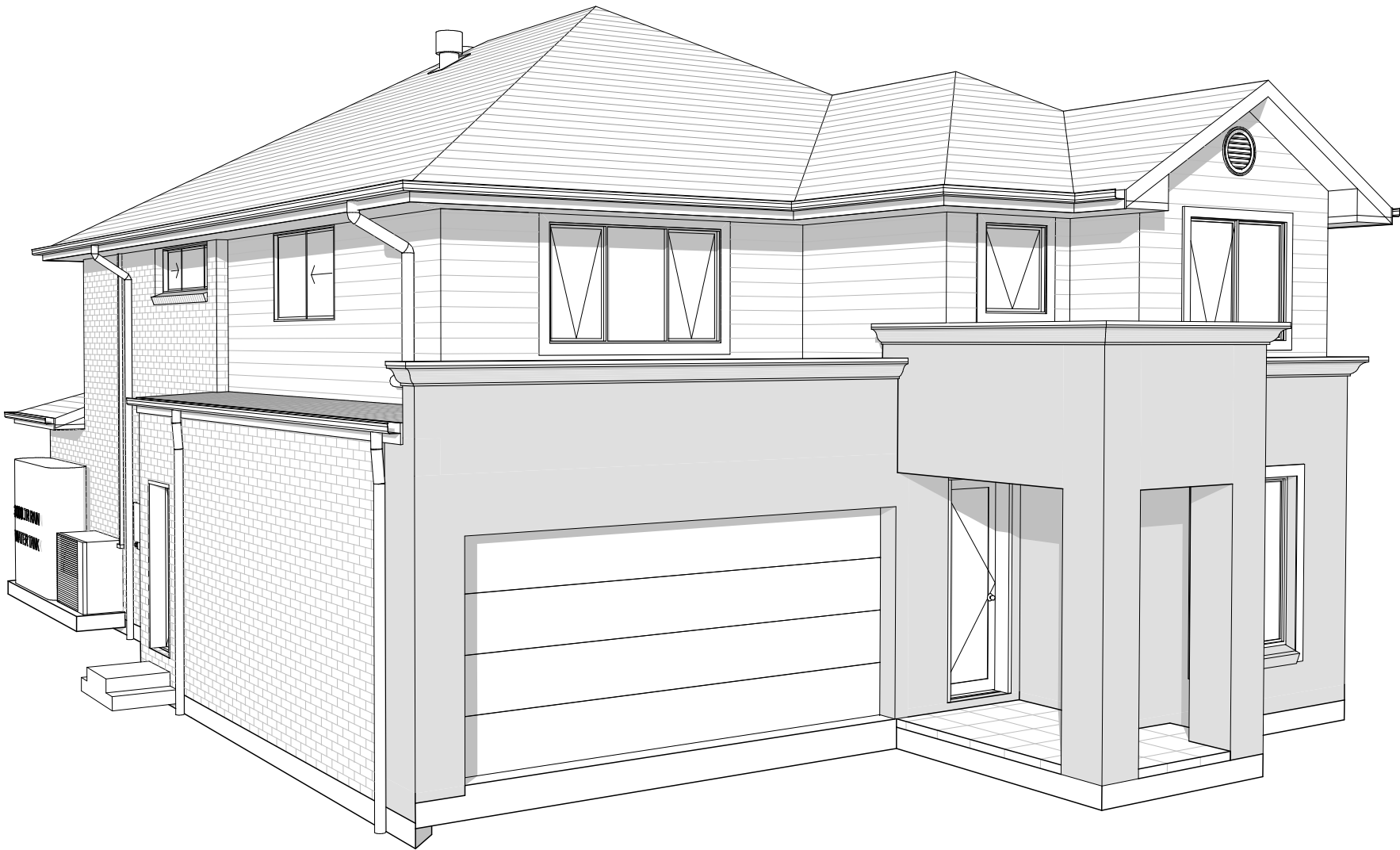


# Washington 33 Hamptons

Page	Drawing
2	SITE PLAN
3	BENCHING PLAN
4	GROUND FLOOR PLAN
5	FIRST FLOOR PLAN
6	ELEVATIONS
7	ELEVATIONS
8	SECTIONS
9	WINDOW & DOOR SCHEDULE
10	SITE ANALYSIS PLAN
11	SHADOW DIAGRAMS



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## PRESTIGE ESSENTIALS



PROJECT:	JOB No:
PROPOSED BRICK VENEER DWELLING	208372
CLIENT:	
Mr S E PHIPPS & Mrs N T PHIPPS	
ADDRESS:	
Lot 4, 57 Tompson Road, PANANIA 2213	

1300 855 775  
wisdomhomes.com.au

DA SCHEDULE		
<b><u>SITE DETAILS</u></b>		
LGA CONTROL		Bankstown
LOT NUMBER/DP NUMBER		4 / 16499
ZONE & LOT WIDTH	R2	12.191m
SITE AREA		758.80 m <sup>2</sup>
<b><u>DWELLING AREAS</u></b>		
GROUND FLOOR LIVING		119.40 m <sup>2</sup>
FIRST FLOOR LIVING		125.95 m <sup>2</sup>
PORCH		5.08 m <sup>2</sup>
PATIO		0.00 m <sup>2</sup>
FRONT BALCONY		0.00 m <sup>2</sup>
REAR BALCONY		0.00 m <sup>2</sup>
GARAGE		34.46 m <sup>2</sup>
OUTDOOR LEISURE		19.14 m <sup>2</sup>
TOTAL :		<b>304.03 m<sup>2</sup></b>
DRIVE AREA		58.86 m <sup>2</sup>
ROOF AREA (drained to tank)		196.18 m <sup>2</sup>
<b><u>SITE COVERAGE</u></b> (Single storey/Lower floor)		
MAXIMUM SITE COVERAGE		0.00 m <sup>2</sup> / 0.00%
ACTUAL SITE COVERAGE		<b>153.86 m<sup>2</sup>/ 20.28%</b>
<b><u>FLOOR SPACE RATIO</u></b>		
MAXIMUM FLOOR SPACE/FSR		379.40 m <sup>2</sup> / 50.00%
ACTUAL FLOOR SPACE/FSR		<b>220.76 m<sup>2</sup>/ 29.09%</b>
<b><u>LANDSCAPING AREAS</u></b>		
MINIMUM LANDSCAPING		0.00 m <sup>2</sup> / 0.00%
ACTUAL LANDSCAPING		<b>483.61 m<sup>2</sup>/ 63.73%</b>
<b><u>PRIVATE OPEN SPACE</u></b>		
MINIMUM POS		80.00 m <sup>2</sup> / 5m min.
ACTUAL POS		<b>440.11 m<sup>2</sup>/ 34.707x12.190</b>

- Knock-down Rebuild
- 'H1' Class Site
- Saline Affected

Lot 4, 57  
Area: 758.8m<sup>2</sup>  
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.

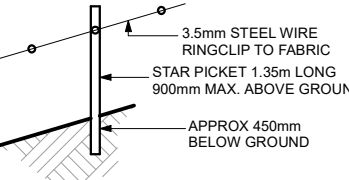
- Proposed Excavation
- Existing Structure to be Demolished by Owner

Site Plan  
1:200

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<div></div> <div>1300 855 775 wisdomhomes.com.au</div>	PROJECT: PROPOSED BRICK VENEER DWELLING		<div><div> EXHAUST FAN</div><div> SMOKE ALARM AS 3786-1993</div></div> <div><div>LODGEMENT: D.A/C.C</div><div>DP No: 16499</div></div> <div>*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES. BUILDERS LIC. No 131951C.</div>	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				JOB No: 208372		DRAWN: ITS												
	CLIENT: Mr S E PHIPPS & Mrs N T PHIPPS			<div><div></div><div></div></div>	<div><div></div><div></div></div>	ISSUE	DESCRIPTION	DRAWN	DATE	LGA: BANKSTOWN		PLOT DATE: 13/04/2022														
	ADDRESS: Lot 4, 57 Tompson Road, PANANIA 2213									DESIGN: WASHINGTON 33			SLAB CLASS: 'H1' CLASS													
										FACADE: HAMPTONS																
				A-2	MINOR AMENDMENTS	NK	19/10/21	V18																		
			A-3								CONTRACT PLANS	NK	11/11/21													
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				-	-	-	-																			

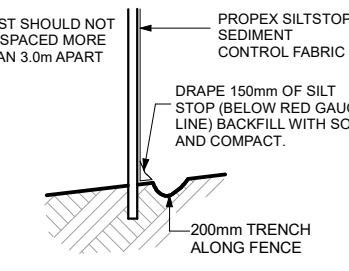




3.5mm STEEL WIRE  
RINGCLIP TO FABRIC

STAR PICKET 1.35m LONG  
900mm MAX. ABOVE GROUND

APPROX 450mm  
BELOW GROUND



POST SHOULD NOT  
BE SPACED MORE  
THAN 3.0m APART

PROPEX SILTSTOP  
SEDIMENT  
CONTROL FABRIC

DRAPE 150mm OF SILT  
STOP (BELOW RED GAUGE  
LINE) BACKFILL WITH SOIL  
AND COMPACT.

200mm TRENCH  
ALONG FENCE

PROVIDE TEMPORARY SITE  
SAFETY FENCE TO FRONT,  
SIDE & REAR BOUNDARIES.

PROVIDE SECURITY FENCING  
TO SITE

KNOCK-DOWN REBUILD


'H1' CLASS SITE


SALINE AFFECTED

Lot 4, 57  
AREA: 758.8m<sup>2</sup>  
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

BENCHING PLAN

1:200, 1:110.86

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 EXHAUST FAN

 SMOKE ALARM AS 3786-1993

LODGEMENT:  
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DP No:  
16499

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B-5	SUBMISSION SET	JD	13/4/22
-	-	-	-

PRESTIGE ESSENTIALS

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\* REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.  
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\* 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

JOB No:  
208372

LGA:  
BANKSTOWN

DESIGN:  
WASHINGTON 33

FACADE:  
HAMPTONS

DRAWN:  
ITS

PLOT DATE:  
13/04/2022

SLAB CLASS:  
'H1' CLASS

SHEET:  
3

BASIX SCHEDULE

WATER COMMITMENTS  
Taps: Basins-6\*, Toilets-4\*, Showers-3\*, Kitchen-4\*  
Rainwater Tank-3000 litres from 196.18m2 of roof  
Connect tank to: W/Machine, toilets & 1 garden tap

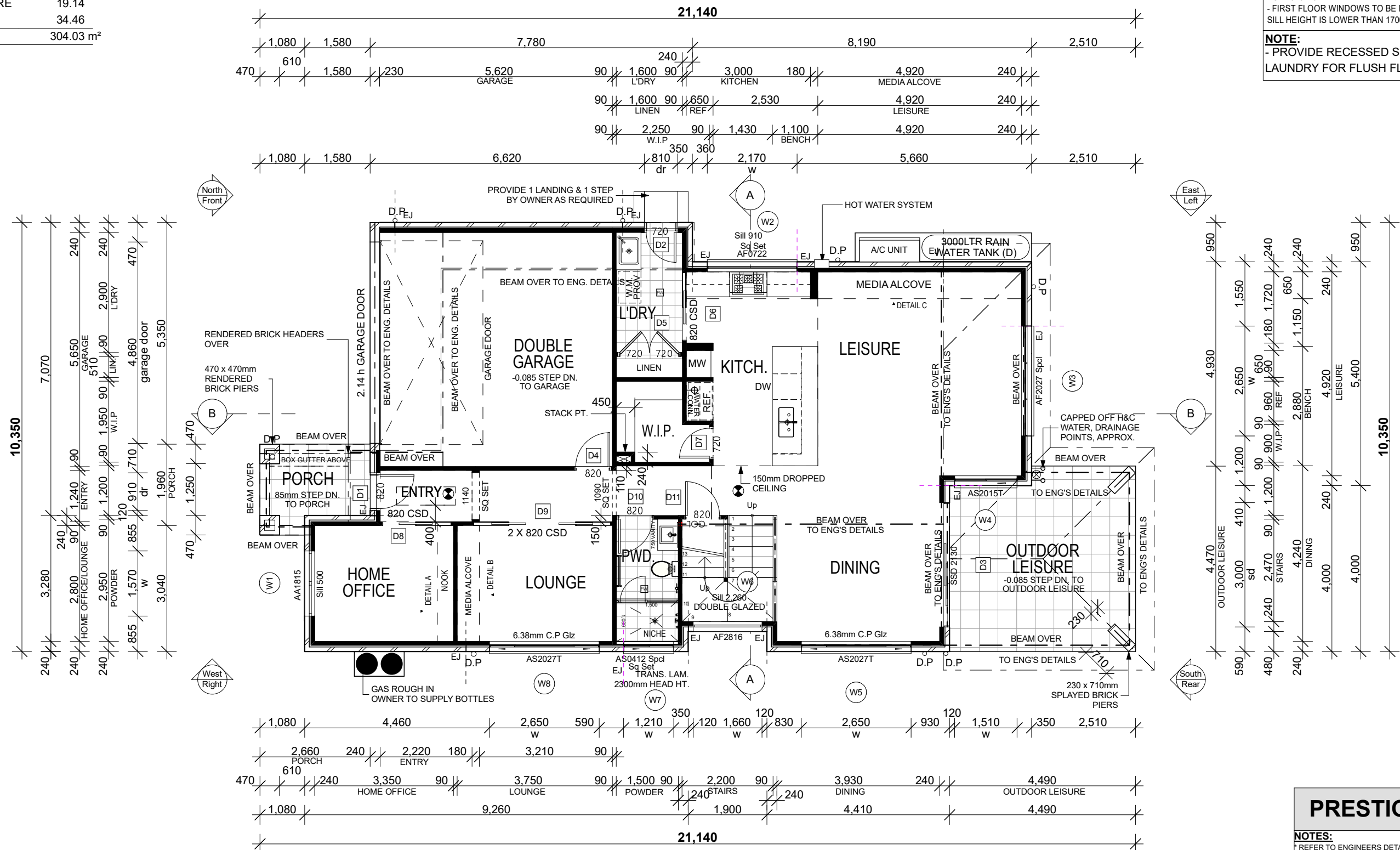
THERMAL COMFORT  
Un-ventilated roof  
Roof Insulation: Reflective foil Sarking  
Ceiling insulation: R4.0  
Wall insulation: R2.0 to external walls and Garage internal  
Floor Insulation: R2.0  
Floor insulation to floor over Garage and Master over porch

ENERGY COMMITMENTS  
Hot Water: Gas instantaneous - 6 Star  
Cooling System: 3 phase air cond. 3.5-4.0 EER (Zoned)  
Heating System: 3 phase air cond. 3.5-4.0 EER (Zoned)  
Cooking system: Gas cooktop & electric oven  
Natural lighting to Baths and Kitchen  
Compact fluorescent lighting throughout  
Provide well ventilated Fridge space  
Provide outdoor clothesline  
Provide 1.0kW Photovoltaic system

Area	m <sup>2</sup>
LOWER FLOOR	119.40
UPPER FLOOR	125.95
PORCH	5.08
OUTDOOR LEISURE	19.14
GARAGE	34.46
	304.03 m <sup>2</sup>

- STAIRS POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
- OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

- PROVIDE RECESSED SLAB TO POWDER ROOM AND LAUNDRY FOR FLUSH FLOOR FINISH.



## GROUND FLOOR PLAN

1:100

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PANANIA 2213

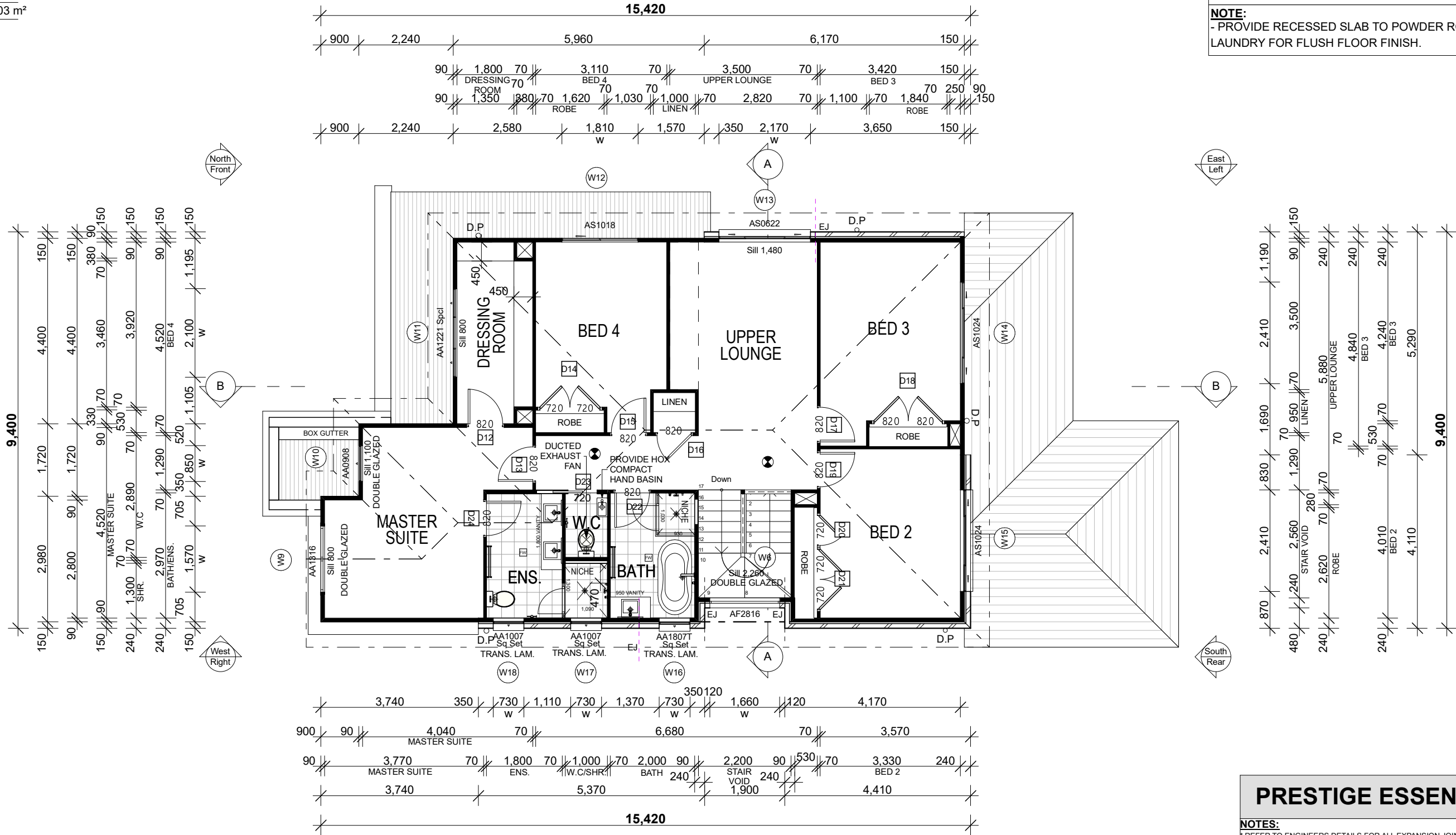
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-	-	-	-

HAMP TONS

4

Area	m²
LOWER FLOOR	119.40
UPPER FLOOR	125.95
PORCH	5.08
OUTDOOR LEISURE	19.14
GARAGE	34.46
	304.03 m²



- NOTES:**
- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
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- NOTE:**
- PROVIDE RECESSED SLAB TO POWDER ROOM AND LAUNDRY FOR FLUSH FLOOR FINISH.

## FIRST FLOOR PLAN

1:100

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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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JOB No:

208372

LGA:

BANKSTOWN

DESIGN:

WASHINGTON 33

FACADE:

HAMPTONS

DRAWN:

ITS

PLOT DATE:

13/04/2022

SLAB CLASS:

'H1' CLASS

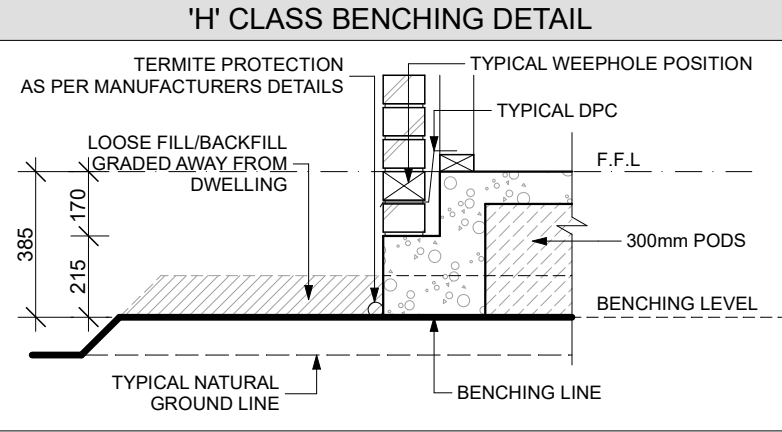
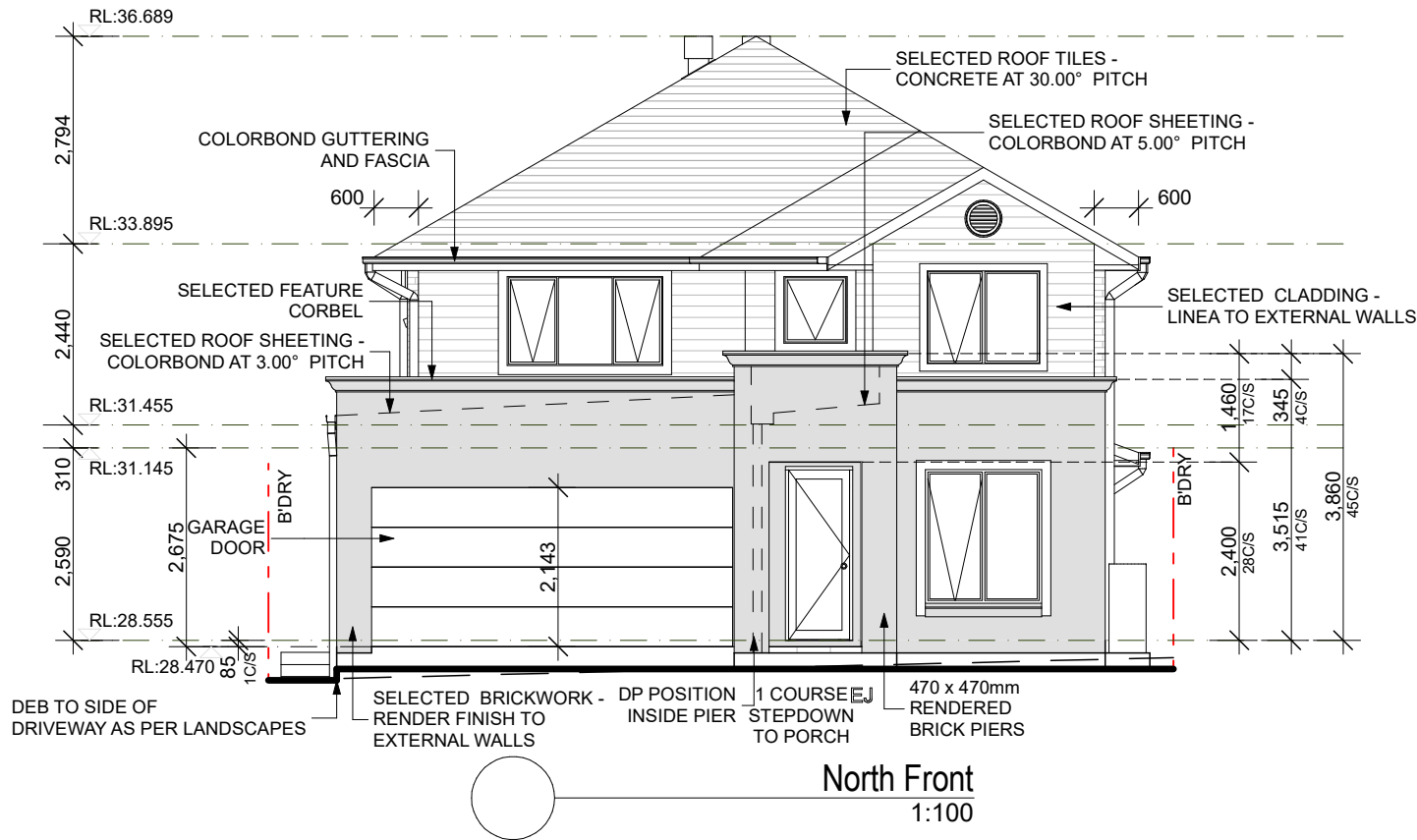
SHEET:

5



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FACADE:	HAMPTONS		

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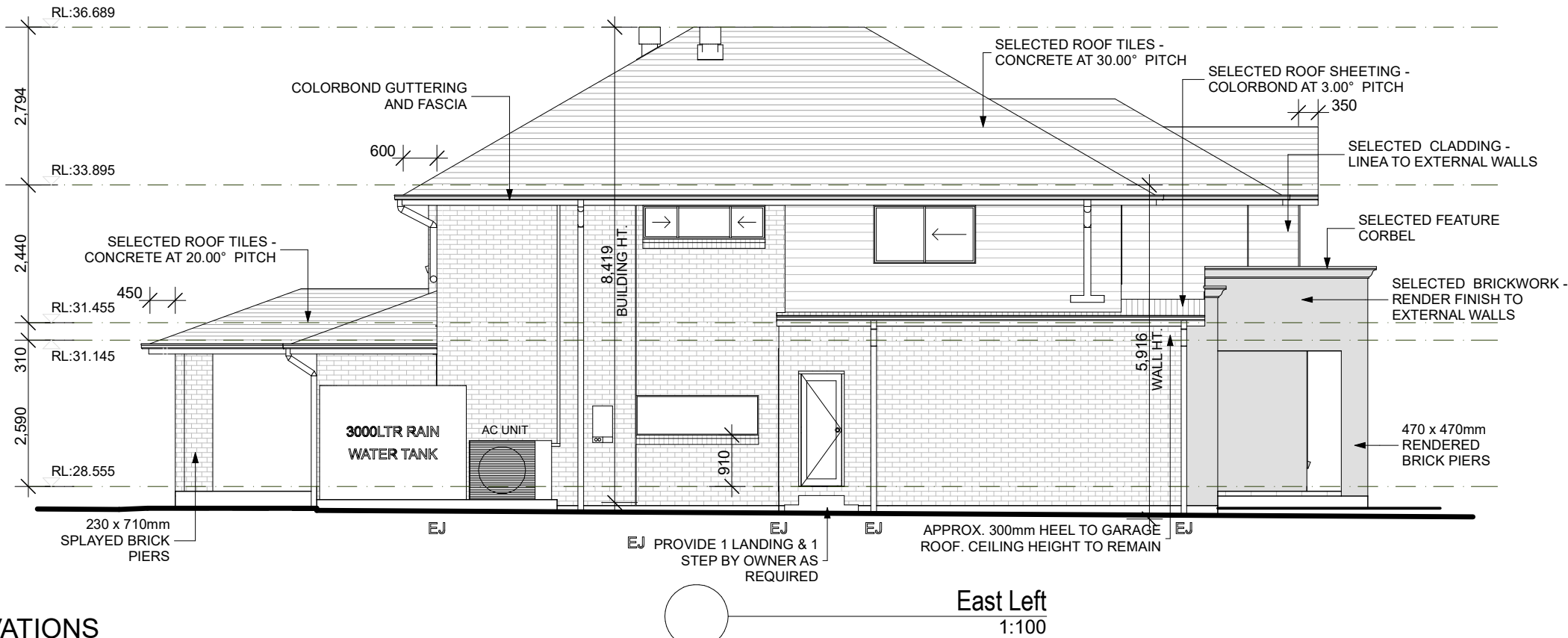
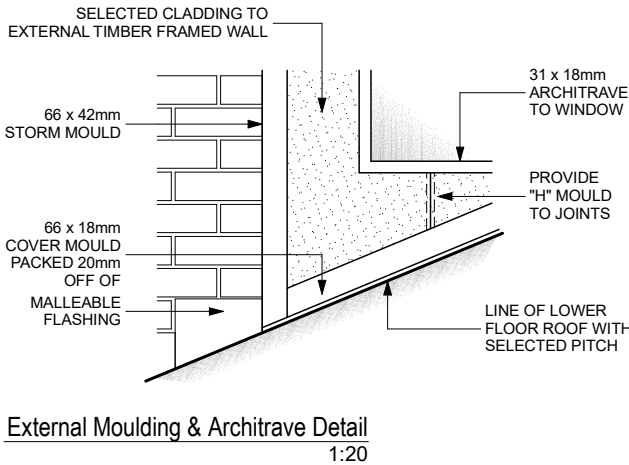
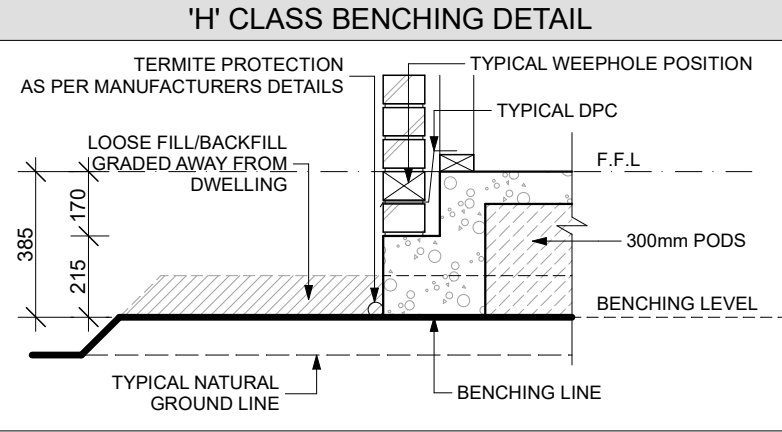
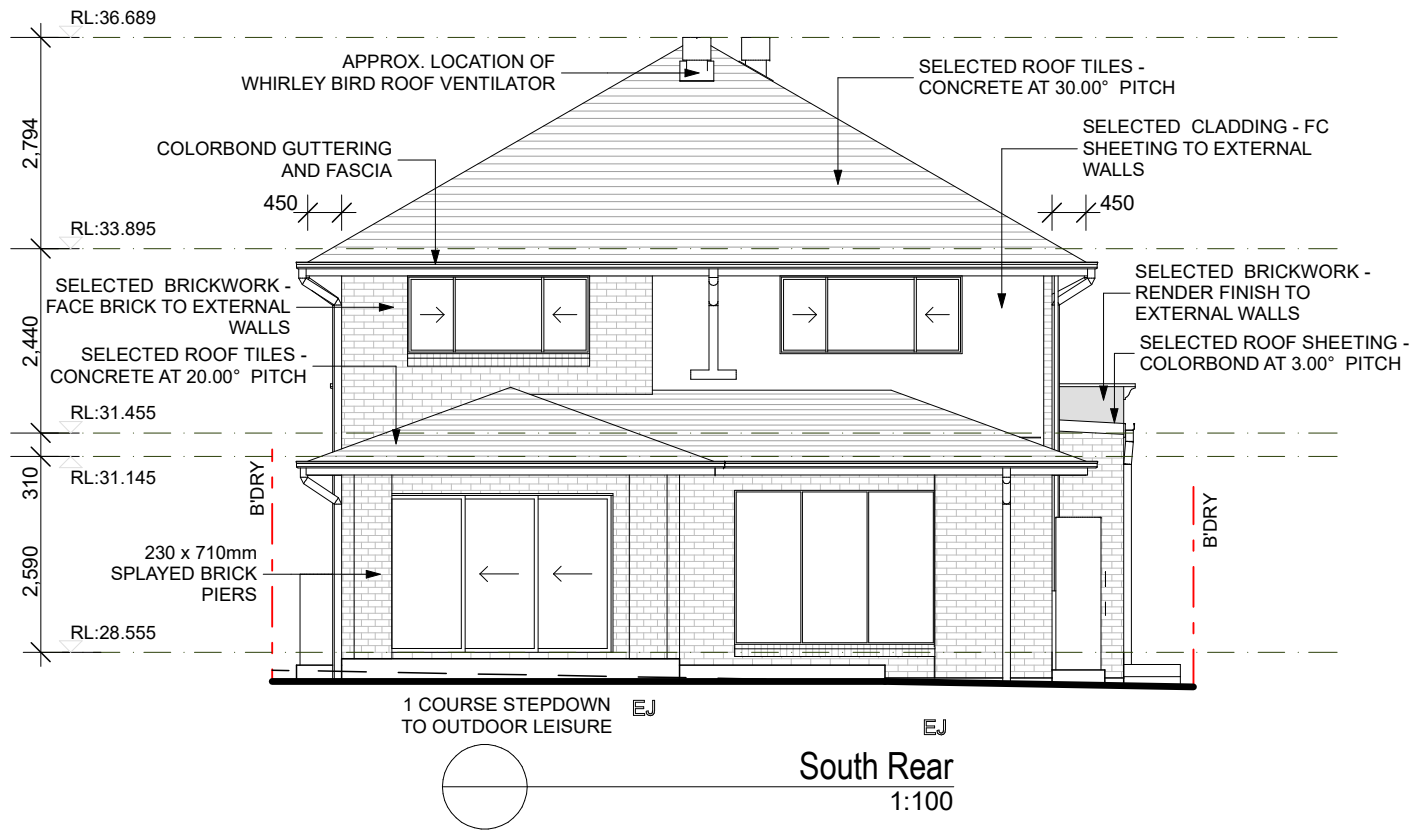
EXHAUST FAN	SMOKE ALARM AS 3786-1993
LODGE MENT:	DP No:
D.A/C.C	16499
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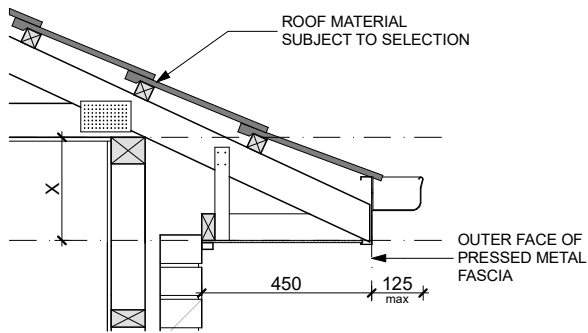
ELEVATIONS  
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<div></div> <div>1300 855 775</div> <div>wisdomhomes.com.au</div>	PROJECT: PROPOSED BRICK VENEER DWELLING		<div> EXHAUST FAN</div> <div> SMOKE ALARM AS 3786-1993</div> <div><div>LODGEMENT: D.A/C.C</div><div>DP No: 16499</div></div> <div>*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES. BUILDERS LIC. No 131951C.</div>	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				JOB No: 208372		DRAWN: ITS
	CLIENT: Mr S E PHIPPS & Mrs N T PHIPPS							ISSUE	DESCRIPTION	DRAWN	DATE		PLOT DATE: 13/04/2022	
	ADDRESS: Lot 4, 57 Tompson Road, PANANIA 2213							P-A	SITING	ITS-VQ	20.07.21	LGA:	SLAB CLASS: 'H1' CLASS	
								A-2	MINOR AMENDMENTS	NK	19/10/21	BANKSTOWN	SHEET:  7	
								A-3	CONTRACT PLANS	NK	11/11/21	DESIGN:		
						A-4	CONSULTATION PLAN	WCL	6.12.21	WASHINGTON 33				
						B-5	SUBMISSION SET	JD	13/4/22	FACADE:	V18			
						-	-	-	-	HAMPTONS				

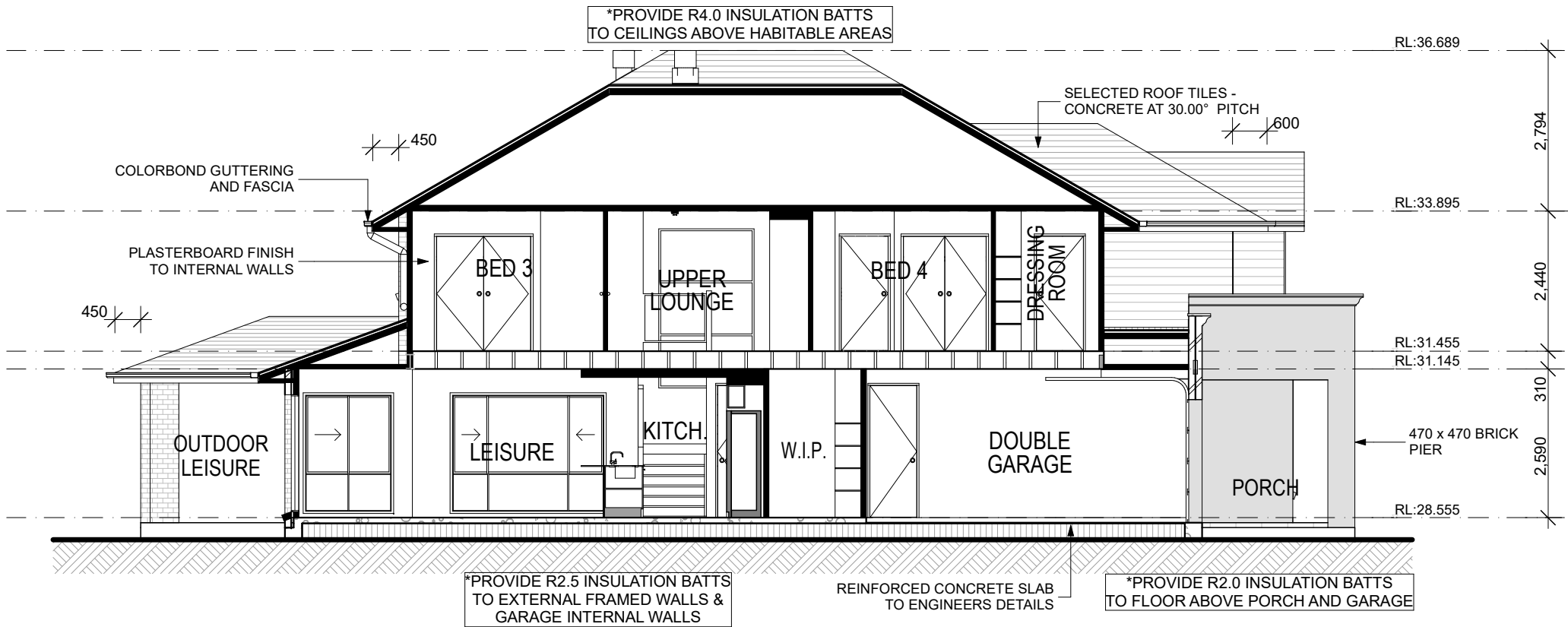
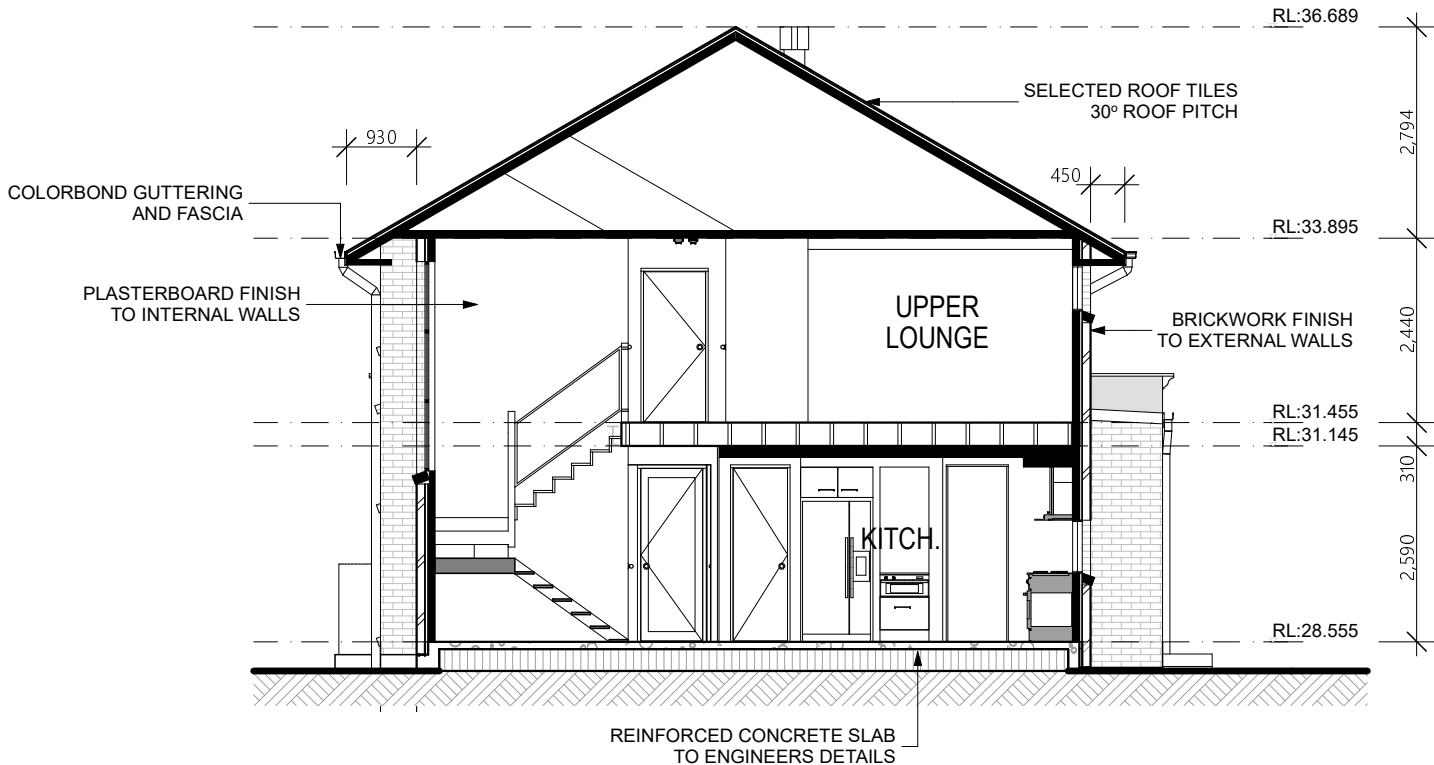
NOTES:

- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
- OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.



	TILE	SHEET
22.5° pitch	X= 265mm drop off	295mm drop off
25° pitch	X= 295mm drop off	325mm drop off
27.5° pitch	X= 312mm drop off	342mm drop off
30° pitch	X= 330mm drop off	360mm drop off

Typical Eave Detail  
1:20



SECTIONS

1:100, 1:20

FILE PATH: T:\ WISDOM HOMES\2021\208372\_PHIPPS\208372\_PHIPPS\_SUBMISSION.pln



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PROJECT:

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CLIENT:

Mr S E PHIPPS & Mrs N T PHIPPS

ADDRESS:

Lot 4, 57 Tompson Road,  
PANANIA 2213

⊗ EXHAUST FAN

⊗ SMOKE ALARM AS 3786-1993

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B-5	SUBMISSION SET	JD	13/4/22
-	-	-	-

PRESTIGE ESSENTIALS

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- \*STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013

JOB No:

208372

LGA:

BANKSTOWN

DESIGN:

WASHINGTON 33

FACADE:

HAMPTONS

DRAWN:

ITS

PLOT DATE:

13/04/2022

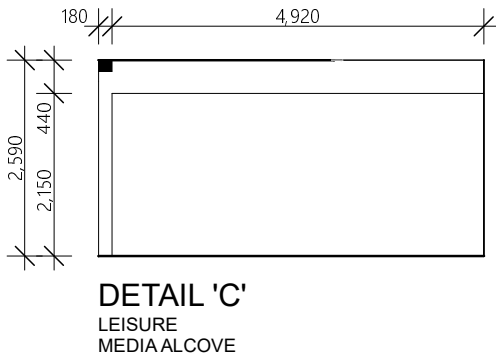
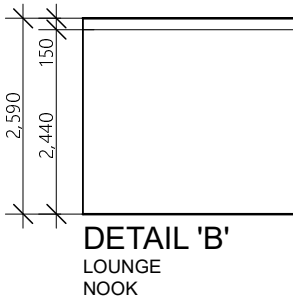
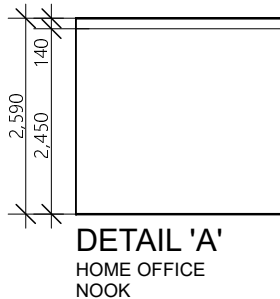
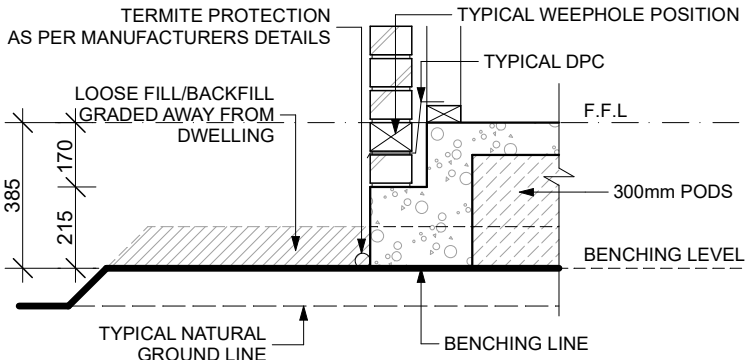
SLAB CLASS:

'H1' CLASS

SHEET:

8

'H' CLASS BENCHING DETAIL





Door Schedule								
ID	Type	Door Size		Plan View	Elev. View	Glazing	Frame and Reveal	Notes
		Height	Width					
D1	External door	2,340	820			As selected	240mm BV	
D2	External door	2,040	720			As selected	240mm BV	
D3	SSD 2130	2,100	3,000			Single Clear	240mm BV	
D4	Hung door	2,340	820				90mm TF	
D5	2x Hung door	2,040	1,440				90mm TF	
D6	Cavity S/D	2,340	820				90mm TF	
D7	Hung door	2,340	720				90mm TF	
D8	Cavity S/D	2,340	820				90mm TF	
D9	2x Cavity S/D	2,340	1,640				90mm TF	
D10	Hung door	2,340	820				90mm TF	
D11	Hung door	2,340	820				90mm TF	
D12	Hung door	2,040	820				90mm TF	
D13	Hung door	2,040	820				70mm TF	
D14	2x Hung door	2,040	1,440				70mm TF	
D15	Hung door	2,040	820				70mm TF	
D16	Hung door	2,040	820				70mm TF	
D17	Hung door	2,040	820				70mm TF	
D18	2x Hung door	2,040	1,640				70mm TF	
D19	Hung door	2,040	820				70mm TF	
D20	Hung door	2,040	720				70mm TF	
D21	2x Hung door	2,040	1,440				70mm TF	
D22	Hung door	2,040	820				70mm TF	
D23	Cavity S/D	2,040	720				90mm TF	
D24	Hung door	2,040	820				70mm TF	

Window Schedule								
ID	Type	Window Size		Plan View	Elev. View	Glazing	Frame and Reveal	Notes
		Height	Width					
W1	AA1815	1,800	1,570			Glass - Single Clear	240mm BV	2010mm Head ht.
W2	AF0722	700	2,170			Glass - Single Clear	240mm BV	Sq Set
W3	AF2027 Spcl	2,035	2,650			Glass - Double	240mm BV	
W4	AS2015T	2,035	1,510			Glass - Single Clear	240mm BV	
W5	AS2027T	2,035	2,650			6.38mm C.P Glz	240mm BV	
W6	AF2816	2,770	1,660			Glass - Single Clear	240mm BV	2150mm Sill ht.
W7	AS0412 Spcl	430	1,210			Glass - Trans Lam	240mm BV	Sq Set
W8	AS2027T	2,035	2,650			6.38mm C.P Glz	240mm BV	
W9	AA1316	1,300	1,570			Glass - Single Clear	90mm TF	2010mm Head ht.
W10	AA0908	900	850			Glass - Single Clear	90mm TF	
W11	AA1221 Spcl	1,200	2,100			Glass - Single Clear	90mm TF	
W12	AS1018	1,030	1,810			Glass - Single Clear	90mm TF	
W13	AS0622	600	2,170			Glass - Single Clear	240mm BV	
W14	AS1024	1,030	2,410			Glass - Single Clear	90mm TF	
W15	AS1024	1,030	2,410			Glass - Single Clear	240mm BV	
W16	AA1807T	1,800	730			Glass - Trans Lam	240mm BV	Sq Set
W17	AA1007	1,030	730			Glass - Trans Lam	240mm BV	Sq Set
W18	AA1007	1,030	730			Glass - Trans Lam	240mm BV	Sq Set

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WINDOW & DOOR SCHEDULE  
1:1

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PROJECT:  
PROPOSED BRICK VENEER DWELLING

CLIENT:  
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ADDRESS:  
Lot 4, 57 Tompson Road,  
PANANIA 2213

⊗ EXHAUST FAN

⊗ SMOKE ALARM AS 3786-1993

LODGEMENT:  
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DP No:  
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JOB No:  
208372

LGA:  
BANKSTOWN

DESIGN:  
WASHINGTON 33

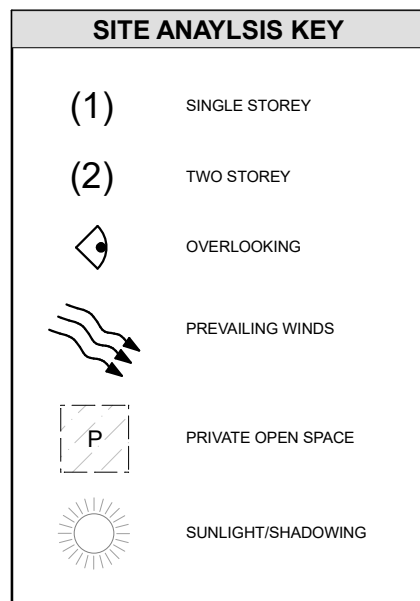
FACADE:  
HAMPTONS

DRAWN:  
ITS

PLOT DATE:  
13/04/2022

SLAB CLASS:  
'H1' CLASS

SHEET:  
9



**Lot 4, 57**

**AREA: 758.8m<sup>2</sup>**

STORMWATER DRAINAGE TBC.  
SUBJECT TO HYDRAULIC ENGINEER DETAILS.

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

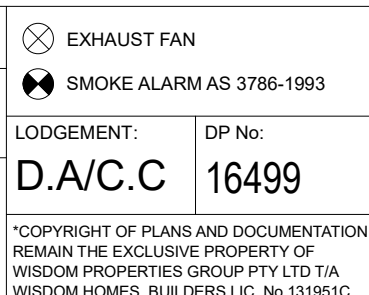
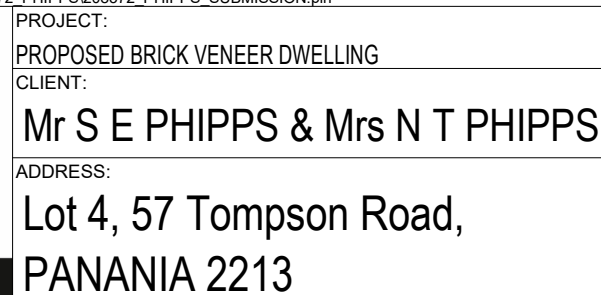
EXCAVATE SITE APPROX. **130 mm** TO  
FORM JOB DATUM **R.L. 28.170 (AHD)**  
DATUM POINT 385mm BELOW FINISHED  
FLOOR LEVEL. EXTENT OF EXCAVATION  
AND BATTERS TO BE DETERMINED ON  
SITE.



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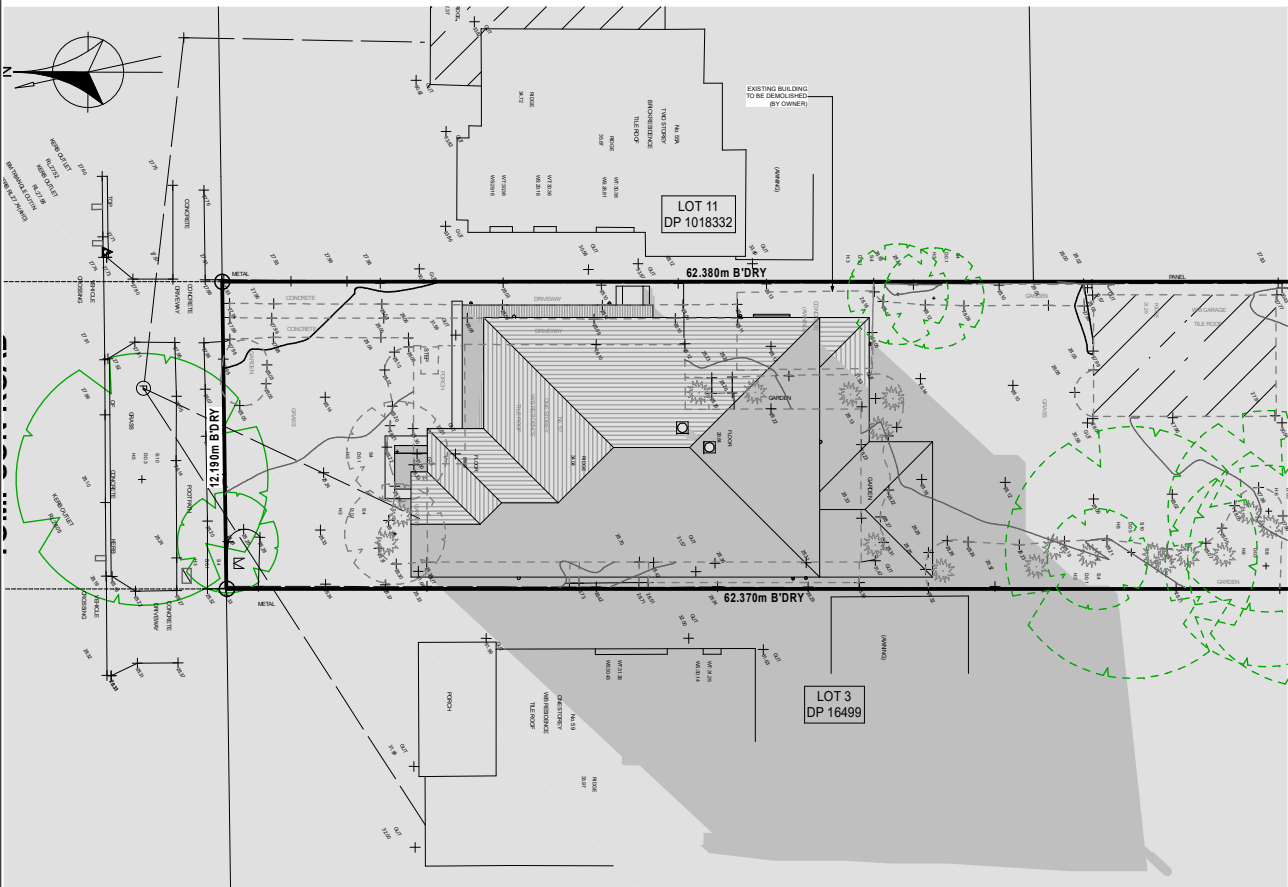


## PRESTIGE ESSENTIALS

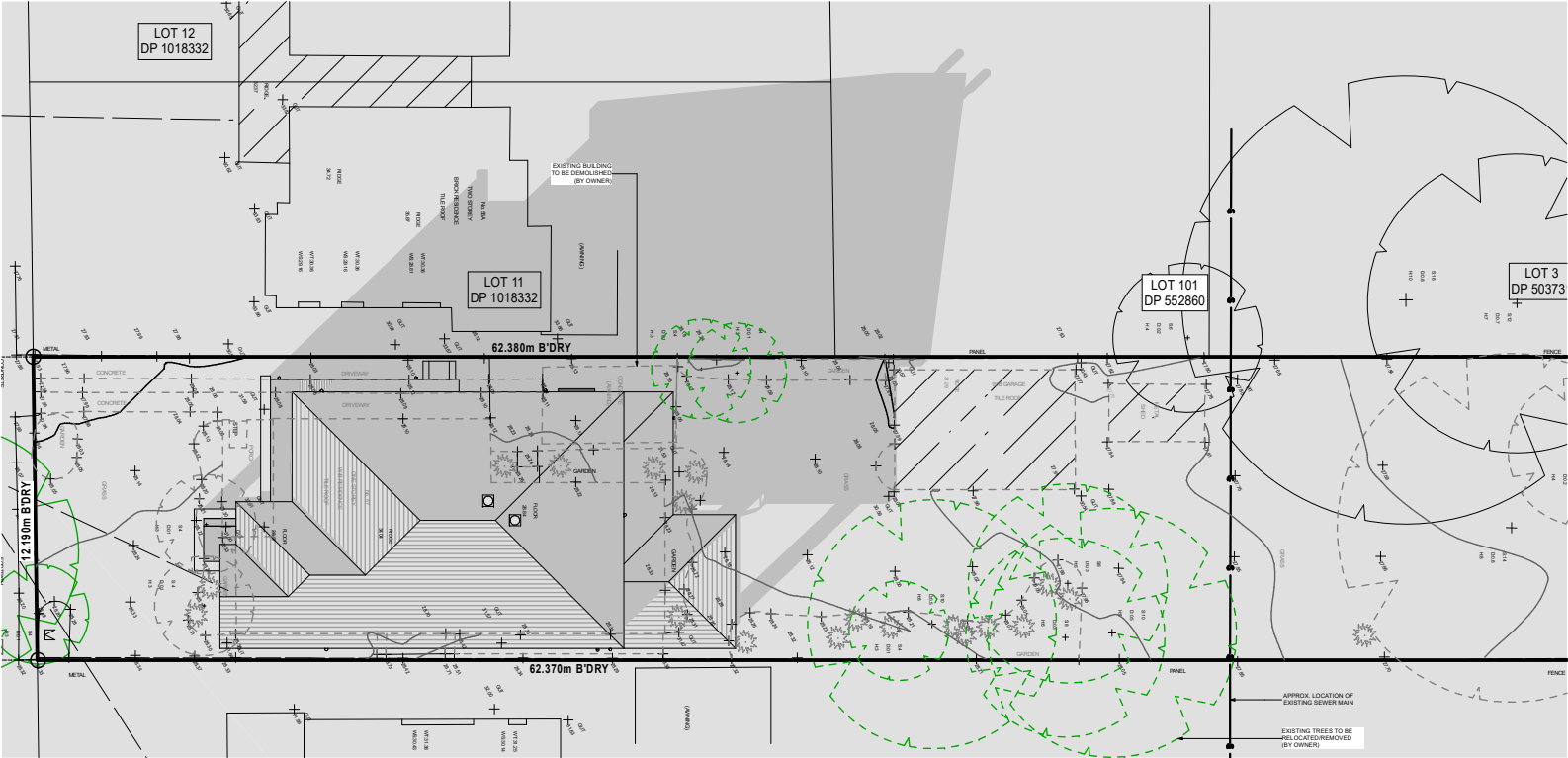
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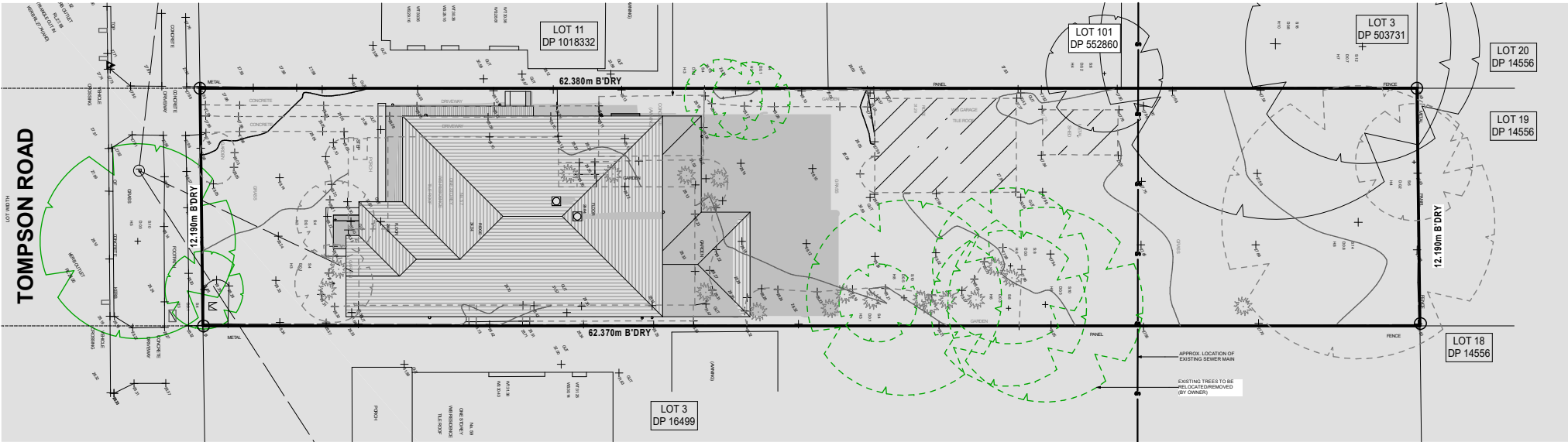
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<b>208372</b>	<b>ITS</b>
LGA:	PLOT DATE:
<b>BANKSTOWN</b>	<b>13/04/2022</b>
DESIGN:	SLAB CLASS:
<b>WASHINGTON 33</b>	<b>'H1' CLASS</b>
FACADE:	SHEET:
<b>HAMPTONS</b>	<b>10</b>



9am Shadows 1:300



3pm Shadows 1:300



12pm Shadows 1:300



SHADOW DIAGRAMS

1:300

SHADOW PROJECTIONS 21<sup>st</sup> JUNE

PRESTIGE ESSENTIALS

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FACADE: <b>HAMPTONS</b>	SHEET: <b>11</b>