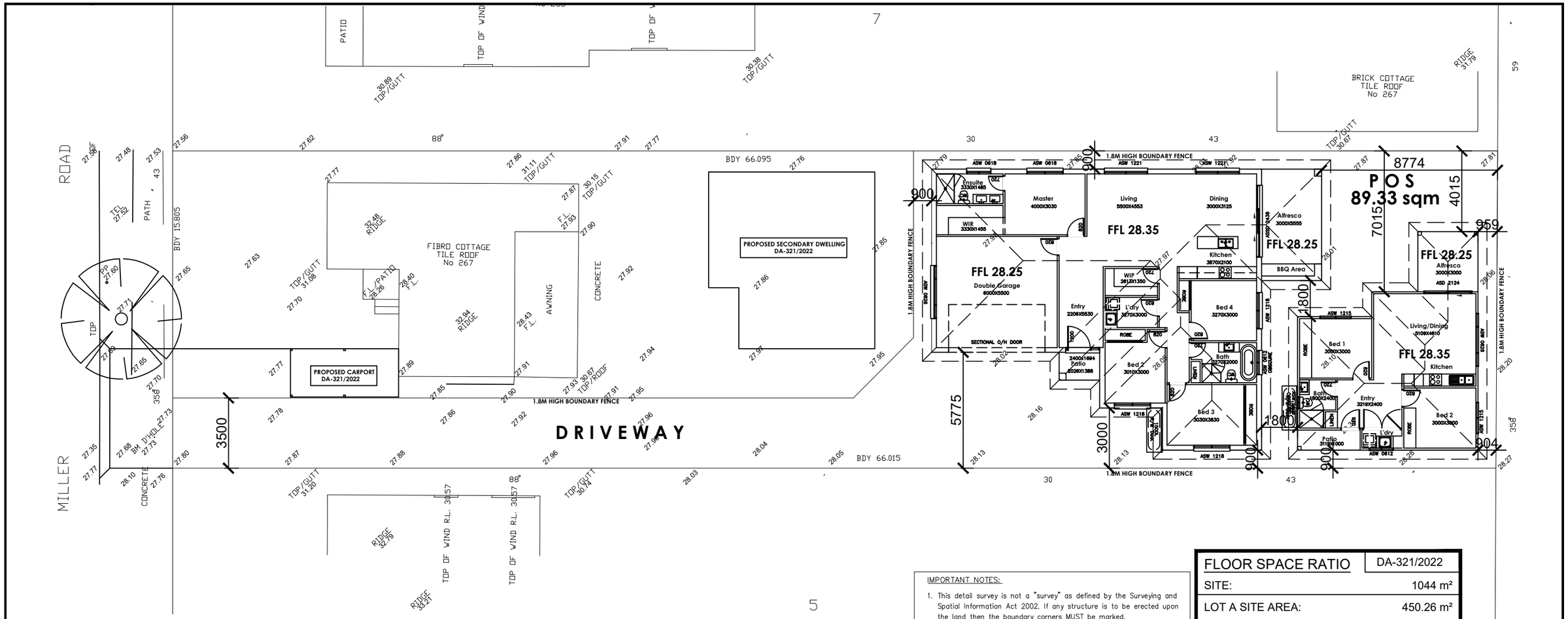

SITE PLAN

SCALE 1:200

GENERAL NOTES

A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

IMPORTANT NOTES:

1. This detail survey is not a "survey" as defined by the Surveying and Spatial Information Act 2002. If any structure is to be erected upon the land then the boundary corners MUST be marked.
2. All bearings and distances are subject to final survey.
3. If any building or structure is to be located relative to an existing feature shown on this plan, such feature should be located accurately by survey.
4. Underground services have not been surveyed. Only visible services are shown and are in approximate positions only. A "Dial Before You Dig" search MUST be made before any excavation and construction work can commence
5. Ridge and gutter heights on subject and adjoining properties are approximate only.
6. All tree canopies are to scale
7. Contours show indicative relief patterns only and are not to be used for level interpolation
8. These general notes should be stored with the supplied CAD drawing

NOTE:

ALL GROUND LINES ARE APPROXIMATE. EXTENT OF FILL & BATTER WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

FLOOR SPACE RATIO	DA-321/2022
SITE:	1044 m²
LOT A SITE AREA:	450.26 m²
EXISTING DWELLING:	74.67 m²
SECONDARY DWELLING:	60.00 m²
TOTAL LIVING AREA:	134.67 m²
(Excl. Garage/ Porch etc.)	
FLOOR SPACE RATIO:	29.90 %
MAX. ALLOWABLE BY COUNCIL:	50 %

LOT B SITE AREA:	465.41 m²
DRIVEWAY:	128.12 m²
TOTAL SITE AREA:	593.53 m²
DWELLING:	135.25 m²
SECONDARY DWELLING:	60.00 m²
TOTAL LIVING AREA:	195.25 m²
(Excl. Garage/ Porch etc.)	
FLOOR SPACE RATIO:	32.90 %
MAX. ALLOWABLE BY COUNCIL:	50 %

REVISION:		DATE:
A	DEVELOPMENT APPLICATION	

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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROPOSED SINGLE AND SECONDARY DWELLING TO APPROVED SUB DIVISION LOT B (DA-321/2022

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CLIENTS NAME:
MR FADI EL ALI

ADDRESS:
267 MILLER ROAD

SUBURB:
BASS HILL

DRAWING TITLE:
SITE PLAN

DATE DRAWN:
02.11.2022

DRAWN:
CH

SCALE:
1:100

DRAWING NO:
01

NORTH

JOB NO:
20220025