

BCA & SEPP COMPLIANCE:
THE ENTIRE PROPOSAL IS IN CONFORMITY
WITH ALL RELEVANT PARTS OF THE
BUILDING
CODE OF AUSTRALIA 2022 (NCC 2022)
& THE NSW HOUSING CODE- SEPP 2008 &
SEPP 2021.

PROPOSED SITE PLAN 1:200

PROPOSED LANDSCAPED AREA CALCULATIONS	
A 8.28 m ²	
LAND AREA = 505.9m ²	
SOFT LANDSCAPED AREA REQ. = 25%= 126.48m ²	
PERVIOUS AREA CALCULATIONS AREA	
A=64.07m ²	
B=65.69m ²	
TOTAL	129.76m ² 25.65% OF SITE AREA

PROPOSED STORMWATER SOFT AREA CALCULATIONS	
A 8.28 m ²	
LAND AREA = 505.9m ²	
STORMWATER SOFT AREA REQ. = 30%= 151.77m ²	
PERVIOUS AREA CALCULATIONS AREA	
A=64.07m ²	
B=65.69m ²	
C=6.82m ²	
D=22.30m ²	
TOTAL	158.88m ² 31.40% OF SITE AREA

BUILDING CALCULATIONS

NO	CONTROLS	PROPOSAL
1	LOT SIZE MIN.= 450-600m ²	LOT SIZE = 505.9m ²
2	LOT WIDTH MIN. REQ.= 12.00m	ACTUAL LOT WIDTH = 10.935m
3	DWELLING MAX. BLDNG FOOTPRINT AREA = 330.00m ² SEC.DWELLING MAX. AREA = 60m ²	ACTUAL DWELLING AREA = (EX. 92.88m ²) NEW = 103.46m ² ACTUAL SEC. DWELLING AREA = 60m ² TOTAL DWELLING AREA = 163.46m ²
4	SITE COVER =50% = 252.95m ²	ACTUAL SITE COVER = 35.18% = 177.98m ²
5	DWELLING BLDNG HEIGHT MAX.= 8.50m S/DWELLING BLDNG HEIGHT MAX.= 3.80m	ACTUAL DWELLING BLDNG HEIGHT MAX.= 5.59m ACTUAL S/DWELLING BLDNG HEIGHT MAX.= 3.80m
6	SIDE S/BACK MIN.= 0.90m	ACTUAL SIDE SETBACK MIN.= 0.930m
7	REAR SETBACK MIN.= 3.00m	ACTUAL REAR SETBACK = 3.010m
8	LANDSCAPED AREA MIN.= 25% = 126.48m ²	ACTUAL LANDSCAPED AREA = 25.65% = 129.76m ²
9	S/WATER PERVIOUS AREA= 30%= 151.77m ²	ACTUAL S/WATER PERVIOUS AREA = 31.40% = 158.88m ²
10	PRIVATE COURTYARD AREA = 24.0m ²	PRIVATE COURTYARD DWELLING-AREA A = 65.86m ² PRIVATE COURTYARD S/DWELLING-AREA B = 32.96m ²

NOTES :
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT
OF WORK. REPORT ANY DISCREPANCIES.
C.O.S DENOTES ITEM TO BE CHECKED ON SITE.
ALL LEVELS ARE TO AHD AND HAVE BEEN DETERMINED FROM OSUM SURVEYING
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A	DA SUBMISSION	21/5/25
rev	notes	date

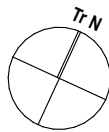
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client

**ALT'S & ADD'S TO MAIN DWELLING/CONV. OF
EX. OUT/BLDNG TO SEC. DWELLING**
project
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bdaa
ACCREDITED
BUILDING DESIGNER
Accreditation No.6667
Registration Class
BUILDING DESIGN CLASSES (2 LOW & MEDIUM RISE)
Registration Number DEP001890



PROPOSED SITE PLAN
drawing

525-181	A03	A
project	drawing no.	issue
		21/5/25