

LEGEND:

EDP - EXISTING DOWNPIPE

EDP - REMOVE AND CAP EXISTING DOWNPIPE

DP - PROPOSED DOWNPIPE

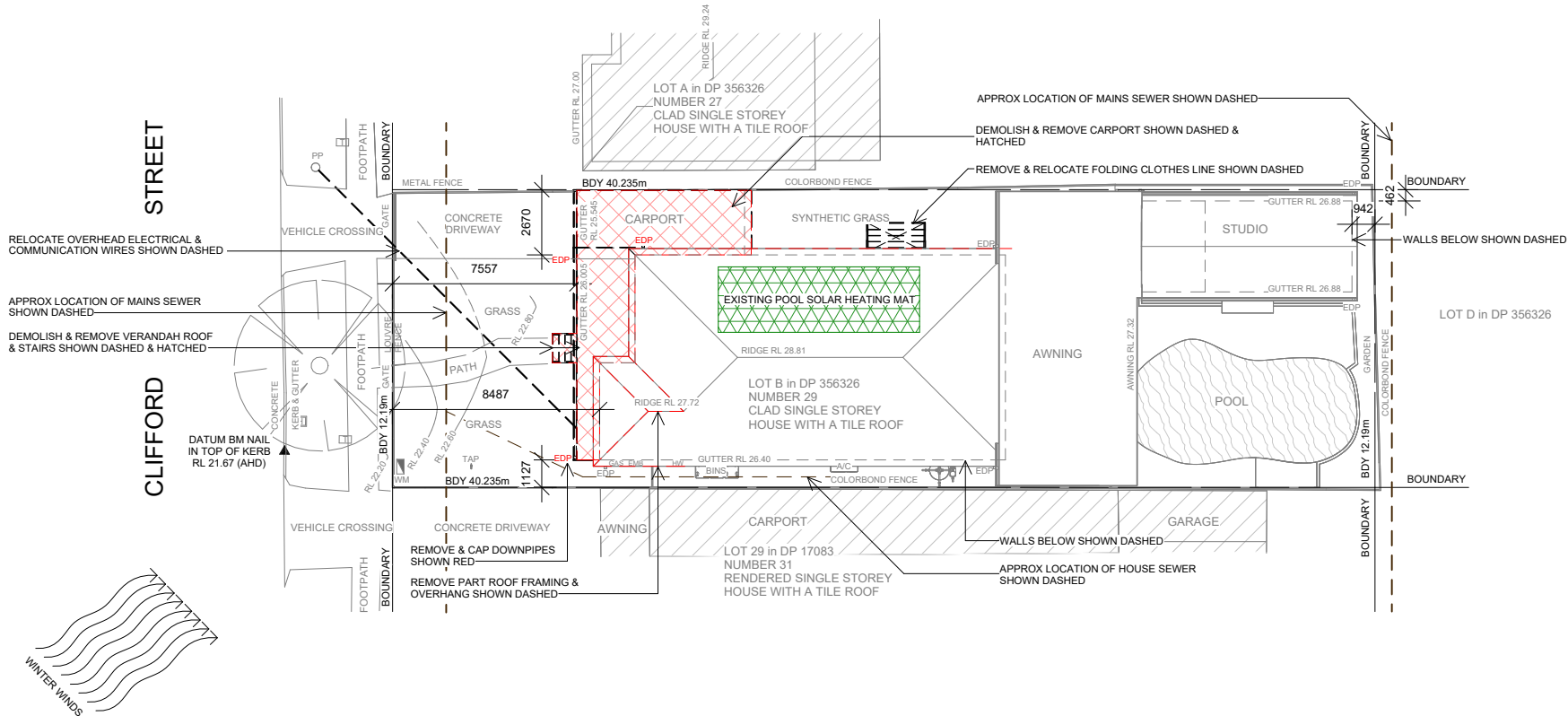
S - EXISTING AND PROPOSED SMOKE ALARM TO COMPLY WITH AS 3786 & NCC VOLUME TWO PART 9.5 - TO BE INTER-CONNECTED TO CONSUMER MAINS

EMB - ELECTRICAL METERBOX

WM - WATER METER

TAP - RELOCATE EXISTING TAP

TAP - EXISTING TAP



CALCULATIONS:

SITE AREA: 490.50m2

EXISTING
GROUND FLOOR AREA: 125.70m2
CARPORT AREA: 19.31m2
VERANDAH: 13.97m2
ALFRESCO: 59.70m2
STUDIO: 20.31m2
STUDIO VERANDAH: 8.71m2

TOTAL: 168.68m2

GROSS FLOOR AREA: 0.34:1

PROPOSED
GROUND FLOOR AREA: 148.46m2
CARPORT AREA: 16.30m2
PORCH: 1.83m2
ALFRESCO: 59.70m2
STUDIO: 20.31m2
POWDER ROOM: 3.22m2
STUDIO VERANDAH: 5.16m2

TOTAL: 178.98m2

GROSS FLOOR AREA: 0.36:1

LANDSCAPE CALCULATIONS:

EXISTING:

DEEP SOIL > 1.5m - 62.58m2 = 12.75%
DEEP SOIL < 1.5m - 18.19m2 = 1.67%
SYNTHETIC GRASS - 25.58m2 = 5.22%

HARD SURFACE:

DRIVEWAY & CARPORT - 40.80m2 = 8.32%
ALFRESCO & POOL DECK - 82.10m2 = 16.74%
PATHS - 26.79m2 = 5.46%
POOL - 38.51m2

PROPOSED:

DEEP SOIL > 1.5m - 60.75m2 = 12.38%
DEEP SOIL < 1.5m - 18.19m2 = 1.67%

HARD SURFACE:

DRIVEWAY & CARPORT - 38.66m2 = 7.88%
ALFRESCO & POOL DECK - 82.10m2 = 16.74%
PATHS - 45.46m2 = 9.27%
POOL - 38.51m2

PRIVATE OPEN SPACE:

EXISTING & PROPOSED - 108.73m2

1

Existing Site Plan

1 : 200

DA ONLY NOT FOR CONSTRUCTION

* FIGURED DIMENSIONS TAKE PREFERENCE TO SCALING
* CHECK ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION
* EXTENT OF CUT AND FILL TO BE CONFIRMED ON SITE PRIOR TO CONSTRUCTION

REZIDRAFT
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Dreams have a beginning, let's build yours
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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
Member no. 2109-16

bdag
ACCREDITED
BUILDING DESIGNER
Low Rise Accreditation no. 6331



For: Mr & Mrs Brennan

At: 29 Clifford Street, Panania

ISSUE:

Existing Site Plan

CONTACT BYDA PRIOR
TO CONSTRUCTION
https://www.byda.com.au/
Phone: 1100

Project number	R020922	03 of 16
Date	May 2025	
Drawn by	SL	
Checked by	Checker	Scale Printed on A3
		1 : 200

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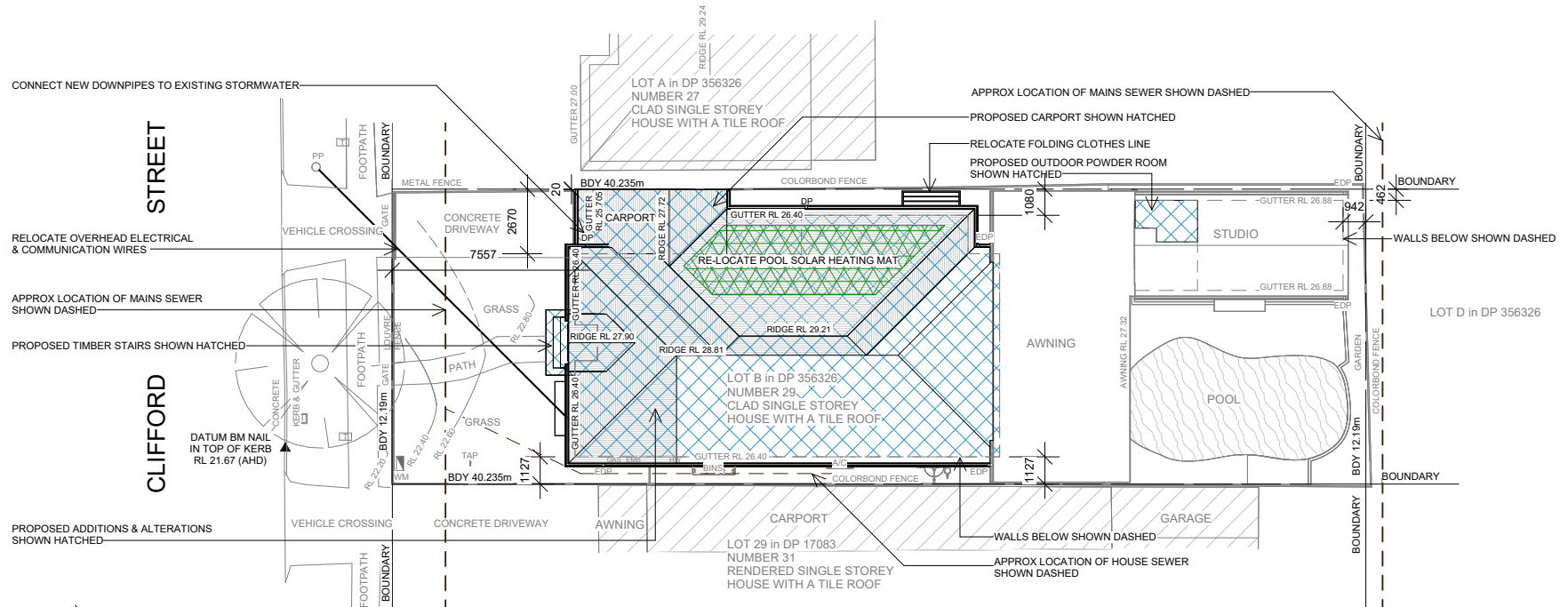
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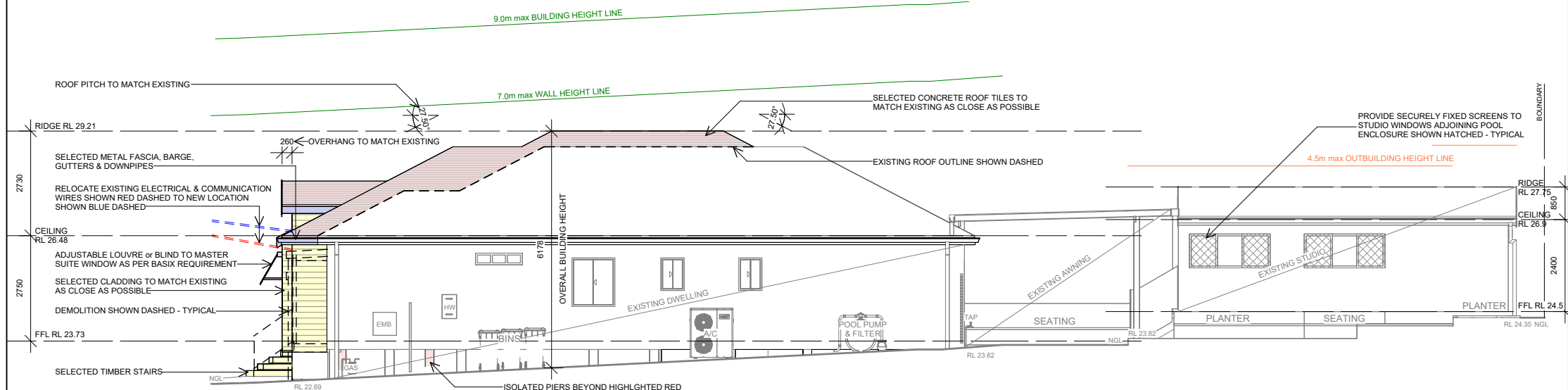
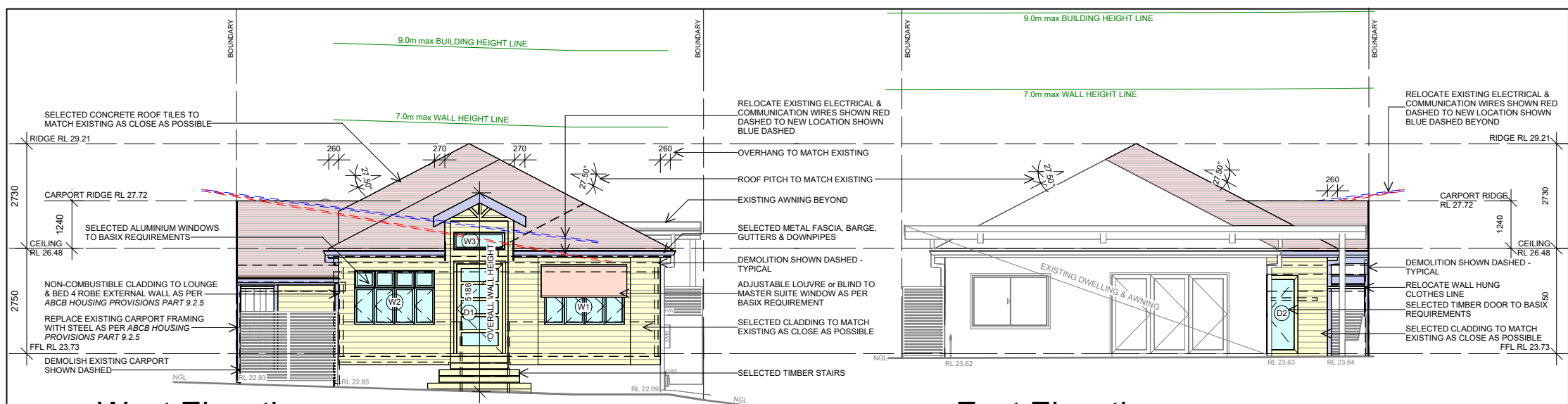
For: Mr & Mrs Brennan
At: 29 Clifford Street, Panania

ISSUE:

Proposed Site Plan

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At: 29 Clifford Street, Panania

ISSUE:

Elevations

Project number R020922

Date May 2025

Drawn by SL

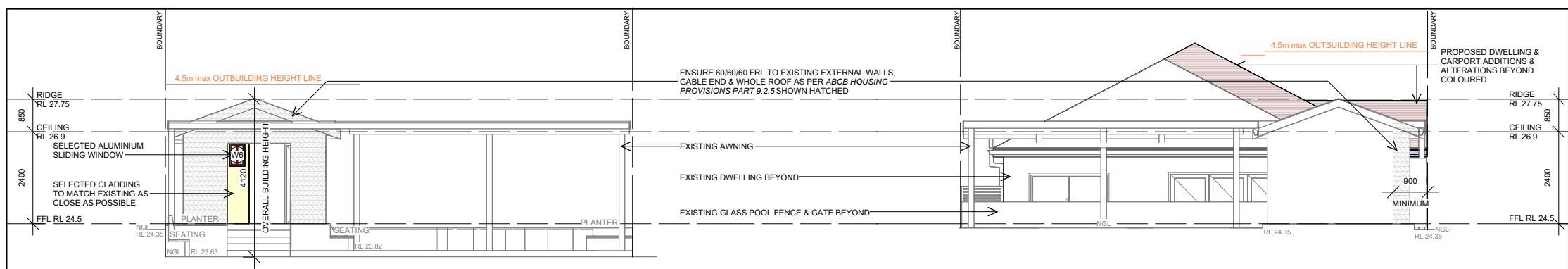
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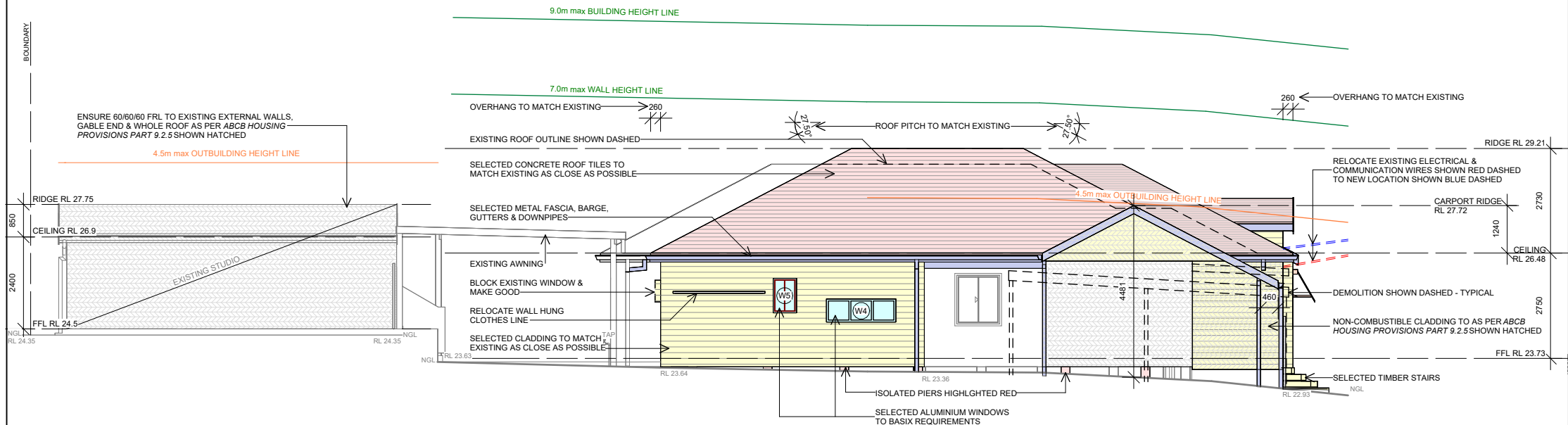
Scale Printed on A3

1 : 100



1 Studio West Elevation
1 : 100

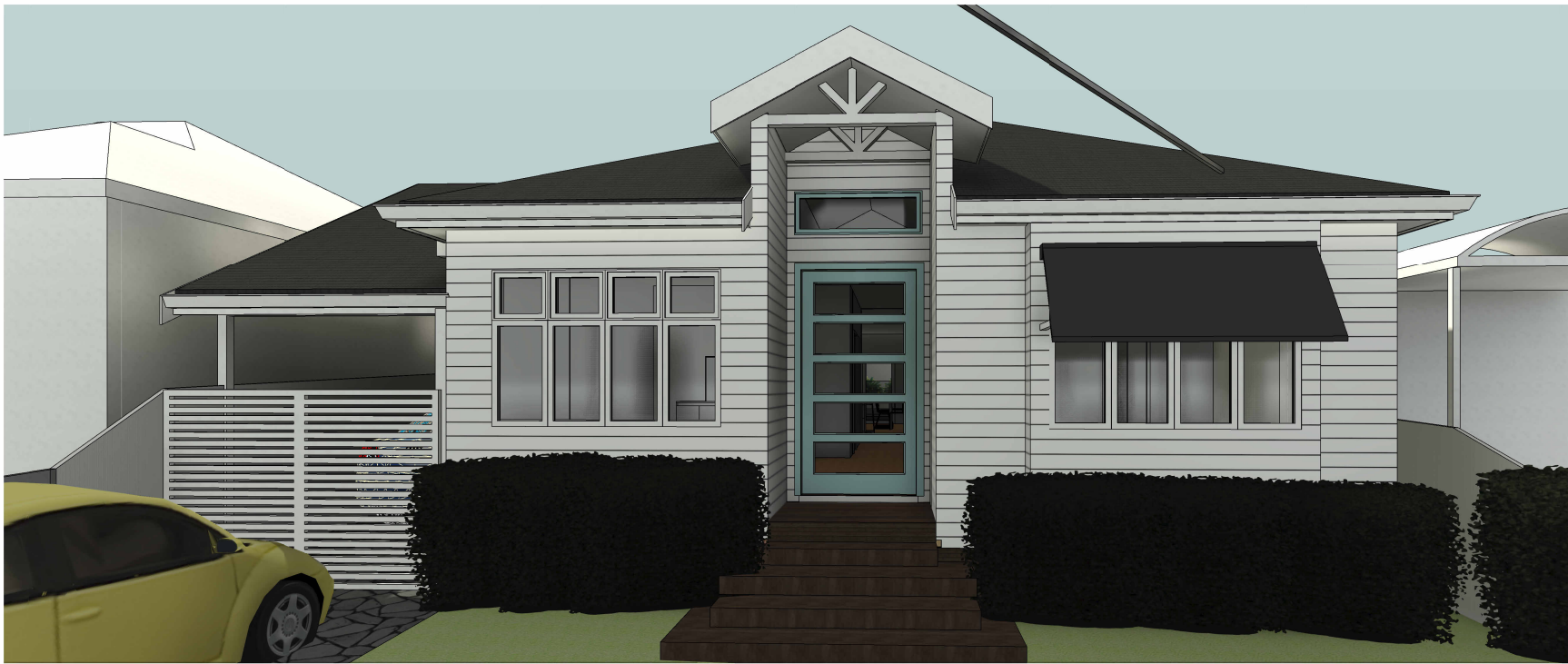
2 Studio East Elevation
1 : 100



3 North Elevation
1 : 100

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SCHEDULE of EXTERNAL FINISHES



- HORIZONTAL WALL CLADDING - PAINTED WHITE
James Hardie <https://www.jameshardie.com.au/productrange>



- ALUMINIUM WINDOWS - PEARL WHITE - Casement, sliding & fixed
G.JAMES - p: (02) 9732 2111 <https://gjames.com/>



- TIMBER DOORS - OWNER TO SELECT COLOUR
Bunnings Hardware p: (02) 8070 6400
<https://www.bunnings.com.au/stores/nsw/bankstown-airport>



- ROOF TILES - CONCETE - ATURA COLOUR - TBC
Monier - p: 1800 666 437 <https://www.monier.com.au/products/concrete-tiles>



- STEEL CARPORT FRAMING - POWDER COATED WHITE
By Builder



- GUTTER - COLORBOND - 'DOVER' WHITE
By Builder - <https://lysaght.com/products/roofing-guttering-fascia>



- FASCIA & BARGE - COLORBOND 'DOVER' WHITE
By Builder - <https://lysaght.com/products/roofing-guttering-fascia>



- DOWNPIPES - COLORBOND 'DOVER' WHITE
Bunnings Hardware p: (02) 8070 6400
<https://www.bunnings.com.au/stores/nsw/bankstown-airport>



- STAIR TREADS & DECKING - SELECTED HARDWOOD
To match existing



- ADJUSTABLE LOUVRE or BLIND - COLOUR WHITE
LUXAFLEX - <https://www.luxaflex.com.au/products/awnings>

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External Finishes Schedule

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