

1 SITE PLAN  
1 : 200

#### DESIGN CALCULATION DATA

1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

UNIT	A	B	TOTAL
GROUND FLOOR	= 88.906 m <sup>2</sup>	= 84.755 m <sup>2</sup>	
FIRST FLOOR	= 82.750 m <sup>2</sup>	= 77.854 m <sup>2</sup>	
TOTAL GROSS FLOOR AREA	= 171.656 m <sup>2</sup>	= 162.609 m <sup>2</sup>	= 334.265 m <sup>2</sup>
FLOOR SPACE RATIO	= 42.81%	= 54.20% m <sup>2</sup>	
GARAGE	= 30.250 m <sup>2</sup>	= 16.500 m <sup>2</sup>	
PORCH	= 6.689 m <sup>2</sup>	= 6.591 m <sup>2</sup>	
ALFRESCO	= 8.680 m <sup>2</sup>	= 9.708 m <sup>2</sup>	
BALCONY	= 6.689 m <sup>2</sup>	= 6.591 m <sup>2</sup>	
TOTAL SITE	= 400.9 m <sup>2</sup>	= 300.00 m <sup>2</sup>	= 700.9 m <sup>2</sup>
PROPOSED SITE COVERAGE	= 24.76% (99.283 m <sup>2</sup> )	= 37.33% (112.007 m <sup>2</sup> )	
PROPOSED LANDSCAPED AREA	= 52.24% (209.454 m <sup>2</sup> )	= 26.66% (80.003 m <sup>2</sup> )	
CAR SPACE PROVIDED	= 2	= 1	= 3



**N-TECH DESIGN**  
24 Chaperon Crescent  
MINTO NSW2566  
M: 0452621498  
E: info@n-techdesign.com.au

FOR COMPLYING DEVELOPMENT  
APPROVAL

#### PROJECT NAME:

Torrens title subdivision of 1 lot into 2 and construction of a  
2-storey dwelling on each lot

#### SITE ADDRESS:

1070 Canterbury Road Roselands NSW 2196 Lot1 DP35202

#### SHEET NAME

SITE PLAN

Project number	ND21090801
Date	29/02/2024 10:06:29
Design by	MIZANUR
Checked by	AMAN

#### SHEET NUMBER

A104

#### CLIENT:

SCALE:

1 : 200



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**SHEET NAME**

ELEVATION

Project number	ND21090801
Date	29/02/2024 10:06:30
Design by	MIZANUR
Checked by	AMAN

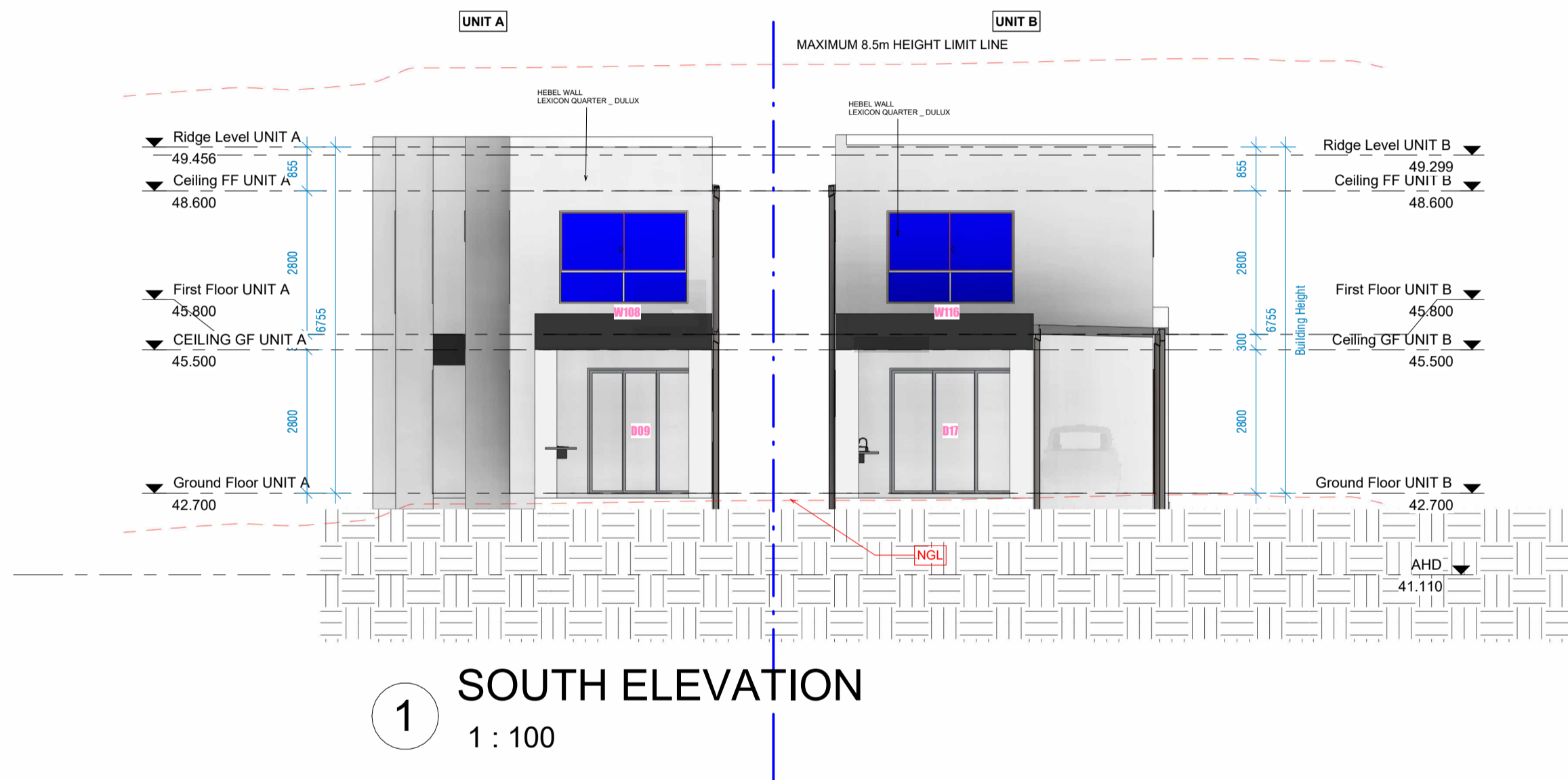
**SHEET NUMBER**

A108

**CLIENT:**

SCALE:

1 : 100



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**SHEET NAME**

ELEVATION

Project number	ND21090801
Date	29/02/2024 10:06:33
Design by	MIZANUR
Checked by	AMAN

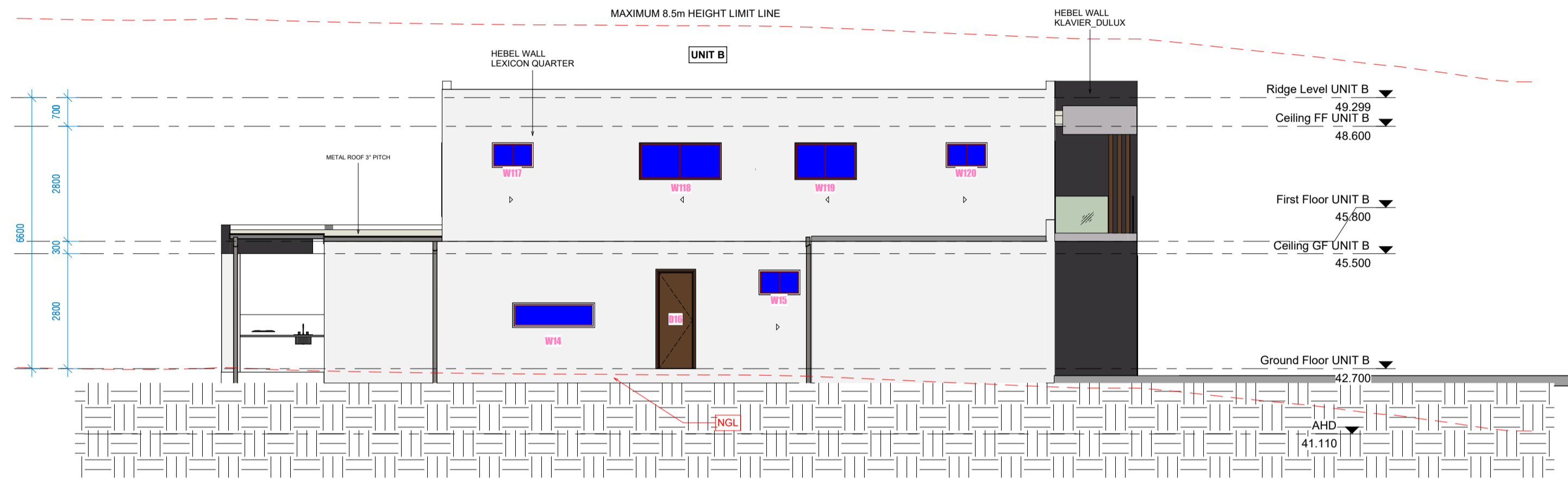
**SHEET NUMBER**

A109

**CLIENT:**

SCALE:

1 : 100



1 EAST ELEVATION UNIT-B  
1 : 100



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SHEET NAME

ELEVATION

Project number	ND21090801
Date	29/02/2024 10:06:34
Design by	MIZANUR
Checked by	AMAN

SHEET NUMBER

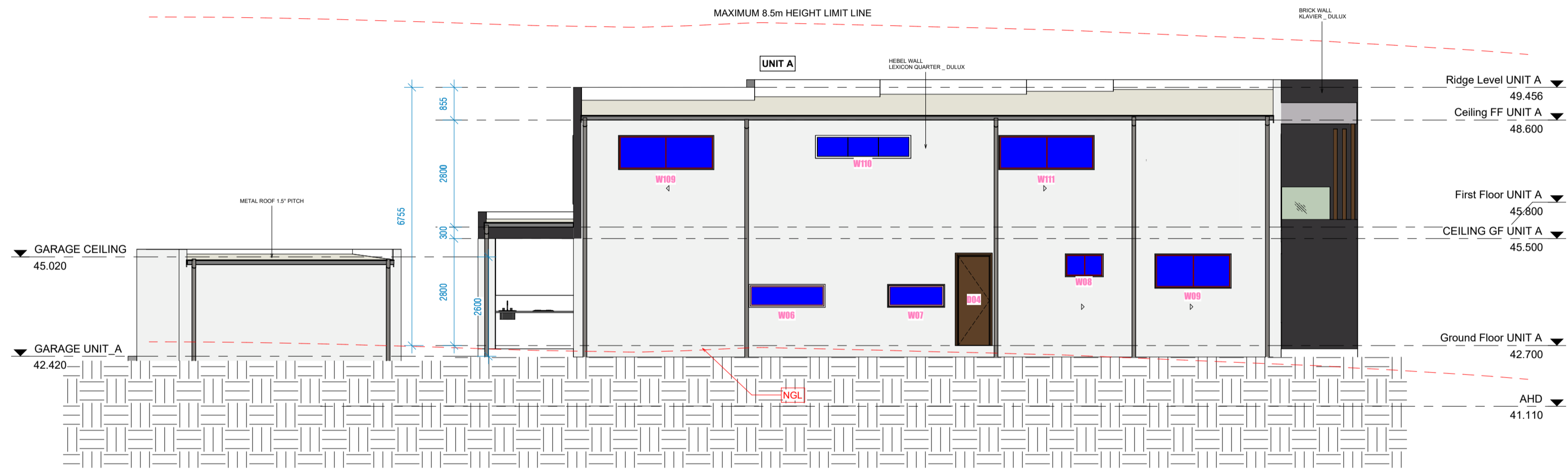
A110

CLIENT:

SCALE:

1 : 100





1 EAST ELEVATION UNIT\_A  
1 : 100



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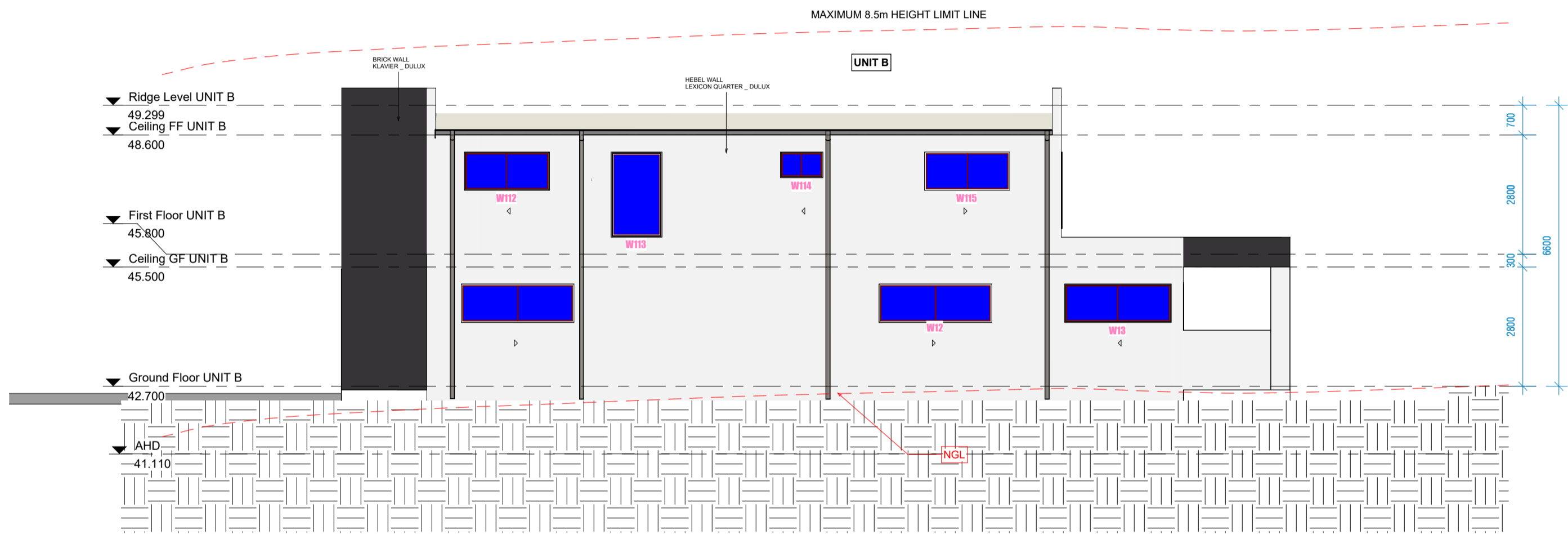
**SHEET NUMBER**

A112

**CLIENT:**

SCALE:

1 : 100



1 WEST ELEVATION UNIT-B  
1 : 100



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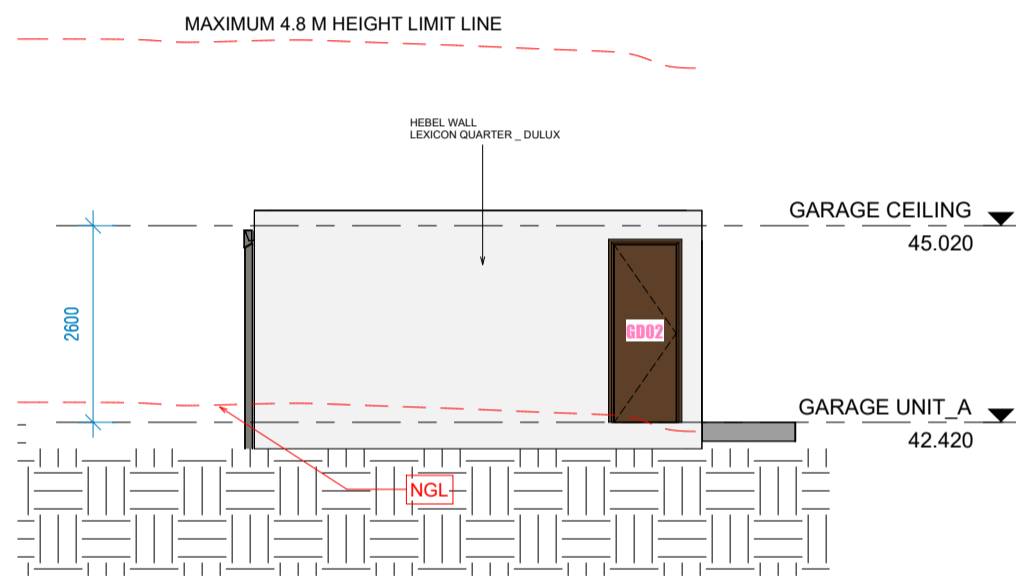
**SHEET NUMBER**

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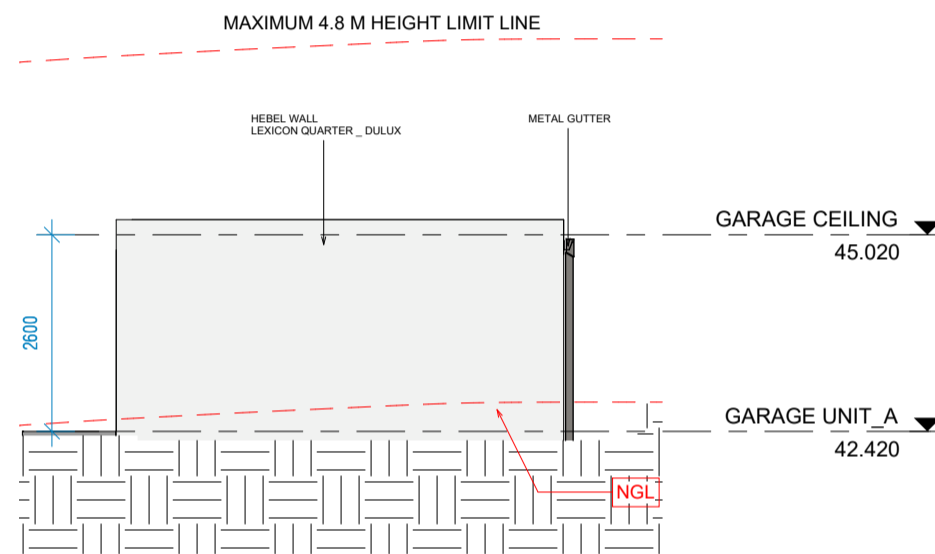
**CLIENT:**

SCALE:

1 : 100



1 NORTH ELEVATION \_ U-A\_ GARAGE  
1 : 100



2 SOUTH ELEVATION \_ U-A\_ GARAGE  
1 : 100

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ELEVATION

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SHEET NUMBER

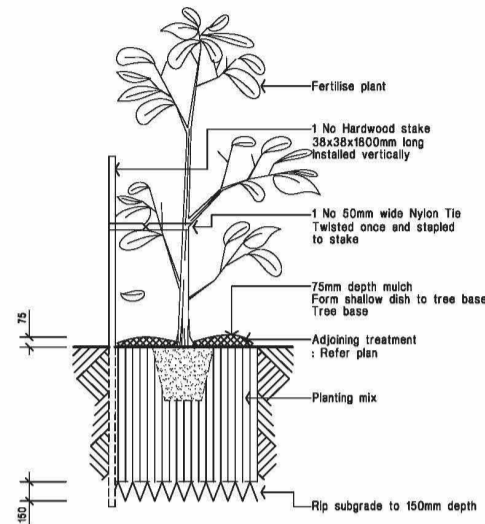
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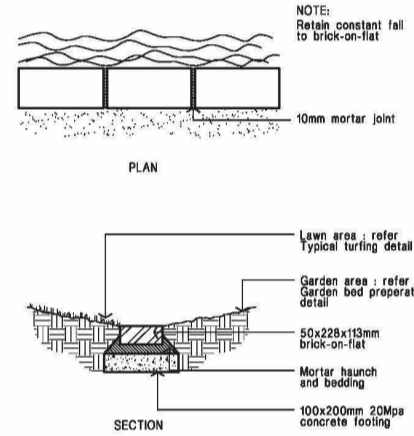
SCALE:

1 : 100

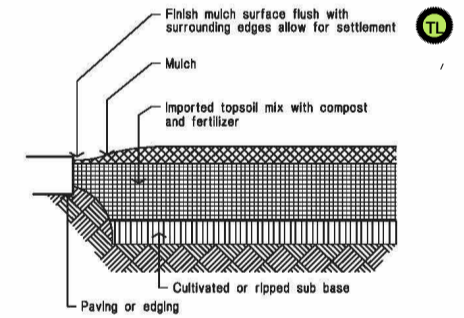




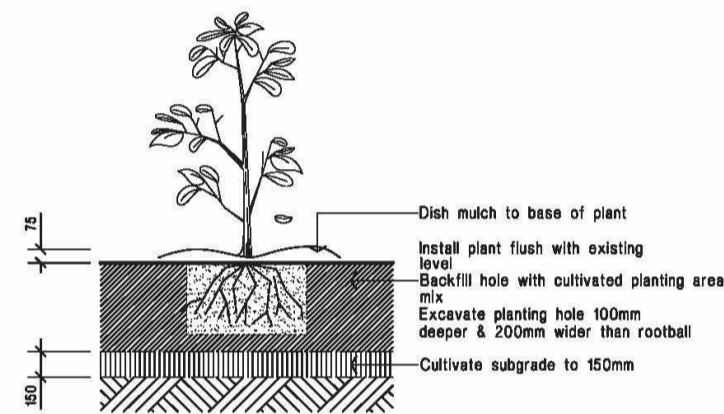
15 - 35 litre Tree planting  
Detail. Not.To.Scale.



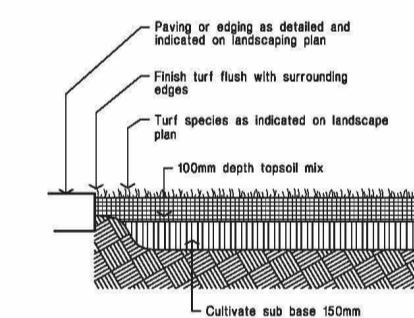
Brick garden edge  
Detail.



Ground preparation  
Planting area using imported topsoil  
Detail. Not.To.Scale.



Planting in garden beds  
Detail. Not.To.Scale.



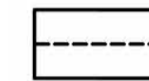
Ground preparation  
Grassed area: turf using imported topsoil  
Detail. Not.To.Scale.

## LEGEND

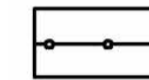
**Turf**  
Excavate / grade all areas to be turfed to 120mm below required finished levels. Do not excavate within 1500mm of the trunk of any existing trees to be retained. Ensure that all surface water runoff is directed towards the inlet pits, kerbs etc., and away from buildings. Ensure that no pooling or ponding will occur. Rip the subgrade to 150mm. Install 100mm depth of imported topsoil. Just prior to spreading the turf, spread "Shirley's No.17 lawn fertilizer" over the topsoil at the recommended rate. Lay "Kikuyu" turf rolls closely butted. Fill any small gaps with topsoil. Water thoroughly.



Paraline



**Brick garden edging**  
Lay a single course of paving bricks in a mortar haunch (200mm wide and 100mm deep). The edges are to be laid in even curves and straight line as shown on the plan. Where tight curves are shown use half bricks to show a more even curve. The top of the edge is to finish flush with the adjacent turf and mulch levels.



1800mm high lapped and capped timber paling fence



Existing trees to be removed



**Planting areas**  
Ensure that the mass planting areas have been excavated to 300 below finished levels. Rip to a further depth of 150mm. Supply and install 300mm soil mix. Soil mix to comprise of one part approved compost to three parts topsoil. Topsoil shall be either imported topsoil or stockpiled site topsoil (if suitable ie: No clay) Install 75mm depth of selected mulch.

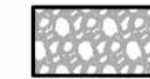
**Note:**  
**Maintenance:**  
All landscape works are to be maintained for a period of six months from the date of practical completion. This includes all watering, weeding, spraying and re-mulching necessary to achieve vigorous growth. Any defects which arise during this period are to be rectified immediately. Any plants or areas of turf which fail during this period are to be replaced at no additional cost.



Existing trees to be retained



Woodchips



Pebbles



Stencilled concrete finish

## LANDSCAPE DETAILS



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### SHEET NAME

LANDSCAPE PLAN

Project number	ND21090801
Date	29/02/2024 10:06:36
Design by	MIZANUR
Checked by	AMAN

### SHEET NUMBER

A120

### CLIENT:

SCALE: As indicated