

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



Address: 511 Gardeners Road, Roseberry, NSW 2018
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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 ENGINEERS. 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	SCALE As indicated
DRAWN BY D.N	DRAWING NO.
CHECKED BY D.N	S4.55 103

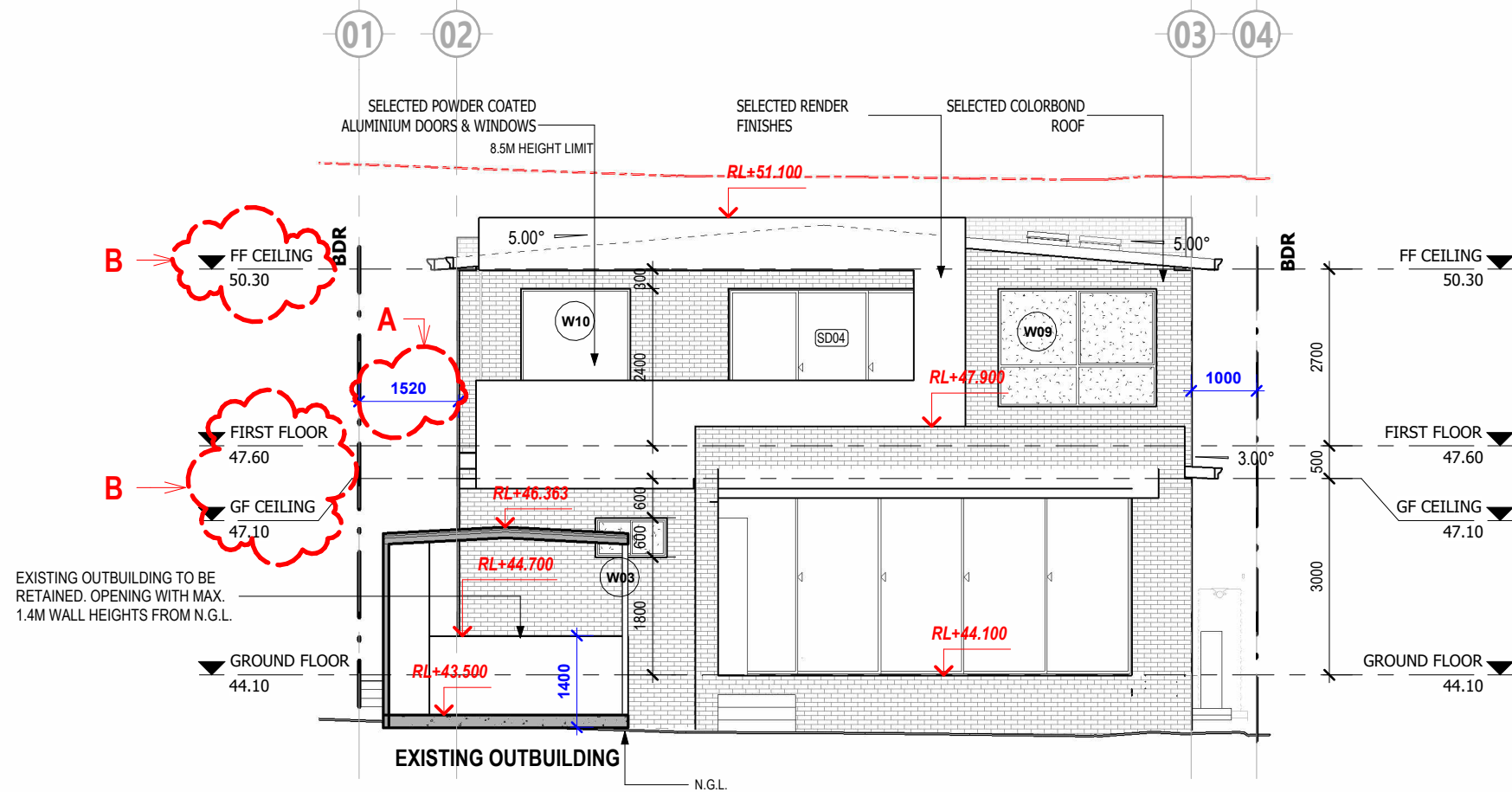


ISSUE

A

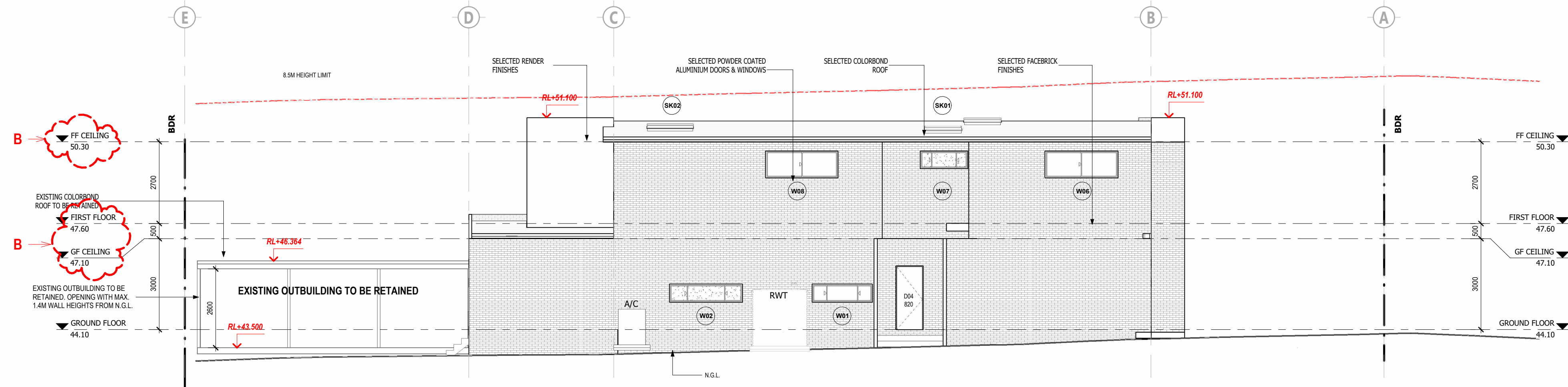
LEGEND

	FROSTED GLASS
	HEIGHT LIMIT
	EXISTING NATURAL GROUND LINE



ELEVATION 01- NORTH

SCALE: 1 : 100



ELEVATION 02- WEST

SCALE: 1 : 100



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DRAWING DETAILS

ELEVATIONS 1-2

START DATE
08/17/22

DRAWN BY
D.N

CHECKED BY
D.N

SCALE
1 : 100

DRAWING NO.

S4.55 300

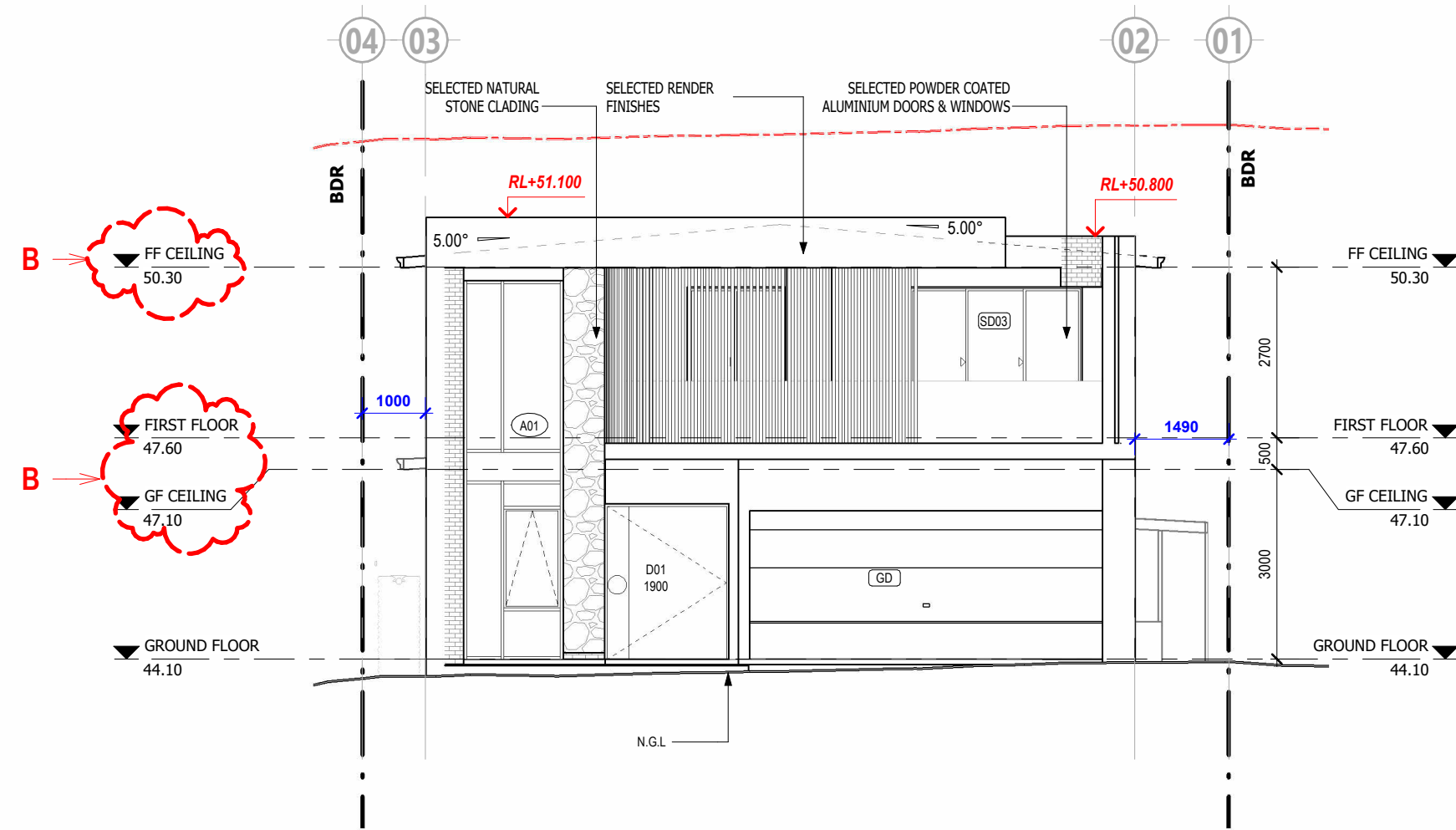


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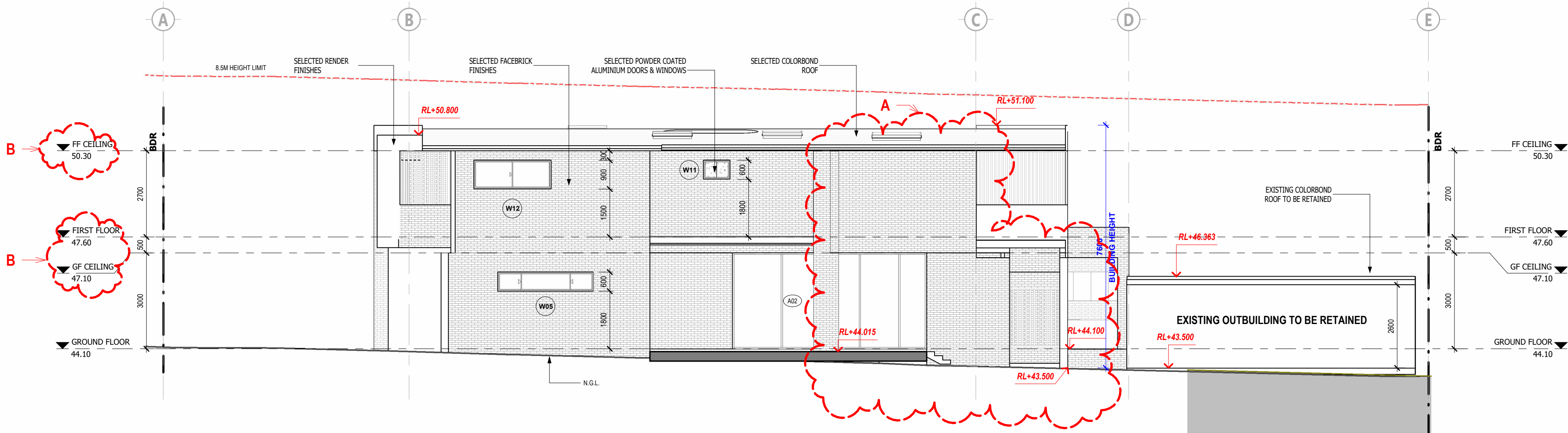
LEGEND

	FROSTED GLASS
	HEIGHT LIMIT
	EXISTING NATURAL GROUND LINE



ELEVATION 03- SOUTH

SCALE: 1 : 100



ELEVATION 04- EAST

SCALE: 1 : 100



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DRAWING DETAILS

ELEVATIONS 2-2

START DATE

08/17/22

DRAWN BY

D.N

CHECKED BY

D.N

SCALE

1 : 100

DRAWING NO.

S4.55 301



ISSUE

A