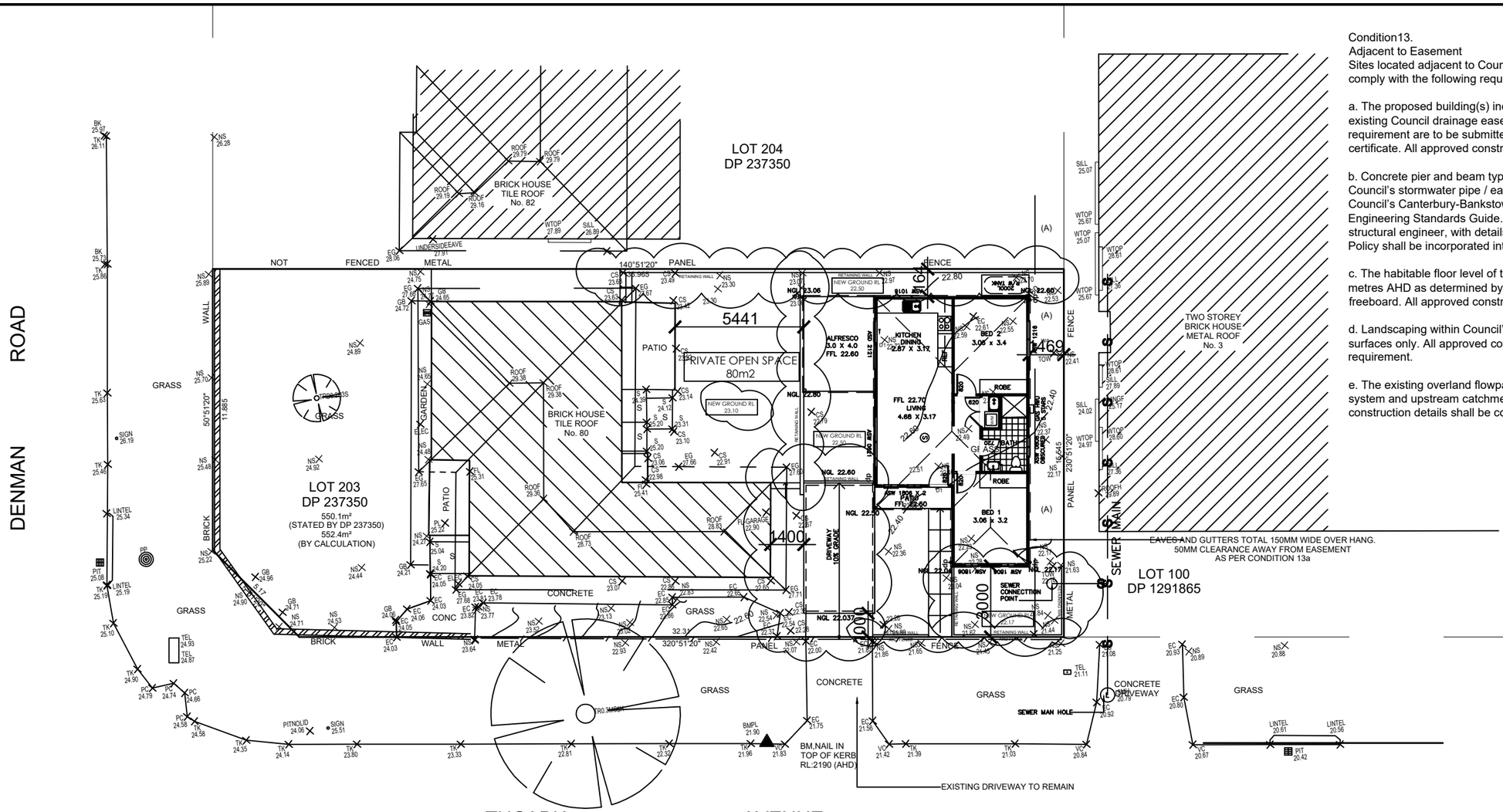


Condition13.
Adjacent to Easement
Sites located adjacent to Council's drainage easement or affected by flooding shall comply with the following requirements:

a. The proposed building(s) including eaves and gutters shall be located clear of existing Council drainage easements within the site. Plans demonstrating this requirement are to be submitted to the certifier before the issue of the construction certificate. All approved construction details shall be consistent with this requirement.

b. Concrete pier and beam type footings shall be provided for all structures adjacent to Council's stormwater pipe / easement in accordance with the requirements contained in Council's Canterbury-Bankstown Development Control Plan 2023, and Development Engineering Standards Guide. Plans and details prepared by a qualified practising structural engineer, with details suitable for construction in accordance with the above Policy shall be incorporated into the details for approval of the construction certificate.

c. The habitable floor level of the proposed structure(s) shall be constructed to RL 22.50 metres AHD as determined by Council's Stormwater Systems Report including freeboard. All approved construction details shall be consistent with this requirement.

d. Landscaping within Council's drainage easement shall be limited to grassed or paved surfaces only. All approved construction details shall be consistent with this requirement.

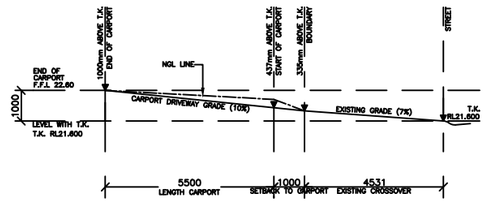
e. The existing overland flowpath for excess stormwater runoff from Council's drainage system and upstream catchment shall be maintained by the developer. All approved construction details shall be consistent with this requirement.

SITE PLAN

SCALE 1:200

GENERAL NOTES

A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED
B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY
C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION
D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.



DRIVEWAY GRADIENT PROFILE
SCALE-1:200

NOTE:
ALL GROUND LINES ARE APPROXIMATE. EXTENT OF FILL & BATTER WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC

ARCHITECTURAL NOTE:
ALL PLANS COMPLY WITH THE CDC & BCA STANDARDS

SITE AREA:	550.1 SQM

FLOOR AREA	
EXISTING DWELLING:	98.35 SQM
PROPOSED SECONDARY DWELLING	60.00 SQM
TOTAL LIVING AREA:	158.35 SQM
INCLUDES INT. WALLS EXCLUDES PORTICO AND GARAGE	
MAX. ALLOWABLE	50%

REVISION:		DATE:
A	DEVELOPMENT APPLICATION	
B	AMENDMENTS AS PER COUNCIL LETTER DATED ON THE 05.10.23	11.10.23
C	CONSTRUCTION CERTIFICATE APPLICATION	10.11.23
D	S4.55 APPLICATION	20.02.25

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DIMENSIONS TO BE READ IN PREFERENCE TO SCALING

PROPOSED SECONDARY DWELLING AND CARPORT

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CLIENTS NAME:
MISS JANET DIBA

ADDRESS:
LOT 203/DP237350 80 DENMAN RD

SUBURB:
GEORGES HALL NSW 2198

DRAWING TITLE:
SITE PLAN

DATE DRAWN:
06.07.2023

DRAWN:
CH

SCALE:
1:200

DRAWING NO:
02

NORTH

JOB NO:
20230009