

LEGEND - SITE PLAN

- EXTENT OF SITE BOUNDARY
- GRIDLINE
- STORMWATER PIT - REFER TO CIVIL ENGINEERS DETAILS
- DOWNPIPE - REFER TO CIVIL ENGINEERS DETAILS
- EXISTING SITE LEVELS
- PROPOSED TOP OF WALL LEVEL (TOW)
- PROPOSED BOTTOM OF WALL LEVEL (BOM)
- EXTERNAL LANDSCAPE AREA
- CONCRETE TO CIVIL ENGINEERS DETAILS

LEGEND - SUBDIVISION PLAN

- PROPOSED LINE OF SUBDIVISION
- PROPOSED BUILDING FOOTPRINT
- SITE AREA CALCULATION

LEGEND - GFA & CALCULATIONS

- GROSS FLOOR AREA (GFA)
- LANDSCAPING AREA (MIN. 1.5x1.5m)
- PRIVATE OPEN SPACE (MIN. 4x4m)
- ARTICULATION ZONE (1.5m)
- ARTICULATION ELEMENTS (25%)

GENERAL LEGEND

- EXISTING FINISHED FLOOR LEVEL MARKER
- PROPOSED FINISHED FLOOR LEVEL MARKER
- EXISTING FINISHED LEVEL ELEVATION MARKER
- PROPOSED FINISHED LEVEL ELEVATION MARKER
- FLOOR WASTE PENETRATION
- SMOKE ALARM TO AS3786
- DIRECTION AND ANGLE OF INCLINING GRADIENT
- REVIEW / REVISION CLOUD
- PENETRATION ABOVE
- FLOOR PENETRATION BELOW

HYDRAULIC / STORMWATER LEGEND

- DOWNPIPE - REFER TO CIVIL ENGINEERS DETAILS
- PLANTER DRAIN OUTLET
- SPOOD DRAIN OUTLET
- RAIN WATER OUTLET
- STORMWATER PIT - REFER TO CIVIL ENGINEERS DETAILS
- RAIN WATER TANK TO BASIX REQUIREMENTS AND STORMWATER ENGINEERS DETAILS

LEGEND - CONCRETE SETOUT

- INTERNAL FINISHED SLAB LEVEL
- 50MM SETDOWN TO WET AREA
- 100MM SETDOWN TO EXTERNAL

LEGEND - REFLECTED CEILING PLAN

- MOISTURE RESISTANT BOARD - PAINT FINISH
- PLASTER BOARD CEILING - PAINT FINISH
- PLASTER BOARD CEILING - PAINT FINISH
- CEILING/ SOFFIT HEIGHT FROM FFL
- RECESS FOR CURTAIN/BLIND

LEGEND - DEMOLITION PLAN

- EXISTING STRUCTURES TO BE DEMOLISHED, REPAIR & REINSTATE ADJOINING SURFACES.
- EXISTING SITE TO BE REMOVED / DEMOLISHED
- EXISTING TREES TO REMAIN, REFER ALSO TO LANDSCAPE DRAWING.
- EXISTING TREES TO BE REMOVED, REFER ALSO TO LANDSCAPE DRAWING.

-PERFORM ALL THE DEMOLITION AS SHOWN ON THE DRAWING AND/OR AS NECESSARY REQUIRED CARRYING OUT THE WORKS UNDER THE CONTRACT.

-NB: CARE MUST BE TAKEN WHILE CARRING OUT THE WORKS.

-PROTECT EXISTING PROPERTY FROM DAMAGE BY APPROPRIATE MEANS INCLUDING SHORING, STRUTTING, PROTECTIVE SCREENS, SHEETING AND THE LIKE.

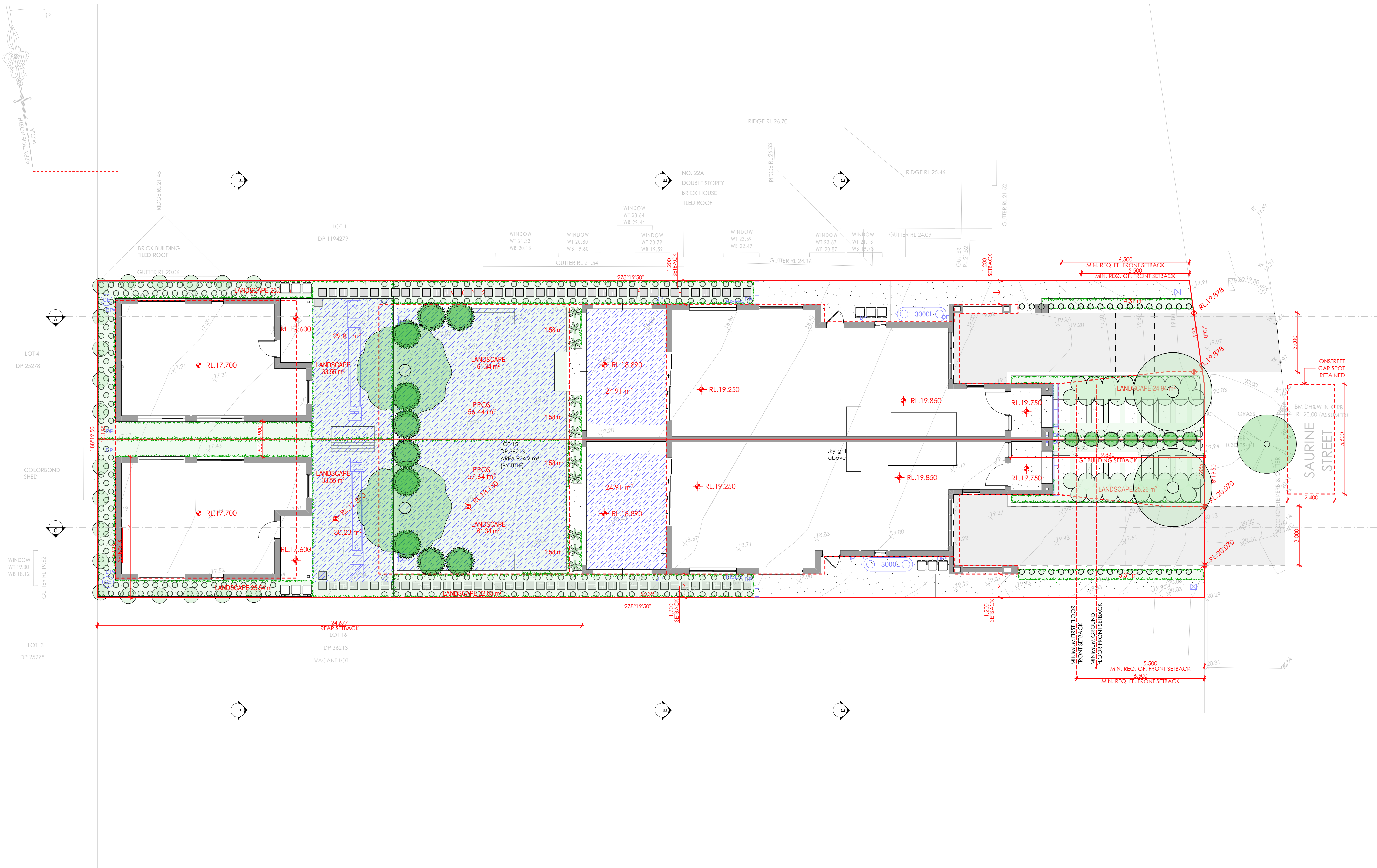
-REPAIR & REINSTATE ANY SUCH DAMAGE TO MATCH EXISTING.

-EXISTING SERVICES: DEAL AS APPROPRIATE WITH EXISTING SERVICES INCLUDED IN OR ENCOUNTERED DURING THE COURSE OF THE DEMOLITIONS.

-BEFORE DEMOLISHING AND REMOVING PARTS OF BUILDING HAVING ELECTRICAL WIRING, GAS, SEWER AND WATER PIPES, CONDUIT OR SIMILAR ITEMS EMBEDDED IN THEM, NOTIFY THE PROJECT MANAGER/ SUPERINTENDENT, AUTHORITIES HAVING JURISDICTION, AND MAKE SURE THAT THESE ITEMS ARE OUT OF SERVICE SO THAT THEY CAN BE REMOVED WITHOUT DANGER.

NOTES

- COMMON WALL FIRE SEPARATION CLAUSE 9.3.1 OF THE HOUSING PROVISIONS 2022 (FRL 60/60/60)
- COMMON WALL SOUND SEPARATION CLAUSE 10.7.1 OF THE HOUSING PROVISIONS 2022
- MECHANICAL VENTILATION CLAUSE 10.6.2 OF THE HOUSING PROVISIONS 2022
- SMOKE ALARMS CLAUSE 9.5.4 OF THE HOUSING PROVISIONS 2022
- BALUSTRADES INSTALLATION CLAUSE 11.3.4 OF THE HOUSING PROVISIONS 2022
- PROTECTION OF OPERABLE WINDOWS CLAUSE 11.3.7 OF THE HOUSING PROVISIONS 2022



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SITE PLAN
1:100

ISSUE	DESCRIPTION	DATE	NOTES	SCALE	NORTH	DRAWING TITLE	PROPOSED DUAL OCCUPANCY & SECONDARY DWELLINGS					ECOTECH DESIGNS	
01	ISSUE FOR DEVELOPMENT APPLICATION APPROVAL	15/07/2026	The plans, drawings and specifications incorporated in this document shall remain the copyright © of ECOTECH DESIGNS PTY LTD and must not be used, reproduced or copied wholly or in part without prior written consent of ECOTECH DESIGNS PTY LTD.	1:100 @ A1 or 1:200 @ A3		SITE PLAN DRAWING NO DA04	24 SAURINE STREET, BANKSTOWN					BUILDING DREAMS SUSTAINABLY	
			Figured dimensions shall take preference over scaling. Verify all dimensions on site.				JOB NO. 26002	DATE 15/07/2026	DRAWN P.G	CHECKED P.G	SCALE As Shown on A1		