



ArtMade  
Architects

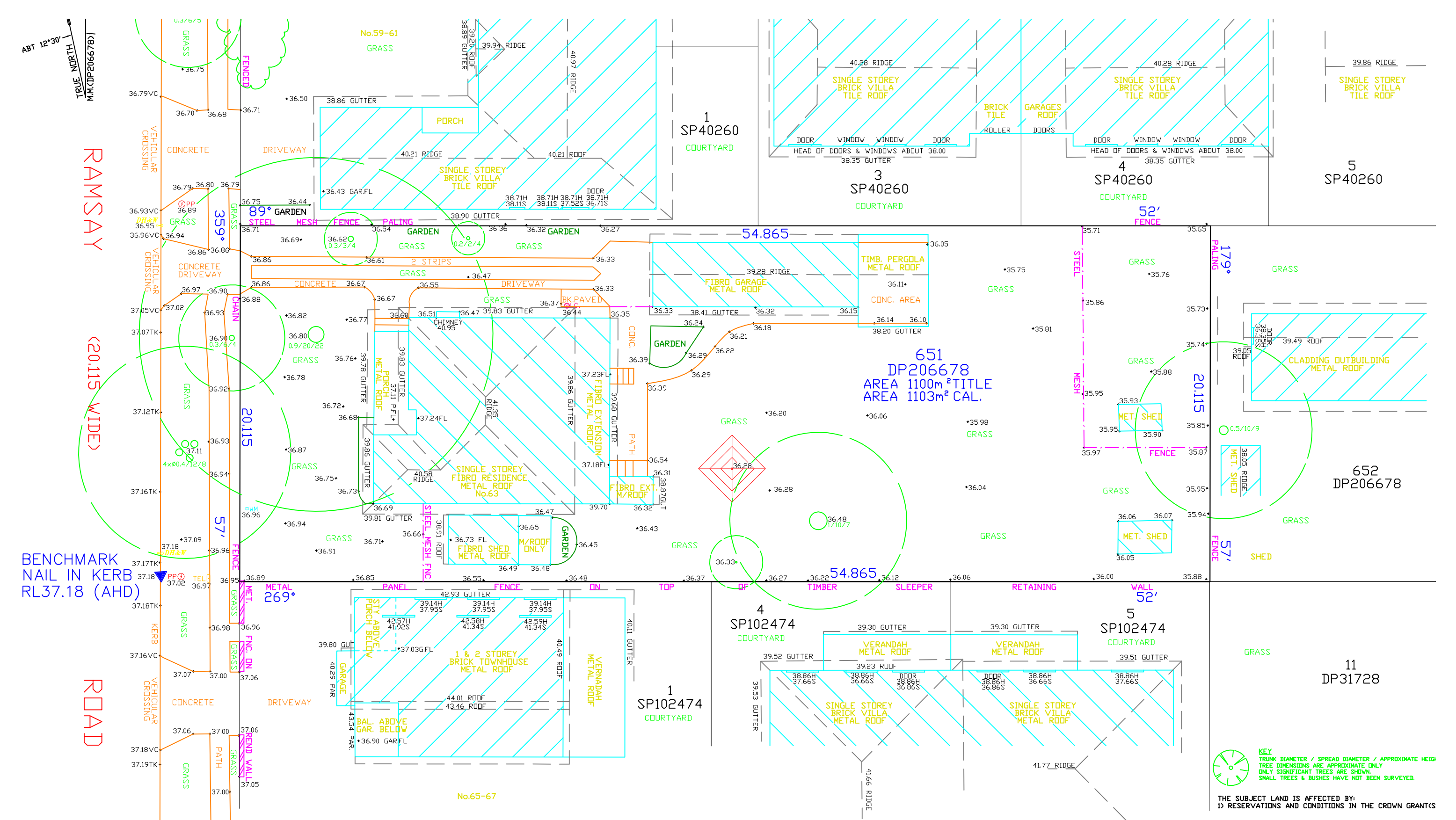
# CONCEPT PRESENTATION

RESIDENTIAL DWELLING

63 RAMSAY ROAD, PICNIC POINT

02 SEP 2023 | REVISION A

# SURVEY PLAN





# STREET VIEWS



VIEW 1: 59 RAMSAY RD (ADJACENT TO SITE)



VIEW 2: 65 RAMSAY RD (ADJACENT TO SITE)



VIEW 3: 70 RAMSAY RD (OPPOSITE SITE)



VIEW 4: 2 LAWLER ST (OPPOSITE SITE)

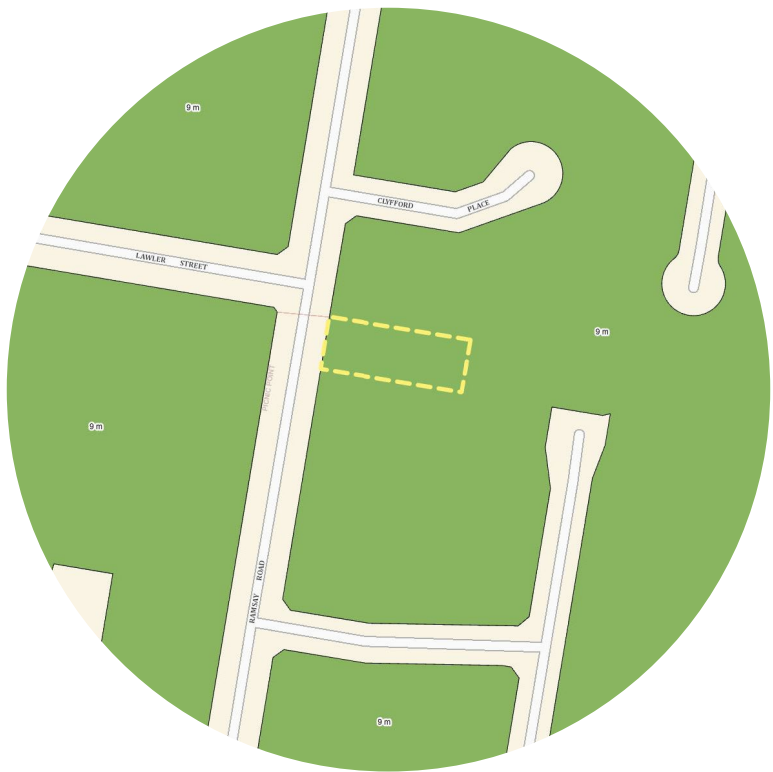


# PLANNING CONTROLS

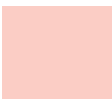
ZONING



HEIGHT



FSR



R2: LOW DENSITY  
RESIDENTIAL



9M

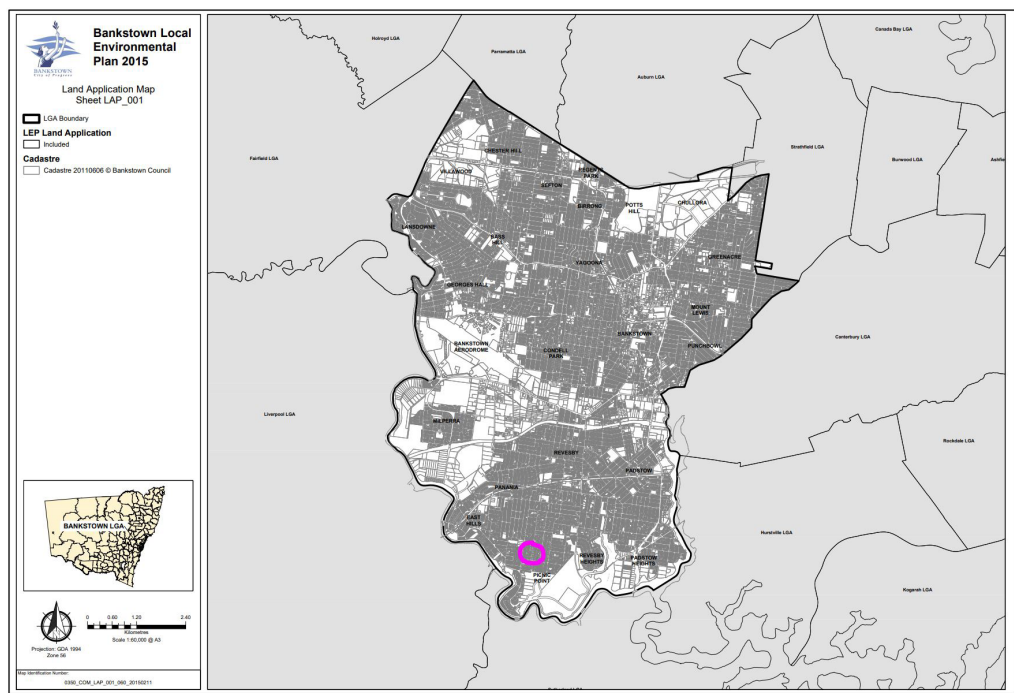


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• BANKSTOWN DCP 2015 - PART B1



# DCP CONTROLS



## Setback restrictions

**2.6** The erection of dwelling houses is prohibited within 9 metres of an existing animal boarding or training establishment.

## Setbacks to the primary and secondary road frontages

**2.7** The minimum setback for a building wall to the primary road frontage is:

- (a) 5.5 metres for the first storey (i.e. the ground floor); and
- (b) 6.5 metres for the second storey.

**2.8** The minimum setback to the secondary road frontage is:

- (a) 3 metres for a building wall; and
- (b) 5.5 metres for a garage or carport that is attached to the building wall.

## Setbacks to the side boundary

**2.9** For the portion of the building wall that has a wall height less than or equal to 7 metres, the minimum setback to the side boundary of the allotment is 0.9 metre.

## Landscaping

**2.30** Development must retain and protect any significant trees on the allotment and adjoining allotments. To achieve this clause, the development may require a design alteration or a reduction in the size of the dwelling house.

**2.31** Development must landscape the following areas on the allotment by way of trees and shrubs with preference given to native vegetation endemic to the City of Bankstown (refer to Appendix 4 and Appendix 5 for a list of suitable species):

- (a) a minimum 45% of the area between the dwelling house and the primary road frontage; and
- (b) a minimum 45% of the area between the dwelling house and the secondary road frontage; and
- (c) plant at least one 75 litre tree between the dwelling house and the primary road frontage (refer to Appendix 5 for a list of suitable trees in the City of Bankstown or Appendix 6 for allotments that adjoin the Hume Highway); and

## Private open space

**2.12** Dwelling houses must provide a minimum 80m<sup>2</sup> of private open space behind the front building line. This may be in the form of a single area or a sum of areas provided the minimum width of each area is 5 metres throughout.

## Swimming pools and spas

**14.12** Swimming pools and spas must locate behind the front building line.

**14.13** The minimum setback between the waterline of swimming pools / spas and the allotment boundary is 1 metre.

**2.26** Development must locate the car parking spaces behind the front building line with at least one covered car parking space for weather protection. Despite this clause, Council may allow one car parking space to locate forward of the front building line provided:

- (a) the car parking space forward of the front building line is uncovered and located in a stacked arrangement on the driveway in front of the covered car parking space; and
- (b) the covered car parking space is setback a minimum 6 metres from the primary and secondary frontages.

**2.29** Where development proposes a garage with more than two car parking spaces facing the street, Council must consider the architectural merit of the development and may allow the garage provided:

- (a) the building is at least 2 storeys in height, and
- (b) the garage is architecturally integrated with the upper storey by:
  - (i) ensuring the garage does not project more than 3 metres forward of the upper storey street facade; and
  - (ii) designing a covered balcony, rooms or other architectural features of the upper storey to extend over the garage roof.

This clause prevails where there is a numerical inconsistency with another clause in Part B1 of this DCP.





# DESIGN EXPLORATIONS





# TEXTURES





# 3D PERSPECTIVE





3D PERSPECTIVE





# 3D PERSPECTIVE





# 3D PERSPECTIVE





