

LEP AND CANTERBURY BANKSTOWN CIY COUNCIL DCP COMPLAINE TABLE				
LAND ZONING	R4 HIGH DENSITY RESIDENTIAL			
REGIONAL ROAD				
SITE AREA	650 SQM			
	REQUIREMENT	ADDITIONAL FSR (AFFORDABLE HOUSING)	PROPOSED	COMPLIANCE
FSR	0.75 : 1	1.099:1	0.91:1	YES
GFA	487.5	715.8 SQM	589 SQM	YES
MAX. BUILDING HEIGHT	8.5M	8.5M		COMPLIANT
FRONT / REAR SETBACK	6M	6M		COMPLIANT
SIDE SETBACK	3M	3M		COMPLIANT
TOTAL CAR PARKING SPACE	RESIDENTIAL :	RESIDENTIAL : 6.5 SPACES		
	STUDIO OR 1 BEDROOM : 1 SPACE PER DWELLING			
	2 BEDROOM : 1.2 SPACE PER DWELLING			
	3 BEDROOM : 2 SPACE PER DWELLING	TOTAL : 7 SPACES		COMPLIANT
	VISITOR :			
	1 SPACE PER 5 DWELLING OR 1 SPACE PER 3 DWELLING IF SITE IS LOCATED ON A ROAD LESS THAN 11m	(THESE INCLUDE ACCESSIBLE SPACE PER REQUIRED ADAPTABLE UNITS)		
	CAR WASH BAY :			
	1 SPACE PER 10 OR MORE UNITS			
BI-CYCLE SPACE	RESIDENTS :	RESIDENTIAL : 2 SPACES		
	1 SPACE PER 5 DWELLING	VISITOR : 1 SPACES		
				COMPLIANT
	VISITOR :	TOTAL : 3 SPACES		
	1 SPACE PER 10 DWELLING			
ADAPTABLE UNITS	10% OF TOTAL NO. OF UNITS 9 UNITS	1 UNIT		COMPLIANT

NatHERS Construction & Insulation Specifications:

Construction Materials		Insulation	Colour - Solar Absorpt.	Other Detail/Requirements
Cavity Brick	Plasterboard lined	R1.0	Med + Dark	Ground + L1
Weatherboard	Plasterboard lined	R2.0	Light (<0.475)	L2
Plasterboard on studs		None		
pbd:75mm AAC: R1.0 insul.: 75mm AAC: pbd				
Aluminium framed double glazed argon filled (U-Value=4.1/SHGC=0.47)				All glazing
Concrete		R2.0		Level 2
Plasterboard				
Concrete		R1.0		Ground
Concrete		None		L1 & 2
Ceramic Tiles	Wet areas			
Ceramic Tiles	All other rooms			
Must be sealed				
None extra required				

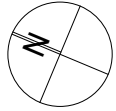
COMMUNAL OPEN SPACE,DEEP SOIL & LANSCAPE CALCULATION			
	REQUIRED	PROPOSED	COMPLIANCE
COMMUNAL OPEN SPACE	DCP REQUIREMENT : 15% OF ORIGINAL SITE AREA MIN. LENGTH : 6m		
	ADG REQUIREMENT : 25% OF ORIGINAL SITE AREA = 162.5 SQM MIN. WIDTH : 3m	165 SQM (25.4%)	YES
DEEP SOIL AREA	DCP REQUIREMENT : SIDE BOUNDARIES : 2m REAR BOUNDARIES : 5m PRIMARY & SECONDARY STREET FRONTAGE : 5m	ADG AREA REQUIUREMENT BASED ON REQUIRED WIDTH	
	ADG REQUIREMENT : 10% OF SITE AREA = 65 SQM MIN. WIDTH : 3m	76 SQM (11.7%)	YES
LANDSCAPE AREA	DCP REQUIREMENT : N/A		
	ADG REQUIREMENT : N/A		
	AFFORDABLE HOUSING REQUIREMENT: 30% OF SITE AREA = 195 SQM	189 SQM (24.5%)	NO

UNITS INTERNAL AREA CALCULATION & PARKING REQUIREMENT				
UNIT TYPES	UNIT NUMBER	UNIT AREAS (m <sup>2</sup> )	HOME STOREY	REQUIRED PARKING
1 BEDROOM				
	G01	50	GROUND FLOOR	0.5 CAR
	G02	50	GROUND FLOOR	0.5 CAR
	101	50	LEVEL 1	0.5 CAR
	102	50	LEVEL 1	0.5 CAR
	202	50	LEVEL 2	0.5 CAR
2 BEDROOM				
	G03	82	GROUND FLOOR	1 CAR
	103	73	LEVEL 1	1 CAR
	104	71	LEVEL 1	1 CAR
	201	79	LEVEL 2	1 CAR
		555		6.5 CAR

POS CALCULATION			
BALCONY / TERRACE / COURTYARDS	UNIT TYPE	AREA (m <sup>2</sup> )	HOME STORY
POS	G01	9	GROUND FLOOR
POS	G02	9	GROUND FLOOR
POS	G03	11	GROUND FLOOR
POS	101	9	LEVEL 1
POS	102	9	LEVEL 1
POS	103	13	LEVEL 1
POS	104	13	LEVEL 1
POS	201	13	LEVEL 2
POS	202	16	LEVEL 2
		102	



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LEGEND



PROPOSED AMENDMENT


01	FOR S4.56	02.02.2024
Rev	ID	Description
		Date

Client	WY Constructions Pty Ltd
Drawn	RC
Checked	SW
Scale	@A3
Job No.	2317
Project Status	S4.56
Project Address	27 FLETCHER ST, CAMPSIE, NSW 2194
Drawing Title	

DEVELOPMENT STATISTICS

Plot Date	Friday, 2 February 2024, 1:08 PM
Drawing Number	Issue

DA-01 01

FOR S4.56



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