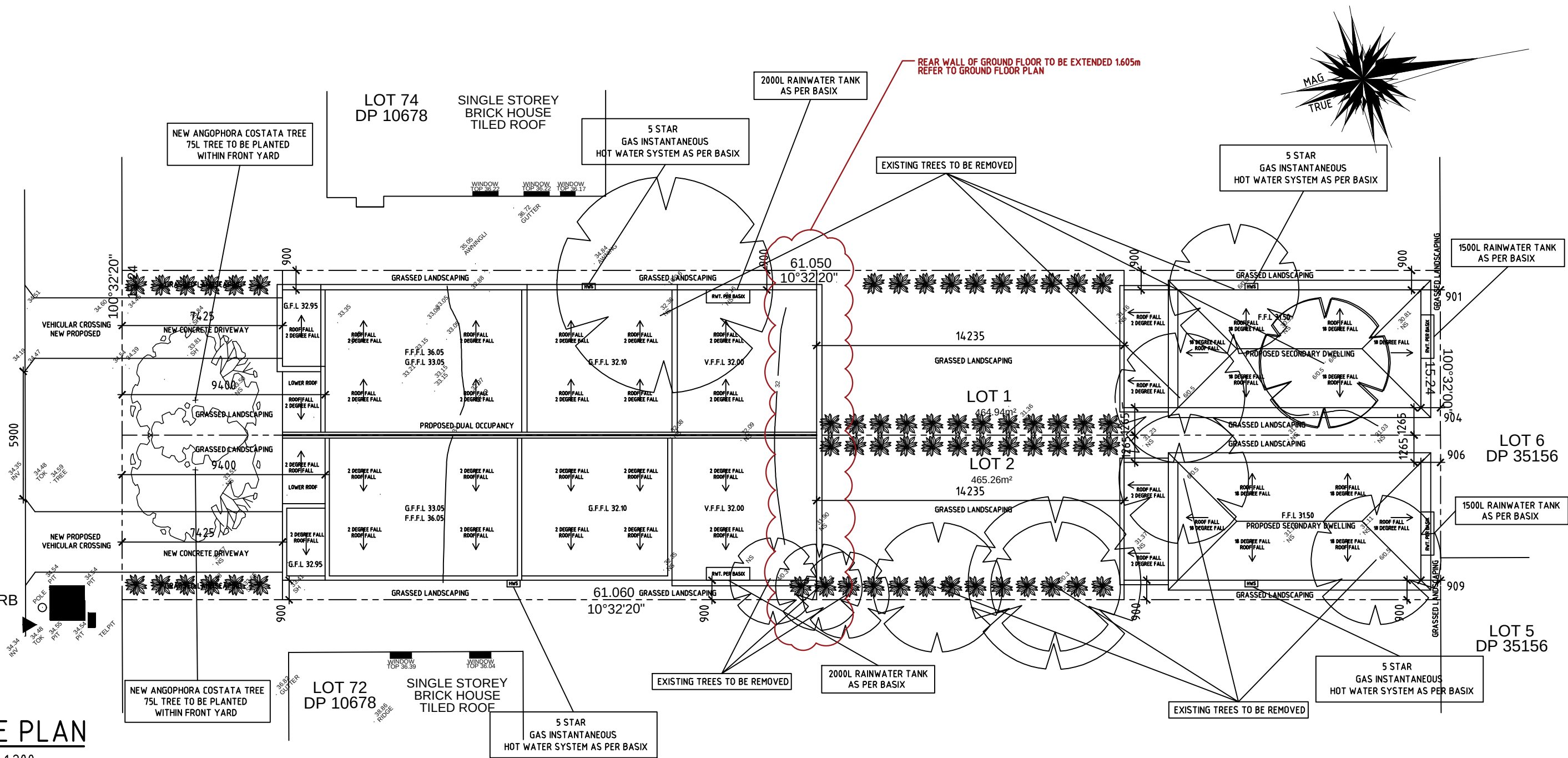


WANGEE ROAD

BENCHMARK NAIL
PLACED TOP OF KERB
RL 34.49 AHD

SITE PLAN

SCALE 1:200



COVERAGE CALCULATION (LOT 1)	
SITE AREA	464.94 m ²
IMPERVIOUS AREA – ROOF	254.39 m ²
IMPERVIOUS AREA – HARD SURFACE	20.79 m ²
TOTAL IMPERVIOUS	275.18 m ²
PERCENTAGE IMPERVIOUS	59.19 %
OSD REQUIRED?	NO

COVERAGE CALCULATION (LOT 2)	
SITE AREA	465.26 m ²
IMPERVIOUS AREA – ROOF	248.87 m ²
IMPERVIOUS AREA – HARD SURFACE	20.79 m ²
TOTAL IMPERVIOUS	275.54 m ²
PERCENTAGE IMPERVIOUS	57.96 %
OSD REQUIRED?	NO

GENERAL NOTES

01. BUILDING CODE OF AUSTRALIA

ALL WORK TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, SAA CODES AND RELEVANT BY-LAWS.

02. DEVELOPMENT APPROVAL

THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE DEVELOPMENT APPROVAL, CONSTRUCTION CERTIFICATE AND ANY SCHEDULES ATTACHED THERETO. ALL CONDITIONS MUST BE APPLIED TO THE DEVELOPMENT. WHERE ANY VARIATIONS ARE SOUGHT, IT IS THE RESPONSIBILITY OF THE DEVELOPER TO CONTACT COUNCIL TO OBTAIN APPROVAL FOR ANY SUCH VARIATIONS.

03. ENGINEERING DRAWINGS AND OTHER CONSULTANTS

THESE DRAWINGS SHALL BE READ AS A SET AND IN CONJUNCTION WITH ALL SPECIFICATIONS, ENGINEERING PLANS AND CONSULTANTS PLANS AS SUPPLIED BY THE DEVELOPER. THESE PLANS AND SPECIFICATIONS MAY INCLUDE BUT ARE NOT LIMITED TO STRUCTURAL PLANS, STORMWATER PLANS, LANDSCAPE PLANS, HYDRAULIC PLANS, ELECTRICAL DRAWINGS, MECHANICAL VENTILLATION PLANS, FIRE SERVICES PLANS ETC. FINAL COORDINATION OF PLANS BY BUILDER.

04. NATHERS ENERGY EFFICIENCY REPORT/BASIX CERTIFICATE DRAWINGS SHALL BE READ IN CONJUNCTION WITH THE NATHERS

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LGA: Bankstown-Canterbury

DESCRIPTION: Dual Occupancy



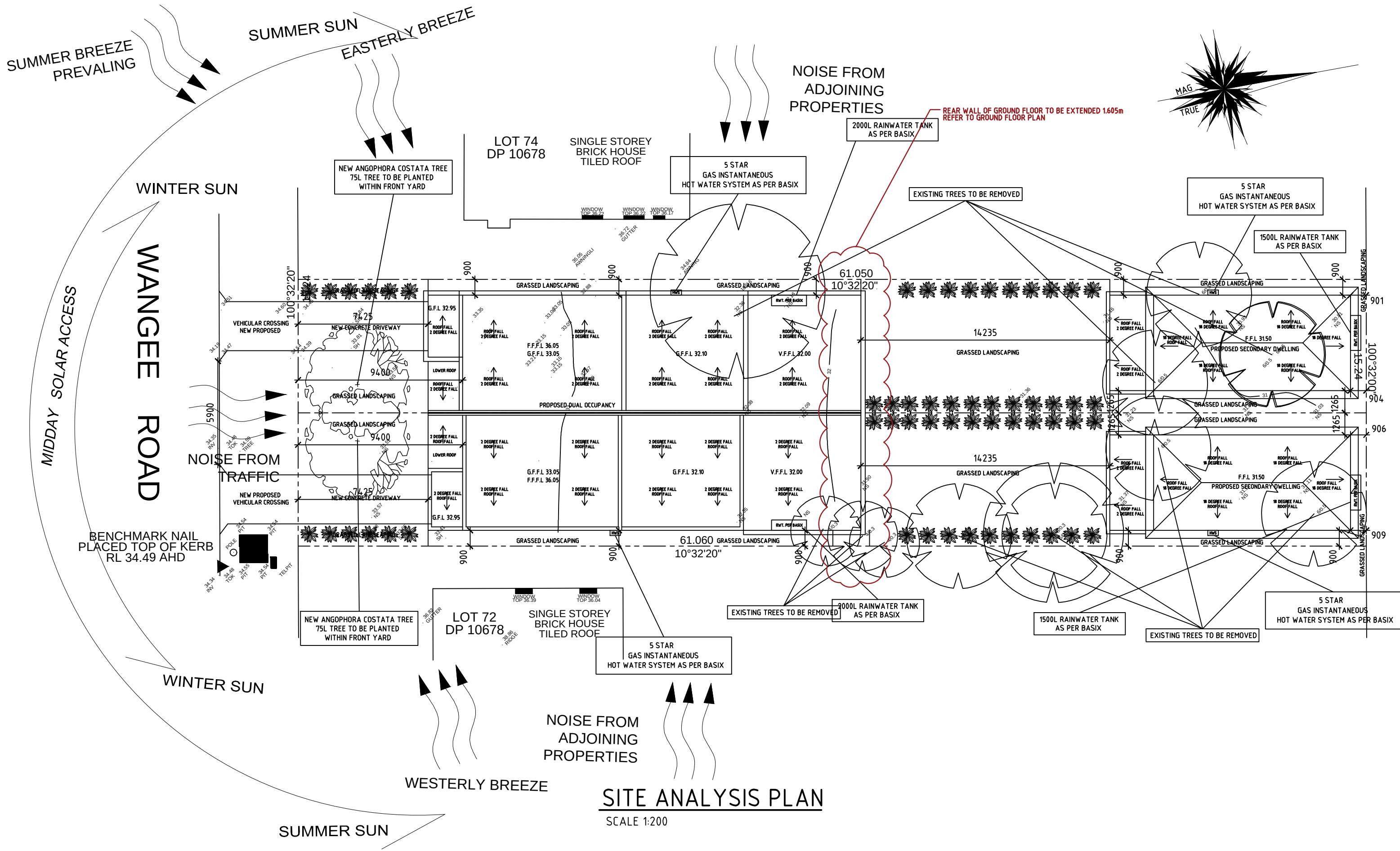
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Bankstown 2200

REV:	DESCRIPTION:	DATE:
A	Issue For DA App.	10/02/2020
B	Amendment 1	19/03/2020
C	Amendment 2	13/05/2020
D	Issued For S4.55 App.	01/09/2022

SUBJECT SITE: 192 Wangee Road, Greenacre

DRAWING TITLE: Site Plan

SCALE/ SHEET SIZE: 1:200 A3 SHEET NO. A01



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LGA: Bankstown-Canterbury

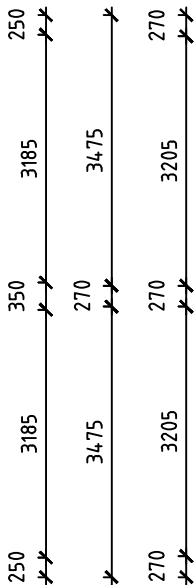
DESCRIPTION: Dual Occupancy



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REV:	DESCRIPTION:	DATE:
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B	Amendment 1	19/03/2020
C	Amendment 2	13/05/2020
D	Issued For S4.55 App.	01/09/2022

SUBJECT SITE:	192 Wangee Road, Greenacre
DRAWING TITLE:	Site Analysis Plan
SCALE/ SHEET SIZE	1:200
A3	SHEET NO. A02



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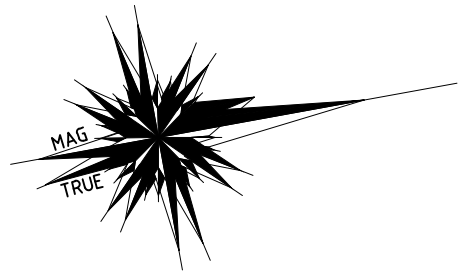
DESCRIPTION: Dual Occupancy



REV:	DESCRIPTION:	DATE:
A	Issue For DA App.	10/02/2020
B	Amendment 1	19/03/2020
C	Issued For S4.55 App.	01/09/2022

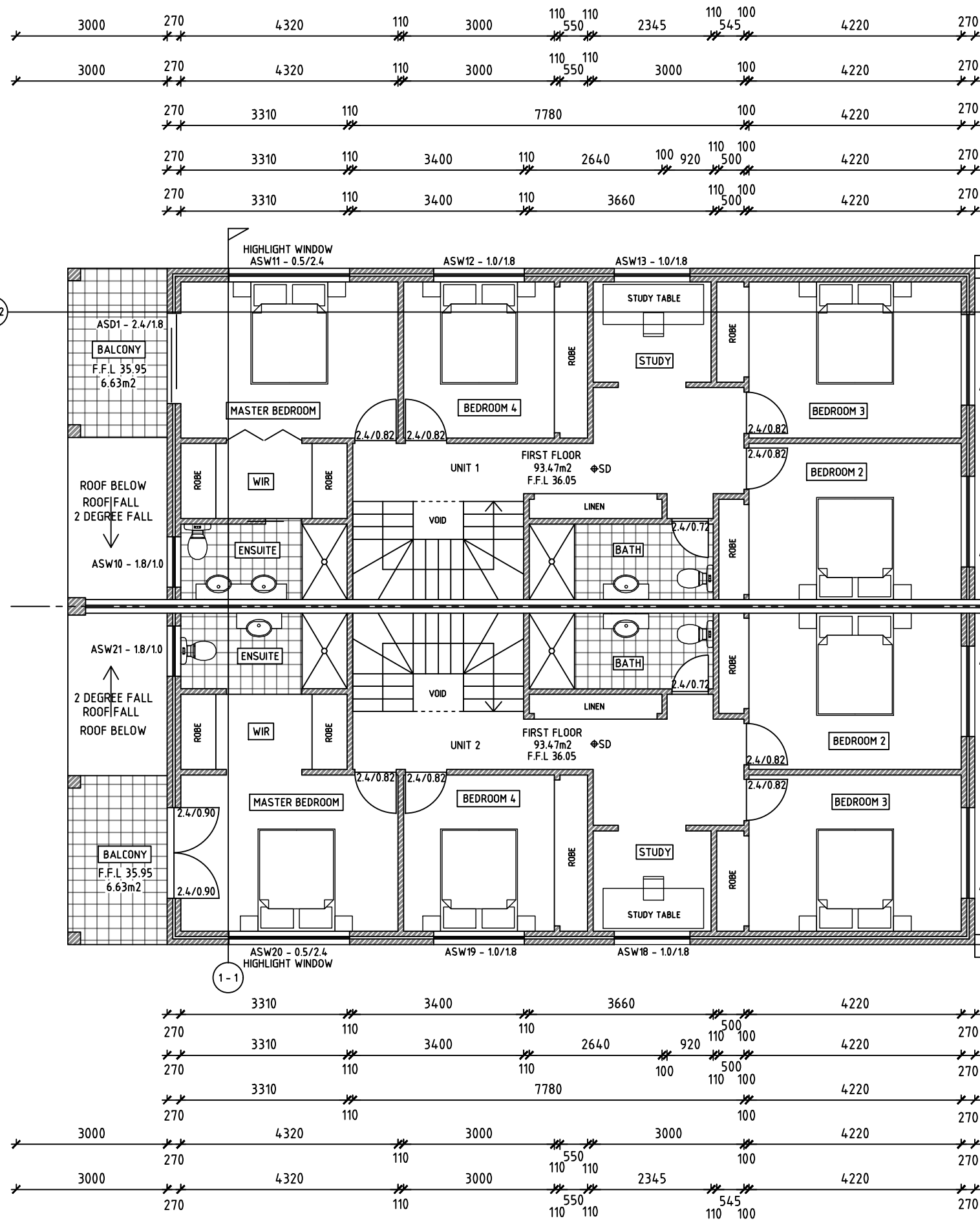
DRAWING TITLE: Ground Floor Plan

SCALE/ SHEET SIZE	1:100	A3	SHEET NO.	A05
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FIRST FLOOR PLAN

SCALE 1:100



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LGA: Bankstown-Canterbury

DESCRIPTION: Dual Occupancy



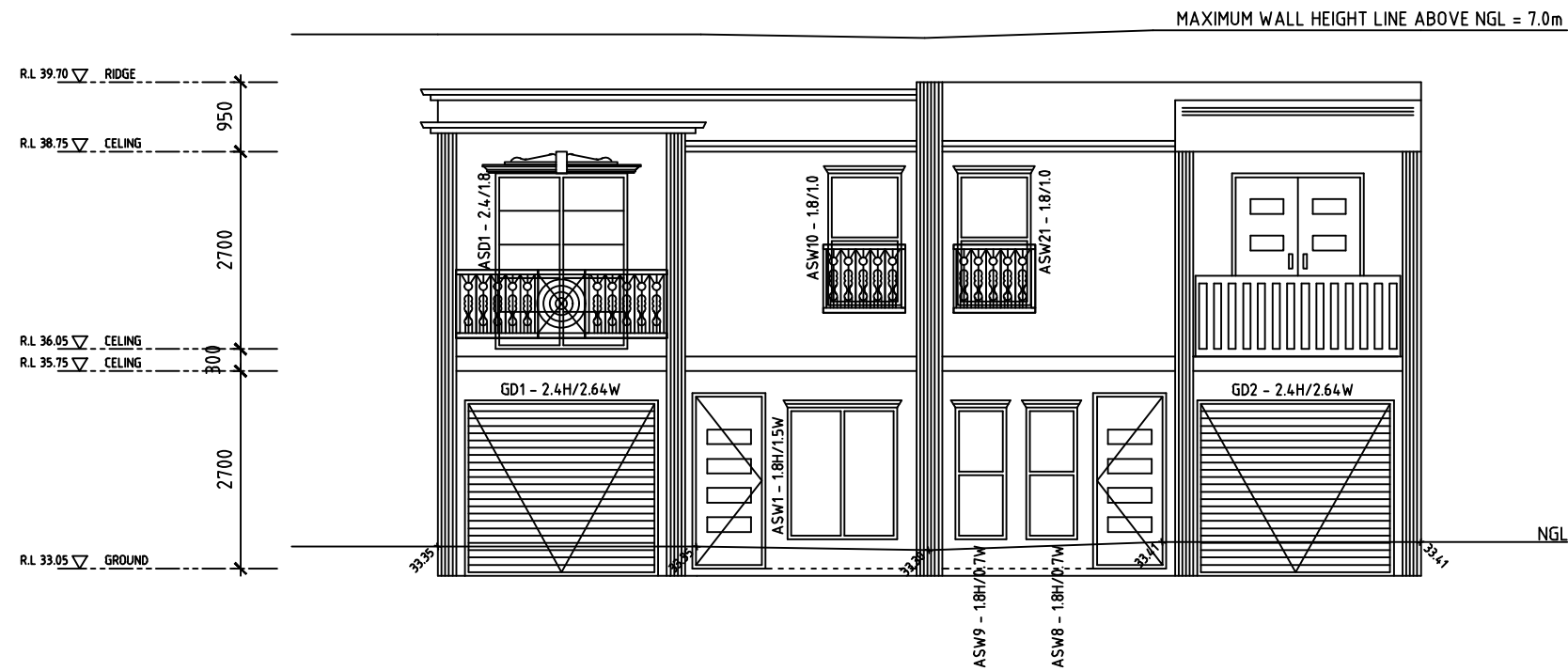
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REV:	DESCRIPTION:	DATE:
A	Issue For DA App.	10/02/2020
B	Amendment 1	19/03/2020
C	Issued For S4.55 App.	01/09/2022

SUBJECT SITE: 192 Wangee Road, Greenacre

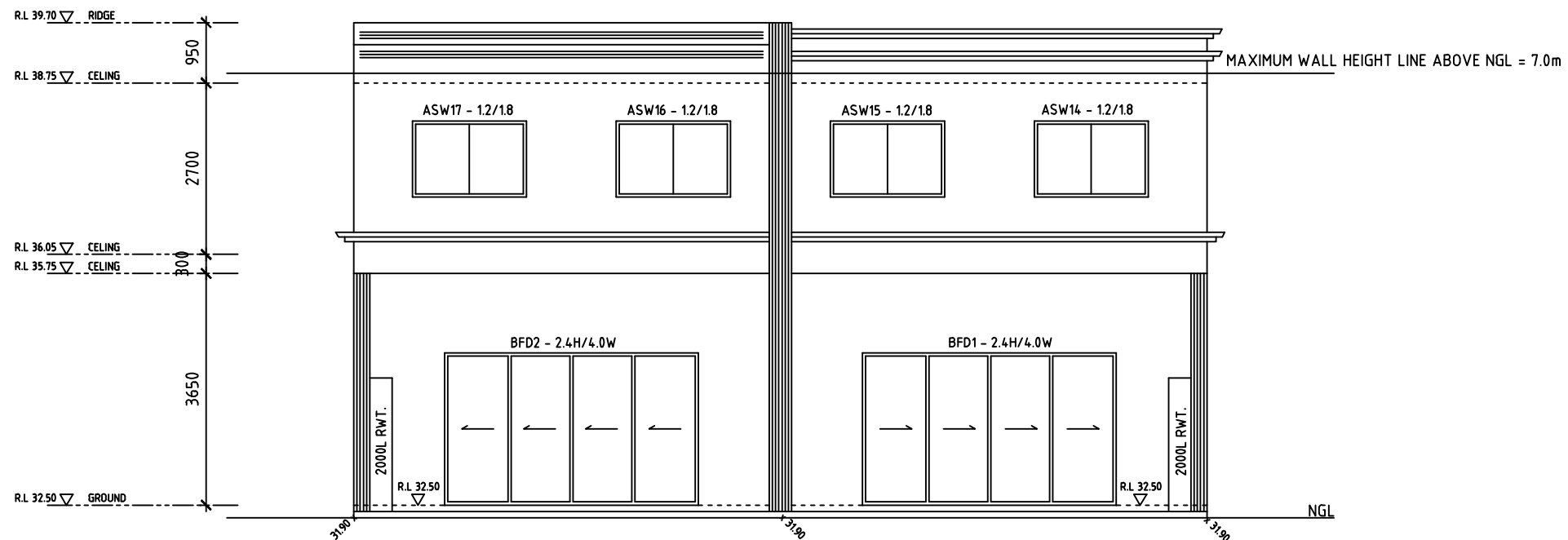
DRAWING TITLE: First Floor Plan

SCALE/ SHEET SIZE 1:100 A3 SHEET NO. A06



NORTHERN ELEVATION

SCALE 1:100



SOUTHERN ELEVATION

SCALE 1:100

WINDOW SCHEDULE

WINDOWS#	HEIGHT	WIDTH	TYPE
ASW1	1800	1500	SLIDING
ASW2	1000	1800	SLIDING
ASW3	1000	1800	SLIDING
AFW4	500	3000	SLIDING
ASW5	500	3000	SLIDING
AFW6	500	3000	SLIDING
ASW7	1000	1800	SLIDING
ASW8	1800	700	SLIDING
ASW9	1800	700	SLIDING
ASW10	1800	1000	SLIDING
ASW11	500	2400	SLIDING
ASW12	1000	1800	SLIDING
ASW13	1000	1800	SLIDING
ASW14	1200	1800	SLIDING
ASW15	1200	1800	SLIDING
ASW16	1200	1800	SLIDING
ASW17	1200	1800	SLIDING
ASW18	1000	1800	SLIDING
ASW19	1000	1800	SLIDING
ASW20	500	2400	SLIDING
ASW21	1800	1000	SLIDING
ASW22	900	1200	SLIDING
AFW23	500	1800	SLIDING
ASW24	900	1800	SLIDING
ASW25	900	1800	SLIDING
ASW26	900	800	SLIDING
ASW27	500	2000	SLIDING
ASW28	500	1800	SLIDING
ASW29	900	800	SLIDING
ASW30	900	1800	SLIDING
ASW31	900	1800	SLIDING
AFW32	500	1800	SLIDING
ASW33	900	1200	SLIDING

SLIDING DOOR SCHEDULE

DOORS#	HEIGHT	WIDTH	TYPE
ASD1	2400	1800	SLIDING
ASD2	2400	1800	SLIDING
ASD3	2100	1800	SLIDING

BI-FOLD DOOR SCHEDULE

DOORS#	HEIGHT	WIDTH	TYPE
BFD1	2400	4000	BI-FOLD
BFD2	2400	4000	BI-FOLD

GARAGE DOOR SCHEDULE

DOORS#	HEIGHT	WIDTH	TYPE
GD1	2400	2640	PANEL
GD2	2400	2640	PANEL

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LGA: Bankstown-Canterbury

DESCRIPTION: Dual Occupancy



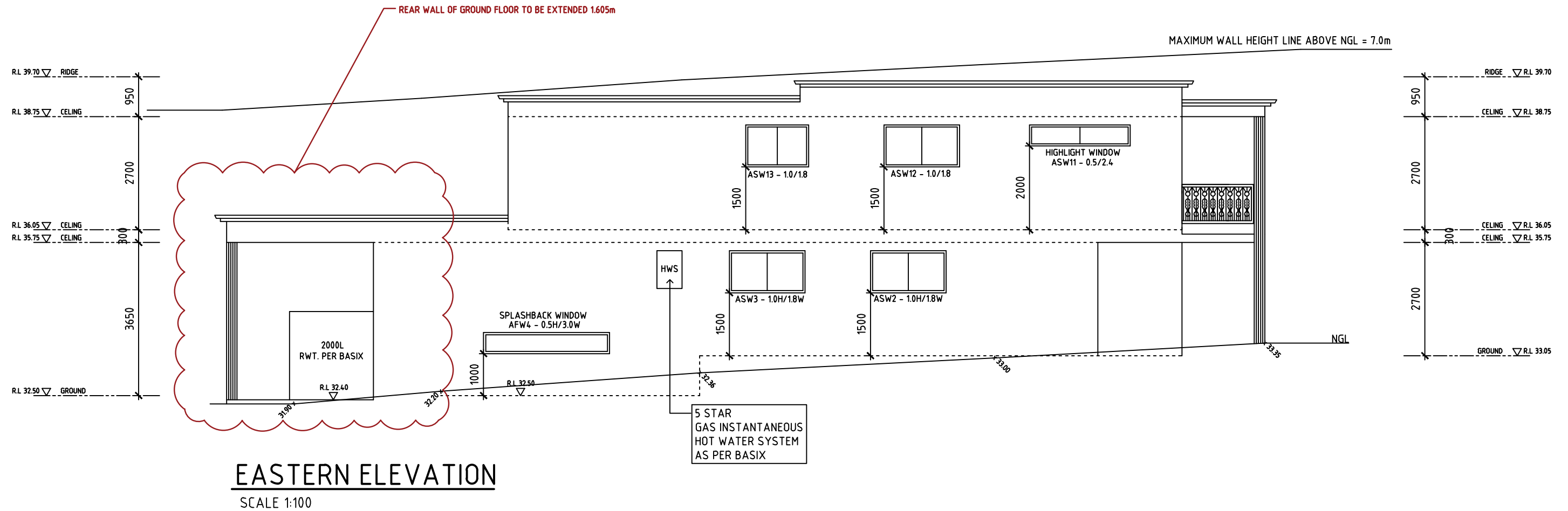
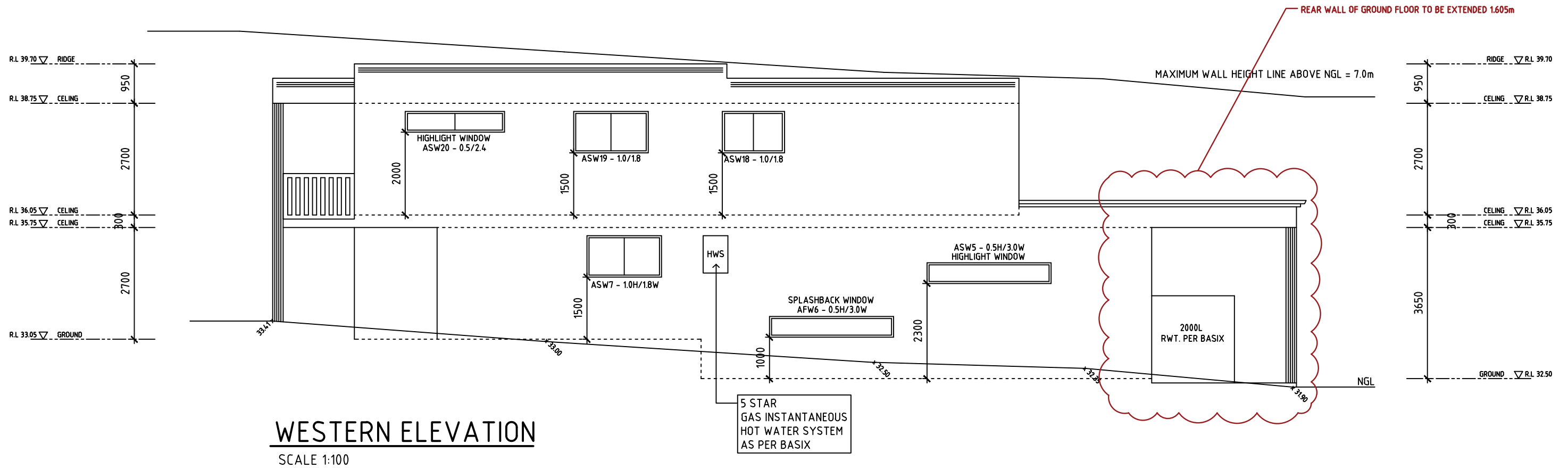
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A	Issue For DA App.	10/02/2020
B	Amendment 1	19/03/2020
C	Issued For S4.55 App.	01/09/2022

SUBJECT SITE: 192 Wangee Road, Greenacre

DRAWING TITLE: Elevation 1

SCALE/ SHEET SIZE: 1:100 A3 SHEET NO. A07



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DESCRIPTION: Dual Occupancy



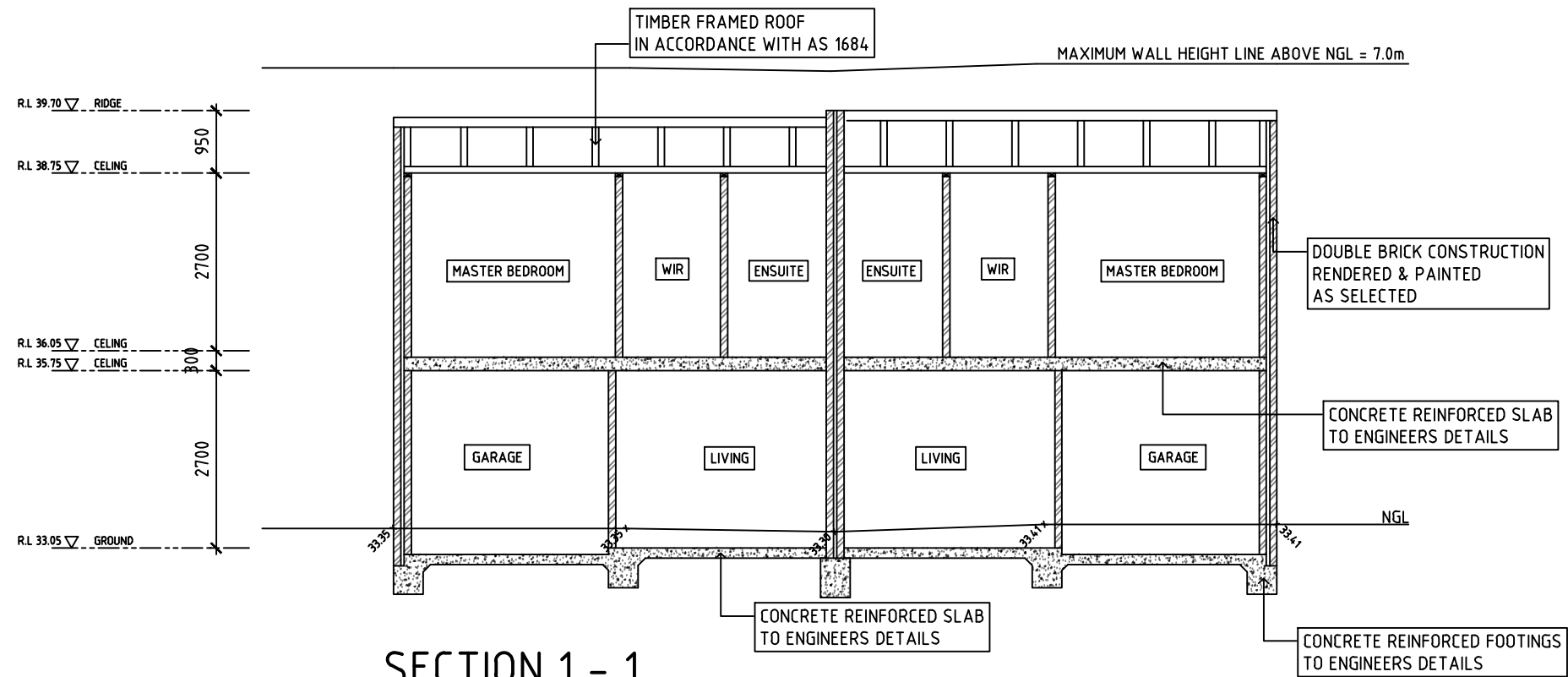
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A	Issue For DA App.	10/02/2020
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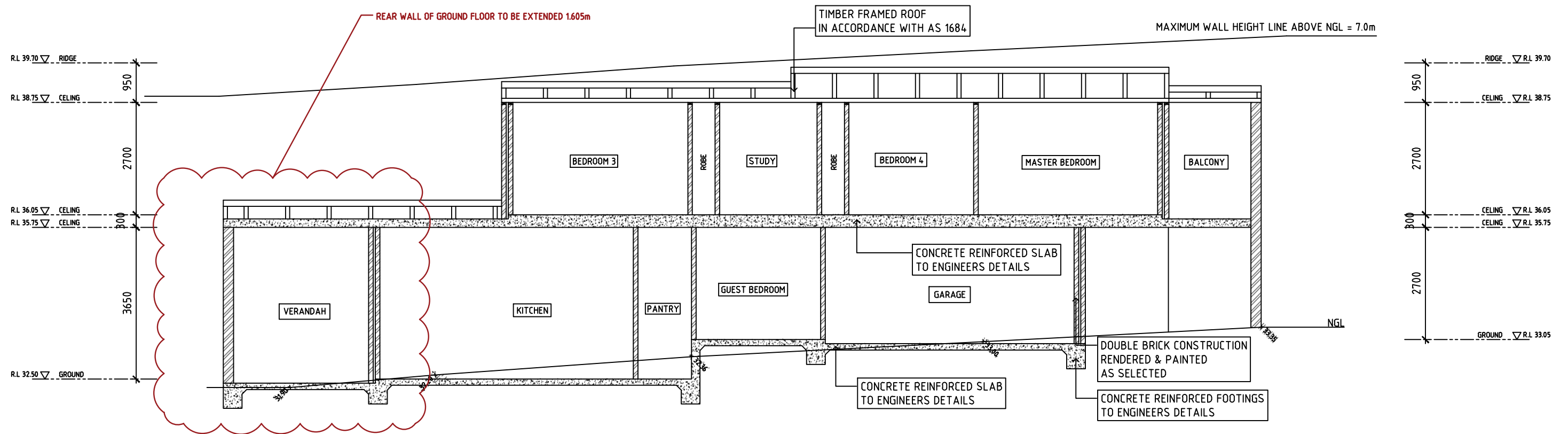
SUBJECT SITE: 192 Wangee Road, Greenacre

DRAWING TITLE: Elevation 2

SCALE/ SHEET SIZE 1:100 A3 SHEET NO. A08



SECTION 1 - 1
SCALE 1:100



SECTION 2 - 2
SCALE 1:100

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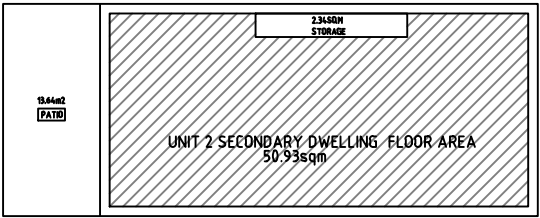
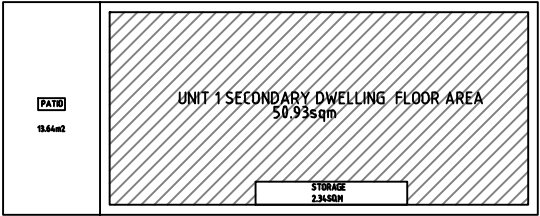
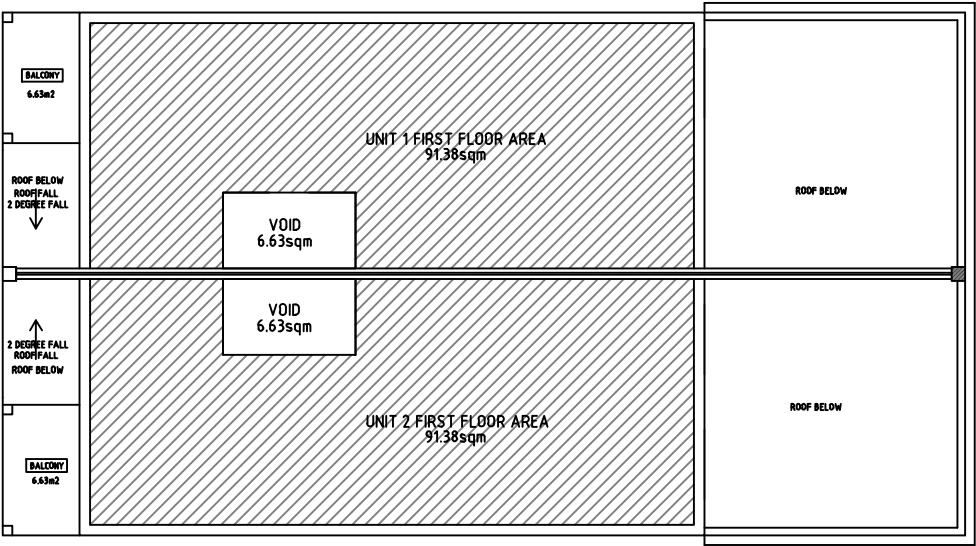
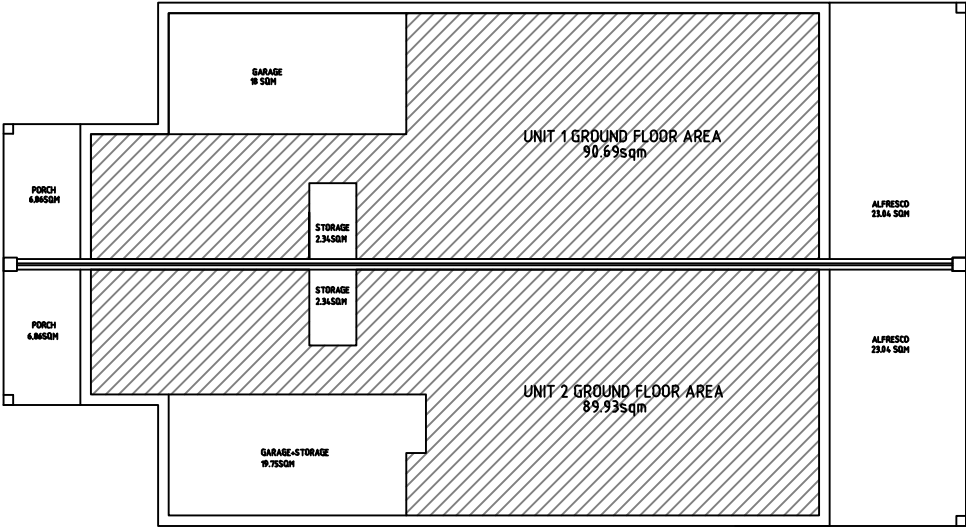
LGA:	Bankstown-Canterbury
DESCRIPTION:	Dual Occupancy



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SUBJECT SITE:	192 Wangee Road, Greenacre
DRAWING TITLE:	Section
SCALE / SHEET SIZE	1:100
A3	SHEET NO. A09



AREA CALCULATION PLAN

SCALE 1:100 @ A1

FLOOR AREA CALCULATION:

SITE AREA = 930.5sqm

The Maximum FSR for the development is 0.5:1 as per Bankstown Council Local Environmental Plan

Max. FSR = 465.25m² (i.e. 0.5 * 930.5sqm)

Definitions:

Gross floor area means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4 metres above the floor, and includes—

- (a) the area of a mezzanine, and
- (b) habitable rooms in a basement or an attic, and
- (c) any shop, auditorium, cinema, and the like, in a basement or attic, but excludes—
- (d) any area for common vertical circulation, such as lifts and stairs, and
- (e) any basement—
- (i) storage, and
- (ii) vehicular access, loading areas, garbage and services, and
- (f) plant rooms, lift towers and other areas used exclusively for mechanical services or ducting, and
- (g) car parking to meet any requirements of the consent authority (including access to that car parking), and
- (h) any space used for the loading or unloading of goods (including access to it), and
- (i) terraces and balconies with outer walls less than 1.4 metres high, and
- (j) voids above a floor at the level of a storey or storey above.

TOTAL FLOOR AREA CALCULATED:

UNIT 1 - GROUND FLOOR AREA = 90.69sqm (excluding garage, storage, patio & alfresco)
UNIT 2 - GROUND FLOOR AREA = 89.93sqm (excluding garage, storage, patio & alfresco)

UNIT 1 - SECONDARY DWELLING = 50.93sqm (excluding storage and Patio)
UNIT 2 - SECONDARY DWELLING = 50.93sqm (excluding storage and Patio)

UNIT 1 - FIRST FLOOR AREA = 91.38sqm (excluding void and balcony)
UNIT 2 - FIRST FLOOR AREA = 91.38sqm (excluding void and balcony)

TOTAL FLOOR AREA = 465.24sqm (0.4999:1)

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LGA: Bankstown-Canterbury

DESCRIPTION: Dual Occupancy





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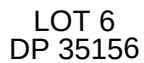
SUBJECT SITE: 192 Wangee Road, Greenacre

DRAWING TITLE: AREA CALC. PLAN

SCALE/ SHEET SIZE: 1:100 A3 SHEET NO.: A09_1



LANDSCAPE PLAN
SCALE 1:200



LOT 5
DP 35156

PLANTING SCHEDULE					
SYMBOL	PLANT NAME	CONTAINER SIZE (min.)	HEIGHT (m)	SPREAD (m)	QUANTITY
PU	POMAX UMBELLATA	2 Litres	0.4m	1.0m	64
KR	KENNEDIA RUBICUNDA	2 Litres	4.00m	4.00m	0
AC	ANGOPHORA COSTATA	75 Litres	10-20m	6-12m	2
TL	TRISTANIOPSIS LAURINA	75 Litres	5-15m	3-6m	0
GRASS	SOFT LEAF BUFFALO	---	---	---	AS SHOWN.

SCALE/ SHEET SIZE	1:100	A3	SHEET NO.	A10
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