

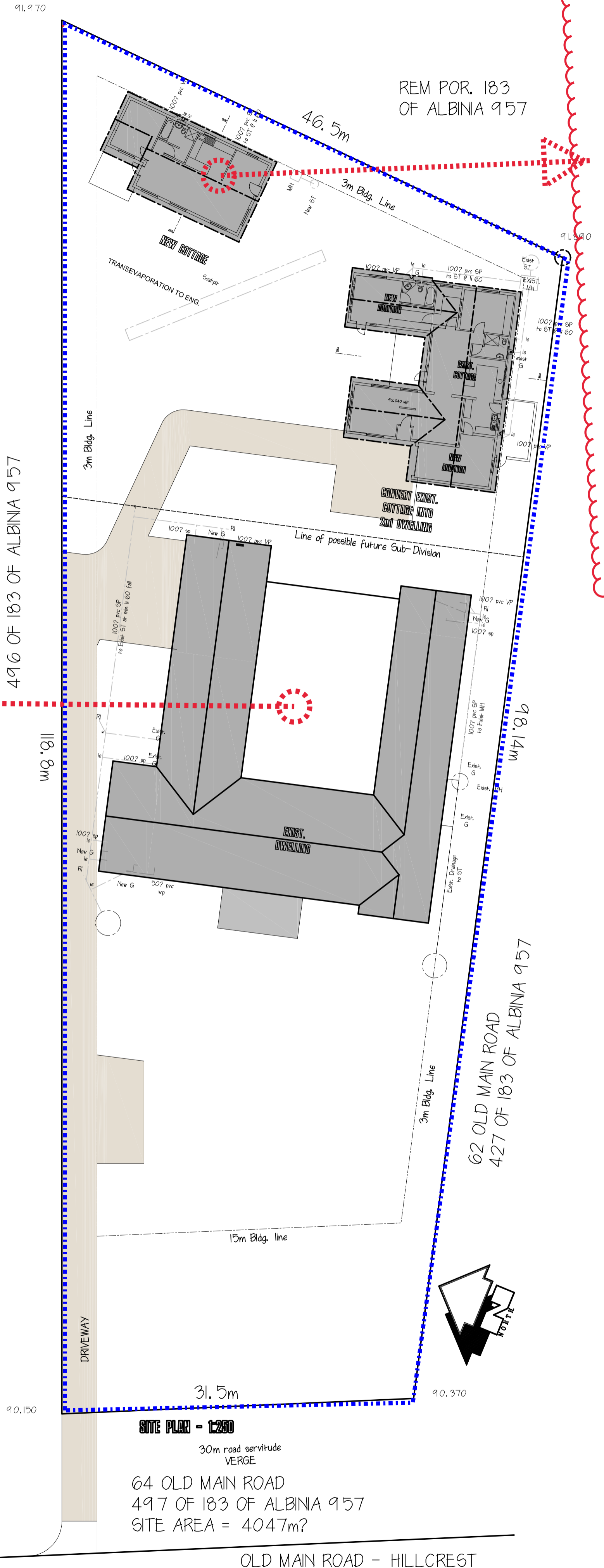
SCHEDULE OF AREAS:

ITEM	EXIST.	ADDED.	TOTAL
MAIN HOUSE:			
Ground Floor	340m ²	24m ²	364m ²
1st Floor	48m ²	0m ²	48m ²
New Garage	0m ²	51m ²	51m ²
Open Verandah	15m ²	0m ²	15m ²
Covered Verandah	24m ²	0m ²	24m ²
New Staff Quarters	0m ²	30m ²	30m ²
SUB-TOTAL	422m²	105m²	527m²
2nd DWELLING			
Ground Floor	56m ²	88m ²	144m ²
Garage	0m ²	25m ²	25m ²
Open Verandah	0m ²	15m ²	15m ²
SUB-TOTAL	56m²	128m²	184m²
COTTAGE:			
Ground Floor	0m ²	80m ²	80m ²
Open Verandah	0m ²	12m ²	12m ²
SUB-TOTAL	0	96m²	96m²
TOTAL	478m²	329m²	807m²
SITE AREA			
Exist. F.A.R.	468m ²	0.12	
ADDED F.A.R.	226m ²	0.06	
TOTAL F.A.R.	694m²	0.17	
Exist. COVER.	452m ²	11%	
ADDED COVER.	365m ²	0.9%	
TOTAL COVER.	815m²	20%	

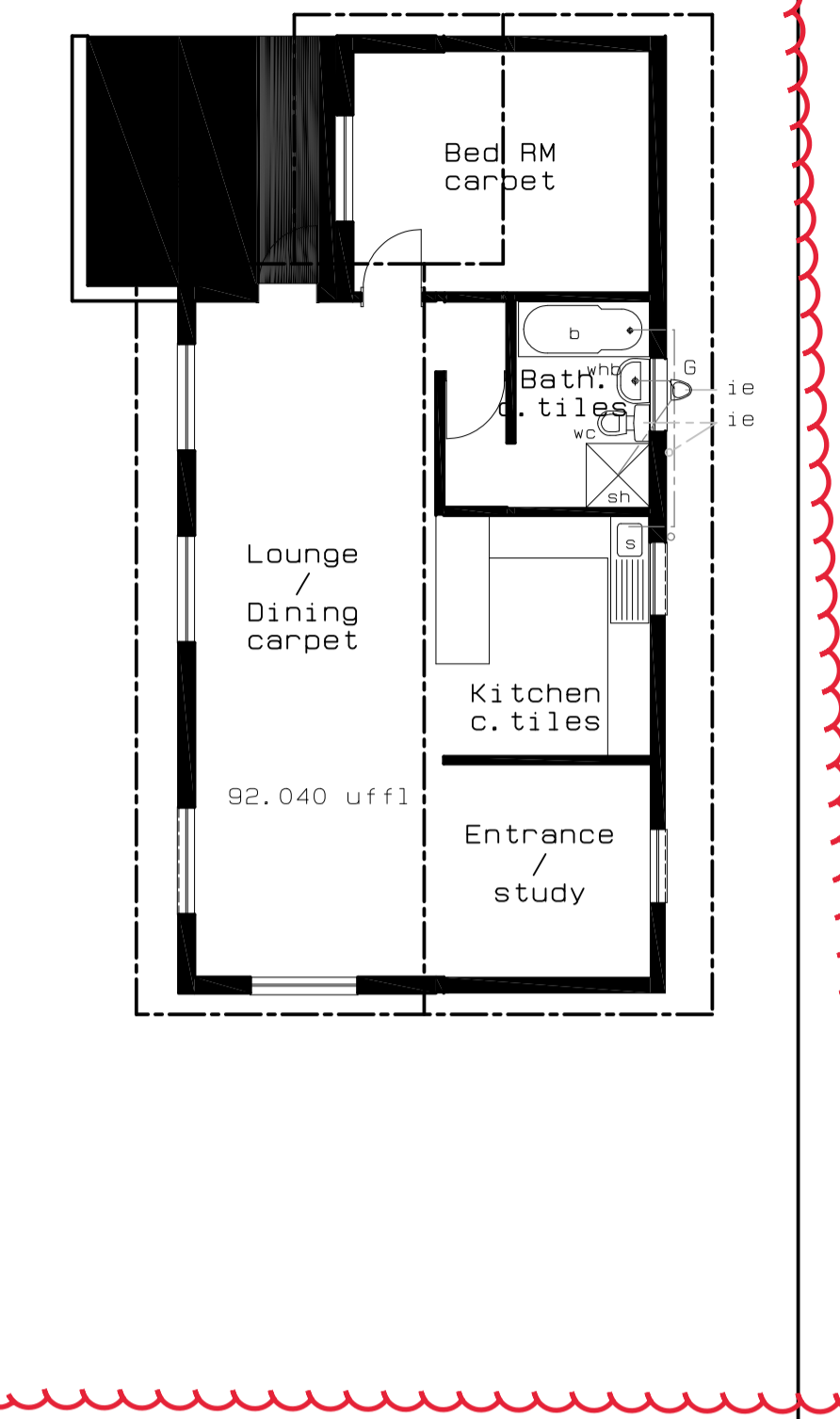
GROUND FLOOR PLAN
1:100
 Additions to Exst. Dwelling

Main House

66 OLD MAIN ROAD
 497 OF ALBINA 9157



SITE PLAN - 1:200
 30m road servitude
 VERGE
 64 OLD MAIN ROAD
 497 OF ALBINA 9157
 SITE AREA = 4047m²



DRAWING TITLE:
**PLAN, SITE PLAN,
 EXIST DWELLING**

DWG. No. :
03/64/000/REV1

SCALE :	1:100
DATE :	NOV 03
DRAWN :	AF
CHECKED :	AF

OLD MAIN ROAD - HILLCREST

ZONE: INSTITUTION 2

SCHEME INTENTION: To provide, preserve, use land or buildings for Institutions such as hospitals, nursing homes, sanatorium, clinic, convalescent home, orphanage, retirement centre, or other buildings used as a public or private institution. **MAP COLOUR REFERENCE:** Burnt sienna cross-hatch

PRIMARY	SPECIAL CONSENT	PRECLUDED	
<ul style="list-style-type: none"> • Conservation area • Crèche • Dwelling House • Educational Establishment • Government/Municipal • Health & Beauty Clinic • Institution • Office – Medical • Private Open Space 	<ul style="list-style-type: none"> • Agricultural Land • Arts and Crafts Workshop • Boarding House • BTTS • Cemetery/crematorium • Flat • Garden Nursery • Health Studio • Hotel • Mortuary • Museum • Office • Place of Public Worship • Reform School • Restaurant / Fast Food Outlet • Retirement Centre • Shop • Special Building 	<ul style="list-style-type: none"> • Action Sports bar • Adult Premises • Agricultural Activity • Airport • Animal facility • Betting Depot • Builder's Yard • Car Wash • Chalet Development • Container Depot • Convention Centre • Correctional Facility • Direct Access Service Centre • Display Area • Escort Agency • Flea Market • Fuelling and Service Station • Industry – Extractive • Industry – General • Industry – Light • Industry – Noxious • Laundry 	<ul style="list-style-type: none"> • Mobile Home Park and Camping Ground • Motor Display Area • Motor Garage • Motor Vehicle Test Centre • Motor Workshop • Multiple Unit Development • Nature Reserve • Night Club • Parkade • Pet Grooming Parlour • Place of Public Entertainment • Recycling Centre • Refuse Disposal • Riding Stables • Scrap Yard • Transport Depot • Truck Stop • Utilities Facility • Veterinary Clinic • Warehouse • Zoological Garden

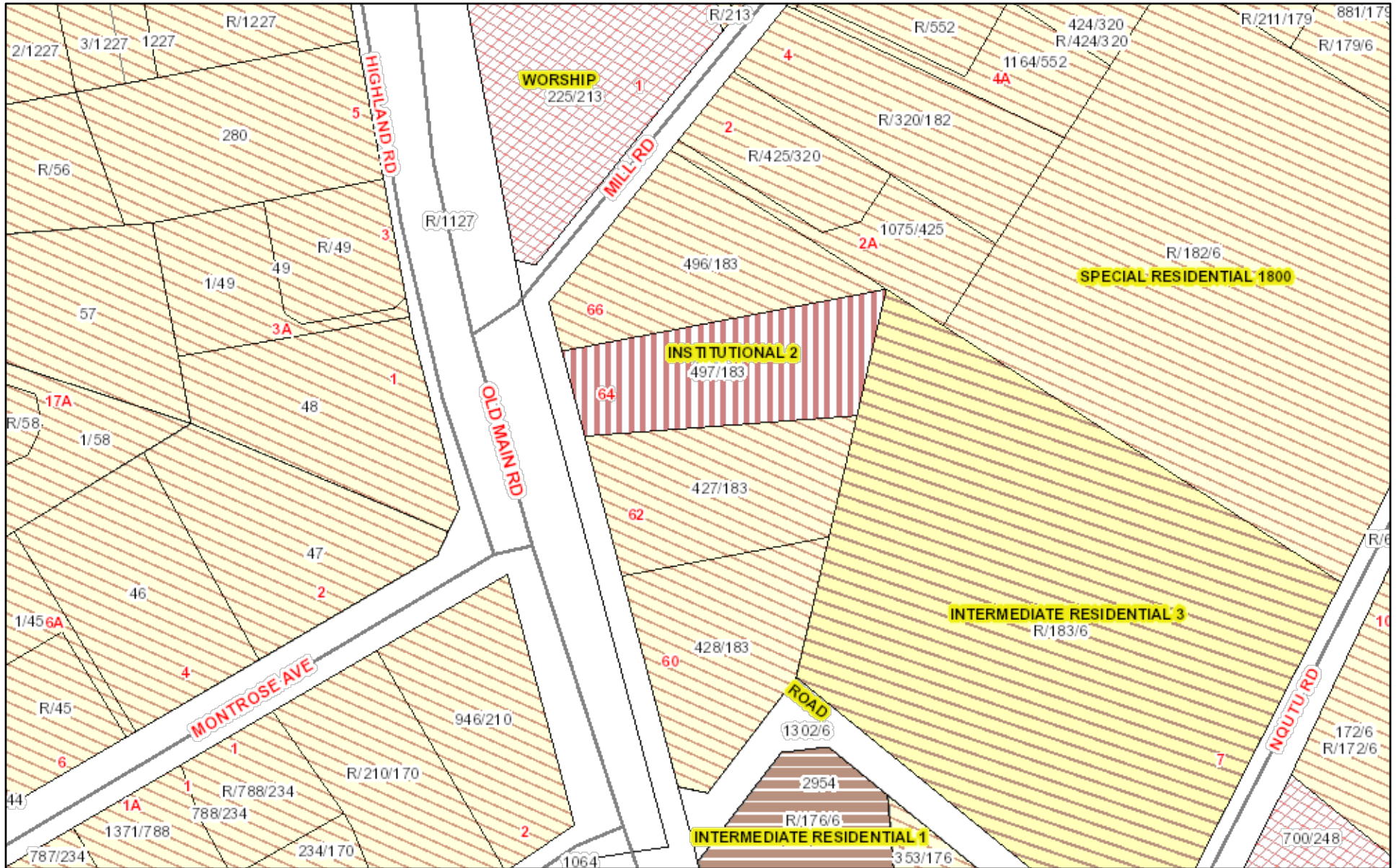
ADDITIONAL CONTROLS

1. BTTS shall mean Base Telecommunications Transmission Station.
2. Accommodation for motor vehicles to be provided on the erf as per Section 8
3. Subject to the provision of a sewerage disposal system to the satisfaction of the Municipality

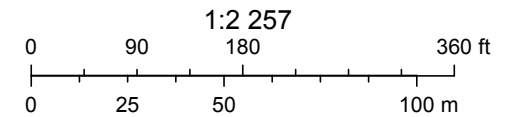
DEVELOPMENT PARAMETERS

SPACE ABOUT BUILDINGS		DWELLING UNITS PER HECTARE	MINIMUM SUBDIVISION SIZE	HEIGHT IN STOREYS	COVERAGE	FLOOR AREA RATIO
BUILDING LINE: FRONT	BUILDING LINE: SIDE AND REAR					
7.5 m	3 m	N/A	1800 m ²	2	25%	0.35

64 Old Main Road



March 4, 2020



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