## Site & Compliance Information

LGA: Canterbury-Bankstown Council Zoning: R2 Low Density Residential MAXIMUM FSR: 0.55:1 ('Semi-detached house in Clause 2 area on the clause application map') or 183.76m<sup>2</sup>

**PROPOSED FSR:** 0.46:1 or 156.49m<sup>2</sup> Maximum Height Of Building: 'l' 8.5m

Lot Size Map: 'G' 460sqm Maximum Site coverage: 60% Proposed: 178.12m2 or 53.31%

Maximum Building Footprint: 300m2 Proposed Building Footprint: 178.12m2

Minimum Deep Soil Area: 15% **Proposed:** 59.47m2 or 17.8% (minimum

2.5m calculation area)

Minimum Front Setback: 5.5m Minimum Side Setbacks: 0.9m Minimum Rear Setback: 6m

Impervious Surface Area: 253.04m2 or 75%

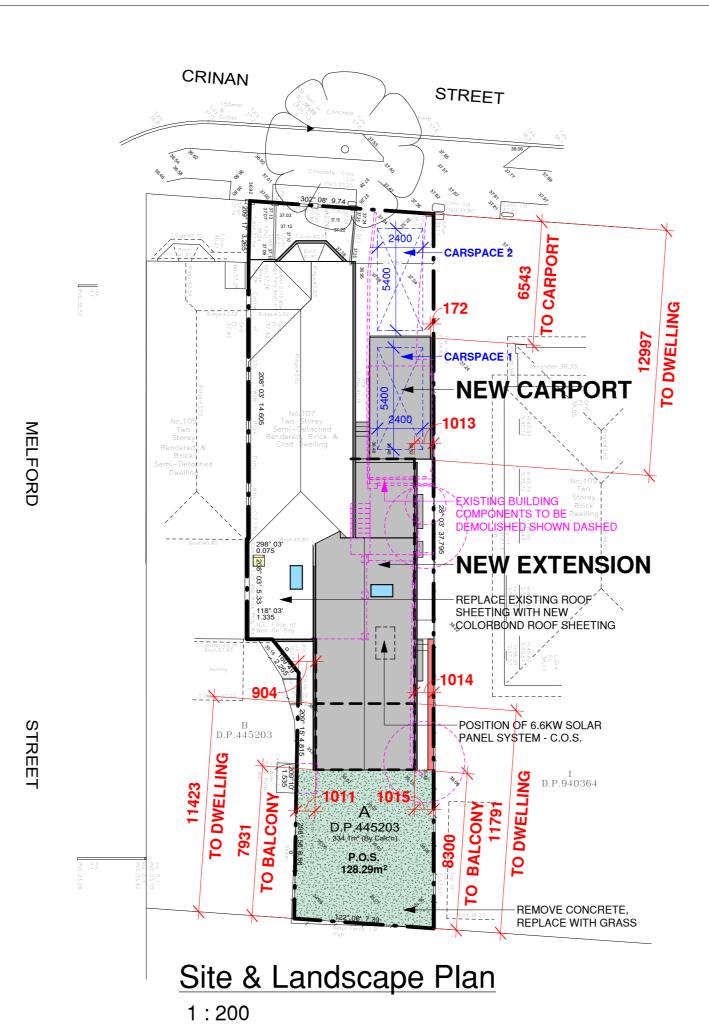
## **Proposed Gross Floor Area**

Existing Ground Floor Area	72.91 m <sup>2</sup>
New Ground Floor Rear Extension	55.05 m <sup>2</sup>
New Lower Ground Floor Stairwell	5.25 m <sup>2</sup>
Existing Lower Ground Floor Laundry	10.47 m <sup>2</sup>
New Ground Floor Side Extension	12.80 m <sup>2</sup>

156.49 m<sup>2</sup> Grand total

Gross Building Area		
New Lower Ground Floor Stairwell	8.00 m <sup>2</sup>	
Existing Ground Floor Area	79.57 m <sup>2</sup>	
New Ground Floor Rear Extension	60.24 m <sup>2</sup>	
New Ground Floor Side Extension	14.61 m <sup>2</sup>	
New Ground Floor Stair Void	3.80 m <sup>2</sup>	
Existing Lower Ground Floor Laundry	13.32 m <sup>2</sup>	
New Balcony	18.27 m <sup>2</sup>	
Existing Porch	1.63 m <sup>2</sup>	
New Carport	20.80 m <sup>2</sup>	
Grand total	220.25 m <sup>2</sup>	





## Site Legend

= GROUND FLOOR OUTLINE



= DEEP SOIL CALCULATION AREA (MINIMUM 2.5M DIMENSION)

Alterations & Additions

At: 107 Crinan Street, Hurlstone Park

For: Donna & George Georgiou

**Development Application & Construction** 

Certificate



## True North Design & Drafting Pty Ltd design@truenorthdd.com.au www.truenorthdd.com.au

Issue:	Description:	By:	Date:
Α	Design Review	D.K.	20/04/2024
В	Variations	D.K.	29/05/2024
С	Variations	D.K.	08/06/2024
D	Variations	D.K.	19/06/2024
Е	Variations	D.K.	04/09/2024
F	Variations	D.K.	22/10/2024
1	Issued for DA Submission	D.K.	19/11/2024

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Scale: As indicated Issue: Page: 2 of 18 19/11/2024 Date: Drawing No:

2409