LEGEND



PROPOSED

TO BE DEMOLISHED

EXISTING

CLAUSE	REQUIRED	PROPOSED	COMPLIES
LOT REQUIREMENT	- At least 12m and 450 m2	 12.2m frontage & site area: 543.6m2 	Y
MAX SITE COVERAGE	- 50% of the area if the lot has an area 450 m2 & 900m2	- 41.64% (226.35 m2)	Y
MAX FLOOR AREA OF PRINCIPAL & SECONDARY DWELLING	 Maximum floor area of Principal Dwelling, Secondary Dwelling, Carport/Garage are: 330m2: Lots 450m2 - 600m2 	 145.1m2 existing dwelling + decking + front porch 59.65m2 proposed secondary dwelling 17.61m2 proposed covered porch 	Y
		 Total: 222.36m2 incl. Principal dwelling & proposed secondary dwelling & front porch 	
SETBACKS & MAX. FLOOR AREA FOR BALCONIES & DECKS ETC.	 12m2 max if the structure at any point is located within 6m of the side or rear & any point of its finished floor more than 2m of the NGL 	- NIL	Y
BUILDING HEIGHT	- 3.8 max from NGL	 3.8m Maximum Proposed Building Height 	Y
SETBACK FROM SIDE BOUNDARIES	 0.9m if the lot has an area of 450m2 - 900m2 to a building height of 3.8m and to any carport, garage, pergola, etc. 0.9m and ¼ of the additional building height above 3.8m, up to a setback of 8m - if the lot has an area of at least 450m2 - 900m2 	- 1.89m & 1.15m side setbacks	Y
SETBACKS FROM REAR BOUNDARIES	 3m if the lot has an area of 450m2 900m2 to a building height of 3.8m and to any carport, garage, pergola, etc. 3m and ¼ of the additional building height above 3.8m, up to a setback of 8m - if the lot has an area of at least 450m2 - 900m2 	- 3.25m rear setback	Y
LANDSCAPE AREA	 20% if the lot has an area of 450m2 - 600m2: 108.72m2 At least 50% of landscaped area to be located behind building line 	 Total landscaped area: 113.69m2 (20%) Landscape behind building line: 66.84m2 (58% of 113.69) Landscape forward building line: 46.85m2 	Y
PRIVATE OPEN SPACE	- 24m2 of POS	- 39.74 m2	Y
CARPORT	 Primary road setbacks of dwelling house 4.5m or more Carport is accessed from a primary road must have a minimum at least 1m behind the 	- At least 1m behind building line	Y
MAXIMUM WIDTH OF CARPORT	- Lot width at the building line 8-12m. Maximum 3.2m	- 2.4m x 5.4m	Y







PROPOSED SITE/ROOF PLAN

1:100

