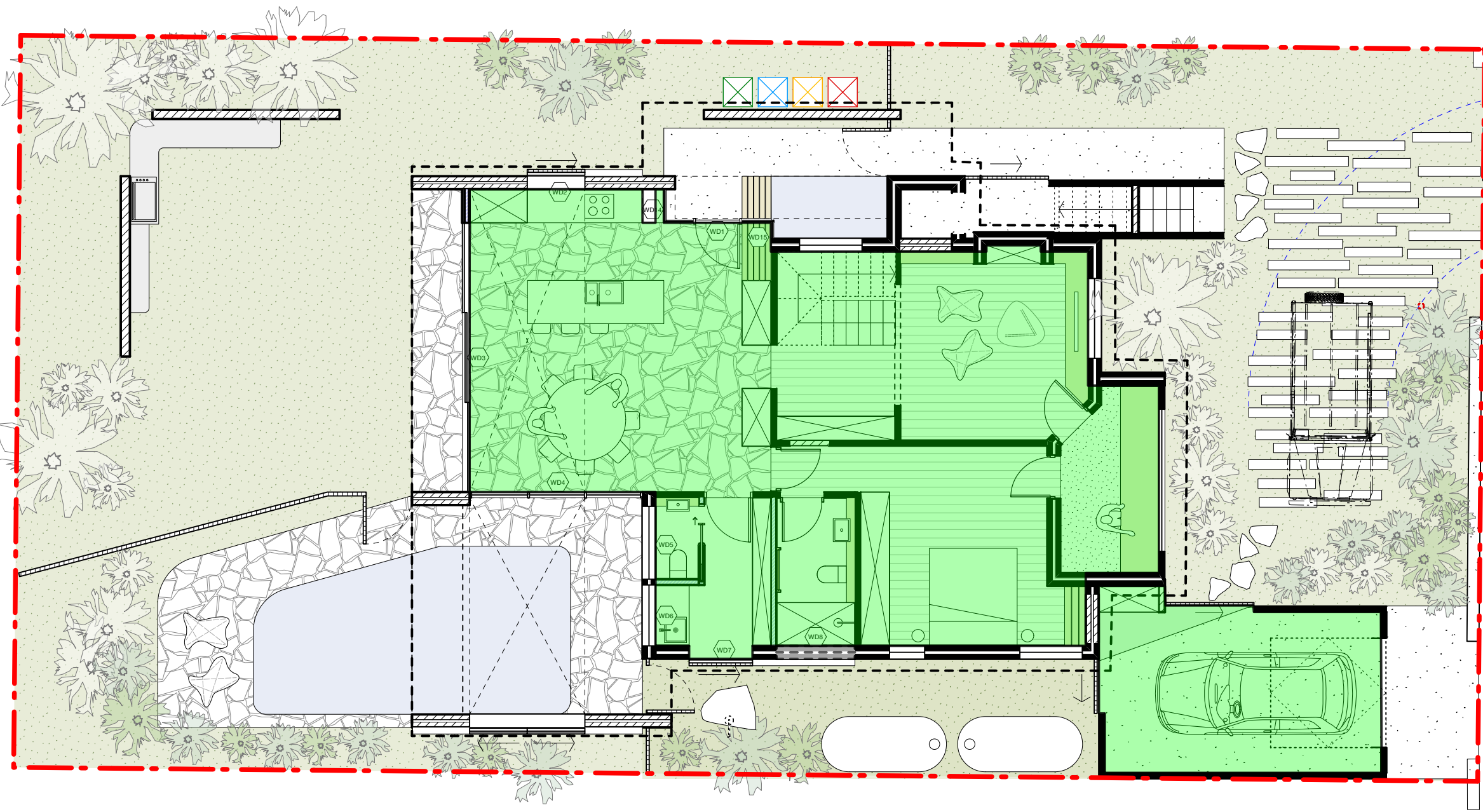
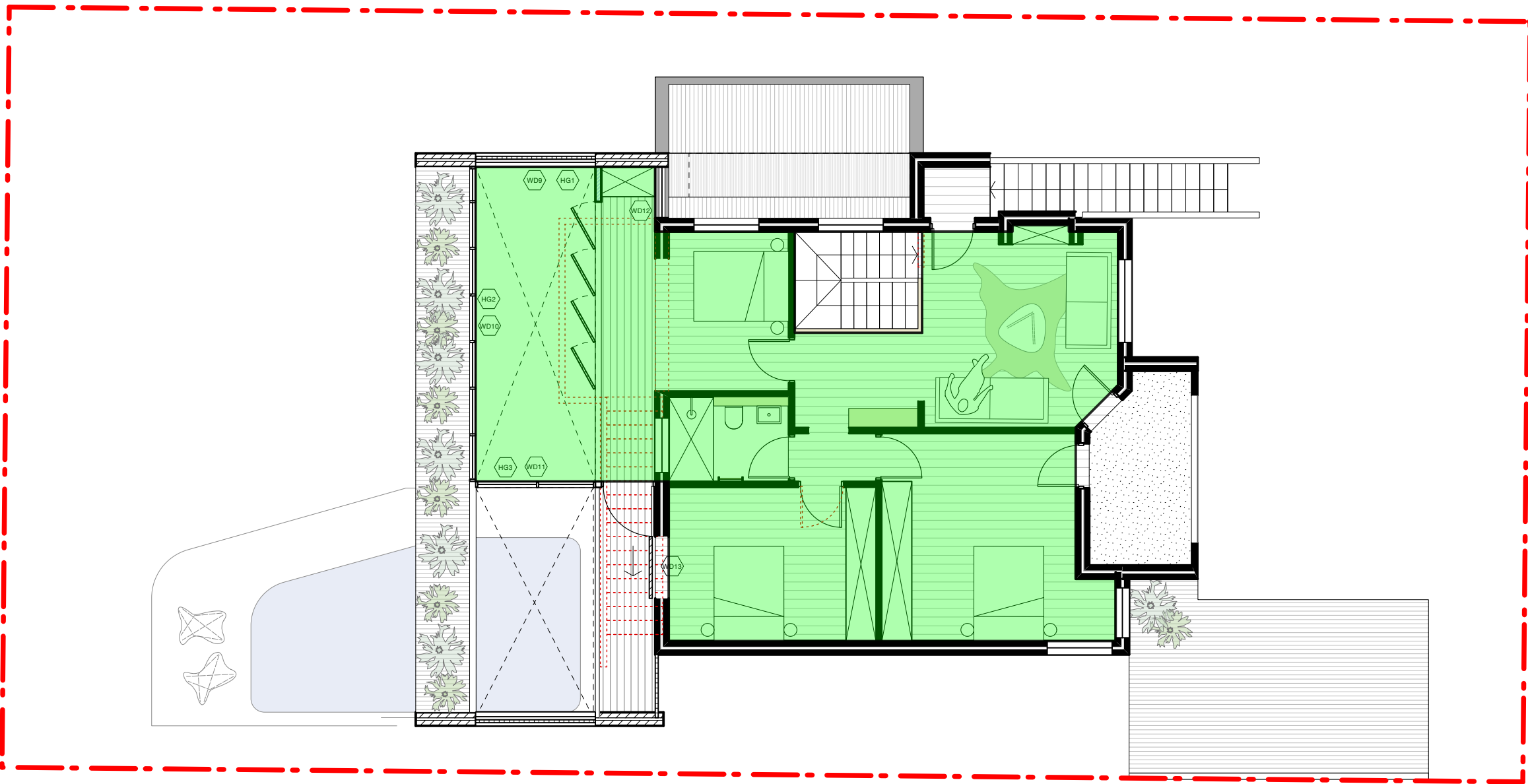


FLOOR SPACE RATIO

Allowable FSR = 0.6
Site area = 465m2
Existing GFA = 175 = 0.372:1
Proposed GFA = 214 = 0.4602:1



GROUND FLOOR PLAN | FSR DIAGRAM 1:200



FIRST FLOOR PLAN | FSR DIAGRAM 1:200

LANDSCAPED OPEN SPACE CALCULATIONS

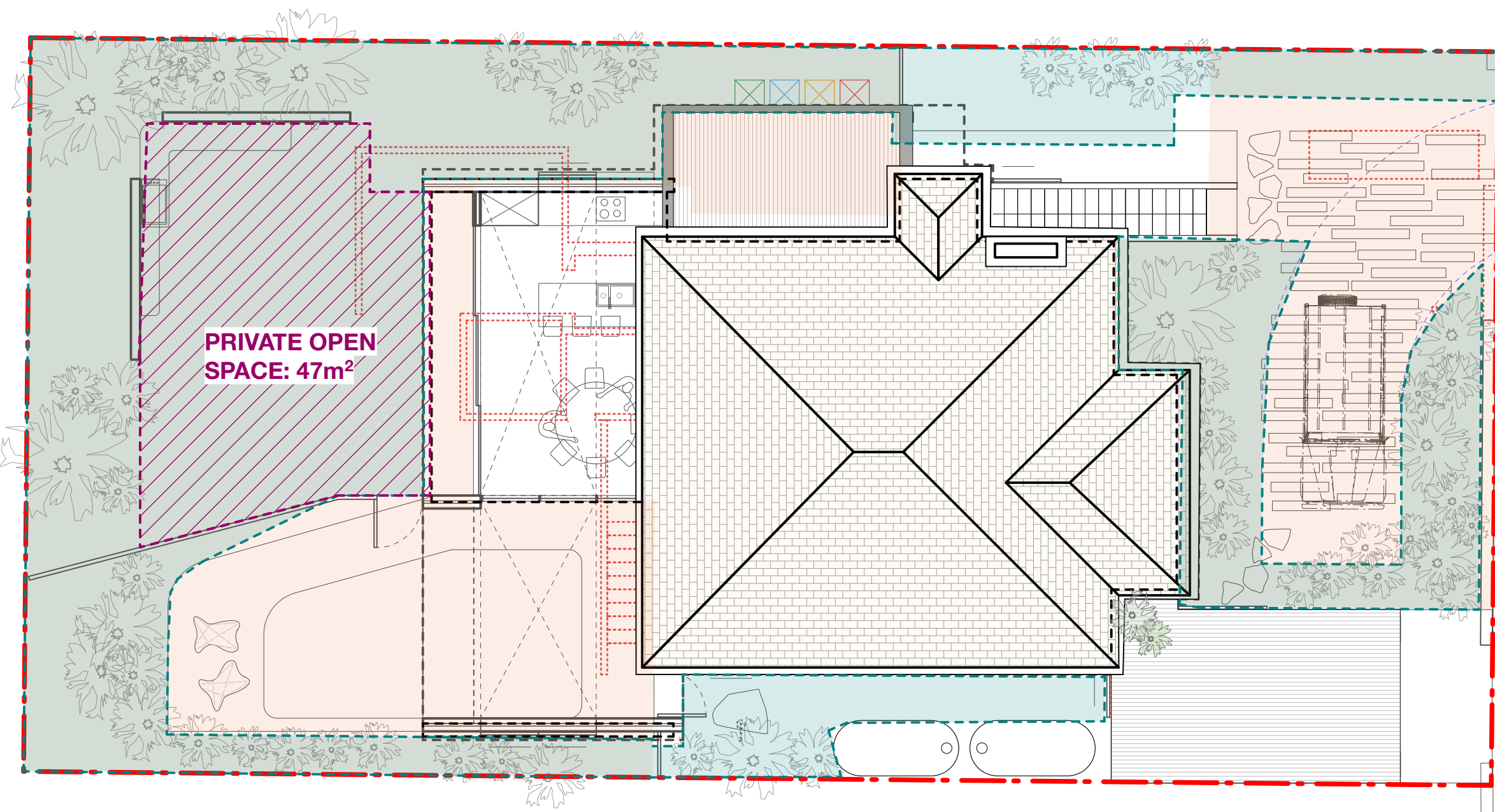
SITE LOCATED IN AREA OS3
SITE AREA: 465m2
MINIMUM LANDSCAPED AREA:
(35% AS PER MANLY DCP 2013) 89.6m2
PROPOSED LANDSCAPED AREA: 187m2
COMPLIANT: YES

PRIVATE OPEN SPACE CALCULATIONS

SITE LOCATED IN AREA OS3
SITE AREA: 465m2
MINIMUM PRIVATE OPEN SPACE:
(AS PER MANLY DCP) 18m2
PROPOSED PRIVATE OPEN SPACE: 47m2
COMPLIANT: YES

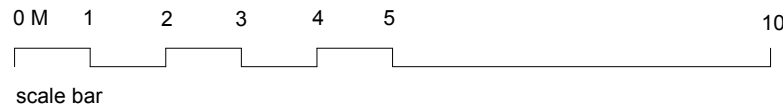
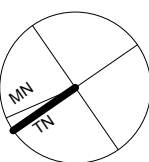
TOTAL OPEN AREA CALCULATIONS

SITE LOCATED IN AREA OS3
SITE AREA: 465m2
MINIMUM TOTAL OPEN AREA:
(AS PER MANLY DCP 2013) 55% 256m2
PROPOSED PRIVATE OPEN SPACE: 268m2
COMPLIANT: YES

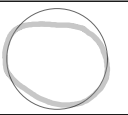


SITE INFORMATION ;
- LOT 80 in DP14521
- SITE AREA : 465m2
- LOCAL GOVERNMENT : Manly Council
- ZONING R1 - GENERAL RESIDENTIAL

DA09 - 01 LANDSCAPE AND PRIVATE OPEN SPACE CALCULATIONS 1:200



REVISION	DATE	DESCRIPTION	BY



INCIDENTAL
ARCHITECTURE

THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATIONS, REPORTS AND DRAWINGS.
DO NOT SCALE OFF DRAWINGS. PRECEDENCE IS TO BE GIVEN TO WRITTEN DIMENSIONS, VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.
REPORT ALL DISCREPANCIES TO THE ARCHITECT IMMEDIATELY.
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Nominated Architect: Matthew Elkan NSW Reg # 6821

PROJECT: **HANSEN - MANLY**
67 Eurobin Ave, Manly
On the land of the Gadigal people

DRAWING: **LANDSCAPE FSR AND POS CALCULATIONS**

DATE: **MAY 2025**

SCALE: **1:200@A3**

SHEET: **DA9**

DA ISSUE