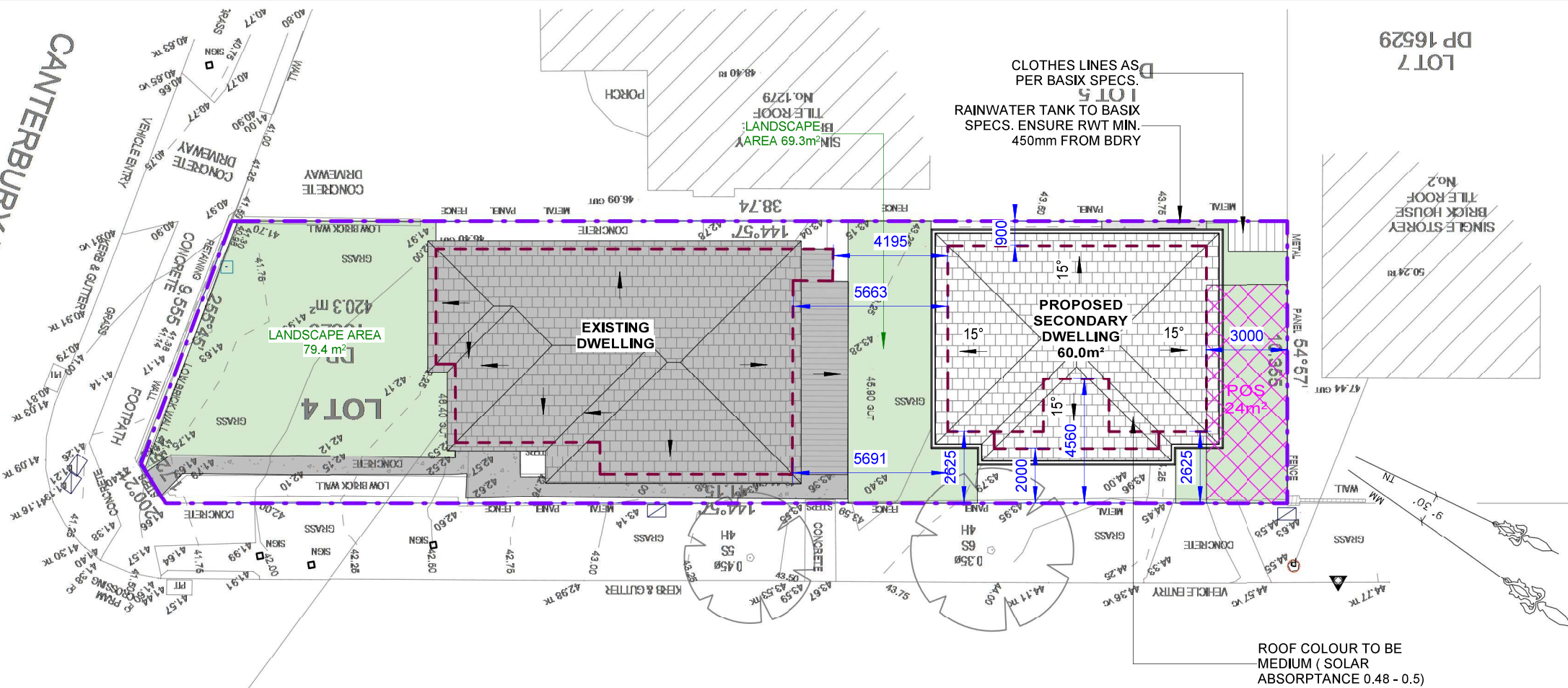


CANTERBURY ROAD



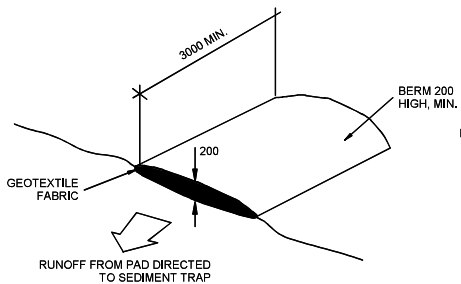
SITE CALCULATIONS			
FLOOR AREA CALCULATIONS			
SITE AREA	420.3m ²		
AREA OF THE EXISTING DWELLING	101.2m ²		
AREA OF PROPOSED SECONDARY DWELLING:	60.0m ²		
PROPOSED TOTAL FLOOR AREA:	161.2m ²	38.4% OF SITE	
SITE COVERAGE CALCULATIONS			
EXISTING HOUSE: (INCLUDING PORCH)	103.4m ²		
SECONDARY DWELLING: (INCLUDING PORCH & ALFRESCO)	68.4m ²		
TOTAL SITE COVERAGE:	171.8m ²	40.9% OF SITE	
LANDSCAPING CALCULATIONS			
MIN. TOTAL LANDSCAPED AREA:	84.1m ²		
MIN. 20% OF SITE AREA: 0.20 x 420.3m ²			
MIN. LANDSC. BEHIND BUILDING LINE:	42.0m ²		
50% OF MIN. TOTAL LANDSC. AREA = 0.50 x 84.1m ²			
PROPOSED LANDSCAPING BEHIND:	69.3m ²	> 42.0m ²	OK
PROPOSED TOTAL LANDSCAPING:	148.7m ²	> 84.1m ²	OK

WARREN PARADE

1 SITE PLAN, SITE ANALYSIS PLAN & ROOF PLAN, DEMOLITION PLAN, WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN
1 : 200

LEGENDS:

- SITE BOUNDARY
- DEMOLISH IN ACCORDANCE TO "AS 2601-2001 THE DEMOLITION OF STRUCTURES"
- PRIVATE OPEN SPACE GRADIENT NOT STEEPER THAN 1:50
- MIN. REQUIRED LANDSCAPED AREA
- EXISTING EASEMENT

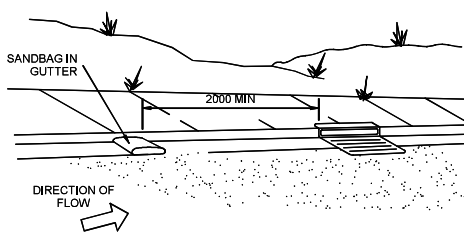


VEHICLE ACCESS TO SITE

NTS
VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.

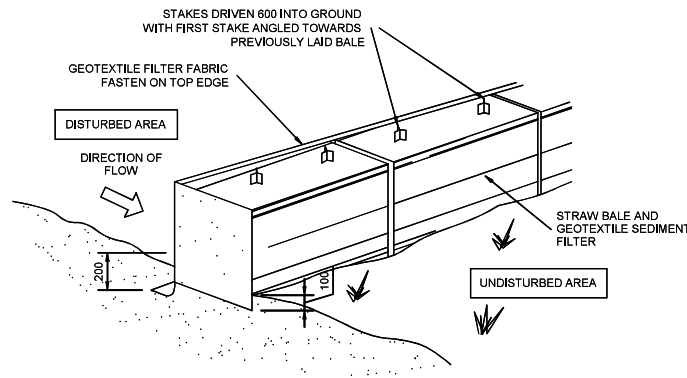
BUILDING MATERIAL STOCKPILES

NTS
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION.
THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



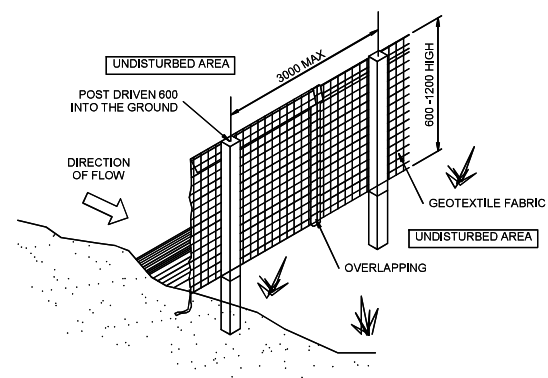
SANDBAG KERB SEDIMENT TRAP

NTS
IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.



STRAW BALE DETAIL

NTS



SEDIMENT AND EROSION FENCE DETAIL

NTS

REV	DATE	DESCRIPTION	BY
A	22.07.2024	ISSUED FOR CDC	DK

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NEMCO DESIGN
PTY LTD
STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN

ADDRESS:
SUITE 4, LEVEL 1,
402-410 CHAPEL RD, BANKSTOWN,
NSW 2200
P: 9709 5555 M: 0422 606 228
E: abraham@nemcodesign.com.au

PROPOSED SECONDARY DWELLING
1277 CANTERBURY RD, PUNCHBOWL
LOT 4, DP 16529
SITE PLAN & ROOF PLAN, SITE ANALYSIS
PLAN

JOB NUMBER: 24494	DWG NUMBER: A01.02	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 03.10.2024	
DRAWN BY: A.N.	SCALE: AS SHOWN	