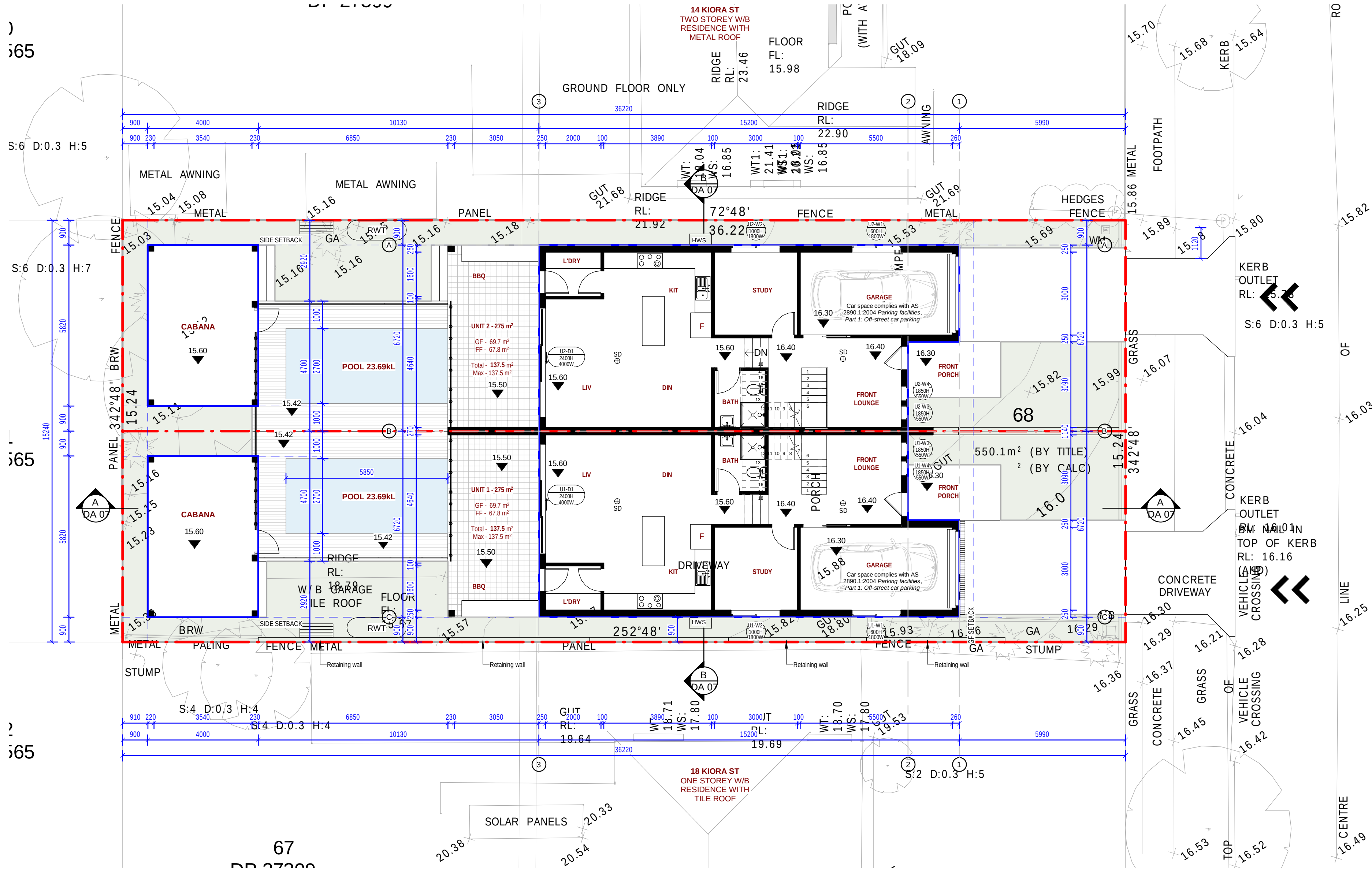




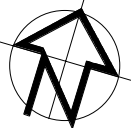
1 PROPOSED GROUND FLOOR PLAN
1 : 100

	SKL	HWS	RWT	CLOTHES LINE	SA
SKL	SKYLIGHT	HWS	WALL MOUNTED HOT WATER SYSTEM	RWT	RAINWATER TANK
CLOTHES LINE	SA	SMOKE ALARM	SA	TO COMPLY WITH AS.3786	

BASIX CERTIFICATE NO: 17769033M
ASSESSOR NUMBER : 20731
CLIMATE : 56

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		

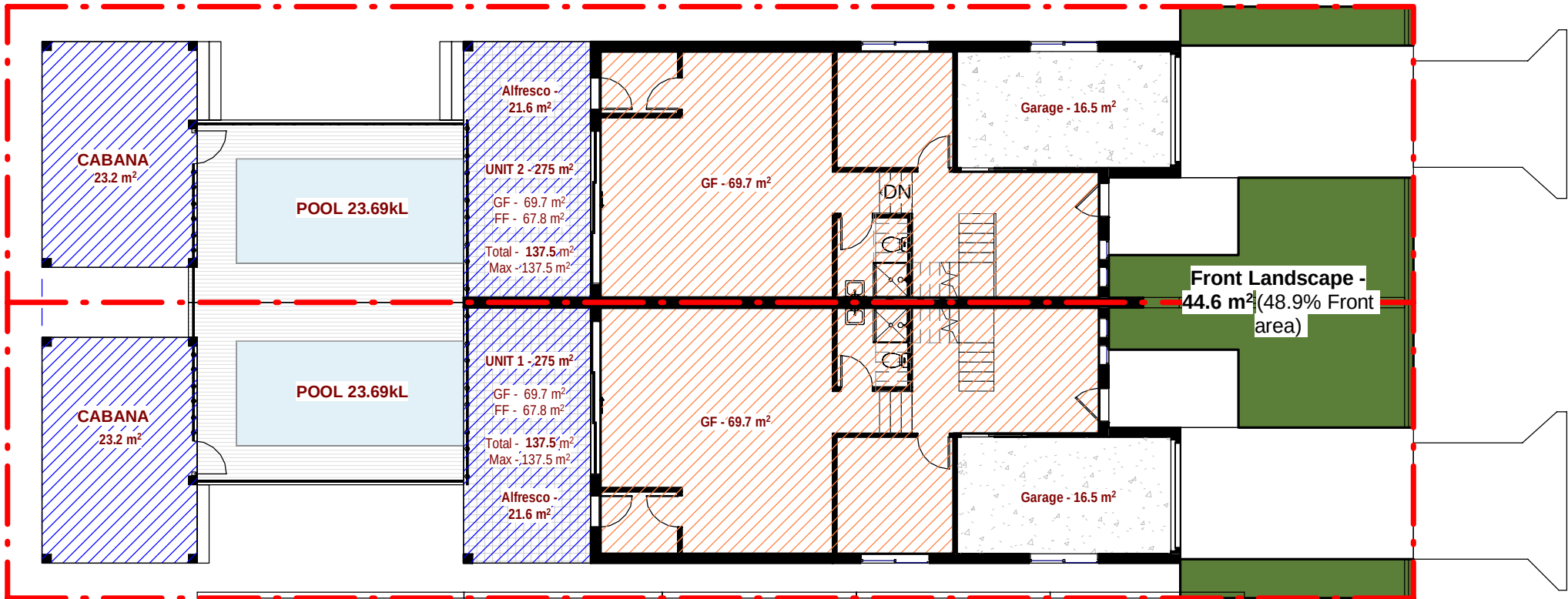


EPW DESIGNS
109 WOOLCOTT ST. EARLWOOD NSW 2206

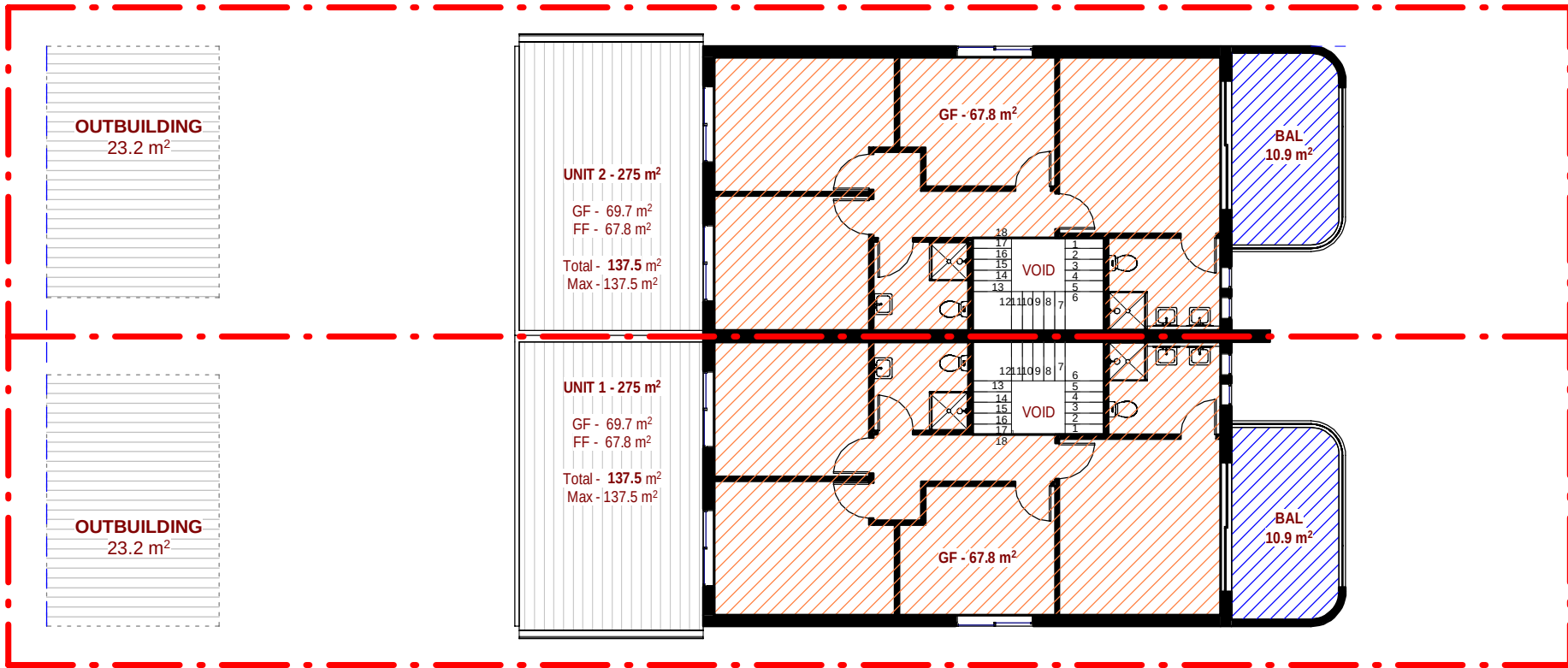
P (02) 9591 5292
M 0402206326
E epwdesigns@gmail.com

DRAWING TITLE:
GROUND FLOOR PLAN
Demolition of existing structures and construction of a two-storey dual occupancy with detached Outbuildings, front fence and associated Torrens title subdivision
AT: NO. 18 LORRAINE AVENUE, PADSTOW HEIGHTS NSW 2211
DEVELOPMENT APPLICATION

DRAWN BY: LN
ISSUE DATE: 9/04/2025 9:17:25 PM
SCALE: As indicated (A2)
DRAWING NO: DA 03



① GROUND FLOOR CALCULATION PLAN
1 : 150



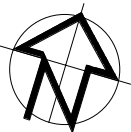
② FIRST FLOOR CALCULATION PLAN
1 : 150

COMPLIANCE TABLE					
SITE AREA (SQM)		550 m²			
		PROPOSED		STANDARD	COMPLIANT
UNITS		2			
AREA (SQM)		UNIT 1	UNIT 2		
	GROUND FLOOR	69.7	69.7	-	-
	FIRST FLOOR	67.8	67.8	-	-
	TOTAL	137.5	137.5	Max 137.5m²	YES
FSR PERMISSIBLE		275 M²		Max 275m²	YES
POS		114.5	114.5	Min 80 m²	YES
LANDSCAPE		48.9% of front area to be landscape		45% of front area	YES

GENERAL NOTES

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- ALL DIMENSIONS ARE IN MILLIMETRES INLESS OTHERWISE STATED
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REV	AMENDMENTS	Date



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

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DRAWING TITLE:
CALCULATION PLANS

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

AT: NO. 18 LORRAINE AVENUE, PADSTOW HEIGHTS NSW 2211

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 9/04/2025
9:18:26 PM

SCALE: As indicated (A2)

DRAWING NO: DA 15