



(M) EASEMENT FOR DRAINAGE 1.83 WIDE (3061358)
W- DENOTES GROUND FLOOR WINDOW
W1 - DENOTES UPPER FLOOR WINDOW

FRONT YARD LANDSCAPING:
THE AREA FORWARD OF THE BUILDING LINE= 102.00m²
45% OF AREA= 45.90m²
PROPOSED= 54.10m² (53%)

ALL OFF-STREET CAR PARKING SPACES AND VEHICLE ACCESS MUST COMPLY WITH AS/NZS 2890.1:2004. PARKING FACILITIES: PART 1: OFF-STREET CAR PARKING

COUNCIL:
CANTERBURY BANKSTOWN

DEVELOPER:
N/A

GROWTH CENTRE:
N/A

DA COUNCIL APPROVAL
COUNCIL APPROVAL
REFER TO COUNCIL REGULATIONS FOR FURTHER DETAILS.

SITE COVERAGE	
SITE AREA:	817.50 m ²
EXCLUDING FIRST FLOOR, BALCONY	
GROUND FLOOR AREA:	158.05 m ²
GARAGE AREA:	34.59 m ²
PATIO AREA:	3.16 m ²
OUTDOOR RETREAT AREA:	24.79 m ²
DRIVEWAY AREA:	56.47 m ²
G/F LAT & OUTDOOR RETREAT:	83.09 m ²
MAX. SITE COVERAGE:	GROUND 75.00%
	FIRST 10.00%
PROPOSED:	TOTAL GF 40.40%
	TOTAL FF 00.00%

FLOOR SPACE RATIO	
AREAS ARE MEASURED FROM INTERNAL FACE OF EXTERNAL WALLS EXCLUDING VOIDS	
GROUND FLOOR FSR:	140.31 m ²
FIRST FLOOR FSR:	142.40 m ²
GARAGE FSR:	30.64 m ²
EXISTING STRUCTURE FSR:	0.00 m ²
GRANNY FLAT FSR:	52.07 m ²
TOTAL GROSS FLOOR AREA:	365.42 m ²
ALLOWED FSR:	50.00%
PROPOSED FSR:	44.70%

LANDSCAPE AREA	
SITE AREA:	817.50 m ²
TOTAL HARDESTAND AREA:	279.95 m ²
APPROX DRIVEWAY AREA:	56.47 m ²
LESS THAN 1.5m:	25.94 m ²
G/F LAT & OUTDOOR RETREAT:	83.09 m ²
LANDSCAPED AREA:	372.05 m ²
MINIMUM LANDSCAPE:	45%
PROPOSED LANDSCAPE:	45.51%

PRIVATE OPEN SPACE	
PRINCIPAL PRIVATE OPEN SPACE:	48.00 m ²
PRIVATE OPEN SPACE:	234.14 m ²

LEGEND	
CUT/FILL	---
DROP EDGE BEAM	---
NATURAL GROUND LEVEL	NGL
FINISH FLOOR LEVEL	FGL
PRIVATE OPEN SPACE	///

REVISION:	
DP: 19247	B-2
NSW 2211	

SITE ADDRESS:	
LOT: 18	91 WINDSOR ROAD
PADSTOW	

CLIENT'S NAME:	
MRS. SON LE HOANG	
MRS. YOUNG SOOK MOON	
SIGNATURE:	DATE

SALINE AFFECTED SOILS	
REFER TO ENGINEERS DETAIL	

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