

MANLY COUNCIL SITE CALCULATIONS

Site area = 520.1m²

Total Open Space (OS3) = 55.5% (289m²)
No change to existing site conditions

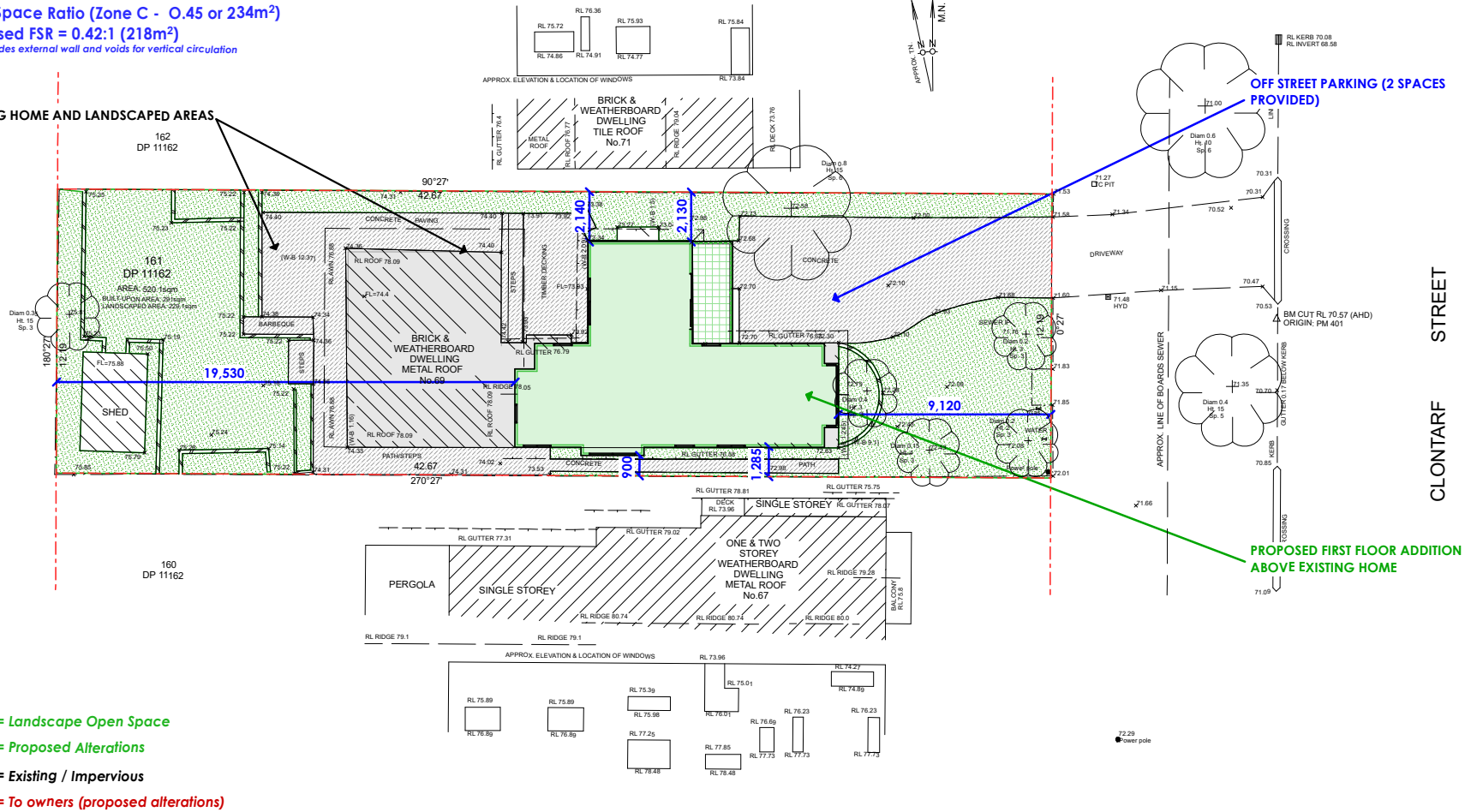
Landscaped Area (of Total Open Space) = 39% (205m²)
No change to existing site conditions

Private Open Space = Min 125m²
No change to existing site conditions

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

Proposed FSR = 0.42:1 (218m²)
excludes external wall and voids for vertical circulation

EXISTING HOME AND LANDSCAPED AREAS



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69 CLONTARF ST SEAFORTH

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J. MCCLURE
SURVEYOR REGS. TERED UNDER
THE SURVEYING AND SPATIAL
INFORMATION ACT, 2002
Registration No.3861
J. McClure

LOT 161 DP 11162
BOUNDARY DEFINITION
& LEVELS

N & K JONES

A1 REDUCTION RATIO:	1:100
SURVEY:	J.McC
DRAWN:	A1 J.McC
REFERENCE:	05024

23 OCT 2024

DRAWING No.
1

Client Name : **NICK & KAREN JONES**
Client Address : **69 CLONTARF STREET, SEAFORTH 2092**
Client No. : **JON 0724 01 DA**
Project Name : **First Floor Addition**

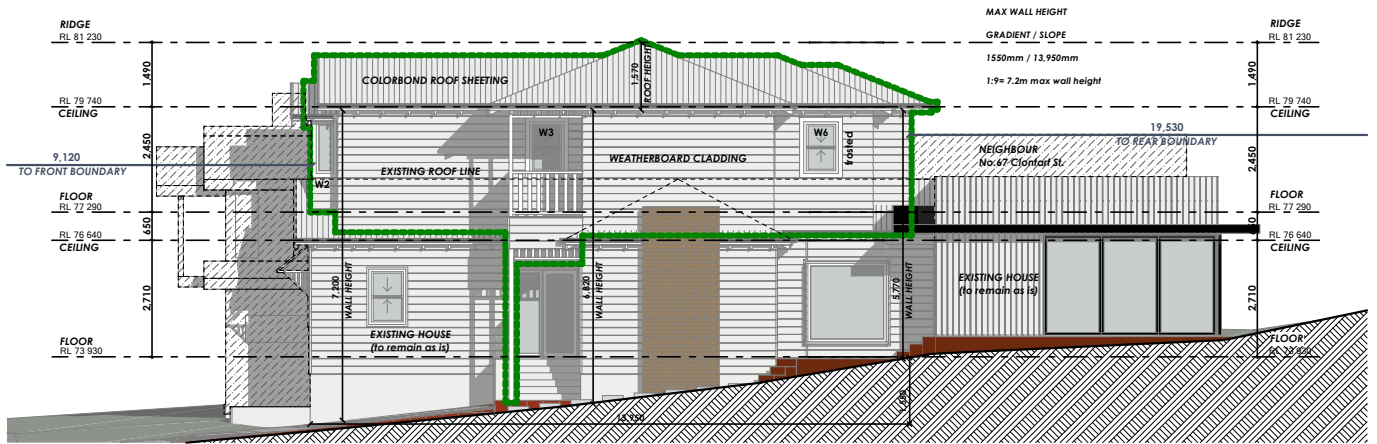
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Drawing No. : **27**
Plot Date : **Wednesday, 18 December 2024**
Scale : **NOT TO SCALE**
DRAWINGS

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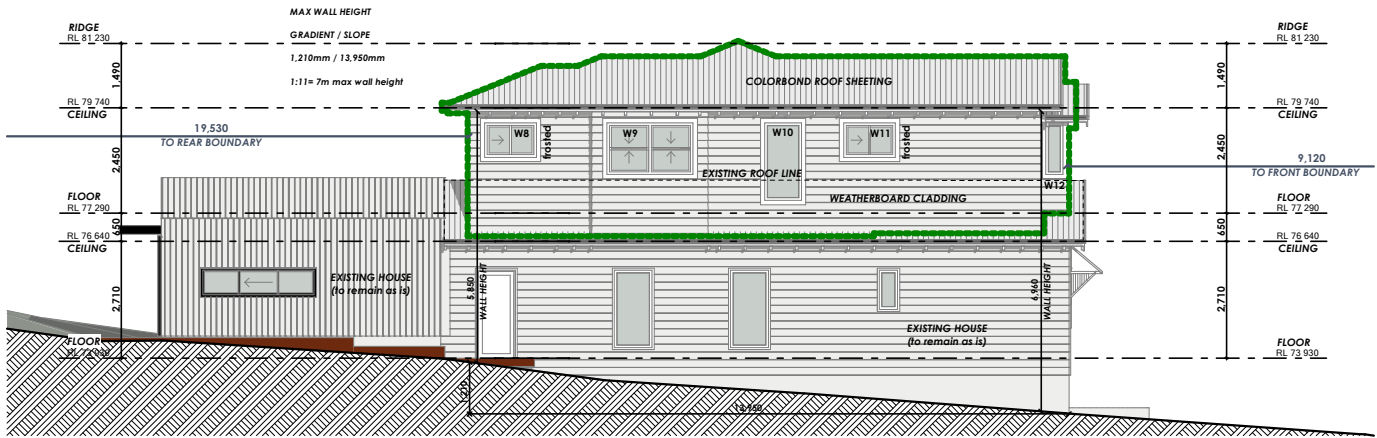
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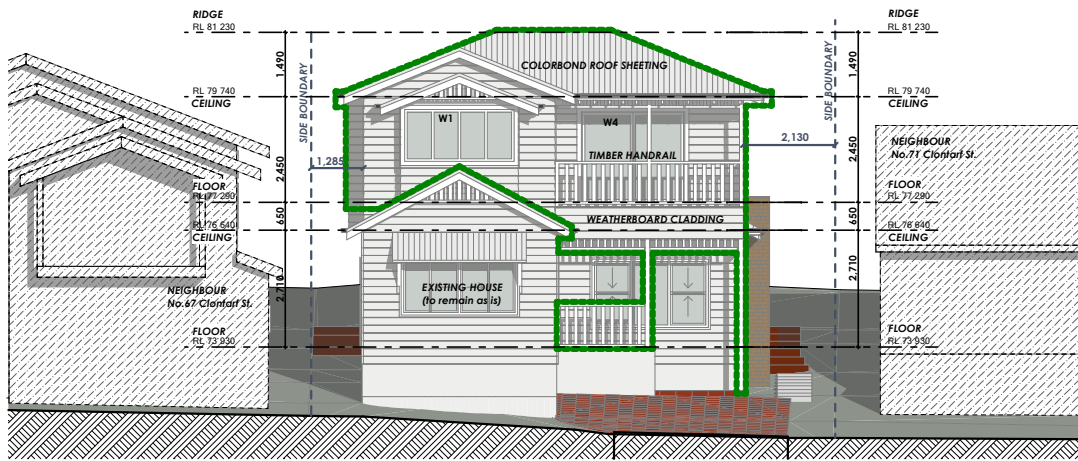
Client Name : NICK & KAREN JONES	Drawing Title : NOTIFICATION PLANS	
Client Address : 69 CLONTARF STREET, SEAFORTH 2092	Drawing No. : 28	
Client No. : JON 0724 01 DA	Plot Date : Wednesday, 18 December 2024	PO BOX 1183 • DEE WHY 2099 TEL : 9938 5611 FAX : 9938 5911 EMAIL : sales@yourstyle.com.au WEB : www.yourstyle.com.au
Project Name : First Floor Addition	ABN 92 003 918 116 • ACN 003 918 116 BUILDER LICENCE • 60007C A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD	9938 5611 www.yourstyle.com.au



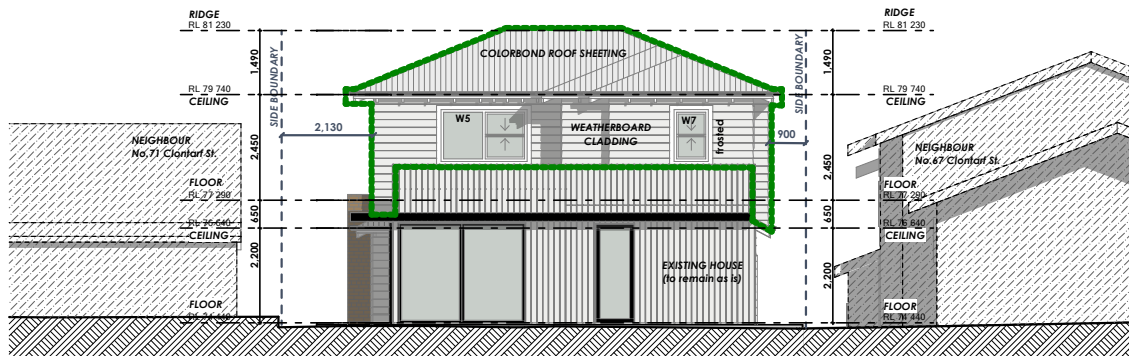
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION (FRONT ELEVATION)



WEST ELEVATION (REAR ELEVATION)