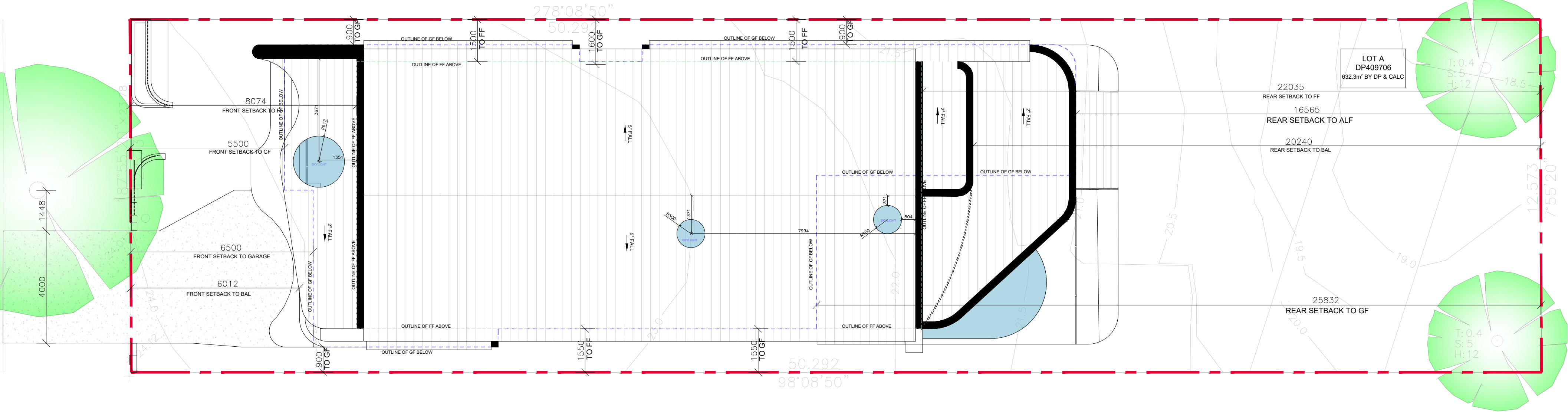


QUEENSBURY ROAD

- Demolition notes:
1. All demolition by contractor unless otherwise noted.
 2. All demolition material shall be removed from site unless otherwise specified to be re-used or nominated to be retained.
 3. Existing services to be retained and protected throughout.
 4. The contractor shall allow for the provision of hoarding/site fencing to the perimeter of the site for the duration of the works.
 5. The contractor shall undertake a survey of all existing in ground services.

LOT 11
DP833353



LOT 123
DP818660

LOT:	A
D.P:	409708
L.G.A:	Canterbury-Bankstown
3.08 LOT TYPE	
A. SITE AREA:	632.30 m ²
B. FRONTAGE:	12.573 m
3.10 MAXIMUM GROSS FLOOR AREA	
(MEASURED FROM INTERNAL FACE OF EXTERNAL WALL EXCL. 1.8m ² GARAGE AND PORCH, ALFRESCO, STAIR VOID OF FF)	
MAXIMUM ALLOWED:	316.15 m ²
GROUND FLOOR:	159.05 m ²
FIRST FLOOR:	157.10 m ²
TOTAL FLOOR AREA:	316.15 m ²
LANDSCAPING CALCULATIONS	
MIN. REQUIRED LANDSCAPED AREA	158.075m ²
25% OF THE LOT AREA 632.3m ²	
= 158.075m ²	
MIN. LANDSCAPE FORWARD OF BUILDING LINE:	34.119m ²
45% OF THE AREA OF THE LOT FORWARD OF THE BUILDING LINE= 0.45 x 75.82m ²	
PROPOSED LANDSCAPING AT FRONT:	40.58m ²
PROPOSED LANDSCAPING AT REAR:	181.26m ²
PROPOSED TOTAL LANDSCAPING AREA:	221.84m ² > 158.075m ²

ARTICULATION CALCULATIONS	
SITE WIDTH 12.573m X 1.5m= 18.85m ²	
MAX ENCROACHMENT ALLOWED 19.20m ² X 0.25=4.71m ²	
PROPOSED ENCROACHMENT = 4.20m ²	

ALL CONCRETE FOOTINGS, FLOOR SLABS, COLUMNS AND TIMBER ROOF FRAMING TO STRUCTURAL ENGINEER'S DETAILS. EXTERNAL RL TO CIVIL ENGINEER'S DRAWING. SELF- CONTAINED SMOKE ALARM REQUIREMENTS IN ACCORDANCE WITH CLAUSE 9 OF SPECIFICATIONS E 1.7 OF B.C.A. ALL ASPECTS OF THE BUILDING WORK SHALL COMPLY WITH THE RELEVANT PROVISIONS OF THE LOCAL GOVERNMENT REGULATIONS 1993 AND BUILDING CODE OF AUSTRALIA.	Fill that is higher than 150mm above ground level (existing) and is not contained wholly within the footprint of a building or any attached development or detached development is limited to 50% of the landscaped area of the lot.	All off-street car parking spaces and vehicle access must comply with AS/NZS 2890.1:2004, Parking facilities, Part 1: Off-street car parking
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SITE PLAN

1:100

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Use figured dimensions only -do not scale from this drawing. All dimensions to structure -confirm all dimensions on site.

This drawing is to be read in conjunction with all relevant consultant documentation, schedules and specifications.

Phone: 0461 464 285

email: johnmorgan0m@gmail.com

PROJECT

DOUBLE STOREY HOUSE WITH POOL

CLIENT:

SITE ADDRESS:

LOT A DP 409706

9 QUEENSBURY ROAD

PADSTOW HEIGHTS , NSW 2211

DA DRAWINGS		
DRAWN: J.M	DATE: 24/06/2026	Rev: A
RATIO @ A3: 1:100	CHECKED: -	
SHEET: A04	JOB No:	NSW