


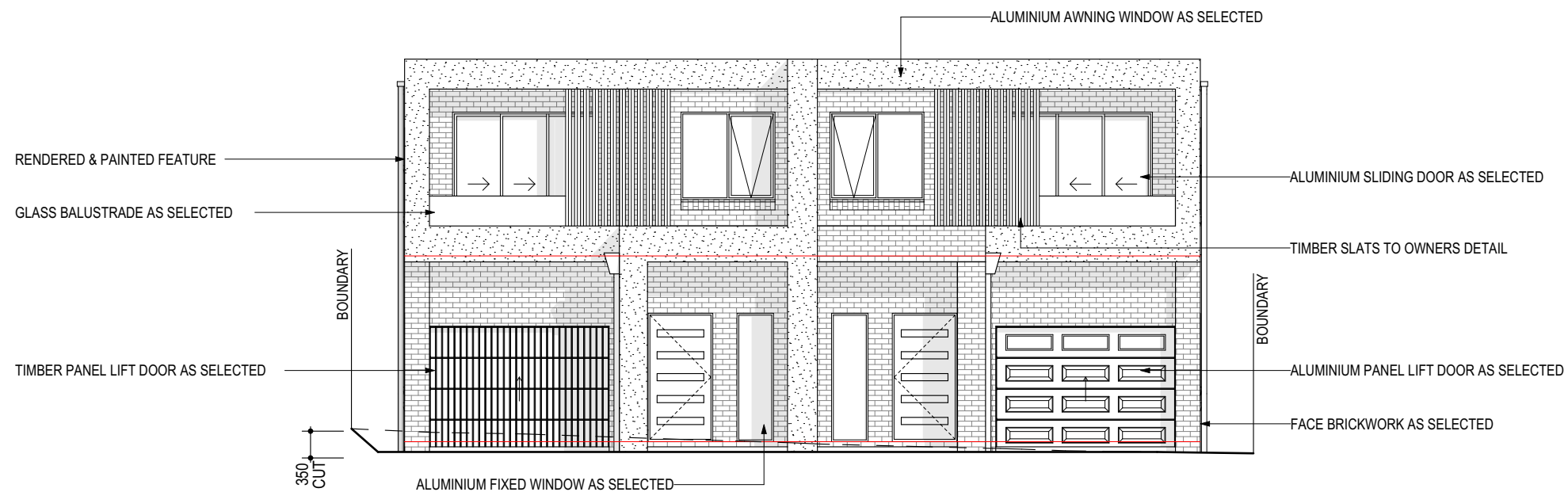


***PROPOSED DUPLEX***  
***50 PROCTOR PARADE, CHESTER HILL NSW 2162***


			PROJECT NAME : Proposed Duplex	CLIENT NAME : Tinh Dang	PLOT DATE: 28/02/2023	 abode drafting ABN : 21 003 757 444 P (02) 46 772 489 E mail@abodedrafting.com.au
			DRAWING TITLE : Elevation Front With Shadows	SITE DETAILS: 50 Proctor Parade, Chester Hill NSW	PROJECT NO: 5727	
			DRAWN BY : JW      CHECKED BY : LC	LOT NO: D    SECT: -    D P NO: 38390      SITE AREA: 605.8 m sq	SOFTWARE: ArchiCad V 24	
				LGA: Canterbury - Bankstown Council      ZONE: R2	ISSUE : A	
28/02/2023	FIRST ISSUE	A			SHEET NO : 1 of 7	
DATE	REVISION	ISSUE				

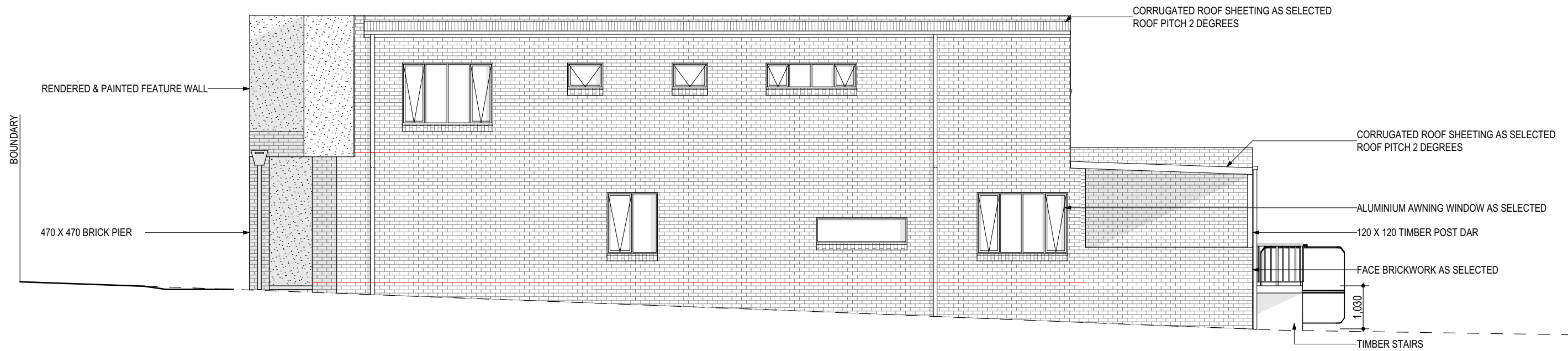


**NORTHERN ELEVATION**  
SCALE 1:100 @ A3

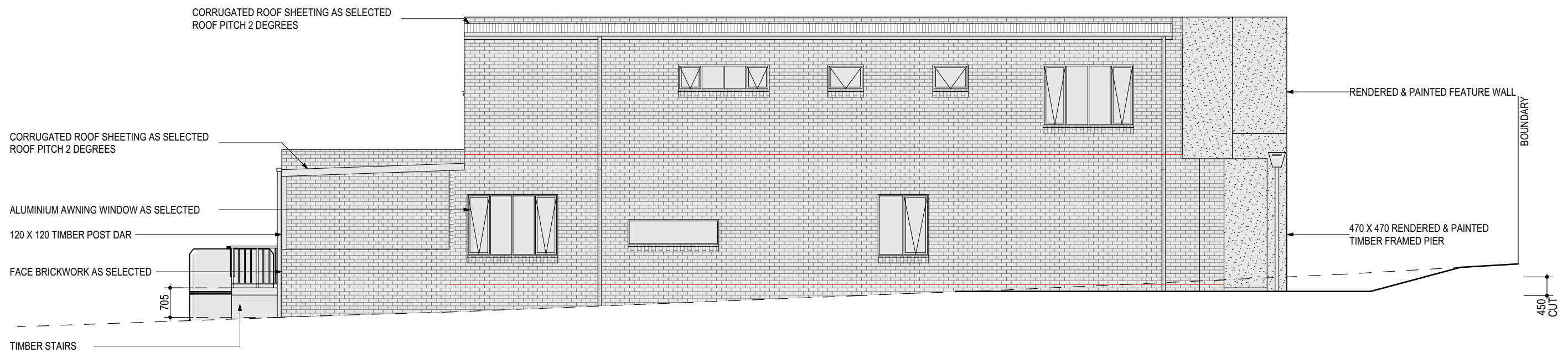


**SOUTHERN ELEVATION**  
SCALE 1:100 @ A3


			PROJECT NAME : Proposed Duplex	CLIENT NAME : Tinh Dang	PLOT DATE: 28/02/2023	
			DRAWING TITLE : Elevations	SITE DETAILS: 50 Proctor Parade, Chester Hill NSW	PROJECT NO: 5727	
					SOFTWARE: ArchiCad V 24	
					ISSUE: A	
28/02/2023	FIRST ISSUE	A	DRAWN BY: JW	CHECKED BY: LC	LOT NO: D	ABN : 21 003 757 444
DATE	REVISION	ISSUE			SECT: -	P (02) 46 772 489 E mail@abodedrafting.com.au
					D P NO: 38390	
					SITE AREA: 605.8 m sq	
					LGA: Canterbury - Bankstown Council	
					ZONE: R2	
					SHEET NO: 2 of 7	



EASTERN ELEVATION  
SCALE 1:100 @ A3



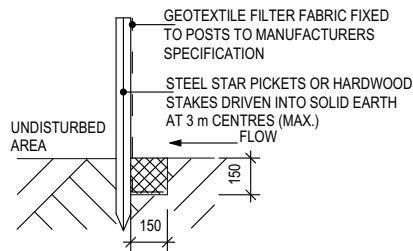
WESTERN ELEVATION  
SCALE 1:100 @ A3

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			DRAWING TITLE : Elevation	SITE DETAILS: 50 Proctor Parade, Chester Hill NSW	PROJECT NO: 5727	
			DRAWN BY : JW      CHECKED BY : LC	LOT NO: D    SECT: -    D P NO: 38390    SITE AREA: 605.8 m sq	SOFTWARE: ArchiCad V 24	
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28/02/2023	FIRST ISSUE	A			SHEET NO : 3 of 7	
DATE	REVISION	ISSUE				

BOUNDARY SET BACK  
DIMENSIONS TO BE VERIFIED  
BY SURVEYOR PRIOR TO  
WORK COMMENCING

DEVELOPMENT CONTROLS - SINGLE DWELLING HOUSE (BANKSTWON DEVELOPMENT CONTROL PLAN 2015) - BANKSTOWN DCP			
CONTROLS	REQUIRED	PROPOSED	COMPLIES
SITE AREA	605.8 m <sup>2</sup>	80% PER DWELLING	N/A
PRIVATE OPEN SPACE	80 SQM	80SQM	YES
TWO DWELLINGS FORMING A DUAL OCCUPANCY (ATTACHED)	250 SQM MIN	265.75	YES
MAX STOREYS	TWO STOREYS	TWO STOREY	YES
SETBACKS FROM FRONT B'DY TO NON-CLASSIFIED ROADS GROUND FLOOR	5.5m	5.542m	YES
SETBACKS FROM FRONT B'DY TO NON-CLASSIFIED ROADS 1ST FLOOR	6.5m	7.042m	YES
SETBACKS FROM SIDE BOUNDARIES			
wall height up to 7m	0.9m	0.9m	YES
wall height above 7m	1.5m	m	YES
FILL max fill	1m	WITHIN BUILDING FOOTPRINT	YES
FILL max fill	0mm	OUTSIDE BUILDING FOOTPRINT	YES
LANDSCAPING	45% OF THE AREA BETWEEN DUAL OCCUPANCE AND PRIMARY ROAD FRONTAGE PLANT AT LEAST ONE 75 LITRE TREE BETWEEN THE DUAL OCCUPANCY AND PRIMARY ROAD		YES

- SITE PLAN NOTES**
- Levels are approx only and should be verified on site prior to construction.
  - All services are to be located by builder prior to commencement of work.
  - Sydney Water approval required prior to commencement of work.



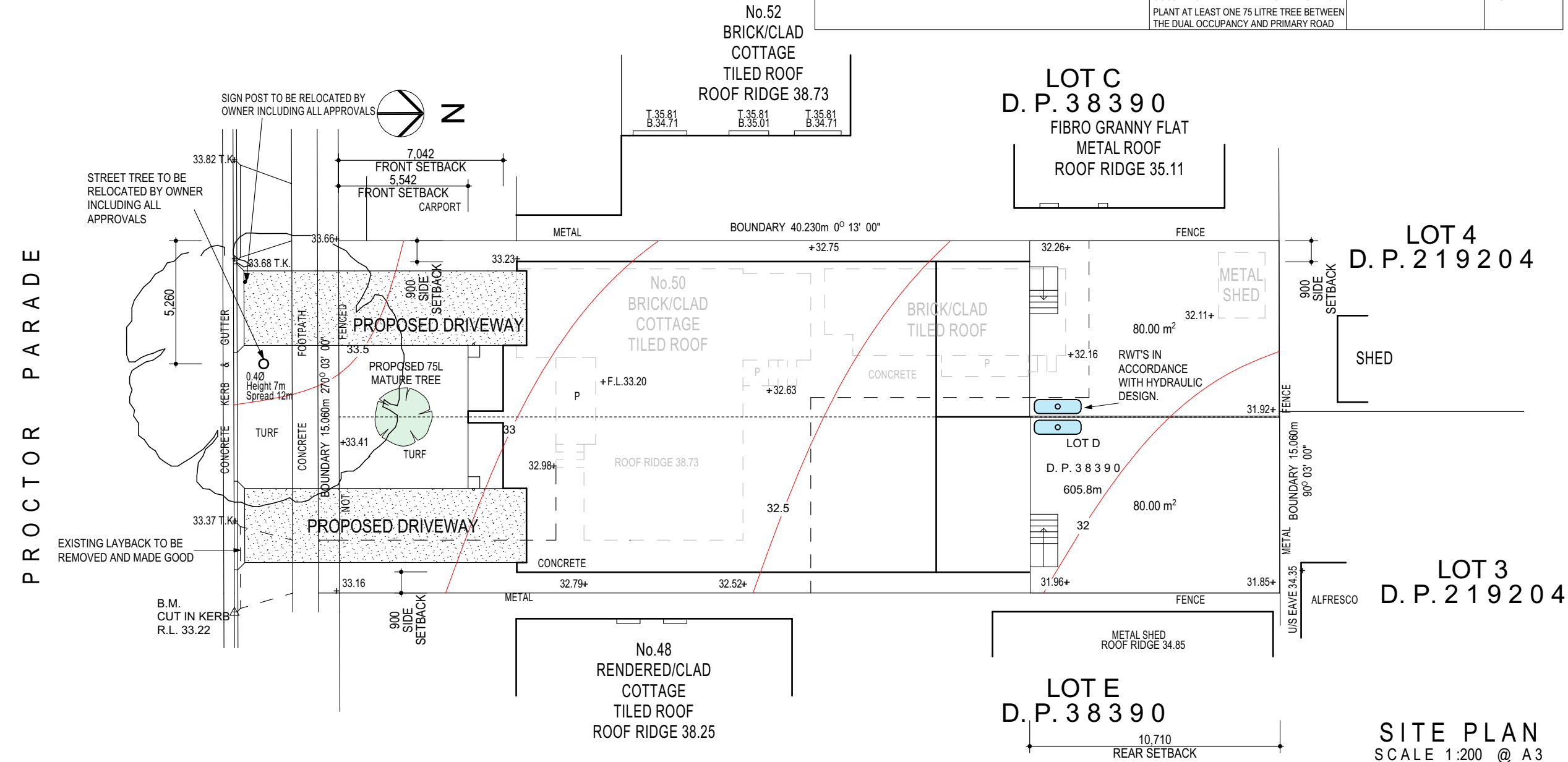
- SILTATION FENCING IS TO BE PLACED AS SHOWN ON THE SITE PLAN SO AS TO PREVENT SILT RUN OFF TO ANY ADJOINING PROPERTY OR THE STREET. THIS MEASURE IS TO BE PLACED PRIOR TO ANY EXCAVATION WORK AND IS TO BE REMOVED ONLY WHEN THE SITE SURFACE HAS BEEN STABILIZED, IE PAVED, LANDSCAPED OR TURFED.

- CRUSHED ROCK AGGREGATE ( 40 mm) IS TO BE PLACED AS AN ACCESS DRIVEWAY TO THE SITE AND MUST BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION

SOIL EROSION AND  
SEDIMENTATION CONTROL



LEGEND	SYMBOL
FENCE	---
CONTOUR LINES	---
STORMWATER	---
SEDIMENT FENCE	---
SEWER MAIN	---
BENCHMARK	⊙
SEWER MANHOLE	SMH
WATERTANK	WT
TELSTRA PIT	⊕
POWER POLE	PP
EXISTING TREE	⊙
TREE TO BE REMOVED	⊙
PROPOSED TREE	⊙



PROJECT NAME :  
Proposed Duplex

DRAWING TITLE :  
Proposed Site Plan

DRAWN BY : JW      CHECKED BY : LC

CLIENT NAME :  
Tinh Dang

SITE DETAILS:  
50 Proctor Parade, Chester Hill NSW

LOT NO: D    SECT: -    D P NO: 38390    SITE AREA: 605.8 m sq

LGA: Canterbury - Bankstown Council    ZONE: R2

PLOT DATE: 28/02/2023

PROJECT NO: 5727

SOFTWARE: ArchiCad V 24

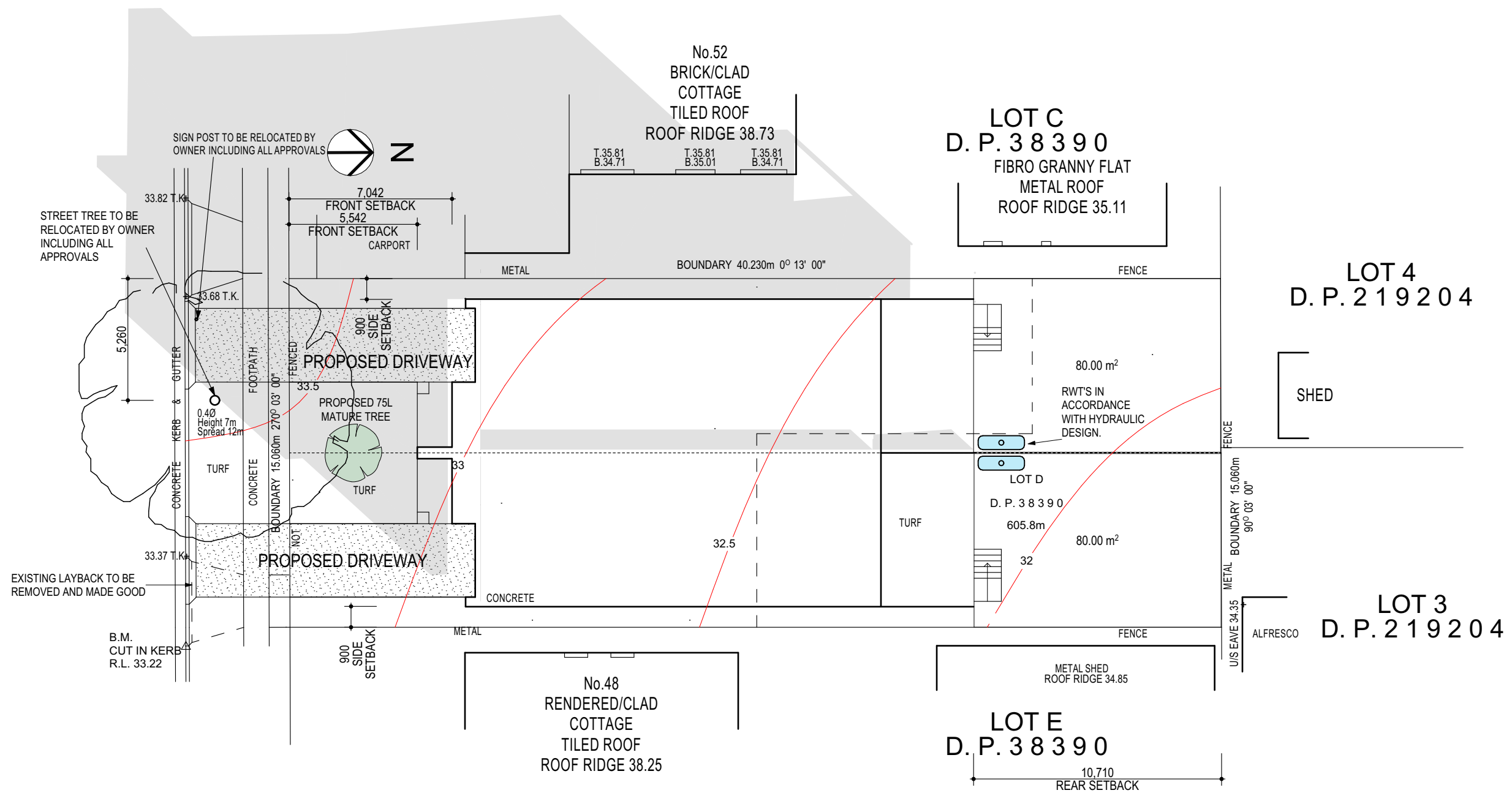
ISSUE : A

SHEET NO : 4 of 7



28/02/2023	FIRST ISSUE	A
DATE	REVISION	ISSUE

PROCTOR PARADE



PROJECT NAME :  
Proposed Duplex  
DRAWING TITLE :  
Shadow Diagram 9AM

DRAWN BY : JW CHECKED BY : LC

CLIENT NAME :  
Tinh Dang  
SITE DETAILS:  
50 Proctor Parade, Chester Hill NSW

LOT NO: D SECT: - D P NO: 38390 SITE AREA: 605.8 m sq  
LGA: Canterbury - Bankstown Council ZONE: R2

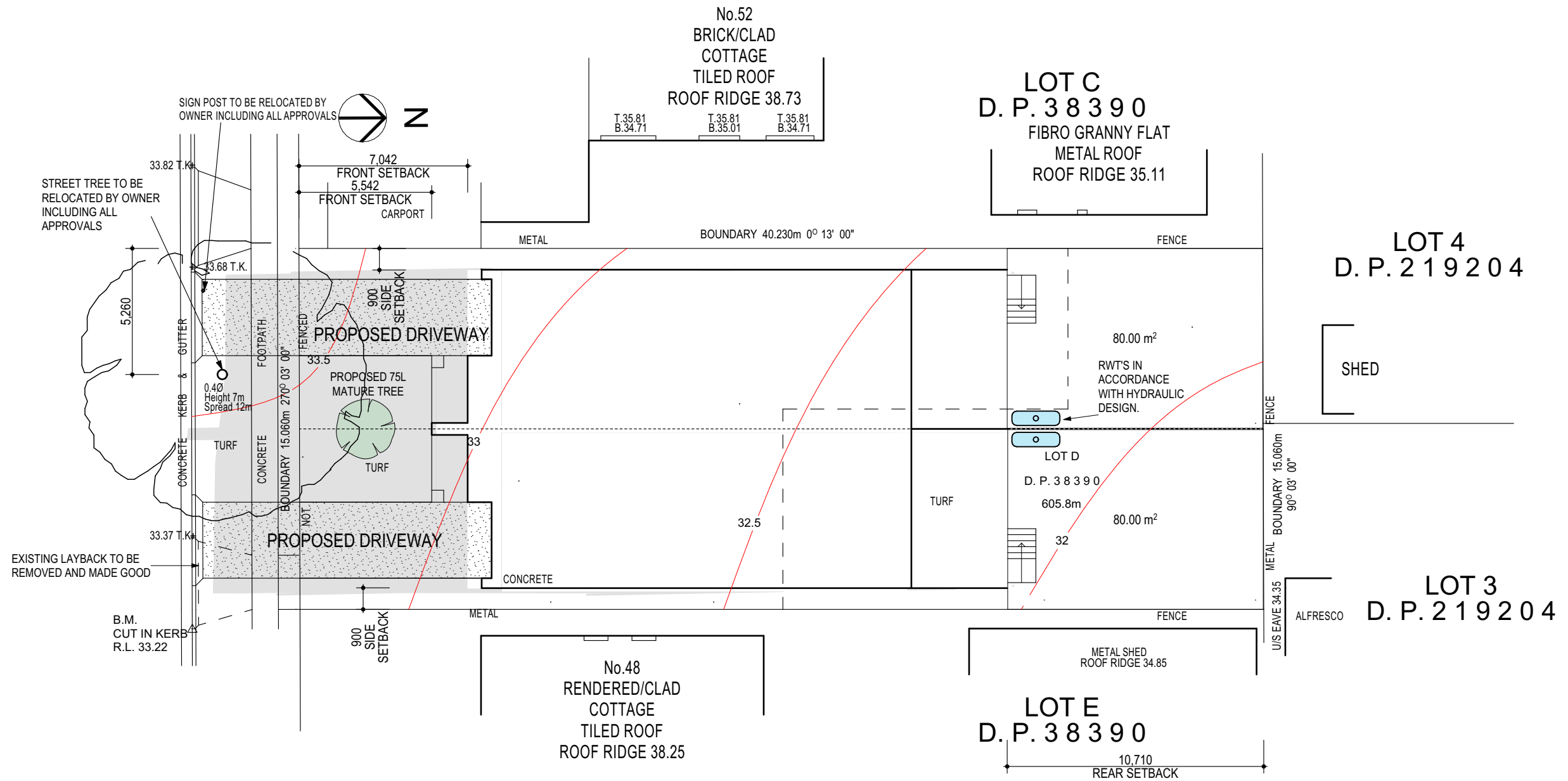
PLOT DATE: 28/02/2023  
PROJECT NO: 5727  
SOFTWARE: ArchiCad V 24  
ISSUE: A  
SHEET NO: 5 of 7



28/02/2023	FIRST ISSUE	A
DATE	REVISION	ISSUE



PROCTOR PARADE



PROJECT NAME :  
Proposed Duplex  
DRAWING TITLE :  
Shadow Diagram 12pm

DRAWN BY : JW CHECKED BY : LC

CLIENT NAME :  
Tinh Dang  
SITE DETAILS:  
50 Proctor Parade, Chester Hill NSW

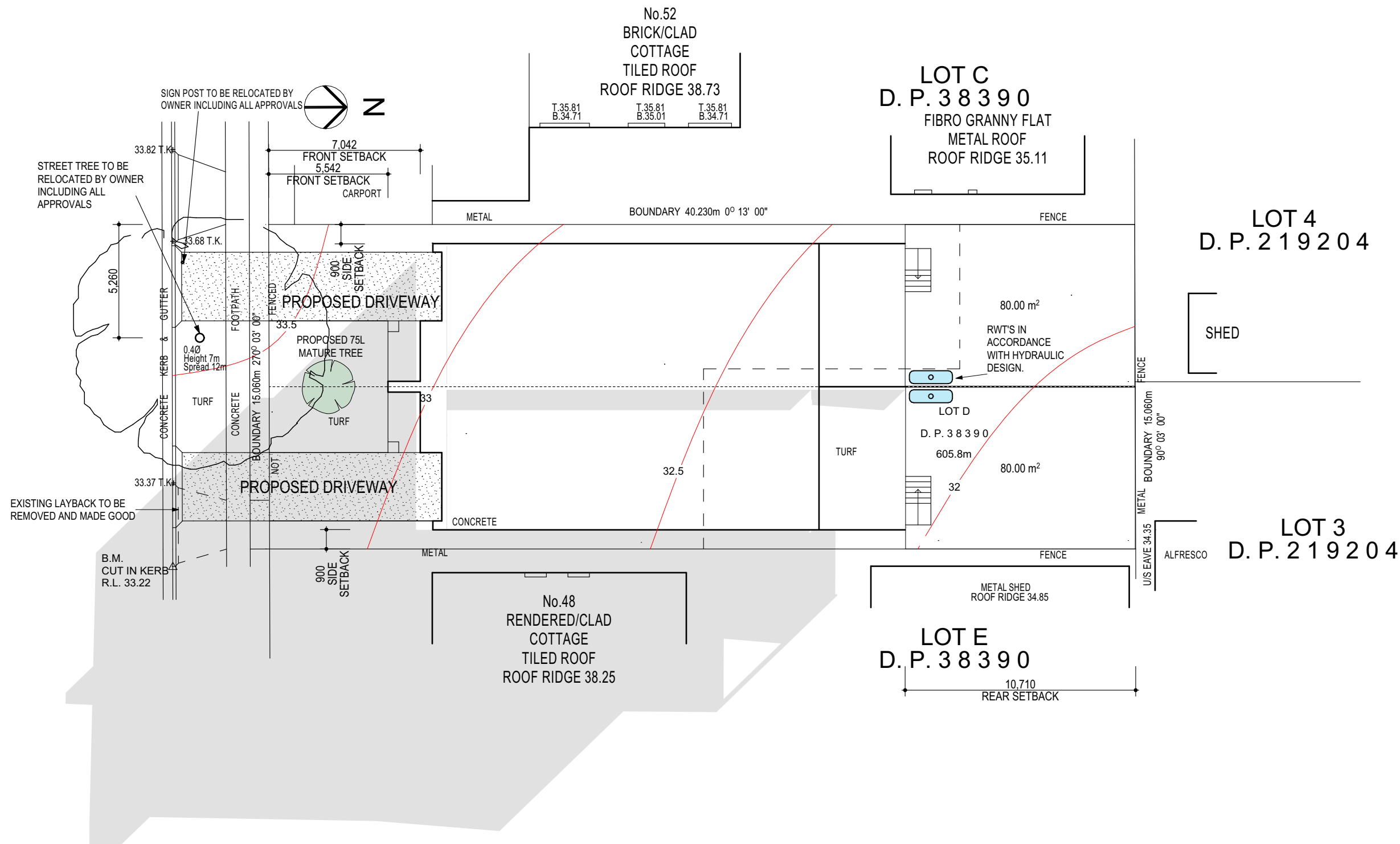
LOT NO: D SECT: - D P NO: 38390 SITE AREA: 605.8 m sq  
LGA: Canterbury - Bankstown Council ZONE: R2

PLOT DATE: 28/02/2023  
PROJECT NO: 5727  
SOFTWARE: ArchiCad V 24  
ISSUE: A  
SHEET NO: 6 of 7



28/02/2023	FIRST ISSUE	A
DATE	REVISION	ISSUE

PROCTOR PARADE



PROJECT NAME :  
Proposed Duplex

DRAWING TITLE :  
Shadow Diagram 3pm

DRAWN BY : JW      CHECKED BY : LC

CLIENT NAME :  
Tinh Dang

SITE DETAILS:  
50 Proctor Parade, Chester Hill NSW

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LGA: Canterbury - Bankstown Council    ZONE: R2

PLOT DATE: 28/02/2023

PROJECT NO: 5727

SOFTWARE: ArchiCad V 24

ISSUE: A

SHEET NO: 7 of 7

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DATE	REVISION	ISSUE