

NOTE: ALL DIMENSIONS SHOWN ARE INDICATIVE ONLY. BUILDER TO CHECK PRIOR TO COMMENCEMENT OF WORK. ADJUST IF NECESSARY USE WRITTEN DIMENSIONS ONLY. DO NOT SCALE OFF THIS DRAWING.

50 x 25 x 1000 STAKE OR STAR PICKET

MEMBRANE TO BE BIDIM U 24 OR APP EQUIVALENT

BURY APPROXIMATELY 150mm OF MEMBRANE AND TEMP. BACKFILL TO RESTORE PRIOR NATURAL SURFACE LEVEL

SILT FENCING DETAIL

SANDBAGS OVERLAP ONTO KERB

GAP BETWEEN SANDBAGS - ACT AS SPILLWAY

THREE LAYERS OF SANDBAGS WITH ENDS OVERLAPPED

SANDBAG KERB INLET SEDIMENTATION TRAP

NOTE:

--> PVC & EG LINES

● CONNECTION POINT

○ DOWNPIPES

NB:

BUILDER TO ENSURE BLDG. - BDRY. SETBACKS ARE CHECKED & VERIFIED PRIOR TO COMMENCEMENT OF BUILDING WORK BY REGISTERED SURVEYOR.

STRAW BALE IMPALED ON STAR PICKET

STRAW BALES TO BE REBOUND PLACED FIRMLY INTO THE GROUND. WITH METAL PACKING STRIP PRIOR TO PLACEMENT.

2 STAR PICKETS PER STRAW BALE.

IF IN ROCK DRILL HOLE 300mm DEEP AND GROUT STAR PICKETS OR 2 x 16mm REINFORCEMENT BARS AS OPTION TO STAR PICKETS.

STRAW BALE BARRIER (TYPICAL SECTION)

CONSTRUCTION SITE

Min. length 15m

BERM (0.3m MIN HIGH) EXISTING ROADWAY

GEOTEXTILE FABRIC

50-75mm GRAVEL

RUNOFF FROM PAD DIRECTED TO SEDIMENT TRAP

TEMPORARY CONSTRUCTION EXIT

OWNER AGREED & SIGNED FOR DA SUBMISSION

NAME: *mea*

DATE: *15/05/2024*

METRES

0 2 4 10

1: 200 of A3

REVISION SCHEDULE

ISSUE	DESCRIPTION	BY	DATE
A	For DA Submission	VN	25.09.23

PROPOSED FOR SECONDARY DWELLING

LOCATION: **Lot B DP 313371, 20 Quigg Street**
North LAKEMBA NSW 2195

COUNCIL: **Canterbury/ Bankstown**

ISSUE: **A**

MANAGED BY: **VINH NGUYEN**

B Arch (AIA 31911); B.Sc;

drawn: **HW** scale: **AS SHOWN**

design: **VN** plot: **15.05.24**

checked: **VN** sheet: **01**

NSW Design Practitioner Registration DEP0000822

date: **25.09.23**



THE TRUSTEE FOR VINH NGUYEN BROS & ASSOC
VINH NGUYEN BROS & ASSOC Pty Ltd.
BUILDING & INTERIOR & LANDSCAPE DESIGNER - ENGINEER - PRIVATE CERTIFIER
SURVEYOR - TOWN PLANNER - PROJECT MANAGEMENT - CONSTRUCTION ADMIN

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Vinh Nguyen Associate **RAIA**

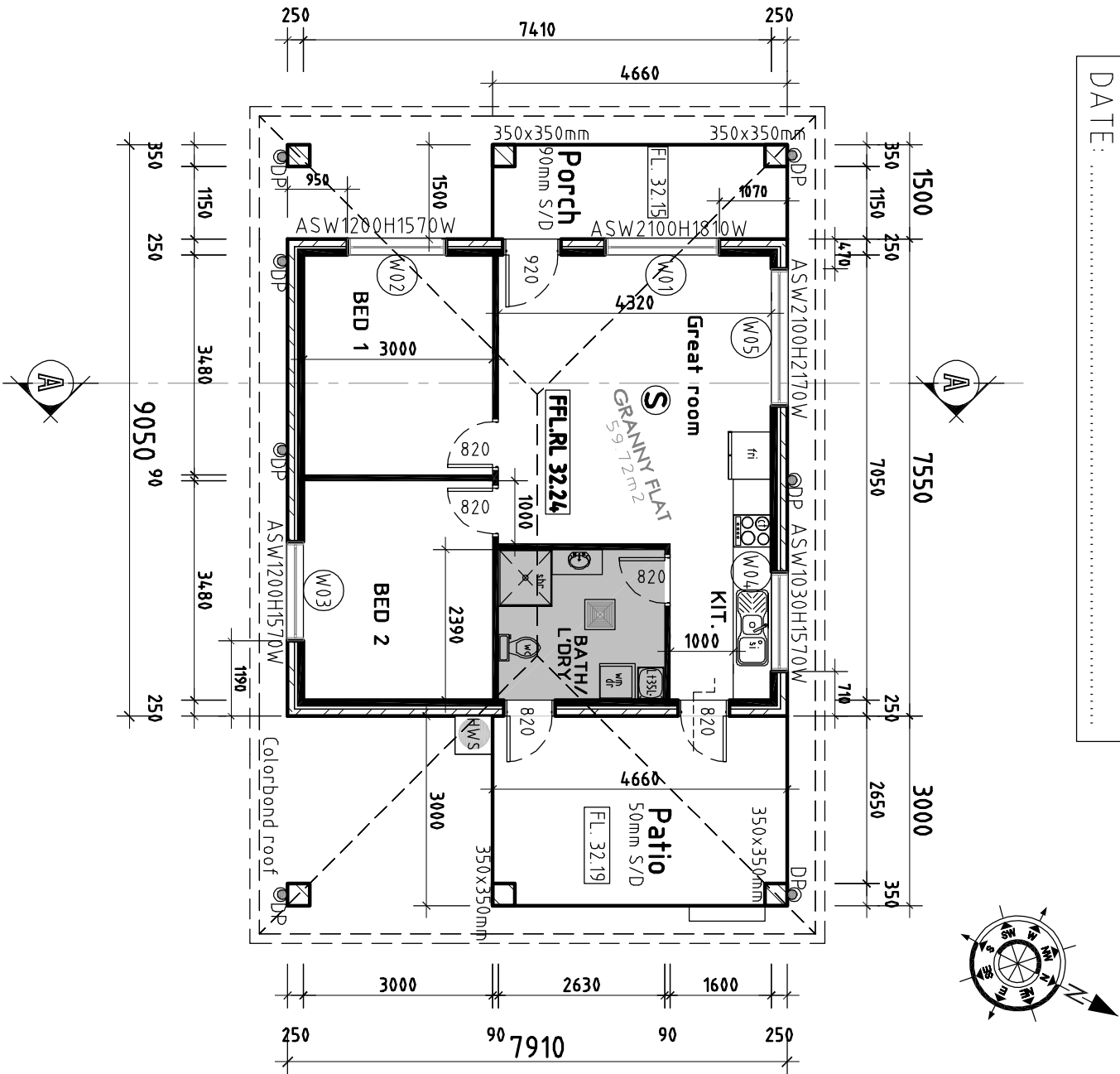


REF: **0151-23**

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OWNER AGREED & SIGNED FOR DA SUBMISSION
NAME:
DATE:



 MECHANICAL VENTILATION

 SMOKE ALARM

 PROPOSED GRANNY FLAT PLAN
SCALE 1:100

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Lot B DP 313371, 20 Quigg Street North LAKEMBA NSW 2195	Canterbury/ Bankstown
ISSUE:	
A	
CLIENT:	
NGOC SINH NGUYEN & THI MONG THUY HOANG	

MANAGED BY:	drawn:	scale:
VINH NGUYEN	HW	AS SHOWN
B Arch (AIA 31911); B.Sc;	design:	plot:
Dip (AT)	VN	15.05.24
NSW Design Practitioner	checked:	sheet:
Registration DEP0000822	VN	02
date:		03
25.09.23		



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NSW Design Practitioner
Registration: DEP0000822

Vinh Nguyen Associate RAIA



DEVELOPMENT'S CALCULATIONS

LOT AREA: 488.5 m2

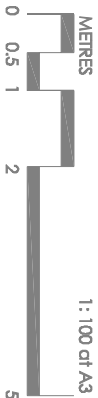
Lot B DP 313371, 20 Quigg Street
North LAKEMBA NSW 2195

PROPOSED	
GRANNY FLAT :	59.72m2 (external wall)
PORCH :	6.99m2
PATIO :	13.98m2

EXISTING SINGLE STOREY HOUSE	
LIVING AREA :	140.55m2 (External Wall) & 128.65m2 (internal wall)
PORCH :	4.58m2

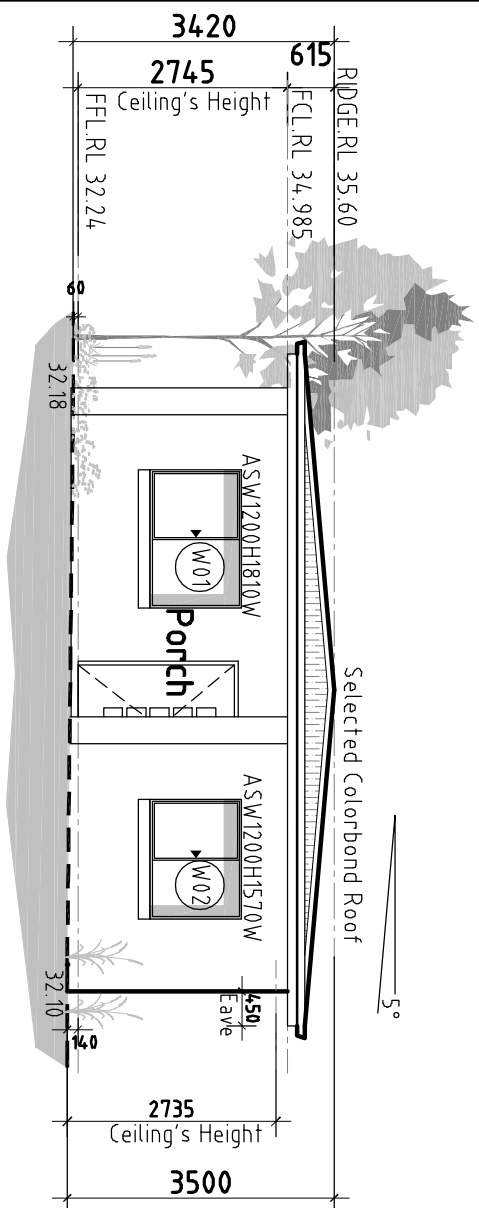
DA required : Floor Space Ratio (FSR) for the combined existing dwelling and secondary dwelling must be 0.50:1
FSR (measured from inside of the external walls): 41% - Complied.

SITE COVERAGE: 226.82m2/488.5m2= 46.23%
(Exist.House+Granny Flat+Porch+Exist.Porch)



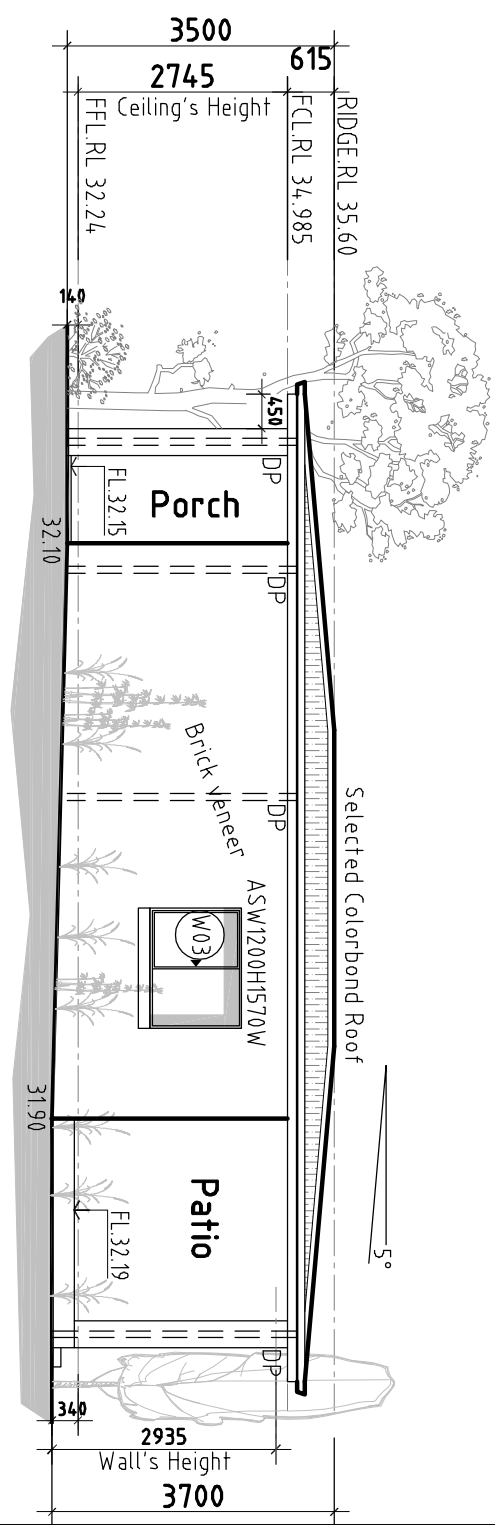
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FRONT ELEVATION (SOUTH-WEST)

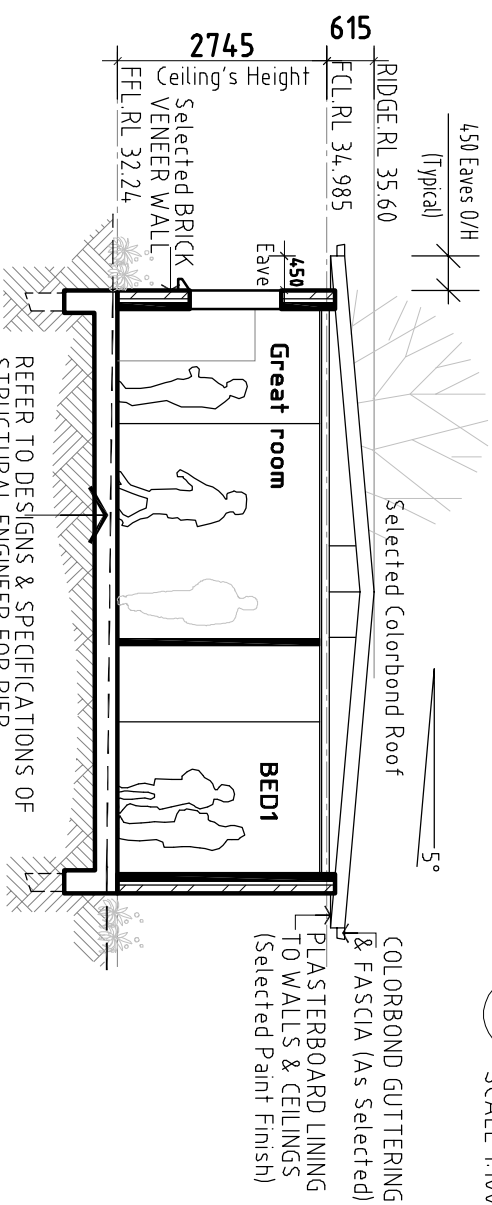
SCALE 1:100



RIGHT ELEVATION (SOUTH-EAST)

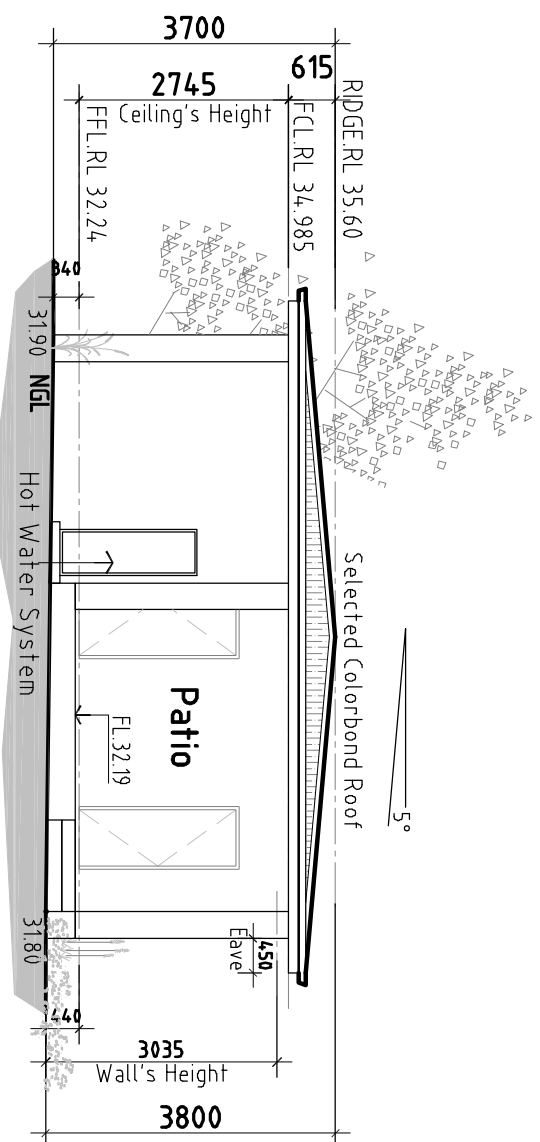
SCALE 1:100

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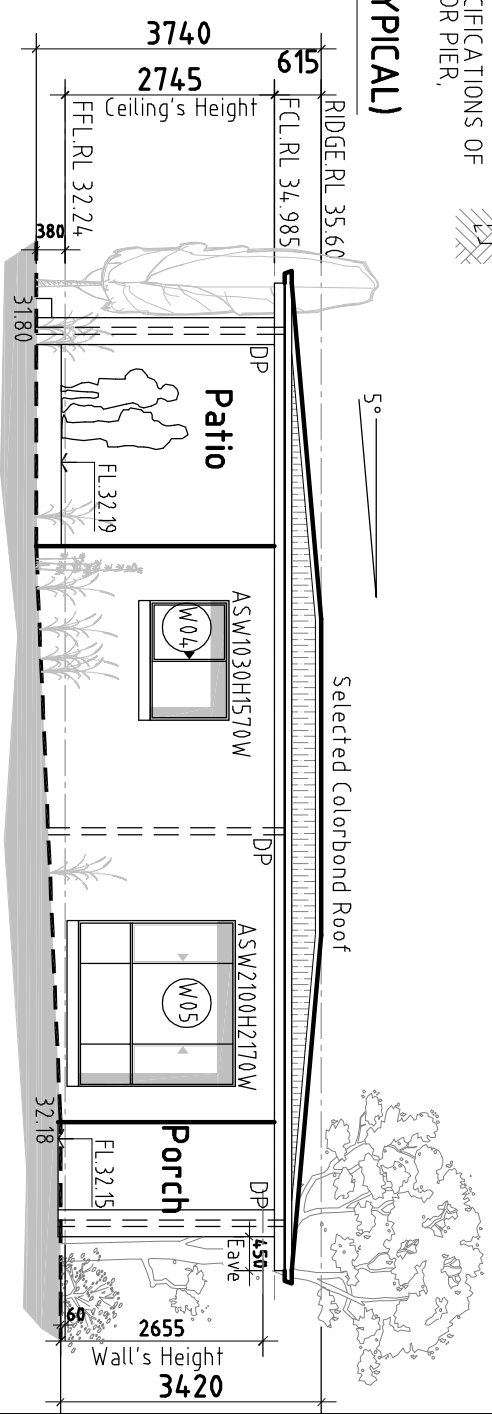
SECTION A-A (TYPICAL)

SCALE 1:100



REAR ELEVATION (NORTH-EAST)

SCALE 1:100



LEFT ELEVATION (NORTH-WEST)

SCALE 1:100



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