

CALCULATIONS TABLE

SITE AREA: 425.4m²

REQUIRED LANDSCAPING DEEP SOIL ZONE: 15% OR 63.81m²

REQUIRED LANDSCAPING BEHIND BUILDING LINE (50%): 31.905m²

REQUIRED LANDSCAPING FORWARD OF BUILDING LINE: 25% AREA OR 13.1m²

LANDSCAPE FRONT OF BUILDING LINE: 35.8m²

LANDSCAPE REAR OF BUILDING LINE: 61.9m²

TOTAL LANDSCAPING PROVIDED: 97.7m²

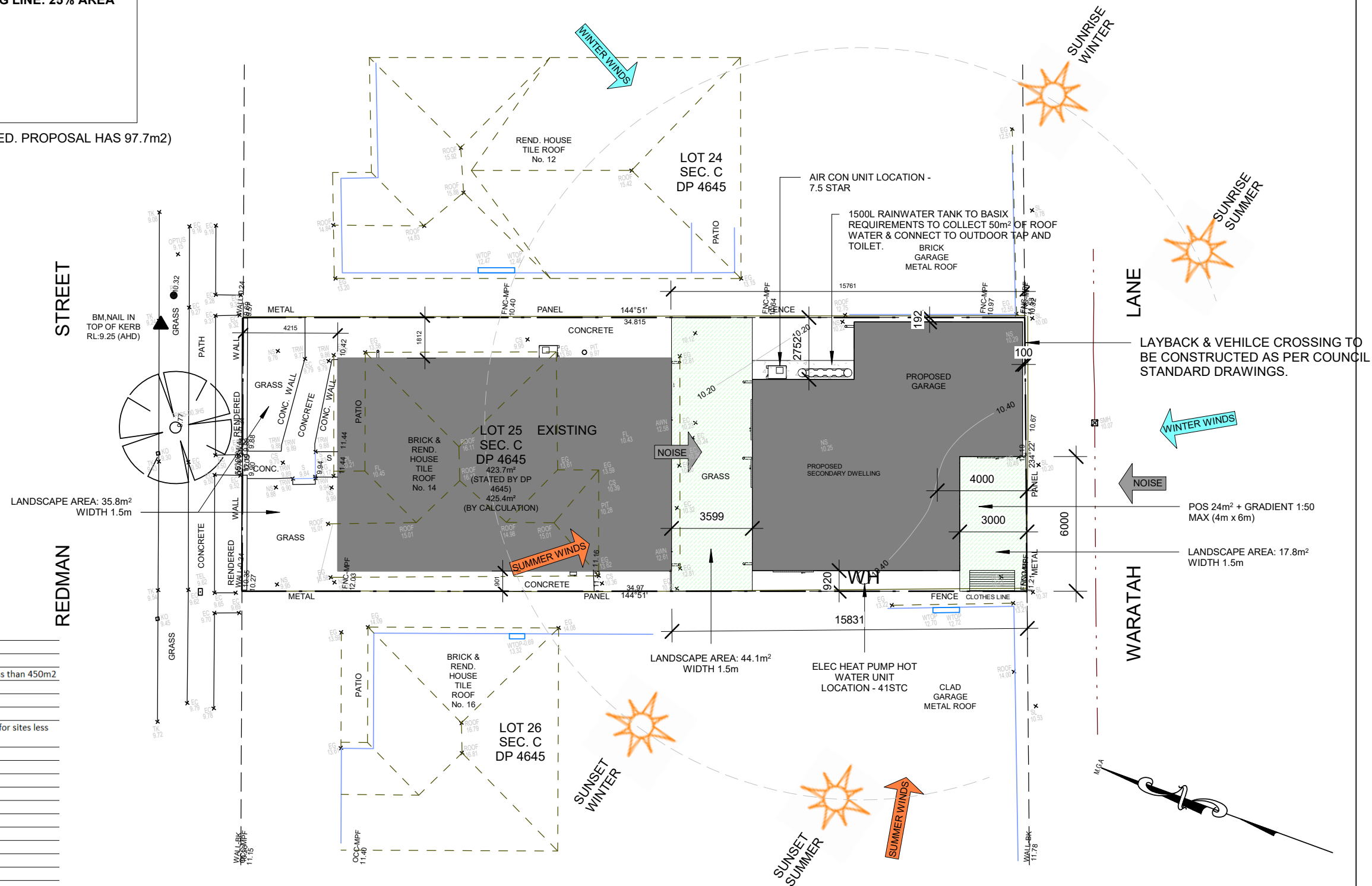
LANDSCAPE ARE IDENTIFIED WITH 2.5m WIDTHS

DCP 15% (63.81m²) IN LANDSCAPE AREA REQUIRED. PROPOSAL HAS 97.7m²)

SITE ANALYSIS PLAN

1

1 : 200



SECONDARY DWELLING COMPLIANCE TABLE - CB DCP Section 7 / SEPP Housing Code 2021			
Item	Requirement	Compliance	Comments
Lot Size (m2)	NA	423.7	Complies- CBC Allows sites less than 450m2
Zoning	R2	R2	Complies
Frontage (building line), (m)	12	12.19	Complies
Storeys	1	1	Complies
Total Site Coverage (m2)	NA	215 (50.7%)	Complies - Max site coverage for sites less than 450m2 not provided.
Existing Site Coverage (m2)	-	112.5	Noted
Proposed Site Coverage (m2)	-	102.5	Noted
Total Floor Area (m2)	330	171.8	Complies
Floor Area Existing Dwelling (m2)	-	112.5	Noted
Proposed Granny Flat Area (m2)	60	59.3	Complies
Maximum Building Height (m)	8.5	3.35	Complies
Building Height (m)	3.8	3.35	Complies
GF Side Setback 1 (<3.8m high) (m)	0.9	0.9	Complies
GF Side Setback 2 (<3.8m high) (m)	0.9	2.752	Complies
GF Rear Setback (m)	3	3	Complies
Landscape Area (@2.5m WIDTH) (m2)	84.74	97.7	Complies
Landscape Area BBL (m2)	42.37	61.9	Complies
Private Open Space (6m x 4m wide) @ 1:50 Grade), (m2)	24	24	Complies



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SIGNED: *Nouhad Farah*

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MEMBERSHIP NUMBER: 3312640

No.	Description	Date
1.0	ISSUE FOR DA APPROVAL	09/10/2024

CLIENT: MRS LEY LIM

14 REDMAN STREET, CANTERBURY - PROPOSED
SECONDARY DWELLING & ATTACHED GARAGE

SITE ANALYSIS PLAN

A02

Scale	1 : 200	@ A3
Project number	SYD24/636	
Date	09/10/2024	
Drawn by	NL CONS	
Checked by	N. FARAH	

NOTES:

1. Do not scale off this drawing. Use dimensions & architectural drawings only.
2. Drawings to be read in conjunction with specification.
3. Levels are indicative only and are to be checked.
4. Authorities mains and or existing services are to be located and checked prior to commencement of any works.
5. The information on this drawing is to be used for site hydraulic and or fire protection services only.
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