



SITE CALCULATIONS		
FLOOR AREA CALCULATIONS		
SITE AREA	868.66	
AREA OF EXISTING HOUSE	0	
AREA OF PROPOSED DWELLING	132.5	
GARAGE AREA	0	
MAXIMUM ALLOWABLE FLOOR AREA (25%x868.6+150)	367.17	
PROPOSED TOTAL FLOOR AREA	132.5	<367.17
SITE COVERAGE CALCULATIONS		
SITE COVERAGE OF EXISTING HOUSE:(INCLUDING PORCH)	191.03	
SITE COVERAGE OF PROPE DWELLING (EXCLUDING PORCH )	132.5	
MAX ALLOWABLE SITE COVERAGE:	304..65	
50% OF SITE AREA = 0.5 x 609.3m2		
PROPOSED TOTAL SITE COVERAGE:	191.03	<304.65
LANDSCAPING CALCULATIONS		
MIN. TOTAL LANDSCAPED AREA:		
MIN. 25% OF SITE AREA: 0.25 x868.66m2	347.46	<350.8
MIN. LANDSC. BEHIND BUILDING LINE: BATTLER AXE BLOCK	NA	NA
PROPOSED LANDSCAPING BEHIND BUILDING LINE : NOT APPLICABLE BATTLE AXE BLOCK	NA	NA
PROPOSED TOTAL LANDSCAPING:	350.8	>347.46

NOTE; THERE IS NO GARAGE UNDER, ALL STRUCTURES SHOWN UNDER SLAB ARE FOR STRUCTURAL PURPOSES ONLY

No.	Description	Date
1	DA SUBMISSION	12/3/25

NORTH

paa.

PETKOVSKI & ASSOCIATES.

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ALL DIMENSIONS & NOTES ON ALL PLANS MUST BE CHECKED AND VERIFIED BY BUILDER &/ OR OWNER PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS TO CLARIFY & CONFIRM WITH THE BUILDER ANY DISCREPANCIES ON ALL DOCUMENTS & PLANS PROVIDED FOR CONSTRUCTION. ANY WORK INDICATED ON THE PLAN BUT NOT IN THE SPECIFICATION OR VICE VERSA, & ANY ITEM NOT SHOWN IN EITHER PLAN OR SPECIFICATION BUT WHICH IS OBVIOUSLY NECESSARY AS PART OF PROPER CONSTRUCTION &/OR FINISH IS TO BE DONE AS PART OF THE CONTRACT. VARIATIONS TO PLANS SPECIFICATIONS MAY NOT BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER. IT IS THE RESPONSIBILITY OF THE BUILDER/ END USER TO VERIFY PLANS AND SPECIFICATIONS AS TO THEIR ACCURACY & SUITABILITY

ALL BUILDING WORKS IS TO BE CARRIED OUT IN ACCORDANCE WITH NCC 2019 (BCA VOL2)

4-40 DALHUNTY STREET TUMUT

MR AND MRS D AND Z STOJANOVSKI

CONSTRUCTION OF NEW DWELLING AND SHED

SITE PLAN AND CALCULATIONS			
Project number	1235	1235-1	
Date	31/10/24		
Drawn by	Author		
Checked by	Checker	Scale	1 : 250