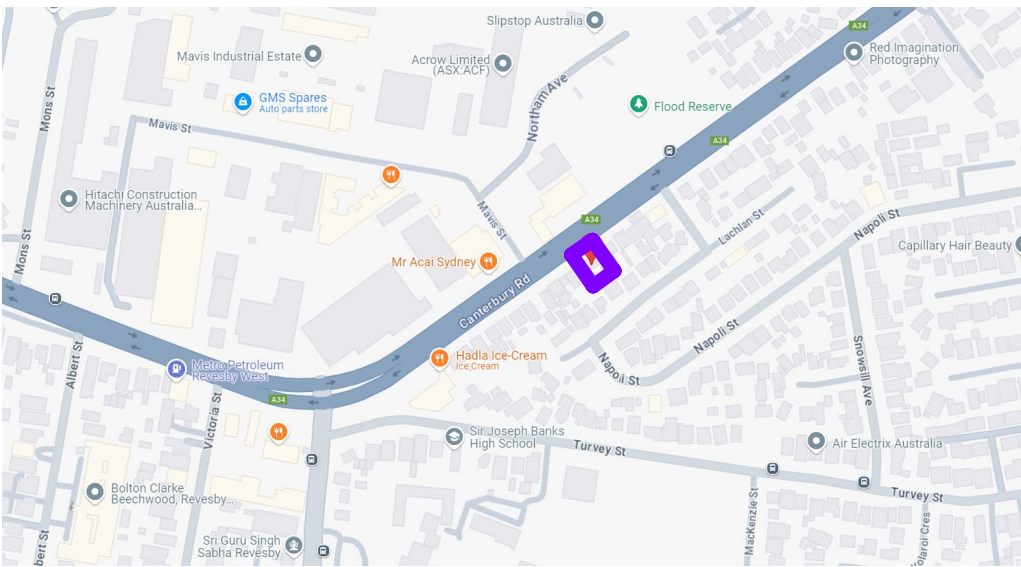
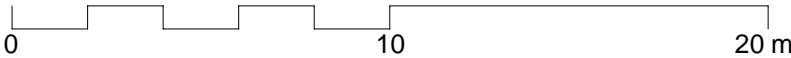


LOCATION MAP

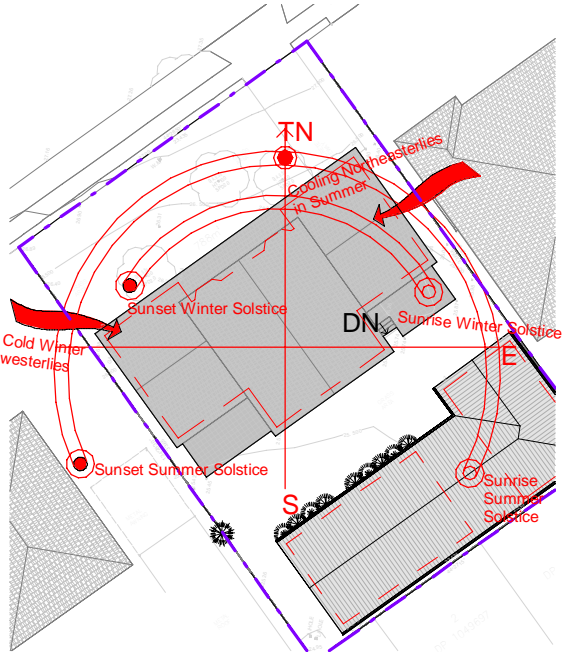


NOTES AND SPECIFICATION

- 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 <sup>2</sup>
Existing Dwelling Area	249 m <sup>2</sup>
Existing Garage	44.48 m <sup>2</sup>
Proposed Secondary Dwelling	58.30 m <sup>2</sup>
Proposed Alfresco	24.95 m <sup>2</sup>
Total Proposed Floor Area	58.30 m <sup>2</sup>
Existing + Proposed Area	307.30 m <sup>2</sup>
Max. Allowed GFA	394 m <sup>2</sup>
FSR	0.39
Landscape Area	426.30 m <sup>2</sup>
POS	101.90 m <sup>2</sup>

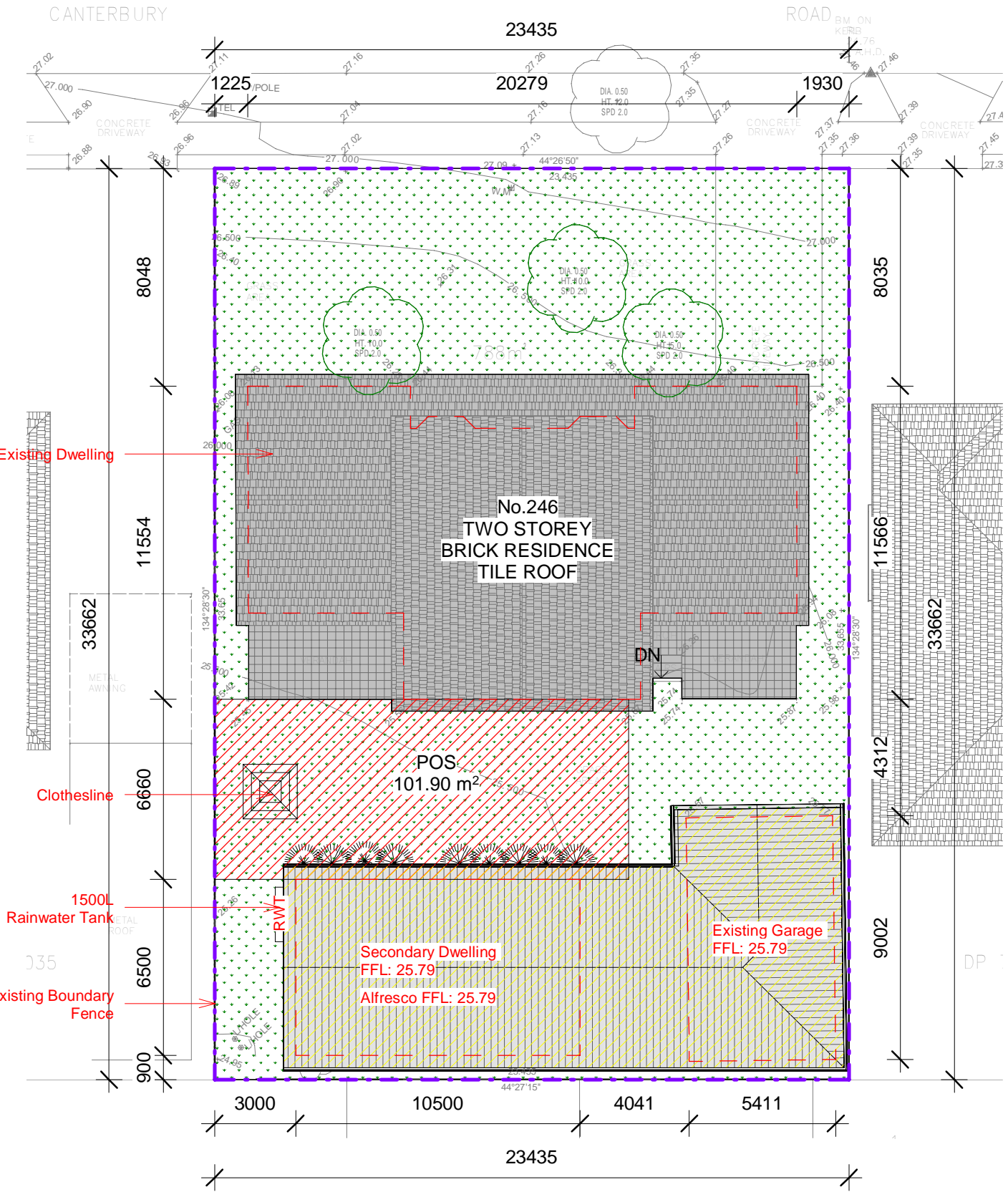


Sunpath Analysis

1 : 500

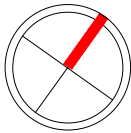
Site Plan

1 : 200



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

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