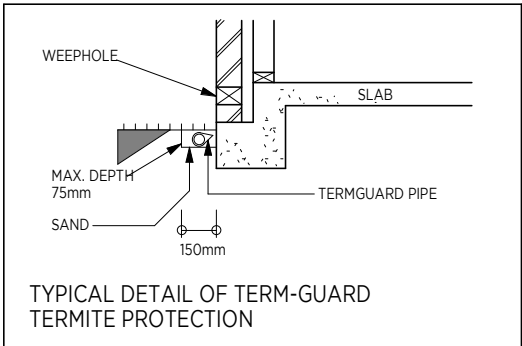


FLOOR COVERING UNIT 1			
GROUND FLOOR		FIRST FLOOR	
LOUNGE	TILES	BEDS	TIMBER LAM
FAMILY/DINING	AS SELECTED	STAI	TIMBER LAM
KITCHEN	AS SELECTED		

EXTERNAL COLOUR	
ROOF	EXTERNAL WALL
LIGHT/MEDIUM/DARK	LIGHT/MEDIUM/DARK

FLOOR COVERING UNIT 2			
GROUND FLOOR		FIRST FLOOR	
LOUNGE	TILES	BEDS	TIMBER LAM
FAMILY/DINING	AS SELECTED	STAI	TIMBER LAM
KITCHEN	AS SELECTED		

EXTERNAL COLOUR	
ROOF	EXTERNAL WALL
LIGHT/MEDIUM/DARK	LIGHT/MEDIUM/DARK



NOTE:
STORMWATER TO BE CONNECTED TO RAINWATER TANK. OVERFLOW TO HYDRAULIC'S DETAIL (DESIGN & CONSTRUCT BY OWNER)

RAINWATER DUAL PLUMBING CONNECTED AS PER BASIX CERTIFICATE

ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH REQUIREMENTS SET OUT ON THE ABSA CERTIFICATE

L.G.A : BANKSTOWN COUNCIL SITE CALCULATIONS

A. UNIT 1 GROUND FLOOR AREA	107.81 m ²
B. UNIT 1 FIRST FLOOR AREA	87.00 m ²
C. UNIT 2 GROUND FLOOR AREA	
D. UNIT 2 FIRST FLOOR AREA	107.81 m ²
E. TOTAL BUILDING AREA	86.00 m ²
F. UNIT 1 GARAGE AREA	
G. UNIT 2 GARAGE AREA	389.62 m ²
H. UNIT 1 PORCH AREA	
I. UNIT 2 PORCH AREA	17.95 m ²
J. UNIT 1 ALFRESCO AREA	17.95 m ²
K. UNIT 2 ALFRESCO AREA	1.79 m ²
L. EXT WALLS/VOIDS AREA	1.79 m ²
M. DRIVEWAY AREA	19.02 m ²
N. SITE AREA	19.02 m ²
FSR: (E - (F+G+H+I+J+K+L) / N)	36.72 m ² 0.44 : 1

SITE COVERAGE: (A+C+M) / N
LANDSCAPE: 39.59 %
60.41 %

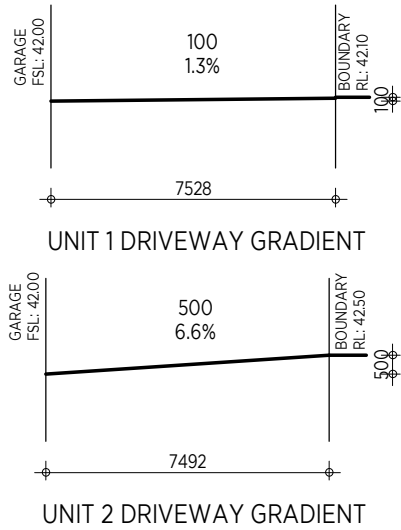
KEY

ET : Electric Turret	ET	LIN : Lintel	
LP : Light Pole	LP	KO : Kerb Outlet	+
PP : Power Pole	PP	SIP : Sewer Insp Point	o
GM : Gas Meter	GM	SMS : Sewer Maint. Shaft	o
HYD : Hydrant	HYD	SMH : Sewer Manhole	o
SV : Stop Valve	SV	TEL : Telecom Pit	o
WC : Water Connection	WC	PC : Pram Crossing	
WM : Water Meter	WM	VC : Vehicle Crossing	
SWP : Stormwater Pit	SWP	DH&W:Drillhole & Wing	o

OWNER TO IDENTIFY TREE SPECIES WITHIN 3M OF HOUSE (SHOWN DASHED) TREES TO BE REMOVED (BY OWNER) MUST BE CHECKED AGAINST COUNCIL'S PROTECTED REGISTER PRIOR TO APPROVAL

EXISTING HOUSE, PAVING, DRIVEWAY, SHEDS ETC (SHOWN DOTTED) TO BE REMOVED BY OWNER AFTER APPROVAL PRIOR TO CONSTRUCTION

H CLASS SLAB



NOTE: REFER TO ELECTRICAL PLAN PREPARED BY CLIPSAL FOR ALL ELECTRICAL REQUIREMENTS

OWNER(S) ACCEPTANCE
I/WE HEREBY APPROVE OUR BUILDING PLANS TO BE BUILT ON OUR LAND.

I/WE HAVE STUDIED THE PLANS AND HAVE HAD THEM EXPLAINED TO US AND ACCEPT AND APPROVE THE FRONT/REAR/SIDE SETBACKS AND CUT/FILL LEVELS AS SHOWN ON THE PLAN.
I/WE ACCEPT NO CHANGES CAN BE MADE.

I/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED.

I/WE HAVE HAD THE BASIX WATER TANK OR THE DUAL WATER PLUMBING EXPLAINED.

I/WE HAVE HAD OUR CHOSEN ALTERATIONS/VARIATIONS EXPLAINED TO US.

I/WE HEREBY APPROVE OUR PLANS AND GIVE CONSENT TO ALLCASTLE HOMES P/L TO LODGE OUR PLANS TO APPROVING AUTHORITY FOR A DEVELOPMENT APPLICATION.

I/WE UNDERSTAND THAT NO FURTHER PHYSICAL CHANGES CAN BE MADE
I/WE UNDERSTAND THAT DUE TO CONSTRUCTION CONSTRAINTS, THE BUILDER MAY VARY PLANS ON SITE TO SUIT.

I/WE UNDERSTAND ANY SURFACE DRAINAGE OR RETAINING WALLS REQUIRED BY APPROVING AUTHORITY ARE TO BE COMPLETED WITH LANDSCAPING BY OWNER

OWNER OWNER DATE

22.03.22EB 17.02.22FA 14.01.22	C (T05) B (T05) A (T02)	COUNCIL SET VARIATION (T7-40) FIRST DRAW
DATE	ISSUE	REVISION

NOTE: ALL WORKS TO COMPLY WITH RELEVANT NCC AND AUSTRALIAN STANDARDS
- NOTE: ALL WALLS WITHIN 900mm OF BOUNDARY TO BE 60/60/60 - ALL DIMENSIONS ARE IN MILLIMETRES. - ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE - USE WRITTEN DIMENSIONS. - THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED WITHOUT THE WRITTEN PERMISSION OF ALLCASTLE HOMES PTY LTD.
- ABN 12057 761 378

ALLCASTLE HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INSTRUCTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING. IT IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THE LAYOUT AND ALL SPECIAL INCLUSIONS ARE CORRECT.NOTE: WET AREA SYMBOLS ARE STRICTLY SYMBOLIC, OWNERS TO CONFIRM WET AREA ITEMS WITH SELECTIONS.

PROPOSED RESIDENCE
FOR: MR & MRS SLEIMAN
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197

BANNABY DUPLEX
EDGE FAÇADE
DATE: 14.01.22
SCALE: 1:200
DRAWN: DI
CHECKED
SHEET NO: 01
JOB NO: 6923

SALES: PHONE: (02) 9629 4772
FAX: (02) 9629 5813
HEAD OFFICE: 96-100 TOONGABBIE ROAD, GIRRAWEE NSW 2145
PHONE: (02) 9672 7055
FAX: (02) 9672 7033
ABN: 12057761378 BLDG.LIC.39371

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