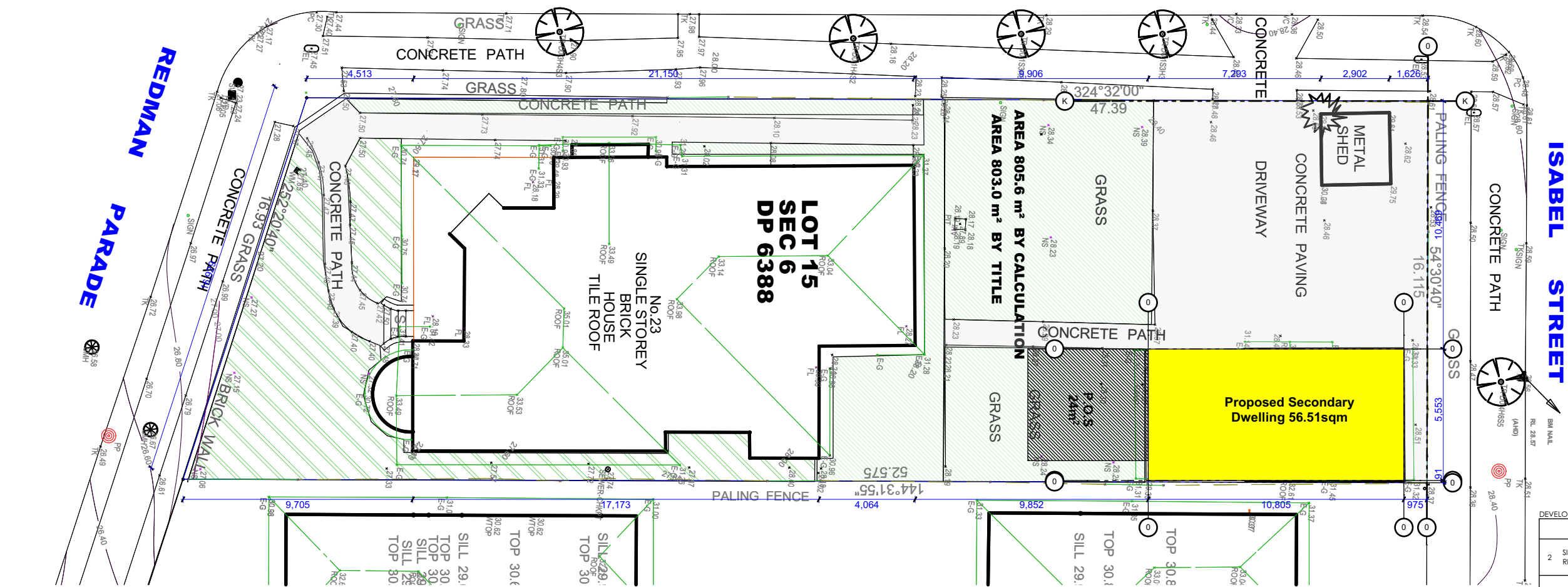
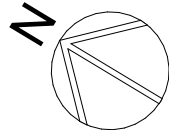


SITE PLAN
1:200

-  Denotes Landscape Area Forward to Building Line
-  Denotes Landscape Area Behind Building Line
-  Denotes Private Open Space

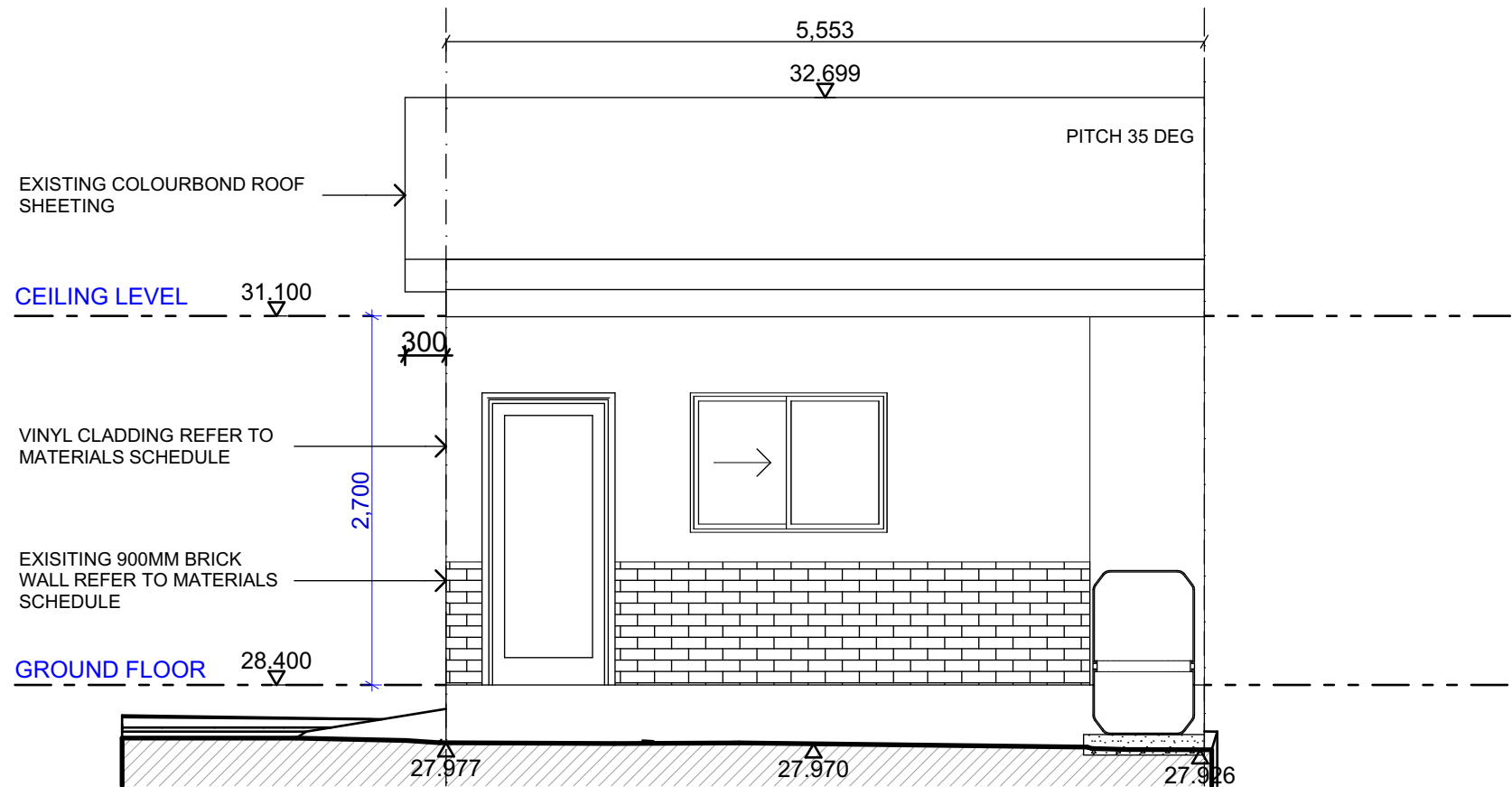
DEVELOPMENT APPLICATION TABLE (SEPP 2009 AFFORDABLE HOUSING CODE)			
CLAUSE	REQUIRED	PROPOSED	COMPLIES
2 SITE & LOT REQUIREMENTS	- at least 12m frontage & 450m²	- 16.92m Frontage & Site Area 805.6m²	Y
3 MAX SITE COVERAGE	- 50% of the area if the lot has an area between 450m² & 900m²	35.3% (total 286.72m² / 805.6m²)	Y
4 MAX FLOOR AREA OF PRINCIPAL & SECONDARY DWELLING	- 60sqm floor area of secondary dwelling - Maximum floor area of Principal Dwelling - Secondary Dwelling - Carport / Garage area : 430m² - Lots over 900m²	56.51m² Proposed Secondary Dwelling 230.21m² Existing Dwelling total floor : 286.72m² incl. Principal Dwelling & Proposed Secondary Dwelling	Y
5 SETBACKS & MAX FLOOR AREA FOR BALCONIES & DECKS etc	- 12sqm max. if the structure at any point is located within 6m of the side or rear & any point of its finished floor more than 2m of the NGL	-NIL	Y
6 BUILDING HEIGHT	- 3.8m max from NGL	- 4.6m max. (Existing structure)	Y*
7 SETBACKS FROM ROADS OTHER THEN CLASSIFIED THEN	- the average distance of setback of the nearest 2 dwelling houses	- 5.7m	Y
9 SETBACKS FROM SIDE BOUNDARIES	- 0.9m if the lot has an area of 450m² - 900m² - min to a building height of 3.8m and to any carport , garage , pergola etc etc - 0.9m and 1/4 of the additional building height above 3.8m	- 10.4m & 91mm (Existing structure)	Y*
10 SETBACKS FROM REAR BOUNDARIES	- 3.0m if the lot has an area of 450m² - 900m² - min to a building height of 3.8m and to any carport , garage , pergola etc etc - 3.0m plus an amount that is equal to 3 times of the additional building height above 3.8m - up to a max setback of 8m - if the lot has an area of at least 450m² - 900 m²	- 0.975m to the rear boundary (Existing structure)	Y*
16 LANDSCAPED AREA	- 30% if the lot has an area of 600m² - 900m² - 50% of landscaped area to be located behind building line	-Total Landscaped Area: 35.65% (total 287.26m² / 805.6m²) - Behind Building Line: 59.39% (170.61m² / 287.26m²) - 37.25m² landscaping in front building line	Y
17 PRIVATE OPEN SPACE	- 24m² of P.O.S P.O.S to be directly accessible and adjacent from a habitable room other than a bedroom and is 4m wide and not steeper than 1 in 50 grade	- 24m²	Y

CLIENT	DRAWING TITLE	REVISION	DESCRIPTION	DATE	SCALE	DRAWN	CHECKED	DATE
TONY GEBRAEL LOT 15 DP 6388 23 REDMAN PARADE, BELMORE NSW	General Arrangements SITE PLAN				1:200	AK	--	01.06.2022
PROJECT	SHEET SIZE							
ARCHITECTURAL SET	A3							
CHANGE OF USE OF AN EXISTING STRUCTURE TO A SECONDARY DWELLING								
MASTER GRANNY FLATS								
719 FOREST ROAD, PEAKHURST 2210 NSW								
1300 643 528 www.mastergrannyflats.com.au								
design@mastergrannyflats.com.au								

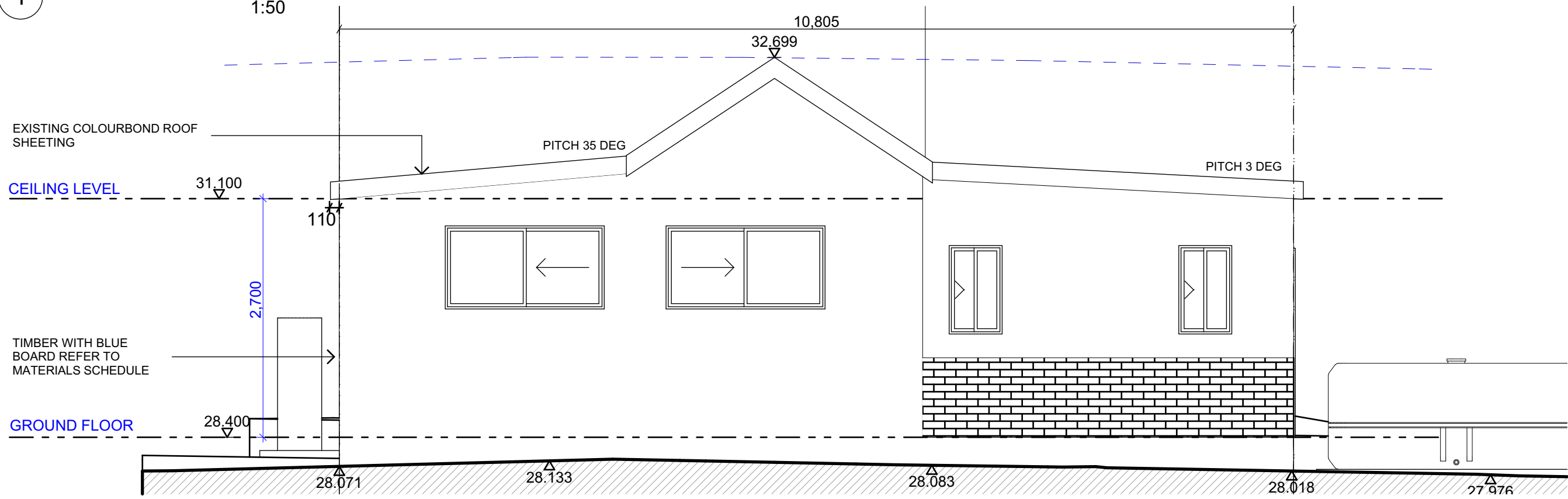
MASTER
GRANNYFLATS

REVISION	DESCRIPTION	DATE
P03	ARCHITECTURAL PLAN	08.11.2021
P04	ARCHITECTURAL PLAN	10.11.2021
P05	ARCHITECTURAL PLAN	15.11.2021
P06	ARCHITECTURAL PLAN	18.11.2021
P07	ARCHITECTURAL PLAN	20.11.2021
P08	ARCHITECTURAL PLAN	22.12.2021
P09	ARCHITECTURAL PLAN	09.03.2022
P10	ARCHITECTURAL PLAN	11.05.2022
P11	ARCHITECTURAL PLAN	01.06.2022

PROJECT No	DRAWING No	REVISION
CDC -	CDC 0400 P11	



1 SOUTH ELEVATION
1:50



2 WEST ELEVATION
1:50

