SITE NOTES:

BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK.

ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR.

DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEER DETAILS.

WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED, THE ENGINEER PLANS WILL PREFERENCE TO THESE DRAWINGS. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED AND VERIFIED BEFORE WORK IS COMMENCED.

ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO

COUNCIL COMPLIANCE

SITE DETAILS

SITE AREA

LGA CONTROL Canterbury Bankstown DCP 2023 LOT NUMBER / DP NUMBER 207 / DP230871 ZONING R2 LOW DENSITY RESIDENTIAL LOT WIDTH 18.325m/14.175m

FLOOR SPACE RATIO

MAX ALLOWABLE BY CODE 0.5:1 = 278.20m² PROPOSED F.S.R 0.46:1 = 253.50m²

LANDSCAPING AREAS FRONT YARD

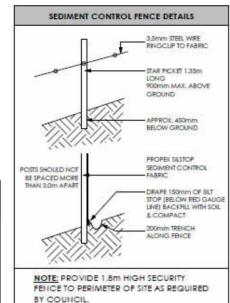
66.47m² REAR YARD 102.06m² TOTAL LANDSCAPE AREA 168.53m²

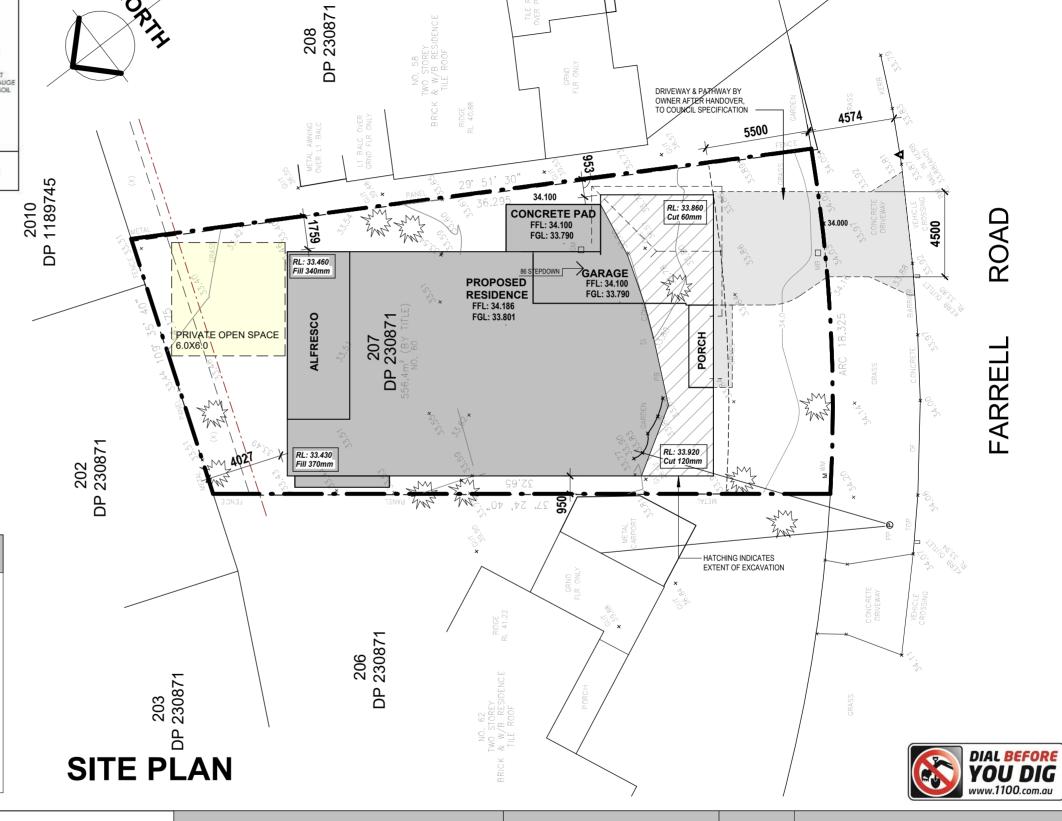
PRIVATE OPEN SPACE

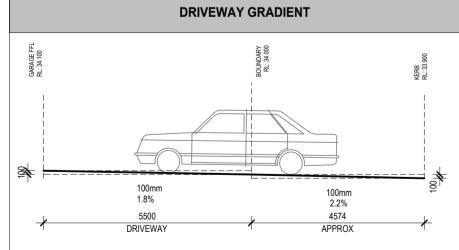
MAX ALLOWABLE BY CODE: 80.00m² TOTAL P.O.S 122.53m²

SITE COVERAGE 250.60m² / 45.04%

0.400m FALL OVER BUILDING ENVELOPE







556.40m²



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(C)

THIS DRAWING IS

ADDRESS SUITE 1103, 31 LASSO ROAD GREGORY HILLS, NSW

PHONE: (02) 8328 1388

GENERAL NOTES:

LEVELS ARE APPROX. ONLY AND SHOULD ONLY BE VERIFIED ON SITE PRIOR TO COMMENCING.
-FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING.
-ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE STATED.
-WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY

BUILDER.
-DIMENSIONS ARE TO BE VERIFIEDBY BUILDER PRIOR TO COMMENCEMENT OF WORK.

-ALL SERVICES ARE TO BE LOCATED PRIOR TO COMMENCEMENT OF -ALL CONSTRUCTION TO BE IN ACCORDANCE WITH B.C.A. AND ANY OTHER RELEVANT AUSTRALIAN STANDARDS.

-ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ATTACHED BASIX CERTIFICATE.

JOB No:	HOUSE TYPE	DRAWN BY:	PROJECT TYPE:		
CLIENT: Troy & Maria Rose	MODEL: CUSTOM SINGLE STOREY	GJC	DA SUBMISSION PLANS		
SITE ADDRESS: Lot 207 (60) Farrell Rd Bass Hill	FACADE: CUSTOM	DATE:	COUNCIL AREA:	SCALE:	
	SPECIFICATION: LUXE	25.02.25	Canterbury-Bankstown	As indicated	
	DRAWING TITLE: Site Plan		DA	SHEET No: IS	SSUE: