

NOTES

1. LEVELS SHOWN ARE TO AUSTRALIAN HEIGHT DATUM, ORIGIN OF RLs: PM 1174 - RL 54.385 (A.L.D.)
2. REARINGS ARE ON MAIN NORTH AS DERIVED BY DP 804445
3. REARINGS AND DISTANCES HAVE BEEN COMPILED FROM TITLE AND/OR OTHER INFORMATION SUPPLIED BY DEPARTMENT OF LANDS NSW.
4. REARINGS OF IMPROVEMENTS AND DETAILS TO BOUNDARIES ARE DIAGRAMMATIC ONLY. ALL REQUIRE A FURTHER SURVEY - UNLESS OTHERWISE SHOWN.
5. REARINGS IN BOUNDARIES TO PRESENT ANY IMPROVEMENTS ALONG OR NEAR BOUNDARIES - OTHER FOR DESIGN OR BUILDING SET OUT - A BOUNDARY IDENTIFICATION AND/OR SET OUT SURVEY SHOULD BE UNDERTAKEN.
6. NO SERVICES OR UNDERGROUND SERVICES SEARCH HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY & ARE CHARTED AS SUCH TO THE POSITION & NATURE OF THE SERVICE. ALL SERVICE AUTHORITIES SHOULD BE CONTACTED PRIOR TO ANY DEVELOPMENT.
7. REAR, EAVE AND OUTLINE HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ONLY AS GUIDE FOR PLANNING PURPOSES ONLY.
8. ALL BUILDING BUILDINGS AND OUTLINE HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY WORK.
9. THE DIMENSION, SPREAD AND HEIGHT OF EACH TREE BOUNDARY ONLY AND SPECIFIC DETAILS, IF CRITICAL, WITH REQUIRE FURTHER SURVEY WORK.
10. THE DETAIL & LEVELS PLANS PROVIDED FOR THE PRIVATE & CONFIDENTIAL USE OF THE CLIENT. THE DETAIL & LEVELS PLANS PROVIDED FOR THE PRIVATE & CONFIDENTIAL USE OF THE CLIENT. THE DETAIL & LEVELS PLANS PROVIDED FOR THE PRIVATE & CONFIDENTIAL USE OF THE CLIENT. THE DETAIL & LEVELS PLANS PROVIDED FOR THE PRIVATE & CONFIDENTIAL USE OF THE CLIENT.

NOTES ON SUBJECT TITLES (LOT A IN DP 328579 - VOL 7433 FOL 93)

RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS

NOTES ON SUBJECT TITLE (LOT A IN DP 328579 - VOL 7433 FOL 94)

RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS

THIS INFORMATION HAS NOT BEEN INVESTIGATED BY US BUT IS RECOMMENDED THAT IT BE CHECKED BY A SURVEYOR.

Area Calculations:

Site Area -- 429.20 m²

Existing Ground Floor Area -- 161.64 m²

Existing Other Structure -

Entry Porch -- 9.74 m²

Rear Brick Building -- 4.10 m²

Rear Pergola -- 6.34 m²

Existing Hardstand Area

Concrete Paths (Combined) -- 19.13 m²

Existing Gross Floor Area -- 165.74 m²

Existing Floor Space Ratio (FSR) -- 0.39 : 1

Total Existing Site Coverage -- 180.76 m² or 42 %

Total Existing Landscape Area -- 198.90 m² or 46 %

Proposed Ground Floor Area -- 150.03 m²

Proposed First Floor Area -- 51.94 m²

Total Proposed Gross Area -- 206.07 m²

Proposed Floor Space Ratio (FSR) -- 0.48 : 1

Total Proposed Site Coverage -- 172.79 m² or 40 %

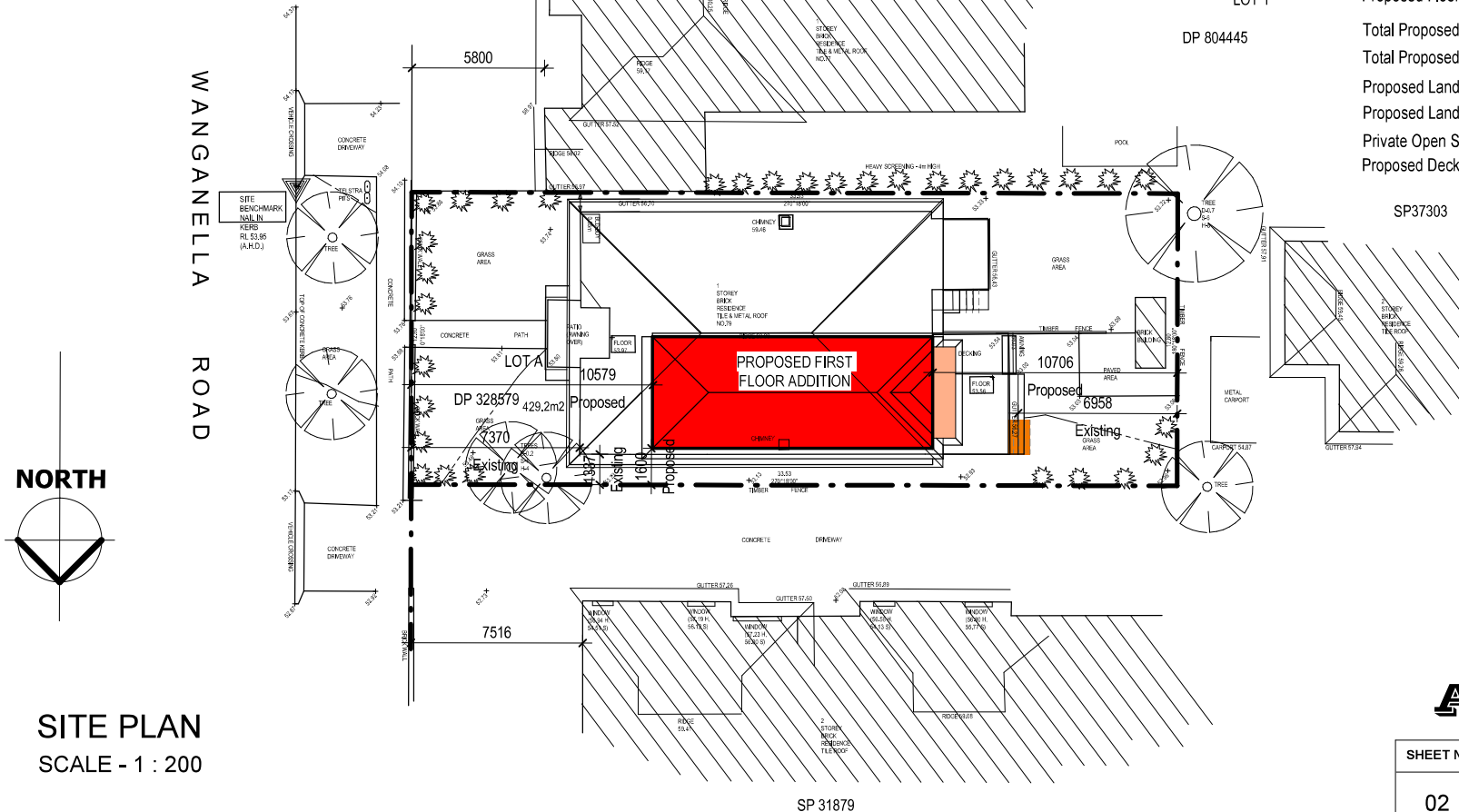
Total Proposed Landscape Area -- 201.54 m² or 46 %

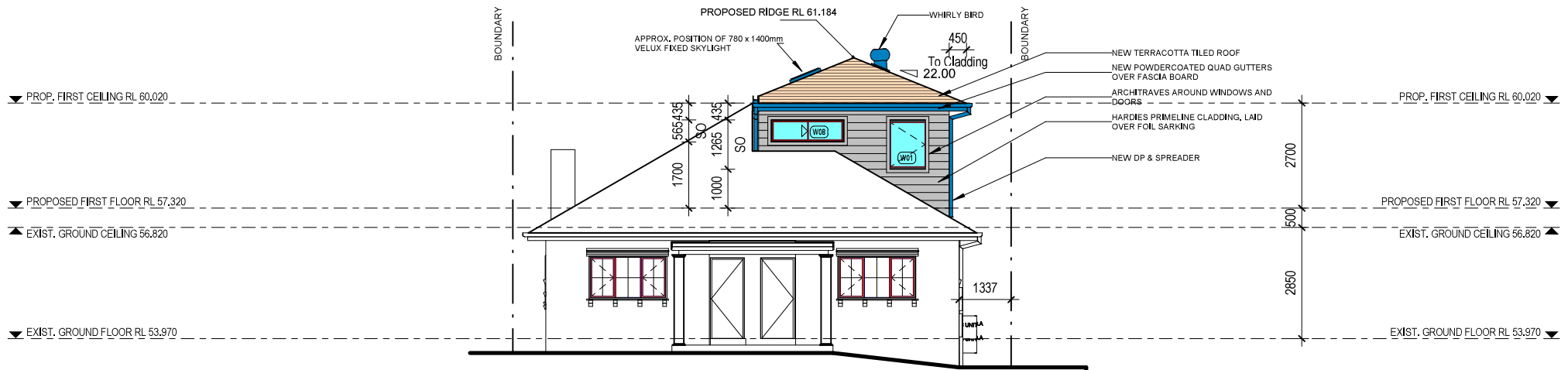
Proposed Landscaping to Front -- 83.4 m²

Proposed Landscaping to Rear -- 118.50 m²

Private Open Space -- 125.54 m² or 29 %

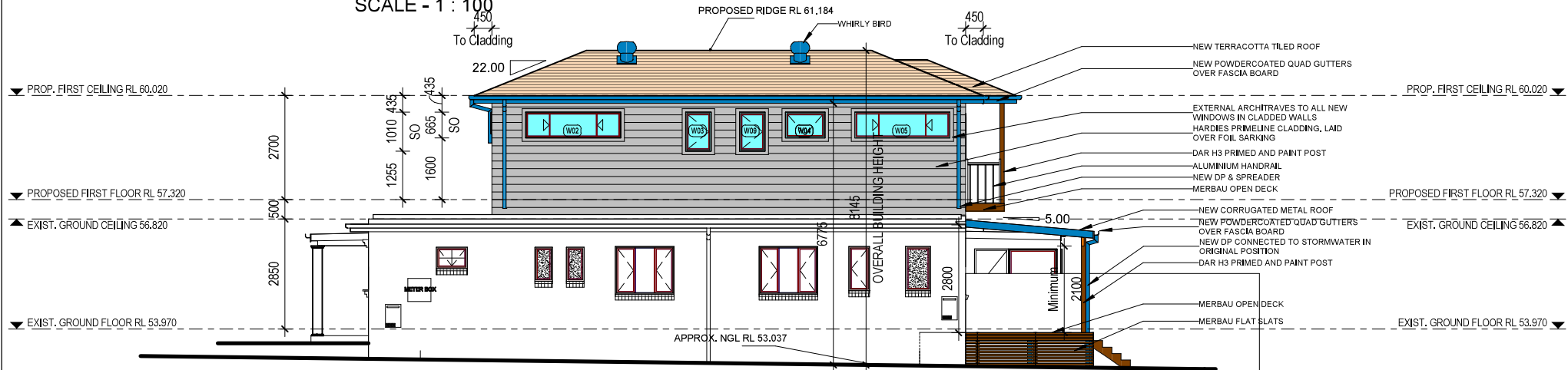
Proposed Deck & Stairs -- 17.35 m²





EAST (FRONT) ELEVATION

SCALE - 1 : 100

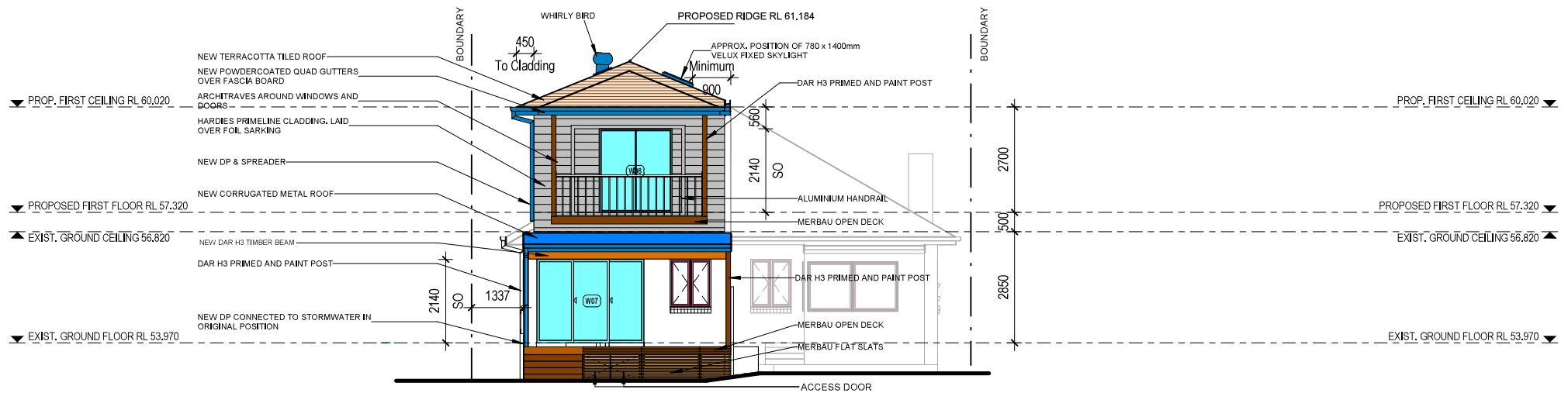


NORTH (RIGHT) ELEVATION

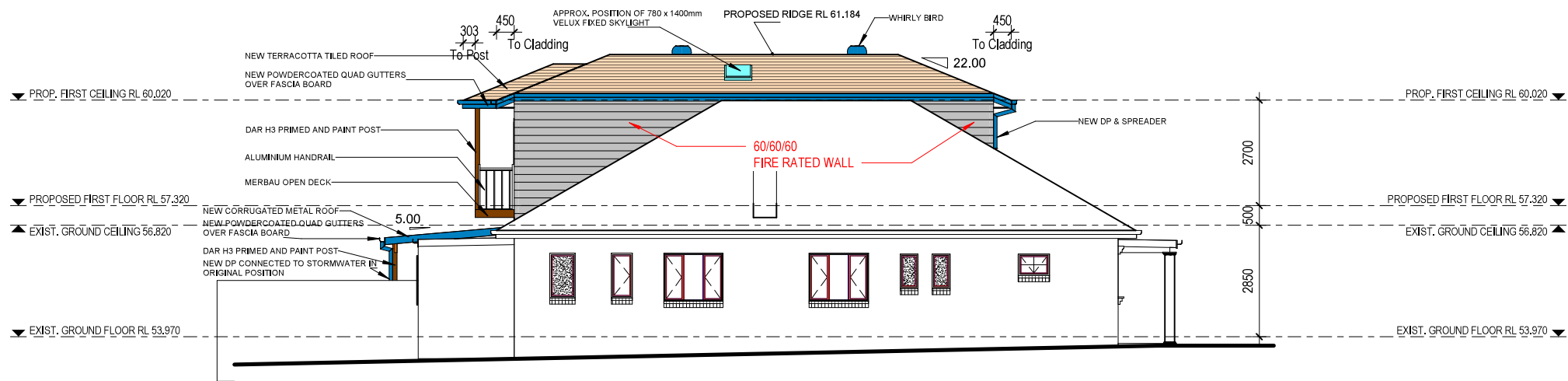
SCALE - 1 : 100

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SHEET NO	FOR:	JOB NO
06	Mr. I. & Mrs. B. PERRY AT: 79B WANGANELLA ROAD, BALGOWLAH, NSW. 2093	1923/4



WEST (REAR) ELEVATION
SCALE - 1 : 100



SOUTH (LEFT) ELEVATION
SCALE - 1 : 100

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