

ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO WORK COMMENCING. DO NOT SCALE FROM DRAWINGS.

ALL MATERIALS AND WORK ARE TO COMPLY WITH ALL RELEVANT, CURRENT S.A.A. STANDARDS AND TO THE REQUIREMENT OF THE RELEVANT LOCAL AUTHORITIES.

PRIOR TO SUBMITTING A TENDER, CONTRACTORS ARE TO VISIT THE SITE AND FAMILIARISE THEMSELVES WITH ALL SITE CONDITIONS AND ALLOW FOR ANY CONTINGENCY WHICH MAY AFFECT THE TENDER.

ISSUE 1
08/04/2025
DA

BE ADVISED : SOME CLAUSES IN THIS SPECIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

- PART 3.1 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.	- PART 4 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 2159:2009 - PILING - DESIGN & INSTALLATION - AS 2870:2011 - RESIDENTIAL SLABS & FOOTINGS - AS 3600:2018 - CONCRETE STRUCTURES	- PART 8 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 1288:2021 - GLASS IN BUILDINGS - SELECTION & INSTALLATION - AS 2047:2014 - WINDOWS & EXTERNAL GLAZED DOORS IN BUILDINGS - AS/NZS 2208:1996 - SAFETY GLAZING MATERIALS IN BUILDINGS	- PART 11 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 1428.1:2009 - DESIGN FOR ACCESS & MOBILITY - GENERAL REQUIREMENTS FOR ACCESS - NEW BUILDING WORK - AS 1657:2018 - FIXED PLATFORMS, WALKWAYS, STAIRWAYS & LADDERS - DESIGN, CONSTRUCTION & INSTALLATION
- TO BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 AND DEVELOPMENT CONSENT CONDITIONS - PART 3.2 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. -AS 4678:2002 - EARTH-RETAINING STRUCTURES	- PART 5 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 3700:2018 - MASONRY STRUCTURES	- PART 9 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 3786:2014 - SMOKE ALARMS USING SCATTERED LIGHT, TRANSMITTED LIGHT OR IONIZATION	- PART 11.3.3 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - PART 11.3.4 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - PART 11.3.5 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 1170.1:2002 – BALUSTRADE INSTALLATION
- PART 3.3 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS/NZS 3500.1:2021 - PLUMBING & DRAINAGE - WATER SERVICES - AS/NZS 3500.2:2021 - PLUMBING & DRAINAGE - SANITARY PLUMBING & DRAINAGE - AS/NZS 3500.3:2021 - PLUMBING & DRAINAGE - STORMWATER DRAINAGE - AS/NZS 3500.4:2021 - PLUMBING & DRAINAGE - HEATED WATER SERVICES	- PART 6 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 1684.2:2021 - RESIDENTIAL TIMBER-FRAMED CONSTRUCTION - NON- CYCLONIC AREAS - AS 1720.1:2010 - TIMBER STRUCTURES - DESIGN METHODS - AS 4100:2020 - STEEL STRUCTURES - AS 3660.1:2014 – TERMITES MANAGEMENT SYSTEM	- PART 10 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS/NZS ISO 717.1:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - AIRBORNE SOUND INSULATION - AS ISO 717.2:2004 - ACOUSTICS - RATING OF SOUND INSULATION IN BUILDINGS & OF BUILDING ELEMENTS - IMPACT SOUND INSULATION - AS 1668.2:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - MECHANICAL VENTILATION IN BUILDINGS - AS 1668.4:2012 - THE USE OF VENTILATION & AIR CONDITIONING IN BUILDINGS - NATURAL VENTILATION OF BUILDINGS - AS/NZS 1680.0:2009 - INTERIOR LIGHTING - SAFE MOVEMENT - AS 3740:2021 - WATERPROOFING OF DOMESTIC WET AREAS - AS 3000:2018 – ELECTRICAL INSTALLATION	PART 11.3.7 AND 11.3.8 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022.
	- PART 7 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 1273:1991 - UNPLASTICIZED PVC (UPVC) DOWNPIPES & FITTINGS FOR RAINWATER - AS 1562.1:2018 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - METAL - AS/NZS 1562.3:2006 - DESIGN & INSTALLATION OF SHEET ROOF & WALL CLADDING - PLASTIC - AS 2049:2002 - ROOF TILES - AS 2050:2018 - INSTALLATION OF ROOF TILES - AS 4285:2019 – ROOFLIGHTS		- AS 2601:2001 – DEMOLITION WORK
- Part 2.2 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022. - AS 4100:2020 – STEEL STRUCTURES CODES - AS/NZS 1170.0:2002 – GENERAL PRINCIPLES - AS/NZS 1170.1:2002 – PARTS 1 PERMANENT, IMPOSED AND OTHER ACTIONS - AS/NZS 1170.2:2021 – PART 2 WIND ACTIONS - AS 3700:2018 – SAA MASONRY CODE - AS 1684.3:2021 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION			- PART 12.1.1 (H7D2) OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022 - AS 1926 PART 1:2012 – SWIMMING POOL SAFETY - SAFETY BARRIERS FOR SWIMMING POOLS - AS 1926 PART 2:2007 - SWIMMING POOL SAFETY - LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS (INCORPORATING AMENDMENTS 1 AND 2) - AS 1926 PART 3:2010 – SWIMMING POOL SAFETY - WATER RECIRCULATION SYSTEMS (INCORPORATING AMENDMENT 1)
		- NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022 - AS 3740:2021 – WATERPROOFING TO WET AREA - AS 4654:2012 – EXTERNAL WET AREAS	- PART 13 OF THE NCC VOLUME 2 BUILDING CODE OF AUSTRALIA 2022 & HOUSING PROVISIONS STANDARD 2022 & BASIX Certificate.



Originals print A3 = 1:100, A4 = reduce by 50% = 1:200
colours & scale = result of data transfer / print settings.

0 1 2 3 4 5 m.
SCALE:

Project; #2508 Convert games room into
For; Kevin proposed detached granny flat
At; 42 Little Road, Bankstown
Title; Spec
Drwg; 1 of 11 Scale; Noted LGA; Bankstown
Issue; DA

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P: 0416784743
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NOTE; DO NOT SCALE OFF DRAWINGS WORK TO FIGURED DIMENSIONS & SITE DIMENSIONS AVAILABLE CHECK ON SITE (C.O.S).
ALL DIMENSIONS, LEVELS & SERVICES, TO BE CHECKED AS REQUIRED SUBJECT TO SURVEY, SET-OUT TO BE BY SURVEYOR.
REFER TO OTHER CONSULTANTS DOCUMENTS AS REQUIRED READ IMPORTANT NOTE/S. IF DOUBT ASK!

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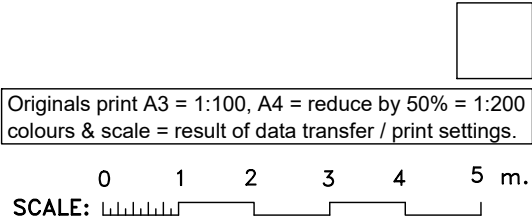
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- ALL MATERIALS AND WORK PRACTICES SHALL COMPLY WITH ALL RELEVANT CURRENT AUSTRALIAN STANDARDS (AS AMENDED) REFERRED TO THERE IN AND CURRENT DESIGN GUIDELINES.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL RELEVANT STRUCTURAL AND ALL OTHER CONSULTANTS DRAWINGS/DETAILS AND WITH ANY OTHER WRITTEN INSTRUCTIONS ISSUED.
- FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALED DIMENSIONS.
- BUILDER SHALL TAKE ALL STEPS NECESSARY TO ENSURE THE STABILITY AND GENERAL WATER TIGHTNESS OF ALL NEW AND/OR EXISTING STRUCTURES DURING ALL WORKS.
- THE CONTRACTOR/BUILDER IS RESPONSIBLE FOR SETTING OUT AND CHECKING ALL LEVELS AND MEASUREMENTS ON SITE.
- ALL DIMENSIONS AND LEVELS ARE TO BE CONFIRMED BY THE OWNER/BUILDER AND ANY DISCREPANCIES IN THE DOCUMENTS MUST BE RESOLVED BEFORE ORDERING COMMENCEMENT OF ANY WORKS.
- WINDOW SIZES NOMINATED ARE NOMINAL ONLY. ACTUAL SIZE MAY VARY ACCORDING TO MANUFACTURER. WINDOWS ARE TO BE FLASHED ALL AROUND.
- INSTALLATION OF ALL SERVICES MUST COMPLY WITH SUPPLY AUTHORITY REQUIREMENTS.
- THE BUILDER AND SUBCONTRACTOR SHALL ENSURE THAT ALL STORM WATER DRAINS, PIPES AND THE LIKE ARE LOCATED AT A SUFFICIENT DISTANCE FROM ANY FOOTING AND/OR SLAB EDGE BEAMS SO AS TO PREVENT GENERAL MOISTURE PENETRATION, DAMPNESS, WEAKENING AND UNDER MINING OF ANY BUILDING AND ITS FOOTING SYSTEM.
- THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS, AND THE SPECIFICATION.
- 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 CONTRACTOR'S EXPENSE.
- 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.
- THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
- REFER TO ARCHITECTURAL DRAWINGS FOR ALL DETAILS (LEVELS, GRADING, ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
- REFER TO LANDSCAPE DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
- ALL SWD PIPES ARE UPVC AT 1.0% MINIMUM GRADE.
- SWD PITS CAN BE PRE-CAST SIZED AS FOLLOWS: 450MM SQ. UP TO 600MM DEEP 600MM SQ. UP TO 1000MM DEEP.
- ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM-DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
- PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2M DEEP.
- THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
- TOPSOIL SHALL BE STRIPPED DN STOCKPILE OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON ARE AS TO BE REVEGETATED.
- 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.
- THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

- BUILDING CODE OF AUSTRALIA VOLUME 2 2022 EDITION OF THE NCC & RELEVANT AUSTRALIAN STANDARDS NOTES:
- ALL WINDOWS TO HABITABLE ROOMS REQUIRING RESTRICTED OPENINGS MUST COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
 - NON-SLIP NOSINGS TREADS TO STAIRS TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
 - ALL MASONRY WALLS TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2 AND AS3700
 - TERMITE MANAGEMENT SYSTEMS TO BE INSTALLED AS PER AS3660.1 OR AS3660.2
 - HIGH IMPACT VAPOR BARRIER TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
 - GUTTERS AND DOWNPIPES TO COMPLY WITH THE REQUIREMENTS AS3500.3 AND/OR AS3500.5
 - WET AREA MEMBRANE TO BE INSTALLED AS PER AS3740 AND THE REQUIREMENTS OF BCA VOL 2
 - ALL ENCLOSED WATER CLOSET DOORS MUST SWING OUT ~~OR~~ **BE** PROVIDED WITH REMOVABLE HINGES **OR** CAVITY SLIDING DOOR AS PER THE REQUIREMENTS OF BCA VOL 2
 - SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF BCA VOL 2
 - STAIRS TO BE CONSTRUCTED IN ACCORDANCE WITH THE REQUIREMENTS OF BCA VOL 2
 - FINISH OF STAIRS MUST MEET THE REQUIREMENTS OF THE BCA VOL 2
 - LANDINGS TO BE PROVIDED MUST COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
 - BARRIERS AND BALUSTRADING TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
 - HANDRAILS SERVICING STAIRS TO COMPLY WITH THE REQUIREMENTS OF BCA VOL 2
 - ROOM HEIGHTS IN HABITALE ROOMS MUST BE A MINIMUM OF 2.4M MEASURED FROM THE FINISHED FLOOR TO THE CEILING LINING AS PER THE REQUIREMENTS OF BCA VOL 2



Project; #2508 Convert games room into
For; Kevin proposed detached granny flat
At; 42 Little Road, Bankstown
Title; Spec
Drwg; 2 of 11 Scale; Noted LGA; Bankstown
Issue; DA

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1. FALLS, SLIPS, TRIPS
A) WORKING AT HEIGHTS DURING CONSTRUCTION
WHEREVER POSSIBLE, COMPONENTS FOR THIS BUILDING SHOULD BE PREFABRICATED OFF-SITE OR AT GROUND LEVEL TO MINIMISE THE RISK OF WORKERS FALLING MORE THAN TWO METERS. HOWEVER, CONSTRUCTION OF THIS BUILDING WILL REQUIRE WORKERS TO BE WORKING AT HEIGHTS WHERE A FALL IN EXCESS OF TWO METERS IS POSSIBLE AND INJURY IS LIKELY TO RESULT FROM SUCH A FALL.

THE BUILDER SHOULD PROVIDE A SUITABLE BARRIER WHEREVER A PERSON IS EQUIRED TO WORK IN A SITUATION WHERE FALLING MORE THAN TWO METERS IS A POSSIBILITY.

DURING OPERATION OR MAINTENANCE FOR HOUSES OR OTHER LOW-RISE BUILDINGS WHERE SCAFFOLDING IS APPROPRIATE:
CLEANING AND MAINTENANCE OF WINDOWS, WALLS, ROOF OR OTHER COMPONENTS OF THIS BUILDING WILL REQUIRE PERSONS TO BE SITUATED WHERE A FALL FROM A HEIGHT IN EXCESS OF TWO METERS IS POSSIBLE. WHERE THIS TYPE OF ACTIVITY IS REQUIRED, SCAFFOLDING, LADDERS OR TRESTLES SHOULD BE USED IN ACCORDANCE WITH RELEVANT CODES OF PRACTICE,REGULATIONS OR LEGISLATION.

B) SLIPPERY OR UNEVEN SURFACES
FLOOR FINISHES BY OWNER
DESIGNER HAS NOT NOT BEEN INVOLVED IN THE SELECTION OF SURFACE FINISHES, THE OWNER IS RESPONSIBLE FOR THE SELECTION OF SURFACE FINISHES IN THE PEDESTRIAN TRAFFICABLE AREAS OF THIS BUILDING.

SURFACES SHOULD BE SELECTED IN ACCORDANCE WITH AS HB 197:1999 AND AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES DUE TO DESIGN RESTRICTIONS FOR THIS BUILDING, STEPS AND/OR RAMPS ARE INCLUDED IN THE BUILDING WHICH MAY BE A HAZARD TO WORKERS CARRYING OBJECTS OR OTHERWISE OCCUPIED.

STEPS SHOULD BE CLEARLY MARKED WITH BOTH VISUAL AND TACTILE WARNING DURING CONSTRUCTION, MAINTENANCE,DEMOLITION AND AT ALL TIMES WHEN THE BUILDING OPERATES AS A WORKPLACE.

BUILDING OWNERS AND OCCUPIERS SHOULD MONITOR THE PEDESTRIAN ACCESS WAYS AND IN PARTICULAR ACCESS TO AREAS WHERE MAINTENANCE IS ROUTINELY CARRIED OUT TO ENSURE THAT SURFACES HAVE NOT MOVED OR CRACKED SO THAT THEY BECOME UNEVEN AND PRESENT A TRIP HAZARD.

SPILLS, LOOSE MATERIAL, STRAY OBJECTS OR ANY OTHER MATTER THAT MAY CAUSE A SLIP OR TRIP HAZARD SHOULD BE CLEANED OR REMOVED FROM ACCESS WAYS.

CONTRACTORS SHOULD BE REQUIRED TO MAINTAIN A TIDY WORK SITE DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION TO REDUCE THE RISK OF TRIPS AND FALLS IN THE WORKPLACE.

MATERIALS FOR CONSTRUCTION OR MAINTENANCE SHOULD BE STORED IN DESIGNATED AREAS AWAY FROM ACCESS WAYS AND WORK AREAS.

2. FALLING OBJECTS
LOOSE MATERIALS OR SMALL OBJECTS
CONSTRUCTION, MAINTENANCE OR DEMOLITION WORK ON OR AROUND THIS BUILDING IS LIKELY TO INVOLVE PERSONS WORKING ABOVE GROUND LEVEL OR ABOVE FLOOR LEVELS.

WHERE THIS OCCURS ONE OR MORE OF THE FOLLOWING MEASURES SHOULD BE TAKEN TO AVOID OBJECTS FALLING FROM THE AREA WHERE THE WORK IS BEING CARRIED OUT ONTO PERSONS BELOW:

1. PREVENT OR RESTRICT ACCESS TO AREAS BELOW WHERE THE WORK IS BEING CARRIED OUT.
2. PROVIDE TOEBOARDS TO SCAFFOLDING OR WORK PLATFORMS.
3. PROVIDE PROTECTIVE STRUCTURE BELOW THE WORK AREA.
4. ENSURE THAT ALL PERSONS BELOW THE WORK AREA HAVE PERSONAL PROTECTIVE EQUIPMENT (PPE).

DURING CONSTRUCTION, RENOVATION OR DEMOLITION OF THIS BUILDING, PARTS OF THE STRUCTURE INCLUDING FABRICATED STEELWORK, HEAVY PANELS AND MANY OTHER COMPONENTS WILL REMAIN STANDING PRIOR TO OR AFTER SUPPORTING PARTS ARE IN PLACE. CONTRACTORS SHOULD ENSURE THAT TEMPORARY BRACING OR OTHER REQUIRED SUPPORT IS IN PLACE AT ALL TIMES WHEN COLLAPSE WHICH MAY INJURE PERSONS IN THE AREA IS A POSSIBILITY.

BUILDING COMPONENTS
MECHANICAL LIFTING OF MATERIALS AND COMPONENTS DURING CONSTRUCTION,MAINTENANCE OR DEMOLITION PRESENTS A RISK OF FALLING OBJECTS.CONTRACTORS SHOULD ENSURE THAT APPROPRIATE LIFTING DEVICES ARE USED,THAT LOADS ARE PROPERLY SECURED AND THAT ACCESS TO AREAS BELOW THE LOAD IS PREVENTED OR RESTRICTED

3. TRAFFIC MANAGEMENT
FOR BUILDING ON A MAJOR ROAD, NARROW ROAD OR STEEPLY SLOPING ROAD:
PARKING OF VEHICLES OR LOADING/UNLOADING OF VEHICLES ON THIS ROADWAY MAY CAUSE A TRAFFIC HAZARD.

DURING CONSTRUCTION, MAINTENANCE OR DEMOLITION OF THIS BUILDING DESIGNATED PARKING FOR WORKERS AND LOADING AREAS SHOULD BE PROVIDED. TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE RESPONSIBLE FOR THE SUPERVISION OF THESE AREAS.

FOR BUILDING WHERE ON-SITE LOADING/UNLOADING IS RESTRICTED:
CONSTRUCTION OF THIS BUILDING WILL REQUIRE LOADING AND UNLOADING OF MATERIALS ON THE ROADWAY.
DELIVERIES SHOULD BE WELL PLANNED TO AVOID CONGESTION OF LOADING AREAS AND TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE USED TO SUPERVISE LOADING/UNLOADING AREAS.
FOR ALL BUILDINGS:
BUSY CONSTRUCTION AND DEMOLITION SITES PRESENT A RISK OF COLLISION WHERE DELIVERIES AND OTHER TRAFFIC ARE MOVING WITHIN THE SITE. A TRAFFIC MANAGEMENT PLAN SUPERVISED BY TRAINED TRAFFIC MANAGEMENT PERSONNEL SHOULD BE ADOPTED FOR THE WORK SITE.

4. SERVICES
RUPTURE OF SERVICES DURING EXCAVATION OR OTHER ACTIVITY CREATES A VARIETY OF RISKS INCLUDING RELEASE OF HAZARDOUS MATERIAL. EXISTING SERVICES ARE LOCATED ON OR AROUND THIS SITE. WHERE KNOWN, THESE ARE IDENTIFIED ON THE PLANS BUT THE EXACT LOCATION AND EXTENT OF SERVICES MAY VARY FROM THAT INDICATED.

SERVICES SHOULD BE LOCATED USING AN APPROPRIATE SERVICE (SUCH AS DIAL BEFORE YOU DIG).APPROPRIATE EXCAVATION PRACTICE SHOULD BE USED AND, WHERE NECESSARY, SPECIALIST CONTRACTORS SHOULD BE USED.
LOCATIONS WITH UNDERGROUND POWER:UNDERGROUND POWER LINES MAY BE LOCATED IN OR AROUND THIS SITE.

ALL UNDERGROUND POWER LINES MUST BE DISCONNECTED OR CAREFULLY LOCATED AND ADEQUATE WARNING SIGNS USED PRIOR TO ANY CONSTRUCTION, MAINTENANCE OR DEMOLITION COMMENCING.
LOCATIONS WITH OVERHEAD POWER LINES:
OVERHEAD POWER LINES MAY BE NEAR OR ON THIS SITE. THESE POSE A RISK OF ELECTROCUTION IF STRUCK OR APPROACHED BY LIFTING DEVICES OR OTHER PLANT AND PERSONS WORKING ABOVE GROUND LEVEL. WHERE THERE IS A DANGER OF THIS OCCURRING, POWER LINES SHOULD BE, WHERE PRACTICAL,DISCONNECTED OR RELOCATED.

WHERE THIS IS NOT PRACTICAL ADEQUATE WARNING IN THE FORM OF BRIGHT COLOURED TAPE OR SIGNAGE SHOULD BE USED OR A PROTECTIVE BARRIER PROVIDED.

5. MANUAL TASKS
COMPONENTS WITHIN THIS DESIGN WITH A MASS IN EXCESS OF 25KG SHOULD BE LIFTED BY TWO OR MORE WORKERS OR BY MECHANICAL LIFTING DEVICE. WHERE THIS IS NOT PRACTICAL, SUPPLIERS OR FABRICATORS SHOULD BE REQUIRED TO LIMIT THE COMPONENT MASS.

ALL MATERIAL PACKAGING, BUILDING AND MAINTENANCE COMPONENTS SHOULD CLEARLY SHOW THE TOTAL MASS OF PACKAGES AND WHERE PRACTICAL ALL ITEMS SHOULD BE STORED ON SITE IN A WAY WHICH MINIMISES BENDING BEFORE LIFTING. ADVICE SHOULD BE PROVIDED ON SAFE LIFTING METHODS IN ALL AREAS WHERE LIFTING MAY OCCUR.

CONSTRUCTION, MAINTENANCE AND DEMOLITION OF THIS BUILDING WILL REQUIRE THE USE OF PORTABLE TOOLS AND EQUIPMENT. THESE SHOULD BE FULLY MAINTAINED IN ACCORDANCE WITHMANUFACTURER'S SPECIFICATIONS AND NOT USED WHERE FAULTY OR (IN THE CASE OF ELECTRICAL EQUIPMENT) NOT CARRYING A CURRENT ELECTRICAL SAFETY TAG.

ALL SAFETY GUARDS OR DEVICES SHOULD BE REGULARLY CHECKED AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE USED IN ACCORDANCE WITH MANUFACTURER'S SPECIFICATION.

6. HAZARDOUS SUBSTANCES
ASBESTOS
FOR ALTERATIONS TO A BUILDING CONSTRUCTED PRIOR TO 1990:
IF THIS EXISTING BUILDING WAS CONSTRUCTED PRIOR TO:
1990 - IT THEREFORE MAY CONTAIN ASBESTOS
1986 - IT THEREFORE IS LIKELY TO CONTAIN ASBESTOS
EITHER IN CLADDING MATERIAL OR IN FIRE RETARDANT INSULATION MATERIAL. IN EITHER CASE, THE BUILDER SHOULD CHECK AND, IF NECESSARY, TAKE APPROPRIATE ACTION BEFORE DEMOLISHING, CUTTING, SANDING, DRILLING OR OTHERWISE DISTURBING THE EXISTING STRUCTURE.

POWDERED MATERIALS
MANY MATERIALS USED IN THE CONSTRUCTION OF THIS BUILDING CAN CAUSE HARM IF INHALED IN POWDERED FORM. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION WHILE USING POWDERED MATERIAL OR WHEN SANDING, DRILLING, CUTTING OR OTHERWISE DISTURBING OR CREATING POWDERED MATERIAL.

TREATED TIMBER
THE DESIGN OF THIS BUILDING MAY INCLUDE PROVISION FOR THE INCLUSION OF TREATED TIMBER

WITHIN THE STRUCTURE. DUST OR FUMES FROM THIS MATERIAL CAN BE HARMFUL. PERSONS WORKING ON OR IN THE BUILDING DURING CONSTRUCTION, OPERATIONAL MAINTENANCE OR DEMOLITION SHOULD ENSURE GOOD VENTILATION AND WEAR PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL WHEN SANDING,DRILLING, CUTTING OR USING TREATED TIMBER IN ANY WAY THAT MAY CAUSE HARMFUL MATERIAL TO BE RELEASED. DO NOT BURN TREATED TIMBER.

VOLATILE ORGANIC COMPOUNDS
MANY TYPES OF GLUE, SOLVENTS, SPRAY PACKS, PAINTS, VARNISHES AND SOME CLEANING MATERIALS AND DISINFECTANTS HAVE DANGEROUS EMISSIONS. AREAS WHERE THESE ARE USED SHOULD BE KEPT WELL VENTILATED WHILE THE MATERIAL IS BEING USED AND FOR A PERIOD AFTER INSTALLATION.

PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED.THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES.
SYNTHETIC MINERAL FIBRE FIBREGLOSS, ROCKWOOL, CERAMIC AND OTHER MATERIAL USED FOR THERMAL OR SOUND INSULATION MAY CONTAIN SYNTHETIC MINERAL FIBRE WHICH MAY BE HARMFUL IF INHALED OR IF IT COMES IN CONTACT WITH THE SKIN, EYES OR OTHER SENSITIVE PARTS OR THE BODY. PERSONAL PROTECTIVE EQUIPMENT INCLUDING PROTECTION AGAINST INHALATION OF HARMFUL MATERIAL SHOULD BE USED WHEN INSTALLING, REMOVING OR WORKING NEAR BULK INSULATION MATERIAL.

TIMBER FLOORS
THIS BUILDING MAY CONTAIN TIMBER FLOORS WHICH HAVE AN APPLIED FINISH.AREAS WHERE FINISHES ARE APPLIED SHOULD BE KEPT WELL VENTILATED DURING SANDING AND APPLICATION AND FOR A PERIOD AFTER INSTALLATION. PERSONAL PROTECTIVE EQUIPMENT MAY ALSO BE REQUIRED. THE MANUFACTURER'S RECOMMENDATIONS FOR USE MUST BE CAREFULLY CONSIDERED AT ALL TIMES

7. CONFINED SPACES
EXCAVATION
CONSTRUCTION OF THIS BUILDING AND SOME MAINTENANCE ON THE BUILDING WILL REQUIRE EXCAVATION AND INSTALLATION OF ITEMS WITHIN EXCAVATIONS. WHERE PRACTICAL, INSTALLATION SHOULD BE CARRIED OUT USING METHODS WHICH DO NOT REQUIRE WORKERS TO ENTER THE EXCAVATION. WHERE THIS IS NOT PRACTICAL, ADEQUATE SUPPORT FOR THE EXCAVATED AREA SHOULD BE PROVIDED TO PREVENT COLLAPSE. WARNING SIGNS AND BARRIERS TO PREVENT ACCIDENTAL OR UNAUTHORISED ACCESS TO ALL EXCAVATIONS SHOULD BE PROVIDED.

ENCLOSED SPACES
FOR BUILDINGS WITH ENCLOSED SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED:
ENCLOSED SPACES WITHIN THIS BUILDING MAY PRESENT A RISK TO PERSONS ENTERING FOR CONSTRUCTION, MAINTENANCE OR ANY OTHER PURPOSE. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING. WHERE WORKERS ARE REQUIRED TO ENTER ENCLOSED SPACES, AIR TESTING EQUIPMENT AND PERSONAL PROTECTIVE EQUIPMENT SHOULD BE PROVIDED.

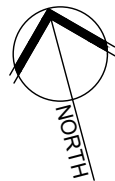
SMALL SPACES
FOR BUILDINGS WITH SMALL SPACES WHERE MAINTENANCE OR OTHER ACCESS MAY BE REQUIRED:SOME SMALL SPACES WITHIN THIS BUILDING WILL REQUIRE ACCESS BY CONSTRUCTION ORMaintenance WORKERS. THE DESIGN DOCUMENTATION CALLS FOR WARNING SIGNS AND BARRIERS TO UNAUTHORISED ACCESS. THESE SHOULD BE MAINTAINED THROUGHOUT THE LIFE OF THE BUILDING

WHERE WORKERS ARE REQUIRED TO ENTER SMALL SPACES THEY SHOULD BE SCHEDULED SO THAT ACCESS IS FOR SHORT PERIODS. MANUAL LIFTING AND OTHER MANUAL ACTIVITY SHOULD BE RESTRICTED IN SMALL SPACES.

8. PUBLIC ACCESS
PUBLIC ACCESS TO CONSTRUCTION AND DEMOLITION SITES AND TO AREAS UNDER MAINTENANCE CAUSES RISK TO WORKERS AND PUBLIC. WARNING SIGNS AND SECURE BARRIERS TO UNAUTHORISED ACCESS SHOULD BE PROVIDED. WHERE ELECTRICAL INSTALLATIONS, EXCAVATIONS, PLANT OR LOOSE MATERIALS ARE PRESENT THEY SHOULD BE SECURED WHEN NOT FULLY SUPERVISED.

9. OPERATIONAL USE OF BUILDING
RESIDENTIAL BUILDINGS
THIS BUILDING HAS BEEN DESIGNED AS A RESIDENTIAL BUILDING. IF IT, AT A LATER DATE, IT IS USED OR INTENDED TO BE USED AS A WORKPLACE, THE PROVISIONS OF THE WORK HEALTH AND SAFETY ACT 2011 OR SUBSEQUENT REPLACEMENT ACT SHOULD BE APPLIED TO THE NEW USE.

10.OTHER HIGH RISK ACTIVITY
ALL ELECTRICAL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING ELECTRICAL RISKS AT THE WORKPLACE, AS/NZ 3012 AND ALL LICENSING REQUIREMENTS. ALL WORK USING PLANT SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE: MANAGING RISKS OF PLANT AT THE WORKPLACE. ALL WORK SHOULD BE CARRIED OUT IN ACCORDANCE WITH CODE OF PRACTICE:MANAGING NOISE AND PREVENTING HEARING LOSS AT WORK.DUE TO THE HISTORY OF SERIOUS INCIDENTS IT ISRECOMMENDED THAT PARTICULAR CARE BE EXERCISED WHEN UNDERTAKING WORK INVOLVING STEEL CONSTRUCTION AND CONCRETE PLACEMENT



Originals print A3 = 1:100, A4 = reduce by 50% = 1:200
colours & scale = result of data transfer / print settings.

0 1 2 3 4 5 m.
SCALE:



Project; #2508	Convert games room into	
For; Kevin	proposed detached granny flat	
At; 42 Little Road, Bankstown		
Title; Spec		
Drwg; 3 of 11	Scale; Noted LGA; Bankstown	
Issue; DA		
<small>NOTE: DO NOT SCALE OFF DRAWINGS WORK TO FIGURED DIMENSIONS & SITE DIMENSIONS AVAILABLE CHECK ON SITE (C.O.S). ALL DIMENSIONS, LEVELS & SERVICES, TO BE CHECKED AS REQUIRED SUBJECT TO SURVEY, SET-OUT TO BE BY SURVEYOR. REFER TO OTHER CONSULTANTS DOCUMENTS AS REQUIRED READ IMPORTANT NOTE/S, IF DOUBT ASK!</small>		

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- DP = DOWNPIPES
wc = Lift off hinge door if req.
SDA  = **SMOKE DETECTOR ALARM** HARD WIRED LOCATE AS REQUIRED ALSO TO EXIST. C.O.S
EF  = **EF. EXHAUST FAN** ON LIGHT SWITCH TO BATHROOM
= **ALL LIGHTING** TO BE FLUORESCENT TYPE SURFACES MOUNT OR WHERE USING DOWNLIGHTS TO BE ALL WHITE FITTINGS INCLUDING REFLECTOR, METAL, TRIMS, FRONT VENTED TYPE WITH APPROVED HEAT SHIELDS FITTED. SEE BASIX
C.O.S = CONFIRM ON SITE

-  - METAL ROOF
COLOUR: EXISTING
-  - ALUMINUM SLIDING WINDOWS
COLOUR: NAT. ANODISED
-  - COLORBOND GUTTER'S
COLOUR: MISSION BROWN
-  - COLORBOND DOWNPIPES
COLOUR: MISSION BROWN
-  - COLORBOND FASCIA
COLOUR: CLASSIC CREAM
-  - EXIST. CLADDING RE-PAINT
COLOUR: CLASSIC CREAM
-  - RAINWATER TANK 3000L
COLOUR: WOODLAND GREY

MATERIALS FINISHES NOTE; Builder is to provide actual samples for owners viewing of the proposed materials and finishes, prior to order / build / install, for the proposed and or best-match materials and or finishes as available at the time of order or build. obtain owners written acceptance prior to order / build. The builder \ is to ensure that all selections comply with the B.C.A and Authority Requirements. failure to do so may result in rejection by Authorities.

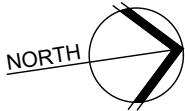
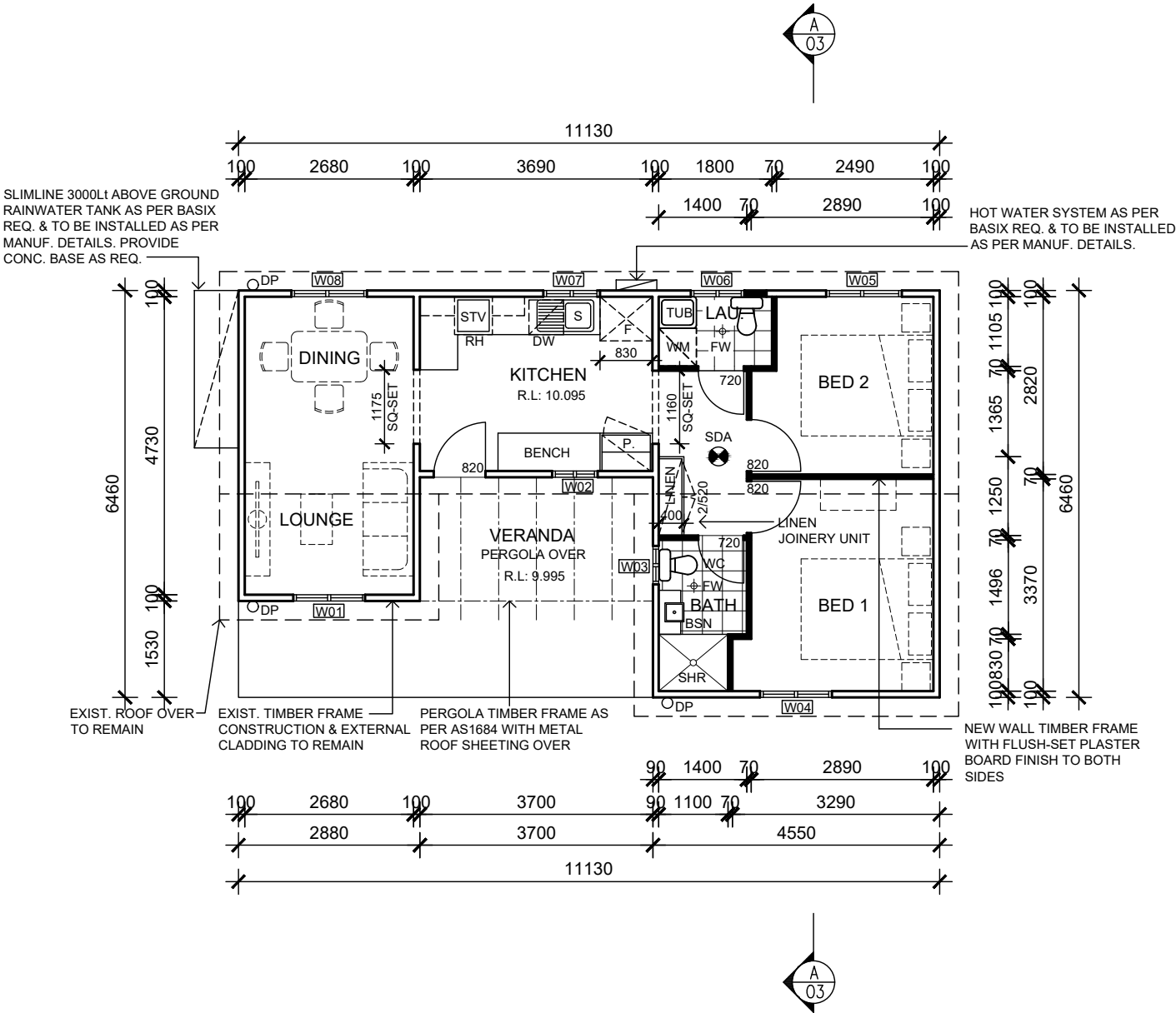
EXTERIOR MATERIALS / FINISHES

WINDOW NUMBER:	HEIGHT	WIDTH	COMMENT
W1	1500	1200	
W2	1000	850	
W3	600	600	OBSCURE GLASS
W4	1500	1200	
W5	1200	1200	
W6	600	850	
W7	600	900	
W8	1200	1200	


NOTE:
* ALL WINDOWS ARE NOMINAL SIZES.
* ALL WINDOWS ARE ALUMINUM & SLIDING TYPE
* REFER TO COMMENTS.

WINDOW SCHEDULE

GROUND FLOOR PLAN



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SCALE: 

Project; #2508 Convert games room into
For; Kevin proposed detached granny flat
At; 42 Little Road, Bankstown
Title; Ground Floor, Win. Sch. & Finishes
Drwg; 5 of 11 Scale; Noted LGA; Bankstown
Issue; DA

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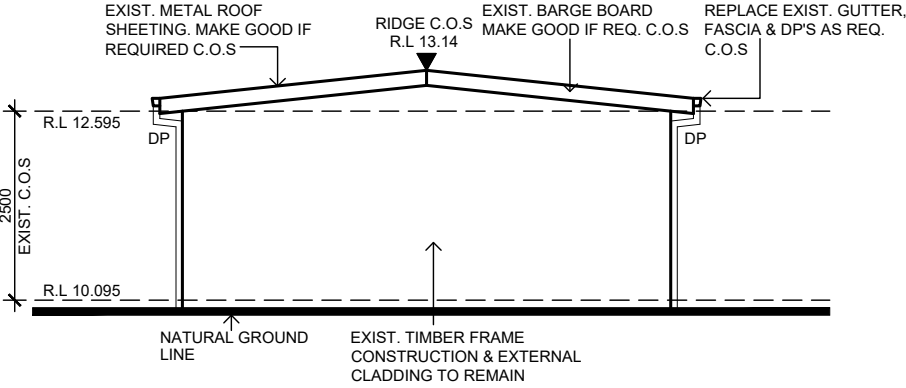
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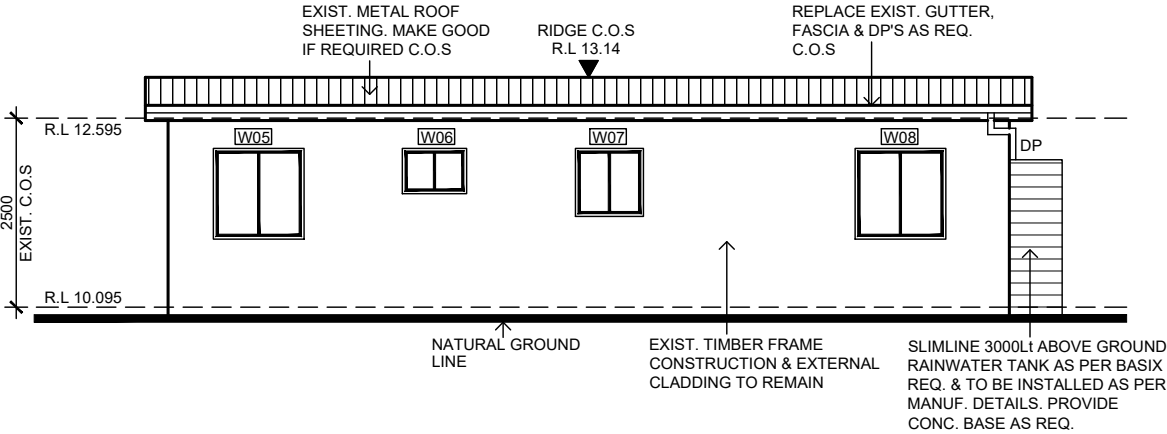
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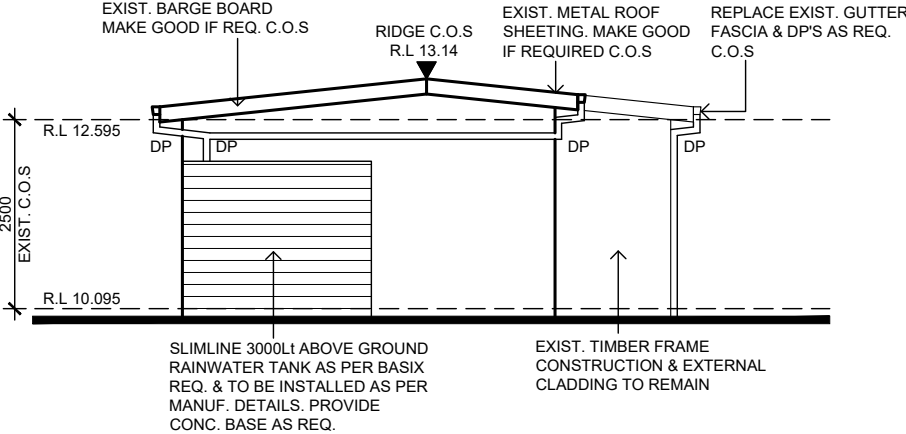
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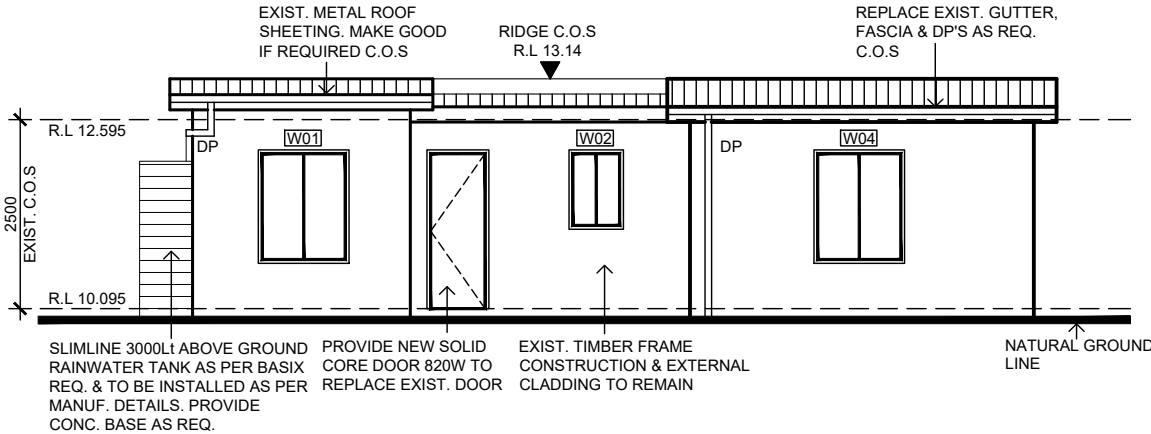
 NORTH ELEVATION



 WEST ELEVATION



 SOUTH ELEVATION



 EAST ELEVATION



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SCALE: 0 1 2 3 4 5 m.

Project; #2508 Convert games room into
For; Kevin proposed detached granny flat
At; 42 Little Road, Bankstown
Title; Elevations
Drwg; 6 of 11 Scale; Noted LGA; Bankstown
Issue; DA

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Schedule of BASIX commitments

Water Commitments

- Fixtures**
- The applicant must install showerheads with a minimum of 3 star (>4.5 but <= 6 L/min) in all showers in the development
 - The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development
 - The applicant must install taps with minimum rating of 4 star in the kitchen in the development
 - The applicant must install basin taps with minimum rating of 4 star in each bathroom in the development

Alternative water

- The applicant must install a rainwater tank of at least 3000 liters on the site. This rainwater tank must meet, and be installed in accordance with the requirements of all applicable regulatory authorities.
- The applicant must configure the rainwater tank to collect rain runoff from at least 100 square meters of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam.
- The applicant must connect rainwater tank to:
 - the cold water tap that supplies each clothes washer in the development
 - at least one outdoor tap in the development (note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

Thermal Comfort Commitments

Floor, walls, and ceiling / roof

The applicant must construct the floors, walls, and ceiling/roof of the dwelling in accordance with the specification listed in the table below.

floor - concrete slab on ground	nil	
external wall - brick veneer	1.66 (or 2.20 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 3 (up), roof: foil/sarking	unventilated; medium (solar absorption 0.475-0.70)

Windows, glazed doors and skylights

- The applicant must install the windows, glazed doors and shading devices, in accordance with the specification listed in the table below. Relevant overshadowing specification must be satisfied for each window and glazed door.
- The dwelling may have 1 skylight(<0.7 square meter) & up to 2 windows/glazed doors(<0.7 square meter) which are not listed in the table. The following requirements must also be satisfied in relation to each window and glazed door:
 - * Except where the glass is 'single clear' or 'single toned', each window and glazed door must have a U-value no greater than that listed and a solar heat gain coefficient (SHGC) +/-10% of that listed. Total system U-values and SHGC must be calculated in accordance with national fenestration rating council (NFRC) conditions.
 - * The leading edge of eave, pergola, verandah, balcony or awing must be no more than 500mm above the head of the window or glazed door, except the a projection greater than 500mm and up 1500mm above the head must be twice the value in the table.
 - * Pergolas with polycarbonate roof or similar translucent material must have shading coefficient of less than 0.35.
 - * Unless they have adjustable shading, pergolas must have fixed battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50mm.
- The applicant must install the skylight described in the table below, in accordance with the specifications listed in the table. The following requirements must also be satisfied in relation to each skylight:
 - * external awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed

Energy Commitments

Hot water

- The applicant must install the following hot water system in the development, or a system with higher energy rating:
 - gas

Cooling system

- The applicant must install the following cooling system, or a system with higher energy rating, in at least 1 living area: airconditioning ducting only; energy rating n/a
- The applicant must install the following cooling system, or a system with higher energy rating, in at least 1 bedroom: airconditioning ducting only; energy rating n/a

Heating system

- The applicant must install the following heating system, or a system with higher energy rating, in at least 1 living area: airconditioning ducting only; energy rating n/a
- The applicant must install the following heating system, or a system with higher energy rating, in at least 1 bedroom: airconditioning ducting only; energy rating n/a

Ventilation

- The applicant must install the following exhaust system in the development
 - at least 1 bathroom: no mechanical ventilation (ie. natural); operation control: n/a
 - Kitchen: individual fan, ducted to facade or roof; operation control: manual switch on/off
 - Laundry: natural ventilation only, or no laundry; operation control: n/a

Artificial Lighting

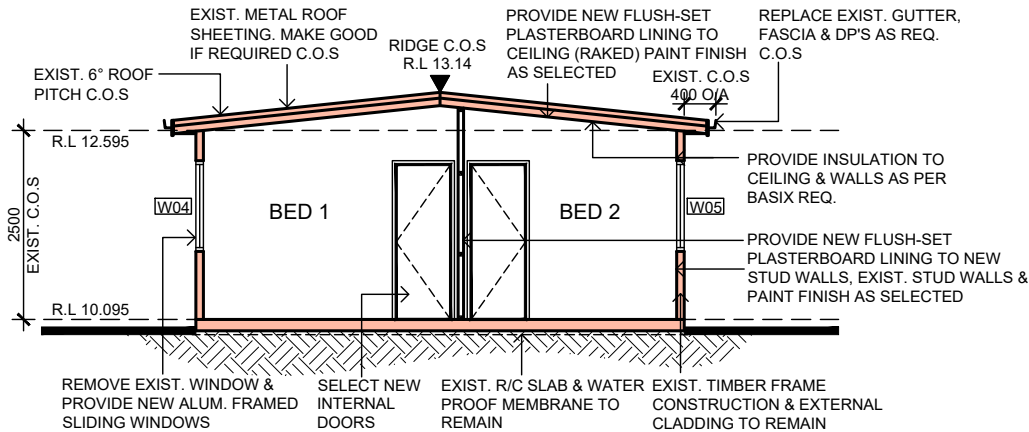
- The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps.
 - at least 4 of the bedrooms / study; dedicated
 - at least 2 of the living / dining rooms; dedicated
 - the kitchen;
 - all bathrooms/toilets;
 - the laundry;
 - all hallways;

Natural Lighting

- The applicant must install a window and or skylight in 1 bathroom(s) / toilet(s) in the development for natural lighting

Other

- The applicant must install a gas cooktop and gas oven in the kitchen of the dwelling
- The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the basix



SECTION A-A



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colours & scale = result of data transfer / print settings.

0 1 2 3 4 5 m.

SCALE:

Project; #2508 Convert games room into
For; Kevin proposed detached granny flat
At; 42 Little Road, Bankstown
Title; Section & Basix
Drwg; 7 of 11 Scale; Noted LGA; Bankstown
Issue; DA

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E: chris@ca-design.com.au
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KEY:

12

NUMBER OF STOREYS

SITE

P

PRIVATE OPEN SPACE

→

VEHICLE ENTRY

←→

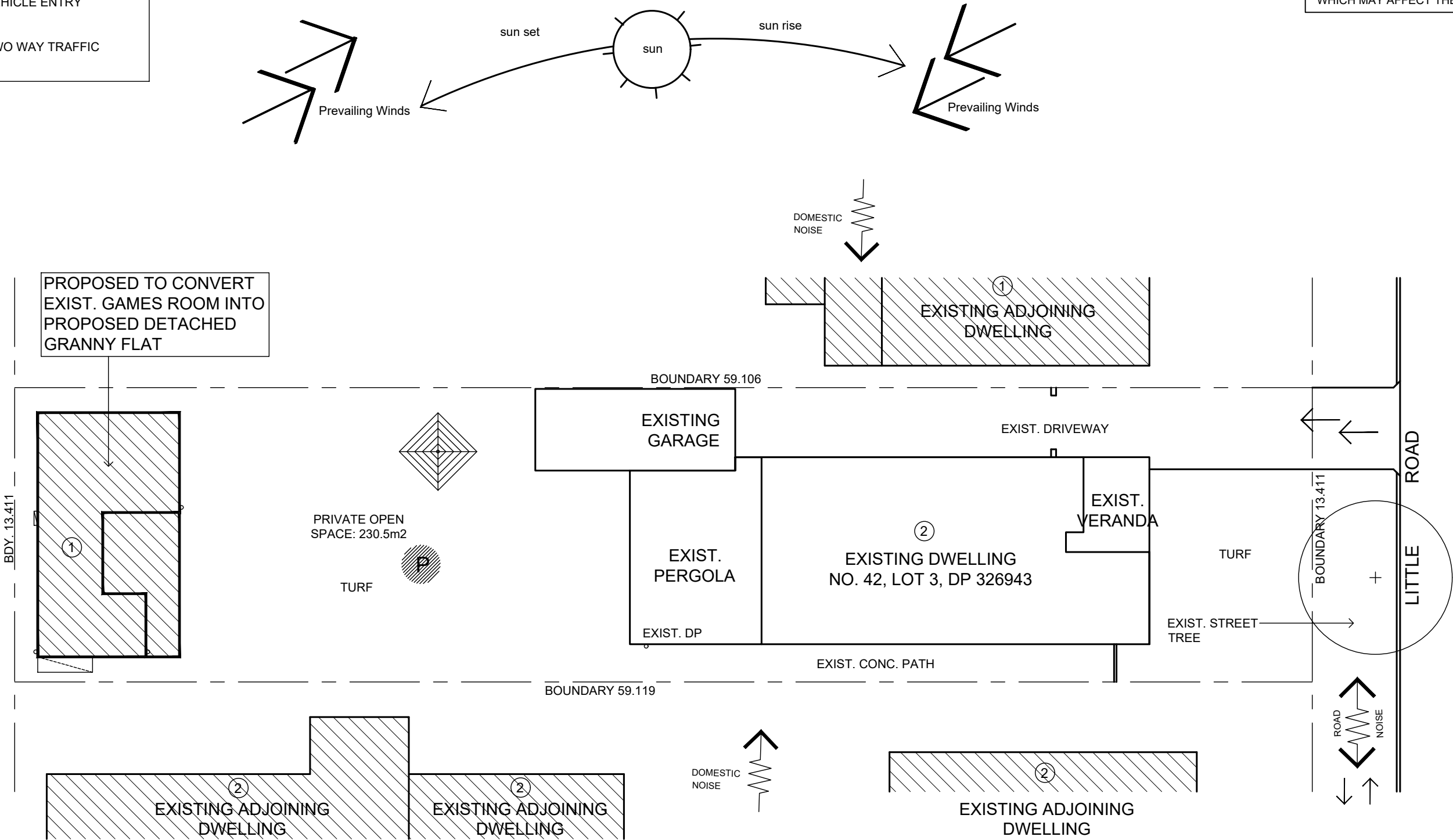
TWO WAY TRAFFIC

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SITE ANALYSIS PLAN

Project; #1306 Convert games room into proposed detached granny flat

For; Anthony

At; 42 Little Road, Bankstown

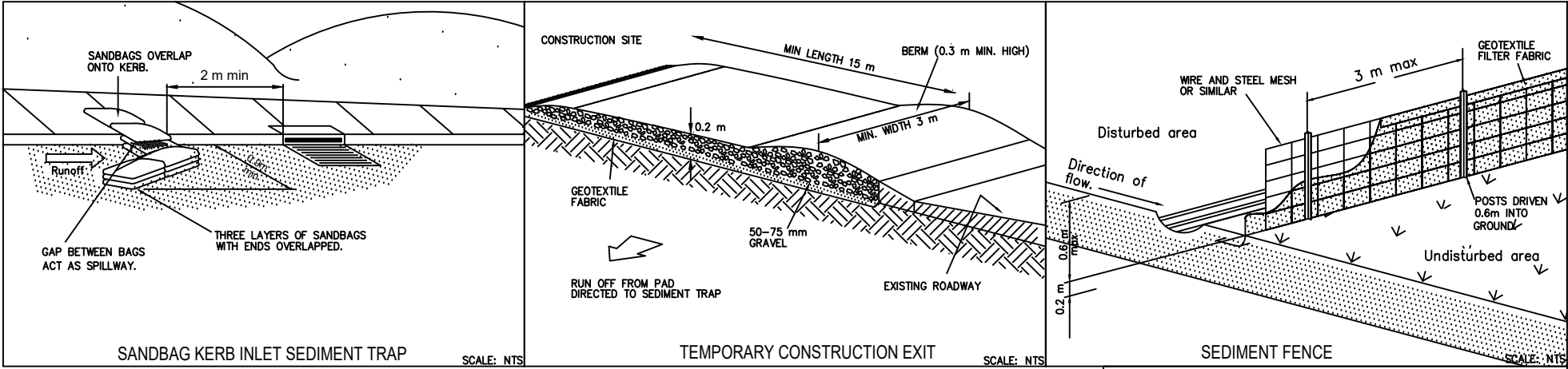
Title; Site Analysis Plan

Drwg; 8 of 11 Scale; Noted LGA; Bankstown

Issue; DA

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Notes:

- Demolition work shall be carried out only between the hours of 7.00am and 6.00pm Monday to Friday inclusive, 8.00am and 5.00pm Saturdays. No work shall be carried out on Sundays and Public Holidays.
- The demolition of the existing building shall be carried out strictly in accordance with Australian Standards 2601 - The Demolition of Structures and with Workcover Authority req.
- To ensure safe access to and from the site and what protection will be provided to the road and footpath area from demolition activities, crossing by heavy equipment, plant and materials deliveries and the like.
- The site to be used for the storage of demolished material and waste containers during the demolition period.
- To ensure that soil / demolished material is not transported on wheels or tracks of vehicles or plant and deposited on surrounding roadways deliveries and the like.
- Any excavation adjacent to adjoining building or the road reserve. the proposed method of support is to be certified by an accredited certified in civil engineering support is to be certified by an accredited certified in civil engineering.
- Plant and materials delivery and static load from cranes, concrete pumps and the like will be accessed from within the site.
- Access to the property must be authorized by site office if site is unintended the site must be lock and closed at all times from the public.
- Techniques used for erosion and sediment control on building sites are to be adequately maintained at all time and must be installed in accordance with Council Specification for Erosion and Sediment control. All techniques shall remain in proper operation until all development activities have been completed and the site fully stabilised.
- All demolition Work shall be carried out in a safe manner by trained personnel under the management of a licensed demolished who is register with the Workcover Authority, in accordance with all relevant Acts, regulations and Australian Standards Note: The following Australian Standards applied at the time of determination
- A durable sign, which is available from council, shall be erected during building works in a prominent location on site, warning of penalties should appropriate erosion and sedimentation control devices not be maintained.
- Materials to be removed from the site must be source separated on site to maximize recycling and the material disposed of to an appropriate disposal and recycling facility in accordance with the approved Waste Management Plan.

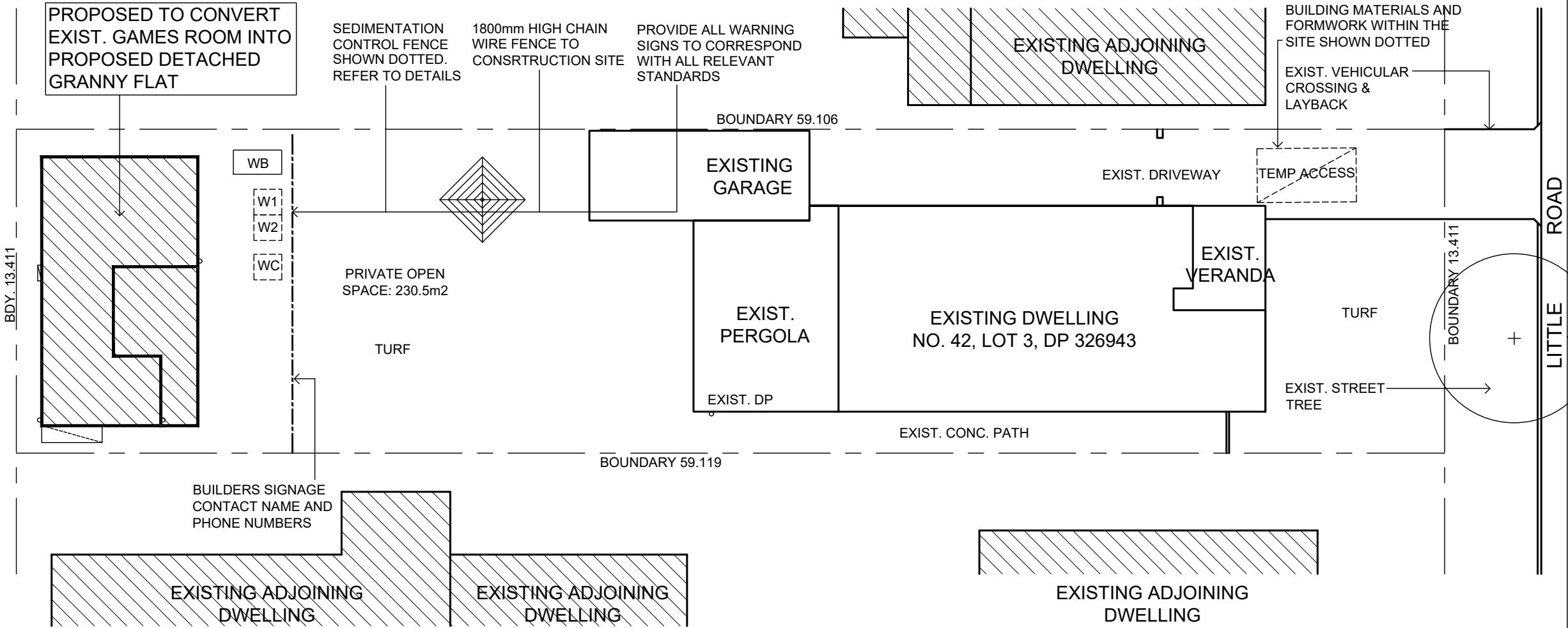
WARNING

SOIL & WATER:

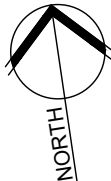
- * INSTALL SEDIMENT CONTROL FENCES ALONG THE LOW SIDE OF THE SITE BEFORE WORK BEGINS.
- * STABILISE A SINGLE ENTRY/EXIT POINT USING LARGE AGGREGATE & OR AS REQ. BY COUNCIL.
- * MINIMISE DISTURBANCE OF VEGETATION DURING EXCAVATION. DIAL BEFORE YOU DIG.
- * PLACE SOIL STOCKPILES BEHIND & AWAY FROM SEDIMENT FENCING.
- * KEEP THE ROAD AND FOOTPATH CLEAN

WASTE:

- * CONSTRUCT ONE (1) WASTE BAYS TO ASSIST SORTING AND RECYCLING OF WASTE (W1,W2).
- * ALL WASTE MUST BE CONTAINED IN WASTE RECYCLE BAYS & BINS
- * REUSE AND RECYCLING OF WASTE SHOULD BE MAXIMISED.



SEDIMENTATION & WASTE MANAGEMENT PLAN



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colours & scale = result of data transfer / print settings.

SCALE: 0 2 4 6 4 10m.

Project; #1306 Convert games room into
For; Anthony proposed detached granny flat
At; 42 Little Road, Bankstown
Title; Sedi. & Waste Manage Plan.
Drwg; 9 of 11 Scale; Noted LGA; Bankstown
Issue; DA

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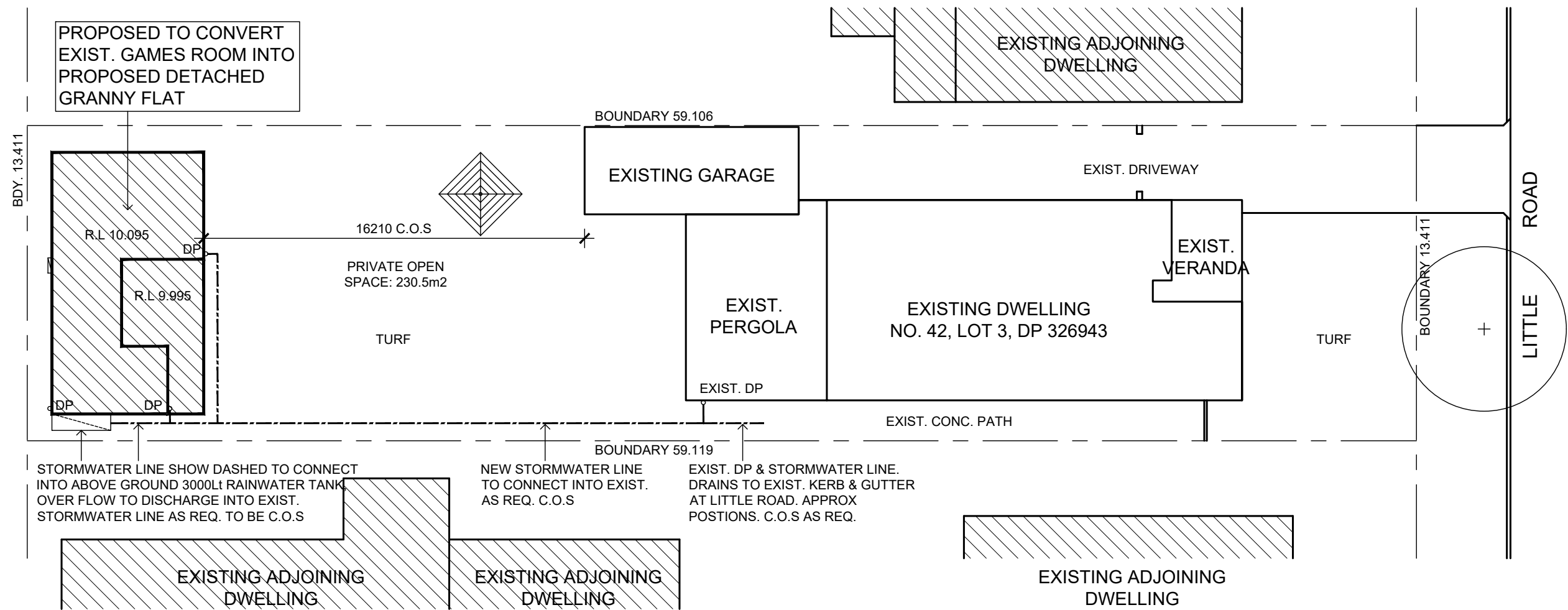
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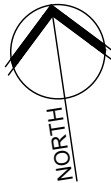


STORMWATER LINE SHOW DASHED TO CONNECT INTO ABOVE GROUND 3000Lt RAINWATER TANK OVER FLOW TO DISCHARGE INTO EXIST. STORMWATER LINE AS REQ. TO BE C.O.S

NEW STORMWATER LINE TO CONNECT INTO EXIST. AS REQ. C.O.S

EXIST. DP & STORMWATER LINE. DRAINS TO EXIST. KERB & GUTTER AT LITTLE ROAD. APPROX POSTIONS. C.O.S AS REQ.

STORMWATER PLAN



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SCALE: 0 2 4 6 4 10m.

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For; Kevin		
At; 42 Little Road, Bankstown		
Title; Stormwater Plan		
Drwg; 10 of 11	Scale; Noted LGA; Bankstown	
Issue; DA		

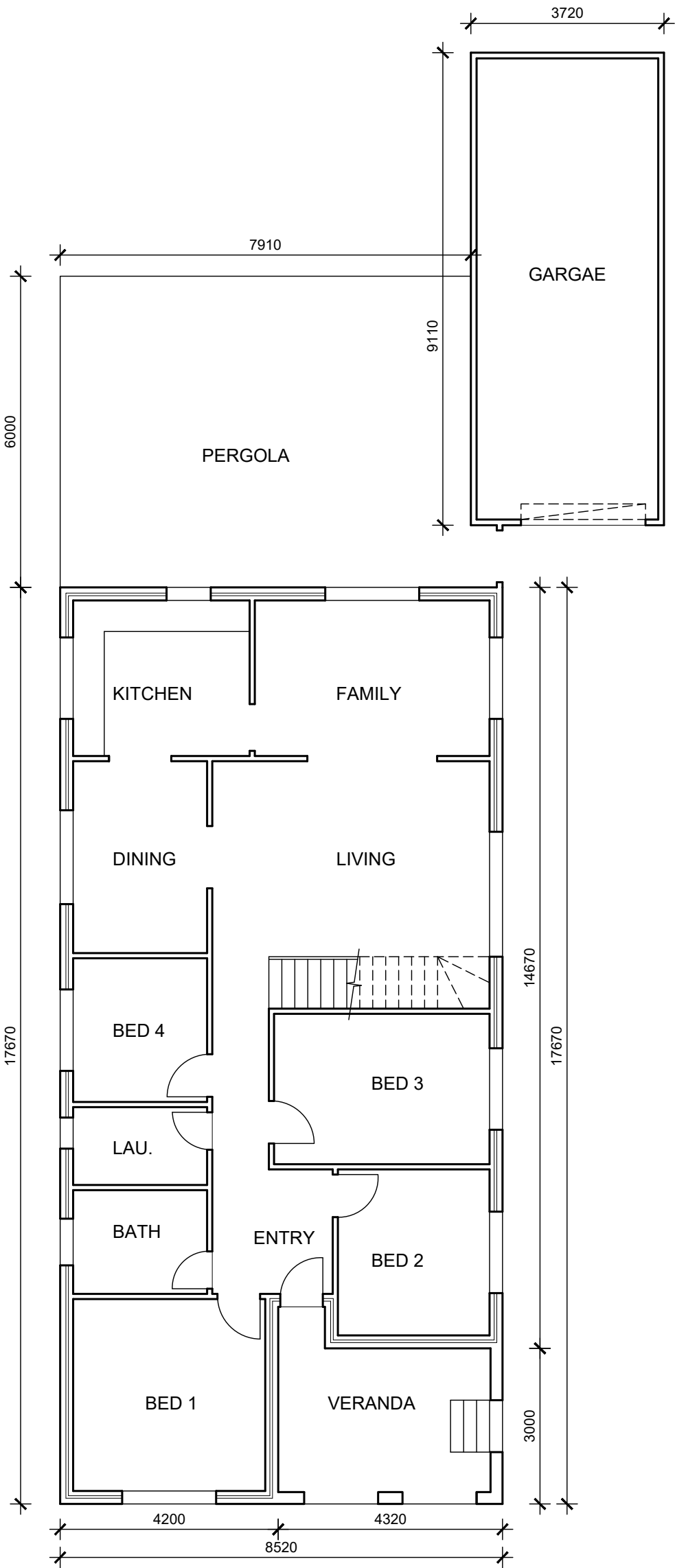
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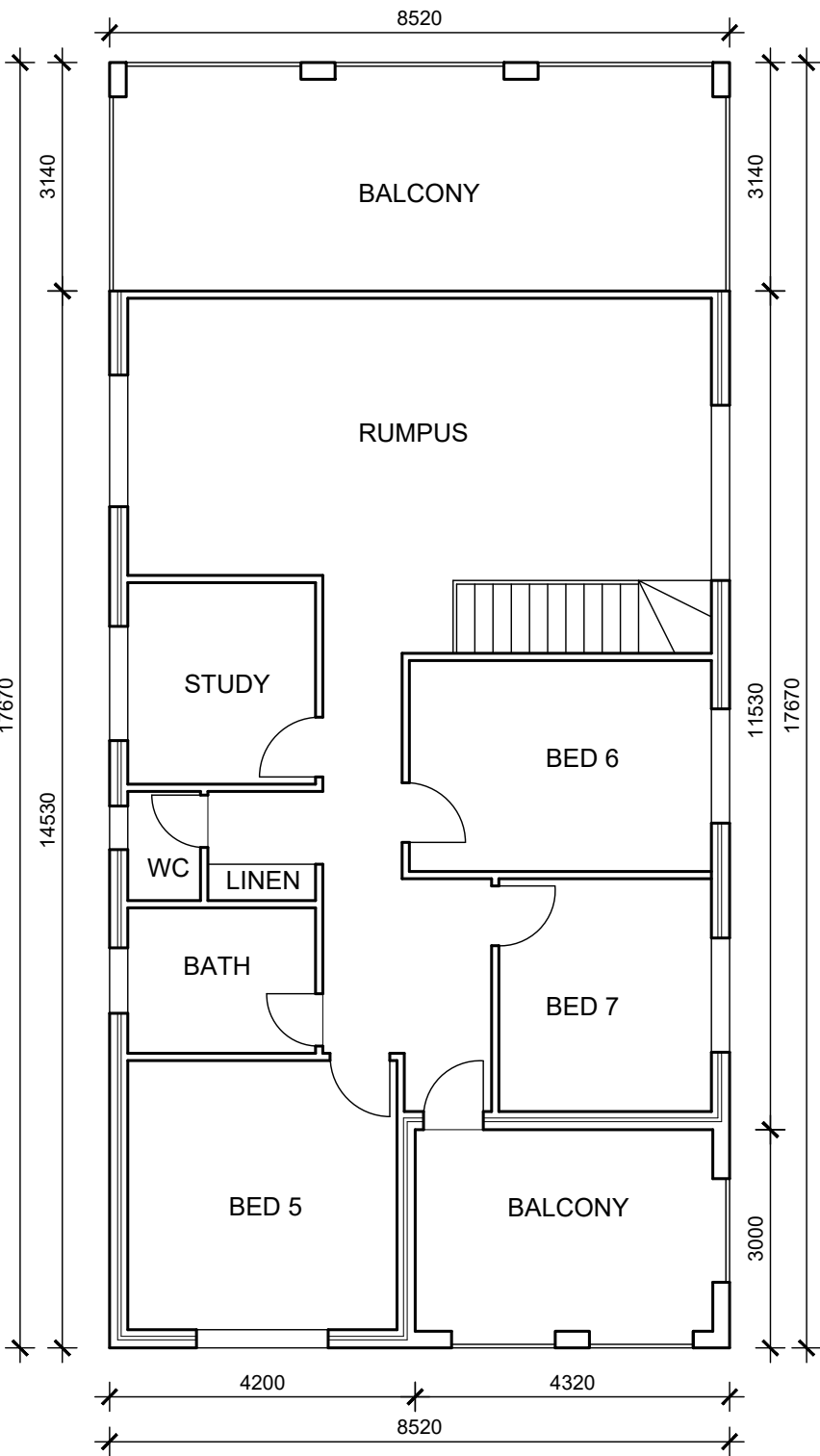
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AREA CALCULATIONS	
SITE AREA:	792.7m2
EXIST. GF	136.8m2
EXIST. FF	110.8m2
EXIST. GARAGE	033.8m2
EXIST. FF FRONT BALCONY	012.9m2
EXIST. FF BACK BALCONY	026.7m2
EXIST. GF VERANDA	013.6m2
EXIST. PERGOLA	047.4m2
GROSS TOTAL:	382.0m2



GROUND FLOOR - EXIST. DWELLING

FIRST FLOOR - EXIST. DWELLING



Originals print A3 = 1:100, A4 = reduce by 50% = 1:200
colours & scale = result of data transfer / print settings.

0 1 2 3 4 5 m.

SCALE:

Project; #2508

For; Kevin

At; 42 Little Road, Bankstown

Title; GF & FF Plan - Exist Dwelling

Drwg; 11 of 11

Issue; DA

Convert games room into proposed detached granny flat

LGA; Bankstown

CA

Design

P: 0416784743

E: chris@ca-design.com.au

www.ca-design.com.au

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Design Plans to Your Needs

NOTE: DO NOT SCALE OFF DRAWINGS WORK TO FIGURED DIMENSIONS & SITE DIMENSIONS AVAILABLE CHECK ON SITE (C.O.S). ALL DIMENSIONS, LEVELS & SERVICES, TO BE CHECKED AS REQUIRED SUBJECT TO SURVEY. SET-OUT TO BE BY SURVEYOR. REFER TO OTHER CONSULTANTS DOCUMENTS AS REQUIRED READ IMPORTANT NOTE/S. IF DOUBT ASK!