

DA COMPLIANCE
(CANTERBURY- BANKSTOWN
DEVELOPMENT CONTROL PLAN)

AREA CALCULATIONS:

TOTAL SITE AREA = 714.50SQ.M.
ALLOWABLE FLOOR SPACE RATIO (FSR)
= 50% (357.25 SQM)

GROUND FLOOR FSR =192.06 SQM
GARAGE FLOOR FSR = (55.95 SQM - 36.00 SQM) = 19.95 SQM
FIRST FLOOR FSR = 164.37 SQM

TOTAL (PROPOSED) FSR AREA = 52.67% (376.38 SQM)

TOTAL SITE AREA = 714.50 SQ.M.
ALLOWABLE SITE COVERAGE =
N/A

GROUND FLOOR SITE COVERAGE = 274.59 SQM
FIRST FLOOR SITE COVERAGE = 239.26 SQM

TOTAL (PROPOSED) SITE COVERAGE =
274.59 + 239.26 = 513.85 SQ.M

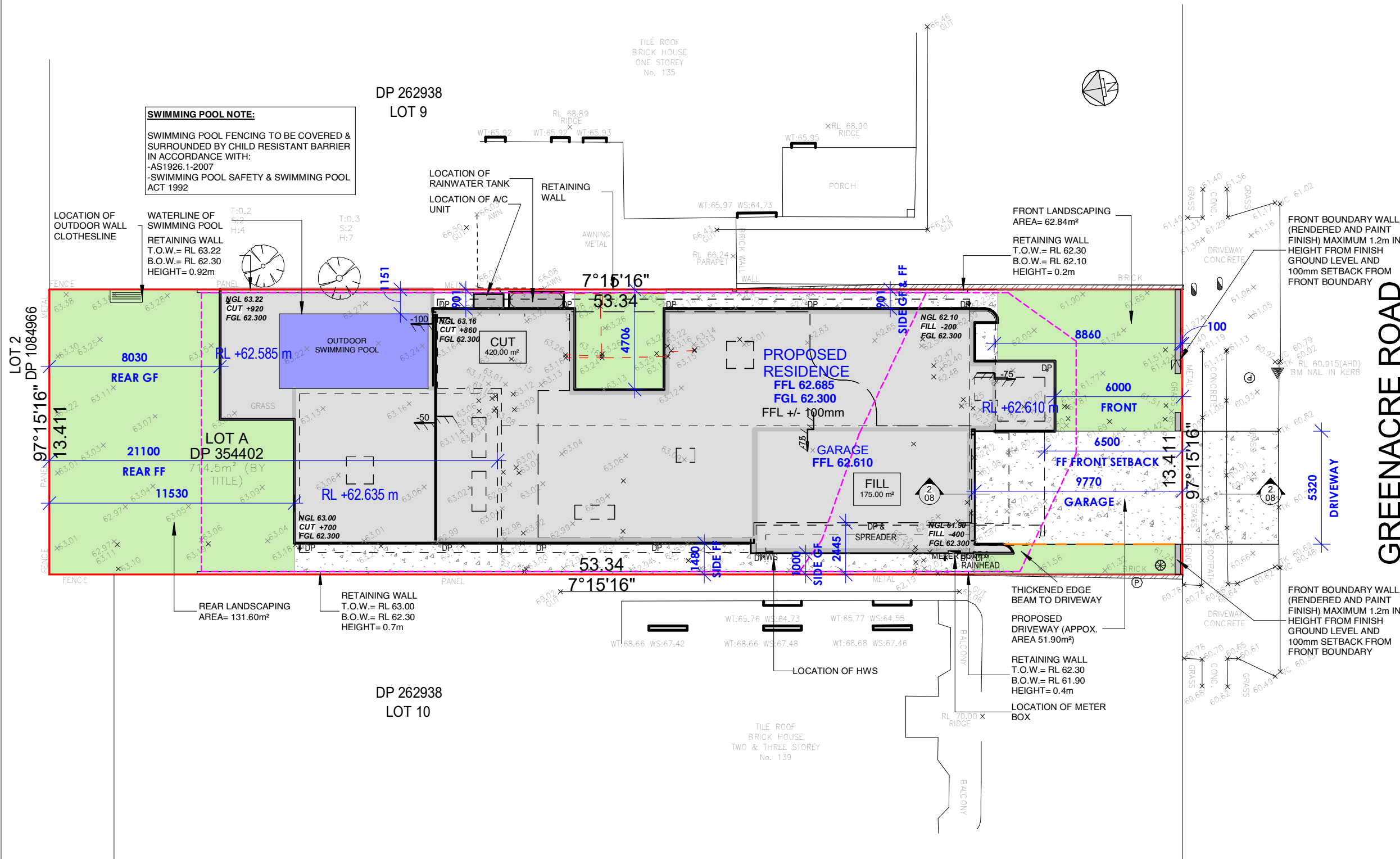
LANDSCAPE AREA

FRONT LANDSCAPE AREA= 62.84 SQM
REAR LANDSCAPE AREA= 131.60 SQM

TOTAL AREA FORWARD OF BUILDING LINE= 131.07 SQM
TOTAL LANDSCAPE AREA FORWARD OF BUILDING LINE
= 62.84 SQM (47.94%)

REQUIRED LANDSCAPE AREA FORWARD OF BUILDING
LINE= 45%
REQUIRED PRIVATE OPEN SPACE BEHIND BUILDING LINE
=80 SQM (MINIMUM WIDTH =5m)

TOTAL PROPOSED LANDSCAPE AREA=
62.84 + 131.60= 194.44 SQ.M.



EARTHWORKS NOTE:
FILL IS NOT TO BE IMPORTED OR
EXPORTED TO ALTER THE NATURAL
SURFACE LEVEL OF THE BLOCK PRIOR TO
COMMENCING EARTHWORKS FOR
PREPARATION OF A BUILDING PLATFORM

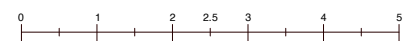


SHEET NUMBER
03
SHEET NAME
SITE PLAN
SADAC DESIGN & BUILD CONSULTANTS
architectural design drafting approval build consultants
ABN: 186 919 886 46 T: 02 8751 0473
email: admin@sadacdesignandbuild.com.au
Address: 20 Calotis Crescent, Denham Court, NSW 2565
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JOB NUMBER: 232611
LOT: A
DP:354402
CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE

PROJECT: DOUBLE STOREY RESIDENCE
SITE ADDRESS: 137 GREENACRE ROAD, GREENACRE, NSW 2190
COUNCIL: CANTERBURY-BANKSTOWN

SCALE @ A3: 1 : 200



GENERAL NOTES

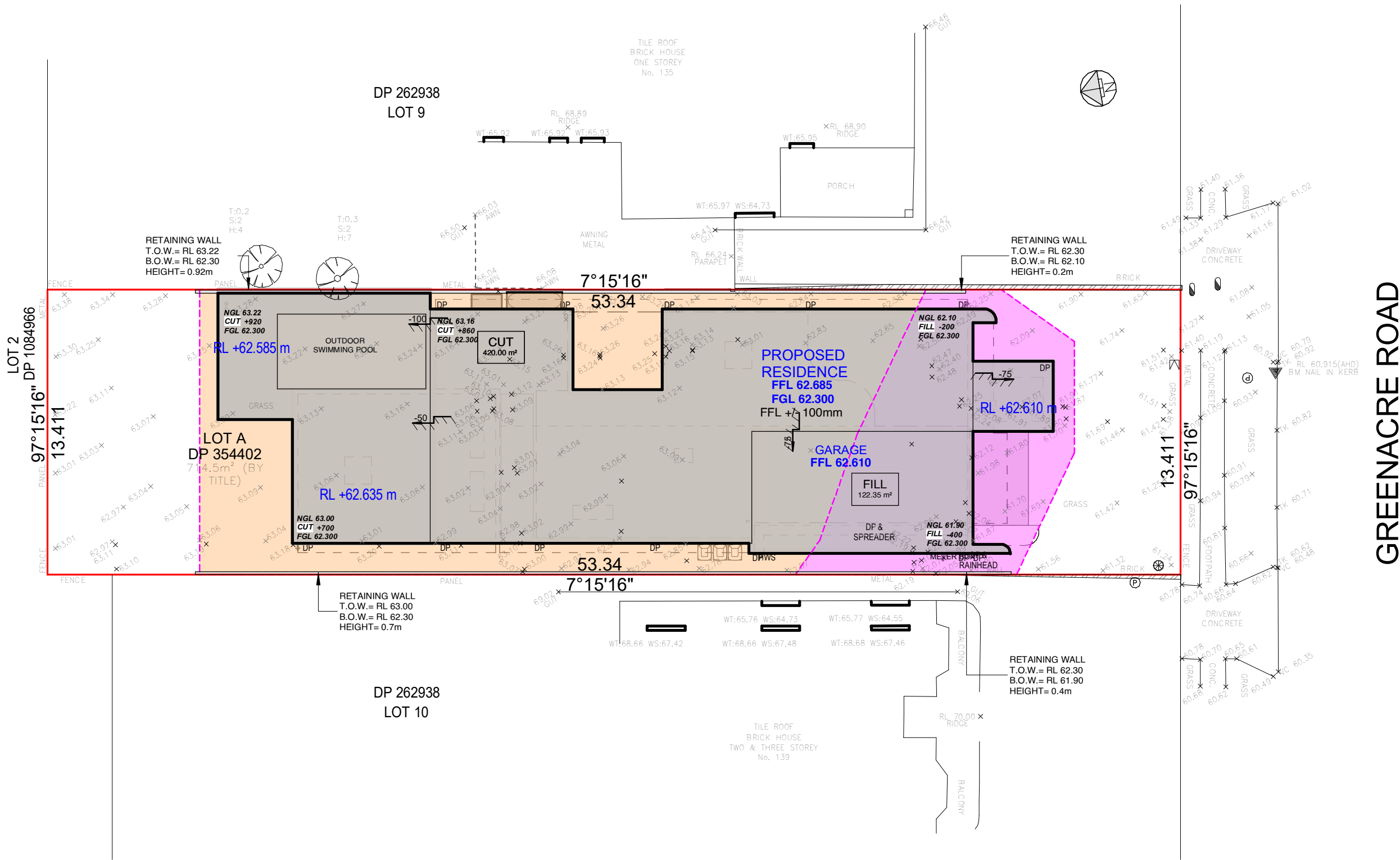
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- ALL DIMENSIONS ARE IN MILLIMETRES AND FRAME TO FRAME UNLESS OTHERWISE STATED IN PLANS. FIGURED DIMENSIONS TO TAKE PRECEDENCE OVER SCALED DIMENSIONS. DO NOT SCALE OFF THE PLANS.
- ALL PERSPECTIVES, FITTINGS AND FIXTURES SHOWN IN PLANS ARE FOR ILLUSTRATION PURPOSES ONLY. ALL LEVELS AND DIMENSIONS MUST BE VERIFIED BY THE CONTRACTORS PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORK.
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FILE LOCATION: E:\P23\STUDIOS\2011-137 GREENACRE ROAD GREENACRE\232611 - AUTHORITY PLAN.dwg

REV	DATE	DRAWN BY	DESCRIPTION
A	24.04.26	KO	INITIAL CONCEPT PLANS
B	08.05.26	KO	PLAN AMENDMENTS
C	12.05.26	KO	PLAN AMENDMENTS
D	23.05.26	KO	PLAN AMENDMENTS
E	16.06.26	KO	DA PLANS
F	18.06.26	KO	PLAN AMENDMENTS

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LEGEND	
	PROPOSED CUT AREA
	PROPOSED FILL AREA
	PROPOSED BUILDING OUTLINE



SHEET NUMBER
03.1

SHEET NAME
CUT & FILL PLAN

SADAC DESIGN & BUILD CONSULTANTS
architectural design drafting approval build consultants

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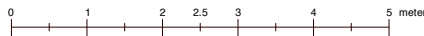
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CLIENT'S NAME: MRS. SYEDA SUMAIYA ASHRAFE

COUNCIL: CANTERBURY-BANKSTOWN

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