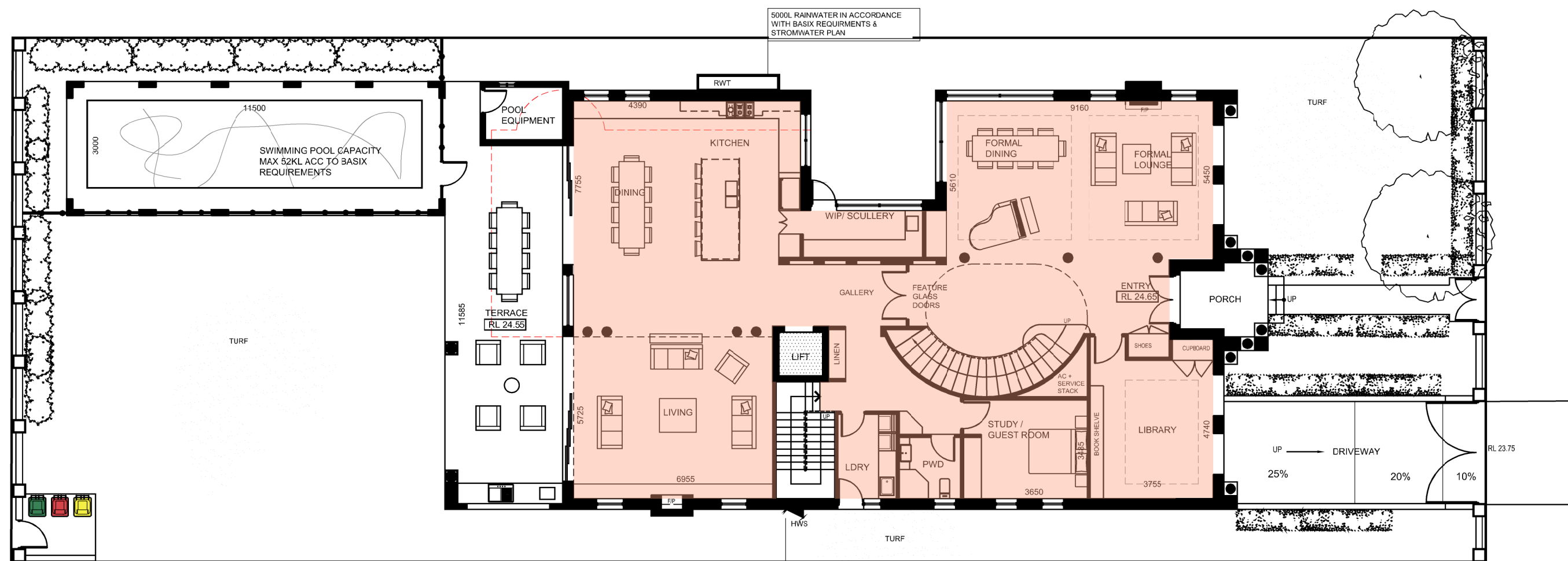
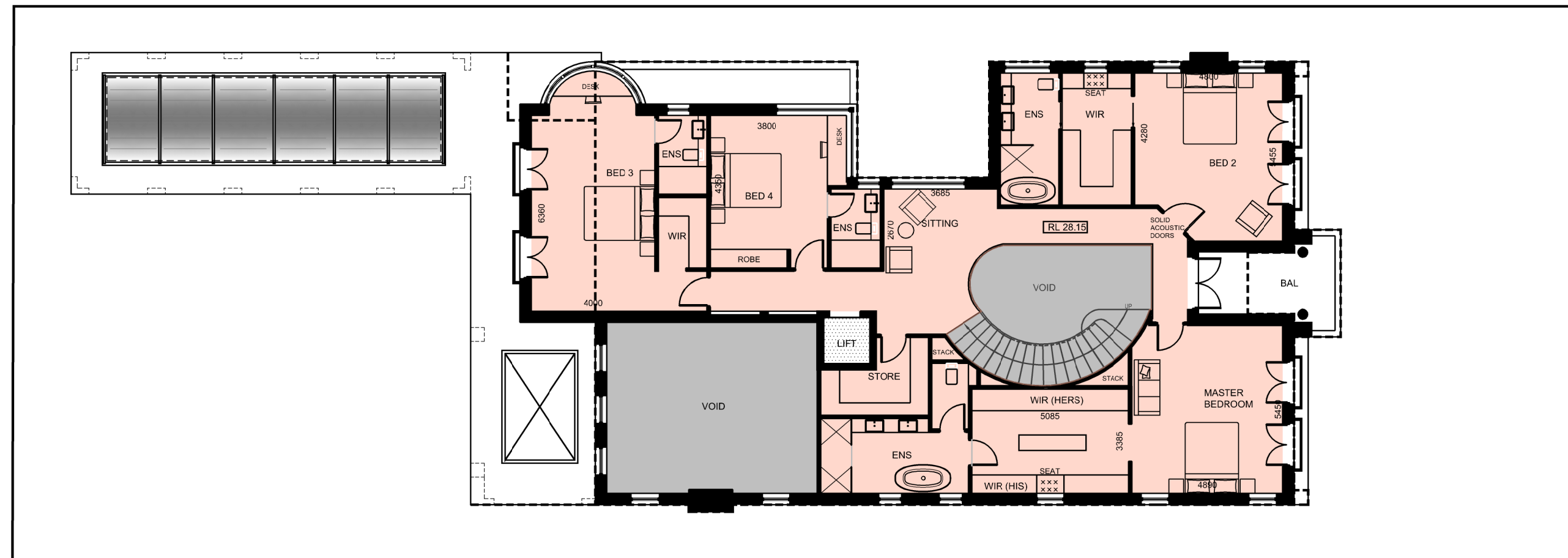


BASEMENT PLAN- FSR MAP



GROUND FLOOR PLAN- FSR MAP

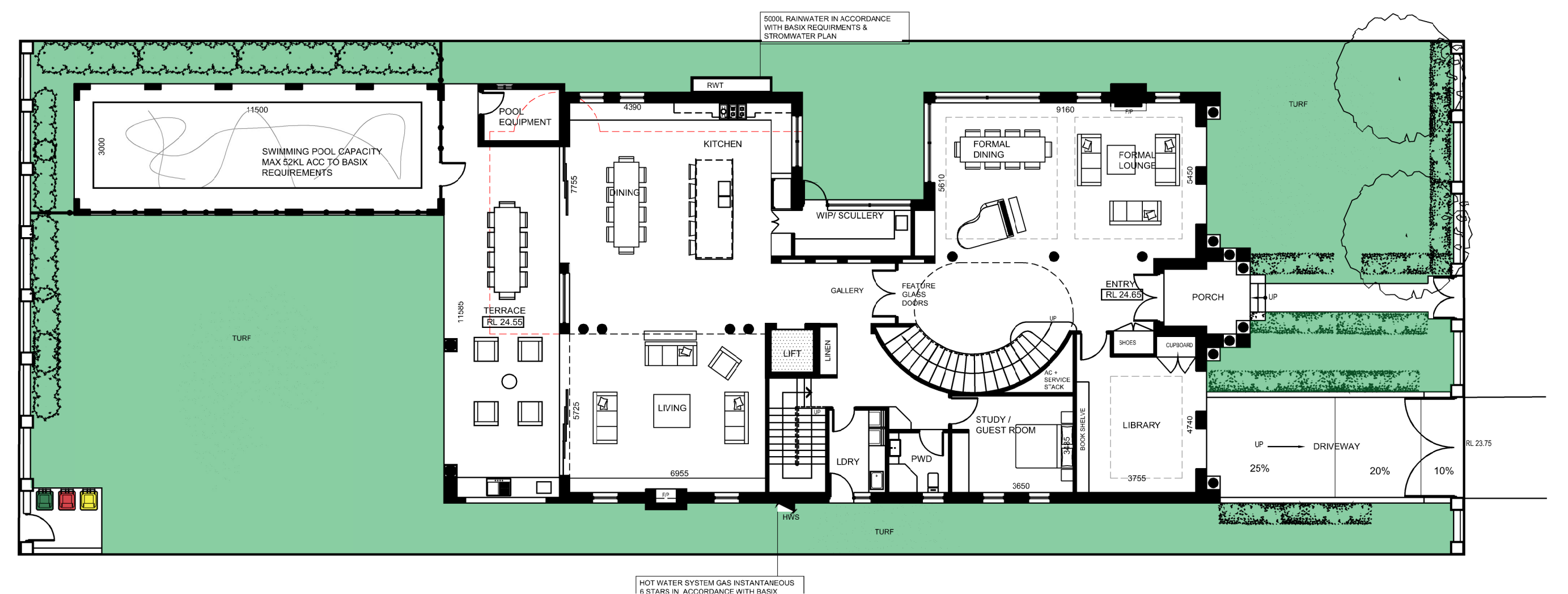


FIRST FLOOR PLAN- FSR MAP

STRATHFIELD COUNCIL
RECEIVED
DA2020/121
9 July 2020



Strathfield Council LEP 2012 Strathfield Development Control plan (R2) Low Density Residential	
KEY PROPOSAL STATISTICS - NEW DWELLING HOME	
SITE AREA:	910.1m ²
FRONTAGE:	19.985m
NUMBER OF DWELLINGS:	1
*ALLOWABLE FSR 4.4C Exceptions to floor space ratio (Zone R2) Lot area (m2) Floor space ratio 900-999 0.525:1 Mamimum FSR = 477.80m2	
*GROSS FLOOR AREA PROPOSED BASEMENT AREA: GROUND FLOOR AREA: FIRST FLOOR AREA:	3.5m ² 285.0m ² 207.5m ²
PROPOSED FSR : EXCLUDING STAIRS, VOIDS AND BASEMENT	476.0m ² 0.523 : 1
LANDSCAPING REQUIRED PROPOSED	45% (409.545m ²) 45.4% (413.0m ²)
gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes: (a) the area of a mezzanine, and (b) habitable rooms in a basement or an attic, and (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes: (d) any area for common vertical circulation, such as lifts and stairs, and (e) any basement: (i) storage, and (ii) vehicular access, loading areas, garbage and services, and (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and (g) car parking to meet any requirements of the consent authority (including access to that car parking), and (h) any space used for the loading or unloading of goods (including access to it), and (i) terraces and balconies with outer walls less than 1.4 metres high, and (j) voids above a floor at the level of a storey or storey above.	



GROUND FLOOR- LANDSCAPE AREA MAP

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NOTE:
ALL EXISTING & OVERALL DIMENSIONS ARE NOMINAL & SUBJECT TO VERIFICATION ON SITE WHERE ANY DISCREPANCY OCCURS BETWEEN NEW WORK & EXISTING BETWEEN NEW WORK & EXISTING DIMENSIONS - EXISTING DIMENSIONS/WORK SHOULD TAKE PREFERENCE WHERE NECESSARY - OTHERWISE NOTIFY VISION GROUP ARCHITECTS
NOTE:
SELECTED TERMITE PROTECTION TO BE USED ON SITE IN ACCORDANCE WITH LOCAL ACCORDANCE WITH LOCAL COUNCIL'S REQUIREMENTS, B.C.A. AND ALL RELEVANT AUSTRALIAN STANDARDS
NOTE: S
SMOKE DETECTORS TO COMPLY WITH REQUIREMENTS OF SPECIFICATION E17 NEW FIRE AND SMOKE ALARMS SHALL COMPLY WITH AS 3786 AND BE CONNECTED TO THE MAIN POWER SUPPLY.

A	DA- DEVELOPMENT APPLICATION	JUNE 20	T.T
ISSUE	AMENDMENT	DATE	INT.


TRUE NORTH

Client	WANG RESIDENCE	Address	LOT B, D.P 345704 & LOT A2, D.P 368736 4 TORRINGTON AVENUE STRATHFIELD
Project	PROPOSED NEW 2 STOREY DWELLING OVER BASEMENT + POOL AND FRONT FENCE	Drawing Title	AREA MAP



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ARCHITECTS

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 <p>BDA member of the Building Designers Association</p>	Drawn J.M	Scale NTS	A1 A3
	Check D.S	A	
	Date NOV 2019		
Job Number 1344			Sheet 04