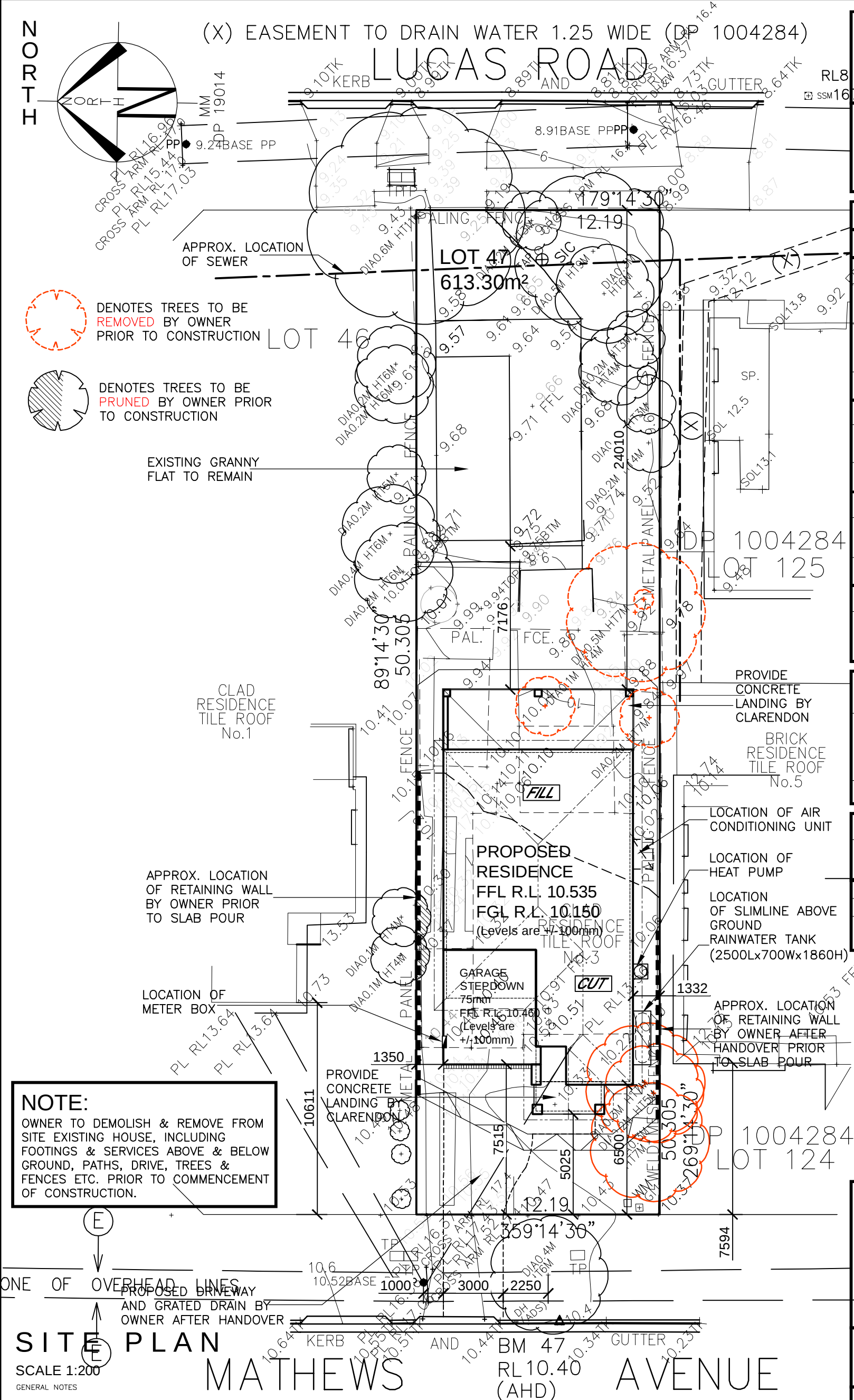




LOT 47

D.P: 19014

L.G.A: CANTERBURY BANKSTOWN

SITING HAS BEEN COMPLETED IN ACCORDANCE WITH CANTERBURY BANKSTOWN DCP 2023

SITE AREA	613.3 m ²
ROOF AREA	216.69 m ²
FLOOR SPACE RATIO	
GROUND FLOOR:	114.86 m ²
FIRST FLOOR:	123.10 m ²
TOTAL LIVING AREA:	237.96 m ²
(EXCL. EXTERNAL WALLS/GARAGE/PORCH/STAIR VOID)	
FLOOR SPACE RATIO:	38.8 %
MAX. ALLOWABLE BY COUNCIL:	50 %

LANDSCAPED AREA AT FRONT	
TOTAL LANDSCAPE AREA:	53.84 m ²
(FRONT AREA EXCLUDES HARD SURFACES)	46.72 %
MIN. REQUIRED BY COUNCIL:	45 %

PRIVATE OPEN SPACE	
TOTAL OPEN SPACE AREA:	87.45 m ²
(MIN. DIMENSION OF 5.0m)	
MIN. REQUIRED BY COUNCIL:	80 m ²

HEIGHT RESTRICTION	
MAXIMUM RIDGE HEIGHT	9 m
(F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS MAY NOT COMPLY WITH REQUIREMENTS)	

SITE COVERAGE	
STORMWATER CALCULATION	
ROOF FOOTPRINT:	270.86m ²
DRIVEWAY/ PAVED AREAS:	110.81m ²
TOTAL:	381.66m ²
	62.23 %
MAX SITE COVERAGE FOR OSD:	75%

BASIX LANDSCAPED AREA	
TOTAL LANDSCAPE AREA:	164.74 m ²
(EXCLUDES HARD SURFACES)	26.86 %

CLASSIFICATION		
WIND	SLAB	CLIMATE
N2	H1	ZONE 5



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

REFER TO PAGE 7 FOR DRIVEWAY PROFILE

STORMWATER TO STREET VIA RAINWATER TANK

REFER TO HYDRAULIC DETAILS

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	© ALL RIGHTS RESERVED This plan is the property of CLARENDON HOMES (NSW) P/L Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L # ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.	PRODUCT: HAYMAN 34 Southampton L/H Garage ASPIRE	CLIENT: Mr. WALTHER, Mr. WALTHER Mrs. WALTHER SITE ADDRESS: Lot 47 No. 3 Matthews Avenue EAST HILLS, 2213	DA LODGEMENT				DRAWN: MTK	DATE: 02.02.26	Rev: H		RATIO @ A3: 1:200	CHECKED: IX	SHEET: 2	JOB No: 29918295	NSW	
DA LODGEMENT																	
DRAWN: MTK	DATE: 02.02.26	Rev: H															
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