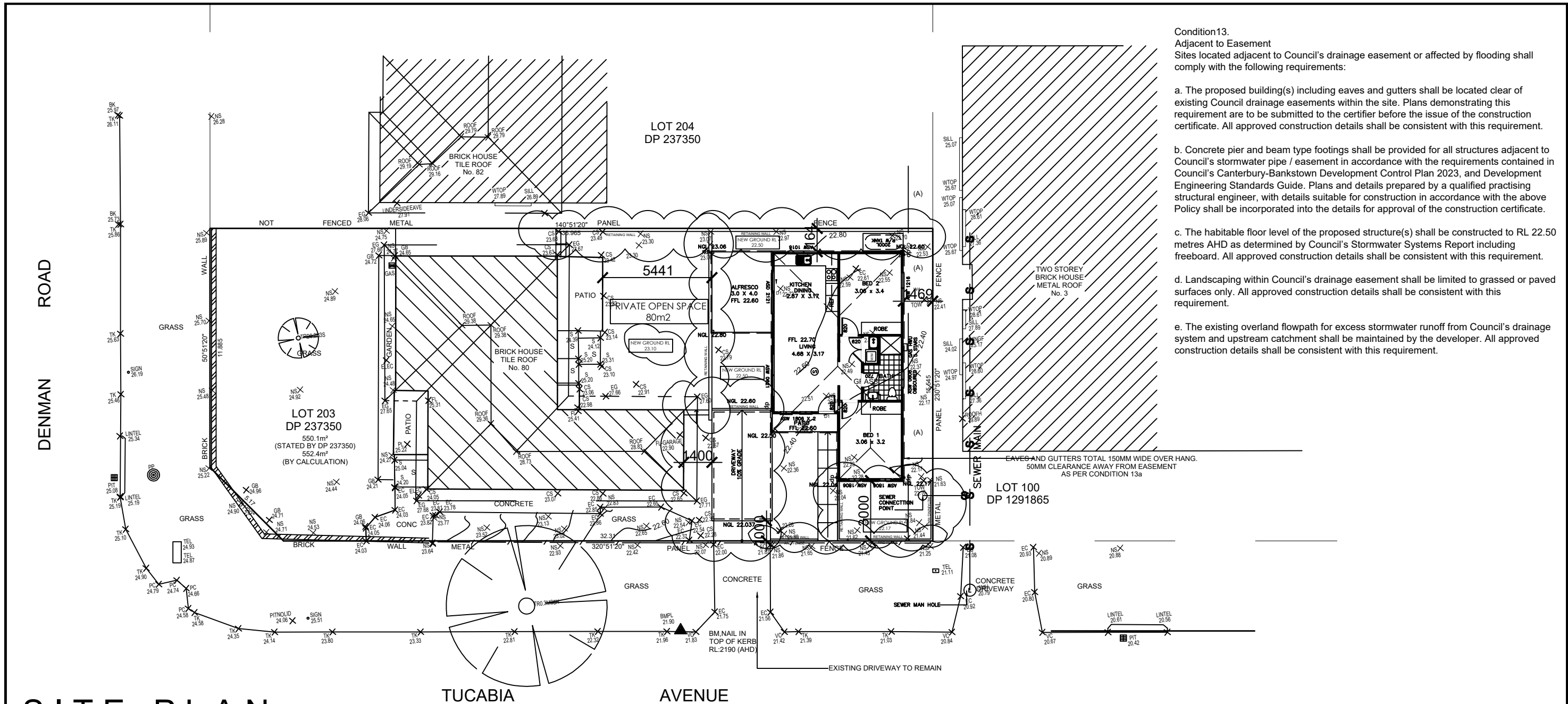


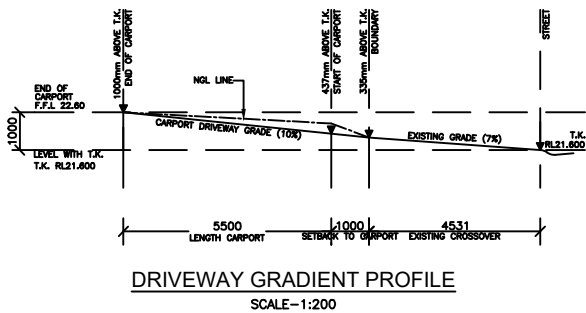


SITE PLAN

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.



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:

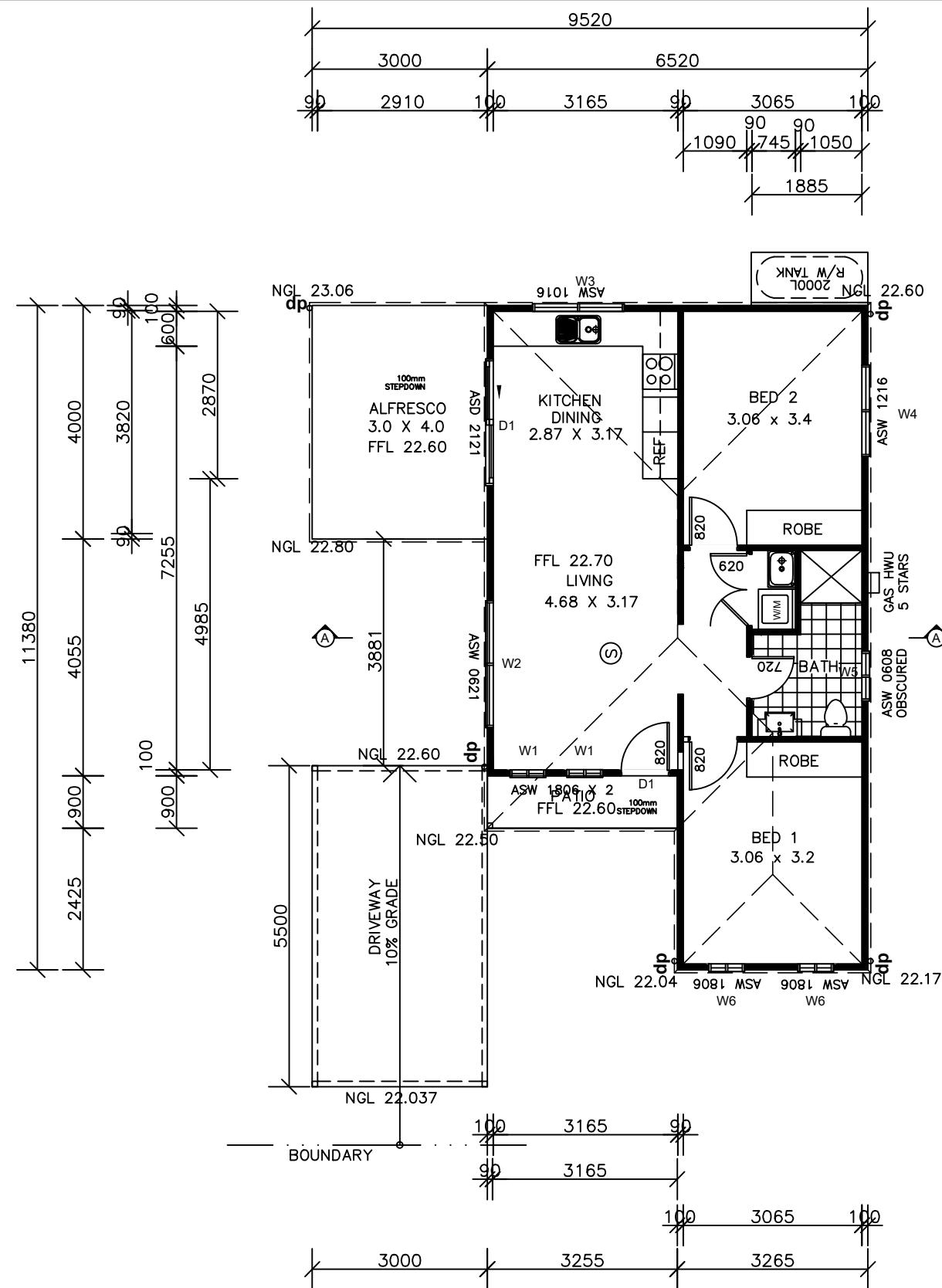
ALL PLANS COMPLY WITH THE CDC & BCA STANDARDS

- 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 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:	©	CLIENTS NAME:	DATE DRAWN:
A DEVELOPMENT APPLICATION		ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans	MISS JANET DIBA	06.07.2023
B AMENDMENTS AS PER COUNCIL LETTER DATED ON THE 05.10.23	11.10.23	# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	ADDRESS: LOT 203/DP237350 80 DENMAN RD	DRAWN: CH
C CONSTRUCTION CERTIFICATE APPLICATION	10.11.23		SUBURB: GEORGES HALL NSW 2198	SCALE: 1:200
D \$4.55 APPLICATION	20.02.25		DRAWING TITLE: SITE PLAN	DRAWING NO: 02
		PROPOSED SECONDARY DWELLING AND CARPORT	Phone: (02) 9790 5810 Mobile: 0414 671 114 email: charbel@inkonplans.com.au	
			Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200	
				JOB NO: 20230009

⑤ SMOKE ALARM



WINDOW SCHEDULE				
WINDOW	LOCATION	SIZE	TYPE	QTY
W1	LIVING	1800H X 610W	ASW 1806	2
W2	LIVING	600H X 2170W	ASW 0621	1
W3	KITCHEN	1029H X 1570W	ASW 1016	1
W4	BED 2	1029H X 1570W	AFW 1216	1
W5	BATH	600H X 850W	ASW 0608	1
W6	BED 1	1800H X 610W	ASW 1806	2

DOOR SCHEDULE				
DOOR	LOCATION	SIZE	TYPE	QTY
D1	ENTRY	2040H X 820W	HINGED	1
D2	KITCHEN/DINING	2100H X 2170W	ASD 2121	1

AREA SCHEDULE	
TYPE	AREA
SECONDARY DWELLING	62.40m ²
PATIO	2.93m ²
ALFRESCO	12.00m ²
TOTAL (measured from ext. face)	77.33m ²

PROPOSED FLOOR PLAN

REVISION:		DATE:	 ALL RIGHTS RESERVED This plan is the property of Inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from Inkon plans # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING PROPOSED SECONDARY DWELLING AND CARPORT	CLIENTS NAME: MISS JANET DIBA ADDRESS: LOT 203/DP237350 80 DENMAN RD SUBURB: GEORGES HALL NSW 2198 DRAWING TITLE: PROPOSED FLOOR PLAN	DATE DRAWN: 06.07.2023 DRAWN: CH SCALE: 1:100 DRAWING NO: 03	 JOB NO: 20230009
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	\$4.55 APPLICATION	20.02.25				

TIMBER FENCE FOR GARDEN
EDGE REFER TO SITE PLAN
FOR LOCATION

FORM SAUCER WITH 75mm
CONTINUOUS RIM

KWICK KERB REFER TO
SITE PLAN LAYOUT FOR LOCATION

PAVED AREA REFER TO
SITE LAYOUT FOR LOCATION

PLANTING MIX, NOTE
WATER AND TEMP TO
REMOVE AIR POCKETS

MAINTENANCE

- Approved landscaping will be required to be maintained in good condition at all times.
- Maintenance shall be carried out in accordance with accepted horticultural practices.

Diagram illustrating the installation of an advanced plant, showing the plant, stakes, ties, and the surrounding soil and mulch layers.

- ADVANCED PLANT
- 2 x 50 WIDE HESSIAN TIES TIED IN FIGURE EIGHT.
- 2 x 1800 x 40 sq.mm POINTED HARDWOOD STAKE.
- FORM SHALLOW DEPRESSION AFTER BACKFILLING SOIL IN PLANT HOLE.
- 75mm MULCH LAYER TO MINIMUM 300mm RADIUS
- BACKFILL WITH PREPARED PLANT SOIL MIX
- PLACE SUITABLE SLOW RELEASE FERTILIZER TO BASE OF HOLE
- CULTIVATE SUBGRADE TO 150mm
- PLANT SOIL MIX TO BE 75% SANDY LOAM, 25% COMPOS

- All garden areas to be filled with a weed free soil mix minimum 300mm depth.
- All turfed areas to have a minimum of 150mm of good quality topsoil placed prior to turfing.
- Kikuyu, couch or buffalo turf to be used where lawn areas are exposed.
- All trees to be advanced specimens in 5 litre containers at least 1.0 metres in height.
- All shrubs to be advanced specimens in 5 litre containers and at least 0.5 metres high.
- All ground covers are to be advanced specimens.
- All trees to be double staked using 40mm square hardwood stakes and double tied with webbing.
- All advanced trees and shrubs to be planted in holes at least 450mm square and 450mm deep containing good quality soil and humus.
- All lawn areas grass is to be kept back for a radius of at least 300mm from the stems and trunks, a depression formed for the collection of water and the area mulched.
- Adequate hose cocks to be provided at a regular intervals to permit maintenance of landscaping.
- 70mm to 80mm of pine bark or fine flake or an approved mulch is to be provided to all mass planted garden areas and around the base of trees in the lawn.
- All turfed areas are to be of max. 1 in 5 horizontal for use as a lawn or lawnpower.
- Where batter slopes in the garden area exceed 1 in 3 horizontal netting, secured at regular intervals, is to be provided to retain the pine bark or pine flake mulch.
- All garden areas to be separated from lawn areas by means of timber edge, concrete kerb or dwarf wall.
- Trees retained shall be protected during site works and constructed by the erection of solid barricades to the council specifications.

SYMBOL	BOTANIC NAME	COMMON NAME	MAX. HEIGHT	POT SIZE	STAKING	NUMBER
	TREES 10m > ELAEDCARPUS reticulatus	Blueberry Ash	12m	25lt	YES	
	TREES 4-10m ALLICACUARINS distylos	Acrob Sheoak	8m	15lt	YES	
	DODONAEA tripetala	Hop Bush	6m	15lt	NO	
	SHRUBS 2-4m WESTRINGIA fruticosa	Coast Rosemary	3m	5lt	NO	
	KUNZEA ABIGUA	Tick Bush	3m	5lt	NO	
	SHRUBS < 2m CORREA reflexa	Native Fuschia	1m	2.5lt	NO	
	DIPLOSMENUS aemulus	Basket Grass	0.1	0.5	NO	
	SHRUBS < 2m CISSUS antarctica	Kangaroo Vine	1.5m (S)	2.5lt	NO	

Condition 13d. Landscaping
be limited to grassed or paved areas.
construction details shall be in accordance with the council specifications.

LANDSCAPE PLAN

REVISION:		DATE:	 ALL RIGHTS RESERVED This plan is the property of Inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from Inkon plans # DIMENSIONS TO BE READ IN PREFERENCE TO SCALING PROPOSED SECONDARY DWELLING AND CARPORT	CLIENTS NAME: MISS JANET DIBA ADDRESS: LOT 203/DP237350 80 DENMAN RD SUBURB: GEORGES HALL NSW 2198 DRAWING TITLE: LANDSCAPE PLAN	DATE DRAWN: 06.07.2023 DRAWN: CH SCALE: 1:200 DRAWING NO: 05		JOB NO: 20230009
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	\$4.55 APPLICATION	20.02.25					