



BC&A
BECHARA CHAN
ASSOCIATES

PROPOSED ATTACHED DUAL OCCUPANCY

DRAWING REGISTER

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DA02	GROUND & LEVEL 1 FLOOR PLAN
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Revision

A ISSUED FOR DA
B ISSUED FOR DA SUBMISSION

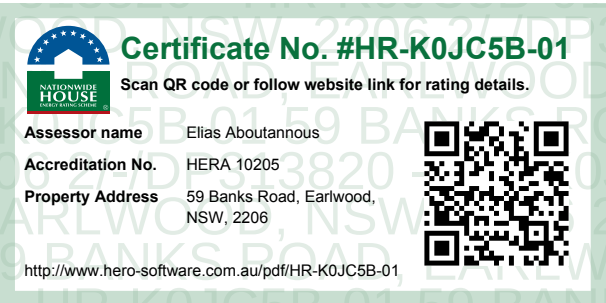
06.05.2025
28.05.2025

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Drawing

Project

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BC&A
BECHARA CHAN
ASSOCIATES
Bechara Chan & Associates Pty Ltd
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p: +61 2 9742 6993

DRAWN KK
CHECKED GB
PROJ NO. 220117
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DATE MARCH 2022

COVER PAGE

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PROPOSED ATTACHED DUAL OCCUPANCY
59 BANKS ROAD EARLWOOD

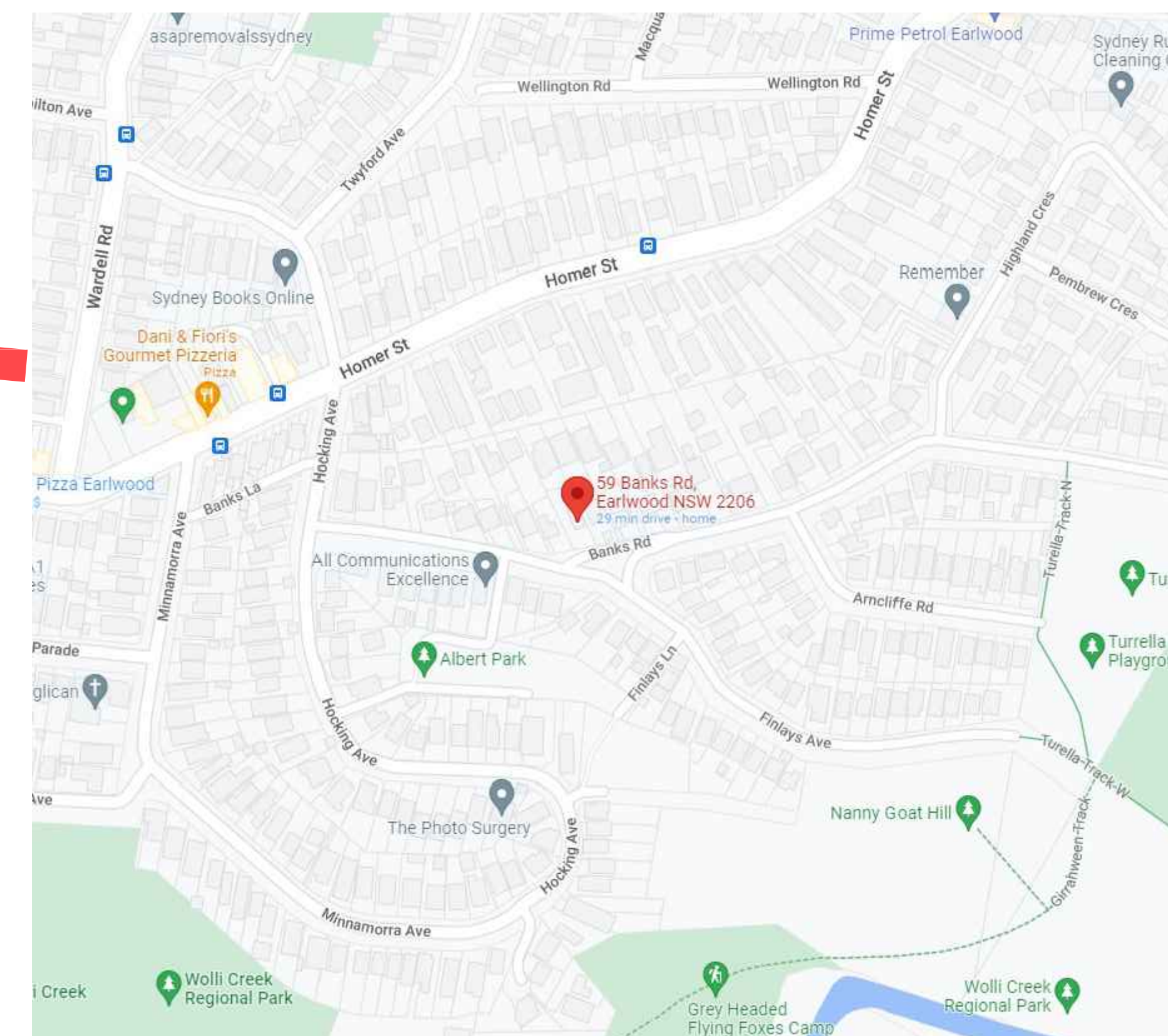
DA.00
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1 SITE ANALYSIS



3 EXISTING STREETScape



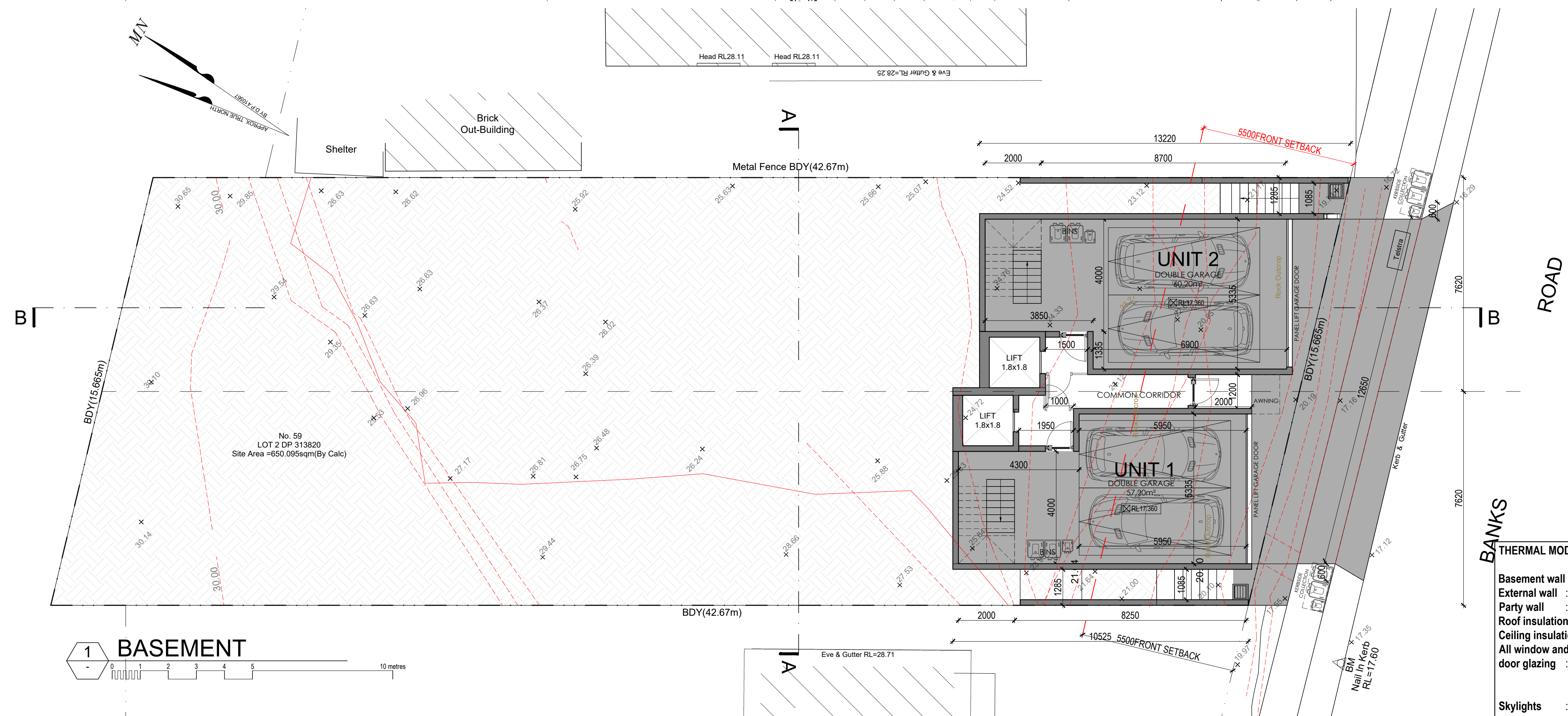
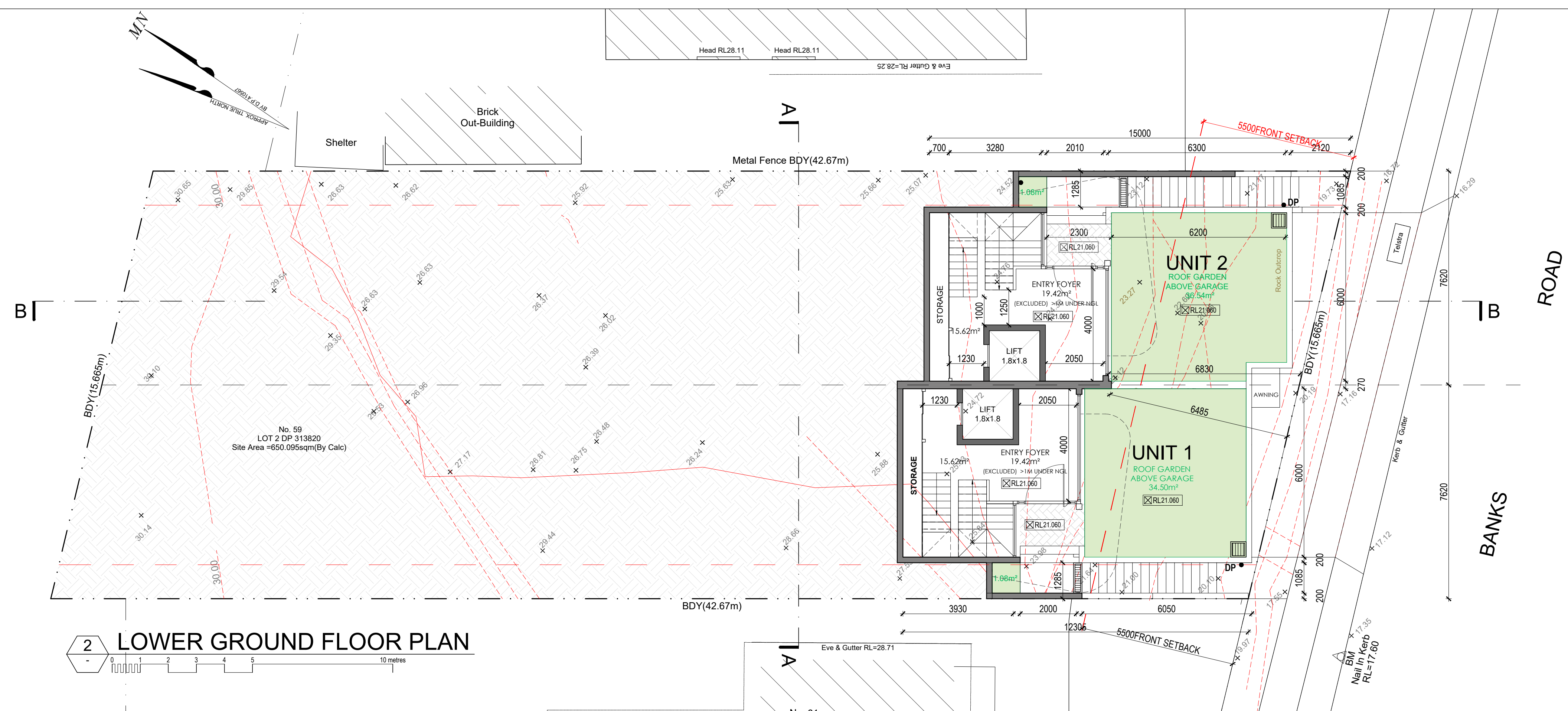
2 LOCATION MAP

Revision			Design by:			Drawing			Project		
A	ISSUED FOR DA	06.05.2025		 Bechara Chan & Associates Pty Ltd Suite 61, Level 6, 1-15 Redmyre Road Strathfield NSW 2135 e: info@bc&a.com.au p: +61 2 9746 6993	DRAWN KK PROJ NO. 220117 SCALE 1:100 on A1, 1:200 on A3 CHECKED GB DATE MARCH 2022	PROPOSED ATTACHED DUAL OCCUPANCY 59 BANKS ROAD EARLWOOD					
B	ISSUED FOR DA SUBMISSION	28.05.2025							ROOF & SITE PLAN Do not scale from drawings. Verify all dimensions on site before commencing work.		

DA.01

B





THERMAL MODELLING PERFORMANCE SPECIFICATIONS	
Basement wall :	Dintel construction with R2.7 bulk insulation to basement
External wall :	Brick Veneer with R2.7 bulk insulation + vapor permeable wrap
Party wall :	Cavity Brick construction R11 insulation to internal party wall
Roof insulation	:Insulation under roof material- Anticon Blanket (R1.3)
Ceiling insulation:	R6.0 bulk insulation to ceiling
All window and door glazing :	uPVC A DG Argon Fill High Solar Gain low-E - Clear (U=2.00 : SHGC=0.25) (Medium Colour) uPVC B DG Argon Fill High Solar Gain low-E - Clear (U=2.0 : SHGC=0.31) (Medium Colour)
Skylights :	Double glazed

Revision

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28.05.2025

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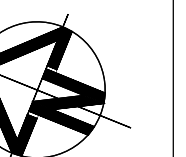
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PROPOSED ATTACHED DUAL OCCUPANCY
59 BANKS ROAD EARLWOOD

LOWER GROUND FLOOR PLAN
BASEMENT PLAN

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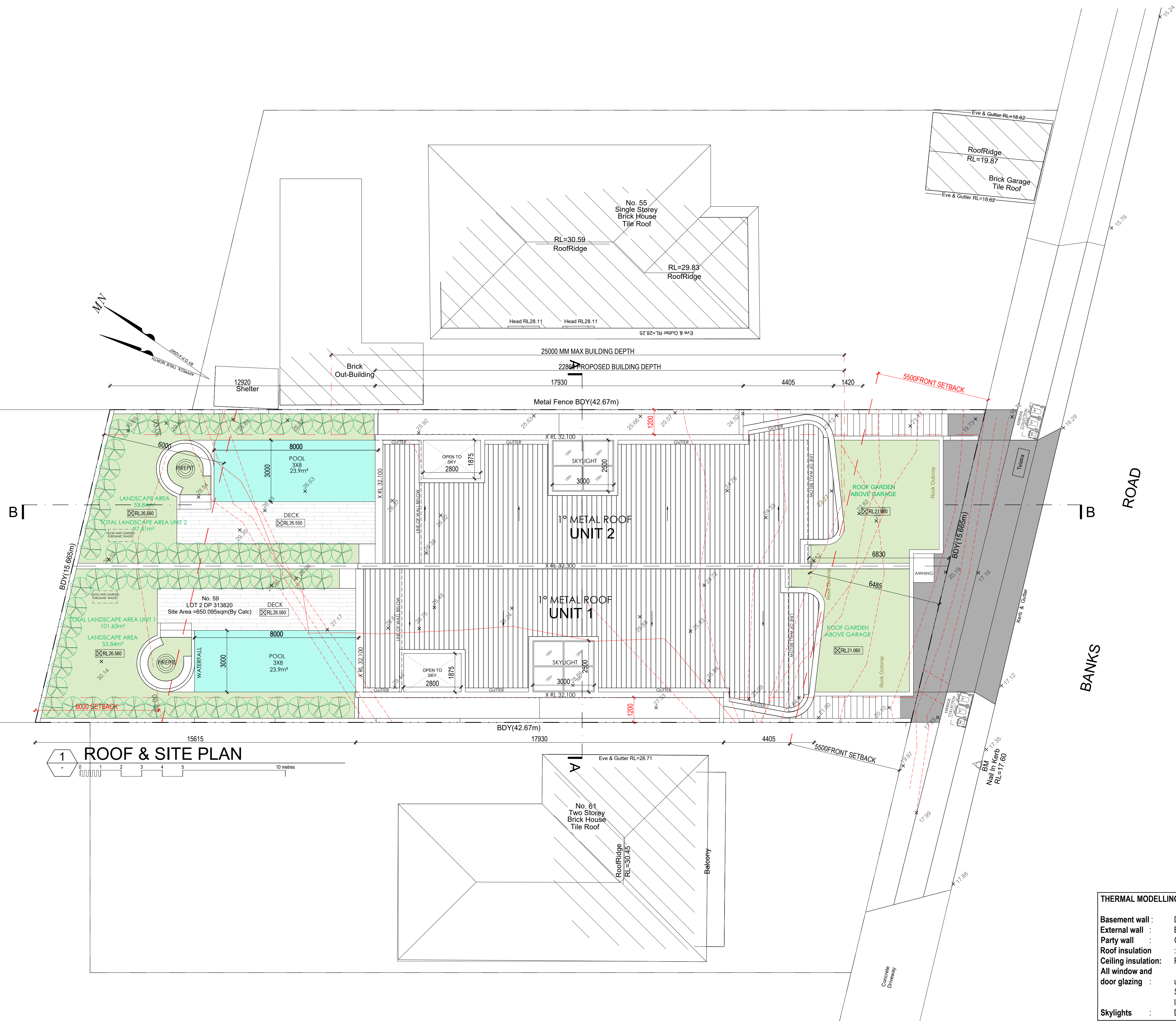
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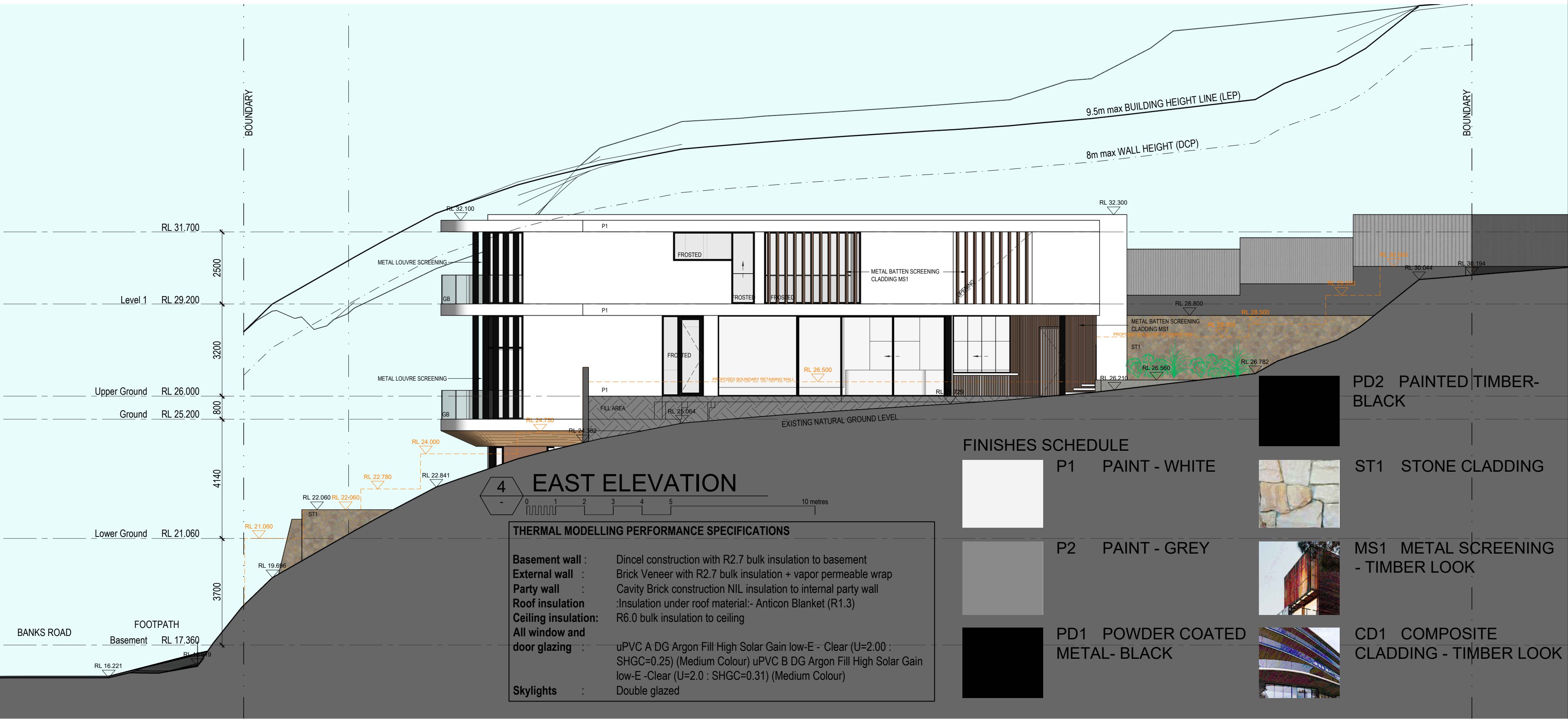
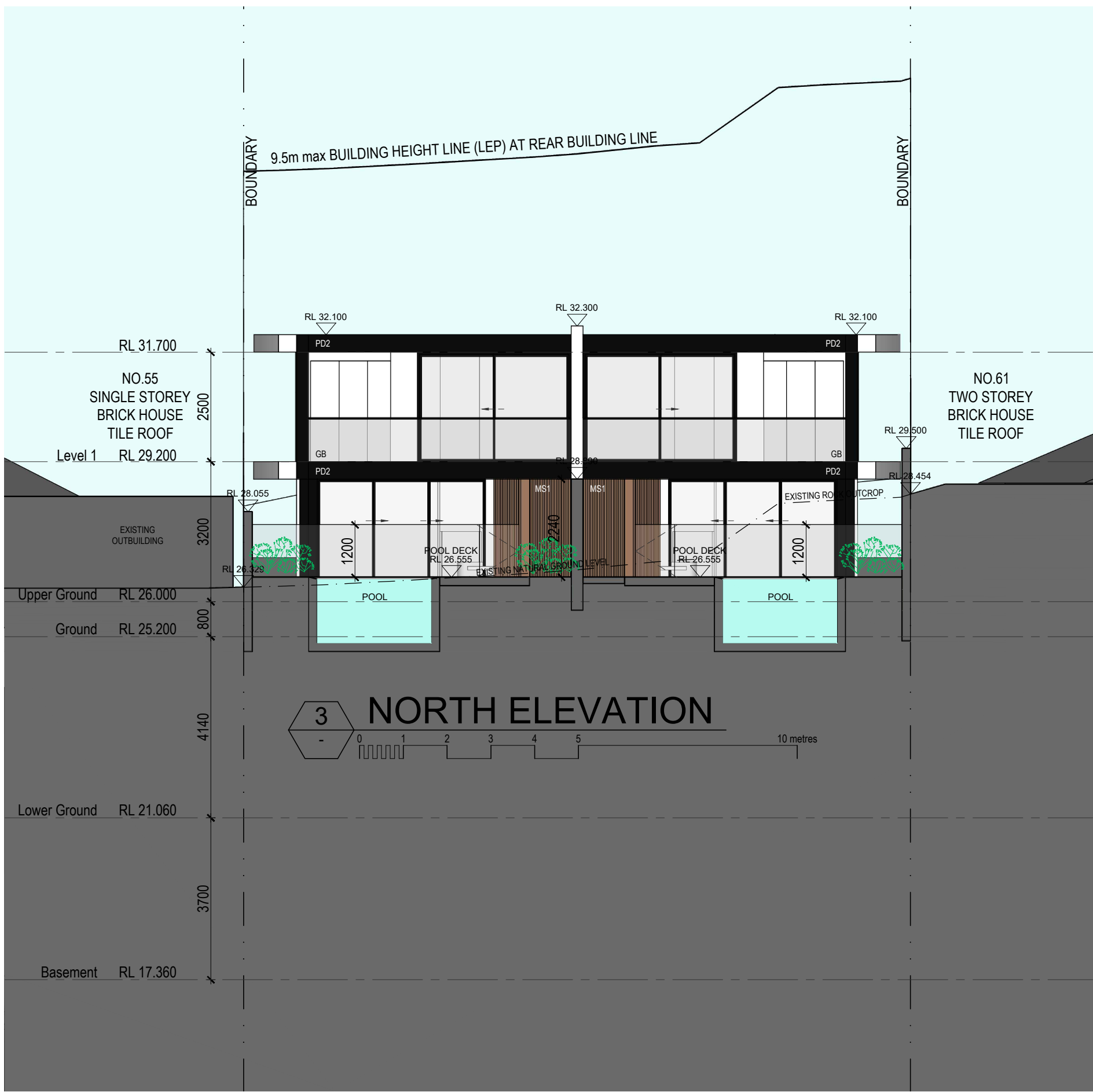
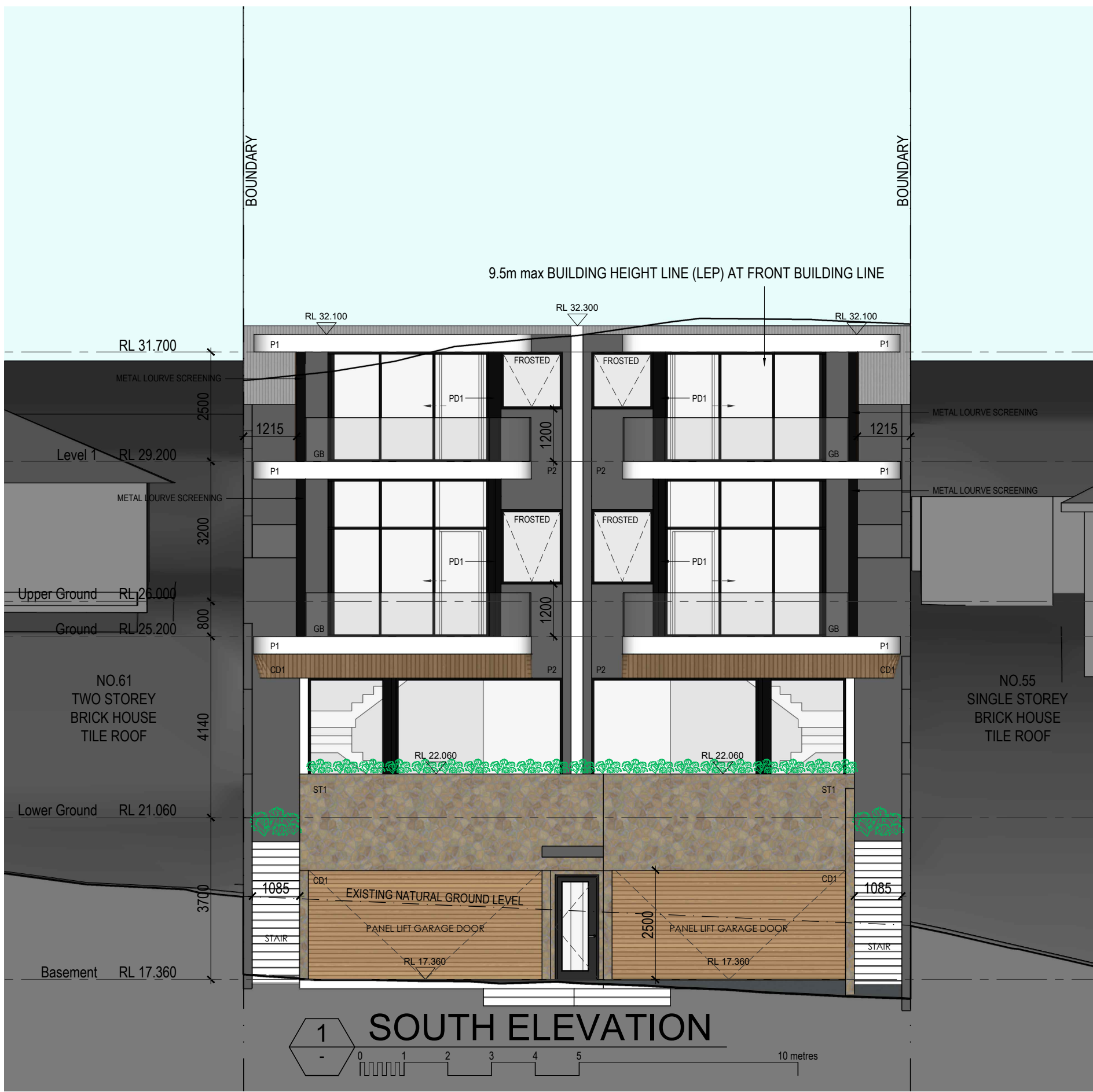
BANKS

THERMAL MODELLING PERFORMANCE SPECIFICATIONS	
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External wall :	Brick Veneer with R2.7 bulk insulation + vapor permeable wrap
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Roof insulation	:Insulation under roof material- Anticon Blanket (R1.3)
Ceiling insulation:	R6.0 bulk insulation to ceiling
All window and door glazing :	uPVC A DG Argon Fill High Solar Gain low-E - Clear (U=2.00 : SHGC=0.25) (Medium Colour) uPVC B DG Argon Fill High Solar Gain low-E -Clear (U=2.0 : SHGC=0.31) (Medium Colour)
Skylights :	Double glazed



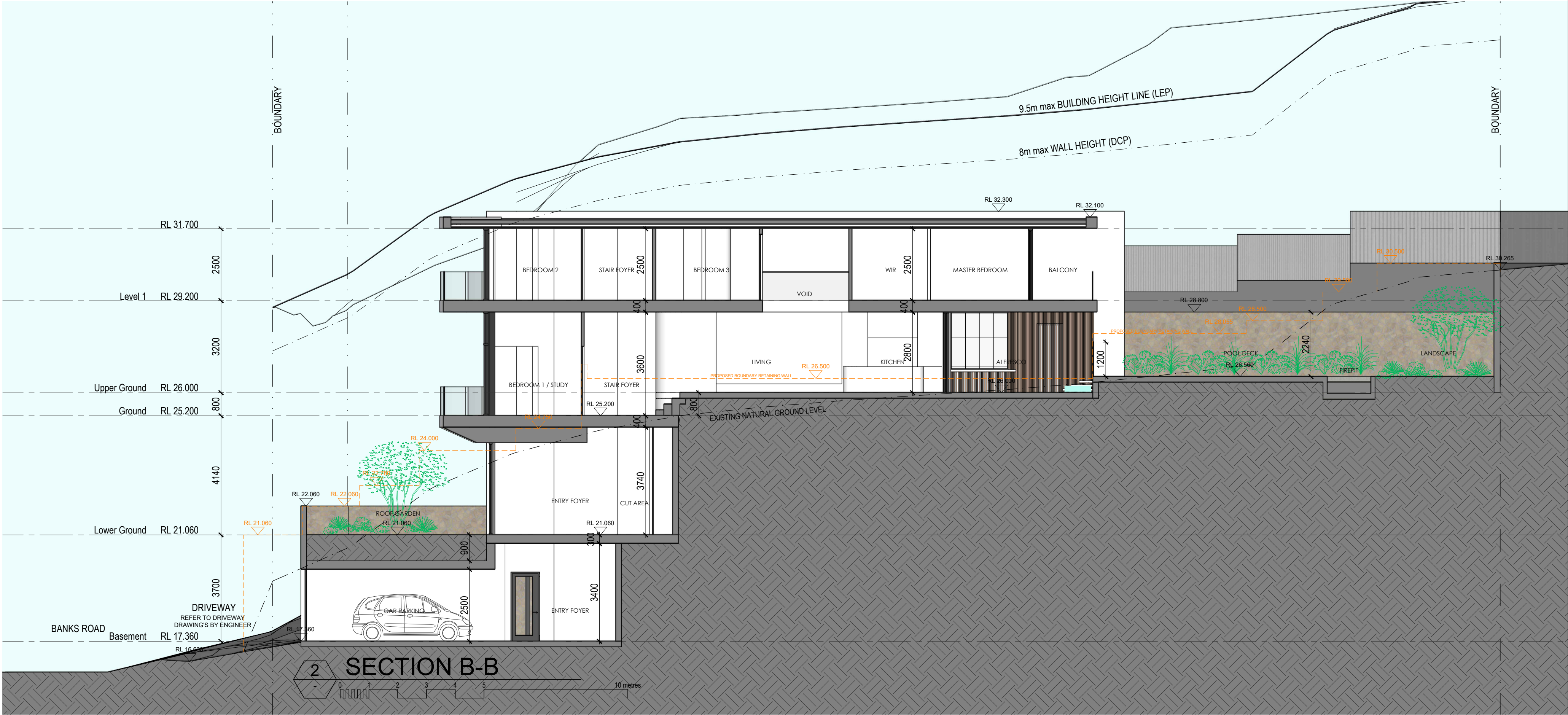


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FINISHES SCHEDULE	
	P1 PAINT - WHITE
	P2 PAINT - GREY
	PD1 POWDER COATED METAL - BLACK
	PD2 PAINTED TIMBER - BLACK
	ST1 STONE CLADDING
	MS1 METAL SCREENING - TIMBER LOOK
	CD1 COMPOSITE CLADDING - TIMBER LOOK

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FINISHES SCHEDULE

P1 PAINT - WHITE

P2 PAINT - GREY

PD1 POWDER COATED METAL- BLACK

PD2 PAINTED TIMBER- BLACK

ST1 STONE CLADDING

MS1 METAL SCREENING - TIMBER LOOK

CD1 COMPOSITE CLADDING - TIMBER LOOK

Revision

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B ISSUED FOR DA 28.05.2025

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Drawing

Project

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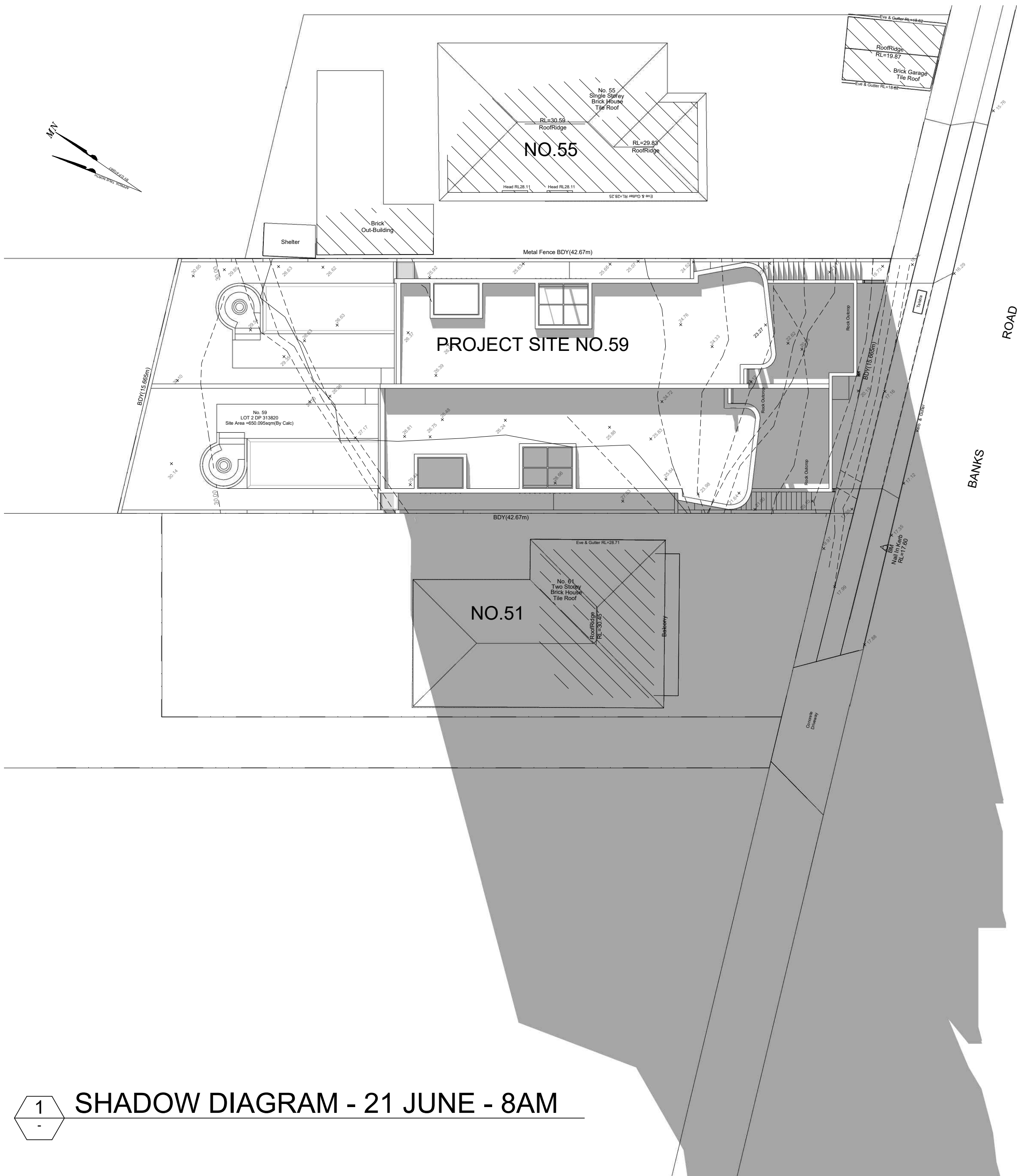
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SECTIONS

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PROPOSED ATTACHED DUAL OCCUPANCY
59 BANKS ROAD EARLWOOD

DA.06
B



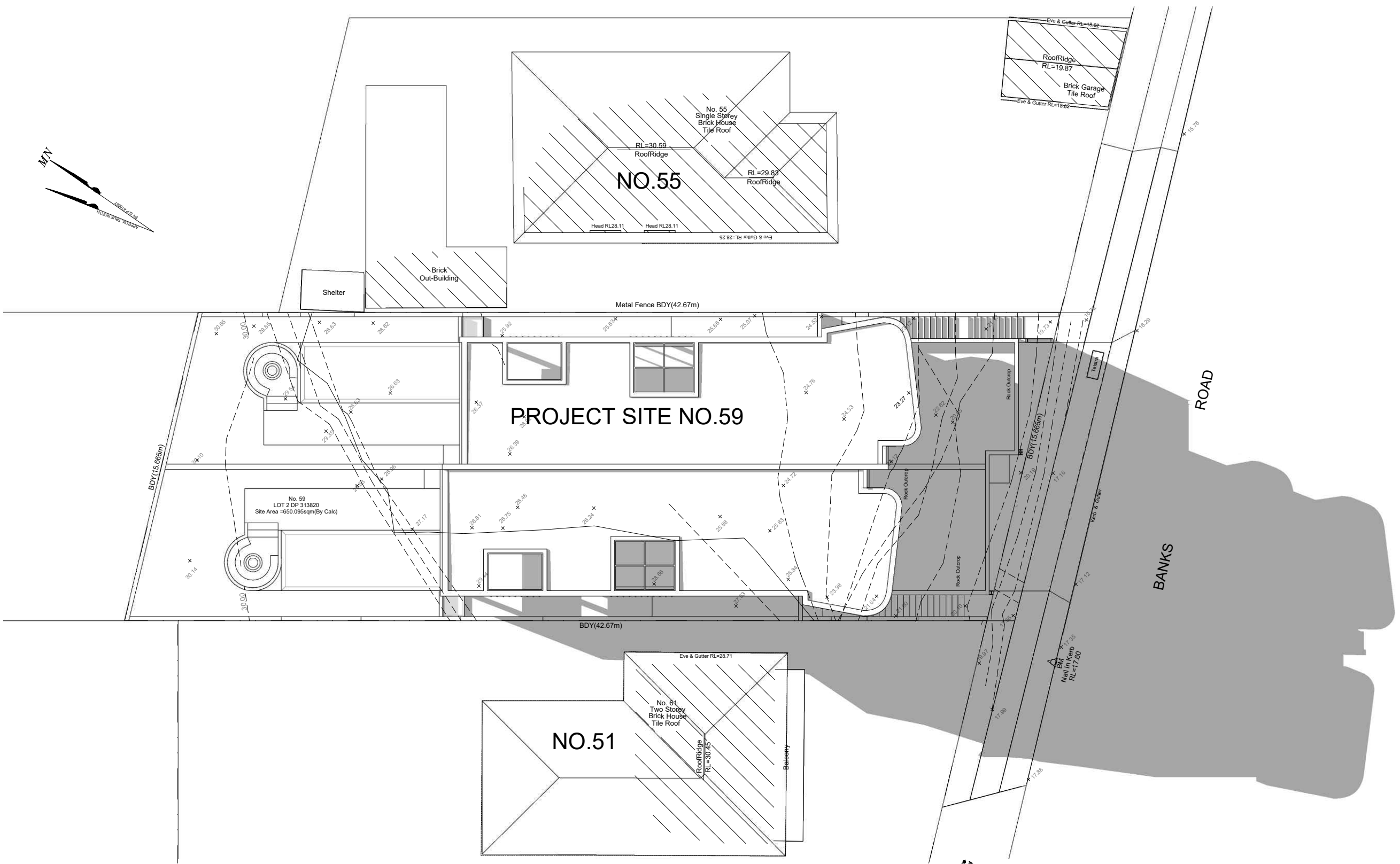
1 SHADOW DIAGRAM - 21 JUNE - 8AM

SOLAR ACCESS TO PROPOSED DEVELOPMENT
CONTROL: MINIMUM 3 HOURS BETWEEN 8AM-4PM ON 21 JUNE

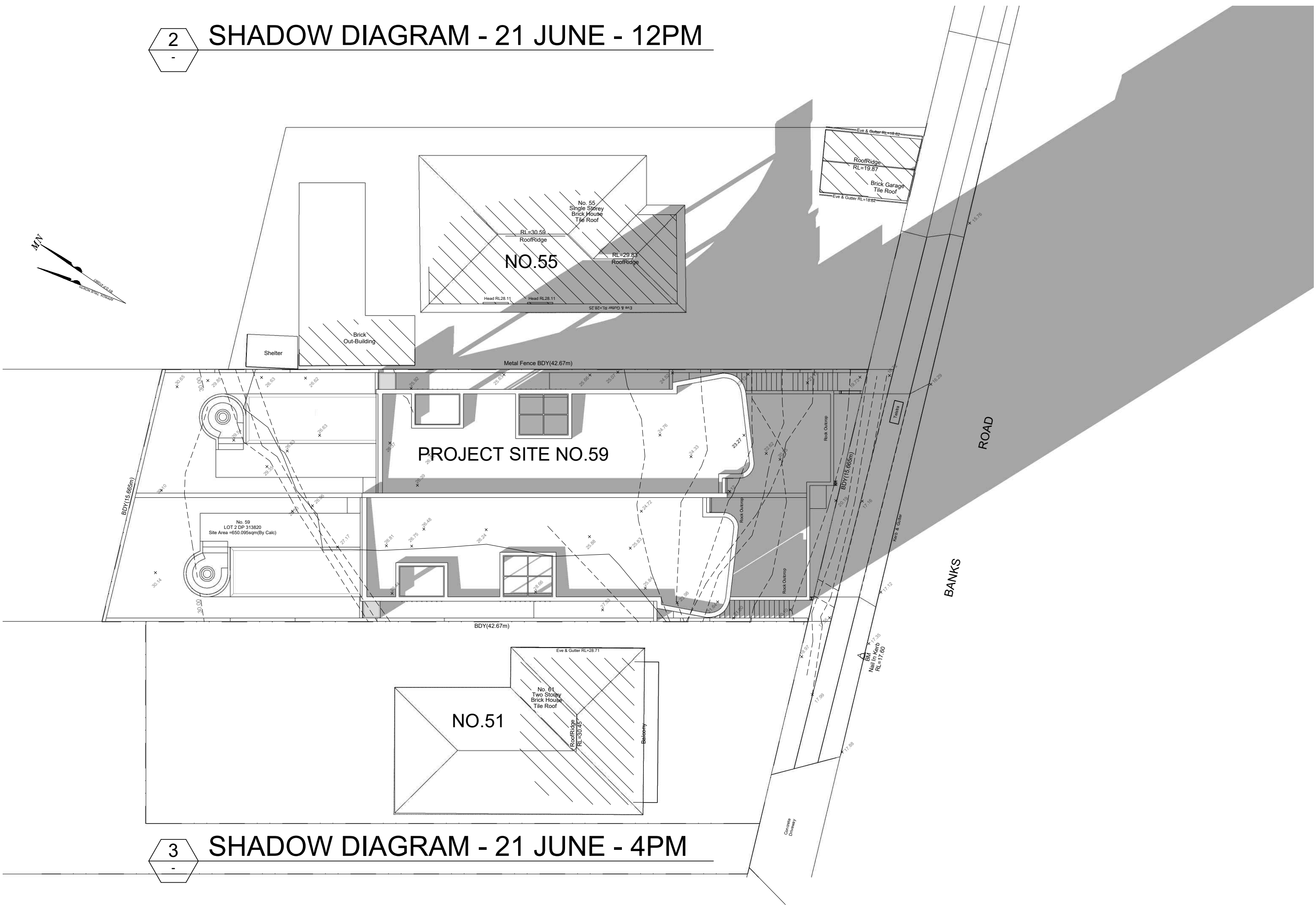
PROPOSED UNIT 1 & 2 LIVING AREA & 50% PRIVATE OPEN SPACE RECEIVE APPROXIMATE 6 HOURS SOLAR ACCESS BETWEEN 9AM AND 3PM

SOLAR ACCESS TO PROPOSED NEIGHBOURING DEVELOPMENT
CONTROL: RETAIN A MINIMUM 3 HOURS BETWEEN 8AM-4PM ON 21 JUNE

LIVING AREA AND 50% PRIVATE OPEN SPACE AT NO.61 RETAIN APPROXIMATE 6 HOURS SOLAR ACCESS BETWEEN 9AM AND 3PM



2 SHADOW DIAGRAM - 21 JUNE - 12PM



3 SHADOW DIAGRAM - 21 JUNE - 4PM

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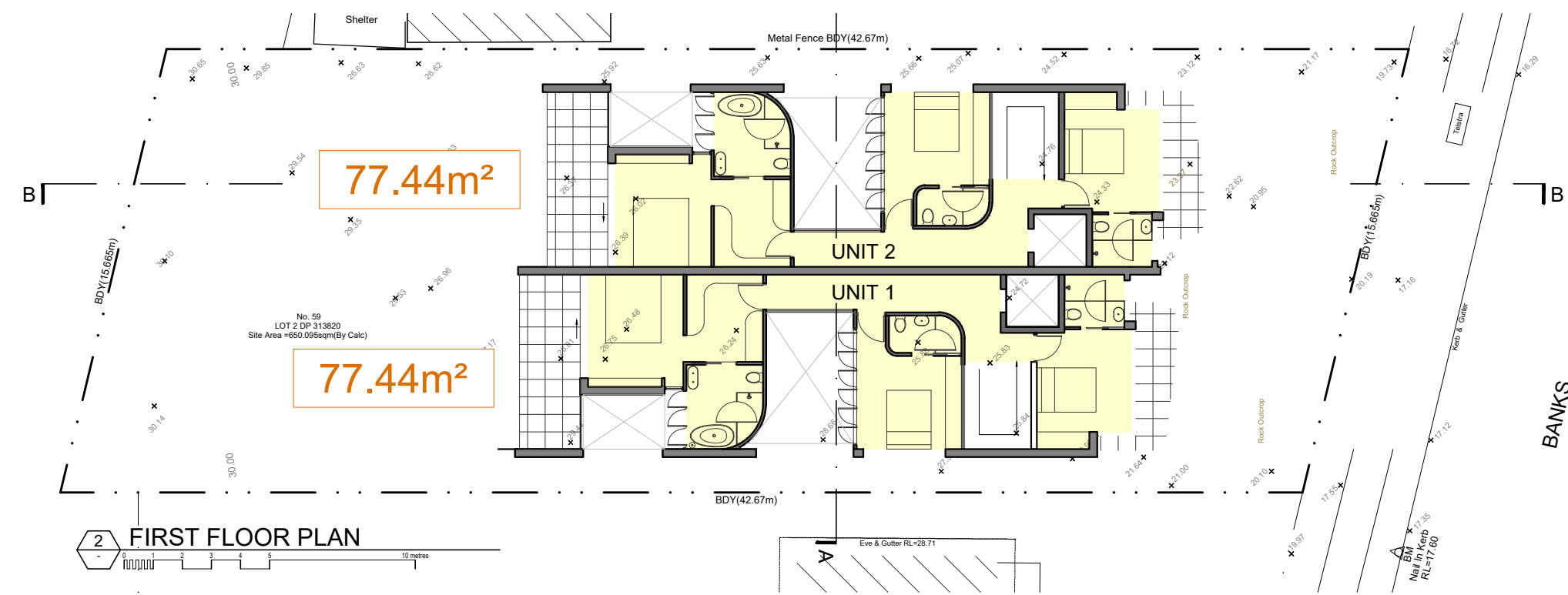


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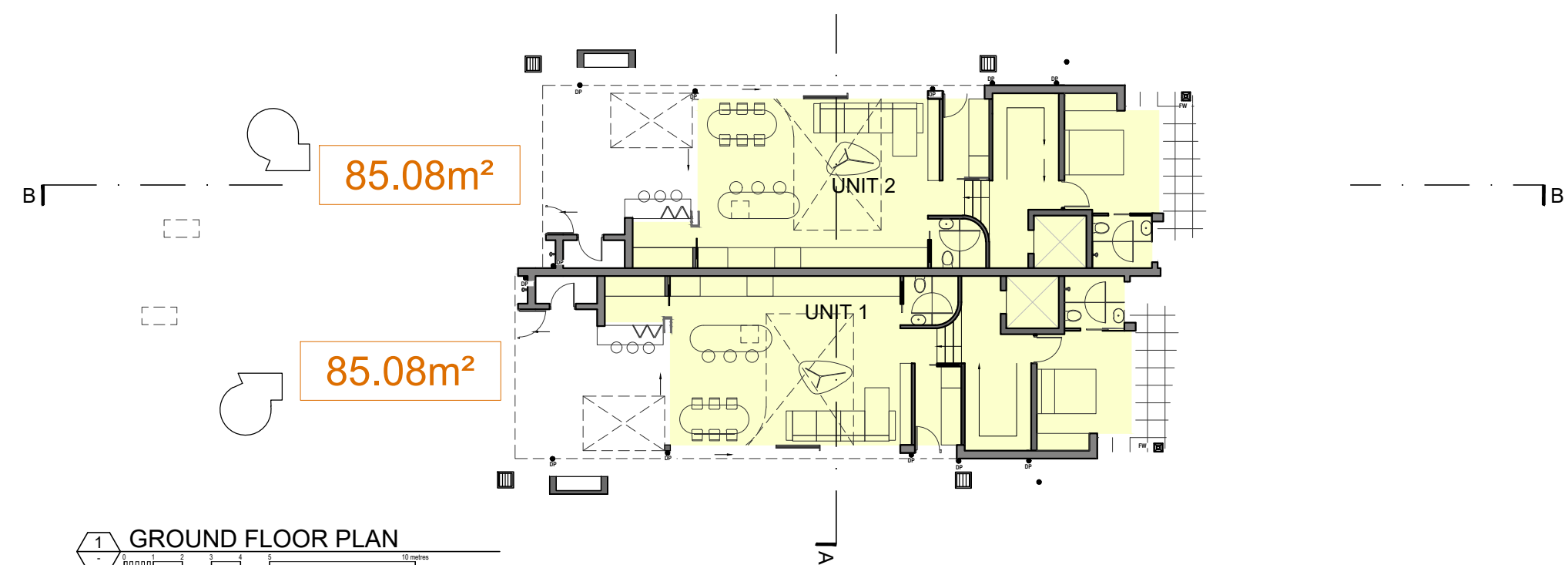
SHADOW DIAGRAMS
21 JUNE - 8am 12pm 4pm
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PROPOSED ATTACHED DUAL OCCUPANCY
59 BANKS ROAD EARLWOOD

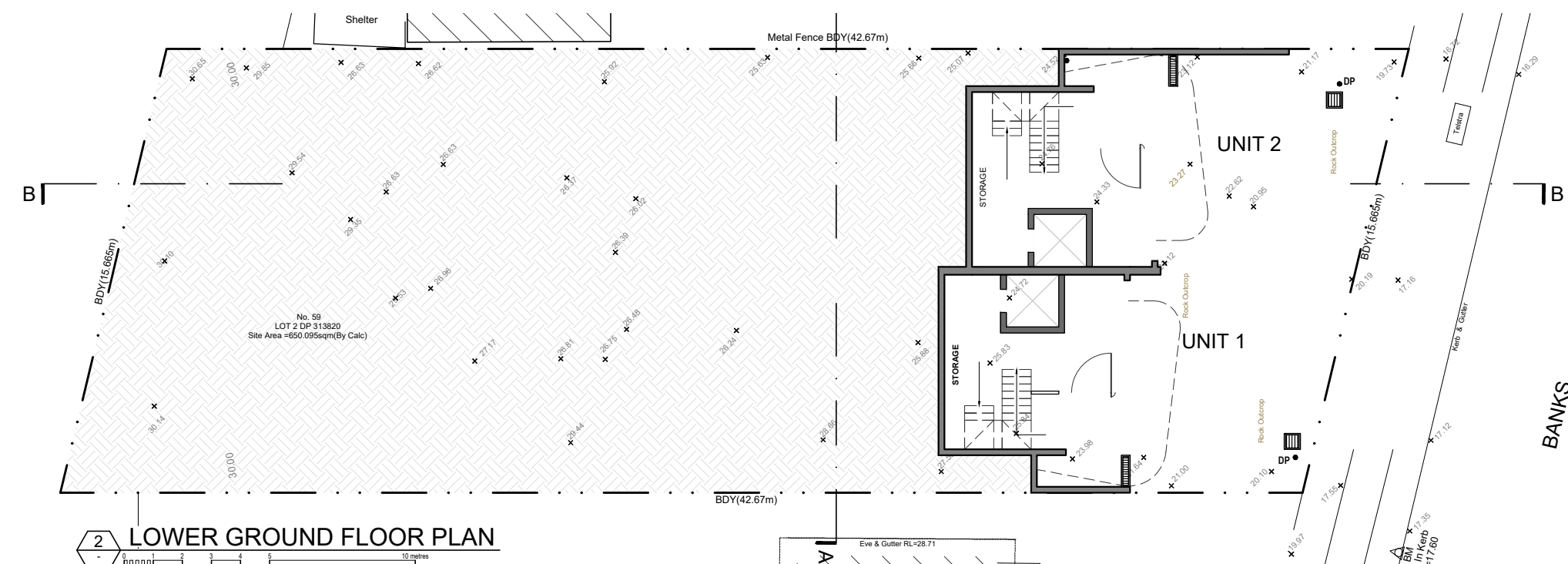
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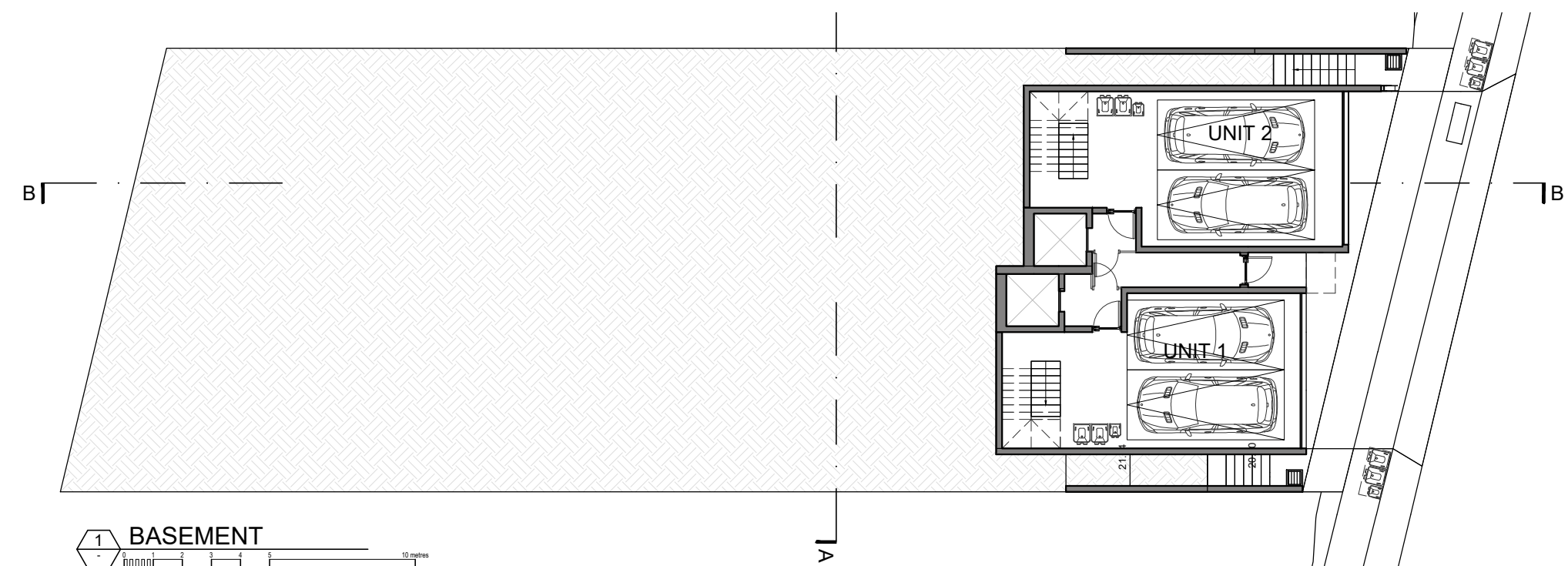
L1 GFA = 154.87m²



GF GFA = 170.15m²



LGF GFA = 0m² (EXCLUDE AREA <1m UNDER NATURAL GROUND)

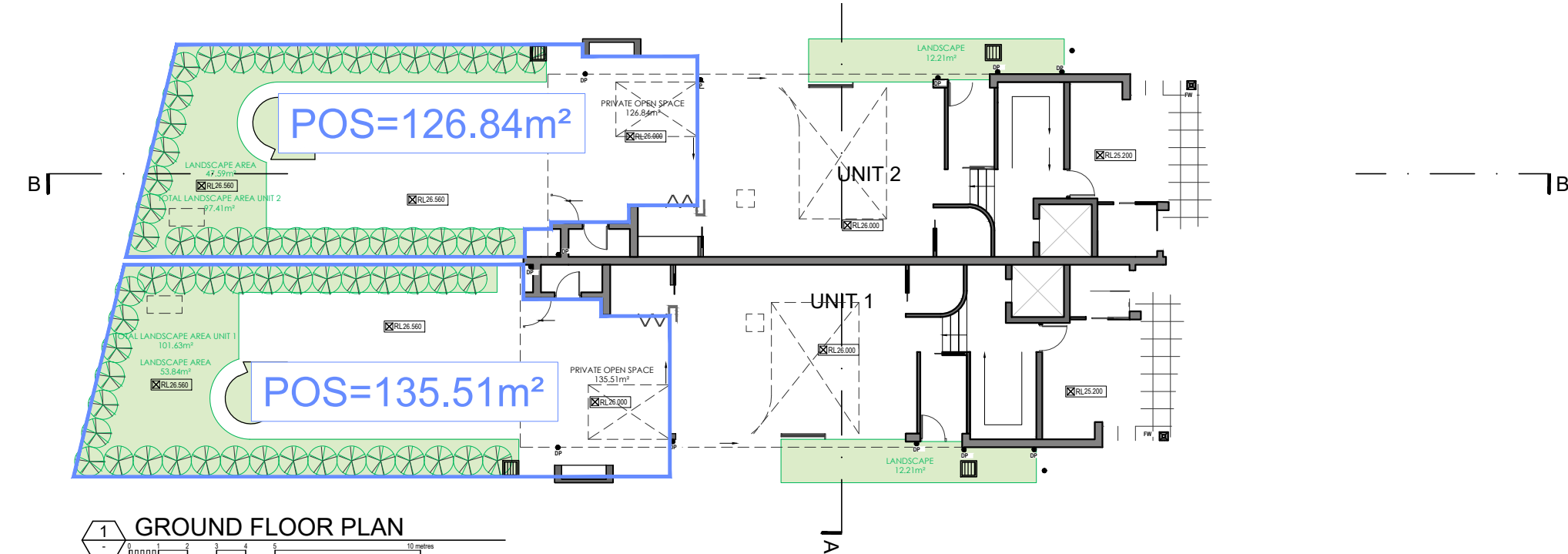


BM GFA = 0m² (EXCLUDE AREA <1m UNDER NATURAL GROUND)

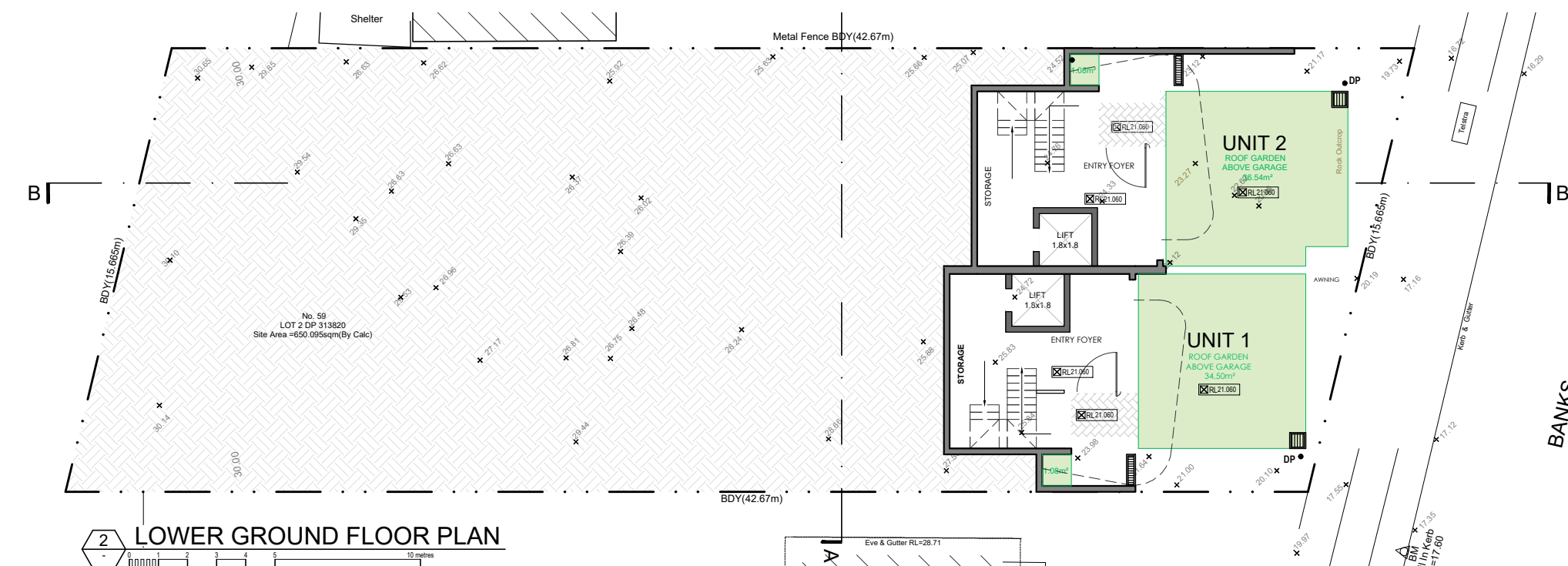
TOTAL PROPOSED GFA = 335m²

GFA CALCULATION

POS UNIT 1 = 135.51m² POS UNIT 2 = 126.84m²



GF LANDSCAPE AREA = 125.84m²



LGF LANDSCAPE AREA = 73.20m²

TOTAL PROPOSED LANDSCAPE AREA = 197.96m²

LANDSCAPE CALCULATION

SITE INFORMATION - PROPOSED DUAL OCCUPACY			
TITLE	LOT 2 IN DP 313820		
DESCRIPTION	R2 LOW DENSITY RESIDENTIAL		
ZONING	R2 LOW DENSITY RESIDENTIAL		
SITE AREA	650.095m²		
FRONTAGE	15.665m		
LGA	CITY OF CANTERBURY BANKSTOWN COUNCIL		
DEVELOPMENT STANDARDS RELATING TO LOT AREA			
	REQUIREMENT	PROPOSED	COMPLY
LEP			
FSR	0.5:1	0.5:1	YES
GFA	MAX 325.0475m²	325.0475m²	YES
HEIGHT	MAX 8.5m	10.418m	NO MINOR ON-MERIT
DCP			
FRONT SETBACK	6m	6.355m	YES
GF SIDE SETBACK	MIN 0.9m	1.2m	YES
FF SIDE SETBACK	MIN 1.2m	1.2m	YES
REAR SETBACK	MIN 6m	12.920m	YES
PRIVATE OPEN SPACE	MIN 50m² EACH , MIN 4m with 2.5X2.5 OUTDOOR DINNING	135.51m² - UNIT1 126.84m² - UNIT2	YES
BUILDING DEPTH	MAX 25m	22.090m	YES
PARKING RATE	MAX 2 SPACES EACH DWELLING	2 SPACES EACH DWELLING	YES
BREAKDOWN			
	UNIT 1	UNIT 2	TOTAL
GROUND FLOOR GFA	85.08m²	85.08m²	170.15m²
FIRST FLOOR GFA	77.44m²	77.44m²	154.87m²
LANDSCAPE AREA	100.55m²	97.41m²	197.96m²
PRIVATE OPEN SPACE	135.51m²	126.84m²	262.35m²

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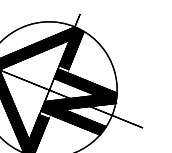
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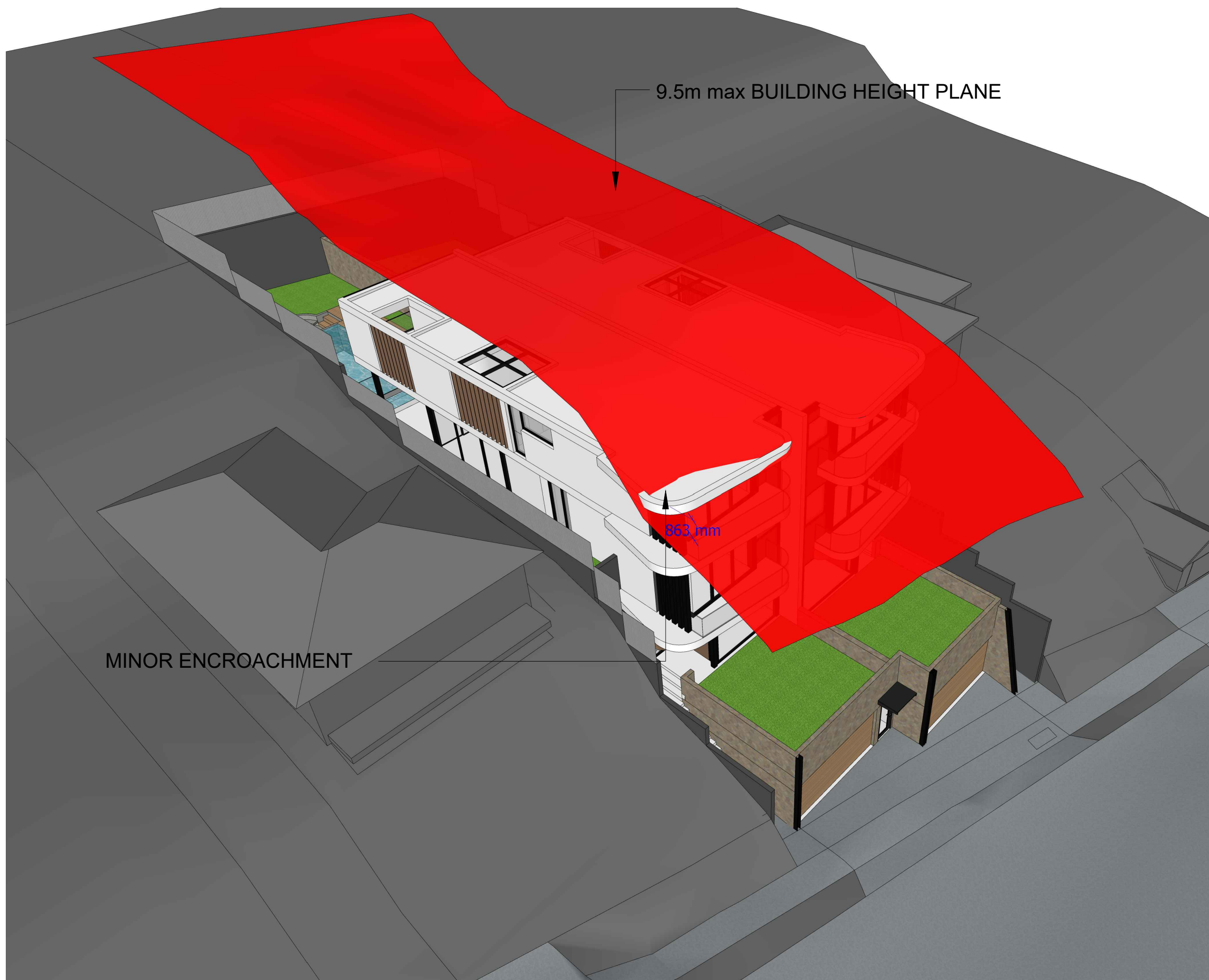
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59 BANKS ROAD EARLWOOD

AREA CALCULATION

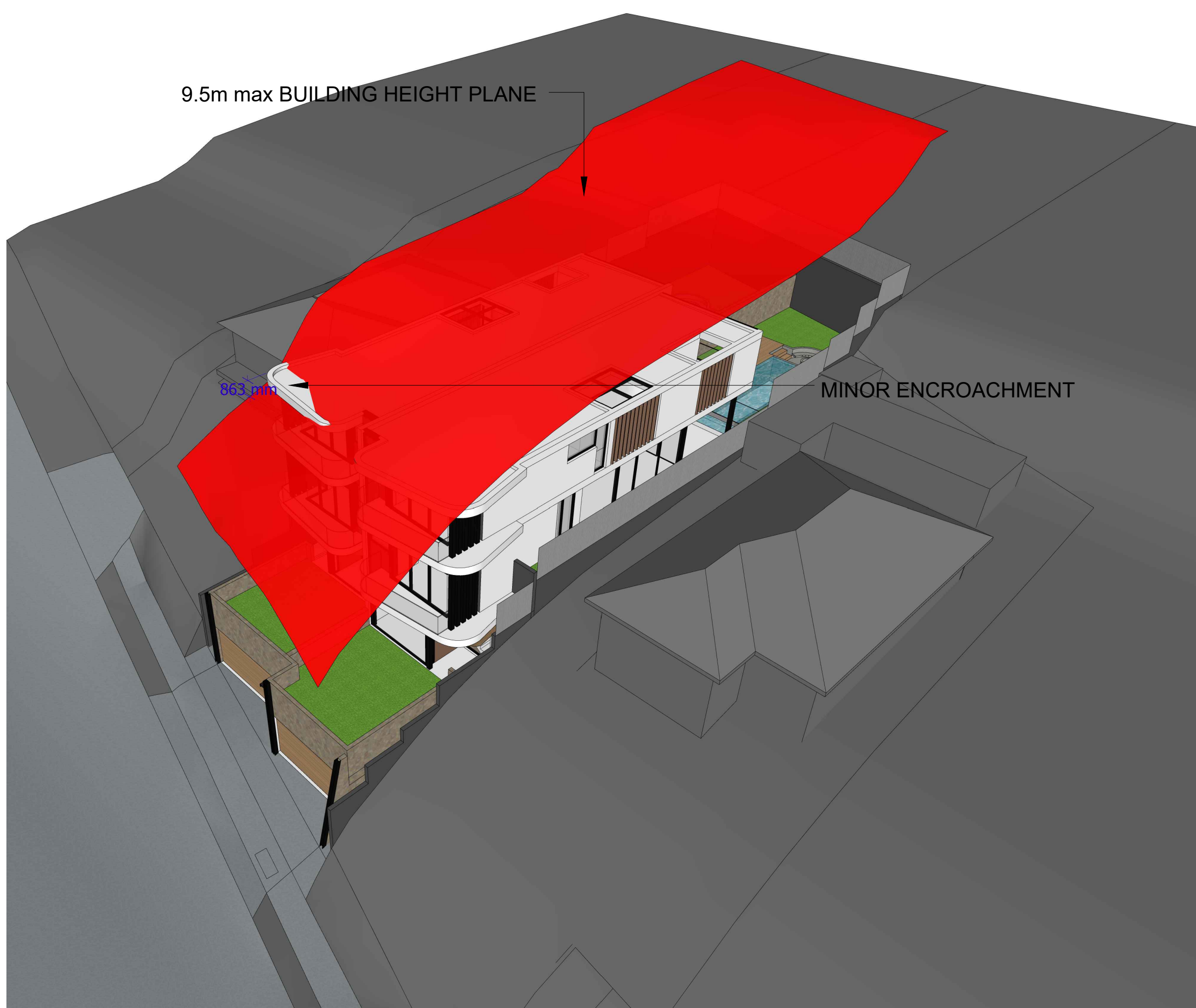
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B





1 8.5 MAX BUILDING HEIGHT PLANE DIAGRAM 1



2 8.5 MAX BUILDING HEIGHT PLANE DIAGRAM 2

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Drawing

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BUILDING HEIGHT DIAGRAMS

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Project

PROPOSED ATTACHED DUAL OCCUPANCY
59 BANKS ROAD EARLWOOD

DA.10
B



P1

PD1

PD2

P2

CD1

ST1

MS1

FINISHES SCHEDULE

P1 PAINT - WHITE

P2 PAINT - GREY

PD1 POWDER COATED
METAL- BLACK

PD2 PAINTED TIMBER-
BLACK

ST1 STONE CLADDING

MS1 METAL SCREENING
- TIMBER LOOK

CD1 COMPOSITE
CLADDING - TIMBER LOOK

1 EXTERNAL FINISHES

Revision

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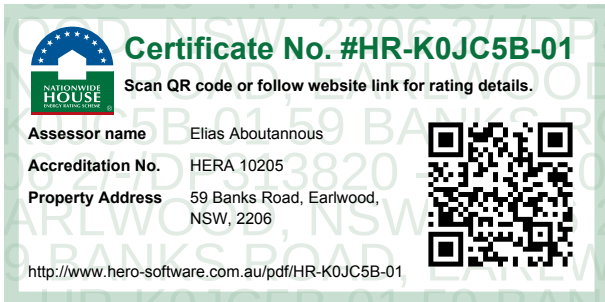
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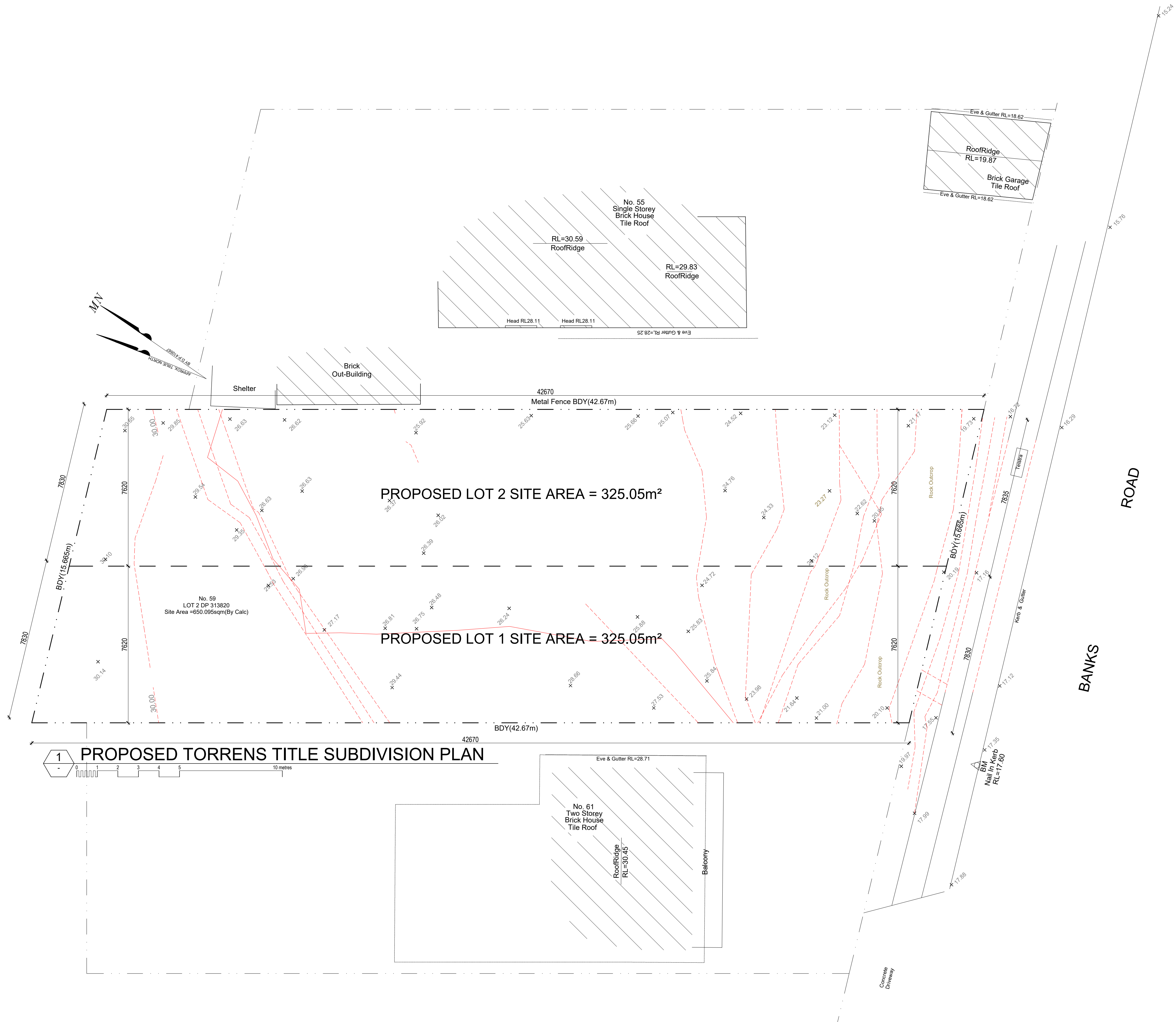
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EXTERNAL FINISHES

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PROPOSED ATTACHED DUAL OCCUPANCY
59 BANKS ROAD EARLWOOD

DA.11
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Revision

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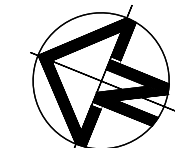
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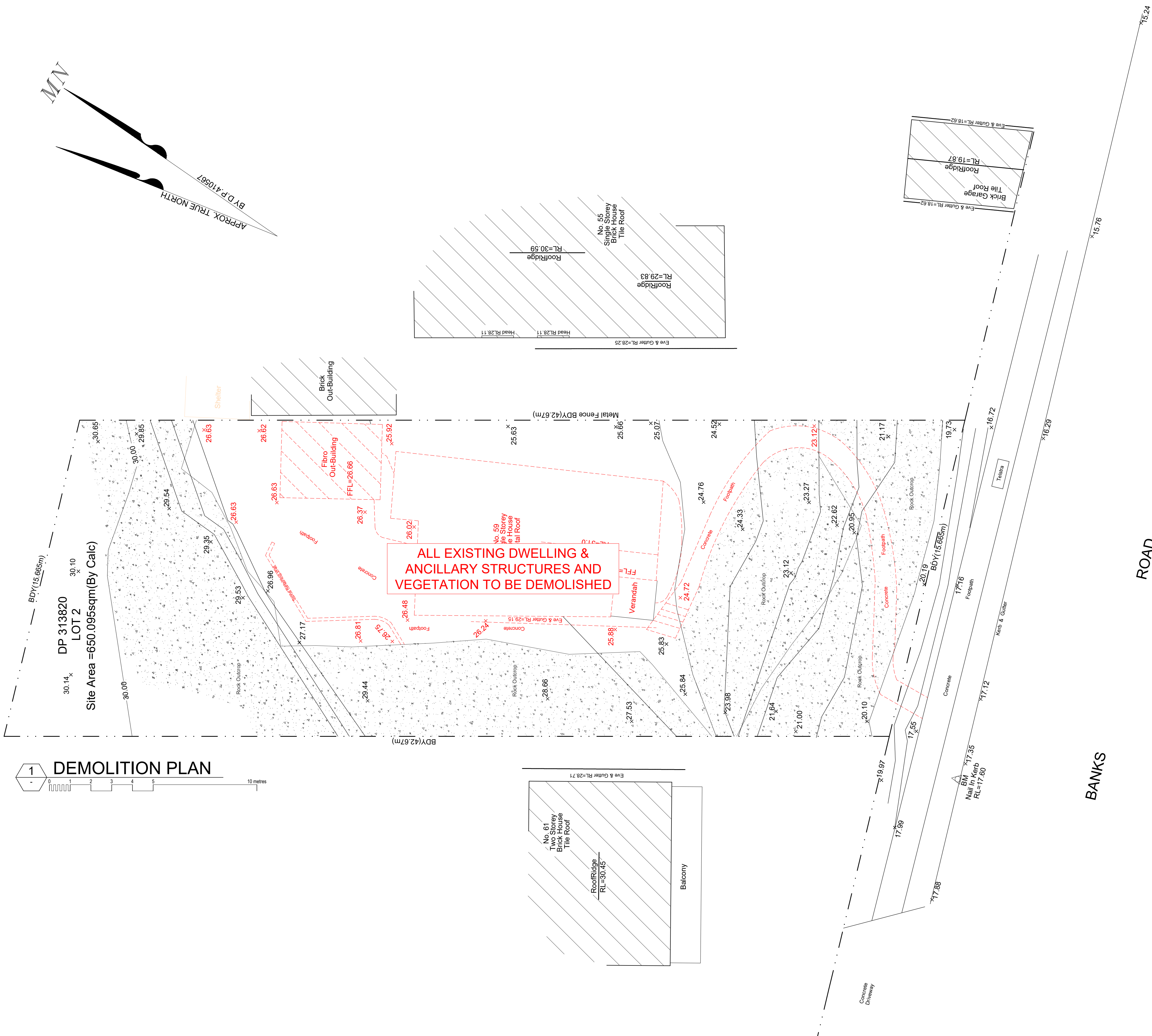
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PROPOSED TORRENS TITLE
SUBDIVISION PLAN

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DA.12
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1 DEMOLITION PLAN

Revision	Design by:	Drawing	Project
A ISSUED FOR DA B ISSUED FOR DA SUBMISSION	BC&A Bechara Chan & Associates Pty Ltd Suite 6F, Level 6, 9-13 Redmyre Road Strathfield NSW 2135 e: info@bc-a.com.au p: +61 2 9746 6993	DRAWN KK CHECKED GB PROJ NO. 220117 SCALE 1:100 on A1, 1:200 on A3 DATE MARCH 2022	PROPOSED ATTACHED DUAL OCCUPANCY 59 BANKS ROAD EARLWOOD
		DEMOLITION PLAN	DA.13
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