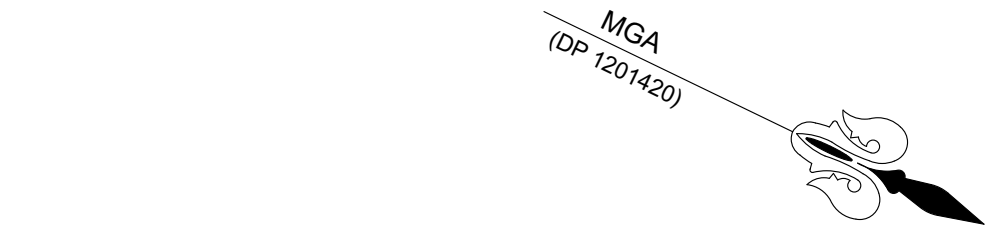
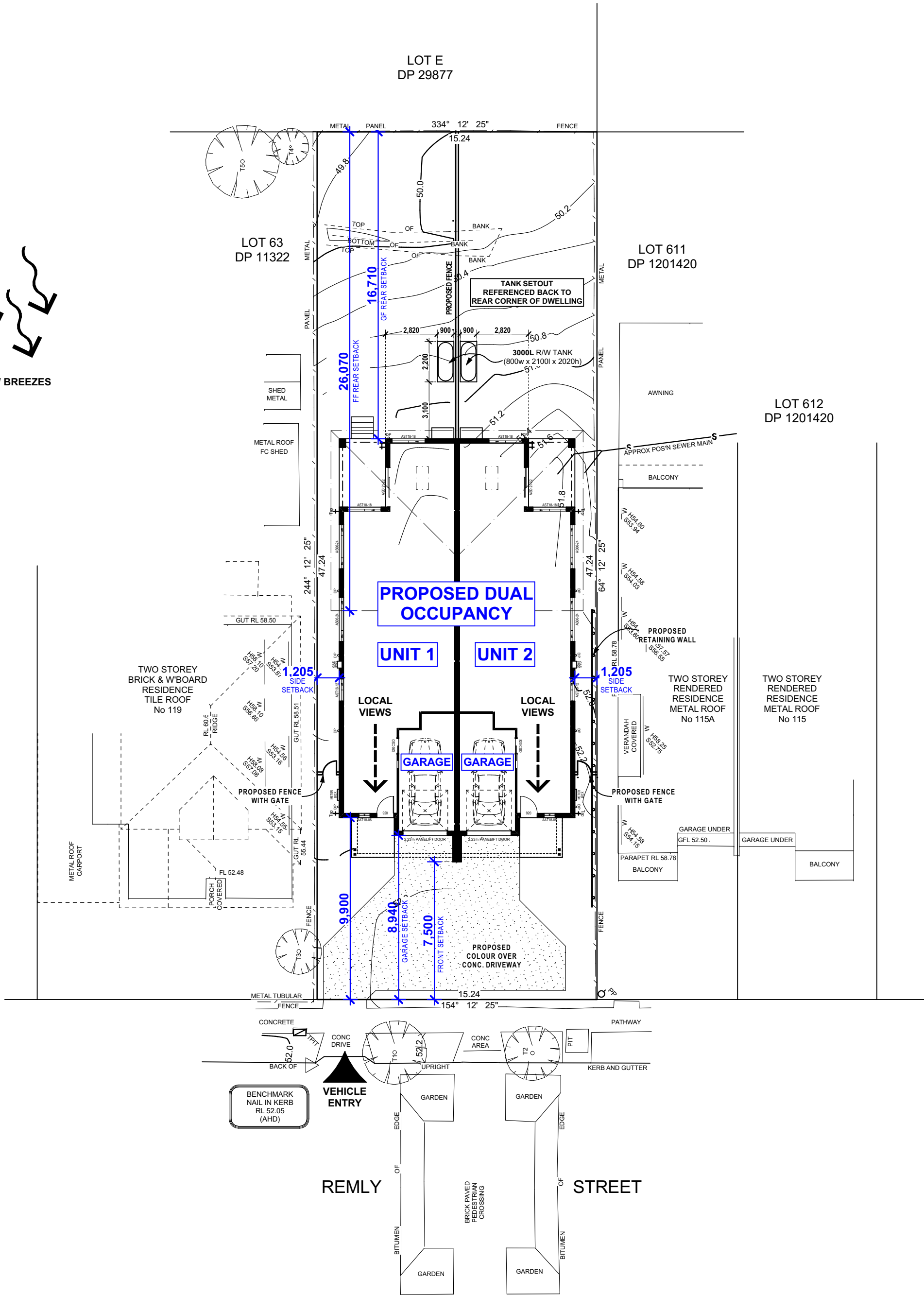
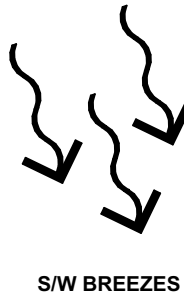


NOTE:
FINAL LOCATION & SHAPE OF ALL LANDSCAPING WORKS, INCLUDING DRIVEWAY, IS TO BE DETERMINED ON SITE AT THE DIRECTION OF THE BUILDER.
FINAL RIDGE AND FLOOR LEVELS ARE ACCEPTED TO VARY BY ±100mm FROM THE APPROVED DOCUMENTS, ALL DUE TO CONDITIONS ENCOUNTERED ON SITE DURING BUILDING WORKS.
WHERE RETAINING WALLS ARE REQUIRED TO CONTAIN FILL, THE BUILDER MAY USE DEEPENED EDGE BEAMS TO SLABS INSTEAD.



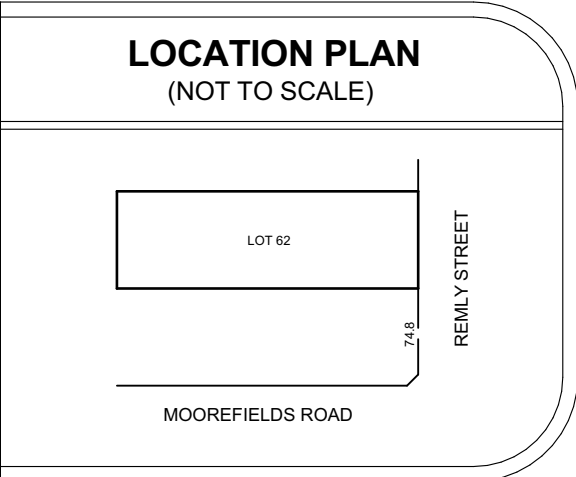
LOT 62
DP: 11322
719.9m²

CANTERBURY-BANKSTOWN REQUIREMENTS:
SITE AREA: 719.19m ²
PROPOSED SITE AREAS: ACHIEVED: UNIT 1 = 360m ² UNIT 2 = 360m ²
FLOOR SPACE RATIO: (Proposed Lots) UNIT 1 ALLOWED: 0.50:1 (180.0m ²) ACHIEVED: 0.48:1 (173.11m ²) UNIT 2 ALLOWED: 0.50:1 (180.0m ²) ACHIEVED: 0.48:1 (172.95m ²) FLOOR SPACE RATIO: (Overall) ALLOWED: 0.50:1 (360.0m ²) ACHIEVED: 0.48:1 (346.06m ²)
PRIVATE OPEN SPACE: REQUIRED: 50m ² ACHIEVED: UNIT 1 = 113.78m ² UNIT 2 = 117.71m ²
DEEP SOIL AREA: REQUIRED: 25% (179.8m ²) ACHIEVED: 37% (266.98m ²)
CAR PARKING: REQUIRED: 2 Space per Dwelling ACHIEVED: 1 Space per Dwelling (NON-COMPLIANT)



Proposed Site Analysis Plan

Scale 1:200

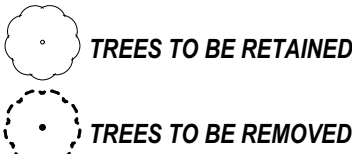


*ALL BOUNDARIES NOT FENCED UNLESS NOTED OTHERWISE *

NOTE:
THE BOUNDARY INFORMATION SHOWN ON THIS PLAN REGARDING THE LOCATION OF THE PROPERTY BOUNDARIES HAS BEEN TAKEN FROM THE TITLE DEPOSITED PLAN. IT HAS BEEN PLOTTED AS REQUIRED UNDER DIVISION 1, SECTION 9 (1) OF THE 'SURVEYING AND SPATIAL INFORMATION REGULATION 2017' AND IS ACCURATE TO ABOUT ±0.05m. IT HAS NOT BEEN DETERMINED BY AN ACCURATE BOUNDARY SURVEY. A DETAIL & LEVEL SURVEY IS A 'LAND SURVEY' AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. IF ANY CONSTRUCTION OR DESIGN WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS. PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES ONLY VISIBLE SERVICES HAVE BEEN LOCATED BY THIS SURVEY. OTHER SERVICES MAY EXIST. CONFIRMATION OF THE EXACT LOCATION AND NATURE OF ANY SERVICES SHOULD BE CONFIRMED PRIOR TO ANY CONSTRUCTION WORK. RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ±0.05m. CONTOURS SHOWN ON THIS PLAN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY. DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROXIMATE. SETBACKS SHOWN ARE APPROXIMATE. THEY HAVE BEEN DERIVED FOR PLANNING PURPOSES ONLY.

LEGEND OF COMMONLY USED SYMBOLS	
WATER	-----
SEWER	-----
ELECTRICITY	-----
TELECOM	-----
GAS	-----
DRAINAGE	-----

TREE SCHEDULE (APPROX)			
No.	DIAMETER	SPREAD	HEIGHT
T1	0.2	3.5	5
T2	0.2	3	5
T3	0.2	2.5	4
T4	0.1	2	3.5
T5	0.2	4	4




LEGEND			
BENCH MARK	△	STOP VALVE	SV
TELSTRA PIT	TPIT	WATER HYDRANT	HYD
ELECTRIC LIGHT POLE	LP	WATER METER	WM
POWER POLE	PP	TAP	TAP
SIGN POST	SP	GAS METER	GAS
SEWER INSPECTION PIT	SIP	ELECTRICAL PIT	EPIT
SEWER VENT	SV	ELECTRICAL BOX	EBOX
SEWER MANHOLE	SMH	STATE SURVEY MARK	SSM
MANHOLE	MH		
KO - KERB OUTLET	FL - FLOOR LEVEL		
H - HEAD OF WINDOW	D0.4/S10/H16 - TREE		
S - WINDOW SILL	DIAMETER/SPREAD/HEIGHT		
* - SETBACKS SHOWN ARE APPROXIMATE. THEY HAVE BEEN DERIVED FOR PLANNING PURPOSES ONLY.			

Plot Date: Tuesday, 8 April 2025



Figured dimensions to be used in preference to scaling this drawing.
Do not assume - if in doubt ASK.

<div><div><div>CHAMPION HOMES</div><div>Suite 1, Level 1 600 Hoxton Park Road, Hoxton Park NSW 2171</div><div>Telephone: (02) 9825 8000 Fax: (02) 9825 8110</div><div>www.championhomes.com.au</div><div>Builders Licence No.92732C</div></div></div>	<div>NOT FOR CONSTRUCTION</div>	<div>Soil Classification:</div> <div>TBC</div>	<div></div>	<div></div>	<div></div>	<div>Copyright. ©</div> <div>This plan is the property of Champion Homes and may not be used in whole or part.</div> <div>Legal action will be taken against any person who infringes the copyright.</div>	<div>Proposed: Duplex Design</div>	<div>Client : Michael Panormitis Giakoumis & Karina Pamela Giakoumis</div>
		<div>Slab Classification:</div> <div>TBC</div>	<div></div>	<div></div>	<div></div>	<div>Lot:62 DP:11322</div> <div>No. 117 Remly Street</div> <div>Roselands, NSW 2196</div>	<div>LGA: Canterbury-Bankstown Council</div> <div>Date: 29.11.24</div>	
		<div>Wind Speed Class:</div> <div>TBC</div>	<div>C</div> <div>08.04.25</div> <div>BASIX INFO, ADDED & DA PLANS - CA</div>	<div>B</div> <div>19.12.24</div> <div>PLAN AMENDMENTS - CA</div>	<div>A</div> <div>03.12.24</div> <div>CONTRACT DRAWINGS - EZ</div>		<div>Design : Modified Leura 438 (City)</div>	
		<div>Rev</div> <div>Date</div> <div>Amendment</div>				<div>Job No: 4809N</div> <div>Sheet Size: A2</div> <div>Sheet No: 3 of 13</div>		