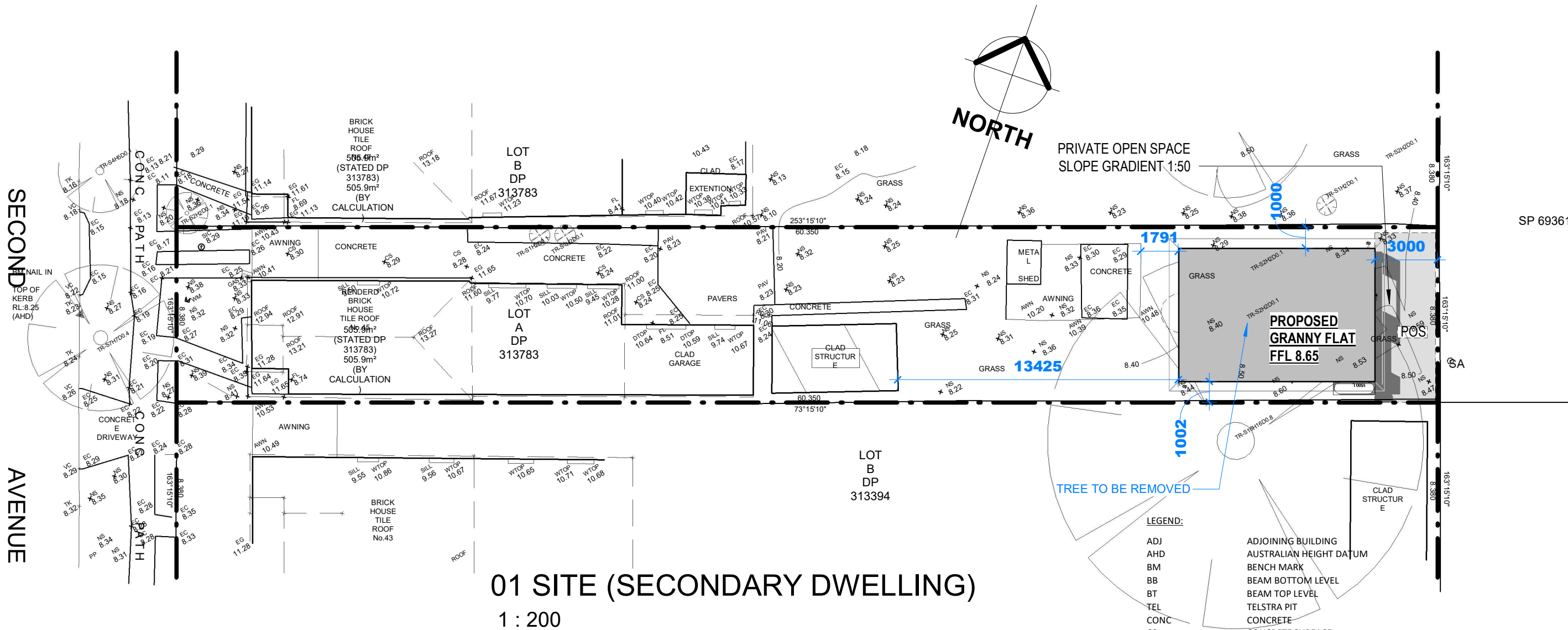


NOTES:
CONSTRUCTION OF DWELLING TO ACHIEVE & COMPLY TO NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022



DA COMPLIANCE TABLE

SITE AREA: 505.9m ²				
FRONTAGE: 8.38m				
	REQUIRED	EXISTING	PROPOSED	COMPLIES
FLOOR SPACE RATIO	0.5:1 OR 252.95 sq.m	0.229:1 OR 116.20sq.m	0.348:1 OR 176.2sq.m	YES
TOTAL BLDG. HEIGHT	9m		4.01m	YES
SIDE SETBACK	0.9m & 0.9m		1.0m(LHS) & 1.0m(RHS)	YES
REAR SETBACK	3.0m		3.0 m	YES
LANDSCAPE AREA		47.54% OR 240.53 sq.m	35.68% OR 180.53sq.m	
PRIVATE OPEN SPACE	80 sq.m		80 sq.m	YES

LANDSCAPING COMPLIANCE		
Name	Area	Site Coverage
EXISTING DWELLING	116.20 m ²	23%
SECONDARY DWELLING	59.99 m ²	12%
CLAD STRUCTURE	19.11 m ²	4%
LANDSCAPE AREA	180.53 m ²	36%
CONCRETE	130.05 m ²	26%

Secondary Dwelling

Client : CHAUVO HOLDINGS PTY LIMITED

Job Address : LOT A DP 313783
45 SECOND AVENUE CAMPSIE

10/02/2025 9:34:57 PM

DA APPLICATION:

SECONDARY DWELLING

Project Details

DRAWN BY:	DATE:	JOB NO:
RB	09.11.24	
SHEET TITLE:		
SECONDARY DWELLING SITE PLAN		
SCALE:	FINAL PLAN ISSUE:	
1 : 200	2	

DRAWN BY



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0492 462 503

GENERAL NOTES

Do not scale drawings. Use figured dimensions only. Check & verify dimension & levels prior to the commencement of any work. All discrepancies to be reported to the RKN Designs.



SHEET NO:

01