



GRANNY FLAT & GARAGE

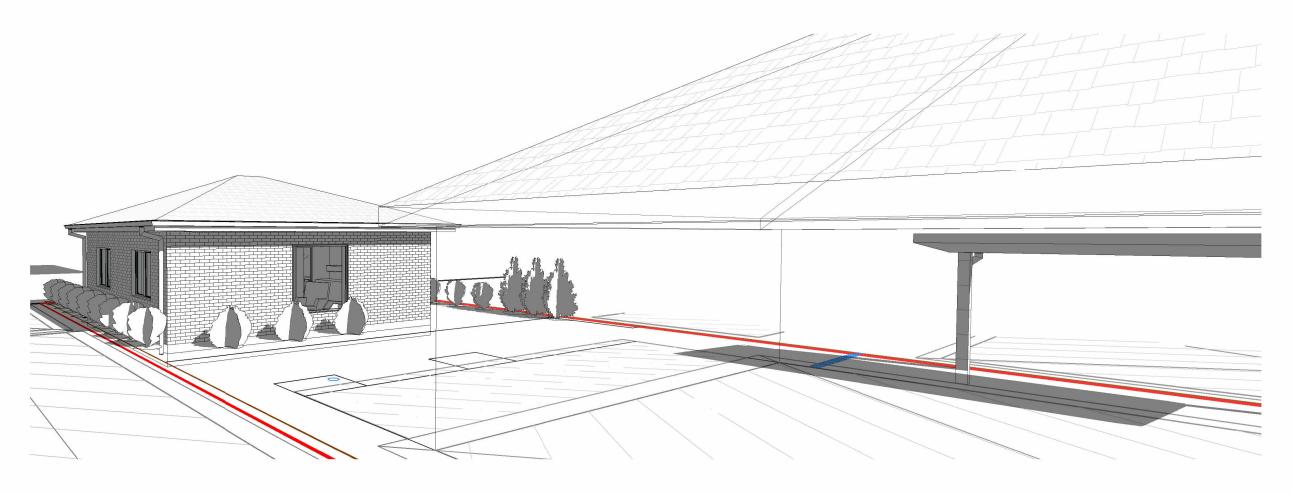
PROJECT ADDRESS:

49 CHERTSEY AVENUE, BANKSTOWN

CLIENT NAME:

PROJECT NUMBER:

240606



	SHEET LIST
Sheet Number	Sheet Name

DA000	COVER PAGE
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DA103	SOIL EROSION SEDIMENT CONTROL PLAN DETAILS
DA104	SITE PLAN
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DA111	LANDSCAPE PLAN
DA112	LANDSCAPING DETAILS
DA113	WINDOW & DOOR SCHEDULE
DA114	GROSS FLOOR AREA DIAGRAM

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATON.

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 CONSTRUCTON, 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 ADN 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).

7. ALL SWD PIPES ARE 0FVC AT 1.0% MINIMUM GRADE (UNOX).
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 DN

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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DRAWING TITLE:

3D PERSPECTIVE & SHEET SCHEDULE

SHEET NUMBER:

DA100

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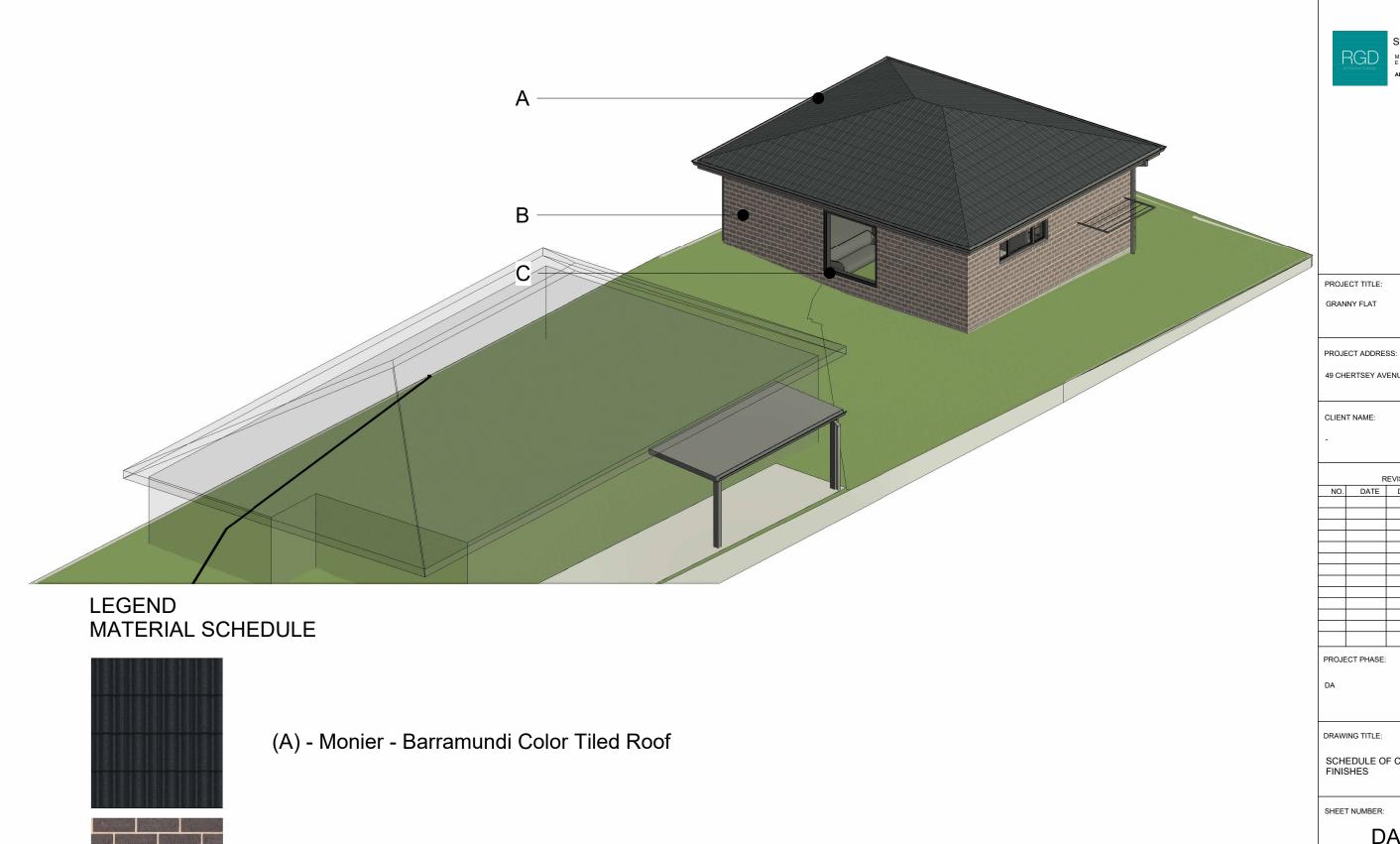
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(B) - Austral Blackbutt Brick Face Finish

(C) - Monument Color Window Frame

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49 CHERTSEY AVENUE BANKSTOWN

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SCHEDULE OF COLOR & FINISHES

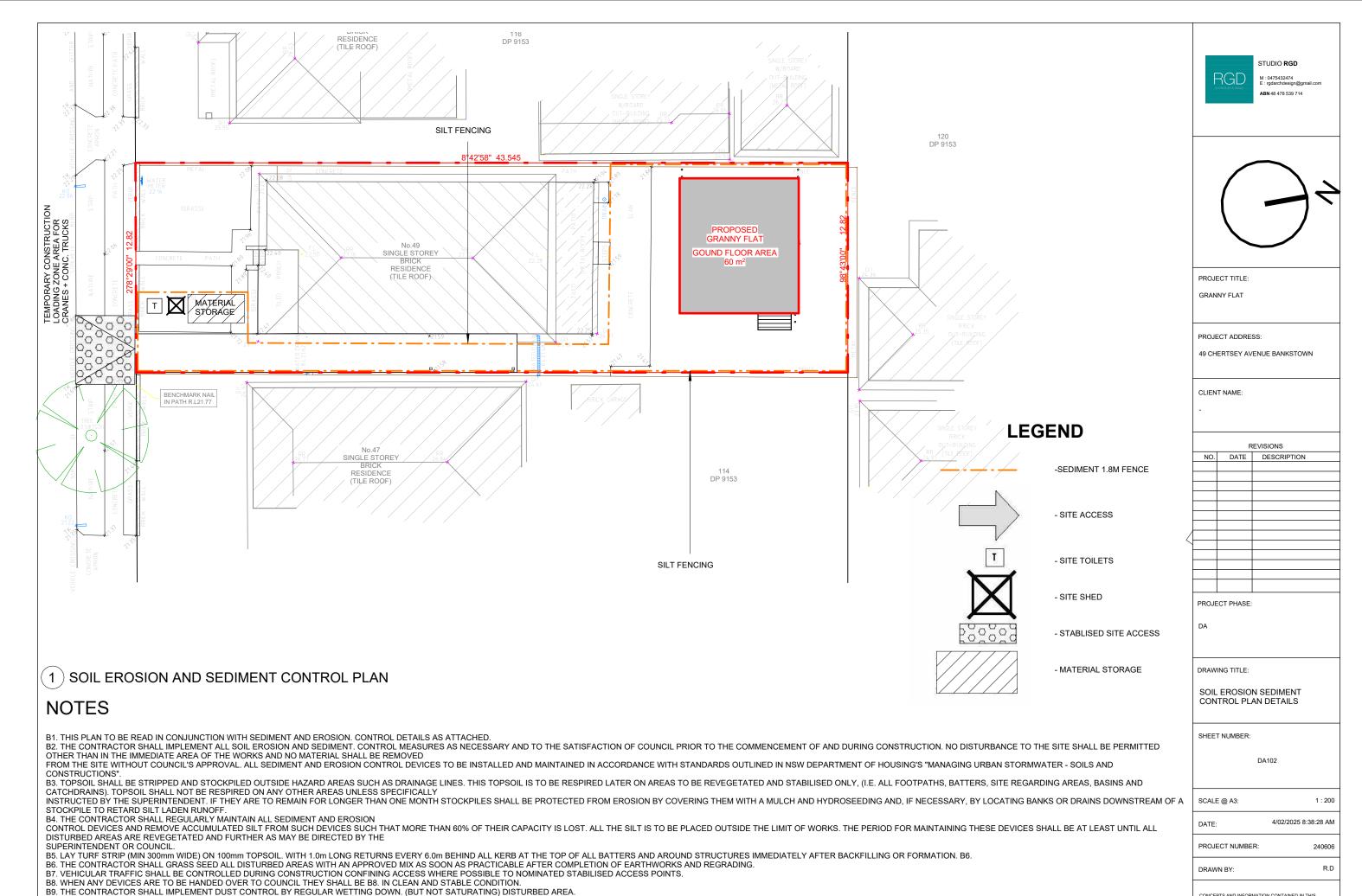
DA101

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B10. PROVIDE AND MAINTAIN SILT TRAPS AROUND ALL SURFACE INLET PITS UNTIL CATCHMENT IS REVEGETATED OR PAVED.

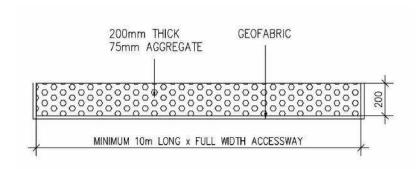
B11. REVEGETATE ALL TRENCHES IMMEDIATELY UPON COMPLETION OF BACKFILLING.

B12. ALL DRAINAGE PIPE INLETS TO BE CAPPED UNTIL:

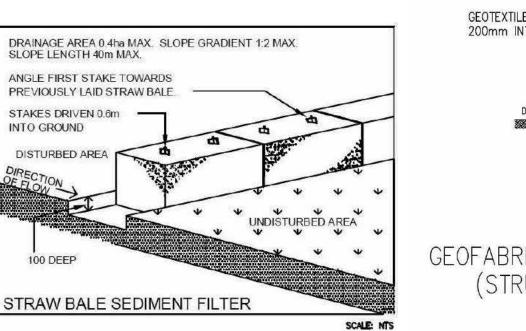
B) PITS CONSTRUCTED AND PROTECTED WITH SILT BARRIER - BA

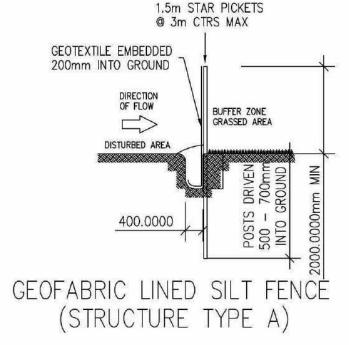
A) DOWNPIPES CONNECTED

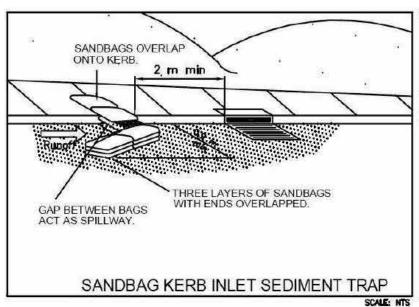
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DETAIL OF STABILISED SITE ACCESS







GEOTEXTILE FILTER FABRIC

DROP INLET SEDIMENT TRAP

STAKES

STAKES

DROP INLET

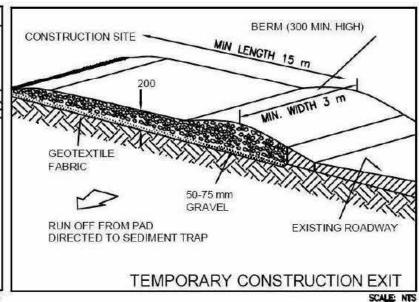
WITH GRATE

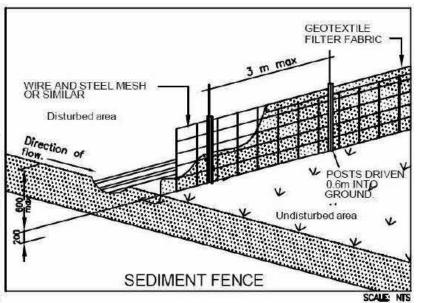
SCALE: NTS

GEOTEXTILE FILTER FABRIC

RUNOFF WATER WITH SEDIMENT

BURIED FABRIC







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DRAWING TITLE:

SOIL EROSION SEDIMENT CONTROL PLAN DETAILS

SHEET NUMBER:

DA103

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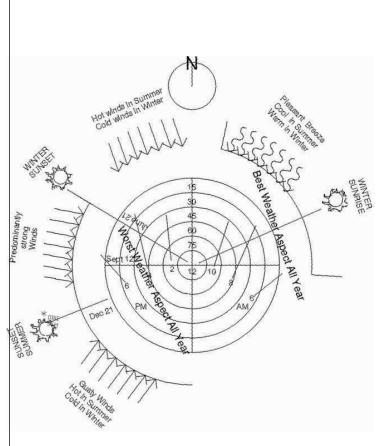
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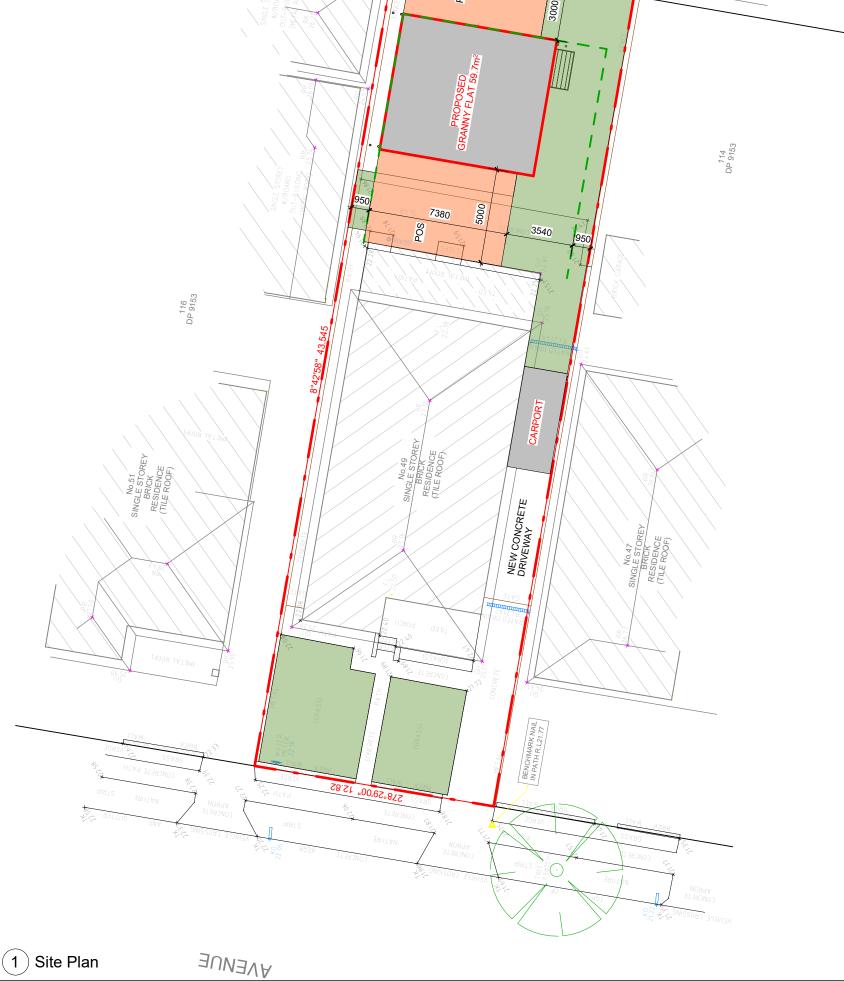
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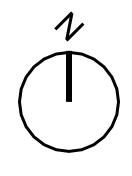
SITE ANALYSIS

DRAWING NOTES

- STAIR FLOOR FINISHES ARE REQUIRED TO COMPLY WITH PART 3.9.1.4 OF THE NCCS (BCA) SLIP RESISTANCE (IN ACCORDANCE WITH AS 4586).
- OPERABLE WINDOWS TO HAVE MAXIMUM WINDOW OPENING OF 125mm AT ANY POINT. TO COMPLY WITH PART 3.9.2.5 OF BUILDING CODE OF AUSTRALIA.
- STAIR TO COMPLY WITH PART 3.9.1.2 OF THE NCCS (BCA) 2016.
- HANDRAILS TO COMPLY WITH PART 3.9.2.4 OF THE NCCS (BCA) 2016.
- 1M HIGH GLASS BALUSTRADE TO COMPLY WITH REQUIREMENTS OF PART 3.9.2.3 OF THE NCCS (BCA) 2016.
- ALL SHOWER SCREENS AND WET AREA WINDOWS TO HAVE TOUGHENED GLASS.
- ALL FIRST FLOOR BATHROOM WINDOWS TO HAVE OBSCURED GLASS.







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SITE PLAN

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DA104

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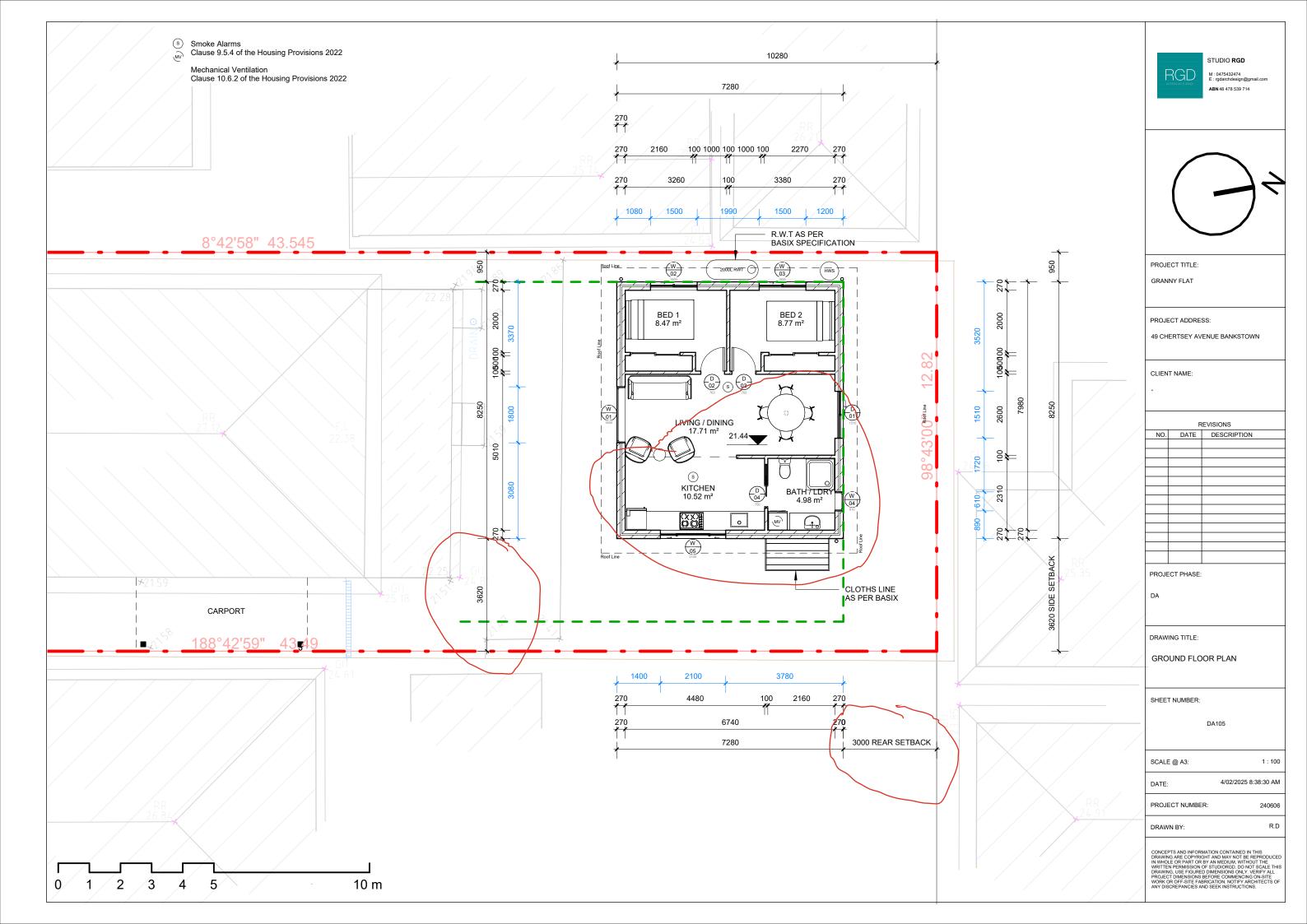
240606 R.D

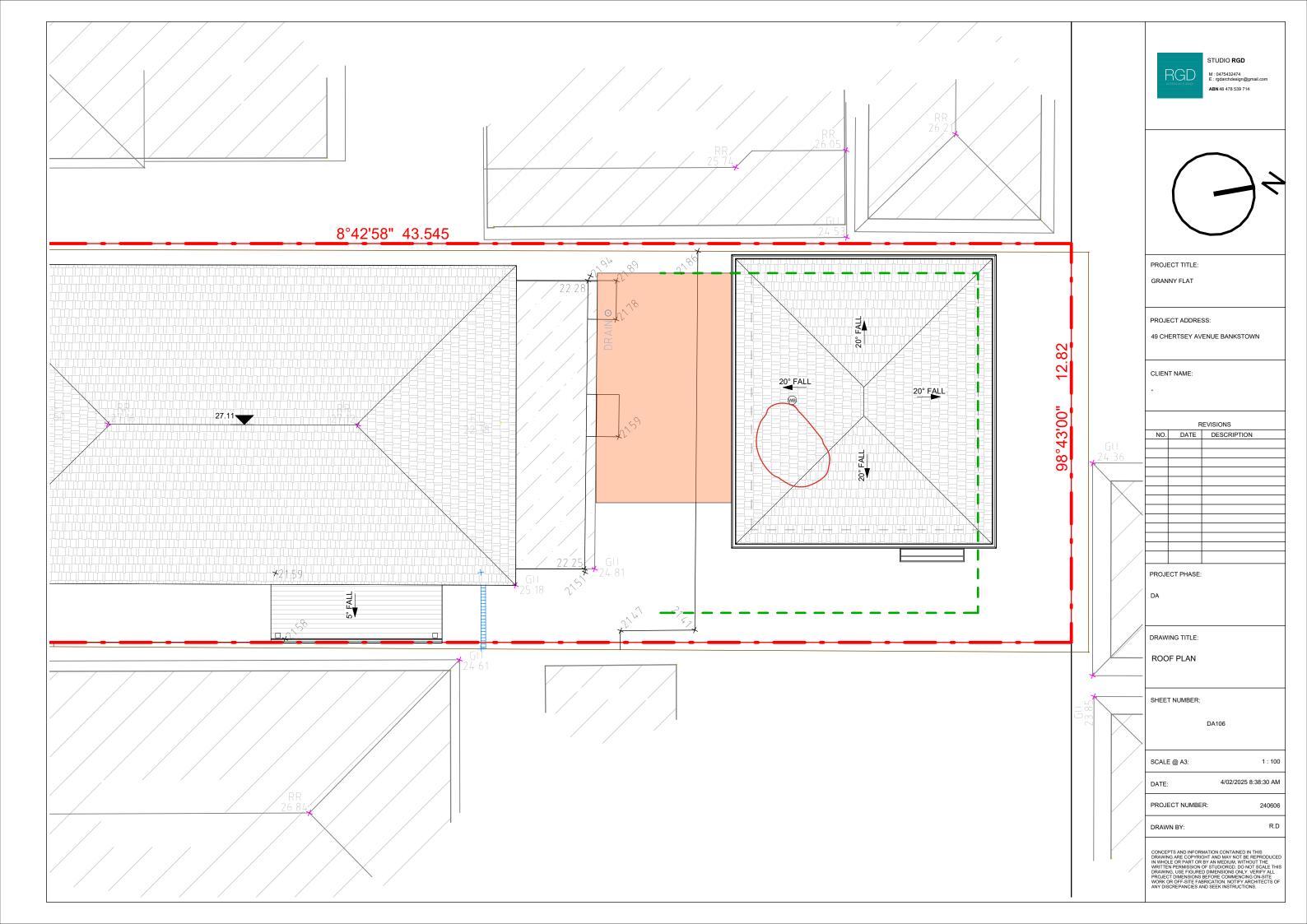
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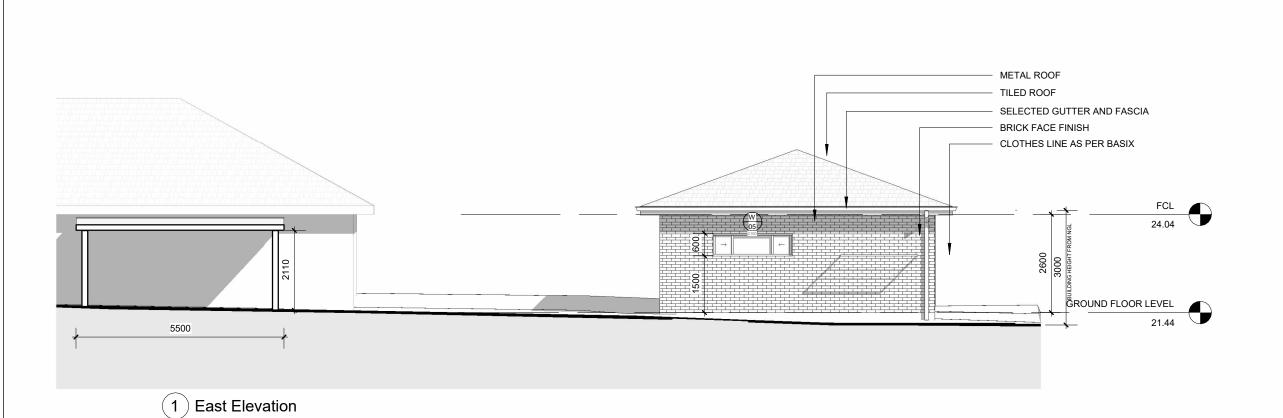
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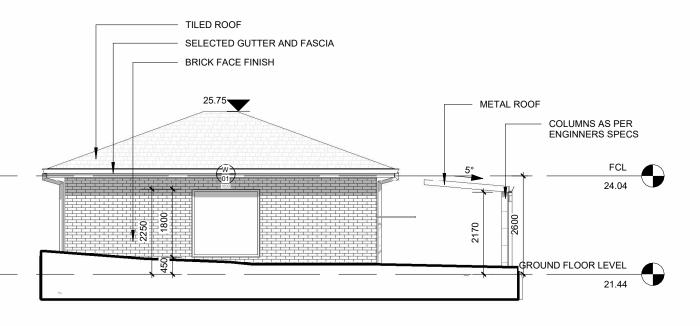
NOTE

SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM PLANS AND THE STATEMENT OF ENVIRONMENTAL EFFECTS, INCLUSIVE OF THE PHOTOGRAPHS & THE STREETSCAPE ELEVATION.











GRANNY FLAT

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ELEVATIONS

SHEET NUMBER:

DA107

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240606

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2 South Elevation

0 1 2 3 4 5 10 m



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DA108

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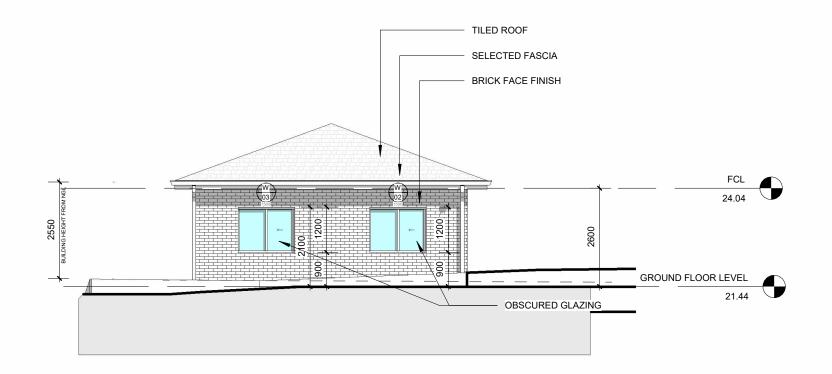
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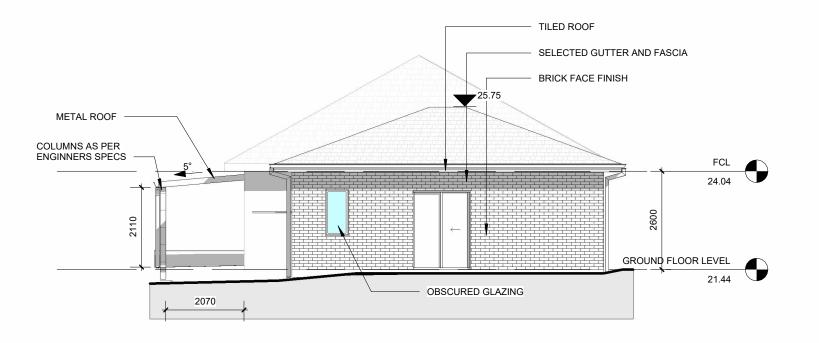
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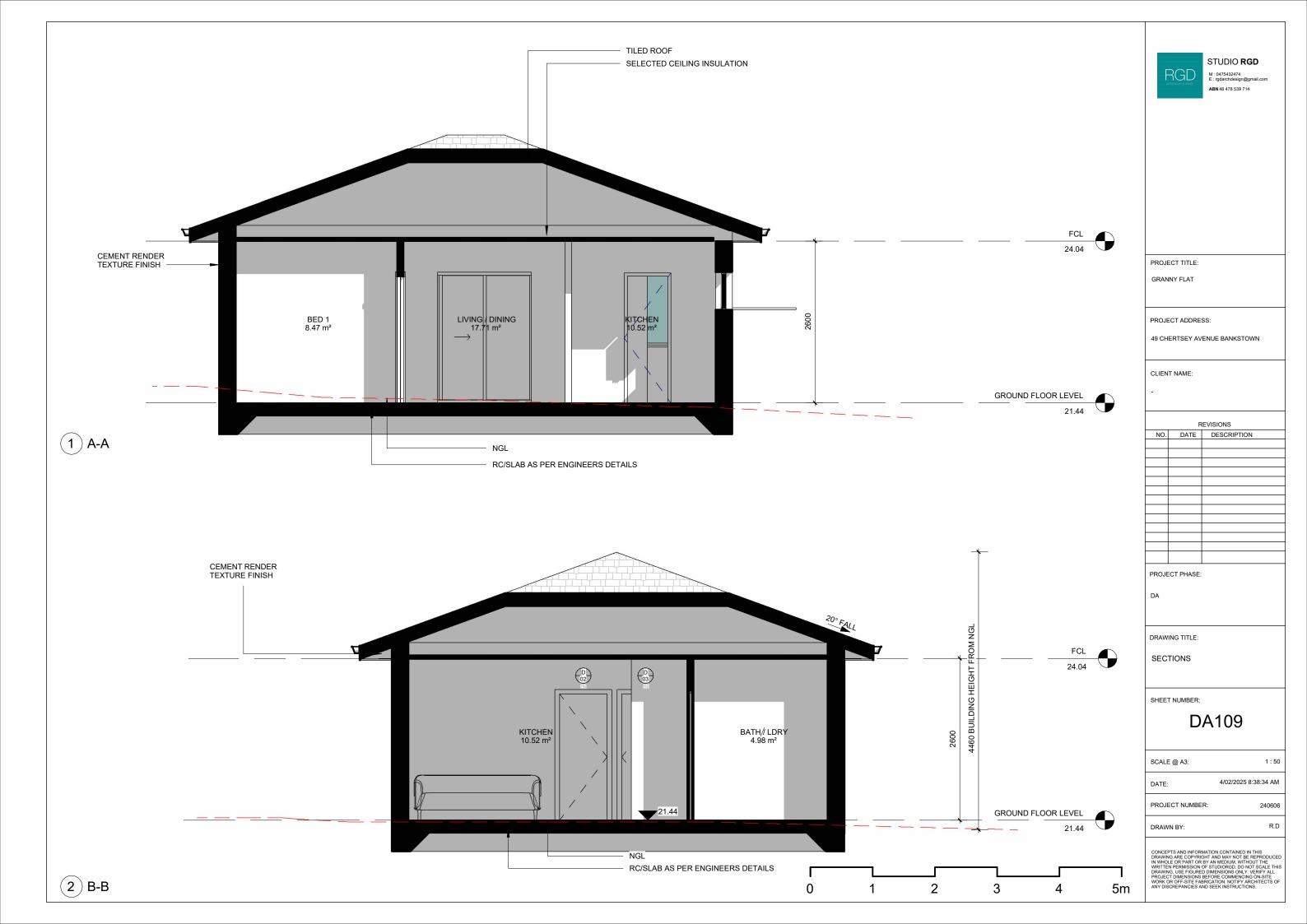
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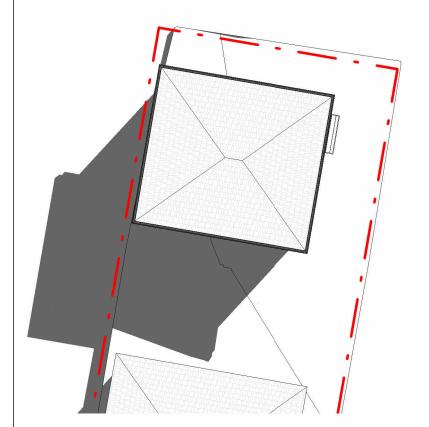




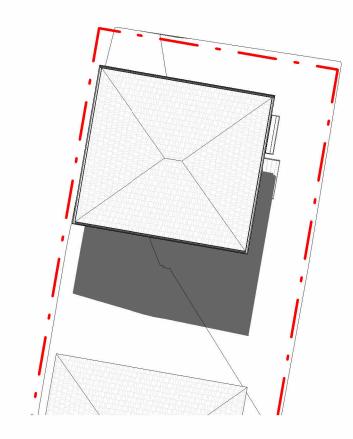
2 North Elevation

1 West Elevation

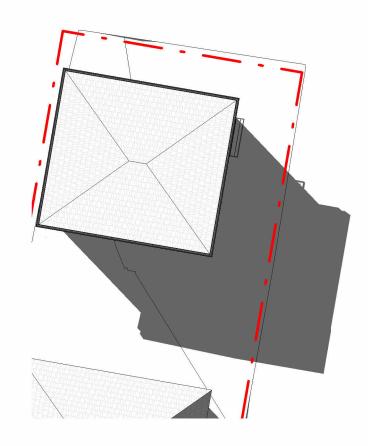




1 SHADOW DIAGRAM JUNE 21st 9am

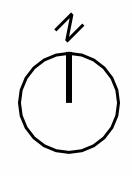


(2) SHADOW DIAGRAM JUNE 21st 12pm



(3) SHADOW DIAGRAM JUNE 21st 3pm





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SHADOW DIAGRAMS

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DA110

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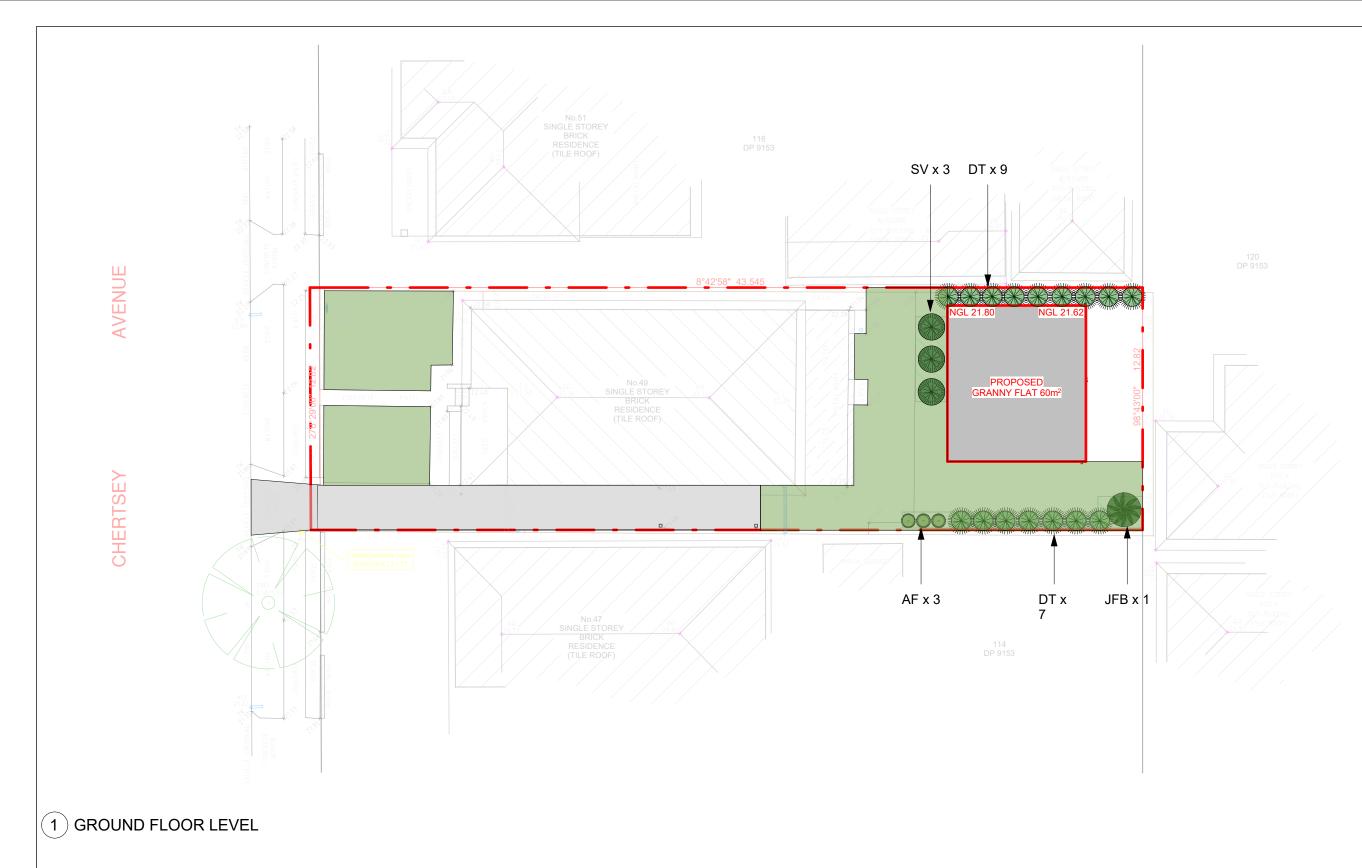
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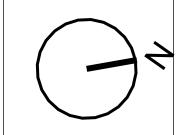
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ABN 48 479 539 714



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DRAWING TITLE:

LANDSCAPE PLAN

SHEET NUMBER:

DA111

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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

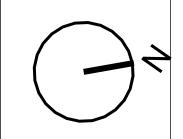












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LANDSCAPING DETAILS

SHEET NUMBER:

DA112

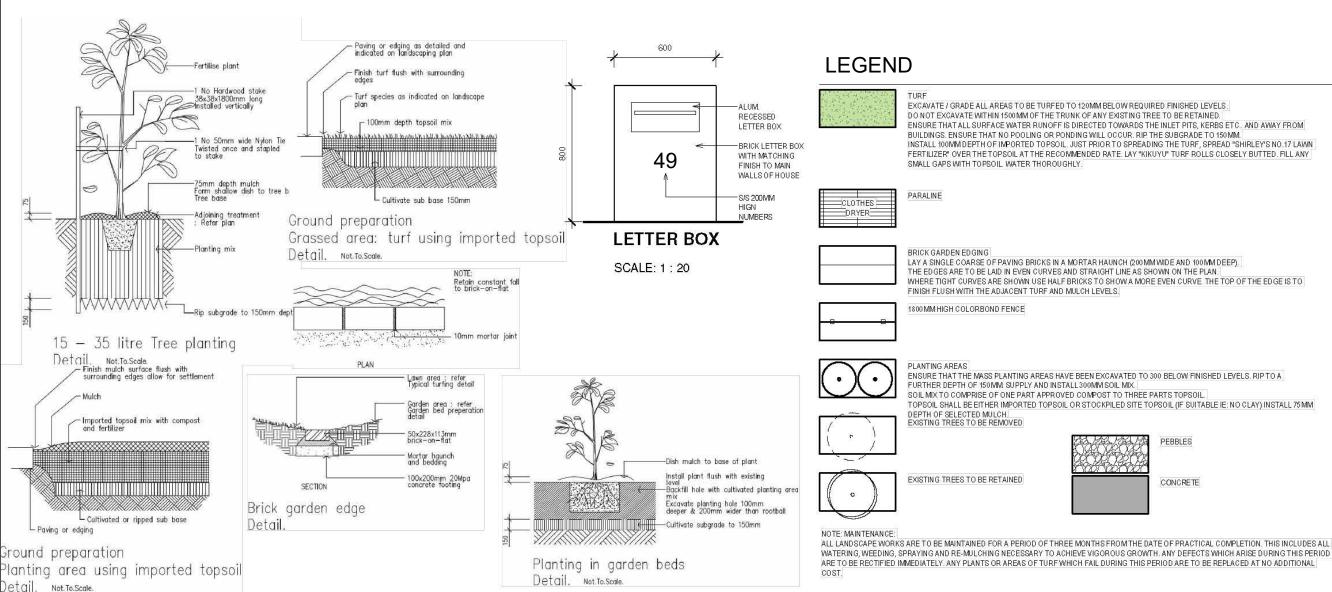
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LEGEND



EXCAVATE / GRADE ALL AREAS TO BE TURFED TO 120MM BELOW REQUIRED FINISHED LEVELS. DO NOT EXCAVATE WITHIN 1500MM OF THE TRUNK OF ANY EXISTING TREE TO BE RETAINED. ENSURE THAT ALL SURFACE WATER RUNOFF IS DIRECTED TOWARDS THE INLET PITS, KERBS ETC.. AND AWAY FROM BUILDINGS, ENSURE THAT NO POOLING OR PONDING WILL OCCUR, RIP THE SUBGRADE TO 150MM. INSTALL 100MM DEPTH OF IMPORTED TOPSOIL. JUST PRIOR TO SPREADING THE TURF, SPREAD "SHIRLEY'S NO.17 LAWN FERTILIZER" OVER THE TOPSOIL AT THE RECOMMENDED RATE. LAY "KIKUYU" TURF ROLLS CLOSELY BUTTED. FILL ANY SMALL GAPS WITH TOPSOIL. WATER THOROUGHLY.

CLOTHES

PARALINE



BRICK GARDEN EDGING

LAY A SINGLE COARSE OF PAVING BRICKS IN A MORTAR HAUNCH (200 MM WIDE AND 100 MM DEEP). THE EDGES ARE TO BE LAID IN EVEN CURVES AND STRAIGHT LINE AS SHOWN ON THE PLAN.
WHERE TIGHT CURVES ARE SHOWN USE HALF BRICKS TO SHOW A MORE EVEN CURVE. THE TOP OF THE EDGE IS TO FINISH FLUSH WITH THE ADJACENT TURF AND MULCH LEVELS.

1800 MM HIGH COLORBOND FENCE



ENSURE THAT THE MASS PLANTING AREAS HAVE BEEN EXCAVATED TO 300 BELOW FINISHED LEVELS. RIP TO A FURTHER DEPTH OF 150 MM. SUPPLY AND INSTALL 300 MM SOIL MIX. SOIL MIXTO COMPRISE OF ONE PART APPROVED COMPOST TO THREE PARTS TOPSOIL.

TOPSOIL SHALL BE EITHER IMPORTED TOPSOIL OR STOCKPILED SITE TOPSOIL (IF SUITABLE IE: NO CLAY) INSTALL 75 MM DEPTH OF SELECTED MULCH.
EXISTING TREES TO BE REMOVED

PEBBLES

CONCRETE



EXISTING TREES TO BE RETAINED





	DOOR SCHEDULE				
Mark	Height	Width	Area	Description	Comments

01	2100	1510	3.17 m ²	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							
N	lark	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 m ²	2100 mm	900 mm	OBSCURED GLAZING WINDOW
03	1200 x 1500	1.80 m ²	2100 mm	900 mm	OBSCURED GLAZING WINDOW
04	1220 x 610	0.74 m ²	2120 mm	900 mm	OBSCURED GLAZING WINDOW
05	600 x 2100	1.26 m²	2100 mm	1500 mm	FIXED WINDOW

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DRAWING TITLE:

WINDOW & DOOR SCHEDULE

SHEET NUMBER:

DA113

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MAXIMUM ALLOWABLE GFA 60 m²

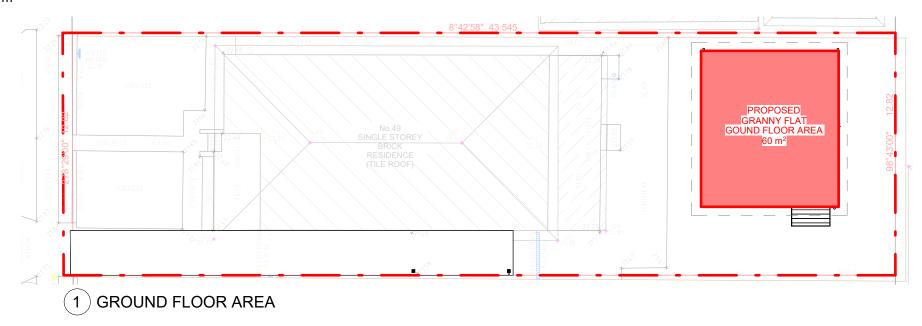
TOTAL FLOOR AREA =60 m²

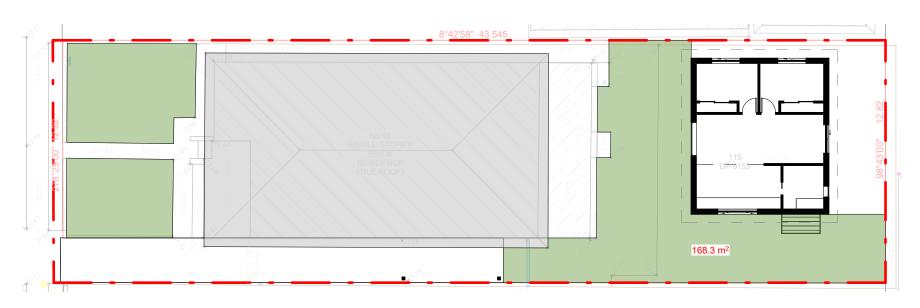
SITE AREA

557.9 m2 BY CALC. 556.4 m2 BY TITLE

EXISTING HOUSE GFA 175 m²

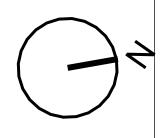
MINIMUM LANDSCAPE AREA 111.28 m² **TOTAL LANDSCAPE AREA**174.9 m²





(2) LANDSCAPE AREA





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GROSS FLOOR AREA DIAGRAM

SHEET NUMBER:

DA114

SCALE @ A3:

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