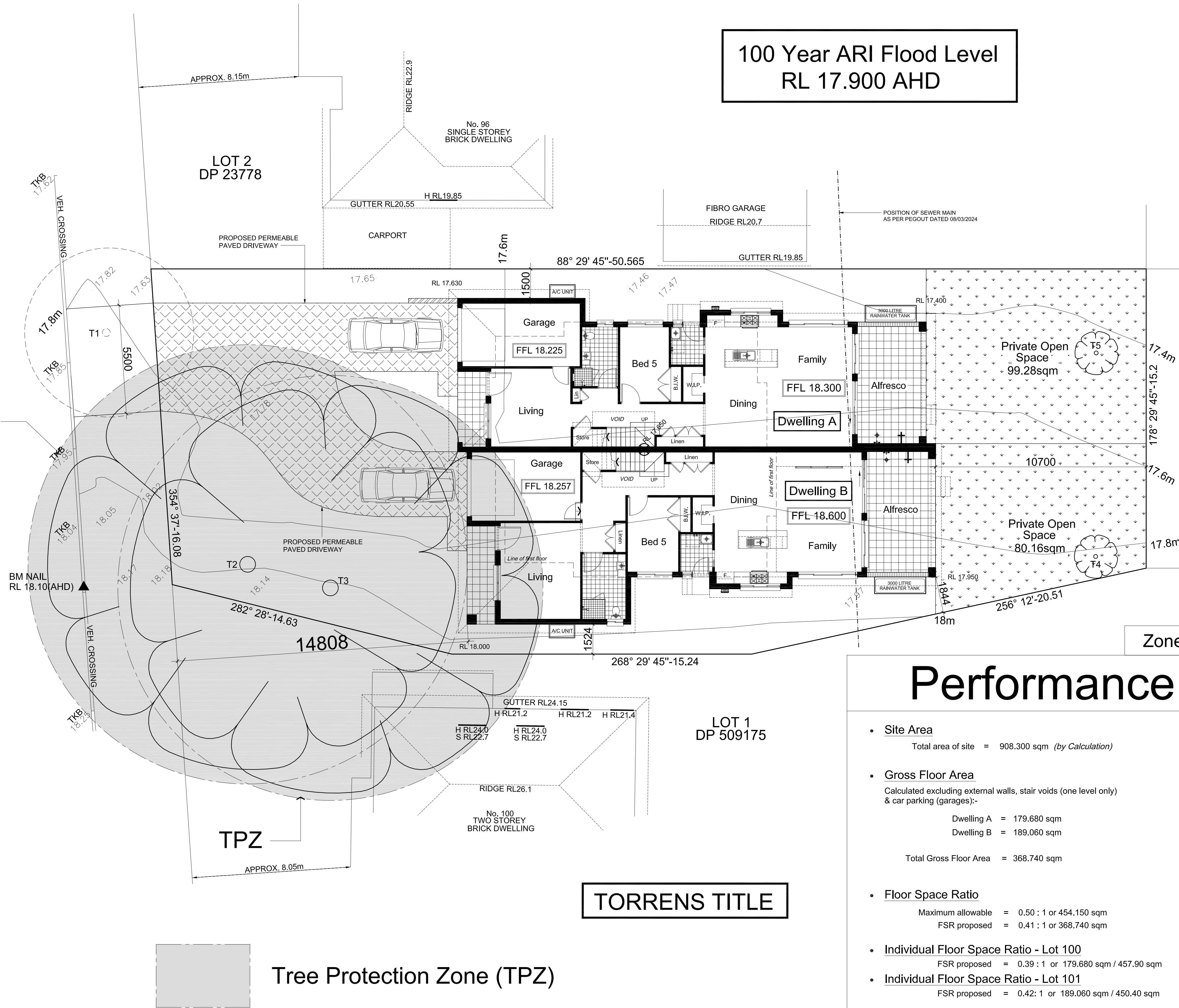


Site Plan

MACKENZIE STREET



Zoned R2 - Low Density Residential

Performance Criteria

Site Area

Total area of site = 908.300 sqm (by Calculation)

Gross Floor Area

Calculated excluding external walls, stair voids (one level only) & car parking (garages):-

Dwelling A = 179.680 sqm

Dwelling B = 189.060 sqm

Total Gross Floor Area = 368.740 sqm

Floor Space Ratio

Maximum allowable = 0.50 : 1 or 454.150 sqm

FSR proposed = 0.41 : 1 or 368,740 sqm

Individual Floor Space Ratio - Lot 100

FSR proposed = 0.39 : 1 or 179.680 sqm / 457.90 sqm

Individual Floor Space Ratio - Lot 101

FSR proposed = 0.42: 1 or 189.060 sqm / 450.40 sqm

Carparking Requirement

Required 2 spaces per 3 + bedrooms

Dwelling A	Required 2 spaces	Provided 2 spaces
Dwelling B	Required 2 spaces	Provided 2 spaces

Private Open Space

Minimum 80sqm required with 5.0m minimum dimension throughout

Dwelling A	Required 80.000 sq.m	Provided 99.280 sqm
Dwelling B	Required 80.000 sq.m	Provided 80.160 sqm

Front Setback Landscaped Area

Minimum required for Bankstown Council Area is 45% of front setback area of 272.360 sq.m

Required 45% of front setback or 122.565 sq.m

Provided 56% of front setback or 154.000 sq.m

REVISION	DATE	DRAWN BY	COMMENTS
A	27.02.24	SL	Presentation Plans
B	11.04.24	CR	Liveable Housing Design Amendments
C	31.10.24	CR	Post Contract Variation Doc 2
D	12.05.25	GD	New Development Application

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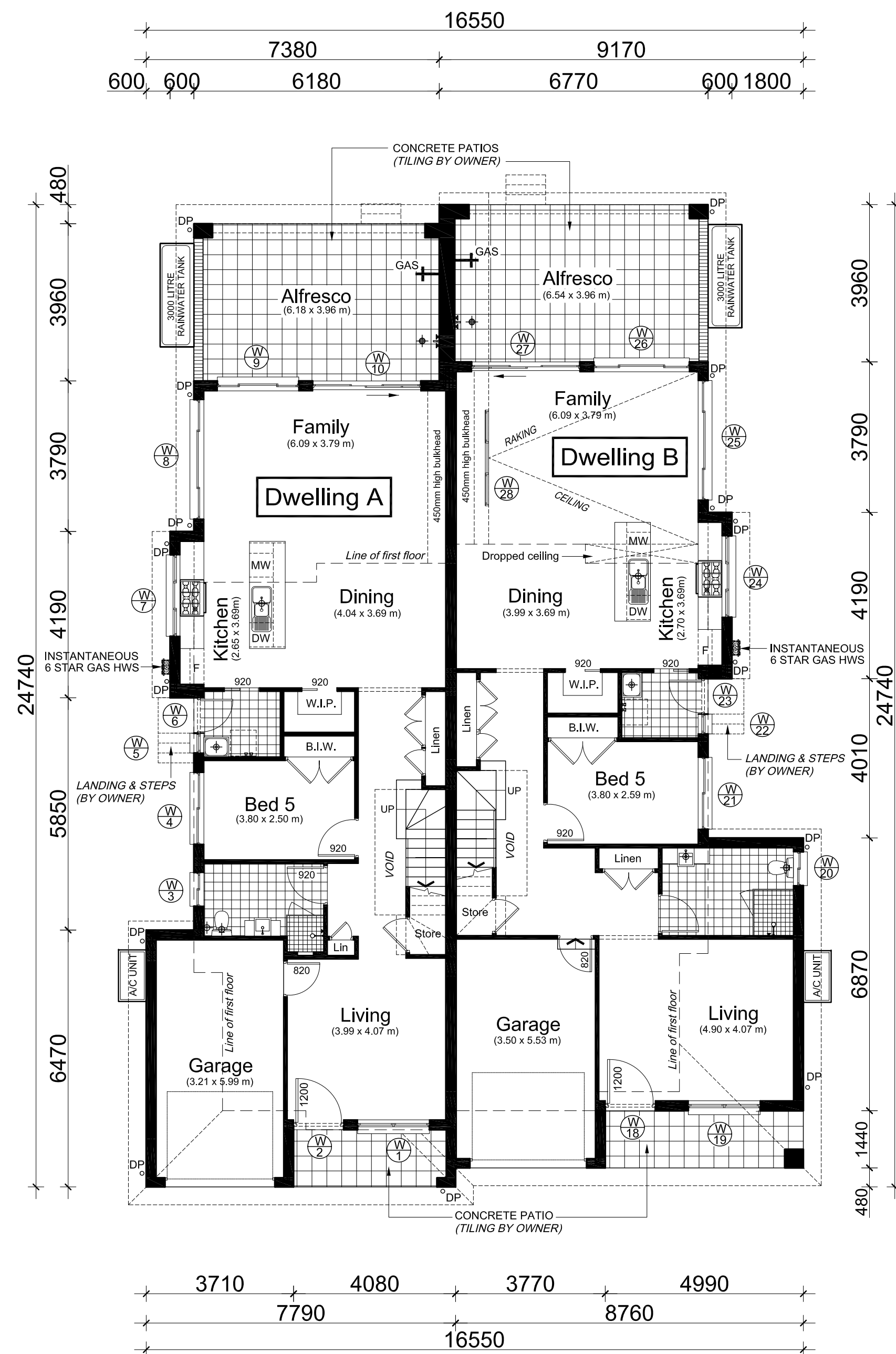
RESIDENTIAL LOGISTICS P/L

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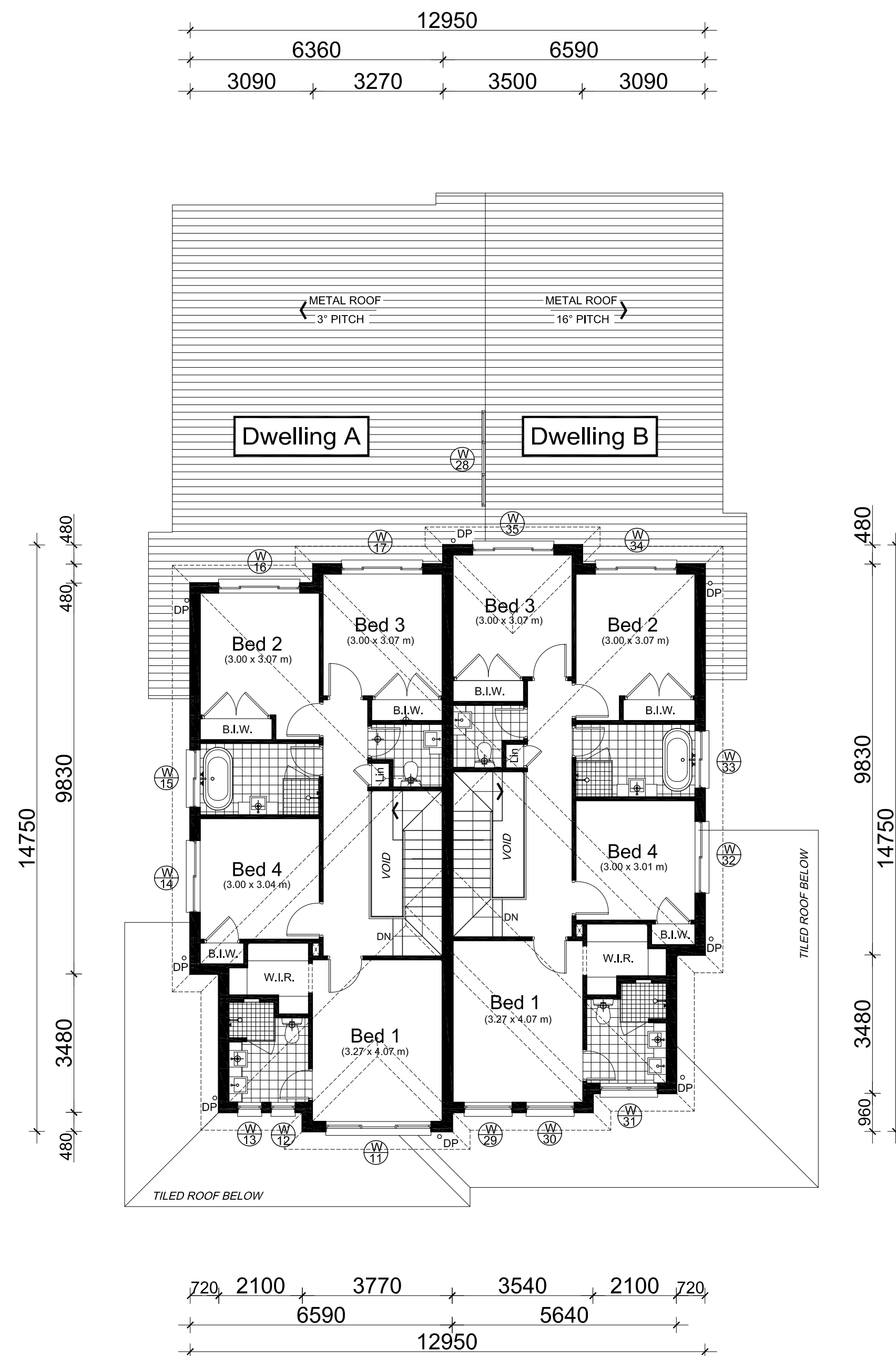
Site Plan & Performance Criteria Calculations
PROPOSED ATTACHED DUAL OCCUPANCY

CLIENT: Mr Manduca & Mrs Fruci
SITE ADDRESS: No.98 (Lot A in DP 416914) Mackenzie Street,
SUBURB: Revesby
COUNCIL: Canterbury Bankstown
REVISION: D DATE: 12.05.2025

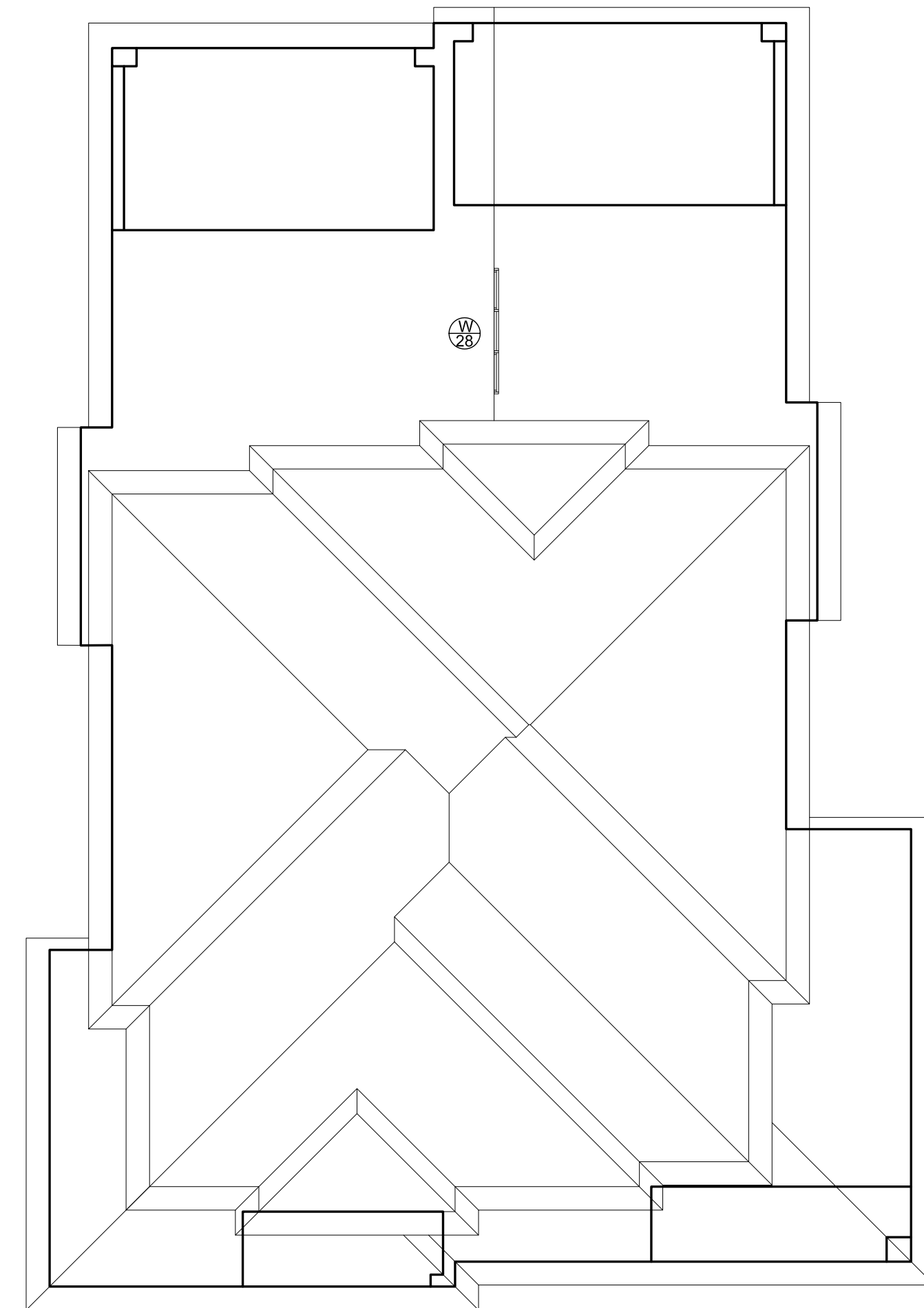
SCALE: 1 : 100
JOB No.: RL 5989
SHEET: 1 of 3



Ground Floor Plan

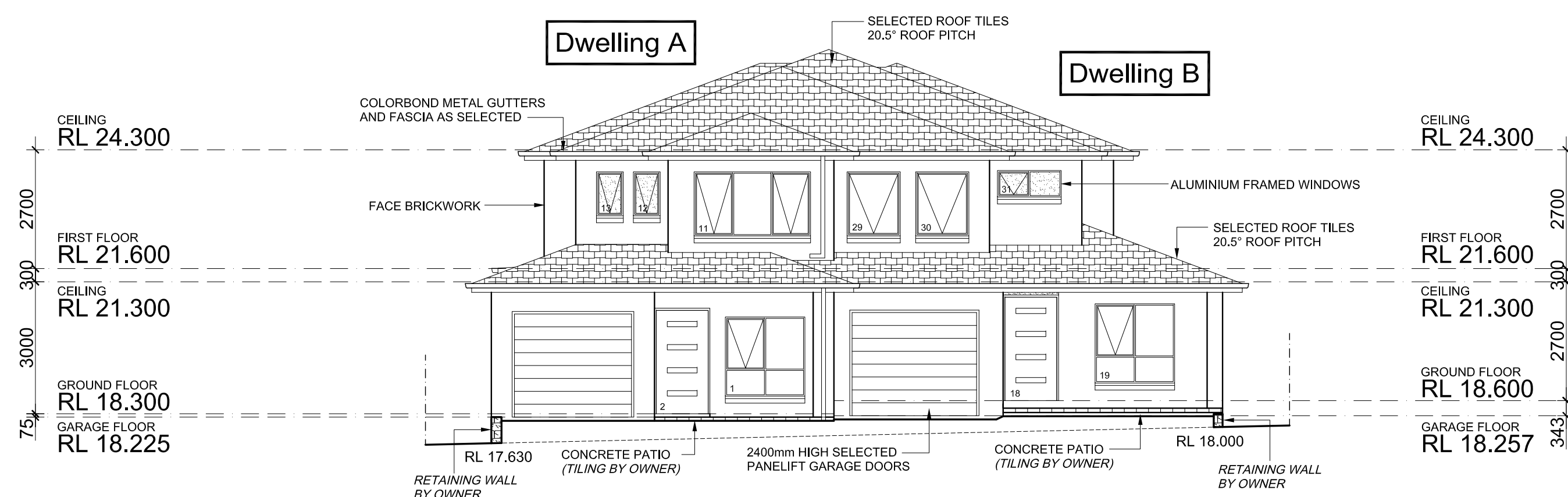


First Floor Plan

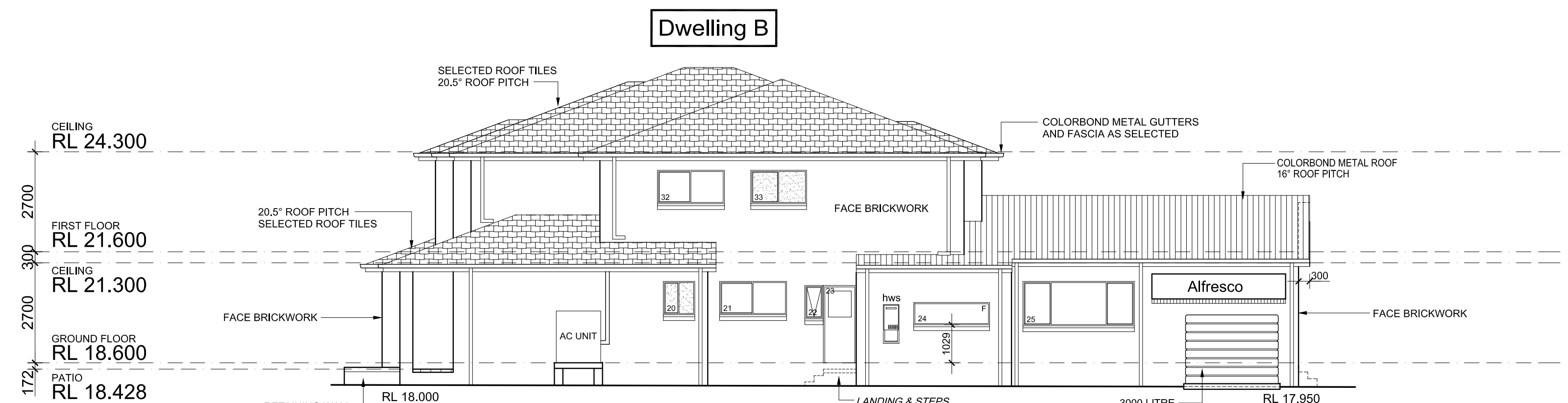


Roof Plan

100 Year ARI Flood Level
RL 17.900 AHD



Mackenzie Street (Western) Elevation



Right (Southern) Elevation

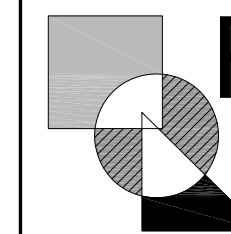
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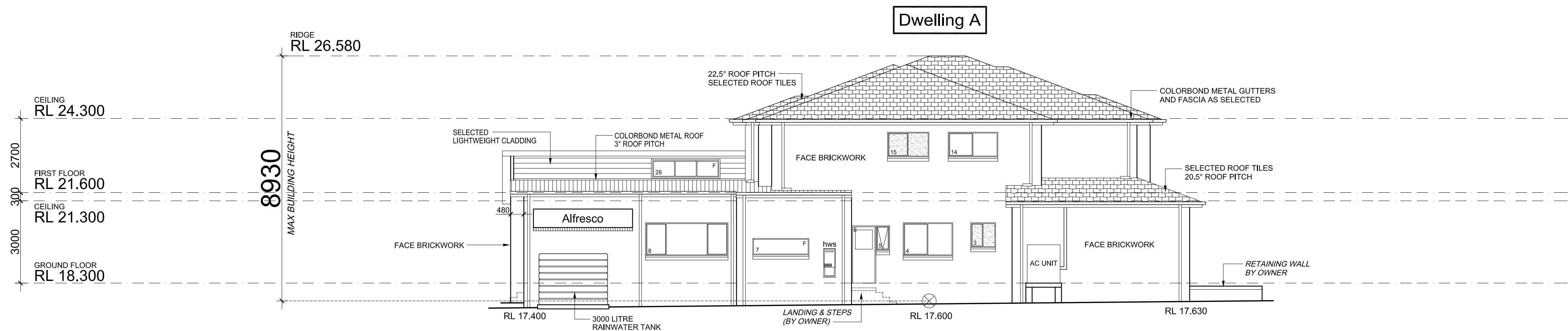


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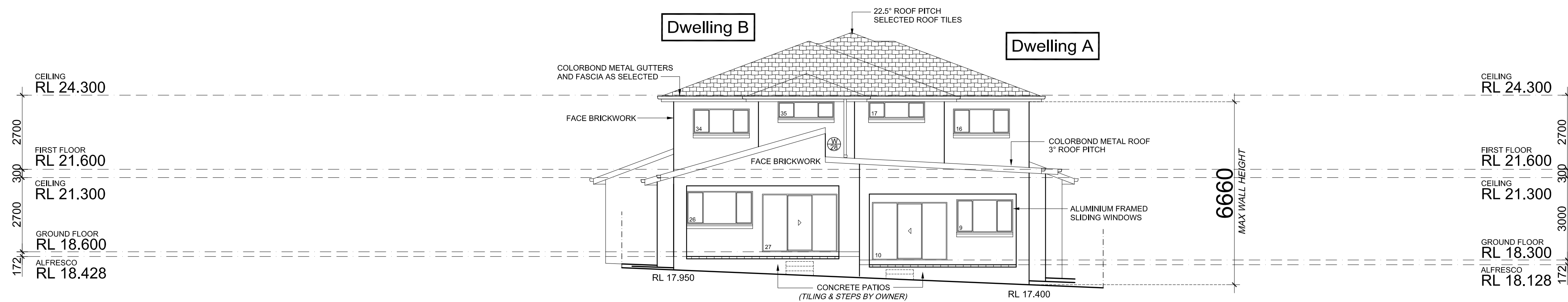
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Liverpool NSW 2170
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Floor Plans, Elevations & Window Schedule PROPOSED ATTACHED DUAL OCCUPANCY			
CLIENT: Mr Manduca & Mrs Fruci			
SITE ADDRESS: No.98 (Lot A in DP 416914) Mackenzie Street,			
SUBURB: Revesby		SCALE: 1 : 100	
COUNCIL: Canterbury Bankstown		JOB No.: RL 5989	
REVISION: D		DATE: 12.05.2025	
		SHEET: 2 of 3	

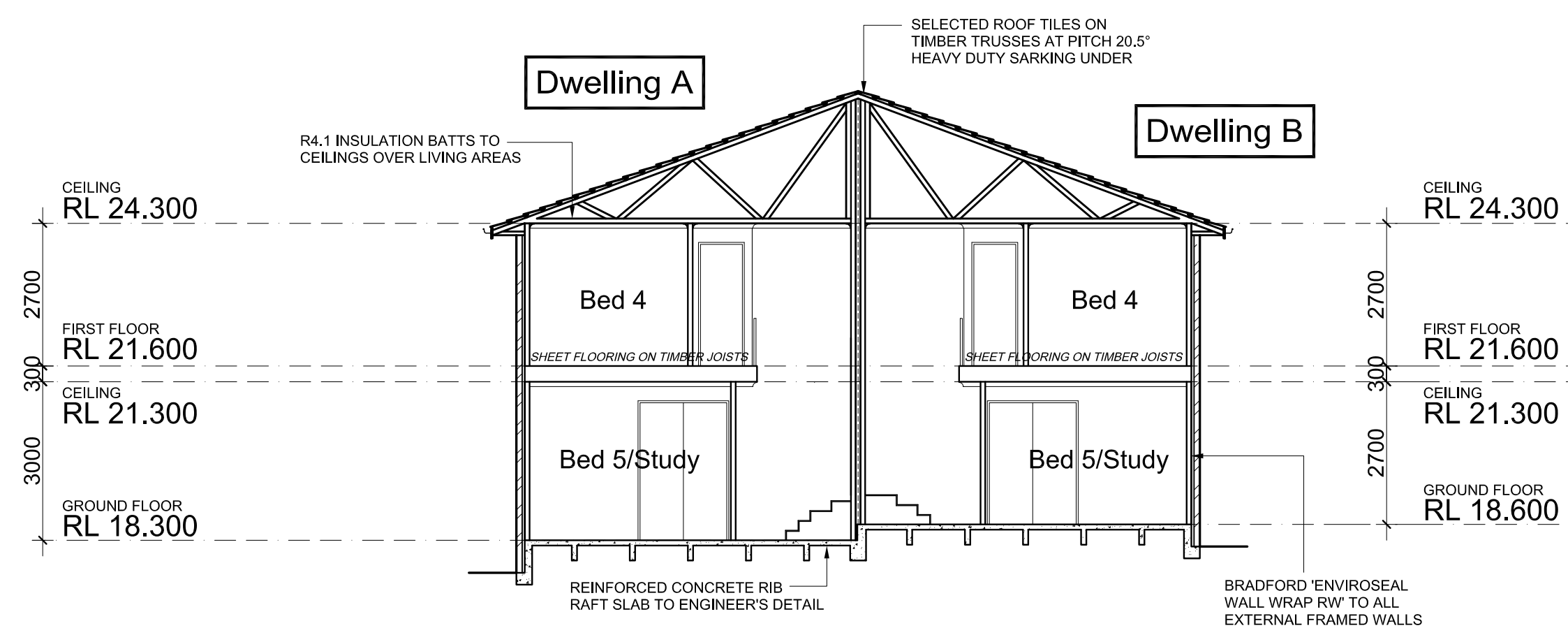


Left (Northern) Elevation

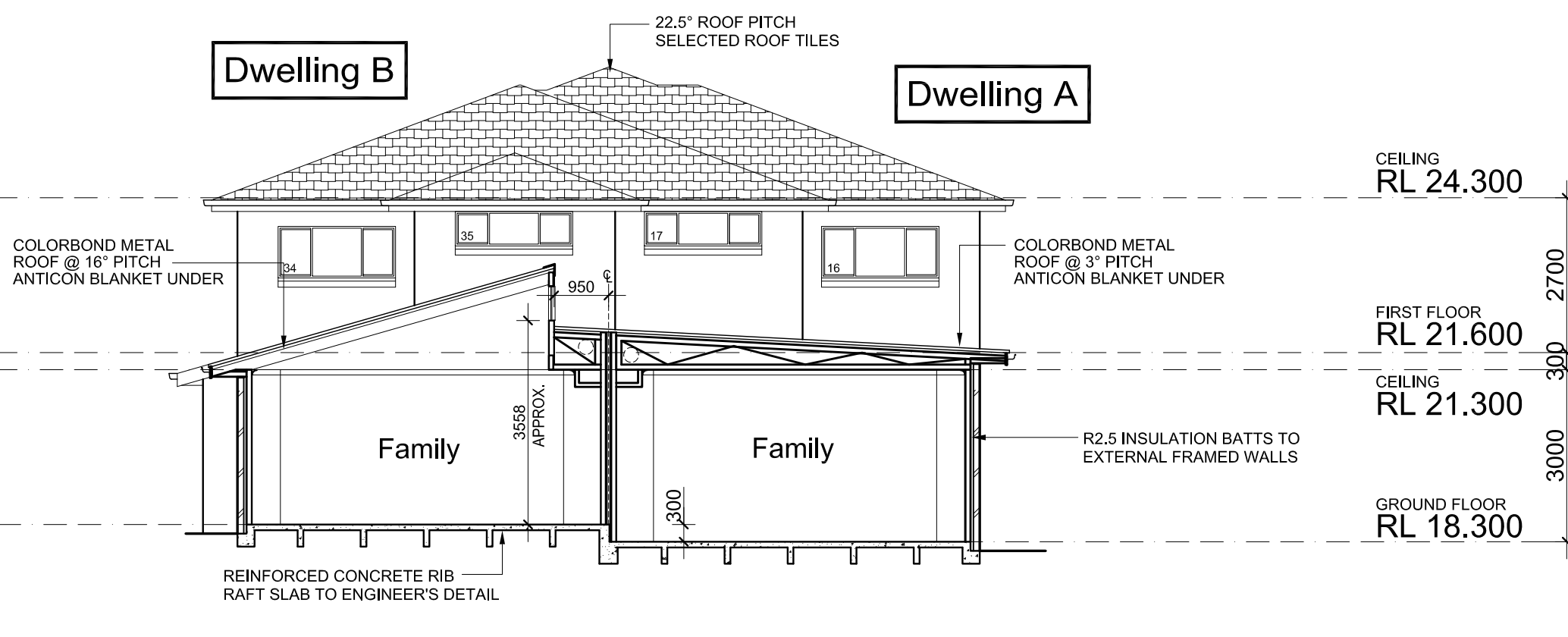
100 Year ARI Flood Level
RL 17.900 AHD



Rear (Eastern) Elevation



Cross Section 1



Cross Section 2

NOTE:
BORAL-SHAFT LINER PARTY
WALL SYSTEM - CODE 25TP1313A

WINDOW SCHEDULE				
No	TYPE	HEIGHT	WIDTH	GLAZING/REMARK
1	AW1818	1800	1810	AWNING
2	SW0909	2388	1260	TIMBER ENTRY FRAME
3	SW1218	857	850	SLIDING / OBSCURE GLASS
4	AW0905	1200	1810	SLIDING
5	AW0905	857	500	AWNING
6		2088	881	TIMBER ENTRY FRAME
7	FW0521	500	2050	FIXED
8	SW1230	1200	3010	SLIDING
9	SW1221	1200	2050	SLIDING
10	SD2127-3P	2100	2725	ALUM SLIDING DOOR
11	AW1527	1457	2650	AWNING
12	AW1006	1029	610	AWNING / OBSCURE GLASS
13	AW1006	1029	610	AWNING / OBSCURE GLASS
14	SW0918	857	1810	SLIDING
15	SW0915	857	1450	SLIDING / OBSCURE GLASS
16	SW0921	857	2050	SLIDING
17	SW0621	600	2050	SLIDING
18		2388	1260	TIMBER ENTRY FRAME
19	AW1818	1800	1810	AWNING
20	SW0909	857	850	SLIDING / OBSCURE GLASS
21	SW0918	857	1810	SLIDING
22	AW0905	857	500	AWNING
23		2088	881	TIMBER ENTRY FRAME
24	FW0521	500	2050	FIXED
25	SW1230	1200	3010	SLIDING
26	SW1224	1200	2410	SLIDING
27	SD2127-3P	2100	2725	ALUM SLIDING DOOR
28	FW0624	600	2410	FIXED
29	AW1512	1457	1210	AWNING
30	AW1512	1457	1210	AWNING
31	AW0615	600	1450	AWNING / OBSCURE GLASS
32	SW0918	857	1810	SLIDING
33	SW0915	857	1457	SLIDING / OBSCURE GLASS
34	SW0921	857	2050	SLIDING
35	SW0621	600	2050	SLIDING

BASIX Certificate Number: 1797448M

FRYS ENERGY WISE				BASIX & THERMAL COMMITMENTS		    	
Date: 28/05/25		Job Number: Manduca 20181747		Assessment: 1		REQUIRED CHANGES HIGHLIGHTED	
Unit Number: 08		Lot: A	DP: 416014	Street: Mackenzie Street	Suburb: Revesby	Post Code: 2212	State: NSW
Floors							
Ground 1st Floor		Material: Timber		Added Insulation: R2.5 Insulation		To Cantilever/Suspended Floor Coverings As shown on plans	
Walls							
Ground 1st Floor		Colour: Dark	External Material: Brick Veneer Timber frame		Insulation: R2.5, Non Reflective Wrap	Internal Material: Plaster Timber 90mm	
Common Internal Walls		Shaft Liner System		R2.5 both sides		Garage: R2.5	
Ceilings							
Ground 1st Floor		Material: Plaster Timber Frame	Insulation to Roof Above: R4.1		Roof 1st Floor	Insulation: Arlonon 50mm (R1.3) Sarking	Material: Metal Tiles
		Plaster Timber Frame	R4.1 R5.0 to Low Edge				Colour: Dark
							Yes
Glazing							
Supplier: Dowell		Glazing Type Required: Standard Single Clear, Low-e Single Clear, Low-e Double Glaze			Location(s) of Glazing Required: All Wet Areas, All Beds		
					Throughout excluding beds, wet areas		
Notes							
Ceiling Fans							
		Location: Living				Fan Size: 1200mm	
Water							
Landscape Area: see basis m2		Low Water Area: 0 m2	Rain Water Tank, connected to: 3,000L Garden, WC, Laundry		Roof Area to Tank: 100% of Roof		Recycled Water, connected to: No
Showerheads: 3 Star > 7.5 l/min less < or = 9.0 litres per minute			Toilets: 4 Star		Kitchens Taps: 4 Star		Bathrooms Taps: 4 Star
						Swimming Pool: No	
Energy							
Hot Water: Gas Instantaneous		Rating: 6 Star	Air Conditioning: Cooling 3.0 - 3.5 EER - Heating 3.0 - 3.5 EER		Single Phase		Other: Outdoor Clothes Line
Solar Photovoltaic System: No				Cooking: Gas Cooktop/ Electric Oven			
Ventilation							
		Laundry: Natural Ventilation-external window		Bathroom: Ducted		Kitchen: Ducted	

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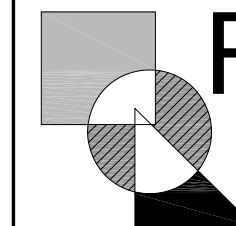
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Elevations, Sections & BASIX Commitments
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SHEET: 3 of 3