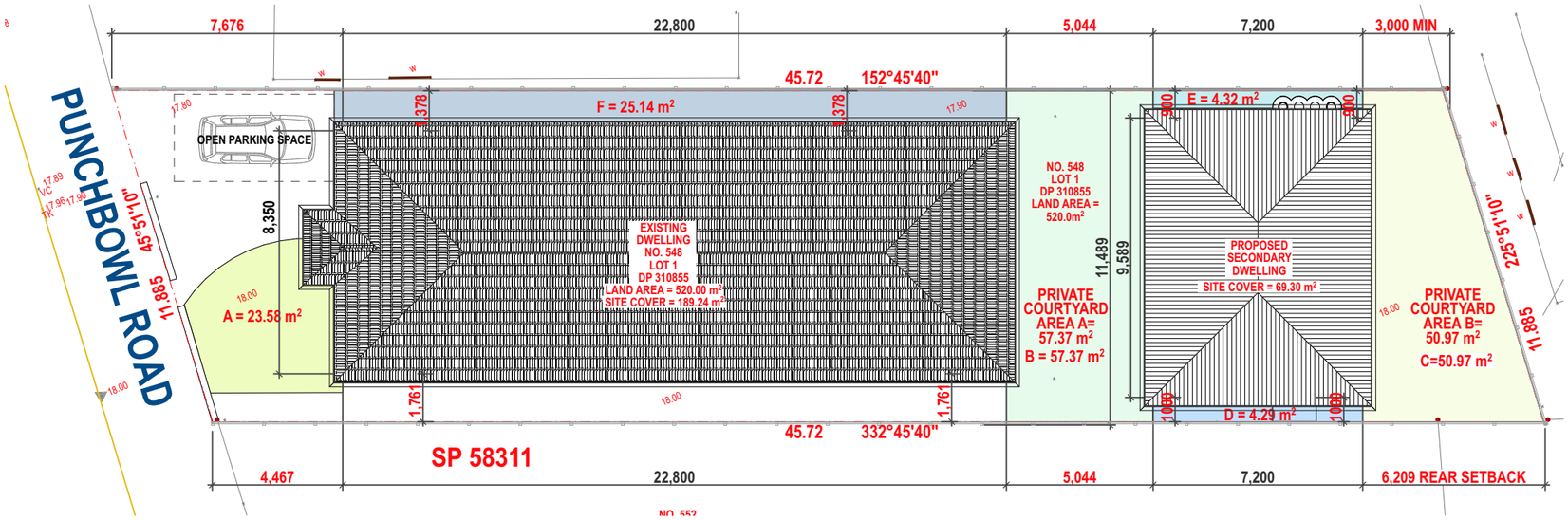

BUILDING CALCULATIONS

NO	CONTROLS	PROPOSAL
1	LOT SIZE MIN.= 450-600 m²	LOT SIZE= 520.00m²
2	LOT WIDTH MIN. REQ.= 12.00m	ACTUAL LOT WIDTH = 11.885m
3	DWELLING MAX. BLDNG FOOTPRINT AREA = 330.00m² SEC.DWELLING MAX. AREA = 60m²	ACTUAL EX. DWELLING = 157.30m² ACTUAL SEC. DWELLING AREA= 60m² TOTAL DWELLING AREA =217.30m²
4	SITE COVER =50%= 260.00m²	ACTUAL SITE COVER =49.71%= 258.54m²
5	S/DWELLING BLDNG HEIGHT MAX.= 3.80m	ACTUAL S/DWELLING BLDNG HEIGHT =3.800m
6	SIDE S/BACK MIN.= 0.90m	ACTUAL SIDE SETBACK MIN.= 0.939m
7	REAR SETBACK MIN. = 3.00m	ACTUAL REAR SETBACK = 3.00m
8	LANDSCAPED AREA MIN. = 25% =130.00 m²	ACTUAL LANDSCAPED AREA = 25.18% =130.95 m²
9	S/WATER PERVIOUS AREA=30%=156.0m²	ACTUAL S/WATER PERVIOUS AREA = 31.67% =164.70 m²
10	PRIVATE COURTYARD AREA = 24.0m²	PRIVATE COURTYARD A-AREA = 57.37 m² PRIVATE COURTYARD B-AREA = 50.00 m²

PROPOSED LANDSCAPED AREA CALCULATIONS

A 8.28 m²

LAND AREA = 520.0 m²

SOFT LANDSCAPED AREA REQ. = 25%= 130.00m²

PERVIOUS AREA CALCULATIONS

AREA

A=23.58 m²

B=57.37m²

C=50.00m²

TOTAL 130.95 m²

25.18% OF SITE AREA

PROPOSED STORMWATER SOFT AREA CALCULATIONS

A 8.28 m²

LAND AREA = 520.00 m²

STORMWATER SOFT AREA REQ. = 30%= 156.0m²

PERVIOUS AREA CALCULATIONS

AREA

A=23.58 m²

B=57.37m²

C=50.00 m²

D=4.29m²

E=4.32m²

F=25.14m²

TOTAL 164.70 m²

31.67% OF SITE AREA

BCA & SEPP COMPLIANCE:
THE ENTIRE PROPOSAL IS IN CONFORMITY WITH ALL RELEVANT PARTS OF THE BUILDING
CODE OF AUSTRALIA 2022 (NCC 2022)
& THE NSW HOUSING CODE- SEPP 2008 & SEPP 2021.

PROPOSED SITE PLAN 1:200

NOTES :
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT OF WORK. REPORT ANY DISCREPANCIES.
C.O.S DENOTES ITEM TO BE CHECKED ON SITE.

ALL LEVELS ARE TO **AHD** AND HAVE BEEN DETERMINED FROM OSSUM SURVEYING SERVICES P/L -

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rev	notes	date
A	DA SUBMISSION	24/2/25

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drawing **PROPOSED SITE PLAN**
project 125-174
drawing no. **A04**
issue A
24/2/25