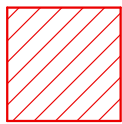


Proposed Demolition Plan

1:200

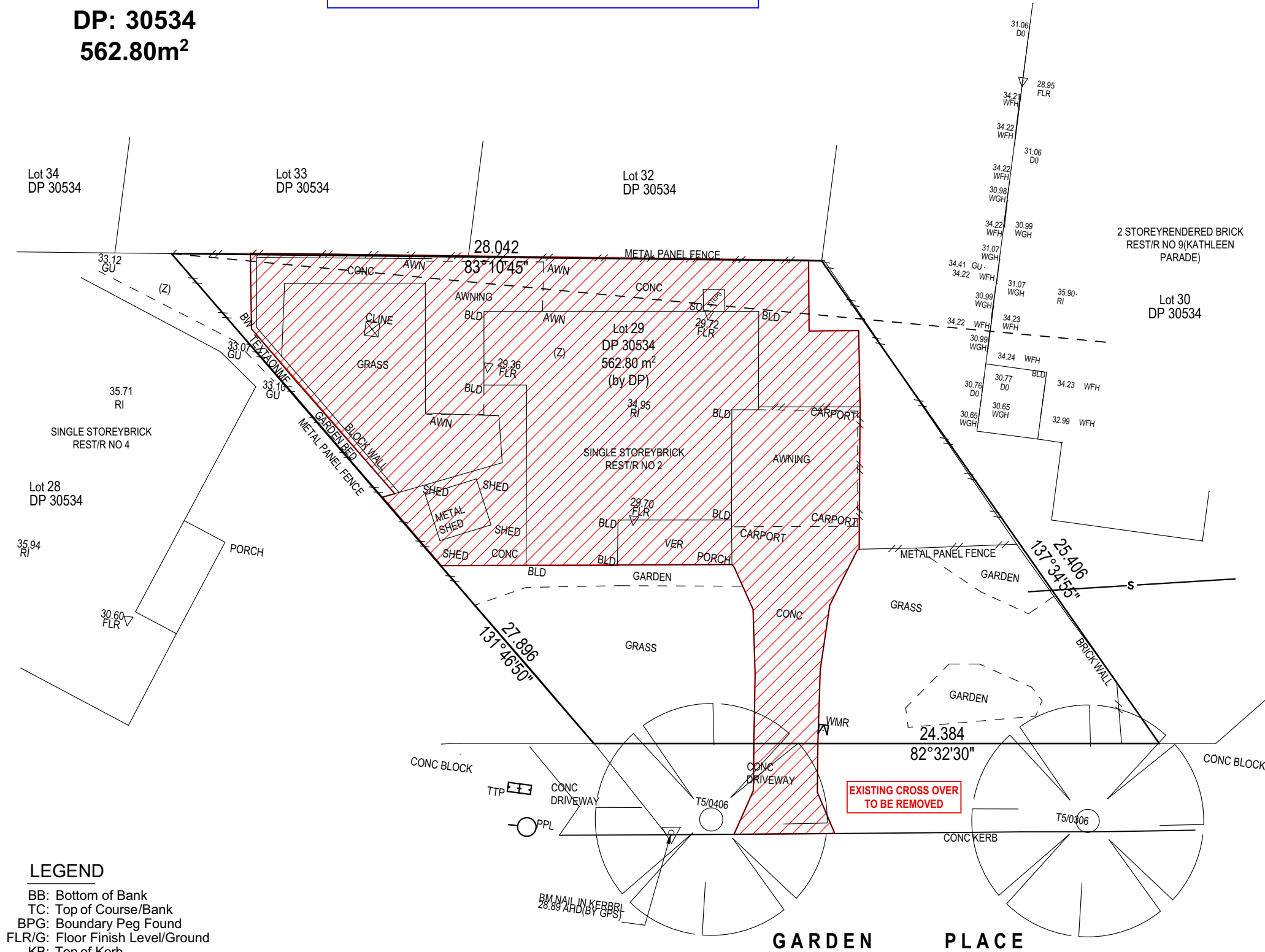
DEMOLITION NOTES:



HATCHING REPRESENTS DWELLING AND ASSOCIATED STRUCTURES TO BE DEMOLISHED AND REMOVED FROM SITE

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, The Demolition of Structures Part 7.2(1)(a)
ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES

LOT 29
DP: 30534
562.80m²

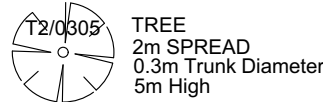


LEGEND

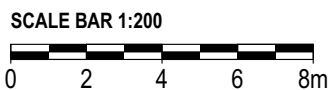
BB: Bottom of Bank
TC: Top of Course/Bank
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(Z) COVENANTS (A659513)



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GENERAL NOTES

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Proposed Site Plan

1:200

STORMWATER NOTE:

ALL STORMWATER WORKS TO BE INSTALLED TO COUNCIL CODES & REQUIREMENTS ALL IN ACCORDANCE WITH AUSTRALIAN STANDARD 3500.3-2018

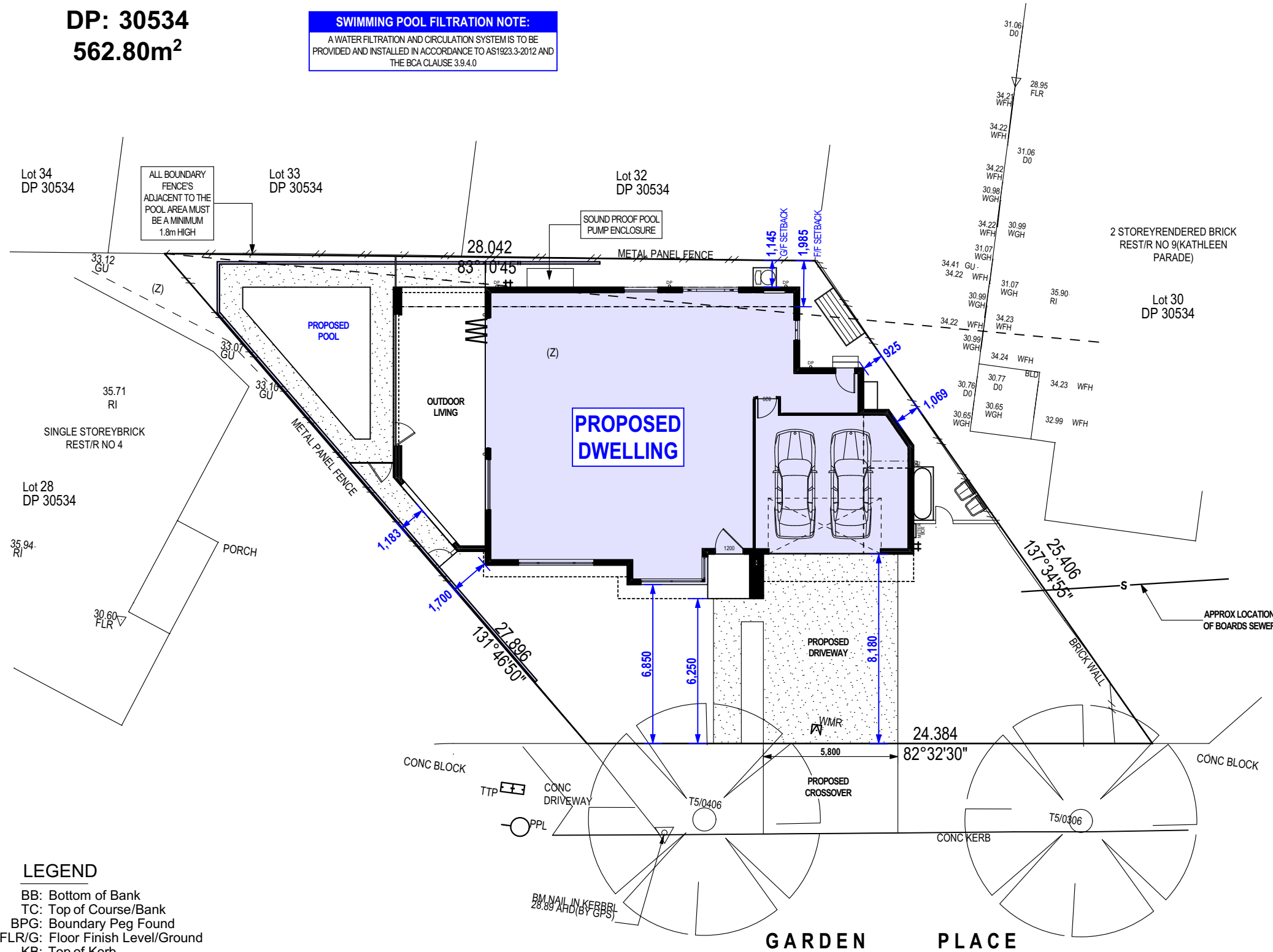
POOL FENCE NOTE:

THE POOL FENCE IS TO COMPLY WITH AS1926.1-2012
ALL FENCING SHALL ALSO COMPLY WITH THE FOLLOWING:
- THE OPENINGS UNDER TO FENCE SHALL NOT EXCEED 100mm.
- 900mm NON CLIMBABLE ZONE FREE OF HANDHOLDS, FOOTHOLDS, STEPS AND ANY OTHER OBSTRUCTIONS. THIS INCLUDES OUTDOOR SHOWERS AND LANDSCAPING.
- ANY POOL GATES/DOORS SHALL BE FITTED WITH A SELF-CLOSING DEVICE AND LATCH THAT COMPLIES WITH AS1926.1-2012

SWIMMING POOL FILTRATION NOTE:

A WATER FILTRATION AND CIRCULATION SYSTEMS IS TO BE PROVIDED AND INSTALLED IN ACCORDANCE TO AS1923.3-2012 AND THE BCA CLAUSE 3.9.4.0

LOT 29
DP: 30534
562.80m²

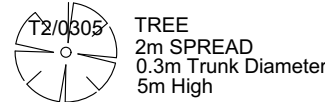


LEGEND

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FIGURED DIMENSIONS TO BE USED IN PREFERENCE TO SCALING THIS DRAWING DO NOT ASSUME - IF IN DOUBT ASK.

REF:	DATE:	AMENDMENT:	PROPOSED:	CLIENT:
A	18.11.24	PRELIMINARY PLANS	Two Storey Dwelling	Marcello Bortone
B	10.12.24	PLAN AMENDMENTS	AT: Lot 29, DP: 30534	
C	05.02.25	DA PLANS	No.2 Garden Place,	
			Picnic Point NSW 2213	
				JOB NO: 240109
				DATE: 18.11.24
				DRAWN: MT
				SHEET SIZE: A2
				LGA: Canterbury-Bankstown
				SHEET: 1 of 10

1:200

LOT 29
DP: 30534
562.80m²

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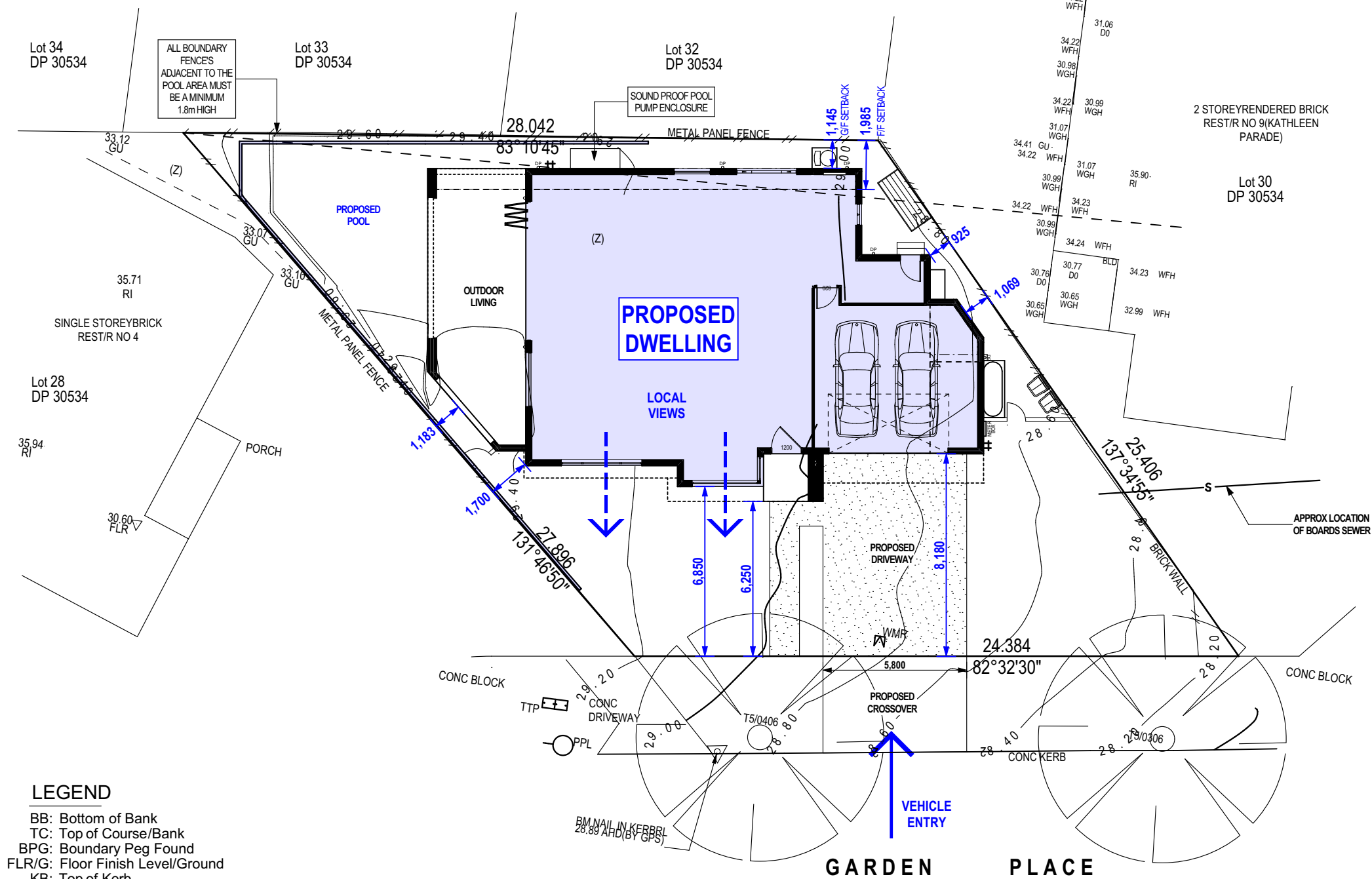
FLOOR SPACE RATIO:
ALLOWED: 0.50:1 (281.40m²)
ACHIEVED: 0.50:1 (281.34m²)

PRIVATE OPEN SPACE: (Min 5m Wide)
REQUIRED: 80m²
ACHIEVED: 84.45m²

FRONT YARD LANDSCAPING:
(FRONT YARD = 170.83m²)
REQUIRED: 45% (76.87m²)
ACHIEVED: 70% (120.29m²)

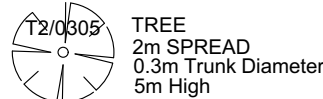
CAR PARKING:
REQUIRED: 2 Spaces
ACHIEVED: 2 Spaces

S/W BREEZES

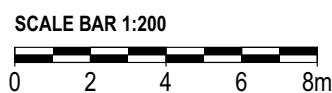


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PROPOSED:	Two Storey Dwelling
AT:	Lot: 29, DP: 30534 No.2 Garden Place, Picnic Point NSW 2213

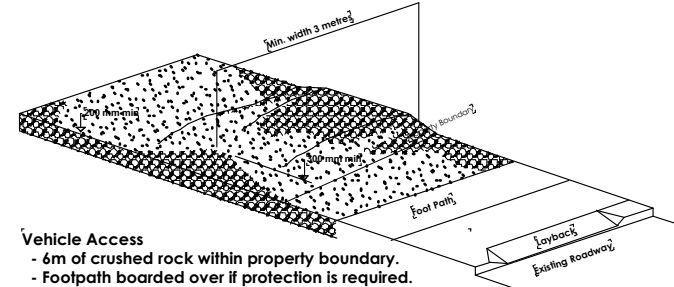
CLIENT: **Marcello Bortone**

JOB NO: 240109	DATE: 18.11.24	DRAWN: MT
Sheet Size: A2	LGA: Canterbury-Bankstown	Sheet: 2 of 10

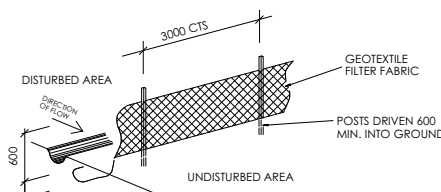
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LOT 29
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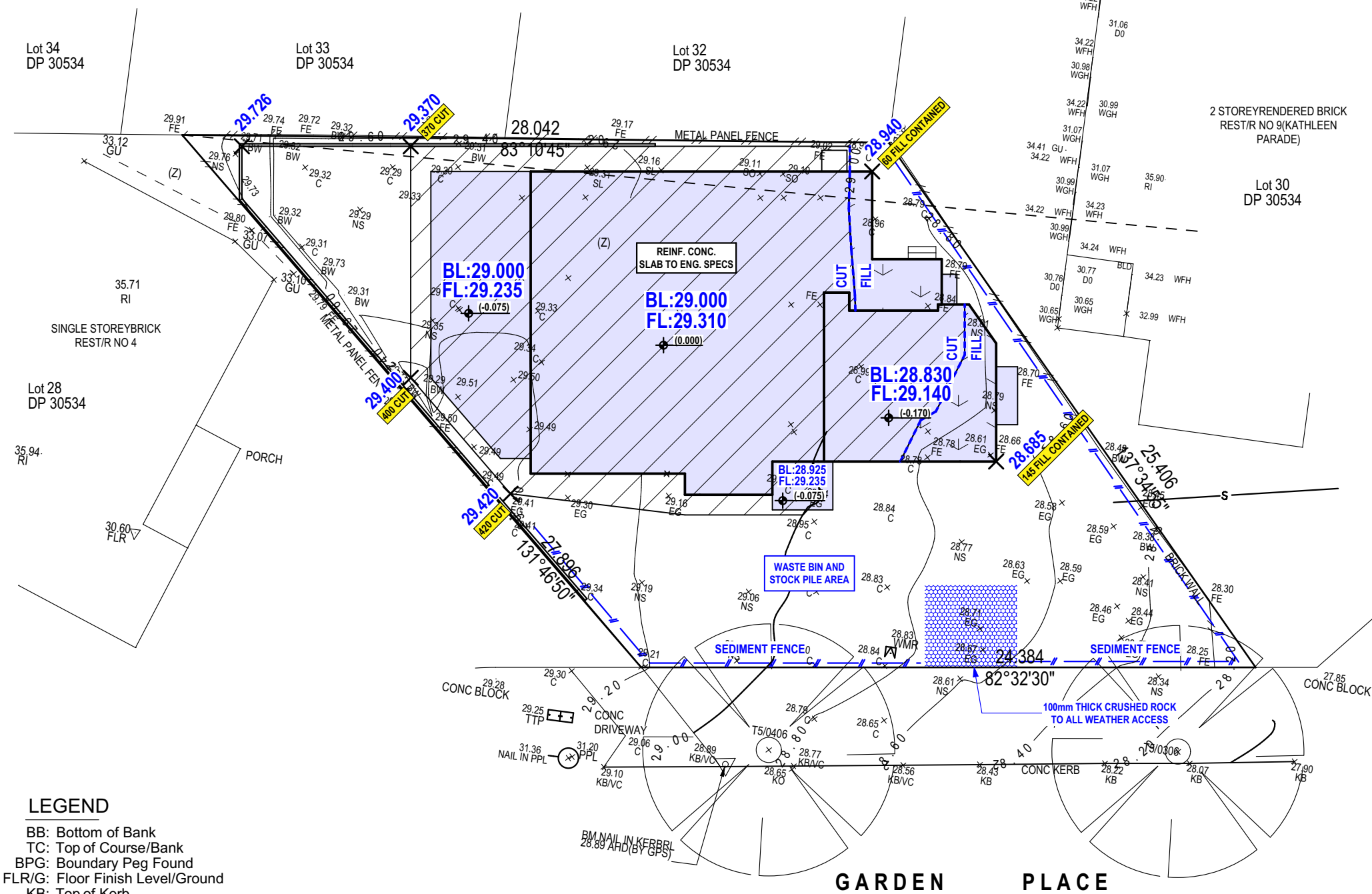
- 6m of crushed rock within property boundary.
- Footpath boarded over if protection is required.
- New layback to be formed in a formed kerb if required.



1:200

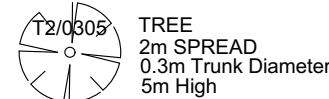


SEDIMENT CONTROL FENCE



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