

Development Application: Proposed Secondary Dwelling & Re-roof of Existing Garage
246 Canterbury Road, Revesby NSW 2212



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SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage
DATE: 27.11.24 REV: A SHEET NO: A101
COUNCIL AREA: CB City Council SCALE:

PROJECT NO: A-24029

ARCHITECTURAL SPECIFICATION

BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

1.

GENERAL

a.

ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT ANY WORK.

b.

ALL MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND SHALL BE NEW AND THE BEST OF THEIR RESPECTIVE KINDS AND SUITABLE FOR THEIR INTENDED PURPOSES.

c.

ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND TO GOOD TRADE PRACTICES.

d.

ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE AUTHORITY HAVING JURISDICTION OVER THE WORKS.

e.

THE ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES AND CONSULTANTS DRAWINGS THAT FORMS PART OF THE CONSTRUCTION DOCUMENTS REFERRED TO IN THE "BUILDING CONTRACT".

f.

DO NOT SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS.

g.

ENSURE THAT BACKGROUNDS ARE SUITABLE FOR THE INTENDED SUBSEQUENT FINISHES. COMMENCEMENT OF WORK ON THE BACKGROUNDS IMPLIES ACCEPTANCE BY THE SUBCONTRACTOR OF THE BACKGROUNDS ON WHICH FINISHES ARE APPLIED.

h.

SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF RESPECTIVE WORKS.

i.

PROGRESSIVELY CLEAN UP AFTER THE COMPLETION OF RESPECTIVE WORKS.
2.

EARTHWORKS

a.

UNLESS OTHERWISE STATED, REMOVE TOPSOIL TO A MINIMUM DEPTH OF 200mm INCLUDING ALL ROOTS, AND OTHER MATTER, AND REQUIRED BY THE SOIL CONDITION AND/OR THE BUILDER. PROVIDE SUITABLE CLEAN FILLING SAND AND COMPACT IN LAYERS NOT GREATER THAN 300mm TO REDUCE LEVELS AS SHOWN.

b.

COMPACT SAND FILLING AND SANDY SUB GRADES UNDER FOOTINGS AND SLAB TO OBTAIN MIN. SEVEN (7) BLOWS PER 300mm ON A STANDARDS PERTH SAND PENEFROMETER TEST (AS PER AS 1289 F3.3)

c.

DO NOT EXCAVATE SERVICES TRENCHES WITHIN AN ANGEL OF 45 DEGREES DOWN FROM BOTTOM EDGE OF FOOTING.

d.

ALL RETAINING WALLS TO BE TREATED WITH "BITKOTE" WATERPROOFING AGENT.
3.

CONCRETE

a.

CONCRETE REINFORCEMENT AND FORMWORK SHALL BE TO A STRUCTURAL ENGINEERS DETAILS, RELEVANT BUILDING CODES AND STANDARDS

b.

ALL CONCRETE TO CONFORM TO THE REQUIREMENTS OF AS 3600 CONCRETE STRENGTH GRADE: N20, AGGREGATE 20mm, SLUMP 80mm.

c.

SLAB IS TO BE CURED FOR 7 DAYS MIN. & SLAB REINFORCEMENT PLACED ON APPROVED CHAIRS TO IMPROVE CRACK CONTROL.

d.

THE FOOTING AND SLAB CONSTRUCTION IS TO COMPLY WITH AS 2870.

e.

PROVIDE A PROPRIETARY VAPOUR BARRIER WHICH CONSISTS OF HIGH IMPACT RESISTANT POLYTHENE FILM MIN. 0.2mm THICK WHICH HAS BEEN PIGMENTED AND BRANDED BY THE MANUFACTURER.

f.

TERMITE PROTECTION
 - PROVIDE ANTI-TERMITE TREATMENT UNDER THE BUILDING AREAS IN ACCORDANCE WITH AS 2057, AS 3660.1 AND APPENDIX D, FOR RETICULATED SYSTEMS.
 - BUILDER SHALL PROVIDE "DURSBAN" (HAND SPRAYED ORGANO-PHOSPHATE) OR SIMILAR APPROVED ANTI-TERMITE TREATMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD CODES.
4.

BRICKWORK

a.

BRICK WORK SHALL COMPLY WITH :
 - AS 3700 MASONRY CODE
 - AS A123 MASONRY CODE
 - MORTAR FOR MASONRY CONSTRUCTION

b.

BRICK GAUGE 7 STANDARD COURSES = 600mm.

c.

ALL BRICKS SHOULD HAVE MIN. COMPRESSIVE STRENGTH OF 20MPa AND AS FOLLOWS
 - EXTERNAL FACE WORK: 230x110x76mm
 - EXTERNAL RENDER: 305x162x90mm MAXIBRICK OR VERTICORE
 - WINDOW SILLS: 2c FACE BRICK SPLAYED SILLS
 - WINDOW HEADS: SOLID FACEBRICK COURSE
 - INTERNAL WALLS: 305x162x90mm MAXIBRICK OR VERTICORE WITH BED JOINT AND PERPENDS FILLED OR JUMBO FOR 305x76x90mm LONGREACH COURSE ADJUSTMENT

d.

MORTAR: 1:1:6 CEMENT:LIME:SAND
 - MORTAR (FACE BRICK) COLOUR TO MATCH EXISTING AS SELECTED

e.

TIES SHALL BE 3.5mm DIAMETER GALVANIZED WIRE KINKED FOR AND BUILT IN EVERY 5TH COURSE AT APPROXIMATELY 900mm CENTRES, WITH ADDITIONAL TIES AT THE RATE OF 1 TIE/300mm HEIGHT OF OPENINGS AND VERTICAL CONTROL JOINTS AND WITHIN 150mm OF THE OPENINGS. BUILD TIES INTO EACH LEAF AT LEAST 50mm. VERTICAL CONTROL JOINTS SHALL BE 12mm WIDE FILLED AT COMPLETION WITH 'COMPRIBAND' CONTINUOUS FILLER STRIP.

f.

KEEP CAVITIES CLEAR OF MORTAR. PROVIDE CAVITY BOARDS. TEMPORARILY OMIT BRICKS TO PERMIT RAKING OUT OF CAVITY BOTTOMS.

g.

FORM WEEP HOLES EVERY FOURTH PERPEND ABOVE FLASHING AND CAVITY FILL. KEEP CLEAR OF MORTAR. DO NOT LOCATE WEEPHOLES CLOSER THAN 500mm TO JOINTS IN DAMP PROOF COURSES OR FLASHING.

h.

PROVIDE DAMP PROOF COURSES (DPC) IN THE BOTTOM 3 COURSES OF BRICK WORK AND SLAB AND/OR FOOTINGS. DPC ADDITIVE SHALL BE CLEAR IN ALL FACEWORK

9.

SETOUT BRICKWORK ACCURATELY, PLUMB, LEVEL AND PROPERLY BONDED. RISING WORK TO BE RAKED BACK, JAMBS, REVEALS, CORNERS, PERPENDS, ETC. TO BE TRUE, PLUMB, AND IN LINE WITH PERPENDS TRUE TO LINE. SETOUT DOOR FRAMES NEAR PERPENDICULAR WALL WITH A MARGIN OF 12mm OR GREATER THAN 50mm.
10.

MOISTEN ALL EXTRUDED BRICKS BEFORE LAYING.
11.

PROVIDED 12mm PLASTERING MARGIN BETWEEN WINDOW FRAME AND INTERNAL BRICKWORK TO BE PLASTERED.
12.

WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF LOCATED IN 2 COURSES BELOW SILL AND IN THE 2 COURSES ABOVE AN OPENING EXTENDING A MINIMUM OF 600mm BEYOND THE OPENING.
13.

BUILD IN ALCOR/PGI FLASHING AS FOLLOWS:
 - WHEREVER SHOWN ON DRAWINGS.
 - CAVITY WALLS BUILT OF SLAB ON GROUND (WHERE NOT PARGED.)
 - OVER LINTELS TO EXPOSED OPENINGS:
 - FULL WIDTH OF OUTER LEAF CONTINUOUS ACROSS CAVITY 50mm INTO INNER LEAF 2c ABOVE.
 - OVER ROOF:
 - FULL WIDTH OF EXTERNAL LEAF, STEPPED TO ROOF SLOPE TURNED DOWN MIN. 50mm OVER BASE FLASHING. TURN UP IN CAVITY SLOPING INWARDS AND BUILT INTO INNER LEAF 1c ABOVE.
 - DOOR / WINDOW STILES:
 - FULL HEIGHT 150mm WIDE FIXED TO FRAMES INTERLEAVED WITH SILL AND HEAD FLASHING AT EACH END.
 - STRUCTURE OR SERVICES WITHIN 30mm OF OUTER BRICK LEAF IN CAVITY:
 - VERTICAL FLASHING CONTINUOUS 1c BELOW FL TO ABOVE STRUCTURE OR FRAME. NOMINAL 300mm WIDE. FOR HORIZONTAL STRUCTURES / SERVICES:
 - CONTINUOUS FLASHING BUILT IN AS FOR OVER LINTELS.
 - AT CAVITY WALLS WITH GLASS BLOCK 300mm WIDE FIXED TO GLASS BLOCK FRAME AND TURNED AWAY IN CAVITY FROM INNER LEAVE.

MAX SPAN (mm)	LINTEL SIZE (VERT x HORIZ x THICK)	BEARING EACH END (mm)
900	75 x 10	150
1200	75 x 75 x 8	150
1500	90 x 90 x 8	150
1800	100 x 75 x 8	230
2100	125 x 75 x 8	230
2400	125 x 75 x 10	230
2500	100 x 100 x 8	230
3000	150 x 90 x 10	230

5.

CARPENTRY WORK

a.

ROOF AND CEILING FRAMING SHOULD COMPLY WITH AS 1684 LIGHT TIMBER FRAMING CODE. DRAW STRAP FIRMLY OVER WALL PLATES AND SECURELY FIX TO TOP OF PLATE BY 2x30mm GALV. CLOUTS/STRAP. REFER TO AS 1684 FOR ROOF FRAMING SIZES UNLESS SPECIFIED ON DRAWINGS.

b.

SUPPLY AND FIX ALL BULKHEADS & FALSE CEILINGS AS SHOWN ON THE DRAWINGS.
6.

METALWORK

a.

ELECTRIC AND GAS METER BOXES AS SHOWN IN DRAWINGS

b.

WINDOW FRAMES SHALL BE RESIDENTIAL OR COMMERCIAL SECTION WITH POWDERCOAT FINISH AS SELECTED BY OWNER. ALLOW FOR FLYSCREENS TO ALL WINDOWS. REFER TO ADDENDUM. ANGLED WINDOW UNITS SHALL BE FACTORY MADE AND FIXED AND DELIVERED ON SITE AS COMPLETE UNIT.

c.

CLOTHES HOIST: REFER TO ADDENDUM.
7.

ROOFING

a.

SELECTED ROOFING MATERIAL SHALL BE INSTALLED AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND RELEVANT BUILDING CODES

b.

GUTTER, FASCIA, DOWN PIPES, FLASHING SHALL BE IN LONGEST POSSIBLE LENGTHS AND SHALL MATCH EXISTING.

c.

DOWN PIPES SHALL MATCH EXISTING.

d.

ALLOW FOR ALL JOINTS AND JOINING MATERIALS, COLLARS, STRAPS & FASTENINGS NECESSARY TO COMPLETE WORK.

- e.

ALLOW FOR ALL ROOF PENETRATIONS, ROOF COWLS, FLASHING, FLUMES THROUGH ROOF.
- f.

FIX GUTTERS & FLASHING TO PERMIT THERMAL MOVEMENT IN THEIR FULL LENGTH SEAL BETWEEN OVERLAPPING FLASHING; FLASHING TURNED DOWN OVER BASE OR APRON FLASHING; FLASHING OVER METAL ROOF; FLASHING OVER SECRET GUTTERS; AROUND ROOF PENETRATIONS ETC.

8.

JOINERY

a.

ALL JOINERY SHALL BE OF HIGHEST QUALITY MATERIALS TO BEST TRADE PRACTICES AND HIGH QUALITY FINISH.

b.

EXTERNAL DOOR FRAMES SHALL BE: 110x40 DOUBLE REBATED FRAME WITH 130x40 WEATHERED THRESHOLD U.N.O.

c.

SUPPLY AND BUILD IN TIMBER DOOR FRAMES TO EXTERNAL LOCATIONS AS SHOWN ON ARCHITECTURAL DRAWINGS.

9.

CEILINGS

a.

CEILINGS SHALL BE RECESSED EDGE, MINIMUM 8.0mm PLASTERGLASS OR GYPROCK.

b.

FLUSH JOINTS, SCREW HEADS, AND OTHER BLEMISHES IN THE SHEETS USING APPROVED SYSTEMS TO PROVIDE FLUSH SMOOTH CONTINUOUS SURFACE

c.

PROVIDE AND FIX ALL FLUSH STOP BEADS & CASING BEADS TO ALL CORNERS & EDGES.

d.

PROVIDE ALL SELECTED MOLDINGS AND CORNICES TO ALL CEILINGS AS STATED IN ARCHITECTURAL DOCUMENTS.

10.

PLASTERING

a.

INTERNAL WALL FINISHES INCLUDING CUPBOARD, BIN, & FRIDGE RECESSES, ETC. SHALL BE (OTHER THAN FACE FINISHES OR WHERE COVERED BY FEATURE MATERIALS) FLOAT AND SET IN HARDWALL PLASTER U.N.O.

b.

PLASTERED WALLS SHALL BE NOMINAL 12mm THICK CONSISTING OF 1:1:9, CEMENT:LIME:SAND RENDER, AND FINISHED WITH NOMINALLY 3mm HARDWALL PLASTER.

c.

SUPPLY AND FIX EXTERNAL CORNER BEADS TO ALL EXTERNAL CORNERS.

d.

PROVIDE STOP BEADS WHERE PLASTER WORK ABUTS TIMBER FRAMES, OR FACEWORK

e.

EXTERNAL RENDER WHEN APPLICABLE SHALL BE 2 COAT SAND FINISH. (FOR PAINTING)

f.

NIBS IN INTERNAL CORNERS ADJACENT TO DOOR FRAMES GREATER THAN 40mm SHALL NOT BE FLUSHED UP WITH FRAMES.

g.

PROVIDE V-JOINTS IN RENDER & FINISHING PLASTER WHERE BRICK WORK ABUTS OR JOINS ONTO CONCRETE WORK.

11.

GLAZING

a.

CLEAR GLASS GENERALLY: OBSCURE GLASS TO BATHROOMS, REFER TO DRAWINGS. ALL TO THE RELEVANT AUSTRALIAN STANDARDS.

b.

WHERE GLASS BLOCKS HAVE BEEN NOMINATED, THEY SHALL BE IN FRAMES AND INSTALLED TO MANUFACTURES SPECIFICATIONS.

12.

FLOORING FINISHES

a.

CARPET FLOOR COVERINGS TO NOMINATED AREAS COMPLETE WITH SELECTED UNDERLAY SMOOTH EDGE, DIMINISHING STRIPS ETC. TO COMPLETE THE WORKS: REFER TO DRAWINGS & FINISHES SCHEDULE.

b.

PROVIDE TILED FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS ANGLE TRIMS, ETC.TO COMPLETE THE WORKS: REFER TO DRAWINGS & FINISHES SCHEDULE.

c.

PROVIDE TIMBER FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, DIMINISHING BOARDS ETC. TO COMPLETE THE WORKS: FLOOR BOARDS TO BE SANDED & POLISHED TO HIGH STANDARD WITH PREMIUM QUALITY SEALER (2 COATS). REFER TO DRAWINGS & FINISHERS SCHEDULE.

13.

SIGNAGE

a.

WHERE NECESSARY SUPPLY & FIX SELECTED UNIT AND HOUSE NUMBERS TO EACH UNIT AND TO LETTERBOXES AS SCHEDULED.

b.

"MAHN DESIGN" RESERVES THE RIGHT TO ERECT A BUILDERS SIGN ON THE PROPERTY FACING THE STREET FRONTAGE IN COMPLIANCE WITH AUTHORITY REQUIREMENTS.

14.

PAVING

a.

GENERALLY: WHEN PAVING IS INCLUDED IN THE BUILDING CONTRACT, THE FOLLOWING SHALL APPLY AS A MINIMUM STANDARD

b.

SUPPLY AND LAY ALL PAVING TO EXTERNAL AREAS AS SHOWN ON WORKING DRAWINGS.

c.

CUT, FILL AND COMPACT SAND TO REQUIRED LEVELS. SCREED TO UNIFORM THINNESS AND LEVELS

d.

PROVIDE BRICK EDGE-RETRAINING FOOTING EMBEDDED IN MORTAR BENEATH THE PAVING BRICK, GENERALLY. TO DRIVEWAY AREAS, PROVIDE NOMINAL 300x150mm CONCRETE FOOTING ALONG PERIMETER OF DRIVEWAY AND BED EDGE BRICK IN MORTAR.

e.

PROVIDE 100mm COMPACTED LIMESTONE BASE TO DRIVEWAY TOPPED WITH 50mm CLEAN SAND AND GRADE TO FALLS.

f.

PAVING PATTERN: REFER TO ADDENDUM.

g.

BRICK PAVERS SHALL BE:

- TRAFFICABLE AREAS: MIN. 65mm SOLID CLAY OR CONCRETE
- PEDESTRIAN AREAS: MIN. 43mm SOLID CLAY OR CONCRETE

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REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE:

Architectural Specifications

DRAWN BY:

E.T.

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LOT:9

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| DP:771727

SITE ADDRESS:

246 Canterbury Rd, Revesby NSW 2212

CLIENT:

Anwar El-Ache & Said El-Ache

PROJECT TYPE:

Proposed Secondary Dwelling & Re-roof of Existing Garage

DATE:

27.11.24

REV:

A

SHEET NO:

A106

COUNCIL AREA :

CB City Council

SCALE:



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PROJECT No : A-24029

Safety Notes

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT. THIS INCLUDES (BUT IS NOT EXCLUDED TO): OWNERS, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

1.	<p>FALLS, SLIPS, TRIPS</p> <p>A. WORKING AT HEIGHTS</p> <p>DURING CONSTRUCTION</p> <p>WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METERS. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHT WHERE A FALL IN EXCESS OF TWO METERS IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL. THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS REQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METERS IS A POSSIBILITY.</p> <p>DURING OPERATION OR MAINTENANCE</p> <p>FOR HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE:</p> <p>CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS OR TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.</p> <p>FOR BUILDINGS WHERE SCAFFOLD, LADDERS,TRESTLES ARE NOT APPROPRIATE:</p> <p>CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, FALL BARRIERS OR PERSONAL PROTECTIVE EQUIPMENT (PPE) SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE, REGULATIONS OR LEGISLATION.</p> <p>ANCHORAGE POINTS</p> <p>ANCHORAGE POINTS FOR PORTABLE SCAFFOLD OR FALL ARREST DEVICES HAVE BEEN INCLUDED IN THE DESIGN FOR USE BY MAINTENANCE WORKERS. ANY PERSONS ENGAGED TO WORK ON THE BUILDING AFTER COMPLETION OF CONSTRUCTION WORK SHOULD BE INFORMED ABOUT THE ANCHORAGE POINTS.</p> <p>B. SLIPPERY OR UNEVEN SURFACES</p> <p>FLOOR FINISHES SPECIFIED</p> <p>IF FINISHES HAVE BEEN SPECIFIED BY DESIGNER, THESE HAVE BEEN SELECTED TO MINIMISE THE RISK OF FLOORS AND PAVED AREAS BECOMING SLIPPERY WHEN WET OR WHEN WALKED ON WITH WET SHOES/FEET. ANY THE DESIGNER OR, IF THIS IS NOT PRACTICAL, SURFACES WITH AN EQUIVALENT OR BETTER SLIP RESISTANCE SHOULD BE CHOSEN.</p> <p>FLOOR FINISHES BY OWNER</p> <p>IF DESIGNER HAS NOT BEEN INVOLVED WITH THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN TRAFFICABLE AREAS OF THIS BUILDING. SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS HB 197:1999 AND AS/NZ 4586:2004.</p> <p>STEPS, LOOSE OBJECTS AND UNEVEN SURFACES</p> <p>DUE TO DESIGN RESTRICTIONS FOR THIS BUILDING, STEPS AND/OR RAMPS ARE INCLUDED IN THE BUILDING WHICH MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED. STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNING DURING CONSTRUCTION, MAINTENANCE, DEMOLITION AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE.</p> <p>BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND IN PARTICULAR ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SO THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD. SPILLS, LOOSE MATERIALS, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.</p> <p>CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE THE RISK OF TRIPS AND FALLS IN THE WORKPLACE. MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.</p> <p>FALLING OBJECTS</p> <p>LOOSE MATERIALS OR SMALL OBJECTS</p> <p>CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THIS BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS. WHERE THIS OCCURS ONE OR MORE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING FROM THE AREA WHERE THE WORK IS BEING CARRIED OUT ONTO PERSONS BELOW.</p>	3.	<p>PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT.</p> <p>PROVIDE TOE BOARDS TO SCAFFOLDING OR WORK PLATFORMS.</p> <p>PROVIDE PROTECTIVE STRUCTURE BELOW THE WORK AREA.</p> <p>ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT (PPE)</p> <p>BUILDING COMPONENTS</p> <p>DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THIS BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENT WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE WHICH MAY INJURE PERSON IN THE AREA IS A POSSIBILITY.</p> <p>MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS . CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED, THAT LOADS ARE PROPERLY SECURED AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED.</p> <p>TRAFFIC MANAGEMENT</p> <p>FOR BUILDING ON A MAJOR ROAD, NARROW ROAD OR STEEPLY SLOPING ROAD: PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THIS ROADWAY MAY CAUSE A TRAFFIC HAZARD. DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THIS BUILDING DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR THE SUPERVISION OF THESE AREAS.</p> <p>FOR BUILDING WHERE ON-SITE LOADING/UNLOADING IS RESTRICTED: CONSTRUCTION OF THIS BUILDING WILL REQUIRE LOADING AND UNLOADING OF MATERIALS ON THE ROADWAY. DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/UNLOADING AREAS.</p> <p>FOR ALL BUILDINGS: BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHERE DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE.</p> <p>SERVICES</p> <p>GENERAL RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES ARE LOCATED ON OR AROUND THIS SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE PLANS BUT THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED. SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG) ,APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED.</p> <p>LOCATIONS WITH UNDERGROUND POWER:</p> <p>UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THIS SITE. ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION COMMENCING.</p> <p>LOCATIONS WITH OVERHEAD POWER LINES:</p> <p>OVERHEAD POWER LINES MAY BE NEAR OR ON THIS SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING AND ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL, DISCONNECTED OR RELOCATED. WHERE THIS IS NOT PRACTICAL ADEQUATE WARNING IN THE FORM OF BRIGHT COLOURED TAP OR SIGNAGE SHOULD BE USED OR A PROTECTIVE BARRIER PROVIDED.</p> <p>MANUAL TASKS</p> <p>COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS.</p> <p>ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY WHICH MINIMISES BENDING BEFORE LIFTING.</p> <p>ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR.</p> <p>CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THIS BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATIONS AND NOT USED WHERE FAULTY OR (IN THE CASE OF ELECTRICAL EQUIPMENT) NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG.</p> <p>ALL SAFETY GUARDS OR DEVICES SHOULD BE REGULARLY CHECKED AND</p>	6.	<p>HAZARDOUS SUBSTANCES</p> <p>ASBESTOS</p> <p>FOR ALTERATIONS TO A BUILDING CONSTRUCTED PRIOR TO 1990: IF THIS EXISTING BUILDING WAS CONSTRUCTED PRIOR TO:</p> <p>1990 - IT THEREFORE MAY CONTAIN ASBESTOS</p> <p>1986 - IT THEREFORE IS LIKELY TO CONTAIN ASBESTOS EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD CHECK AND, IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING, OR OTHERWISE DISTURBING THE EXISTING SURFACE.</p> <p>POWDERED MATERIALS</p> <p>MANY MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATION MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.</p> <p>TREATED TIMBER</p> <p>THE DESIGN OF THIS BUILDING MAY INCLUDE PROVISION FOR THE INCLUDING OF TREATED TIMBER WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING, DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.</p> <p>VOLATILE ORGANIC COMPOUNDS</p> <p>MANY TYPES OF GLUE, SOLVENTS, SPRAY PACKS, PAINTS , VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.</p> <p>TIMBER FLOORS</p> <p>THIS BUILDING MAY CONTAIN TIMBER FLOORS WHICH HAVE AN APPLIED FINISH. AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.</p> <p>CONFINED SPACES</p> <p>EXCAVATION</p> <p>CONSTRUCTION OF THIS BUILDING AND SOME MAINTENANCE ON THE BUILDING WILL REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN EXCAVATIONS. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS WHICH DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.</p> <p>ENCLOSED SPACES</p> <p>FOR BUILDING WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED.: ENCLOSED SPACES WITHIN THIS BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE PROVIDED.</p> <p>SMALL SPACES</p> <p>FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED: SOME SMALL SPACES WITHIN THIS BUILDING WILL REQUIRE ACCESS BY CONSTRUCTION OR MAINTENANCE WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES THEY SHOULD BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS. MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.</p>	8.	<p>PUBLIC ACCESS</p> <p>PUBLIC ACCESSS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.</p> <p>OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS</p> <p>THIS BUILDING HAS BEEN DESIGNED AS A RESIDENTIAL BUILDING. IF IT, AT A LATER DATE, IT IS USED OR INTENDED TO BE USED AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT SHOULD BE APPLIED TO THE NEW USE.</p> <p>NON RESIDENTIAL BUILDINGS</p> <p>FOR NON RESIDENTIAL BUILDINGS WHERE THE END USE HAS NOT BEEN IDENTIFIED: THIS BUILDING HAS BEEN DESIGNED TO REQUIREMENTS OF THE CLASSIFICATION IDENTIFIED ON THE DRAWINGS. THE SPECIFIC USE OF THE BUILDING IS NOT KNOWN AT THE TIME OF THE DESIGN AND A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN AT THE TIME OF FIT OUT FOR THE END USER.</p> <p>FOR NON RESIDENTIAL BUILDINGS WHERE THE END-USE IS KNOWN: THIS BUILDING HAS BEE DESIGNED FOR THE SPECIFIC USE AS IDENTIFIED ON THE DRAWINGS. WEHRE A CHANGE OF USE OCCURS AT A LATER DATE A FURTHER ASSESSMENT OF THE WORKPLACE HEALTH AND SAFETY ISSUES SHOULD BE UNDERTAKEN.</p> <p>OTHER HIGH RISK ACTIVITY</p> <p>ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZ 3012 AND ALL LICENSING REQUIREMENTS. ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE. ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING NOISE AND PREVENTING HEARSING LOSS AT WORK. DUE TO THE HISTORY OF SERIOUS INCIDENTS IT IS RECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT . ALL THE ABOVE APPLIES.</p>
2.		5.					

REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE: Safety Notes

DRAWN BY: E.T.

CHECKED BY: S.D.

LOT: 9 | SEC: | DP: 771727

SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212

CLIENT: Anwar El-Ache & Said El-Ache

PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage

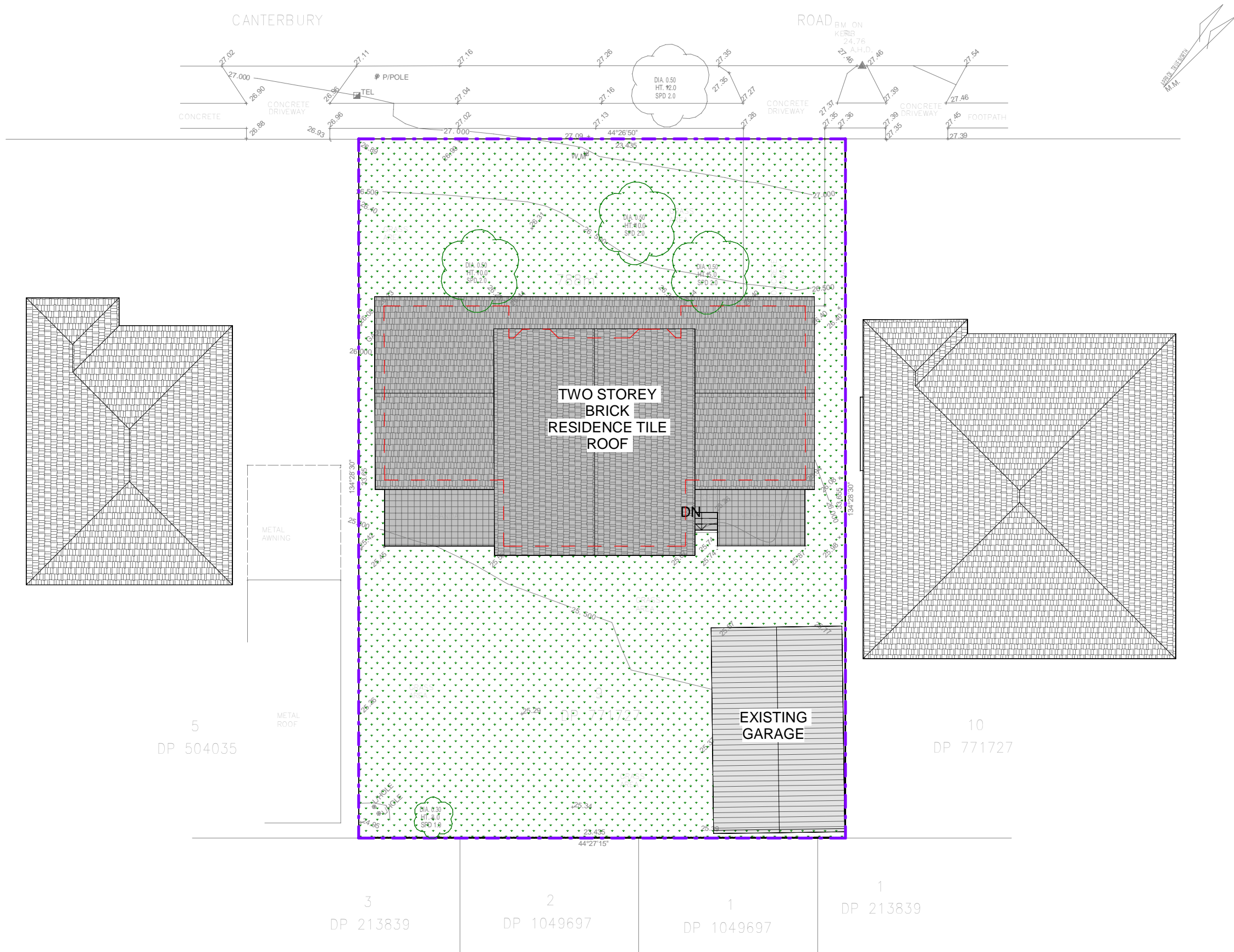
DATE: 27.11.24

REV: A

SHEET NO: A107

COUNCIL AREA: CB City Council

SCALE:



1

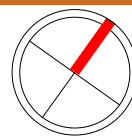
Existing Site Plan

1 : 200

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REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE: Existing Site Plan
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 9 | **SEC:** | **DP: 771727**

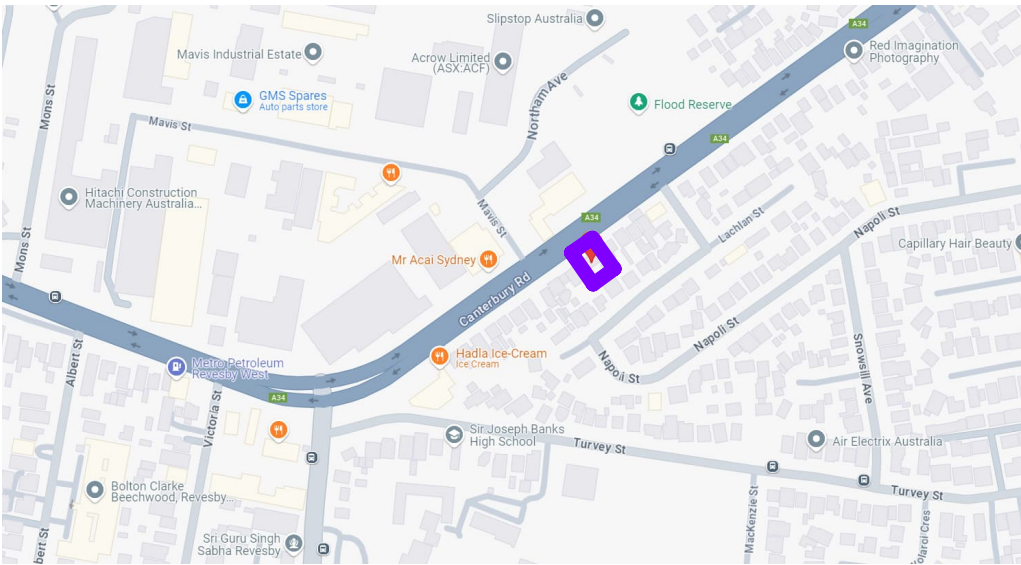


SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage
DATE: 27.11.24 **REV:** A **SHEET NO:** A109
COUNCIL AREA: CB City Council **SCALE:** 1 : 200

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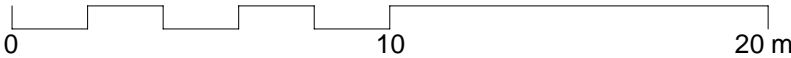
PROJECT NO: A-24029

LOCATION MAP

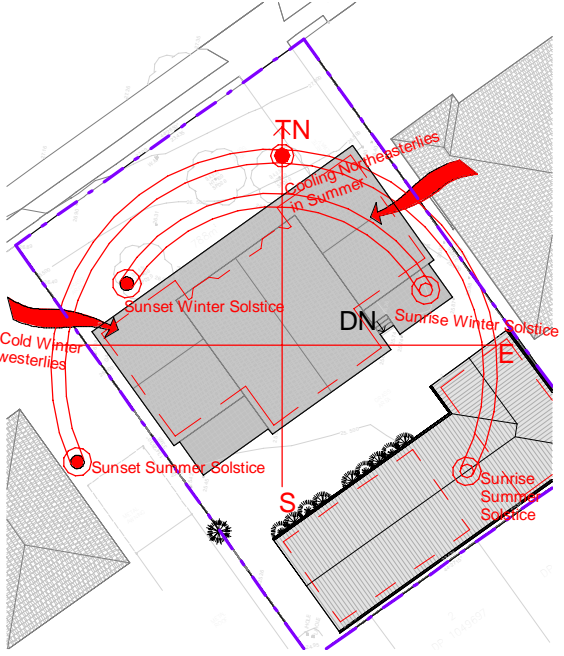


NOTES AND SPECIFICATION

- These drawings are to be read in conjunction with the architectural drawings, structural drawings, and the specification.
- Prior to commencement of works the contractor shall satisfy himself of the correct location of existing services whether indicated or not on the plans. Any damage to existing services shall be rectified at the contractor's expense.
- Traffic management measures have to be implemented and maintained during construction, all in accordance with Council's requirements. The contractor shall maintain safe pedestrian access along the footpath.
- The contractor shall effect temporary drainage measures to avoid localised ponding of surface run-off.
- Refer to architect's drawings for all details (levels, grading, etc.) of driveways, concrete and paved areas, and retaining wall types and locations.
- Refer to landscape architect's drawings for details and extent of all landscaped areas.
- All SWD pipes are UPVC at 1.0% minimum grade.
- SWD pits can be pre-cast sized as follows: 450mm sq. up to 600mm deep
600mm sq. up to 1000mm deep
- All pits located in trafficable areas, (ie, driveways) to have medium-duty grated covers suitable for withstanding loads associated with small trucks.
- Provide step irons to all pits greater than 1.2m deep.
- The contractor shall implement all soil erosion and sediment control measures prior to commencement of works.
- Topsoil shall be stripped dn stockpile outside hazard areas such as drainage lines. This topsoil is to be respread later on are as to be revegetated.
- The contractor shall regularly maintain all sediment and erosion control devices and remove accumulated silt from such devices. All silt removed shall be disposed of as directed by the superintendent. The period for maintaining these devices shall be at least until all disturbed areas are revegetated and further as may be directed by the superintendent or Council.
- The contractor shall maintain dust control until final completion of works



SITE CALCULATIONS	
Site Area	788 m ²
Existing Dwelling Area	249 m ²
Existing Garage	44.48 m ²
Proposed Secondary Dwelling	58.30 m ²
Proposed Alfresco	24.95 m ²
Total Proposed Floor Area	58.30 m ²
Existing + Proposed Area	307.30 m ²
Max. Allowed GFA	394 m ²
FSR	0.39
Landscape Area	426.30 m ²
POS	101.90 m ²



Sunpath Analysis

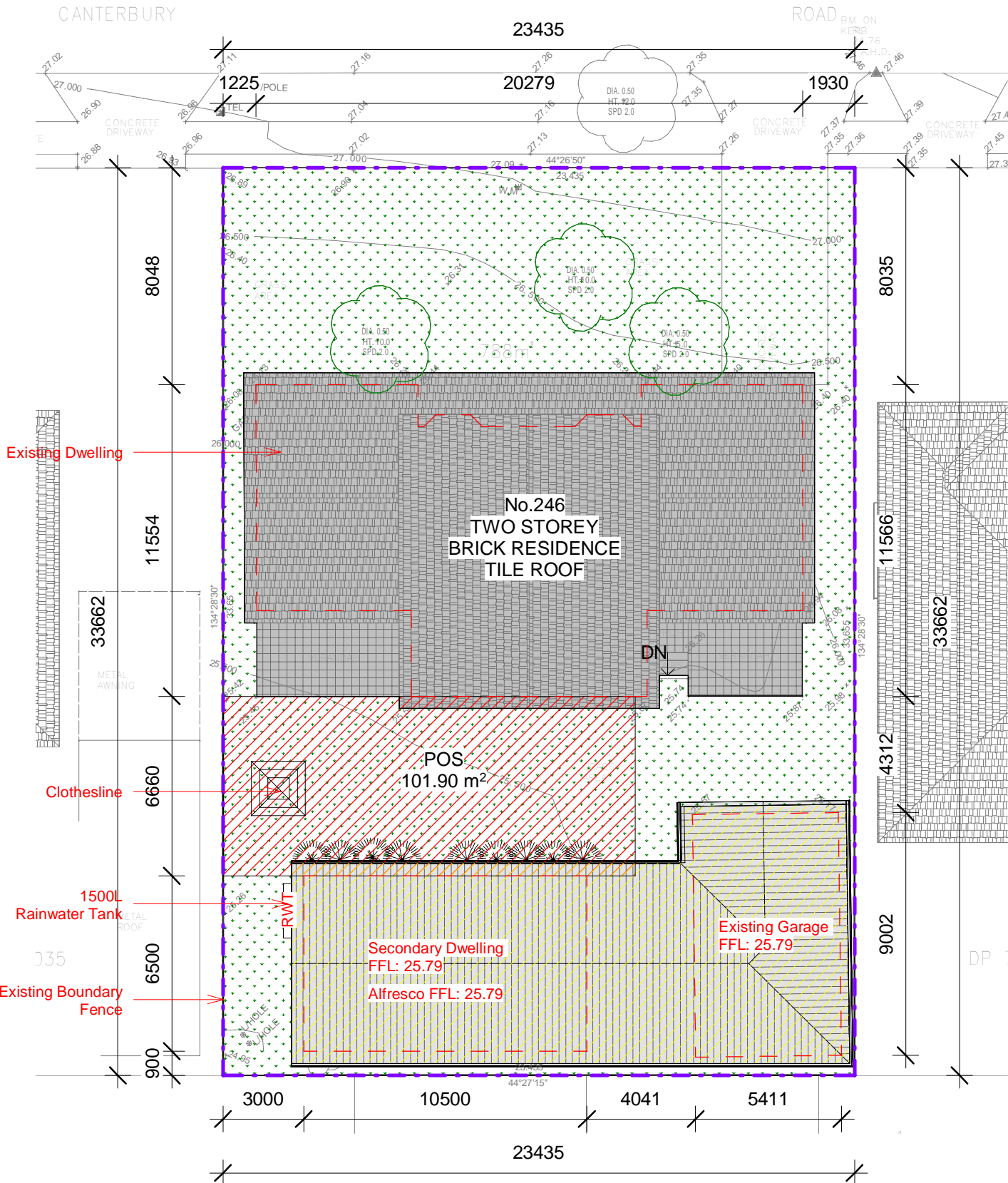
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2

Site Plan

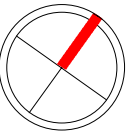
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1



REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE: Site Plan
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT:9 | SEC: | DP:771727



SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage
DATE: 27.11.24 REV: A SHEET NO: A111
COUNCIL AREA: CB City Council SCALE: As indicated

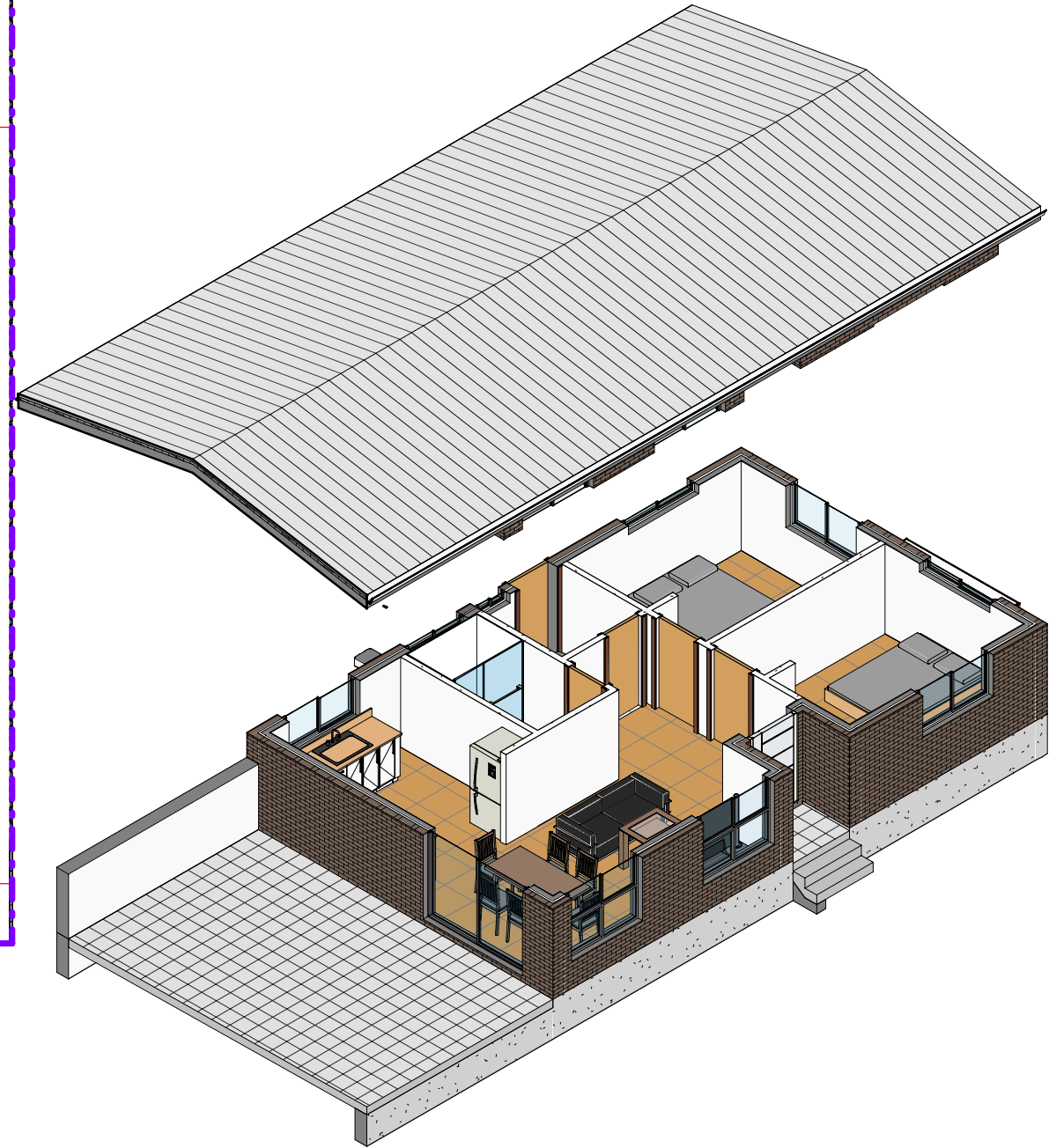
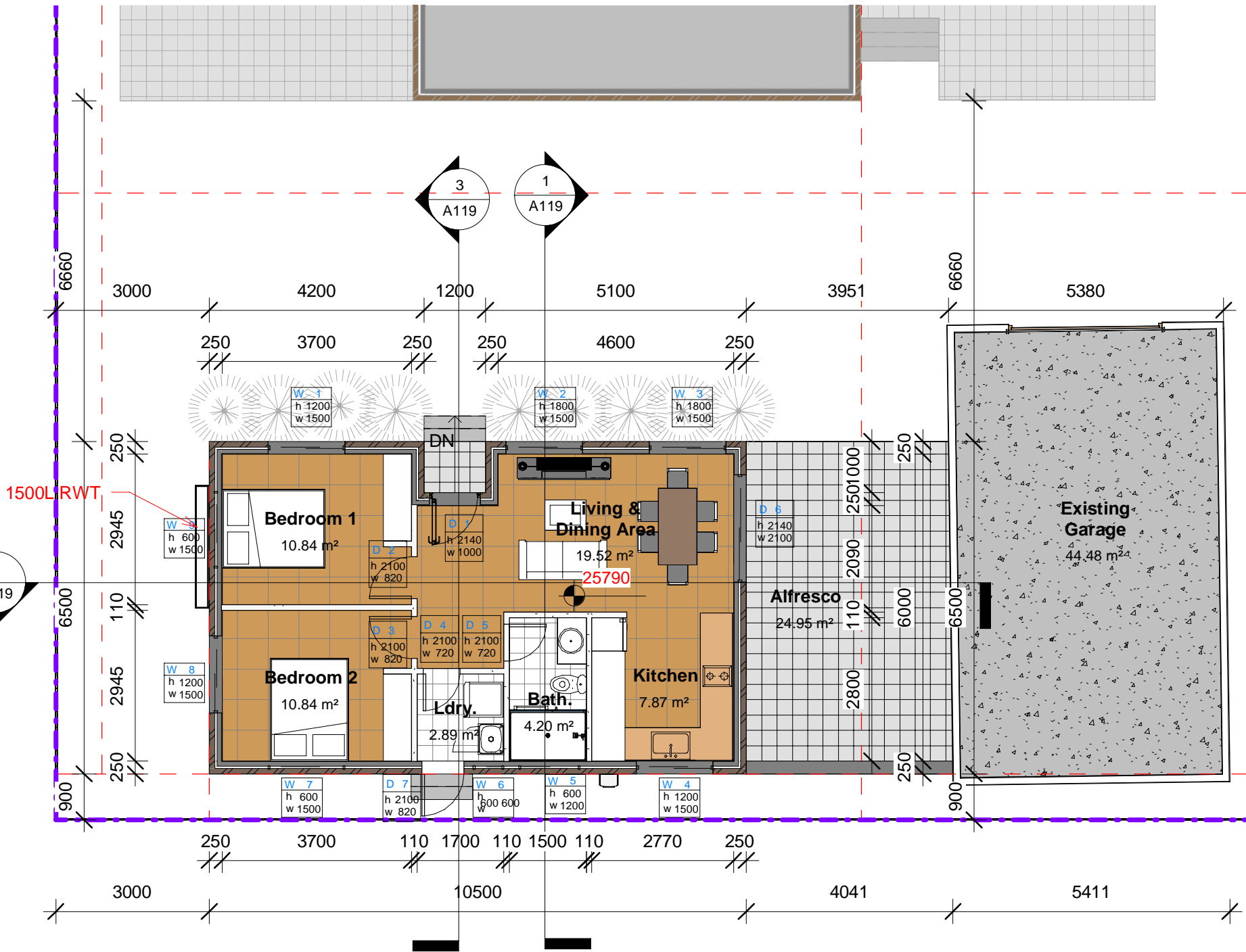
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Ph: 02 8319 9447 | info@mahn.com.au | www.mahn.com.au

PLOT DATE: 14/02/2025 1:00:17 pm

1

Proposed Secondary Dwelling

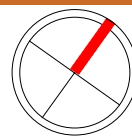
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REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE: Floor Plan
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 9 | **SEC:** | **DP: 771727**

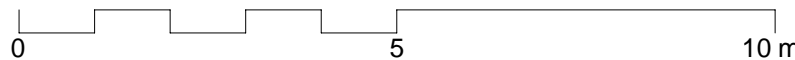
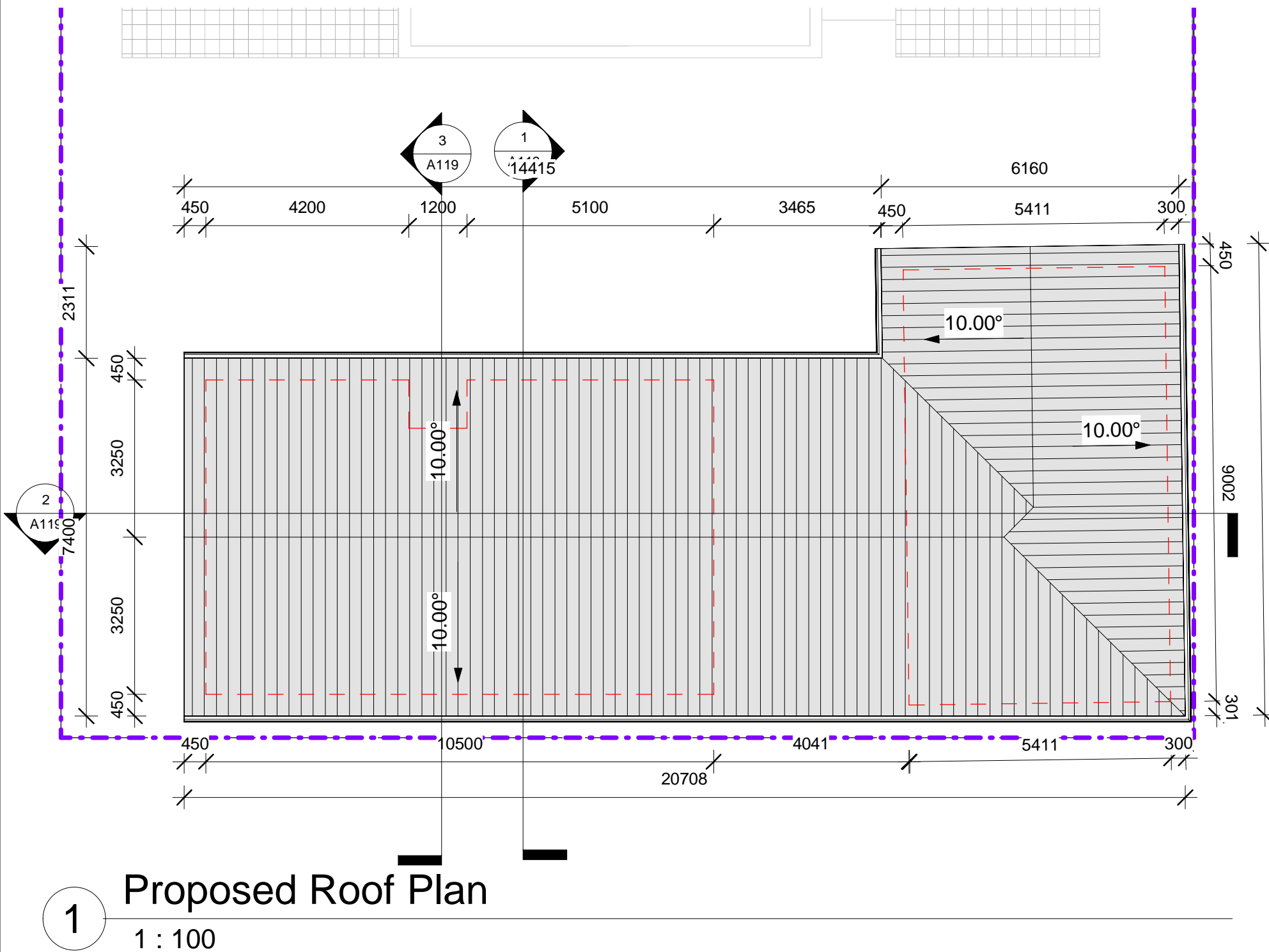


SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage
DATE: 27.11.24 **REV:** A **SHEET NO:** A113
COUNCIL AREA: CB City Council **SCALE:** 1 : 100

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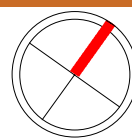
PROJECT NO: A-24029



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REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE: Floor Plan
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 9 | SEC: | DP: 771727

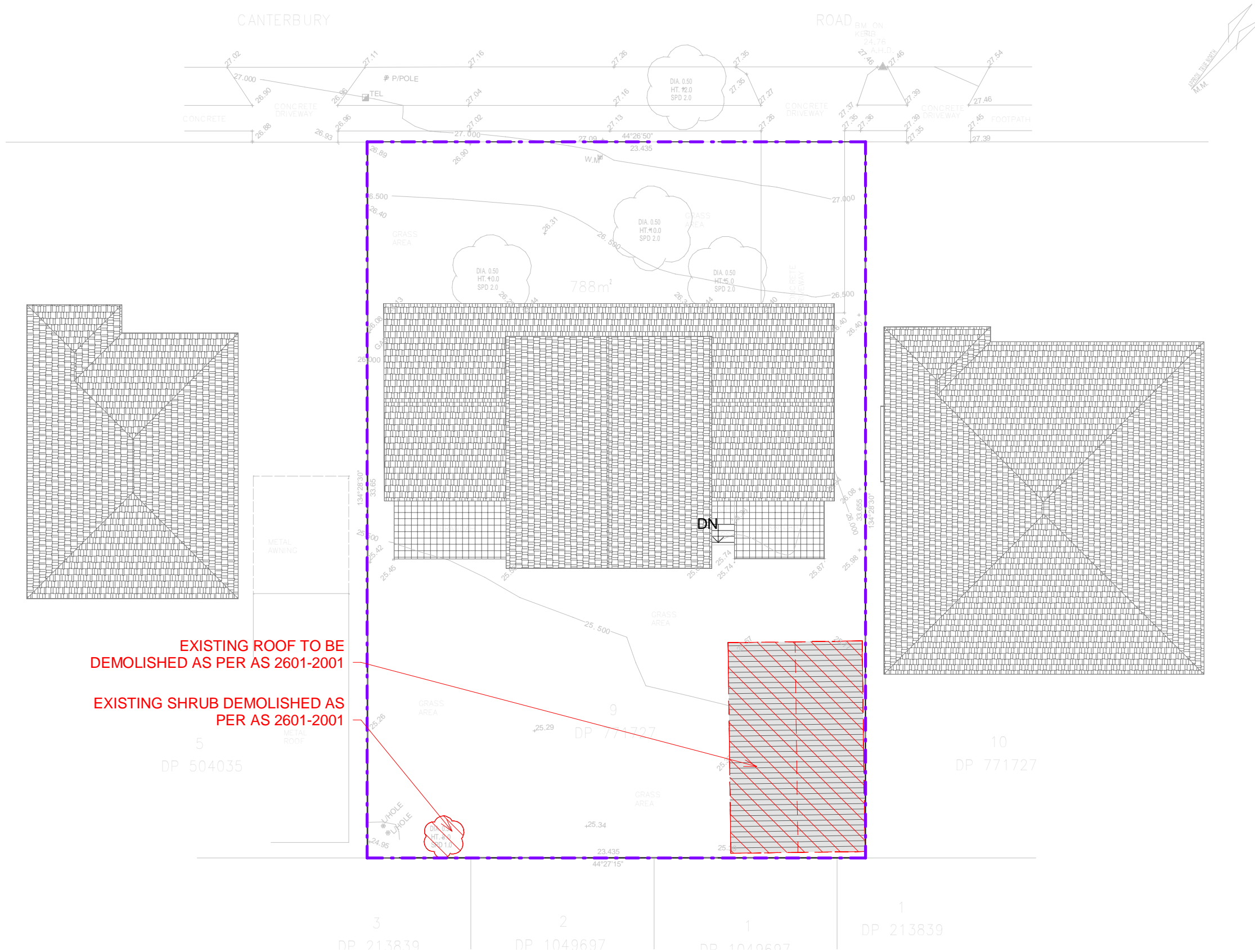


SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage
DATE: 27.11.24 REV: A SHEET NO: A114
COUNCIL AREA: CB City Council SCALE: 1 : 100

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PROJECT NO: A-24029

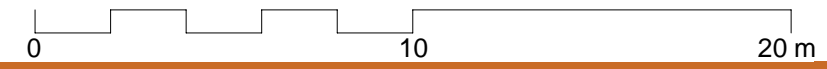


EXISTING ROOF TO BE
DEMOLISHED AS PER AS 2601-2001

EXISTING SHRUB DEMOLISHED AS
PER AS 2601-2001

Demolition Plan

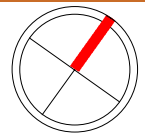
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REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE: Demolition Plan
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 9 | **SEC:** | **DP: 771727**

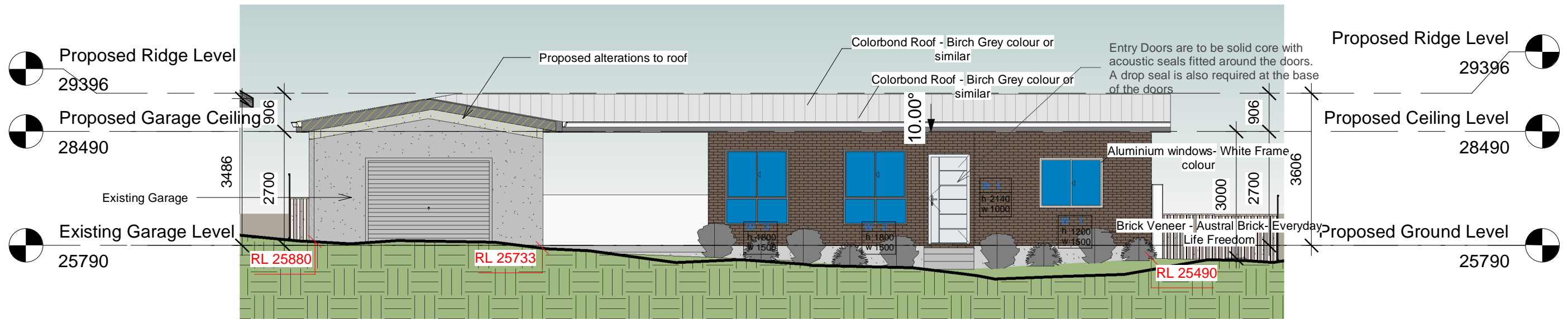


SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage
DATE: 27.11.24 **REV:** A **SHEET NO:** A116
COUNCIL AREA: CB City Council **SCALE:** 1 : 200

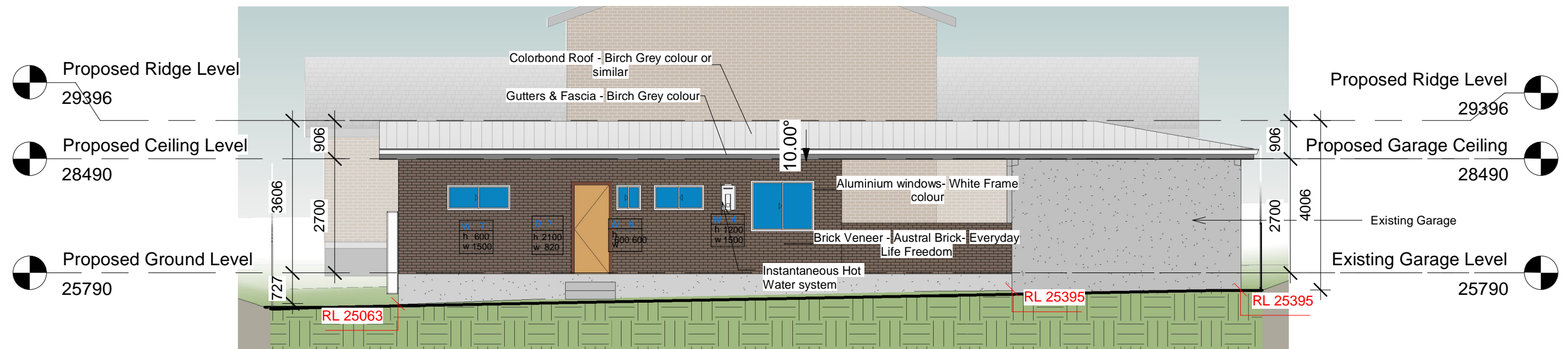
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PROJECT NO: A-24029



1 North Elevation
1 : 100



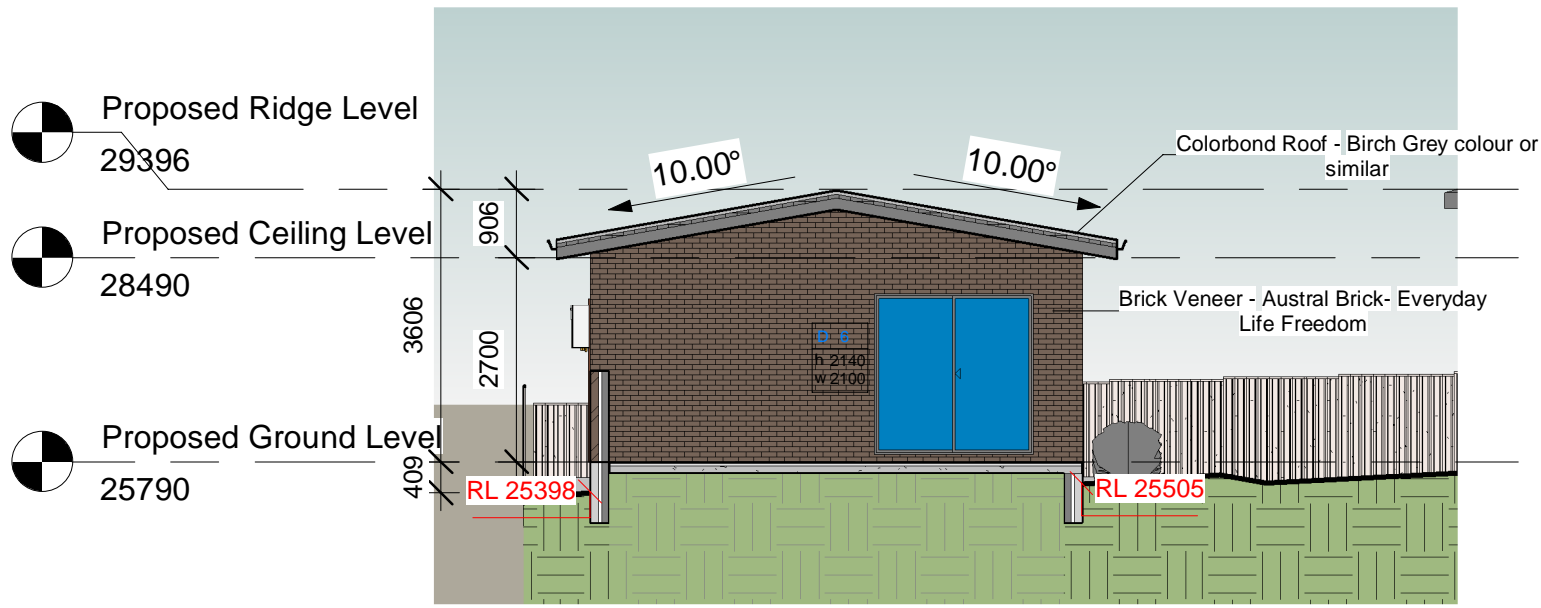
2 South Elevation
1 : 100



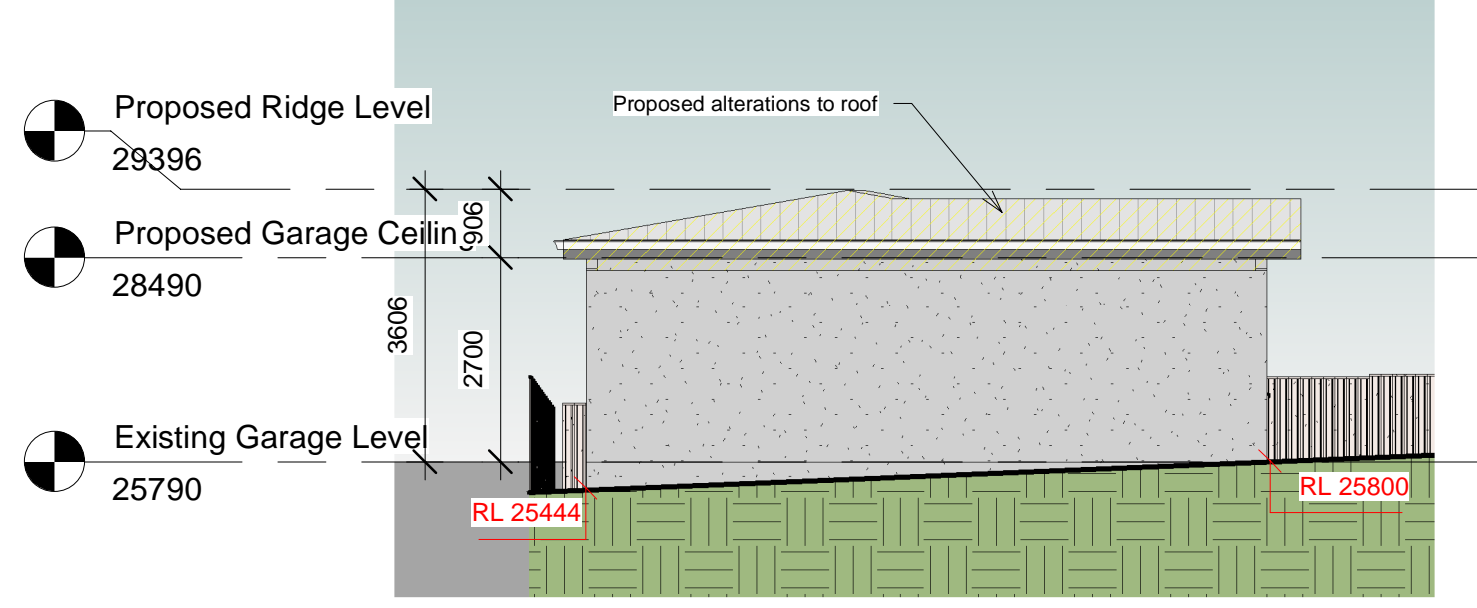
REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE: Elevations
 DRAWN BY: E.T.
 CHECKED BY: S.D.
 LOT: 9 | SEC: | DP: 771727

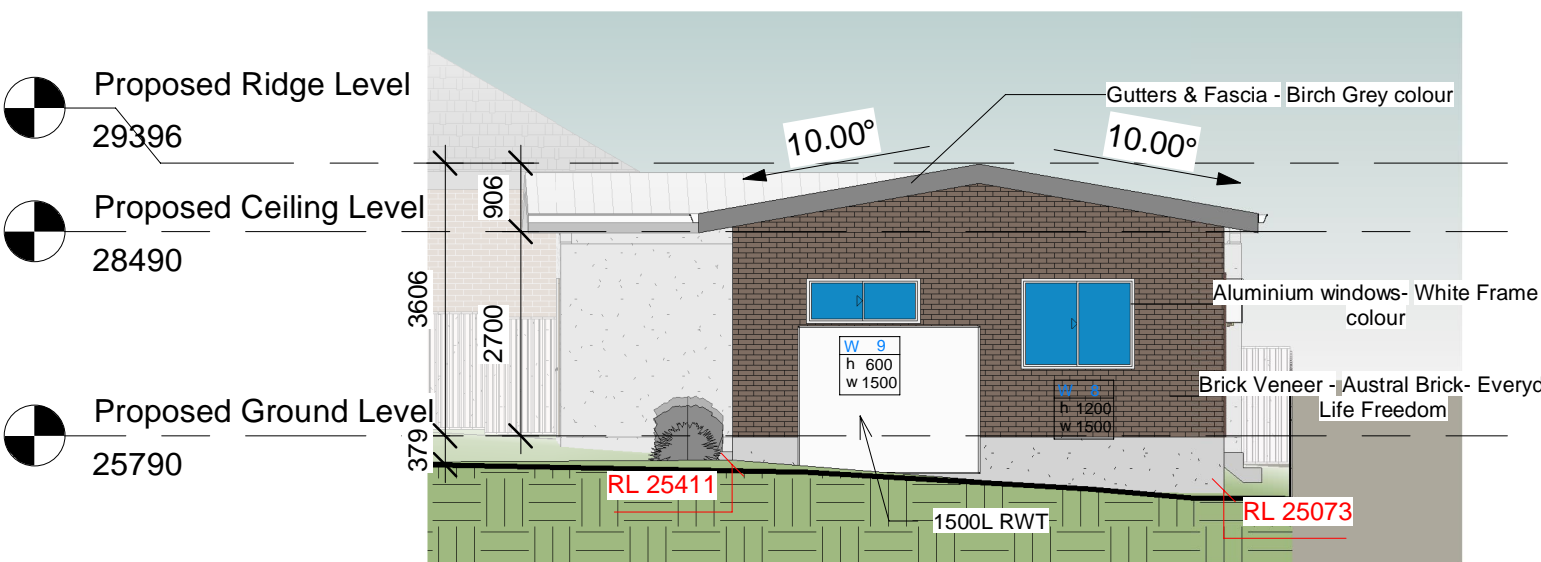
SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
 CLIENT: Anwar El-Ache & Said El-Ache
 PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage
 DATE: 27.11.24 REV: A SHEET NO: A117
 COUNCIL AREA: CB City Council SCALE: 1 : 100



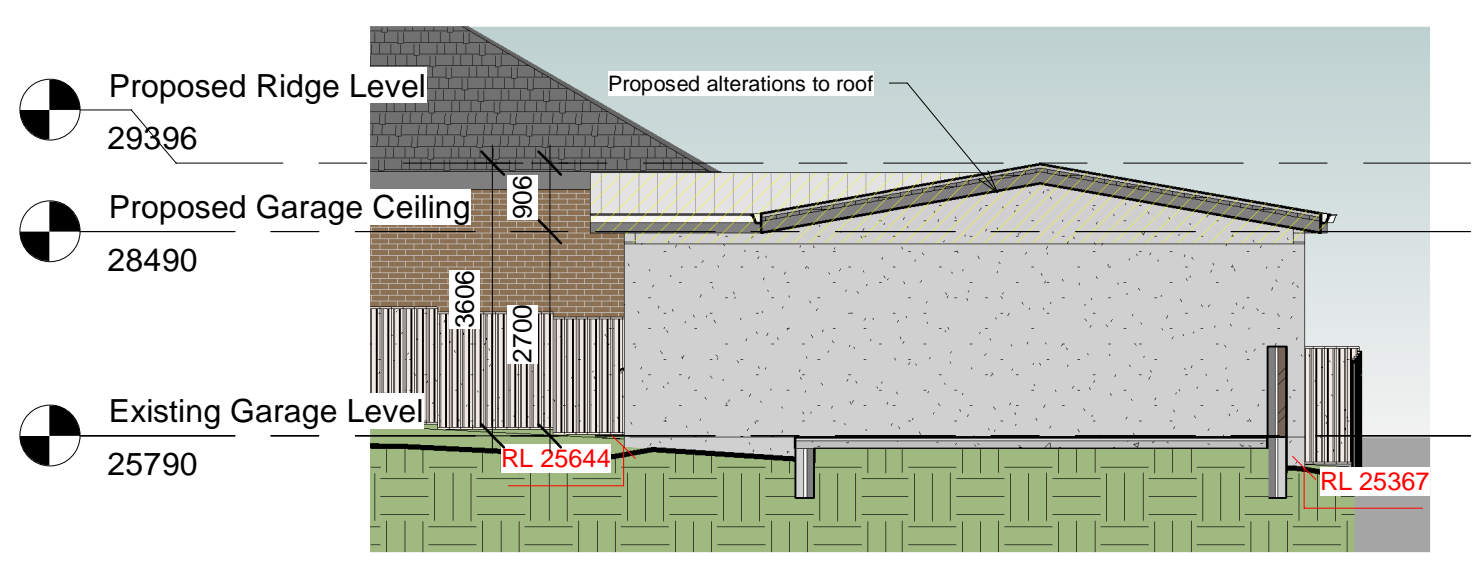
1 East Elevation
1 : 100



3 East Elevation - Garage
1 : 100



2 West Elevation
1 : 100



4 West Elevation - Garage
1 : 100



REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE: Elevations
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT:9 | SEC: | DP:771727

SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage
DATE: 27.11.24 **REV:** A **SHEET NO:** A118
COUNCIL AREA: CB City Council **SCALE:** 1 : 100

PLOT DATE: 14/02/2025 1:00:23 pm

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REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE: Sections
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 9 | **SEC:** | **DP:** 771727

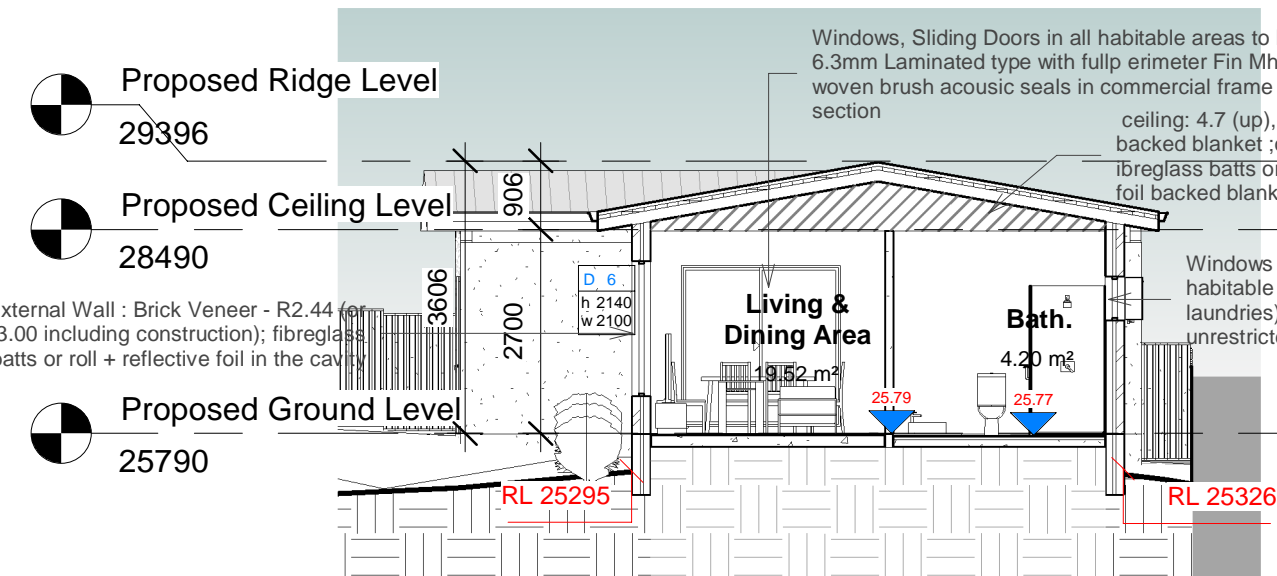
SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage

DATE: 27.11.24 **REV:** A **SHEET NO:** A119
COUNCIL AREA: CB City Council **SCALE:** 1 : 100

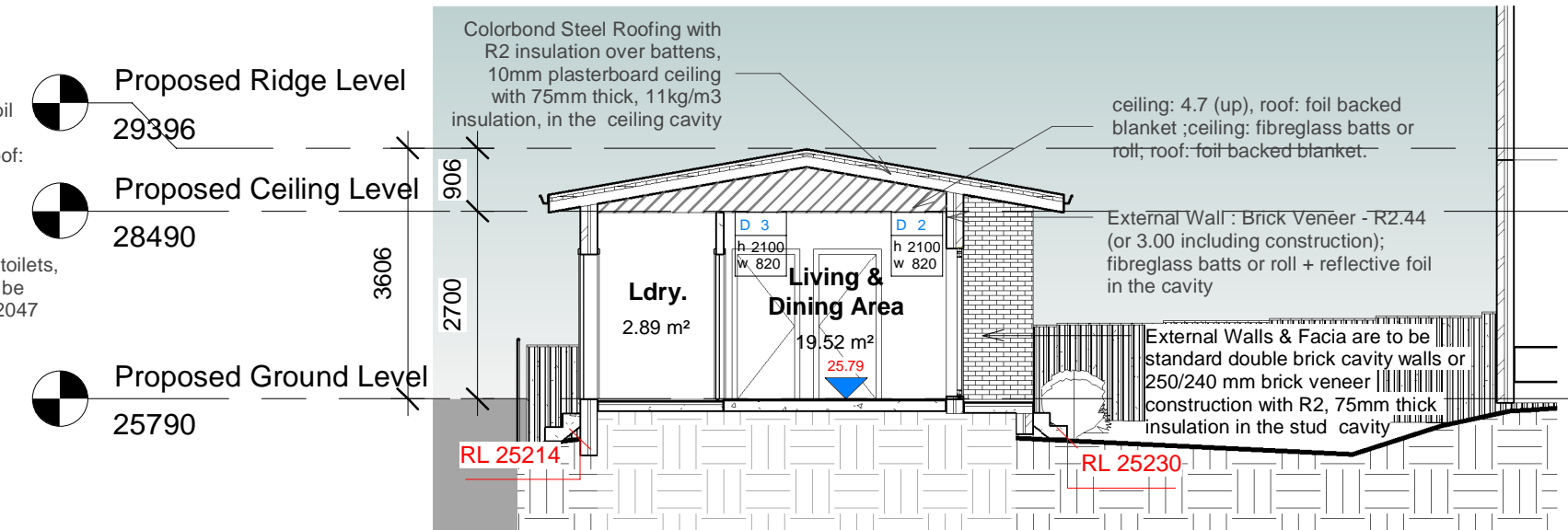
MAHN **bd**
DESIGN **ACCREDITED**
BUILDING DESIGNER

Suite 4/259 Northumberland St, Liverpool NSW 2170, Australia
Ph: 02 8319 9447 | info@mahn.com.au | www.mahn.com.au

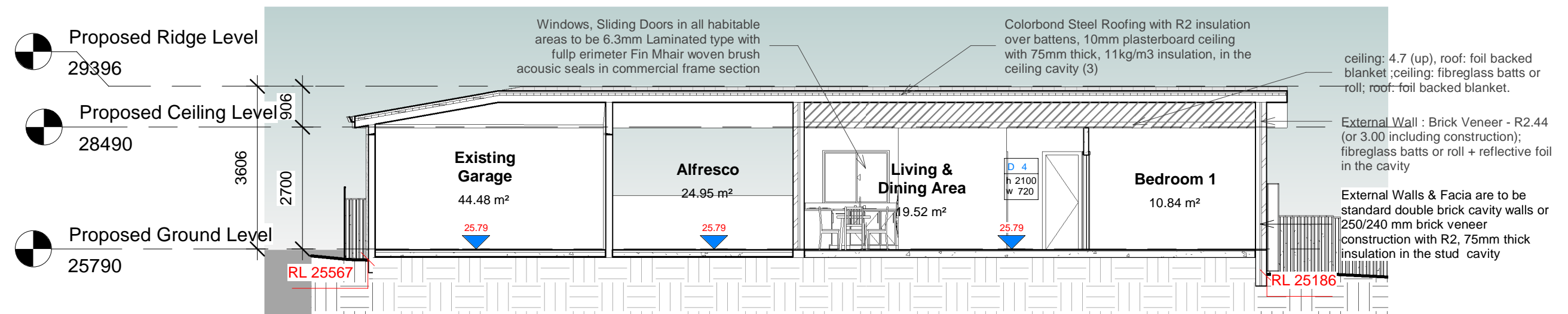
PROJECT NO: A-24029



Section 1
1 : 100

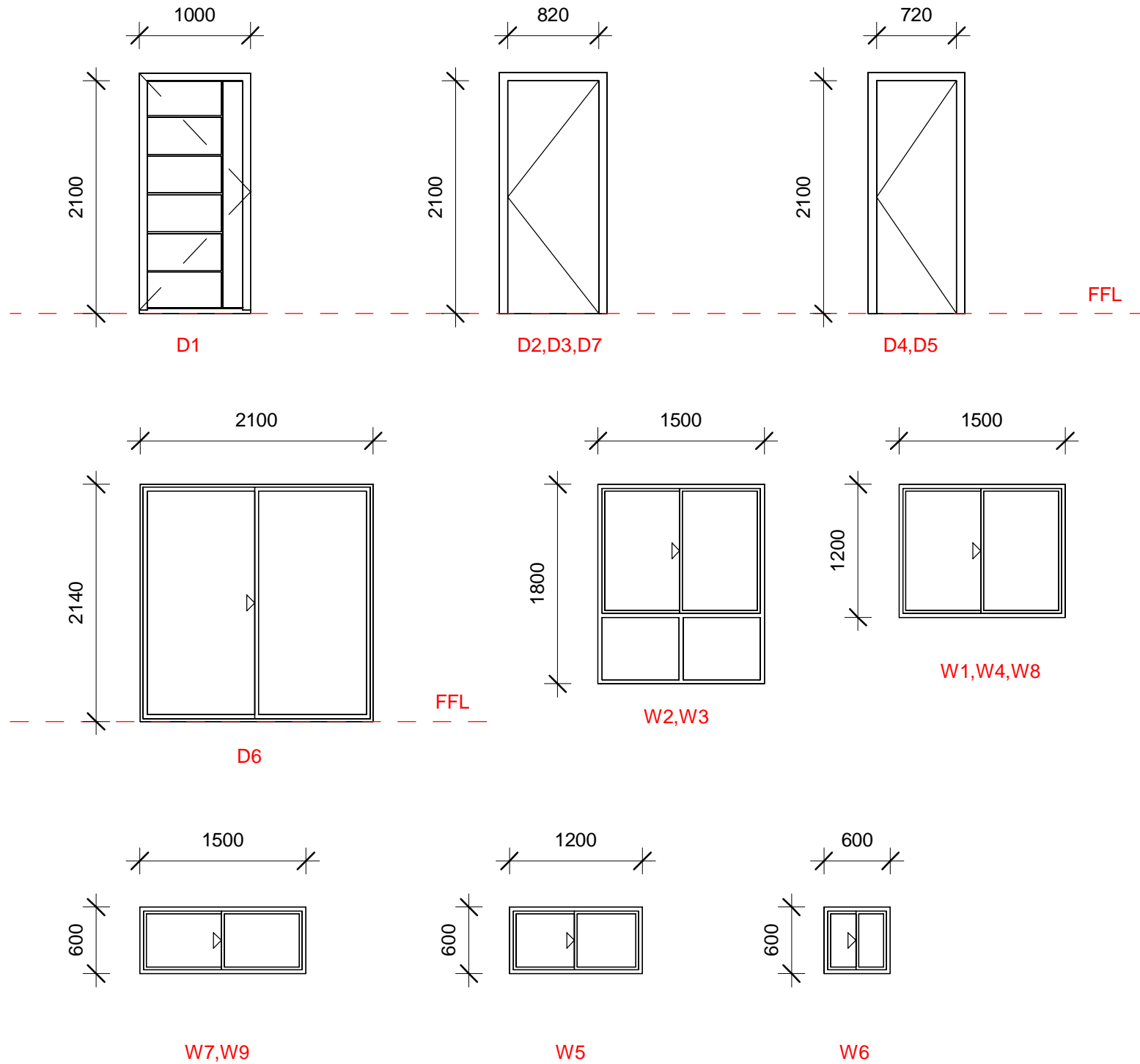


Section 2
1 : 100



Section 3
1 : 100





Door Schedule			
Mark	Width	Height	Description
1	1000	2140	Single Flush Door - Main Entry
2	820	2100	Single Flush Door
3	820	2100	Single Flush Door
4	720	2100	Single Flush Door
5	720	2100	Single Flush Door
6	2100	2140	Aluminum Sliding Patio Door
7	820	2100	Single Flush Door

Window Schedule				
Mark	Width	Height	Sill Height	Description
1	1500	1200	900	Aluminum Sliding Window
2	1500	1800	500	Aluminum Sliding Window
3	1500	1800	500	Aluminum Sliding Window
4	1500	1200	1000	Aluminum Sliding Window
5	1200	600	1500	Aluminum Sliding Window
6	600	600	1500	Aluminum Sliding Window
7	1500	600	1500	Aluminum Sliding Window
8	1500	1200	900	Aluminum Sliding Window
9	1500	600	1500	Aluminum Sliding Window

Doors and Windows Schedule

1 : 50

PLOT DATE: 14/02/2025 1:00:24 pm

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REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE: Doors and Windows Schedule
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 9 | SEC: | DP:771727

SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage
DATE: 27.11.24 REV: A SHEET NO: A120
COUNCIL AREA: CB City Council SCALE: 1 : 50

MAHN DESIGN ACCREDITED BUILDING DESIGNER
Suite 4/259 Northumberland St, Liverpool NSW 2170, Australia
Ph: 02 8319 9447 | info@mahn.com.au | www.mahn.com.au

PROJECT NO: A-24029

EXTERIOR FINISHES AND COLOUR SCHEDULE

EXTERIOR WALLS	  <p>Austral Bricks - Everyday Life Freedom or similar</p>
ROOF	  <p>Steel Roof - Colorbond Roof - Birch Grey colour or similar</p>
DOORS AND WINDOWS	 <p>Doors - White Colour</p>  <p>Aluminium Windows - White Frame Colour</p>
WINDOW FRAMES, GUTTER AND DOWNPIPES	  <p>Gutter, Fascia & Downpipes colour - Dulux Birch Grey</p>



PLOT DATE: 14/02/2025 1:00:25 pm

REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE: Materials and Finishes Schedule
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 9 | SEC: | DP: 771727

SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage
DATE: 27.11.24 REV: A SHEET NO: A121
COUNCIL AREA: CB City Council SCALE:

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/08/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 14 February 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	246 CANTERBURY ROAD REVESBY	
Street address	246 CANTERBURY Road REVESBY 2212	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	Deposited Plan DP771727	
Lot no.	9	
Section no.	-	
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 70	Target 68
Materials	✓ -7	Target n/a

Certificate Prepared by

Name / Company Name: Dural group Pty Ltd

ABN (if applicable):

Description of project

Project address		
Project name	246 CANTERBURY ROAD REVESBY	
Street address	246 CANTERBURY Road REVESBY 2212	
Local Government Area	Canterbury-Bankstown Council	
Plan type and plan number	Deposited Plan DP771727	
Lot no.	9	
Section no.	-	
Project type		
Project type	dwelling house (detached) - secondary dwelling	
No. of bedrooms	2	
Site details		
Site area (m ²)	788	
Floor area (m ²)	98	
Conditioned floor area (m ²)	52.0	
Unconditioned floor area (m ²)	7.0	
Total area of garden and lawn (m ²)	155	
Roof area of the existing dwelling (m ²)	297	
Number of bedrooms in the existing dwelling	4	

Assessor details and thermal loads		
NatHERS assessor number	n/a	
NatHERS certificate number	n/a	
Climate zone	n/a	
Area adjusted cooling load (MJ/ m ² /year)	n/a	
Area adjusted heating load (MJ/ m ² /year)	n/a	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 70	Target 68
Materials	✓ -7	Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 3 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 120 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: • all toilets in the development • the cold water tap that supplies each clothes washer in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
Floor - concrete slab on ground, conventional slab.	55	nil/not specified	nil	
external wall: brick veneer; frame: timber - H2 treated softwood.	all external walls	2.44 (or 3.00 including construction) fiberglass batts or roll + reflective foil in the cavity	nil	wall colour: Medium (solar absorptance 0.48-0.7)
internal wall: plasterboard; frame: timber - untreated softwood.	30	none	nil	

Construction	Area - m ²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / gabled roof; framed - metal roof, timber - H2 treated softwood.	98	ceiling: 4.7 (up), roof: foil backed Mineral ceiling; Rongas bats or roll; roof: foil backed blanket.	nil	roof space ventilation: unventilated; roof colour: medium (solar absorptance 0.48-0.7); 0.3 to < 1.0% of ceiling area unventilated
Note • Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.				
Note • If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.				
Note • In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.				
Note • Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.				

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code	✓	✓	✓

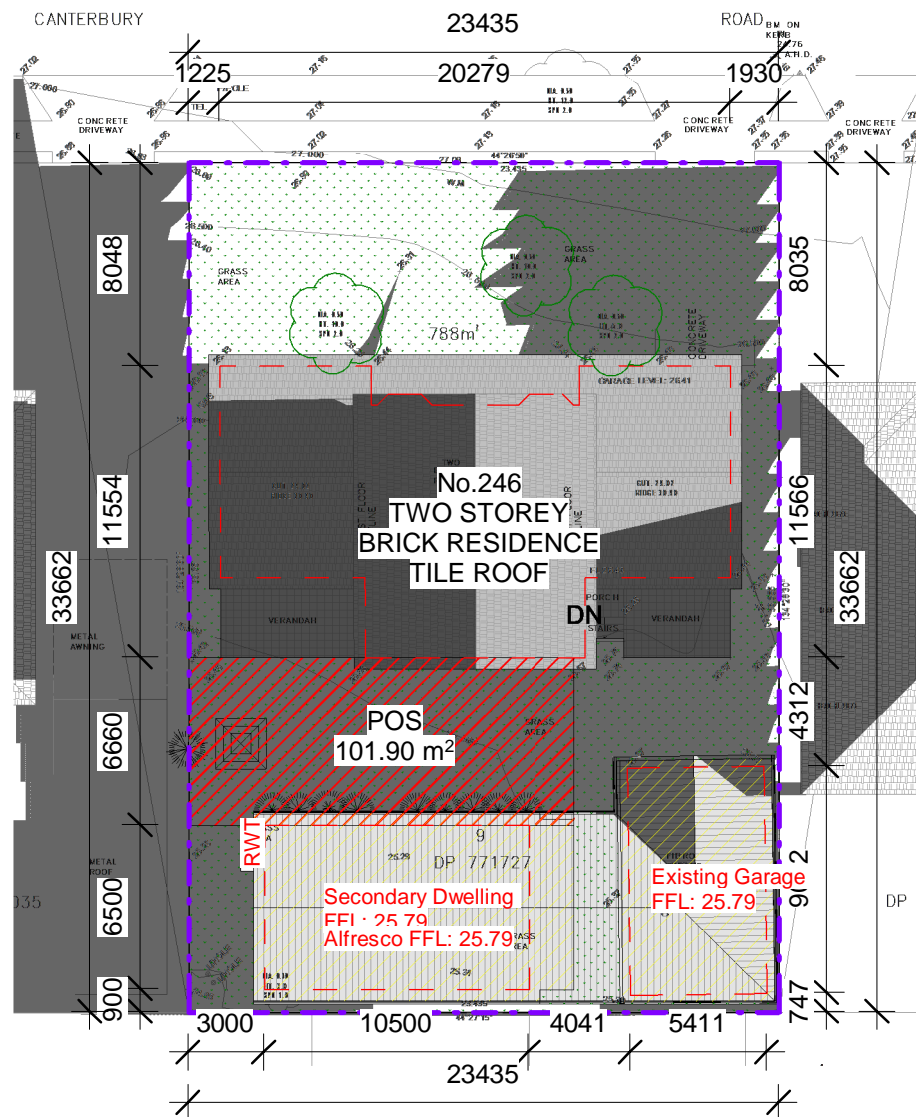
Thermal Performance and Materials commitments			Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights					
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.			✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.			✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:					
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.			✓	✓	✓
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U-values and SHGC must be calculated in accordance with National Federation Rating Council (NFRC) conditions.			✓	✓	✓
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.			✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).					
Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W01	1200.00	1500.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 550 mm, 2600 mm above head of window or glazed door	>4 m high, 5-8 m away
W02	1800.00	1500.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 550 mm, 2600 mm above head of window or glazed door	>4 m high, 5-8 m away
W03	1800.00	1500.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 550 mm, 2600 mm above head of window or glazed door	>4 m high, 5-8 m away

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
East facing					
D06	2140.00	2100.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.40 - 0.49)	solid overhang 4000 mm, 2600 mm above head of window or glazed door	2-4 m high, 2-5 m away
South facing					
W04	1200.00	1500.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 550 mm, 2600 mm above head of window or glazed door	1-2 m high, <1.5 m away
W05	600.00	1200.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 550 mm, 2600 mm above head of window or glazed door	1-2 m high, <1.5 m away
W06	600.00	600.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 550 mm, 2600 mm above head of window or glazed door	1-2 m high, <1.5 m away
W07	600.00	1500.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 550 mm, 2600 mm above head of window or glazed door	1-2 m high, <1.5 m away
West facing					
W08	1200.00	1500.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 550 mm, 2600 mm above head of window or glazed door	2-4 m high, 5-8 m away
W09	600.00	1500.00	aluminium, single glazed (U-value: <=6.5, SHGC: 0.60 - 0.74)	eave 550 mm, 2600 mm above head of window or glazed door	2-4 m high, 5-8 m away

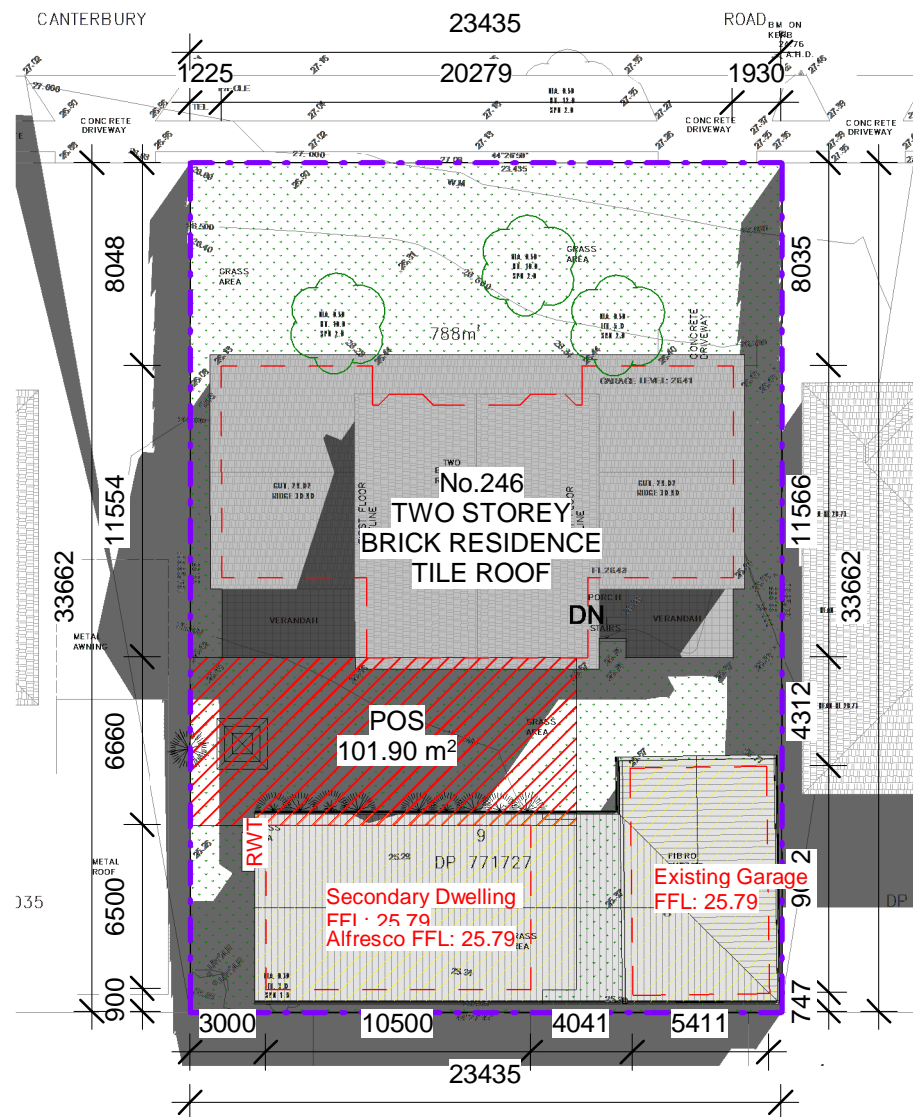
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted, Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted, Energy rating: EER 2.5 - 3.0		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted, Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted, Energy rating: EER 2.5 - 3.0		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: please select		✓	✓
Kitchen: individual fan, open to façade; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

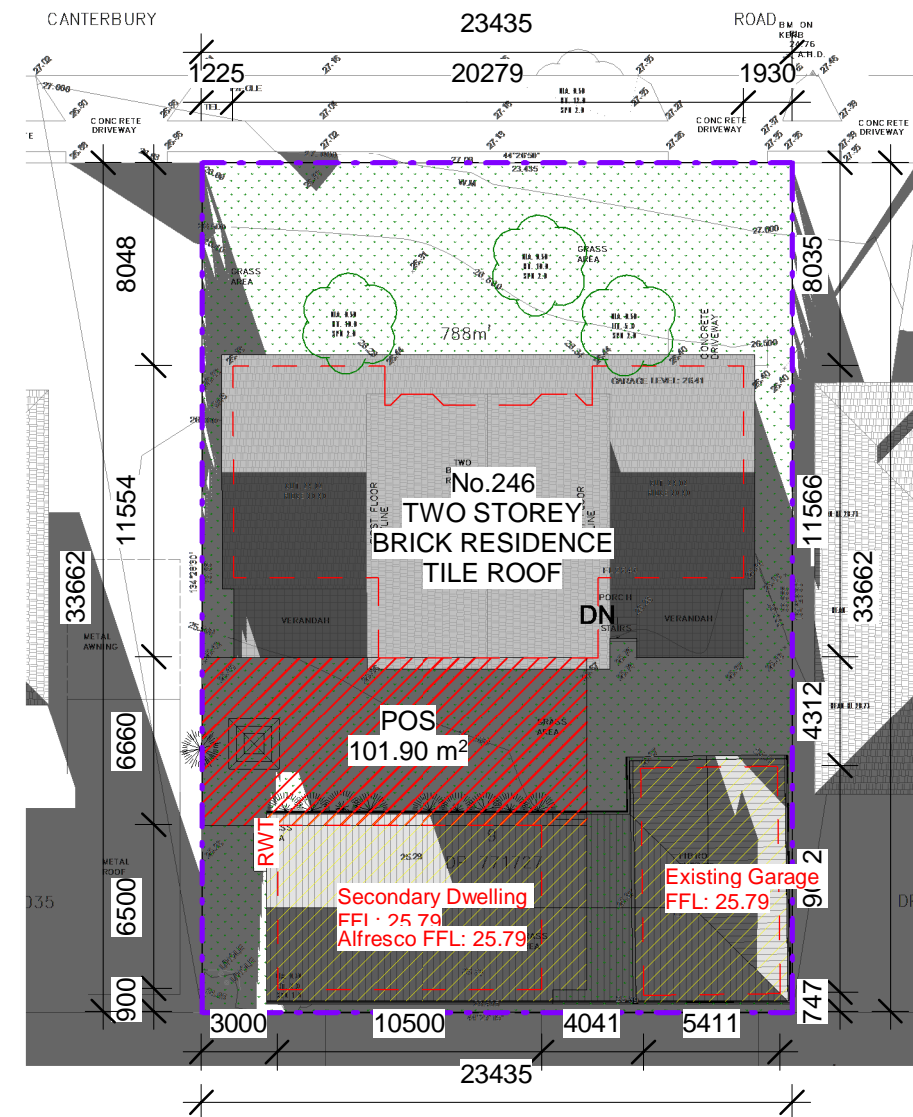
Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.



1 Shadow Plan @ 8am
1 : 300



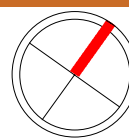
2 Shadow Plan @ 12pm
1 : 300



3 Shadow Plan @ 4pm
1 : 300

REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

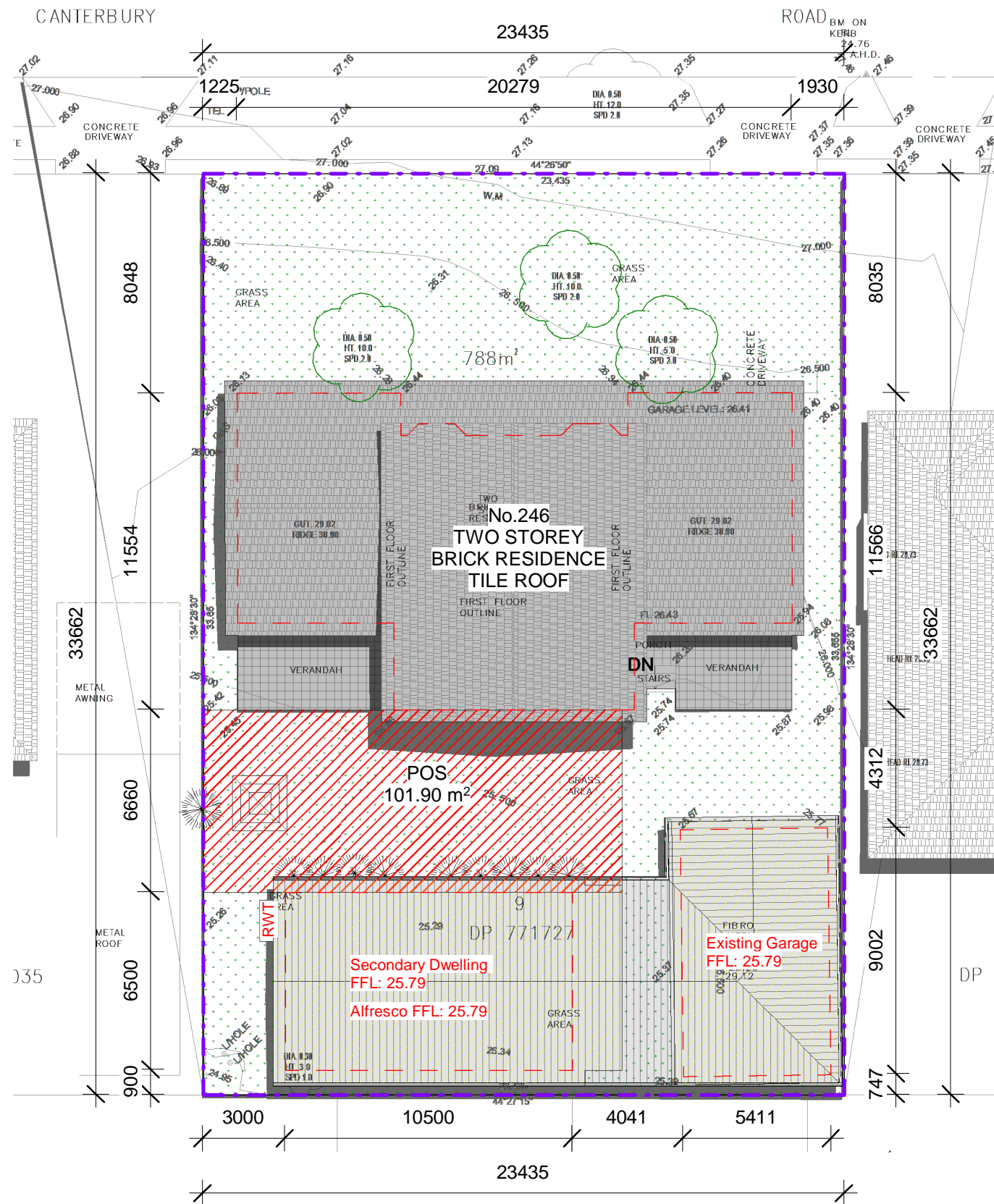
DRAWING TITLE: Shadow Plans
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 9 | SEC: | DP: 771727



SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage
DATE: 27.11.24 REV: A SHEET NO: A123
COUNCIL AREA: CB City Council SCALE: 1 : 300

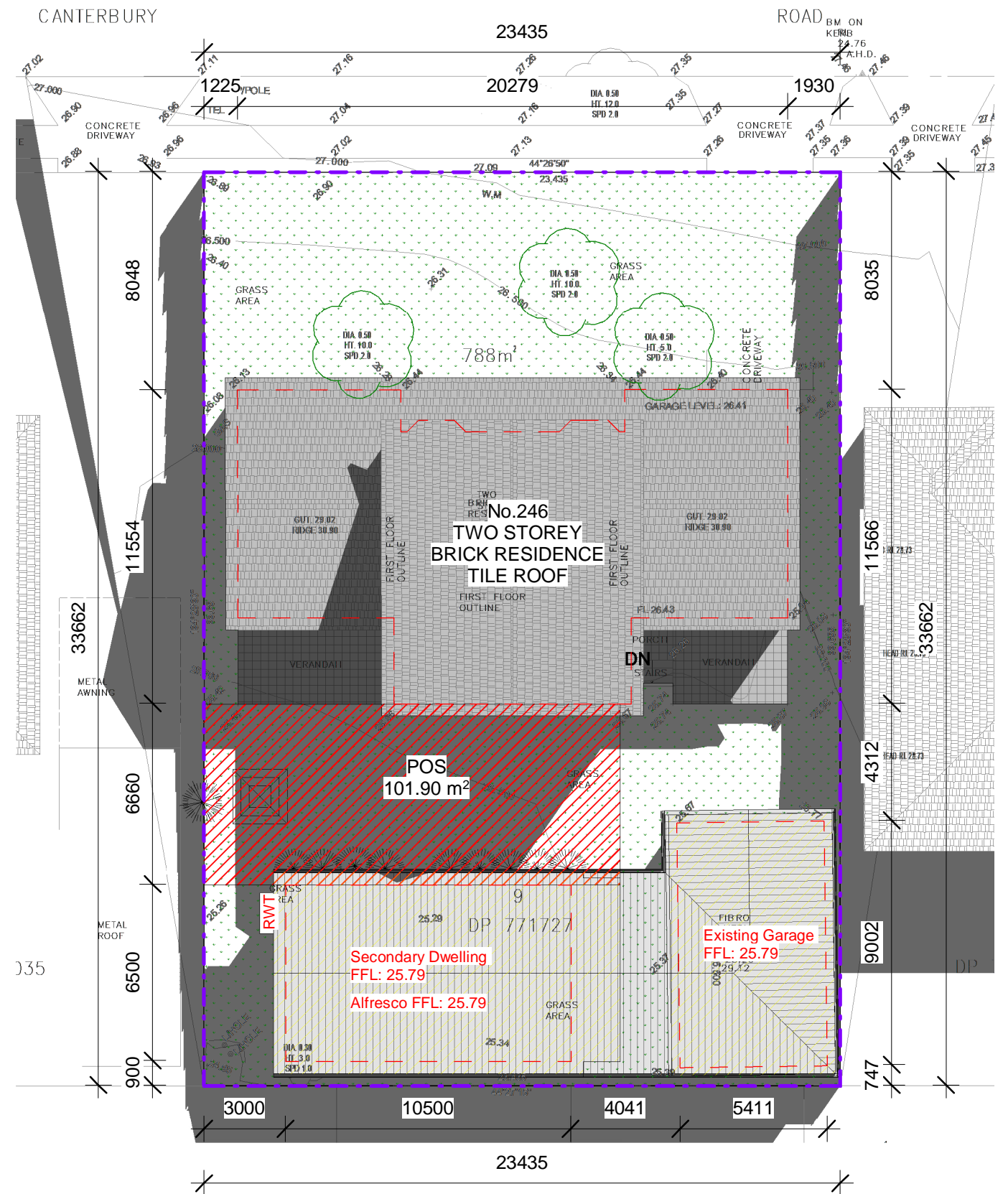
MAHN bdaa
DESIGN ACCREDITED
BUILDING DESIGNER
Suite 4/259 Northumberland St, Liverpool NSW 2170, Australia
Ph: 02 8319 9447 | info@mahn.com.au | www.mahn.com.au

PROJECT NO: A-24029



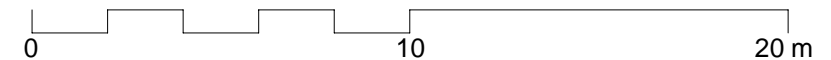
Shadow Plan @ Summer Solstice

1 : 200



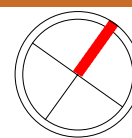
Shadow Plan @ Winter Solstice

1 : 200



REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE: Shadow Plans
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 9 | SEC: | DP: 771727



SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage

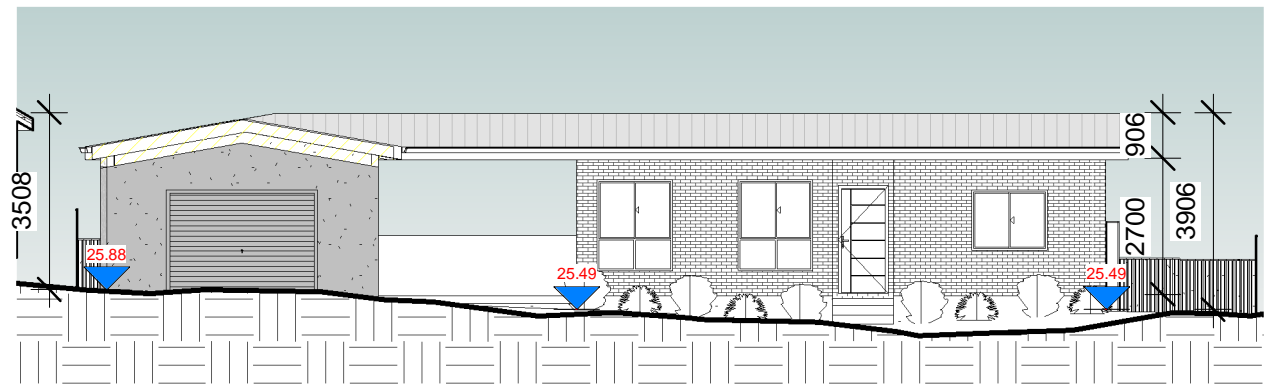
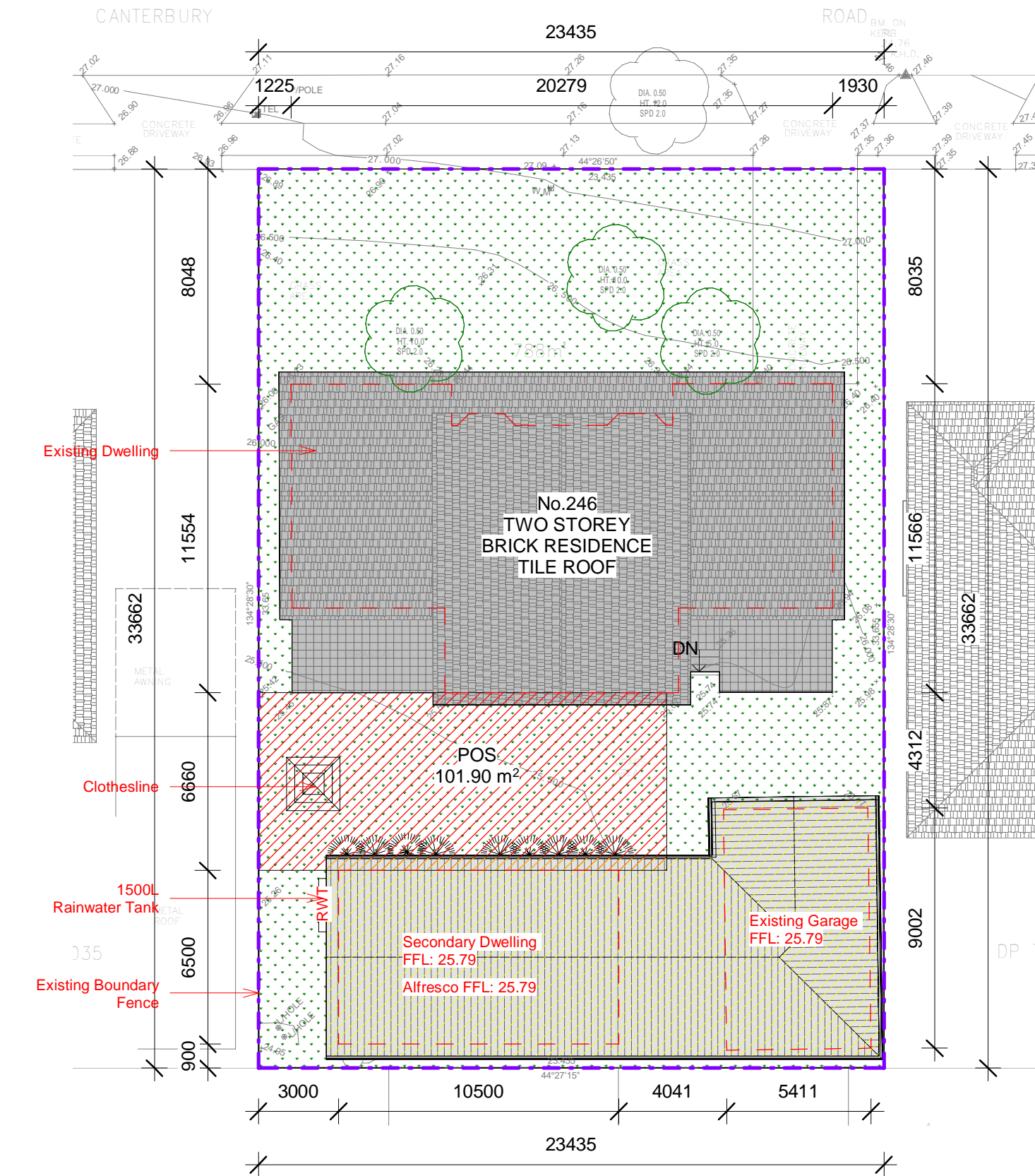
DATE: 27.11.24 REV: A SHEET NO: A124

COUNCIL AREA: CB City Council SCALE: 1 : 200

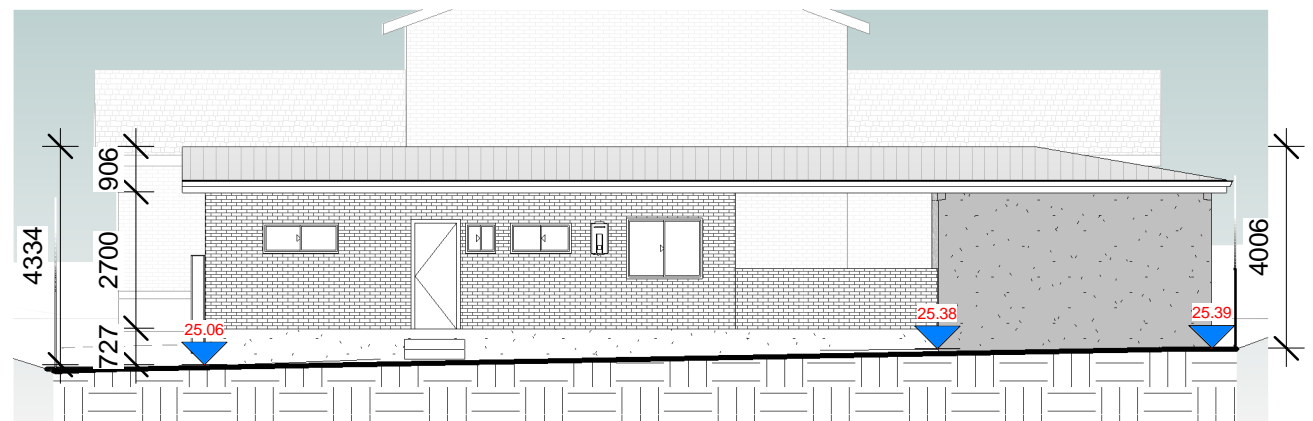
MAHN bdaa
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BUILDING DESIGNER

Suite 4/259 Northumberland St, Liverpool NSW 2170, Australia
Ph: 02 8319 9447 | info@mahn.com.au | www.mahn.com.au

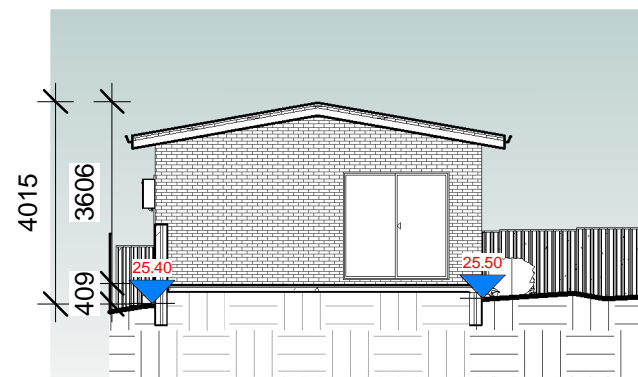
PROJECT NO: A-24029



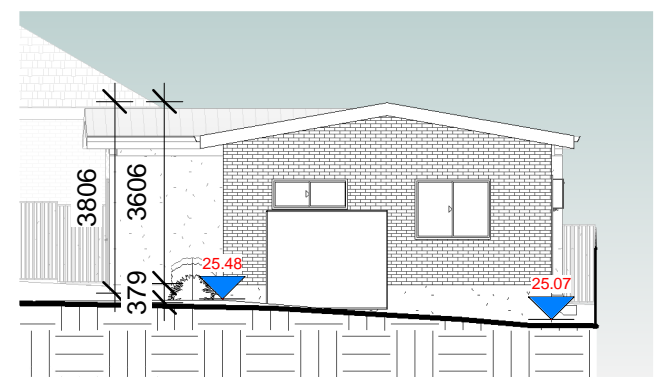
North Elevation



South Elevation



East Elevation



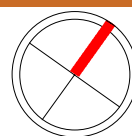
West Elevation

Notification Site Plan

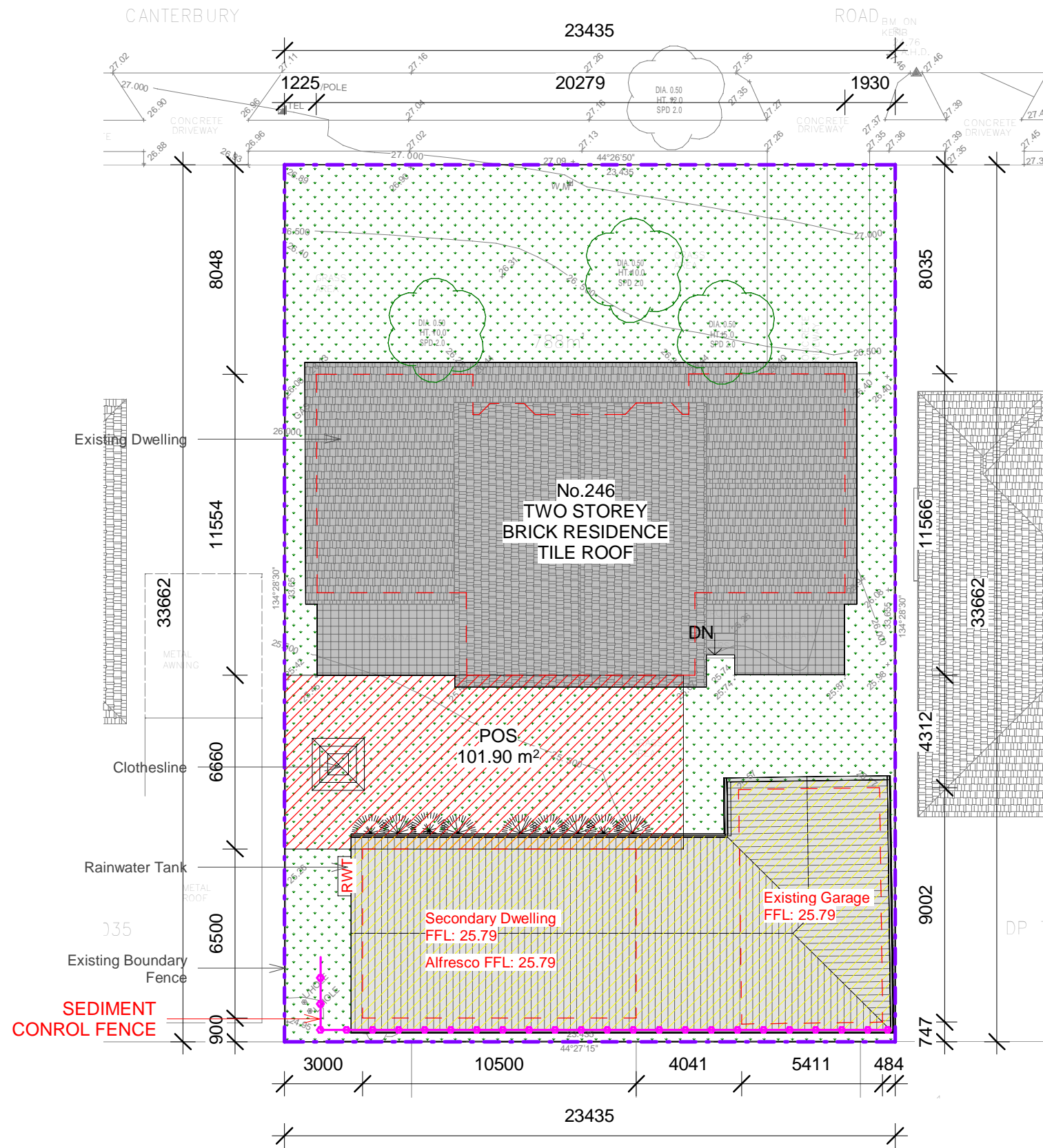
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REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE: Notification Plans
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 9 | SEC: | DP: 771727

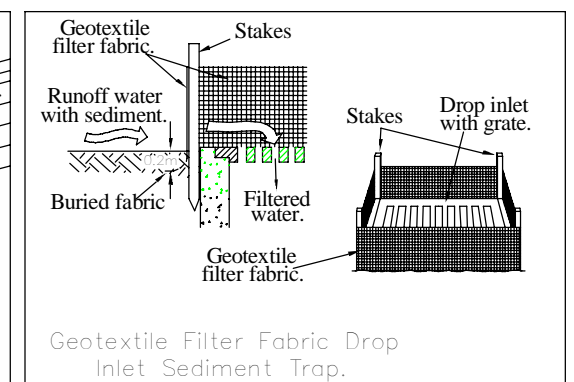
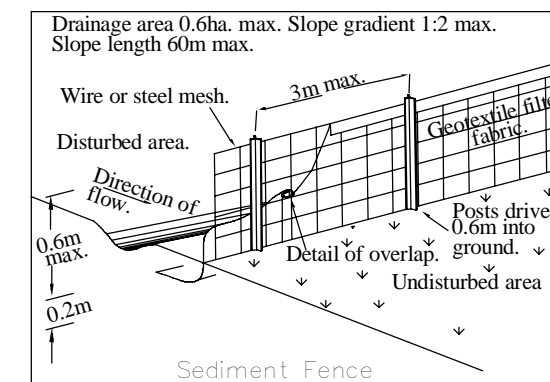
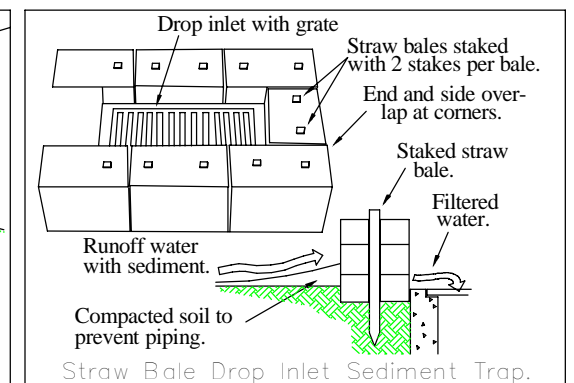
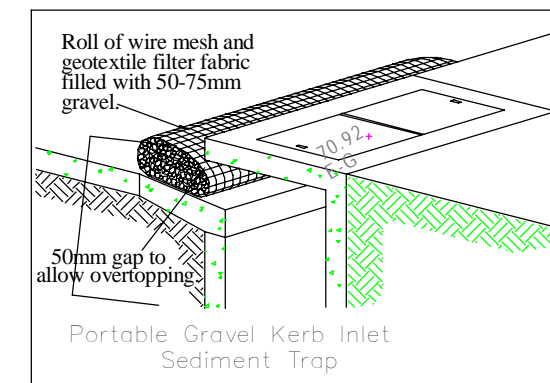


SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage
DATE: 27.11.24 REV: A SHEET NO: A126
COUNCIL AREA: CB City Council SCALE: As indicated



EROSION NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
2. MINIMISE DISTURBED AREAS
3. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE TO BE CONNECTED TO STORM WATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH TO BE SWEEPED DAILY.
6. NO MATERIAL TO BE STORED ON FOOTPATH.
7. SILT FENCE TO BE CONSTRUCTED AS PER DETAIL SHOWN OR BY USING AN APPROVED EQUIVALENT MEASURE. THE SILT FENCE IS TO BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES. IT IS TO BE KEPT IN GOOD WORKING ORDER AT ALL TIMES. WHEN APPROXIMATELY 30% FULL OR AS DIRECTED BY COUNCIL'S REPRESENTATIVE, THE SILT FENCES ARE TO BE CLEARED OF SILT AND OTHER BUILT UP MATERIALS.



Erosion & Sediment Control Plan

1 : 200

REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

DRAWING TITLE: Erosion and Sediment Control Plan
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 9 | SEC: | DP: 771727

SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage
DATE: 27.11.24 REV: A SHEET NO: A127
COUNCIL AREA: CB City Council SCALE: As indicated

PLOT DATE: 14/02/2025 1:00:37 pm

1

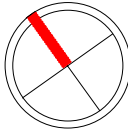
Landscape Plan

1 : 200

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REV	DATE	DESCRIPTION	INITIAL
A	14.02.2025	Issued for Development Application	E.T.

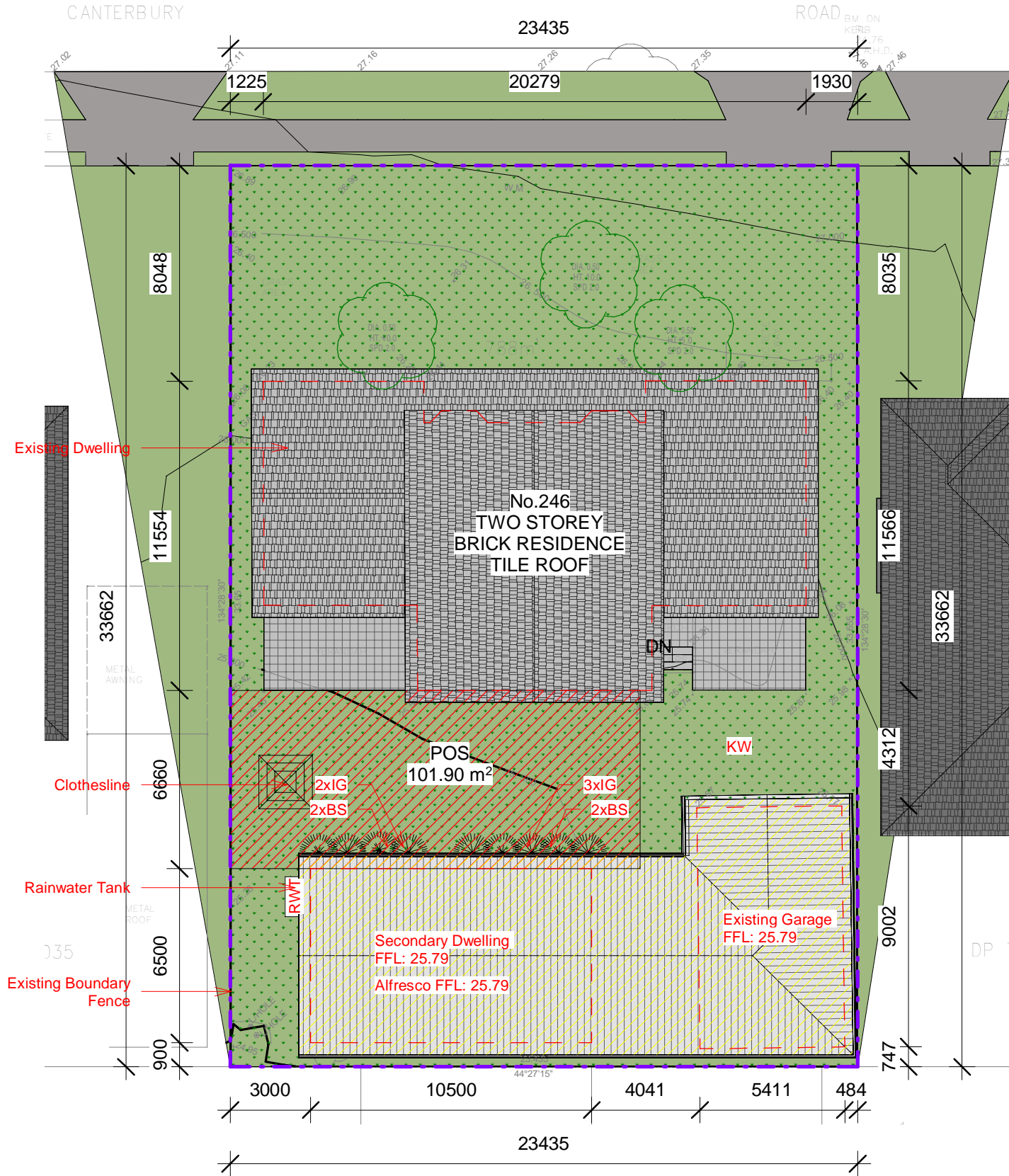
DRAWING TITLE: Landscape Plan
DRAWN BY: E.T.
CHECKED BY: S.D.
LOT: 9 | SEC: | DP: 771727



SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212
CLIENT: Anwar El-Ache & Said El-Ache
PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage
DATE: 27.11.24 **REV:** A **SHEET NO:** L-01
COUNCIL AREA: CB City Council **SCALE:** 1 : 200

MAHN DESIGN **bdca** ACCREDITED BUILDING DESIGNER
Suite 4/259 Northumberland St, Liverpool NSW 2170, Australia
Ph: 02 8319 9447 | info@mahn.com.au | www.mahn.com.au

PROJECT NO: A-24029



Planting Schedule							
Model	Code	Botanical Name	Common Name	Qty	Pot Size	Mature Height	Stake
Groundcover	KW	Dichondra repens	Kidney Weed	1	-	-	-
Shrub	BS	Einadia hastata	Berry Saltbush	4	140mm	50cm	No
Shrub	IG	Goodenia hederacea	Ivy Goodenia	5	50mm	80cm	No



Dichondra repens
Kidney Weed



Goodenia hederacea
Ivy Goodenia



Einadia hastata
Berry Saltbush

SPECIFICATION NOTES:

1.0 SERVICES

Excavation

Do not excavate by machine within 1m of existing underground services

2.0 Planting Mix:

Natural ground soil mix shall consist of

3 parts by volume existing top soil

1 part by volume washed river sand

1 part by volume friable organic matter (mushroom compost or equivalent) as available from reputable garden suppliers.

Turf underlay shall be a mix of 40% double washed river sand 20% composted Greenwaste, 20% nitro humus, 20% soil equivalent to Greenlife Lawn Top Dressing & turf Underlay as produced by Australian Native Landscapes or approved equivalent. Spread 100mm of Turf underlay as specified and finish flush with adjacent finished surface levels.

Provide (1kg) sample of imported topsoil mixes, if required for approval. No imported Topsoil shall be delivered to site prior to approval of sample provided.

3.0 TOPDRESSING

Topdress material shall be specified as AS4419-1999. Topdress material shall be clean and washed river sand, free from any clay clumps, clods, weeds, tree roots, sticks, organic matter, rubbish and material toxic to plant growth and the like and shall have a neutral pH and minimal salt content (measured oven dry of 0.1%)

APPLICATION: Place mulch to the required depth (refer to detail drawing), clear of plant stems and rake to an even surface finishing 25mm below adjoining levels.

Mulch type: Mulch to garden bed Mulch shall mean Hort-Bark/Eucalyptus mulch/leaf mulch (15mm grade), free from any noxious weed.

Spread mulch so that after setting it is:

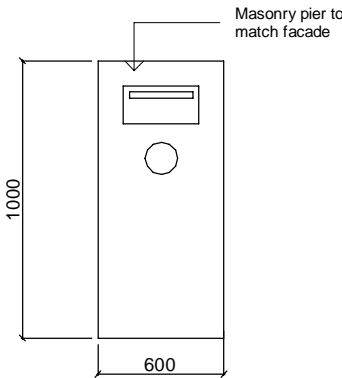
-smooth and evenly graded between designed surface levels

-flush with adhcant finished levels

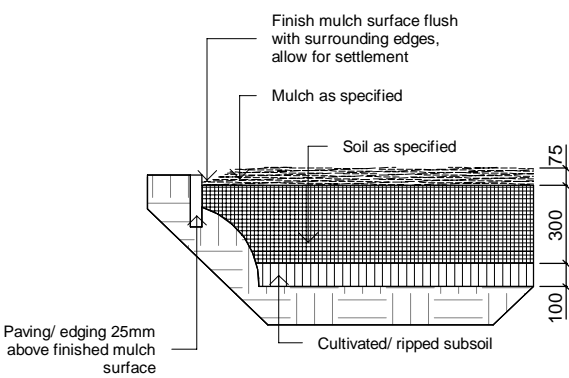
-of the required depths (75mm)

-sloped towards the base of the plant stems in planting beds but not in contact with the stem (no closer than 50mm in case of gravel mulch)

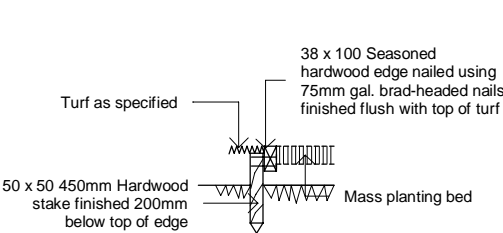
Place after the preparation of planting bed, planting and all other work.



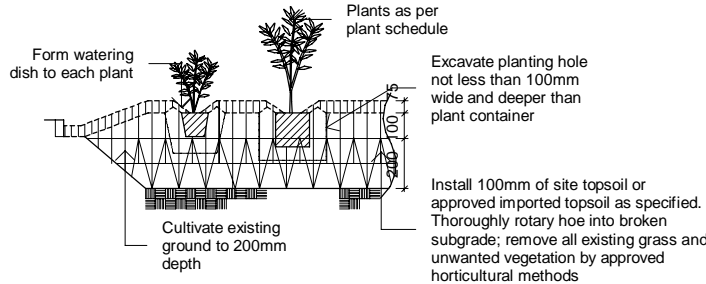
LETTERBOX DETAIL



PLANTING BED PREPARATION



TIMBER EDGE DETAIL



MASS PLANTING - NATURAL GROUND

4.0 PLANTING

Do not plant in unsuitable weather conditions such as extreme heat or cold, wind or rain. Before planting begins complete cultivation, soil placement, fertilization etc as previously specified. Before plants are installed, all pot plants shall have their roots pruned with an appropriate, clean, sharp instrument to eliminate any root competition occurring at edge of pot zone.

Before planting begins, water the plant thoroughly and also the planting area. Keep the area and the plants moist during planting. Water the plants immediately after planting and thereafter as required to maintain growth free of stress rates. The contractor shall give notice of not less than 24 hours, for inspection as nominated in inspect and hold point schedule.

5.0 PLANTS SUPPLY

The landscape contractor is responsible for organising the delivery of plant stock to the site and verifying that the plant stock possess the following characteristics and prior to accepting delivery on site:

- Large healthy root system with no evidence of root curl, restriction or damage
- Vigorous, well established, free from pest and disease, of goof form consistent with species or variety
- Hardened off, not soft or forced and suitable for planting in the natural climatic conditions prevailing at the site.
- Trees must unless required to be multi-stemmed, have a single leading shoot.
- Any plants or trees that are accepted by the landscape contractor that do not meet the specification, will be replaced by the contractor's expense.

Replacement:

Replace damaged or failed plants of the same type and size.

6.0 STAKING AND TYING

Stakes are to be straight hardwood, free from knots and twists, pointed at one end sized according to size of plants to be stalked.

- 5-15 litre size plant
- 35-75 litre size plant
- 10- greater than 200 litre 3 x (1800x50x50mm) Ties shall be 50mm wide hessian webbing or approved equivalentnailed or stapled to stake. Drive stakes a minimum one-third of their length, avoiding damage to the roof system, on the windward side of the plant.

7.0 FERTILIZER MASS PLANTING ARE AS:

Fertilizer shall be 'Nutricote' or approved equivalent in granular form intended for slow release. Thoroughly mix fertilizer with planting mixture at the recommended rate, prior to installing plants.

TURF:

Palmetto Buffalo: Ozbreed Lawn Starter Slow Release fertilizer or equivalent.

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LOT: 9 | SEC: | DP: 771727

SITE ADDRESS: 246 Canterbury Rd, Revesby NSW 2212

CLIENT: Anwar El-Ache & Said El-Ache

PROJECT TYPE: Proposed Secondary Dwelling & Re-roof of Existing Garage

DATE: 27.11.24 REV: A SHEET NO: L-02

COUNCIL AREA: CB City Council

SCALE: 1 : 100

TREES:

Nutricote Standard Brown 360 Day blend (16:4, 4:8.3)
Distribute 5 kg/litre (rootball size) fertilizier into backfill around rootball. Apply in three evenly spread layers as hole is filled. First layer is to be halfway up the rooftball, 2nd layer 3. This application ensures that the nutrients leach evenly downwards into the soil profile and encourage outward root system growth.

SOIL CONSERVATION NOTE:

Prior to commencement of construction, provide sediment fence, sediment trap and washout area to ensure the capture of waterborne material generated from the site. Maintain the above during the course of construction and clear the sediment trap after each storm.

ROOF PRUNING OF TREES

Remove tree from contrainer and root prune 200mm on sides and bottom to ensure all circling roots have been either severed or aligned radially into the surrounding soil. Plant as per detail.

MAINTENANCE PROGRAMME:

Consolidation & landscape maintenance shall mean the care and maintenance of the contracted landscape works using acceptable horticultrual practices, ensuring that all plants and planting areas are enabled optimum growing conditions and are in excellent appearance at all times, as well as the rectification of defects that result from regular use. This shall include, but not limited to, watering, moving, fertilziing, re-seeding, re-turfing, weeding, pest and disease control, staking and tying, re-planting, cultivation, pruning, aerating, topdressing, maintaining the site in a neat and tidy condition as follows:

1.0 GENERAL

The landscape maintenance period shall be for the term of maintenance (or plant establishment) period to the satisfaction of the council. The maintenance period shall commence at practical completion and continue for a period of 52 weeks or as required by council or requested by owner.

2.0 WATERING

Grass, trees and garden areas shall be watered regularly so as to ensure a continuous healthy growth

3.0 RUBBISH REMOVAL

During the term of maintenance period rubbish that may occur and reoccur is to be removed. This work shall be carried out regularly so that at weekly interval, the area may be observed to be in a clean and tidy condition.

4.0 REPLACEMENTS

The landscape contractor shall replace all the plants that are missing, unhealthy or dead at the landscape contractor's cost. Replacement shall be of the same size, quality and species as the failed plant, unless otherwise directed by the landscape consultant. Replacements shall be made on a continuing basis not exceeding two weeks after the plant has died or is seen to be missing.

5.0 STAKES AND TIES

The landscape contractor shall replace or adjust plant stakes and tree guards as necessary or as directed by the landscape consultant.. Remove stakes and ties at the end of the maintenance period if so directed.

6.0 PRUNING

Trees and shrubs shall be pruned as directed by landscape consultant. Pruning will be directed at the maintenance of the dense foliage or miscellaneous pruning and beneficial to the condition of the plans. Any damaged growth shall be pruned back. All pruned material to be removed from the site.

7.0 MULCHED SURFACE

All mulched surfaces shall be maintained in a clean and tidy condition and be reinstated if necessary to ensure that a depth of 75mm is maintained. Ensure mulch is kept clear of plant stems at all times.

8.0 PEST AND DISEASE CONTROL

The landscape contractor shall spray against insect and fungus infestation with all spraying to be carried our in accordance with the manufacturer's directions. Report all instances of pest and disease immediately on detection to the landscape consultant.

10.0 WEED ERADICATION

Eradicate weeds by environmentally acceptable methods using a non-residual herbicide in any of its registrered formular, at the recommended maximum rate. Remove weed growth from an area 750mm diameter around the base of trees in grassed areas. Continue eradication throughout the course of the works and during the maintenance period.

9.0 GRASS AND TURF AREAS

The owner shall maintain all grass and turf areas by watering, weeding, re-seeding, rolling, moving, trimming or other operations as necessary. Seed and turf specied shall be the same as the original specified one. Grass and turf areas shall be sprayed with approved selective herbicide on broad leaved weeds as required and in accordance with the manufacturer's directions. Grass and turfed areas shall be fertilised once a year in autumn with appropriate fertiliser and watered immediately after application. Turfed areas to be kept mown to maintain a healthy and vigorous state: mowing height 30-50mm

11.0 SOIL SUBSIDENCE

Any soil subsidence or erosion which may occur after the soil filling and preparation operations shall be made good by the landscape contractor at no cost to the designer

12.0 OTHER

Maintaining all hard & semi-permeable areas including toping/raking gravel & decomposed granite areas (as applicable), cleaning / weeding, paving etc.

NOTES

1. The landscape drawing is to be read in conjuction with the architectural/ hydraulic/ service plans and survey prepared for the proposed development.
2. Do not scale off drawings. Refer to dimensions on plan.
3. All services to be checked and verified on site.
4. All existing trees to be retained and protected as specified unless shown otherwise.
5. Topsoil mixture, as specified, is to be thoroughly mixed prior to placement. Imported top soil to be compatible with existing top soil and in accordance with specification.
6. Prior to landscape works, remove all builders' debris, cultivate garden bed and turf areas to required levels and incorporate compost as specified. The area within drip zone of existing trees to be retained are to be hand dug.
7. Ensure all garden beds and tree planting have adequate drainage to prevent water logging during periods of high rainfall.
8. Rainwater to be used on site.
9. All plants chosen are low water use in keeping with WSUD principles.
10. Council's recommended plant list has been used as a resource for plant selection.
11. Council crossover and layback to meet council specification.
12. Turf on council verge to be made good after construction.
13. All street trees on council verrge to be retained and protected during construction.
14. Where retaining walls align with boundary fence, the total height shall not exceed 1.80m above ground level.
15. Retaining walls and concrete driveways to engineer's details.

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REV: A

SHEET NO: L-03

COUNCIL AREA: CB City Council

SCALE: