



ARCHITECT

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NOTES

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DRAWINGS NOT ISSUED FOR CONSTRUCTION DO NOT SCALE FROM DRAWINGS. THE CLIENT SHALL CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO MANUFACTURE & INSTALLATION. ALL ERRORS AND OMISSIONS TO BE CONFIRMED WITH THE ARCHITECT.
& SCHEDULES & REQUIRED SHOP DRAWINGS. ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS.

REV	DATE	DESCRIPTION
01	30/06/2025	Issued for DA

PROJECT DETAILS

Drawn | Checked **JG - JG**
Plot Date: **30/06/2025**
Project Status **STAGE 1A**
Client: **Minh Tran**
Project: **2271**

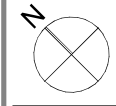
DRAWING TITLE:
PROPOSED SITE PLAN

PROJECT NAME:
**23 CHELMSFORD AVENUE
BANKSTOWN**

REVISION NO.
01

DRAWING NO.
DA04

SCALE:
1:200 @ A3



LEGEND

- PRIVATE OPEN SPACE
- PROPOSED BUILDING AREA
- LANDSCAPE AREA

PROPOSED SIET AREAS

Zone Name	Measured Area
LANDSCAPE	150.22
POS	80.10
TOTAL SITE AREA	502.42

TOTAL PRIVATE OPEN SPACE
REQUIRED = 80m²
ACTUAL = 80m²

LANDSCAPED AREA
(a) a minimum 45% of the area between the dwelling house and the primary street frontage; and
(b) a minimum 45% of the area between the dwelling house and the secondary street frontage;
REQUIRED = 80m²
ACTUAL = 80m²

OTHER REQUIREMENTS:
Plant at least one 75 litre tree between the dwelling house and the primary street frontage (refer to the Landscape Guide for a list of suitable trees in Canterbury-Bankstown)

