

AREA CALCULATION

site area: 1214 M2

	proposed	DA control	comply
Gross floor area	602.6 M2	607 M2	yes
FSR	0.496 : 1	0.5 : 1	yes
Landscape area	598.5 M2	min (50% lot area - 100M2) = 507 M2	yes
Front landscape	92.1 M2	min 45% front area ~81 M2	yes
Front setback	9 M	(11.545+6.455)/2 = 9M	yes
Side setback	1.5 M	Wall height < 7M : 0.9M Wall height > 7M : 1.5M	yes
PPOS	80 M2	80 M2	yes

**Certificate No. #HR-RG1HW5-01**

Scan QR code or follow website link for rating details.

Assessor name

Bianca Nguyen

Accreditation No.

DMN/24/2220

Property Address

34 Highland Ave, Bankstown, NSW, 2200



<http://www.hero-software.com.au/pdf/HR-RG1HW5-01>

SITE AREA CALCULATION		
Name	Area	%

ALFRESCO	32.0 m²	2.6%
BUILDING	465.2 m²	38.5%
DRIVEWAY	60.5 m²	5.0%
GREEN	22.6 m²	1.9%
LANDSCAPE	598.5 m²	49.5%
PORCH	6.6 m²	0.5%
WALKWAY	24.4 m²	2.0%
Grand total	1209.8 m²	100.0%

GFA	
GFA - GF	284.3 m²
GFA - L1	249.2 m²
SECONDARY DW. 1	35.8 m²
SECONDARY DW. 2	33.3 m²
Grand total	602.6 m²

LANDSCAPE AREA

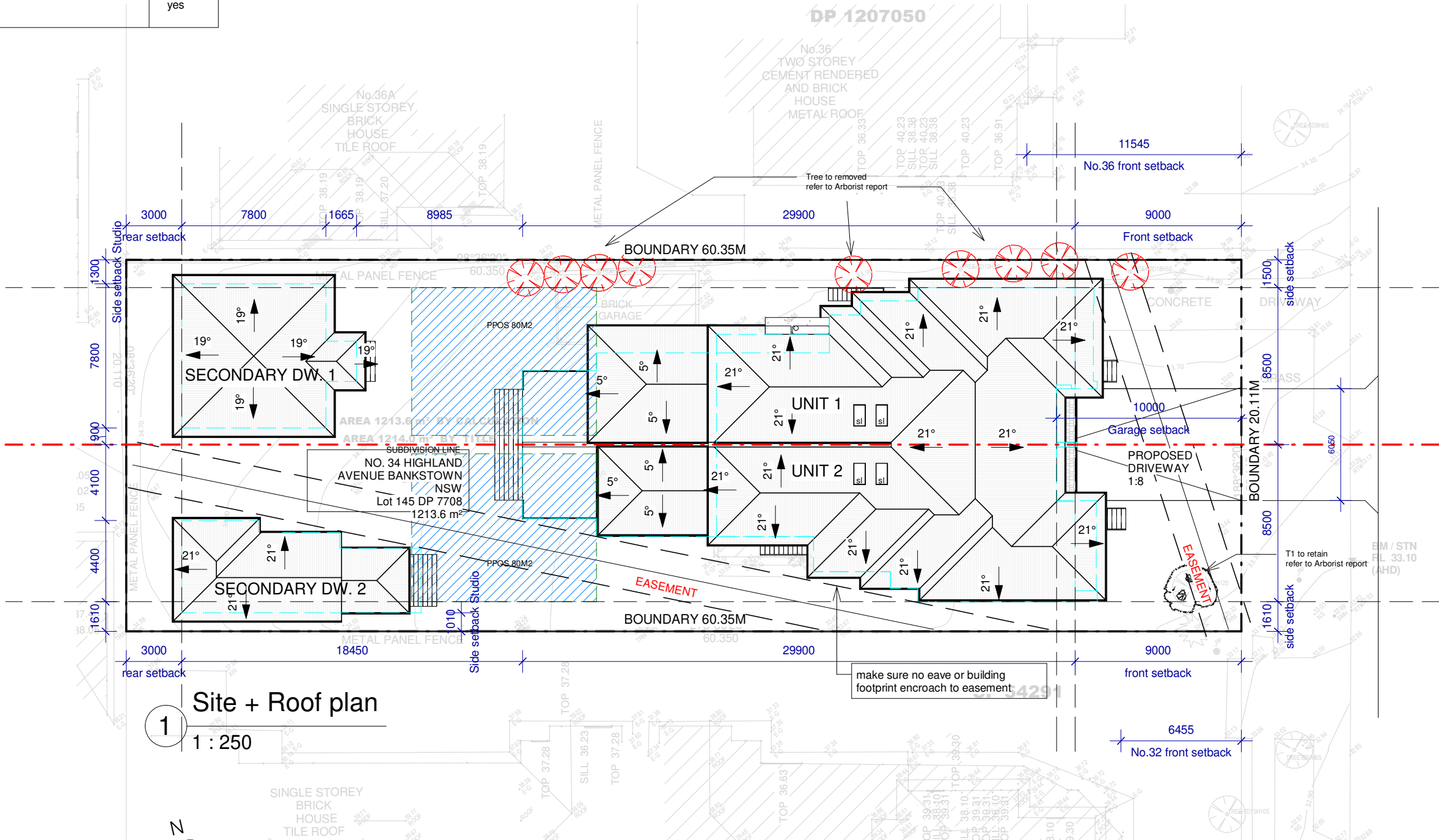
FRONT LANDSCAPE	93.1 m²	16%
BACK LANDSCAPE	505.4 m²	84%
Grand total	598.5 m²	100%

Finishing floor level has been selected from Council Flood advisory + Storm water engineer report

Construction to be in accordance with revision NCC volume 2, BCA 2022 & Housing Provision standard 2022

LEGENDS

-  boundary
-  proposed building
-  proposed alfresco + porch
-  GFA
-  landscape area calculation
-  POS
-  Demolition



rev

date

description

issue

A

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remember

The Contractor shall verify all dimensions & levels on the site.
Written dimensions to take preference over scaled dimensions.
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SITE PLAN

NO. 34 HIGHLAND AVENUE BANKSTOWN NSW
LOT 145 IN DP 7708



job no

drawing no

DA02

scale plotdate revision

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