



LEGEND:

Studied Block property line

Other Property lines and elements

Entrance of Existing structures

Existing Structures in the vicinity

Existing or Proposed Footpath, Driveway, Deck on the block

AREAS THAT CONTRIBUTE TO SITE COVERAGE:

Existing Structure(s)

Proposed Structure(s)

Roofed terraces, pergolas, patios, decks and balconies, that contribute to the Site Coverage

DEFINITION:

Site coverage means the proportion of actual site covered by buildings, including roofed terraces, pergolas, patios, decks and balconies but excluding any part of awnings, eaves and the like.

SINGLE DWELLING HOUSING DEVELOPMENT CODE 5.2A Site coverage and tree planting

R40B

This rule applies to blocks approved under an estate development plan before 1 January 2020, or land for which the original Crown lease was granted before 1 January 2020. Site coverage is a maximum of:

a) for large blocks: 40% of the block area

b) for mid-sized blocks: 60% of the block area

c) for compact blocks: 70% of the block area.

R40C

This rule applies to blocks approved under an estate development plan before 1 January 2020, or land for which the original Crown lease was granted before 1 January 2020. Development provides a minimum level of tree planting in deep soil zones, with associated planting requirements as described in table 7a, consistent with the following:

a) for compact blocks, at least one small tree

b) for mid-sized blocks, at least two small trees

c) for large blocks less than or equal to 800m2, one small tree and one medium tree (or equivalent existing tree/s – see Table 7b)

d) for large blocks more than 800m2 , at least:

i) one medium tree and one large tree (or equivalent existing tree/s – see Table 7b), and

ii) one additional large tree or two additional medium trees for each additional 800m2 block area (or equivalent existing tree/s – see Table 7b).

Note: Existing canopy trees being retained as part of development may be considered to meet these requirements

NOTE:

- Block Type: LARGE

- Source: SURVEY

- Date of Surveyor visit: 28/06/2023

FIXED

PRICE

EXTENSIONS

PHONE: 1300 979 658 EMAIL: info@cgfb.com.au

PROJECT DETAILS

Customer Name: Megan Leahy and Tobias Seldon
Project Address: 53 Mackenzie Street, Hackett ACT 2602
Block № 8
Section № 38

ARCHITECT	DESIGNER	TEMPLATE	BLOCK TYPE
Dmitry	Adam	v.19.8	LARGE

Proposed Structure GFA - Ground Level - Class 1
Proposed Structure GFA - Upper Level - Class 1
Proposed Structure total GFA - Class 1
Proposed Roof Area - Class 1
Block Area
Actual Block Ratio
Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]
Minimum Private Open Space (Block area x 0.60)
Site Coverage (LARGE / max 40% = 362.00 m2)

47.48 m2
41.08 m2
88.56 m2
68.72 m2
905.00 m2
30.46 %
583.51 m2
543.00 m2
245.65 m2 = 27.14 %

REV	PROJECT PHASE	DATE
P1.3	PROJECT PLANS	07/11/2024

CUSTOMER APPROVAL

NAME	SIGNATURE	DATE
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DRAWING NAME

SITE COVERAGE PLAN

DRAWING SCALE	SHEET SIZE	DRAWING NUMBER
1:50, 1:200	A3	4.7

MAIN CHECKLIST NR.

1199

RENOVATION CHECKLIST NR.

10248