

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A TWO-STOREY DUAL
OCCUPANCY WITH INGROUND POOLS DETACHED OUTBUILDINGS - PROPOSED 1.4M HIGH
WALLS TO 2 SIDES OF THE APPROVED OUTBUILDINGS

16 KIORA ST, PANANIA NSW 2213



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	RFI Submission	27/5/25
2	Revision 2	17/6/25
3	S4.55 (1A)	1/4/25



EPW DESIGNS

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DRAWING TITLE:	COVER PAGE
	Demolition of existing structures and construction of a two-storey dual occupancy with inground pools detached Outbuildings - Proposed 1.4m high Walls to 2 sides of the approved outbuildings
AT: NO.	16 KIORA ST, PANANIA NSW 2213
	SECTION 4.55(1A) MODIFICATIONS

DRAWN BY:	LN
ISSUE DATE:	2/06/2016
SCALE:	(A2)
DRAWING NO:	A 00

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 25 March 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NATHERS certificate 0011807237

Project summary			
Project name	Dual Occupancy - 16 Kiara St, Panania		
Street address	16 KIARA STREET PANANIA 2213		
Local Government Area	CANTERBURY-BANKSTOWN		
Plan type and plan number	Deposited Plan: 27399		
Lot No.	68		
Section no.	-		
No. of residential flat buildings	0		
Residential flat buildings: no. of dwellings	0		
Multi-dwelling housing: no. of dwellings	2		
No. of single dwelling houses	0		
Project score			
Water	✓ 44	Target 40	
Thermal Performance	✓ Pass	Target Pass	
Energy	✓ 73	Target 72	
Materials	✓ -65	Target n/a	

Certificate Prepared by	
Name / Company Name:	Mr Do Nguyen
ABN (if applicable):	

Description of project

Project address		Common area landscape	
Project name	Dual Occupancy - 16 Kiara St, Panania	Common area lawn (m²)	0
Street address	16 KIARA STREET PANANIA 2213	Common area garden (m²)	0
Local Government Area	CANTERBURY-BANKSTOWN	Area of indigenous or low water use species (m²)	0
Plan type and plan number	Deposited Plan: 27399	Assessor details and thermal loads	
Lot No.	68		
Section no.	-	Assessor number	20731
Project type		Certificate number	0011807237
No. of residential flat buildings		Climate zone	56
Residential flat buildings: no. of dwellings		Project score	
Multi-dwelling housing: no. of dwellings		Water	✓ 44 Target 40
No. of single dwelling houses		Thermal Performance	✓ Pass Target Pass
Site details		Energy	✓ 73 Target 72
Site area (m²)	550.1	Materials	✓ -65 Target n/a
Roof area (m²)	290.4		
Non-residential floor area (m²)	0		
Residential car spaces	4		
Non-residential car spaces	-		

Description of project

The tables below describe the dwellings and common areas within the project

Multi-dwelling houses

Dwelling no.	No. of habitable rooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (m²)
1	4+	120.5	8	62	35.13
Dwelling no.	No. of habitable rooms	Conditioned floor area (m²)	Unconditioned floor area (m²)	Area of garden & lawn (m²)	Indigenous species (m²)
2	4+	120.6	8	62	35.13

No common areas specified.

Schedule of BASIX commitments

- Commitments for multi-dwelling housing
 - Dwellings
 - Water
 - Energy
 - Thermal Performance and Materials
- Commitments for common areas and central systems/facilities for the development (non-building specific)
 - Water
 - Energy

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for multi-dwelling housing

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below:			
(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 future or appliance to be installed in the dwelling, the applicant must ensure that each such future and appliance meets the rating specified for it.		✓	✓
(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 install, for the dwelling, each alternative 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 area 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.	✓	✓	✓
(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.	✓	✓	✓

Fixtures						Appliances		Individual pool			Individual spa		
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (+/- 4.5 but > 6 L/min)	6 star	6 star	6 star	-	-	23	yes	outdoors	no	0	no	no

	Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
All dwellings	Individual water tank (No. 1)	Tank size (min) 15000 litres	To collect run-off from at least: 146.7 square metres of roof area; 55 square metres of impervious area; 35.13 square metres of garden and lawn area; and 0 square metres of planter box area.	yes	no	no	no	no

(i) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below:			
(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.		✓	✓
(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, in/for 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 area. If the term "zone" is specified beside an air conditioning system, then the system must provide for daylight zoning between living areas and bedrooms.		✓	✓
(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 each such room in the dwelling is 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.		✓	✓

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(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 fitted with a window and/or daylight.	✓	✓	✓
(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 must 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 must 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 in the dwelling: (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; and (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 the 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.	✓	✓	✓

Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous - 6 star	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	manual switch on/off	individual fan, ducted to facade or roof	interlocked to light

Cooling		Heating		Natural lighting	
Dwelling no.	living areas	bedroom areas	bedroom areas	No. of bathrooms or toilets	Main kitchen
All dwellings	1-phase air conditioning - non ducted / 4 star (old label)	1-phase air conditioning - non ducted / 4 star (old label)	1-phase air conditioning - non ducted / 4 star (old label)	2	yes

Individual pool				Individual spa		Appliances other efficiency measures				
Dwelling no.	Pool heating system	Pool Pump	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Dishwasher	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	no heating	single speed-7 stars	yes	-	-	gas cooktop & gas oven	-	-	no	yes

Alternative energy			
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)	Photovoltaic collector installation	Orientation inputs
All dwellings	between >0° to <=10° degree to the horizontal	1	N

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✓		
(e) The applicant must show on the plans accompanying the 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.		✓	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
(g) Where there is an in-slab heating or cooling system, the applicant must:	✓	✓	✓

(iii) Thermal Performance and Materials	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.			
(b) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below:	✓	✓	✓
(i) The applicant must show on The plans accompanying The development application for The proposed development, The locations of ceiling fans set out in The Assessor Certificate.	✓		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✓	

Thermal loads			
Dwelling no.	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	19.4	10.2	29.600

Thermal loads			
Dwelling no.	Area adjusted heating load (in MJ/m²/yr)	Area adjusted cooling load (in MJ/m²/yr)	Area adjusted total load (in MJ/m²/yr)
All other dwellings	19.3	10.7	29.000

Construction of floors and walls					
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
All dwellings	90.7	-	-	11.2	-

		Floor types									
First floor above habitable rooms or mezzanine				Suspended floor above garage			Garage floor				
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Low emissions option	Dematerialisation
All dwellings	treated or painted	56.6	-	treated or painted	11.2	-	concrete slab on ground	10	-	none	waffle pod slab

Floor types		First floor above habitable rooms or mezzanine		Suspended floor above garage		Garage floor			
Dwelling no.	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation	Construction type	Area (m²)	Insulation

All dwellings	treated softwood, frame: laminated veneer lumber (LVL)	56.6	-	treated softwood, frame: laminated veneer lumber (LVL)	11.2	-	concrete slab on ground, frame: timber - H2 treated softwood	19	-
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						none	waffle pod slab		
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	External walls							
	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
All dwellings	brick veneer, frame: timber - H2 treated softwood	134.2	fibre/glass batts or roll	-	-	-	-	-

	External walls							
	External wall type 3				External wall type 4			
Dwelling no.	Wall type	Area (m²)	Insulation	Low emissions option	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	-	-	-	-	-	-	-	-

Internal walls							
Internal walls shared with garage		Internal wall type 1		Internal wall type 2		Internal wall type 3	
Dwelling no.	Wall type	Area (m²)	Insulation	Wall type	Area (m²)	Insulation	Low emissions option
All dwellings	plasterboard, frame: timber - H2 treated softwood	17.81	fibre/glass batts or roll	plasterboard, frame: timber - H2 treated softwood	120	-	-

		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 dwellings	-	-	Ceiling: Roof.	-	-	Ceiling: Roof.	framed - metal roof, frame: timber + H2 treated softwood	146.7	Ceiling: Roof foil/sarking

GENERAL NOTES

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REV AMENDMENTS Date

REV	AMENDMENTS	Date



EPW DESIGNS

109 WOOLCOTT ST. EARLWOOD NSW 2206

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E epwdesigns@gmail.com

DRAWING TITLE:

BASIX COMMITMENT

Demolition of existing structures and construction of a two-storey dual occupancy with inground pools detached Outbuildings - Proposed 1.4m high Walls to 2 sides of the approved outbuild

BASIX CERTIFICATE NO: 1788786M
ASSESSOR NUMBER : 20731
CLIMATE : 56

NATHERS CERT. UNIT 1 - NO: 0011807237
NATHERS CERT. UNIT 2 - NO: 0011807229

Dwelling no.	Glazing type			Frame types				
	Single glazing (m²)	Double glazing (m²)	Triple glazing (m²)	Aluminium frames (m²)	Timber frames (m²)	uPVC frames (m²)	Steel frames (m²)	Composite frames (m²)
All dwellings	29.15	-	-	29.15	-	-	-	-

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Version: 4.03 / EUCALYPTUS_03_01_0

Certificate No.: 1788786M

Tuesday, 25 March 2025

page 13/16

2. Commitments for common areas and central systems/facilities for the development (non-building specific)				
(b) Common areas and central systems/facilities				
(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.	✓	✓	✓	
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✓	✓		
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.		✓		
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✓		
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✓	✓	
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✓	✓	
Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	no common facility	no common facility	no common laundry facility
(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check	
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✓	✓	
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✓	✓	
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✓	✓	✓	

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page 14/16

Central energy systems	Type	Specification
Other	-	-

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Version: 4.03 / EUCALYPTUS_03_01_0

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page 15/16

Notes
1. In these commitments, "applicant" means the person carrying out the development.
2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate.
3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.
4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).
5. If a star or other rating is specified in a commitment, this is a minimum rating.
6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.
Legend
1. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
2. Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled).

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Certificate No.: 1788786M

Tuesday, 25 March 2025

page 16/16

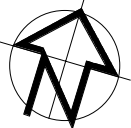
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REV

AMENDMENTS

Date



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DRAWING TITLE:

BASIX COMMITMENT

Demolition of existing structures and construction of a two-storey dual occupancy with inground pools detached Outbuildings - Proposed 1.4m high Walls to 2 sides of the approved outbuildings

AT: NO. 16 KIORA ST, PANANIA NSW 2213

SECTION 4.55(1A) MODIFICATIONS

DRAWN BY: LN

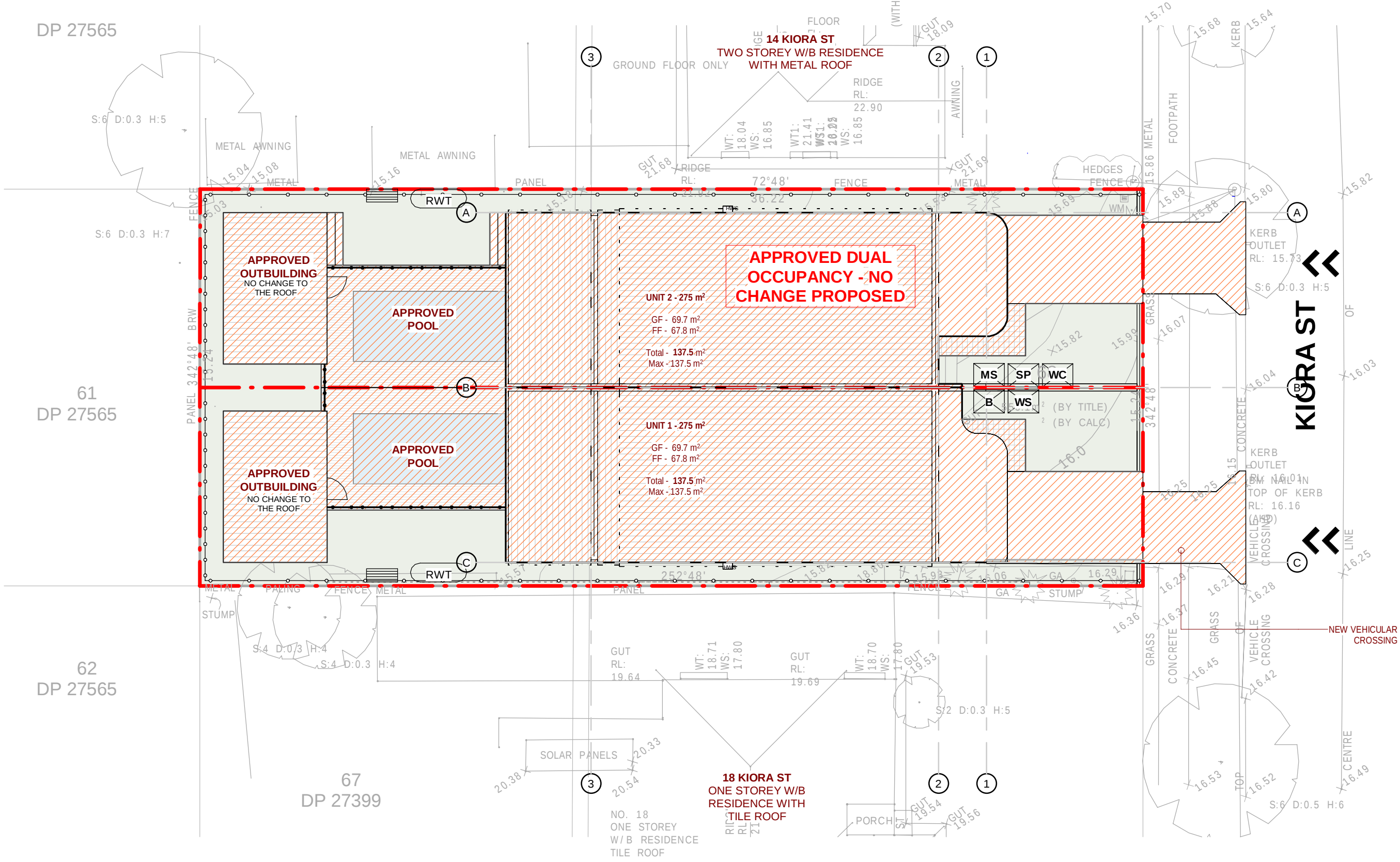
ISSUE DATE: 2/06/2016

SCALE: 1 : 200 (A2)

DRAWING NO: CC 02

DEMOLITION OF EXISTING STRUCTURES AND CONSTRUCTION OF A TWO-STOREY DUAL OCCUPANCY WITH INGROUND POOLS DETACHED OUTBUILDINGS - PROPOSED 1.4M HIGH WALLS TO 2 SIDES OF THE APPROVED OUTBUILDINGS

16 KIORA ST, PANANIA NSW 2213



LEGEND

DA APPROVED PARTS	
MODIFICATION PARTS	

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 (REMAIN UNCHANGED)		Max 275m ²	YES
POS	114.5 (REMAIN UNCHANGED)	114.5 (REMAIN UNCHANGED)	Min 80 m ²	YES
LANDSCAPE	48.9% of front area to be landscape (REMAIN UNCHANGED)		45% of front area	YES

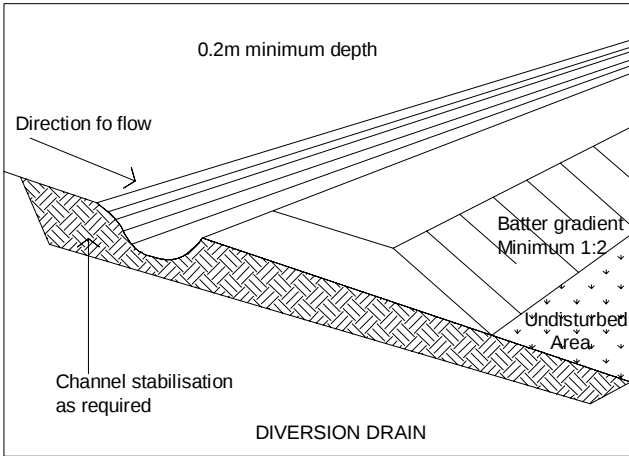
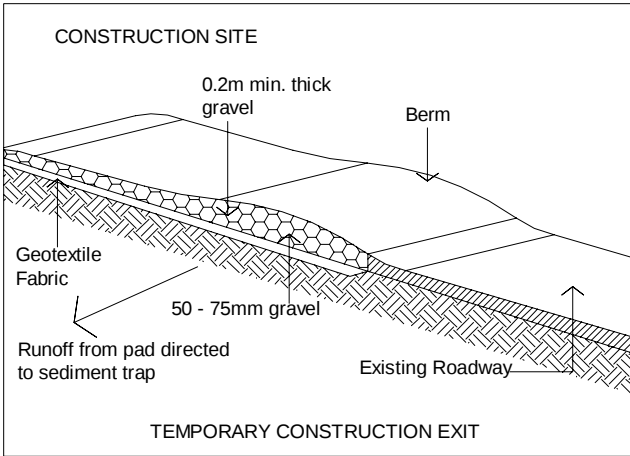
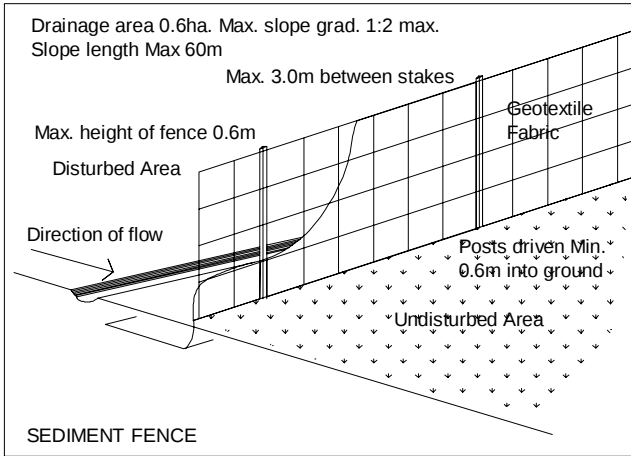
NOTES

- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER
- MINIMIE DISTURBED AREA
- ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH
- DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE
- ROADS AND FOOTPATH TO BE SWEEPED DAILY
- KERBSIDE INLET TO BE PROTECTED WITH FABRIC FILLED WITH GRAVEL
- 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

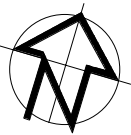
Mechanical Ventilation in accordance with NCC 2022- Part 10.8	FLOOR WASTE	GRATED PIT	SKYLIGHT	WALL MOUNTED HOT WATER SYSTEM	RAINWATER TANK	CLOTHES LINE	SMOKE ALARM TO COMPLY WITH AS.3786
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GENERAL NOTES

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

REV	AMENDMENTS	Date
1	RFI Submission	27/5/25
2	Revision 2	17/6/25
3	S4.55 (1A)	1/4/25



EPW DESIGNS

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P (02) 9591 5292
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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 inground pools detached Outbuildings - Proposed 1.4m high Walls to 2 sides of the approved outbuildings

AT: NO. 16 KIORA ST, PANANIA NSW 2213

SECTION 4.55(1A) MODIFICATIONS

DRAWN BY: LN

ISSUE DATE: 2/06/2016

SCALE: As indicated (A2)

DRAWING NO: A 03

60
DP 27565

61
DP 27565

62
DP 27565

67
DP 27399

DP 27399

14 KIORA ST
TWO STOREY W/B
RESIDENCE WITH
METAL ROOF

18 KIORA ST
ONE STOREY W/B
RESIDENCE WITH
TILE ROOF

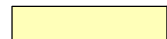
KIORA STREET

1 PROPOSED GROUND FLOOR PLAN
1 : 100

LEGEND

DA APPROVED PARTS

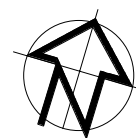
MODIFICATION PARTS



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2	Revision 2	17/6/25
3	S4.55 (1A)	1/4/25



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P (02) 9591 5292
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DRAWING TITLE:
GROUND FLOOR PLAN

Demolition of existing structures and construction of a two-storey dual occupancy with inground pools detached Outbuildings - Proposed 1.4m high Walls to 2 sides of the approved outbuildings

AT: NO. 16 KIORA ST, PANANIA NSW 2213

SECTION 4.55(1A) MODIFICATIONS

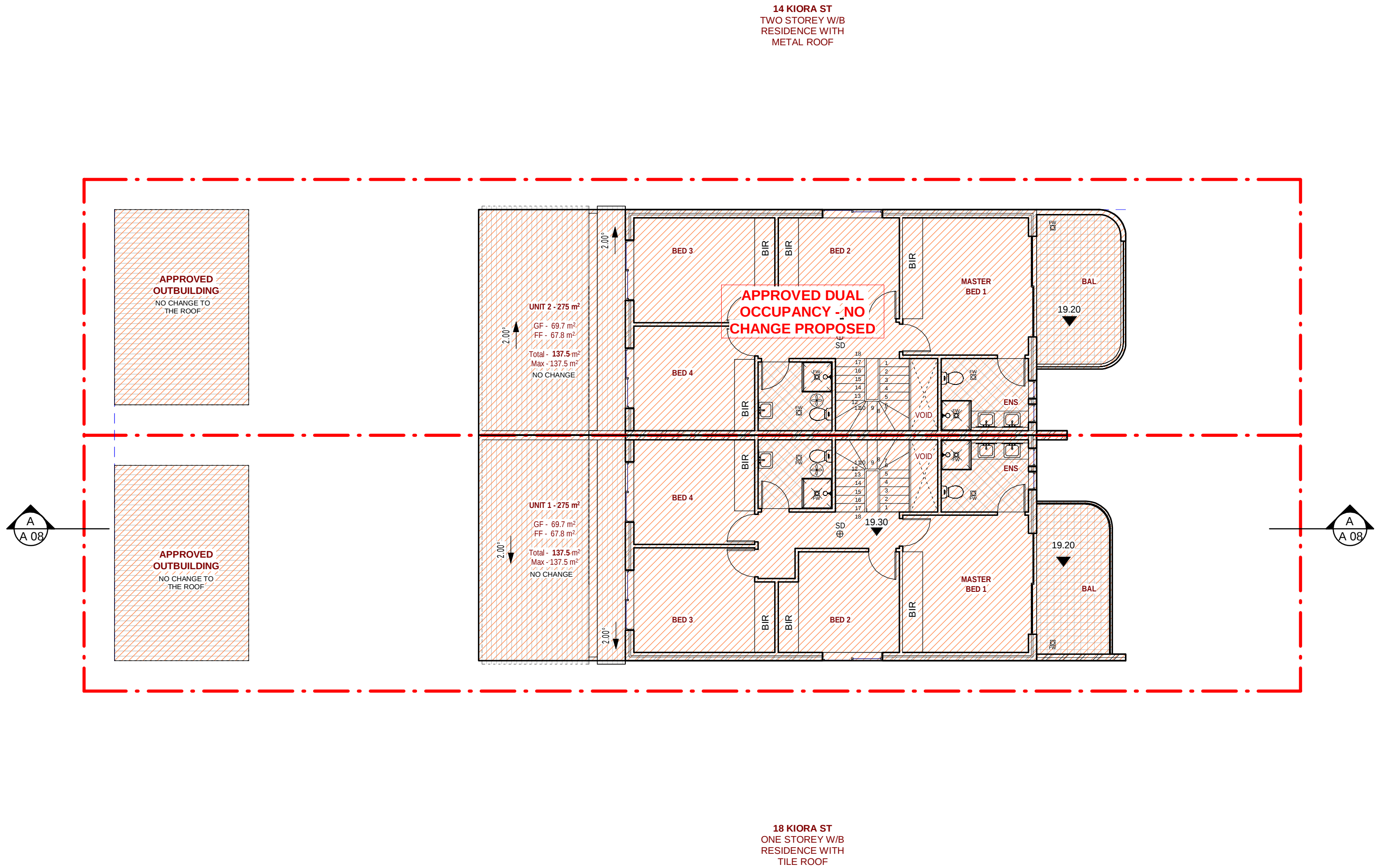
DRAWN BY: LN

ISSUE DATE: 2/06/2016

SCALE: As indicated (A2)

DRAWING NO: A 04

Mechanical Ventilation in accordance with NCC 2022- Part 10.8	FLOOR WASTE	GRATED PIT	SKYLIGHT	WALL MOUNTED HOT WATER SYSTEM	RAINWATER TANK	CLOTHES LINE	SMOKE ALARM SA TO COMPLY WITH AS.3786
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1 PROPOSED FIRST FLOOR PLAN
1 : 100

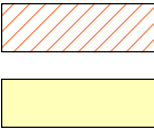
BASIX CERTIFICATE NO: 1788786M
ASSESSOR NUMBER : 20731
CLIMATE : 56

NATHERS CERT. UNIT 1 - NO: 0011807237
NATHERS CERT. UNIT 2 - NO: 0011807229

Mechanical Ventilation in accordance with NCC 2022- Part 10.8	FLOOR WASTE	GRATED PIT	SKYLIGHT	WALL MOUNTED HOT WATER SYSTEM	RAINWATER TANK	CLOTHES LINE	SMOKE ALARM SA TO COMPLY WITH AS.3786
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LEGEND

DA APPROVED PARTS
MODIFICATION PARTS



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REV	AMENDMENTS	Date
1	RFI Submission	27/5/25
2	Revision 2	17/6/25
3	S4.55 (1A)	1/4/25



EPW DESIGNS

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E epwdesigns@gmail.com

DRAWING TITLE:
FIRST FLOOR PLAN

Demolition of existing structures and construction of a two-storey dual occupancy with inground pools detached Outbuildings - Proposed 1.4m high Walls to 2 sides of the approved outbuildings

AT: NO. 16 KIORA ST, PANANIA NSW 2213

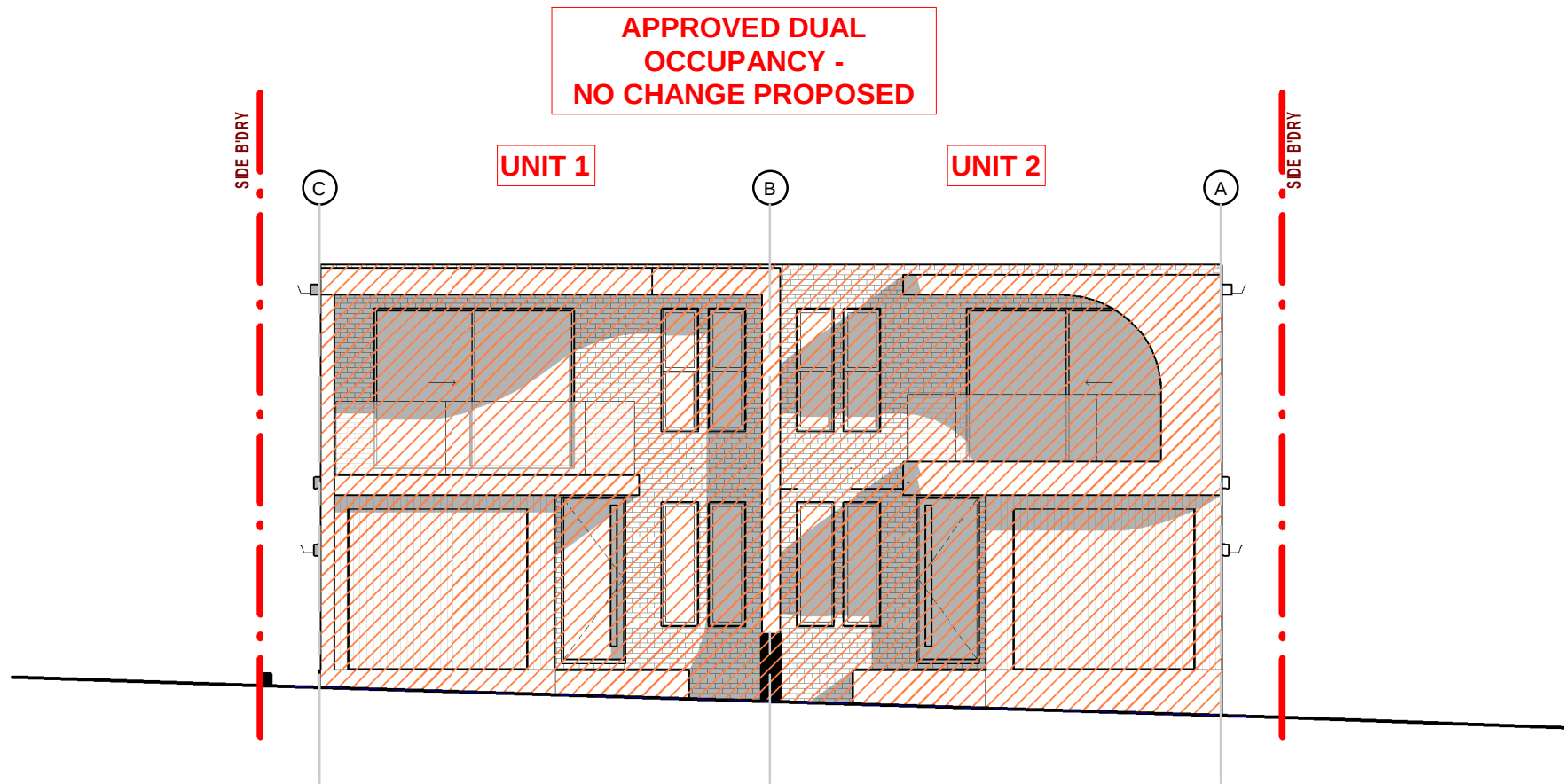
SECTION 4.55(1A) MODIFICATIONS

DRAWN BY: LN

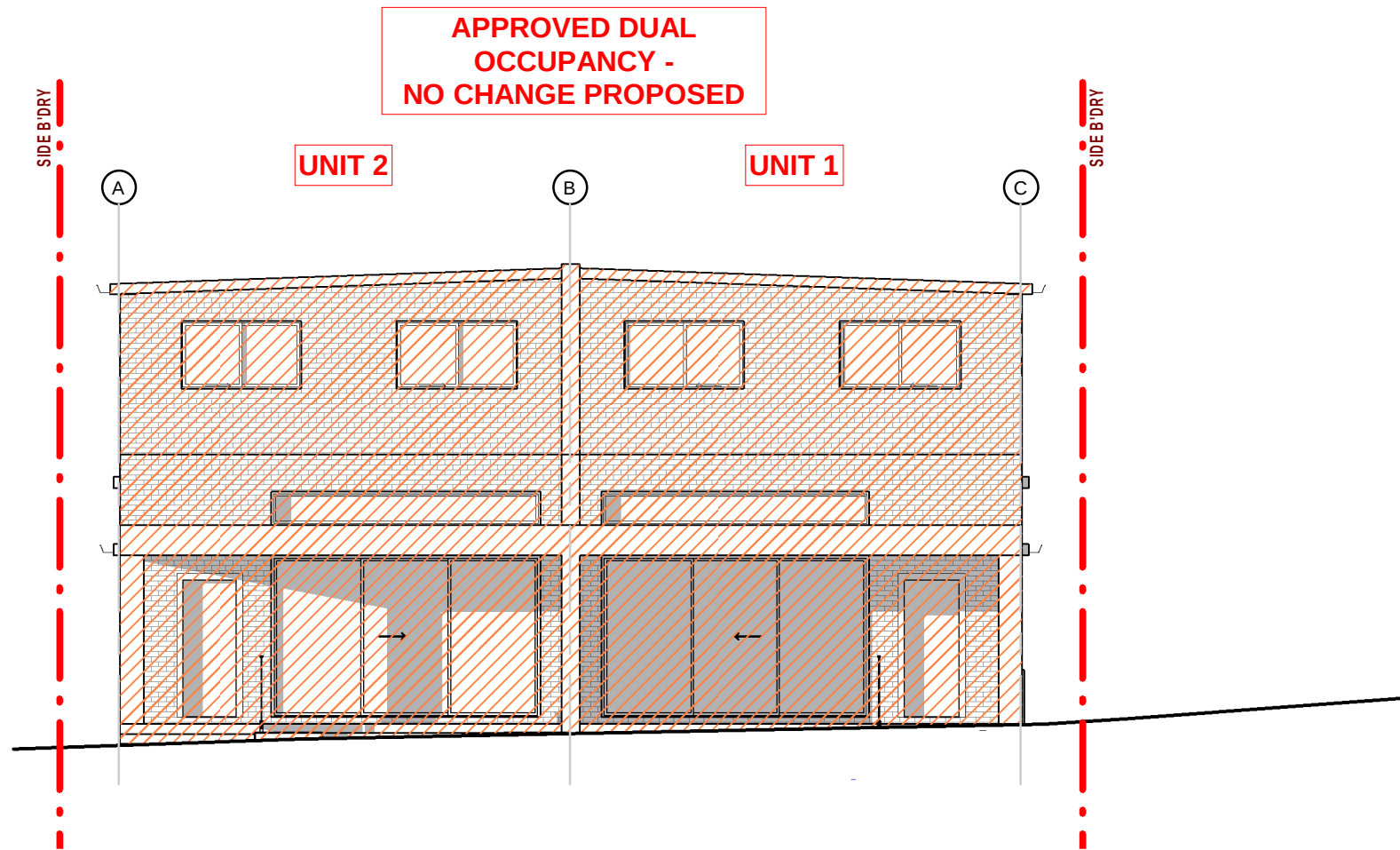
ISSUE DATE: 2/06/2016

SCALE: As indicated (A2)

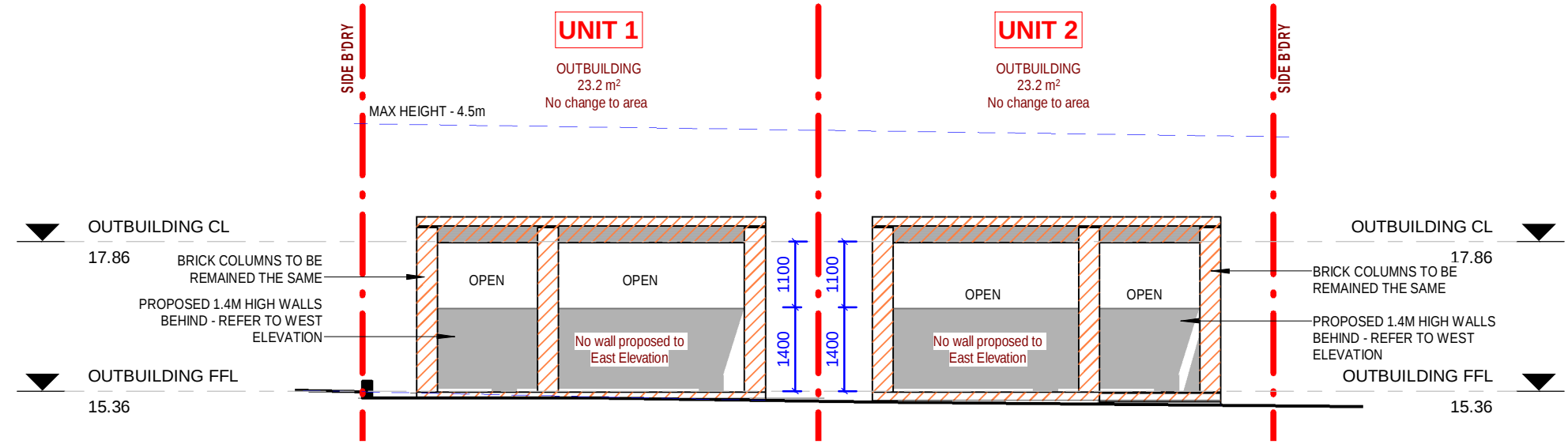
DRAWING NO: A 05



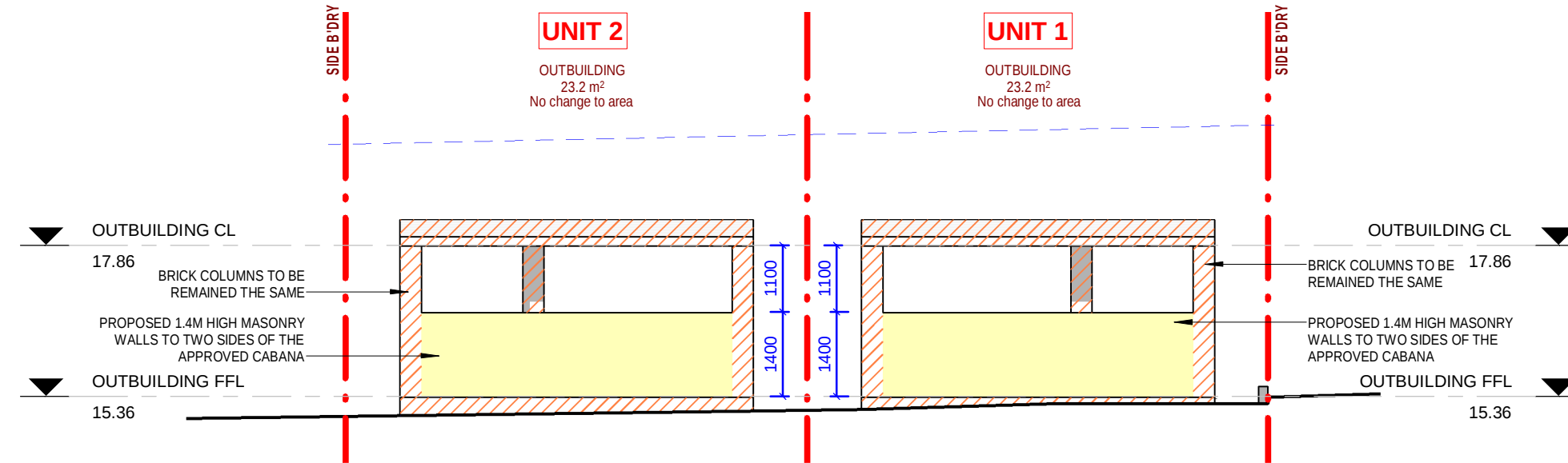
1 EAST ELEVATION (FRONT)
1 : 100



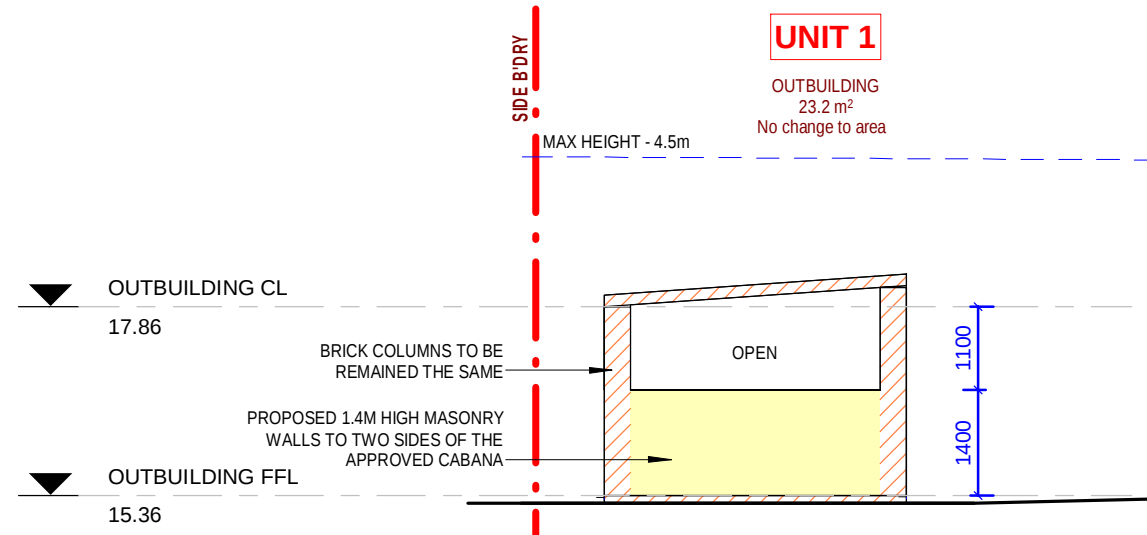
3 WEST ELEVATION (REAR)
1 : 100



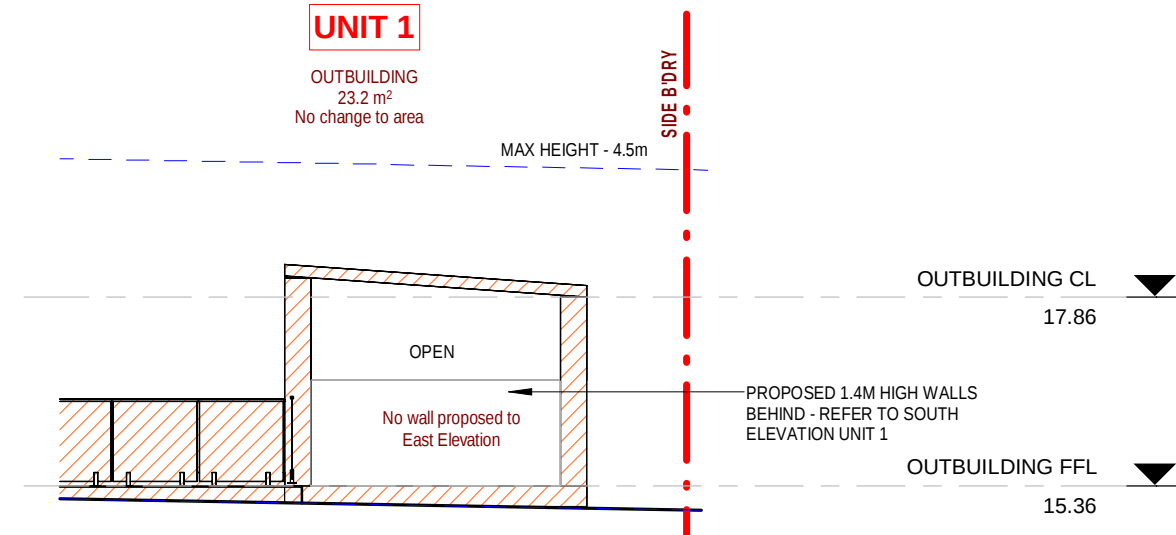
2 EAST ELEVATION (FRONT) OUTBUILDINGS
1 : 100



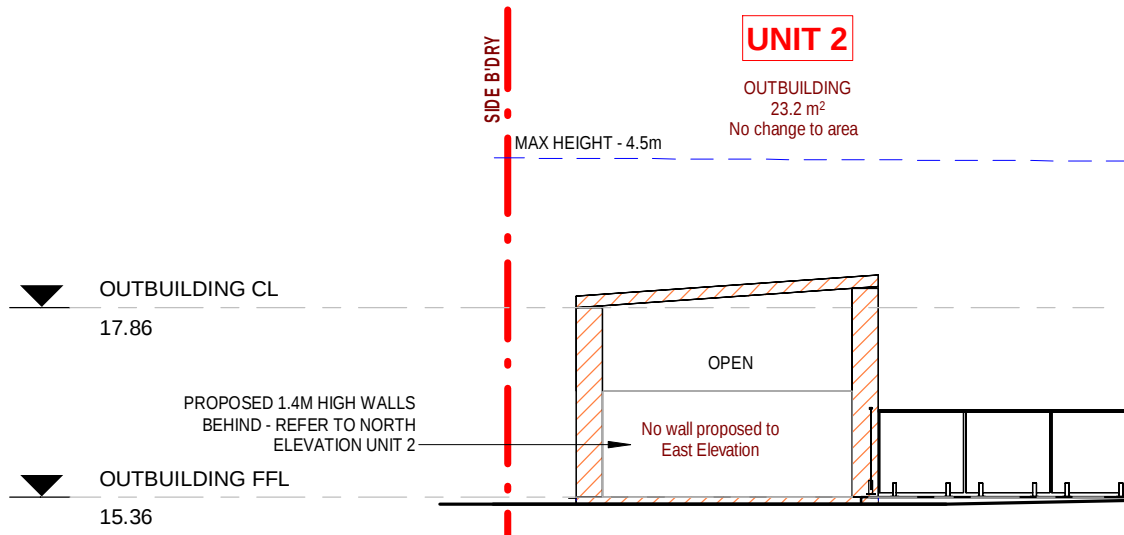
5 WEST ELEVATION (REAR) OUTBUILDINGS
1 : 100



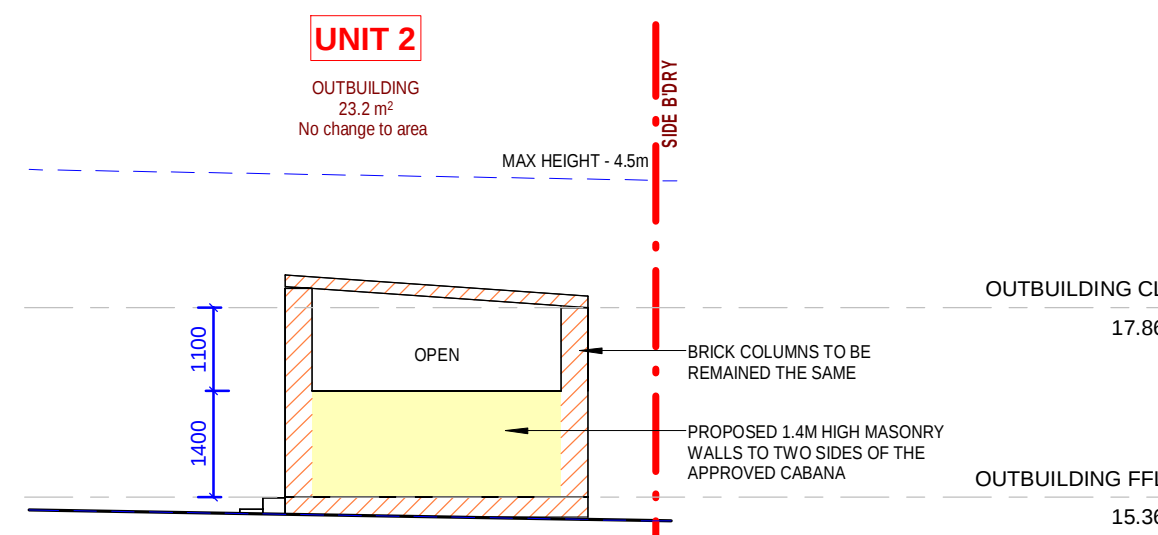
7 SOUTH ELEVATION (SIDE) OUTBUILDING UNIT 1
1 : 100



4 NORTH ELEVATION (SIDE) OUTBUILDING UNIT 1
1 : 100



8 SOUTH ELEVATION (SIDE) OUTBUILDING UNIT 2
1 : 100



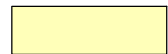
6 NORTH ELEVATION (SIDE) OUTBUILDING UNIT 2
1 : 100

LEGEND

DA APPROVED PARTS



MODIFICATION PARTS



GENERAL NOTES

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1	RFI Submission	27/5/25
2	Revision 2	17/6/25
3	S4.55 (1A)	1/4/25



EPW DESIGNS

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DRAWING TITLE:
ELEVATIONS

Demolition of existing structures and construction of a two-storey dual occupancy with inground pools detached Outbuildings - Proposed 1.4m high Walls to 2 sides of the approved outbuildings

AT: NO. 16 KIORA ST, PANANIA NSW 2213

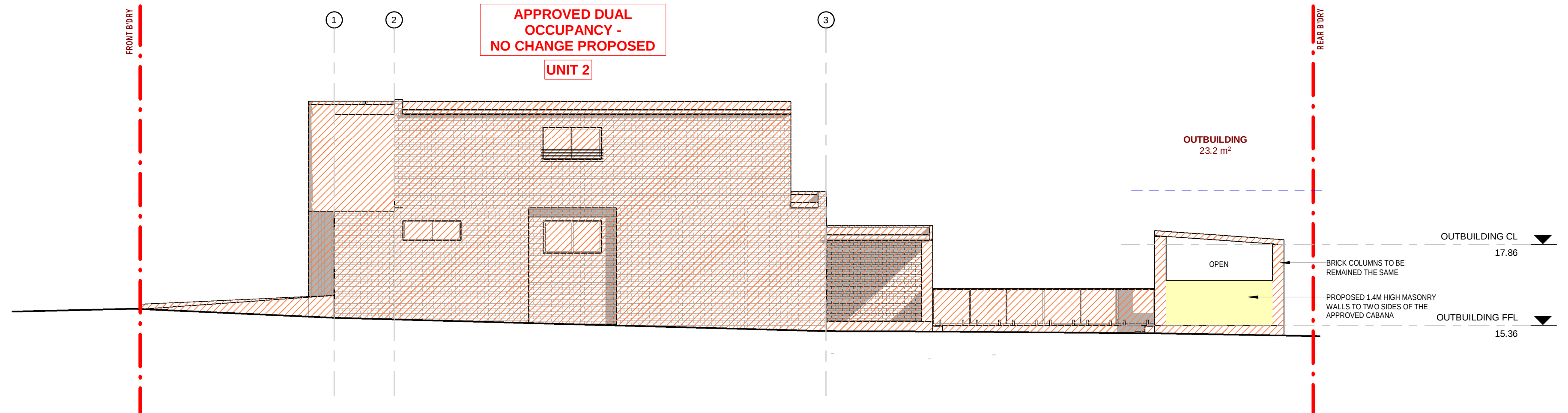
SECTION 4.55(1A) MODIFICATIONS

DRAWN BY: LN

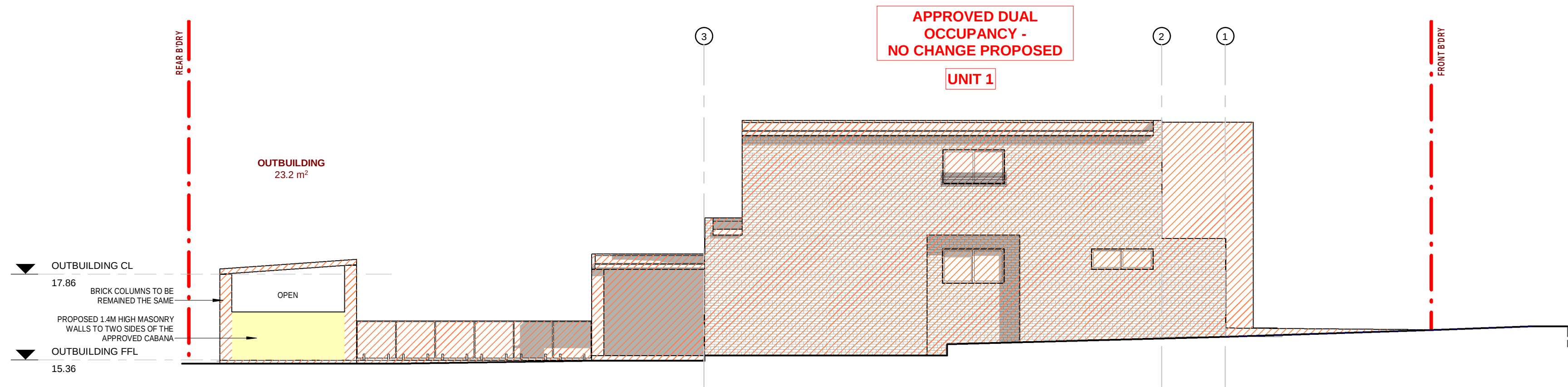
ISSUE DATE: 2/06/2016

SCALE: As indicated (A2)

DRAWING NO: A 06



② NORTH ELEVATION
1 : 100



① SOUTH ELEVATION
1 : 100

BASIX CERTIFICATE NO: **1788786M**
ASSESSOR NUMBER : **20731**
CLIMATE : **56**

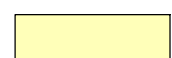
NATHERS CERT. UNIT 1 - NO: **0011807237**
NATHERS CERT. UNIT 2 - NO: **0011807229**

LEGEND

DA APPROVED PARTS



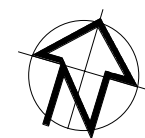
MODIFICATION PARTS



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1	RFI Submission	27/5/25
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SECTION 4.55(1A) MODIFICATIONS

DRAWN BY: LN

ISSUE DATE: 2/06/2016

SCALE: As indicated (A2)

DRAWING NO: A 07



DRAWING NO: A 08