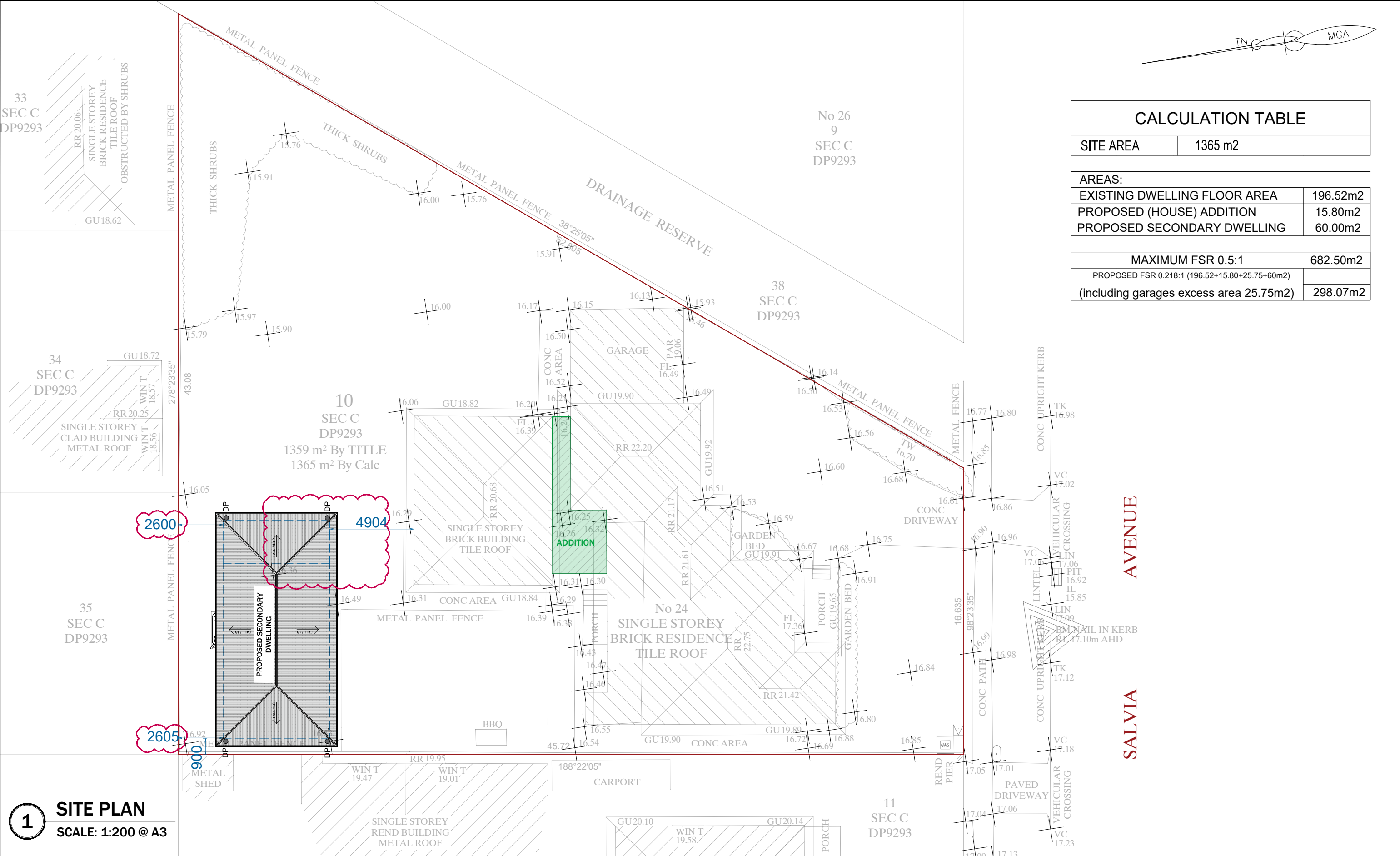




CALCULATION TABLE	
SITE AREA	1365 m2
AREAS:	
EXISTING DWELLING FLOOR AREA	196.52m2
PROPOSED (HOUSE) ADDITION	15.80m2
PROPOSED SECONDARY DWELLING	60.00m2
MAXIMUM FSR 0.5:1	
PROPOSED FSR 0.218:1 (196.52+15.80+25.75+60m2)	
(including garages excess area 25.75m2)	298.07m2

1 SITE PLAN
SCALE: 1:200 @ A3

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SCALE BAR 1:200



LGA: Canterbury Bankstown City Council

DESCRIPTION: Detached Secondary Dwelling

CLIENT: Mr V & P Lam



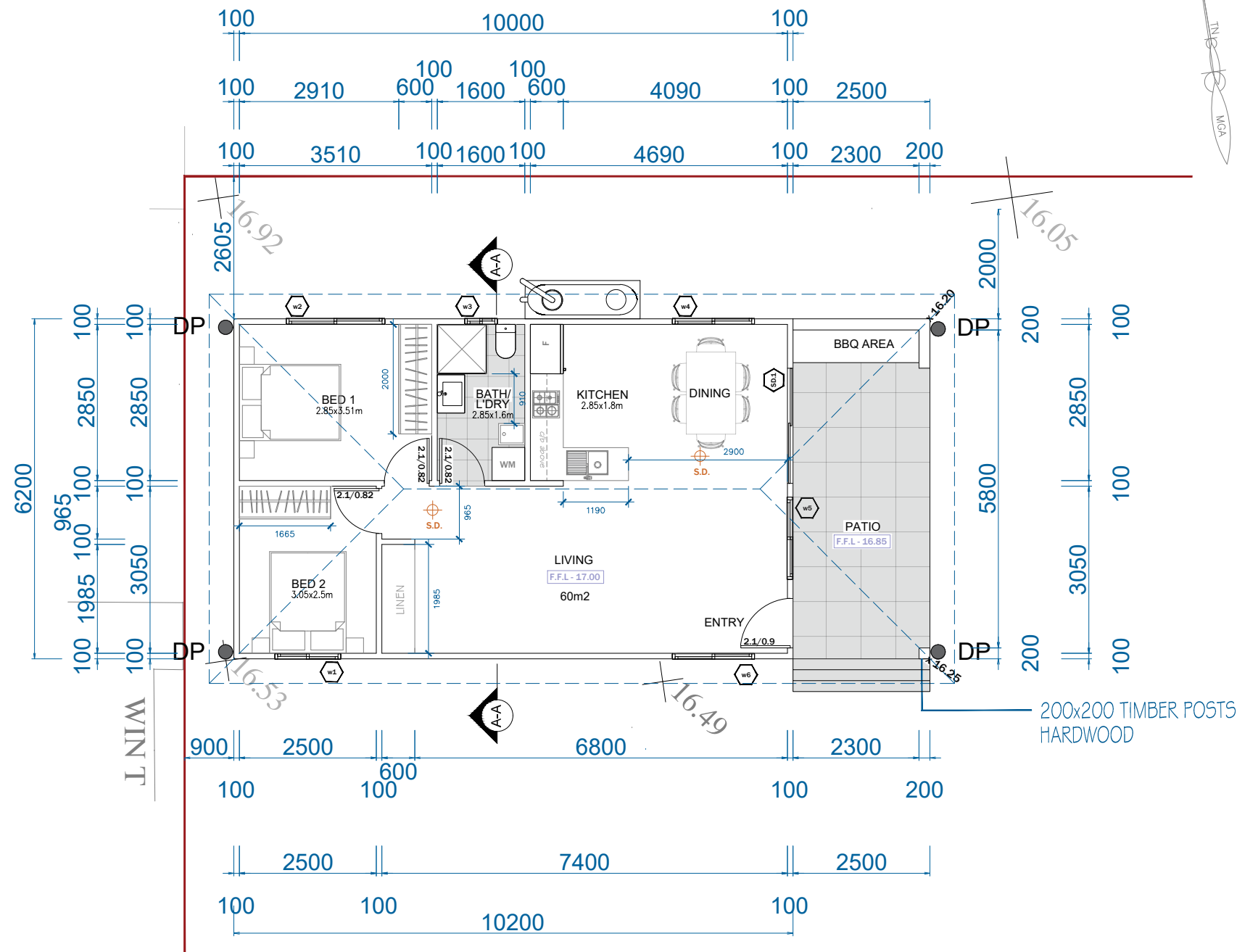
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REV:	DESCRIPTION:	DATE:
A	FOR PRELIMINARY	10/09/24
B	FOR SECTION 4.55	5/05/25

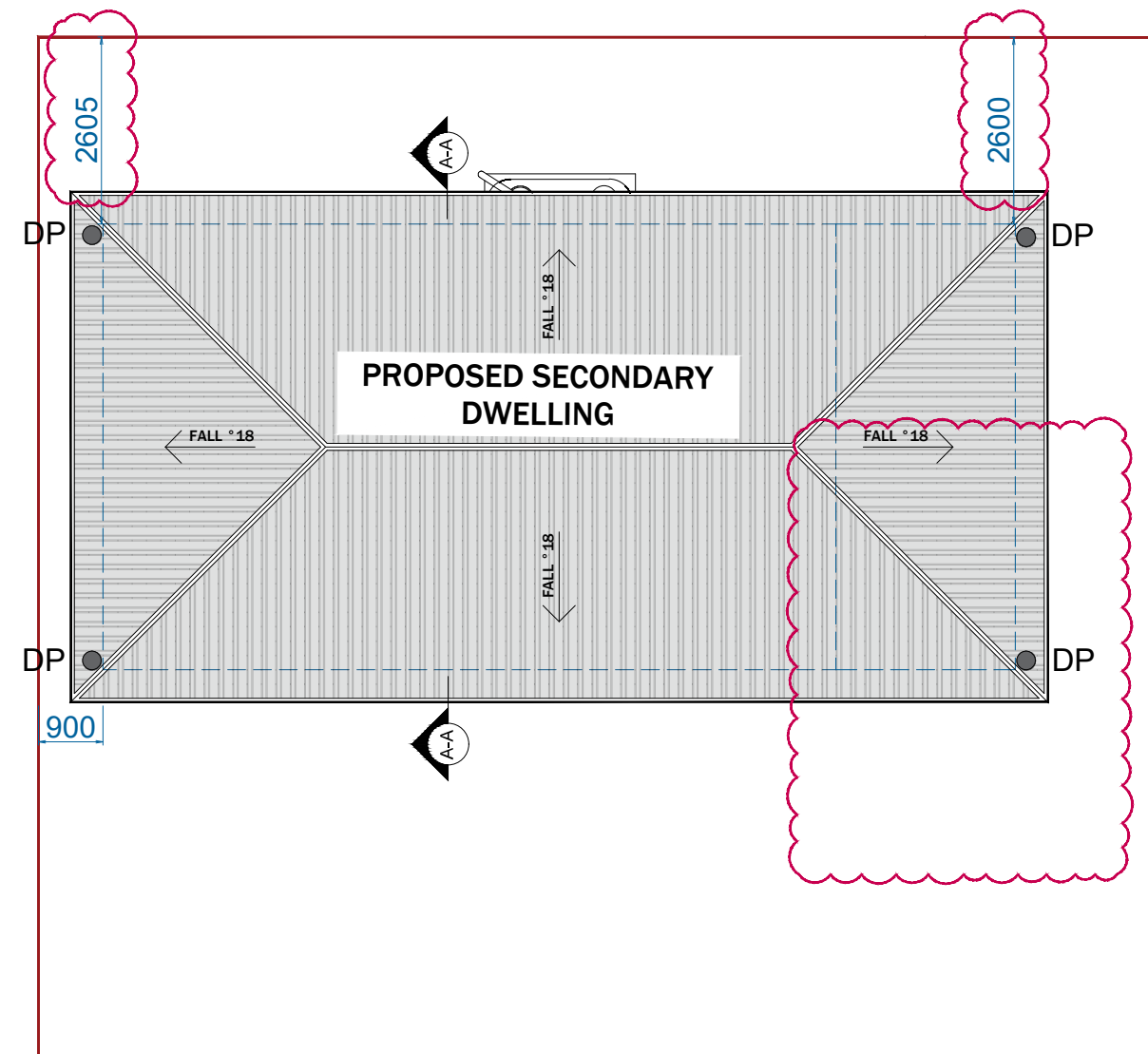
SUBJECT SITE: Bankstown, 24 Salvia Avenue

DRAWING TITLE: Site Plan

SCALE/ SHEET SIZE	1:200	A3	PREPARED: M.A	SHEET NO.	A-01
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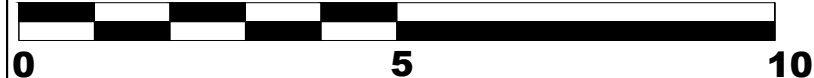
1 GROUND FLOOR PLAN (SECONDARY DWELLING)
SCALE: 1:100 @ A3



2 ROOF PLAN (SECONDARY DWELLING)
SCALE: 1:100 @ A3

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SCALE BAR 1:100



LGA: Canterbury Bankstown City Council

DESCRIPTION:
Detached Secondary Dwelling

CLIENT: Mr V & P Lam



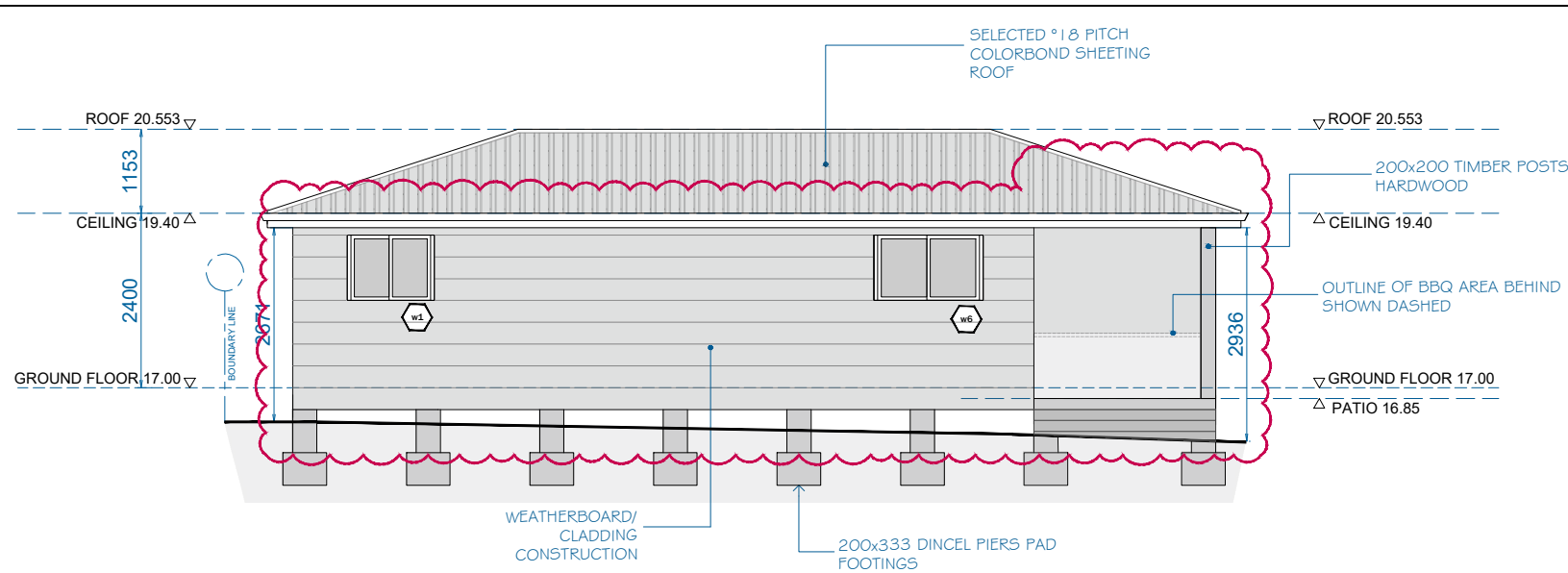
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REV:	DESCRIPTION:	DATE:
A	FOR PRELIMINARY	10/09/24
B	FOR SECTION 4.55	5/05/25

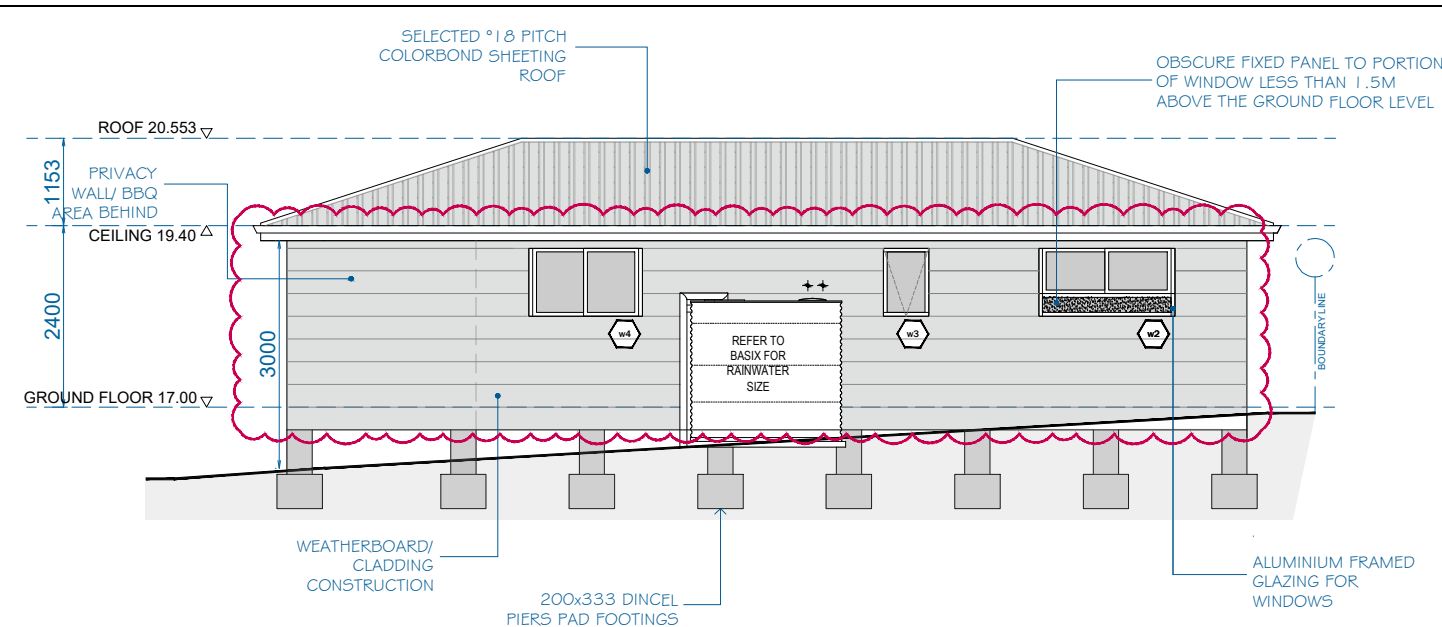
SUBJECT SITE: Bankstown, 24 Salvia Avenue

DRAWING TITLE: Floor & Roof Plan

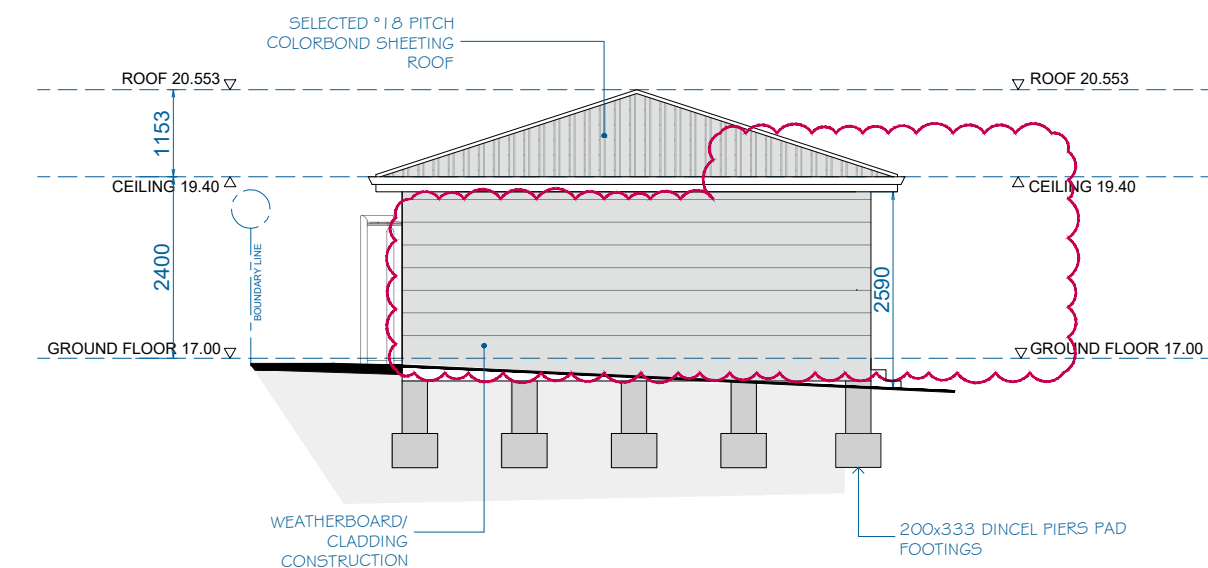
SCALE/ SHEET SIZE	1:100	A3	PREPARED: M.A	SHEET NO.	A-02
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1 NORTH ELEVATION
SCALE: 1:100 @ A3



2 SOUTH ELEVATION
SCALE: 1:100 @ A3

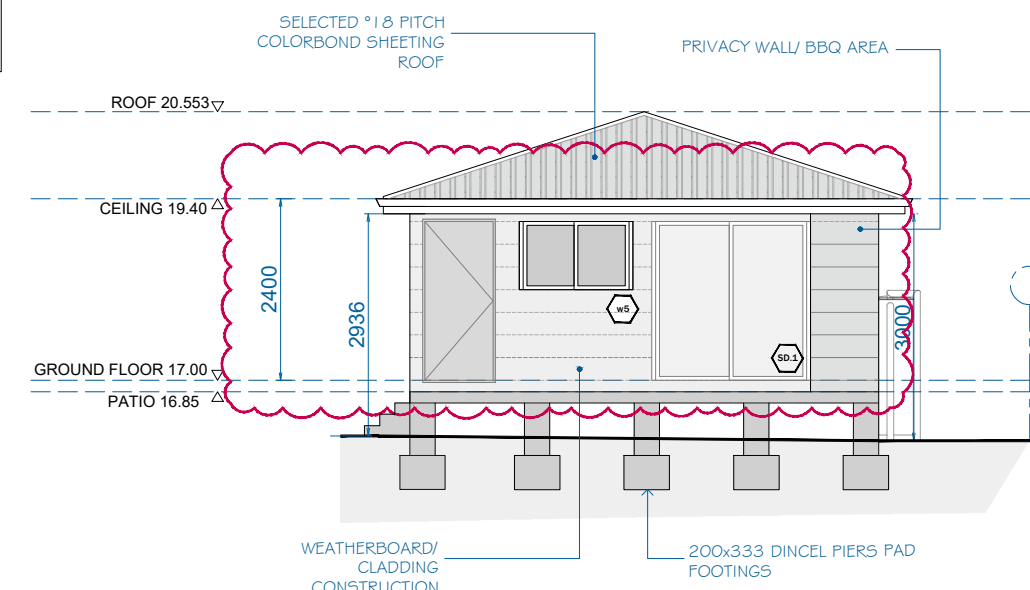


3 EAST ELEVATION
SCALE: 1:100 @ A3

ROOFING:	COLORBOND Jasper® OR SIMILAR
EXTERNAL WALL:	JAMES HARDIE, Stria™ Cladding
DOWNPIPE:	JASPER, COLORBOND TO MATCH EXISTING DWELLING
FASCIA/ GUTTER:	JASPER, COLORBOND TO MATCH EXISTING DWELLING OR SIMILAR
WINDOW FRAME:	ALUMINIUM, POWDER COATED FRAME, BLACK, TO MATCH EXISTING DWELLING

WINDOW SCHEDULE			
Mark	Height	Width	Comment
W1	900	1200	SLIDING
W2	900	1800	SLIDING
W3	900	600	HINGED
W4	900	1500	SLIDING
W5	900	1500	SLIDING
W6	900	1500	SLIDING
Grand total: 6			

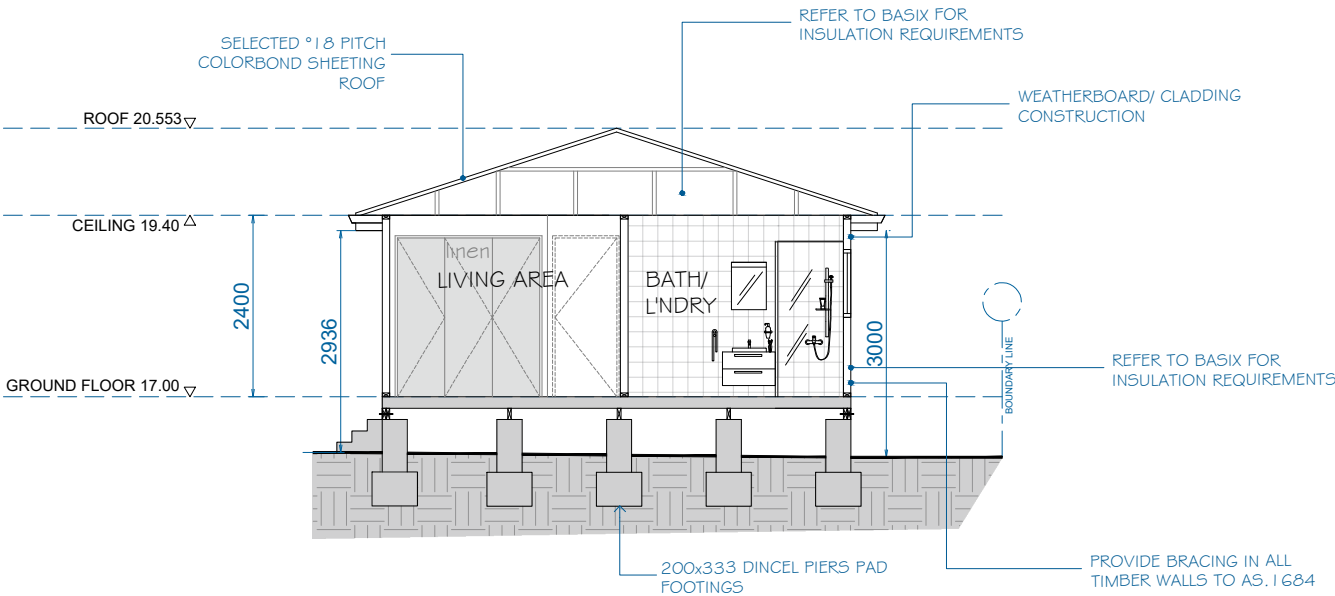
DOOR SCHEDULE			
Mark	Height	Width	Comment
D1	2100	820	INTERNAL DOORS
D2	2100	900	ENTRY DOOR
SD1	2100	2100	SLIDING
Grand total: 5			



4 WEST ELEVATION
SCALE: 1:100 @ A3

GENERAL NOTES

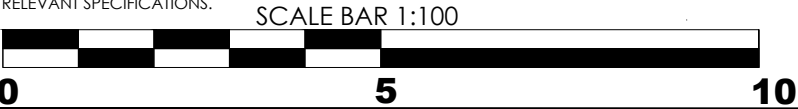
01. BUILDING CODE OF AUSTRALIA
ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.
02. DEVELOPMENT APPROVAL
THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE DEVELOPMENT APPROVAL ,CONSTRUCTION CERTIFICATE AND ANY SHEDULES ATTACHED THERTO. ALL CONDITIONS MUST BE APPLIED TO THE DEVELOPMENT. WHERE ANY VARIATIONS ARE SOUGHT, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT COUNCIL TO OBTAIN APPROVAL FOR ANY SUCH VARIATIONS.
03. ENGINEERING DRAWINGS AND OTHER CONSULTANTS
THESE DRAWINGS SHALL BE READ AS A SET AND IN CONJUNCTION WITH ALL SPECIFICATIONS, ENGINEERING PLANS AND CONSULTANTS PLANS AS SUPPLIED BY THE DEVELOPER. THESE PLANS AND SPECIFICATIONS MAY INCLUDE BUT ARE NOT LIMITED TO STRUCTURAL PLANS, STORMWATER PLANS ,LANDSCAPE PLANS, HYDRAULIC PLANS, ELECTRICAL DRAWINGS, MECHANICAL VENTILLATION PLANS, FIRE SERVICES PLANS ETC. FINAL COORDINATION OF PLANS BY BUILDER.
04. NATHERS ENERGY EFFICIENCY REPORT/BASIX CERTIFICATE
DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE NATHERS



1 SECTION A-A
SCALE: 1:100 @ A3

	ROOFING:	COLORBOND Jasper® OR SIMILAR
	EXTERNAL WALL:	JAMES HARDIE, Stria™ Cladding
	DOWNPIPE:	JASPER, COLORBOND TO MATCH EXISTING DWELLING
	FASCIA/ GUTTER:	JASPER, COLORBOND TO MATCH EXISTING DWELLING OR SIMILAR
	WINDOW FRAME:	ALUMINIUM, POWDER COATED FRAME, BLACK, TO MATCH EXISTING DWELLING

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LGA: Canterbury Bankstown City Council

DESCRIPTION: Detached Secondary Dwelling

CLIENT: Mr V & P Lam



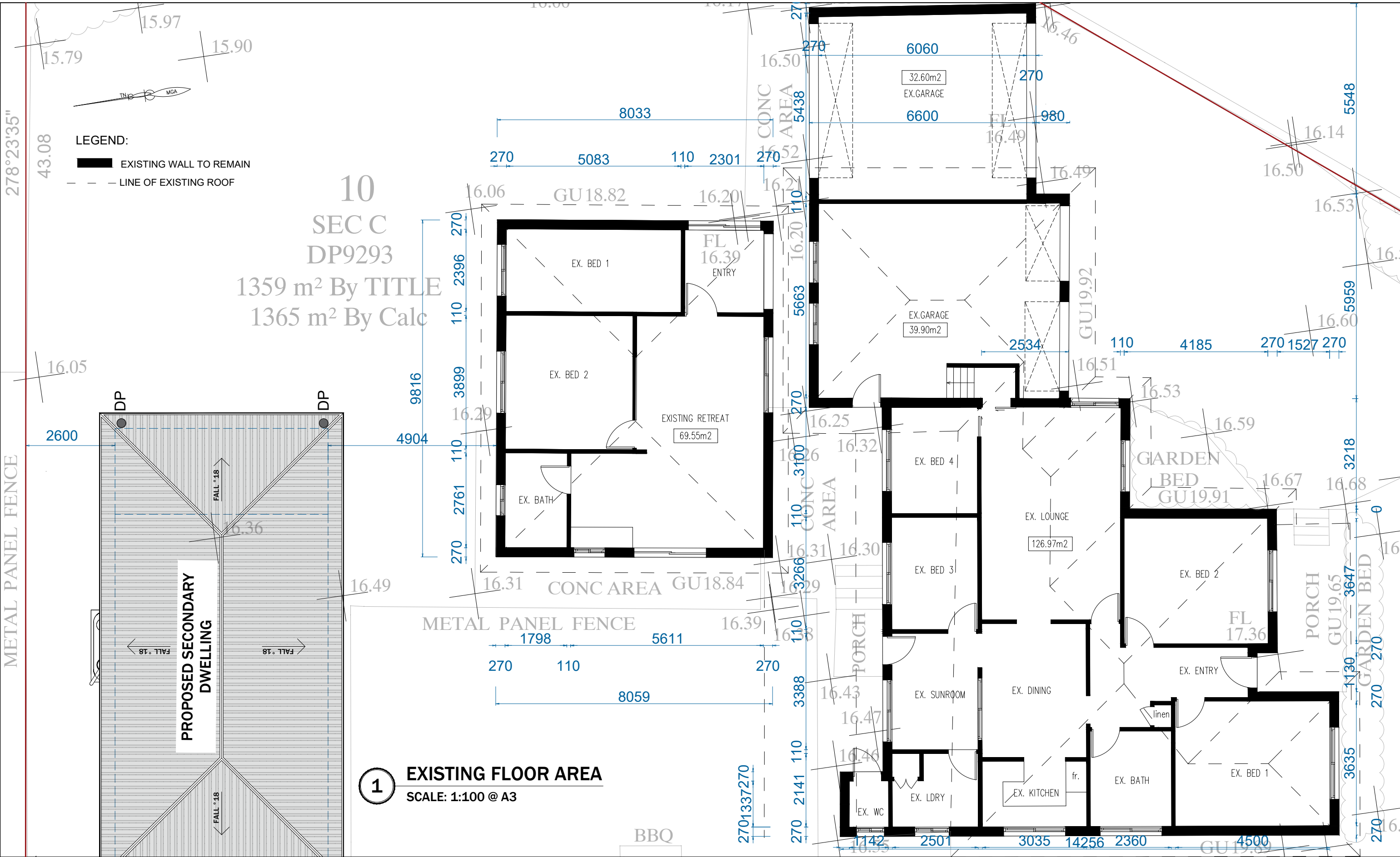
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REV:	DESCRIPTION:	DATE:
A	FOR PRELIMINARY	10/09/24
B	FOR SECTION 4.55	5/05/25

SUBJECT SITE: Bankstown, 24 Salvia Avenue

DRAWING TITLE: Section

SCALE/ SHEET SIZE	1:100	A3	PREPARED: M.A	SHEET NO.	A-04
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SCALE BAR 1:100

0 5 10

LGA: Canterbury Bankstown City Council

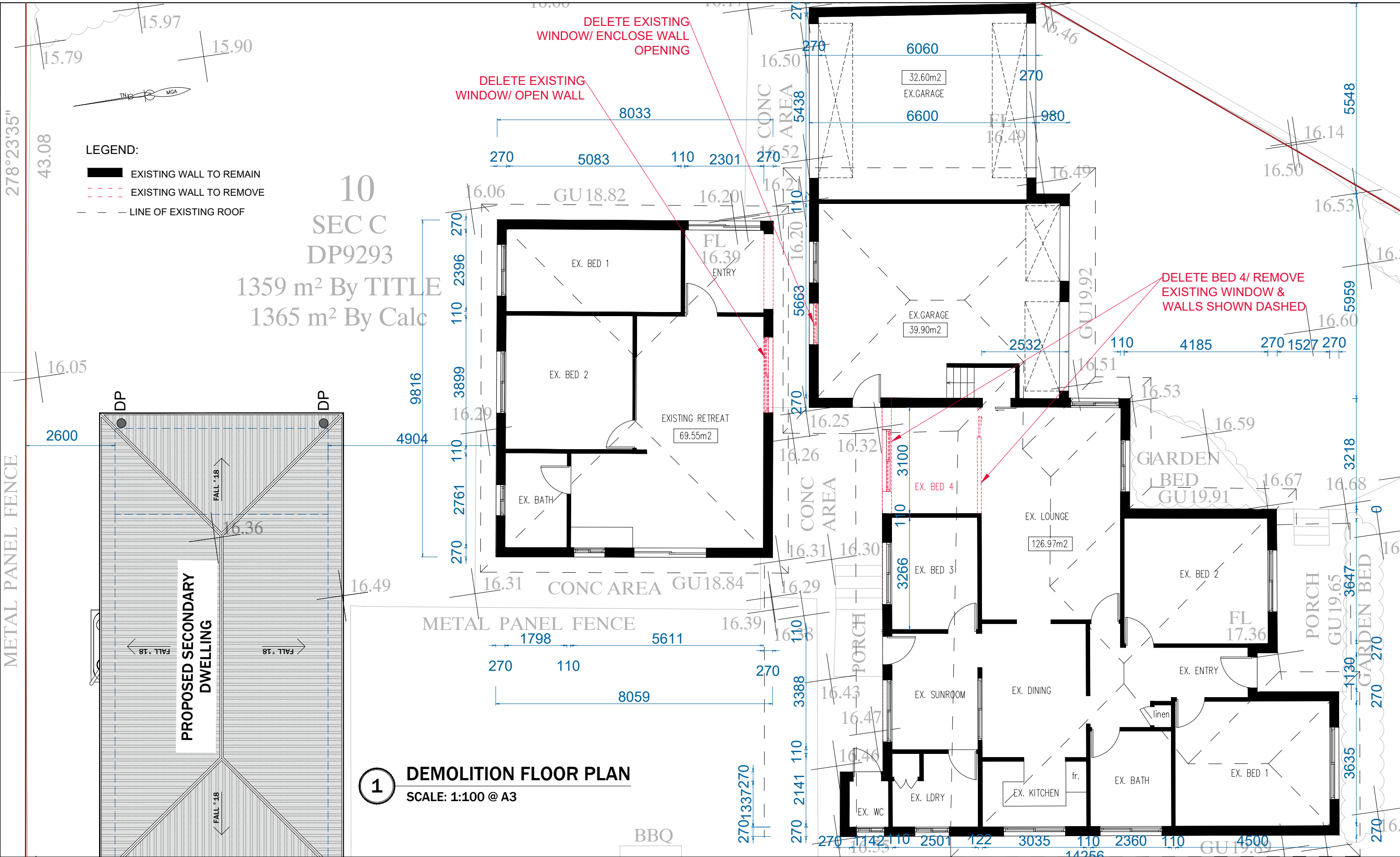
DESCRIPTION: Detached Secondary Dwelling

CLIENT: Mr V & P Lam

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REV	DESCRIPTION	DATE
A	FOR PRELIMINARY	10/09/24
B	FOR SECTION 4.55	5/05/25

SUBJECT SITE:	Bankstown, 24 Salvia Avenue
DRAWING TITLE:	Existing Floor Area
SCALE / SHEET SIZE	1:100 A3
PREPARED:	M.A
SHEET NO.	A-05



1 DEMOLITION FLOOR PLAN
SCALE: 1:100 @ A3

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SCALE BAR 1:100

0 5 10

LGA: Canterbury Bankstown City Council

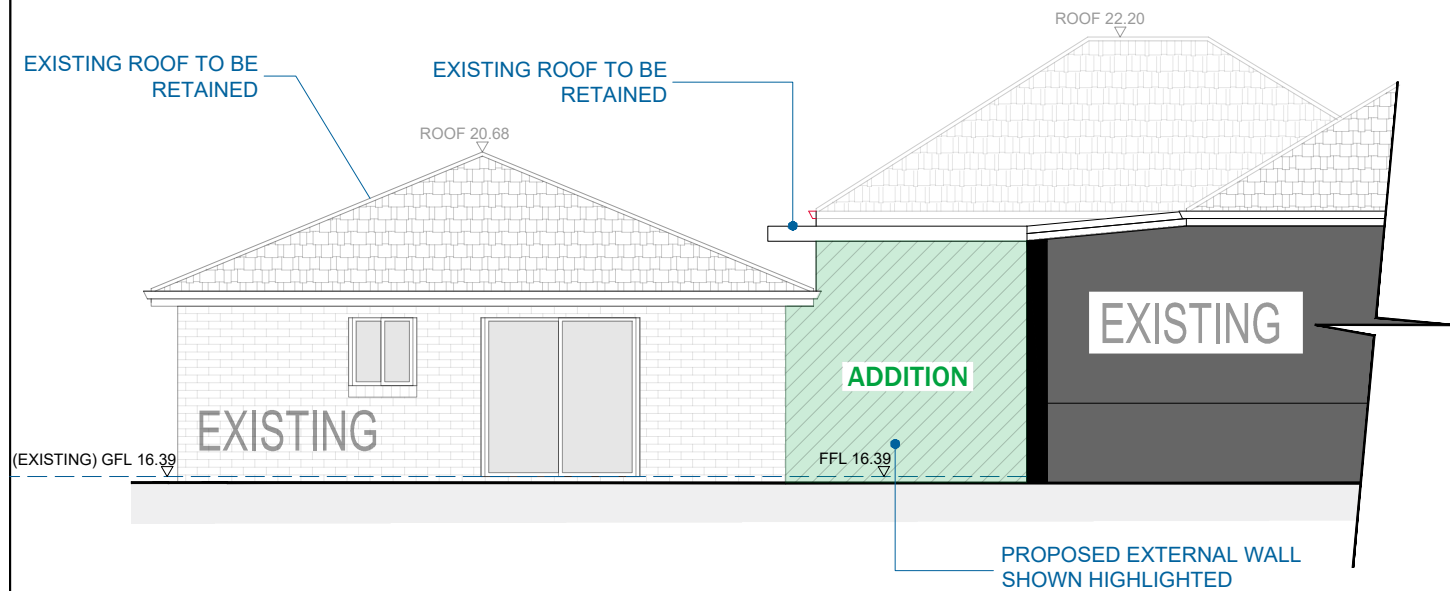
DESCRIPTION: Detached Secondary Dwelling

CLIENT: Mr V & P Lam

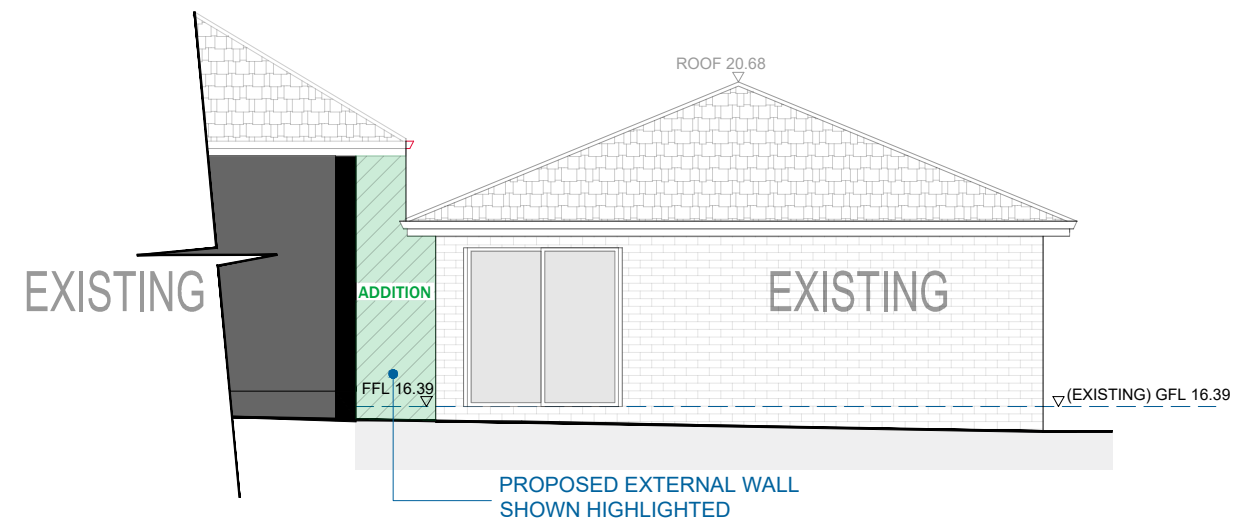
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REV:	DESCRIPTION:	DATE:
A	FOR PRELIMINARY	10/09/24
B	FOR SECTION 4.55	5/05/25

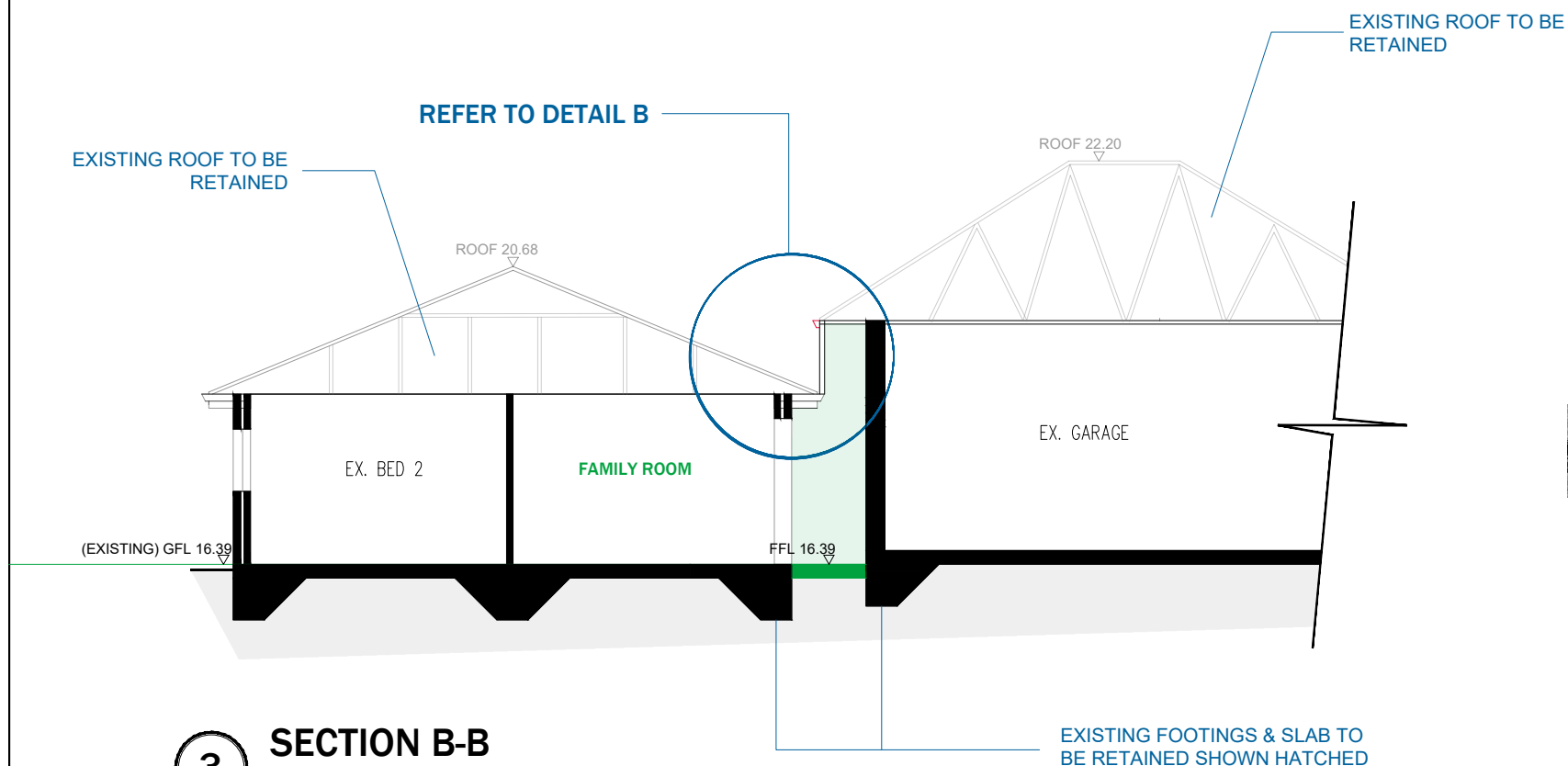
SUBJECT SITE:	Bankstown, 24 Salvia Avenue
DRAWING TITLE:	Demolition Floor plan
SCALE/ SHEET SIZE:	1:100 A3
PREPARED:	M.A
SHEET NO.:	A-06



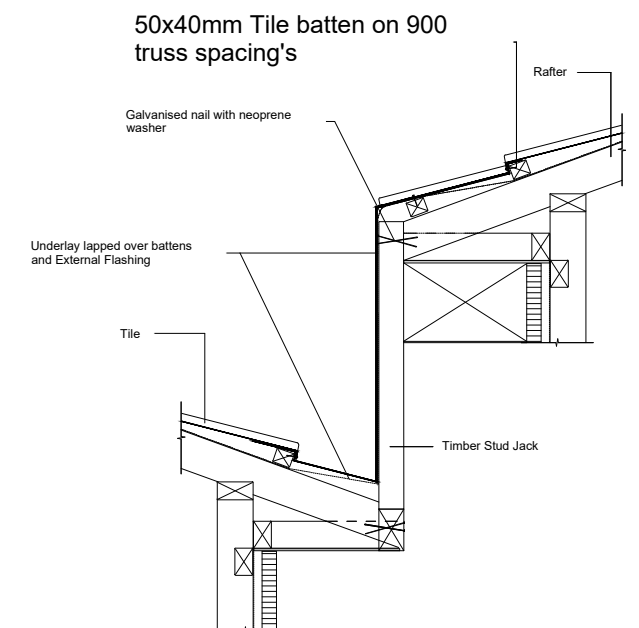
1 EASTERN ELEVATION
SCALE: 1:100 @ A3



2 WESTERN ELEVATION
SCALE: 1:100 @ A3



3 SECTION B-B
SCALE: 1:100 @ A3



3 DETAIL B
SCALE: 1:20 @ A3

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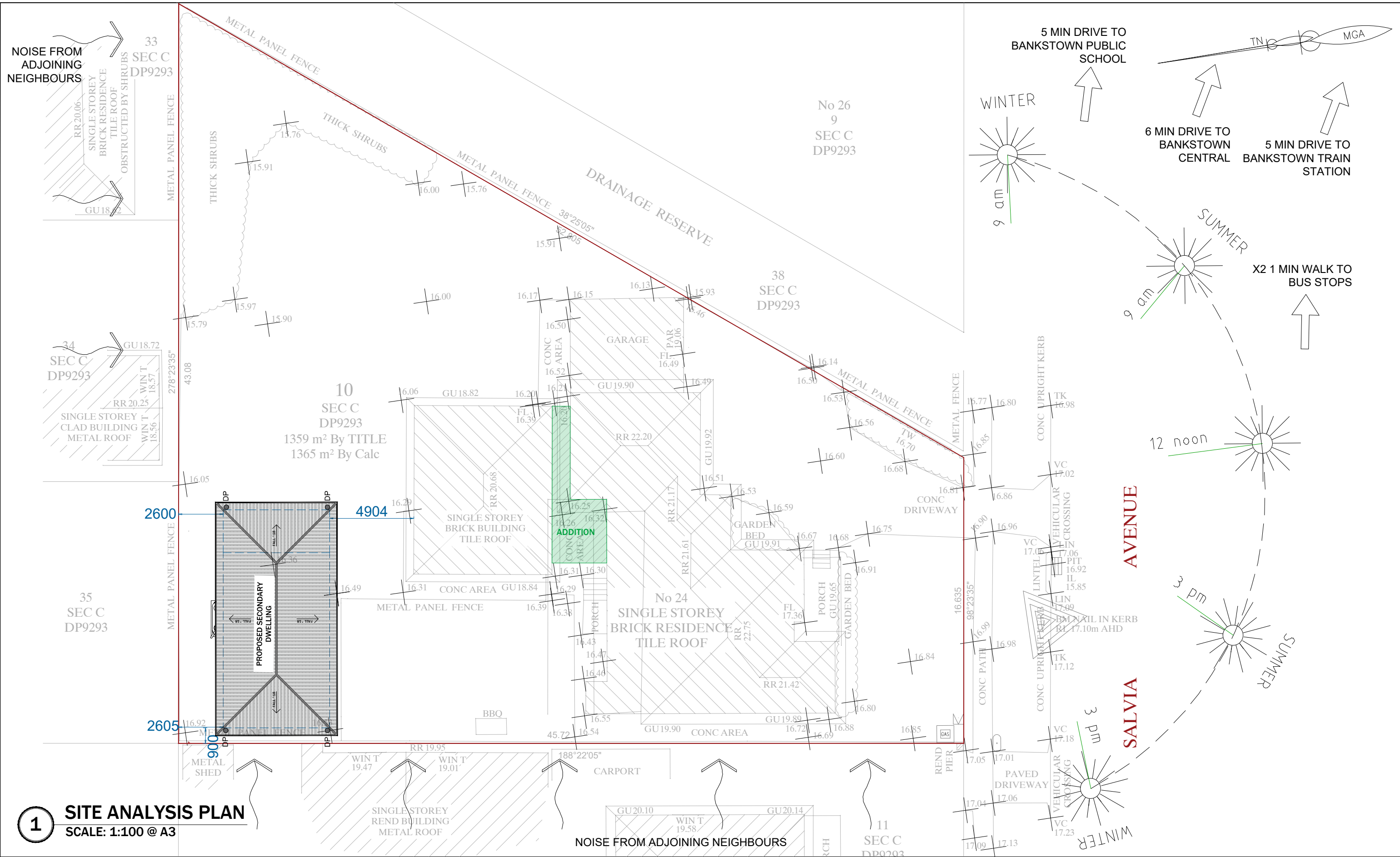
LGA: Canterbury Bankstown City Council
DESCRIPTION: Detached Secondary Dwelling
CLIENT: Mr V & P Lam



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REV:	DESCRIPTION:	DATE:
A	FOR PRELIMINARY	10/09/24

SUBJECT SITE:	Bankstown, 24 Salvia Avenue
DRAWING TITLE:	Elevations & Section
SCALE/ SHEET SIZE	1:100 A3
PREPARED:	M.A
SHEET NO.	A-08



1 SITE ANALYSIS PLAN
SCALE: 1:100 @ A3

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SCALE BAR 1:100

0 5 10

LGA: Canterbury Bankstown City Council

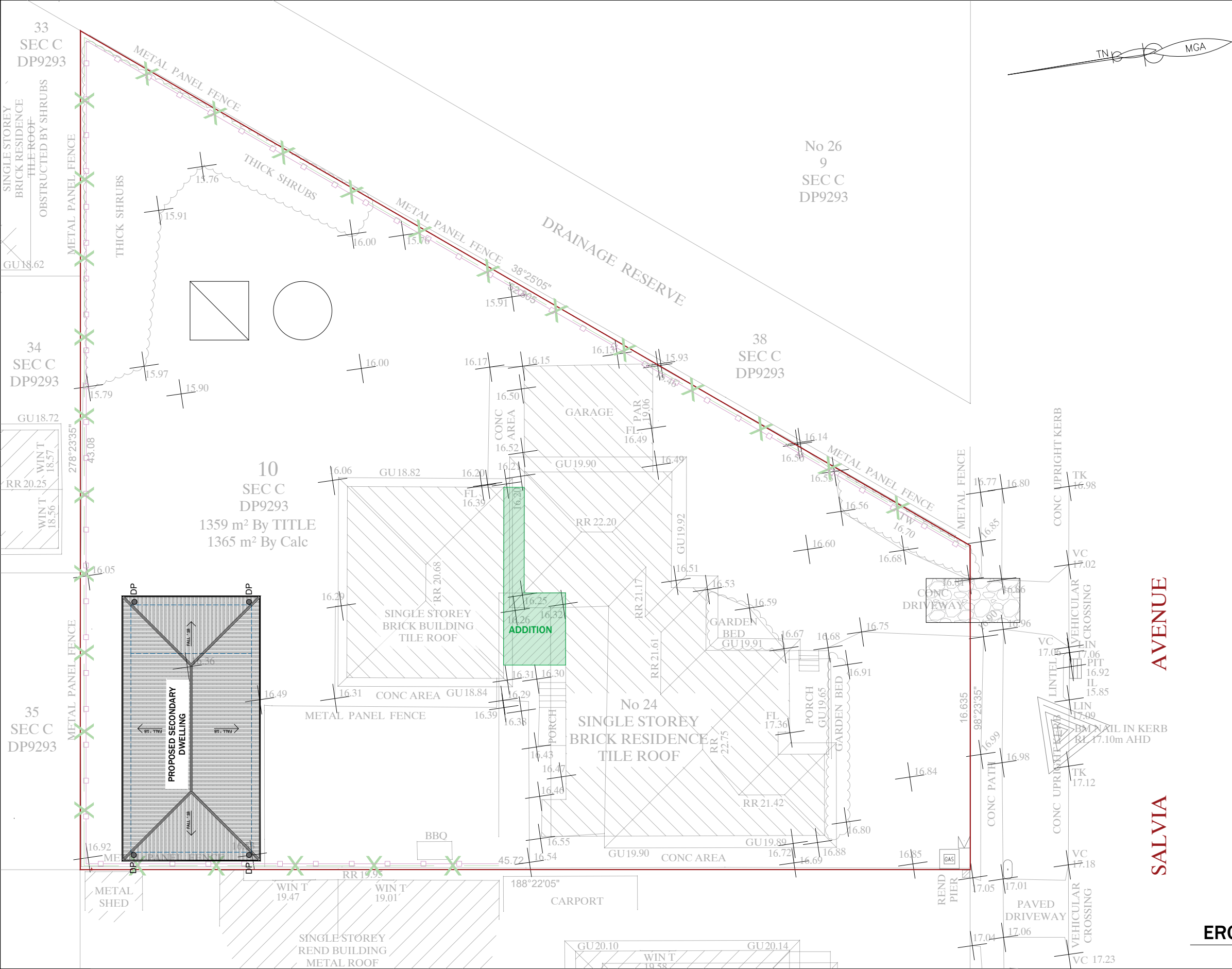
DESCRIPTION: Detached Secondary Dwelling

CLIENT: Mr V & P Lam

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REV:	DESCRIPTION:	DATE:
A	FOR PRELIMINARY	10/09/24
B	FOR SECTION 4.55	5/05/25

SUBJECT SITE:	Bankstown, 24 Salvia Avenue
DRAWING TITLE:	Site Analysis Plan
SCALE/ SHEET SIZE	1:200 A3
PREPARED:	M.A
SHEET NO.	A-10



- DUST SUPPRESSION MEASURES:**
- DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001
 - ALL SAFETY BARRIERS AND PROTECTIVE MEASURES ARE TO BE INSTALLED PRIOR TO THE COMMENCEMENT OF WORKS
 - DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL APPROVAL
 - DEMOLITION CONTRACTORS TO PROVIDE EVIDENCE OF ALL INSURANCES PRIOR TO THE COMMENCEMENT OF WORK
 - SAFETY AND PROTECTIVE EQUIPMENT TO BE USED IN ACCORDANCE WITH RELEVANT STATUTORY REQUIREMENTS, IT IS THE CONTRACTORS RESPONSIBILITY TO ENSURE SAFETY ON SITE
 - MATERIAL TO BE REMOVED BY WAY OF WASTE BINS FROM SITE AND APPROPRIATELY DISPOSED OF IN WASTE RECYCLING FACILITIES AND OR WASTE MANAGEMENT FACILITIES
 - PLACE GEOTECH FABRIC ALONG BOUNDARIES WHERE STRUCTURES ARE TO BE DEMOLISHED IN ORDER TO PROTECT ADJOINING PROPERTIES AND THE PUBLIC

- SILT FENCES**
- FILTERS SILT FROM LOW TO MEDIUM FLOWS OF SURFACE WATER ON GENTLY SLOPING OR STEEP UNEVEN TERRAIN.
 - CONSIST OF A FILTER FABRIC ('GEOTEXTILE FILLER'), ATTACHED TO A STEEL WIRE OR CABLE, WHICH IS SUPPORTED ON 900mm LONG STEEL OR WOODEN POSTS AT 2.5-3m CENTRES.
 - THE LOWER END OF THE FABRIC IS EMBEDDED INTO THE GROUND, AS SHOWN IN FIGURE 1.
 - GENERALLY FOLLOW THE CONTOURS OF THE LAND.

- EROSION CONTROL NOTES**
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE AND TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
 - STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
 - TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO BE STRIPPED AND STOCKPILED AND TO BE KEPT CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS.
 - DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
 - ROADS AND FOOTPATH TO BE SWEEPED DAILY
 - ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE

LEGEND

- COMPACT ROAD BASE @ ENTRY/EXIT
- SILT BAGS
- STRUCTURES TO BE DEMOLISHED
- TEMPORARY SITE ACCESS
- TEMPORARY FENCING
- SILT FENCE
- MATERIAL & WASTE STOCK PILES

EROSION & SEDIMENT CONTROL PLAN 1
SCALE: 1:200@A3

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SCALE BAR 1:200



LGA: Canterbury Bankstown City Council
DESCRIPTION: Detached Secondary Dwelling
CLIENT: Mr V & P Lam



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REV:	DESCRIPTION:	DATE:
A	FOR PRELIMINARY	10/09/24

SUBJECT SITE:	Bankstown, 24 Salvia Avenue
DRAWING TITLE:	Erosion/ Sediment Control Plan
SCALE/ SHEET SIZE	1:200 A3
PREPARED:	L.N
SHEET NO.	A-11