



SITE PLAN LEGEND:

- Studied Block property line
- Other Property lines and elements
- Entrance of Existing structures
- Existing Structures in the vicinity
- Existing Structures on the block
- Existing Footpath, Driveway, Deck on the block
- Proposed Structure - in scope
- Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway - in scope
- Proposed Structure - Done by Owner
- Proposed Deck, Stairs, Alfresco, Paths, Water Tank and Driveway - Done by Owner
- Sediment control Fence
- Undisturbed Area

NOTE:

- Block Type: LARGE
- Source: SURVEY
- Date of Surveyor visit: 28/06/2023

<div><div><div></div><div></div><div></div></div><div><div>FIXED</div><div>PRICE</div><div>EXTENSIONS</div></div></div> <div>PHONE: 1300 979 658 EMAIL: info@cgfb.com.au</div>	<div>PROJECT DETAILS</div> <div>Customer Name: Megan Leahy and Tobias Seldon</div> <div>Project Address: 53 Mackenzie Street, Hackett ACT 2602</div> <div>Block № 8</div> <div>Section № 38</div>				<div>Proposed Structure GFA - Ground Level - Class 1</div> <div>47.48 m2</div> <div>Proposed Structure GFA - Upper Level - Class 1</div> <div>41.08 m2</div> <div>Proposed Structure total GFA - Class 1</div> <div>88.56 m2</div> <div>Proposed Roof Area - Class 1</div> <div>68.72 m2</div> <div>Block Area</div> <div>905.00 m2</div> <div>Actual Block Ratio</div> <div>30.46 %</div> <div>Actual POS [(GFA + Gar. GFA + Dr'way) - Block area]</div> <div>583.51 m2</div> <div>Minimum Private Open Space (Block area x 0.60)</div> <div>543.00 m2</div> <div>Site Coverage (LARGE max 40% = 362.00 m2)</div> <div>245.65 m2 = 27.14 %</div>		<div>REV</div> <div>P1.3</div> <div>PROJECT PHASE</div> <div>PROJECT PLANS</div> <div>DATE</div> <div>07/11/2024</div>	<div>DRAWING NAME</div> <div>EROSION AND SEDIMENT CONTROL PLAN</div>			<div>MAIN CHECKLIST NR.</div> <div>1199</div>	
	<div>ARCHITECT</div> <div>Dmitry</div> <div>DESIGNER</div> <div>Adam</div> <div>TEMPLATE</div> <div>v.19.8</div> <div>BLOCK TYPE</div> <div>LARGE</div>				<div>CUSTOMER APPROVAL</div>			<div>DRAWING SCALE</div> <div>1:200</div>	<div>SHEET SIZE</div> <div>A3</div>	<div>DRAWING NUMBER</div> <div>4.3</div>	<div>RENOVATION CHECKLIST NR.</div> <div>10248</div>	
					<div>NAME</div> <div>SIGNATURE</div> <div>DATE</div>							