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FACADE PERSPECTIVE IS DEPICTIVE ONLY AND MAY VARY ONCE APPLIED TO ACTUAL CUSTOM DESIGN.
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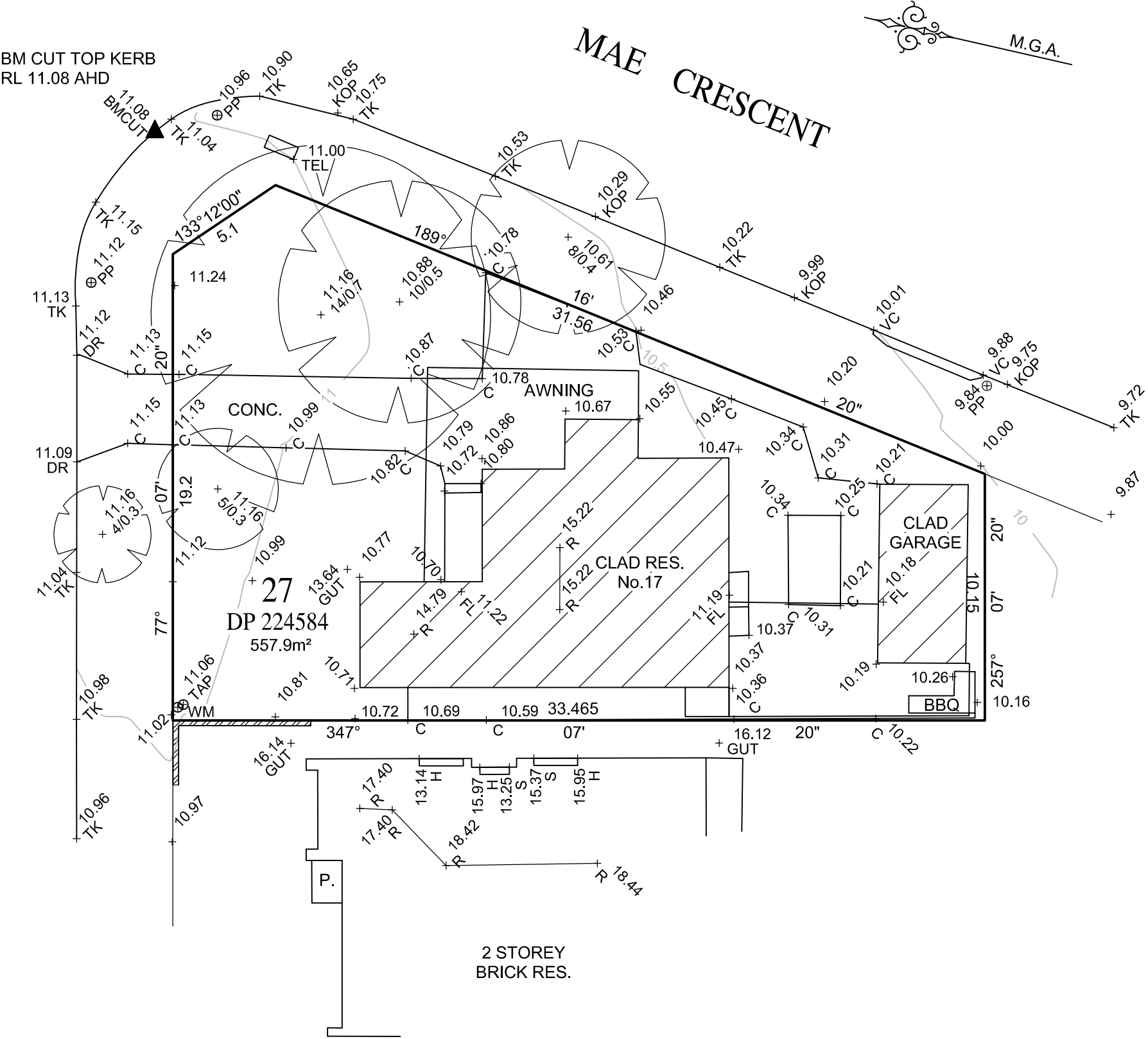
REVISION - DATE - DESCRIPTION - INITIAL	
REVA - 06/10/21 - CONCEPT PLAN 1 - JA REVA1 - 19/01/21 - CONCEPT PLAN 2 - JA REVB2 - 15/03/22 - TENDER CHANGES 7.03.22 - SC REVB3 - 11/04/22 - AMENDMENTS - SC REVC4 - 18/08/22 - APPROVAL PLANS 1 - AP	
APPROVAL PLANS	
Signed _____	
Date _____	
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DUAL OCCUPANCY	
JOB NUMBER	1938
Perspectives	
CLIENT DEANE	
LOCATION LOT 27 #17 MAE CRESCENT PANANIA NSW	
DP 224584	
LGA	CANTERBURY-BANKSTOWN COUNCIL
LODGEMENT DA	
DESIGN: PEREIRA 21 & ENMORE FACADE: CUSTOM	
SHEET NO: APPROVAL- 1	SCALE: 1:300, 1:1 @ A3
DATE PRINTED Thursday, 25 August 2022	

LEGEND
BM - BENCH MARK
C - CONCRETE
ELEC - ELECTRICITY KIOSK
GB - GARDEN BED
GR - GRATE (PIT)
H - WINDOW HEADER
HYD - HYDRANT
KOP - KERB OUTLET POINT
LNT - KERB INLET PIT LINTEL
LP - LIGHT POLE
PC - PRAM CROSSING
RTK - ROLL TOP KERB
S - WINDOW SILL
SIP - SEWER INSPECTION POINT
SMH - SEWER MANHOLE
SV - STOP VALVE
TEL - TELECOMMUNICATIONS PIT
TK - TOP KERB
TW - TOP OF WALL
VC - VEHICLE CROSSING
WM - WATER METER
5/0.3 - TREE 5m SPREAD 0.3m TRUNK


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THE SURVEY IS FOR THE EXPRESS USE OF THE CLIENT
IDENTIFIED IN THE TITLE BLOCK ONLY.

- NOTE:
- * THIS PLAN HAS BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS
 - * THE LOCATION OF CERTAIN FEATURES & IMPROVEMENTS SHOWN HEREON MAY BE INDICATIVE & THERE IS NO GUARANTEE OF THEIR SPATIAL ACCURACY
 - * THE TITLE BOUNDARIES SHOWN HEREIN HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND HAVE NOT BEEN VERIFIED BY FIELD MEASUREMENTS
 - * PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES
 - * CONTOURS HAVE BEEN INTERPOLATED FROM SPOT HEIGHTS TAKEN AND ARE APPROXIMATE ONLY
 - * THIS NOTE IS AN INTEGRAL PART OF THIS PLAN. ANY RE-PRODUCTION OF THE INFORMATION CONTAINED IN THIS FILE MUST DISPLAY THIS NOTE

MAE CRESCENT



CONTACT DIAL BEFORE YOU DIG PH: 1100, PRIOR TO ANY EXCAVATION

 <p>APEX SURVEYING consulting surveyors & project managers</p>	Suite 6, 16 HILL STREET, CAMDEN NSW 2570 POSTAL ADDRESS: P.O. BOX 659 CAMDEN NSW 2570 Ph: (02) 4655 9485 Fax: (02) 4655 9487 Email: admin@apexsurveying.com.au www.apexsurveying.com.au	DATUM	AHD	SCALE: 1:200 ON A3	DRAWN: DF	PLAN OF DETAIL & CONTOUR SURVEY OVER LOT 27 IN DP 224584 AT No.17 MAE CRESCENT, PANANIA
		ORIGIN OF LEVELS	SSM75120	SUBURB: PANANIA	SURVEYED: WD	
		CONTOUR INTERVAL	0.5m	L.G.A.: CANTERBURY BANKSTOWN	DATE: 6/07/2021	
		SHEET NO. 1 OF 1 SHEETS			CLIENT: FAIRMONT HOMES	SURVEYORS REFERENCE : 21425

DA SCHEDULE

SITE DETAILS

LGA CONTROL Bankstown DCP 2015 (13/07/2016)
LOT NUMBER/DP NUMBER 27 / 224584
ZONE & LOT WIDTH R2 21.026m
SITE AREA 557.90 m²

DWELLING AREAS

UNIT 1 + UNIT 2

GROUND FLOOR LIVING 67.23m² + 104.24m² = 171.47 m²
FIRST FLOOR LIVING 66.72m² + 81.41m² = 148.13 m²
PORCH 3.85m² + 3.90m² = 7.75 m²
PATIO 0.00 m²
FRONT BALCONY 5.04m² + 5.15m² = 10.19 m²
REAR BALCONY 0.00 m²
GARAGE 21.64m² + 23.75m² = 45.39 m²
ALFRESCO 10.48m² + 11.47m² = 21.95 m²
TOTAL : 174.96m² + 229.92m² = 404.88 m²
DRIVE AREA 22.19m² + 22.74m² = 44.93 m²
ROOF AREA (drained to tank) 302.74 m²

SITE COVERAGE (Single storey/Lower floor)

MAXIMUM SITE COVERAGE 306.85 m²/ 55.00%
ACTUAL SITE COVERAGE 216.86 m²/ 38.87%

FLOOR SPACE RATIO

MAXIMUM FLOOR SPACE/FSR 278.95 m²/ 50.00%
ACTUAL FLOOR SPACE/FSR 289.03 m²/ 51.81%

LANDSCAPING AREAS

MINIMUM LANDSCAPING 111.58 m²/ 20.00%
ACTUAL LANDSCAPING 237.82 m²/ 42.63%

PRIVATE OPEN SPACE

MINIMUM POS 24.00 m²/ 4.0 (Lot >10m)
ACTUAL POS 24.00 m²/ 6.0X4.0

BUILDING HEIGHT

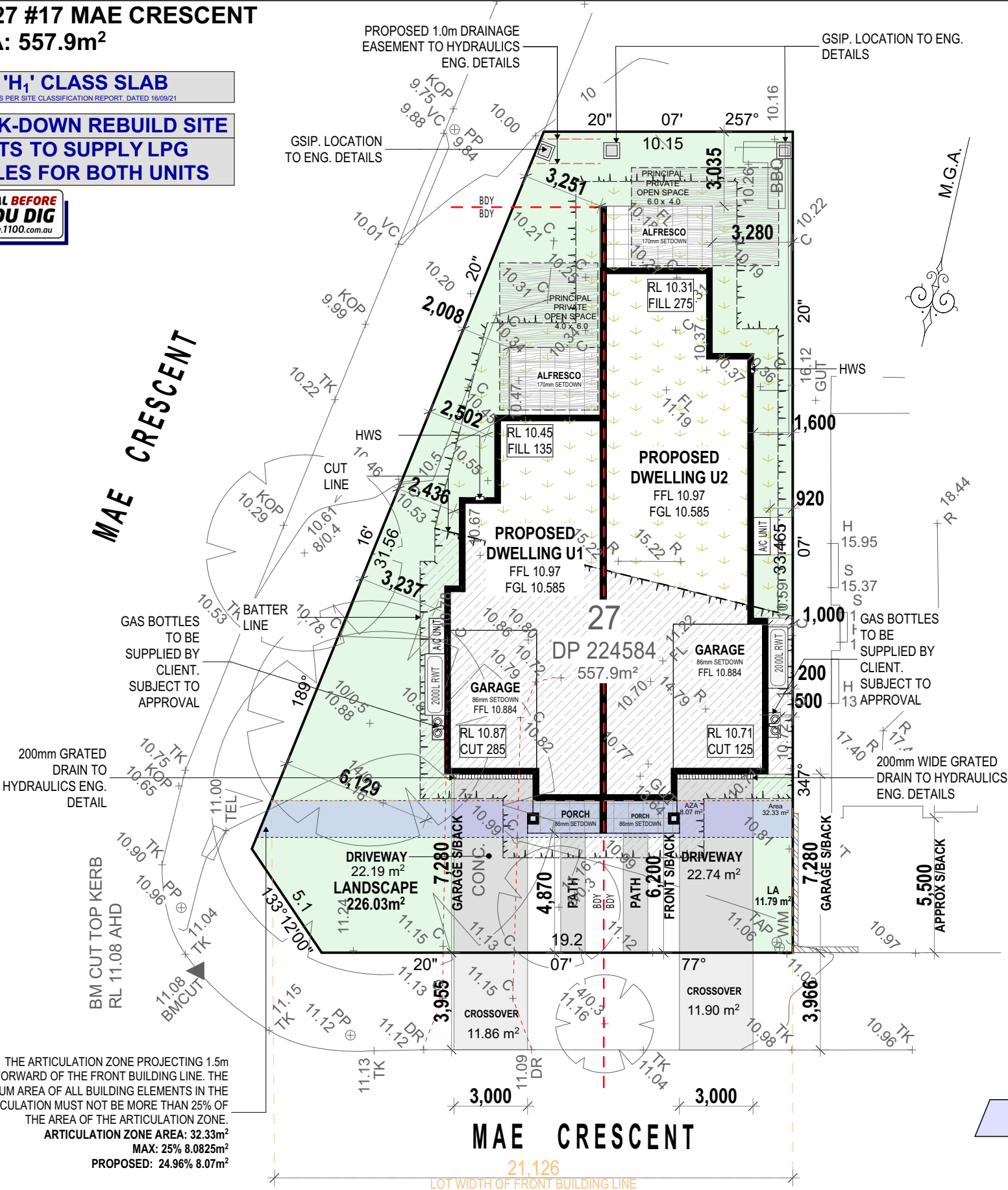
MAXIMUM HEIGHT 9.00 m
ACTUAL HEIGHT 7.95 m

LOT 27 #17 MAE CRESCENT AREA: 557.9m²

'H₁' CLASS SLAB

AS PER SITE CLASSIFICATION REPORT, DATED 16/09/21

KNOCK-DOWN REBUILD SITE CLIENTS TO SUPPLY LPG BOTTLES FOR BOTH UNITS



OVERHEAD POWERLINE PROTECTION

WORKS TO BE PERFORMED BY LOCAL SUPPLY AUTHORITY

SURFACE PICKUPS TO BE PROVIDED WHERE REQUIRED. TO BE CONFIRMED ON SITE BY PLUMBER

POSITION OF STORMWATER DRAINAGE LINES AND DOWNPIPES INDICATED ARE APPROXIMATE ONLY. TO BE CONFIRMED ONSITE

NBN

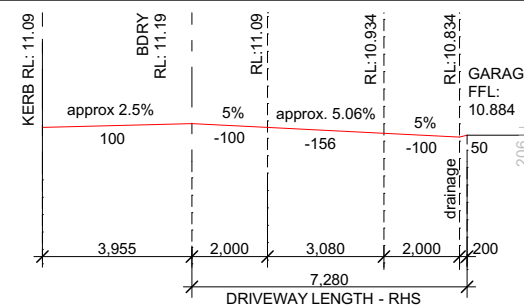
NBN CONNECTION AS PER ESTATE REQUIREMENT

METER BOX

LOCATION OF METER BOX TO BE DETERMINED BY ELECTRICIAN ON SITE DURING CONSTRUCTION STAGE

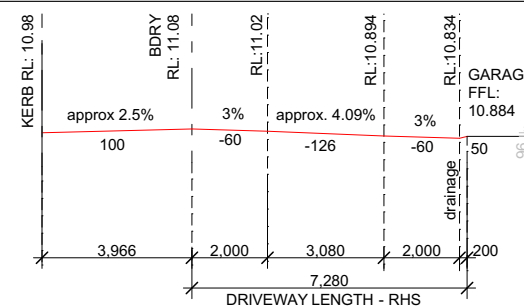
DRIVEWAY PROFILE - U1

AS2890.1-2004



DRIVEWAY PROFILE - U2

AS2890.1-2004



AZA

8.07 m²

Area

32.33 m²

ARTICULATION CALCS

AZA = 8.07m² / 32.33m²

AZA = 24.96%

DRAFTING NOTE:

PLEASE REFER TO STRUCTURAL ENGINEER'S STRUCTURAL PLANS.
ISSUE A, DATED 21/05/22, REF PST22227

DRAFTING NOTE:

PLEASE REFER TO HYDRAULICS ENGINEER'S STORMWATER PLANS.
ISSUE A, DATED 19/05/22, REF PSW22177



M: 0428 088 893 E: admin@primeec.com.au A: Suite 1, 6 Weld Street,
M: 0450 877 463 W: www.primeec.com.au Prestons, NSW 2170



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Signed _____
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LOCATION LOT 27 #17 MAE CRESCENT
PANANIA NSW

DP 224584

CLIENT DEANE

JOB NUMBER 1938

LGA CANTERBURY-BANKSTOWN COUNCIL

LODGEMENT DA

Site Plan

DESIGN: PEREIRA 21 & ENMORE

FACADE: CUSTOM

SHEET NO: APPROVAL- 3

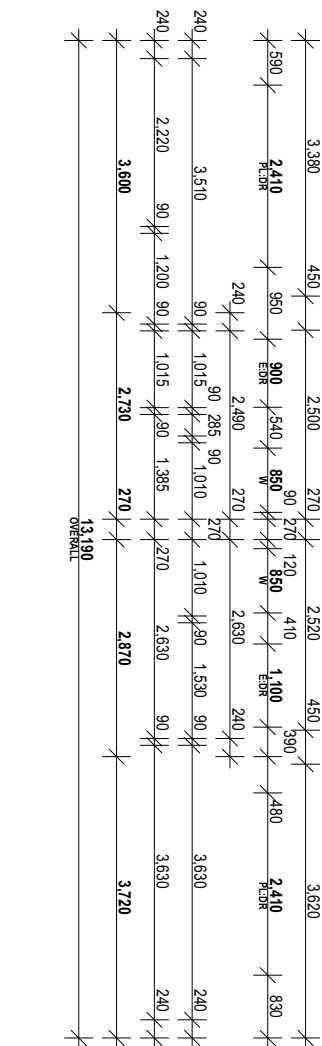
SCALE: 1:200 @ A3

DATE Thursday, 25 August 2022

REVISION - DATE - DESCRIPTION - INITIAL

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REVC4 - 18/08/22 - APPROVAL PLANS 1 - AP

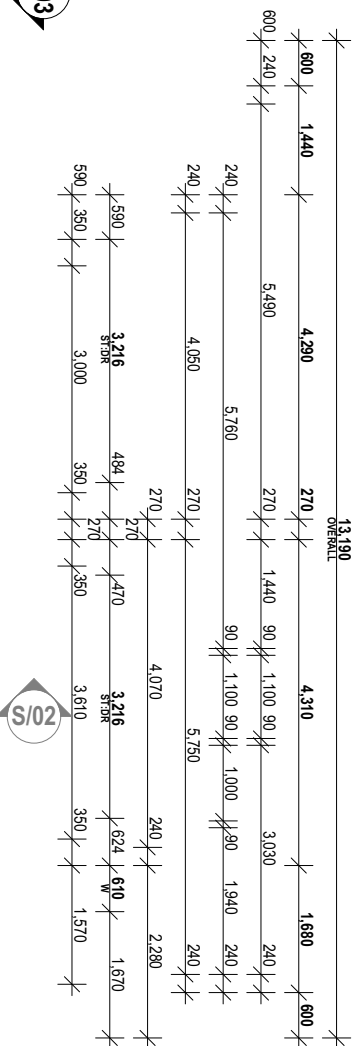
BRICK AND STEEL FRAME CONSTRUCTION
MECHANICAL VENTILATION TO WET AREAS AS PER BCA
LIFT OFF HINGES TO WET AREAS AS PER BCA/NCC
RECESSED FLOORING TO ALL WET AREAS - 40mm S/DOWN



NOTES:
REFER TO A/C INSTALLERS AND/OR MANUFACTURERS
SPECIFICATIONS AND DETAILS FOR A/C DUCT
POSITION.) LOCATION.
REFER TO ENGINEERS PLANS AND SPECIFICATIONS
FOR ALL STEEL BEAMS.
REFER TO TRUSS MANUFACTURERS PLANS AND
SPECIFICATIONS FOR ALL TIMBER FRAME WORKS.
REFER TO A/C INSTALLERS AND/OR MANUFACTURERS
SPECIFICATIONS AND DETAILS FOR A/C DUCT
POSITION.



Area Calculations	
Room Name	Area
1. ALFRESCO	10.48
1. BALCONY	5.04
1. GARAGE	21.64
1. GROUND FLOOR	67.23
1. PORCH	3.85
1. UPPER FLOOR	66.72
2. ALFRESCO	11.47
2. BALCONY	5.15
2. GARAGE	23.75
2. GROUND FLOOR	104.24
2. PORCH	3.90
2. UPPER FLOOR	81.41
404.88 m²	



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HOMES^{NSW}

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5. APPROXIMATE AREAS ARE TO BE CONFIRMED ON SITE BY SURVEYOR.

6. THIS PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY SURVEYOR.

7. ALL ELECTRICAL AND/OR HYDRAULICS ENGINEER PRIOR TO WORK COMMENCEMENT.

8. ALL MATERIALS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.

9. ALL DIMENSIONS MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING.

10. THE SURVEYOR MUST BE CONSULTED BY THE BUILDER.

11. THE BUILDER SHALL BE CARRIED OUT STRICTLY IN ACCORDANCE TO THESE DRAWINGS.

12. THE BUILDER MUST FULLY COMPLY WITH ALL RELEVANT AUSTRALIAN CONSTRUCTION CODES AND STANDARDS.

13. ANY DISCREPANCIES NOTIFY FAIRMONT HOMES NSW IMMEDIATELY.

LOCATION LOT 27 #17 MAE CRESCENT PANANIA NSW	
DP	224584
CLIENT	DEANE
JOB NUMBER	1938
LGA	CANTERBURY-BANKSTOWN COUNCIL
LODGEMENT	DA

Ground Floor Plan

DESIGN: PEREIRA 21 & ENMORE
FACADE: CUSTOM
SHEET NO: APPROVAL- 4
SCALE: 1:100, 1:1 @ A3
DATE Thursday, 25 August 2023

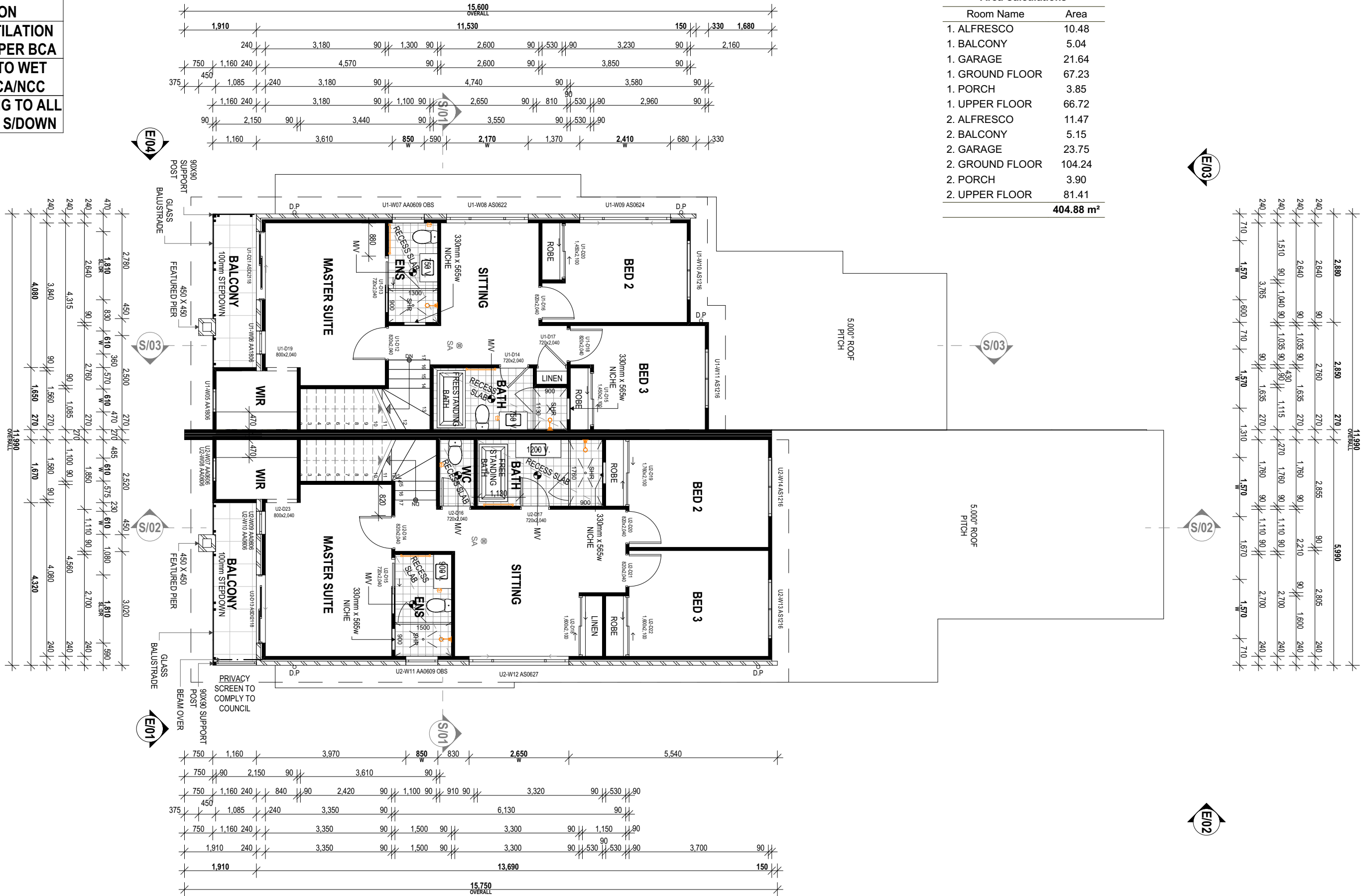
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REVC4 - 18/08/22 - APPROVAL PLANS 1 - AP

BRICK AND STEEL FRAME
CONSTRUCTION

MECHANICAL VENTILATION
TO WET AREAS AS PER BCA

LIFT OFF HINGES TO WET
AREAS AS PER BCA/NCC

RECESSED FLOORING TO ALL
WET AREAS - 40mm S/DOWN



APPROVAL PLANS

Signed _____

Date _____

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PANANIA NSW

DP 224584

CLIENT DEANE

JOB NUMBER 1938

LGA CANTERBURY-BANKSTOWN COUNCIL

LODGEMENT DA

Upper Floor

DESIGN: PEREIRA 21 & ENMORE

FACADE: CUSTOM

SHEET NO: APPROVAL - 5

SCALE: 1:100, 1:1 @ A3

DATE Thursday, 25 August 2022

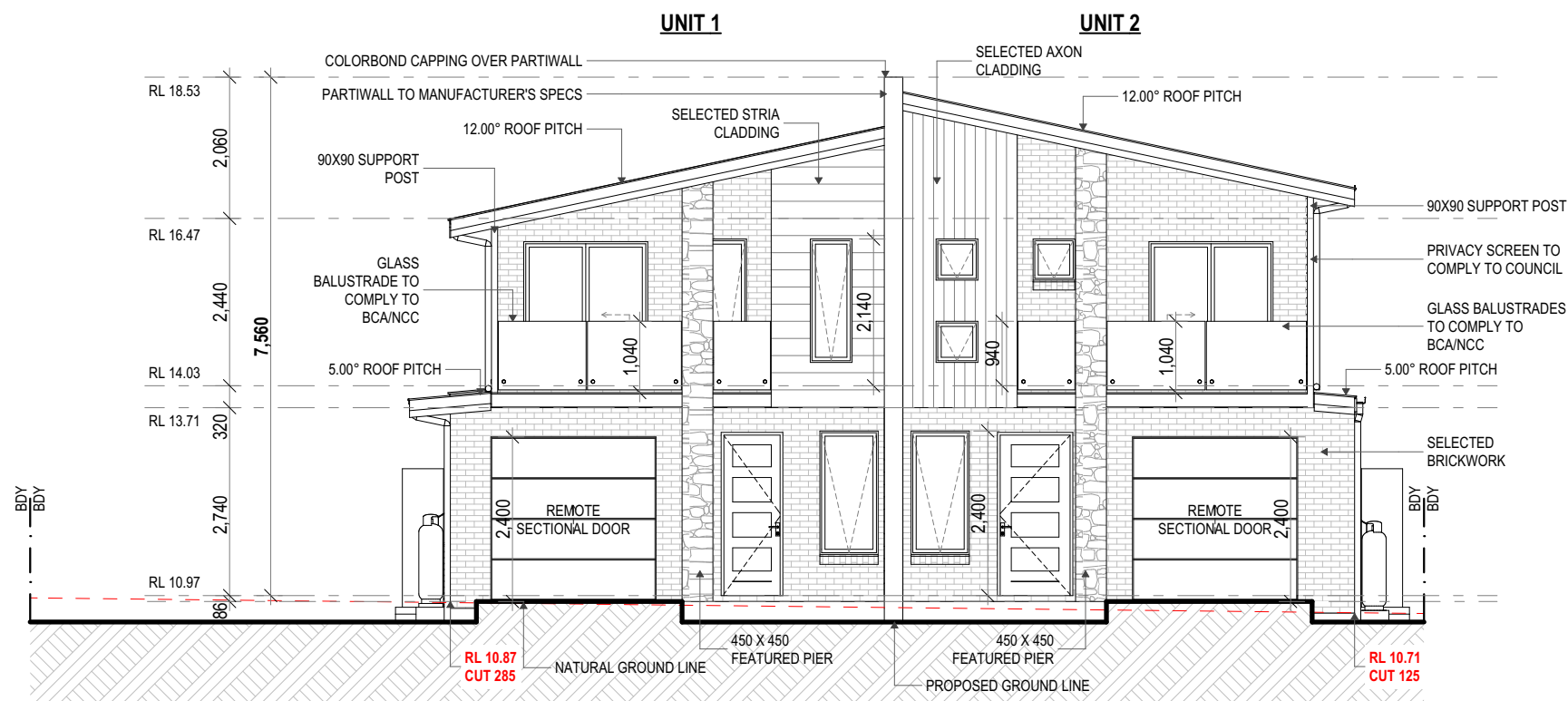
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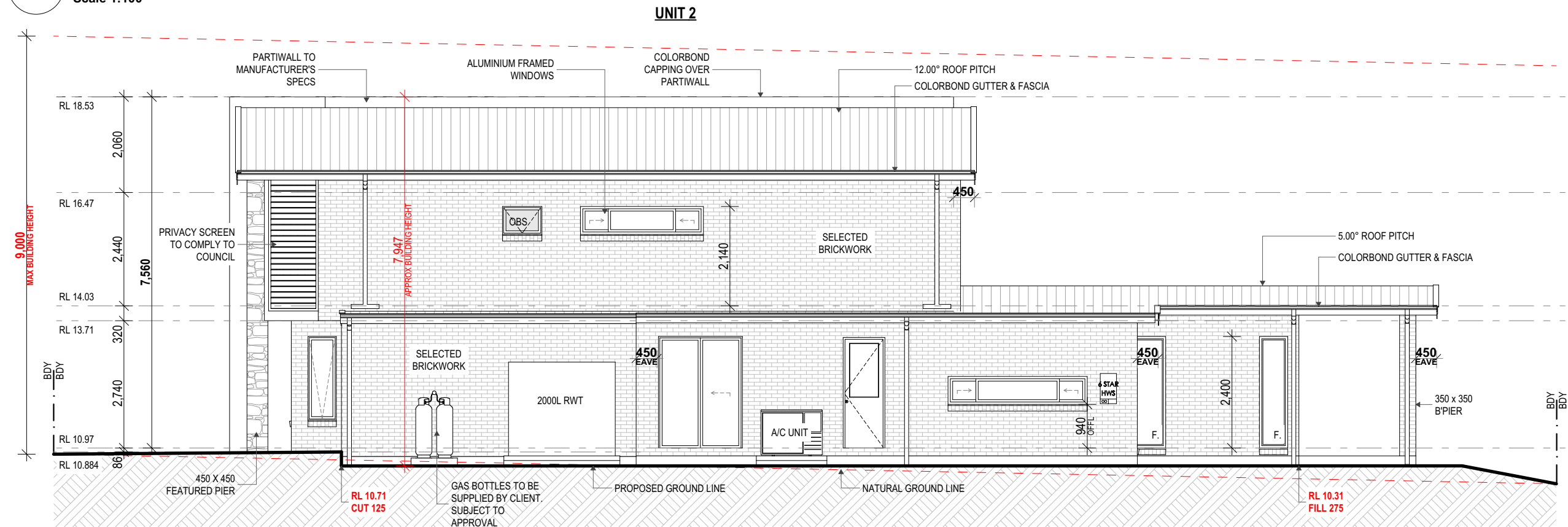
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NOTE: ALL FIRST FLOOR BEDROOM WINDOWS WITH A SILL HEIGHT LESS THAN 1700mm FROM THE FFL REQUIRE THE OPENING TO BE RESTRICTED TO A MAX OF 125mm IN ACCORDANCE WITH THE BCA.

E/01 FRONT - NORTHERN ELEVATION
Scale 1:100



E/02 RIGHT - WESTERN ELEVATION
Scale 1:100



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Date	_____
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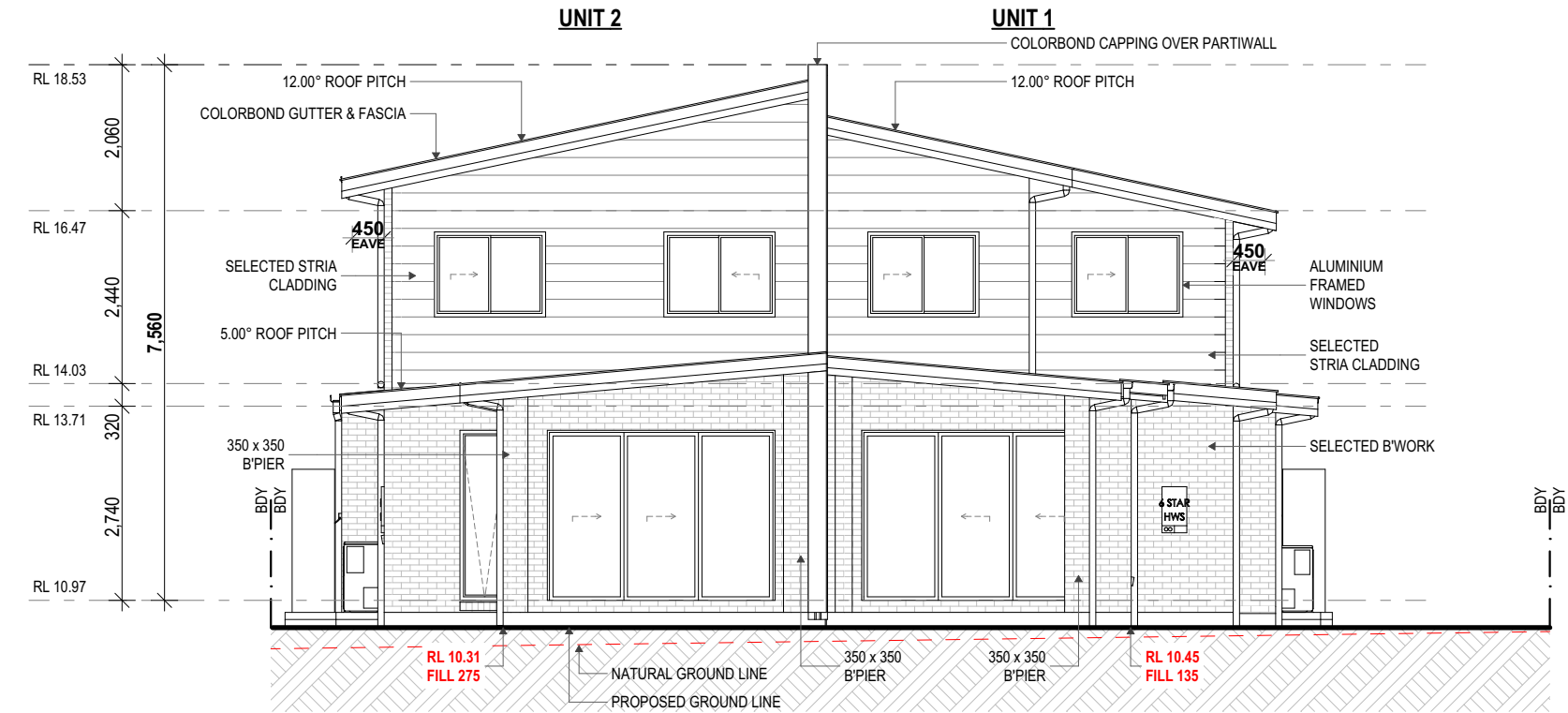
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DP	224584
CLIENT	DEANE
JOB NUMBER	1938
LGA	CANTERBURY-BANKSTOWN COUNCIL
LODGE	DA

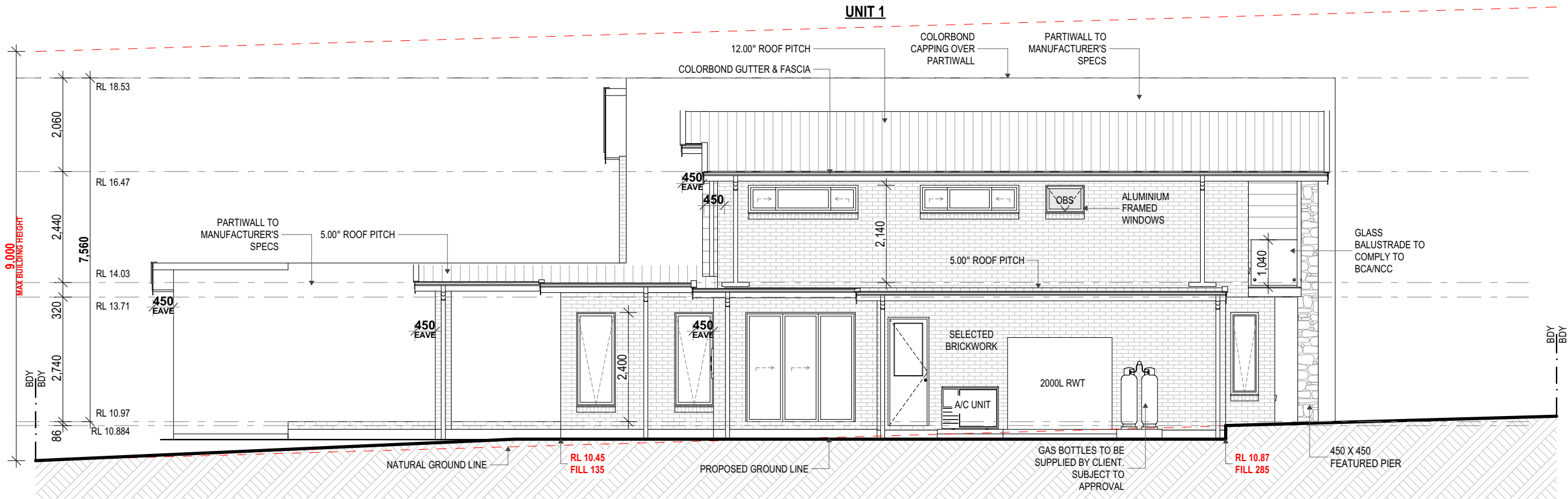
Elevations
DESIGN: PEREIRA 21 & ENMORE
FACADE: CUSTOM
SHEET NO: APPROVAL- 6
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NOTE: ALL FIRST FLOOR BEDROOM WINDOWS WITH A SILL HEIGHT LESS THAN 1700mm FROM THE FFL REQUIRE THE OPENING TO BE RESTRICTED TO A MAX OF 125mm IN ACCORDANCE WITH THE BCA.



E/03 LEFT - SOUTHERN ELEVATION
Scale 1:100



E/04 FRONT - EASTERN ELEVATION
Scale 1:100

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Signed	
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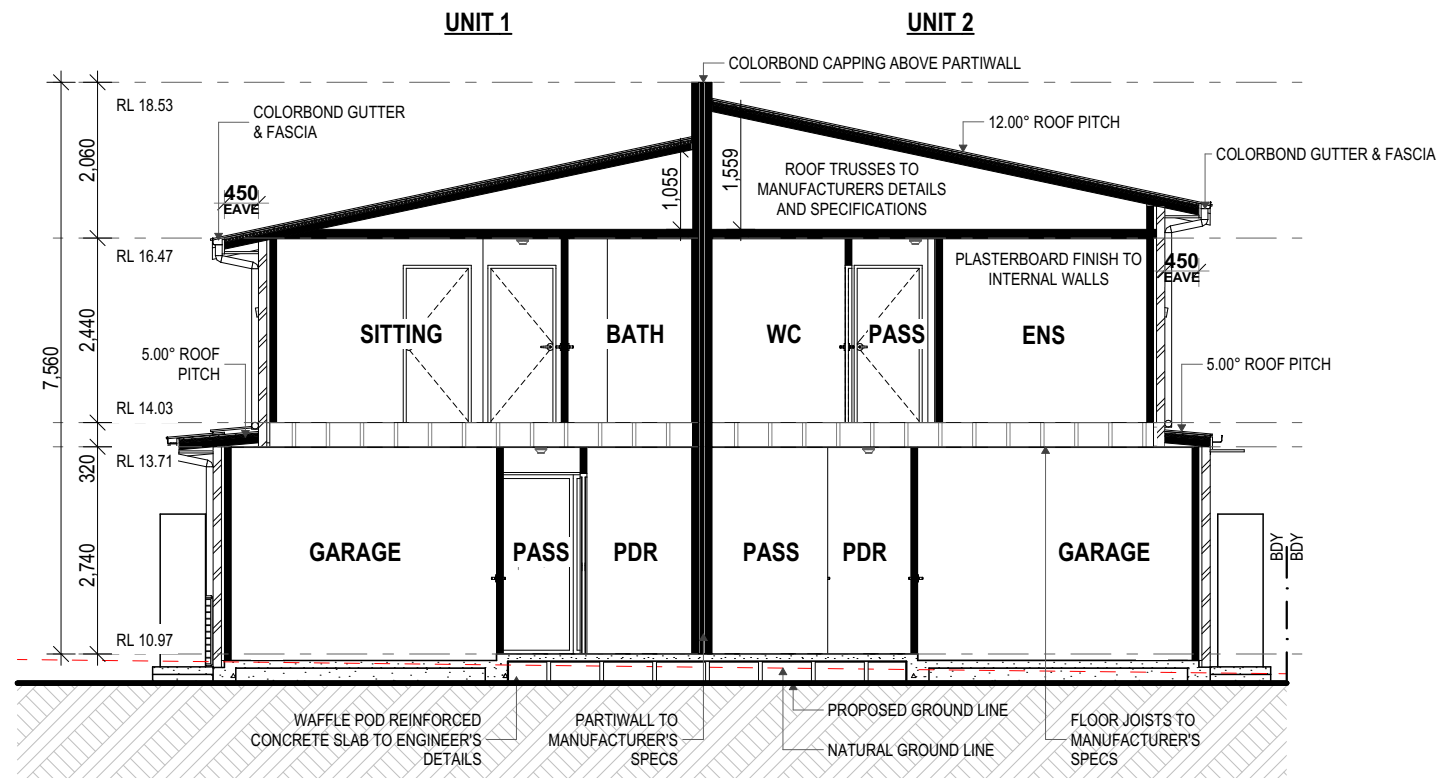
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CLIENT	DEANE
JOB NUMBER	1938
LGA	CANTERBURY-BANKSTOWN COUNCIL
LODGEMENT	DA

Elevations	
DESIGN:	PEREIRA 21 & ENMORE
FACADE:	CUSTOM
SHEET NO:	APPROVAL - 7
SCALE:	1:100 @ A3
DATE	Thursday, 25 August 2022

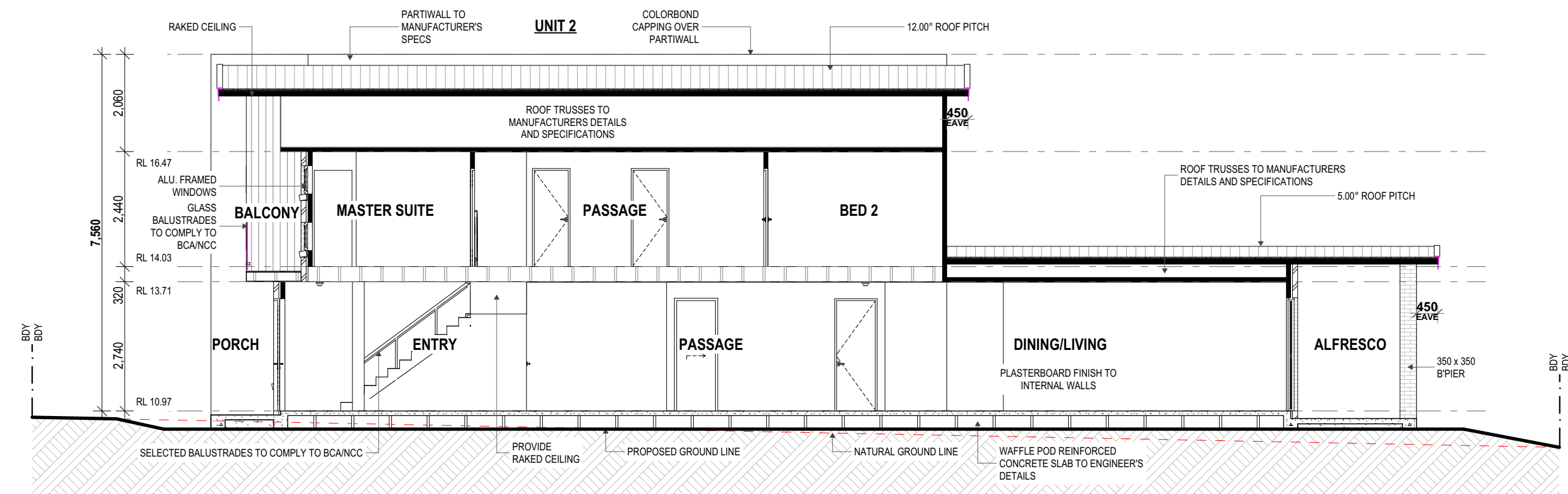
REVISION - DATE - DESCRIPTION - INITIAL		
REVA	- 06/10/21	- CONCEPT PLAN 1 - JA
REVA1	- 19/01/21	- CONCEPT PLAN 2 - JA
REVB2	- 15/03/22	- TENDER CHANGES 7.03.22 - SC
REVB3	- 11/04/22	- AMENDMENTS - SC
REVC4	- 18/08/22	- APPROVAL PLANS 1 - AP



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S/01 SECTION 01
Scale 1:100



CODE KEY
CSD= CAVITY SLIDING DOOR
LOH=LIFT OF HINGE DOORS
DG= DOUBLE GLASS (REFER TO TENDER)
OBS= OBSCURE GLAZING AS SELECTED
RD= ROBE DOOR
MR=MIRROR
SP=SPECIALY MADE
SQ SET= SQUARE SET OPEINING
SHR= SHOWER LOCATION
AA= ALUMINIUM AWNING WINDOW
AS= ALUMINIUM SLIDING WINDOW
ASDI= ALUMINIUM SLIDING DOOR
ASSD= ALUMINIUM STACKER DOOR
CR= OPEN CORNER (NO POST)
EXT= EXTERNAL DOOR (CLEAR GLAZING U.N.O.)

S/02 SECTION 02
Scale 1:100



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APPROVAL PLANS

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Date _____

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LOCATION LOT 27 #17 MAE CRESCENT
PANANIA NSW

DP 224584

CLIENT DEANE

JOB NUMBER 1938

LGA CANTERBURY-BANKSTOWN COUNCIL

LODGEMENT DA

Sections

DESIGN: PEREIRA 21 & ENMORE

FACADE: CUSTOM

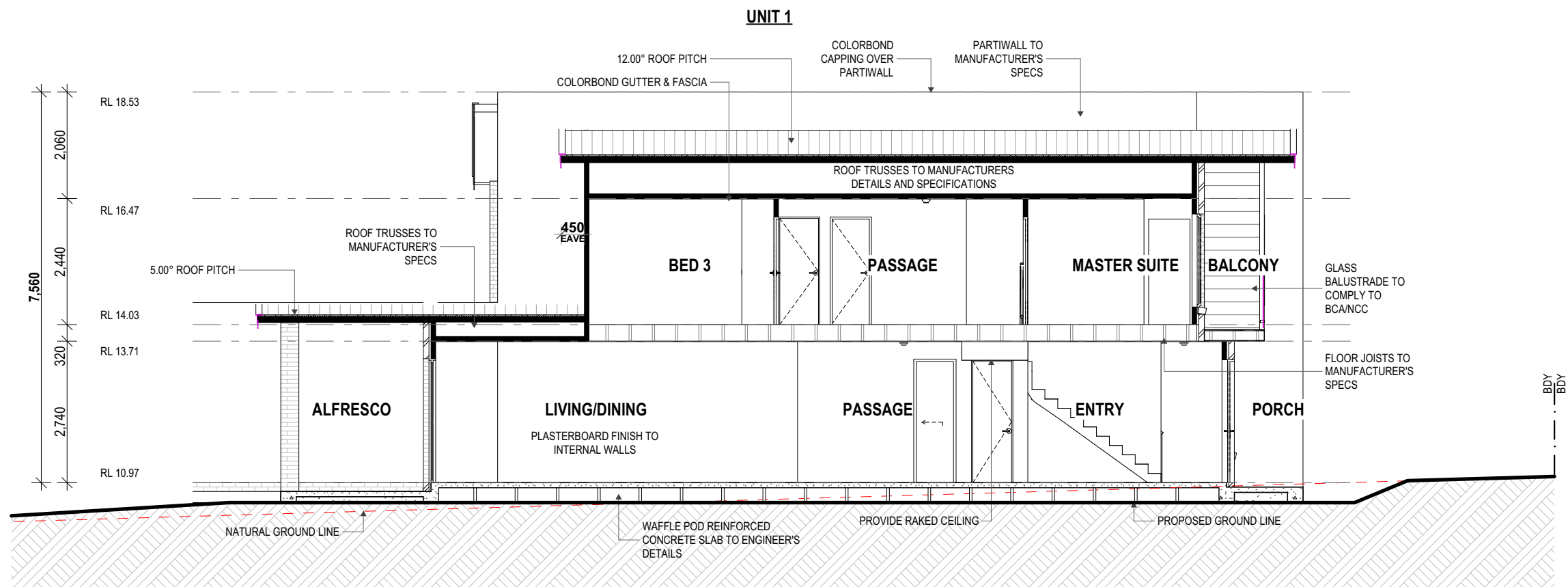
SHEET NO: APPROVAL- 8

SCALE: 1:100 @ A3

DATE Thursday, 25 August 2022

REVISION - DATE - DESCRIPTION - INITIAL

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REVB3 - 11/04/22 - AMENDMENTS - SC
REVC4 - 18/08/22 - APPROVAL PLANS 1 - AP



S/03 SECTION 03
-
Scale 1:100

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LOCATION LOT 27 #17 MAE CRESCENT
PANANIA NSW

DP 224584

CLIENT DEANE

JOB NUMBER 1938

LGA CANTERBURY-BANKSTOWN COUNCIL

LODGEMENT DA

Section

DESIGN: PEREIRA 21 & ENMORE

FACADE: CUSTOM

SHEET NO: APPROVAL- 9






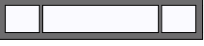








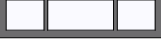

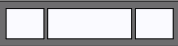





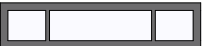


SCALE: 1:100 @ A3


DATE Thursday, 25 August 2022

REVISION - DATE - DESCRIPTION - INITIAL

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REVB3 - 11/04/22 - AMENDMENTS - SC
REVC4 - 18/08/22 - APPROVAL PLANS 1 - AP

WINDOWS WITH SILICON JOINT TO
BUILDER'S RECOMMENDATION

Window List (Unit 1)								Window List (Unit 2)							
Window Code	3D Front View	Height	Width	Head height	Surface Area	Quantity	Notes	Window Code	3D Front View	Height	Width	Head height	Surface Area	Quantity	Notes
U1-W01 AA1809		1,800	850	2,400	1.53	1		U2-W01 AA1809		1,800	850	2,400	1.53	1	
U1-W02 AA1806		1,800	610	2,400	1.10	1		U2-W02 AA1806		1,800	610	2,400	1.10	1	
U1-W03 AA2009		2,050	850	2,400	1.74	1		U2-W03 AS0630		600	3,000	1,540	1.80	1	CUSTOM
U1-W04 AA2009		2,050	850	2,400	1.74	1		U2-W04 AF2407		2,400	700	2,400	1.68	1	
U1-W05 AA1806		1,800	610	2,140	1.10	1		U2-W05 AF2407		2,400	700	2,400	1.68	1	SILICON JOINT
U1-W06 AA1806		1,800	610	2,140	1.10	1		U2-W06 AF2406		2,400	610	2,400	1.46	1	SILICON JOINT
U1-W07 AA0609 OBS		600	850	2,140	0.51	1	OBS. GLAZING	U2-W07 AA0606		600	610	2,460	0.37	1	
U1-W08 AS0622		600	2,170	2,140	1.30	1		U2-W08 AA0606		600	610	1,260	0.37	1	
U1-W09 AS0624		600	2,410	2,140	1.45	1		U2-W09 AA0606		600	610	940	0.37	1	
U1-W10 AS1216		1,200	1,570	2,140	1.88	1		U2-W10 AA0606		600	610	2,140	0.37	1	
U1-W11 AS1216		1,200	1,570	2,140	1.88	1		U2-W11 AA0609 OBS		600	850	2,140	0.51	1	OBS. GLAZING
15.33 m²						11		U2-W12 AS0627		600	2,650	2,140	1.59	1	
								U2-W13 AS1216		1,200	1,570	2,140	1.88	1	
								U2-W14 AS1216		1,200	1,570	2,140	1.88	1	
								16.59 m²						14	



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LOCATION LOT 27 #17 MAE CRESCENT
PANANIA NSW

DP 224584

CLIENT DEANE

JOB NUMBER 1938

LGA CANTERBURY-BANKSTOWN COUNCIL

LODGEMENT DA

Window Schedule

DESIGN: PEREIRA 21 & ENMORE

FACADE: CUSTOM

SHEET NO: APPROVAL- 10

SCALE: 1:1 @ A3

DATE Thursday, 25 August 2022

REVISION - DATE - DESCRIPTION - INITIAL













































REVA - 06/10/21 - CONCEPT PLAN 1 - JA

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REVB3 - 11/04/22 - AMENDMENTS - SC

REVC4 - 18/08/22 - APPROVAL PLANS 1 - AP

Door List - (Unit 1)						Door List (Unit 2)					
Door Code	3D Front View	Height	Width	Quantity	Notes	Door Code	3D Front View	Height	Width	Quantity	Notes
U1-D01		2,340	820	1	HINGED DR	U2-D01		2,340	1,020	1	HINGED DR
U1-D02		2,400	2,410	1	PANEL LIFT DR	U2-D02		2,400	2,410	1	PANEL LIFT DR
U1-D03		2,340	820	1	HINGED DR	U2-D03 ASDI2418		2,400	1,810	1	SLIDING DR
U1-D04 ASSD2424		2,400	2,410	1	STACKER DR	U2-D04		2,340	820	1	HINGED DR
U1-D05 ASSD2432		2,400	3,216	1	STACKER DR	U2-D05 ASSD2432		2,400	3,216	1	STACKER DR
U1-D06		2,340	720	1	HINGED DR	U2-D06		2,040	720	1	HINGED DR
U1-D07		2,340	820	1	HINGED DR	U2-D07		2,340	820	1	HINGED DR
U1-D08		2,340	720	1	CSD	U2-D08		2,340	820	1	CSD
U1-D09		2,340	620	1	CSD	U2-D09		2,340	820	1	HINGED DR
U1-D10		2,340	1,120	1	2X HINGED DR	U2-D10		2,340	820	1	HINGED DR
U1-D11		2,340	820	1	HINGED DR	U2-D11		2,340	720	1	HINGED DR
U1-D12		2,040	820	1	HINGED DR	U2-D12		2,340	720	1	ROBES DR
U1-D13		2,040	720	1	CSD	U2-D13 ASDI2118		2,100	1,810	1	SLIDING DR
U1-D14		2,040	720	1	HINGED DR	U2-D14		2,040	820	1	HINGED DR
U1-D15		2,100	1,450	1	ROBES DR	U2-D15		2,040	720	1	CSD
U1-D16		2,040	820	1	HINGED DR	U2-D16		2,040	720	1	HINGED DR
U1-D17		2,040	720	1	HINGED DR	U2-D17		2,040	720	1	HINGED DR
U1-D18		2,040	820	1	HINGED DR	U2-D18		2,100	1,600	1	ROBES DR
U1-D19		2,040	800	1	SQ SET	U2-D19		2,100	1,760	1	ROBES DR
U1-D20		2,100	1,450	1	ROBES DR	U2-D20		2,040	820	1	HINGED DR
U1-D21 ASDI2118		2,100	1,810	1	SLIDING DR	U2-D21		2,040	820	1	HINGED DR
21						U2-D22		2,100	1,600	1	ROBES DR
						U2-D23		2,040	800	1	SQ SET
						23					

REVISION - DATE - DESCRIPTION - INITIAL

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APPROVAL PLANS

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Date _____



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DUAL OCCUPANCY

JOB NUMBER 1938

Door Schedule

CLIENT DEANE

LOCATION
LOT 27 #17 MAE CRESCENT
PANANIA NSW

DP 224584

LGA CANTERBURY-BANKSTOWN COUNCIL

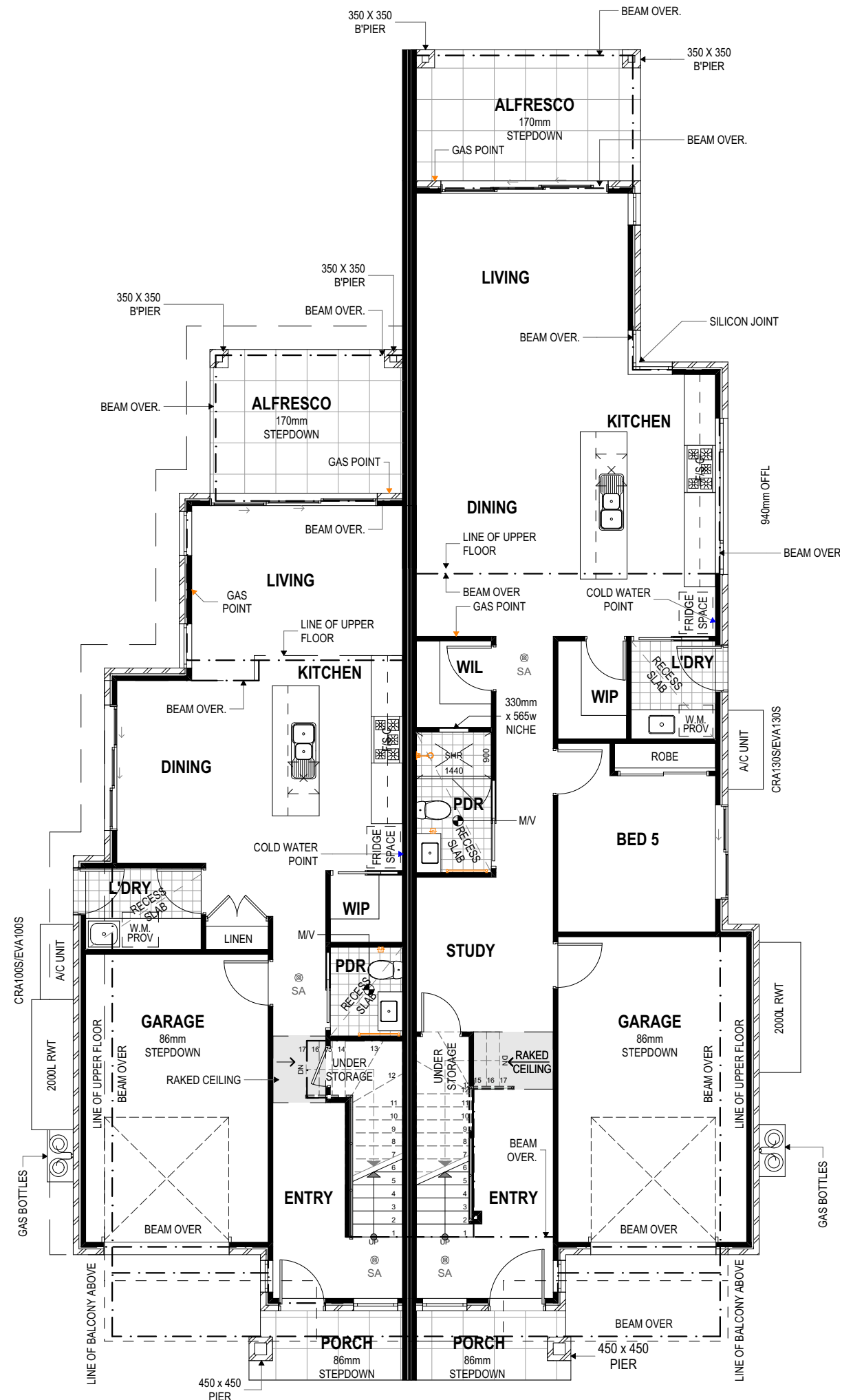
LODGEMENT DA

DESIGN: PEREIRA 21 & ENMORE
FACADE: CUSTOM

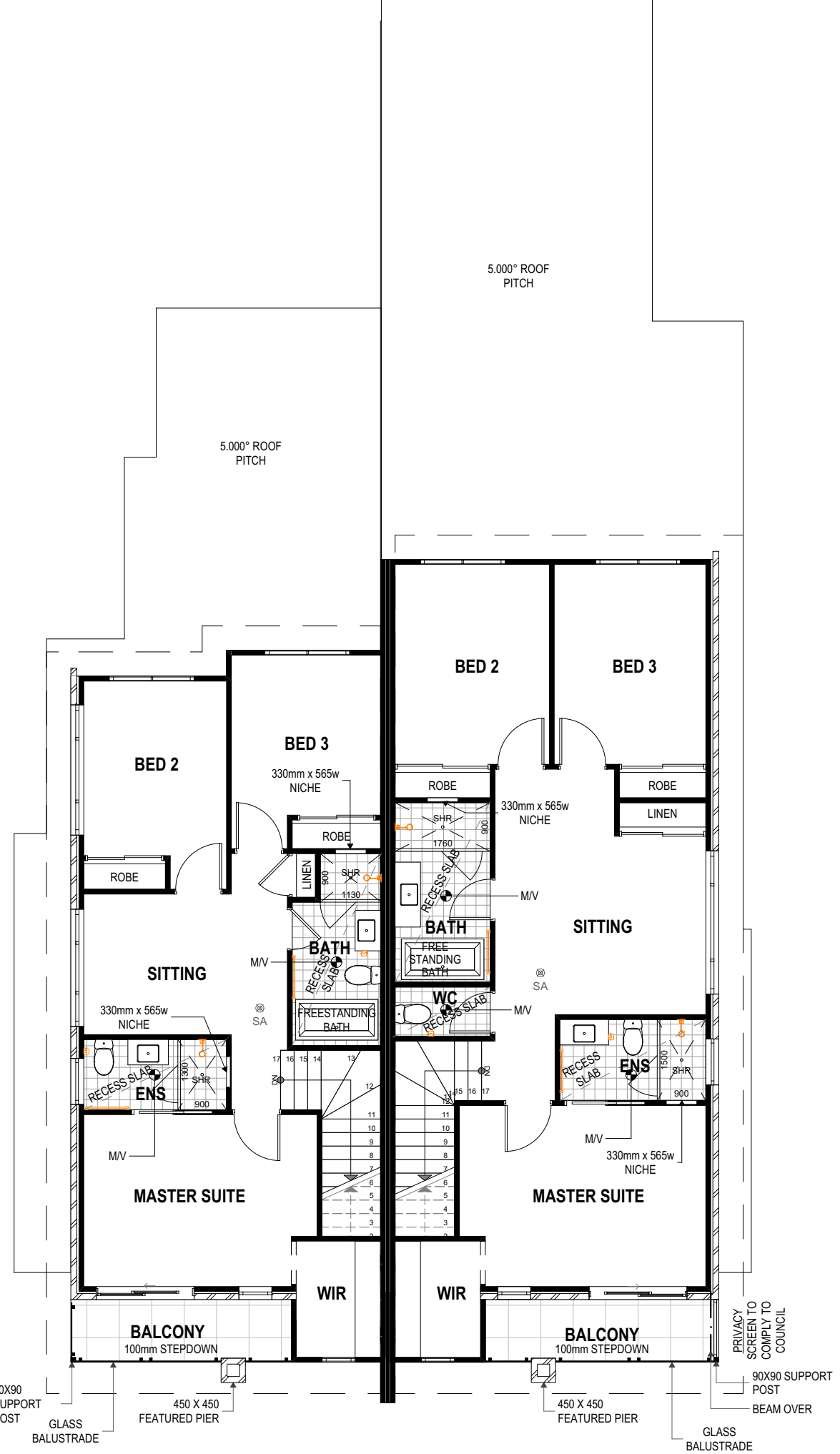
SHEET NO:
APPROVAL- 11

SCALE:
1:1 @ A3

DATE PRINTED
Thursday, 25 August 2022



Ground Floor Services Plan
Scale 1:100



First Floor Services Plan
Scale 1:100

REVISION - DATE - DESCRIPTION - INITIAL

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REVC4 - 18/08/22 - APPROVAL PLANS 1 - AP

APPROVAL PLANS

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DP 224584

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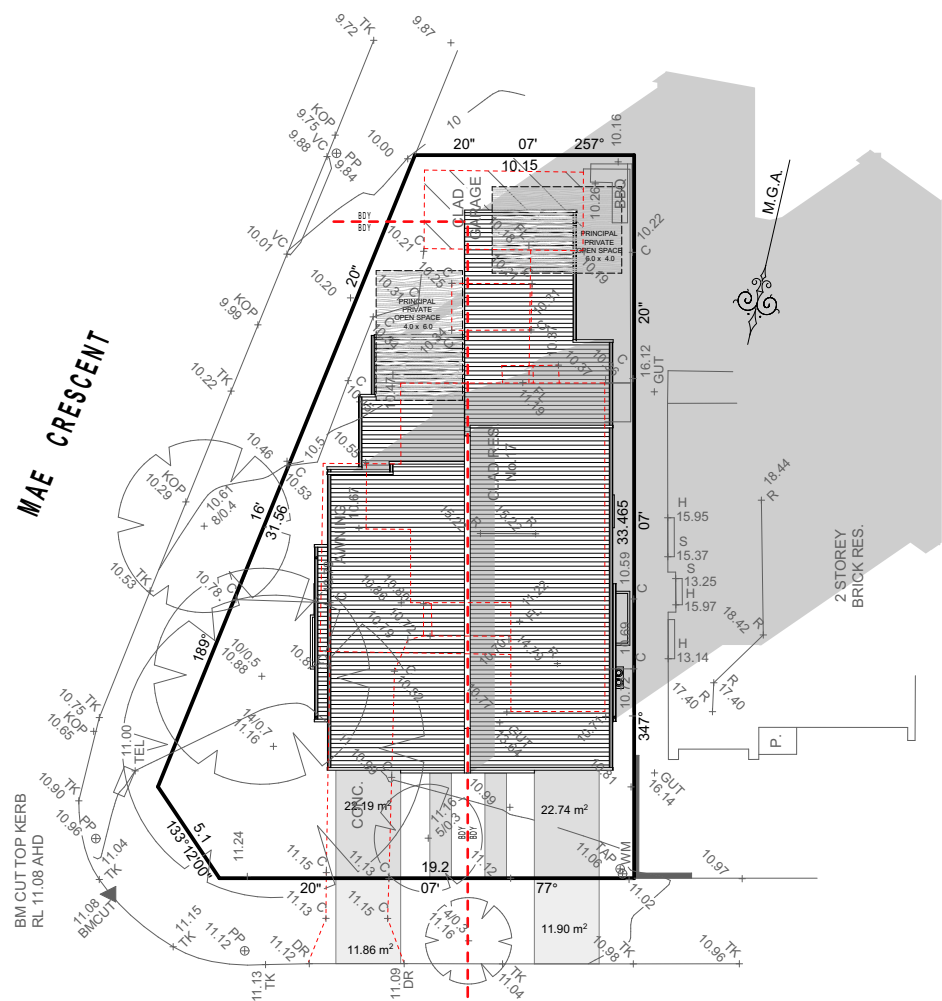
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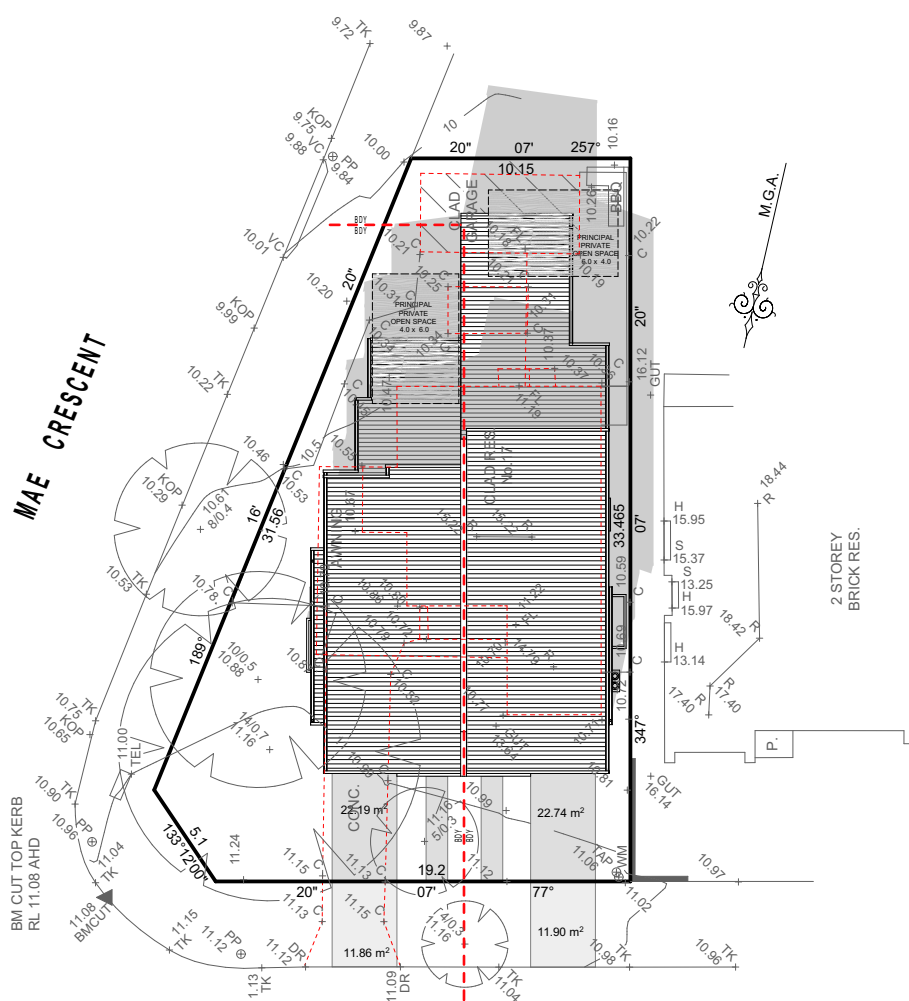
Thursday, 25 August 2022



MAE CRESCENT

9AM - 21 JUNE

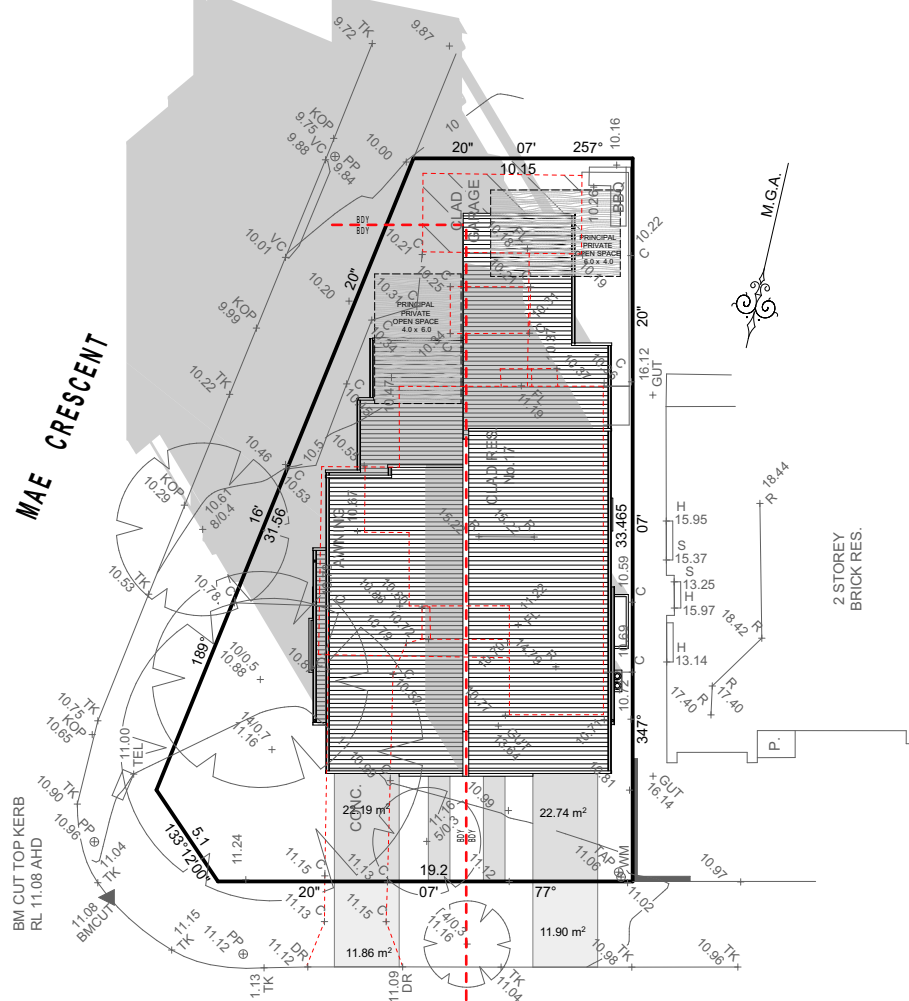
Scale 1:350



MAE CRESCENT

12PM - 21 JUNE

Scale 1:350



MAE CRESCENT

3PM - 21 JUNE

Scale 1:350



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June Shadows

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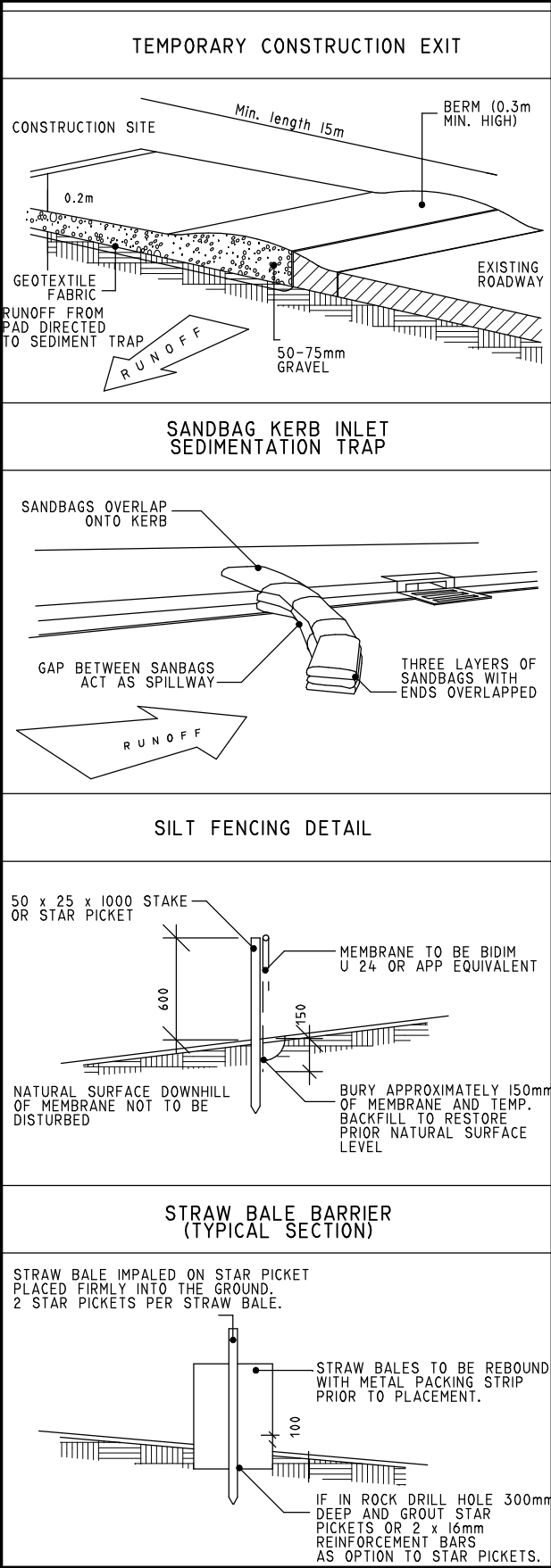
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DATE Thursday, 25 August 2022

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LOT 27 #17 MAE CRESCENT
AREA: 557.9m²

'H₁' CLASS SLAB
AS PER SITE CLASSIFICATION REPORT, DATED 16/09/21

KNOCK-DOWN REBUILD SITE
CLIENTS TO SUPPLY LPG
BOTTLES FOR BOTH UNITS



temporary soil erosion
sediment
fence as per detail

Approx. location of
geotextile waste bin with
building waste materials
to be stored in

Provide builders signage
with contact details
on the the proposed fence

Approx. location of
building materials
during construction

Provide 1800 chain wire
fence to ensure safe access
to and from the site

2 STOREY
BRICK RES.



Site Management Plan

Scale 1:200

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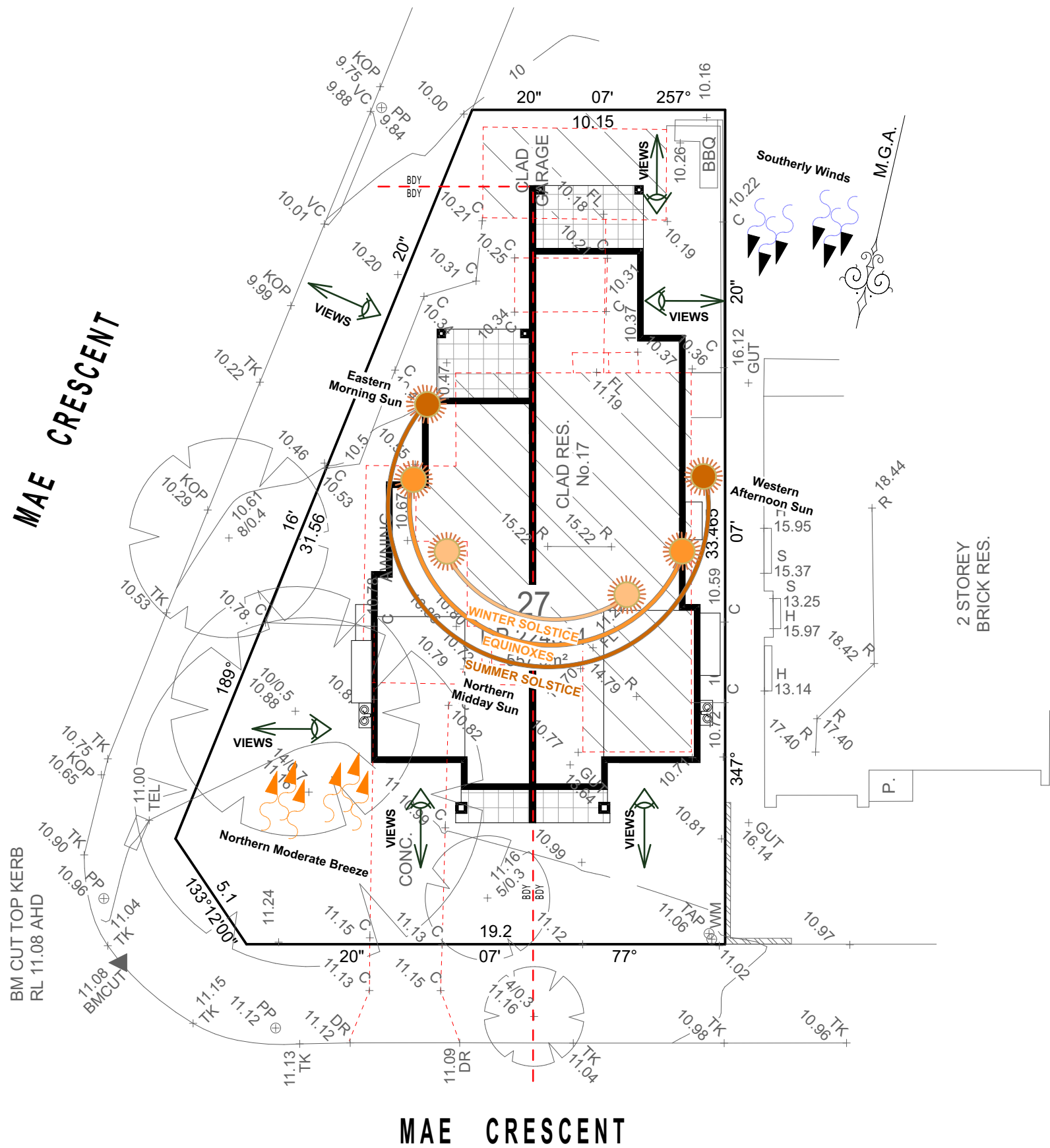
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Site Analysis Plan
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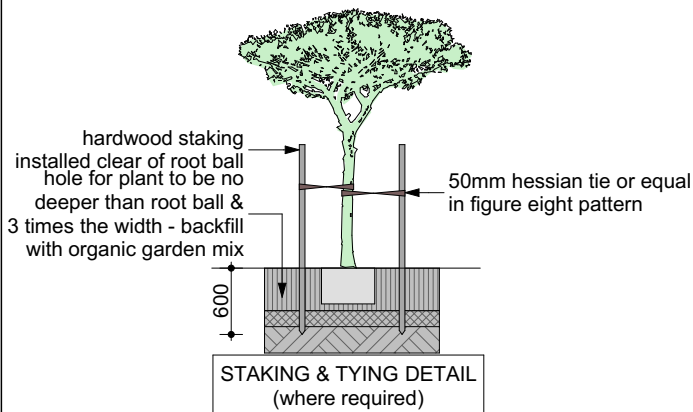
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<u>PLANT SCHEDULE</u>				
Symbol	Latin Name	Common Name	Mature Height x width	Pot size
	Casuarina Glauca	Swamp Oak	8.30(h) x 3.10(w)	75 Lt.
	Agonis flexuosa Indigo	Black Agonis	3.00(h) x 1.20(w)	14 Lt.
	Danthonia Racemosa	Wallaby Grass	0.50(h) x 0.70(w)	5 Lt.



GARDEN BED AREAS

TURF

**NOTE: ALL LANDSCAPE TO BE DONE BY THE OWNER
AFTER HANDOVER UNLESS SPECIFIED OTHERWISE
IN THE TENDER DOCUMENTATION**



1.8m HIGH SMARTASCREEN IN TO SIDE AND REAR BOUNDARIES

1.8m HIGH SMARTASCREEN IN TO SIDE AND REAR BOUNDARIES

PEBBLES

PEBBLES

**SIDE GATES TO BE
SETBACK 1m BEHIND
BUILDING LINE**

BIN STORAGE. TO BE ENCLOSED

PROPOSED FOOT PATH

LETTER BOX AS PER DEVELOPER REQUIREMENTS

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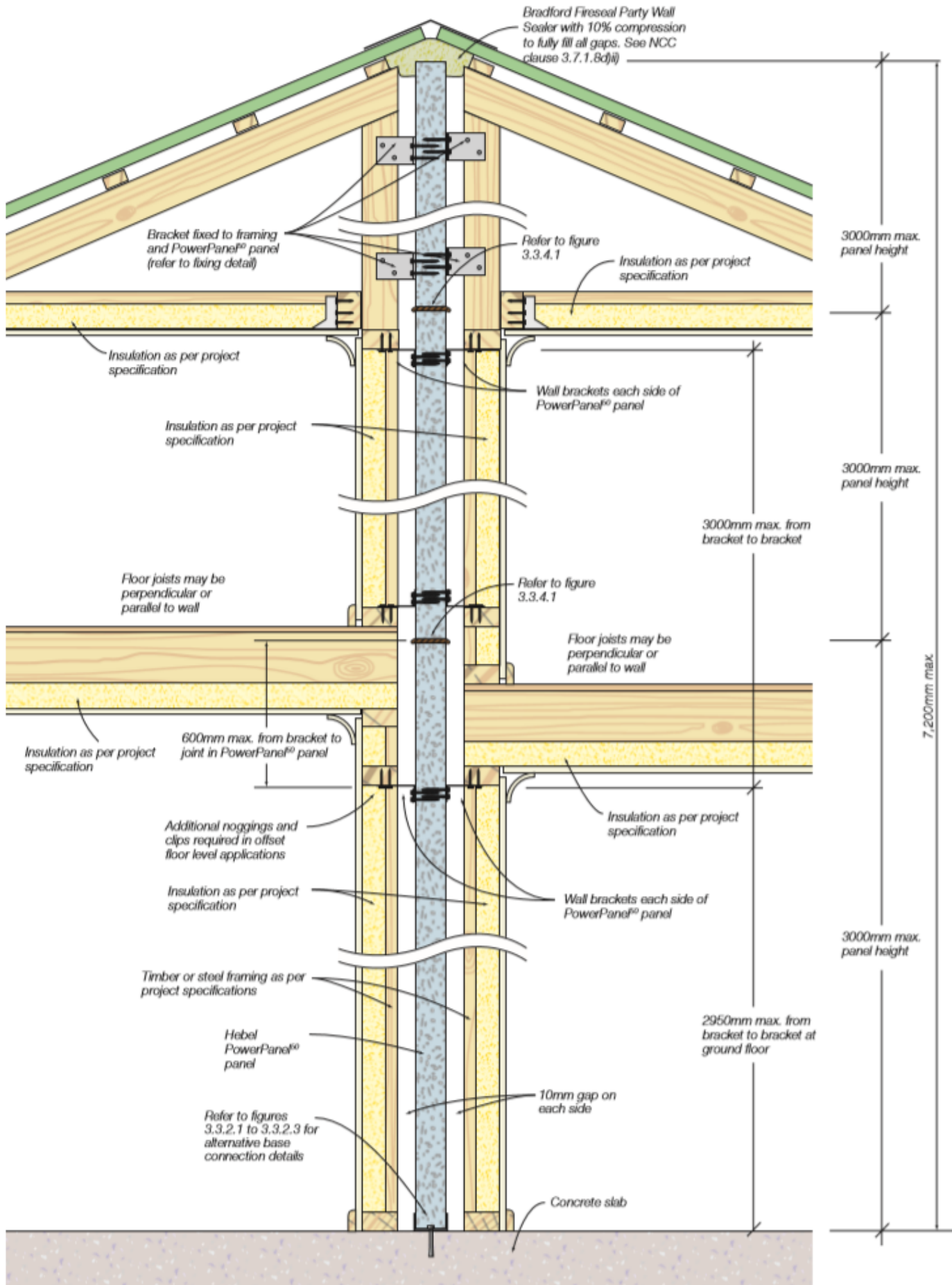
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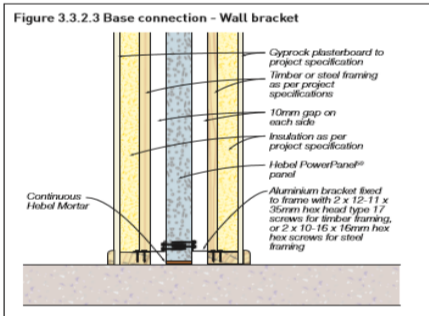
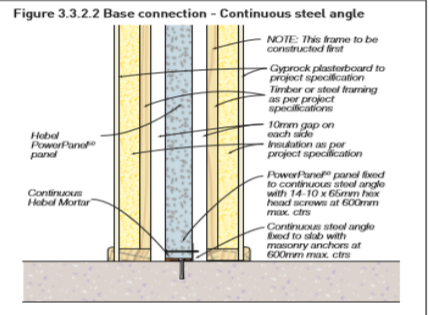
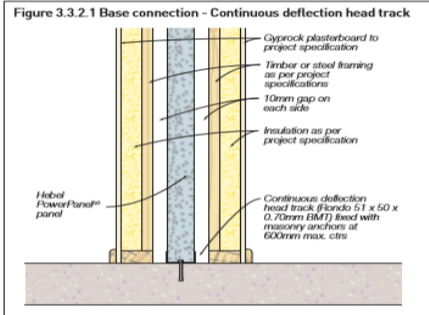
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Figure 3.3.1.2 Vertical cross section of PowerPanel⁵⁰ Intertency Walls

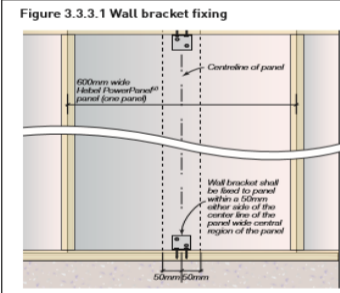


NOTE: Wall brackets can be fixed to studs or noggings within a distance of 150mm from ceiling or floor.

3.3.2 BASE CONNECTION

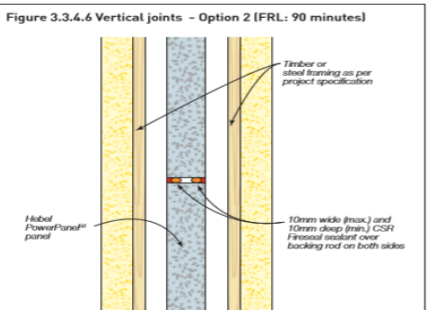
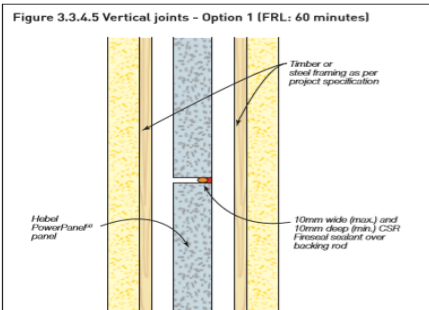
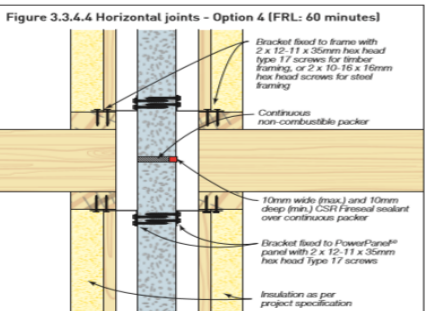
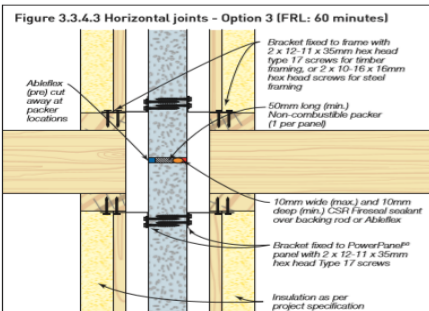
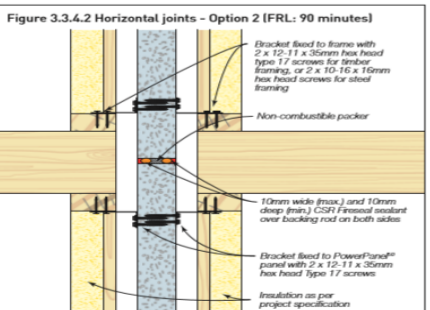
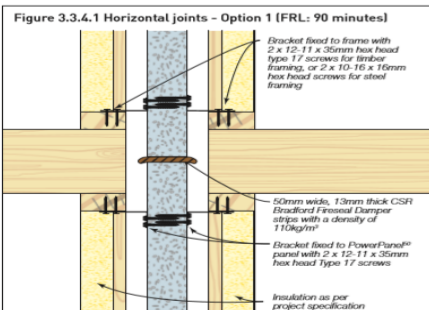


3.3.3 WALL BRACKET FIXING



NOTE: GROUND LEVEL: Screw fix wall bracket at top and bottom plates of wall frame and to the PowerPanel⁵⁰ panel. No brackets are required at bottom plate when using a continuous deflection head track or continuous steel angle for base connection. UPPER LEVEL: Screw fix wall bracket at top and bottom plates of wall frame and to the PowerPanel⁵⁰ panel. Wall brackets are screw fixed to PowerPanel⁵⁰ panel at 600mm centres, within 50mm either side of centreline of each panel. Use fixings specified in Table 1.3.5.

3.3.4 CONTROL JOINTS



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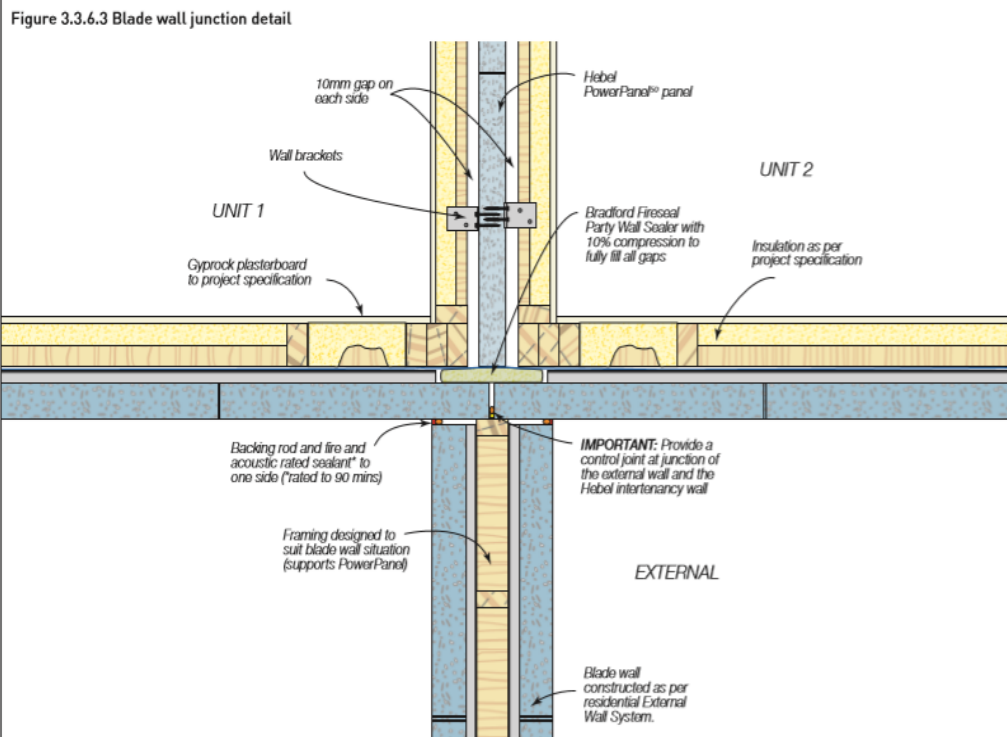
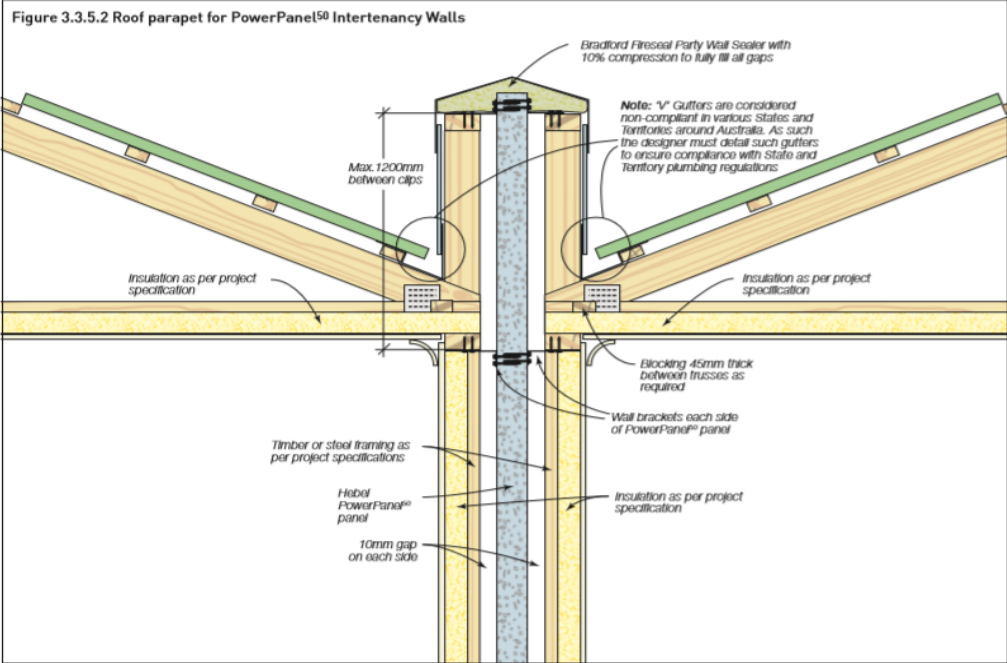
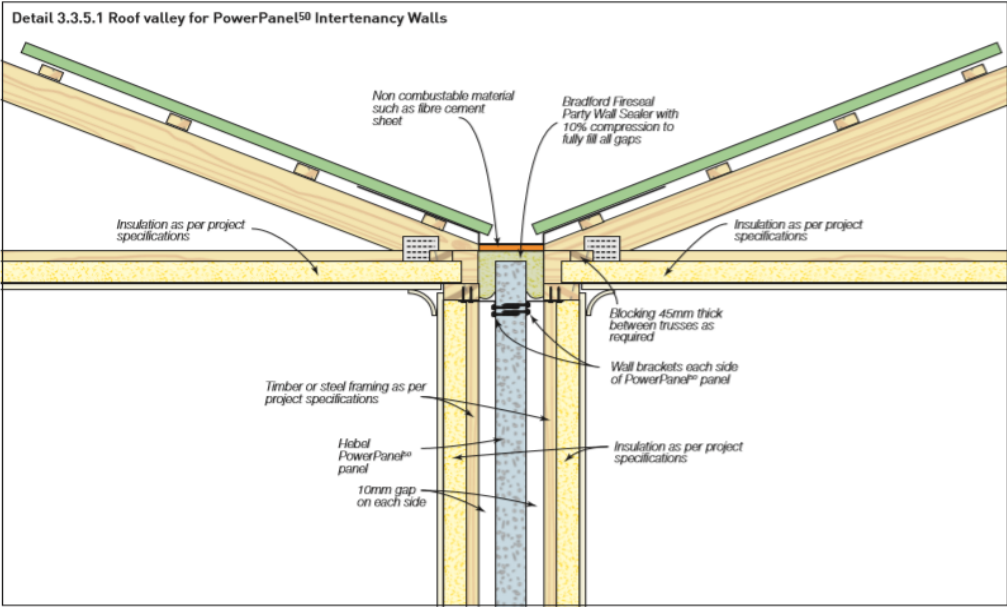
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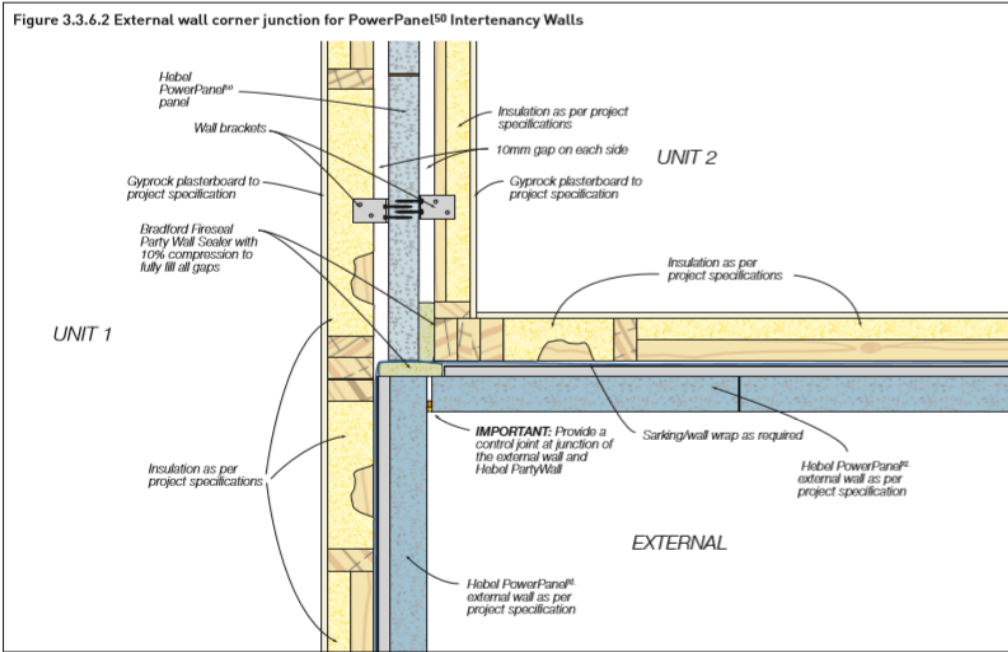
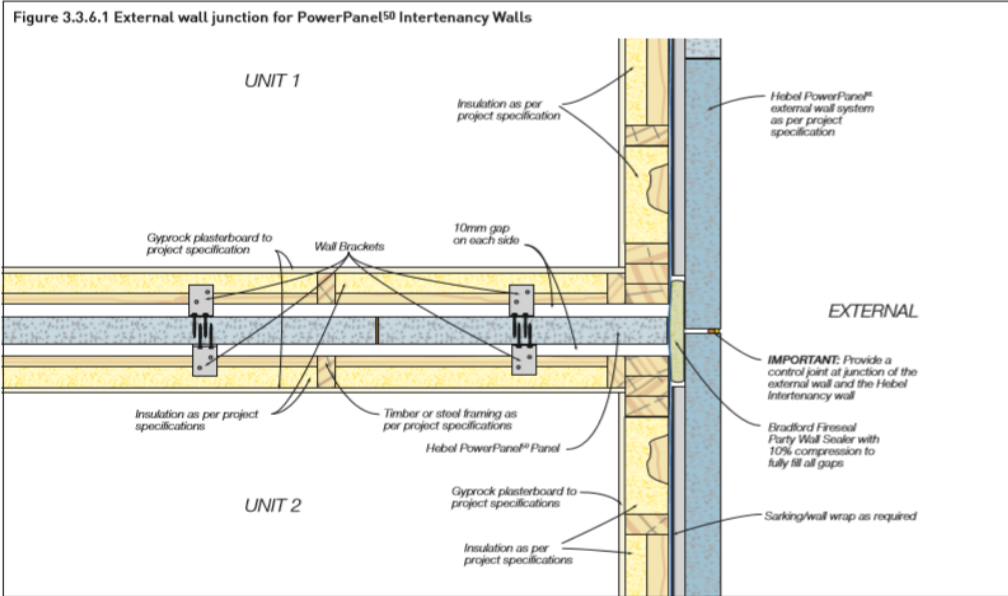
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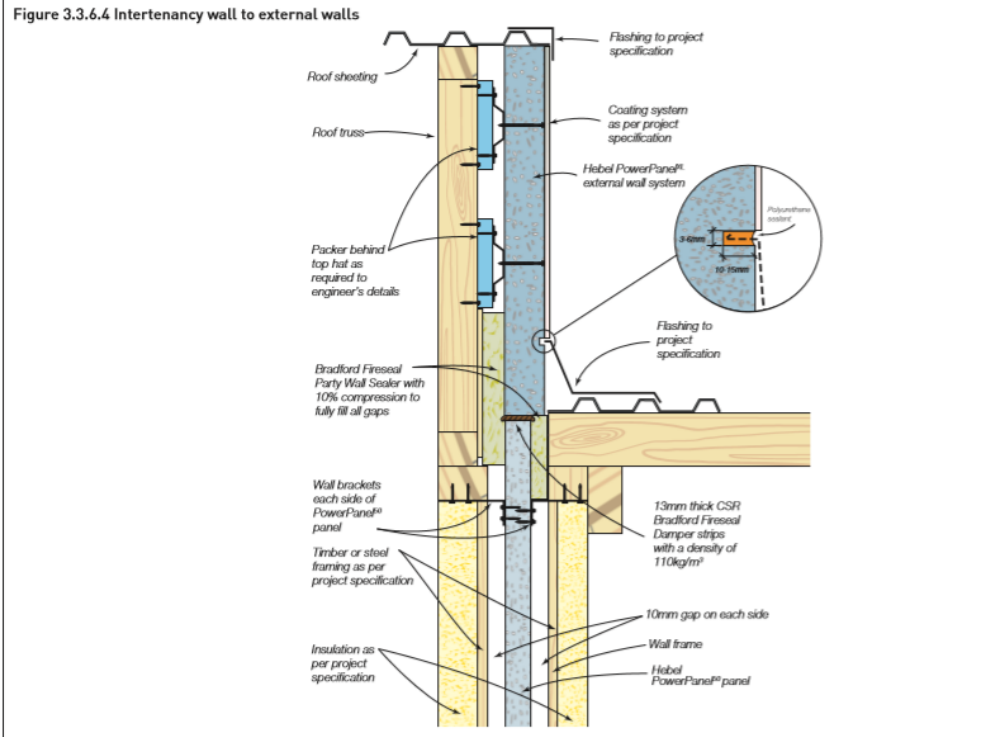
3.3.5 ROOF VALLEY AND PARAPET



3.3.6 JUNCTION DETAILS



NOTE: Refer to Houses and Low Rise Multi Residential PowerPanel External Walls Design & Installation Guide for reference for fixings.



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1.1 POWERPANEL⁵⁰
INTERTENANCY WALLS

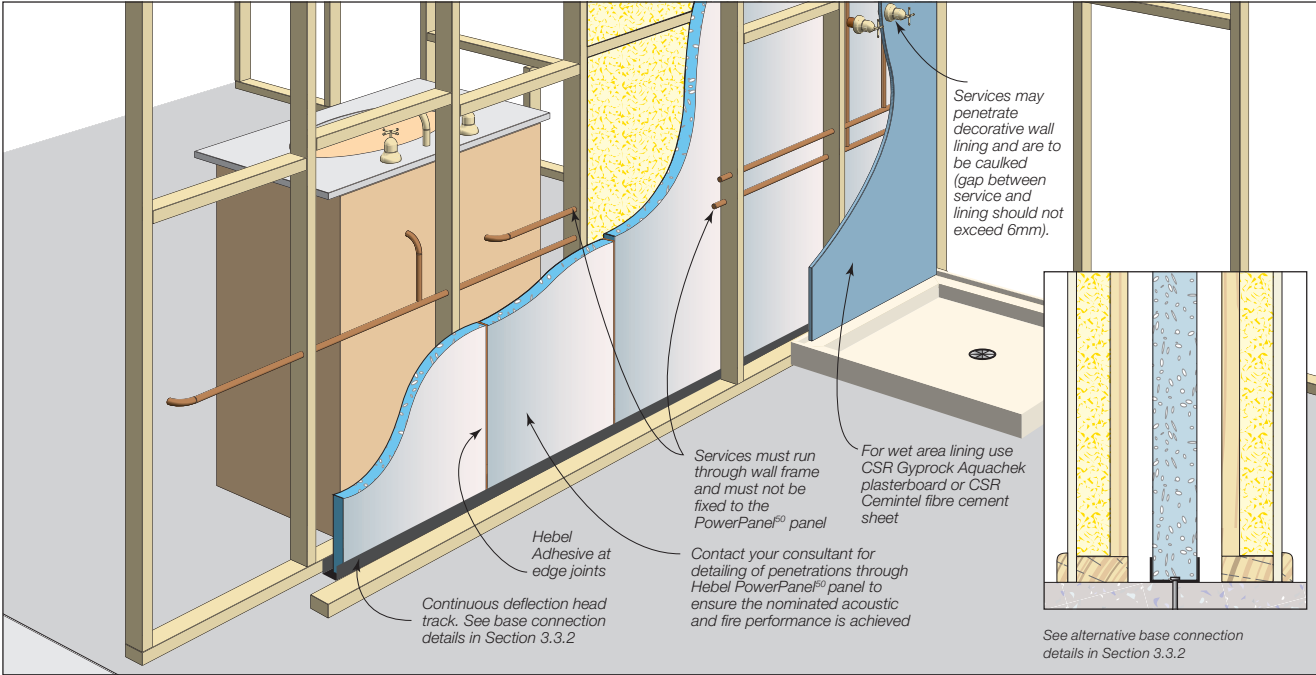
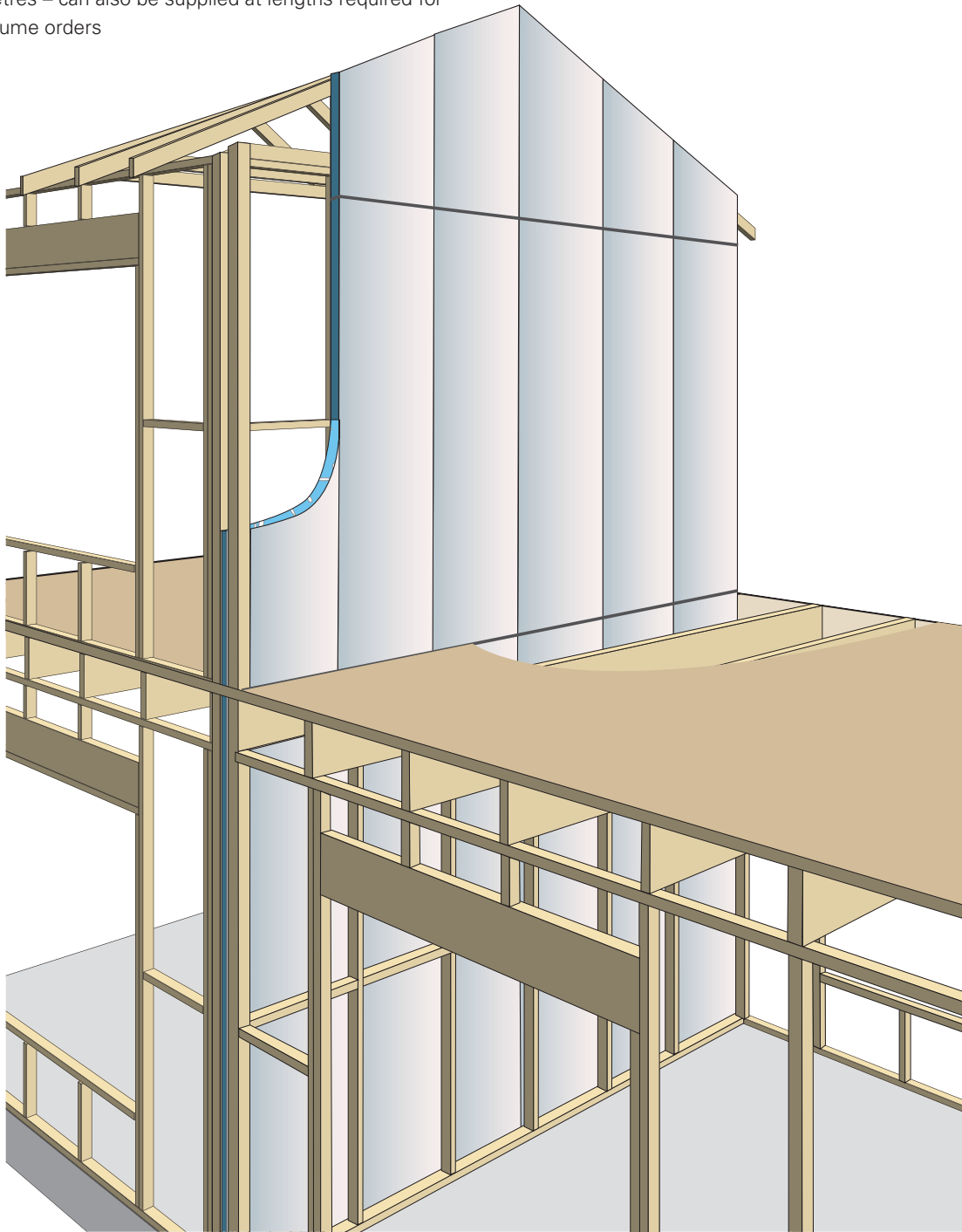


Table 1.1.1 PowerPanel⁵⁰ Intertenancy Wall Systems

System		Nominal wall thickness		FRL	R _w /R _w +C _{tr}		Cavity insulation	Wall lining both sides
Stud depth		Stud depth			Stud depth			
70mm	90mm	70mm	90mm		70mm	90mm		
HEB 1810	HEB 1834	230	270	90/90/90	39/30	40/31	Nil - both sides	1 x 10mm GYPROCK SUPERCHEK
HEB 1811	HEB 1835				64/50	67/52	90mm Bradford Gold Batt R2.0 - both sides	
HEB 1812	HEB 1836				63/49	66/51	Martini Prime ^ MSB3 (70mm) MSB5 (90mm) - both sides Martini Prime 50 (70mm) Martini Prime 75 (90mm) - both sides	

Hebel Low Rise Multi Residential PowerPanel⁵⁰ Intertenancy Wall System

- Fast and easy system to install
 - Easy to fire-rate with no need for fire-rated plasterboard between floor levels and in roof space
 - Narrow system wall width - starting at 230mm – with 70mm separation between stud frames across all systems
 - Simple system componentry maximises construction efficiency
 - Panels up to 3 metres in height installed vertically
 - Choice of standard panel lengths - 2.4, 2.7 and 3 metres – can also be supplied at lengths required for volume orders
- Easy to cut PowerPanel⁵⁰ panels onsite
 - Good onsite space utilisation with compact panel dimensions
 - PowerPanel⁵⁰ wall construction not affected by wet or damp conditions so project can proceed as scheduled
 - Minimal onsite waste
 - PowerPanel⁵⁰ is an environmentally responsible building material.



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REVB2 - 15/03/22 - TENDER CHANGES 7.03.22 - SC
REVB3 - 11/04/22 - AMENDMENTS - SC
REVC4 - 18/08/22 - APPROVAL PLANS 1 - AP

APPROVAL PLANS

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Date _____



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JOB NUMBER 1938

Partiwall Details 3

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LOCATION
LOT 27 #17 MAE CRESCENT
PANANIA NSW

DP 224584

LGA CANTERBURY-BANKSTOWN COUNCIL

LODGEMENT DA

DESIGN: PEREIRA 21 & ENMORE
FACADE: CUSTOM

SHEET NO: APPROVAL- 20
SCALE: 1:1.042 @ A3

DATE PRINTED
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Ground Floor Plan (FSR Calcs)

Scale 1:100

First Floor Plan (FSR Calcs)

Scale 1:100

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FSR Calculation

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BASIX® commitments

Assessor	Mr. Daniel Warda
Date	02 / 06 / 22
BASIX Certificate No.	1309107M
NatHERS Certificate No.	0007766600

Project details

Site Address	Lot 27, 17 Mae Crescent, Panania NSW 2213
Municipality	Canterbury-Bankstown
Reference	1938

Thermal Comfort

Floors	300mm Waffle pod slab
Ceiling Between Floors	N/A
External Walls	R2.0 Bulk Insulation to all external walls Medium
Internal Walls	R2.0 Bulk Insulation to Garage internal walls
Ceilings	R3.0 Bulk Insulation to all trussed ceilings over living areas
Roof	Colorbond Medium
Roof Insulation	Sarking

Windows:

Wideline Sliding Door (Aluminium Framed - Single Glazed 4mm Clear)	U-Value: 6.25	SHGC: 0.72
Wideline Awning Windows (Aluminium Framed - Single Glazed 3mm Clear)	U-Value: 6.5	SHGC: 0.63
Wideline Sliding Windows (Aluminium Framed - Single Glazed 3mm Clear)	U-Value: 6.42	SHGC: 0.76

*Refer to NatHERs Certificate for location and dimensions of windows.

Skylights	N/A
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Water

Landscape Area	226m²
W.C's	4 star
Kitchen Taps	4 star
Shower Heads	3 star (> 7.5 but <= 9 L/min)
Basin Taps	3 star
Alternative Water	2000L Rainwater Tank
Roof Water to Tank	40m²
Alt. Water Uses	Garden Tap, Laundry & WC

Energy

Hot Water	Gas Instantaneous 6 star
Air-Con (Heating)	1-Phase Ducted A/C 3.0 - 3.5
Air-Con (Cooling)	1-Phase Ducted A/C 3.0 - 3.5
Ventilation	As Per Basix Assessment
PV System	N/A
Cooking	Gas/Induction Cooktop & Electric Oven
Drying	Outdoor Clothesline
Lighting	Dedicated LED

Phone: 0488 203 606

Email: giuseppe@energiassessments.com.au

ABN: 77 614 736

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