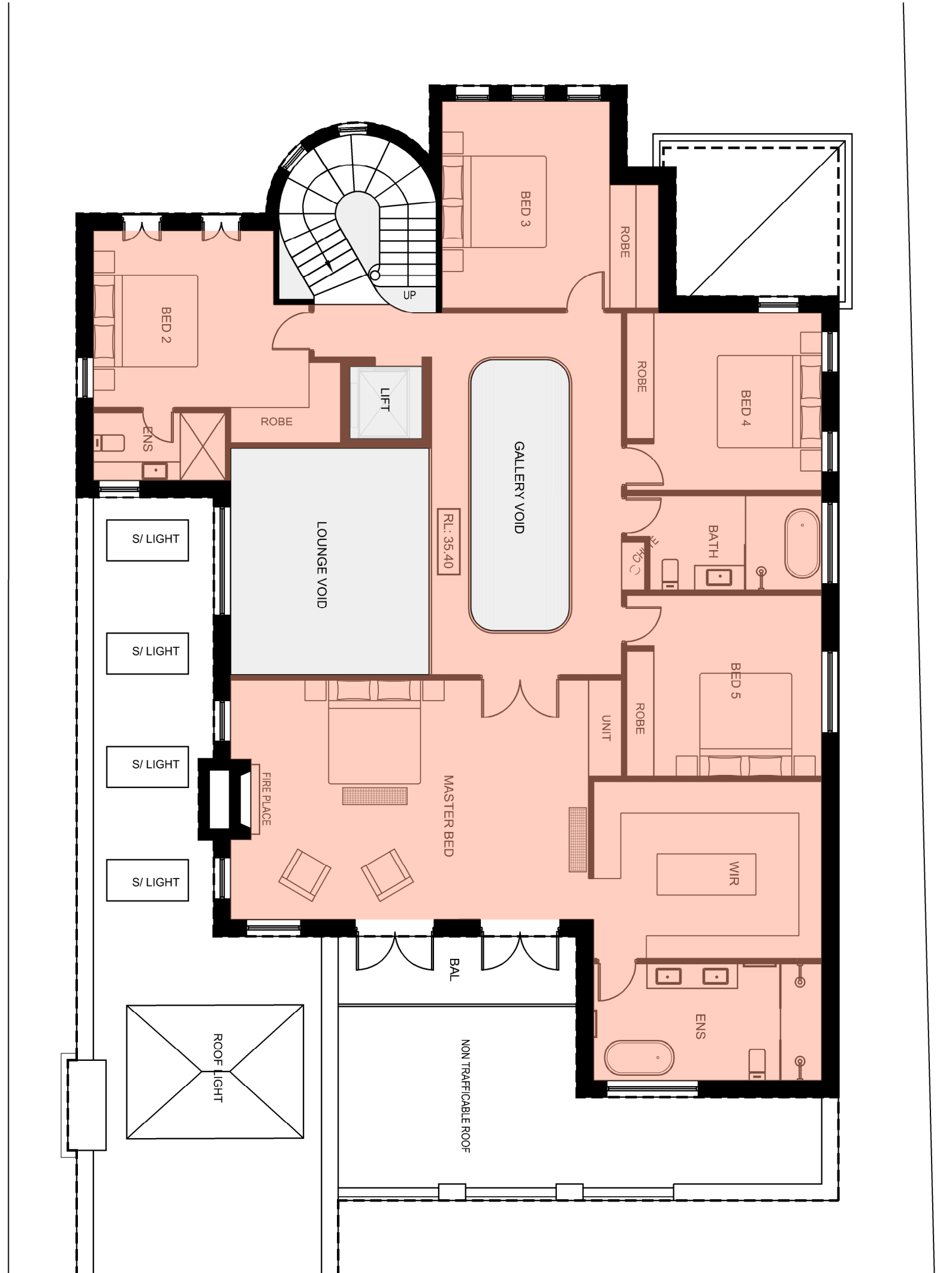
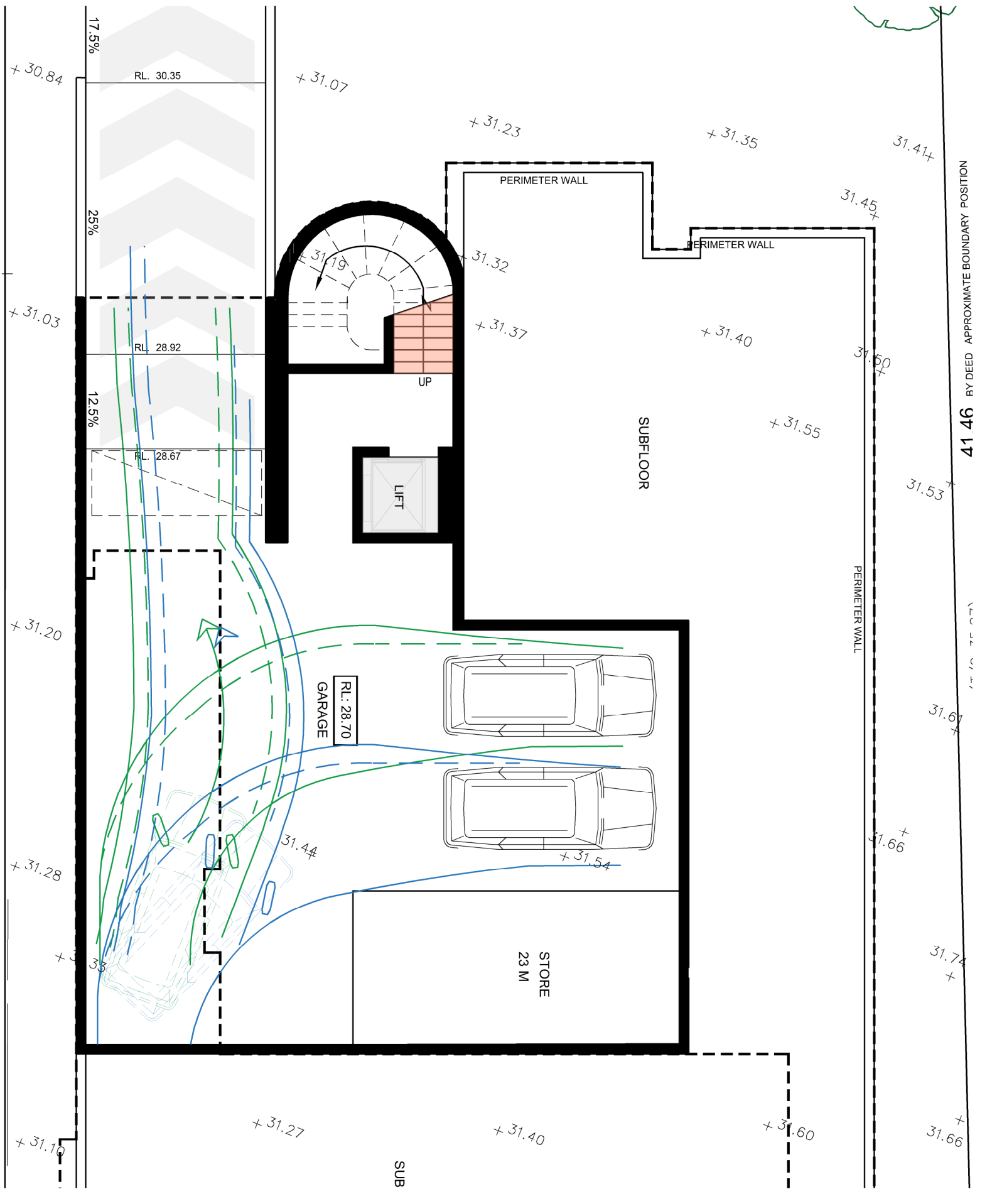


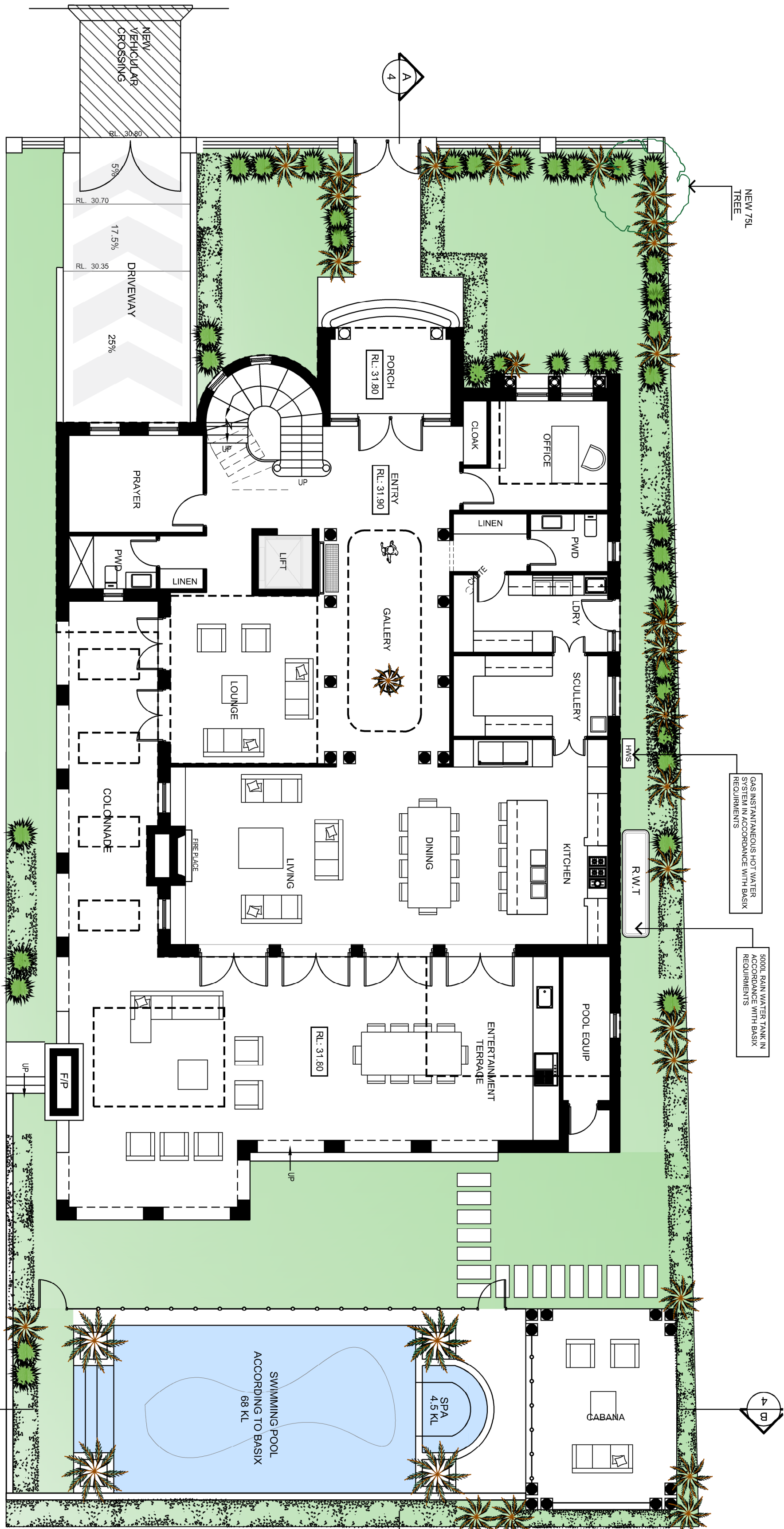
GROUND FLOOR PLAN-FSR MAPS  
SCALE 1:100/200



FIRST FLOOR PLAN-FSR MAPS  
SCALE 1:100/200



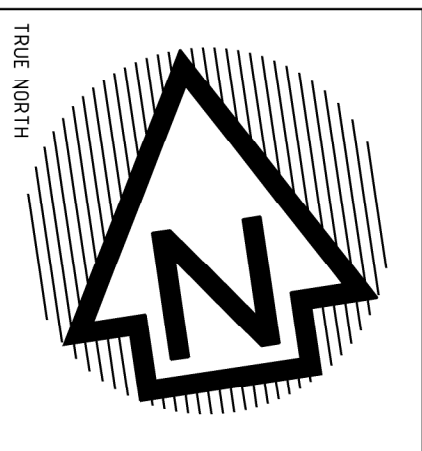
BASEMENT FLOOR PLAN-FSR MAP  
SCALE 1:100/200



LANDSCAPE PLAN  
SCALE 1:100/200

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NOTE	
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SELECTED TYPICAL PROTECTION TO BE USED ON SITE IN ACCORDANCE WITH LOCAL AUTHORITIES WITH LOCAL CODES'S REQUIREMENTS. B.C.A. AND ALL RELIANT AUSTRALIAN STANDARDS.	
NOTE: 4	VISION GROUP ARCHITECTS TO COMPLY WITH REQUIREMENTS OF SPECIFIC STANDARDS AND CODES AND TO BE REPRODUCED IN PART OR IN WHOLE ON ANY MEDIUM WITHOUT THE WRITTEN PERMISSION OF VISION GROUP ARCHITECTS.
ISSUE	AMENDMENT
A	1
DATE	FEB 2022
INT	D.S.



Client	Address
HABIB, FAWAZ	7 SOLOMON COURT, GREENACRE, NSW LOT 5 IN DP 200837
Project	Drawing Title
PROPOSED NEW 2 STOREY DWELLING OVER BASEMENT INCLUDING POOL & FENCE	AREA MAPS

VISION GROUP ARCHITECTS	Studio 2, Level 1, 490 James Rigney Way, Stanhfield South NSW 2136
Phone 9442 244 Mail PO Box 4146, Stanhfield South NSW 2136	www.visiongrouparchitects.com.au
Non-nominated architect Diana Stovercu NSW RMA 10706	

Drawn	SD	Date	Job Number	Sheet
Cred	D.S.	FEB 2022	1388	05

Scale	1:100 A1	1:200 A3
Issue	A	

BANKSTOWN COUNCIL LEP 2015 BANKSTOWN DEVELOPMENT CONTROL PLAN 2015 (R2) Low Density Residential	
KEY PROPOSAL STATISTICS - NEW DWELLING HOME	
SITE AREA: FRONTAGE: NUMBER OF DWELLINGS:	835.25m <sup>2</sup> 19.65m 1
*ALLOWABLE FSR 4.4C Exceptions to floor space ratio (Zone R2) Lot area (m <sup>2</sup> ) Floor space ratio > 728.3m <sup>2</sup> 0.50:1 Maximum FSR = 417.62m <sup>2</sup>	
*GROSS FLOOR AREA PROPOSED BASEMENT LEVEL GROUND FLOOR AREA: FIRST FLOOR AREA:	1.8m <sup>2</sup> 220.5m <sup>2</sup> 193.0m <sup>2</sup>
PROPOSED FSR : EXCLUDING STAIRS, VOIDS AND PARKING	415.3m <sup>2</sup> (0.497:1)
LANDSCAPING FRONT SETBACK REQUIRED PROPOSED	45% (63.5m <sup>2</sup> ) 61.5% (86.50m <sup>2</sup> )
PRIVATE OPEN SPACE REQUIRED PROPOSED	80m <sup>2</sup> 325.23m <sup>2</sup>

gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes:

- the area of a mezzanine, and
- habitable rooms in a basement or an attic, and
- any shop, auditorium, cinema, and the like, in a basement or attic, but excludes:
- any area for common vertical circulation, such as lifts and stairs, and
- any basement;
- storage, and
- vehicular access, loading areas, garbage and services, and
- plant rooms, lift towers and other areas used exclusively for mechanical services, lifts, ducting, and
- any parking to meet any requirements of the consent authority
- including access to that parking(9); and
- any space used for the loading or unloading of goods (including access (11) and
- terraces and balconies with outer walls less than 1.4 metres high, and
- voids above a floor at the level of a storey or storey above.