

LOT 13
D.P: 16710
L.G.A: CANTERBURY-BANSKSTOWN

**SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
BANKSTOWN DCP 2015**

SITE AREA	502.70 m²
ROOF AREA	207.18 m²
FLOOR SPACE RATIO	
GROUND FLOOR:	128.42 m²
FIRST FLOOR:	122.61 m²
TOTAL LIVING AREA:	251.03 m²
(EXCL. EXTERNAL WALLS/GARAGE/PORCH/STAIR VOID)	
FLOOR SPACE RATIO:	49.93 %
MAX. ALLOWABLE BY COUNCIL:	50 %
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	174.15 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:	207.18m²
DRIVEWAY/ PAVED ARES:	35.51m²
TOTAL:	242.69m²
	48.27 %
MAX SITE COVERAGE FOR OSD:	75%

BASIX LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	276.94 m²
(EXCLUDES HARD SURFACES)	
	55.09 %

CLASSIFICATION		
WIND	SLAB	CLIMATE
N1	H1	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.

**LEVELS TO BE STRICTLY ADHERED
TO AS SHOWN ON SITE PLAN
NO + OR - 100mm
TOLERANCE TO LEVELS**

SITE PLAN

SCALE 1:200

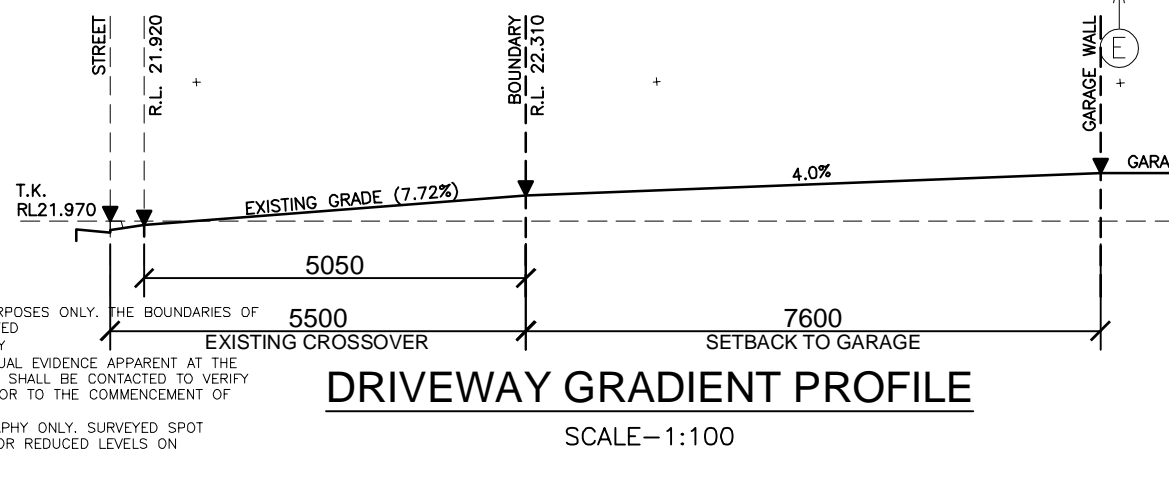
GENERAL NOTES

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.



**STORMWATER TO
STREET VIA
RAINWATER TANK**
REFER TO HYDRAULIC DETAILS

CLIENT'S SIGNATURE: _____ DATE: _____		CLARENDOHOMES		PRODUCT: HAYMAN 34 Classic R/H Garage ASPIRE		CLIENT: Mr. TAN Mrs. NG SITE ADDRESS: Lot 13 No. 13 Rivenoak Avenue PADSTOW, 2211		DA DRAWINGS		
BL No. 2298C ABN 18 003 892 706		Clarendon Homes (NSW) P/L 21 Solent Circuit, Baulkham Hills NSW 2153 T: (02) 8851 5300		© ALL RIGHTS RESERVED This plan is the property of CLARENDOHOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDOHOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.				DRAWN: SM DATE: 27.02.25		Rev: G
								RATIO @ A3: 1:200 CHECKED: CY.		
								SHEET: 2 JOB No: 29917495		NSW