

3		
2		
1	DA Issue	26.06.25
Issue	Description	Date

ALL WORKS TO BE IN
ACCORDANCE WITH :-
BASIX CERTIFICATE NO : 1800700S

STR



56 Adelaide Ave
Umina Beach NSW 2257
M 0437 202 257
E - ken@dyer@bigpond.com

Client
Luke Moore

Project
New Secondary Dwelling
28 Hunter St
Denman

Drawing Title
Site Plan

Date
02.06.25

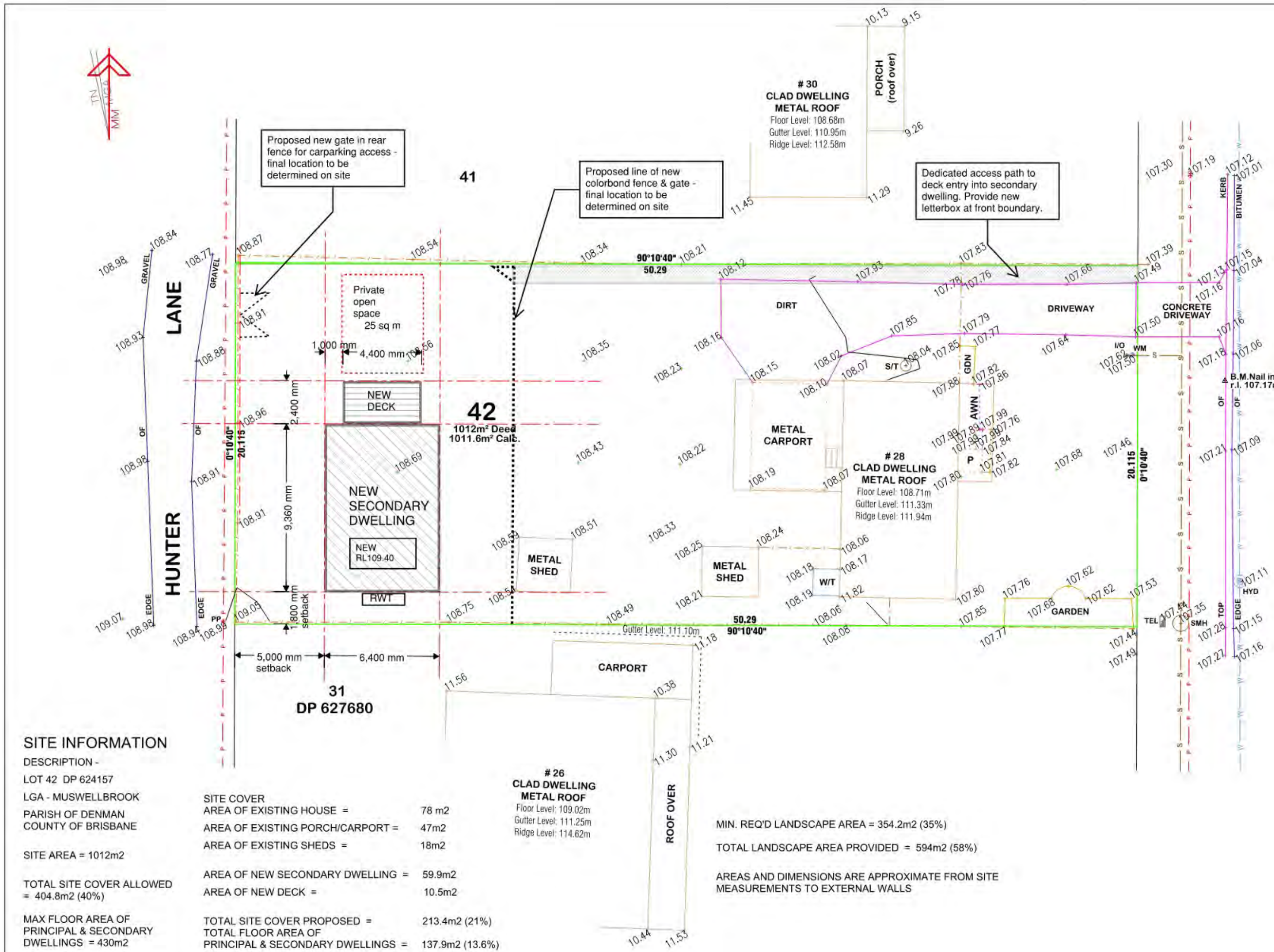
Scale
1:100 approx
@A3

Project No
DDC151

Drawn
KD

Drawing No
A 003

Issue No
1



SITE INFORMATION

DESCRIPTION -

LOT 42 DP 624157

LGA - MUSWELLBROOK

PARISH OF DENMAN

COUNTY OF BRISBANE

SITE AREA = 1012m²

TOTAL SITE COVER ALLOWED
= 404.8m² (40%)

MAX FLOOR AREA OF
PRINCIPAL & SECONDARY
DWELLINGS = 430m²

SITE COVER

AREA OF EXISTING HOUSE = 78 m²
AREA OF EXISTING PORCH/CARPORT = 47m²
AREA OF EXISTING SHEDS = 18m²

AREA OF NEW SECONDARY DWELLING = 59.9m²
AREA OF NEW DECK = 10.5m²

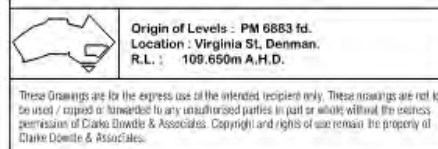
TOTAL SITE COVER PROPOSED = 213.4m² (21%)
TOTAL FLOOR AREA OF
PRINCIPAL & SECONDARY DWELLINGS = 137.9m² (13.6%)

26
CLAD DWELLING
METAL ROOF
Floor Level: 109.02m
Gutter Level: 111.25m
Ridge Level: 114.62m

MIN. REQ'D LANDSCAPE AREA = 354.2m² (35%)

TOTAL LANDSCAPE AREA PROVIDED = 594m² (58%)

AREAS AND DIMENSIONS ARE APPROXIMATE FROM SITE
MEASUREMENTS TO EXTERNAL WALLS



Origin of Levels : PM 6883 fd.
Location : Virginia St, Denman,
R.L. : 109.650m A.H.D.

revision	description	date	client
			MOORE

approved:	assessed: A.W.C.
drawn: R.G.	
surveyed: W.A.C.	



project:	#28 HUNTER STREET, DENMAN.
details:	Lot 42 in DP 624157
drawing:	PLAN SHOWING SPOT-LEVELS, CONTOURS & DETAIL.

red. scale:	1:200	datum:	A.H.D.
reference #/Co:	27314	ref. set:	
contour interval:	1m	DA #	
job date:	22/05/2025	number in set:	1 of 1
LGA:	MUSWELLBROOK		
Parish:	DENMAN		
County:	BRISBANE		