

SITE CALCULATIONS

Site area = 520.2m²

Total Open Space (OS3 - 55%)

Proposed = 61% (319m²)

No change to existing site conditions

Landscape area (35% of total open space)

Proposed = 72% (230m²)

No change to existing site conditions

Private Open Space = Min 125m²

No change to existing site conditions

Floor Space Ratio (Zone C - 0.45 or 234m²)





Proposed FSR 0.41 (212m²)

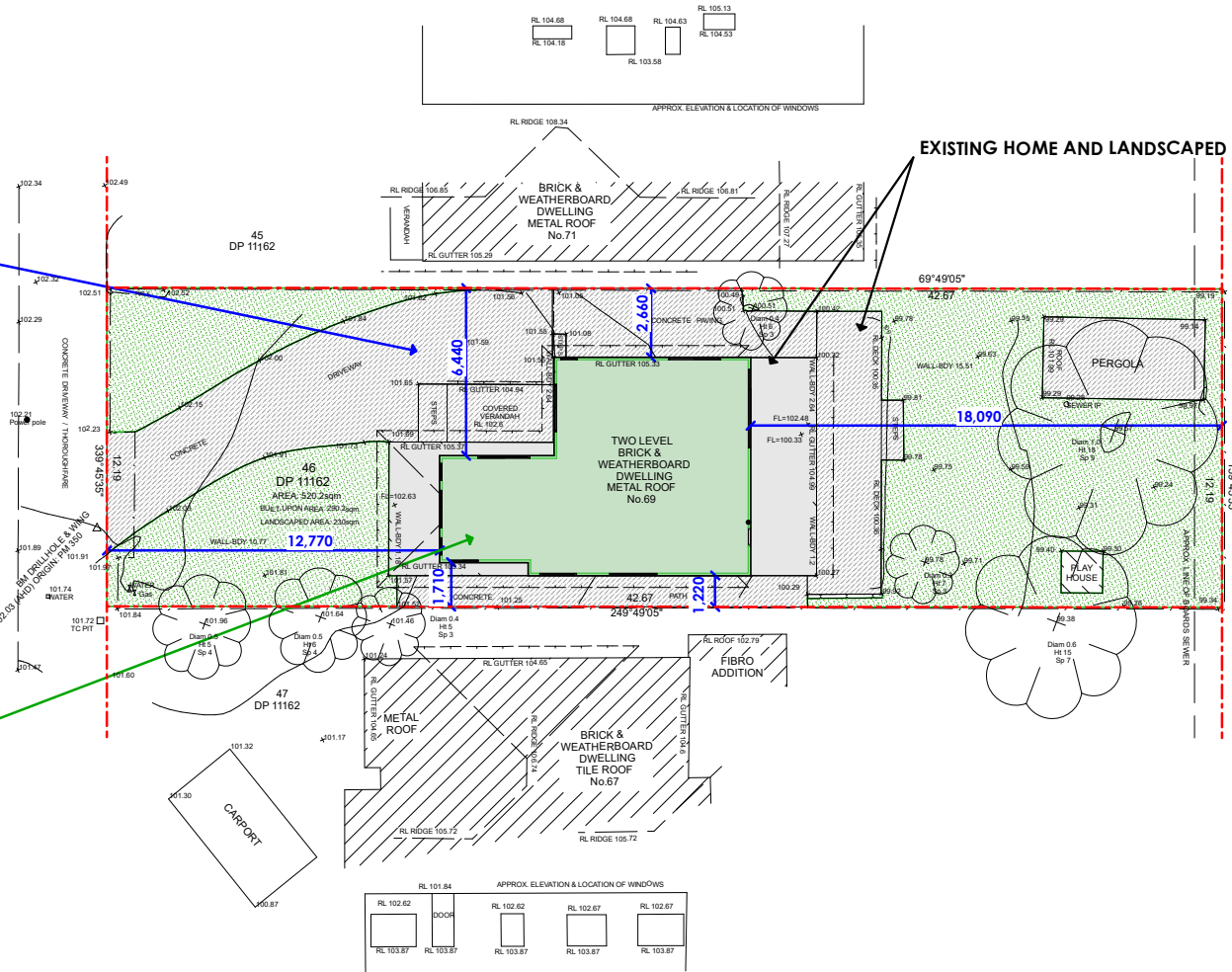
excludes external wall and voids for vertical circulation

OFF STREET PARKING (2 SPACES PROVIDED)

WAKEHURST PARKWAY

PROPOSED FIRST FLOOR ADDITION ABOVE EXISTING HOME

-  = Landscape Open Space
-  = Proposed Alterations
-  = Existing / Impervious
-  = To owners (proposed alterations)



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NOTES 1. ONLY VISIBLE UTILITY SERVICES HAVE BEEN LOCATED.
RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO EXCAVATION ON OR NEAR THE SITE.
2. BOUNDARIES HAVE BEEN DEFINED BY SURVEY TO IDENTIFICATION STANDARDS. HOWEVER, IF ANY CONSTRUCTION
IS PROPOSED IN PROXIMITY OF BOUNDARIES, IT IS RECOMMENDED
THAT A FURTHER SURVEY BE REQUESTED FOR MARKING OF RELEVANT BOUNDARIES.
3. COVENANTS, RESTRICTIONS ON LAND USE (IF ANY) NOT INVESTIGATED.
4. ROOF LINES SHOWN ARE APPROXIMATE. SIGNIFICANT TREES GREATER THAN 0.4 DIAM. SHOWN
5. APPROX. SEWER LINE MUST BE VERIFIED BY SYDNEY WATER.

69 WAKEHURST PARKWAY SEAFORTH

DETAILED SURVEYS
(A.B.N. 36 233 529 164)
CONSULTING SURVEYORS
87 ELANORA ROAD, ELANORA HEIGHTS, 2101
PHONE: 9913-9525
Email: jsurveyor@ive.com.au

J. McCURE
SURVEYOR REGISTERED UNDER
THE SURVEYING AND SPATIAL
INFORMATION ACT 2002
Registration No.3861
J. McCure

S & L WHELAN
LOT 46 DP 11162
BOUNDARY DEFINITION
& LEVELS

A1 REDUCTION RATIO: 1:100	DRAWING No. 1
SURVEY J.M.C.	
DRAWN A1 J.M.C.	
REFERENCE 05224	18 DEC 2024



Client Name : Shannon & Leslie Whelan
Client Address : 69 WAKEHURST PWY, SEAFORTH 2092
Client No. : WHE 1124 04 DA
Project Name : First Floor Addition

Drawing Title : NOTIFICATION PLANS
Drawing No. : 28
Plot Date : Wednesday, 21 May 2025

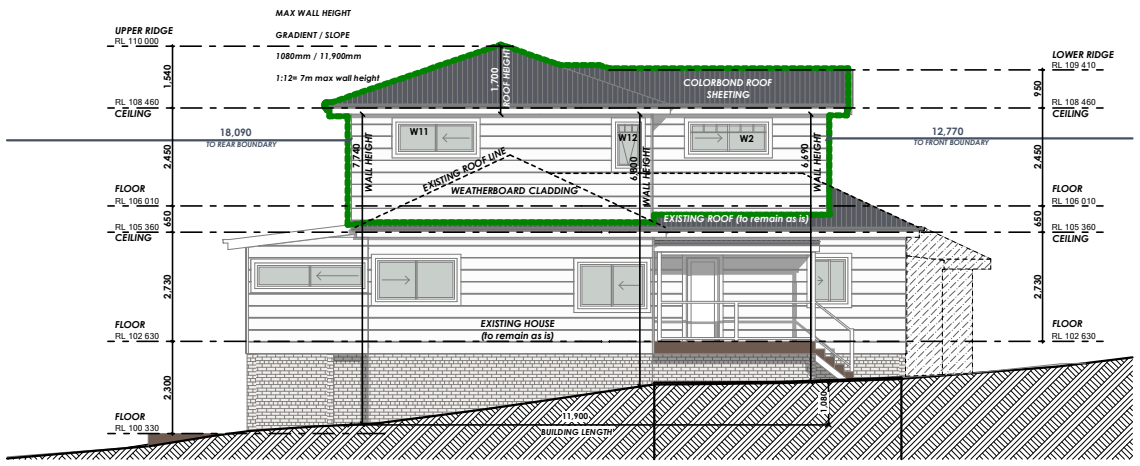
DRAWINGS
NOT TO SCALE

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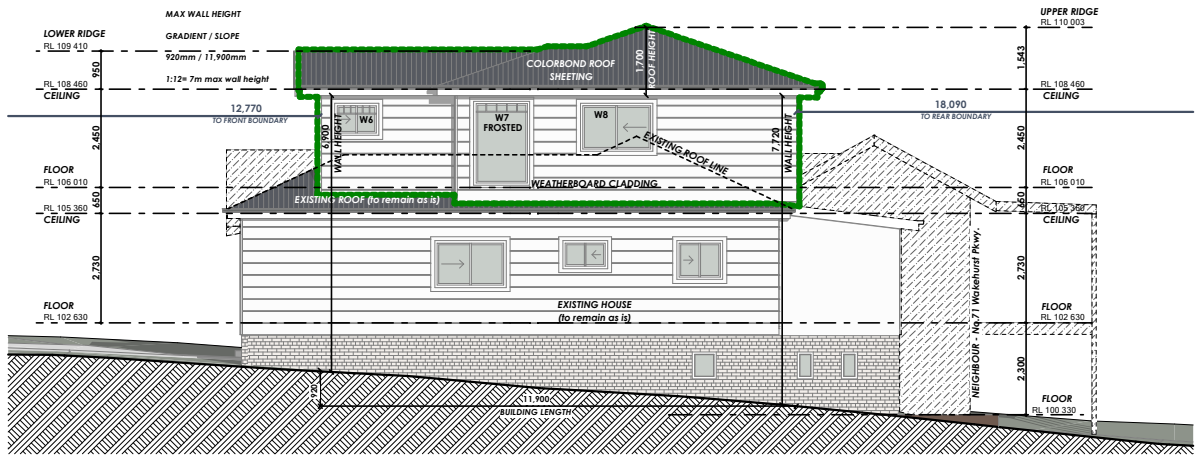


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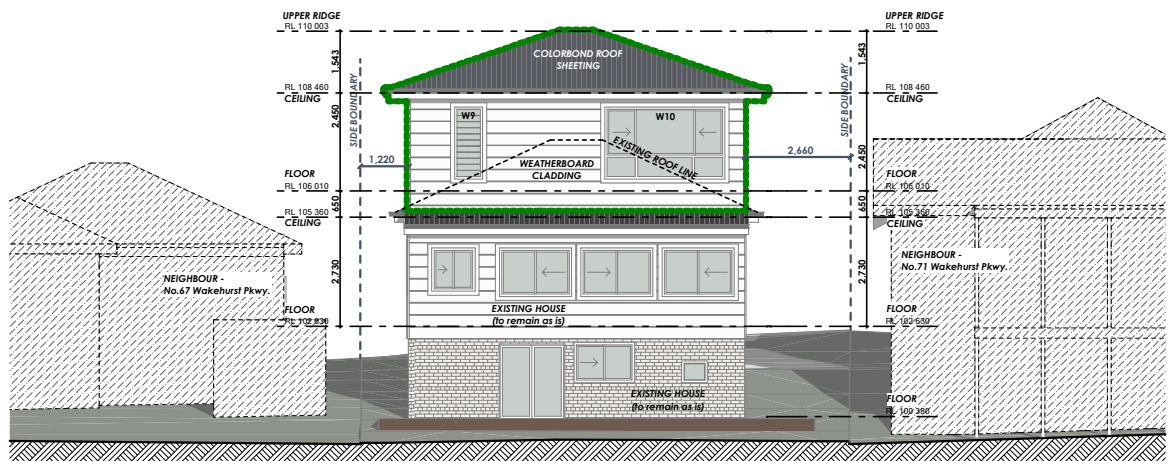
Drawing Title : NOTIFICATION PLANS
Drawing No. : 29
Plot Date : Wednesday, 21 May 2025
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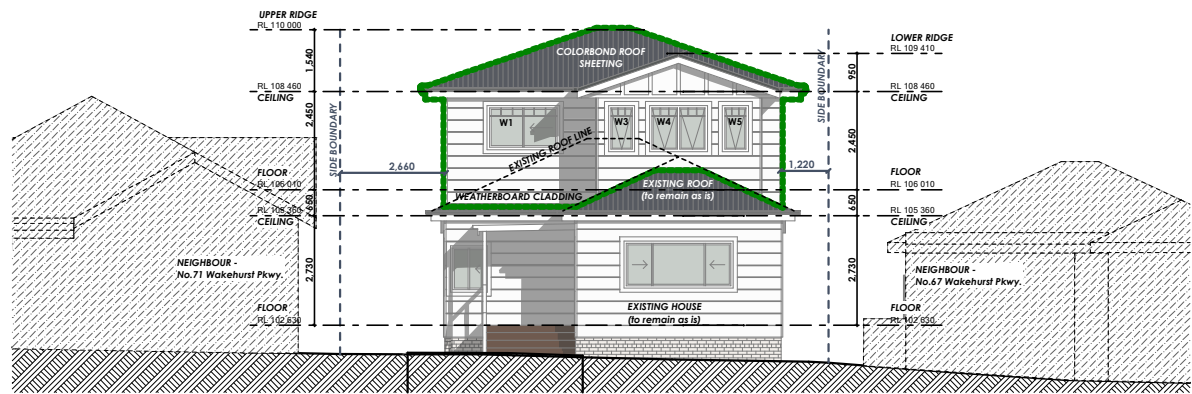
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION (REAR ELEVATION)



WEST ELEVATION (FRONT ELEVATION)