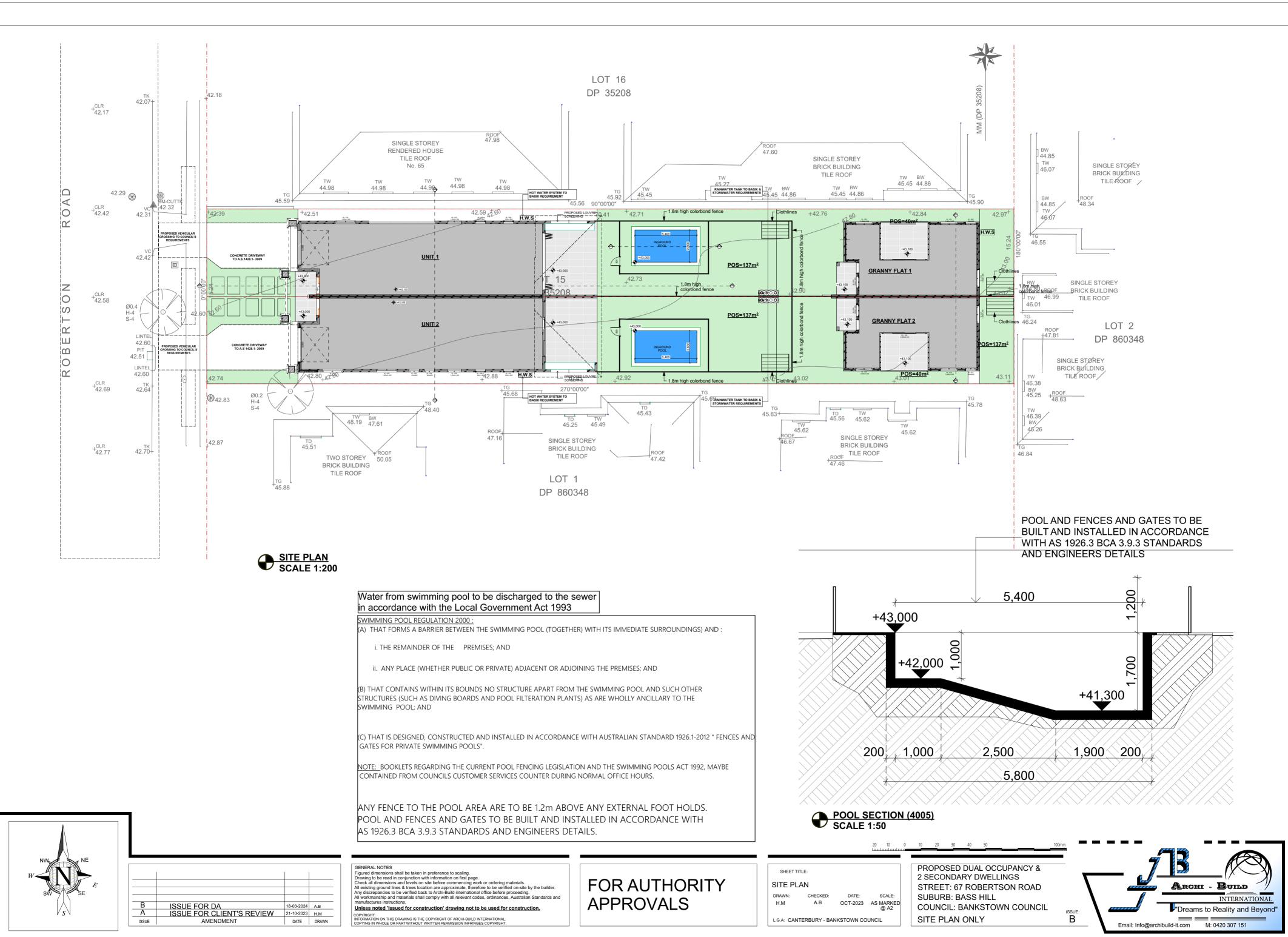


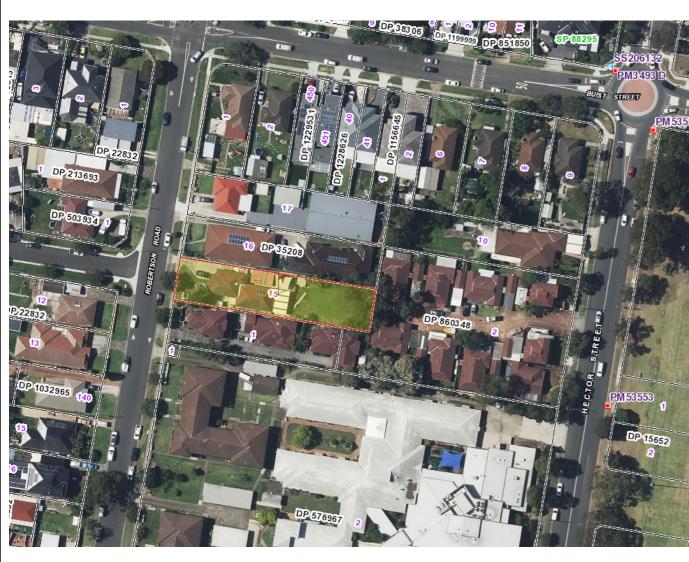
PROPOSED : 67

: 67 ROBERTSON STREET - BASS HILL

PREPARED BY: ARCHI-BUILD INTERNATIONAL



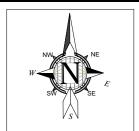












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A	ISSUE FOR CLIENT'S REVIEW	21-10-2023	H.M
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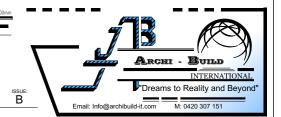
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SITE LOCATION & ZONING MAP

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DRAWN: CHECKED: DATE: SCALE:
H.M A.B OCT-2023 AS MARKED
@ A2
LGA: CANTERBURY - BANKSTOWN COUNCIL

PROPOSED DUAL OCCUPANCY & 2 SECONDARY DWELLINGS STREET: 67 ROBERTSON ROAD SUBURB: BASS HILL COUNCIL: BANKSTOWN COUNCIL DA10 SITE



RENDERED HOUSE TILE ROOF SINGLE STOREY BRICK BUILDING TILE ROOF TW BW 45.45 44.86 44.98 42.29 HOT WATER SYSTEM TO 90°00'00" +CLR 42.42 1.8m high colorbond fer +42.71 +42.84 UNIT 1 POS=137m<sup>2</sup> **GRANNY FLAT 1** 15 +CLR 42.58 POS=137m<sup>2</sup> **GRANNY FLAT 2** 42.60 OS=137m<sup>2</sup> CONCRETE DRIVEWAY TO A.S 1428.1-2009 42.51 POS=40m<sup>2</sup> 42.60 43.11 +CLR 42.69 42.64 270°00'00' ₩42.83 TW BW 48.19 47.61 45.62 45.25 45.62 SINGLE STOREY SINGLE STOREY 42 87 TILE ROOF 47.46 BRICK BUILDING +CLR 42.77 BRICK BUILDING 42.70 TWO STOREY TILE ROOF 50.05 BRICK BUILDING TILE ROOF LOT 1 DP 860348

SEDIMENT CONTROL PLAN
SCALE 1:250

THE REMOVAL OF EXCESS STORMWATER DURING PERIODS OF RAIN WHILE CONSTRUCTION IS IN PROGRESS, IS TO BE FLOCCULATED AND PUMPED THROUGH A FILTRATION SYSTEM. PRIOR TO DISPERSMENT TO THE STREET DRAINAGE

ALL STOCKPILES OF BUILDING MATERIAL SUCH AS SAND AND SOIL MUST BE

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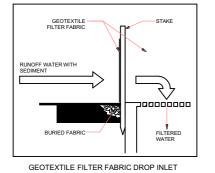
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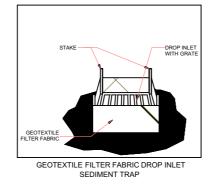
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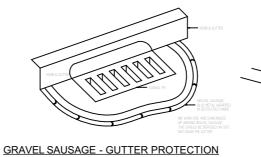
PROTECTED TO PREVENT SCOUR AND EROSION. THE SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL

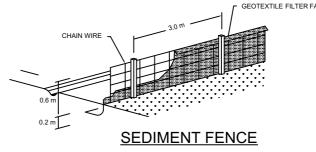




SEDIMENT TRAP







ISSUE FOR DA ISSUE FOR CLIENT'S REVIEW

AMENDMENT

18-03-2024 A.B

FOR AUTHORITY **APPROVALS** 

SEDIMENT CONTROL PLAN

OCT-2023 AS MARKET @ A2 L.G.A: CANTERBURY - BANKSTOWN COUNCIL

PROPOSED DUAL OCCUPANCY & 2 SECONDARY DWELLINGS STREET: 67 ROBERTSON ROAD SUBURB: BASS HILL COUNCIL: BANKSTOWN COUNCIL DA10 SITE

В

EROSION AND SEDIMENTATION CONTROL NOTES:

1. BUILDER SHALL PROVIDE SEDIMENT FENCING MATERIAL DURING . BUILDER SHALL PHOVIDLE SEDIMENT FENCING MATERIAL DURING CONSTRUCTION TO HE LOW SIDE BOUNDARIES. IT SEDIMENT FENCING MATERIAL TO CYCLOR WHIEL GLOWER SEDIMENT CONTROL FABRIC SHALL BE AN APPROVED MATERIAL (E.S. LUMBER PROPEX SILT STOP) STANDING 300m. ABOVE GROUND AND EXTENDING 200 MEDICAL CONTROL OF STANDING 200 MEDICAL SUBJECT SUBJECT OF STANDING 200 MEDICAL SUBJECT SUBJE

THE SEDIMENT FENCE.

1. GRASS VERGES SHALL BE MAINTAINED AS MUCH AS PRACTICAL TO PROVIDE A BUFFER COME TO THE CONSTRUCTION SITE.

5. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS FRACTICAL.

S. CONSTRUCTION ENTRY JEXT SHALL BE AS PER DETAIL BUILDER SHALL ENSURE ALL DROPPABLE SOIL AND SEDIMENT IS REMOVED PRIOR TO CONSTRUCTION TRAFFIC EXITING SITE. BUILDER SHALL ENSURE ALL CONSTRUCTION TRAFFIC ENTERING AND LEAVING THE SITE, DO SO, IN A FORWARD DIRECTION.

## DEMOLITION NOTES:

HED & DASHED AREAS INDICATES ITEMS & STRUCTURES TO BE

/ICES: ELECTRICITY TO BE DISCONNECTED AND RECONNECTED THROUGH

S SERVICES: ELECTRICITY TO BE DISCONNECTED AND RECONNECTED THROUGH ARY SUPPLY (MAINTAIN METER) AND STORMWATER TO BE CAPPED OFF WHERE REQUIRED. WATER SUPPLY TO BE OFF WHERE RECESSARY TO ALLOW FOR CONSTRUCTION. TELEPHONE LINE TO AND PROTECT CONSTRUCTION AND PROPERTY ON ADJOINING BLOCKS FROM TOWN ADDITION AND PROPERTY ON ADJOINING BLOCKS FROM A CACCEPTABLE TO COUNCIL.

ACCEPTABLE TO COUNCIL.

ACCEPTABLE TO COUNCIL.

EARLY TELESE REMOVAL OF ALL DEMOLITION MONEOWS FOR REMAIS FOR EARLY TELEPHONE REMOVAL OF ALL CLASS AND MINNOWS FOR REVISE BRICK WALLS ISMAINTLED BY HAND AND SOLD. ANY BROKEN REMAINS TO BE CRUSHED FOR MIGHT IN THE REMAINS WOULD THEN BE MADE UP OF CONCRETE SLABS.

LERS.

WOTTROL MEASURES SHALL BE IMPLEMENTED IN ACCORDANCE WITH
LIDUAL STANDARDS AND THE BEQUIREMENTS OF ENVIRONMENT ACT
TOS FIRROL SHEET WHERE ENCOUNTERED WILL BE DISPOSED OF BY A LICENCED
TOS FIRROL SHEET WHERE ENCOUNTERED WILL BE DISPOSED OF BY A LICENCED
TOS REMOVING CONTRACTOR ACCORDING WASTE SERVICES NEW ASSESTOS
(AL STANDARDS.
ALS TANDARDS.

## CONSTRUCTION MANAGEMENT NOTES:

1. SITE SIGANGE SHALL BE ERECTED ON SITE IN A PROMINIENT POSITION STATING THE FOLLOWING:
THE NAME, ADDRESS AND TELEPHONE NUMBERS OF THE PCA
THE NAME OF THE PERSON IN CHARGE OF THE WORK SITE & A
TELPHONE NUMBER IN WHICH THAT PERSON MAY BE CONTACTED.
THAT UNAUTHORISED ENTRY TO THE WORK SITE IS PROHIBITED.

ALL MATERIALS MUST BE STORED WHOLLY WITHIN THE PROPERTY DUNDARIES AND MUST NOT BE PLACED ON THE FOOTPATH OR ROAD

8. ALL BUILDING WORKS IS RESTRICTED TO THE HOURS OF; 7.00 AM - 5.00 PM MONDAY TO SATURDAY, EXPECT THAT ON SATURDAY NO MECHANICAL BUILDING EQUIPMENT CAN BE USED AFTER 12.00 NOON. NO WORK PERMITTED ON SUNDAYS OR PUBLIC HOLIDAYS.

ALL BUILDING CONSTRUCTION WORK MUST COMPLY WITH THE NATIONAL CONSTRUCTION CODE.

DISPLAY COUNCILS WARNING SIGN FOR SOIL & WATER MANAGEMENT ON HE MOST PROMINENT POINT ON THE BUIDING SITE, VISIBLE TO BOTH THE TREET AND WORKERS.

. KEEP DRAINS, GUTTERS, ROADWAYS AND ACCESSWAYS FREE OF SOIL, LAYAND SEDIMENT. WHERE REQUIRED, GUTTERS AND ROADWAYS MUST E SWEPT REGULARLY TO MAINTAIN THEM FREE FROM SEDIMENT. DO NOT OSE DOWN.
EMPORARY FENCING MAY BE INSTALLED PRIOR TO COMENCEMENT OF NY WORKS ON SITE BY THE BUILDER.

7-THIS WILL BECOME THE BUILDER'S WORK ZONE' FOR THE DURATION OF THE PROJECT. NO ACCESS TO THE BUILDER'S WORK ZONE IS PERMITTED WITHOUT PERMISSION OR SUPERVISION OF THE SITE SUPERVISOR.

B-THE BUILDER IS NOT RESPONSIBLE FOR ANY INJURIES SUSTAINED TO THE OWNERS OR THE PUBLIC INSIDE THE WORKZONE, IF UNLAWFUL ACCESS HAS TAKEN PLACE

-LOCATION OF FENCING, BINS & TOILETS TO BE DECIDED ON SITE.

10-IF CUT & FILL IS PROPOSED TO THE SITE. THE GROUND LINE WILL BE BATTERED ONLY, UNLESS RETAINING WALLS ARE SHOWN ON PLAN.

1-WHERE A LARGE BIN IS PLACED ON SITE & LATER REMOVED, ISCOLOURATION OF GRASS WILL OCCUR.

12-DURING LEVELLING AND CLEARING OF SITE, TYRES OF SOME MACHINES WILL CAUSE MINOR GROUND DISTURBANCE.

13-CONNECTION POINTS OF STORMWATER, SEWER, POWER, WATER, PHONE & GAS (WHERE AVAILABLE), ARE SUBJECT TO CHANGE ON SITE. THIS WILL BE DETERMINED BY THE SITE SUPERVISOR DURING CONSTRUCTION.

14-AN ASSUMPTION HAS BEEN MADE ON ALL SITES, THAT WHEN DIGGING A SERVICES TRENCH FROM THE GRANNYFLAT TO THE HOUSE, OR TO THE CLOSEST SERVICE POINT, THAT THE GROUND IS UNOBSTRUCTED, AND THERE IS SUFFICIENT FALL FOR CONNECTIONS.

15-IF AN OBSTRUCTION IS FOUND DURING EXCAVATION, A VARIATION WILL DCCUR.

16-WHERE ACCESS TO THE YARD IS OVER AN EXISTING CONCRETE DRIVEWAY OR OVER AN EXISTING CONCRETE KERB, ALL CARE WIL BE TAKEN BY THE BUILDER TO PROTECT THE EXISTING SURFACES, HOWEVER WE CAN NOT GUARANTEE THAT THERE WILL BE NO DAMAGE. AS WE DO OT KNOW THE STRUCTURAL STABILITY OF THE DRIVEWAY AND KERBS

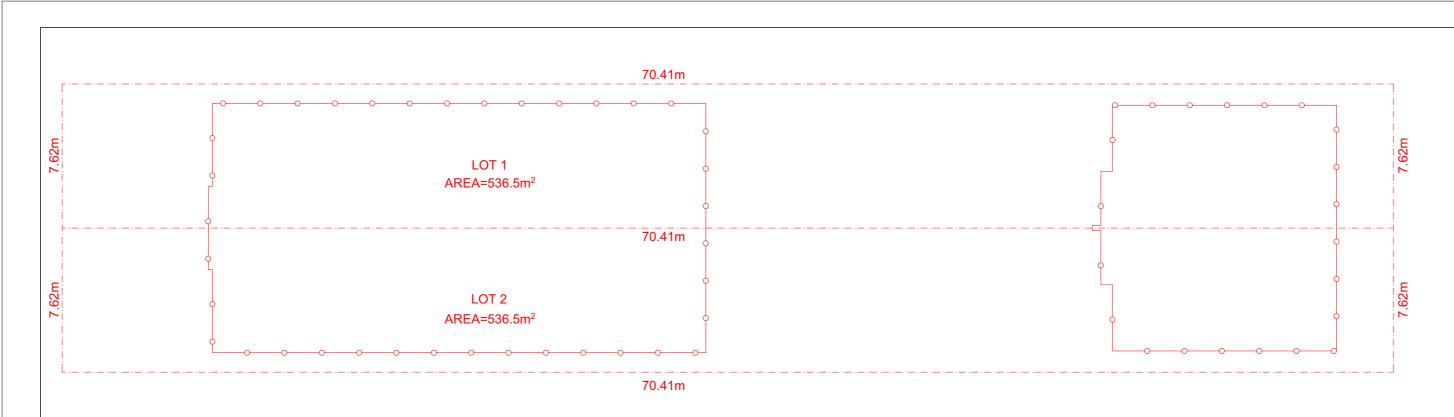
IT, PROVIDE A VEHICLE WASHDOWN AREA AT THE EXIT POINT OF THE SITE TO REMOVE LOOSE MATERIAL FROM ALL VEHICLES AND MACHINERY BEFORE EXTERNING THE ROAD RESERVE, ALL RUN-OFF MUST DRAIN TO AN APPROVED SILT TRAP PRIOR TO DISPOSAL TO THE STORMWATER DRAINAGE SYSTEM IN ACCORDANCE WITH COUNCIL'S M M.

18. METHOD OF SUPPORT TO EXCAVATIONADJACENT TO ADJOINING PROPERTIES OR ROAD RESERVE TO BE PROPOSED BY STRUCTURAL ENGINEER.

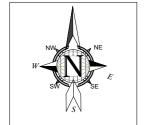
19. ALL CONSTRUCTION VEHICLES REQUIRED TO ENTER & EXIT THE SITE MUST DO SO IN A FORWARD DIRECTION IN ORDER TO ENSURE SAFE INGRESS AND EGRESS FROM THE SITE.

SITE ENTRANCES AND EXITS MUST BE CONTROLLED BY A RTIFIED TRAFFIC CONTROLLER TO SAFETY MANAGE PEDESTRIANS D CONSTRUCTION RELATED VEHICLES IN THE FRONTAGE ADWAY.





SUBDIVISION PLAN
SCALE 1:200



GENERAL NOTES
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FOR AUTHORITY APPROVALS

SUBDIVISION PLAN

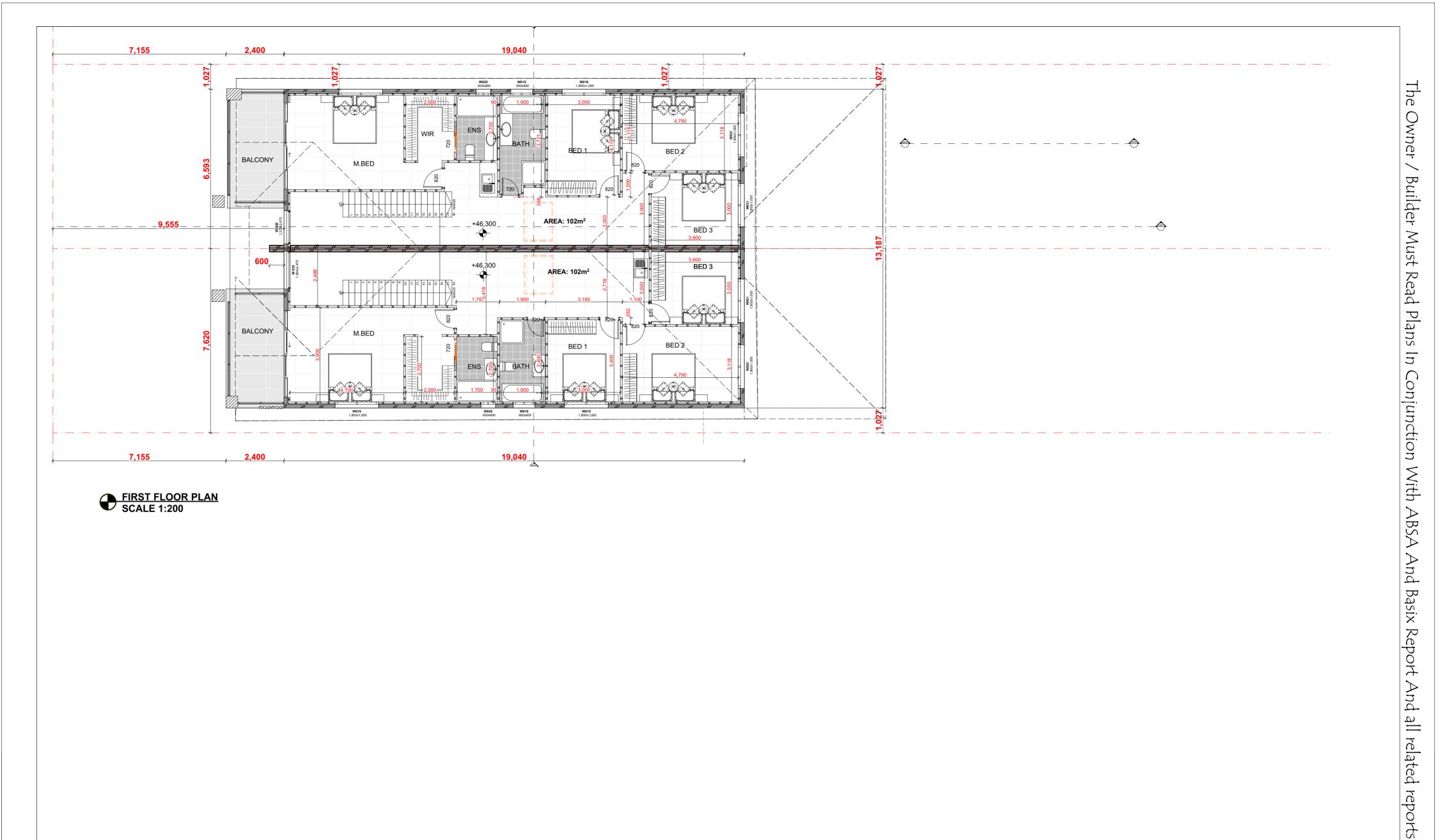
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@ A2

L.G.A: CANTERBURY - BANKSTOWN COUNCIL

PROPOSED DUAL OCCUPANCY & 2 SECONDARY DWELLINGS STREET: 67 ROBERTSON ROAD SUBURB: BASS HILL COUNCIL: BANKSTOWN COUNCIL DA10 SITE.8





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B ISSUE FOR DA 18-03-2024 A.B
A ISSUE FOR CLIENT'S REVIEW 21-10-2023 H.M
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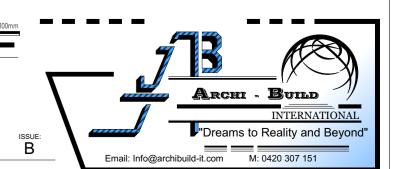
FIRST FLOOR PLAN

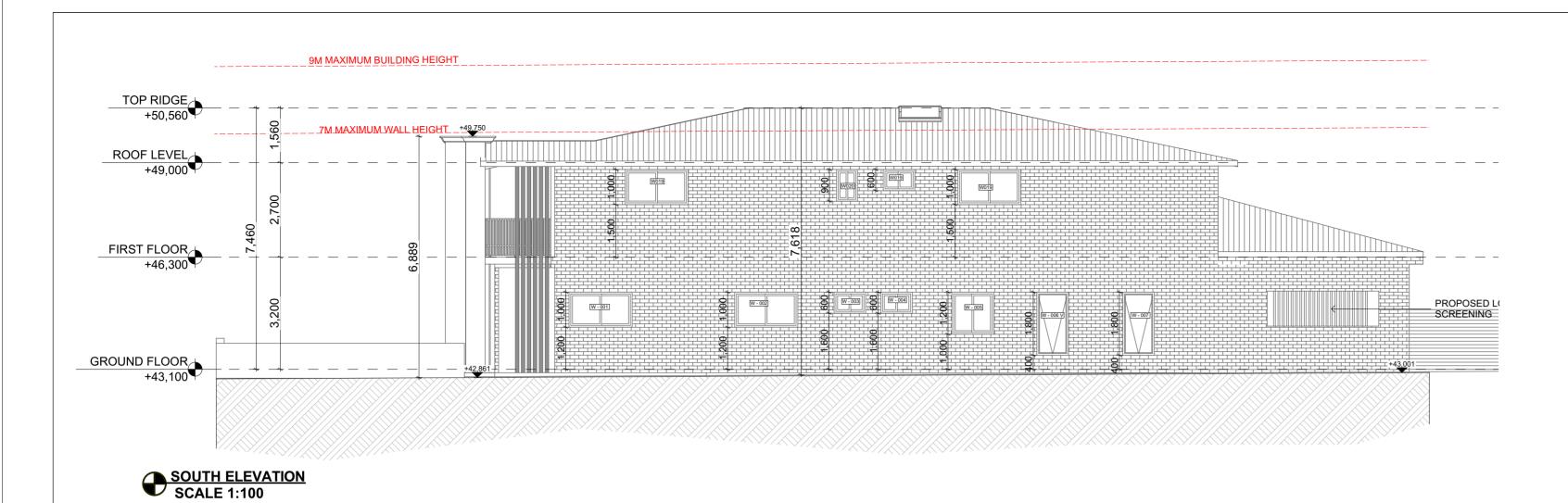
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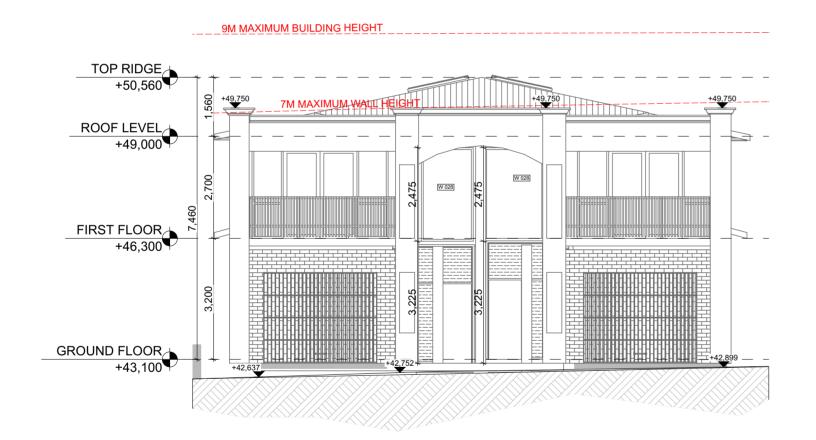
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H.M A.B OCT-2023 AS MARKED
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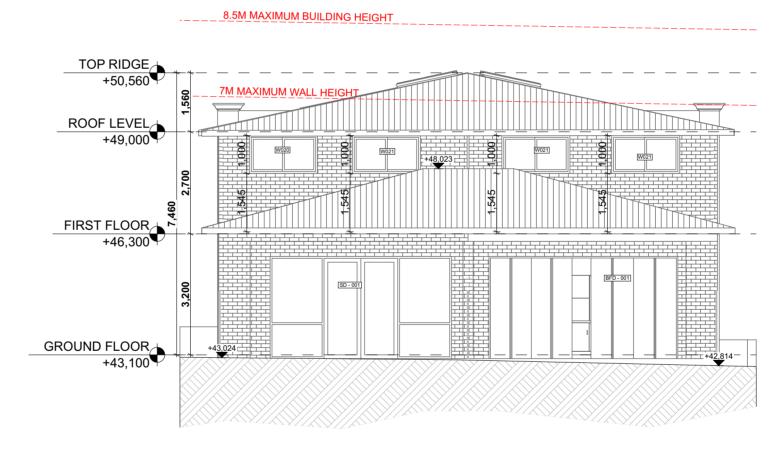
PROPOSED DUAL OCCUPANCY & 2 SECONDARY DWELLINGS
STREET: 67 ROBERTSON ROAD SUBURB: BASS HILL
COUNCIL: BANKSTOWN COUNCIL DA20 FLOOR PLANS.2



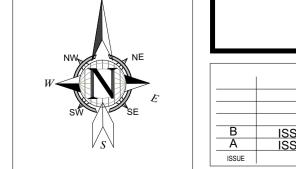




WEST ELEVATION SCALE 1:100



SCALE 1:100



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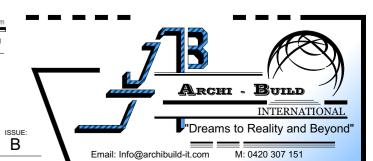
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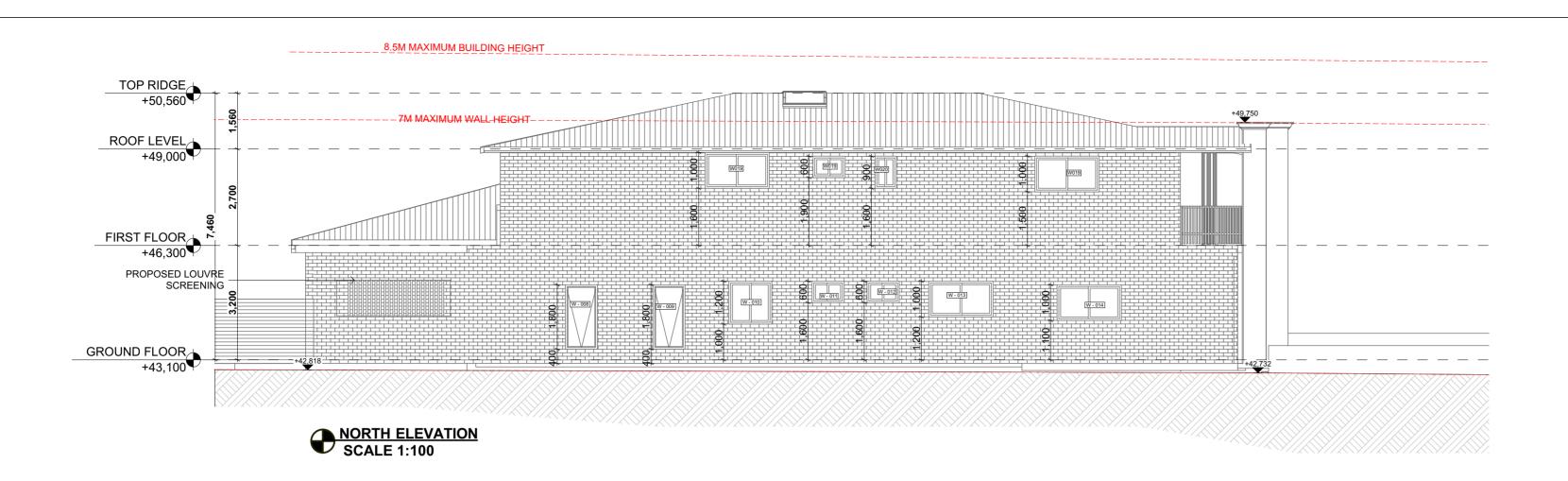
ELEVATIONS

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PROPOSED DUAL OCCUPANCY & 2 SECONDARY DWELLINGS
STREET: 67 ROBERTSON ROAD SUBURB: BASS HILL
COUNCIL: BANKSTOWN COUNCIL DA30 ELEVATIONS





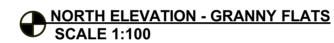


## EAST ELEVATION - GRANNY FLATS SCALE 1:100



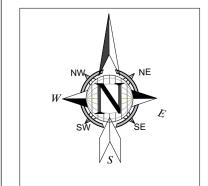
SOUTH ELEVATION - GRANNY FLATS
SCALE 1:100







WEST ELEVATION - GRANNY FLATS
SCALE 1:100



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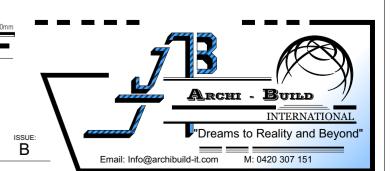
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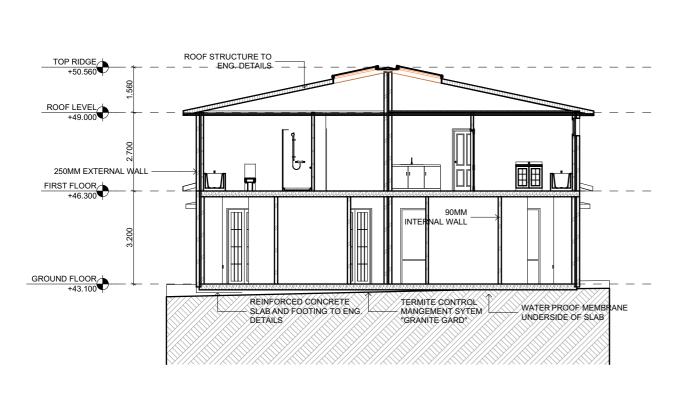
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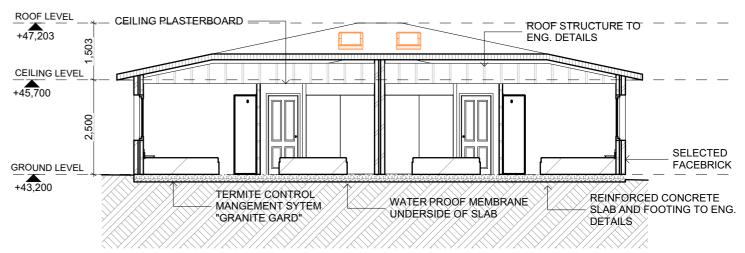
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H.M	A.B	OCT-2023	AS MARKED @ A2

PROPOSED DUAL OCCUPANCY & 2 SECONDARY DWELLINGS
STREET: 67 ROBERTSON ROAD SUBURB: BASS HILL
COUNCIL: BANKSTOWN COUNCIL DA30 ELEVATIONS.2

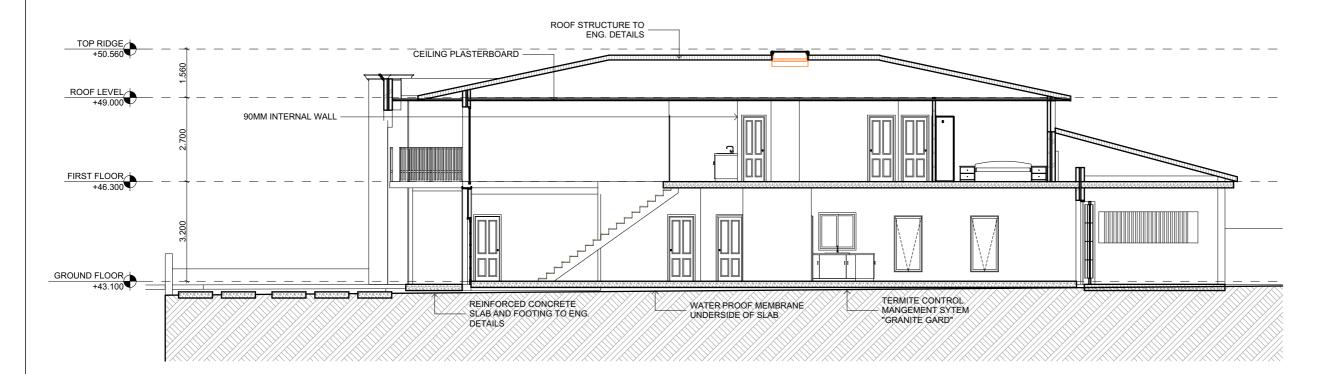


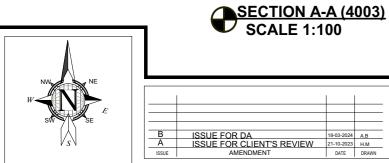




SECTION C-C (4006) SCALE 1:100

## SECTION B-B (4004) SCALE 1:100



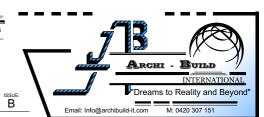


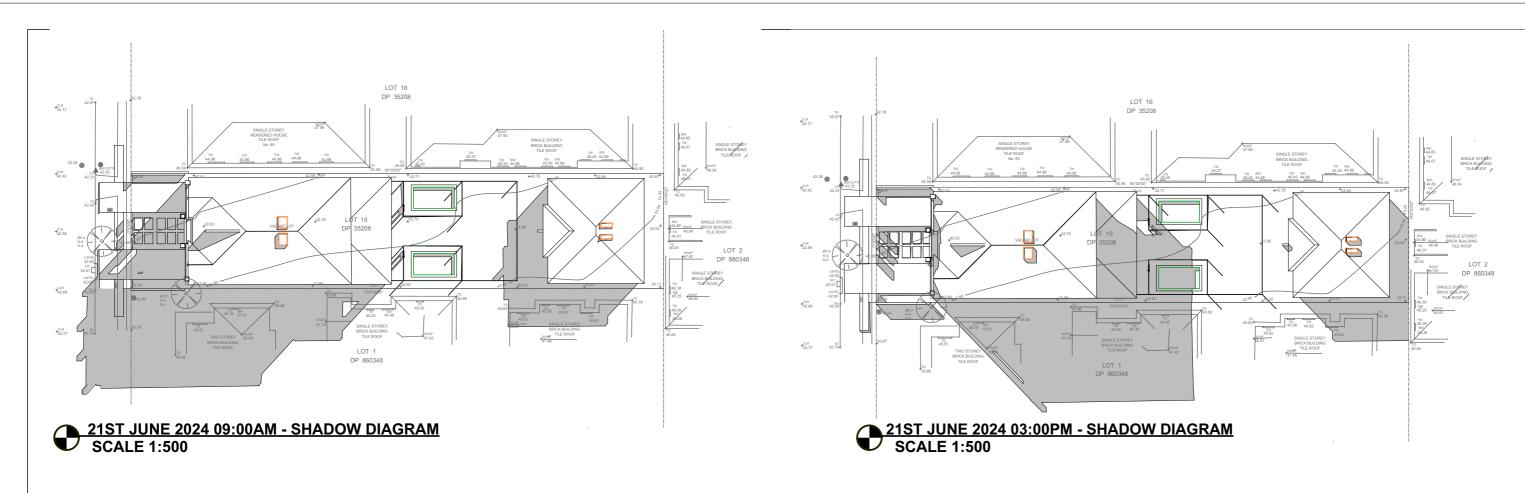
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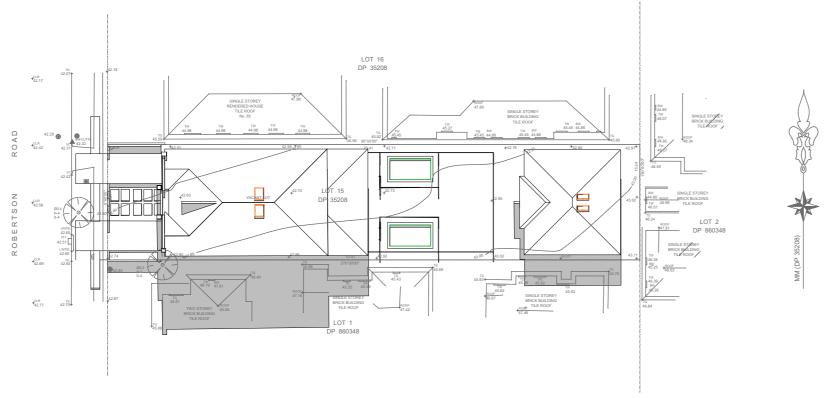
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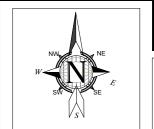
PROPOSED DUAL OCCUPANCY & 2 SECONDARY DWELLINGS STREET: 67 ROBERTSON ROAD SUBURB: BASS HILL COUNCIL: BANKSTOWN COUNCIL DA40 SECTIONS.1







21ST JUNE 2024 12:00PM - SHADOW DIAGRAM SCALE 1:500



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B	ISSUE FOR DA	18-03-2024	A.B
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SHADOW DIAGRAMS

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H.M AB OCT-2023 AS MARKET

L.G.A: CANTERBURY - BANKSTOWN COUNCIL

PROPOSED DUAL OCCUPANCY & 2 SECONDARY DWELLINGS STREET: 67 ROBERTSON ROAD SUBURB: BASS HILL COUNCIL: BANKSTOWN COUNCIL DA40 SECTIONS.2

