S4.55(1A)

Modification to modify DA-172/2017

Address 106 Homer Street Earlwood

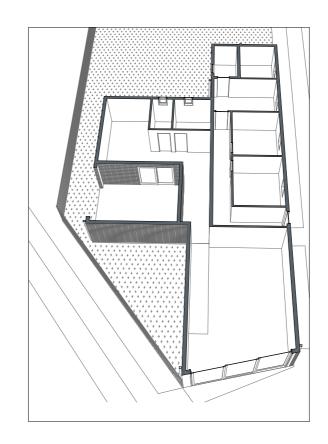
LGA: City of Canterbury Bankstown Council

695.5 m² Site Area:

Dimitri Galansis Client:

	DRAWING LIST					
Layout Number	Layout Name	Current Revision ID	Transmitted Date			
1.1	Coverpage	01	21/07/2023 12:33 PM			
1.2	Existing Site Plan	01	21/07/2023 12:33 PM			
1.3	Existing Floor Plan	01	21/07/2023 12:33 PM			
1.4	Proposed Site Plan	01	21/07/2023 12:33 PM			
1.5	Change Plan	01	21/07/2023 12:33 PM			
1.6	Proposed Floor Plan	01	21/07/2023 12:33 PM			
1.7	Proposed Roof Plan	01	21/07/2023 12:33 PM			
1.8	Proposed Stormwater Plan	01	21/07/2023 12:33 PM			
1.9	GFA Plan	01	21/07/2023 12:33 PM			
1.10	Elevation	01	21/07/2023 12:33 PM			
1.11	Elevation	01	21/07/2023 12:33 PM			
1.12	Section	01	21/07/2023 12:33 PM			
1.13	Section	01	21/07/2023 12:33 PM			
1.14	Door/ Window Schedule & Finishes	01	21/07/2023 12:33 PM			
1.15	Notification Plan	01	21/07/2023 12:33 PM			
1.16	Notification Plan	01	21/07/2023 12:33 PM			





1:5000, 1:300



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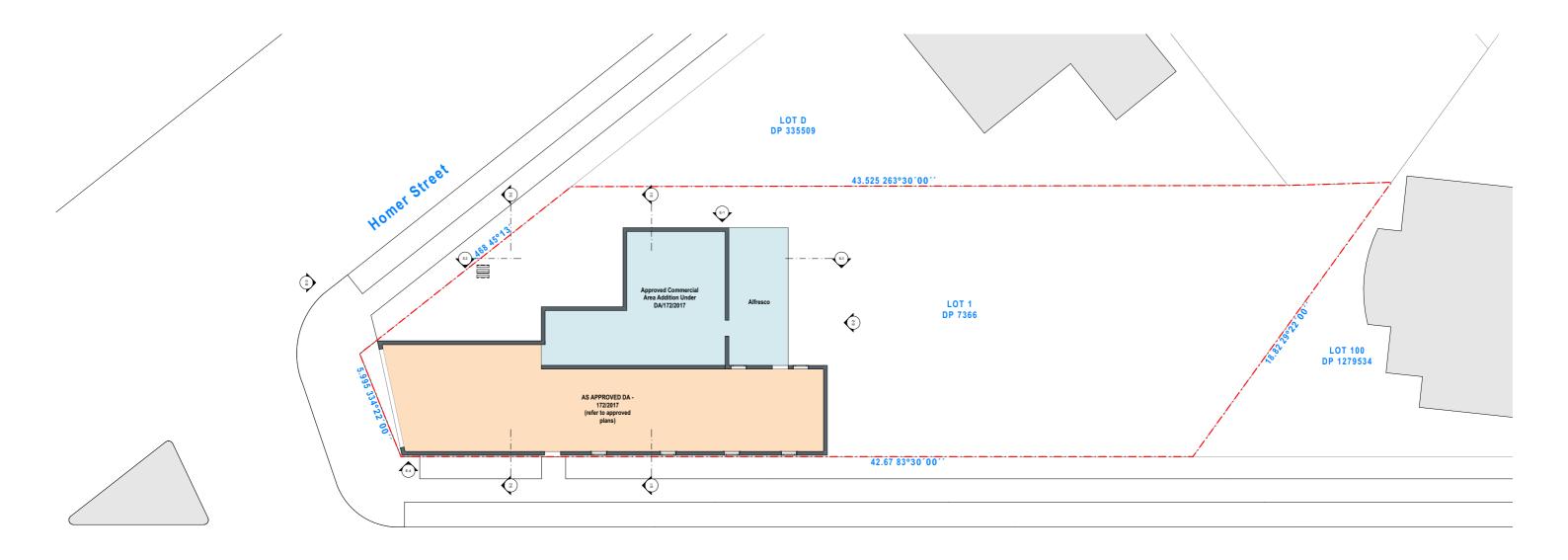
	Proposal Modification to modify DA-172/2017 Address 106 Homer Street Earlwood			
	Project No.	230508	Client	Dimitri Galansis
	Revision No.	01	LGA	City of Canterbury Bankstown Council
bdgg	Drawing No.	1.1	Drawing Title	Coverpage

KK (BDAA No. 6433)

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Drawn By

	Rev #	Revision Name	i ransmittai Set Date
	01	Floor Plan Amendment	21/07/2023
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sio			
Revisions			



BAYVIEW AVENUE

Existing Site Plan 1:200



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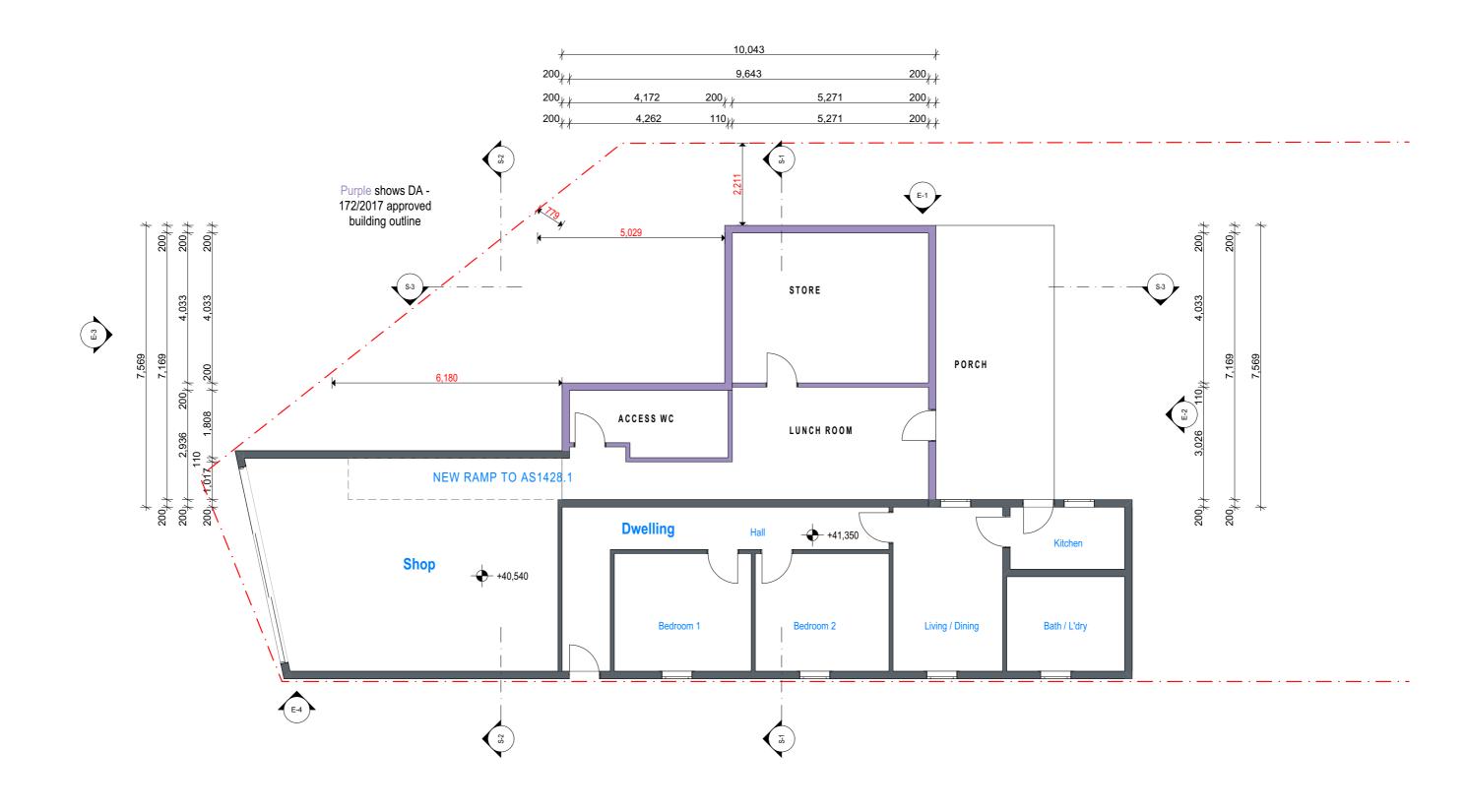
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y	Proposal Modification to modify DA-172/2017 Address 106 Homer Street Earlwood
	Project No. 230508
	 Revision No. 01

Drawing No. 1.2

Dimitri Galansis LGA City of Canterbury Bankstown Council Drawing Title Existing Site Plan BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA Drawn By KK (BDAA No. 6433)



Existing Ground Floor Plan 1:100



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/		Proposal Mod Address 106	ification to modify DA-172/2017 Homer Street Earlwood
		Project No.	230508
	at a	Revision No.	• •
	bddd	Drawing No.	1.3

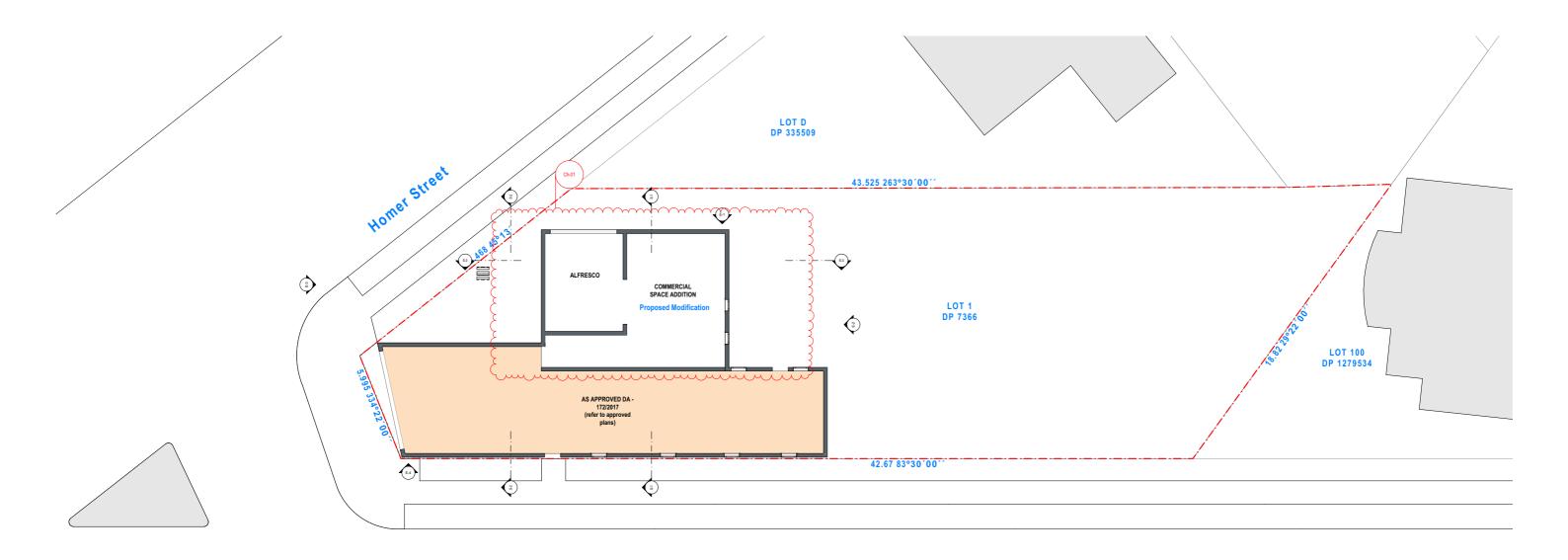
KK (BDAA No. 6433)

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Drawn By

Client Dimitri Galansis LGA City of Canterbury Bankstown Council Drawing Title Existing Floor Plan

	Rev#	Revision Name	Transmittal Set Date
	01	Floor Plan Amendment	21/07/2023
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BAYVIEW AVENUE

Site Plan 1:200



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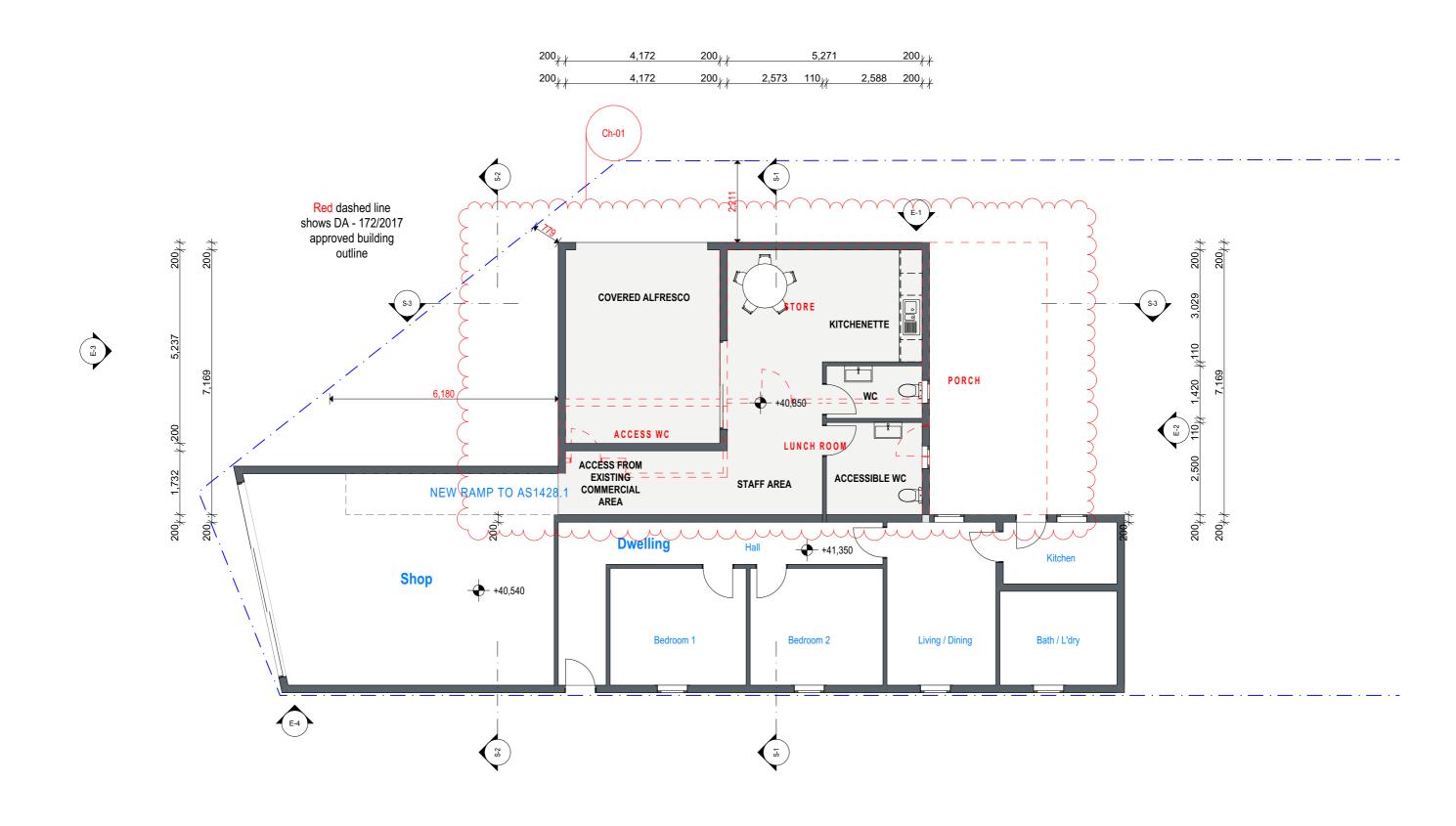
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ny	Proposal Modification to modify DA-172/2017 Address 106 Homer Street Earlwood
	Project No. 230508
	 Revision No. 01

Dimitri Galansis LGA City of Canterbury Bankstown Council Drawing No. 1.4 Drawing Title Proposed Site Plan BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA Drawn By KK (BDAA No. 6433)



Change Plan 1:100



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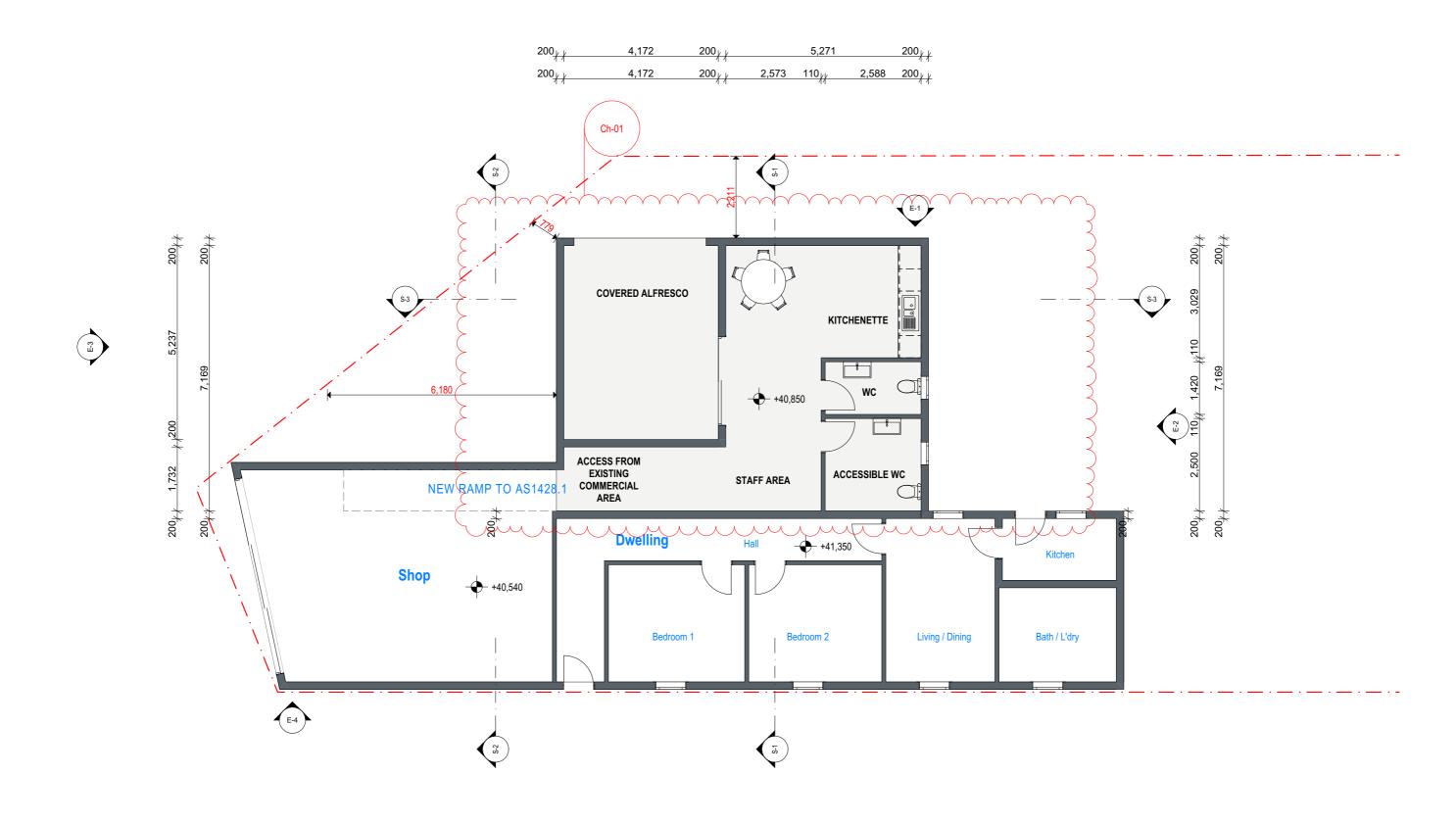
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	Proposal Mod Address 106	lification to modify DA-172/2017 Homer Street Earlwood		
	Project No.	230508	Client	Dimitri Galansis
	Revision No.	~ -	LGA	City of Canterbury
bdda	Drawing No.	1.5	Drawing Title	Change Plan
BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	Drawn By	KK (BDAA No. 6433)	Scale	1:100

		01	Floor Plan Amendment	21/07/2023
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Dimitri Galansis	. <u>5</u>			
City of Canterbury Bankstown Council	N.			
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Proposed Ground Floor Plan 1:100



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/		Proposal Modification to modify DA-172/2017 Address 106 Homer Street Earlwood			
		Project No.	230508		
	a a	Revision No.	01		
	bddd	Drawing No.	1.6		

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA Drawn By KK (BDAA No. 6433)

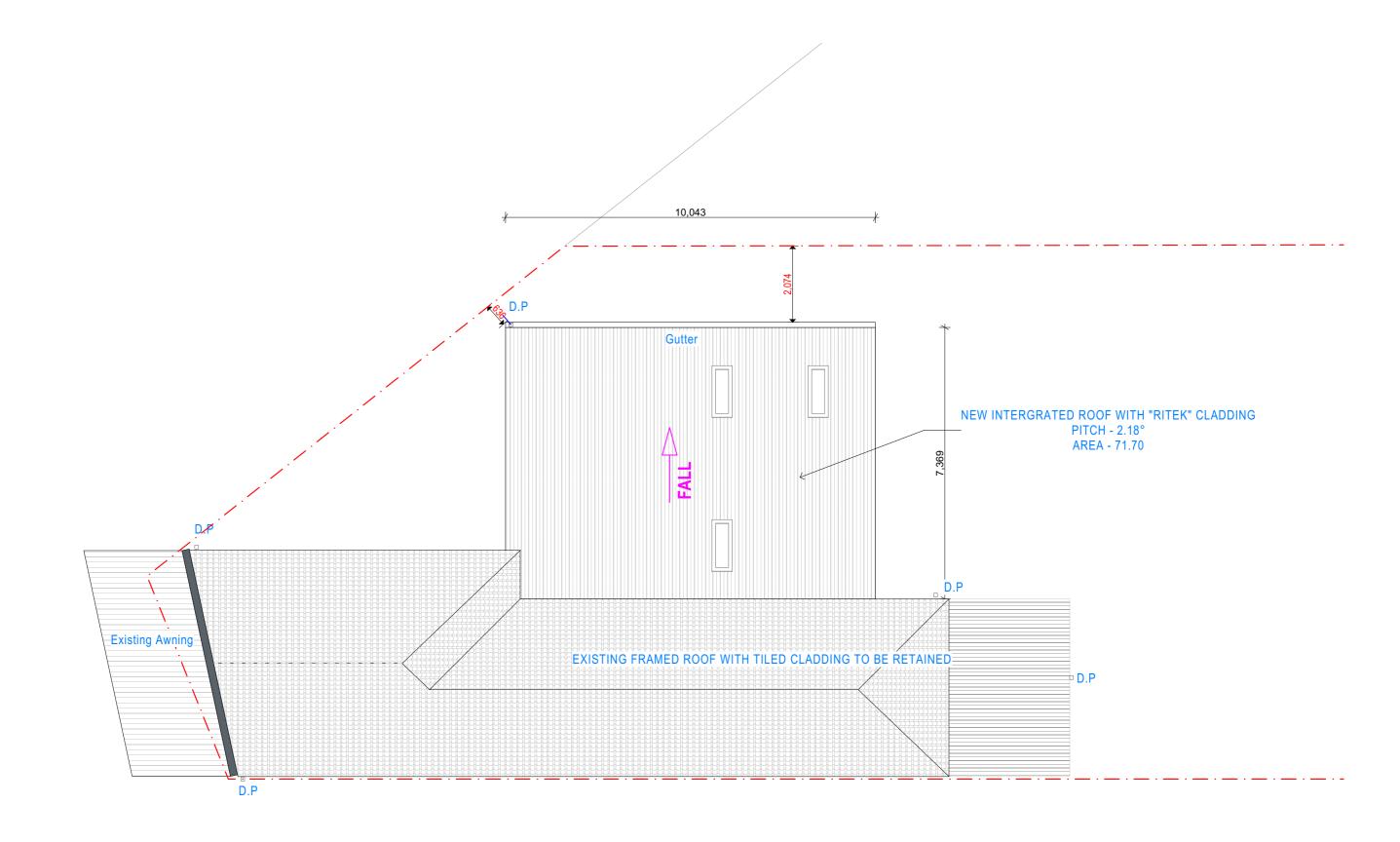
Dimitri Galansis LGA City of Canterbury Bankstown Council Drawing Title Proposed Floor Plan 1:100

01 21/07/2023 Floor Plan Amendment

Revision Name

Rev#

Transmittal Set Date





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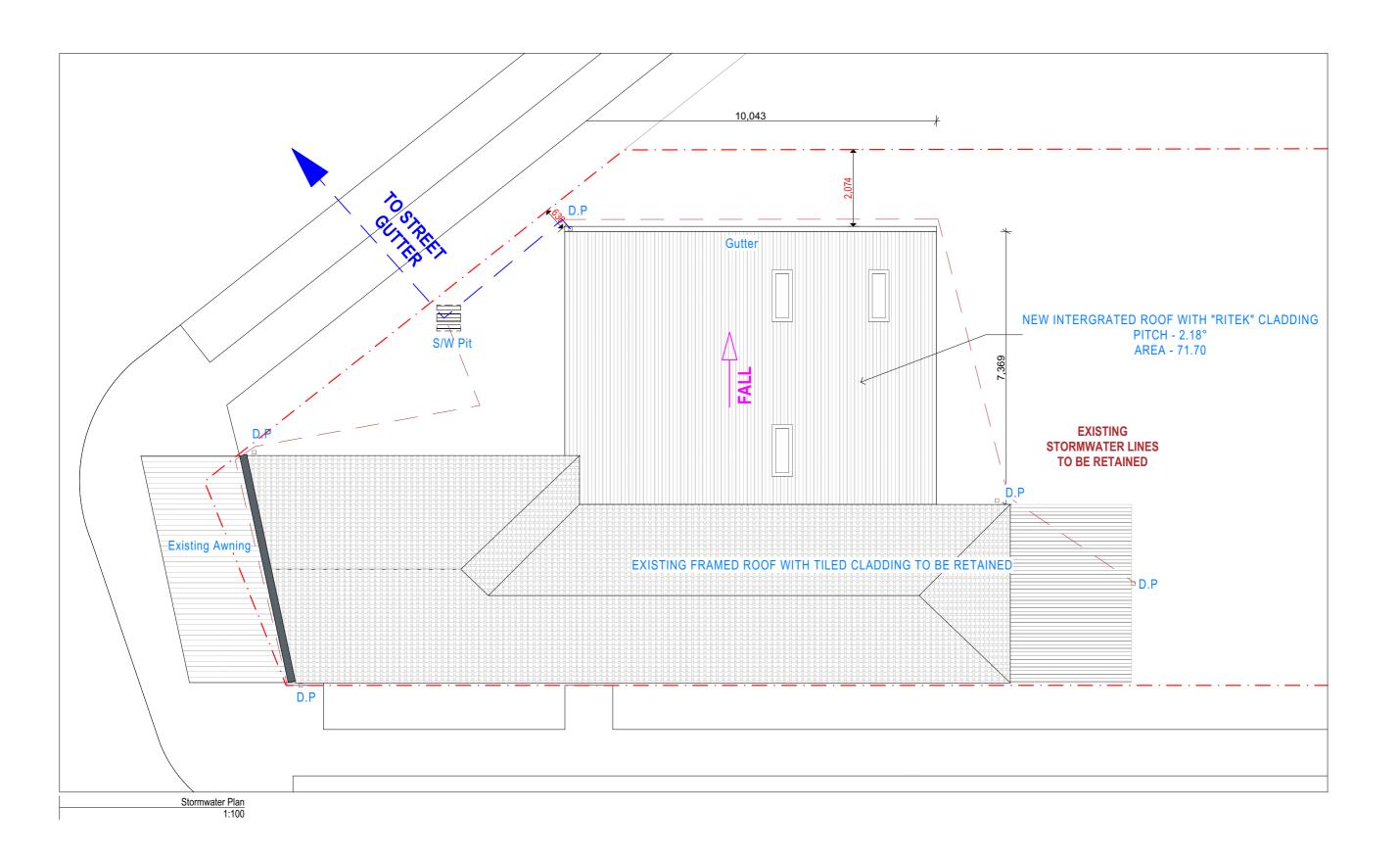
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ıy		Proposal Modification to modify DA-172/2017 Address 106 Homer Street Earlwood
		Project No. 230508
		Revision No. 01
	bdaa	Drawing No. 1.7

230508	Client	Dimitri Galansis
01	LGA	City of Canterbury Bankstown Council
1.7	Drawing Title	Proposed Roof Plan
KK (BDAA No. 6433)	Scale	1:100

Rev# 01 Floor Plan Amendment



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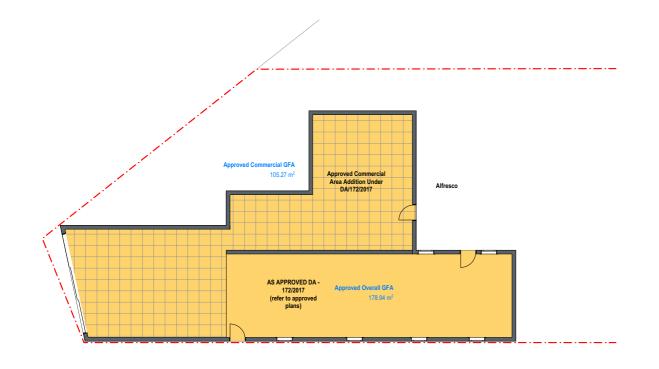
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,		Proposal Mod Address 106	dification to modify DA-172/2017 Homer Street Earlwood		
		Project No.	230508	Client	Dimitri Galansis
		Revision No.		LGA	City of Canterbury Bankstown
	bdgg	Drawing No.	1.8	Drawing Title	Proposed Stormwater Plan

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA Drawn By KK (BDAA No. 6433)

City of Canterbury Bankstown Council

	Rev #	Revision Name	Transmittal Set Date
	01	Floor Plan Amendment	21/07/2023
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AS APPROVED DA -172/2017 (refer to approved plans)

Existing GFA 1:200

Proposed GFA 1:200

Commercial GFA				
Area				
Approved Commercial GFA				
105.27				
Proposed Commercial GFA				
100.00				

GFA Schedule				
	Area			
Approved Overall GFA				
	178.94			
Proposed Overall GFA				
	173.68			



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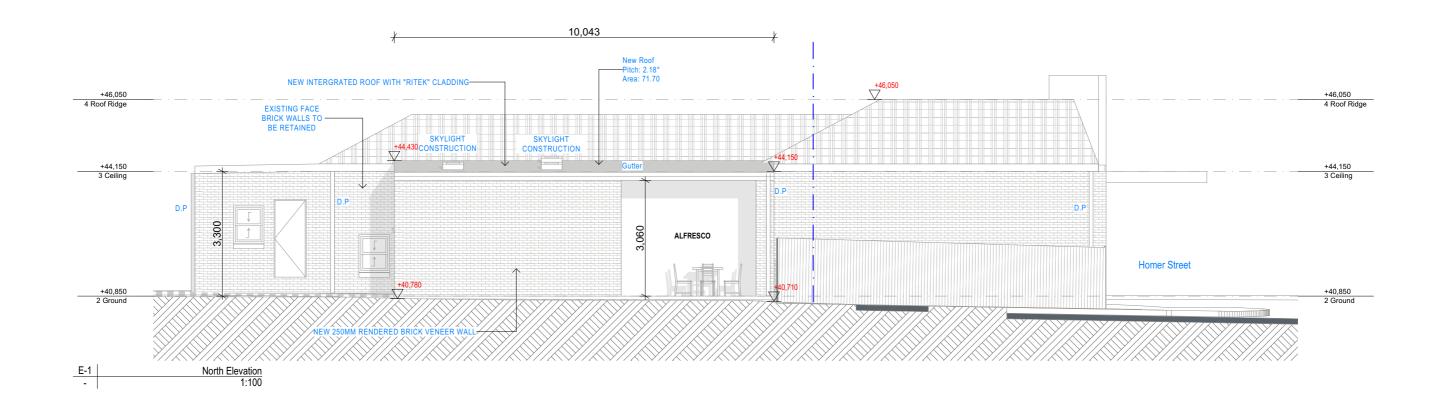
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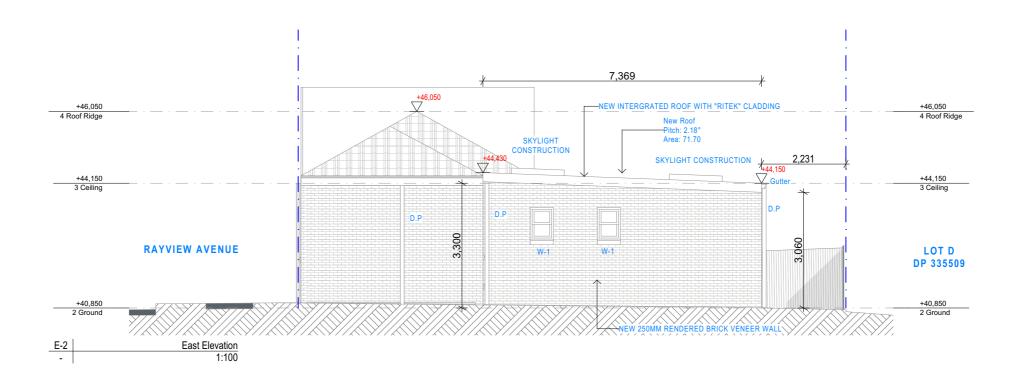
sion No. 01 BUILDING DESIGNERS
ASSOCIATION OF AUSTRALA

Drawn By

KK (BDAA No. 6433)

Dimitri Galansis LGA City of Canterbury Bankstown Council Drawing Title GFA Plan 1:200





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ASSOCIATION OF AUSTRALIA

Drawn By



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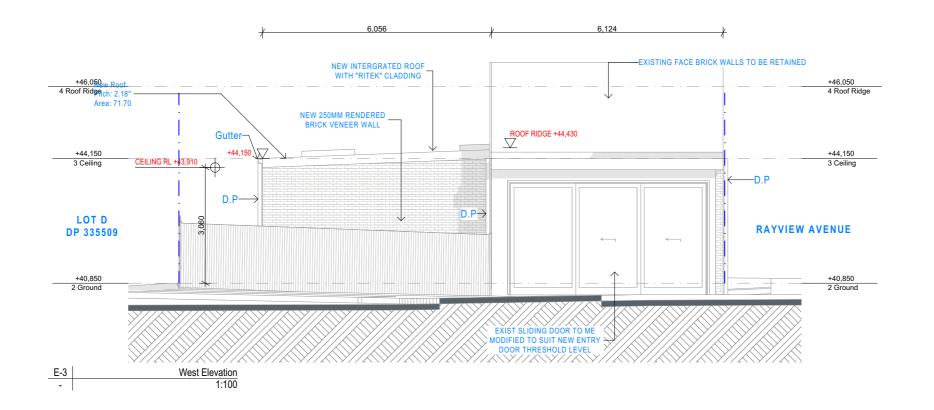
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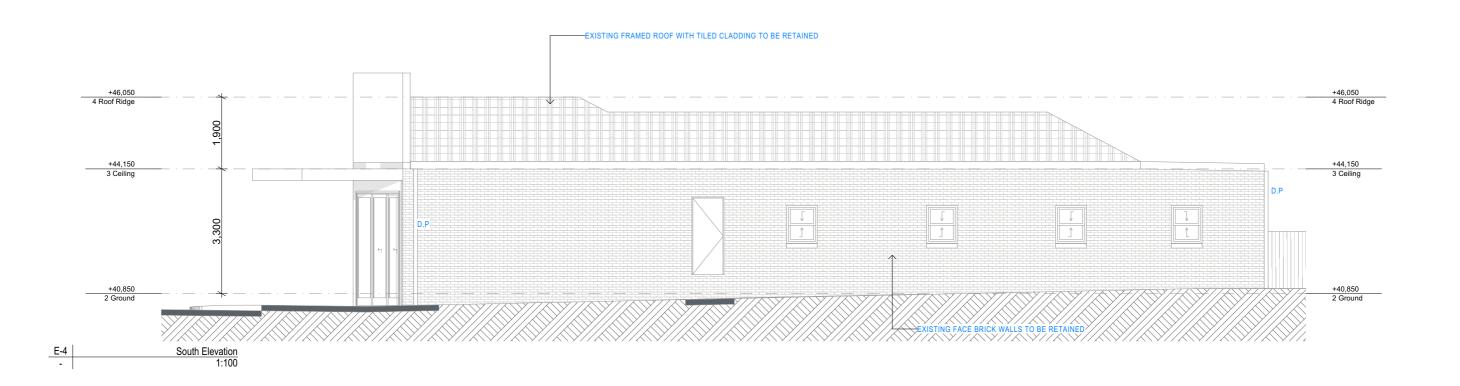
	Proposal Mod Address 106	dification to modify DA-172/2017 Homer Street Earlwood		
	Project No.	230508	Client	Dimitri Galansis
	Revision No.	01	LGA	City of Canterbury Bankstown Council
bdda	Drawing No.	1.10	Drawing Title	Elevation

KK (BDAA No. 6433)

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	01	Floor Plan Amendment	21/07/2023
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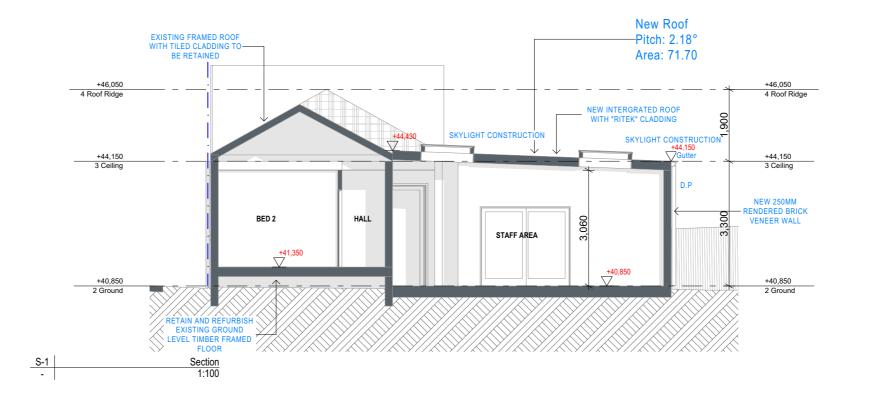
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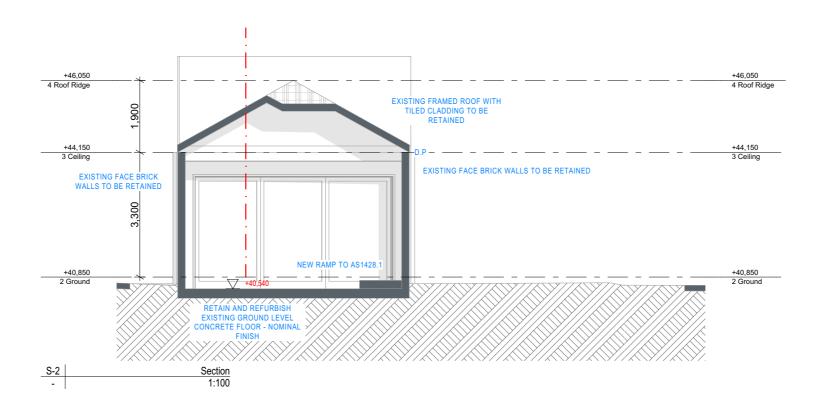
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,			lification to modify DA-172/2017 Homer Street Earlwood		
		Project No.	230508	Client	Dimitri Galansis
		Revision No.		LGA	City of Canterbury Bankstown Council
	bddd	Drawing No.	1.11	Drawing Title	Elevation
	BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	Drawn By	KK (BDAA No. 6433)	Scale	1:100

	Rev#	Revision Name	Transmittal Set Date
	01	Floor Plan Amendment	21/07/2023
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u		Revision No.	01	LGA	City of Ca
y	bdgg	Drawing No.	1.12	Drawing Title	Section

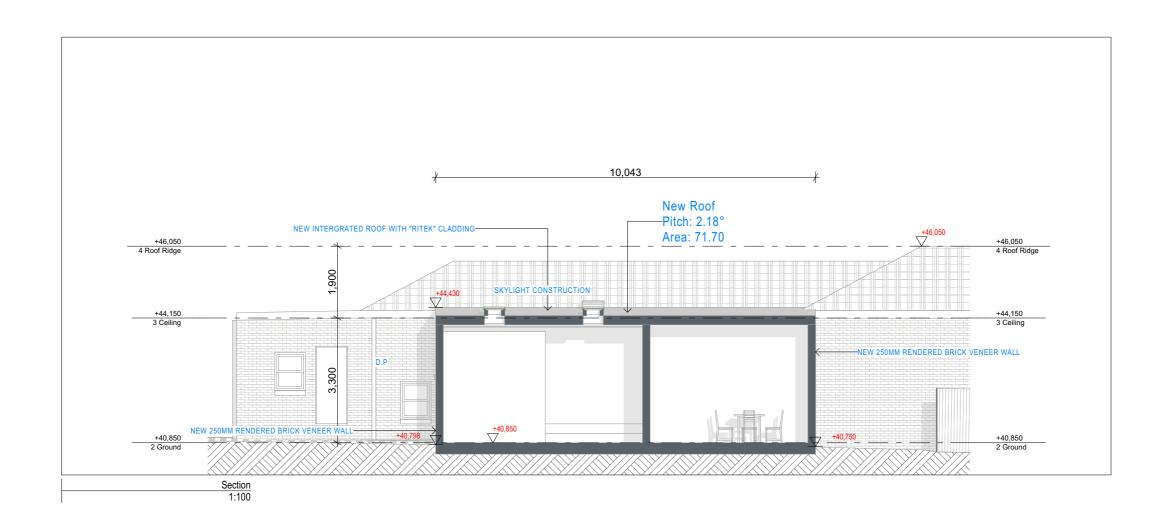
KK (BDAA No. 6433)

Dimitri Galansis

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City of Canterbury Bankstown Council

	Rev#	Revision Name	Transmittal Set Date
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osal Modification to modify DA-172/2017 ess 106 Homer Street Earlwood ct No. 230508 Dimitri Galansis LGA ion No. 01 City of Canterbury Bankstown Council ng No. 1.13 Drawing Title Section Drawn By KK (BDAA No. 6433) 1:100

ID	QTY	Ur Dimen		Elevation
		Height	Width	
W-1	2	860	610	

ID	QTY	Unit Dimensions		Elevation			
		Height Width					
D-018	1	2,100	2,389				

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SCHEDULE OF FINISHES: 106 HOMER ST, EARLWOOD: ADDITIONS & ALTERATIONS TO EXIST. SHOP & RESIDENCE.

SCHEDULE OF EXTERIOR FINISHES

1 GENERAL

- This specification is to be read in conjunction with the architectural drawings and the relevant sections of the specification.
- All items listed below are to be selected and installed in accordance with the manufacturer's specifications, relevant SAA codes and requirements outlined in the trade sections of this specification.
- All installed items listed below are to be completed with a quality certificate from the supplier and installer and are to be warranted in this certificate a for a period of at least 7 years in accordance with current State Legislation.
- All items are to be presented with a sample (in the case of a paint finish a 1m x 1m painted surface) for approved by the proprietor prior to the application or installation of the items.
- Any changes to items in this schedule are to be approved by the proprietor and contractor and samples presented for approval prior to the application or installation of the items concerned.

2 SPECIFICATION

AS APPROVED DA -172/2017 (refer to approved plans)

SPECIFICATIO	N				
ITEM/ LOCATION	REF CODE	SPECIFICATION			
		Substrate/ Preparation	Finishing Spec Manufacturer and Product Type / Size	Finish Colour	Sample of Finish
EXTERNAL WALLS	WE-FC WE- BR250	New fibre cement wall cladding and eaves soffit to framed walls. New Rendered Brick Wall.	Exterior Acrylic Paint finish equal to DULUX Weathershield X10 Low Sheen. Min. 2 coats to manufacturers specification.	Dulux: Shale Grey	
ROOF	R- ZSR	Profiled zincalum sheet roofing on reflective foil sarking on timber roof framing.	"Lysaghts klip-lok " steel roof sheeting with Colorbond finish.	Equal to Colorbond: "Shale Grey".	SHALE GREY™ COLUMBION S
DOWNPIPES	GT DP	Gutters and gutter capping on timber fascia or metal and downpipes as specified.	150 diameter Colorbond half round gutters with exposed brackets— equal to Lysaghts 90 diameter Colorbond half round gutters— equal to Lysaghts	Equal to Colorbond: "Shale Grey".	SHALE GREY COUNTY
GLAZED WINDOWS	W	Aluminium framed glazed windows to schedule.	Powdercoated aluminium framed windows and doors with glazing to window and door schedule, flyscreens and locks.	Clear Powder- coated	Anotec [©] Silver Grey 51272 Satin
FASCIA BOARDS SOLID CORE DOOR	FSB D	Treated pine fascia boards on timber roof framing. Painted solid core door.	Exterior acrylic paint finish on oil based primer equal to DULUX Weathershield X10 Low Sheen. 1 coat Oil Based Primer 1 coat Oil Based Undercoat 2 coats DULUX Weathershield X10 Low Sheen Acrylic - to manufacturer's specifications.	Dulux: Stempney PG2C2	
EAVES SOFFIT	ES	Fibre cement sheets on timber framing.	Exterior acrylic paint finish on oil based primer equal to DULUX Weathershield X10 Low Sheen. 1 coat Oil Based Primer 1 coat Oil Based Undercoat 2 coats DULUX Weathershield X10 Low Sheen Acrylic - to manufacturer's specifications.	Dulux: Shale Grey	

	Proposal Modification to modify DA-172/2017 Address 106 Homer Street Earlwood					Rev#	Revision Name	Transmittal Set Da
						01	Floor Plan Amendment	21/07/20
					တ			
/	Project No.	230508	Client	Dimitri Galansis	. <u>.</u>			
	Revision No.	01	LGA	City of Canterbury Bankstown Council	evis			
	Drawing No.	1.14	Drawing Title	Door/ Window Schedule & Finishes	8			
GNERS JSTRALIA	Drawn By	KK (BDAA No. 6433)	Scale	1:1				