

1 SITE PLAN

SCALE : 1:200 @A2

| SHEET | DESCRIPTION |
|-------|---------------------------|
| 8 | SECTION & BASIX DETAILS |
| 7 | ELEVATIONS |
| 6 | ELEVATIONS |
| 5 | ROOF PLAN |
| 4 | CABANA PLANS / ELEVATIONS |
| 3 | FIRST FLOOR PLANS |
| 2 | GROUND FLOOR PLANS |
| 1 | COVER AND SITE SHEET |

| REV | DATE | AMENDMENTS | BY |
|-----|------------|---|----|
| H | 26.01.2022 | PLAN AMENDMENTS - THERMAL PLANS | AF |
| G | 22.01.2022 | PLAN AMENDMENTS | AF |
| F | 12.01.2022 | FLOOR PLAN, ELEVATIONS AMENDMENTS, LEVELS | AF |
| E | 08.01.2022 | FLOOR PLAN AMENDMENTS | AF |
| D | 04.01.2022 | CONCEPT ELEVATIONS | AF |
| C | 18.12.2021 | FLOOR PLAN AMENDMENTS | AF |
| B | 11.12.2021 | CONCEPT PLAN FLOOR PLAN CHANGE | AF |
| A | 21.11.2021 | CONCEPT PLANS | AF |
| REV | DATE | AMENDMENTS | BY |

NOTES

- THE METHOD OF PROTECTION AGAINST TERMITES IS AS FOLLOWS
 - FULLY MONOLITHIC SLAB
 - PERIODIC INSPECTION BY OWNERS AS PER SYSTEMS SPECIFICATIONS
 - TERMITE PROTECTION SYSTEM TO ALL PIPE PENETRATIONS & WALL CAVITY
- ALL DIMENSIONS ARE GIVEN IN MILLIMETERS, UNLESS STATED OTHERWISE
- ALL LEVELS SHOWN ON THE SITE PLAN ARE APPROXIMATE
- ALL LEVELS SHOWN ON THE PLANS MAY VARY BY + OR - 200MM
- THE BUILDER IS TO COMPLY WITH ALL RELEVANT BUILDING CODES AND STANDARDS
- SITE PLAN SETBACK ARE TAKEN FROM BRICKWORK/AND/OR STUD WALLS AND EXCLUDE AND MATERIAL FINISH APPLIED TO THE WALLS.

NOTES

- ALL PROPOSED FINISHED FLOOR LEVELS AND CUT/FILL REQUIREMENTS SUBJECT TO CONFIRMATION UPON COMPLETION OF ARCHITECTURAL PLANS.
- ALL PROPOSED FINISHED FLOOR LEVELS ARE SUBJECT TO CONFIRMATION WITH STEADINGS NOMINATED PRIOR TO EXCAVATION BY BUILDER, EXCAVATOR AND/OR CONCRETOR
- ALL FLOOR AREA CALCULATIONS ARE TO BE CONFIRMED UPON THE COMPLETION OF FINAL ARCHITECTURAL PLANS.
- ALL ALLOWANCES FOR STEPS/STAIRS THAT MAY BE REQUIRED ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.
- ALL ALLOWANCES FOR RETAINING WALLS ARE SUBJECT TO FINAL ARCHITECTURAL PLANS.
- CUT/FILLS SHOWN ARE THE UNDER SIDE OF SLAB.

9A / 22 HUDSON AVE CASTLE HILL
NSW 2153 ACN 156 168 740
BUILDERS LICENCE No. 246775C
M 0433 464 784
P (02) 8080 8249
E INFO@KUBERHOMES.COM.AU

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SHEET NAME:
**COVER SHEET
SITE PLAN**

MR. R AND MRS. N CHIB
38 ROCHESTER STREET
STRATHFIELD NSW 2135 LOT 1 DP 950953
STRATHFIELD MUNICIPAL COUNCIL

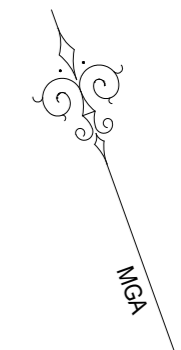
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drawn by: AF **H - 1**
issued: 26.01.2022 OF 9
job no: -- STAGE: DEVELOPMENT APPLICATION

| SITE CALCULATIONS | |
|---|--|
| SITE AREA | : 1,161.0m ² |
| GROUND FLOOR | : 274.26m ² |
| FIRST FLOOR | : 321.02m ² |
| GARAGE | : 44.57m ² |
| ALFRESCO | : 24.00m ² |
| PORCH | : 6.10m ² |
| BALCONY | : 24.00m ² |
| FLOOR AREA TOTAL 74.7 SQUARES | : 693.95m ² |
| CABANA - OUDDOOR | : 24.75m ² |
| CABANA - INTERNALLY | : 47.63m ² |
| FLOOR AREA TOTAL 7.8 SQUARES | : 72.38m ² |
| COURTYARD (BY OTHERS) | : 12.68m ² |
| POOL AREA (BY OTHERS) | : 62.84m ² |
| DRIVEWAY (PROPOSED) | : 66.26m ² |
| GROSS FLOOR AREA: | |
| GROUND FLOOR GFA | 297.14 m ² |
| FIRST FLOOR GFA | 299.57 m ² |
| CABANA GFA | 41.06 m ² |
| LESS GARAGE CREDIT | 31.00 m ² |
| LESS VOIDS: | 38.13 m ² |
| TOTAL GROSS FLOOR AREA: | 568.51 m ² |
| PROPOSED GFA : | 568.64 m ² / 0.4898:1 |
| MAXIMUM ALLOWABLE FSR: | 580.50 m ² / 0.500:1 |
| LANDSCAPE AREA: | |
| TOTAL LANDSCAPED AREA: | 528.34m ² / 45.51% (MIN 1.5M WIDE) |
| LANDSCAPE AREA FORWARD OF BUILDING LINE: | 59.73m ² (53.18%) |
| MINIMUM LANDSCAPED AREA REQUIRED: | 45% |
| MINIMUM BUILDING LINE SETBACK REQUIREMENT : 5.35M | |
| MINIMUM SIDE SETBACKS: TOTAL 3.05M / 1.2M A SIDE | |
| MINIMUM REAR SETBACK REQUIREMENT 6.0M | |
| P.O.S TO REAR MIN 3M WIDE 10m ² | |
| 15.24M WIDTH AT BUILDING LINE | |

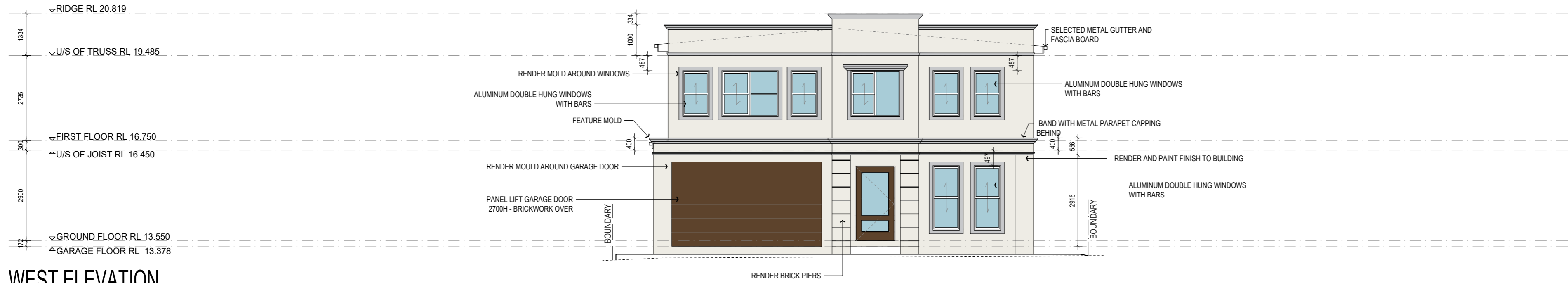
SITING HAS BEEN COMPLETED IN ACCORDANCE WITH STRATHFIELD COUNCIL DCP 2005 PART A

NOTE:
ALL GROUND LINES ARE APPROXIMATE.
EXTENT OF FILL AND BATTER WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

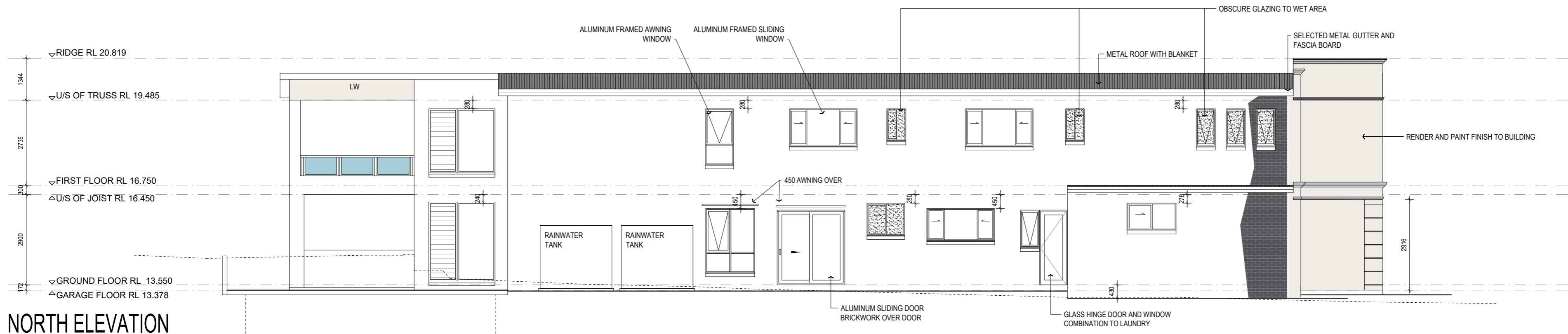
STORMWATER TO STREET VIA RAINWATER TANK REFER TO HYDRAULIC PLANS



NOTE: WHERE FLOOR LEVEL IS >2M ABOVE EXTERNAL SURFACE BENEATH WINDOW, AND WHERE THE OPENABLE SASH IS <1.7M, ANY OPENABLE WINDOW IN A BEDROOM MUST BE RESTRICTED TO A 125MM OPENING. IN REGARDS TO OTHER ROOMS THIS APPLIES WHERE THE FLOOR LEVEL IS >4M.



WEST ELEVATION



NORTH ELEVATION



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ELEVATIONS PLANS

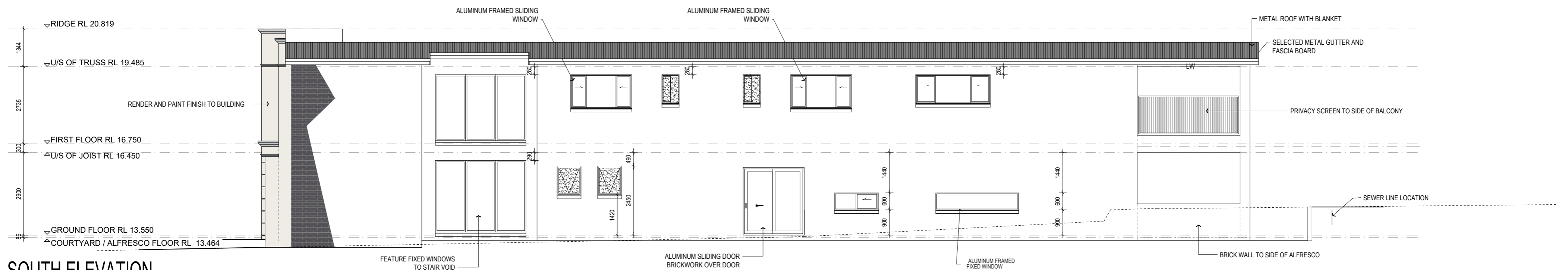
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EAST ELEVATION



SOUTH ELEVATION

| | | | | | | |
|---|--|---|---|--|---|--|
|  | 9A / 22 HUDSON AVE CASTLE HILL NSW 2153 ACN 156 168 740 BUILDERS LICENCE No. 246775C M 0433 464 784 P (02) 8080 8249 E INFO@KUBERHOMES.COM.AU | NOTES: COPYRIGHT RESERVED. NO PART OF THESE PLANS MAY BE REPRODUCED OR COPIED IN ANY FORM WITHOUT WRITTEN PERMISSION FROM KUBER HOMES PTY LTD. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE SPECIFICATION AND ENGINEER'S DETAILS, IF APPLICABLE. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING. BUILDER TO VERIFY ALL DIMENSIONS ON SITE. | KUBER HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INSTRUCTIONS. ALL CHANGES AND INCLUSIONS MUST BE DOCUMENTED IN WRITING. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THE LAYOUT AND ALL INCLUSIONS ARE CORRECT. DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE - HOWEVER INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS/ QUOTES WILL TAKE PRECEDENCE OVER PLANS. | SHEET NAME: ELEVATIONS PLANS | MR. R AND MRS. N CHIB 38 ROCHESTER STREET STRATHFIELD NSW 2135 LOT 1 DP 950953 STRATHFIELD MUNICIPAL COUNCIL | scale: 1:100 @ A2 amendment sheet no: H - 7 drawn by: AF issued: 26.01.2022 job no: -- OF 9 STAGE: DEVELOPMENT APPLICATION |
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