SHEET LIST

001 COVER SHEET

002 BASIX 003 NATHERS 004 SITE PLAN 005 DRIVEWAY GRADIENT

006 DEMOLITION PLAN
007 SITE MANAGEMENT PLAN

008 GROUND FLOOR PLAN 009 FIRST FLOOR PLAN

010 ELEVATIONS

011 ELEVATIONS

013 WINDOWS & DOORS SCHEDULES

014 FLOOR COVERING PLAN

015 FLOOR SPACE RATIO PLAN

016 SHADOW DIAGRAMS, 21st JUNE 8AM & 10AM

017 SHADOW DIAGRAMS, 21st JUNE 11AM & 12PM

018 SHADOW DIAGRAMS, 21st JUNE 1PM - 3PM

019 SITE ANALYSIS

020 NOTIFICATION PLAN





YOUR HOME. OUR PASSION.

CLIENT'S NAME: DR THEO LIKOS

JOB NO:

23-1113

SITE ADDRESS:

LOT: 57

DP: 24154

(No. -79) MAIDEN STREET

GREENACRE

NSW 2190

PROPOSED:

NEW DOUBLE STOREY DWELLING

DESIGN NAME:

DYNASTY 41

FACADE NAME: NELSON

PACKAGE:

PRESTIGE

REVISION:

B-2

ARTISTIC IMPRESSION IS FOR ILLUSTRATION PURPOSES ONLY. COLOURS AND MATERIAL FINISHES WILL BE SUBJECT TO BUILDERS FINAL TENDER.

COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF FOWLER HOMES PTY LTD AND CANNOT BE REPRODUCED OR COPIED EITHER WHOLLY OR IN PART, IN ANY FORM WITHOUT THE WRITTEN PERMISSION OF FOWLER HOMES PTY LTD. BUILDERS LICENSE 113647C.



Single Dwelling

Certificate number: 1758148S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of Issue: Thursday, 01 August 2024
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	Likos 23-1113	
Street address	79 MAIDEN Street GRE	ENACRE 2190
Local Government Area	Canterbury-Bankstown C	Council
Plan type and plan number	Deposited Plan DP24154	4
Lot no.	57	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	5	
Project score		
Water	✓ 43	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	→ 90	Target 72
Materials	✓ -38	Target n/a

Certificate Prepared by	
Name / Company Name: FRYS BUILDING CONSULTANCY PTY LTD	
ABN (if applicable): 64631418543	

Description of project

Project name	Likos 23-1113
Street address	79 MAIDEN Street GREENACRE 2190
Local Government Area	Canterbury-Bankstown Council
Plan type and plan number	Deposited Plan DP24154
Lot no.	57
Section no.	-
Project type	
Project type	dwelling house (detached)
No. of bedrooms	5
Site details	
Site area (m²)	557
Roof area (m²)	272
Conditioned floor area (m²)	269.3
Unconditioned floor area (m²)	27.56
Total area of garden and lawn (m²)	309
Roof area of the existing dwelling (m²)	0

Assessor details and thermal loads					
Assessor number	DMN/12/1441				
Certificate number	0009239278-01				
Climate zone	56				
Area adjusted cooling load (MJ/ m².year)	15				
Area adjusted heating load (MJ/ m².year)	15				
Project score	ct score				
Water	✓ 43	Target 40			
Thermal Performance	✓ Pass	Target Pass			
Energy	→ 90	Target 72			
Materials	✓ -38	Target n/a			

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier
Fixtures	DA pians	рина и эреса	CIICCK
The applicant must install showerheads with a minimum rating of 3 star (> 7.5 but <= 9 L/min) in all showers in the development.		~	~
The applicant must install a tollet flushing system with a minimum rating of 4 star in each tollet in the development.		~	~
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		~	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		~	
Alternative water	•	•	
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	·	~	~
The applicant must configure the rainwater tank to collect rain runoff from at least 150 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		~	~
The applicant must connect the rainwater tank to:			
all toilets in the development		~	~
the cold water tap that supplies each clothes washer in the development		-	~
 at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		~	•

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The datalis of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to acclusite those specifications.	*	~	~
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		~	~
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fars set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	~	~	~
Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	~	~	~
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			~

Construction	Area - m²	Insulation			
floor - concrete slab on ground, waffle pod slab.	154.7	none	none none none+ foll/sarking none ceilling: fibreglass batts or roll; roof: foll/sarking.		
floor - above habitable rooms or mezzanine, treated softwood; frame: timber - untreated softwood	153.3	none			
garage floor - concrete slab on ground, waffle pod slab.	33.04	none			
external wall: brick veneer; frame: timber - untreated softwood.	all external walls	none+ foi			
internal wall: plasterboard; frame: timber - untreated softwood.	189.3	none			
ceiling and roof - flat ceiling / pitched roof, framed - terracotta tiles , timber - untreated softwood.	272.21	ceiling: fib			
Thermal Performance and Materials commitme	ents		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing					
The applicant must install windows, glazed doors and skyligh listed in the table.	ts as described in the table below, in accordance with the specifi	cations	~	~	~

	Frames	Maximum area - m2
	aluminium	60.7
	timber	0
	uPVC	0
	steel	0
	composite	0

Glazing	Maximum area - m2
single	4.3
double	56.4
triple	0

	_		
nergy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
ot water			
ne applicant must install the following hot water system in the development, or a system with a higher energy rating: gas stantaneous with a performance of 5 stars.	~	~	~
ooling system			
he applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase irconditioning; Energy rating: EER 3.0 - 3.5		~	~
ne applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase irconditioning; Energy rating: EER 3.0 - 3.5		~	~
eating system			
ne applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase irconditioning; Energy rating: EER 3.0 - 3.5		~	~
ne applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase irconditioning; Energy rating: EER 3.0 - 3.5		~	~
entilation			
ne applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		_	
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		_	-
Laundry: natural ventilation only, or no laundry; Operation control: n/a		•	V
rtificial lighting			
ne applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting- ode (LED) lamps.		~	~
atural lighting			•
ne applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	~	~	~
nergy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Iternative energy			
ne applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the evelopment's electrical system.		✓	~
ne photovolatic system must consist of:			
 photovolatic collectors with the capacity to generate at least 6.6 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north east 	-	•	•
ther			
ne applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		~	
ne applicant must install a fixed outdoor clothes drying line as part of the development.		~	



DESIGN NAME: DYNASTY 41 PACKAGE: PRESTIGE

FACADE NAME: BASIX NELSON SCALE: @ A3 JOB NO: DATE: SHEET NO: 23-1113 28.10.24

CLIENT'S NAME: DR THEO LIKOS SIGNATURE: DATE:

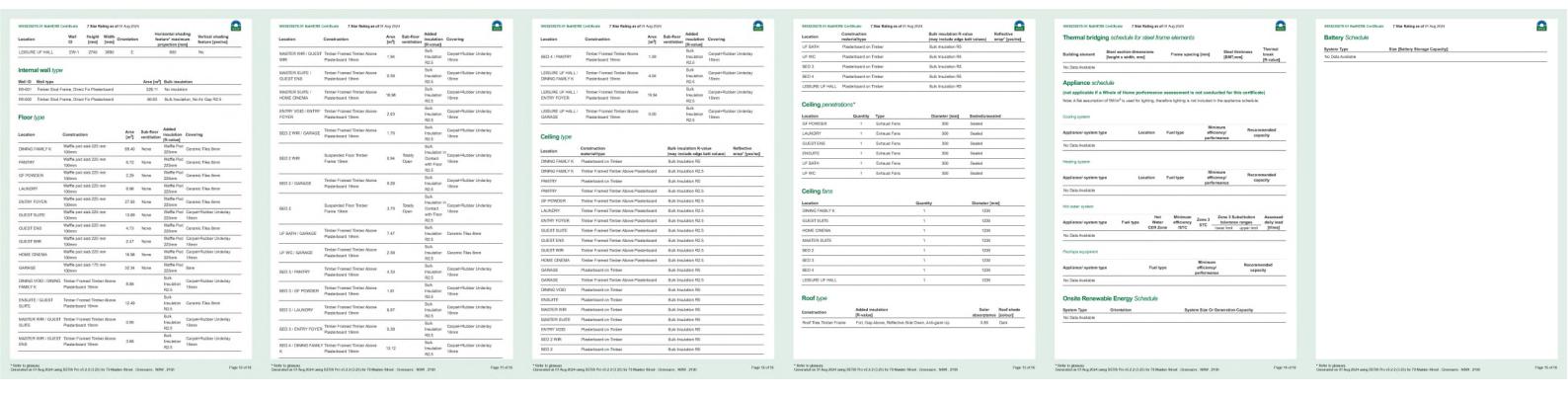
SITE ADDRESS: DP: 24154 LOT: 57

(No. -79) MAIDEN STREET GREENACRE NSW 2190

REVISION:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES. Copyright of Plans and Documentation remain the Exclusive Property of Fowler Homes Pty Ltd and cannot be reproduced or copied either wholly or in part, in any form without the written permission of Fowler Homes Pty Ltd. Builders License 113647C.





Copyright of Plans and Documentation remain the Exclusive Property of Fowler Homes Pty Ltd and cannot be reproduced or copied either wholly or in part, in any form without the written permission of Fowler Homes Pty Ltd. Builders License 113647C.

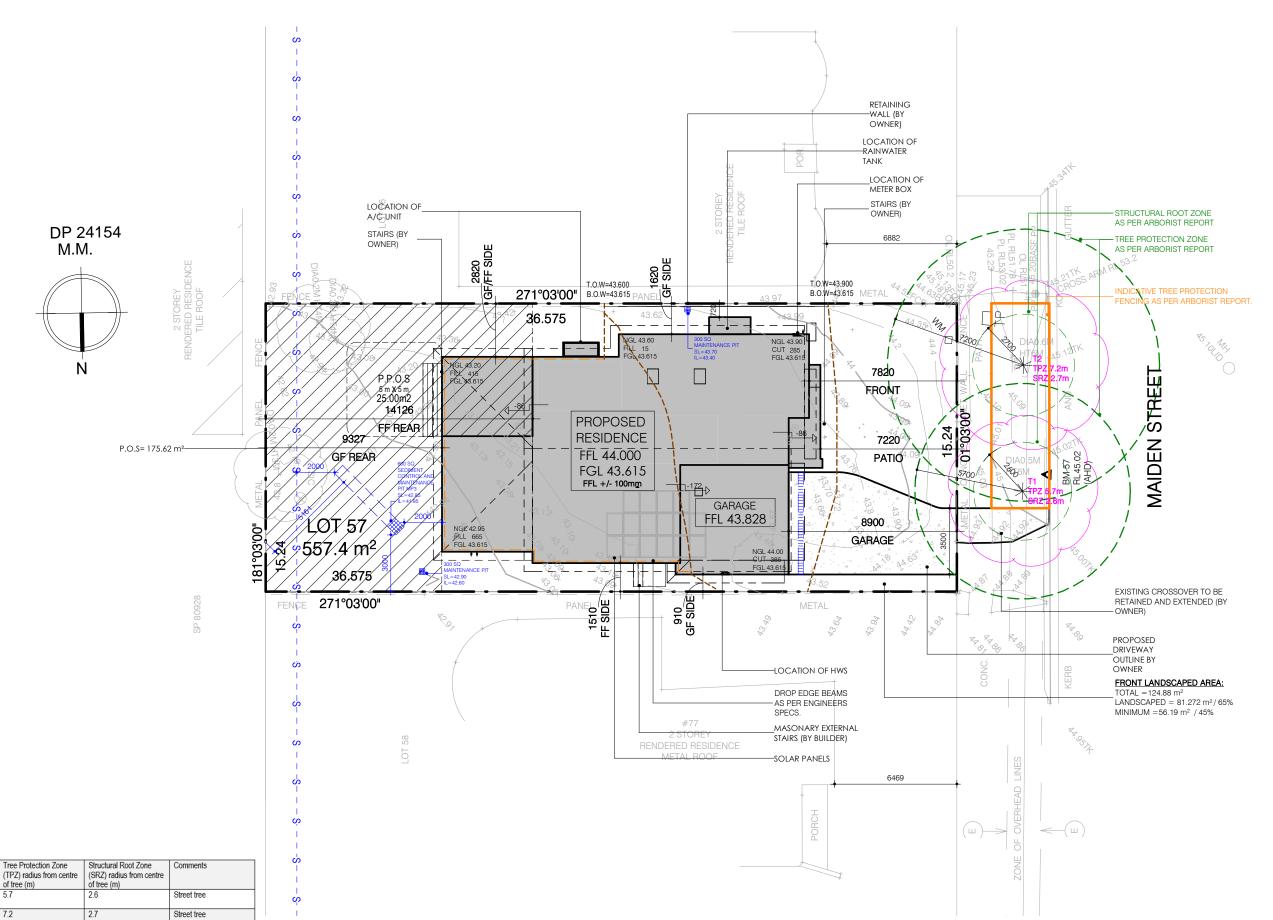


DESIGN NAME: FACADE NAME: NATHERS CLIENT'S NAME: SITE ADDRESS: DYNASTY 41 **NELSON** DR THEO LIKOS LOT: 57 SCALE: @ A3 (No. -79) MAIDEN STREET PACKAGE: JOB NO: DATE: SHEET NO: SIGNATURE: DATE: PRESTIGE GREENACRE 23-1113 28.10.24 003 DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

B-2

DP: 24154

NSW 2190



COUNCIL:

CANTERBURY BANKSTOWN

DEVELOPER:

GROWTH CENTRE:

DA COUNCIL APPROVAL

COUNCIL APPROVAL REFER TO COUNCIL REGULATIONS FOR FURTHER DETAILS.

SITE AREA:	557.40 m ²
FLOOR AR	EAS
GROUND FLOOR:	162.94 m ²
FIRST FLOOR:	139.29 m ²
GARAGE:	33.38 m ²
PATIO:	6.17 m ²
OUTDOOR RETREAT:	20.16 m ²
BALCONY:	0.00 m ²
VOID:	27.55 m ²
TOTAL:	361.94 m ²

SITE COVERAGE

EXCLUDING FIRST FLOOR, PATIO, OUTDOOR RETREAT, BALCONY, DRIVEWAY GROUND FLOOR AREA GARAGE AREA: EXISTING STRUCTURE AREA: TOTAL GF: 35.22%

FLOOR SPACE RATIO

AREAS ARE MEASURED FROM INTERNAL FACE OF EXTERNAL WALLS. EXCLUDING
GARAGE & VOIDS

GROUND FLOOR FSR:	150.36 m
FIRST FLOOR FSR:	126.14 m
EXISTING STRUCTURE FSR:	0.00 m
TOTAL GROSS FLOOR AREA:	276.50 m
ALLOWED FSR:	50.009
PROPOSED FSR:	49.619

LANDSCAPE AREA				
SITE AREA:	557.40 m ²			
TOTAL HARDSTAND AREA:	222.65 m ²			
APPROX DRIVEWAY AREA:	37.53 m ²			
LESS THAN 1m:	0.00 m ²			
EXISTING STRUCTURE:	0.00 m ²			
LANDSCAPED AREA:	297.22 m ²			
MINIMUM LANDSCAPE:	45%			
PROPOSED LANDSCAPE:	53.32%			

PRIVATE OPEN SPACE

PRINCIPAL PRIVATE OPEN SPACE: 24.00 m² PRIVATE OPEN SPACE:

LEGEND

CUT/FILL	
DROP EDGE BEAM	
NATURAL GROUND LEVEL	NGL
FINISH GROUND LEVEL	FGL
FINISH FLOOR LEVEL	FFL
PRIVATE OPEN SPACE	
SRZ RADIUS	
FPZ RADIUS	



FOWLER YOUR HOME. OUR PASSION.

DESIGN NAME: FACADE NAME: SITE PLAN DYNASTY 41 **NELSON** SCALE: 1:200 @ A3 PACKAGE: JOB NO: DATE: SHEET NO PRESTIGE 23-1113 28.10.24

Copyright of Plans and Documentation remain the Exclusive Property of Fowler Homes Pty Ltd and cannot be reproduced or copied either wholly or in part, in any form without the written permission of Fowler Homes Pty Ltd. Builders License 113647C.

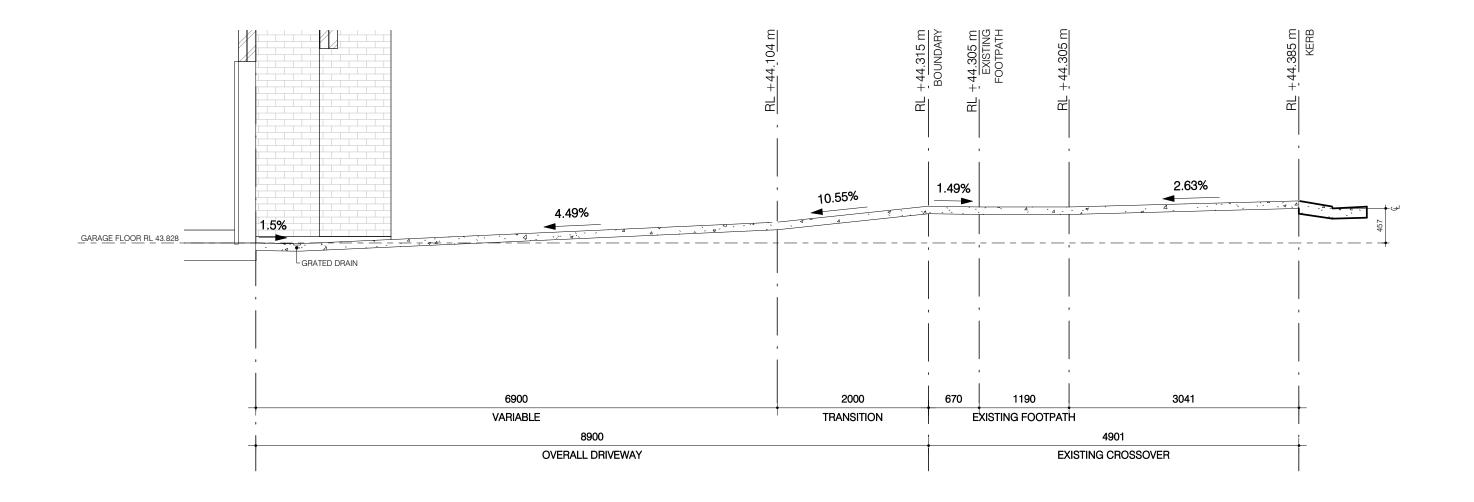
CLIENT'S NAME: DR THEO LIKOS SIGNATURE: I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS: LOT: 57 (No. -79) MAIDEN STREET

GREENACRE

DP: 24154

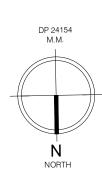
NSW 2190

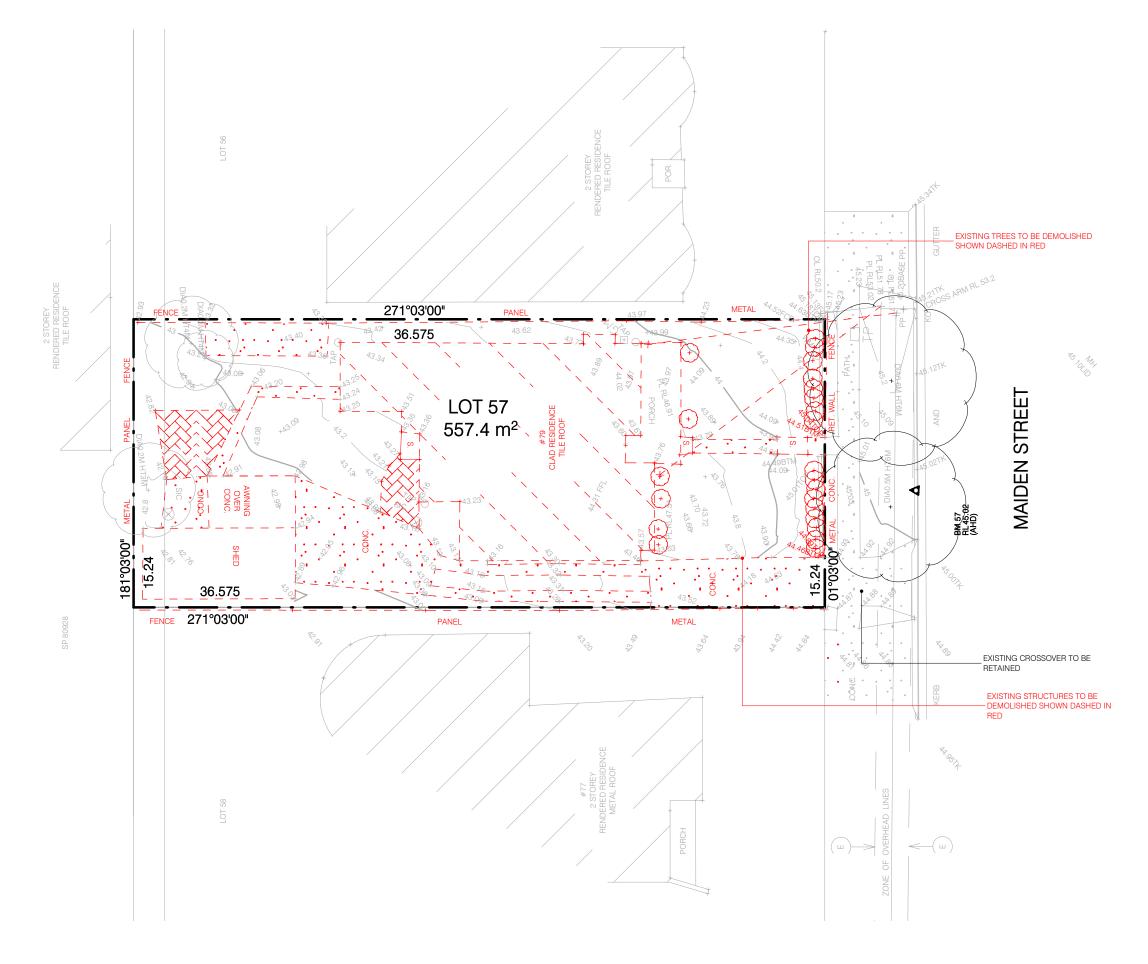




DESIGN NAME:	FACADE NAME:	С	DRIVEWAY GRADIENT	CLIENT'S NAME:	SITE ADDRESS:	
DYNASTY 41	NELSON	SC	CALE: 1:50 @ A3	DR THEO LIKOS	LOT: 57	DP: 24154
PACKAGE:	JOB NO:	DATE:	SHEET NO:		(No79) MAIDEN STREET	
PRESTIGE	23-1113	28.10.24	005	SIGNATURE: I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER H	GREENACRE	NSW 2190

B-2







FACADE NAME:		DEMOLITION PLAN	
NELSON		SCALE: 1:200 @ A3	
JOB NO:	DATE:		SHEET NO:
23-1113	28.10.24		006
	NELSON JOB NO:	NELSON JOB NO: DATE:	NELSON SCALE: 1:200 @ A3 JOB NO: DATE:

Copyright of Plans and Documentation remain the Exclusive Property of Fowler Homes Pty Ltd and cannot be reproduced or copied either wholly or in part, in any form without the written permission of Fowler Homes Pty Ltd. Builders License 113647C.

CLIENT'S NAME:		SITE ADDRESS:
DR THEO LIKOS		LOT: 57
		(No79) MAID
SIGNATURE:	DATE:	GREENACRE
I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HC	MES.	GILLIVACIL

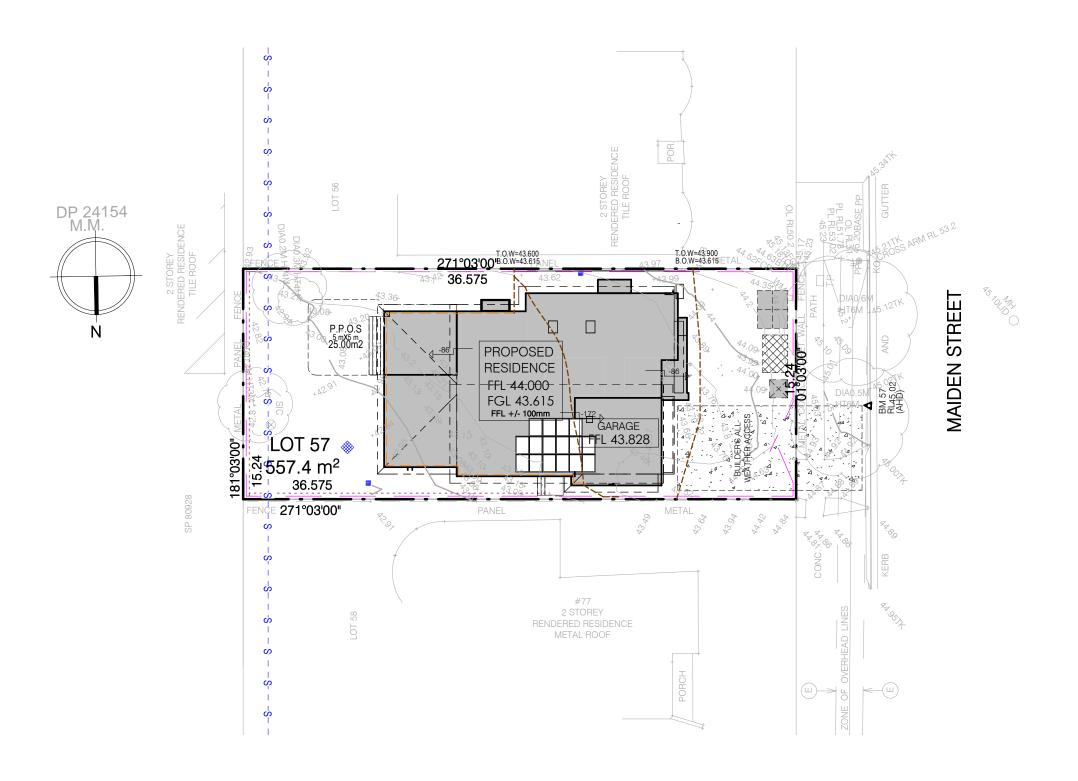
SITE ADDRESS:

LOT: 57 DP: 24154

(No. -79) MAIDEN STREET

GREENACRE NSW 2190

B-2



NOISE AND VIBRATION CONTROL

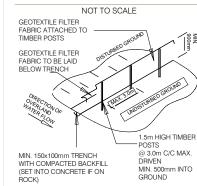
-BOREHOLE REPORT SHOWS NO ROCK WITHIN SITE. MINIMAL VIBRATION AND NOISE DURING PIER HOLE DRILLING.

- SITE PLAN INDICATES MINIMAL CUT AND FILL. PLANT USE WILL BE LOW IMPACT AND FOR MINIMAL TIMBERFRAMES.

SEDIMENT CONTROL NOTES

- 1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
- 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- 5. ALL DISTURBED AREAS SHALL BE REVEGITATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEPT DAILY.
 7. FILTER SHALL BE CONSTRUCTED BY
- STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER
- 8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

SEDIMENT FENCE



LEGEND				
	CONSTRUCTION FENCE			
	SEDIMENT CONTROL FENCE			
WASTE STOCKPILE				
	BUILDERS WASTE			
, '4	ALL WEATHER ACCESS			
×	ONSITE PORTABLE TOILET			
	•			



DESIGN NAME:	FACADE NAME:	SITE	MANAGEMENT PLAN
DYNASTY 41	NELSON	SCALE	:: As indicated @ A3
PACKAGE:	JOB NO:	DATE:	SHEET NO:
PRESTIGE	23-1113	28.10.24	007

CLIENT'S NAME:

DR THEO LIKOS

SIGNATURE:

DATE:

LOT: 57 (No. -79) MAIDEN STREET GREENACRE

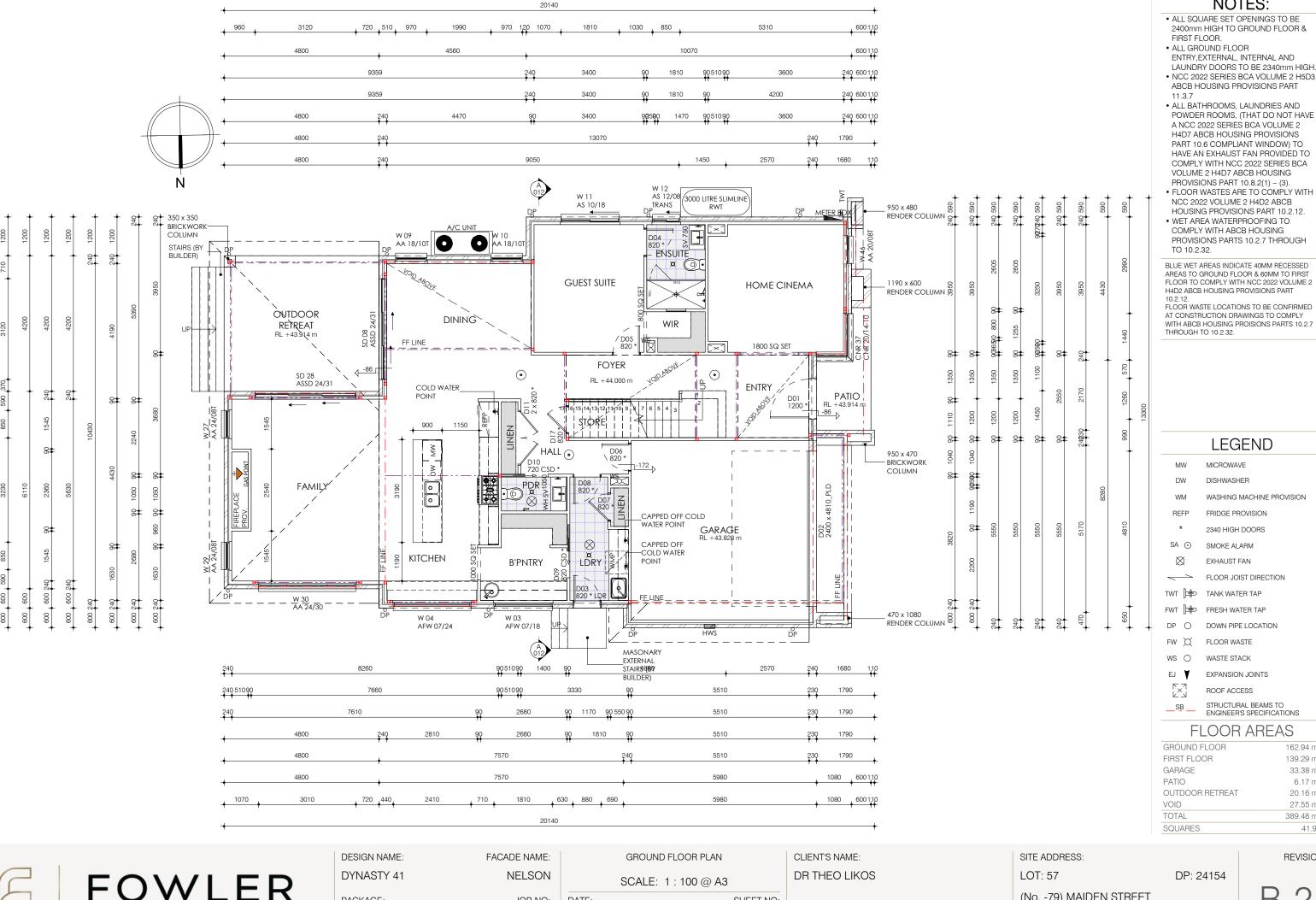
SITE ADDRESS

DP: 24154

NSW 2190

REVISION:

Copyright of Plans and Documentation remain the Exclusive Property of Fowler Homes Pty Ltd. and cannot be reproduced or copied either wholly or in part, in any form without the written permission of Fowler Homes Pty Ltd. Builders License 113647C.



NOTES:

- ALL SQUARE SET OPENINGS TO BE 2400mm HIGH TO GROUND FLOOR &
- ENTRY, EXTERNAL, INTERNAL AND
- NCC 2022 SERIES BCA VOLUME 2 H5D3 ABCB HOUSING PROVISIONS PART
- POWDER ROOMS, (THAT DO NOT HAVE H4D7 ABCB HOUSING PROVISIONS PART 10.6 COMPLIANT WINDOW) TO HAVE AN EXHAUST FAN PROVIDED TO COMPLY WITH NCC 2022 SERIES BCA VOLUME 2 H4D7 ABCB HOUSING PROVISIONS PART 10.8.2(1) - (3).
- WET AREA WATERPROOFING TO COMPLY WITH ABCB HOUSING PROVISIONS PARTS 10.2.7 THROUGH

BLUE WET AREAS INDICATE 40MM RECESSED AREAS TO GROUND FLOOR & 60MM TO FIRST FLOOR TO COMPLY WITH NCC 2022 VOLUME 2 H4D2 ABCB HOUSING PROVISIONS PART

AT CONSTRUCTION DRAWINGS TO COMPLY WITH ABCB HOUSING PROISIONS PARTS 10.2.7

LEGEND

FRIDGE PROVISION

FRESH WATER TAP

STRUCTURAL BEAMS TO ENGINEER'S SPECIFICATIONS

162.94 m²

IRST FLOOR	139.29 m
ARAGE	33.38 m
ATIO	6.17 m
OUTDOOR RETREAT	20.16 m
OID	27.55 m
OTAL	389.48 m
QUARES	41.93

NSW 2190



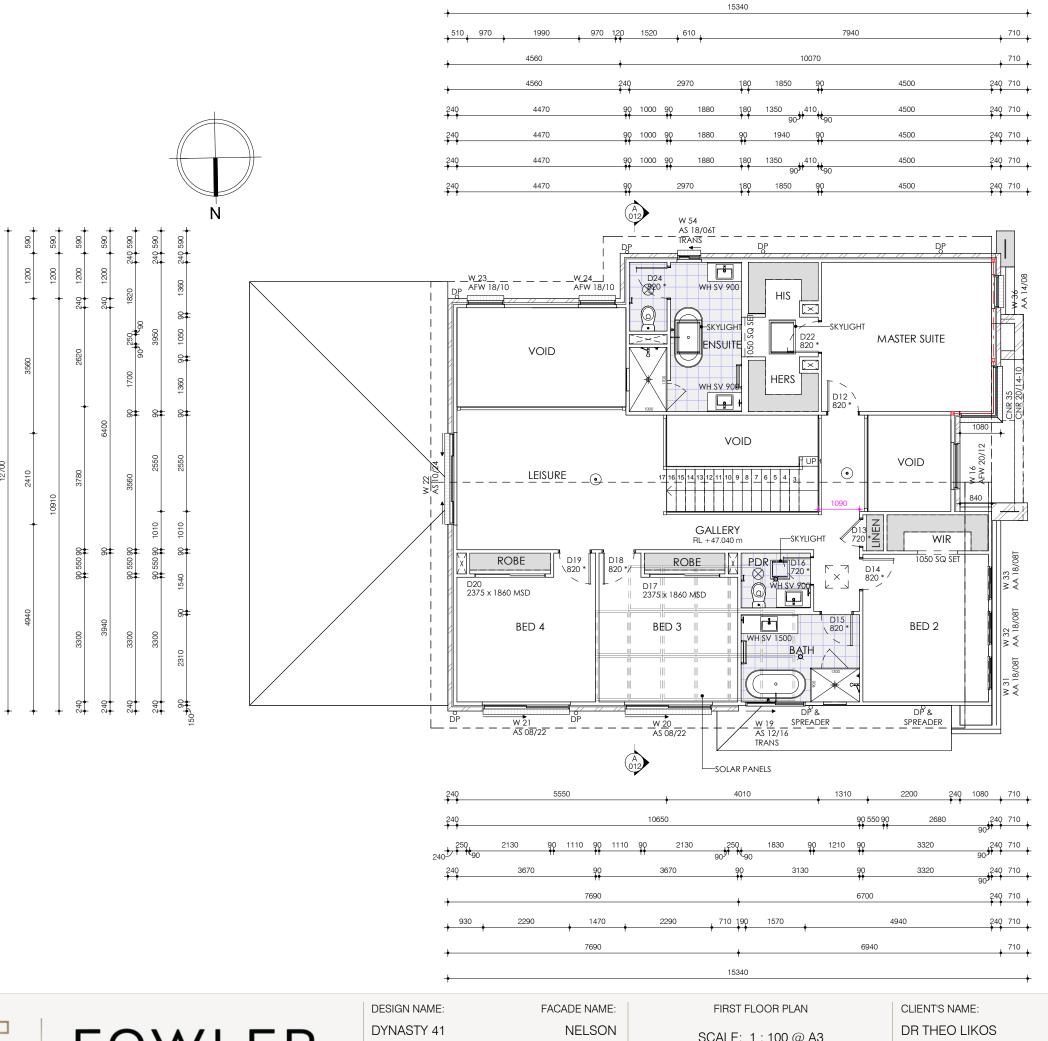
PACKAGE: **PRESTIGE**

JOB NO: 23-1113

DATE: SHEET NO 28.10.24

SIGNATURE: DATE:

DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES. ission of Fowler Homes Ptv Ltd. Builders License 113647C. (No. -79) MAIDEN STREET GREENACRE





- ALL SQUARE SET OPENINGS TO BE 2400mm HIGH TO GROUND FLOOR &
- FIRST FLOOR. ALL GROUND FLOOR ENTRY, EXTERNAL, INTERNAL AND
- LAUNDRY DOORS TO BE 2340mm HIGH. • NCC 2022 SERIES BCA VOLUME 2 H5D3 ABCB HOUSING PROVISIONS PART
- ALL BATHROOMS, LAUNDRIES AND POWDER ROOMS, (THAT DO NOT HAVE A NCC 2022 SERIES BCA VOLUME 2 H4D7 ABCB HOUSING PROVISIONS PART 10.6 COMPLIANT WINDOW) TO HAVE AN EXHAUST FAN PROVIDED TO COMPLY WITH NCC 2022 SERIES BCA VOLUME 2 H4D7 ABCB HOUSING PROVISIONS PART 10.8.2(1) - (3).
- FLOOR WASTES ARE TO COMPLY WITH NCC 2022 VOLUME 2 H4D2 ABCB HOUSING PROVISIONS PART 10.2.12.
- WET AREA WATERPROOFING TO COMPLY WITH ABCB HOUSING PROVISIONS PARTS 10.2.7 THROUGH TO 10.2.32.

BLUE WET AREAS INDICATE 40MM RECESSED AREAS TO GROUND FLOOR & 60MM TO FIRST FLOOR TO COMPLY WITH NCC 2022 VOLUME 2 H4D2 ABCB HOUSING PROVISIONS PART

FLOOR WASTE LOCATIONS TO BE CONFIRMED AT CONSTRUCTION DRAWINGS TO COMPLY WITH ABCB HOUSING PROISIONS PARTS 10.2.7 THROUGH TO 10.2.32.

ROOF SCHEDULE

251.53 m² COLORBOND ROOF FLAT ROOF

LEGEND

MW	MICROWAVE
DW	DISHWASHER

WM WASHING MACHINE PROVISION RFFP FRIDGE PROVISION

2340 HIGH DOORS

SMOKE ALARM

EXHAUST FAN

FLOOR JOIST DIRECTION TANK WATER TAP

FRESH WATER TAP

DOWN PIPE LOCATION

FLOOR WASTE

EXPANSION JOINTS

ROOF ACCESS

STRUCTURAL BEAMS TO ENGINEER'S SPECIFICATIONS

FLOOR AREAS

GROUND FLOOR	162.94 m ²
FIRST FLOOR	139.29 m ²
GARAGE	33.38 m ²
PATIO	6.17 m ²
OUTDOOR RETREAT	20.16 m ²
VOID	27.55 m ²
TOTAL	389.48 m ²
SQUARES	41.93



PACKAGE: PRESTIGE

SCALE: 1:100@A3 JOB NO: DATE: 23-1113 28.10.24

Copyright of Plans and Documentation remain the Exclusive Property of Fowler Homes Pty Ltd and cannot be reproduced or copied either wholly or in part, in any form without the written permission of Fowler Homes Pty Ltd. Builders License 113647C.

SHEET NO

SIGNATURE: DATE: I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS: LOT: 57

GREENACRE

290 290

30 1 20

8

8

8 240

150

595

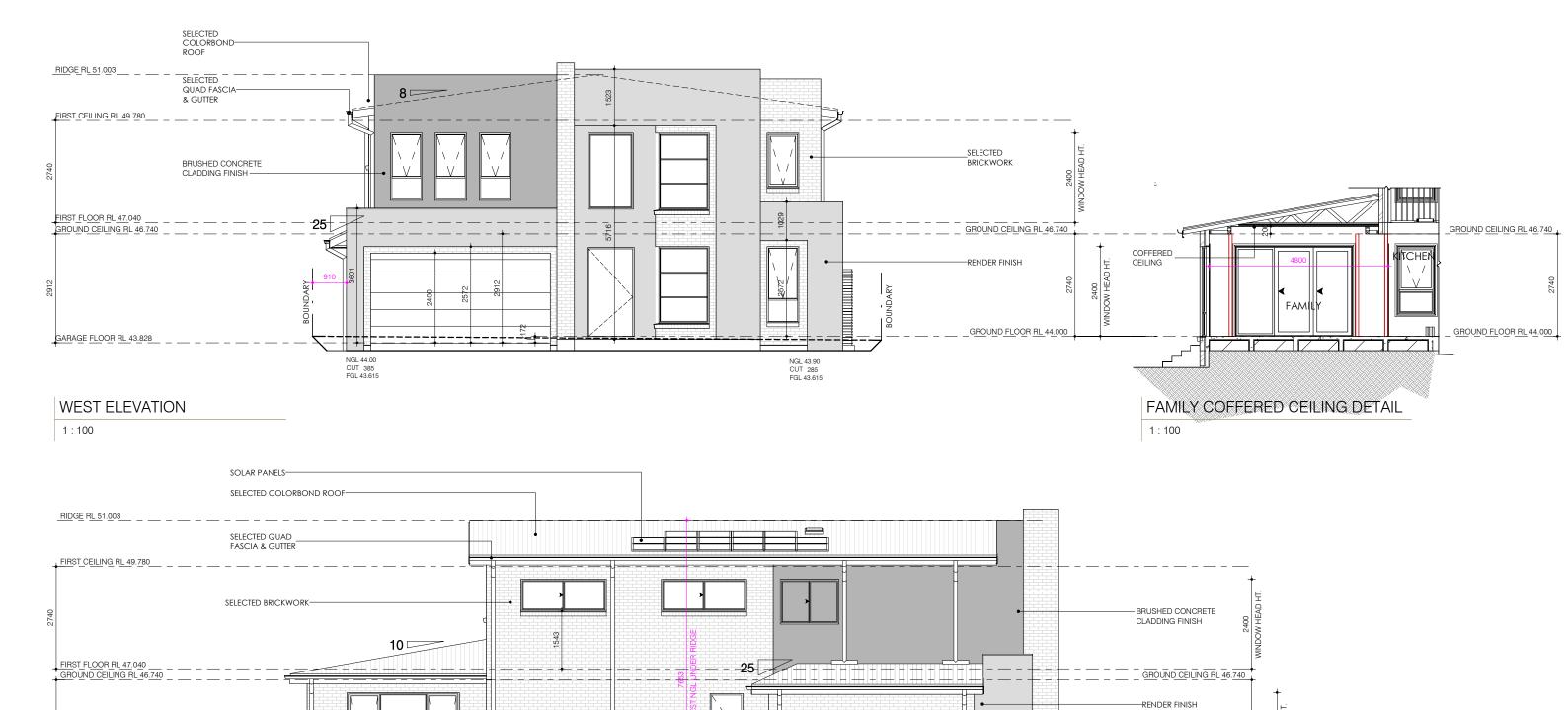
340

350

DP: 24154

(No. -79) MAIDEN STREET

NSW 2190



MASONARY EXTERNAL STAIRS (BY BUILDER)

NORTH ELEVATION

GROUND FLOOR RL 44.000

1:100



NGL 42.95 FILL 665 FGL 43.615

	DESIGN NAME:	FACADE NAME:		ELEVATIONS	CLIENT'S NAME:	
	DYNASTY 41	NELSON		SCALE: 1:100@A3	DR THEO LIKOS	
	PACKAGE:	JOB NO:	DATE:	SHEET NO:		
	PRESTIGE	23-1113	28.10.24	010	SIGNATURE: I ACCEPT AND APPROVE CURRENT PLANS AND DOCUMENTATION PROVIDED TO ME BY FOWLE	
Cop	Opyright of Plans and Documentation remain the Exclusive Property of Fowler Homes Pty Ltd and cannot be reproduced or copied either wholly or in part, in any form without the written permission of Fowler Homes Pty Ltd. Builders License 113647C.					

RL +43.350 m

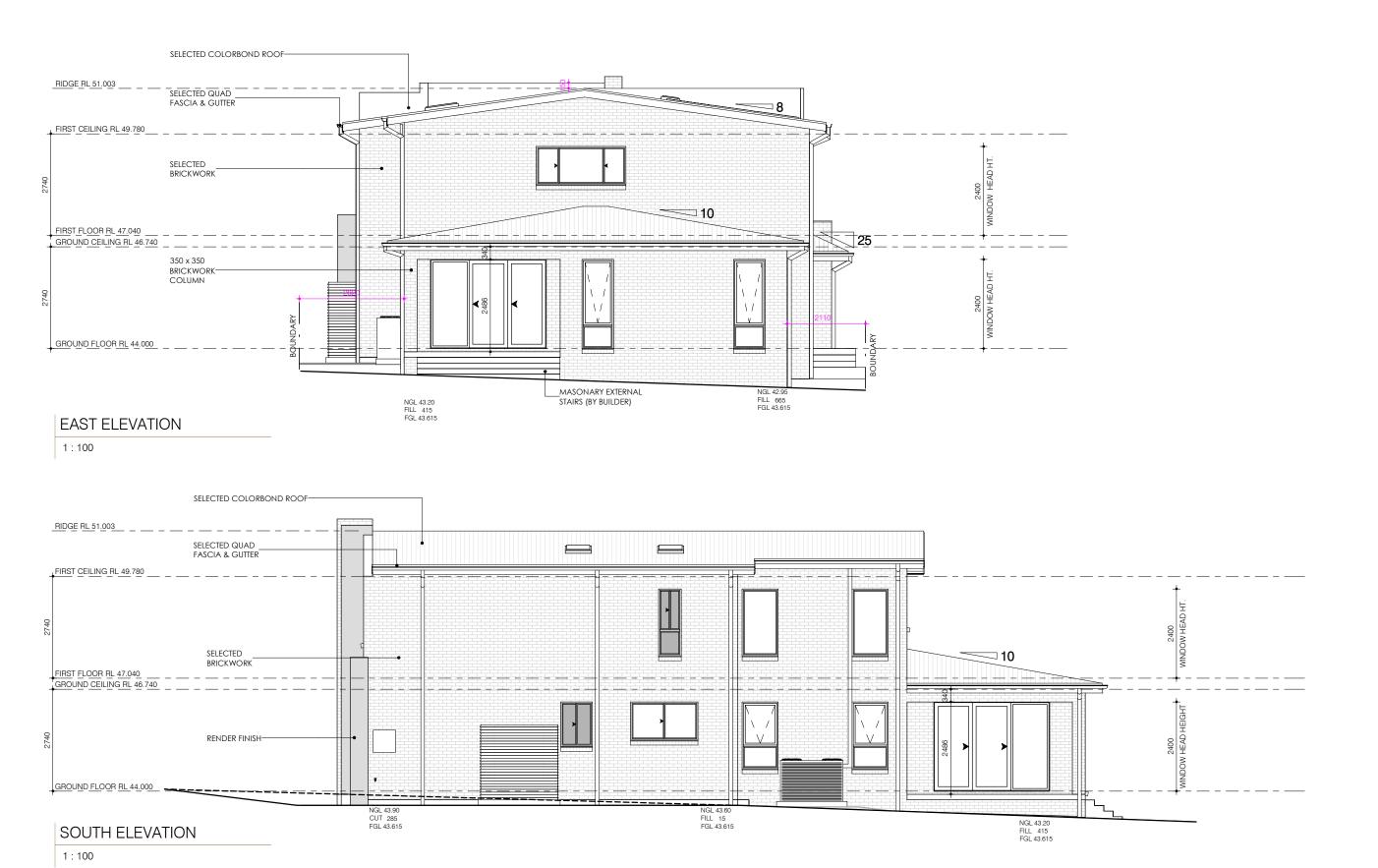
CLIENT'S NAME:		SITE ADDRESS:
DR THEO LIKOS		LOT: 57
		(No79) MAID
SIGNATURE:	DATE:	GREENACRE
I ACCEPT AND APPROVE CURRENT PLANS		GITELIVACITE

NGL 44.00 CUT 385 FGL 43.615

GARAGE FLOOR RL 43.828

E ADDRESS: DP: 24154 T: 57 o. -79) MAIDEN STREET

NSW 2190





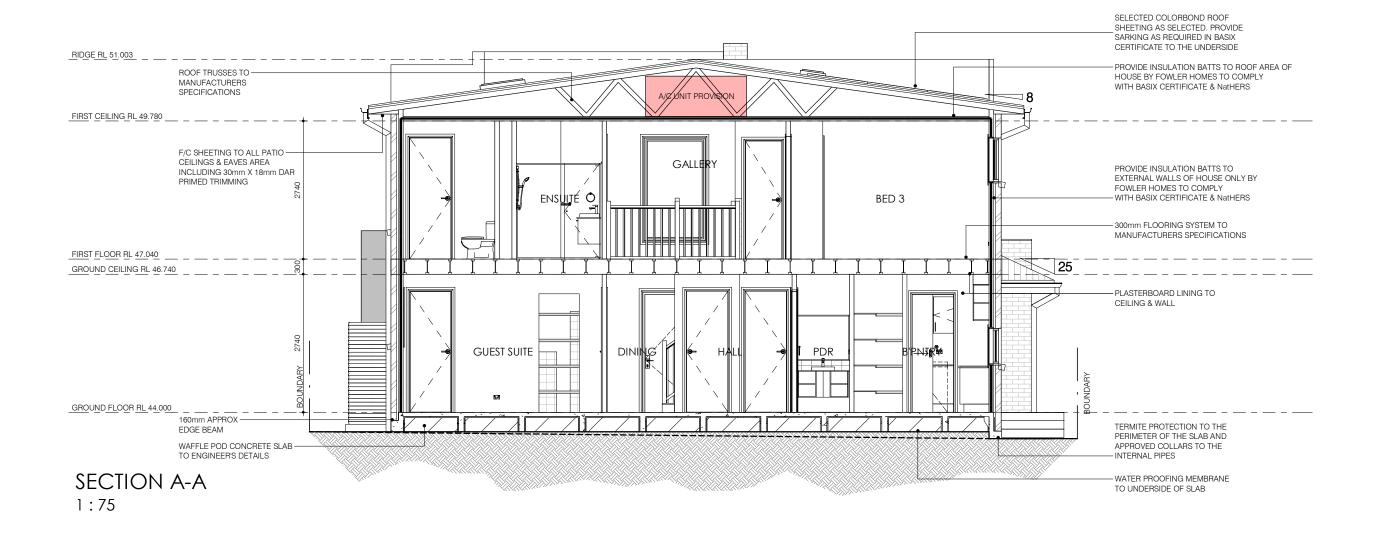
DESIGN NAME:	FACADE NAME:		ELEVATIONS
DYNASTY 41	NELSON		SCALE: 1:100 @ A3
PACKAGE:	JOB NO:	DATE:	SHEET NO:
PRESTIGE	23-1113	28.10.24	011

Copyright of Plans and Documentation remain the Exclusive Property of Fowler Homes Pty Ltd. and cannot be reproduced or copied either wholly or in part, in any form without the written permission of Fowler Homes Pty Ltd. Builders License 113647C.

CLIENT'S NAME:		SITE ADDRESS:
DR THEO LIKOS		LOT: 57
		(No79) MAII
SIGNATURE:	DATE:	GREENACRE
I ACCEPT AND APPROVE CURRENT PLANS AND A		GITELINAOITE

LOT: 57 DP: 24154
(No. -79) MAIDEN STREET
GREENACRE NSW 2190

B-2





FACADE NAME:		SECTION	
NELSON		SCALE: 1 : 75 @ A3	
JOB NO:	DATE:		SHEET NO:
23-1113	28.10.24		012
	NELSON JOB NO:	NELSON JOB NO: DATE:	NELSON SCALE: 1 : 75 @ A3 JOB NO: DATE:

CLIENT'S NAME:		
DR THEO LIKOS		1
SIGNATURE:	DATE:	
I ACCEPT AND APPROVE CURRENT PLANS A DOCUMENTATION PROVIDED TO ME BY FO		

SITE ADDRESS: DP: 24154 LOT: 57 (No. -79) MAIDEN STREET GREENACRE NSW 2190

MARK	TYPE	HEIGHT	WIDTH	TO ROOM
01	Entry Door: 1200 *	2340	1200	ENTRY
02	Garage_Door: 2400 x 4810_PLD	2400	4810	GARAGE
03	Laundry_Door: 820 * LDR	2340	820	
04	Internal_Door: 820 *	2400	820	ENSUITE
05	Internal_Door: 820 *	2400	820	GUEST SUITE
06	Internal_Door: 820 *	2400	820	HALL
07	Internal_Door: 820 *	2400	820	LDRY
08	Internal_Door: 820 *	2400	820	LDRY
09	Cavitiy_Sliding_Door: 820 CSD *	2340	820	B'PNTRY
10	Cavitiy_Sliding_Door: 720 CSD *	2400	720	PDR
11	Internal_Double_Door: 2 x 820 *	2340	1640	HALL
12	Internal_Door: 820 *	2400	820	MASTER SUITE
13	Internal_Door: 720 *	2340	720	GALLERY
14	Internal_Door: 820 *	2400	820	BED 2
15	Internal_Door: 820 *	2400	820	BATH
16	Internal_Door: 720 *	2340	720	PDR
17	Mirror Sliding Doors 2 Panel: 2375 x 1860 MSD	2375	1860	BED 3
17	Internal_Door: 820 *	2400	820	HALL
18	Internal_Door: 820 *	2400	820	BED 3
19	Internal_Door: 820 *	2400	820	BED 4
20	Mirror Sliding Doors 2 Panel: 2375 x 1860 MSD	2375	1860	BED 4
22	Internal_Door: 820 *	2400	820	Room
24	Internal Door: 820 *	2400	820	

	WINDOW & SLIDING DOOR SCHEDULE							
TYPE	MARK	CODE	HEIGHT	WIDTH	STYLE	FRAME TYPE	OBSCURED GLAZING	
W	03	AFW 07/18	700	1810	FIXED	STANDARD ALUMINIUM	No	
W	04	AFW 07/24	700	2410	FIXED	STANDARD ALUMINIUM	No	
SD	08	ASSD 24/31	2400	3120	STACKING	STANDARD ALUMINIUM	No	
W	09	AA 18/10T	1800	970	AWNING	STANDARD ALUMINIUM	No	
W	10	AA 18/10T	1800	970	AWNING	STANDARD ALUMINIUM	No	
W	11	AS 10/18	1030	1810	SLIDING	STANDARD ALUMINIUM	No	
W	12	AS 12/08	1200	850	SLIDING	STANDARD ALUMINIUM	Yes	
W	16	AFW 20/12	2035	1210	FIXED	STANDARD ALUMINIUM	No	
W	19	AS 12/16	1200	1570	SLIDING	STANDARD ALUMINIUM	Yes	
W	20	AS 08/22	857	2290	SLIDING	STANDARD ALUMINIUM	No	
W	21	AS 08/22	857	2290	SLIDING	STANDARD ALUMINIUM	No	
W	22	AS 10/24	1030	2410	SLIDING	STANDARD ALUMINIUM	No	
W	23	AFW 18/10	1800	970	FIXED	STANDARD ALUMINIUM	No	
W	24	AFW 18/10	1800	970	FIXED	STANDARD ALUMINIUM	No	
W	27	AA 24/08T	2400	850	AWNING	STANDARD ALUMINIUM	No	
SD	28	ASSD 24/31	2400	3120	STACKING	STANDARD ALUMINIUM	No	
W	29	AA 24/08T	2400	850	AWNING	STANDARD ALUMINIUM	No	
W	30	AA 24/30	2400	3010	AWNING	STANDARD ALUMINIUM	No	
W	31	AA 18/08T	1800	850	AWNING	STANDARD ALUMINIUM	No	
W	32	AA 18/08T	1800	850	AWNING	STANDARD ALUMINIUM	No	
W	33	AA 18/08T	1800	850	AWNING	STANDARD ALUMINIUM	No	
CNR	35	CNR 20/14-10	2057	1350 x990	CORNER WINDOW	STANDARD ALUMINIUM	No	
W	36	AA 14/08	1457	850	AWNING	STANDARD ALUMINIUM	No	
CNR	37	CNR 20/14-10	2057	1350 x990	CORNER WINDOW	STANDARD ALUMINIUM	No	
W	46	AA 20/08T	2035	850	AWNING	STANDARD ALUMINIUM	No	
SL	51	600 x 800	800	600	SKYLIGHT	STANDARD ALUMINIUM		
SL	52	600 x 800	800	600	SKYLIGHT	STANDARD ALUMINIUM		
SL	53	400 x 400	400	400	SKYLIGHT	STANDARD ALUMINIUM		
W	54	AS 18/06T	1800	610	SLIDING	STANDARD ALUMINIUM	Yes	

- To comply with Basix requirements, provide Double Glazing to all windows in the following rooms in lieu of Prestige Inclusions including:
 Home Cinema CNR 20/14-10
- Home Cinema AAW 2008
- Guest Suite ASW 1018
 Dining AAW 1810 x2
 Dining ASSD 2431
 Family ASSD 2431

- Family AAW 2408 x2 Family AAW 2430 Kitchen AFW 0724 Butlers Pantry AFW 0718

- Master Suite AAW 1408 Master Suite CNR 20/14-10 Front Void AFW 2012 Bed 2 AAW 1808 x3
- Bed 3 ASW 0822
- Bed 4 ASW 0822
- Leisure ASW 1024 Rear Void AFW 1810 x2
- To comply with Basix requirements, provide a Clipsal Airflow 3 Blade Ceiling Fan in White (ACES48AL 1200) to the following areas in lieu of Prestige Inclusions:
- Family Guest Suite
- Home Cinema
- Master Suite Bed 2
- Bed 3
- Bed 4 Leisure



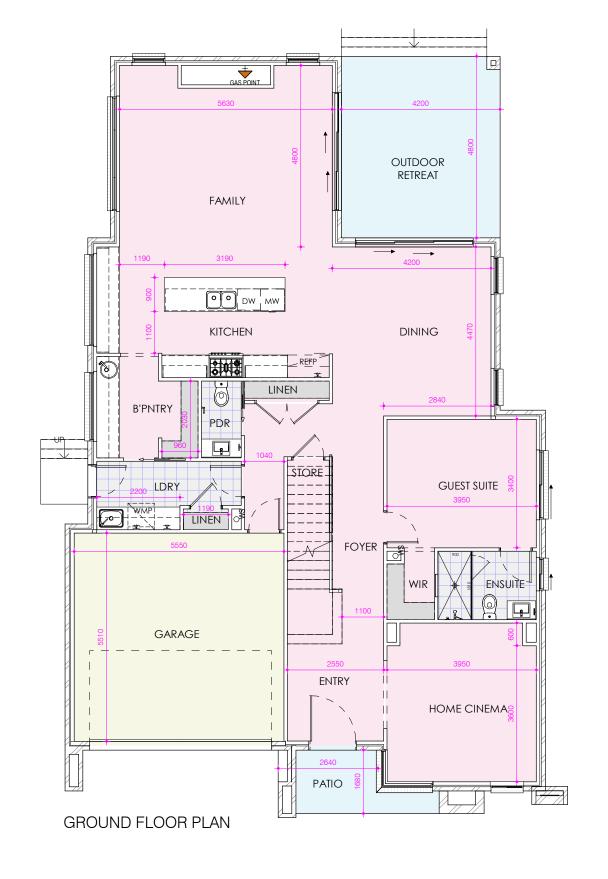
DESIGN NAME: FACADE NAME: WINDOWS & DOORS SCHEDULES NELSON DYNASTY 41 SCALE: @ A3 PACKAGE: DATE: SHEET NO: JOB NO: PRESTIGE 23-1113 28.10.24

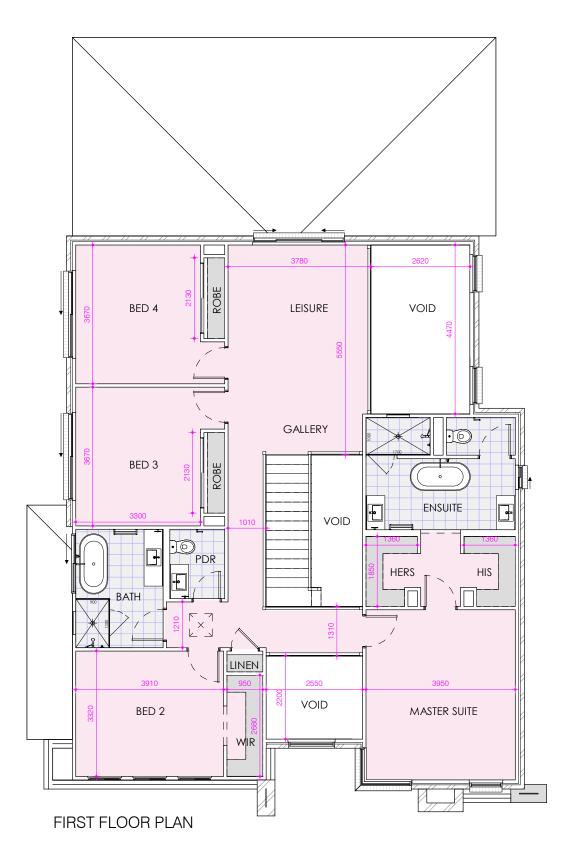
Copyright of Plans and Documentation remain the Exclusive Property of Fowler Homes Pty Ltd and cannot be reproduced or copied either wholly or in part, in any form without the written permission of Fowler Homes Pty Ltd. Builders License 113647C.

CLIENT'S NAME: DR THEO LIKOS SIGNATURE: DATE: I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS: DP: 24154 LOT: 57 (No. -79) MAIDEN STREET

GREENACRE NSW 2190





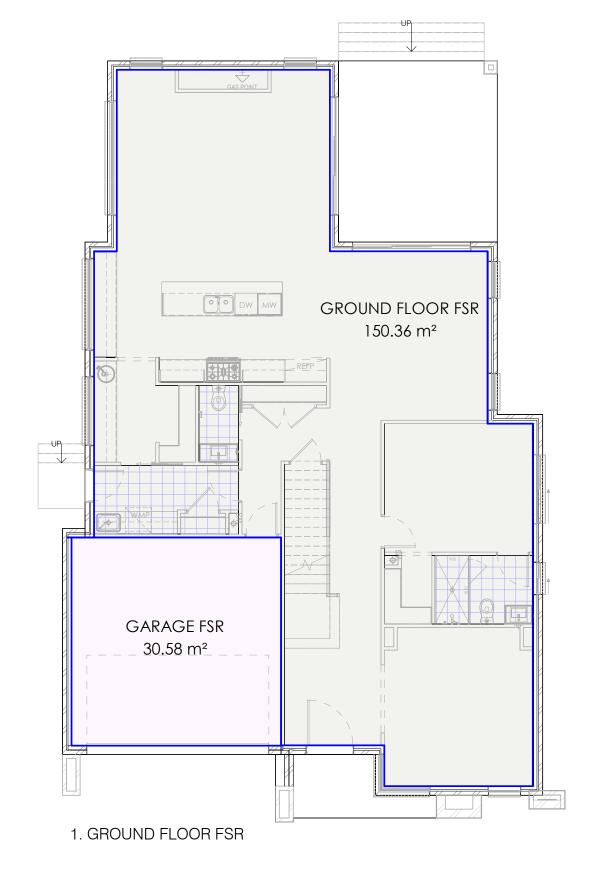


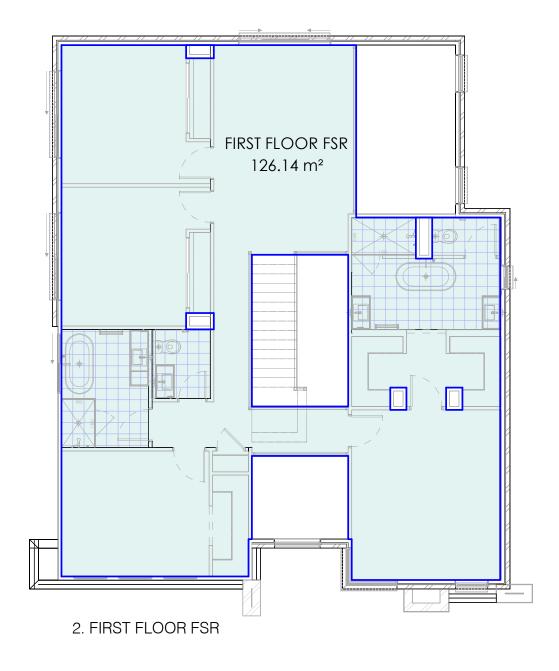


DESIGN NAME:	FACADE NAME:		FLOOR COVERING PLAN
DYNASTY 41	NELSON		SCALE: 1:100@A3
PACKAGE:	JOB NO:	DATE:	SHEET NO
PRESTIGE	23-1113	28.10.24	01

	DESIGN NAME:	FACADE NAME:	FL	OOR COVERING PLAN	CLIENT'S NAME:		SITE ADDRESS:		
	DYNASTY 41	NELSON	SC	CALE: 1:100@A3	DR THEO LIKOS		LOT: 57		
	PACKAGE:	JOB NO:	DATE:	SHEET NO:			(No79) MAIDEN STREET		
	PRESTIGE	23-1113	28.10.24	014	SIGNATURE: I ACCEPT AND APPROVE CURRENT PLANS AND AID DOCUMENTATION PROVIDED TO ME BY FOWLER IN		GREENACRE		
Cop	Copyright of Plans and Documentation remain the Exclusive Property of Fowler Homes Pty Ltd and cannot be reproduced or copied either wholly or in part, in any form without the written permission of Fowler Homes Pty Ltd. Builders License 113647C.								

REVISION: DP: 24154 NSW 2190







TOTAL	307.08 m ²
FIRST FLOOR FSR	126.14 m ²
GARAGE FSR	30.58 m ²
GROUND FLOOR FSR	150.36 m ²
NAME	AREA

COLOUR SCHEME

GROUND FLOOR FSR

GARAGE FSR

FIRST FLOOR FSR



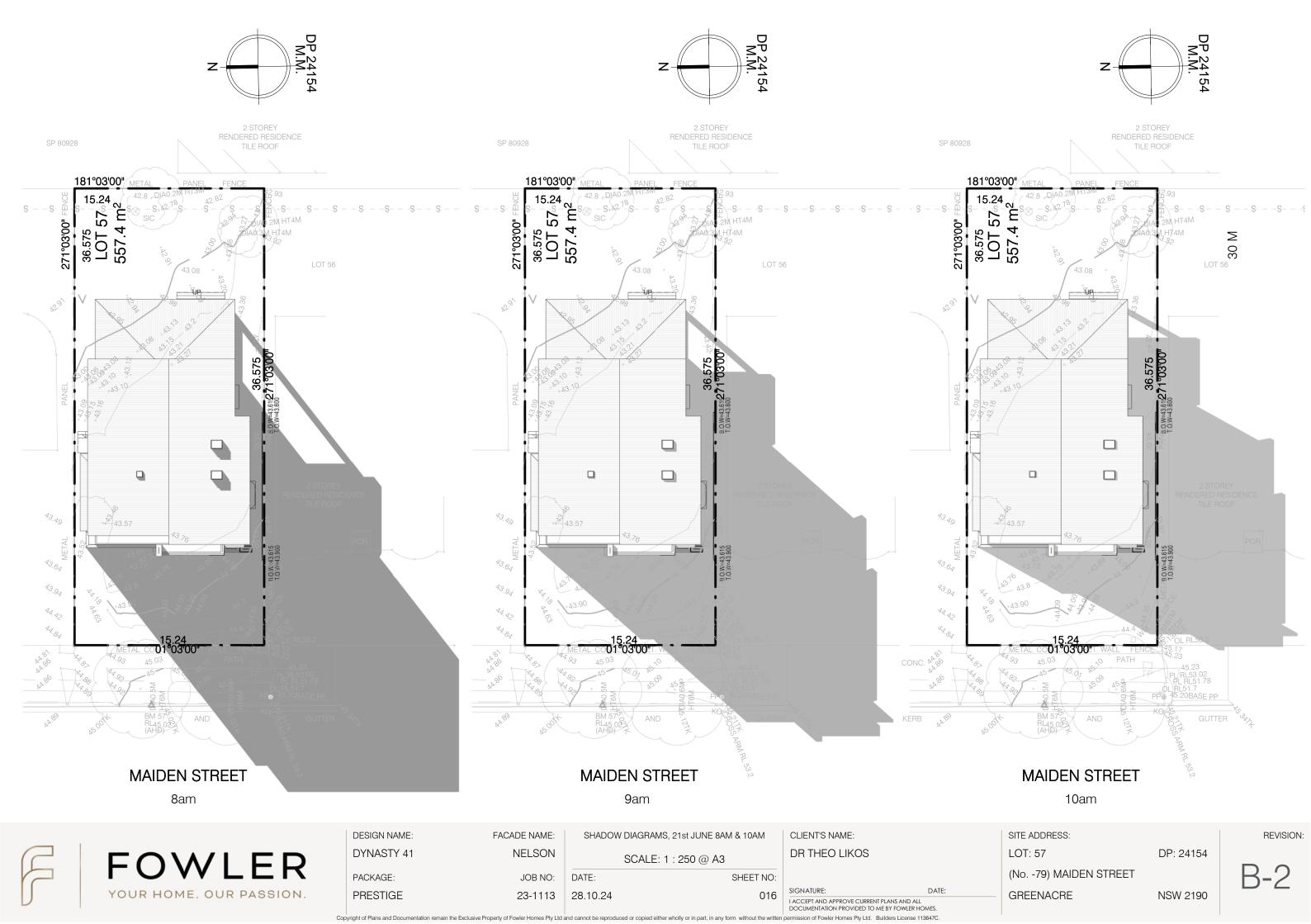
DESIGN NAME:	FACADE NAME:		FLOOR SPACE RATIO PLAN
DYNASTY 41	NELSON		SCALE: 1:100@A3
PACKAGE:	JOB NO:	DATE:	SHEET NO:
PRESTIGE	23-1113	28.10.24	015

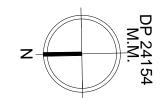
Copyright of Plans and Documentation remain the Exclusive Property of Fowler Homes Pty Ltd and cannot be reproduced or copied either wholly or in part, in any form without the written permission of Fowler Homes Pty Ltd. Builders License 113647C.

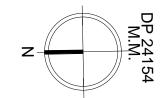
	CLIENT'S NAME:		SITE ADDRESS:
	DR THEO LIKOS		LOT: 57
_):			(No79) MAID
5	SIGNATURE:	DATE:	GREENACRE
J	I ACCEPT AND APPROVE CURRENT PLANS AND AL DOCUMENTATION PROVIDED TO ME BY FOWLER H	=	GITLLINAGITL

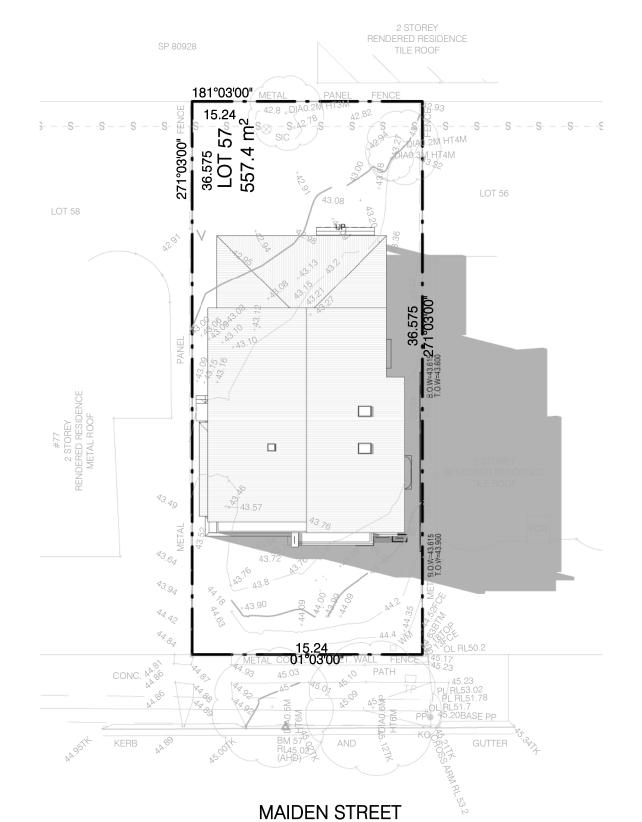
LOT: 57 DP: 24154
No. -79) MAIDEN STREET
GREENACRE NSW 2190

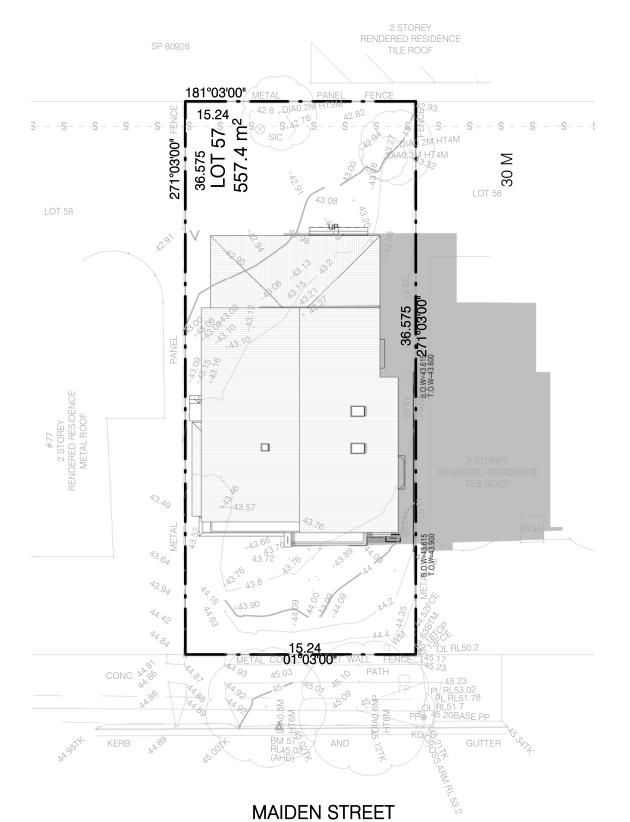
B-2











11am 12noon

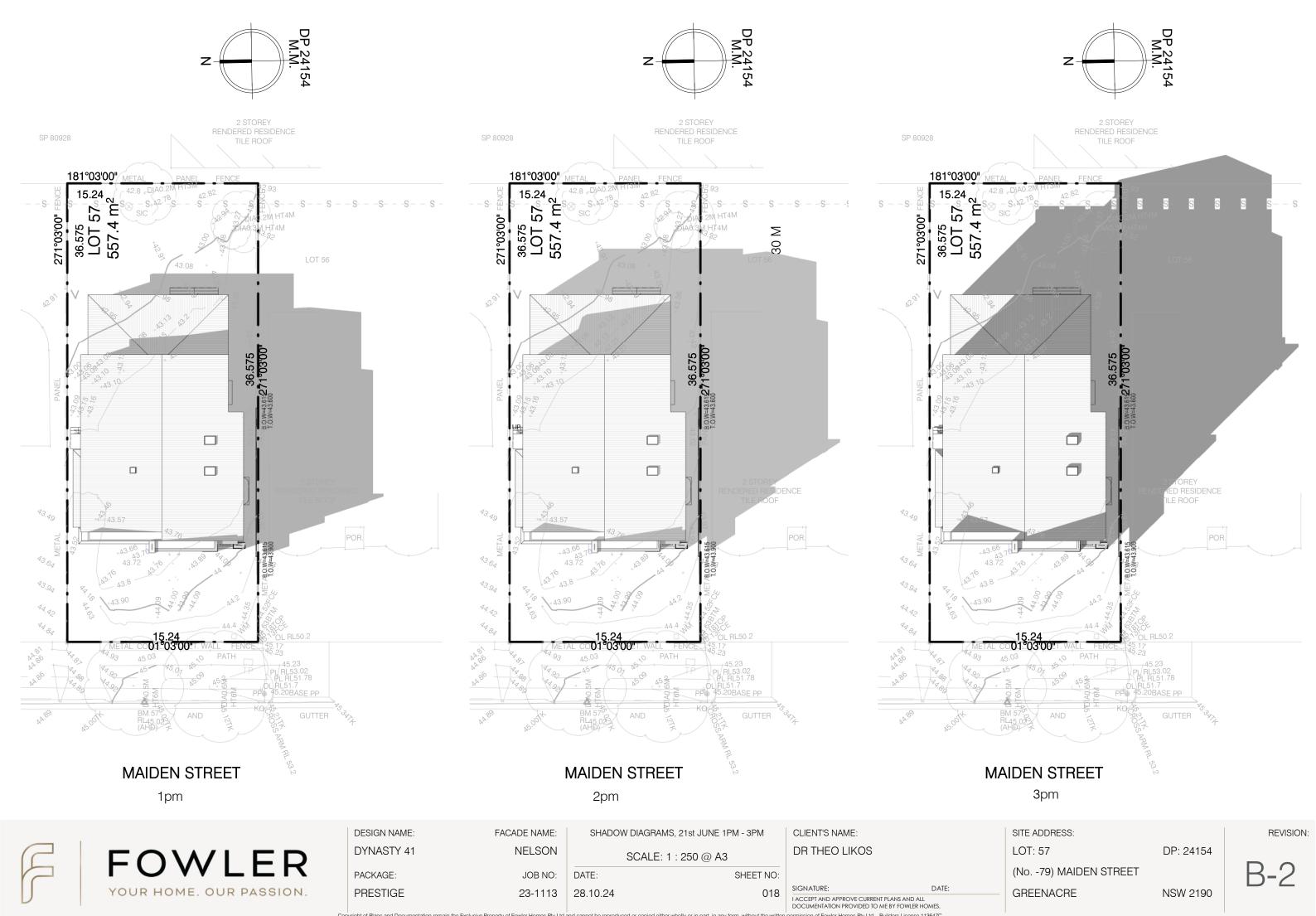
FOWLER YOUR HOME. OUR PASSION.

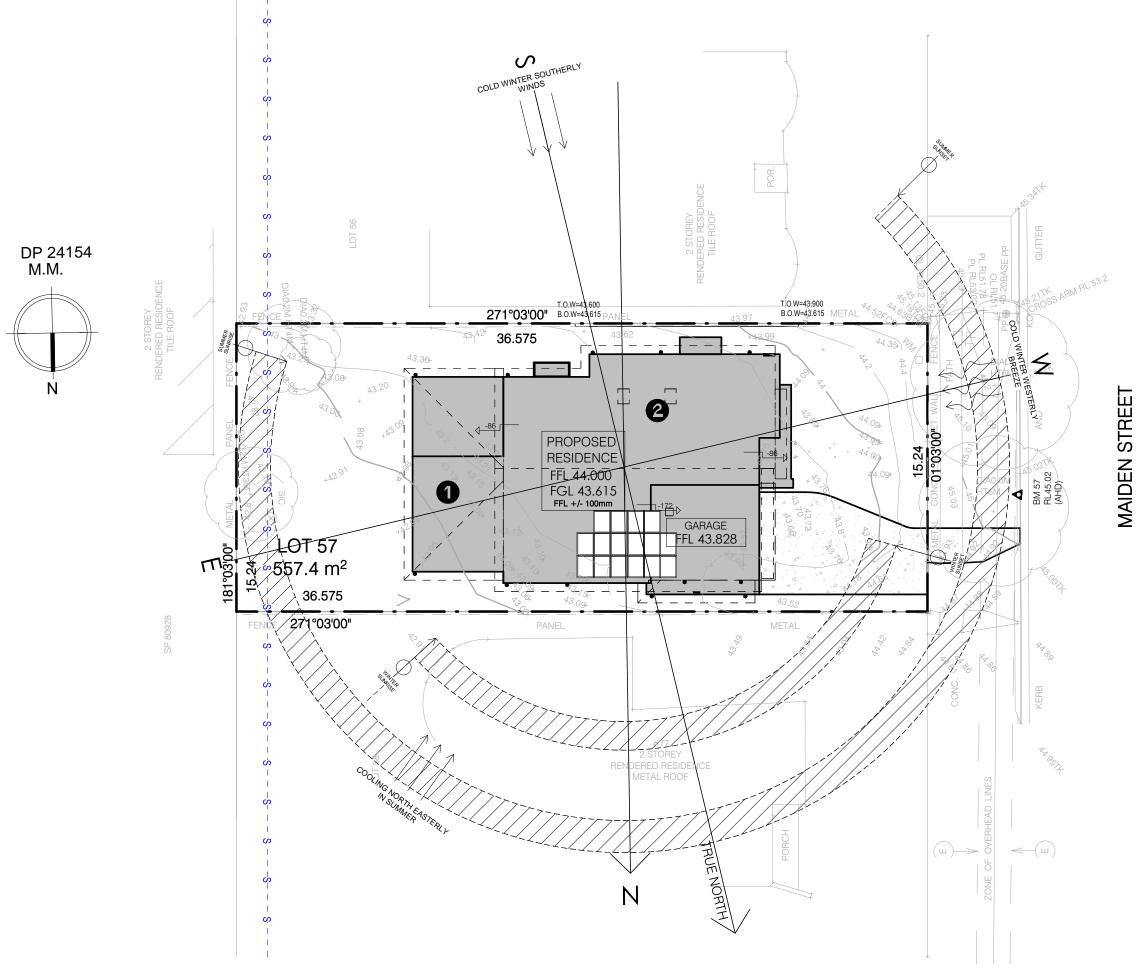
	DESIGN NAME:	FACADE NAME:	SHADOW DIA	GRAMS, 21st JUNE 11AM & 12PM	CLIENT'S NAME:			
	DYNASTY 41	NELSON	SC	ALE: 1:250@A3	DR THEO LIKOS			
	PACKAGE:	JOB NO:	DATE:	SHEET NO:				
	PRESTIGE	23-1113	28.10.24	017	SIGNATURE: I ACCEPT AND APPROVE CURRENT PLAI DOCUMENTATION PROVIDED TO ME BY			
Cop	Copyright of Plans and Documentation remain the Exclusive Property of Fowler Homes Pty Ltd and cannot be reproduced or copied either wholly or in part, in any form without the written permission of Fowler Homes Pty Ltd. Builders License 113647C.							

	CLIENT'S NAME:		SIT
	DR THEO LIKOS		LO
_ D:			(No
7	SIGNATURE:	DATE:	GE
'	I ACCEPT AND APPROVE CURRENT PLANS DOCUMENTATION PROVIDED TO ME BY F		GI

TE ADDRESS: OT: 57 DP: 24154 No. -79) MAIDEN STREET REENACRE NSW 2190

B-2





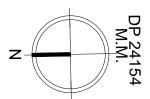


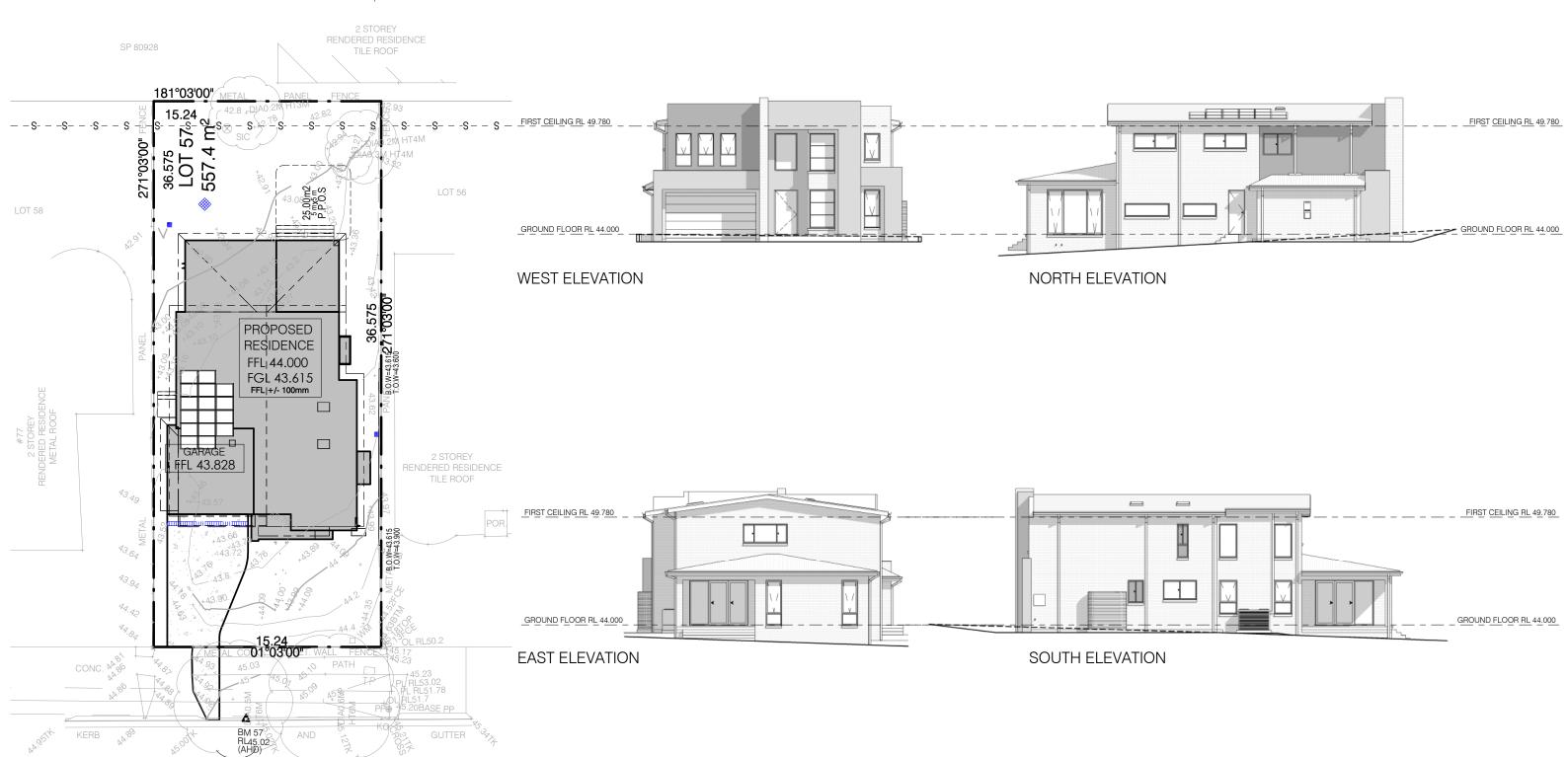
	DESIGN NAME:	FACADE NAME:		SITE ANALYSIS	CLIENT'S NAME:	
	DYNASTY 41	NELSON		SCALE: 1:200@A3	DR THEO LIKOS	
	PACKAGE:	JOB NO:	DATE:	SHEET NO:		
	PRESTIGE	23-1113	28.10.24	019	SIGNATURE: I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HO	
Cop	pyright of Plans and Documentation remain the E	exclusive Property of Fowler Homes Pty Ltd a	and cannot be reproduc	ced or copied either wholly or in part, in any form without the writter	permission of Fowler Homes Pty Ltd. Builders License 11	13647C.

CLIENT'S NAME:		
DR THEO LIKOS		
SIGNATURE:	DATE:	

SITE ADDRESS: _OT: 57 DP: 24154 (No. -79) MAIDEN STREET GREENACRE NSW 2190

B-2





SITE PLAN 1:250 MAIDEN STREET

FOWLER

YOUR HOME. OUR PASSION.

DESIGN NAME: FACADE NAME: NOTIFICATION PLAN

DYNASTY 41

NELSON

SCALE: As indicated @ A3

PACKAGE: JOB NO: DATE: SHEET NO:

PRESTIGE

23-1113

28.10.24

020

Copyright of Plans and Documentation remain the Exclusive Property of Fowler Homes Pty Ltd and cannot be reproduced or copied either wholly or in part, in any form without the written permission of Fowler Homes Pty Ltd. Builders License 113647C.

CLIENT'S NAME:
DR THEO LIKOS

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:
LOT: 57
DP: 24154
(No. -79) MAIDEN STREET

NSW 2190

GREENACRE

B-2