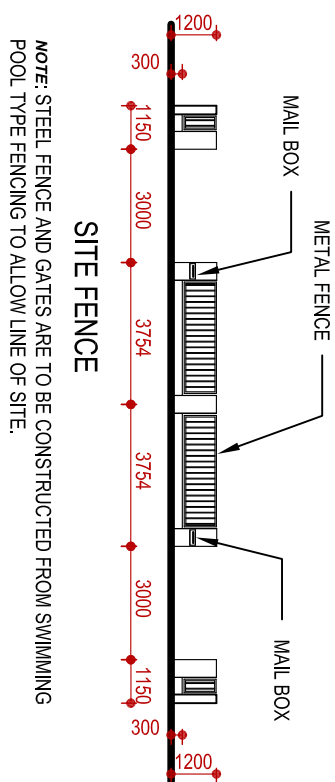


LEGEND		LEGEND	
	PLAIN CONCRETE	GS	GARBAGE SPACE
	GRASS AREA	ACU	AIR CONDITION UNIT
	MULCH AREA	RWT	RAIN WATER TANK TO BASIX REQUIREMENTS
	STENSELL CONCRETE	CL	CLOSING LINE
	TILES AREA	HWS	HOT WATER SYSTEM TO BASIX REQUIREMENTS
	SECOND STORY		
	GROUND LEVEL		

GENERAL NOTES:

- ALL DIMENSIONS ARE IN MILLIMETERS.
- ALL CONSTRUCTION IS TO BE TO THE RELEVANT AUSTRALIAN STANDARDS. THE DCP COUNCIL REQUIREMENTS AND WHERE NECESSARY TO ENGINEERS SPECIFICATIONS AND DETAILS.
- ALL FOOTINGS TO ENGINEERS SPECIFICATIONS. DO NOT SCALE OFF.
- BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE, BEFORE COMMENCING CONSTRUCTION.
- BUILDER TO ENSURE NO BUILDING LINE OR EASEMENTS ENCROACHMENTS.
- ARCHITECTURAL PLANS ARE TO BE READ IN CONJUNCTION WITH THE BUILDING SPECIFICATION.
- IF IN DOUBT, REFER TO OWNER.
- ALL STORM-WATER AND SEWER CONNECTIONS AS PER STANDARD COUNCIL AND WATERBOARD REQUIREMENTS.



SITE PLAN

Scale 1:200

- EXISTING TREE TO BE RETAINED AND PROTECTED
NO WORK ARE TO OCCUR WITHIN 3.0 METERS
RADIUS OF THESE TREES AS MEASURED FROM
THE CENTER OF THE TRUNK AS PER CONDITION 2B
OF DETERMINATION NO DA-190/2020

- EXISTING TREE TO BE RETAINED AND PROTECTED
NO WORK ARE TO OCCUR WITHIN 3.0 METERS
RADIUS OF THESE TREES AS MEASURED FROM
THE CENTER OF THE TRUNK AS PER CONDITION 2B
OF DETERMINATION NO DA-190/2020

TOTAL LAND AREA	= 695.6 m ²
GROUND FLOOR AREA PER UNIT	= 90.9 m ²
FIRST FLOOR AREA PER UNIT	= 82.1 m ²
TOTAL FLOOR AREA PER UNIT	= 173.0 m ²
TOTAL FLOOR AREA	= 346.0 m ²
RATIO OF BUILDING	= 1 : 0.50
GARAGE AREA PER UNIT	= 33.0 m ²
IMPERVIOUS AREA = 40%	

OWNER: MR MINA GIRGIS					PROPOSED NEW DUEL OCCUPANCY DUPLEX	
Plan No	Date	Issue No	Scale	Sheet No	SITE: 16 PETUNIA AVENUE BANKSTOWN	
8/11/2019	08/11/2019	B	1: 200	1	SHEET: SITE PLAN	
RAFLA ARCH					COUNCIL: CANTERBURY BANKSTOWN CITY COUNCIL	
Architectural design & drafting services						
Pn: 0409 701 575						
Email:rafla.arch@bigpond.com						
B	06/07/2022	SECTION 4.55				
A	08/11/2019	DA APPLICATION				
Date	Rev	Description				