

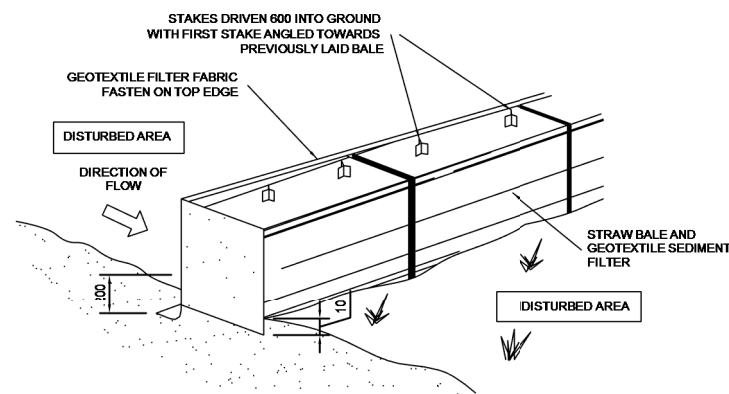
SITE CALCULATIONS	
FLOOR AREA/ SITE CALCULATIONS	
SITE AREA:	556.4m ²
AREA OF EXISTING HOUSE:	104.7m ²
AREA OF PROPOSED SECONDARY DWELLING:	60.0m ²
FSR: 1 : 0.50	278.2m ²
PROPOSED TOTAL FLOOR AREA:	164.7m ² < 278.2m ² OK

1 SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN

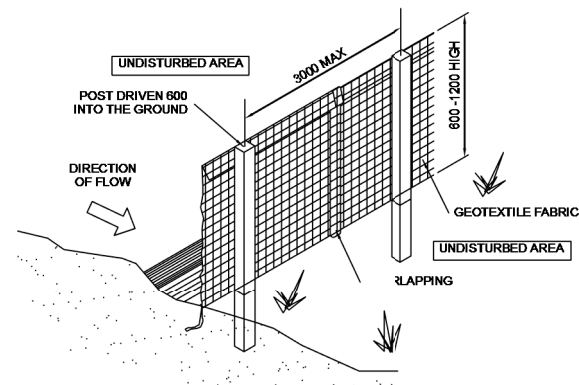
1 : 200

LEGEND:

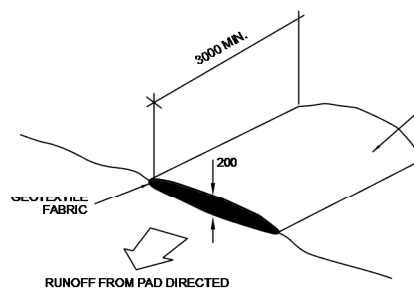
- SITE BOUNDARY
- PROPOSED GROUND FLOOR OUTLINE
- PRIVATE OPEN SPACE
GRADIENT NOT STEEPER THAN 1:50
- MIN. REQUIRED LANDSCAPED AREA
- EXISTING SETBACK
- PROPOSED SETBACK



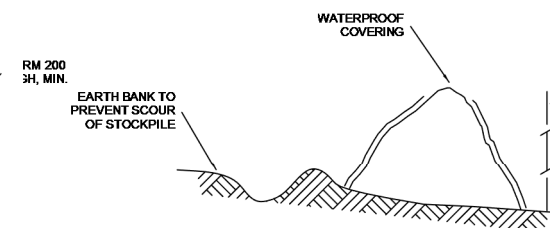
STRAW BALE DETOUR
N.T.S



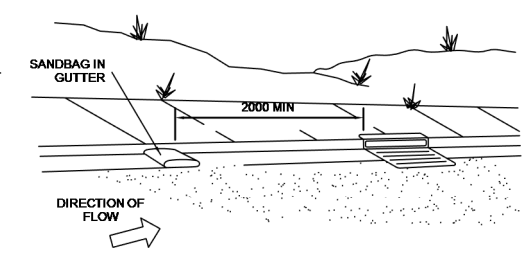
SEDIMENT AND EROSION CONTROL
N.T.S



VEHICLE ACCESS TO SITE
N.T.S
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
N.T.S
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
N.T.S
IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.

ISSUED FOR DA

REV	DATE	DESCRIPTION	BY
A	31.07.2025	ISSUED FOR DA	DK

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PROPOSED SECONDARY DWELLING 8 OWEN ROAD, GEORGES HALL LOT 10, D.P. 230809
SITE PLAN, SITE ANALYSIS PLAN & ROOF PLAN, WASTE MANAGEMENT PLAN AND SEDIMENT & EROSION CONTROL PLAN

JOB NUMBER: 25374	DWG NUMBER: A01.02	ORIGINAL SIZE: A3
DESIGNED BY: A.N.	DATE: 18.12.2023	
DRAWN BY: A.N.	SCALE: AS SHOWN	