



LOT 93

D.P: 12431

L.G.A: CANTERBURY-BANKSTOWN

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
CANTERBURY DCP 2012

SITE AREA	581.20 m²
ROOF AREA	285.9 m²
FLOOR SPACE RATIO	
GROUND FLOOR:	125 m²
FIRST FLOOR:	164.8 m²
TOTAL LIVING AREA:	289.8 m²
(EXCL. EXTERNAL WALLS/GARAGE/PORCH/STAIR VOID)	
FLOOR SPACE RATIO:	49.9 %
MAX. ALLOWABLE BY COUNCIL:	50 %

SITE COVERAGE

SITE COVERAGE:	185.2 m²
(EXCLUDES PORCH, ALFRESCO, DRIVEWAY, ETC.)	31.9 %
MAX. ALLOWABLE BY COUNCIL:	50 %

DEEP SOIL ZONE

TOTAL DEEP SOIL ZONE:	279 m²
(EXCLUDES HARD SURFACES)	48 %
MIN. REQUIRED BY COUNCIL:	20 %

HEIGHT RESTRICTION

MAXIMUM RIDGE HEIGHT	8.5 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	

SITE COVERAGE
STORMWATER CALCULATION

ROOF FOOTPRINT:	285.9m²
DRIVEWAY/ PAVED AREAS:	38.1m²
TOTAL:	324m²
	55.7 %
MAX SITE COVERAGE FOR OSD:	70%

BASIX LANDSCAPED AREA

TOTAL LANDSCAPE AREA:	279m²
(EXCLUDES HARD SURFACES)	48 %

CLASSIFICATION

WIND	SLAB	CLIMATE
N2	H1	ZONE 5

NOTE:
ALL GROUND LINES ARE APPROXIMATE.
EXTENTS 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.

****B.O.S.****
(BUILDING OVER TO SEWER)
ORDER SEWER PEGOUT

STORMWATER
CHARGED TO STREET
VIA RAINWATER TANK
REFER TO HYDRAULIC DETAILS



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 45</div> <div>Riveria</div> <div>R/H Garage</div> <div>LUXE</div>	<div>CLIENT:</div> <div>Mr. MAKSOUR</div> <div>Mrs. MAKSOUR</div>	DA DRAWINGS		
			<div>SITE ADDRESS:</div> <div>Lot 93 No. 28</div> <div>Fairview Avenue</div> <div>ROSELANDS, 2196</div>	<div>DRAWN:</div> <div>SM</div>	<div>DATE:</div> <div>28.10.24</div>	<div>Rev:</div> <div>I</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>29917359</div>	<div>NSW</div>