DA SCHEDULE

SITE DETAILS

LGA CONTROL		Bankstown
LOT NUMBER/DP NUMBER		4 / 16499
ZONE & LOT WIDTH	R2	12.191m
SITE AREA		758.80 m²

DWELLING AREAS

GROUND FLOOR LIVING	119.40 m²
FIRST FLOOR LIVING	125.95 m²
PORCH	5.08 m²
PATIO	0.00 m²
FRONT BALCONY	0.00 m²
REAR BALCONY	0.00 m²
GARAGE	34.46 m²
OUTDOOR LEISURE	19.14 m²
TOTAL :	**304.03 m²**
DRIVE AREA	58.86 m²
ROOF AREA (drained to tank)	196.18 m²

SITE COVERAGE (Single storey/Lower floor)

MAXIMUM SITE COVERAGE	0.00 m²/ 0.00%
ACTUAL SITE COVERAGE	**153.86 m²/ 20.28%**

FLOOR SPACE RATIO

MAXIMUM FLOOR SPACE/FSR	379.40 m²/ 50.00%
ACTUAL FLOOR SPACE/FSR	**220.76 m²/ 29.09%**

LANDSCAPING AREAS

MINIMUM LANDSCAPING	0.00 m²/ 0.00%
ACTUAL LANDSCAPING	**483.61 m²/ 63.73%**

PRIVATE OPEN SPACE

MINIMUM POS	80.00 m²/ 5m min.
ACTUAL POS	**440.11 m²/ 34.707x12.190**

KNOCK-DOWN REBUILD
'H1' CLASS SITE
SALINE AFFECTED

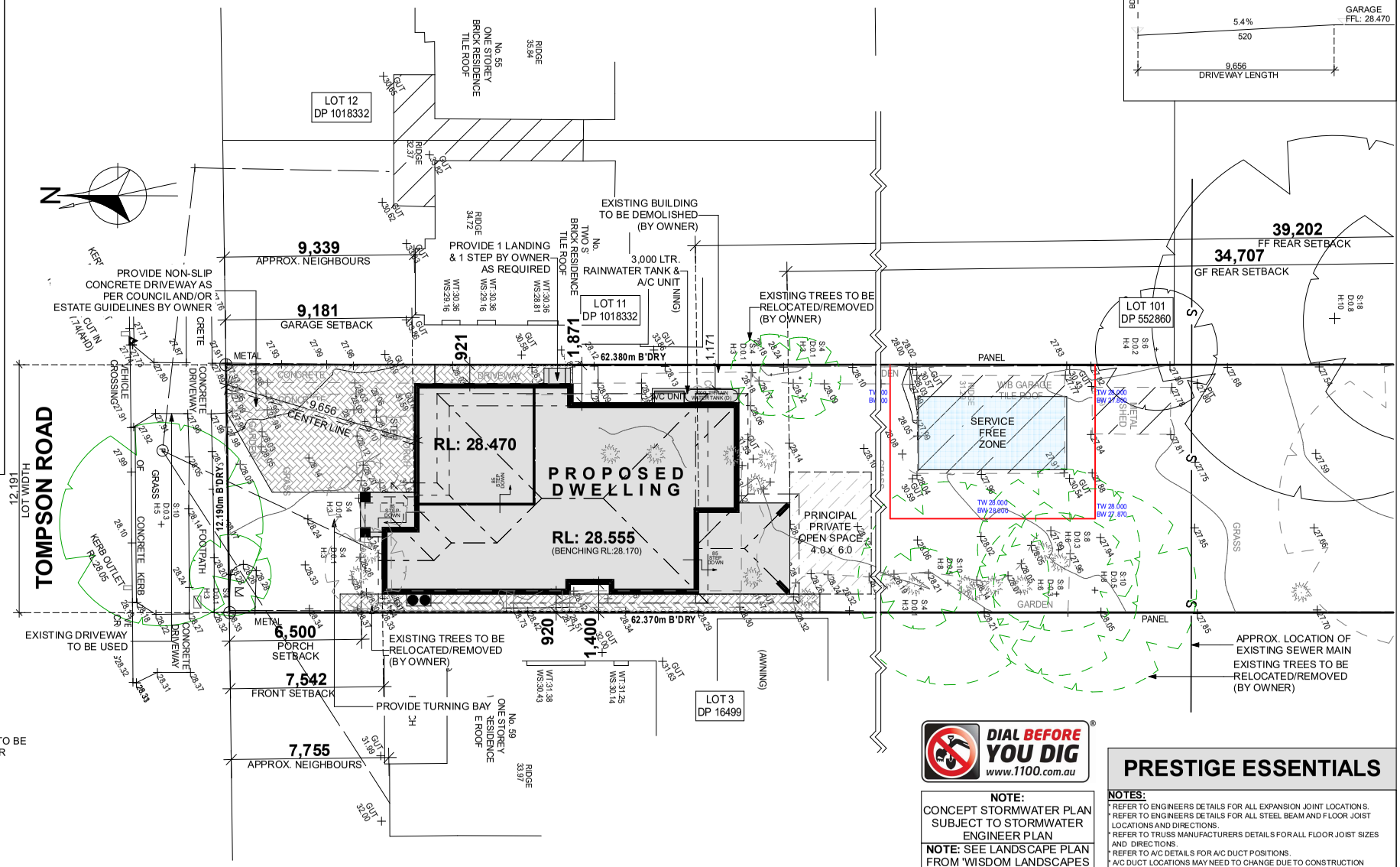
Lot 4, 57
AREA: 758.8m²

STORMWATER DRAINAGE TBC.
SUBJECT TO HYDRAULIC ENGINEER DETAILS.

ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.

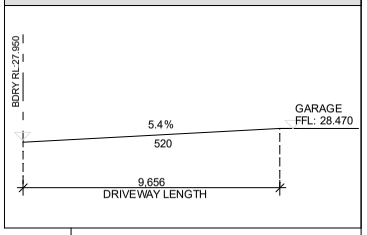
EXCAVATE SITE APPROX. **130 mm** TO FORM JOB DATUM **R.L 28.170** (AHD) DATUM POINT 385mm BELOW FINISHED FLOOR LEVEL. EXTENT OF EXCAVATION AND BATTERS TO BE DETERMINED ON SITE.

PROPOSED EXCAVATION
EXISTING STRUCTURE TO BE DEMOLISHED BY OWNER



DRIVEWAY PROFILE

AS2890.1-2004



SITE PLAN
1:200

FILE PATH: T:_WISDOM HOMES\2021\208372_PHIPPS\208372_PHIPPS_SUBMISSION.pln

NOTE:
CONCEPT STORMWATER PLAN SUBJECT TO STORMWATER ENGINEER PLAN

NOTE: SEE LANDSCAPE PLAN FROM 'WISDOM LANDSCAPES & POOLS' FOR ALL LANDSCAPING DETAILS

PRESTIGE ESSENTIALS

NOTES:
* REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
* REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
* REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
* REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
* A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION REQUIREMENTS (JOIST LOCATION, STRUCTURAL BEAMS ETC).
* FLOOR FINISHES AS SELECTED AS PER TENDER.
* STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 of BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013

WISDOM
1300 855 775
wisdomhomes.com.au

PROJECT: PROPOSED BRICK VENEER DWELLING
CLIENT: Mr S E PHIPPS & Mrs N T PHIPPS
ADDRESS: Lot 4, 57 Tompson Road, PANANIA 2213

EXHAUST FAN
SMOKE ALARM AS 3786-1993

LODGEMENT: D.A/C.C
DP No: 16499

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NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
P-A	SITING	ITS-VQ	20.07.21
A-2	MINOR AMENDMENTS	NK	19/10/21
A-3	CONTRACT PLANS	NK	11/11/21
A-4	CONSULTATION PLAN	WCL	6.12.21
B-5	SUBMISSION SET	JD	13/4/22
-	-	-	-

JOB No: 208372
LGA: BANKSTOWN
DESIGN: WASHINGTON 33
FACADE: V18 HAMPTONS

DRAWN: ITS
PLOT DATE: 13/04/2022
SLAB CLASS: 'H1' CLASS
SHEET: 2