

# PROPERTY DETAILS

Property Address 109 Acacia Ave, Greenacre  
Title Reference A/-/DP405569  
Site Area 564 m<sup>2</sup>  
CANTERBURY-BANKSTOWN COUNCIL

# LOCAL ENVIRONMENTAL PLAN INFORMATION

Land Zoning R2 - Low Density Residential  
Height J - 9.0 m  
FSR 0.50:1  
Min. Lot Size 450 m<sup>2</sup>  
Heritage NA  
Land Reservation Acquisition NA  
Foreshore Building Line NA  
Acid Sulfate Soils NA  
Airport Noise NA

# CALCULATIONS

Site Area 564.0 m<sup>2</sup>  
FSR  
Permitted 282.0 m<sup>2</sup> = 0.50 : 1  
Existing 173.3 m<sup>2</sup> = 0.31 : 1  
Proposed Addition 30.0 m<sup>2</sup>  
TOTAL 203.3 m<sup>2</sup> = 0.36 : 1

# LANDSCAPE

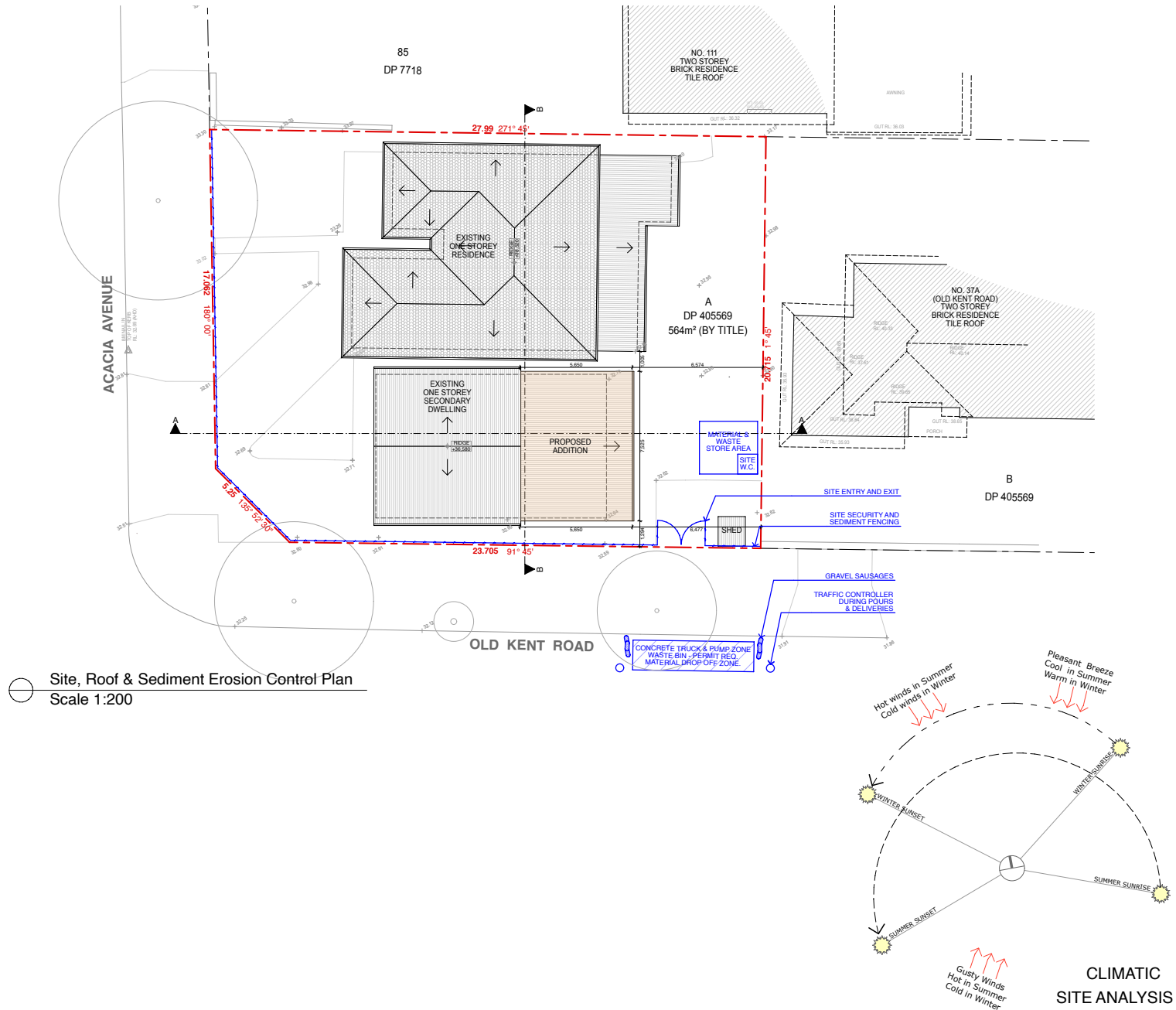
Required 112.8 m<sup>2</sup> = 20% of Site Area  
Proposed 52.6 m<sup>2</sup> @ min 2.5m Wide

# SITE COVERAGE

Max. Build. Footprint Permitted 330.0 m<sup>2</sup>  
Proposed 216.6 m<sup>2</sup>  
Max. Outbuilding Permitted 45.0 m<sup>2</sup>  
Proposed 0.0 m<sup>2</sup>  
Max. All Structure Permitted 282.0 m<sup>2</sup> = 50% of Site Area  
Proposed 216.6 m<sup>2</sup>



109 Acacia Ave, Greenacre - Location Plan



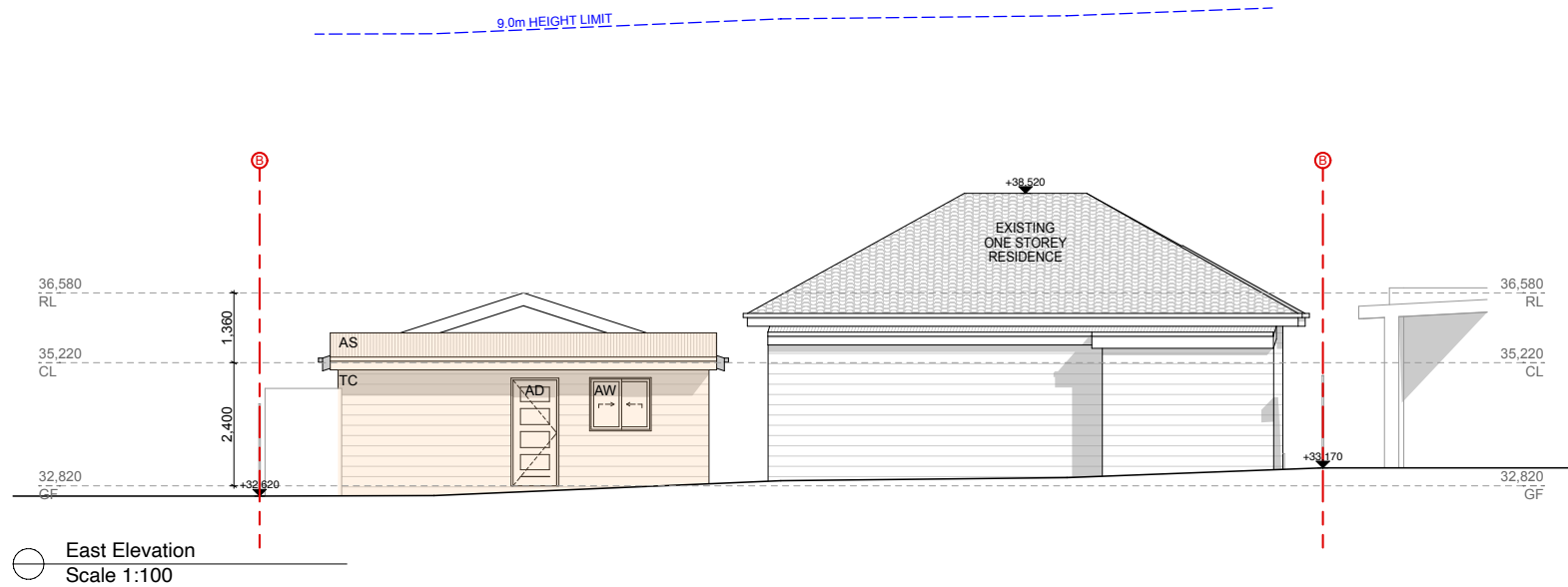
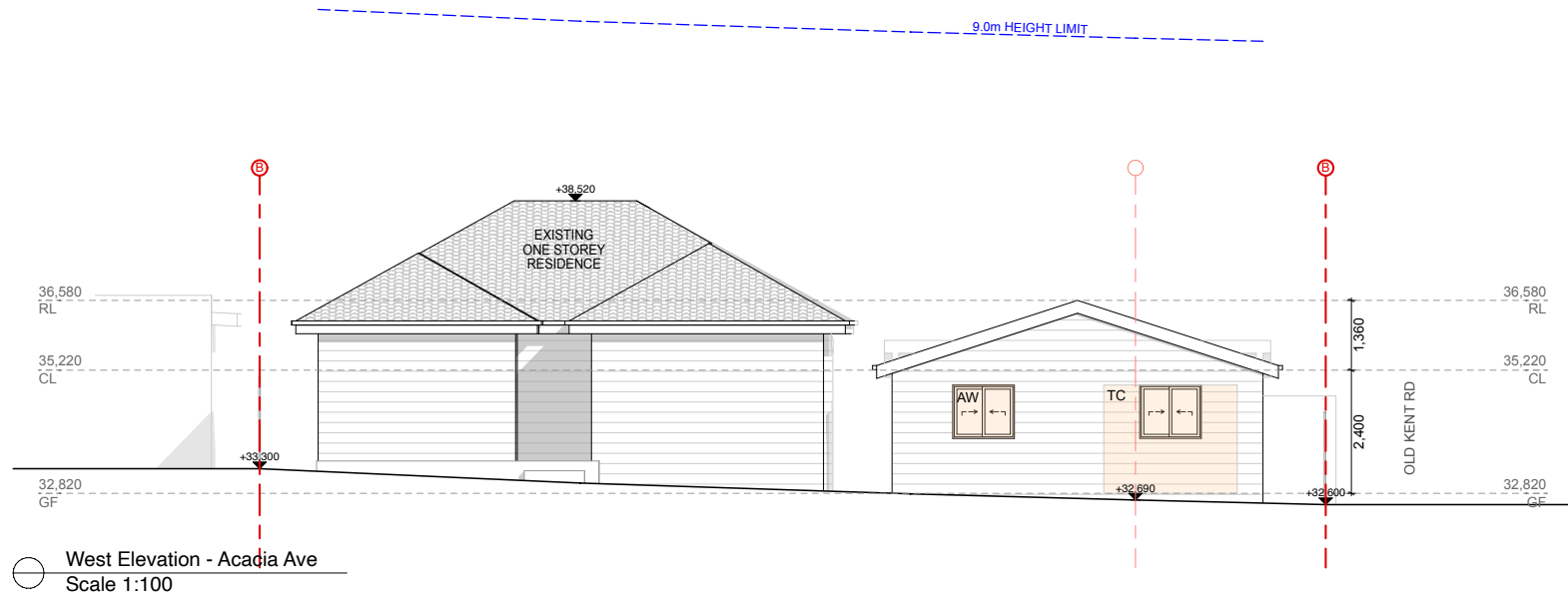
AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE
CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE
TT - TERRACOTTA ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE DETECTOR
BW - FACE BRICK WORK	TC - TIMBER CLADDING	TW - TIMBER WINDOW	W - NEW WINDOW
CR - CEMENT RENDER	SC - STONE CLADDING	FW - FIXED WINDOW	D - NEW DOOR


THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.  
THE BUILDER/MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.  
PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.  
THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.  
A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.

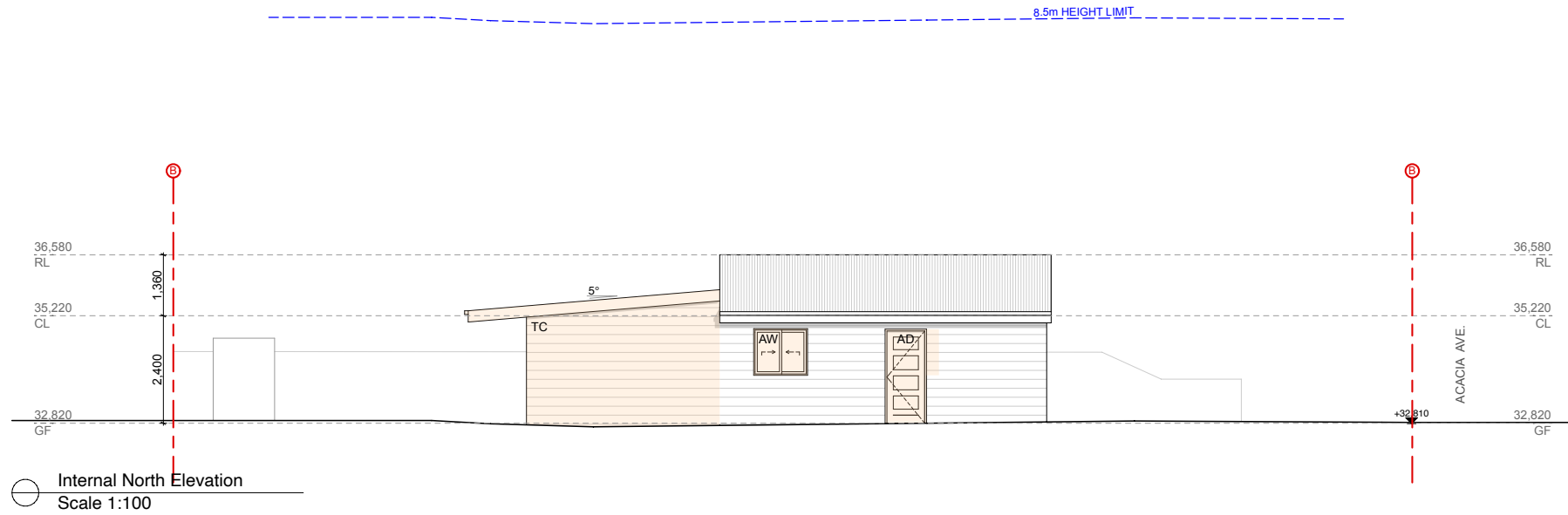
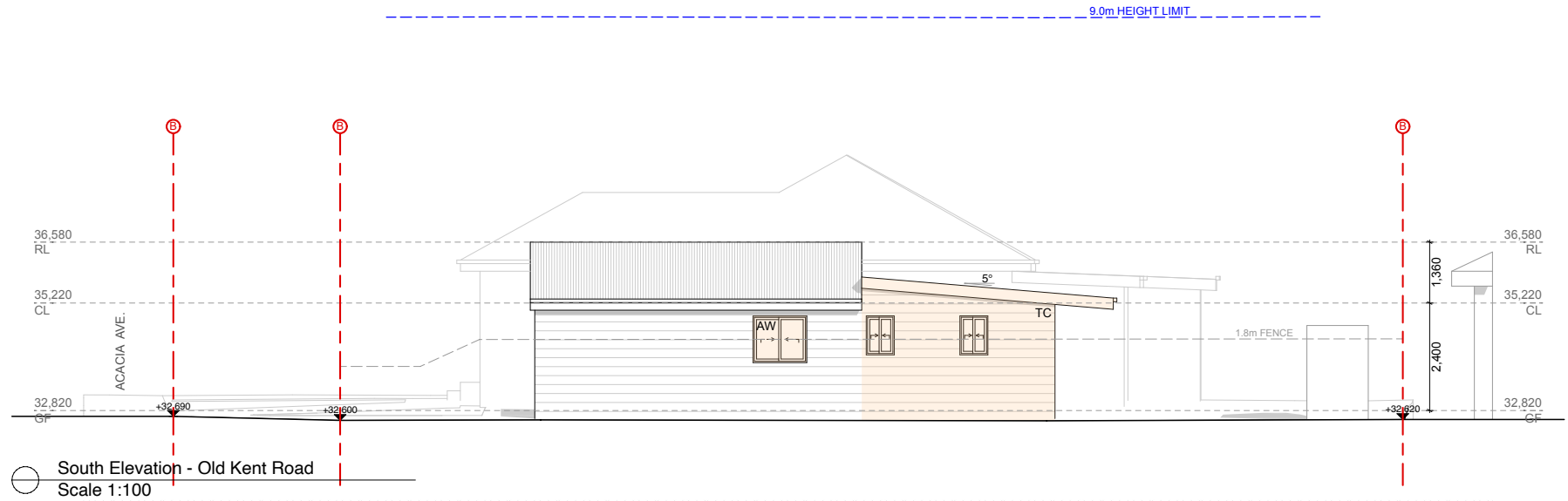
Issue	Description	Date
A	Development Application	02-06-2022
B		
C		
D		




Title:	Site, Roof & Sediment Erosion Control Plan	DA.01
Project:	109 Acacia Avenue, Greenacre NSW 2190	
Client:	Mrs. Helen Jabbour	
Date:	2nd June 2022	
Scale:	1:200@A3	



AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</p> <p>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue	Description	Date	 <p>Unit 15 / 43 - 53 Bridge Road, Scone, NSW 2848 m: 0410 504 985 e: 0177 9052 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</p>	Title:	West & East Elevations	DA.08	A
CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE		A	Development Application	02 - 06 - 2022		Project:	109 Acacia Avenue, Greenacre NSW 2190		
TT - TERRACOTTA ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE DETECTOR		B				Client:	Mrs. Helen Jabbour		
BW - FACE BRICK WORK	TC - TIMBER CLADDING	TW - TIMBER WINDOW	W - NEW WINDOW		C				Date:	2nd June 2022		
CR - CEMENT RENDER	SC - STONE CLADDING	FW - FIXED WINDOW	D - NEW DOOR		D				Scale:	1:100@A3		



AS - ALUMINIUM ROOF SHEETING	AL - ALUMINIUM	AD - ALUMINIUM DOOR	GB - GLASS BALUSTRADE	<p>THE WORK IS TO BE COMPLETED WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.</p> <p>THE BUILDER / MANUFACTURER SHALL CHECK AND VERIFY ALL DIMENSIONS, RL GROUND LINES AND CONSTRUCTION METHODS PRIOR TO COMMENCEMENT OF WORK.</p> <p>PREFERENCE OF DIMENSIONED MEASUREMENTS TO BE TAKEN OVER SCALED MEASUREMENTS. DO NOT SCALE OFF DRAWINGS.</p> <p>THESE DRAWINGS HAVE BEEN PREPARED BY BLU PRINT DESIGNS AND REMAIN THE PROPERTY OF THE ABOVE NAMED PARTY. THESE DRAWINGS ARE NOT TO BE USED IN ANY WAY WITHOUT THE PERMISSION OF BLU PRINT DESIGNS AND ARE SUBJECT TO COPYRIGHT LAWS.</p> <p>A COPY OF THIS PLAN IS TO BE SUBMITTED BY THE PROPRIETOR TO THE WATER BOARD FOR APPROVAL AS REQUIRED BY THE LOCAL COUNCIL.</p>	Issue	Description	Date	 <p>Unit 15 / 43 - 53 Bridge Road, Scone, NSW 2848 m: 0413 504 965 e: 0517 9552 info@bluprintdesigns.com.au - www.bluprintdesigns.com.au</p>	Title:	South & North Elevation Elevation	DA.09	A
CT - CONCRETE ROOF TILE	AC - ALUMINIUM CLADDING	AW - ALUMINIUM WINDOW	SB - STEEL BALUSTRADE		A	Development Application	02 - 06 - 2022		Project:	109 Acacia Avenue, Greenacre NSW 2190		
TT - TERRACOTTA ROOF TILE	FC - FIBRE CEMENT	TD - TIMBER DOOR	S - SMOKE DETECTOR		B				Client:	Mrs. Helen Jabbour		
BW - FACE BRICK WORK	TC - TIMBER CLADDING	TW - TIMBER WINDOW	W - NEW WINDOW		C				Date:	2nd June 2022		
CR - CEMENT RENDER	SC - STONE CLADDING	FW - FIXED WINDOW	D - NEW DOOR		D				Scale:	1:100@A3		