



SITE PLAN
SCALE: 1 : 200

SITE DETAILS		
ADDRESS:	11 MERRIS STREET, KINGSGROVE	
	LOT 124 DP14903	
LOT AREA	543.48 m ²	
LOT FRONTAGE	13.75 m	
CANTERBURY- BANKSTOWN DCP 2023		
	ALLOWED	PROVIDED
F.S.R. MAX.	0.50:1	0.50:1
GROSS FLOOR AREA MAX.	271.74 m ²	269.77 m ²
SITE COVERAGE	271.74 m ² (50% OF LOT AREA)	171.16 m ² (31.49% OF LOT AREA)
SETBACK MIN.		
PRIMARY FRONT SETBACK (6.0M OR AVERAGE OF NEIGHBOUR)	6.575m	1.0m
SIDE SETBACK	1.0m	1 m
REAR SETBACK	6.0m	9.38m
BUILDING HEIGHT	8.5m	7.6m
LANDSCAPE AREA		
MIN. DEEP SOIL AREA (20% LOT AREA)	108.70 m ²	162.24 m ²
PRIVATE OPEN SPACE	Min.100 m ² (MINIMUM DIMENSION OF 6M)	128.94 m ²

LEGEND	
	CLOTHES LINES
	BINS
	OUTDOOR TAP
	GAS POINT
	RAIN WATER TANK
	HOT WATER UNIT
	GAS METER
	ELECTRIC METER BOX
	DRIVEWAY PAVING
	PROPOSED BUILDING
	PROPOSED CONCRETE AREA



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NOTE:

DO NOT SCALE THIS DRAWING. THE DRAWING SHOWS DESIGN INTENT ONLY. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION OR PRODUCTION. CONSTRUCTION DETAILS TO BE CONFIRMED BY CONTRACTOR/ARCHITECT/ENGINEER. DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO THE SCALE DRAWING. ALL DISCREPANCIES AND COMMISSIONS ON SITE MUST BE REPORTED TO DESIGNER FOR THEIR COMMENTS OR APPROVAL PRIOR TO COMMENCING WORK. ALL ELECTRICAL, LIGHTING, HVAC AND PLUMBING ISSUED TO BE REFERRED TO ENGINEER. DRAWING PRIOR TO COMMENCEMENT OF WORKS. THE DECISIONS ARE SUBJECT TO APPROVAL BY STATUTORY AUTHORITIES AND ANY NECESSARY ALTERATIONS SHOULD BE MADE TO COMPLY. THIS DOCUMENT INCLUDING ELECTRONIC FORMAT, MUST NOT BE USED, REPRODUCED OR COPIED WHOLLY OR IN PART WITHOUT A PRIOR PERMISSION OF DESIGNER.

PROJECT DETAILS:
PROPOSED TWO STOREY DWELLING DEVELOPMENT

AT
11 MERRIS STREET, KINGSGROVE

PROJECT NO.
22132

LOGGED AT
CANTERBURY-BANKSTOWN COUNCIL

PROJECT STATUS:
ISSUED FOR S4.55 SUBMISSION

CLIENT DETAILS:
MR. HUY

ISSUE DETAILS			
REV	DATE	DESCRIPTION	INITIAL
A	2025.04.28	ISSUED FOR SECTION S4.55 APPROVAL ONLY	DN

DRAWING DETAILS
SITE PLAN

START DATE
14/07/22

DRAWN BY
D.N

CHECKED BY
D.N

SCALE
As indicated

DRAWING NO.
S4.55 103

ISSUE
A