



SITE PLAN

SCALE 1:200

GENERAL NOTES

A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED

B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION

D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

LEVELS TO BE STRICTLY ADHERED TO AS SHOWN ON SITE PLAN
NO + OR - 100mm
TOLERANCE TO LEVELS

REFER TO PAGE 7 FOR DRIVEWAY PROFILE

LOT 14

D.P: 25075

L.G.A: CANTERBURY BANKSTOWN

SITING HAS BEEN COMPLETED IN ACCORDANCE WITH BANKSTOWN DCP 2015

SITE AREA	613.1 m ²
ROOF AREA	245.9 m ²
FLOOR SPACE RATIO	
GROUND FLOOR:	142 m ²
FIRST FLOOR:	162.5 m ²
TOTAL LIVING AREA:	304.5 m ²
(EXCL. EXTERNAL WALLS/GARAGE/PORCH/STAIR VOID)	
FLOOR SPACE RATIO:	49.7 %
MAX. ALLOWABLE BY COUNCIL:	50 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	196.2 m ²
(MIN. DIMENSION OF 5.0m)	
MIN. REQUIRED BY COUNCIL:	80 m ²
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT	9.0 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	

SITE COVERAGE	
STORMWATER CALCULATION	
ROOF FOOTPRINT:	245.9m ²
DRIVEWAY/ PAVED ARES:	42.3m ²
TOTAL:	288.2m ²
	47 %
MAX SITE COVERAGE FOR OSD:	75%

BASIX LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	259.6 m ²
(EXCLUDES HARD SURFACES)	42.3 %

Certificate No. #HR-8C3IEM-01

Assessor name: Faci Sweis

Accreditation No.: ABIA 20390

Property Address: 150 Thompson Road, Panania, NSW 2213

http://www.hero-software.com.au/pdf/HR-8C3IEM-01

CLASSIFICATION		
WIND	SLAB	CLIMATE
N2	M	ZONE 5

NOTE:

ALL GROUND LINES ARE APPROXIMATE. EXTENT OF FILL & BATTER WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

RETAINING WALLS TO BE CONSTRUCTED WHOLLY WITHIN PROPERTY BOUNDARY INCLUDING DRAINAGE AND FOOTINGS

NOTE:

OWNER TO DEMOLISH & REMOVE FROM SITE EXISTING HOUSE, INCLUDING FOOTINGS & SERVICES ABOVE & BELOW GROUND, PATHS, DRIVE, TREES & FENCES ETC. PRIOR TO COMMENCEMENT OF CONSTRUCTION.

STORMWATER CHARGED TO STREET VIA RAINWATER TANK

REFER TO HYDRAULIC DETAILS

CLARENDOHOMES		PRODUCT: STAMFORD 41 Bayview L/H Garage LUXE	CLIENT: Mr. KORKES Mrs. KORKES SITE ADDRESS: Lot 14, No.150 Thompson Road PANANIA 2213	DA DRAWINGS	
BL No. 2298C ABN 18 003 892 706	© ALL RIGHTS RESERVED This plan is the property of CLARENDOHOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDOHOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.			DRAWN: NI RATIO @ A3: 1:200 SHEET: 2	DATE: 13.01.25 CHECKED: NI JOB No: 29917420
Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300				Rev: G NSW	