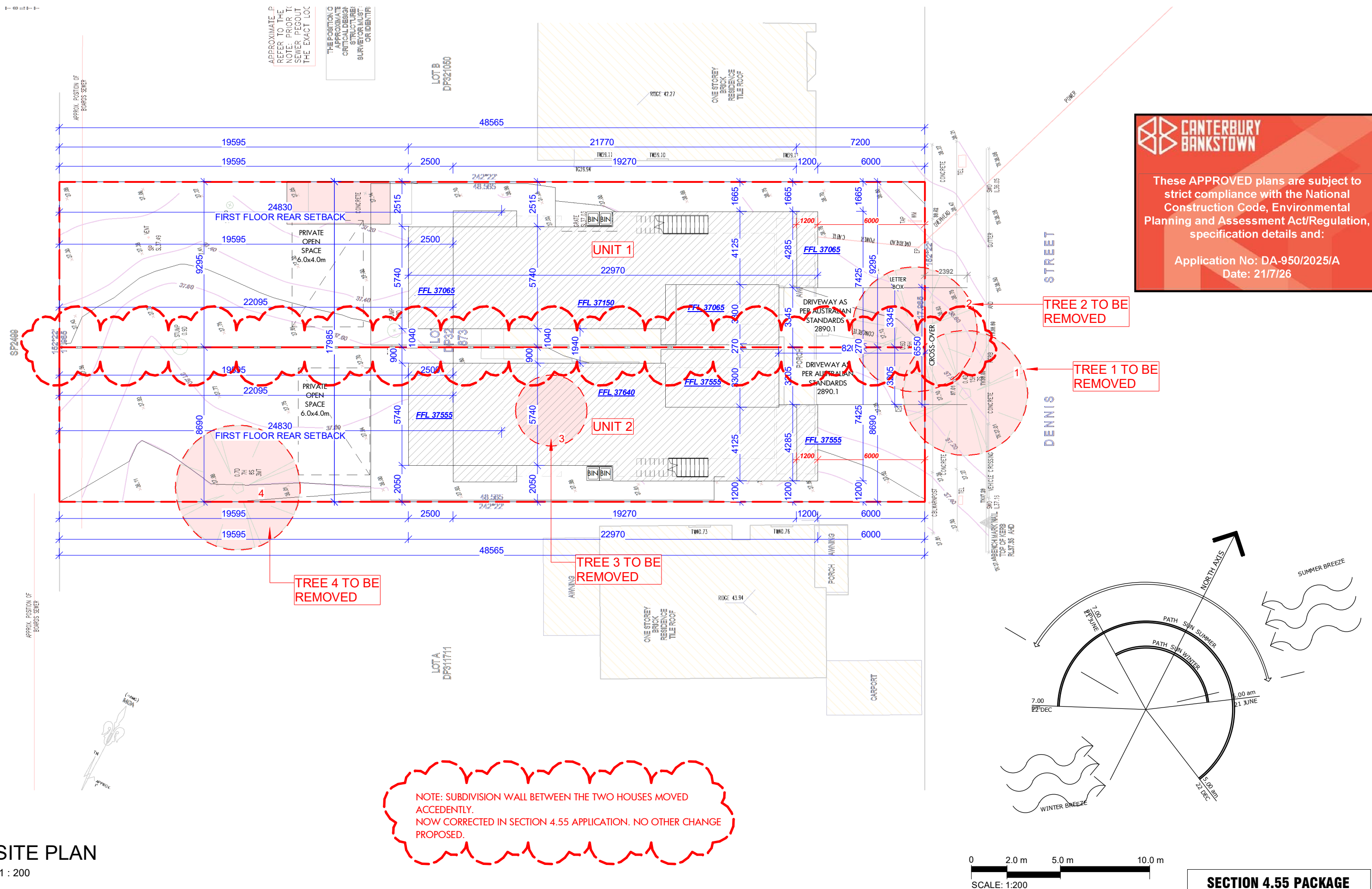


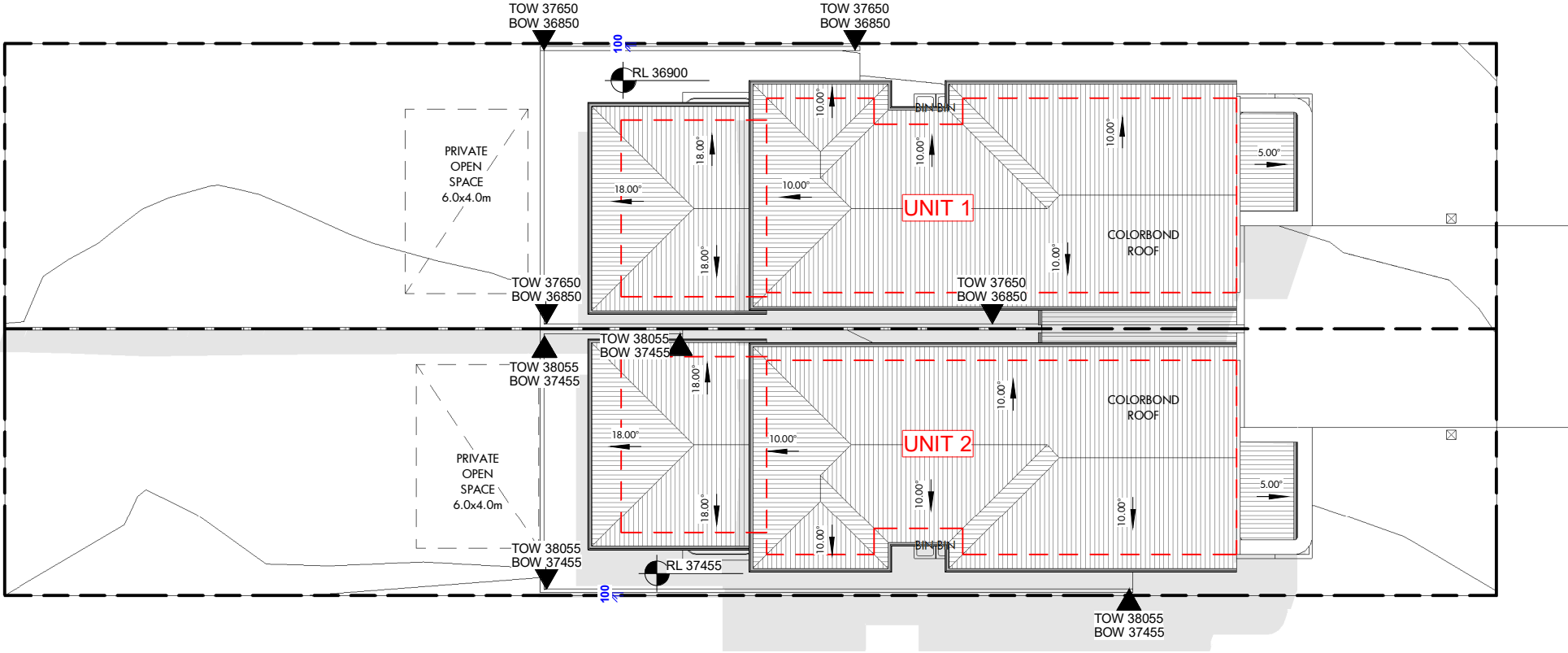


1 SITE PLAN

CANTERBURY
BANKSTOWN

These APPROVED plans are subject to strict compliance with the National Construction Code, Environmental Planning and Assessment Act/Regulation, specification details and:

Application No: DA-950/2025/A
Date: 21/7/26



NOTE: SUBDIVISION WALL BETWEEN THE TWO HOUSES MOVED ACCEDENTLY.
NOW CORRECTED IN SECTION 4.55 APPLICATION. NO OTHER CHANGE PROPOSED.

1

ROOF PLAN

1 : 200

SECTION 4.55 PACKAGE

DRAWING TITLE

ROOF PLAN

SCALE

1 : 200

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2458

PROJ. STAGE

S4.55

PAGE NUMBER

S4.55 02

eco. factor Pty. Ltd

MEMBER:



SUITE 1, LEVEL 2,
215-219 GEORGE ST., LIVERPOOL
2170, NSW, Australia.
P: 1300 326 322
info@ecofactor.com.au
www.ecofactor.com.au



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AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 1428 DESIGN FOR ACCESS AND MOBILITY
AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1670 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1909 INSTALLATION OF TIMBER DOORSETS
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PORTABLE FIRE EXTINGUISHERS
AS 3500 NATIONAL PLUMBING AND DRAINAGE
AS 3600 CONCRETE STRUCTURES
AS 3700 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

W# WINDOW TAG

D# DOOR TAG

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1 01/01/24 Describe here

REV 1 8/10/25 RESPONSE TO RFI DA-950/2025 PAN-565788 ZK

Certificate No. # A5TMQD1FYL

Assessor name Stephen Burgum

Accreditation No. HERA10245

Property Address A/-DP321050, 35 Dennis Street, Lakemba, VIC, 2195

https://www.fr5.com.au/QRCodeLanding?PublicId=A5TMQD1FYL&GrpCert=1

CLIENT

BUILDAD CONSULTING SERVICES

PROJECT DETAIL

DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY

PROJECT ADDRESS

35 DENNIS STREET LAKEMBA 2195 NSW

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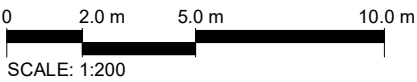
CANTERBURY BANKSTOWN

These APPROVED plans are subject to strict compliance with the National Construction Code, Environmental Planning and Assessment Act/Regulation, specification details and:

Application No: DA-950/2025/A
Date: 21/7/26

1 DEMOLITION PLAN
1 : 200

NOTE: ELEMENTS TO BE DEMOLISHED/REMOVED ARE SHOWN IN RED.



SECTION 4.55 PACKAGE

DRAWING TITLE
DEMOLITION PLAN

SCALE
1 : 200

DATE
22/12/2025 1:18:48 PM

DRAWING NO.
2458

PROJ. STAGE
S4.55

PAGE NUMBER
S4.55 03

eco. factor Pty. Ltd

MEMBER:



SUITE 1, LEVEL 2,
215-219 GEORGE ST., LIVERPOOL
2170, NSW, Australia.
P: 1300 326 322
info@ecofactor.com.au
www.ecofactor.com.au



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- AS 2444 PORTABLE FIRE EXTINGUISHERS
- AS 3500 NATIONAL PLUMBING AND DRAINAGE
- AS 3600 CONCRETE STRUCTURES
- AS 3700 MASONRY STRUCTURES
- AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
- AS 4100 STEEL STRUCTURES
- AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
- AS 3810 FORMWORK FOR CONCRETE
- OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

W# WINDOW TAG

D# DOOR TAG

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REV 1 8/10/25 RESPONSE TO RFI DA-950/2025 PAN-565788 ZK

Certificate No. # A5TMQD1FYL

Assessor name Stephen Burgum

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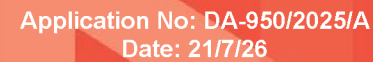
Property Address A/-DP321050, 35 Dennis Street, Lakemba, VIC, 2195

https://www.fr5.com.au/QRCodeLanding?PublicId=A5TMQD1FYL&GrpCert=1

CLIENT
BUILDIA CONSULTING SERVICES

PROJECT DETAIL
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY

PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW



THE POSITION OF STRUCTURES AND IMPROVEMENTS
APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR
CRITICAL DESIGN OR CONSTRUCTION WORKS. FOR AN
STRUCTURES IN RELATION TO A BOUNDARY, A RE-
SURVEYOR MUST CARRY OUT A BOUNDARY SURVEY, A RE-
OR IDENTIFICATION SURVEY FOR THE PROPOSED

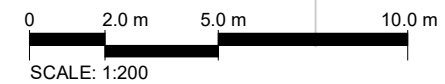
05012600
B LOT

LOT 1
451.412m²

LOT 2
422.030m²

LOT A
DP31711

NOTE: SUBDIVISION WALL BETWEEN THE TWO HOUSES MOVED
ACCEDENTLY.
NOW CORRECTED IN SECTION 4.55 APPLICATION. NO OTHER CHANGE
PROPOSED.



SECTION 4.55 PACKAGE

DRAWING TITLE

SUBDIVISION PLAN

SCALE 1 : 200 DATE 22/12/2025 1:18:49 PM

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PROJ. STAGE	PAGE NUMBER
S4.55	S4.55 04

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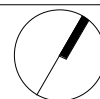
STANDARDS

THE FOLLOWING STANDARDS MAY BE REFERRED TO IN THIS DRAWING:

- AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 1428 DESIGN FOR ACCESS AND MOBILITY
- AS 1957 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
- AS 1963 EXHAUST VENTILATION SYSTEMS FOR HIGH RISK BUILDINGS
- AS 1960 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
- AS 1970 INSTALLATION OF TIMBER DOORSETS
- AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
- AS 2243 EXHAUST VENTILATION SYSTEMS FOR HIGH RISK BUILDINGS
- AS 2444 PROTECTIVE FIRE EXTINGUISHERS
- AS 3500 NATIONAL PLUMBING AND DRAINAGE
- AS 3600 CONCRETE STRUCTURES
- AS 3700 MASONRY STRUCTURES
- AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
- AS 4100 STEEL STRUCTURES
- AS 4254 CRYSTALLINE POLYMER LININGS FOR HANDLING SYSTEMS IN BUILDINGS
- AS 4300 FORMWORK FOR CONCRETE

OTHER ALTERNATIVE SOLUTION

	NORTH
--	-------



TAG SYMBOLS

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1	01/01/24	Describe here	
REV 1	8/10/25	RESPONSE TO RFI DA-950/2025 PAN-565788	Z



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PROJECT DETAIL

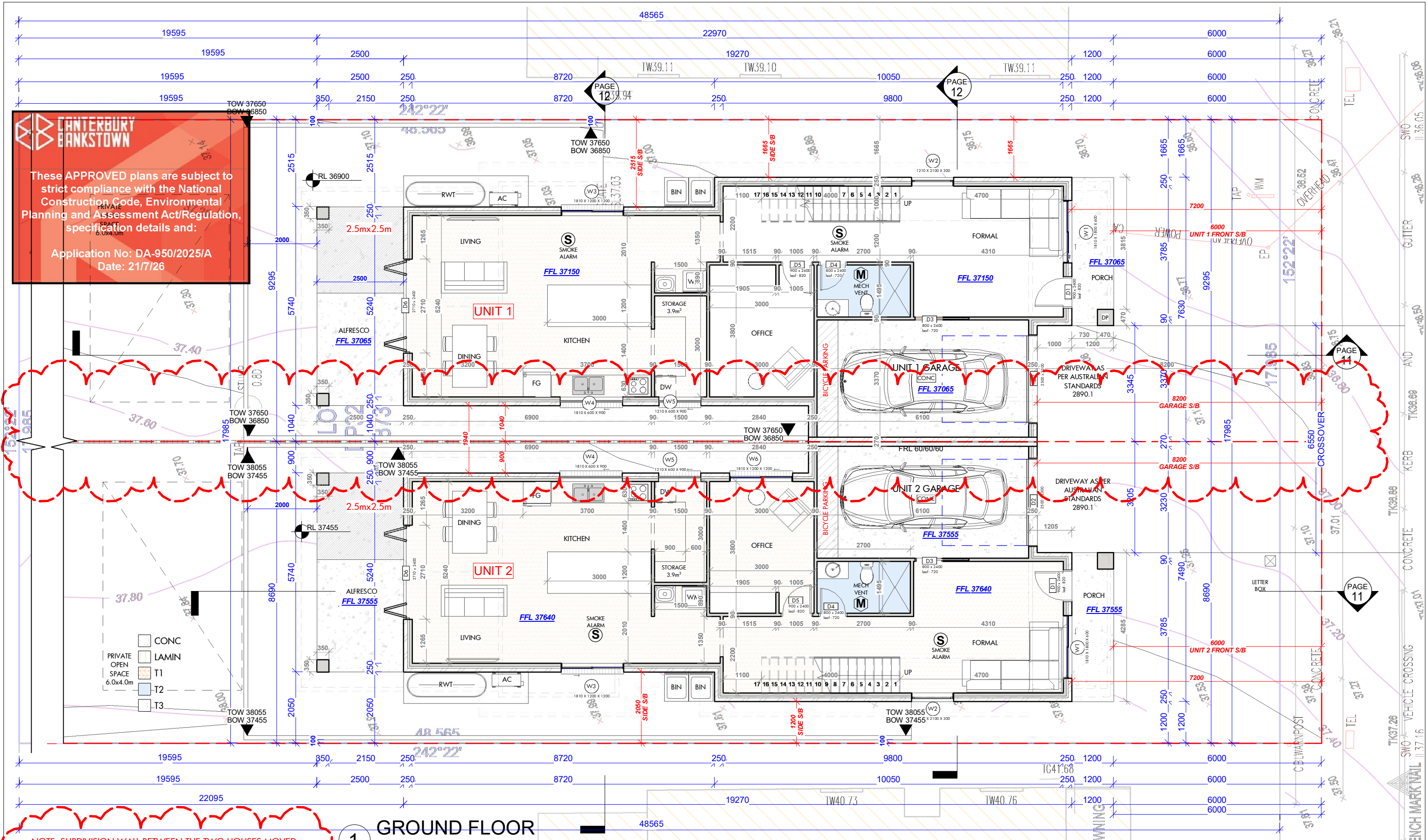
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW
DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY

PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW



These APPROVED plans are subject to strict compliance with the National Construction Code, Environmental Planning and Assessment Act/Regulation, specification details and:

Application No: DA-950/2025/A
Date: 21/7/26



NOTE: SUBDIVISION WALL BETWEEN THE TWO HOUSES MOVED ACCIDENTLY.
NOW CORRECTED IN SECTION 4.55 APPLICATION. NO OTHER CHANGE PROPOSED.

GROUND FLOOR

1:100

Minimum side s/b : (building height-4.5m)/4 + 0.9m for building height >4.5m-8.5m

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AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH



TAG SYMBOLS

W# WINDOW TAG
D# DOOR TAG
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1	01/01/24	Describe here	
REV 1	8/10/25	RESPONSE TO RFI DA-950/2025 PAN-565788	ZK



0 1.0 m 2.5 m 5.0 m
SCALE: 1:100

CLIENT
BUILDIAID CONSULTING SERVICES

PROJECT DETAIL
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY

PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

SECTION 4.55 PACKAGE

DRAWING TITLE
GROUND FLOOR PLAN

SCALE
1:100

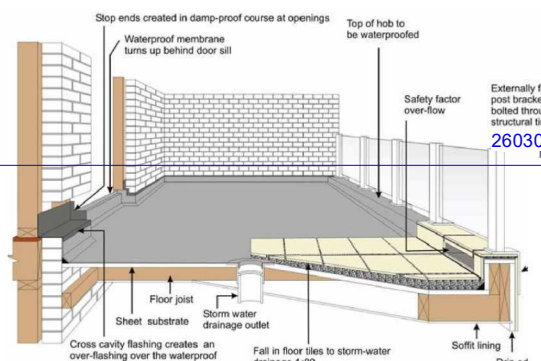
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S4.55

PAGE NUMBER
S4.55 06



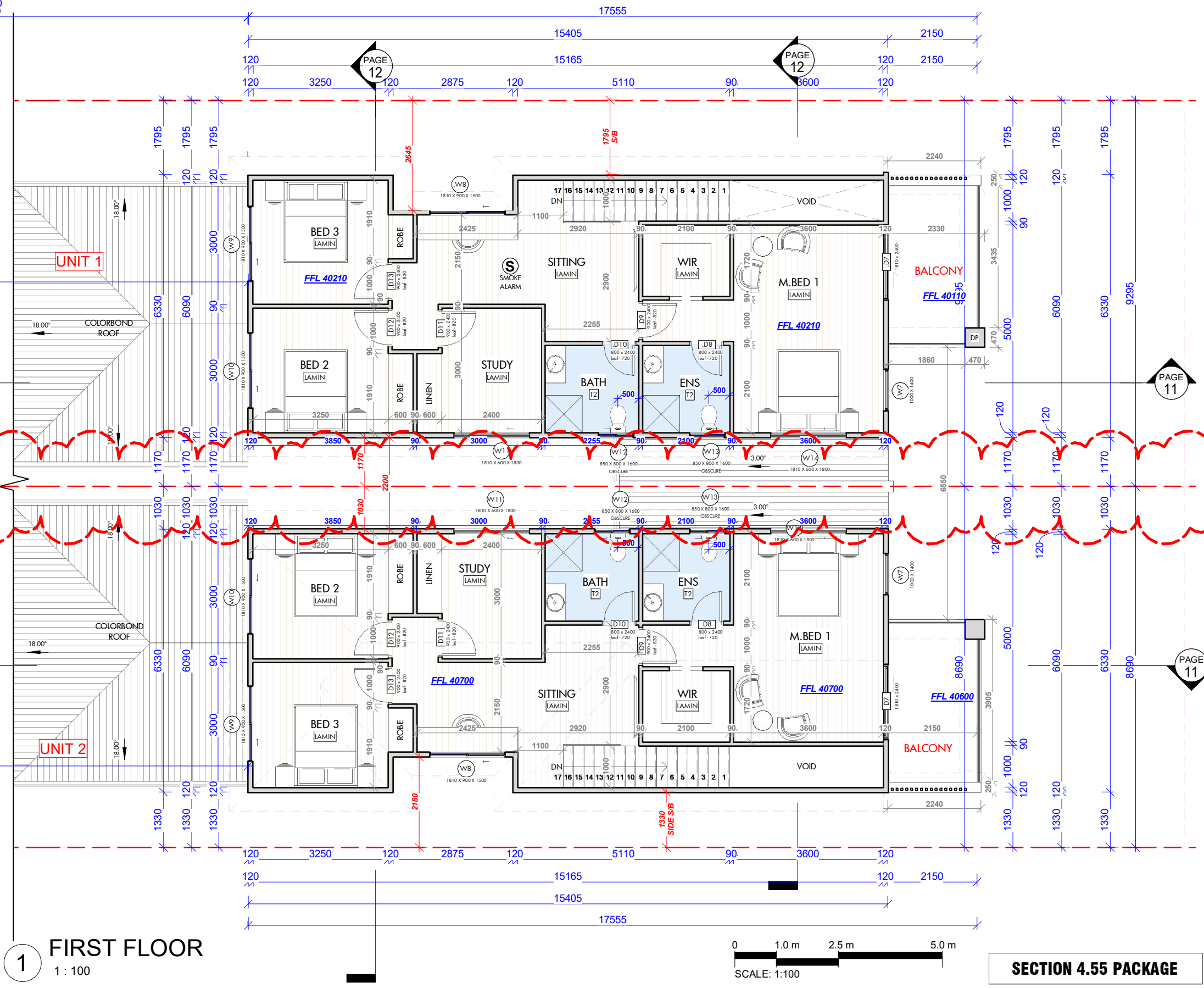
SAFETY OVERFLOW LINED WITH MEMBRANE AS PER AS 3500.3 & 4654-2012

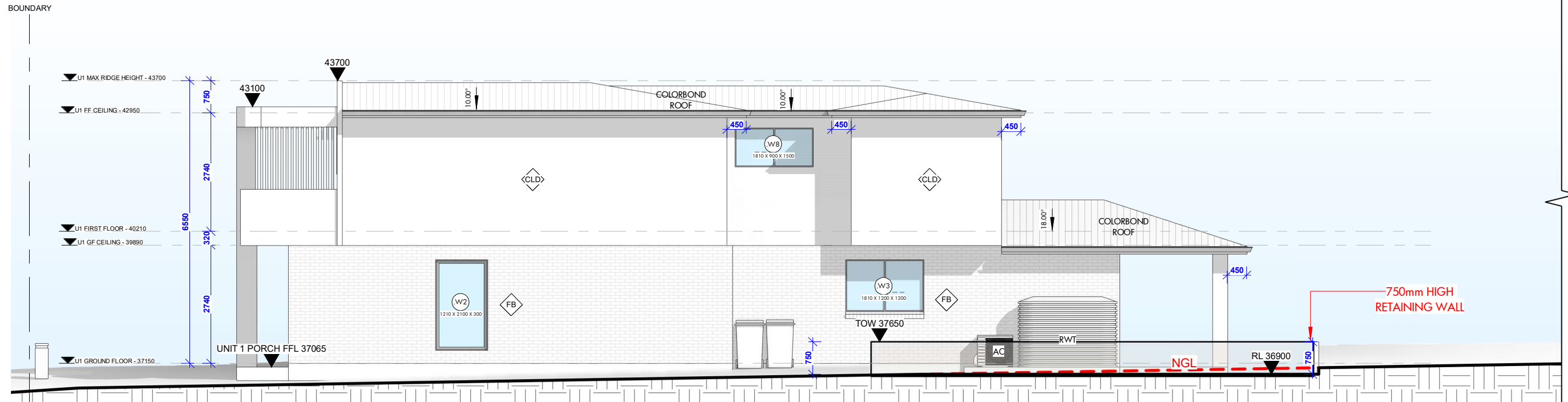
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Date: 21/7/26

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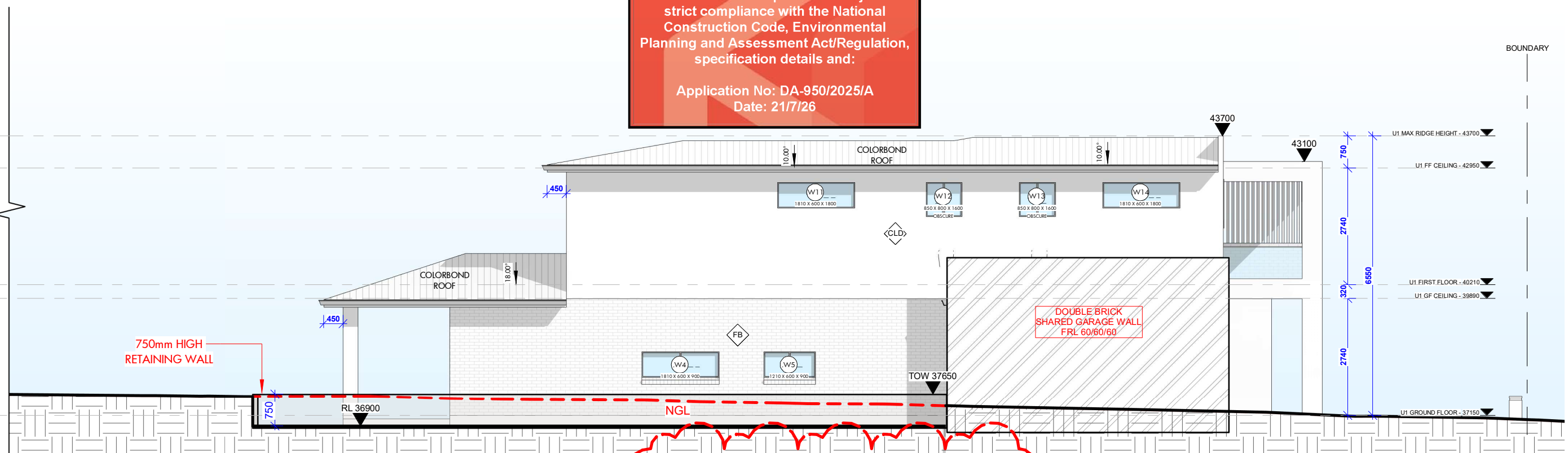


1 NORTH WEST - UNIT 1
1 : 100

CANTERBURY BANKSTOWN

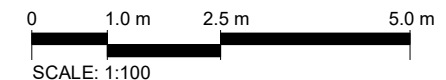
These APPROVED plans are subject to strict compliance with the National Construction Code, Environmental Planning and Assessment Act/Regulation, specification details and:

Application No: DA-950/2025/A
Date: 21/7/26



2 SOUTH EAST - UNIT 1
1 : 100

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SECTION 4.55 PACKAGE

DRAWING TITLE		
SIDE ELEVATIONS - UNIT 1		
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Design Solutions

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AS 1428 DESIGN FOR ACCESS AND MOBILITY
AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1870 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
AS 1909 INSTALLATION OF TIMBER DOORSETS
AS 2047 WINDOWS IN BUILDINGS - SELECTION AND INSTALLATION
AS 2293 EMERGENCY ESCAPE LIGHTING AND EXIT SIGNS FOR BUILDINGS
AS 2444 PORTABLE FIRE EXTINGUISHERS
AS 3500 NATIONAL PLUMBING AND DRAINAGE
AS 3600 CONCRETE STRUCTURES
AS 3700 MASONRY STRUCTURES
AS 3740 WATERPROOFING OF DOMESTIC WET AREAS
AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

W# WINDOW TAG
D# DOOR TAG
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1 01/01/24 Describe here
REV 1 8/10/25 RESPONSE TO RFI DA-950/2025 PAN-565788 ZK

Certificate No. # A5TMQD1FYL

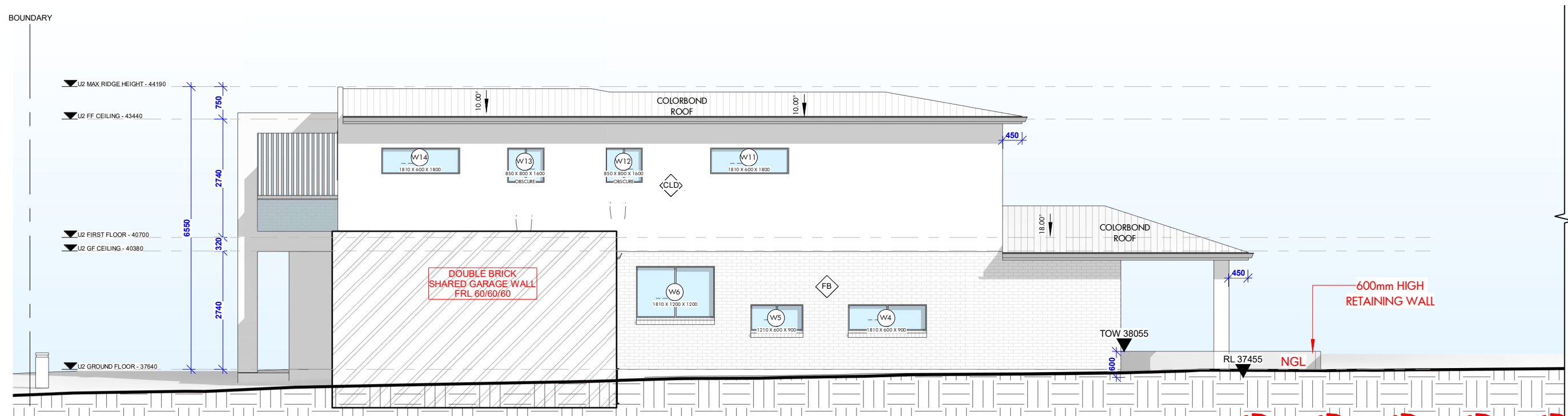
Scan QR code or follow website link for rating details.

Assessor name Stephen Burgum
Accreditation No. HERA10245
Property Address A/-DP321050, 35 Dennis Street, Lakemba, VIC, 2195
<https://www.frs.com.au/QRCodeLanding?PublicId=A5TMQD1FYL&GrpCert=1>

CLIENT
BUILDALD CONSULTING SERVICES

PROJECT DETAIL
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY

PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW



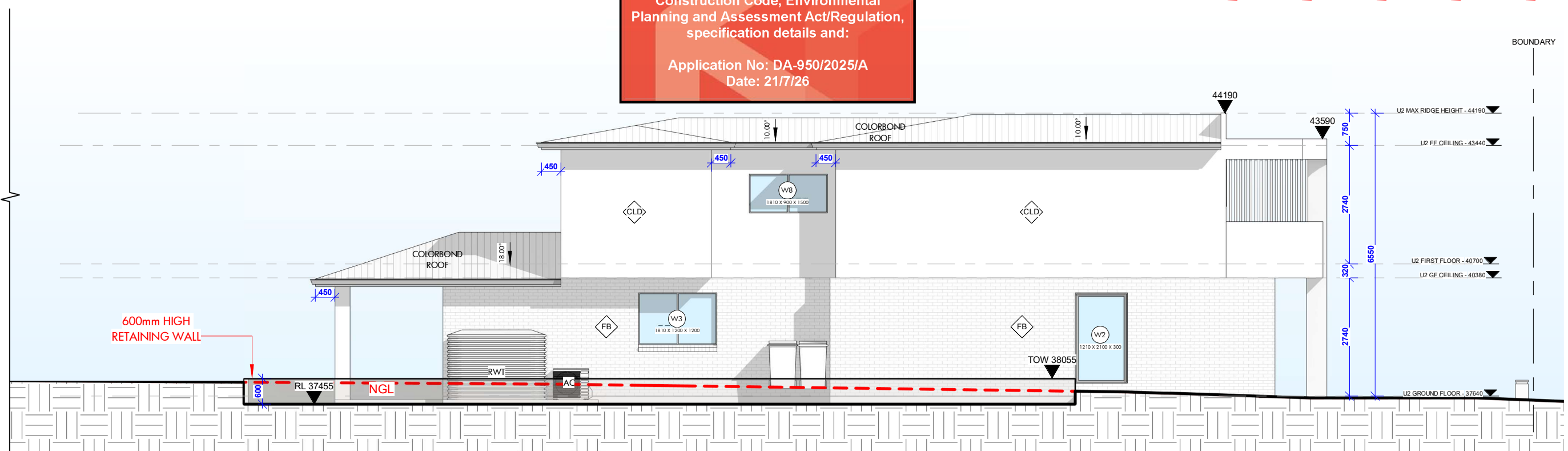
1 NORTH WEST - UNIT 2
1 : 100

CANTERBURY BANKSTOWN

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Application No: DA-950/2025/A
Date: 21/7/26

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2 SOUTH EAST - UNIT 2
1 : 100



SECTION 4.55 PACKAGE

DRAWING TITLE
SIDE ELEVATIONS - UNIT 2

SCALE
1 : 100

DATE
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AI

DRAWING NO.
2458

PROJ. STAGE
S4.55

PAGE NUMBER
S4.55 09

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ASSOCIATION OF AUSTRALIA



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- AS 3810 FORMWORK FOR CONCRETE
- OTHER ALTERNATIVE SOLUTION

NORTH

TAG SYMBOLS

W# WINDOW TAG
D# DOOR TAG

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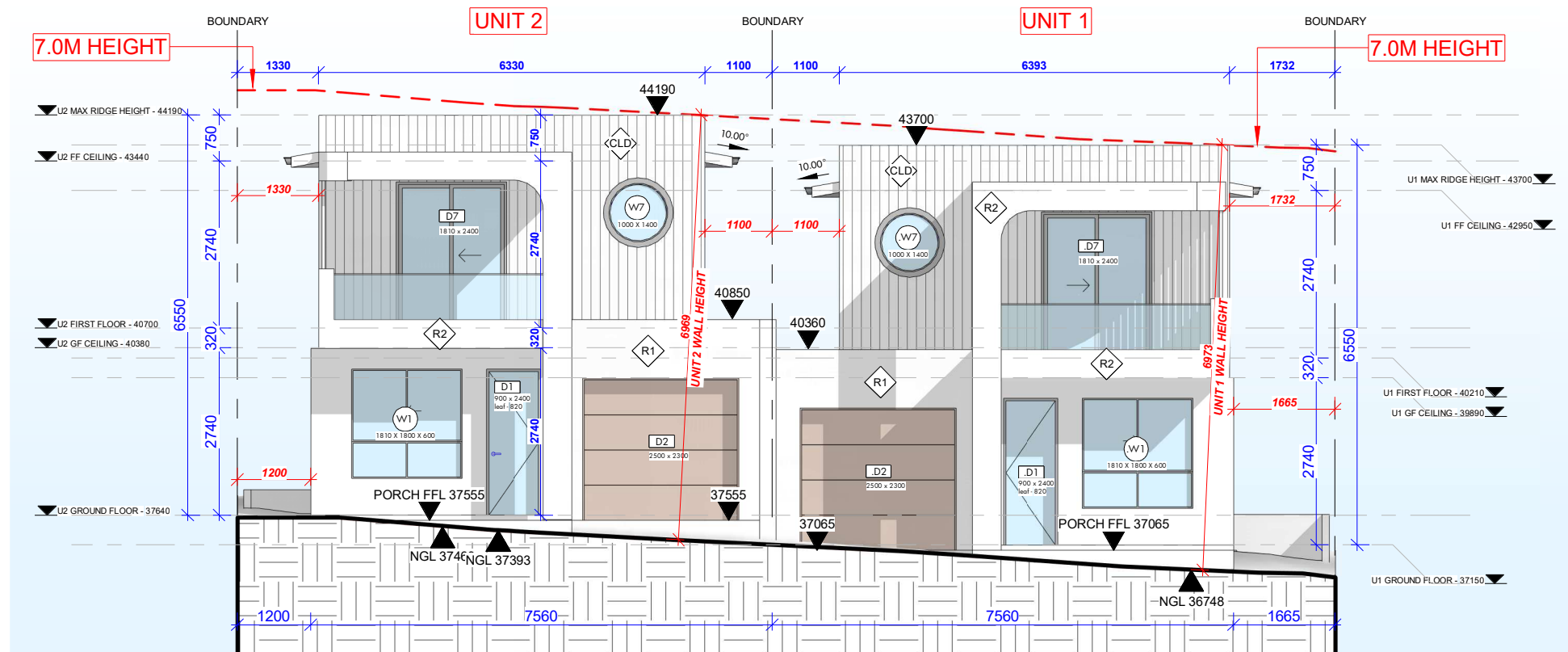
1	01/01/24	Describe here	
REV 1	8/10/25	RESPONSE TO RFI DA-950/2025 PAN-565788	ZK



CLIENT
BUILDUA CONSULTING SERVICES

PROJECT DETAIL
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY

PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW



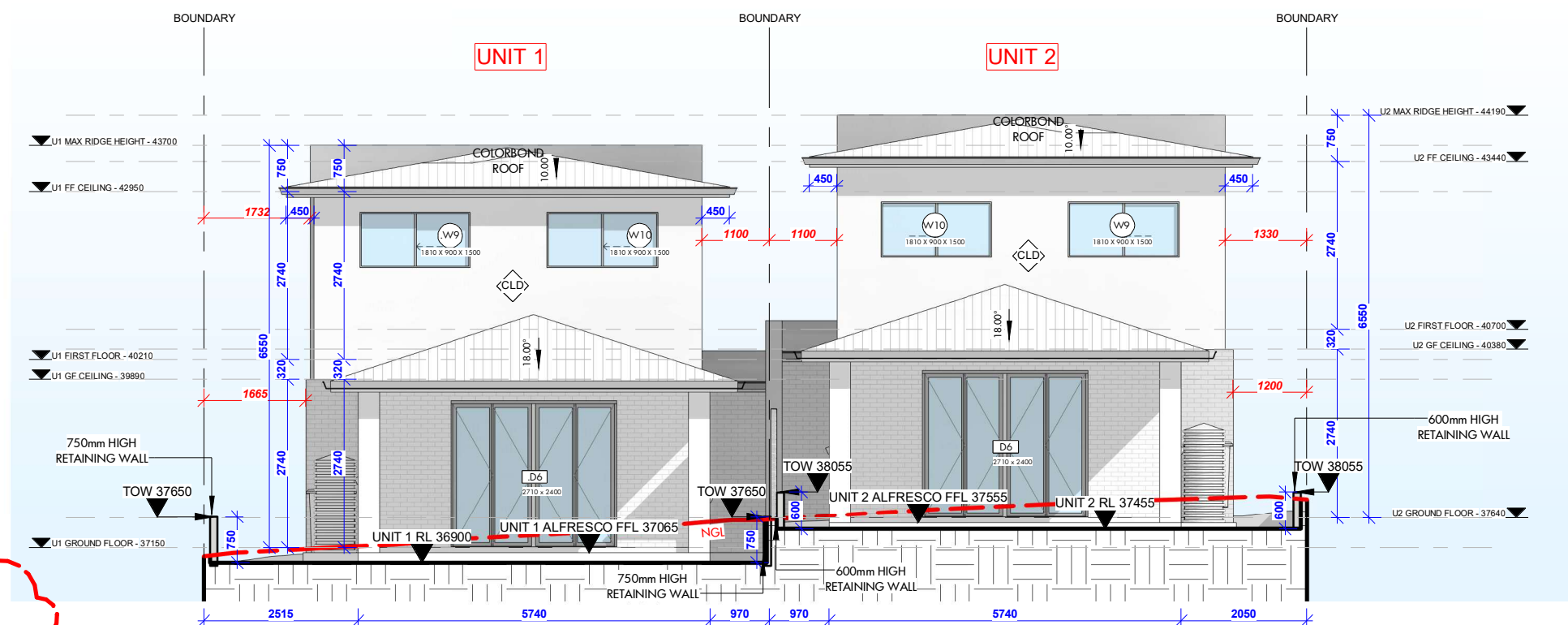
CANTERBURY BANKSTOWN

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Application No: DA-950/2025/A
Date: 21/7/26

1 NORTH EAST ELEVATION

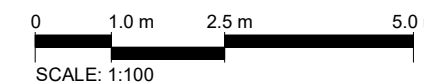
1 : 100



2 SOUTH WEST ELEVATION

1 : 100

NOTE: SUBDIVISION WALL BETWEEN THE TWO HOUSES MOVED ACCIDENTLY.
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SECTION 4.55 PACKAGE

DRAWING TITLE
FRONT AND REAR ELEVATIONS

SCALE
1 : 100

DATE
22/12/2025 1:19:10 PM

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2458

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S4.55

PAGE NUMBER
S4.55 10

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THE FOLLOWING STANDARDS MAY BE REFERRED TO IN THIS DRAWING:
AS 1288 GLASS IN BUILDINGS - SELECTION AND INSTALLATION
AS 1428 DESIGN FOR ACCESS AND MOBILITY
AS 1657 FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS
AS 1688 MECHANICAL VENTILATION AND AIR-CONDITIONING
AS 1870 AUTOMATIC FIRE DETECTION AND ALARM SYSTEM
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AS 4100 STEEL STRUCTURES
AS 4254 DUCTWORK FOR AIR-HANDLING SYSTEMS IN BUILDINGS
AS 3810 FORMWORK FOR CONCRETE
OTHER ALTERNATIVE SOLUTION

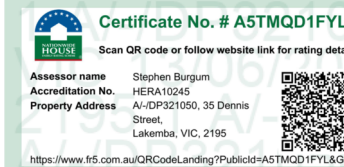
NORTH

TAG SYMBOLS

W# WINDOW TAG D# DOOR TAG

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1 01/01/24 Describe here
REV 1 8/10/25 RESPONSE TO RFI DA-950/2025 PAN-565788 2K



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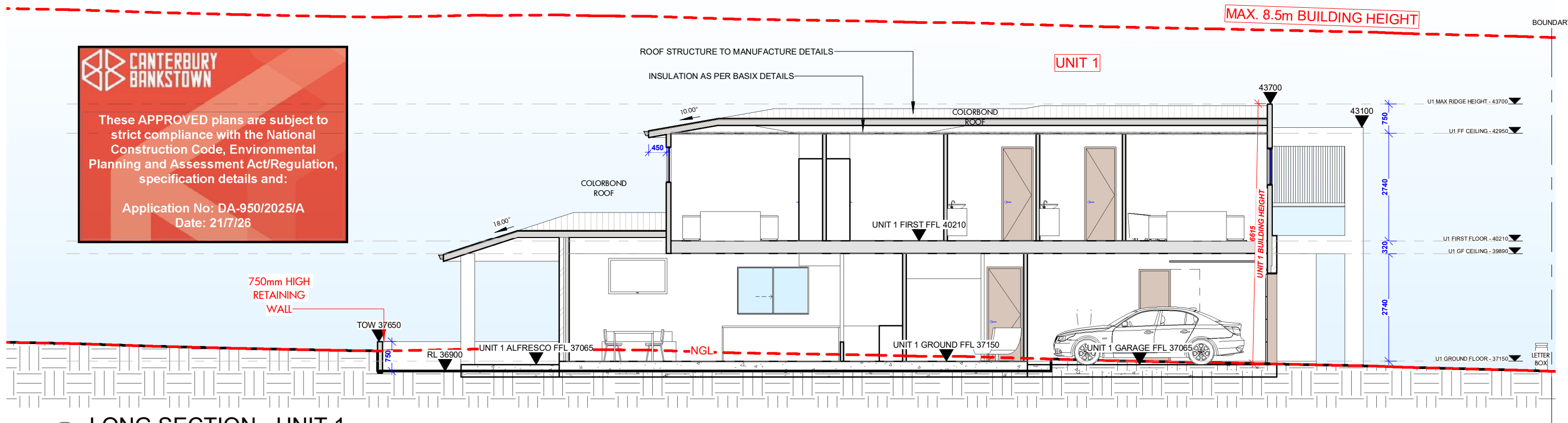
PROJECT DETAIL
DEMOLITION OF EXISTING DWELLING AND CONSTRUCTION OF NEW DOUBLE STOREY SEMI - ATTACHED DUAL OCCUPANCY

PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW



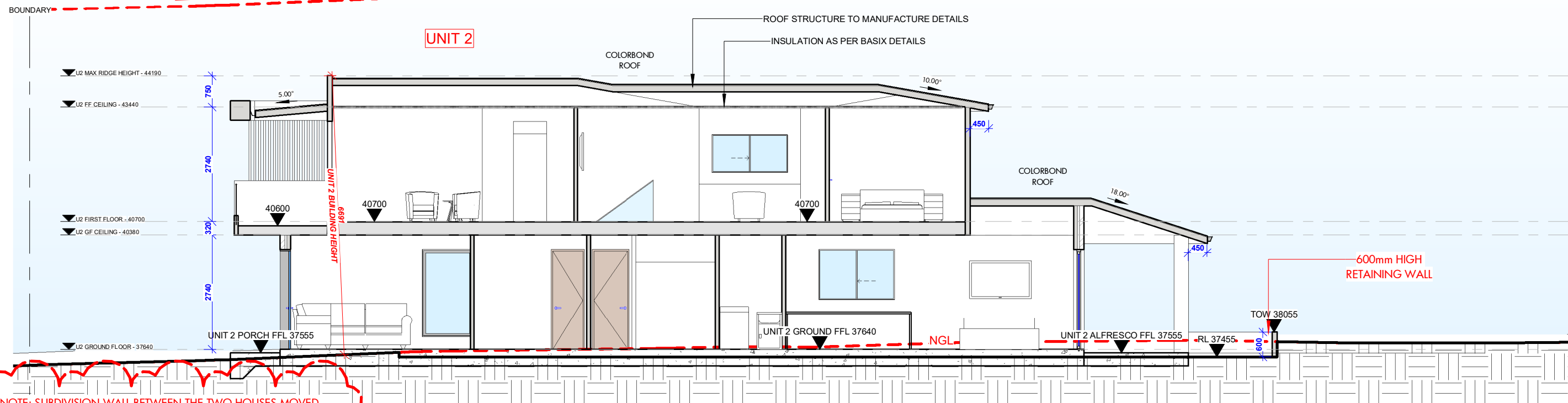
These APPROVED plans are subject to strict compliance with the National Construction Code, Environmental Planning and Assessment Act/Regulation, specification details and:

Application No: DA-950/2025/A
Date: 21/7/26



1 LONG SECTION - UNIT 1
1 : 100

MAX 8.5m BUILDING HEIGHT



2 LONG SECTION - UNIT 2
1 : 100

NOTE: SUBDIVISION WALL BETWEEN THE TWO HOUSES MOVED ACCIDENTLY.
NOW CORRECTED IN SECTION 4.55 APPLICATION. NO OTHER CHANGE PROPOSED.

0 1.0 m 2.5 m 5.0 m
SCALE: 1:100

SECTION 4.55 PACKAGE

DRAWING TITLE
LONG SECTIONS

SCALE
1 : 100
DRAWN
RV

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AI

DRAWING NO.
2458

PROJ. STAGE
S4.55

PAGE NUMBER
S4.55 11

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MEMBER:



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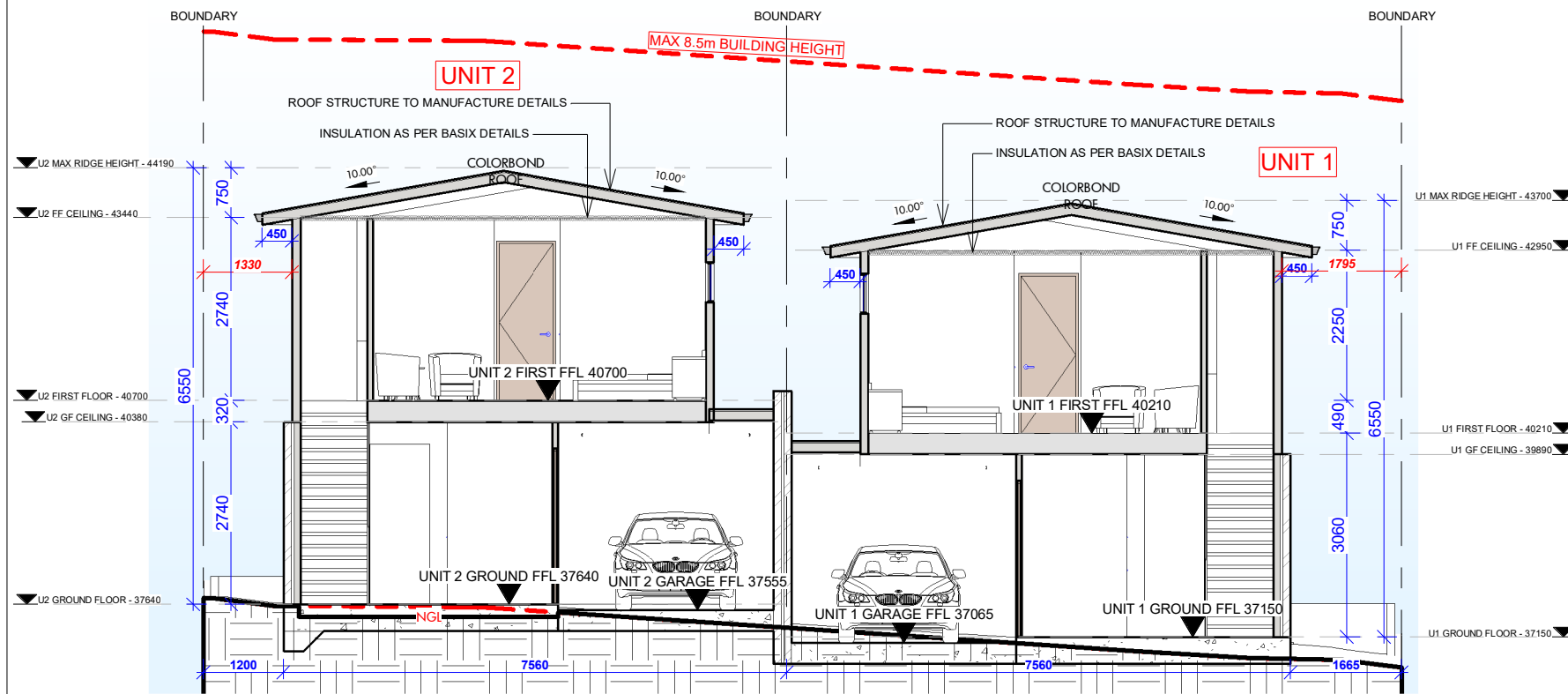
1 01/01/24 Describe here
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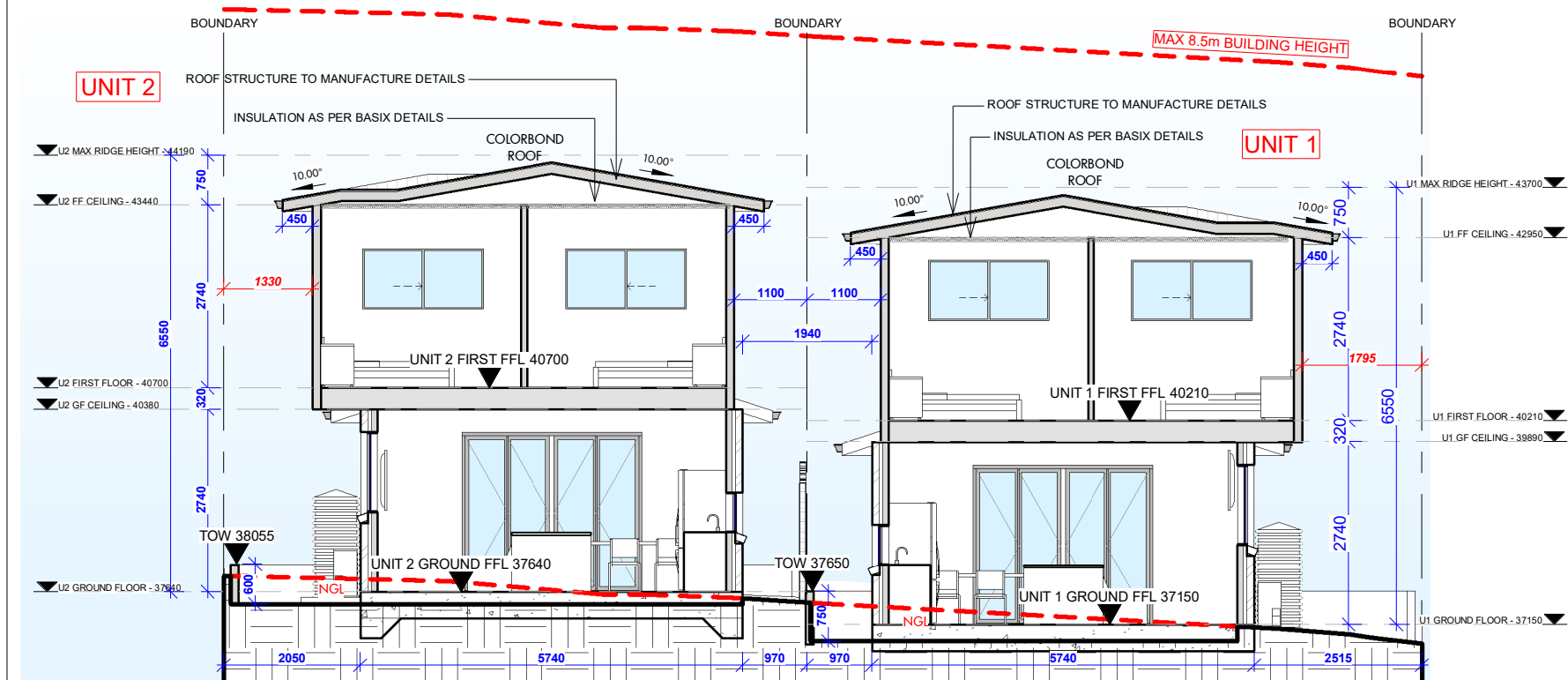
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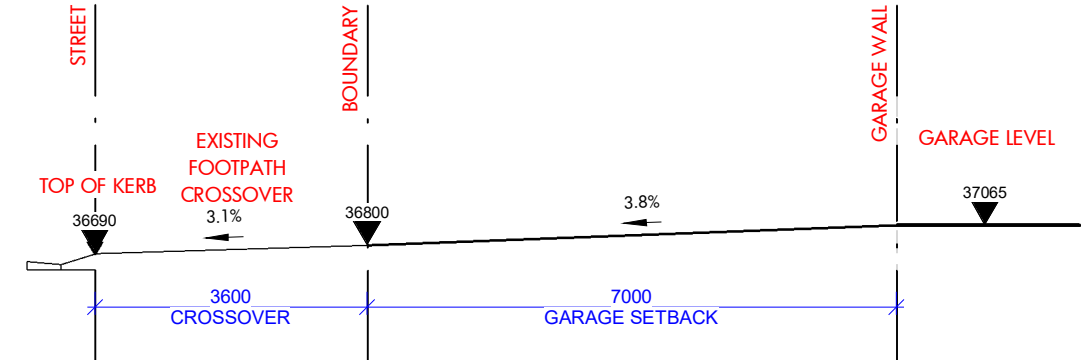


1 CROSS SECTION 1
1 : 100



2 CROSS SECTION 2
1 : 100

LAYBACK TO BE
CONSTRUCTED
INTEGRAL WITH
FOOTWAY
CROSSING



4 DRIVEWAY SECTION - UNIT 1
1 : 100

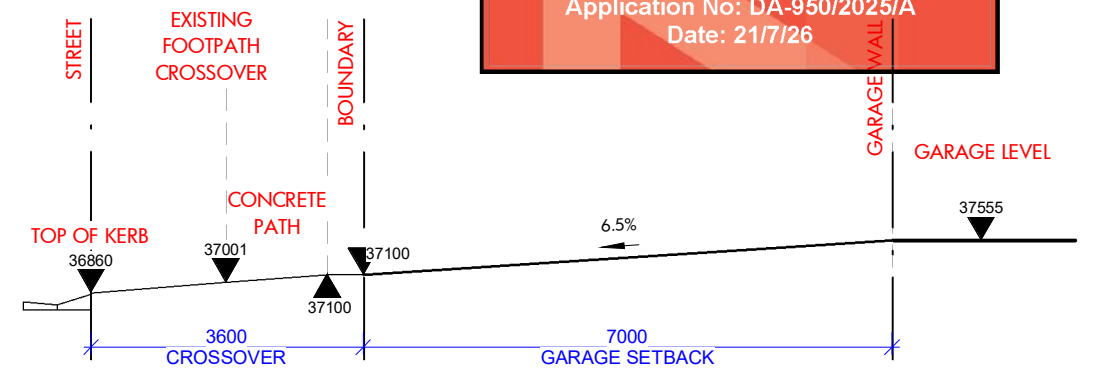
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CANTERBURY BARKSTOWN

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Application No: DA-950/2025/A
Date: 21/7/26

LAYBACK TO BE
CONSTRUCTED
INTEGRAL WITH
FOOTWAY
CROSSING



5 DRIVEWAY SECTION - UNIT 2
1 : 100



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REV 1 8/10/25 RESPONSE TO RFI DA-950/2025 PAN-565788 ZK

Certificate No. # A5TMQD1FYL

Assessor name Stephen Burgum
Accreditation No. HERA10245
Property Address A/-DP321050, 35 Dennis
Street,
Lakemba, VIC, 2195

Scan QR code or follow website link for rating details.

https://www.fr5.com.au/QRCodeLanding?PublicId=A5TMQD1FYL&GrpCert=1

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PROJECT ADDRESS
35 DENNIS STREET LAKEMBA 2195 NSW

SECTION 4.55 PACKAGE

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CROSS SECTIONS

SCALE
1 : 100

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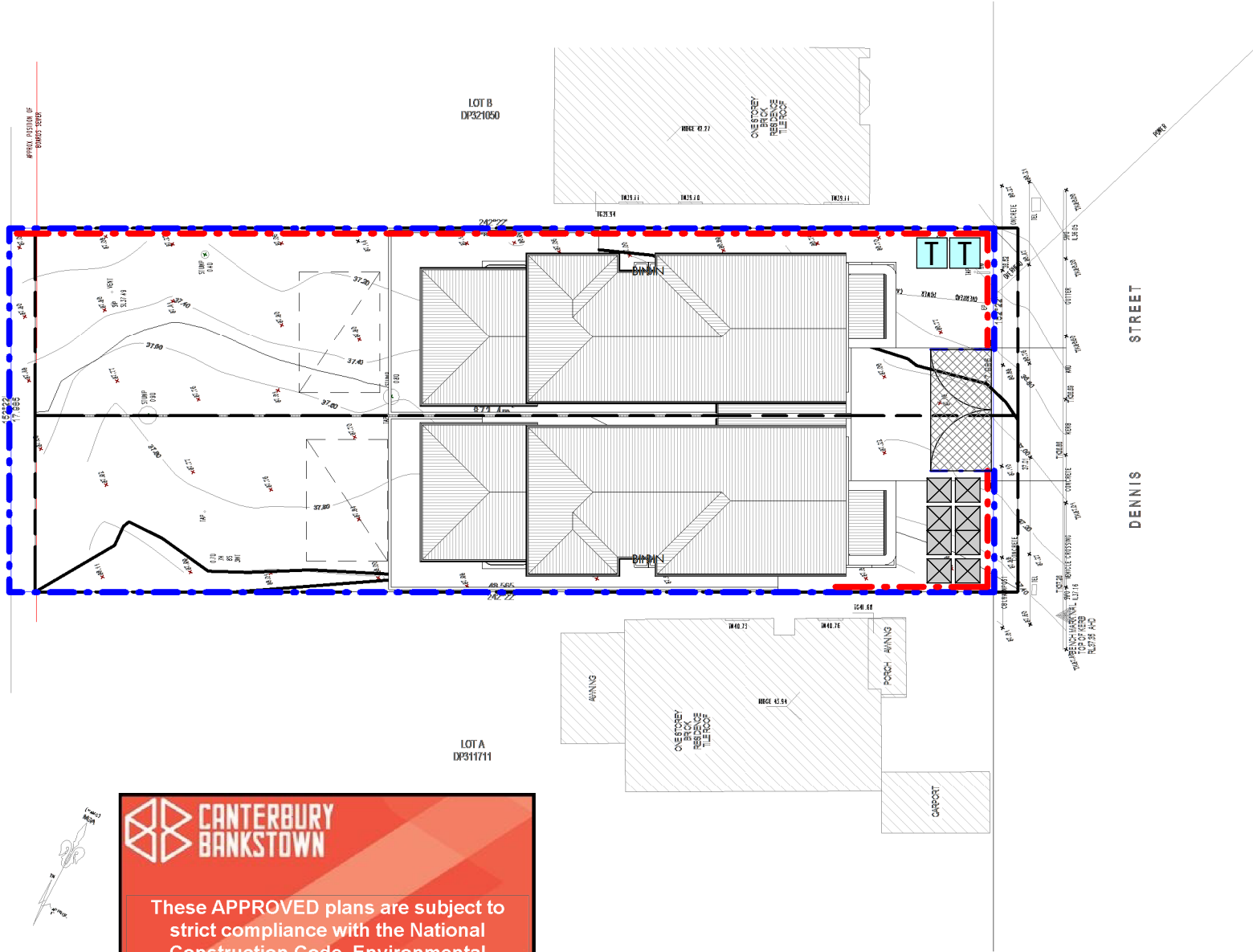
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2458

PROJ. STAGE
S4.55

PAGE NUMBER
S4.55 12

SEDIMENT AND EROSION PLAN



NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE ARCHITECTURAL DRAWINGS, STRUCTURAL DRAWINGS AND THE SPECIFICATION.
2. PRIOR TO COMMENCEMENT OF WORKS THE CONTRACTOR SHALL SATISFY HIMSELF OF THE CORRECT LOCATION OF EXISTING SERVICES WHETHER INDICATED OR NOT ON THE PLANS. ANY DAMAGE TO EXISTING SERVICES SHALL BE RECTIFIED AT THE CONTRACTORS EXPENSE.
3. TRAFFIC MANAGEMENT MEASURES HAVE TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION, ALL IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS. THE CONTRACTOR SHALL MAINTAIN SAFE PEDESTRIAN ACCESS ALONG THE FOOTPATH.
4. THE CONTRACTOR SHALL EFFECT TEMPORARY DRAINAGE MEASURES TO AVOID LOCALISED PONDING OF SURFACE RUN-OFF.
5. REFER TO ARCHITECT'S DRAWINGS FOR ALL DETAILS (LEVELS, GRADING ETC.) OF DRIVEWAYS, CONCRETE AND PAVED AREAS, AND RETAINING WALL TYPES AND LOCATIONS.
6. REFER TO LANDSCAPE ARCHITECT'S DRAWINGS FOR DETAILS AND EXTENT OF ALL LANDSCAPED AREAS.
7. ALL SWDPIPES ARE UPVC AT 1.0% MINIMUM GRADE (UNO).
8. SWDPITS CAN BE PRE-CAST SIZED AS FOLLOWS:
450mm SQ. UP TO 600mm DEEP
600mm SQ. UP TO 1000mm DEEP
9. ALL PITS LOCATED IN TRAFFICABLE AREAS, (IE, DRIVEWAYS) TO HAVE MEDIUM DUTY GRATED COVERS SUITABLE FOR WITHSTANDING LOADS ASSOCIATED WITH SMALL TRUCKS.
10. PROVIDE STEP IRONS TO ALL PITS GREATER THAN 1.2m DEEP.
11. THE CONTRACTOR SHALL IMPLEMENT ALL SOIL EROSION AND SEDIMENT CONTROL MEASURES PRIOR TO COMMENCEMENT OF WORKS.
12. TOPSOIL SHALL BE STRIPPED DN STOCKPILED OUTSIDE HAZARD AREAS SUCH AS DRAINAGE LINES. THIS TOPSOIL IS TO BE RESPREAD LATER ON AREAS TO BE REVEGETATED.
13. THE CONTRACTOR SHALL REGULARLY MAINTAIN ALL SEDIMENT AND EROSION CONTROL DEVICES AND REMOVE ACCUMULATED SILT FROM SUCH DEVICES. ALL SILT REMOVED SHALL BE DISPOSED OF AS DIRECTED BY THE SUPERINTENDENT. THE PERIOD FOR MAINTAINING THESE DEVICES SHALL BE AT LEAST UNTIL ALL DISTURBED AREAS ARE REVEGETATED AND FURTHER AS MAY BE DIRECTED BY THE SUPERINTENDENT OR COUNCIL.
14. THE CONTRACTOR SHALL MAINTAIN DUST CONTROL UNTIL FINAL COMPLETION OF WORKS.

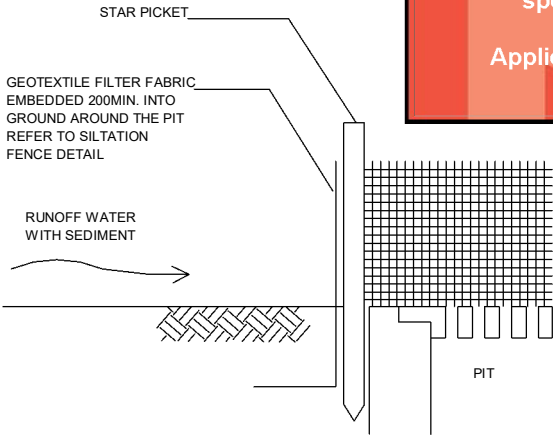
LEGEND:

- SEDIMENT FENCE SHOWN IN RED DOTTED
- SECURITY FENCE IN BLUE DOTTED
- PEBBLE BED
- SINGLE POINT ENTRY TO SITE
- MATERIAL STORAGE
- PORTABLE TOILET

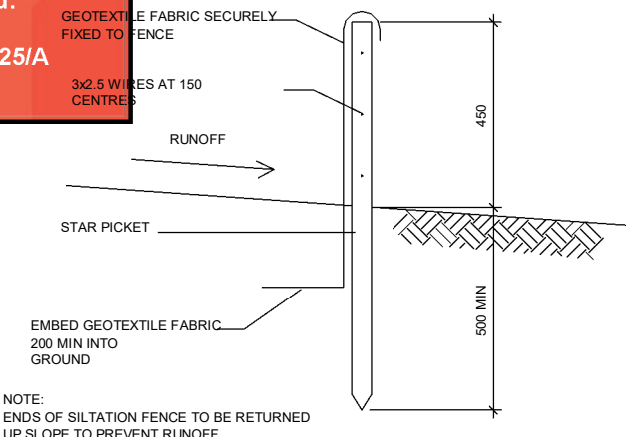
CANTERBURY BANKSTOWN

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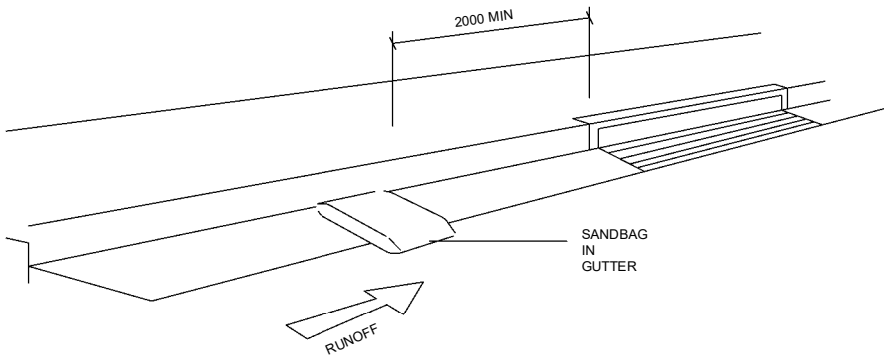
Application No: DA-950/2025/A
Date: 21/7/26



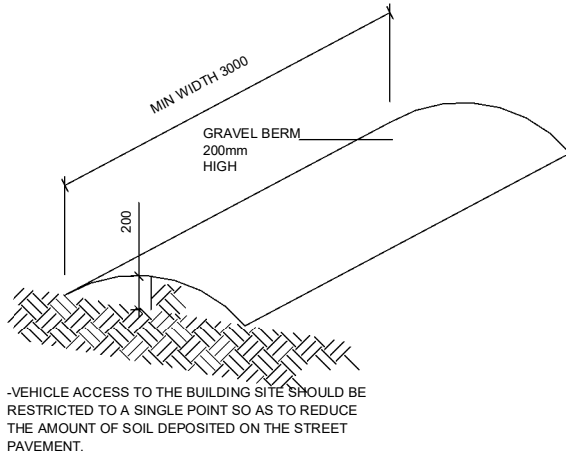
GEOTEXTILE FILTER PIT SURROUND



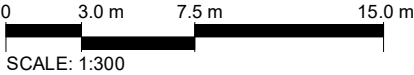
SILTATION FENCE DETAIL



SANDBAG KERB INLET SEDIMENT TRAP



VEHICLE ACCESS TO SITE



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Certificate No. # A5TMQD1FYL

Assessor name: Stephen Burgum
Accreditation No.: HERA10245
Property Address: A/-DP321050, 35 Dennis Street, Lakemba, VIC, 2195

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SECTION 4.55 PACKAGE

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S4.55 21