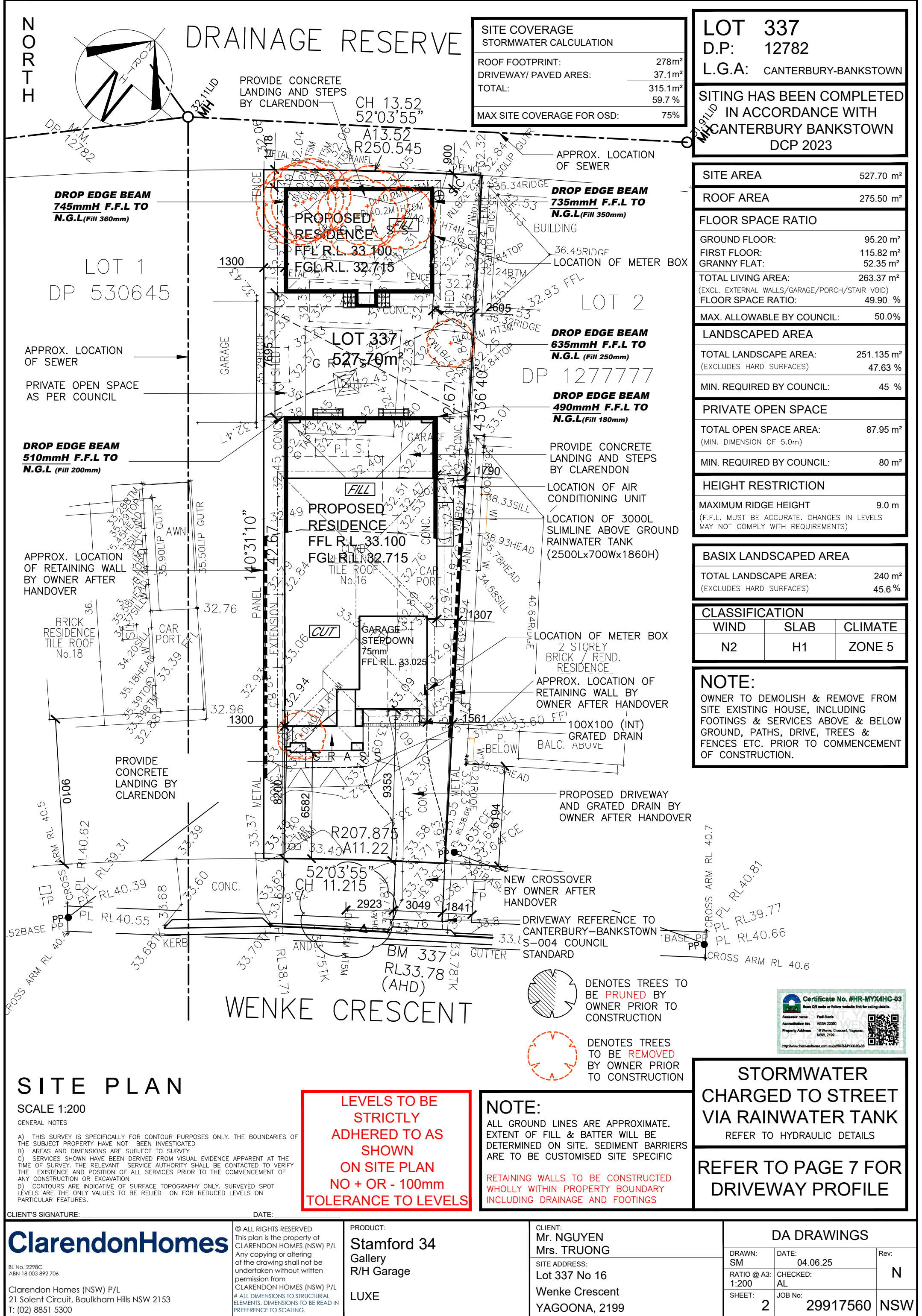




SITE COVERAGE	
STORMWATER CALCULATION	
ROOF FOOTPRINT:	278m ²
DRIVEWAY/ PAVED AREAS:	37.1m ²
TOTAL:	315.1m ²
	59.7 %
MAX SITE COVERAGE FOR OSD:	
75%	

LOT 337

D.P: 12782

L.G.A: CANTERBURY-BANKSTOWN

SITING HAS BEEN COMPLETED IN ACCORDANCE WITH CANTERBURY BANKSTOWN DCP 2023

SITE AREA	527.70 m ²
ROOF AREA	275.50 m ²
FLOOR SPACE RATIO	
GROUND FLOOR:	95.20 m ²
FIRST FLOOR:	115.82 m ²
GRANNY FLAT:	52.35 m ²
TOTAL LIVING AREA:	263.37 m ²
(EXCL. EXTERNAL WALLS/GARAGE/PORCH/STAIR VOID)	
FLOOR SPACE RATIO:	49.90 %
MAX. ALLOWABLE BY COUNCIL:	
50.0%	
LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	251.135 m ²
(EXCLUDES HARD SURFACES)	47.63 %
MIN. REQUIRED BY COUNCIL:	
45 %	
PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	87.95 m ²
(MIN. DIMENSION OF 5.0m)	
MIN. REQUIRED BY COUNCIL:	
80 m ²	
HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT	9.0 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	

BASIX LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	240 m ²
(EXCLUDES HARD SURFACES)	45.6 %

CLASSIFICATION		
WIND	SLAB	CLIMATE
N2	H1	ZONE 5

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.

- DENOTES TREES TO BE PRUNED BY OWNER PRIOR TO CONSTRUCTION
- DENOTES TREES TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

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

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

STORMWATER CHARGED TO STREET VIA RAINWATER TANK
REFER TO HYDRAULIC DETAILS

REFER TO PAGE 7 FOR DRIVEWAY PROFILE

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:

ClarendonHomes

BL No. 2298C
ABN 18 003 892 706

Clarendon Homes (NSW) P/L
21 Solent Circuit, Baulkham Hills NSW 2153
T: (02) 8851 5300

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ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.

PRODUCT:
Stamford 34
Gallery
R/H Garage

LUXE

CLIENT:
Mr. NGUYEN
Mrs. TRUONG

SITE ADDRESS:
Lot 337 No 16
Wenke Crescent
YAGOONA, 2199

DA DRAWINGS

DRAWN:
SM

DATE:
04.06.25

Rev:
N

RATIO @ A3:
1:200

CHECKED:
AL

JOB No:
29917560

SHEET:
2

NSW