

DRAWING SCHEDULE

- ▶ 01 SITE PLAN, SITE ANALYSIS
- ▶ 02 FLOOR & ROOF PLANS
- ▶ 03 ELEVATIONS & SECTIONS
- ▶ 04 HEIGHT PLANE
- ▶ 05 STREET ELEVATIONS
- ▶ 06 SCP LANDSCAPING
- ▶ 07 DEMOLITION
- ▶ 08 21 MARCH PROPOSED
- ▶ 09 21 JUNE PROPOSED
- ▶ 10 21 SEPT PROPOSED
- ▶ 11 21 MARCH EXISTING
- ▶ 12 21 JUNE EXISTING
- ▶ 13 21 SEPT EXISTING

ASSOCIATED DRAWINGS:

STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924
SEPT 2024

SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

PROJECT:

**PROPOSED
SECONDARY DWELLING**
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

DRAWING:

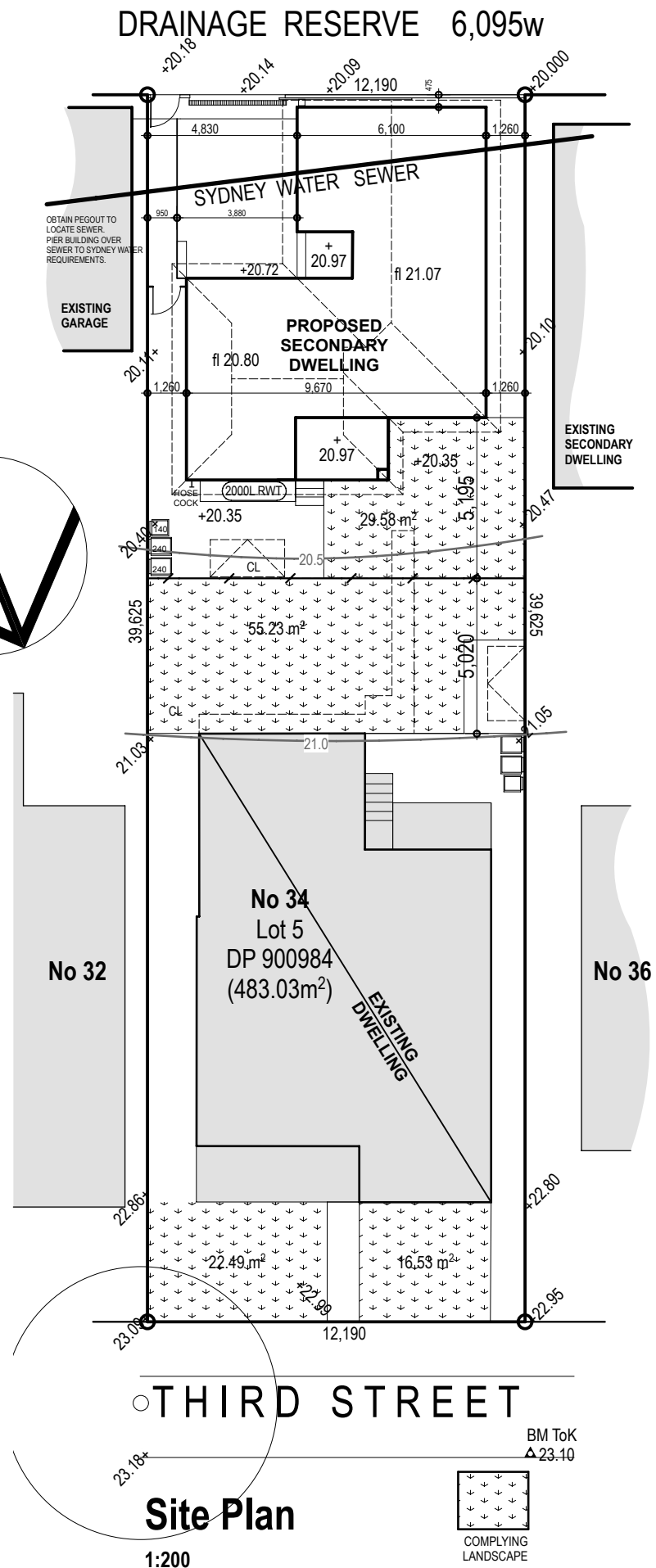
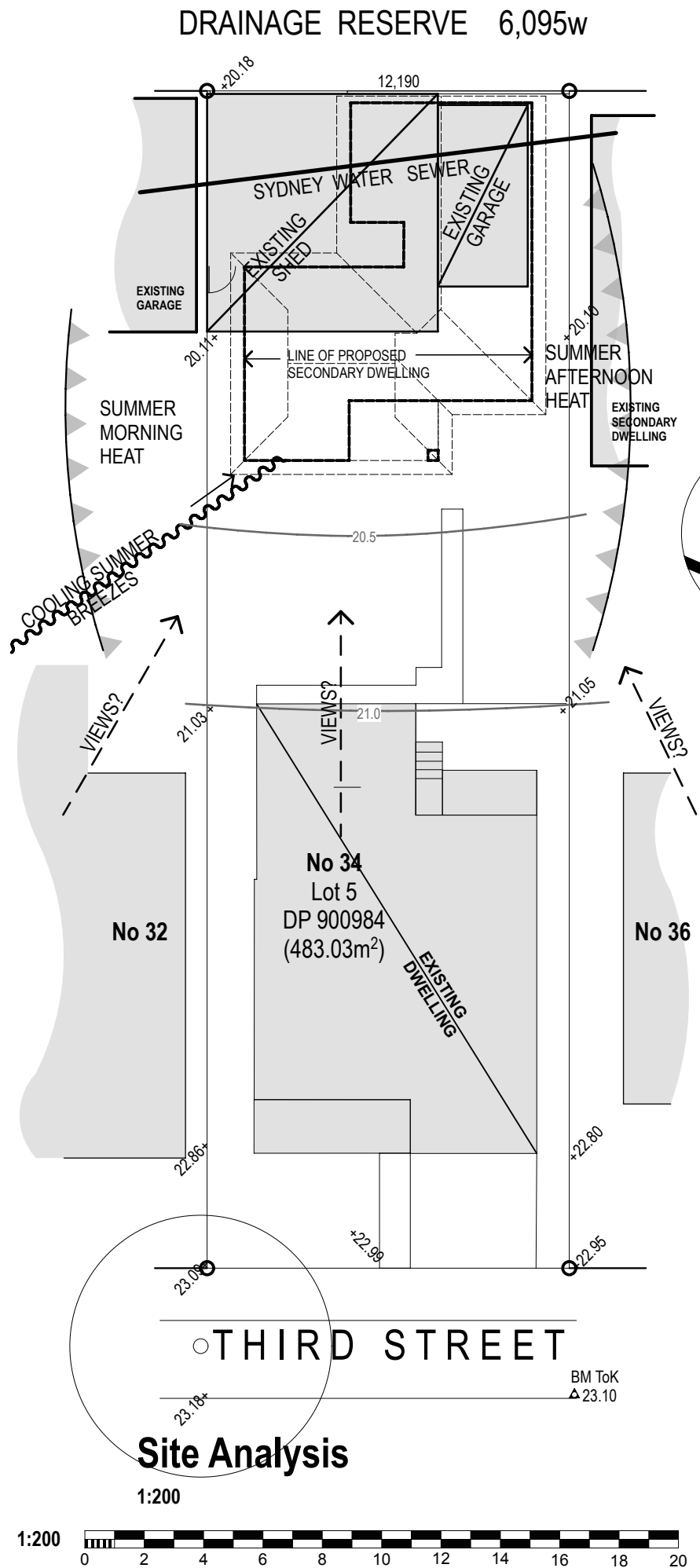
COVER SHEET

APPLICANT:

Mr P.Farrell

Graeme Nichols B.Arch(Hons)
M: 0412 666 1777
E: message4gn@gmail.com

LGA: CANTERBURY /BANKSTOWN STATUS: DA



SITE DATA	
SITE AREA	483m ²
PRIMARY DWELLING	
FLOOR AREA	123.68m ²
GROSS FLOOR AREA	110.29m ²
SECONDARY DWELLING	
FLOOR AREA	60m ²
GROSS FLOOR AREA	51m ²
TOTAL SITE COVERAGE	42.96%
PERMITTED FSR	0.55:1
PROPOSED FSR	0.34:1
LANDSCAPING	127.35m ² (26.4%)
FRONT SETBACK AREA	46.93m ²
FRONT LANDSCAPING %	83.1% (39.02m ²)
POS (PRIMARY)	55.23m ²
POS (SECONDARY)	33.1m ²

EXTERNAL FINISHES	
BRICKS/MORTAR	
BOWRAL BRICKS - GERTRUDIS BROWN MORTAR - OFF WHITE	
ROOF TILES	
BORAL FRENCH RED TERRA COTTA MARSEILLES PATTERN	
ALUM FRAMES	
WINDOWS & DOORS	
GLASS	
CLEAR OR SMART GLASS LOW E CLEAR AS NOMINATED IN BASIX CERT.	
GUTTERS	
COLORBOND WOODLAND GREY	
DOWNPIPES & FASCIAS	
COLORBOND EVENING HAZE	
GARAGE DOOR	
COLORBOND WOODLAND GREY	
FENCE TO LANE	
MATCH EXISTING IF AVAILABLE OR COLORBOND EVENING HAZE	
GATES	
COLORBOND EVENING HAZE	

AMENDMENT: DATE:

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH BASIX CERTIFICATE No 1774101S

ASSOCIATED DRAWINGS:

STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924
SEPT 2024

SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

PROJECT:

**PROPOSED
SECONDARY DWELLING**
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

DRAWING:

SITE PLAN
SITE ANALYSIS

APPLICANT:

Mr P.Farrell

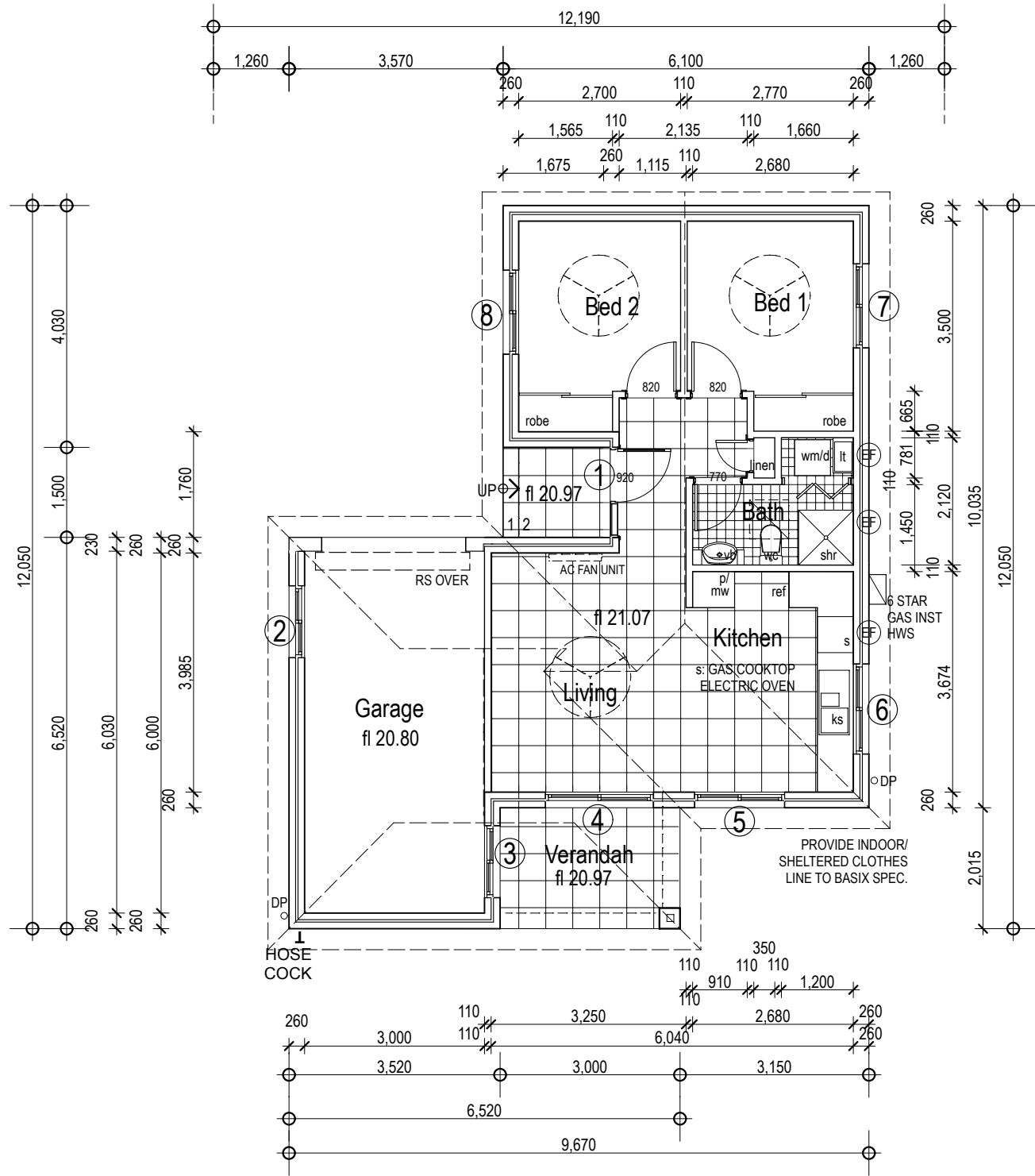
TGA: STATUS:

CANTERBURY /BANKSTOWN DA

SCALE: DATE: NO: SHEET: AMENDMENT:

1:100 MAR '25 24.37 1 OF 13

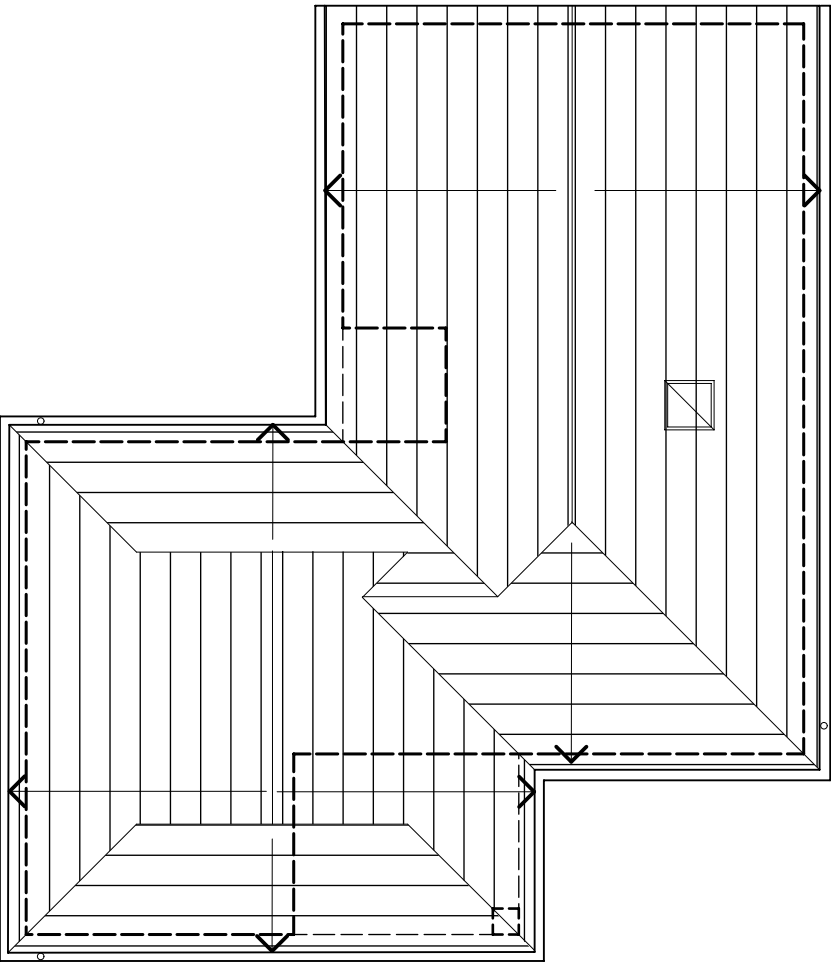
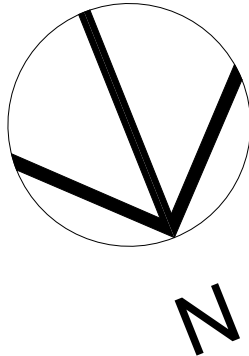
AMENDMENT:	DATE:



Floor Plan
1:100

- hc HOSE COCK
- shr SHOWER
- lt LAUNDRY TUB
- vb VANITY BASIN
- wm WASHING MACHINE

MULTI-SPEED REVERSIBLE CEILING FAN TO
ASCB HOUSING PROVISIONS Part 13.5.2



Roof Plan
1:100

WINDOW SCHEDULE

NO.	SIZE (H x W)	TYPE
1	2100 x 1500	AL/ TIMBER ENTRY 920 + SL
2	1200 x 900	ASW
3	1200 x 1050	ASW SHGC: 0.4-0.49
4	2100 x 1800	ASD
5	1200 x 1400	ASW
6	0600 x 1500	AFW
7	1200 x 1400	ASW
8	1200 x 1400	ASW

WINDOWS TO BE THERMALLY BROKEN ALUMINIUM,
SINGLE GLAZED. U-VALUE: <3.0 SHGC: 0.49-0.60 UNO.

THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH BASIX CERTIFICATE No 1774101S

ASSOCIATED DRAWINGS:

STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924
SEPT 2024

SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

PROJECT:

**PROPOSED
SECONDARY DWELLING**
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

DRAWING:

FLOOR PLAN
ROOF PLAN

APPLICANT:

Mr P.Farrell

Graeme Nichols B.Arch(Hons)
M: 0412 666 1777
E: message4gn@gmail.com

TGA:

CANTERBURY /BANKSTOWN

STATUS:

DA

SCALE:

1:100

DATE:

MAR '25

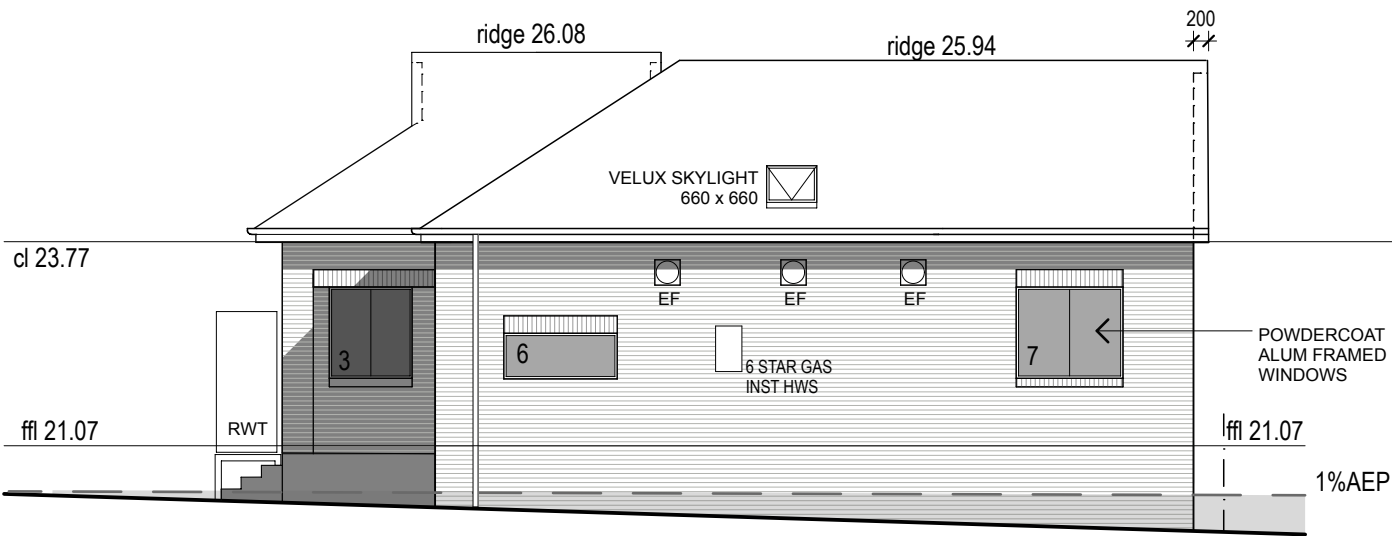
NO:

24.37

SHEET:

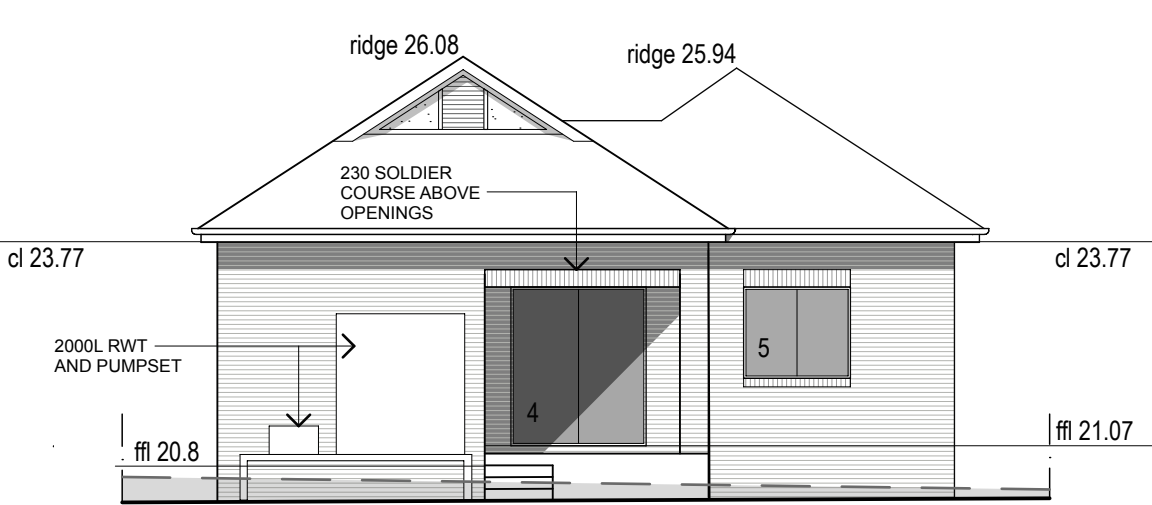
2 OF 13

AMENDMENT:



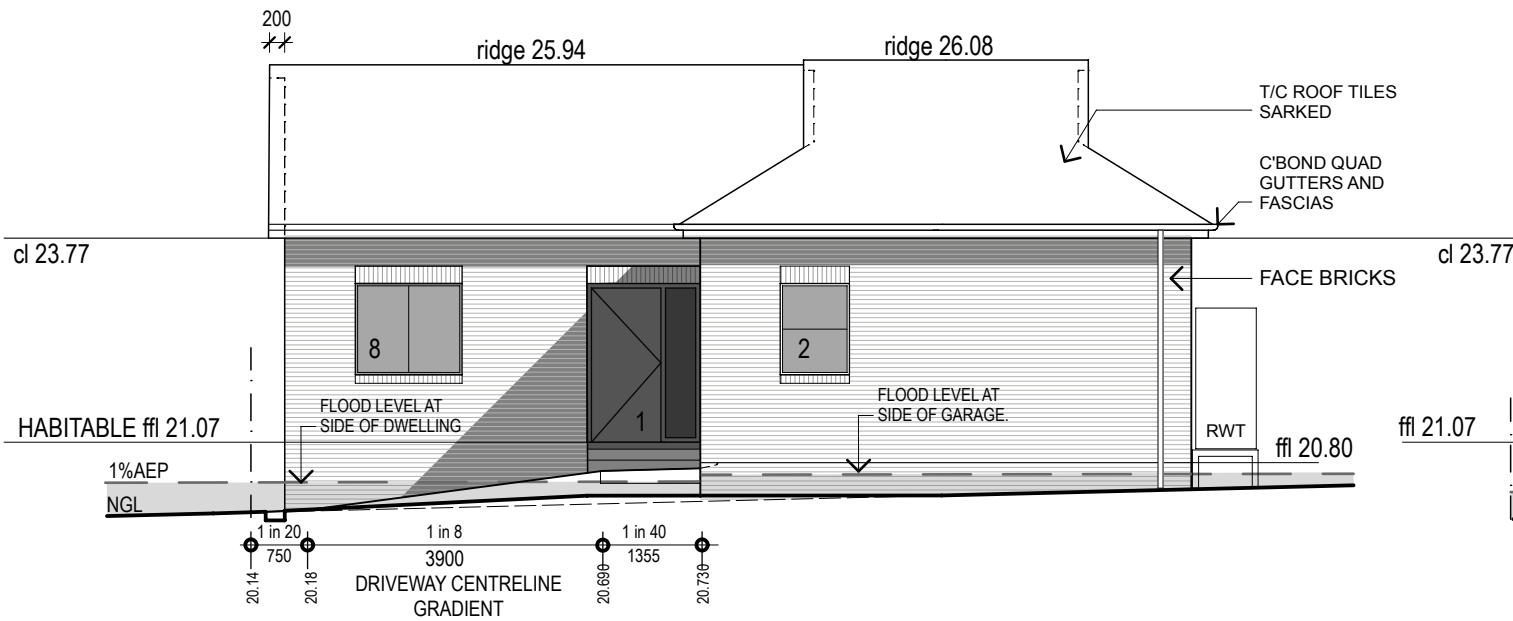
West Elevation

1:100



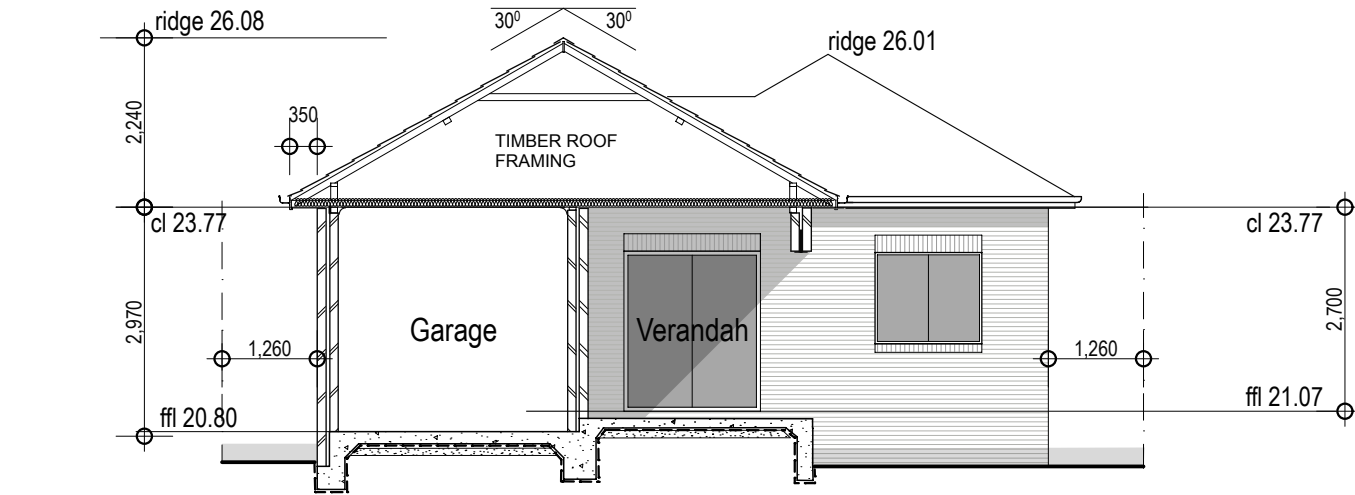
North Elevation

1:100



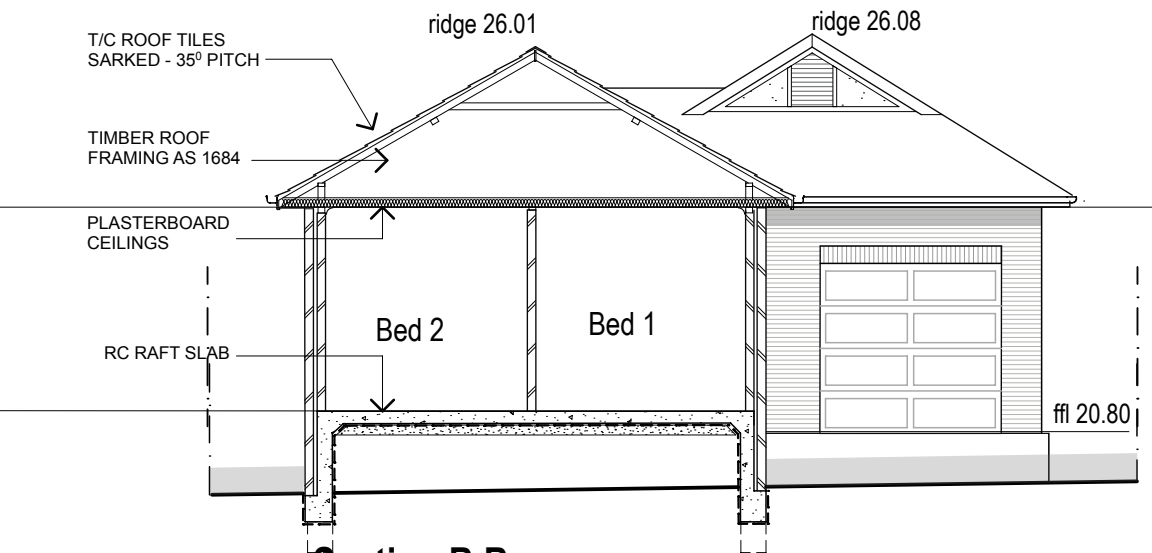
South Elevation

1:100



Section A.A

1:100



Section B.B

1:100

AMENDMENT:	DATE:

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH BASIX CERTIFICATE No 17741015

ASSOCIATED DRAWINGS:

STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924 C
APRIL 2025

SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

PROJECT:

**PROPOSED
SECONDARY DWELLING**
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

DRAWING:

**ELEVATIONS
SECTIONS**

APPLICANT:

Mr P.Farrell

Graeme Nichols B.Arch(Hons)
M: 0412 666 1777
E: message4gn@gmail.com

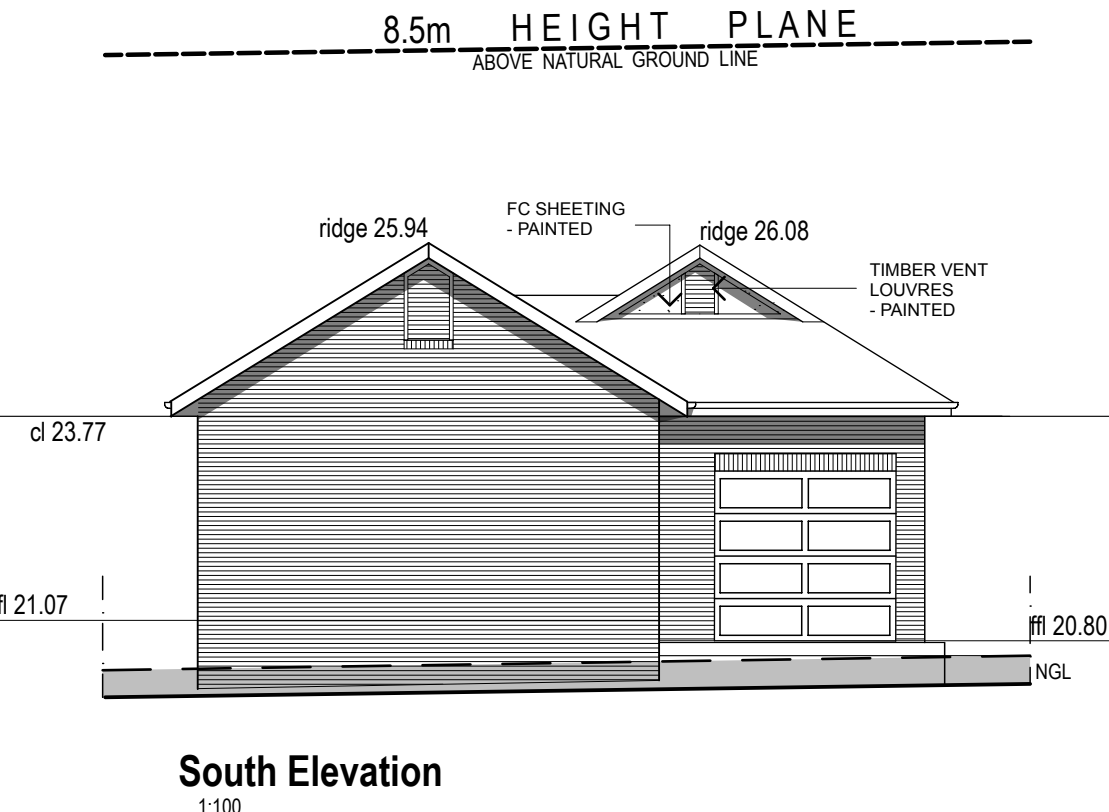
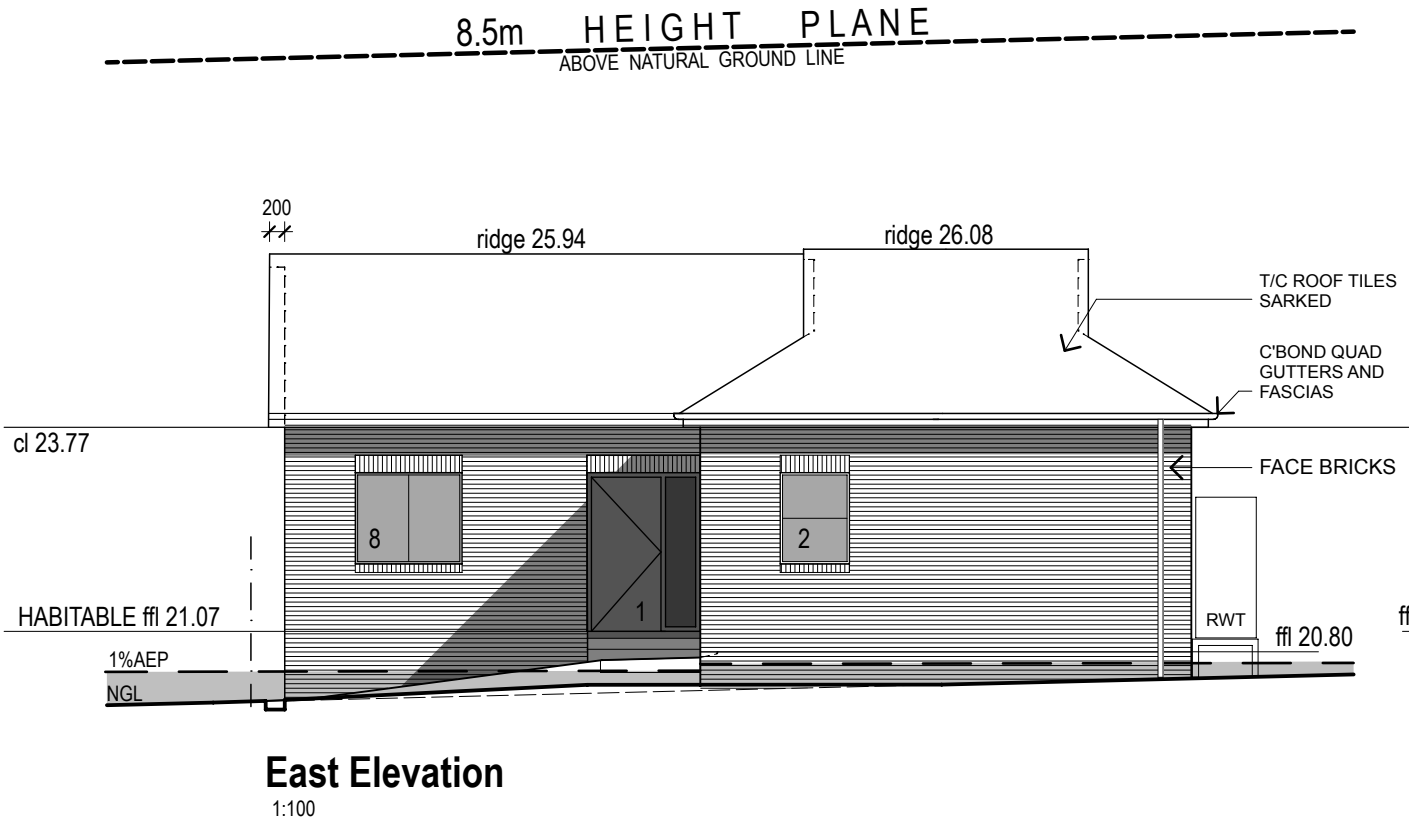
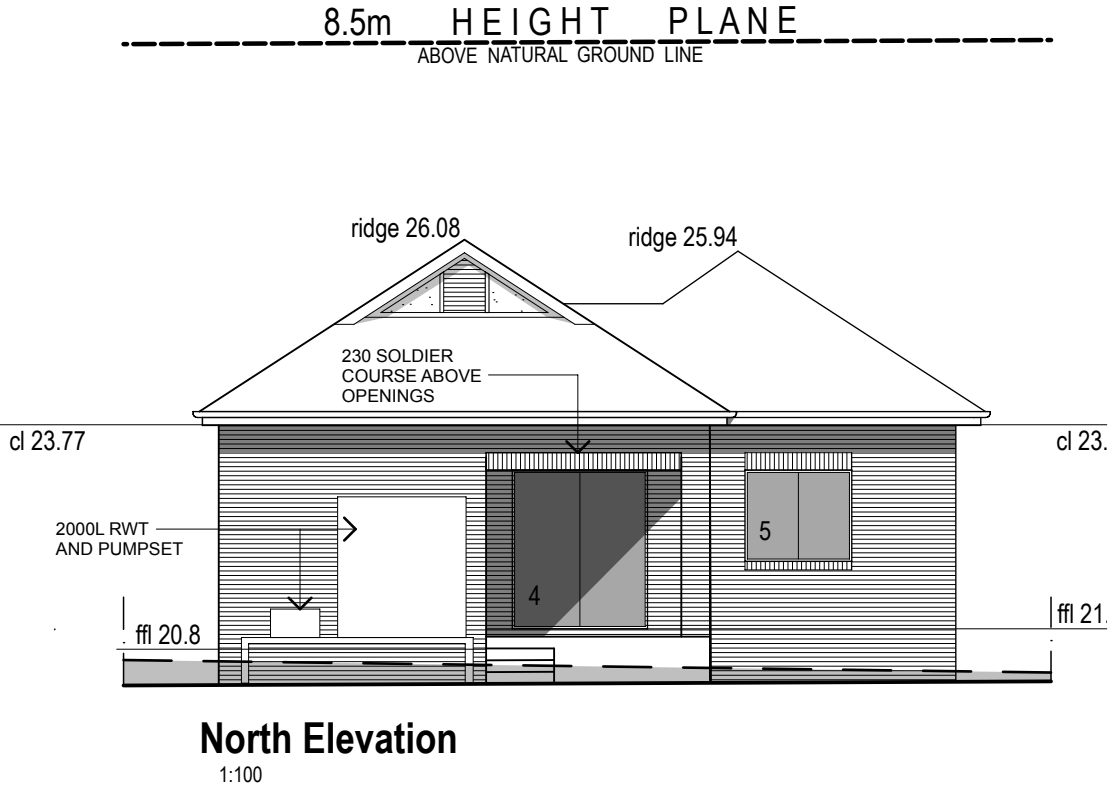
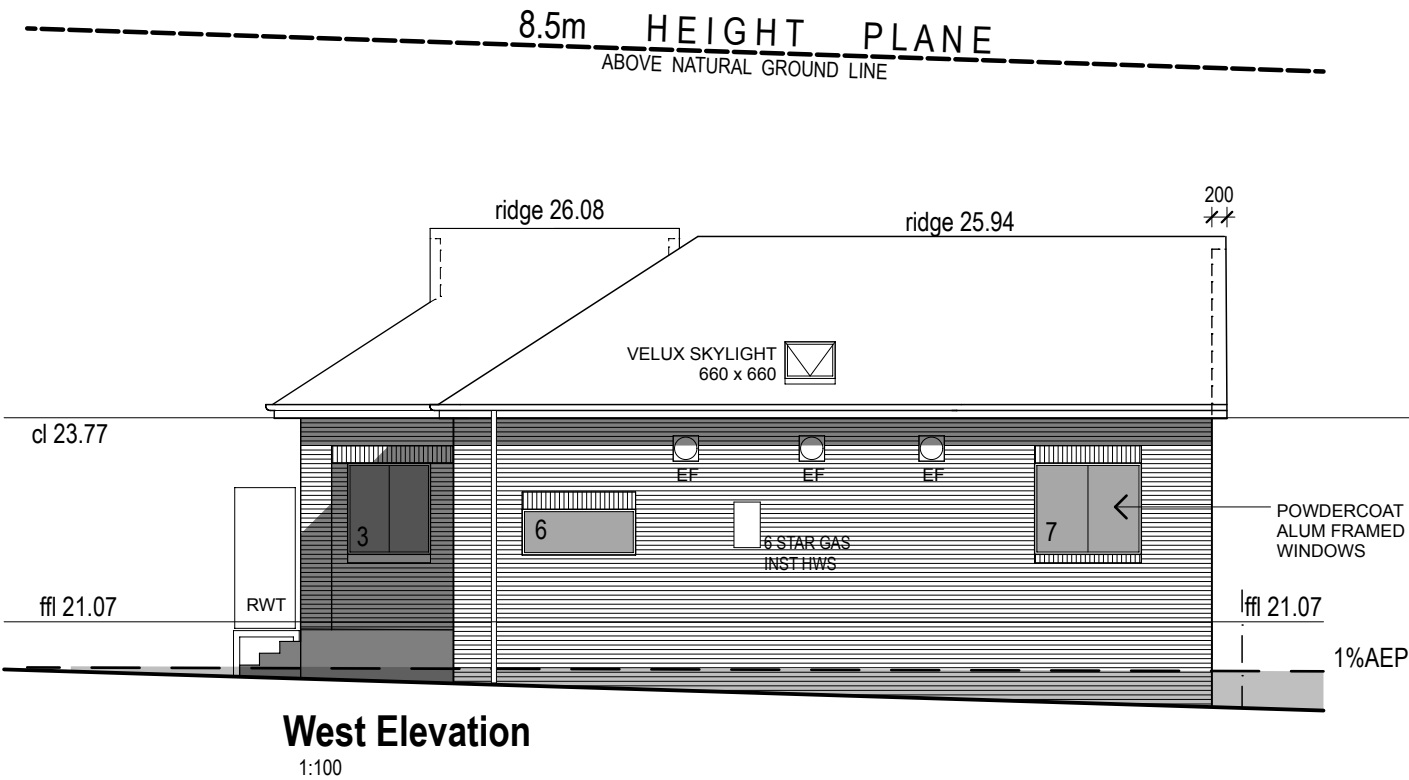
TGA: STATUS:

CANTERBURY /BANKSTOWN DA

SCALE: DATE: NO: SHEET: AMENDMENT:
1:100 MAR '25 24.37 3 OF 13



AMENDMENT:	DATE:



THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH BASIX CERTIFICATE No 1774101S

ASSOCIATED DRAWINGS:

STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924
SEPT 2024

SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

PROJECT:

**PROPOSED
SECONDARY DWELLING**
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

DRAWING:

8.5m HEIGHT PLANE

APPLICANT:

Mr P.Farrell

Graeme Nichols B.Arch(Hons)
M: 0412 666 1777
E: message4gn@gmail.com

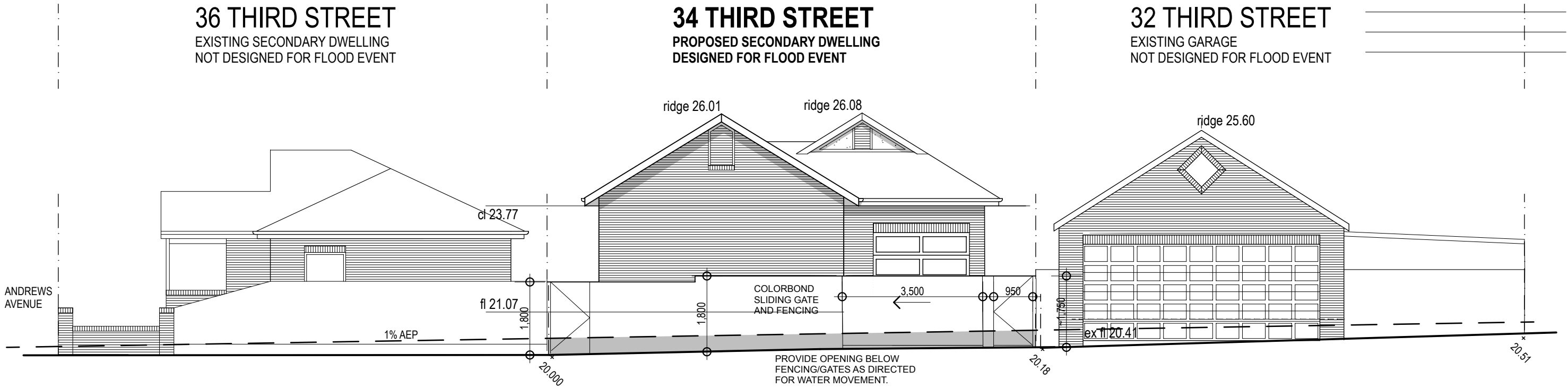
TGA: STATUS:

CANTERBURY /BANKSTOWN DA

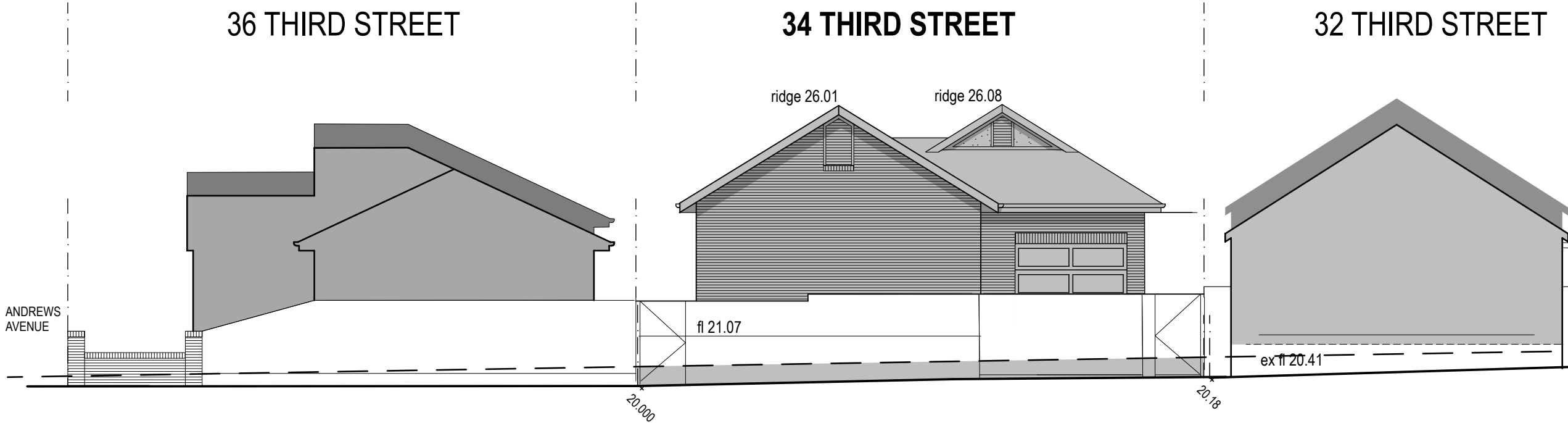
SCALE: DATE: NO: SHEET: AMENDMENT:
1:100 MAR '25 24.37 4 OF 13



AMENDMENT:	DATE:



Street Elevation
ELEVATION FACING LANEWAY
1:100



Street Elevation
SHOWING IMPACT OF FLOOD DESIGN
ON HEIGHT OF STRUCTURES FACING
DRAINAGE EASEMENT
1:100



THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH BASIX CERTIFICATE No 17741015

ASSOCIATED DRAWINGS:

STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924
SEPT 2024

SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

PROJECT:

**PROPOSED
SECONDARY DWELLING**
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

DRAWING:

STREET ELEVATION

APPLICANT:

Mr P.Farrell

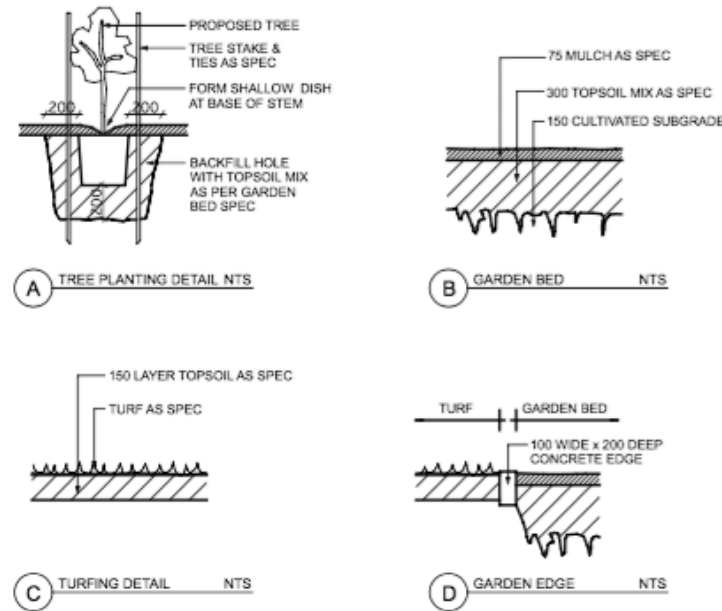
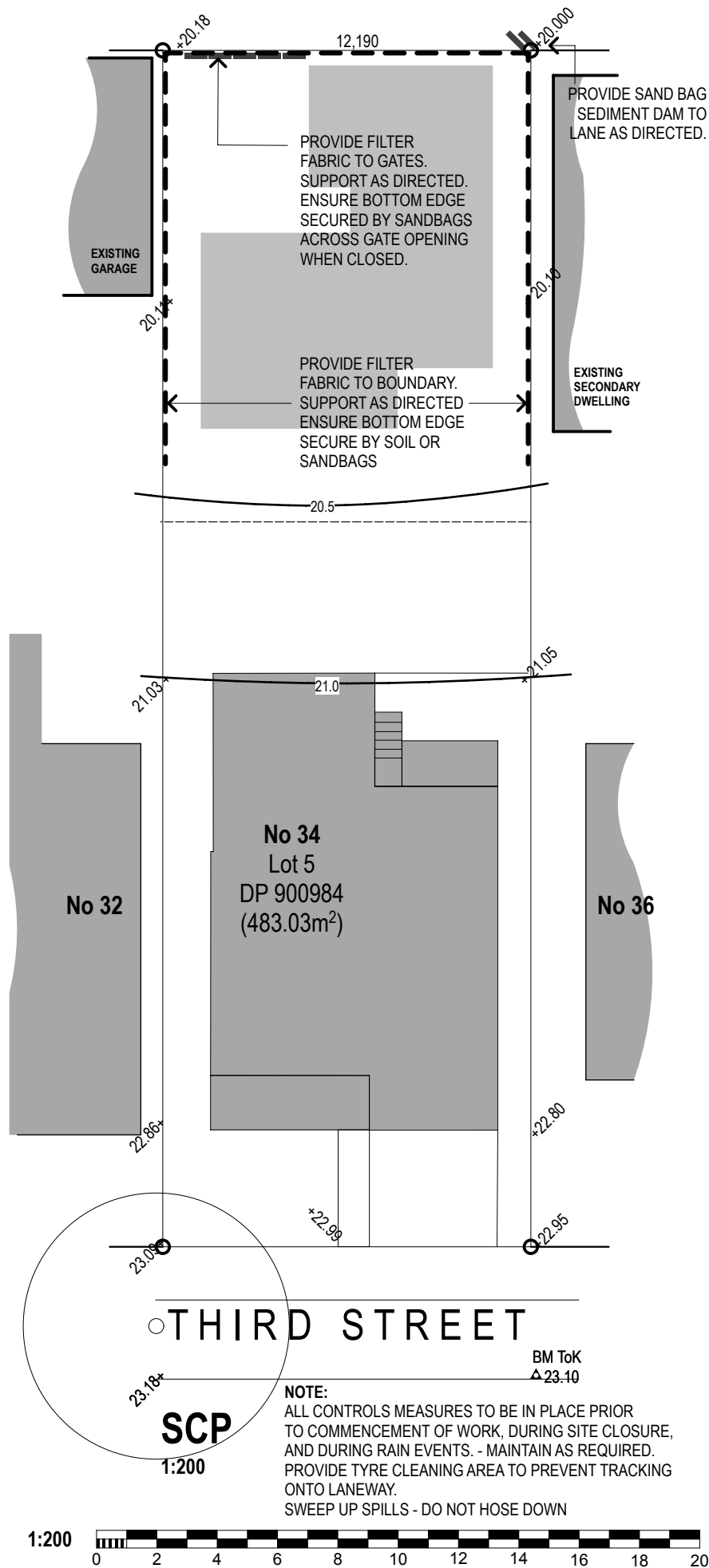
Graeme Nichols B.Arch(Hons)
M: 0412 666 1777
E: message4gn@gmail.com

TGA: STATUS:

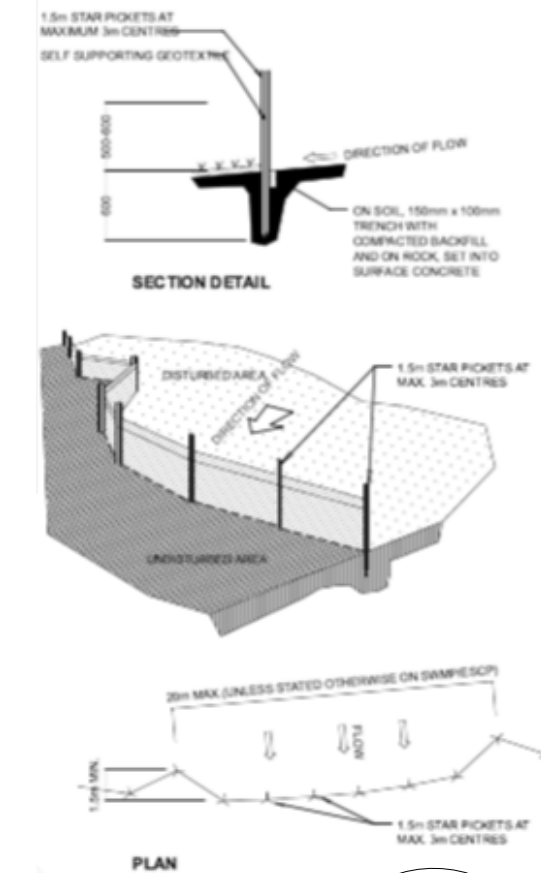
CANTERBURY /BANKSTOWN DA

SCALE: DATE: NO: SHEET: AMENDMENT:
1:100 MAR '25 24.37 5 OF 13

DRAINAGE RESERVE 6,095w

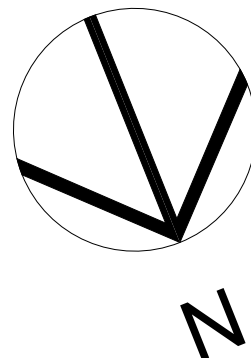


Landscaping Details

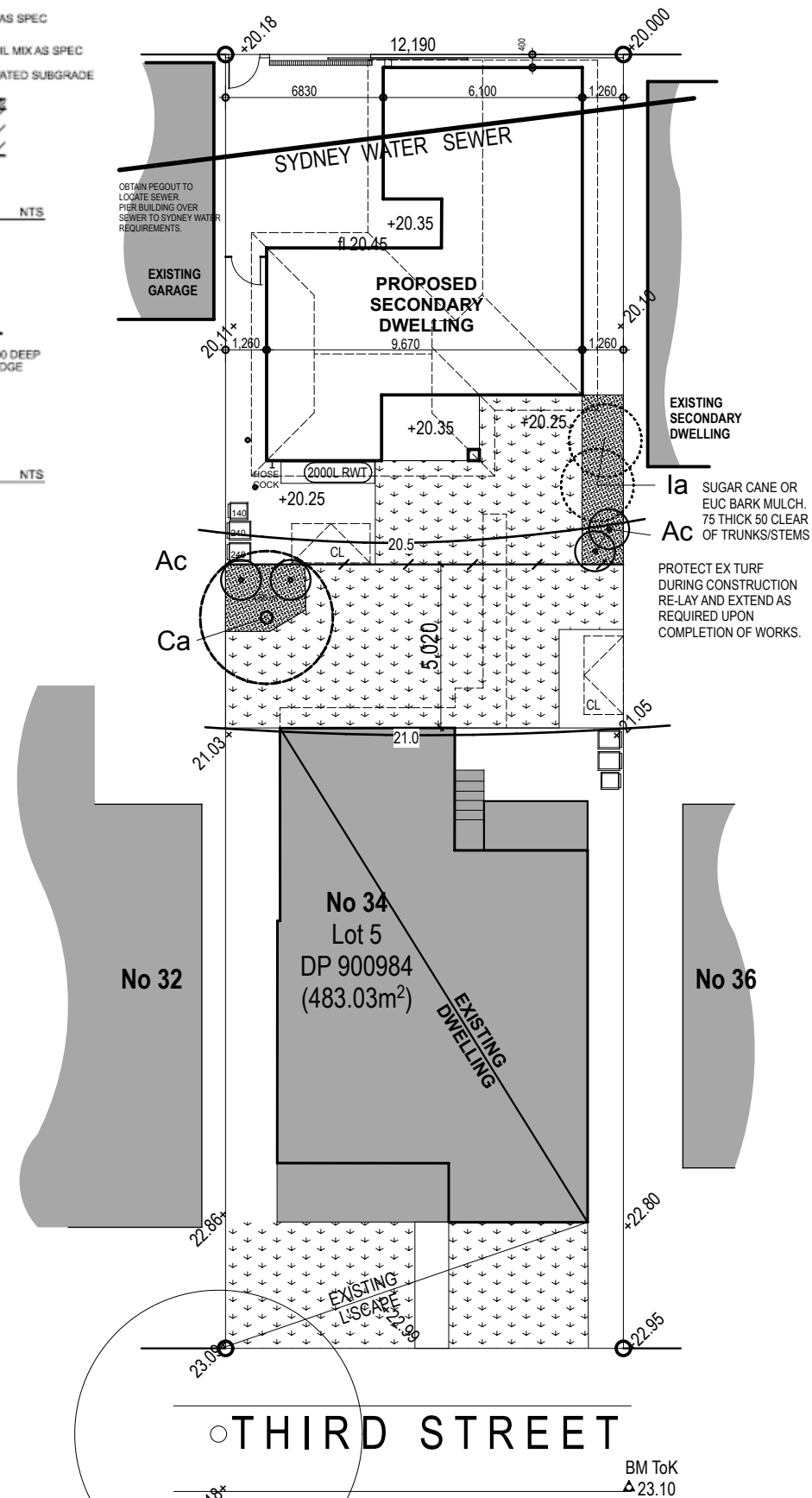


SCP Details

NTS



DRAINAGE RESERVE 6,095w



Landscaping

1:200

LANDSCAPE SCHEDULE					
SYMBOL	BOTANICAL NAME	COMMON NAME	MATURE SIZE	QUANTITY	SIZE
Ca	CALLITRIS australis	PORT JACKSON PINE	8.0 x 4.0	1	25L
Ia	INDIGOFERA australis	AUSTRALIAN INDIGO	3.0 x 2.0	2	200Ø
Ac	ALPINA caerulea	NATIVE GINGER	2.0 x 1.0	3	200Ø

SELECTION FROM MACQUARIE UNIVERSITY 'WHICH PLANT WHERE' GROUP - DROUGHT RESISTANT

A3

AMENDMENT	DATE

THIS DRAWING SHALL BE READ IN CONJUNCTION WITH BASIX CERTIFICATE No 1774101S

ASSOCIATED DRAWINGS:

STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924
SEPT 2024

SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

PROJECT:

PROPOSED SECONDARY DWELLING
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

DRAWING:

SCP
LANDSCAPING

APPLICANT:

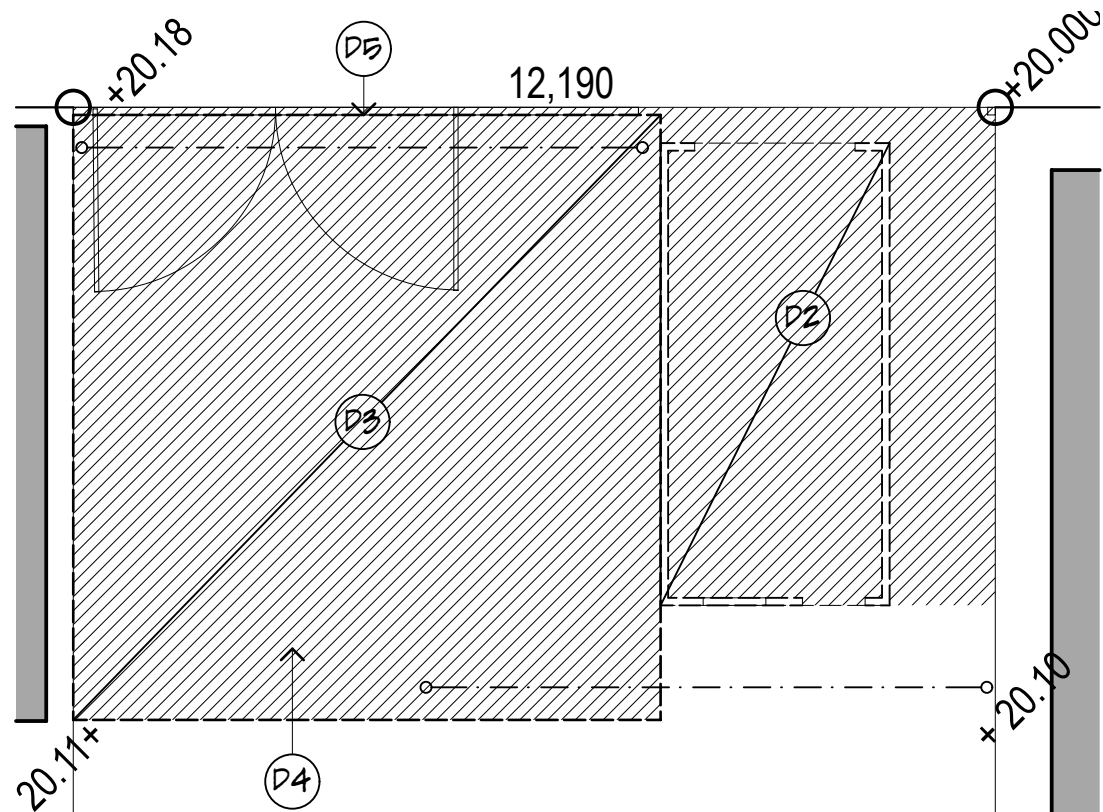
Mr P.Farrell

Graeme Nichols B.Arch(Hons)
M: 0412 666 1777
E: message4gn@gmail.com

LGA: STATUS:

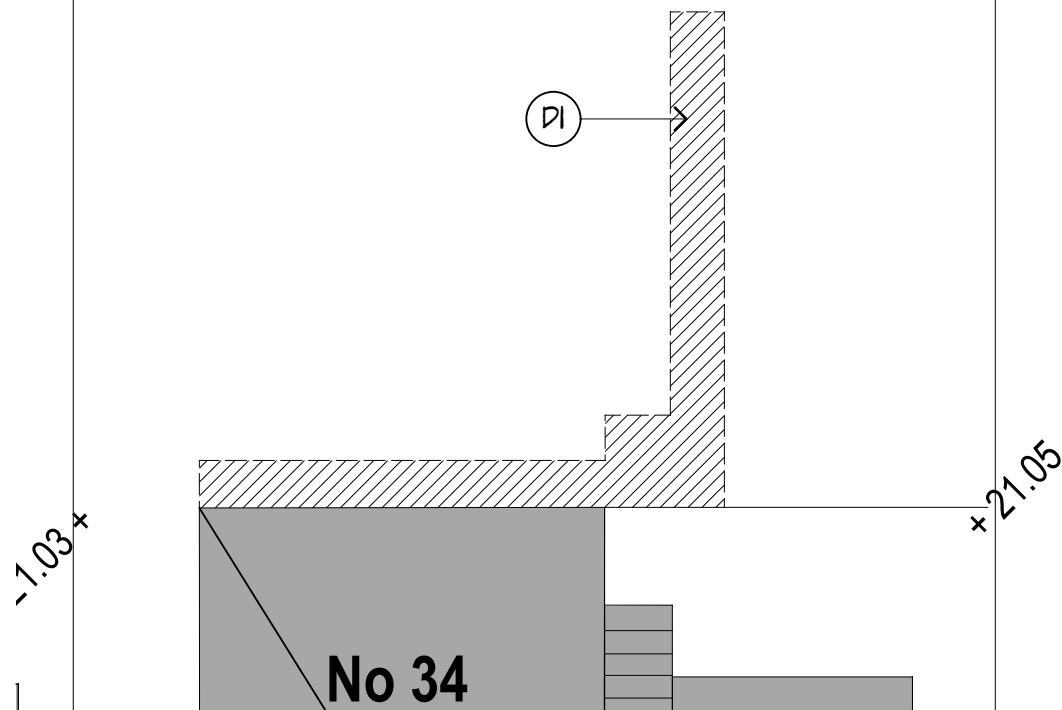
CANTERBURY /BANKSTOWN DA

SCALE: DATE: NO: SHEET: AMENDMENT:
1:100 MAR '25 24.37 6 OF 13



DEMOLISHED MATERIALS TO BE DISPOSED
OF IN ACCORDANCE WITH WMP.

SALVAGED MATERIALS SHALL BE NEATLY
STACKED IN PREPARATION FOR TRANSPORT
TO DUNVILLE LOOP PROJECT.



Demolition Plan

1:100



DEMOLITION NOTES

Site investigation

Investigate site conditions and provide all temporary site works prior to commencing demolition. Ensure all underground and overhead services that could be affected by the demolition works are made safe and or terminated in compliance with service owner. Contain and separate all demolition materials etc. within the documented demolition area.

COMPLY WITH APPLICABLE CLAUSES OF THESE BUILDING STANDARDS *Current edition.*

- AS 1418 Cranes, hoists and winches.
AS 2436 2010 Guide to noise and vibration control on construction, demolition and maintenance sites.
AS 2601 2001 The demolition of structures.
AS 4970 2009 Protection of trees on development sites. *There is 1 Amdmt, 2010*

Public and Property Protection: Provide measures required by national, municipal and state ordinances, laws, regulations Codes of Practice, Australian and other relevant standards so as to ensure the protection of surrounding property, footpaths, streets, kerbs, the public, occupants and workmen during demolition operations. Comply with all legal requirements of the location, ordinances, laws etc. Carry out measures including barricades, hoardings, fences, warning lights and signs, rubbish chutes, etc.. No blasting for demolition purposes will be permitted. Return to original condition, any damage caused to structures or property during the conduct of the demolition works at the site or to adjacent property. Perform restoration work without expense to the proprietor. Pay fees in connection with this trade. Comply throughout with the current edition of the NCC.

MATERIALS AND COMPONENTS

Item

Material required to be demolished becomes the property of the contractor unless noted otherwise on drawings or listed on conditions of approval. Remove it from the site and dispose of within statutory and other requirements. Exceptions to this clause are those items marked as 'salvage' elsewhere on this drawing. Supply equipment required to perform the work of sufficient capacity to meet the stated completion date. Provide disposal containers for disposal required.

Temporary works

Provide any temporary works for this trade as may be required for specific site conditions. The provision may include but not limited to the following:

- Temporary structural and non-structural supports and hoardings.
- Temporary walls and partitions including dust and sound rated if and where required.

PREPARATION *Inspect conditions at site before starting work*

Locate and identify existing services before excavation commences and comply with Dial before you Dig requirements.

Before demolishing and removing parts of building having electrical wiring, gas and water pipes, conduit or similar items embedded in them, notify the architect and authorities having jurisdiction, obtain existing overhead, underground and in structure services information from service owners and make sure that these items are out of service or made safe by following service owner's requirements so that they can be terminated, capped off or removed without danger.

ON-SITE ACTIONS *Start of work means total acceptance of conditions*

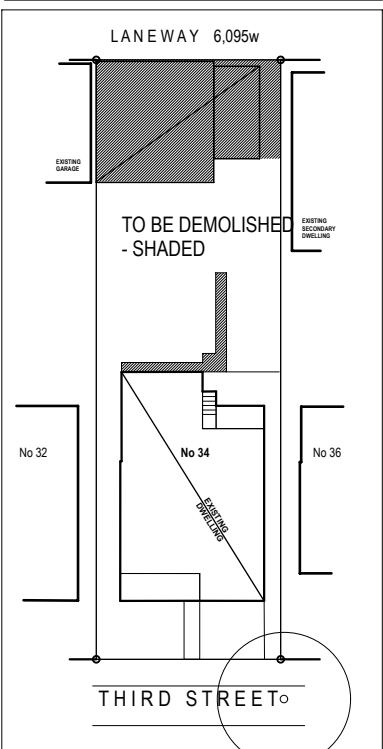
Demolish all materials in as found condition and remove from site. Restore to original condition, without expense to the proprietor, any damage to remaining construction, services etc. resulting from failure to provide adequate protection.

COMPLETION

Complete work in accordance with instructions and written variation orders.

DEMOLITION SCHEDULE

D1	DEMOLISH CONCRETE PATH INCLUDING SUB BASE
D2	DEMOLISH GARAGE. SALVAGE TIMBER FRAMING
D3	DISMANTLE ROOF FRAMING AND STEEL POSTS. SALVAGE ALL ELEMENTS.
D4	DEMOLISH CONCRETE SLABS INCLUDING SUB BASE.
D5	DEMOLISH FENCE AND GATES



Key Diagram

1:500

THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH BASIX CERTIFICATE No 1774101S

ASSOCIATED DRAWINGS:

STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924
SEPT 2024

SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

PROJECT:

**PROPOSED
SECONDARY DWELLING**
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

DRAWING:

DEMOLITION

APPLICANT:

Mr P.Farrell

Graeme Nichols B.Arch(Hons)
M: 0412 666 1777
E: message4gn@gmail.com

TGA:

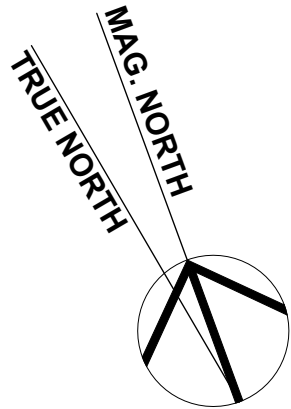
CANTERBURY /BANKSTOWN

STATUS:

DA

SCALE: DATE: NO: SHEET: AMENDMENT:
1:100 MAR '25 24.37 7 OF 13

AMENDMENT:	DATE:



LOCATION BASED
ALTITUDE AND AZIMUTH DATA
GEOSCIENCE AUSTRALIA

THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH BASIX CERTIFICATE No 1774101S

ASSOCIATED DRAWINGS:

STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924
SEPT 2024

SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

PROJECT:

**PROPOSED
SECONDARY DWELLING**
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

DRAWING:

Proposed Shadows
21 June

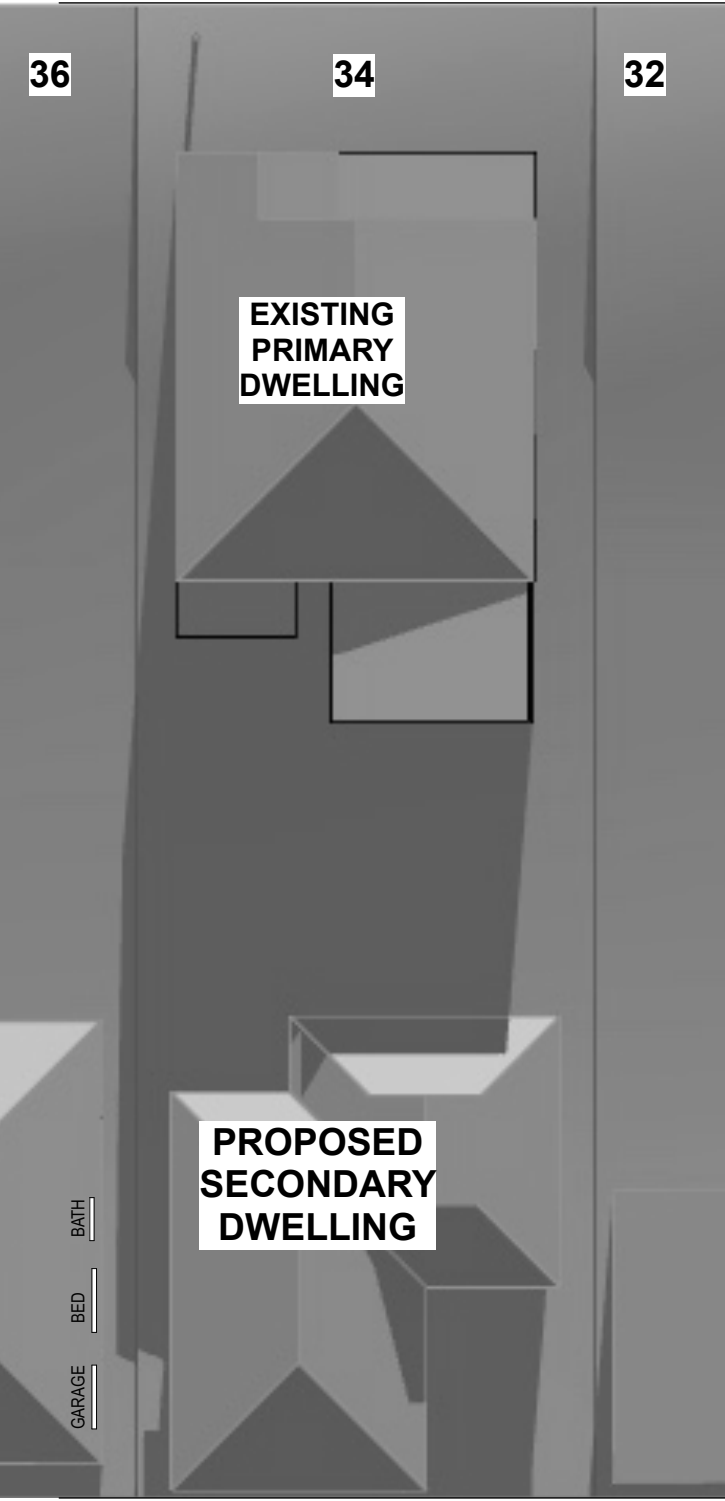
APPLICANT:

Mr P.Farrell

Graeme Nichols B.Arch(Hons)
M: 0412 666 1777
E: message4gn@gmail.com

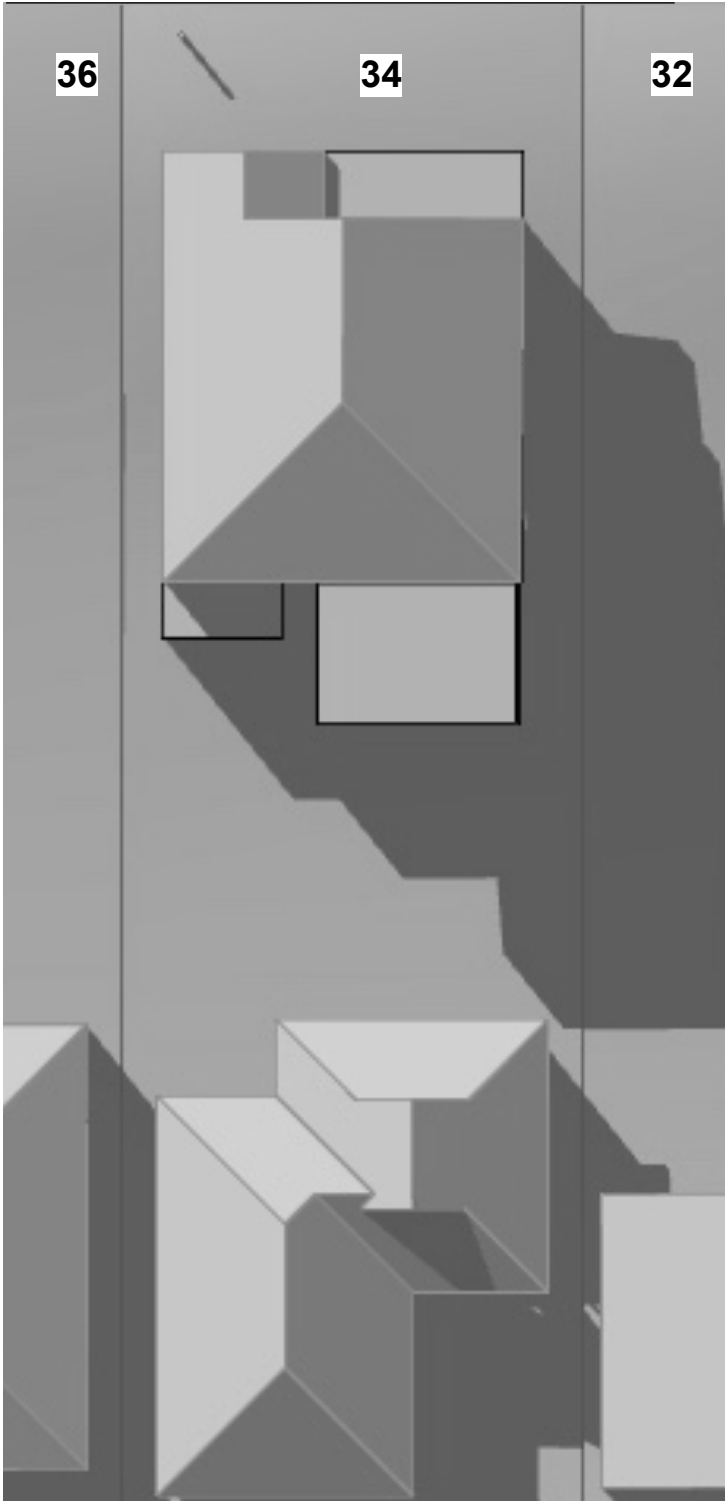
TGA:	CANTERBURY /BANKSTOWN		STATUS:	DA
SCALE:	DATE:	NO:	SHEET:	AMENDMENT:
1:100	MAR '25	24.37	9 OF 13	

THIRD STREET



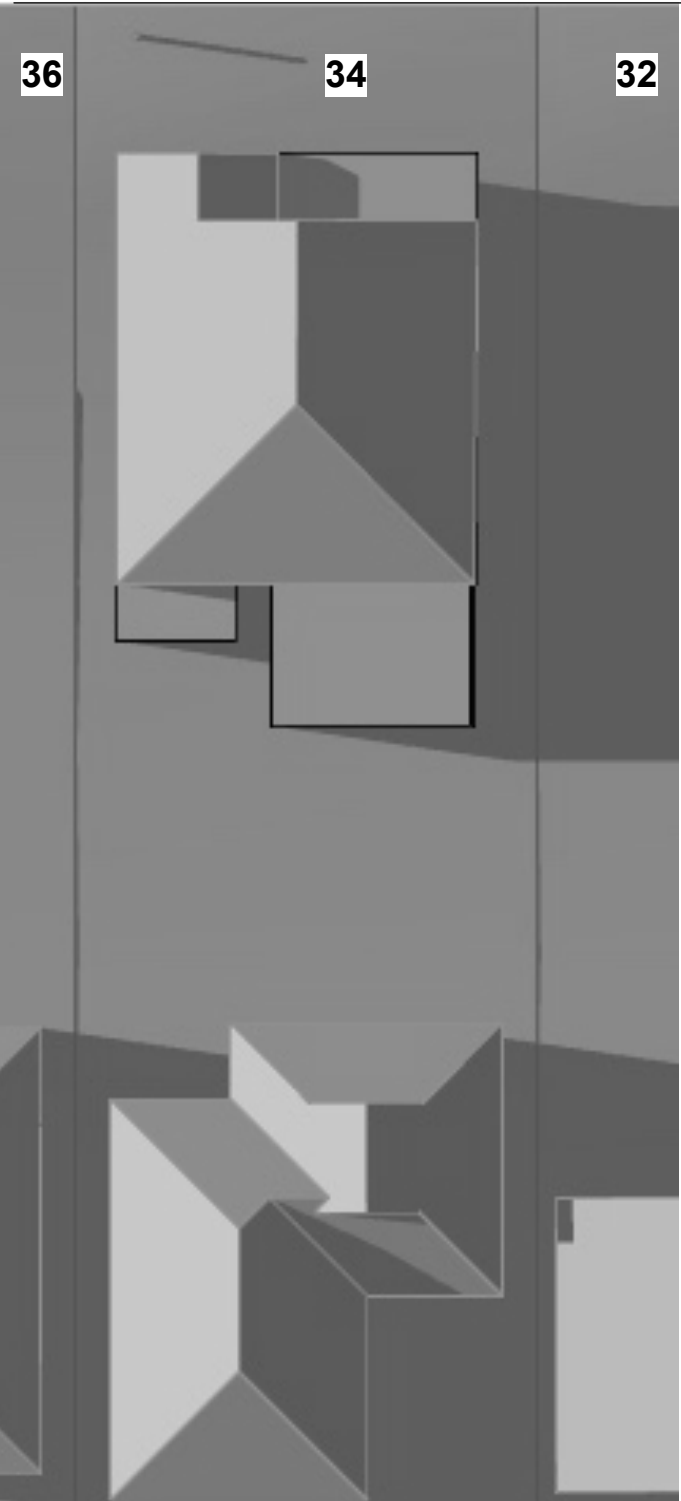
DRAINAGE RESERVE
june 0900

THIRD STREET

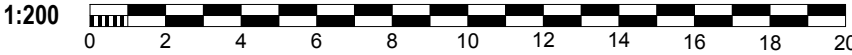


DRAINAGE RESERVE
june 1200

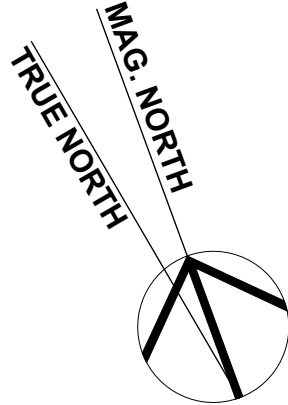
THIRD STREET



DRAINAGE RESERVE
june 1500



AMENDMENT:	DATE:



LOCATION BASED
ALTITUDE AND AZIMUTH DATA
GEOSCIENCE AUSTRALIA

THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH BASIX CERTIFICATE No 1774101S

ASSOCIATED DRAWINGS:

STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924
SEPT 2024

SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

PROJECT:

**PROPOSED
SECONDARY DWELLING**
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

DRAWING:

Proposed Shadows
21 March

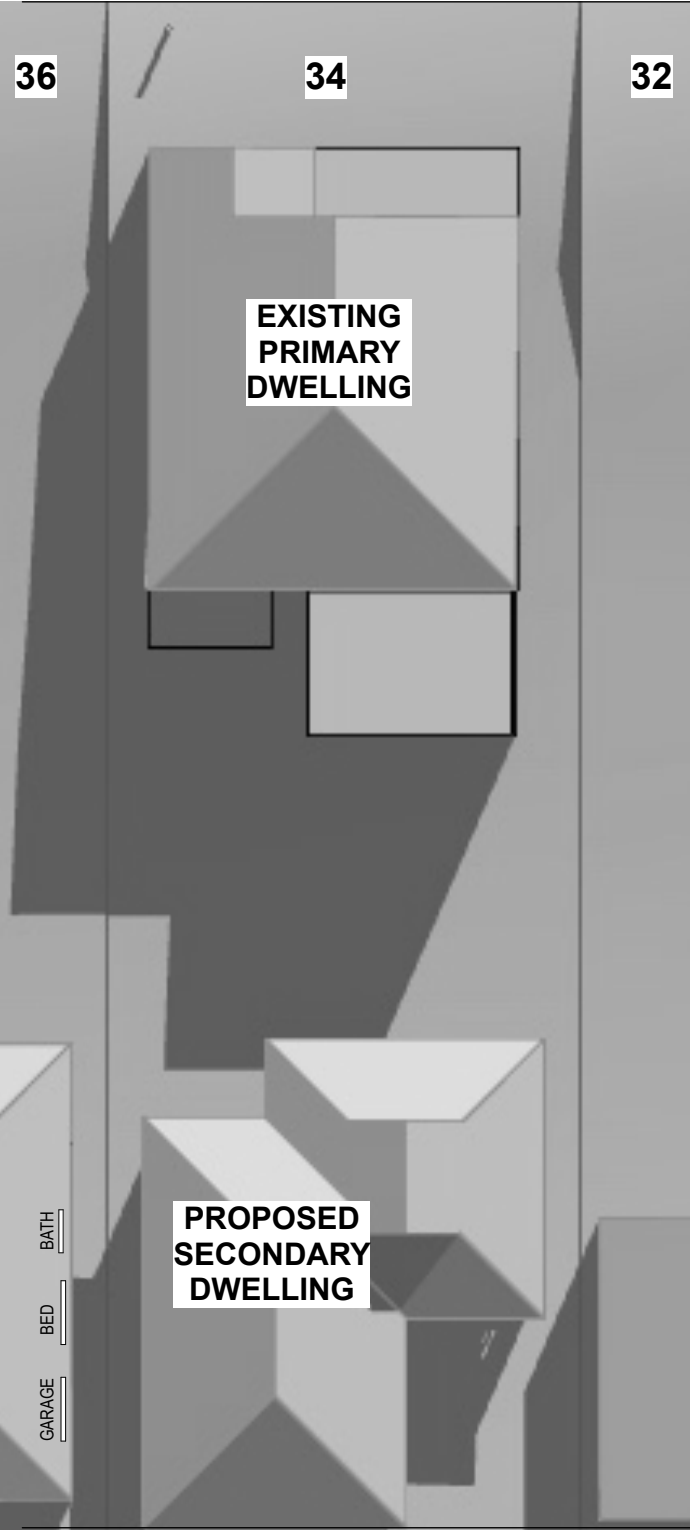
APPLICANT:

Mr P.Farrell

Graeme Nichols B.Arch(Hons)
M: 0412 666 1777
E: message4gn@gmail.com

TGA:	STATUS:			
CANTERBURY /BANKSTOWN	DA			
SCALE:	DATE:	NO:	SHEET:	AMENDMENT:
1:100	MAR '25	24.37	8 OF 13	

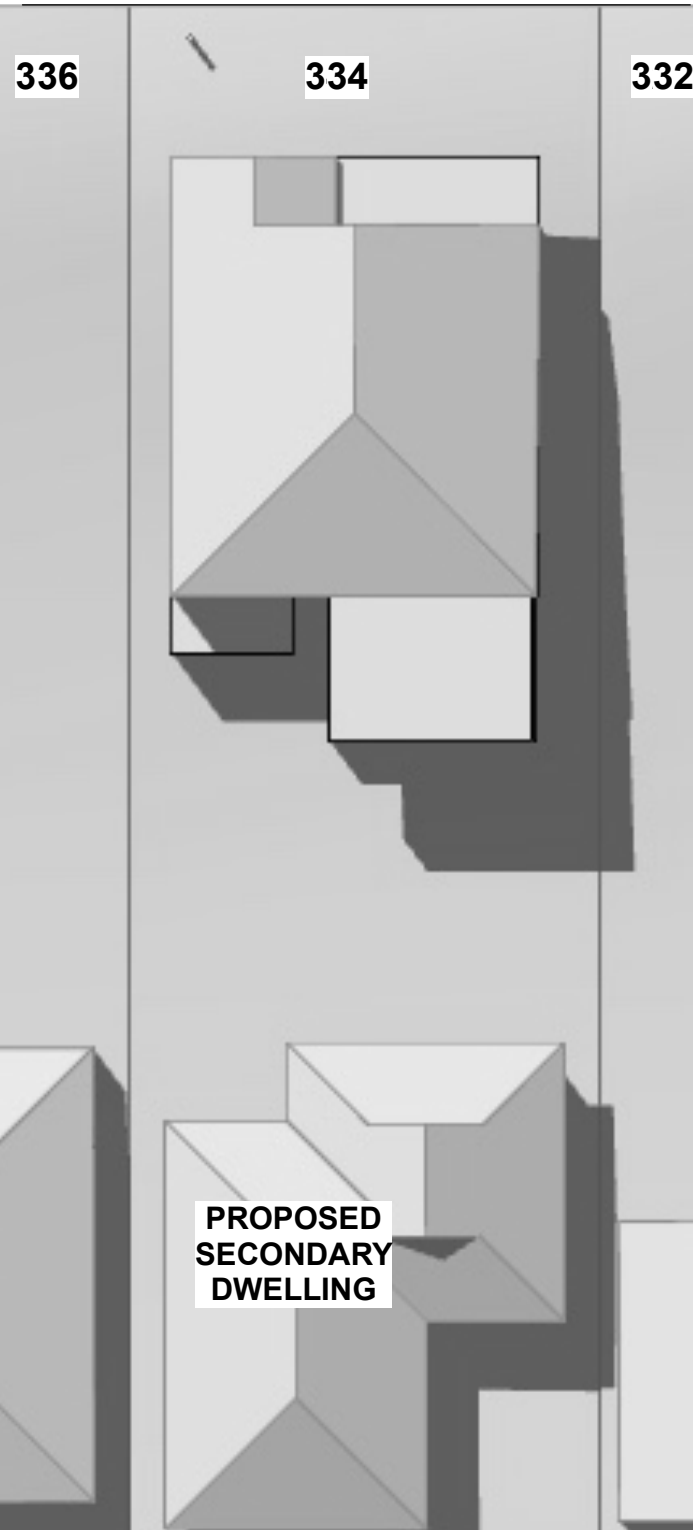
THIRD STREET



DRAINAGE RESERVE

march 0900

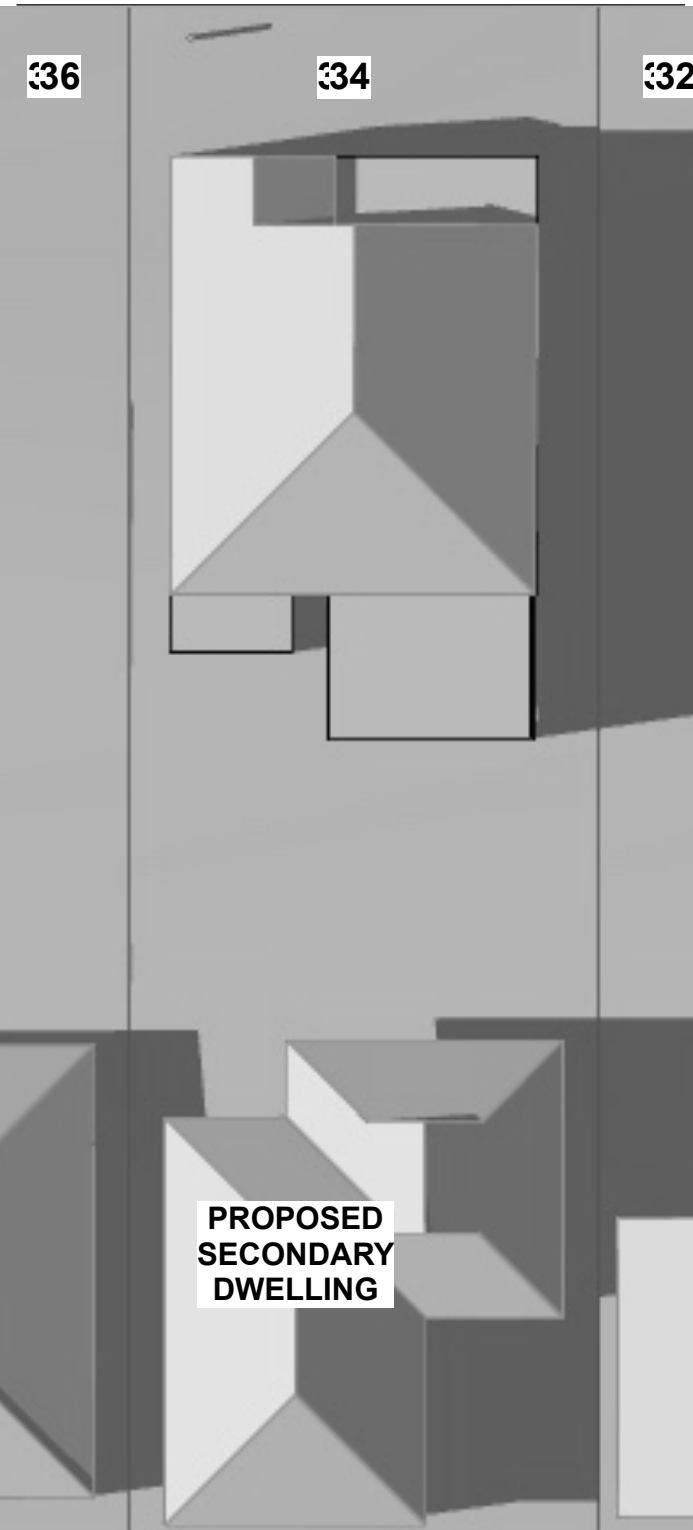
THIRD STREET



DRAINAGE RESERVE

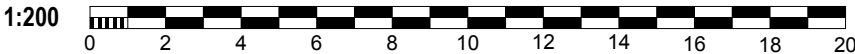
march 1200

THIRD STREET

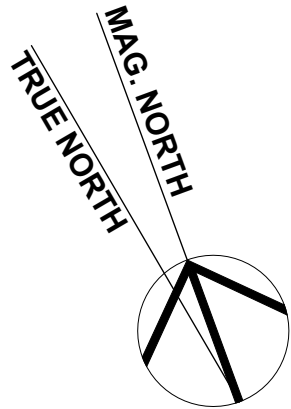


DRAINAGE RESERVE

march 1500



AMENDMENT:	DATE:



LOCATION BASED
ALTITUDE AND AZIMUTH DATA
GEOSCIENCE AUSTRALIA

THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH BASIX CERTIFICATE No 1774101S

ASSOCIATED DRAWINGS:
STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924
SEPT 2024
SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

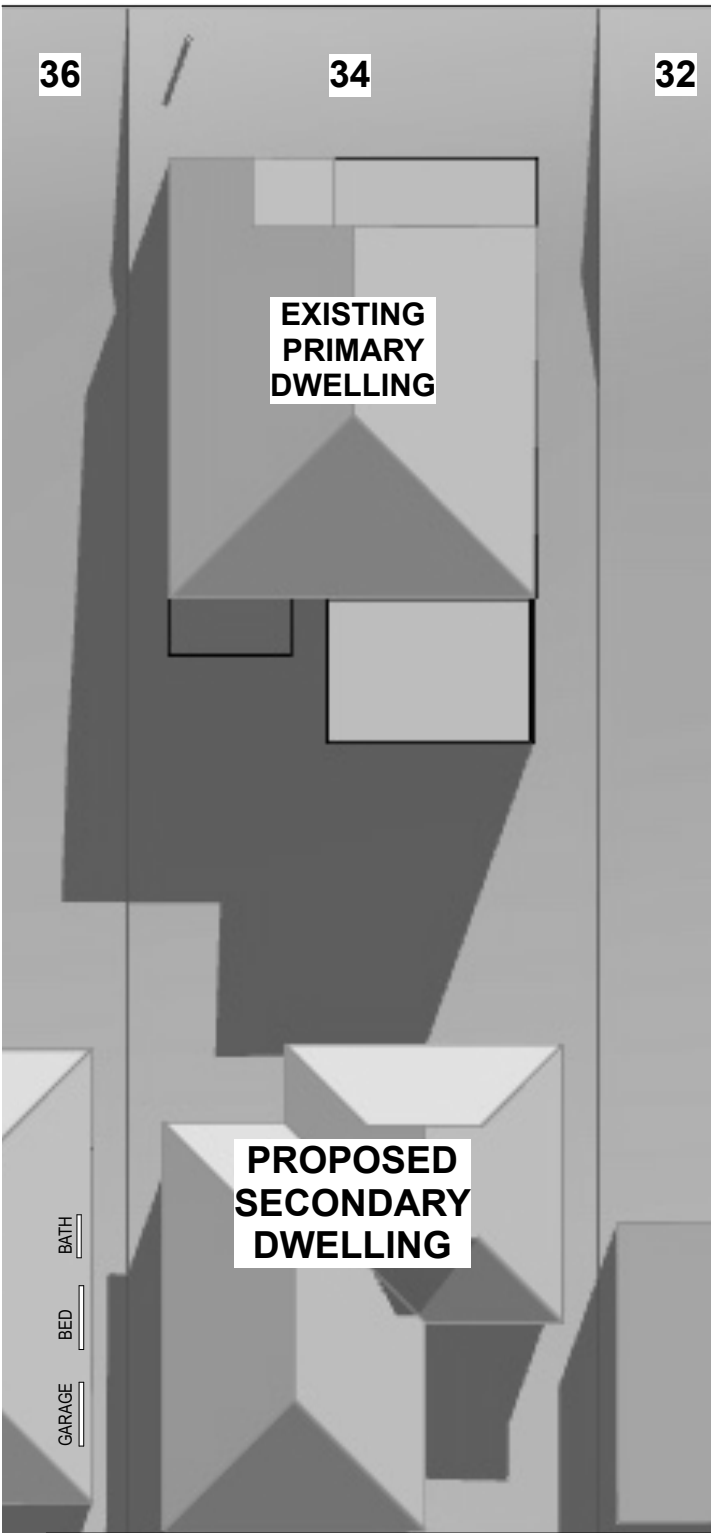
PROJECT:
**PROPOSED
SECONDARY DWELLING**
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

DRAWING:
Proposed Shadows
21 September
APPLICANT:
Mr P.Farrell

DESIGNED BY:
Graeme Nichols B.Arch(Hons)
M: 0412 666 1777
E: message4gn@gmail.com

LGA:				STATUS:
CANTERBURY /BANKSTOWN				DA
SCALE:	DATE:	NO:	SHEET:	AMENDMENT:
1:100	MAR '25	24.37	10 OF 13	

THIRD STREET



EXISTING
PRIMARY
DWELLING

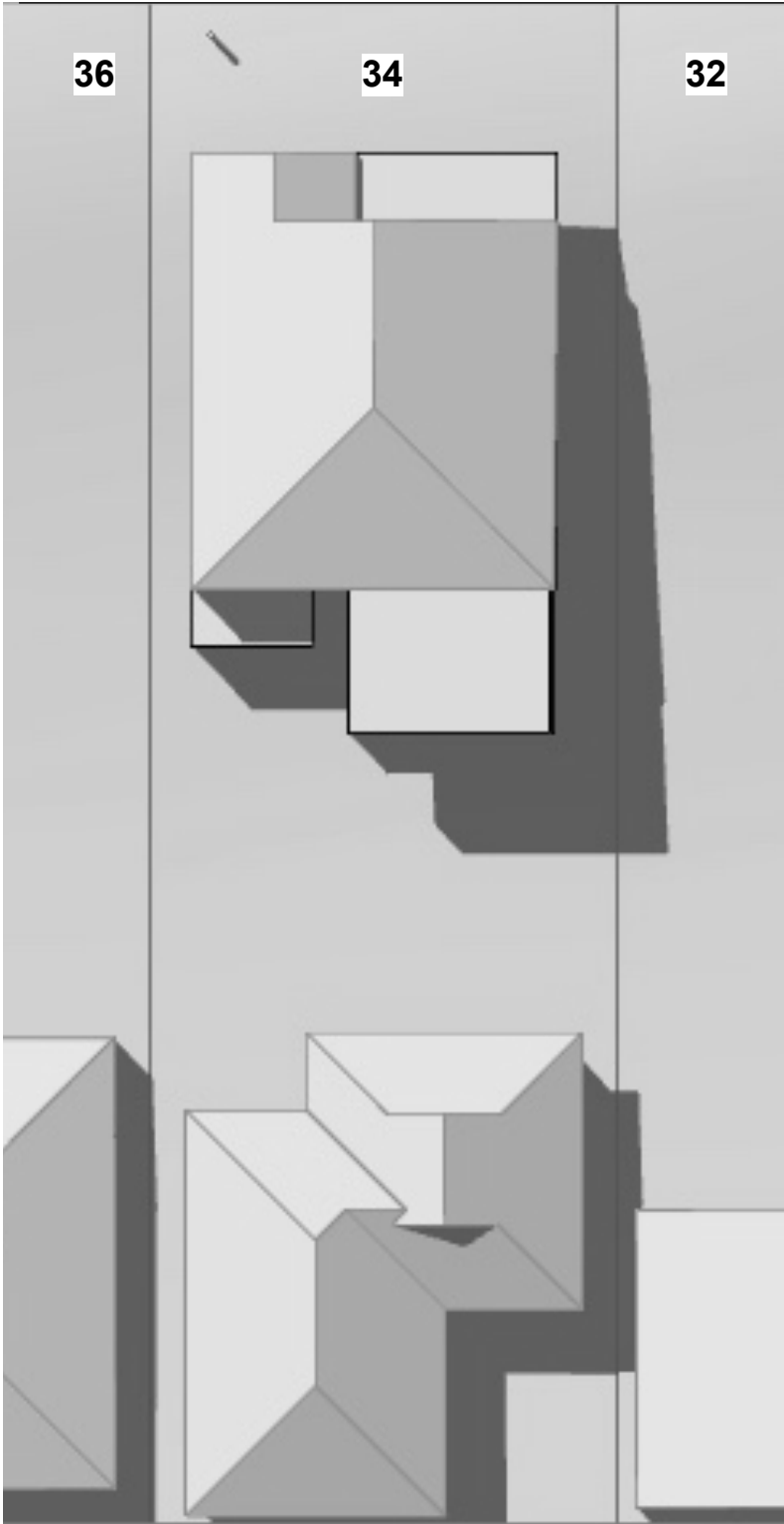
PROPOSED
SECONDARY
DWELLING

BATH
BED
GARAGE

DRAINAGE RESERVE

sept 0900

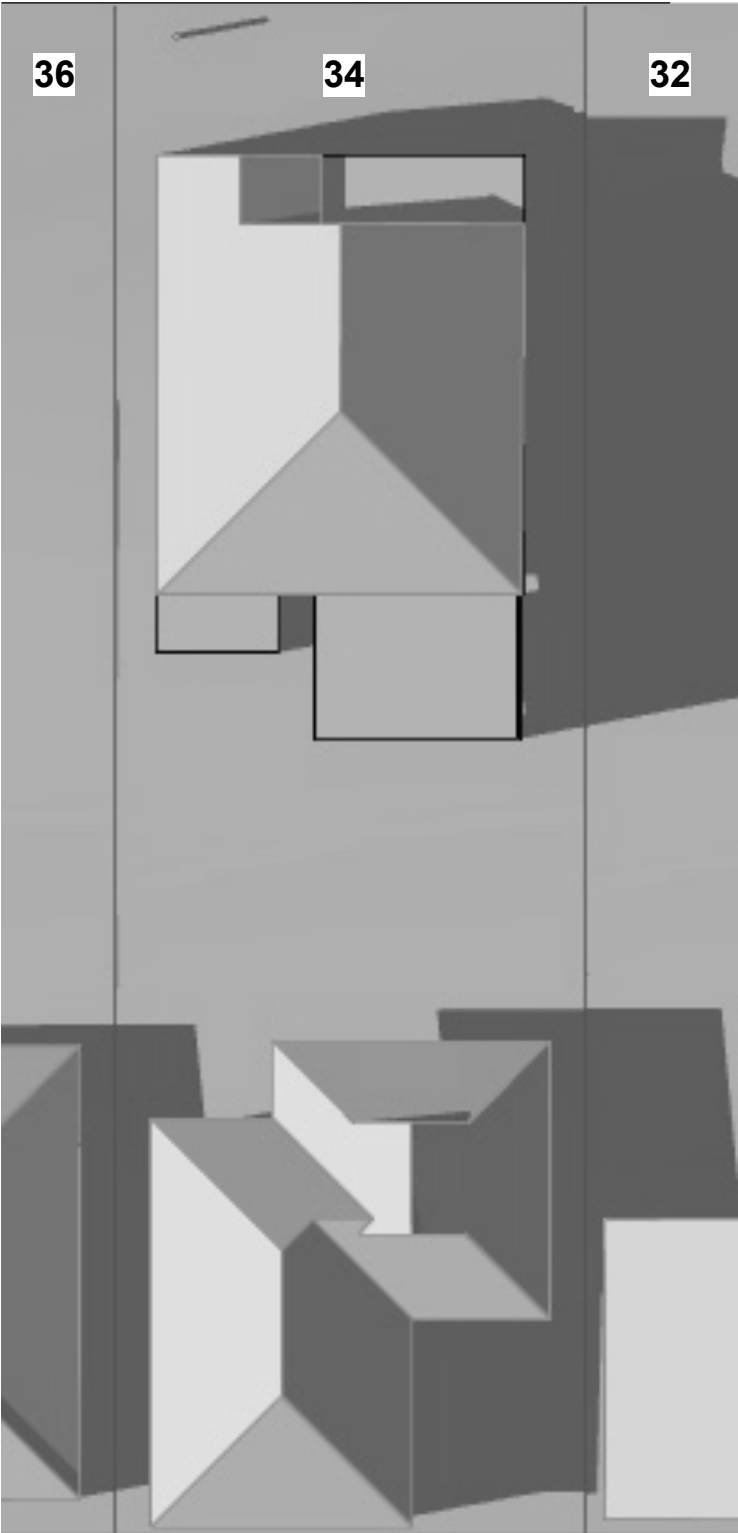
THIRD STREET



DRAINAGE RESERVE

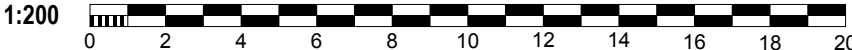
sept 1200

THIRD STREET

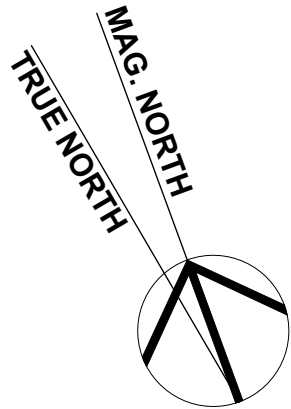


DRAINAGE RESERVE

sept 1500



AMENDMENT:	DATE:



LOCATION BASED
ALTITUDE AND AZIMUTH DATA
GEOSCIENCE AUSTRALIA

THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH BASIX CERTIFICATE No 1774101S

ASSOCIATED DRAWINGS:

STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924
SEPT 2024

SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

PROJECT:

**PROPOSED
SECONDARY DWELLING**
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

DRAWING:

Existing Shadows
21 March

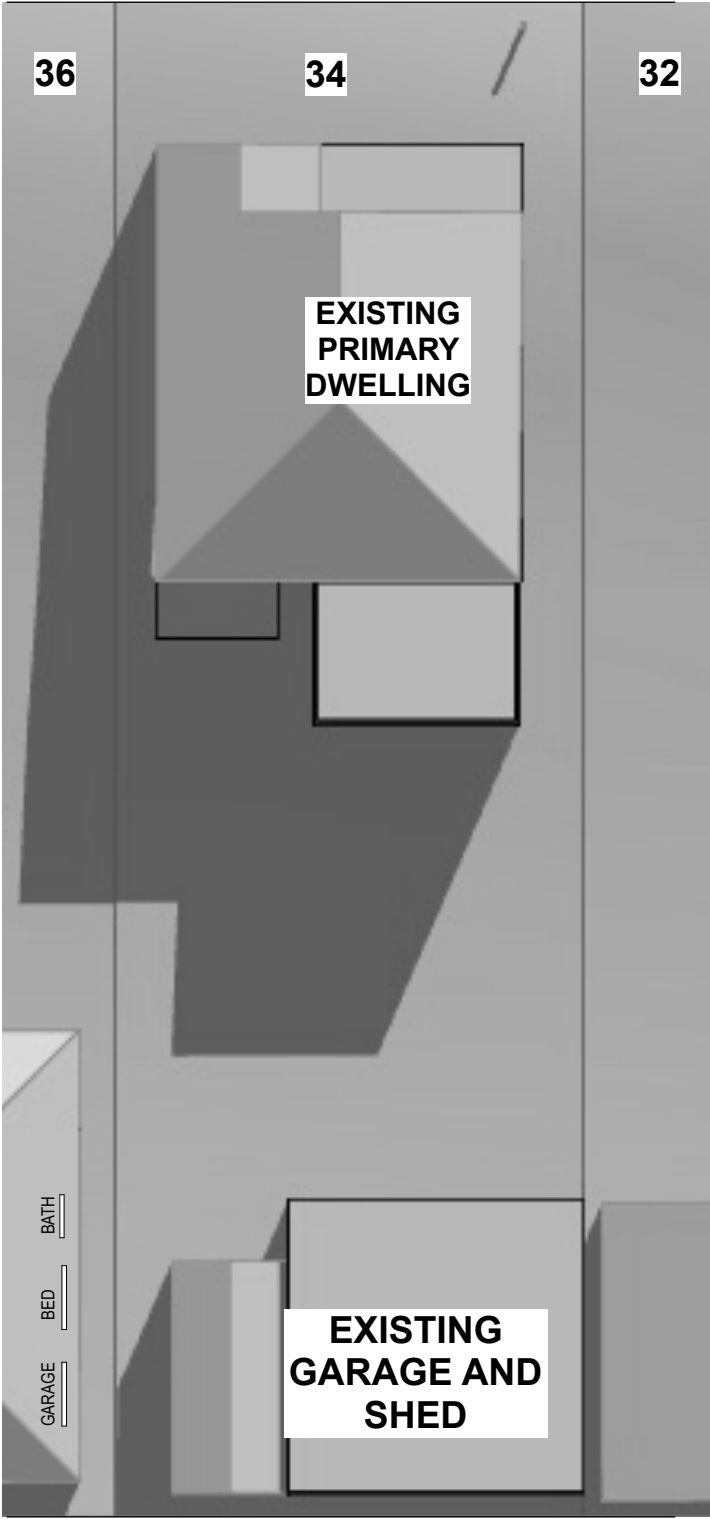
APPLICANT:

Mr P.Farrell

Graeme Nichols B.Arch(Hons)
M: 0412 666 1777
E: message4gn@gmail.com

LGA:	STATUS:			
CANTERBURY /BANKSTOWN	DA			
SCALE:	DATE:	NO:	SHEET:	AMENDMENT:
1:100	MAR '25	24.37	11 OF 13	

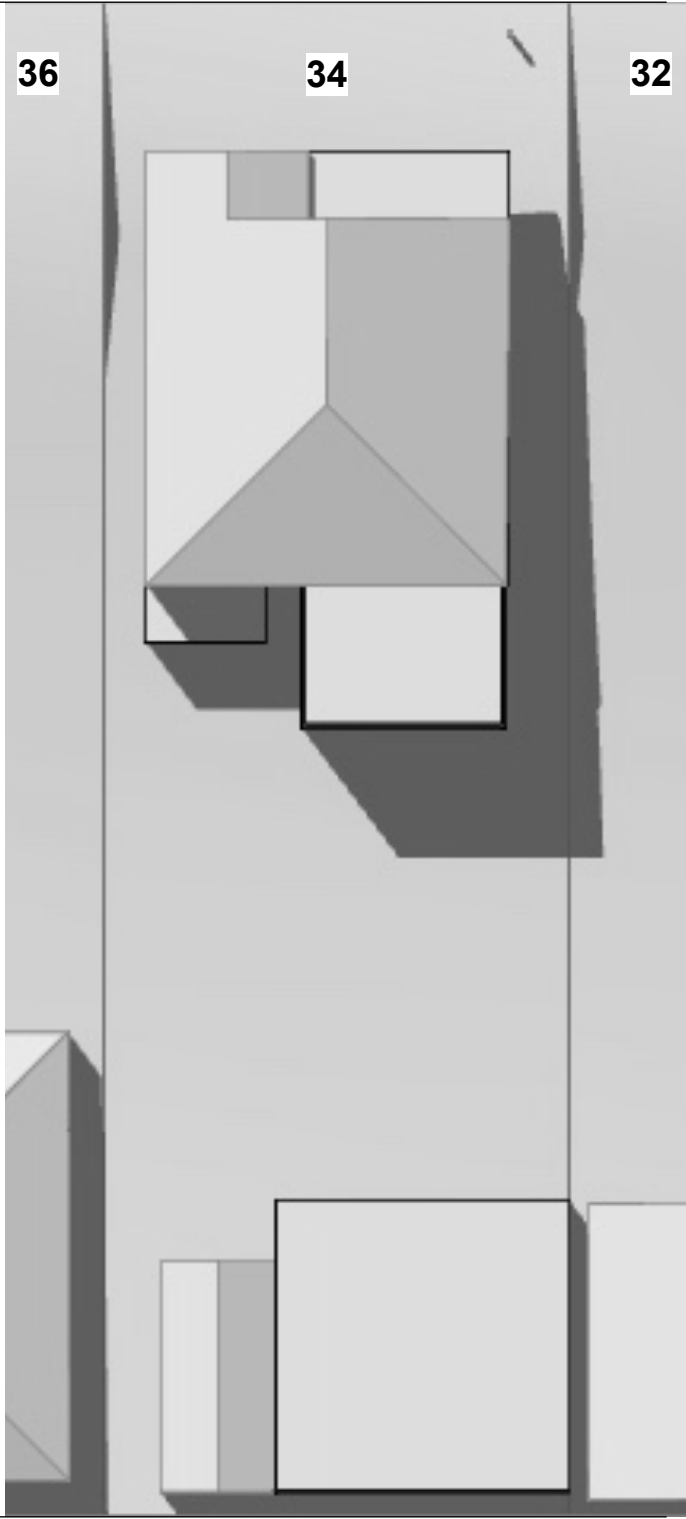
THIRD STREET



DRAINAGE RESERVE

march 0900

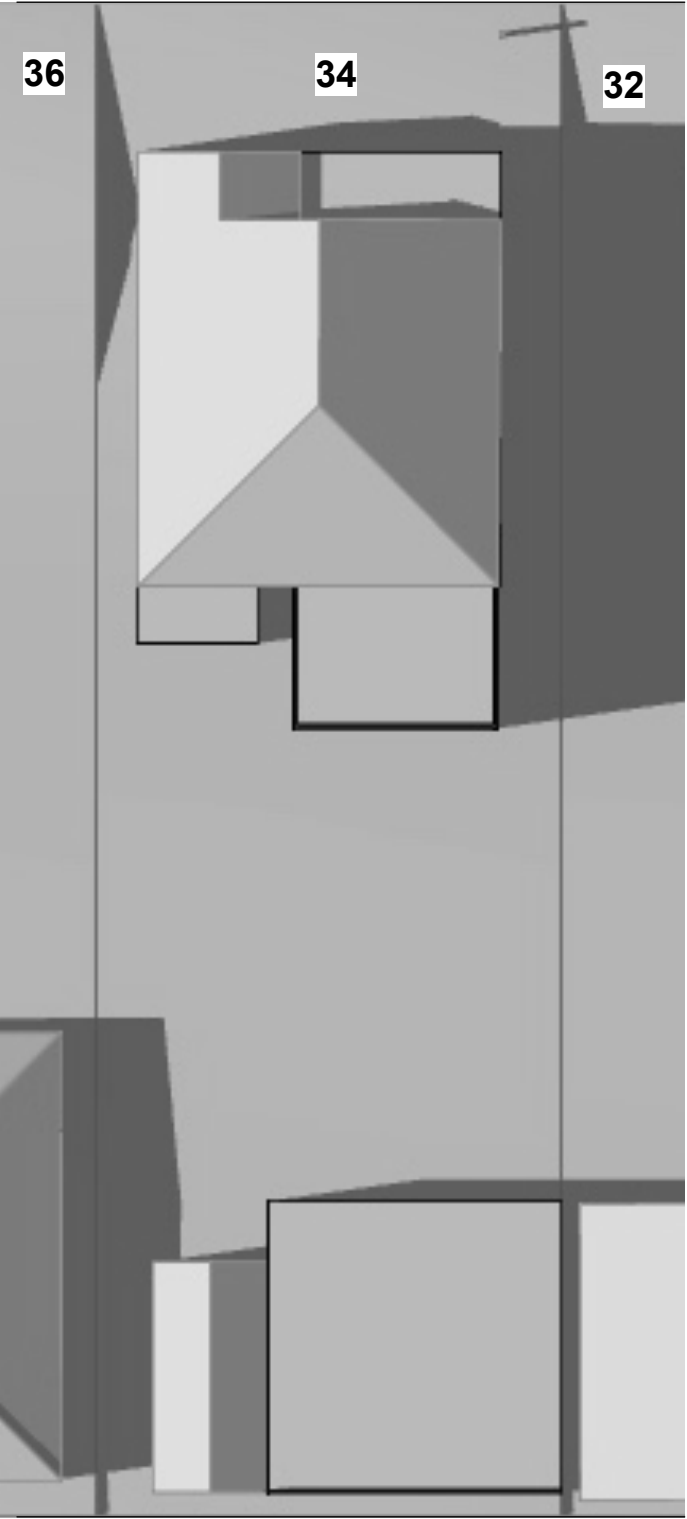
THIRD STREET



DRAINAGE RESERVE

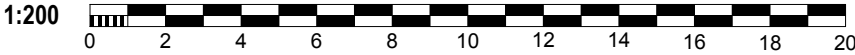
march 1200

THIRD STREET

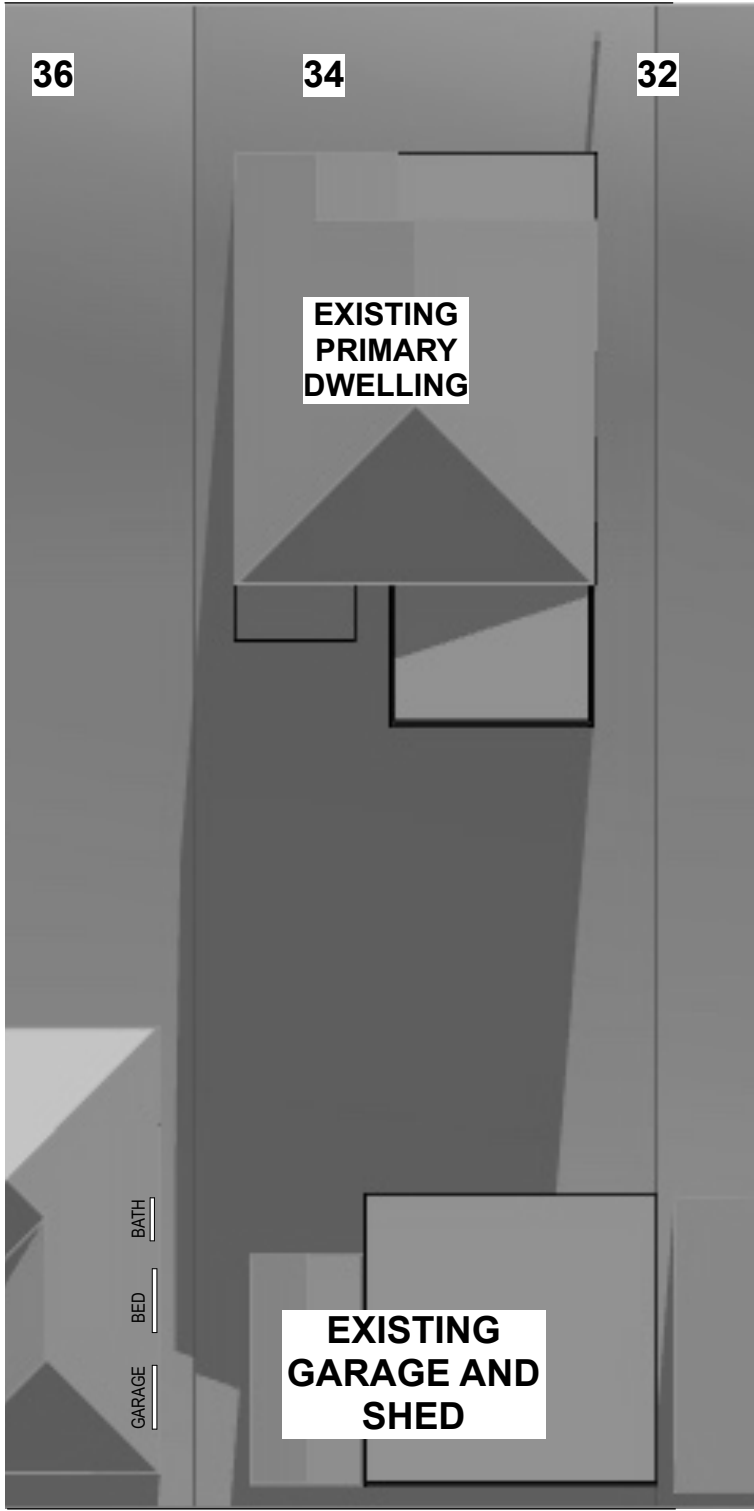


DRAINAGE RESERVE

march 1500



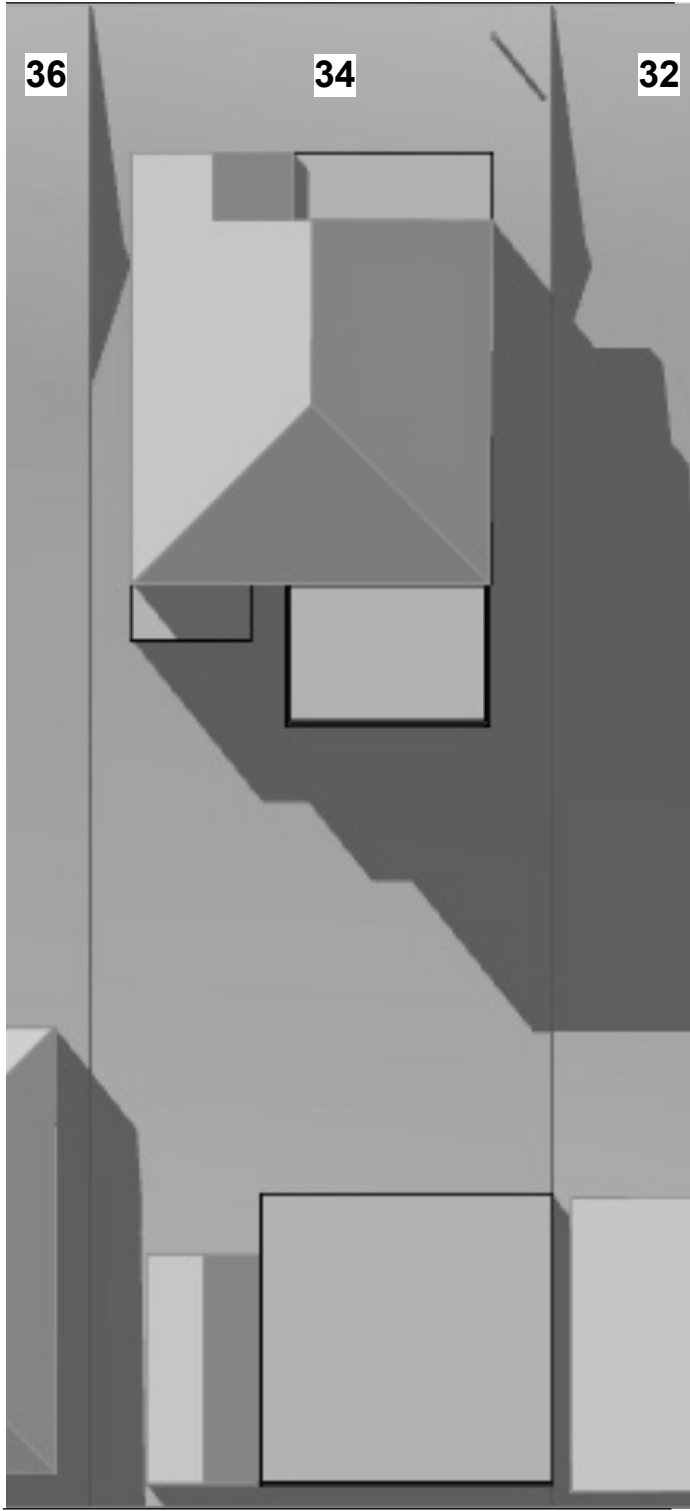
THIRD STREET



DRAINAGE RESERVE

june 0900

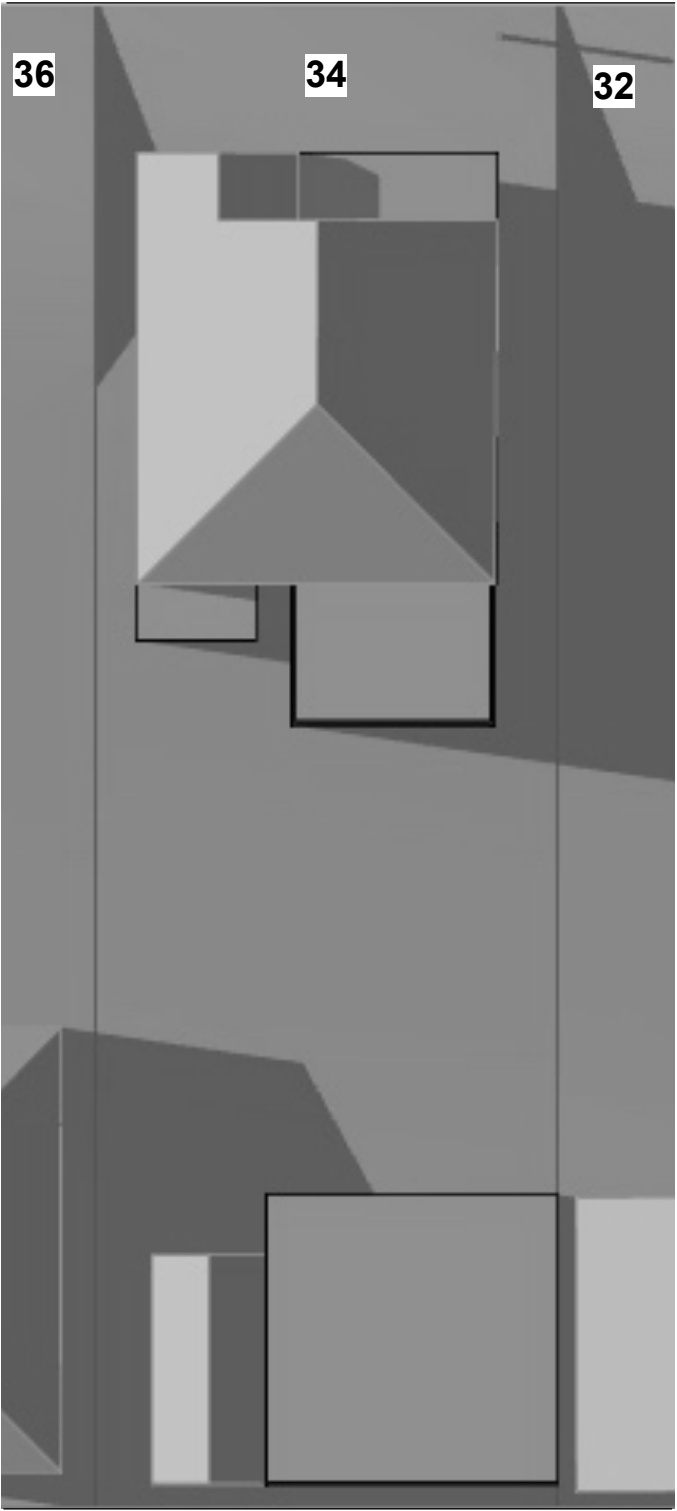
THIRD STREET



DRAINAGE RESERVE

june 1200

THIRD STREET

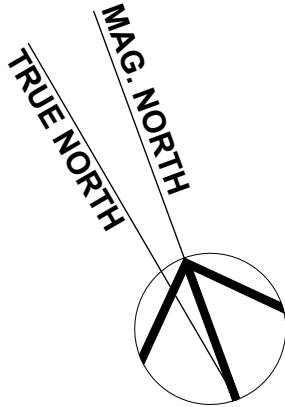


DRAINAGE RESERVE

june 1500



AMENDMENT: _____ DATE: _____



LOCATION BASED
ALTITUDE AND AZIMUTH DATA
GEOSCIENCE AUSTRALIA

THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH BASIX CERTIFICATE No 1774101S

ASSOCIATED DRAWINGS:
STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924
SEPT 2024
SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

PROJECT:
**PROPOSED
SECONDARY DWELLING**
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

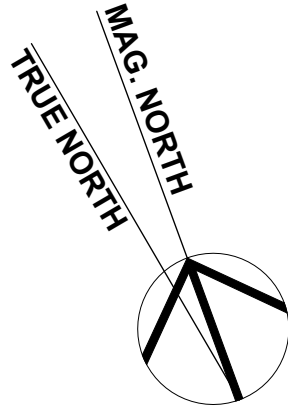
DRAWING:
Existing Shadows
21 June

APPLICANT:
Mr P.Farrell

Graeme Nichols B.Arch(Hons)
M: 0412 666 1777
E: message4gn@gmail.com

TGA: CANTERBURY /BANKSTOWN STATUS: DA
SCALE: 1:100 DATE: MAR '25 NO: 24.37 SHEET: 12 OF 13 AMENDMENT:

AMENDMENT:	DATE:



LOCATION BASED
ALTITUDE AND AZIMUTH DATA
GEOSCIENCE AUSTRALIA

THIS DRAWING SHALL BE READ IN CONJUNCTION
WITH BASIX CERTIFICATE No 1774101S

ASSOCIATED DRAWINGS:

STORMWATER:
STORMWATER ENGINEERS PL
DWG NO 030924
SEPT 2024

SURVEY:
A B STEPHENS & ASSOCIATES
REF 15086
7 OCT 2024

PROJECT:

**PROPOSED
SECONDARY DWELLING**
LOT 5 DP 900984
34 THIRD STREET,
ASHBURY 2193

DRAWING:

Existing Shadows
21 September

APPLICANT:

Mr P.Farrell

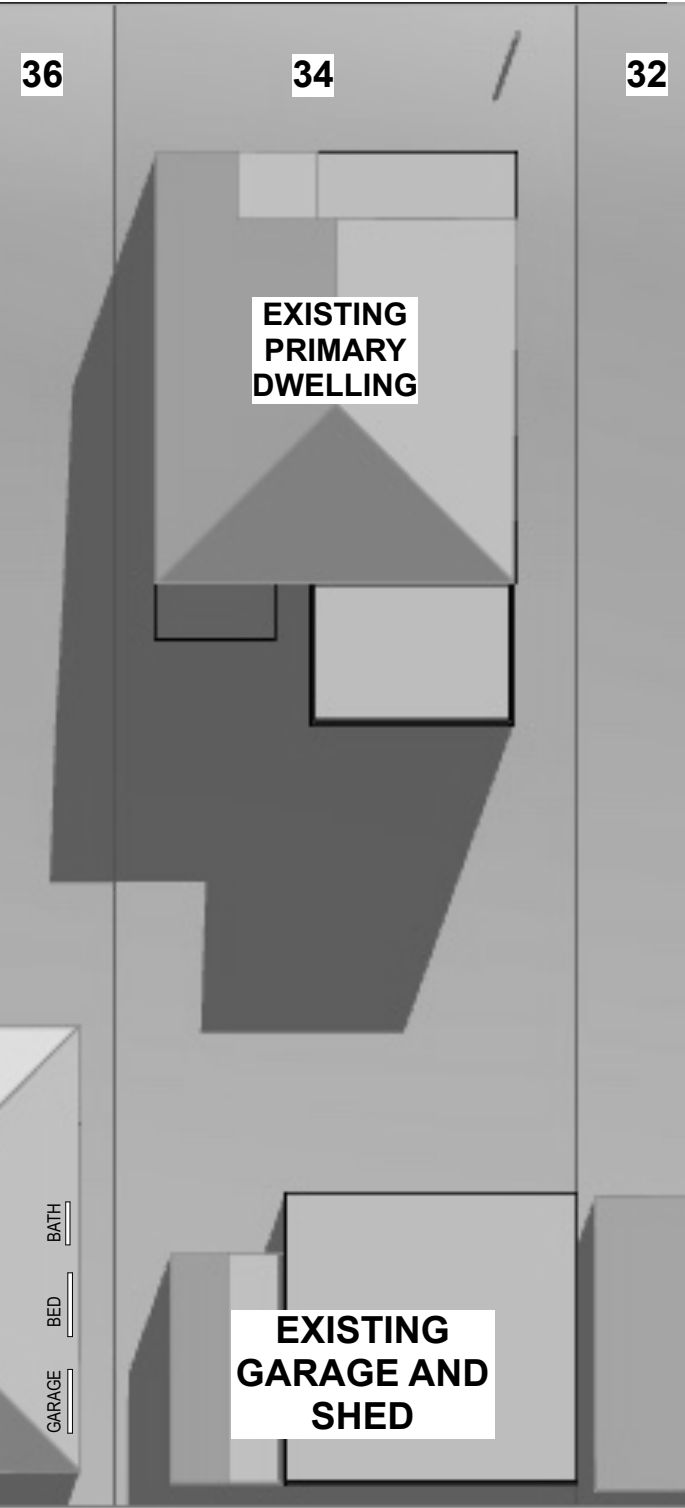
Graeme Nichols B.Arch(Hons)
M: 0412 666 1777
E: message4gn@gmail.com

TGA: STATUS:

CANTERBURY /BANKSTOWN DA

SCALE:	DATE:	NO:	SHEET:	AMENDMENT:
1:100	MAR '25	24.37	13 OF 13	

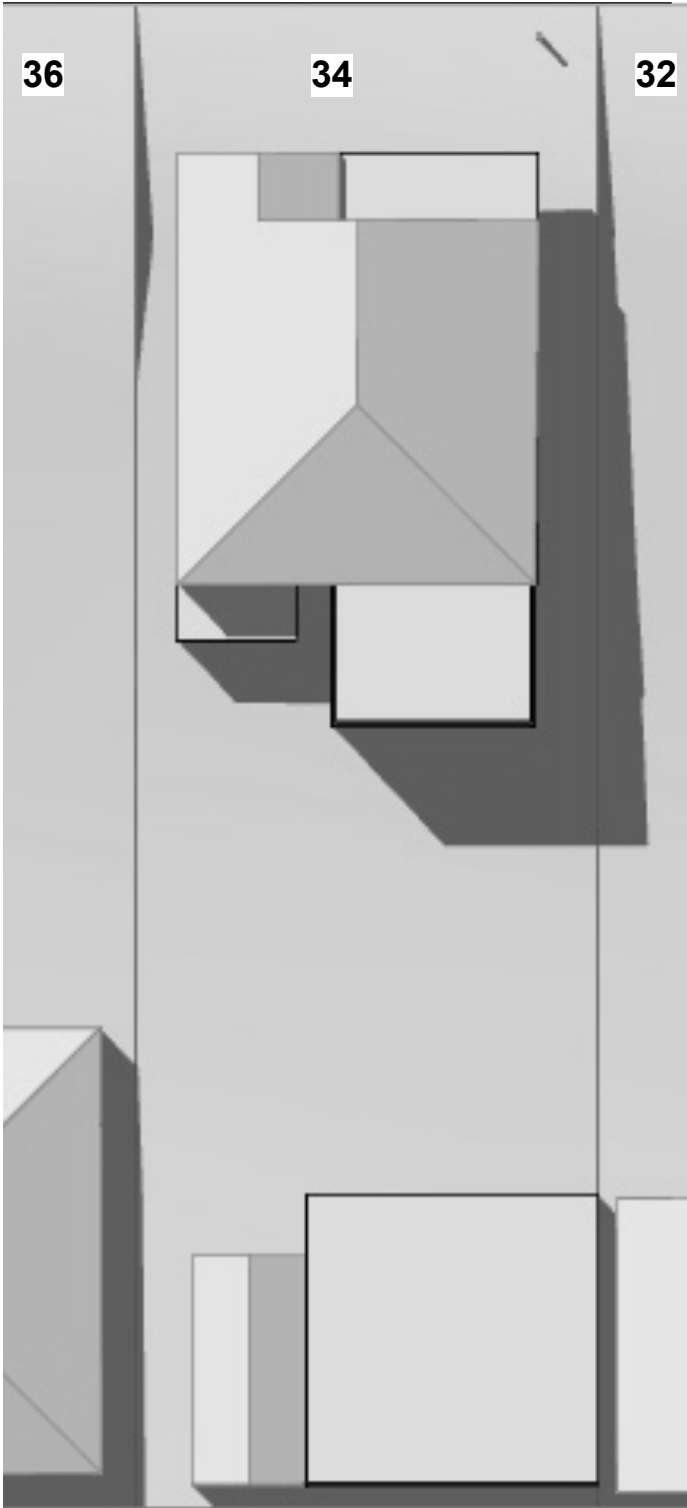
THIRD STREET



DRAINAGE RESERVE

sept 0900

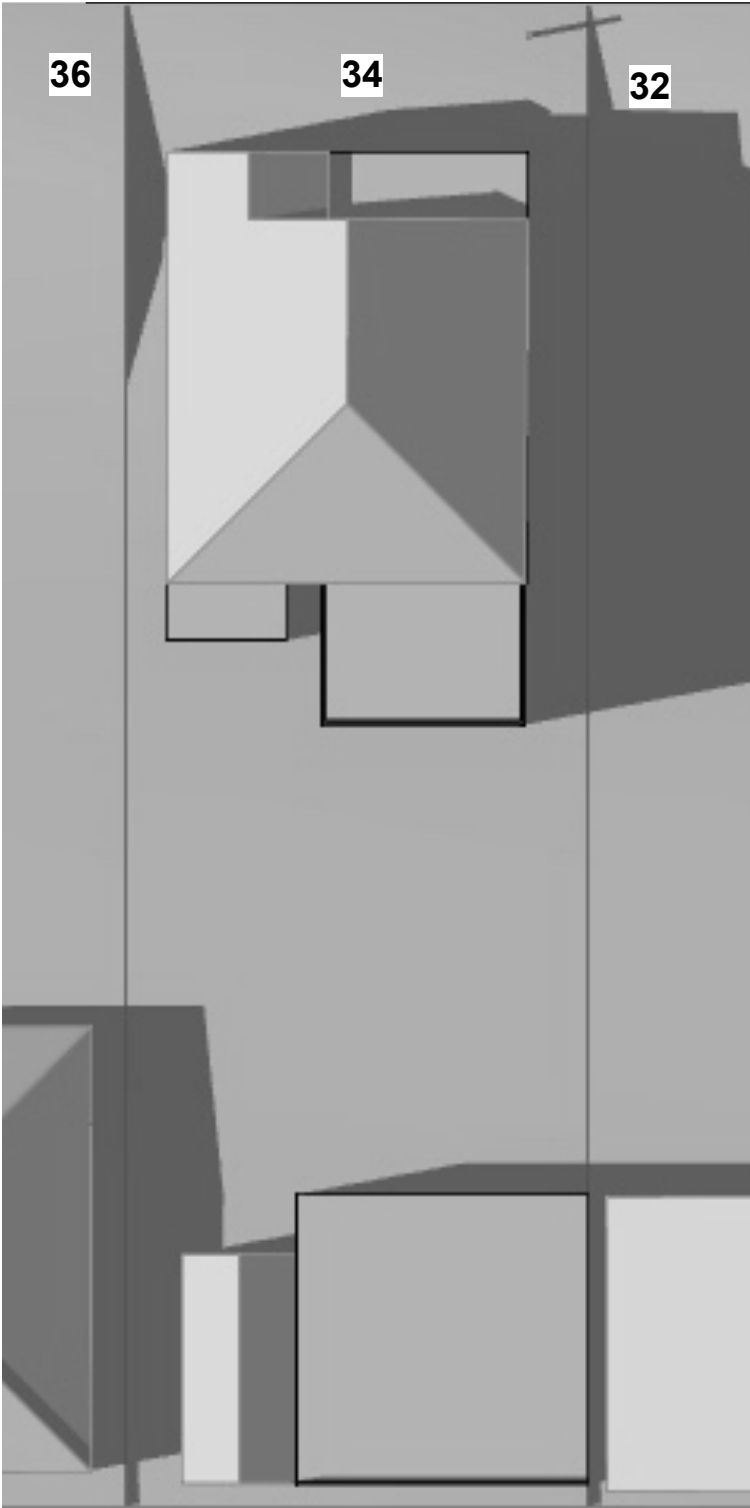
THIRD STREET



DRAINAGE RESERVE

sept 1200

THIRD STREET



DRAINAGE RESERVE

sept 1500

