

Copyright:

This plan is the exclusive property of Vogue Homes. and must not be used, reproduced or copied wholly in any way without

D.A LODGEMENT

FRONT LANDSCAPE AREA

	FRONT SETBACK AREA	97.90m ²		
	MIN. REQUIRED 45% Site Area	44.05m ²		
	PROPOSED LANDSCAPE AREA	51.00m ²		

FLOOR SPACE RATIO

SITE AREA	547.20m ²
ALLOWED: 50% Site Area	273.60m ²
PROPOSED AREA	273.32m ²

PRIVATE OPEN SPACE

MIN. REQUIRED 80.00m²

PROPOSED AREA 120.00m²

MINIMUM 5.0M X 5.0M

PRINCIPAL PRIVATE OPEN SPACE 5.0m x 5.0m

YES

N/A

CALDORA 40

9101-22

VH2249

VH Job No:

JR Job No:

04.11.22

3 of 15

DRIVEWAY / PATHWAY AREAS

DRIVEWAY CROSSOVER AREA:	7.50m ²
DRIVEWAY AREA:	38.00m ²

COMPLIANCE TABLE

BANKSTOWN DEVELOPMENT CONTROL PLAN 2015

CRITERIA	ALLOWED/ REQUIRED	PROPOSED	
FRONT SETBACK:	6.5M	6.50M	
ARTICULATION ZONE:	6.0M	6.019M	
GARAGE SETBACK:	7.5M	7.541M	
REAR SETBACK:	0.9M GF 0.9M FF	9.972M 13.602M	
GF SIDE SETBACK (A):	0.9M	1.0M	
GF SIDE SETBACK (B):	0.9M	1.737M	
FF SIDE SETBACK (A):	0.9M	1.0M	
FF SIDE SETBACK (B):	0.9M	3.657M	
BUILDING HEIGHT:	9.00M	9.00M	
CAR PARKING SPACES:	2 SPACES	2 SPACES	
DRIVEWAY WIDTH:	4.5M	4.2M	

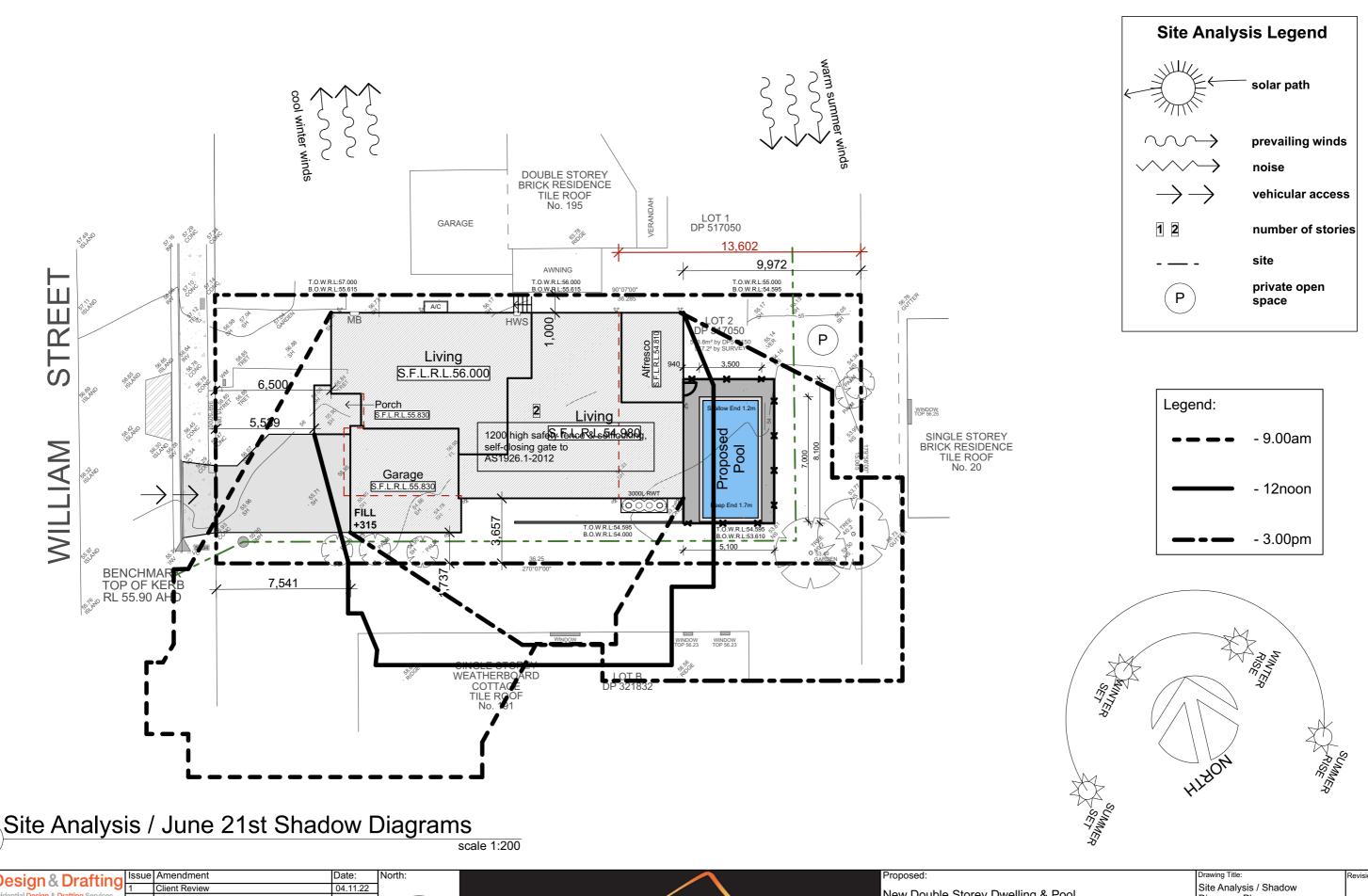
Proposed Site Plan

FREMANTLE

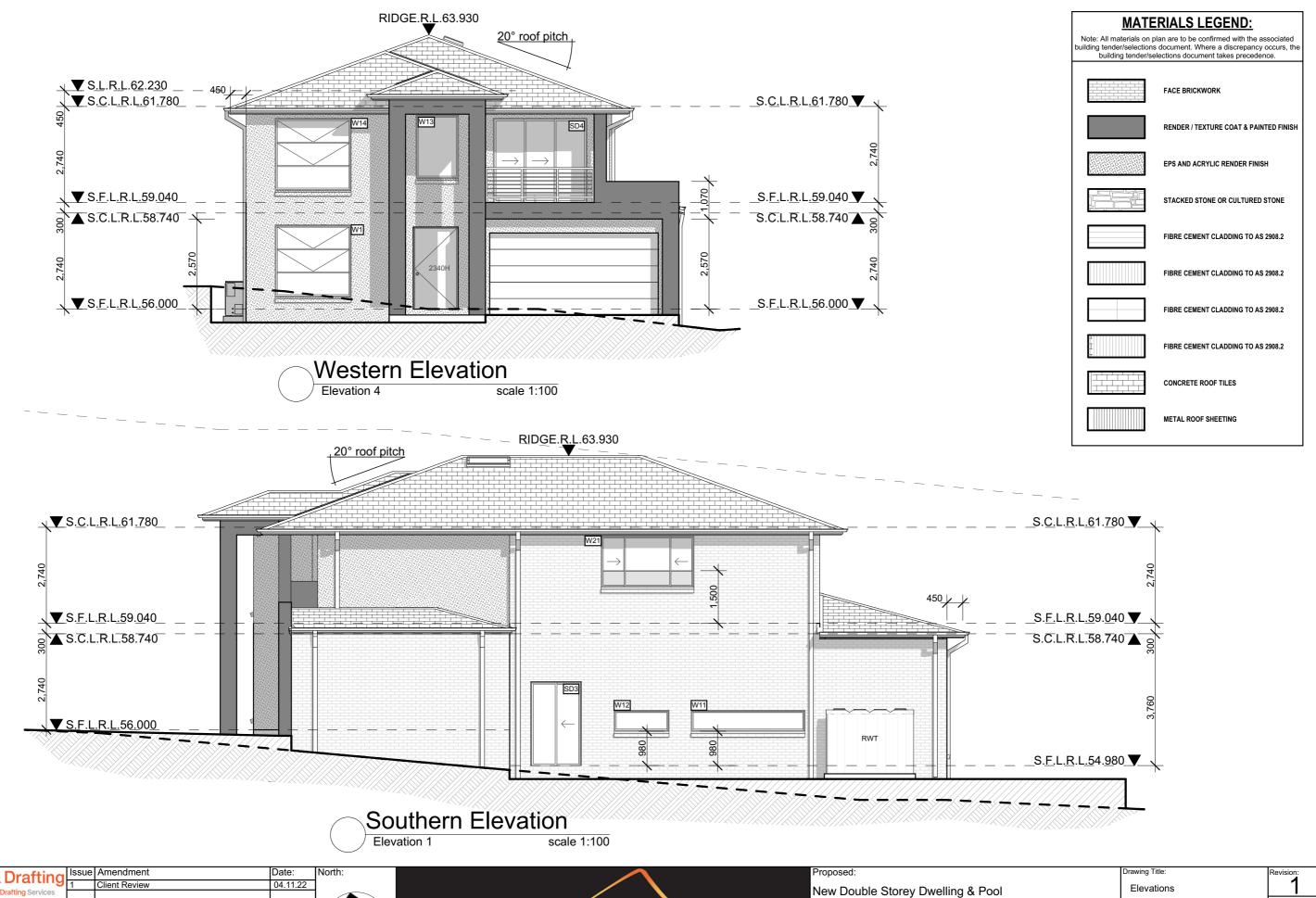
1:200

Joseph Anthony Latorre & Marilyn Nguyen

Bankstown Council



| Second State | Seco



- Ir	A IR Design & Drafting	Issue Amendment	Date:	North:		Proposed:	Drawing Title:	Revision:	
I	Residential Design & Drafting Services	1 Client Review	04.11.22			New Double Storey Dwelling & Pool	Elevations	1	_
	Phone: (02) 9757 - 4002 Fax: (02) 9757 - 4003 Email: jr.design.drafting@gmail.com ddress: Suite 304 No. 447 Victoria Street, Wetherill Park. NSW 2164					Location: Lot 2 in DP 517050 No.193	L.G.A	CALDORA 40)
1.	Il work to be carried out in accordance with the requirements of the Building Code of Australia and the relevant local authority. 2. All imber farming to be carried out to the requirements of Australian Standanck (as 1684) as a minimum. All all secretories of Australian Standanck (et differencements of Australian Standanck (et differencements of Australian Standanck).			KI	VOGUÉ/HOMES	William Street, Bankstown .NSW		VH Job No: 9101-22	
4.	details. Itructural Engineer to check, detail and certify brickwork to garage area with a height greater than 3000mm between horizontal supports. 5. All brickwork to be constructed in accordance with the requirements of the Building Code of Australia.			14	Copyright: This plan is the exclusive property of Vogue Homes. and must not be used, reproduced or copied wholly in any way without	Client:	Facade: FREMANTLE Date 04.11.22	JR Job No:	1
7.	1. Control joints in indistance to be priviled in its accordance with the requirements or this suiting Code or Australia. Doorway openings with insead opening doors to come condaining toles which are closer than 1200mm to the tollest hinges to allow the door to be removed from the outside when the door is closed.				permission	Joseph Anthony Latorre & Marilyn Nguyen	Scale 1:100 Sheet 9 of 15	VH2249	╛

