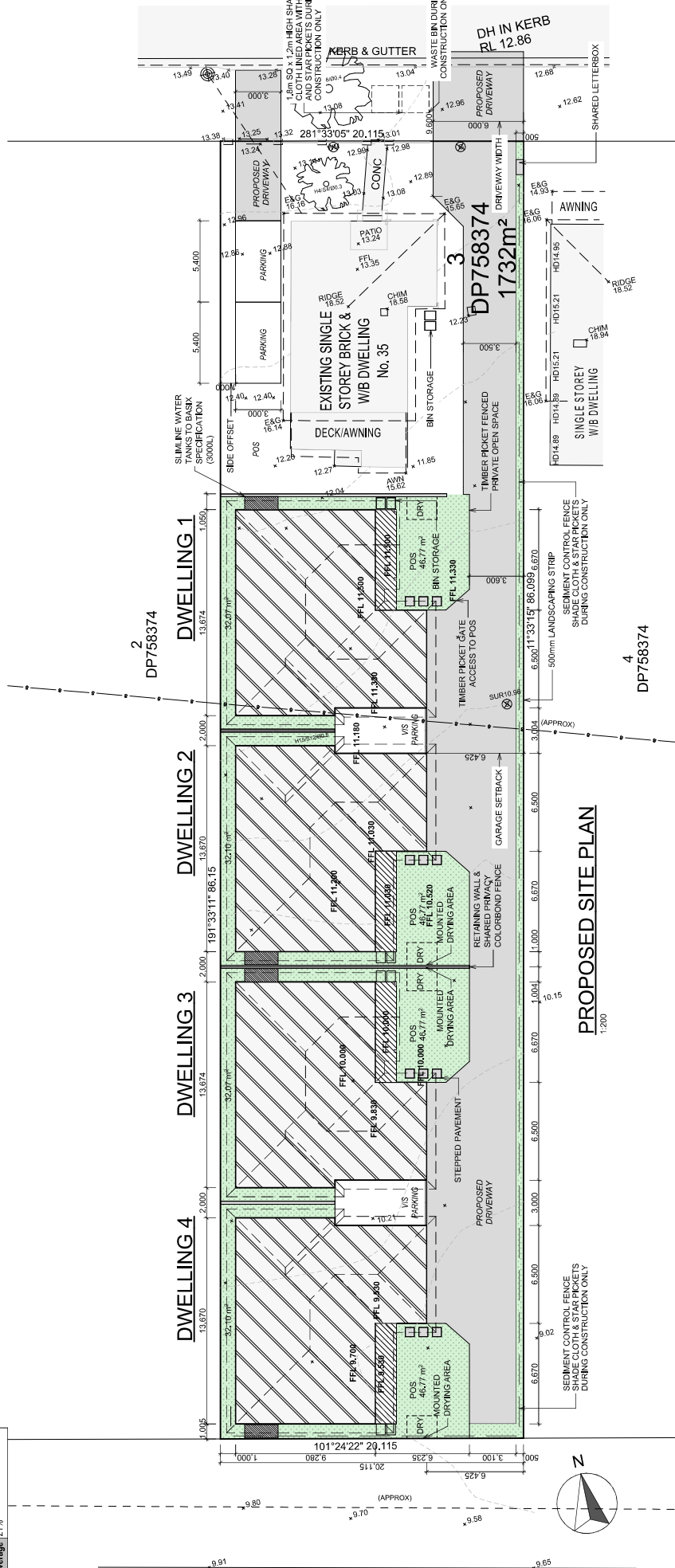


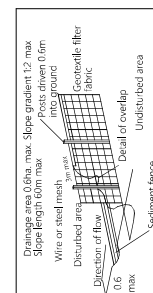
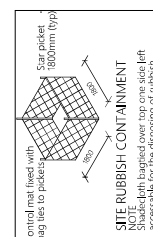
SITE ANALYSIS	
PROPOSED MULTIHUNT DEVELOPMENT	
ZONING	R1
SITE AREA	1732.59m ²
FLOOR AREA	132.18m ²
Existing dwelling	147.71m ²
Proposed D01	147.71m ²
Proposed D02	147.71m ²
Proposed D03	147.71m ²
Proposed D04	147.71m ²
Floor to space ratio	0.34:1
Total building footprint	590.84m ²
Site coverage	34%
Landscaping area	361.41m ²
Landscaping coverage	21%

RAYMOND TERRACE ROAD



PROPOSED SITE PLAN

1:200



- NOTE:**
- No vehicle crossing or stockpiling of material on vegetation buffer.
 - All sedimentation control structures to be managed daily, maintained by site.
 - Backfill on retaining 5% structure capacity.
 - Any vegetation within retained surface to be removed.
 - Clean segments from footprints.
 - Roof drainage via sealed pipe into street gutter on road completion.

- MEMBER OF BUILDING DESIGNERS AUSTRALIA NSW**
- WINNER 2011 Residential Building Designer of the Year**
- WINNER 2010 HIA Award Designer of the Year**

DRUMMOND BANK & CHANNEL

SORENSEN DESIGN & PLANNING

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PROJECT:	PROPOSED MULTIHUNT DEVELOPMENT AT 35 RAYMOND TERRACE ROAD, EAST MATLAND 2323
CLIENT:	ALVA PROPERTY GROUP
TITLE:	SITE PLAN PROPOSED
FILE:	2203273
DATE:	28/09/2022
SHEET:	2 OF 23
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