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# SITE COMPATIBILITY CERTIFICATE

PROJECT: PROPOSED RESIDENTIAL FLAT BUILDING

AT: 175-177 WELLINGTON ROAD, SEFTON

JUNE 2021

ISSUE: C



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Project  
175-177 Wellington Road,  
Sefton

Drawing  
Photomontage

Date	Project No.	Drawing No.
Dec 20	00_0000	A001 / A

Scale	Issued for
@ A3	<b>INFORMATION</b>

For internal use only. Information is approximate and to the best of knowledge at the time of investigation. Further due diligence and analysis, such as survey, is recommended prior to future works.



DEVELOPMENT DATA							
Job Reference (eg:BGMJ2)	BGtbc						
Locality / Suburb	Sefton						
Street Address	175-177 Wellington Rd						
Lot Number(s) & Deposited Plan	Lots 1 & 2 in DP 35610						
SITE AREA (sqm)	1,446						
NUMBER OF EXISTING LOTS	2						
PROPOSED GFA* (sqm)	1,382						
NUMBER OF DWELLINGS	20 - 11x1b & 9x2b						
DWELLINGS	Number	Type*	No of Bedrooms		Area*(m <sup>2</sup> )		POS*
	1	ground	1	General H	35		10
	2	ground	1	General H	36		24
	3	ground	1	General H	50		28
	4	ground	2	General H	72		50
	5	1st	2	General H	73		10
	6	1st	1	General H	50		10
	7	1st	1	General H	50		8
	8	1st	2	General H	75		10
	9	2nd	2	General H	73		10
	10	2nd	1	General H	50		8
	11	2nd	1	General H	50		8
	12	2nd	2	General H	75		10
	13	3rd	1	General H	50		8
	14	3rd	1	General H	50		8
	15	3rd	1	General H	50		8
	16	3rd	1	General H	50		8
	17	ground	2	General H	70		117
	18	ground	2	General H	70		117
	19	1st	2	General H	70		10
	20	1st	2	General H	70		10
	Control		Requirement			Proposed	
BUILDING HEIGHT	Canterbury Bankstown Council - LEP		10m			<13m	
PARKING	ARH SEPP	accessible	1 bed x 0.4 = 11*0.4 = 4.4			9 spaces	
			2bed x 0.5 = 9*0.5 = 4.5				
FSR	Canterbury Bankstown Council - LEP		0.75:1			0.96:1	
SETBACK(s)	Canterbury Bankstown Council - DCP	Front Setback	4-9m			6m	
		Side Setback	ADG			4.5m	
		Rear Setback	ADG			3.5m	
DEEP SOIL - min 7% of Site area	ADG		101m <sup>2</sup>			554m <sup>2</sup>	
LANDSCAPING - 35m <sup>2</sup> / DWELLING	ARH SEPP		700m <sup>2</sup>			614m <sup>2</sup>	
COMMON OPEN SPACE - 25% of site area	ADG		361m <sup>2</sup>			365m <sup>2</sup>	
NATURAL VENT	ADG		60% of dwellings			70%	
SOLAR ORIENTATION	ADG		70% of dwellings have 3 hours of sunlight between 9am and 3 pm 21 June			85%	

LAHC\* – development data for LAHC new housing supply. For details refer to current version of LAHC Design Requirements.

GFA\* – gross floor area calculated as per relevant Planning Instrument

AREA\* – dwelling floor area includes internal walls but excludes external walls

POS\* – private open space



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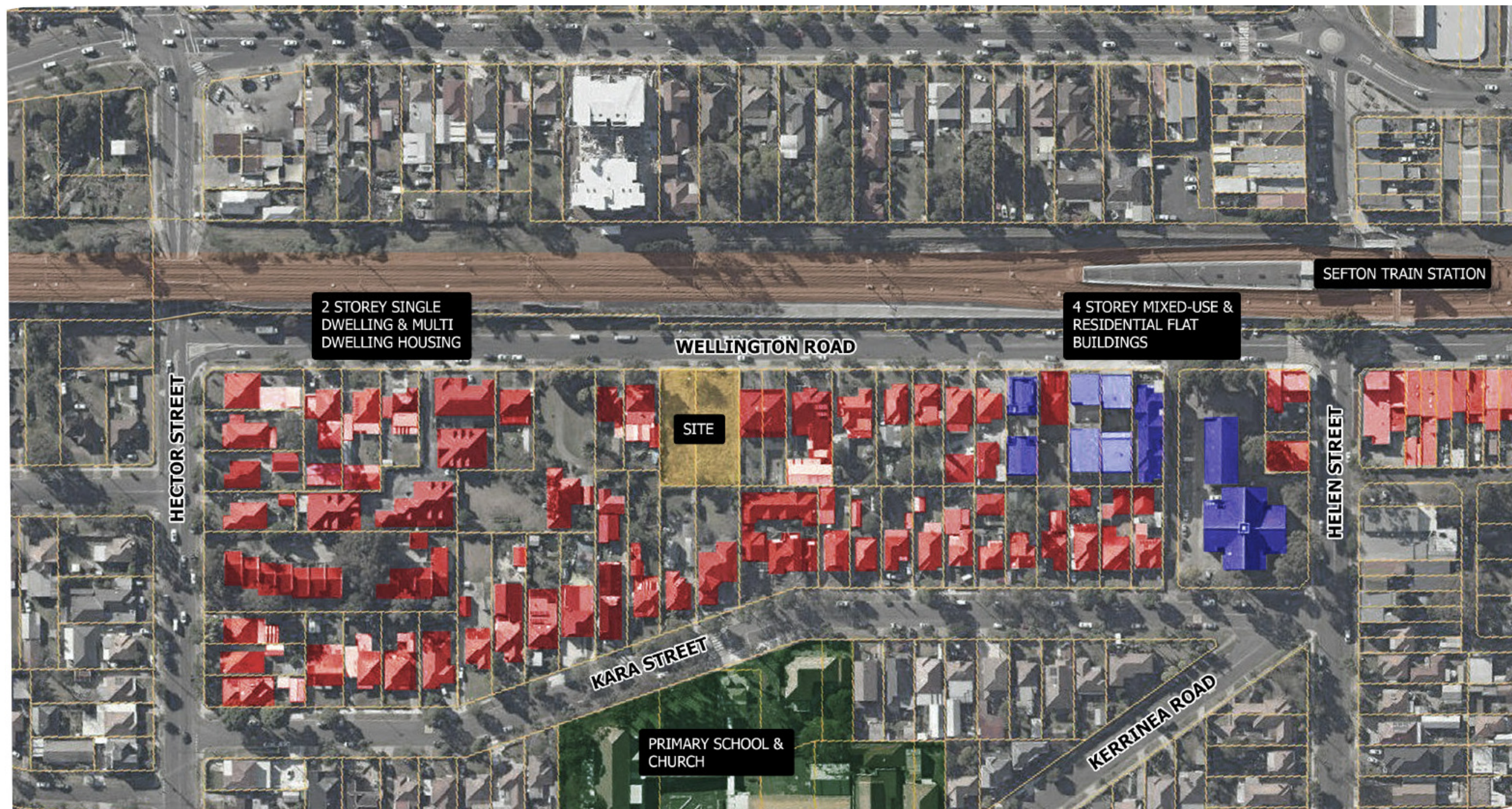
Drawing  
Development Data

Date 01/13/17 Project No. 00\_0000 Drawing No. A002 / C

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Drawing  
Site

Date Dec 20 Project No. 00\_0000 Drawing No. A003 / A

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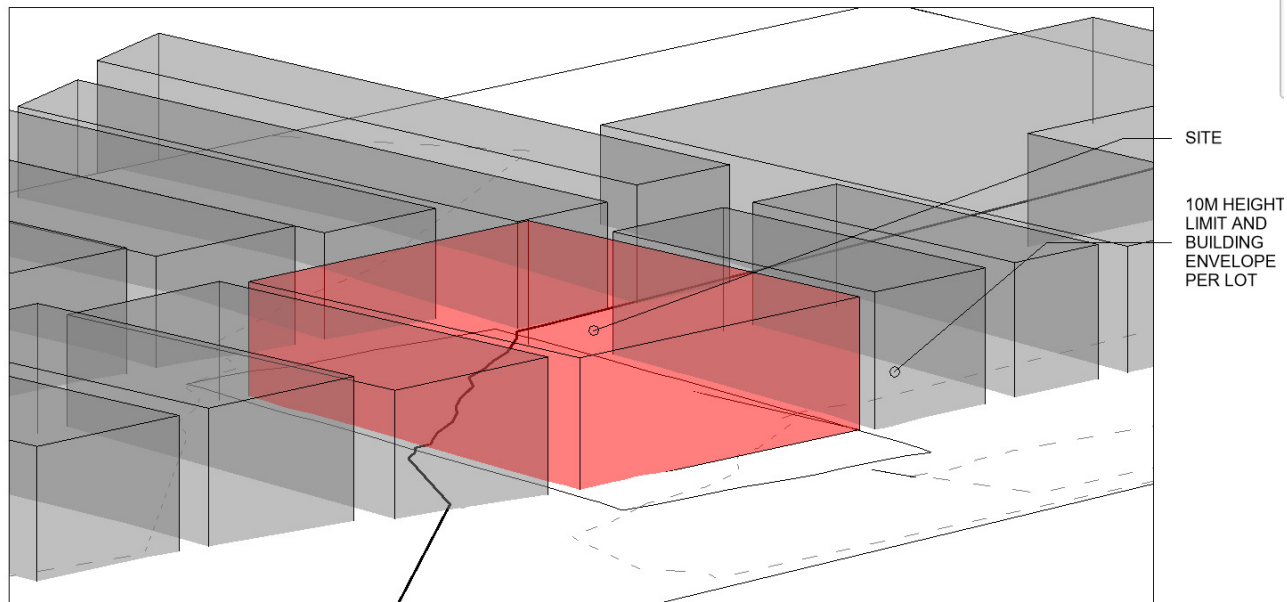
Drawing  
Site Analysis

Date Dec 20 Project No. 00\_0000 Drawing No. A004 / A

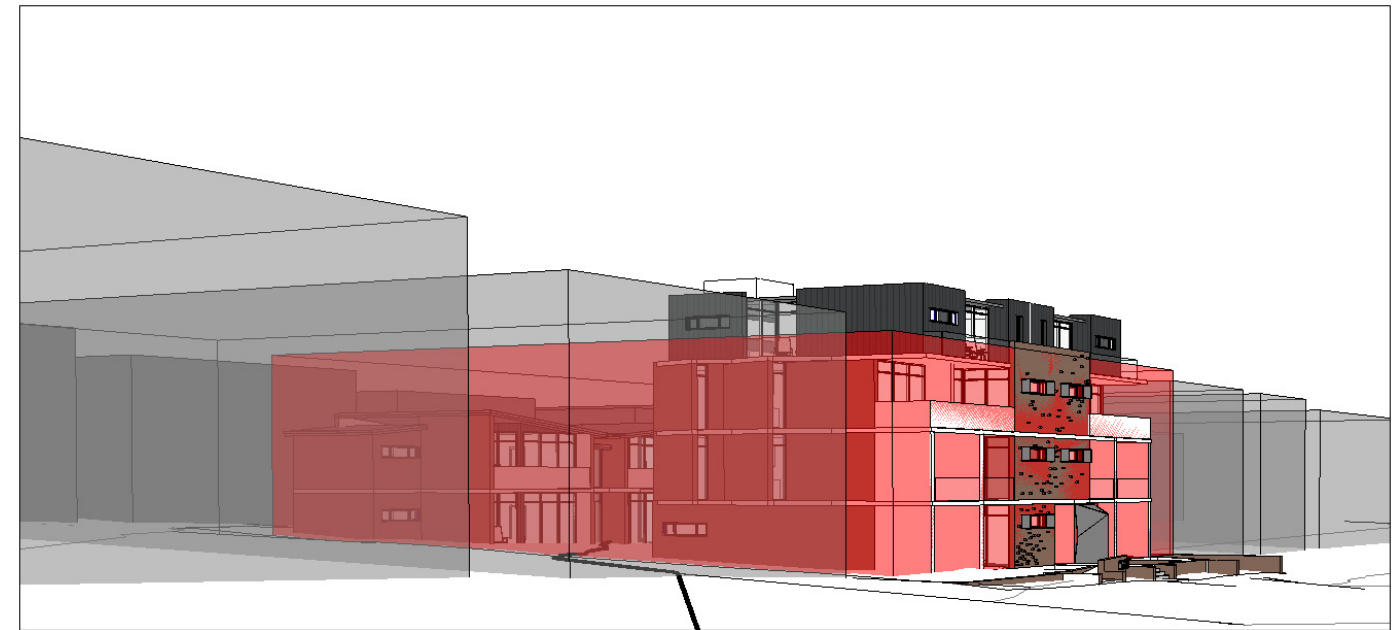
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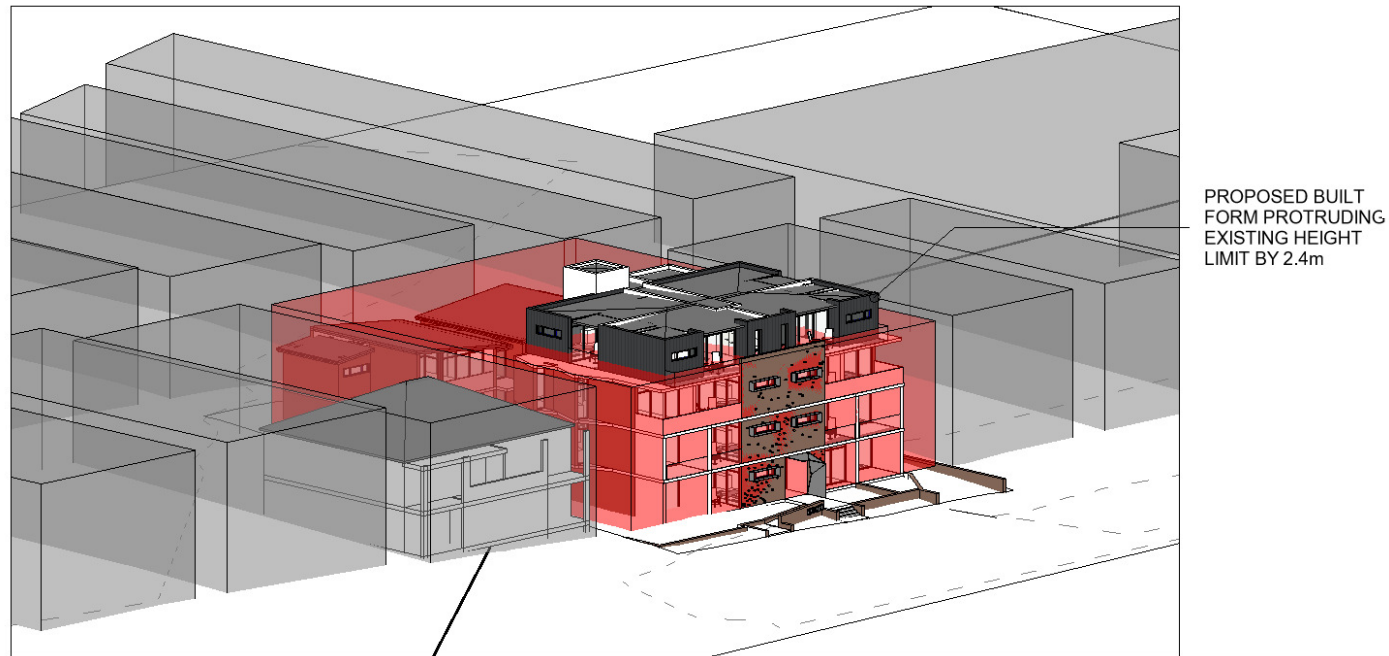




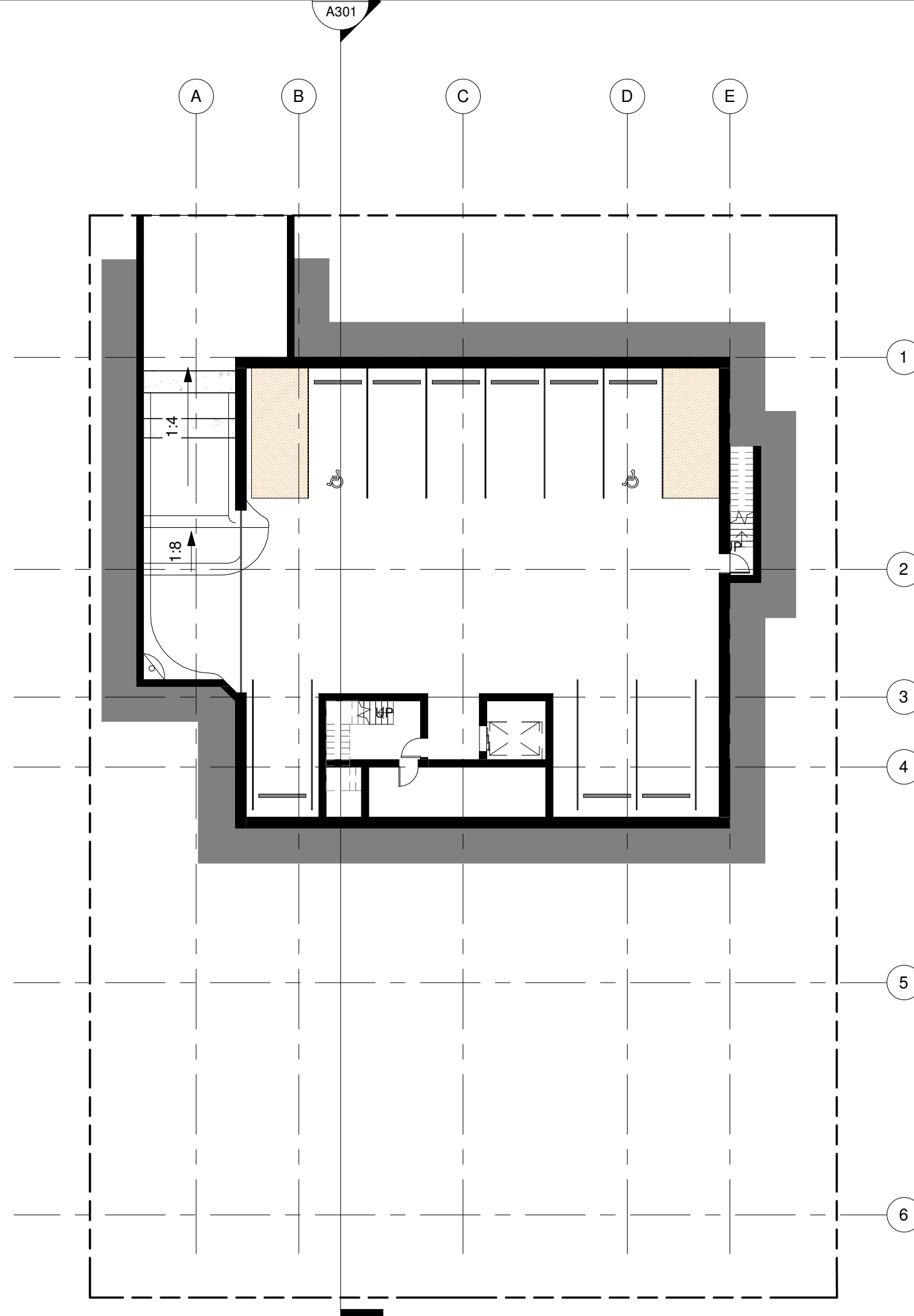
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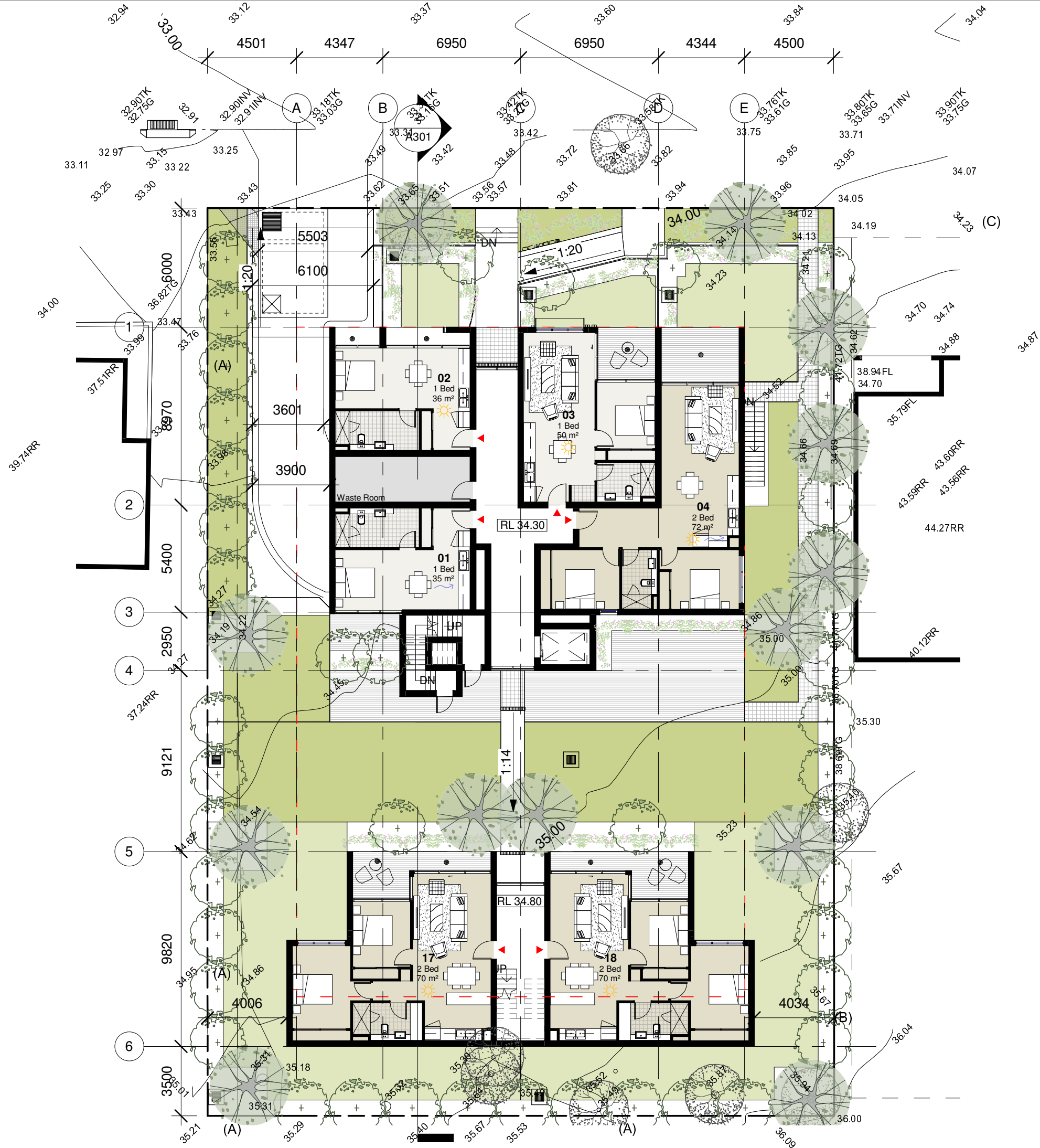


3 | Streetscape building Envelope



2 | Proposed Building Envelope





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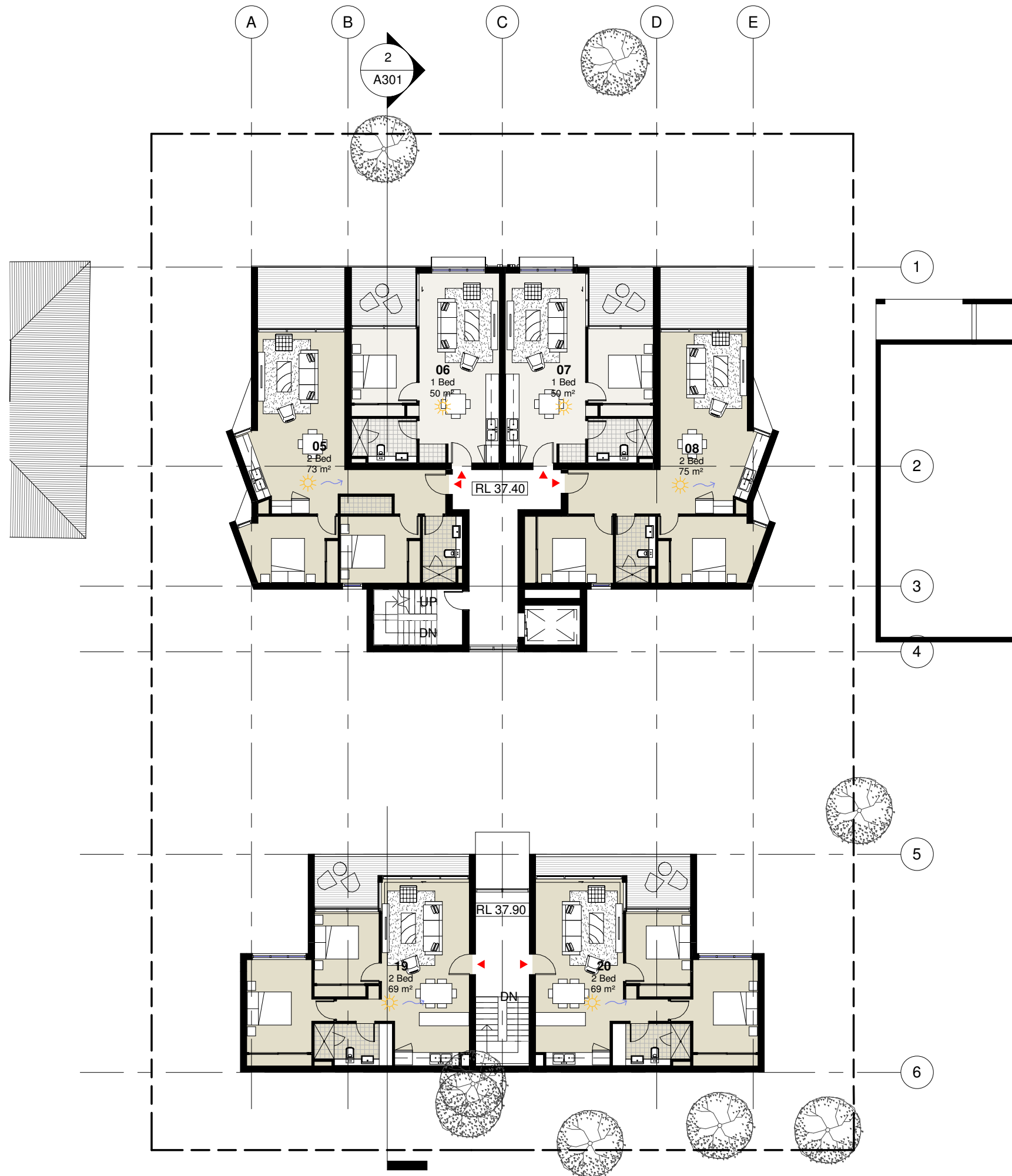
Drawing  
Ground Floor Plan

Date Project No. Drawing No.  
Dec 20 00\_0000 A102 / C

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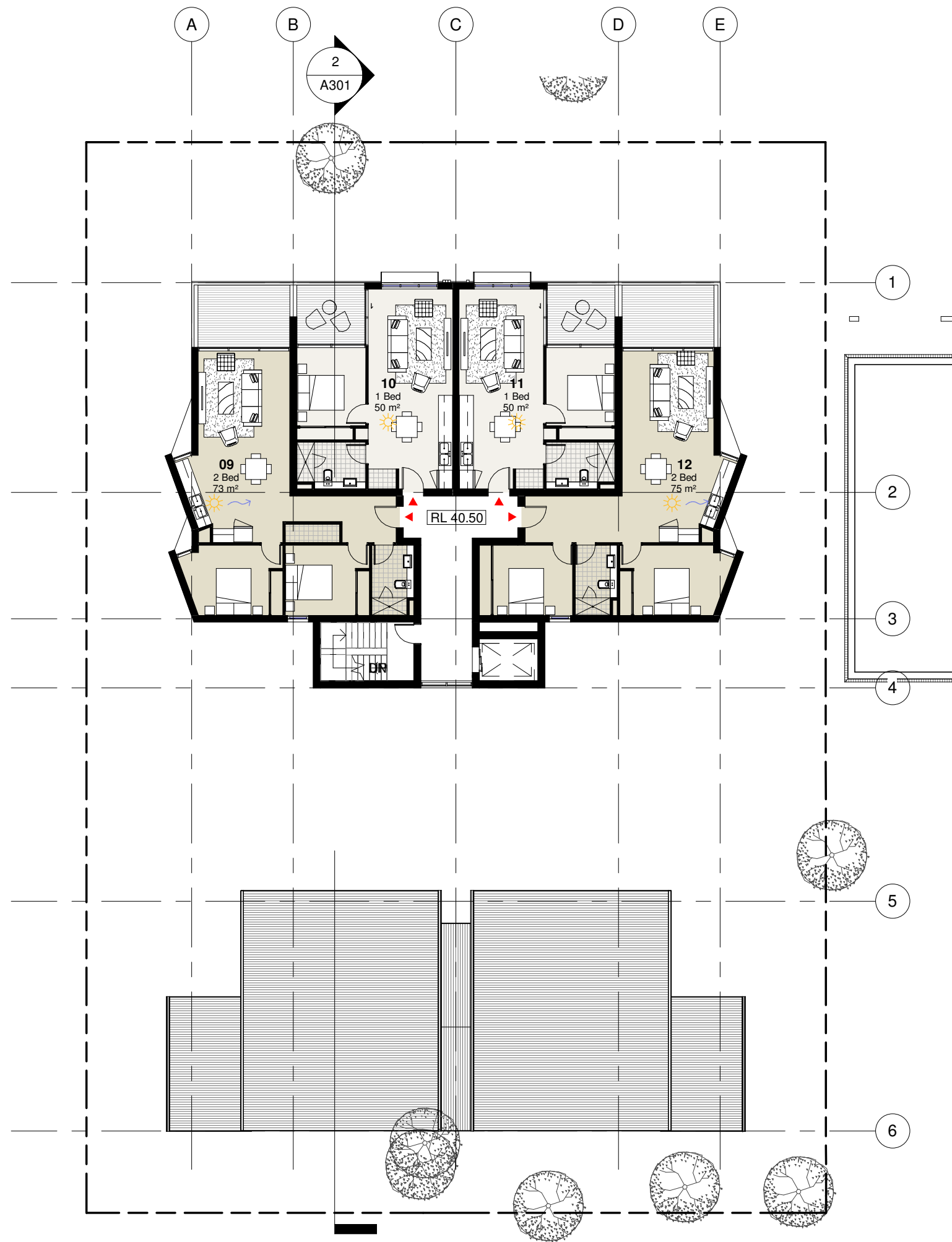
Drawing  
Level 1

Date Dec 20 Project No. 00\_0000 Drawing No. A103 / C

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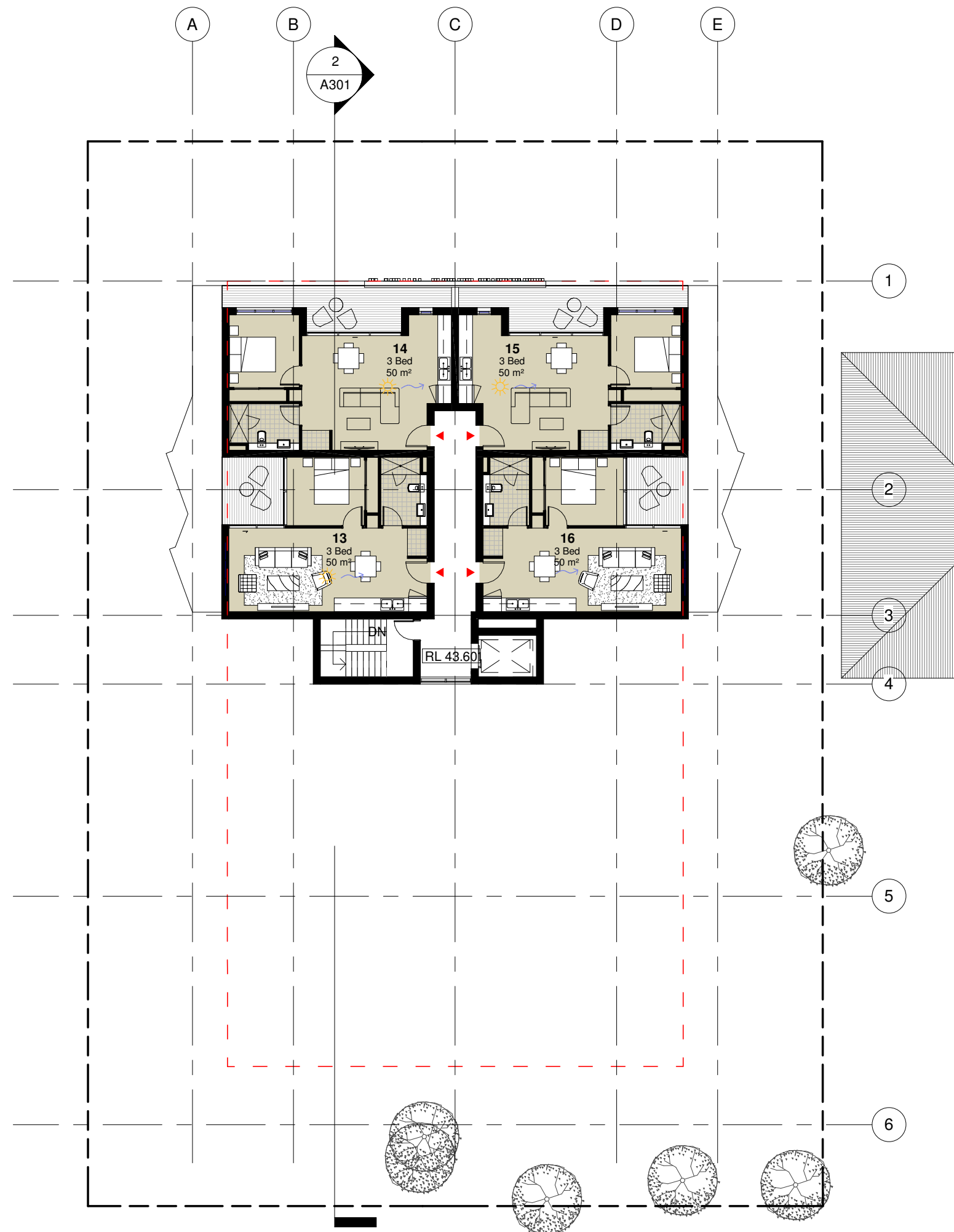
Drawing  
 Level 2

Date Dec 20    Project No. 00\_0000    Drawing No. A104 / C

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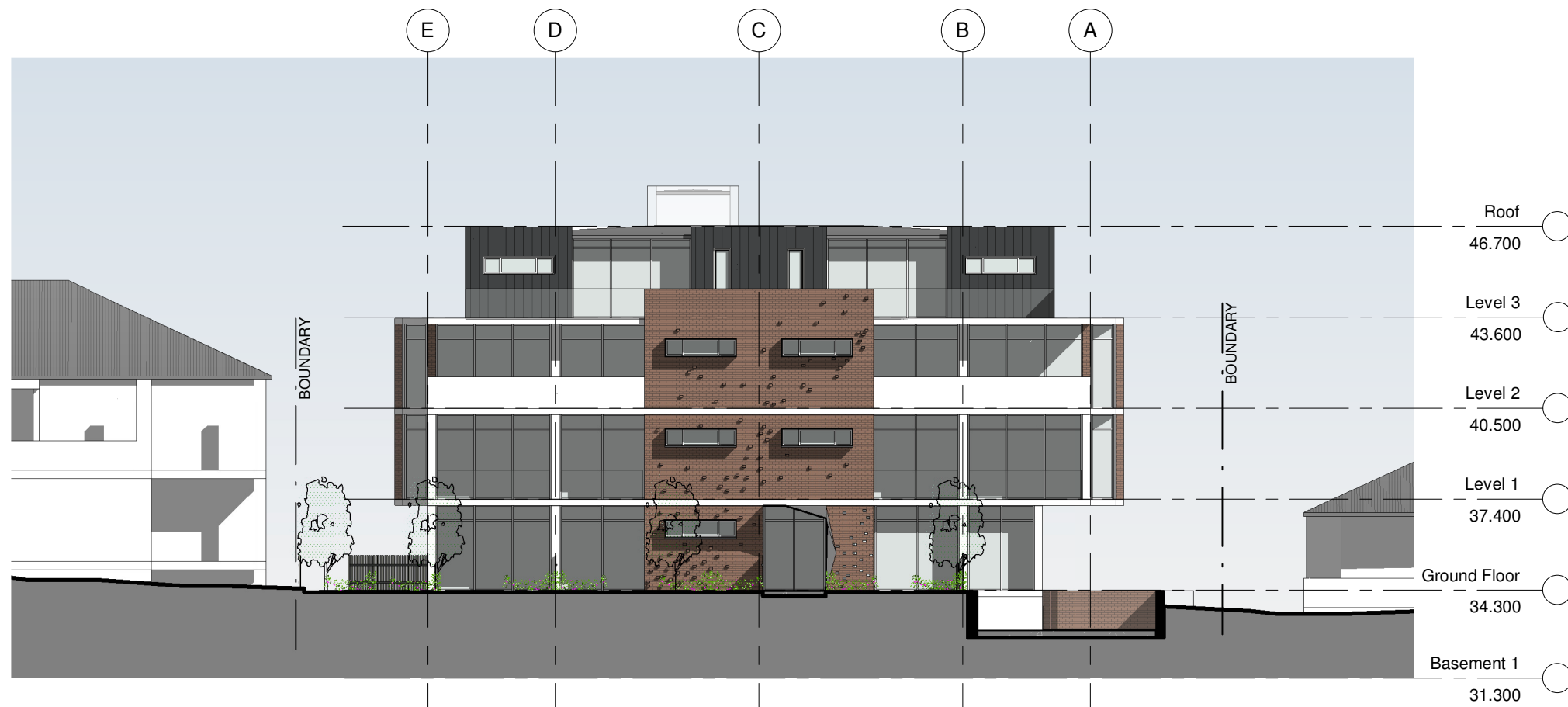
Drawing  
 Level 3

Date Dec 20    Project No. 00\_0000    Drawing No. A105 / C

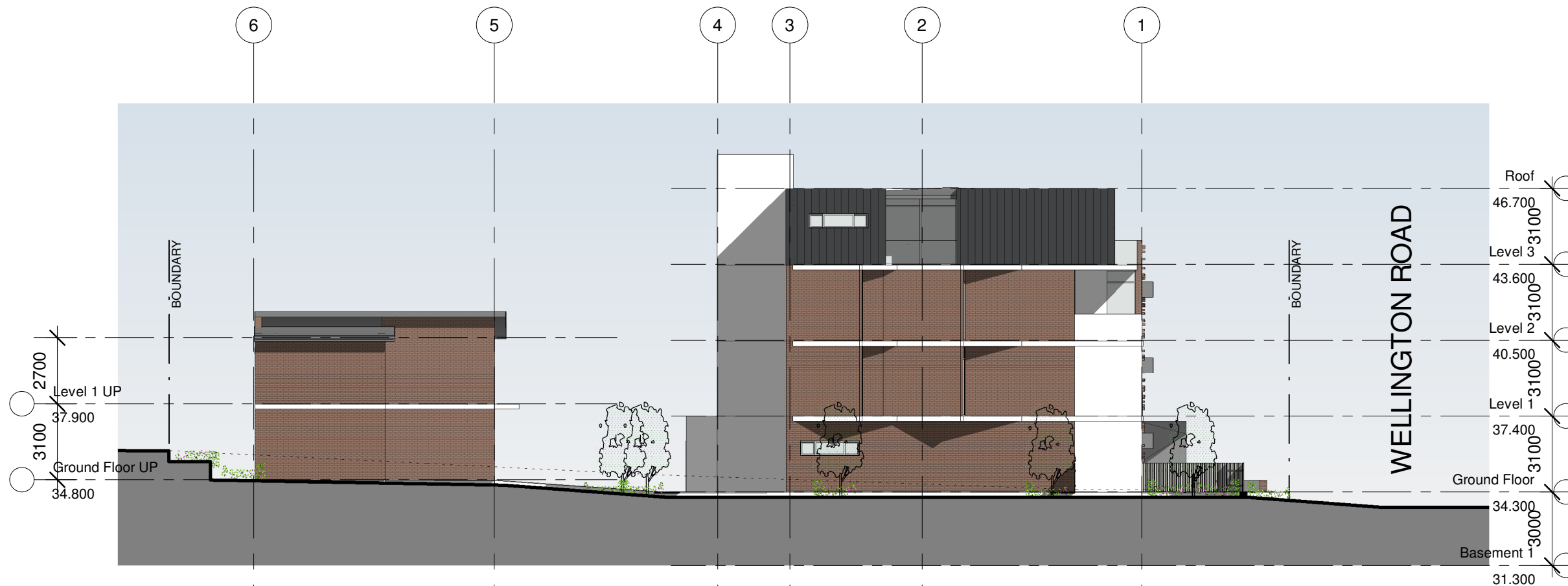
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1 | North Elevation\_A  
1 : 200



2 | East Elevation  
1 : 200



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Drawing  
Elevations

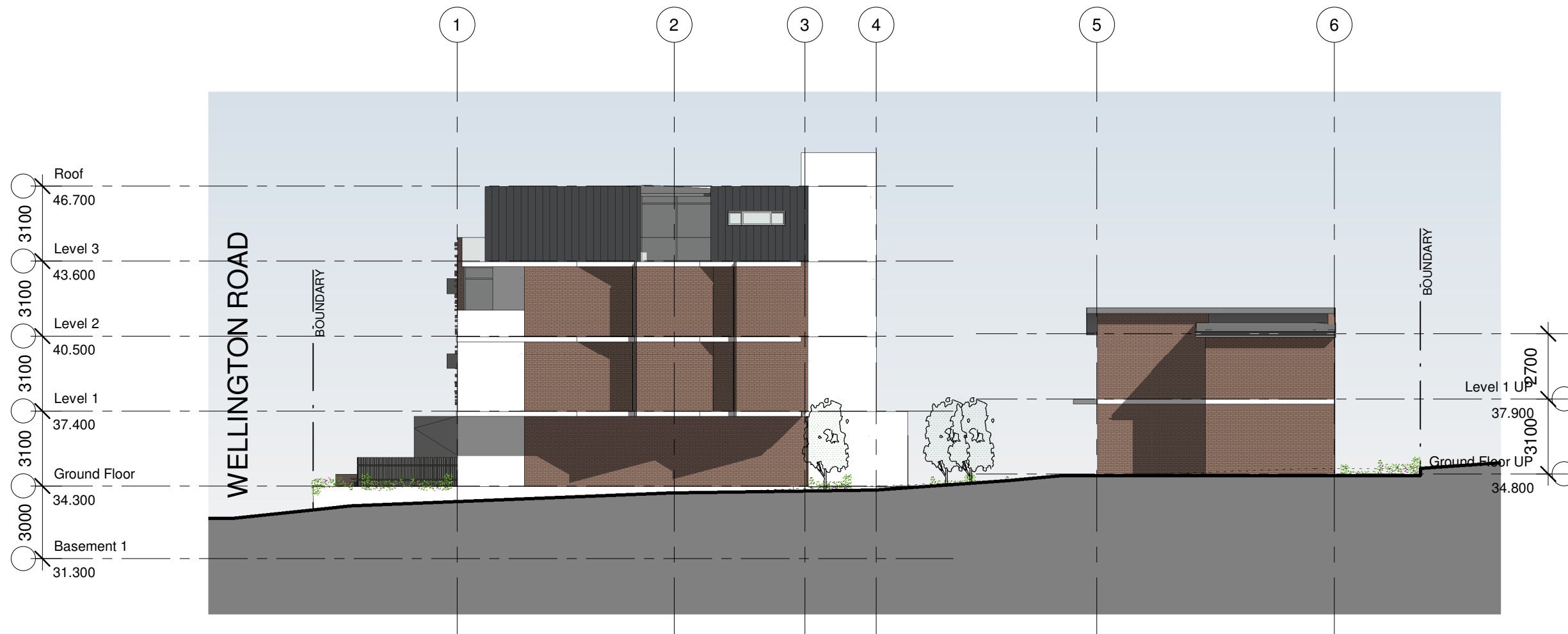
Date Dec 20 Project No. 00\_0000 Drawing No. A201 / B

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**1** South Elevation\_A  
1 : 200



**2** West Elevation  
1 : 200



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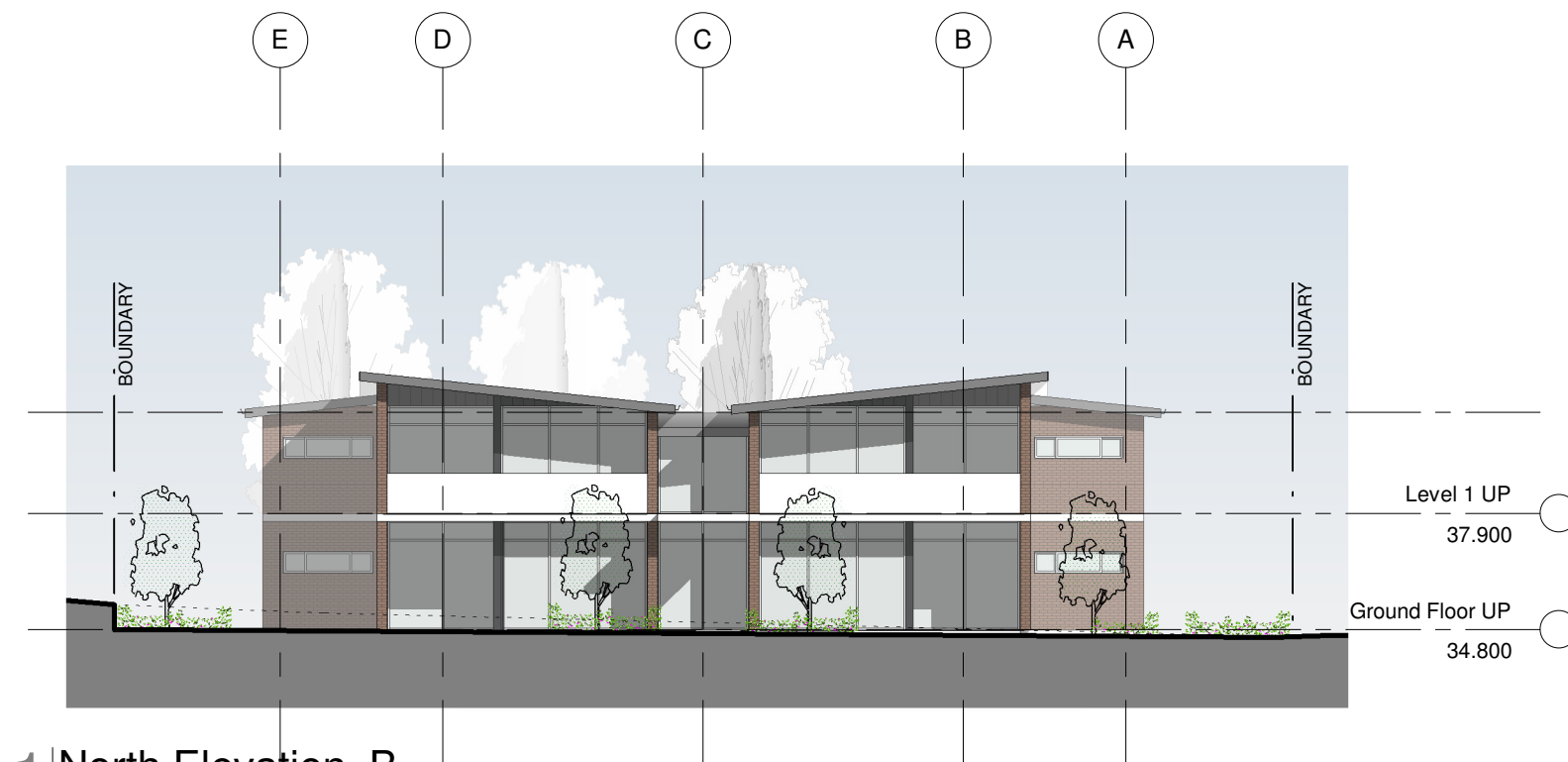
Drawing  
Elevations

Date	Project No.	Drawing No.
Dec 20	00_0000	A202 / B

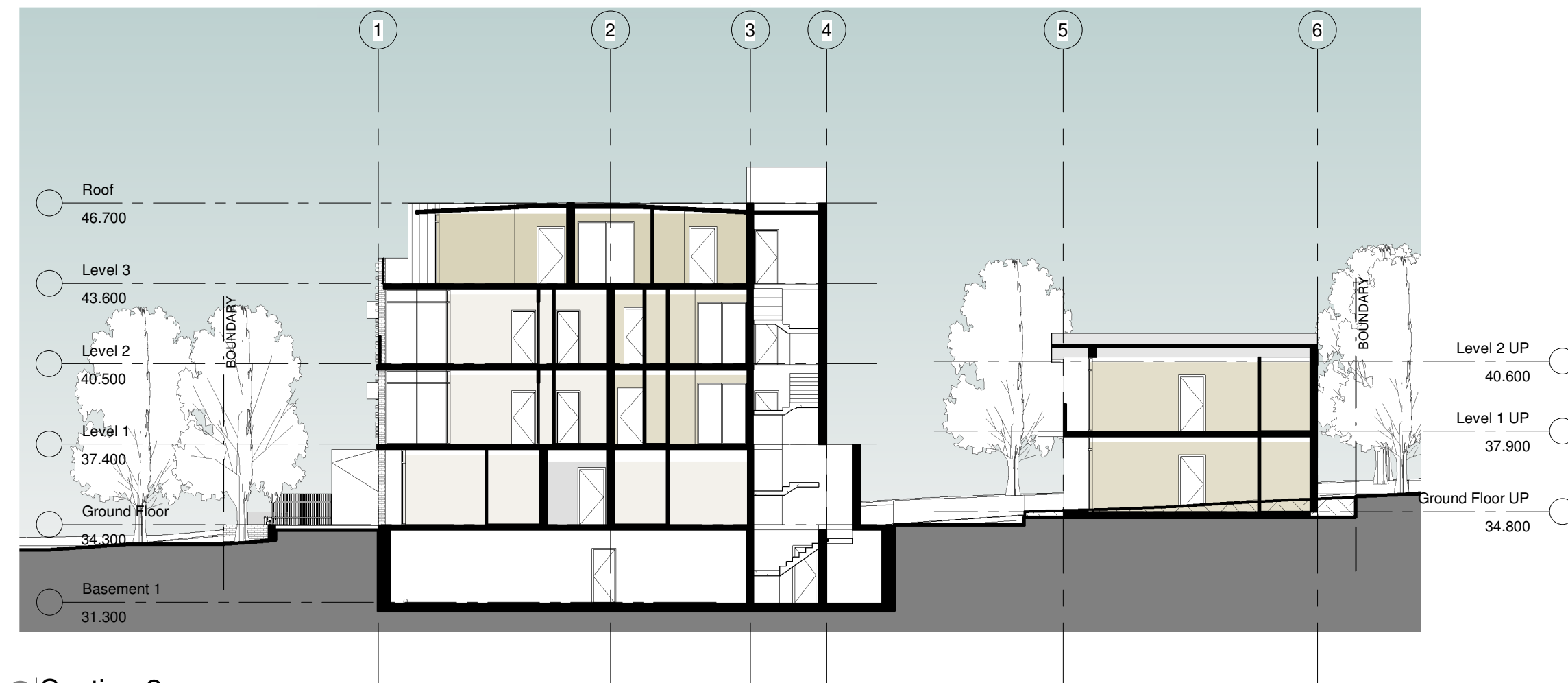
Scale  
1 : 200 @ A3

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1 North Elevation\_B  
1 : 200



2 Section 2  
1 : 200



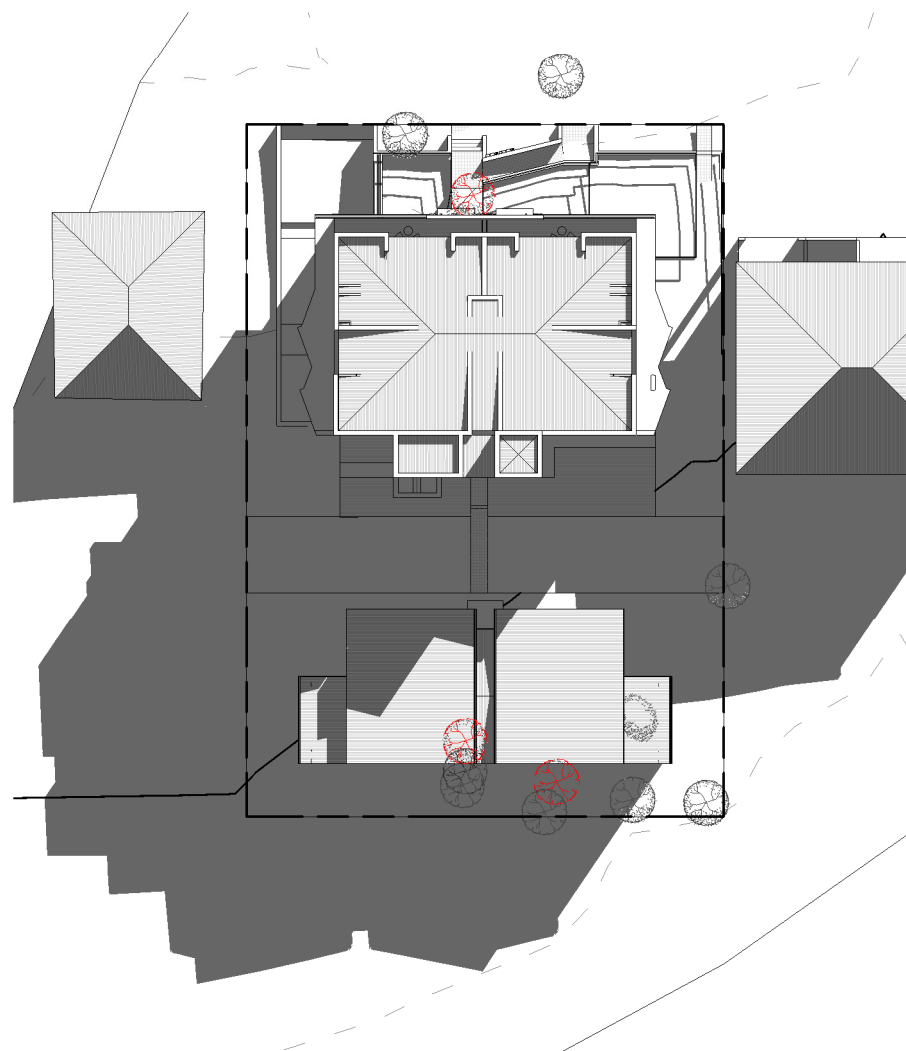
Project  
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Drawing  
Sections

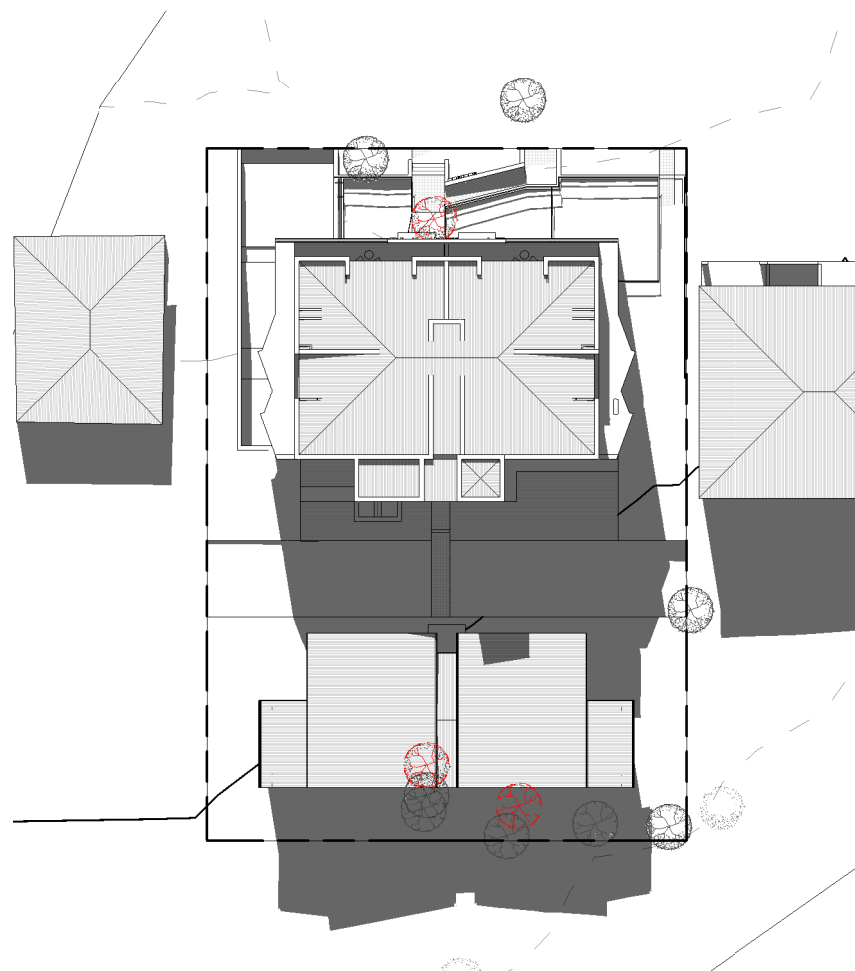
Date Project No. Drawing No.  
Project 00\_0000 A301 / B

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1 | Shadow Impact 9am  
1 : 500



2 | Shadow Impact 12pm  
1 : 500



3 | Shadow Impact 3pm  
1 : 500

