

SITE CALCULATIONS

Site area = 525.2m²

Open Space (OS3) = 60% (313m²)
No change to existing site conditions

Landscape Open Space = 35% (183m²)
No change to existing site conditions

Private Open Space = Min 150m²
No change to existing site conditions

Floor Space Ratio (Zone D - 0.5 or 262.6m²) =
Proposed FSR 0.43:1 (227m²)
excludes external wall and voids for vertical circulation

EXISTING HOME, LANDSCAPED AREAS
AND POOL

PROPOSED FIRST FLOOR ADDITION WITH DECK

OFF STREET PARKING (2 SPACES PROVIDED)

EXISTING HOME AND LANDSCAPED
AREAS

STORMWATER MANAGEMENT

PROPOSED FIRST FLOOR ADDITION IS WITHIN THE EXISTING FOOTPRINT. NO INCREASE IN STORMWATER RUN-OFF WILL BE CREATED. FIRST FLOOR ADDITION TO HAVE SPREADERS ONTO LOWER ROOFS AND FLOW INTO STREET GUTTER VIA EXISTING STORMWATER CONNECTION.

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

NOTES:

- THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY UNLESS STATED. THE LOCATION OF BUILDINGS RELATIVE TO BOUNDARIES HAS BEEN DETERMINED AND ARE SHOWN ON THE PLAN.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE)
- NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. RELEVANT AUTHORITIES ARE TO BE NOTIFIED PRIOR TO ANY DEVELOPMENT
- ALL DIMENSIONS ARE BY TITLE ONLY & SUBJECT TO FINAL SURVEY
- CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
- NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
- CONTOUR INTERVAL 0.5m MINOR 1.0m MAJOR
- ORIGIN OF LEVELS: PM 5392 RL 48.286 A.H.D.
- THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY.
- BEARINGS SHOWN ARE RELATED TO MAGNETIC MERIDIAN.

LEGEND

- | | | | |
|------|-------------------|-----|------------------------|
| AC | AIR CONDITIONER | MH | MANHOLE |
| DPC | DAMP PROOF COURSE | PB | POWER BOX |
| EBOX | ELECTRICITY BOX | PC | POWRI CROSSING |
| EP | ELECTRICITY PIT | PP | POWER POLE |
| FL | FLOOR LEVEL | SMH | SEWER MANHOLE |
| GM | GAS METER | SO | STORMWATER OUTLET |
| GS | GAS SERVICE | SV | STOP VALVE |
| GP | GULLY PIT | SW | STORMWATER |
| HW | HOT WATER HEATER | TEL | TELECOMMUNICATIONS PIT |
| HYD | HYDRANT | VC | VEHICLE CROSSING |
| IC | INSPECTION COVER | WM | WATER METER |
| LH | LAMP HOLE | WS | WATER SERVICE |
| LP | LIGHT POLE | | |

SCHEDULE OF WINDOWS

No.	SILL RL	HEAD RL
1	48.85	50.45
2	48.85	50.45
3	48.75	50.25
4	49.75	50.25
5	48.70	50.25
6	49.45	51.00

REFERENCE:

10850/20

98859/01 DETAIL 0805

REG'D SURVEYOR

STUTCHBURY JAKUES PTY LTD
LAND SURVEYING CONSULTANTS
P.O. BOX 7249, BROOKVALE NSW 2100

PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

DATE: 30/06/2020

SCALE: 1:100

DATUM: A.H.D.

SITE AREA: 525.2m²

SHEET 1 OF 1 SHEETS

CLIENT: YOUR STYLE

PROJECT: LEVEL & DETAIL SURVEY

LOT B D.P.36305

No.7 BENELONG STREET, SEAFORTH.

LGA: NORTHERN BEACHES



Client Name :	DEAN & JEMMA ARMSTRONG	Drawing Title :	NOTIFICATION PLANS
Client Address :	7 BENELONG STREET, SEAFORTH 2092	Drawing No. :	24
Client No. :	ARM 0620 01B DA	Plot Date :	Tuesday, 28 July 2020
Project Name :	First Floor Addition	Drawings	NOT TO SCALE
TEL : 9938 5611 FAX : 9938 5911 EMAIL : sales@yourstyle.com.au WEB : www.yourstyle.com.au		A8N 92 003 918 116 • ACN 003 918 116 BUILDER LICENCE • 60007C A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD	
PO BOX 1183 • DEE WHY 2099		YOUR STYLE DESIGNER HOME ADDITIONS 9938 5611 www.yourstyle.com.au	

Client Name :	DEAN & JEMMA ARMSTRONG	Drawing Title :	NOTIFICATION PLANS	
Client Address :	7 BENELONG STREET, SEAFORTH 2092	Drawing No. :	25	DRAWINGS
Client No. :	ARM 0620 01B DA	Plot Date :	Tuesday, 28 July 2020	NOT TO SCALE
Project Name :	First Floor Addition	PO BOX 1183 • DEE WHY 2099 TEL : 9938 5611 FAX : 9938 5911 EMAIL : sales@yourstyle.com.au WEB : www.yourstyle.com.au		
		ABN 92 003 918 116 • ACN 003 918 116 BUILDER LICENCE • 60007C A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD		

YOUR

STYLE

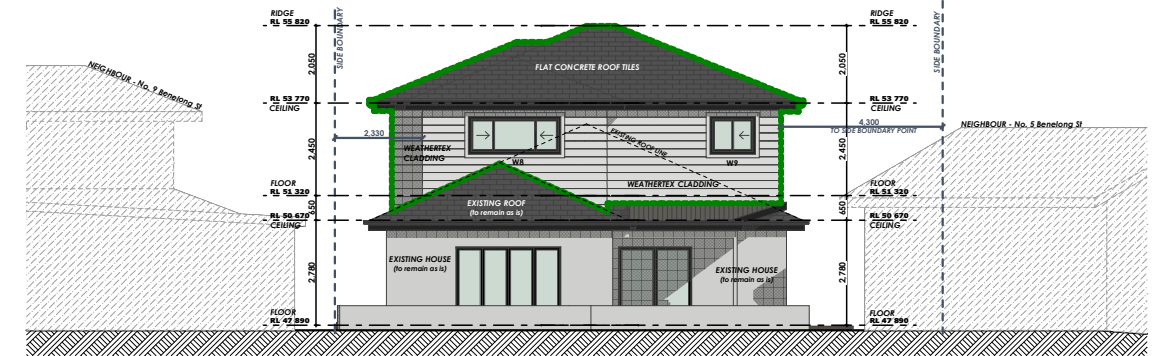
DESIGNER HOME ADDITIONS

9938 5611

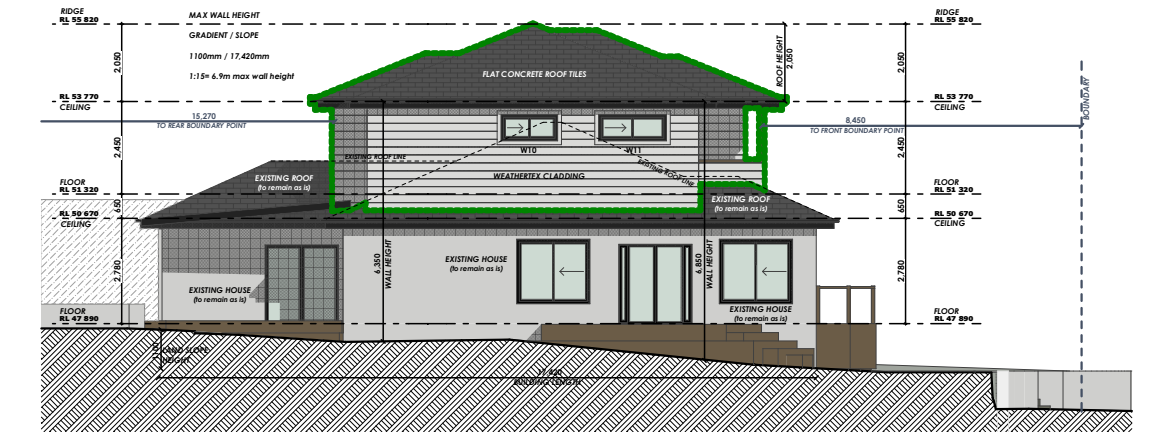
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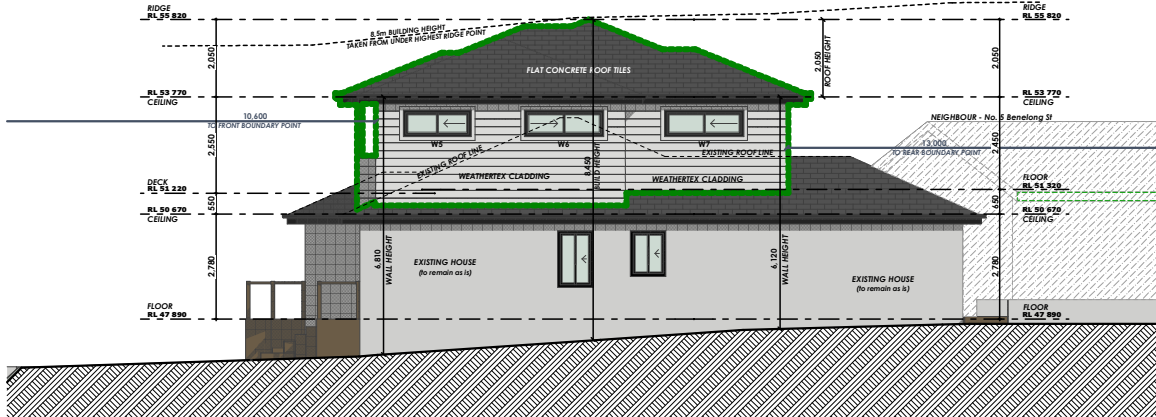
NORTH EAST ELEVATION (FRONT ELEVATION)



SOUTH WEST ELEVATION (REAR ELEVATION)



SOUTH EAST ELEVATION



NORTH WEST ELEVATION