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

SECTION 4.55 DA-1249/2022

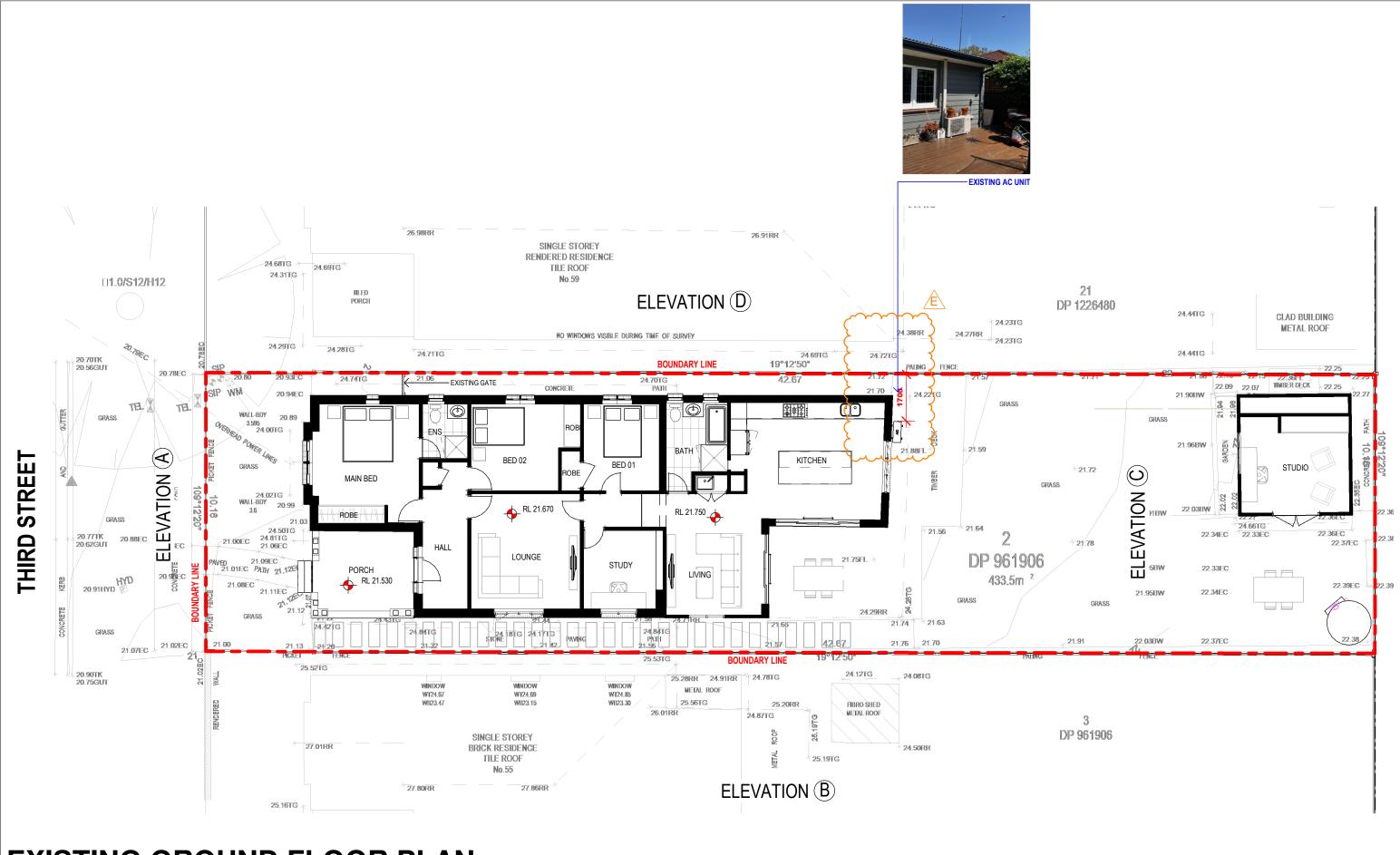
### **DRAWING LIST**

400	T.T. 5	-	04 00 00
A00	TITLE	D	31-03-23
A81	EXISTING GROUND FLOOR PLAN	Е	20-10-23
A90	DEMOLITION PLAN	D	31-03-23
A92	DEMOLITION ROOF PLAN	D	31-03-23
A100	SITE / LANDSCAPING PLAN	D	31-03-23
A101	GROUND FLOOR PLAN	Е	20-10-23
A102	FIRST FLOOR PLAN	D	31-03-23
A103	ROOF PLAN	D	31-03-23
A200	ELEVATIONS	Ε	20-10-23
A201	ELEVATIONS	Е	20-10-23
A300	SECTIONS	Е	20-10-23
A301	SECTIONS/SCHEDULES	Е	20-10-23
A302	STREETSCAPE ANALYSIS	D	31-03-23
A303	STREETSCAPE ANALYSIS 2	D	31-03-23
A304	STREETSCAPE ANALYSIS 3	D	31-03-23
A305	STREETSCAPE ANALYSIS 4	D	31-03-23
A306	STREETSCAPE ANALYSIS 5	D	31-03-23
A400	SITE ANALYSIS PLAN	D	31-03-23
A403	CONCEPT LANDSCAPING	D	31-03-23
A800	MATERIALS & FINISHES SCHEDULE	D	31-03-23
A801	BASIX COMMITMENTS	D	31-03-23



# **DESIGN** PLUS DRAFTING

RENOVATIONS EXTENSIONS ADDITIONS

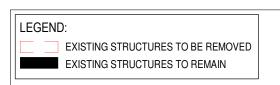


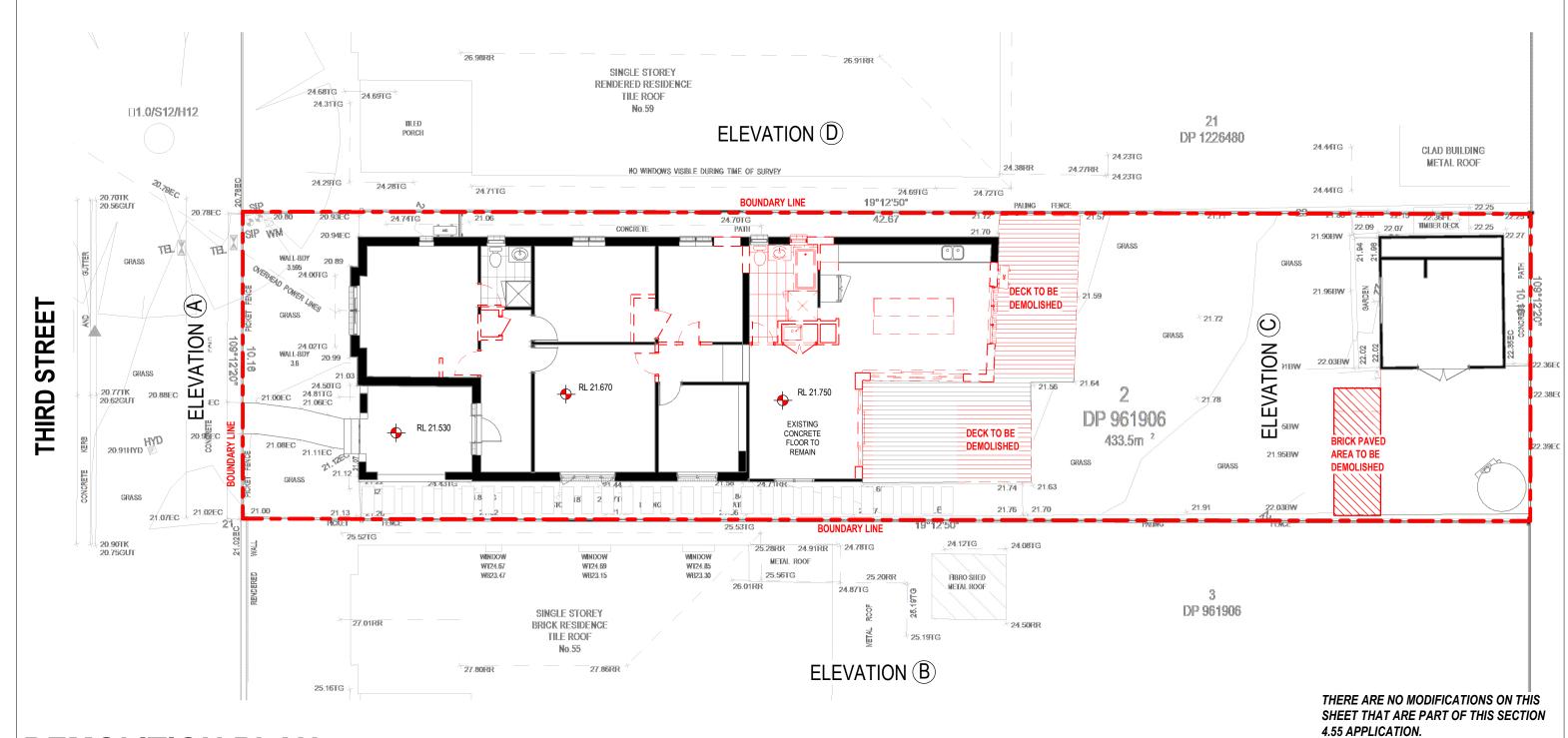
# **EXISTING GROUND FLOOR PLAN**

# ISSUE FOR SECTION 4.55

Ľ	A Revision A DA	BC	24-10-22	GENERAL NOTES:  The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or	NORTH:	DRAWINGS BY:	CLIENT:	DATE: <b>20-10-23</b>	SHEET NO:
-	B DA AMENDMENTS C RFI	BC/CD	09-12-22 29-03-23	purpose without written permission.			BENJAMIN & CLAIRE O'DONNELL	!	SHEET NO:
F	D RFI - COLOUR AMENDMENT E SECTION 4.55	BC/CD	31-03-23 20-10-23	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.		<b>DESIGN</b> PLUS DRAFTING	ADDRESS:	SCALE: 1:125@ A3	
ŀ	2			Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued electronically. Drawings are to be read in conjunction with all other contract and relevant documents.	71	RENOVATIONS EXTENSIONS ADDITIONS Suite C1 - 415 Illawarra Road, Marrickville,	57 THIRD STREET	PROJECT No: <b>A13,620</b>	<b>A81</b>
ŀ				The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence until approval is determined by relevant council.	V	NSW 2204 Ph: (02) 9565 2265	ASHBURY	11100201110. A10,020	
ŀ	PRINTED: 20/10/2023 2:39:56 PM			All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.		www.designplusdrafting.com.au	CANTERBURY-BANKSTOWN	ISSUE: <b>E</b> (Please discard a	all other plans)

LOCATION: Lt:Client Jobs & ProjectsIA13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documentsi01 - RevitIA13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell - [Section 4.55].rvt





# **DEMOLITION PLAN**

1 0	BUITES			
				All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be pre
				until approval is determined by relevant council.
				The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to con
				electronically. Drawings are to be read in conjunction with all other contract and relevant documents.
				Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued
				be verified on site by builder consultant supplier and any discrepancies to be reported for direction prior to commencement or any wo
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels may be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any wo
С	RFI	BC/CD	29-03-23	
В	DA AMENDMENTS	BC	09-12-22	purpose without written permission.
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CLIENT:
BENJAMIN & CLAIRE O'DONNELL
ADDRESS:

57 THIRD STREET
ASHBURY
CANTERBURY-BANKSTOWN

ISSUE FOR SECTION 4.55

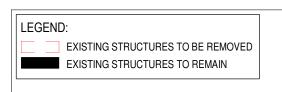
DATE: 31-03-23 SHEET NO:

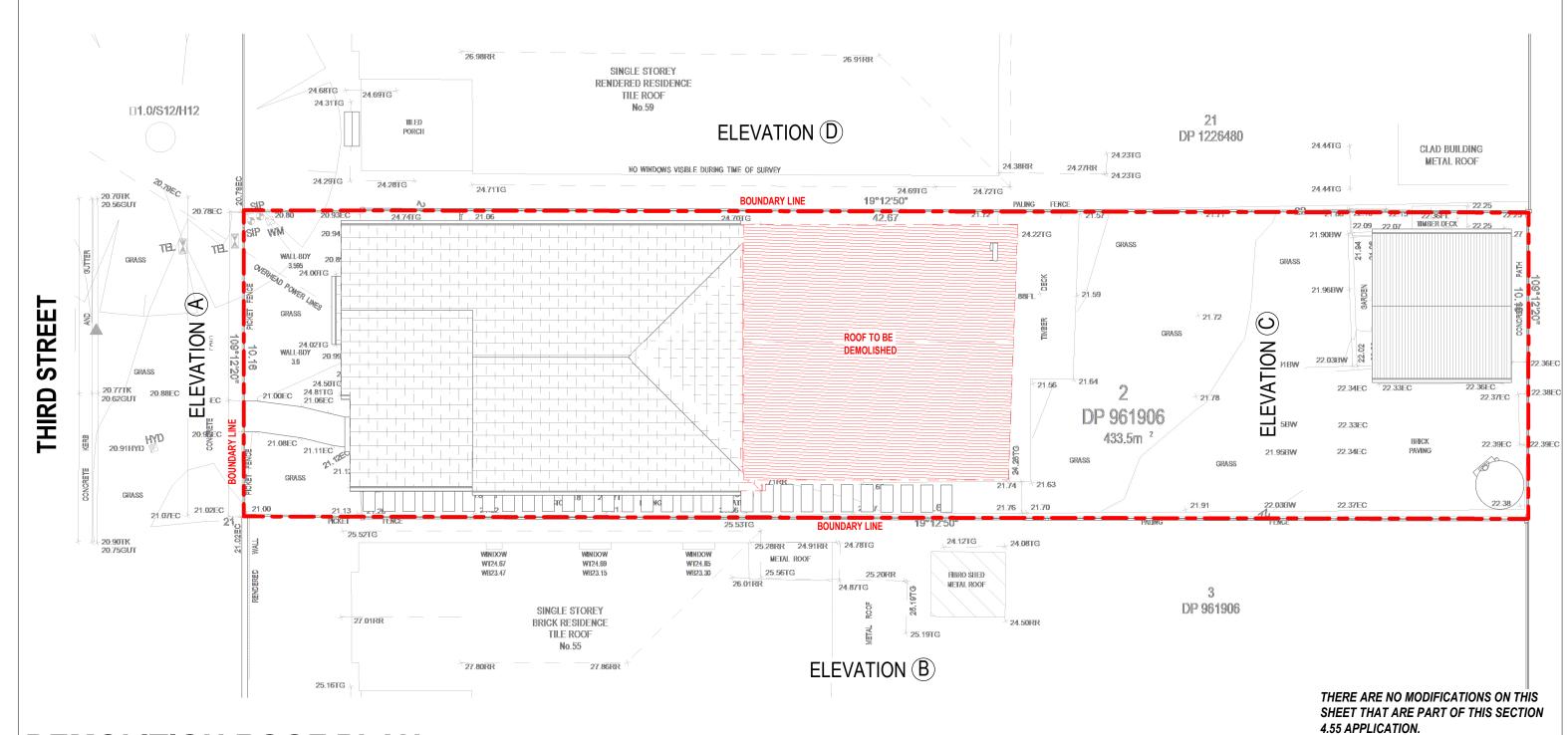
ISSUE: **D** (Please discard all other plans)

SCALE: As indicated @ A3
PROJECT No: A13,620

<u>A90</u>

LOCATION: L:(Client Jobs & Projects)413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli 01 - Architecturals & Documents)01 - Revit\413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell - [Section 4.55].





# **DEMOLITION ROOF PLAN**

Α	DA	BC	24-10-22
В	DA AMENDMENTS	BC	09-12-22
С	RFI	BC/CD	29-03-23
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23

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CLIENT: **BENJAMIN & CLAIRE O'DONNELL** 

ADDRESS: **57 THIRD STREET ASHBURY** 

**ISSUE FOR SECTION 4.55** DATE: **31-03-23 SHEET NO:** 

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

SCALE: As indicated @ A3

PROJECT No: **A13,620** 

**A92** 

**CANTERBURY-BANKSTOWN** 

### ELEVATION (D) 16715 18875 F.F. FRONT SETBACK F.F. REAR SETBACK G.F. REAR SETBACK RENDERED RESIDENCE POOL REAR SETBACK TILE ROOF 01.0/S12/H12 CLAD BUILDING METAL ROOF ELEVATION © F.F. EXTENSION SHOWN DASHED **EXTENSION** ROPOSED PROPOSED BENCHMARK NAIL IN KERB ELEVATION (A) POOL DECK **EXISTING** RL 21.750 **EXISTING** RL 20.74 AHD OUTBUILDING **DWELLING** RL 21.670 433,5m BRICK RESIDENCE TILE ROOF ELEVATION (B) SITE / LANDSCAPING PLAN

### SITE SUMMARY

SITE AREA LOT & DP	L	433.50m <sup>2</sup> OT 2 / DP 961906
GROSS FLOOR AREA		0:55 / 238.42m <sup>2</sup>
	EXISTING	PROPOSED
GROUND FLOOR	129.24m <sup>2</sup>	147.23m²
FIRST FLOOR	N/A	44.55m <sup>2</sup>
OUTBUILDING	16.54m²	16.54m²
TOTAL	145.78m <sup>2</sup>	205.35m²
SITE COVERAGE		260.10m² (60%)
EXISTING (DWELLING +	OUTBUILDING)	193.49m
PROPOSED (DWELLING	+ OUTBUILDING)	210.57m
DEEP SOIL		65.02m <sup>2</sup> (15%)
EXISTING		125m
PROPOSED		87.92m
PRIVATE OPEN SPACE		
EXISTING		181.48m
PROPOSED		160.74m <sup>2</sup>

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

- ALL PLANS TO BE READ IN CONJUCTION WITH THE BASIX/NATHERS CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS. ALL WORKS &MATERALS TO COMPLY WITH BASIX (REFER TO PAGE A901).

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 CONJUCTION 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**

11CV	Hevision	l Dy	Date
Α	DA	BC	24-10-22
В	DA AMENDMENTS	BC	09-12-22
С	RFI	BC/CD	29-03-23
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ADDRESS:

**57 THIRD STREET ASHBURY CANTERBURY-BANKSTOWN**  DATE: **31-03-23** 

SCALE: 1:200 @ A3

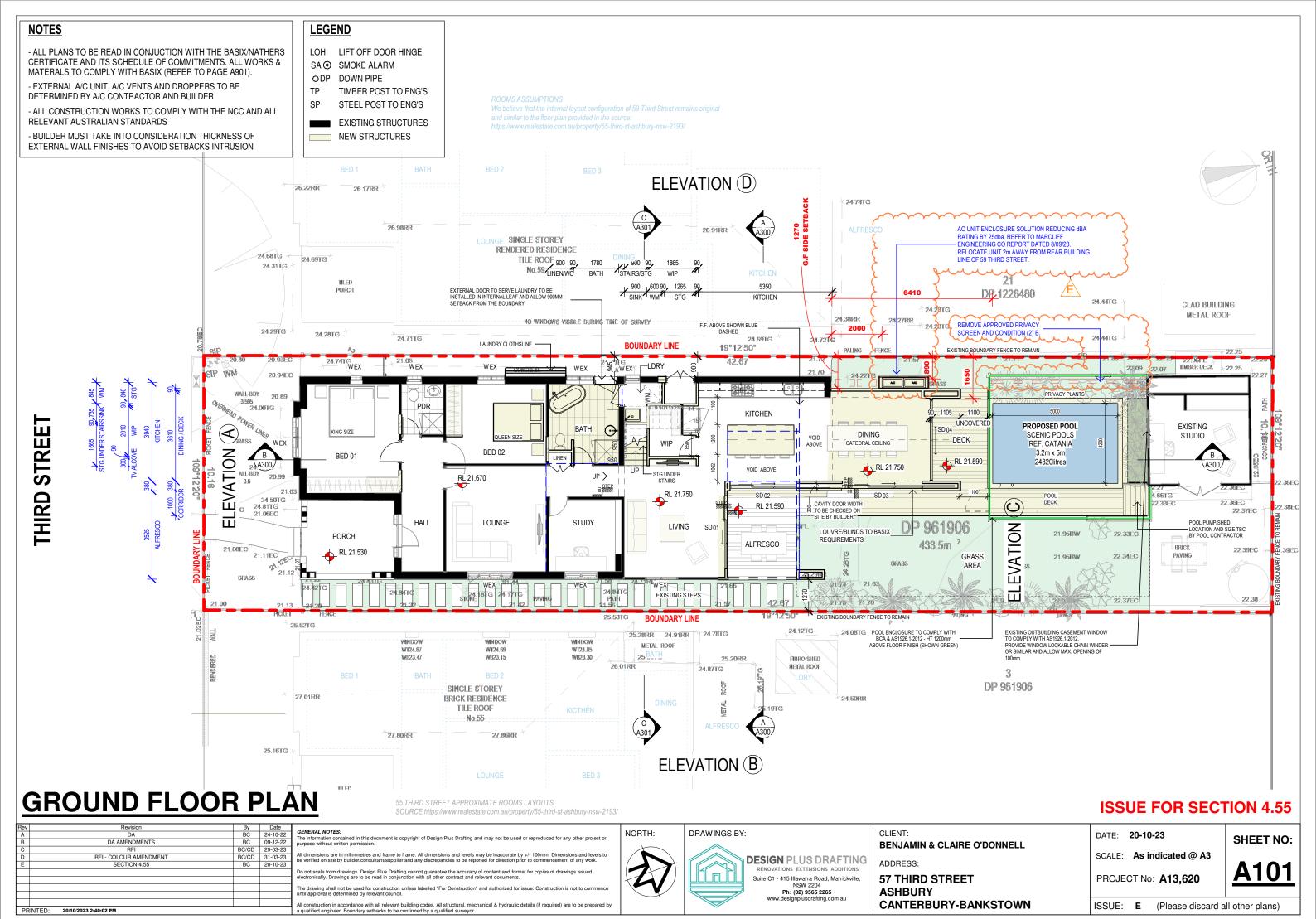
PROJECT No: **A13,620** 

A100

**SHEET NO:** 

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

LOCATION: L:\Client Jobs & Projects\A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell\01 - Archi



LOCATION: LiClient Jobs & Projects/A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli 1 - Architecturals & Documents/01 - Revit/A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli - [Section 4.55].rvt

### **NOTES**

- ALL PLANS TO BE READ IN CONJUCTION WITH THE BASIX/NATHERS CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS. ALL WORKS & MATERALS TO COMPLY WITH BASIX (REFER TO PAGE A901).

- 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

- BUILDER MUST TAKE INTO CONSIDERATION THICKNESS OF EXTERNAL WALL FINISHES TO AVOID SETBACKS INTRUSION

### **LEGEND**

LOH LIFT OFF DOOR HINGE

SA @ SMOKE ALARM

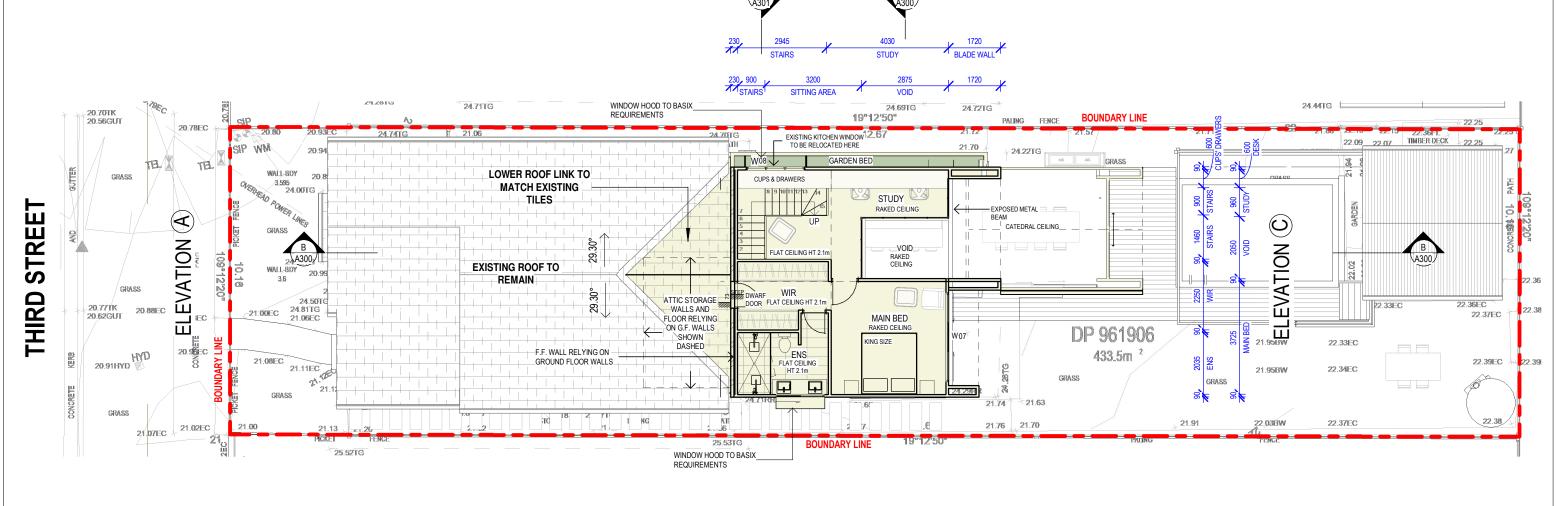
DOWN PIPE

TIMBER POST TO ENG'S

STEEL POST TO ENG'S

EXISTING STRUCTURES NEW STRUCTURES

ELEVATION (D)



ELEVATION (B)

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

### **ISSUE FOR SECTION 4.55**

**SHEET NO:** 

DA AMENDMENTS BC 09-12-22 BC/CD 29-03-23 BC/CD 31-03-23

LOCATION:

**FIRST FLOOR PLAN** 

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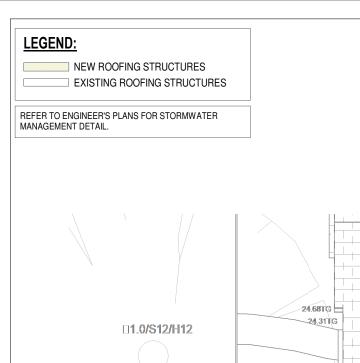
CLIENT: **BENJAMIN & CLAIRE O'DONNELL** 

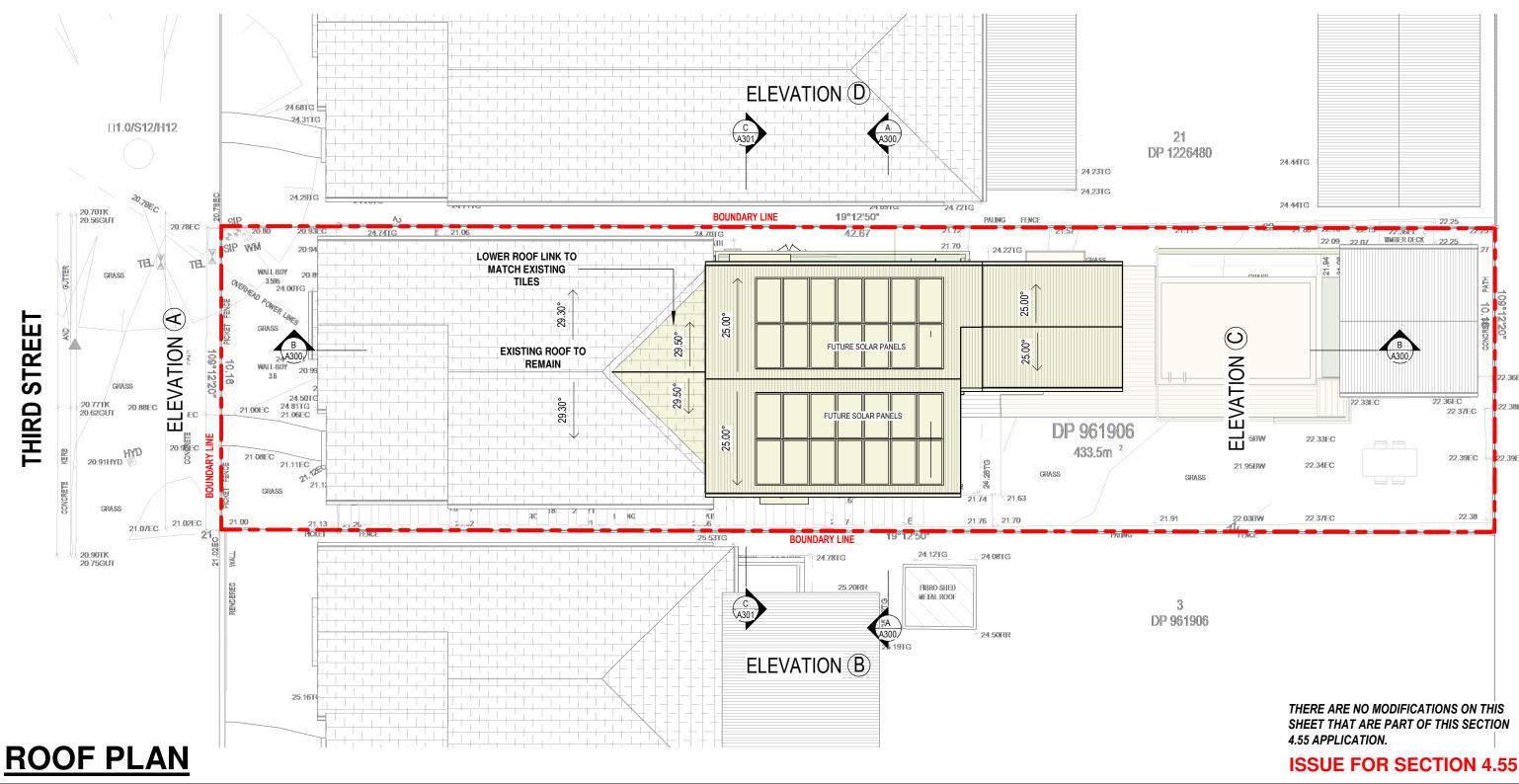
ADDRESS: **57 THIRD STREET ASHBURY CANTERBURY-BANKSTOWN**  DATE: **31-03-23** SCALE: As indicated @ A3

PROJECT No: A13.620

A102

(Please discard all other plans)





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 By Date

 A
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 24-10-22

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 09-12-22

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 29-03-23

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 31-03-23

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CANTERBURY-BANKSTOWN

DATE: **31-03-23** 

SCALE: As indicated @ A3

PROJECT No: **A13,620** 

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

<u>A103</u>

**SHEET NO:** 

LOCATION: LitClient Jobs & Projects/A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli 01 - Architecturals & Documents/01 - Revit/A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell - [Section 4.55].

### **NOTES**

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

### LEGEND:

**EXISTING STRUCTURES NEW STRUCTURES** 

### **FINISHES LEGEND**

EXPOSED BRICKWORK BWR RENDERED BRICKWORK BWP PAINTED BRICKWORK METAL CLADDING CM CFC

FIBRE CEMENTITIOUS CLADDING

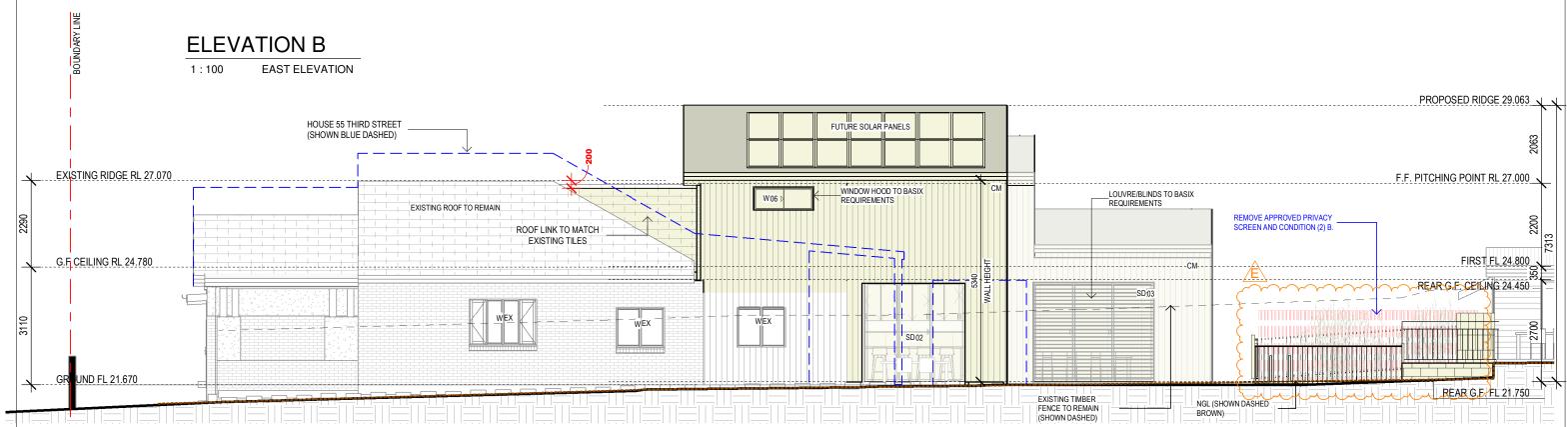
PT PAINTED FINISH ΤB TIMBER FINISH RMMETAL ROOF RT TILED ROOF

AW&D ALUMINIUM FRAME WINDOWS

# **ELEVATION A**

SOUTH ELEVATION





# **ELEVATIONS**

### BC 24-10-22 BC 09-12-22 BC/CD 29-03-23 BC/CD 31-03-23 The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or surpose without written permission. DA AMENDMENTS RFI - COLOUR AMENDMENT SECTION 4.55 BC 20-10-23

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**ISSUE FOR SECTION 4.55** 

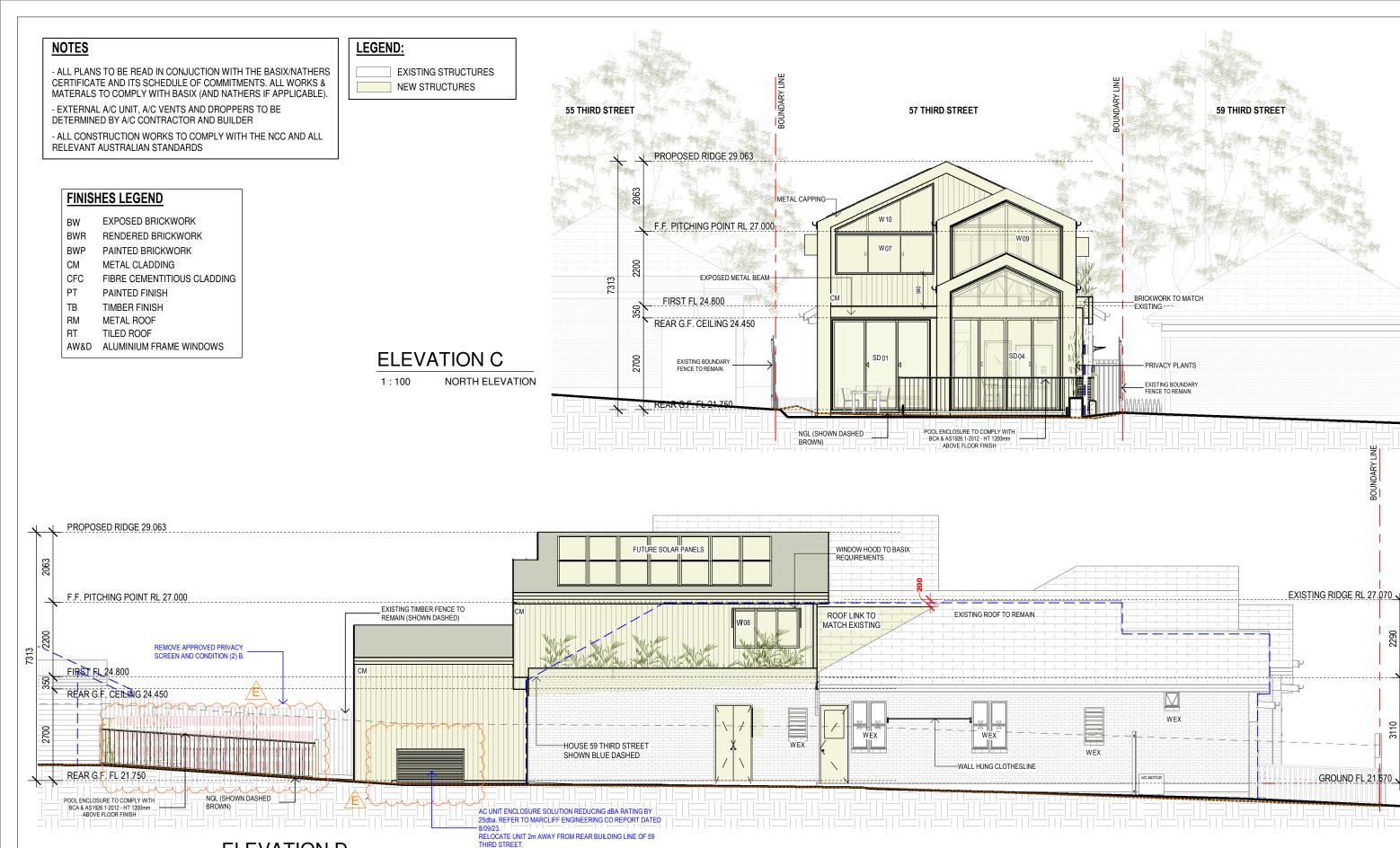
ISSUE: **E** (Please discard all other plans)

PROJECT No: A13,620

**A200** 

**SHEET NO:** 

LOCATION:



**ELEVATIONS** 

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DA AMENDMENTS

RFI - COLOUR AMENDMENT

SECTION 4.55

**ELEVATION D** 

WEST ELEVATION

AC UNIT SEPARATION FROM 59 THIRD STREET

BC/CD 29-03-23 BC/CD 31-03-23 BC 20-10-23

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**57 THIRD STREET ASHBURY CANTERBURY-BANKSTOWN**  **ISSUE FOR SECTION 4.55** 

**SHEET NO:** 

DATE: **20-10-23** SCALE: 1:100 @ A3

PROJECT No: A13,620

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LOCATION:



RT

- ALL PLANS TO BE READ IN CONJUCTION WITH THE BASIX/NATHERS CERTIFICATE AND ITS SCHEDULE OF COMMITMENTS. ALL WORKS & MATERALS TO COMPLY WITH BASIX (AND NATHERS IF APPLICABLE).
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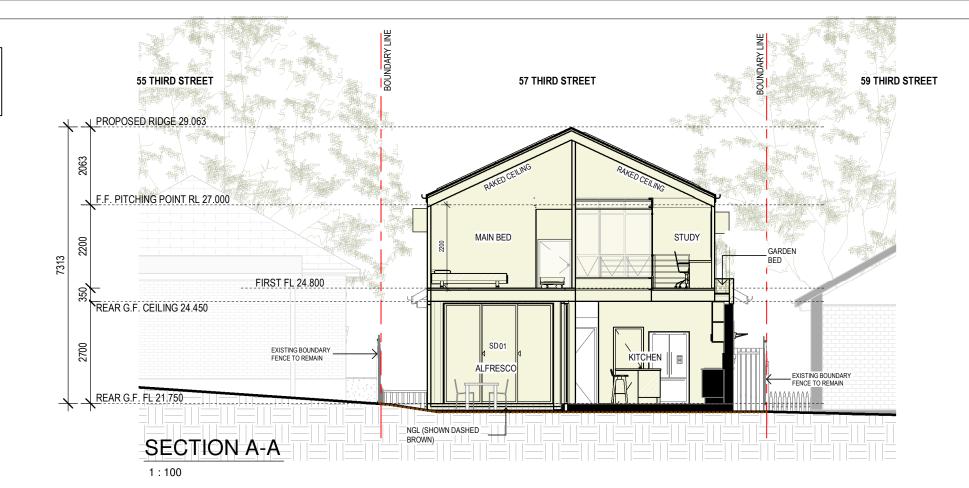
### FINISHES LEGEND

EXPOSED BRICKWORK BWR RENDERED BRICKWORK BWP PAINTED BRICKWORK CM METAL CLADDING CFC FIBRE CEMENTITIOUS CLADDING PT PAINTED FINISH TB TIMBER FINISH RMMETAL ROOF

AW&D ALUMINIUM FRAME WINDOWS

TILED ROOF

### LEGEND: **EXISTING STRUCTURES NEW STRUCTURES**



PROPOSED RIDGE 29.063 RACKED CEILING ATTIC AREA EXISTING RIDGE RL 27.070 F.F. PITCHING POINT RL 27.000 EXISTING BOUNDARY FENCE TO REMAIN REMOVE APPROVED PRIVACY SCREEN AND CONDITION (2) B EXISTING ROOF CAVITY G.F CEILING RL 24.780 EXPOSED METAL BEAM CONCRETE DINING BED 01 HALL GROUND FL 21.670 PROPOSED POOL CONCRETE SLAB TO G.F. NGL (SHOWN DASHED SCENIC POOLS EXTENSION REF. CATANIA 3.2m x 5m 24320litres

# **SECTIONS**

# SECTION B-B

Р	RINTED: 20/10/2023 2:40:09 PM			a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.
				All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by
				until approval is determined by relevant council.
				The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence
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Е	SECTION 4.55	BC	20-10-23	be verified on site by builder consultant supplier and any disordeparticles to be reported for direction prior to commencement or any work.
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.
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CLIENT: **BENJAMIN & CLAIRE O'DONNELL** ADDRESS:

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**ISSUE FOR SECTION 4.55** 

PROJECT No: **A13,620** 

A300 ISSUE: **E** (Please discard all other plans)

LOCATION: L:\Client Jobs & Projects\A13,620 - 57 Third Street, Ash

By Date GENERAL NOTES:

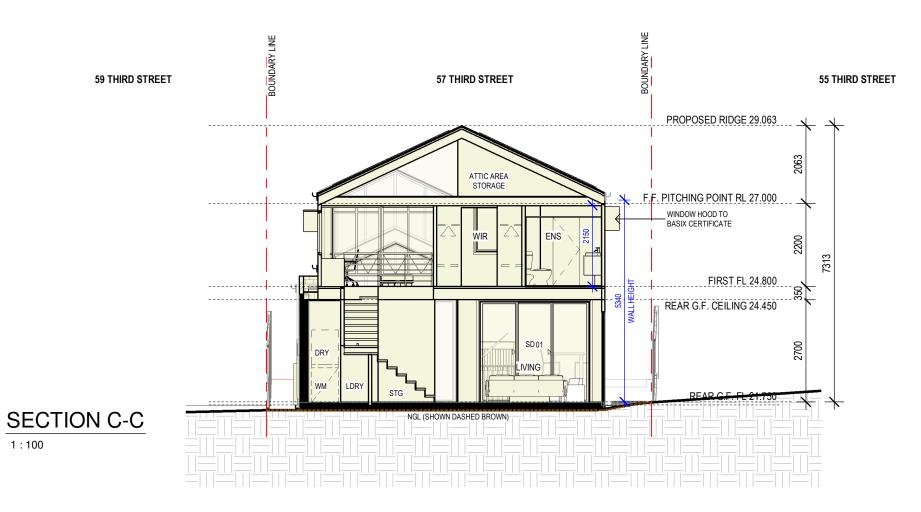
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- ALL CONSTRUCTION WORKS TO COMPLY WITH THE NCC AND ALL RELEVANT AUSTRALIAN STANDARDS

### **LEGEND**: **EXISTING STRUCTURES NEW STRUCTURES**



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

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

### **ISSUE FOR SECTION 4.55**

**A301** 

Rev	Revision	р Бу	Date	AFVER V VALUE
Α	DA	BC	24-10-22	GENERAL NOTES:  The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or
В	DA AMENDMENTS	BC	09-12-22	purpose without written permission.
С	RFI	BC/CD	29-03-23	
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.
Е	SECTION 4.55	BC	20-10-23	be verified on site by builder consultant supplier and any disoreparties to be reported for direction prior to confinincement or any work.
				Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued
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				The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence
				until approval is determined by relevant council.
				All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by
DE	DINTED: 20/40/2023 2:40:09 PM			a qualified engineer. Boundary exthacts to be enfirmed by a qualified supervisor.

SECTIONS/SCHEDULES

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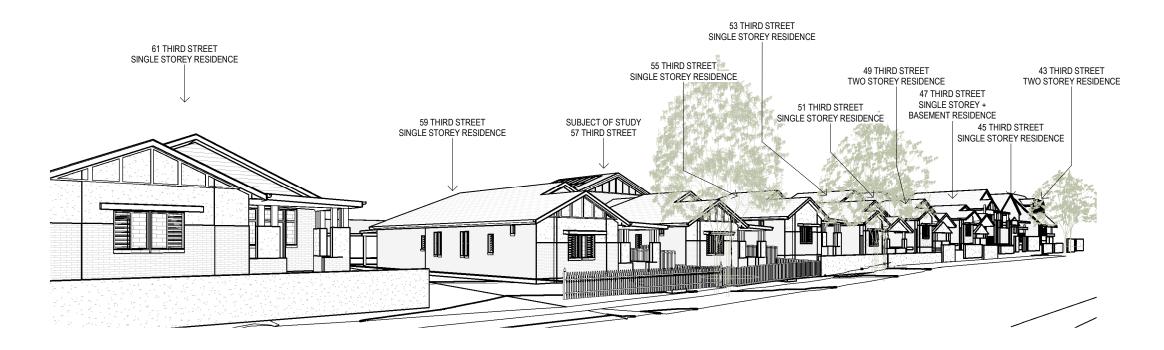
CLIENT: **BENJAMIN & CLAIRE O'DONNELL** 

ADDRESS:

**57 THIRD STREET ASHBURY CANTERBURY-BANKSTOWN**  DATE: **20-10-23 SHEET NO:** SCALE: 1:100 @ A3

PROJECT No: A13,620

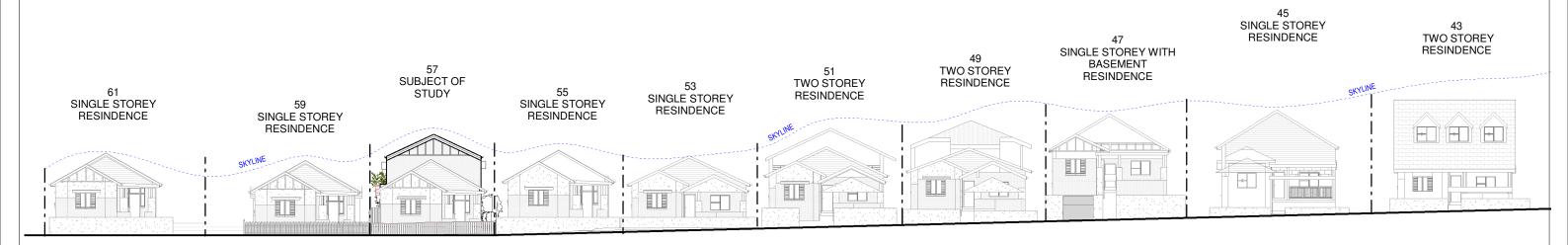
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### STREETSCAPE PERSPECTIVE

CONSERVATION AREAS ARE ESTABLISHED TO MAINTAIN THE HISTORICAL CHARACTER OF THE STREETSCAPE, IN THIS CASE ALONG THIRD STREET, ASHBURY. AS THE PROPOSED ALTERATIONS AND ADDITIONS ARE LOCATED TO THE REAR OF THE ALLOTMENT, THEY DO NOT IMPACT THE PRESENTATION OF THE HOUSE TO THE STREET. THUS, THERE IS NEGLIGIBLE IMPACT TO THE ASHBURY HERITAGE CONSERVATION AREA FROM THE PROPOSED WORKS

THE PROPOSED WORKS ARE TO BE CONSTRUCTED WITH A FORM AND CONFIGURATION THAT HARMONISES WITH THE ESTABLISHED HISTORICAL BUILT CHARACTER OF THE EXISTING DWELLING AND OTHER DWELLINGS ALONG THIRD STREET. THE PROPOSED WORKS ARE DESIGNED WITH A PITCHED ROOF FORM, HARMONISING WITH THE MAIN/PREDOMINATE ROOF FORM IN THE NEAR VICINITY



THIRD STREET

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

# **STREETSCAPE ANALYSIS**

PRINTED: 20/10/2023 2:40:12 PM

Rev	Revision	By	Date	
Α	DA	BC	24-10-22	GENERAL NOTES:  The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or
В	DA AMENDMENTS	BC	09-12-22	purpose without written permission.
С	RFI	BC/CD	29-03-23	
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.
				to to the by building to the b
				Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued
				electronically. Drawings are to be read in conjunction with all other contract and relevant documents.
				The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence
				until approval is determined by relevant council.
				All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by

DRAWINGS BY:

DESIGN PLUS DRAFTING
RENOVATIONS EXTENSIONS ADDITIONS
Suite C1 - 415 Illawarra Road, Marrickville,
NSW 2204
Ph: (02) 9565 2265
www.designplusdrafting.com.au

CLIENT:
BENJAMIN & CLAIRE O'DONNELL

ADDRESS:

57 THIRD STREET
ASHBURY
CANTERBURY-BANKSTOWN

ISSUE FOR SECTION 4.55

**SHEET NO:** 

SCALE: 1:300 @ A3

DATE: **31-03-23** 

PROJECT No: **A13,620** 

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

LOCATION: Ld:Client Jobs & Projects/A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli 1 - Architecturals & Documents/01 - Revit/A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli - [Section 4.55].r

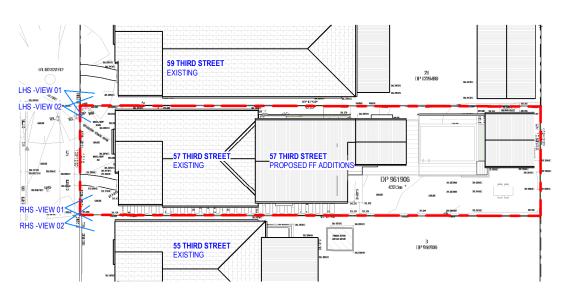


### LHS VIEW 1

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

### LHS VIEW 2

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



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

# **CAMERA LOCATIONS**

# **STREETSCAPE ANALYSIS 2**

Rev	Revision	Ву	Date	OFMEDAL MOTEO
Α	DA	BC	24-10-22	GENERAL NOTES: The information conf
В	DA AMENDMENTS	BC	09-12-22	purpose without writ
С	RFI	BC/CD	29-03-23	l
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23	All dimensions are in be verified on site by
				Do not scale from dr
				electronically. Drawi
				The drawing shall no
				until approval is dete
				All construction in a
PE	INTED: 20/10/2023 2:40:14 PM			a qualified engineer

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# DRAWINGS BY:

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CLIENT: **BENJAMIN & CLAIRE O'DONNELL** 

ADDRESS:

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### **ISSUE FOR SECTION 4.55**

DATE: **31-03-23 SHEET NO:** 

PROJECT No: **A13,620** 

SCALE: 1:350 @ A3

A303

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

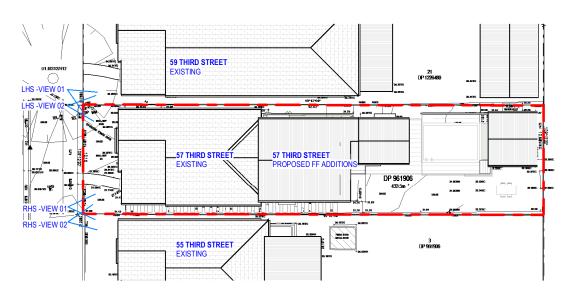


### RHS VIEW 1

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

## RHS VIEW 2

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



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

**ISSUE FOR SECTION 4.55** 

# **STREETSCAPE ANALYSIS 3**

Rev	Revision	By	Date
Α	DA	BC	24-10-22
В	DA AMENDMENTS	BC	09-12-22
С	RFI	BC/CD	29-03-23
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23

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**CAMERA LOCATIONS** 

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ADDRESS:

**57 THIRD STREET ASHBURY CANTERBURY-BANKSTOWN**  DATE: **31-03-23** 

SCALE: 1:350 @ A3

PROJECT No: **A13,620** 

A304

**SHEET NO:** 

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



GENERAL NOTES:

DA BC 24-10-22

DA AMENDMENTS BC 09-12-22

RFI BC/CD 29-03-23

RFI BC/CD 31-03-23

BC/CD 31-03

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RENOVATIONS EXTENSIONS ADDITIONS
Suite C1 - 415 Illuwarra Road, Marrickville,
NSW 2204
Ph: (02) 9565 2265
www.designplusdrafting.com.au

CLIENT:
BENJAMIN & CLAIRE O'DONNELL

ADDRESS:

57 THIRD STREET
ASHBURY
CANTERBURY-BANKSTOWN

DATE: 31-03-23 SHEET NO:

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

SCALE: 1:350 @ A3

D STREET PROJECT No: A13,620

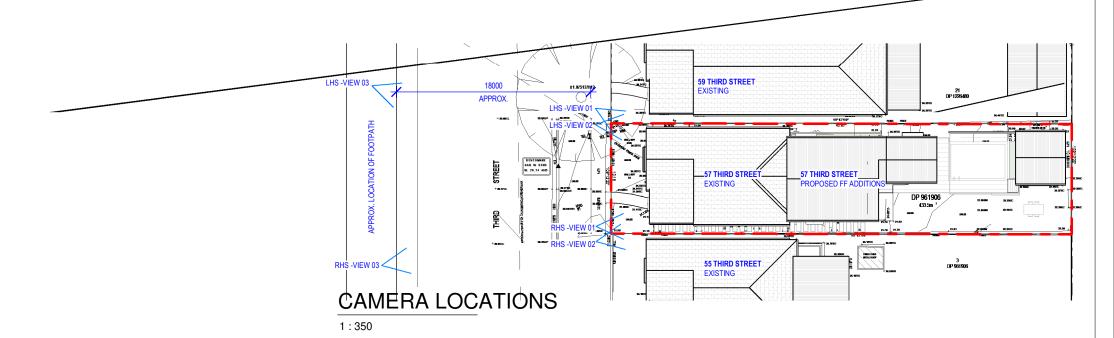
JECT No: **A13,620 A305** 

OCATION: LitClient Jobs & Projects/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Revit/413,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents/01 - Architecturals & Documents/01 - Architecturals & Documents/0



### LHS VIEW 3

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



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

**ISSUE FOR SECTION 4.55** 

**SHEET NO:** 

**A306** 

# **STREETSCAPE ANALYSIS 5**

Rev	Revision	Ву	Date
Α	DA	BC	24-10-22
В	DA AMENDMENTS	BC	09-12-22
С	RFI	BC/CD	29-03-23
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23

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CLIENT:

**BENJAMIN & CLAIRE O'DONNELL** 

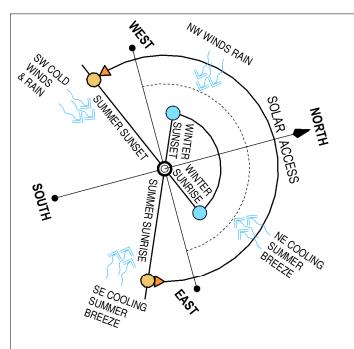
ADDRESS:

**57 THIRD STREET ASHBURY CANTERBURY-BANKSTOWN**  DATE: **31-03-23** 

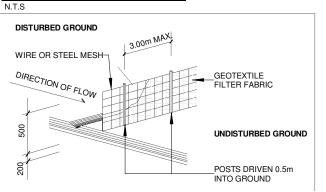
SCALE: 1:350 @ A3

PROJECT No: **A13,620** 

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



### SEDIMENT CONTROL FENCE



### 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. CONSTRUCTION SITE.

5. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER
SYSTEM AS SOON AS PRACTICLE.

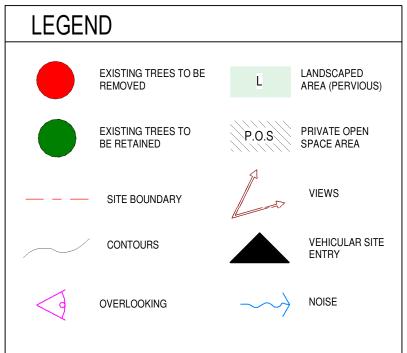
6. DEPRESSIONS LEFT IN THE FOOTPATH BY HEAVY TRUCKS ARE TO
BE FILLED AS SOON AS POSSIBLE.

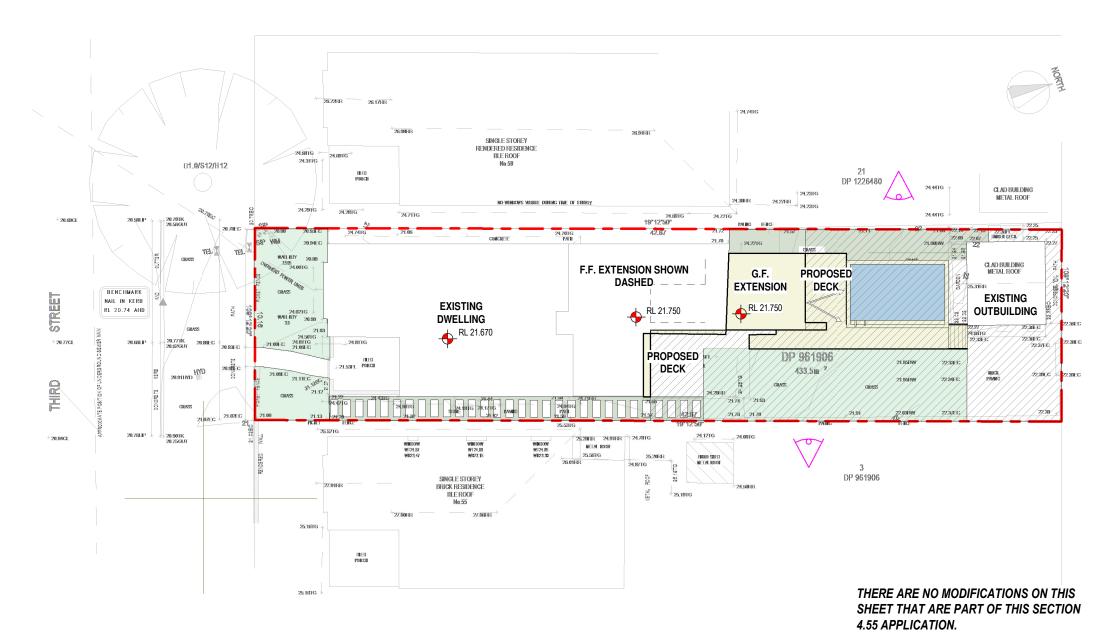
7. ONLY ONE EXIT POINT SHOULD BE USED & SHOULD BE

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.





# SITE ANALYSIS PLAN 1:200

# DA AMENDMENTS BC 09-12-22 BC/CD 29-03-23 BC/CD 31-03-23

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NORTH:



CLIENT:

**BENJAMIN & CLAIRE O'DONNELL** 

ADDRESS:

**57 THIRD STREET ASHBURY CANTERBURY-BANKSTOWN**  DATE: **31-03-23** 

**ISSUE FOR SECTION 4.55** 

(Please discard all other plans)

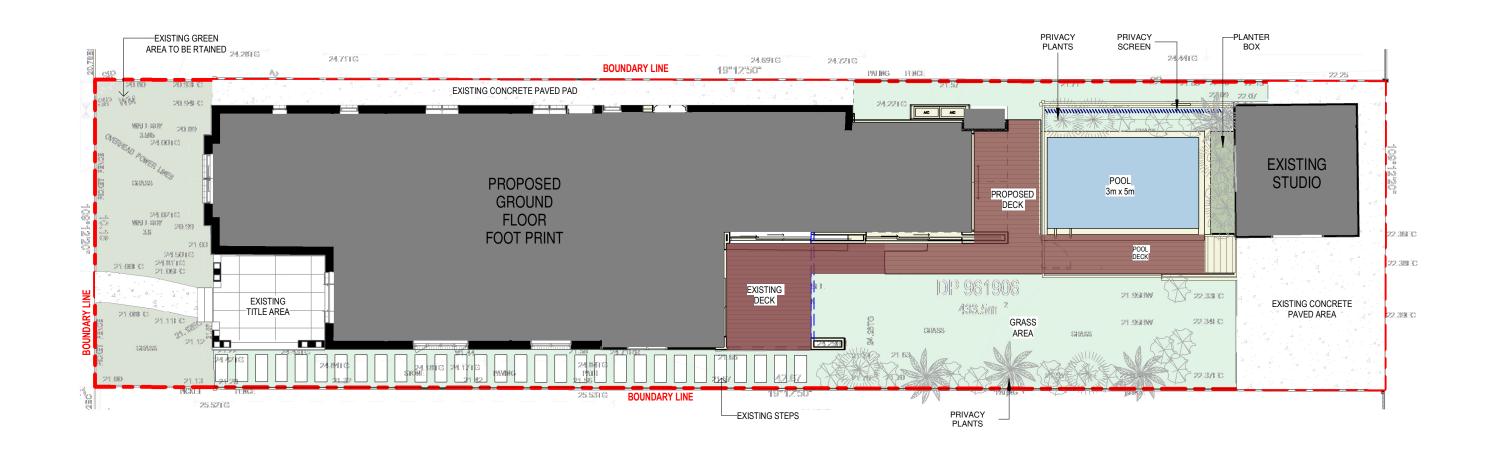
SCALE: As indicated @ A3

PROJECT No: A13.620

A400

**SHEET NO:** 

LOCATION:



# **CONCEPT LANDSCAPING**

4.55 APPLICATION. **ISSUE FOR SECTION 4.55** 

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

THERE ARE NO MODIFICATIONS ON THIS SHEET THAT ARE PART OF THIS SECTION

nev	Revision	р Бу	Date	Ι.
Α	DA	BC	24-10-22	1 4
В	DA AMENDMENTS	BC	09-12-22	þ
С	RFI	BC/CD	29-03-23	1
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23	Á
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DRAWINGS BY:



CLIENT:

**BENJAMIN & CLAIRE O'DONNELL** 

ADDRESS:

**57 THIRD STREET ASHBURY CANTERBURY-BANKSTOWN**  DATE: **31-03-23** 

SCALE: 1:125@ A3

PROJECT No: **A13,620** 

A403

**SHEET NO:** 

PRINTED: 20/10/2023 2:40:23 PM LOCATION: L:\Client Jobs & Projects\A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Do

ANO.	MATERIAL	/COLOR	LOCATION
А	Basalt* Classic finish SA = 0.67	COLORBOND  "BASALT" CLASSIC  FINISH	FASCIA AND GUTTERS,
В	Dover White™ Classic finish SA = 0.28	COLORBOND "DOVER WHITE" CLASSIC FINISH	SOFIT / CEILING/ INTERNAL LEAF OF BLADE WALLS
С	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
Е	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





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

# **MATERIALS & FINISHES SCHEDULE**

IC V	i icvision	_ Dy	Date	OFFICE ALL MOTEO
Α	DA	BC	24-10-22	GENERAL NOTES:  The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or
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С	RFI	BC/CD	29-03-23	
D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.
				be verified on site by builder/consultationapplier and any discrepancies to be reported for direction prior to commencement or any work.
				Do not scale from drawings. Design Plus Drafting cannot guarantee the accuracy of content and format for copies of drawings issued
				electronically. Drawings are to be read in conjunction with all other contract and relevant documents.
				The drawing shall not be used for construction unless labelled "For Construction" and authorized for issue. Construction is not to commence
				until approval is determined by relevant council.
				All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared b
	N. T. C.			

DRAWINGS BY:



CLIENT:

BENJAMIN & CLAIRE O'DONNELL

ADDRESS:

57 THIRD STREET
ASHBURY
CANTERBURY-BANKSTOWN

**ISSUE FOR SECTION 4.55** 

DATE: **31-03-23** 

SCALE: @ A3

PROJECT No: **A13,620** 

**A800** 

**SHEET NO:** 

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

LOCATION: L::Client Jobs & Projects/A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell - Architecturals & Documents/01 - Revit/A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell - (Section 4.55).

BASIX Certificate number: A478600\_02

Planning, Industry & Environment

### **BASIX** Certificate Building Sustainability Index www.basix.nsw.gov.au

### Alterations and Additions

Certificate number: A478600\_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06:10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 30, March 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project name	57 Third Street, Ashbury_02				
Street address	57 Third Street Ashbury 2193				
Local Government Area	Canterbury-Bankstown Council				
Plan type and number	Deposited Plan 961906				
Lot number	2				
Section number					
Project type					
Dwelling type	Separate dwelling house				
Type of alteration and addition	My renovation work is valued at \$50,000 or more and includes a pool (and/or spa).				

Certificate Prepare	ed by (please complete before submitting to Council or PCA)
Name / Company Name	e: Drawable
ABN (if applicable): 131	31641828

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Outdoor swimming pool			
The swimming pool must be outdoors.	<b>✓</b>	<b>✓</b>	V
The swimming pool must not have a capacity greater than 24 kilolitres.	~	<b>V</b>	✓
The swimming pool must have a pool cover.		V	✓
The applicant must install a pool pump timer for the swimming pool.		V	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		<b>✓</b>	✓

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		~	<b>✓</b>
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		V	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		~	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		<b>✓</b>	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check				
nsulation requirements							
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of attend construction where insulation already exists.							
Construction	nstruction Additional insulation required (R-value) Other specifications						
concrete slab on ground floor.	rete slab on ground floor.						
floor above existing dwelling or building.	above existing dwelling or building. nil						
external wall: framed (weatherboard, fibro, metal clad)							
external wall: brick veneer	ternal wall: brick veneer R1.16 (or R1.70 including construction)						
flat ceiling, pitched roof	t ceiling, pitched roof ceiling: R0.95 (up), roof: foil backed blanket (75 mm) medium (solar absorptance 0.475 - 0.70)						
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)					

	equirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows	and glazed do	ors							
The applica Relevant o	~	V	~						
The following			1	V					
have a U-v	alue and a Solar	Heat Gai	n Coefficie	ent (SHGC) i		d glass may either match the description, or, e below. Total system U-values and SHGCs		<b>✓</b>	~
					f each eave, pergola, verandah, bald than 2400 mm above the sill.	cony or awning must be no more than 500 mm	<b>✓</b>	<b>V</b>	V
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.								/	~
External lo	uvres and blinds	must fully	shade the	window or	glazed door beside which they are s	ituated when fully drawn or closed.		V	V
Pergolas w shades a p	ith fixed battens i erpendicular wind	must have	e battens	parallel to the	e window or glazed door above which	th they are situated, unless the pergola also		/	1
		uow. 1110	spacing b	etween batte	ens must not be more than 50 mm.				
	and glazed	doors g	lazing r	equireme	nts				
	s and glazed door Orientation	doors g	lazing r	equireme		Frame and glass type		·	·
Window / o		Area of glass inc. frame	Oversha	equireme dowing Distance	nts	Frame and glass type standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		·	,
Window / o no.	door Orientation	Area of glass inc. frame (m2)	Oversha Height (m)	equireme dowing Distance (m)	nts Shading device eave/verandah/pergola/balcony	standard aluminium, single clear, (or			•
Window / cono.	Orientation  N	Area of glass inc. frame (m2)	Oversha Height (m)	equiremendowing Distance (m)	shading device  Shading device  eave/verandah/pergola/balcony >=900 mm eave/verandah/pergola/balcony	standard aluminium, single clear, (or U-value; 7.63, SHGC: 0.75) standard aluminium, single clear, (or			,
Window / cono.  SD01  SD02	N E	Area of glass inc. frame (m2) 7.68	Oversha Height (m)	dowing Distance (m) 0	Shading device  Shading device  eave/verandah/pergola/balcony >=300 mm eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or standard aluminium, single clear, (or			·

standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) 2.14 eave/verandah/pergola/balcony timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66) 5.15 eave/verandah/pergola/balcony standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75) 2.33 eave/verandah/pergola/balcony >=900 mm standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

In these commitments, "applicant" means the person carrying out the development. commitments identified with a "<" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a evelopment application is to be lodged for the proposed development).

Commitments identified with a "y" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "\" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Planning, Industry & Environment

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

# **BASIX COMMITMENTS**

Rev	Revision	By	Date	
Α	DA	BC	24-10-22	GENERAL NOTES:  The information contained in this document is copyright of Design Plus Drafting and may not be used or reproduced for any other project or
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D	RFI - COLOUR AMENDMENT	BC/CD	31-03-23	All dimensions are in milimmetres and frame to frame. All dimensions and levels may be inaccurate by +/- 100mm. Dimensions and levels to be verified on site by builder/consultant/supplier and any discrepancies to be reported for direction prior to commencement of any work.
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				until approval is determined by relevant council.
				All construction in accordance with all relevant building codes. All structural, mechanical & hydraulic details (if required) are to be prepared by
PF				a qualified engineer. Boundary setbacks to be confirmed by a qualified surveyor.



Building Sustainability Index www.basix.nsw.gov.au

CLIENT: **BENJAMIN & CLAIRE O'DONNELL** ADDRESS:

**57 THIRD STREET ASHBURY CANTERBURY-BANKSTOWN**  **ISSUE FOR SECTION 4.55** 

SCALE: @ A3 A801 PROJECT No: **A13,620** 

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

DATE: **31-03-23** 

LOCATION: L:Client Jobs & Projects:A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnelli01 - Architecturals & Documents:01 - Revit:A13,620 - 57 Third Street, Ashbury - Ben & Claire O'Donnell - [Section 4.55].rvt

**SHEET NO:**