

SEPP 2009 COMPLIANCE TABLE - SECONDARY DWELLING

Zone	R2 Low Density Residential		
Area	614.6m ²		
Dimension	15.24m wide x 40.46m long		
Lot Type	Standard lot		
	Requirement	Compliance	
Max. Site Coverage	0.5 x 614.6	Secondary dwelling	60m ²
	= 307.3m ²	Principal dwelling	179m ²
		Carport	22m ²
		Total	261m²
Max. Floor Area	Secondary Dwelling - 60m ²	Secondary dwelling	60m ²
	Combined area 380m ²	Principal dwelling	179m ²
		Total	239m²
Setbacks and max. floor area for balconies, decks, patios etc	N/A - no decks or patios over 1m above natural ground level		

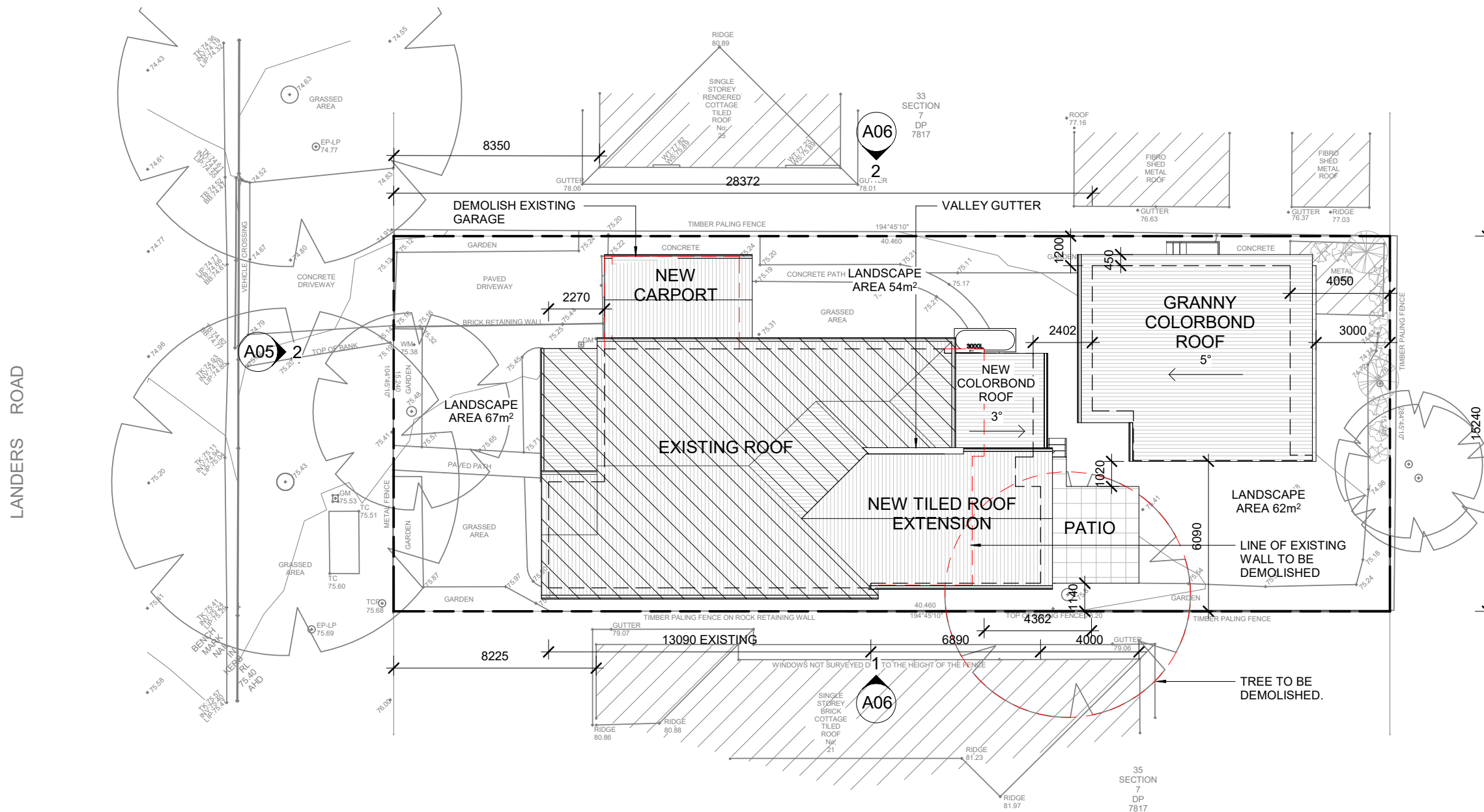
Max. Height	8.5m	4.5m
Min. Front setback	$(8350 + 8225) / 2 = 8288\text{mm}$	28522mm
Min. side setback 1 West boundary	900mm for height below 3.8m	1200mm for height below 3.8m
	$(XXXX - 3800) / 4 + 900 = XXX\text{mm}$ for height above 3.8m	1200mm for height above 3.8m
Min. side setback 1 West boundary	900mm for height below 3.8m	6090mm for height below 3.8m
	$(XXX - 3800) / 4 + 900 = XXX\text{mm}$ for height above 3.8m	6090mm for height above 3.8m
Min. rear setback	3m for height below 3.8m	4050mm for height below 3.8m
	$(XXX - 3800) \times 3 + 3000 = XXX\text{mm}$ for height above 3.8m	4050mm for height above 3.8m
Min. landscape area	$0.25 \times 614.6 = 153.65\text{m}^2$	183m ²
	76.8m ² to be behind building line	116m ²

GENERAL NOTES

All dimensions in millimetres. Levels are in metres. Use figured dimensions only. Check dimensions on site. Do not scale off drawings.

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Rev.	Description	Date
1	PRELIMINARY	21.05.2021
2	PRELIMINARY	28.05.2021
3	PRELIMINARY	08.06.2021
4	FOR INFORMATION	16.06.2021
5	FOR COORDINATION	25.06.2021



LIENARCHITECTS
Ph: 0447 711 977
simon@lienarchitects.com.au
NSW Registration No. 9446

Client
JASON AND LEANNE YEO

Project
EXTENSION OF EXISTING DWELLING AND NEW SECONDARY DWELLING

Address
**23 LANDERS RD
LANE COVE NORTH NSW 2066
LOT 34 SEC 7 DP7817**

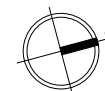
Sheet Name
SITE PLAN

Project no.	Sheet no.	Rev.
2109	A01	5
Scale	Date	
As indicated	MAY 2021	

PRELIMINARY

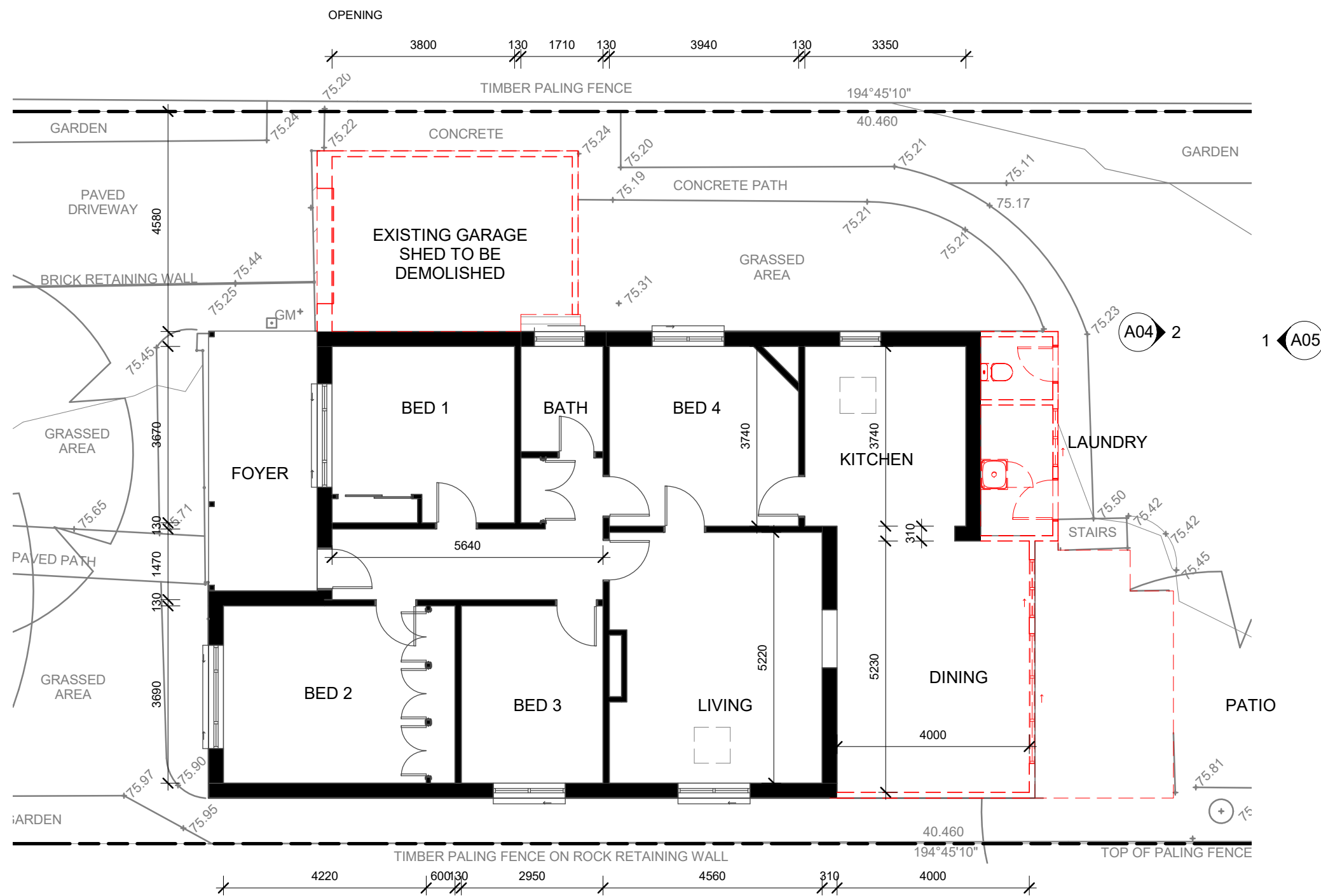
GENERAL NOTES

A04
5
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ENTRY

4
A04

LIENARCHITECTS

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simon@lienarchitects.com.au
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Sheet Name
DEMOLITION PLAN

Project no.	Sheet no.	Rev.
2109	A02	5
Scale	Date	
1 : 100	MAY 2021	

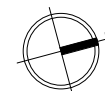
PRELIMINARY

1 DEMOLITION PLAN
1 : 100

1
A06

GENERAL NOTES

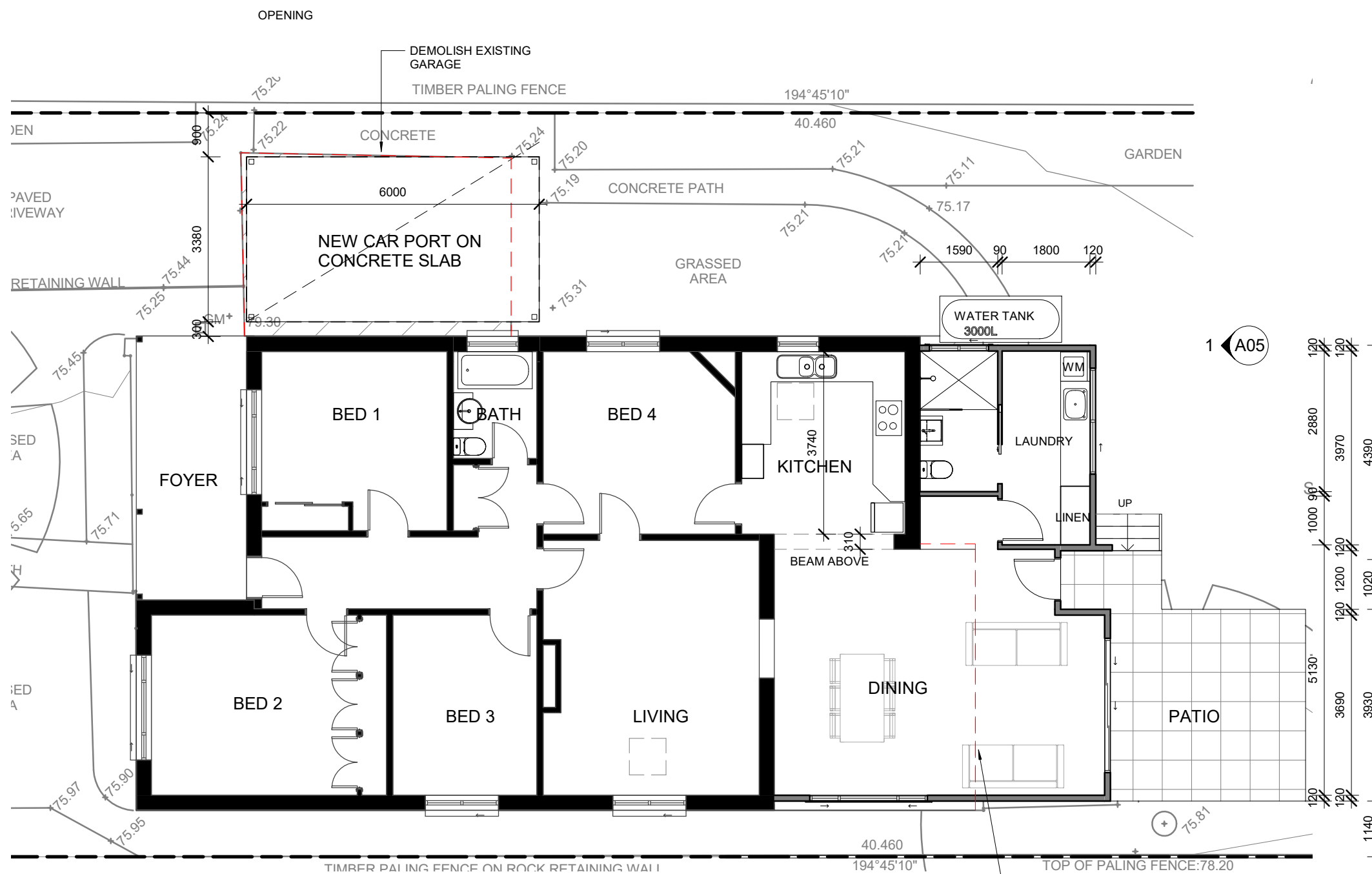
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A04
5

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1 GROUND FLOOR
1 : 100

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Sheet Name
GROUND FLOOR PLAN

Project no.	Sheet no.	Rev.
2109	A03	5
Scale	Date	
1 : 100	MAY 2021	

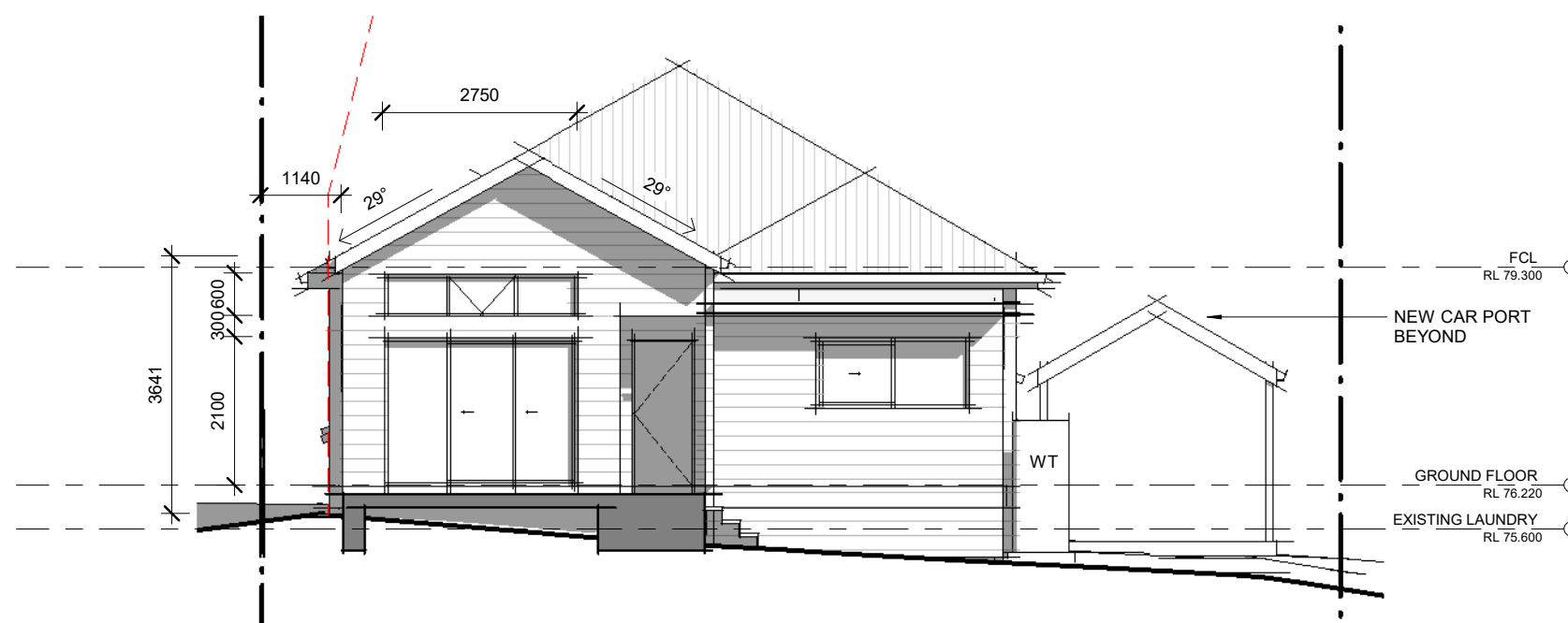
PRELIMINARY

GENERAL NOTES

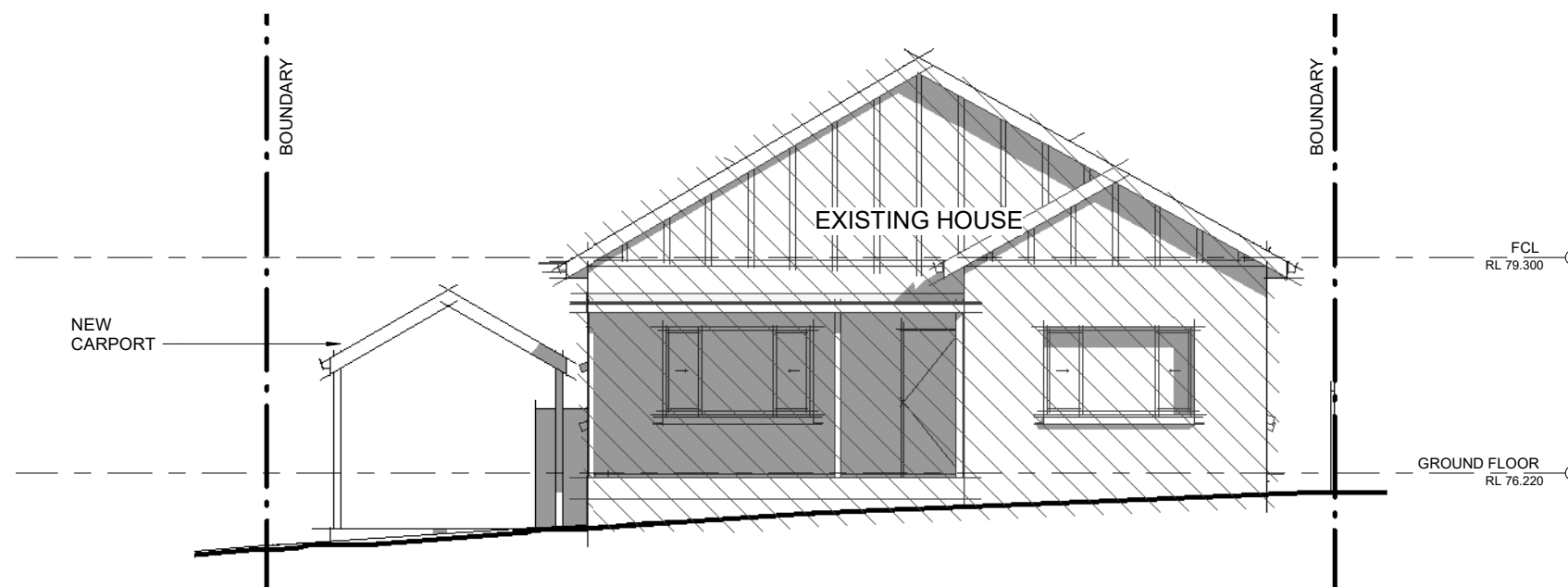
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1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100

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DWELLING**

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23 LANDERS RD
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LOT 34 SEC 7 DP7817

Sheet Name
ELEVATIONS SHEET 1

Project no.	Sheet no.	Rev.
2109	A05	5
Scale	Date	
1 : 100	MAY 2021	

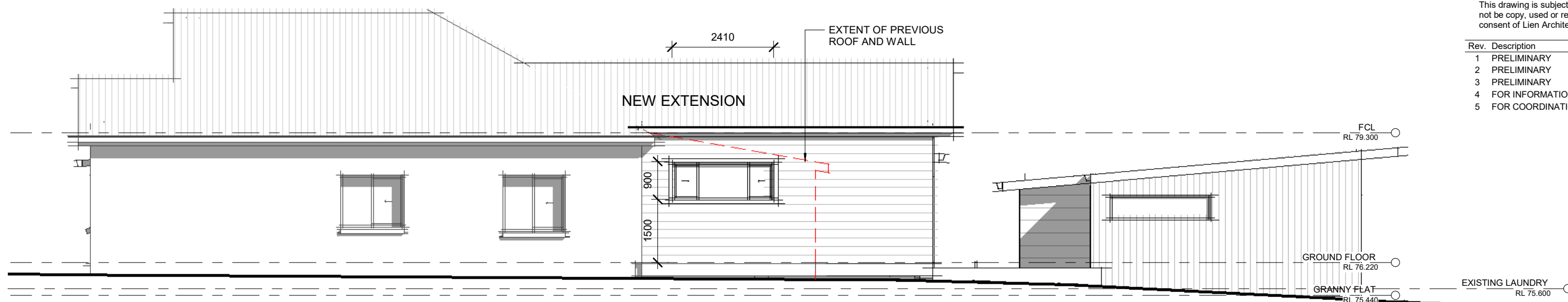
PRELIMINARY

GENERAL NOTES

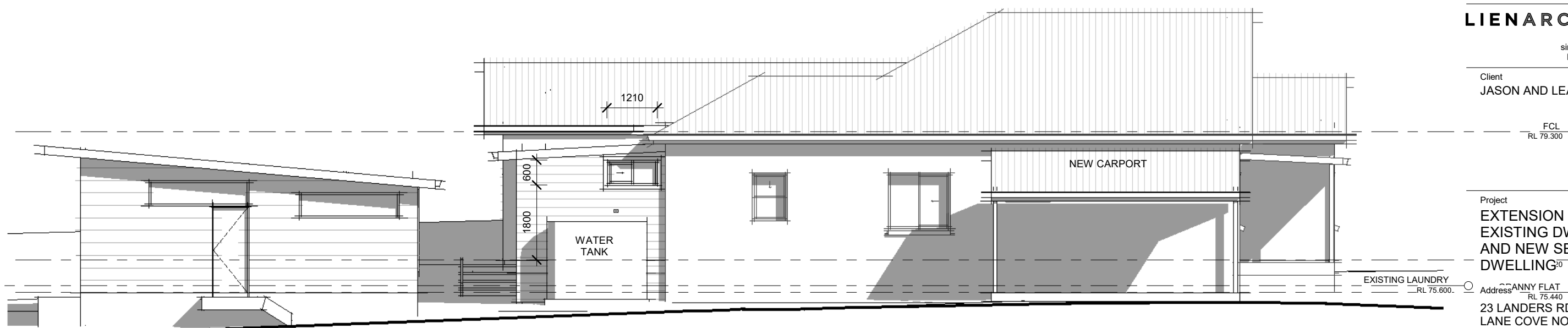
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1 EAST ELEVATION
1:100



2 WEST ELEVATION
1:100

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**EXTENSION OF
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AND NEW SECONDARY
DWELLING²⁰**

Address
**GRANNY FLAT
23 LANDERS RD
LANE COVE NORTH NSW 2066
LOT 34 SEC 7 DP7817**

Sheet Name
ELEVATIONS SHEET 2

Project no.	Sheet no.	Rev.
2109	A06	5
Scale	Date	
1:100	MAY 2021	

PRELIMINARY

GENERAL NOTES

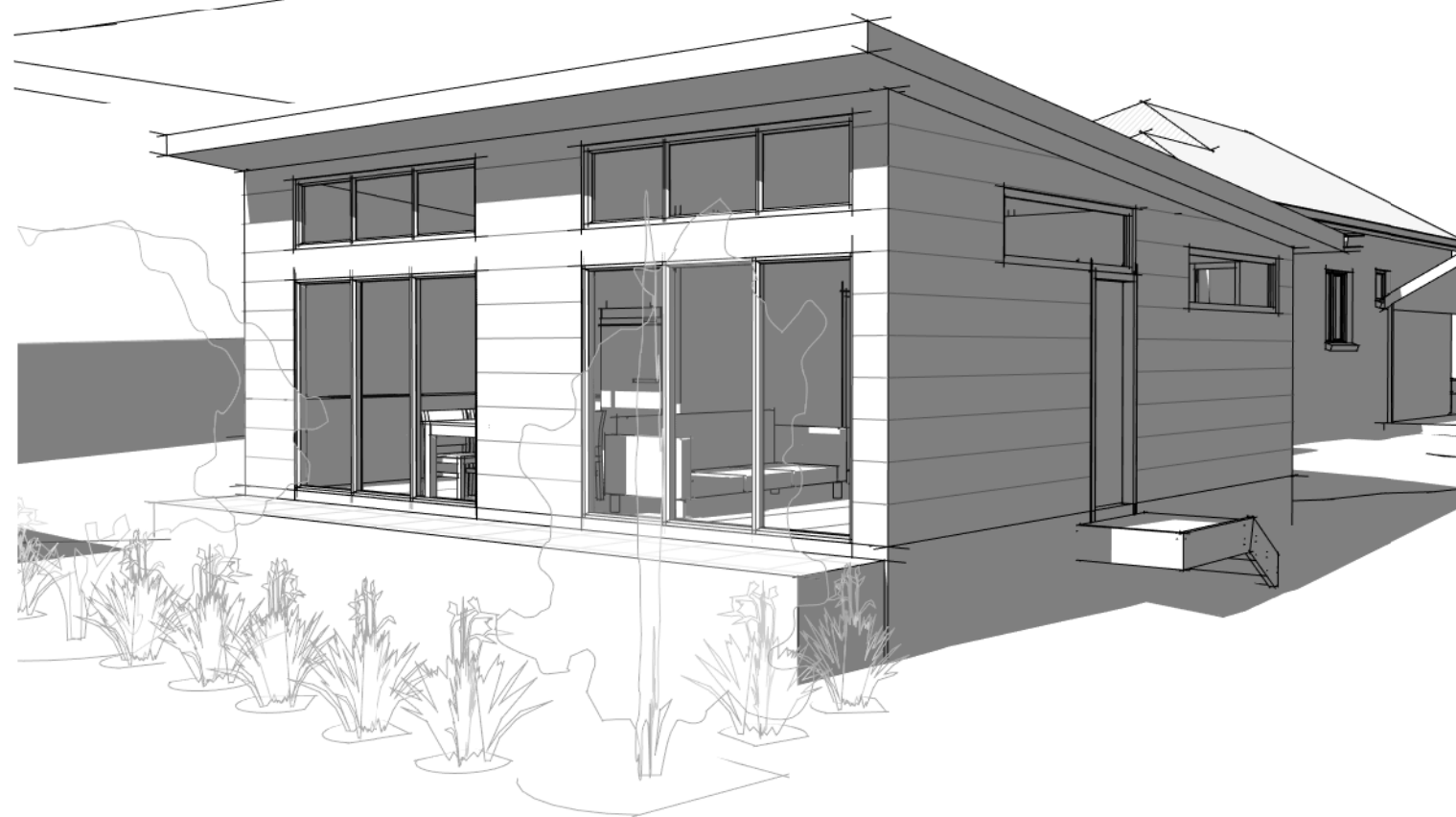
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1 REAR VIEW



2 GRANNY FLAT

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Sheet Name
PERSPECTIVES

Project no. 2109 Sheet no. A10 Rev. 5

Scale Date
MAY 2021

PRELIMINARY