



LEGEND:

- ROOF SURFACE: (ACRYLIC / ROOF TILES)
- METAL ROOF SHEETS
- LANDSCAPED AREA: (LAWN / GARDEN BED)
- PRIVATE OPEN SPACE
- CONCRETED SURFACE
- CLOTHES DRYING LINE
- MAIL AND PARCELS BOX
- WATER METER
- ELECTRICAL BOARD
- NBN CONECTION
- SATTELITE DISH ANTENNA
- HOT WATER TANK
- AIR CONDITIONING UNIT
- WASTE BINS
- COMPOST BIN
- PART OF FOOTPATH AND SHED TO BE REMOVED
- EXISTING PLANTS TO BE REMOVED
- EXISTING PLANTS TO BE RETAIN

SITE COVERAGE CALCULATION :		
SPACE		AREA
1	EX. DWELLING AND PORCH	112.07 + 26.80 = 138.87 m2
2	EXISTING GARAGE	37.40 m2
TOTAL FOR SITE COVERAGE CALCULATION		176.27 m2
REQUIRED SITE COVERAGE FOR ZONE R20.50		
In total permissible SITE COV.....583.6 x 0.5 = 291.80m2		
Achived SITE COVERAGE.....176.27 / 583.6 = 0.302 < 0.500		

FLOOR SPACE RATIO CALCULATION :		
SPACE		AREA
1	EXISTING DWELLING	107.40 m2
TOTAL FOR F.S.R. CALCULATION		107.40 m2
REQUIRED FSR..... 583.60 X 0.5 = 291.80m2		
Achived GFA.....107.40 / 583.60 = 0.184 < 0.500		

LANDSCAPING AREA CALCULATIONS :		
FRONT YARD LANDSCAPE		
SPACE		AREA
1	LANDSCAPED AREA	81.50 m2
2	DRIVEWAY	40.50 m2
TOTAL		122.00 m2
REQUIRED LOT LANDSC. AREA583.6 x 0.20 = 116.72m2		
REQ. FRONT YARD LANDSC. AREA122.0 x 0.5 = 61.00m2		
Achived LANDSCAPED AREA.....81.50 / 122.0 = 0.668 > 0.5		
LANDSCAPE BEHIND BUILDING LINE		
SPACE		AREA
1	EX. SHED AND HARD SURFACE	39.70 m2
2	LANDSCAPED AREA	170.00 m2
TOTAL		209.70 m2
REQUIRED LANDSC. AREA209.7 x 0.50 = 104.85m2		
Achived LANDSCAPED AREA.....170.00 / 209.7 = 0.810 > 0.5		

SUMMARY OF KEY CONTROLS LOT X DP 407721		REQUIRED	ACHIEVED
LOT SIZE		min 450m2	583.6m2
SITE COVERAGE		max 0.5	0.302
FLOOR SPACE RATIO		max 0.5	0.184
BUILDING HEIGHT		max 8.5m	6.0m
STREET SETBACK		min 5.5m	6.8m
SIDE SETBACK		min 0.9m	0.9m
REAR SETBACK		min 0.9m	0.9m
FRONT YARD LANDSCAPED AREA		min 50%	66.8%
LANDSCAPE BEHIND BUILDING LINE		min 50%	81%
PRIVATE OPEN SPACE		min 80m2	209.7m2

EXISTING SITE PLAN ANALYSIS

1:200

atrium
design and
drafting

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DESIGNED BY: D.A.	project: PROPOSED SECONDARY DWELLING				
DATE: AUGUST. 2024	for: Mr Boulas Taouk				
DRAWN BY: D.A.	at: 31a Augusta Street, Condell Park, NSW 2200				
DATE: AUGUST. 2024	JOB No: 09/24	AMENDMENT:	SIZE:	DWG.No:	
STAGE: CONCEPT PLAN	SCALE: AS SHOWN	00	A3	02	