

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

PROJECT TITLE:

GRANNY FLAT & GARAGE

PROJECT ADDRESS:

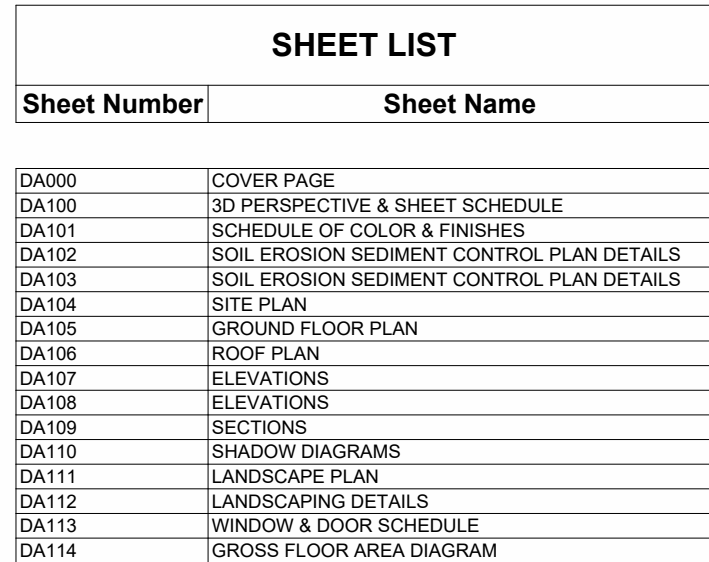
49 CHERTSEY AVENUE, BANKSTOWN

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 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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GRANNY FLAT

49 CHERTSEY AVENUE BANKSTOWN

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[illegible]

DA

SCHEDULE OF COLOR & FINISHES

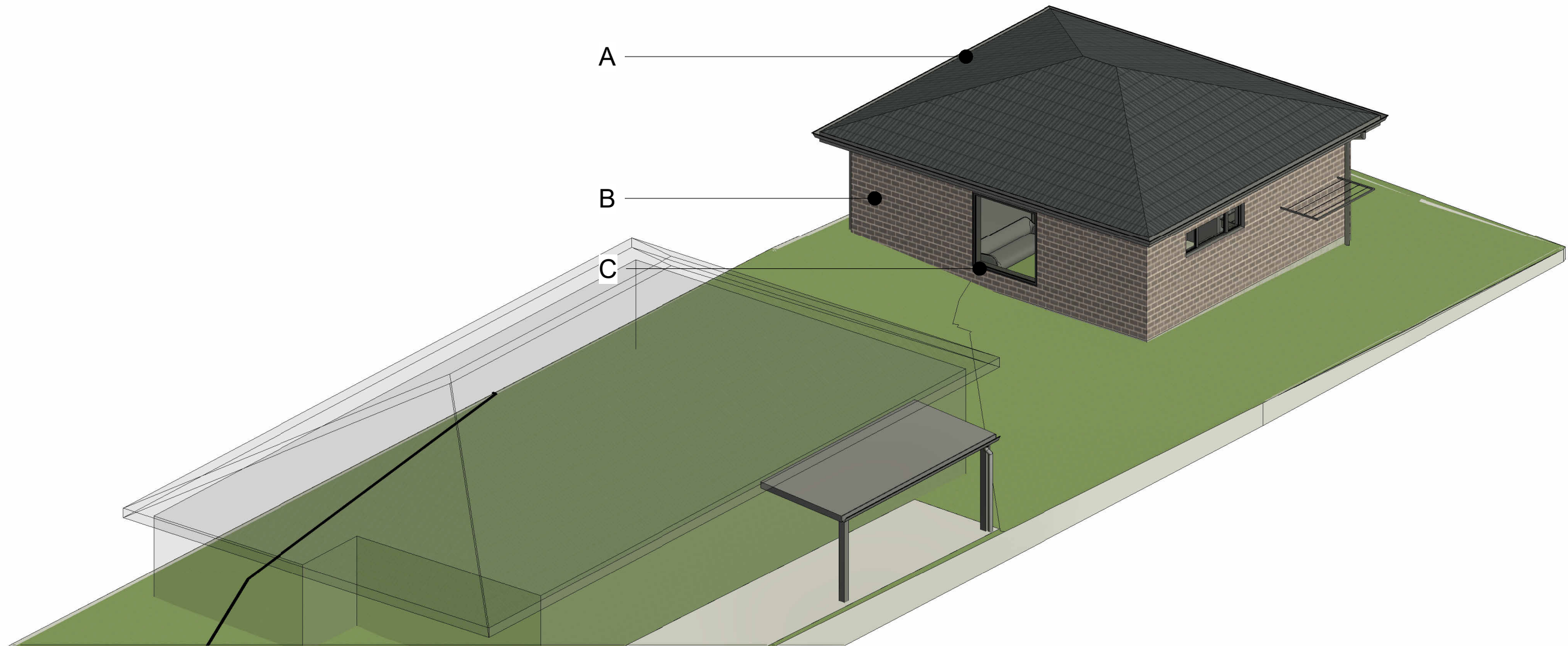
DA101

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

PROJECT NUMBER:	240606
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DRAWN BY: R.D

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LEGEND
MATERIAL SCHEDULE



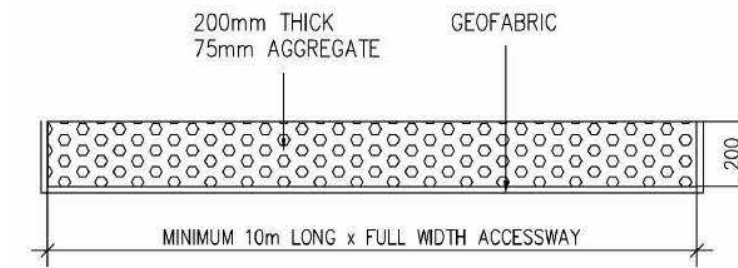
(A) - Monier - Barramundi Color Tiled Roof



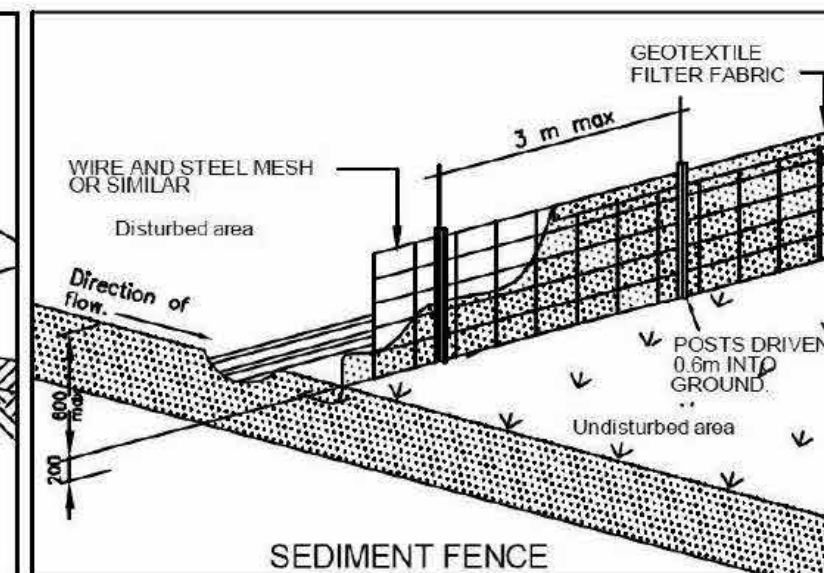
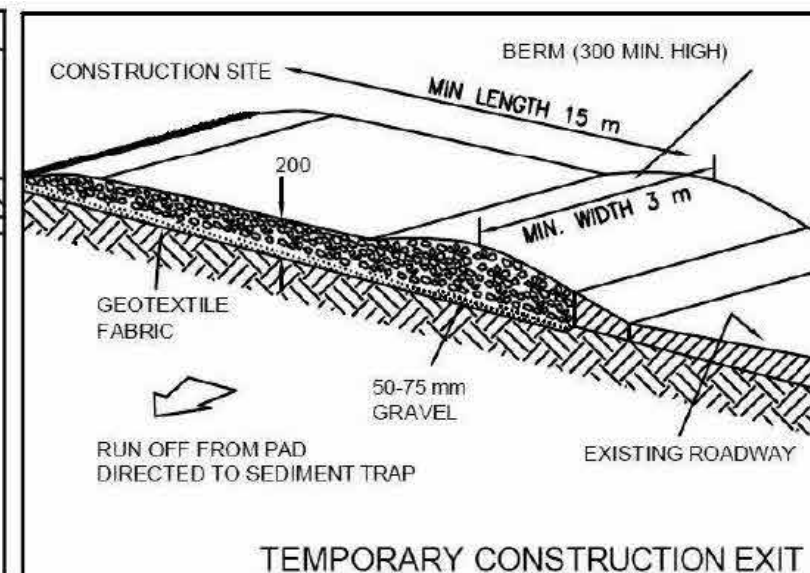
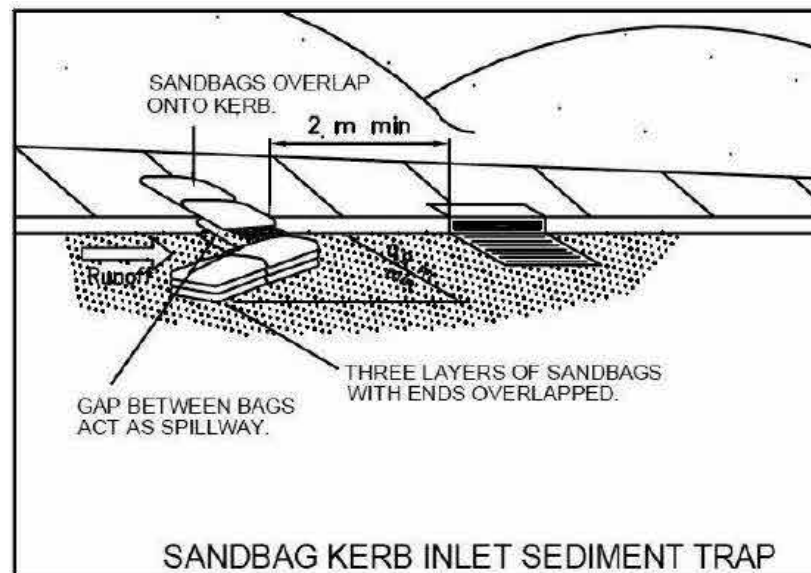
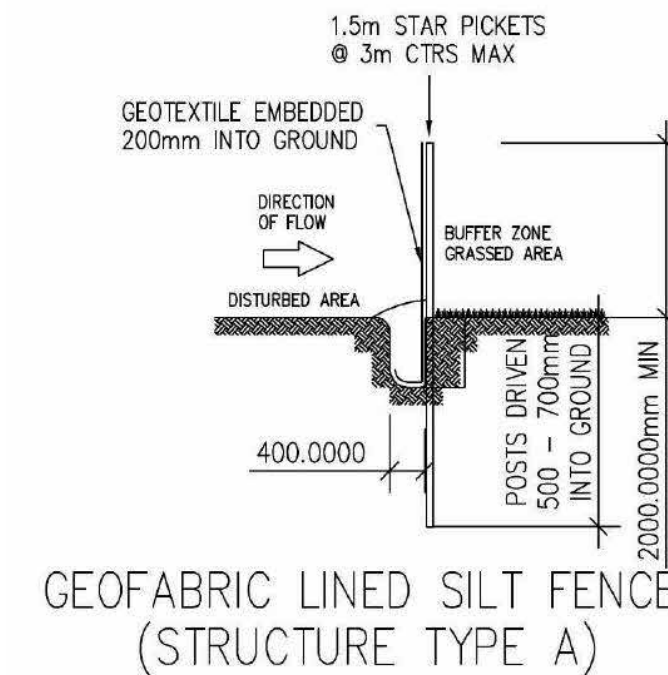
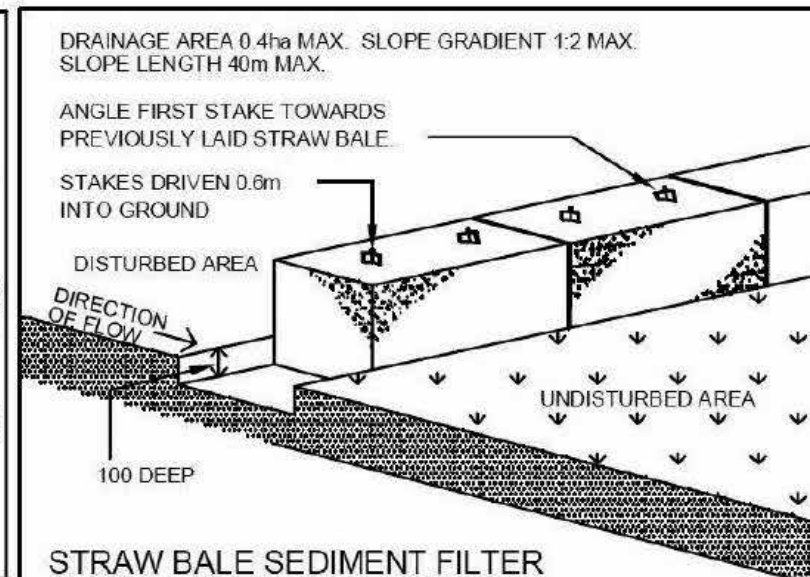
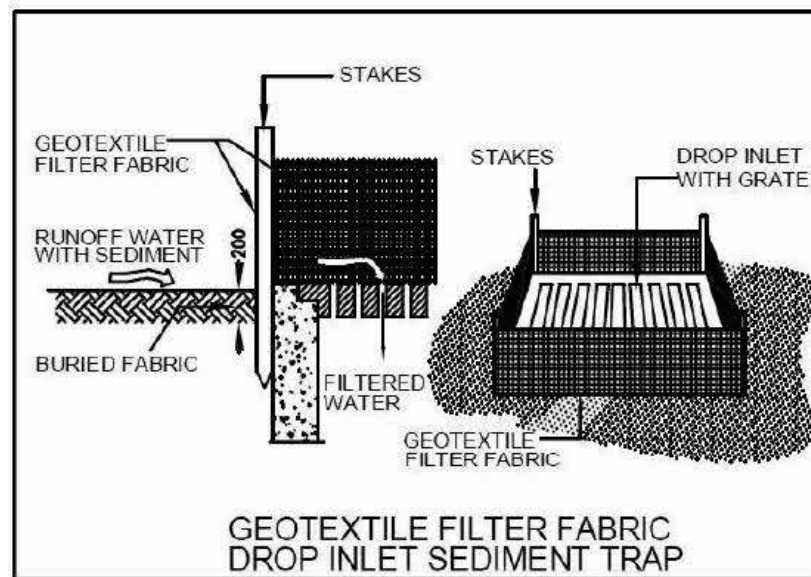
(B) - Austral Blackbutt Brick Face Finish



(C) - Monument Color Window Frame



DETAIL OF STABILISED SITE ACCESS



PROJECT TITLE:

GRANNY FLAT

PROJECT ADDRESS:

49 CHERTSEY AVENUE BANKSTOWN

CLIENT NAME:

[illegible]

PROJECT PHASE:

DA

DRAWING TITLE:

SOIL EROSION SEDIMENT CONTROL PLAN DETAILS

SHEET NUMBER:

DA103

SCALE @ A3:

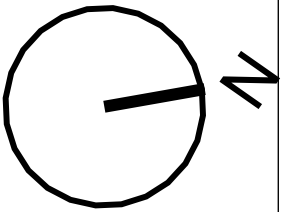
DATE: 4/02/2025 8:38:29 AM

PROJECT NUMBER:	240606
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DRAWN BY:	R.D
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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

DA105

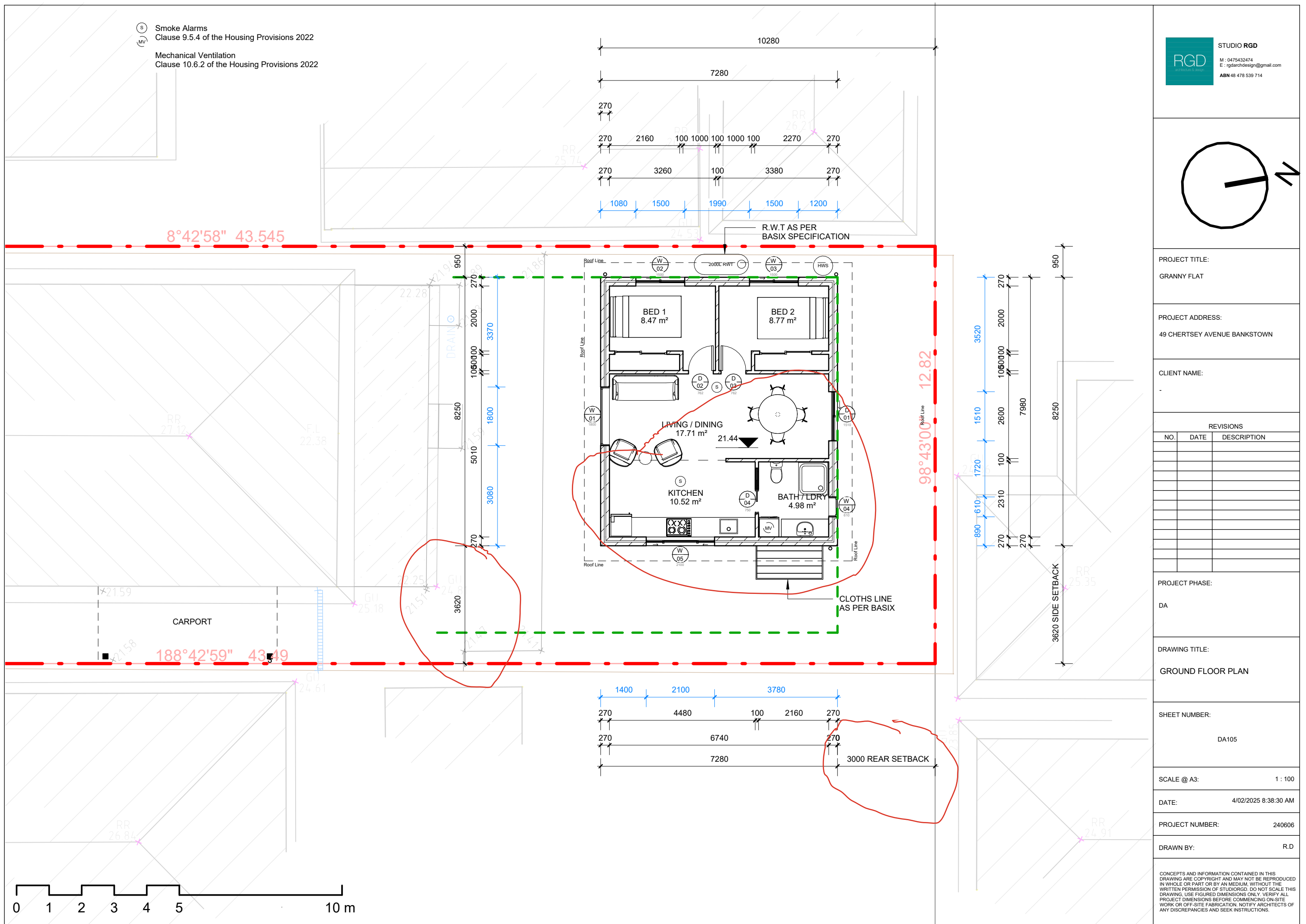
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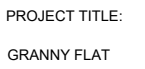
02/2025 8:38:30 AM

40606

R.D

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PROJECT ADDRESS:

49 CHERTSEY AVENUE BANKSTOWN

CLIENT NAME:
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[illegible]

PROJECT PHASE:

DA

DRAWING TITLE:

ROOF PLAN

SHEET NUMBER:

DA106

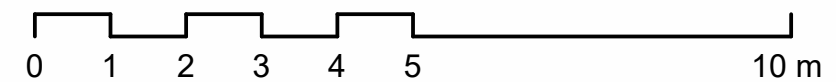
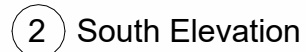
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PROJECT NUMBER:	240606
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[illegible]

PROJECT PHASE:

DA

DRAWING TITLE:

ELEVATIONS

SHEET NUMBER:

DA107

SCALE @ A3: 1 : 100

DATE: 4/02/2025 8:38:32 AM

PROJECT NUMBER:	240606
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GRANNY FLAT

49 CHERTSEY AVENUE BANKSTOWN

[illegible]

DA

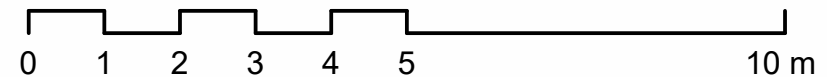
ELEVATIONS

DA108

DATE: 4/02/2025 8:38:33 AM

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GRANNY FLAT

49 CHERTSEY AVENUE BANKSTOWN

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[illegible]

DA

SECTIONS

DA109

SCALE @ A3: 1 : 50

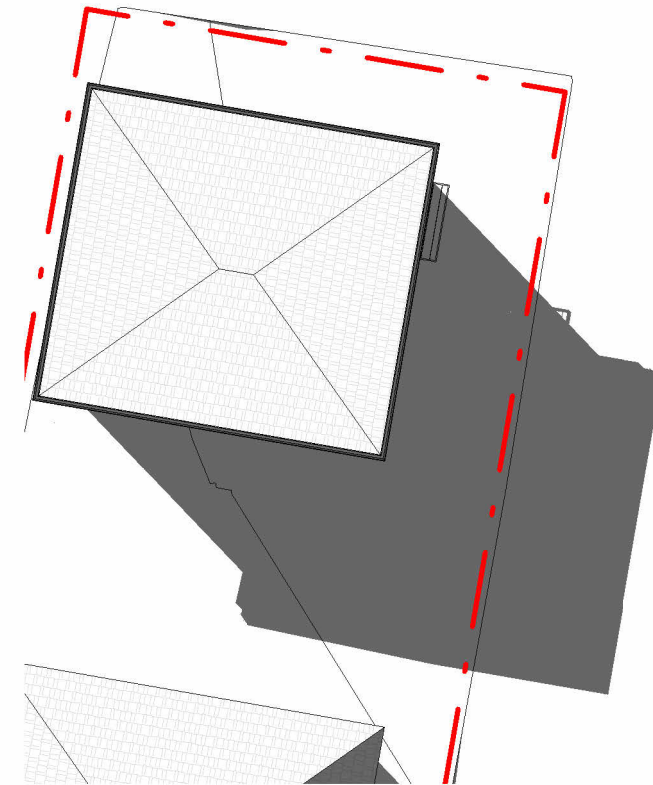
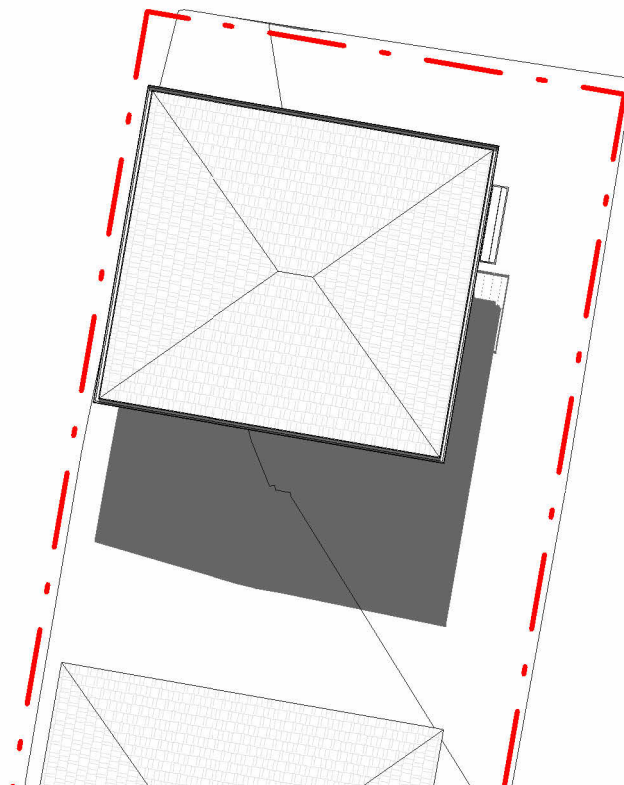
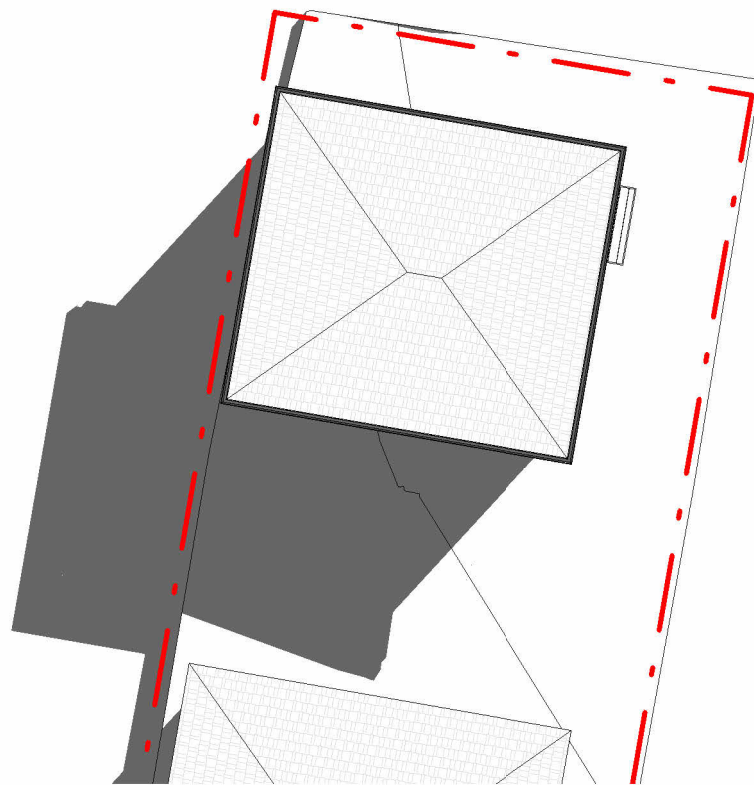
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PROJECT NUMBER:	240606
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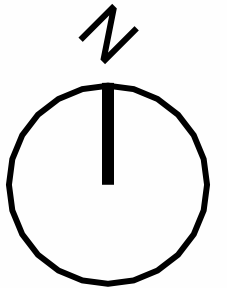
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ABN 48 478 539 714



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

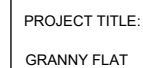
SCALE @ A3: 1 : 200

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PROJECT NUMBER:	240606
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PROJECT ADDRESS:
49 CHERTSEY AVENUE BANKSTOWN

CLIENT NAME:
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[illegible]

PROJECT PHASE:

DA

DRAWING TITLE:

LANDSCAPE PLAN

SHEET NUMBER: DA111

SCALE @ A3: 1 : 200

DATE: 4/02/2025 8:38:37 AM

PROJECT NUMBER:	240606
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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



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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	

PROJECT TITLE:

GRANNY FLAT

PROJECT ADDRESS:

49 CHERTSEY AVENUE BANKSTOWN

CLIENT NAME:

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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

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TOTAL FLOOR AREA = 60 m²

SITE AREA

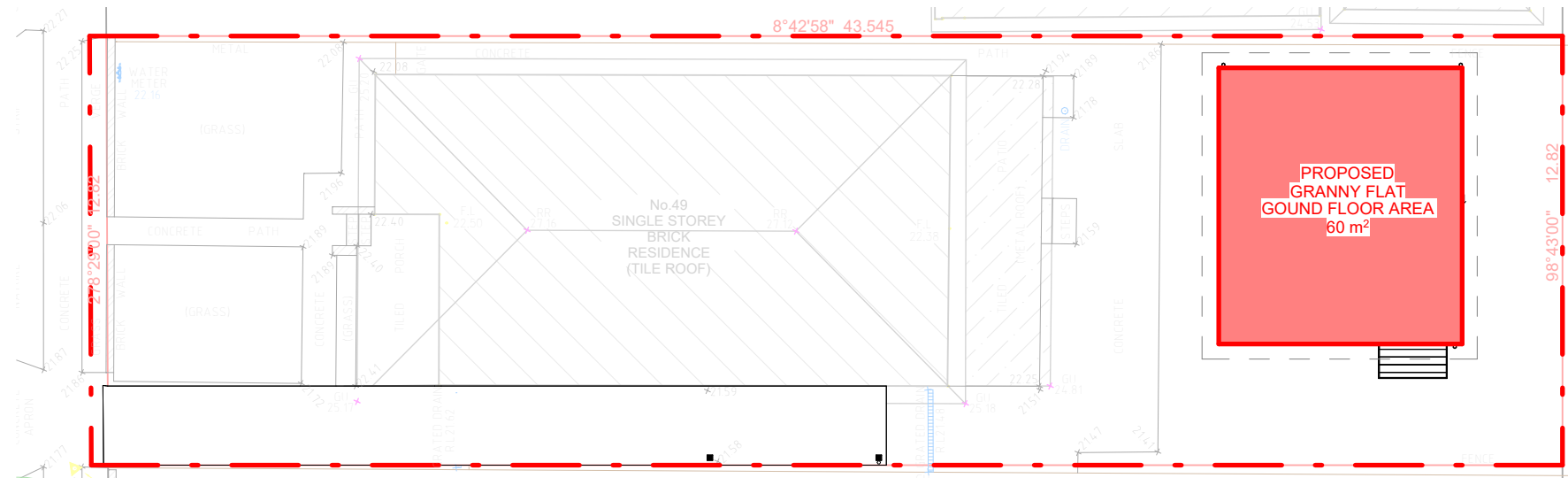
557.9 m2 BY CALC.

556.4 m2 BY TITLE

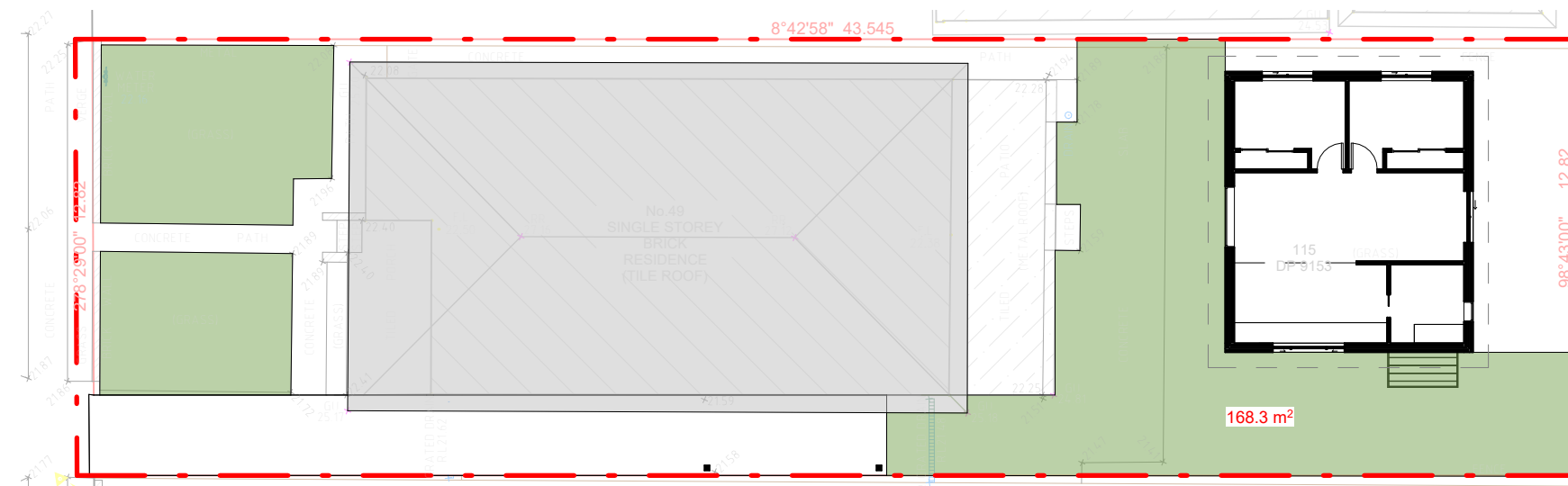
EXISTING HOUSE GFA 175 m²

MINIMUM LANDSCAPE AREA 111.28 m²

TOTAL LANDSCAPE AREA174.9 m²



1 GROUND FLOOR AREA

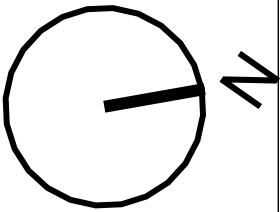


2 LANDSCAPE AREA



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GRANNY FLAT

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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

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R.D

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