

Scale: 1:200 @ A3



THIS PLAN IS ON M.M.  
LOT 3 DP 16361  
AREA 530.0 M<sup>2</sup>

**SPECIAL NOTES :**

All Dimensions to be Site  
Checked Prior to any  
Commencement of Building  
Works by Builder

The setback dimensions shown  
on this plan are approximate,  
and based on measurements  
taken from the house to the  
fences on site. The  
dimensions may vary slightly  
during construction subject  
to a surveyor's peg-out  
from the actual boundaries.

NOT FOR CONSTRUCTION-  
(These plans shall not be  
used other than for the  
sole purpose for the  
Consultant to prepare their  
works. No responsibility will  
be taken by the author if  
these plans are altered in  
any way)

**LEGEND**

EXISTING  
DWELLING

PROPOSED  
ADDITION

LANDSCAPE

PROPOSED  
CAR PARKING  
SPACE

PROPOSED  
VEHICLE  
CROSSING

PROPOSED  
RETAINING  
WALL

REMOVED

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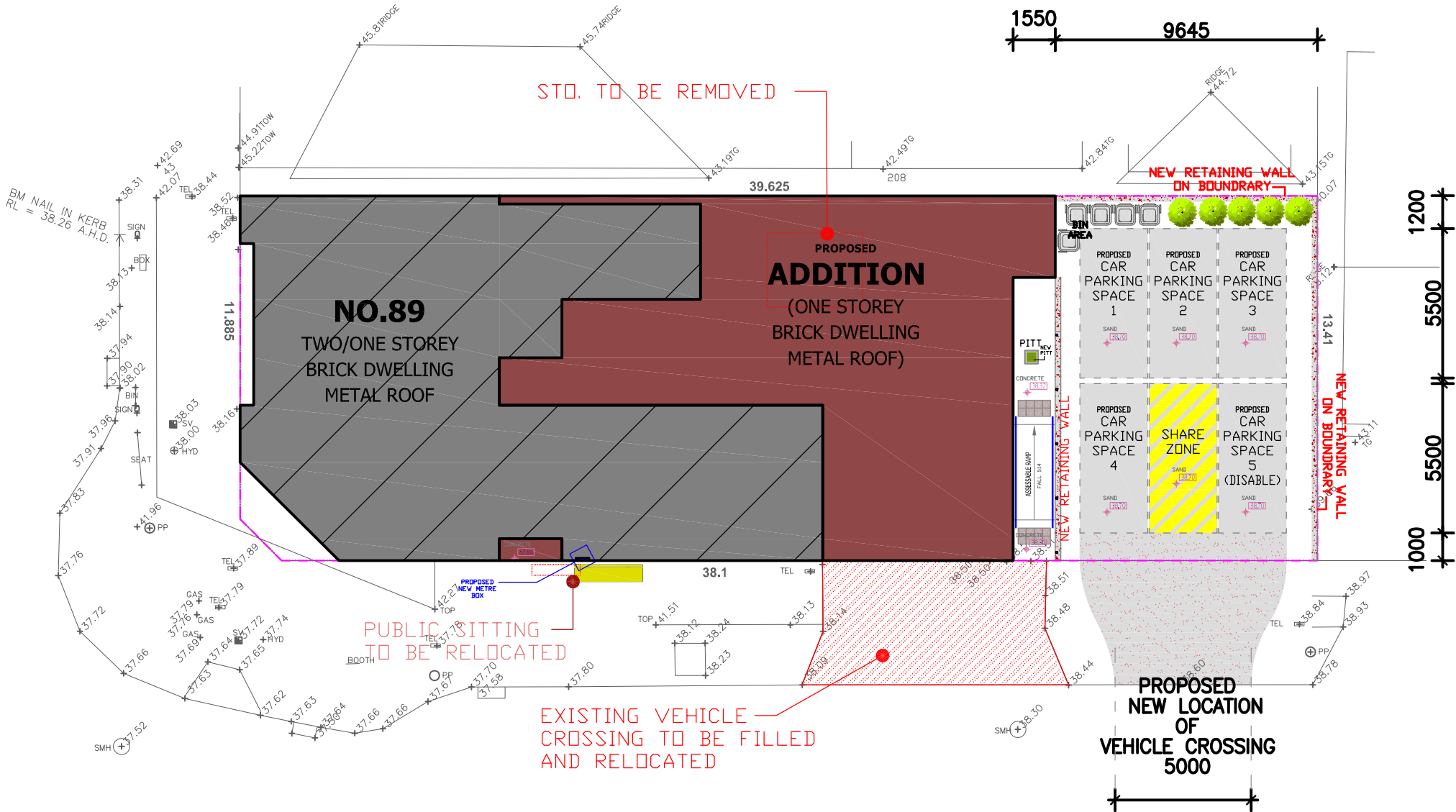
**PROPOSED ALTERATION & ADDITION**

JOB : 89 AUBURN ROAD, BIRROING NSW 2143  
FOR : **CHI HUA LO & CHIV HUAY TSE**  
DRAWN BY : S. L. SCALE: 1:200 A3  
DATE: MAY 2023  
DRAWING : No.8372/23 SHEET : 1

SUB	Detail	Date
DA	CONCEPT DESIGN	30/05/23

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A.B.N. 24 657 308 426



**SITE ANALYSIS CALCULATION**

1.	SITE AREA	530.0 m <sup>2</sup>
2.	EXISTING AREAS	
2-1.	GROUND FLOOR	197.6 m <sup>2</sup>
2-2.	FIRST FLOOR	103.4 m <sup>2</sup>
2-2.	STORAGE SHED	9.564 m <sup>2</sup>
3.	PROPOSED AREAS	
3-1.	GROUND FLOOR ADDITION	157.6 m <sup>2</sup>
3-2.	REAR PARKING SPACE	68.75 m <sup>2</sup>
3-2.	VEHICEL CROSSING	28.80 m <sup>2</sup>
4.	TOTAL GROSS FLOOR AREA	
4-1.	ITEM 2-1. + ITEM 2-2. + ITEM 3-1. =	458.6 m <sup>2</sup>
5.	FLOOR SPACE RATIO	
5-1.	(ITEM 4-1. / ITEM 1.) : 1 =	0.87 : 1
6.	SITE COVERAGE	
6-1.	ITEM 2-1. + ITEM 3-1. =	355.2 m <sup>2</sup>
6-2.	ITEM 6-1. / ITEM 1. =	67 %

**SITE PLAN**

SCALE 1:200