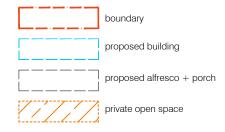
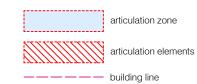


LEGENDS





3m side setback line from southern side

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



| | SOUTHERN SETBACKS | 3m for all second storey development of the forward building line 6m for all second storey development of the forward building line |
|----------------------------|----------------------------------|--|
| | PRIVATE OPEN SPACE | 75 m2 |
| | | |
| hall verify all dimensions | s & Total VIVI BUILDING DESIGN P | |

FRONT SETBACK

REAR SETBACK

SIDE SETBACK

The Contractor sha 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.

| VIVI BUI | LDING D | ESIGN PT | 'Y LTD | | | rawing | SITE |
|--------------------------------------|---------------------|---|------------|---|---|--------|----------|
| add 2 c phone email website | +61 490 info@viv | t, maroubra 334 341 ibuildingdes puildingdes | sign.com.a | u | | | LOT 54 E |
| 1 | - | 1 | | | | Û | LUI 54 L |
| 0 | 1 | 2 | 3 | 4 | 5 | b | 50 BLAK |

AREA CALCULATION site area: 705.8 m2

| CONTROL | | PROPOSED | COMPLIANCE |
|--|--------------------------|--------------------|------------|
| A minimum front setback of 4.5m Garages front setback: 5.5m | | 4.7 m 5.83 m | Yes Yes |
| 6 m | | 9.3 m (main house) | Yes |
| 1 m | | 1 m | Yes |
| 3m for all second storey developments forward building line | ent within 12m of the | 3.36 m | Yes |
| 6m for all second storey development of the forward building line | ent behind the first 12m | 8.49 m | Yes |
| 75 m2 | | 92.7 m2 | Yes |

| E+ROOF_PLAN | ou bu | DA02 |
|-----------------------------------|---------|--|
| | draw | scale 1:200@A3 plotdate 25/03/2025 issue A |
| DP1307703 KELYS ROAD, GOULBURN | jab no. | 250307 |
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