



Certificate No. #HR-WZJG9M-01

Scan QR code or follow website link for rating details.

Assessor name

Bianca Nguyen

Accreditation No.

DMN/24/2220

Property Address

50 BLAKELYS ROAD,  
GOULBURN, NSW, 2580

http://www.hero-software.com.au/pdf/HR-WZJG9M-01



The site plan shows a rectangular building footprint on a site of 705.8 m². The building is oriented with its long side facing the front setback. Key features include:

- Front setback:** 4680 mm
- Rear setback:** 9320 mm
- Side setbacks:** 1950 mm (left), 1300 mm (right), 3000 mm (bottom left), 3380 mm (bottom right), 3005 mm (bottom right corner).
- Private open space:** 92.7 m², located at the rear of the site.
- Garage front setback:** 5280 mm
- Articulation zone:** Located on the left side of the building.
- Articulation elements:** Located on the left side of the building.
- Cladding wall:** Located on the left side of the building.
- Tree:** Located on the left side of the building.
- SMH:** Located on the right side of the building.
- Light Pole:** Located on the left side of the building.
- BM - RM TOKEN RL 654.98:** Located on the left side of the building.
- Barrier:** Located on the left side of the building.
- Kerb:** Located on the left side of the building.
- Power:** Located on the left side of the building.
- DRIVE WAY:** Located on the left side of the building.
- rain garden - 27.6m²:** Located on the left side of the building.

1 site + roof plan  
scale 1:200

LEGENDS

boundary

proposed building

proposed alfresco + porch

private open space

articulation zone

articulation elements

building line

3m side setback line from southern side

AREA CALCULATION site area: 705.8 m2

	CONTROL	PROPOSED	COMPLIANCE
FRONT SETBACK	<ul style="list-style-type: none"><li>A minimum front setback of 4.5m</li><li>Garages front setback: 5.5m</li></ul>	4.7 m 5.83 m	Yes Yes
REAR SETBACK	6 m	9.3 m (main house)	Yes
SIDE SETBACK	1 m	1 m	Yes
SOUTHERN SETBACKS	<ul style="list-style-type: none"><li>3m for all second storey development within 12m of the forward building line</li><li>6m for all second storey development behind the first 12m of the forward building line</li></ul>	3.36 m 8.49 m	Yes Yes
PRIVATE OPEN SPACE	75 m2	92.7 m2	Yes

Architect plan to be in accordance with NCC Volume 2 Building Code of Australia 2022 & Housing Provisions Standard 2022.

date description

The Contractor shall verify all dimensions & levels on the site. Written dimensions to take preference over scaled dimensions. Documents & design remain the copyright of the Architect & cannot be reproduced without written consent.

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SITE+ROOF\_PLAN

LOT 54 DP1307703  
50 BLAKELYS ROAD, GOULBURN

job no drawing no

DA02

scale 1:200@A3  
plotdate 25/03/2025  
issue A

250307