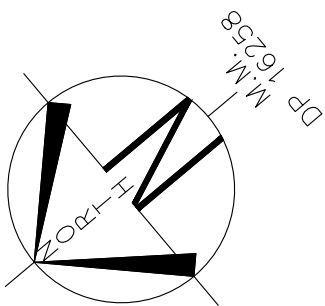


NORTH



DENOTES TREES TO BE
REMOVED BY OWNER
PRIOR TO CONSTRUCTION

LOT 123

D.P: 16258

L.G.A: CANTERBURY BANKSTOWN

SITING HAS BEEN COMPLETED
IN ACCORDANCE WITH
CANTERBURY BANKSTOWN
DCP 2023

SITE AREA 504.90 m²

ROOF AREA 208.05 m²

FLOOR SPACE RATIO

GROUND FLOOR: 104.47 m²

FIRST FLOOR: 125.05 m²

TOTAL LIVING AREA: 229.52 m²

(EXCL. EXTERNAL WALLS/GARAGE/PORCH/STAIR VOID)

FLOOR SPACE RATIO: 45.45 %

MAX. ALLOWABLE BY COUNCIL: 50.0 %

LANDSCAPED AREA

TOTAL LANDSCAPE AREA: 269.27 m²

(EXCLUDES HARD SURFACES) 53.33 %

MIN. REQUIRED BY COUNCIL: 45 %

PRIVATE OPEN SPACE

TOTAL OPEN SPACE AREA: 158.87 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: 208.80m²

DRIVEWAY/ PAVED AREAS: 47.93m²

TOTAL: 256.73m²

50.84 %

MAX SITE COVERAGE FOR OSD: 75%

BASIX LANDSCAPED AREA

TOTAL LANDSCAPE AREA: 269.27 m²

(EXCLUDES HARD SURFACES) 53.33 %

CLASSIFICATION

WIND	SLAB	CLIMATE
N2	H1	5

REFER TO PAGE 7 FOR
DRIVEWAY PROFILE

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.

STORMWATER TO
STREET VIA
RAINWATER TANK

REFER TO HYDRAULIC DETAILS

APPROX. LOCATION
OF SEWER

LOT 122

LOT 138

LOT 137

LOT 124

AREA TO BE KEPT CLEAR
OF SERVICES FOR FUTURE
USE BY OWNER

PROVIDE CONCRETE
LANDING BY CLARENDON

BRICK
RESIDENCE
TILE ROOF
No.21

APPROX. LOCATION OF
RETAINING WALL BY
OWNER AFTER HANDOVER

PROVIDE CONCRETE
LANDING BY CLARENDON

LOCATION OF AIR
CONDITIONING UNIT

LOCATION OF 3000L
FUTURE SLIMLINE ABOVE
GROUND RAINWATER TANK
(2700Lx850Wx1560H
SUBJECT TO BASIX &
HYDRAULIC ASSESSMENTS)

APPROX. LOCATION OF
RETAINING WALL BY
OWNER AFTER HANDOVER

LOCATION OF
HEAT PUMP

CLAD
RESIDENCE
TILE ROOF
No.25

LOCATION OF METER BOX

PROPOSED DRIVEWAY
BY OWNER AFTER
HANDOVER



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
Elouera
R/H Garage
LUXE

CLIENT:
Mrs LOBO
Mr LOBO
SITE ADDRESS:
Lot 123 No. 23
Raine Road
PADSTOW 2211

DA DRAWINGS

DRAWN: SML	DATE: 04.03.26	Rev: F
RATIO @ A3: 1:200	CHECKED: SML	
SHEET: 2	JOB No: 29918279	NSW