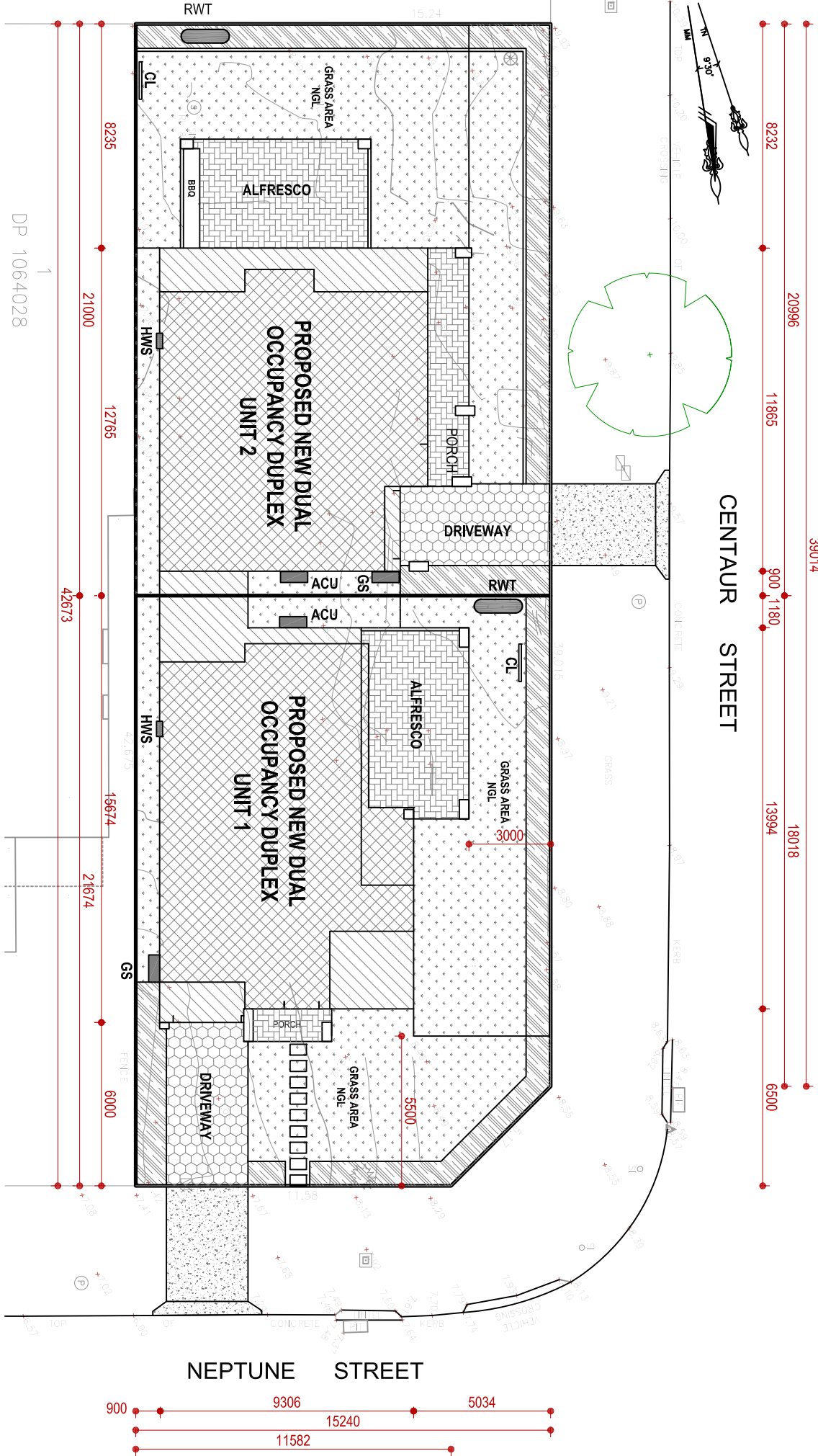


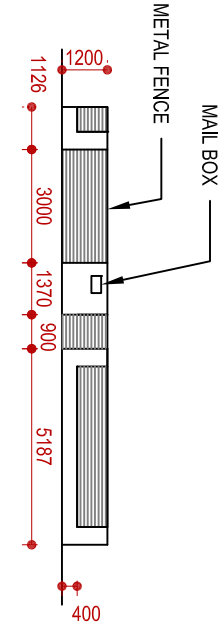
**Note:**  
All existing construction and landscaping on site to be demolished and replaced with the new proposed building and landscape as detailed



LEGEND	
GS	GARBAGE SPACE
ACU	AIR CONDITION UNIT
RWT	RAIN WATER TANK
CL	TO BASIX REQUIREMENTS
CL	CLOTHES LINES
HWS	HOT WATER SYSTEM TO BASIX REQUIREMENTS

LEGEND	
	PLAIN CONCRETE
	GRASS AREA
	MULCH AREA
	STENSELL CONCRETE
	TILES AREA
	SECOND STORY
	GROUND LEVEL

SITE PLAN  
Scale 1:200



TYPICAL SITE FENCE

NOTE: STEEL FENCE AND GATES ARE TO BE CONSTRUCTED FROM SWIMMING POOL TYPE FENCING TO ALLOW LINE OF SITE.

LAND AREA (m2)		643.6				
LOT AREA		LOT 2	LOT 1	TOTAL		
MAX GFA (m2)		320.0	323.6	321.8		
GROSS FLOOR AREA (m2)		GROUND	86.9		87.9	174.8
		FIRST m2	73.1		73.4	146.5
		TOTAL	160.0		161.3	321.3
LANDSCAPE AREA (m2)		FRONT	59.6	69.0	128.6	
46%		REAR	86.8	82.6	169.4	
		TOTAL	146.4	151.6	298.0	

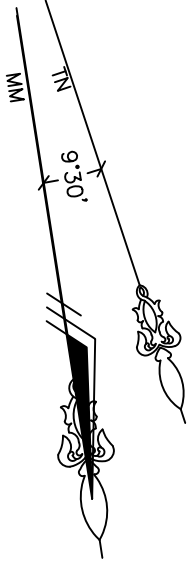
GENERAL NOTES:

- ALL DIMENSIONS ARE IN MILLIMETERS.
- ALL CONSTRUCTION IS TO BE TO THE RELEVANT AUSTRALIAN STANDARDS. THE DCP COUNCIL REQUIREMENTS AND WHERE NECESSARY TO ENGINEERS SPECIFICATIONS AND DETAILS.
- ALL FOOTINGS TO ENGINEERS SPECIFICATIONS.
- DO NOT SCALE OFF.
- BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE, BEFORE COMMENCING CONSTRUCTION.
- BUILDER TO ENSURE NO BUILDING LINE OR EASEMENTS ENCROACHMENTS.
- ARCHITECTURAL PLANS ARE TO BE READ IN CONJUNCTION WITH THE BUILDING SPECIFICATION.
- IF IN DOUBT, REFER TO OWNER.
- ALL STORM-WATER AND SEWER CONNECTIONS AS PER STANDARD COUNCIL AND WATERBOARD REQUIREMENTS.

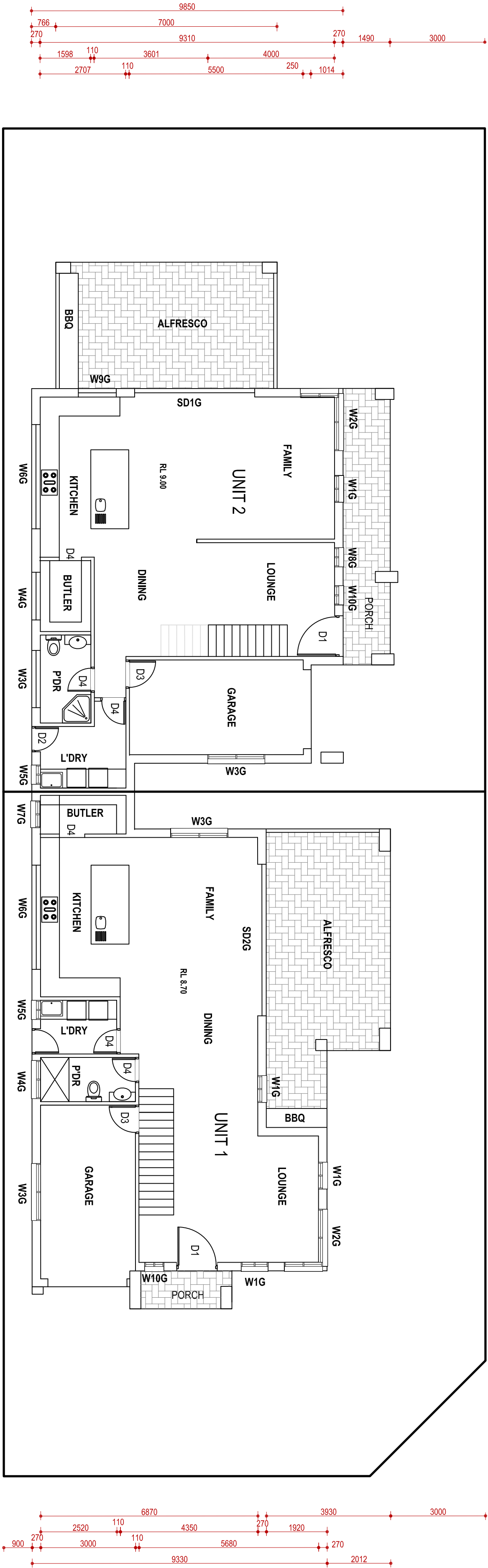
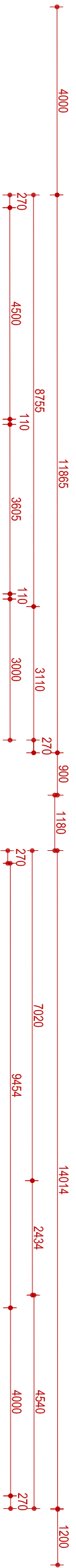
Plan No	Date	Issue No	Scale	Sheet No
1412/2021	14/12/2021	A	1: 1	200
Rev.	Date	Description		
A	14/12/2021	CDC APPLICATION		

OWNER: MR	
DESIGNER: <b>RAFLA ARCH</b>	
Architectural design	
Ph: 0409 701 575	
& drafting services	
Email:jrafla@bigpond.com	

PROPOSED NEW DUAL OCCUPANCY	
SITE: 7 NEPTUNE STREET REVESBY	
SHEET: SITE PLAN	
COUNCIL: BANKSTOWN CITY COUNCIL	

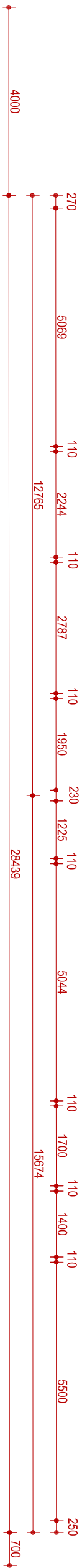


CENTAUR STREET

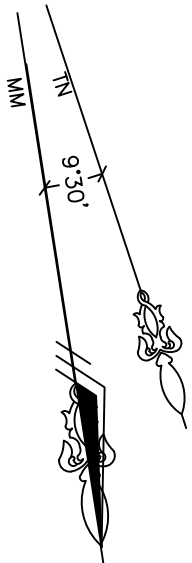


NEPTUNE STREET

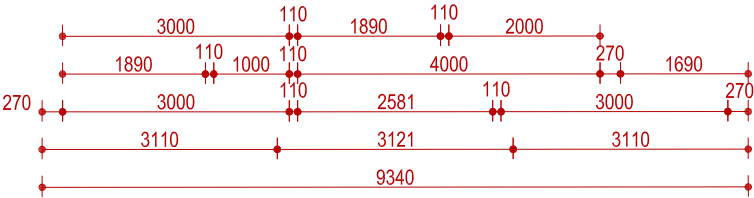
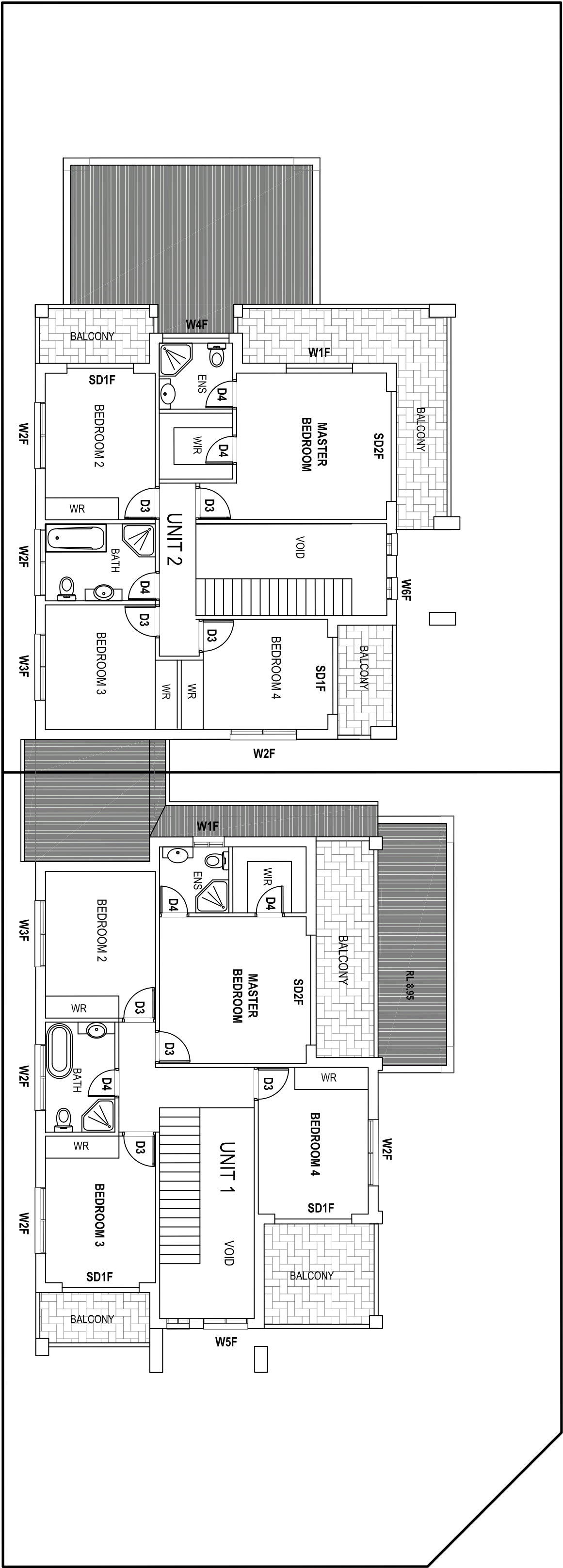
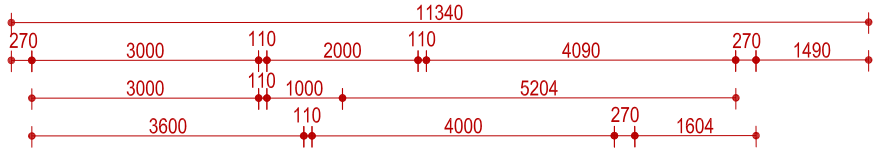
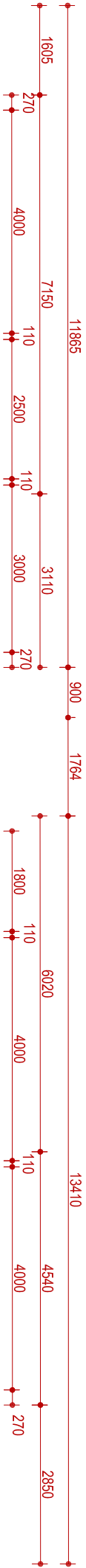
WINDOW SCHEDULE		
Code	Height mm	Width mm
W1G	1800	900
W2G	1800	1200 + 1800
W3G	600	1800
W4G	600	1200
W5G	900	600
W6G	600	3300
W7G	600	900
W8G	600	1800
W9G	1000	1200
W10G	4900	600
SD1G	2100	3600
SD2G	2100	4800



Plan No	Date	Issue No	Scale	Sheet No	OWNER: MR	PROPOSED NEW DUAL OCCUPANCY
14/12/2021	14/12/2021	A	1: 2	100	DESIGNER: <b>RAFLA ARCH</b>	SITE: 7 NEPTUNE STREET REVESBY
A	14/12/2021	DOC APPLICATION			Ph: 0409 701 575	SHEET: GROUND FLOOR PLAN
Rev.	Date	Description			Email: <a href="mailto:rafla@bigpond.com">rafla@bigpond.com</a>	COUNCIL: BANKSTOWN CITY COUNCIL



CENTAUR STREET



WINDOW SCHEDULE		
Code	Height mm	Width mm
W1F	600	900
W2F	600	1800
W3F	1200	1800
W4F	600	1500
W5F	2500	1200
W6F	600	2100
SD1F	2100	1800
SD2F	2100	3000

Plan No				Date				Issue No				Scale				Sheet No			
14/12/2021				14/12/2021				A				1: 3				100			
A				14/12/2021				DOC APPLICATION											
Rev.				Date				Description											

OWNER: MR.

DESIGNER: **RAFILA ARCH**

Ph: 0409 701 575

Architectural design & drafting services

Email: rafa@bhigpond.com

PROPOSED NEW DUAL OCCUPANCY

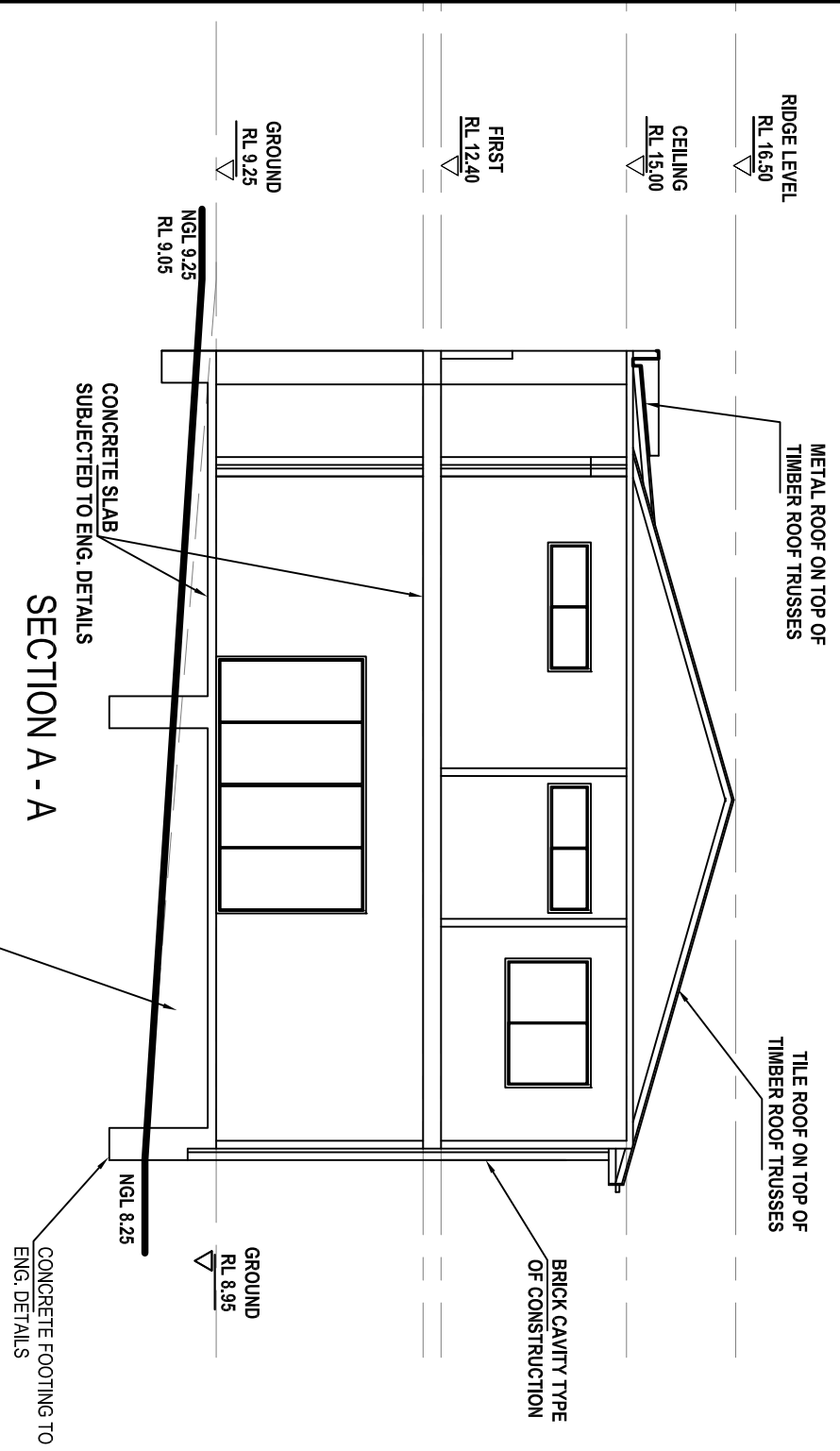
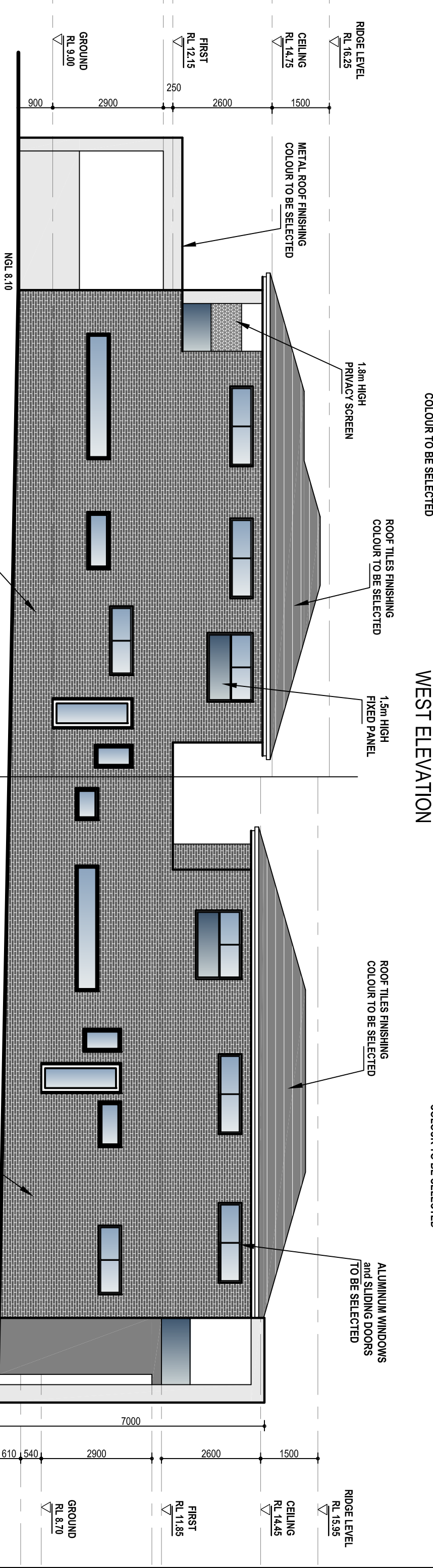
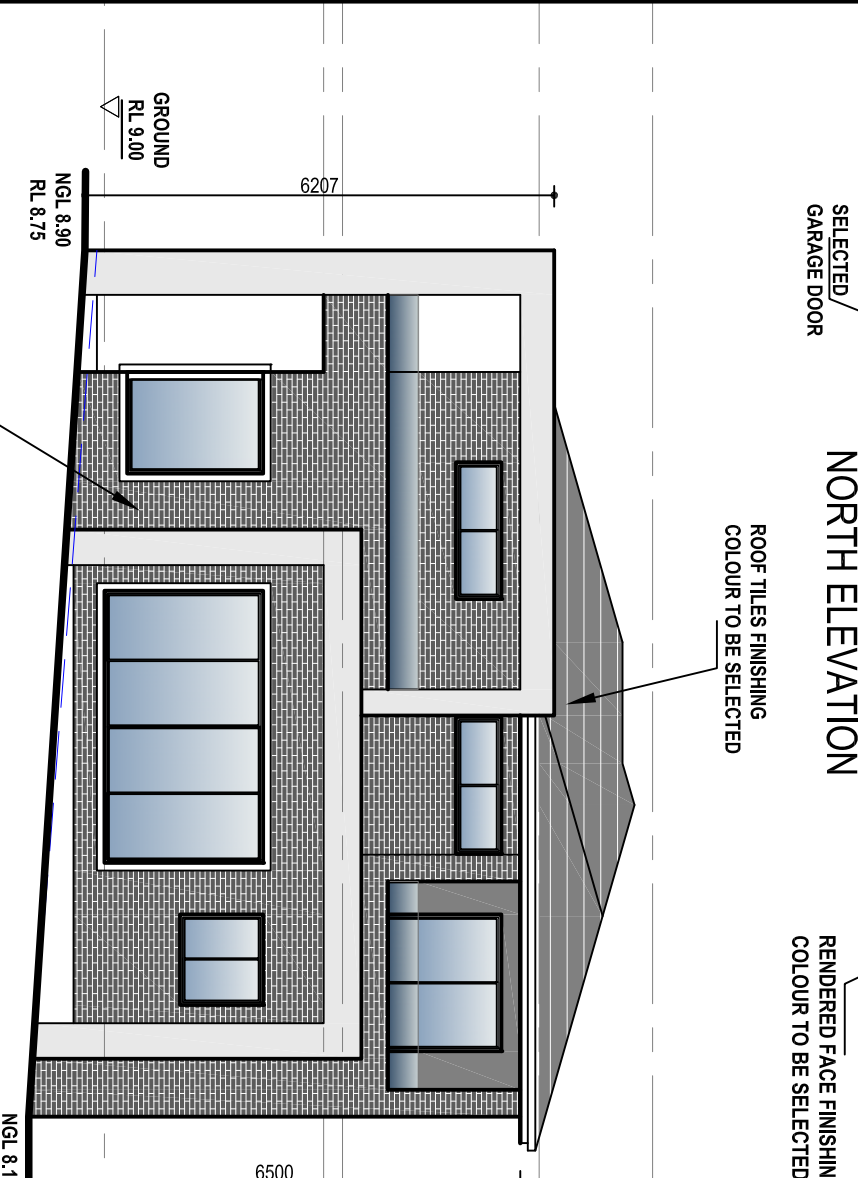
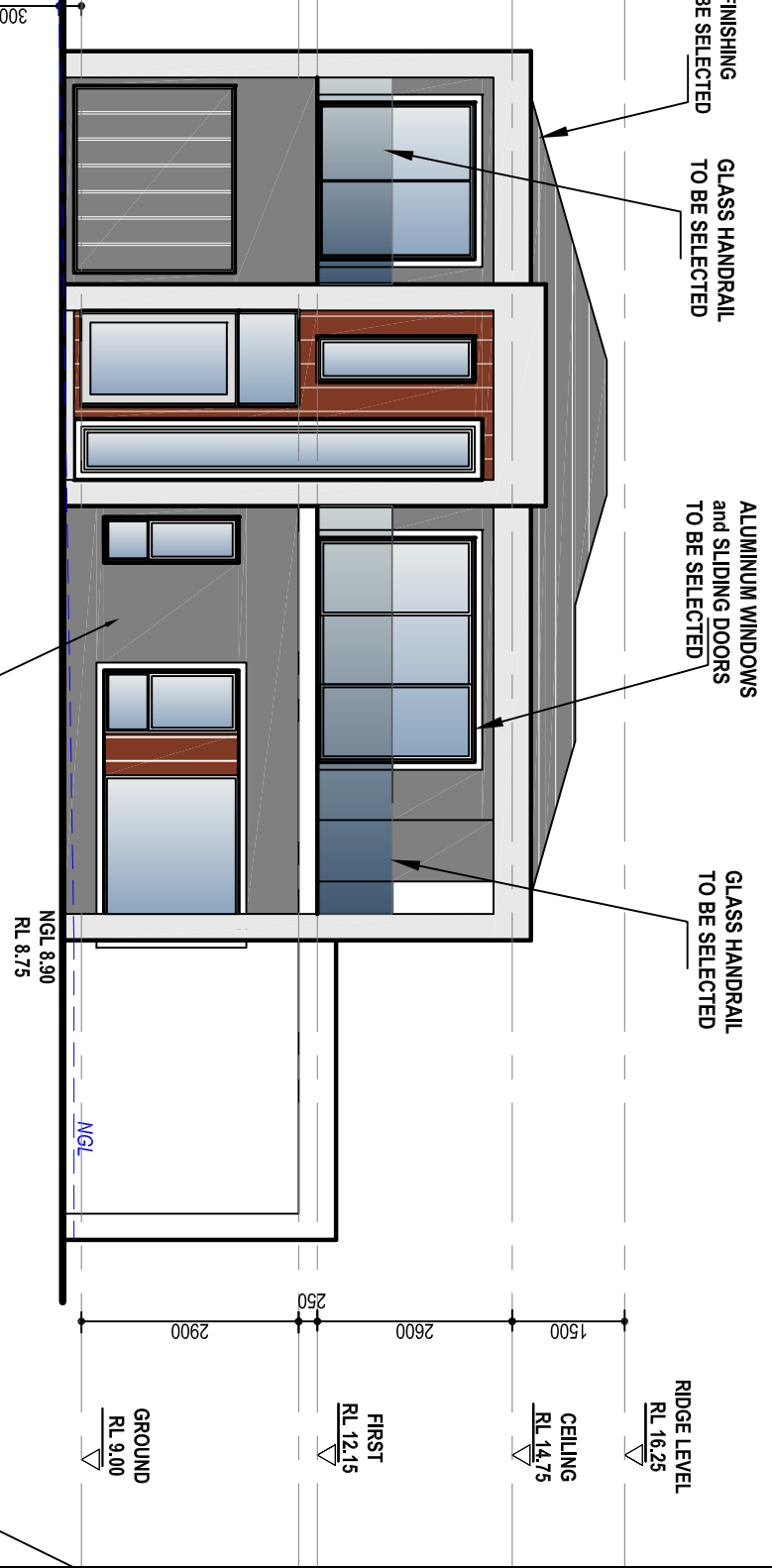
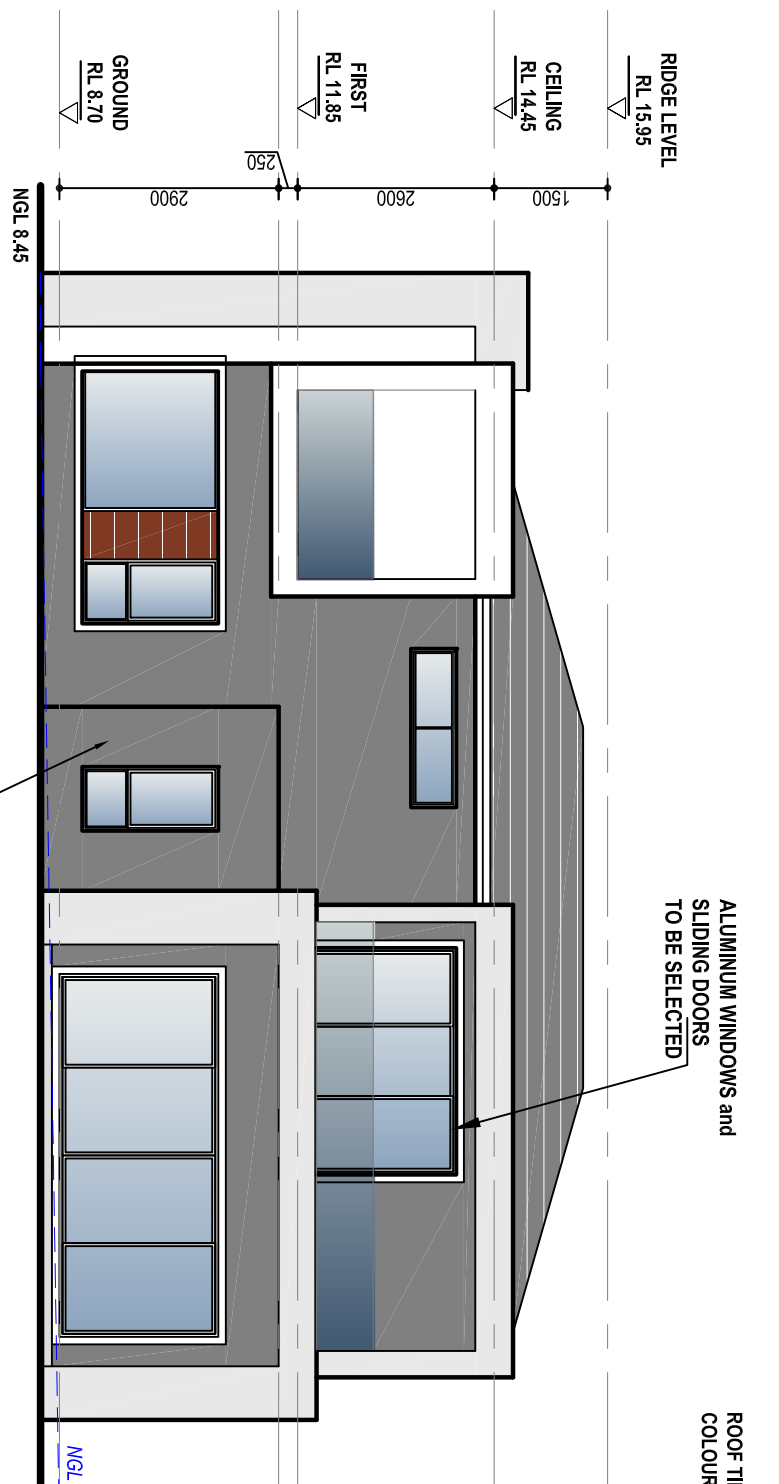
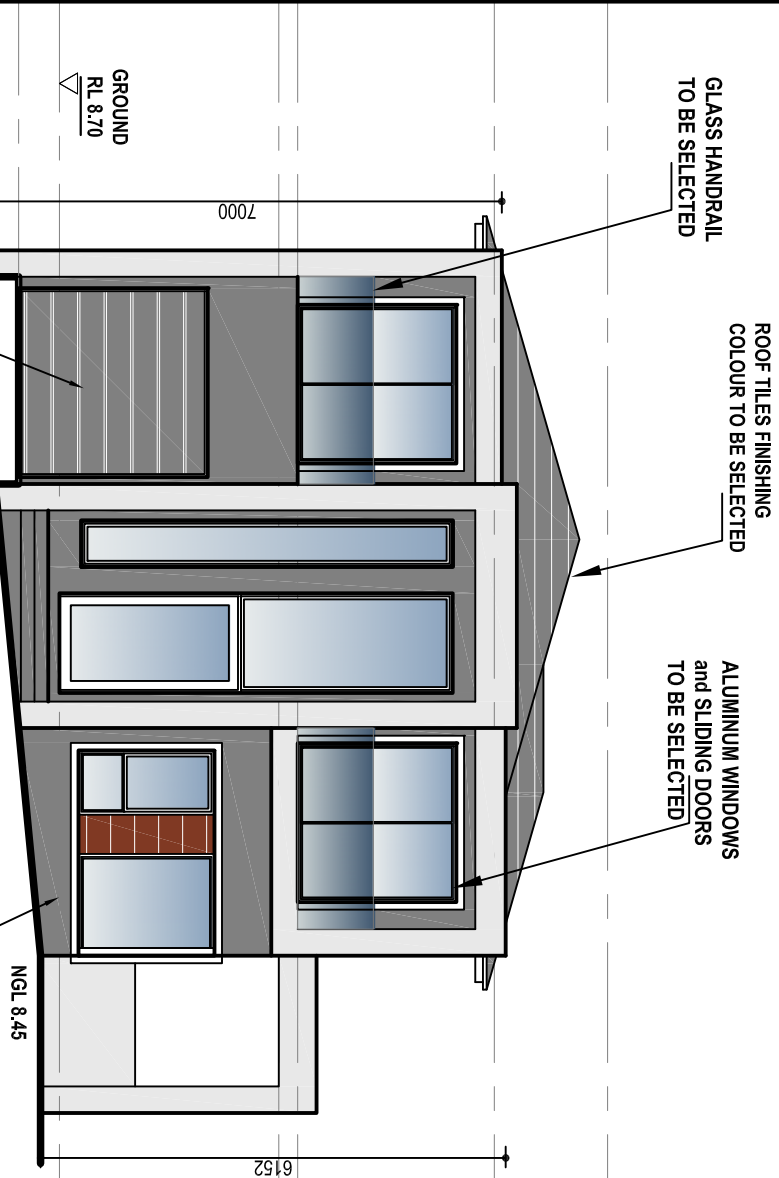
SITE: 7 NEPTUNE STREET REVESBY

SHEET: FIRST FLOOR PLAN

COUNCIL: BANKSTOWN CITY COUNCIL



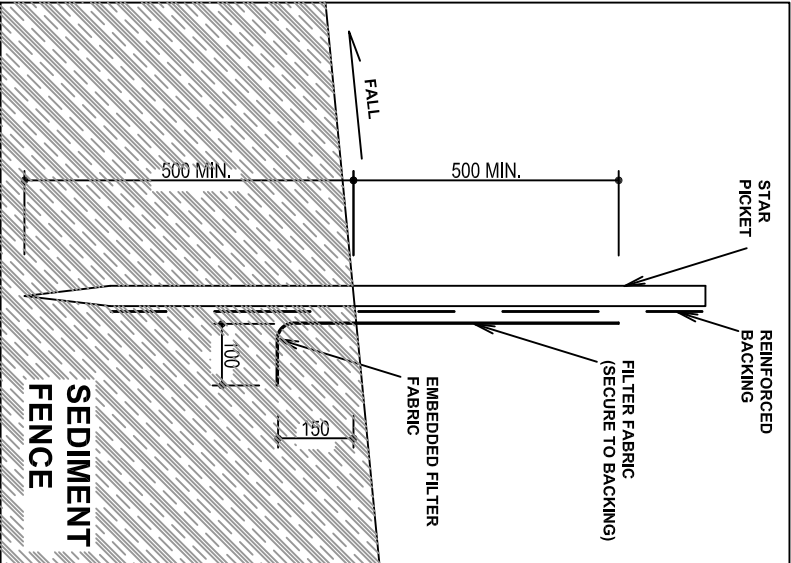
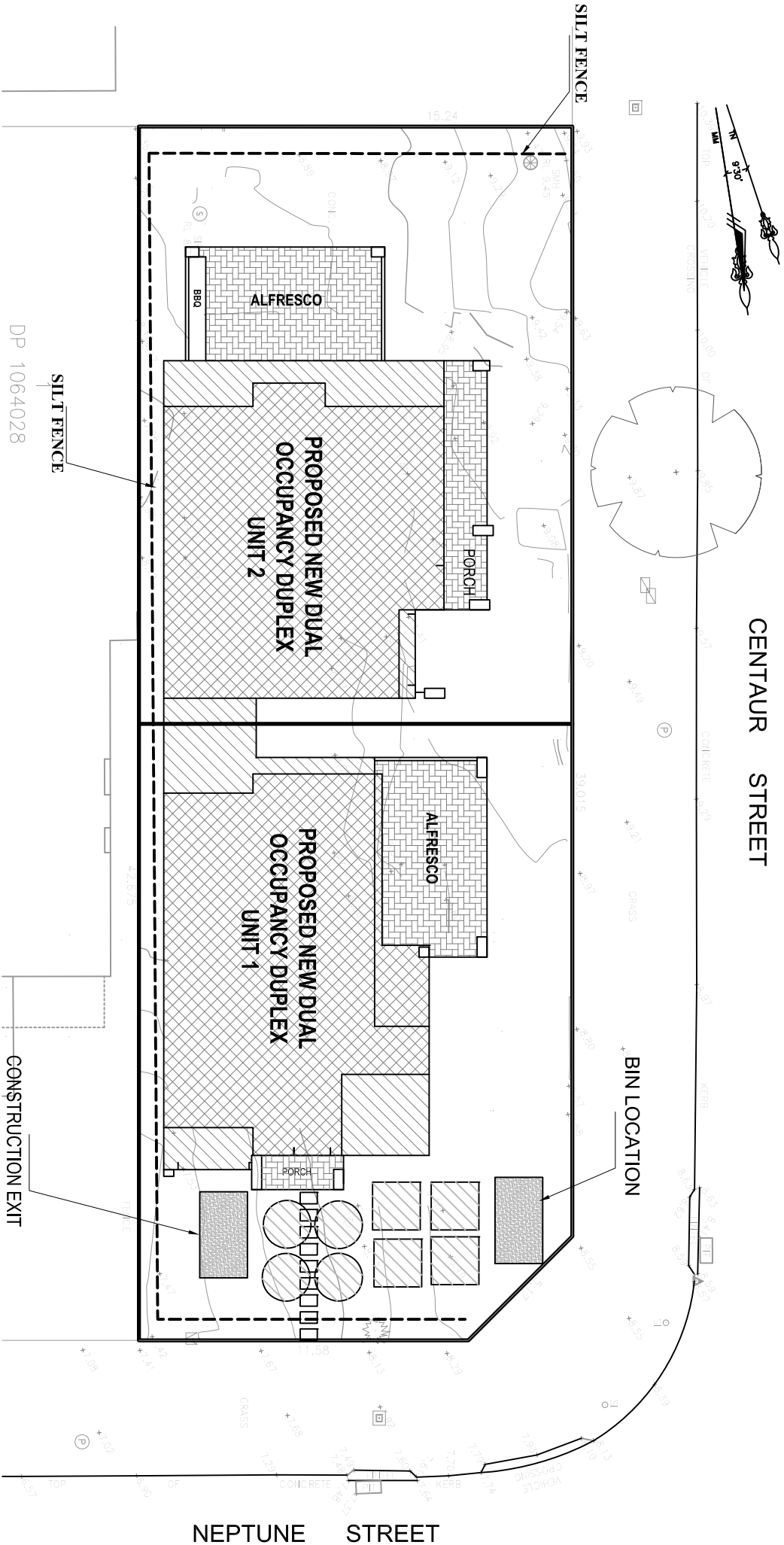
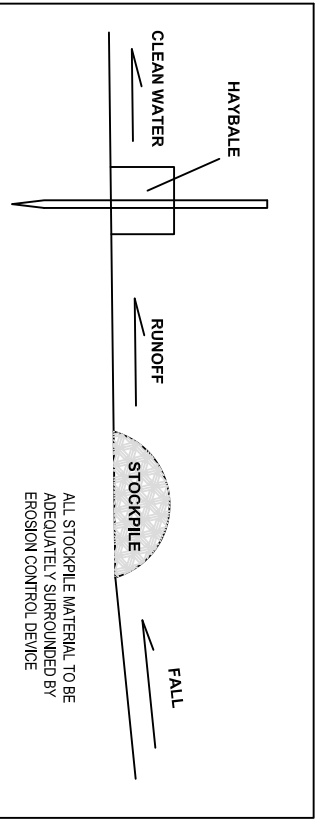
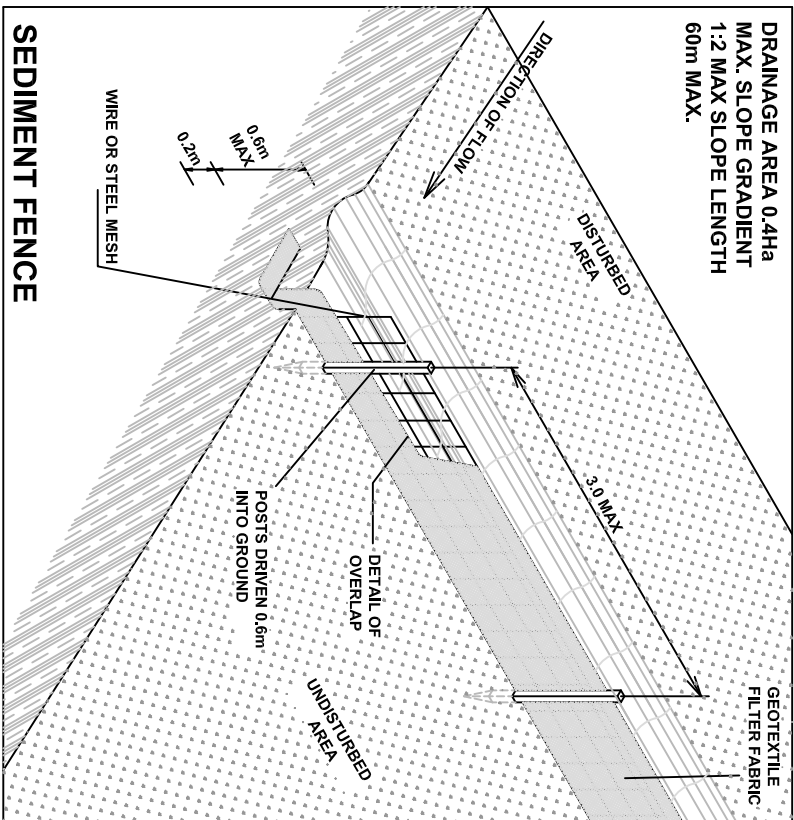
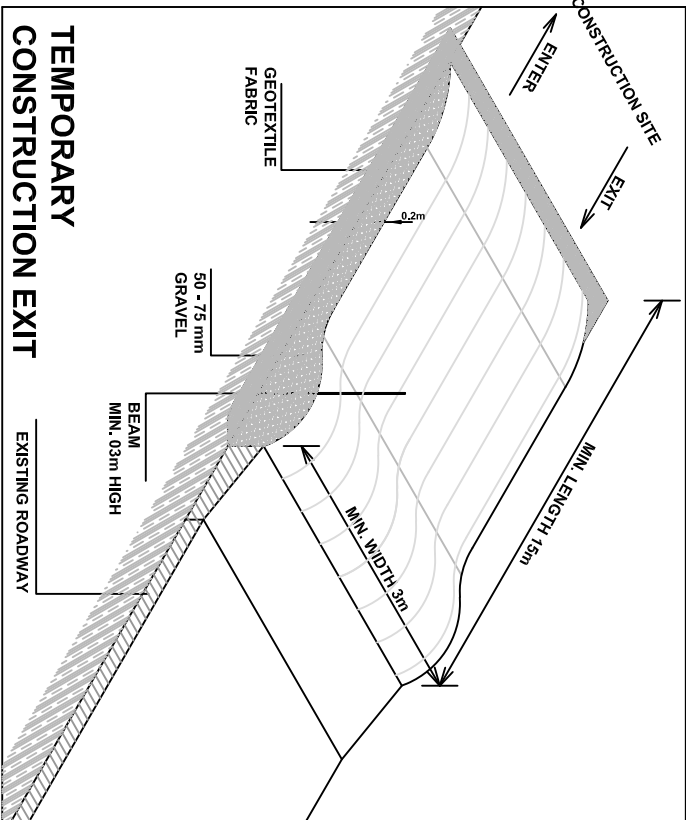




Plan No	Date	Issue No	Scale	Sheet No	OWNER: MR.	PROPOSED NEW DUAL OCCUPANCY
14/12/2021	14/12/2021	A	1:	100	DESIGNER: <b>RAFILA ARCH</b>	SITE: 7 NEPTUNE STREET REVESBY
A	14/12/2021	DOC APPLICATION			Ph: 0409 701 575	SHEET: SIDE ELEVATION & SECTION PLAN
Rev.	Date	Description			Email: <a href="mailto:traffa@bhigpond.com">traffa@bhigpond.com</a>	COUNCIL: BANKSTOWN CITY COUNCIL







- Stickball Materials
- Material Storage Area
- Soil Stabilizer

Erosion Control Notes

- 1-ALL EROSION AND SEDIMENT CONTROL MASUREES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH "MANAGING URBAN STORM-WATER 3RD EDITION" PRODUCED BY THE NEW DEPARTMENT OF HOUSING
- 2-ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK AND ALL SILT TRPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION
- 3-ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECTS OR LANDSCAPE ARCHITECTS DRAWING. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDING PAVEMENTS ETC.
- 4-INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL LINELET PTS LIKELY TO COLLECT SILT LADEN WATER
- 5-NNOT WITHSTANDING DETAILS SHOW IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATER ACT.

Plan No	Date	Issue No	Scale	Sheet No	OWNER: MR	PROPOSED NEW DUAL OCCUPANCY
1412/2021	14/12/2021	A	1:	200	DESIGNER: <b>RAFLA ARCH</b>	SITE: 7 NEPTUNE STREET REVESBY
					Architectural design Ph: 0409 701 575	SHEET: EROSION CONTROL PLAN
					& drafting services Email:jrafla@bigpond.com	COUNCIL: BANKSTOWN CITY COUNCIL
Rev.	Date	Description				
A	14/12/2021	CDC APPLICATION				



