

SITE AREA:	974.9 SQM
EXISTING FLOOR AREA	
EXISTING DWELLING:	194.50 SQM
UNAUTHORISED GRANNY FLAT:	86.20 SQM
TOTAL LIVING AREA:	280.70 SQM
INCLUDES INT. WALLS & EXCLUDES PATIO, STAIR VOID, BALCONIES AND GARAGE	
MAX. ALLOWABLE FSR BY COUNCIL:	487.45 SQM 50%

PROPOSED FLOOR AREA	
DWELLING GROUND FLOOR:	194.50 SQM
PROPOSED GRANNY FLAT:	59.78 SQM
TOTAL LIVING AREA:	254.28 SQM
INCLUDES INT. WALLS & EXCLUDES PATIO, STAIR VOID, BALCONIES AND GARAGE	
MAX. ALLOWABLE FSR BY COUNCIL:	487.45 SQM 50%

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

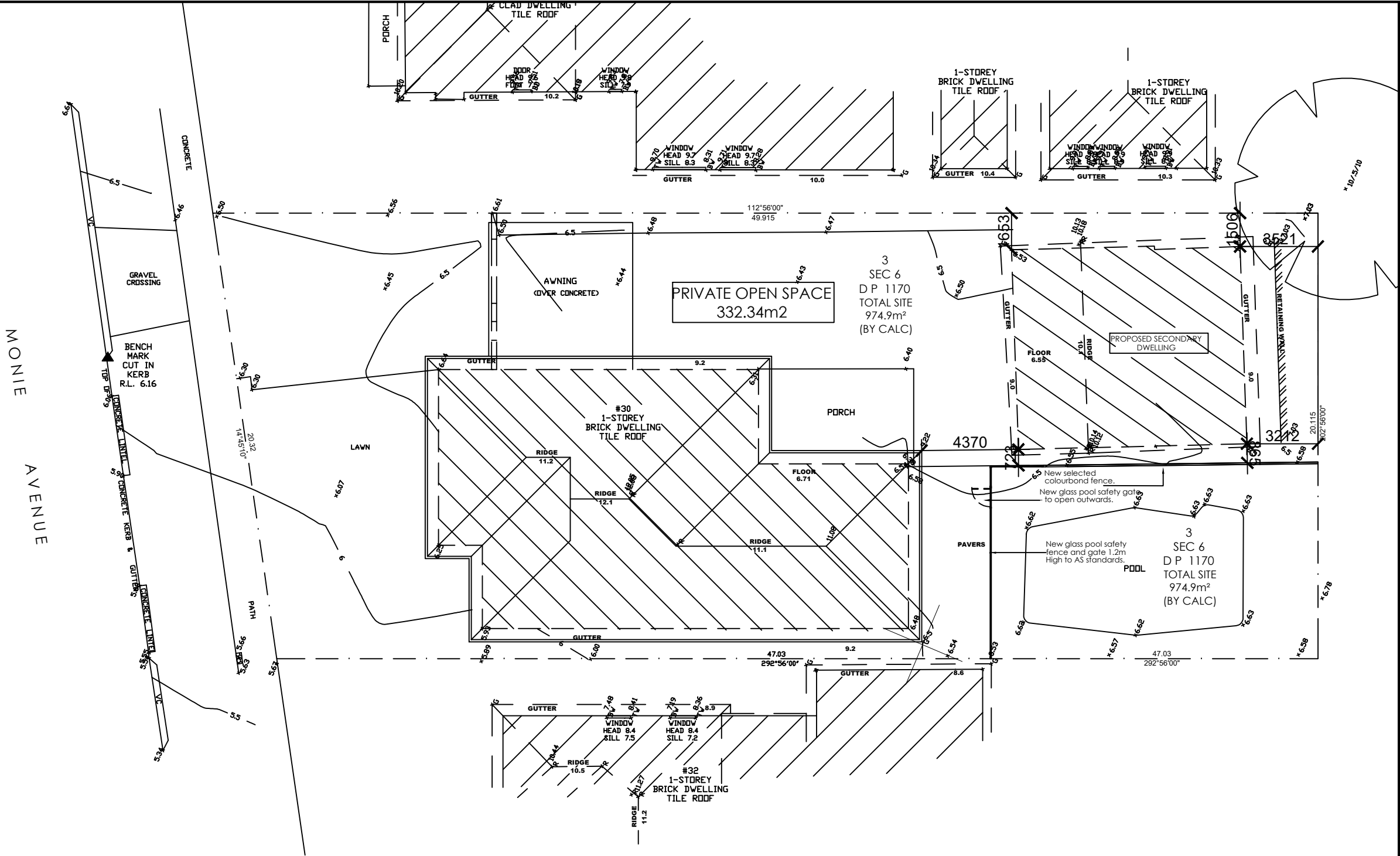


SITE PLAN

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.



REVISION:	DATE:
A DEVELOPMENT APPLICATION	

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CHANGE OF USE UNAUTHORISED PROPOSED SECONDARY DWELLING	



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DRAWING TITLE: SITE PLAN

DATE DRAWN: 02.10.2024
DRAWN: CH
SCALE: 1:200
DRAWING NO: 03



NORTH

JOB NO:
20240016