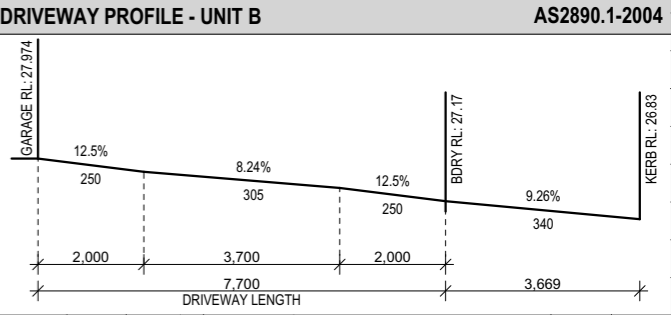
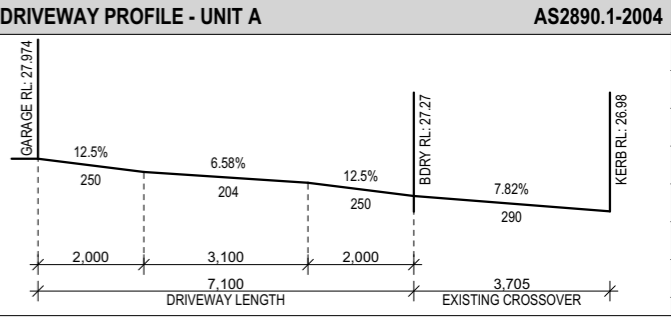


DEVELOPMENT CONTROLS - DA (CANTERBURY-BANKSTOWN DCP 2023)			
CONTROLS	REQ'D	PROPOSED	COMPLIES
LOT SIZE M²		626	
MAXIMUM FLOOR AREA M² (as per Sepp definition)	313	312.59	YES
MAXIMUM HEIGHT (as per LEP) Overall height of dwelling to natural ground level	9.00m	7.89m	YES
SETBACKS FROM FRONT B'DY TO NON-CLASSIFIED ROADS GARAGE FLOOR - UNIT A GARAGE FLOOR - UNIT B GROUND FLOOR FIRST FLOOR	6.50m 6.50m 5.50m 6.50m	7.10m 7.70m 5.90m 6.50m	YES YES YES YES
SETBACKS FROM SIDE BOUNDARIES Minimum setback must be clear of obstructions RHS LHS	0.90m 0.90m	1.173m 0.973m	YES YES
SETBACKS FROM REAR BOUNDARIES	N/A	11.024m	YES
PRIVATE OPEN SPACE (as defined by Sepp) Must be located behind main building line and minimum dimension of 5m UNIT A UNIT B	80.00m² 80.00m²	87.93 m² 90.50 m²	YES YES
GARAGES, CARPORTS & CAR PARKING SPACES Min. off street parking spaces required - 1 Covered space & 1 uncovered space (PER UNIT)	2	2	YES
MINIMUM LANDSCAPED AREA REQ'D M²	N/A	234.98	YES
EXCAVATION Max excavation below natural ground level	0.60m	0.340m	YES
FILL Max fill	0.60m	0.346m	YES



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DO NOT SCALE DRAWINGS. VERIFY ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT OF ANY WORKS.

FOR: MR & MRS KUMAR

ADDRESS: LOT 78, 42 BELAR AVENUE
VILLAWOOD NSW 2163

COUNCIL: CANTERBURY-BANKSTOWN COUNCIL

DP No: 36604

DRAWING: SITE PLAN

LODGE: DEVELOPMENT APPLICATION

CLIENT SIGNATURE:

DRAWN: SS

CHECKED: SS

PROJECT: DUAL OCCUPANCY

DATE DRAWN: 02/05/2025

SCALE: 1:200 @ A3

PROJECT STAGE: DA - LODGEMENT PLANS

PAGE NO: 3 of 19

REV: E

JOB NO: 15 - 1080