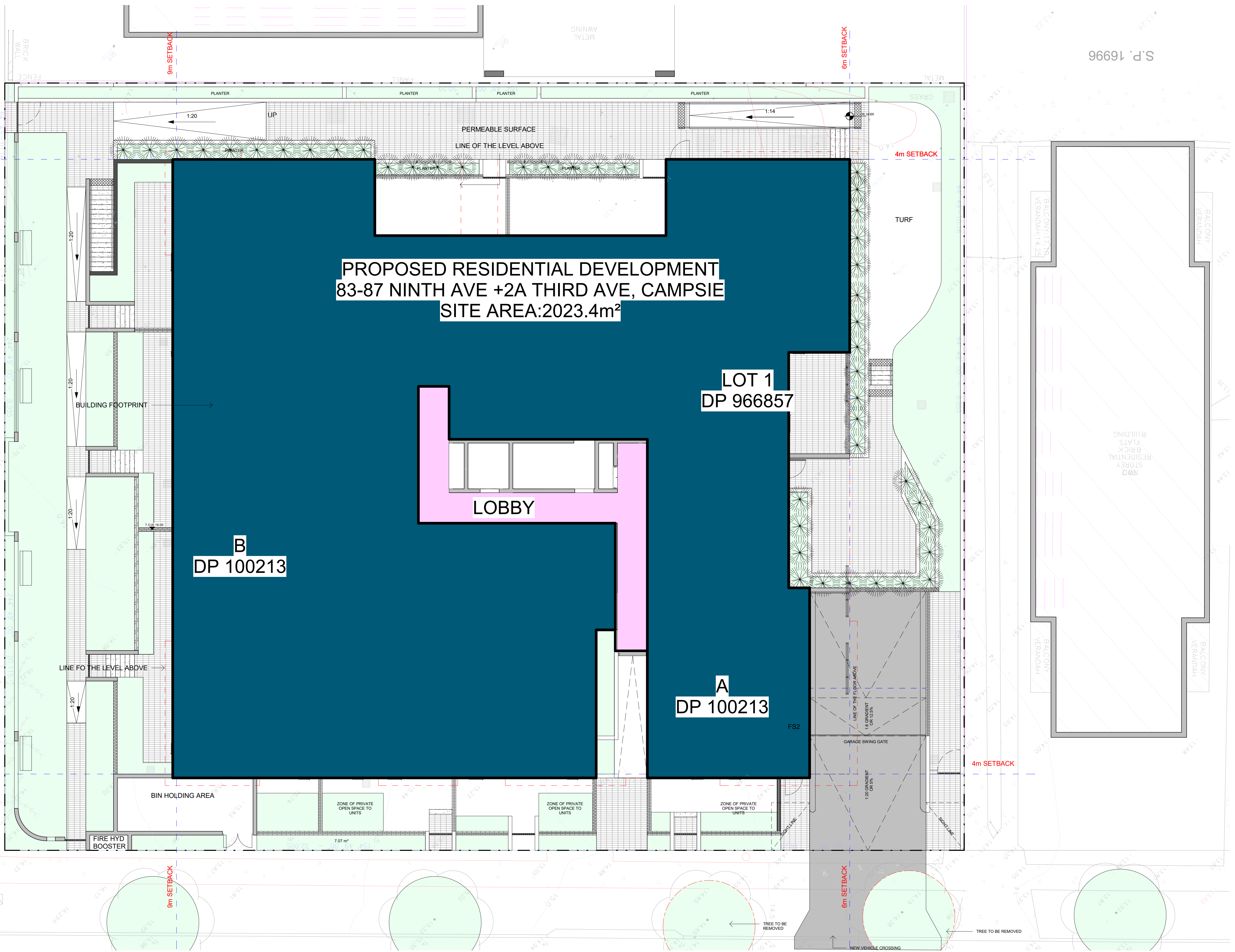


NINTH AVENUE

1 SITE PLAN
1 : 100



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A ISSUE FOR S4.55 COORDINATION 04.02.2025

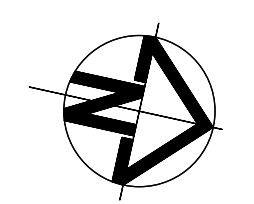
Design by:

BCA
BECHARA CHAN & ASSOCIATES

Bechara Chan & Associates Pty Ltd
Nominated Architect: Kirapat Khangrang Reg.No.:11950
Registered Design Practitioner- Architectural: Kirapat Khangrang DEP0003194
Suite 6/ Level 6, 9-13 Redmyre Road Strathfield NSW 2135
e: info@bc-a.com.au p: +61 2 9746 6985

Drawing
DRAWN AMI
CHECKED KK
PROJ NO. 230501
SCALE 1 : 100
DATE Issue Date
SITE PLAN
Do not scale from drawings.
Verify all dimensions on site before commencing work.

Project
Project Name
83-87 Ninth Ave & 2A Third Ave, Campsie
S4.55-1005
A





UNIT NUMBER	UNIT DESCRIPTION	AREA(m ²)	BALCONY AREA(m ²)	TOTAL AREA(m ²)
G01	3 BEDS	103.32	18.46	121.78
G02	3 BEDS	102.25	15.74	117.99
G03	2 BEDS	77.51	26.25	103.76
G04(ADAPTABLE & AFFORDABLE)	1 BED	51.06	20.6	71.66
G05 (AFFORDABLE)	3 BEDS	104.48	28.86	133.34
G06(ADAPTABLE & AFFORDABLE)	2 BEDS	92.11	28.58	120.69
G07	3 BEDS	111.39	42.79	154.18
G08(AFFORDABLE)	1 BED	68.45	19.05	87.5
G09	3 BEDS	96.94	20.07	117.01

UNIT SCHEDULE-GROUND

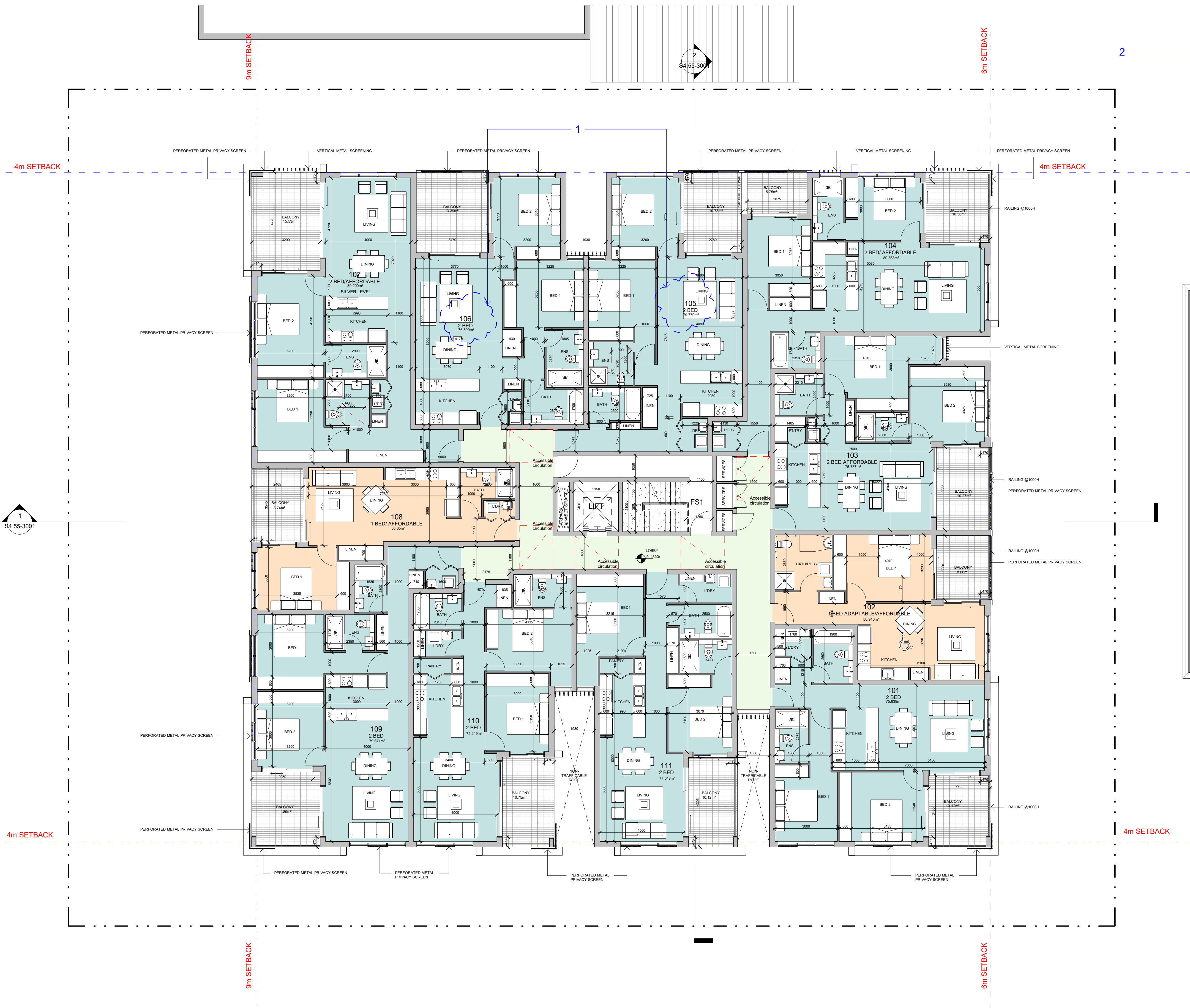
1:1

Item	Unit	Value	Unit	Value
Water	40	Water Score	40	
Energy	40	Energy Score	40	
Materials	40	Materials Score	40	
Landscaping	40	Landscaping Score	40	
Services	40	Services Score	40	
Accessibility	40	Accessibility Score	40	
Health	40	Health Score	40	
Security	40	Security Score	40	
Comfort	40	Comfort Score	40	
Convenience	40	Convenience Score	40	
Value	40	Value Score	40	
Overall	40	Overall Score	40	

- ### LIST OF CHANGES
- UNIT G03 HAS BEEN NOMINATED AS A STANDARD HOUSING THAN AFFORDABLE HOUSING.
 - UNIT SCHEDULE HAS BEEN UPDATE WITH UNITS NOMINATED AS AFFORDABLE HOUSING

GROUND FLOOR

1:100



UNIT NUMBER	UNIT DESCRIPTION	UNIT AREA(m ²)	BALCONY AREA(m ²)	TOTAL AREA(m ²)
102(ADAPTABLE& AFFORDABLE))	2 BEDS	75.24	10.12	85.36
103(AFFORD)	1 BED	50.94	8.00	58.94
104(AFFORD)	2 BEDS	75.73	10.27	86
105	2 BEDS	80.56	16.11	96.67
106	2 BEDS	79.77	10.73	90.5
107(AFFORDABLE)	2 BEDS	76.89	13.39	90.28
108(AFFORDABLE)	2 BEDS	89.2	15.53	104.73
109	1 BED	50.65	8.74	59.39
110	2 BEDS	79.67	10.13	89.8
111	2 BEDS	75.24	10.75	85.99
	2 BEDS	77.54	10.12	87.66

UNIT SCHEDULE-LEVEL 1

LIST OF CHANGES

1. UNIT 105,106 HAS BEEN NOMINATED AS A STANDARD HOUSING THAN AFFORDABLE HOUSING.
- 2.UNIT SCHEDULE HAS BEEN UPDATE WITH UNITS NOMINATED AS AFFORDABLE HOUSING

1 Level 1
1 : 100

Revision
A ISSUE FOR S4.55 COORDINATION 04.02.2025

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BCA
BECHARA CHAN & ASSOCIATES

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Nominated Architect: Kirapat Khangrang Reg.No.:11950
Registered Design Practitioner: Kirapat Khangrang DEP0003194
Suite G/ Level 6, 9-13 Redmyre Road, Strathfield NSW 2135
e: info@bc-a.com.au p: +61 2 9746 6963

Drawing

DRAWN AMI
CHECKED KK
PROJ NO. 230501
SCALE As indicated
DATE Issue Date

LEVEL 1 FLOOR PLAN

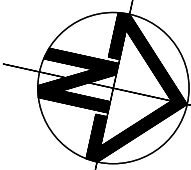
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Project

Project Name
83-87 Ninth Ave & 2A Third Ave, Campsie

S4.55-1103

A



UNIT NUMBER	UNIT DESCRIPTION	UNIT AREA(m ²)	BALCONY AREA(m ²)	TOTAL AREA(m ²)
201	2 BEDS	75.24	10.12	85.36
202	1 BEDS	50.94	8.00	58.94
203	2 BEDS	75.73	10.27	86
204(AFFORDABLE)	2 BEDS	80.56	16.11	96.67
205	2 BEDS	79.77	10.73	90.5
206	2 BEDS	76.89	13.39	90.28
207	2 BEDS	89.2	15.53	104.73
208	1 BED	50.64	8.74	59.38
209	2 BEDS	79.67	10.13	89.8
210	2BEDS	75.24	10.75	85.99
211	2BEDS	77.54	10.12	87.66

UNIT SCHEDULE-LEVEL 2

1:1



LIST OF CHANGES

- UNIT 205,206,208 HAS BEEN NOMINATED AS A STANDARD HOUSING THAN AFFORDABLE HOUSING.
- UNIT SCHEDULE HAS BEEN UPDATE WITH UNITS NOMINATED AS AFFORDABLE HOUSING

Level 2

1:100
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Revision
A ISSUE FOR S4.55 COORDINATION 04.02.2025

Design by:

BCA
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Bechara Chan & Associates Pty Ltd
Nominated Architect: Kirapat Khangrang Reg.No.:11950
Registered Design Practitioner: Kirapat Khangrang DEP0003194
Suite 01 Level 0, 9-13 Redmyre Road, Strathfield NSW 2135
e: info@bc-a.com.au p: +61 2 9746 6963

Drawing

DRAWN AMI
CHECKED KK
PROJ NO. 230501
SCALE As indicated
DATE Issue Date

LEVEL 2 FLOOR PLAN

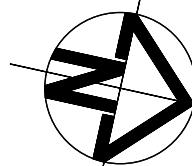
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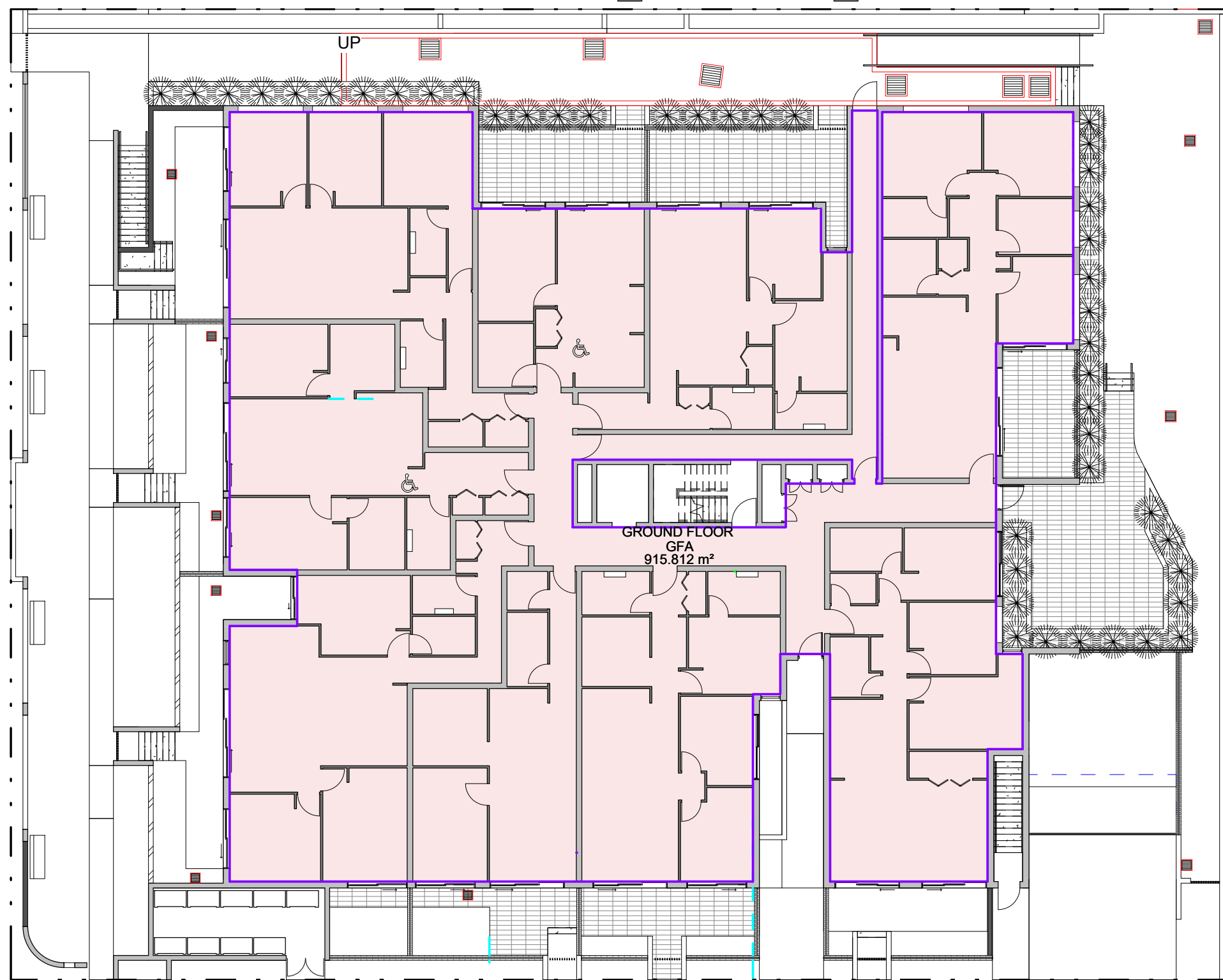
Project

Project Name
83-87 Ninth Ave & 2A Third Ave, Campsie

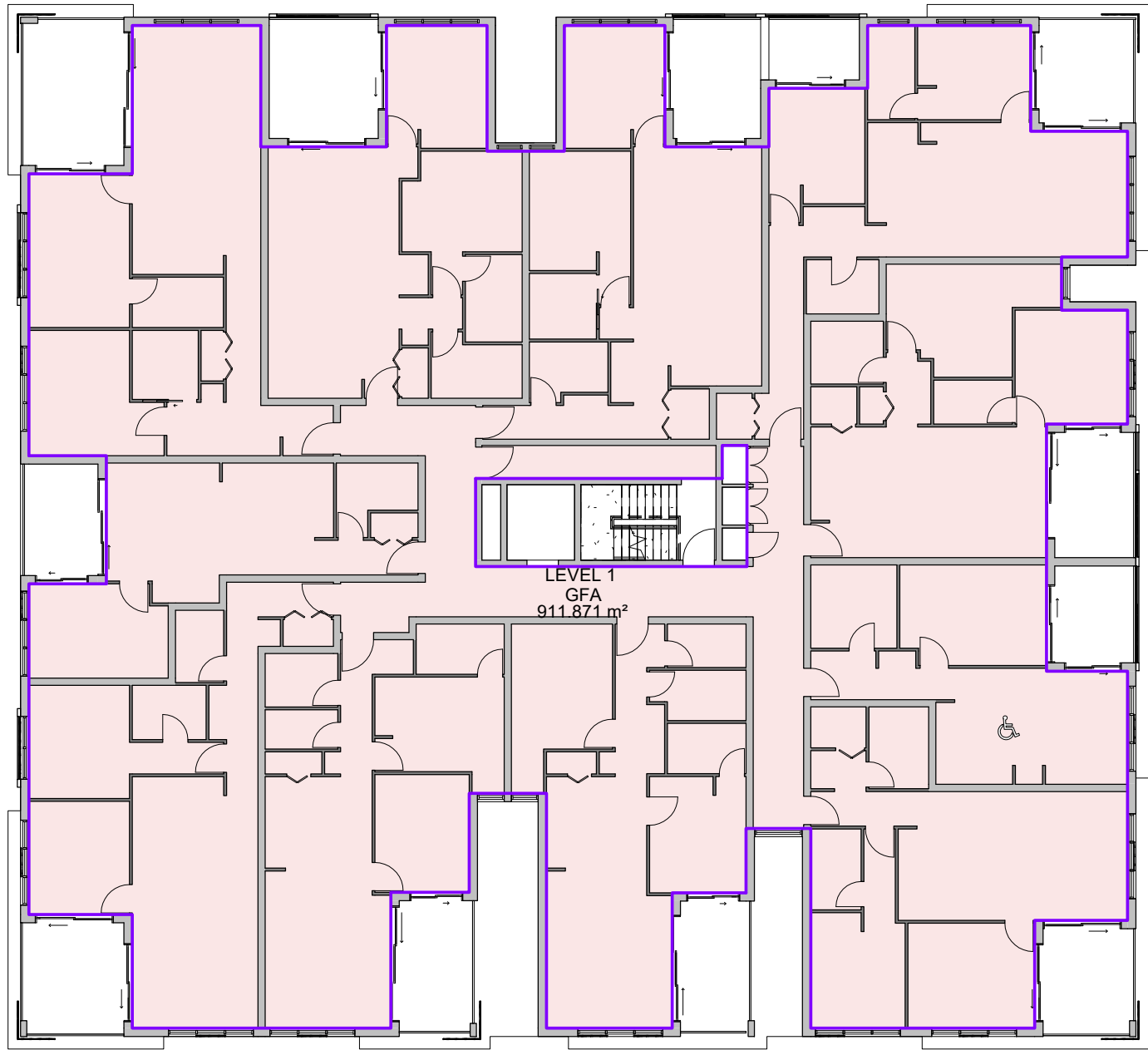
S4.55-1104

A





1 GROUND FLOOR-GFA
1 : 200



2 Level 1
1 : 200

GROSS FLOOR AREA CALCULATION

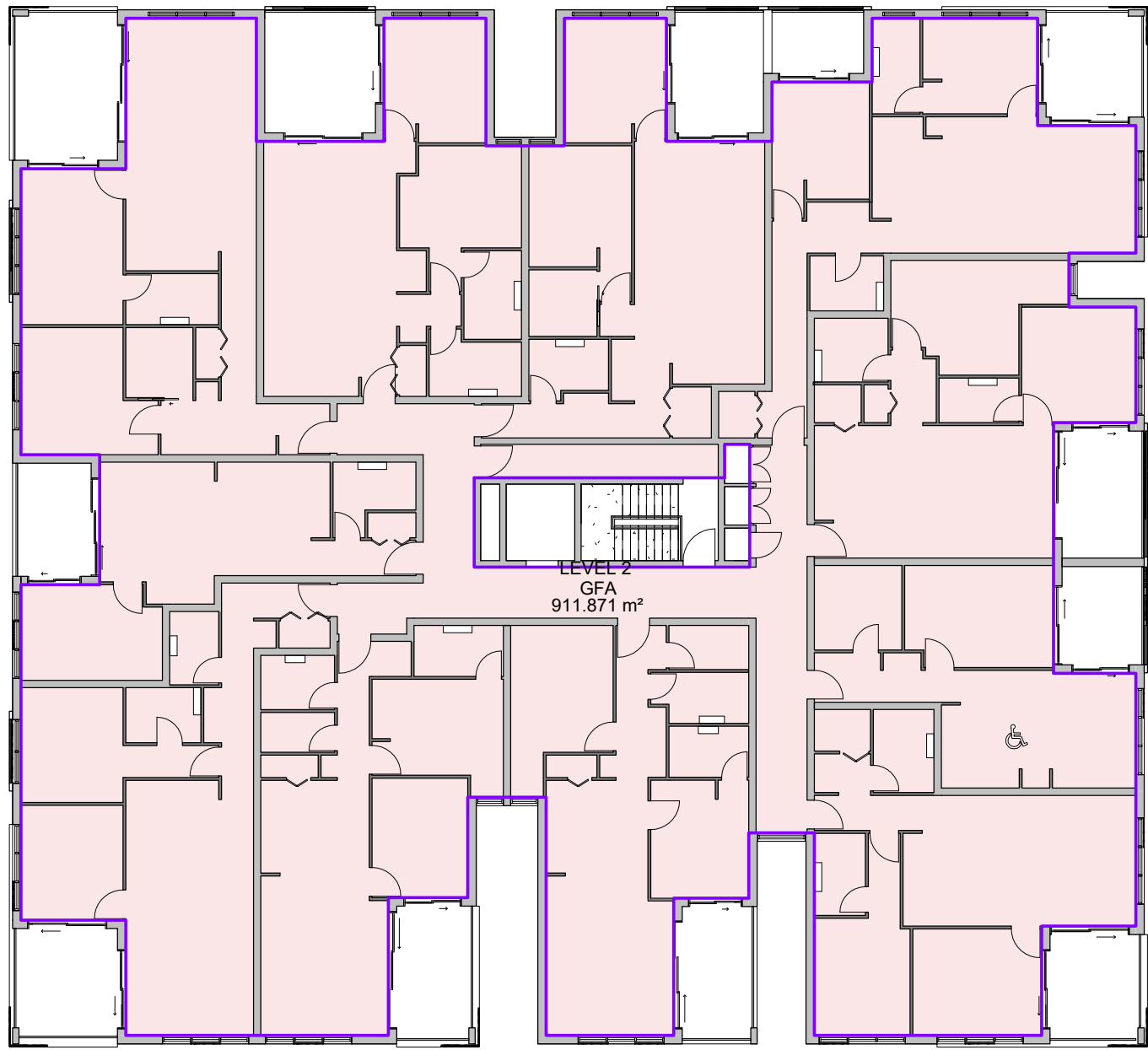
LEVEL	AREA
GROUND LEVEL	915.81m ²
LEVEL 1	911.87m ²
LEVEL 2	911.87m ²
	2739.55m ²

AREA CALCULATION- FLOOR SPACE RATIO

APPROVED GFA/FSR	2,739.55 m ²
PROPOSED AFFORDABLE HOUSING	743.47 m ²

CANTEBURY-BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2012

SITE AREA	2023.4m ²
ZONING	R4
RELEVANT CONTROLS COUNCIL	CANTEBURY-BANKSTOWN COUNCIL
LOT/DP.NO	A&B/100213 + 1/966857 +1/125327
HEIGHT OF THE BUILDING	11.5M
HERITAGE	NOT AFFECTED
ACID SULPHATE SOILS	CLASS 5
KEY SITE	NOT AFFECTED
FLOOD PLANNING AREA	NOT AFFECTED
LAND RESERVATION ACQUISITION	NOT AFFECTED
NATURAL RESOURCE-BIODIVERSITY	NOT AFFECTED
FORESHORE BUILDING LINE	NOT AFFECTED



3 Level 2
1 : 200

LIST OF CHANGES

1.CALCULATIONS HAS BEEN UPDATED FOR AFFORDABLE HOUSING

Revision

A ISSUE FOR S4.55 COORDINATION 04.02.2025

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Design by:

Bechara Chan & Associates Pty Ltd

Nominated Architect: Kirapat Khangrang Reg.No.:11950
Registered Design Practitioner- Architectural: Kirapat Khangrang DEP0003194
Suite G/ Level 6, 9-13 Redmyrtle Road, Strathfield NSW 2135
e: info@bc-a.com.au p: +61 2 9746 6993

Drawing

DRAWN AMI PROJ NO. 230501
CHECKED KK SCALE 1 : 200
DATE Issue Date

GFA CALCULATIONS

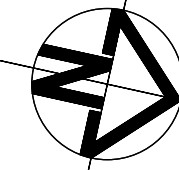
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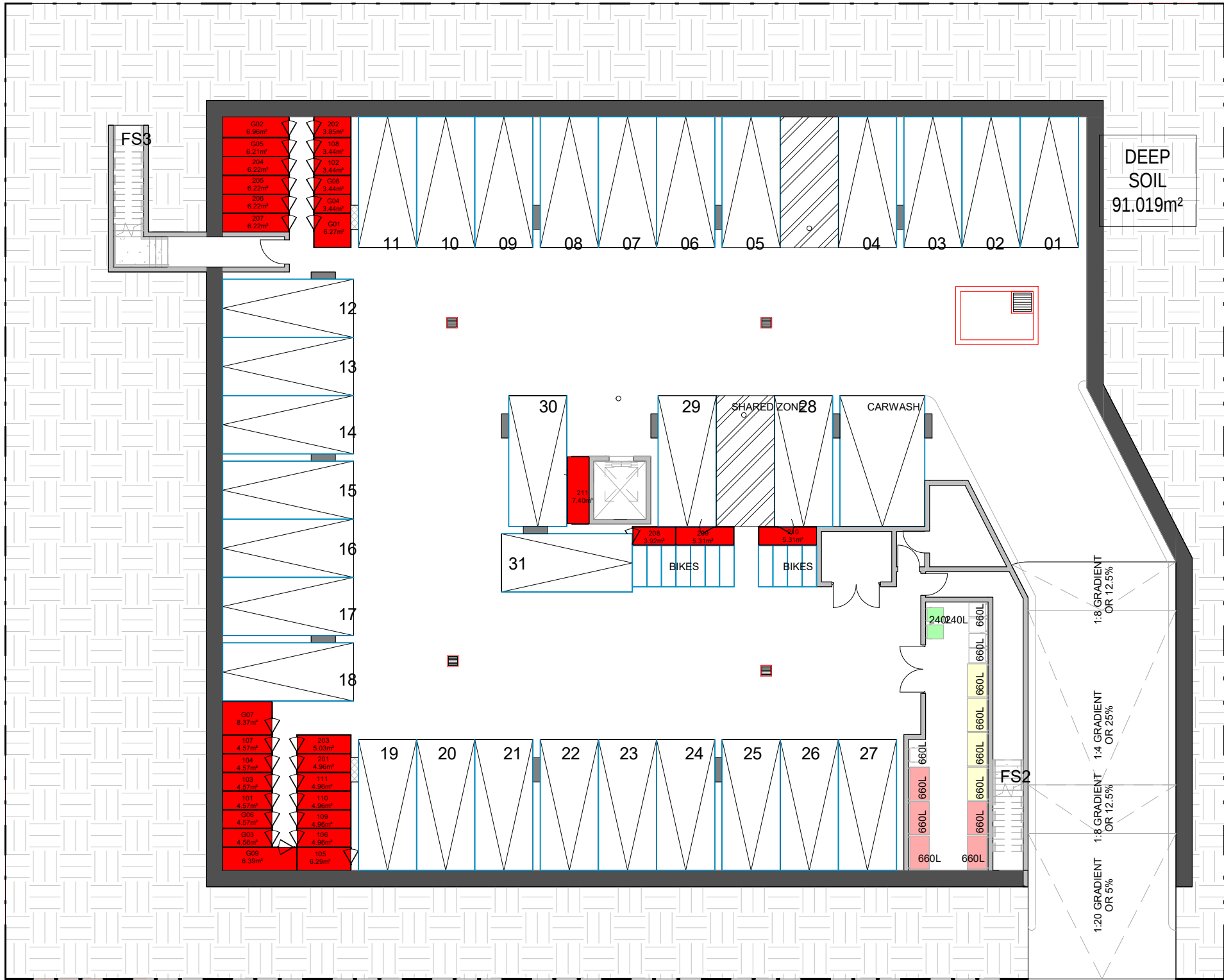
Project

Project Name
83-87 Ninth Ave & 2A Third Ave, Campsie

S4.55-7001

A





2 STORAGE- BASEMENT
1: 200



3 STORAGE - L1
1: 200



1 STORAGE - GROUND FLOOR
1: 200



4 STORAGE-L2
1: 200

UNIT NUMBER	UNIT DESCRIPTION	UNIT AREA(m²)	BALCONY AREA(m²)	TOTAL AREA
G01	3 BEDS	103.32	19.26	122.58
G02	3 BEDS	102.25	15.1	117.35
G03	2 BEDS	77.51	27.45	104.96
G04(ADAPTABLE & AFFORD)	1 BED	51.06	21.8	72.86
G05(AFFORDABLE)	3 BEDS	104.48	28.86	133.34
G06(ADAPTABLE & AFFORD)	2 BEDS	92.11	28.58	120.69
G07	3 BEDS	111.39	35.83	147.22
G08(AFFORDABLE)	1 BED	68.45	20.95	89.4
G09	3 BEDS	96.94	20.95	117.89
Level 1				
101	2 BEDS	75.24	10.12	85.36
102(ADAPTABLE & AFFORD)	1 BED	50.94	7.94	58.88
103(AFFORD)	2 BEDS	75.73	10.27	86
104(AFFORD)	2 BEDS	80.56	16.11	96.67
105	2 BEDS	79.77	10.73	90.5
106	2 BEDS	76.89	13.39	90.28
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109	2 BEDS	79.67	10.13	89.8
110	2 BEDS	75.24	10.75	85.99
111	2 BEDS	77.54	10.12	87.66
Level 2				
201	2 BEDS	75.24	10.71	85.95
202(ADAPTABLE)	1 BEDS	50.94	7.94	58.88
203	2 BEDS	75.73	10.27	86
204(AFFORDABLE)	2 BEDS	80.56	16.11	96.67
205	2 BEDS	79.77	10.73	90.5
206	2 BEDS	76.89	13.39	90.28
207	2 BEDS	89.2	15.53	104.73
208	1 BED	50.64	8.74	59.38
209	2 BEDS	79.67	10.13	89.8
210	2BEDS	75.24	10.75	85.99
211	2BEDS	77.54	10.12	87.66

UNIT STORAGE
1: 1

LIST OF CHANGES

1.UNIT SCHEDULE HAS BEEN UPDATE WITH UNITS NOMINATED AS AFFORDABLE HOUSING

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Suite 1/1 Level 6, 9-13 Redmyre Road, Strathfield NSW 2135
e: info@b-c-a.com.au p: +61 2 9746 6993

Drawing

DRAWN AMI PROJ NO. 230501
CHECKED KK SCALE As indicated
DATE Issue Date

UNIT STORAGE

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Project

Project Name
83-87 Ninth Ave & 2A Third Ave, Campsie

S4.55-7050

A

