

DEVELOPMENT DATA

CANTERBURY - BANKSTOWN LOCAL ENVIRONMENTAL PLAN 2023
CANTERBURY - BANKSTOWN DEVELOPMENT CONTROL PLAN 2023
LOT 2 SITE AREA: 1453.0m²

UNIT 1
PROPOSED GROUND FLOOR: 60.50m²
PROPOSED FIRST FLOOR: 71.01m²
PROPOSED TOTAL FLOOR AREA: 131.51m²

UNIT 2
PROPOSED GROUND FLOOR: 44.27m²
PROPOSED FIRST FLOOR: 61.09m²
PROPOSED TOTAL FLOOR AREA: 105.32m²

UNIT 3
PROPOSED GROUND FLOOR: 51.45m²
PROPOSED FIRST FLOOR: 61.09m²
PROPOSED TOTAL FLOOR AREA: 112.54m²

UNIT 4
PROPOSED GROUND FLOOR: 48.52m²
PROPOSED FIRST FLOOR: 60.33m²
PROPOSED TOTAL FLOOR AREA: 108.85m²

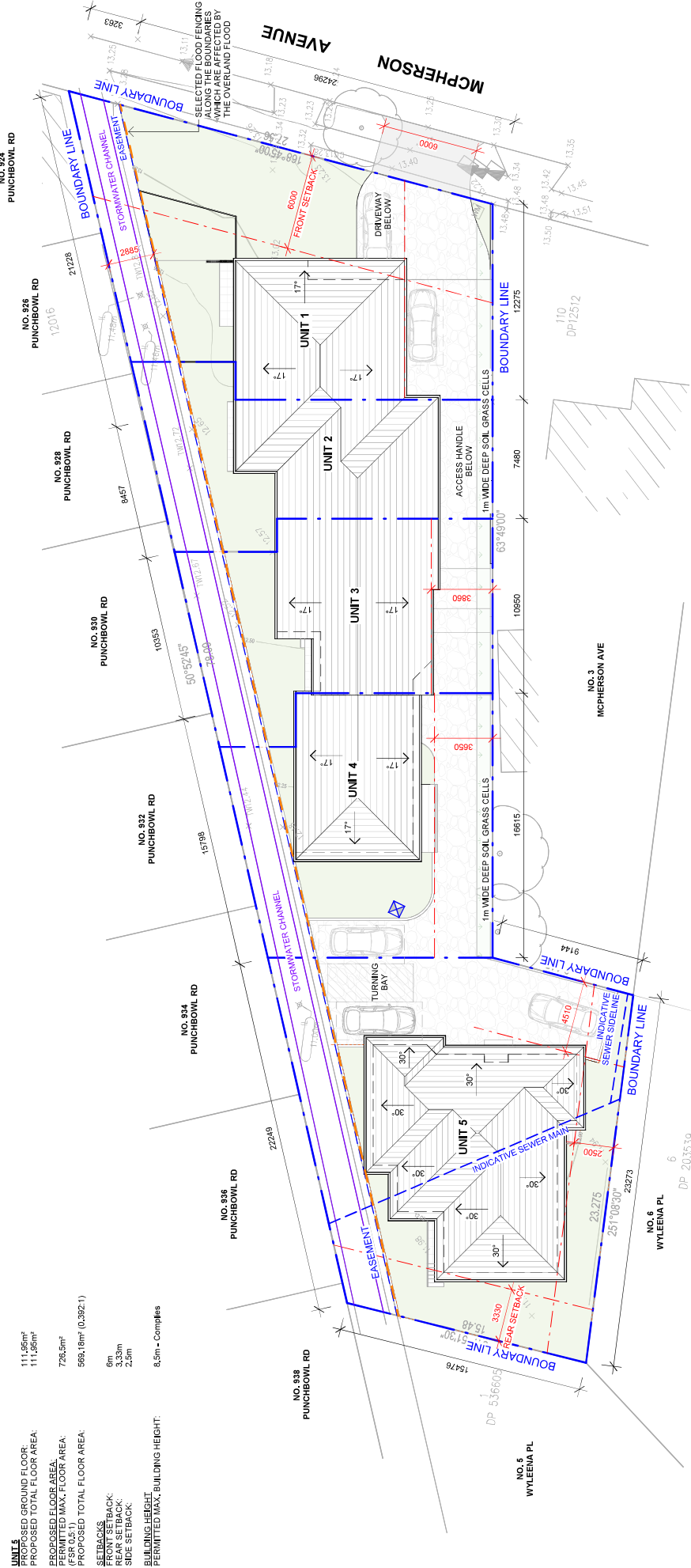
UNIT 5
PROPOSED GROUND FLOOR: 111.95m²
PROPOSED FIRST FLOOR: 111.95m²
PROPOSED TOTAL FLOOR AREA: 223.90m²

UNIT 6
PROPOSED GROUND FLOOR: 726.9m²
PROPOSED FIRST FLOOR: 569.18m²
PROPOSED TOTAL FLOOR AREA: 1296.08m²

SETBACKS
FRONT SETBACK: 6m
REAR SETBACK: 3.33m
SIDE SETBACK: 2.5m

BUILDING HEIGHT
PERMITTED MAX BUILDING HEIGHT: 8.5m - Complex

NOTE:
ARCHITECTURAL DRAWINGS TO BE READ IN CONJUNCTION
WITH BASIS REPORT (CERTIFICATE NUMBER: 1843456M)
NATHAN'S REPORT (CERTIFICATE NUMBER: B46ADJ19)
GRICQ1632, J3RRK118RQ, ONMG3P0P4 & ZUS4REP0V11,
ENGINEERS DRAWINGS, AND OTHER RELEVANT DOCUMENTS.



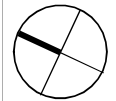
SITE PLAN

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NOT FOR CONSTRUCTION
This drawing is for informational purposes only. Check &
verify levels and dimensions on site prior to the commencement of
any work. The preparation of shop drawings or the fabrication of
components, all construction works to AS and NCC standards,
and the installation of any services, shall be in accordance with the
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ISSUE	DATE	REVISION
M	28.04.26	UPDATED BASIS
L	17.02.26	REISSUE FOR DA
K	02.02.26	REVISED UNIT 5, ADDED VISITOR SPACE, AND AMENDED ACCESSWAY
J	14.02.25	REVISED DA

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project: PROPOSED MULTI DWELLING HOUSING
1 MCPHERSON AVENUE, PUNCHBOWL NSW 2196
LOT 2 DP536605

drawing title:
SITE PLAN

print date: 28.04.26
drawn: AD
checked: CH
scale: As indicated @A3

DA ISSUE
RG24.17
M A100