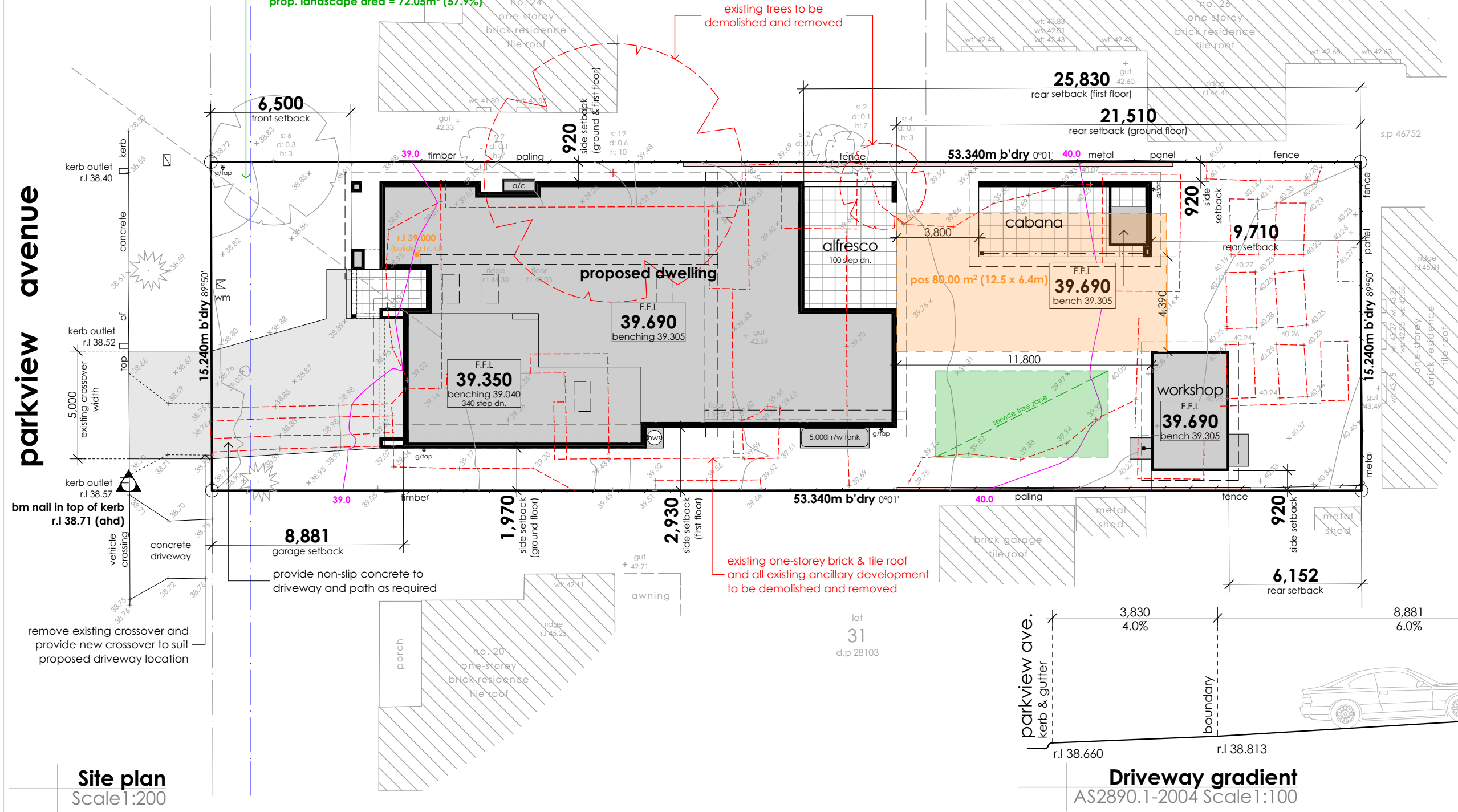
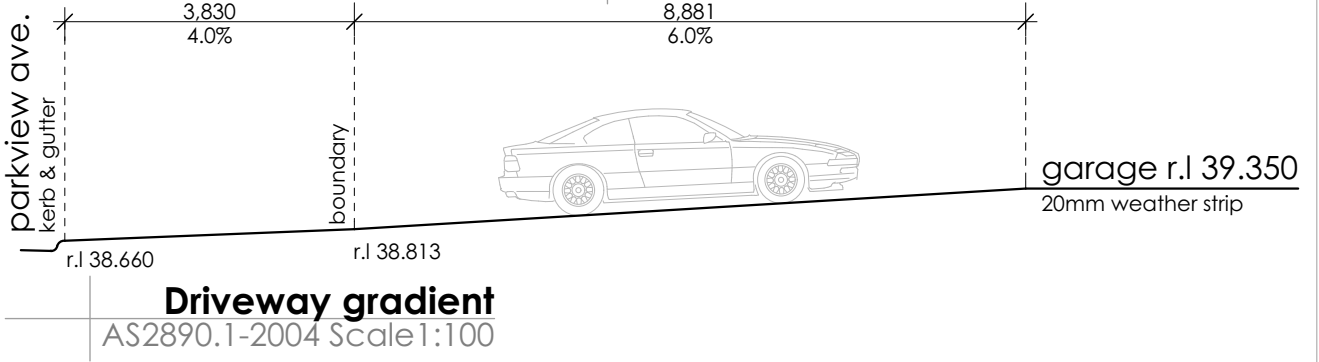


legend	
	water meter
	benchmark
	communication pit
	top of gutter
	power pole
	window top
	s: (spread) d: (trunk diameter) h: (height)
	shrub



development calculations	
Itemised floor areas	Totals
ground floor living	189.53m ²
first floor living (exc. void 135.61m ²)	151.48m ²
garage	57.45m ²
porch	7.43m ²
alfresco	25.40m ²
balcony (bed 2)	4.48m ²
balcony (upper lounge)	10.48m ²
cabana	27.84m ²
workshop	19.91m ²
total floor area:	494.00m ² (53.2sq)
compliance calculations	
Bankstown DCP 2015 Part B1 Residential development	
lot: 30 site area: 809.40m ² zone r2	
floor space ratio	
gross floor area max.	404.70m ² (0.50:1)
ground floor gfa proposed	211.11m ²
first floor gfa proposed	129.43m ²
powder gfa proposed	4.28m ²
workshop gfa proposed	18.30m ²
total proposed gfa	363.12m ² (0.45:1)
roof area	412.10m ²
earthworks	
house	FFL: 39.690 benching: 39.305
garage:	FFL: 39.350 benching: 39.040
'H' class (tbc)	

Stormwater drainage as per Hydraulic report



Logico homes
Live to smile

S-DC BUILDING DESIGN

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General notes:

- Do not scale from drawing
- All dimensions to be checked on site
- Any discrepancies to be report to designer
- Boundaries to be verified by surveyor
- Other consultants drawings take precedence
- Drainage to council requirements and AS3500
- Copyright of plans and documentation remain the exclusive property of Logico Homes Pty Ltd Builders Licence No. 249513C

Site classification:

'H' class (tbc)

LGA:

Canterbury Bankstown

Lodgement:

DA/CC

Lot No:

30

DP No:

28103

Design:

Cormorant 44

Facade:

Custom

Finishes:

Logico

Site address:

Lot 30 No. 22
Parkview Avenue
Picnic Point NSW 2213

Client names:

J. & S. Catling

Job No:

21.026

DWG No:

02

Version No:

DA_10

Date:

2/12/2022