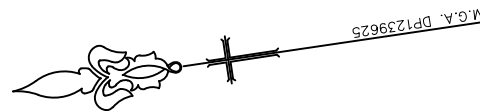


SITE PLAN

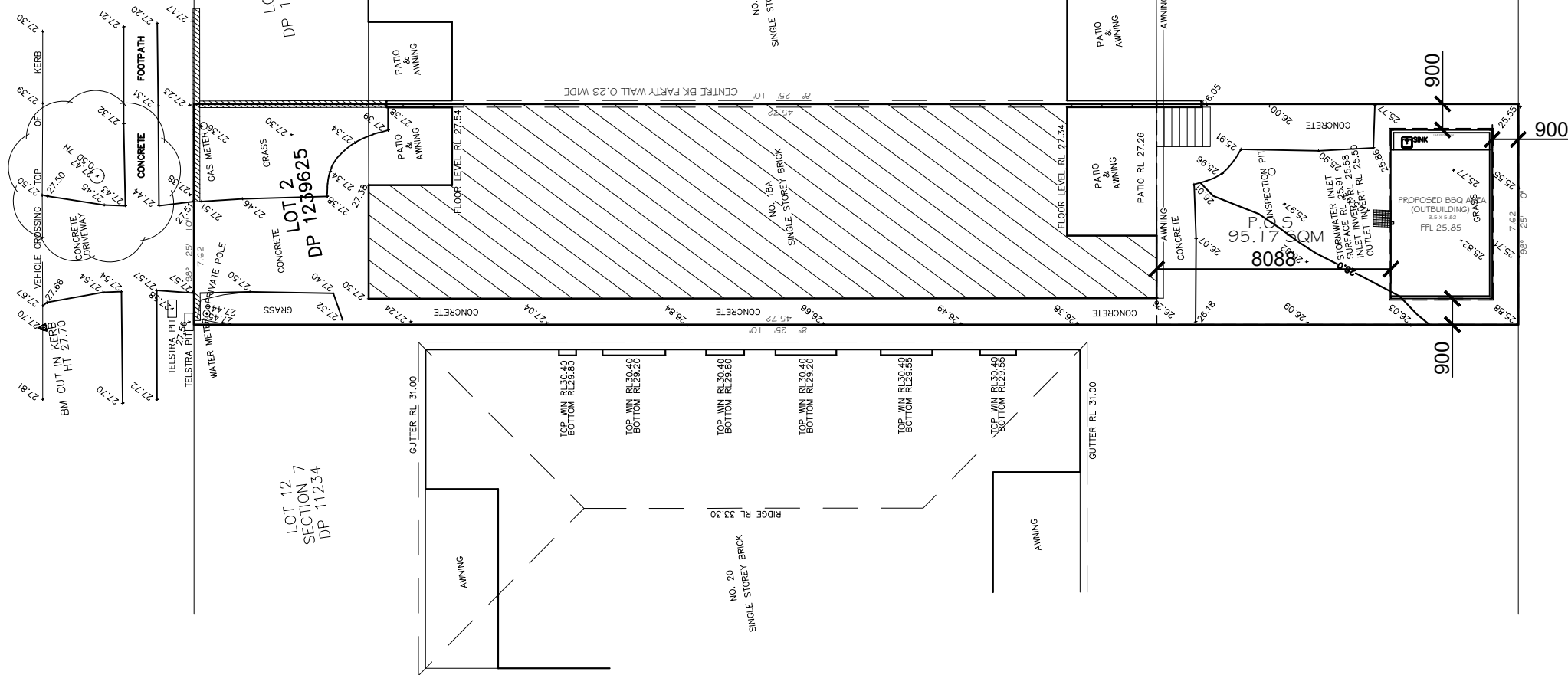
SCALE 1:200

GENERAL NOTES

- A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.



GARDENIA AVENUE

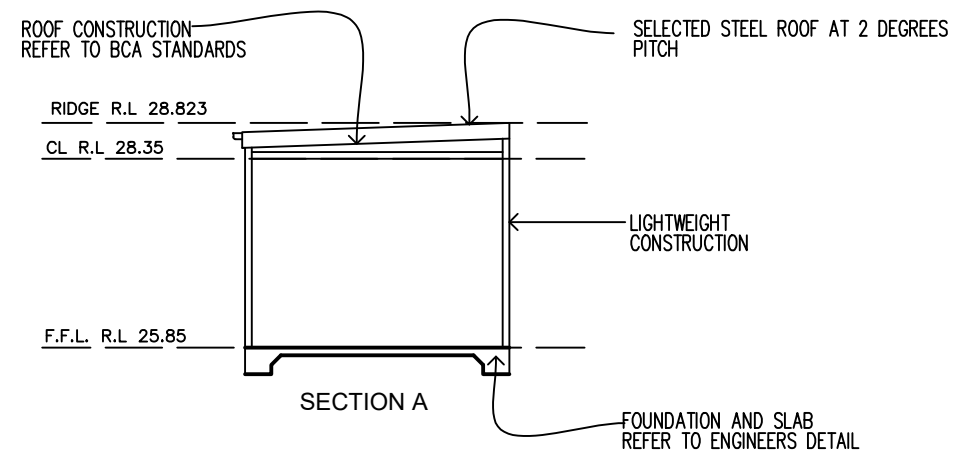
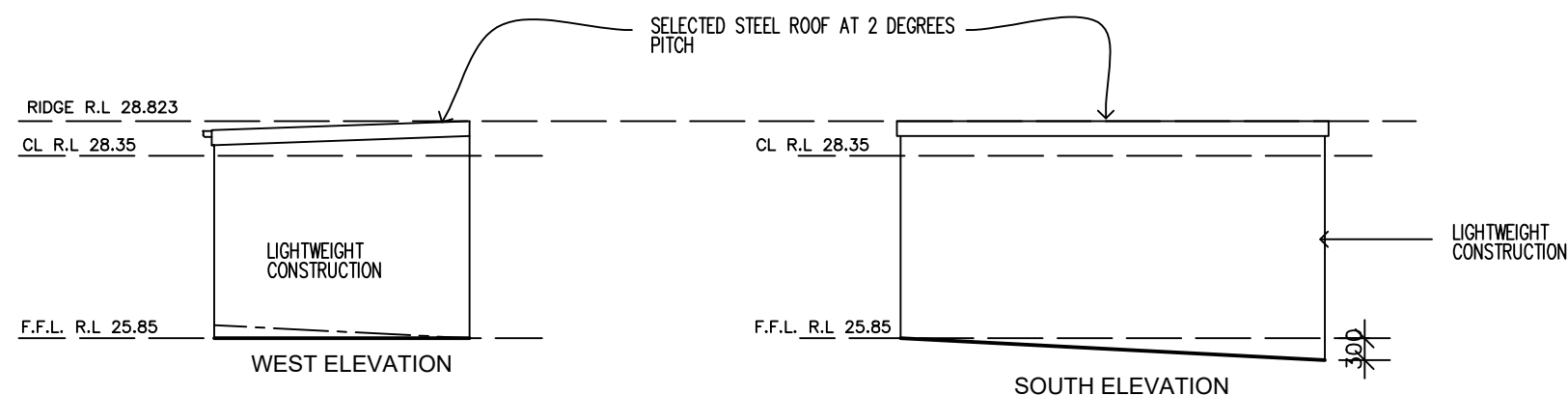
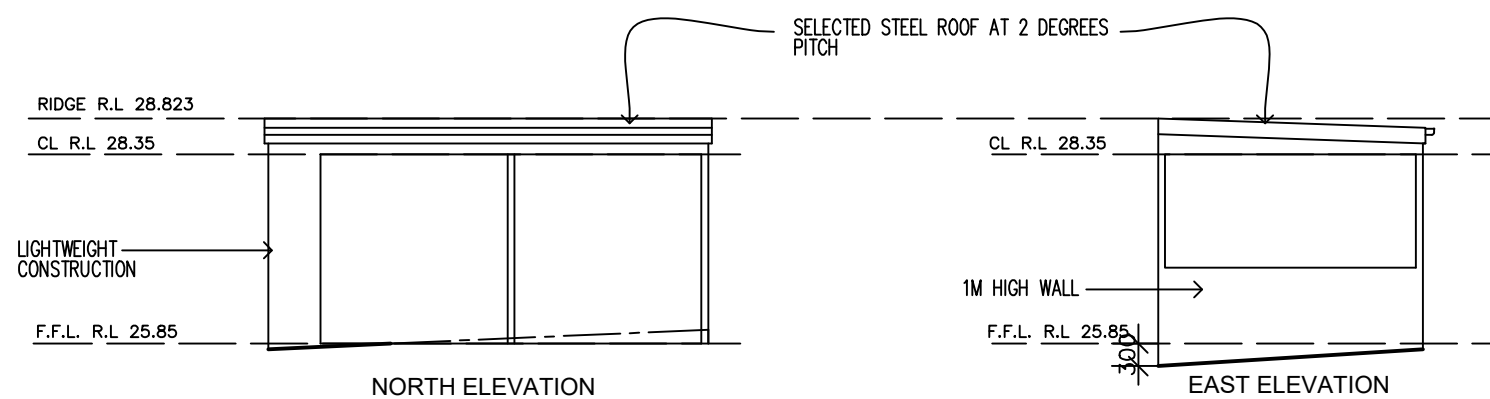
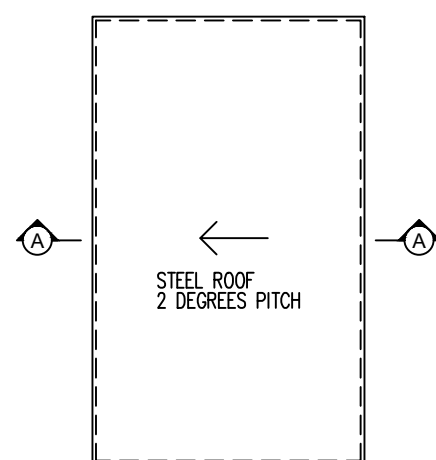
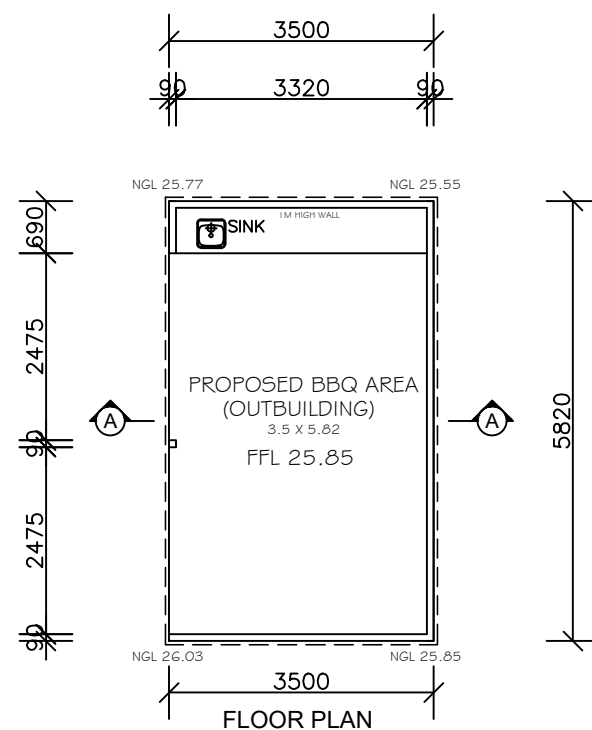


RESERVE

PUBLIC

FLOOR SPACE RATIO	
SITE:	348.4 m²
PROPOSED OUTBUILDING:	23.52 m²
TOTAL AREA:	23.52 m²
(Excluded from the existing FSR.)	
MAX. ALLOWABLE BY COUNCIL:	50 %

REVISION:		DATE:	© ALL RIGHTS RESERVED This plan is the property of Inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from Inkon plans # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	inkon plans architectural drafting group	CLIENT'S NAME: MRS CAMELIA BOULOS ADDRESS: 18A GARDENIA AVENUE SUBURB: BANKSTOWN NSW 2200 DRAWING TITLE: SITE PLAN	DATE DRAWN: 20.09.2022 DRAWN: CH SCALE: 1:200 DRAWING NO: 01	 JOB NO: 20220022
A	DEVELOPMENT APPLICATION						
			PROPOSED BBQ AREA (OUTBUILDING)	Phone: (02) 9790 5810 Address: Level 3 Suite 303, Mobile: 0414 671 114 398 Chapel Rd, Bankstown email: charbel@inkonplans.com.au NSW 2200			



PROPOSED BBQ AREA DETAILS

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A	DEVELOPMENT APPLICATION				ADDRESS: 18A GARDENIA AVENUE	DRAWN: CH	
					SUBURB: BANKSTOWN NSW 2200	SCALE: 1:100	
					DRAWING TITLE: PROPOSED BBQ AREA DETAIL	DRAWING NO: 02	
			PROPOSED BBQ AREA (OUTBUILDING)	Phone: (02) 9790 5810 Mobile: 0414 671 114 email: charbel@inkonplans.com.au	Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200	JOB NO: 20220022	

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.

3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.

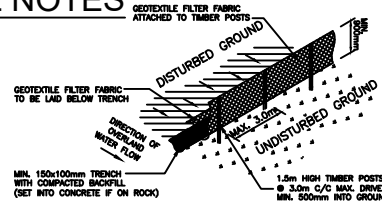
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.

5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.



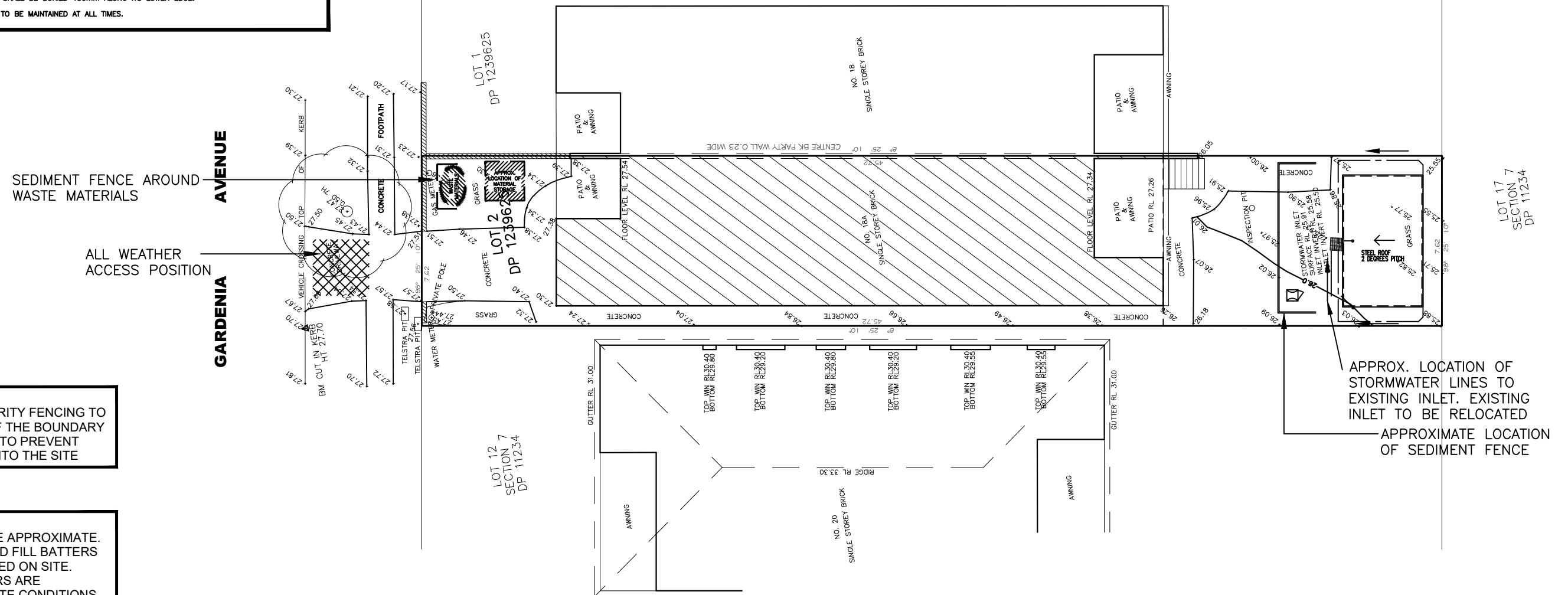
NOT TO SCALE



DENOTES TREES TO BE
REMOVED BY OWNER PRIOR
TO CONSTRUCTION



PORTABLE
TOILET



NOTE:
TEMPORARY SECURITY FENCING TO
THE PERIMETER OF THE BOUNDARY
WHERE REQUIRED TO PREVENT
PUBLIC ACCESS ONTO THE SITE

NOTE:
GROUND LINES ARE APPROXIMATE.
EXTENT OF CUT AND FILL BATTERS
WILL BE DETERMINED ON SITE.
SEDIMENT BARRIERS ARE
CUSTOMISED TO SITE CONDITIONS

CONCEPT STORMWATER PLAN

EROSION SEDIMENT CONTROL



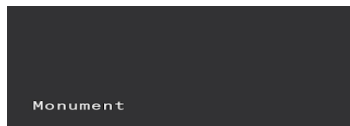
REVISION:		DATE:	© ALL RIGHTS RESERVED This plan is the property of Inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from Inkon plans inkon plans architectural drafting group Phone: (02) 9790 5810 Address: Level 3 Suite 303, Mobile: 0414 671 114 398 Chapel Rd, Bankstown email: charbel@inkonplans.com.au NSW 2200	CLIENTS NAME: MRS CAMELIA BOULOS		DATE DRAWN: 20.09.2022		 JOB NO: 20220022
A	DEVELOPMENT APPLICATION			ADDRESS: 18A GARDENIA AVENUE		DRAWN: CH		
				SUBURB: BANKSTOWN NSW 2200		SCALE: 1:200		
				DRAWING TITLE: CONCEPT STORM WATER PLAN EROSION SEDIMENT CONTROL		DRAWING NO: 04		

57A GARDENIA AVENUE BANKSTOWN SCHEDULE OF FINISHES

BBQ AREA ROOF:

Colour: Monument

Material: Steel



Walls:

Colour: White

Material: Blueboard Render