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DETAILED CALCULATION SCHEDULE - 253A			
SITE AREA		306.60m <sup>2</sup> BY DP CALCULATION	
SITE CALCULATIONS	REQUIREMENT	PROPOSED	COMPLIES
LOT SIZE	MIN 250m <sup>2</sup>	MIN 306.60m <sup>2</sup>	YES
FRONTAGE	N/A	N/A	YES
BANKSTOWN LEP CALCULATIONS		PROPOSED	
FLOOR SPACE RATIO	0.5:1 = 153.3m <sup>2</sup>	153 m <sup>2</sup>	YES
(Measured to the internal side of external wall)		GF = 89m <sup>2</sup> FF = 64m <sup>2</sup>	
MAXIMUM H.O.B	MAX . 9m	< 9m	YES
SETBACKS			
FRONT SETBACK	GF: 5500 mm	= 5500 mm	YES
	FF: 6500 mm	= 6500 mm	
SIDE SETBACK			
	Wall Height <7 = 900 mm	= 900 mm	YES
REAR SETBACK			
	N/A	N/A	YES
	N/A	N/A	
LANDSCAPING	N/A	= 33.9% or 104m <sup>2</sup>	YES
PRIVATE OPEN SPACE	80 m <sup>2</sup> (per dwelling)	100m <sup>2</sup>	YES

DETAILED CALCULATIONS

253 Wangee Road, Greenacre - 253A (02/22) 1:100  
SCALE 1:100

DETAILED CALCULATION SCHEDULE - 253B			
SITE AREA		306.60m <sup>2</sup> BY DP CALCULATION	
SITE CALCULATIONS	REQUIREMENT	PROPOSED	COMPLIES
LOT SIZE	MIN 250m <sup>2</sup>	MIN 307m <sup>2</sup>	YES
FRONTAGE	N/A	N/A	YES
BANKSTOWN LEP CALCULATIONS		PROPOSED	
FLOOR SPACE RATIO	0.5:1 = 153.3m <sup>2</sup>	153m <sup>2</sup>	YES
(Measured to the internal side of external wall)		GF = 89m <sup>2</sup> FF = 64m <sup>2</sup>	
MAXIMUM H.O.B	MAX . 9m	< 9m	YES
SETBACKS			
FRONT SETBACK	GF: 5500 mm	= 5500 mm	YES
	FF: 6500 mm	= 6500 mm	
SIDE SETBACK			
	Wall Height <7 = 900 mm	= 900 mm	YES
REAR SETBACK			
	N/A	N/A	YES
	N/A	N/A	
LANDSCAPING	N/A	=33.9% or 104m <sup>2</sup>	YES
PRIVATE OPEN SPACE	80 m <sup>2</sup> (per dwelling)	100m <sup>2</sup>	YES

DETAILED CALCULATIONS

253 Wangee Road, Greenacre - 253B (02/22) 1:100  
SCALE 1:100

LEGEND

	200MM DINCEL WALL
	250MM BRICK VENEER CONSTRUCTION
	270MM DOUBLE BRICK CONSTRUCTION
	110MM SINGLE BRICK CONSTRUCTION
	110MM STUD WALL
	200MM BLOCK WALL CONSTRUCTION

EX XXXX EXISTING NATURAL GROUND LEVELS

30 SET DOWN IN BATHROOMS

XXXX SSL - STRUCTURAL SLAB LEVEL

EXISTING STRUCTURES TO BE DEMOLISHED.

- GENERAL NOTES:
1. Written dimensions to take precedence over scale
  2. Builder to verify all boundary clearances and site set out dimensions prior to commencement of construction
  3. Levels and contours are based on supplied datum, prior to construction the relevant authority should be contacted for possible minimum floor level requirements and flood information.
  4. All works to be carried out in accordance with the Building Code of Australia, all Local and State Government Ordinances, relevant Australian Standards, Local Electricity and Water Authorities concerned.
  5. All structural work and site drainage to be subject to the Engineers details or certification where required by Council.
  6. Articulation joints in masonry to be provided as per Engineers Details and/or in accordance with BCA clause 3.3.1.6
  7. Retaining walls are required to be engineer designed and certified where required.
  8. All plumbing works to be strictly in accordance with A.S. 3500 and approved by relevant authorities.
  9. All drawings are to be read in conjunction with the Engineer's Structural Drawings.
  10. All windows and glazing to comply with A.S. 1288 & A.S. 2047.
  11. Batters to comply with appropriate soil classification described in Table 3.1.1.1 BCA Vol 2
  12. Engineer to provide design to address footings if built in close proximity to sewer, stormwater easements.
  13. Vehicular crossover to be constructed as per Council requirements.
  14. Articulated joints in accordance with BCA 3.3.1.5 (Vol2)
  15. Ventilation to wc to be an exhaust fan in accordance with BCA-14.5 & As-1668.2
  16. Provide cold water connection & gpo to dishwasher space
  17. Hotwater system to comply with A.S.3500
  18. Downpipes to be a maximum 12m spacing and adjacent to valley intersections
  19. Drainage to be in accordance with part 3 of the BCA, point of discharge to meet local authority requirement

Drawing No:	Description	Issue / Revision
DA002	DETAILED CALCULATIONS	
DA1001	SITE LOCATION & ANALYSIS	
DA1002	SITE PLAN	
DA1003	SURVEY	
DA1004	SUBDIVISON PLAN	
DA1005	DEMOLITION PLAN	
DA2003	GROUND FLOOR PLAN	
DA2003	LEVEL ONE	
DA2004	ROOF PLAN	
DA2901	WINDOW & DOOR SCHEDULE	
DA2902	SOLAR ACCESS DIAGRAMS	
DA2903	SHADOW 251 WANGEE RD	
DA2904	SHADOW 255 WANGEE RD	
DA2905	GFA DIAGRAMS	
DA3001	ELEVATIONS	
DA3002	STREETSCAPE ELEVATION	
DA4001	SECTIONS	
DA6301	SCHEDULE OF COLOURS AND FINISHES	

Sheet Index DA  
253 Wangee Road, Greenacre - 253A (02/22) 1:100  
SCALE 2:1

PLATFORM 5  
DESIGN

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PROJECT TITLE  
253 WANGEE ROAD, GREENACRE - NSW - 2190

CLIENT  
MR. CHARLIE SABA

REV	DESCRIPTION	DATE
P01	ISSUE FOR REVIEW	15/02/2022
P02	ISSUE FOR DA SUBMISSION	23/02/2022

DRAWING TITLE:  
**DETAILED CALCULATIONS**

PROJECT NUMBER:  
**19-064**

DRAWING NUMBER: **DA002**

DATE OF ISSUE  
**25/03/2022**

P01

N

SCALE: **AS SHOWN**

DEVELOPMENT APPLICATION