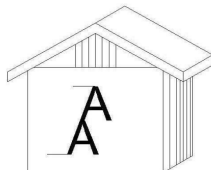


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FAX: 9632-4213

**Proposed New Attached Double Storey Dual
Occupancy & Demolish of Existing Residence**

Location: No. 11 LEE ST CONDELL PARK
For: HUSSAIN

Council: Canterbury-Bankstown Council
Development Application

Job No:
240407A3

Date: 07/03/2025

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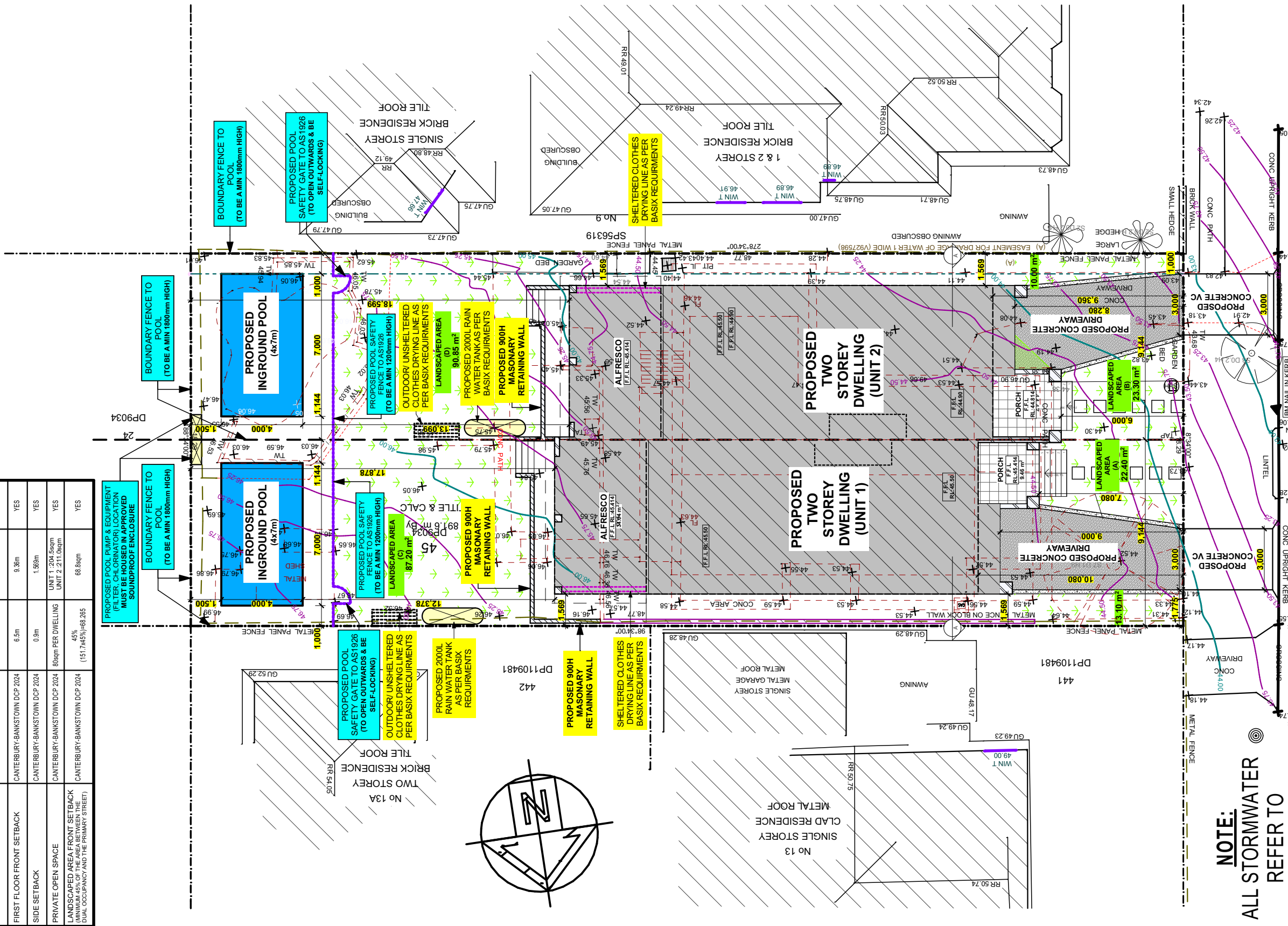
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COMPLIANCE TABLE

REQUIREMENT NAME	RELATED INSTRUMENT	STANDARD	PROPOSED	COMPLIES
MINIMUM LOT SIZE	CANTERBURY-BANKSTOWN LEP 2024	50sqm	891.6sqm	YES
WIDTH	CANTERBURY-BANKSTOWN LEP 2024	15m	18.23m	YES
ZONING	CANTERBURY-BANKSTOWN LEP 2024	R2	R2	YES
STOREY LIMIT (NOT INCLUDING BASEMENT)	CANTERBURY-BANKSTOWN DCP 2024	2	2	YES
FLOOR SPACE RATIO	CANTERBURY-BANKSTOWN DCP 2024	0.5:1 (445.8sqm)	0.49988:1 (445.78sqm)	YES
BUILDING HEIGHT	CANTERBURY-BANKSTOWN DCP 2024	9.0m	8.46m	YES
GROUND FLOOR FRONT SETBACK	CANTERBURY-BANKSTOWN DCP 2024	5.5m	8.28m	YES
FIRST FLOOR FRONT SETBACK	CANTERBURY-BANKSTOWN DCP 2024	6.5m	9.36m	YES
SIDE SETBACK	CANTERBURY-BANKSTOWN DCP 2024	0.9m	1.365m	YES
PRIVATE OPEN SPACE	CANTERBURY-BANKSTOWN DCP 2024	80sqm PER DWELLING	UNIT 1: 204.5sqm UNIT 2: 211.0sqm	YES
LANDSCAPED AREA FRONT SETBACK (MINIMUM 45% OF THE AREA BETWEEN THE DUAL OCCUPANCY AND THE PRIMARY STREET)	CANTERBURY-BANKSTOWN DCP 2024	45% (151.7x45%)=68.285	68.8sqm	YES

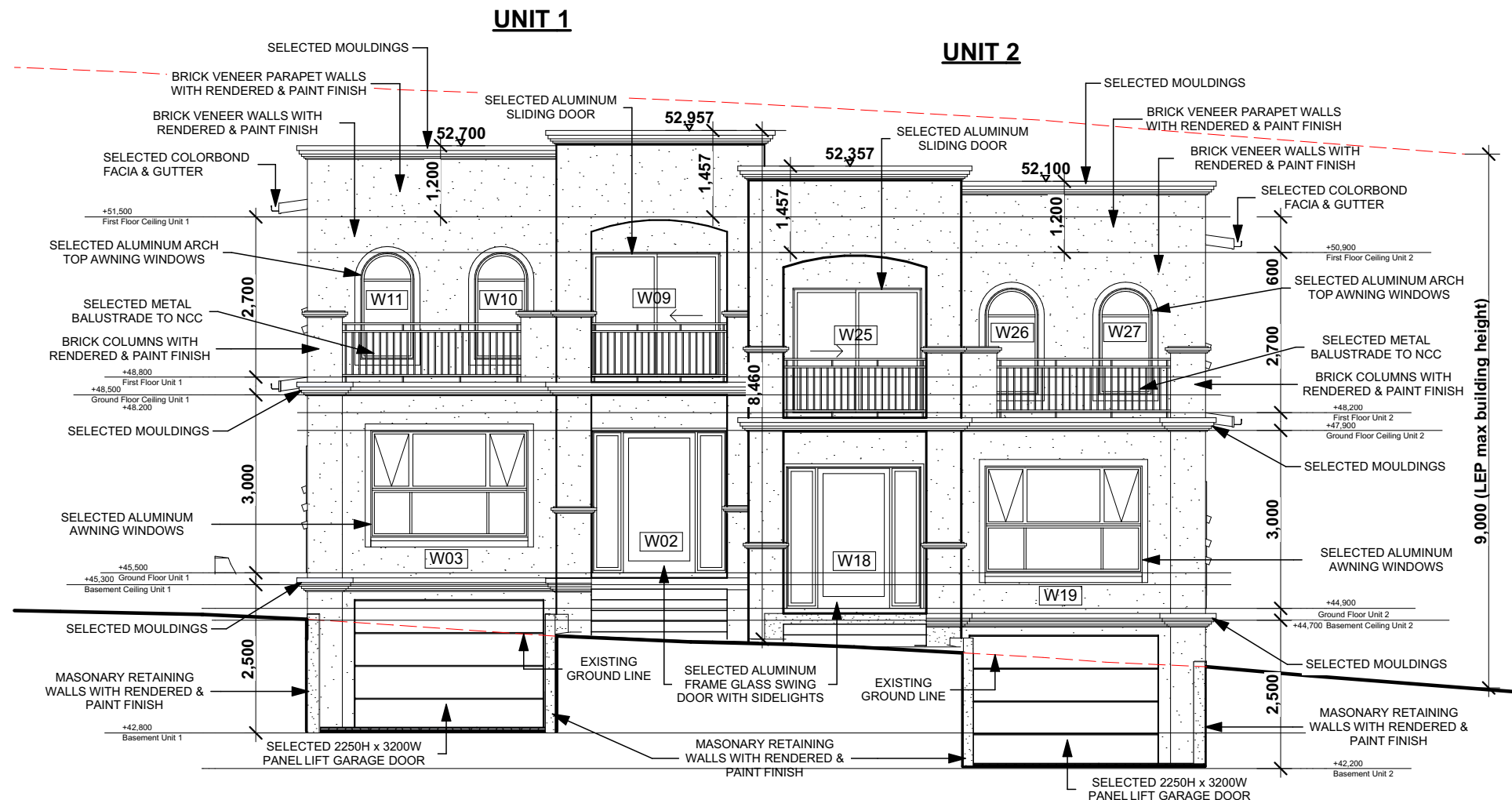
	PROPOSED GF	PROPOSED FF	TOTAL PROPOSED	ALLOWED FLOOR AREA	FSR
TOTAL SITE AREA 891.6m²				445.8m²	50%
UNIT # 1	114.05 sqm	108.83 sqm	222.88m²		
UNIT # 2	114.05 sqm	108.83 sqm	222.88m²		
TOTAL PROPOSED			445.76m²		49.95%



LEE STREET

SITE PLAN

1:200

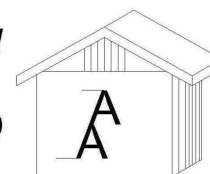


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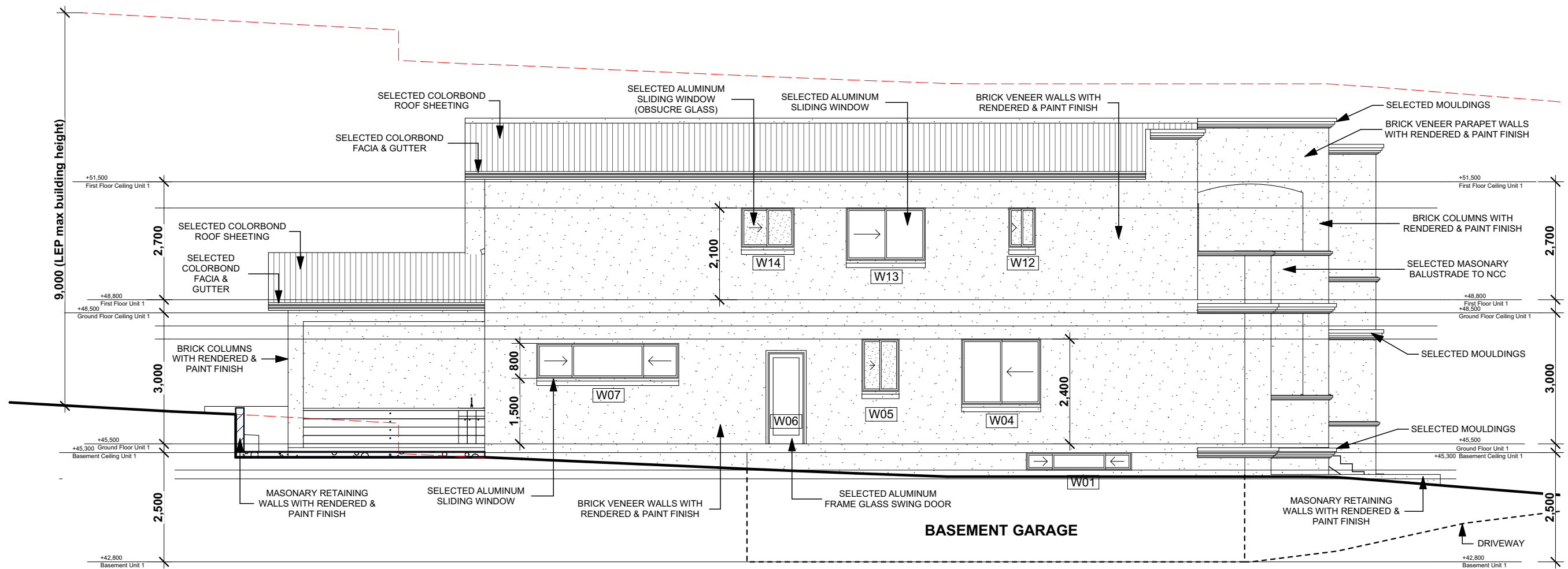
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NORTH ELEVATION

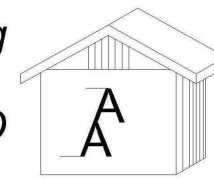
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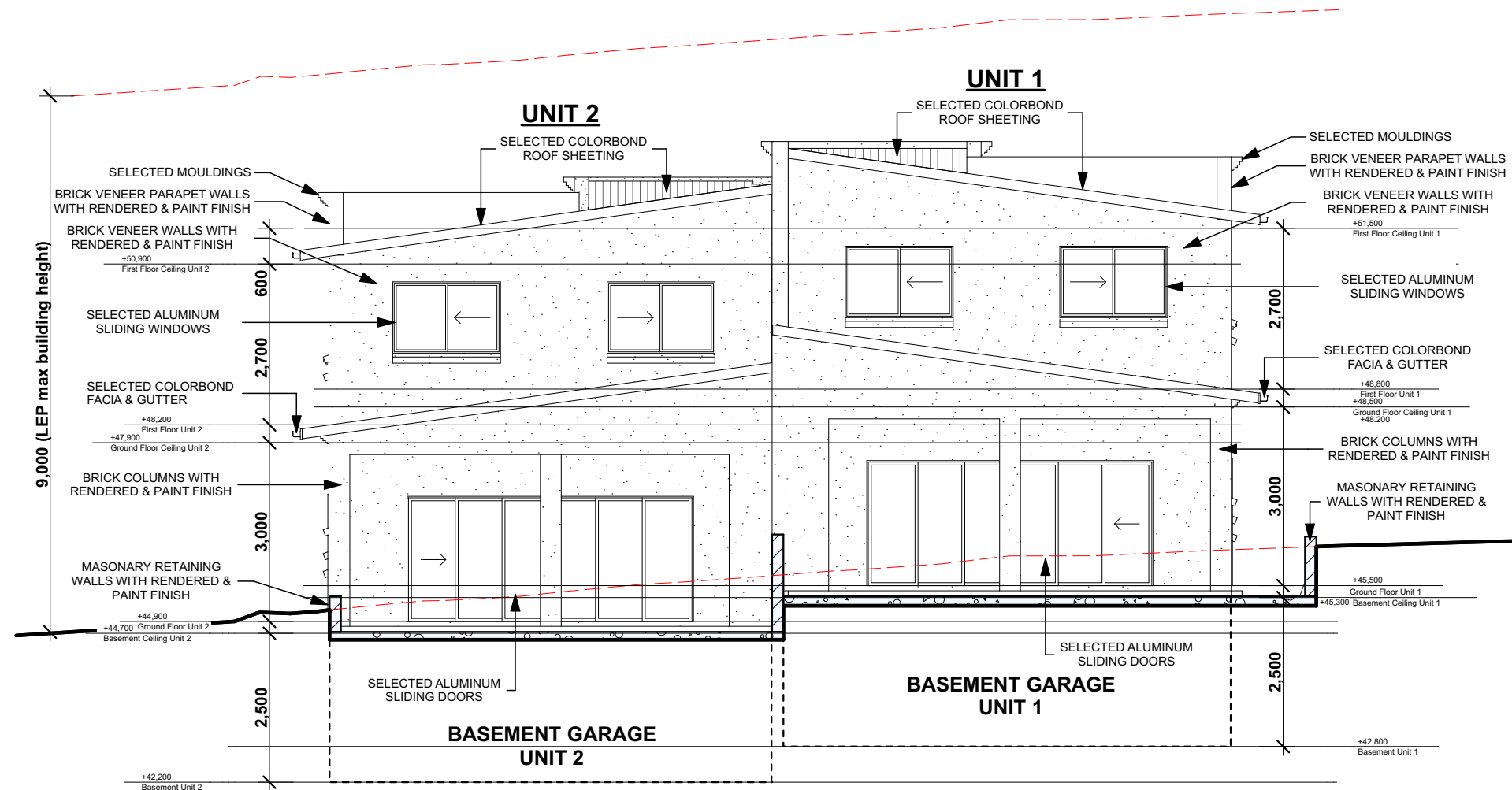
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EAST ELEVATION

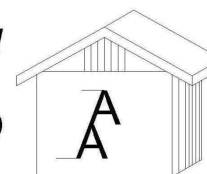
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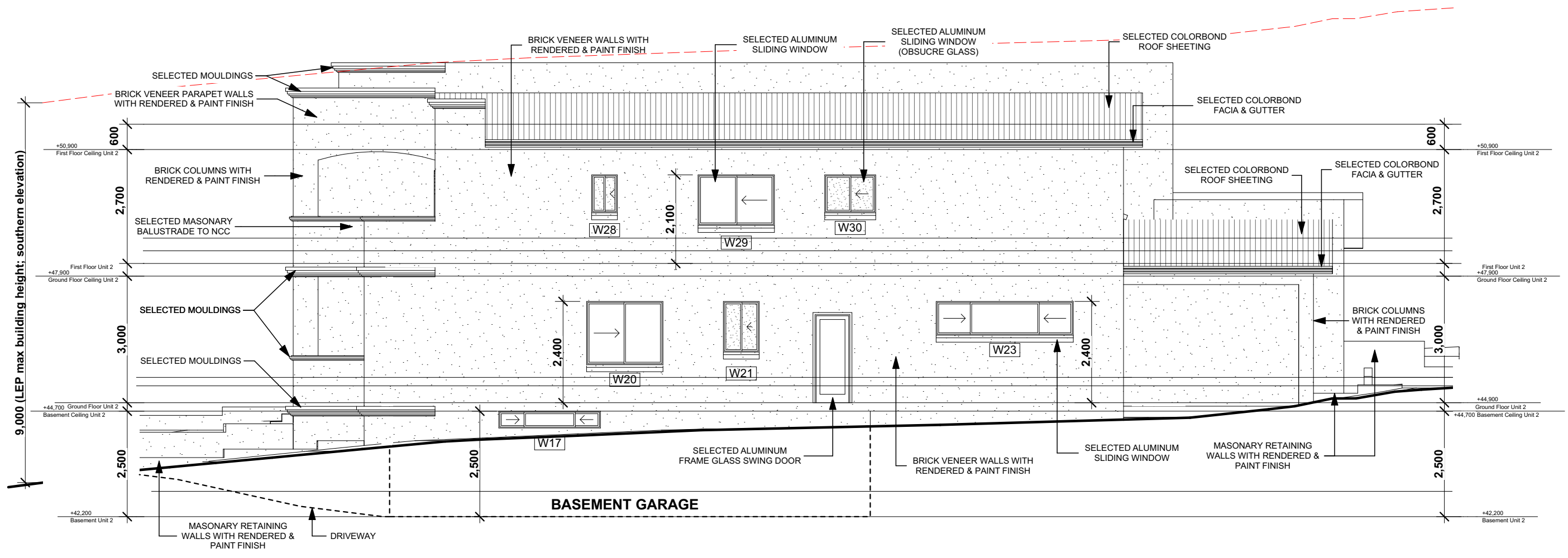
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SOUTH ELEVATION

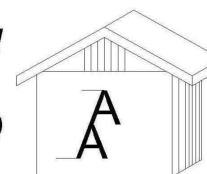
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