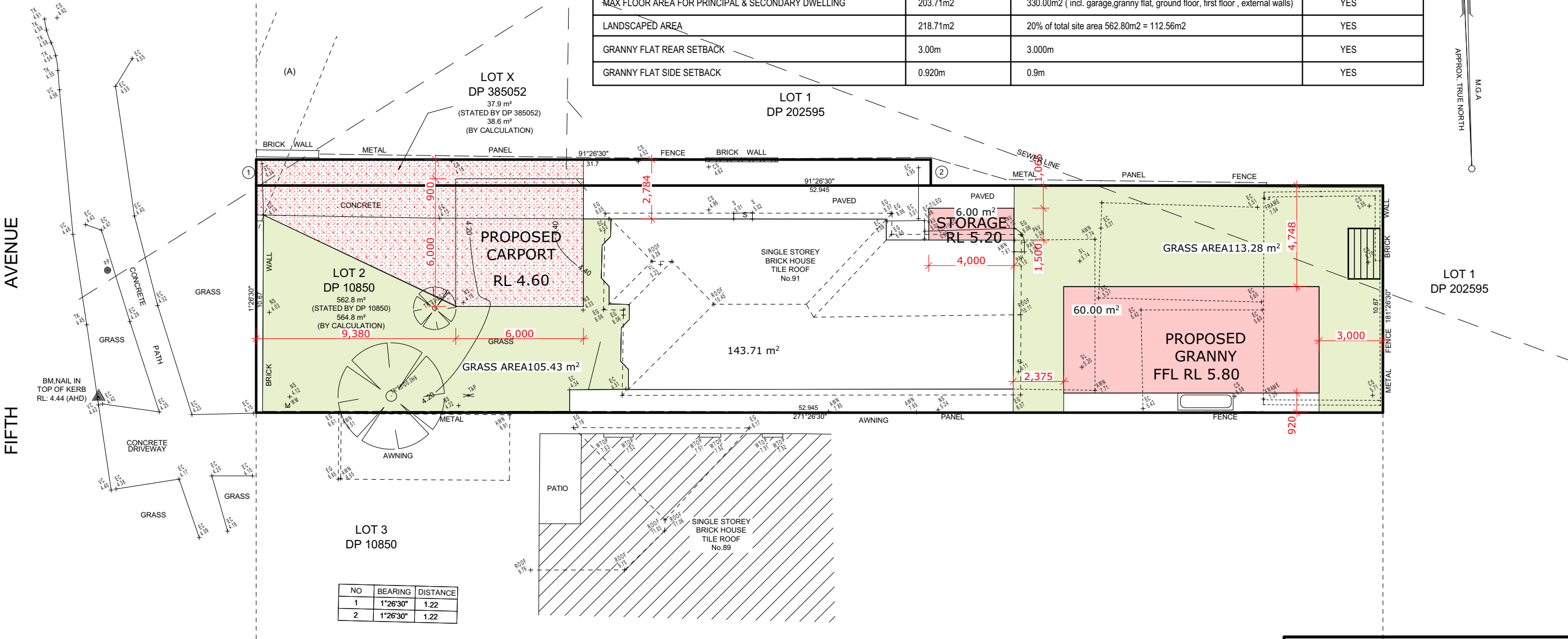
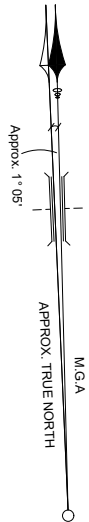


DCP 2023 CHAPTER 5/SECTION 7 ,NSW AFFORDABLE HOUSING CODE COMPLIANCE TABLE AND
CANTERBURY CITY COUNCIL SECONDARY DWELLING POLICY

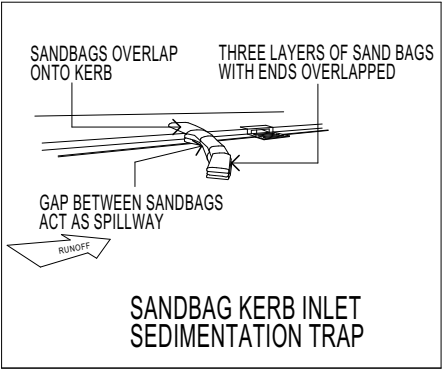
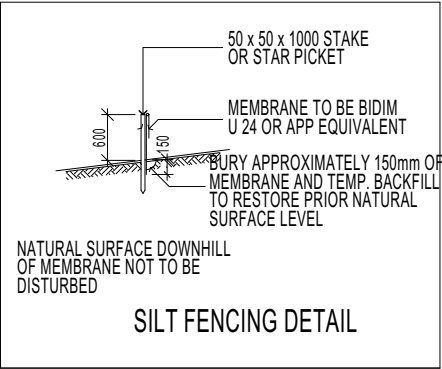
SITE AREA	562.80m2	450.00m2	YES
LOT WIDTH	11.89m	12.000m	NO/ VARIATION
MAXIMUM SITE COVERAGE (includes garage, granny flat, ground floor, external walls)	209.71m2	50% of site 464.90m2 = 281.40m2	YES
MAXIMUM FLOOR AREA FOR SECONDARY DWELLING	60.00m2	60.00m2	YES
MAX FLOOR AREA FOR PRINCIPAL & SECONDARY DWELLING	203.71m2	330.00m2 (incl. garage,granny flat, ground floor, first floor , external walls)	YES
LANDSCAPED AREA	218.71m2	20% of total site area 562.80m2 = 112.56m2	YES
GRANNY FLAT REAR SETBACK	3.00m	3.000m	YES
GRANNY FLAT SIDE SETBACK	0.920m	0.9m	YES



NO	BEARING	DISTANCE
1	1°26'30"	1.22
2	1°26'30"	1.22

SITE PLAN
1:200

CUT / FILL NOTE
F.F.L. +/- 90mm



DUST CONTROL MEASURES:

IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS (CLIENT) WILL SPRINKLE WATER ON THE DUST

ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS OFF (IF REQUIRED)

NOISE & VIBRATION MEASURES:

ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME SETOUT IN THE COUNCIL CONDITIONS

MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR THE JOB

GENERAL NOTES
1. BUILDER MUST CHECK ALL BOUNDARIES AND BUILDING DIMENSIONS PRIOR TO COMMENCING ANY BUILDING WORKS IN ORDER TO SATISFY HIMSELF THAT THE WORKS CAN BE CARRIED OUT IN ACCORDANCE WITH LOCAL COUNCIL AND RELATIVE AUTHORITY REQUIREMENTS.
2. DO NOT SCALE DIMENSIONS OFF THE PLANS, FIGURED DIMENSIONS ARE TO BE USED. ALL DIMENSIONS ARE TO BE VERIFIED BY THE BUILDER ON SITE. ANY DISCREPANCIES SHALL BE REFERRED TO THE DESIGNERS BEFORE ANY CONSTRUCTION OR FABRICATION IS COMMENCED.
3. THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE SPECIFICATION, STRUCTURAL ENGINEERING DETAILS AND ANY OTHER DOCUMENT THAT MAY BE ISSUED.
4. ALL BUILDING WORKS MUST COMPLY WITH B.C.A. AND LOCAL COUNCIL REQUIREMENTS.
5. BUILDINGS ARE TO BE PROTECTED AGAINST TERMITES IN ACCORDANCE WITH AUSTRALIAN STANDARDS (AS 3660.1) - REQUIREMENTS.
6. SMOKE DETECTORS ARE TO BE PROVIDED IN ACCORDANCE WITH B.C.A. REQUIREMENTS CLAUSE 1.7
7. ALL STORMWATER AND SEWER WORKS MUST COMPLY WITH LOCAL COUNCIL AND BOARD REQUIREMENTS.
8. NO RESPONSIBILITY WILL BE ACCEPTED BY M.A.D.S IF ANY PART OR WHOLE OF THE DRAWINGS HAS BEEN MODIFIED, DELETED OR ADDED TO IN ANY WAY.
9. BUILDER MUST CHECK FOR LOCATION OF SERVICES INCLUDING BUT NOT LIMITED TO SEWER, WATER, POWER, GAS, PHONE, FIBRE AND STORMWATER PRIOR TO THE COMMENCEMENT OF WORK. ONCE THE SEWER IS LOCATED IT IS THE BUILDERS RESPONSIBILITY TO DETERMINE WHETHER THE BUILDING LIES WITHIN THE ZONE OF INFLUENCE.
10. ALL FLOOR PLAN DESIGNS INCLUDING ELEVATIONS ARE COPYRIGHTED AND ARE THE PROPERTY OF MACARTHUR ARCHITECTURAL DRAFTING AND MAY NOT BE REPRODUCED BY ANY MEANS WITHOUT WRITTEN PERMISSION.

CLIENT
ZEWEN HU

LOT 2, DP 10850
91 FIFTH AVE CAMPSIE NSW 2194

JOB:
PROPOSED NEW GRANNY

DRAWING
SITE PLAN/AREAS

SCALE AT A3:
A3

DRAWING No:
2024-1000

DATE:
16.04.24

SHEET:
2/12

ISSUE:
A

E:\current\campsie\CDC.pln

PLOT DATE: Wednesday, 5 June 2024

NOTES:
1. LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE
2. FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING
3. ALL MEASUREMENTS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
4. WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER

davi e Chiara

PHONE: 0418 988 767
Email:david_dechiara@hotmail.com