

BASIX COMMITMENTS

SECONDARY DWELLING

13 WALES STREET, GREENACRE  
LOT 159 DP 13421

SITE AFFECTATIONS

SITE AREA	519.328.M <sup>2</sup>
ZONING	R2
FIRE PRONE	YES/NO
FLOOD EFFECTED	YES/NO
SOIL CONTAMINATION	YES/NO
EASEMENTS	YES/NO

Rainwater tank  
The applicant must install a rainwater tank of at least 2000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

General features  
The dwelling must not have more than 2 storeys.

The conditioned floor area of the dwelling must not exceed 300 square metres.

The dwelling must not contain open mezzanine area exceeding 25 square metres.

The dwelling must not contain third level habitable attic room.

Floor, walls and ceiling/roof  
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

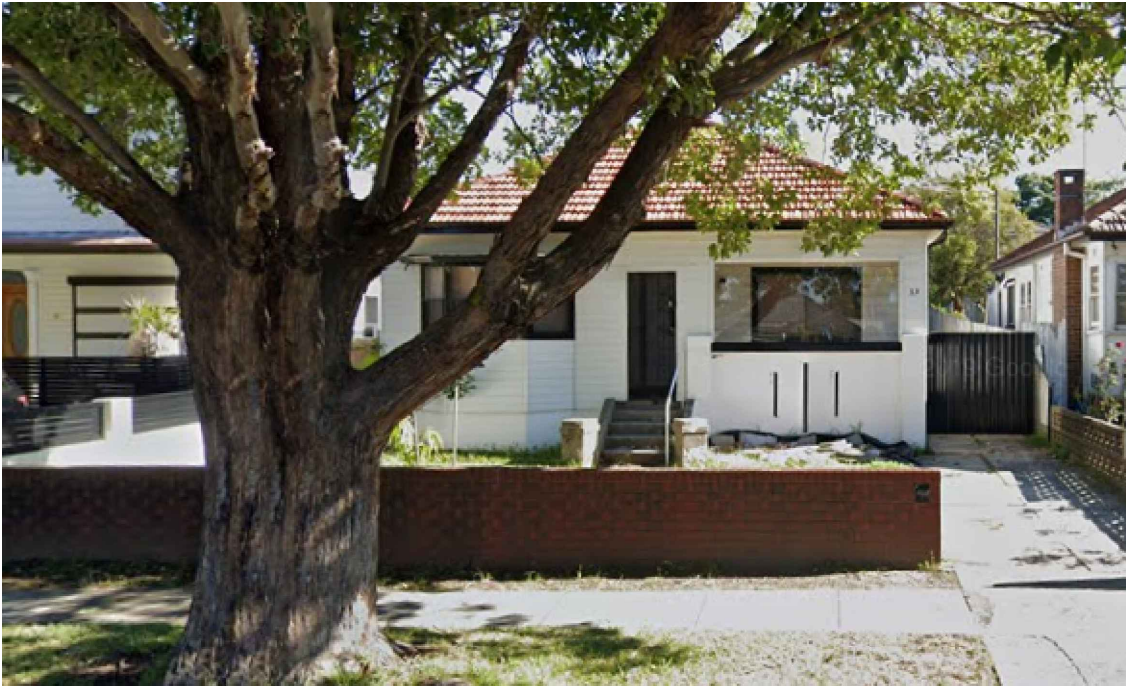
Windows, glazed doors and skylights  
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

- For the following glass and frame types, the certifier check can be performed by visual inspection.
  - Aluminium single clear
  - Aluminium double (air) clear
  - Timber/uPVC/fibreglass single clear
  - Timber/uPVC/fibreglass double (air) clear
- Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.

Hot water  
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 3 stars.

Natural lighting  
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.  
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.



- Building height (or height of building) means the vertical distance between ground level (existing) and the highest point of the building, including plant and lift overruns, but excluding communication devices, antennae, satellite dishes, masts, flagpoles, chimneys, flues and the like.
- “Gross Floor Area” means the sum of the floor plan area of each level of a dwelling and any ancillary structures inclusive of:
  - a. The area contained within the external face of any enclosing walls which
  - includes all habitable areas, bathrooms, laundries, kitchens, hallways, the area of any stairwell at each level and the area of any voids at any level;
  - b. Garages and any enclosed ancillary structures
- “Floorspace Ratio” means the ratio of the gross floor area of any building or buildings to the area of the site on which the building or buildings is or are to be erected (refers to Part A – Dwelling Houses and Ancillary Structures and Part D – Industrial Development).

BASIX COMMITMENTS

SUNROOM

Insulation requirements  
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Windows and glazed doors  
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.  
The following requirements must also be satisfied in relation to each window and glazed door:  
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.  
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.

Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
W1	N	4.3	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	W	2.7	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
SD1	W	9.2	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	W	2.7	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	S	4.3	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

1. THIS DRAWING IS THE PROPERTY OF 'ASPIRE DESIGN & ENGINEERING'. IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR TAKE ADVANTAGE OF THE DRAWINGS WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.  
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND RELEVANT SPECIFICATIONS.

LGA: Canterbury Bankstown Council

DESCRIPTION: SECONDARY DWELLING

CLIENT:



ASPIRE DESIGN & ENGINEERING  
ARCHITECTURAL | CONSULTANT | ENGINEERING  
329/462 Chapel Rd,  
Bankstown 2200

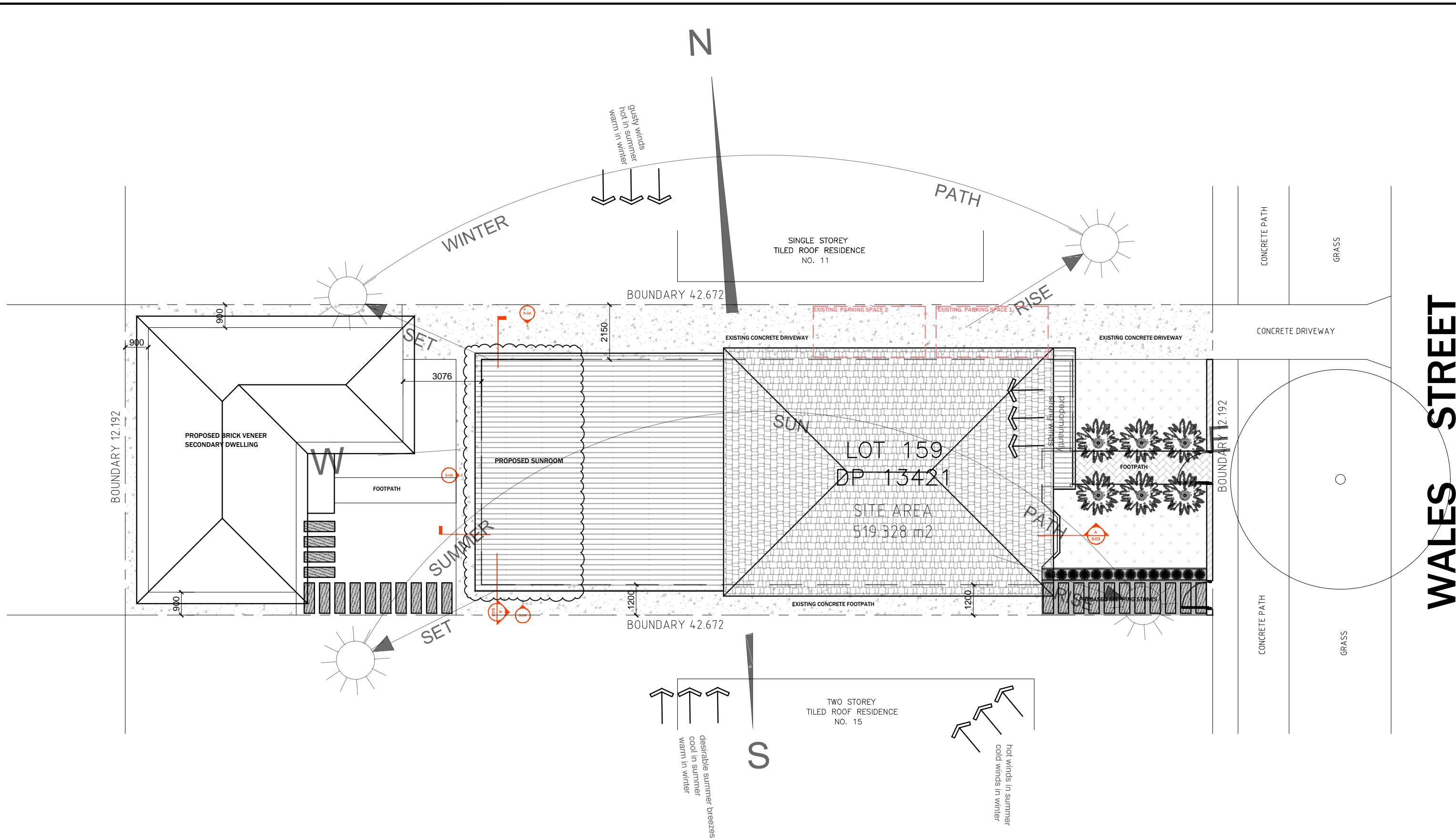
REV:	DESCRIPTION:	DATE:
A	DA SUBMISSION	11/07/23

SUBJECT SITE:  
13 WALES ST, GREENACRE

DRAWING TITLE: COVER PAGE

SCALE/ SHEET SIZE: 1:100 A3 PREPARED: I.M. SHEET NO.: S-00

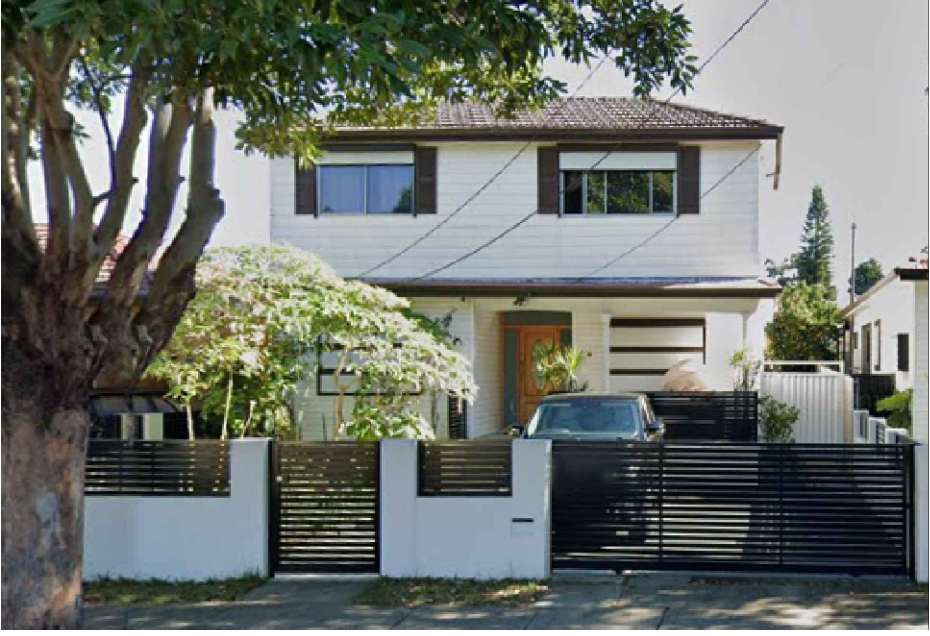




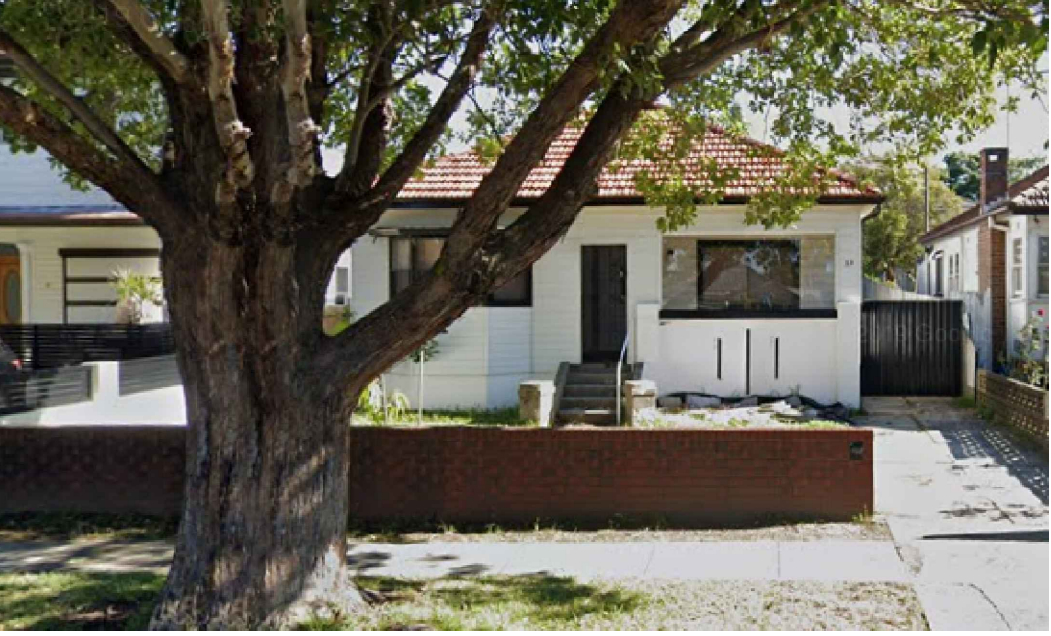
# GENERAL NOTES

- 01. BUILDING CODE OF AUSTRALIA  
ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.
- 02. DEVELOPMENT APPROVAL  
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE DEVELOPMENT APPROVAL ,CONSTRUCTION CERTIFICATE AND ANY SHEDULES ATTACHED THERTO. ALL CONDITIONS MUST BE APPLIED TO THE DEVELOPMENT. WHERE ANY VARIATIONS ARE SOUGHT, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT COUNCIL TO OBTAIN APPROVAL FOR ANY SUCH VARIATIONS.
- 03. ENGINEERING DRAWINGS AND OTHER CONSULTANTS  
THESE DRAWINGS SHALL BE READ AS A SET AND IN CONJUNCTION WITH ALL SPECIFICATIONS, ENGINEERING PLANS AND CONSULTANTS PLANS AS SUPPLIED BY THE DEVELOPER. THESE PLANS AND SPECIFICATIONS MAY INCLUDE BUT ARE NOT LIMITED TO STRUCTURAL PLANS, STORMWATER PLANS ,LANDSCAPE PLANS, HYDRAULIC PLANS, ELECTRICAL DRAWINGS, MECHANICAL VENTILLATION PLANS, FIRE SERVICES PLANS ETC. FINAL COORDINATION OF PLANS BY BUILDER.
- 04. NATHERS ENERGY EFFICIENCY REPORT/BASIX CERTIFICATE  
DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE NATHERS

15 WALES STREET



13 WALES STREET [outdated image]



11 WALES STREET



## 1 SITE PLAN AND SITE ANALYSIS

SCALE: 1:200 @ A3

1. THIS DRAWING IS THE PROPERTY OF 'ASPIRE DESIGN & ENGINEERING'. IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR TAKE ADVANTAGE OF THE DRAWINGS WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.  
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND RELEVANT SPECIFICATIONS.

LGA: Canterbury Bankstown Council

DESCRIPTION: SECONDARY DWELLING

CLIENT:



ASPIRE DESIGN & ENGINEERING  
ARCHITECTURAL | CONSULTANT | ENGINEERING  
329/462 Chapel Rd,  
Bankstown 2200

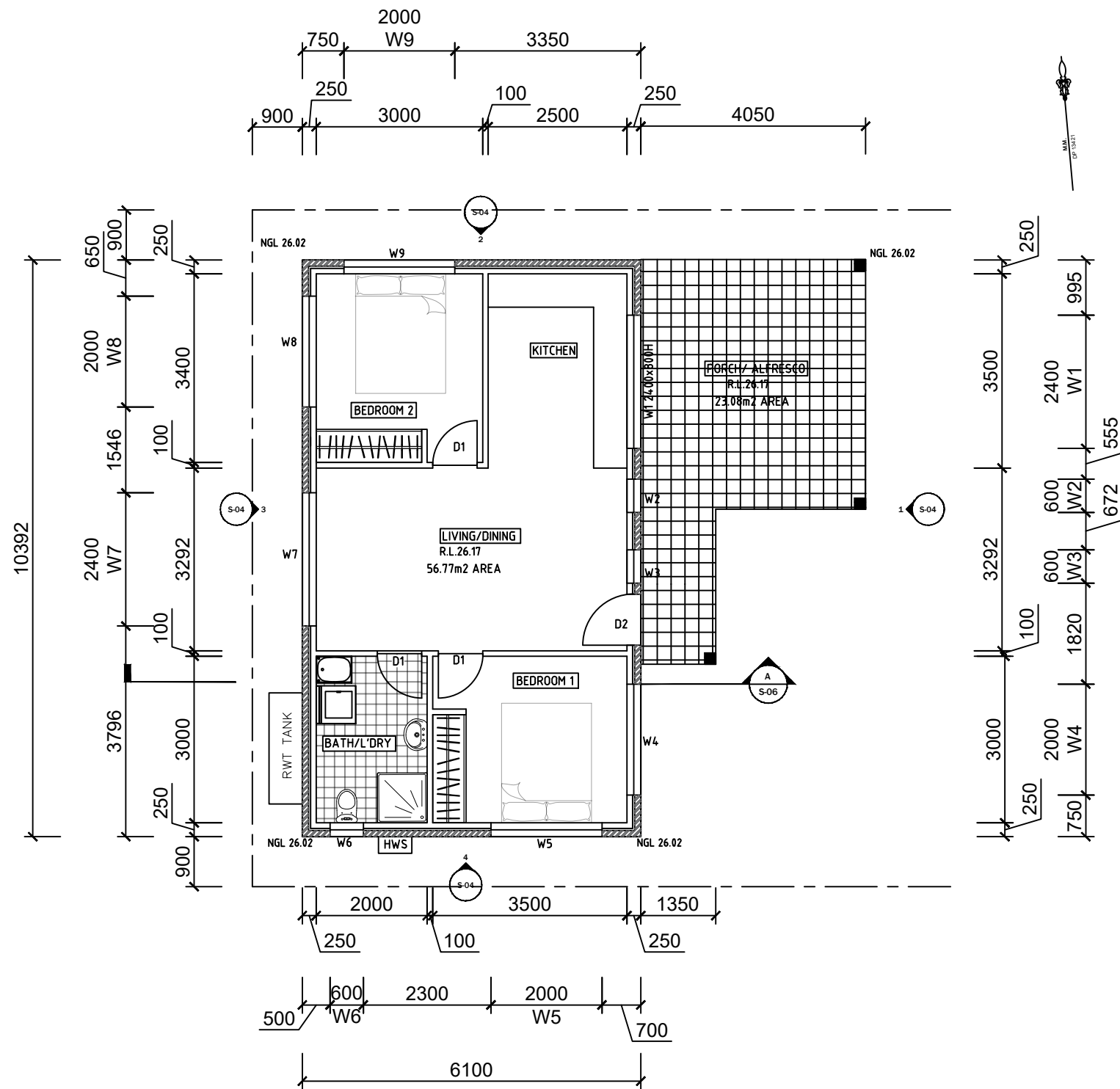
REV:	DESCRIPTION:	DATE:
A	DA SUBMISSION	11/07/23

SUBJECT SITE: 13 WALES ST, GREENACRE

DRAWING TITLE: SITE PLAN & SITE ANALYSIS

SCALE/ SHEET SIZE	1:100	A3	PREPARED: I.M.	SHEET NO. S-01
-------------------	-------	----	----------------	----------------





PROPOSED WINDOW SCHEDULE		
WINDOW#	HEIGHT	WIDTH
W 1	800	2400
W 2	1800	600
W 3	1800	600
W 4	800	2000
W 5	800	2000
OBSC. W 6	600	600
W 7	800	2400
W 8	800	2000
W 9	800	2000

INTERNAL DOOR SCHEDULE		
DOOR	HEIGHT	WIDTH
1	2100	820

EXTERNAL DOOR SCHEDULE		
DOOR	HEIGHT	WIDTH
D2	2100	920

1

FLOOR PLAN (SECONDARY DWELLING)

SCALE: 1:100 @ A3

1. THIS DRAWING IS THE PROPERTY OF 'ASPIRE DESIGN & ENGINEERING'. IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR TAKE ADVANTAGE OF THE DRAWINGS WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND RELEVANT SPECIFICATIONS.

LGA: Canterbury Bankstown Council

DESCRIPTION: SECONDARY DWELLING

CLIENT:



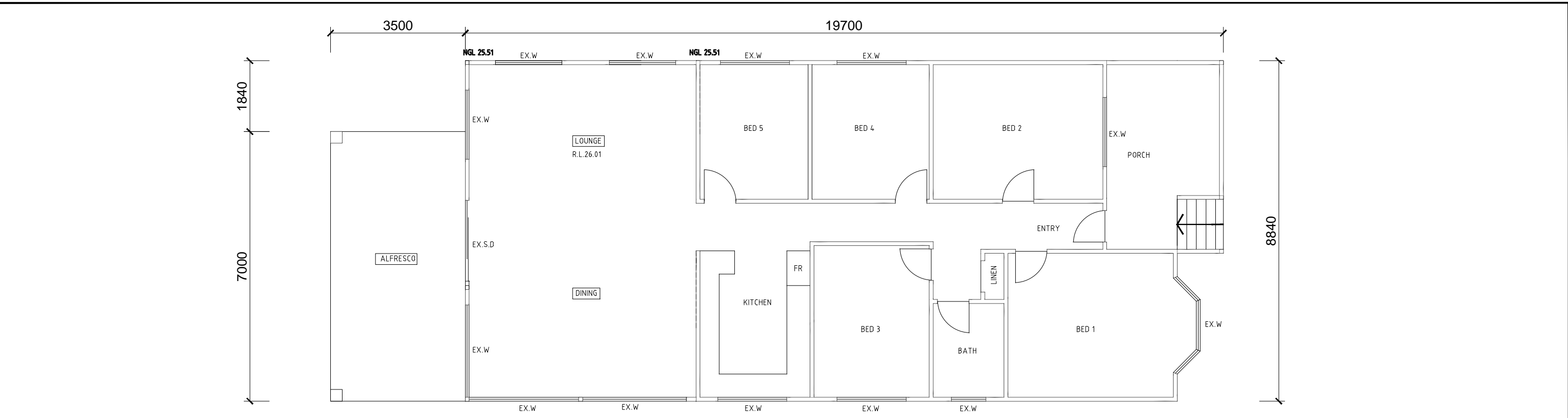
ASPIRE DESIGN & ENGINEERING  
ARCHITECTURAL | CONSULTANT | ENGINEERING  
329/462 Chapel Rd,  
Bankstown 2200

REV:	DESCRIPTION:	DATE:
A	DA SUBMISSION	11/07/23

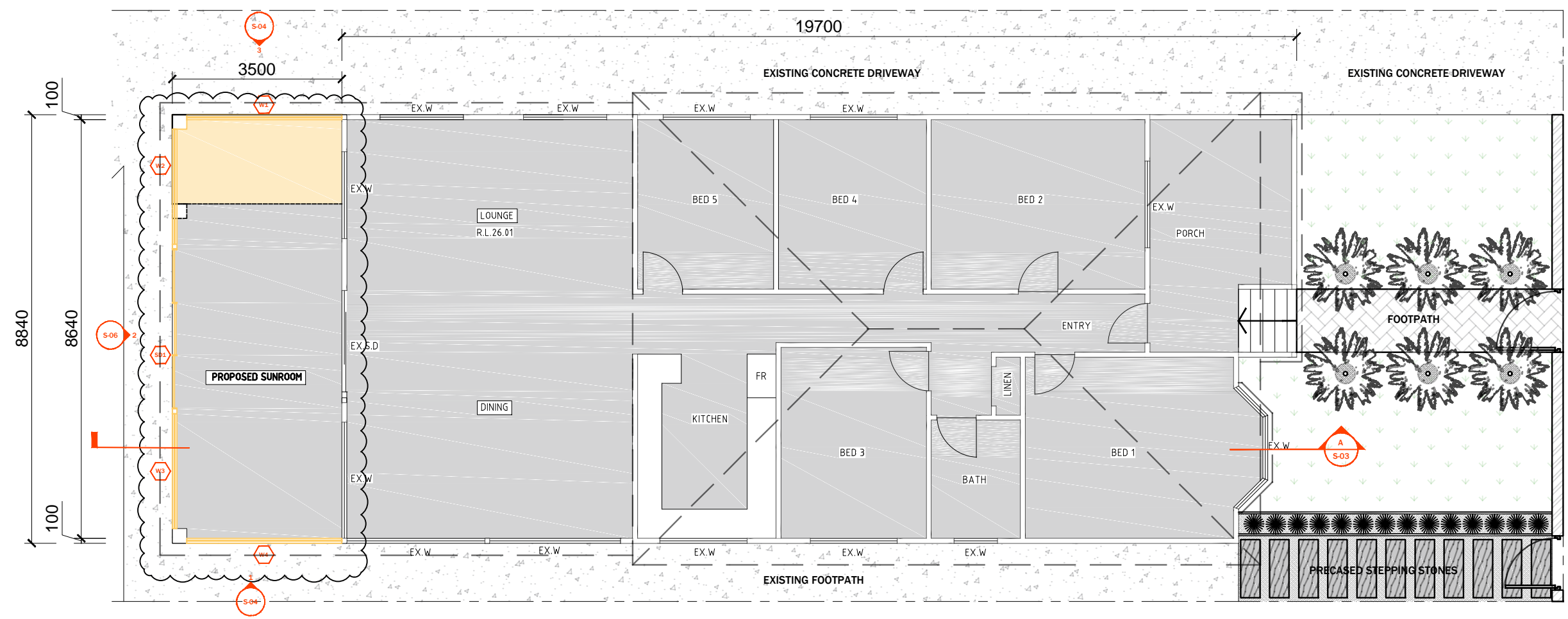
SUBJECT SITE:  
13 WALES ST, GREENACRE

DRAWING TITLE: FLOOR PLAN (Secondary Dwelling)

SCALE/ SHEET SIZE	1:100	A3	PREPARED: I.M.	SHEET NO.	S-02
----------------------	-------	----	-------------------	--------------	------



1 FLOOR PLAN (PRIMARY DWELLING [EXISTING])  
SCALE: 1:100 @ A3



1 FLOOR PLAN (PRIMARY DWELLING [PROPOSED SUNROOM])  
SCALE: 1:100 @ A3

LEGEND	
	- EXISTING FLOOR AREA
	- PROPOSED FLOOR AREA
	- EXISTING WALLS
	- PROPOSED WALLS

PROPOSED WINDOW SCHEDULE

WINDOW#	HEIGHT	WIDTH
W 1	1500	3150
W 2	1500	2400
W 3	1500	2400
W 4	1500	3150

EXTERNAL DOOR SCHEDULE

DOOR	HEIGHT	WIDTH
SD1	2400	3300

1. THIS DRAWING IS THE PROPERTY OF 'ASPIRE DESIGN & ENGINEERING'. IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR TAKE ADVANTAGE OF THE DRAWINGS WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.  
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND RELEVANT SPECIFICATIONS.

LG: Canterbury Bankstown Council

DESCRIPTION: SECONDARY DWELLING

CLIENT:

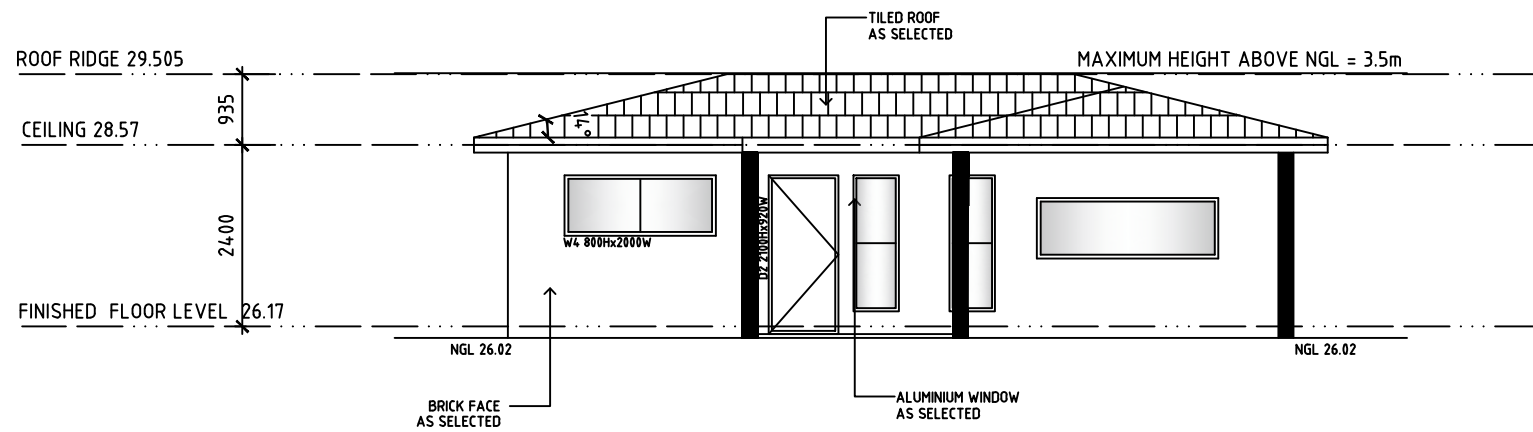
ASPIRE DESIGN & ENGINEERING  
ARCHITECTURAL | CONSULTANT | ENGINEERING  
329/462 Chapel Rd,  
Bankstown 2200

REV:	DESCRIPTION:	DATE:
A	DA SUBMISSION	11/07/23

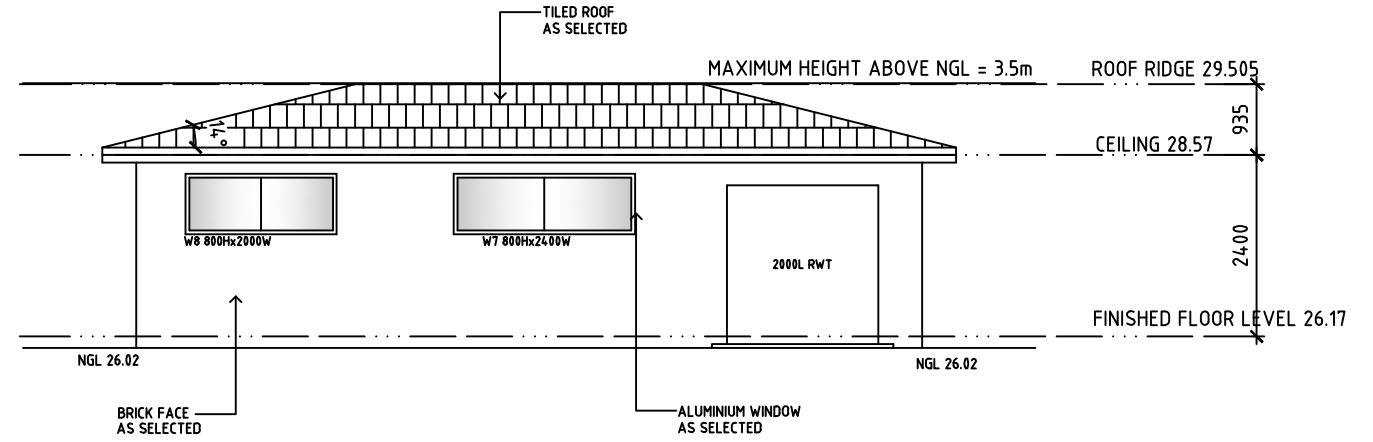
SUBJECT SITE:  
13 WALES ST, GREENACRE

DRAWING TITLE:  
FLOOR PLAN (Primary Dwelling)

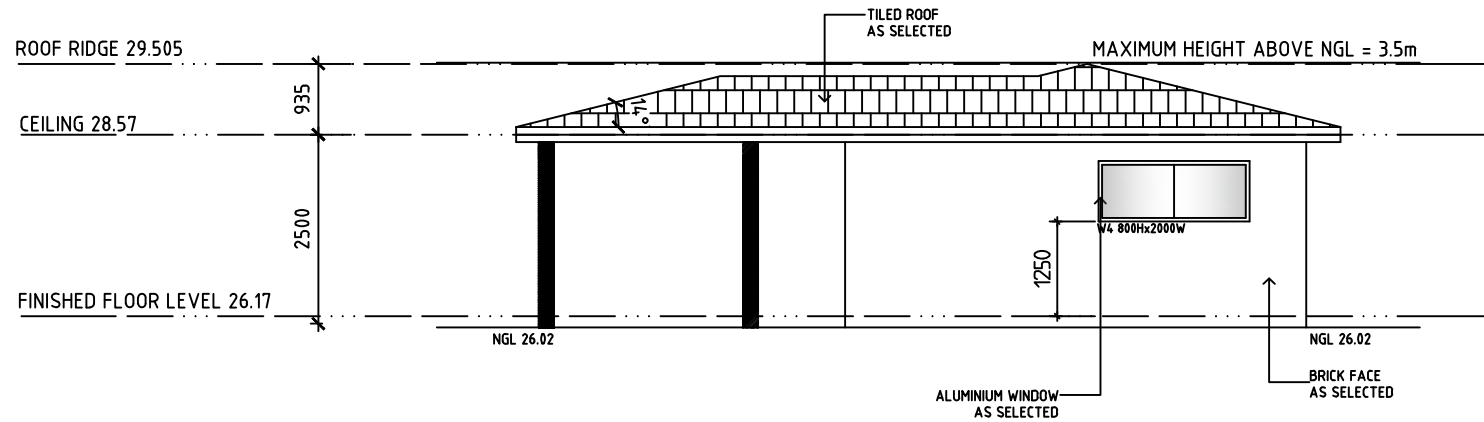
SCALE/ SHEET SIZE	1:100	A3	PREPARED I.M.	SHEET NO.	S-03
----------------------	-------	----	------------------	--------------	------



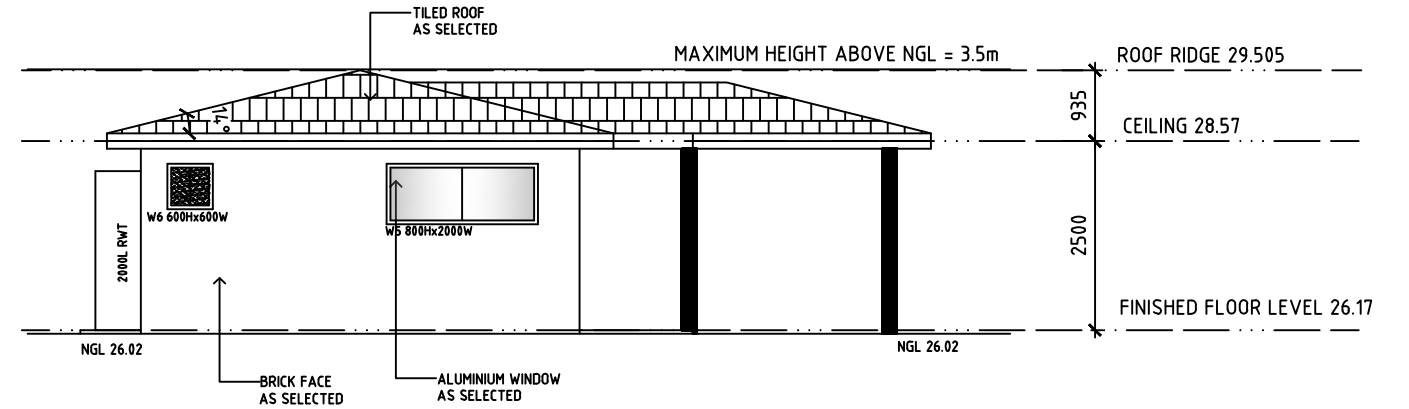
1 EAST ELEVATION (SECONDARY DWELLING)  
SCALE: 1:100 @ A3



3 WEST ELEVATION (SECONDARY DWELLING)  
SCALE: 1:100 @ A3



2 NORTH ELEVATION (SECONDARY DWELLING)  
SCALE: 1:100 @ A3



4 SOUTH ELEVATION (SECONDARY DWELLING)  
SCALE: 1:100 @ A3

1. THIS DRAWING IS THE PROPERTY OF 'ASPIRE DESIGN & ENGINEERING'. IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR TAKE ADVANTAGE OF THE DRAWINGS WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.  
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND RELEVANT SPECIFICATIONS.

LGA: Canterbury Bankstown Council

DESCRIPTION:  
SECONDARY DWELLING

CLIENT:



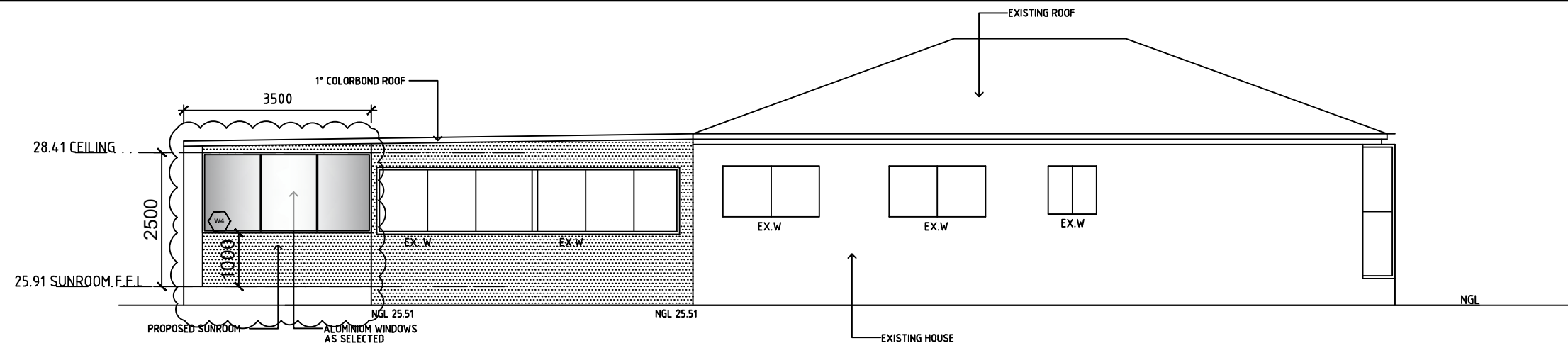
ASPIRE DESIGN &  
ENGINEERING  
ARCHITECTURAL | CONSULTANT |  
ENGINEERING  
329/462 Chapel Rd,  
Bankstown 2200

REV:	DESCRIPTION:	DATE:
A	DA SUBMISSION	11/07/23

SUBJECT SITE:  
13 WALES ST, GREENACRE

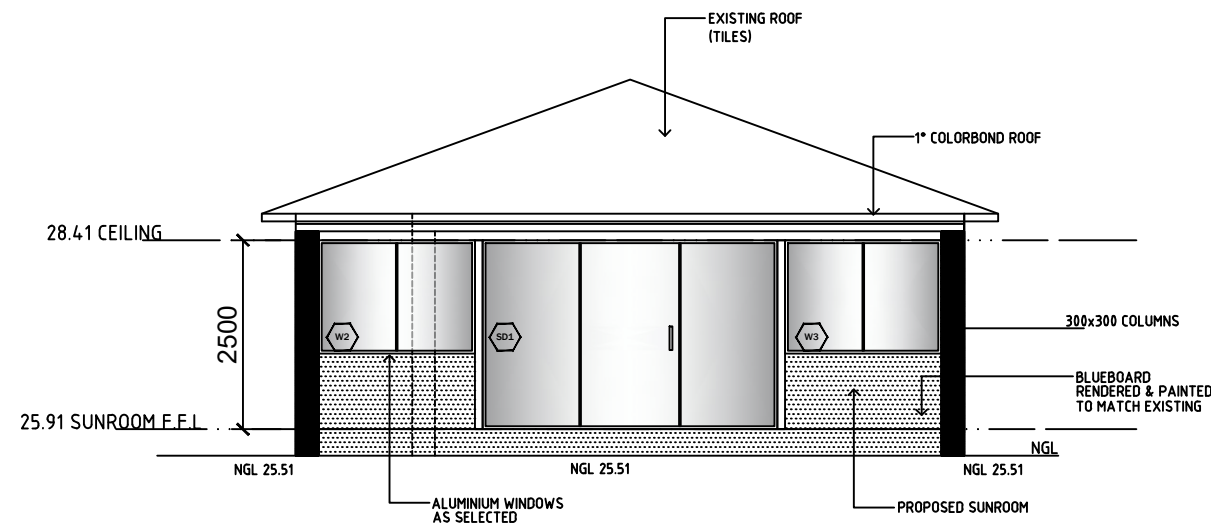
DRAWING  
TITLE: Elevations (Secondary Dwelling)

SCALE/  
SHEET SIZE 1:100 A3 PREPARED:  
I.M. SHEET  
NO. S-04



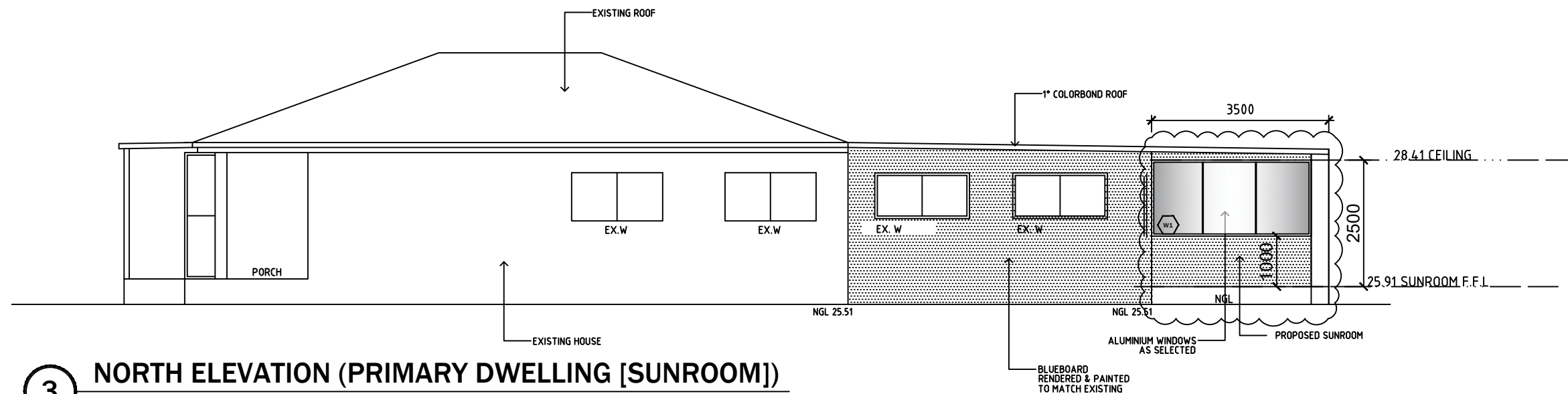
## 1 SOUTH ELEVATION (SECONDARY DWELLING)

SCALE: 1:100 @ A3



## 2 WEST ELEVATION (PRIMARY DWELLING [SUNROOM])

SCALE: 1:100 @ A3



## 3 NORTH ELEVATION (PRIMARY DWELLING [SUNROOM])

SCALE: 1:100 @ A3

1. THIS DRAWING IS THE PROPERTY OF 'ASPIRE DESIGN & ENGINEERING'. IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR TAKE ADVANTAGE OF THE DRAWINGS WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.  
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND RELEVANT SPECIFICATIONS.

LGA: Canterbury Bankstown Council

DESCRIPTION:  
SECONDARY DWELLING

CLIENT:



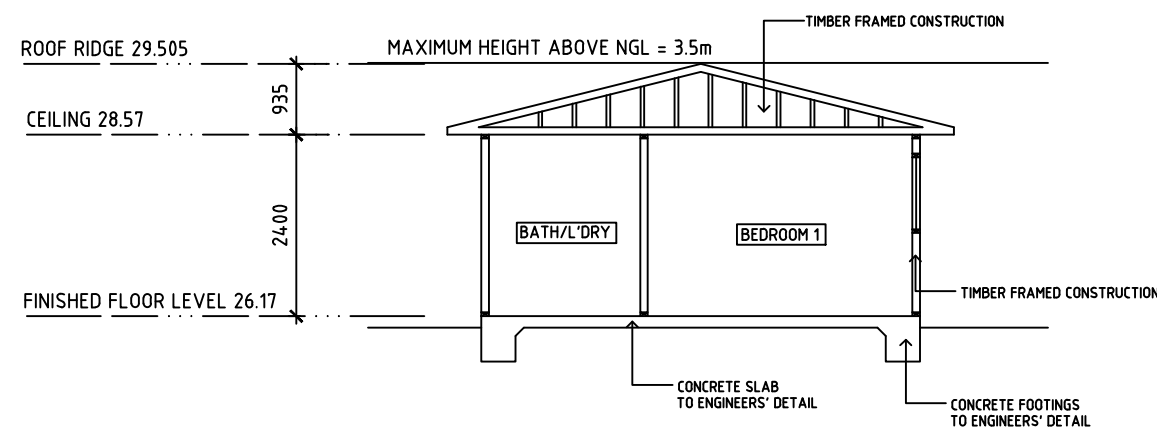
ASPIRE DESIGN & ENGINEERING  
ARCHITECTURAL | CONSULTANT | ENGINEERING  
329/462 Chapel Rd,  
Bankstown 2200

REV:	DESCRIPTION:	DATE:
A	DA SUBMISSION	11/07/23

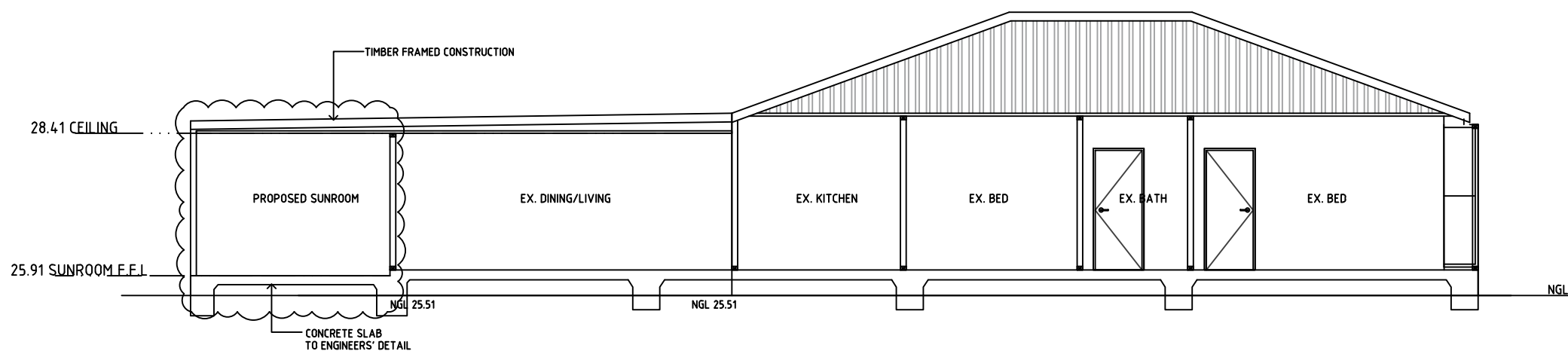
SUBJECT SITE:  
13 WALES ST, GREENACRE

DRAWING TITLE:  
Elevations (Primary Dwelling [sunroom])

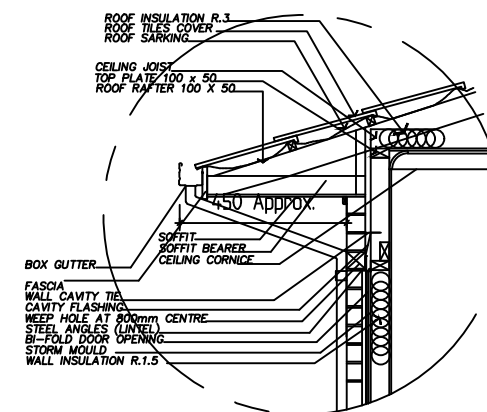
SCALE/SHEET SIZE: 1:100 A3 PREPARED: I.M. SHEET NO.: S-05



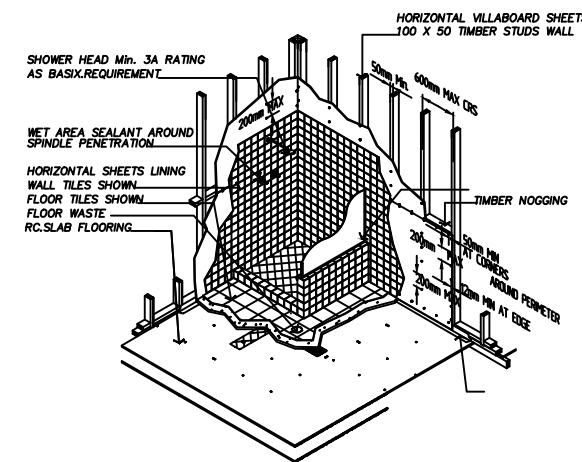
**A SECTION VIEW**  
SCALE: 1:100 @ A3



**B SECTION VIEW**  
SCALE: 1:100 @ A3



**@/-EAVES DETAIL - 1:20**



**@/.DETAIL WET AREA INSTALLATION**

1. THIS DRAWING IS THE PROPERTY OF 'ASPIRE DESIGN & ENGINEERING'. IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR TAKE ADVANTAGE OF THE DRAWINGS WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.  
2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND RELEVANT SPECIFICATIONS.

LGA:	Canterbury Bankstown Council
DESCRIPTION:	SECONDARY DWELLING
CLIENT:	

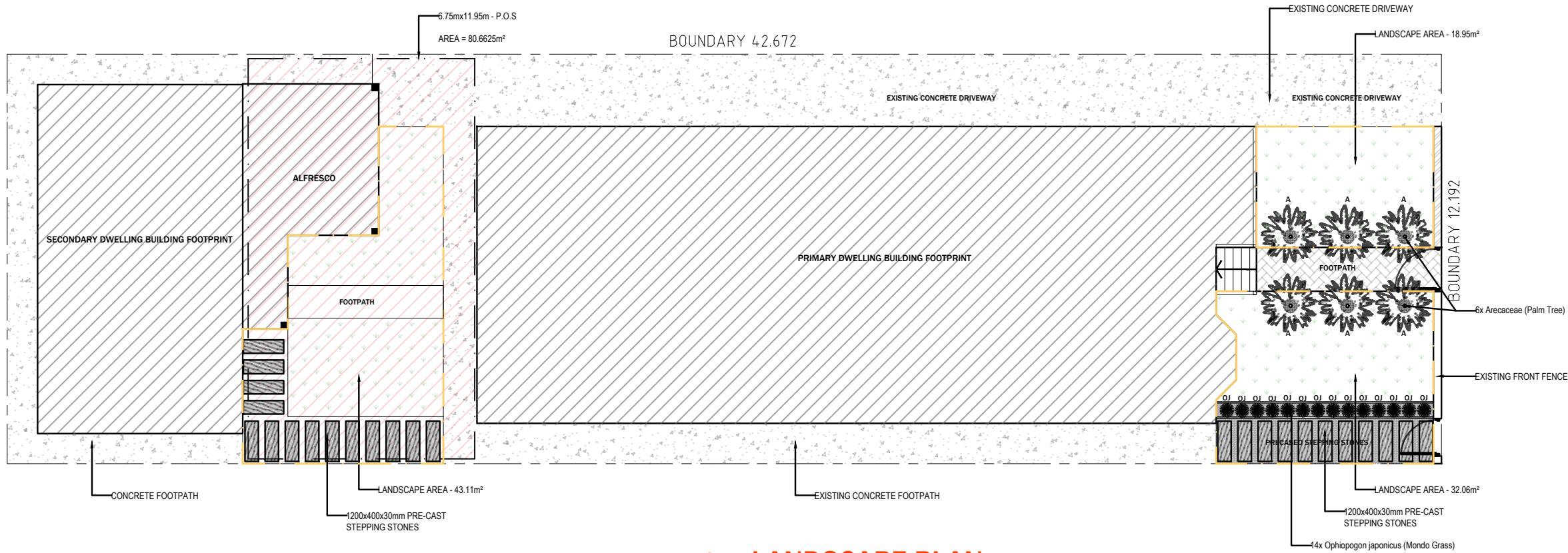


ASPIRE DESIGN & ENGINEERING  
ARCHITECTURAL | CONSULTANT | ENGINEERING  
329/462 Chapel Rd,  
Bankstown 2200

REV:	DESCRIPTION:	DATE:
A	DA SUBMISSION	11/07/23

SUBJECT SITE: 13 WALES ST, GREENACRE	
DRAWING TITLE: Sections	
SCALE/ SHEET SIZE	1:100 A3
PREPARED: I.M.	SHEET NO. S-06





NOTES:

REFER THIS WITH LANDSCAPE SPECIFICATION + DETAILS

PLAN PREPARED IN ACCORDANCE WITH THE LANDSCAPE GUIDELINES OUTLINED IN BANKSTOWN'S CITY COUNCIL'S D.C.P

READ THIS IN CONJUNCTION WITH THE ARCHITECTURAL, SURVEY, STRUCTURAL, HYDRAULIC DRAWINGS AND DETAILS

THE DESIGN AND LOCATION OF LETTER BOXES SHALL BE IN ACCORDANCE WITH AUSTRALIA POST'S REQUIREMENTS FOR 'DELIVERY OF MAIL TO RESIDENTIAL PREMISES' REINSTATE

ALL BOUNDARY FENCING WHERE IN POOR CONDITION 1.8M LAPPED AND CAPPED TIMBER FENCING OR EQUIVALENT POLLUTION CONTRL, EROSION CONTROL AND TREE PROTECTION MEASURES AS DETAILED OR SPECIFIED SHALL BE IN PLACE PRIOR TO CONSTRUCTION & MAINTAINED DURING THE ENTIRE DURATION OF CONSTRUCTION CONCRETE EDGING TO BE PROVIDED BETWEEN TURF AREAS AND GARDEN BEDS.

GARDEN BED/ MULCH

ALL GARDEN BEDS TO BE PROVIDED WITH 300MM GARDEN SOIL MIX.

ALL TURF AREAS ARE TO BE PROVIDED WITH 50MM TURF UNDERLAY SOIL MIX

IRRIGATION TO BE PROVIDED TO GARDEN BEDS LINE TO BE 200MM BELOW FINISHED SURFACE LEVELS PROVIDE ORGANIC MULCH TO PLANTING AREAS (MIN 75MM) AND IN ACCORDANCE WITH AS 4454

LEGEND	
	- RED BARK MULCH
	- TURF
	- COBBLE PAVED SURFACE
	- CONCRETE/ PAVED SURFACE
	- PERMISSIBLE LANDSCAPE AREA
	- P.O.S AREA

RECOMMENDATIONS FOR PLANTING TREES & SHRUBS

- \* IT IS ADVISABLE TO DIG A HOLE APPROXIMATELY TWICE THE SIZE OF THE POT THE PLANT IS IN. THIS WILL GIVE THE PLANTS' ROOTS PLENTY OF ROOM TO SPREAD & DEVELOP.
- \* TO ASSIST THE QUALITY OF SOIL DIG IN ORGANIC MATTER/COMPOST TO A DEPTH OF 200MM (IT IS NOT ADVISABLE TO GO DEEPER THAN THIS AS ORGANIC MATTER HAS TROUBLE BREAKING DOWN BEYOND THIS POINT AND CAN ACTUALLY RETARD PLANT GROWTH). ORGANIC MATTER WILL ENRICH SANDY SOILS & MAKE THEM MORE WATER RETENTIVE. IT WILL ALSO LOOSEN UP CLAY SOILS. BEYOND THIS POINT AND CAN ACTUALLY RETARD PLANT GROWTH). ORGANIC MATTER WILL ENRICH SAND
- \* WHEN PLANTING TREES BE SURE TO PLANT AT EXISTING SOIL LEVEL. IF THE TRUNK IS COVERED WITH SOIL IT MAY ROT. IF THE ROOTS ARE EXPOSED THIS MAY LEAD TO THE DRYING OUT OF THE ROOT BALL.
- \* 'WATERING BOWLS' ASSISTS THE DIRECTION OF WATER ONTO THE ROOT ZONE AND MINIMIZES WASTAGE WHEN WATERING. WATERING BOWLS CAN BE MADE FROM LEFT OVER SOIL WHEN PLANTING.
- \* 'MULCHING AROUND PLANTS', SHRUB & TREES IS VERY EFFICIENT WAY TO KEEP THE ROOT ZONE COOL & MOIST IN SUMMER, HOWEVER KEEP IN MIND THAT MULCH MUST BE KEPT CLEAR OF THE TRUNK AREA AS THIS CAN LEAD COLLAR ROT & INSECT ATTACK.
- \* 'AFTER PLANTING WATER IN WELL & CONTINUE TO WATER ONCE A WEEK (3 TIMES A WEEK ON SUMMER ) UNTIL THE PLANTS IS ESTABLISHED. SEE TYPICAL DETAIL OF PLANTING

NOTE: WATERING PROCEEDURE

- \* WATER IN WELL ADD WEEDING
- \* PRE-INSTALLED WATERING SYSTEM CONNECTED FROM HOSE TAP MAKE SURE THERE IS SPECIAL CONTAINER MIXER FOR WEEDING AGENT OTHERWISE DO IT MANUALLY

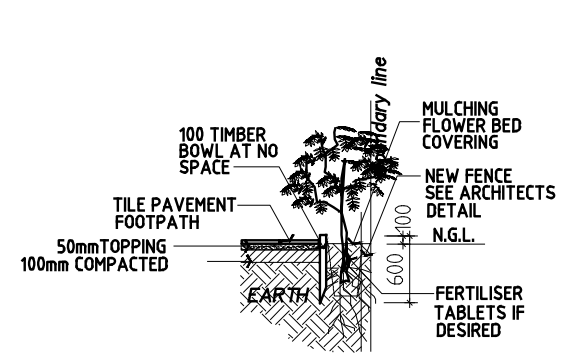
## 1 LANDSCAPE PLAN

SCALE: 1:150 @ A3

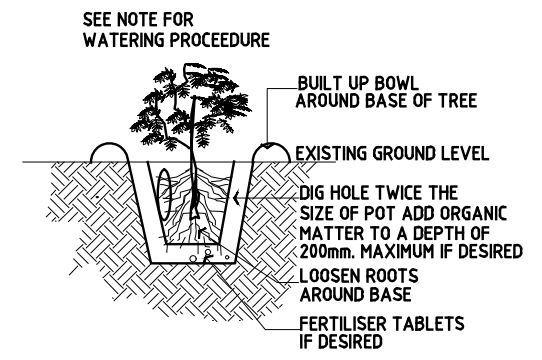
GENERAL NOTES:

- 1/. ALL AREAS WITHIN A DEVELOPMENT NOT OCCUPIED BY BUILDING, DRIVEWAY OR SERVICES AREAS THE LANDSCAPED AREA ALSO INCLUDES ANY BALCONY PLANTERS OR LANDSCAPING OVER CONCRETE SLABS.
- 2/.ALL EXISTING TREES ON THE SITE, ON THE NATURAL STRIP, AND CLOSE TO BOUNDARIES ON NEIGHBORING PROPERTIES SHOULD BE ACCURATELY PLOTTED ON PLANS PRESERVED IN ACCORDANCE WITH COUNCIL'S TREE PRESERVATION ORDER.
- 3/.PROTECTIVE FENCING IS TO REMAIN IN PLACE UNTIL COMPLETION OF ALL BUILDING & HARD LANDSCAPE CONSTRUCTION.
- 4/.CONCRETE PAVING SHOULD BE 20MPA 100MM THICK FOR DRIVEWAYS, & 15MPA 75MM THICK FOR FOOTPATHS,PROVIDED ALL PAVING CONTROL JOINTS AT MAXIMUM 1800MM CENTRES.
- 5/. PAVING LEVELS SHALL BE A MAXIMUM 225MM BELOW SLAB FLOOR LEVELS TO 100MM MINIMUM IN LOCALIZED ARE SUCH AS DOORWAYS, & PROVIDED WITH 1:20 FALLS AWAY FROM THE BUILDING OTHER PAVING SHOULD BE USED WITH LENDING AUTHORITY APPROVAL.
- 6/.PROVIDED METAL, TIMBER OR MASONRY FENCING & GATES TO FRONT BOUNDARY INKEEPING WITH THAT ERECTED IN THE LOCALITY, PROVIDED SIDE & REAR BOUNDARY FENCING TO ENSURE PRIVACY & SAFETY.
- 7/.PROVIDED EXTERNAL LIGHTING FROM THE DWELLING TO ILLUMINATE THE ENTRANCE PATH & FRONT DOOR, REAR DOOR. PROVIDED CLOTHES DRYING LINE WITH PAVING FROM LAUNDRY TO CLOTHES-LINE.
- 8/.PROVIDE A TAP STAND & GULLY TO THE FRONT & REAR OF THE DWELLING WHERE REQUIRED FIXED TO THE EXTERNAL WALL.
- 9/. ALL LANDSCAPE WORKS ARE TO INCLUDE PROVISION FOR ADEQUATE DRAINAGE INCLUDING COLLECTION OR DISPERSAL OF STORM WATER RUN-OFF, PREVENTION OF PONDING OF WATER ON PAVEMENTS OR DISCHARGE OF RUN-OFF ONTO ADJOINING PROPERTY OR PUBLIC AREAS, WHERE POSSIBLE WATER SHOULD DRAIN TO PLANTING BEDS & LAWN AREAS AS A BASIC WATER CONSERVING STRATEGY.
- 10/.ALL LANDSCAPE CONSTRUCTION BE CARRIED OUT BY A QUALIFIED LANDSCAPE CONTRACTOR TO ENSURE THAT A SATISFACTORY STANDARD OF LANDSCAPING IS ACHIEVED.

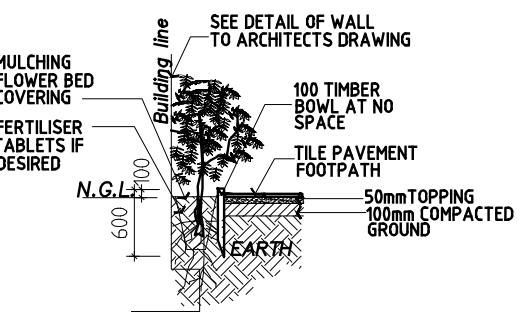
SYMBOL	PLANT NAME	CONTAINER SIZE (min)	QUANTITY	MATURITY HT/SPREAD
A	Arecaceae (Palm Tree)	75 Litre	6	8m - 2m
OJ	Ophiopogon japonicus (Mondo Grass)	2 Litre	14	0.5m-0.3m
TURF	SOFT LEAF BUFFALO	AS SHOWN		AS SHOWN



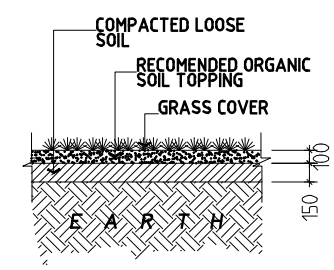
SHRUB DETAILS AT BOUNDARY LINE



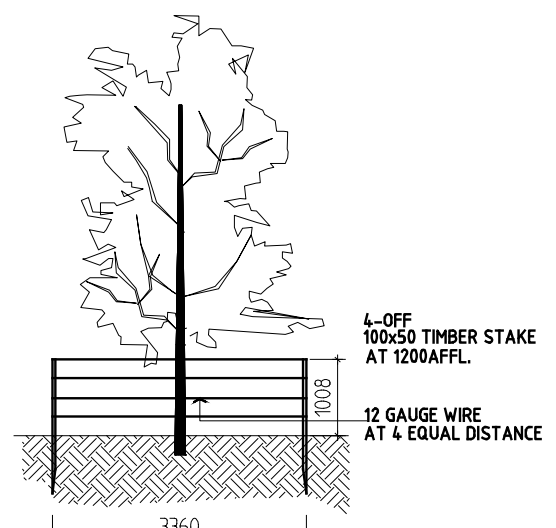
TYPICAL PLANTING PROCEEDURE DETAIL



SHRUB DETAILS AT BUILDING LINE



TYPICAL GRASS PLANTING DETAIL



TREE DETAILS

1. THIS DRAWING IS THE PROPERTY OF 'ASPIRE DESIGN & ENGINEERING'. IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR TAKE ADVANTAGE OF THE DRAWINGS WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND RELEVANT SPECIFICATIONS.

LGA: Canterbury Bankstown Council

DESCRIPTION: SECONDARY DWELLING

CLIENT:



ASPIRE DESIGN & ENGINEERING

ARCHITECTURAL | CONSULTANT | ENGINEERING

329/462 Chapel Rd, Bankstown 2200

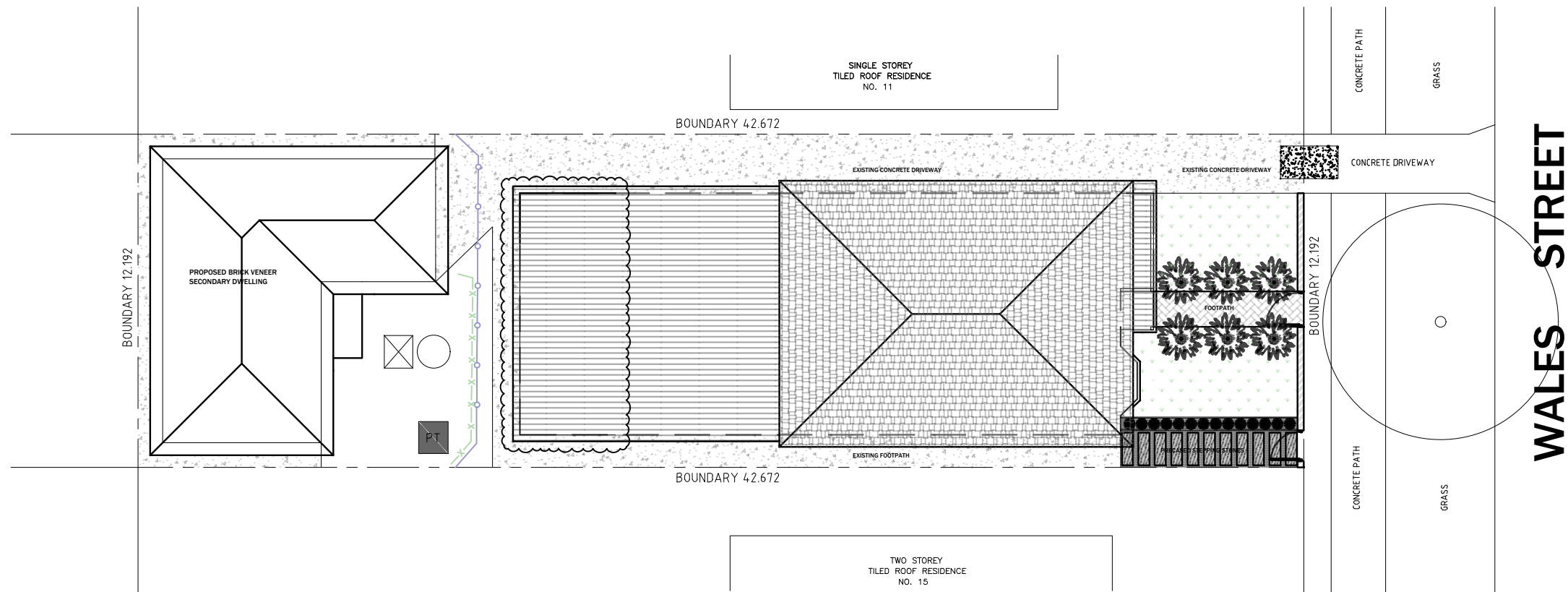
REV:	DESCRIPTION:	DATE:
A	DA SUBMISSION	11/07/23

SUBJECT SITE: 13 WALES ST, GREENACRE

DRAWING TITLE: Landscape Plan

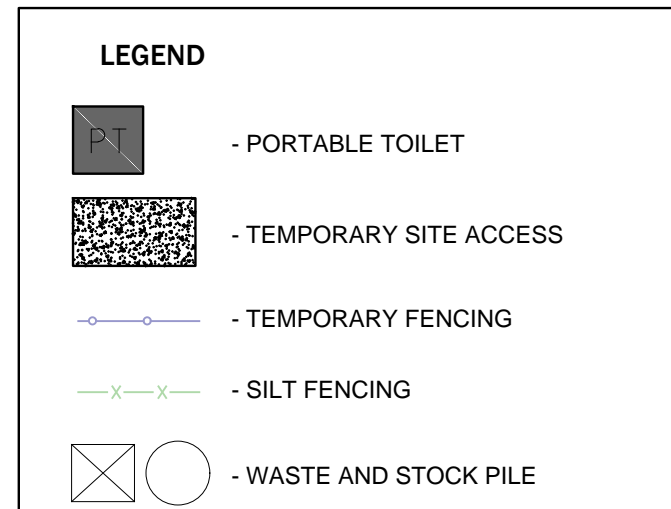
SCALE/ SHEET SIZE: 1:100 A3 PREPARED: J.M. SHEET NO.: S-07





# 1 EROSION AND SEDIMENT CONTROL PLAN

SCALE: 1:200 @ A3



## SILT FENCES

- FILTERS SILT FROM LOW TO MEDIUM FLOWS OF SURFACE WATER ON GENTLY SLOPING OR STEEP UNEVEN TERRAIN.
- CONSIST OF A FILTER FABRIC ('GEOTEXTILE FILLER'), ATTACHED TO A STEEL WIRE OR CABLE, WHICH IS SUPPORTED ON 900mm LONG STEEL OR WOODEN POSTS AT 2.5-3m CENTRES.
- THE LOWER END OF THE FABRIC IS EMBEDDED INTO THE GROUND, AS SHOWN IN FIGURE 1.
- GENERALLY FOLLOW THE CONTOURS OF THE LAND.

## EROSION CONTROL NOTES:

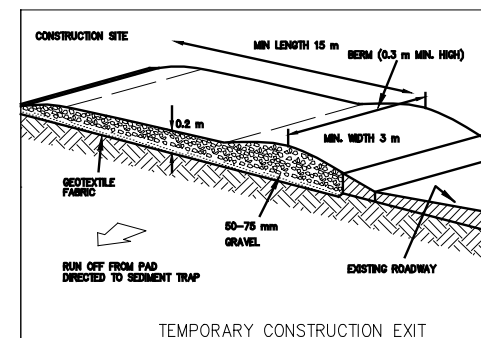
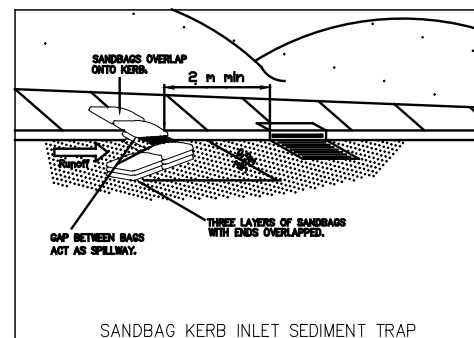
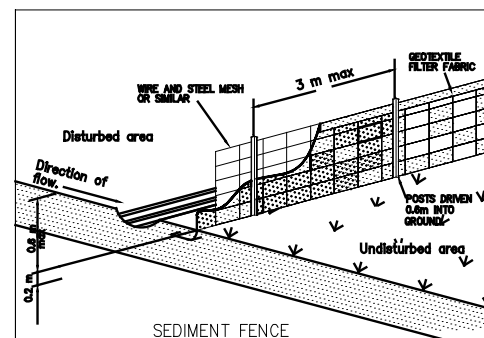
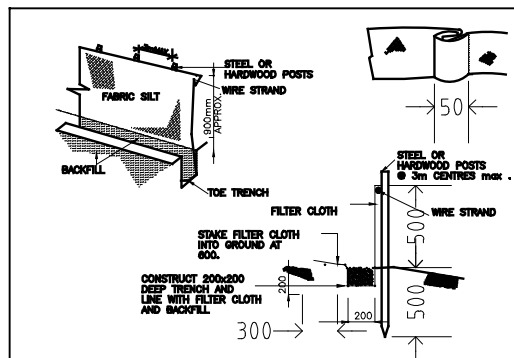
1. ALL ERSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE AND TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
3. TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AND TO BE KEPT CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATH TO BE SWEEPED DAILY.
6. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE.

## SILTATION MANAGEMENT PROCEDURE

1. ERECT SILT FENCE & GRAVEL DRAIN
2. DEMOLISH EXISTING BUILDING
3. EXCAVATE BASEMENT AND PLACETEMPORARY PUMPOUT SEDIMENT PIT
4. FINISH CONSTRUCTION
5. SILT FENCE AND GRAVEL DRAIN ARE NOT TO BE REMOVED UNTIL CONSTRUCTION IS COMPLETE ANDGARDEN HAS BEEN FULLY

RE-VEGETATED.

## SEDIMENT CONTROL MEASURES



1. THIS DRAWING IS THE PROPERTY OF 'ASPIRE DESIGN & ENGINEERING'. IT MAY NOT BE REPRODUCED IN WHOLE OR PART OR TAKE ADVANTAGE OF THE DRAWINGS WITHOUT THE EXPRESS PERMISSION OF THE COPYRIGHT HOLDERS.

2. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH ALL RELEVANT ARCHITECT'S, SERVICE ENGINEER'S AND RELEVANT SPECIFICATIONS.

LG: Canterbury Bankstown Council

DESCRIPTION: SECONDARY DWELLING

CLIENT:



ASPIRE DESIGN & ENGINEERING  
ARCHITECTURAL | CONSULTANT | ENGINEERING  
329/462 Chapel Rd,  
Bankstown 2200

REV:	DESCRIPTION:	DATE:
A	DA SUBMISSION	11/07/23

SUBJECT SITE:  
13 WALES ST, GREENACRE

DRAWING TITLE:  
Erosion and Sediment Control Plan

SCALE/ SHEET SIZE: 1:100 A3 PREPARED: I.M. SHEET NO.: S-08