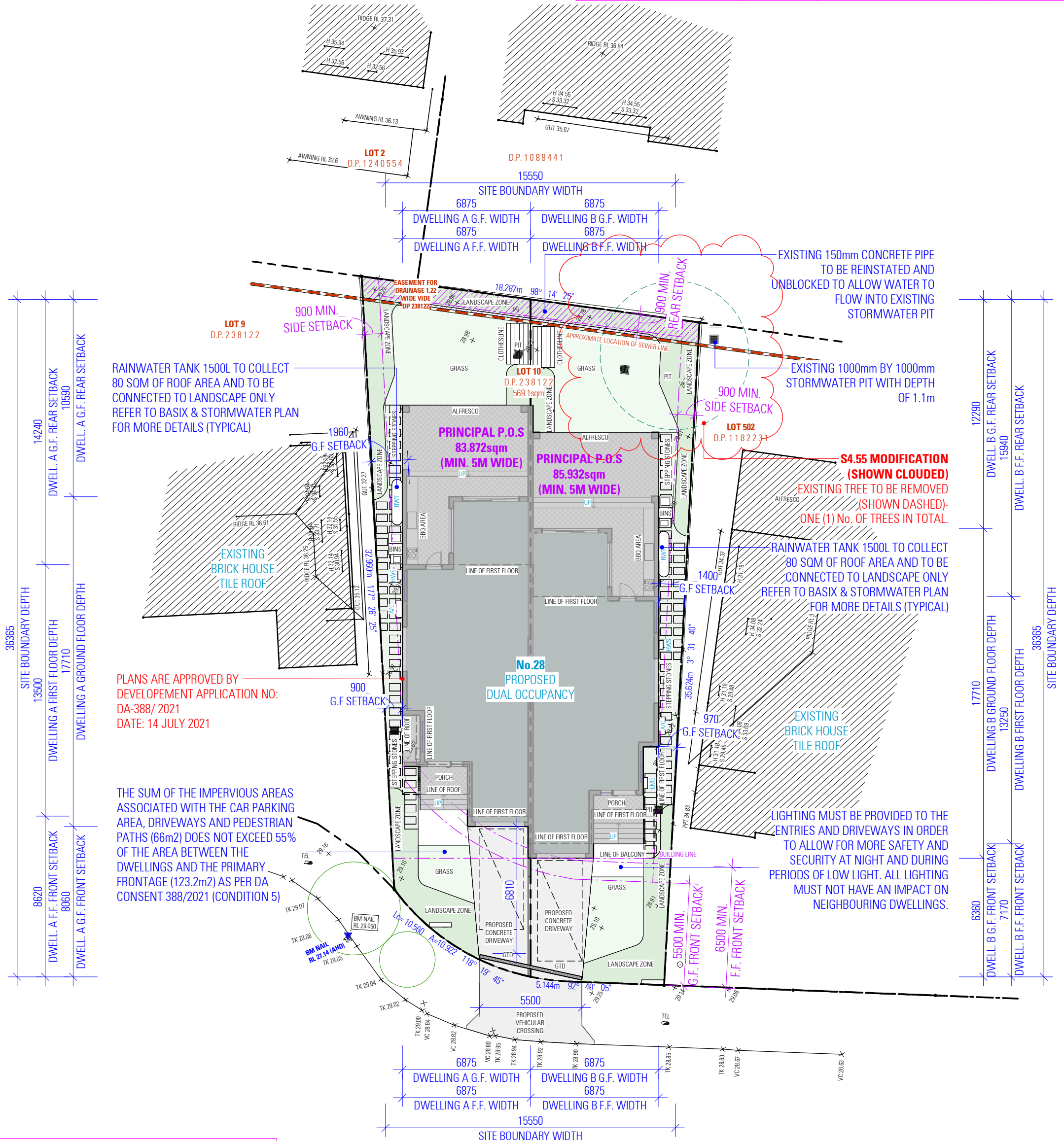
28 SEIDEL AVENUE,
PICNIC POINT NSW 2213

MRS DEE ISAACS





SITE CALCULATION			
TOTAL SITE AREA	578.57sqm	LANDSCAPE AREA (FRONT)	45.24sqm
TOTAL FLOOR AREA	287.95sqm	LANDSCAPE AREA RATIO (FRONT)	0.545 : 1.0
FLOOR SPACE RATIO	0.497 : 1.0	IMPERVIOUS AREA	341.39sqm
		IMPERVIOUS AREA RATIO	0.59 : 1.0
DWELLING A DETAILS		DWELLING B DETAILS	
LOT AREA	285.51sqm	LOT AREA	293.06sqm
GROUND FLOOR AREA	73.14sqm	GROUND FLOOR AREA	73.04sqm
FIRST FLOOR AREA	68.92sqm	FIRST FLOOR AREA	72.55sqm
TOTAL FLOOR AREA	142.06sqm	TOTAL FLOOR AREA	145.59 sqm
FLOOR SPACE RATIO	0.497 : 1.0	FLOOR SPACE RATIO	0.497 : 1.0
PRIVATE OPEN SPACE	83.872sqm	PRIVATE OPEN SPACE	85.932sqm



SEIDEL AVENUE PROPOSED SITE PLAN

ISSUED FOR S4.55
MODIFICATION