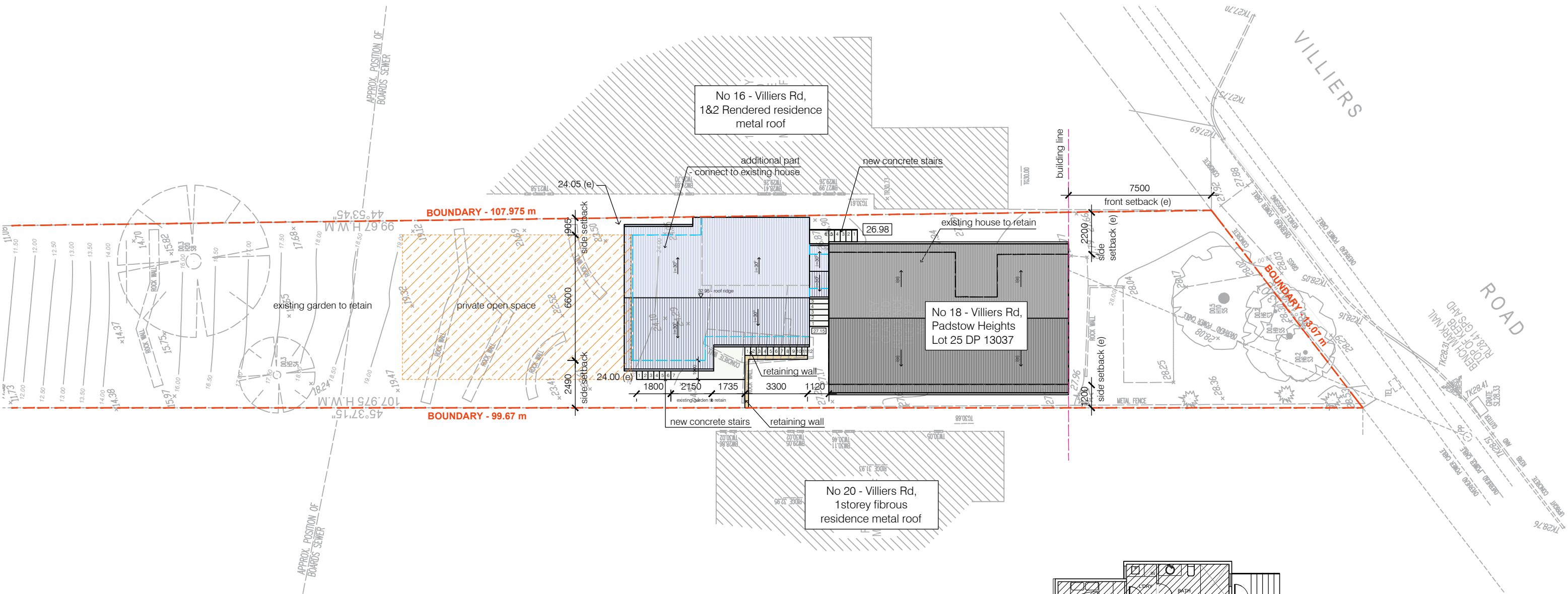




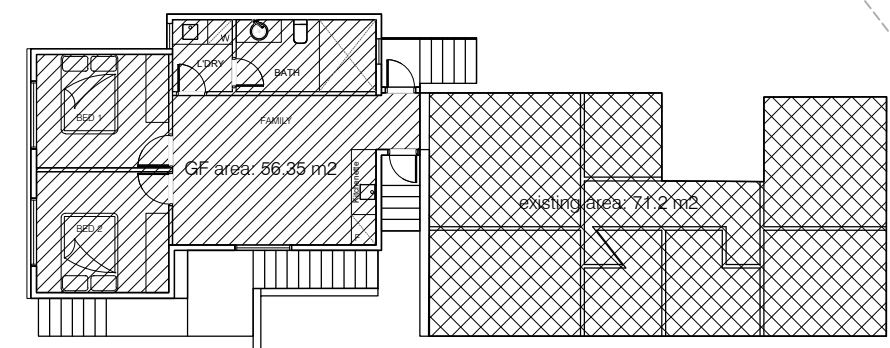
1 site+roof_plan
scale 1:200

- LEGENDS
- boundary
 - existing part
 - steel/ aluminium
 - concrete
 - proposed building
 - private open space
 - building line

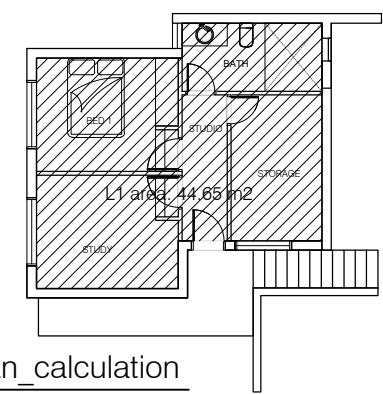
DEVELOPMENT STATISTICS - AREA CALCULATION
site area: 1012 m2

ITEM	CONTROL	PROPOSED	COMPLIANCE
Floor space ratio	0.5:1	0.17:1	Yes
Heights of buildings	Max 9m	Max 8.9m	Yes
Private open space	80 m2	91.1 m2	Yes
Front setback	5.5m	7.5 m (e)	Yes
Side setback	Min 0.9 m	0.9 m	Yes
Rear setback	12 m	>60 m	Yes

2 ground_floor_plan_calculation
scale 1:200



3 first_floor_plan_calculation
scale 1:200



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



issue	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

18 Villiers Rd, Padstow Heights

DA03

scale 1:200@A3
plotdate 19/02/2025
issue A