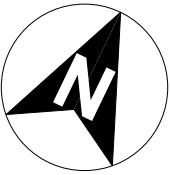


PROJECT DETAILS	
HOME OWNER:	Rubez Chowdhury
ADDRESS:	41 Garrong Road Lakemba, NSW 2195
LOT/DP	LOT:2, DP:932191
ZONING	R3 MEDIUM DENSITY RESIDENTIAL
FLOOR AREA/SITE COVERAGE CALCULATIONS (SQ.M)	
SITE AREA:	505.90
FLOOR AREA CALCULATION DETAILS (sq.m)	
EXISTING DWELLING FLOOR AREA:	123.10
EXISTING SHED FLOOR AREA	9.55
PROPOSED GRANNY FLAT FLOOR AREA(Conversion from Clad House):	52.10
TOTAL FLOOR AREA:	184.75
GROSS FLOOR AREA CALCULATION DETAILS (sq.m)	
EXISTING DWELLING GROSS FLOOR AREA:	113.40
EXISTING SHED GROSS FLOOR AREA:	8.45
PROPOSED GRANNY FLAT GROSS FLOOR AREA:	49.25
TOTAL GROSS FLOOR AREA:	171.10
MAX. FLOOR SPACE: (FSR: 0.50-1) 505.90 X 0.5 = 252.95	171.10 < 252.95
SITE COVERAGE CALCULATION DETAILS	
TOTAL SITE COVERAGE AREA: (EXISTING DWELLING+ GRANNY FLAT FLOOR AREA+EXISTING SHED FLOOR AREA):	123.10 + 52.10 + 9.55 = 184.75 sqm
SITE COVERAGE PERCENTAGE (Max. 50%):	184.75/505.9 = 36.51%
LANDSCAPED AREA (with min. 2.5 m width):	193.10 sqm
LANDSCAPED AREA RATIO (Min. 20%):	193.10/505.9 = 38.16%
LANDSCAPED AREA PERCENTAGE BEHIND THE BLDG. LINE TO THE PRIMARY ROAD (Min. 50%):	169.10/193.10 = 87.57%
PRIVATE OPEN SPACE, GRANNY FLAT (min. 24 sqm)	24 sqm

- \* Stormwater to connect to existing lines to street outlet.
- \* Mechanical ventilation to be provided as per BCA Part 3.8.7.4 - condensation management.



**IMPORTANT SURVEY NOTE:**  
The dimensions, bearings, and areas of the parcel boundaries have been adopted from the deposited plan and have not been thoroughly investigated. Any bearing, distance, area, setback, or other dimension may be subject to change with further investigation and lodgement of a plan at the land titles office.

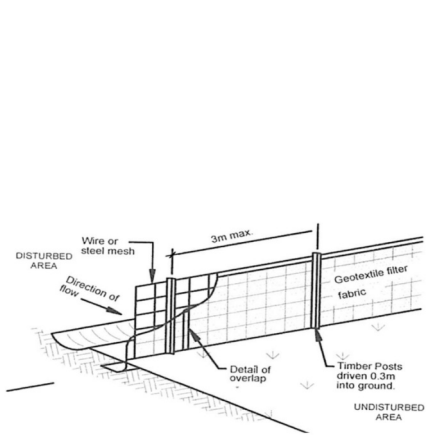
Therefore, during the site peg out before construction works commence, there may be some minor discrepancies with the setbacks between buildings as shown on the site plan. The displayed contours are indicative of surface topography only, and surveyed spot levels are the only values at which reduced level can be relied upon. Contours are displayed at 1 metre major and 0.25 metre minor intervals.

We strongly recommend that the boundary identification survey should be performed and the surveyor must peg out the proposed development relative to the boundaries and any existing dwellings. The services shown have been derived from visual evidence apparent at the time of survey, and it is strongly advised to visit "Dial Before You Dig" prior to any excavation or construction and verify locations with a suitably qualified service locator prior to any works or critical design. It is strongly advised to review an up-to-date title search and give careful consideration to all ASSEMBLIES prior to any planning or construction. Tree and roof profile details are approximate only.

**SITE INDUCTION NOTE:**  
Prior to entering the site, please take a moment to review and become familiar with the emergency contacts and site induction information. If you have any difficulties understanding the instructions, please contact your site supervisor before entering the site.

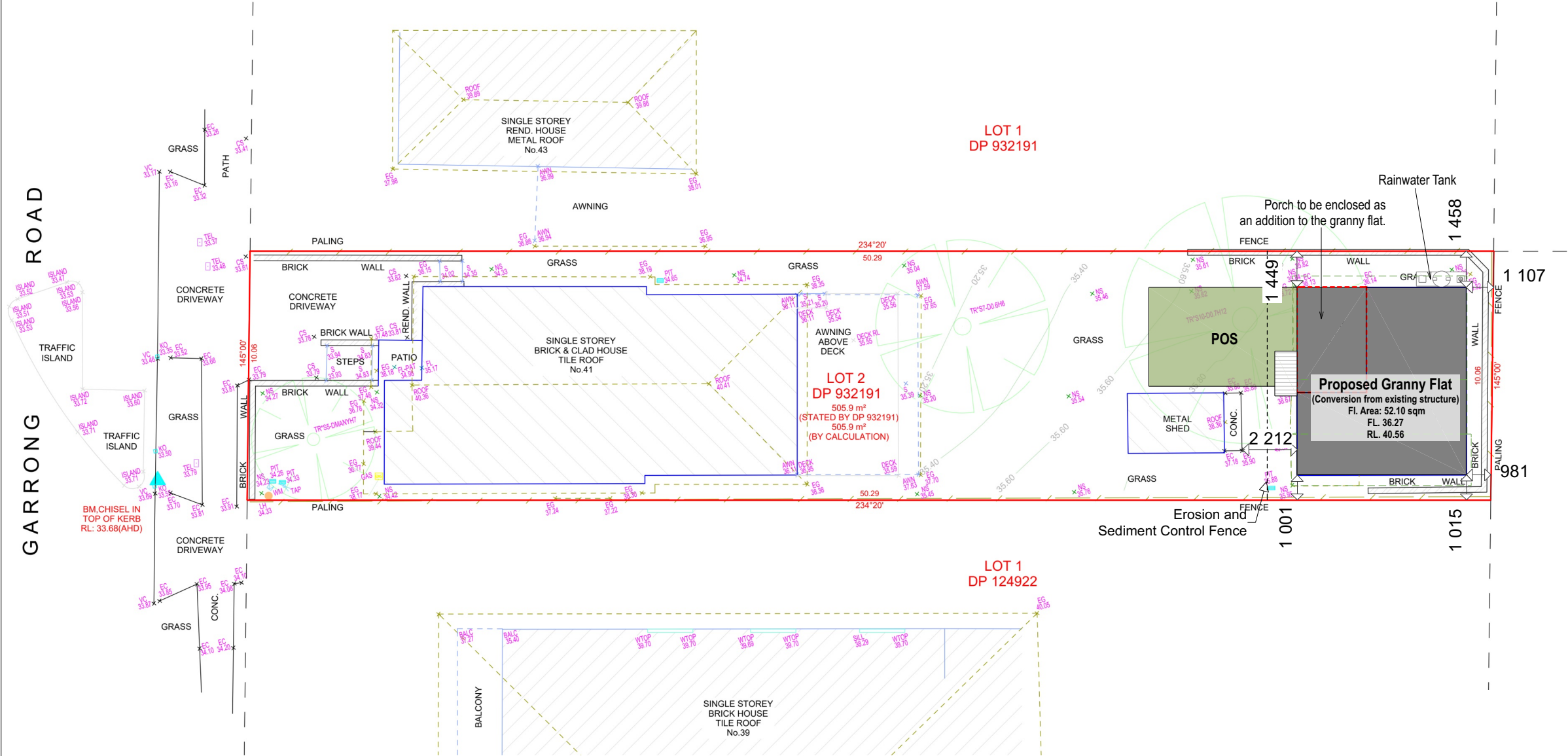
**SERVICES NOTE:**  
There is a high probability that services and external conduits are located near the water flow reader, and it is common to see protruding conduits from the ground. The project manager will provide guidance if services and external conduits need to be relocated to a different location.

**BOTTOM OF PLANS TO NOTE:**  
Do not scale drawings. The written dimensions of plans take precedence.  
Report any discrepancies to DIY Granny Flat before commencing any construction works.



- Notes
- All run off and sediment control structures will be maintained in a functional condition.
  - Areas not used for building should be retained with vegetation.
  - Revegetation on retain cut and fills as soon as possible during construction.

- Sediment Control Notes:**
- 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.
  - All drainage works shall be constructed and stabilised as early as possible during development.
  - Sediment traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench.
  - All sediment basins and traps shall be cleared when the structures are a maximum of 60% full of soil materials, including the maintenance period.
  - All disturbed areas shall be revegetated as soon as the relevant work are completed.
  - Soil and topsoil stockpiles shall be located away from drainage lines and area where water may concentrate.
  - Filter shall be constructed by stretching a filter fabric (propex or approved equivalent between posts at 3.0m centres. Fabric shall be buried 150mm along its lower edge.)



REVISION TABLE	
NUMBER	DATE

SHEET TITLE:  
**Site Plan**

PROJECT DESCRIPTION:  
Conversion Of Existing Sturcture  
41-41A Garrong Road  
Lakemba NSW 2195

DRAWINGS PROVIDED BY:  
Mark Marsden  
BE (MIEAust.)

DATE:  
18.03.2024

SCALE:  
1/200

SHEET:  
**1**