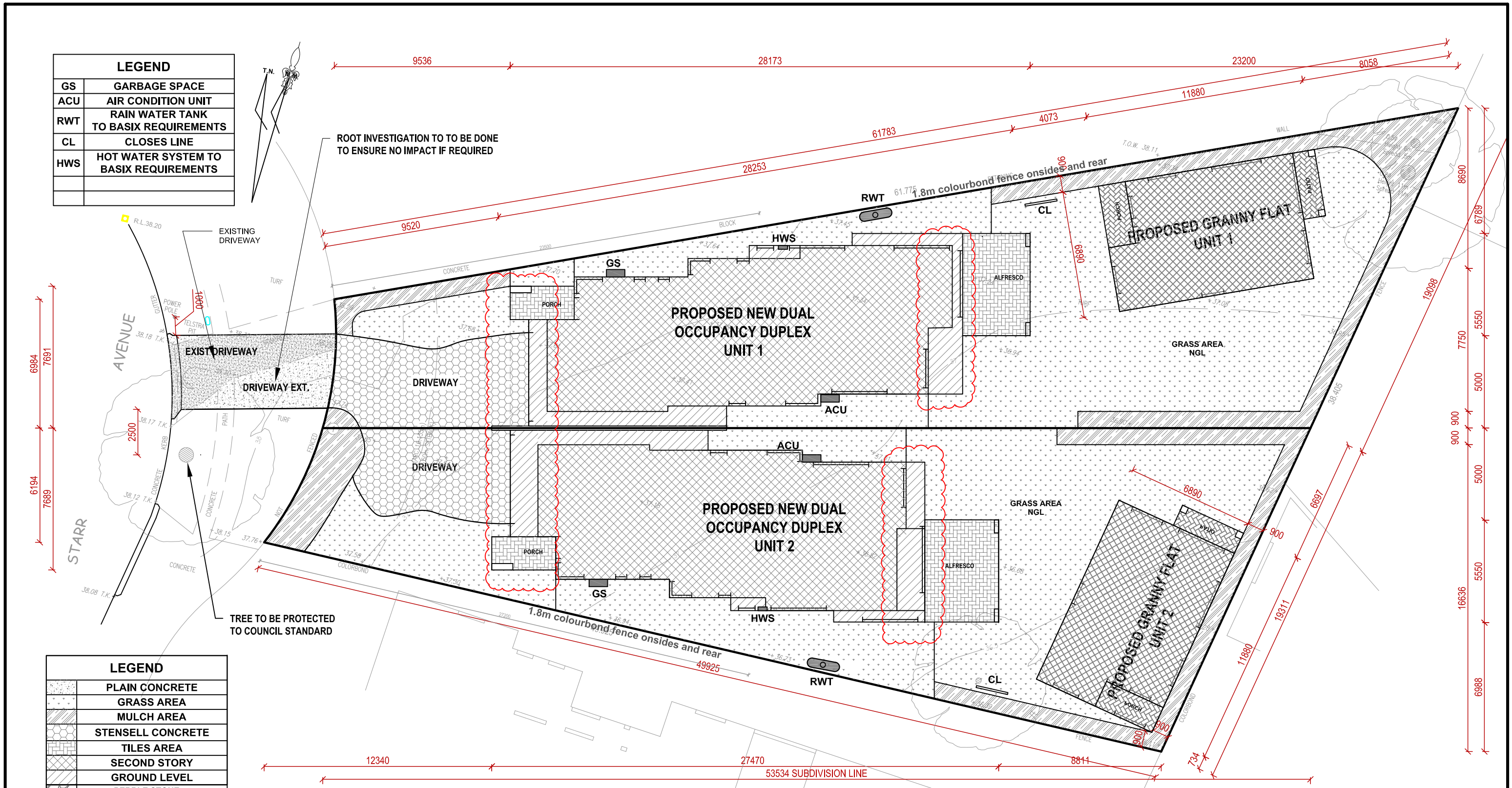
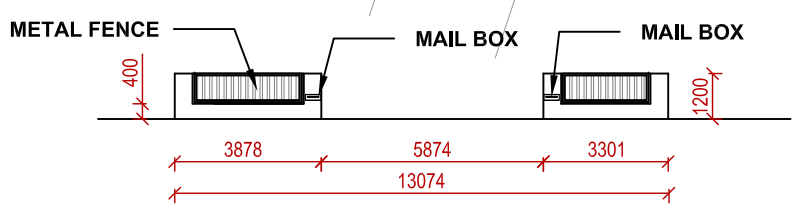
LEGEND	
GS	GARBAGE SPACE
ACU	AIR CONDITION UNIT
RWT	RAIN WATER TANK TO BASIX REQUIREMENTS
CL	CLOSES LINE
HWS	HOT WATER SYSTEM TO BASIX REQUIREMENTS



LEGEND	
	PLAIN CONCRETE
	GRASS AREA
	MULCH AREA
	STENSELL CONCRETE
	TILES AREA
	SECOND STORY
	GROUND LEVEL
	PEBBLE STONE



SITE FENCE

NOTE: STEEL FENCE AND GATES ARE TO BE CONSTRUCTED FROM SWIMMING POOL TYPE FENCING TO ALLOW LINE OF SITE.

TOTAL LAND AREA		= 1308.4 m2
UNIT NUMBER	UNIT1	UNIT2
SUBDIVISION AREA	= 672.0 m2	636.4 m2
GROUND FLOOR AREA	= 142.1 m2	135.3 m2
FIRST FLOOR AREA	= 132.9 m2	122.8 m2
GRANNY FLAT AREA	= 60.0 m2	60.0 m2
TOTAL FLOOR AREA	= 335.0 m2	318.1 m2
TOTAL FLOOR AREA		= 653.1 m2
RATIO OF BUILDING	1: 0.498	1 : 0.499
GARAGE AREA PER UNIT		= 33.0 m2
LANDSCAPED AREA	290.50 m2	282.50 m2
		= 573.0 m2

GENERAL NOTES:

- ALL DIMENSIONS ARE IN MILLIMETERS.
- ALL CONSTRUCTION IS TO BE TO THE RELEVANT AUSTRALIAN STANDARDS .THE DCP COUNCIL REQUIREMENTS AND WHERE NECESSARY TO ENGINEERS SPECIFICATIONS AND DETAILS.
- ALL FOOTINGS TO ENGINEERS SPECIFICATIONS.
- DO NOT SCALE OFF.
- BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE ,BEFORE COMMENCING CONSTRUCTION.
- BUILDER TO ENSURE NO BUILDING LINE OR EASEMENTS ENCROACHMENTS.
- ARCHITECTURAL PLANS ARE TO BE READ IN CONJUNCTION WITH THE BUILDING SPECIFICATION.
- IF IN DOUBT ,REFER TO OWNER.
- ALL STORM-WATER AND SEWER CONNECTIONS AS PER STANDARD COUNCIL AND WATERBOARD REQUIREMENTS.

Plan No	Date	Issue No	Scale	Sheet No
269/19	26/09/2019	C	1:200	1A

Rev.	Date	Description
C	12/12/2021	SECTION 4.55 APPLICAITON
B	14/08/2020	DA AMENDMENTS
A	26/09/2019	DA APPLICATION

OWNER: Mr

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Architectural Design & Drafting Services
Ph: 0409 701 575
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PROPOSED NEW DUEL OCCUPANCY DUPLEX + GRANNY

SITE: 17 STARR AVENUE PADSTOW

SHEET: SITE PLAN

COUNCIL: CANGERBURY BANKSTOWN CITY COUNCIL