

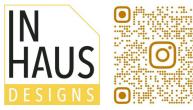
PROPOSAL: CHANGE OF USE FROM **GARAGE TO:**

- EYELASH EXTENSIONS
 - LASH LIFTS
- TEETH WHITENING
- COSMETIC TATTOING
- FACIAL WAXING
- SPRAY TANNING

DRAWING LIST						
SHEET NUMBER	DRAWN BY					
INHAUS-00	COVER SHEET	-				
INHAUS-01	COMPLIANCE PAGE	-				
INHAUS-02	SITE PLAN	-				
INHAUS-03	EXISTING GROUND FLOOR PLAN	-				
INHAUS-04	PROPOSED GROUND FLOOR PLAN	-				
INHAUS-05	ROOF PLAN	-				
INHAUS-06	ELEVATIONS	-				
INHAUS-07	ELEVATIONS	-				
INHAUS-08	SITE ANALYSIS	-				
INHAUS-09	SHADOW DIAGRAMS	-				
INHAUS-10	SEDIMENT CONTROL PLAN	-				

Designer Name: Justin Elazzi Membership No: 6605 Email: admin@inhausdesigns.com.au Browse: www.inhausdesigns.com.au Residential / Commercial / Interiors

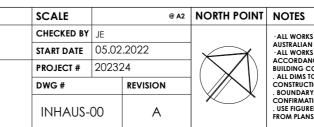
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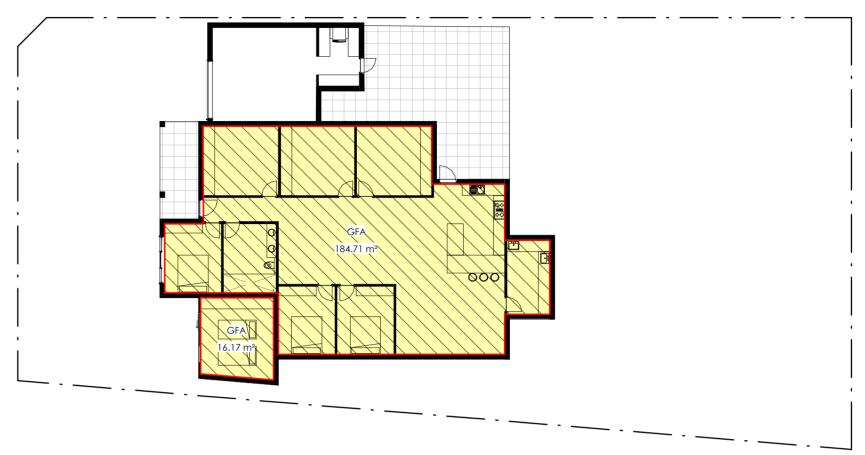
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В	29.05.2023	COUNCIL RFI	COVER SHEET
С			KATERINA LORD
D			95 GRIFFITHS AVENUE, BANKSTOWN
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F			CHANGE OF USE





ALL WORKS TO COMPLY WITH THE RELEVANT
AUSTRALIAN STANDARDS
ALL WORKS ARE TO BE CARRIED OUT IN
ACCORDANCE WITH THE REQUIREMENTS OF THE
BUILDING CODE OF AUSTRALIA.
ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO
CONSTRUCTION.
BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO
CONFIRMATION BY BUILDER.
USE FIGURED DIMENSIONS ONLY, DO NOT SCALE
FROM PLANS.

COMPLIANCE TABLE					
CHANGE OF USE COUNCIL - CANTERBURY BANKSTOWN LOT DCP/LEP - BANKSTOWN DCP/LEP 2015 ZON	sity Residential				
SITE AREA - 923.2 m ²	PERMISSIBLE	PROPOSED			
0.5 OF LOT AREA	461.6 m ²	200.88 m ²			
TOTAL GFA		LOT			
GROUND FLOOR GFA		184.71 m ²			
EXTENSION GFA		16.17 m ²			
TOTAL GFA		200.88 m ²			
MAX HEIGHT	9 m	5.22 m			
SETBACKS					
GROUND FLOOR FRONT SETBACK	5.5 m	m			
GROUND FLOOR SECONDARY SETBACK	3 m	m			
GROUND FLOOR SIDE SETBACK	0.9 m	m			
GARAGE SETBACK	m	m			
PRIVATE OPEN SPACE	80 m ²	92.09 m ²			
LANDSCAPE / DEEP SOIL	m ²	m ²			
Min 45% of the area between the dwelling house and the primary street frontage. (45% OF 145.539 m^2)	65.49 m ²	81.31 m ²			



GFA GROUND FLOOR

1:200





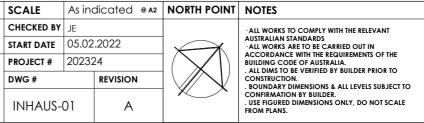


Min 45% of the area between the dwelling house and the secondary street frontage.

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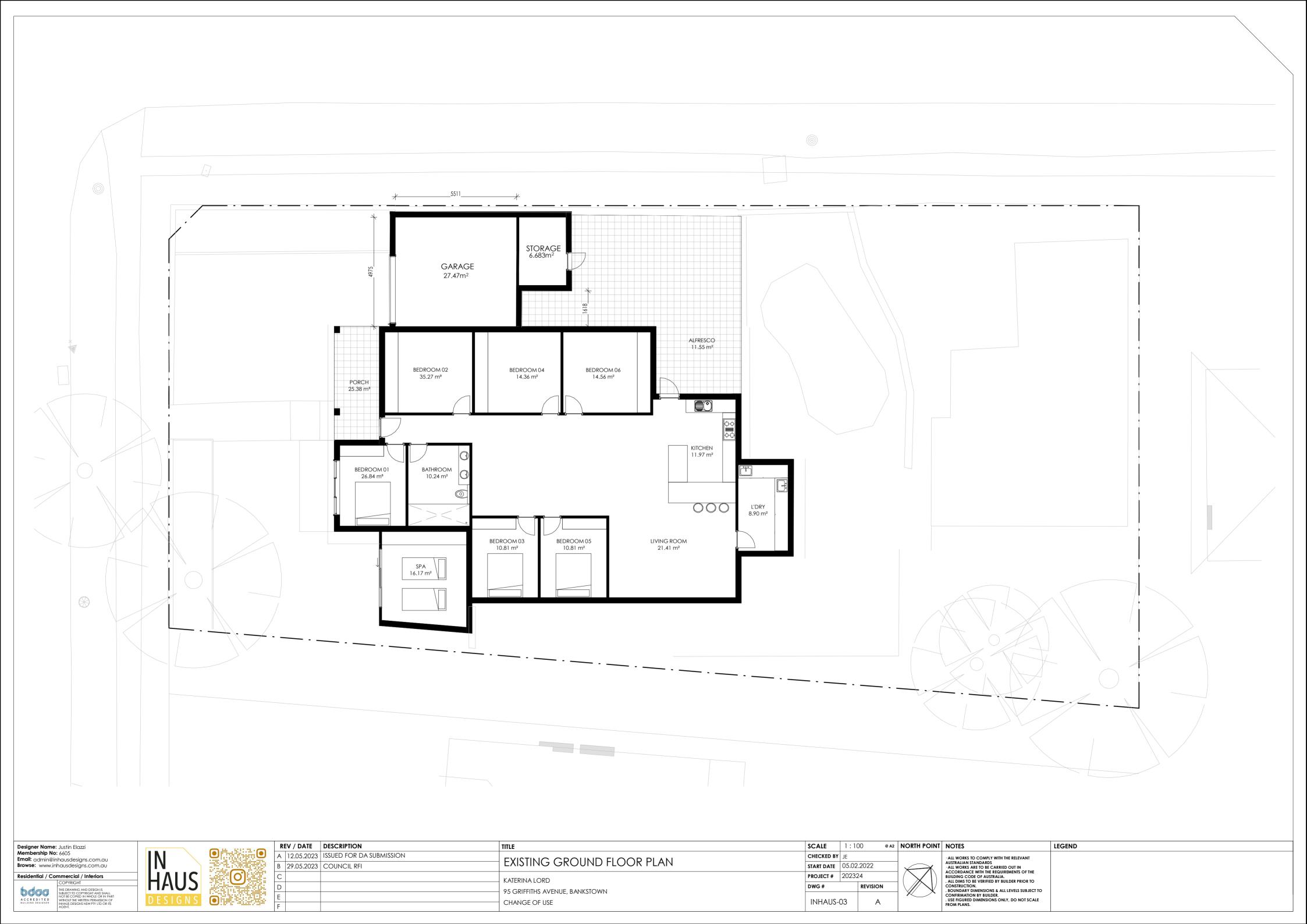
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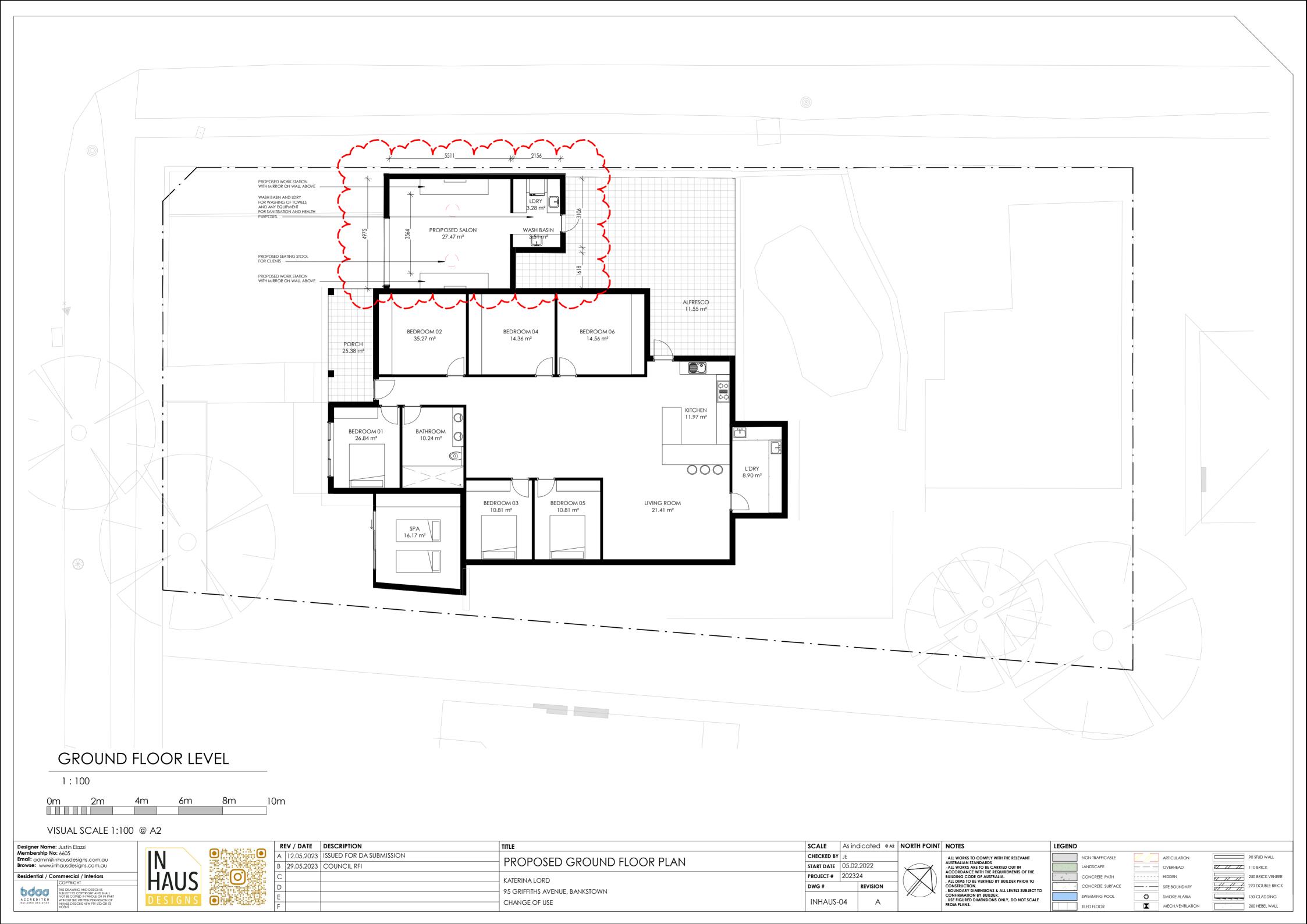


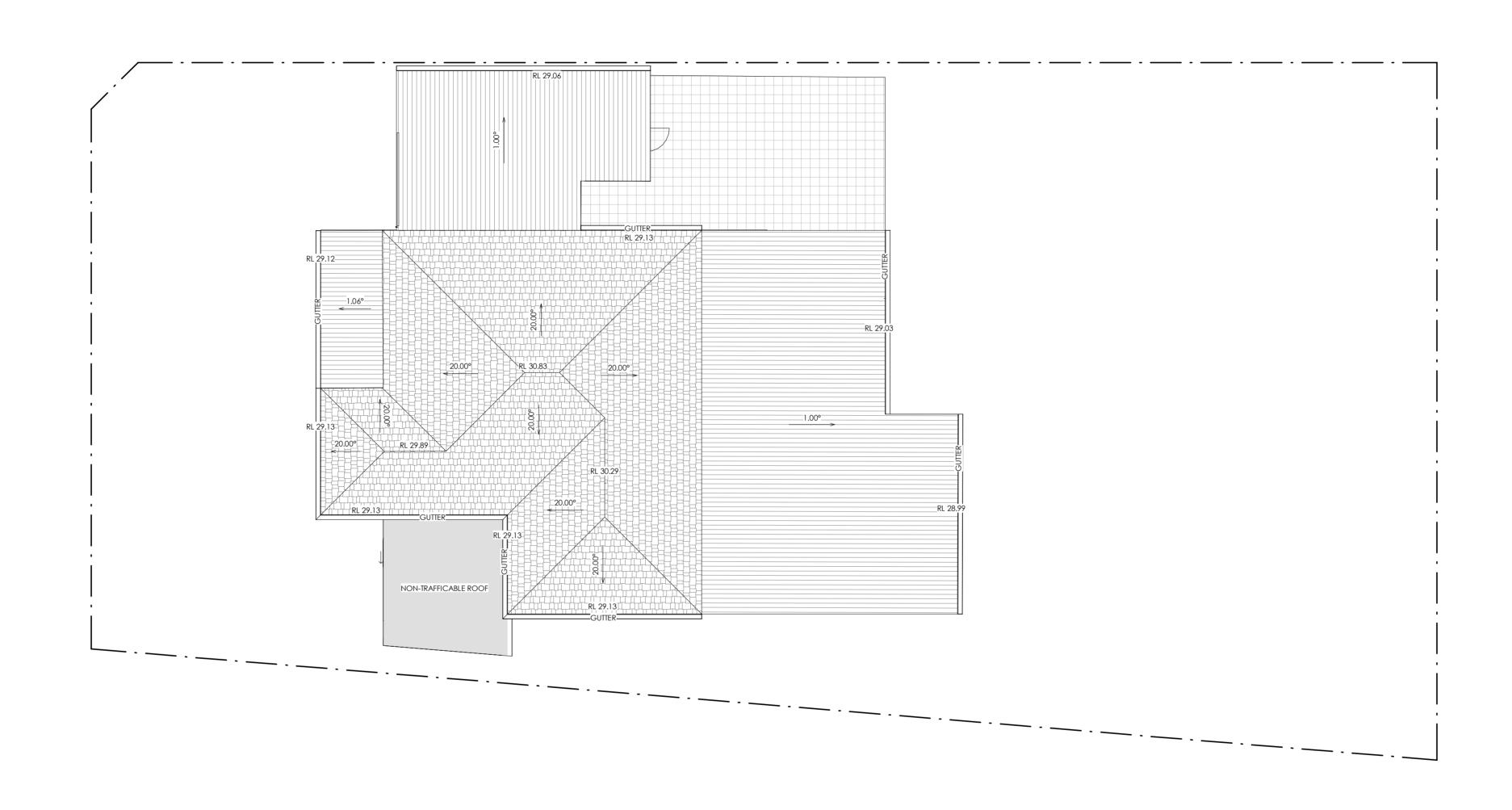
LEGEND

____ - ____ SITE BOUNDARY EXCLUDED AREA DEEP SOIL REGION LIMIT GFA SWIMMING POOL PRIVATE OPEN SPACE









ROOF PLAN

1:100

0m 2m 10m 6m 8m

VISUAL SCALE 1:100 @ A2

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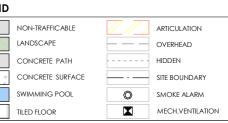
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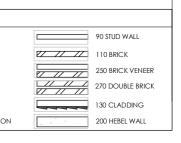
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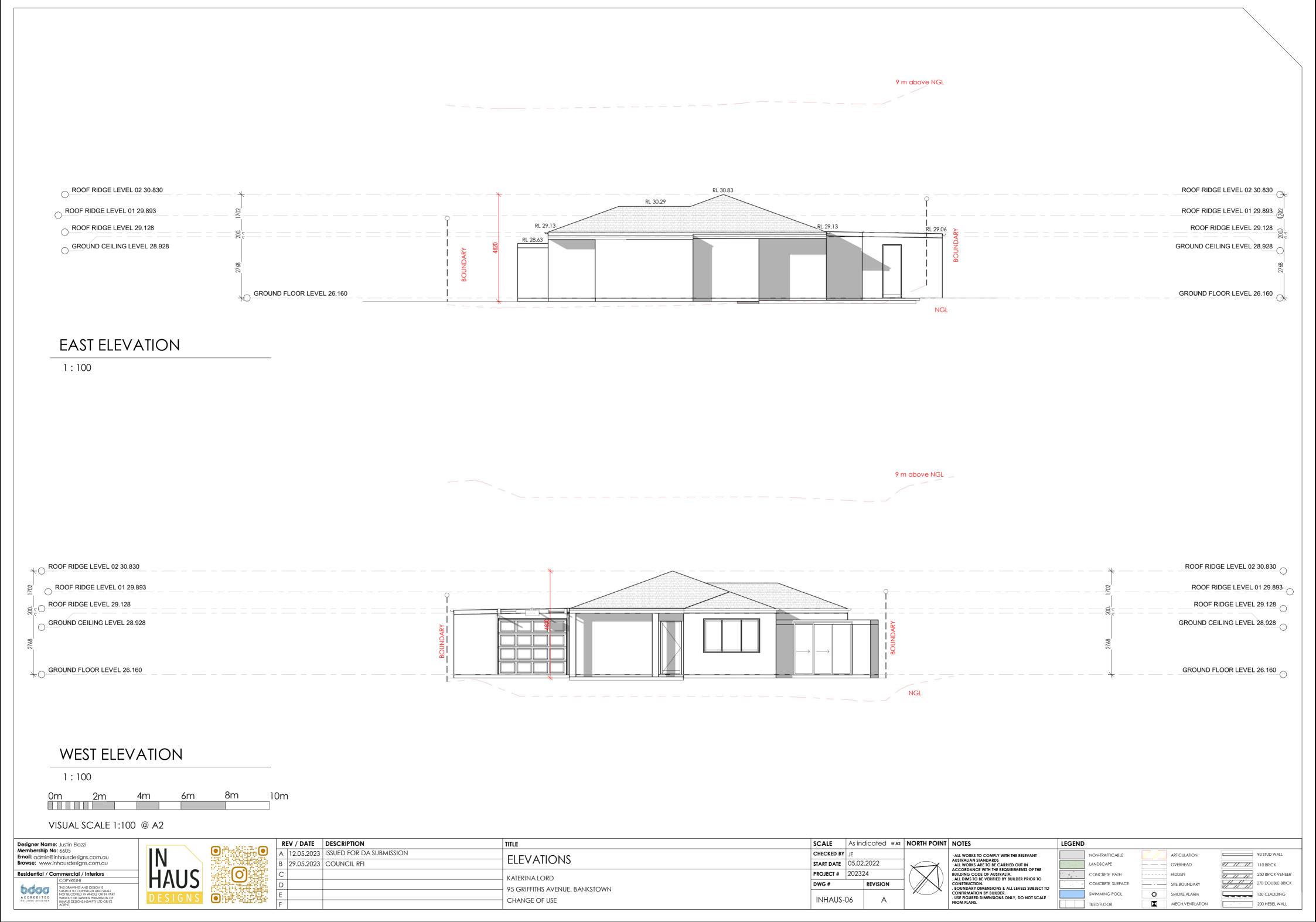
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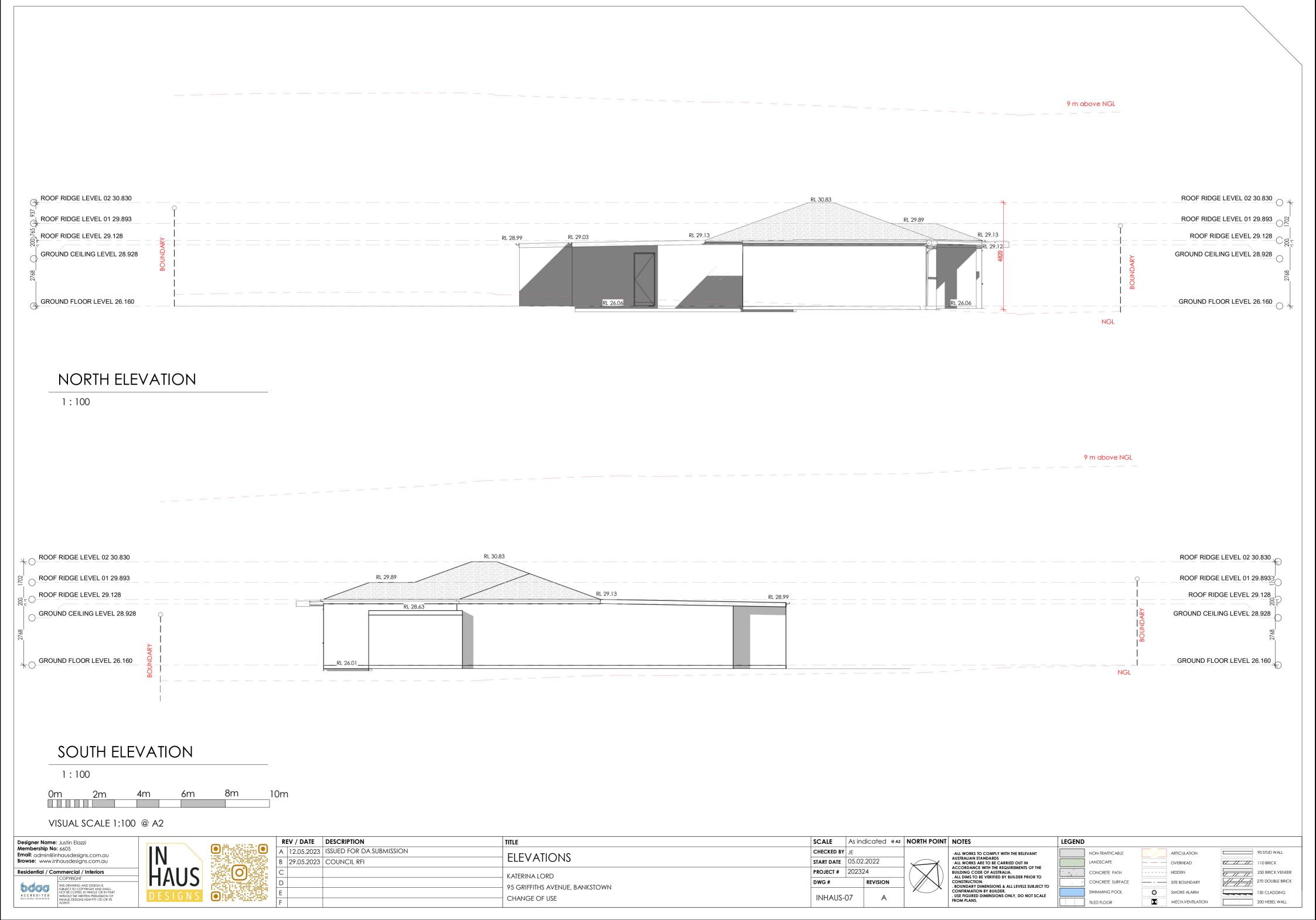
SCALE	As inc	dicated	@ A2	NORTH POINT	NOTES
CHECKED BY	JE				· ALL WORKS TO COMPLY WITH THE RELEVANT
START DATE	05.02	.2022		\longrightarrow	AUSTRALIAN STANDARDS - ALL WORKS ARE TO BE CARRIED OUT IN
PROJECT #	20232	24			ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO
DWG # REVISION			CONSTRUCTION. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO		
INHAUS-05		Α			CONFIRMATION BY BUILDER. . USE FIGURED DIMENSIONS ONLY, DO NOT SCALE FROM PLANS.

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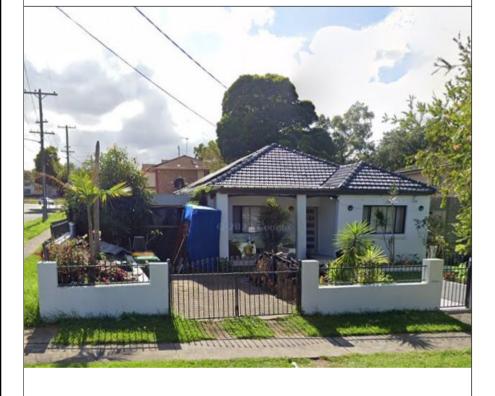








93-93A GRIFFITHS AVENUE BANKSTOWN



95 GRIFFITHS AVENUE BANKSTOWN



4-6 GARDENIA AVENUE BANKSTOWN

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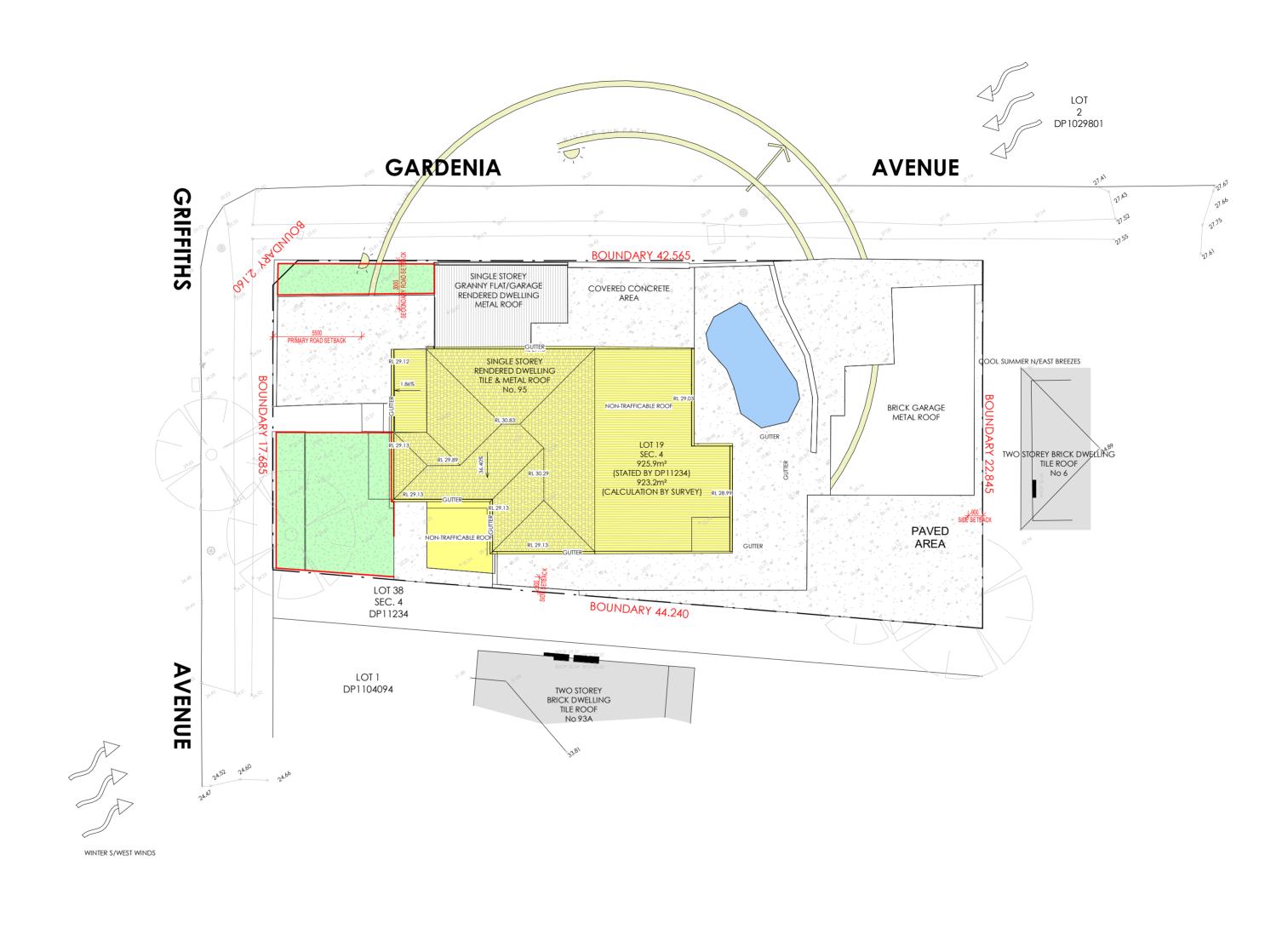
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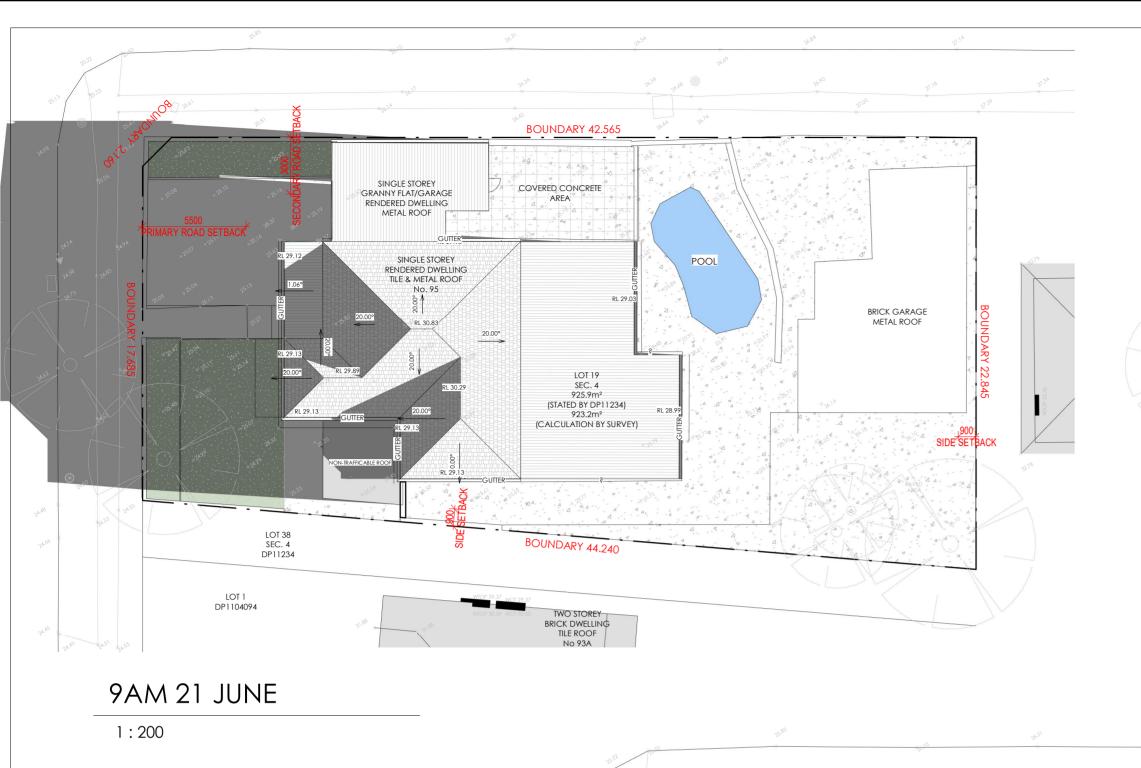
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		TITLE	SCALE	As indicated @ A2	NORTH POINT	NOTES	LEGENE)		
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3 29.05.2023	COUNCIL RFI	SITE ANALYSIS	START DATE	05.02.2022	\rightarrow	AUSTRALIAN STANDARDS - ALL WORKS ARE TO BE CARRIED OUT IN		LANDSCAPED AREA	──	VIEW CORRIDORS FROM ADJOINING BUILDINGS
0		KATERINA LORD	PROJECT #	202324		ACCORDANCE WITH THE REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA. ALL DIMS TO BE VERIFIED BY BUILDER PRIOR TO	, ₄ -	CONCRETE PATH	$\qquad \qquad \Rightarrow$	VIEWS FROM SUBJECT SITE
)		95 GRIFFITHS AVENUE, BANKSTOWN	DWG#	REVISION		CONSTRUCTION. BOUNDARY DIMENSIONS & ALL LEVELS SUBJECT TO		PROPOSED DWELLING		PROPERTY BOUNDARY LINE
			INILIALIC ()O A		CONFIRMATION BY BUILDER. . USE FIGURED DIMENSIONS ONLY, DO NOT SCALE		SWIMMING POOL	\leftarrow	EXISTING OUTLINE
 :		CHANGE OF USE	INHAUS-()8 A		FROM PLANS.		TILED FLOOR		SUN PATH



SITE ANALYSIS

1:200



3PM 21 JUNE

SEC. 4 DP11234

DWG#

LOT 1 DP1104094

5500 RIMARY ROAD SETBACK

1:200

BOUNDARY 42.565 LOT 2 DP1029801 SINGLE STOREY COVERED CONCRETE GRANNY FLAT/GARAGE RENDERED DWELLING METAL ROOF 5500 MARY ROAD SETBACK SINGLE STOREY RENDERED DWELLING TILE & METAL ROOF \$10.95 BRICK GARAGE LOT 19 SEC. 4 925.9m² (STATED BY DP11234) 923.2m² (CALCULATION BY SURVEY) BOUNDARY 44.240 LOT 1 DP1104094 TWO STOREY
BRICK DWELLING
TILE ROOF
NO 93A

12PM 21 JUNE

1:200

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J	Α	12.05.2023	ISSUED FOR DA SUBMISSION		
	В	29.05.2023	COUNCIL RFI	SHADOW DIAGRAMS	
:	С			KATERINA LORD	
	D			95 GRIFFITHS AVENUE, BANKSTOWN	
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:	F			CHANGE OF USE	

As indicated @ A2 NORTH POINT NOTES SCALE ALL WORKS TO COMPLY WITH THE RELEVANT
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FROM PLANS. CHECKED BY **START DATE** 05.02.2022 PROJECT # 202324 REVISION INHAUS-09 Α

BOUNDARY 42.565

LOT 19 SEC. 4 925.9m² (STATED BY DP11234) 923.2m²

(CALCULATION BY SURVEY)

TWO STOREY
BRICK DWELLING
TILE ROOF

POOL

BRICK GARAGE METAL ROOF

COVERED CONCRETE AREA

SINGLE STOREY
GRANNY FLAT/GARAGE
RENDERED DWELLING
METAL ROOF

SINGLE STOREY
RENDERED DWELLING
TILE & METAL ROOF

LEGEND NON-TRAFFICABLE LANDSCAPE CONCRETE PATH CONCRETE SURFACE TILED FLOOR

ARTICULATION - OVERHEAD HIDDEN SMOKE ALARM MECH.VENTILATION

90 STUD WALL 110 BRICK 250 BRICK VENEER 270 DOUBLE BRICK 200 HEBEL WALL

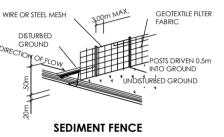
SEDIMENT CONTROL NOTES

- 1. ALL SEDIMENT DAMS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL & DEBRIS. 2. SAND BAGS SHALL BE WELL PACKED AGAINST ADJOINING
- 3. FILTER SHALL BE CONSTRUCTED BY REMOVING & WRAPPING GRATE IN FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT) WITH MINIMUM 75mm FREE FABRIC OUTSIDE ALL EDGES OF GRATE WHEN IT IS REINSTALLED.
- 4. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE



SEDIMENT DAM

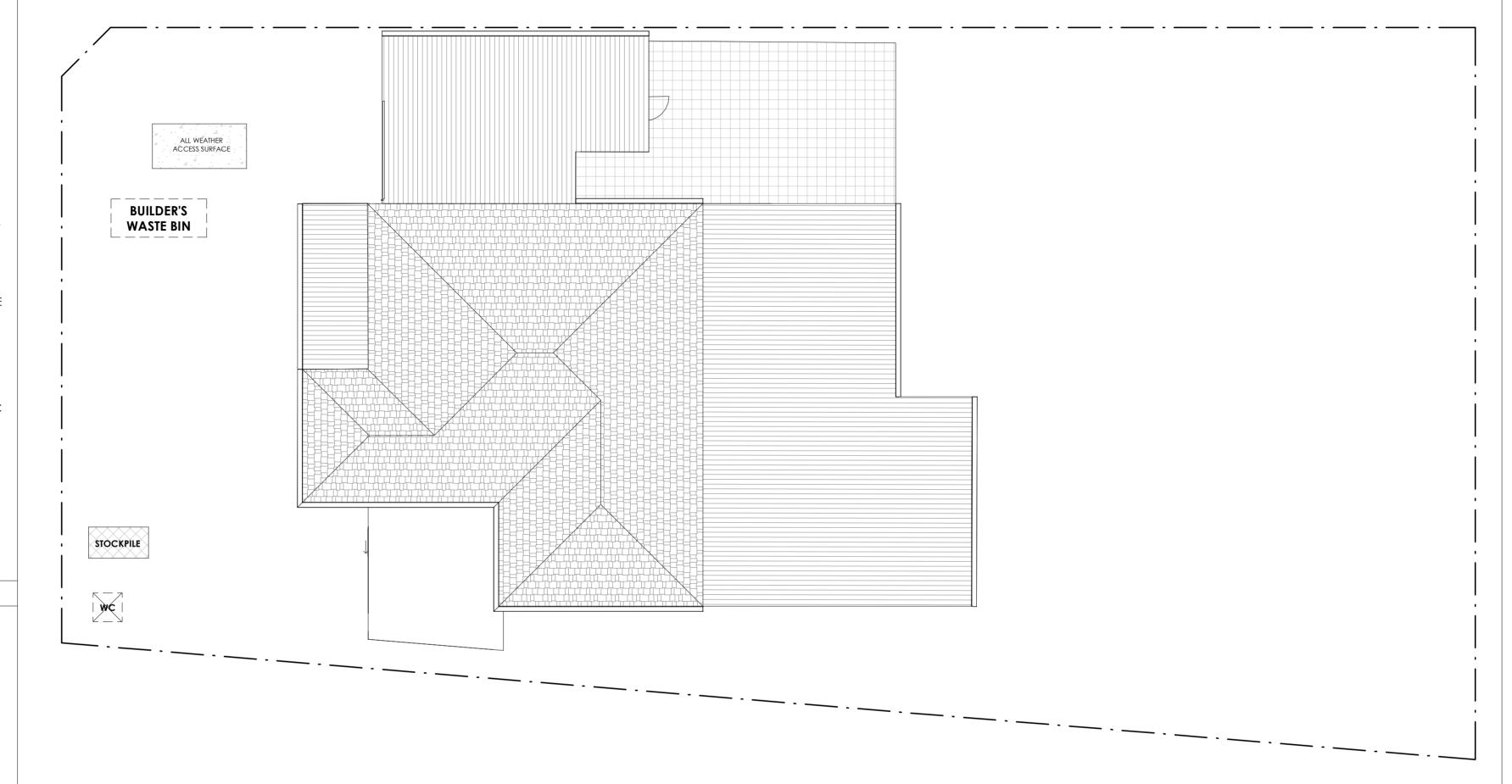
- 1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH. 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE
- STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- 5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- 7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER



EROSION CONTROL NOTES

- 1. ERECT SILT FENCE AND GRAVEL DRAIN
- 2. DEMOLISH EXISTING STRUCTURES
- 3. EXCAVATE STRIP FOOTINGS, ACCORDING TO ENGINNERS DETAILS.
- 4. FINISH CONSTRUCTION
- 5. FINISH LANDSCAPING.
- 6. SILT FENCES ARE NOT TO BE REMOVED UNTIL ALL CONSTRUCTION AND VEGATATION HAS BEEN COMPLETED.
- 1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY SITE DISTURBANCE.
- 2. ALL CONTROL MEASURE TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
- 3. STRIPPING OF GRASS AND OTHER VEGETATION SHALL BE KEPT
- 4. TOPSOIL FROM ALL AREAS THAT WILL BE THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED, AND TO BE KEPT CLEAR FROM GUTTERS, DRAINS, STORMWATER, AND FOOTPATHS.
- 5. DRAINAGE TO BE CONNECTED TO STORM WATER AS SOON AS POSSIBLE.
- 6. ROAD AND FOOTPATH TO BE KEPT CLEAN, AND MUST BE SWEPT
- 7. ALL SEDIMENT CONTROL STRUCTURES MUST BE INSPECTED AFTER RAINFALL FOR ANY STRUCTURAL DAMAGE, ALL TRAPPED SEDIMENT
- BE REMOVED TO A NOMINATED STOCKPILE.





SCALE

DWG#

CHECKED BY

START DATE 05.02.2022

REVISION

Α

PROJECT # 202324

INHAUS-10

SEDIMENT CONTROL PLAN

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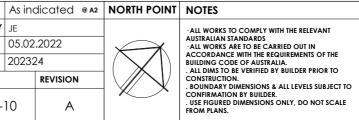


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В	29.05.2023	COUNCIL RFI	SEDIMENT CONTROL PLAN
С			KATERINA LORD
D			95 GRIFFITHS AVENUE, BANKSTOWN
Е			
F			CHANGE OF USE

TITLE



LEGEND - CONSTRUCTION MANAGEMENT BUILDER'S WASTE BIN ALL WEATHER ACCESS

X X SILT FENCE STOCKPILE