



LOT 2
DP 527630

LOT 52
DP 12838

LOT 53
DP 12838
872.6 m²
(STATED BY DP
12838)
873.2 m²
(BY CALCULATION)

LOT 54
DP 12838

PROPOSED SECOND
FLOOR ADDITION

TWO
STOREY
W/BOARD
HOUSE
METAL
ROOF

Area Calculations:

Site Area	--	872.60 m ²
Existing Ground Floor Area	--	85.81 m ²
Existing First Floor Area	--	91.25 m ²
Total	--	177.06 m ²

Existing Other Structure:

Entry Porch	--	14.39 m ²
Undercover Parking	--	40.94 m ²
Storage Area	--	28.12 m ²
Pool & Deck Area	--	54.76 m ²
Balcony	--	18.16 m ²
Entertaining Area	--	43.48 m ²
Rear Deck	--	37.94 m ²

Existing Hardstand Area:

Driveway & Paths	--	84.23 m ²
Paved Areas (Combined)	--	60.32 m ²

Existing Gross Floor Area:	--	177.06 m ²
Existing Floor Space Ratio (FSR):	--	0.20:1

Total Existing Site Coverage:	--	203.00 m ² or 23%
Total Existing Landscaped Area:	--	432.81 m ² or 50%

Proposed Ground Floor Area	--	85.81 m ²
Proposed First Floor Area	--	89.06 m ²
Proposed Second Floor Area	--	44.43 m ²

Total Proposed Gross Floor Area	--	219.30 m ²
Proposed Floor Space Ratio (FSR)	--	0.25:1

Total Proposed Site Coverage	--	203.00 m ² or 23% (Not Affected)
Total Proposed Landscaped Area	--	432.81 m ² or 50% (Not Affected)

Proposed Landscaping to Front	--	64.76 m ²
Proposed Landscaping to Rear	--	368.05 m ²

Private Open Space	--	483.13 m ² or 55%
Proposed Alfresco Area	--	N/A m ²

SITE PLAN
SCALE - 1 : 200

Addbuild
Master Builders Pty. Ltd

SHEET NO	FOR:	JOB NO
02	Mrs. Mary OWEN-ROBERTS AT: 156 PLATEAU ROAD, BILGOLA PLATEAU, NSW, 2107	2005/2.2