

Certificate number: 1782849S

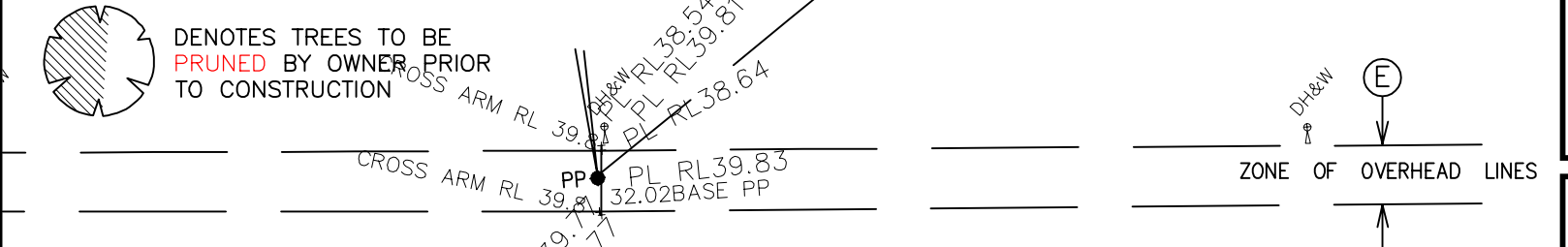
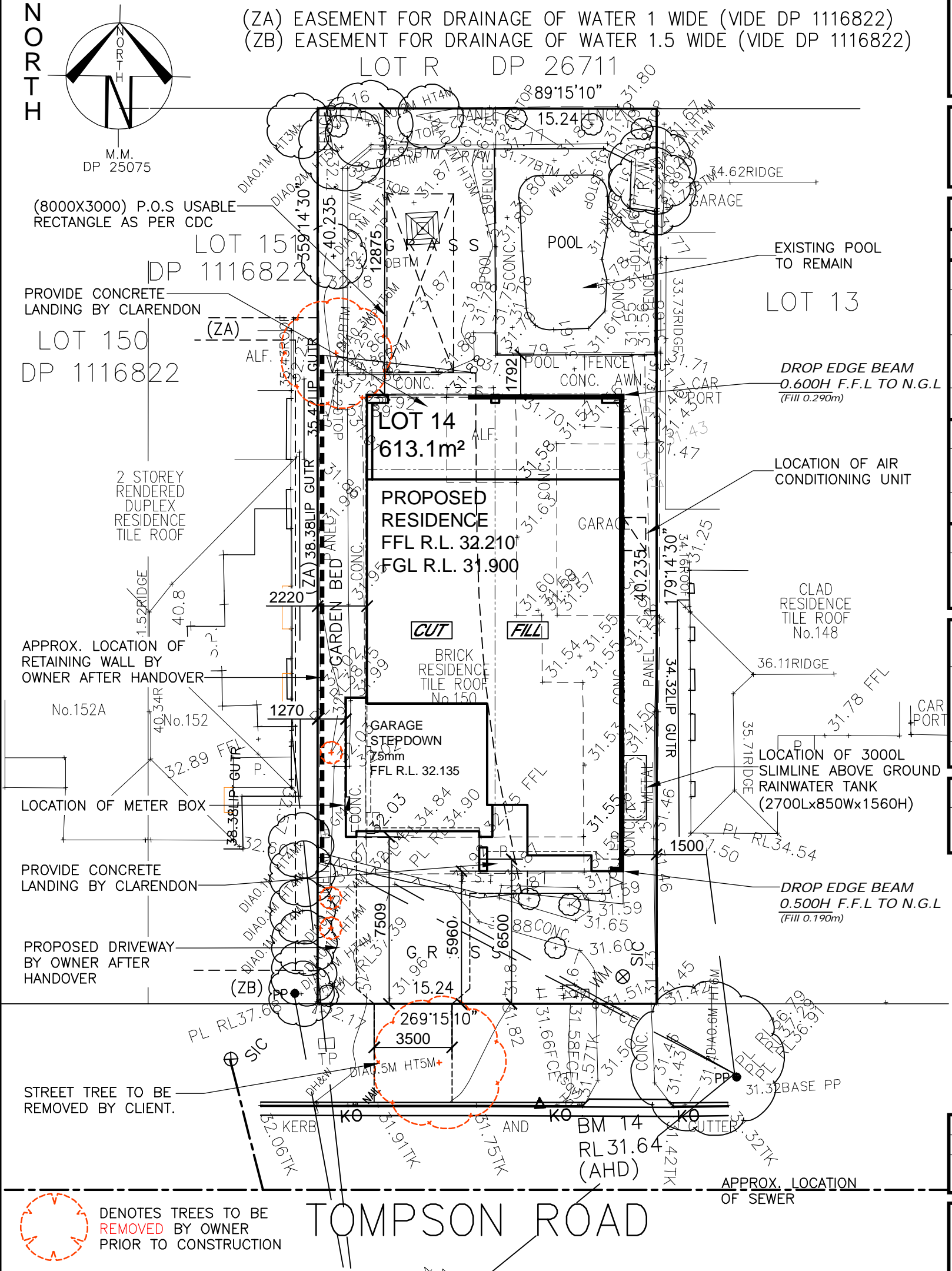


| Water Commitments  | Show on DA plans | Show on CC/CDC plans & specs | Certifier check              |                 |
|--|------------------|------------------------------|------------------------------|-----------------|
| Fixtures   |                  |                              |                              |                 |
| The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.  |                  | ✓                            | ✓                            |                 |
| The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet 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 61.5 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 details 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 calculate 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 fans 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.  |                  |                              |                              |                 |
| Thermal Performance and Materials commitments  |                  | Show on DA plans             | Show on CC/CDC plans & specs | Certifier check |
| Glazing  |                  |                              |                              |                 |
| The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.   |                  |                              |                              |                 |
| Energy Commitments   |                  | Show on DA plans             | Show on CC/CDC plans & specs | Certifier check |
| Hot water  |                  |                              |                              |                 |
| The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.  |                  |                              |                              |                 |
| Cooling system   |                  |                              |                              |                 |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted: Energy rating: 3.5 star (average zone)  |                  |                              |                              |                 |
| The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted: Energy rating: 3 star (average zone)  |                  |                              |                              |                 |
| Heating system   |                  |                              |                              |                 |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted: Energy rating: 3.5 star (average zone)  |                  |                              |                              |                 |
| The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted: Energy rating: 3.5 star (average zone)  |                  |                              |                              |                 |
| Ventilation  |                  |                              |                              |                 |
| The applicant must install the following exhaust systems in the development:   |                  |                              |                              |                 |
| At least 1 Bathroom: individual fan, ducted to façade or roof, Operation control: please select  |                  |                              |                              |                 |
| 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   |                  |                              |                              |                 |
| Artificial lighting  |                  |                              |                              |                 |
| The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.   |                  |                              |                              |                 |
| Natural lighting   |                  |                              |                              |                 |
| The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.   |                  |                              |                              |                 |
| Energy Commitments   |                  | Show on DA plans             | Show on CC/CDC plans & specs | Certifier check |
| The applicant must install a window and/or skylight in 4 bathroom(s)/toilet(s) in the development for natural lighting.  |                  |                              |                              |                 |
| Other  |                  |                              |                              |                 |
| The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.   |                  |                              |                              |                 |
| The applicant must install a fixed outdoor clothes drying line as part of the development.   |                  |                              |                              |                 |

| <u>AREAS</u>  |                       |
|---------------|-----------------------|
| SITE:         | 613.10 m <sup>2</sup> |
| GROUND FLOOR: | 154.60 m <sup>2</sup> |
| FIRST FLOOR:  | 187.35 m <sup>2</sup> |
| GARAGE:       | 37.25 m <sup>2</sup>  |
| PORCH:        | 7.68 m <sup>2</sup>   |
| BALCONY:      | N/A m <sup>2</sup>    |
| ALFRESCO:     | 43.78 m <sup>2</sup>  |
|               | m <sup>2</sup>        |
| TOTAL:        | 430.66 m <sup>2</sup> |

|                     |      |              |     |     |          |                         |        |                             |                   |
|---------------------|------|--------------|-----|-----|----------|-------------------------|--------|-----------------------------|-------------------|
|                     |      |              |     |     |          |                         |        |                             |                   |
|                     |      |              |     |     |          |                         | 2.5    | STREETSCAPE ELEVATION       |                   |
|                     |      |              |     |     |          |                         | 2.4    | NEIGHBOUR NOTIFICATION PLAN |                   |
|                     |      |              |     |     |          |                         | 2.3    | SHADOW DIAGRAM              |                   |
|                     |      |              |     |     |          |                         | 2.2    | SITE ANALYSIS PLAN          |                   |
|                     |      |              |     |     |          |                         | 2.1    | CONSTRUCTION MANAGEMENT     |                   |
|                     |      |              |     |     |          |                         |        |                             |                   |
| QUOTE               | DATE | QUOTE NUMBER | REV |     |          |                         | 14     | ROOF PLAN                   |                   |
| KITCHEN             |      |              | -   |     |          |                         |        |                             |                   |
| ZURCORP ELECTRICAL  |      |              | -   |     |          |                         | 12     | SLAB PLAN                   |                   |
| TILES               |      |              | -   |     |          |                         | 11     | WET AREA DETAILS            |                   |
| CARPET              |      |              | -   |     |          |                         | 10     | WET AREA DETAILS            |                   |
| ZURCORP SECURITY    |      |              | -   |     |          |                         | 9      | ELECTRICAL LAYOUT           |                   |
| EH1                 |      |              | -   |     |          |                         | 8      | ELECTRICAL LAYOUT           |                   |
| AIR CONDITIONING    |      |              | -   | G   | 21.03.25 | HYDRAULICS CO-ORDINATED | M.H.   | 7                           | SECTION           |
| STAIRS              |      |              | -   | F   | 05.03.25 | EXTERNAL COLOURS        | NI     | 6                           | ELEVATIONS        |
| LANDSCAPE           |      |              |     | E   | 20.02.25 | AMENDMENT               | DR     | 5                           | ELEVATIONS        |
| HYDRAULICS          |      |              |     | D   | 14.02.25 | DA DRAWINGS             | MTK/MJ | 4                           | FIRST FLOOR PLAN  |
| ENGINEER            |      |              |     | C   | 03.02.25 | CV-1                    | AL     | 3                           | GROUND FLOOR PLAN |
| PEG OUT             |      |              |     | B   | 13.01.25 | CONTRACT DRAWINGS       | MTK    | 2                           | SITE PLAN         |
|                     |      |              |     | A   | 05.12.24 | TENDER SITING           | NI     | 1                           | COVER SHEET       |
| CLIENT'S SIGNATURE: |      |              |     | REV | DATE     | AMENDMENTS              | BY     | SHEET                       | DESCRIPTION       |

|  |  |   |  |                                       |  |                              |
|--|--|---|--|---------------------------------------|--|------------------------------|
| <div>ClarendonHomes</div> <div>BL No. 2298C<br/>ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L<br/>21 Solent Circuit, Baulkham Hills NSW 2153<br/>T: (02) 8851 5300</div> | <div>© ALL RIGHTS RESERVED</div> <div>This plan is the property of CLARENDON HOMES (NSW) P/L</div> <div>Any copying or altering of the drawing shall not be undertaken without written permission from CLARENDON HOMES (NSW) P/L</div> <div># ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.</div> | <div>PRODUCT:</div> <div>STAMFORD 41</div> <div>Bayview</div> <div>L/H Garage</div> <div>LUXE</div> <div>Master Issued: 22.08.24      Revision: A</div> | <div>CLIENT:</div> <div>Mr. KORKES</div> <div>Mrs. KORKES</div>                                    | DA DRAWINGS                           |  |                              |
|  |  |   | <div>SITE ADDRESS:</div> <div>Lot 14, No.150</div> <div>Tompson Road</div> <div>PANANIA 2213</div> | <div>DRAWN:</div> <div>MTK</div>      | <div>DATE:</div> <div>13.01.25</div>   | <div>Rev:</div> <div>G</div> |
|  |  |   |  | <div>RATIO @ A3:</div> <div>N/A</div> | <div>CHECKED:</div> <div>AL</div>      |                              |
|  |  |   |  | <div>SHEET:</div> <div>1</div>        | <div>JOB No:</div> <div>29917420</div> | <div>NSW</div>               |



**SITE PLAN**  
SCALE 1:200

GENERAL NOTES

A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED

B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY

C) SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION

D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**ClarendonHomes**

BL No. 2298C  
ABN 18 003 892 706

Clarendon Homes (NSW) P/L  
21 Solent Circuit, Baulkham Hills NSW 2153  
T: (02) 8851 5300

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# ALL DIMENSIONS TO STRUCTURAL  
ELEMENTS. DIMENSIONS TO BE READ IN  
PREFERENCE TO SCALING.

PRODUCT:  
**STAMFORD 41**  
Bayview  
L/H Garage  
  
LUXE

CLIENT:  
**Mr. KORKES**  
**Mrs. KORKES**  
  
SITE ADDRESS:  
**Lot 14, No.150**  
**Tompson Road**  
**PANANIA 2213**

**LOT 14**  
**D.P: 25075**  
**L.G.A: CANTERBURY BANKSTOWN**

**SITING HAS BEEN COMPLETED  
IN ACCORDANCE WITH  
BANKSTOWN DCP 2015**

|  |                      |
|--|----------------------|
| SITE AREA  | 613.1 m <sup>2</sup> |
| ROOF AREA  | 245.9 m <sup>2</sup> |
| FLOOR SPACE RATIO  |                      |
| GROUND FLOOR:  | 142 m <sup>2</sup>   |
| FIRST FLOOR:   | 162.5 m <sup>2</sup> |
| TOTAL LIVING AREA:   | 304.5 m <sup>2</sup> |
| (EXCL. EXTERNAL WALLS/GARAGE/PORCH/STAIR VOID)                                   |                      |
| FLOOR SPACE RATIO:   | 49.7 %               |
| MAX. ALLOWABLE BY COUNCIL:   | 50 %                 |
| PRIVATE OPEN SPACE   |                      |
| TOTAL OPEN SPACE AREA:   | 196.2 m <sup>2</sup> |
| (MIN. DIMENSION OF 5.0m)   |                      |
| MIN. REQUIRED BY COUNCIL:  | 80 m <sup>2</sup>    |
| HEIGHT RESTRICTION   |                      |
| MAXIMUM RIDGE HEIGHT   | 9.0 m                |
| (F.F.L. MUST BE ACCURATE. CHANGES IN LEVELS<br>MAY NOT COMPLY WITH REQUIREMENTS) |                      |

|   |                     |
|---|---------------------|
| SITE COVERAGE<br>STORMWATER CALCULATION |                     |
| ROOF FOOTPRINT:                         | 245.9m <sup>2</sup> |
| DRIVEWAY/ PAVED ARES:                   | 42.3m <sup>2</sup>  |
| TOTAL:                                  | 288.2m <sup>2</sup> |
|   | 47 %                |
| MAX SITE COVERAGE FOR OSD:              | 75%                 |

|                          |                      |
|--------------------------|----------------------|
| BASIX LANDSCAPED AREA    |                      |
| TOTAL LANDSCAPE AREA:    | 259.6 m <sup>2</sup> |
| (EXCLUDES HARD SURFACES) | 42.3 %               |

**Certificate No. #HR-8C3IEM-01**

Scan QR code or follow website link for rating details.

Assessor name: Faci Sweis  
Accreditation No.: ABIA 20390  
Property Address: 150 Tompson Road, Panania, NSW 2213  
<http://www.hero-software.com.au/pdf/HR-8C3IEM-01>

| CLASSIFICATION |      |         |
|----------------|------|---------|
| WIND           | SLAB | CLIMATE |
| N2             | M    | ZONE 5  |

**NOTE:**

ALL GROUND LINES ARE APPROXIMATE.  
EXTENT OF FILL & BATTER WILL BE  
DETERMINED ON SITE. SEDIMENT BARRIERS  
ARE TO BE CUSTOMISED SITE SPECIFIC

RETAINING WALLS TO BE CONSTRUCTED  
WHOLLY WITHIN PROPERTY BOUNDARY  
INCLUDING DRAINAGE AND FOOTINGS

**NOTE:**

OWNER TO DEMOLISH & REMOVE FROM  
SITE EXISTING HOUSE, INCLUDING  
FOOTINGS & SERVICES ABOVE & BELOW  
GROUND, PATHS, DRIVE, TREES &  
FENCES ETC. PRIOR TO COMMENCEMENT  
OF CONSTRUCTION.

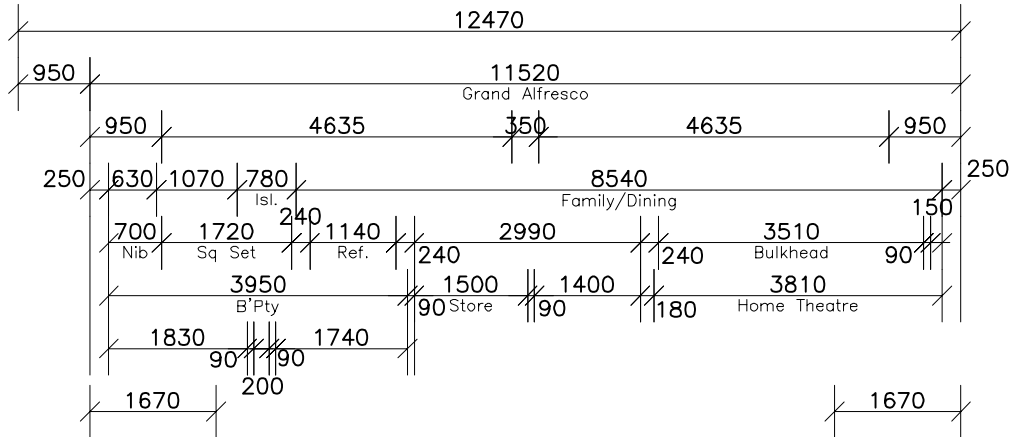
**STORMWATER  
CHARGED TO STREET  
VIA RAINWATER TANK**

REFER TO HYDRAULIC DETAILS

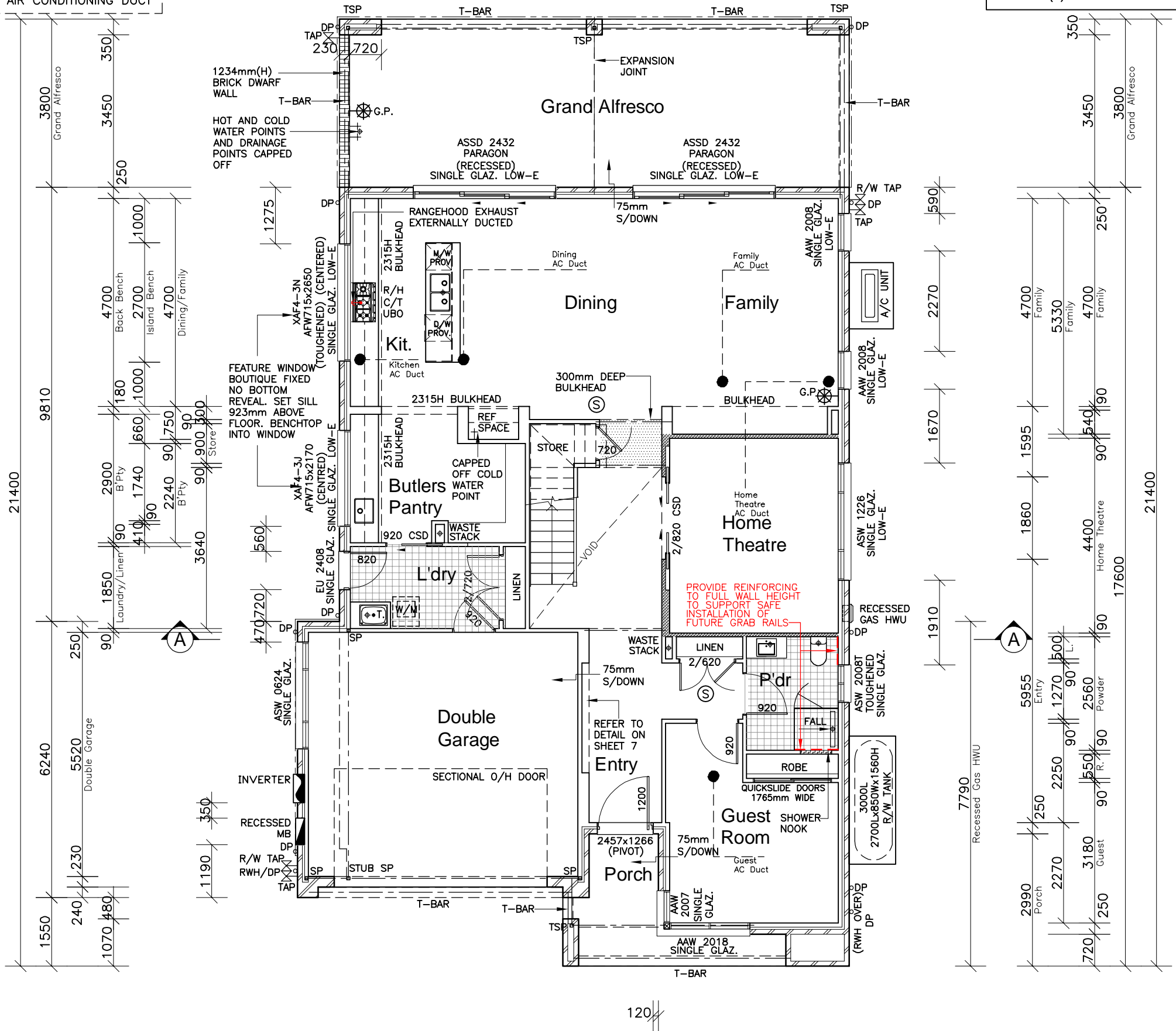
**REFER TO PAGE 7 FOR  
DRIVEWAY PROFILE**



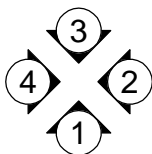
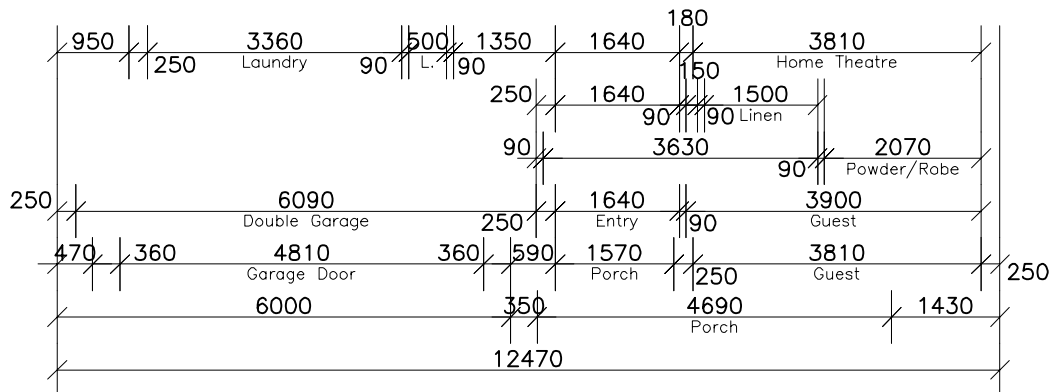
● AIR CONDITIONING DUCT



- ## NOTES
- SHOWERS – ALL GROUND FLOOR SHOWERS TO HAVE RECESSED SLAB
  - WATERPROOFING – MATERIALS AND THE INSTALLATION OF WET AREA COMPONENTS TO MEET CLAUSES 10.2.1 TO 10.2.32 OF THE ABCB HOUSING PROVISIONS. (NCC 2022)
  - EXHAUST FAN DUCTED EXTERNALLY WITH TIMER AND RETURN AIR (WHERE REQUIRED) TO COMPLY WITH HP 10.8.2. (NCC 2022)
  - PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING (IF APPLICABLE) TO COMPLY WITH PART 10.81 OF THE NCC
  - 300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS (UNLESS NOTED OTHERWISE)
  - INTERNAL DOORS – LEAF HEIGHT OF GROUND FLOOR DOORS TO BE 2340mm(H)



**SOLAR INCLUSION**  
\* 3.3 KW SMART SOLAR SYSTEM  
\* INVERTER

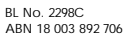


EPOXY FLOOR  
REFER TO SCHEDULE FOR  
GARAGE FLOOR FINISH

## GROUND FLOOR PLAN

CLIENT'S SIGNATURE: \_\_\_\_\_

DATE:



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# ALL DIMENSIONS TO STRUCTURAL  
ELEMENTS. DIMENSIONS TO BE READ IN  
PREFERENCE TO SCALING.

CLIENT:  
Mr. KORKES  
Mrs. KORKES

---

SITE ADDRESS:  
Lot 14, No.150  
Tompson Road  
PANANIA 2213

## DA DRAWINGS

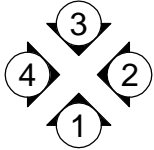
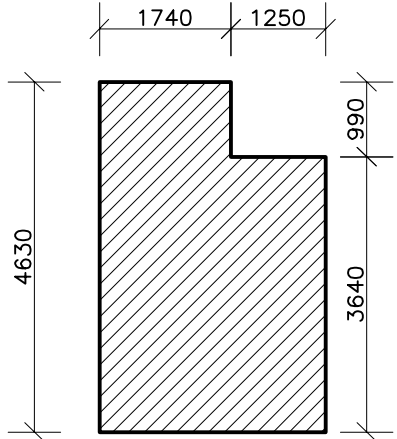
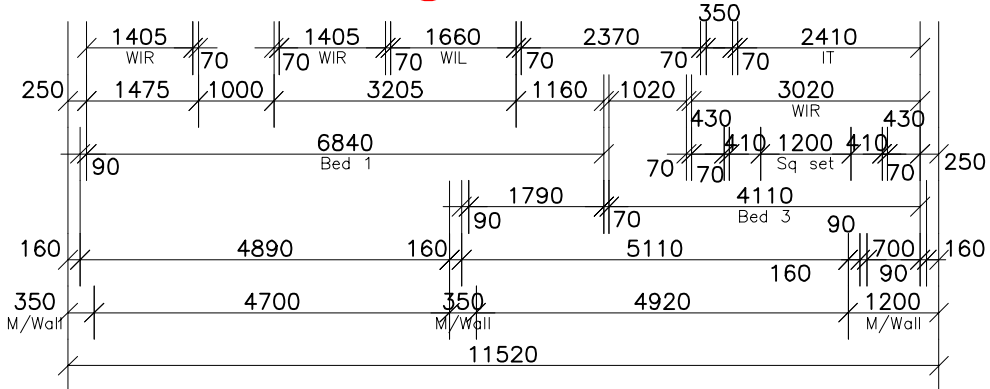
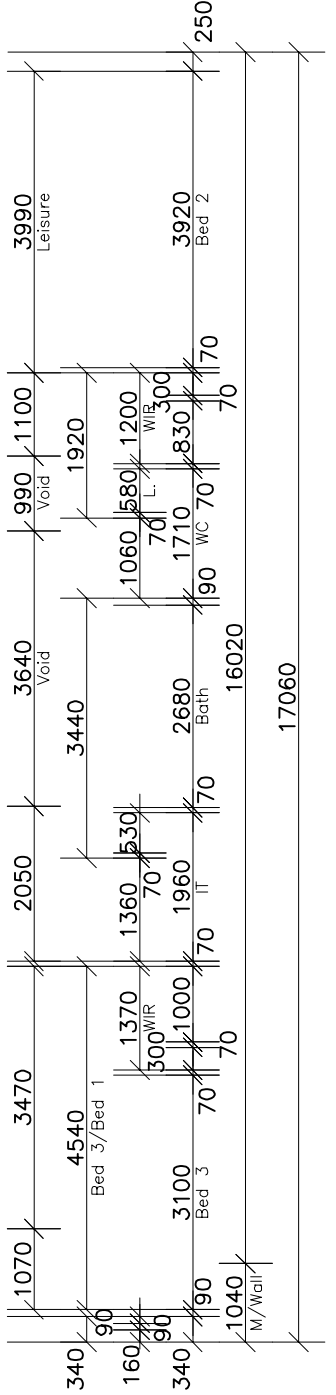
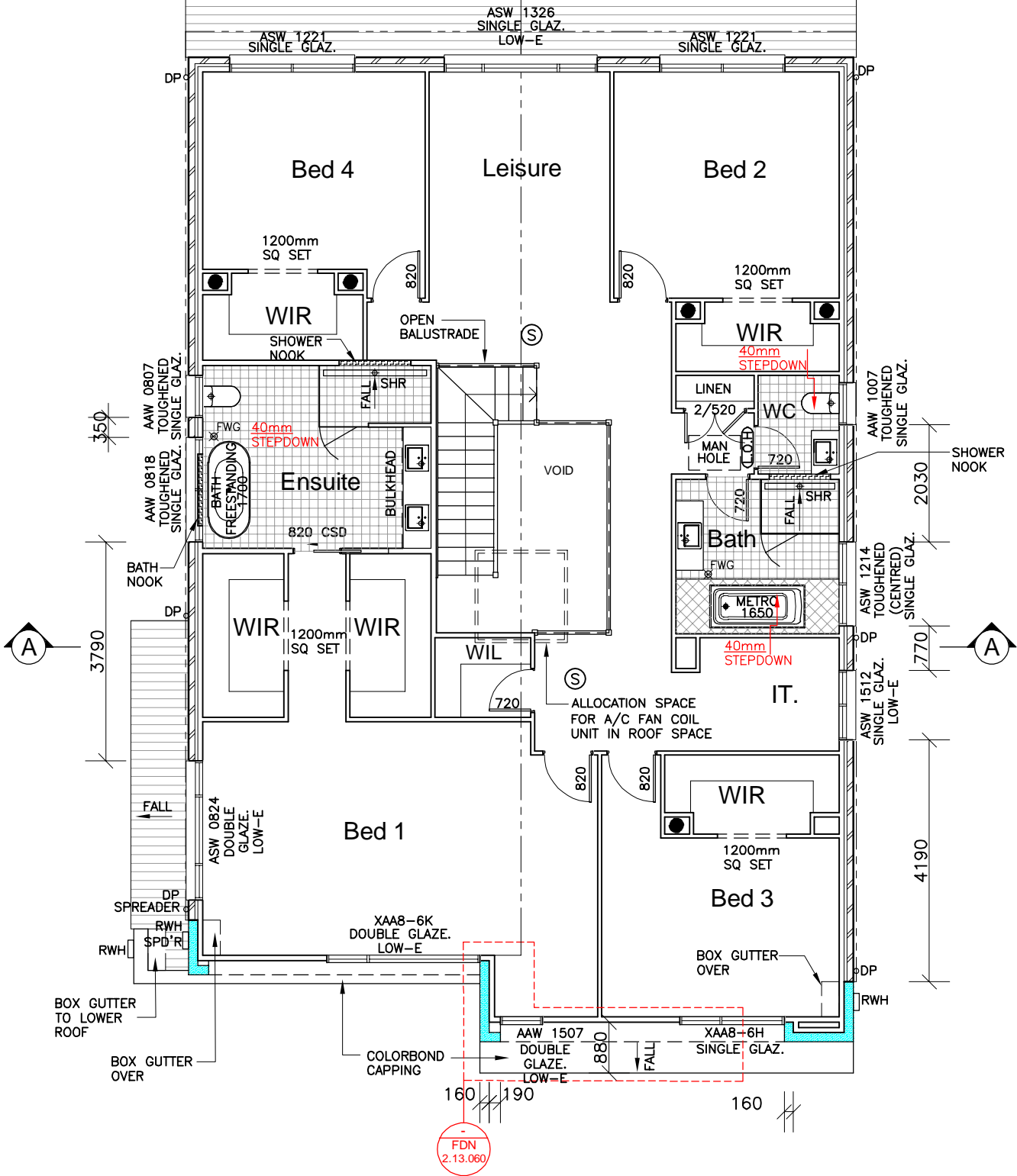
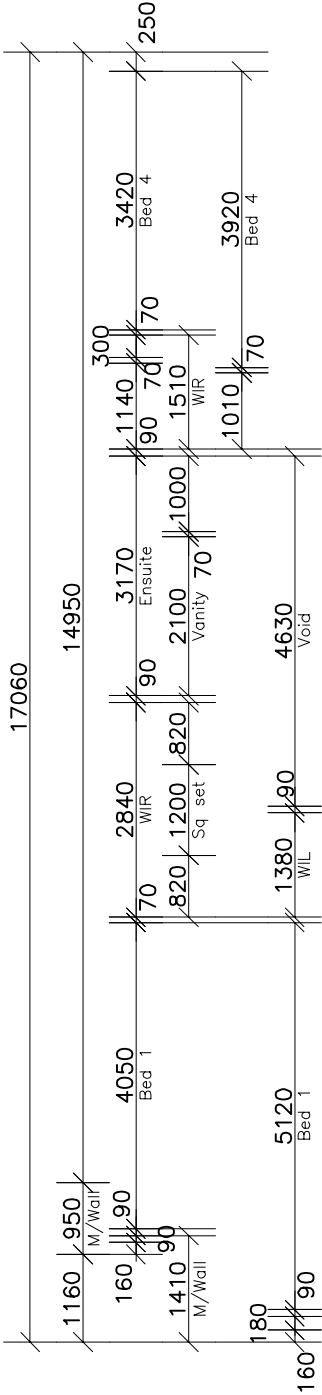
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|----------------------|----------------------------|----------------------|
| DRAWN:<br>MTK        | DATE:<br>13.01.25          | Rev:<br><br><b>G</b> |
| RATIO @ A3:<br>1:100 | CHECKED:<br>AL             |                      |
| SHEET:<br><b>3</b>   | JOB No:<br><b>29917420</b> | <b>NSW</b>           |

|       |   |
|-------|---|
| ---   | STRUCTURAL BEAM                                   |
| Ⓢ     | SMOKE ALARM                                       |
| ⊖     | EXHAUST FAN                                       |
| DP ○  | DOWN PIPE   |
| TAP ⊗ | GARDEN TAP  |
| Ⓛ Ⓞ Ⓟ | LIFT OFF HINGES                                   |
| Ⓜ Ⓤ ⓐ | MAKE-UP AIR VENT                                  |
| ⊞     | EAVE VENTS  |
| ⊖ →   | EXHAUST FAN WITH RUN-ON TIMER                     |
| FWG ⊞ | BATH FLOOR WASTE GULLY (MAX.1.2m FROM BATH WASTE) |
| ⊞     | LINEAR FLOOR WASTE                                |
| █     | 160MM THICK MASTER WALL                           |

● AIR CONDITIONING DUCT



- NOTES**
- WET AREAS – ALL WET AREAS TO FIRST FLOOR TO HAVE RECESSED JOISTS.
  - WATERPROOFING – MATERIALS AND THE INSTALLATION OF WET AREA COMPONENTS TO MEET CLAUSES 10.2.1 TO 10.2.32 OF THE ABCB HOUSING PROVISIONS. (NCC 2022)
  - BALCONIES – FINISHES SURFACE TO ALL BALCONIES ARE TO HAVE A MIN. FALL OF 1 IN 100 TO THE BALCONY OUTLET.
  - WINDOWS – ALL FIRST FLOOR BEDROOM & LIVING WINDOWS TO BE FITTED WITH A RESTRICTING DEVICE COMPLIANT WITH PART 11.3.7 OF THE NCC
  - WINDOWS – ALL OTHER FIRST FLOOR WINDOWS TO BE FITTED WITH A RESTRICTING DEVICE COMPLIANT WITH PART 11.3.8 OF THE NCC
  - EXHAUST FAN DUCTED EXTERNALLY WITH TIMER AND RETURN AIR (WHERE REQUIRED) TO COMPLY WITH HP 10.8.2. (NCC 2022)
  - PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING (IF APPLICABLE) TO COMPLY WITH PART 10.8.1 OF THE NCC
  - 300 DEEP BULKHEADS & SQ. SETS. 150 DROPPED CEILINGS (UNLESS NOTED OTHERWISE)



**NOTE:**  
INTERNAL DOOR LEAF HEIGHTS TO FIRST FLOOR TO BE 2340mm(H)

**NOTE:**  
SHOWER NOOK/RECESS REFER TO **CDN 54.260** & SHEET 11 FOR DETAILS

**SOLAR INCLUSION**  
\* 3.3 KW SMART SOLAR SYSTEM  
\* INVERTER

## FIRST FLOOR PLAN

CLIENT'S SIGNATURE:

DATE:

**ClarendonHomes**

BL No. 2298C  
ABN 18 003 892 706

Clarendon Homes (NSW) P/L  
21 Solent Circuit, Baulkham Hills NSW 2153  
T: (02) 8851 5300

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# ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.

PRODUCT:

**STAMFORD 41**  
Bayview  
L/H Garage

LUXE

CLIENT:

Mr. KORKES  
Mrs. KORKES

SITE ADDRESS:

Lot 14, No.150  
Tompson Road  
PANANIA 2213

## DA DRAWINGS

|                      |                            |                  |
|----------------------|----------------------------|------------------|
| DRAWN:<br>MTK        | DATE:<br>13.01.25          | Rev:<br><b>G</b> |
| RATIO @ A3:<br>1:100 | CHECKED:<br>AL             |                  |
| SHEET:<br><b>4</b>   | JOB No:<br><b>29917420</b> | <b>NSW</b>       |

|                      |                            |                      |
|----------------------|----------------------------|----------------------|
| DRAWN:<br>MTK        | DATE:<br>13.01.25          | Rev:<br><br><b>G</b> |
| RATIO @ A3:<br>1:100 | CHECKED:<br>AL             |                      |
| SHEET:<br><b>5</b>   | JOB No:<br><b>29917420</b> | <b>NSW</b>           |



MASTERWALL - APPLIED  
RENDERED FINISH

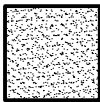
SOLAR INCLUSION  
\* 3.3 KW SMART SOLAR SYSTEM  
\* INVERTER

NOTE:  
HEIGHT OF DROP EDGE BEAM MAY  
VARY DUE TO SITE CONDITIONS  
UPON COMPLETION OF SITE WORKS

DENOTES  
WINDOWS/DOORS WITH  
DOUBLE GLAZING LOW E

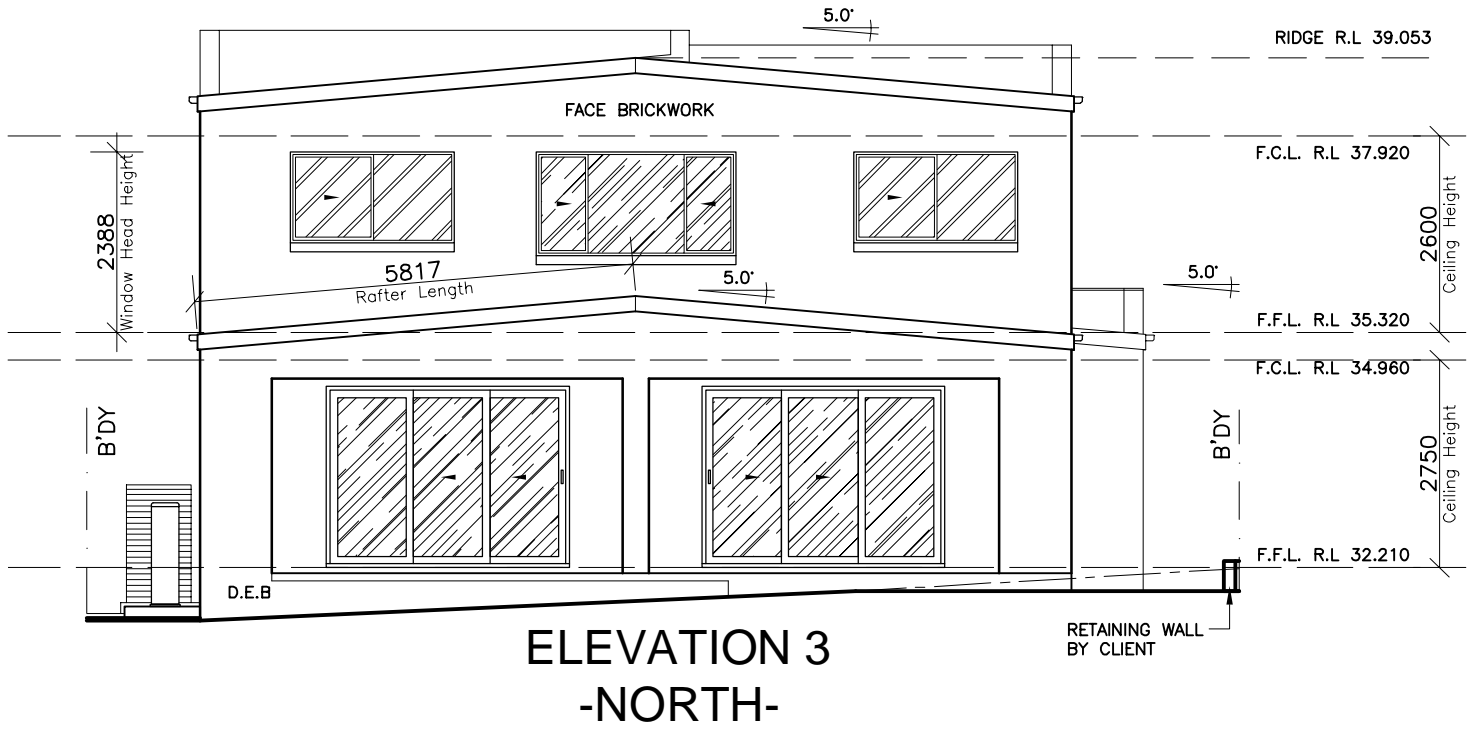
DENOTES  
WINDOWS/DOORS WITH  
SINGLE GLAZING

DENOTES  
WINDOWS/DOORS WITH  
SINGLE GLAZING, LOW-E

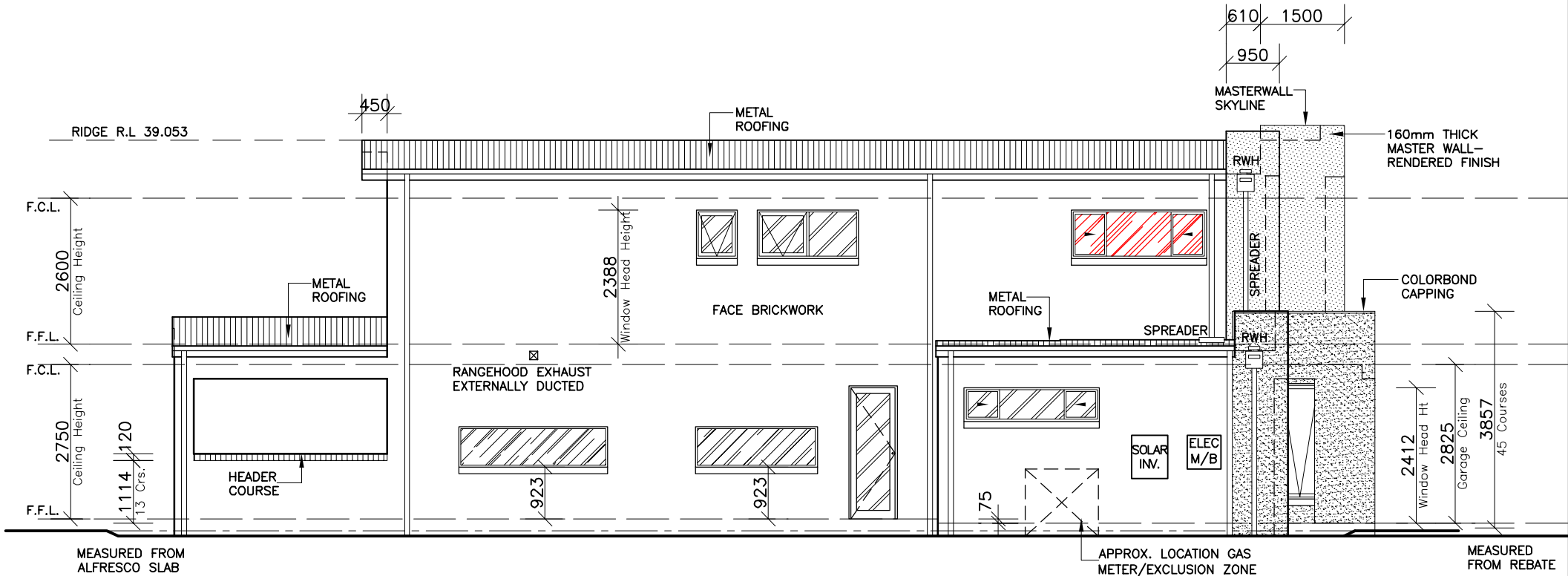


Render Finish

NOTES:  
FOR DROP-OFF's REFER  
TO FRAMING DETAILS  
**CDN 21.010-21.080**



ELEVATION 3  
-NORTH-



ELEVATION 4  
-WEST-

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

**ClarendonHomes**

BL No. 2298C  
ABN 18 003 892 706

Clarendon Homes (NSW) P/L  
21 Solent Circuit, Baulkham Hills NSW 2153  
T: (02) 8851 5300

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# ALL DIMENSIONS TO STRUCTURAL  
ELEMENTS. DIMENSIONS TO BE READ IN  
PREFERENCE TO SCALING.

PRODUCT:  
**STAMFORD 41**  
Bayview  
L/H Garage  
  
**LUXE**

CLIENT:  
**Mr. KORKES**  
**Mrs. KORKES**  
  
SITE ADDRESS:  
**Lot 14, No.150**  
**Tompson Road**  
**PANANIA 2213**

DA DRAWINGS

|                      |                            |                      |
|----------------------|----------------------------|----------------------|
| DRAWN:<br>MTK        | DATE:<br>13.01.25          | Rev:<br><br><b>G</b> |
| RATIO @ A3:<br>1:100 | CHECKED:<br>AL             |                      |
| SHEET:<br><b>6</b>   | JOB No:<br><b>29917420</b> | <b>NSW</b>           |

NOTE:

INTERNAL DOOR LEAF HEIGHTS TO GROUND & FIRST FLOOR TO BE 2340mm(H)

NOTE:

PROVIDE R2.2 TO INTERNAL WALLS BETWEEN HOUSE AND GARAGE (ONLY)

NOTE:

PROVIDE R6.0 WITH R3.5 TO ROOF PERIMETER WHERE R6.0 WILL NOT FIT (EXCLUDING GARAGE)

NOTE:

PROVIDE R5.0 TO FLOOR JOISTS BETWEEN GROUND & FIRST FLOOR

NOTE:

PROVIDE R6.0 TO OVERHANGING FLOOR IN BED 1 AND BED 3

PROVIDE R5.0 INSULATION BATTS TO CEILING JOISTS BETWEEN GROUND FLOOR & FIRST FLOOR

PROVIDE R5.0 INSULATION BATTS TO CEILING JOISTS BETWEEN PORCH & FIRST FLOOR (R3.5 INSULATION INSTALLED AS PART OF CONSTRUCTION METHOD)

Certificate No. #HR-8C3IEM-01

Assessor name: Fadi Swarts

Accreditation No. ABIA 202390

Property Address: 150 Thompson Road, Panania, NSW, 2213

http://www.hero-software.com.au/gd/HR-8C3IEM-01

Scan QR code or follow website link for rating details.

NOTE:

PROVIDE ACOUSTIC INSULATION BATTS BETWEEN GROUND & FIRST FLOOR

NOTE:

PROVIDE CLASS 4 WALL WRAP TO LIGHTWEIGHT CLADDING

SECTION A-A. Cross-section of the house showing the roof structure, walls, and floor levels. The roof is a gable roof with a 5.0° pitch. The ridge is at R.L. 39.053. The floor levels are: F.F.L. R.L. 32.210, F.C.L. R.L. 34.960, F.F.L. R.L. 35.320, and F.C.L. R.L. 37.920. The natural ground level is R.L. 31.650. The section shows a double garage, a linen closet, and a powder room. The walls are labeled WIR, WIL, and IT. The floor is labeled LINEN and Powder. The roof is labeled METAL ROOF and METAL FASCIA & GUTTER. The walls are labeled PLASTERBOARD LININGS. The floor is labeled RIBBED RAFT SLAB TO ENGINEER'S DETAILS. The section also shows the ceiling height and the garage ceiling height.

NEWTECH WOOD CLADDING DETAIL. Scale 1:10. This detail shows the cladding system for the Newtech wood. It includes 6mm FC SHEETING, NEWTECH WOOD, 35mm BATTEN, and VAPOUR PERMEABLE MEMBRANE. The detail is shown in a cross-section view with a FALL arrow indicating the direction of water runoff.

ENTRY HALLWAY DETAIL. Viewed from entry. This detail shows the entry hallway with a width of 1130 and a depth of 2480. The ceiling height is 2750. The detail shows a SQ SET RECESS and a 300mm wide opening.

DRIVEWAY GRADIENT PROFILE. Scale 1:100. This profile shows the driveway gradient from the street to the garage. The street level is R.L. 31.850 and the garage floor level is FFL RL32.135. The driveway has a 2.1% gradient. The existing grade is 3%. The driveway width is 4050 and the existing crossover is 4500. The setback to the garage is 7500. The level with T.K. is R.L. 31.900.

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

ClarendonHomes

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# ALL DIMENSIONS TO STRUCTURAL ELEMENTS. DIMENSIONS TO BE READ IN PREFERENCE TO SCALING.

PRODUCT:

STAMFORD 41  
Bayview  
L/H Garage  
  
LUXE

CLIENT:

Mr. KORKES  
Mrs. KORKES

SITE ADDRESS:

Lot 14, No.150  
Thompson Road  
PANANIA 2213

DA DRAWINGS

DRAWN: MTK

RATIO @ A3: 1:100

SHEET: 7

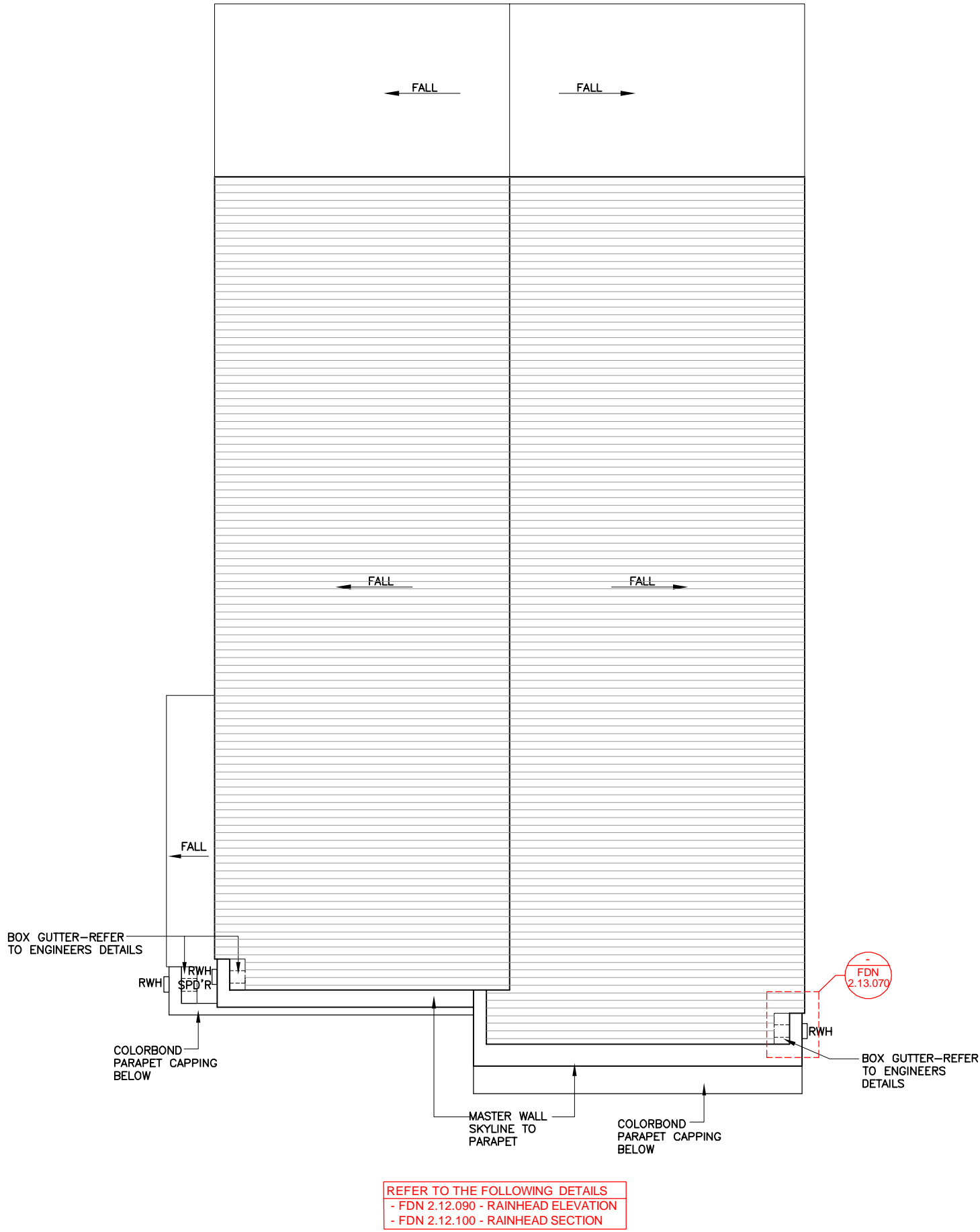
DATE: 13.01.25

CHECKED: AL

JOB No: 29917420

Rev: G

NSW



# ROOF PLAN

SCALE: 1:100

CLIENT'S SIGNATURE: \_\_\_\_\_ DATE: \_\_\_\_\_

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# ALL DIMENSIONS TO STRUCTURAL  
ELEMENTS. DIMENSIONS TO BE READ IN  
PREFERENCE TO SCALING.

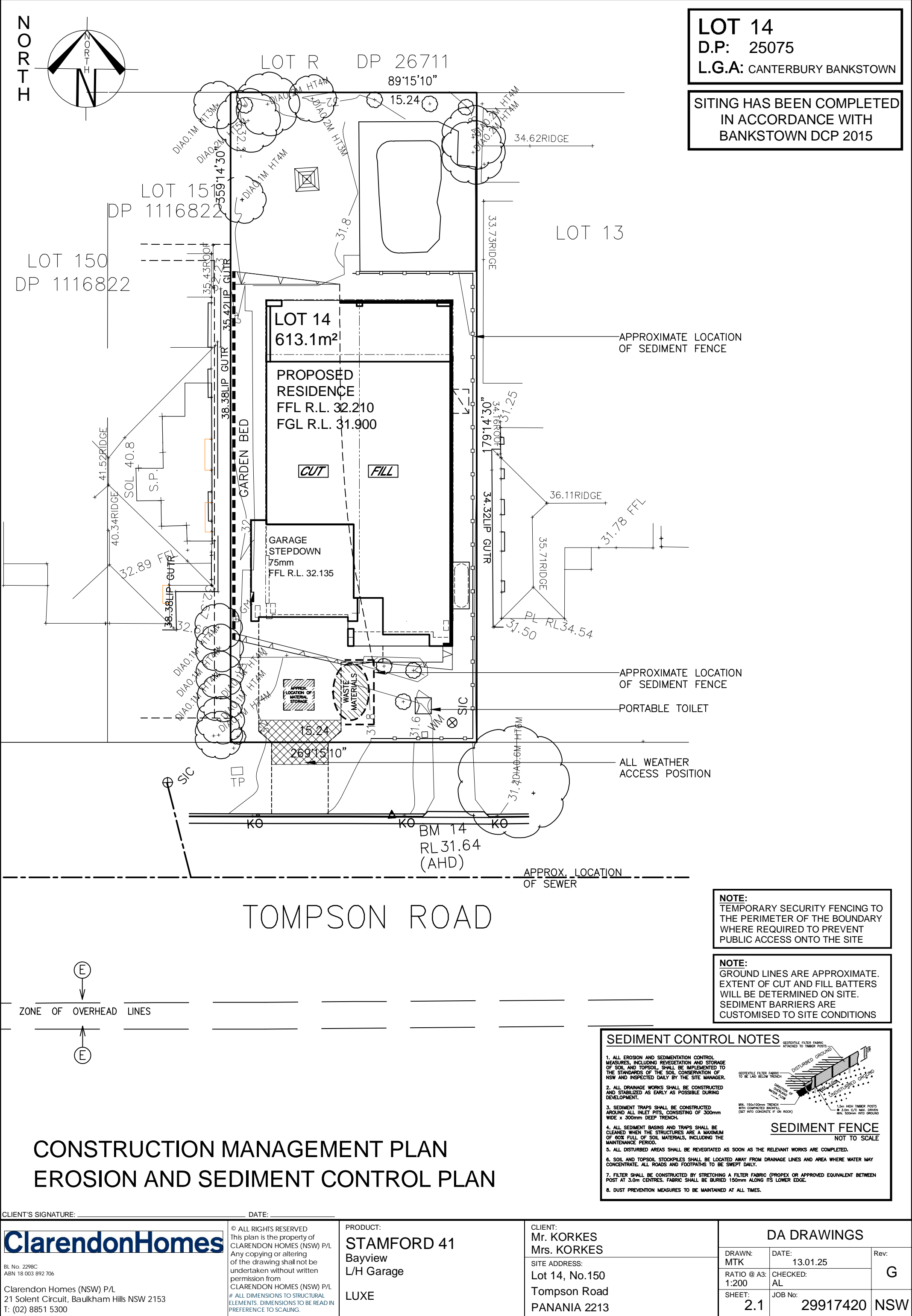
PRODUCT:  
**STAMFORD 41**  
Bayview  
L/H Garage  
  
**LUXE**

CLIENT:  
**Mr. KORKES**  
**Mrs. KORKES**  
  
SITE ADDRESS:  
**Lot 14, No.150**  
**Tompson Road**  
**PANANIA 2213**

## DA DRAWINGS

|                      |                            |                  |
|----------------------|----------------------------|------------------|
| DRAWN:<br>MTK        | DATE:<br>13.01.25          | Rev:<br><b>G</b> |
| RATIO @ A3:<br>1:100 | CHECKED:<br>AL             |                  |
| SHEET:<br><b>14</b>  | JOB No:<br><b>29917420</b> | <b>NSW</b>       |





LOT 14  
D.P: 25075  
L.G.A: CANTERBURY BANKSTOWN

SITING HAS BEEN COMPLETED  
IN ACCORDANCE WITH  
BANKSTOWN DCP 2015

**NOTE:**  
TEMPORARY SECURITY FENCING TO THE PERIMETER OF THE BOUNDARY WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO THE SITE

**NOTE:**  
GROUND LINES ARE APPROXIMATE. EXTENT OF CUT AND FILL BATTERS WILL BE DETERMINED ON SITE. SEDIMENT BARRIERS ARE CUSTOMISED TO SITE CONDITIONS

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 REVEGETATED 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 SWEEPED DAILY.

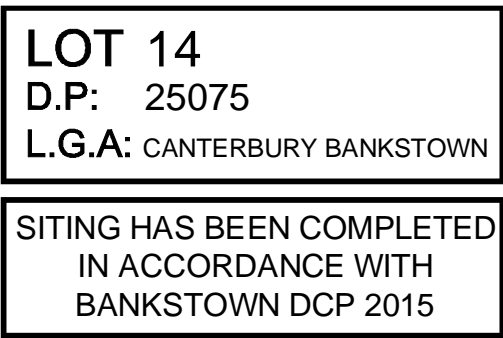
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

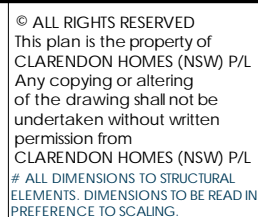
SEDIMENT FENCE  
NOT TO SCALE

|  |  |   |  |   |  |                                      |                                     |                                |
|--|--|---|--|---|--|--------------------------------------|-------------------------------------|--------------------------------|
| CLIENT'S SIGNATURE: _____ DATE: _____  |  | PRODUCT:<br>STAMFORD 41<br>Bayview<br>L/H Garage<br><br>LUXE  |  | CLIENT:<br>Mr. KORKES<br>Mrs. KORKES<br><br>SITE ADDRESS:<br>Lot 14, No.150<br>Tompson Road<br>PANANIA 2213 |  | DA DRAWINGS                          |                                     |                                |
| <br><small>BL No. 2298C<br/>ABN 18 003 892 706</small><br>Clarendon Homes (NSW) P/L<br>21 Solent Circuit, Baulkham Hills NSW 2153<br>T: (02) 8851 5300 |  | <small>© ALL RIGHTS RESERVED<br/>This plan is the property of<br/>CLARENDON HOMES (NSW) P/L<br/>Any copying or altering<br/>of the drawing shall not be<br/>undertaken without written<br/>permission from<br/>CLARENDON HOMES (NSW) P/L<br/># ALL DIMENSIONS TO STRUCTURAL<br/>ELEMENTS. DIMENSIONS TO BE READ IN<br/>PREFERENCE TO SCALING.</small> |  |   |  | <small>DRAWN:<br/>MTK</small>        | <small>DATE:<br/>13.01.25</small>   | <small>Rev:<br/><br/>G</small> |
|  |  |   |  |   |  | <small>RATIO @ A3:<br/>1:200</small> | <small>CHECKED:<br/>AL</small>      |                                |
|  |  |   |  |   |  | <small>SHEET:<br/>2.1</small>        | <small>JOB No:<br/>29917420</small> | <small>NSW</small>             |





DATE:



Clarendon Homes (NSW) P/L  
21 Solent Circuit, Baulkham Hills NSW 2153  
T: (02) 8851 5300

|   |
|---|
| CLIENT:<br>Mr. KORKES<br>Mrs. KORKES                            |
| SITE ADDRESS:<br>Lot 14, No.150<br>Tompson Road<br>PANANIA 2213 |

|                      |                            |                      |
|----------------------|----------------------------|----------------------|
| DRAWN:<br>MTK        | DATE:<br>13.01.25          | Rev:<br><br><b>G</b> |
| RATIO @ A3:<br>1:200 | CHECKED:<br>AL             |                      |
| SHEET:<br><b>2.3</b> | JOB No:<br><b>29917420</b> |                      |

NSW



**L.G.A:** CANTERBURY BANKSTOWN

SITING HAS BEEN COMPLETED  
IN ACCORDANCE WITH  
BANKSTOWN DCP 2015

LOT 150  
DP 1116822

LOT 151  
DP 1116822

89°15'10"

LOT 13

**FILL**

GARAGE  
STEPDOWN  
75mm  
FFL R.L. 32.1

BM 14  
RL 31.64  
(AHD)

APPROX. LOCATION  
OF SEWER

TOMPSON ROAD

ZONE OF OVERHEAD LINES

ELEVATION 2  
-EAST-

## NEIGHBOUR NOTIFICATION PLAN

ELEVATION 4  
-WEST-

CLIENT'S SIGNATURE: \_\_\_\_\_

DATE:

# ClarendonHomes

BL No. 2298C  
ABN 18 003 892 706

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ELEMENTS. DIMENSIONS TO BE READ IN  
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PRODUCT:

STAMFORD 41  
Bayview  
L/H Garage

LUXE

CLIENT:

Mr. KORKES  
Mrs. KORKES

|               |
|---------------|
| SITE ADDRESS: |
|---------------|

Tompson Road  
PANANIA 2213

DA DRAWINGS

DRAWN:

|     |  |
|-----|--|
| MTK |  |
|-----|--|

RATIO @  
1:200

SHEET:

|       |          |
|-------|----------|
| DATE: | 13.01.25 |
|-------|----------|

|    |                |
|----|----------------|
| 3: | CHECKED:<br>AI |
|----|----------------|

JOB No: \_\_\_\_\_

|      |
|------|
| Rev: |
|------|

**Table 1.**

1

LOT 14

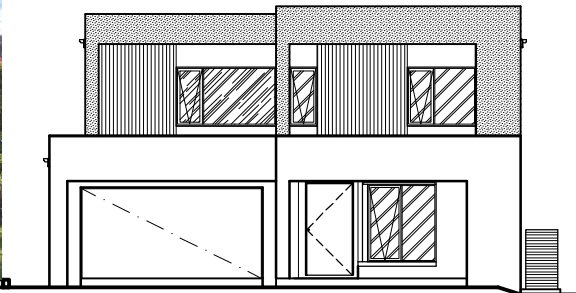
D.P: 25075

L.G.A: CANTERBURY BANKSTOWN

SITING HAS BEEN COMPLETED

IN ACCORDANCE WITH

BANKSTOWN DCP 2015



No. 152A / No 152

No. 150

No. 148

VIEW FROM  
TOMPSON ROAD

STREETSCAPE ELEVATION

CLIENT'S SIGNATURE: \_\_\_\_\_

DATE: \_\_\_\_\_

|  |  |   |  |   |  |                              |
|--|--|---|--|---|--|------------------------------|
| <div>ClarendonHomes</div> <div>BL No. 2298C<br/>ABN 18 003 892 706</div> <div>Clarendon Homes (NSW) P/L<br/>21 Solent Circuit, Baulkham Hills NSW 2153<br/>T: (02) 8851 5300</div> | <div>© ALL RIGHTS RESERVED</div> <div>This plan is the property of<br/>CLARENDON HOMES (NSW) P/L</div> <div>Any copying or altering<br/>of the drawing shall not be<br/>undertaken without written<br/>permission from<br/>CLARENDON HOMES (NSW) P/L</div> <div># ALL DIMENSIONS TO STRUCTURAL<br/>ELEMENTS. DIMENSIONS TO BE READ IN<br/>PREFERENCE TO SCALING.</div> | <div>PRODUCT:</div> <div>STAMFORD 41</div> <div>Bayview</div> <div>L/H Garage</div> <div>LUXE</div> | <div>CLIENT:</div> <div>Mr. KORKES</div> <div>Mrs. KORKES</div>                                    | DA DRAWINGS                             |  |                              |
|  |  |   | <div>SITE ADDRESS:</div> <div>Lot 14, No.150</div> <div>Tompson Road</div> <div>PANANIA 2213</div> | <div>DRAWN:</div> <div>MTK</div>        | <div>DATE:</div> <div>13.01.25</div>   | <div>Rev:</div> <div>G</div> |
|  |  |   |  | <div>RATIO @ A3:</div> <div>1:200</div> | <div>CHECKED:</div> <div>AL</div>      |                              |
|  |  |   |  | <div>SHEET:</div> <div>2.5</div>        | <div>JOB No:</div> <div>29917420</div> | <div>NSW</div>               |