

LOT 36
DP 11828
SITE AREA = 432.6 m²

AREA CALCULATIONS
APPROX. EXISTING GROSS FLOOR AREA 101.64m²
PROPOSED NEW GROSS FLOOR AREA 16.64m²
TOTAL GROSS FLOOR AREA 118.28m²

GROSS FLOOR AREA = 101.64m² + 16.64m² = 118.28m²
FSR MAXIMUM = 0.5 : 1 - 50% 216.30m²
EXISTING FSR = 0.4 : 1 - 24% 101.64m²
PROPOSED FSR = 0.27:1 - 27% 118.28m² **COMPLIES**

TRUE NORTH:

NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

JJ Drafting
Australia P/L.
26/90 Mona Vale Road, Mona Vale, NSW, 2103
PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541 | Email. jidraft@tpg.com.au
www.jidrafting.com.au
ACN 651 693 346

REV: DATE: DESCRIPTION:

A	12/07/2022	SMALL AMENDMENTS TO PRELIM
B	22/07/2022	DA DRAWINGS
C	25/11/2022	DA ISSUED

PROPOSED ALTERATIONS AND ADDITIONS
29 WATTLE AVE. FAIRLIGHT 2094
CLIENT:
CHRIS AND PHILIPPA BLEAKLEY

DRAWING TITLE:
SITE ANALYSIS PLAN

DATE:
JUNE/22

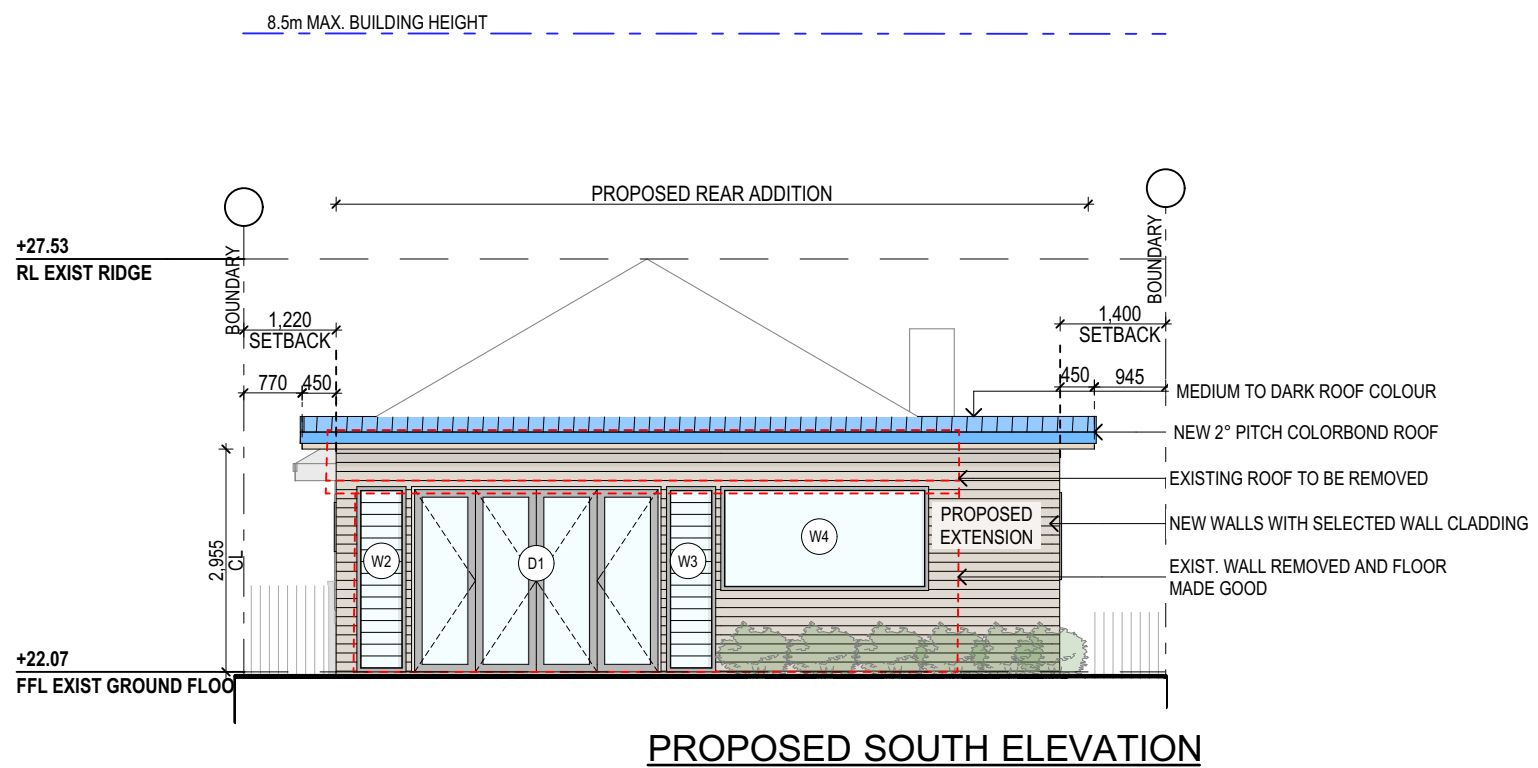
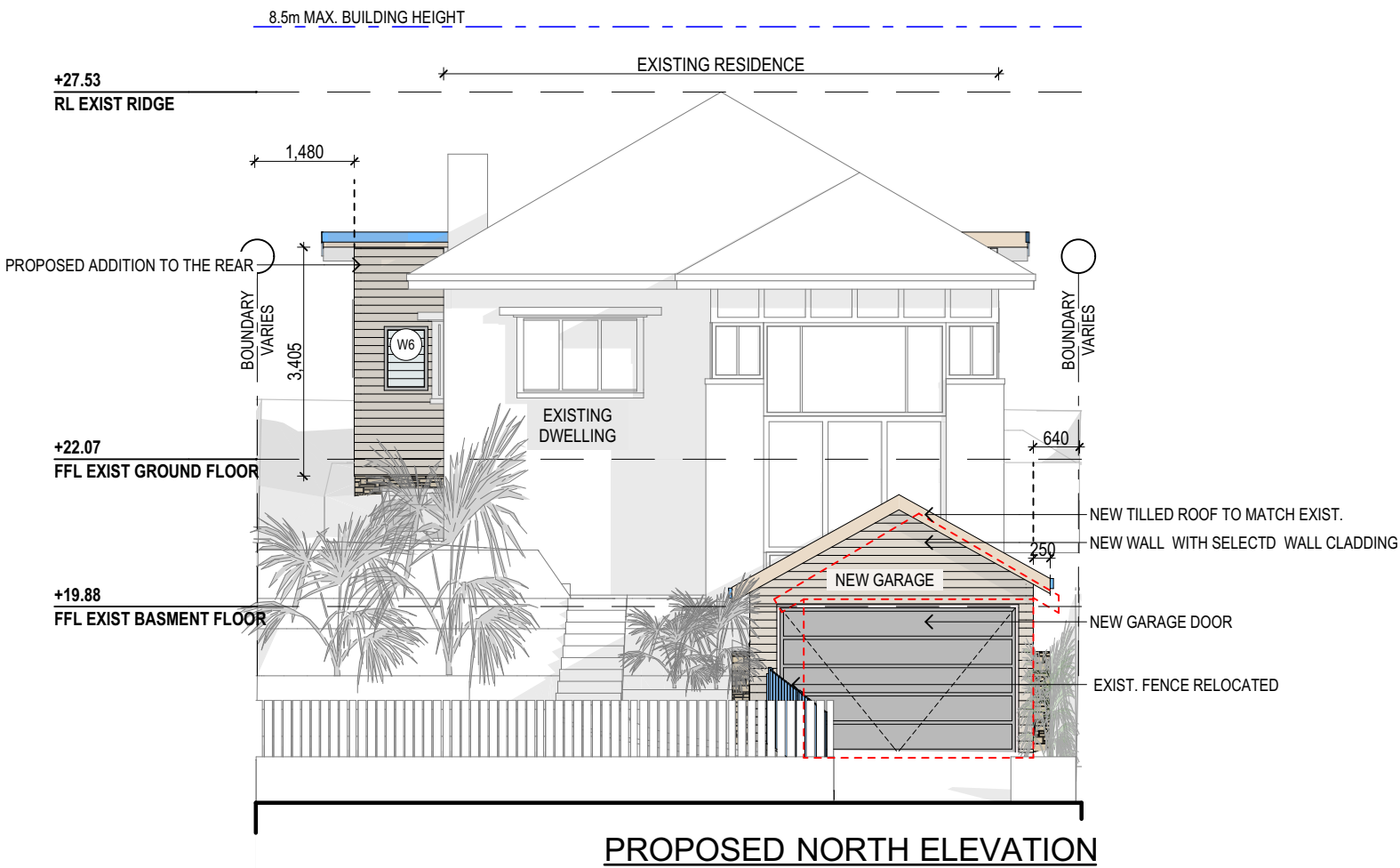
DRAWN BY:
EV

SCALE:
1:200 @ A3

JOB No:
1041/22

CHECKED BY:
JJ

DRAWING No:
DA.01



NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

JJ Drafting
Australia P/L.

26/90 Mona Vale Road, Mona Vale, NSW, 2103
PO Box 687, Dee Why, NSW, 2099
Mob. 0414 717 541 | Email. jjdraft@tpg.com.au
www.jjdrafting.com.au
ACN 651 693 346

REV:	DATE:	DESCRIPTION:
A	12/07/2022	SMALL AMENDMENTS TO PRELIM
B	22/07/2022	DA DRAWINGS
C	25/11/2022	DA ISSUED

PROPOSED ALTERATIONS AND ADDITIONS
29 WATTLE AVE. FAIRLIGHT 2094

CLIENT:
CHRIS AND PHILIPPA BLEAKLEY

DRAWING TITLE:
PROPOSED ELEVATIONS SHEET 1

DATE:
JUNE/22

JOB No:
1041/22

DRAWN BY:
EV

CHECKED BY:
JJ

SCALE:
1:100 @ A3

DRAWING No:
DA.09

