

- 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



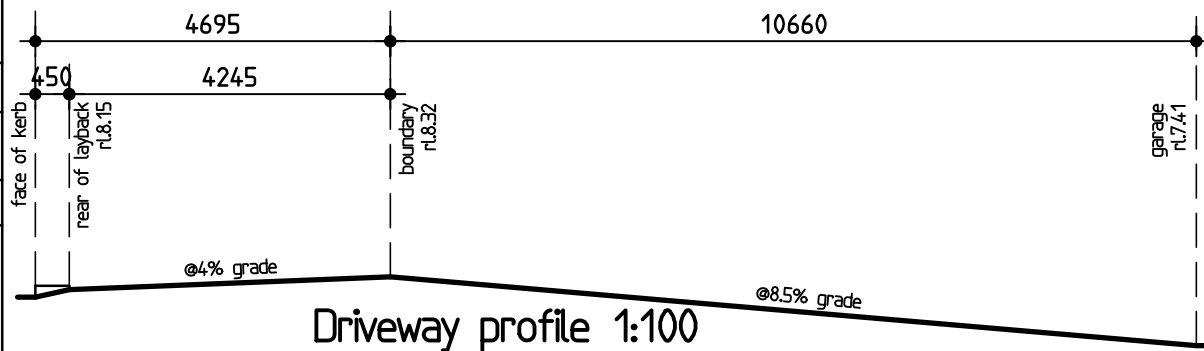
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FOR Paul Hardy

AT Lot 41, No.28 Harcourt Avenue, East Hills DP:35334

COUNCIL Banksstown ESTATE

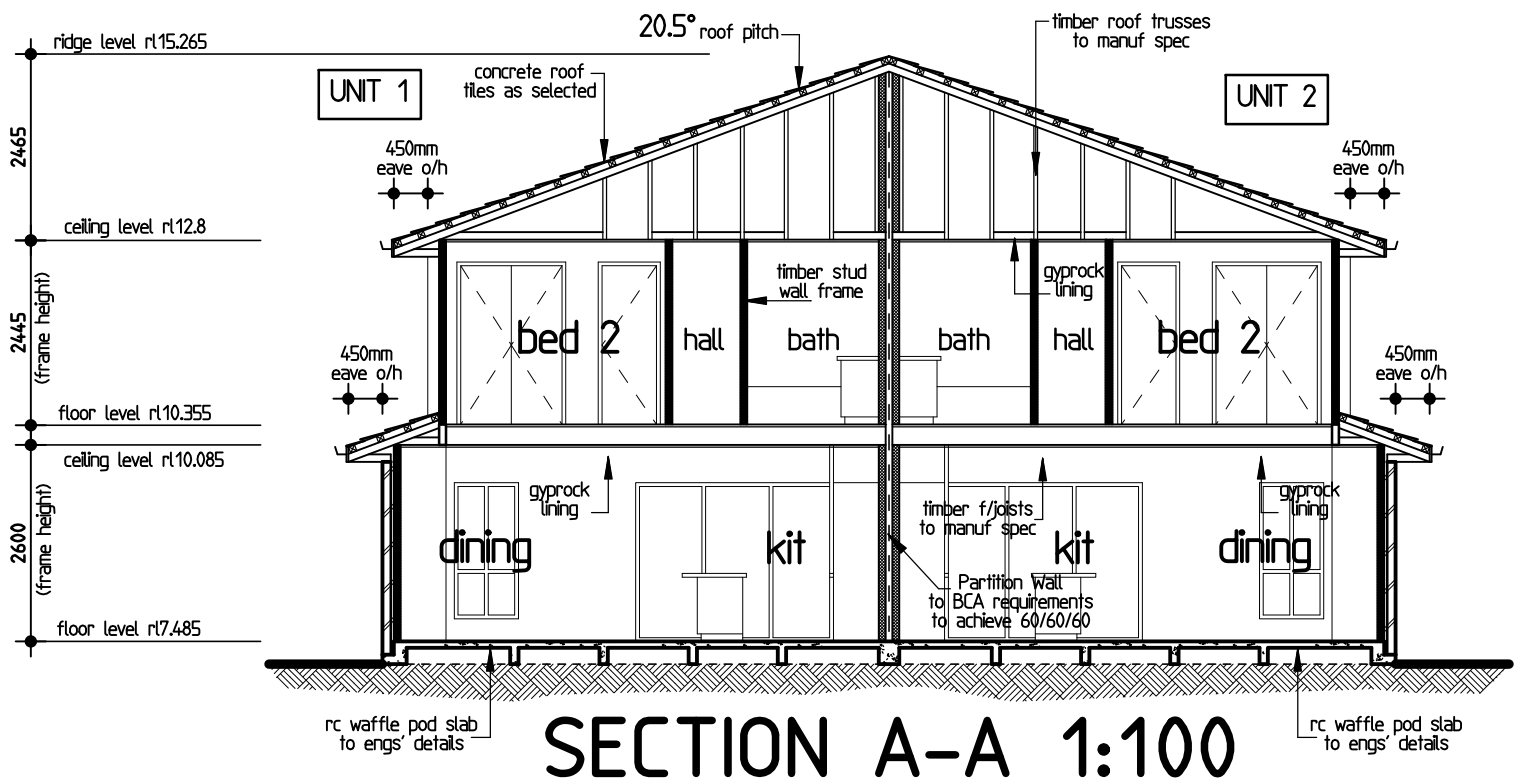
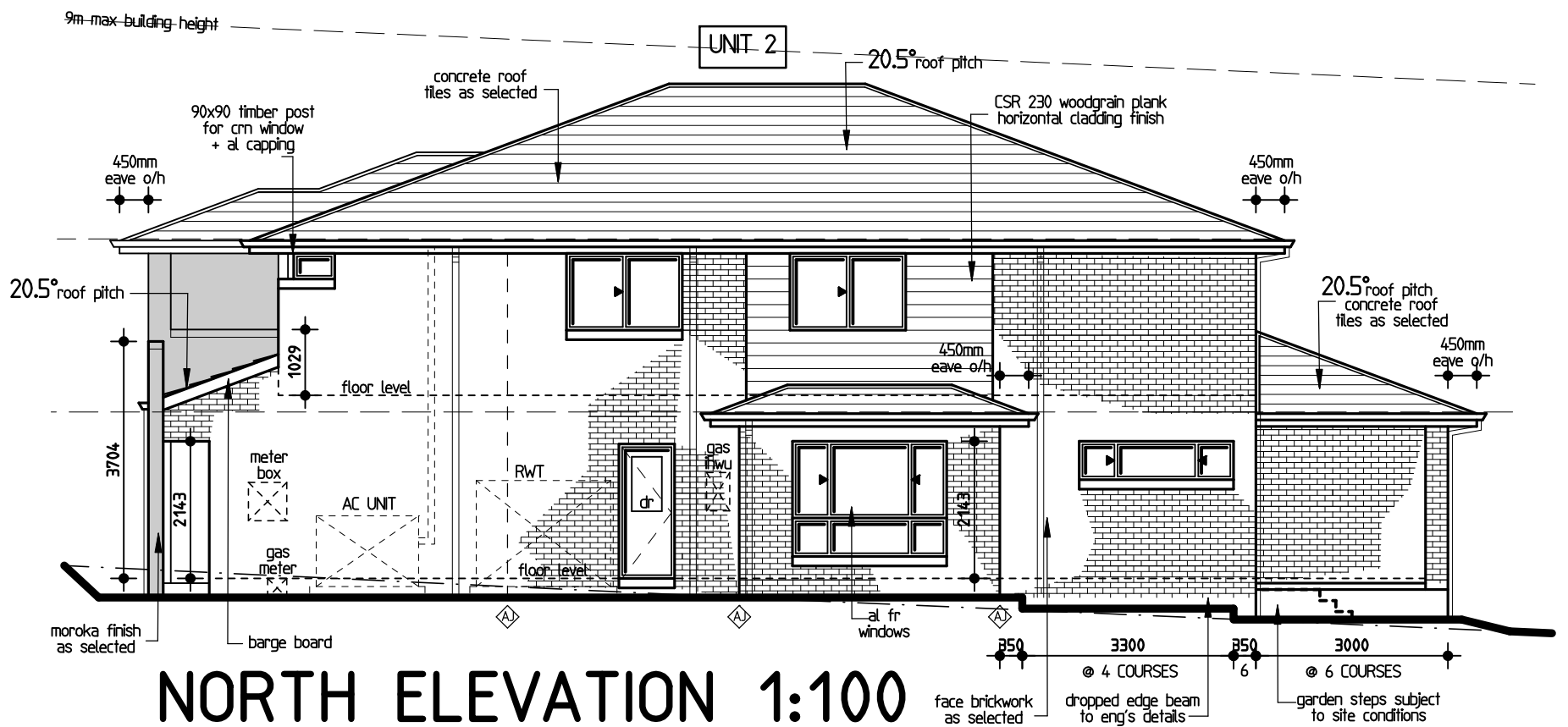
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D	Hydraulics	DI	7-03-22
C	CC plans	JG	22-12-21
B	Amendment	DP	03-11-21
A	Siting	DP	21-10-21
REV	DESCRIPTION	DWN	DATE
house type	Blossom 23	DRAWING N°:	AND-34990
facade	Vogue	SHEET	2 OF 12
hand	Center	JOB N°:	03725
		Master:	AND-30325





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COUNCIL Banskotown

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A	Siting	DP	21-10-21
REV	DESCRIPTION	DWN	DATE
	house type Blossom 23		DRAWING N°: AND-34990
	facade Vogue		SHEET 6 OF 12
hand Center	JOB N°: 03725	Master: AND-30325	

lot 40  
DP35334

lot 41  
DP35334

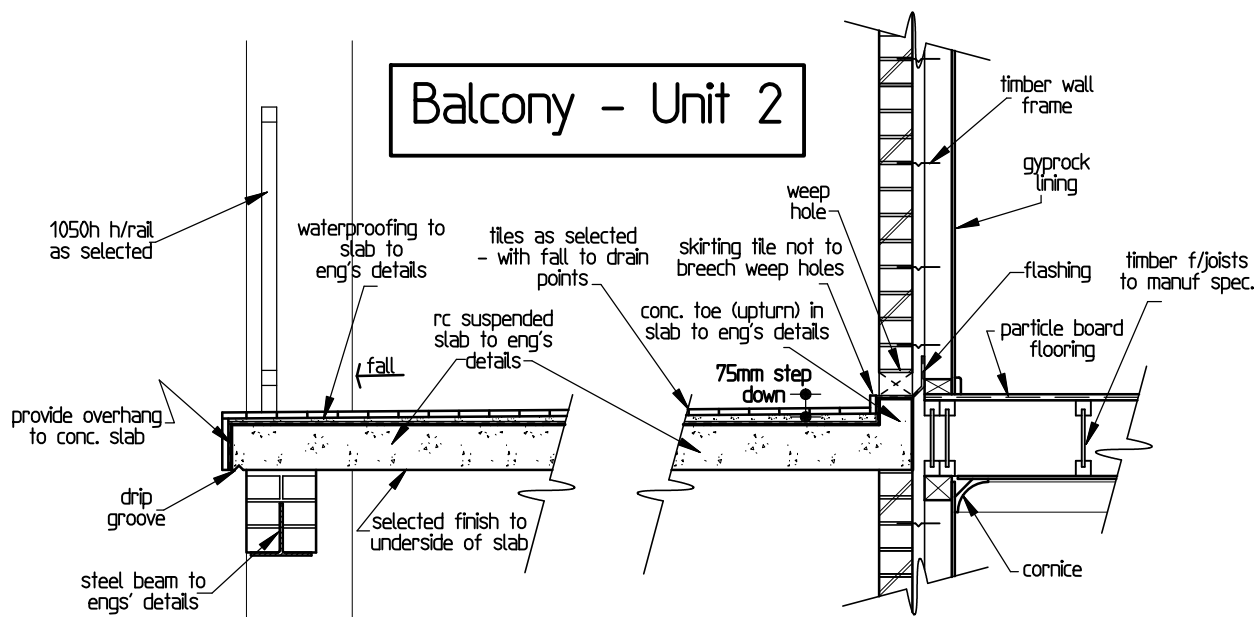
lot 42  
DP35334



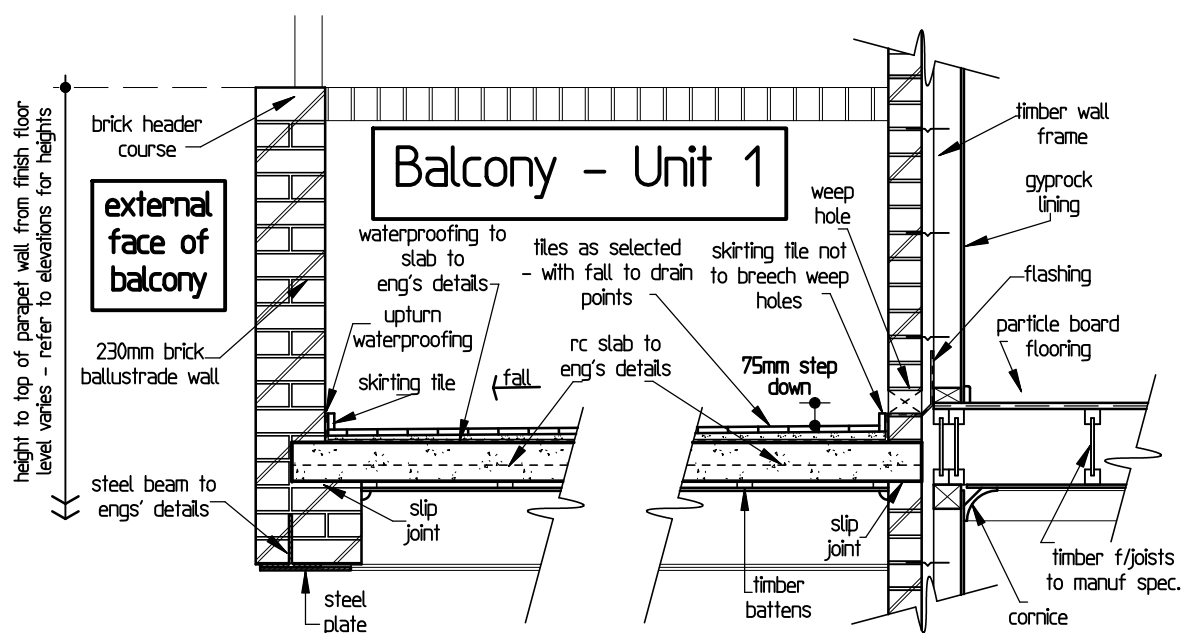
one storey  
clad residence  
metal roof  
No.30

Proposed Residence  
**streetscape 1:200**  
HARCOURT AVENUE

one storey  
brick residence  
tile roof  
No.26



Concrete balcony detail (typical) 1:25



Concrete balcony detail (typical) 1:25



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0007345040 07 Apr 2022

Assessor Daniel Warda  
Accreditation No. 101182

Address  
Harcourt Avenue, East Hills,  
NSW, 2213

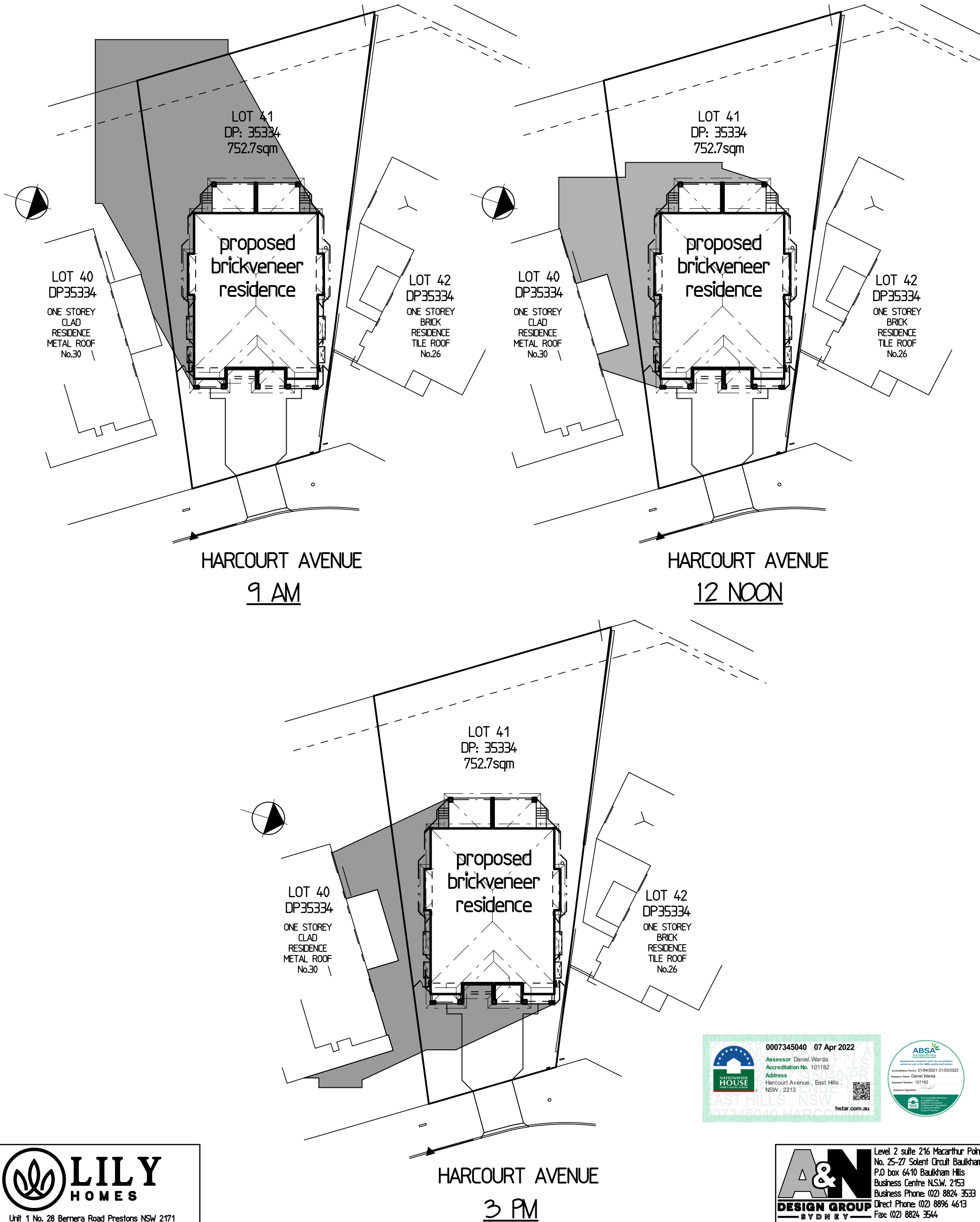


Assessor Number 101182  
Assessor Signature



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facade Vogue		SHEET 7 OF 12	
hand Center		Master: AND-30325	



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HARCOURT AVENUE  
3 PM  
**SHADOW DIAGRAMS  
JUNE 21ST MID-WINTER 1:350**

shadow diagrams to be used as a guide only site conditions may cause variations

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facade	Vogue	SHEET	11 OF 12
hand	Center	JOB N°:	Master: AND-30325
		03725	