

PROJECT : PROPOSED DUAL OCCUPANCY AND TORRENS TITLE SUBDIVISION

ADDRESS: LOT 91 9 PHILLIP STREET PANANIA NSW

BASIX® Certificate Building Sustainability Index www.planningportal.nsw.gov.au/development-and-assessment/basic																																																																																																																																																																																																																																																																																																																											
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<p>(i) Water</p> <p>(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.</p> <p>(b) The applicant must plant adequate of low water use species of vegetation throughout the area of land specified for the dwelling in the table below. The applicant must also ensure that, as far as practicable, no more than 50% of the total area of the proposed vegetation to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table.</p> <p>(c) If a rating is specified in the table below for a feature or appliance to be installed in the dwelling, the applicant must ensure that each dwelling has:</p> <p>(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.</p> <p>(e) The applicant must install:</p> <ul style="list-style-type: none"> (a) a hot water diversion system in all showers, bathtubs sinks and all basins in the dwelling, where indicated for a dwelling in the "Hot water diversion or diversion tank" column of the table below; and (b) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all fixtures in the dwelling. <p>(f) The applicant must install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.</p> <p>(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).</p> <p>(h) The pool or spa must be located as specified in the table.</p> <p>(i) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, fitted for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified:</p>					Show on DA plans	Show on CC/CDC plans & specs	Certifier check	<p>Alternative energy</p> <table border="1"> <tr> <td>Dwelling no.</td> <td>PV photovoltaic system (min rated electrical output in peak kW)</td> <td>PV photovoltaic collector installation</td> <td>Orientation inputs</td> </tr> <tr> <td>All dwellings</td> <td>between +10° to -10° degree to the horizontal</td> <td>1.5</td> <td>N</td> </tr> </table>				Dwelling no.	PV photovoltaic system (min rated electrical output in peak kW)	PV photovoltaic collector installation	Orientation inputs	All dwellings	between +10° to -10° degree to the horizontal	1.5	N																																																																																																																																																																																																																																																																																																								
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Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)	1	12.9	16.9	29.800	All other dwellings	13.9	14.9	28.800	Dwelling no.	Concrete slab on ground (m²)	Suspended floor with open subfloor (m²)	Suspended floor with enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls	1	82.36	-	-	34.6	no	All other dwellings	97.05	-	-	11.4	no	Concrete slab on ground		Suspended floor above enclosed subfloor		Suspended floor above open subfloor		Dwelling no.	Area (m²)	Insulation	Low emissions option	Dematerialisation	Construction type	1	82.36	polystyrene	-	conventional slab	-	All other dwellings	57.55	polystyrene	-	conventional slab	-	First floor above habitable rooms or mezzanine			Suspended floor above garage			Garage floor			Dwelling no.	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation	1	treated softwood, frame: timber + H2 treated softwood	87.94	-	34.6	-	concrete slab on ground	34.6	polystyrene	none	conventional slab	All other dwellings	treated softwood, frame: timber + H2 treated softwood	95.35	-	11.4	-	concrete slab on ground	32.6	polystyrene	none	conventional slab	External wall type 1						External wall type 2						Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	1	brick veneer, frame: timber + H2 treated softwood	215.8	polystyrene	-	-	-	-	-	-	-	-	All other dwellings	brick veneer, frame: timber + H2 treated softwood	119.2	polystyrene	-	-	-	-	-	-	-	-	External wall type 1						External wall type 2						Dwelling no.	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Ceiling and roof									Show on DA plans	Show on CC/CDC plans & specs	Certifier check			
Flat ceiling / pitched roof				Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof							
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation					
1	- framed - metal roof frame timber + H2 treated softwood	106.7	Ceiling polystyrene Roof: foil/sarking	-	Ceiling..Roof:	-	-	-	Ceiling..Roof:					
Ceiling and roof														
Flat ceiling / pitched roof				Raked ceiling / pitched or skillion roof			Flat ceiling / flat roof							
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation					
All other dwellings	- framed - metal roof frame timber + H2 treated softwood	90.6	Ceiling polystyrene Roof: foil/sarking	-	Ceiling..Roof:	-	-	-	Ceiling..Roof:					
Glazing type														
Dwelling no.	Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
1	0.7	50.2	-	50.9	-	-	-	-	✓	✓		✓	✓	✓
All other dwellings	1.1	27.3	-	284	-	-	-	-	✓	✓		✓	✓	✓
(i) Water														
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.									Show on DA plans	Show on CC/CDC plans & specs	Certifier check	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) The applicant must plant indigenous or low-water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).									✓	✓		✓	✓	✓
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each fixture or appliance complies with the rating specified in the table below.									✓	✓		✓	✓	✓
(d) The applicant must install an on-demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.									✓	✓		✓	✓	✓
(e) The applicant must install:														
(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and									✓	✓		✓	✓	✓
(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.									✓	✓		✓	✓	✓
(f) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.									✓	✓		✓	✓	✓
(g) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).									✓	✓		✓	✓	✓
(h) The pool or spa must be located as specified in the table.									✓	✓		✓	✓	✓
(i) The applicant must install the dwelling's earth-maintained water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.									✓	✓		✓	✓	✓
(ii) Energy														
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.									Show on DA plans	Show on CC/CDC plans & specs	Certifier check	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.									✓	✓		✓	✓	✓
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.									✓	✓		✓	✓	✓
(iii) Energy														
(d) The applicant must install the cooling and heating systems specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, after at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "bedroom" is specified beside an air conditioning system, then that system must provide for daylight zoning between the bedroom and the rest of the dwelling.									Show on DA plans	Show on CC/CDC plans & specs	Certifier check	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for such room or area is either fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.									✓	✓		✓	✓	✓
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is naturally lit during the day. The applicant must ensure that each such room or area has a minimum rating of 1 star.									✓	✓		✓	✓	✓
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:									✓	✓		✓	✓	✓
(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively not install any system for the pool); If specified, the applicant must install a timer, to control the pool's pump; and									✓	✓		✓	✓	✓
(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively not install any system for the spa); If specified, the applicant must install a timer to control the spa's pump.									✓	✓		✓	✓	✓
(h) The applicant must install an air conditioning system:														
(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;									✓	✓		✓	✓	✓
(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating;									✓	✓		✓	✓	✓
(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.									✓	✓		✓	✓	✓
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".									✓	✓		✓	✓	✓
(j) The applicant must install a photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.									✓	✓		✓	✓	✓
(iv) Thermal Performance and Materials														
(k) The applicant must attach the certificate referred to under "Assessor details" on the front page of his BASIX certificate (the "Assessor Certificate"), to the development application and construction certificate application for the proposed development (or, if applicable, the "Development Application and Construction Certificate"), and the "Assessor Certificate" to the development application and construction certificate 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.									Show on DA plans	Show on CC/CDC plans & specs	Certifier check	Show on DA plans	Show on CC/CDC plans & specs	Certifier check

inkon pl
architectural drafting group
Address: Level 3 Suite 303
398 Chapel Rd, Bankstown NSW 2200
Mobile: 0414 671 114
Email: charbel@inkonplans.com.au



Address: Level 3 Suite 303,
308 Chapel Rd, Bankstown NSW 2200

SE. NO.	SHEET NAME
01	TITLE PAGE
02	SITE PLAN
03	GROUND FLOOR PLAN
04	FIRST FLOOR PLAN
05	ROOF PLAN
06	ELEVATIONS
07	ELEVATIONS
08	SECTIONS AND POOL DETAIL
09	22ND OF JUNE SHADOW DIAGRAM
10	22ND OF MAR/SEPT SHADOW DIAGRAM
11	CALCULATION PLAN
12	SUB-DIVISION PLAN
13	FENCE DETAIL



**DEMOLITION OF EXISTING
CONSTRUCTION OF A DUAL OCCUPANCY
WITH IN-GROUND SWIMMING POOLS
FRONT FENCE AND TORRENS TITLE SUB-DIVISION**

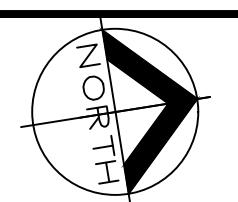
Address: Level 3 Suite 303,
398 Chapel Rd, Bankstown
NSW 2200
Mobile: 0414 671 114
email: charbel@inkonplans.com.au

**CLIENTS NAME:
PHILLIP HOLDINGS NSW PTY LTD**

**ADDRESS:
LOT 91 DP 35201
9 PHILLIP STREET
SUBURB:
PANANIA NSW**

**DRAWING TITLE:
TITLE PAGE**

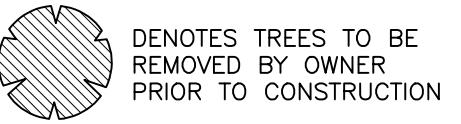
DATE DRAWN:
21.03.2025
DRAWN:
CH
SCALE:
1:200
DRAWING NO:
01



JOB NO:
20250008



FUTURE LOCATION OF WHEELY BIN STORAGE



DENOTES TREES TO BE REMOVED BY OWNER PRIOR TO CONSTRUCTION

SITE PLAN

SCALE 1:200

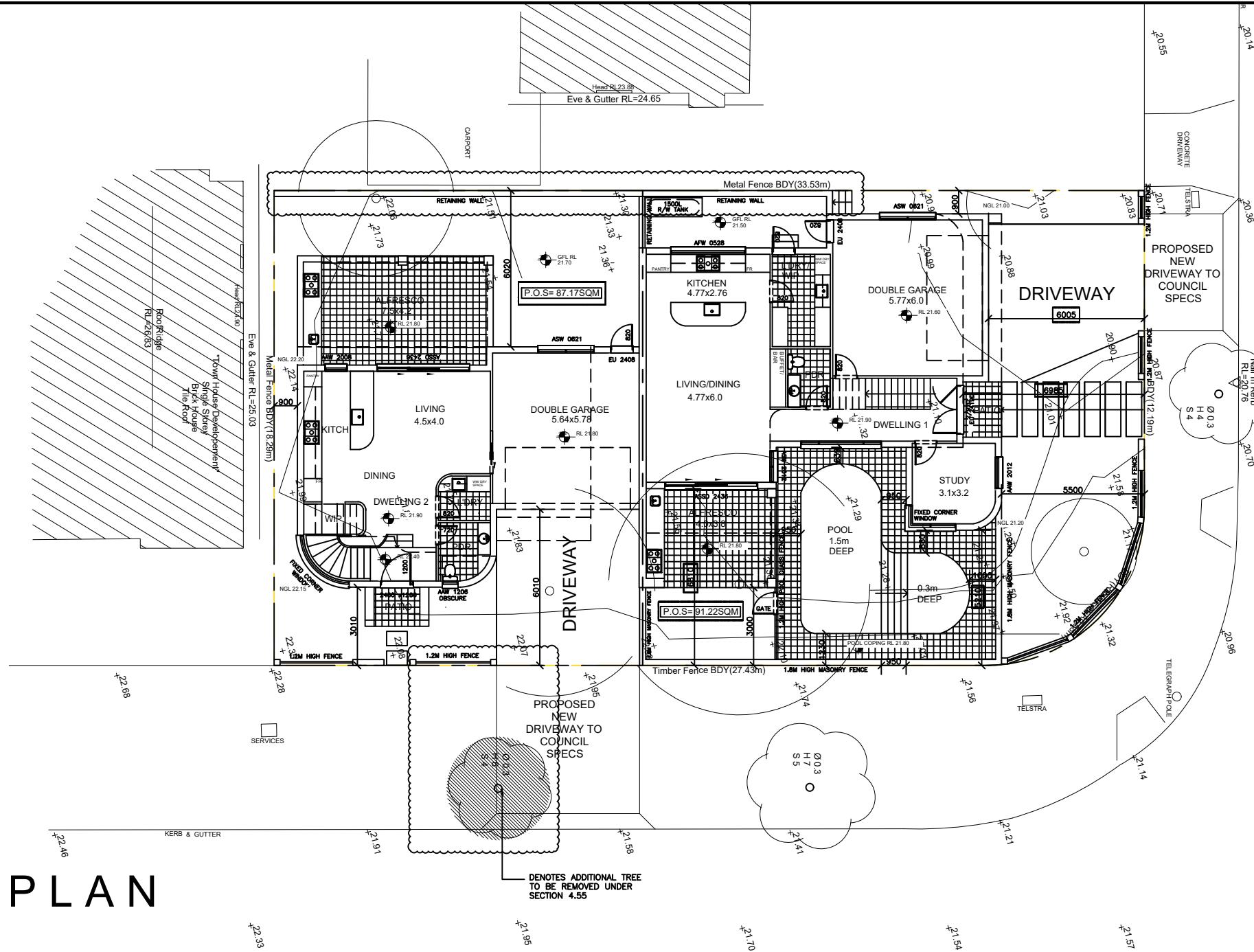
GENERAL NOTES

- 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.

CLIFFORD

STREET

APPROX. TRUE NORTH
BY D.P.35201



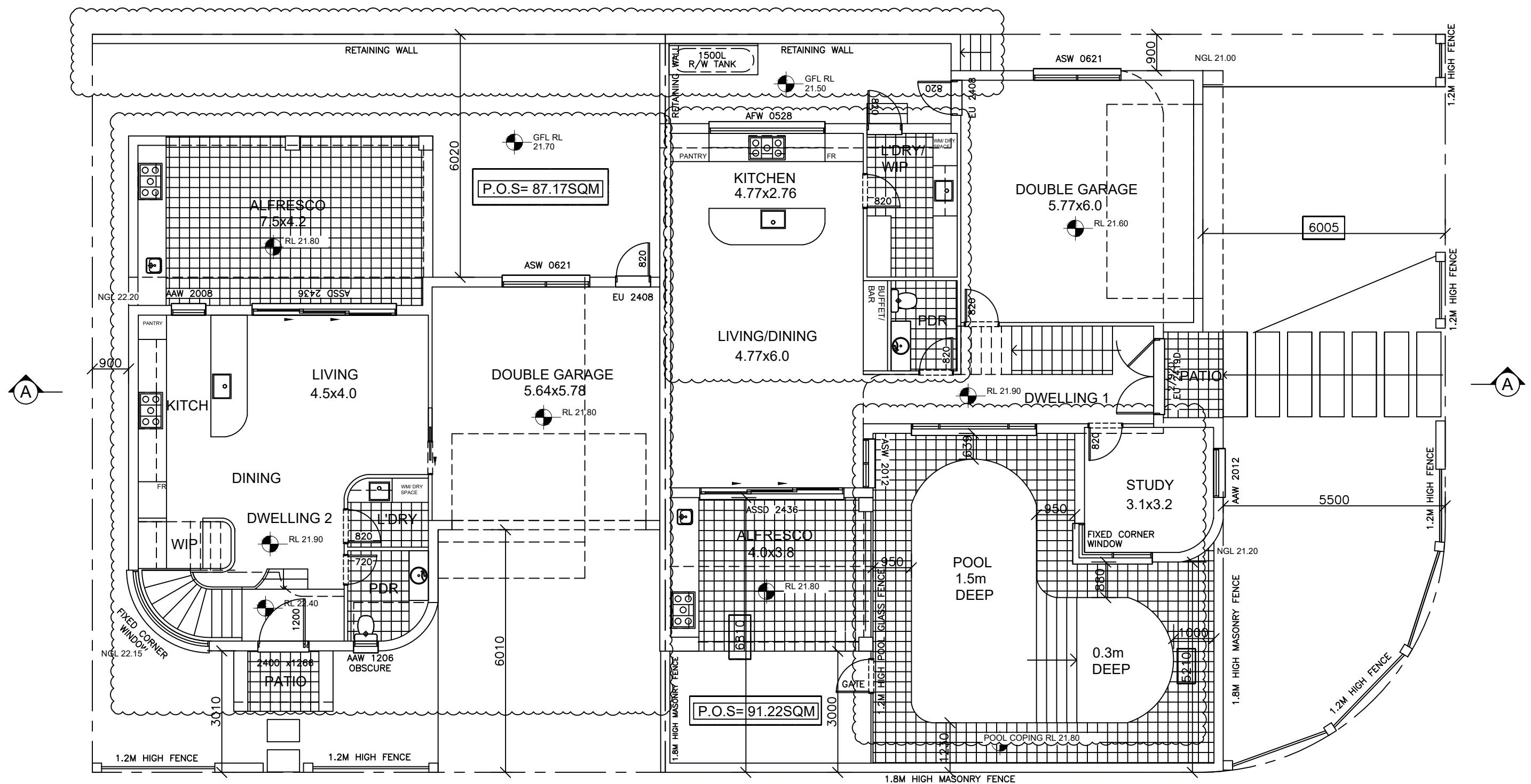
NOTE:

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

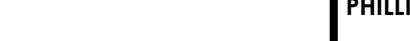
FLOOR SPACE RATIO

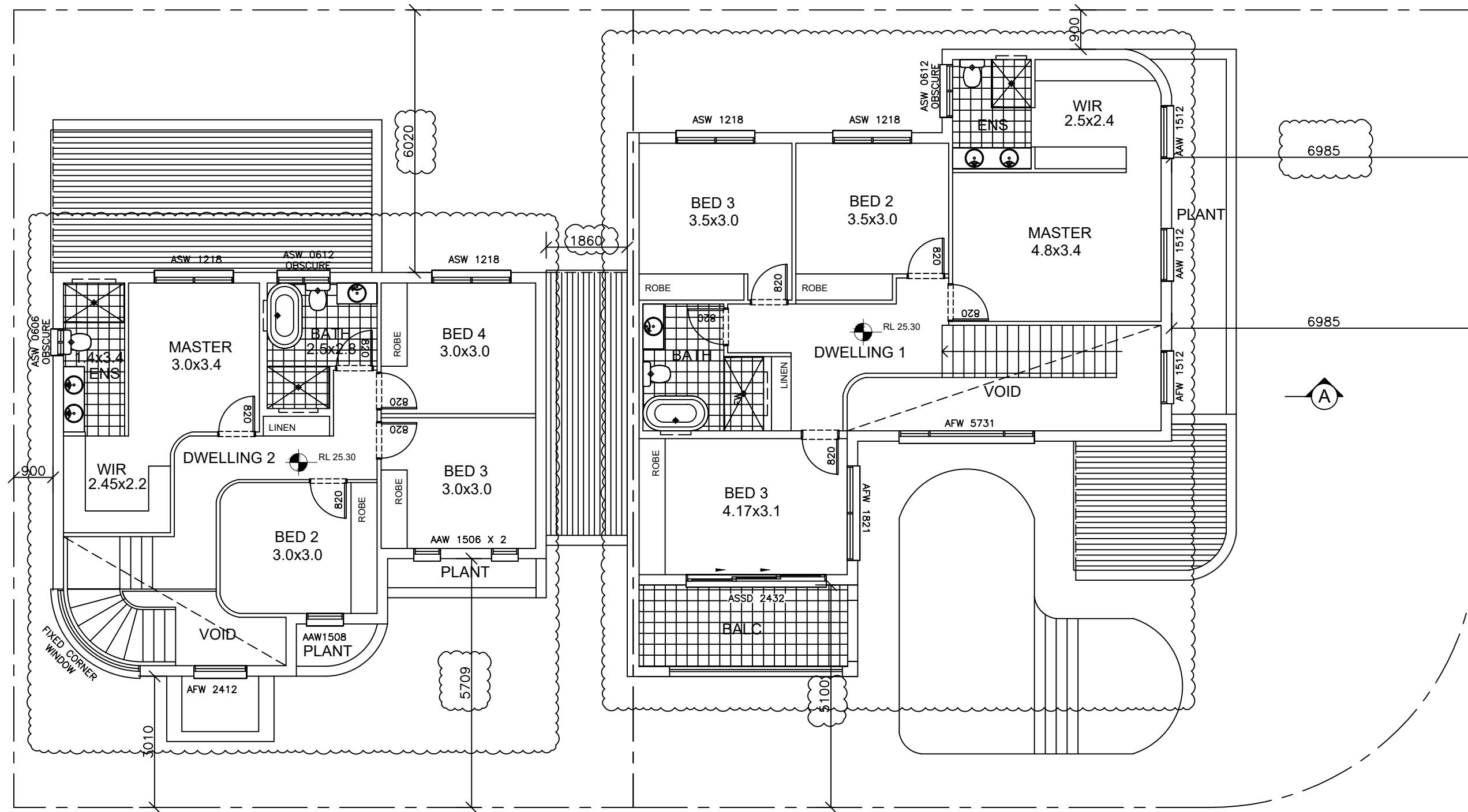
SITE:	605.25 m ²
LOT 1 SITE AREA:	345.48 m ²
GROUND FLOOR:	82.36 m ²
FIRST FLOOR:	90.19 m ²
TOTAL AREA:	172.55 m ²
LOT 2 SITE AREA:	259.70 m ²
GROUND FLOOR:	57.55 m ²
FIRST FLOOR:	71.74 m ²
TOTAL AREA:	129.29 m ²
TOTAL LIVING AREA:	301.84 m ²
(Excl. Garage/ Porch etc.)	
FLOOR SPACE RATIO:	49.87 %
MAX. ALLOWABLE BY COUNCIL:	50 %

REVISION:	DATE:	© ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans	# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	CLIENTS NAME: PHILLIP HOLDINGS NSW PTY LTD	DATE DRAWN: 21.03.2025	DRAWN: CH	SCALE: 1:200	DRAWING TITLE: SITE PLAN	JOB NO: 20250008
A SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024			inkon plans architectural drafting group	Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200 Mobile: 0414 671 114 email: charbel@inkonplans.com.au				



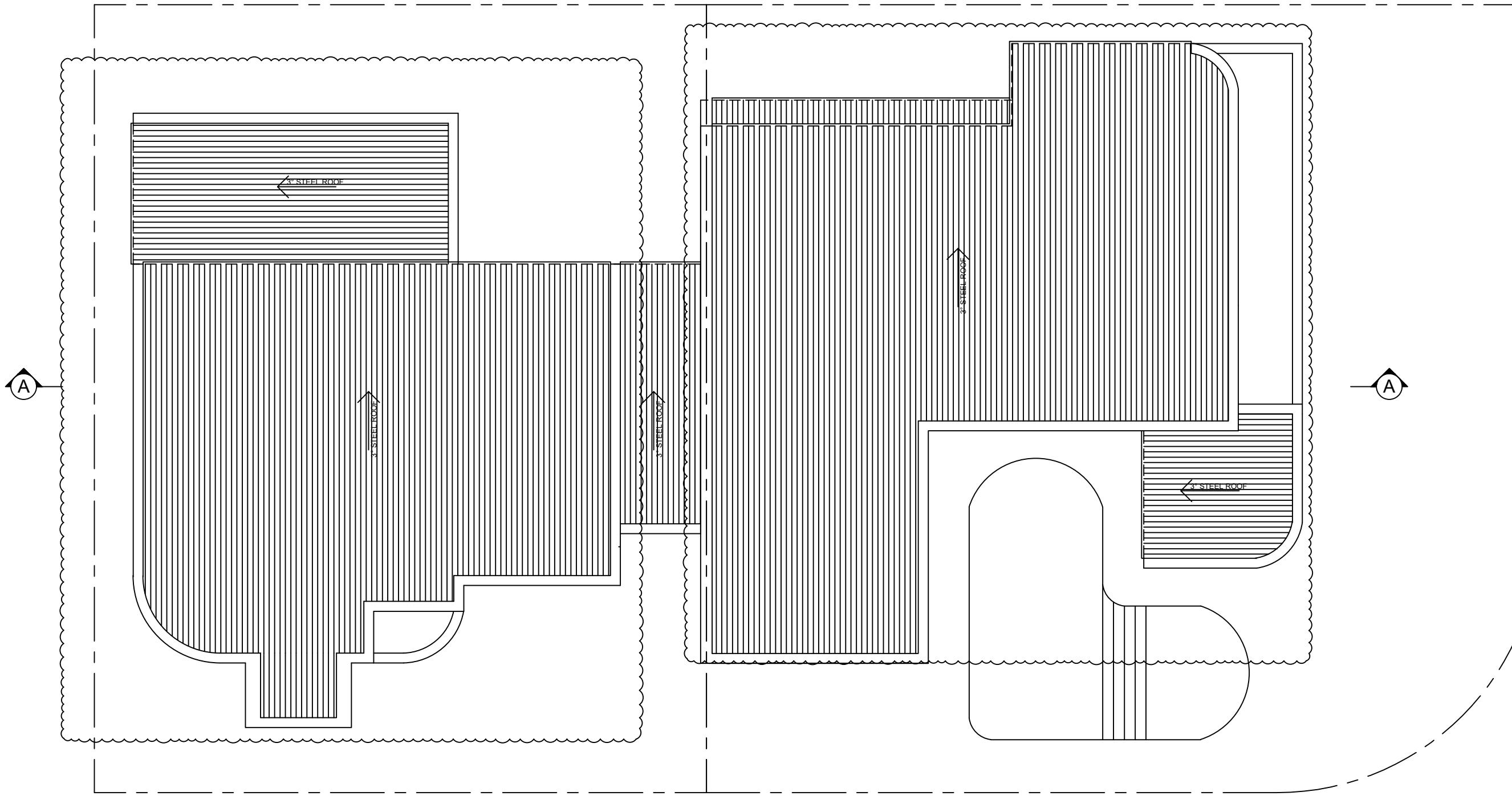
PROPOSED GROUND FLOOR PLAN

REVISION:	DATE:
A SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024
<p style="text-align: center;">© ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering # DIMENSIONS TO BE READ IN of the drawing shall not be PREFERENCE TO SCALING undertaken without written permission from inkon plans</p>	
<p style="text-align: center;">DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION</p>	
 <p>Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200 Mobile: 0414 671 114 email: charbel@inkonplans.com.au</p>	
CLIENTS NAME: PHILLIP HOLDINGS NSW PTY LTD	
ADDRESS: LOT 91 DP 35201 9 PHILLIP STREET SUBURB: PANANIA NSW	
DRAWING TITLE: PROPOSED GROUND FLOOR PLAN	
DATE DRAWN: 21.03.2025	
DRAWN: CH	
SCALE: 1:100	
DRAWING NO: 03	
	
JOB NO: 20250008	



PROPOSED FIRST FLOOR PLAN

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A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024									
			DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION		inkon plans architectural drafting group		Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200	Mobile: 0414 671 114 email: charbel@inkonplans.com.au	DRAWING TITLE: PROPOSED FIRST FLOOR PLAN	DRAWING NO: 04	JOB NO: 20250008

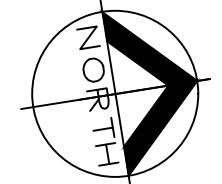


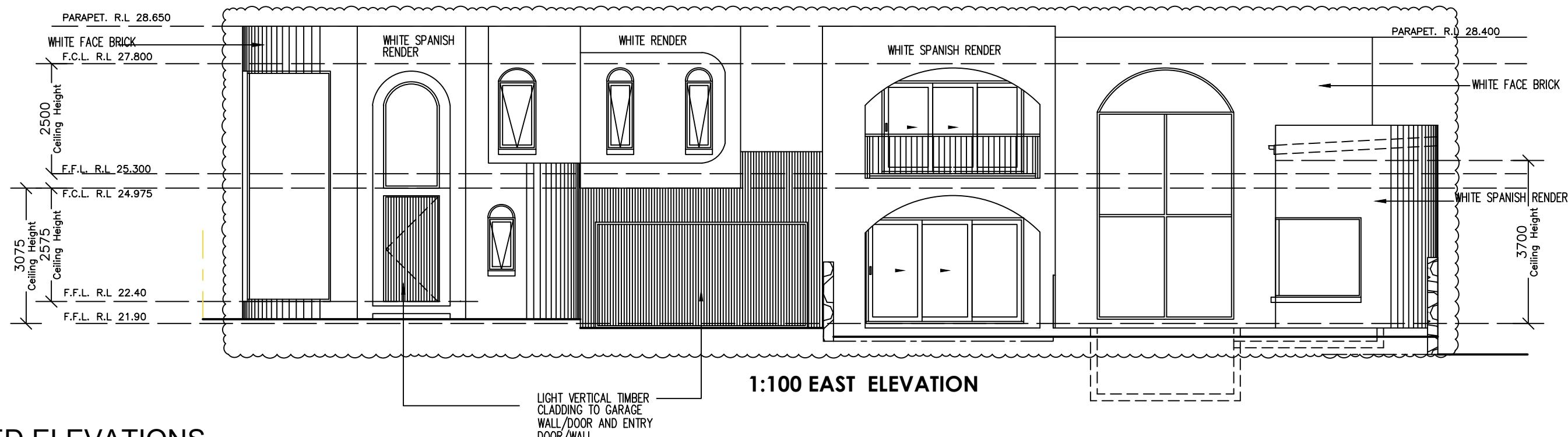
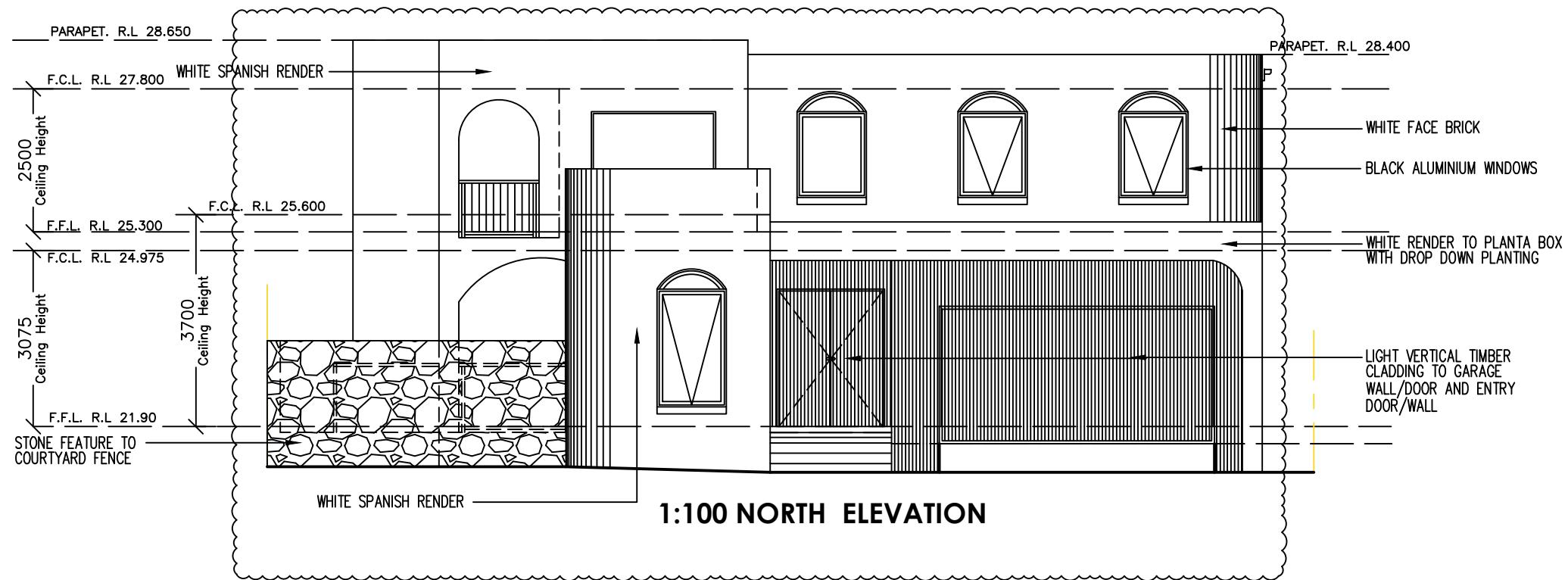
PROPOSED ROOF PLAN

REVISION:		DATE:			CLIENTS NAME:	DATE DRAWN:		
A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024	(C)	ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans	# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	PHILLIP HOLDINGS NSW PTY LTD	21.03.2025	
				DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION		ADDRESS: LOT 91 DP 35201 9 PHILLIP STREET SUBURB: PANANIA NSW	DRAWN: CH	
						DRAWING TITLE: PROPOSED ROOF PLAN	SCALE: 1:100	
							DRAWING NO: 05	JOB NO: 20250008

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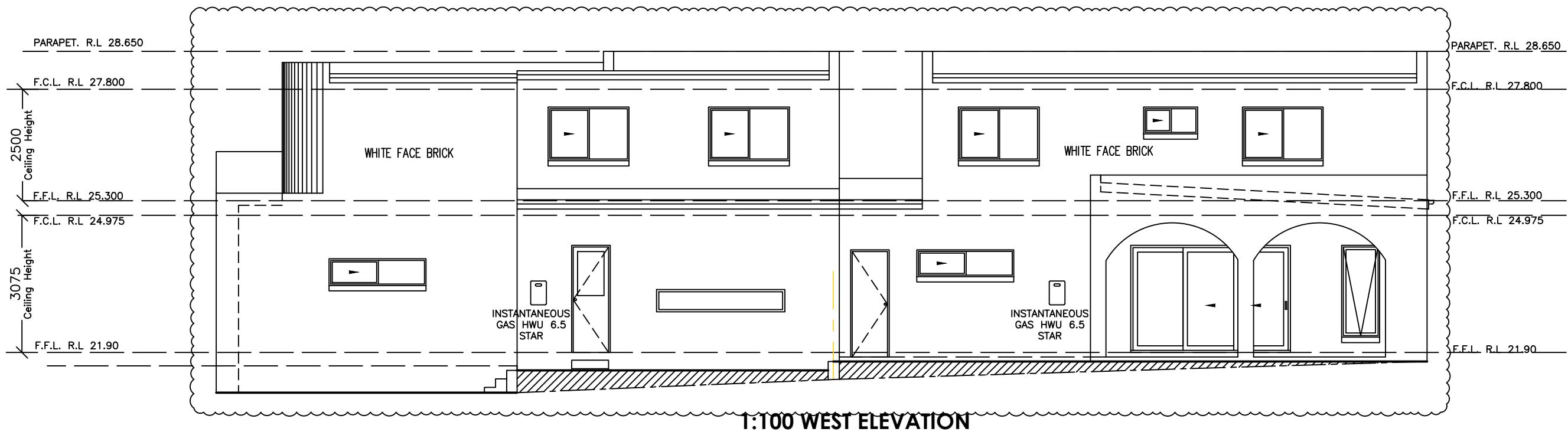
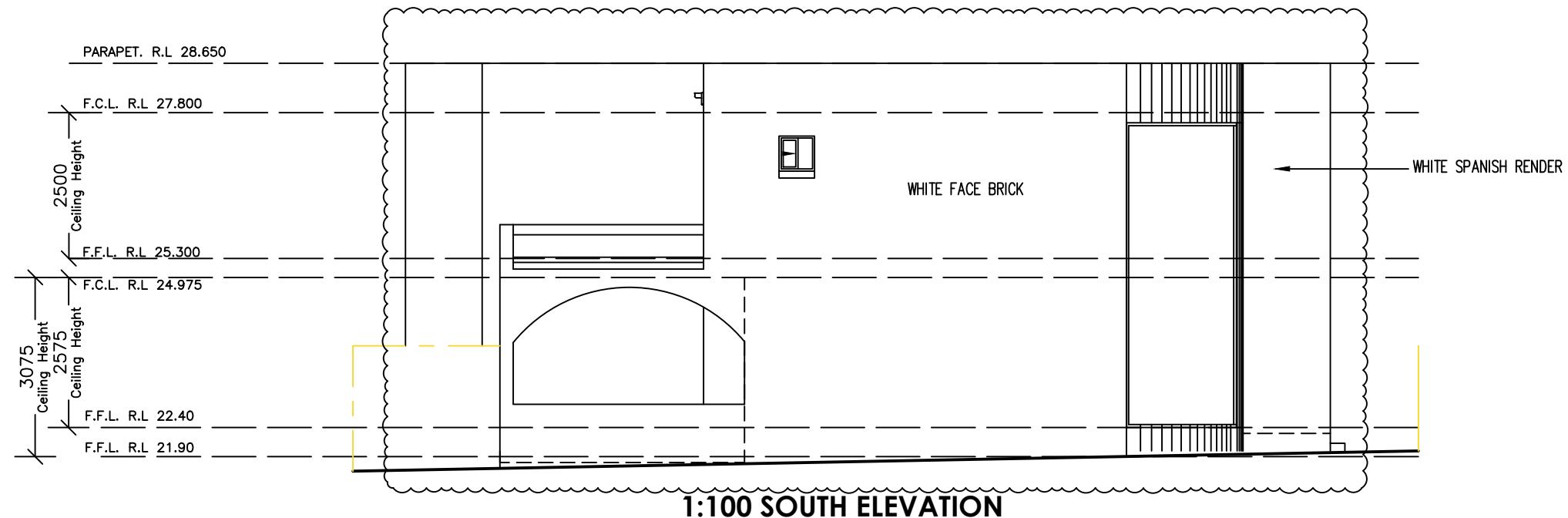
Mobile: 0414 671 114
email: charbel@inkonplans.com.au



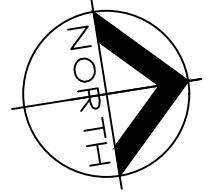


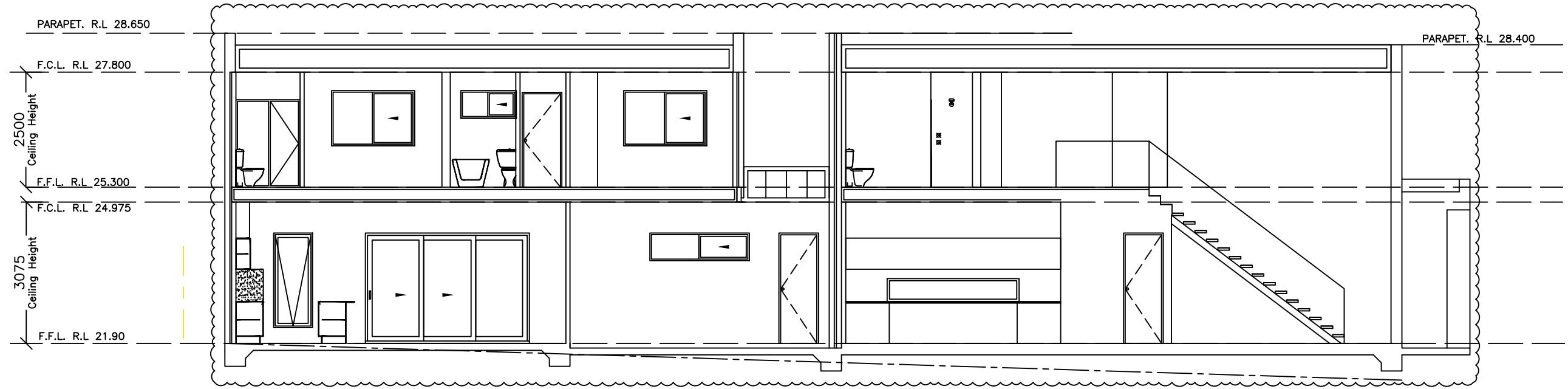
PROPOSED ELEVATIONS

REVISION:	DATE:	© ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans	# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	CLIENTS NAME: PHILLIP HOLDINGS NSW PTY LTD	DATE DRAWN: 21.03.2025	DRAWN: CH	SCALE: 1:100	DRAWING TITLE: PROPOSED ELEVATIONS	DRAWING NO: 06	JOB NO: 20250008
A SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024	DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION	inkon plans architectural drafting group	Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200 Mobile: 0414 671 114 email: charbel@inkonplans.com.au					NORTH	

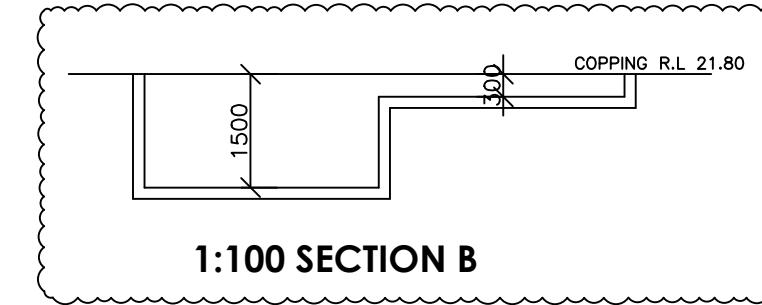
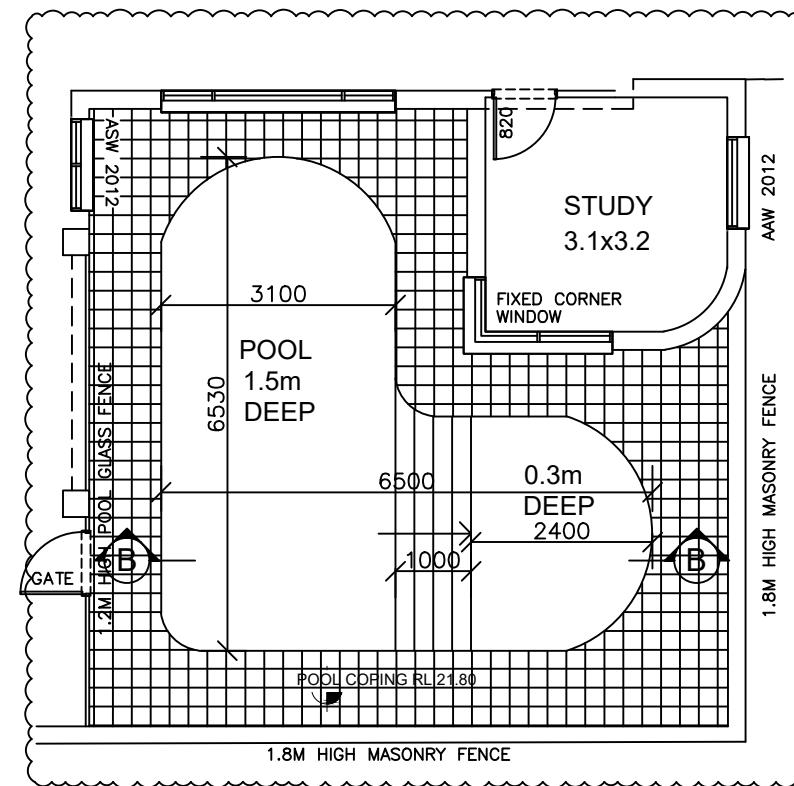


PROPOSED ELEVATIONS

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A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024			DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION	inkon plans architectural drafting group	Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200 Mobile: 0414 671 114 email: charbel@inkonplans.com.au	DRAWING TITLE: PROPOSED ELEVATIONS	DRAWING NO: 07	



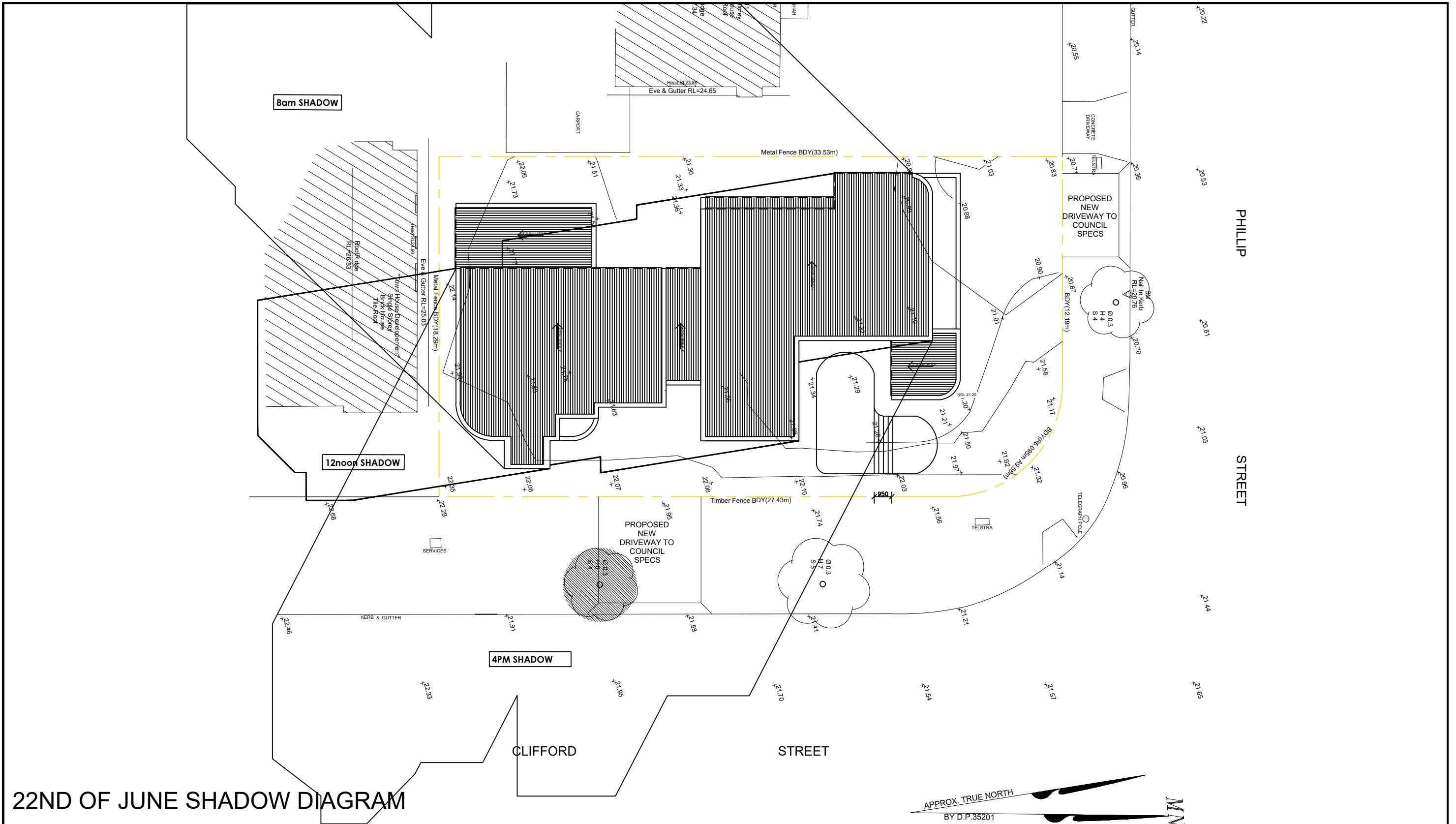
1:100 SECTION A

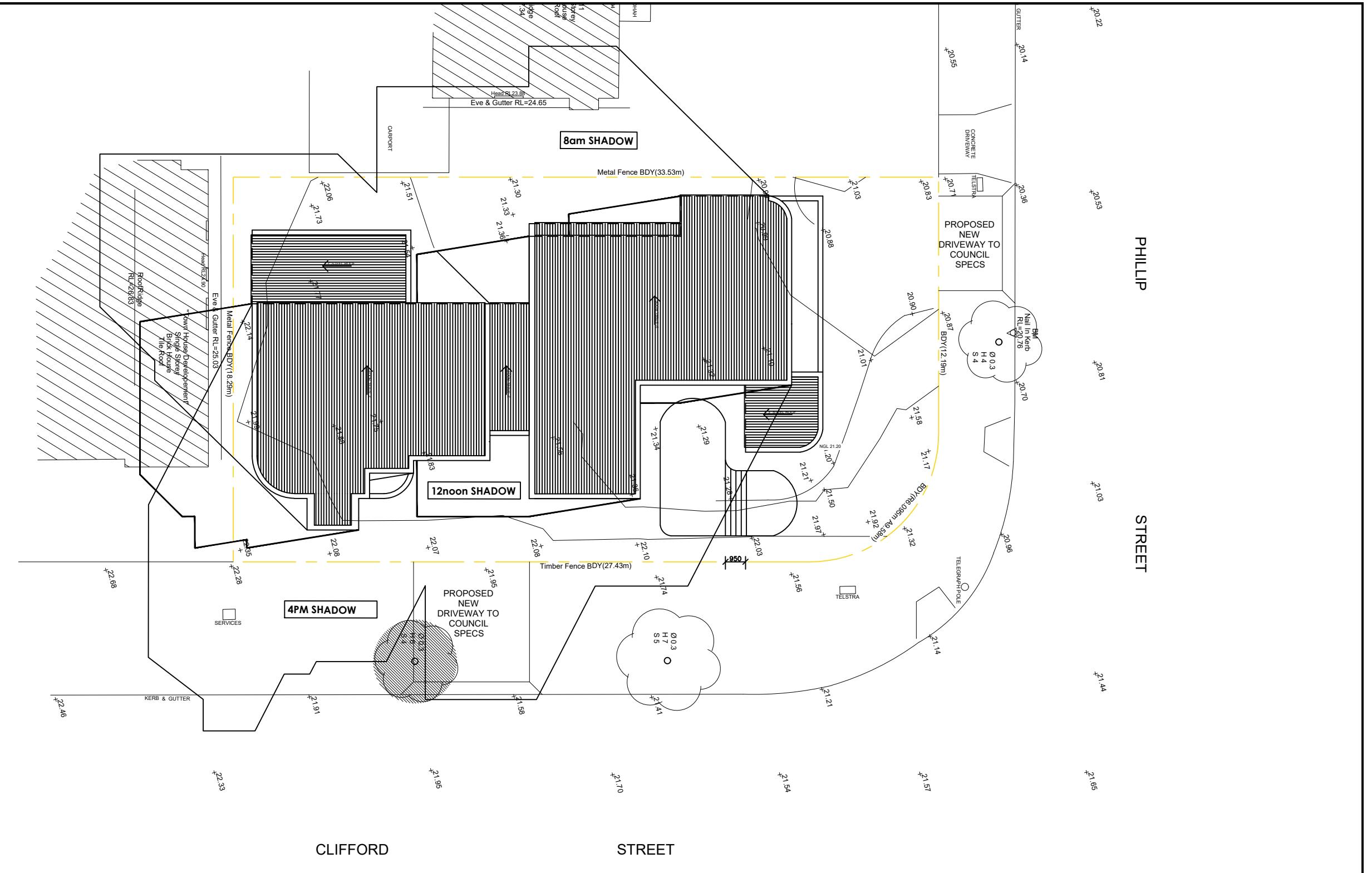


1:100 SECTION B

PROPOSED SECTION AND POOL DETAIL

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A SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024	DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION	inkon plans architectural drafting group	ADDRESS: LOT 91 DP 35201 9 PHILLIP STREET SUBURB: PANANIA NSW	DRAWING TITLE: PROPOSED SECTION AND POOL DETAIL	DRAWING NO: 08	NORTH	

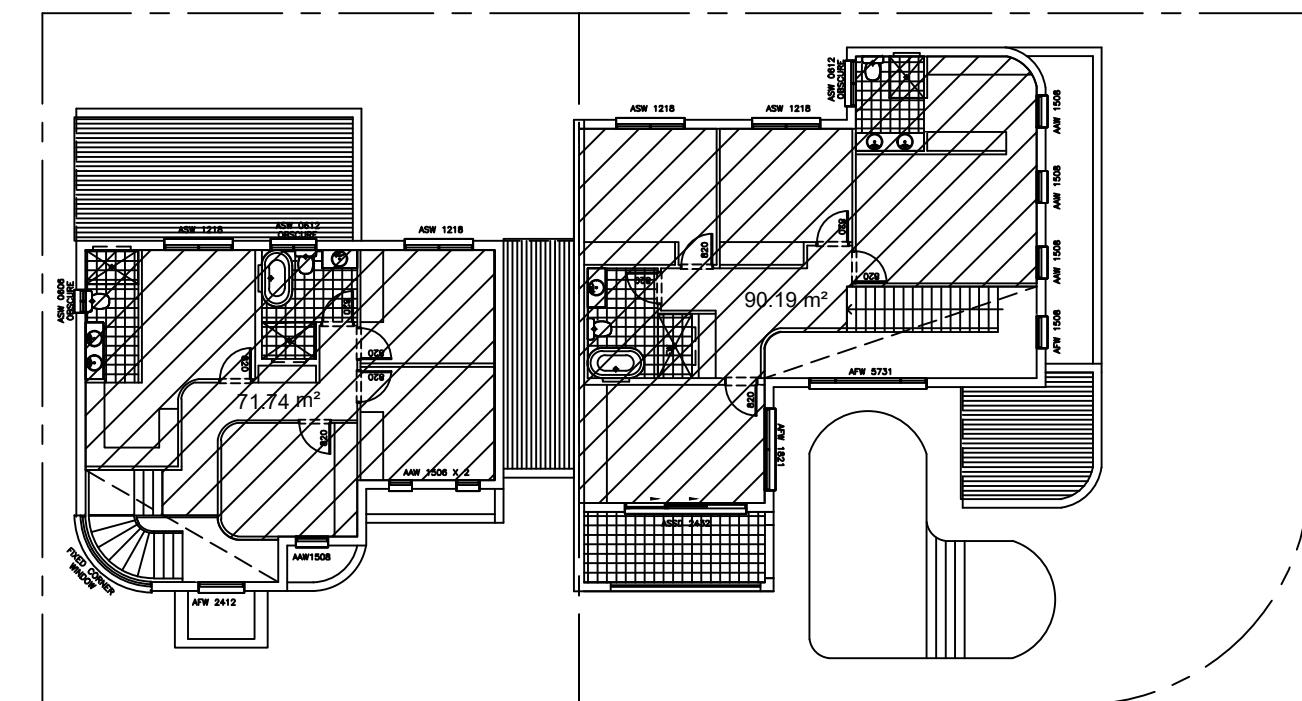
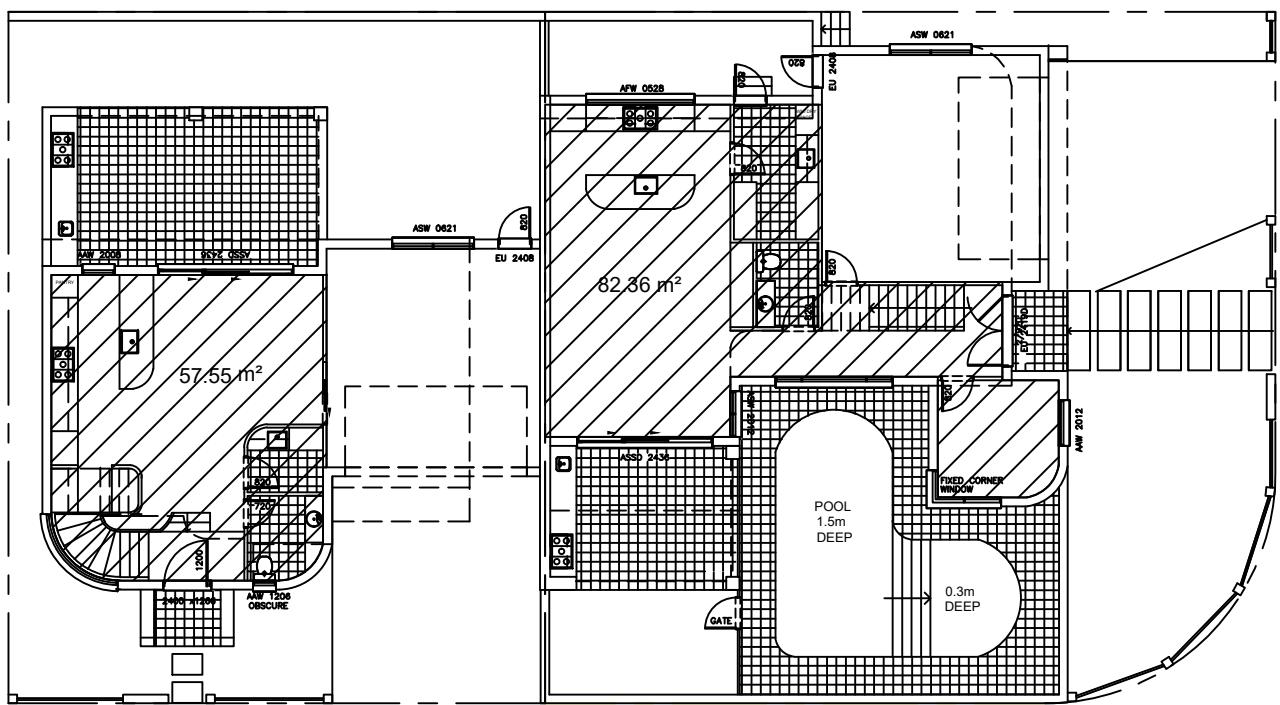




22ND OF MAR/SEPT SHADOW DIAGRAM

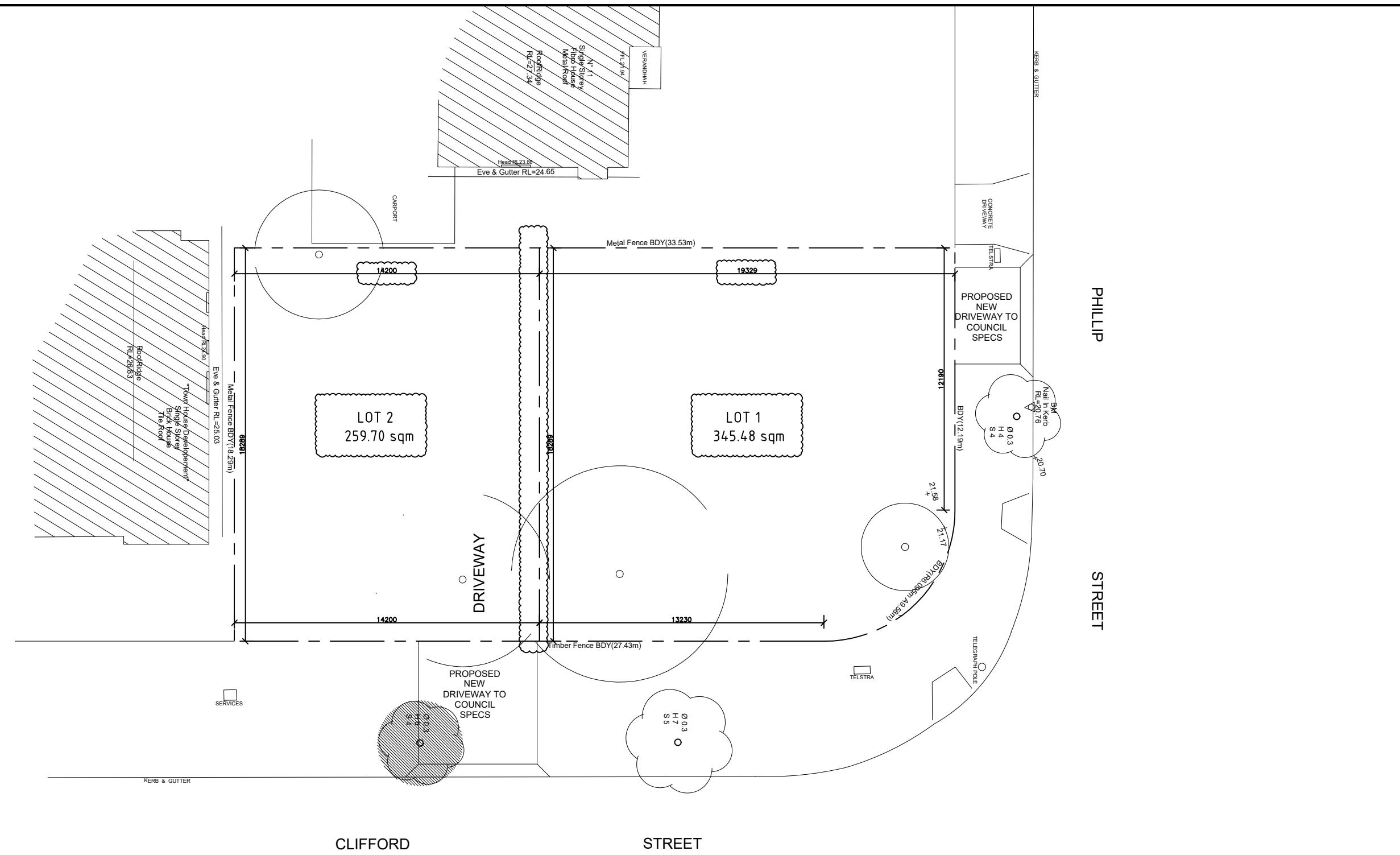
REVISION:	DATE:	© ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans	# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	CLIENTS NAME: PHILLIP HOLDINGS NSW PTY LTD	DATE DRAWN: 21.03.2025	DRAWN: CH	SCALE: 1:200	DRAWING NO: 10	JOB NO: 20250008
A SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024	DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION	inkon plans architectural drafting group	ADDRESS: LOT 91 DP 35201 9 PHILLIP STREET SUBURB: PANANIA NSW	Mobile: 0414 671 114 email: charbel@inkonplans.com.au	Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200	DRAWING TITLE: 22ND OF MARCH/SEPTEMBER SHADOA DIAGRAM		

FLOOR SPACE RATIO	
SITE:	605.25 m ²
LOT 1 SITE AREA:	345.48 m ²
GROUND FLOOR:	82.36 m ²
FIRST FLOOR:	90.19 m ²
TOTAL AREA:	172.55 m ²
LOT 2 SITE AREA:	259.70 m ²
GROUND FLOOR:	57.55 m ²
FIRST FLOOR:	71.74 m ²
TOTAL AREA:	129.29 m ²
TOTAL LIVING AREA:	301.84 m ²
(Excl. Garage/ Porch etc.)	
FLOOR SPACE RATIO:	49.87 %
MAX. ALLOWABLE BY COUNCIL:	50 %



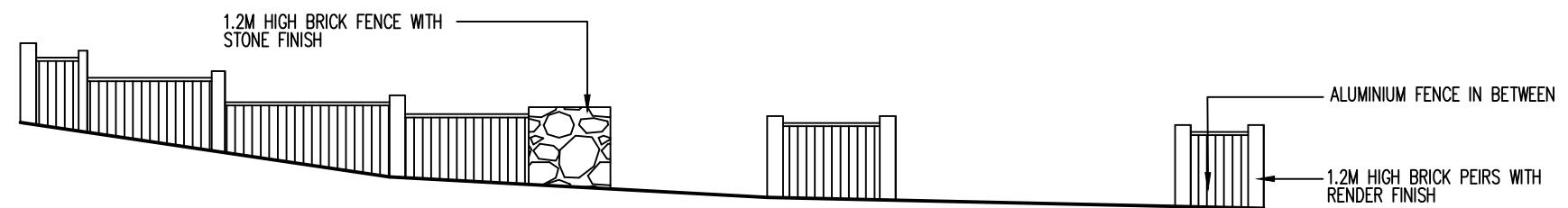
CALCULATION PLAN

REVISION:	DATE:	© ALL RIGHTS RESERVED This plan is the property of inkon plans Any copying or altering of the drawing shall not be undertaken without written permission from inkon plans	# DIMENSIONS TO BE READ IN PREFERENCE TO SCALING	CLIENTS NAME: PHILLIP HOLDINGS NSW PTY LTD	DATE DRAWN: 21.03.2025	DRAWN: CH	SCALE: 1:200	DRAWING TITLE: CALCULATION PLAN	JOB NO: 20250008
A SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024		DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION	inkon plans architectural drafting group	Mobile: 0414 671 114 email: charbel@inkonplans.com.au	Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200			NORTH

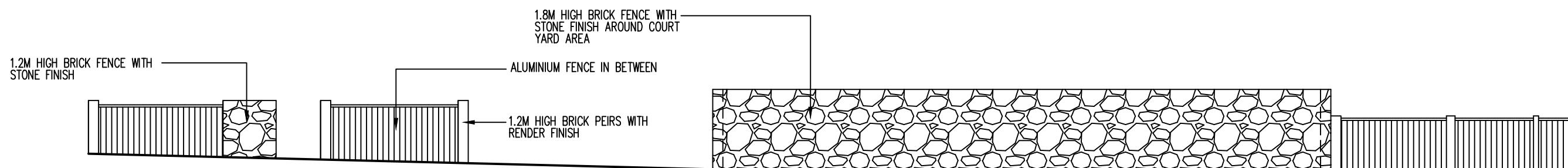


TORRENS TITLE SUB-DIVISION PLAN
SITE AREA: 605.25 SQM

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A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024			DEMOLITION OF EXISTING CONSTRUCTION OF A DUAL OCCUPANCY WITH IN-GROUND SWIMMING POOLS FRONT FENCE AND TORRENS TITLE SUB-DIVISION	inkon plans architectural drafting group	Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200 Mobile: 0414 671 114 email: charbel@inkonplans.com.au				



PHILLIP STREET



CLIFFORD STREET

FRONT FENCE DETAIL

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A	SECTION 4.55 MODIFICATION TO DA-882/2018	21.11.2024			 inkon plans <small>architectural drafting group</small>	Address: Level 3 Suite 303, 398 Chapel Rd, Bankstown NSW 2200 Mobile: 0414 671 114 email: charbel@inkonplans.com.au					