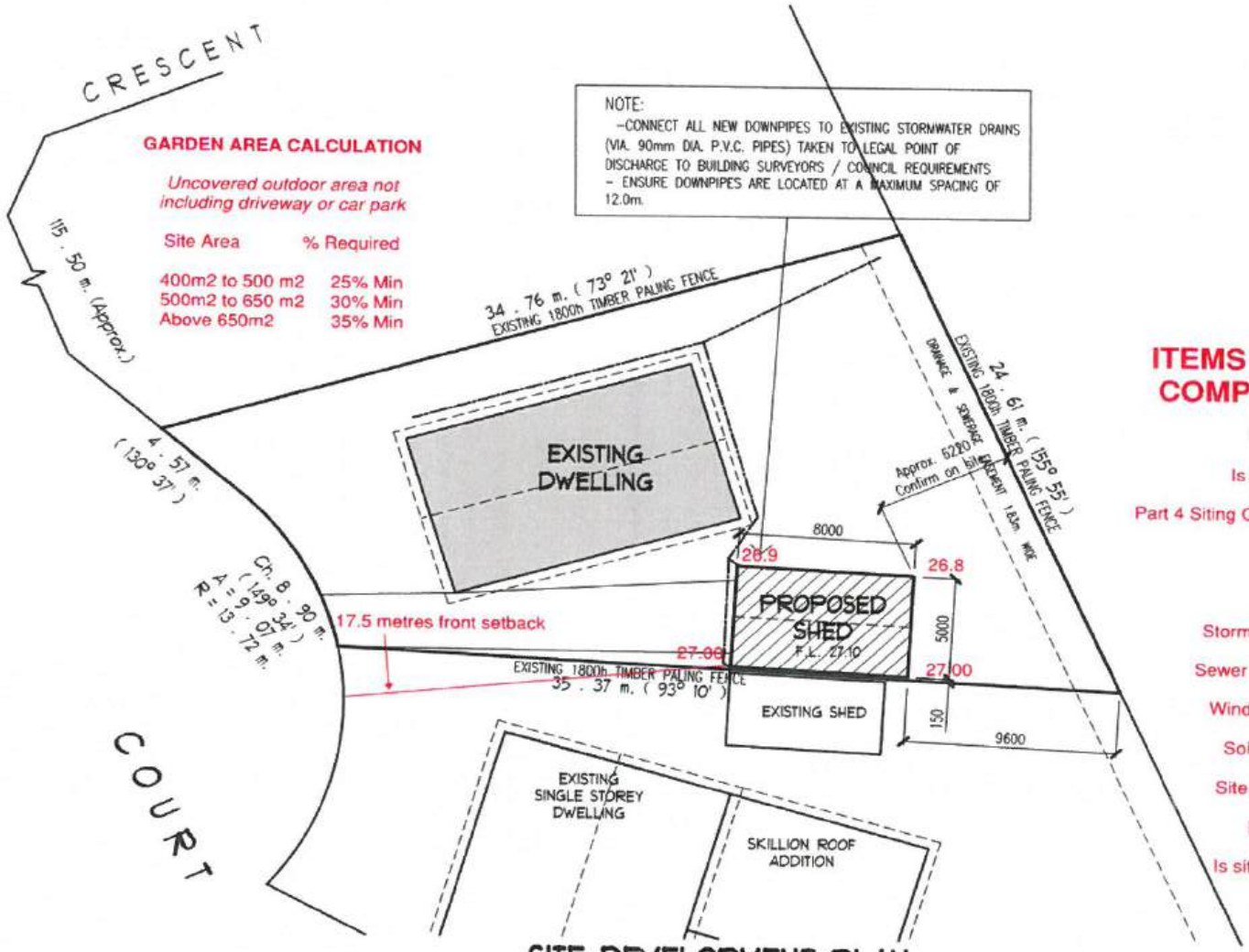

GARDEN AREA CALCULATION

Uncovered outdoor area not including driveway or car park

Site Area	% Required
400m2 to 500 m2	25% Min
500m2 to 650 m2	30% Min
Above 650m2	35% Min

NOTE:
-CONNECT ALL NEW DOWNPIPES TO EXISTING STORMWATER DRAINS (VIA. 90mm DIA. P.V.C. PIPES) TAKEN TO LEGAL POINT OF DISCHARGE TO BUILDING SURVEYORS / COUNCIL REQUIREMENTS
- ENSURE DOWNPIPES ARE LOCATED AT A MAXIMUM SPACING OF 12.0m.

SITE ANALYSIS

SITE AREA	593 m2
EXISTING DWELLING	106 m2
PROPOSED SHED	40 m2
TOTAL PROPOSED BUILDING AREA	146 m2
SITE COVERAGE	24.6 %
DRIVEWAY AREAS	60 m2
SITE PERMEABILITY	65.3 %

ITEMS TO CONSIDER WHEN COMPLETING A SITE PLAN

Site Plan must be to Scale

Is a Planning Permit Triggered?

Part 4 Siting Compliance with the Building Regulations.
Setbacks
Heights
Overshadowing
Private Open Space

Storm water to legal point of discharge

Sewer pipe depth, size & offset if nearby

Wind speed for site. 28 / 33 / 41 m/s

Soil Class. Class A, S, M, H or P

Site levels and finished floor levels.

Is any earthworks required.

Is site bush fire prone? BAL Rating

Garden Area Calculation

SITE DEVELOPMENT PLAN

SCALE 1 : 200 @ A3

NORTH

REVISIONS:

DATE:
DESIGN:
DRAWN:
SCALE: SEE ABOVE
REF:
SHEET: SITE PLAN
DWG NO: A1

PROJECT: PROPOSED SHED

CLIENT: