

sediment control notes:

all erosion and sedimentation control measurements, including revegetation and storage of soil and topsoil, shall be implemented to the standards of the soil conservation of n.s.w.

all drainage works shall be constructed around and stabilised as early as possible during development

sediment traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench.

all sediment basins and traps shall be cleaned when the structures are a maximum of 60% full of materials, including the maintenance period.

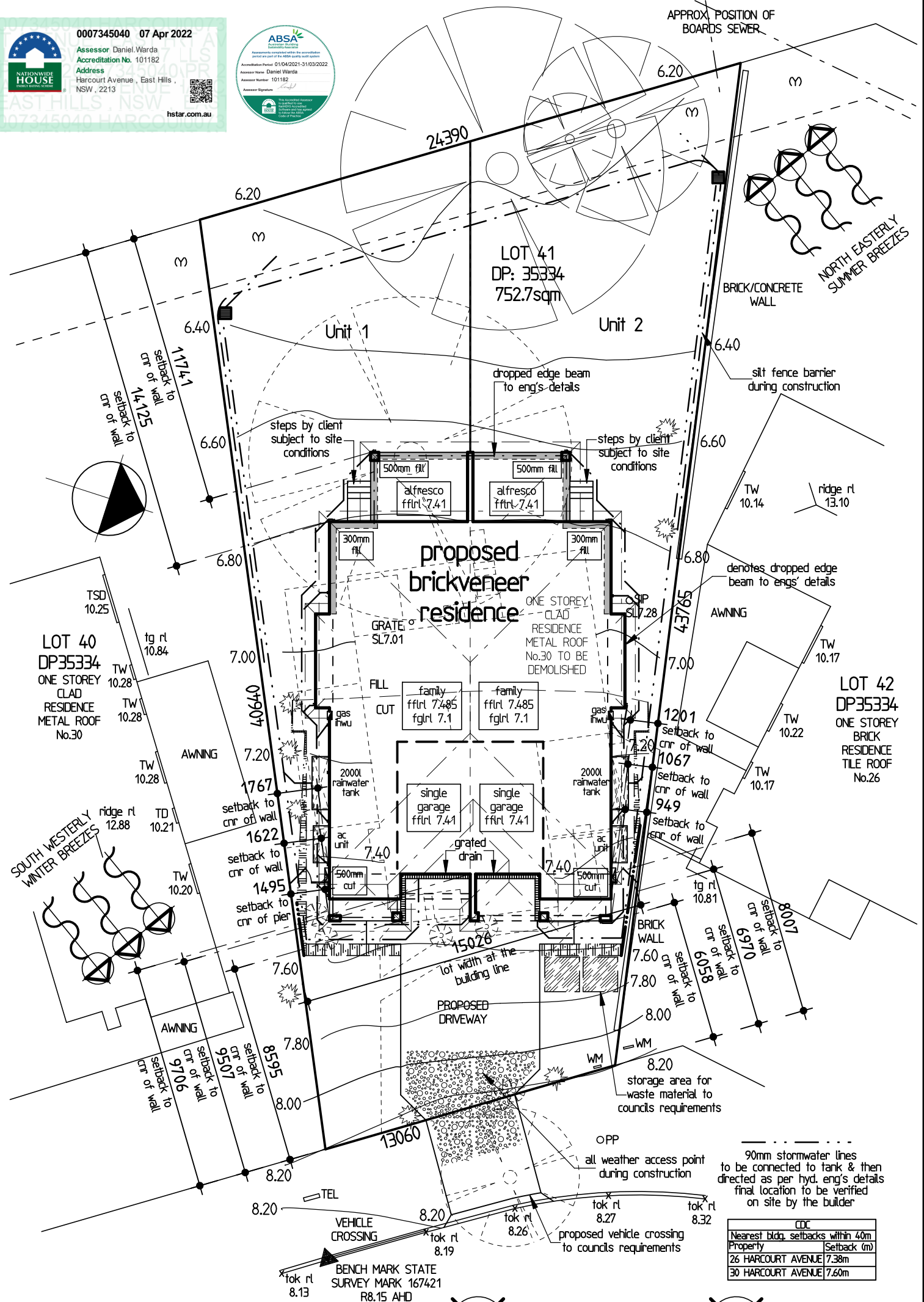
all disturbed areas shall be revegetated as soon as the relevant works are completed.

soil and topsoil stockpiles shall be located away from drainage lines and area where water may concentrate.

filter shall be constructed by stretching a filter fabric (propex or approved equivalent) between post at 2m centres). fabric shall be buried 150mm along its lower edge.

general notes:

- final location of buildings to be verified on site by a registered surveyor
- all aspects of construction to comply with the applicable performance requirements of the BCA
- Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved plans.
- sewer to local authorities requirements.
- all ground lines to be verified on-site by the builder.
- written dimensions to take precedence over scaling. any plan discrepancies to be referred back to a/n design.
- finished floor levels may vary (+/- 200mm) from those indicated on plan, due to site clearing, demolition, contour inconsistencies etc.
- garage / driveway profiles must always comply to Australian standards AS 2890.
- see elevations regarding all dropped edge beam details.
- tender/contract relevant to this proposal are to take preference to this plan.
- window spacings shown on plan are approximate and may vary on site.
- plan to be read in-conjunction with engineering plans
- All retaining walls, driveways, garden steps & fencing by owner unless noted otherwise
- All bedroom window openings higher than 2m from finished ground level to be protected in accordance with Clause 3.9.2.5 of Volume 2 of the BCA
- window and door heights on elevations are approximate only and may vary on site
- No works are to be carried out over an easement. No works are to be carried out over council property without prior council approval



Site data

site area = 752.7 sqm

floor space ratio
required = 50% or 376.4 sqm
provided = 41.5% or 312.4 sqm

landscape in front of the building line
existing = 97.9 sqm
required = 45% or 44.1 sqm
provided = 65 sqm

private open space
required = 80 sqm
unit 1 provided = 175.8 sqm
unit 2 provided = 199.6 sqm

Building Height

permissible = 9000 mm
provided = 8550 mm

Floor areas Unit 1

ground floor area = 80.8 sqm
garage floor area = 18.1 sqm
porch area = 2.9 sqm
alfresco area = 12.9 sqm
first floor area = 92.6 sqm
balcony area = 3.5 sqm

total floor area = 210.8 sqm or 22.7 sqs

Floor areas Unit 2

ground floor area = 80.8 sqm
garage floor area = 18.1sqm
porch area = 2.9 sqm
alfresco area = 12.9 sqm
first floor area = 92.6 sqm
balcony area = 6.9 sqm

total floor area = 214.2 sqm or 23 sqs

SITE PLAN 1:200

(M) EASEMENT FOR DRAINAGE - G567905 & G566551



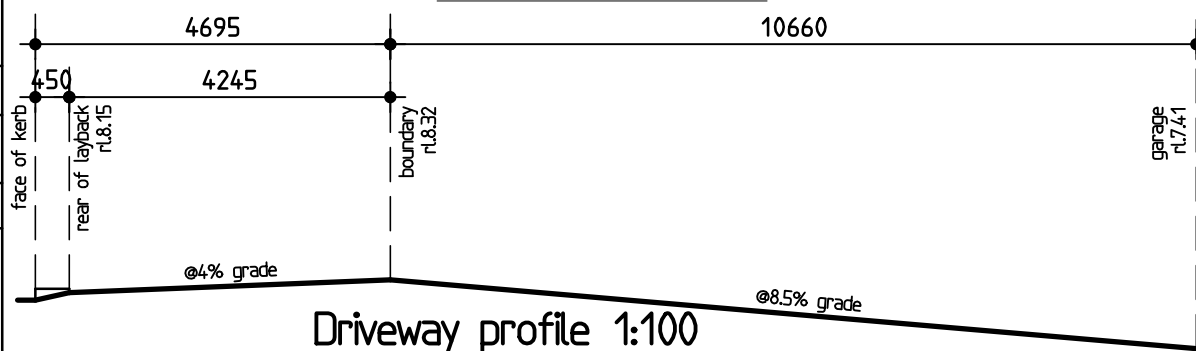
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FOR Paul Hardy

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COUNCIL Banksstown ESTATE

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D	Hydraulics	DI	7-03-22
C	CC plans	JG	22-12-21
B	Amendment	DP	03-11-21
A	Siting	DP	21-10-21
REV	DESCRIPTION	DWN	DATE
house type	Blossom 23	DRAWING N°:	AND-34990
facade	Vogue	SHEET	2 OF 12
hand	Center	JOB N°:	03725
		Master:	AND-30325