



**SITE CALCULATIONS:**  
TOTAL SITE AREA = 5837m<sup>2</sup>  
TOTAL BUILDING FOOTPRINT (INCLUDING OUTDOOR SPACES) = 1310m<sup>2</sup>  
TOTAL GROSS FLOOR AREA (INCLUDING UPPER OFFICE) = 1185m<sup>2</sup>  
TOTAL LANDSCAPING - REFER TO LANDSCAPE PLAN  
TOTAL PARKING SPACES = REFER PARKING PLANS AND TRAFFIC REPORT BY 'AMBER'

**SITE PLAN**  
1 : 200

**BUILDING PLAN ASSESSMENT**

**Over/adjacent Hunter Water Assets**

Reference No: 134907

☒ Water available for connection  
☒ Sewer available for connection

Development Assessment (Section 50) application has been submitted and is being reviewed by Hunter Water. A Hydraulic Design Assessment application is required if development is larger than 2 units or commercial/industrial.

Date Processed: 25 September 2024  
Applicant: WILLIAMS RIVER STEEL INVESTMENTS PTY LTD - Kris Webb

Property Location: LOT 20 SECTION 3 DP 758250, LOT 3 SECTION 3 DP 758250, LOT 1 SECTION 3 DP 758250, 29 GREY ST, CLARENCE TOWN NSW 2321

**PLEASE TAKE INTO CONSIDERATION**

This is not a compliance certificate. This stamp indicates that Hunter Water has undertaken an initial assessment of the proposed development to identify possible impacts to our infrastructure. Conditions of Hunter Water easements apply. For information on Hunter Water's processes please refer to our 'Land Development Manual' on our website or contact us on 1300 657 657. Version 3.3 (22 December 2021)

4	PRELIMINARY DA	02.09.24
3	PARKING UPDATES	12.08.24
2	PRE DA MEETING	31.07.24

*There is a Difference*

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Project : **PROPOSED BAR, DINING & FUNCTION CENTRE**

Address : **29 GREY STREET, CLARENCE TOWN, NSW**

Client : **WRS INVESTMENTS**

Drawing Title: **SITE PLAN**

Status : **PRE DEVELOPMENT APPLICATION**

Scale :	Drawn :	Checked :	Job No:
1 : 200	CW	CW	<b>JN613132</b>
Date :	Sheets in set :	Page Size :	Drawing No. :
31.07.24	A1	A1	<b>A03</b>

Issue : **4**