

OVERLOOKING

NOISE

VEHICULAR SITE ENTRY

VIEWS

PRIVATE OPEN SPACE

CONTOURS

SITE BOUNDARY

EXISTING ADJOINING RESIDENCE.

PROPOSED RESIDENCE.

EXISTING TREES TO BE RETAINED

EXISTING TREES TO BE REMOVED

LEGEND

SITE ANALYSIS

GENERAL NOTES:					
The information contained in this document is copyright of Home Impact Designs Pty Ltd and may not be used or reproduced for any other project or purpose.					
All dimensions and levels to be verified on site and any discrepancies to be reported for direction prior to the commencement of work.					
Use figured dimensions only. Do not scale from drawings. Home Impact Pty Ltd cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract documents.					
The drawing shall not be used for construction unless endorsed "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council.					
All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.					
ISSUE	AMENDMENT	DATE	ISSUE BY	CHECKED	
A	ISSUE CONCEPT	01.12.22	S.G	M.S	
B	CLIENT AMENDMENTS	16.12.22	S.G	M.S	
C	CLIENT AMENDMENTS	08.03.23	S.G	S.G	
D	CLIENT AMENDMENTS	10.03.23	S.G	S.G	
E	CLIENT AMENDMENTS	17.03.23	S.G	S.G	
F	CLIENT AMENDMENTS	29.03.23	S.G	S.G	
G	ISSUE FOR DA - DRAFT	06.04.23	S.G	S.G	
H	ISSUE FOR DA	30.06.23	S.G	S.G	

2/805 New Canterbury Road Dulwich Hill NSW 2203
www.homeimpact.com.au
Phone: 02 9559 8942 Fax: 02 9559 8943
ABN: 61 609 075 943 Builders Lic: 290429C

Client : RODNEY HODDER & BLAIR WEIR

Location :
88 CRINAN ST, HURLSTONE PARK
LOT 1, DP 5924 CANTERBURY
BANKSTOWN COUNCIL 2193

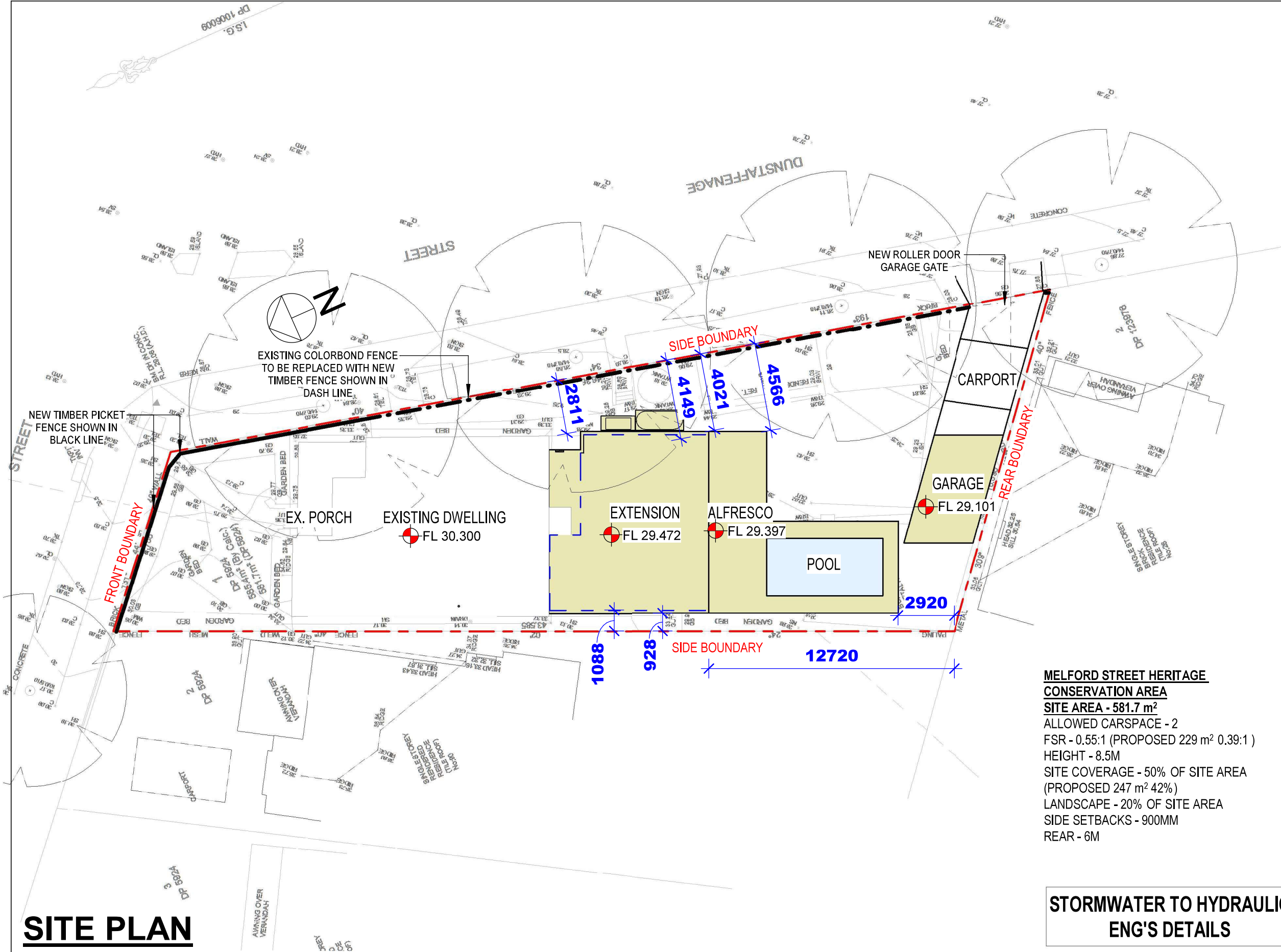
ISSUE FOR DA

SHEET NO:
A005

JOB NO: 2022-056

SCALE: As indicated@A3

ISSUE: H Please discard all other plans



SITE PLAN

SITE DETAILS	
LOT NUMBER:	1
SECTION:	
DP NUMBER:	5924
AREAS	
SITE AREA:	581.7m ²
LANDSCAPED AREA:	41% 236m ² MIN 20% OF SITE AREA (116.34m ²)
SITE COVERAGE:	45% 262.7m ² MAX 50% OF SITE AREA (290.85 m ²)
FLOOR SPACE RATIO:	0.39:1 229.4m ² MAX 0.55:1= 319.93m ²
PRIVATE OPEN SPACE:	20m ² MIN 20m ²
FSR CALCULATIONS	
SITE AREA:	581.7m ²
EXISTING GROUND FLOOR	97.8m ²
PROPOSED GROUND FLOOR	69.6m ²
PROPOSED FIRST FLOOR	62m ²
INTERNAL TOTAL:	229.4m ²
FLOOR SPACE RATIO:	0.39:1
PERMISSIBLE FLOOR SPACE RATIO:	0.55:1
NOTE: FSR CALCULATED TO INTERNAL FACE OF EXTERNAL WALLS AS PER LEP DEFINITION	
PROJECT DETAILS:	
ROOF AREA:	195m ²
NO. OF BEDROOMS:	4
STORMWATER:	
RAINWATER TANK SIZE:	= N/A
-(ABOVE GROUND / UNDER GROUND)	
ROOF AREA CONNECTED TO RAINWATER	
TANK: () % MIN MIN- 000.00m2 (to eng's details)	
RAINWATER USES: GARDEN/TOILET/LAUNDRY	
SITE NOTES & CONDITIONS:	
-HOUSE LEVELS ARE APPROXIMATE ONLY & WILL BE DETERMINED ON SITE BY SUPERVISOR PRIOR TO CONSTRUCTION.	
-EXISTING FENCING TO BE SECURED BY OWNER, PRIOR TO CONSTRUCTION & TO REMAIN OUTSIDE OF BUILDING PLATFORM.	
-EXISTING TREES & VEGETATION TO BE CUT & REMOVED FROM BUILDING AREA PRIOR TO CONSTRUCTION, BY OWNER.	
-WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING.	
-DIMENSIONS SHOWN ARE TO FRAME AND UNDERSIDE OF ROOF TRUSSES	
-FINISHED OUTLINE OF EXCAVATED AREA IS INDICATIVE ONLY & WILL VARY ON SITE	
-ALL RETAINING WALLS ARE BY OWNER UNLESS NOTED OTHERWISE	
- ALL CONSTRUCTION WORK TO COMPLY WITH THE BCA AND ALL RELEVANT AUSTRALIAN STANDARDS	

MELFORD STREET HERITAGE CONSERVATION AREA
SITE AREA - 581.7 m²
ALLOWED CARSPACE - 2
FSR - 0.55:1 (PROPOSED 229 m² 0.39:1)
HEIGHT - 8.5M
SITE COVERAGE - 50% OF SITE AREA (PROPOSED 247 m² 42%)
LANDSCAPE - 20% OF SITE AREA
SIDE SETBACKS - 900MM
REAR - 6M

STORMWATER TO HYDRAULIC ENG'S DETAILS

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