



LOT 53

D.P: 26182

L.G.A: CANTERBURY / BANKSTOWN

SITING HAS BEEN COMPLETED  
IN ACCORDANCE WITH  
BANKSTOWN DCP 2015

SITE AREA	580.60 m²
ROOF AREA	278 m²

FLOOR SPACE RATIO	
GROUND FLOOR:	135.4 m²
FIRST FLOOR:	154.6 m²
TOTAL LIVING AREA:	290 m²
(EXCL. EXTERNAL WALLS/GARAGE/PORCH/STAIR VOID)	
FLOOR SPACE RATIO:	49.9 %
MAX. ALLOWABLE BY COUNCIL:	50 %

PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	210.4 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:	278m²
DRIVEWAY/ PAVED AREAS:	46.7m²
TOTAL:	324.7m²
	55.9 %
MAX SITE COVERAGE FOR OSD:	75%

BASIX LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	282.2 m²
(EXCLUDES HARD SURFACES)	
	48.6 %

CLASSIFICATION		
WIND	SLAB	CLIMATE
N2	H1	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

\$ HYD

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>Stamford 43 Classic R/H Garage</div> <div>LUXE</div>	<div>CLIENT:</div> <div>Mr &amp; Ms LY Mrs DOAN</div>	DA DRAWINGS		
			<div>SITE ADDRESS:</div> <div>Lot 53 No.44 McCrossin Avenue BIRRONG, 2143</div>	<div>DRAWN:</div> <div>CH</div>	<div>DATE:</div> <div>24.01.25</div>	<div>Rev:</div> <div>F</div>
				<div>RATIO @ A3:</div> <div>1:200</div>	<div>CHECKED:</div> <div>AL</div>	
				<div>SHEET:</div> <div>2</div>	<div>JOB No:</div> <div>29917477</div>	<div>NSW</div>

REFER TO PAGE 7 FOR  
DRIVEWAY PROFILE

