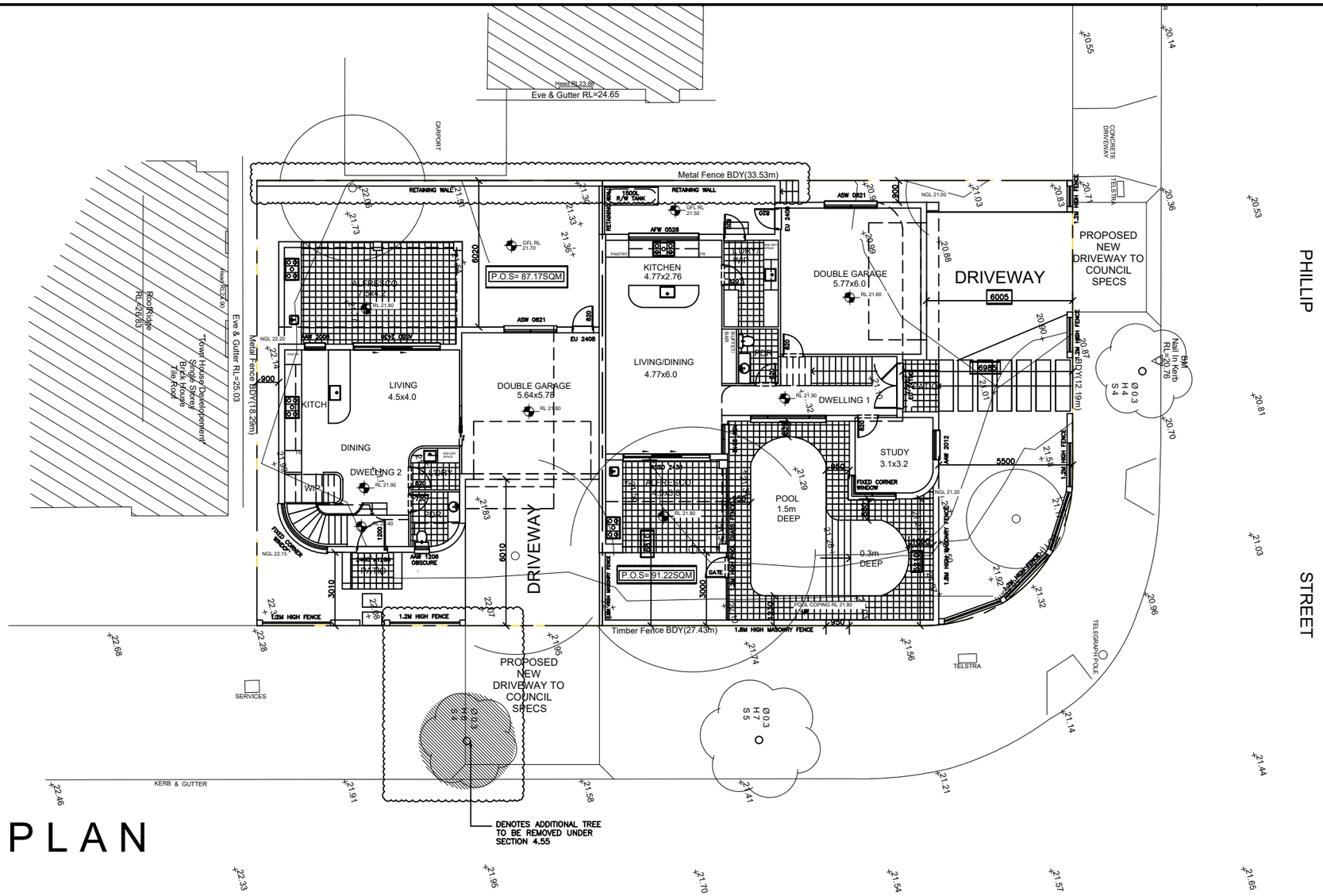

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FUTURE LOCATION OF WHEELY BIN STORAGE

DENOTES TREES TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

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.

NOTE:

OWNER TO DEMOLISH & REMOVE FROM SITE EXISTING HOUSE, INCLUDING FOOTINGS & SERVICES ABOVE & BELOW GROUND, PATHS, DRIVE, TREES & FENCES etc. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

FLOOR SPACE RATIO	
SITE:	605.25 m²
LOT 1 SITE AREA:	345.48 m²
GROUND FLOOR:	82.36 m²
FIRST FLOOR:	90.19 m²
TOTAL AREA:	172.55 m²
LOT 2 SITE AREA:	259.70 m²
GROUND FLOOR:	57.55 m²
FIRST FLOOR:	71.74 m²
TOTAL AREA:	129.29 m²
TOTAL LIVING AREA: (Excl. Garage/ Porch etc.)	301.84 m²
FLOOR SPACE RATIO:	49.87 %
MAX. ALLOWABLE BY COUNCIL:	50 %

REVISION:		DATE:
A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024

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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

DEMOLITION OF EXISTING
CONSTRUCTION OF A DUAL OCCUPANCY
WITH IN-GROUND SWIMMING POOLS
FRONT FENCE AND TORRENS TITLE SUB-DIVISION

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CLIENTS NAME:
PHILLIP HOLDINGS NSW PTY LTD

ADDRESS:
LOT 91 DP 35201
9 PHILLP STREET
SUBURB:
PANANIA NSW

DRAWING TITLE:
SITE PLAN

DATE DRAWN:
21.03.2025
DRAWN:
CH
SCALE:
1:200
DRAWING NO:
02

NORTH

JOB NO:
20250008