



COMPLYING DEVELOPMENT - DCP 22

ALTERATIONS AND ADDITIONS TO DWELLINGS

LOT 32 DP16153
SITE AREA 490.44sqm

LOT WIDTH 12.20m
Lot Width 12.00m
Minimum required 12.00m

EXTERNAL ADDITION - GROUND FLOOR LEVEL ONLY

FLOOR AREA - EXISTING PATIO TO BE COVERED
Existing Floor SQM Area (External) 23.75sqm
Maximum allowance 30.00sqm

FRONT SETBACK 10.35m
Front Setback 6.50m
Minimum required 6.50m

REAR SETBACK 9.240m
Rear Setback 3.0m
Minimum required 3.0m

SITE COVERAGE
Total Site Coverage 195.75sqm
Site Coverage % 39.86%
Allowable Coverage % 40% Maximum

BUILDING HEIGHT 4.34m
Building Height 4.50m
Maximum Height 4.50m

SIDE SETBACK 1.20m
Side Setback 1.00m
Minimum required 1.00m
Side Setback 3.93m
Minimum required 1.00m

LANDSCAPE AREA 294.69sqm
Landscape SQM Area 294.26sqm
60% min. sqm required 294.26sqm

DEVELOPMENT IS WITHIN DE FACTO BUILDING LINE OF ADJOINING DWELLINGS

SITE COVERAGE CALCULATIONS

TOTAL SITE AREA	490.44 SQUARE METRES	
BUILDING - HOUSE AND GARAGE	132.71 SQM	27.08%
DRIVEWAY	35.76 SQM	7.29%
PATIO	27.28 SQM	5.56%
TOTAL HARD SURFACE	195.75 SQM	60.14%
TOTAL SOFT LANDSCAPING	294.69 SQM	39.86%

NOTE: REDUCTION TO EXISTING HARD SURFACE AREA

