



BANKSTOWN DCP
DESIGN CONTROL
SITE AREA = 562.85GM
REQUIRED CONTROL :
GFA 50% = 281.45GM
FRONT LANDSCAPE
CONTROL = 38.75GM
ACHIEVED = 41.9GM
ACHIEVED:
GROUND FLOOR AREA = 257.55GM
LOWER LEVEL STAIR AREA = 5.05GM
TOTAL GFA = 262.55GM
LANDSCAPE AREA = 73.29GM
P.O.S. = 959GM

LEGEND

	WIND DIRECTIONS
	EXISTING TREES SHOW DASHED TO BE REMOVED
	PRIVATE COURTYARDS
	POTENTIAL NOISE IMPACT TRAFFIC & NEIGHBOURING
	SITE ACCESS
	VIEWS
	NORTHERN SUNLIGHT

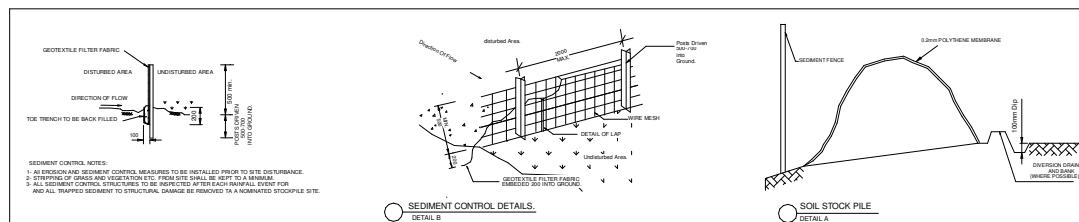
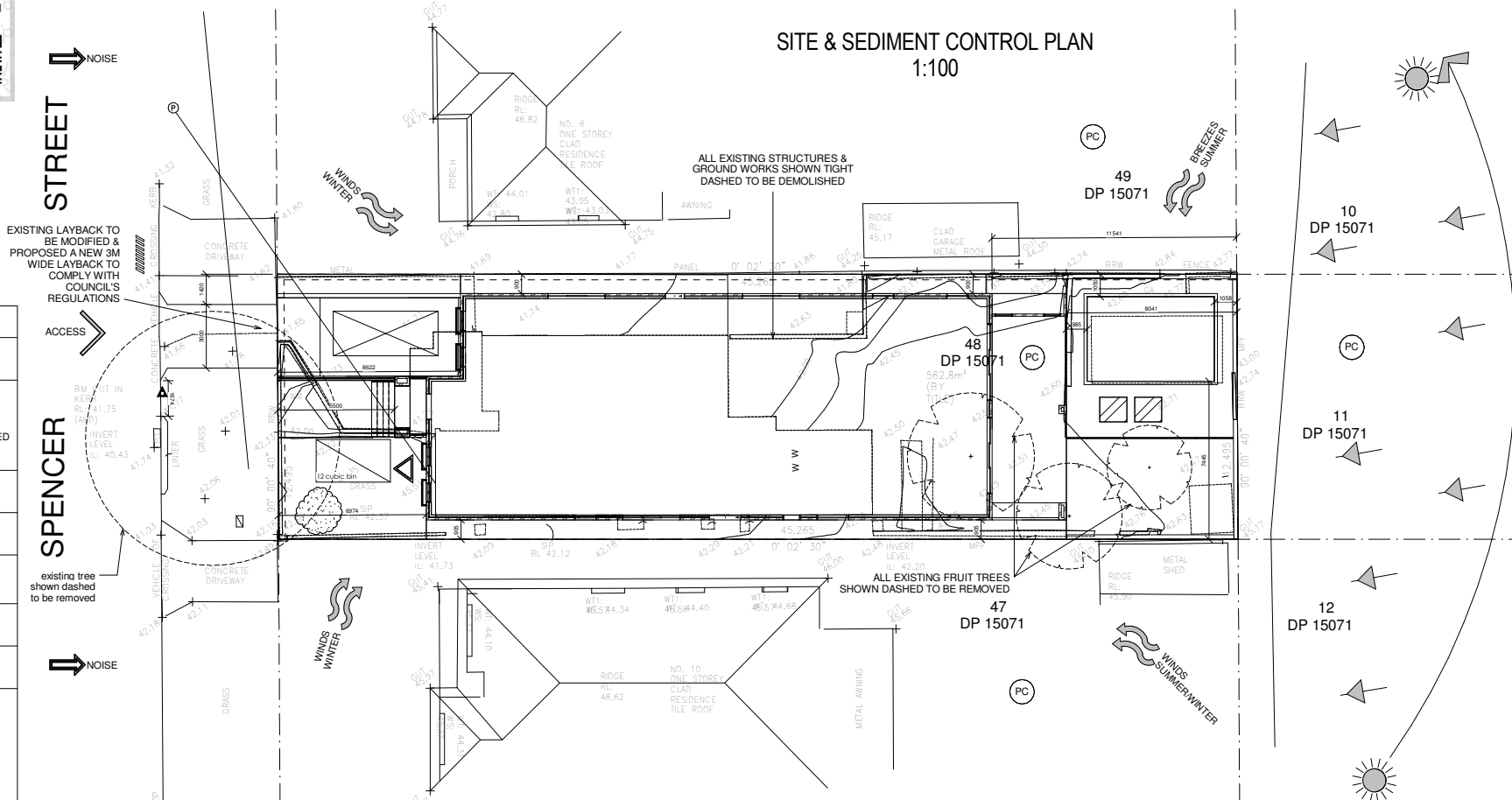
NOTES

1. ALL RUN OFF AND SEDIMENT CONTROL STRUCTURES WILL BE MAINTAINED IN A FUNCTIONAL CONDITION
2. REVEGETATION WORKS - HAY MULCHING MUST USE STRAW THAT IS GUARANTEED FREE FROM A "DRYLAND" SEED MIXTURE IN ALL APPLICATIONS
3. AREAS NOT USED FOR BUILDING SHOULD BE RETAINED WITH VEGETATION
4. REVEGETATION ON RETAIN CUT AND FILLS AS SOON AS POSSIBLE DURING CONSTRUCTION

	TOPSOIL STOCKPILE Covered with Polythene Membrane.
	MATERIAL STORAGE AREA
	DELIVERY TRUCK PARKING
	WASTE BINS
	KERB FILTER
	SEDIMENT FENCE

IMPORTANT NOTE:
ALL DIMENSIONS AND NOTES ON ALL PLANS MUST BE CHECKED AND VERIFIED BY BUILDER AND / OR OWNER PRIOR TO COMMENCEMENT OF ANY BUILDING WORKS TO CLARIFY AND CONFIRM WITH PERRAS DESIGN GROUP ANY DISCREPANCIES ON ALL DOCUMENTS AND PLANS PROVIDED FOR CONSTRUCTION. ANY WORK INDICATED ON THE PLAN BUT NOT IN THE SPECIFICATION OR VICE VERSA, AND ANY ITEM NOT SHOWN IN EITHER PLAN OR SPECIFICATION BUT WHICH IS OBVIOUSLY NECESSARY AS PART OF PROPER CONSTRUCTION AND / OR FINISH IS TO BE DONE AS PART OF THE CONTRACT. VARIATIONS TO PLANS SPECIFICATIONS MAY NOT BE MADE WITHOUT WRITTEN CONSENT OF THE OWNER. IT IS THE RESPONSIBILITY OF THE BUILDER / END USER TO VERIFY PLANS AND SPECIFICATIONS AS TO THEIR ACCURACY AND SUFFICIENCY AND ALL SITE WORKS MUST COMPLY WITH CURRENT BCA AND AUSTRALIAN STANDARDS

SITE & SEDIMENT CONTROL PLAN 1:100



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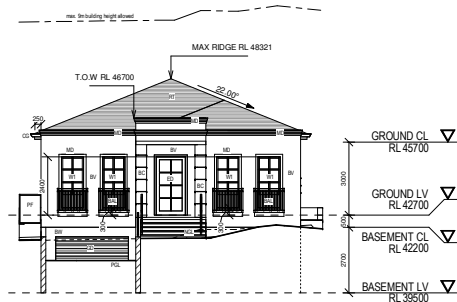


JOB DESCRIPTION
PROPOSED SINGLE STORY HOUSE WITH A
POOL AND BASEMENT PARKING
AT
8 SPENCER STREET, SEFTON

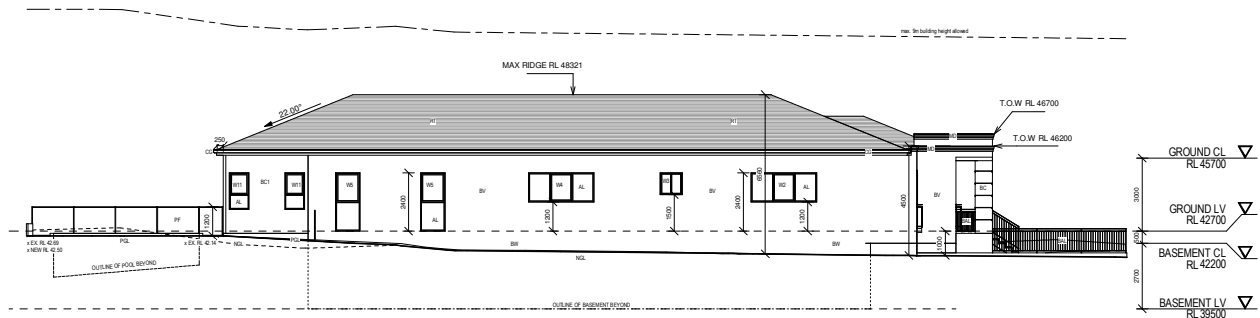
DRAWING TITLE
SITE & SEDIMENT CONTROL PLAN
CLIENT DETAILS
MATTHEW ABRAHAM

GENERAL NOTES
DO NOT SCALE THE DRAWINGS. READ ALL DIMENSIONS SHOWING ALL DIMENSIONS. NOTES ON ALL PLANS AND COVER SHEETS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORKS. TO CLARIFY ANY DISCREPANCIES BETWEEN ALL PLANS, DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROJECT, SITE WORKS, SPECIFICATIONS, ANY VARIATION TO THE CONTRACT, OR ANY OTHER DOCUMENTATION.
THESE DRAWINGS REMAIN THE PROPERTY OF PERRAS DESIGN GROUP. NO PART OF THESE DRAWINGS MAY BE REPRODUCED OR REPRODUCED WITHOUT WRITTEN CONSENT.

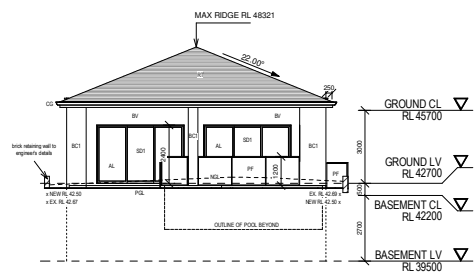
DRAWN	M.N.	REV. NO.	AMENDMENT	BY	DATE
DATE	FEB.25	A	FOR CLIENT REVIEW	P.P	JAN.25
CHECKED	P.PERRAS	B	COUNCIL DA SUBMISSION	P.P	FEB.25
SCALE	1:100B/A1				
JOB NUMBER	2493				
NUMBER IN SET	1				
ISSUE	B				



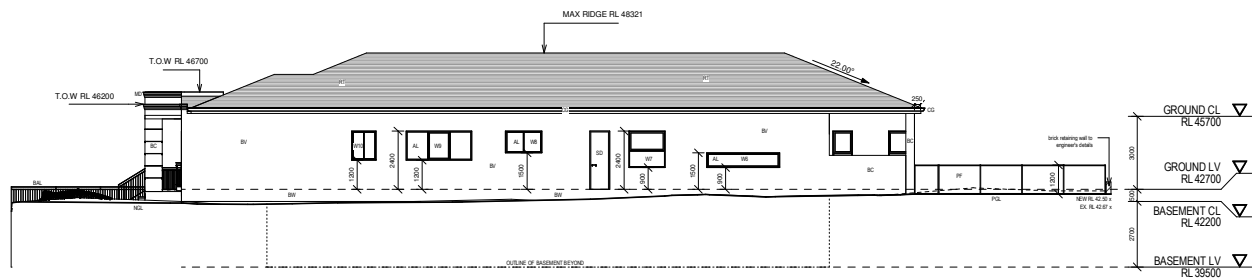
SOUTH ELEVATION
1:100



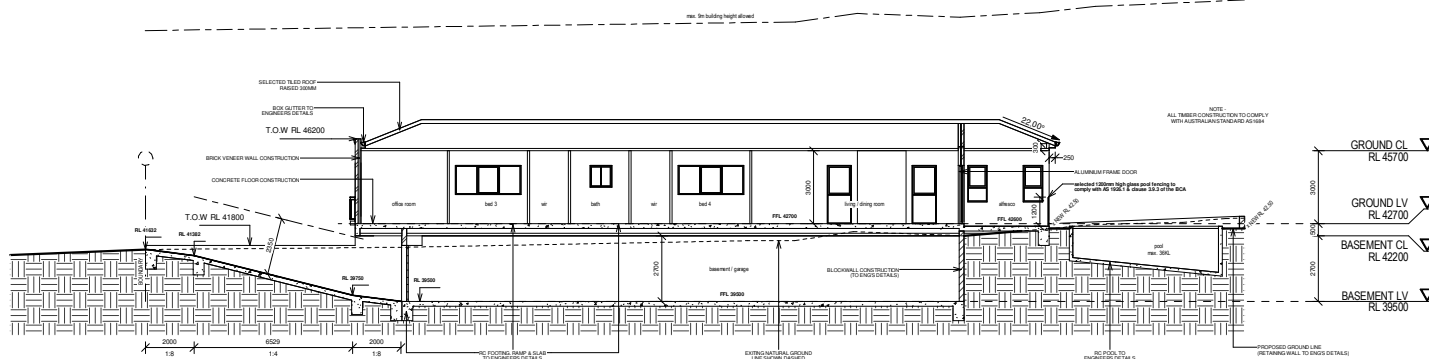
WEST ELEVATION
1:100



NORTH ELEVATION
1:100



EAST ELEVATION
1:100



SECTION A-A
1:100

LEGEND:

- RE: SELECTED TILE ROOF
- CG: SELECTED COLORBOND FASCIA GUTTER & DOWN PIPES
- BV: BRICK VENEER WALL WITH CEMENT RENDER AND PAINT FINISH TYPE 1
- BW: BLOCKWALL WITH CEMENT RENDER AND PAINT FINISH TYPE 1
- BC: BRICK COLUMN WITH CEMENT RENDER, HORIZONTAL BANDING AND PAINT FINISH TYPE 1
- MD: SELECTED MOLDING
- AL: ALUMINUM FRAMED WINDOWS, DOORS AND SLIDING DOORS
- ED: SOLID CORE DOOR WITH TIMBER FINISH
- GD: GARAGE PANEL LIFT DOOR WITH TIMBER FINISH
- SL: SELECTED FLOORING CARPETED FLOORING
- NGL: NATURAL GROUND LINE
- PGL: PROPOSED GROUND LINE

NOTE:
FOR ALL FINISHED PLEASE SEE COLOUR SCHEDULE

Certificate No. #HR-QJVR14-01

Scan QR code or follow website link for rating details.

Assessor name: Clegio Ozolski

Accreditation No: DNR242200

Property Address: 8 Spencer Street, Salford, NSW 2187

<http://www.hero-software.com.au/pdf/HR-QJVR14-01>

PLANS BY ...

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Accredited RDA Aust 6639
M BDAA 7488 21

ACCREDITED
BUILDING DESIGNER

JOB DESCRIPTION	DRAWING TITLE	GENERAL NOTES	DRAWN	M.N	ISSUE	AMENDMENT	BY	DATE
PROPOSED SINGLE STORY HOUSE WITH A POOL AND BASEMENT PARKING	ELEVATIONS & SECTION A-A	DO NOT SCALE THE DRAWINGS. READ ALL DIMENSIONS SHOWN. ALL DIMENSIONS, NOTES ON ALL PLANS AND COVERS DOCUMENTS MUST BE CHECKED AND VERIFIED BY THE CONTRACTOR PRIOR TO ANY COMMENCEMENT OF ANY BUILDING WORKS. IT IS TO CLARIFY ANY DISCREPANCY BETWEEN ALL PLAN DRAWINGS AND DOCUMENTATION RELEVANT TO THE PROPOSED BUILDING WORKS. GROUND LEVELS MAY VARY DUE TO SITE CONDITIONS.	DATE	FEB.25	A	FOR CLIENT REVIEW	P.P	JAN.25
AT	CLIENT DETAILS	THESE DRAWINGS REMAIN THE PROPERTY OF PETER PERRAS. DIRECTOR OF PERRAS DESIGN GROUP PTY LTD. ANY USE OF THESE DRAWINGS FOR ANY OTHER PROJECT WITHOUT WRITTEN CONSENT IS STRICTLY FORBIDDEN.	CHECKED	P.PERRAS	B	COUNCIL DA SUBMISSION	P.P	FEB.25
8 SPENCER STREET, SECTION	MATTHEW ABRAHAM		SCALE	1:100B/A1				
			JOB NUMBER	2493				
			NUMBER IN SET	4				
			ISSUE	B				