

EXISTING HOUSE  
TO REMAIN

A

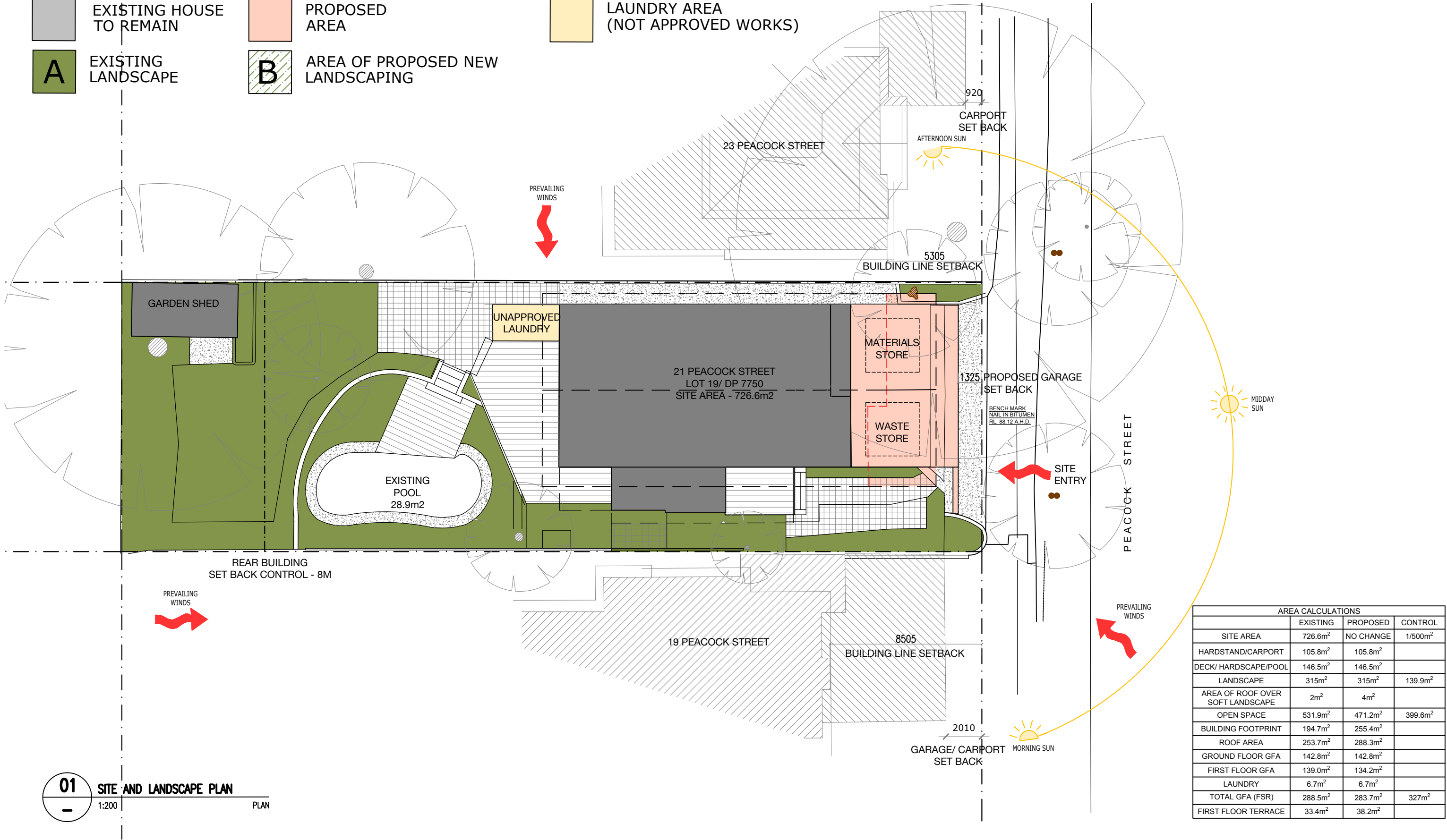
EXISTING  
LANDSCAPE

PROPOSED  
AREA

B

AREA OF PROPOSED NEW  
LANDSCAPING

LAUNDRY AREA  
(NOT APPROVED WORKS)



| AREA CALCULATIONS                   |                     |                     |                     |
|-------------------------------------|---------------------|---------------------|---------------------|
|                                     | EXISTING            | PROPOSED            | CONTROL             |
| SITE AREA                           | 726.6m <sup>2</sup> | NO CHANGE           | 1/500m <sup>2</sup> |
| HARDSTAND/CARPORT                   | 105.8m <sup>2</sup> | 105.8m <sup>2</sup> |                     |
| DECK/ HARDSCAPE/POOL                | 146.5m <sup>2</sup> | 146.5m <sup>2</sup> |                     |
| LANDSCAPE                           | 315m <sup>2</sup>   | 315m <sup>2</sup>   | 139.9m <sup>2</sup> |
| AREA OF ROOF OVER<br>SOFT LANDSCAPE | 2m <sup>2</sup>     | 4m <sup>2</sup>     |                     |
| OPEN SPACE                          | 531.9m <sup>2</sup> | 471.2m <sup>2</sup> | 399.6m <sup>2</sup> |
| BUILDING FOOTPRINT                  | 194.7m <sup>2</sup> | 255.4m <sup>2</sup> |                     |
| ROOF AREA                           | 253.7m <sup>2</sup> | 288.3m <sup>2</sup> |                     |
| GROUND FLOOR GFA                    | 142.8m <sup>2</sup> | 142.8m <sup>2</sup> |                     |
| FIRST FLOOR GFA                     | 139.0m <sup>2</sup> | 134.2m <sup>2</sup> |                     |
| LAUNDRY                             | 6.7m <sup>2</sup>   | 6.7m <sup>2</sup>   |                     |
| TOTAL GFA (FSR)                     | 288.5m <sup>2</sup> | 283.7m <sup>2</sup> | 327m <sup>2</sup>   |
| FIRST FLOOR TERRACE                 | 33.4m <sup>2</sup>  | 38.2m <sup>2</sup>  |                     |

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ORIENTATION

REVISION

A - 28.03.25 - FOR REVIEW ONLY  
B - 13.05.25 - DEVELOPMENT APPLICATION

DETAILS

CLIENT  
JANE CLAYTON & SAM GHOREYSHI

ADDRESS  
21 PEACOCK STREET.  
SEAFORTH, NSW

PROJECT

DRAWING TITLE  
SITE PLAN AND ANALYSIS

REFERENCE  
21 PEACOCK STREET

SCALE  
1:200@A3

DRAWN  
RVW

DA | 01 B

DRAWING ISSUE