

## **SITE PLAN**

SCALE: 1:200



PROJECT DETAILS:
PROPOSED TWO STOREY DWELLING DEVELOPMENT

11 MERRIS STREET, KINGSGROVE

PROJECT NO. **22132** LOGGED AT
CANTERBURY-BANKSTOWN COUNCIL PROJECT STATUS:
ISSUED FOR S4.55 SUBMISSION

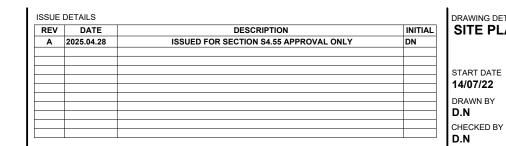
CLIENT DETAILS: MR. HUY

## 11 MERRIS STREET, KINGSGROVE ADDRESS: LOT 124 DP14903 543.48 m<sup>2</sup> LOT AREA 13.75 m LOT FRONTAGE **CANTERBURY- BANKSTOWN DCP 2023 ALLOWED** PROVIDED F.S.R. 0.50:1 0.50:1 GROSS FLOOR AREA MAX. 271.74 m² 269.77 m² SITE COVERAGE 271.74 m<sup>2</sup> 171.16 m<sup>2</sup> (50% OF LOT AREA) (31.49% OF LOT AREA) SETBACK MIN. PRIMARY FRONT SETBACK (6.0M OR AVERAGE OF NEIGHBOUR) 6.575m 1.0m 1.0m SIDE SETBACK 1 m 6.0m REAR SETBACK 9.38m 8.5m 7.6m **BUILDING HEIGHT** LANDSCAPE AREA 108.70 m<sup>2</sup> 162.24 m<sup>2</sup> MIN. DEEP SOIL AREA ( 20% LOT AREA) PRIVATE OPEN SPACE Min.100 m<sup>2</sup> 128.94 m<sup>2</sup> (MINIMUM DIMENSION OF 6M)

SITE DETAILS

## LEGEND

	CLOTHES LINES
	BINS
	OUTDOOR TAP
*	GAS POINT
	RAIN WATER TANK
	HOT WATER UNIT
<del></del>	GAS METER
	ELECTRIC METER BOX
	DRIVEWAY PAVING
	PROPOSED BUILDING
W - 7 '	PROPOSED CONCRETE AREA





SCALE

As indicated

S4.55 103 A

