




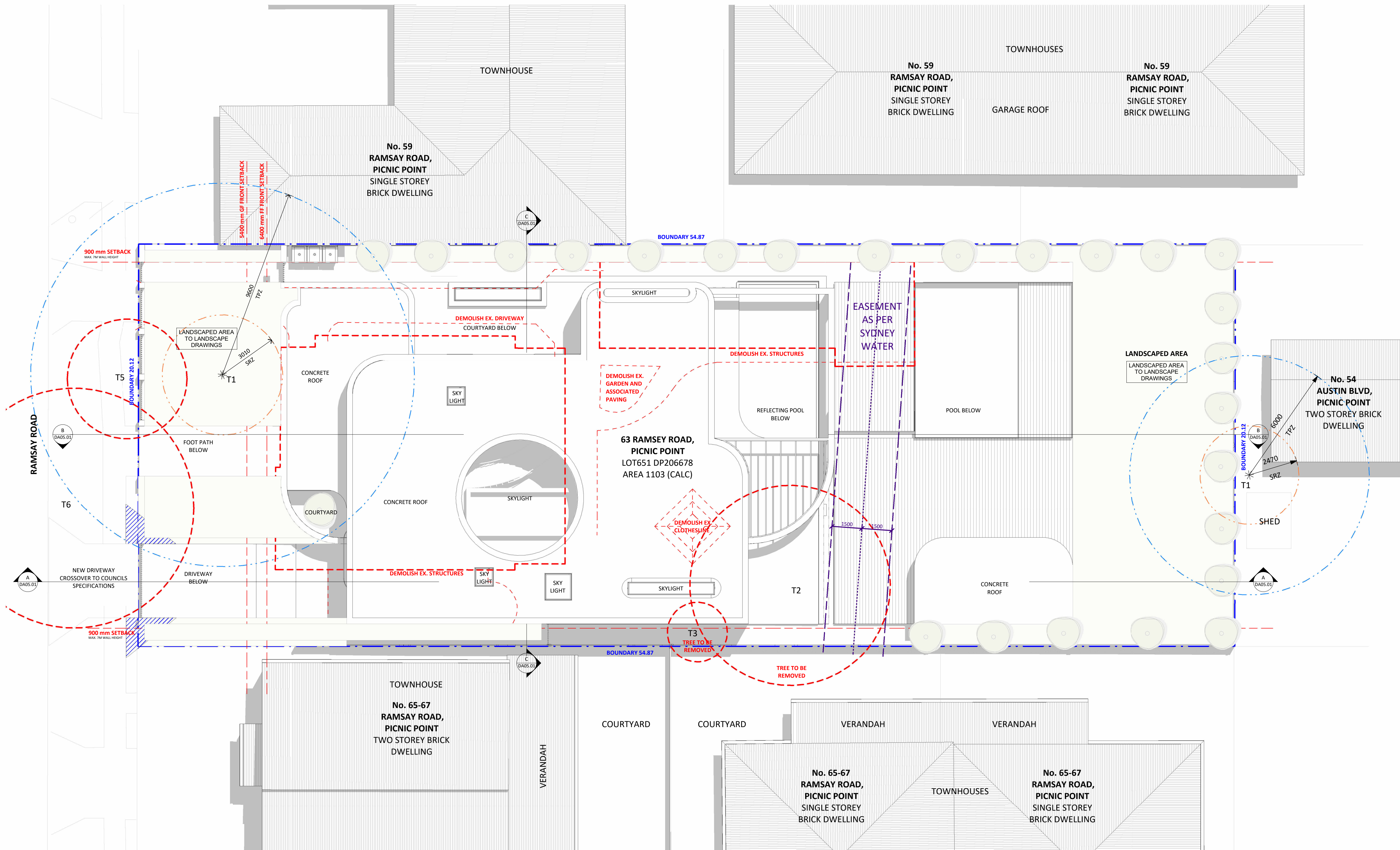
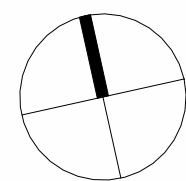
63 RAMSAY ROAD PICNIC POINT, NSW 2213

SINGLE DWELLING
DEVELOPMENT APPLICATION

ARCHITECTURAL DRAWING LIST - DA			
Sheet Number	Sheet Name	Current Revision	Current Revision Date
DA00.00	COVER PAGE	A	27.09.2023
DA02.01	SITE PLAN / DEMOLITION	A	27.09.2023
DA03.01	BASEMENT PLAN	A	27.09.2023
DA03.02	GROUND FLOOR PLAN	A	27.09.2023
DA03.03	FIRST FLOOR PLAN	A	27.09.2023
DA03.04	ROOF PLAN	A	27.09.2023
DA03.05	CALCULATIONS	A	27.09.2023
DA04.01	EXTERNAL ELEVATIONS	A	27.09.2023
DA05.01	SECTIONS & EXTERNAL FINISHES	A	27.09.2023
DA06.02	SHADOW DIAGRAMS - PROPOSED SHADOWS	A	27.09.2023
DA07.01	NOTIFICATION PLANS	A	27.09.2023

A	27.09.2023	FOR DA APPLICATION	
ISSUE	DATE	DESCRIPTION	
ASSOCIATED CONSULTANTS			
PLANNER	RYAN PLANNING & DEVELOPMENT		
WMP	DICKENS		
BASIX	GREENTICKO		
STORMWATER/ESM	PRIME ENGINEERING CONSULTANTS		
QS	QPC		
LANDSCAPE	STUDIO BOTANICA		
ARBORIST	NSW TREES		
NOTES			
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ARCHITECT			
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PROJECT			
SINGLE DWELLING			
PROJECT ADDRESS			
63 RAMSAY ROAD, PICNIC POINT, NSW 2213			
SHEET NAME			
COVER PAGE			
ISSUED FOR DEVELOPMENT APPLICATION			
Project number	Sheet No.	Issue	Phase
23715	DA00.00	A	DA
Sheet Size	Scale	L.G.A. CANTERBURY BANKSTOWN	
A1			
Drawn By	Checked By	Date	
AP	MS	27.09.2023	





1 SITE PLAN / DEMOLITION PLAN
1 : 100

LANDSCAPE LEGEND

- EXISTING TREE / TREE TO BE RETAINED
- TREE TO BE REMOVED
- NEW TREE
- LANDSCAPING / BUFFER
- TURF / ARTIFICIAL TURF
- EXTERNAL FLOOR FINISH
- LINE OF STRUCTURAL ROOT ZONE (SRZ)
- LINE OF TREE EXCLUSION ZONE (TEZ)
- LINE OF TREE PROTECTION ZONE (TPZ)

NOTE: REFER TO ARBORIST REPORT FOR FURTHER DETAILS

SITE CALCULATIONS

TOTAL SITE AREA:	1103 M ²
PERMITTED BUILDING HEIGHT	= 9 M
PERMITTED TOTAL FSR	= 0.5:1
PROPOSED TOTAL FSR	= 0.47:1
PERMITTED TOTAL FLOOR SPACE	= 551.50 M ²
PROPOSED TOTAL FLOOR SPACE	= 513.30 M ²
BASEMENT	= 88.75 M ²
GROUND	= 222.85 M ²
FIRST FLOOR	= 201.70 M ²

ABBREVIATIONS

ENG.	- ENGINEER
ESL	- EXISTING SLAB LEVEL
EXT	- EXTERIOR
INT	- INTERIOR
SKY	- SKYLIGHT
FFL	- FINISH FLOOR LEVEL
FG	- FIXED GLAS
FSL	- FINISH SURFACE LEVEL
GL	- GROUND LINE
SW	- STORMWATER
EX.GL	- EXISTING GROUND LINE
REQ.	- REQUIREMENTS
XX.XX	- PROPOSED LEVEL
XX.XX	- EXISTING LEVEL
XX.XX	- SPOT LEVEL (PLAN)
XX.XX	- SPOT LEVEL (ELEVATION)

GENERAL NOTES

- ALL EXISTING BUILDING ELEMENTS TO BE CHECKED ON SITE U.N.O
- DEMOLITION TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS AND TO BE CARRIED OUT BY A LICENCED CONTRACTOR U. N.O
- REFER TO SW DRAWINGS FOR DRAINAGE DESIGN.
- REFER TO LANDSCAPE DRAWINGS FOR LANDSCAPE DESIGN.

BASIX COMMITMENTS

Alternative water

Rainwater tank

The applicant must install a rainwater tank of at least 7000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The swimming pool must not have a volume greater than 70 kilolitres.
The swimming pool must be outdoors.

Alternative energy

The applicant must install a photovoltaic system with the capacity to generate at least 2 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

Simulation Method

The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.

The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.

The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.

Energy Commitments

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.

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PLANNER	WMP	RYAN PLANNING & DEVELOPMENT
BASIX	STORMWATER/ESM	DICKENS GREENTICKO
QS	LANDSCAPE	PRIME ENGINEERING CONSULTANTS
ARBORIST		OPC STUDIO BOTANICA NSW TREES

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PROJECT

SINGLE DWELLING

PROJECT ADDRESS

63 RAMSAY ROAD, PICNIC POINT,
NSW 2213

SHEET NAME

SITE PLAN / DEMOLITION

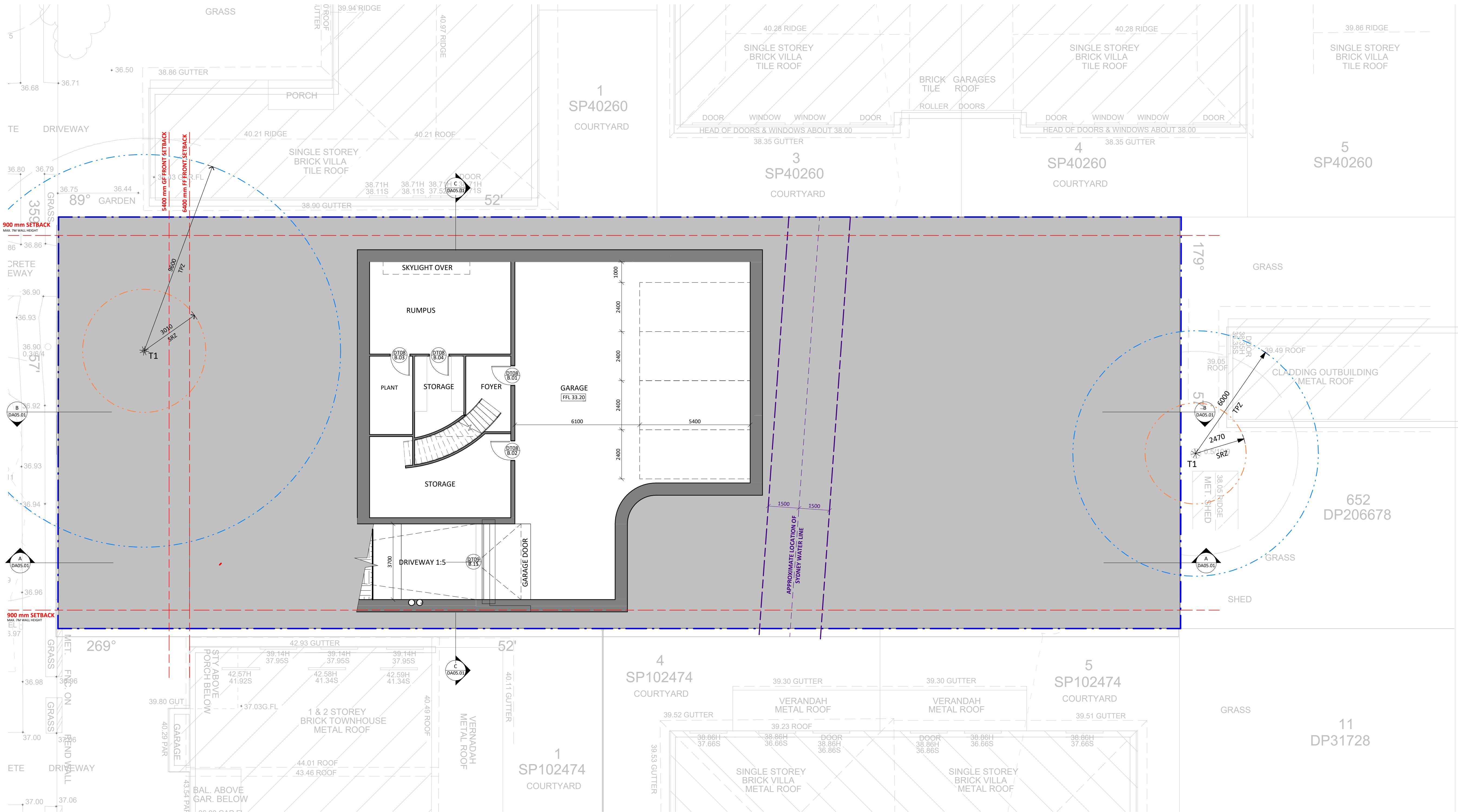
ISSUED FOR DEVELOPMENT APPLICATION

Project number	Sheet No.	Issue	Phase
23715	DA02.01	A	DA

Sheet Size	Scale	L.G.A.
A1	As indicated	CANTERBURY BANKSTOWN

Drawn By	Checked By	Date
AP	MS	27.09.2023





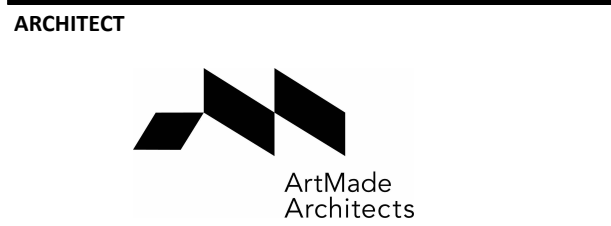
1 BASEMENT FLOOR PLAN
1:100

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ASSOCIATED CONSULTANTS		
PLANNER	WMP	RYAN PLANNING & DEVELOPMENT
BASIX	STORMWATER/ESM	DICKENS
QS	LANDSCAPE	GREENICKO
ARBORIST		PRIME ENGINEERING CONSULTANTS
		OPC
		STUDIO BOTANICA
		NSW TREES

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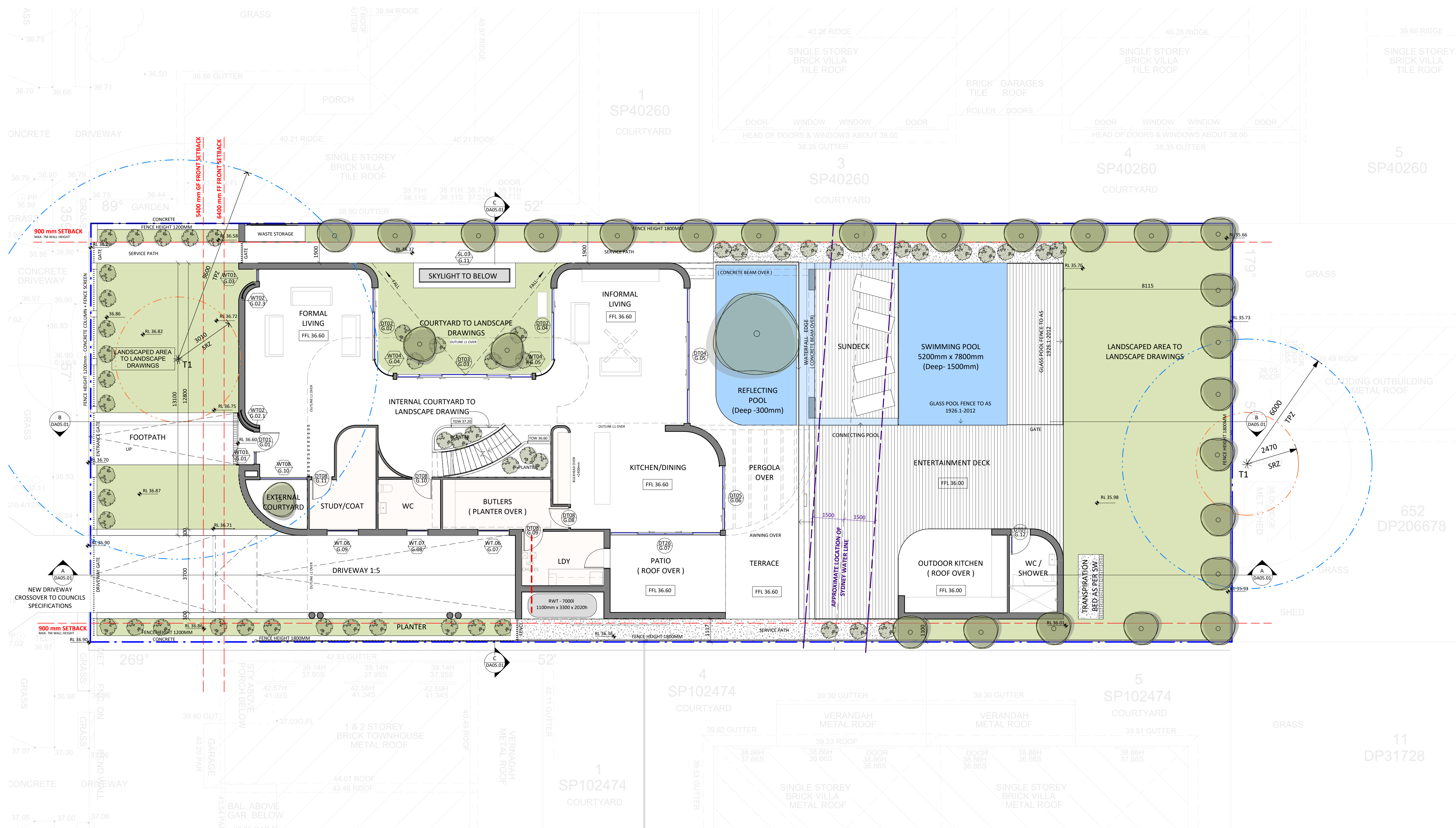
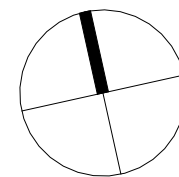
63 RAMSAY ROAD, PICNIC POINT,
NSW 2213

SHEET NAME

BASEMENT PLAN

Project number	Sheet No.	Issue	Phase
23715	DA03.01	A	DA
Sheet Size	Scale	L.G.A.	
A1	1:100	CANTERBURY BANKSTOWN	
Drawn By	Checked By	Date	
AP	MS	27.09.2023	





5 GROUND FLOOR PLAN
1:100

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WMP	DICKENS	
BASIX	GREENTICKO	
STORMWATER/ESM	PRIME ENGINEERING CONSULTANTS	
QS	OPC	
LANDSCAPE	STUDIO BOTANICA	
ARBORIST	NSW TREES	

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PROJECT ADDRESS

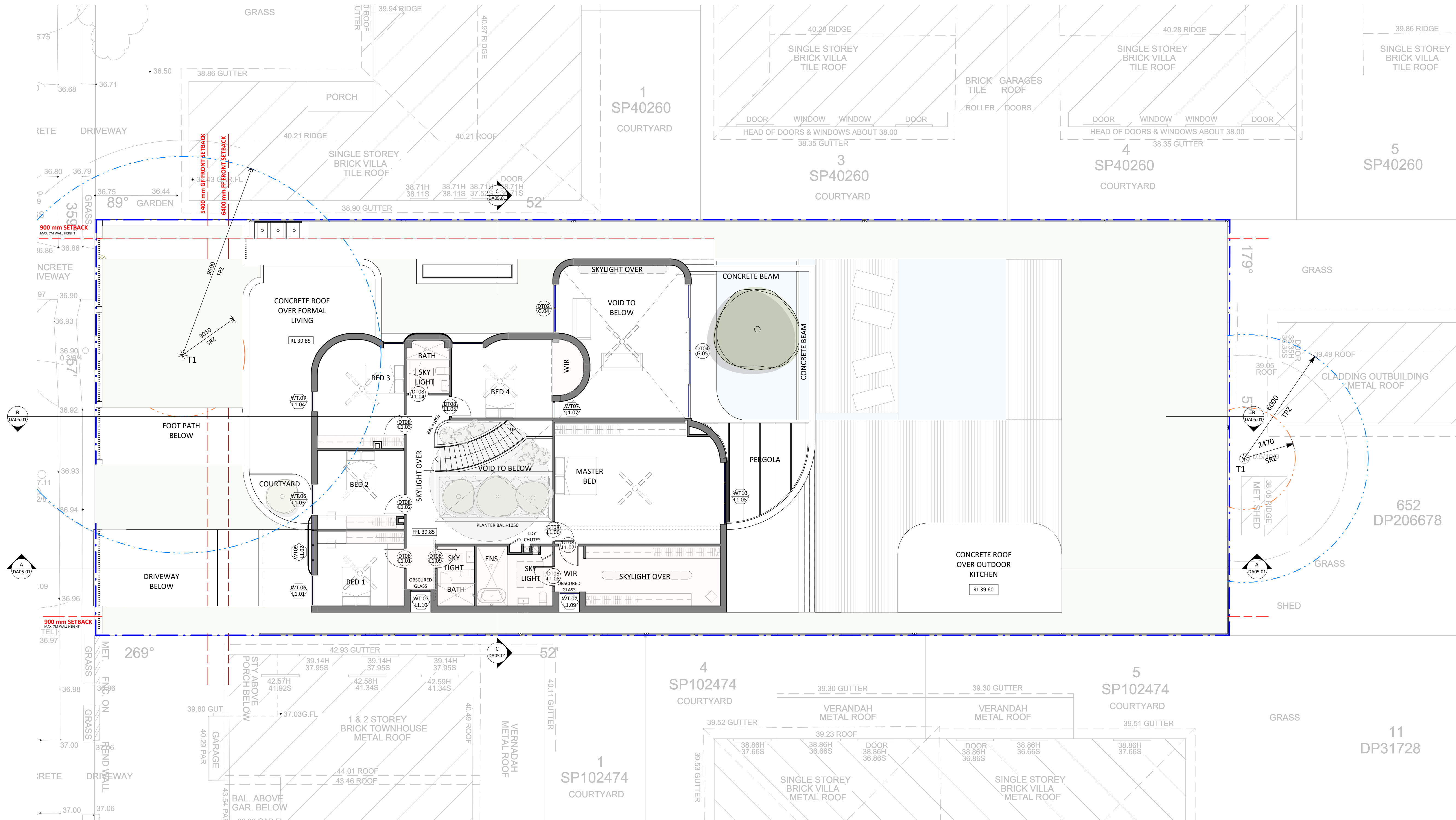
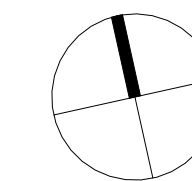
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NSW 2213

SHEET NAME

GROUND FLOOR PLAN

Project number	Sheet No.	Issue	Phase
23715	DA03.02	A	DA
Sheet Size	Scale	L.G.A.	
A1	1:100	CANTERBURY BANKSTOWN	
Drawn By	Checked By	Date	
AP	MS	27.09.2023	





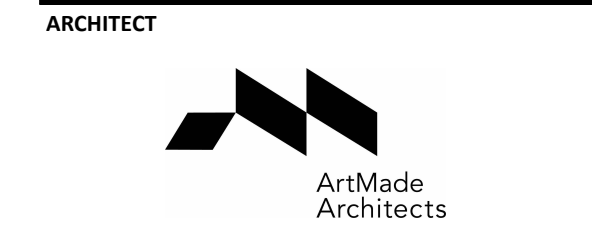
1 FIRST FLOOR PLAN
1:100

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BASIX	GREENTICKO	
STORMWATER/ESM	PRIME ENGINEERING CONSULTANTS	
QS	OPC	
LANDSCAPE	STUDIO BOTANICA	
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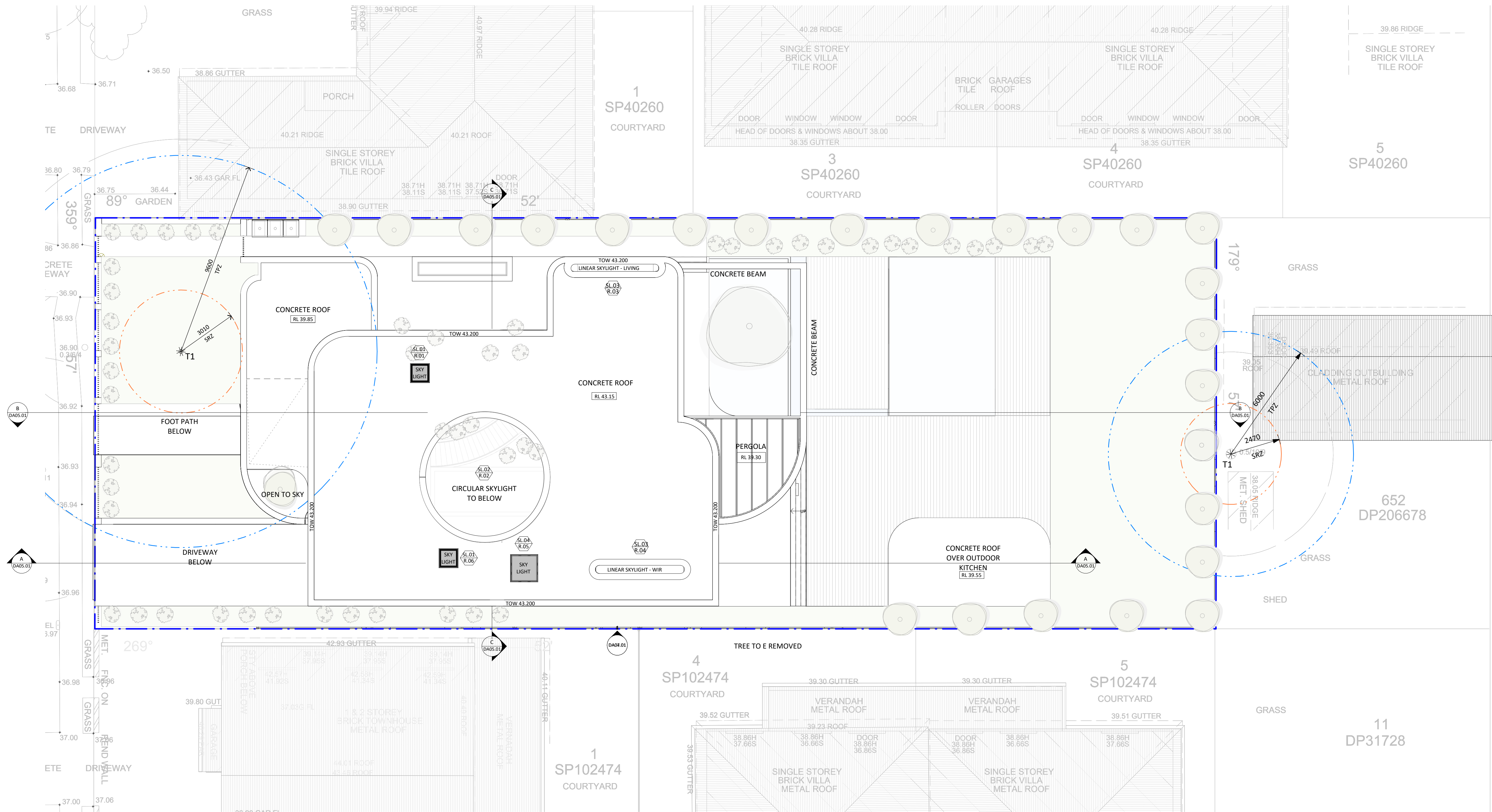
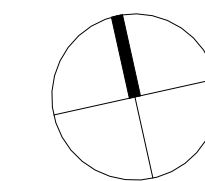
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NSW 2213

SHEET NAME

FIRST FLOOR PLAN

Project number	Sheet No.	Issue	Phase
23715	DA03.03	A	DA
Sheet Size	Scale	L.G.A.	
A1	1:100	CANTERBURY BANKSTOWN	
Drawn By	Checked By	Date	
AP	MS	27.09.2023	





1 ROOF PARAPET
1:100


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BASIX	GREENTICKO	
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QS	OPC	
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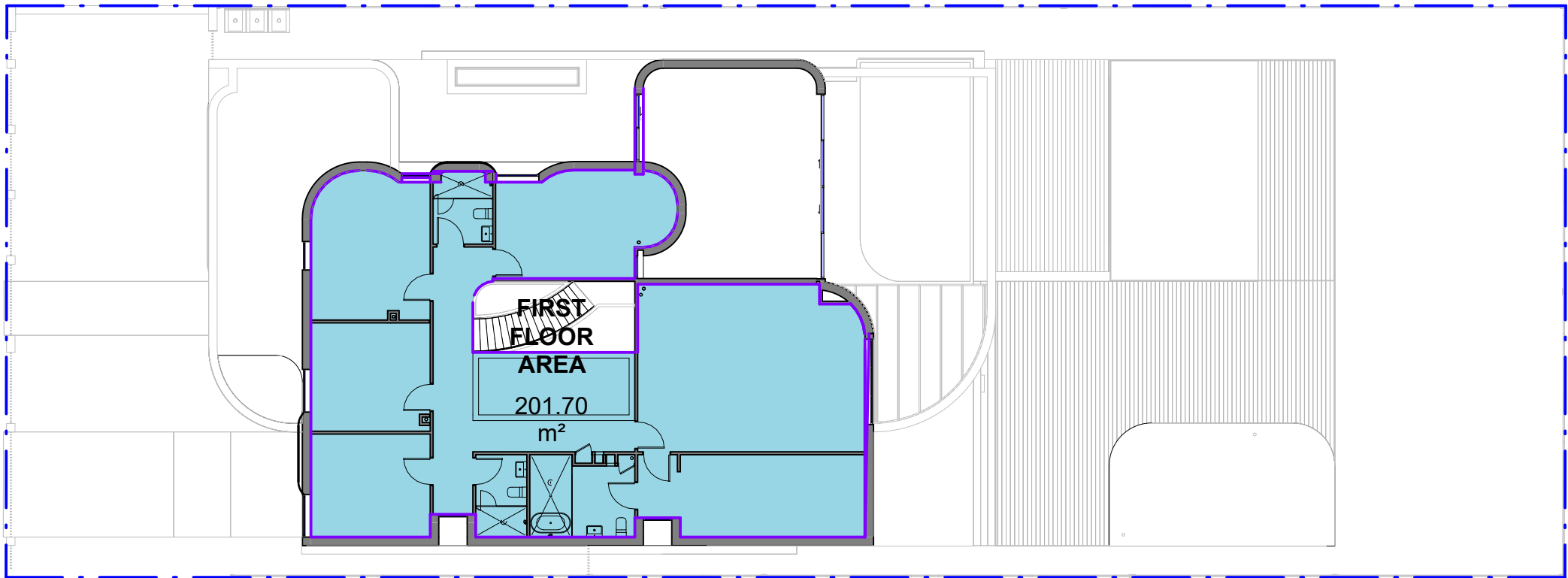
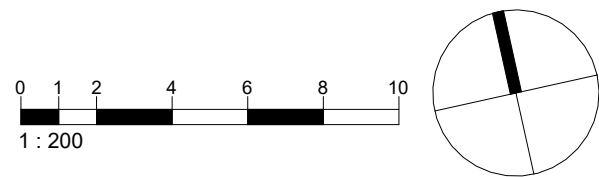
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NSW 2213

SHEET NAME

ROOF PLAN

Project number	Sheet No.	Issue	Phase
23715	DA03.04	A	DA
Sheet Size	Scale	L.G.A.	
A1	1 : 100	CANTERBURY BANKSTOWN	
Drawn By	Checked By	Date	
AP	MS	27.09.2023	

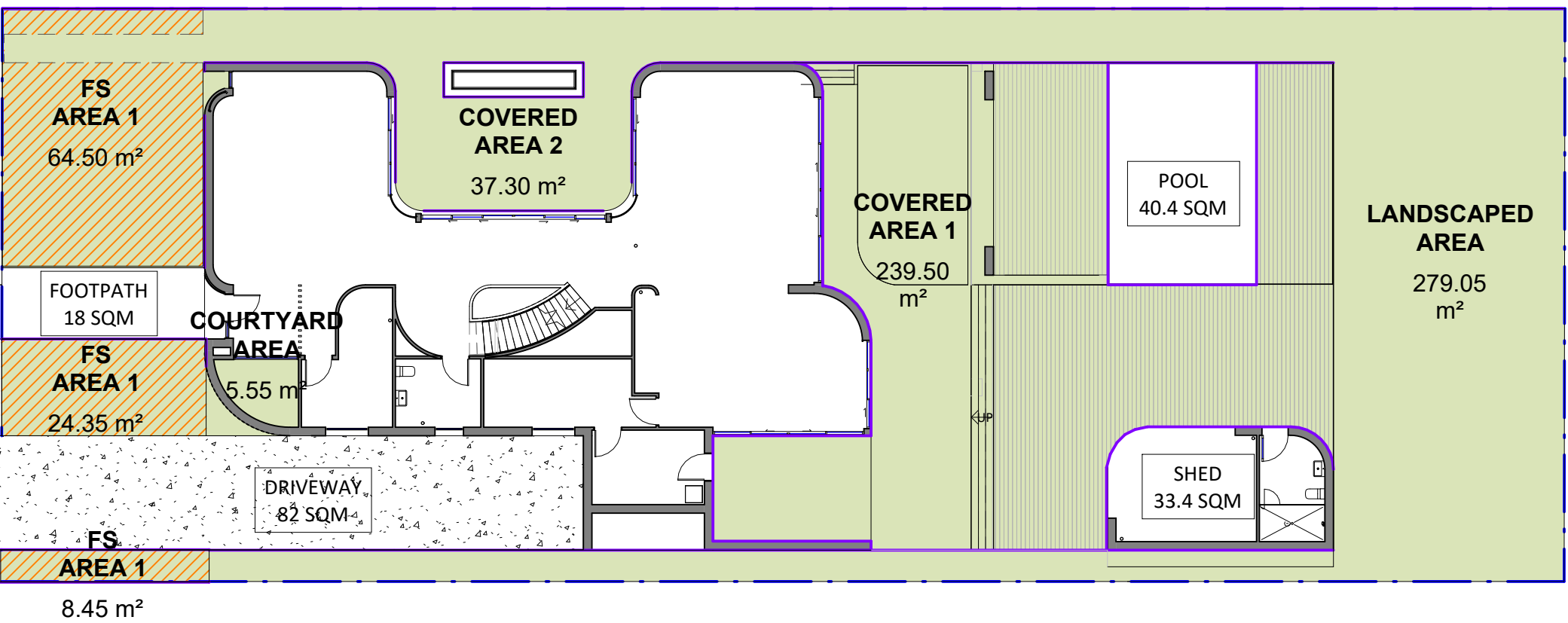
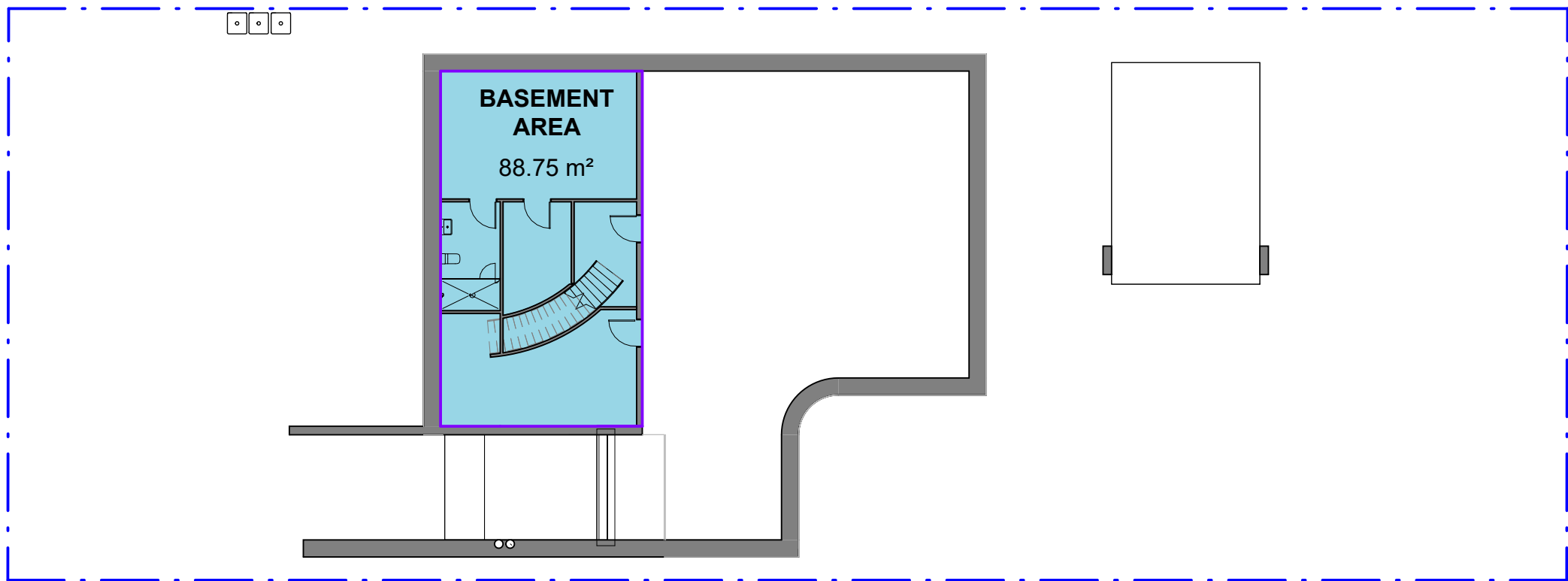
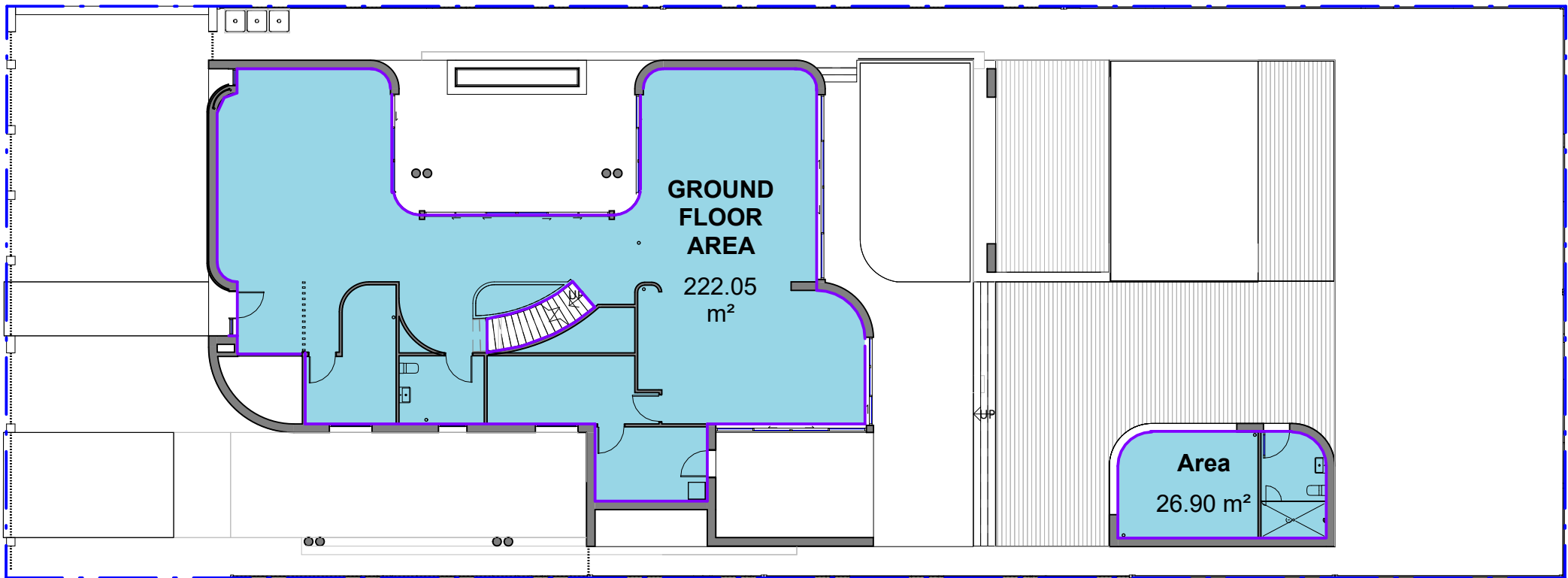




DOOR SCHEDULE				
NO	DOOR TYPE	INTERNAL/E XTERNAL	DOOR LEAF	
			WIDTH	HEIGHT
B.01	DT08	INT	920	2700
B.02	DT08	INT	920	2700
B.03	DT08	INT	920	2700
B.04	DT08	INT	920	2700
B.07	DT07	INT	920	2400
B.08	DT24	INT	920	2100
B.09	DT08	INT	920	2700
B.11	DT09	EXT	3700	2400
G.01	DT01	EXT	920	2950
G.02	DT02	EXT	3500	2700
G.03	DT03	EXT	6500	2700
G.04	DT02	EXT	3500	2700
G.04	DT02	EXT	2370	3000
G.05	DT04	EXT	6500	5700
G.06	DT05	EXT	3100	2700
G.07	DT26	EXT	5300	2700
G.08	DT08	INT	920	2700
G.09	DT08	INT	920	2700
G.10	DT08	INT	920	2700
G.11	DT08	INT	920	2700
G.12	DT07	EXT	920	2400
L1.01	DT08	INT	920	2700
L1.02	DT08	INT	920	2700
L1.03	DT08	INT	920	2700
L1.04	DT08	INT	920	2700
L1.05	DT08	INT	920	2700
L1.06	DT08	INT	920	2700
L1.07	DT08	INT	920	2700
L1.08	DT08	INT	920	2700
L1.09	DT08	INT	920	2700

WINDOW SCHEDULE				
WINDOW TYPE	WINDOW NO.	INTERNAL/ EXTERNAL	GLAZING DETAIL	
			WIDTH	HEIGHT
WT01	G.01	EXT	590	2950
WT02	G.02.2	EXT	5200	400
WT01	G.03	EXT	590	2950
WT.06	G.07	EXT	1500	2700
WT.07	G.08	EXT	1000	2700
WT.06	G.09	EXT	1500	2700
WT08	G.10	EXT	2265	2700
SL.03	G.11	SKY	600	1000
WT.06	L1.01	EXT	1500	2700
WT09	L1.02	EXT	2900	400
WT.06	L1.03	EXT	1500	2700
WT.07	L1.04	EXT	1000	2700
WT07	L1.07	INT	800	2700
WT10	L1.08	EXT	3000	2700
WT.07	L1.09	EXT	1000	2700
WT.07	L1.10	EXT	1000	2700
SL.01	R.01	SKY	870	870
SL.02	R.02	SKY	5800	100
SL.03	R.03	SKY	600	1000
SL.03	R.04	SKY	600	1000
SL.04	R.05	SKY	1275	1275
SL.01	R.06	SKY	870	870
WT.07	R.08	EXT	1000	2700
WT.06	R.09	EXT	1500	2700
SL.03	R.10	SKY	1800	1200
SL.03	R.11	SKY	1800	1200
SL.03	R.12	SKY	1800	1200
SL.03	R.13	SKY	1800	1200
SL.03	R.14	SKY	1800	1200
SL.27	R.15	SKY	1800	700
SL.03	R.16	SKY	1800	1200
SL.03	R.17	SKY	1800	1200
SL.28	R.19	SKY	1800	2200
SL.28	R.20	SKY	1800	2200
SL.02	R.02	SKY	D 6400	D 6400

CURTAIN WALL SCHEDULE				
CURTAIN WALL + LOCATION	WINDOW NO.	INTERNAL/ EXTERNAL	GLAZING DETAIL	
			HEIGHT	LENGTH
WT02		Exterior	300	1184
WT02		Exterior	2700	925
WT02		Exterior	2700	925
WT02		Exterior	2300	479
WT02		Exterior	3000	659
WT02		Exterior	3000	659
WT02		Exterior	2300	479
WT02		Exterior	2550	1460
WT02		Exterior	2550	1276
WT02	G.02.1	Exterior	950	1361
WT02	G.02.3	Exterior	2550	1184
WT04	G.04	Exterior	2950	1310
WT04	G.05	Exterior	2950	1327



PROPOSED - LANDSCAPE AREA			
Name	Area	LS %	
COURTYARD AREA	5.55 m²	0.5%	
COVERED AREA 1	239.50 m²	21.7%	
COVERED AREA 2	37.30 m²	3.4%	
FS AREA 1	97.30 m²	8.8%	
LANDSCAPED AREA	279.05 m²	25.3%	
TOTAL	658.70 m²	59.7%	

DCP - FRONT SETBACK LANDSCAPE AREA (FRONT SETBACK AREA)			
MIN LS AREA	MIN LS %		
65.49 m²	45%		
PROPOSED - FRONT SETBACK			
Name	Area	LS %	
FS AREA 1	64.50 m²	44.3%	
FS AREA 1	24.35 m²	16.7%	
FS AREA 1	8.45 m²	5.8%	
TOTAL	97.30 m²	66.9%	

4 GROUND FLOOR LANDSCAPE AREA PLAN
1 : 200

3 FIRST FLOOR AREA PLAN
1 : 200

2 GROUND FLOOR AREA PLAN
1 : 200

1 BASEMENT AREA PLAN
1 : 200

DCP - GFA (SITE AREA 1103M²)	
PERMITTED AREA	MIN FSR
551.50 m²	0.5

PROPOSED - GFA			
Name	Area	Level	FSR
BASEMENT AREA	88.75 m²	BASEMENT FLOOR PLAN	0.080462
FIRST FLOOR AREA	201.70 m²	FIRST FLOOR LEVEL	0.182867
GROUND FLOOR AREA	222.05 m²	GROUND FLOOR LEVEL	0.20131
TOTAL	512.50 m²		0.464639

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ARBORIST	OS	QPC
		STUDIO BOTANICA
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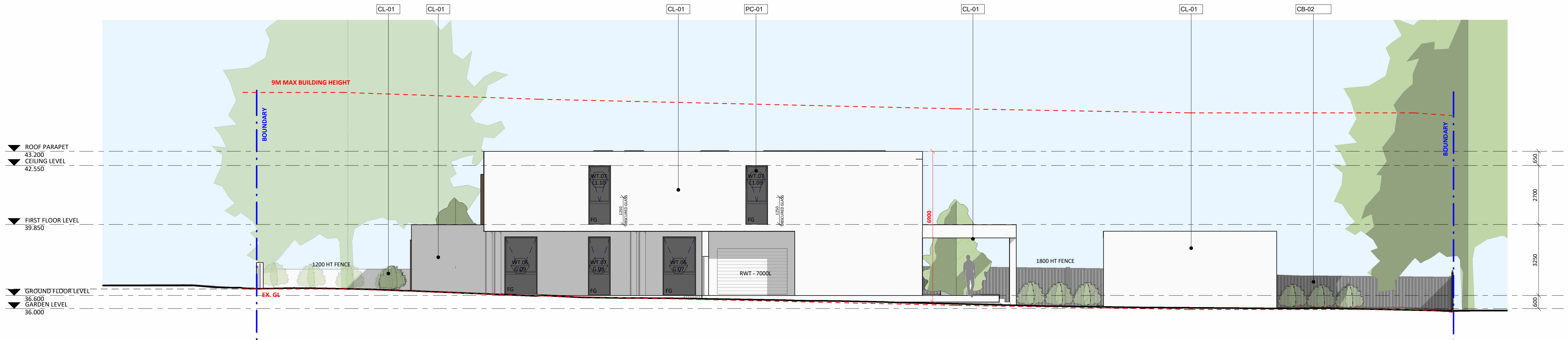
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63 RAMSAY ROAD, PICNIC POINT, NSW 2213	

SHEET NAME	
CALCULATIONS	

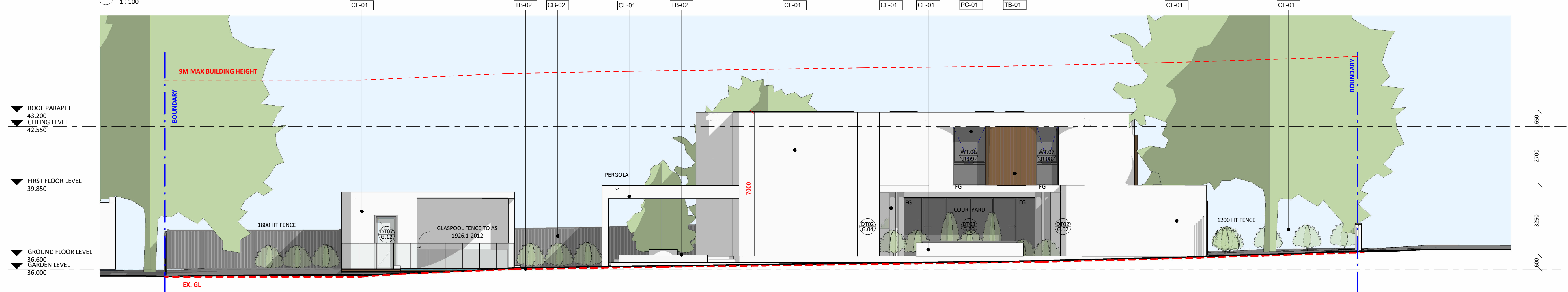
ISSUED FOR DEVELOPMENT APPLICATION			
Project number	Sheet No.	Issue	Phase
23715	DA03.05	A	DA

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Drawn By	Checked By	Date
AP	MS	27.09.2023

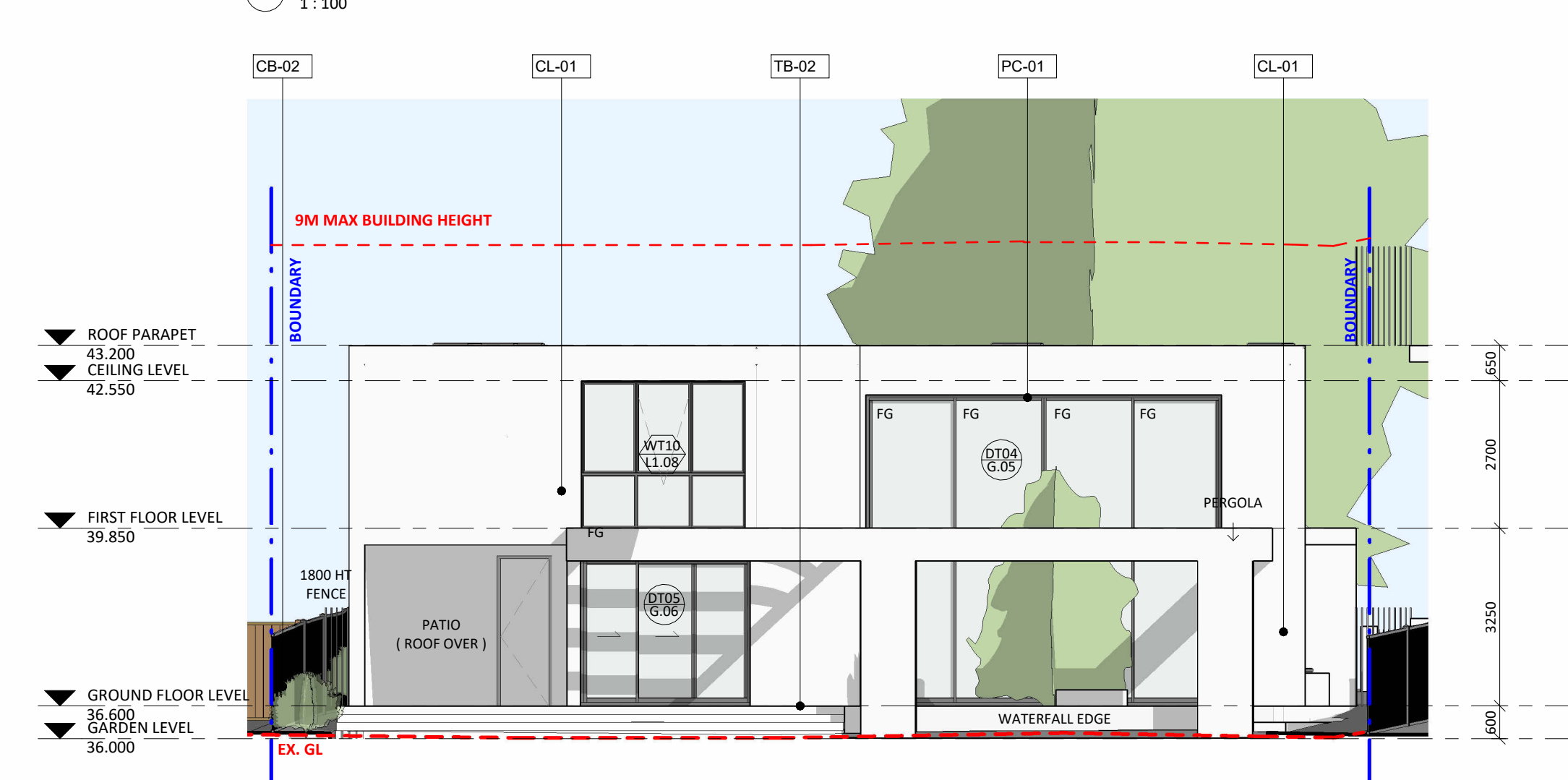
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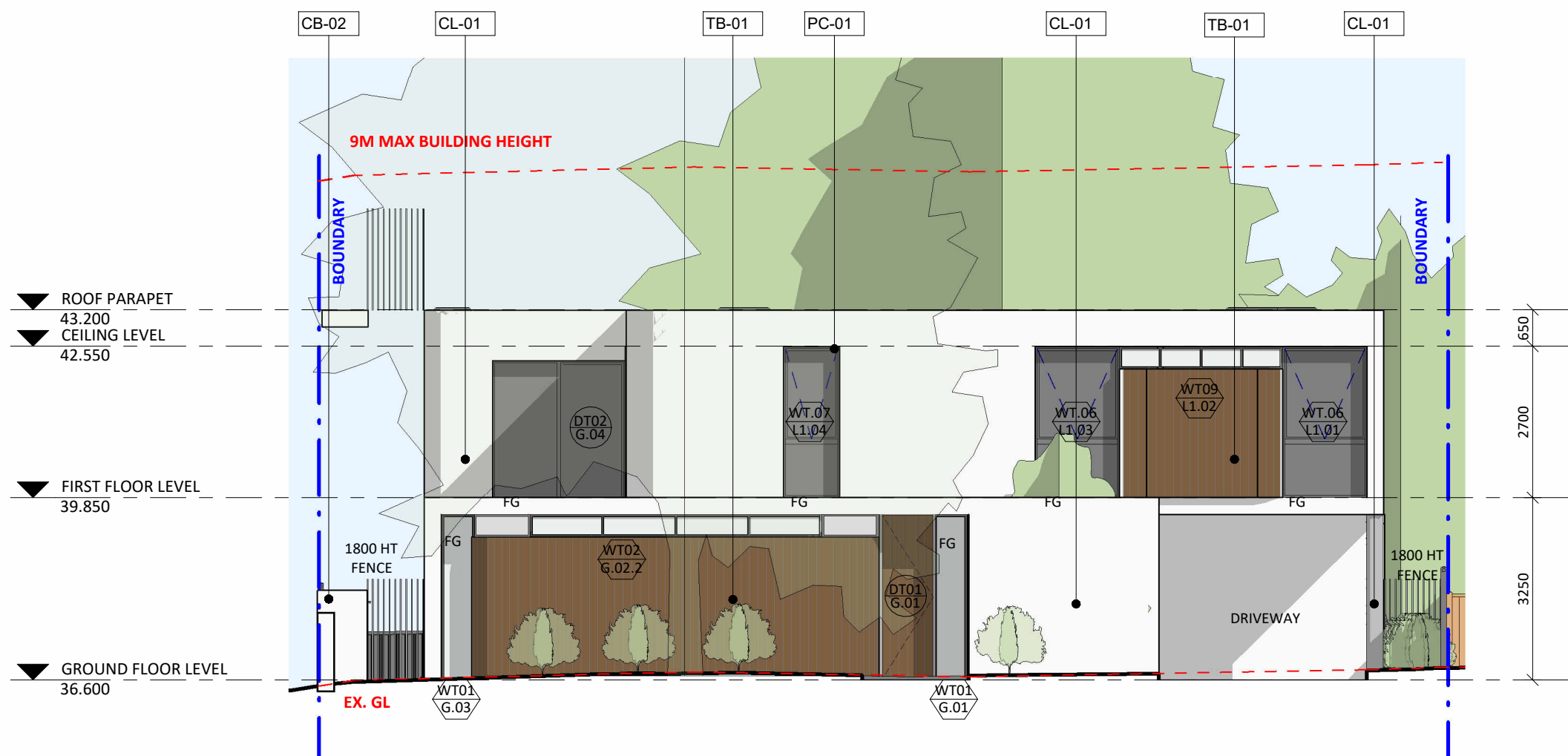
1 SOUTH ELEVATION



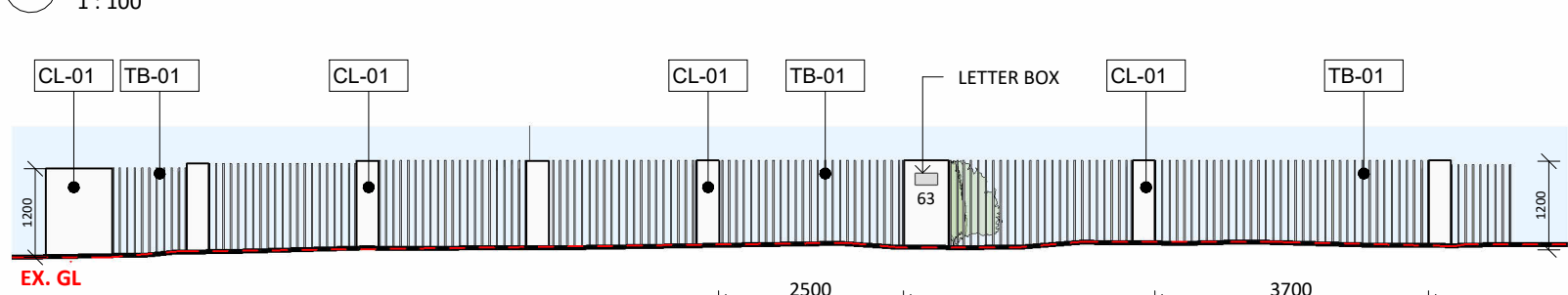
2 NORTH ELEVATION



3 EAST ELEVATION



4 WEST ELEVATION



5 FRONT FENCE ELEVATION

CB-01	GARAGE DOOR COLORBOND COLOUR: WOODLAND GREY OR SIMILAR
CB-02	FENCE COLORBOND COLOUR: WOODLAND GREY OR SIMILAR
CL-01	CONCRETE COLOUR: ORIGINAL
PC-01	ALUMINIUM WINDOW & DOOR FRAMES DURALLOY POWDERCOAT COLOUR: WOODLAND GREY OR SIMILAR
TB-01	SHADOW CLAD PRIMED INNOWOOD COLOUR: WESTERN RED CEDAR OR SIMILAR
TB-02	TIMBER DECKING INNOWOOD COLOUR: WESTERN RED CEDAR OR SIMILAR

EXTERNAL FINISHES

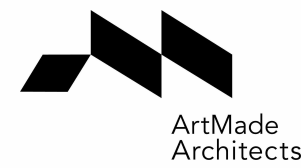
A	27.09.2023	FOR DA APPLICATION
ISSUE	DATE	DESCRIPTION
ASSOCIATED CONSULTANTS		
PLANNER	WMP	RYAN PLANNING & DEVELOPMENT
BASIS	STORMWATER/ESM	DICKENS
QS	PRIME ENGINEERING CONSULTANTS	GREENTICKO
LANDSCAPE	OPC	STUDIO BOTANICA
ARBORIST	NSW TREES	

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M. Hammoud

ARCHITECT



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PROJECT

SINGLE DWELLING

PROJECT ADDRESS

63 RAMSAY ROAD, PICNIC POINT,
NSW 2213

SHEET NAME

EXTERNAL ELEVATIONS

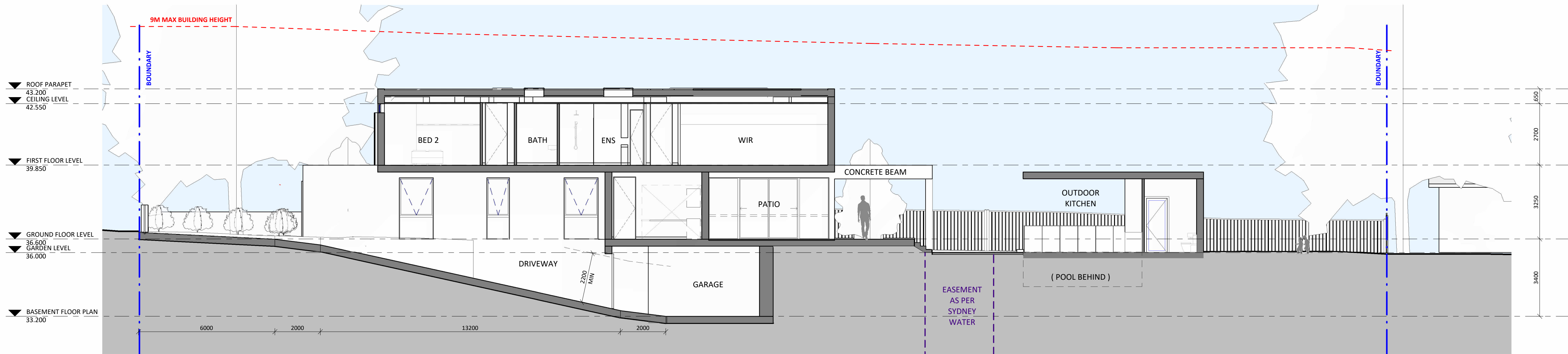
ISSUED FOR DEVELOPMENT APPLICATION

Project number	Sheet No.	Issue	Phase
23715	DA04.01	A	DA

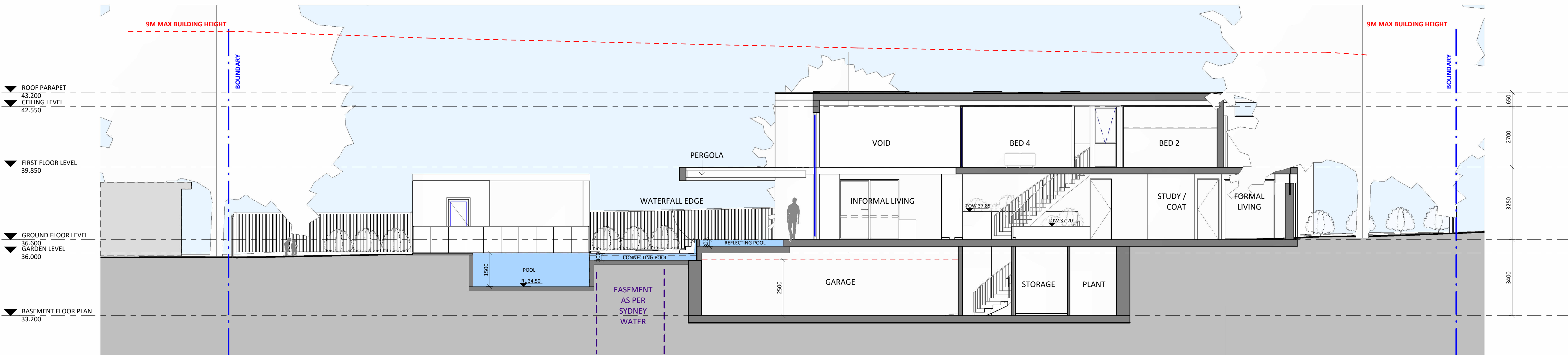
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Drawn By	Checked By	Date
AP	MS	27.09.2023

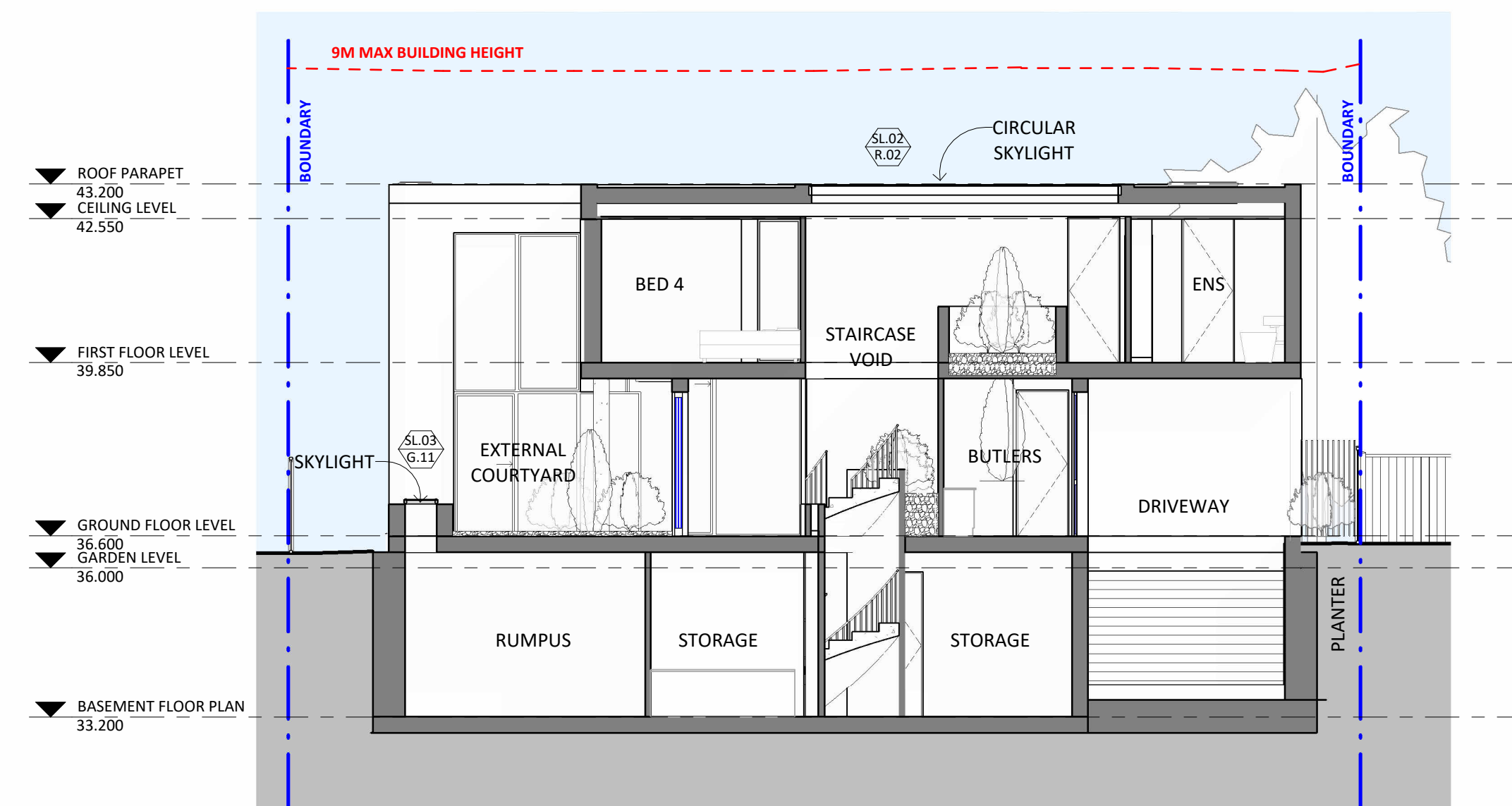




A SECTION A-A
1 : 100



B SECTION B-B
1 : 100



C SECTION C-C
1 : 100



ARTISTS'S IMPRESSION ONLY - REFER TO ELEVATIONS

CB-01	GARAGE DOOR COLORBOND COLOUR: WOODLAND GREY OR SIMILAR
CB-02	FENCE COLORBOND COLOUR: WOODLAND GREY OR SIMILAR
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EXTERNAL FINISHES

A	27.09.2023	FOR DA APPLICATION
ISSUE	DATE	DESCRIPTION
PLANNER	WMP	RYAN PLANNING & DEVELOPMENT
BASIX	GREENTICKO	PRIME ENGINEERING CONSULTANTS
STORMWATER/ESM	QPC	STUDIO BOTANICA
LANDSCAPE	NSW TREES	
ARBORIST		

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PROJECT

SINGLE DWELLING

PROJECT ADDRESS

63 RAMSAY ROAD, PICNIC POINT,
NSW 2213

SHEET NAME

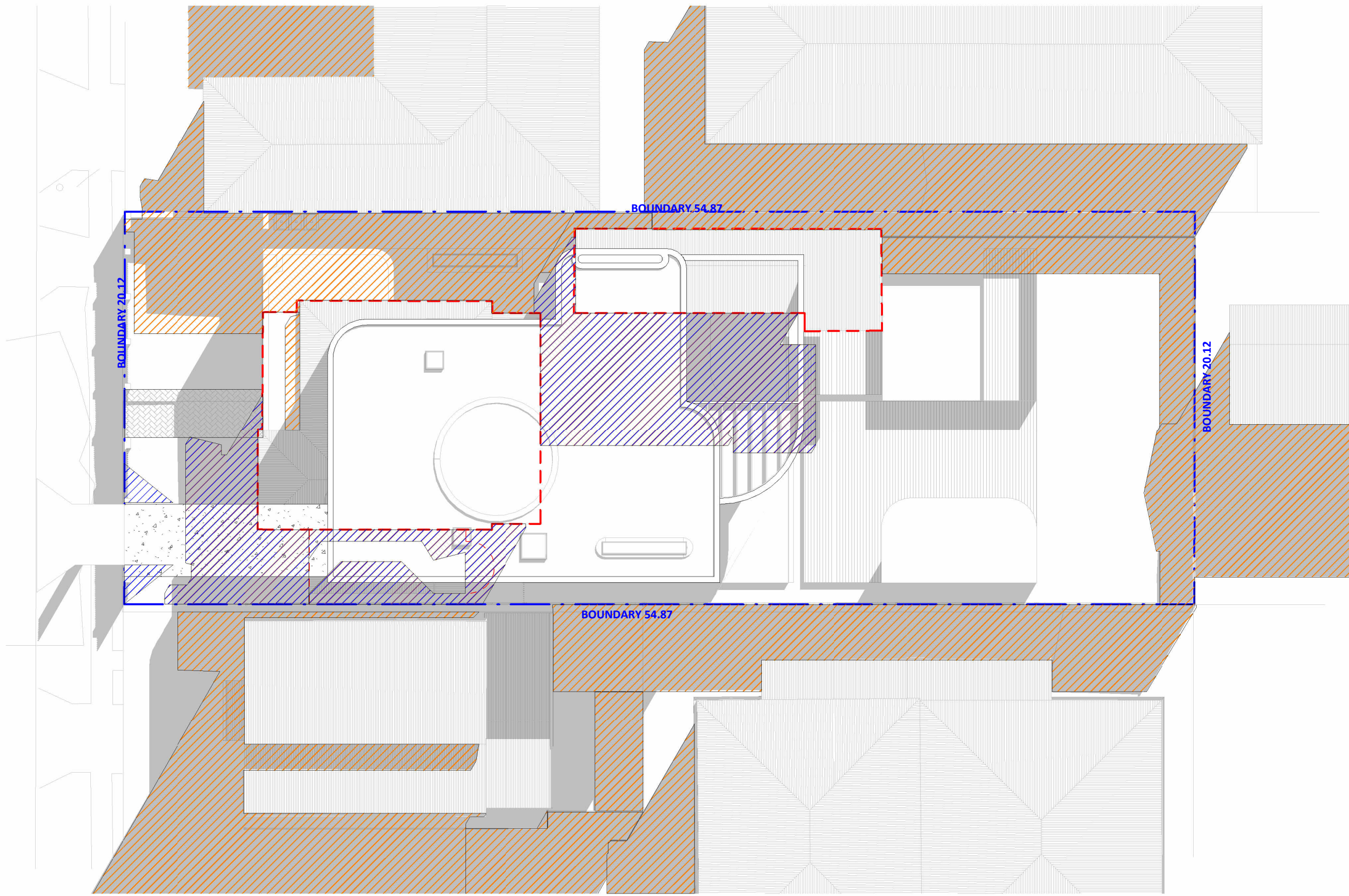
SECTIONS & EXTERNAL FINISHES

ISSUED FOR DEVELOPMENT APPLICATION

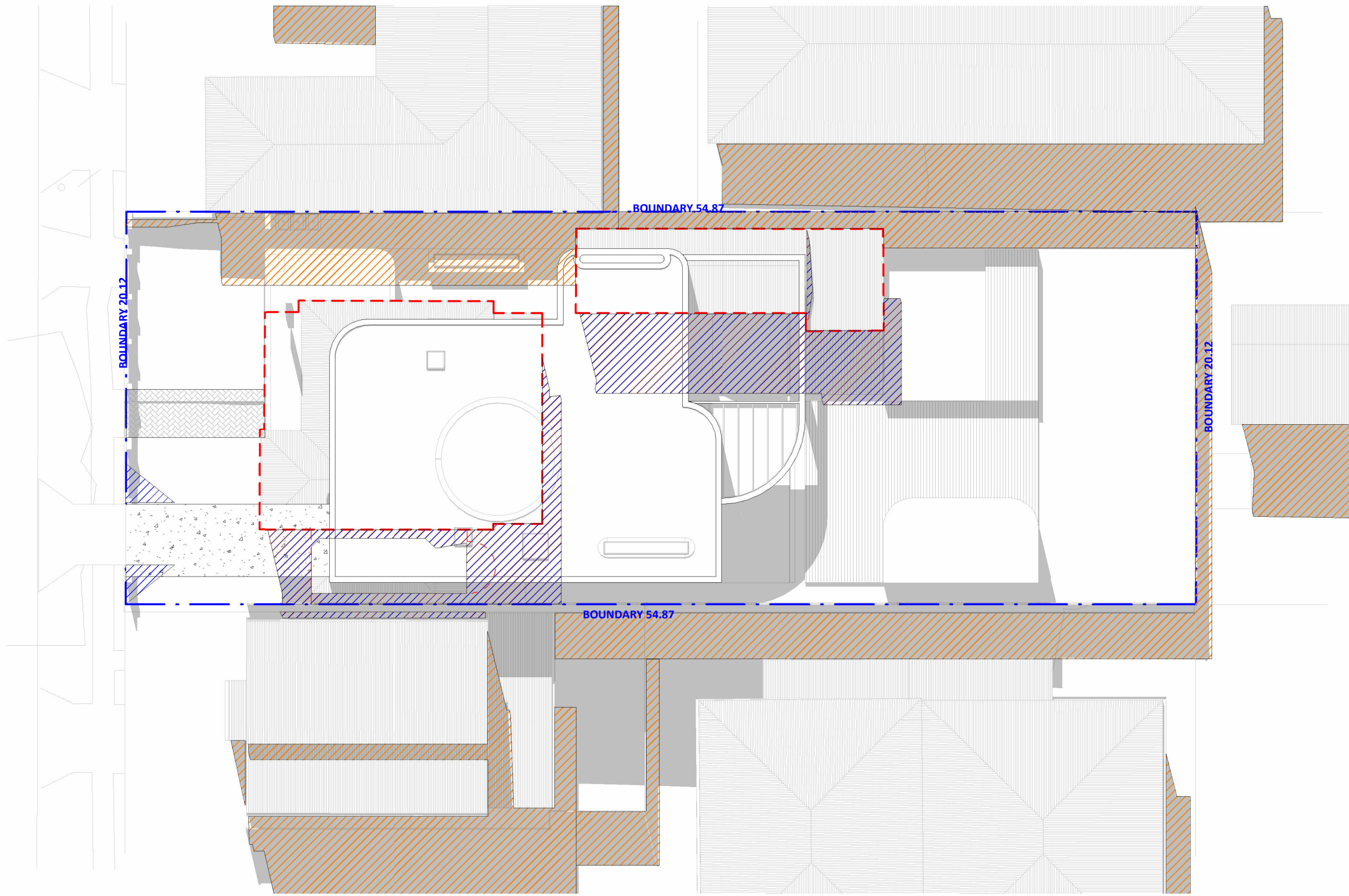
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Sheet Size	Scale	L.G.A.
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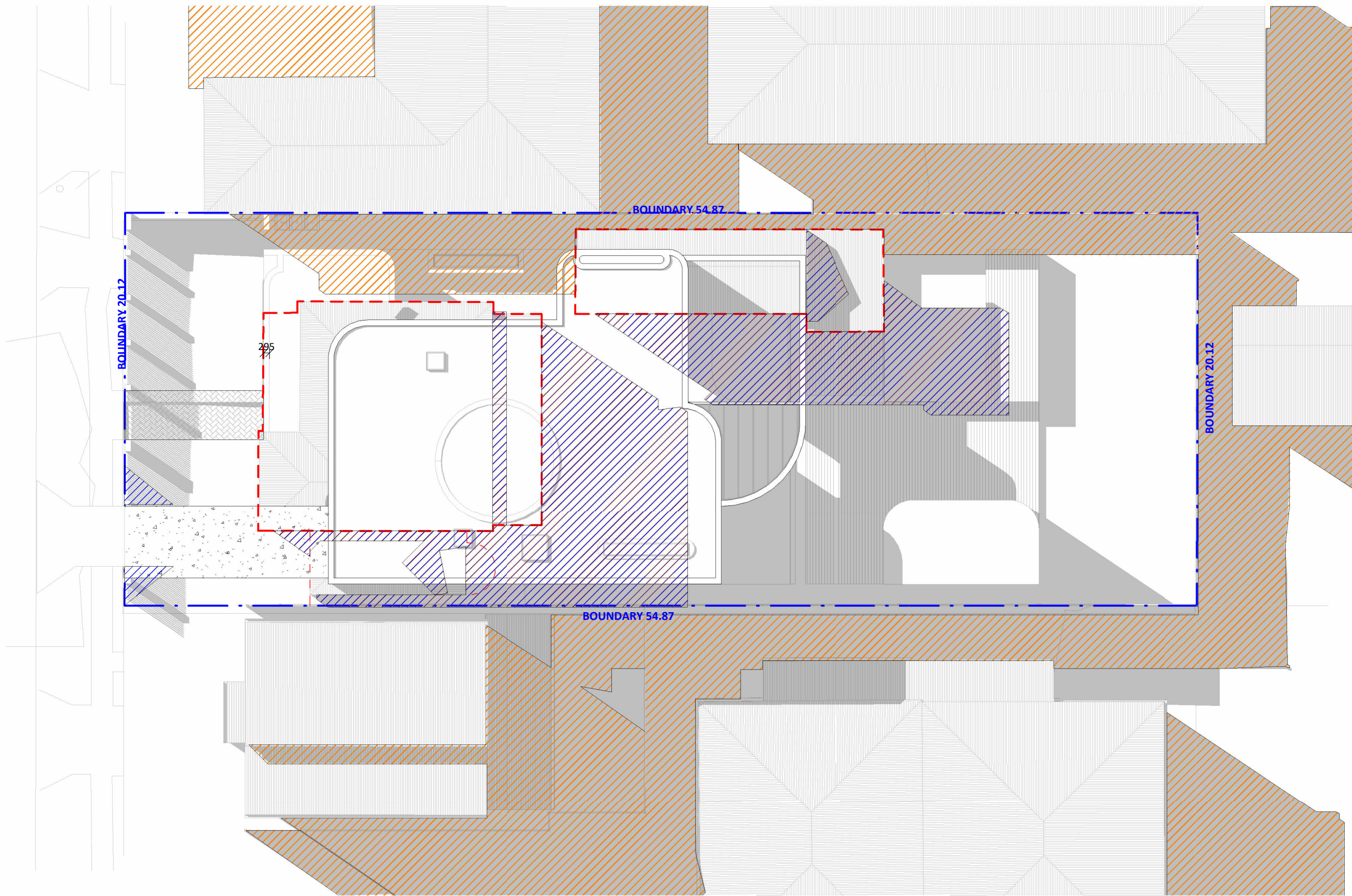
Drawn By	Checked By	Date
AP	MS	27.09.2023



1 PROPOSED_SHADOW DIAGRAM - WINTER SOLSTICE - 21 JUNE -9AM
1 : 200



2 AP_SHADOW DIAGRAM - WINTER SOLSTICE - 21 JUNE -12PM
1 : 200



3 PROPOSED_SHADOW DIAGRAM - WINTER SOLSTICE - 21 JUNE -3PM
1 : 200

LEGEND

- NEIGHBOUR SHADOW
- EXISTING SHADOW
- PROPOSED SHADOW

ISSUE	DATE	FOR DA APPLICATION
A	27.09.2023	
ASSOCIATED CONSULTANTS		
PLANNER	RYAN PLANNING & DEVELOPMENT	
WMP	DICKENS	
BASIX	GREENTICKO	
STORMWATER/ESM	PRIME ENGINEERING CONSULTANTS	
QS	QPC	
LANDSCAPE	STUDIO BOTANICA	
ARBORIST	NSW TREES	

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SINGLE DWELLING

PROJECT ADDRESS

63 RAMSAY ROAD, PICNIC POINT,
NSW 2213

SHEET NAME

SHADOW DIAGRAMS - PROPOSED
SHADOWS

Project number	Sheet No.	Issue	Phase
23715	DA06.02	A	DA
Sheet Size	Scale	L.G.A.	
A1	1 : 200	CANTERBURY BANKSTOWN	
Drawn By	Checked By	Date	
AP	MS	27.09.2023	

