

Site area = 856m²

Open Space (OS4 - 60%)

No change to Existing Open space = 68% (582m²)
No change to existing site conditions

Landscape Open Space (OS4 - 40%)

No change to Existing Landscaped Open space = 49% (427m²)
No change to existing site conditions

Private Open Space = Min 360m²
No change to existing site conditions

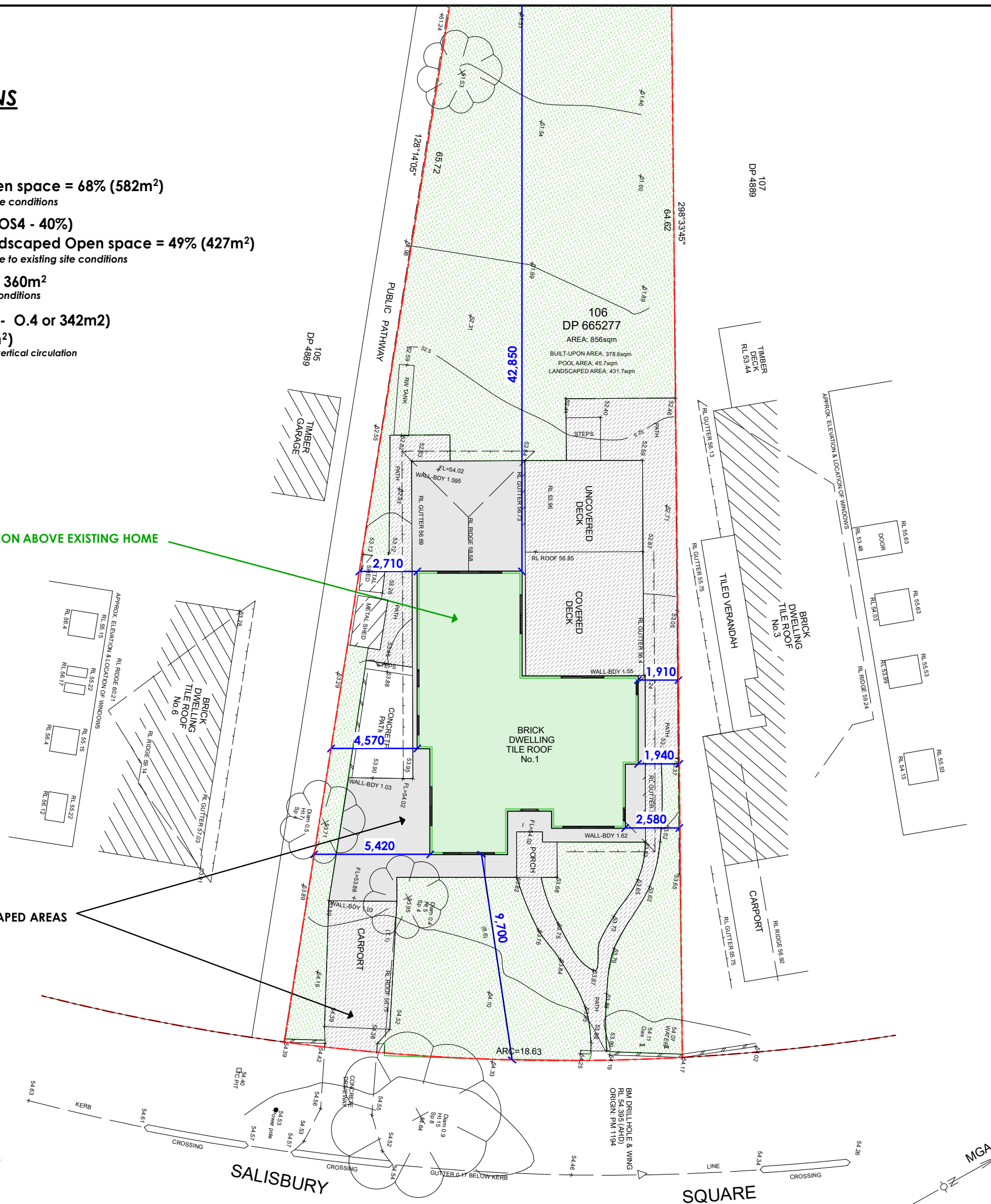
Floor Space Ratio (Zone B - 0.4 or 342m²)

Proposed FSR 0.27:1 (230m²)
excludes external wall and voids for vertical circulation

PROPOSED FIRST FLOOR ADDITION ABOVE EXISTING HOME

EXISTING HOME AND LANDSCAPED AREAS

 = Landscape Open Space
 = Proposed Alterations
 = Existing / Impervious



NOTES:
1. ONLY VISIBLE UTILITY SERVICES HAVE BEEN LOCATED.
2. RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO EXCAVATION ON OR NEAR THE SITE.
3. BOUNDARIES HAVE BEEN DEFINED BY SURVEY TO IDENTIFICATION STANDARD. HOWEVER, IF ANY CONSTRUCTION IS PROPOSED IN PROXIMITY OF BOUNDARIES, IT IS RECOMMENDED THAT THE CLIENT CONSULT WITH THE RELEVANT AUTHORITIES.
4. COVENANTS, RESTRICTIONS AND USE (IF ANY) NOT INVESTIGATED.
5. APPROX. SEWER LINE (IF SHOWN) MUST BE VERIFIED BY SYDNEY WATER.

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NOTE: CONTOURS ARE FOR INDICATIVE PURPOSES ONLY. FOR MORE CONCLUSIVE EVIDENCE OF LEVELS USE THE SPOT HEIGHTS GIVEN.

LOT 106 DP 665277 BOUNDARY DEFINITION & LEVELS	A1 REDUCTION RATIO: 1:100		DRAWING No. 1
	SURVEY	J-M&C	
	DRAWN	A1 J-M&C	
		03/22/24 REFERENCE JUL 2024	

DETAILED SURVEYS

(A.B.N. 92 235 029 764)

CONSULTING SURVEYORS

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ABN 92 003 918 116 • ACN 003 918 116 BUILDER LICENCE • 60007C A DIVISION OF TAG TEAM CONSTRUCTIONS PTY LTD			
Client Name :	CHRIS & JESSICA TEDDER		
Client Address :	1 SALISBURY SQUARE, SEAFORTH 2092		
Client No. :	TED 0524 03 DA		
All construction work to be performed in accordance with Australian Standards and National Construction Code 2022.			
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Project Number: TED 0524 03 DA		Included Pages: 1-	
Signed..... Date: Friday, 2 August 2024 Client's signature _____			
<u>Project Acceptance</u>			
We agree to these works in accordance with Your Style's Building Specification & Quote Document and this Design.			
Signed..... Date: Friday, 2 August 2024 Your Style Designer Home Additions _____			
Signed..... Date: Friday, 2 August 2024 Client's signature _____			
Signed..... Date: Friday, 2 August 2024 Client's signature _____			
Drawing Title :	SITE PLAN		
Project Name :	First Floor Addition		
Architect:	Your Style Designer Home Additions		
Status :	DA STAGE	Scale :	1:200
Plot Date :	Friday, 2 August 2024	Drawing No. :	2
File Location:	TED 0524 03 DA.pln		
Your Style Construction Certificate Excludes: Items in red and/or listed here do not form part of Your Style's Construction Certificate and will not be approved for construction under Your Style's Construction Certificate and will require a separate CC Application. 			