

- ABBREVIATIONS
- MB MAIL BOX
  - NGL NATURAL GROUND LEVEL
  - FFL FINISHED FLOOR LEVEL
  - AHD AUSTRALIAN HEIGHT DATUM
  - AC AIR CONDITIONING
  - HWS HOT WATER SYSTEM
  - RWT RAINWATER TANK
  - DP DOWNPIPES
  - CB COUNCIL BINS
  - D.E.B DROP EDGE BEAM

SITE LEGEND

BASEMENT LEVEL	
GROUND LEVEL	
FIRST LEVEL	

COMPLIANCE AREA CALCULATON (SITE AREA 613.00M²)

(FLOOR AREA CALCULATIONS EXCLUDES GARAGE, VOIDS / SHAFTS PORCH, ALFRESCO AND THE AREA OF EXTERNAL SKIN WALL)

BASEMENT FLOOR: 107.50 M²  
GROUND FLOOR: 151.80M²  
ALFRESCO: 59.70 M²  
FIRST FLOOR: 153.30 M²  
BALCONIES: 24.00 M²

TOTAL COMPLIANCE AREA: 496.300 M²

F.S.R. = GROSS FLOOR AREA / SITE AREA:  
GROUND FLOOR: 151.80 M²  
FIRST FLOOR: 153.30 M²

TOTAL PROPOSED GROSS FLOOR AREA: 332.40 M²

PERMISSIBLE FSR = 0.5:1 (306.50 M²)  
PROPOSED FSR = 304.80 M² / 613.00 M² OR 0.49:1

LANDSCAPE AREA CALCULATION

SITE AREA: 613 M²  
LANDSCAPING FRONT YARD: 54.50 M²  
LANDSCAPING REAR YARD: 83.90 M²  
TOTAL LANDSCAPING AREA: 136.40 M²

SOFT SOIL ZONES: 22.25%

PRIVATE OPEN SPACE

REQUIRED POS: 80.00 M²  
PROPOSED POS: 149.00 M²



GENERAL NOTES: DO NOT SCALE DRAWINGS, USE FIGURED DIMENSIONS ONLY. CONFIRM DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. DISCREPANCIES MUST BE BROUGHT TO THE ATTENTION OF THIS FIRM IMMEDIATELY. ENGINEERING PLANS AND DETAILS MUST TAKE PREFERENCE TO THIS DRAWING. ALL WORK IS TO BE CARRIED OUT AS PER APPROVED PLANS IN ACCORDANCE WITH THE BCA AND RELEVANT CONSENT AUTHORITY CONDITIONS. COPYRIGHT CLAUSE: THE DESIGN AND DETAILS CONTAINED ON THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND IS SUPPLIED IN CONFIDENCE THAT IT IS NOT TO BE USED FOR ANY OTHER PURPOSE EXCEPT THAT AUTHORISED BY THIS FIRM - THE LEGAL AND BENEFICIAL OWNER.

- GENERAL NOTES
- LIFT OFF HINGES TO ALL BATHROOM DOORS.
  - ALL MECHANICAL VENTILATION TO BE DUCTED.
  - RANGEHOOD TO BE DUCTED EXTERNALLY.
  - ALL SQUARE SET OPENINGS FOR 2.4M CEILINGS TO BE 2.1M IN HEIGHT.
  - ALL INTERNAL DOORS TO BE 2400mm IN HEIGHT UNLESS STATED OTHERWISE.
  - ALL WINDOWS SET TO 2400mm HEAD HEIGHT UNLESS STATED OTHERWISE.
  - PROVIDE A 25mm MINIMUM RECESS IN CONCRETE SLAB FOR ALL WET AREAS.
  - ALL SHOWER NICHE TO BE 600mm X 600mm IN DIMENSIONS AT 1200mm FFL UNLESS STATED OTHERWISE.
  - HARD WIRED PHOTO-ELECTRIC SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH NCC PART 3.7.5 & AS 3786.
  - EXHAUST SYSTEMS INSTALLED IN THE KITCHEN, BATHROOM, SANITARY COMPARTMENTS OR LAUNDRY MUST COMPLY WITH MINIMUM FLOW RATES AS SPECIFIED IN NCC PART 3.8.7.3. BATHROOM, SANITARY COMPARTMENTS & LAUNDRIES MUST BE DISCHARGED DIRECTLY VIA SHAFT OR DUCT TO OUTDOOR AIR OR TO A VENTILATED ROOF SPACE COMPLYING WITH NCC PART 3.8.7.4

FILLS	
STEEL BEAM	
OVERHEAD	
TILED	

PROJECT DETAILS

PROPOSED: DOUBLE STOREY HOUSE WITH BASEMENT CARPARKING

CLIENT NAME: JOYCE NGUYET HANG  
ADDRESS: 7 CRAGG ST, CONDELL PARK

LOT NO: 8  
DP NO: 13832

COUNCIL: CANTEBURY BANKSTOWN COUNCIL



DESIGNED: AO    CHECKED: AO

DRAWN: AO    DATE: 27/04/2022

SCALE: 1:200    DRAWING NO: 02

TITLE: SITE PLAN

