
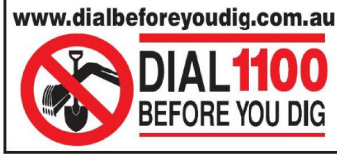




Product:		Facade:		Site Address:		Title:		Job No.:		Issue	Date	Description	Drawn
EVEREST 24 - MODIFIED		CLASSIC CUSTOM		Lot 17, 20 Gail Place, Bankstown NSW 2200		PERSPECTIVE		222039		A	09.05.2022	CONCEPT DESIGN PLANS	PM
				Council: Canterbury Bankstown		Client: Christos Koukoutaris		OWNER ACCEPTANCE		B	19.05.2022	CHANGES AS PER QR 1.0	PM
										C	13.07.2022	SITING AS PER DETAILED SURVEY	AP
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								Sheet No: 00.0		Date: 29.04.2022			
								OWNER SIGNATURE		DATE			
								OWNER SIGNATURE		DATE			

Area Schedule (Gross Building)		Area Schedule (Gross Building)	
Name	Areas	Name	Areas
Ground Floor	73.53 m <sup>2</sup>	Ground Floor	73.53 m <sup>2</sup>
First Floor	86.23 m <sup>2</sup>	First Floor	86.23 m <sup>2</sup>
Garage	18.17 m <sup>2</sup>	Garage	18.17 m <sup>2</sup>
Porch	2.33 m <sup>2</sup>	Porch	2.33 m <sup>2</sup>
Alfresco	6.46 m <sup>2</sup>	Alfresco	6.46 m <sup>2</sup>
SIDE A - GROSS BUILDING AREA: 5	186.72 m <sup>2</sup>	SIDE B - GROSS BUILDING AREA: 5	186.72 m <sup>2</sup>



CAUTION: FROM DBYD SEARCH ONLY  
DENOTES APPROX. SEWER LINE  
S S S S  
DENOTES OVERHEAD POWER LINES  
OH OH OH OH

NOTES :

- THIS DETAIL SURVEY IS NOT A 'SURVEY' AS DEFINED BY THE SURVEYING & SPATIAL INFORMATION ACT, 2002.
- DATUM OF LEVELS : AUSTRALIAN HEIGHT DATUM
- ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE BY THE NSW LAND REGISTRY AND ARE SUBJECT TO FINAL SURVEY.
- NO SEARCH MADE OF LOCATION AND NATURE OF TELEPHONE, ELECTRICITY, SEWER, WATER, GAS AND DRAINAGE RECORDS AT THE RELEVANT AUTHORITY. PRIOR TO ANY CONSTRUCTION THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR LOCATION OF SERVICES.
- THE POSITION OF IMPROVEMENTS IN RELATION TO BOUNDARIES IS DIAGRAMMATIC ONLY.
- VISIBLE, ACCESSIBLE SERVICES LOCATED ONLY
- SIGNIFICANT TREES LOCATED ONLY.
- NEIGHBOURING HOUSES, RIDGE AND ROOF POSITIONS ARE APPROXIMATE ONLY.
- THIS TITLE BLOCK AND NOTES IS AN INTEGRAL PART OF THIS DRAWING WHICH IS NOT TO BE REMOVED.
- CONTOURS ARE INDICATIVE ONLY. SPOT LEVELS SHOULD BE OBTAINED FROM A SURVEYOR.

LAND ZONE	R2
SUBDIVISION TITLE	TORRENS
SITE CLASSIFICATION	P
SOIL CLASSIFICATION	H2
SALINITY AFFECTED	A2
WIND CLASSIFICATION	N2
ROCK ENCOUNTERED	NO

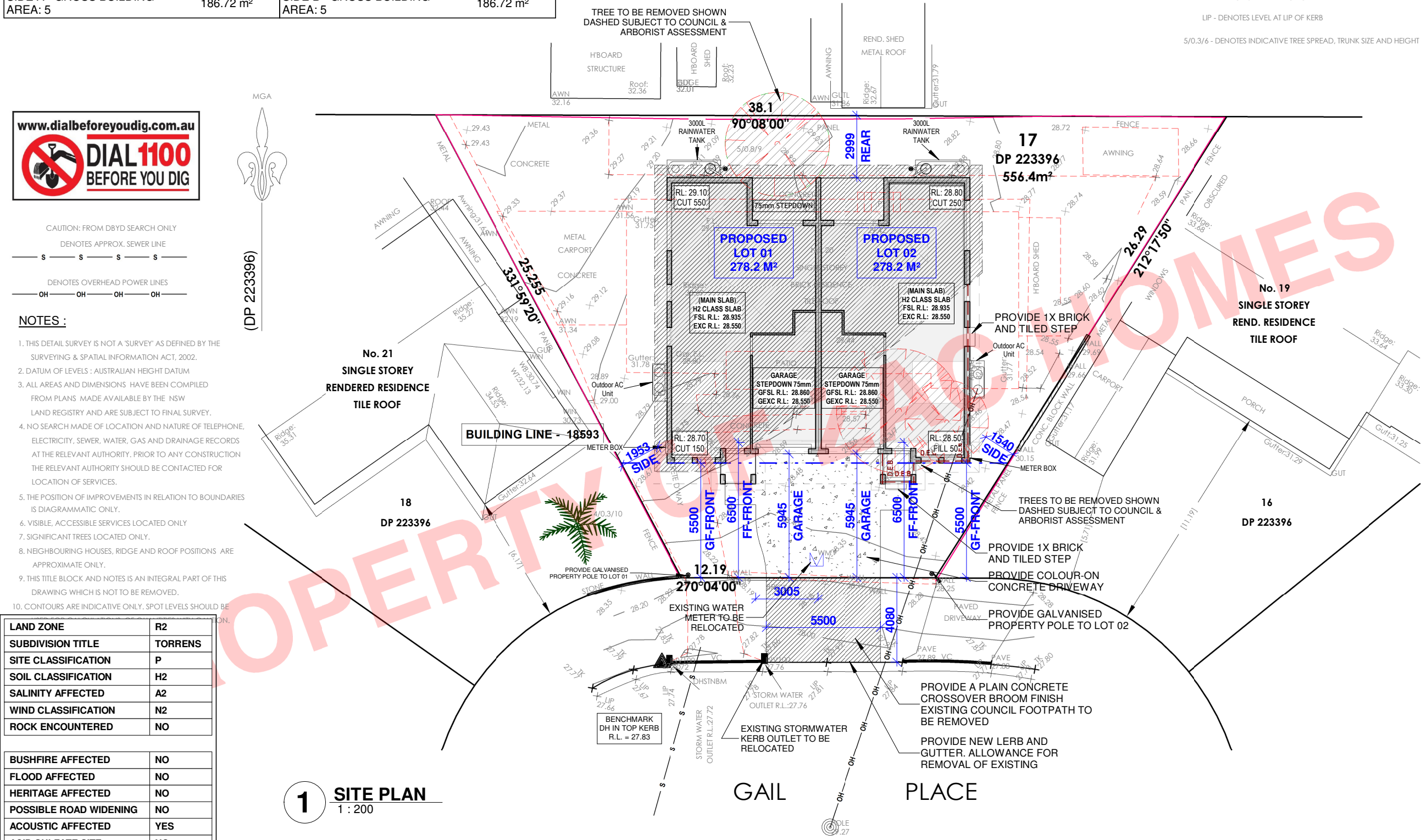
BUSHFIRE AFFECTED	NO
FLOOD AFFECTED	NO
HERITAGE AFFECTED	NO
POSSIBLE ROAD WIDENING	NO
ACOUSTIC AFFECTED	YES
ACID SULFATE SITE	NO
SEWER AFFECTED	NO
GAS AVAILABLE ON STREET	NO

1 SITE PLAN  
1 : 200

Product:		Facade:		Site Address:		Title:		Job No.:		Issue		Date		Description		Drawn	
EVEREST 24 - MODIFIED		CLASSIC CUSTOM		Lot 17, 20 Gail Place, Bankstown NSW 2200		SITE PLAN		222039		OWNER ACCEPTANCE		A		09.05.2022		CONCEPT DESIGN PLANS	
												B		19.05.2022		CHANGES AS PER QR 1.0	
												C		13.07.2022		SITING AS PER DETAILED SURVEY	
								OWNER SIGNATURE		DATE							
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				Council: Canterbury Bankstown		Paper: A3		Scale: As indicated									
				DP No. : 223396		Approval Type: DA		Sheet No: 01.0		Date: 29.04.2022							

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- M - WATER METER  
POWER POLE  
WB - DENOTES LEVEL AT BOTTOM OF WINDOW  
WT - DENOTES LEVEL AT TOP OF WINDOW  
VC - DENOTES VEHICULAR CROSSING  
TK - DENOTES LEVEL AT TOP OF KERB  
LIP - DENOTES LEVEL AT UP OF KERB  
5/0.3/6 - DENOTES INDICATIVE TREE SPREAD, TRUNK SIZE AND HEIGHT

OWNER(S) ACKNOWLEDGMENT:

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I/WE HAVE STUDIED THE PLANS AND HAVE HAD THEM EXPLAINED TO US. I/WE ACCEPT AND APPROVE THE FRONT/REAR/SIDE SETBACKS AND THE CUT/FILL LEVELS SHOWN ON PLANS.

I/WE ACCEPT NO CHANGES CAN BE MADE

I/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED

I/WE HAVE HAD THE BASIX WATER TANK OR DUAL WATER PLUMBING EXPLAINED

I/WE HAVE HAD OUR CHOSEN VARIATIONS EXPLAINED

I/WE UNDERSTAND THAT NO FURTHER PHYSICAL CHANGES CAN BE MADE. I/WE UNDERSTAND THAT DUE TO CONSTRUCTION CONSTRAINTS THE BUILDER MAY VARY PLANS ON SITE TO SUIT.

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WINDOWS MAY NOT BE CENTERED INTERNALLY TO ROOMS DUE TO BRICK SIZING OF EXTERNAL WALLS

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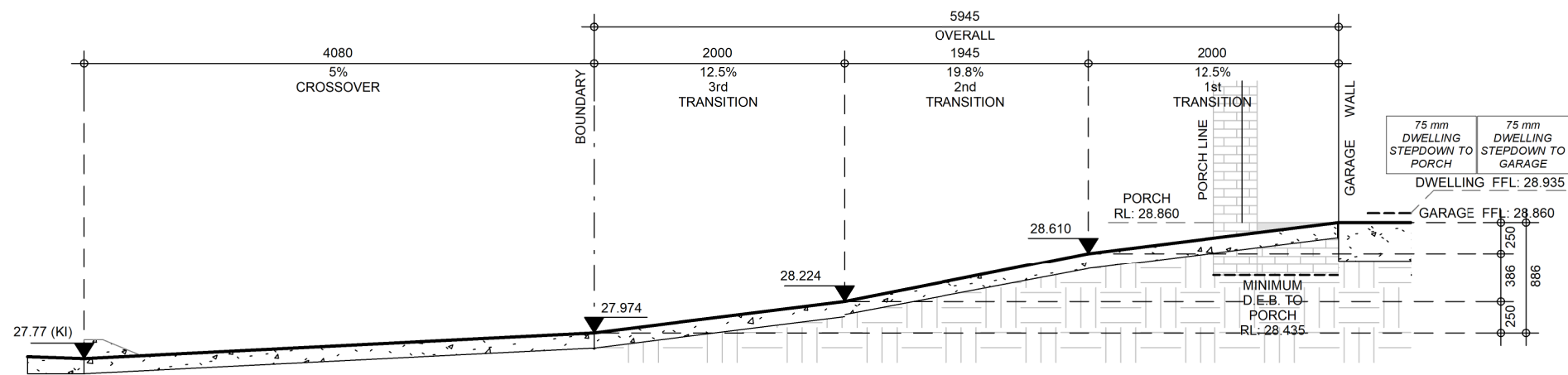
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OWNER(S)  
INITIALS



BANKSTOWN LEP 2015

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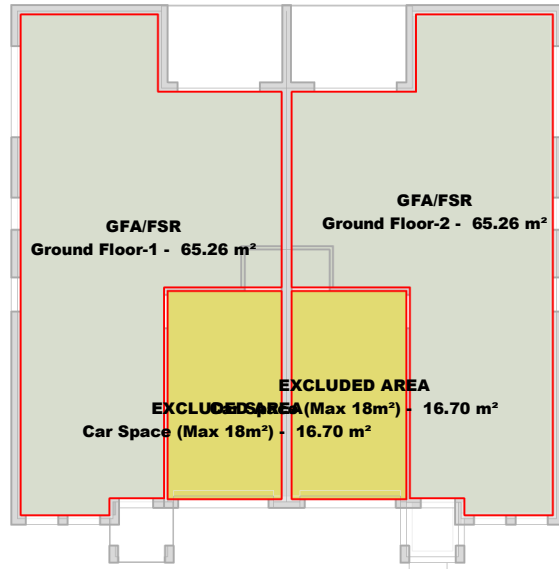


1 DRIVEWAY GRADIENT UNT 1  
1 : 50

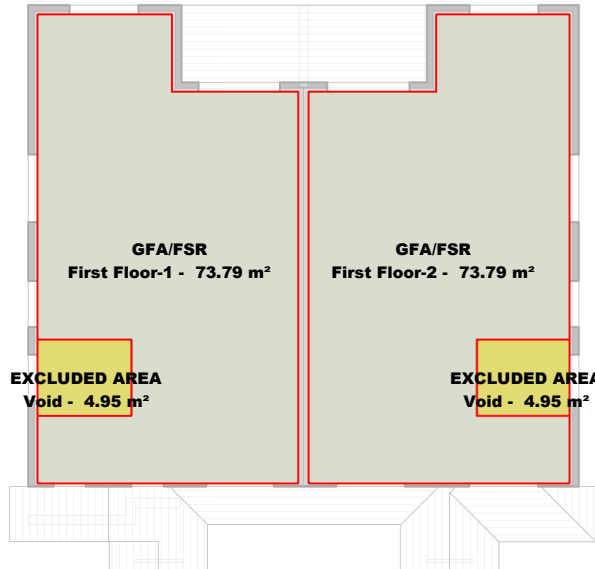


Product:		Facade:		Site Address:		Title:		Job No.:		Issue	Date	Description		Drawn
EVEREST 24 - MODIFIED		CLASSIC CUSTOM		Lot 17, 20 Gail Place, Bankstown NSW 2200		DRIVEWAY GRADIENT		222039		OWNER ACCEPTANCE	A	09.05.2022	CONCEPT DESIGN PLANS	PM
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						C	13.07.2022				SITING AS PER DETAILED SURVEY	AP		
						OWNER SIGNATURE		DATE						
		Council: Canterbury Bankstown		Paper: A3		Scale: 1 : 50								
DP No. : 223396		Approval Type: CDC		Sheet No: 01.0.1		Date: 29.04.2022		OWNER SIGNATURE		DATE				



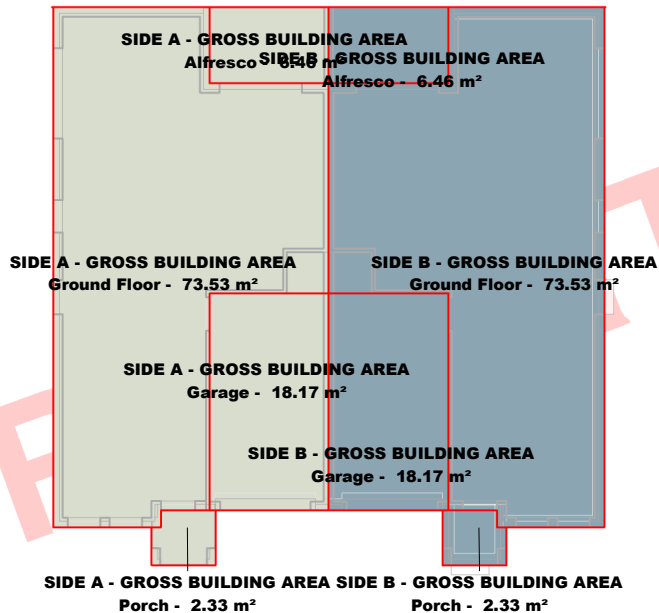


1 GROUND FLOOR - GFA/FSR  
1 : 200

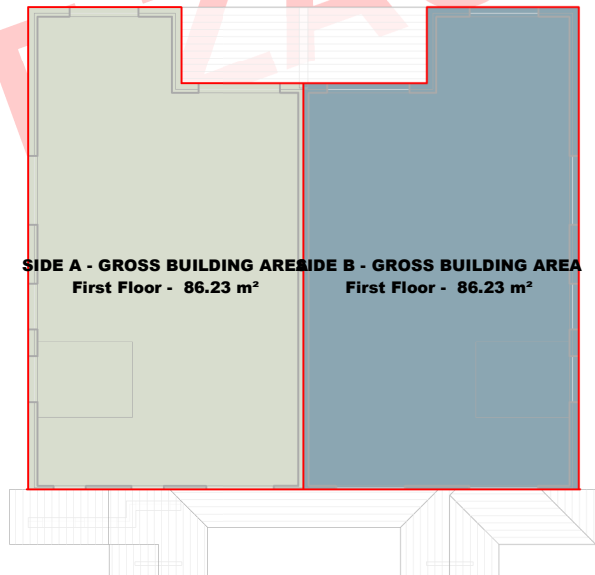


2 FIRST FLOOR - GFA/FSR  
1 : 200

Area Schedule (GFA/FSR)	
Name	Areas
Ground Floor-2	65.26 m²
Ground Floor-1	65.26 m²
First Floor-2	73.79 m²
First Floor-1	73.79 m²
GFA/FSR: 4	278.10 m²
Car Space (Max 18m²)	16.70 m²
Car Space (Max 18m²)	16.70 m²
Void	4.95 m²
Void	4.95 m²
EXCLUDED AREA: 4	43.30 m²



3 GROUND FLOOR - GROSS  
1 : 200




4 FIRST FLOOR - GROSS  
1 : 200

Area Schedule (Gross Building)	
Name	Areas
Ground Floor	73.53 m²
First Floor	86.23 m²
Garage	18.17 m²
Porch	2.33 m²
Alfresco	6.46 m²
SIDE A - GROSS BUILDING AREA: 5	186.72 m²

Area Schedule (Gross Building)	
Name	Areas
Ground Floor	73.53 m²
First Floor	86.23 m²
Garage	18.17 m²
Porch	2.33 m²
Alfresco	6.46 m²
SIDE B - GROSS BUILDING AREA: 5	186.72 m²

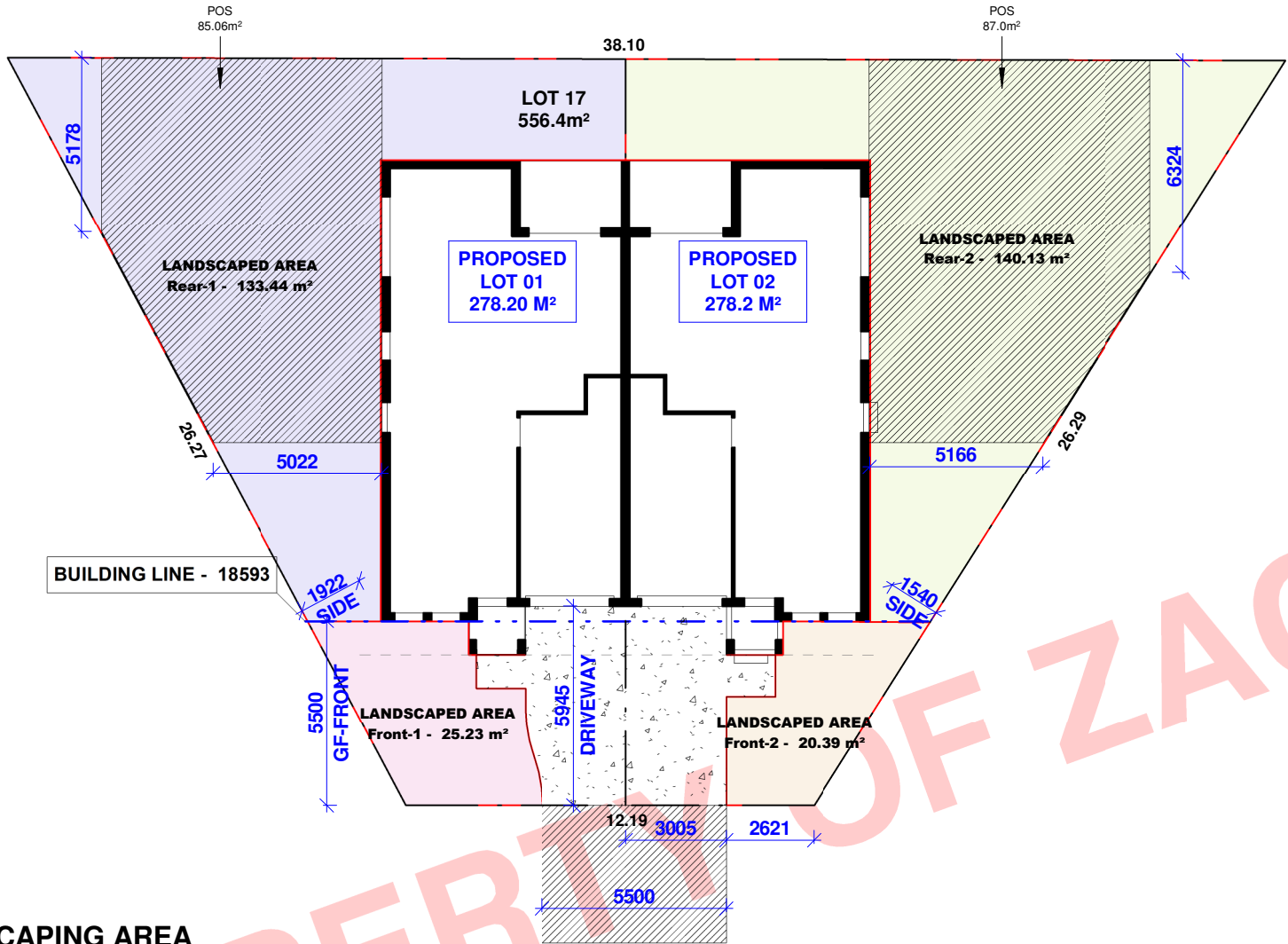


Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	GROSS FLOOR AREA/F.S.R.	222039	A	09.05.2022	CONCEPT DESIGN PLANS	PM
		Council: Canterbury Bankstown	Client: Christos Koukoutaris	Paper: A3	Scale: As indicated	B	19.05.2022	CHANGES AS PER QR 1.0
						C	13.07.2022	SITING AS PER DETAILED SURVEY
								AP
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						OWNER SIGNATURE	DATE	

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Area Schedule (Landscape Compliance)

Landscape Location	Areas
Front-1	
Front-1	25.23 m <sup>2</sup>
Front-1: 2	25.23 m <sup>2</sup>
Front-2	
Front-2	20.02 m <sup>2</sup>
Front-2: 2	20.02 m <sup>2</sup>
Rear-1	
Rear-1	133.44 m <sup>2</sup>
Rear-1: 2	133.44 m <sup>2</sup>
Rear-2	
Rear-2	140.13 m <sup>2</sup>
Rear-2: 2	140.13 m <sup>2</sup>
LANDSCAPING TOTAL: 8	318.82 m <sup>2</sup>



1 LANDSCAPING AREA  
1 : 200

LOT 01 - AREAS		LOT 02 - AREAS	
SITE AREA:	278.20 m <sup>2</sup>	SITE AREA:	278.20 m <sup>2</sup>
GROUND FLOOR:	73.53 m <sup>2</sup>	GROUND FLOOR:	73.53 m <sup>2</sup>
FIRST FLOOR:	86.23 m <sup>2</sup>	FIRST FLOOR:	86.23 m <sup>2</sup>
GARAGE:	18.17 m <sup>2</sup>	GARAGE:	18.17 m <sup>2</sup>
PORCH:	2.33 m <sup>2</sup>	PORCH:	2.33 m <sup>2</sup>
ALFRESCO:	6.46 m <sup>2</sup>	ALFRESCO:	6.46 m <sup>2</sup>
BALCONY 01:	0.00 m <sup>2</sup>	BALCONY 01:	0.00 m <sup>2</sup>
BALCONY 02:	0.00 m <sup>2</sup>	BALCONY 02:	0.00 m <sup>2</sup>
TOTAL:	186.72 m <sup>2</sup>	TOTAL:	186.72 m <sup>2</sup>

LANDSCAPED AREA		LANDSCAPED AREA	
SITE AREA:	278.20 m <sup>2</sup>	SITE AREA:	278.20 m <sup>2</sup>
TOTAL HARD SURFACE AREAS:	118.43 m <sup>2</sup>	TOTAL HARD SURFACE AREAS:	118.79 m <sup>2</sup>
REMAINING SOFT AREA:	159.78 m <sup>2</sup>	REMAINING SOFT AREA:	159.41 m <sup>2</sup>
LANDSCAPE AREA:	57.4 %	LANDSCAPE AREA:	57.3 %
MIN. REQ. BY COUNCIL:	15.0 %	MIN. REQ. BY COUNCIL:	15.0 %

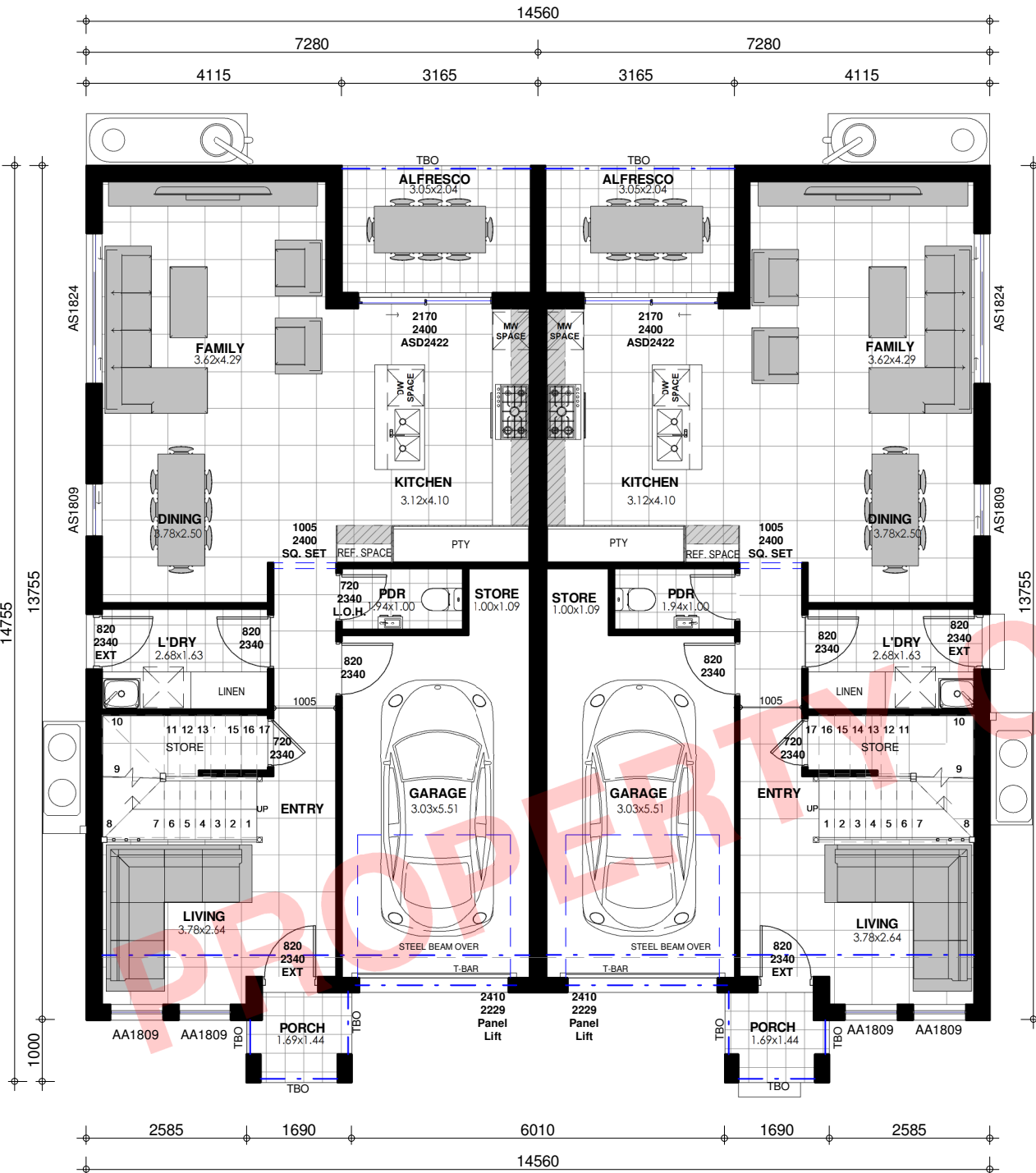
P.O.S. AREA	85.06 m <sup>2</sup> (30.6%)	P.O.S. AREA	87.00 m <sup>2</sup> (31.3%)
MIN. REQD. BY COUNCIL:	80 M <sup>2</sup> (0%)	MIN. REQD. BY COUNCIL:	80 M <sup>2</sup> (0%)

GF F.S.R.:	65.26 m <sup>2</sup>	GF F.S.R.:	65.26 m <sup>2</sup>
FF F.S.R.:	73.79 m <sup>2</sup>	FF F.S.R.:	73.79 m <sup>2</sup>
TOTAL F.S.R.:	139.05 m <sup>2</sup> (50.0%)	TOTAL F.S.R.:	139.05 m <sup>2</sup> (50.0%)
MAX. ALLOWED BY COUNCIL:	(50%)	MAX. ALLOWED BY COUNCIL:	(50%)

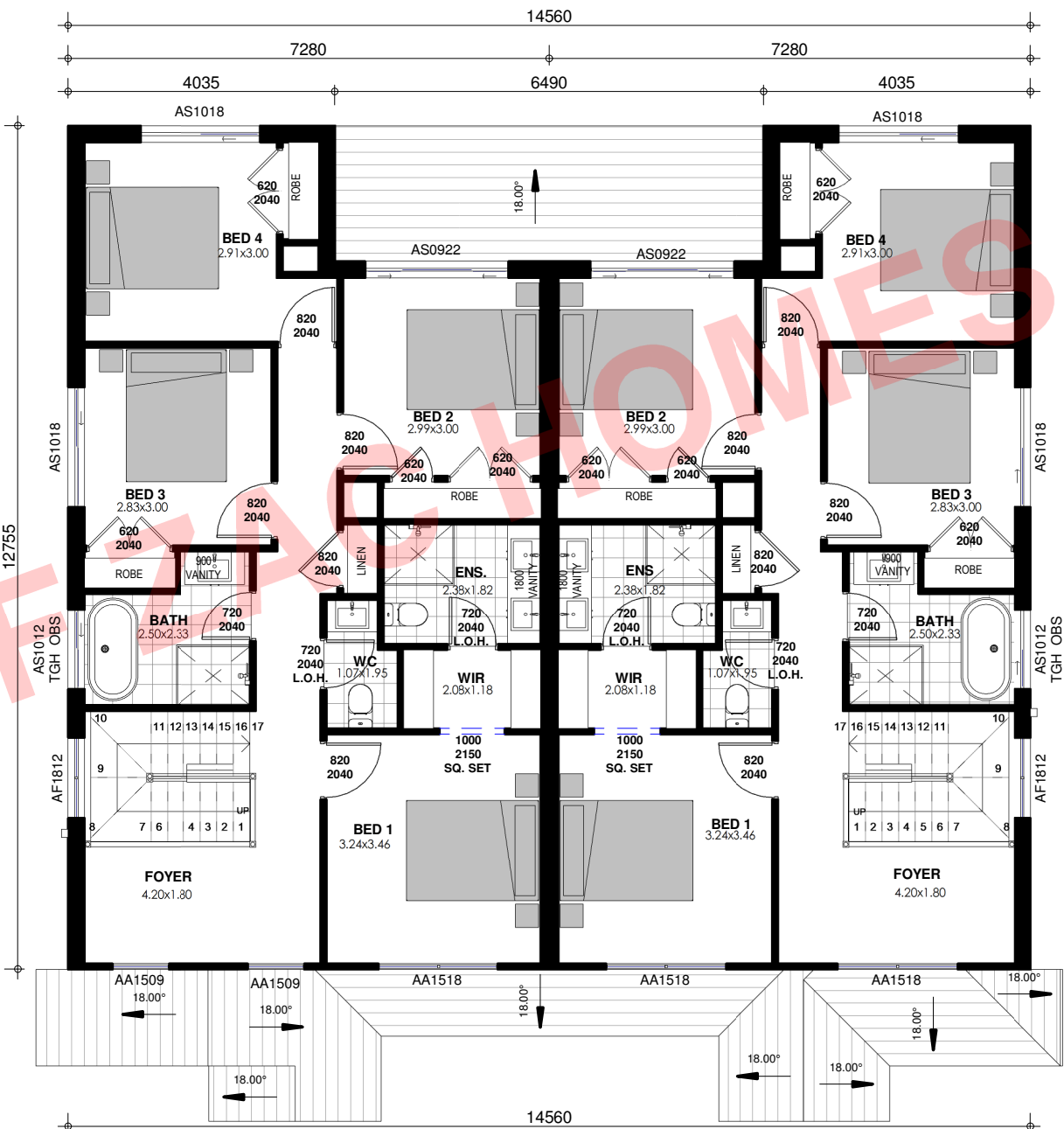


Product:		Facade:		Site Address:		Title:		Job No.:		Issue	Date	Description		Draw	
EVEREST 24 - MODIFIED		CLASSIC CUSTOM		Lot 17, 20 Gail Place, Bankstown NSW 2200		LANDSCAPE COMPLIANCE		222039		OWNER ACCEPTANCE		A	09.05.2022	CONCEPT DESIGN PLANS	PM
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						Council: Canterbury Bankstown		Paper: A3	Scale: As indicated	OWNER SIGNATURE		DATE			
DP No. : 223396		Approval Type: DA		Sheet No: 01.7		Date: 29.04.2022		OWNER SIGNATURE		DATE					

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GROUND FLOOR PLAN



FIRST FLOOR PLAN

Area Schedule (Gross Building)		Area Schedule (Gross Building)	
Name	Areas	Name	Areas
Ground Floor	73.53 m <sup>2</sup>	Ground Floor	73.53 m <sup>2</sup>
First Floor	86.23 m <sup>2</sup>	First Floor	86.23 m <sup>2</sup>
Garage	18.17 m <sup>2</sup>	Garage	18.17 m <sup>2</sup>
Porch	2.33 m <sup>2</sup>	Porch	2.33 m <sup>2</sup>
Alfresco	6.46 m <sup>2</sup>	Alfresco	6.46 m <sup>2</sup>
SIDE A - GROSS BUILDING AREA: 5		186.72 m <sup>2</sup>	SIDE B - GROSS BUILDING AREA: 5
			186.72 m <sup>2</sup>

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I/WE HAVE HAD OUR CHOSEN VARIATIONS EXPLAINED

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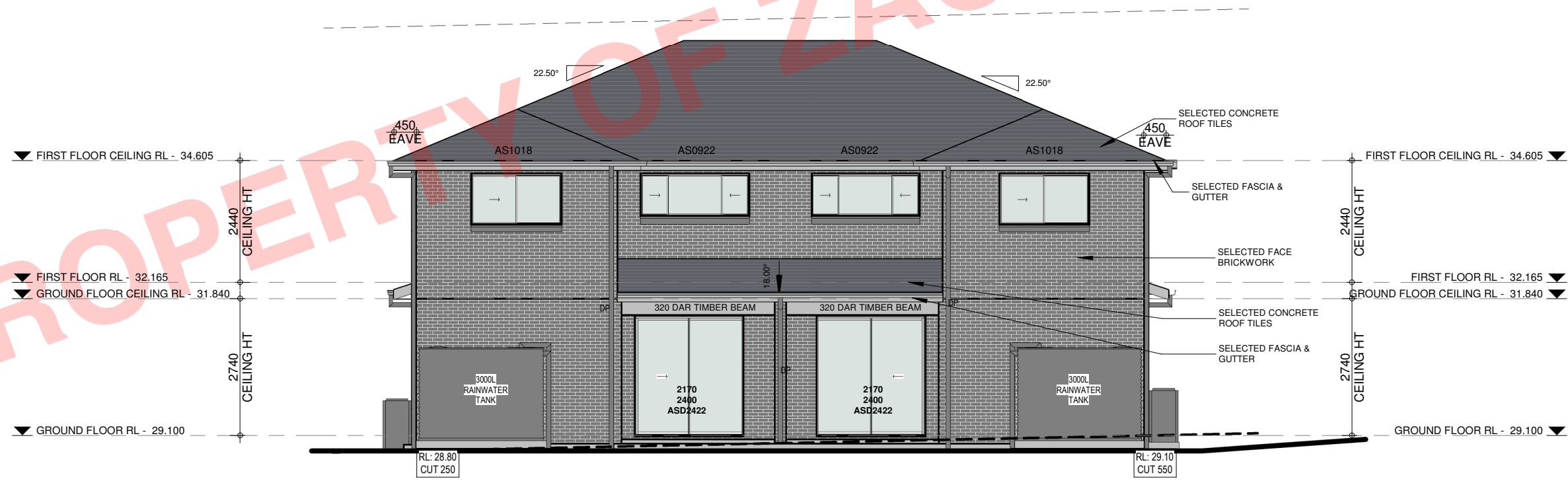
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EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	BROCHURE PLAN	222039	A	09.05.2022	CONCEPT DESIGN PLANS	PM
		Council: Canterbury Bankstown	Client: Christos Koukouraris	OWNER ACCEPTANCE	B	19.05.2022	CHANGES AS PER QR 1.0	PM
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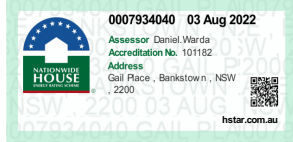





LEFT ELEVATION



REAR ELEVATION



Product:	Facade:	Site Address:	Title:	Job No.:	Issue	Date	Description	Drawn
EVEREST 24 - MODIFIED	CLASSIC CUSTOM	Lot 17, 20 Gail Place, Bankstown NSW 2200	ELEVATION	222039	A	09.05.2022	CONCEPT DESIGN PLANS	PM
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						C	13.07.2022	SITING AS PER DETAILED SURVEY
				OWNER SIGNATURE		DATE		
Council: Canterbury Bankstown				Paper: A3		Scale: 1 : 100		
DP No. : 223396				Approval Type: DA		Sheet No: 03.1	Date: 29.04.2022	
				OWNER SIGNATURE		DATE		

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