

COUNCIL: CANTERBURY BANKSTOWN

DEVELOPER:

GROWTH CENTRE: N/A

# DA COUNCIL APPROVAL

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REFER TO COUNCIL REGULATIONS

SITE AREA:	557.40 m <sup>2</sup>
FLOOR ARE	AS
GROUND FLOOR:	162.94 m <sup>2</sup>
FIRST FLOOR:	139.29 m <sup>2</sup>
GARAGE:	33.38 m²
PATIO:	6.17 m <sup>2</sup>
OUTDOOR RETREAT:	20.16 m <sup>2</sup>
BALCONY:	0.00 m <sup>2</sup>
VOID:	27.55 m <sup>2</sup>
TOTAL:	361.94 m <sup>2</sup>

EXCLUDING FIRST FLOOR, TDOOR RETREAT, BALCONY,	
DUND FLOOR AREA:	162

EXCLUDING FIRST F OUTDOOR RETREAT, BA		
GROUND FLOOR AREA:		162.94 m
GARAGE AREA:		33.38 m
EXISTING STRUCTURE AF	REA:	0.00 m
MAX. SITE COVERAGE:	GROU	IND:75.009
PROPOSED:	TOTAL	GF: 35.229

### FLOOR SPACE RATIO

GROUND FLOOR FSR:	150.36 m <sup>2</sup>
FIRST FLOOR FSR:	126.14 m <sup>2</sup>
EXISTING STRUCTURE FSR:	0.00 m <sup>2</sup>
TOTAL GROSS FLOOR AREA:	276.50 m <sup>2</sup>
ALLOWED FSR:	50.00%
PROPOSED ESR:	49 61%

SITE AREA:	557.40 m <sup>2</sup>
TOTAL HARDSTAND AREA:	222.65 m <sup>2</sup>
APPROX DRIVEWAY AREA:	37.53 m <sup>2</sup>
LESS THAN 1m:	0.00 m <sup>2</sup>
EXISTING STRUCTURE:	0.00 m <sup>2</sup>
LANDSCAPED AREA:	297.22 m <sup>2</sup>
MINIMUM LANDSCAPE:	45%
PROPOSED LANDSCAPE:	53 329

## PRIVATE OPEN SPACE

PHINCIPAL PHIVATE OPEN SPACE:	24.001	3
PRIVATE OPEN SPACE:	175.62	п

### LEGEND

CUT/FILL	
DROP EDGE BEAM	
NATURAL GROUND LEVEL	NGL
FINISH GROUND LEVEL	FGL
FINISH FLOOR LEVEL	FFL
PRIVATE OPEN SPACE	7//
SRZ RADIUS	
TPZ PADIUS	



DESIGN NAME:	FACADE NAME:
DYNASTY 41	NELSON
PACKAGE:	JOB NO:
PRESTIGE	23-1113

SITE PLAN		
	SCALE: 1:200 @ A3	
DATE:		SHEET NO:
28.10.24		004

CLIENT'S NAME:	
DR THEO LIKOS	
SIGNATURE:	DATE:

SITE ADDRESS: LOT: 57 (No. -79) MAIDEN STREET GREENACRE

DP: 24154 NSW 2190

REVISION: B-2