



SITE CALCULATIONS	
TOTAL SITE AREA	834.40m ²
SITE AREA LOT 1	450.00m²
FLOOR AREA LOT 1	
Dwelling 1 Ground Floor	88.29m ²
Dwelling 1 First Floor	78.41m ²
Secondary dwelling	58.75m ²
Total Floor Area	225.00m ²
FSR	0.5:1
SITE AREA LOT 2	384.40m²
FLOOR AREA LOT 2	
Dwelling 2 Ground Floor	90.55m ²
Dwelling 2 First Floor	98.43m ²
Total Floor Area	188.98m ²
FSR	0.49:1

LEGEND:
AHD: AUSTRALIAN HEIGHT
DATUM
FL: FLOOR LEVEL
Ø: DIAMETER
INV: INVERT LEVEL
RR: ROOF RIDGE
WT: TOP OF WINDOW
WB: BOTTOM OF WINDOW
TOG: TOP OF GUTTER
SMH: SEWER MANHOLE
TEL: TELSTRA PIT
SIL: SEWER INSPECTION LID
H: HEIGHT
S: SPREAD
PP: POWER POLE
EP: ELECTRICITY POLE

EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES APPURTENANT TO THE LAND ABOVE DESCRIBED
EASEMENT TO DRAIN WATER OVER EXISTING LINE OF PIPES AFFECTING PART OF THE LAND SHOWN SO BURDENED IN DP646772

2	Issued for DA submission	27-5-25	client	AUSTRAL VENTURE CAPITAL P/L	DEVELOPMENT APPLICATION			
1	Issued for review	21-5-25						
no.	amendment	date						
BORIS GRGUREVIC & ASSOCIATES P/L ACCREDITED BUILDING DESIGNER (Reg. No. 6213) REGISTERED DESIGN PRACTITIONER (DEP0002934) M 0418 863 975 E boris@buildingdesignsydney.com			project	PROPOSED ATTACHED DUAL OCCUPANCY, SECONDARY DWELLING AND OUTBUILDING	title SITE PLAN			
					job number			
notes: All dimensions & levels to be checked & verified on site by the builder prior to the commencement of any works. Use figured dimensions in preference to scale.			address	10 SAURINE STREET, BANKSTOWN	date	May 2025	scale	1:250 @ A3
					dwg by	BG	sheet no.	1 of 12