

New Home Certification Group Pty Ltd

Reference: CDC230747/02

Date: 02/10/2025

Complying Development Certificate

Approved

Mark Young

BDC2819

NHC GROUP

LANDSCAPE ARCHITECTS

DR VEWAY FROM GARAGE
TO PROPERTY BOUNDARY
BY OWNER

22.45 m²

47 655 90°00'

6.31 sqm

PATIO

GRANNY FLAT

PATIO

GARAGE

PROPOSED RESIDENCE

44.65 sqm

15.78 356°23'30"

CONCRETE

MIN 0.5m

RELOCATED TEL LOCATION INDICATIVE

CONCRETE

KERB

AND

VEHICLE CROSSING

VICTOR ROAD

COUNCIL CROSSOVER AS PER COUNCIL SPECIFICATION BY OWNER

11.7/26

90°00' 47.825

24.55 m²

LANDSCAPE AREA CALCULATIONS	
-	EXISTING SITE/LOT AREA = 752.5 sqm
-	MIN SOFT LANDSCAPE AREA REQUIRED: 30% OF THE LOT AREA LINE = 225.75 sqm
REAR LANDSCAPING	
-	MIN SOFT LANDSCAPE AREA REQUIRED BEHIND THE BUILDING LINE: 50% OF THE MIN. SOFT LANDSCAPE AREA = 112.87 sqm
-	PROPOSED REAR LANDSCAPE AREA = 122.48 sqm (OK)
FRONT LANDSCAPING	
-	AREA FORWARD OF THE BUILDING LINE = 104.15 sqm
-	MIN SOFT LANDSCAPE AREA REQUIRED FORWARD OF THE THE BUILDING LINE (25%) = 26.04 sqm
-	PROPOSED FRONT LANDSCAPE AREA = 44.65 sqm (OK)

A	23/09/2025	FOR CDC APPROVAL	PROPOSED ALTERATIONS AND ADDITIONS AT 41 VICTOR RD DEE WHY		DRAWN BY: JS			
			DATE: 28 AUGUST 2025		SHEET NO: S02			
			SCALE: NTS		JOB NO: 240002			
ISSUE	DATE	REVISIONS:	SITE PLAN - FRONT					
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