

**STUDIO RGD**  
M : 0475432474  
E : rgdarchdesign@gmail.com  
ABN 48 478 539 714

**PROJECT TITLE:**

GRANNY FLAT & GARAGE

**PROJECT ADDRESS:**

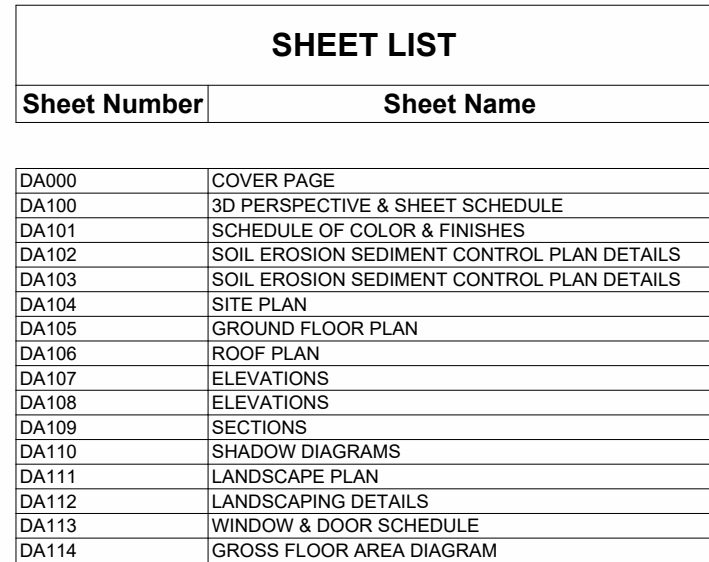
49 CHERTSEY AVENUE, BANKSTOWN

**CLIENT NAME:**

-

**PROJECT NUMBER:**

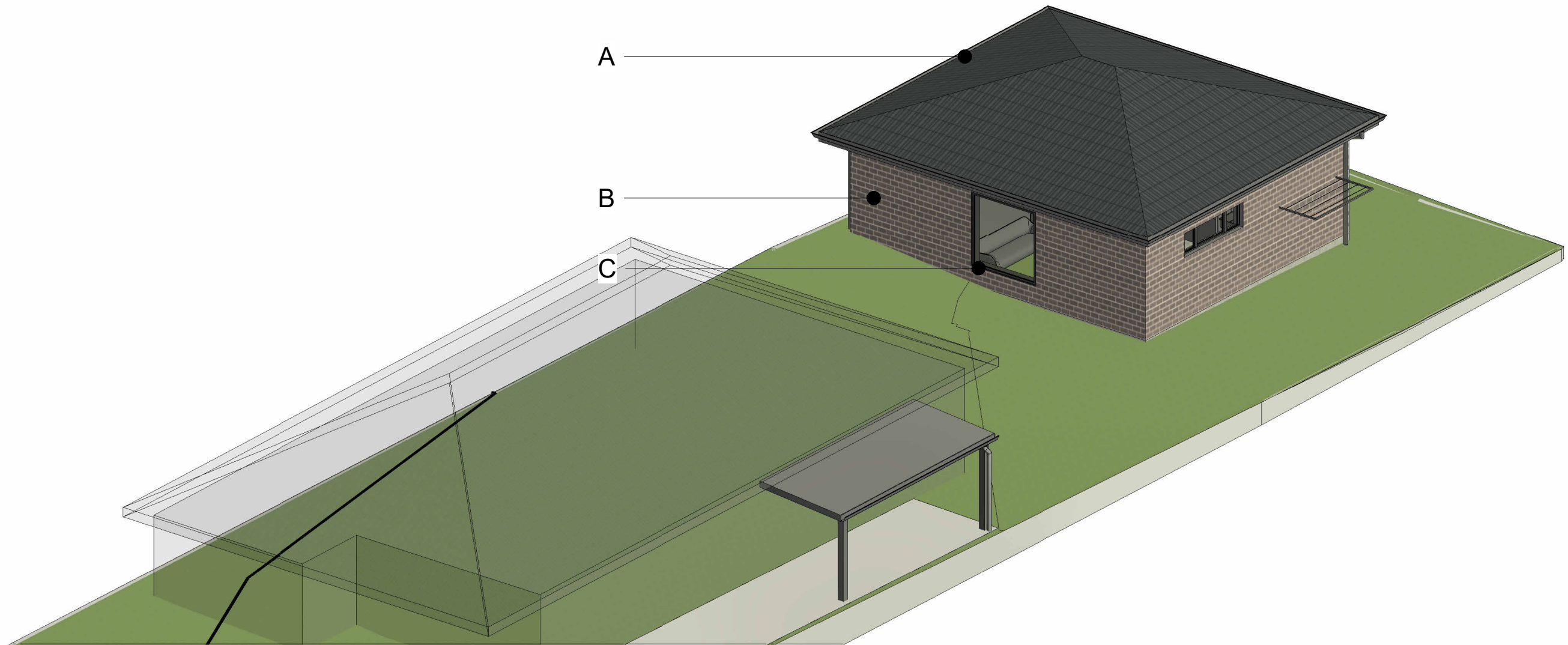
240606



1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
5. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
7. ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
8. SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS: 450mm SQ. UP TO 600mm DEEP 600mm SQ. UP TO 1000mm DEEP
9. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
12. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
13. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
14. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.



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## LEGEND

## MATERIAL SCHEDULE



PROJECT TITLE:

GRANNY FLAT

PROJECT ADDRESS:

49 CHERTSEY AVENUE BANKSTOWN

CLIENT NAME:

-

REVISIONS

NO.	DATE	DESCRIPTION

PROJECT PHASE:

DA

DRAWING TITLE:

SCHEDULE OF COLOR & FINISHES

SHEET NUMBER:

DA101

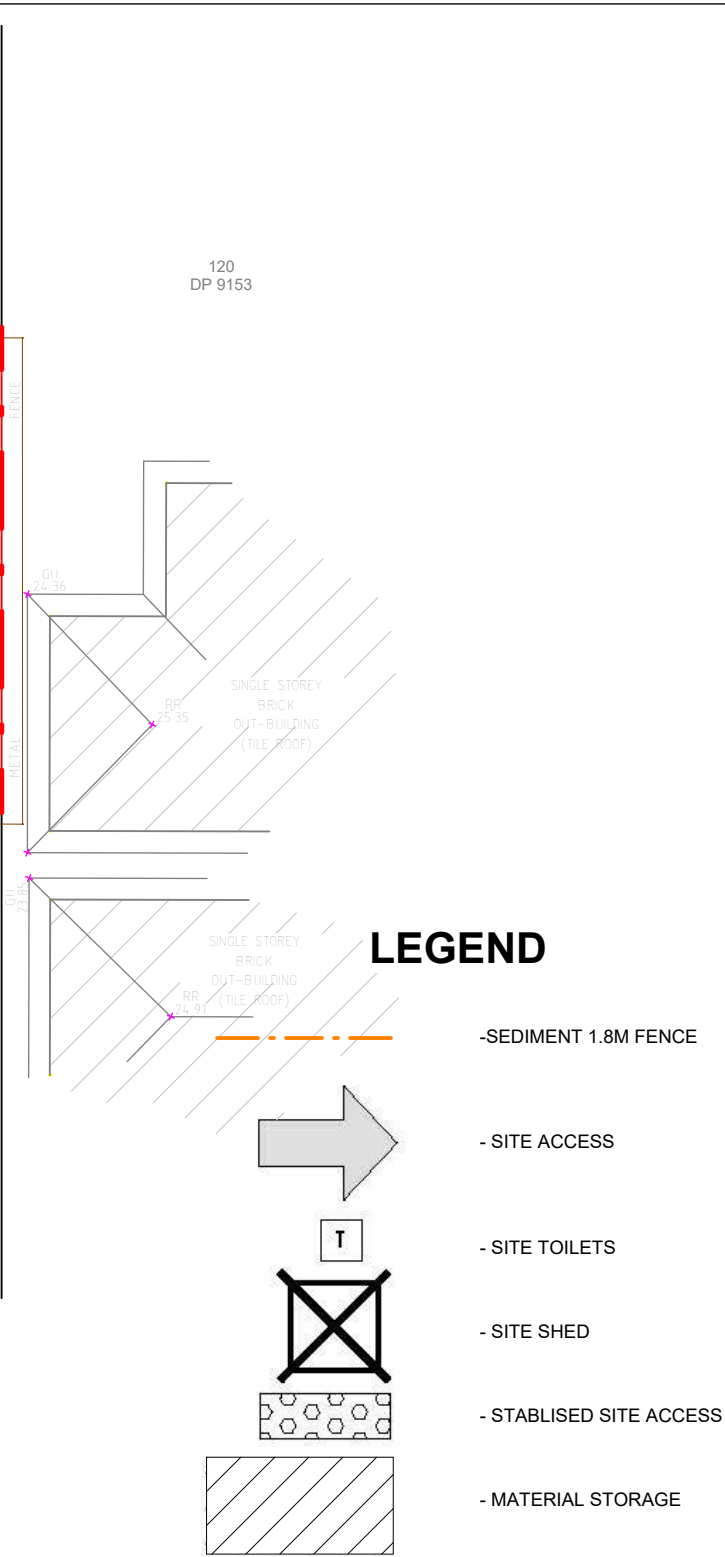
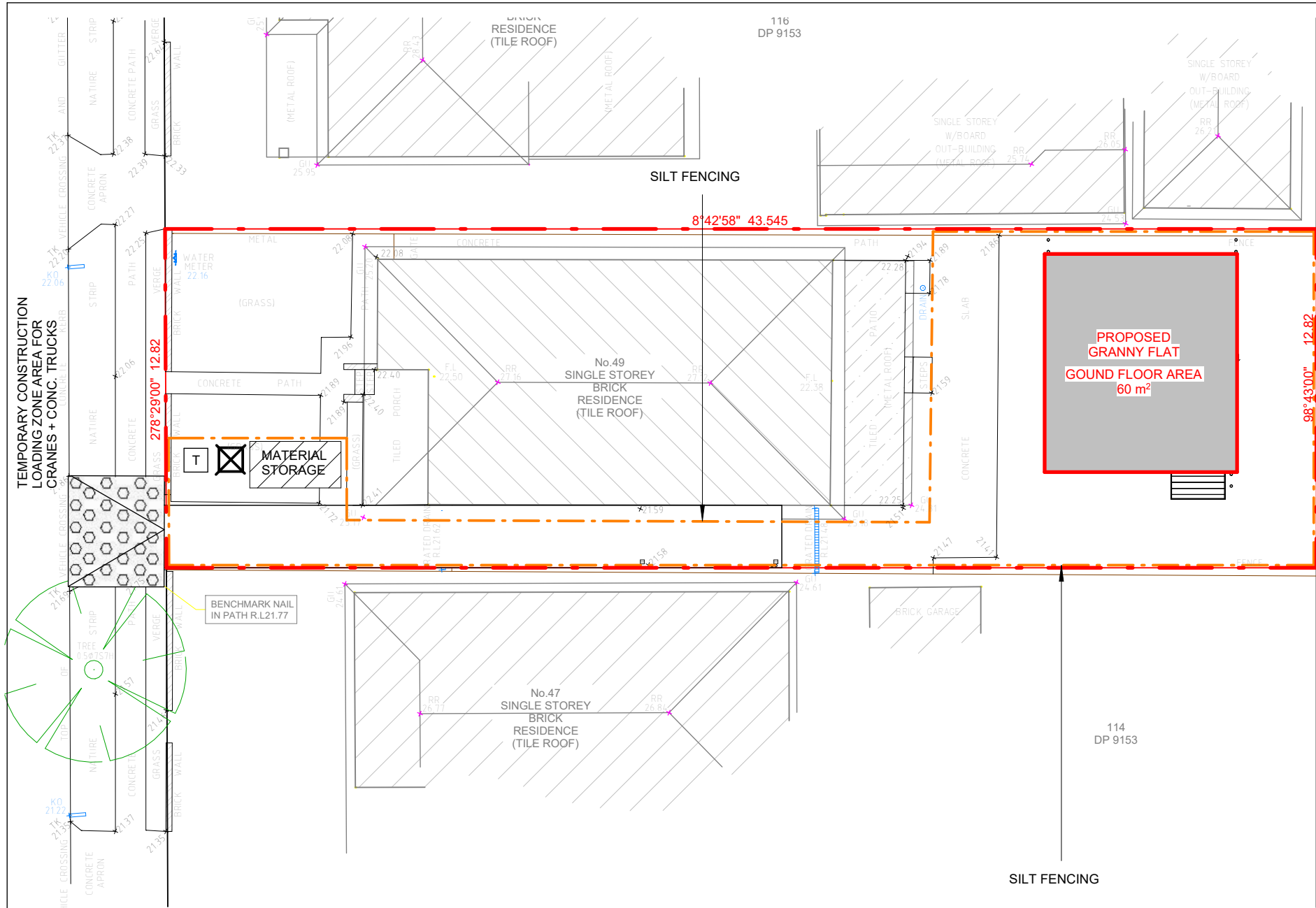
SCALE @ A3:

DATE:4/02/2025 8:38:27 AM

PROJECT NUMBER:240606

DRAWN BY:R.D


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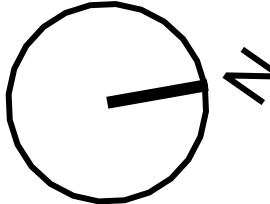
1 SOIL EROSION AND SEDIMENT CONTROL PLAN

NOTES

- B1. THIS PLAN TO BE READ IN CONJUNCTION WITH SEDIMENT AND EROSION. CONTROL DETAILS AS ATTACHED.
- B2. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT. CONTROL MEASURES AS NECESSARY AND TO THE SATISFACTION OF COUNCIL PRIOR TO THE COMMENCEMENT OF AND DURING CONSTRUCTION. NO DISTURBANCE TO THE SITE SHALL BE PERMITTED OTHER THAN IN THE IMMEDIATE AREA OF THE WORKS AND NO MATERIAL SHALL BE REMOVED FROM THE SITE WITHOUT COUNCIL'S APPROVAL. ALL SEDIMENT AND EROSION CONTROL DEVICES TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH STANDARDS OUTLINED IN NSW DEPARTMENT OF HOUSING'S "MANAGING URBAN STORMWATER - SOILS AND CONSTRUCTIONS".
- B3. TOPSOIL SHALL BE STRIPPED AND STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPIRED LATER ON AREAS TO BE REVEGETATED AND STABILISED ONLY, (I.E. ALL FOOTPATHS, BATTERS, SITE REGARDING AREAS, BASINS AND CATCHDRAINS). TOPSOIL SHALL NOT BE RESPIRED ON ANY OTHER AREAS UNLESS SPECIFICALLY INSTRUCTED BY THE SUPERINTENDENT. IF THEY ARE TO REMAIN FOR LONGER THAN ONE MONTH STOCKPILES SHALL BE PROTECTED FROM EROSION BY COVERING THEM WITH A MULCH AND HYDROSEEDING AND, IF NECESSARY, BY LOCATING BANKS OR DRAINS DOWNSTREAM OF A STOCKPILE TO RETARD SILT LADEN RUNOFF.
- B4. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES SUCH THAT MORE THAN 60% OF THEIR CAPACITY IS LOST. ALL THE SILT IS TO BE PLACED OUTSIDE THE LIMIT OF WORKS. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
- B5. LAY TURF STRIP (MIN 300mm WIDE) ON 100mm TOPSOIL. WITH 1.0m LONG RETURNS EVERY 6.0m BEHIND ALL KERB AT THE TOP OF ALL BATTERS AND AROUND STRUCTURES IMMEDIATELY AFTER BACKFILLING OR FORMATION. B6.
- B6. THE CONTRACTOR SHALL GRASS SEED ALL DISTURBED AREAS WITH AN APPROVED MIX AS SOON AS PRACTICABLE AFTER COMPLETION OF EARTHWORKS AND REGRADING.
- B7. VEHICULAR TRAFFIC SHALL BE CONTROLLED DURING CONSTRUCTION CONFINING ACCESS WHERE POSSIBLE TO NOMINATED STABILISED ACCESS POINTS.
- B8. WHEN ANY DEVICES ARE TO BE HANDED OVER TO COUNCIL THEY SHALL BE B8. IN CLEAN AND STABLE CONDITION.
- B9. THE CONTRACTOR SHALL IMPLEMENT DUST CONTROL BY REGULAR WETTING DOWN. (BUT NOT SATURATING) DISTURBED AREA.
- B10. PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENT IS REVEGETATED OR PAVED.
- B11. REVEGETATE ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.
- B12. ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL :
- A) DOWNPIPES CONNECTED
- B) PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER - BA



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GRANNY FLAT

PROJECT ADDRESS:  
49 CHERTSEY AVENUE BANKSTOWN

CLIENT NAME:  
-

REVISIONS		
NO.	DATE	DESCRIPTION

PROJECT PHASE:  
DA

DRAWING TITLE:  
SOIL EROSION SEDIMENT  
CONTROL PLAN DETAILS

SHEET NUMBER:  
DA102

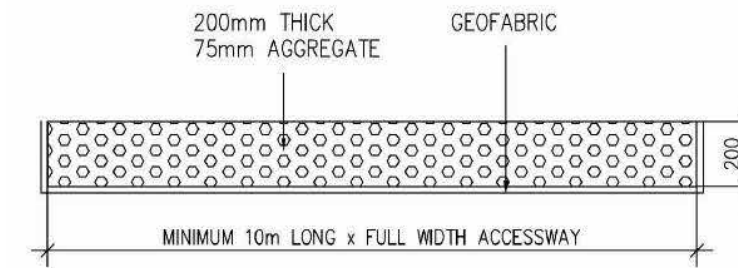
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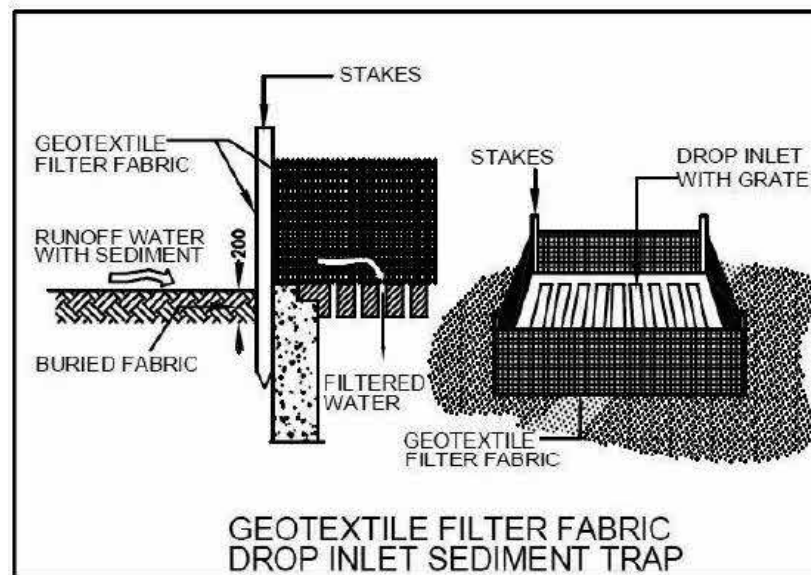
PROJECT NUMBER:  
240606

DRAWN BY:  
R.D

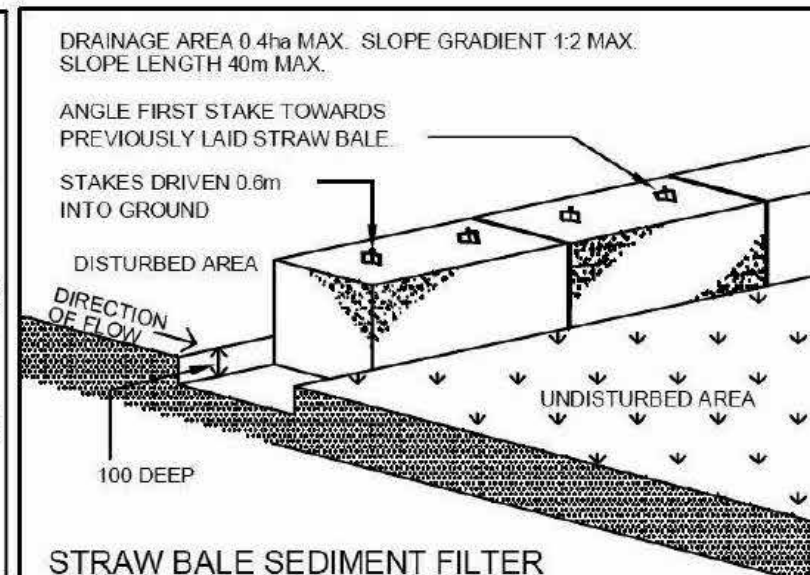
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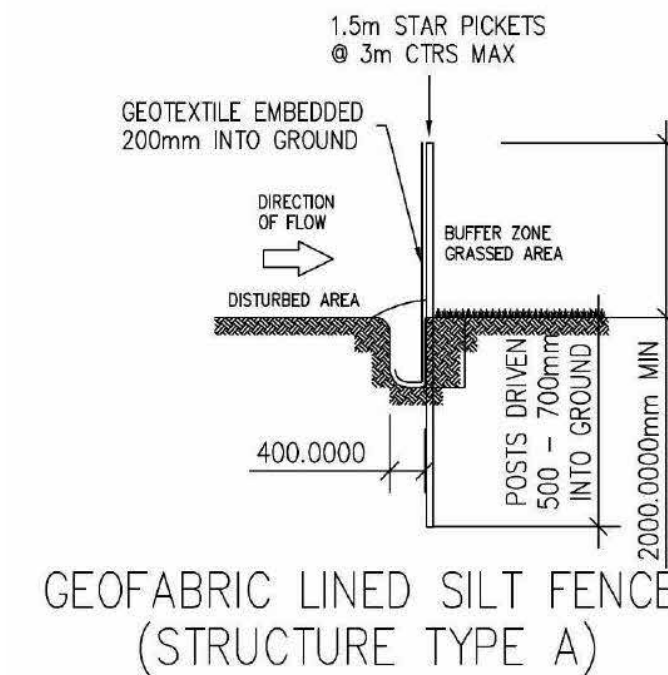
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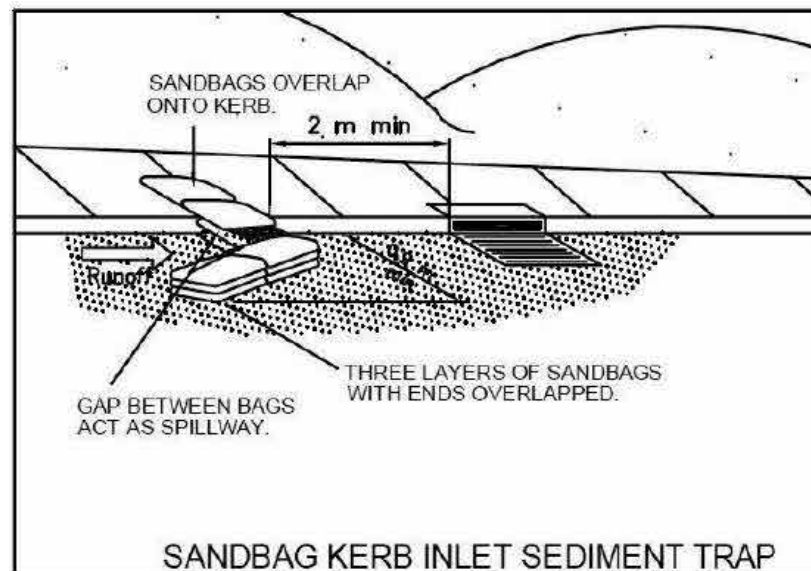
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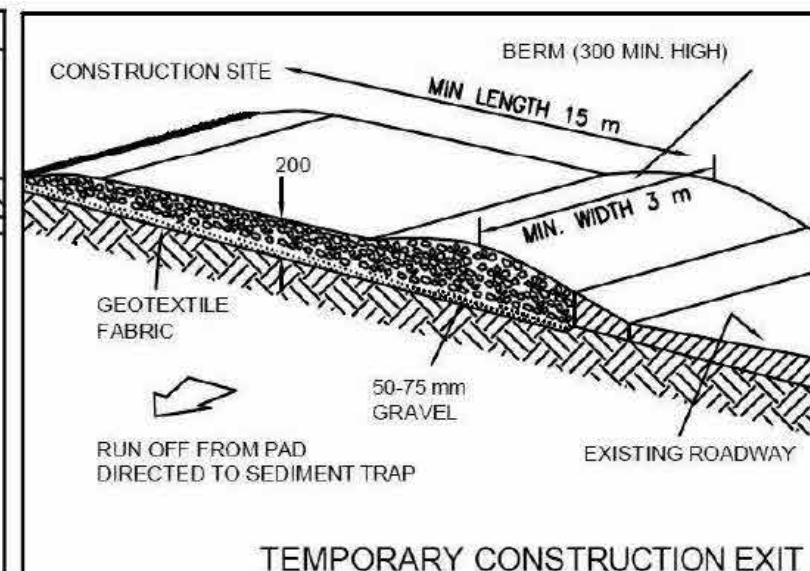
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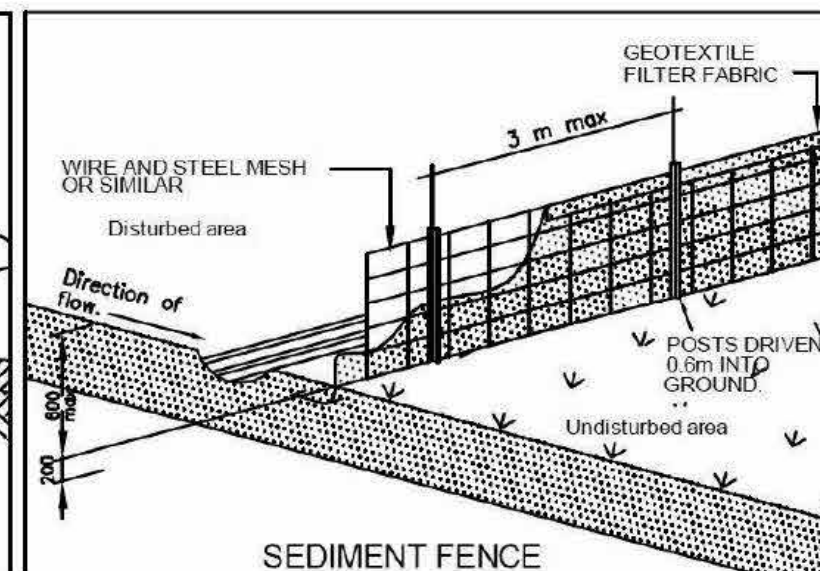
GEOFABRIC LINED SILT FENCE  
(STRUCTURE TYPE A)



SCALE: NTS



SCALE: NT



SCALE: NTS

PROJECT TITLE:

GRANNY FLAT

PROJECT ADDRESS:

49 CHERTSEY AVENUE BANKSTOWN

CLIENT NAME:

1.

[illegible]

PROJECT PHASE:

DA

DRAWING TITLE:

### SOIL EROSION SEDIMENT CONTROL PLAN DETAILS

SHEET NUMBER:

DA103

SCALE @ A3:

DATE: 4/02/2025 8:38:29 AM

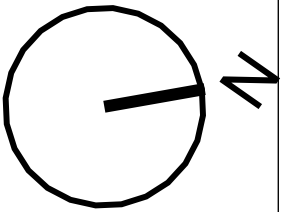
PROJECT NUMBER:	240606
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**Mechanical Ventilation**  
**Clause 10.6.2 of the Housing Provisions 2022**



GRANNY FLAT

49 CHERTSEY AVENUE BANKSTOWN

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[illegible]

DA

### GROUND FLOOR PLAN

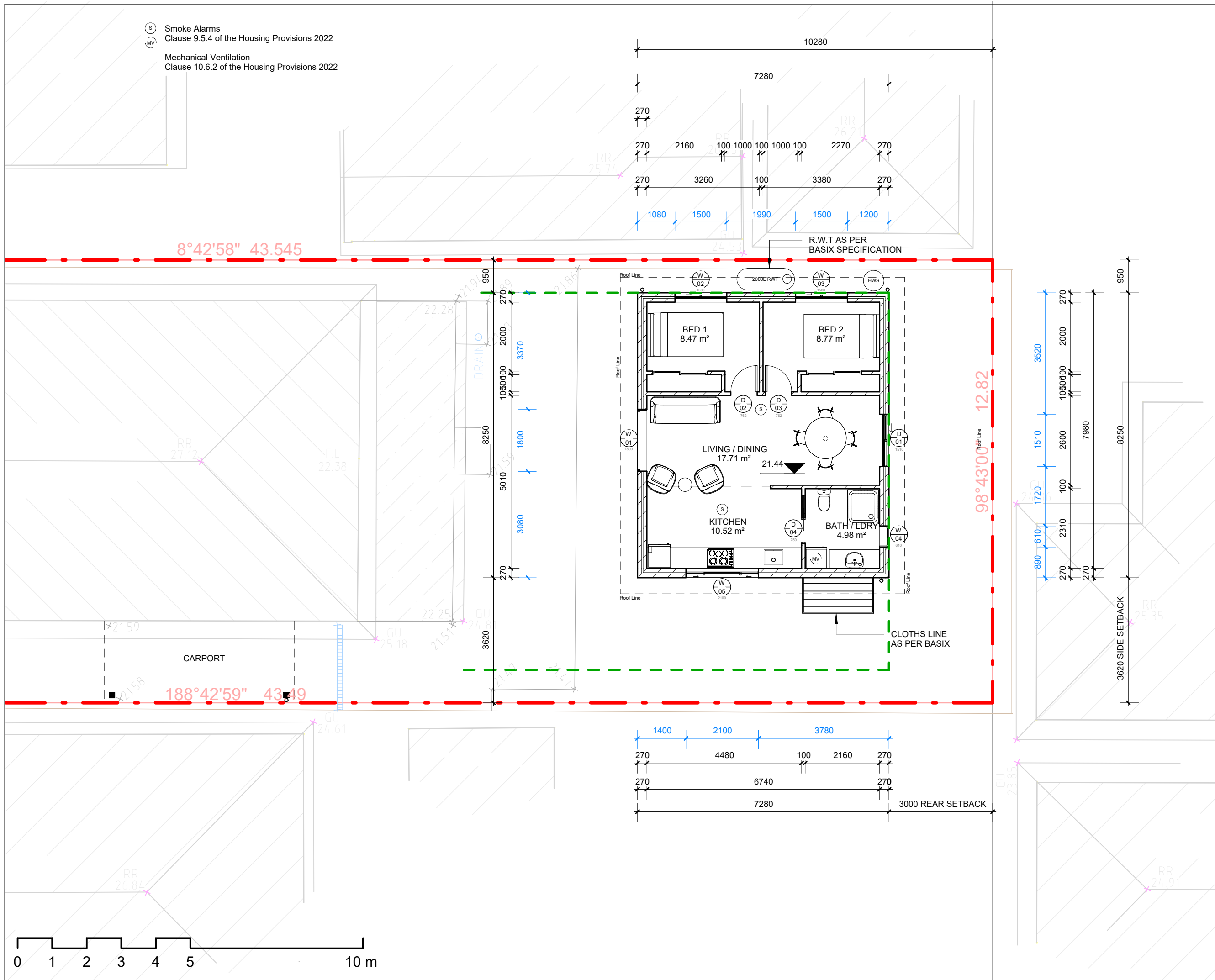
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DATE: 4/02/2025 8:38:30 AM

PROJECT NUMBER:	240606
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GRANNY FLAT

PROJECT ADDRESS:

49 CHERTSEY AVENUE BANKSTOWN

CLIENT NAME:

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[illegible]

PROJECT PHASE

DA

DRAWING TITLE:

ROOF PLAN

SHEET NUMBER:

DA106

SCALE @ A3:

1 : 100

DATE:

4/02/2025 8:38:30 AM

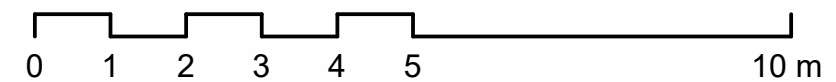
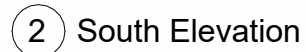
PROJECT NUMBER:

240606

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R.D

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GRANNY FLAT

49 CHERTSEY AVENUE BANKSTOWN

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DA

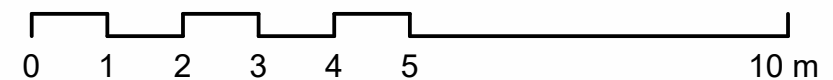
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GRANNY FLAT

49 CHERTSEY AVENUE BANKSTOWN

[illegible]

DA

## SECTIONS

DA109

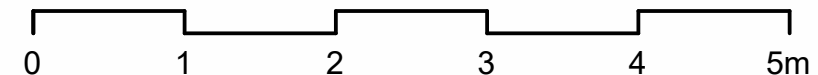
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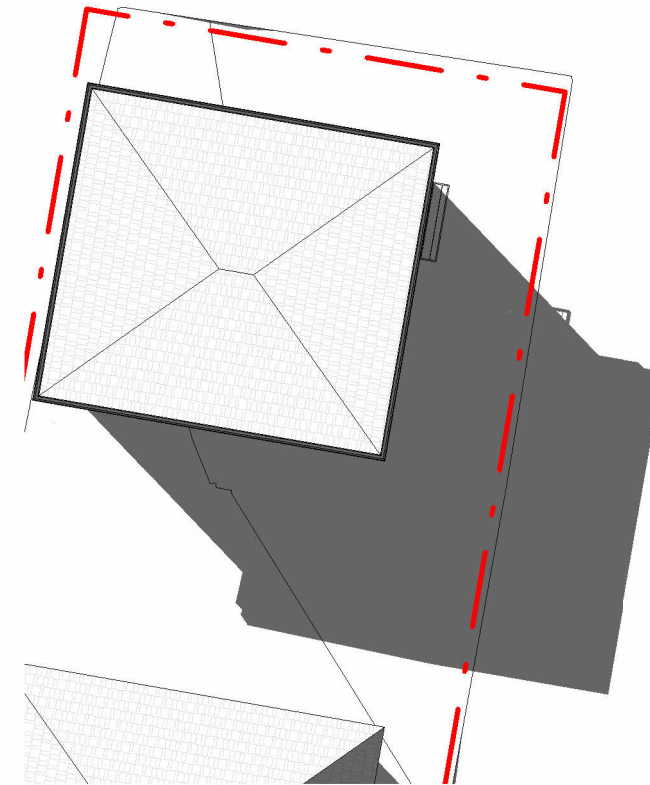
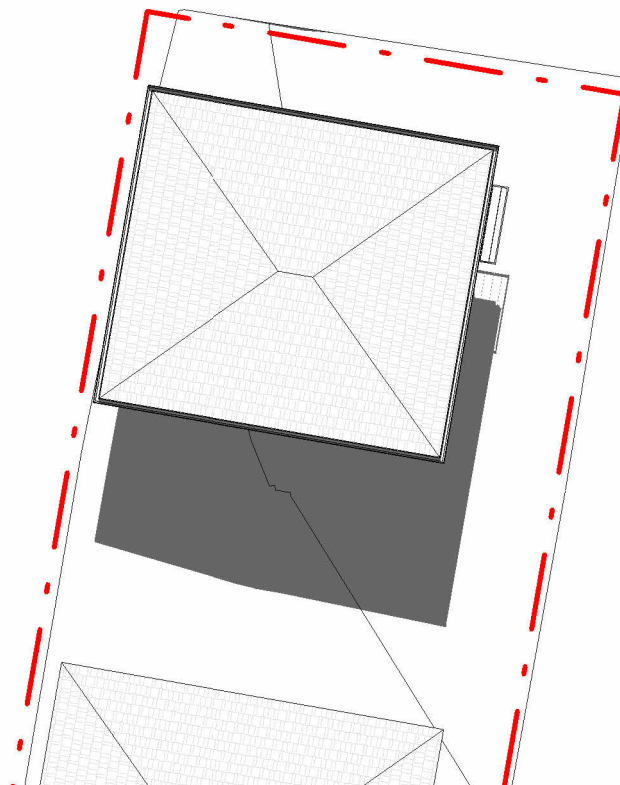
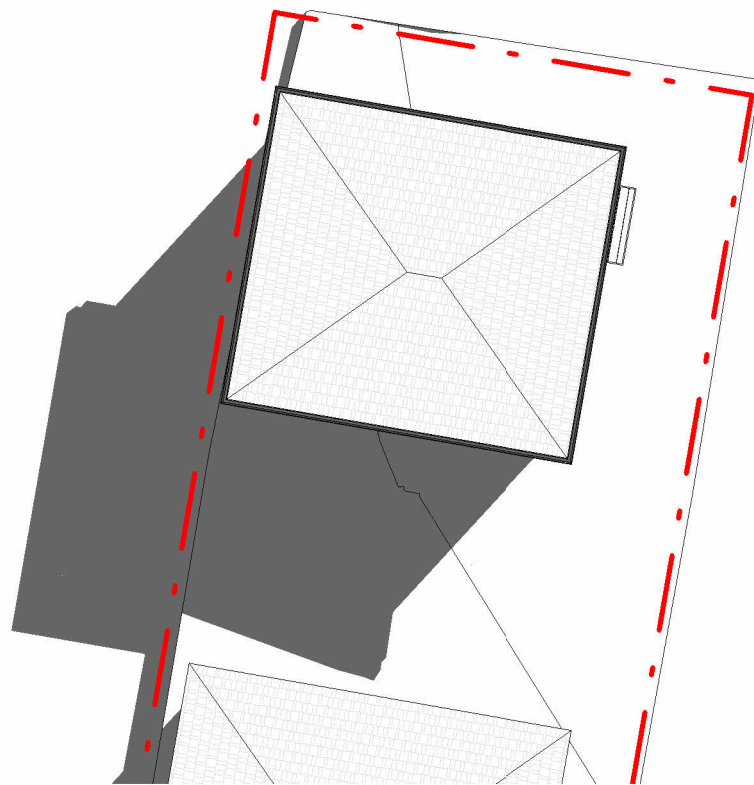
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PROJECT NUMBER:	240606
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DRAWN BY: R.D

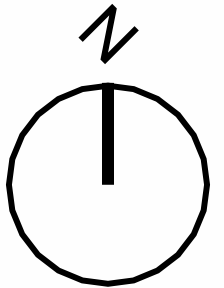
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STUDIO RGD

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ABN 48 478 539 714



PROJECT TITLE:

GRANNY FLAT

PROJECT ADDRESS:

49 CHERTSEY AVENUE BANKSTOWN

CLIENT NAME:

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## REVISIONS

[illegible]

PROJECT PHASE:

DA

DRAWING TITLE:

## SHADOW DIAGRAMS

SHEET NUMBER:

DA110

SCALE @ A3:

: 200

DATE:

4/02/2025 8:38:36 AM

PROJECT NUMBER:

40606

DRAWN BY:

R.D

1 SHADOW DIAGRAM JUNE 21st 9am

② SHADOW DIAGRAM JUNE 21st 12pm

③ SHADOW DIAGRAM JUNE 21st 3pm

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GRANNY FLAT

PROJECT ADDRESS:

49 CHERTSEY AVENUE BANKSTOWN

CLIENT NAME:

[illegible]

PROJECT PHASE:

DA

DRAWING TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

DA111

SCALE @ A3:

: 200

DATE:

02/02/2025 8:38:37 AM

PROJECT NUMBER:

40606

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R.D

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1) GROUND FLOOR LEVEL

PLANT SCHEDULE				
CODE	NAME	COMMON NAME	APPROX. MATURE HEIGHT (mm)	QUANTITY
AF	Acacia falcata	Sickle Wattle	5000	3
DT	Dodonaea triquetra	Hop Bush	2000	16
JFB	Japanese Fiber Banana	Japanese Banana	2400	1
SV	Scaevola villosa	Pale Fan-flower	500	3





STUDIO **RGD**  
M : 0475432474  
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ABN 48 478 539 714

DOOR SCHEDULE

Mark	Height	Width	Area	Description	Comments
01	2100	1510	3.17 m²	SLIDING ENTRANCE DOOR	
02	2032	762	1.55 m²	BEDROOM DOOR	
03	2032	762	1.55 m²	BEDROOM DOOR	
04	2090	750	1.57 m²	SLIDING BATHROOM DOOR	

WINDOW SCHEDULE

Mark	Window Size	Area	Head Height	Sill Height	Description	Comments
01	1800 x 1800	3.24 m²	2250 mm	450 mm	FIXED WINDOW	
02	1200 x 1500	1.80 m²	2100 mm	900 mm	OBSCURED GLAZING WINDOW	
03	1200 x 1500	1.80 m²	2100 mm	900 mm	OBSCURED GLAZING WINDOW	
04	1220 x 610	0.74 m²	2120 mm	900 mm	OBSCURED GLAZING WINDOW	
05	600 x 2100	1.26 m²	2100 mm	1500 mm	FIXED WINDOW	

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GRANNY FLAT

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CLIENT NAME:

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REVISIONS

NO.	DATE	DESCRIPTION

PROJECT PHASE:

DA

DRAWING TITLE:

WINDOW & DOOR SCHEDULE

SHEET NUMBER:

DA113

SCALE @ A3:

DATE: 4/02/2025 8:38:38 AM

PROJECT NUMBER: 240606

DRAWN BY: R.D

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TOTAL FLOOR AREA =60 m<sup>2</sup>

## SITE AREA

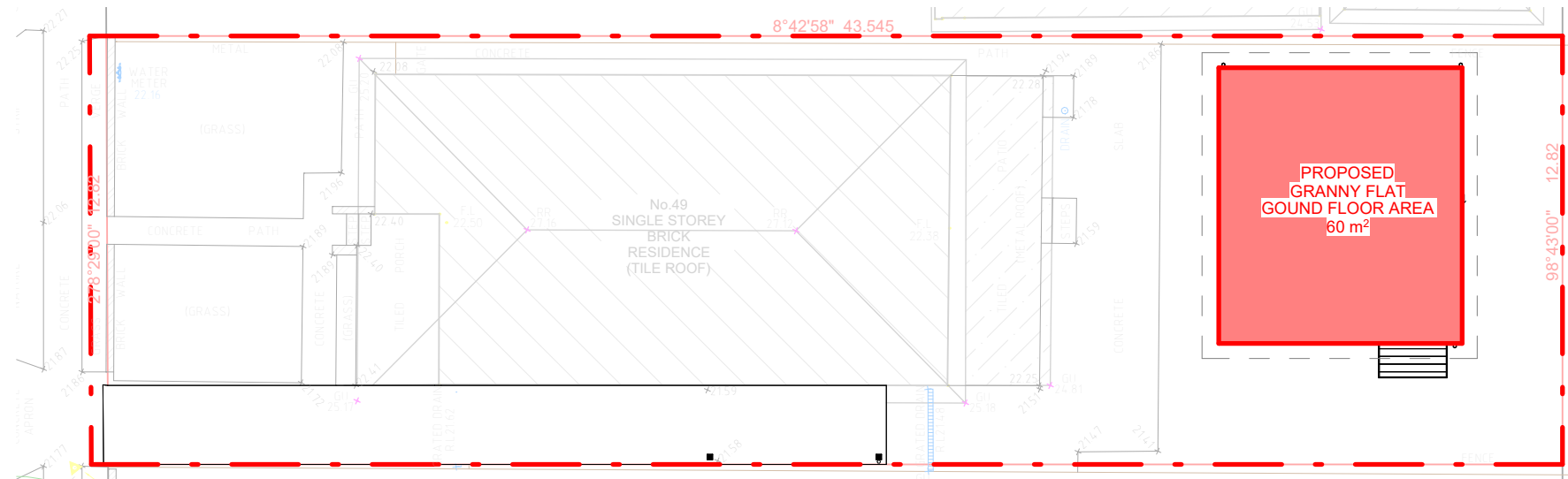
557.9 m2 BY CALC.

556.4 m2 BY TITLE

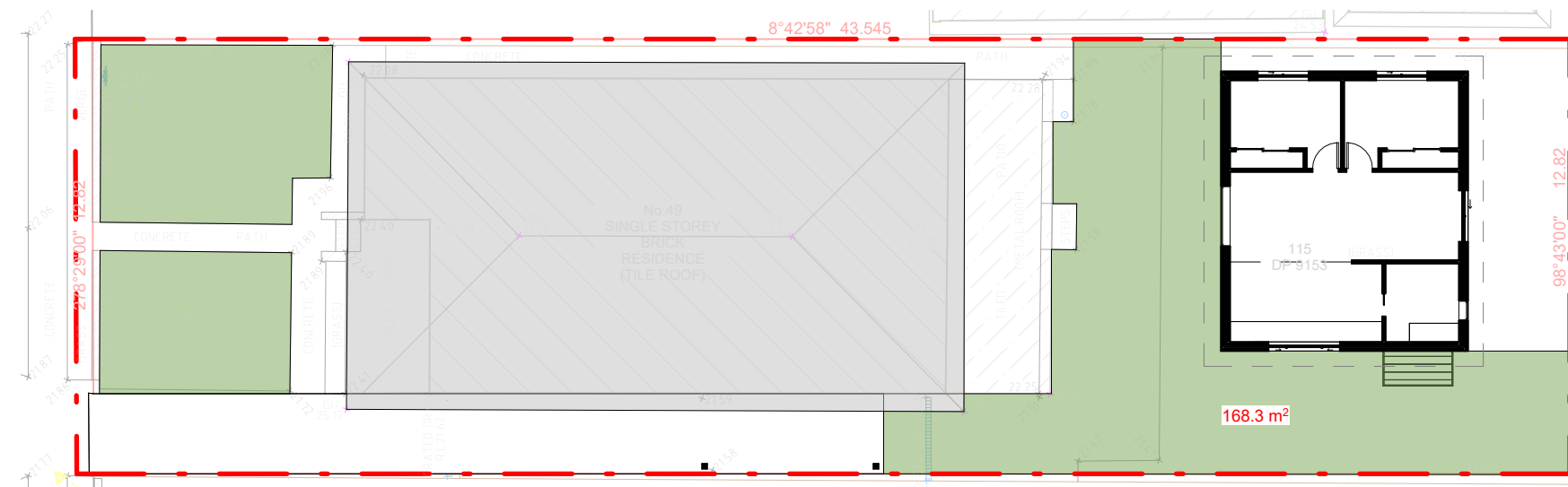
**EXISTING HOUSE GFA 175 m<sup>2</sup>**

**MINIMUM LANDSCAPE AREA 111.28 m<sup>2</sup>**

**TOTAL LANDSCAPE AREA**174.9 m<sup>2</sup>



① GROUND FLOOR AREA

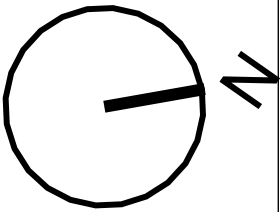


## 2 LANDSCAPE AREA



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**ABN 48 478 539 714**



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PROJECT ADDRESS:

49 CHERTSEY AVENUE BANKSTOWN

CLIENT NAME:

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## REVISIONS

[illegible]

PROJECT PHASE:

DA

DRAWING TITLE:

GROSS FLOOR AREA DIAGRAM

SHEET NUMBER:

DA114

SCALE @ A3:

: 200

DATE:

02/2025 8:38:38 AM

PROJECT NUMBER:

40606

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