DA SCHEDULE

SITE DETAILS

LGA CONTROL		Canterbury - Bankstown
LOT NUMBER/DP NUMBER		13 / 35471
ZONE & LOT WIDTH	R4	16.768m
SITE AREA		600.70 m²

DWELLING AREAS

GROUND FLOOR LIVING	195.83 m²
FIRST FLOOR LIVING	261.69 m²
PORCH	5.34 m²
PATIO	0.00 m²
FRONT BALCONY	14.87 m²
REAR BALCONY	0.00 m²
GARAGE	64.73 m²
OUTDOOR LEISURE	28.58 m²
SECONDARY DWELLING(Lower)	16.51 m²
SECONDARY DWELLING(Upper)	43.37 m²
TOTAL :	**630.92 m²**
DRIVE AREA	68.26 m²
ROOF AREA (drained to tank)	354.99 m²

SITE COVERAGE (Single storey/Lower floor)

MAXIMUM SITE COVERAGE	0.00 m²/ 0.00%
ACTUAL SITE COVERAGE	**277.07 m²/ 46.12%**

FLOOR SPACE RATIO

MAXIMUM FLOOR SPACE/FSR	450.53 m²/ 75.00%
ACTUAL FLOOR SPACE/FSR	**450.16 m²/ 74.94%**

LANDSCAPING AREAS

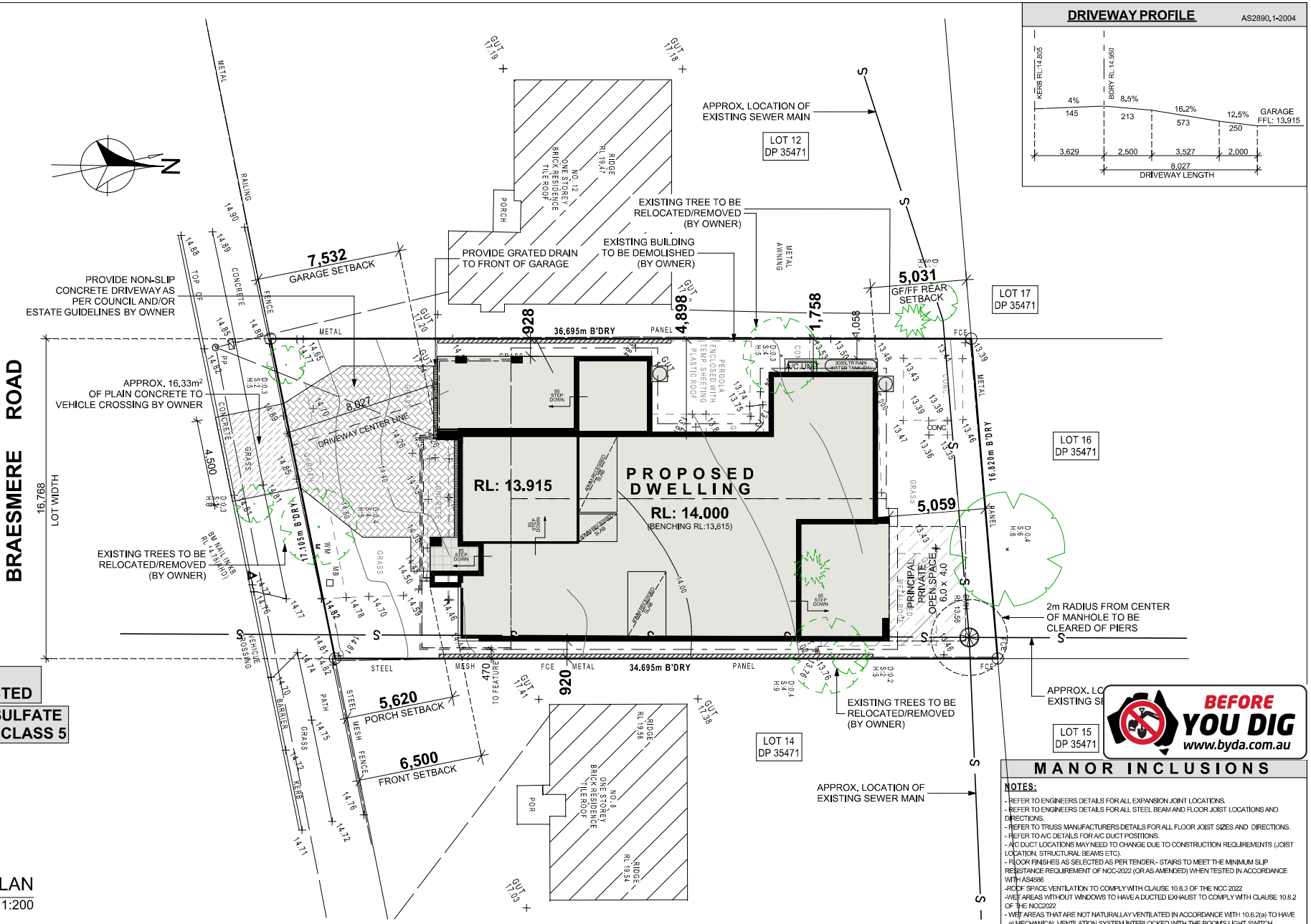
MINIMUM LANDSCAPING	0.00 m²/ 0.00%
ACTUAL LANDSCAPING	**189.70 m²/ 31.58%**

PRIVATE OPEN SPACE

MINIMUM POS	80.00 m²/ 5m min.
ACTUAL POS	**89.67 m²/ 16.820x5.051**

BUILDING HEIGHT

MAXUMUM HEIGHT	8.50 m
ACTUAL HEIGHT	**6.99 m**



'H1' CLASS SLAB
(AS PER BOREHOLE REPORT)

SALINE AFFECTED - EXPOSURE CLASS A2
(AS PER BOREHOLE REPORT)

FLOOD AFFECTED SITE

B.O.S AFFECTED

ACID SULFATE SOILS CLASS 5

Lot 13 No.10
AREA: 600.7m²

REFER TO HYDRAULIC ENGINEERS DETAILS FOR STORMWATER DRAINAGE.

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

SITE PLAN
1:200

DRIVEWAY PROFILE

AS2890.1-2004

MANOR INCLUSIONS

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 NCC-2022 (OR AS AMENDED) WHEN TESTED IN ACCORDANCE WITH AS4586
- ROOF SPACE VENTILATION TO COMPLY WITH CLAUSE 10.8.3 OF THE NCC 2022
- WET AREAS WITHOUT WINDOWS TO HAVE A DUCTED EXHAUST TO COMPLY WITH CLAUSE 10.8.2 OF THE NCC2022
- WET AREAS THAT ARE NOT NATURALLAY VENTILATED IN ACCORDANCE WITH 10.6.2(a) TO HAVE
  a) MECHANICAL VENTILATION SYSTEM INTERLOCKED WITH THE ROOM'S LIGHT SWITCH
  b) INCLUDE A TIMER TO OPERATE FOR A MINIMUM OF 10 MINUTES AFTER SHUT-DOWN

FILE PATH: T:\ WISDOM HOMES\2023\209694 CHAKRABORTY\209694 CHAKRABORTY CONTRACT PLANS.pln

WISDOM HOMES
THE WISE CHOICE

PROJECT: PROPOSED BRICK VENEER DWELLING
CLIENT: P CHAKRABORTY & P CHAKRABORTY
ADDRESS: Lot 13 No.10 BRAESMERE ROAD, PANANIA, NSW

EXHAUST FAN
SMOKE ALARM AS 3786-1993

LODGEMENT: D.A/C.C
DP No: 35471

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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-1	SUBMISSION PLAN AMENDMENT	SB	2.04.24
A-2	CONTRACT PLANS	NK	29/09/23
A-3	AMENDMENTS DATED 31/12/23	NK	07/11/23
A-4	ENS 4 TILING AMENDED	NK	23/11/23
A-5	STACK BOND - STACKER DOORS	AES	24/11/23
B	SUBMISSION PLAN	SB	26.03.24

JOB No: 209694
LGA: CANTERBURY-BANKSTOWN
DESIGN: Majestic 50 Manor (Custom)
FACADE: V22 Hamilton (Nanny)

DRAWN: ITS
PLOT DATE: 2/04/2024
SLAB CLASS: 'H1' CLASS
SHEET: 02