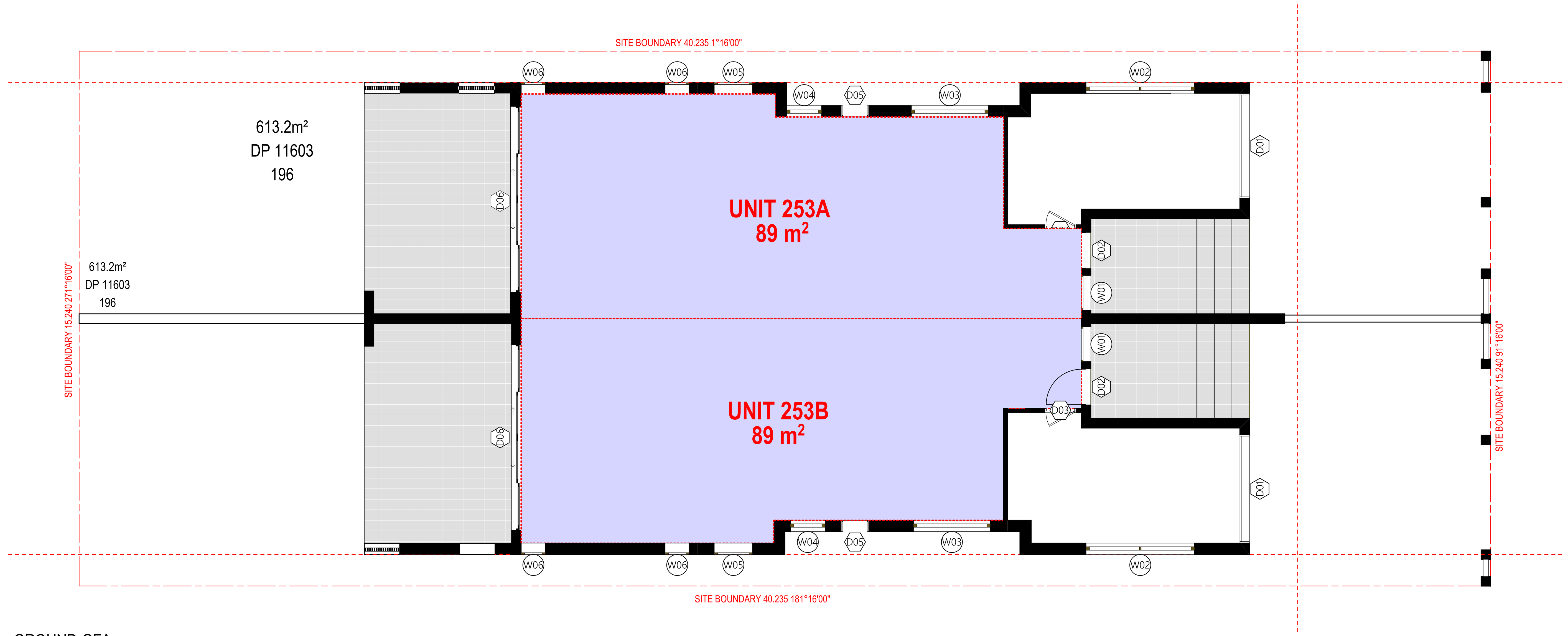
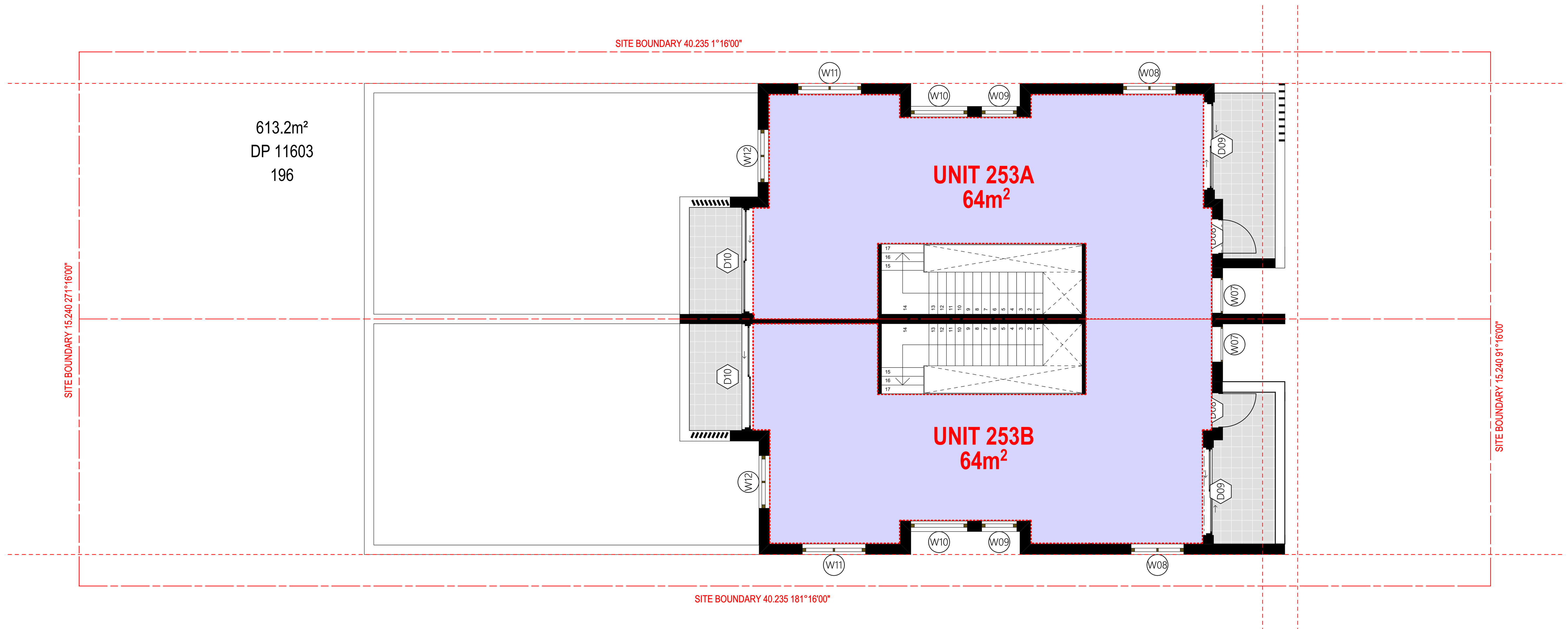


GROUND GFA

SCALE 1:100



LEVEL 01 GFA

SCALE 1:100

DETAILED CALCULATION SCHEDULE - 253A			
SITE AREA	306.60m² BY DP CALCULATION)		
SITE CALCULATIONS	REQUIREMENT	PROPOSED	COMPLIES
LOT SIZE	MIN 250m²	MIN 306.60m²	YES
FRONTAGE	N/A	N/A	YES
BANKSTOWN LEP CALCULATIONS	REQUIREMENT	PROPOSED	
FLOOR SPACE RATIO (Measured to the internal side of external wall)	0.5:1 = 153.3m²	153 m² GF = 89m² FF = 64m²	YES
MAXIMUM H.O.B	MAX . 9m	< 9m	YES
SETBACKS			
FRONT SETBACK	GF: 5500 mm FF: 6500 mm	= 5500 mm = 6500 mm	YES
SIDE SETBACK	Wall Height <7 = 900 mm	= 900 mm	YES
REAR SETBACK	N/A N/A	N/A N/A	YES
LANDSCAPING	N/A	= 33.9% or 104m²	YES
PRIVATE OPEN SPACE	80 m² (per dwelling)	100m²	YES

DETAILED CALCULATIONS

253 Wangee Road, Greenacre - Jacinta Option 2.pln
SCALE 1:200

DETAILED CALCULATION SCHEDULE - 253A			
SITE AREA	306.60m² BY DP CALCULATION)		
SITE CALCULATIONS	REQUIREMENT	PROPOSED	COMPLIES
LOT SIZE	MIN 250m²	MIN 306.60m²	YES
FRONTAGE	N/A	N/A	YES
BANKSTOWN LEP CALCULATIONS	REQUIREMENT	PROPOSED	
FLOOR SPACE RATIO (Measured to the internal side of external wall)	0.5:1 = 153.3m²	153 m² GF = 89m² FF = 64m²	YES
MAXIMUM H.O.B	MAX . 9m	< 9m	YES
SETBACKS			
FRONT SETBACK	GF: 5500 mm FF: 6500 mm	= 5500 mm = 6500 mm	YES
SIDE SETBACK	Wall Height <7 = 900 mm	= 900 mm	YES
REAR SETBACK	N/A N/A	N/A N/A	YES
LANDSCAPING	N/A	= 33.9% or 104m²	YES
PRIVATE OPEN SPACE	80 m² (per dwelling)	100m²	YES

DETAILED CALCULATIONS

253 Wangee Road, Greenacre - Jacinta Option 2.pln
SCALE 1:200

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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 masonary to be provided as per Engineers Details and/or in accordance with BCA clause 3.3.1.8
7. Retaining walls are required to be engineer designed and certifeid 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 appropraite 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 3.3.1.8 (Vol2)
15. Ventilation to wc to be an exhaust fan in accordance with BCA-f4.5 & 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

PLATFORM 5 DESIGN

24A BURLEIGH STREET, BURWOOD, NSW, SYDNEY - 2134-
EMAIL: INFO@PLATFORMFIVE.COM.AU
WEBSITE: WWW.PLATFORMFIVE.COM.AU

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: **GFA DIAGRAMS**
PROJECT NUMBER: **19-064**

DRAWING NUMBER: **DA2905**

DATE OF ISSUE **25/03/2022** **P01** N

SCALE: **AS SHOWN**

DEVELOPMENT APPLICATION