

# CANTERBURY / BANKSTOWN COUNCIL

## 96 Sherwood Street. Revesby. 2212

### COMPLIANCE DETAILS

Bankstown Local Enviromatal Plan 2015 / DCP Bankstown

ZONE: R2 Low Density Residential

LOT / SECTION / PLAN No. 2 / - / DP900870

LOTE TYPE: Standard lot

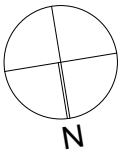
Basix number

Site Area: 928 m²

Maximun building height - 9 m	yes
Maximun wall height - 7 m	yes
Min. F. Setback from primary road - 5.5 m Ground floor	yes
Min. S. Setback - 900 m	yes
Min. R. Setback - 3 m	yes
Min. Landscape area - 45 % frontage	yes
Maximun FSR - 50%	yes

SITE - AREA CALCULATION			
Site area	928 m²		
SITE AREA	UNIT ONE: 464.24 m²	UNIT TWO: 464.24 m²	
	Unit 1	Unit 2	
GROUND FLOOR	117.3 m²	121.2 m²	
FIRST FLOOR	105 m²	105 m²	
GARAGE	22 m²	22 m²	
ROOF:	248.29 m²	251.83 m²	
<b>GFA</b>	<b>457m² (50%)</b>		
Front setback	45.69m²	45.74m²	
Porch	9.01m²	9.08m²	
POS	228.62m²	224.68m²	
Front landscape	29.23m²	29.20m²	
Back landscape	75.29m²	79.18m²	
Total landscape	104.52m²	108.38m²	

SHEET N.	NAME
00	General Notes
01	BASIX Unit 1
02	BASIX Unit 2
03	Site plan
04	Ground Floor 1:200
05	Ground Floor
06	First Floor
07	Roof plan
08	Outbuilding
09	Outerbuilding Elevations
10	Elevations
11	Elevations
12	Colours and Finishes
13	Long Sections
14	Short Sections
15	Site Section
16	Pool Section
17	Subdivision Plan
18	June Shadows 9am
19	June Shadow 12pm
20	June Shadow 3pm
21	June Neighbour Shadow Casting
22	September Neighbour Shadow Casting
23	Front Facade Shadow Unit 6, 96 Sherwood
24	Existing Building Overshadowing June
25	Existing Building Overshadowing Sep
26	Shadows- West Elevation
27	Ground Floor - GFA
28	First Floor - GFA



Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Landscape</b>			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 4500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 250 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"><li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li></ul>		✓	✓
<b>Swimming pool</b>			
The swimming pool must not have a volume greater than 17.5 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	

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Thermal Comfort Commitments

Show on DA plans

Show on CC/CDC plans & specs

Certifier check

**Windows, glazed doors and skylights**

The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.

The following requirements must also be satisfied in relation to each window and glazed door:

- For the following glass and frame types, the certifier check can be performed by visual inspection.
  - Aluminium single clear
  - Aluminium double (air) clear
  - Timber/uPVC/fibreglass single clear
  - Timber/uPVC/fibreglass double (air) clear
- Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.

Skylight no.

Maximum area (square metres)

Type

Shading device

S01

1.50

aluminium, moulded plastic single clear

no shading

S02

1.50

aluminium, moulded plastic single clear

no shading

Window/glazed door no.

Maximum height (mm)

Maximum width (mm)

Type

Shading Device (Dimension within 10%)

Overshadowing

East facing

W1-01

6418

500

aluminium, single, clear

eave 1660 mm, 600 mm above head of window or glazed door

not overshadowed

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Energy Commitments

Show on DA plans

Show on CC/CDC plans & specs

Certifier check

- all bathrooms/toilets; dedicated
- the laundry; dedicated
- all hallways; dedicated

**Natural lighting**

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.

**Swimming pool**

The development must not incorporate any heating system for the swimming pool.

**Alternative energy**

The applicant must install a photovoltaic system with the capacity to generate at least 1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.

**Other**

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.

The applicant must install a fixed outdoor clothes drying line as part of the development.

The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.

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Thermal Comfort Commitments

Show on DA plans

Show on CC/CDC plans & specs

Certifier check

**General features**

The dwelling must not have more than 2 storeys.

The conditioned floor area of the dwelling must not exceed 300 square metres.

The dwelling must not contain open mezzanine area exceeding 25 square metres.

The dwelling must not contain third level habitable attic room.

**Floor, walls and ceiling/roof**

The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground	nil	
external wall - brick veneer	2.86 (or 3.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	3.00 (or 3.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.95 (up), roof: foil backed blanket (75 mm)	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)
ceiling and roof - flat ceiling / flat roof, concrete/plasterboard internal	ceiling: 3.08 (up), roof: foil backed blanket (75 mm)	concrete/plasterboard internal; medium (solar absorptance 0.475-0.70)

Note

Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.

Note

In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

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Energy Commitments

Show on DA plans

Show on CC/CDC plans & specs

Certifier check

**Hot water**

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.

**Cooling system**

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5

**Heating system**

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5

**Ventilation**

The applicant must install the following exhaust systems in the development:

- At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a
- Kitchen: individual fan, not ducted; Operation control: manual switch on/off
- Laundry: individual fan, not ducted; Operation control: manual switch on/off

**Artificial lighting**

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:

- at least 5 of the bedrooms / study; dedicated
- at least 1 of the living / dining rooms; dedicated
- the kitchen; dedicated

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Legend

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 development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and 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(either interim or final) for the development may be issued.

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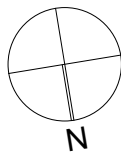
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Schedule of BASIX commitments			
The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.			
Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Landscape</b>			
The applicant must plant indigenous or low water use species of vegetation throughout 10 square metres of the site.	✓	✓	
<b>Fixtures</b>			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
<b>Alternative water</b>			
<b>Rainwater tank</b>			
The applicant must install a rainwater tank of at least 4500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 250 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to:			
• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓
<b>Swimming pool</b>			
The swimming pool must not have a volume greater than 17.5 kilolitres.	✓	✓	
The swimming pool must have a pool cover.		✓	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>General features</b>			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
<b>Floor, walls and ceiling/roof</b>			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓
<b>Construction</b>	<b>Additional insulation required (R-Value)</b>	<b>Other specifications</b>	
floor - concrete slab on ground	nil		
external wall - brick veneer	2.86 (or 3.40 including construction)		
external wall - framed (weatherboard, fibre cement, metal clad)	3.00 (or 3.40 including construction)		
internal wall shared with garage - plasterboard	nil		
ceiling and roof - flat ceiling / pitched roof	ceiling: 2.95 (up), roof: foil backed blanket (75 mm)	3 wind-driven ventilator(s) + eave vents; medium (solar absorptance 0.475-0.70)	
ceiling and roof - flat ceiling / flat roof, concrete/plasterboard internal	ceiling: 3.08 (up), roof: foil backed blanket (75 mm)	concrete/plasterboard internal; medium (solar absorptance 0.475-0.70)	
<b>Note</b>	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.		
<b>Note</b>	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.		

Thermal Comfort Commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights				
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.		✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.		✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓	✓
• For the following glass and frame types, the certifier check can be performed by visual inspection.			✓	✓
- Aluminium single clear				
- Aluminium double (air) clear				
- Timber/uPVC/fibreglass single clear				
- Timber/uPVC/fibreglass double (air) clear				
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.		✓	✓	✓
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).		✓	✓	✓

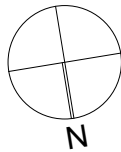
Skylight no.	Maximum area (square metres)	Type	Shading device
S01	1.50	aluminium, moulded plastic single clear	no shading
S02	1.50	aluminium, moulded plastic single clear	no shading

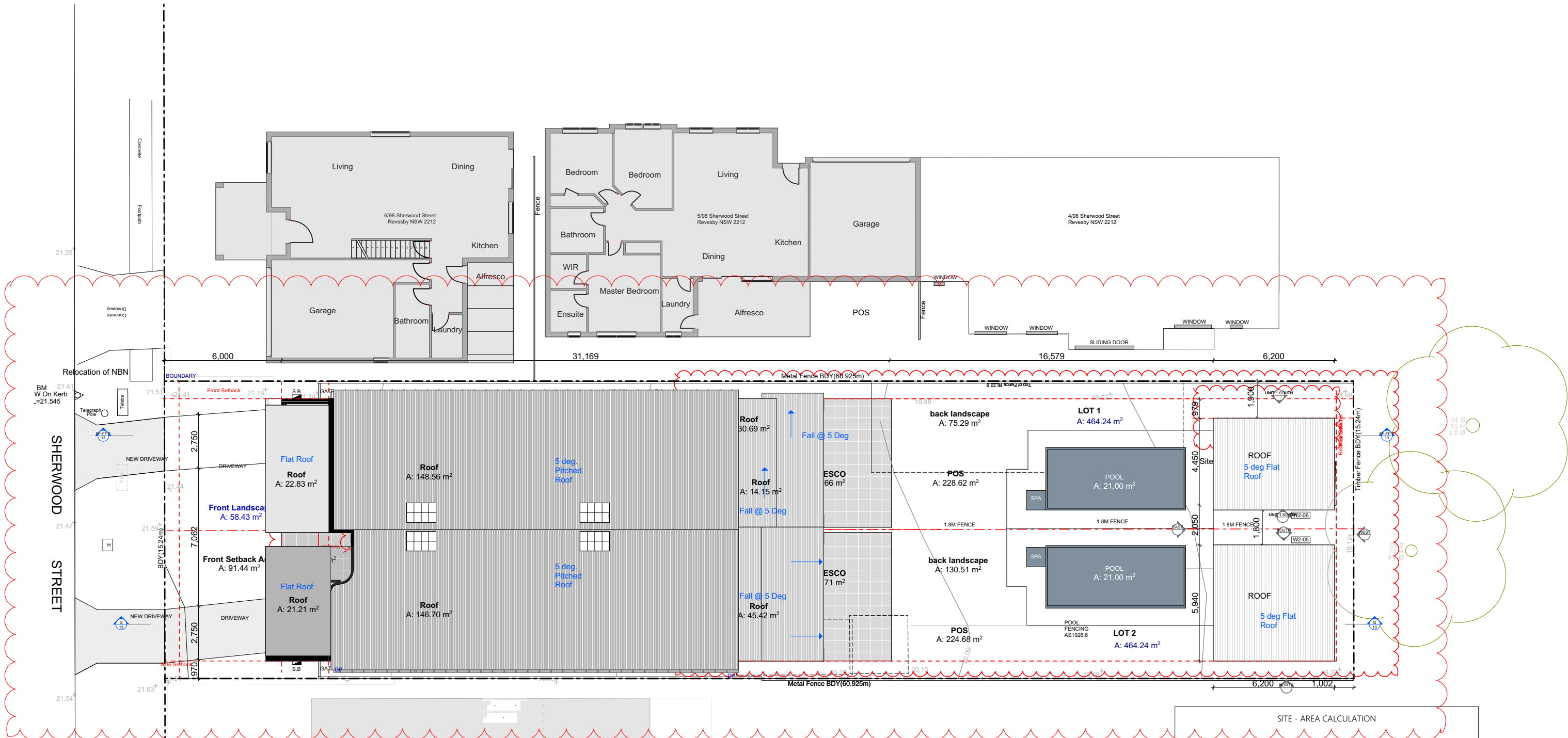
Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W2-02	1500	1250	aluminium, single, clear	eave 450 mm, 3400 mm above head of window or glazed door	>4 m high, 2-5 m away

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 4 stars.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.5 - 4.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: no mechanical ventilation (ie. natural); Operation control: n/a		✓	✓
Kitchen: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, not ducted; Operation control: manual switch on/off		✓	✓
<b>Artificial lighting</b>			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps:			
• at least 5 of the bedrooms / study; dedicated		✓	✓
• at least 1 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓

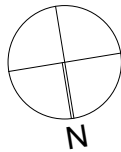
Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• all bathrooms/toilets; dedicated		✓	✓
• the laundry; dedicated		✓	✓
• all hallways; dedicated		✓	✓
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Swimming pool</b>			
The development must not incorporate any heating system for the swimming pool.		✓	
<b>Alternative energy</b>			
The applicant must install a photovoltaic system with the capacity to generate at least 1 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
<b>Other</b>			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

Legend
In these commitments, "applicant" means the person carrying out the development.
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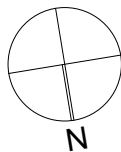
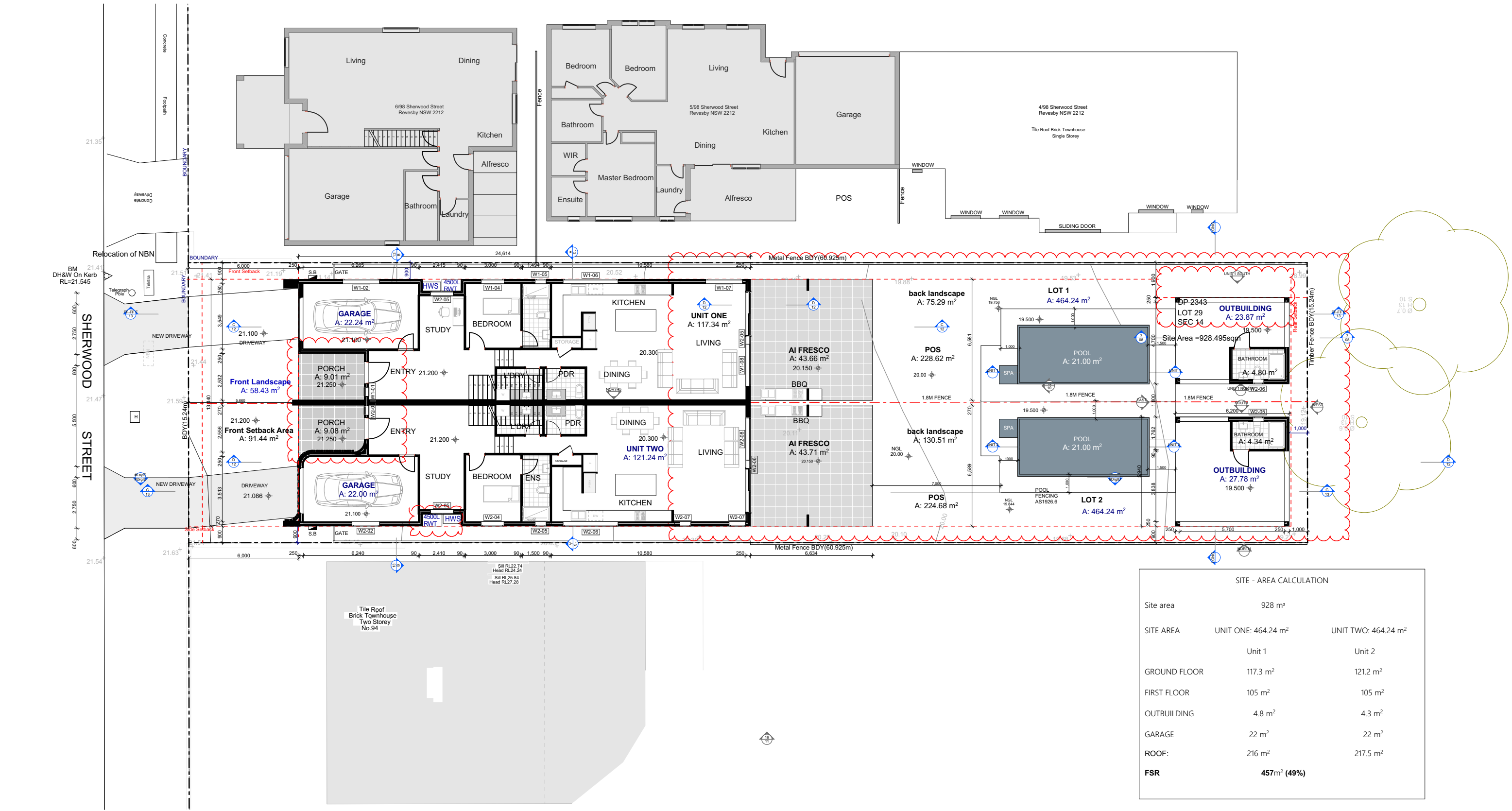


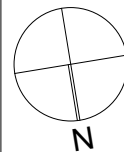
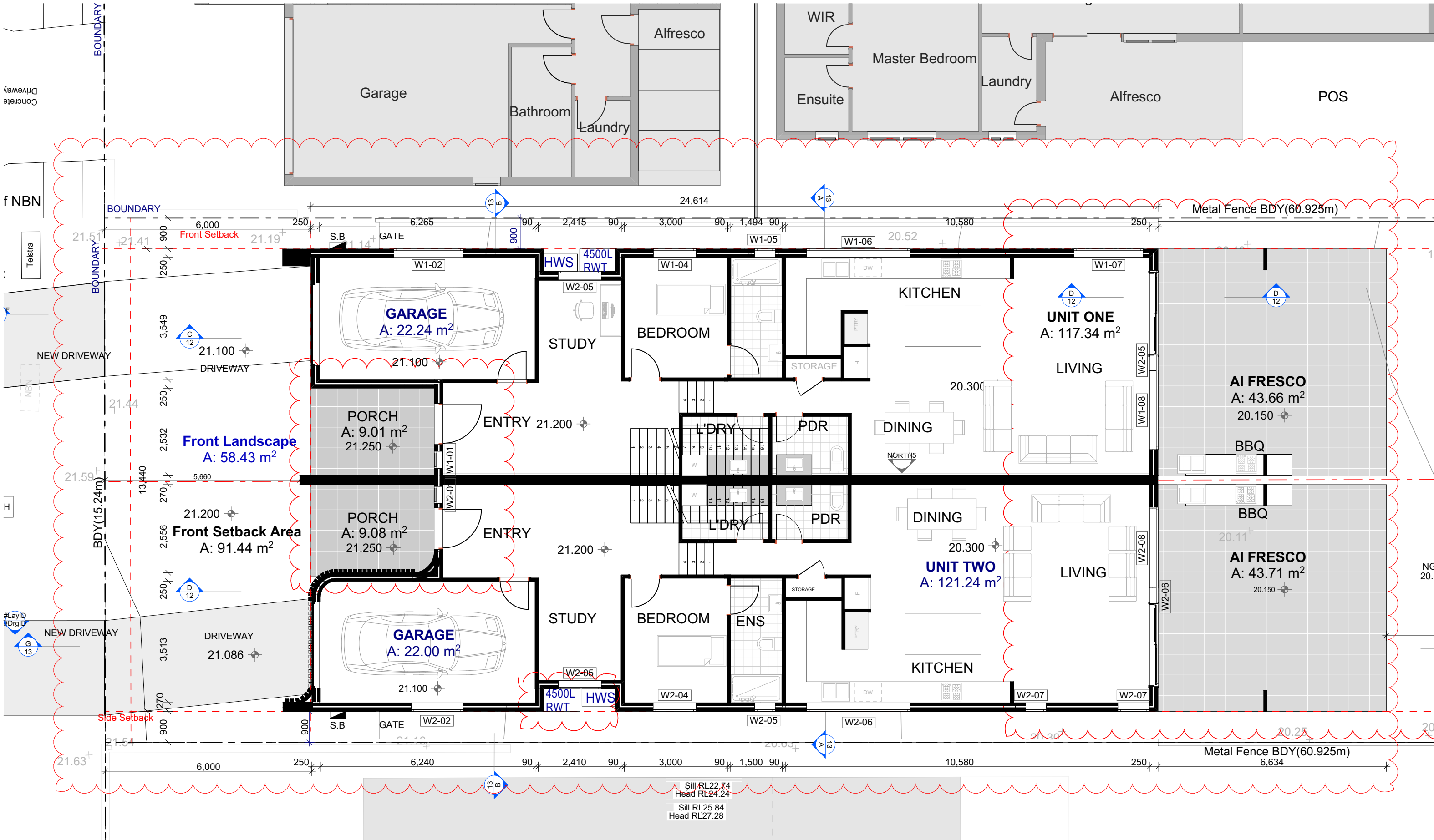


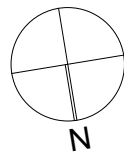
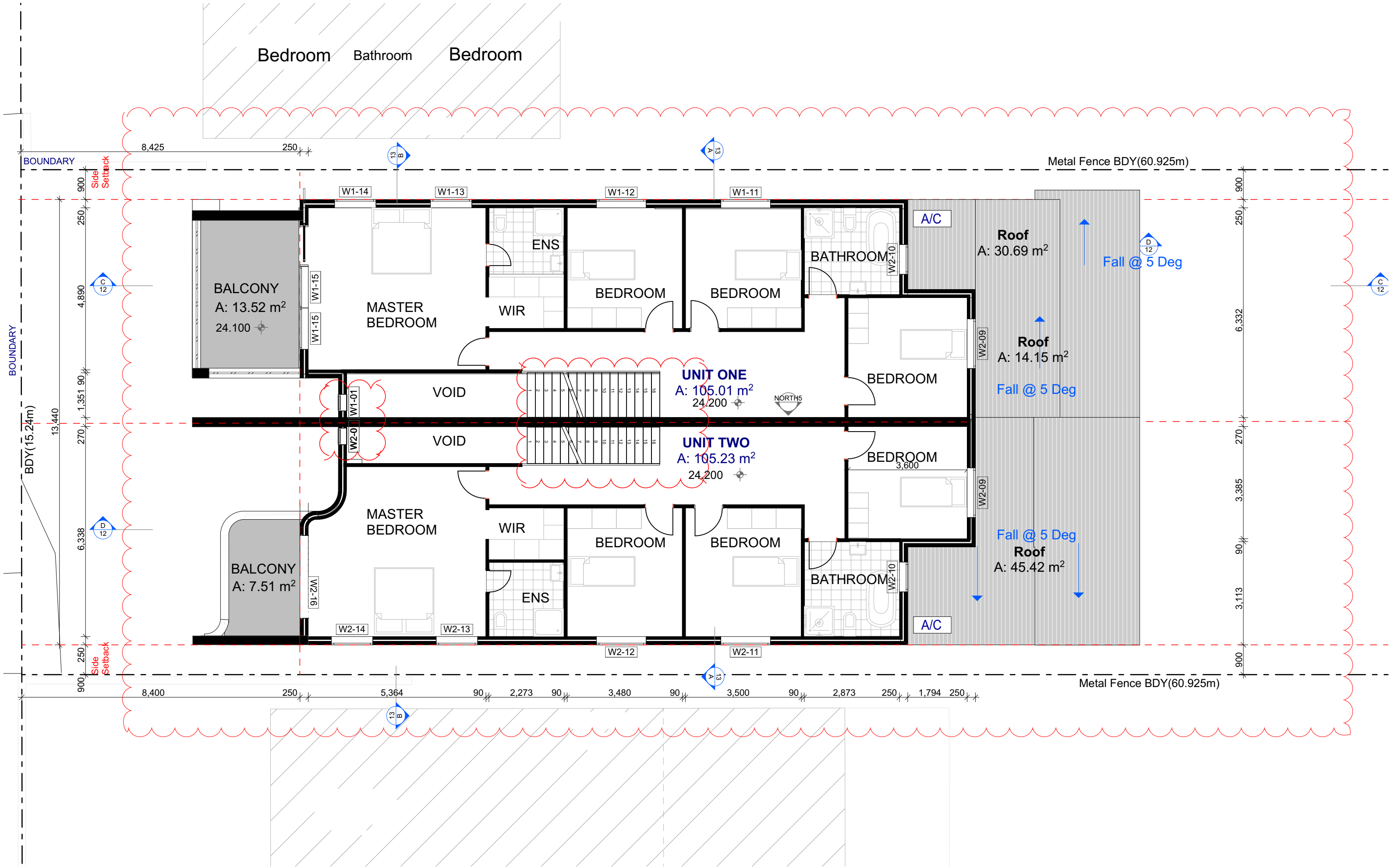
SITE - AREA CALCULATION		
Site area	928 m <sup>2</sup>	
SITE AREA	UNIT ONE: 464.24 m <sup>2</sup>	UNIT TWO: 464.24 m <sup>2</sup>
	Unit 1	Unit 2
GROUND FLOOR	117.3 m <sup>2</sup>	121.2 m <sup>2</sup>
FIRST FLOOR	105 m <sup>2</sup>	105 m <sup>2</sup>
OUTBUILDING	4.8 m <sup>2</sup>	4.3 m <sup>2</sup>
GARAGE	22 m <sup>2</sup>	22 m <sup>2</sup>
ROOF:	216 m <sup>2</sup>	217.5 m <sup>2</sup>
<b>FSR</b>	<b>457m<sup>2</sup> (49%)</b>	

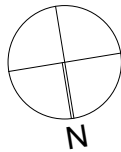
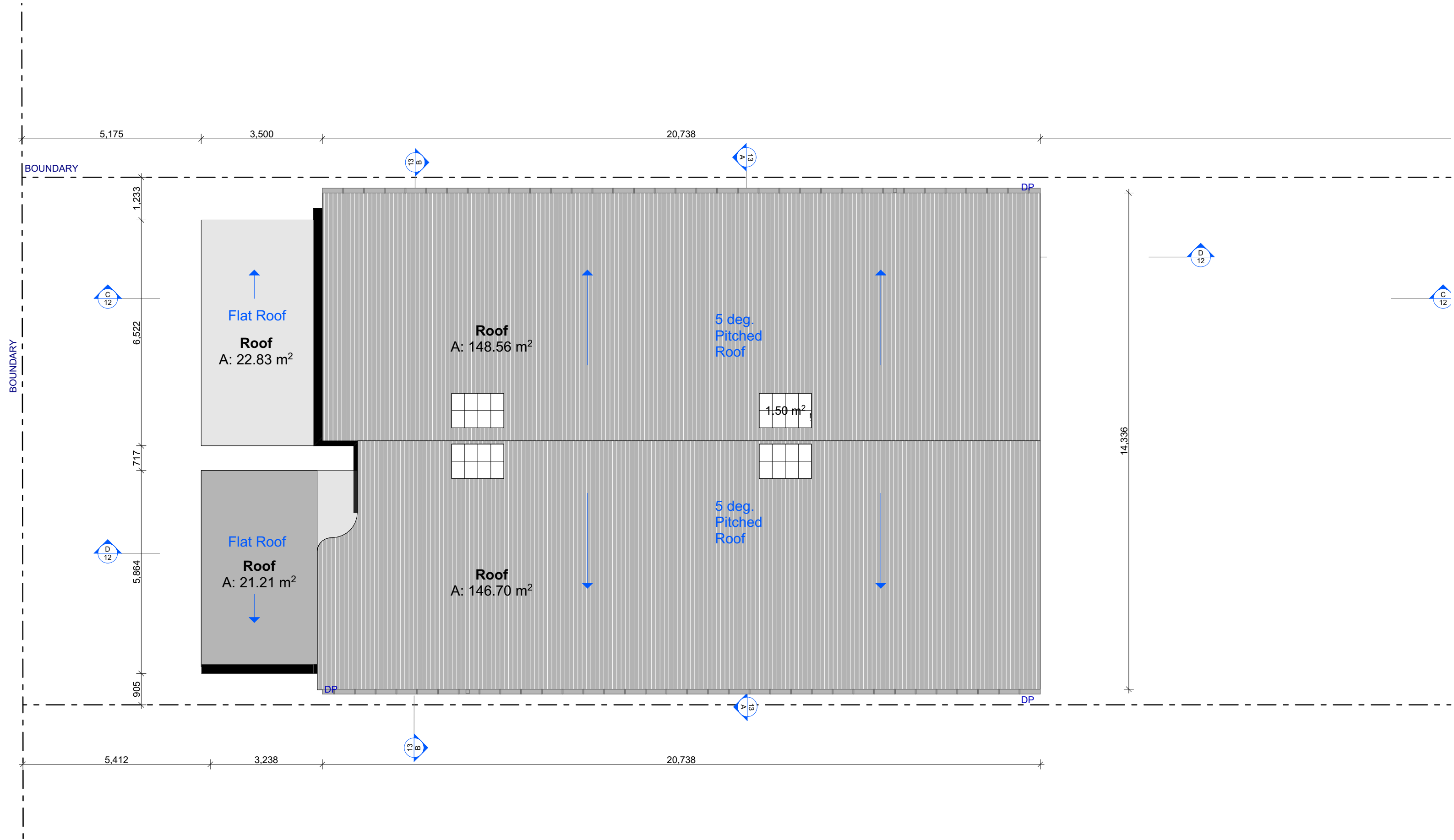




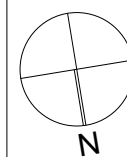
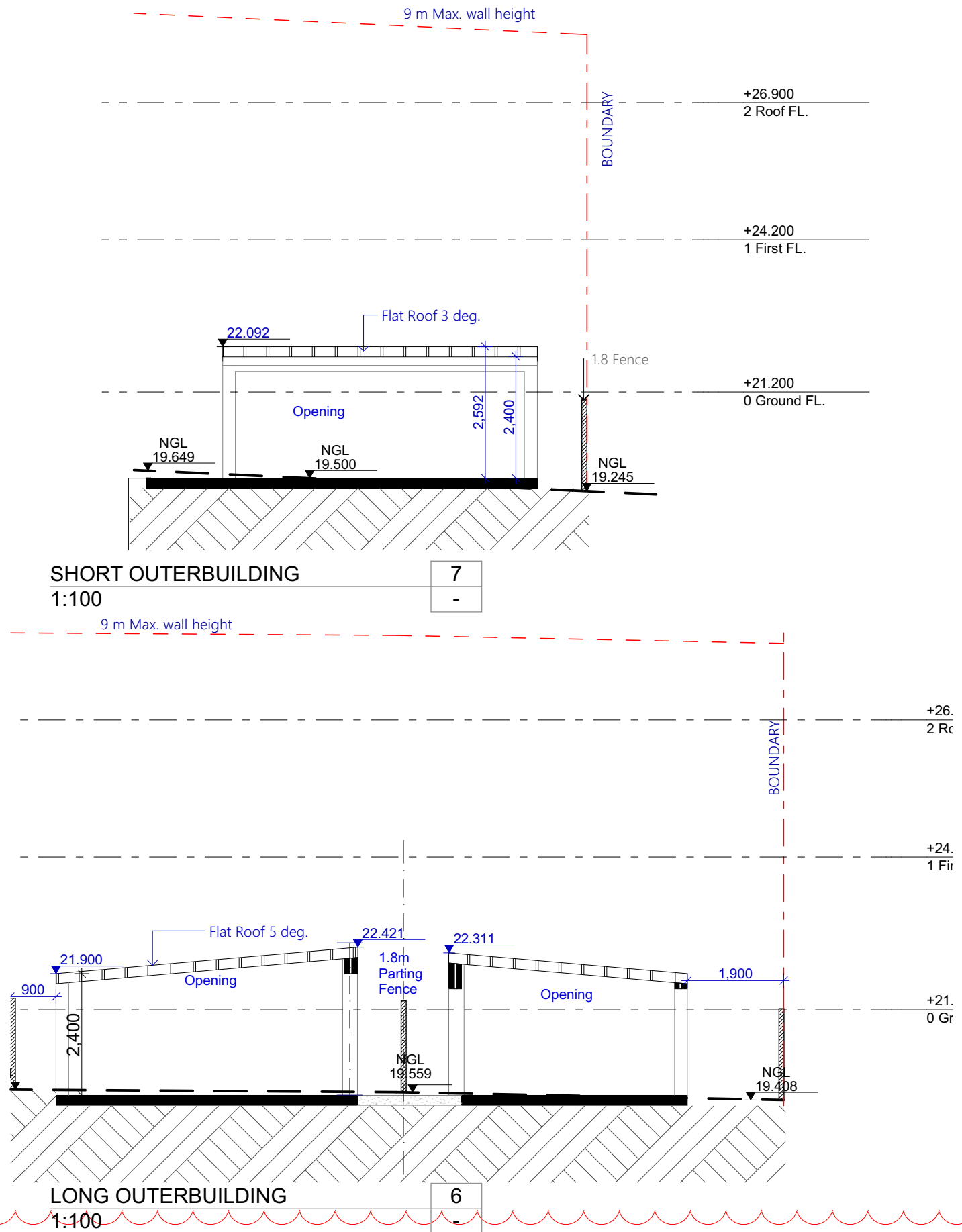
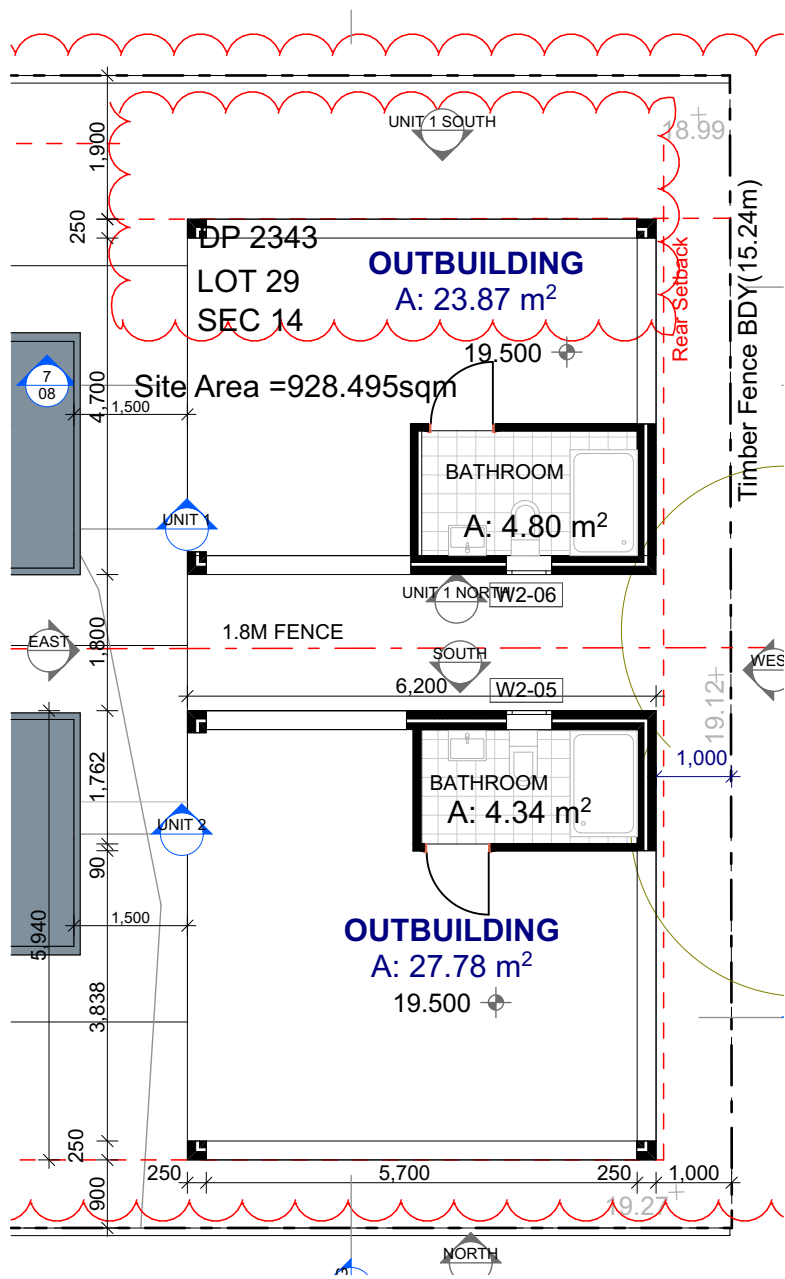


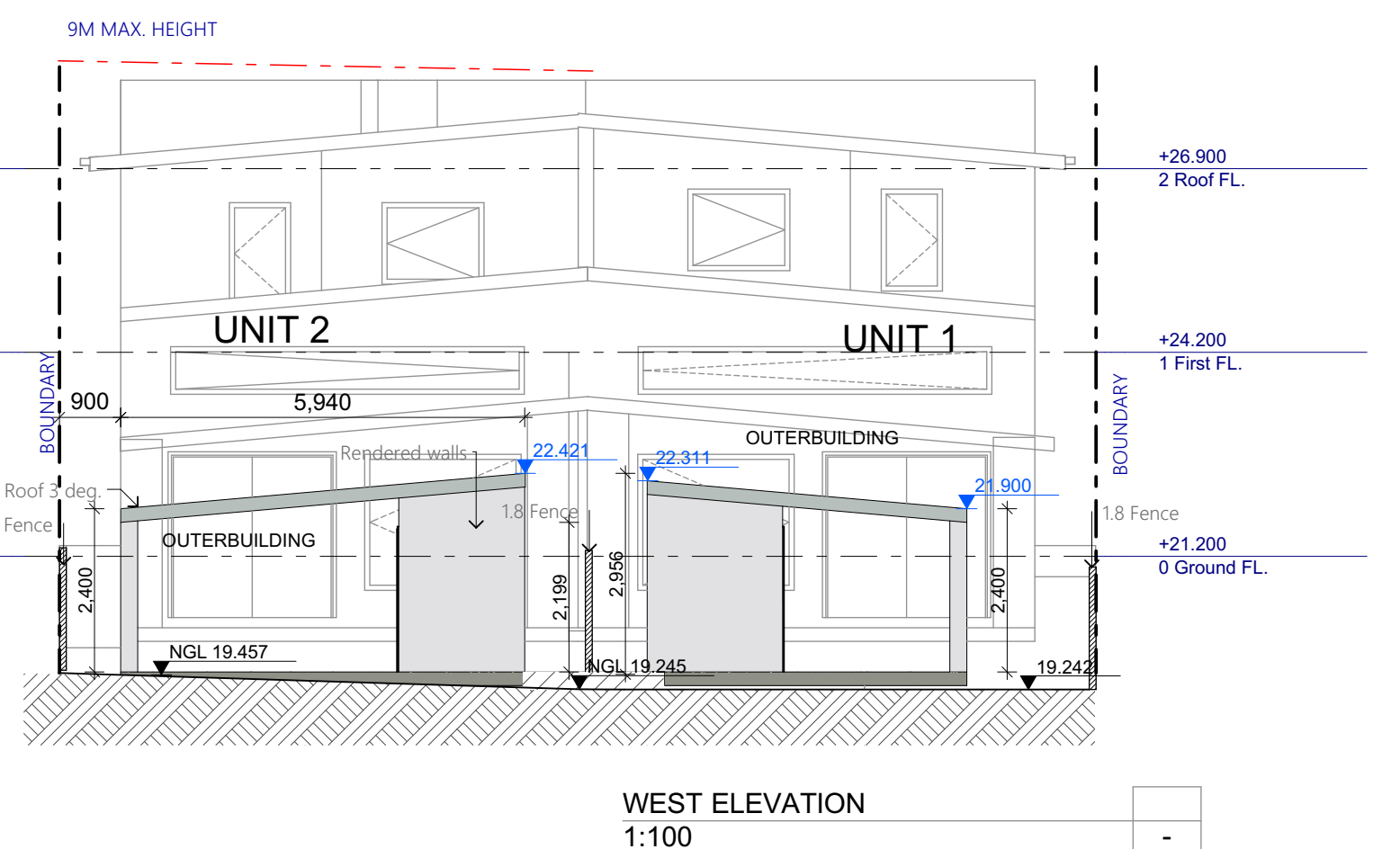
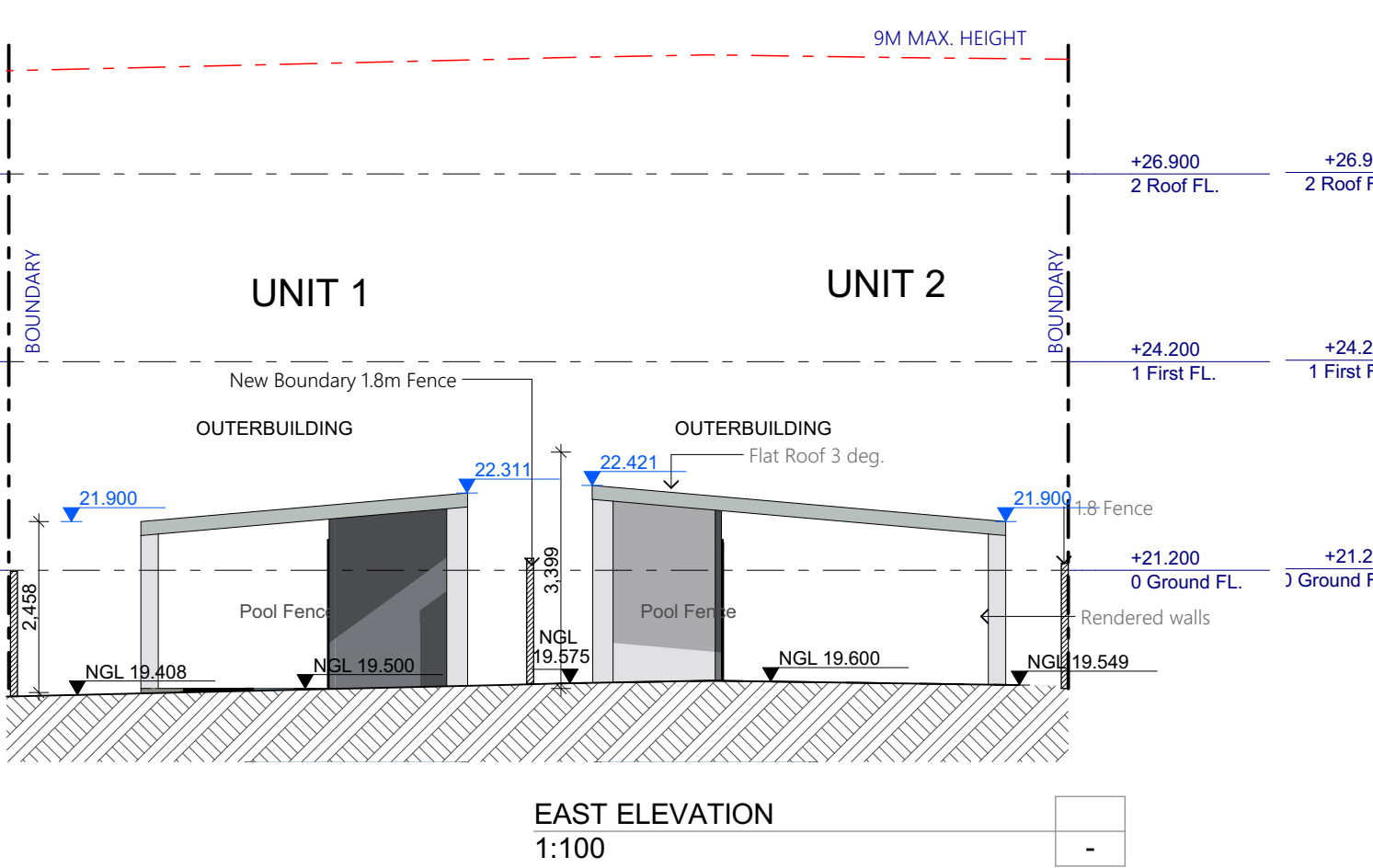
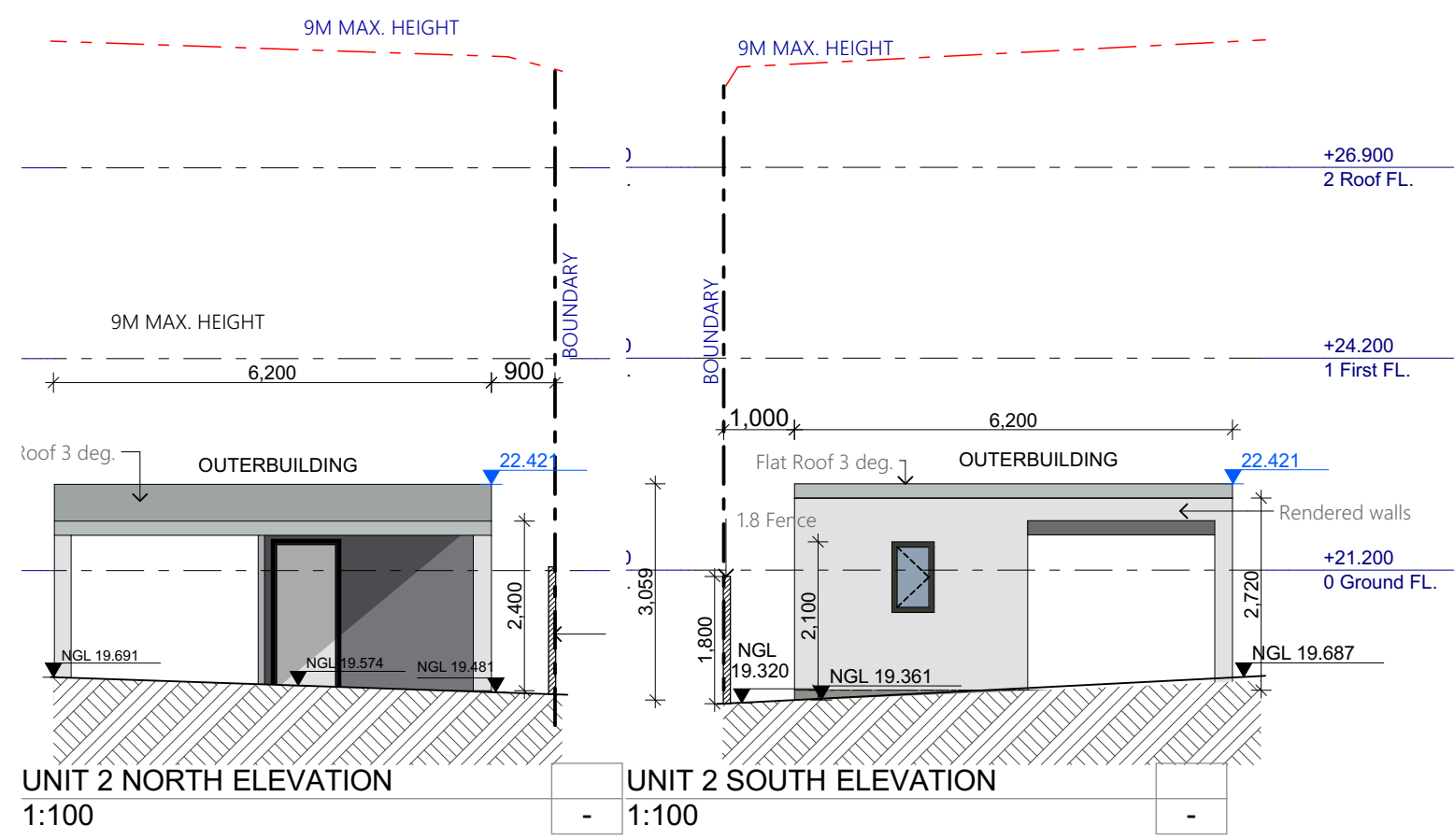
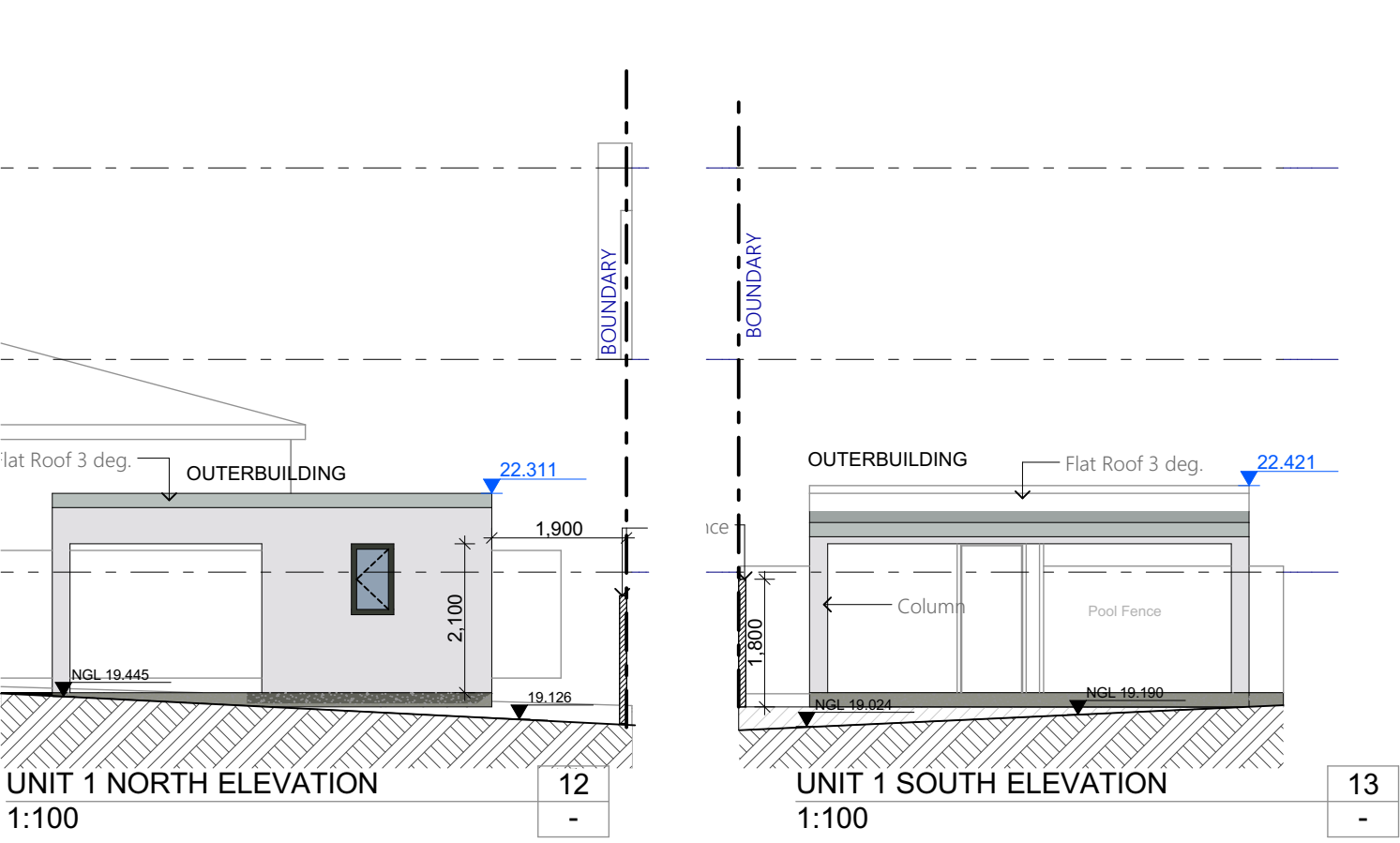


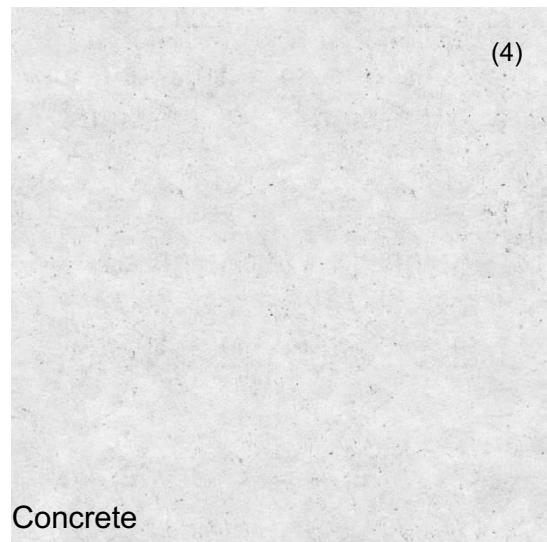
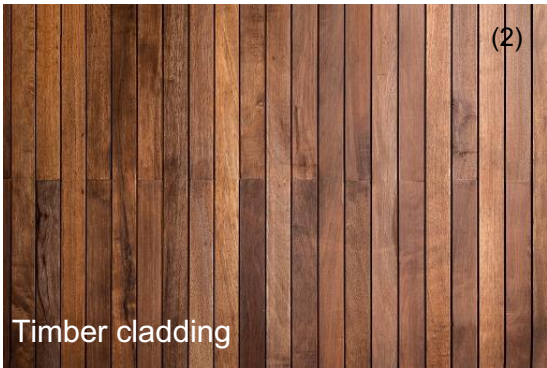










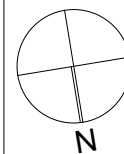


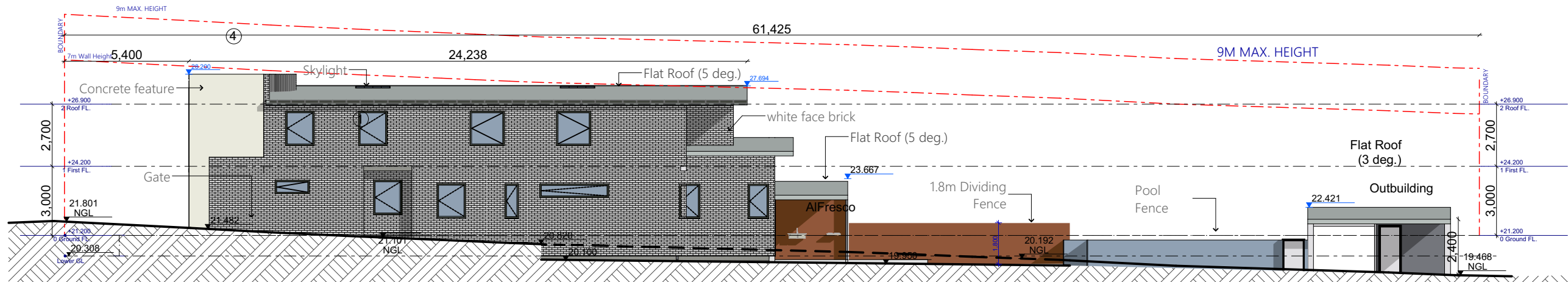
East Elevation  
1:100

14  
-

West Elevation  
1:100

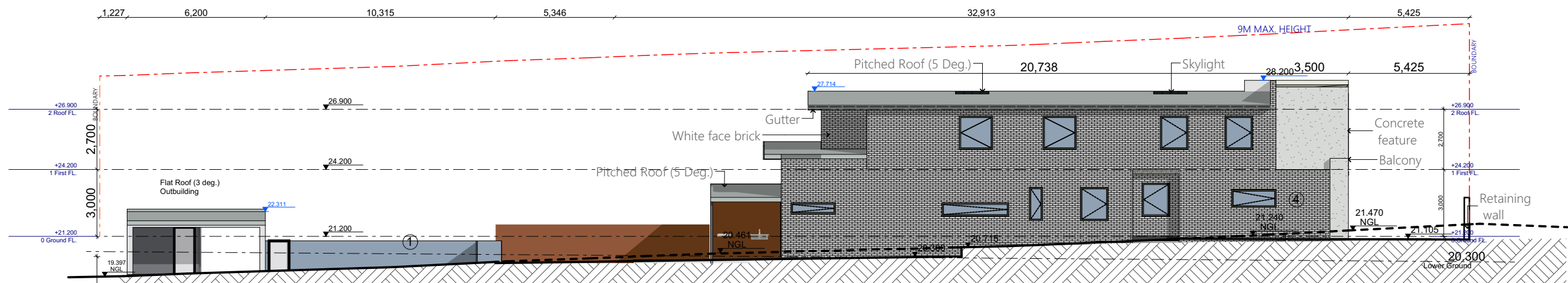
15  
-





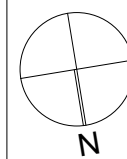
North Elevation  
1:200

16  
-



South Elevation  
1:200

17  
-

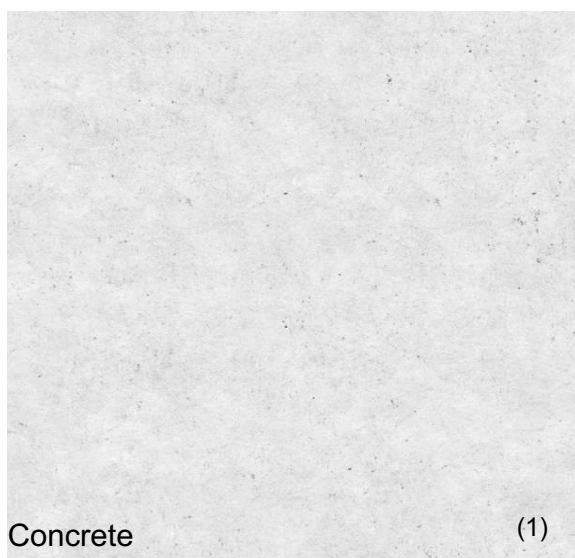






Wall exterior / cladding colours

Walnut medium timber / Door



Concrete

(1)

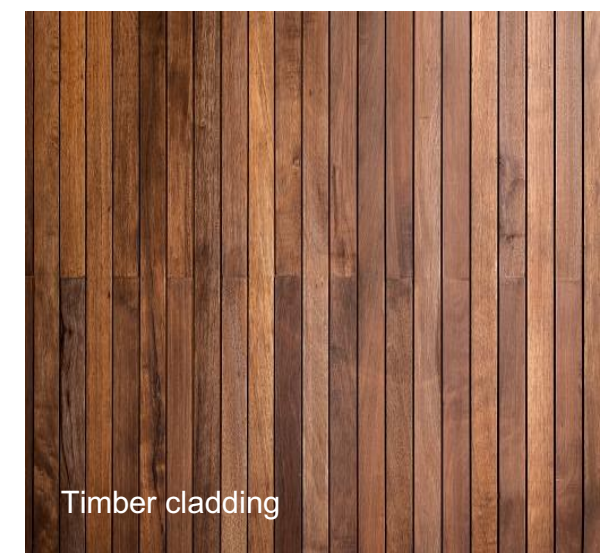


Dulux 1W  
Vivid White™

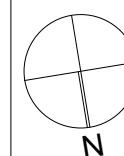
Render Wall



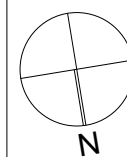
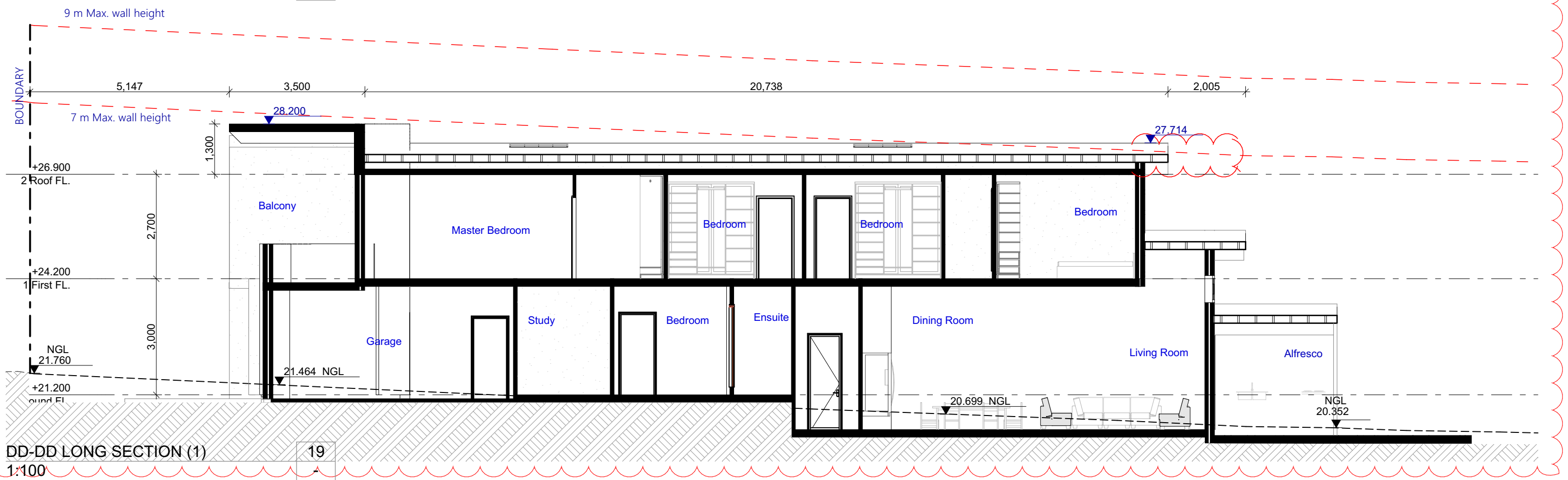
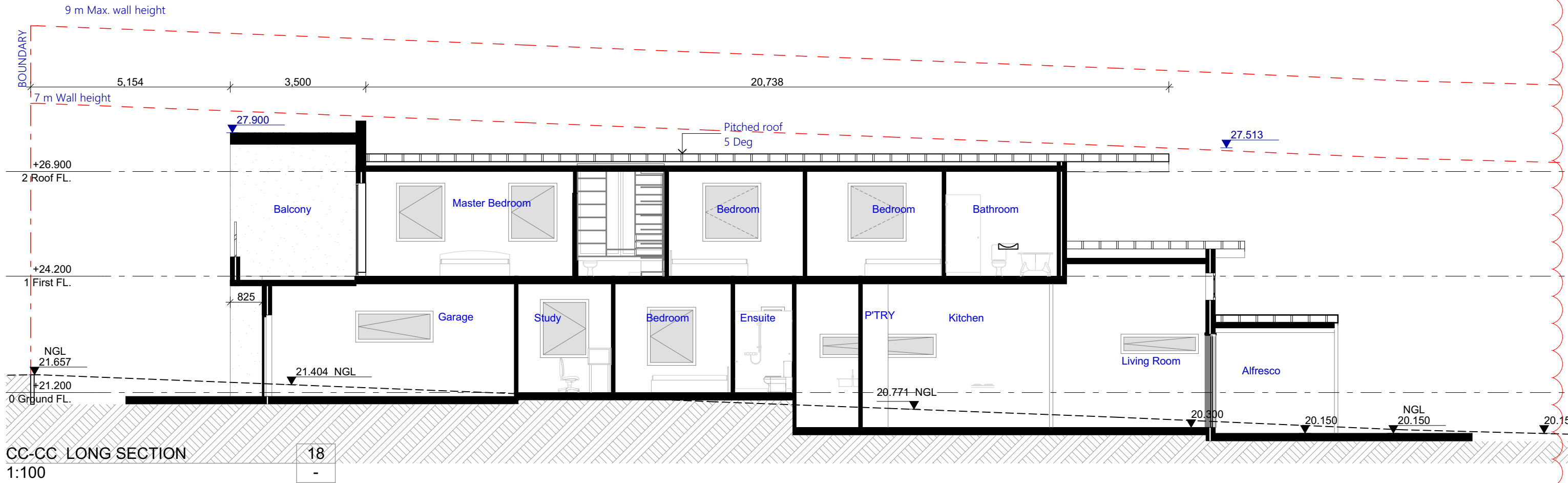
Castellana White Brick

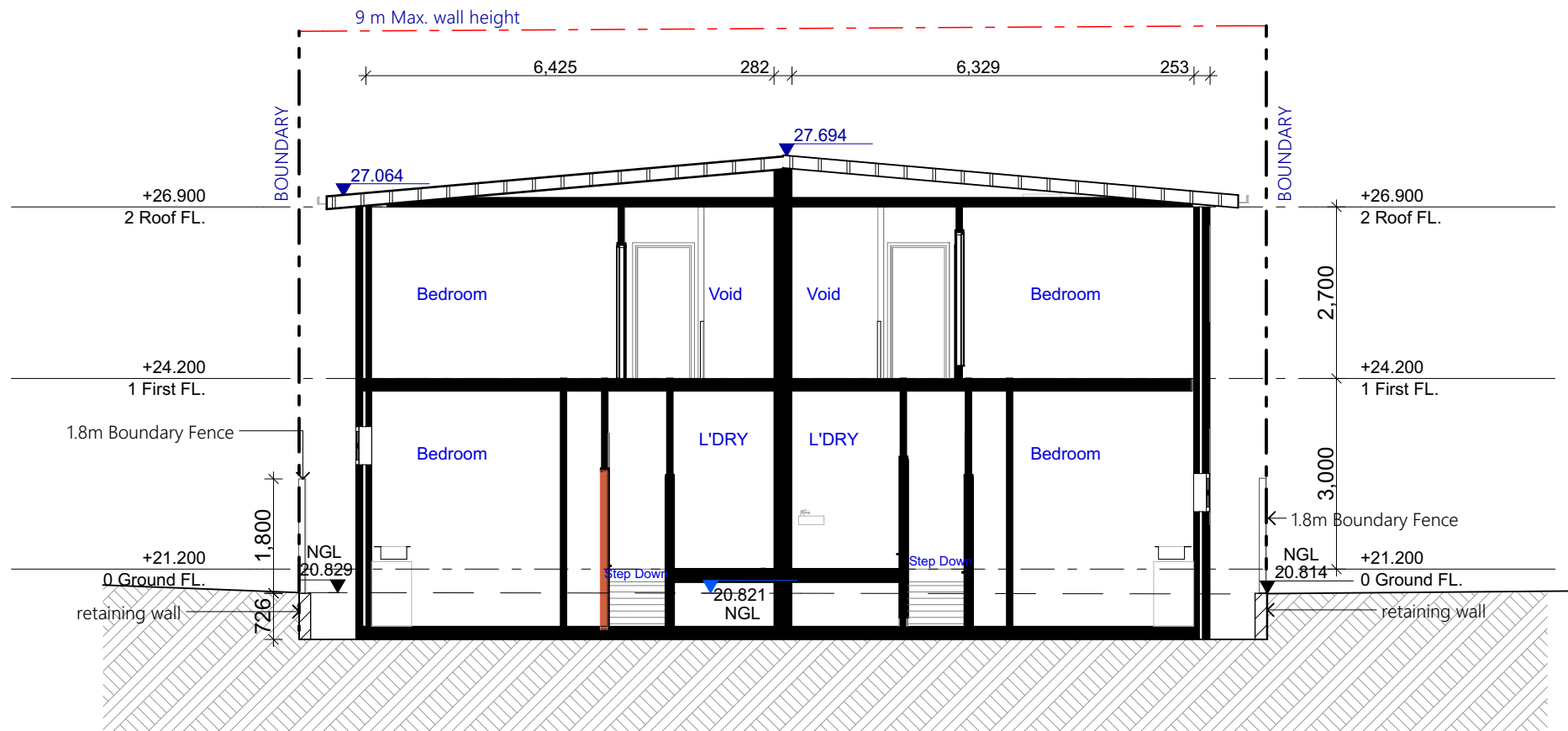


Timber cladding



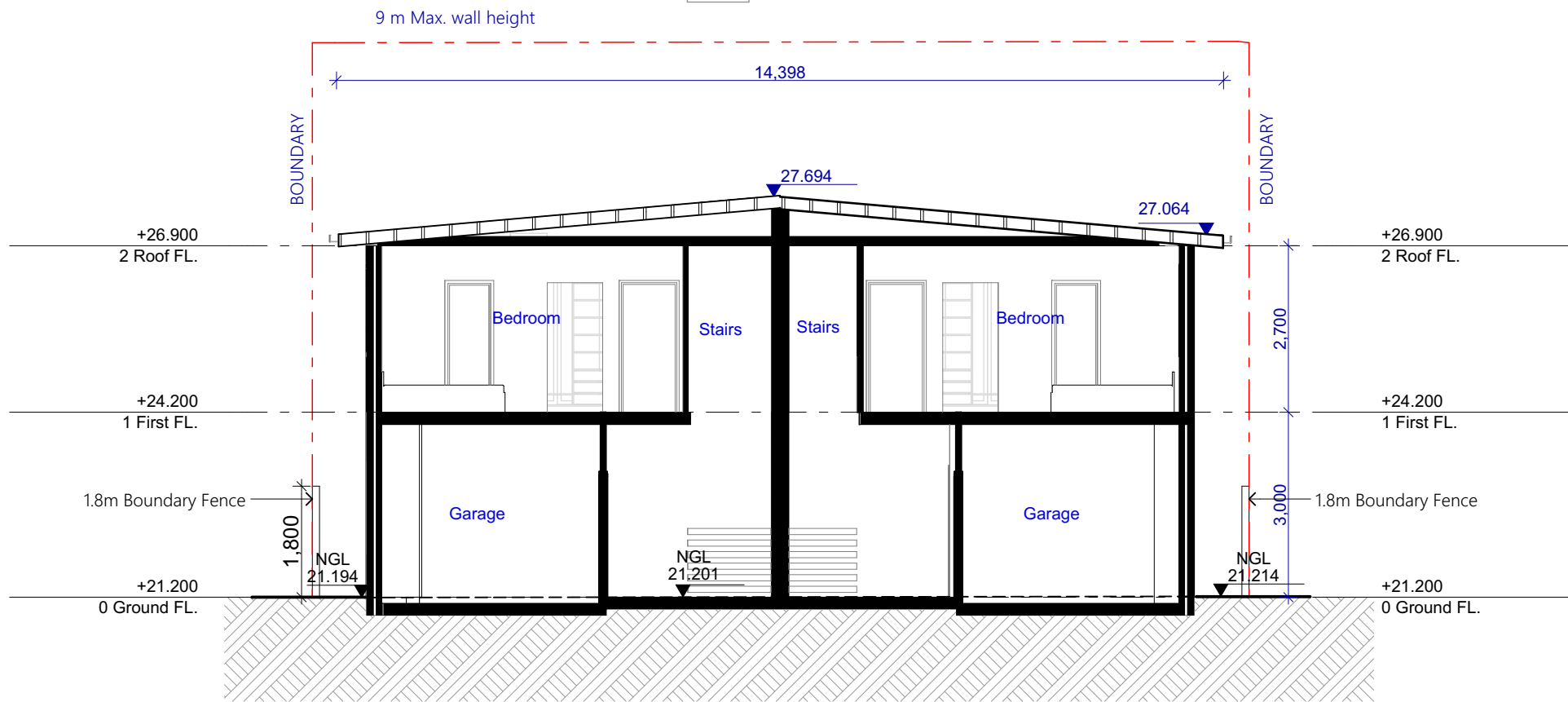






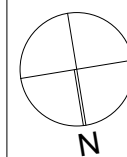
AA-AA SHORT SECTION  
1:100

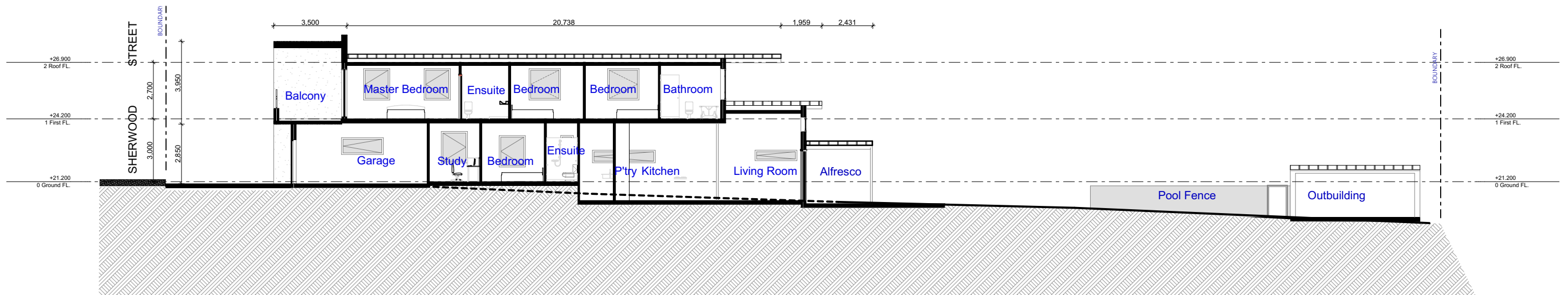
20
-



BB-BB SHORT SECTION  
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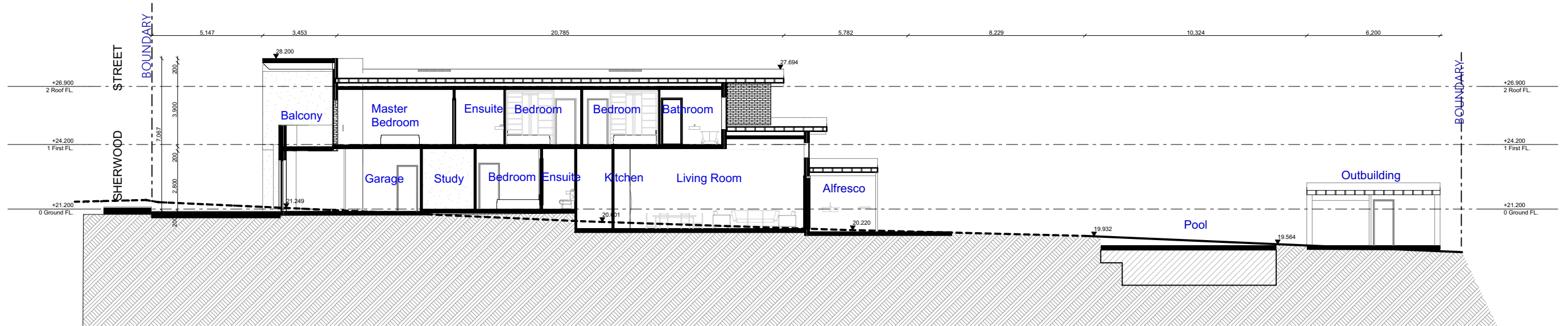
21
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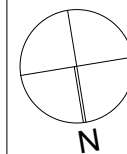
FF-FF SITE SECTION  
1:200

2
-

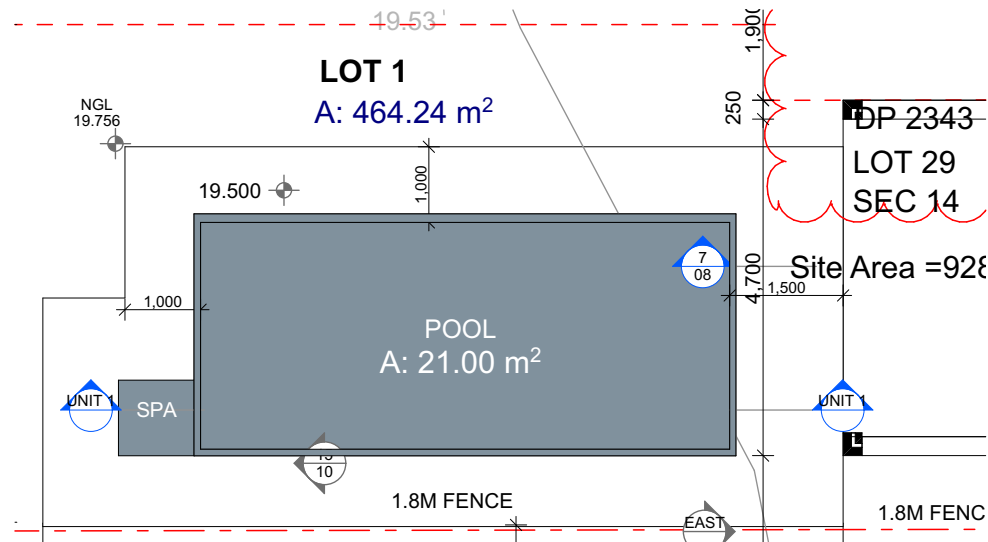


GG-GG SITE SECTION  
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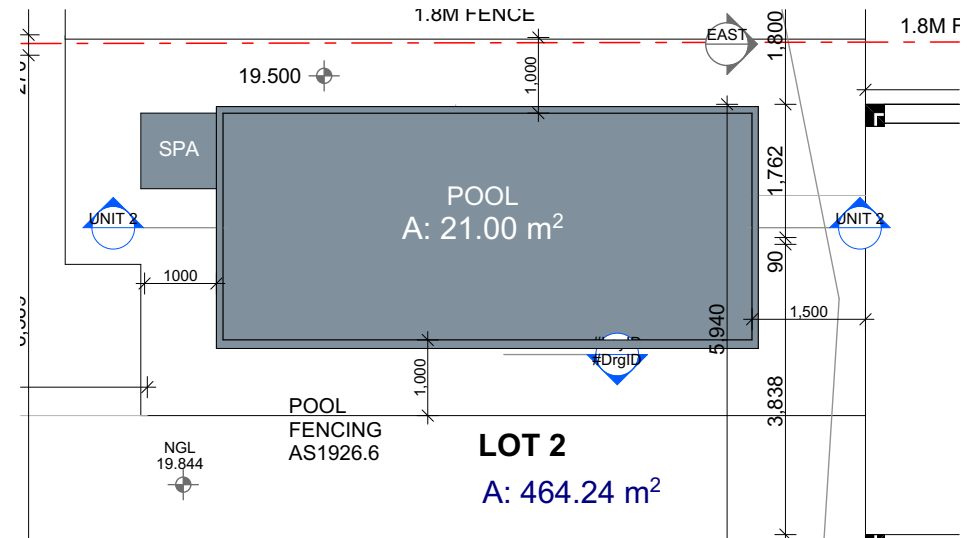
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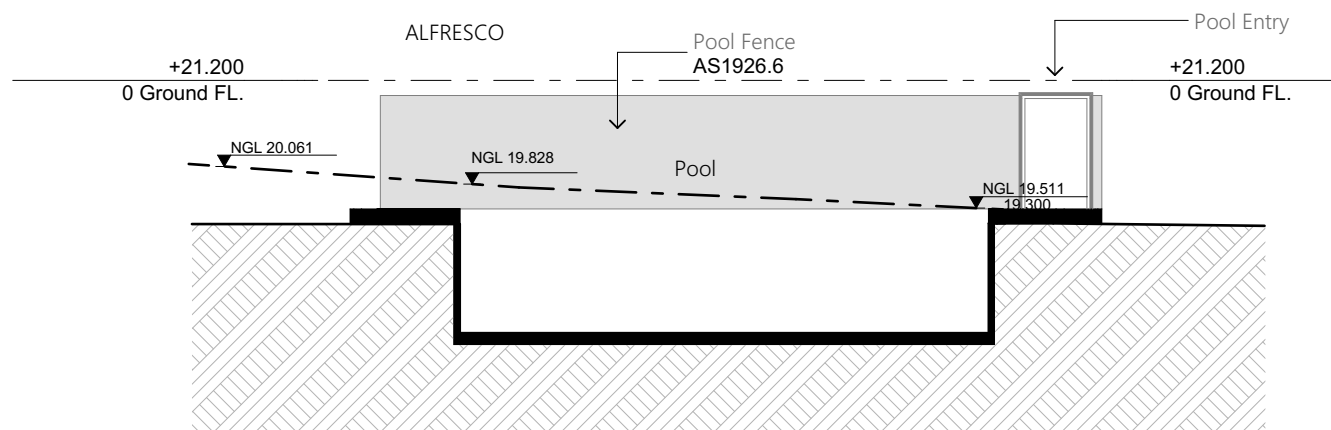
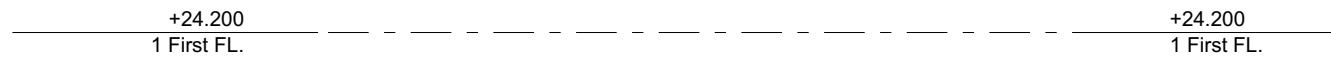
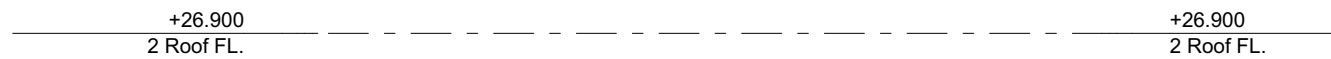




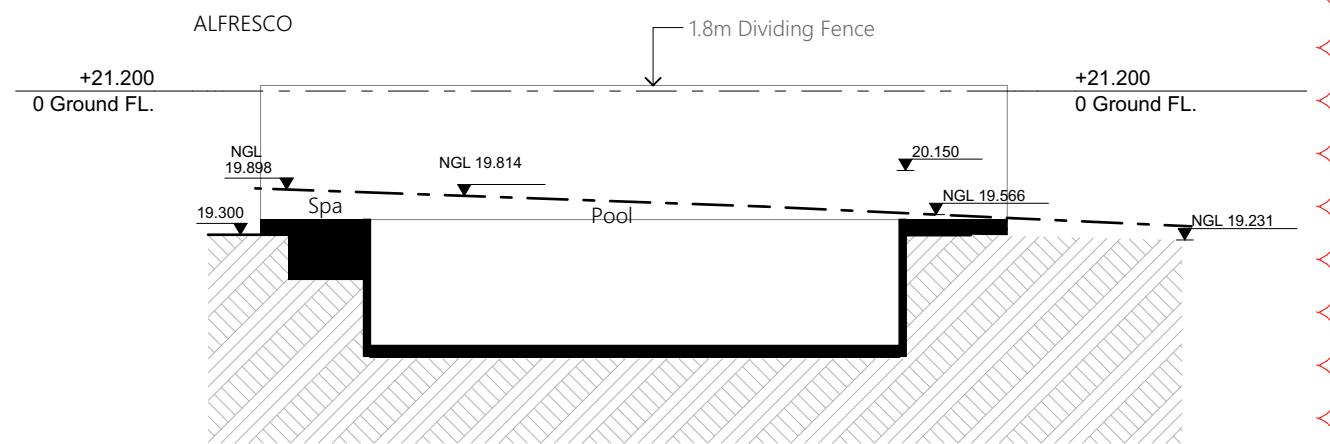
1  
-  
POOL  
1:100



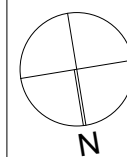
2  
-  
POOL  
1:100



3  
-  
UNIT 1 POOL  
1:100



4  
-  
UNIT 2 POOL  
1:100



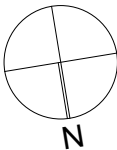
ISSUE  
A  
B

DATE  
10/01/22  
10/05/22

PURPOSE OF ISSUE  
Council Submission  
Review Section 82A

PROJECT  
Dual Occupancy  
PROJECT ADDRESS  
96 Sherwood Street Revesby 2212  
CLIENT

STATUS  
SUBMISSION - BANKSTOWN COUNCIL  
STAGE  
DA



DRAWING NO.

17

DRAWN BY  
WA

CHECKED BY  
WA

DRAWING TITLE  
Subdivision Plan

ISSUE

B

SCALE  
1:50@ A1  
1:100@ A3

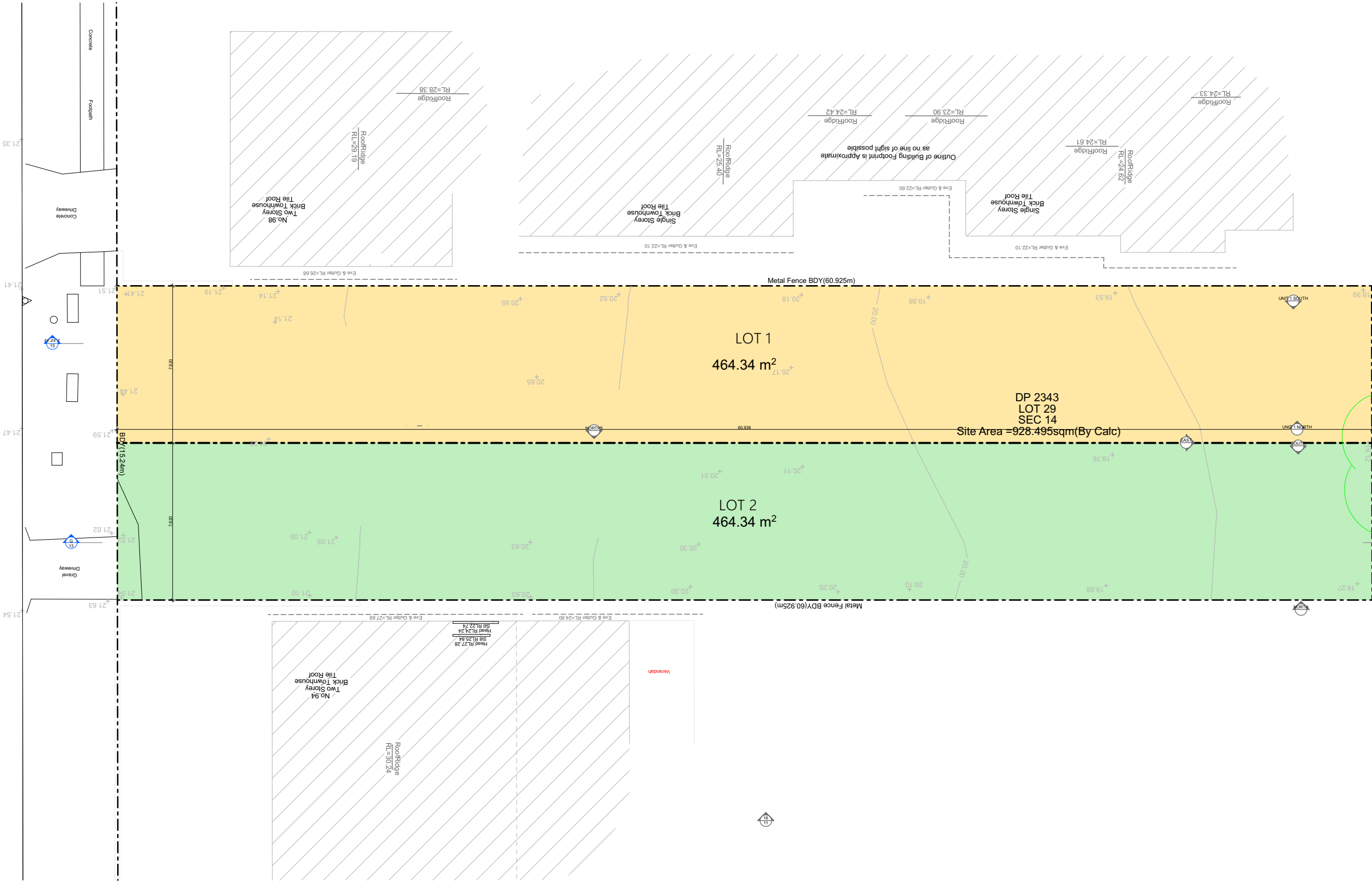


JOB NO.  
pp - 732

DATE  
30/09/2022

SHERWOOD

STREET



BY DP 1204321

BOUNDARY

Concrete Driveway

55.13

55.20

BOUNDARY

Gravel Driveway

8

-

9 am - 21st June Shadows

1:200

New Shadow  
Existing Shadow  
Existing Dwelling Outline

nuovo design studio

p: po box 5210 chullora postshop chullora  
e: wageeh@nuovodesignstudio.com.au  
w: www.nuovodesignstudio.com.au

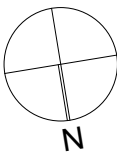
ABN 47 121 196 647

ISSUE  
A  
B  
DATE  
10/01/22  
10/05/22  
PURPOSE OF ISSUE  
Council Submission  
Review Section 82A

PROJECT  
Dual Occupancy  
PROJECT ADDRESS  
96 Sherwood Street Revesby 2212  
CLIENT

STATUS  
SUBMISSION - BANKSTOWN COUNCIL

STAGE  
DA



DRAWING NO.

18

DRAWN BY  
WA

CHECKED BY  
WA

DRAWING TITLE  
June Shadows 9am

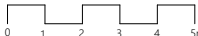
ISSUE

B

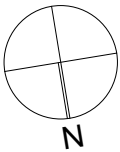
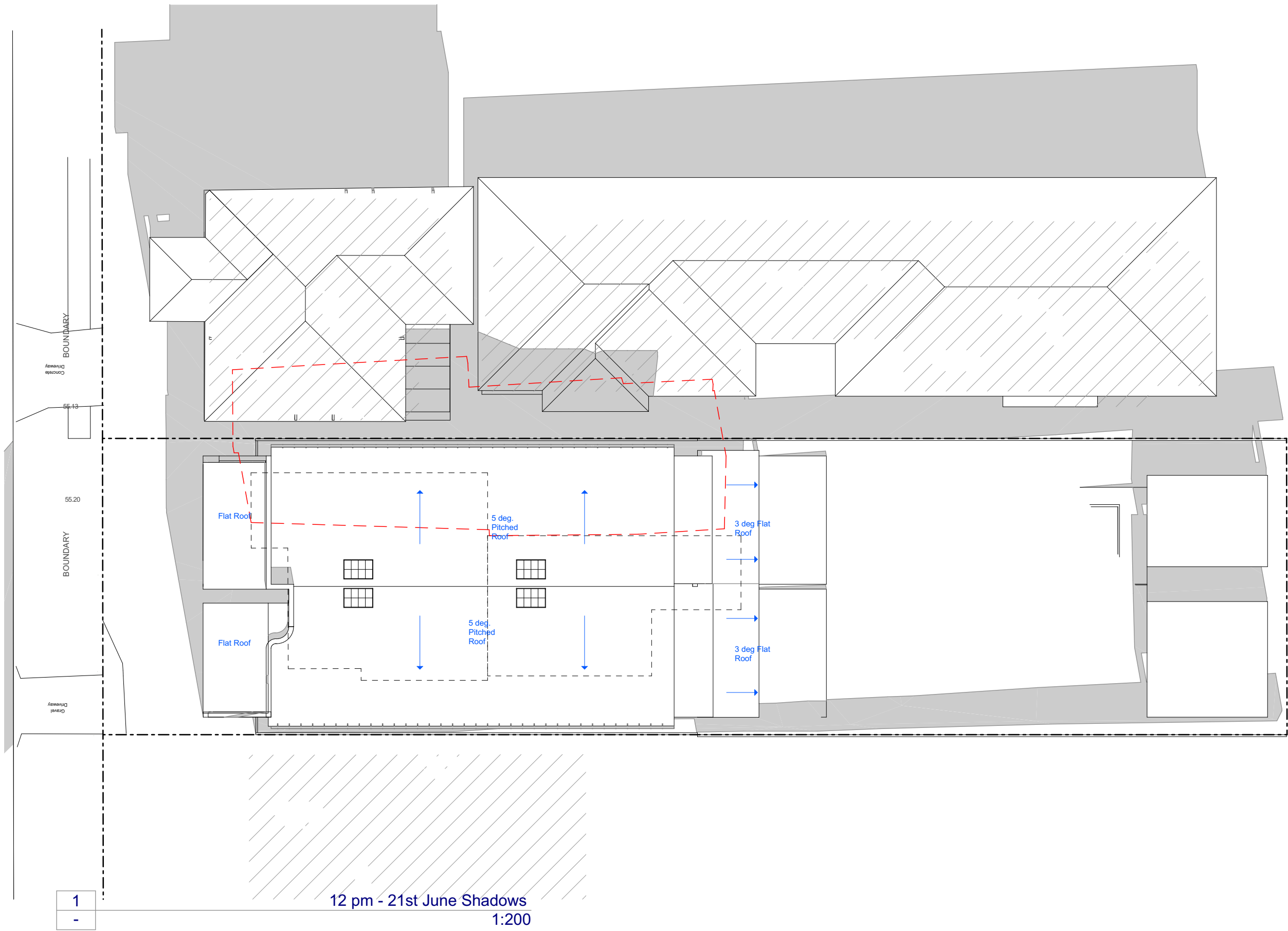
SCALE  
1:50@ A1  
1:100@ A3

JOB NO.  
pp - 732

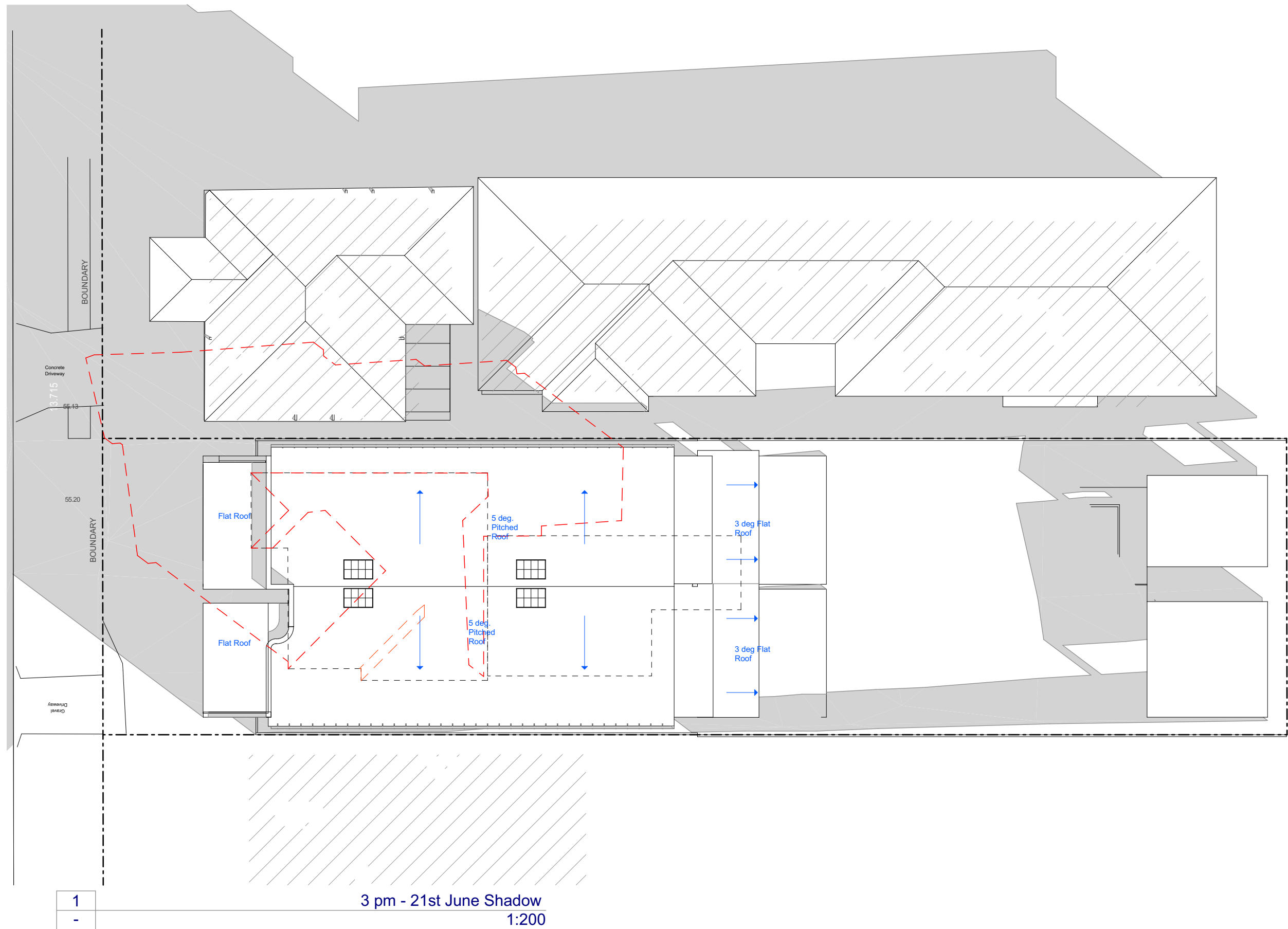
DATE  
30/09/2022



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New Shadow

Existing Shadow

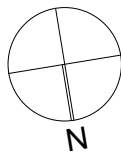
Existing Dwelling Outline

ISSUE	DATE	PURPOSE OF ISSUE
A	10/01/22	Council Submission
B	10/05/22	Review Section 82A

PROJECT  
Dual Occupancy  
PROJECT ADDRESS  
96 Sherwood Street Revesby 2212  
CLIENT

STATUS  
SUBMISSION - BANKSTOWN COUNCIL

STAGE  
DA



DRAWING NO.

20

DRAWN BY  
WA

CHECKED BY  
WA

DRAWING TITLE  
June Shadow 3pm

ISSUE

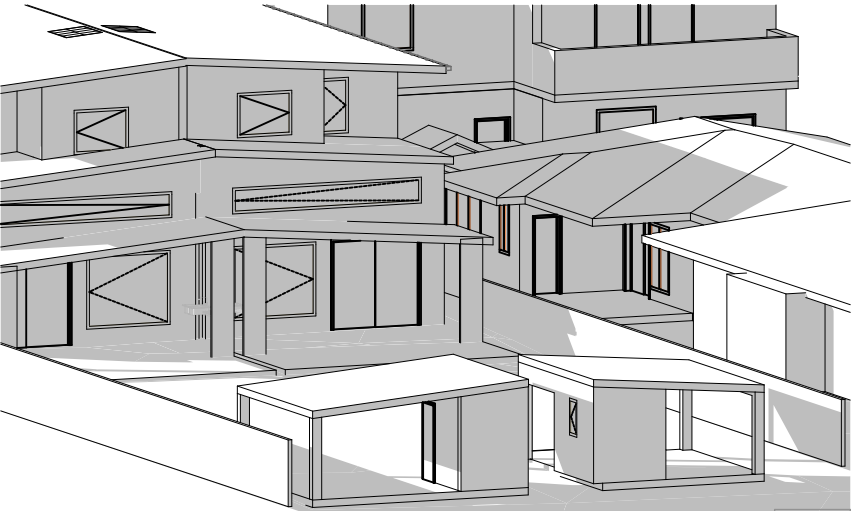
B

SCALE  
1:50@ A1  
1:100@ A3

JOB NO.  
pp - 732

DATE  
30/09/2022



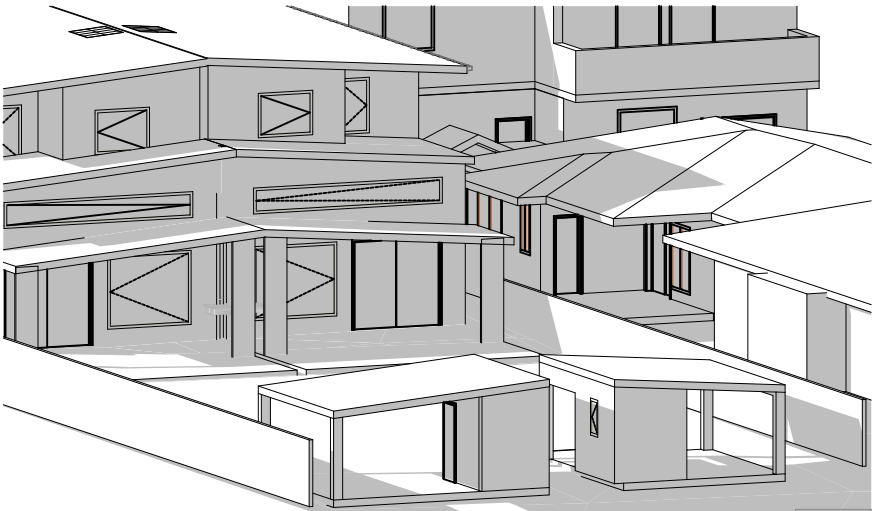


9am June Shadow

1:200

1

-

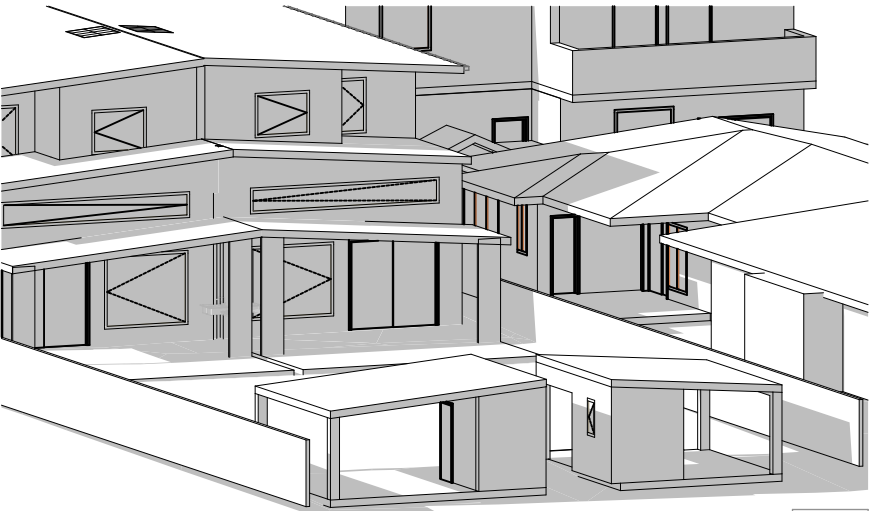


10am June Shadow

1:200

2

-

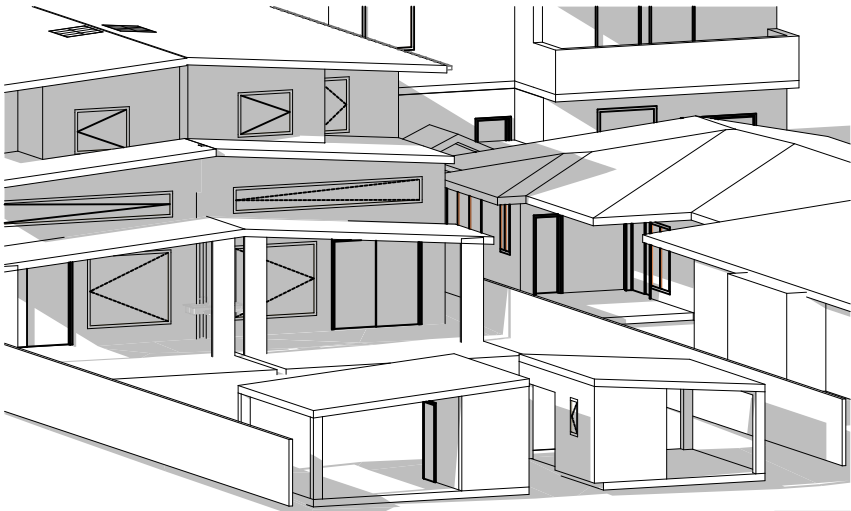


11am June Shadow

1:200

3

-

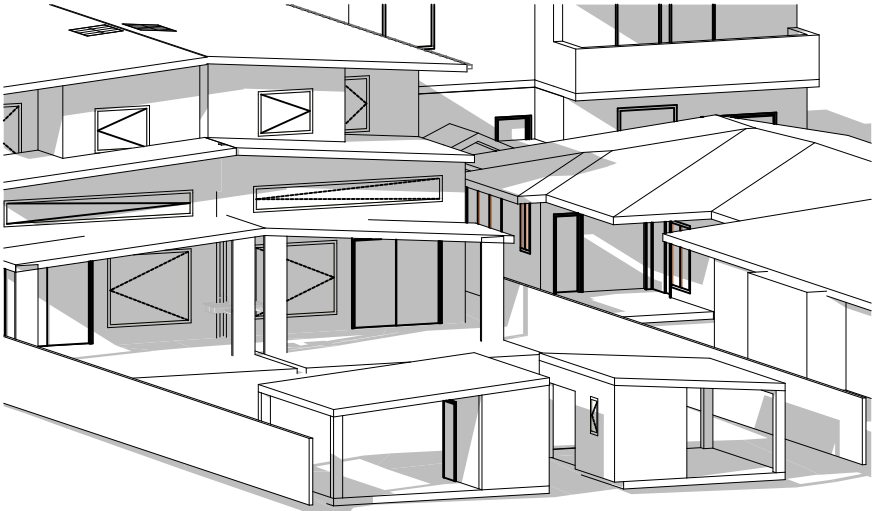


12pm June Shadow

1:200

4

-

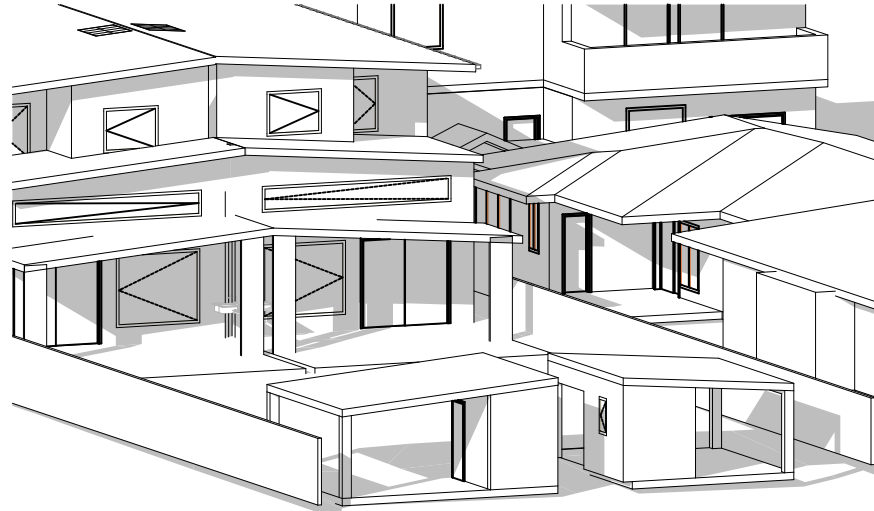


1pm June Shadow

1:200

5

-

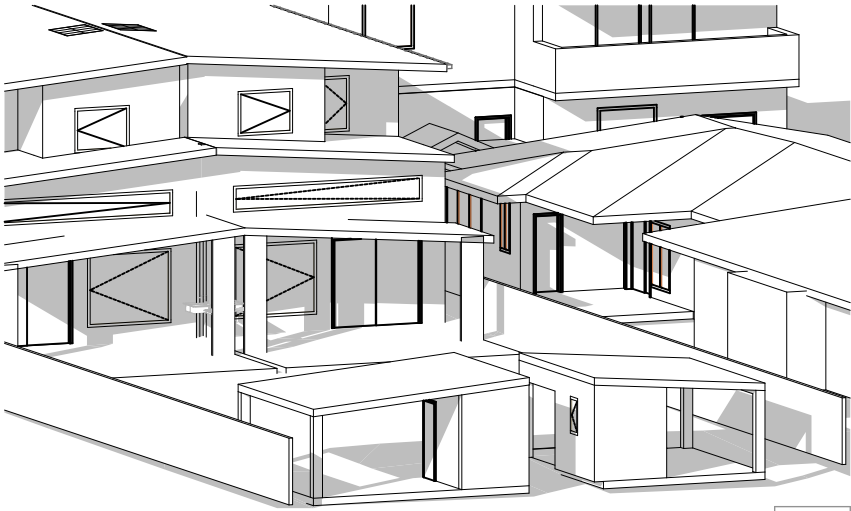


2pm June Shadow

1:200

6

-

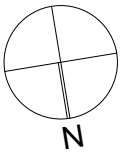


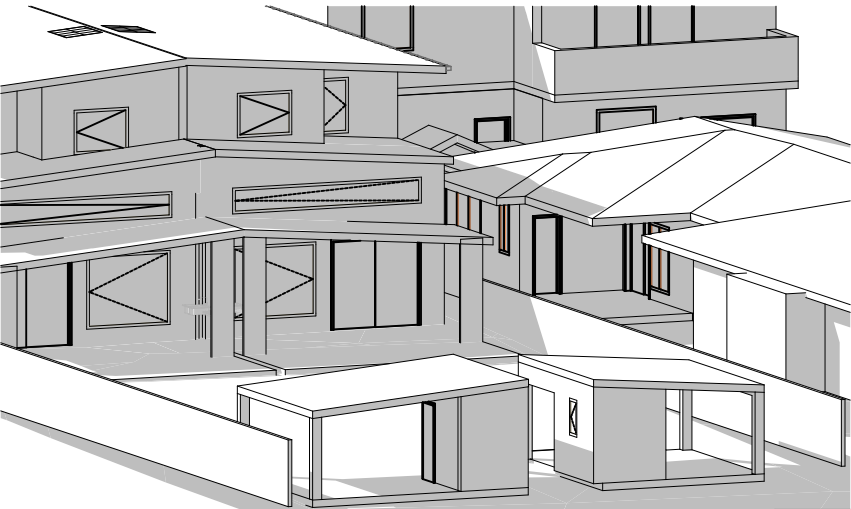
3pm June Shadow

1:200

7

-



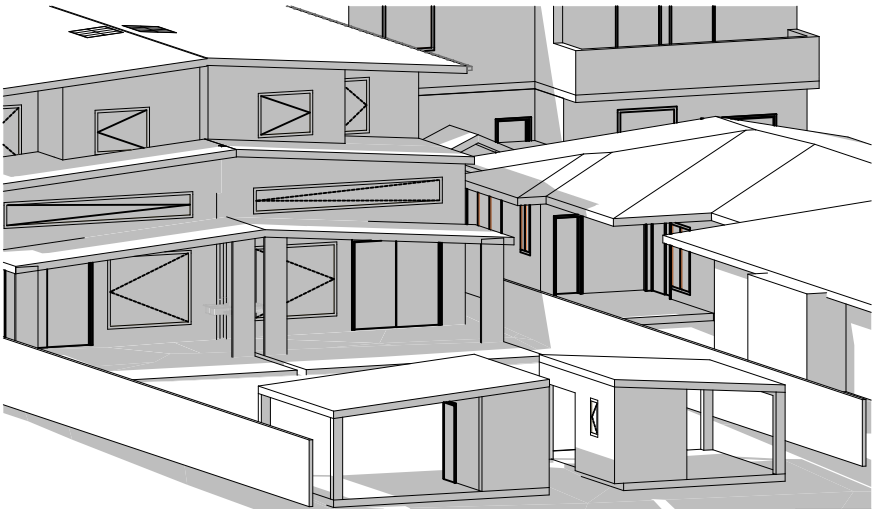


9am September Shadow

1:200

1

-

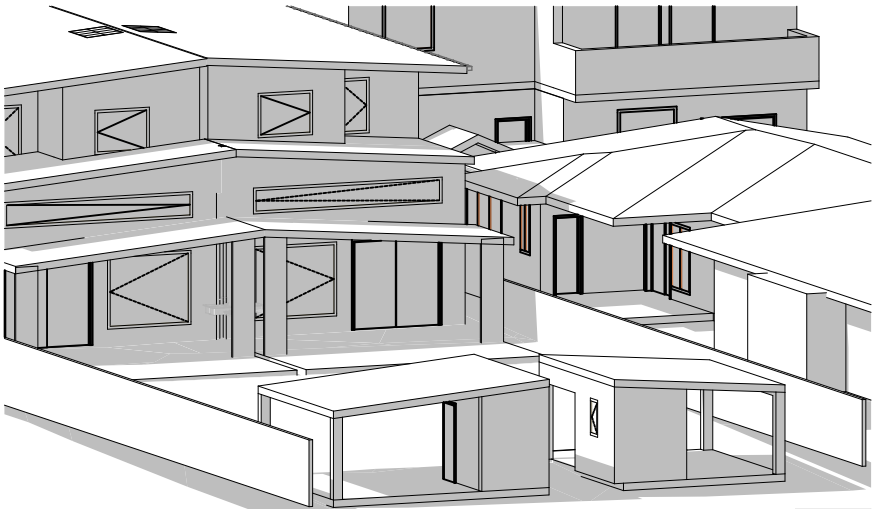


10am September Shadow

1:200

2

-

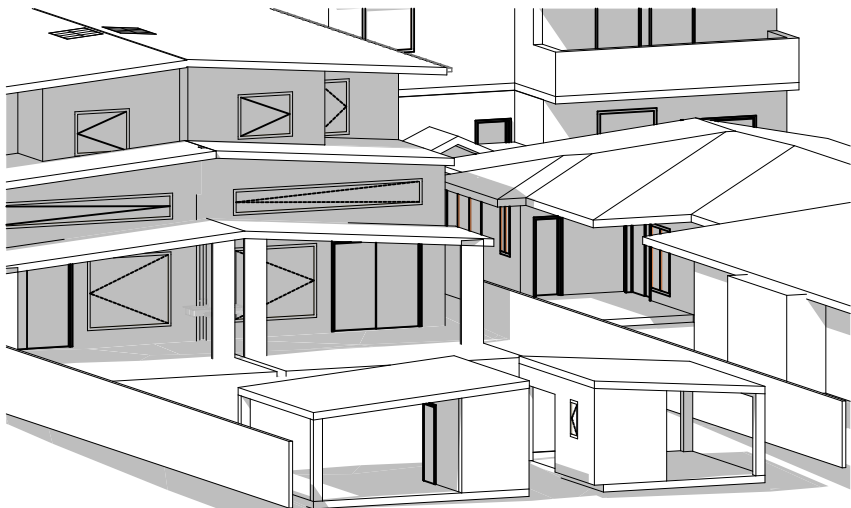


11am September Shadow

1:200

3

-

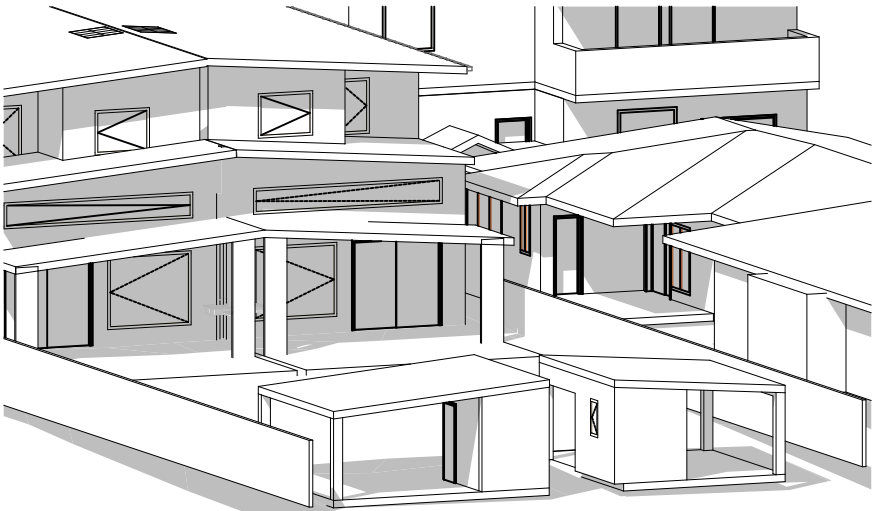


12pm September Shadow

1:200

4

-

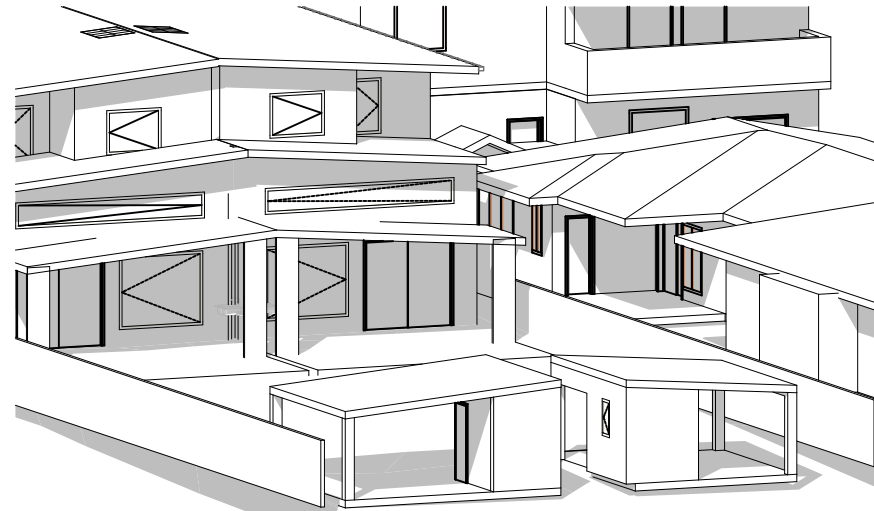


1pm September Shadow

1:200

5

-

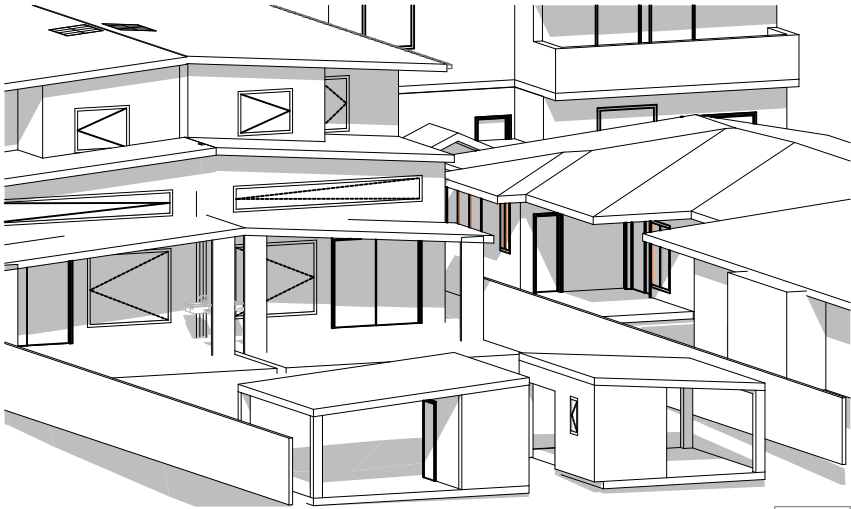


2pm September Shadow

1:200

6

-

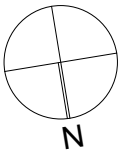


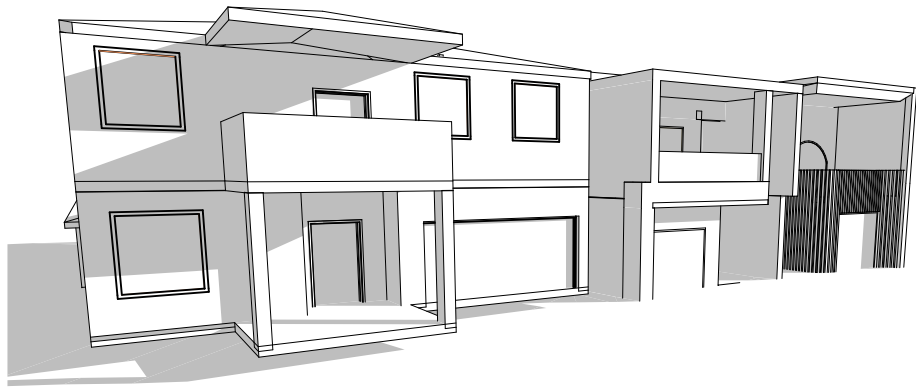
3pm September Shadow

1:200

7

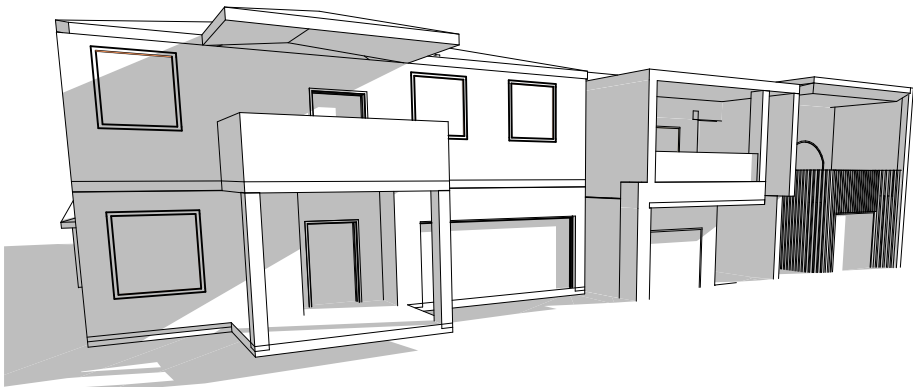
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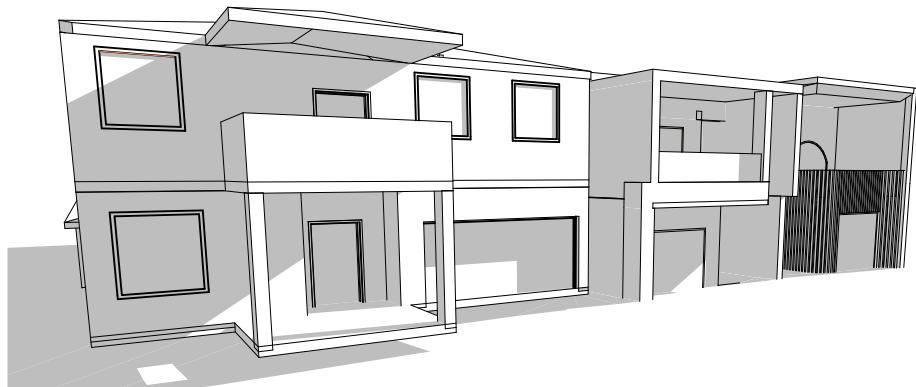
9AM Shadow Unit 6, 96 Sherwood St  
1:100

1
-



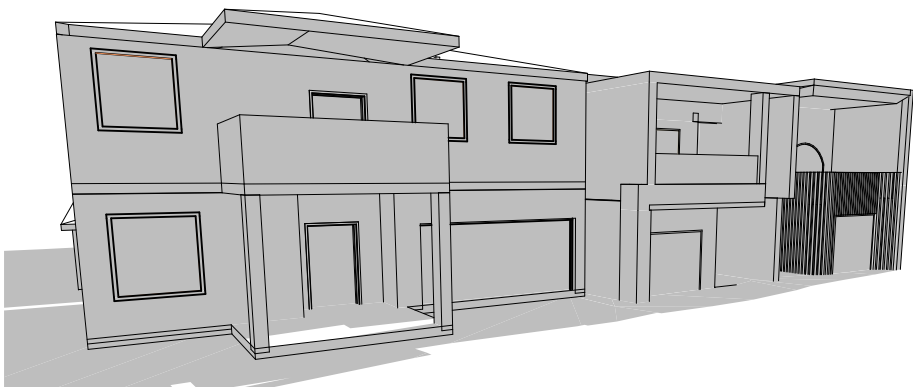
10AM Shadow Unit 6, 96 Sherwood St  
1:100

2
-



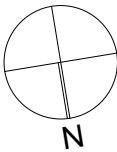
11AM Shadow Unit 6, 96 Sherwood St  
1:100

3
-



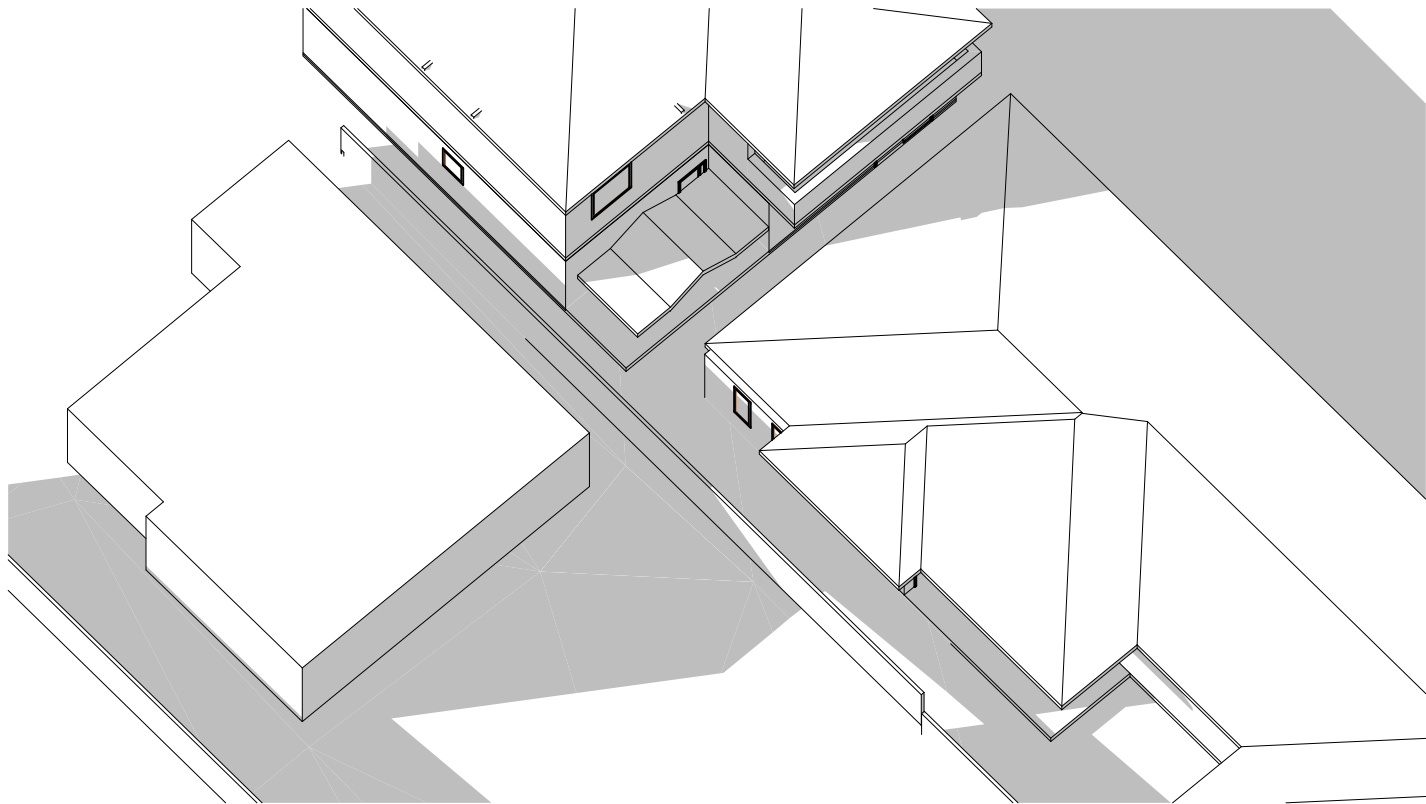
12PM Shadow Unit 6, 96 Sherwood St  
1:100

4
-

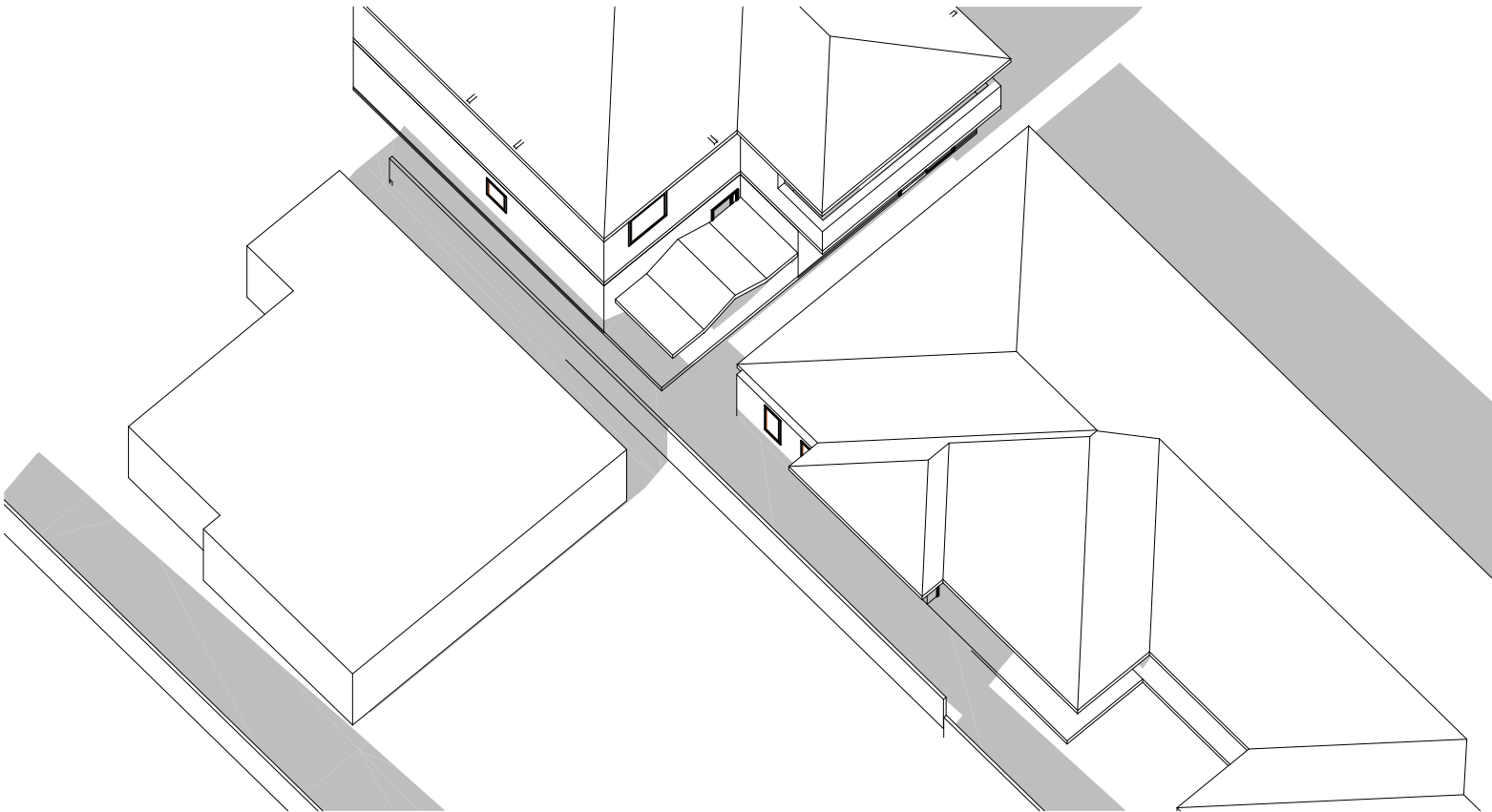




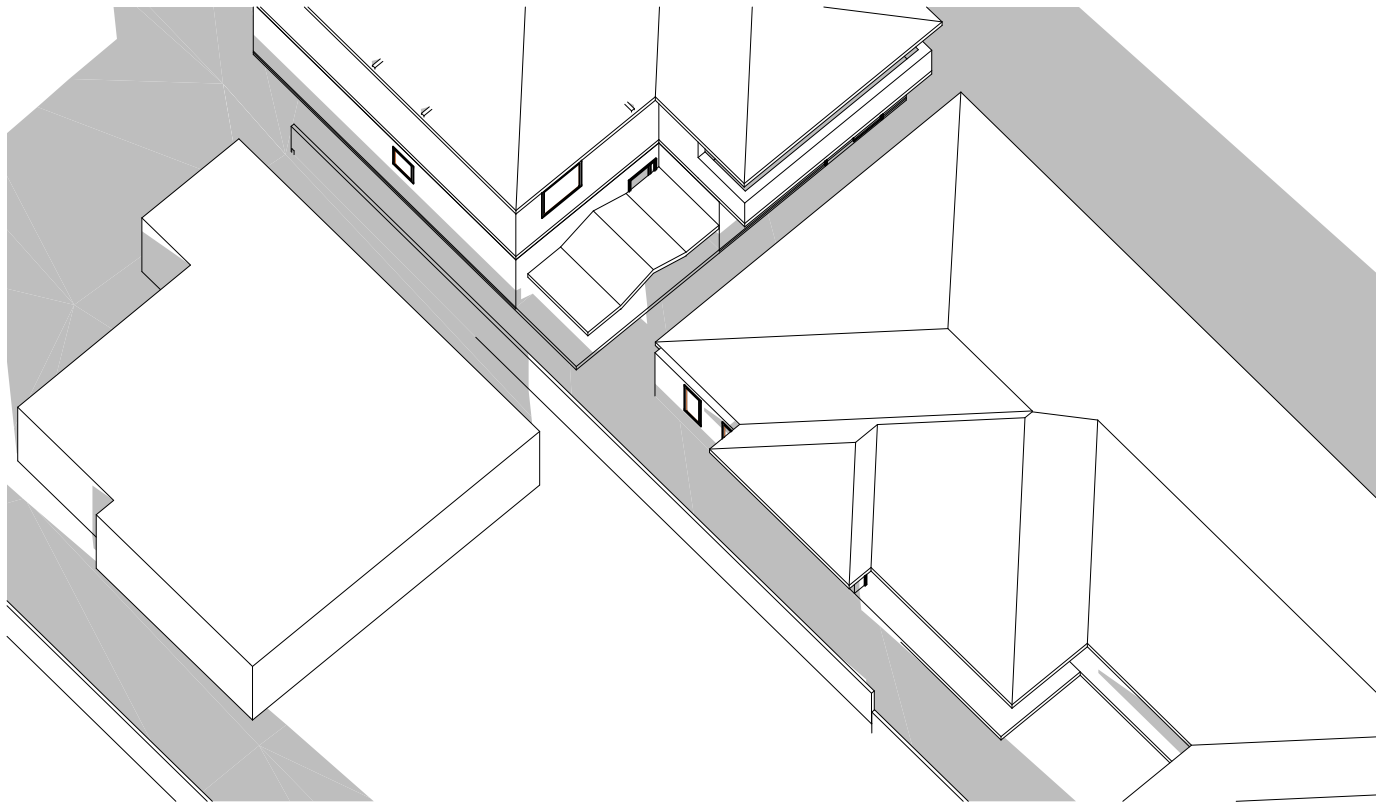
June 21st



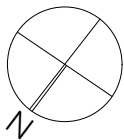
1	9am Existing Building Overshadowing
-	1:200

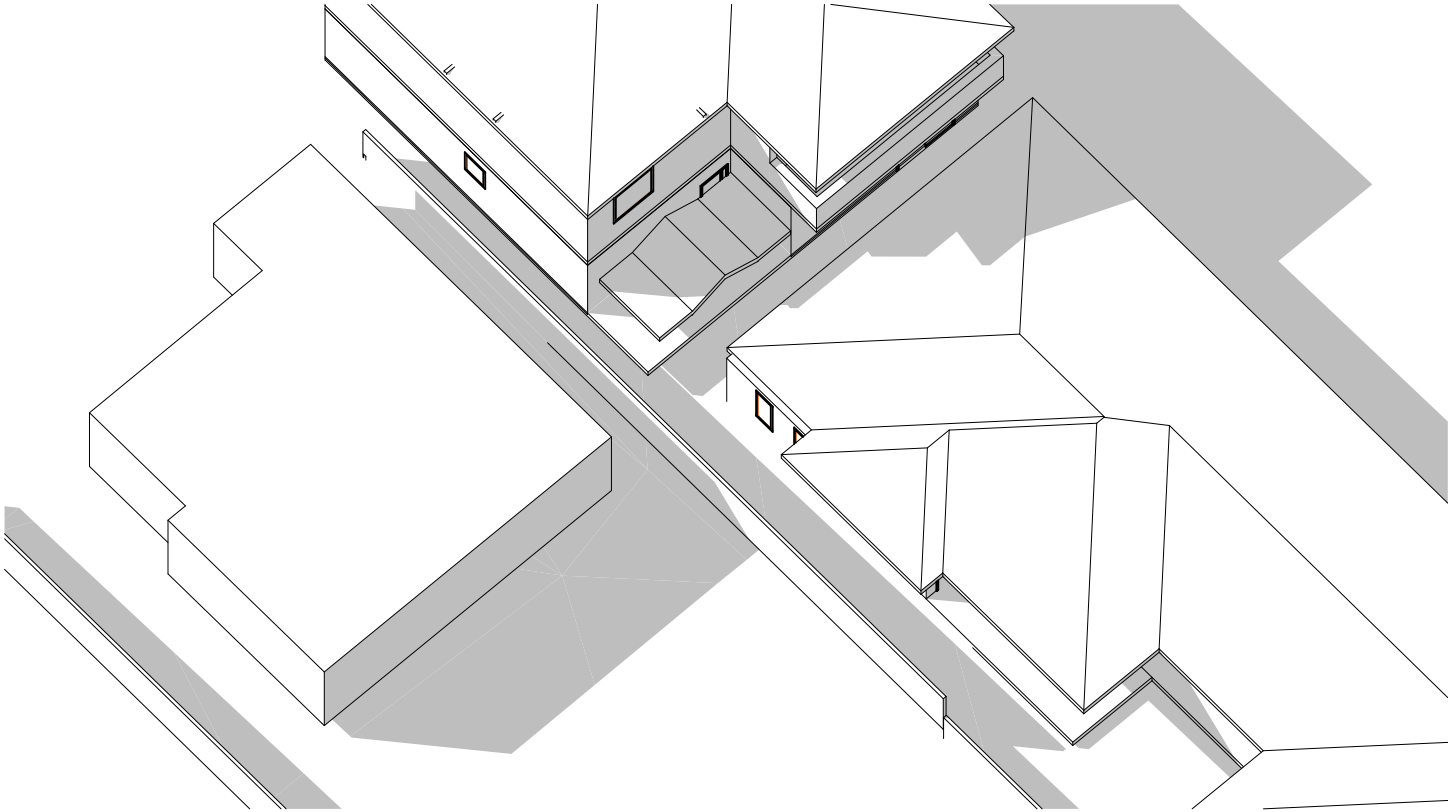


2	12pm Existing Building Overshadowing
-	1:200

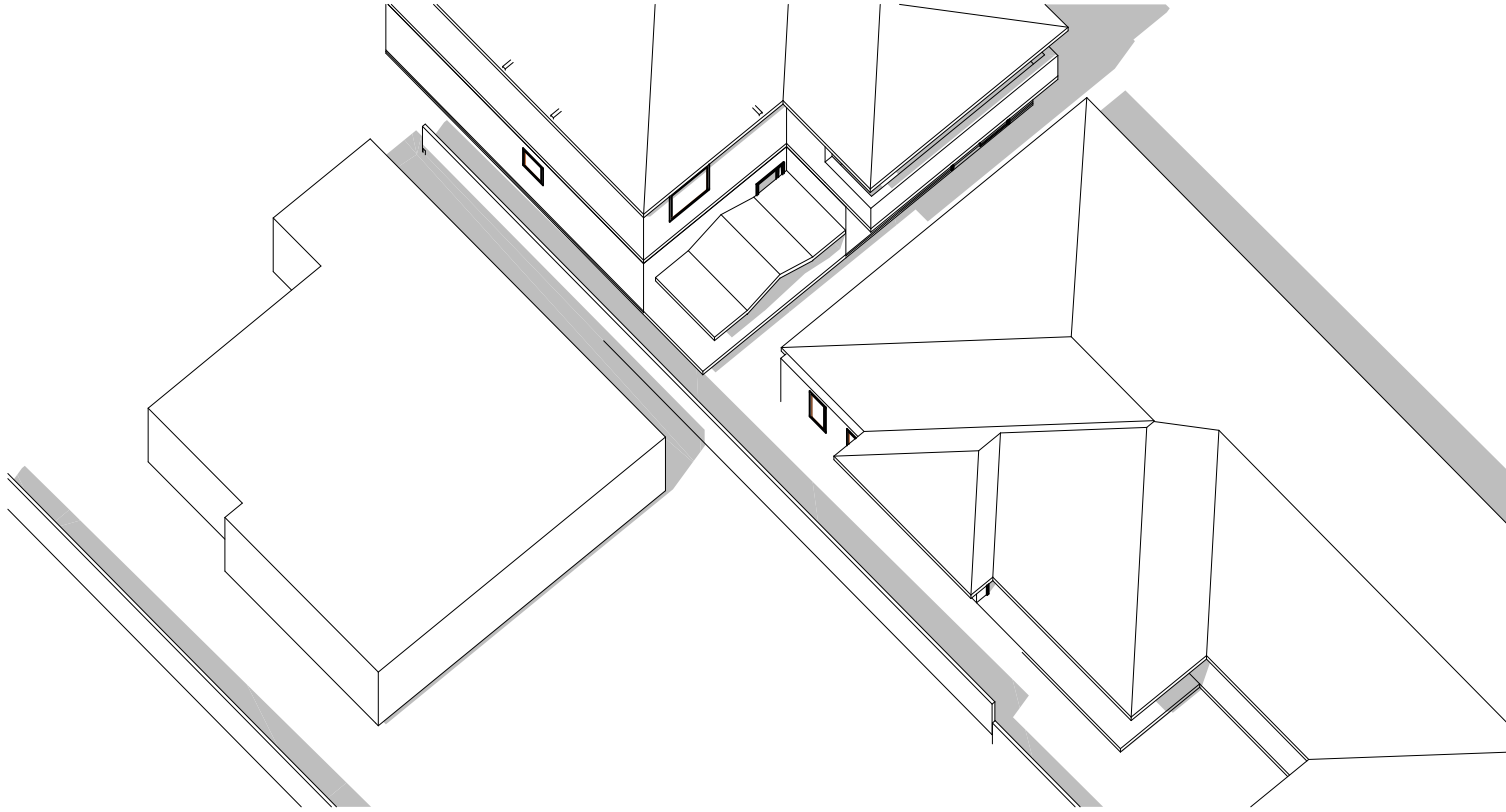


3	3pm Existing Building Overshadowing
-	1:200

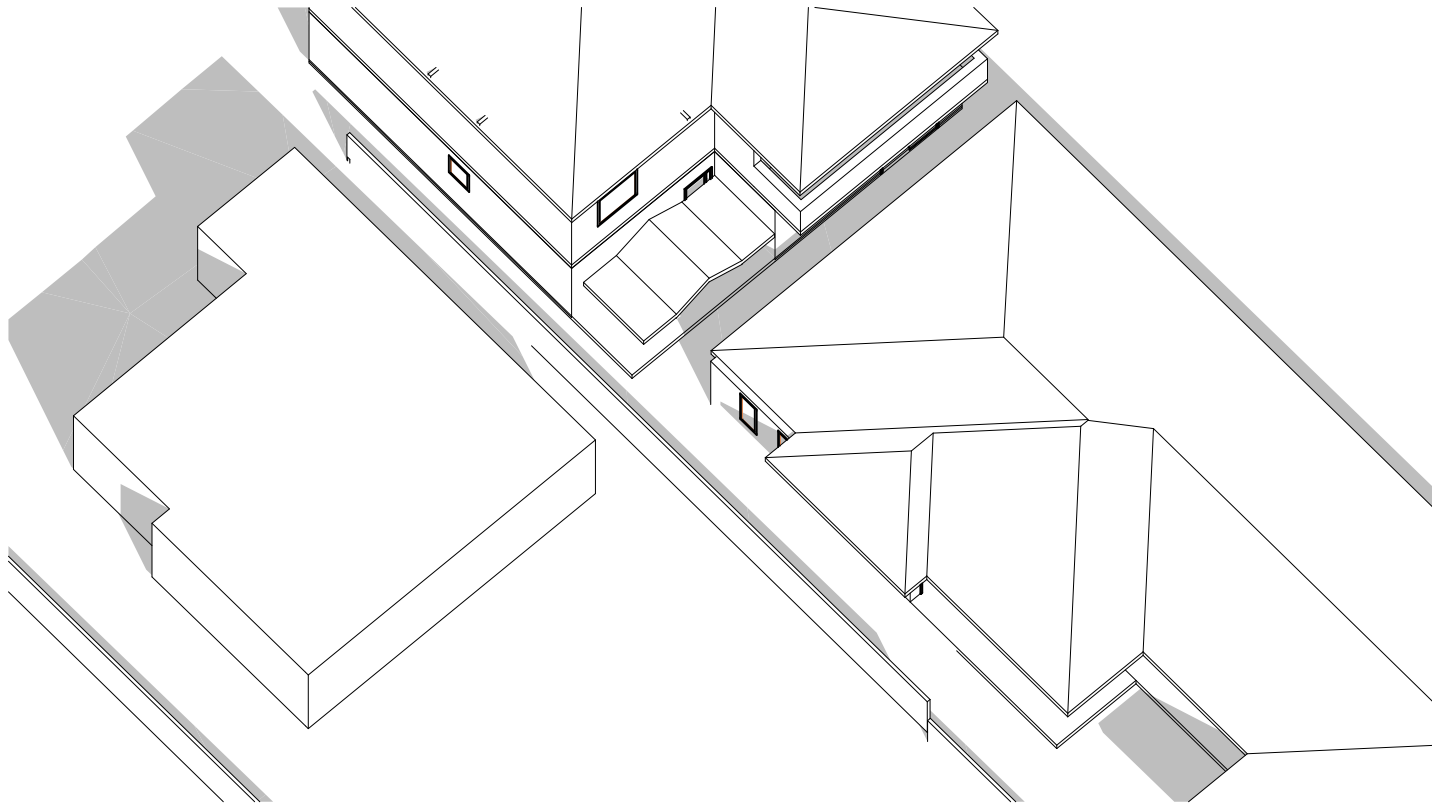




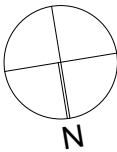
1	9am 21st September Existing Building
-	1:200



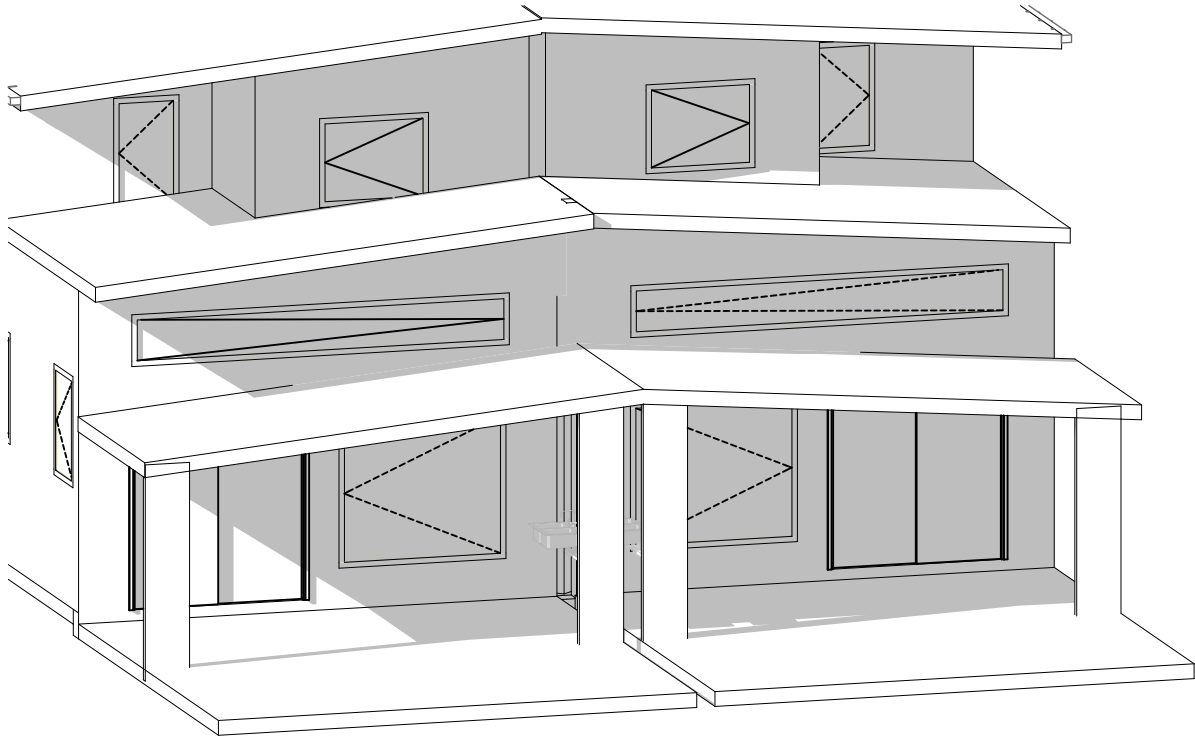
2	12 pm 21st September Existing Building
-	1:200



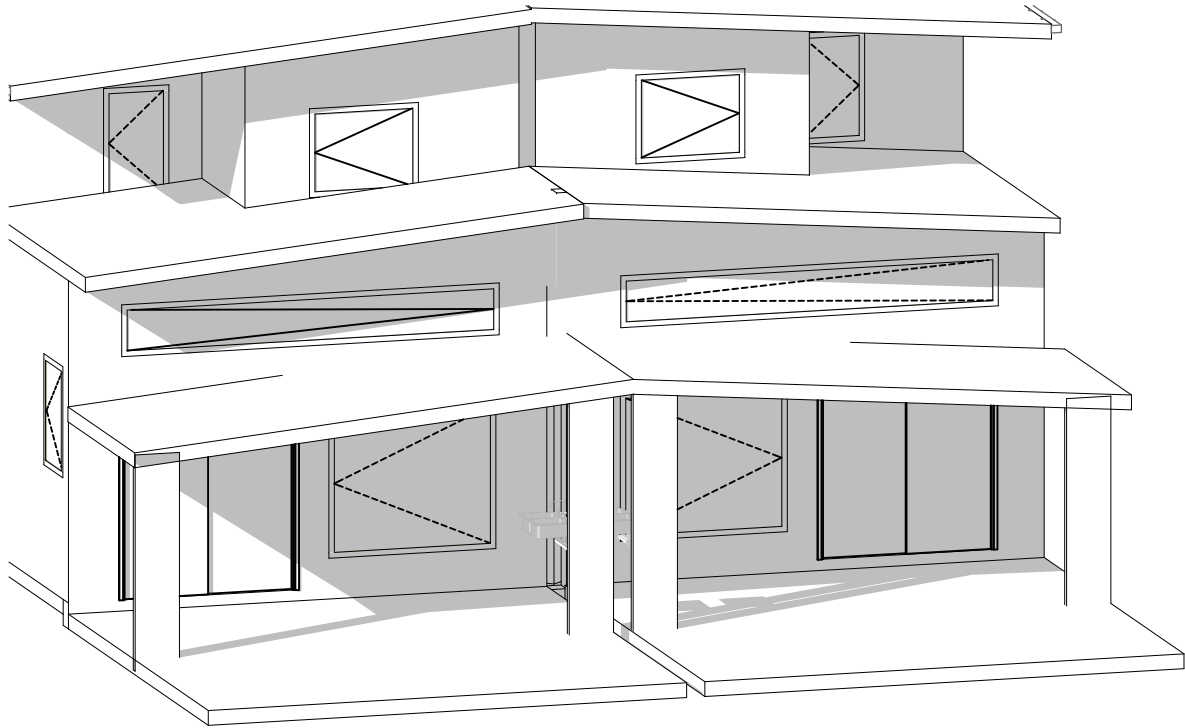
3	3pm 21st September Existing Building
-	1:200



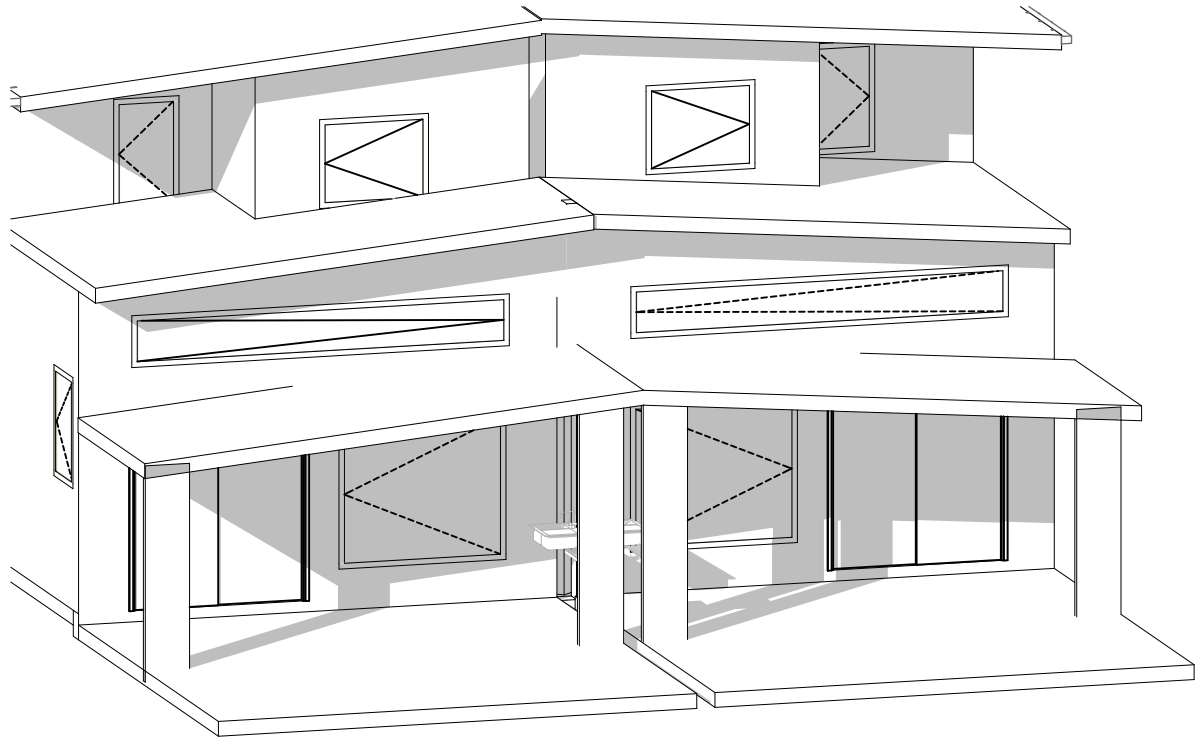
June 21st



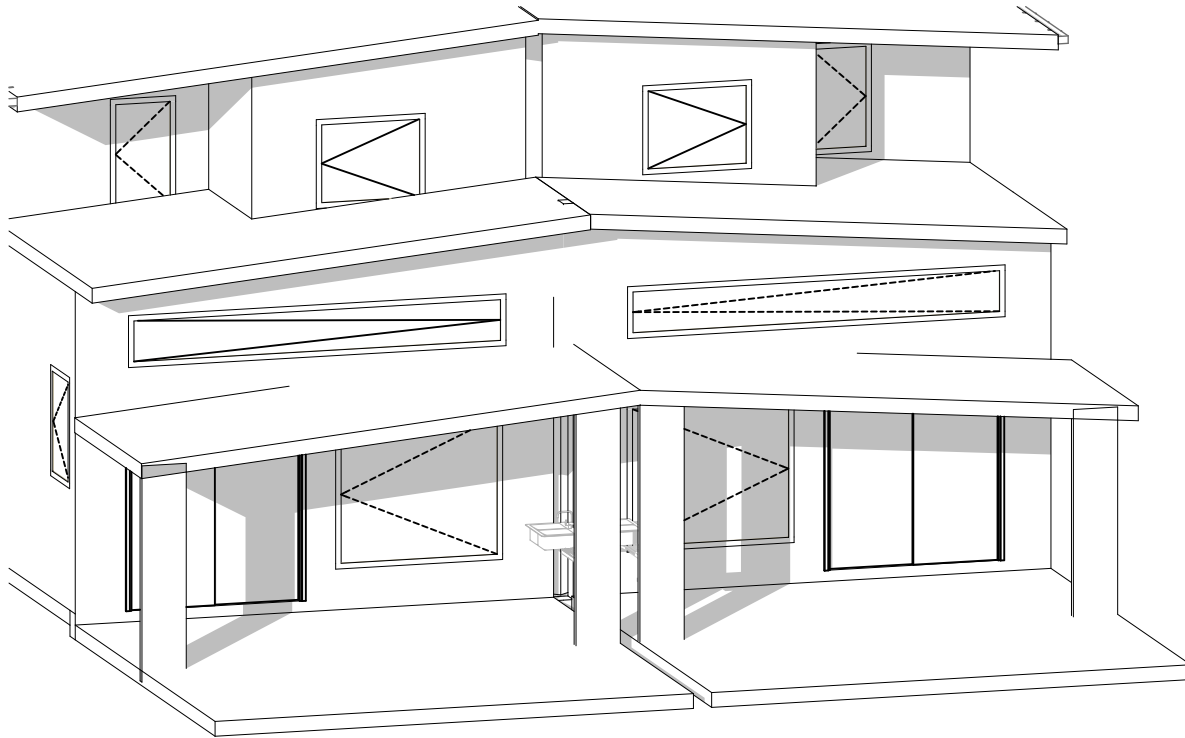
1  
- 12pm Shadow  
1:100



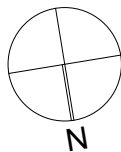
2  
- 1pm Shadow  
1:100

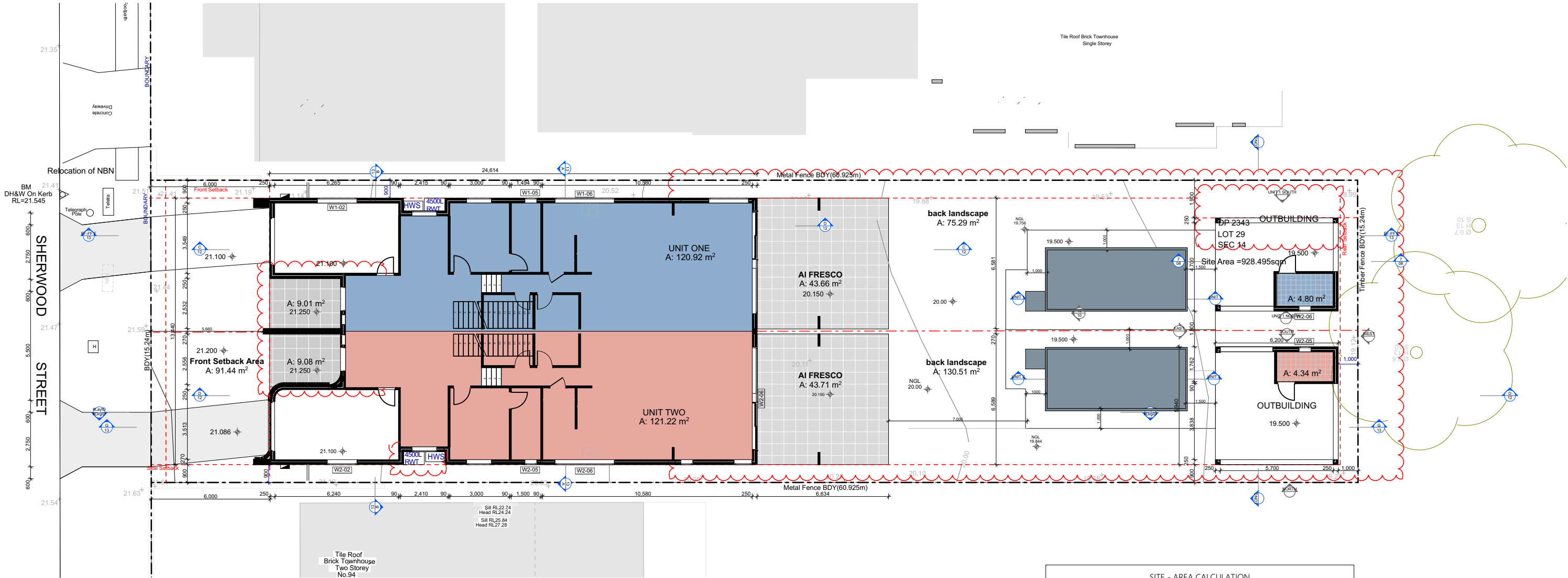


3  
- 2pm Shadow  
1:100



4  
- 3pm Shadow  
1:100





SITE - AREA CALCULATION		
Site area	928 m²	
SITE AREA	UNIT ONE: 464.24 m²	UNIT TWO: 464.24 m²
	Unit 1	Unit 2
GROUND FLOOR	117.3 m²	121.2 m²
FIRST FLOOR	105 m²	105 m²
OUTBUILDING	4.8 m²	4.3 m²
GARAGE	22 m²	22 m²
ROOF:	216 m²	217.5 m²
FSR	457m² (49%)	

