DEVELOPMENT SUMMARY

Site Area	=	1011.7m²
Council	=	Canterbury Bankstown Council
Zone	=	R3
Max. FSR (LEP)	=	0.5:1 (505.85m²)
Max. Height (LEP)	=	8.5m
Min. Deep Soil	=	30% (303.5m²)
Proposed FSR	=	0.49:1 (505.1m²)
Proposed Deep Spoil	=	47.8% (484.0m²)
Acid Sulphate	=	No
Heritage	=	No
Bushfire	=	No
Floor Prone Zone	=	No
PARKING	=	
Max. Residence	=	1 / Unit ~ 2 Total
Provided	=	2

CANTERBURY LEP 2012 MAPS



R3 ZONE





FSR 0.5:1 - D

Summary of planning controls

Planning controls held within the Planning Database are summarised below. The property may be affected by additional planning controls not outlined in this report. Please contact your council for more information. an 2012 (pub. 21-12-2012)

Local Environmental Plans	Canterbury Local Environmental Plan 2012 (pub. 21			
Land Zoning	R3 - Medium Density Residential: (pub. 9-3-2018)			
Height Of Building	8.5 m			
Floor Space Ratio	0.5:1			
Minimum Lot Size	460 m²			
Heritage	NA			
Land Reservation Acquisition	NA			
Foreshore Building Line	NA			

SIMILAR PROPOERTIES IN NEIGHBOURHOOD

AREA CALCULATIONS

LOT SIZE MAP - 450m²

HERITAGE MAP

Level	Area Name	Area Type	Area
Ground Floor	Proposed GFA	Floor Area	102 m ²
Ground Floor	Proposed GFA	Floor Area	101 m ²
First Floor	Proposed GFA	Floor Area	90 m²
First Floor	Proposed GFA	Floor Area	92 m²
Ground Floor	Proposed GFA	Floor Area	60 m ²
Ground Floor	Proposed GFA	Floor Area	60 m ²
			505 m²
Ground Floor	Hard Surface Area	Exterior Area	27 m²
Ground Floor	Hard Surface Area	Exterior Area	27 m²
Ground Floor	Hard Surface Area	Exterior Area	17 m ²
Ground Floor	Hard Surface Area	Exterior Area	17 m ²
			87 m²
Ground Floor	Deep Soil	Exterior Area	196 m ²
Ground Floor	Deep Soil	Exterior Area	196 m ²
Ground Floor	Deep Soil	Exterior Area	34 m²
Ground Floor	Deep Soil	Exterior Area	31 m²
Ground Floor	Deep Soil	Exterior Area	13 m ²
Ground Floor	Deep Soil	Exterior Area	14 m²
			484 m ²



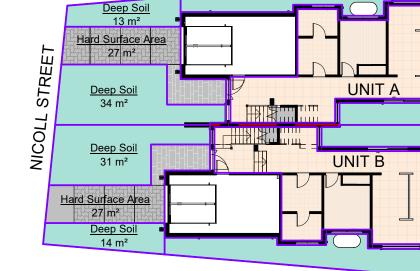






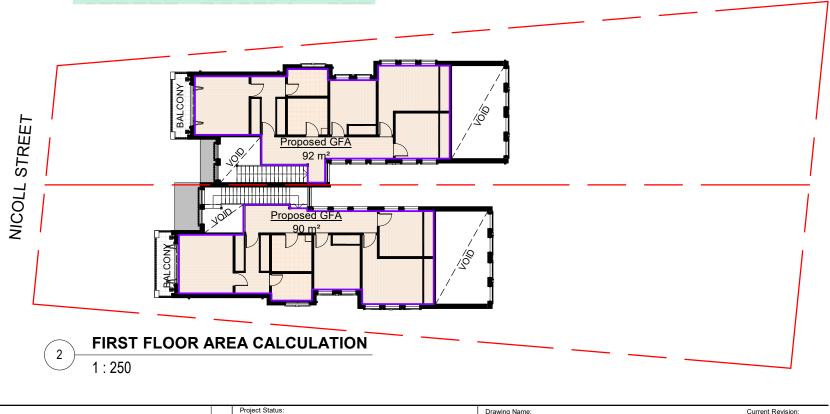
19/a Ridgewell Street, ROSELANDS











DEVELOPMENT APPLICATION

Projec

Chidiac Duplex



DO NOT SCALE FROM THESE DRAWINGS, use provided dimensions. Larger scale drawings take precedence over smaller scale drawings. Any discrepancies not brought to our immediate attention will be deemed to be the responsibility of the Contractor or fabricator involved. Verify all dimensions on site. All drawings are to be read in conjunction with the structural and other engineers details and designs of which Tailored House Designs does not form part of.

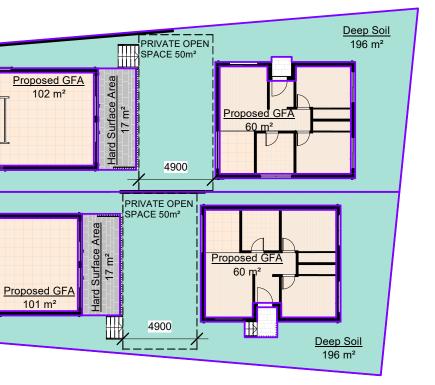
This drawing forms part of a set of documents for which copyright is vested in **Tailored House Designs**. It is an offence under the Copyright Act, to copy, use or reproduce, in whole or in part, any of these documents without the written permission of the Copyright holder. Any breach of this provision will result in legal action against the person, parties or entity deemed responsible for such actions.

09/05/22 ISSUE FOR DI Date: Description:

EVELOPMENT APPLICATION		Location:
	Rev:	22 Nicoll Street, Roaselands NSW 2196

	-
	里裡
N . W. C.	

1 Nicoll Street, ROSELANDS



Gross Floor Area



Deep Soil

Hard Surface Area

Drawing Name:			Current Revision:
AREA CALCU	Α		
Client:			Project Start Date:
Mr Robert Chidia	Issue Date		
Drawn & Checked by:	Scale:	Project No.	Drawing No.
UJ	1 : 250	2202	A050