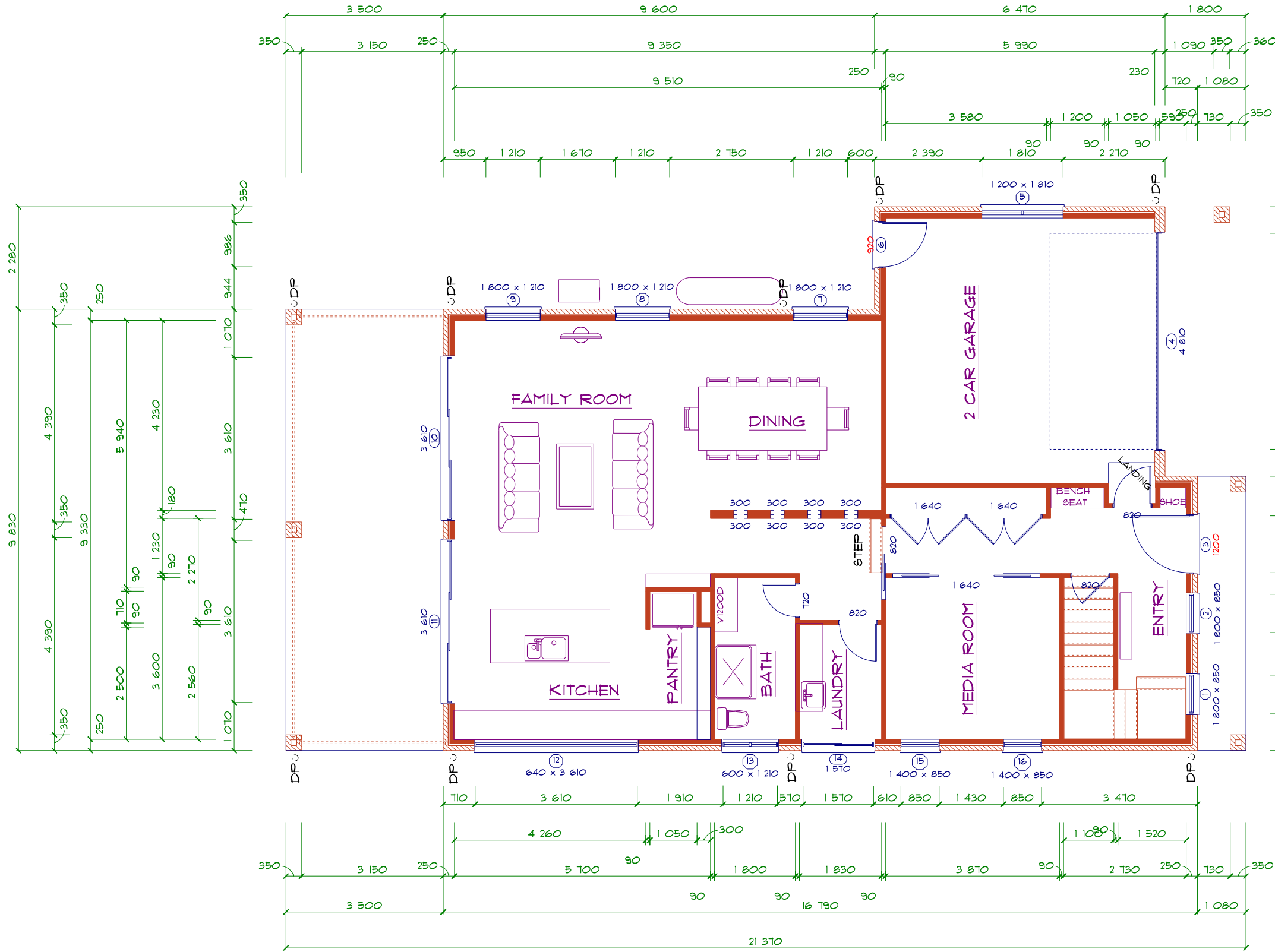


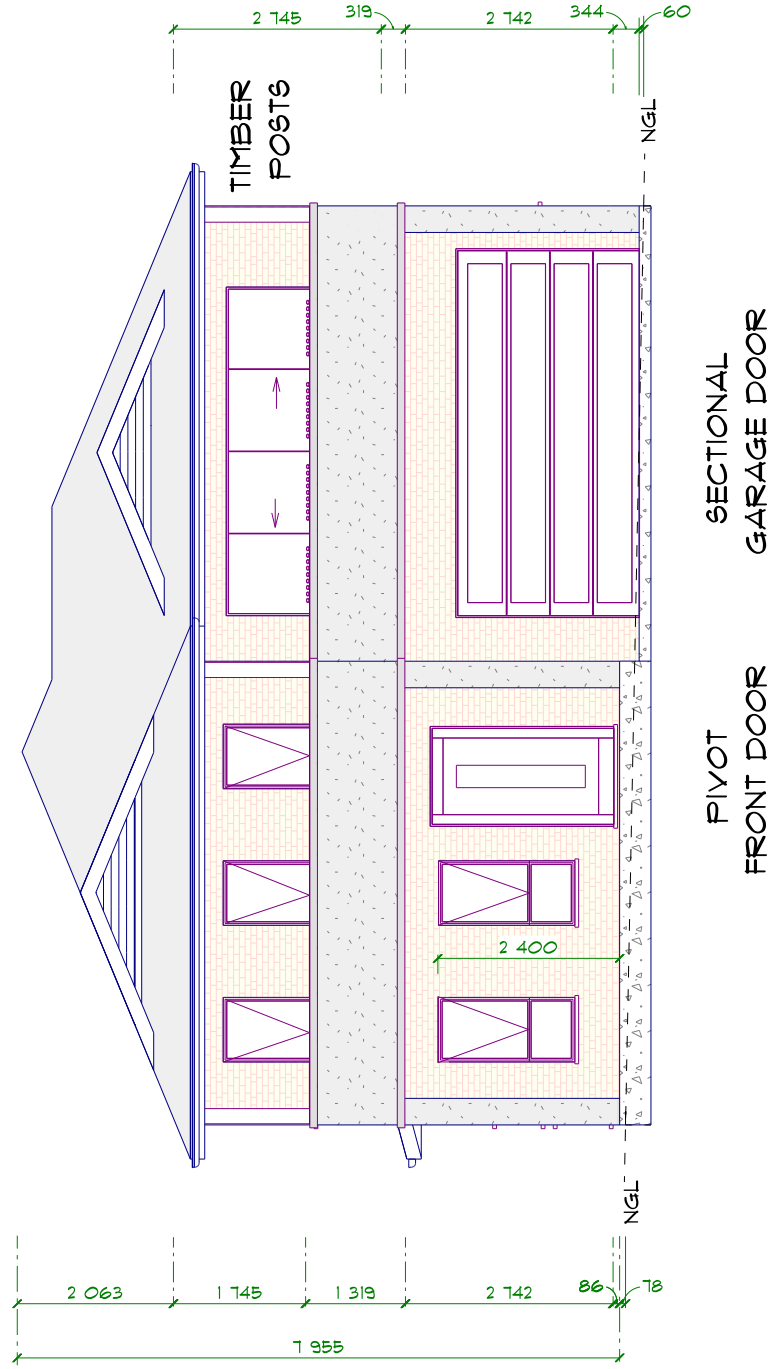
64 LAMBETH ST PANANIA



PAGE	CONTENTS
1	COVER PAGE
2	GROUND FLOOR PLAN
3	FIRST FLOOR PLAN
4	FRONT AND REAR ELEVATIONS
5	SIDE ELEVATIONS
6	LANDSCAPE AND SITE PLAN
7	CROSS SECTION A-A, DRIVEWAY CROSS SECTION, WINDOW & AREA SCHEDULE
8	SURVEY PLAN
9	SHADOW DIAGRAM AND SITE MANAGEMENT PLAN
10	BASIX COMMITMENTS

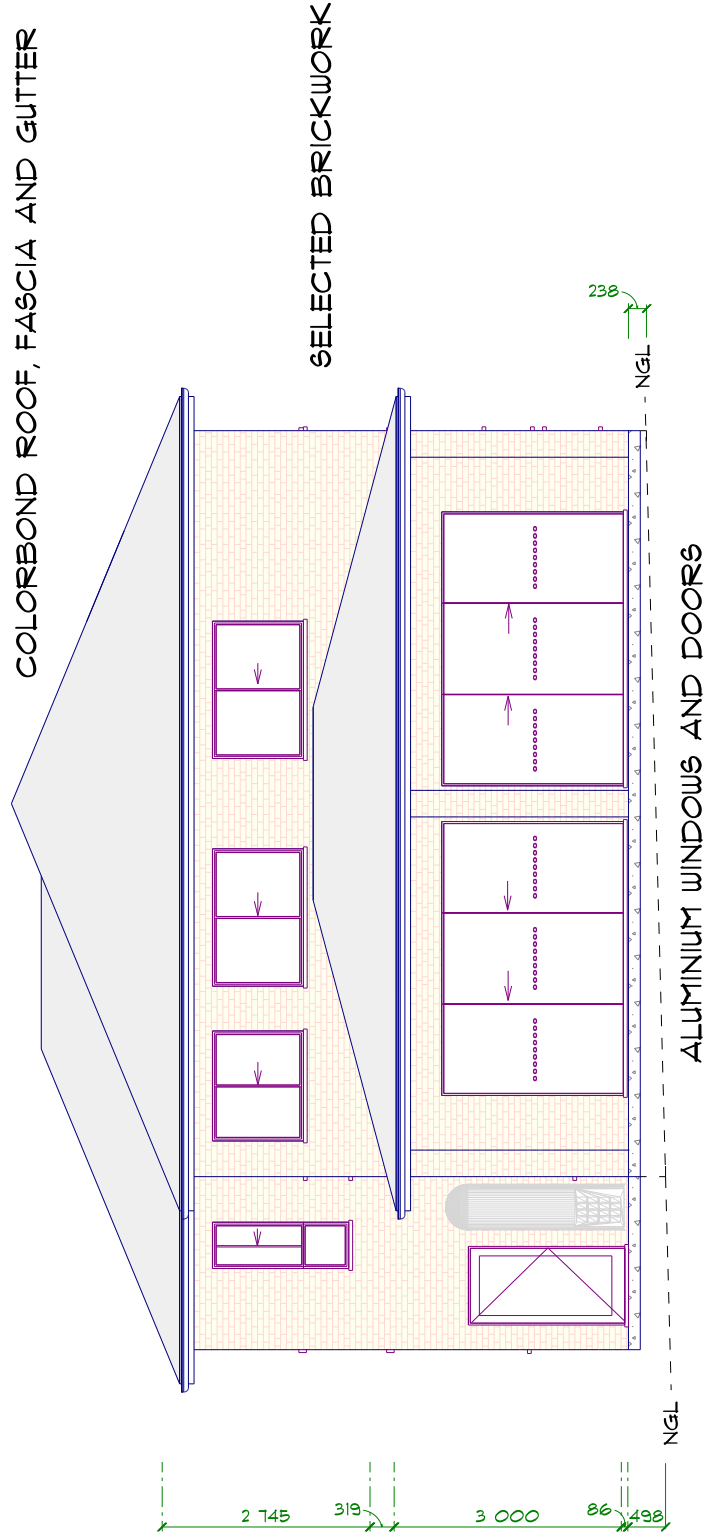


GROUND FLOOR PLAN



FRONT ELEVATION

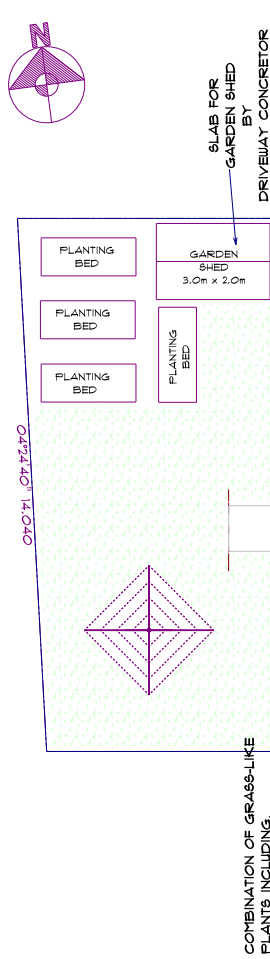
EAST ELEVATION



REAR ELEVATION

WEST ELEVATION

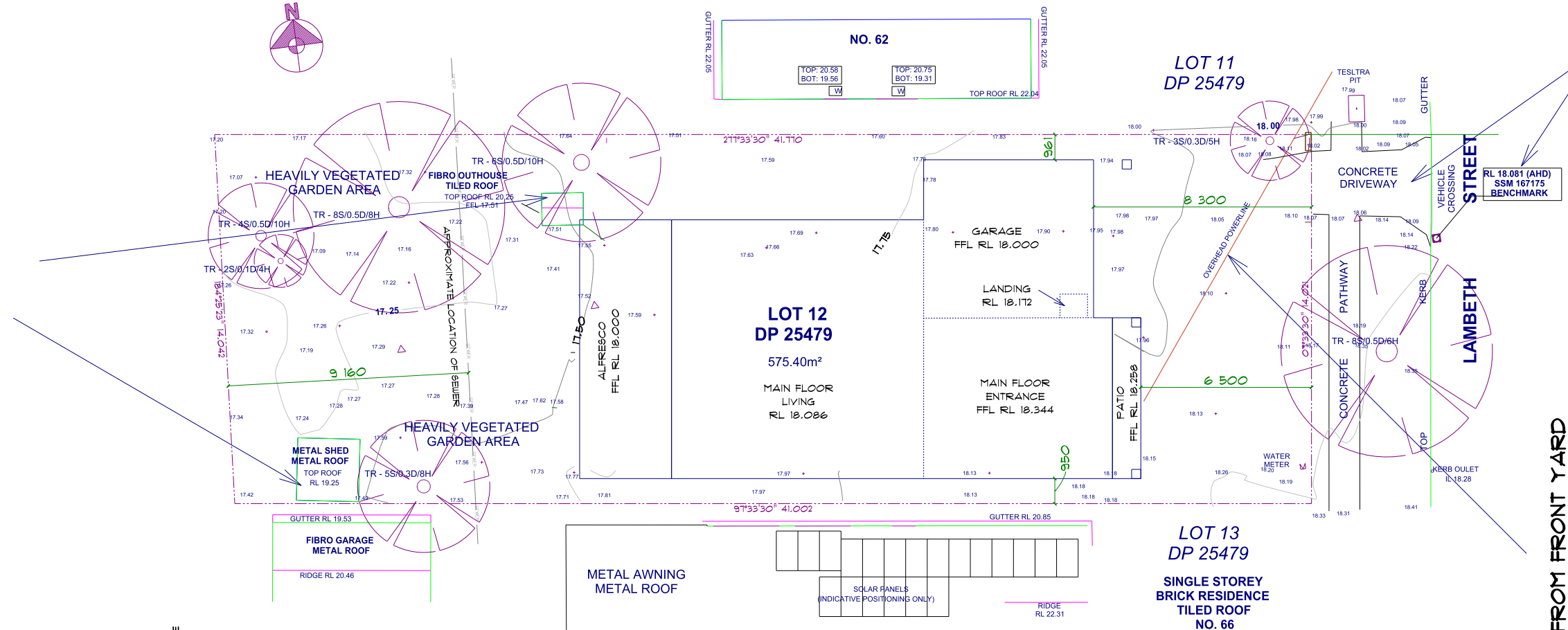
REMOVE FROM REAR YARD
- FIBRO OUTHOUSE
- METAL GARDEN SHED



COMBINATION OF GRASS-LIKE PLANTS INCLUDING:
- WAHLBERGIA GRACILIS
- AUSTRALIAN BLUEBELL
- LAXYMANIA GRACILIS
- SLENDER WIRE LILY
- MICROLAENA STIPOIDES
- WEeping GRASS

SLAB FOR GARDEN SHED BY DRIVEWAY CONCRETOR

COMBINATION OF GRASS-LIKE PLANTS INCLUDING:
- WAHLBERGIA GRACILIS
- AUSTRALIAN BLUEBELL
- LAXYMANIA GRACILIS
- SLENDER WIRE LILY
- MICROLAENA STIPOIDES
- WEeping GRASS



REMOVE FROM FRONT YARD
- WIDEN DRIVEWAY AND LAYBACK TO STREET
- RETAIN BENCHMARK IN KERB

REMOVE FROM FRONT YARD
- OVERHEAD POWER LINE (RE LOCATE TO PRIVATE POLE AND UNDERGROUND)

LANDSCAPE PLAN

SITE PLAN

AREA SCHEDULE		
NAME	COLOR	AREA
PLAIN CONCRETE PATHS		55.6 Sqm
COLOURED CONCRETE DRIVEWAY		64.0 Sqm
TURF		178.0 Sqm
GARDEN SHED SLAB		6.0 Sqm
FRONT FENCE STRIP FOOTING		9.0 lm

LAMBETH ST

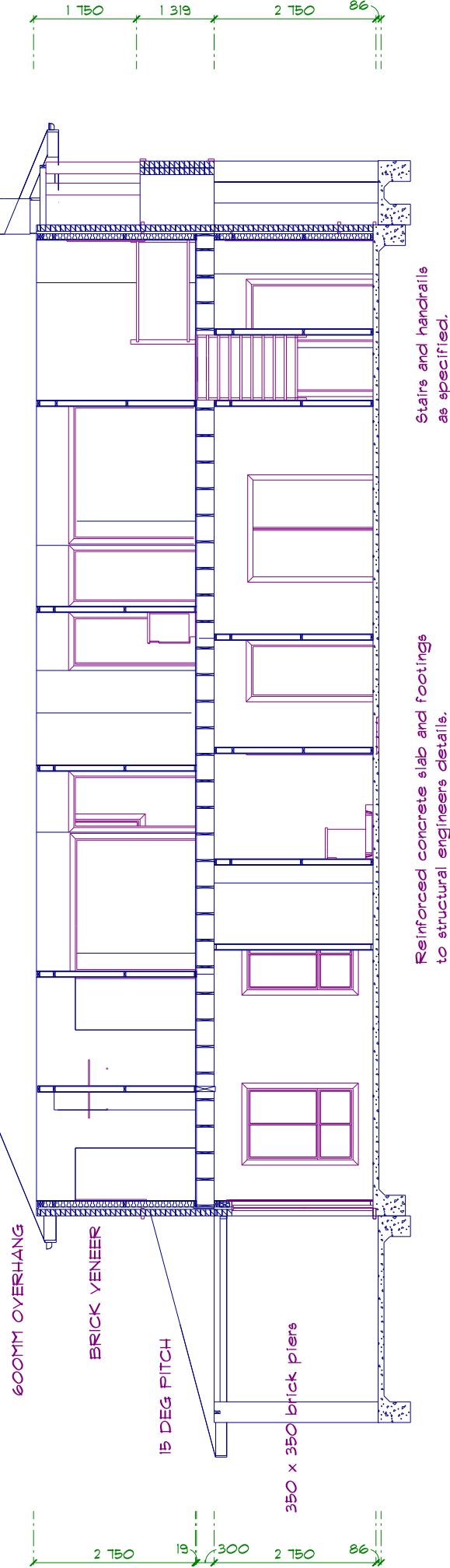
EXTEND LAYBACK TO ACCOMMODATE NEW DRIVEWAY CROSSOVER MAXIMUM WIDTH 5.5m AS PER CANTERBURY / BANKSTOWN COUNCIL VEHICULAR FOOTWAY CROSSINGS POLICY FOR DOUBLE GARAGES

DOUBLE BRICK BOUNDARY WALL WITH PIERS & METAL SLAT INSERTS ON CONCRETE STRIP FOOTING

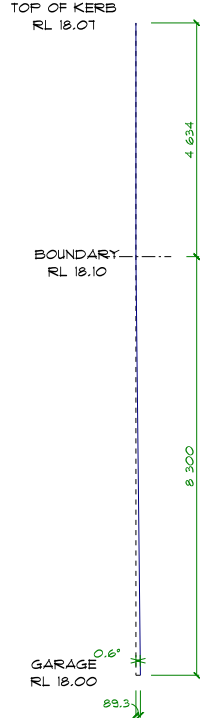
EXISTING TREE

22.5 DEG PITCH
COLORBOND SHEET METAL ROOFING
Anticon roof blanket R-1.5

Roof Trusses @ 600mm c/c



SECTION A-A



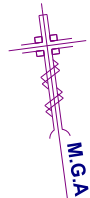
DRIVEWAY CROSS SECTION

AREA SCHEDULE		
NAME	AREA	
SITE	580.25 sq. m.	
GROUND FLOOR		
DWELLING	171.12 sq. m.	
ALFRESCO	34.40 sq. m.	
FRONT PATIO	6.60 sq. m.	
TOTAL	218.12 sq. m.	
GROSS FLOOR SPACE	113.43 sq. m.	
FIRST FLOOR		
DWELLING	171.12 sq. m.	
BALCONY	8.30 sq. m.	
TOTAL	185.42 sq. m.	
GROSS FLOOR SPACE	132.82 sq. m.	
GRAND TOTAL	403.54 sq. m. (43.38 House Squares)	
TOTAL GROSS FLOOR SPACE	246.25 sq. m. (FSR 0.42:1)	

AREA SCHEDULE

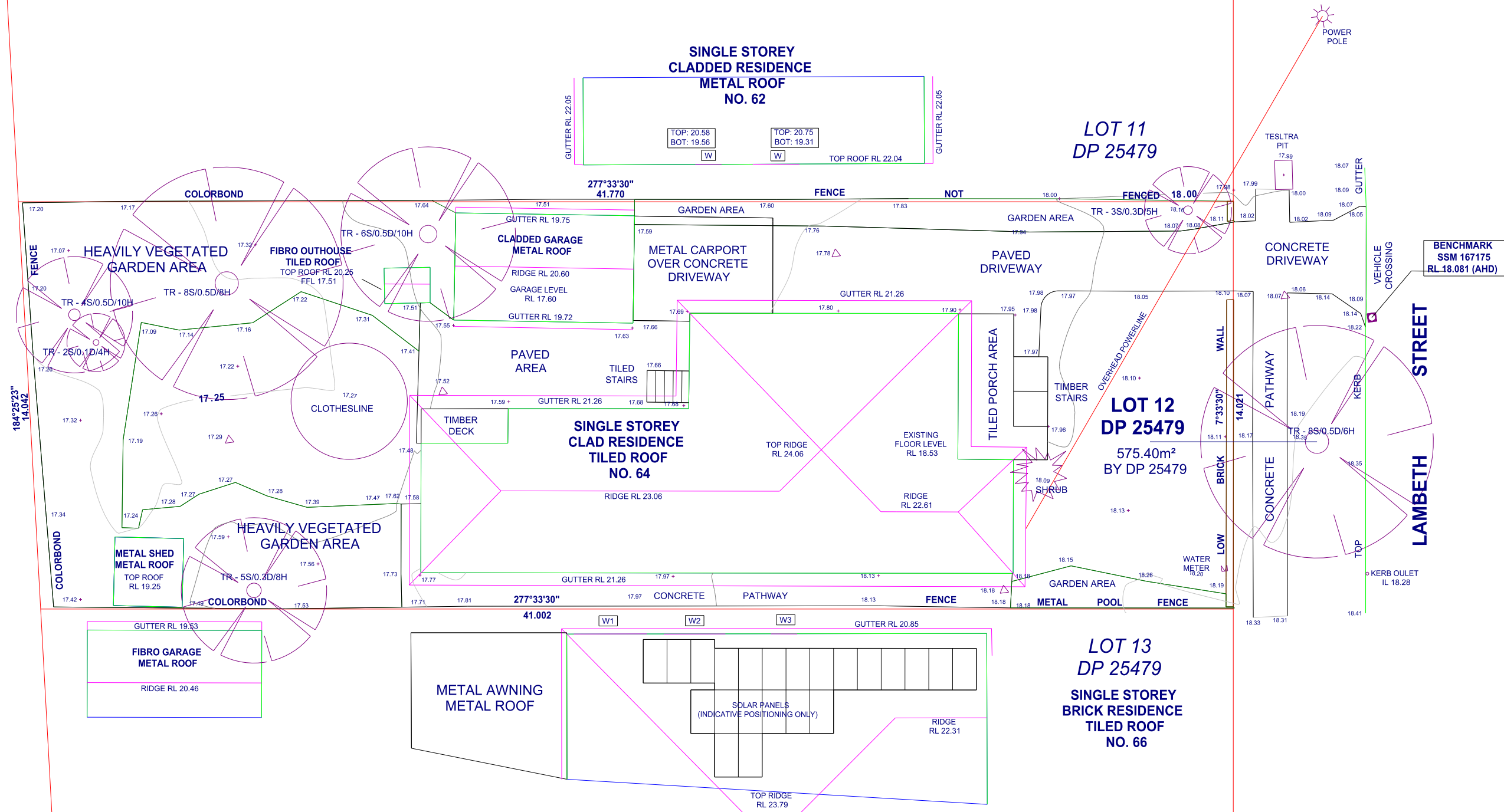
OPENING SCHEDULE		
OPENING ID	TYPE	SIZE
1	AWNING WINDOW	1 800 x 850
2	AWNING WINDOW	1 800 x 850
3	FRONT DOOR	2 445 x 1266
4	GARAGE DOOR	2 400 x 4 810
5	SLIDING WINDOW	1 200 x 1 810
6	REAR GARAGE DOOR	2 101 x 986
7	SLIDING WINDOW	1 800 x 1 210
8	SLIDING WINDOW	1 800 x 1 210
9	SLIDING WINDOW	1 800 x 1 210
10	SLIDING STACKER DOOR	2 320 x 3 610
11	SLIDING STACKER DOOR	2 320 x 3 610
12	FIXED WINDOW	640 x 3 610
13	SLIDING WINDOW	600 x 1 210
14	SLIDING DOOR	2 100 x 1 570
15	AWNING WINDOW	1 400 x 850
16	AWNING WINDOW	1 400 x 850
17	AWNING WINDOW	1 200 x 850
18	AWNING WINDOW	1 200 x 850
19	AWNING WINDOW	1 200 x 850
20	SLIDING DOOR	2 100 x 4 330
21	SLIDING WINDOW	1 800 x 610
22	SLIDING WINDOW	1 800 x 1 210
23	SLIDING WINDOW	1 200 x 1 810
24	SLIDING WINDOW	1 200 x 1 450
25	SLIDING WINDOW	1 200 x 1 810
26	SLIDING WINDOW	1 200 x 1 810
27	SLIDING WINDOW	1 200 x 1 810
28	SLIDING WINDOW	1 200 x 1 810
29	SLIDING WINDOW	1 200 x 1 810

WINDOW SCHEDULE



TREE DIMENSIONS EXPRESSED AS THE FOLLOWING:
CANOPY SPREAD/TRUNK DIAMETER/TREE HEIGHT
E.G. TR- 8S/0.5D/8H

AHD ADOPTED
SSM 167175
RL 18.081 (AHD)



SURVEY PLAN

CAUTION:
- DUE TO THE AGE OF THE UNDERLYING CADASTRE AND THE LACK OF AVAILABLE SURVEY INFRASTRUCTURE, A PLAN OF REDEFINITION IS REQUIRED TO ACCURATELY DETERMINE THE BOUNDARY POSITION. PRIOR TO THE DESIGN OR CONSTRUCTION OF ANY STRUCTURE ON OR NEAR THE BOUNDARY, A PLAN OF REDEFINITION IS HIGHLY RECOMMENDED TO BE REGISTERED WITH NSW LAND REGISTRY SERVICES. THE BOUNDARY DIMENSIONS SHOWN HEREON ARE FROM THE CURRENT TITLE DIAGRAM ONLY.

WINDOW SCHEDULE:

W1	TOP: 20.63 BOT: N/A
W2	TOP: 20.63 BOT: N/A
W3	TOP: 20.63 BOT: N/A

Title Notations:
- The appurtenant easements have not been investigated or shown hereon.
Restrictions and Covenants
- The subject Title is affected by the following as at the date of the Title Search, being 02.04.2025. Any changes affecting the title after this date are not reflected on this plan.
- Note, these restrictions and covenants have not been investigated and it is the owner(s) and developer(s) responsibility to investigate prior to commencing any work(s), be it for design or construction.

NOTES: - Do not scale off this plan.
- All levels should be taken from the benchmark shown on plan.
- This plan has been prepared under Clause 46 of the Surveying & Spatial Information Regulation 2024.
- Only visible services have been located. No attempt has been made to locate underground services.
- The Title information shown hereon is as of the Search Date 02.04.2025. A current Title Search should be reviewed prior to any design or construction for Restriction(s) and Covenant(s) that apply to the subject land.

BEFORE YOU DIG WWW.BYDA.COM.AU

JOB No. : 101811 - 39566	DATE OF SURVEY: 11.04.2025
CLIENT : ARABELLA HOMES	PLOT DATE : 16.04.2025
LGA : CANTERBURY - BANKSTOWN	DATUM : AHD
SCALE : 1:100	A2
	DRAWN BY : SW

DETAIL SURVEY
OVER LOT 12
IN DP 25479 AT
64 LAMBETH STREET,
PANANIA

JOHN LOWE/CANDICE LOWE
SURVEYOR REGISTERED UNDER
THE SURVEYING ACT 2002

JOHN LOWE & ASSOCIATES (LIVERPOOL) PTY LTD
CONSULTING LAND AND ENGINEERING SURVEYORS
NARELLAN
1/4 GRAHAMS HILL RD, NARELLAN
PHONE : 9602-4582
PO BOX 409 NARELLAN NSW 2567
candice@jlsurveys.com.au
TAHMOOR
PHONE : 0407 244 207
john@jlsurveys.com.au
Liability Limited by a scheme approved under
Professional Standards Legislation



A.B.N. 76 071 037 959

Youla & Stan Vlatos

Site Address: 64 Lambeth Street Panania.

PHONE:

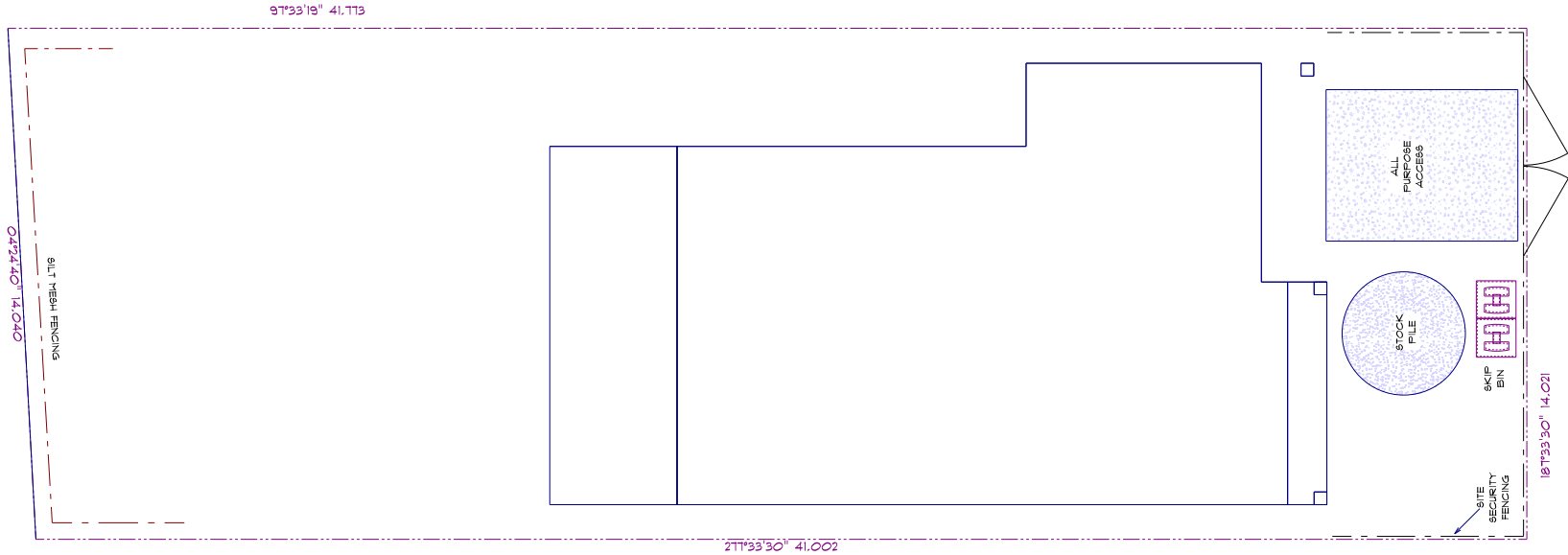
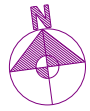
FAX:

EMAIL:

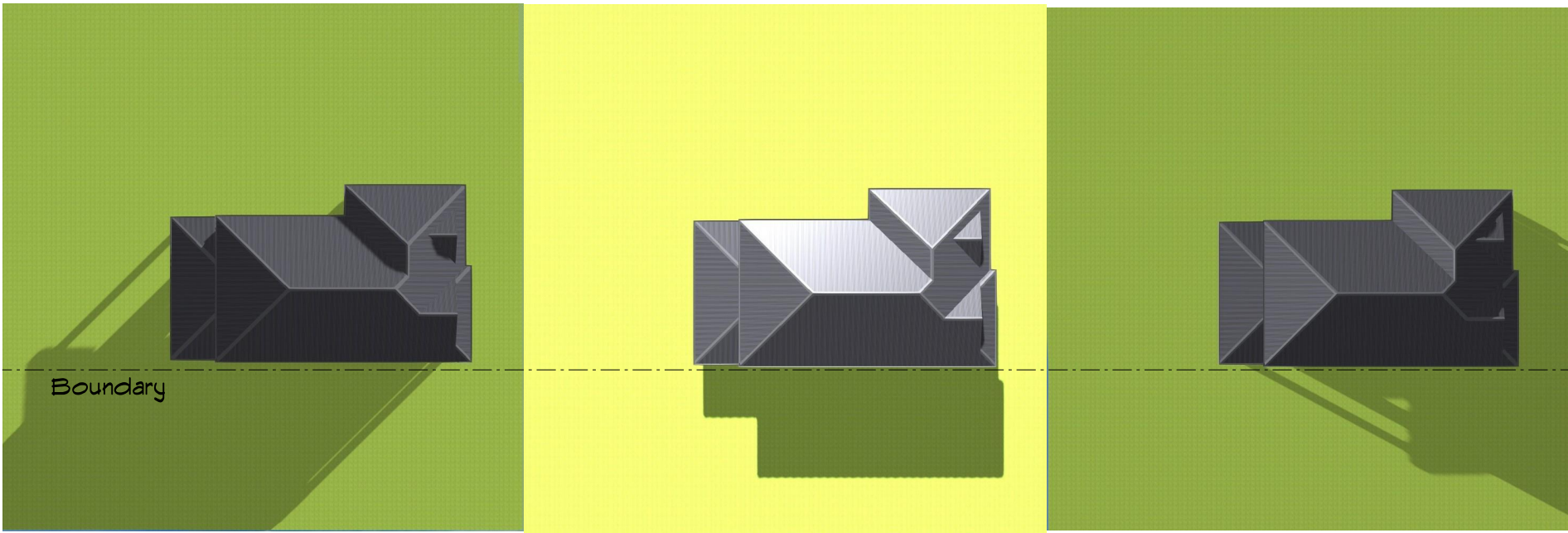
A3

SOFTPLAN
ARCHITECTURAL DESIGN SOFTWARE
SCALE: 1:39
DATE: 29/06/2025

Arabella Homes
56 Eschol Park Dr Eschol Park NSW 2558
PHONE: 0412 403 602
admin@arabellahomes.com.au
DRAWN BY:
Page No : 8



LAMBETH ST



8am 21 June

12pm 21 June

4pm 21 June

SITE MANAGEMENT PLAN

SHADOW DIAGRAM

Youla & Stan Vlatos		Arabella Homes	
Site Address: 64 Lambeth Street Panania.		56 Eschol Park Dr Eschol Park NSW 2558	
PHONE:		PHONE: 0412 403 602	FAX: 9820 1969
FAX:		admin@arabellahomes.com.au	
EMAIL:		Page No : 9	DRAWN BY:

BASIX COMMITMENTS

64 Lambeth St Panania

Basix Certificate No. 17954145

Water Commitments			
Fixtures		Show on DA plans	Centlifer check
The applicant must install snowheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.			
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.			
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.			
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.			
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.			
The applicant must configure the rainwater tank to collect rain runoff from at least 250 square metres of the roof area of the development, excluding the area of the roof which drains to any stormwater tank or private dam).			
The applicant must connect the rainwater tank to: - all toilets in the development - at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)			

Thermal Performance and Materials commitments			
Do-it-yourself Method		Show on DA plans	Centlifer check
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.			
The conditioned floor area of the dwelling must not exceed 300 square metres.			
The dwelling must not contain open mezzanine area exceeding 25 square metres.			
The dwelling must not contain third level habitable attic room.			
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.			
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.			
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - concrete slab on ground, waffle pod slab.	126	nil not specified	nil	
floor - above habitable rooms or mezzanine, joist board, frame timber - H2 treated softwood...	116.3	nil none	nil	
floor - suspended floor above garage, particle board, frame: timber - H2 treated softwood.	36.4	nil fireglass bats or roll	nil	

garage floor - concrete slab on ground, waffle pod slab.	35.4	not specified	nil	
external wall: brick veneer, frame: timber - H2 treated softwood.	all external walls	2.94 (or 3.50 including construction) fireglass bats or roll + reflective foil in the cavity	nil	wall colour: Light (solar absorptance < 0.48)
external garage wall: brick veneer, frame: timber - H2 treated softwood.	19.6	none	nil	
internal wall: plasterboard, frame: plasterboard, frame: timber - H2 treated softwood.	24	nil fireglass bats or roll	nil	
internal wall: plasterboard, frame: timber - H2 treated softwood.	223.5	none	nil	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	248	ceiling: 5 (up), roof: foil backed blanket, ceiling: fireglass bats or roll; roof: foil backed blanket.	nil	roof space ventilation: unventilated: roof colour light (solar absorptance 0.38-0.47); ceiling area fully insulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (part 13.2.3.6) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated filtration with adjoining building materials.
Note	• Thermal breaks must be installed in metal framed walls and applicable code in accordance with the ABCB Housing Provisions of the National Construction Code.

The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✓	✓	✓
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code.	✓	✓	✓

Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.			
The dwelling may have 1 Skylight (<0.7 square metres) which is not listed in the table.			
The following requirements must also be satisfied in relation to each window and glazed door:			
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.			
• Each window and glazed door must have a U-value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U-values and SHGC must be calculated in accordance with National Fire Protection Rating Council (NFRC) conditions.			
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.			
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 1.5 square metres. The skylight must not include the optional additional skylight or less than 0.7 square metres that does not have to be listed in the table).			

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W01	1200.00	1810.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.74 - 0.90)	none	2.4 m high, 2 m away
W02	1800.00	1210.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.74 - 0.90)	none	2.4 m high, 2 m away
W03	1800.00	1210.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.74 - 0.90)	none	2.4 m high, 2 m away

W04	1800.00	1210.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.74 - 0.90)	none	2.4 m high, 2 m away
W05	1800.00	1210.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.74 - 0.90)	eave 565 mm, 350 mm above head of window or glazed door	not overshadowed
W06	1200.00	1810.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.74 - 0.90)	eave 565 mm, 350 mm above head of window or glazed door	not overshadowed
East facing					
W07	1800.00	860.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	solid overhang 1100 mm, 300 mm above head of window or glazed door	not overshadowed
W08	1800.00	860.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	solid overhang 1100 mm, 300 mm above head of window or glazed door	not overshadowed
W09	1200.00	860.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	verandah 1500 mm, 1550 mm above base of window or glazed door	not overshadowed
W10	1200.00	860.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	verandah 1500 mm, 1550 mm above base of window or glazed door	not overshadowed
W11	1200.00	860.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	verandah 1500 mm, 1550 mm above base of window or glazed door	not overshadowed
W12	2100.00	4300.00	aluminium, single glazed (U-value: <=2.0, SHGC: 0.60 - 0.74)	verandah 2000 mm, 2300 mm above base of window or glazed door	not overshadowed
South facing					
W13	600.00	3610.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	none	2.4 m high, 2 m away

W14	600.00	1210.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	none	2.4 m high, 2 m away
W15	2100.00	1570.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	none	2.4 m high, 2 m away
W16	1400.00	860.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	none	2.4 m high, 2 m away
W17	1400.00	860.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	none	2.4 m high, 2 m away
W18	1200.00	1810.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	eave 565 mm, 350 mm above head of window or glazed door	not overshadowed
W19	1200.00	1810.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	eave 565 mm, 350 mm above head of window or glazed door	not overshadowed
W20	1200.00	1810.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	eave 565 mm, 350 mm above head of window or glazed door	not overshadowed
West facing					
W21	2320.00	3610.00	aluminium, single glazed (U-value: <=2.0, SHGC: 0.60 - 0.74)	verandah 4000 mm, 2700 mm above base of window or glazed door	not overshadowed
W22	2320.00	3610.00	aluminium, single glazed (U-value: <=2.0, SHGC: 0.60 - 0.74)	verandah 4000 mm, 2700 mm above base of window or glazed door	not overshadowed
W23	1800.00	810.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	eave 565 mm, 350 mm above head of window or glazed door	not overshadowed
W24	1200.00	1460.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	eave 565 mm, 350 mm above head of window or glazed door	not overshadowed

W25	1200.00	1810.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	eave 565 mm, 350 mm above head of window or glazed door	not overshadowed
W26	1200.00	1810.00	aluminium, single glazed (U-value: <=4.0, SHGC: 0.40 - 0.49)	eave 565 mm, 350 mm above head of window or glazed door	not overshadowed

Energy Commitments			
Hot water		Show on DA plans	Centlifer check
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 7 stars.			
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning, Energy rating: EER 3.0 - 3.5			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning, Energy rating: EER 3.0 - 3.5			
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning, Energy rating: EER 3.0 - 3.5			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning, Energy rating: EER 3.0 - 3.5			
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: Individual fan, ducted to lapgate or roof. Operation control: manual switch on/off Kitchen: Individual fan, ducted to lapgate or roof. Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry, Operation control: n/a			
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light emitting-diode (LED) lamps.			
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.			

The applicant must install a window and/or skylight in 3 bathroom(s)/bale(s) in the development for natural lighting.			
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.			

Youla & Stan Vlatos		Arabella Homes	
Site Address: 64 Lambeth Street Panania.		56 Eschol Park Dr Eschol Park NSW 2558	
PHONE:		PHONE: 0412 403 602	
FAX:		FAX: 9820 1969	
EMAIL:		admin@arabellahomes.com.au	
		Page No :10	
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		DATE: 29/06/2025	