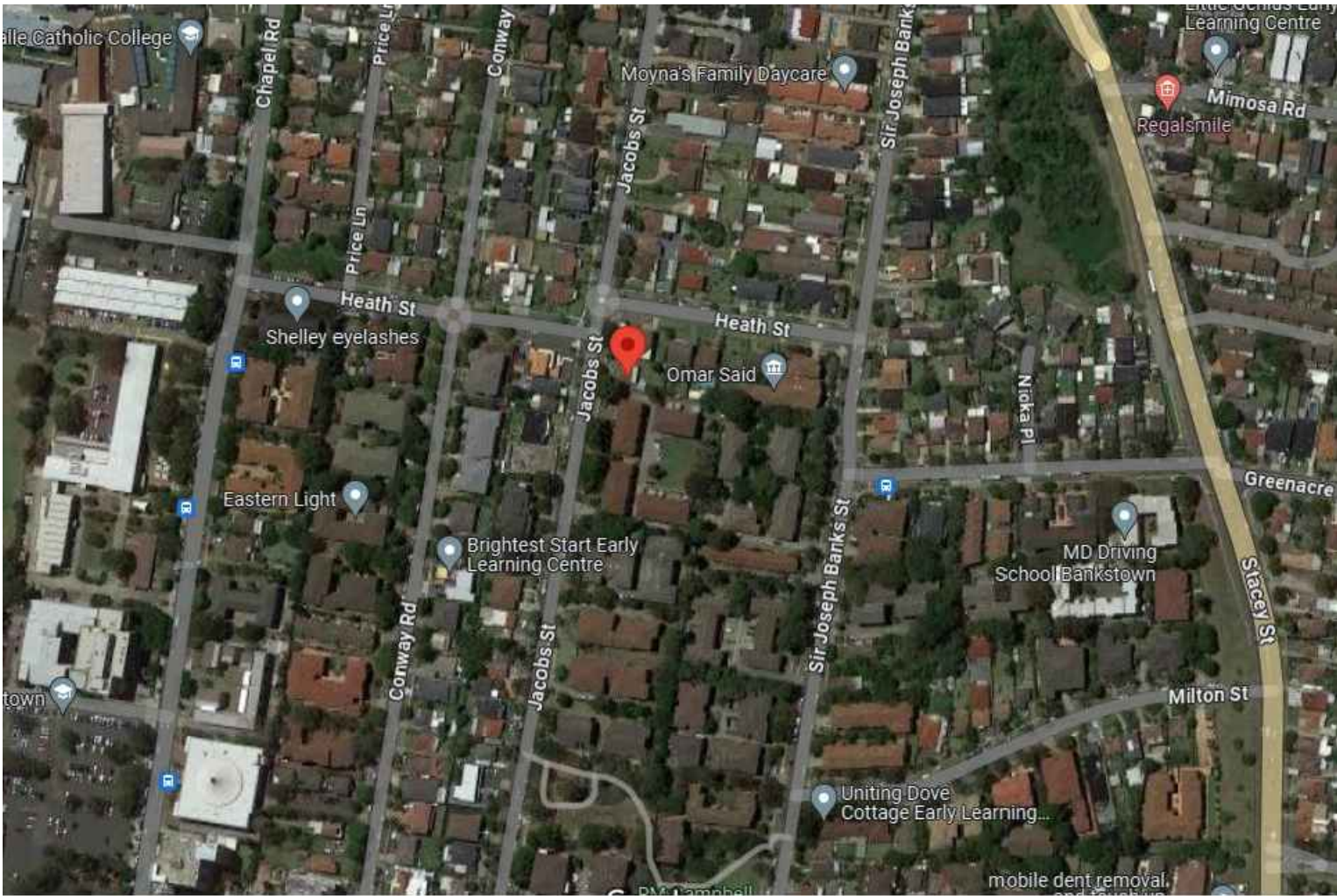


PROPOSED SECONDARY DWELLING AT 67 JACOBS Street BANKSTOWN

LOCATION MAP

DRAWING LIST

- A00 - DRAWING LIST, LOCATION PLAN
- A01 - SITE PLAN
- A02 - PROPOSED GROUND FLOOR PLAN
- A03 - PROPOSED DEMOLITION PLAN
- A04 - PROPOSED ROOF PLAN
- A05 - PROPOSED WEST & EAST ELEVATIONS
- A06 - PROPOSED NORTH, SOUTH & SECTION
- A07 - PROPOSED NOTIFICATION
- A08 - PROPOSED LANDSCAPE CALCULATION PLAN
- A09 - PROPOSED SEDIMENTS & SITE ANALYSIS
- A10 - PROPOSED Schedule OF FINISHES



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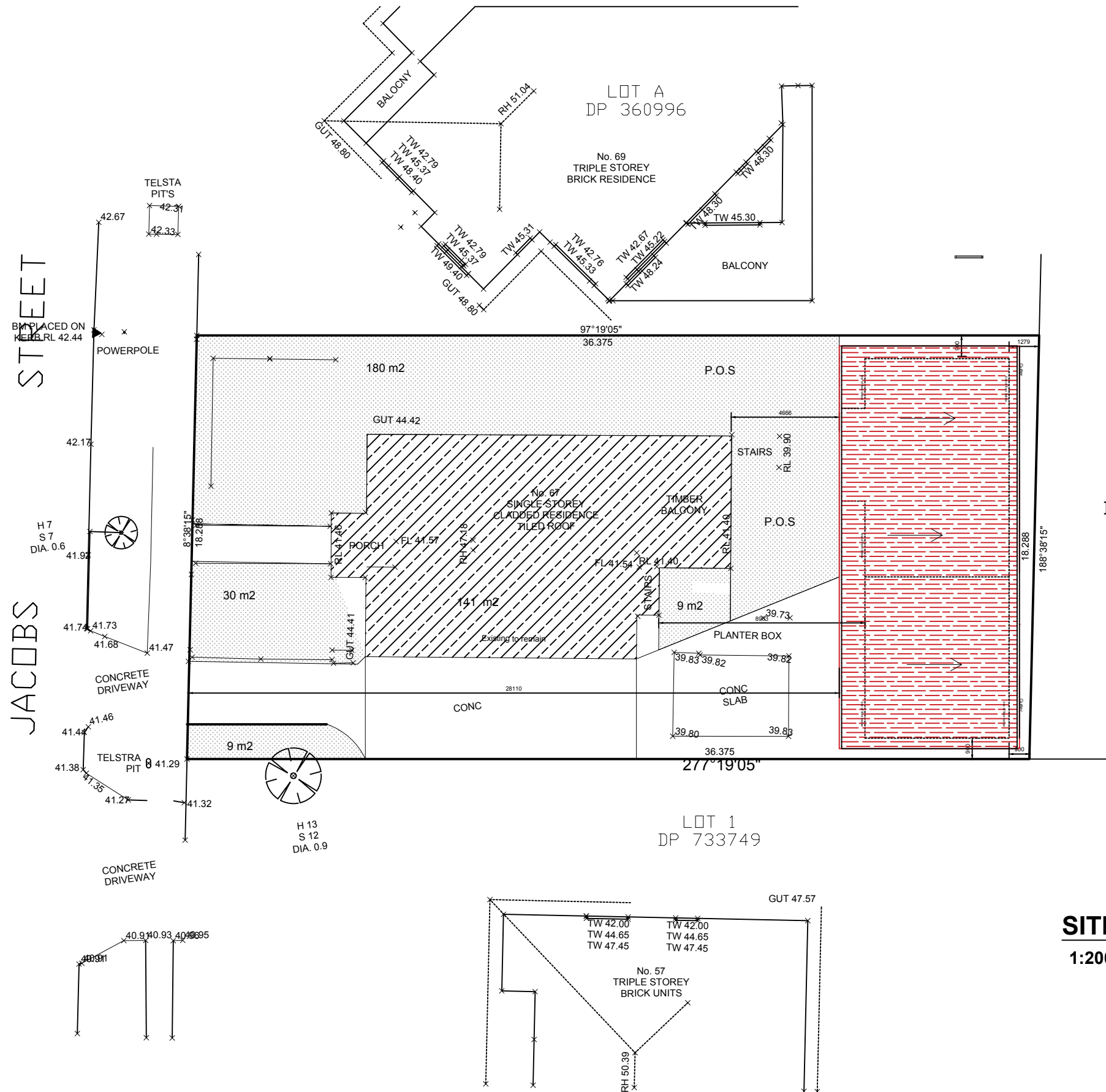
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REV	DATE	DESCRIPTION	BY
A	22-01-24	DA DRAWING	A.E

PROPOSED SECONDARY DWELLING
67 JACOBS STREET, BANKSTOWN

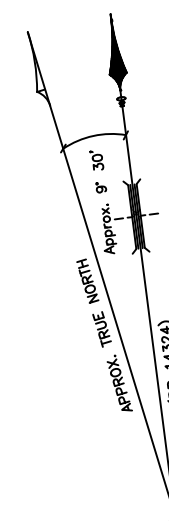
GENERAL NOTES

JOB NUMBER:	DWG NUMBER:
DESIGNED BY:	DATE:
A.E	22.01.24
DRAWN BY:	SCALE:
A.E	AS SHOWN



AREA CALCULATIONS		
DESCRIPTION	AREA	COMMENTS
TOTAL EXISTING AREA	141 m²	
SHED	5 m²	To be removed
Secondary DWELLING	MAX 60 m²	60 m²
P.O.S	80 m2	
TOTAL SITE AREA	665 m²	>450 m2
TOTAL GFA	141+60 m2	
LANDSCAPE CALCS	Retain existing	
PROPOSED AREA	Not required	

SITE PLAN
1:200



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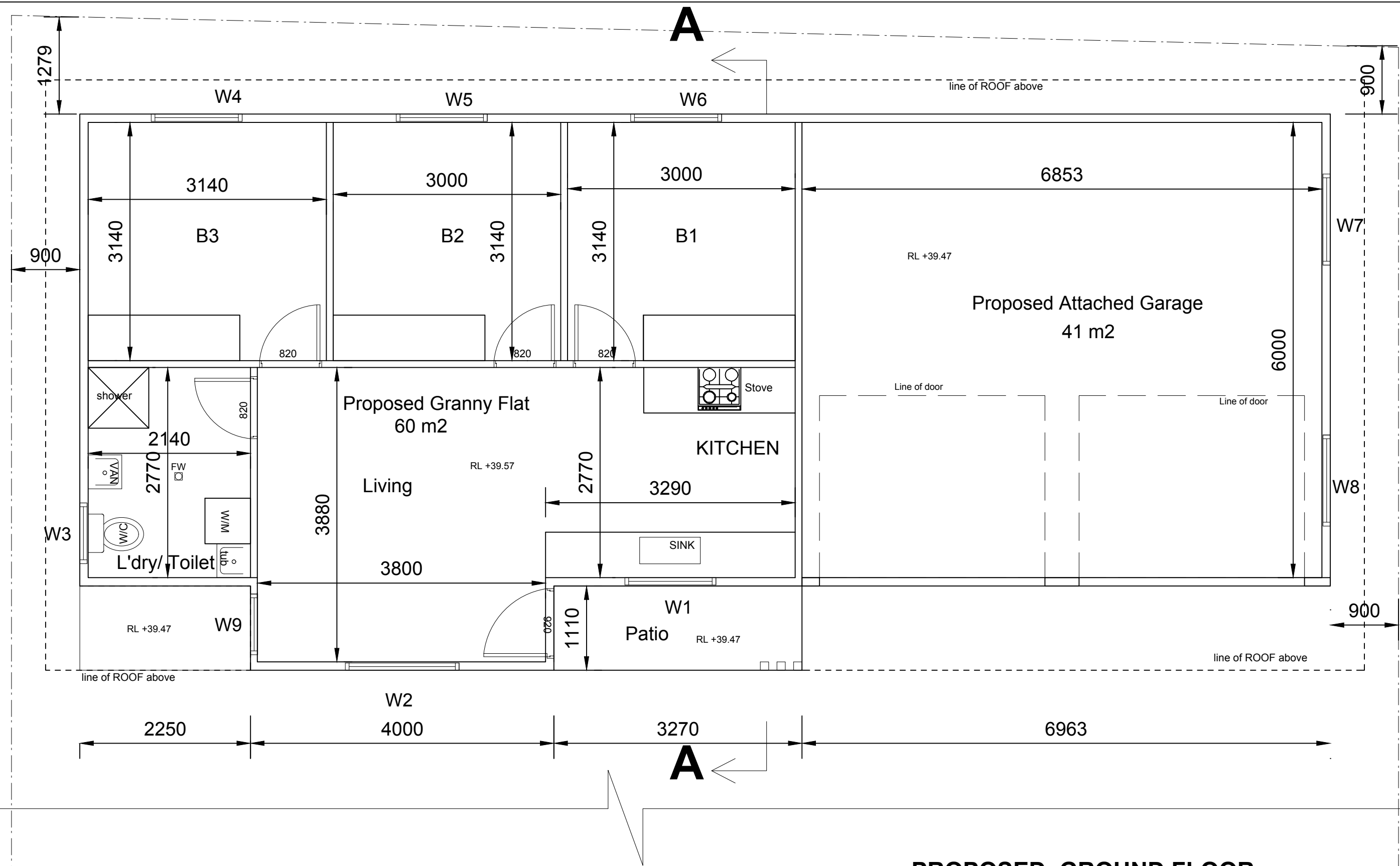
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PROPOSED SECONDARY DWELLING
67 JACOBS STREET, BANKSTOWN

GENERAL NOTES

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DESIGNED BY:	DATE:
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PROPOSED GROUND FLOOR
1:50 @ A3



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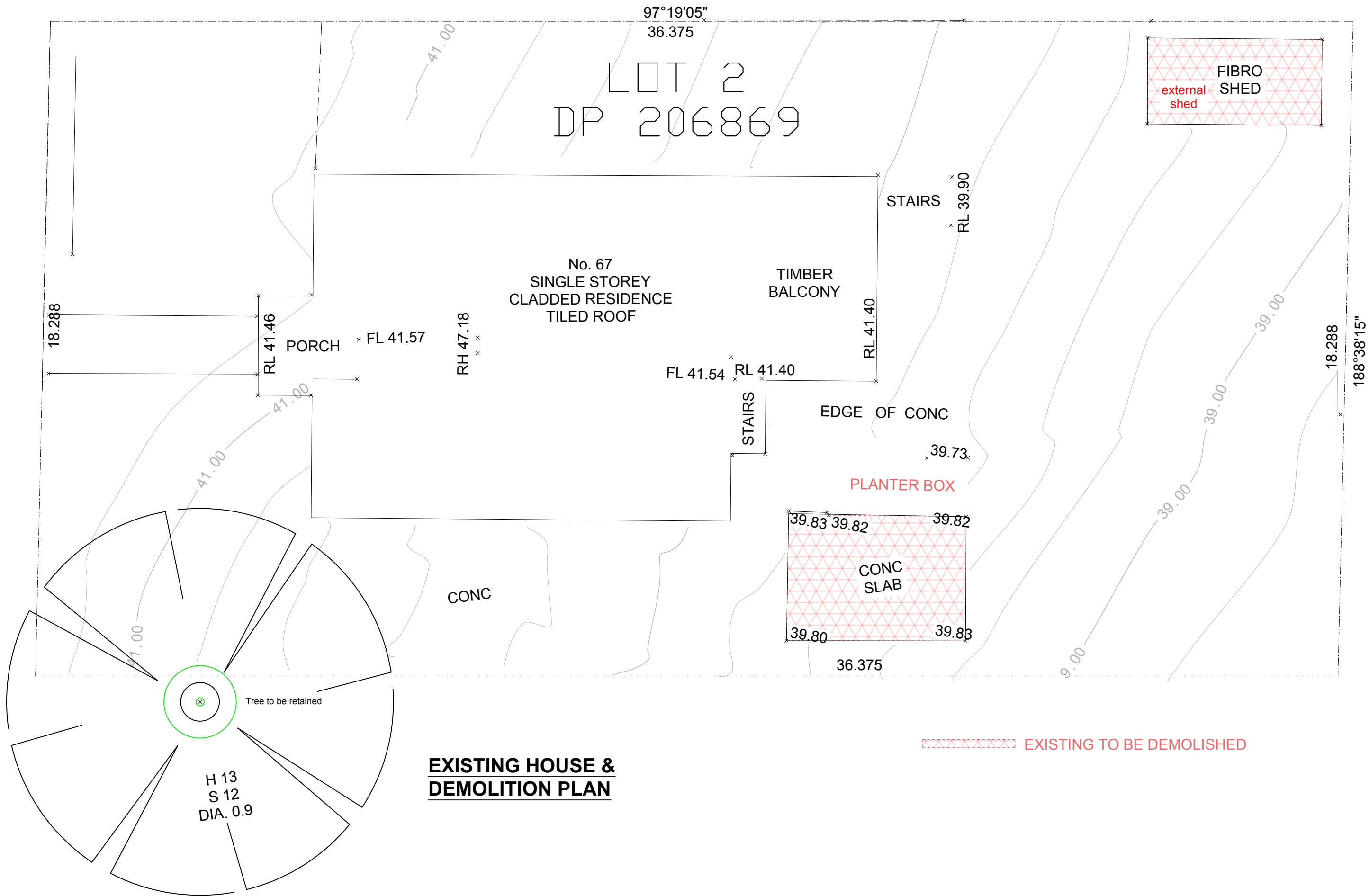


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PROPOSED SECONDARY DWELLING 67 JACOBS STREET, BANKSTOWN	GENERAL NOTES
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JOB NUMBER:	DWG NUMBER:
DESIGNED BY:	DATE:
DRAWN BY:	SCALE:



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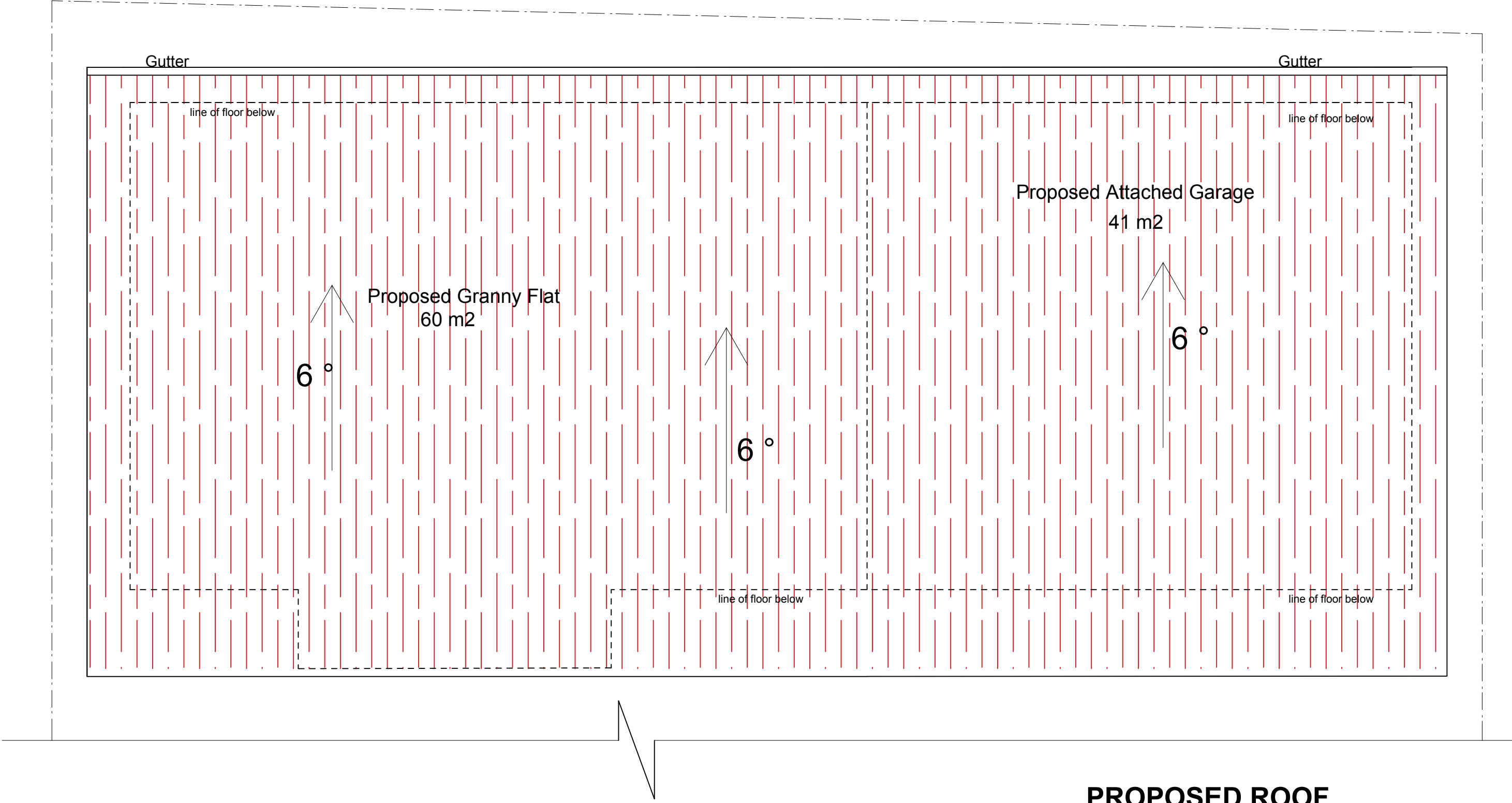
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PROPOSED SECONDARY DWELLING
67 JACOBS STREET, BANKSTOWN

GENERAL NOTES

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DESIGNED BY: A.E	A-03 DATE: 22.01.24
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PROPOSED ROOF
1:50



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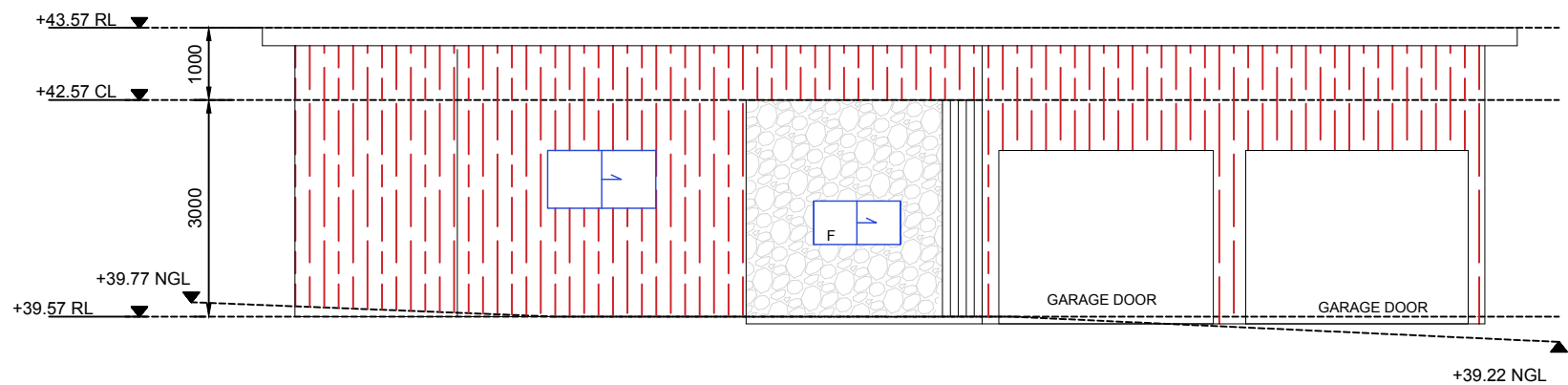
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REV	DATE	DESCRIPTION		BY	

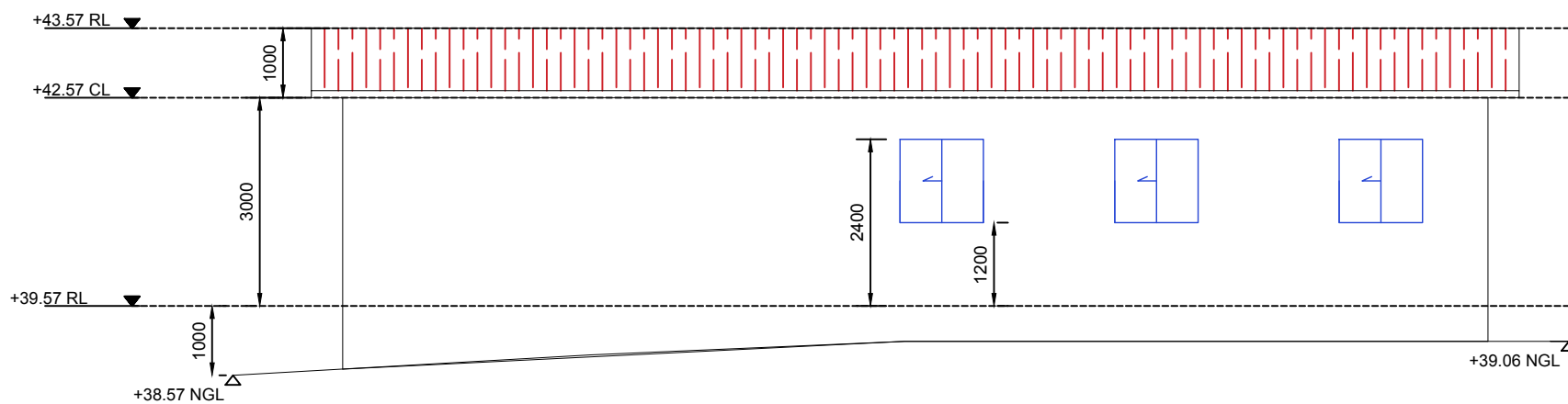
PROPOSED SECONDARY DWELLING
67 JACOBS STREET, BANKSTOWN

GENERAL NOTES

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	A-04	
DESIGNED BY:	DATE:	
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WEST ELEVATION



EAST ELEVATION



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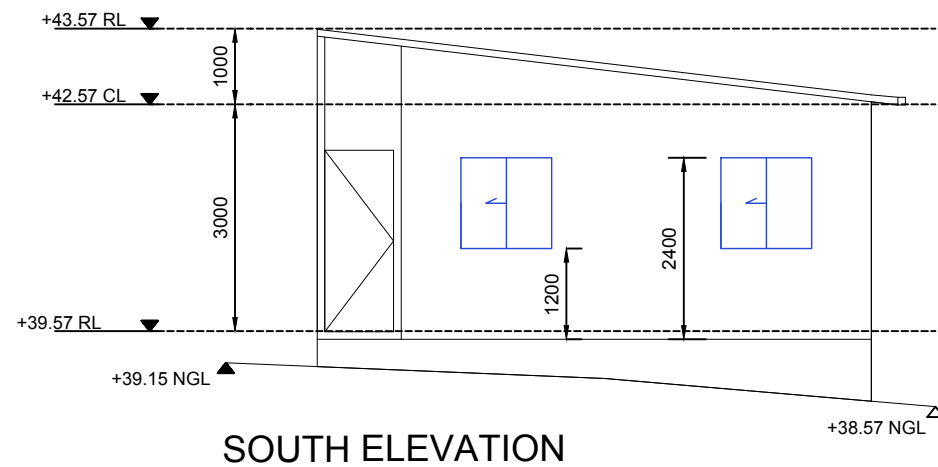
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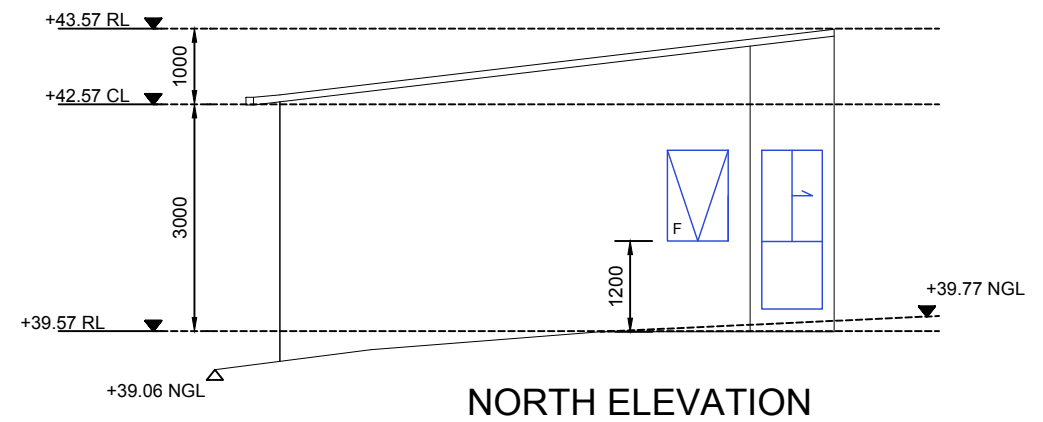
PROPOSED SECONDARY DWELLING
67 JACOBS STREET, BANKSTOWN

GENERAL NOTES

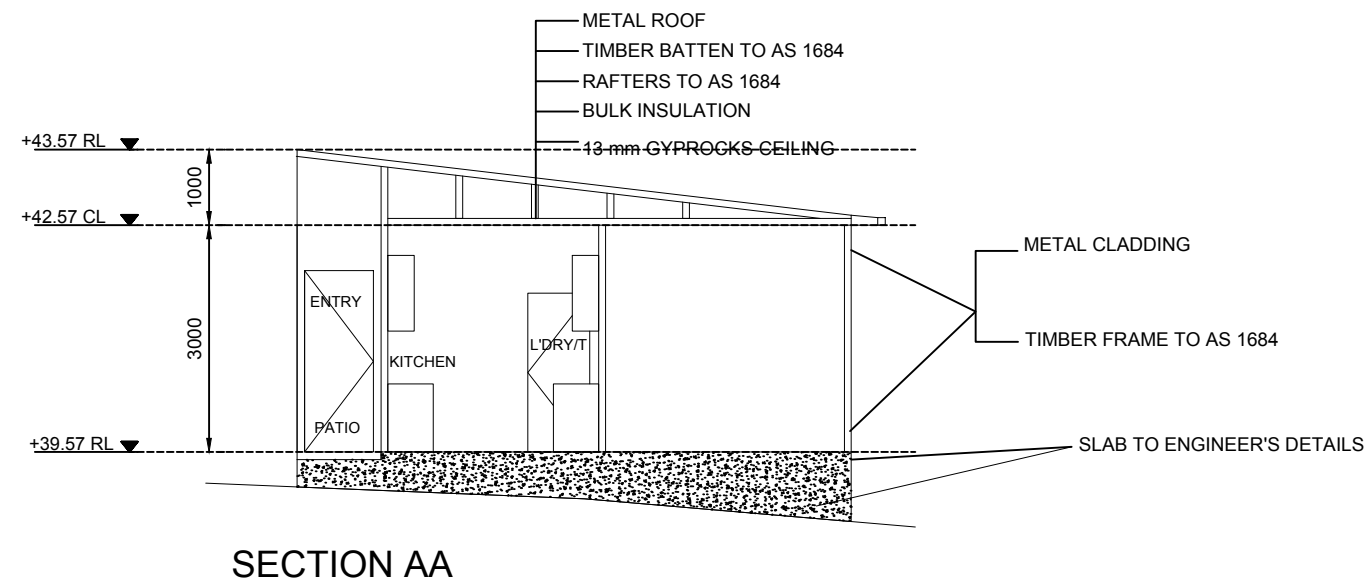
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DESIGNED BY:	DATE:
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SOUTH ELEVATION



NORTH ELEVATION



SECTION AA

GROUND FLOOR WINDOWS

WINDOW NO	WIDTH	HEIGHT	SILL	AREA (m2)	TYPE
W1	1200	600	1000	0.72	Standard Aluminium, single frosted
W2	1500	800	1500	1.2	Standard Aluminium, single clear
W3	800	1200	1200	0.96	Standard Aluminium, single frosted
W4/5/6/7/8	1200	1200	1200	1.44= 7.2	Standard Aluminium, single clear
W9	800	2100	300	1.68	Standard Aluminium, single clear
TOTAL AREA				11.76 m2	



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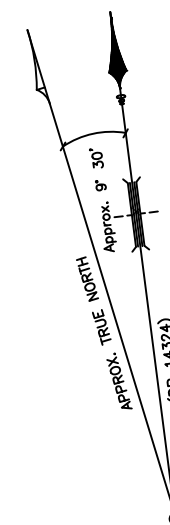
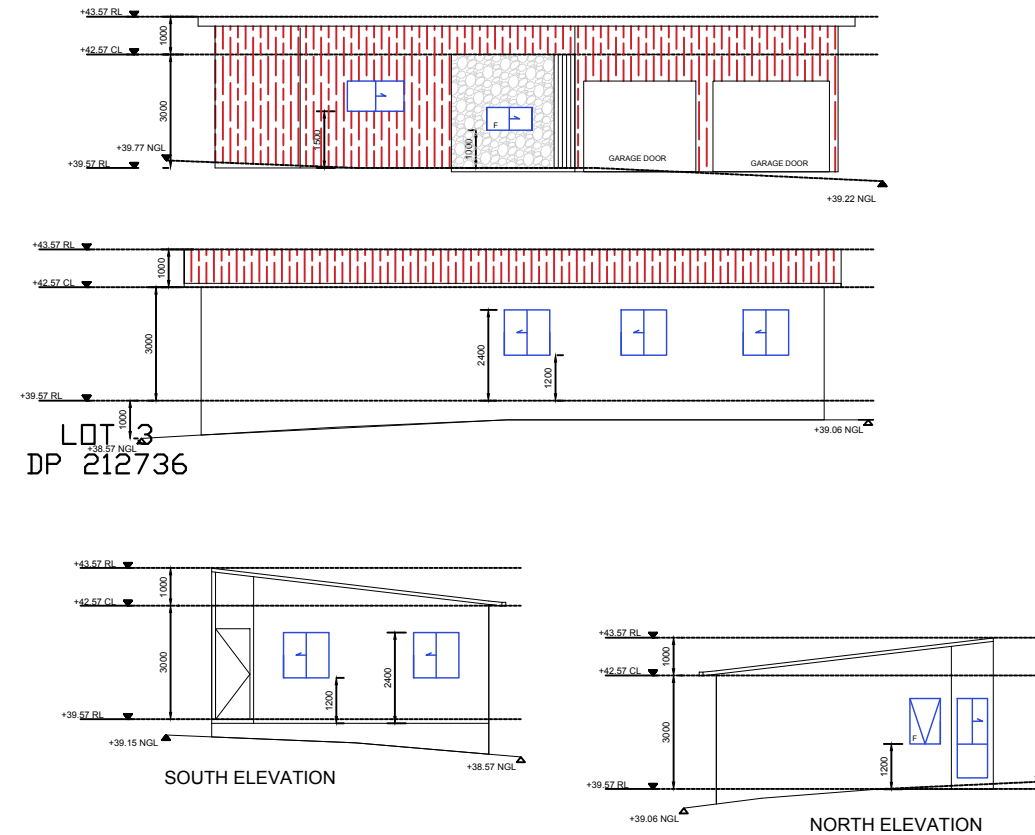
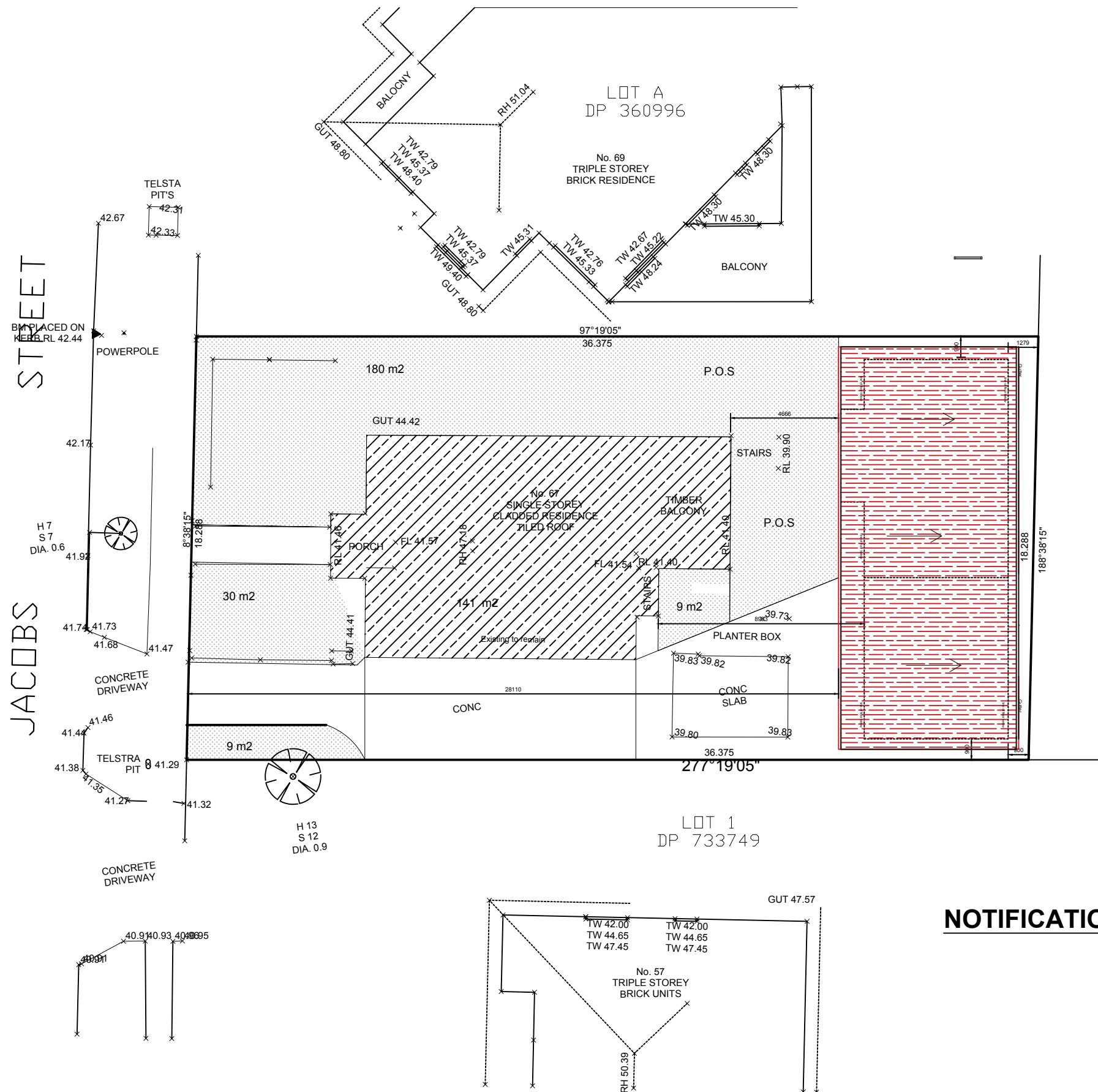
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PROPOSED SECONDARY DWELLING
67 JACOBS STREET, BANKSTOWN

GENERAL NOTES

JOB NUMBER:	DWG NUMBER:
	A-06
DESIGNED BY:	DATE:
A.E	22.01.24
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NOTIFICATION PLAN



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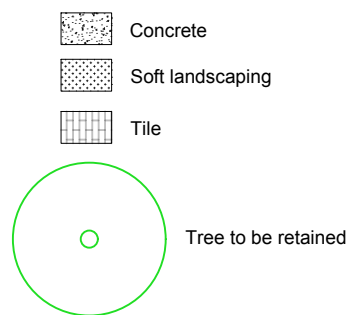
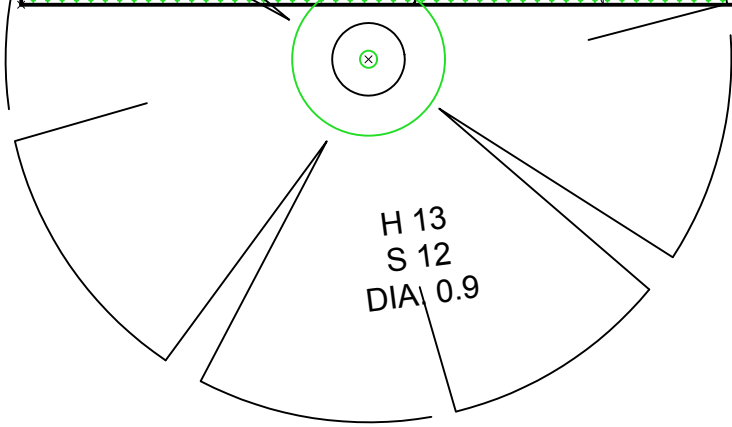
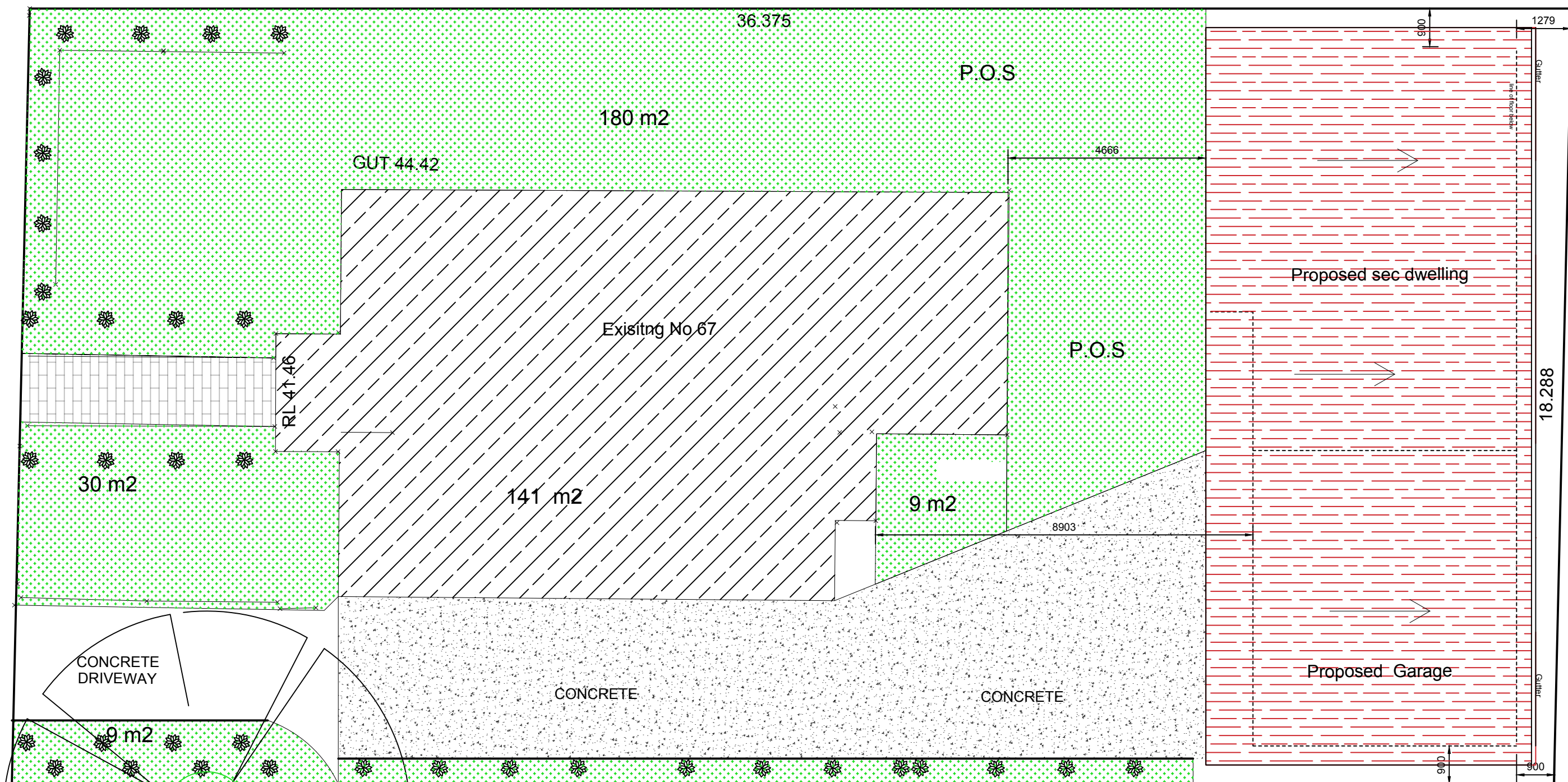
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67 JACOBS STREET, BANKSTOWN

GENERAL NOTES

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LANDSCAPE CALCS		
RETAINED AREA	228 m2	

LANDSCAPE CALCULATION
1:100



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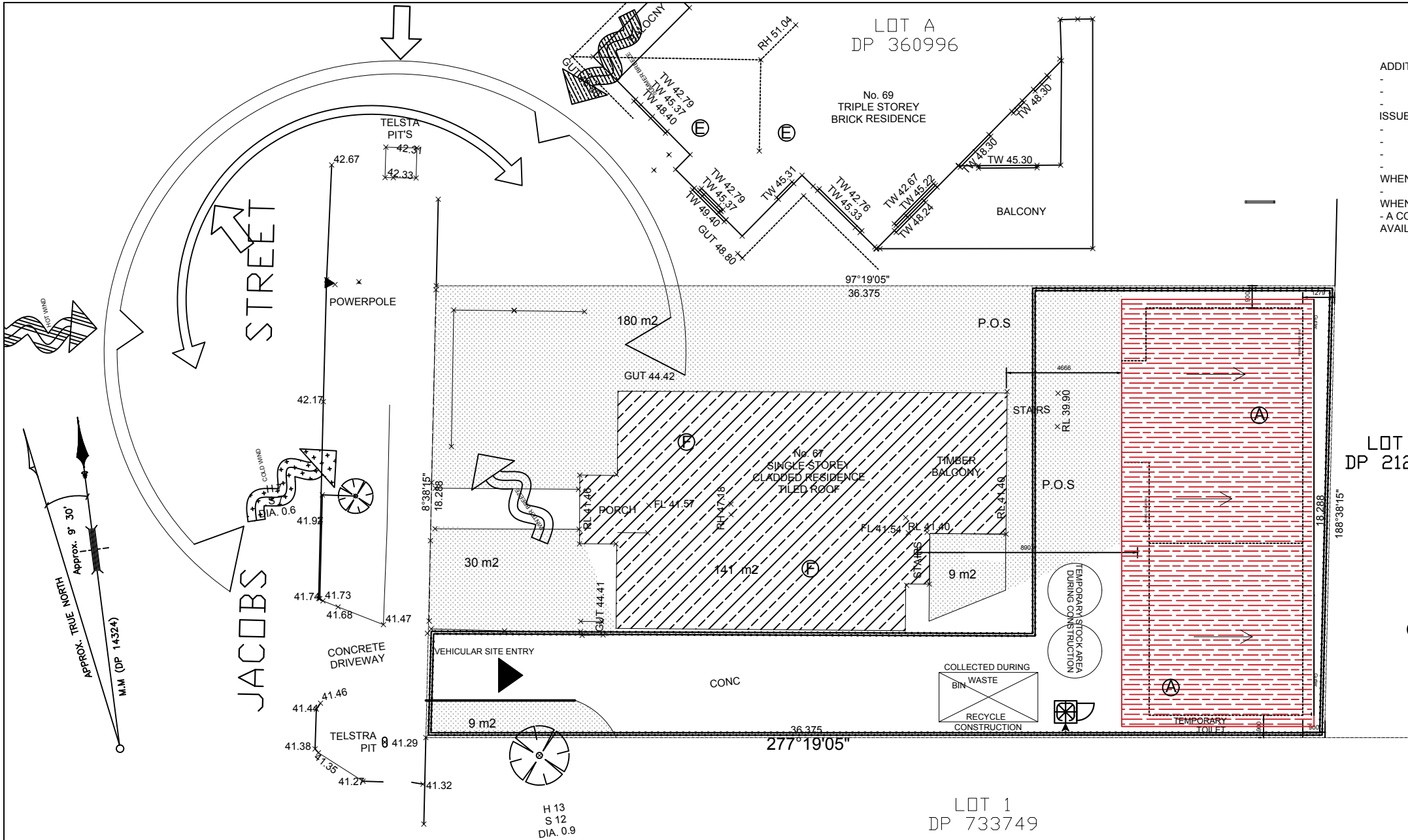
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PROPOSED SECONDARY DWELLING
67 JACOBS STREET, BANKSTOWN

GENERAL NOTES

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DESIGNED BY:	DATE:
DRAWN BY:	SCALE:



- ADDITIONAL NOTES:
- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE BCA AND AUSTRALIAN STANDARDS
 - ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED PLANS
 - ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE CONDITIONS OF THE DA APPROVAL ISSUED BY COUNCIL
 - ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE APPROVED BASIX CERTIFICATE
 - ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE STRUCTURAL PLANS PROVIDED
 - ANY MISUNDERSTANDING OR ERRORS IN THE PLAN SHALL BE REPORTED
 - A COPY OF THE APPROVED DA PLANS SHALL BE KEPT ON SITE AT ALL TIMES, AND MADE AVAILABLE WHEN REQUESTED
 - A COPY OF THE APPROVED CC PLANS SHALL BE KEPT ON SITE AT ALL TIMES, AND MADE AVAILABLE WHEN REQUESTED
 - A COPY OF THE APPROVED BASIX CERTIFICATE SHALL BE KEPT ON SITE AT ALL TIMES, AND MADE AVAILABLE WHEN REQUESTED

CONSTRUCTION NOTES:

- SEDIMENT FENCE:
1. CONSTRUCT SEDIMENT FENCES AS CLOSE AS POSSIBLE TO BEING PARALLEL TO CONTOURS OF SITE, BUT WITH SMALL RETURNS AS SHOWN IN THE DRAWING TO LIMIT THE CATCHMENT AREA OF ANY ONE SECTION. THE CATCHMENT AREA SHOULD BE SMALL ENOUGH TO LIMIT WATER FLOW IF CONCENTRATED AT ONE POINT TO 50 LITRES PER SECOND IN THE DESIGN STORM EVENT, USUALLY THE 10-YEAR EVENT.
 2. CUT A 150-mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
 3. DRIVE 1.5 METRES LONG STAR PICKETS INTO GROUND AT 2.5 METRES INTERVALS (MAX) AT THE DOWNSLOPE EDGE OF THE TRENCH. ENSURE ANY STAR PICKETS ARE FITTED WITH SAFETY CAPS.
 4. FIX SELF-SUPPORTING GEOTEXTILE TO THE UPSLOPE SIDE OF THE POSTS ENSURING IT GOES TO THE BASE OF THE TRENCH. FIX THE GEOTEXTILE WITH WIRE TIES OR AS RECOMMENDED BY MANUFACTURER. ONLY USE GEOTEXTILE SPECIFICALLY PRODUCED FOR SEDIMENT FENCING. THE USE OF SHADE CLOTH FOR THIS PURPOSE IS NOT SATISFACTORY.
 5. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH A 150-mm OVERLAP.
 6. BACKFILL THE TRENCH OVER THE BASE OF THE FABRIC AND COMPACT IT THOROUGHLY OVER THE GEOTEXTILE.
- STRAW BALE FILTER:
1. CONSTRUCT THE STRAW BALE FILTER AS CLOSE AS POSSIBLE TO BEING PARALLEL TO THE CONTOURS OF THE SITE.
 2. PLACE BALES LENGTHWISE IN A ROW WITH ENDS TIGHTLY ABUTTING. USE STRAW TO FILL ANY GAPS BETWEEN BALES. STRAWS ARE TO BE PLACED PARALLEL TO GROUND.
 3. ENSURE THAT THE MAXIMUM HEIGHT OF THE FILTER IS ONE BALE.
 4. EMBED EACH BALE IN THE GROUND 75mm TO 100mm AND ANCHOR WITH TWO 1.2 METRES STAR PICKETS OR STAKES. ANGLE THE FIRST STAR PICKET OR STAKE IN EACH BALE TOWARDS THE PREVIOUSLY LAID BALE. DRIVE THEM 600mm INTO THE GROUND AND IF POSSIBLE FLUSH WITH THE TOP OF THE BALES. WHERE STAR PICKETS ARE USED AND THEY PROTRUDE ABOVE THE BALES, ENSURE THEY ARE FITTED WITH SAFETY CAPS.
 5. WHERE A STRAW BALE FILTER IS CONSTRUCTED DOWNSLOPE FROM A DISTURBED BATTER, ENSURE THE BALES ARE PLACED 1 TO 2 METRES DOWNSLOPE FROM THE TOE.
 6. ESTABLISH A MAINTENANCE PROGRAM THAT ENSURES THE INTEGRITY OF THE BALES IS RETAINED. THEY COULD REQUIRE REPLACEMENT EACH TWO TO FOUR MONTHS.
- MESH AND GRAVEL INLET FILTER
1. INSTALL FILTERS TO KERB INLETS ONLY AT SAG POINTS.
 2. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT AND FILL IT WITH 25mm TO 50mm GRAVEL.
 3. FORM AN ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
 4. PLACE THE FILTER AT THE OPENING LEAVING AT LEAST A 100mm SPACE BETWEEN IT AND THE KERB INLET. MAINTAIN THE OPENING WITH SPACER BLOCKS.
 5. FORM A SEAL WITH THE KERB TO PAVEMENT SEDIMENT BYPASSING THE FILTER.
 6. SANDBAGS FILLED WITH GRAVEL CAN SUBSTITUTE FOR THE MESH GEOTEXTILE PROVIDING THEY ARE PLACED SO THAT THEY FIRMLY ABUT OTHER AND SEDIMENT LADEN WATER CANNOT PASS BETWEEN.
- GEOTEXTILE INLET FILTER
1. FABRICATE A SEDIMENT BARRIER MADE FROM GEOTEXTILE OR STRAW BALES.
 2. FOLLOW STANDARD DRAWING SD-4 AND STANDARD DRAWING SD-3 FOR INSTALLATION PROCEDURES FOR THE STRAW BALES OR GEOFABRIC. REDUCE THE PICKET SPACING TO 1 METRE CENTRES.
 3. IN WATERWAYS, ARTIFICIAL SAG POINTS CAN BE CREATED WITH SANDBAGS OR EARTH BANKS AS SHOWN IN THE DRAWING.
 4. DO NOT COVER THE INLET WITH GEOTEXTILE UNLESS THE DESIGN IS ADEQUATE TO ALLOW FOR ALL WATERS TO BYPASS IT.

WASTE MANAGEMENT PLAN,
SITE ANALYSIS PLAN, AND
SEDIMENT CONTROL PLAN

1:200

	SITE BOUNDARY
	SEDIMENT CONTROL LINE
	TEMPORARY FENCE
	EXISTING DWELLING
	ADJOINING DWELLING
	PROPOSED

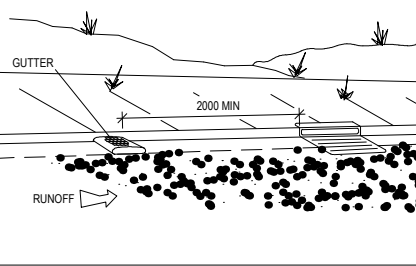
BUILDING MATERIAL STOCKPILES

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



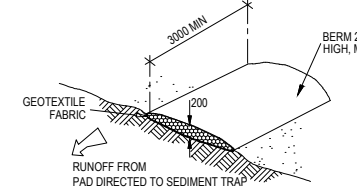
SANDBAG KERB SEDIMENT TRAP

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



VEHICLE ACCESS TO SITE

VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.



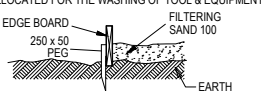
GENERAL NOTES

PRIOR TO COMMENCEMENT OF CONSTRUCTION PROVIDE 'SEDIMENT FENCE,' 'SEDIMENT TRAP' AND WASHOUT AREA TO ENSURE THE CAPTURE OF WATER BORNE MATERIAL GENERATED FROM THE SITE. MAINTAIN THE ABOVE DURING THE COURSE OF CONSTRUCTION, AND CLEAR THE 'SEDIMENT TRAP' AFTER EACH STORM.

SEDIMENT TRAP

1000 x 1000 WIDE 500 DEEP PIT, LOCATED AT THE LOWEST POINT TO THE TRAP SEDIMENT.

WASHOUT AREA TO BE 1800 x 1800 ALLOCATED FOR THE WASHING OF TOOL & EQUIPMENT.



NOTES:

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A	22-01-24	DA DRAWING			A.E
REV	DATE	DESCRIPTION			BY

PROPOSED SECONDARY DWELLING
67 JACOBS STREET, BANKSTOWN

GENERAL NOTES

JOB NUMBER:	DWG NUMBER:
	A-09
DESIGNED BY:	DATE:
A.E	22.01.24
DRAWN BY:	SCALE:
A.E	AS SHOWN



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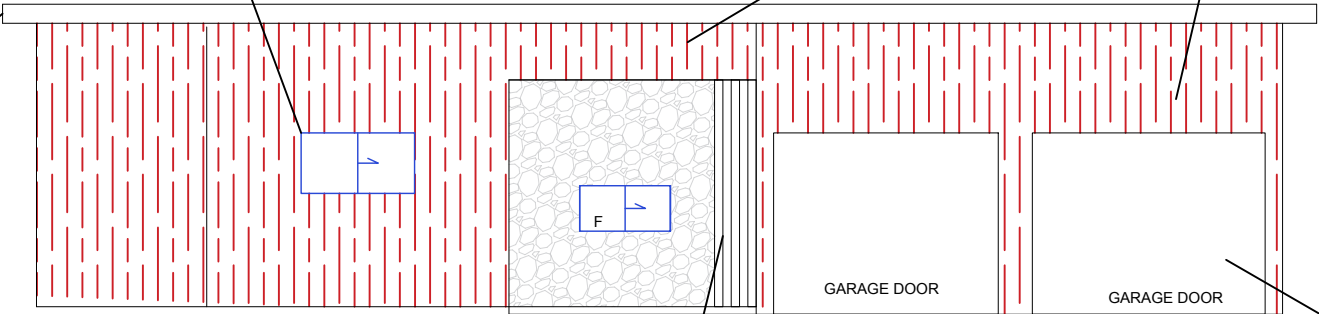
SHALE GREY ROOF



Powder coated black



SHALE GREY METAL CLADDING



SURFMIST ROLLER DOOR



TIMBER POSTS

SCHEDULE OF FINISHES
OUT OF SCALE



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PROPOSED SECONDARY DWELLING
67 JACOBS STREET, BANKSTOWN

GENERAL NOTES

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DESIGNED BY: A.E	A-10 DATE: 22.01.24
DRAWN BY: A.E	SCALE: AS SHOWN