DA COMPLIANCE TABLE

LOT TYPE

SITE AREA:	450sqm
FRONTAGE	3.75m

SITE COVERAGE

ALLOWED:	270sqm
PROPOSED:	231.5sqm

MAX. FLOOR AREA
(MEASURED FROM INTERNAL FACE OF EXTERNAL WALL (EXC. 18sqm GARAGE AND STAIR VOIDS GF & FF)).

ALLOWED:	1:0.5 (225sqm)
PROPOSED:	
GFA - GROUND	118.8 sqm
GFA - FIRST	105.6 sqm
TOTAL GFA	**224.5 sqm < 225sqm**

BALCONY FLOOR AREA

ALLOWED:	N/A
PROPOSED:	N/A

BUILDING HEIGHT

MAX ALLOWED:	8.5m
PROPOSED:	8.42m

FRONT SETBACK

ALLOWED: *(AVG. OF ADJ. DWELLINGS)*	4.5m
PROPOSED:	4.6m

SIDE SETBACK

PROPOSED SETBACK (SIDE B):	0.95m
MINIMUM SETBACK (SIDE A):	0.9m
MINIMUM SETBACK (SIDE B):	0.9m
PROPOSED SETBACK (SIDE A):	0.95m

REAR SETBACK

MINIMUM SETBACK:	3m
PROPOSED SETBACK:	3.6m

ARTICULATION ZONE

TOTAL ARTICULATION ZONE:	4.6sqm

LANDSCAPE AREA (ENTIRE)

MINIMUM REQUIRED:	-
PROPOSED:	339.7sqm

PRIVATE OPEN SPACE

REQUIRED:	80sqm
PROPOSED:	80.8sqm

CAR PARKING & ACCESS

REQUIRED:	1
PROPOSED:	2
GARAGE SET BACK:	

DRIVEWAY GRADIENT

CLIENT APPROVAL

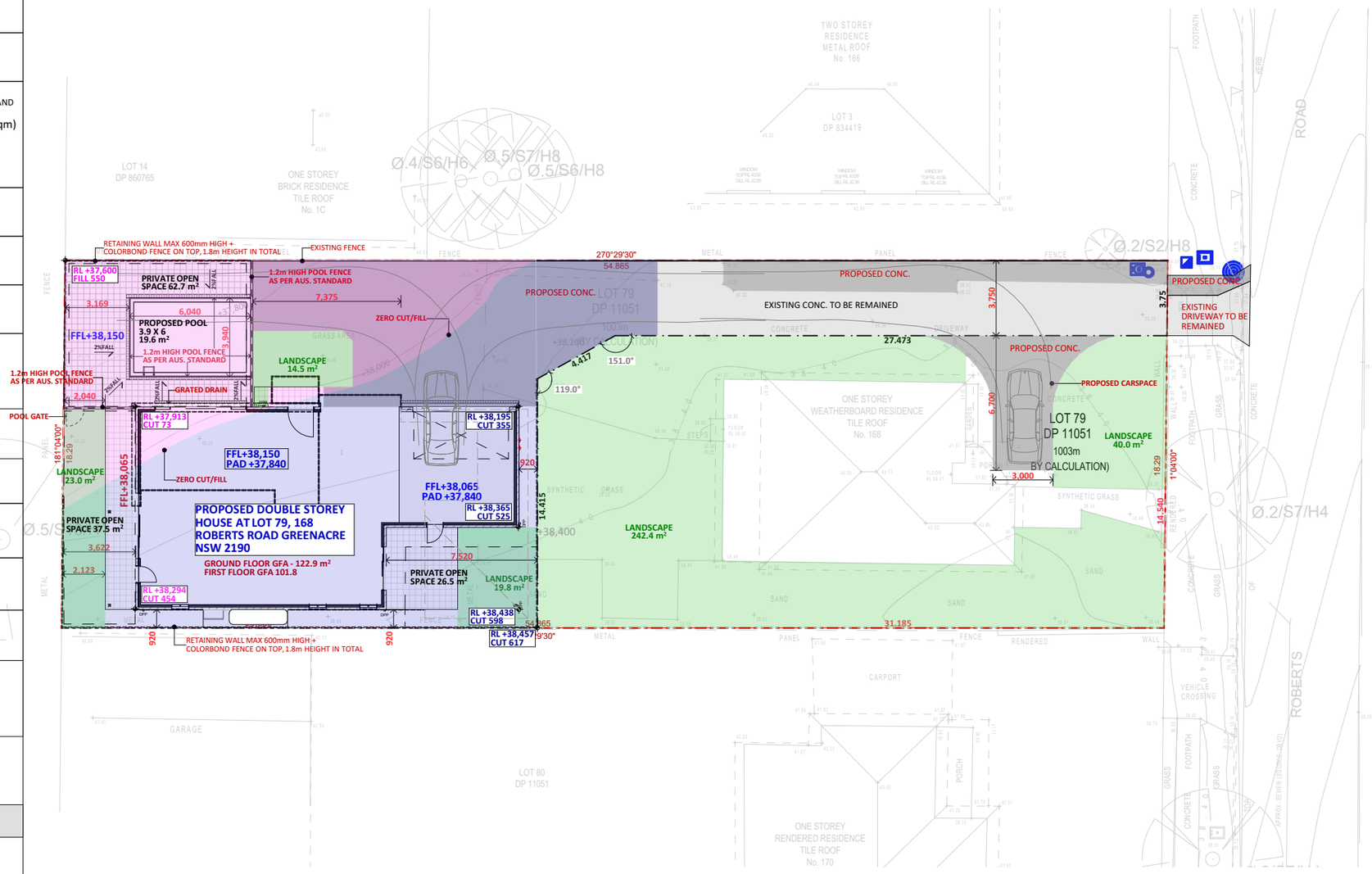
APPROVED BY:

1. _____ 2. _____

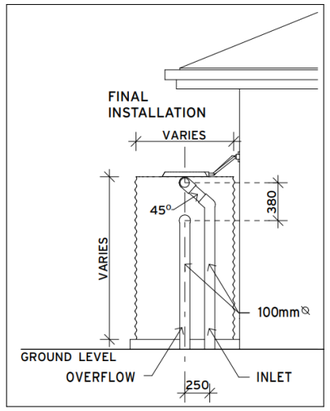
SIGNATURE: 1. _____ 2. _____

DATE: _____

FOR DA



BATTER
CUT
FILL



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BASIX & SITE INFORMATION

BASIX CERTIFICATION No.	**N/A**
DA No.	**N/A**

PROJECT DETAILS

LOT No. / HOUSE No.	79/168
DP No.	11051
SITE AREA:	553.1sqm
No. OF BEDROOMS:	4

STORMWATER *(RECYCLED WATER)*

MIN. RAINWATER TANK CAPACITY	3,000L
MIN. ROOF AREA CONECCTED TO RAINWATER- *(REFER TO BASIX CERTIFICATE)*	200sqm
RAINWATER USES:	GARDEN TAPS
REMAINDER OF RAINWATER & CHARGED TO:	KERB
STORMWATER DESIGN REQUIRED: *(IF YES, REFER TO HYDRAULICS ENGINEERS DRWAINGS)*	NO

WATER

KITCHEN TAP FITTING RATING:	6 STAR
SHOWER HEAD RATING:	4 STAR
TOILET RATING:DUAL FLUSH (3/6 litre)	5 STAR
BATHROOM TAP FITTING RATING:	6 STAR

THERMAL COMFORT/ENERGY

EXTERNAL WALL SURFACE	BRICK & CLADDING
EXTERNAL WALL	R 2.94
WALL COLOUR	MEDIUM
ROOF MATERIAL	TILE
ROOF INSULATION:	SARKING/ANTICON
ROOF COLOUR	MEDIUM
CEILING INSULATION	R 4.0
AIR CONDITIONING INCLUDED	YES
NEW STAR RATING:	3
HOT WATER SYSTEM:	GAS INSTANTANEOUS
NEW STAR RATING:	4 STAR
COMPACT FLUORESCENT LIGHTING:	AS PER BASIX
COOKING APPLIANCES:	GAS/ELEC
CLOTHES DRYING LINE REQUIRED:	AS PER BASIX
WIND DRIVEN VENTILATORS REQUIRED/QTY:	N/A

WIP (WORKS IN PROGRESS)

DRAINAGE REQUIRED	NO

SITE CALCULATIONS

ROOM NAME	AREA (SQM)
ALFRESCO	15.2 m2
PATIO	26.9 m2
GARAGE	32.6 m2
PORCH	3.5 m2
LIVING AREA - GROUND	131.7 m2
LIVING AREA - FIRST	112.2 m2
BALCONY	7.8 m2
TOTAL	**329.9**

1. HOUSE TOTALAREA MEASURED FROM EXTERNAL FACE OF EXTERNAL WALL.
2. TOTALROOF AREA MEASURED TO OUTSIDE OF GUTTERS. EXCLUDES PARAPETS & TRAFFICABLE TERRACES. (GUTTER WIDTH 150mm).

SITE CLASS -	**M**	**WIND CLASS -**	
BAL RATING -	**N/A**	**SLAB CLASS -**	**M**

-ALL DIMENSIONS ARE HARD FRAME/ MASONRY/ CONCRETE SIZES, NOT FINISHED BUILDING OR ROOM SIZES. THE PLAN DIMENSIONS DO NOT TAKE INTO ACCOUNT APPLIED CEILING, WALL OR FLOOR FINISHES.FINISHED DIMENSIONS OF A ROOM CAN VARY BY AS MUCH AS 60 -70MM FROM NOMINATED SIZES
-FINISHED FLOOR LEVELS SPECIFIED ARE INDICATIVE ONLY AND MAY VARY BY +/- 200MM

Rev	Date	Issue For:	Int.
A	01/07/2025	FOR DA	SC

CLIENT: CONFIDENTIAL		LOT NO: 79	
ADDRESS: **168 ROBERTS ROAD GREENACRE 2190**		DP NO: 11051	
SUBURB: GREENACRE		POSTCODE: 2190	
SHEET NAME: SITE PLAN		COUNCIL: GREENACRE	
SCALE: 1:200, 1:250		DRAWN: DD	
HOUSE NAME:		DATE: 1/07/2025	
NORTH: N	JOB NO.: 2024-113	SHEET NO.: 3	REVISION: A

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