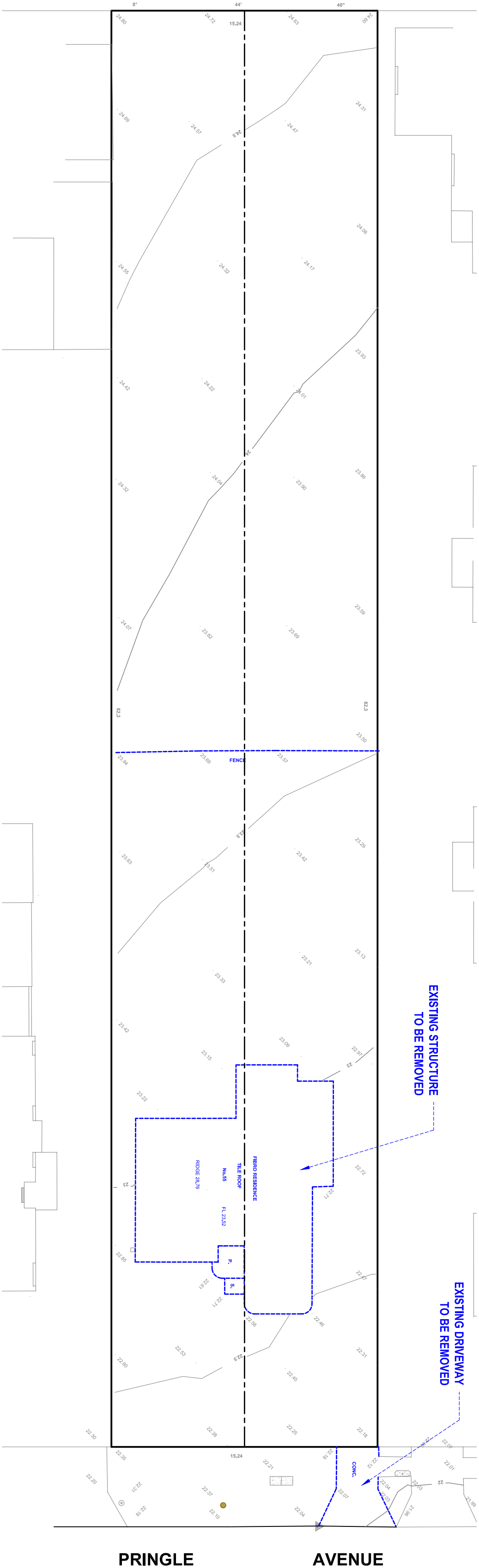
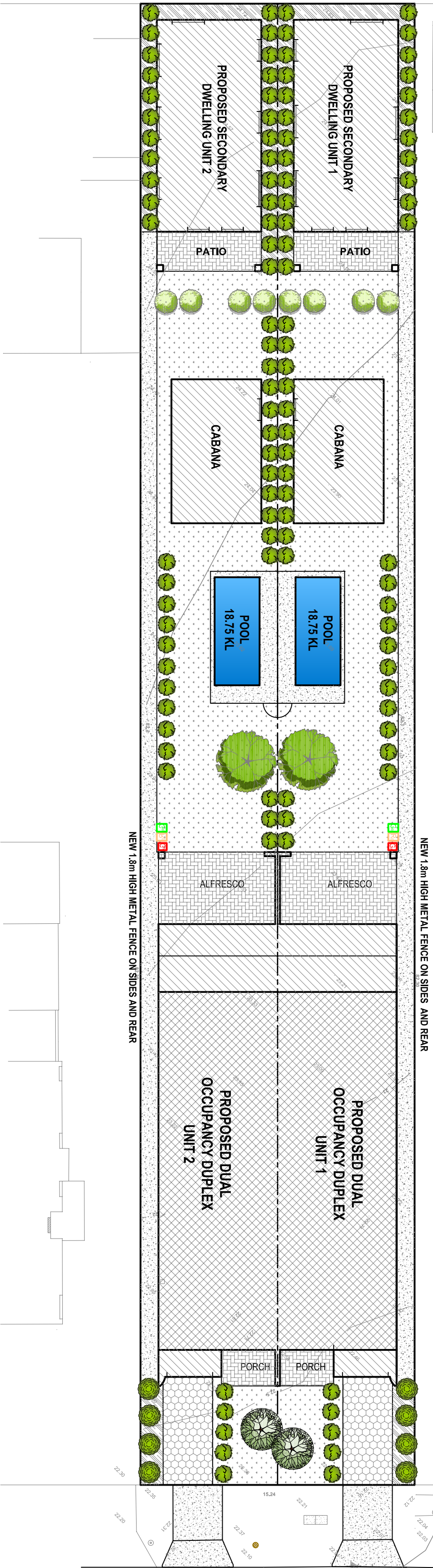




DEMOLITION PLAN
1:200

Plan No	Date	Issue No	Scale	Sheet No	OWNER: MR	PROPOSED DUPLEX AND GRANNY FLAT
15/10/25	15/10/2025	A	1:200	1b		
					RAFLA DESIGN	SITE: 55 PRINGLE AVENUE BANKSTOWN
					DESIGN Detailing	SHEET: DEMOLITION PLAN
					& Drafting Services	COUNCIL: CANTERBURY BANKSTOWN CITY COUNCIL
Rev	Date	Description			Ph: 0409 701 575	
A	15/10/2025	DA APPLICATION			Email: rafa@bigpond.com	



LANDSCAPING NOTES AND SPECIFICATIONS

EXCAVATIONS

Any services drawn on the plan have been indicatively located. Further services may be present prior to any construction or excavation on site the relevant. Authorities should be contacted for possible location of further underground services and detailed of all services.

GARDEN BED/MULCH

The topsoil to all garden bed areas shall be 1 part site topsoil and 2 parts organic compost thoroughly mixed together prior to placing into position.

where site topsoil is not suitable imported topsoil meeting the requirements as AS4419-1998 shall be used. Topsoil depth to all garden bed areas to be garden mix 300mm deep.

Mulch consisting of pine bark is to be spread over all planter beds to a depth of 100mm. Reduce depth of mulch around base of plants to form "watering dish" to facilitate watering.

GARDEN EDGING

All garden edging as demoted by GE on the plan is to be constructed using either in-situ concrete or brick laid over 100mm layer mortar. extruded bricks shall not.

PLANT MATERIAL

All plants to be healthy and well developed without being root bound and disease free.

PROPOSED TREES

All tree planting holes are to be excavated 200mm wider and at least deeper than the root ball size. All trees are to be double staked and secured with Hessian ties as in figure 2 arrangement.

Apply 150mm layer of topsoil to all turfed areas laid over deep soil. Prior to laying turf, contractor to ensure all top soiled areas are smoothly graded with no surface depressions or other irregularities, large stones or building debris, turf used for this site shall be cultivated kikuyu. Unless specified otherwise, turf shall be laid flush with adjacent finished surface levels

EXISTING TREES

Unless specified otherwise existing trees which are to be retained are to be protected for the duration of the construction period. Install a 1.5m high temporary protective fence at a distance of 3.0m around the base of the tree or group of trees. The protective fencing shall be constructed using parawebbing. The area to be protected is to be mulched with a 100mm layer of organic mulch such as pine bark or similar. Attach the sign on fence to advise contractors. Do not store or otherwise place any harmful materials under or near such trees. Where it is absolutely necessary to cut tree roots firstly obtain council approval.

Do not carry out any tree work until all council approvals have been obtained in order to minimize root damage. any excavation work occurring near an existing tree is to be retained shall be carried out under the supervision of a qualified

prior to occupation of the dwellings all existing trees to be retained are dead or dying limbs, carried out (only with council approval) to ensure safety of future occupants.

PAVING

All pavement areas including driveway and pathways are to have a stencilled concrete finish. All pavement surfaces to comply with the requirements of AS/NZ 3661.1 1993 Slip resistance of pedestrian surface.

STANDARDS

All Materials and standards of workmanship used on this project is to comply with the latest revision of the relevant Australian Standards.

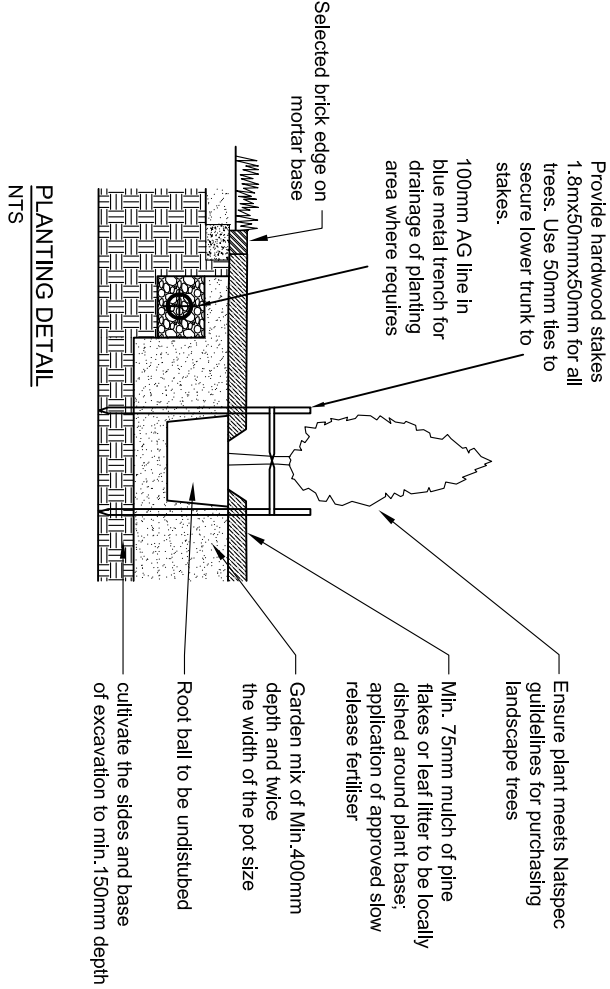
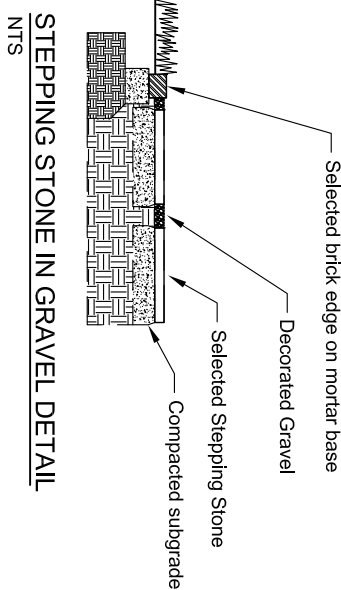
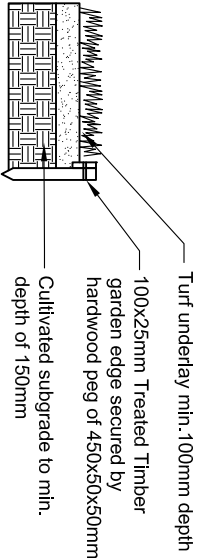
DISCREPANCIES

Should there be any discrepancies on the drawings and or on site, landscape contractor to notify the superintendent for resolution prior to commencement of the works. Where the situation is not readily resolved on site, the superintendent is to notify the landscape planner immediately for correction.

IRRIGATION

provide on housecock in the front and rear yard, or the installation of automatic water system as owner choice.

LANDSCAPE PLAN 1:200



MAINTENANCE

Maintain all landscape areas to ensure plant health and occupant safety for a period of 12 month beginning from date of practical completion to the satisfaction of council

Maintenance will include but not limited to the following actives

Mowing, edging, pruning and top dressing of turf areas, also all plants to be fed slow release fertilizer according to Manufacture recommendations

Regular ongoing observation and maintenance is required

PLANT SCHEDULE

Symbol	Spacing	Botanical Name	Common Name	Size	Mature H x S
		<i>Elaeocarpus reticulatus</i>	Blueberry Ash (naive)	75L	7-12m x 3-4m
		<i>Glochidion ferdinandi</i>	Cheese tree (Native)	75L	15m x 5m
	0.50	<i>Acmena smithii</i> 'Allyn Magic'	Dwarf Lilly Pilly (Native)	200mm	Low Hedge
	1m	<i>Syzygium resilience</i>	Lilly Pilly (Native)	200mm	Medium Hedge
	1.5m	<i>Murraya paniculata</i>	Orange Jessamine	200mm	Medium Hedge
	2m	<i>Westringia 'Jervis Gem'</i>	Dwarf Coastal Rosemary	200mm	Low Hedge
Garden soil Sandy loam, PH 6.5					

Mulch annually with eucalyptus mulch to a depth of 75mm

Fertilise All native to be fed by OS more Native SW relieve fertilizer.

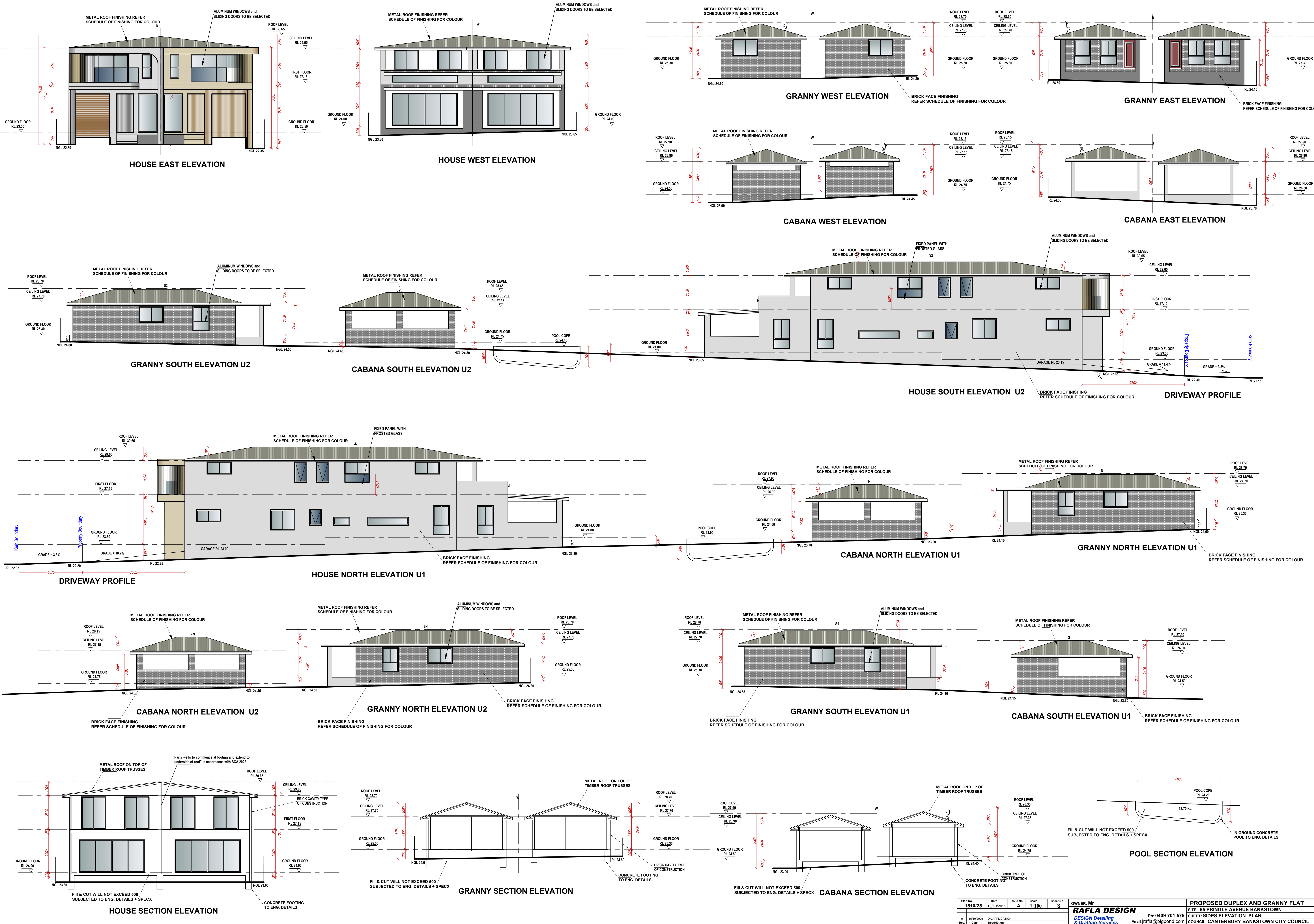
Other with osmocote slow release for trees and shrub and citrus

GROUND COVER & LAWN

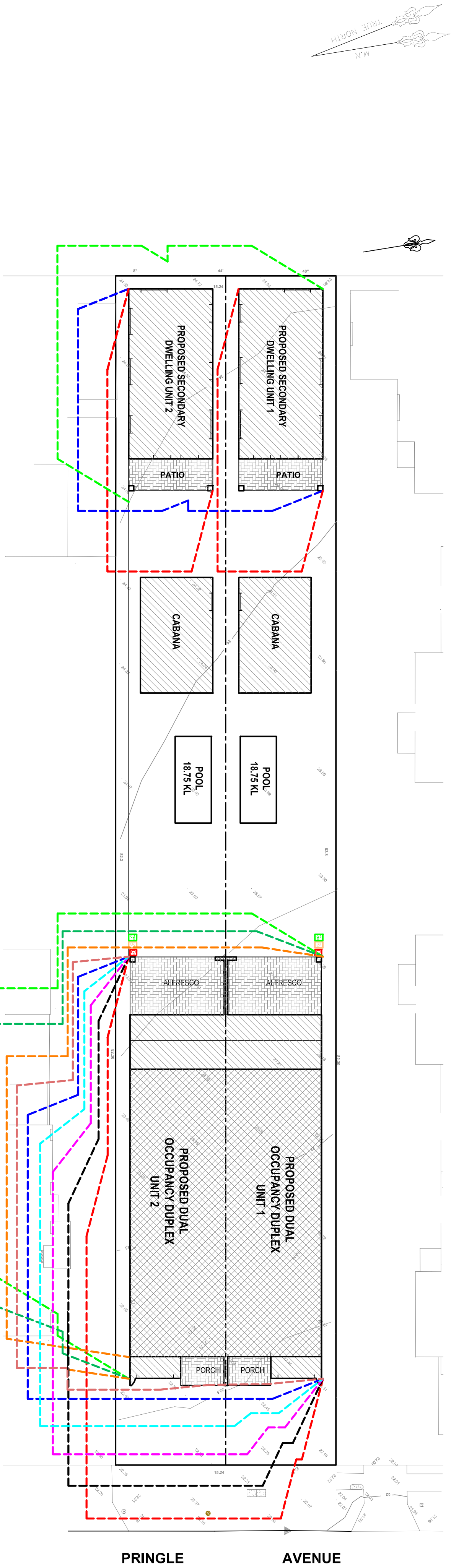
	LAWN: Sir Walter Buffalo		GROUND COVER & OR GRAVELS
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Plan No	Date	Issue No	Scale	Sheet No	OWNER: MR
15/10/25	15/10/2025	A	1:200	1C	RAFLA DESIGN
A	15/10/2025	DA APPLICATION			Ph. 0409 701 575 Email: rafila@bigpond.com
Rev	Date	Description			

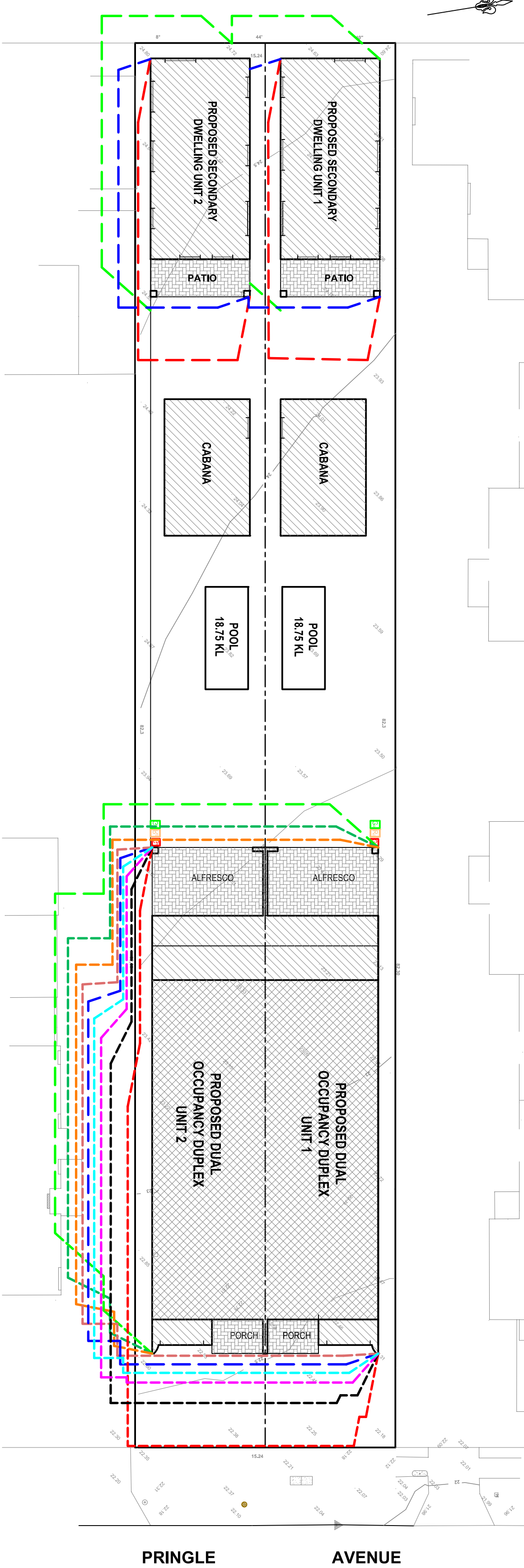
PROPOSED DUPLEX AND GRANNY FLAT
SHEET: LANDSCAPE PLAN
COUNCIL: CANTERBURY BANKSTOWN CITY COUNCIL



Plan No	1510/25	Date	15/10/2025	Issue No	A	Scale	1:100	Sheet No	3	OWNER: Mr	RAFLA DESIGN	PROPOSED DUPLEX AND GRANNY FLAT
Rev	A	15/10/2025	GA APPLICATION	Date	Description	Ph: 0409 701 575	SHEET: SIDES ELEVATION PLAN	COUNCIL: CANTERBURY BANKSTOWN CITY COUNCIL				



SHADOW DIAGRAM JUNE 21



SHADOW DIAGRAM MARCH 21

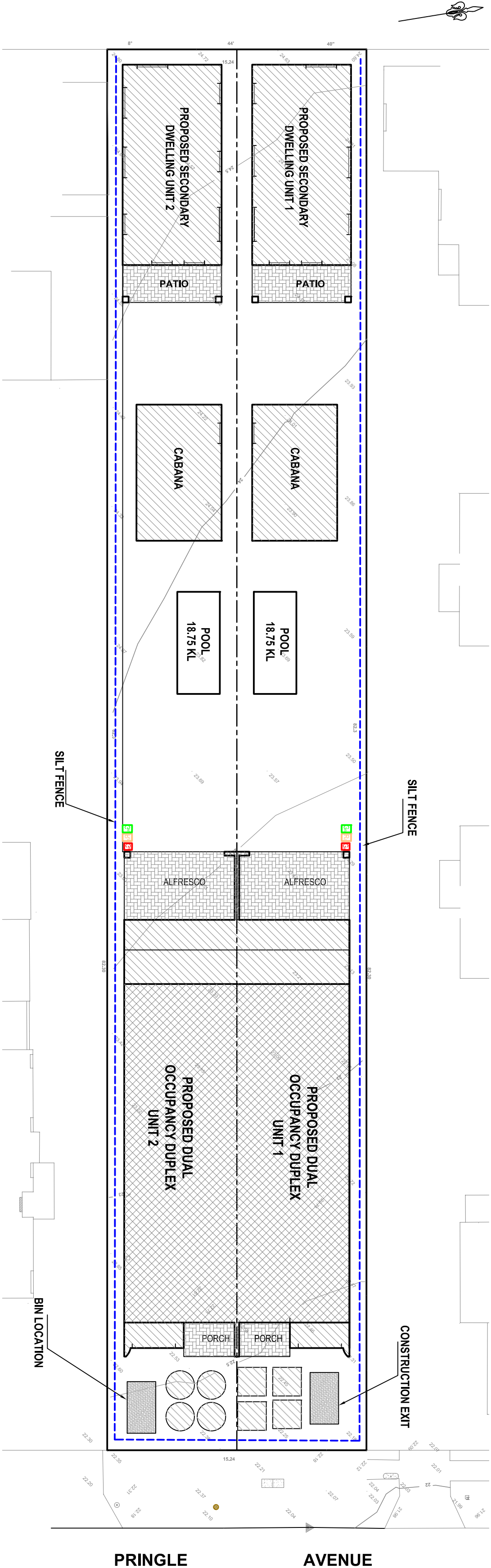
- SHADOW @ JUNE 21 AT 8am
- SHADOW @ JUNE 21 AT 9am
- SHADOW @ JUNE 21 AT 10am
- SHADOW @ JUNE 21 AT 11am
- SHADOW @ JUNE 21 AT NOON
- SHADOW @ JUNE 21 AT 1pm
- SHADOW @ JUNE 21 AT 2pm
- SHADOW @ JUNE 21 AT 3pm
- SHADOW @ JUNE 21 AT 4pm

Plan No	Date	Issue No	Scale	Sheet No	OWNER: MR	
15/10/25	15/10/2025	A	1:200	5	RAFLA DESIGN	
Rev.	Date	Description				
A	15/10/2025	DA APPLICATION				
					PROPOSED DUPLEX AND GRANNY FLAT	
					SITE: 55 PRINGLE AVENUE BANKSTOWN	
					SHEET: SHADOW DIAGRAM & SITE ANALYSIS	
					COUNCIL: CANTERBURY BANKSTOWN CITY COUNCIL	

Ph: 0409 701 575

Email: rafla@bipground.com

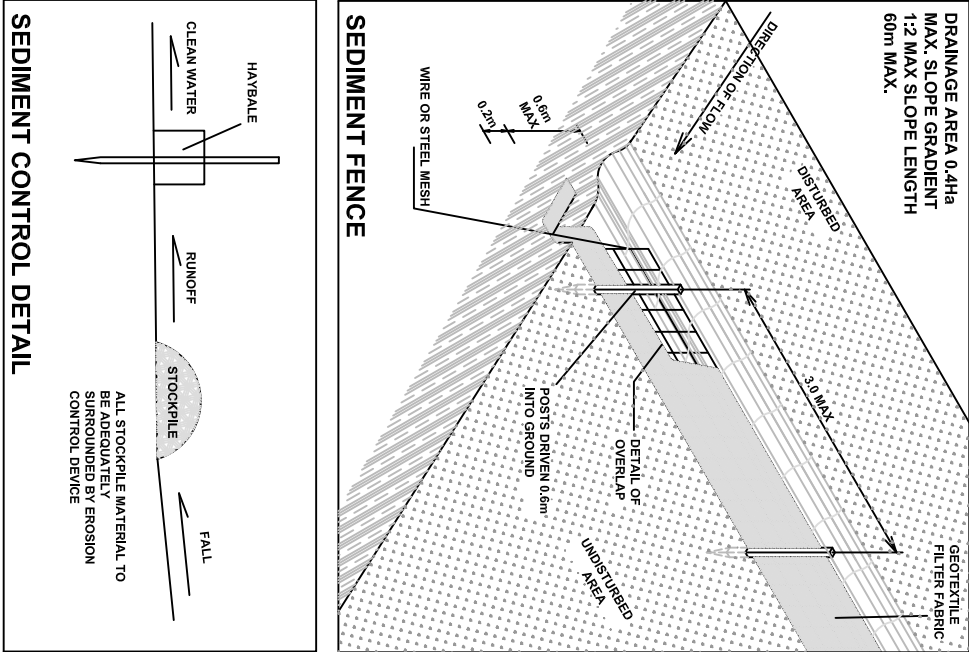
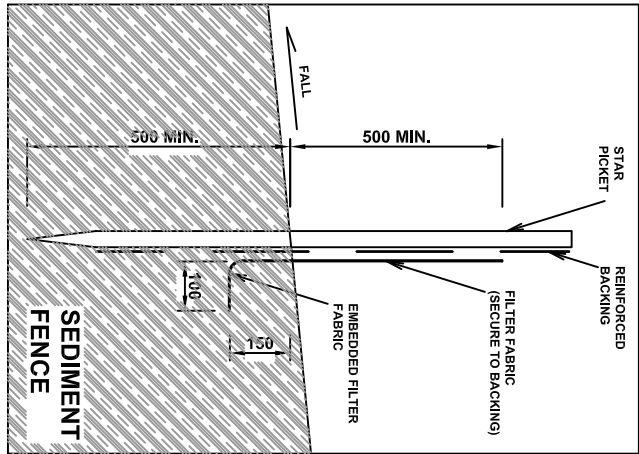
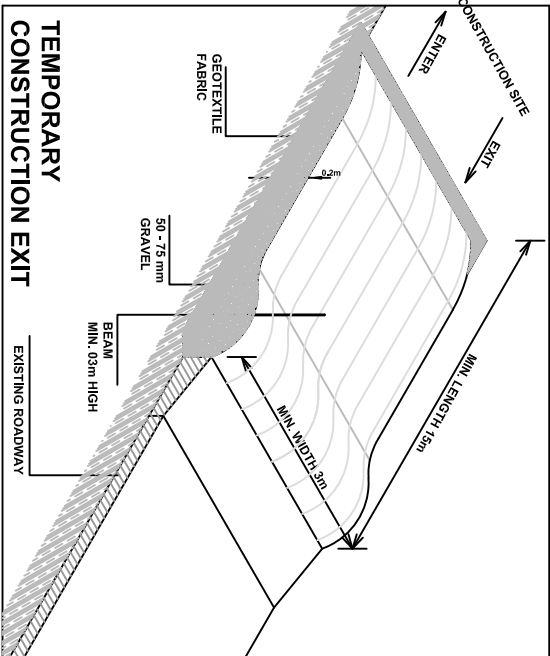
DESIGN Detailing & Drafting Services



STICKBALL MATERIALS

MATERIAL STORAGE AREA

SOIL STABILIZER

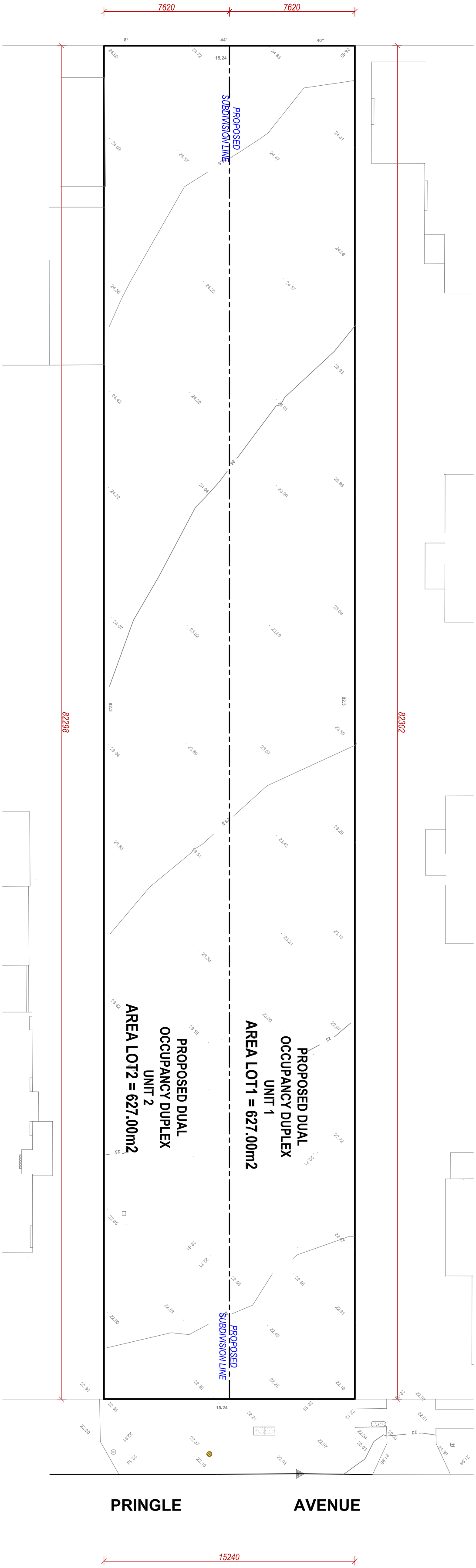


SEDIMENT CONTROL DETAIL

EROSION CONTROL NOTES

- 1-ALL EROSION AND SEDIMENT CONTROL MASUREES ARE TO BE INSTALLED AND MAINTAINED IN ACCORDANCE WITH "MANAGING URBAN STORM-WATER 3RD EDITION" PRODUCED BY THE NEW DEPARTMENT OF HOUSING
- 2-ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION WORK AND ALL SILT TRPS AIRE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION
- 3-ALL TREES ARE TO BE PRESERVED UNLESS INDICATED OTHERWISE ON THE ARCHITECTS OR LANDSCAPE ARCHITECTS DRAWING. EXISTING GRASS COVER SHALL BE MAINTAINED EXCEPT IN AREAS CLEARED FOR BUILDING PAVEMENTS ETC.
- 4-INSTALL TEMPORARY SEDIMENT BARRIERS T O ALL LINELET PITs LIKELY TO COLLECT SILT LADDEN WATER
- 5-ANOT WITHSTANDING DETAILS SHOW IT IS THE CONTRACTORS SOLE RESPONSIBILITY TO ENSURE THAT ALL SITE ACTIVITIES COMPLY WITH THE REQUIREMENTS OF THE CLEAN WATER ACT.

Plan No	Date	Issue No	Scale	Sheet No	OWNER: MR	PROPOSED DUPLEX AND GRANNY FLAT
15/10/25	15/10/2025	A	1:200	6		
Rev	Date	Description				
A	15/10/2025	DA APPLICATION				
					OWNER: MR	PROPOSED DUPLEX AND GRANNY FLAT
					RAFLA DESIGN	SITE: 55 PRINGLE AVENUE BANKSTOWN
					Ph. 0409 701 575	SHEET: EROSION CONTROL & SITE MANAGEMENT PLAN
					Email: rafa@bigpond.com	COUNCIL: CANTERBURY BANKSTOWN CITY COUNCIL

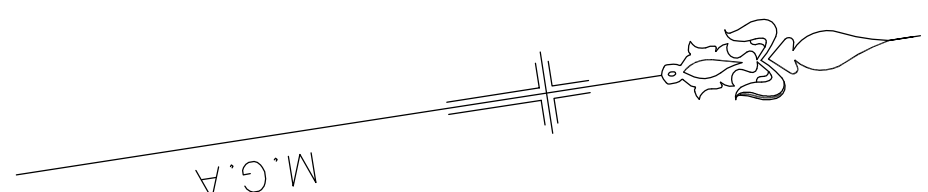


TORREN TITLE SUBDIVISION PLAN

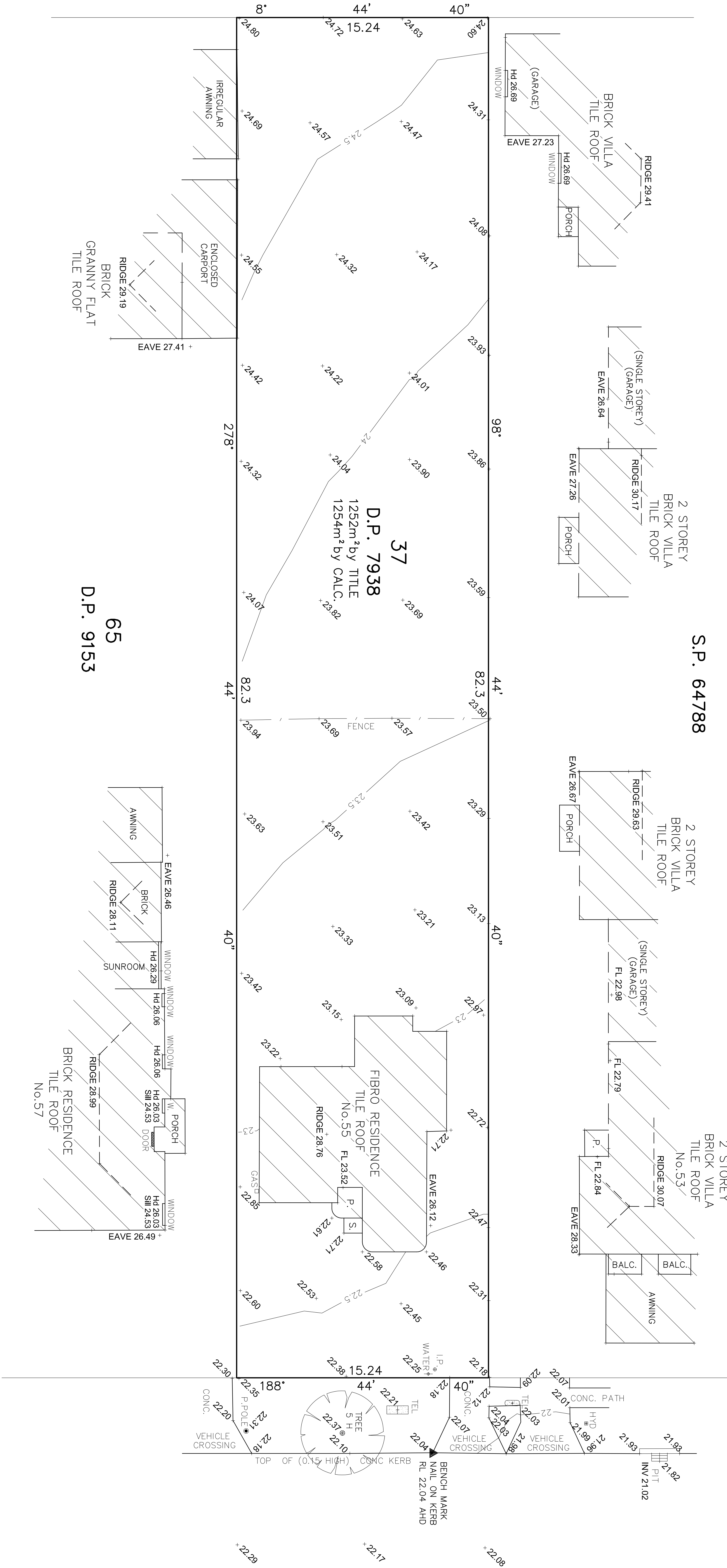
Plan No	Date	Issue No	Scale	Sheet No	OWNER: MR	PROPOSED DUPLEX AND GRANNY FLAT
15/10/25	15/10/2025	A	1:200	1		SITE: 55 PRINGLE AVENUE BANKSTOWN
					RAFLA DESIGN	SHEET: SUB DIVISION PLAN
					<i>Design Detailing & Drafting Services</i>	COUNCIL: CANTERBURY BANKSTOWN CITY COUNCIL
Rev	Date	Description			Ph: 0409 701 575 Email: rafa@bigpond.com	
A	15/10/2025	DA APPLICATION				

SCHEDUEL OF FINISHES

FACE BRICK and FENCE	Selected colour Or Similar to match	
RENDER	Selected colour Or Similar to match	Pelaco GR8  Eaves A224  Self-Destruct A179  Hog Bristle Quarter A180 
ROOF TILES	Selected colour Or Similar to match	Babbler GR5 
GUTTERING AND DOWN PIPE	Selected colour Or Similar to match	Babbler GR5 
ALUMINIUM WINDOWS AND DOORS	Selected colour Or Similar to match	Eaves A224 
WOOD DOORS	Stained timber Colour to match the brick	
Garage Door	Matching colour to match the Face bricks	
Front concrete	Colour to match the Roof (Wafer EXP)	
Curtains	Matching colour to match the Face bricks	
Internal Ceiling	White	
Internal Walls	Off white or closer colour	
Fence Gates	Matching colour to match the Aluminium Windows	



Bearings on this plan
relate to Grid North
from D.P. 1169436



NOTES:

- 1) ORIGIN OF LEVELS TAKEN FROM SSM 85606 (RL 22.886 A.H.D.) CLASS LB
- 2) ALL AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE AT THE L.R.S AND ARE SUBJECT TO FINAL SURVEY.
- 3) NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT. RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES ARE DIAGRAMATIC ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
- 4) WARNING- IF IT IS INTENDED TO ERECT ANY IMPROVEMENTS, PARTICULARLY ALONG OR NEAR BOUNDARIES OR EASEMENTS, A SETOUT SURVEY SHOULD BE UNDERTAKEN.
- 5) ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION. CONTOURS HAVE BEEN INTERPOLATED FROM SPOT HEIGHTS TAKEN AND ARE APPROXIMATE ONLY.
- 6) NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE.
- 7) SERVICES THAT ARE NOT SHOWN ON THE PLAN WERE NOT VISIBLE AT THE TIME OF SURVEY.
- 8) ADJOINING BUILDING, WINDOW, RIDGE & EAVE HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY. TREE DIMENSIONS ARE APPROXIMATE.



DIAL BEFORE YOU DIG
SHOULD BE CONTACTED
PRIOR TO ANY EXCAVATION ON SITE

TITLE SEARCH FOR LOT 37 IN D.P.7938 INDICATES:
— RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)

ECS Surveying Pty Ltd

Email: ecssurveying@gmail.com
SYDNEY
P.O. BOX 580 PANAMA, N.S.W. 2213
Ph: 0420-222-650

PLAN SHOWING:
DETAIL & LEVEL SURVEY
OVER LOT 37 IN
D.P. 7938 KNOWN AS:—
No.55 PRINGLE AVENUE,
BANKSTOWN.

LG&A:	DATE:	REV:	AMENDMENTS:
CANTERBURY-BANKSTOWN	19/09/25	00	DETAIL & LEVEL SURVEY
CLIENT: RAYCORP CONSTRUCTIONS	17/11/25	01	UPDATE SURVEY PLAN
SCALE: 1:100(A0) 1:200(A2)			
DATUM: A.H.D.			
CONTOUR INTERVAL: 0.5m			
JOB REF: 25057			
SHEET: 1 OF 1			

REGISTERED SURVEYOR
ID No:1604 IVAN BABIC