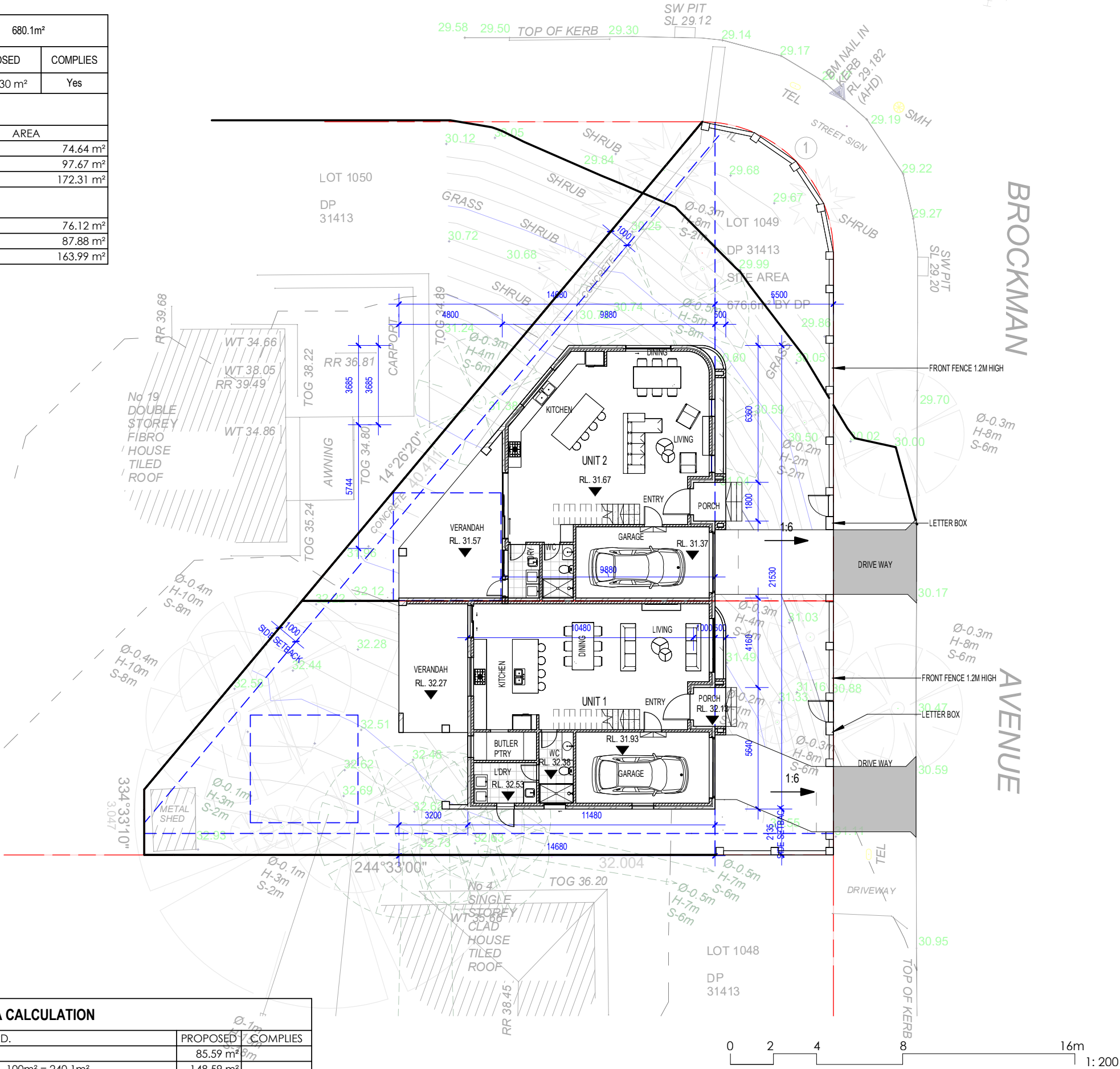


SITE AREA		680.1m²	
STANDARD		PROPOSED	COMPLIES
FSR	0.5:1 (340m²)	336.30 m²	Yes
PROPOSED FLOOR AREA			
	LEVEL	AREA	
UNIT 1	GFL-U1	74.64 m²	
UNIT 1	FFL-U1	97.67 m²	
TOTAL AREA OF UNIT 1			172.31 m²
UNIT 2	GFL-U2	76.12 m²	
UNIT 2	FFL-U2	87.88 m²	
TOTAL AREA OF UNIT 2			163.99 m²



① PROPOSED SITE PLAN
1 : 200

LANDSCAPED AREA CALCULATION		
	STANDARD.	PROPOSED / COMPLIES
		85.59 m²
LANDSCAPED AREA	50% OF SITE AREA - 100m² = 50% x 680.1m² - 100m² = 240.1m²	148.59 m²
TOTAL AREA OF UNIT 1		172.31 m²
TOTAL AREA OF UNIT 2		163.99 m²

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ESTATE

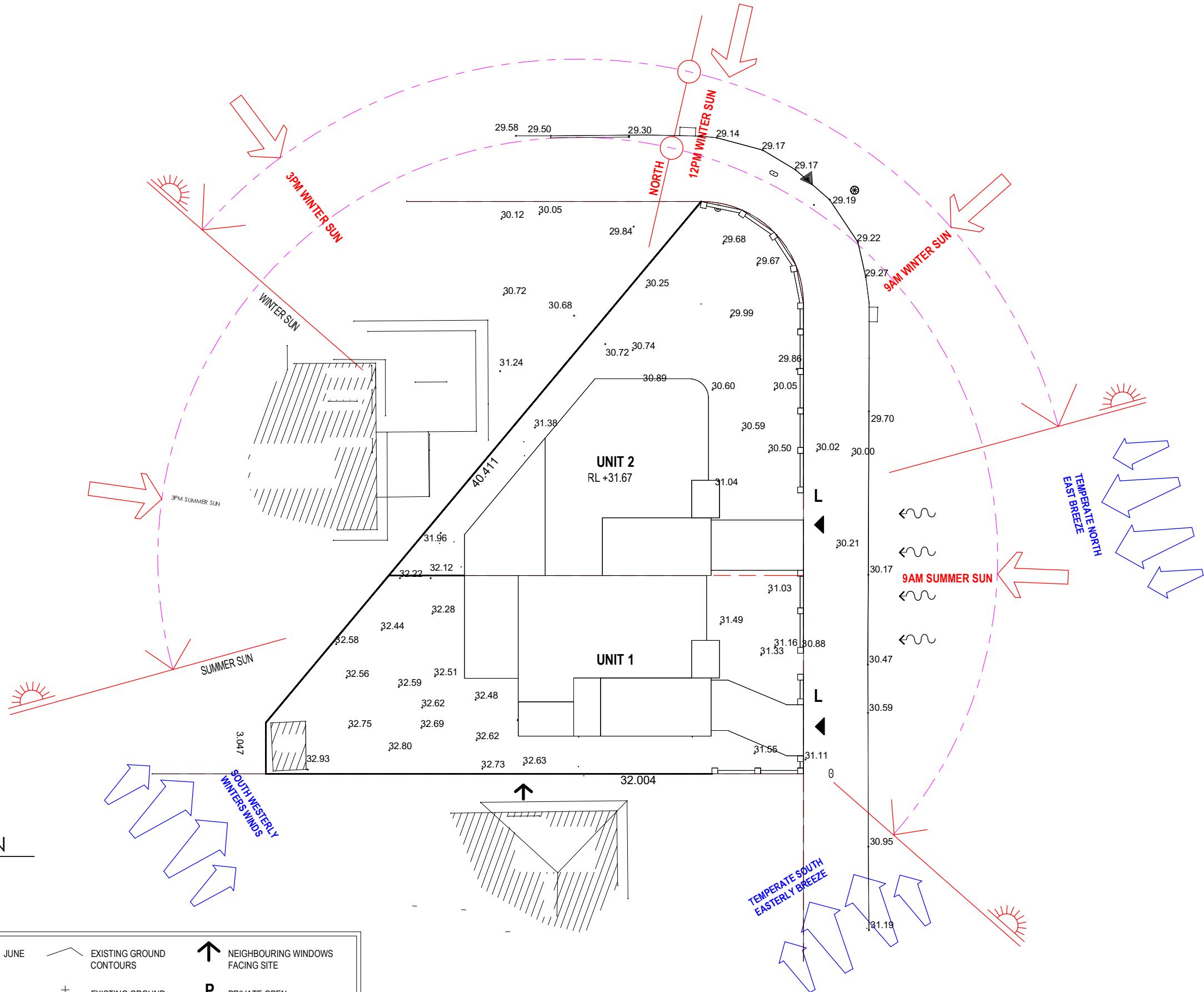
LGA
CANTERBURY - BANKSTOWN

PROJECT
DOUBLE STOREY DUPLEX

Development Application (DA)
LOT 1049 DP 31413 BROCKMAN AVENUE
CLIENT NAME
TAREK & RIBAL NOIN

DATE:
31/10/2024
DRAWN BY:
LN
CHECKED BY:
TD
SCALE: 1 : 200
TITLE:
PROPOSED SITE PLAN
TRUE NORTH
DRAWING No.
A 1.01
SHEET
1
ISSUE

1	FOR DA APPROVAL	31.10.2024
REV	Description	DATE



1 SITE ANALYSIS PLAN
1 : 250

SITE ANALYSIS LEGEND:

	VEHICULAR ENTRY		SUN DIRECTION - 21 JUNE		EXISTING GROUND CONTOURS		NEIGHBOURING WINDOWS FACING SITE
	PREVAILING SUMMER WINDS		EXISTING TREE TO BE REMAIN		EXISTING GROUND LEVEL		PRIVATE OPEN SPACE
	PREVAILING WINTER WINDS		EXISTING TREE TO BE REMOVED		NOISE SOURCE		LETTER BOX

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LGA
CANTERBURY - BANKSTOWN

PROJECT
DOUBLE STOREY DUPLEX

Development Application (DA)
LOT 1049 DP 31413 BROCKMAN AVENUE
CLIENT NAME
TAREK & RIBAL NOIN

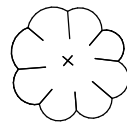
DATE:
31/10/2024
DRAWN BY:
LN
CHECKED BY:
TD
SCALE:
As Indicated

TITLE:
SITE ANALYSIS PLAN

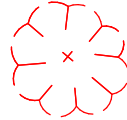
TRUE NORTH

DRAWING No.
A 1.02
SHEET
1
ISSUE

1	FOR DA APPROVAL	31.10.2024
REV	Description	DATE



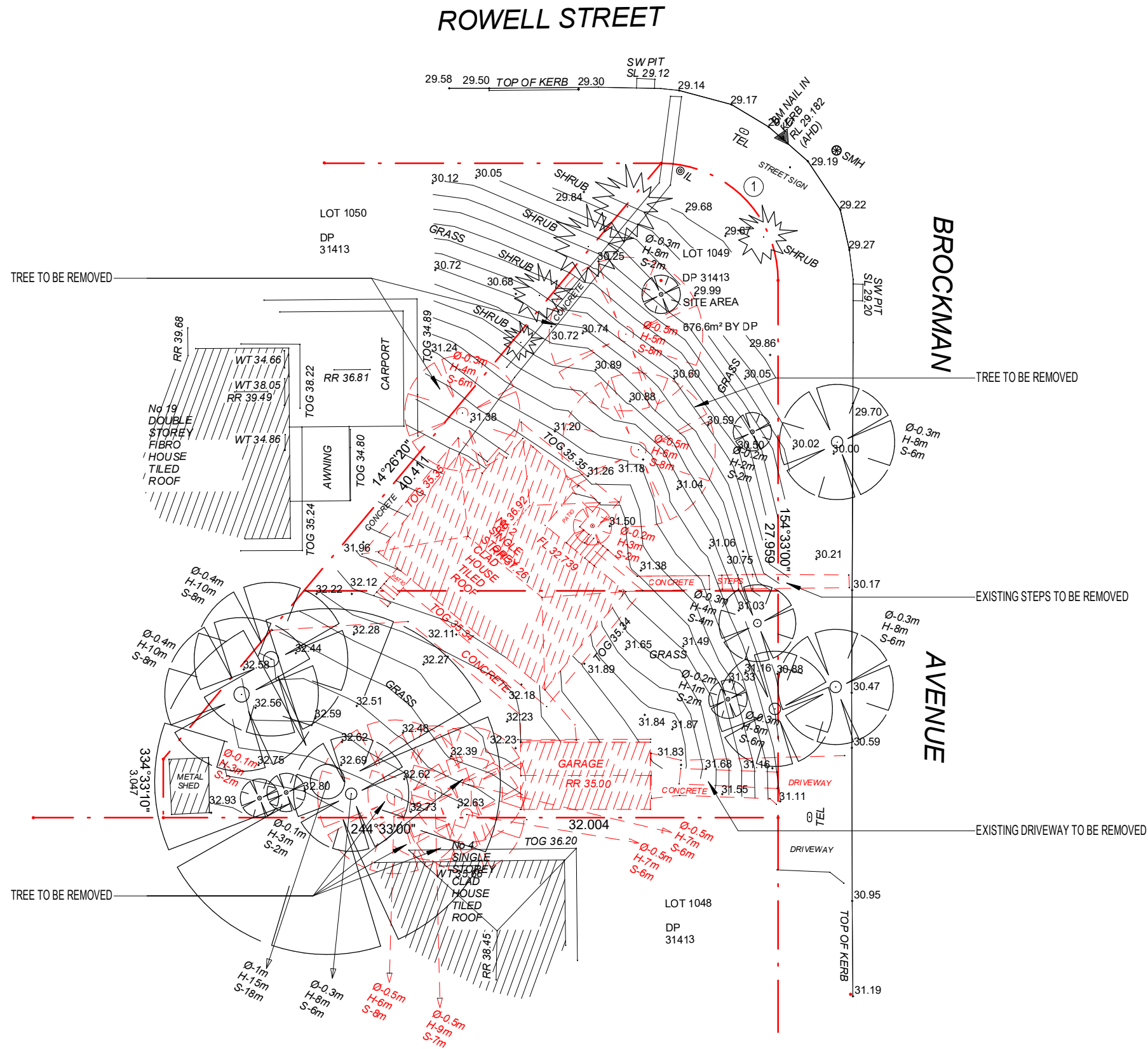
EXIST TREES TO BE RETAINED



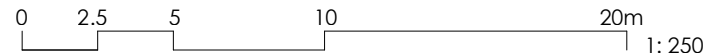
EXIST TREES TO BE REMOVED



EXIST WALL TO BE REMOVED
SHOWN DOTTED LINE



DEMOLITION PLAN
1 : 250



ISSUE FOR DA APPROVAL

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LGA
CANTERBURY - BANKSTOWN

PROJECT
DOUBLE STOREY DUPLEX

Development Application (DA)
LOT 1049 DP 31413 BROCKMAN AVENUE
CLIENT NAME
TAREK & RIBAL NOIN

DATE:
31/10/2024
DRAWN BY:
LN
CHECKED BY:
TD
SCALE: 1 : 250
TITLE:
DEMOLITION PLAN & STREETSCAPE
TRUE NORTH
DRAWING No.
A 1.03
SHEET
1
ISSUE

REV	Description	DATE
1	FOR DA APPROVAL	31.10.2024

Approver		
LOT 1049/ DP 31413, BROCKMAN AVENUE		
SITE AREA	680.1m²	
	LOT 1	LOT 2
	345.63 m ²	334.48 m ²

SITE AREA		680.1m²
	LOT 1	LOT 2
	345.63 m²	334.48 m²



ISSUE FOR DA APPROVAL

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CANTERBURY -
BANKSTOWN

DOUBLE STOREY DUPLEX

LOT 1049 DP 31413
BROCKMAN AVENUE

CLIENT NAME	TAREK & RIBAL NOIN
-------------	--------------------

DRAWN BY: LN

CHECKED BY:	TD
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SCALE: 1 : 200

SUBDIVISION PLAN

TRUE NORTH

H	DRAWING No.
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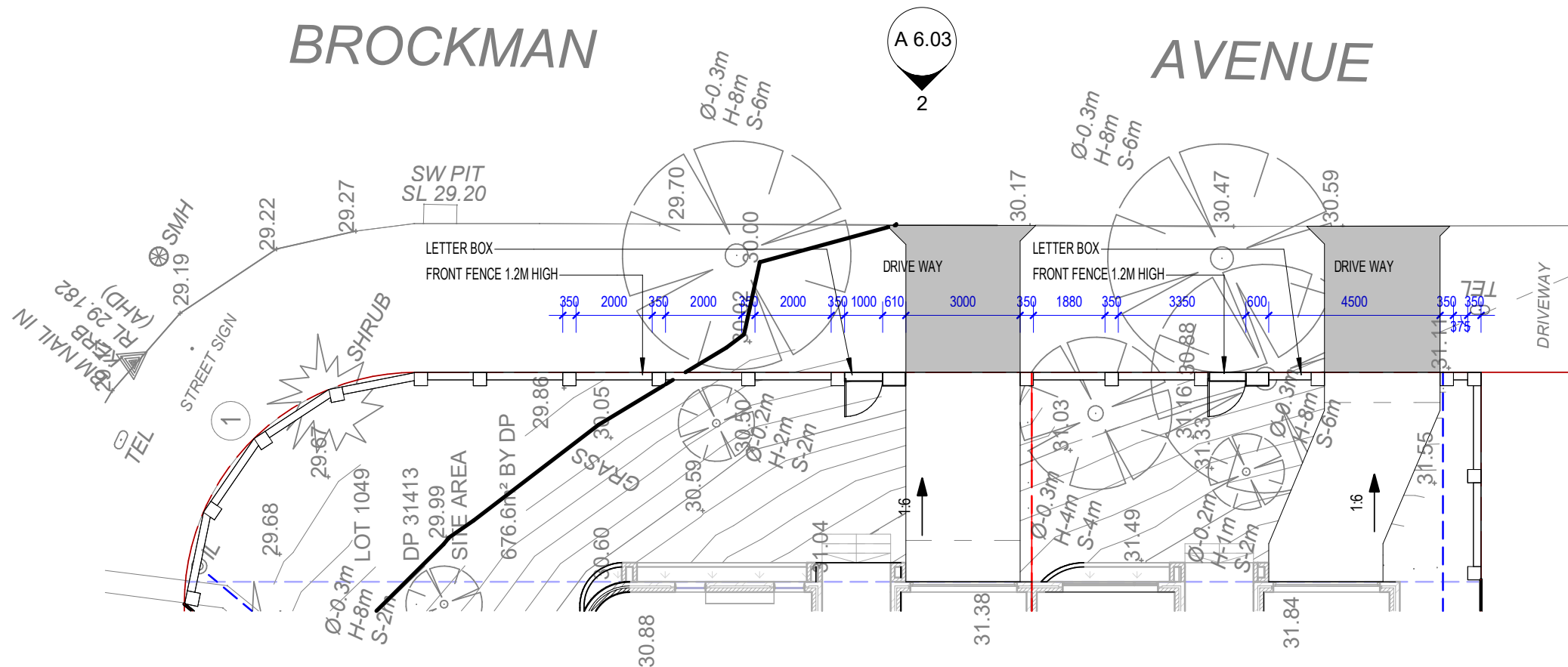
SHEET

ISSUE

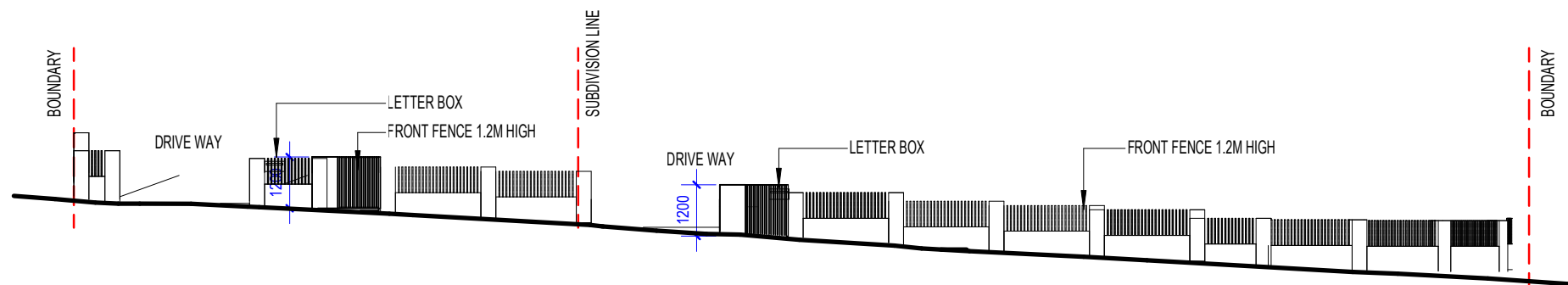
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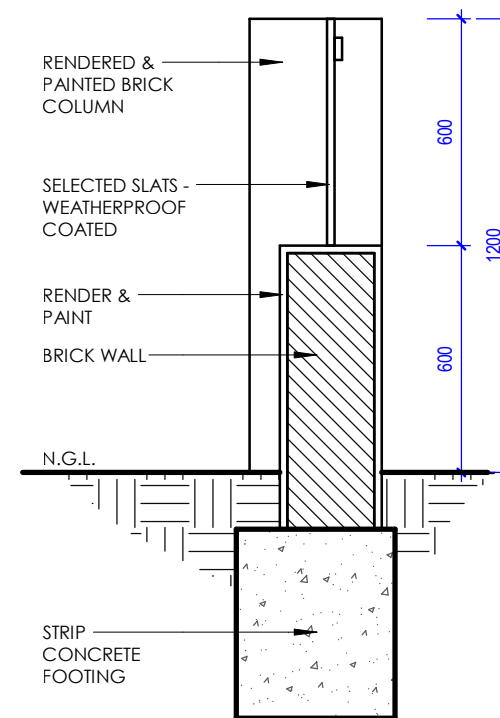
1	FOR DA APPROVAL	31.10.2024
REV	Description	DATE



1 FENCE PLAN
1 : 150



2 FENCE ELEVATION
1 : 150



FENCE SECTION DETAIL
(REFER TO ENGINEER FOR FINAL DETAILS)
SCALE: 1:20

0 1.5 3 6 12m
1 : 150

ISSUE FOR DA APPROVAL

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ESTATE

LGA
CANTERBURY - BANKSTOWN

PROJECT
DOUBLE STOREY DUPLEX

Development Application (DA)
LOT 1049 DP 31413 BROCKMAN AVENUE
CLIENT NAME
TAREK & RIBAL NOIN

DATE:
31/10/2024
DRAWN BY:
LN
CHECKED BY:
TD
SCA: Indicated
TITLE:
FENCE AND RETAINING WALL DETAIL
TRUE NORTH
DRAWING No.
A 6.03
SHEET
1
ISSUE

REV	Description	DATE
1	FOR DA APPROVAL	31.10.2024