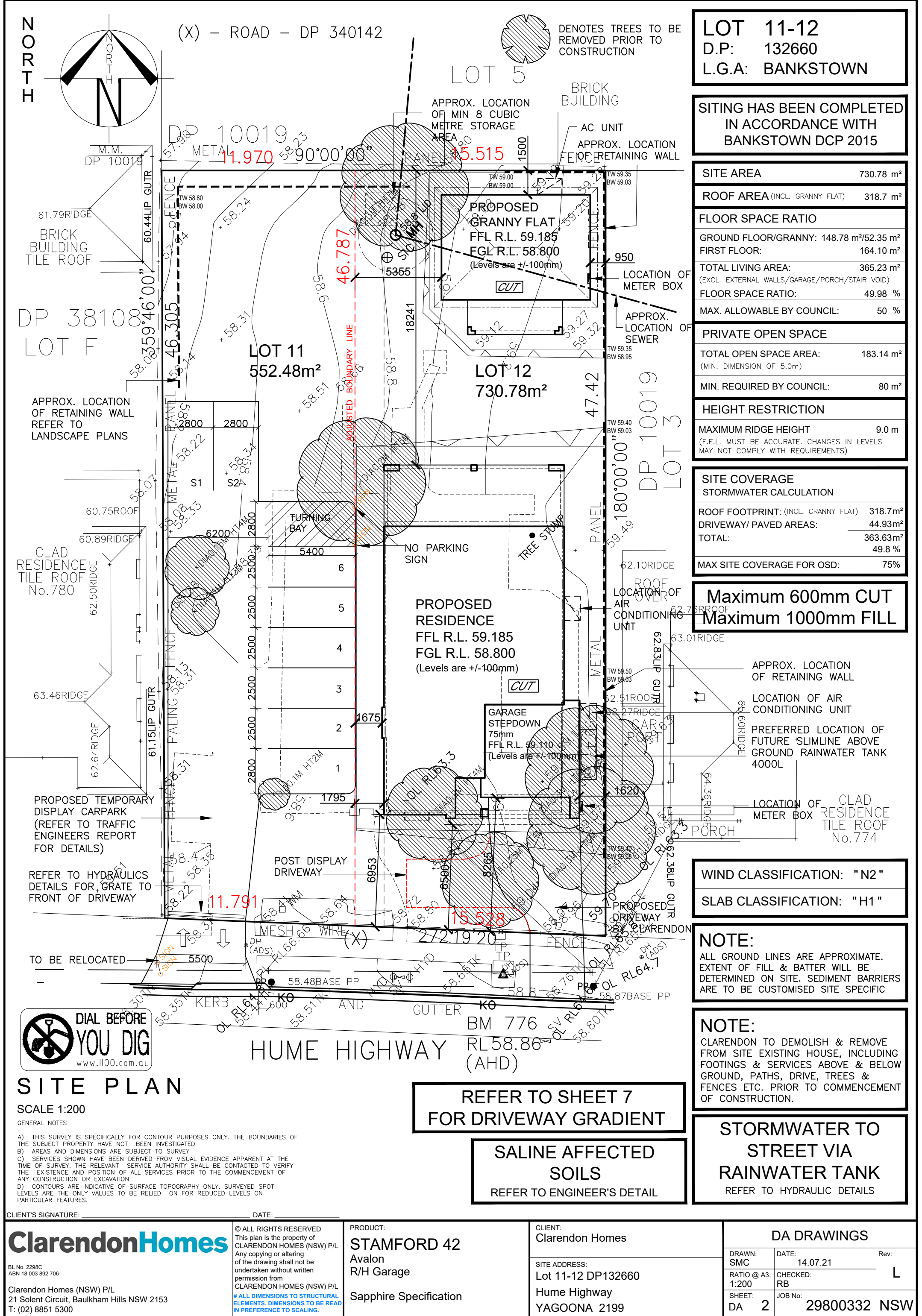




LOT 11-12
D.P: 132660
L.G.A: BANKSTOWN

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
BANKSTOWN DCP 2015

SITE AREA	730.78 m ²
ROOF AREA (INCL. GRANNY FLAT)	318.7 m ²
FLOOR SPACE RATIO	
GROUND FLOOR/GRANNY: 148.78 m ² /52.35 m ²	
FIRST FLOOR:	164.10 m ²
TOTAL LIVING AREA:	365.23 m ²
(EXCL. EXTERNAL WALLS/GARAGE/PORCH/STAIR VOID)	
FLOOR SPACE RATIO:	49.98 %
MAX. ALLOWABLE BY COUNCIL:	50 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	183.14 m ²
(MIN. DIMENSION OF 5.0m)	
MIN. REQUIRED BY COUNCIL:	80 m ²
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT	9.0 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	

SITE COVERAGE	
STORMWATER CALCULATION	
ROOF FOOTPRINT: (INCL. GRANNY FLAT)	318.7m ²
DRIVEWAY/ PAVED AREAS:	44.93m ²
TOTAL:	363.63m ²
	49.8 %
MAX SITE COVERAGE FOR OSD:	75%

Maximum 600mm CUT
Maximum 1000mm FILL

WIND CLASSIFICATION: "N2"
SLAB CLASSIFICATION: "H1"

NOTE:
ALL GROUND LINES ARE APPROXIMATE.
EXTENT OF FILL & BATTER WILL BE
DETERMINED ON SITE. SEDIMENT BARRIERS
ARE TO BE CUSTOMISED SITE SPECIFIC

NOTE:
CLARENDON TO DEMOLISH & REMOVE
FROM SITE EXISTING HOUSE, INCLUDING
FOOTINGS & SERVICES ABOVE & BELOW
GROUND, PATHS, DRIVE, TREES &
FENCES ETC. PRIOR TO COMMENCEMENT
OF CONSTRUCTION.

STORMWATER TO
STREET VIA
RAINWATER TANK
REFER TO HYDRAULIC DETAILS

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300

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ALL DIMENSIONS TO STRUCTURAL
ELEMENTS. DIMENSIONS TO BE READ
IN PREFERENCE TO SCALING.

PRODUCT:
STAMFORD 42
Avalon
R/H Garage

Sapphire Specification

CLIENT:
Clarendon Homes

SITE ADDRESS:
Lot 11-12 DP132660
Hume Highway
YAGOONA 2199

DA DRAWINGS

DRAWN: SMC	DATE: 14.07.21	Rev: L
RATIO @ A3: 1:200	CHECKED: RB	
SHEET: DA 2	JOB No: 29800332	NSW

REFER TO SHEET 7
FOR DRIVEWAY GRADIENT

SALINE AFFECTED
SOILS
REFER TO ENGINEER'S DETAIL