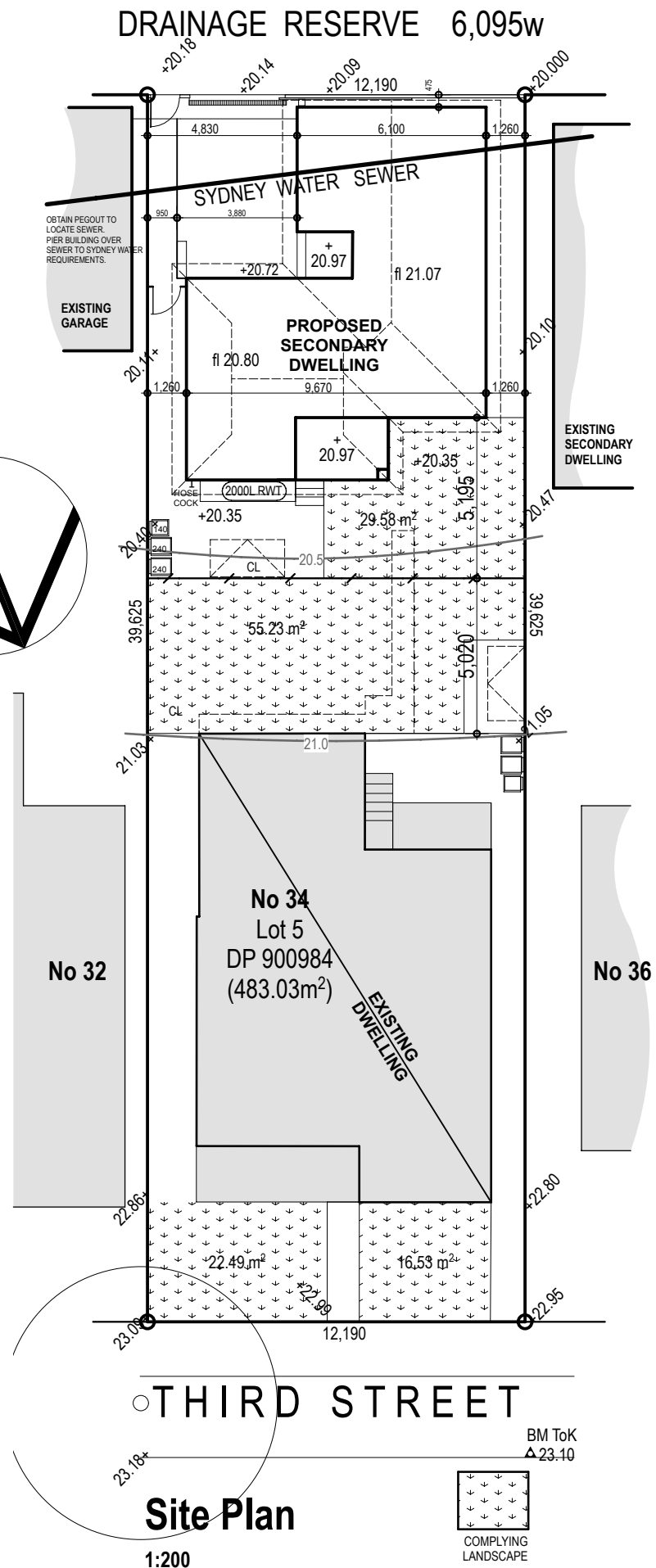
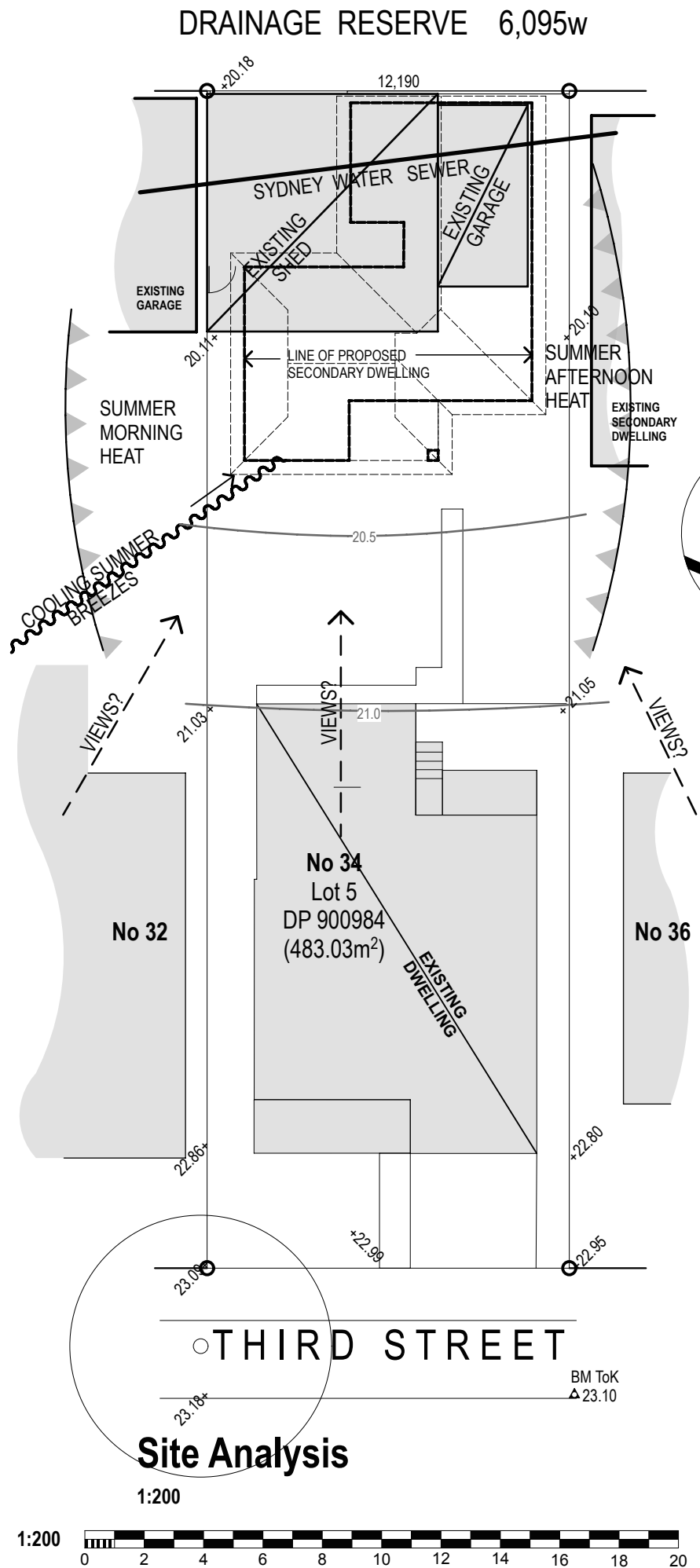




SITE DATA	
SITE AREA	483m ²
PRIMARY DWELLING	
FLOOR AREA	123.68m ²
GROSS FLOOR AREA	110.29m ²
SECONDARY DWELLING	
FLOOR AREA	60m ²
GROSS FLOOR AREA	51m ²
TOTAL SITE COVERAGE	42.96%
PERMITTED FSR	0.55:1
PROPOSED FSR	0.34:1
LANDSCAPING	127.35m ² (26.4%)
FRONT SETBACK AREA	46.93m ²
FRONT LANDSCAPING %	83.1% (39.02m ²)
POS (PRIMARY)	55.23m ²
POS (SECONDARY)	33.1m ²

EXTERNAL FINISHES	
BRICKS/MORTAR BOWRAL BRICKS - GERTRUDIS BROWN MORTAR - OFF WHITE	
ROOF TILES BORAL FRENCH RED TERRA COTTA MARSEILLES PATTERN	
ALUM FRAMES WINDOWS & DOORS	
GLASS CLEAR OR SMART GLASS LOW E CLEAR AS NOMINATED IN BASIX CERT.	
GUTTERS COLORBOND WOODLAND GREY	
DOWNPIPES & FASCIAS COLORBOND EVENING HAZE	
GARAGE DOOR COLORBOND WOODLAND GREY	
FENCE TO LANE MATCH EXISTING IF AVAILABLE OR COLORBOND EVENING HAZE	
GATES COLORBOND EVENING HAZE	

AMENDMENT: DATE:

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH BASIX CERTIFICATE No 1774101S

ASSOCIATED DRAWINGS:

STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924
SEPT 2024

SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

PROJECT:

**PROPOSED
SECONDARY DWELLING**
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

DRAWING:

SITE PLAN
SITE ANALYSIS

APPLICANT:

Mr P.Farrell

Graeme Nichols B.Arch(Hons)
M: 0412 666 1777
E: message4gn@gmail.com

TGA: STATUS:

CANTERBURY /BANKSTOWN DA

SCALE: DATE: NO: SHEET: AMENDMENT:

1:100 MAR '25 24.37 1 OF 13