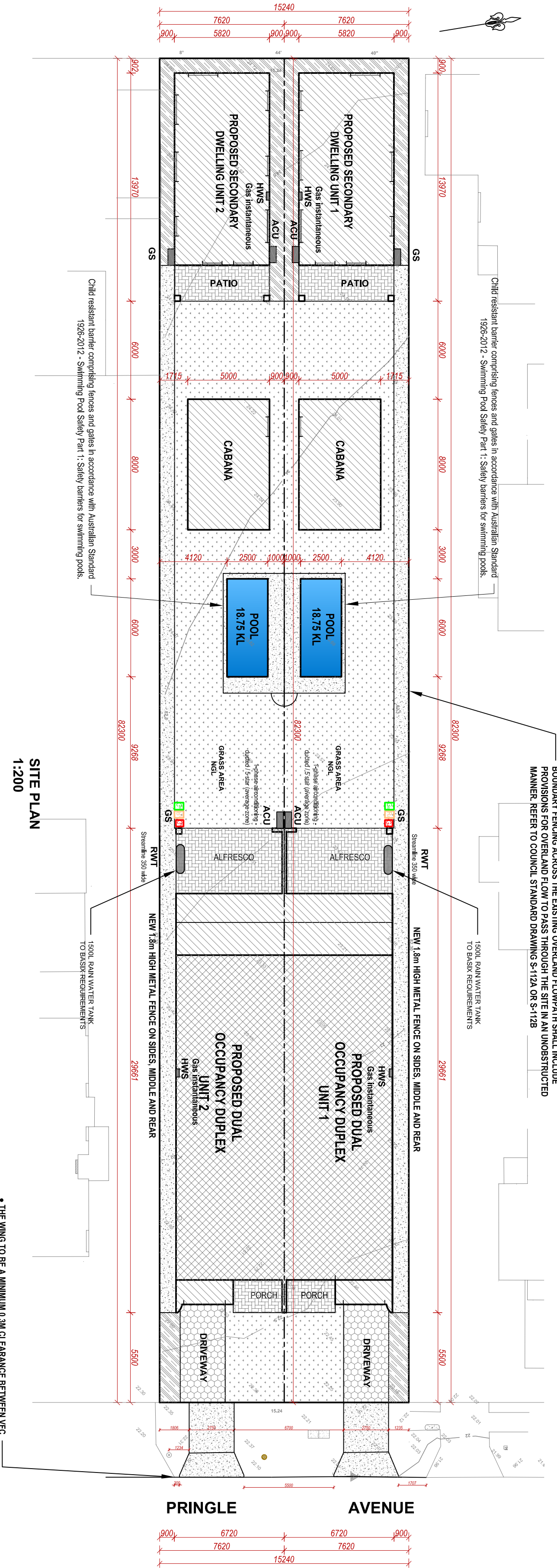




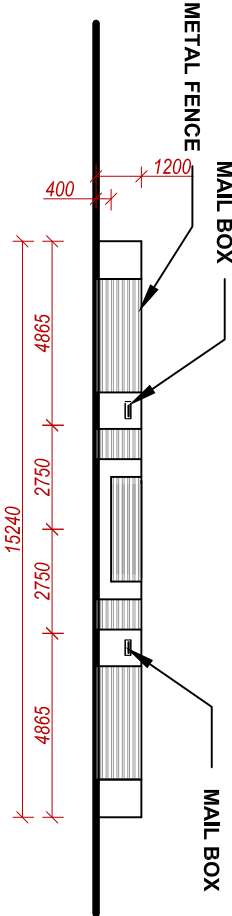
SITE PLAN
1:200

- THE WING TO BE A MINIMUM 0.3M CLEARANCE BETWEEN VFC WING TO WING, AS PER COUNCIL STANDARD DRAWING S-004.
- AS RECOMMENDED BY COUNCIL ENGINEER, GRANNY WINGS INSTEAD OF 800MM TO MAINTAIN AN ON-STREET PARKING SPACE OF 5.5M LENGTH, AFTER CONSIDERING THAT THE UNIT 2 VFC WILL NEED TO BE SHIFTED TO ACCOMMODATE THE NEIGHBOURING VFC WING OF NO. 57 PRINGLE AVE

LEGEND	
GS	GARBAGE SPACE
ACU	AIR CONDITION UNIT
RWT	RAIN WATER TANK TO BASIX REQUIREMENTS
CL	CLOSES LINES
HWS	HOT WATER SYSTEM TO BASIX REQUIREMENTS
PE	POOL EQUIPMENT

LEGEND	
	PLAIN CONCRETE
	GRASS AREA
	MULCH AREA
	STENSELL CONCRETE
	TILES AREA
	SECOND STORY
	GROUND LEVEL

LOT AREA DETAILS			
SITE AREA (m2)	1294		
LOT NUMBER	UNIT 1	UNIT 2	
SUBDIVISION AREA (m2)	627	627	
GROSS FLOOR AREA			
MAXIMUM GFA = SITE AREA x 50% (m2)	613.5		
GROUND FLOOR GFA (m2)	129.4	129.4	
FIRST FLOOR GFA (m2)	113.2	113.2	
GRANNY FLAT GFA (m2)	60	60	
NET GFA PER UNIT (m2)	302.6	302.6	605.2
LANDSCAPE AREA			
FRONT LANDSCAPE (m2)	27	27	
REAR LANDSCAPE (m2)	176.1	176.1	
TOTAL LANDSCAPE (m2)	203.1	203.1	406.2
FRONT LANDSCAPE PERCENTAGE			
TOTAL LANDSCAPE (m2)	43.1	43.1	
LANDSCAPE PERCENTAGE	63%	63%	63%



SITE FENCE

NOTE: STEEL FENCE AND GATES ARE TO BE CONSTRUCTED FROM SWIMMING POOL TYPE FENCING TO ALLOW LINE OF SITE.

GENERAL NOTES:

- ALL DIMENSIONS ARE IN MILLIMETERS.
- ALL CONSTRUCTION IS TO BE TO THE RELEVANT AUSTRALIAN STANDARDS, THE DCP AND DETAILS.
- ALL FOOTINGS TO ENGINEERS SPECIFICATIONS.
- DO NOT SCALE OFF.
- BUILDER TO CHECK AND VERIFY ALL DIMENSIONS AND LEVELS ON SITE BEFORE COMMENCING CONSTRUCTION.
- BUILDER TO ENSURE NO BUILDING LINE OR EASEMENTS ENCROACHMENTS.
- ARCHITECTURAL PLANS ARE TO BE READ IN CONJUNCTION WITH THE BUILDING SPECIFICATION.
- IF IN DOUBT, REFER TO OWNER.
- ALL STORM-WATER AND SEWER CONNECTIONS AS PER STANDARD COUNCIL AND WATERBOARD REQUIREMENTS.

Plan No	Date	Issue No	Scale	Sheet No	OWNER: MR
1510125	15/10/2025	A	1:200	1a	
RAFLA DESIGN					
DESIGN Detailing & Drafting Services					
Ph: 0409 701 575 Email: rafa@bigpond.com					
PROPOSED DUPLEX AND GRANNY FLAT					
SHEET: SITE & DEMOLITION PLAN					
COUNCIL: CANTERBURY BANKSTOWN CITY COUNCIL					