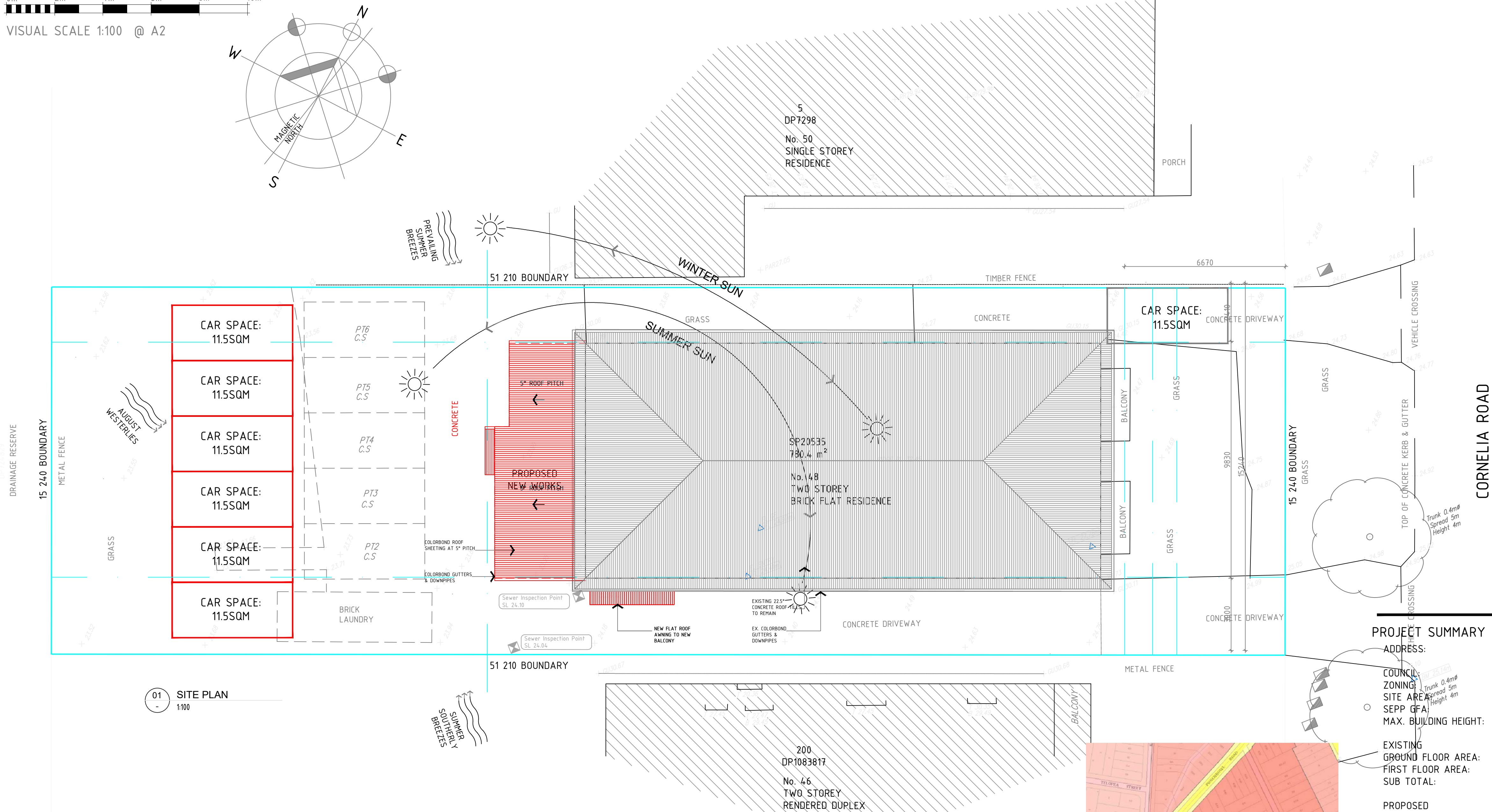




VISUAL SCALE 1:100 @ A2

RevNo	Revision note	Date	Signature	Checked
01	ISSUED FOR DA APPROVAL	07/07/22	FI	FI



01 SITE PLAN
1:100

NOTES:

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- SIGNIFICANT TREES LOCATED ONLY.
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THE FOLLOWING WILL BE ADOPTED IN THE PROPOSED DEVELOPMENT:

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- ALL EROSION & SEDIMENT MEASURES TO BE MAINTAINED AND INSPECTED DAILY BY OWNER/ APPOINTED SUPERVISOR.
- ALL CONSTRUCTION & WASTE MATERIALS TO BE AT MANAGEABLE LEVELS.
- ALL STOCKPILES TO BE CLEAR FROM DRAINS AND FOOTPATHS.
- DRAINS TO BE PROTECTED BY ROLLED WIRE MESH & GEO-TEXTILE FABRIC FILLED WITH GRAVEL.
- DRAINS TO BE CONNECTED TO EXISTING STORMWATER.
- ROAD/ FOOTPATHS TO BE SWEEPED CLEAN DAILY
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- SITE SUPERVISOR TO ASSIST ANY VEHICLE REQUIRED DURING WORKS TO SAFELY ALERT PASSENGERS AND VEHICLES.
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- ALL WORKS TO BE CARRIED OUT W/ ALLOTMENT BOUNDARIES.

LOT - AREAS	
SITE AREA	780.40 SQM
GROUND FLOOR	24.84 SQM
FIRST FLOOR	27.02 SQM
GARAGE	0 SQM
PORCH	0 SQM
ALFRESCO	0 SQM
BALCONY	4.28 SQM
TOTAL	31.86 SQM
LOT - LANDSCAPE AREAS	
SITE AREA	780.40 SQM
HARD SURFACE	69.00 SQM
SOFT SURFACE	79.50 SQM
LANDSCAPE (TOTAL - REAR)	76.24 SQM
MIN CDC REQ. (%)	50%
POS AREA	180.13 SQM



PROJECT SUMMARY

ADDRESS:	48 CORNELIA RD WILEY PARK NSW 2195 CITY OF CANBERRA BANKSTOWN R3: MEDIUM DENSITY RESIDENTIAL
COUNCIL ZONING:	SEPP GFA
SITE AREA:	780.40 SQM
MAX. BUILDING HEIGHT:	9M
EXISTING GROUND FLOOR AREA:	172.28 SQM
FIRST FLOOR AREA:	172.28 SQM
SUB TOTAL:	344.56 SQM (44.1%)
PROPOSED GROUND FLOOR AREA:	24.84 SQM
FIRST FLOOR AREA:	27.02 SQM
SUB TOTAL:	31.86 SQM
TOTAL:	376.42 SQM
LANDSCAPE FRONT:	34.29 SQM
BACK:	76.24 SQM
SETBACKS FRONT:	5.5M
FRONT:	0.9-1.5M
SIDE:	0.9-1.5M

BASIX

REFER TO ACCOMPANYING BASIX CERTIFICATE

SERVICES

REFER TO ACCOMPANYING STORMWATER ENGINEERING PLANS
REFER TO ACCOMPANYING SURVEY PLAN

DRAWING LEGEND

- 01 - SEDIMENT CONTROL PLAN
- 02 - LANDSCAPE PLAN
- 03 - LANDSCAPE PLAN
- 04 - SUBDIVISION PLAN

- 10 - GROUND FLOOR PLAN
- 11 - FIRST FLOOR PLAN
- 12 - ROOF PLAN
- 13 - SHADOW DIAGRAM
- 20 - ELEVATIONS
- 30 - SECTIONS

40 - COLOUR & FINISHES SCHEDULE

GENERAL NOTES

DO NOT SCALE FROM THIS DRAWING
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TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS

CLIENT

MR. BASS ADASI
48 CORNELIA ROAD
WILEY PARK NSW 2195 0414 445 953



0415 82 55 87 5/14 FRENCH AVE BANKSTOWN

PROJECT

BASS ADASI

ADDRESS

48 CORNELIA ROAD
WILEY PARK NSW

DRAWING TITLE

SITE PLAN

SCALE 1:100

DRAWN FI
CHECKED FI
DATE 04/12/2021
JOB NUMBER DA-ADA-1252

DRAWING NUMBER

DA_00

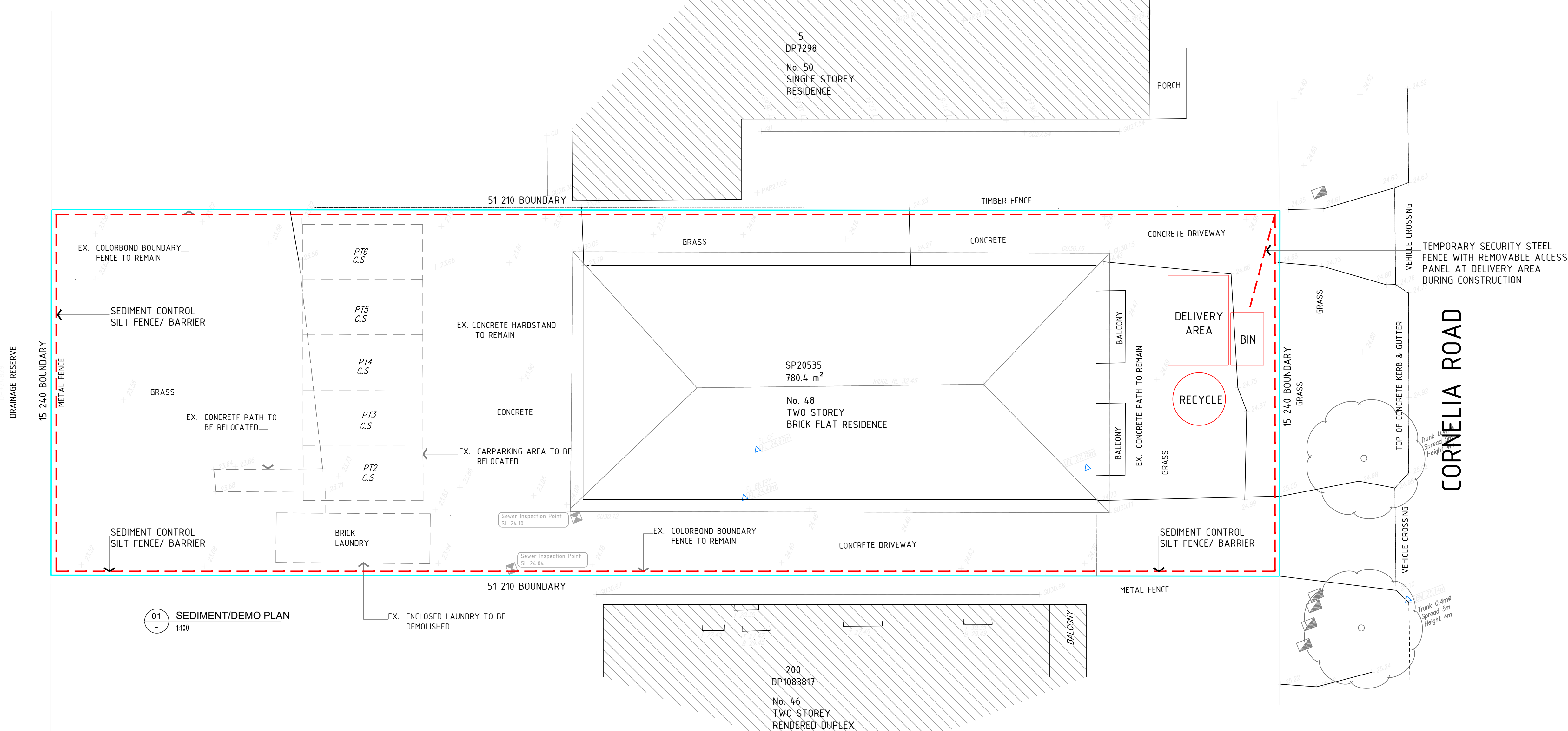
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VISUAL SCALE 1:100 @ A2

RevNo	Revision note	Date	Signature	Checked
01	ISSUED FOR APPROVAL	07/07/22	FI	FI



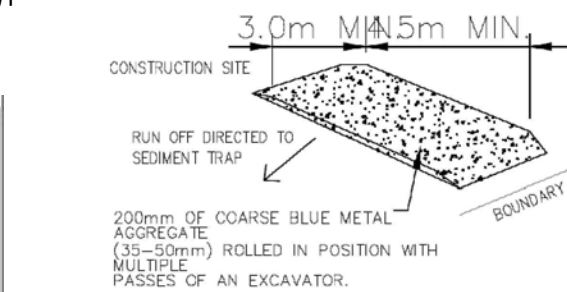
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1:100

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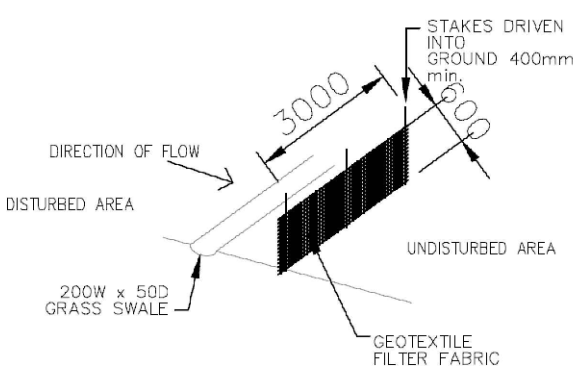
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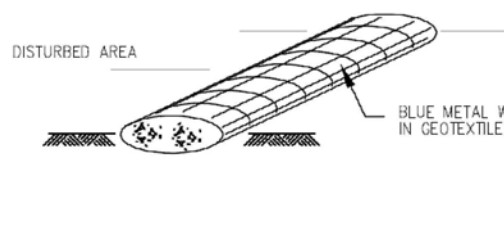
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CONSTRUCTION ENTRY/EXIT DETAIL
N.T.S



SEDIMENT FENCE DETAIL
N.T.S

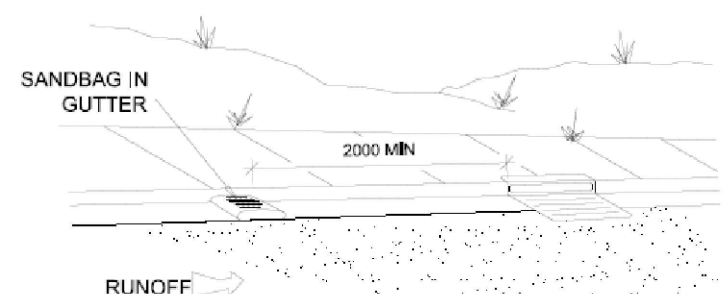


SEDIMENT BARRIER
N.T.S

BUILDING MATERIAL STOCKPILES
ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION. STOCKPILES SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM.



SANDBAG KERB SEDIMENT TRAP
IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAY BE NEEDED IN THE STREET GUTTER.



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MR. BASS ADASI
48 CORNELIA ROAD
WILEY PARK NSW 2195 0414 445 953



0415 82 55 87 5/14 FRENCH AVE BANKSTOWN

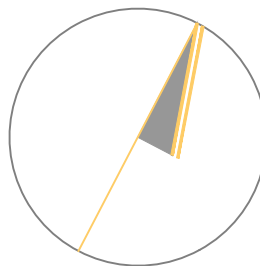
PROJECT
BASS ADASI

ADDRESS
48 CORNELIA ROAD
WILEY PARK NSW

DRAWING TITLE
SEDIMENT CONTROL PLAN,
DEMOLITION PLAN

SCALE 1:100
DRAWN FI
CHECKED FI
DATE 04/12/2021
JOB NUMBER DA-ADA-1252

DRAWING NUMBER ISSUE
DA_01 01

LANDSCAPE SPECIFICATION NOTES										RevNo	Revision note		Date	Signature	Checked
										01	ISSUED FOR APPROVAL		07/07/22	FI	FI
STANDARDS Refer to the following Australian Standards:										FERTILISER GENERAL: Provide proprietary slow release fertilisers, delivered to the site in sealed bags marked to show manufacturer or vendor, weight, fertiliser type, N:P:K ratio, recommended uses and application rates.					
SOILS: AS 3743:2003 Potting mixes AS 4419:2003 Soils for landscaping and garden use AS 4454:2003 Composts, soil conditioners and mulches.										MULCH ORGANIC MULCH					
TREES: Follow the guidance given in NATSPEC Guide: Specifying Trees - a guide to assessment of tree quality (Clark R 2003).										STANDARD: AS 4454:2003 Composts, soil conditioners and mulches. SOIL TYPE: Cypress Fines - sample to be submitted for approval. SUPPLIER: Australian Native Landscapes					
SITE ESTABLISHMENT & PREPARATION Prior to commencement of works, the contractor is to undertake the following: • Complete and submit a site specific safety management plan, which clearly identifies the risks and hazards associate with these works, including identification of construction access/egress, site safety fencing and staging of works. • Install site safety fencing in accordance with AS 4087-2007 to isolate specific work zones from pedestrian and vehicular traffic as directed by Superintendent Representative and in accordance with the approved site specific safety plan. • Provide a Construction Program for approval prior to commencement of works. • Delivery of materials to be coordinated with Superintendent Representatives and minimum 24hours notice is to be given to the Superintendent Representative. • Establish Environment Controls to be implemented in accordance with 'Managing urban stormwater, soils and construction' commonly known as the “Blue Book”. • Establish Tree Protection to existing tree with construction zone in accordance with Council Guidelines and AS4970-2007 'Protection of trees on development sites'.										MULCH ORGANIC MULCH					
STANDARD: AS 4454:2003 Composts, soil conditioners and mulches. SOIL TYPE: Cypress Fines - sample to be submitted for approval. SUPPLIER: Australian Native Landscapes										SMALL CONTAINER-GROWN Minimum Plant Height per container size 200mm pot (4L) - 300-600mm 300mm (15L) - 450-1200mm 450mm+ - 800-1800mm					
PLANTS GENERALLY PLANTS Characteristics: Provide plants with the following characteristics: • Large healthy root systems, with no evidence of root curl, restriction or damage. • Vigorous, well established, free from disease and pests, of good form consistent with the species of variety. • Hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site. • Replacement: Replace damaged or failed plants with plants of the same type and size.										TREES (ABOVE-GROUND) GENERAL: Clearly label individual trees and batches. HEALTH: Supply trees with foliage size, texture and colour at time of delivery consistent with the size, texture and colour shown in healthy specimens of the nominated species.					
PLANT CONTAINERS General: Supply plants in weed-free containers of the required size. Open rooted stock: If trees are to be supplied as open rooted stock, ensure this is appropriate to the species, variety, size, and time of year for planting.										PESTS & DISEASE: Supply trees with foliage free from attack by pests or disease.					
LABELLING Tag: Label at least one plant of each species or variety in a batch with a durable, readable tag.										SUPPLY ONLY TREES THAT: Are free from injury, are self-supporting, have the calliper at any given point on the stem greater than the calliper at any higher point on the stem.					
SOIL TYPE B: Root Zone Medium - Friable & Low Organic Content SUPPLIER: Flower Power or Equivalent.										PRUNING WOUNDS EXTENT: Restrict fresh (i.e. recent, non-calloused pruning wounds) to ≤ 20% of total tree height.					
SOIL TYPE C: Premium 80/20 turf underlay SUPPLIER: Flower Power or Equivalent.										TYPE: Ensure a clean-cut at the branch collar.					
DIAMETER OF WOUND: ≤ 50% of the calliper immediately above the point of pruning.										ROOT DIRECTION General: Ensure that roots, from the point of initiation, generally grow in an outwards (radial) or downwards direction, and that any deviation from the established direction ≤ 45°.					
ROOT BALL OCCUPANCY Soil retention: n shaking or handling the unsupported root ball at least 90% of the soil volume to remain intact.										ROOT BALL DEPTH Root ball depth assessment for containers/root balls ≥ 45L or larger. Depth ≤ maximum depth specified and no root ball (regardless of size) ≥ 350mm in depth Diameter ≥ depth.					
HEIGHT OF ROOT CROWN General: Ensure that root crown is at the surface of the root ball.										ROOT BALL OCCUPANCY Soil retention: n shaking or handling the unsupported root ball at least 90% of the soil volume to remain intact.					
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GENERAL NOTES DO NOT SCALE FROM THIS DRAWING CONFIRM ALL DIMENSIONS AND SETOUTS ON SITE PRIOR TO MANUFACTURE & INSTALLATION ALL WORK IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS TO BE READ IN CONJUNCTION WITH ENGINEERS DOCUMENTS										CLIENT MR. BASS ADASI - 48 CORNELIA ROAD WILEY PARK NSW 2195 0414 445 953					
luxe. BUILDING DESIGN										0415 82 55 87 5/14 FRENCH AVE BANKSTOWN					
PROJECT BASS ADASI										ADDRESS 48 CORNELIA ROAD WILEY PARK NSW					
DRAWING TITLE LANDSCAPE DETAILS										SCALE 1:100 DRAWN FI CHECKED FI DATE 04/12/2021 JOB NUMBER DA-ADA-1252					
DRAWING NUMBER DA_03										ISSUE 01					

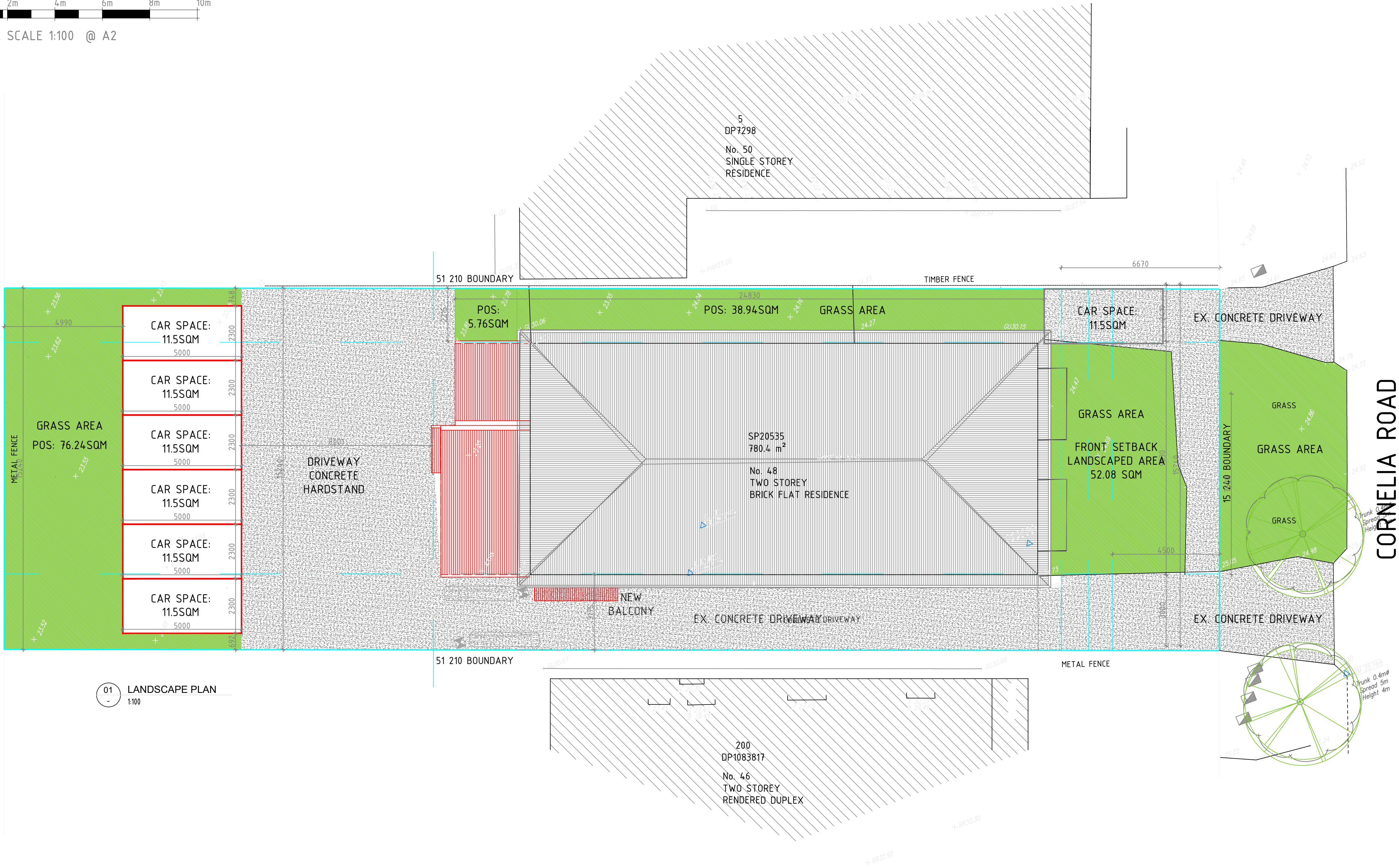


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RevNo	Revision note	Date	Signature	Checked
01	ISSUED FOR DA APPROVAL	07/07/22	FI	FI

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01 LANDSCAPE PLAN
1:100

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CLIENT
MR. BASS ADASI
48 CORNELIA ROAD
WILEY PARK NSW 2195 0414 445 953

luxē. BUILDING DESIGN

0415 82 55 87 5/14 FRENCH AVE BANKSTOWN

PROJECT
BASS ADASI

ADDRESS
48 CORNELIA ROAD
WILEY PARK NSW

DRAWING TITLE
LANDSCAPE PLAN

SCALE 1:100
DRAWN FI
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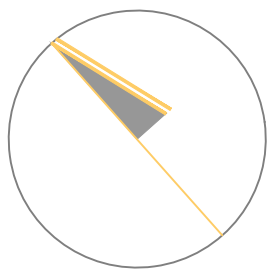
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DA_02 01

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RevNo	Revision note	Date	Signature	Checked
P1	ISSUED FOR APPROVAL	07/03/22	FI	FI
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01 GROUND FLOOR PLAN
1:100



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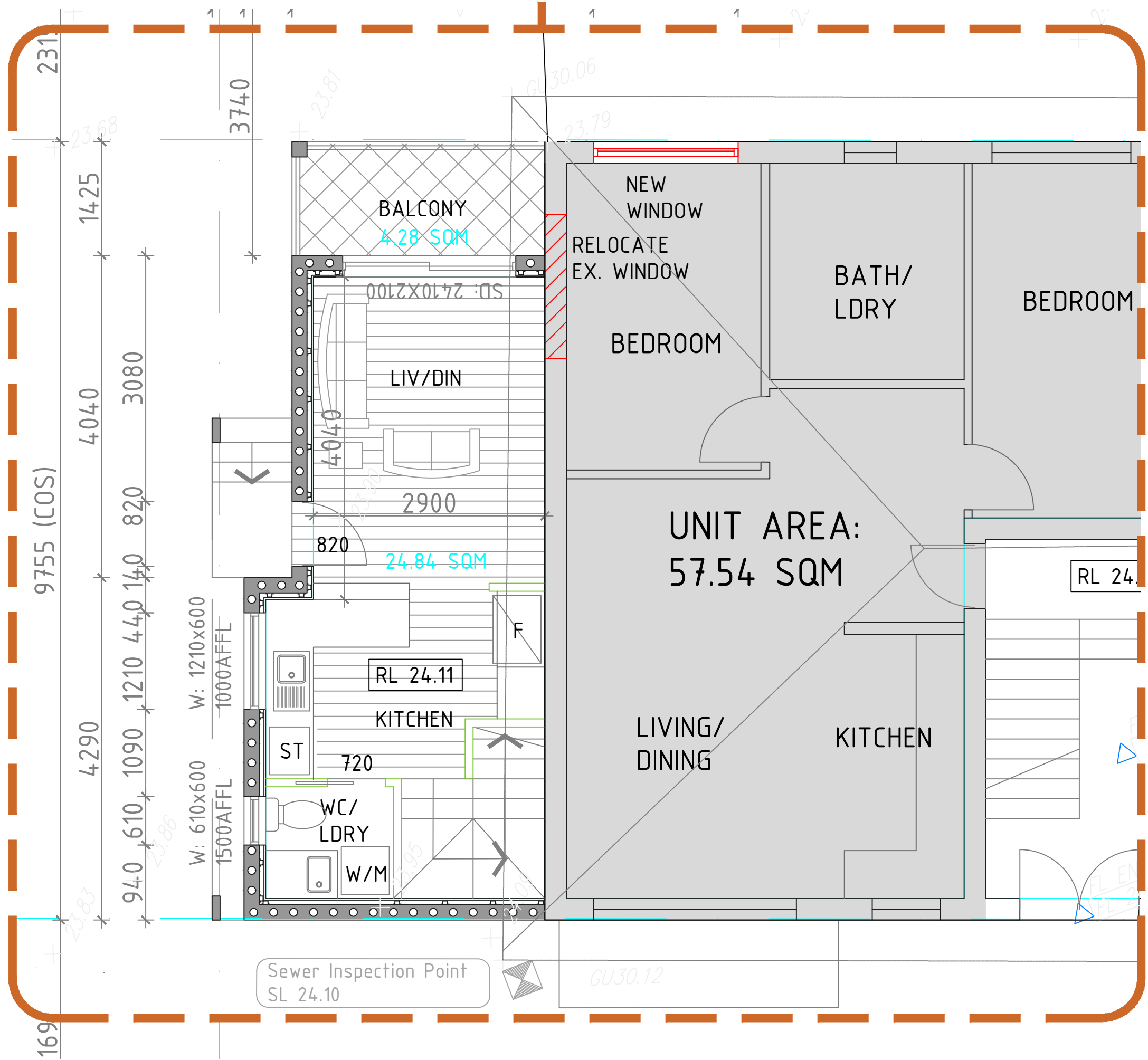
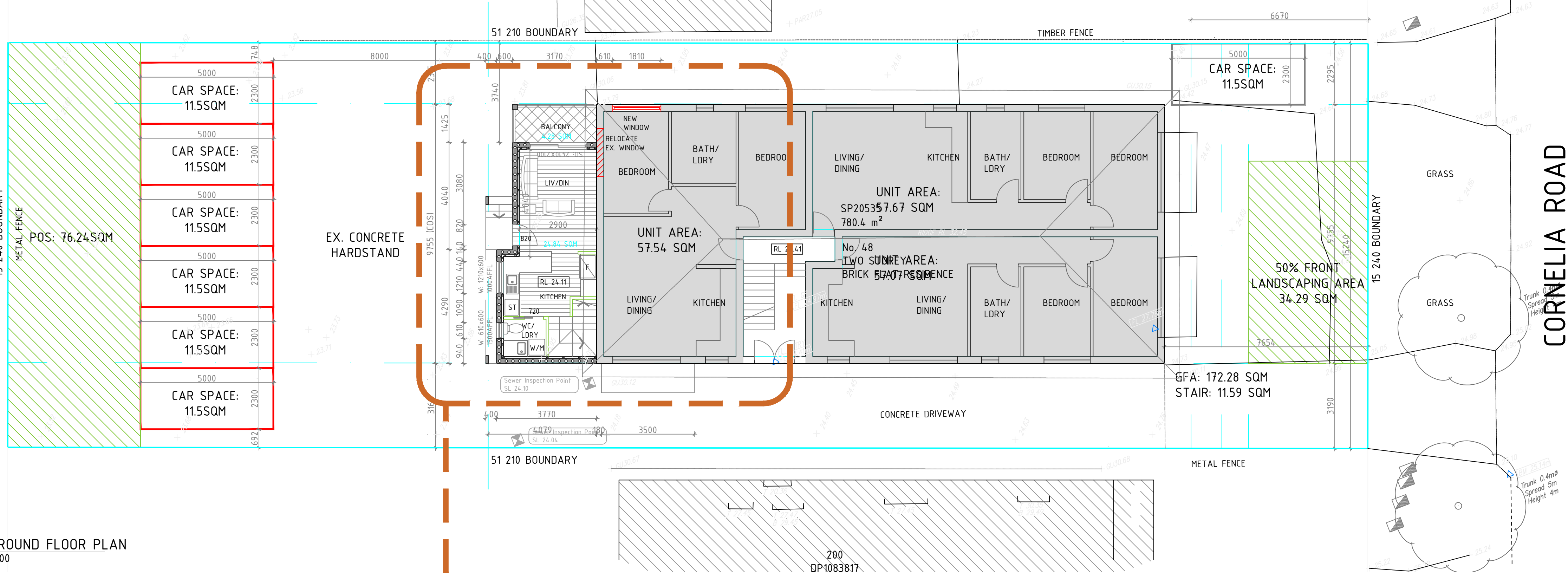
PROJECT
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ADDRESS
48 CORNELIA ROAD
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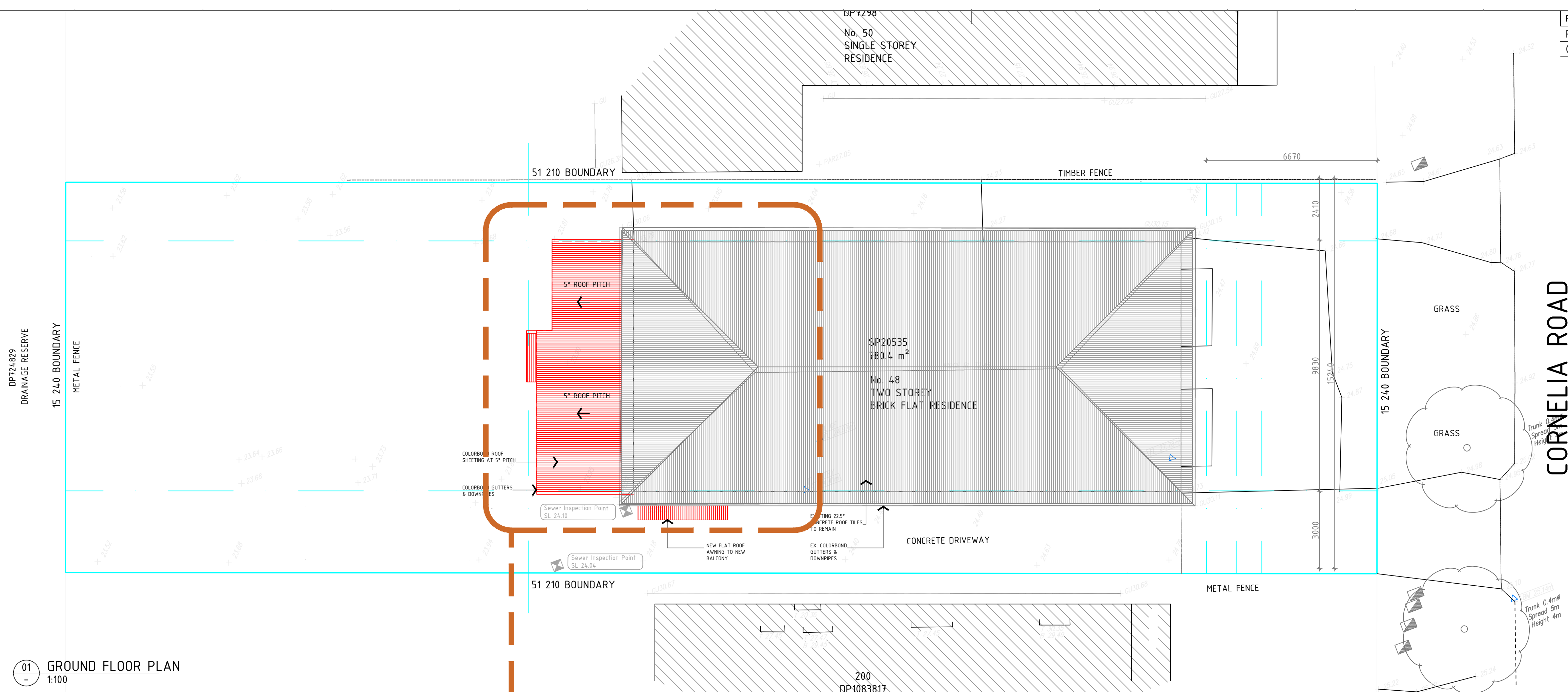
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GROUND FLOOR PLAN

SCALE 1:100
DRAWN FI
CHECKED FI
DATE 04/12/2021
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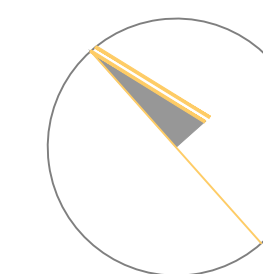
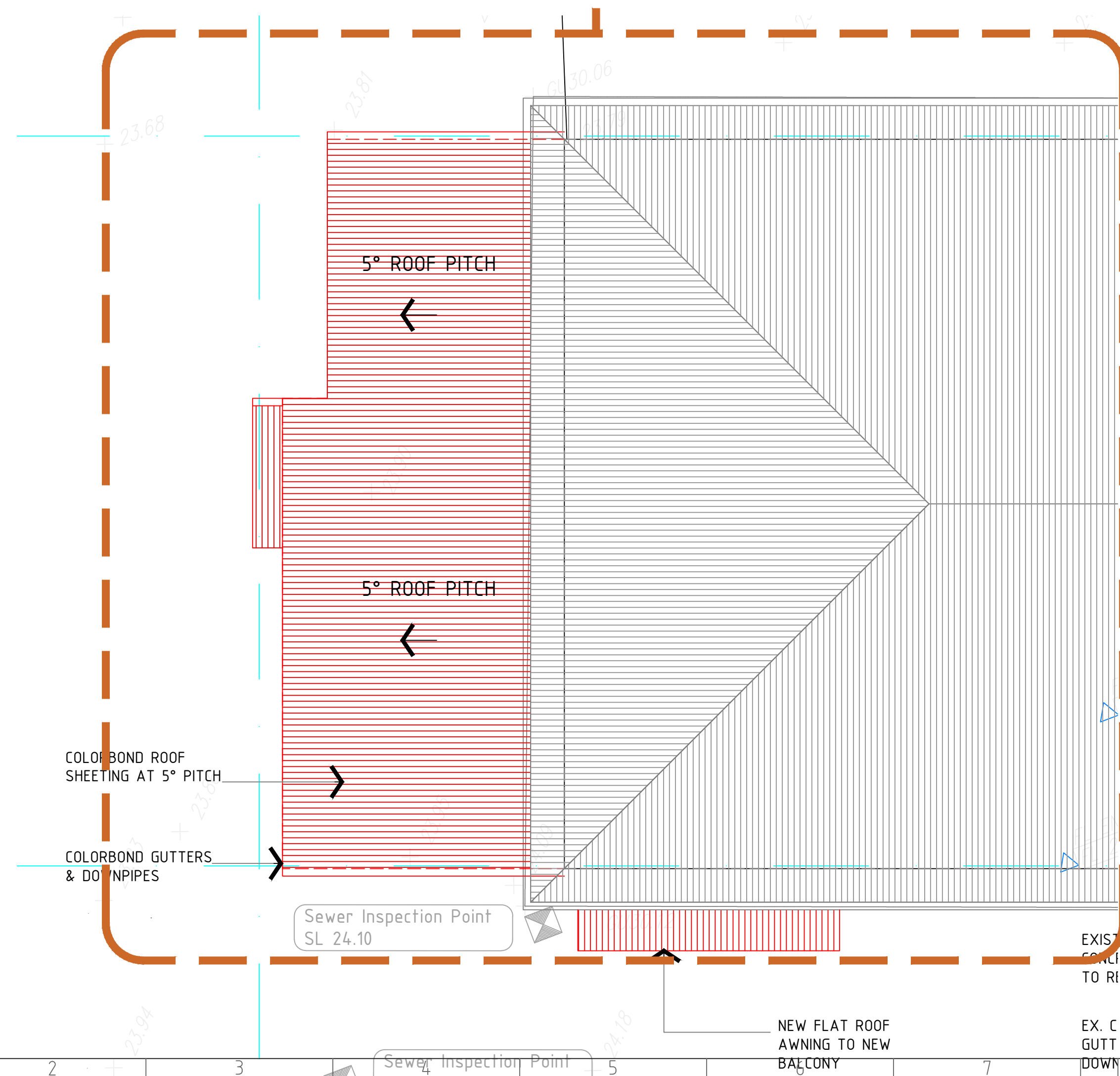
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01	ISSUED FOR DA APPROVAL	07/07/22	FI	FI



01 GROUND FLOOR PLAN
1:100



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CLIENT

MR. BASS ADASI

4.8 CORNELIA ROAD

48 CORNELIA ROAD
WILEY PARK NSW 2195

0414 445 953

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0415 82 55 87 5/14 FRENCH AVE BANKSTOWN

PROJECT

BASS ADASI

ADDRESS

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DRAWING TITLE

ROOF PLAN

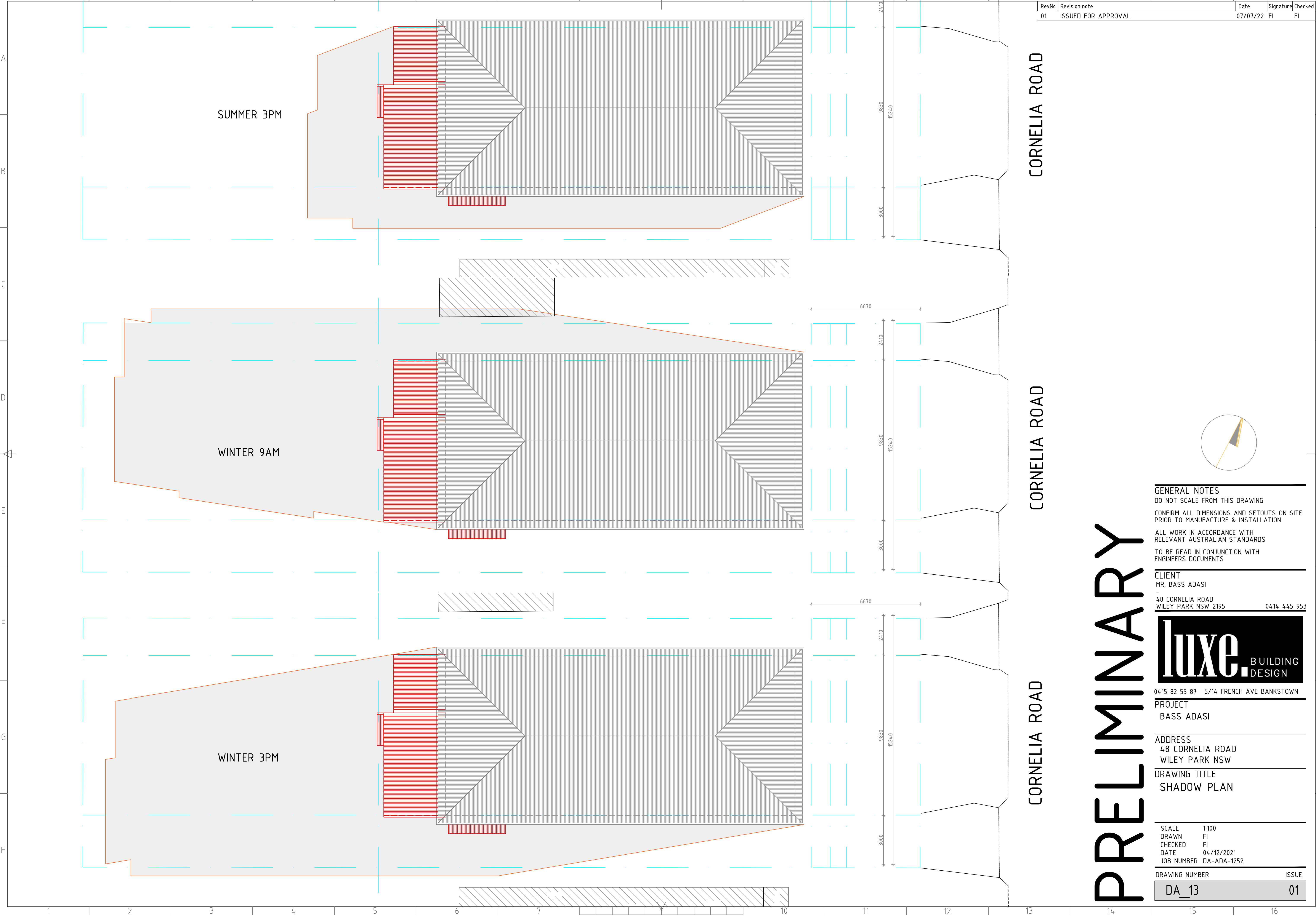
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JOB NUMBER	DA-ADA-1252

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ISSUE

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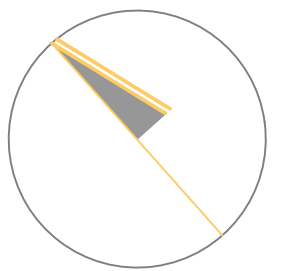
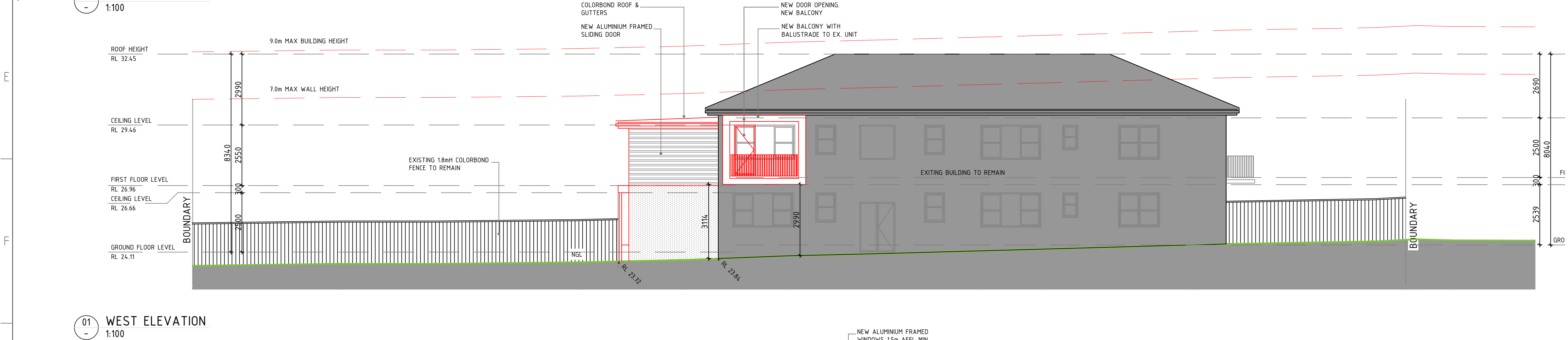
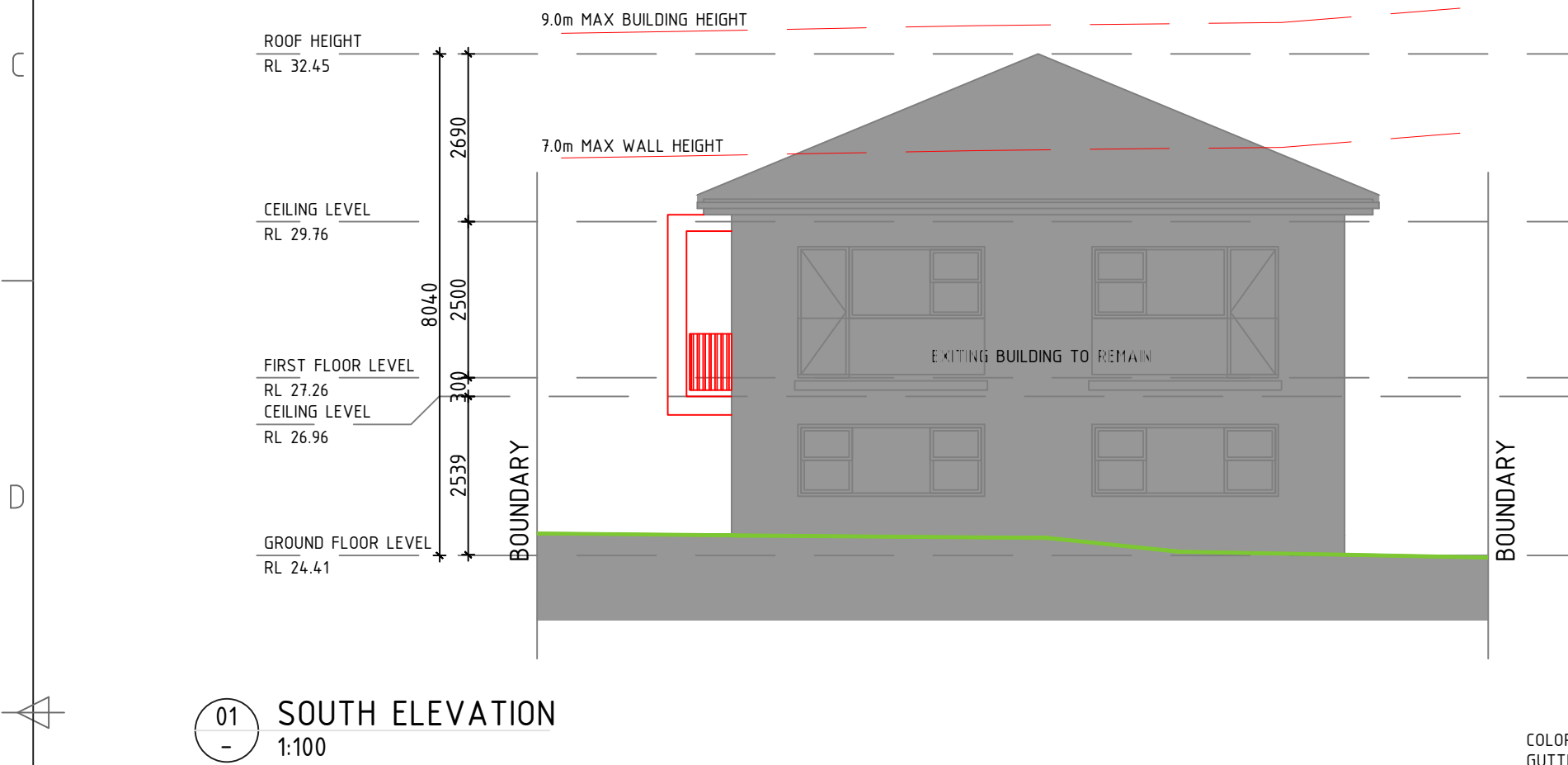
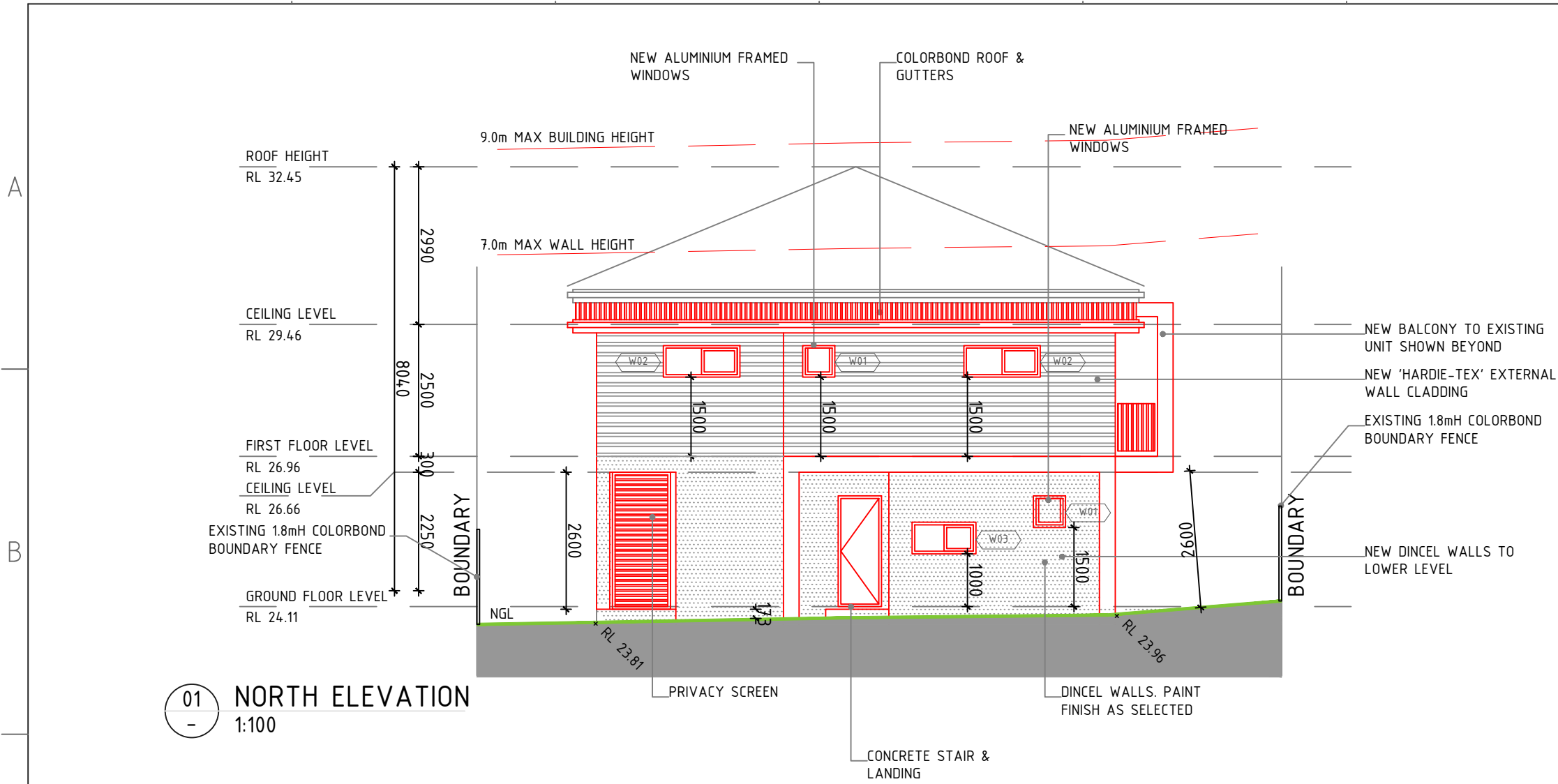
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WILEY PARK NSW

DRAWING TITLE
SHADOW PLAN

SCALE 1:100
DRAWN FI
CHECKED FI
DATE 04/12/2021
JOB NUMBER DA-ADA-1252

DRAWING NUMBER ISSUE
DA_13 01

RevNo	Revision note	Date	Signature	Checked
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48 CORNELIA ROAD
WILEY PARK NSW 2195 0414 445 953



0415 82 55 87 5/14 FRENCH AVE BANKSTOWN

PROJECT
BASS ADASI

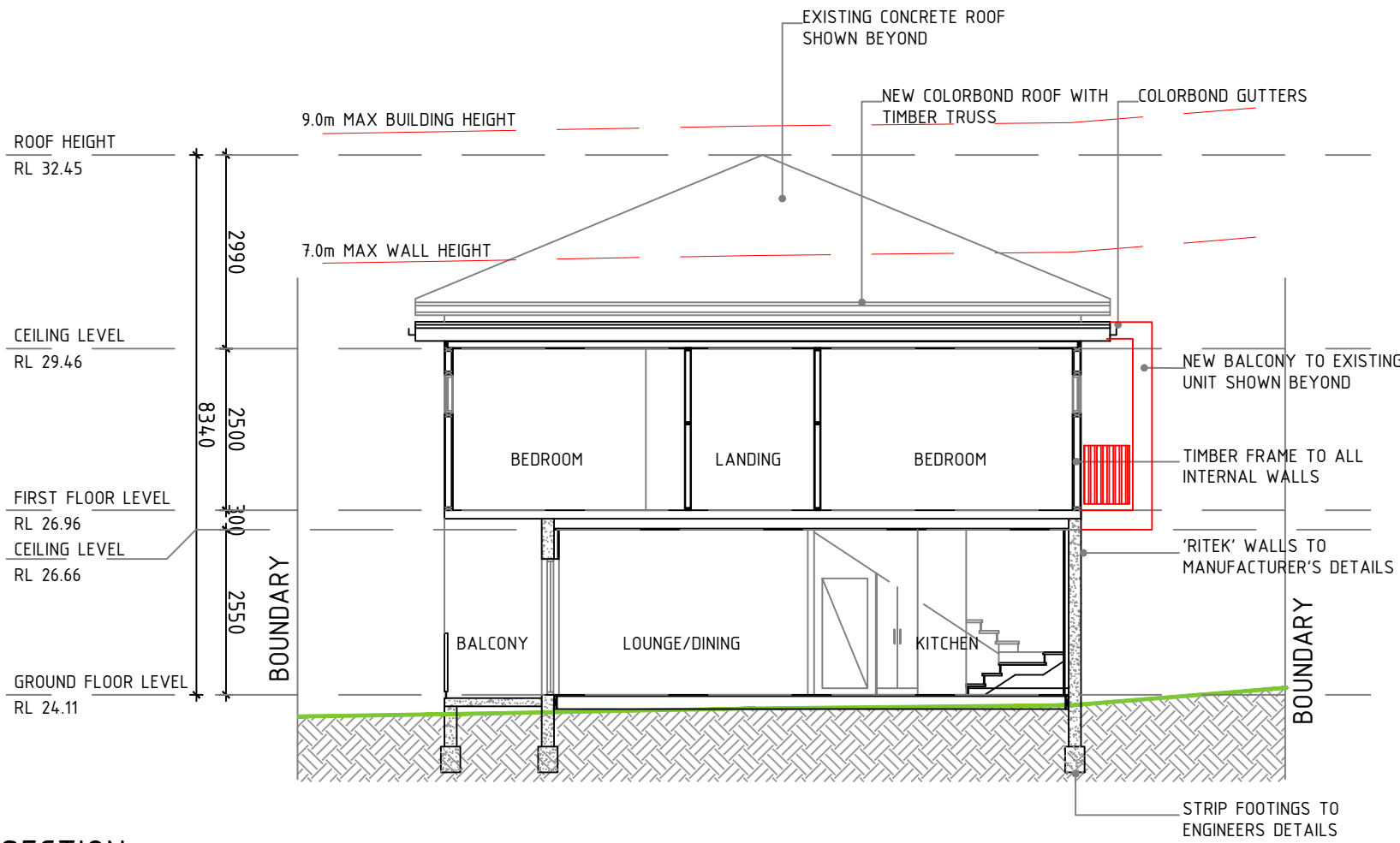
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WILEY PARK NSW

DRAWING TITLE
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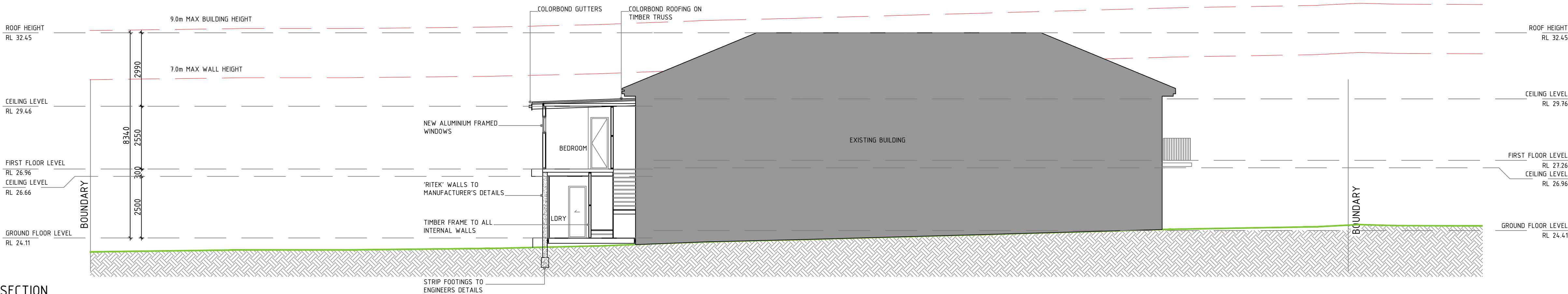
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DATE 04/12/2021
JOB NUMBER DA-ADA-1252

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ISSUE 01

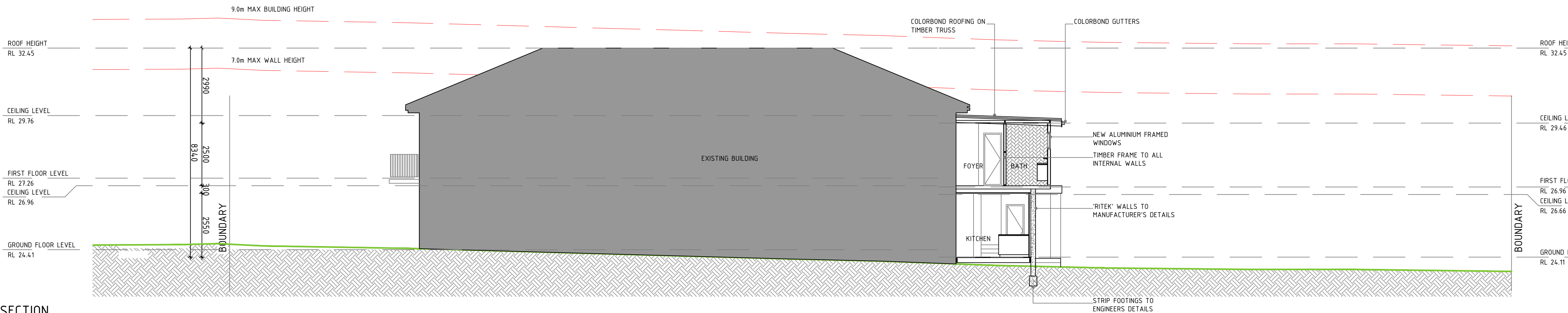
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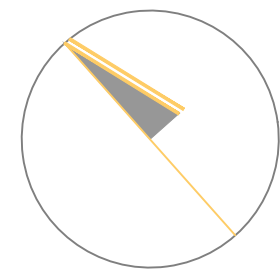
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02 SECTION
1:100



03 SECTION
1:100



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48 CORNELIA ROAD
WILEY PARK NSW 2195 0414 445 953



0415 82 55 87 5/14 FRENCH AVE BANKSTOWN

PROJECT
BASS ADASI

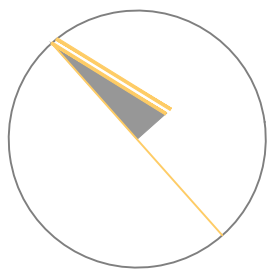
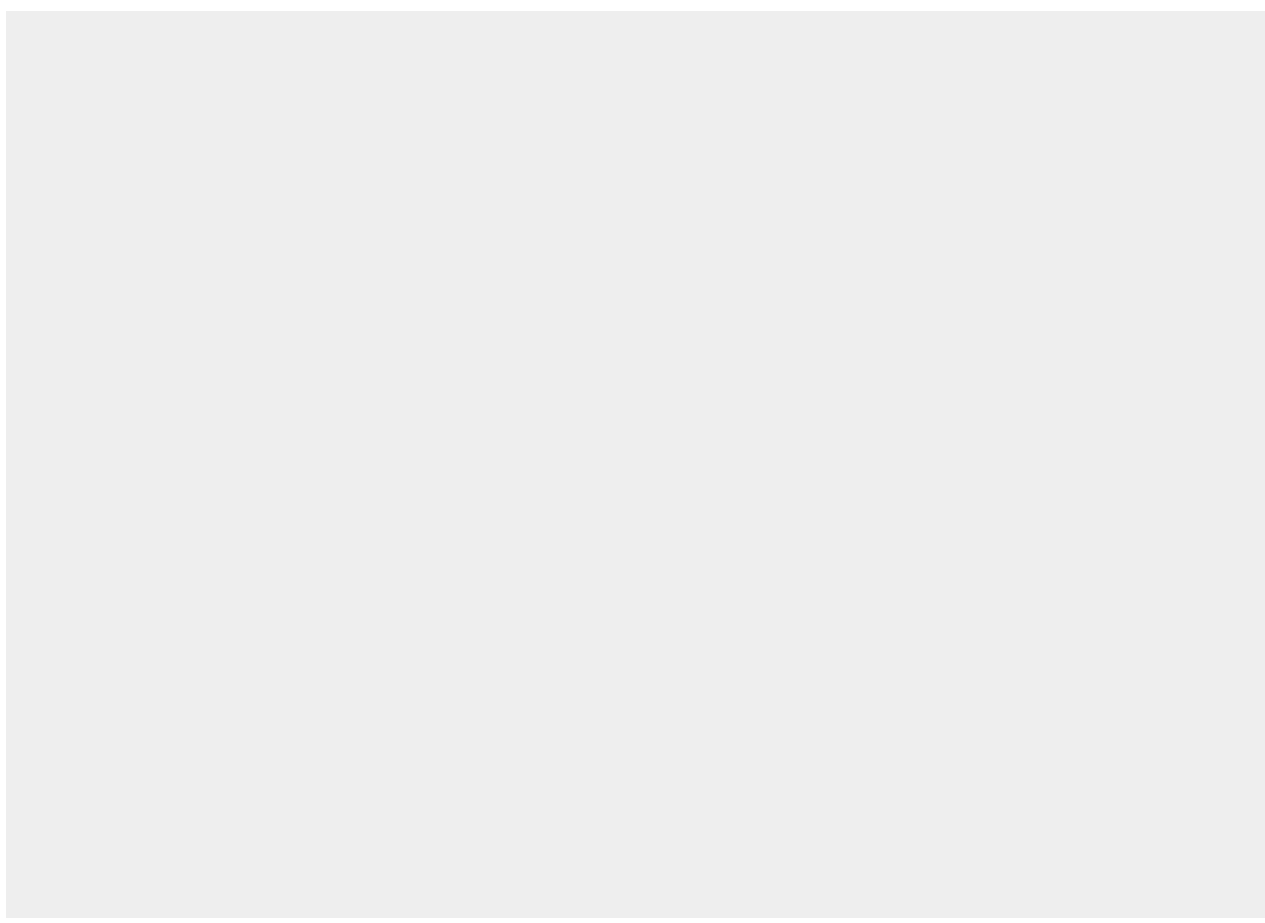
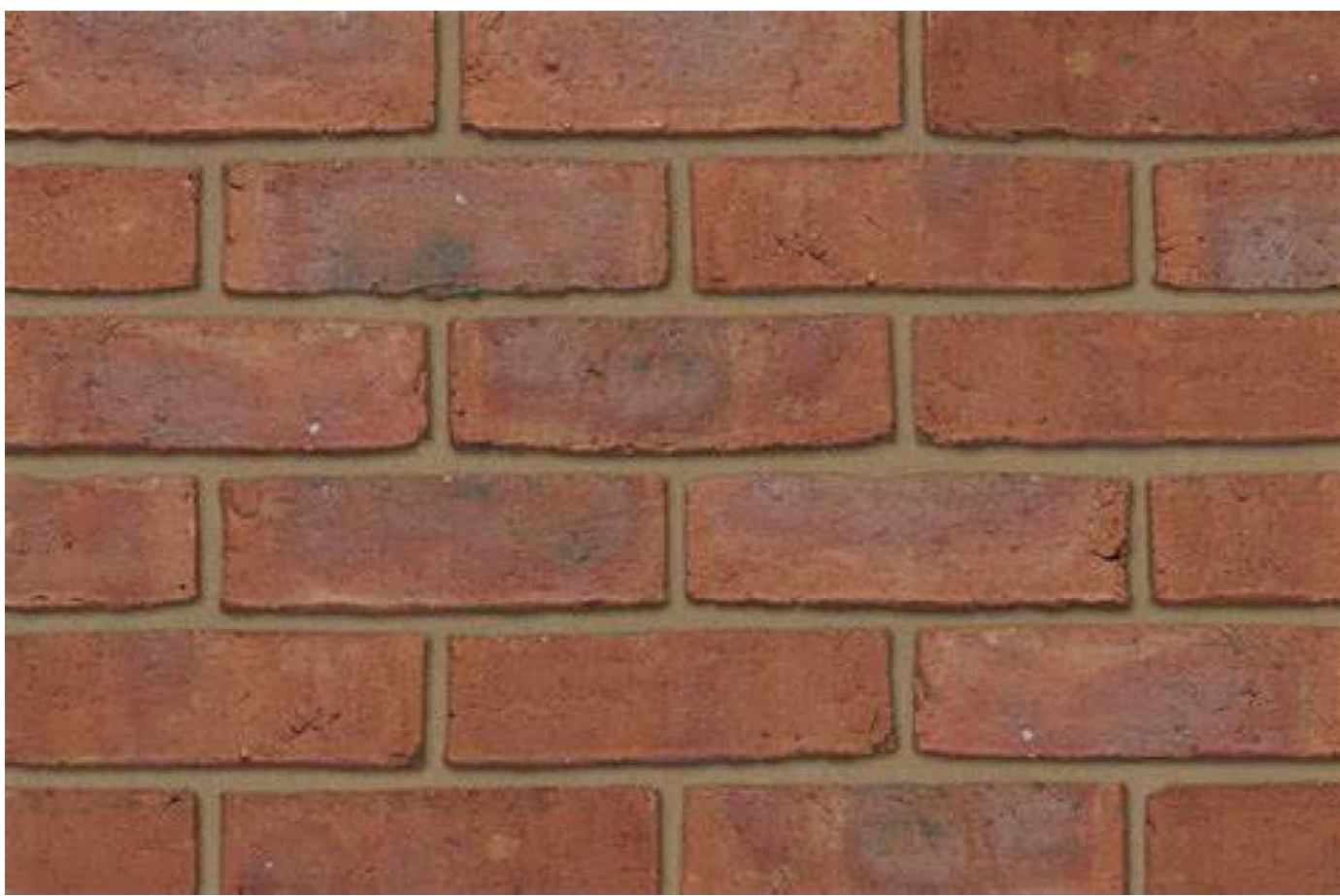
ADDRESS
48 CORNELIA ROAD
WILEY PARK NSW

DRAWING TITLE
SECTIONS

SCALE 1:100
DRAWN FI
CHECKED FI
DATE 04/12/2021
JOB NUMBER DA-ADA-1252

DRAWING NUMBER ISSUE
DA_30 01

PRELIMINARY



GENERAL NOTES
DO NOT SCALE FROM THIS DRAWING
CONFIRM ALL DIMENSIONS AND SETOUTS ON SITE
PRIOR TO MANUFACTURE & INSTALLATION
ALL WORK IN ACCORDANCE WITH
RELEVANT AUSTRALIAN STANDARDS
TO BE READ IN CONJUNCTION WITH
ENGINEERS DOCUMENTS

CLIENT
MR. BAS ADASI
48 CORNELIA ROAD
WILEY PARK NSW 2195 0414 445 953



0415 82 55 87 5/14 FRENCH AVE BANKSTOWN

PROJECT
BASS ADASI

ADDRESS
48 CORNELIA ROAD
WILEY PARK NSW

DRAWING TITLE
COLOUR SCHEDULE

SCALE 1:100
DRAWN FI
CHECKED FI
DATE 04/12/2021
JOB NUMBER DA-ADA-1252

DRAWING NUMBER ISSUE
DA_40 01

PRELIMINARY