

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



HERITAGE MAP



LOT SIZE MAP - 450m²

AREA CALCULATIONS			
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 m ²
First Floor	Proposed GFA	Floor Area	92 m ²
Ground Floor	Proposed GFA	Floor Area	60 m ²
Ground Floor	Proposed GFA	Floor Area	60 m ²
			505 m ²
Ground Floor	Hard Surface Area	Exterior Area	27 m ²
Ground Floor	Hard Surface Area	Exterior Area	27 m ²
Ground Floor	Hard Surface Area	Exterior Area	17 m ²
Ground Floor	Hard Surface Area	Exterior Area	17 m ²
			87 m ²
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 m ²
Ground Floor	Deep Soil	Exterior Area	31 m ²
Ground Floor	Deep Soil	Exterior Area	13 m ²
Ground Floor	Deep Soil	Exterior Area	14 m ²
			484 m ²

CANTERBURY LEP 2012 MAPS



R3 ZONE



FSR 0.5:1 - D



BUILDING HEIGHT 8.5m - I



ACID SULFATE

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.	
Local Environmental Plans	Canterbury Local Environmental Plan 2012 (pub. 21-12-2012)
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 m ²
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA

SIMILAR PROPOERTIES IN NEIGHBOURHOOD



32/a Ridgewell Street, ROSELANDS



32/a Ludgate Street, ROSELANDS



1 Nicoll Street, ROSELANDS



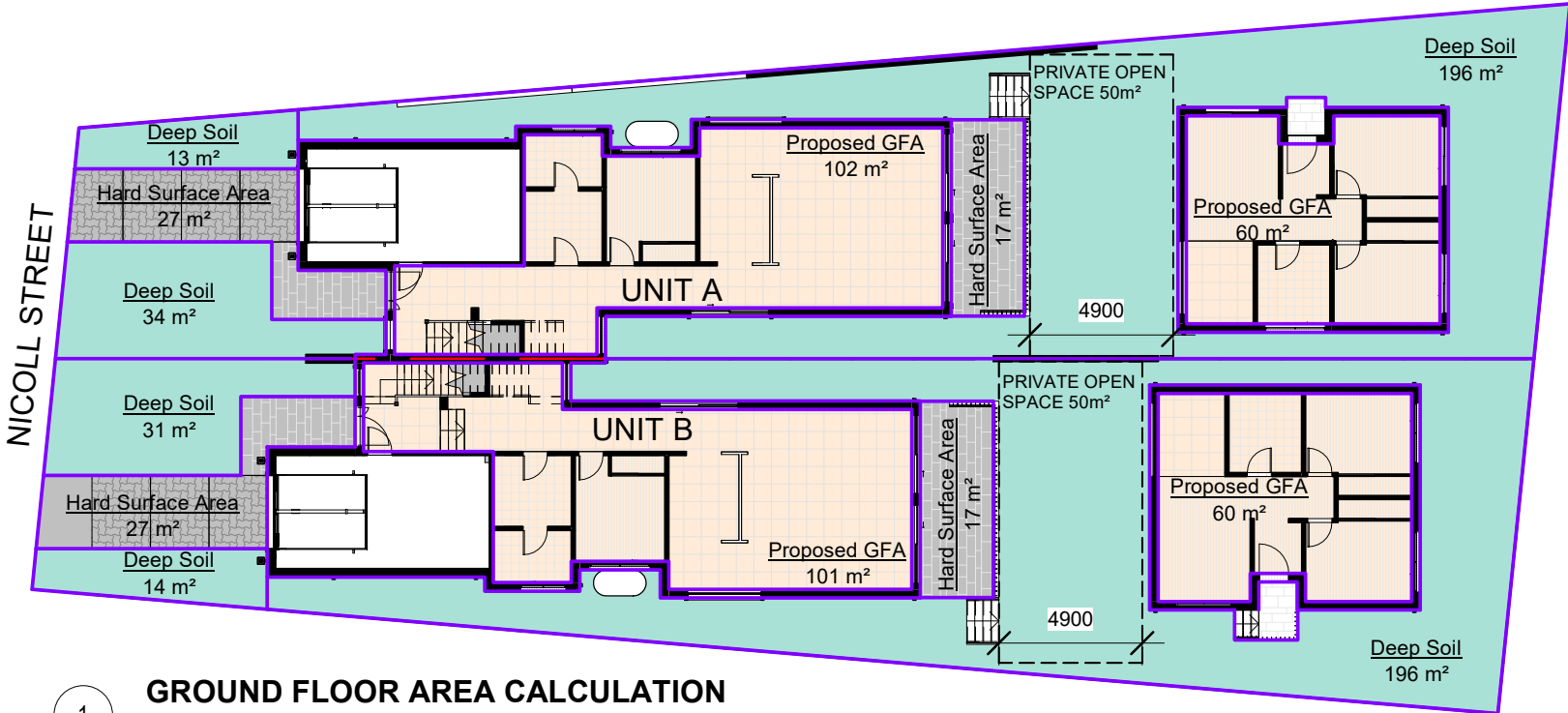
19/a Ridgewell Street, ROSELANDS



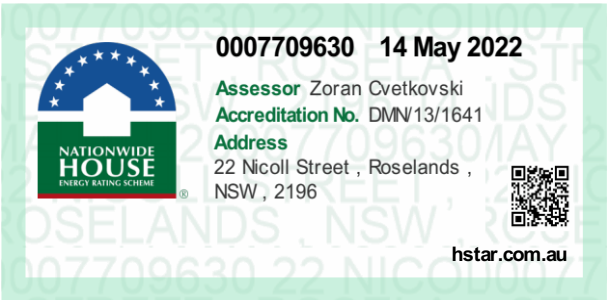
24/a Ridgewell Street, ROSELANDS



15/a Ridgewell Street, ROSELANDS

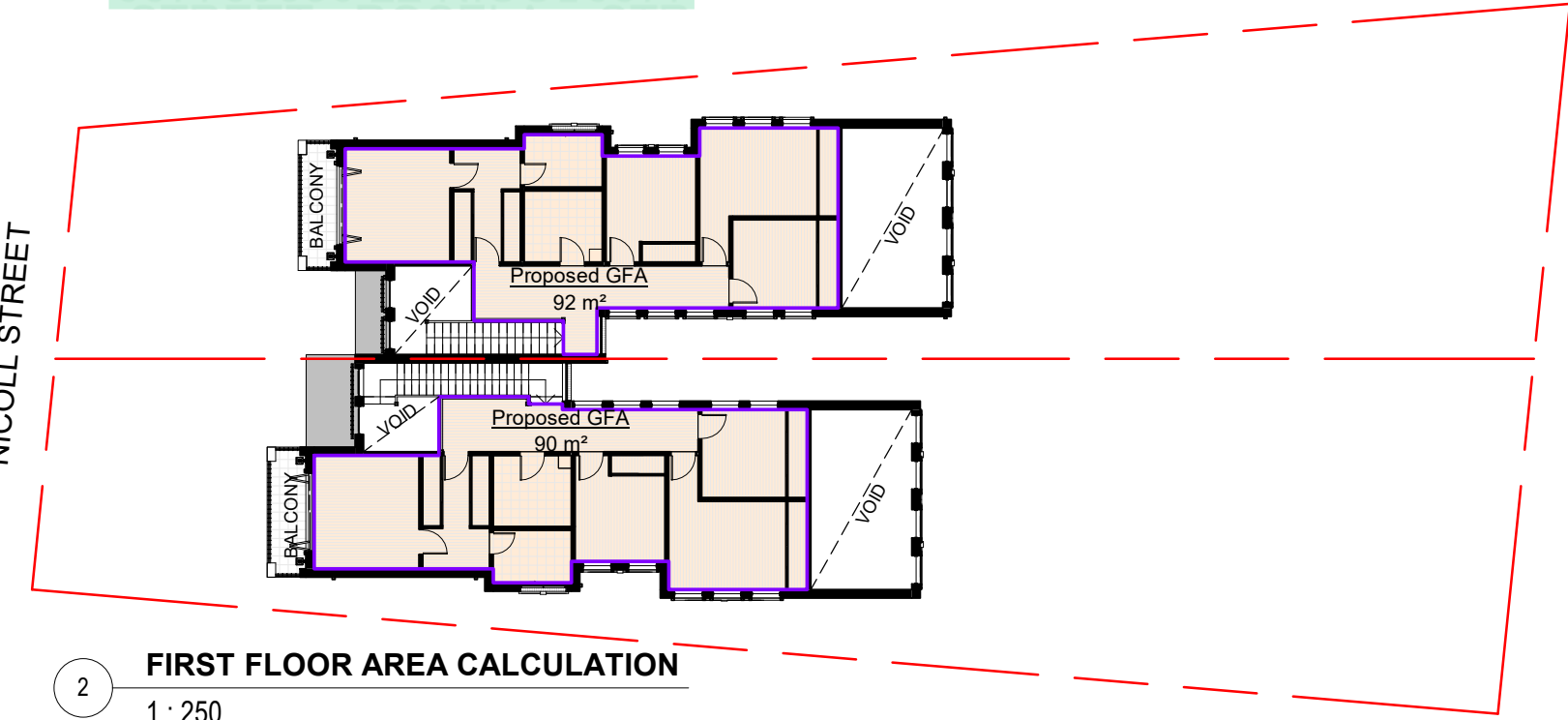


1 GROUND FLOOR AREA CALCULATION
1 : 250



Gross Floor Area

- Proposed GFA
- Deep Soil
- Hard Surface Area



2 FIRST FLOOR AREA CALCULATION
1 : 250

