

DA SCHEDULE		
<b>SITE DETAILS</b>		
LGA CONTROL	Canterbury	
LOT NUMBER/DP NUMBER	4 / 15740	
ZONE & LOT WIDTH	R2	13.716m
SITE AREA		550.10 m <sup>2</sup>
<b>DWELLING AREAS</b>		
GROUND FLOOR LIVING		152.08 m <sup>2</sup>
FIRST FLOOR LIVING		146.14 m <sup>2</sup>
PORCH		3.27 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		33.49 m <sup>2</sup>
OUTDOOR LEISURE		15.40 m <sup>2</sup>
TOTAL :		350.38 m <sup>2</sup>
DRIVE AREA		38.19 m <sup>2</sup>
ROOF AREA (drained to tank)		225.21 m <sup>2</sup>

<b>SITE COVERAGE</b> (Single storey/Lower floor)		
MAXIMUM SITE COVERAGE	275.05 m <sup>2</sup> / 50.00%	
ACTUAL SITE COVERAGE	185.57 m <sup>2</sup> / 33.73%	
<b>FLOOR SPACE RATIO</b>		
MAXIMUM FLOOR SPACE/FSR	302.56 m <sup>2</sup> / 55.00%	
ACTUAL FLOOR SPACE/FSR	269.38 m <sup>2</sup> / 48.97%	
<b>LANDSCAPING AREAS</b>		
MINIMUM LANDSCAPING	110.02 m <sup>2</sup> / 20.00%	
ACTUAL LANDSCAPING	290.60 m <sup>2</sup> / 52.83%	
<b>PRIVATE OPEN SPACE</b>		
MINIMUM POS	24.00 m <sup>2</sup> / 2.5x2.5	
ACTUAL POS	186.70 m <sup>2</sup> / 13.715x13.610	

**'H1' CLASS SITE ASSUMED**  
(AS PER BOREHOLE REPORT)

**SALINE AFFECTED**  
(SUBJECT TO BOREHOLE REPORT)

**FLOOD AFFECTED SITE**

**Lot 4 No. 7**  
**AREA: 550.1 m<sup>2</sup>**

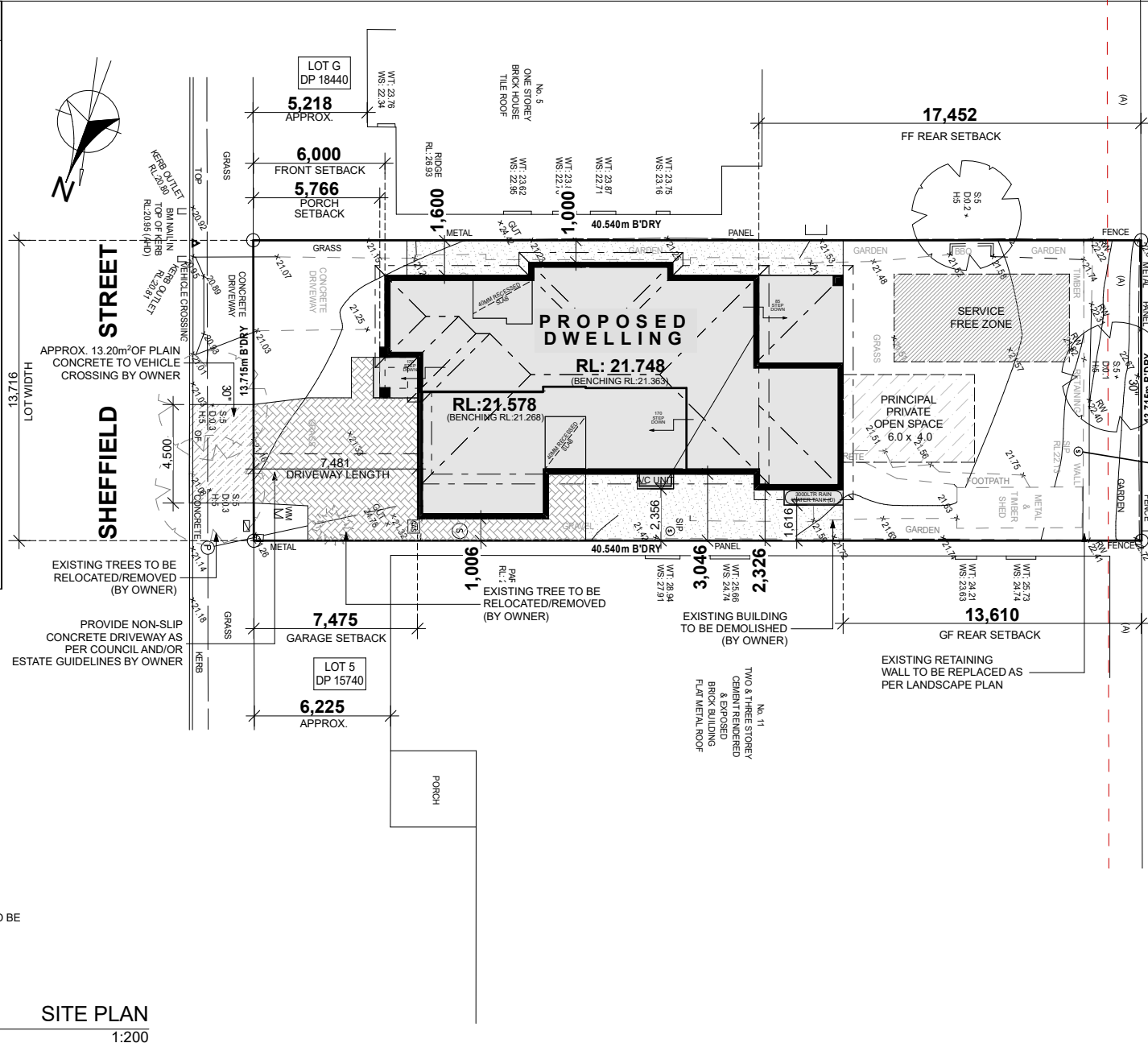
STORMWATER DRAINAGE TBC.  
SUBJECT TO HYDRAULIC ENGINEER DETAILS.

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

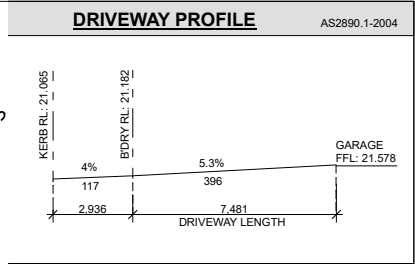
EXCAVATE SITE APPROX. 137mm &  
32mm TO FORM JOB DATUM R.L. 21.363  
& R.L. 21.268 (AHD) DATUM POINT  
385mm BELOW FINISHED FLOOR  
LEVEL. EXTENT OF EXCAVATION AND  
BATTERS TO BE DETERMINED ON SITE.

PROPOSED EXCAVATION EXISTING STRUCTURE TO BE  
DEMOLISHED BY OWNER

(A) - EASEMENT TO DRAIN WATER  
1.525 WIDE (WIDE DP15740)



**SITE PLAN**  
1:200



LOT 101  
DP 817750




APPROX. LOCATION OF  
EXISTING SEWER MAIN

LOT 102  
DP 817750

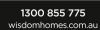


<b>NOTES:</b> * REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS. * REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS. * REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS. * REFER TO A/C DETAILS FOR A/C DUCT POSITIONS. * A/C 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			
JOB No:	208654	DRAWN:	ITS
PLOT DATE:	4/10/2022	LGA:	CANTERBURY
SLAB CLASS:	'H1' CLASS	DESIGN:	MANHATTAN 39 ENS.
SHEET:		FAÇADE:	NEW ENGLAND

FILE PATH: T:\ WISDOM HOMES\2021\2018654\_STOJCEVSKI\208654\_STOJCEVSKI SUBMISSION.pln

<div></div> <div>1300 855 775 wisdomhomes.com.au</div>	PROJECT: PROPOSED BRICK VENEER DWELLING	<div> EXHAUST FAN</div> <div> SMOKE ALARM AS 3786-1993</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: 208654	DRAWN: ITS
	CLIENT: Mr D STOJCEVSKI & Mrs M STOJCEVSKI			ISSUE	DESCRIPTION	DRAWN	DATE	LGA:	PLOT DATE: 4/10/2022
	ADDRESS: Lot 4 No. 7 SHEFFIELD STREET KINGSGROVE	LODGE MENT: D.A/C.C		DP No: 15740	B-7	SUBMISSION PLANS	MDI	02.09.22	SLAB CLASS: 'H1' CLASS
		*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES. BUILDERS LIC. NO 131951C.		A-2	EMAIL DATED 24/02/22	NK	24/02/22	SHEET:	
				A-3	CONTRACT PLANS	NK	18/03/22		
				A-4	VARIATION DATED 01/04/22	NK	04/04/22		
				A-5	CONSULTATION PLAN	NK	04/04/22		
		A-6	VARAITION DATED 26/08/22	NK	26/08/22				

- \* 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.



Lot 4 No. 7 SHEFFIELD STREET  
KINGSGROVE



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 DISCREPANCY BETWEEN THE DRAWINGS AND HOMES IMMEDIATELY FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

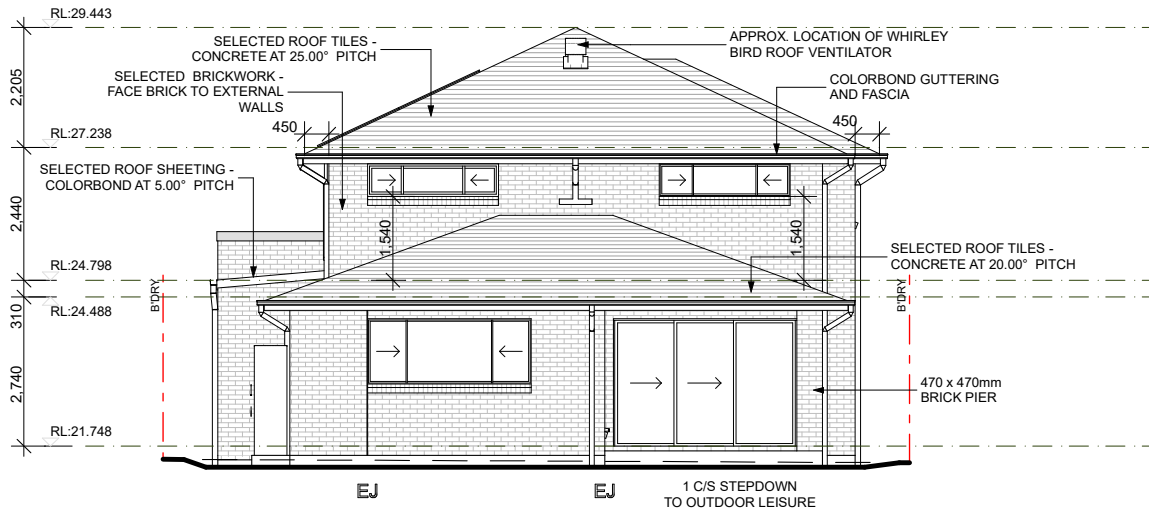
REVISION SCHEDULE				JOB No:	DRAWN:
ISSUE	DESCRIPTION	DRAWN	DATE	208654	ITS
B-7	SUBMISSION PLANS	MDI	02.09.22	LGA:	PLOT DATE: 4/10/2022
A-2	EMAIL DATED 24/02/22	NK	24/02/22	CANTERBURY	SLAB CLASS: 'H1' CLASS
A-3	CONTRACT PLANS	NK	18/03/22	DESIGN:	SHEET:
A-4	VARIATION DATED 01/04/22	NK	04/04/22	MANHATTAN 39 ENS.	06
A-5	CONSULTATION PLAN	NK	04/04/22	FACADE:	
A-6	VARAITION DATED 26/08/22	NK	26/08/22	NEW ENGLAND	

## SIGNATURE ESSENTIALS

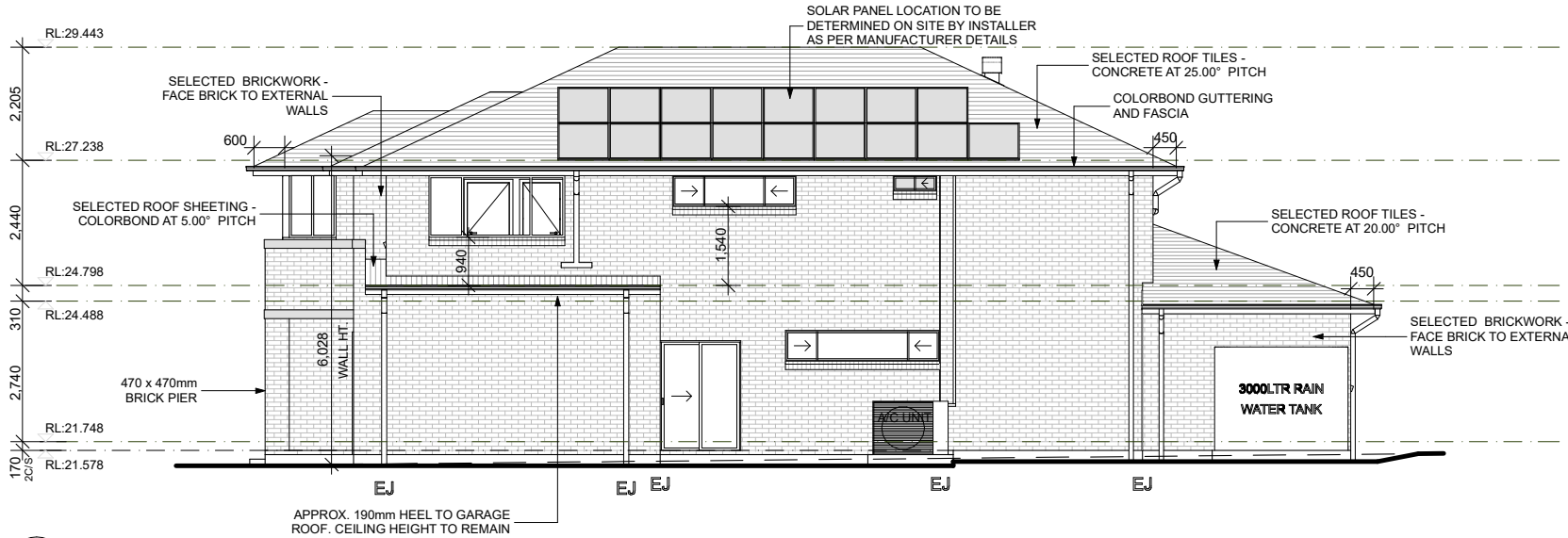
**NOTES:**

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 MANUFACTURER'S 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 SPL RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF BCA 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013

06



Rear  
1:100



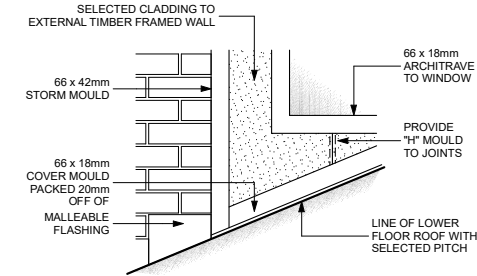
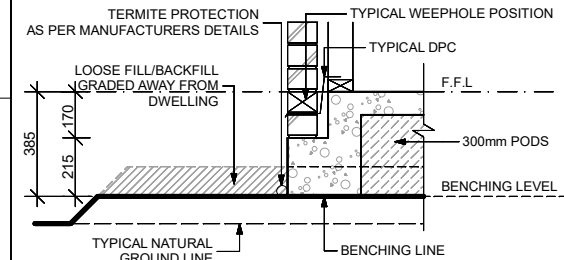
Right  
1:100

ELEVATIONS  
1:100

#### 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.

#### 'H' CLASS BENCHING DETAIL



External Moulding & Architrave Detail

#### SIGNATURE 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

JOB No: <b>208654</b>	DRAWN: <b>ITS</b>
LGA: <b>CANTERBURY</b>	PLOT DATE: <b>4/10/2022</b>
DESIGN: <b>MANHATTAN 39 ENS.</b>	SLAB CLASS: <b>'H1' CLASS</b>
FACADE: <b>NEW ENGLAND</b>	SHEET: <b>07</b>

EXHAUST FAN	DP No:
SMOKE ALARM AS 3786-1993	<b>15740</b>
LODGEMENT:	
<b>D.A/C.C</b>	

\*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES. BUILDERS LIC. NO 131951C.

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
B-7	SUBMISSION PLANS	MDI	02.09.22
A-2	EMAIL DATED 24/02/22	NK	24/02/22
A-3	CONTRACT PLANS	NK	18/03/22
A-4	VARIATION DATED 01/04/22	NK	04/04/22
A-5	CONSULTATION PLAN	NK	04/04/22
A-6	VARIATION DATED 26/08/22	NK	26/08/22

FILE PATH: T:\ WISDOM HOMES\2021\208654 - STOJCEVSKI\208654 STOJCEVSKI SUBMISSION.pln

PROJECT: <b>PROPOSED BRICK VENEER DWELLING</b>	CLIENT: <b>Mr D STOJCEVSKI &amp; Mrs M STOJCEVSKI</b>
ADDRESS: <b>Lot 4 No. 7 SHEFFIELD STREET KINGSGROVE</b>	



1300 855 775  
wisdomhomes.com.au