

BENJAMIN &
CLAIRE O'DONNELL
57 THIRD STREET
ASHBURY
CANTERBURY-BANKSTOWN

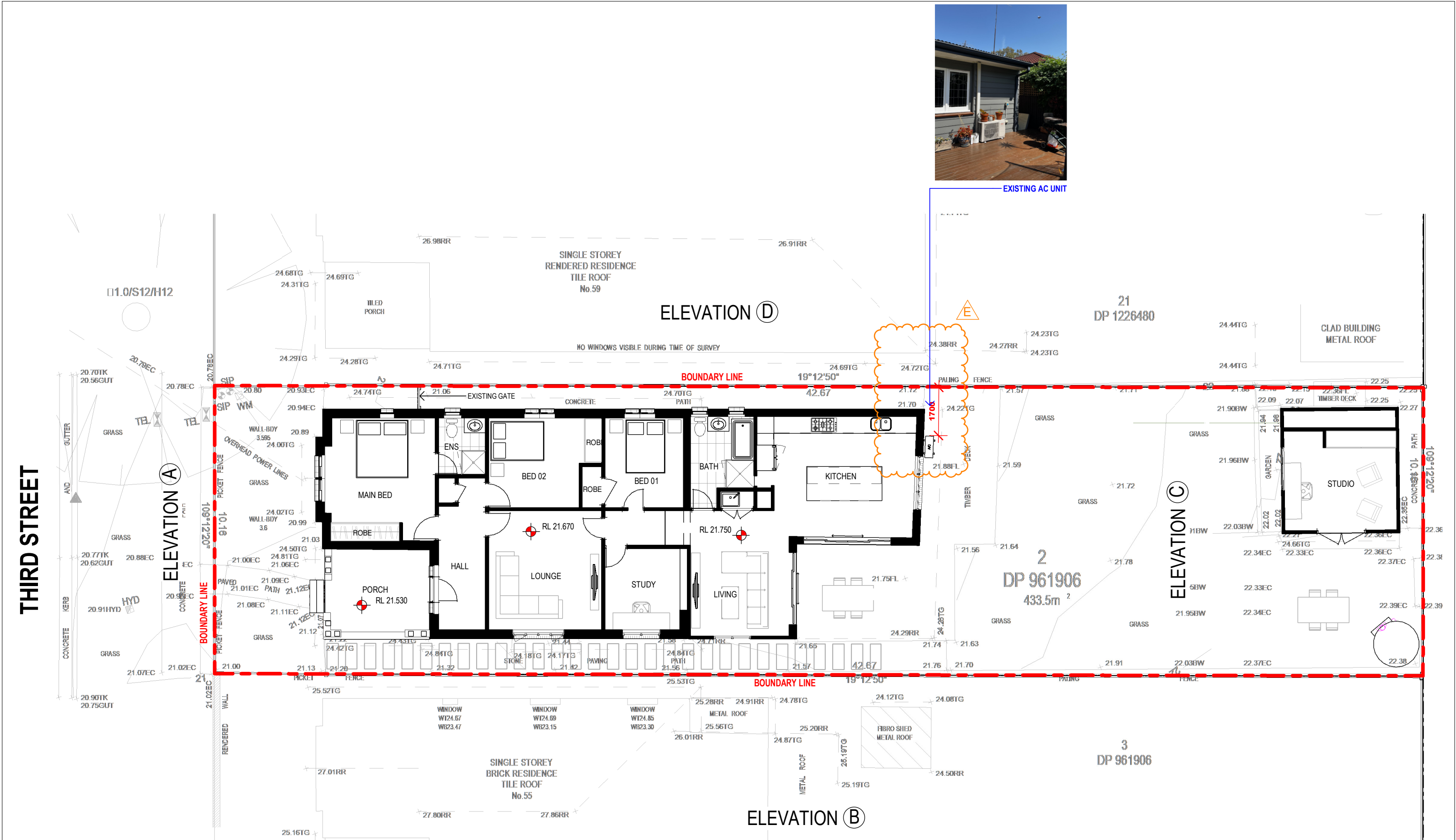
SECTION 4.55
DA-1249/2022

DRAWING LIST

A00	TITLE	D	31-03-23
A81	EXISTING GROUND FLOOR PLAN	E	20-10-23
A90	DEMOLITION PLAN	D	31-03-23
A92	DEMOLITION ROOF PLAN	D	31-03-23
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A403	CONCEPT LANDSCAPING	D	31-03-23
A800	MATERIALS & FINISHES SCHEDULE	D	31-03-23
A801	BASIX COMMITMENTS	D	31-03-23



THIRD STREET



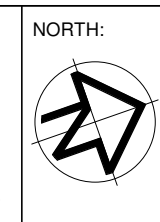
EXISTING GROUND FLOOR PLAN

ISSUE FOR SECTION 4.55

Rev	Revision	By	Date
A	DA	BC	24-10-22
B	DA AMENDMENTS	BC	09-12-22
C	RFI	BC/CD	29-03-23
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23
E	SECTION 4.55	BC	20-10-23

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Suite C1 - 415 Illawarra Road, Marrickville, NSW 2204
Ph: (02) 9565 2265
www.designplusrdrafting.com.au

CLIENT:
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ADDRESS:
57 THIRD STREET
ASHBURY
CANTERBURY-BANKSTOWN

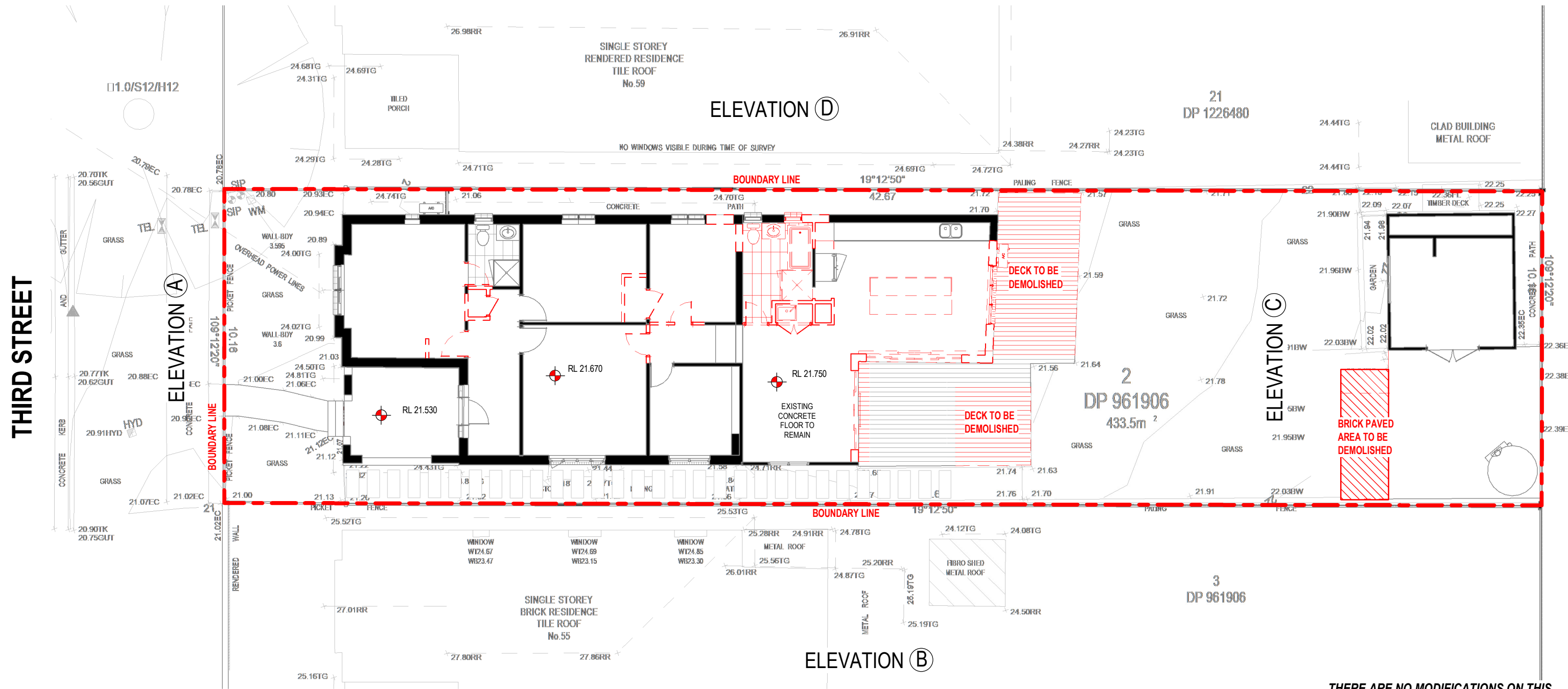
DATE: 20-10-23
SCALE: 1 : 125 @ A3
PROJECT No: A13,620
ISSUE: E (Please discard all other plans)

SHEET NO:
A81

LEGEND:

EXISTING STRUCTURES TO BE REMOVED

EXISTING STRUCTURES TO REMAIN



THERE ARE NO MODIFICATIONS ON THIS SHEET THAT ARE PART OF THIS SECTION 4.55 APPLICATION.

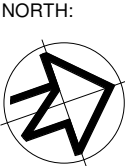
ISSUE FOR SECTION 4.55

DEMOLITION PLAN

Rev	Revision	By	Date
A	DA	BC	24-10-22
B	DA AMENDMENTS	BC	09-12-22
C	RFI	BC/CD	29-03-23
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23
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LOCATION: L:\Client Jobs & Projects\A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell\01 - Architectural & Documents\01 - Revit\A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell - [Section 4.55].rvt

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DATE: **31-03-23**
SCALE: **As indicated @ A3**
PROJECT No: **A13,620**

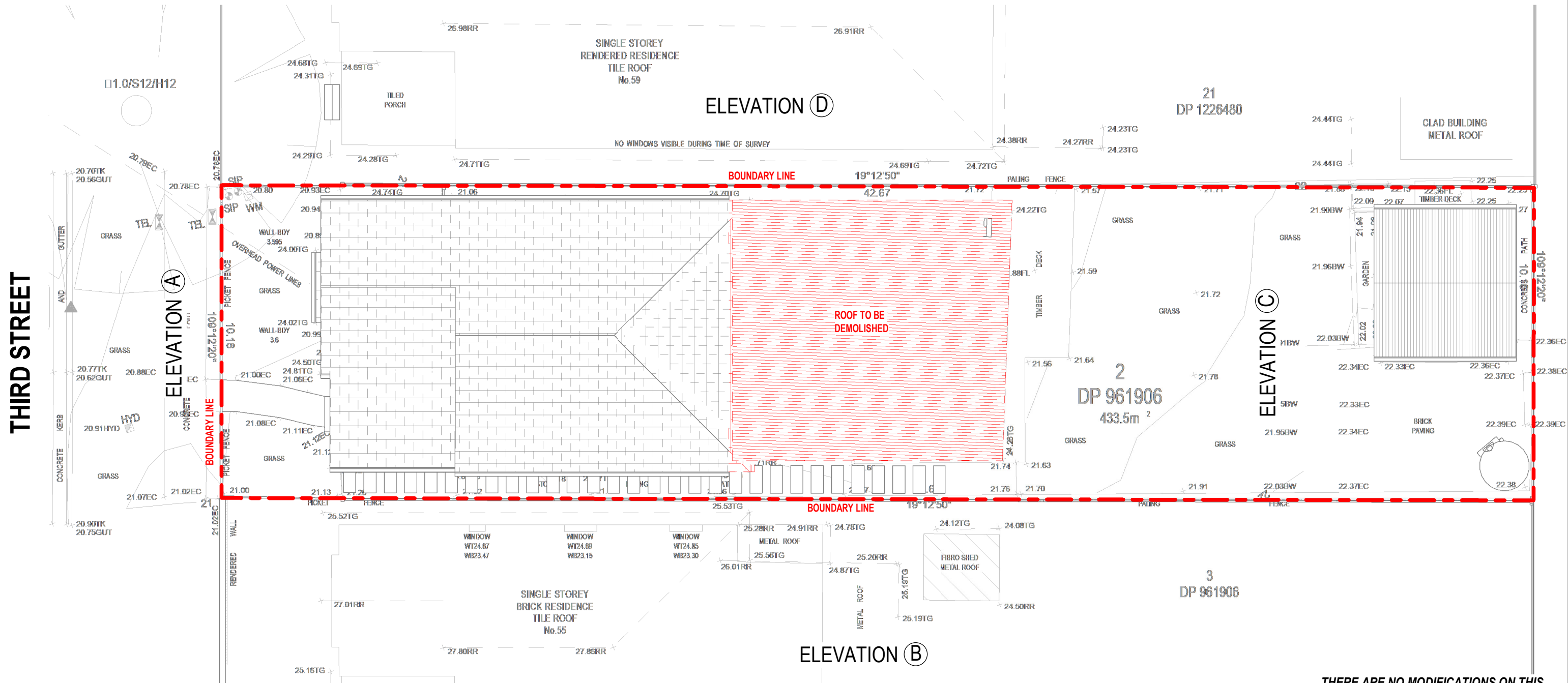
SHEET NO:
A90

ISSUE: **D** (Please discard all other plans)

LEGEND:

EXISTING STRUCTURES TO BE REMOVED

EXISTING STRUCTURES TO REMAIN



DEMOLITION ROOF PLAN

THERE ARE NO MODIFICATIONS ON THIS SHEET THAT ARE PART OF THIS SECTION 4.55 APPLICATION.

ISSUE FOR SECTION 4.55

Rev	Revision	By	Date
A	DA	BC	24-10-22
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D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23
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DATE: 31-03-23
SCALE: As indicated @ A3
PROJECT No: A13,620

SHEET NO:
A92

ISSUE: D (Please discard all other plans)

SITE / LANDSCAPING PLAN

Rev	Revision	By	Date
A	DA	BC	24-10-22
B	DA AMENDMENTS	BC	09-12-22
C	RFI	BC/CD	29-03-23
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23

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LOCATION: L:\Client Jobs & Projects\A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell\01 - Architectural & Documents\01 - Revit\A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell - [Section 4.55].rvt

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ASHBURY
CANTERBURY-BANKSTOWN**

DATE: **31-03-23**

SCALE: **1 : 200 @ A3**

PROJECT No: **A13,620**

SHEET NO:
A100

ISSUE: **D** (Please discard all other plans)

SITE SUMMARY

CANTERBURY - BANKSTOWN COUNCIL		
SITE AREA	433.50m ²	
LOT & DP	LOT 2 / DP 961906	
GROSS FLOOR AREA	0:55 / 238.42m ²	
	EXISTING	PROPOSED
GROUND FLOOR	129.24m ²	147.23m ²
FIRST FLOOR	N/A	44.55m ²
OUTBUILDING	16.54m ²	16.54m ²
TOTAL	145.78m ²	205.35m ²
SITE COVERAGE	260.10m ² (60%)	
EXISTING (DWELLING + OUTBUILDING)	193.49m ²	
PROPOSED (DWELLING + OUTBUILDING)	210.57m ²	
DEEP SOIL	65.02m ² (15%)	
EXISTING	125m ²	
PROPOSED	87.92m ²	
PRIVATE OPEN SPACE	181.48m ²	
EXISTING	181.48m ²	
PROPOSED	160.74m ²	

ALL CONSTRUCTION WORK TO COMPLY WITH THE NCC
AND ALL RELEVANT AUSTRALIAN STANDARDS

LEGEND

- BOUNDARY LINE
- EXISTING STRUCTURES
- NEW STRUCTURES
- GREEN AREAS INCLUDED IN THE LANDSCAPING CALCULATIONS
- GREEN AREAS NOT INCLUDED IN THE LANDSCAPING CALCULATIONS
- PRIVATE OPEN SPACE AREA

NOTES

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- ALL CONSTRUCTION WORKS TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS
- BUILDER MUST TAKE INTO CONSIDERATION THICKNESS OF EXTERNAL WALL FINISHES TO AVOID SETBACKS INTRUSION

PLANS TO BE READ IN CONJUNCTION WITH STORMWATER
DESIGN PREPARED BY TCSM ENGINEERING CONSULTANTS

THERE ARE NO MODIFICATIONS ON THIS
SHEET THAT ARE PART OF THIS SECTION
4.55 APPLICATION.

ISSUE FOR SECTION 4.55

ELEVATION D

ELEVATION C

ELEVATION B

ELEVATION A

THIRD STREET

NOTES

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LEGEND

- LOH LIFT OFF DOOR HINGE
- SA SMOKE ALARM
- DP DOWN PIPE
- TP TIMBER POST TO ENG'S
- SP STEEL POST TO ENG'S
- EXISTING STRUCTURES
- NEW STRUCTURES

ROOMS ASSUMPTIONS
We believe that the internal layout configuration of 59 Third Street remains original and similar to the floor plan provided in the source:
<https://www.realestate.com.au/property/65-third-st-ashbury-nsw-2193/>

THIRD STREET

GROUND FLOOR PLAN

Rev	Revision	By	Date
A	DA	BC	24-10-22
B	DA AMENDMENTS	BC	09-12-22
C	RFI	BC/CD	29-03-23
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23
E	SECTION 4.55	BC	20-10-23

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ISSUE FOR SECTION 4.55

DATE: 20-10-23
SCALE: As indicated @ A3
PROJECT No: A13,620
ISSUE: E (Please discard all other plans)

SHEET NO:
A101

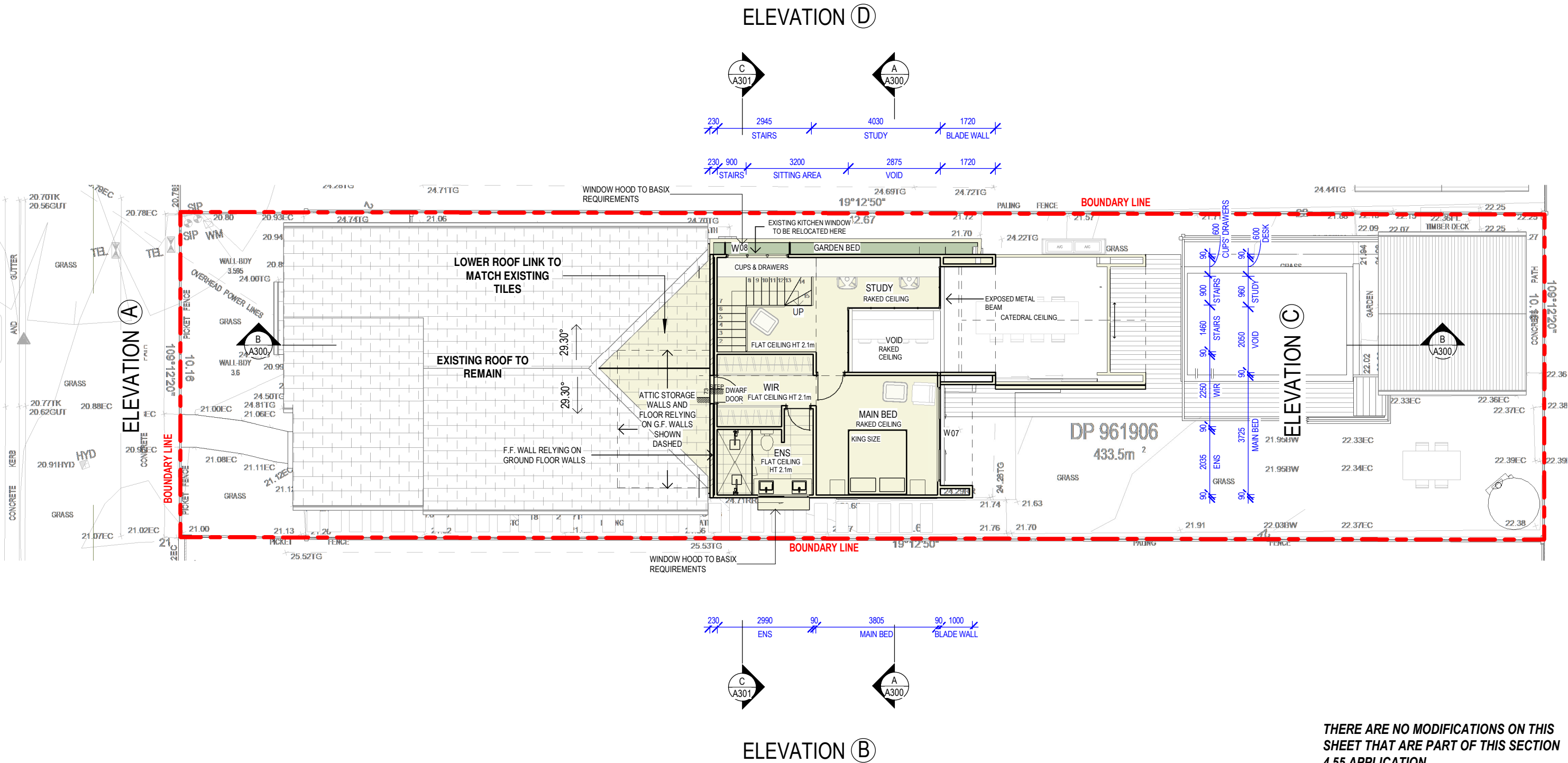
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LEGEND

- LOH LIFT OFF DOOR HINGE
- SA SMOKE ALARM
- DP DOWN PIPE
- TP TIMBER POST TO ENG'S
- SP STEEL POST TO ENG'S
- EXISTING STRUCTURES
- NEW STRUCTURES

THIRD STREET



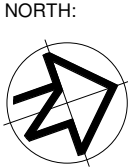
FIRST FLOOR PLAN

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ISSUE FOR SECTION 4.55

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A	DA	BC	24-10-22
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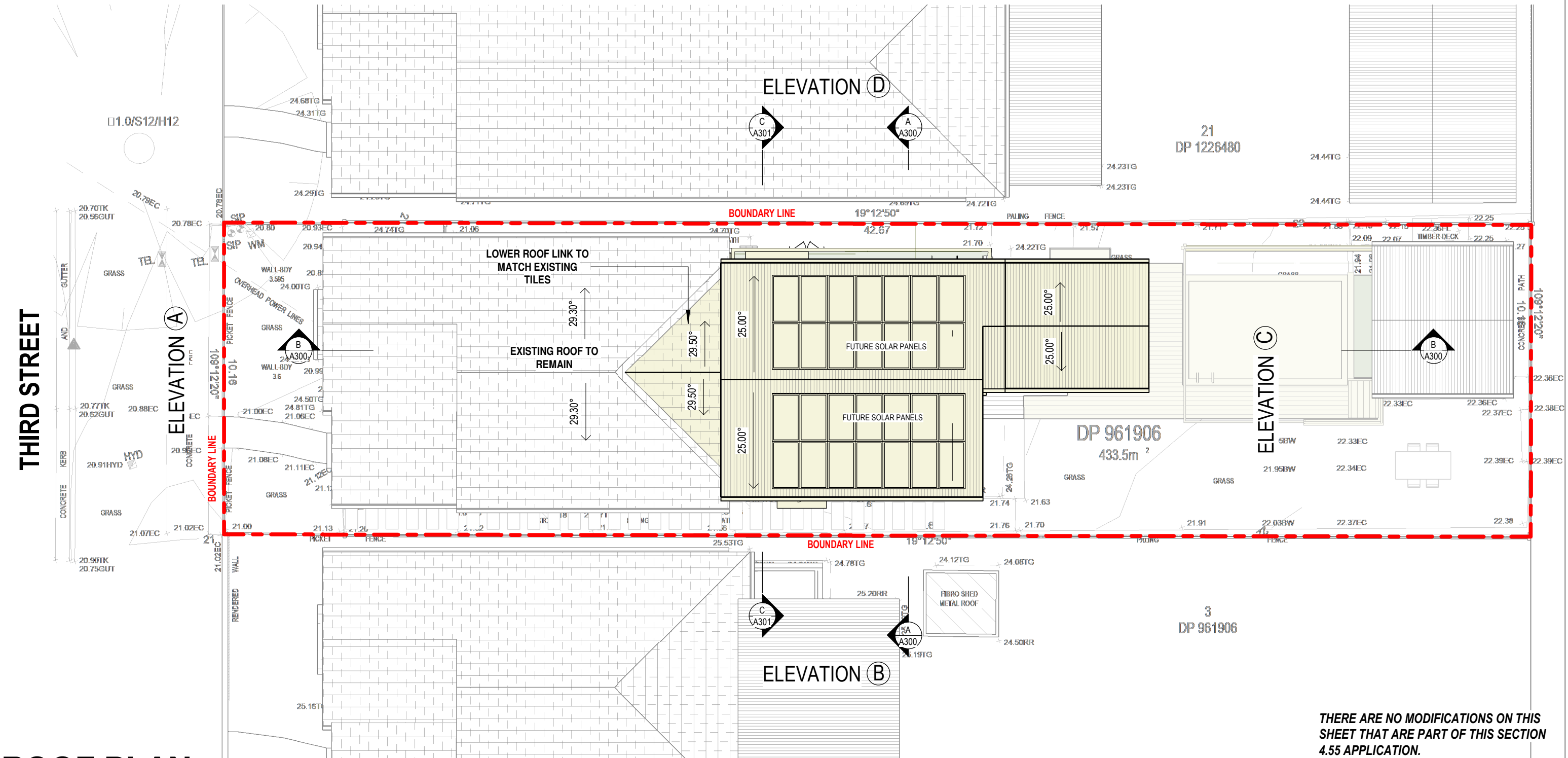
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BENJAMIN & CLAIRE O'DONNELL
ADDRESS:
**57 THIRD STREET
ASHBURY
CANTERBURY-BANKSTOWN**

DATE: 31-03-23
SCALE: As indicated @ A3
PROJECT No: A13,620
ISSUE: D (Please discard all other plans)

SHEET NO:
A102

NEW ROOFING STRUCTURES
EXISTING ROOFING STRUCTURES

REFER TO ENGINEER'S PLANS FOR STORMWATER
MANAGEMENT DETAIL.



ROOF PLAN

Rev	Revision	By	Date
A	DA	BC	24-10-22
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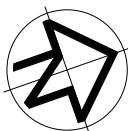
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NORTH:



DRAWINGS BY:



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ISSUE FOR SECTION 4.55

DATE: **31-03-23**

SCALE: **As indicated @ A3**

PROJECT No: **A13,620**

ISSUE: **D** (Please discard all other plans)

SHEET NO:

A103

LOCATION: L:\Client Jobs & Projects\A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell\01 - Architecturals & Documents\01 - Revit\A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell - [Section 4.55].rvt

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LEGEND:

- EXISTING STRUCTURES
- NEW STRUCTURES

FINISHES LEGEND

- BW EXPOSED BRICKWORK
- BWR RENDERED BRICKWORK
- BWP PAINTED BRICKWORK
- CM METAL CLADDING
- CFC FIBRE CEMENTITIOUS CLADDING
- PT PAINTED FINISH
- TB TIMBER FINISH
- RM METAL ROOF
- RT TILED ROOF
- AW&D ALUMINIUM FRAME WINDOWS

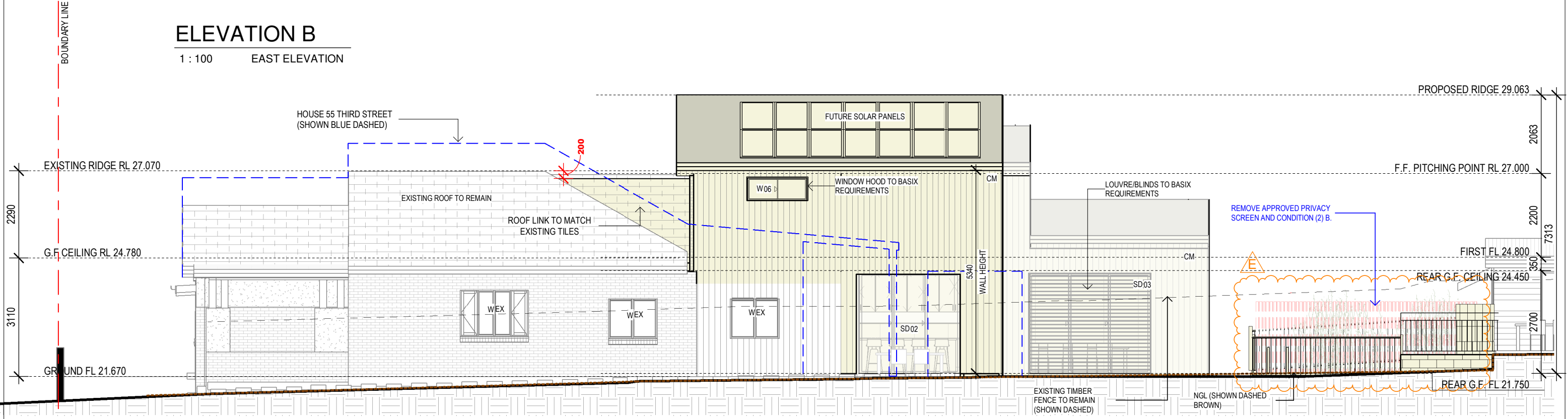
ELEVATION A

1 : 100 SOUTH ELEVATION



ELEVATION B

1 : 100 EAST ELEVATION



ELEVATIONS

ISSUE FOR SECTION 4.55

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DATE: **20-10-23**
SCALE: **1 : 100 @ A3**
PROJECT No: **A13,620**
ISSUE: **E** (Please discard all other plans)

SHEET NO:
A200

NOTES

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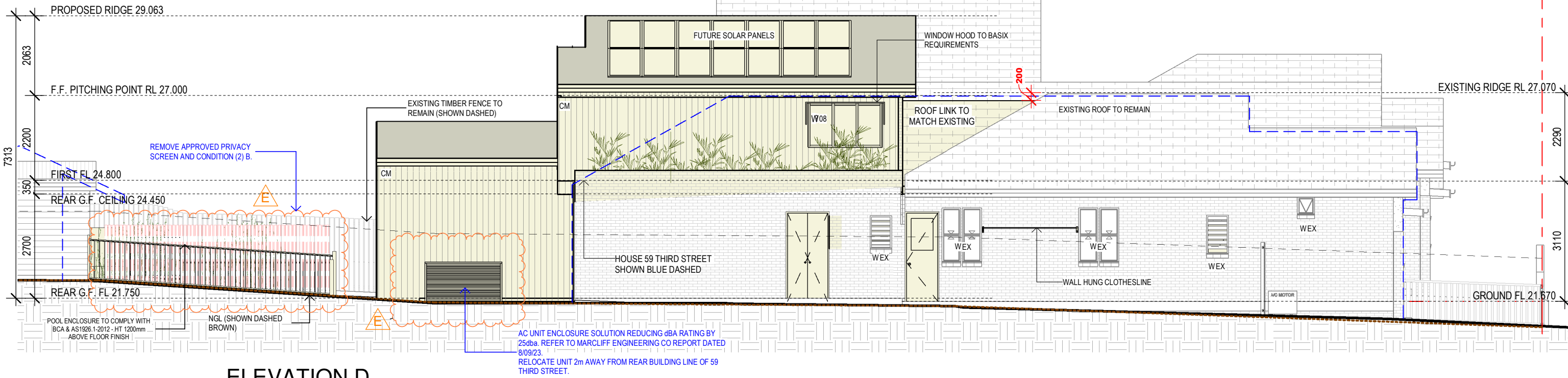
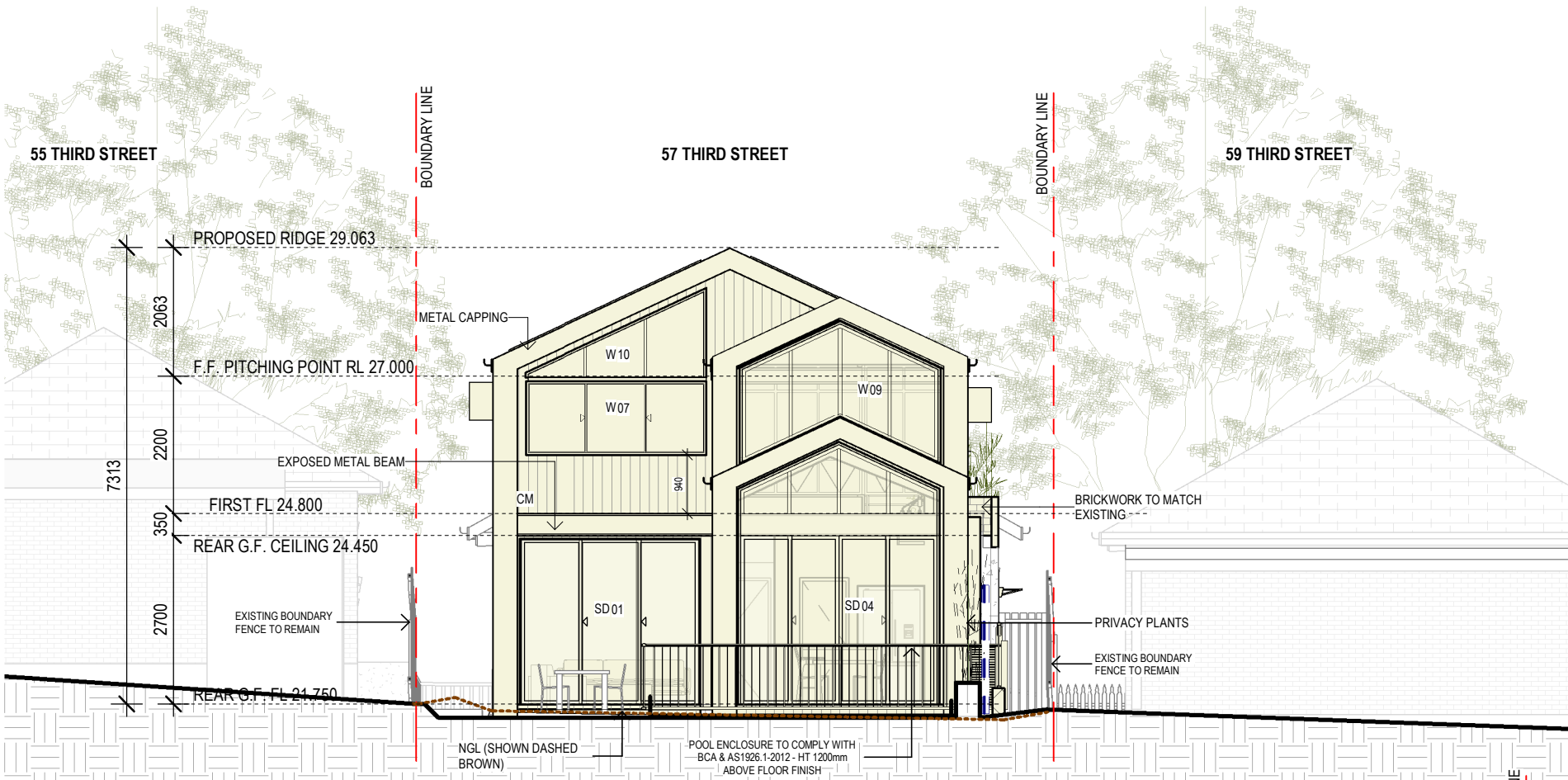
- EXISTING STRUCTURES
- NEW STRUCTURES

FINISHES LEGEND

- BW EXPOSED BRICKWORK
- BWR RENDERED BRICKWORK
- BWP PAINTED BRICKWORK
- CM METAL CLADDING
- CFC FIBRE CEMENTITIOUS CLADDING
- PT PAINTED FINISH
- TB TIMBER FINISH
- RM METAL ROOF
- RT TILED ROOF
- AW&D ALUMINIUM FRAME WINDOWS

ELEVATION C

1 : 100 NORTH ELEVATION



ELEVATIONS

ELEVATION D

1 : 100 WEST ELEVATION

2000
AC UNIT SEPARATION FROM 59 THIRD STREET

ISSUE FOR SECTION 4.55

Rev	Revision	By	Date
A	DA	BC	24-10-22
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www.designplusrdrafting.com.au

CLIENT:

BENJAMIN & CLAIRE O'DONNELL

ADDRESS:

**57 THIRD STREET
ASHBURY
CANTERBURY-BANKSTOWN**

DATE: **20-10-23**

SCALE: **1 : 100 @ A3**

PROJECT No: **A13,620**

ISSUE: **E** (Please discard all other plans)

SHEET NO:

A201



NOTES

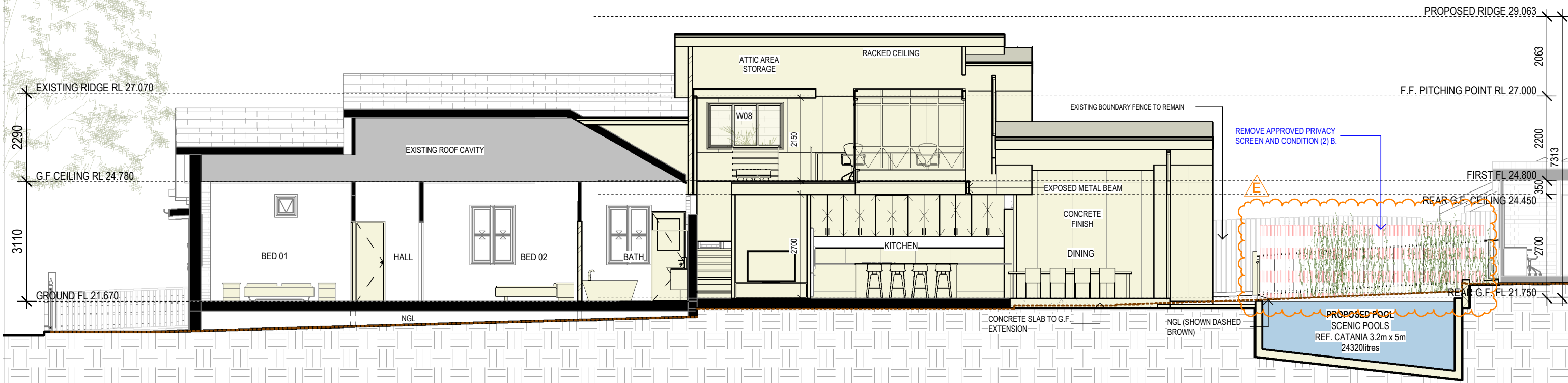
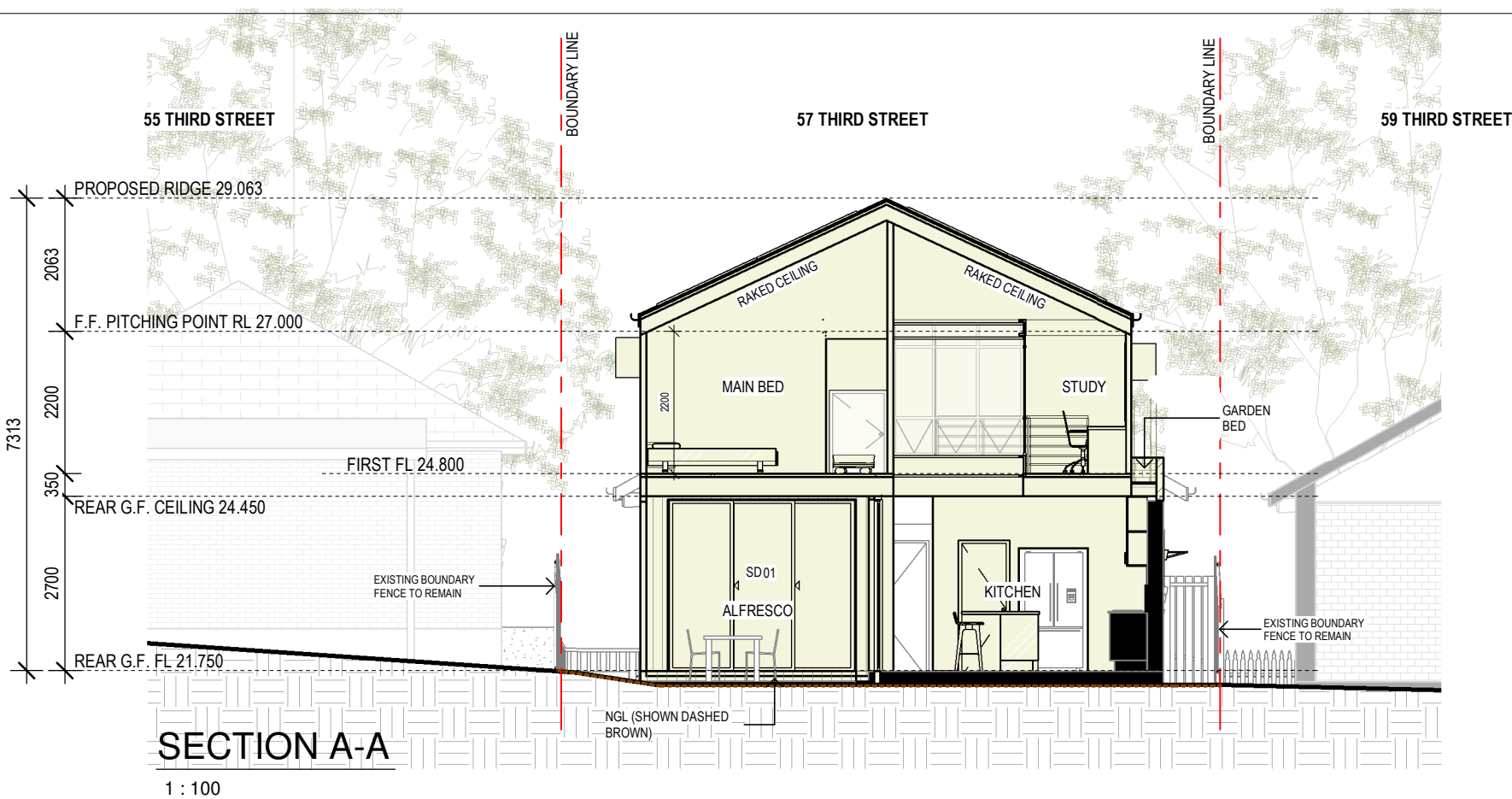
- ALL PLANS TO BE READ IN CONJUNCTION WITH THE BASIX/NATHERS CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS. ALL WORKS & MATERIALS TO COMPLY WITH BASIX (AND NATHERS IF APPLICABLE).
- EXTERNAL A/C UNIT, A/C VENTS AND DROPPERS TO BE DETERMINED BY A/C CONTRACTOR AND BUILDER
- ALL CONSTRUCTION WORKS TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS

FINISHES LEGEND

BW	EXPOSED BRICKWORK
BWR	RENDERED BRICKWORK
BWP	PAINTED BRICKWORK
CM	METAL CLADDING
CFC	FIBRE CEMENTITIOUS CLADDING
PT	PAINTED FINISH
TB	TIMBER FINISH
RM	METAL ROOF
RT	TILED ROOF
AW&D	ALUMINIUM FRAME WINDOWS

LEGEND:

	EXISTING STRUCTURES
	NEW STRUCTURES



SECTIONS SECTION B-B 1 : 100

ISSUE FOR SECTION 4.55

Rev	Revision	By	Date
A	DA	BC	24-10-22
B	DA AMENDMENTS	BC	09-12-22
C	RFI	BC/CD	29-03-23
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23
E	SECTION 4.55	BC	20-10-23

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DATE: **20-10-23**

SCALE: **1 : 100 @ A3**

PROJECT No: **A13,620**

ISSUE: **E** (Please discard all other plans)

SHEET NO:
A300

NOTES

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- ALL CONSTRUCTION WORKS TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS

LEGEND:

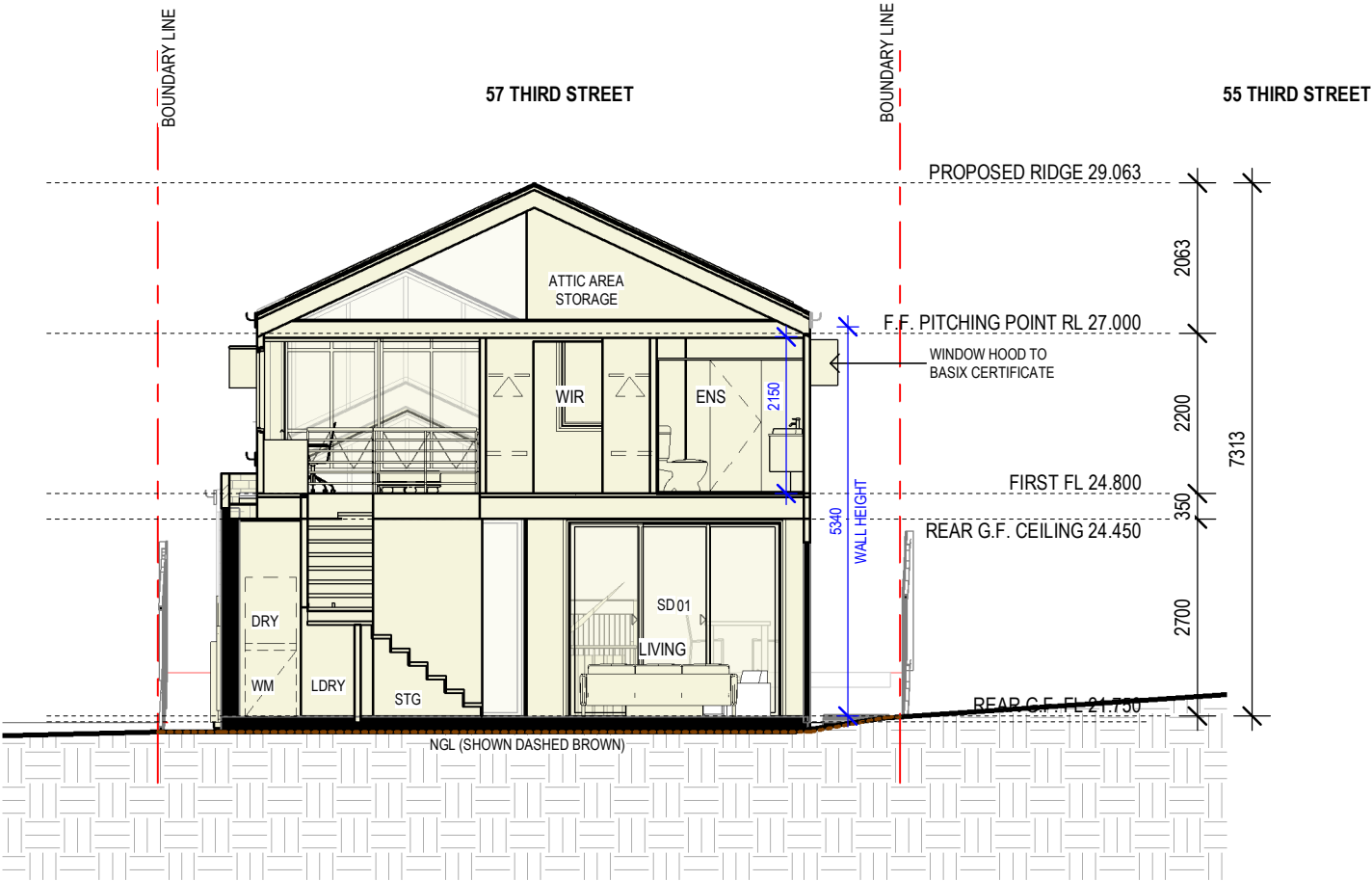
- EXISTING STRUCTURES
- NEW STRUCTURES

WINDOW & SLIDING DOOR SCHEDULE

TYPE	MARK	HEIGHT	WIDTH	STYLE	FRAME TYPE	GLAZING	AREA
SD	01	2650	2900	STACKING	STANDARD ALUMINIUM	SINGLE CLEAR	7.685
SD	02	2650	2676	STACKING	STANDARD ALUMINIUM	SINGLE CLEAR	7.0914
SD	03	2650	3200	STACKING	STANDARD ALUMINIUM	SINGLE CLEAR	8.48
SD	04	2700	VARIABLE	SLIDING/FIXED	STANDARD ALUMINIUM	SINGLE CLEAR	12.31
W	06	600	1570	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	0.942
W	07	1200	2900	SLIDING	STANDARD ALUMINIUM	SINGLE CLEAR	3.48
W	08	1130	1900	CASEMENT	TIMBER	SINGLE CLEAR	2.147
W	09	2090	VARIABLE	FIXED	STANDARD ALUMINIUM	SINGLE CLEAR	5.15
W	10	VARIABLE	2910	CUSTOM	STANDARD ALUMINIUM	SINGLE CLEAR	2.33

SECTION C-C

1 : 100



SECTIONS/SCHEDULES

Rev	Revision	By	Date
A	DA	BC	24-10-22
B	DA AMENDMENTS	BC	09-12-22
C	RFI	BC/CD	29-03-23
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23
E	SECTION 4.55	BC	20-10-23

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CLIENT:
BENJAMIN & CLAIRE O'DONNELL

ADDRESS:
**57 THIRD STREET
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THERE ARE NO MODIFICATIONS ON THIS SHEET THAT ARE PART OF THIS SECTION 4.55 APPLICATION.

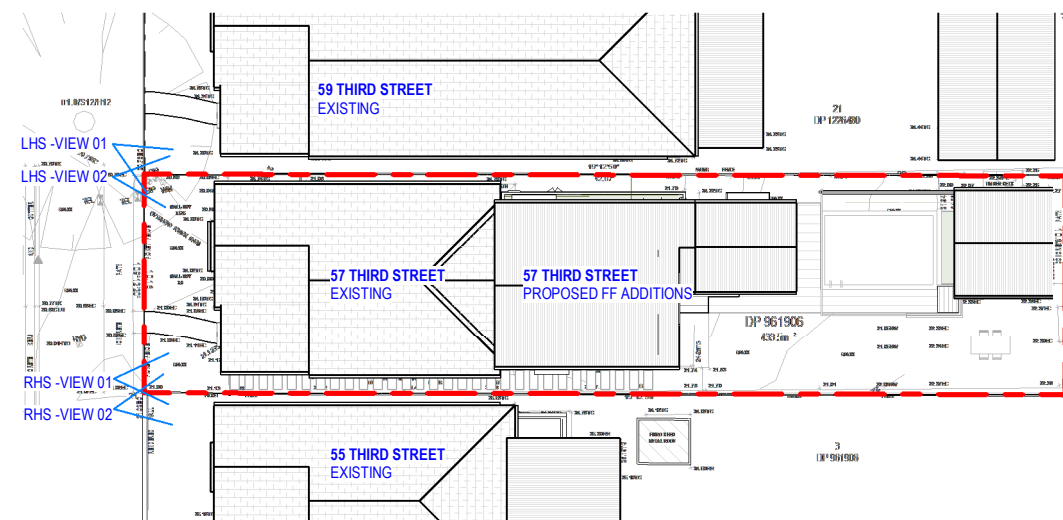
ISSUE FOR SECTION 4.55

DATE: 20-10-23	SHEET NO:
SCALE: 1 : 100 @ A3	A301
PROJECT No: A13,620	
ISSUE: E (Please discard all other plans)	



PATH RL 20780
CAMERA RL 22580
(APPROX. VIEW HEIGHT 1.8m)

PATH RL 20780
CAMERA RL 22580
(APPROX. VIEW HEIGHT 1.8m)



1 : 350

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ISSUE FOR SECTION 4.55

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DATE: **31-03-23**
SCALE: **1 : 350 @ A3**
PROJECT No: **A13,620**

A303

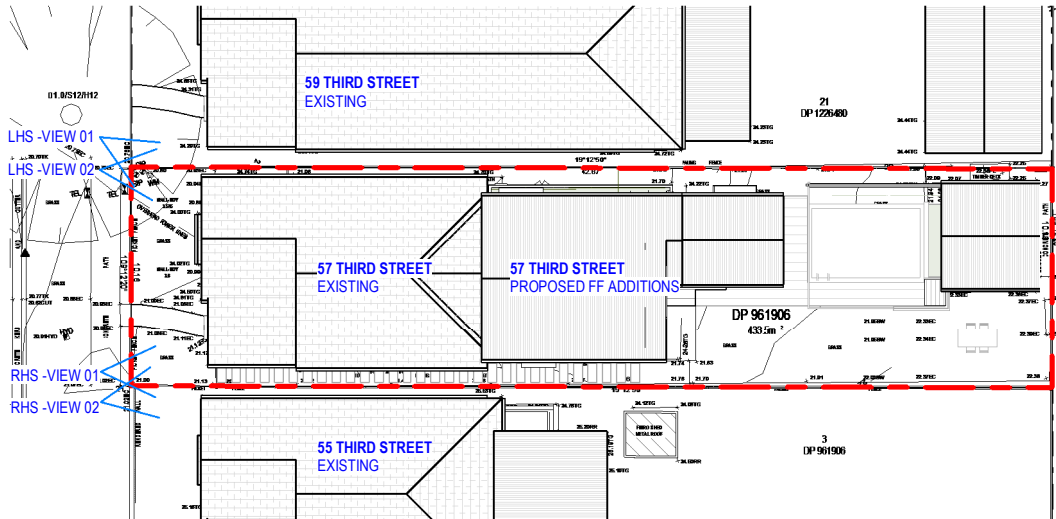
ISSUE: **D** (Please discard all other plans)

LOCATION: L:\Client Jobs & Projects\A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell\01 - Architecturals & Documents\01 - Revit\A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell - [Section 4.55].rvt



PATH RL 21020
CAMERA RL 22820
(APPROX. VIEW HEIGHT 1.8m)

PATH RL 21020
CAMERA RL 22820
(APPROX. VIEW HEIGHT 1.8m)



1 : 350

THERE ARE NO MODIFICATIONS ON THIS SHEET THAT ARE PART OF THIS SECTION 4.55 APPLICATION.

ISSUE FOR SECTION 4.55

Rev	Revision	By	Date
A	DA	BC	24-10-22
B	DA AMENDMENTS	BC	09-12-22
C	RFI	BC/CD	29-03-23
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23

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SCALE: **1 : 350 @ A3**

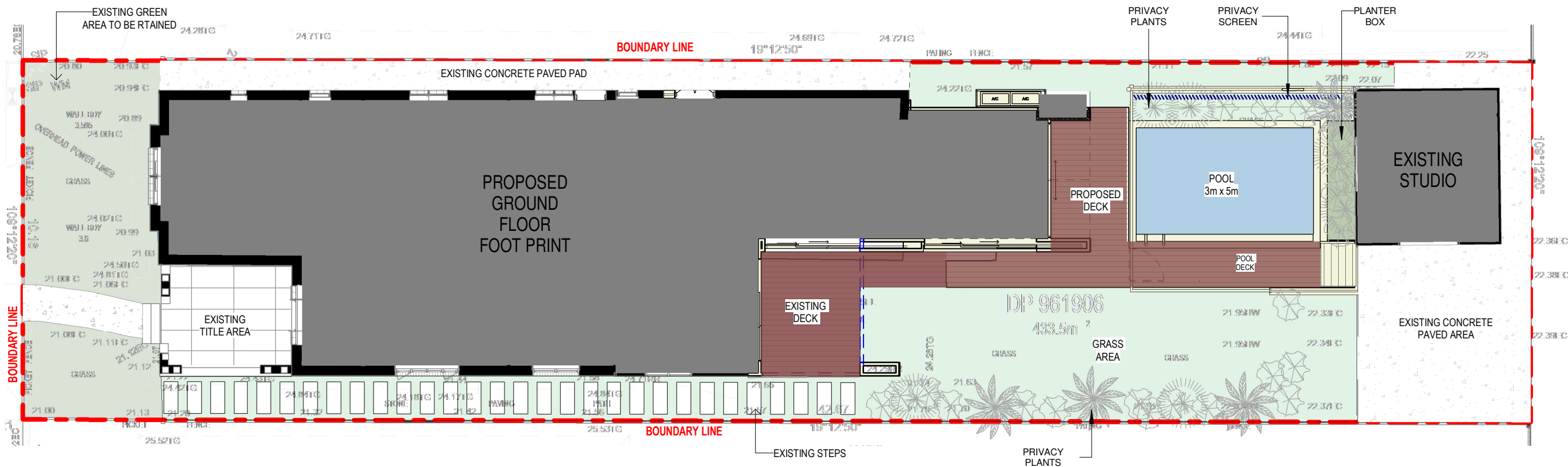
PROJECT No: **A13,6**

SHEET NO:

A304

SSUE: **D** (Please discard all other plans)





THERE ARE NO MODIFICATIONS ON THIS SHEET THAT ARE PART OF THIS SECTION 4.55 APPLICATION.

ISSUE FOR SECTION 4.55

CONCEPT LANDSCAPING

Rev	Revision	By	Date
A	DA	BC	24-10-22
B	DA AMENDMENTS	BC	09-12-22
C	RFI	BC/CD	29-03-23
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23
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DATE: 31-03-23
SCALE: 1 : 125 @ A3
PROJECT No: A13,620

SHEET NO:
A403

ISSUE: D (Please discard all other plans)

ANO.	MATERIAL/COLOR		LOCATION
A	 Basalt® Classic finish SA = 0.67	COLORBOND "BASALT" CLASSIC FINISH	FASCIA AND GUTTERS,
B	 Dover White™ Classic finish SA = 0.28	COLORBOND "DOVER WHITE" CLASSIC FINISH	SOFIT / CEILING/ INTERNAL LEAF OF BLADE WALLS
C	 Basalt® Classic finish SA = 0.67	VERTICAL CLADDING COLORBOND "BASALT" CLASSIC FINISH	GF. & F.F WALLS
D	 Chesterfield	EXPOSED BRICKS AUSTRAL BRICKS PARK LANE RANGE 'CHESTERFIELD' 230Lx110Wx76H COLOUR GROUP BROWN	F.F. FRONT WALL
E	 Basalt® Classic finish SA = 0.67	ALUMINIUM FRAMES COLORBOND 'BASALT'	REAR FRAMED GLAZING
F		CONCRETE FINISH	WEST BLADE WALL
G	 Basalt® Classic finish SA = 0.67	COLORBOND "BASALT"	METAL ROOF

A

C

B

F

E



G

C

D



THERE ARE NO MODIFICATIONS ON THIS SHEET THAT ARE PART OF THIS SECTION 4.55 APPLICATION.

ISSUE FOR SECTION 4.55

MATERIALS & FINISHES SCHEDULE

Rev	Revision	By	Date
A	DA	BC	24-10-22
B	DA AMENDMENTS	BC	09-12-22
C	RFI	BC/CD	29-03-23
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23
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DATE: 31-03-23

SCALE: @ A3

PROJECT No: A13,620

ISSUE: D (Please discard all other plans)

SHEET NO:

A800

