

ALL OFF-STREET CAR PARKING SPACES AND VEHICLE ACCESS MUST COMPLY WITH AS/NZS 2890.1:2004 PARKING FACILITIES, PART 1: OFF-STREET CAR PARKING

DESIGN TO BE IN ACCORDANCE WITH ARBOCULTURAL IMPACT ASSESSMENT REPORT BY ARBOREPORT VEGETATION MANAGEMENT CONSULTANT DATED 14.04.25

COUNCIL:  
CANTERBURY BANKSTOWN

DEVELOPER:  
N/A

GROWTH CENTRE:  
N/A

DA COUNCIL APPROVAL  
COUNCIL APPROVAL  
REFER TO COUNCIL REGULATIONS  
FOR FURTHER DETAILS.

SITE AREA: 891.80 m<sup>2</sup>

SITE COVERAGE  
EXCLUDING FIRST FLOOR, PATIO,  
OUTDOOR RETREAT, BALCONY, DRIVEWAY  
GROUND FLOOR AREA: 197.26 m<sup>2</sup>  
GARAGE AREA: 46.96 m<sup>2</sup>  
GRANNY FLAT AREA: 59.67 m<sup>2</sup>  
EXISTING STRUCTURE AREA: 0.00 m<sup>2</sup>  
MAX. SITE COVERAGE: GROUND: 75.00%  
FIRST: 0.00%  
PROPOSED: TOTAL GF: 34.08%  
TOTAL FF: 26.27%

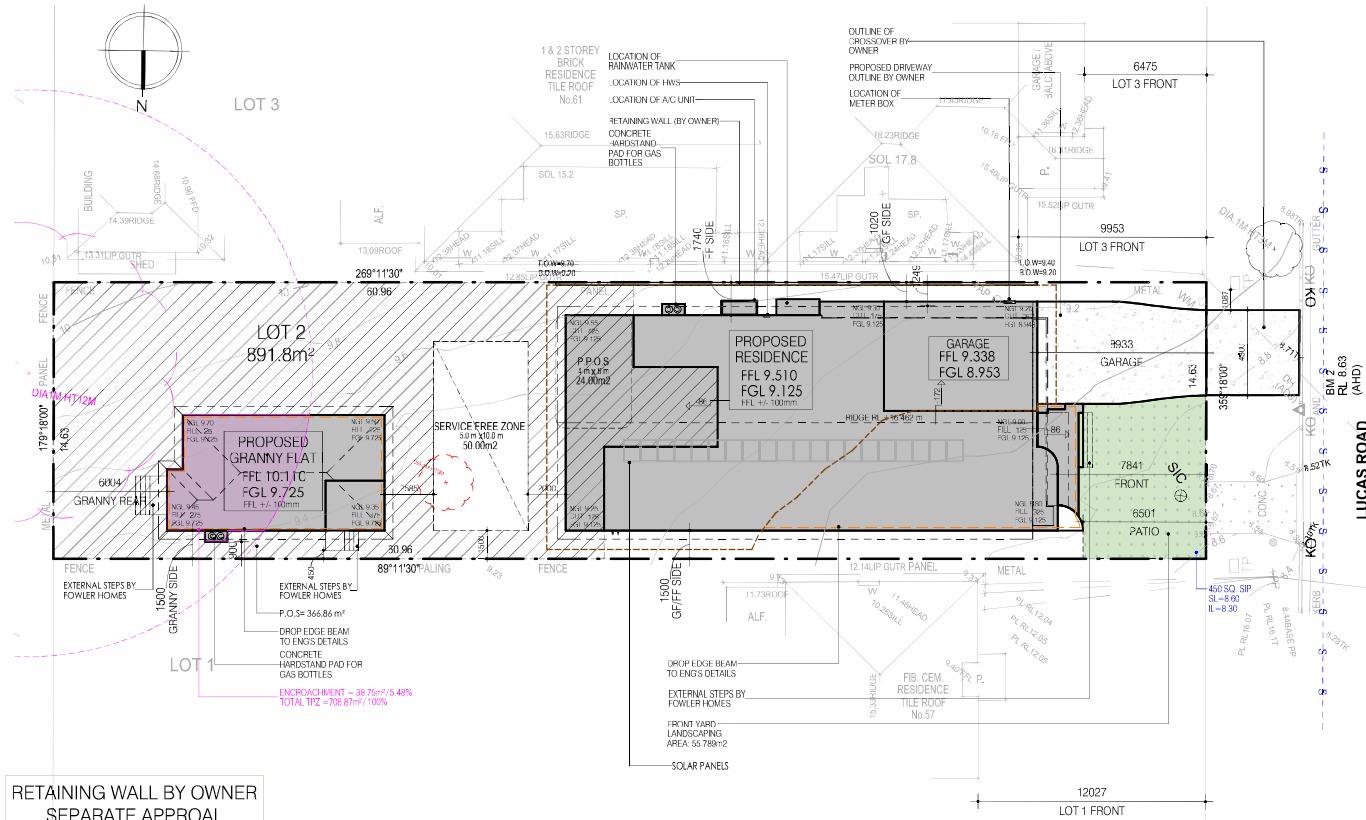
FLOOR SPACE RATIO  
AREAS ARE MEASURED FROM INTERNAL  
FACE OF EXTERNAL WALLS EXCLUDING  
GARAGE & VOIDS  
GROUND FLOOR FSR: 181.21 m<sup>2</sup>  
FIRST FLOOR FSR: 193.21 m<sup>2</sup>  
GRANNY FLAT FSR: 51.44 m<sup>2</sup>  
EXISTING STRUCTURE FSR: 0.00 m<sup>2</sup>  
TOTAL GROSS FLOOR AREA: 425.86 m<sup>2</sup>  
ALLOWED FSR: 50.00%  
PROPOSED FSR: 47.75%

LANDSCAPE AREA  
SITE AREA: 891.80 m<sup>2</sup>  
TOTAL HARDSTAND AREA: 364.82 m<sup>2</sup>  
APPROX DRIVEWAY AREA: 50.00 m<sup>2</sup>  
LESS THAN 1m: 50.00 m<sup>2</sup>  
EXISTING STRUCTURE: 0.00 m<sup>2</sup>  
LANDSCAPED AREA: 426.88 m<sup>2</sup>  
MINIMUM LANDSCAPE: 0%  
PROPOSED LANDSCAPE: 47.88%

PRIVATE OPEN SPACE  
PRINCIPAL PRIVATE OPEN SPACE: 24.00 m<sup>2</sup>  
PRIVATE OPEN SPACE: 274.20 m<sup>2</sup>

LEGEND

CUT/FILL	---
DROP EDGE BEAM	---
NATURAL GROUND LEVEL	NGL
FINISH GROUND LEVEL	FGL
FINISH FLOOR LEVEL	FFL
PRIVATE OPEN SPACE	---



RETAINING WALL BY OWNER  
SEPARATE APPROVAL  
REQUIRED



DESIGN NAME:  
HEMISPHERE  
48-MASTER REAR  
PACKAGE:  
PRESTIGE

FACADE NAME:  
ARC  
JOB NO:  
24-1117

SITE PLAN  
SCALE: 1 : 200 @ A3  
DATE:  
30.05.25  
SHEET NO:  
006

CLIENTS NAME:  
MR EMAD LOKA  
MRS NARDINE LOKA  
SIGNATURE: \_\_\_\_\_  
DATE: \_\_\_\_\_

SITE ADDRESS:  
LOT: 2  
(No. 59) LUCAS ROAD  
EAST HILLS

DP: 23623  
NSW, 2213

REVISION:  
B-1

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