

DEMOLITON 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 INLESS OTHERWISE STATED
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
- LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE

REV	AMENDMENTS	Date
1	Revision 1	7/5/2025



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. 16 KIORA ST, PANANIA NSW 2213

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 7/05/2025
12:38:29 PM

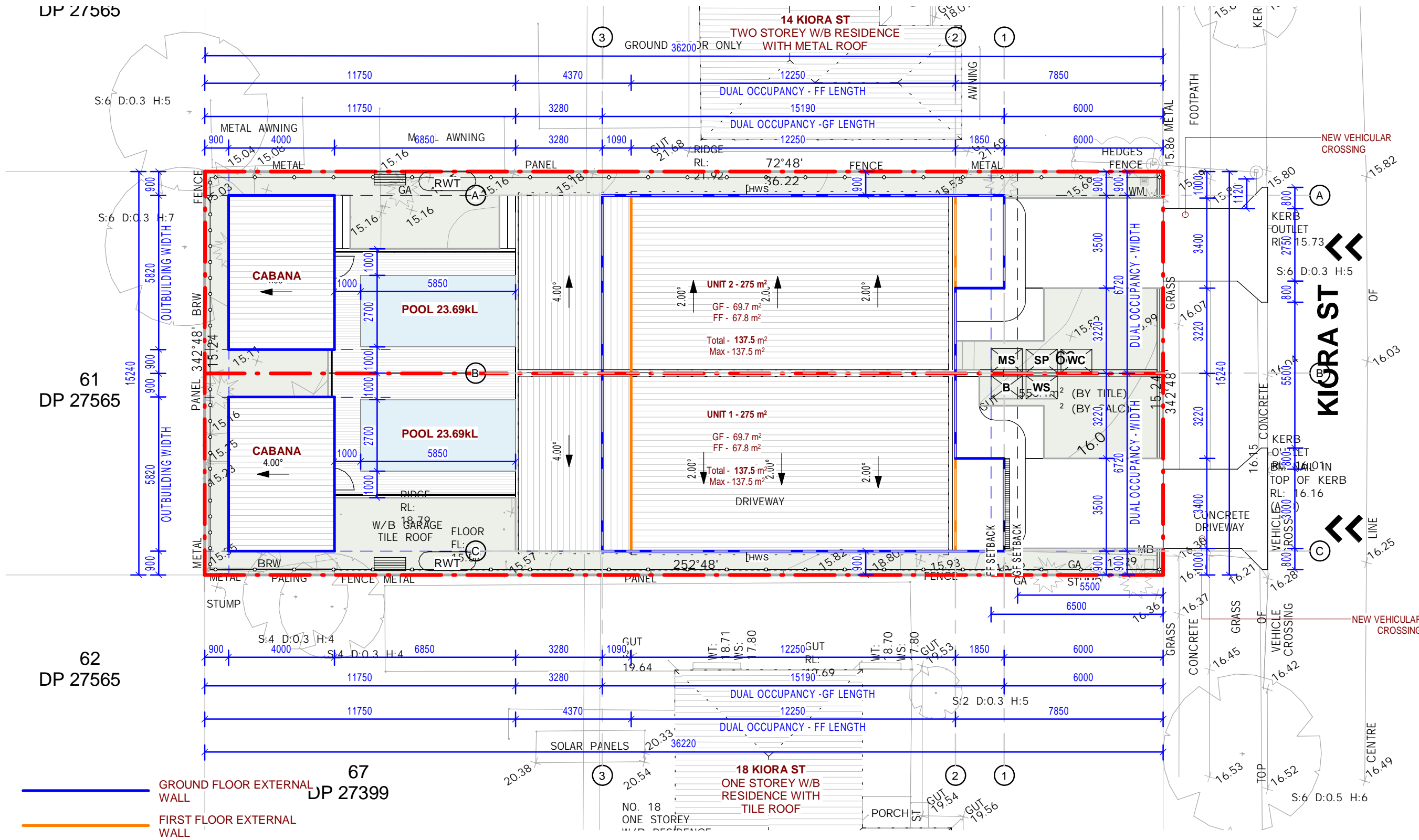
SCALE: 1 : 200 (A2)

DRAWING NO: DA 00

DEMOLITON 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 EXTEND 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 INTANTANEOUS - 5 STAR UNIT 2 - GAS INTANTANEOUS - 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

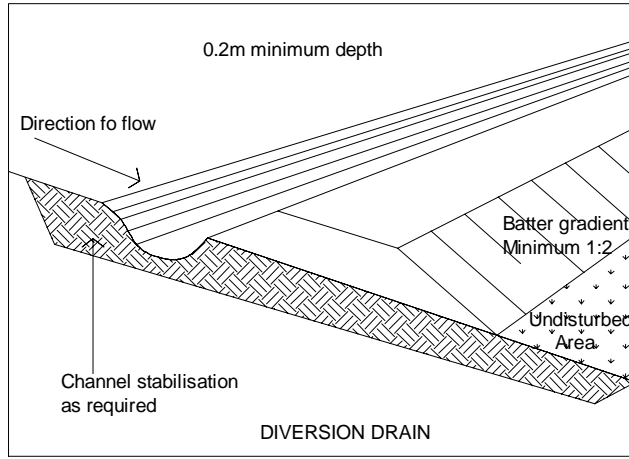
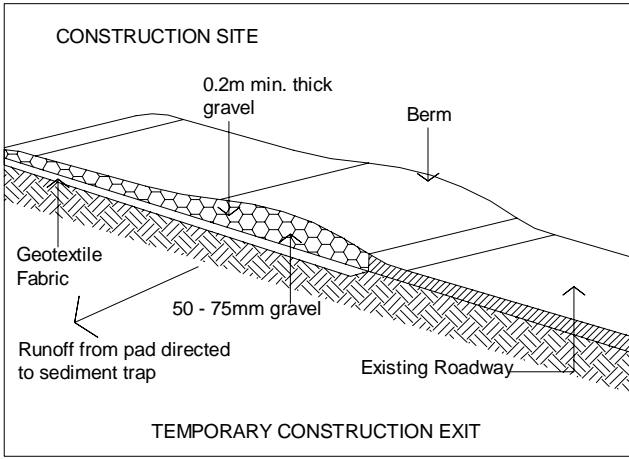
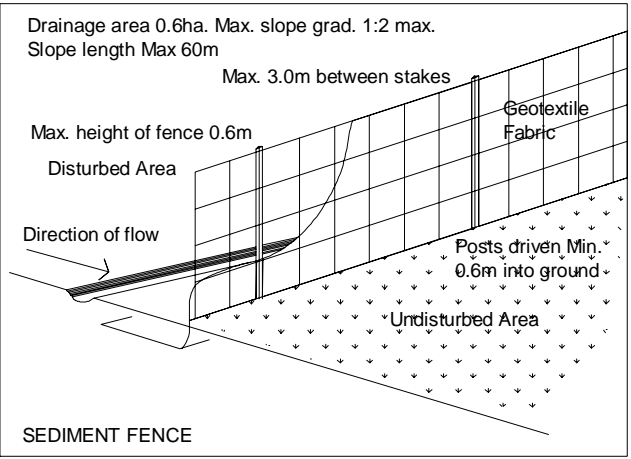
NOTES

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

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

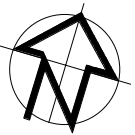


BASIX CERTIFICATE NO: 1776903M
ASSESSOR NUMBER : 20731
CLIMATE : 56

GENERAL NOTES

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

REV	AMENDMENTS	Date
1	Revision 1	7/5/2025



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. 16 KIORA ST, PANANIA NSW 2213

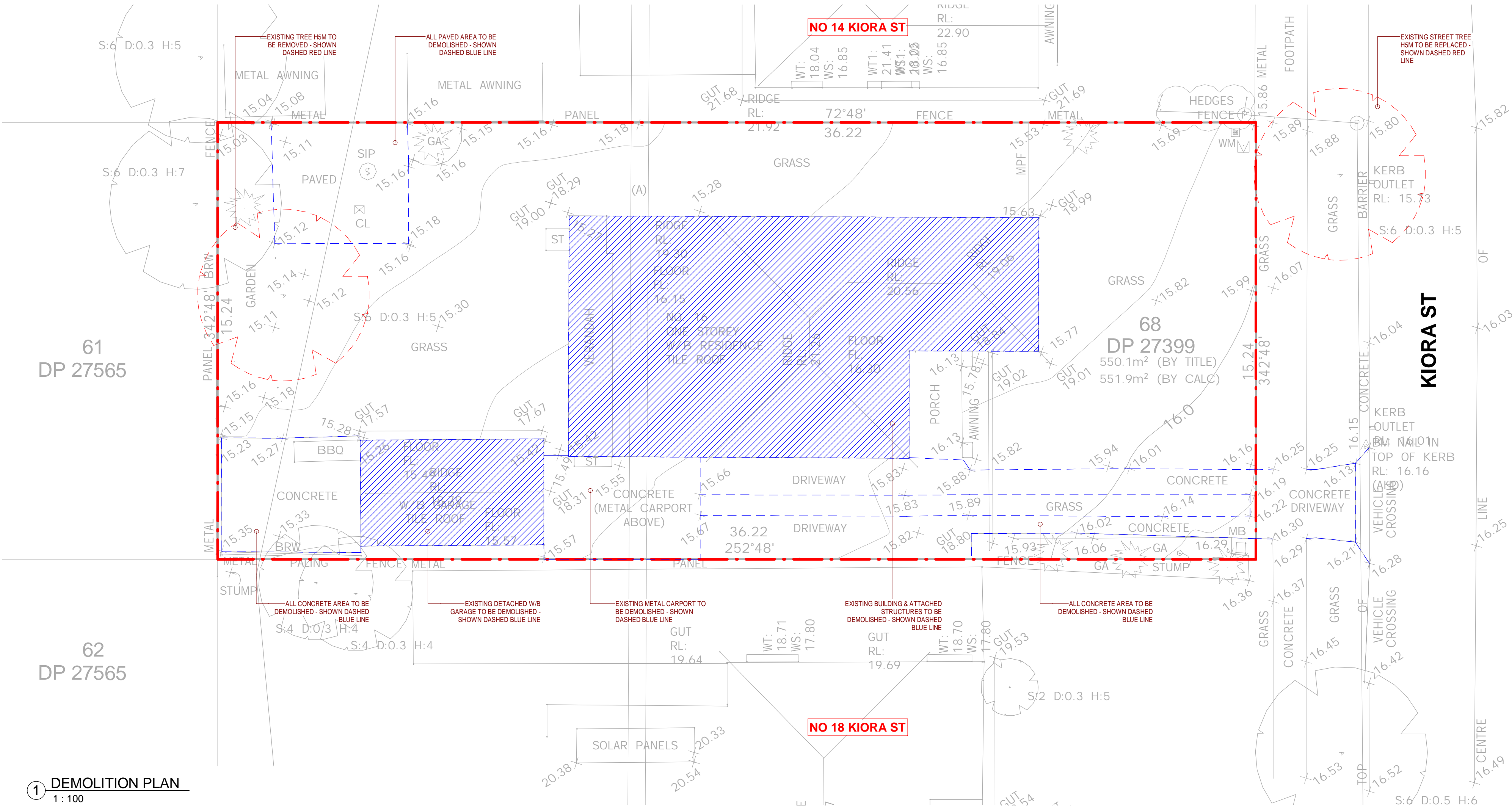
DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 7/05/2025 12:38:29 PM

SCALE: As indicated (A2)

DRAWING NO: DA 01



1 DEMOLITION PLAN
1:100

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	Revision 1	7/5/2025



EPW DESIGNS
109 WOOLCOTT ST. EARLWOOD NSW 2206

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

DRAWING TITLE:
DEMOLITION 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. 16 KIORA ST, PANANIA NSW 2213

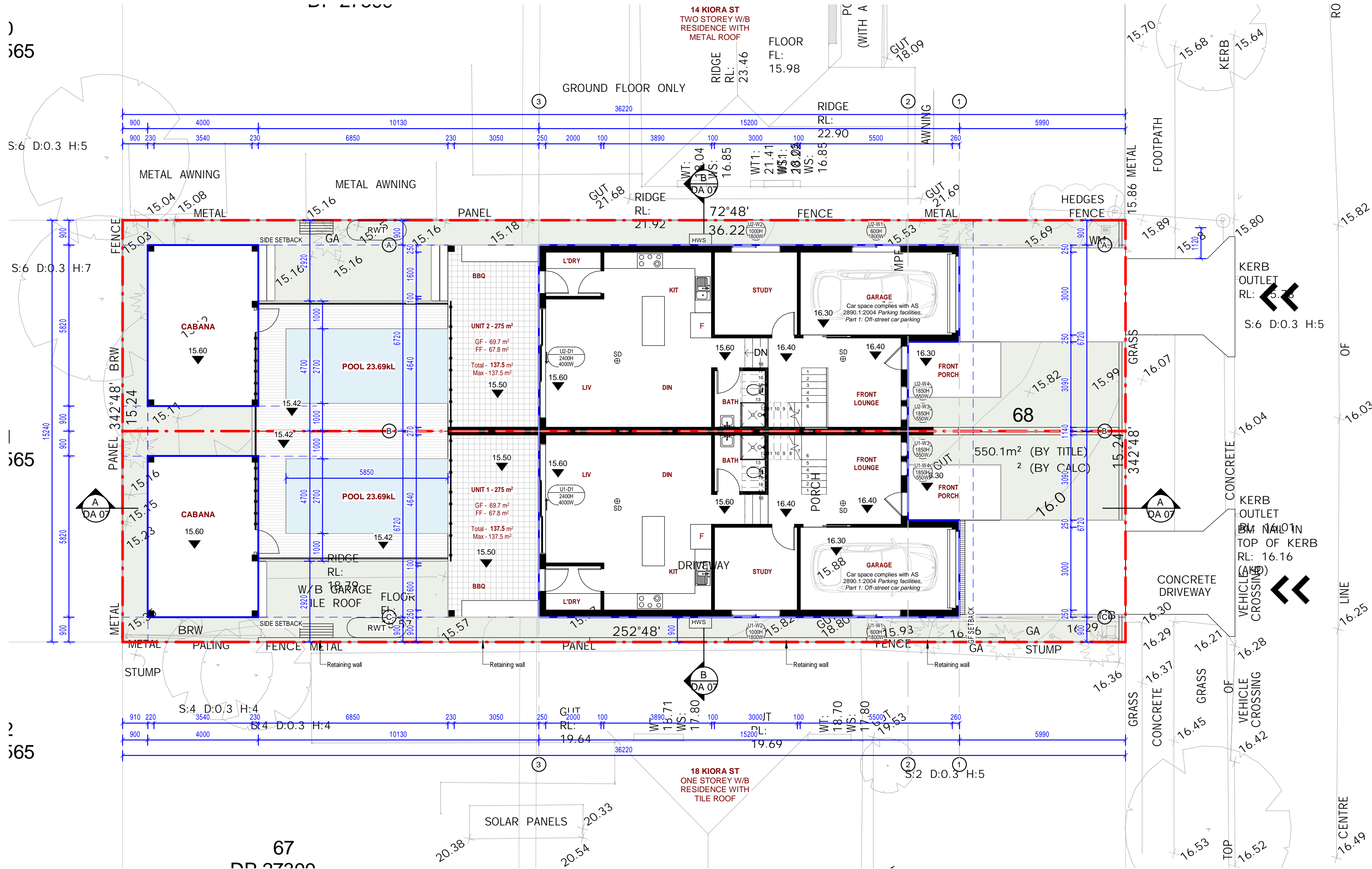
DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 7/05/2025 12:38:30 PM

SCALE: As indicated (A2)

DRAWING NO: DA 02



1 PROPOSED GROUND FLOOR PLAN
1 : 100

GRATED PIT

SKYLIGHT

WALL MOUNTED HOT WATER SYSTEM

RAINWATER TANK

CLOTHES LINE

SMOKE ALARM
SA TO COMPLY WITH AS.3786

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	Revision 1	7/5/2025

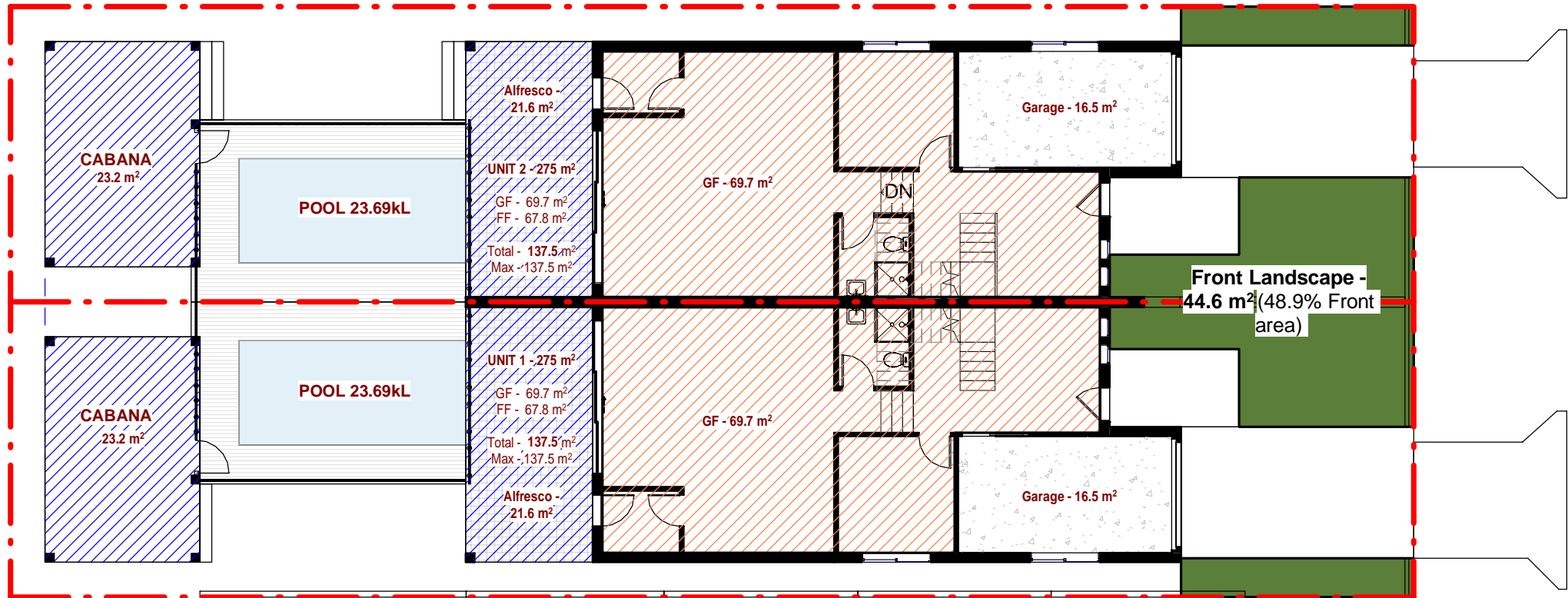


EPW DESIGNS
109 WOOLCOTT ST. EARLWOOD NSW 2206

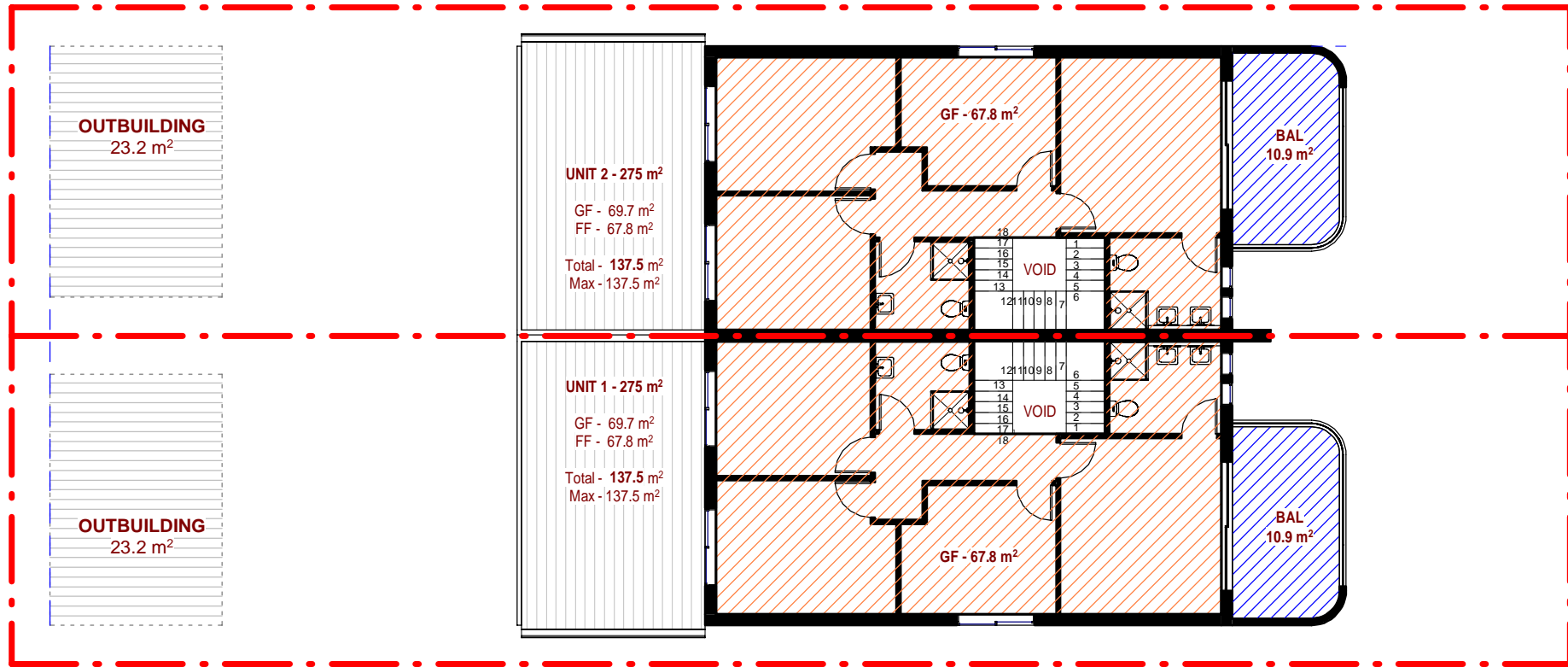
P (02) 9591 5292
M 0402206326
E epwdesigns@gmail.com

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. 16 KIORA ST, PANANIA NSW 2213
DEVELOPMENT APPLICATION

DRAWN BY: LN
ISSUE DATE: 7/05/2025 12:38:31 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 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	

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 APPROX. ONLY AND SHOULD BE VERIFIED ON SITE

REV	AMENDMENTS	Date
1	Revision 1	7/5/2025



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

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

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. 16 KIORA ST, PANANIA NSW 2213

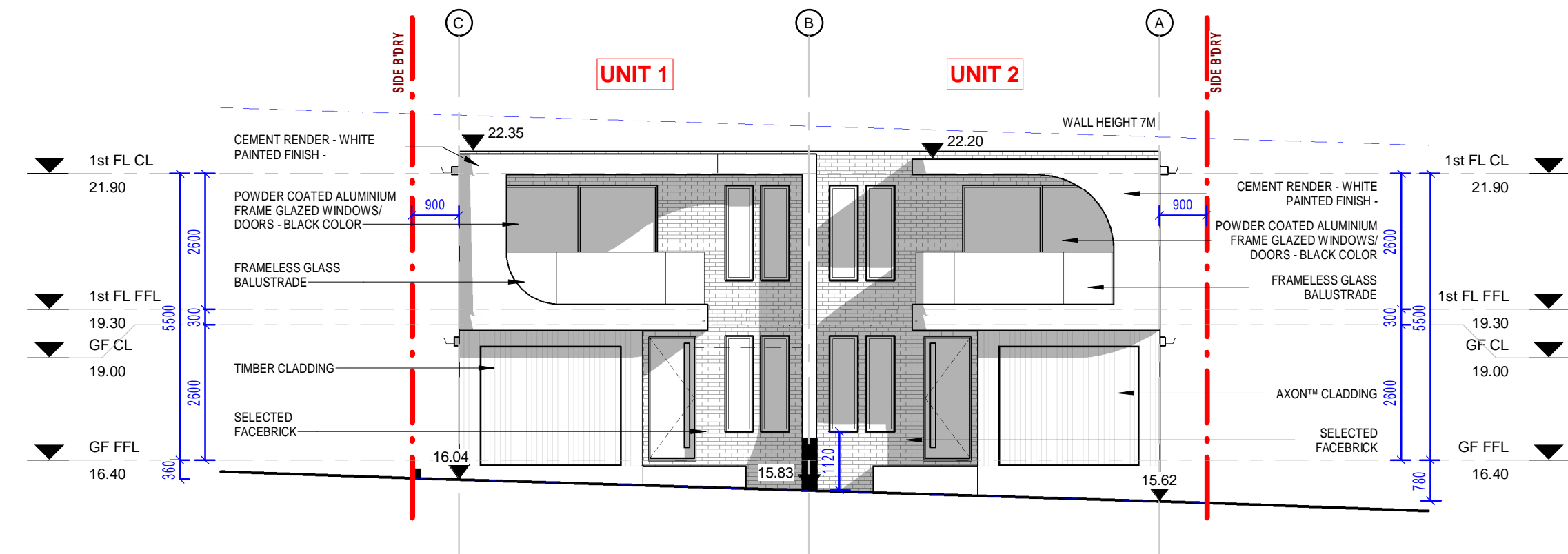
DEVELOPMENT APPLICATION

DRAWN BY: LN

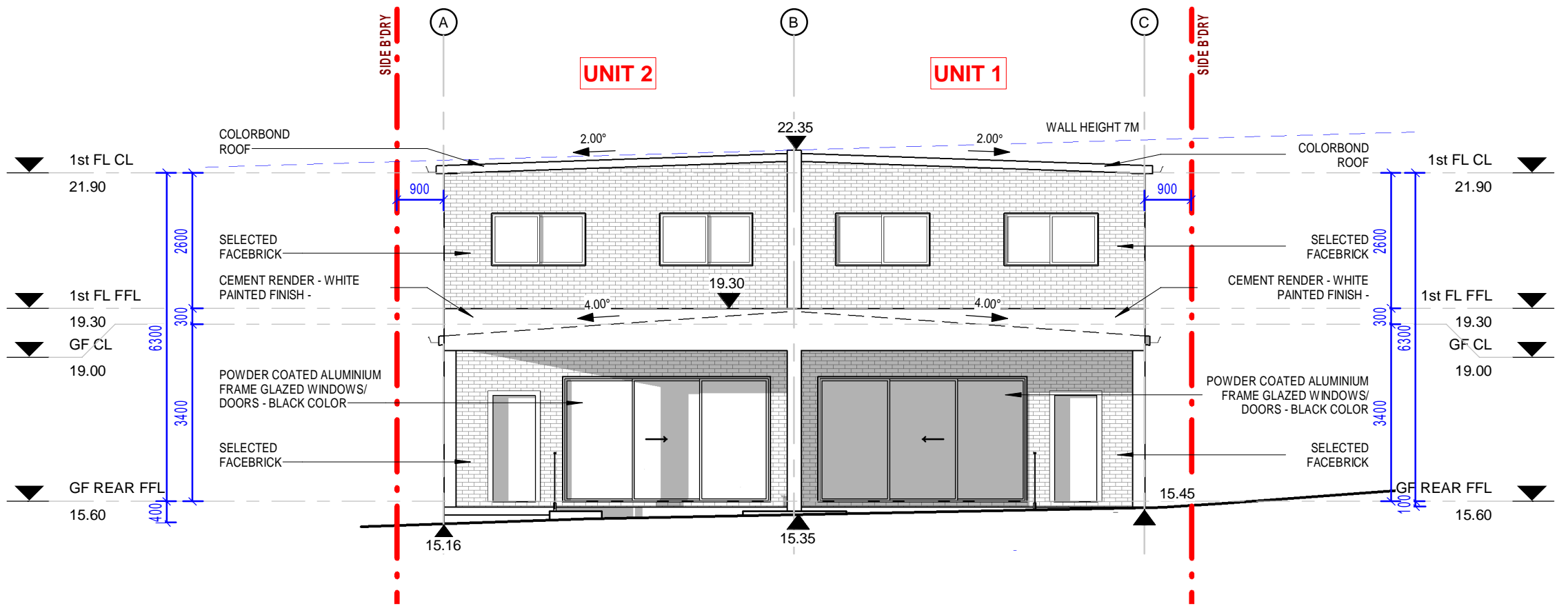
ISSUE DATE: 7/05/2025
12:39:40 PM

SCALE: As indicated (A2)

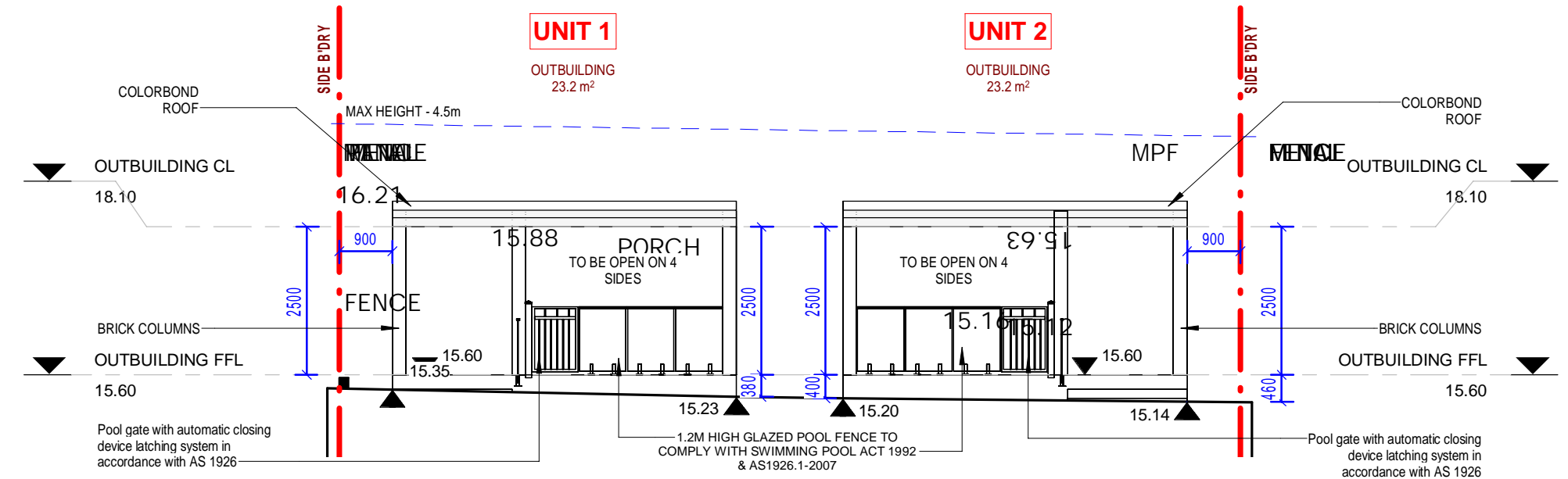
DRAWING NO: DA 15



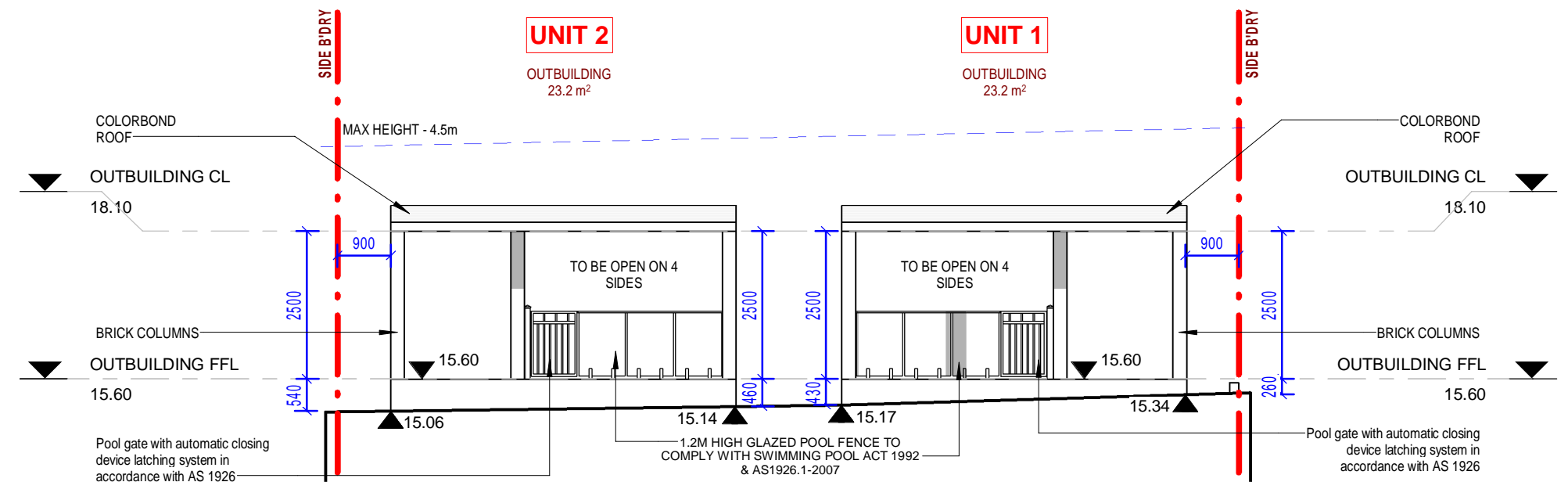
1 EAST ELEVATION (FRONT)
1 : 100



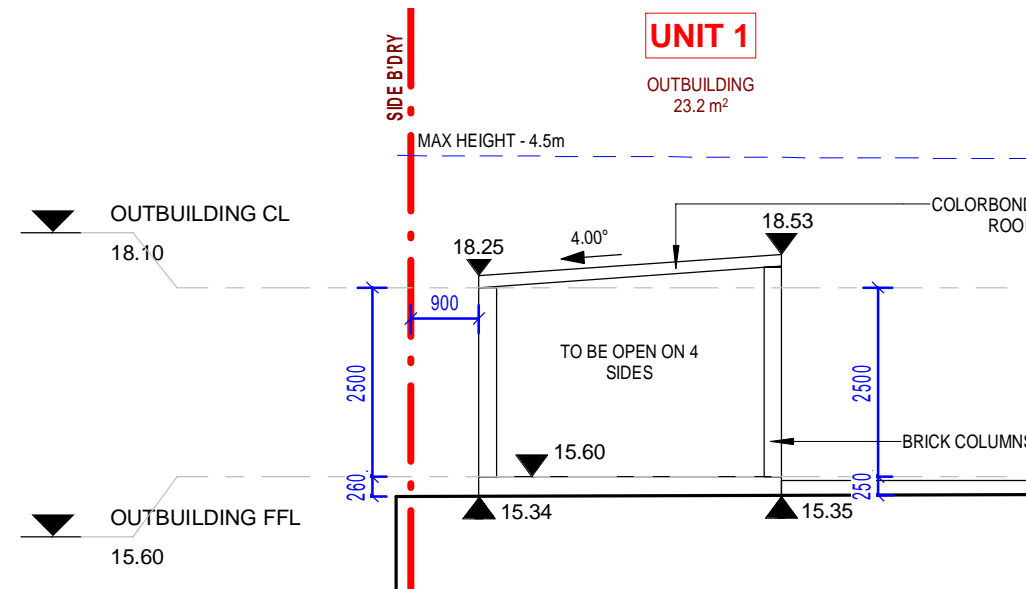
3 WEST ELEVATION (REAR)
1 : 100



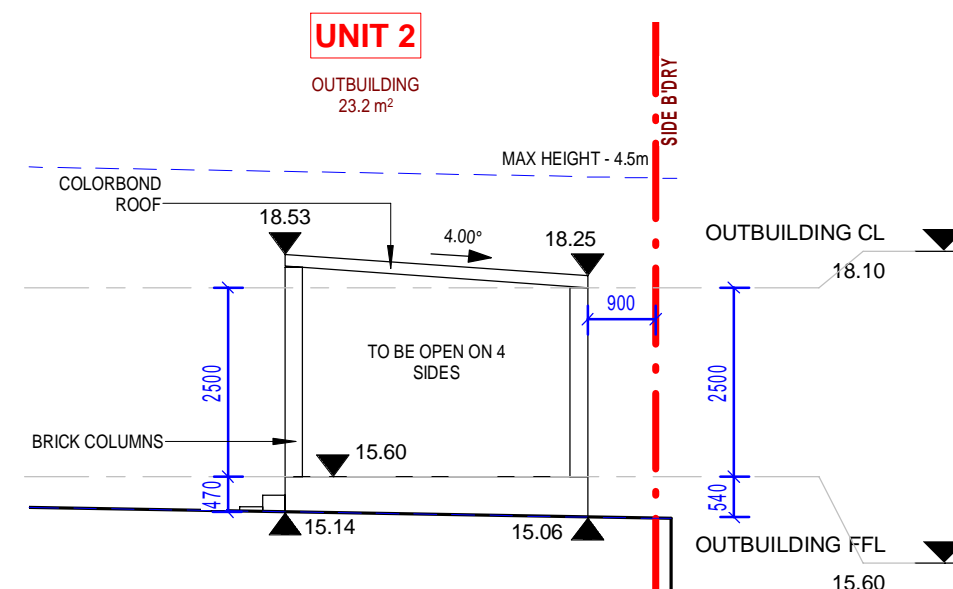
2 EAST ELEVATION (FRONT) OUTBUILDINGS
1 : 100



5 WEST ELEVATION (REAR) OUTBUILDINGS
1 : 100



7 SOUTH ELEVATION (SIDE) OUTBUILDINGS UNIT 1
1 : 100



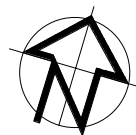
6 NORTH ELEVATION (SIDE) OUTBUILDINGS UNIT 2
1 : 100

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	Revision 1	7/5/2025



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

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

DRAWING TITLE:
ELEVATIONS

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

AT: NO. 16 KIORA ST, PANANIA NSW 2213

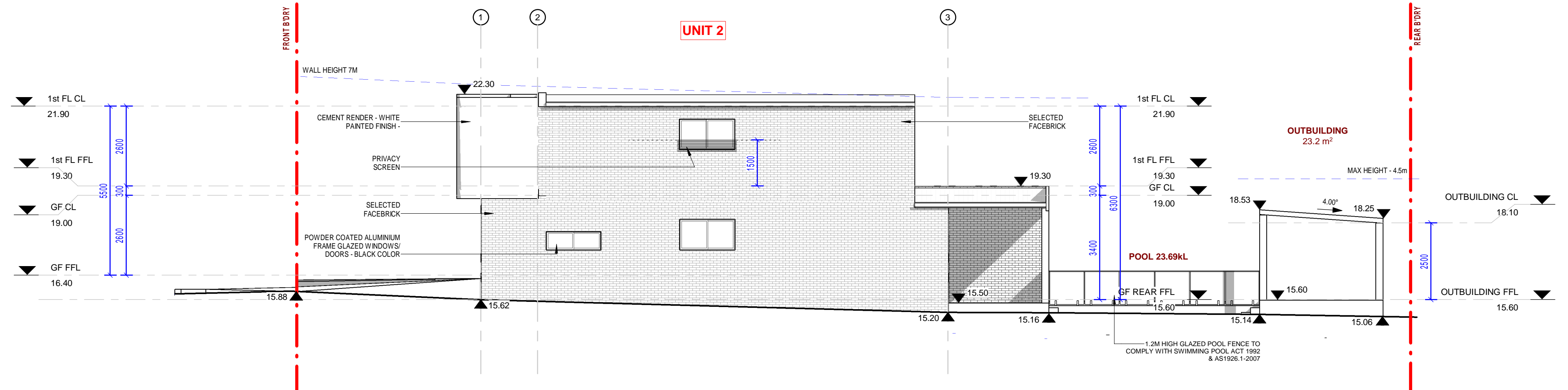
DEVELOPMENT APPLICATION

DRAWN BY: LN

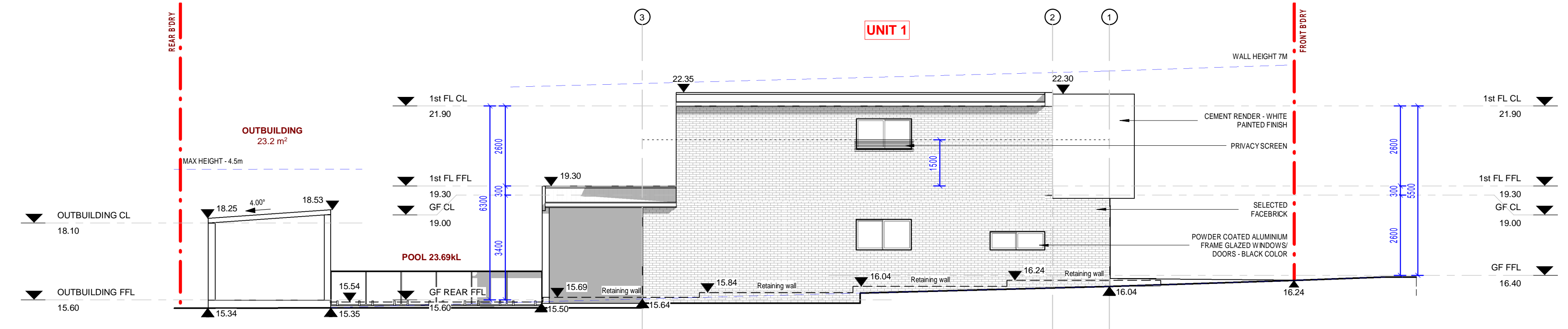
ISSUE DATE: 7/05/2025
12:38:35 PM

SCALE: As indicated (A2)

DRAWING NO: DA 05



② NORTH ELEVATION
1 : 100



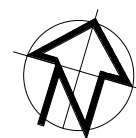
① SOUTH ELEVATION
1 : 100

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	Revision 1	7/5/2025



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

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

DRAWING TITLE:
ELEVATIONS

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

AT: NO. 16 KIORA ST, PANANIA NSW 2213

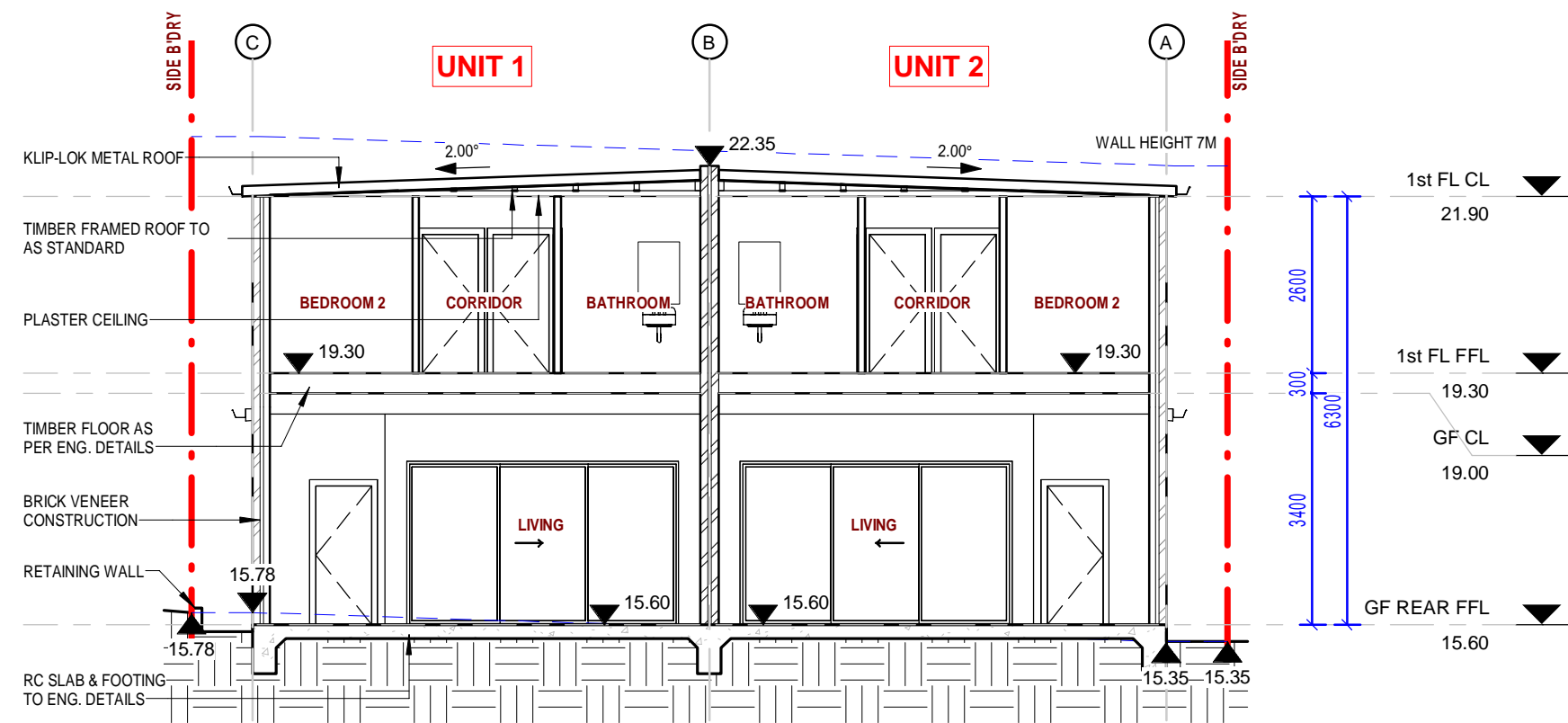
DEVELOPMENT APPLICATION

DRAWN BY: LN

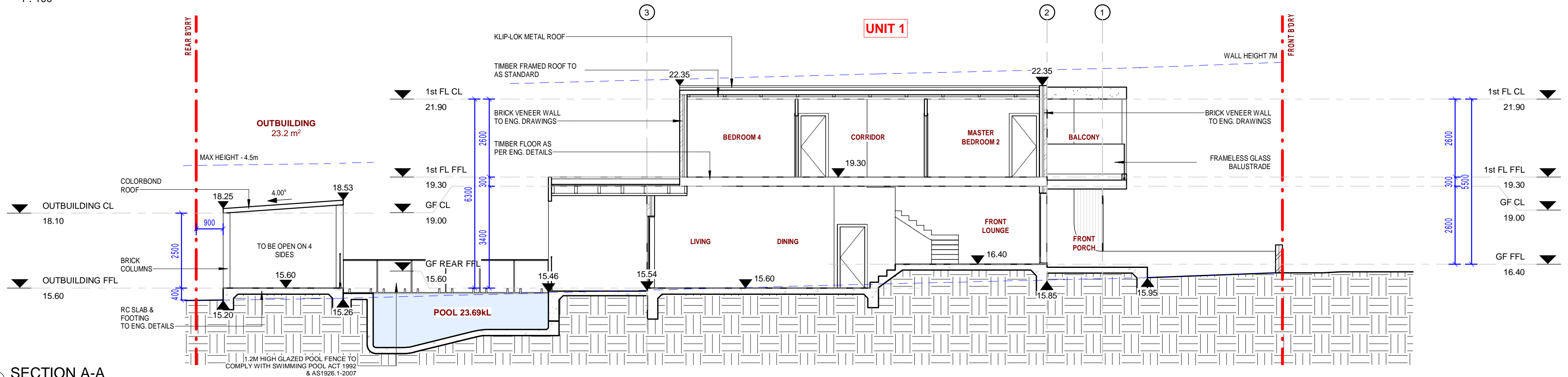
ISSUE DATE: 7/05/2025
12:38:38 PM

SCALE: As indicated (A2)

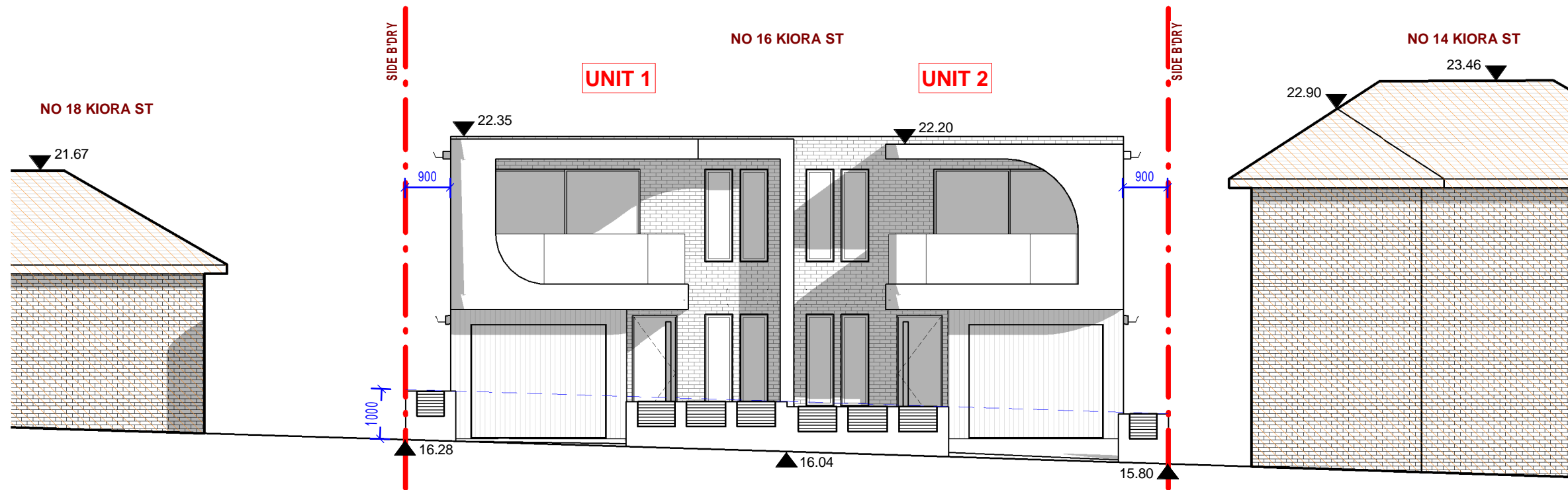
DRAWING NO: DA 06



3 SECTION B-B
1 : 100



1 SECTION A-A
1 : 100



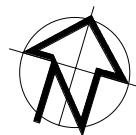
2 STREETSCAPE & FRONT FENCE
1 : 100

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

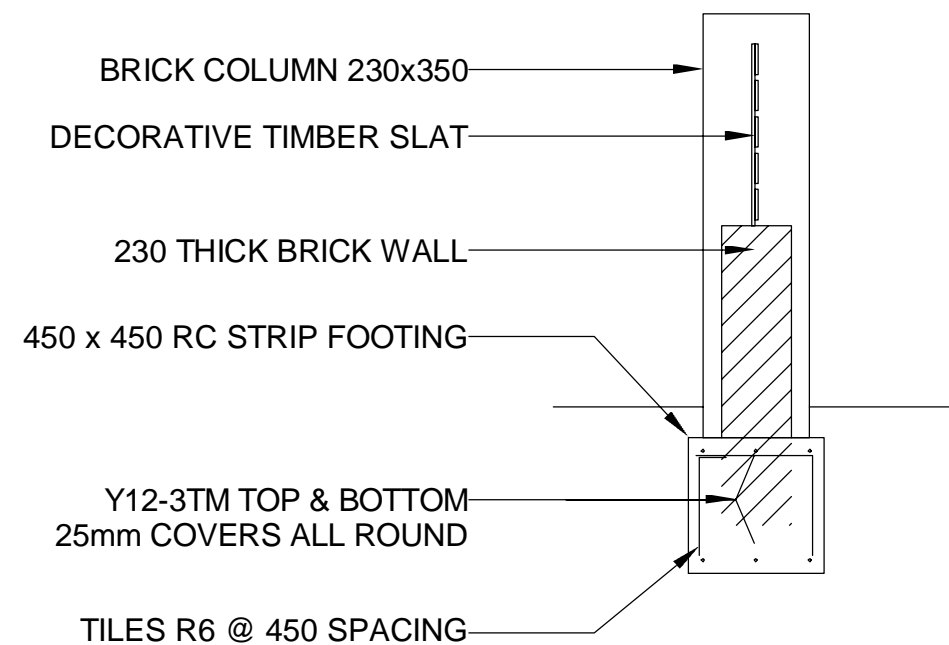
REV	AMENDMENTS	Date
1	Revision 1	7/5/2025



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

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



TYPICAL FRONT FENCE'S SECTION
1 : 25

DRAWING TITLE:
SECTION AND STREETSCAPE ELEVATION

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

AT: NO. 16 KIORA ST, PANANIA NSW 2213

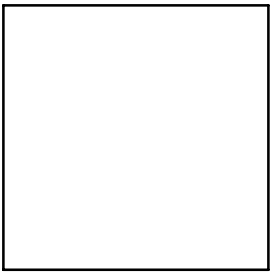
DEVELOPMENT APPLICATION

DRAWN BY: LN

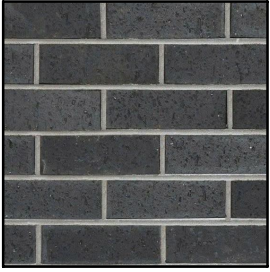
ISSUE DATE: 7/05/2025
12:38:41 PM

SCALE: As indicated (A2)

DRAWING NO: DA 07



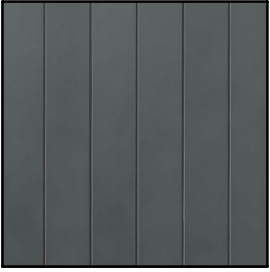
1 - CEMENT RENDER
WHITE



2 - SELECTED FACE
BRICK



3 - TIMBER CLADDING



4 - AXON™ CLADDING



5 - MONUMENT ALU. FRAME
GLAZED WINDOWS -
DOORS - MONUMENT COLOR



6 - FRAMELESS GLASS
BALUSTRADE

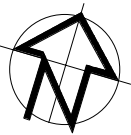


7 - FRONT DOOR
BLACK COLOR

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 APPROX. ONLY AND SHOULD BE VERIFIED ON SITE

REV	AMENDMENTS	Date
1	Revision 1	7/5/2025



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

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

DRAWING TITLE:
MATERIAL SCHEDULE OF FINISHES

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

AT: NO. 16 KIORA ST, PANANIA NSW 2213

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 7/05/2025
12:38:49 PM

SCALE: (A2)

DRAWING NO: DA 10

NORTH - WESTERLY WIND
WARM IN WINTER, HOT IN
SUMMER

PREVAILING
WIND

NORTH - WESTERLY WIND
WARM IN WINTER, HOT IN
SUMMER

NORTH - EASTERLY
WIND COOL IN SUMMER
WARM IN WINTER

NORTH - EASTERLY
WIND COOL IN SUMMER
WARM IN WINTER

NOISE

NOISE

SOUTHERLY WIND
COLD IN WINTER,
COOL IN SUMMER

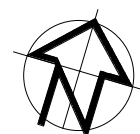
1 SITE ANALYSIS

1 : 120

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	Revision 1	7/5/2025



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

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

DRAWING TITLE:
SITE ANALYSIS

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

AT: NO. 16 KIORA ST, PANANIA NSW 2213

DEVELOPMENT APPLICATION

LEGEND

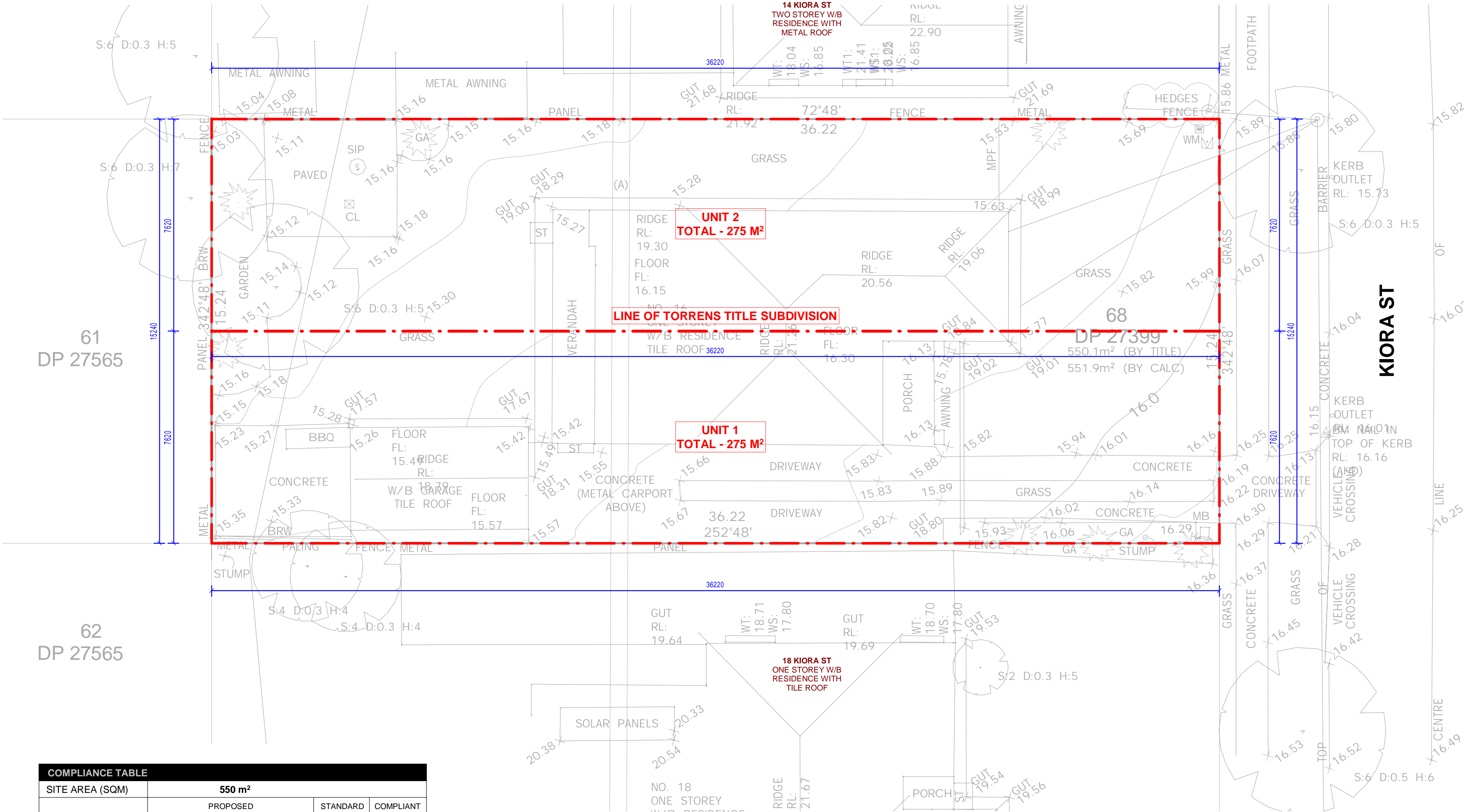
- NOISE
- NEIGHBOURING WINDOWS FACING
- LIVING & POS CONNECTION
- VEHICULAR ENTRY

DRAWN BY: LN

ISSUE DATE: 7/05/2025
12:38:48 PM

SCALE: As indicated (A2)

DRAWING NO: DA 09



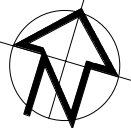
COMPLIANCE TABLE				
SITE AREA (SQM)		550 m ²		
		PROPOSED	STANDARD	COMPLIANT
UNITS		2		
AREA (SQM)		UNIT 1	UNIT 2	
	GROUND FLOOR	69.7	69.7	-
	FIRST FLOOR	67.8	67.8	-
	TOTAL	137.5	137.5	Max 137.5m ²
FSR PERMISSIBLE		275 M ²		Max 275m ²
POS		114.5	114.5	Min 80 m ²
LANDSCAPE		48.9% of front area to be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

1 SUBDIVISION PLAN
1 : 100

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 INLESS OTHERWISE STATED
- WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE
- LEVELS SHOWN ARE APPROX. ONLY AND SHOULD BE VERIFIED ON SITE

REV	AMENDMENTS	Date
1	Revision 1	7/5/2025



EPW DESIGNS
109 WOOLCOTT ST. EARLWOOD NSW 2206

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

DRAWING TITLE:
SUBDIVISION 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. 16 KIORA ST, PANANIA NSW 2213

DEVELOPMENT APPLICATION

DRAWN BY: LN

ISSUE DATE: 7/05/2025
12:39:38 PM

SCALE: As indicated (A2)

DRAWING NO: DA 14