



LOT 32
D.P: 35565
L.G.A: CANTERBURY BANKSTOWN

**SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
CANTERBURY BANKSTOWN
DCP 2023**

SITE AREA	575.8 m²
ROOF AREA	237.2 m²
FLOOR SPACE RATIO	
GROUND FLOOR:	132.3 m²
FIRST FLOOR:	153.2 m²
TOTAL LIVING AREA:	285.5 m²
(EXCL. EXTERNAL WALLS/GARAGE/PORCH/STAIR VOID)	
FLOOR SPACE RATIO:	49.6 %
MAX. ALLOWABLE BY COUNCIL:	50 %
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	256.8 m²
(EXCLUDES HARD SURFACES)	
MIN. REQUIRED BY COUNCIL:	45 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	158.3 m²
(MIN. DIMENSION OF 5.0m)	
MIN. REQUIRED BY COUNCIL:	80 m²
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:	237.2m²
DRIVEWAY/ PAVED ARES:	42.2m²
STRUCTURES TO REMAIN:	54.6m²
TOTAL:	334m²
	58 %
MAX SITE COVERAGE FOR OSD:	75%

BASIX LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	256.8 m²
(EXCLUDES HARD SURFACES)	
	44.6 %

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 TO
STREET VIA
RAINWATER TANK**
REFER TO HYDRAULIC DETAILS

DENOTES TREES TO BE
REMOVED BY OWNER
PRIOR TO CONSTRUCTION

DENOTES TREES TO BE
PRUNED BY OWNER PRIOR
TO CONSTRUCTION

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.

CLIENT'S SIGNATURE: _____ DATE: _____

<div>ClarendonHomes</div> <div>BL No. 2298C ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300</div>	<div>© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</div>	<div>PRODUCT:</div> <div>SARATOGA 44</div> <div>Classic</div> <div>L/H Garage</div> <div>LUXE</div>	<div>CLIENT:</div> <div>Mr. CHIEM</div> <div>Mrs. CHIEM</div>	DA DRAWINGS		
			<div>SITE ADDRESS:</div> <div>Lot 32, No. 11</div> <div>Pivetta Street</div> <div>REVESBY 2212</div>	<div>DRAWN:</div> <div>NI</div>	<div>DATE:</div> <div>06.02.25</div>	Rev: <div>E</div>
				<div>RATIO @ A3:</div> <div>1:200</div>	<div>CHECKED:</div> <div>NI</div>	
				<div>SHEET:</div> <div>2</div>	<div>JOB No:</div> <div>29917539</div>	NSW

**REFER TO PAGE 7 FOR
DRIVEWAY PROFILE**

****B.O.S.****
(BUILDING OVER SEWER)
ORDER SEWER PEGOUT

