

DRAWING LIST

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01	BASIX COMMITMENTS
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03	SITE ANALYSIS
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41 CHELMSFORD AVENUE,
BANKSTOWN

GRANNY HOUSE DEVELOPMENT APPLICATION

PREPARED FOR

Future Development Constructions Pty Ltd

Project Details	Address:	41 Chelmsford Avenue, Bankstown, NSW, 2200
	Lot and Plan:	A DP405650
	Council:	Canterbury-Bankstown Council
	Climate Zone:	5
	Description:	granny flat
	Classification:	1a
Result	Complies with BASIX standards, subject to the minimum construction requirements below and the BASIX/NatHERS certificates attached:	
Construction Details	Framing	Timber
	External Walls:	Brick veneer
	Insulation:	R2.5 batts
	Internal Walls:	Plasterboard
	Insulation:	R2.5 batts to wet areas
	Floor:	Waffle pod slab
	Insulation:	Nil
	Ceiling:	Plasterboard
	Insulation:	R4.0 batts
	Roof:	Steel sheeting
	Insulation:	Sarking
	Glazing:	Glazing to habitable rooms to achieve a maximum U-value of 4.3 and SHGC of 0.53 (+/- 5%)
	Ceiling Penetrations:	Sealed LED downlights and exhaust fans
Assessor Details	Other:	Building must also comply with parts NSW H6P1, H6P2 and H6P3 of NCC 2022; 1400mm diameter ceiling fan to studio
	Name:	Conor Horwood
	Accreditation:	DMN/16/1757
		

REV	DESCRIPTION
A	DA
B	COUNCIL RFI
C	COUNCIL RFI

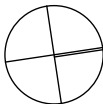
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LZ	04.01.25
LZ	26.02.25

CLIENT:
Future Development
Constructions Pty Ltd

PROJECT TITLE:
41 CHELMSFORD AVENUE,
BANKSTOWN

DRAWING TITLE:
BASIX COMMITMENTS

NORTH POINT:

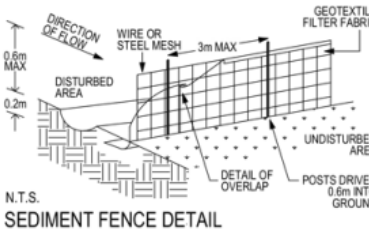
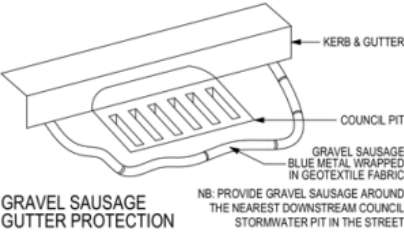
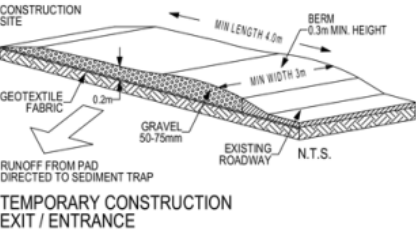


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PROJECT No: P220

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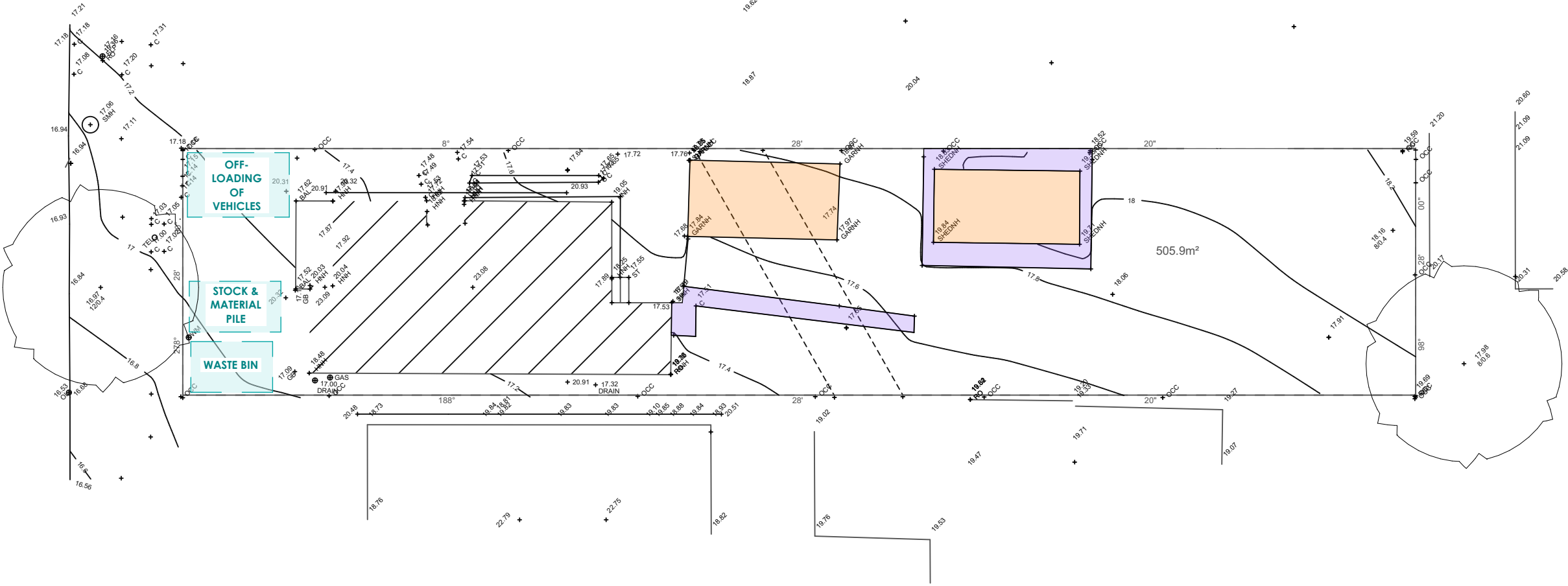
EROSION NOTES

01. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
02. MINIMISE DISTURBED AREAS
03. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
04. DRAINAGE TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
05. ROADS AND FOOTPATH TO BE SWEEPED DAILY.
06. NO MATERIAL TO BE STORED ON FOOTPATH.
07. SILT FENCE TO BE CONSTRUCTED AS PER DETAIL SHOWN OR BY USING AN APPROVED EQUIVALENT MEASURE. THE SILT FENCE IS TO BE CONSTRUCTED PRIOR TO ANY OTHER CONSTRUCTION ACTIVITIES. IT IS TO BE KEPT IN GOOD WORKING ORDER AT ALL TIMES. WHEN APPROXIMATELY 30% FULL OR AS DIRECTED BY COUNCIL'S REPRESENTATIVE



NOTES:

- DEMOLITION IS TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD 2601-1991 THE DEMOLITION OF STRUCTURES.
- DEMOLITION IS TO BE CARRIED OUT BY A QUALIFIED AND LICENCED DEMOLITION COMPANY.
- AS3.1.1 AT ALL TIMES DEMOLITION WORK SHALL BE SUPERVISED BY A COMPETENT PERSON.
- DEMOLISHED HOUSE TO BE RECYCLED AS PER WASTE MANAGEMENT PLAN.
- OBTAIN ALL NECESSARY PERMITS AND APPROVALS.
- ALL EXISTING SERVICES TO BE DISCONNECTED AND SEALED BEFORE DEMOLITION.
- REMOVAL OF HAZARDOUS SUBSTANCES SHALL BE CARRIED OUT BY A COMPETENT AND QUALIFIED PERSON.
- REMOVAL OF ASBESTOS SHALL BE IN ACCORDANCE WITH THE NOHSC (WORK SAFE AUSTRALIA).
- STRUCTURES SHALL BE DEMOLISHED PROGRESSIVELY, STOREY BY STOREY (SEQUENTIAL METHOD).
- DEMOLISHED MATERIALS SHALL BE REMOVED PROGRESSIVELY AND NOT BE ALLOWED TO ACCUMULATE ON SITE.
- DEMOLISHED MATERIALS SHALL NOT BE ALLOWED TO FALL FREELY.
- AS3.1.8 THE SITE SHALL BE SECURED AT ALL TIMES AGAINST THE UNAUTHORIZED ENTRY OF PERSONS OR VEHICLES.





1 SITE ANALYSIS
1:500

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B	COUNCIL RFI
C	COUNCIL RFI

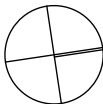
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BANKSTOWN

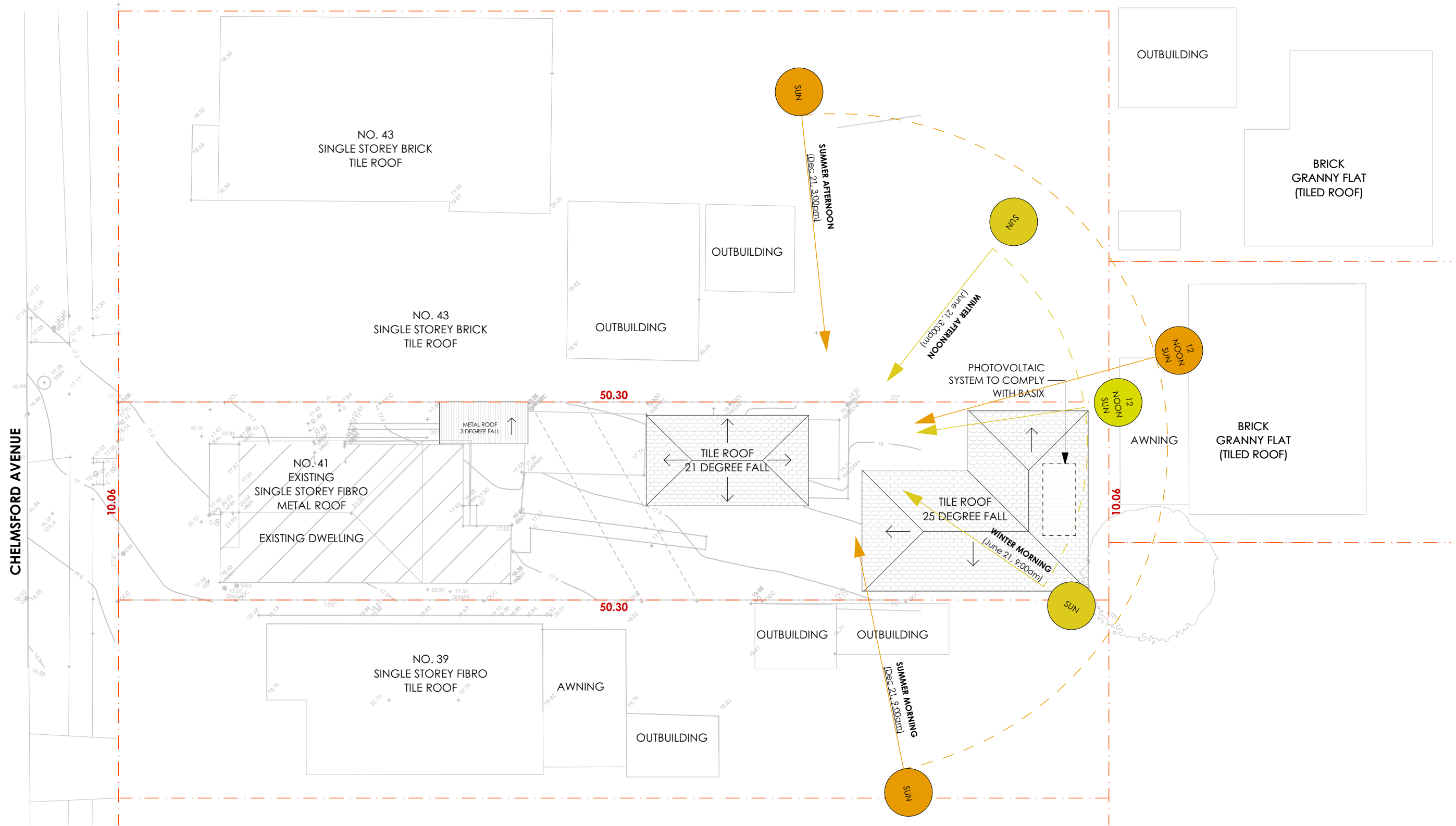
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SITE ANALYSIS

NORTH POINT:



DRAWN BY: LZ
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SCALE: 1:150 AT A3
PROJECT No: P220

SK 03 C
stage. dwg no. revision



1 SITE PLAN
1:200

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C	COUNCIL RFI

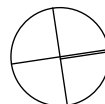
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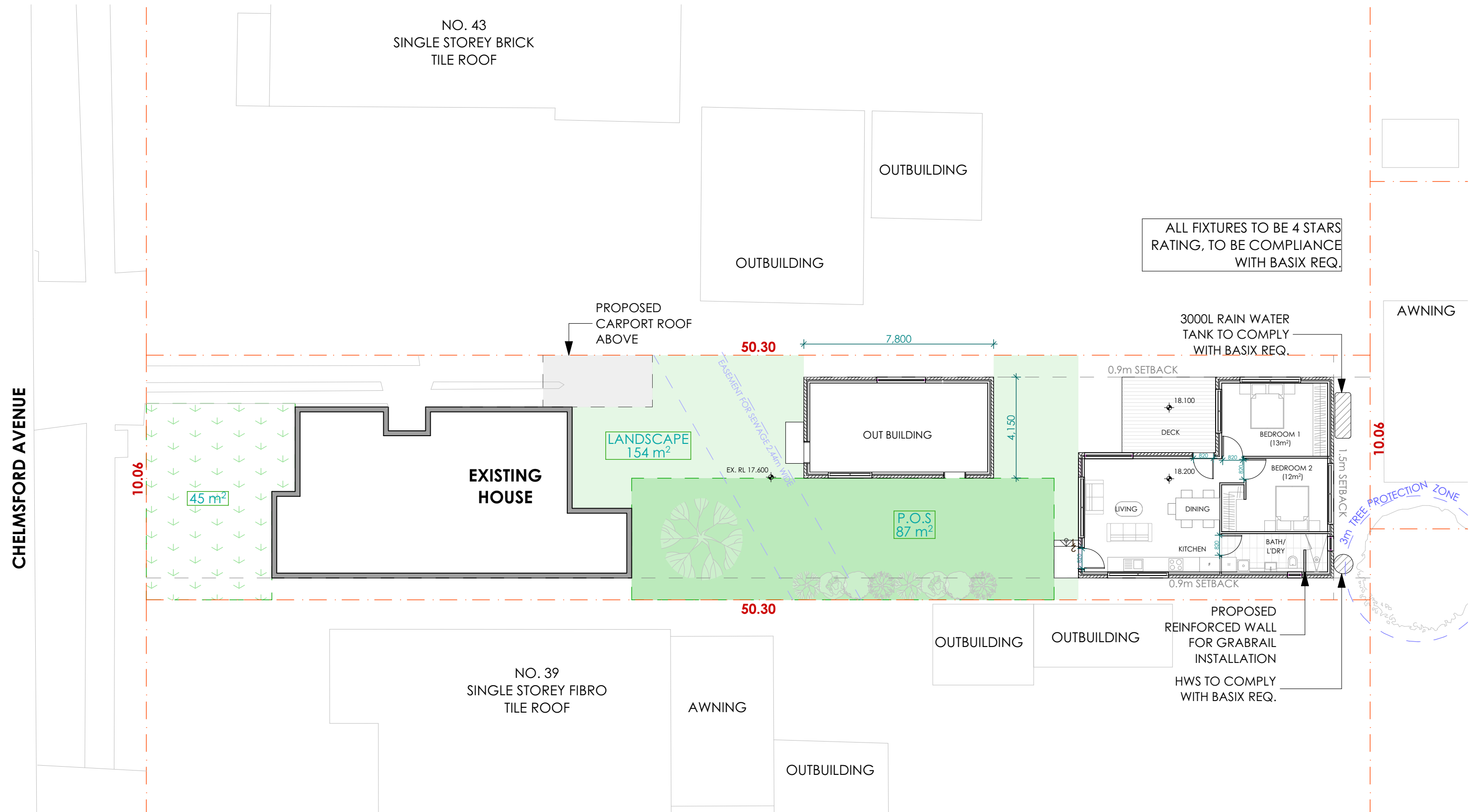
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SITE PLAN

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PROJECT No: P220

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stage. dwg no. revision



1 GROUND 1:150
1:150

REV	DESCRIPTION
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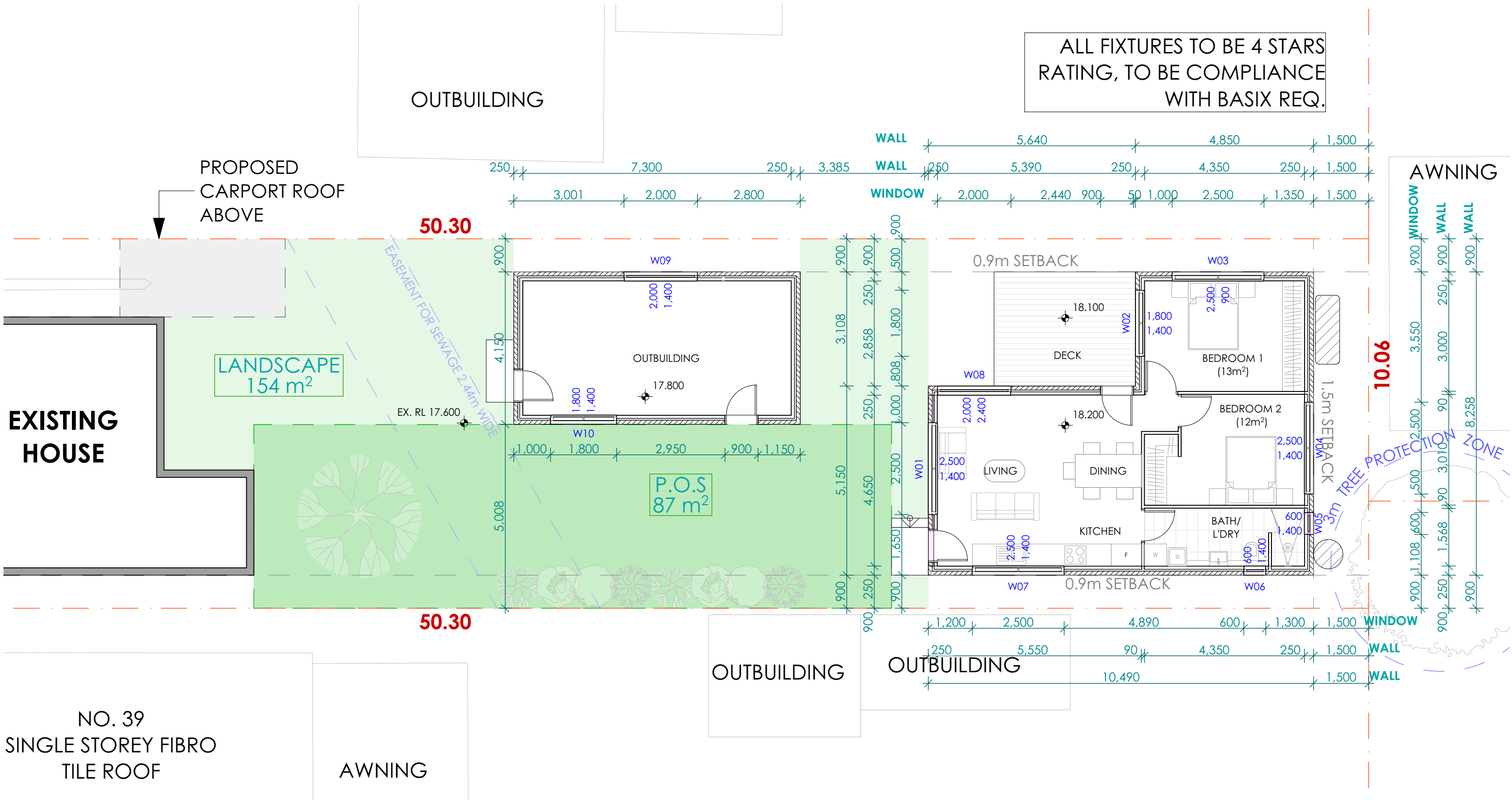
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41 CHELMSFORD AVENUE,
BANKSTOWN

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GROUND FLOOR PLAN



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PROJECT No: P220

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1 GROUND FLOOR PLAN
1:100

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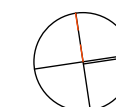
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PROJECT TITLE:
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BANKSTOWN

DRAWING TITLE:
GROUND FLOOR PLAN 1:100

NORTH POINT:



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SCALE: 1:200 AT A3
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SK 06 C
stage. dwg no. revision

CHELMSFORD AVENUE

10.06

NO. 43
SINGLE STOREY BRICK
TILE ROOF

NO. 43
SINGLE STOREY BRICK
TILE ROOF

OUTBUILDING

OUTBUILDING

50.30

METAL ROOF
3 DEGREE FALL

TILE ROOF
21 DEGREE FALL

PHOTOVOLTAIC
SYSTEM TO COMPLY
WITH BASIX

TILE ROOF
25 DEGREE FALL

AWNING

10.06

50.30

NO. 41
EXISTING
SINGLE STOREY FIBRO
METAL ROOF

EXISTING DWELLING

NO. 39
SINGLE STOREY FIBRO
TILE ROOF

AWNING

OUTBUILDING

OUTBUILDING

OUTBUILDING

1 ROOF PLAN
1:150

REV	DESCRIPTION
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C	COUNCIL RFI

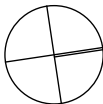
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PROJECT TITLE:
41 CHELMSFORD AVENUE,
BANKSTOWN

DRAWING TITLE:
ROOF PLAN

NORTH POINT:



DRAWN BY: LZ

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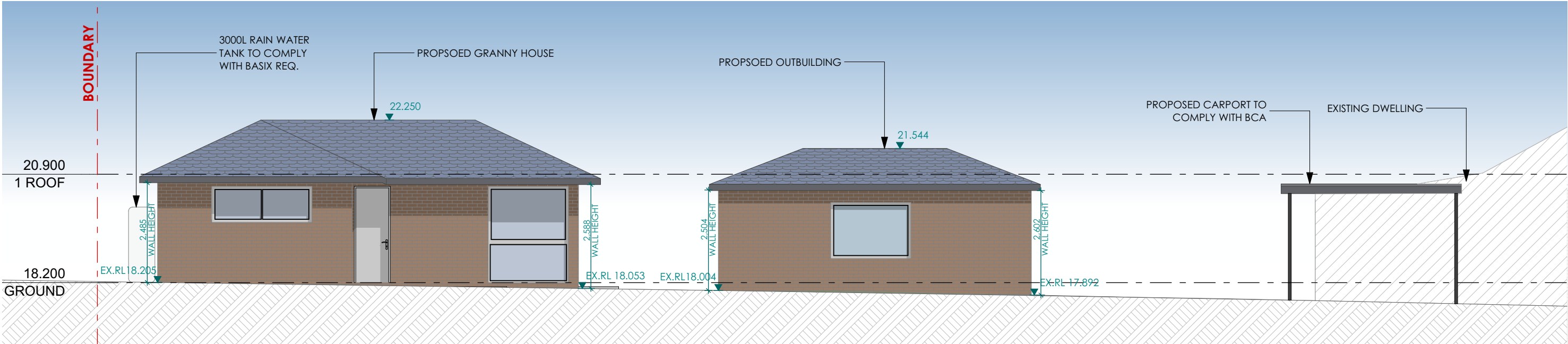
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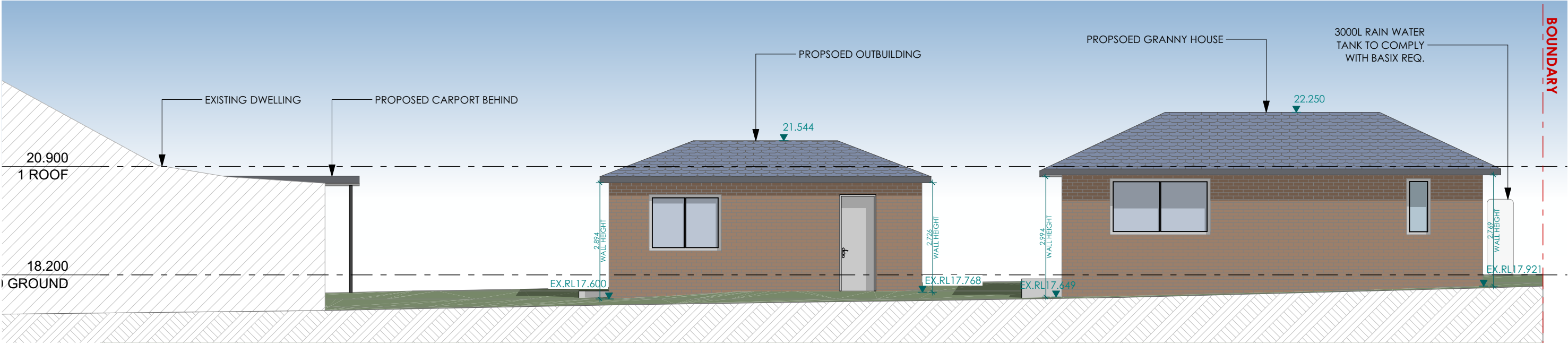
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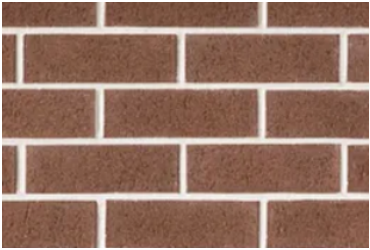
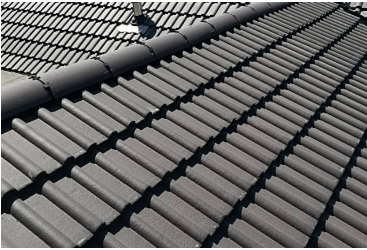
C
revision



1 **WEST ELEVATION**
1:100



2 **EAST ELEVATION**
1:100



TIMBER DECK

GUTTER & DOWN PIPE - DARK

ALUMINIUM WINDOW - DARK

TILED ROOF - DARK GREY

BRICK - MEDIUM TONE

REV	DESCRIPTION
A	DA
B	COUNCIL RFI
C	COUNCIL RFI

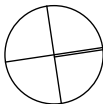
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BANKSTOWN**

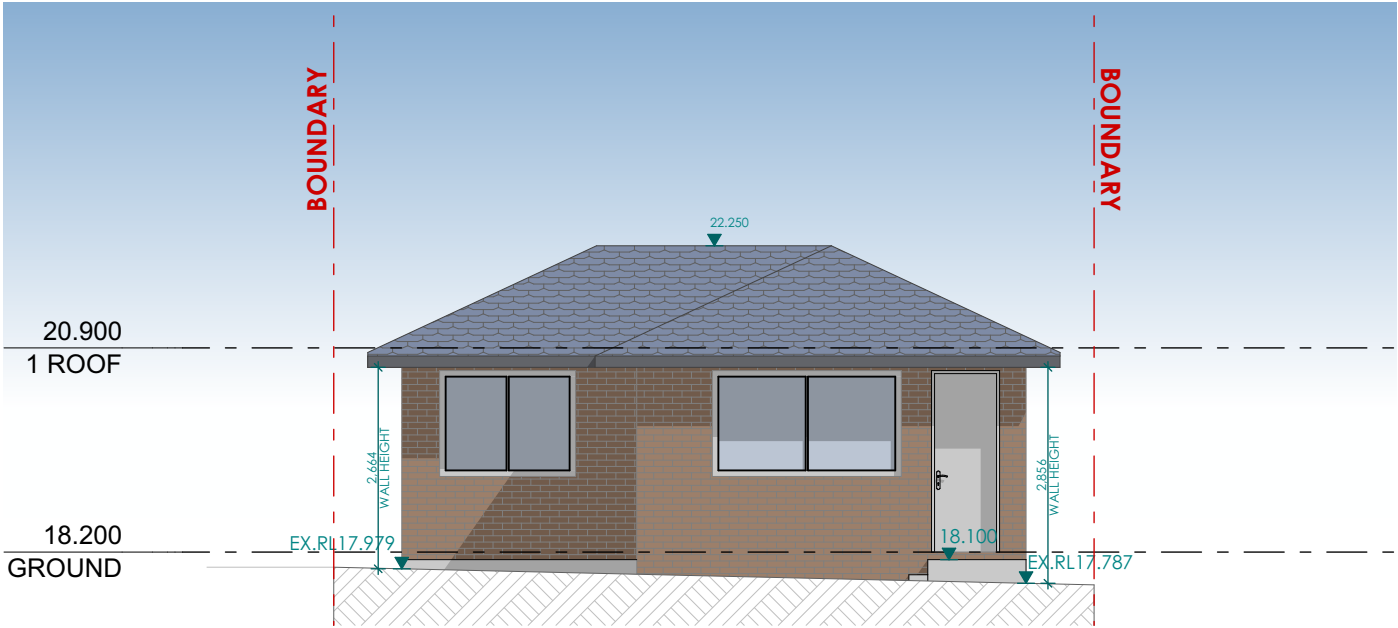
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WEST & EAST ELEVATIONS

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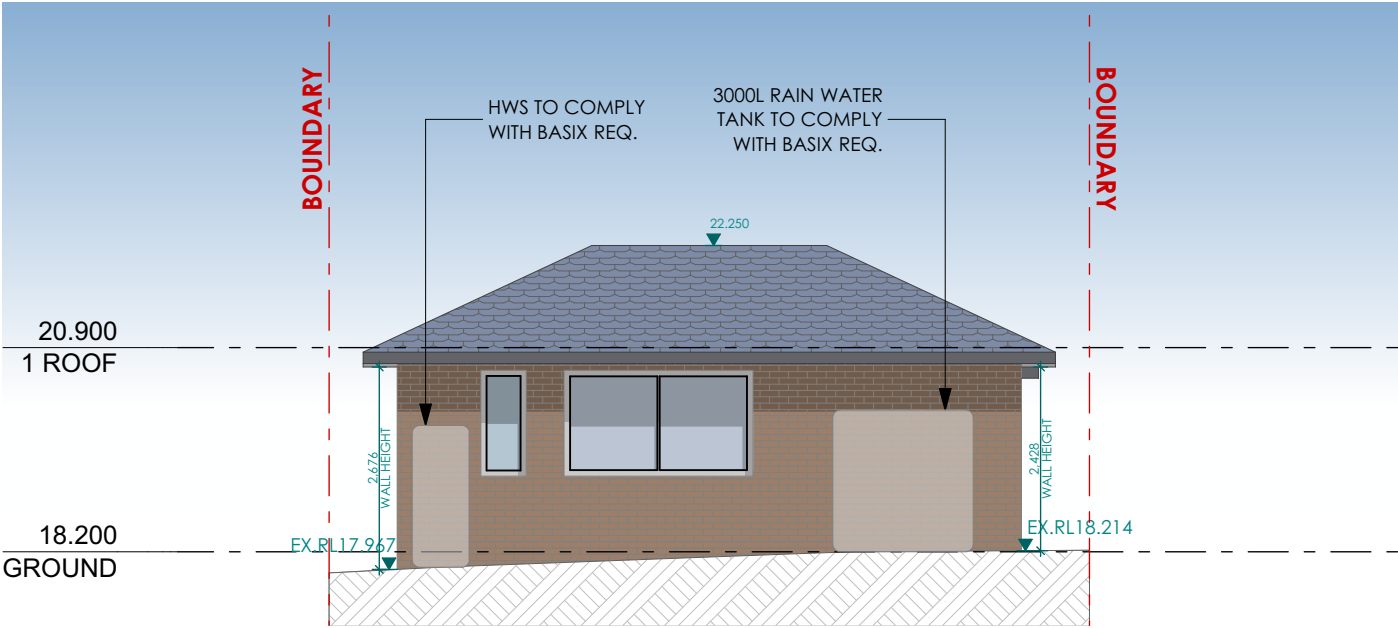


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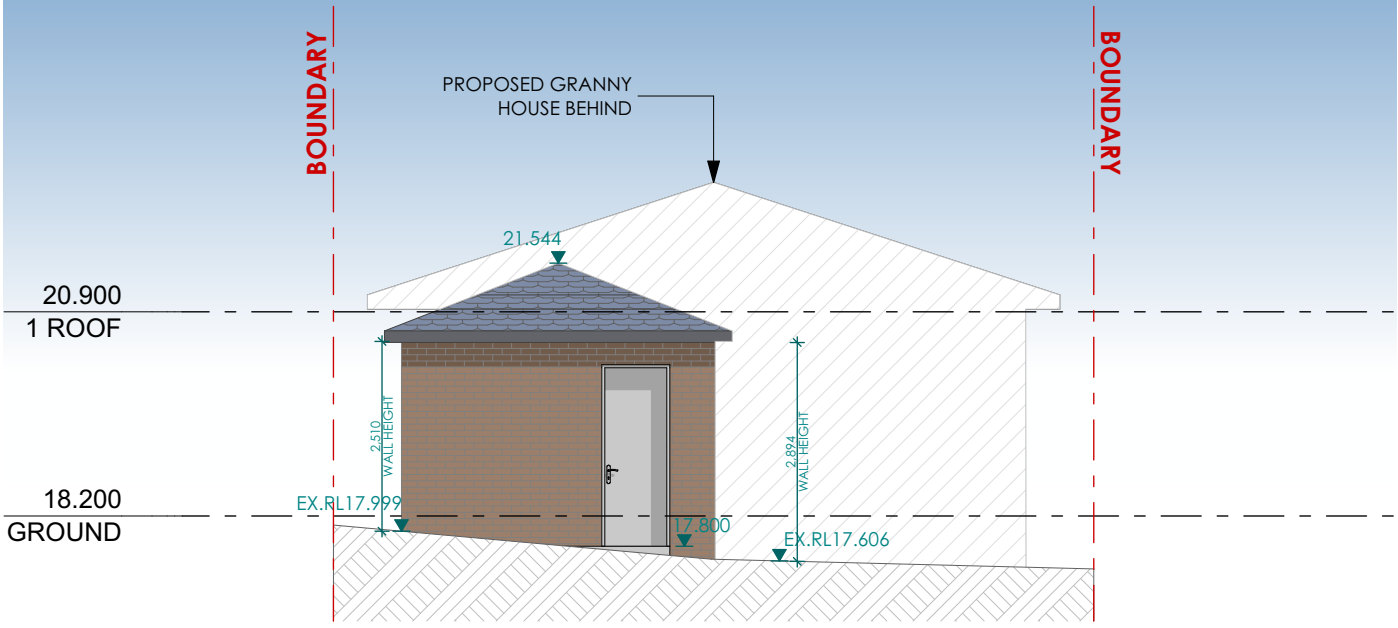
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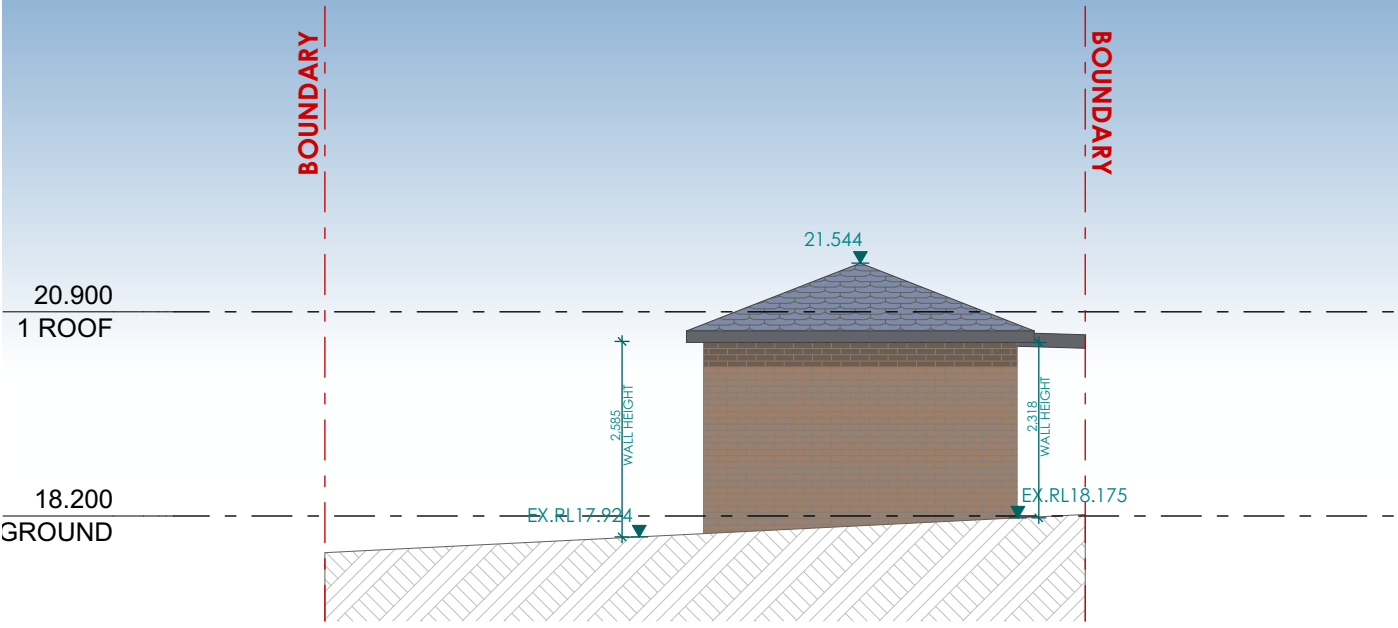
1 GRANNY HOUSE SOUTH ELEVATION
1:100



2 GRANNY HOUSE NORTH ELEVATION
1:100



3 OUTBUILDING SOUTH ELEVATION
1:100



4 OUTBUILDING NORTH ELEVATION
1:100



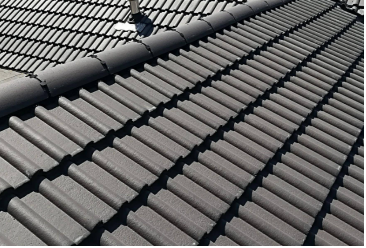
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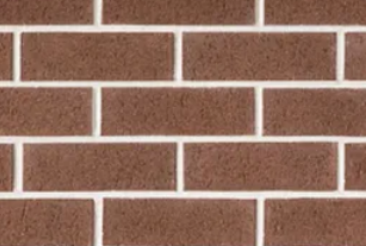
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ALUMINIUM WINDOW - DARK



TILED ROOF - DARK GREY



BRICK - MEDIUM TONE

REV	DESCRIPTION
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C	COUNCIL RFI

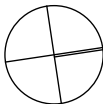
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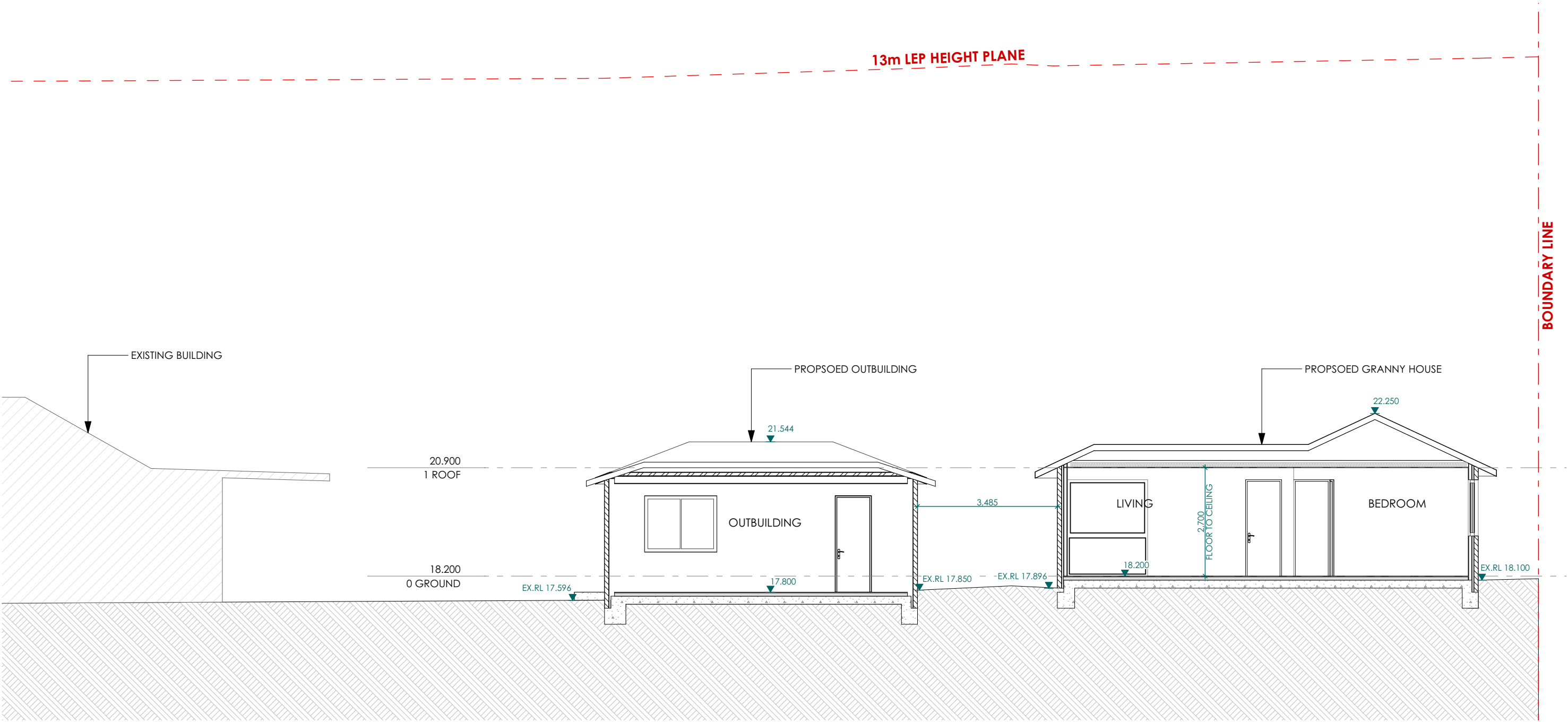
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NORTH & SOUTH ELEVATIONS

NORTH POINT:



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PROJECT No: P220

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stage. dwg no. revision



1 SECTION
1:100

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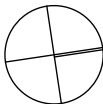
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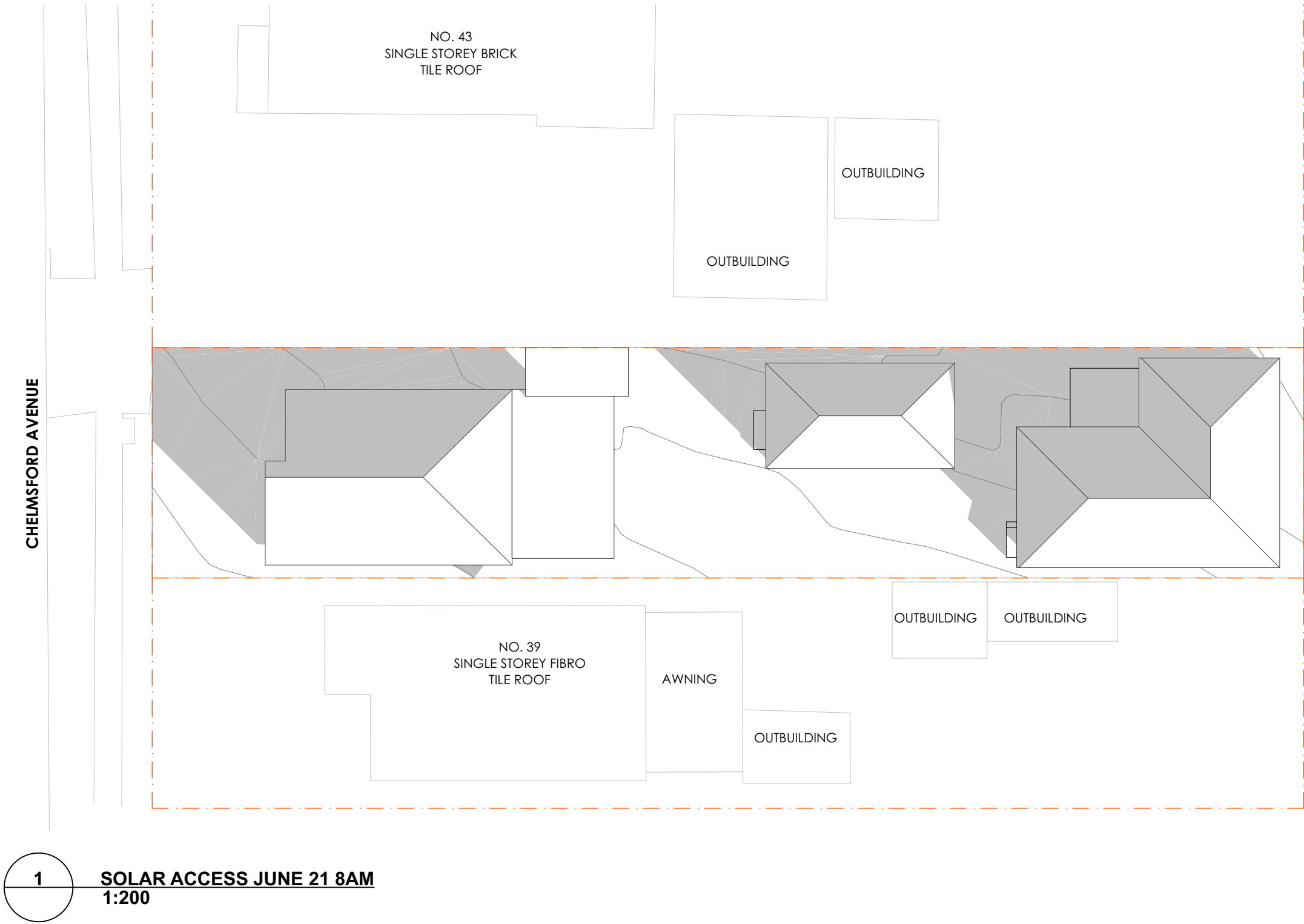
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SECTIONS

NORTH POINT:



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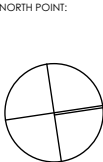
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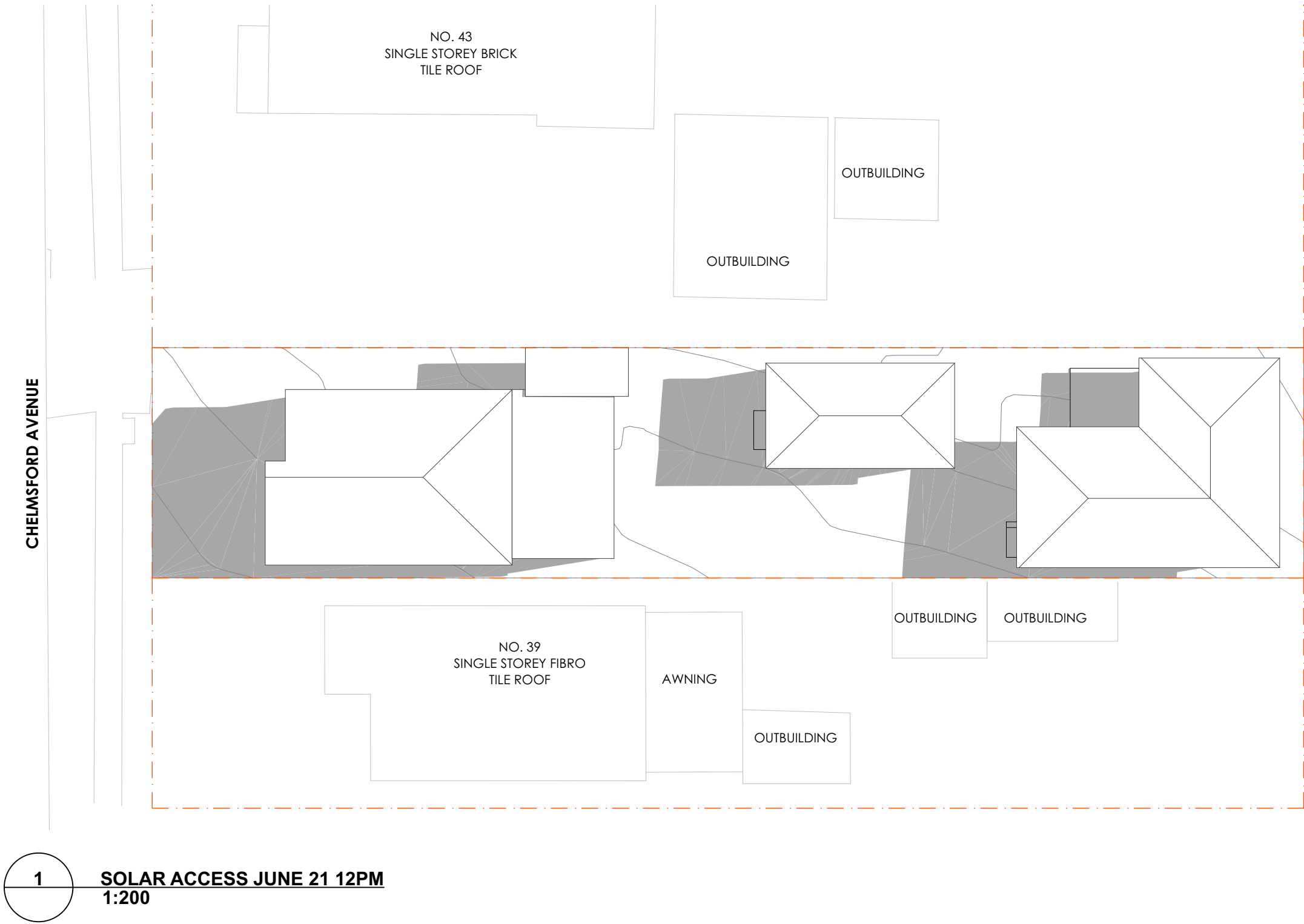
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41 CHELMSFORD AVENUE,
BANKSTOWN

DRAWING TITLE:
SOLAR ANALYSIS - 8AM



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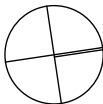
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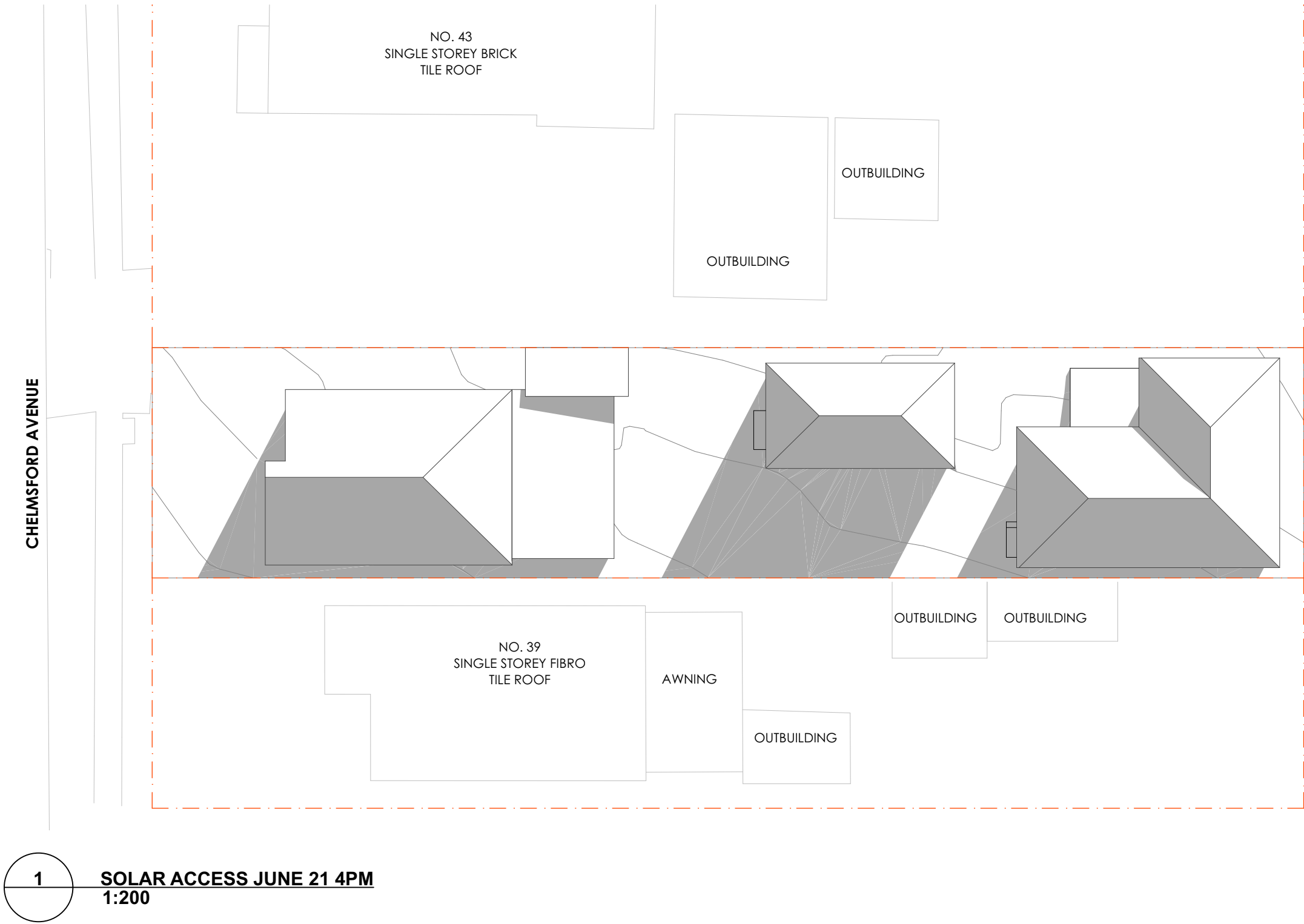
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SOLAR ANALYSIS - 12PM

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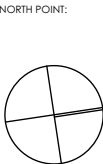
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41 CHELMSFORD AVENUE,
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DRAWING TITLE:
SOLAR ANALYSIS - 4PM



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stage. dwg no. revision



TIMBER DECK



GUTTER & DOWN PIPE - DARK



ALUMINIUM WINDOW - DARK



TILED ROOF - DARK GREY



BRICK - MEDIUM TONE

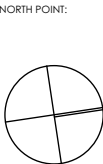
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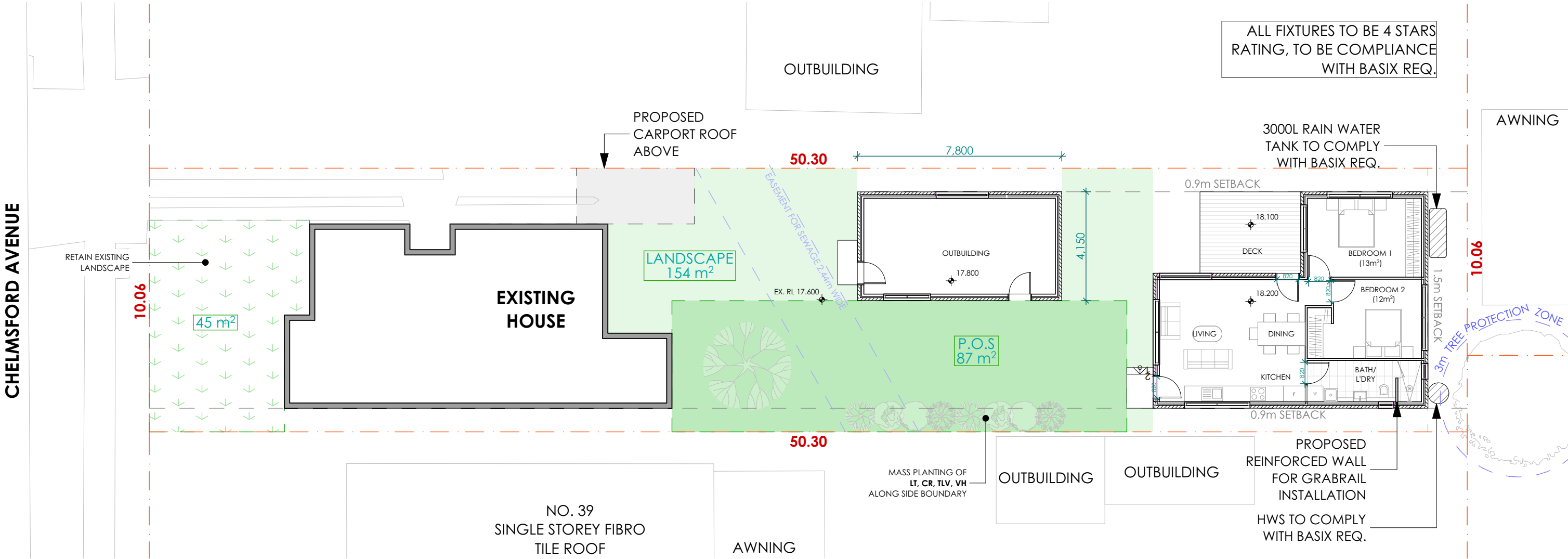
PROJECT TITLE:
41 CHELMSFORD AVENUE,
BANKSTOWN

DRAWING TITLE:
MATERIAL SCHEDULE



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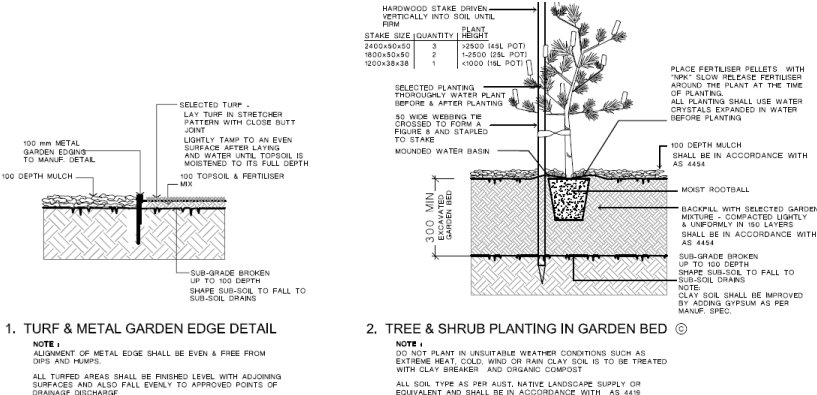


1 GROUND 1:150
1:150



Elaeocarpus reticulatus

CODE	BOTANICAL NAME	COMMON NAME	APPROX. MATURE HEIGHT	POT SIZE	QUANTITY
BA	Elaeocarpus reticulatus	Blueberry Ash	8 Metres	45L	1



LT	Lomandra 'Tanika'	Lomandra	0.6 x 0.6	150mm
CR	Correa reflexa	Lemon Twist	0.5 x 0.5	150mm
TLV	Thymus 'Lemon Variegated'	Variegated lemon scented thyme	0.1 x 1.5	150mm
VH	Viola hederacea	Native Violet	0.1 x 0.5	150mm



Lomandra 'Tanika' - Lomandra



Correa reflexa, Lemon Twist



Thymus 'Lemon Variegated' Variegated lemon scented thyme



Viola hederacea Native Violet

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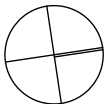
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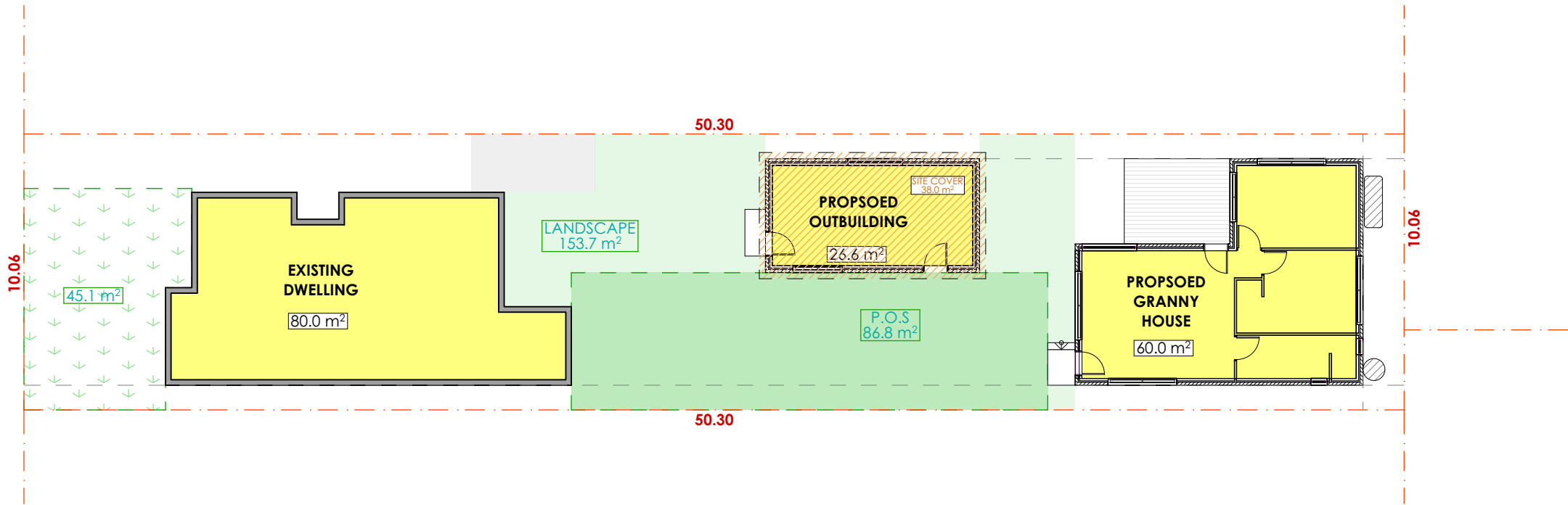
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LANDSCAPE PLAN

NORTH POINT:



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SCALE: 1:200 AT A3
PROJECT No: P220

SK stage.
15 dwg no.
C revision



1 GROUND
1:200

SUMMARY

LAND ZONING (LEP): R4
MAXIMUM HEIGHT (LEP): 13m
TOTAL SITE AREA: 505.9m²

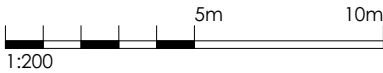
GROSS FLOOR AREA CALCULATIONS

GFA PERMISSIBLE: 505.9m²
EXISTING GFA: 80m²
GFA PROPOSED: 167m²

FSR PERMISSIBLE: 1:1
EXISTING FSR: 0.16:1
FSR PROPOSED: 0.33:1

SITE COVERAGE

MAXIMUM PERMISSIBLE: 50% 278.75m²
PROPOSED SITE COVERAGE: 41% 205m²



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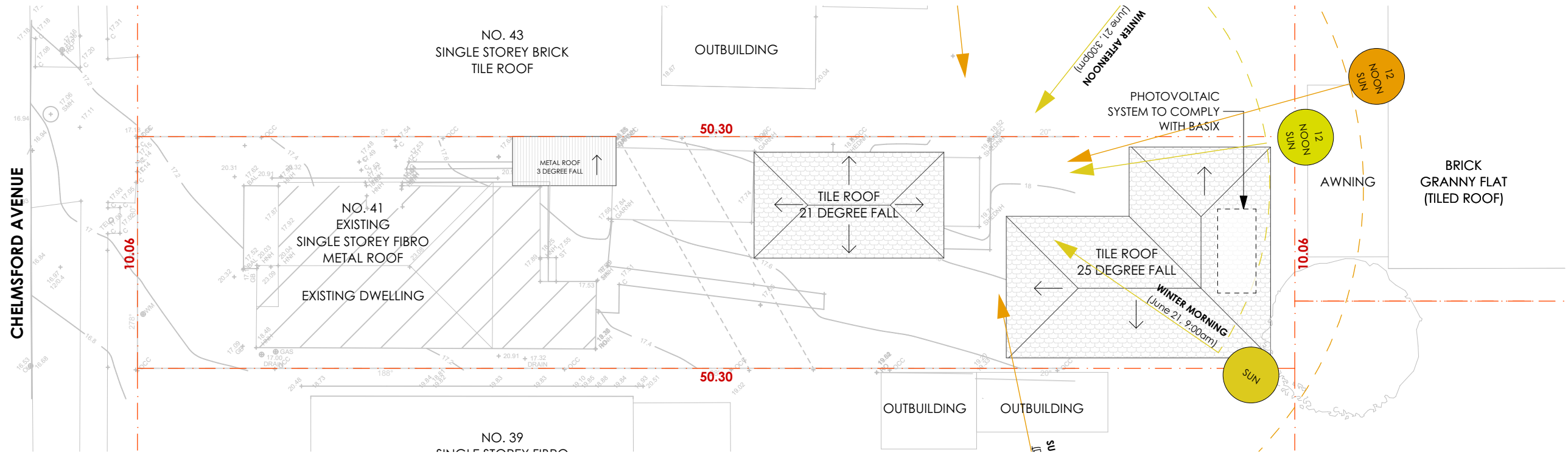
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41 CHELMSFORD AVENUE,
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DRAWING TITLE:
DEVELOPMENT CALCULATION

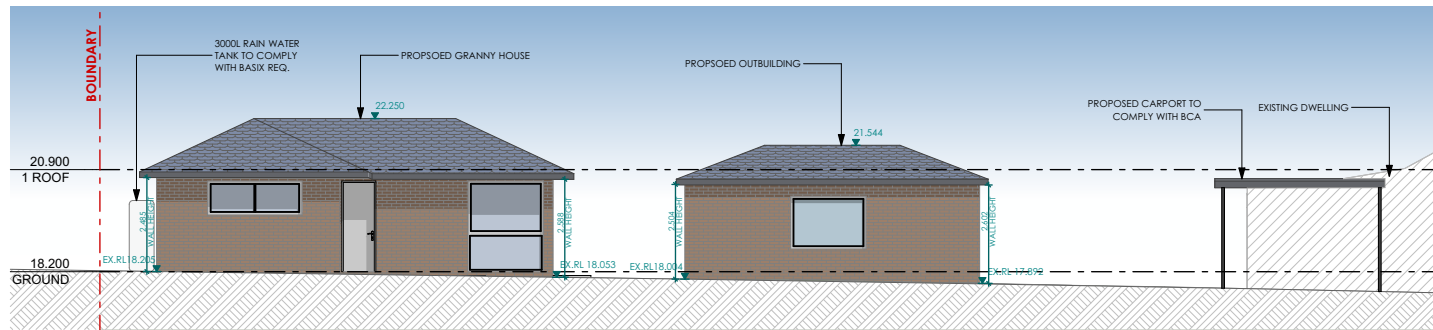


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PROJECT No: P220

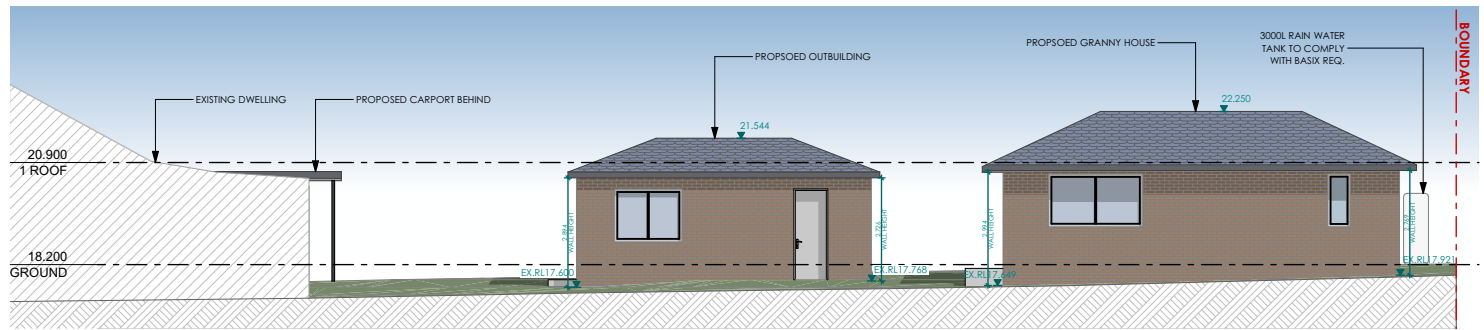
SK 16 C
stage. dwg no. revision



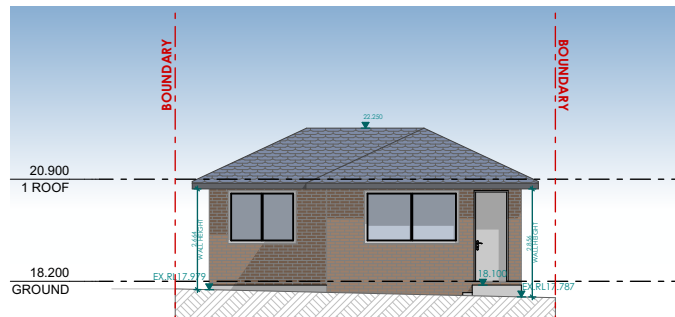
1 SITE PLAN 1:200



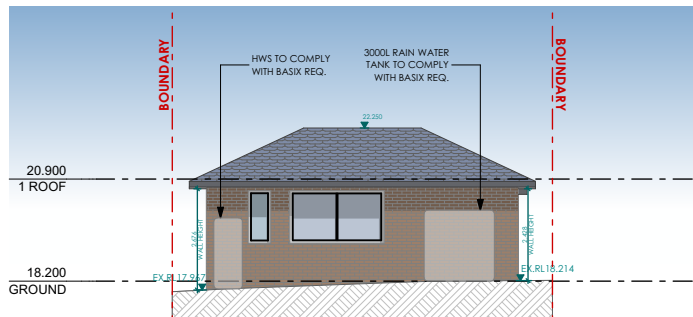
2 WEST ELEVATION 1:200



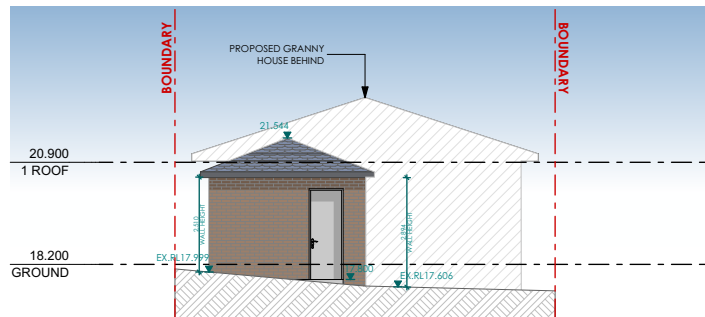
3 EAST ELEVATION 1:200



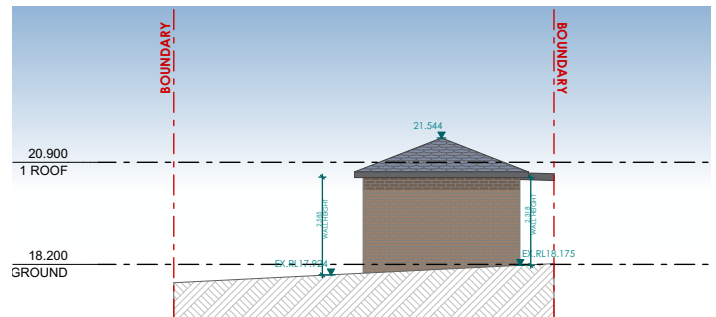
4 GRANNY HOUSE SOUTH ELEVATION 1:200



5 GRANNY HOUSE NORTH ELEVATION 1:200



6 OUTBUILDING SOUTH ELEVATION 1:200



7 OUTBUILDING NORTH ELEVATION 1:200

REV	DESCRIPTION
A	DA
B	COUNCIL RFI
C	COUNCIL RFI

BY	DATE
LZ	05.11.24
LZ	04.01.25
LZ	26.02.25

CLIENT:
Future Development
Constructions Pty Ltd

PROJECT TITLE:
41 CHELMSFORD AVENUE,
BANKSTOWN

DRAWING TITLE:
NOTIFICATION PLAN

NORTH POINT:



DRAWN BY: LZ
CHECKED BY: LZ
SCALE: 1:200, 1:100 AT A3
PROJECT No: P220

SK 17 C
stage. dwg no. revision