

DEVELOPMENT DATA

CANTERBURY - BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023  
CANTERBURY - BANKSTOWN DEVELOPMENT CONTROL PLAN 2023  
LOT 2 SITE AREA: 1453.0m<sup>2</sup>

UNIT 1  
PROPOSED GROUND FLOOR: 60.72m<sup>2</sup>  
PROPOSED FIRST FLOOR: 71.01m<sup>2</sup>  
PROPOSED TOTAL FLOOR AREA: 131.73m<sup>2</sup>

UNIT 2  
PROPOSED GROUND FLOOR: 46.69m<sup>2</sup>  
PROPOSED FIRST FLOOR: 69.47m<sup>2</sup>  
PROPOSED TOTAL FLOOR AREA: 116.16m<sup>2</sup>

UNIT 3  
PROPOSED GROUND FLOOR: 53.93m<sup>2</sup>  
PROPOSED FIRST FLOOR: 67.92m<sup>2</sup>  
PROPOSED TOTAL FLOOR AREA: 121.85m<sup>2</sup>

UNIT 4  
PROPOSED GROUND FLOOR: 48.57m<sup>2</sup>  
PROPOSED FIRST FLOOR: 61.31m<sup>2</sup>  
PROPOSED TOTAL FLOOR AREA: 109.88m<sup>2</sup>

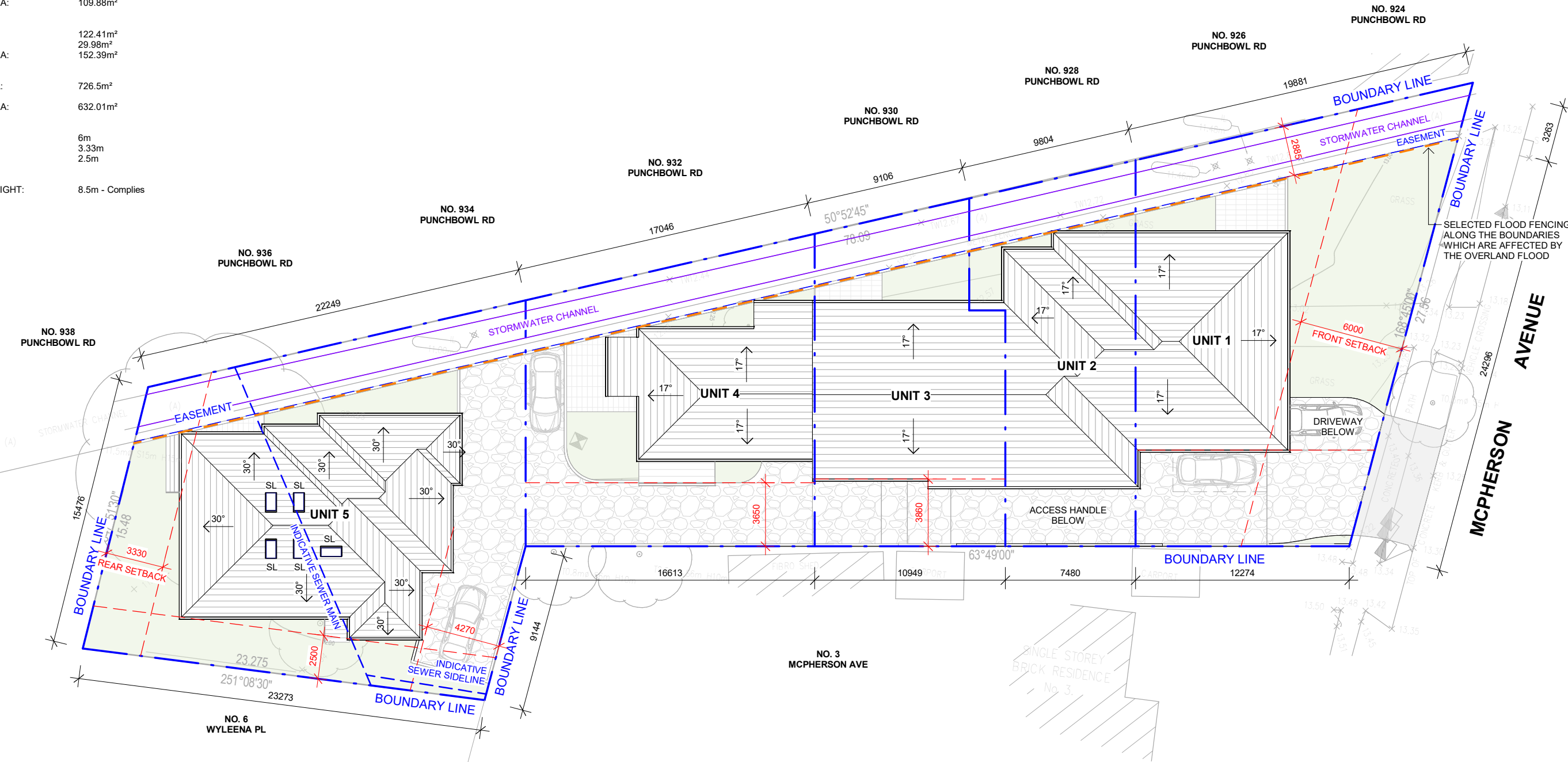
UNIT 5  
PROPOSED GROUND FLOOR: 122.41m<sup>2</sup>  
PROPOSED ATTIC: 29.98m<sup>2</sup>  
PROPOSED TOTAL FLOOR AREA: 152.39m<sup>2</sup>

PROPOSED FLOOR AREA:  
PERMITTED MAX. FLOOR AREA: 726.5m<sup>2</sup>  
(FSR 0.5:1)  
PROPOSED TOTAL FLOOR AREA: 632.01m<sup>2</sup>

SETBACKS  
FRONT SETBACK: 6m  
REAR SETBACK: 3.33m  
SIDE SETBACK: 2.5m

BUILDING HEIGHT  
PERMITTED MAX. BUILDING HEIGHT: 8.5m - Complies

NOTE:  
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION  
WITH BASIX REPORT (CERTIFICATE NUMBER: 1759378M),  
NATHERS REPORT (CERTIFICATE NUMBER: 0009679101,  
0009679119, 0009679127, 0009679135 & 0009679143),  
ENGINEER'S DRAWINGS, AND OTHER RELEVANT DOCUMENTS.



1 SITE PLAN  
1 : 250

NOT FOR CONSTRUCTION  
Do not scale drawings. Use figured dimensions only. Check & verify levels and dimensions on site prior to the commencement of any work, the preparation of shop drawings or the fabrication of components. All construction works to AS and NCC standards. This drawing is the copyright of Resolut and is protected under the Copyright Act 1968. It may not be altered, reproduced or transmitted in any form, or by any means without the express permission of Resolut.

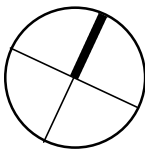
J	14.02.25	REVISED DA
I	16.12.24	REVISED DA
H	06.09.24	BASIX & NATHERS CERTIFICATE
G	02.09.24	FLOOD FENCING
F	05.07.24	DRAFT DA FOR REVIEW
ISSUE	DATE	REVISION

designed



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client BASSIM OMAR

project  
PROPOSED MULTI DWELLING  
HOUSING  
1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196  
LOT 2 DP536605

drawing  
SITE PLAN

print 14.02.25  
drawn: AD  
checked: CH  
scale: As indicated @A3

DA ISSUE

job  
RG24.17  
drawing  
issue  
J  
A100