

**DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF AN ATTACHED 2 STOREY
DUAL OCCUPANCY WITH IN-GROUND POOLS & CABANAS**

16 KIORA ST, PANANIA NSW 2213



BASIX CERTIFICATE NO: 1776903M
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:
COVER PAGE

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
9:17:21 PM

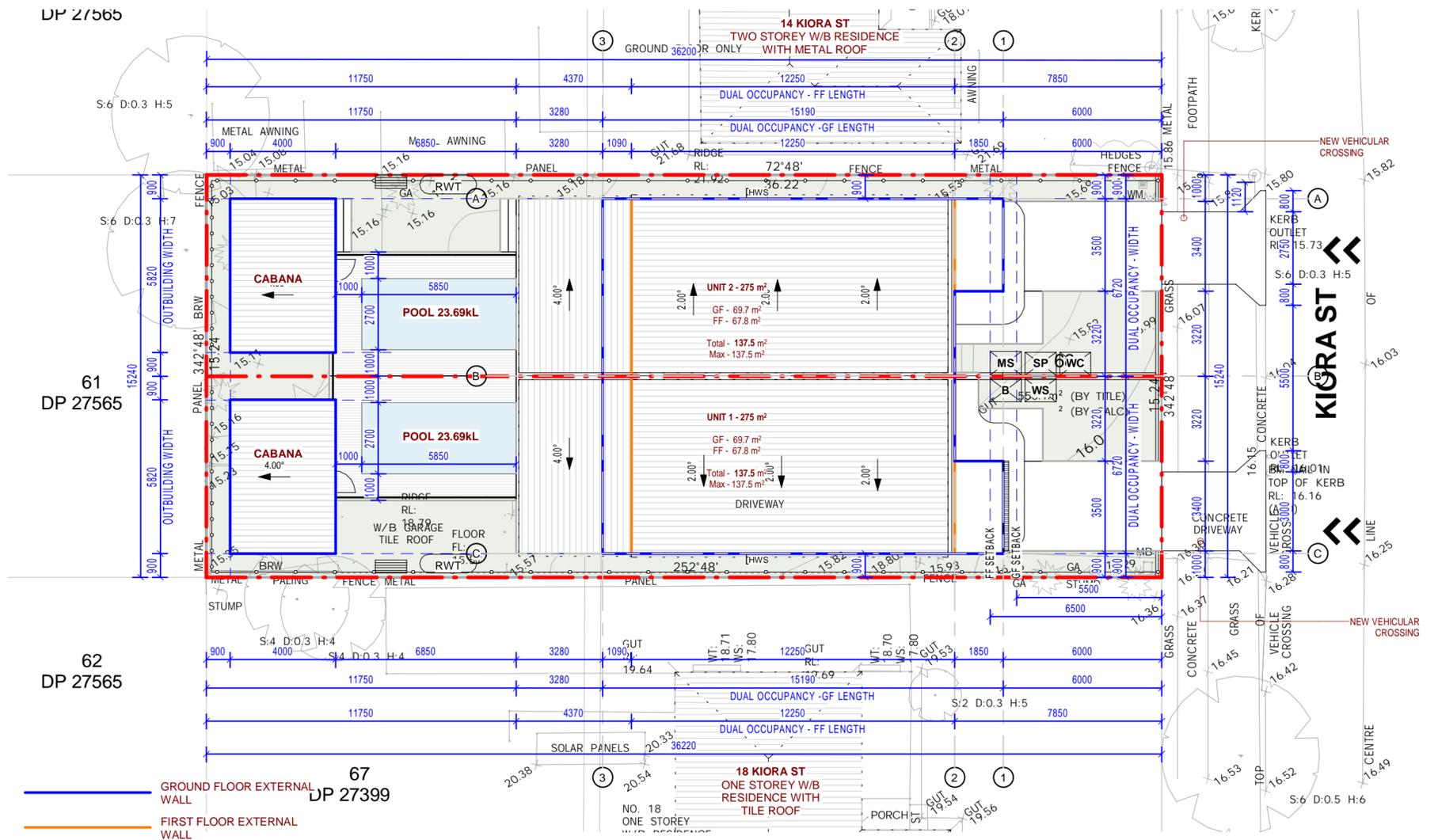
SCALE: 1 : 200 (A2)

DRAWING NO: DA 00

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF AN ATTACHED 2 STOREY DUAL OCCUPANCY WITH IN-GROUND POOLS & CABANAS

AT 16 KIORA ST, PANANIA NSW 2213

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 EXTENT OF ALTERNATE SPECIFICATIONS MUST BE DETAILED BELOW AND/OR CLEARLY INDICATED ON REFERENCED DOCUMENTS.		
BASIX & SITE INFORMATION		
BASIX CERTIFICATE NO: 1776903M		
ASSESSOR NUMBER : 20731		
CLIMATE : 56		
...		
SITE DETAILS		
LOT NUMBER/SEC:		68
DP NUMBER:		27399
TOTAL SITE AREA 550 SQM		
	LOT 1	LOT 2
SITE AREA (m2)	275	275
...		
STORMWATER		
RAIN WATER TANK	1500L/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 INSTANTANEOUS - 5 STAR UNIT 2 - GAS INSTANTANEOUS - 5 STAR	
WINDOWS, GLAZED DOORS AND SKYLIGHTS		
WIDELINE OR SIMILAR	ALUMINIUM, SINGLE, CLEAR ALUMINIUM, SINGLE, LOW E ALUMINIUM, DOUBLE, LOW E	



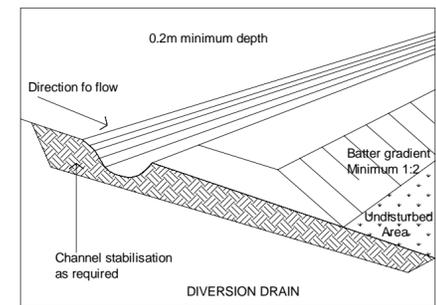
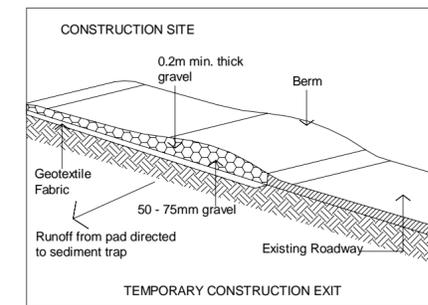
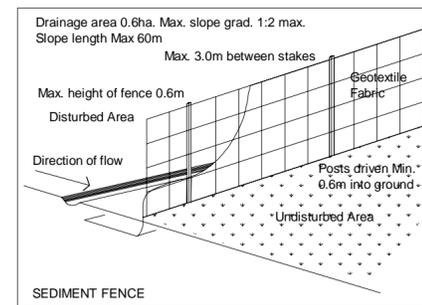
COMPLIANCE TABLE				
SITE AREA (SQM)	550 m ²			
	PROPOSED	STANDARD	COMPLIANT	
UNITS	2			
AREA (SQM)	UNIT 1	UNIT 2		
GROUND FLOOR	69.7	69.7	-	-
FIRST FLOOR	67.8	67.8	-	-
TOTAL	137.5	137.5	Max 137.5m ²	YES
FSR PERMISSIBLE	275 M ²		Max 275m ²	YES
POS	114.5	114.5	Min 80 m ²	YES
LANDSCAPE	48.9% of front area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

NOTES

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
2. MINIMIE DISTURBED AREA
3. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE
5. ROADS AND FOOTPATH TO BE SWEEPED DAILY
6. KERBSIDE INLET TO BE PROTECTED WITH FABRIC FILLED WITH GRAVEL
7. 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



BASIX CERTIFICATE NO: 1776903M
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



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 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
9:17:22 PM

SCALE: As indicated (A2)

DRAWING NO: DA 01