


NOTES:
DO NOT SCALE DRAWINGS - USE WRITTEN DIMENIONS ONLY.
ALL DIMENSIONS ARE TO STRUCTURAL FRAMES ONLY (FINISHED SURFACES ARE EXCLUDED UNLESS NOTED OTHERWISE)
DIMENSIONS ARE IN MILLIMETERS

REVISION SCHEDULE			
ISS	DESCRIPTION	BY	DATE
A	Preliminary Plans		09.08.24
B	Amended plans as per mark up dated 18.08.24		27.08.24
C	Amended Plans as per mark up dated 22.10.24		30.10.24
D	Submission Plans		16.12.24
E	Amended Submission Plans		14.02.25
F	Wet area details		25.02.25

Content of Drawings	
Page	Drawing
01	Cover Sheet
02	Demolition Plan
03	Site Plan
04	Ground Floor Plan
05	Attic Floor Plan
06	Elevations 1-2
07	Elevations 3-4
08	Sections
09	Basix Details
10	Shadows
11	Site Analysis
12	Sediment Control Plan
13	L'dry
14	Bathroom
15	Bed 1 Ensuite
16	Attic Ensuite
17	Kitchen



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JOB No: ---

CLIENT: **Troy & Maria Rose**

SITE ADDRESS:
**Lot 207 (60) Farrell Rd
Bass Hill**

HOUSE TYPE

MODEL: CUSTOM SINGLE STOREY

FACADE: CUSTOM

SPECIFICATION: LUXE

DRAWING TITLE:
Cover Sheet

DRAWN BY: **GJC**

DATE: **25.02.25**

LODGEMENT:
DA

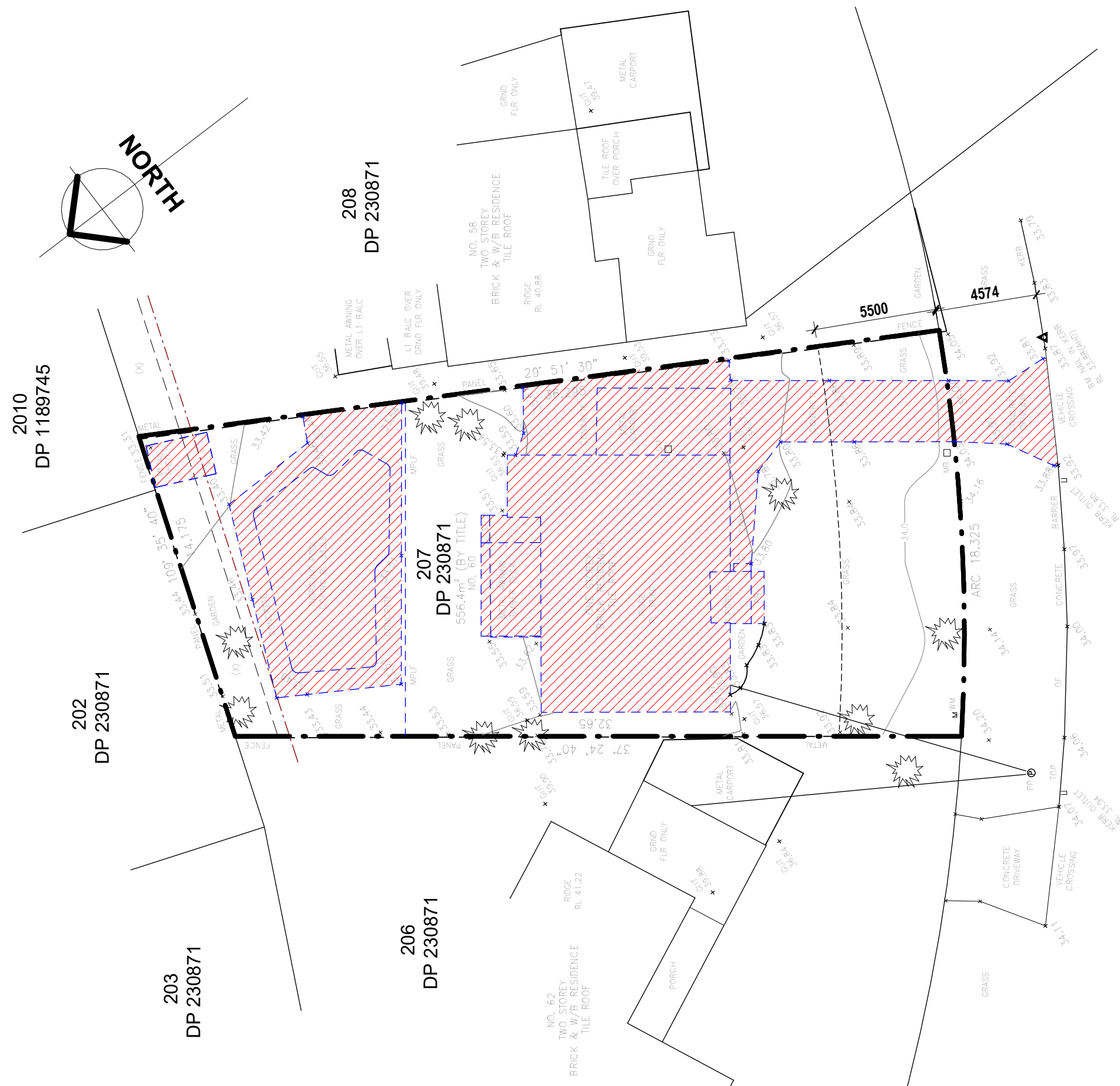
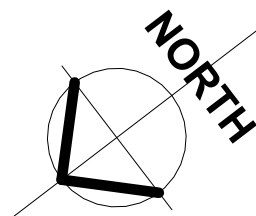
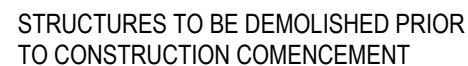
PROJECT TYPE:

DA SUBMISSION PLANS

COUNCIL AREA: **Canterbury-Bankstown**

SHEET No: **01**

ISSUE: **F**



FARRELL ROAD



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JOB No: ---

CLIENT: **Troy & Maria Rose**

SITE ADDRESS:

Lot 207 (60) Farrell Rd
Bass Hill

HOUSE TYPE

MODEL: CUSTOM SINGLE STOREY

FACADE:	CUSTOM
---------	--------

SPECIFICATION: LUXE

DRAWING TITLE:

Demolition Plan

DRAWN BY:

GJC

DATE: _____

25.02.25

PROJECT TYPE:

DA SUBMISSION PLANS

COUNCIL AREA:

5 | Canterbury-Bankstown

LODGE	MENT:
DA	

SCALE:

1 : 200

	SHEET No
	02

UE:

F

SITE NOTES:
BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK.
ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS.
LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR.
DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEER DETAILS.
WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED, THE ENGINEER PLANS WILL PREFERENCE TO THESE DRAWINGS.
FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED AND VERIFIED BEFORE WORK IS COMMENCED.
ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURER'S SPECIFICATIONS.

COUNCIL COMPLIANCE

SITE DETAILS	
LGA CONTROL	Canterbury Bankstown DCP 2023
LOT NUMBER / DP NUMBER	207 / DP230871
ZONING	R2 LOW DENSITY RESIDENTIAL
LOT WIDTH	18.325m/14.175m
SITE AREA	556.40m²

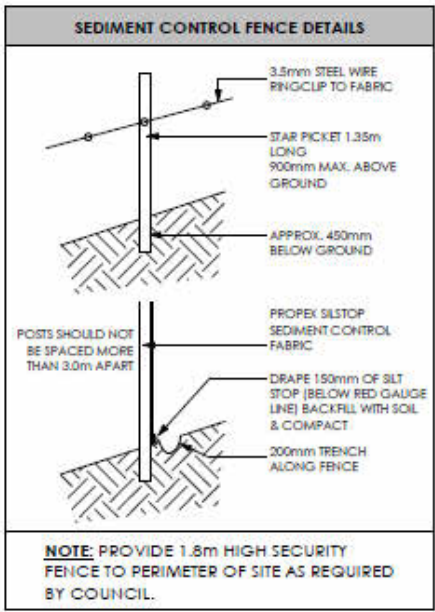
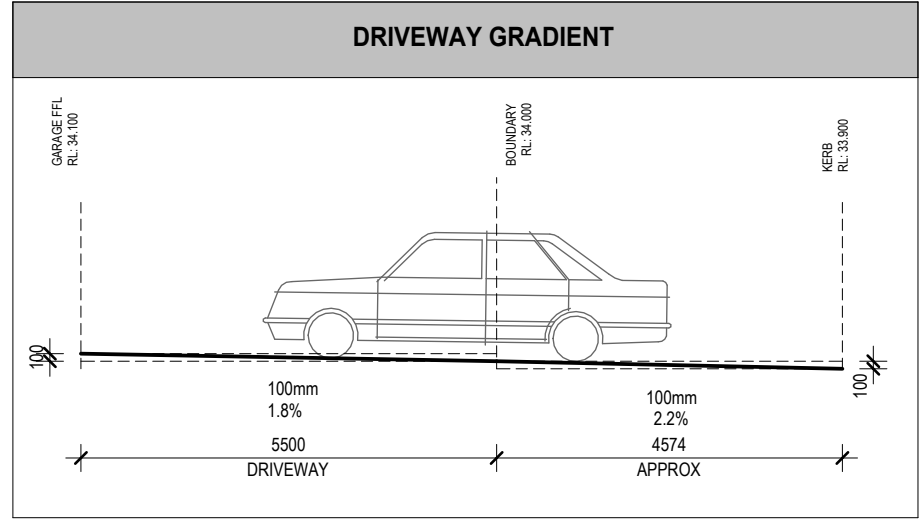
FLOOR SPACE RATIO	
MAX ALLOWABLE BY CODE	0.5:1 = 278.20m²
PROPOSED F.S.R	0.46:1 = 253.50m²

LANDSCAPING AREAS	
FRONT YARD	66.47m²
REAR YARD	102.06m²
TOTAL LANDSCAPE AREA	168.53m²

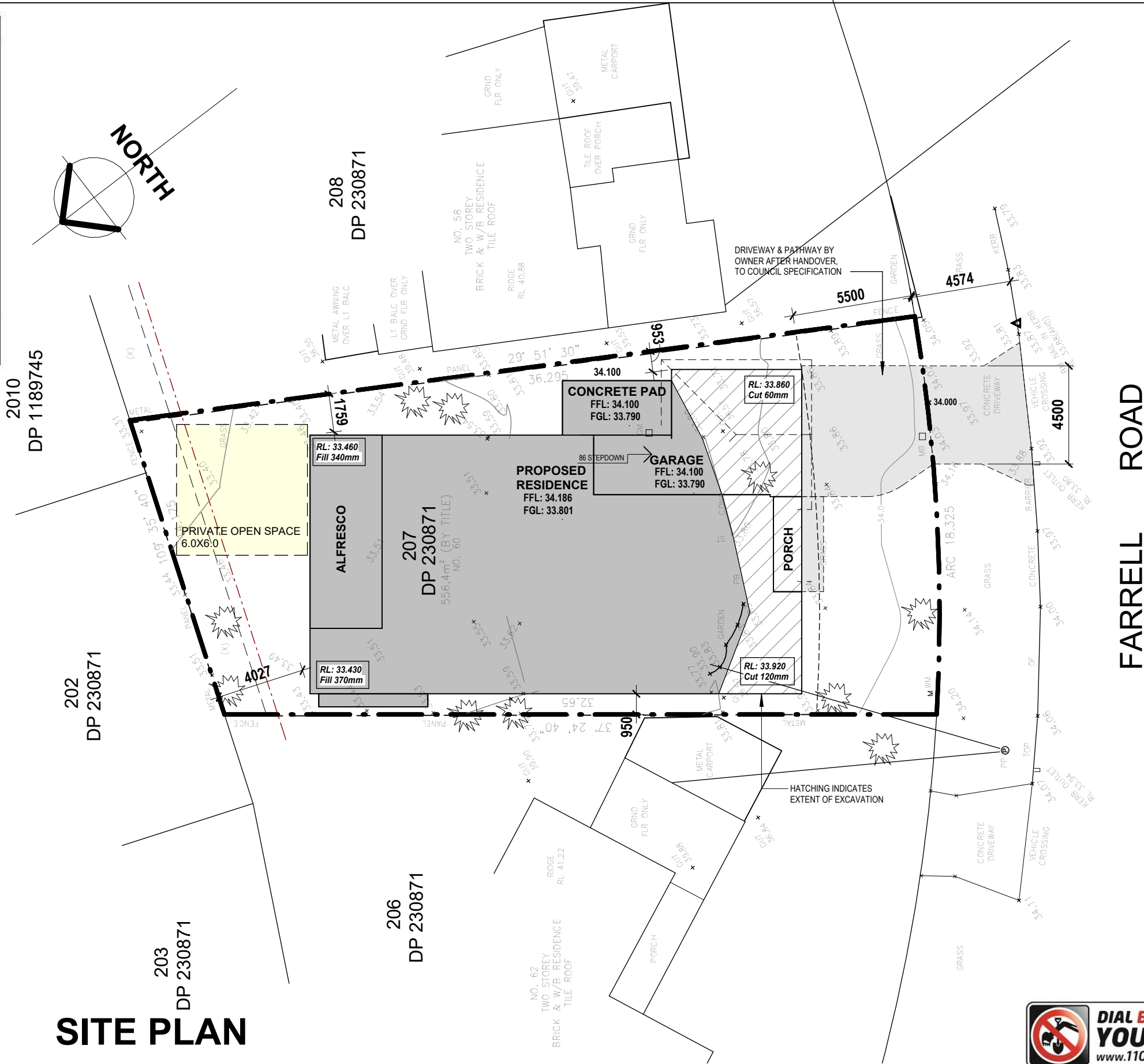
PRIVATE OPEN SPACE	
MAX ALLOWABLE BY CODE:	80.00m²
TOTAL P.O.S	122.53m²

SITE COVERAGE	250.60m² / 45.04%
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0.400m FALL OVER BUILDING ENVELOPE



SITE PLAN



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JOB No: ---

CLIENT: **Troy & Maria Rose**

SITE ADDRESS: **Lot 207 (60) Farrell Rd Bass Hill**

HOUSE TYPE

MODEL: CUSTOM SINGLE STOREY

FACADE: CUSTOM

SPECIFICATION: LUXE

DRAWING TITLE: **Site Plan**

DRAWN BY: **GJC**

PROJECT TYPE: **DA SUBMISSION PLANS**

DATE: **25.02.25**

COUNCIL AREA: **Canterbury-Bankstown**

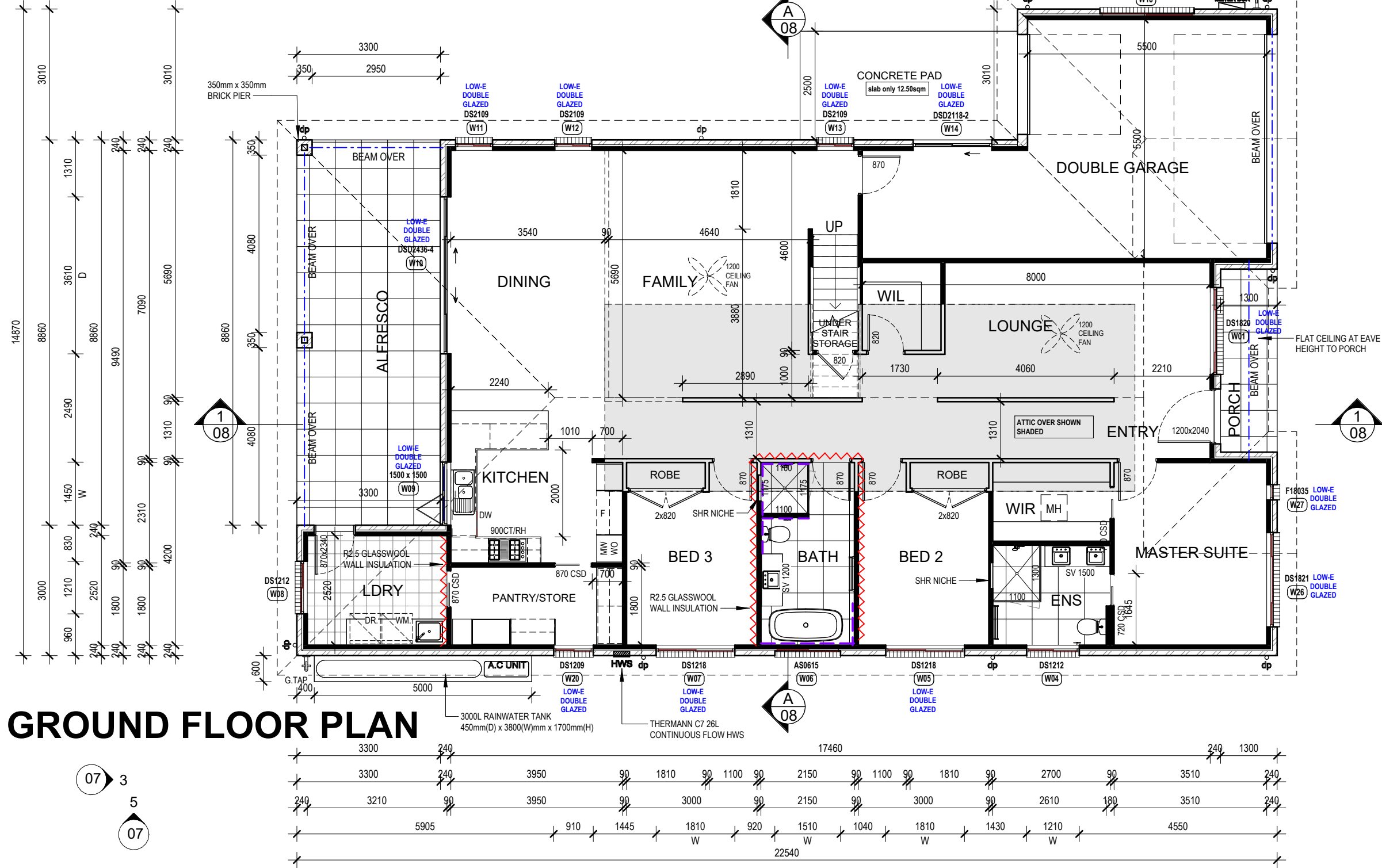
SCALE: **As indicated**

LODGEMENT: **DA**

SHEET No: **03**

ISSUE: **F**

- NOTES:
- REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
 - REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
 - REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
 - REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
 - A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC.)
 - FLOOR FINISHES AS SELECTED AS PER TENDER.
 - STACK POINT LOCATIONS, SUBJECT TO FLOOR JOIST LAYOUT.
 - STAIRS TO MEET THE MINIMUM SLIP RESISTANCE IN ACCORDANCE WITH NCC/ABC HOUSING PROVISIONS 11.2.4 + AS4586.
 - FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.
 - (A/p) = ACCESS PANEL TO FIRST FLOOR BATH.



WATERPROOFING TO COMPLY WITH
PART 10.2 OF THE NCC OR AS 3740

REINFORCEMENT TO WALL

GROUND FLOOR PLAN

FLOOR AREAS

01.Ground Floor	206.25 m ²
02.Attic	54.55 m ²
03.Garage	44.33 m ²
04.Porch	5.47 m ²
05.Alfresco	29.24 m ²
TOTAL	339.84 m ²



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JOB No: ---

CLIENT:
Troy & Maria Rose

SITE ADDRESS:
**Lot 207 (60) Farrell Rd
Bass Hill**

HOUSE TYPE

MODEL: CUSTOM SINGLE STOREY

FACADE: CUSTOM

SPECIFICATION: LUXE

DRAWING TITLE:
Ground Floor Plan

DRAWN BY: **GJC**

DATE: **25.02.25**

PROJECT TYPE:
DA SUBMISSION PLANS

COUNCIL AREA: **Canterbury-Bankstown**

SCALE: **1 : 100**

LODGEMENT: **DA**

SHEET No: **04**

ISSUE: **F**

06

4

2

06

A

08

1

08

1

08

07

3

5

07

ATTIC FLOOR PLAN



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JOB No: ---

CLIENT:

Troy & Maria Rose

SITE ADDRESS:

Lot 207 (60) Farrell Rd
Bass Hill

HOUSE TYPE

MODEL: CUSTOM SINGLE STOREY

FACADE: CUSTOM

SPECIFICATION: LUXE

DRAWING TITLE:

Attic Floor Plan

DRAWN BY:

GJC

DATE:

25.02.25

PROJECT TYPE:

DA SUBMISSION PLANS

COUNCIL AREA:

Canterbury-Bankstown

LODGE:

DA

SCALE:

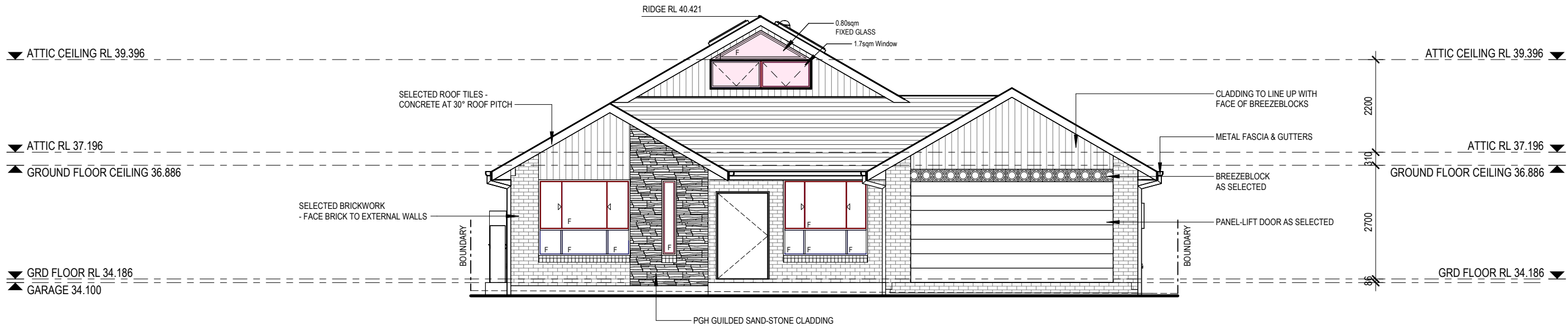
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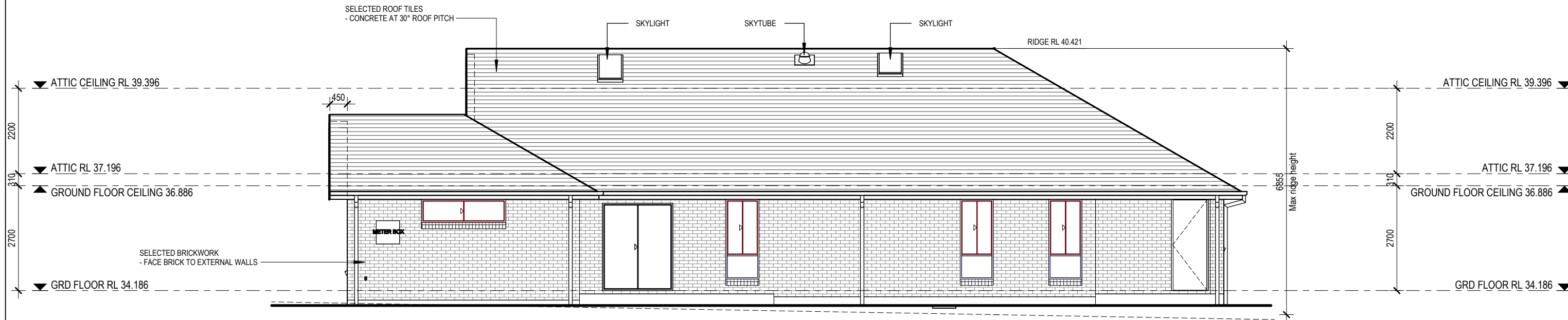
05

ISSUE:


F

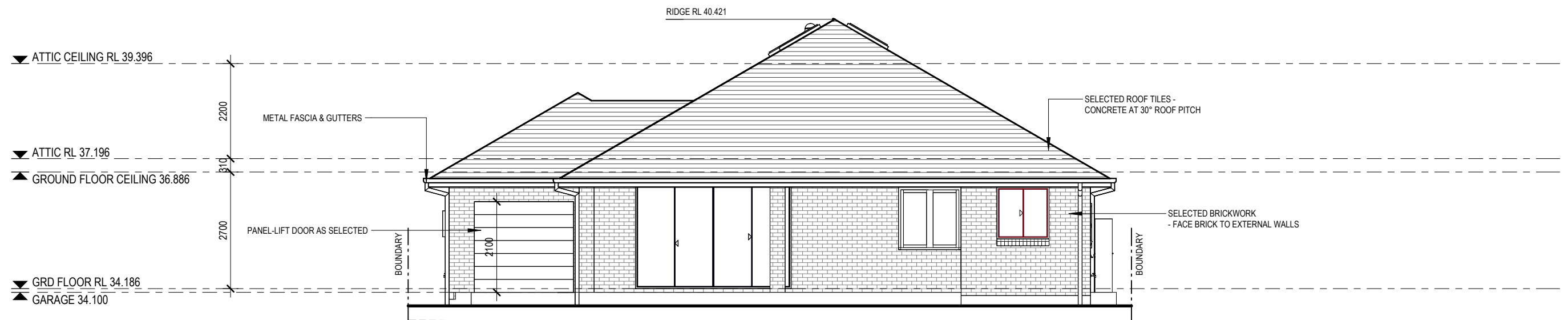


ELEVATION 1

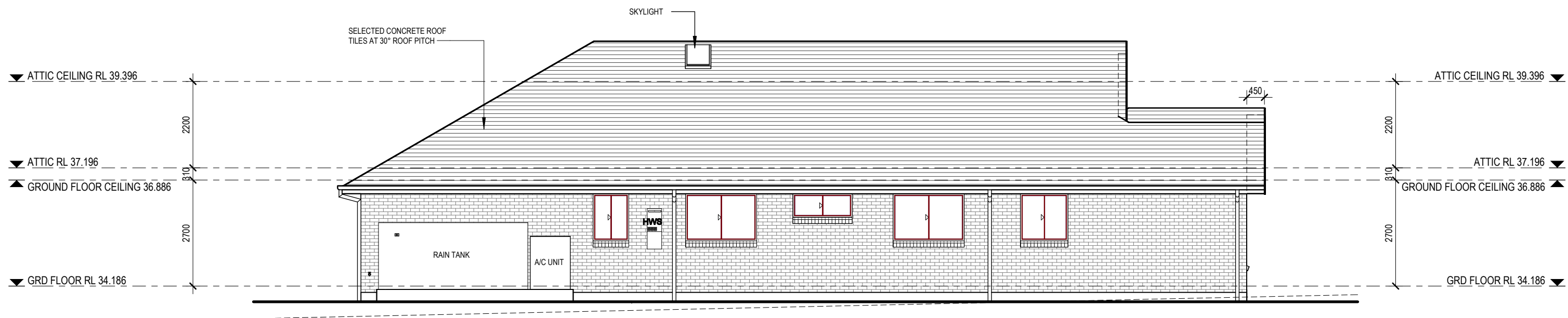


ELEVATION 2

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			CLIENT: Troy & Maria Rose		MODEL: CUSTOM SINGLE STOREY	GJC	DA SUBMISSION PLANS	
	SITE ADDRESS: Lot 207 (60) Farrell Rd Bass Hill		FACADE: CUSTOM	DATE:	COUNCIL AREA:	SCALE:		
			SPECIFICATION: LUXE	25.02.25	Canterbury-Bankstown	1 : 100		
	DRAWING TITLE: Elevations 1-2				LODGEMENT: DA	SHEET No: 06	ISSUE: F	



ELEVATION 3



ELEVATION 4

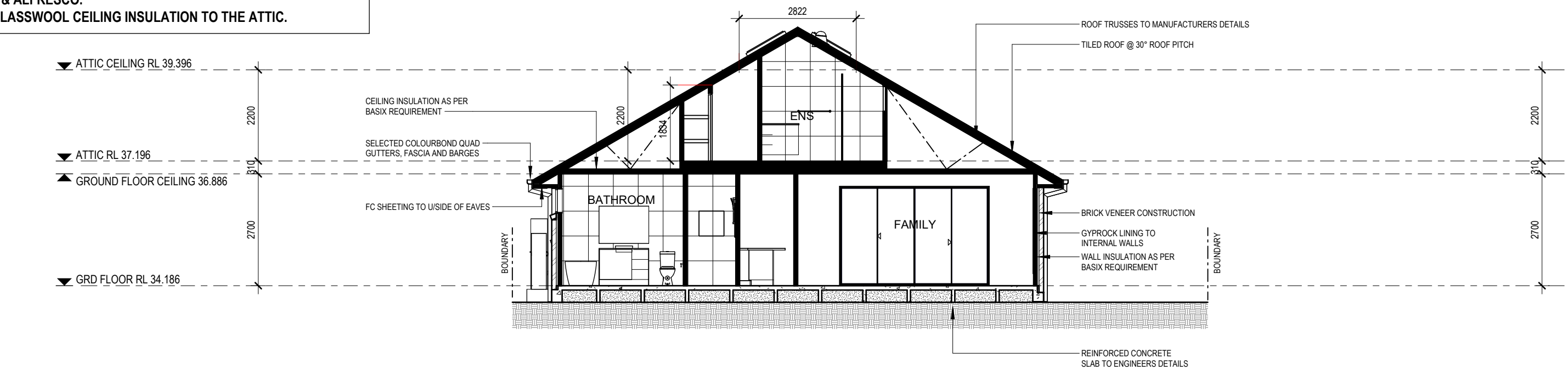


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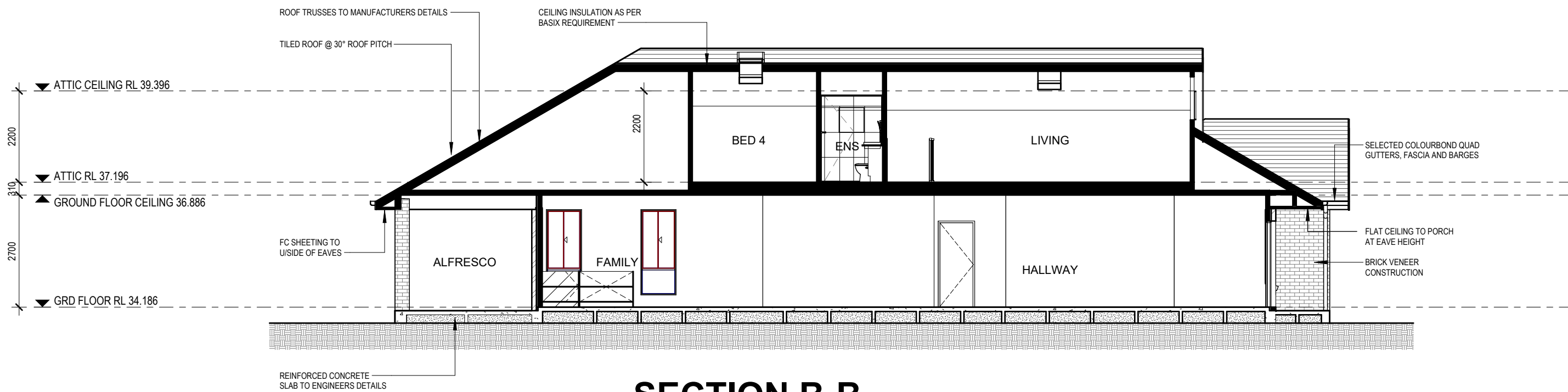
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JOB No: ---	HOUSE TYPE	DRAWN BY:	PROJECT TYPE:		
CLIENT: Troy & Maria Rose	MODEL: CUSTOM SINGLE STOREY	GJC	DA SUBMISSION PLANS		
SITE ADDRESS: Lot 207 (60) Farrell Rd Bass Hill	FACADE: CUSTOM	DATE:	COUNCIL AREA:	SCALE:	
	SPECIFICATION: LUXE	25.02.25	Canterbury-Bankstown	1 : 100	
	DRAWING TITLE: Elevations 3-4	LODGEMENT: DA	SHEET No: 07	ISSUE: F	


CEILING INSULATION:
- R6.0 GLASSWOOL CEILING INSULATION TO CEILINGS
THROUGHOUT EXCLUDING CEILINGS BELOW ATTIC, GARAGE,
PORCH & ALFRESCO.
- R4.1 GLASSWOOL CEILING INSULATION TO THE ATTIC.




SECTION A-A

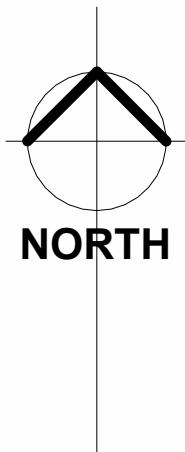



SECTION B-B

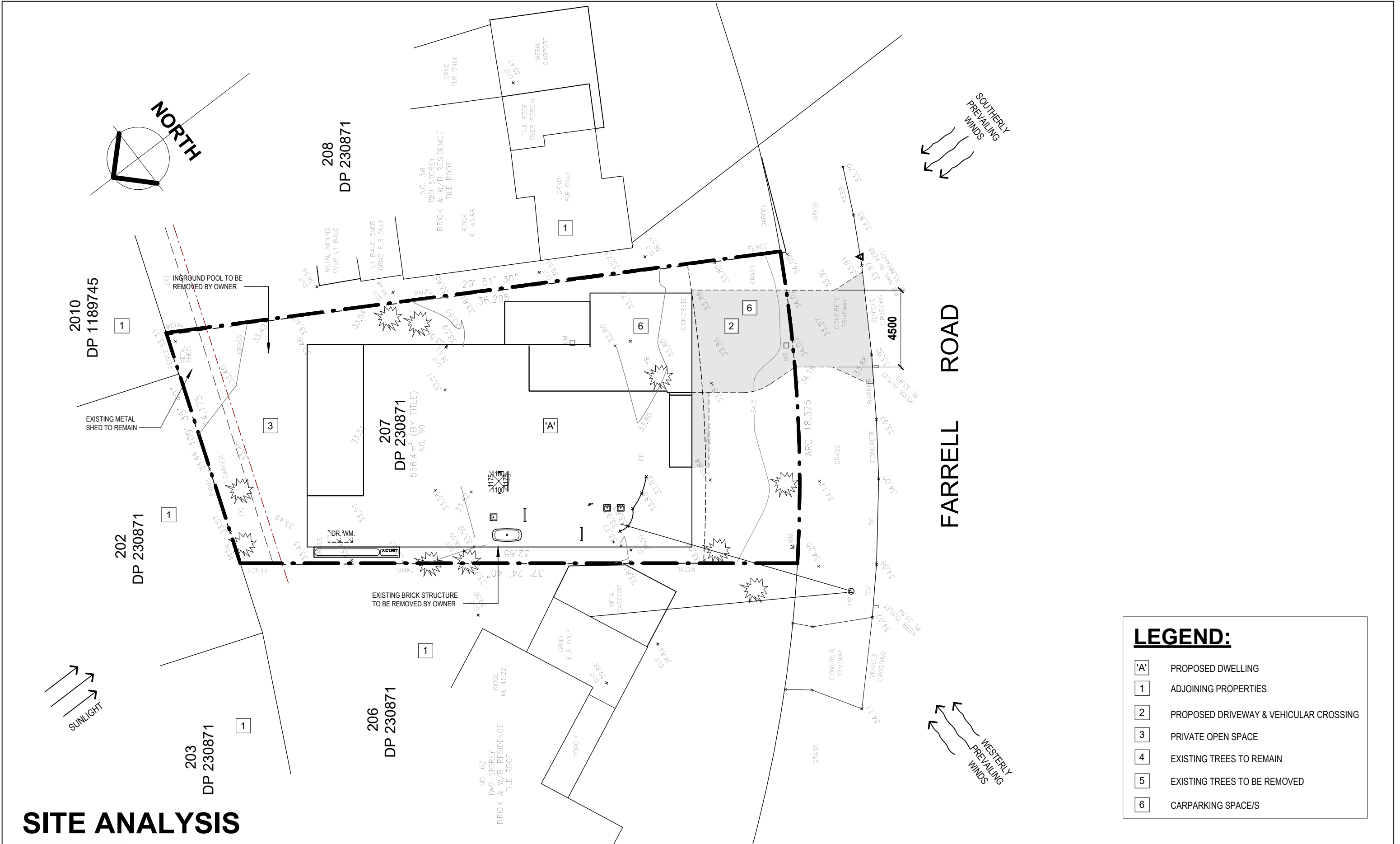
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			SPECIFICATION: LUXE		25.02.25		Canterbury-Bankstown		1 : 100		
			DRAWING TITLE: Sections		LODGEMENT: DA		SHEET No: 08		ISSUE: F		

BASIX COMMITMENTS		
PROJECT DETAILS		
Site Area	556.4	m²
Roof Area	318	m²
Number of bedrooms	4	
Total area of vegetation (garden & lawn)	169	m²
ABSA Certificate Number (if applicable)	11658572	
Net Conditioned Floor Area	220.8	m²
Net Unconditioned Floor Area	17	m²
Climate Zone	56	
Cooling Load (if applicable)	12	MJ/m²/pa
Heating Load (if applicable)	18	MJ/m²/pa
WATER COMMITMENTS		
FIXTURES		
All showers minimum 4 star rating		
Toilet flushing system minimum 4 star rating		
All basin Taps minimum 4 star rating		
All Kitchane Taps minimum 4 star rating		
ALTERNATIVE WATER		
Rain tank to have a capacity of 3000L		
Rainwater Tank to collect at least 254.62m² of rain runoff from roof area.		
Rainwater tank to be connected to all toilets & cold water tap that supplies each clothes washer in the development. At least 1 outdoor tap (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply).		
ENERGY COMMITMENTS		
HOT WATER		
Hot water system to be gas instantaneous min 7 stars		
COOLING SYSTEMS		
The applicant must install the following cooling system, or a system with a higher energy rating in at least 1 living area: 1 phase airconditioning: Enery rating : EER: 3.0-3.5. In at least 1 bedroom: 1 phase airconditioning: Enery rating : EER: 3.0-3.5.		
HEATING SYSTEMS		
The applicant must install the following heating system, or a system with a higher energy rating in at least 1 living area: 1 phase airconditioning: Enery rating : EER: 3.0-3.5. In at least 1 bedroom: 1 phase airconditioning: Enery rating : EER: 3.0-3.5.		
VENTILATION		
At least 1 Bathroom: individual fan, ducted to façade or roof: Operation control manual switch on/off		
Kitchen: individual fan, ducted to façade or roof: Operational control: manual switch on/off		
Laundry: Natural ventilation only, or no lundry: Operational control: N/A		
ARTIFICIAL LIGHTING		
The applicant must ensure that a min 80% of lights are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps		
NATURAL LIGHTING		
Window and/or skylight in the kitchen.		
Window and/or skylight in 3 bathrooms/toilets.		


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	ADDRESS SUITE 1103, 31 LASSO ROAD GREGORY HILLS, NSW 2557 PHONE: (02) 8328 1388		SITE ADDRESS: Lot 207 (60) Farrell Rd Bass Hill		FACADE: CUSTOM		DATE:		COUNCIL AREA:		SCALE:		
					SPECIFICATION: LUXE		25.02.25		Canterbury-Bankstown				
					DRAWING TITLE: Basix Details				LODGEMENT: DA		SHEET No: 09		ISSUE: F

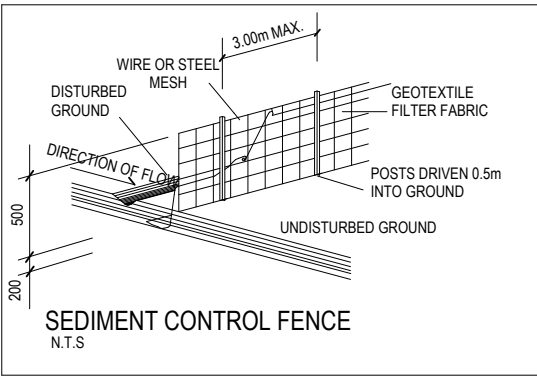
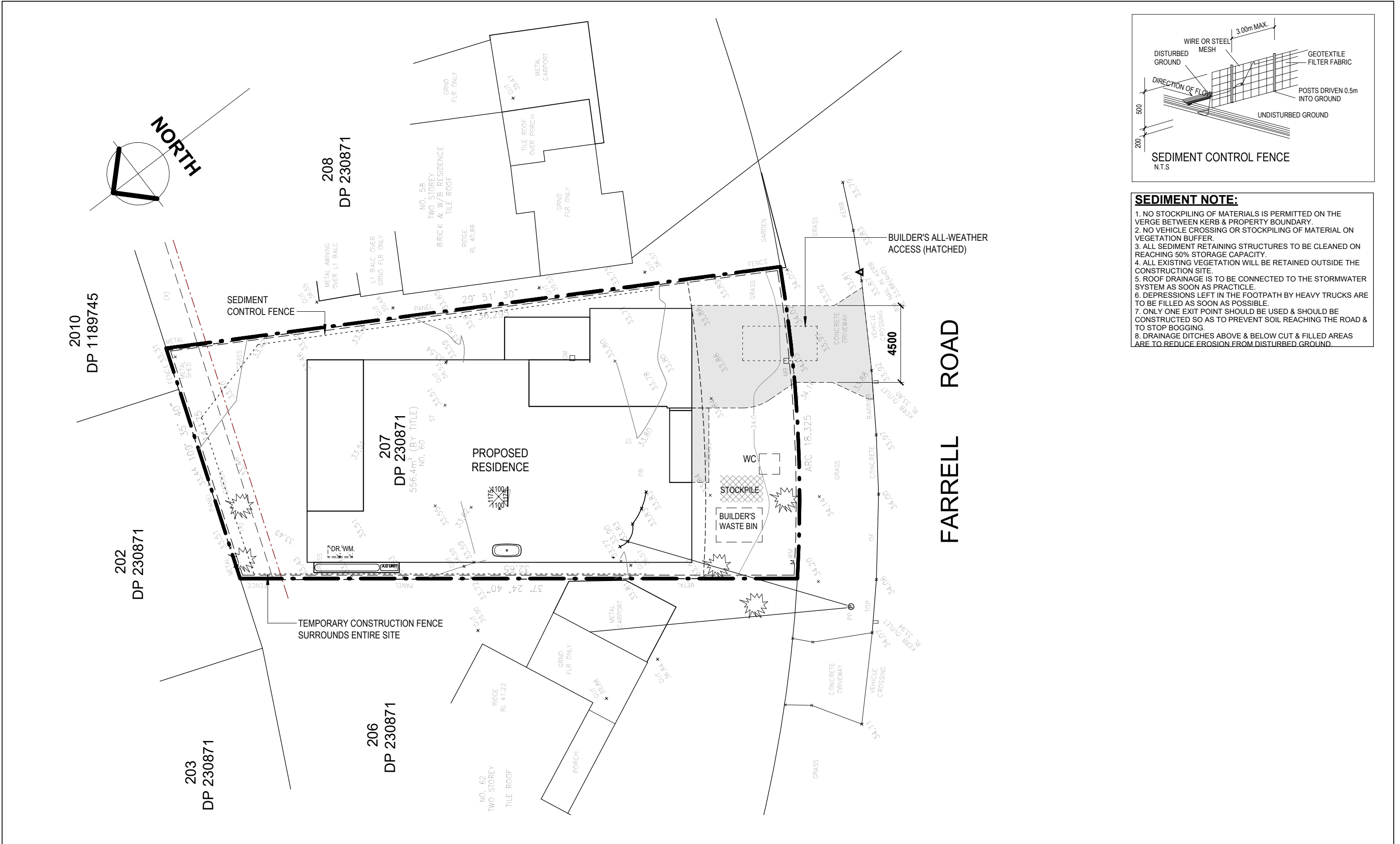


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			SPECIFICATION: LUXE		25.02.25		Canterbury-Bankstown		1 : 300		
					DRAWING TITLE: Shadows				LODGEMENT: DA		SHEET No: 10




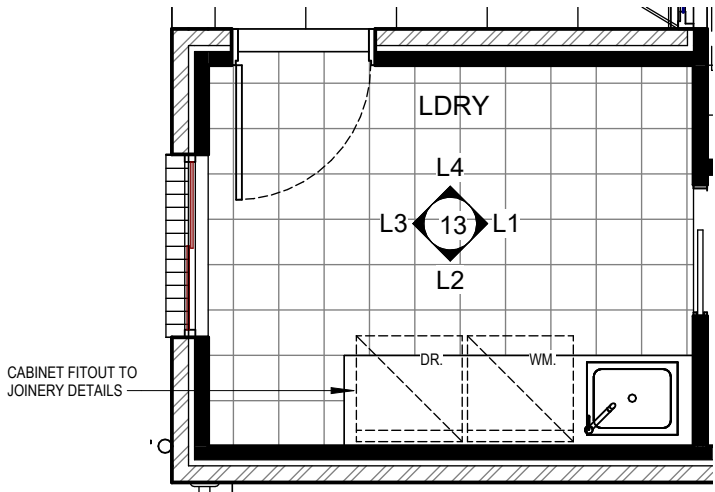
SITE ANALYSIS

 ASHMONT HOMES	THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF ASHMONT HOMES ©	GENERAL NOTES: -LEVELS ARE APPROX. ONLY AND SHOULD ONLY BE VERIFIED ON SITE PRIOR TO COMMENCING. -FIGURED DIMENSIONS ARE TO BE TAKEN IN PREFERENCE TO SCALING. -ALL MEASUREMENTS ARE IN MILLIMETERS UNLESS OTHERWISE STATED. -WINDOW SIZES ARE NOMINAL ONLY. FINAL WINDOW SCHEDULE BY BUILDER. -DIMENSIONS ARE TO BE VERIFIEDBY BUILDER PRIOR TO COMMENCEMENT OF WORK. -ALL SERVICES ARE TO BE LOCATED PRIOR TO COMMENCEMENT OF WORK -ALL CONSTRUCTION TO BE IN ACCORDANCE WITH B.C.A. AND ANY OTHER RELEVANT AUSTRALIAN STANDARDS. -ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ATTACHED BASIX CERTIFICATE.	JOB No: ---		HOUSE TYPE		DRAWN BY:		PROJECT TYPE:		
			CLIENT: Troy & Maria Rose		MODEL: CUSTOM SINGLE STOREY		GJC		DA SUBMISSION PLANS		
	SITE ADDRESS: Lot 207 (60) Farrell Rd Bass Hill		FACADE: CUSTOM		DATE:		COUNCIL AREA:		SCALE:		
			SPECIFICATION: LUXE		25.02.25		Canterbury-Bankstown		1 : 200		
			DRAWING TITLE: Site Analysis		LODGEMENT: DA		SHEET No: 11	ISSUE: F			

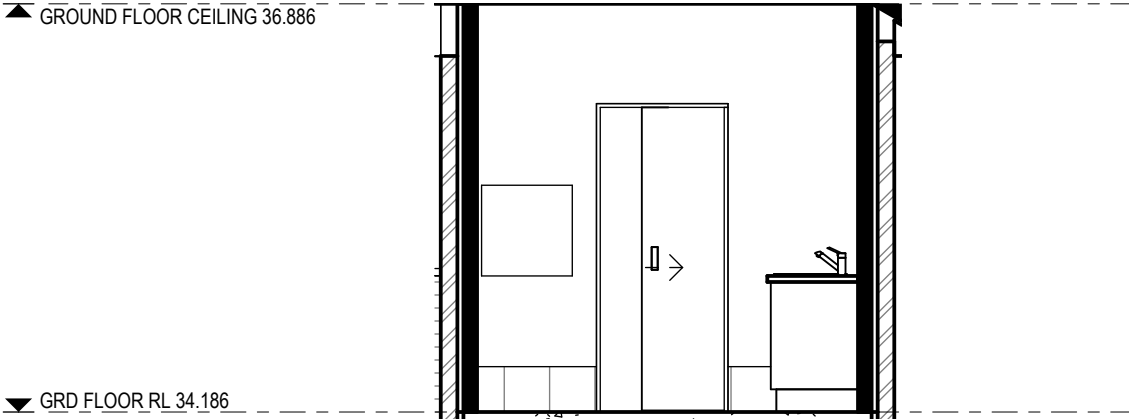


- SEDIMENT NOTE:**
1. NO STOCKPILING OF MATERIALS IS PERMITTED ON THE VERGE BETWEEN KERB & PROPERTY BOUNDARY.
 2. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL ON VEGETATION BUFFER.
 3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY.
 4. ALL EXISTING VEGETATION WILL BE RETAINED OUTSIDE THE CONSTRUCTION SITE.
 5. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICABLE.
 6. DEPRESSIONS LEFT IN THE FOOTPATH BY HEAVY TRUCKS ARE TO BE FILLED AS SOON AS POSSIBLE.
 7. ONLY ONE EXIT POINT SHOULD BE USED & SHOULD BE CONSTRUCTED SO AS TO PREVENT SOIL REACHING THE ROAD & TO STOP BOGGING.
 8. DRAINAGE DITCHES ABOVE & BELOW CUT & FILLED AREAS ARE TO REDUCE EROSION FROM DISTURBED GROUND.

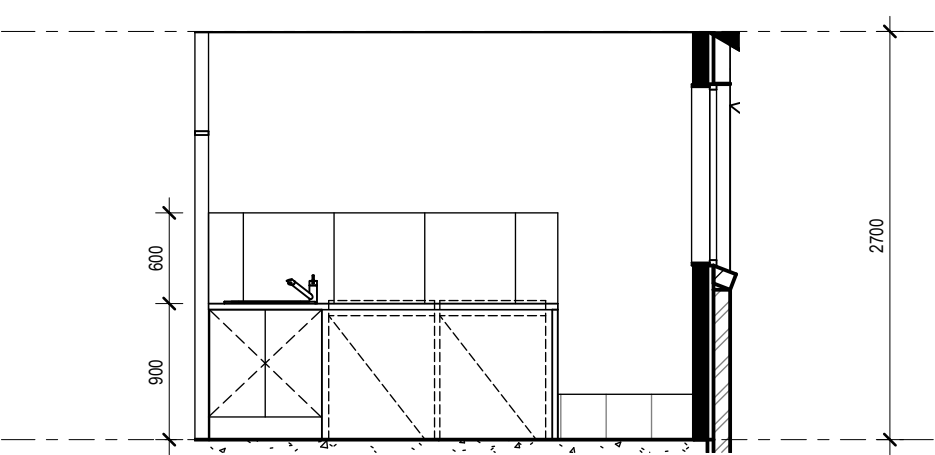
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	ADDRESS SUITE 1103, 31 LASSO ROAD GREGORY HILLS, NSW 2557 PHONE: (02) 8328 1388				CLIENT: Troy & Maria Rose		MODEL: CUSTOM SINGLE STOREY FACADE: CUSTOM SPECIFICATION: LUXE		GJC		DA SUBMISSION PLANS			
									DATE:		COUNCIL AREA:		SCALE:	
									25.02.25		Canterbury-Bankstown		1 : 200	
					SITE ADDRESS: Lot 207 (60) Farrell Rd Bass Hill		DRAWING TITLE: Sediment Control Plan				LODGEMENT: DA		SHEET No: 12	ISSUE: F



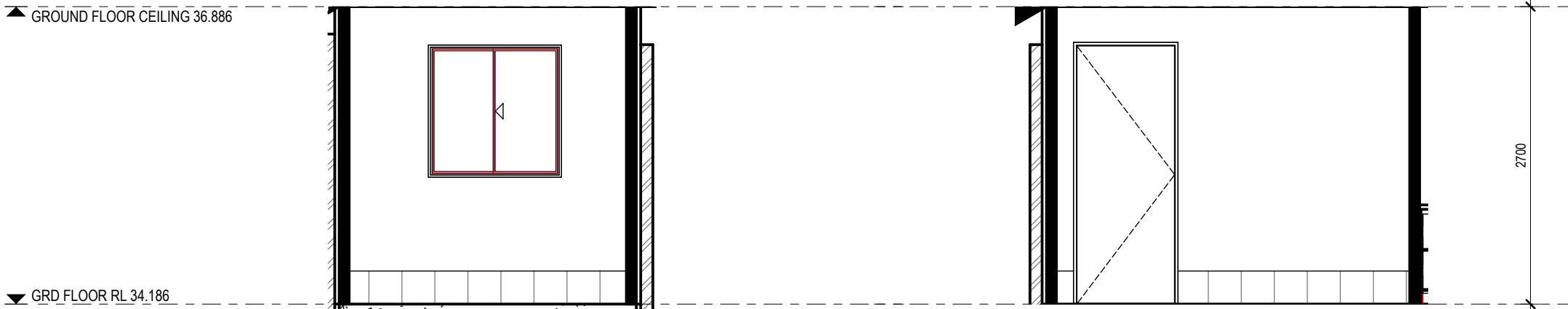
L'DRY / PDR



L1




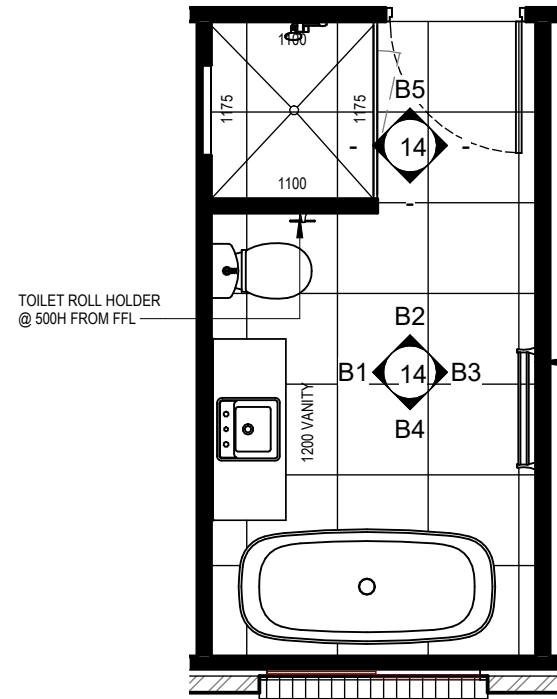
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L3

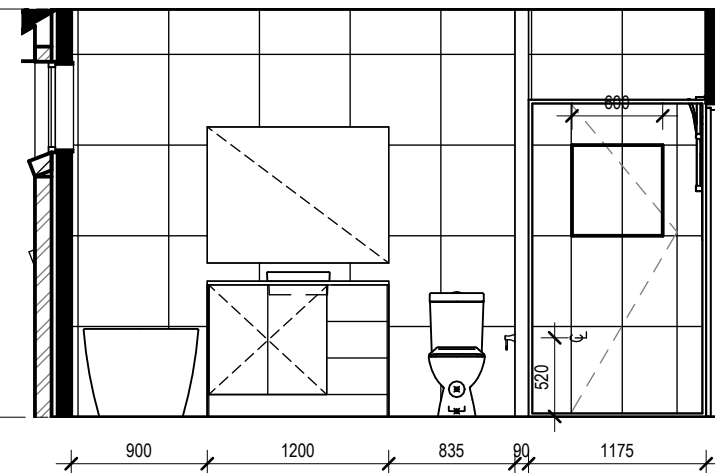
L4

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			CLIENT: Troy & Maria Rose		MODEL: CUSTOM SINGLE STOREY		GJC		DA SUBMISSION PLANS		
	SITE ADDRESS: Lot 207 (60) Farrell Rd Bass Hill		FACADE: CUSTOM		DATE:		COUNCIL AREA:		SCALE:		
			SPECIFICATION: LUXE		25.02.25		Canterbury-Bankstown		1 : 50		
			DRAWING TITLE: L'dry		LODGEMENT: DA		SHEET No: 13		ISSUE: F		

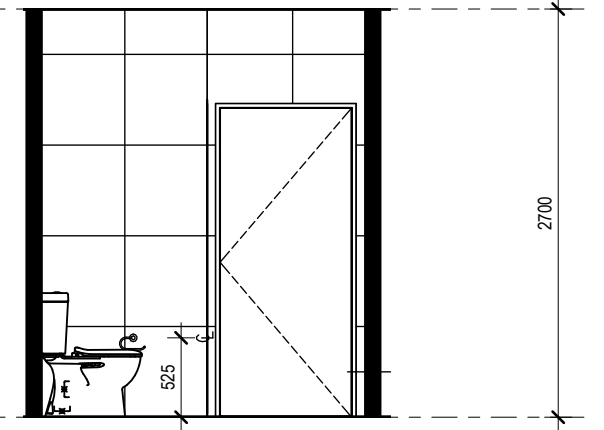


▲ GROUND FLOOR CEILING 36.886

▼ GRD FLOOR RL 34.186



B1

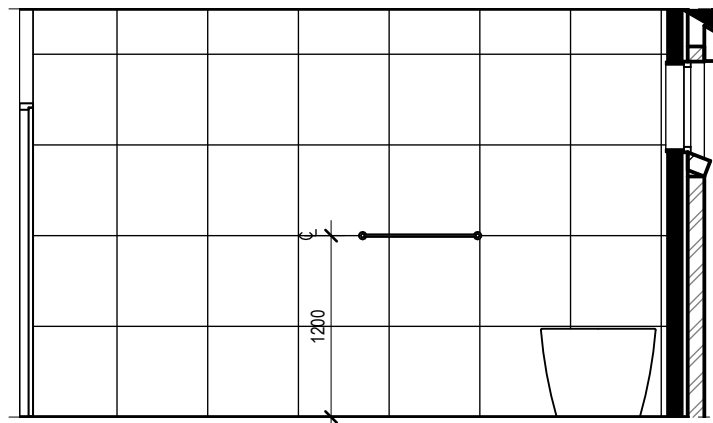


B2

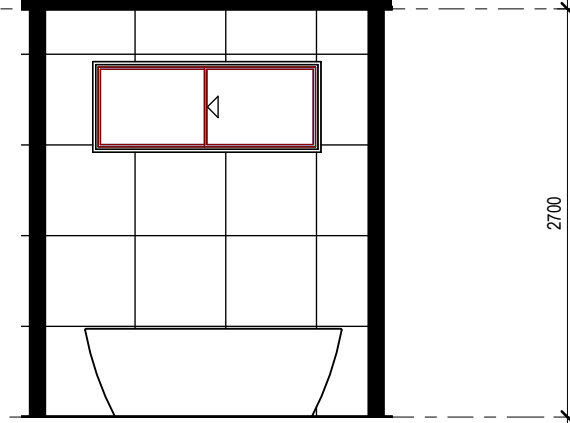
BATHROOM

▲ GROUND FLOOR CEILING 36.886

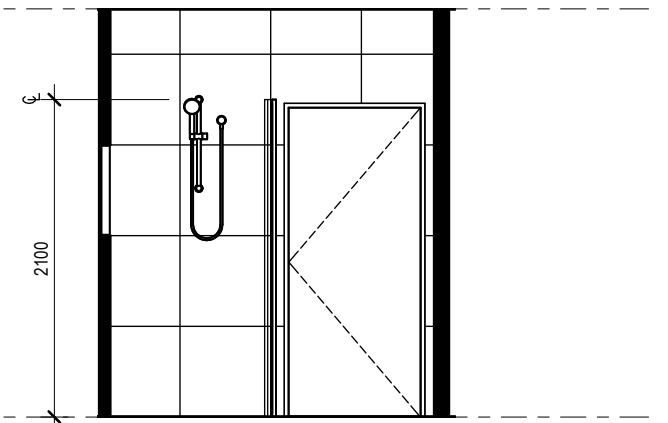
▼ GRD FLOOR RL 34.186



B3



B4



B5



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2557

PHONE: (02) 8328 1388

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- ALL CONSTRUCTION TO BE IN ACCORDANCE WITH ATTACHED BASIX CERTIFICATE.

JOB No: ---

CLIENT:

Troy & Maria Rose

SITE ADDRESS:

**Lot 207 (60) Farrell Rd
Bass Hill**

HOUSE TYPE

MODEL: CUSTOM SINGLE STOREY

FACADE: CUSTOM

SPECIFICATION: LUXE

DRAWING TITLE:

Bathroom

DRAWN BY:

GJC

DATE:

25.02.25

PROJECT TYPE:

DA SUBMISSION PLANS

COUNCIL AREA:

Canterbury-Bankstown

LODGEMENT:

DA

SCALE:

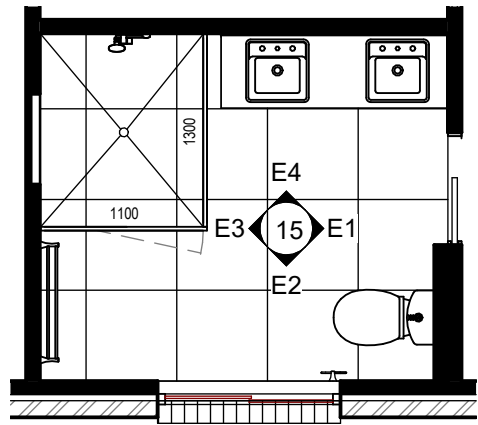
1 : 50

SHEET No:

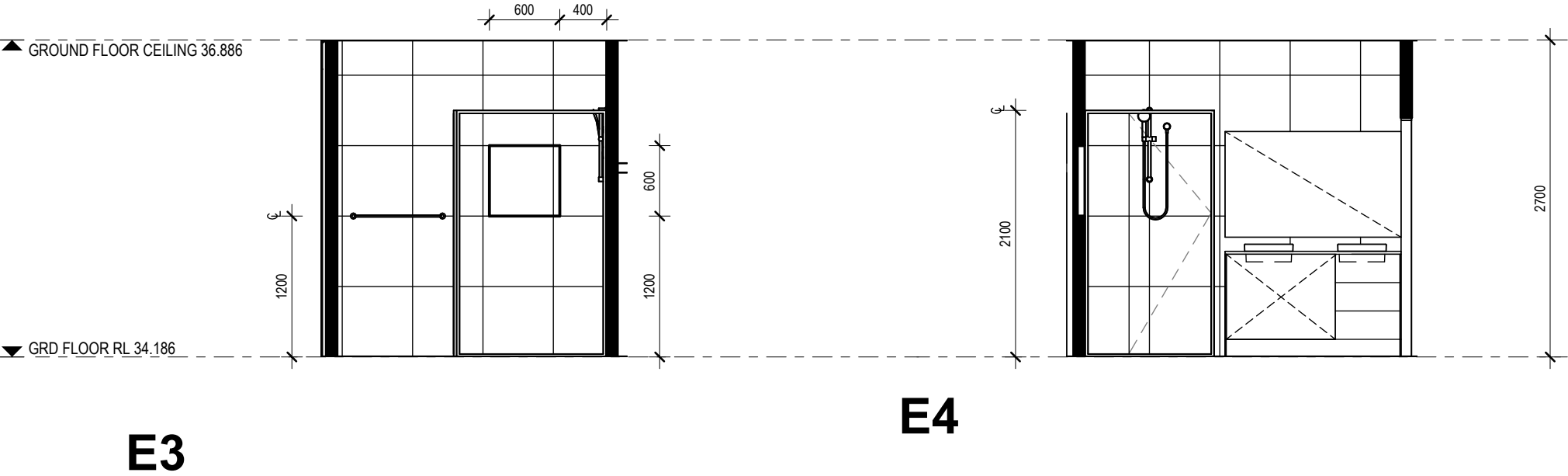
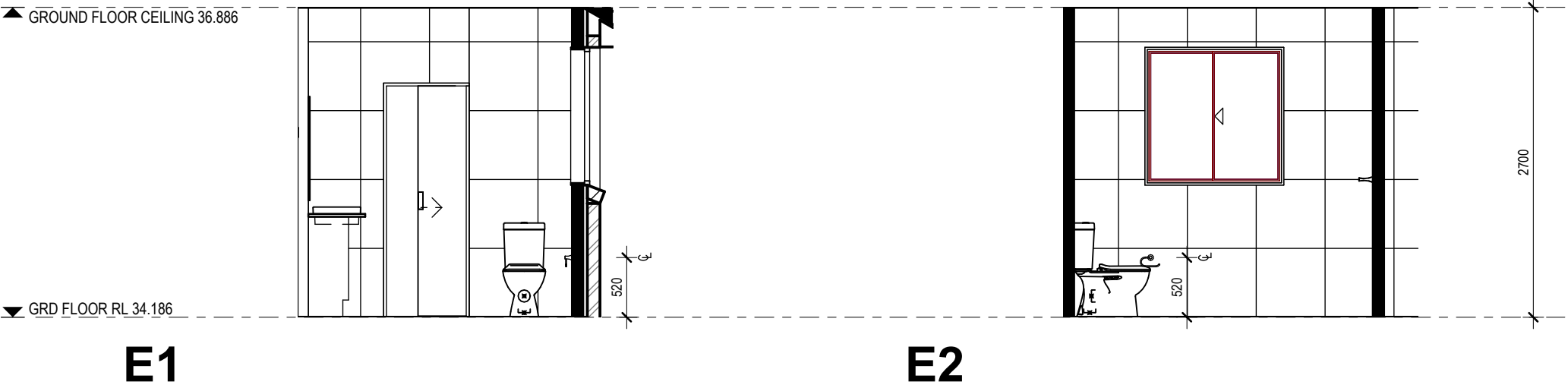
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ISSUE:

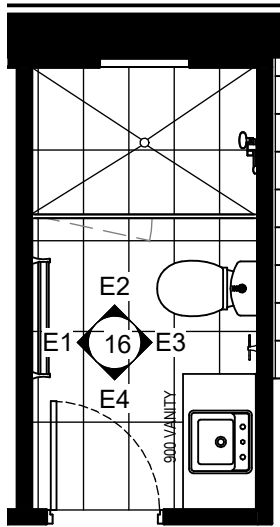
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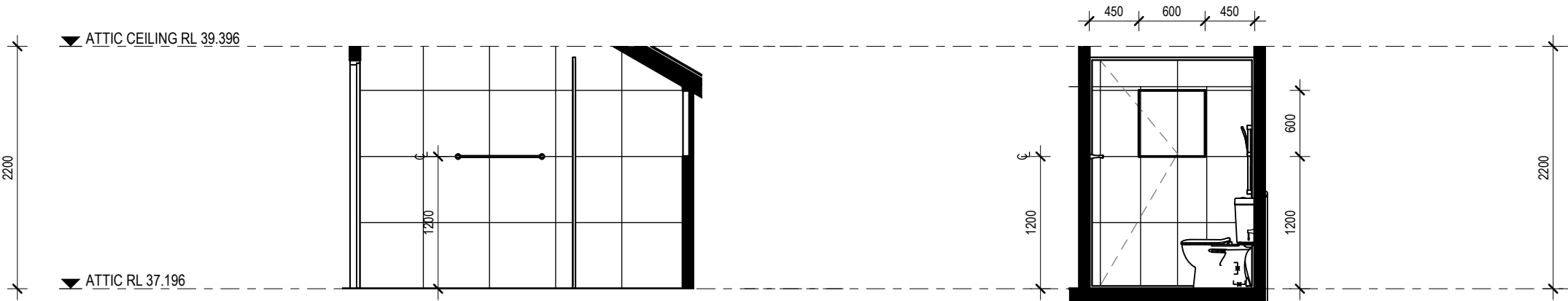
BED 1 ENSUITE



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			CLIENT: Troy & Maria Rose		MODEL: CUSTOM SINGLE STOREY		GJC		DA SUBMISSION PLANS			
	SITE ADDRESS: Lot 207 (60) Farrell Rd Bass Hill		FACADE: CUSTOM		DATE:		COUNCIL AREA:		SCALE:			
			SPECIFICATION: LUXE		25.02.25		Canterbury-Bankstown		1 : 50			
ADDRESS SUITE 1103, 31 LASSO ROAD GREGORY HILLS, NSW 2557 PHONE: (02) 8328 1388			DRAWING TITLE: Bed 1 Ensuite				LODGEMENT: DA		SHEET No: 15		ISSUE: F	



ATTIC ENSUITE




A1

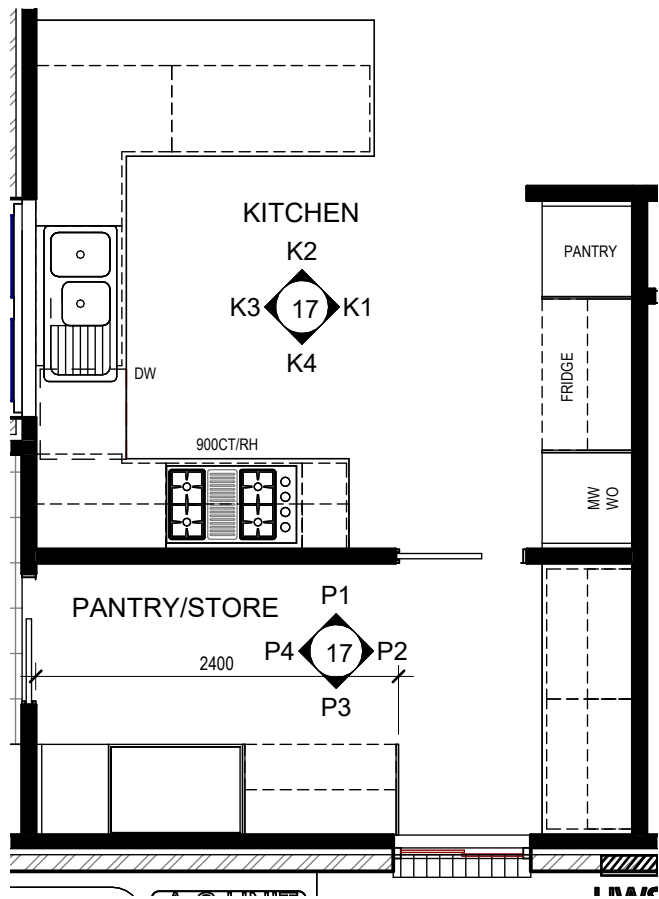
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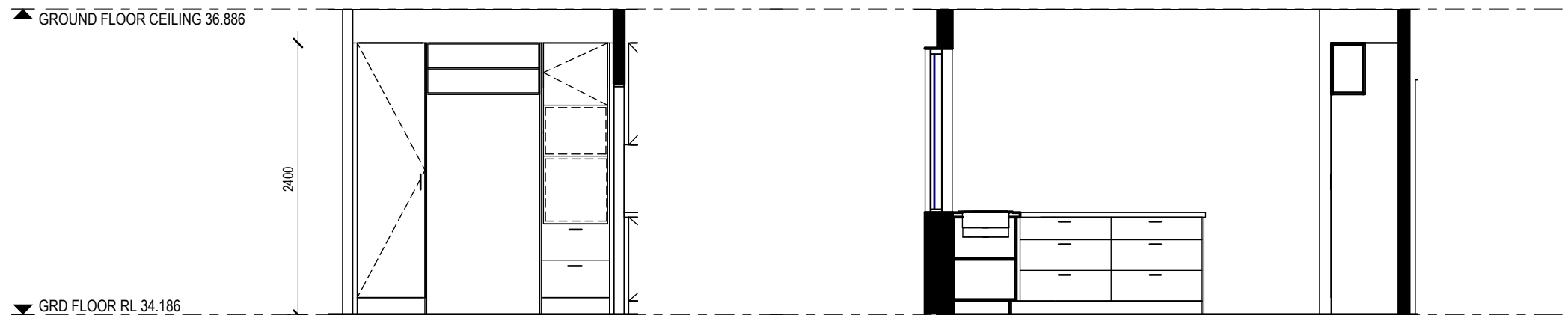
A3

A4

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			CLIENT: Troy & Maria Rose		MODEL: CUSTOM SINGLE STOREY		GJC		DA SUBMISSION PLANS		
	SITE ADDRESS: Lot 207 (60) Farrell Rd Bass Hill		FACADE: CUSTOM		DATE:		COUNCIL AREA:		SCALE:		
			SPECIFICATION: LUXE		DRAWING TITLE: Attic Ensuite		LODGEMENT: DA		SHEET No: 16		ISSUE: F
ADDRESS SUITE 1103, 31 LASSO ROAD GREGORY HILLS, NSW 2557 PHONE: (02) 8328 1388											

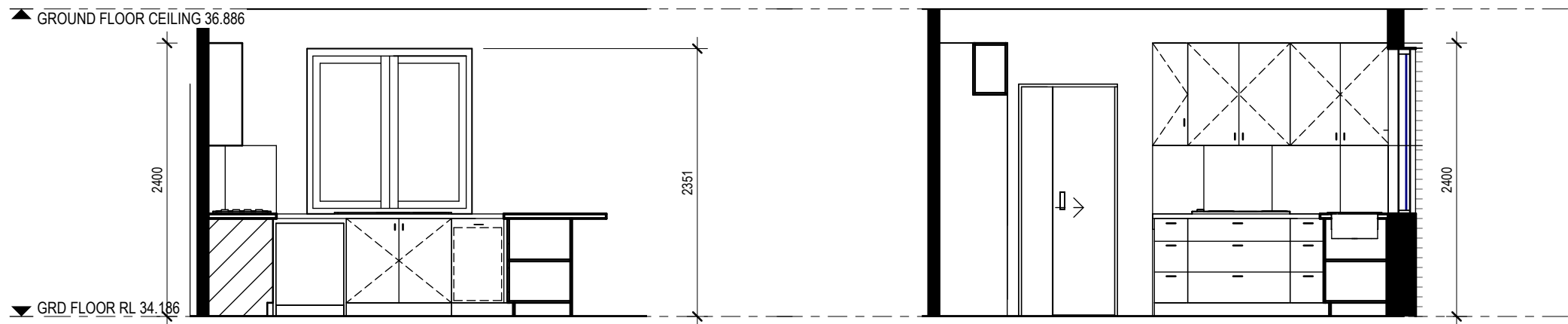


KITCHEN/PANTRY



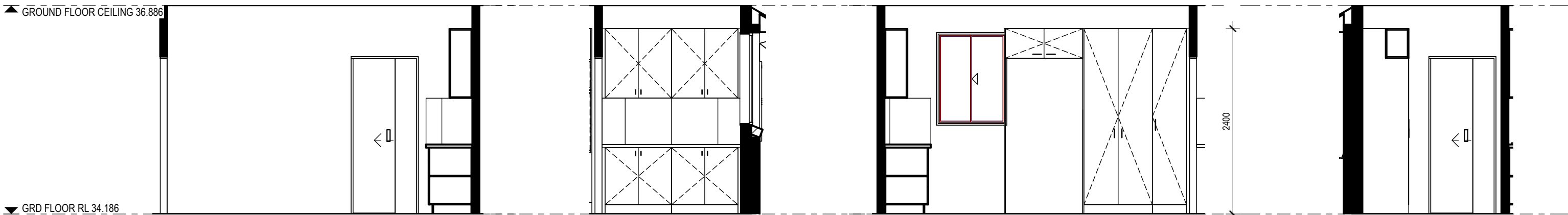
K1

K2



K3

K4



P1

P2

P3

P4



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CERTIFICATE.

JOB No: ---
CLIENT: **Troy & Maria Rose**
SITE ADDRESS:
**Lot 207 (60) Farrell Rd
Bass Hill**

HOUSE TYPE
MODEL: CUSTOM SINGLE STOREY
FACADE: CUSTOM
SPECIFICATION: LUXE
DRAWING TITLE:
Kitchen

DRAWN BY: **GJC**
DATE: **25.02.25**
LODGE MENT: **DA**
PROJECT TYPE: **DA SUBMISSION PLANS**
COUNCIL AREA: **Canterbury-Bankstown**
SCALE: **1 : 50**

SHEET No: **17**
ISSUE: **F**