

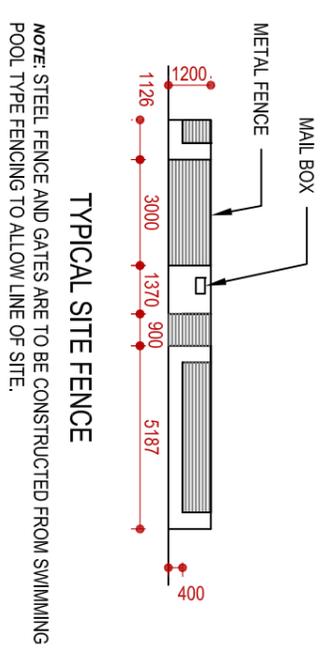
LEGEND	
GS	GARBAGE SPACE
ACU	AIR CONDITION UNIT
RWT	RAIN WATER TANK TO BASIX REQUIREMENTS
CL	CLOTHES LINES
HWS	HOT WATER SYSTEM TO BASIX REQUIREMENTS

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

**SITE PLAN**  
Scale 1:200

- GENERAL NOTES:**
- ALL DIMENSIONS ARE IN MILLIMETERS.
  - ALL CONSTRUCTION IS TO BE TO THE RELEVANT AUSTRALIAN STANDARDS. THE DCP COUNCIL REQUIREMENTS AND WHERE NECESSARY TO ENGINEERS SPECIFICATIONS 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.

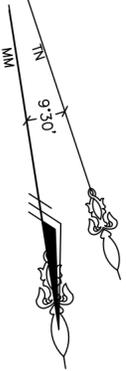


LAND AREA (m <sup>2</sup> )	LOT 2	LOT 1	TOTAL
643.6	320.0	323.6	
<b>LOT AREA</b>			
MAX GFA (m <sup>2</sup> )			<b>321.8</b>
<b>GROSS FLOOR AREA (m<sup>2</sup>)</b>			
GROUND	86.9	87.9	174.8
FIRST m <sup>2</sup>	73.1	73.4	146.5
TOTAL	160.0	161.3	321.3
<b>LANDSCAPE AREA (m<sup>2</sup>)</b>			
FRONT	59.6	69.0	128.6
REAR	86.8	82.6	169.4
TOTAL	146.4	151.6	<b>298.0</b>
46%			

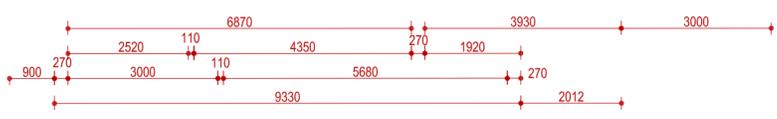
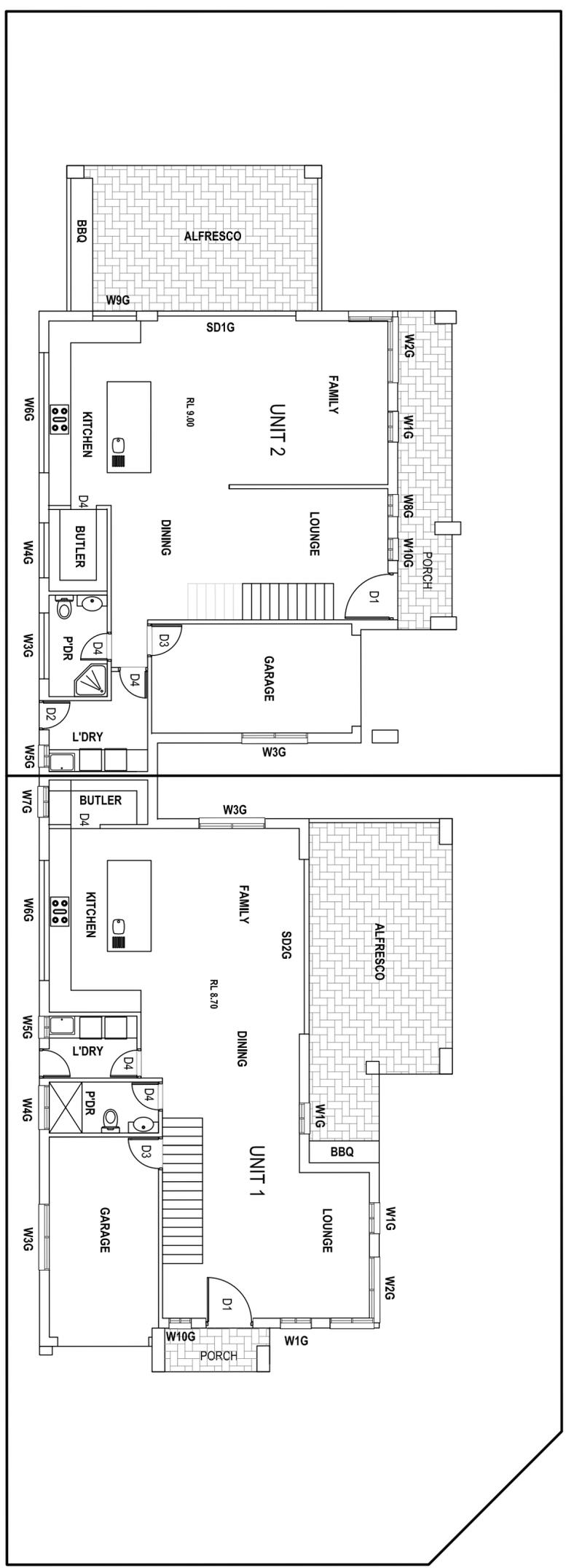
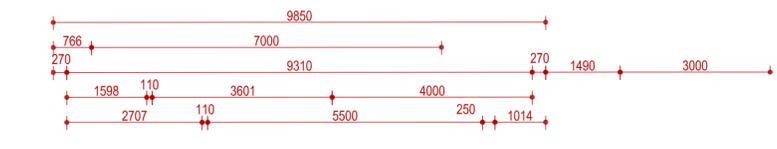
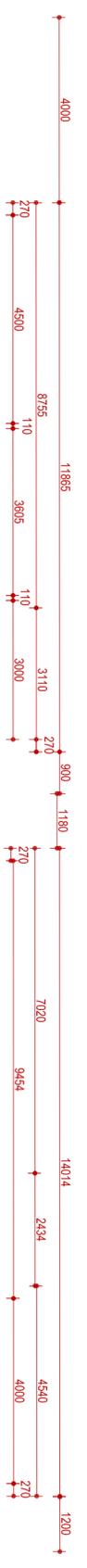
Plan No	Date	Issue No	Scale	Sheet No
1412/2021	14/12/2021	A	1:1	200
Rev.	Date	Description		
A	14/12/2021	CDC APPLICATION		

OWNER: MR **RAFLA ARCH**  
 Designer: **RAFLA ARCH**  
 Architectural design & drafting services  
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 Email: jrafla@bigpond.com

**PROPOSED NEW DUAL OCCUPANCY**  
 SITE: 7 NEPTUNE STREET REVESBY  
 SHEET: SITE PLAN  
 COUNCIL: BANKSTOWN CITY COUNCIL

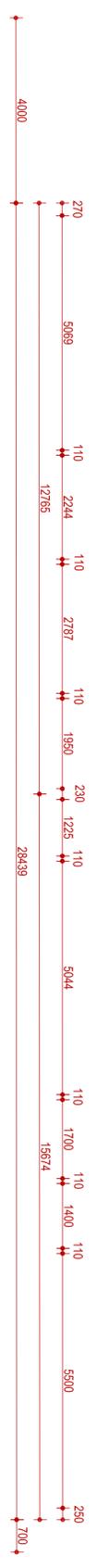


# CENTAUR STREET



# NEPTUNE STREET

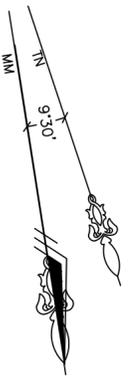
WINDOW SCHEDULE		
Code	Height mm	Width mm
W1G	1800	900
W2G	1800	1200 + 1800
W3G	600	1800
W4G	600	1200
W5G	900	600
W6G	600	3300
W7G	600	900
W8G	600	1800
W9G	1000	1200
W10G	4900	600
SD1G	2100	3600
SD2G	2100	4800



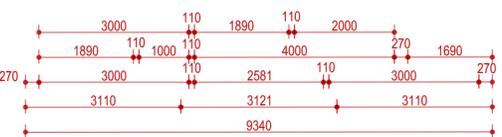
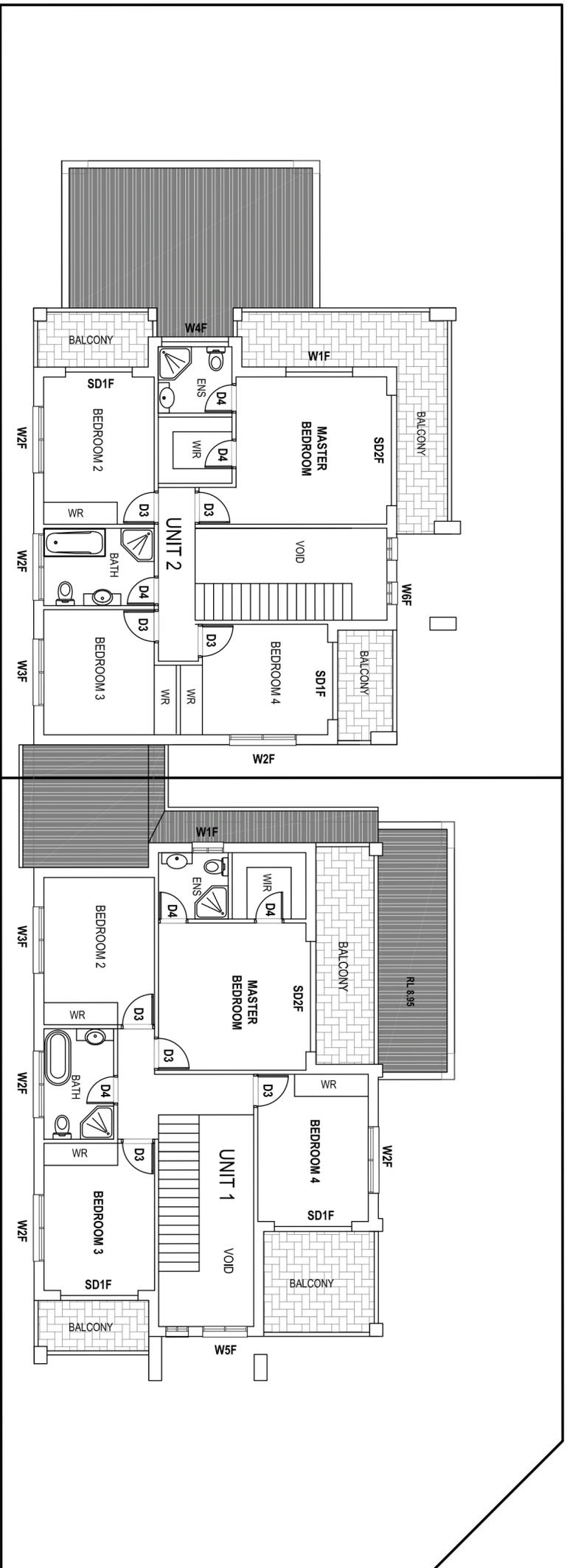
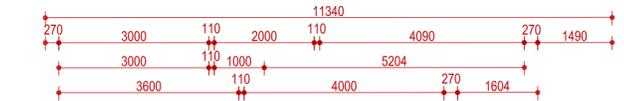
Plan No	14/12/2021	Date	14/12/2021	Issue No	A	Scale	1: 2	Sheet No	100
Rev.	A	Date	14/12/2021	Description	OCC APPLICATION				

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**PROPOSED NEW DUAL OCCUPANCY**  
 SHEET: GROUND FLOOR PLAN  
 COUNCIL: BANKSTOWN CITY COUNCIL



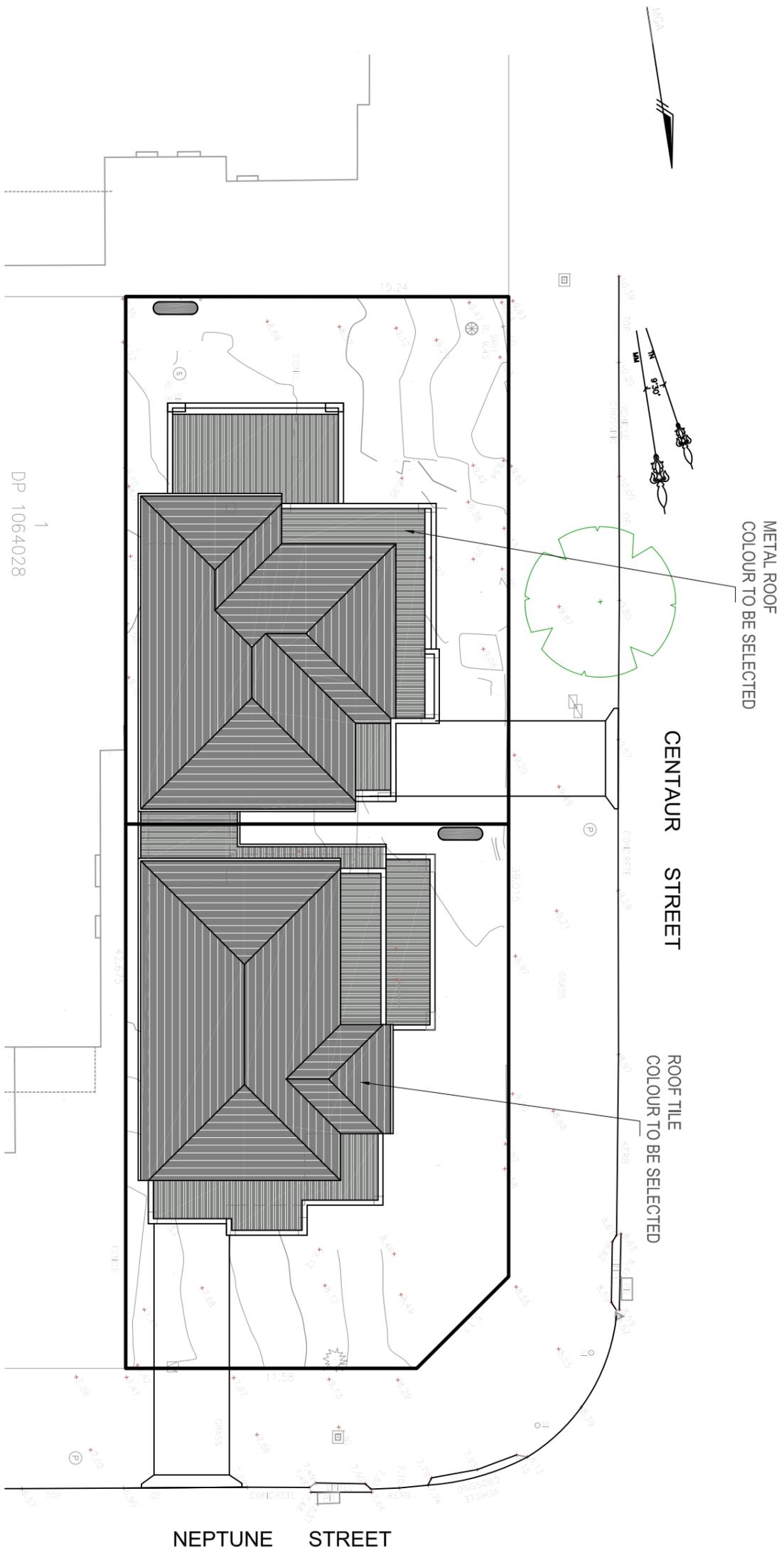
# CENTAUR STREET



# NEPTUNE STREET

WINDOW SCHEDULE		
Code	Height mm	Width mm
W1F	600	900
W2F	600	1800
W3F	1200	1800
W4F	600	1500
W5F	2500	1200
W6F	600	2100
SD1F	2100	1800
SD2F	2100	3000

Plan No	Date	Issue No	Scale	Sheet No	OWNER: MF
14/12/2021	14/12/2021	A	1: 3	100	OWNER: MF
A	14/12/2021				DESIGNER: <b>RAFILA ARCH</b> Architectural design & drafting services Ph: 0409 701 575 Email: rafila@bigpond.com
Rev.	Date	Description			PROPOSED NEW DUAL OCCUPANCY
					SITE: 7 NEPTUNE STREET REVESBY
					COUNCIL: BANKSTOWN CITY COUNCIL



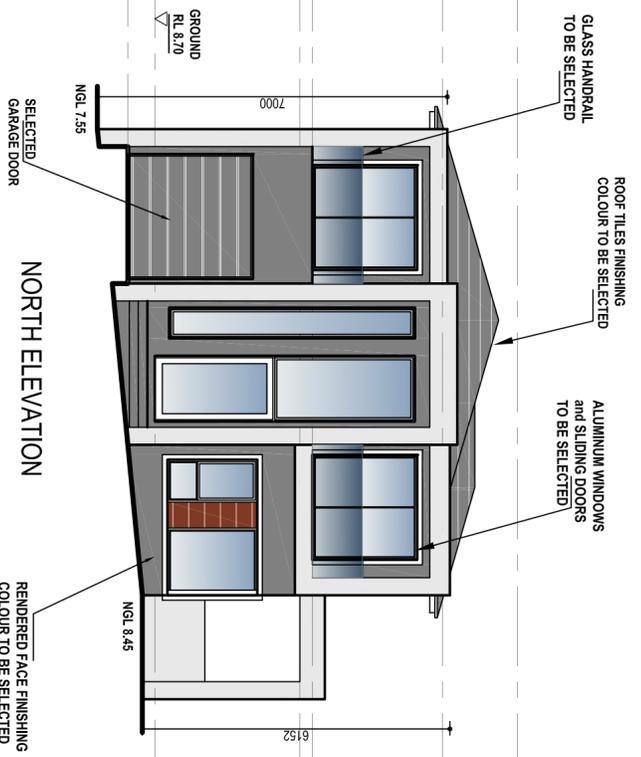
DP 1064028

**ROOF PLAN**  
Scale 1:200

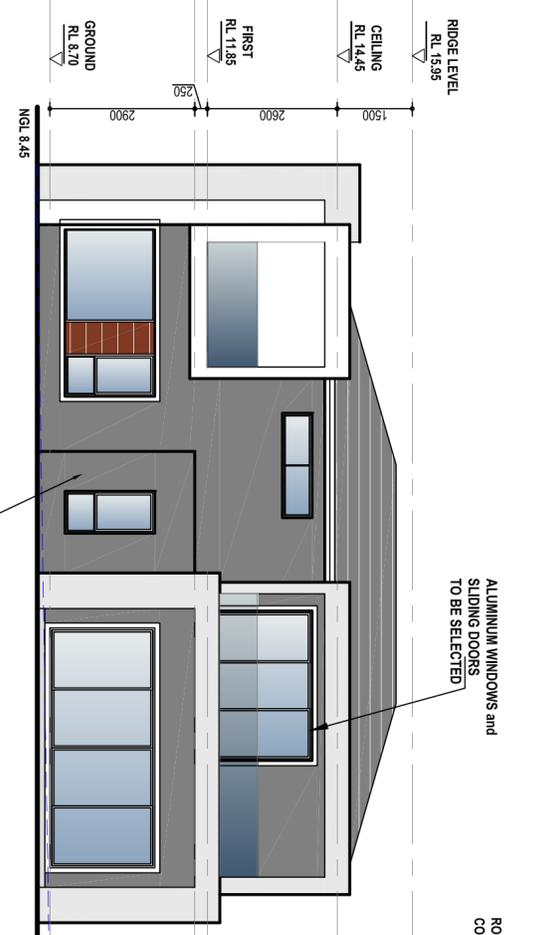
Plan No	Date	Issue No	Scale	Sheet No
1412/2021	14/12/2021	A	1: 4	200
Rev.	Date	Description		
A	14/12/2021	DDC APPLICATION		

OWNER: MR  
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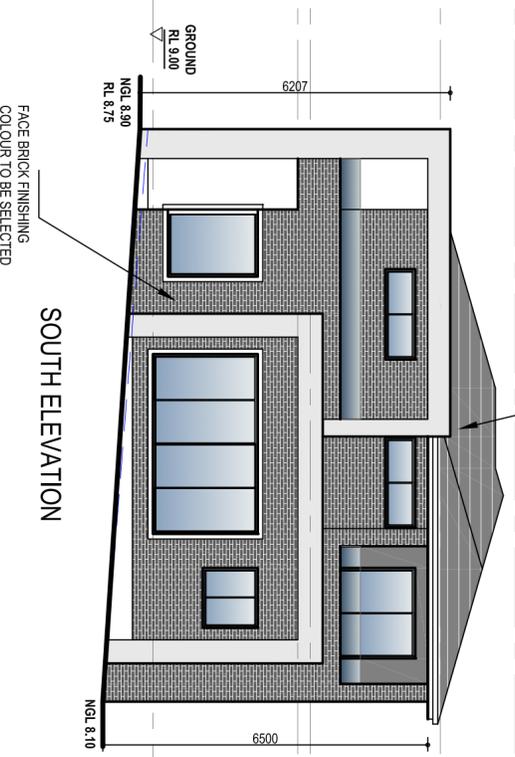
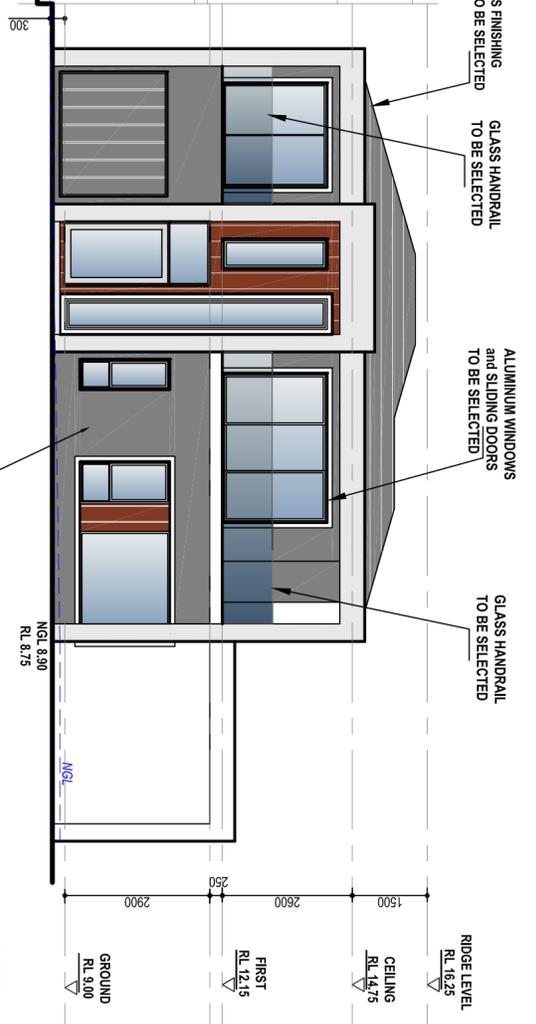
**PROPOSED NEW DUAL OCCUPANCY**  
 SITE: 7 NEPTUNE STREET REVESBY  
 SHEET: ROOF PLAN  
 COUNCIL: BANKSTOWN CITY COUNCIL



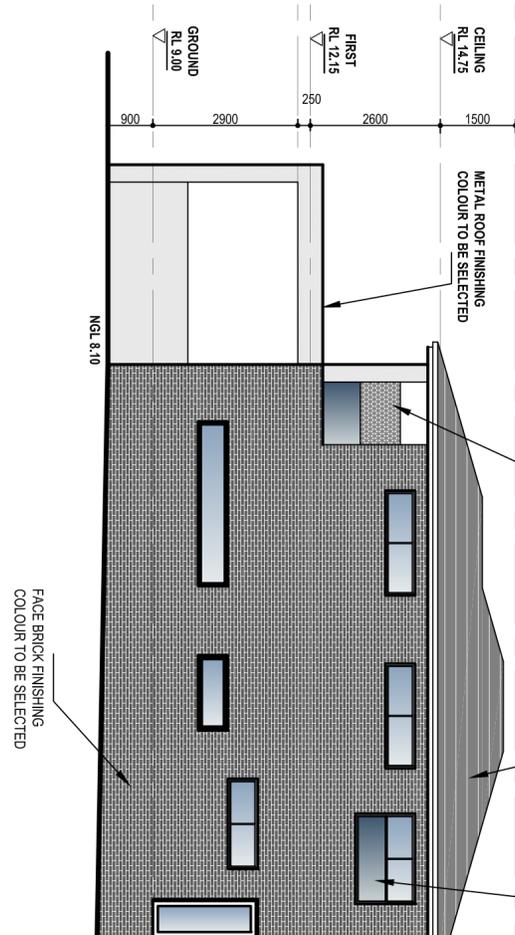
NORTH ELEVATION



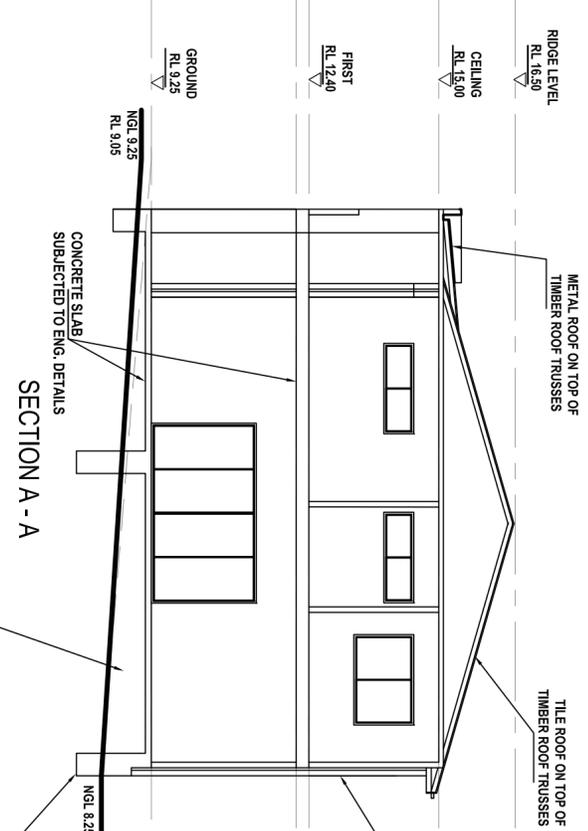
WEST ELEVATION



SOUTH ELEVATION



EAST ELEVATION



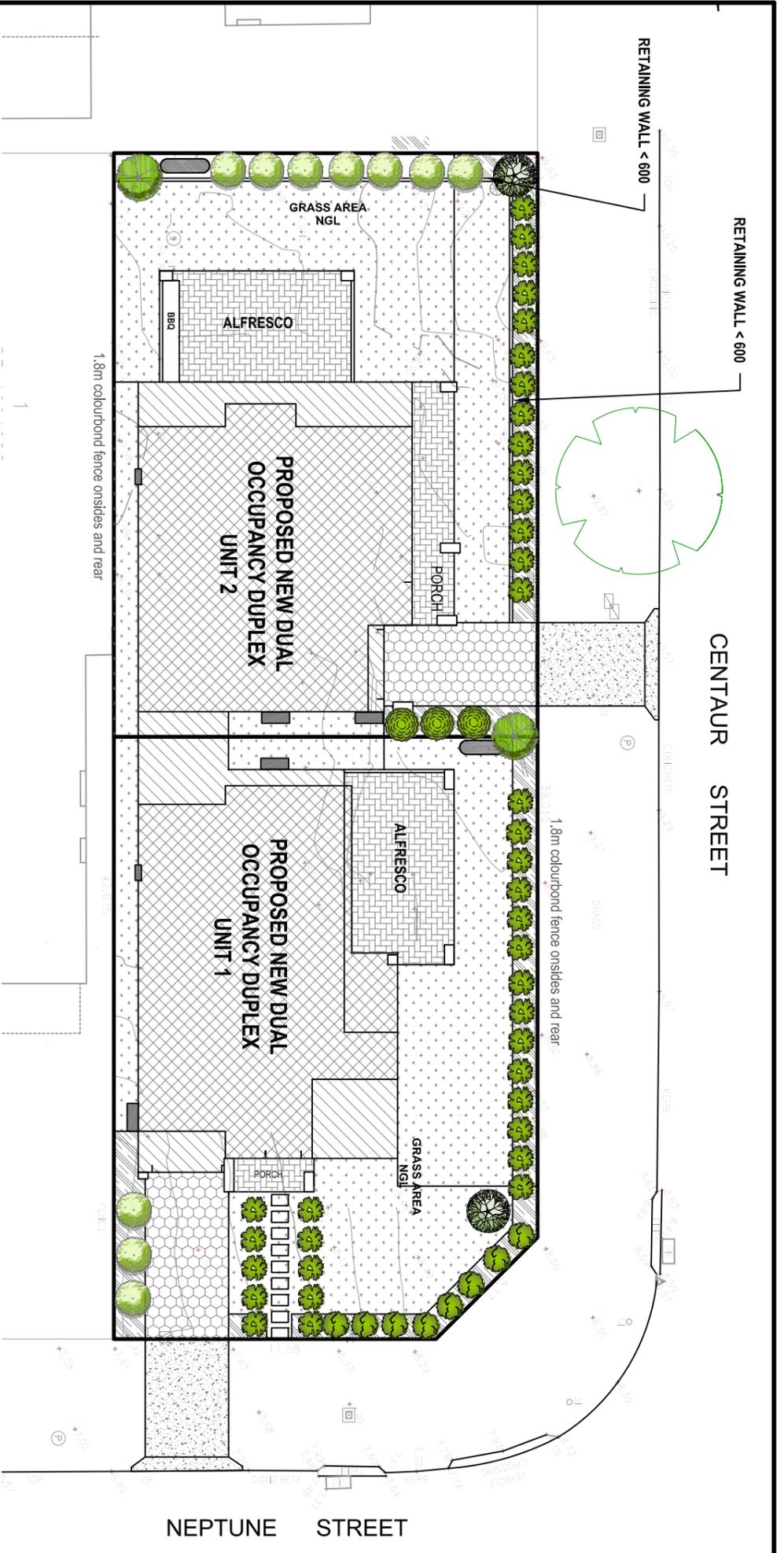
SECTION A - A

FILL & CUT WILL NOT EXCEED 500/  
SUBJECTED TO ENG. DETAILS + SPECK

Rev.	Date	Description	Issue No.	Scale	Sheet No.
A	14/12/2021	OC2 APPLICATION	A	1:	100
	14/12/2021				

OWNER: MR. **RAFILA ARCH**  
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**PROPOSED NEW DUAL OCCUPANCY**  
 SITE: 7 NEPTUNE STREET REVESBY  
 SHEET: SIDE ELEVATION & SECTION PLAN  
 COUNCIL: BANKSTOWN CITY COUNCIL



**CENTAUR STREET**

**NEPTUNE STREET**

**LANDSCAPING NOTES AND SPECIFICATIONS**

**EXCAVATIONS**

Any services drawn on the plan have been indicatively located. Further services may be present prior to any construction or excavation on site the relevant Authorities should be contacted for possible location of further underground services and detailed of all services.

**GARDEN BED/MULCH**

The topsoil to all garden bed areas shall be 1 part site topsoil and 2 parts organic compost thoroughly mixed together prior to placing into position. where site topsoil is not suitable imported topsoil meeting the requirements as AS4419-1998 shall be used. Topsoil depth to all garden bed areas to be garden mix 300mm deep.

Mulch consisting of pine bark is to be spread over all planter beds to a depth of 100mm. Reduce depth of mulch around base of plants to form "watering dish" to facilitate watering.

**GARDEN EDGING**

All garden edging as demoted by GE on the plan is to be constructed using either in-situ concrete or brick laid over 100mm layer mortar. extruded bricks shall not.

**PLANT MATERIAL**

All plants to be healthy and well developed without being root bound and disease free.

**PROPOSED TREES**

All tree planting holes are to be excavated 200mm wider and at least deeper than the root ball size. All trees are to be double staked and secured with Hessian ties as in figure 2 arrangement.

Apply 150mm layer of topsoil to all turfbed areas laid over deep soil. Prior to laying turf, contractor to ensure all top soiled areas are smoothly graded with no surface depressions or other irregularities, large stones or building debris, turf used for this site shall be cultivated kikuyu. Unless specified otherwise, turf shall be laid flush with adjacent finished surface levels

**EXISTING TREES**

Unless specified otherwise existing trees which are to be retained are to be protected for the duration of the construction period. Install a 1.5m high temporary protective fence at a distance of 3.0m around the base of the tree or group of trees. The protective fencing shall be constructed using parraweaving. The area to be protected is to be mulched with a 100mm layer of organic mulch such as pine bark or similar. Attach a sign on fence to advise contractors. Do not store or otherwise place any harmful materials under or near such trees, Where it is absolutely necessary to cut tree roots firstly obtain council approval.

Do not carry out any tree work until all council approvals have been obtained in order to minimize root damage, any excavation work occurring near an existing tree is to be retained shall be carried out under the supervision of a qualified prior to occupation of the dwellings all existing trees to be retained are dead or dying limbs, carried out (only with council approval) to ensure safety of future occupants.

**PAVING**

All pavement areas including driveway and pathways are to have a stenciled concrete finish. All pavement surfaces to comply with the requirements of AS/NZ 3661.1 1993 Slip resistance of pedestrian surface.

**STANDARDS**

All Materials and standards of workmanship used on this project is to comply with the latest revision of the relevant Australian Standards.

**DISCREPANCIES**

Should there be any discrepancies on the drawings and or on site, landscape contractor to notify the superintendent for resolution prior to commencement of the works. Where the situation is not readily resolved on site, the superintendent is to notify the landscape planner immediately for correction.

**IRRIGATION**

provide on housecock in the front and rear yard, or the installation of automatic water system as owner choice.

**MAINTENANCE**

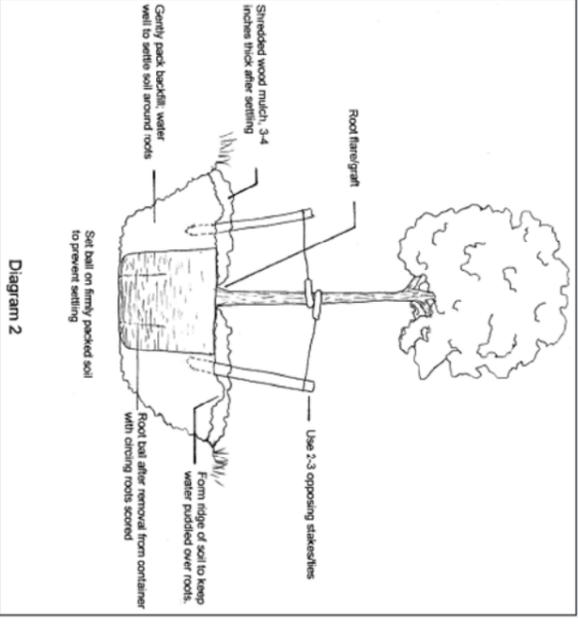
Maintain all landscape areas to ensure plant health and occupant safety for a period of 12 month beginning from date of practical completion to the satisfaction of council  
Maintenance will include but not limited to the following actives  
Mowing, edging, pruning and top dressing of turf areas, also all plants to be fed slow release fertilizer according to Manufacture recommendations  
Regular ongoing observation and maintenance is required

**PLANT SCHEDULE**

Symbol	Spacing	Botanical Name	Common Name	Size	Mature H x S
		Elaeocarpus reticulatus	Blueberry Ash (native)	75L	7-12m x 3-4m
		Glochidion ferdinandi	Cheese tree (Native)	75L	15m x 5m
	0.50	Acmena smithii 'Allyn Magic'	Dwarf Lilly Pilly (Native)	200mm	Low Hedge
	1m	Syzygium resilience	Lilly Pilly (Native)	200mm	Medium Hedge
	1.5m	Murraya paniculatas	Orange Jessamine	200mm	Medium Hedge
	2m	Westringia 'Jervis Gem'	Dwarf Coastal Rosemary	200mm	Low Hedge
<b>Garden soil</b> Sandy loam , PH 6.5					
<b>Mulch</b> Mulch annually with eucalyptus mulch to a depth of 75mm					
<b>Fertilisse</b> All native to be fed by OS morte Native SW relieve fertilizer. Other with osmocote slow release for trees and shrub and citrus					

**GROUND COVER & LAWN**

	LAWN: Sir Walter Buffalo
	GROUND COVER & OR GRAVELS



Plan No	Date	Issue No	Scale	Sheet No
14/12/2021	14/12/2021	A	1:	8

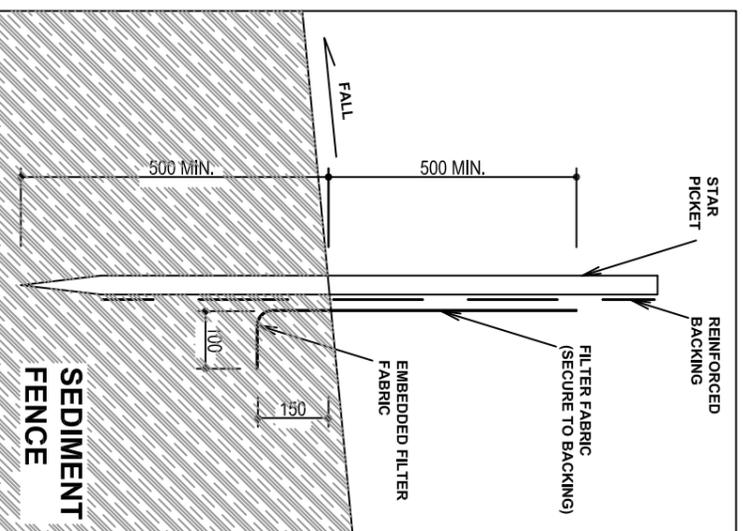
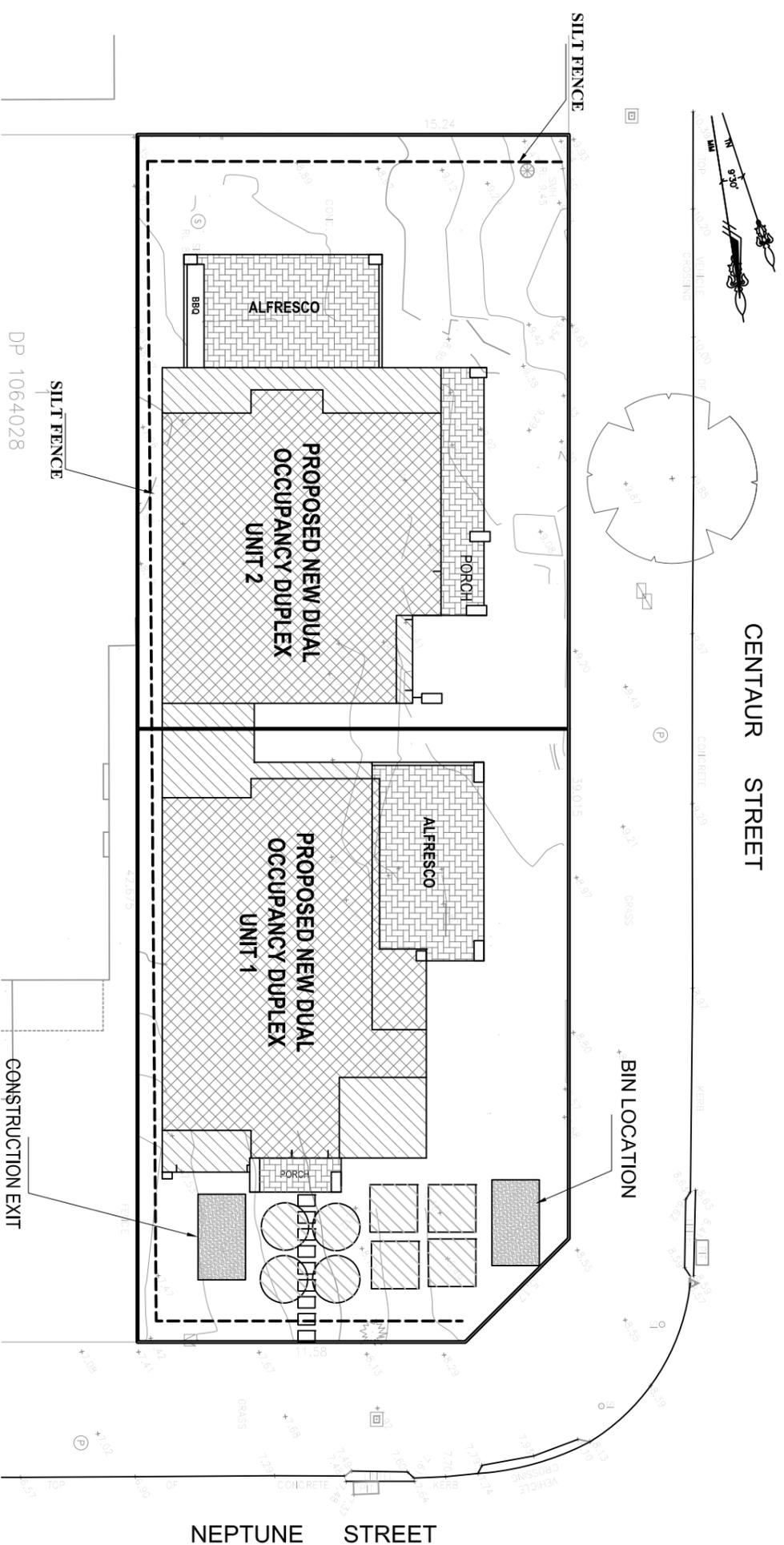
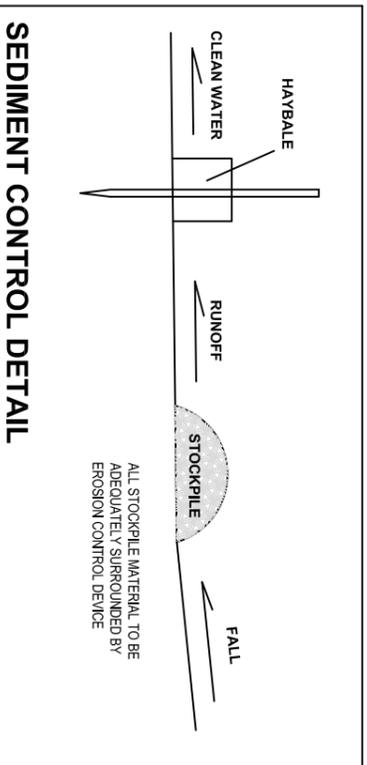
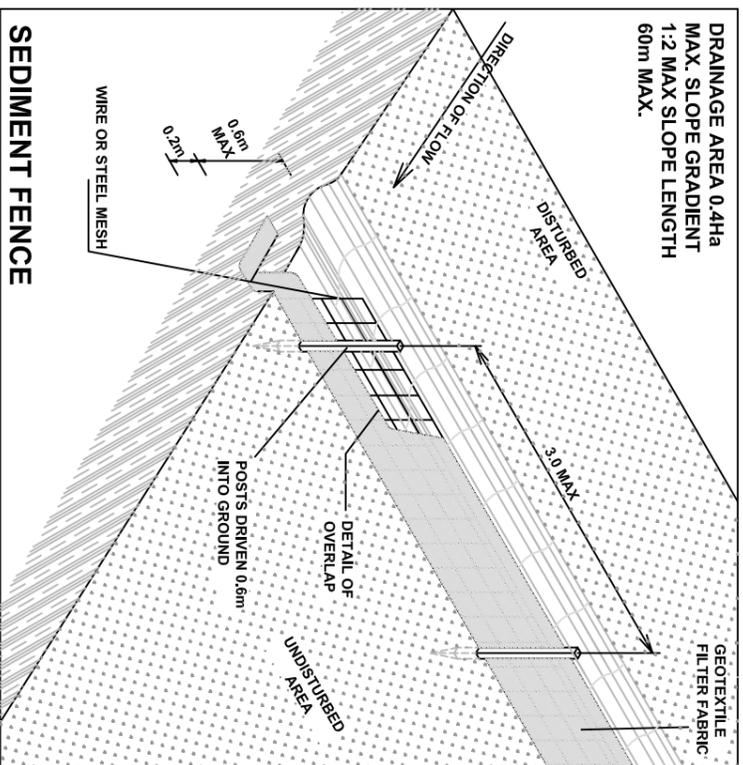
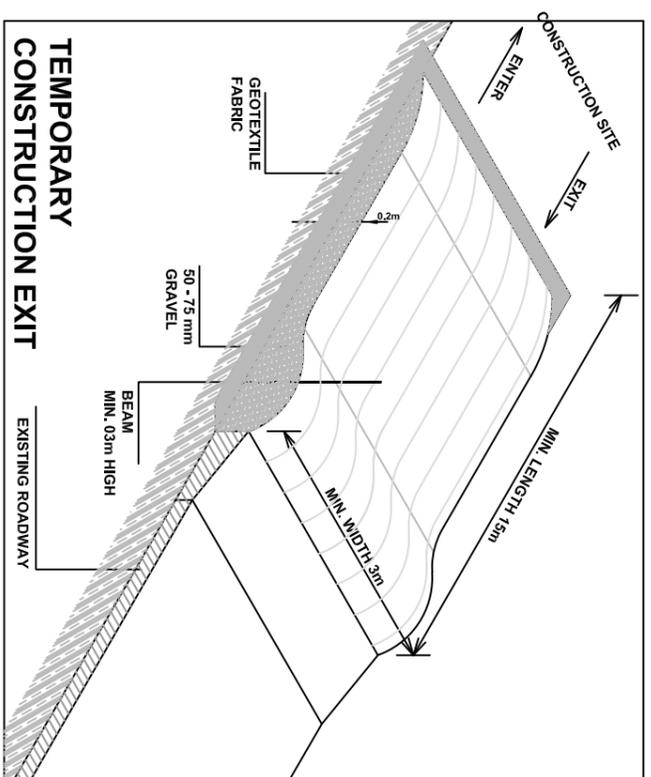
Rev.	Date	Description
A	14/12/2021	DOC APPLICATION

OWNER: MR

DESIGNER: **RAFLA ARCH**  
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Email: jrafla@bigpond.com

**PROPOSED NEW DUAL OCCUPANCY**

SITE: 7 NEPTUNE STREET REVESBY  
SHEET: LANDSCAPE PLAN  
COUNCIL: BANKSTOWN CITY COUNCIL



- STICKBALL MATERIALS
- MATERIAL STORAGE AREA
- SOIL STABILIZER

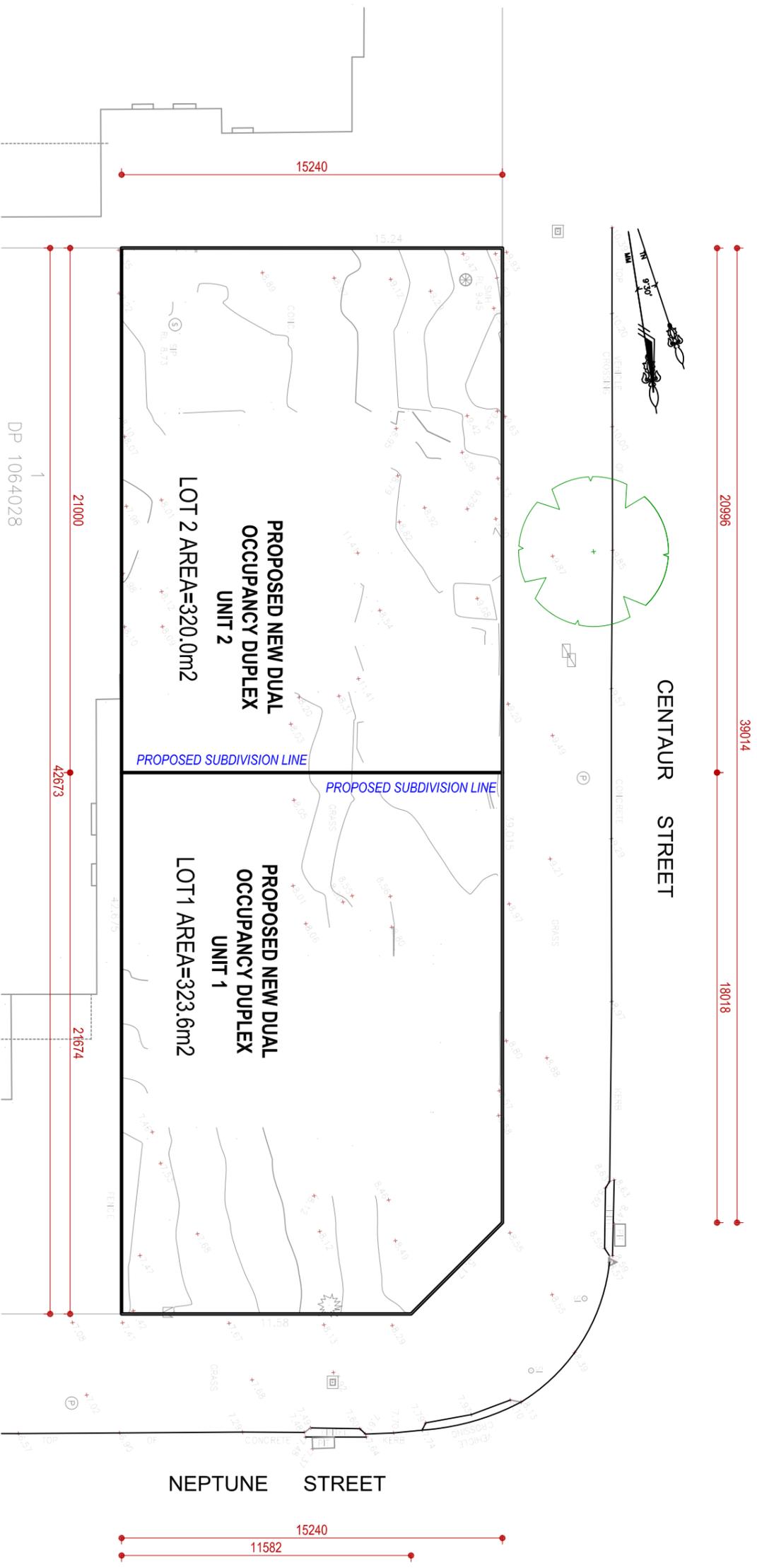
**EROSION CONTROL NOTES**

- 1- ALL EROSION AND SEDIMENT CONTROL MEASURES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH "MANAGING URBAN STORM-WATER 3RD EDITION" PRODUCED BY THE NEW DEPARTMENT OF HOUSING
- 2- ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION
- 3- ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECTS OR LANDSCAPE ARCHITECTS DRAWING. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDING PAVEMENTS ETC.
- 4- INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL LINELET PITS LIKELY TO COLLECT SILT LADDED WATER
- 5- NOT WITHSTANDING DETAILS SHOW IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATER ACT.

Plan No	1412/2021	Date	14/12/2021	Issue No	A	Scale	1:200	Sheet No	200
Rev.	A	Date	14/12/2021	Description	CDC APPLICATION				

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**PROPOSED NEW DUAL OCCUPANCY**  
 SITE: 7 NEPTUNE STREET REVESBY  
 SHEET: EROSION CONTROL PLAN  
 COUNCIL: BANKSTOWN CITY COUNCIL



SUBDIVISION PLAN

Plan No	Date	Issue No	Scale	Sheet No	OWNER: MR	<b>PROPOSED NEW DUAL OCCUPANCY</b>
1412/2021	14/12/2021	A	1:	200	DESIGNER: <b>RAFILA ARCH</b>	
Rev.	Date	Description			Architectural design & drafting services	SITE: 7 NEPTUNE STREET REVESBY SHEET: SUB DIVISION PLAN COUNCIL: BANKSTOWN CITY COUNCIL
A	14/12/2021	DDC APPLICATION			Ph: 0409 701 575 Email: jrafila@bigpond.com	