

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A TWO-STOREY DUAL
OCCUPANCY, DETACHED GRANNY FLATS, FRONT FENCE AND ASSOCIATED TORRENS TITLE SUBDIVISION

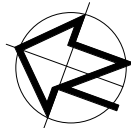
AT 5 GWANDALAN, PADSTOW NSW 2211



GENERAL NOTES

- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT.
- ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE STATED
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
- LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE

REV	AMENDMENTS	Date
1		



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

P (02) 9591 5292
M 0402206326
E epwdesigns@gmail.com

DRAWING TITLE:
COVER PAGE

Demolition of existing structures and construction of a two-storey dual occupancy
with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 17/04/2024
3:27:06 PM

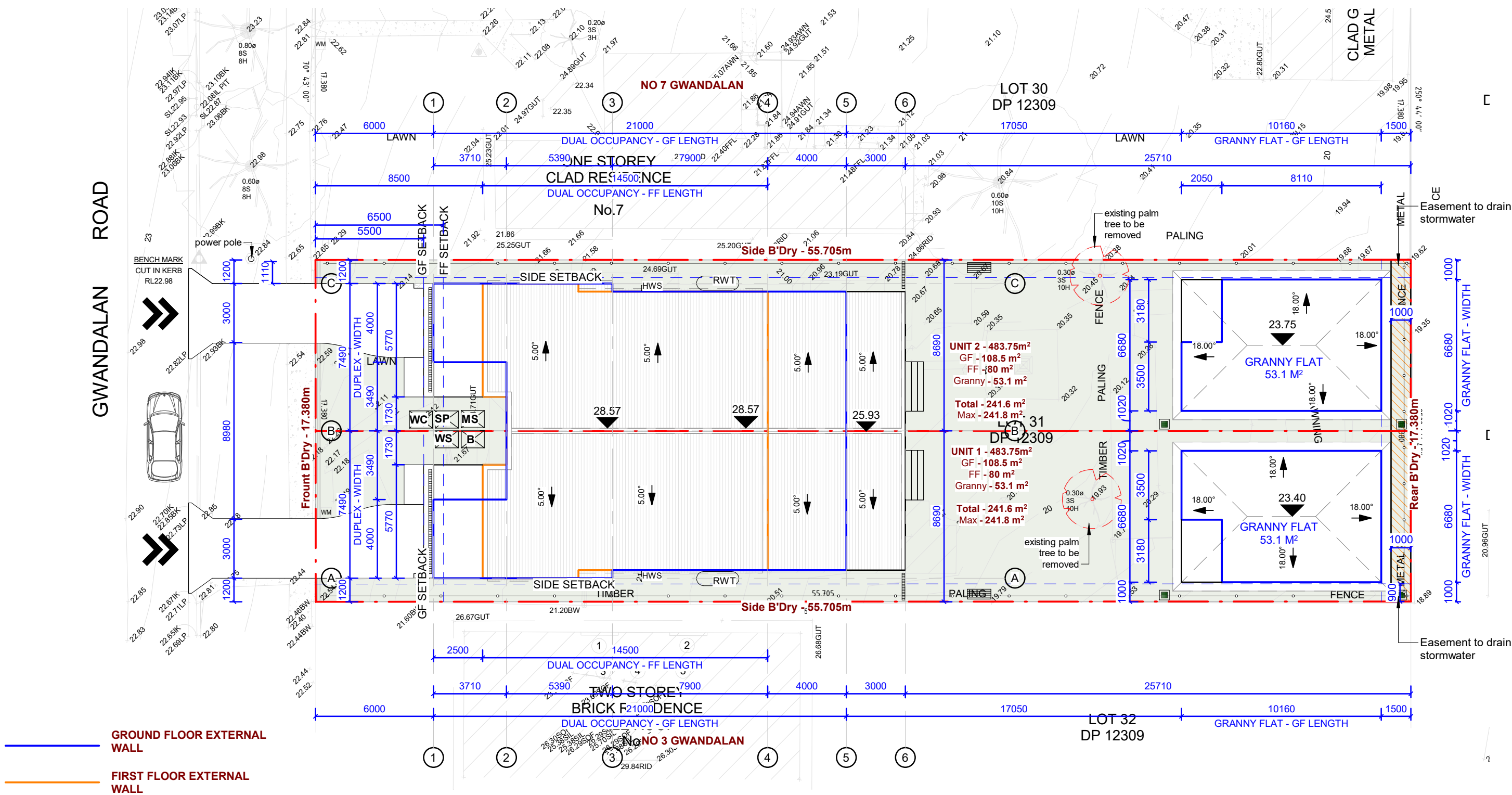
SCALE: (A2)

DRAWING NO: DA 00

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A TWO-STOREY DUAL
OCCUPANCY, DETACHED GRANNY FLATS, FRONT FENCE AND ASSOCIATED TORRENS TITLE SUBDIVISION

AT 5 GWANDALAN RD, PADSTOW NSW 2211

BUILDING SUSTAINABILITY SPECIFICATIONS - BASIX COMMITMENTS			
THESE ARE THE SPECIFICATIONS UPON WHICH THE BASIX CERTIFICATE IS BASED. IF THEY VARY FROM DRAWINGS OR OTHER WRITTEN SPECIFICATIONS, THESE SPECIFICATIONS SHALL TAKE PRECEDENCE. IF ONLY ONE SPECIFICATION IS DETAILED FOR A BUILDING ELEMENT, THAT SPECIFICATION APPLIES TO ALL INSTANCES OF THAT ELEMENT. IF ALTERNATE SPECIFICATIONS ARE DETAILED FOR A BUILDING ELEMENT, THE LOCATION AND EXTEND OF ALTERNATE SPECIFICATIONS MUST BE DETAILED BELOW AND/ OR CLEARLY INDICATED ON REFERENCED DOCUMENTS.			
BASIX & SITE INFORMATION			
BASIX CERTIFICATE NO: 1744062M			
ASSESSOR NUMBER : 20731			
CLIMATE : 56			
...			
SITE DETAILS			
LOT NUMBER/SEC:			31
DP NUMBER:			12309
TOTAL SITE AREA 771.4 SQM			
		LOT 1	LOT 2
SITE AREA (m2)		483.75	483.75
STORMWATER			
RAIN WATER TANK			5000L/EACH
THERMAL COMFORT/ENERGY			
EXTERNAL WALL SURFACE:		BRICK VENEER	
EXTERNAL WALL INSULATION:		R2.5	
ROOF MATERIAL:		METAL	
ROOF INSULATION:		ANTICON	
ROOF COLOUR:		MEDIUM - SOLAR ABSORPTANCE 0475-0.7	
CEILING INSULATION:		R6.0	
HOT WATER SYSTEM:		UNIT 1 - GAS INTANTANEOUS - 5 STAR UNIT 2 - GAS INTANTANEOUS - 5 STAR	
WINDOWS, GLAZED DOORS AND SKYLIGHTS			
WINDOW FRAME:		ALUMINIUM, SINGLE, CLEAR & LOW E	
DOOR FRAME:		ALUMINIUM, SINGLE, CLEAR & LOW E	



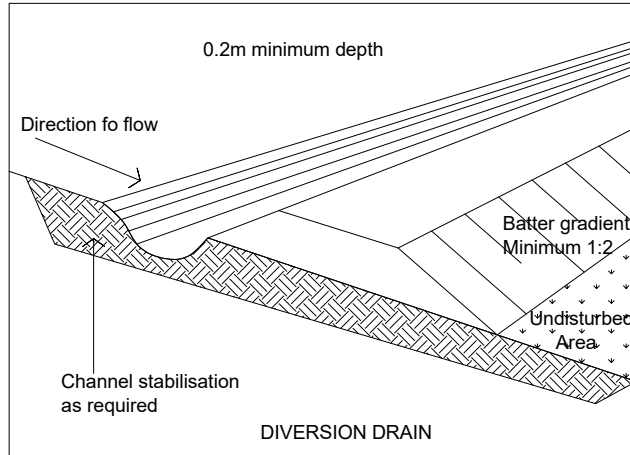
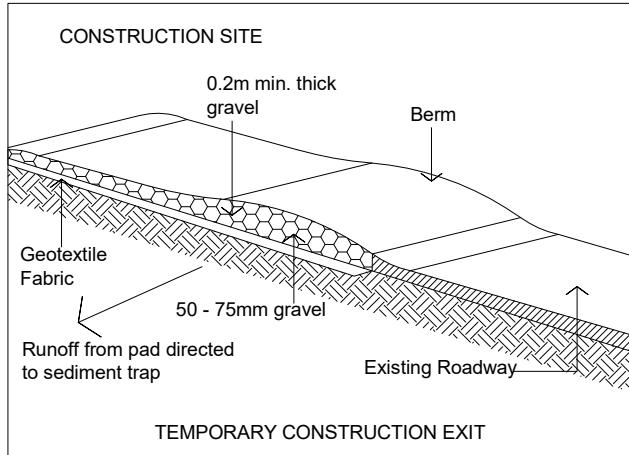
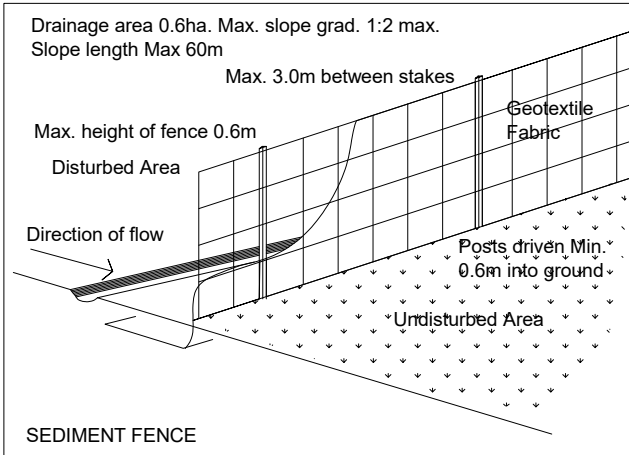
COMPLIANCE TABLE				
SITE AREA (SQM)	967.5 m ²			
	PROPOSED		STANDARD	COMPLIANT
UNITS	UNIT 1	UNIT 2		
AREA (SQM)	483.75	483.75		
	GROUND FLOOR	108.5	108.5	-
	FIRST FLOOR	80	80	-
	GRANNY FLAT	53.1	53.1	-
	TOTAL	241.6	241.6	-
FSR PERMISSIBLE	241.8	241.8	YES	YES
POS	110	110	Min 80 m ²	YES
LANDSCAPE	53.8% of front area to be landscape		40% of front area	YES

NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
- MINIMIE DISTURBED AREA
- ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH
- DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE
- ROADS AND FOOTPATH TO BE SWEEP DAILY
- KERBSIDE INLET TO BE PROTECTED WITH FABRIC FILLED WITH GRAVEL
- IF YOU DO NOT COMPLY YOU MAY LIABLE TO A \$1500 FINE

GENERAL LEGEND

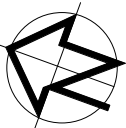
- SILT FENCE
STOCKPILE
MATERIAL STORAGE
WASTE STORAGE & RECYCLING AREA
GARBAGE BIN
ACCESS FOR VEHICLES
TREES TO BE REMOVED
TREES TO BE RETAINED



GENERAL NOTES

- ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO ANY WORK COMMENCEMENT.
- ALL DIMENSIONS ARE IN MILLIMETRES INLESS OTHERWISE STATED
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
- LEVELS SHOWN ARE APPOX. ONLY AND SHOULD BE VERIFIED ON SITE

REV	AMENDMENTS	Date
1		



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

P (02) 9591 5292
M 0402206326
E epwdesigns@gmail.com

DRAWING TITLE:
SITE PLAN AND EROSION AND SEDIMENT CONTROL PLAN

Demolition of existing structures and construction of a two-storey dual occupancy with granny flats, front fence and associated Torrens title subdivision

AT: NO. 5 GWANDALAN RD, PADSTOW NSW 2211

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 17/04/2024
3:27:08 PM

SCALE: As indicated (A2)

DRAWING NO: DA 01