

SITE NOTES:
BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK.
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS.
LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEER DETAILS.
WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED, THE ENGINEER PLANS WILL PREFERENCE TO THESE DRAWINGS.
FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED AND VERIFIED BEFORE WORK IS COMMENCED.
ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURER'S SPECIFICATIONS.

COUNCIL COMPLIANCE

SITE DETAILS	
LGA CONTROL	Canterbury Bankstown DCP 2023
LOT NUMBER / DP NUMBER	207 / DP230871
ZONING	R2 LOW DENSITY RESIDENTIAL
LOT WIDTH	18.325m/14.175m
SITE AREA	556.40m²

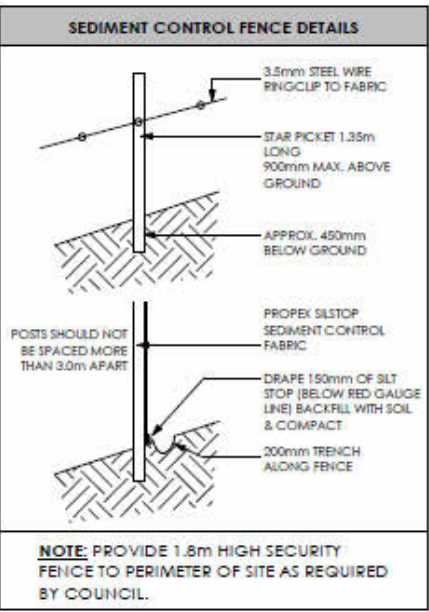
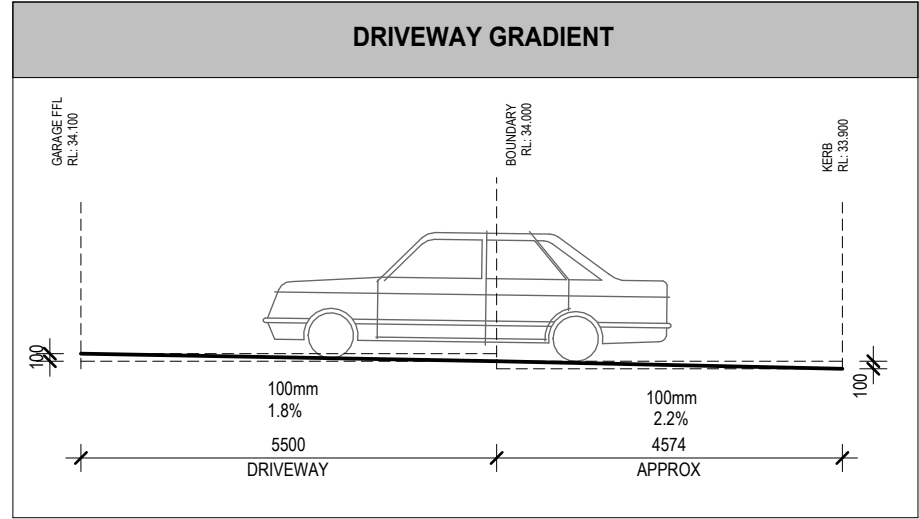
FLOOR SPACE RATIO	
MAX ALLOWABLE BY CODE	0.5:1 = 278.20m²
PROPOSED F.S.R	0.46:1 = 253.50m²

LANDSCAPING AREAS	
FRONT YARD	66.47m²
REAR YARD	102.06m²
TOTAL LANDSCAPE AREA	168.53m²

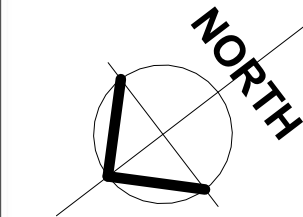
PRIVATE OPEN SPACE	
MAX ALLOWABLE BY CODE:	80.00m²
TOTAL P.O.S	122.53m²

SITE COVERAGE	250.60m² / 45.04%
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0.400m FALL OVER BUILDING ENVELOPE



SITE PLAN



2010
DP 1189745

202
DP 230871

203
DP 230871

208
DP 230871

206
DP 230871

207
DP 230871

