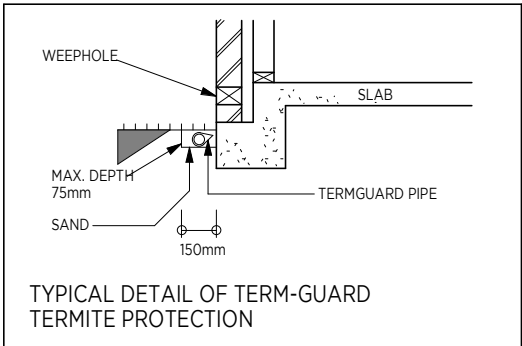


FLOOR COVERING UNIT 1			
GROUND FLOOR		FIRST FLOOR	
LOUNGE	TILES	BEDS	TIMBER LAM
FAMILY/DINING	AS SELECTED	STAI	TIMBER LAM
KITCHEN	AS SELECTED		

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

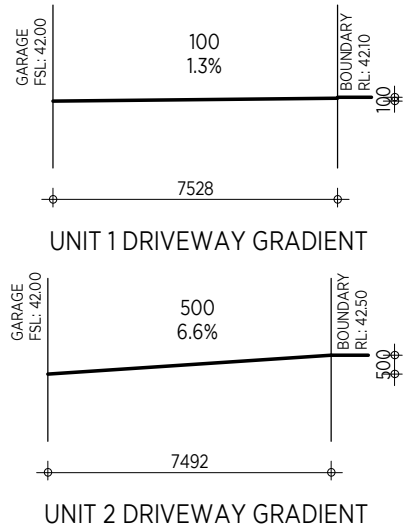
SITE COVERAGE: (A+C+M) / N  
LANDSCAPE: 60.41 %

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

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PROPOSED RESIDENCE	BANNABY DUPLEX	
FOR: MR & MRS SLEIMAN	DATE:	SCALE: 1:200
	DRAWN: DI	CHECKED
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197	SHEET NO:	JOB NO:
	01	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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A/C VENT & DROPPER POSITION  
ARE APPROXIMATE ONLY & MAY BE  
MOVED ON SITE, & SQUARE OR  
RECTANGULAR VENTS MAY BE  
REQUIRED TO SUIT DIFFERENT  
CONSTRUCTION REQUIREMENTS

**PROVIDE 240MM FLOOR JOISTS**

ALL DOWNPIPES TO BE PVC,  
CIRCULAR & SET 240MM FROM  
OUTSIDE OF EDGE TO  
CENTRELINE OF D.P. UNLESS  
OTHERWISE INDICATED

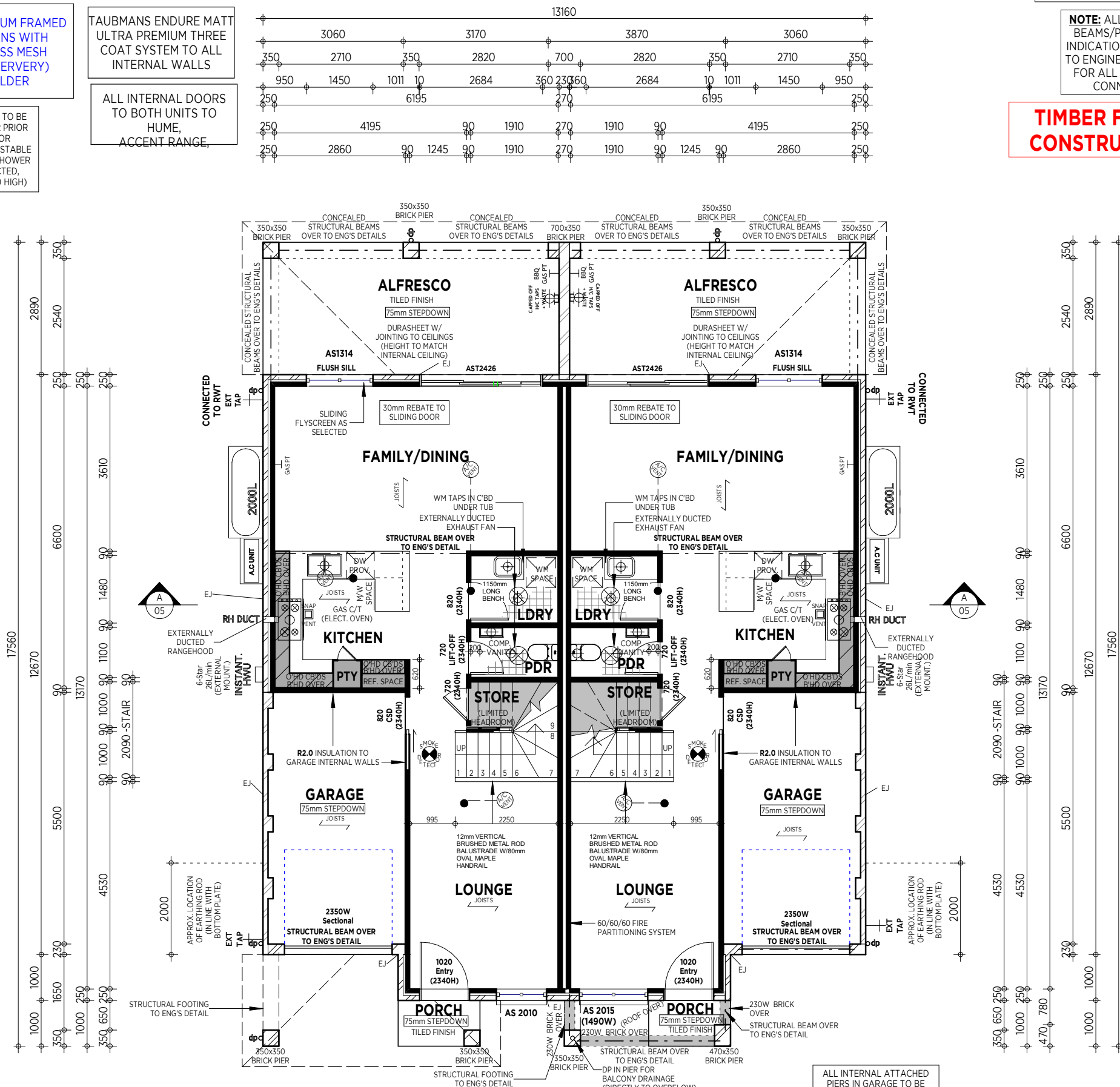
6-STAR RATED WATER EFFICIENCY TO TAPS  
FOR BASINS AND BATHS  
4-STAR TO KITCHEN TAPS  
4-STAR TO W.C. CISTERNS  
**4-STAR SHOWER HEAD FLOW >7.5 BUT <=9L/min**

**NOTE:** PLUMBER TO KEEP  
VANITY DRAINAGE POINT MAX.  
100MM FROM BOTTOM PLATE

**NOTE:**  
WINDOWS MAY NOT BE CENTERED  
INTERNALLY TO ROOMS DUE TO BRICK  
SIZING TO EXTERNAL WALL

**NOTE:** ALL STRUCTURAL BEAMS/POSTS ARE AN INDICATION ONLY. REFER TO ENGINEERING DETAILS FOR ALL LOCATIONS & CONNECTIONS.

## TIMBER FRAME CONSTRUCTION



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

ALL INTERNAL ATTACHED  
PIERS IN GARAGE TO BE  
350MM WIDE & SPACING TO  
COMPLY WITH AS 4773.1

ALL INTERNAL ATTACHED  
PIERS IN GARAGE TO BE  
350MM WIDE & SPACING TO  
COMPLY WITH AS 4773.1

OWNER(S) ACCEPTANCE

/WE HEREBY APPROVE OUR BUILDING PLANS TO BE BUILT ON OUR LAND.

/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.

/WE ACCEPT NO CHANGES CAN BE MADE.

/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED.

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

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

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

/WE UNDERSTAND THAT NO FURTHER PHYSICAL CHANGES CAN BE MADE

/WE UNDERSTAND THAT DUE TO CONSTRUCTION CONSTRAINTS, THE BUILDER MAY VARY PLANS ON SITE TO SUIT.

/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 (17-40) FIRST DRAW
DATE	ISSUE	REVISION
<p>NOTE: ALL WORKS TO COMPLY WITH RELEVANT NCC AND AUSTRALIAN STANDARDS</p> <p>- 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.</p> <p>- ABN 12057 761 378</p>		<p>ALLCASTLE HOMES PTY LTD</p> <p>INSTRUCTIONS: IS THE RESPONSE INCLUSIONS A CONFIRM WET</p>
PROPOSED RESIDENCE		BANNABY DUPLEX
FOR: MR & MRS SLEIMAN		EDGE FAÇADE DATE: 14.01.22 SCALE: 1:100
		DRAWN: DI CHECKED:
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197		SHEET NO: 02 JOB NO: 6923

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





**NOTE:** WHERE FLOOR LEVEL IS >2M ABOVE EXTERNAL SURFACE BENEATH WINDOW, AND WHERE THE OPENABLE SASH IS <1.7M, ANY OPENABLE WINDOW IN A BEDROOM MUST BE RESTRICTED TO A 125MM OPENING. IN REGARDS TO OTHER ROOMS, THIS APPLIES WHERE THE FLOOR LEVEL IS >4M.

**R** DENOTES **R**ESTRICTION ON THE WINDOW

**ZONED 3-PHASE A/C**  
MIN. 3.0/3.5 E.E.R. FOR COOLING  
MIN. 3.0-3.5 E.E.R. FOR HEATING

A/C VENT & DROPPER POSITION ARE APPROXIMATE ONLY & MAY BE MOVED ON SITE, & SQUARE OR RECTANGULAR VENTS MAY BE REQUIRED TO SUIT DIFFERENT CONSTRUCTION REQUIREMENTS

**NOTE:**  
WINDOWS MAY NOT BE CENTERED INTERNALLY TO ROOMS DUE TO BRICK SIZING TO EXTERNAL WALL

ALL STEEL TO BE MEASURED (HEIGHT) & FLOORING TO BE CHECKED OVER IF REQUIRED

**NOTE:** ALL STRUCTURAL BEAMS/POSTS ARE AN INDICATION ONLY. REFER TO ENGINEERING DETAILS FOR ALL LOCATIONS & CONNECTIONS.

10 X ALUMINIUM FRAMED FLYSCREENS WITH FIBREGLASS MESH (EXCEPT SERVERY) BY BUILDER

SHOWER ROSES TO BE 1850 OFF FLOOR PRIOR TO TILING FOR STANDARD ADJUSTABLE ROSE (IF FIXED SHOWER ROSE IS SELECTED, MOUNT AT 2000 HIGH)

PROVIDE 240MM FLOOR JOISTS

**NOTE:** PLUMBER TO KEEP VANITY DRAINAGE POINT MAX. 100MM FROM BOTTOM PLATE

6-STAR RATED WATER EFFICIENCY TO TAPS FOR BASINS AND BATHS  
4-STAR TO KITCHEN TAPS  
4-STAR TO W.C. CISTERNS  
**4-STAR SHOWER HEAD FLOW >7.5 BUT <=9L/min**

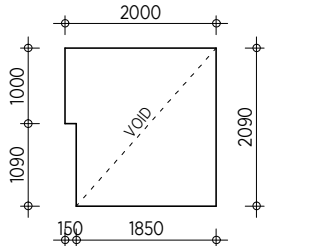
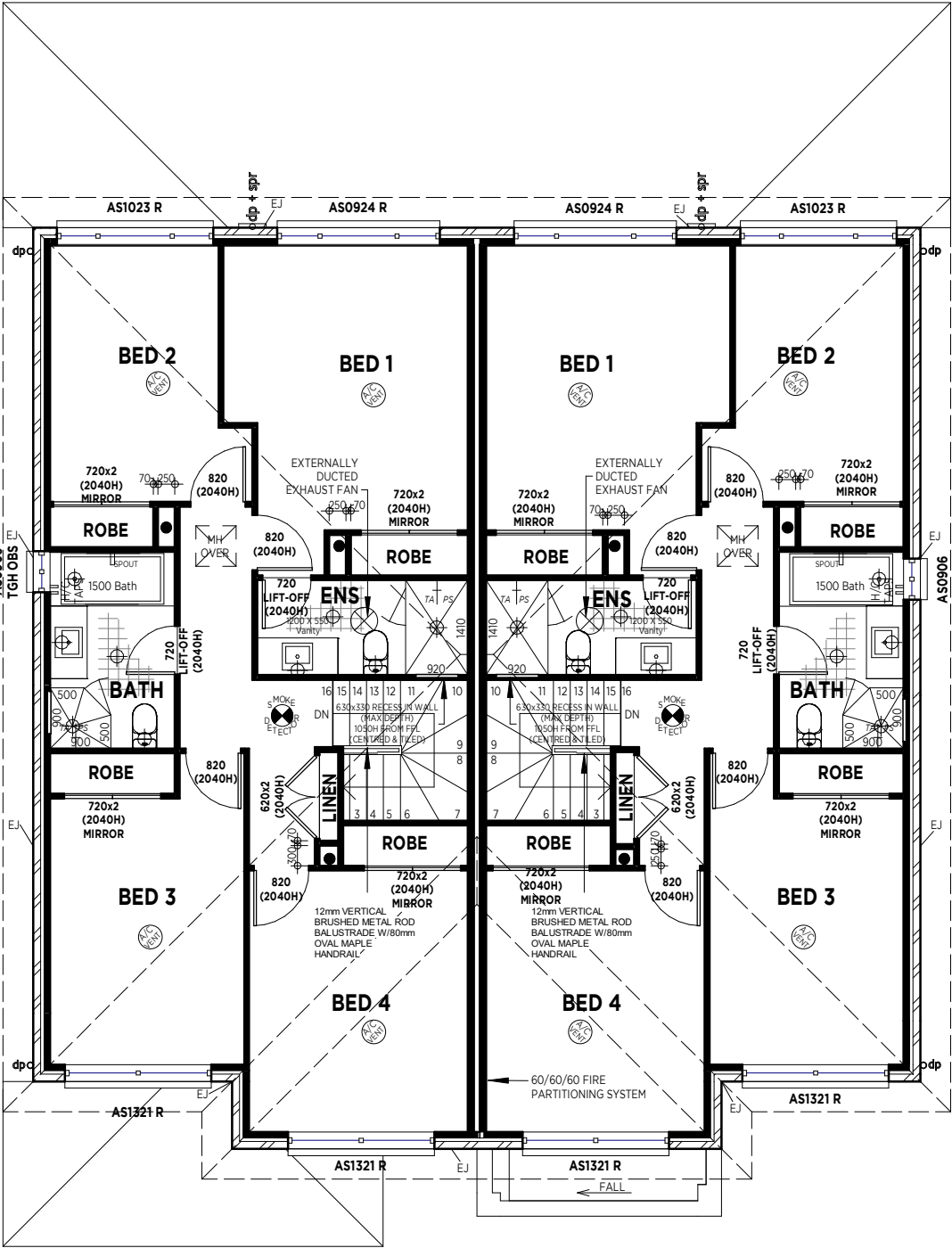
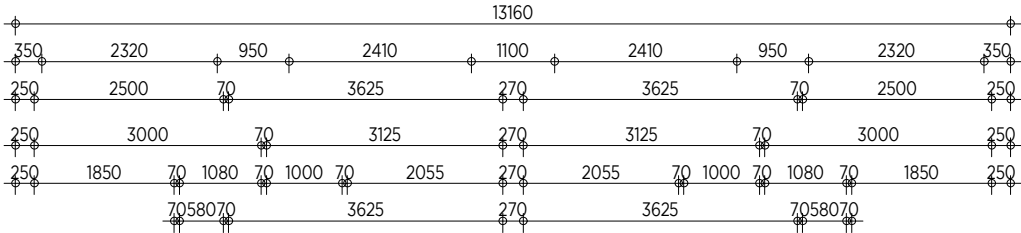
EXTERNAL DIMENSIONS OF HOME MAY NOT BE EXACT MULTIPLES OF BRICK AND IN SOME LOCATIONS UNEVEN CUTS TO BRICKS/ STORM MOULDS MAY BE REQUIRED

ALL DOWNPIPES TO BE PVC, CIRCULAR & SET 240MM FROM OUTSIDE OF EDGE TO CENTRELINE OF D.P. UNLESS OTHERWISE INDICATED

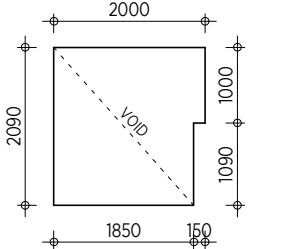
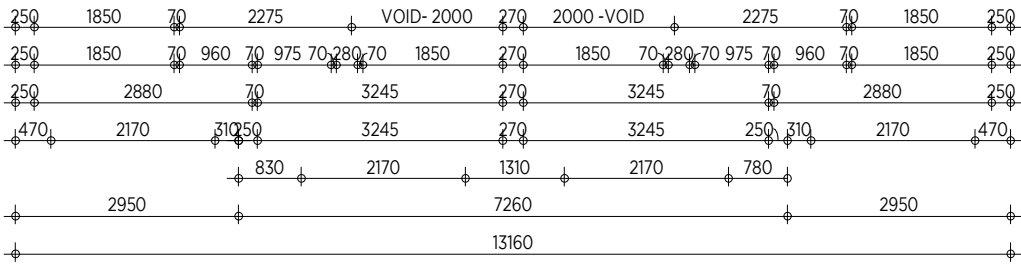
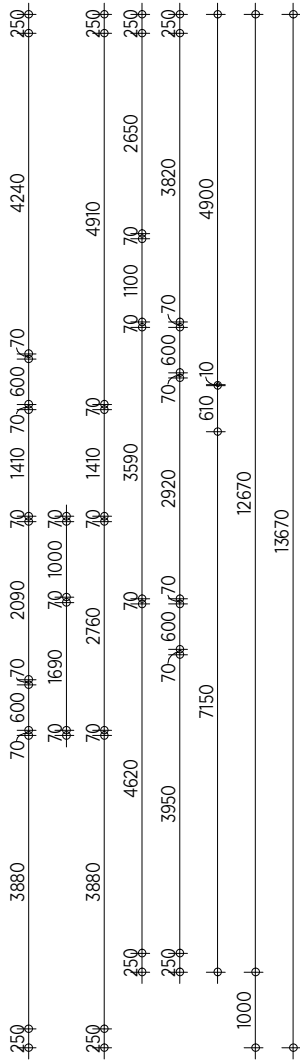
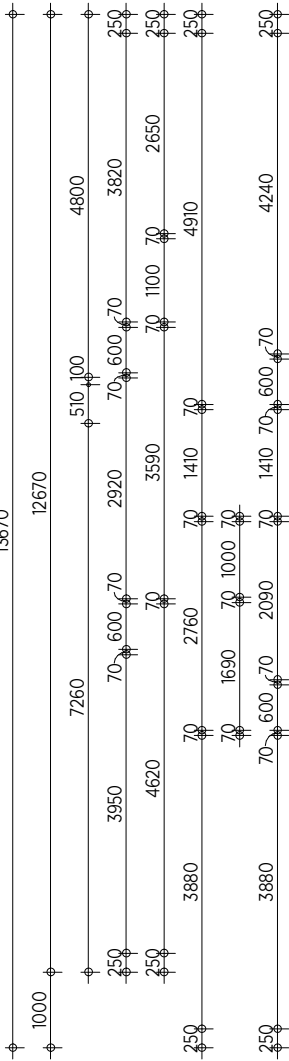
**TIMBER FRAME CONSTRUCTION**

TAUBMANS ENDURE MATT  
ULTRA PREMIUM THREE COAT SYSTEM TO ALL INTERNAL WALLS

ALL INTERNAL DOORS TO BOTH UNITS TO HUME, ACCENT RANGE,



UNIT 1 VOID DETAIL



UNIT 2 VOID DETAIL

**NOTE:** REFER TO ELECTRICAL PLAN PREPARED BY CLIPSA FOR ALL ELECTRICAL REQUIREMENTS

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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 (17-40)  
FIRST DRAW

DATE ISSUE REVISION

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- ABN 12057 761 378

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PROPOSED RESIDENCE

BANNABY DUPLEX

EDGE FAÇADE

FOR:  
MR & MRS SLEIMAN

DATE:  
14.01.22

SCALE:  
1:100

DRAWN:  
DI

CHECKED

AT:  
LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197

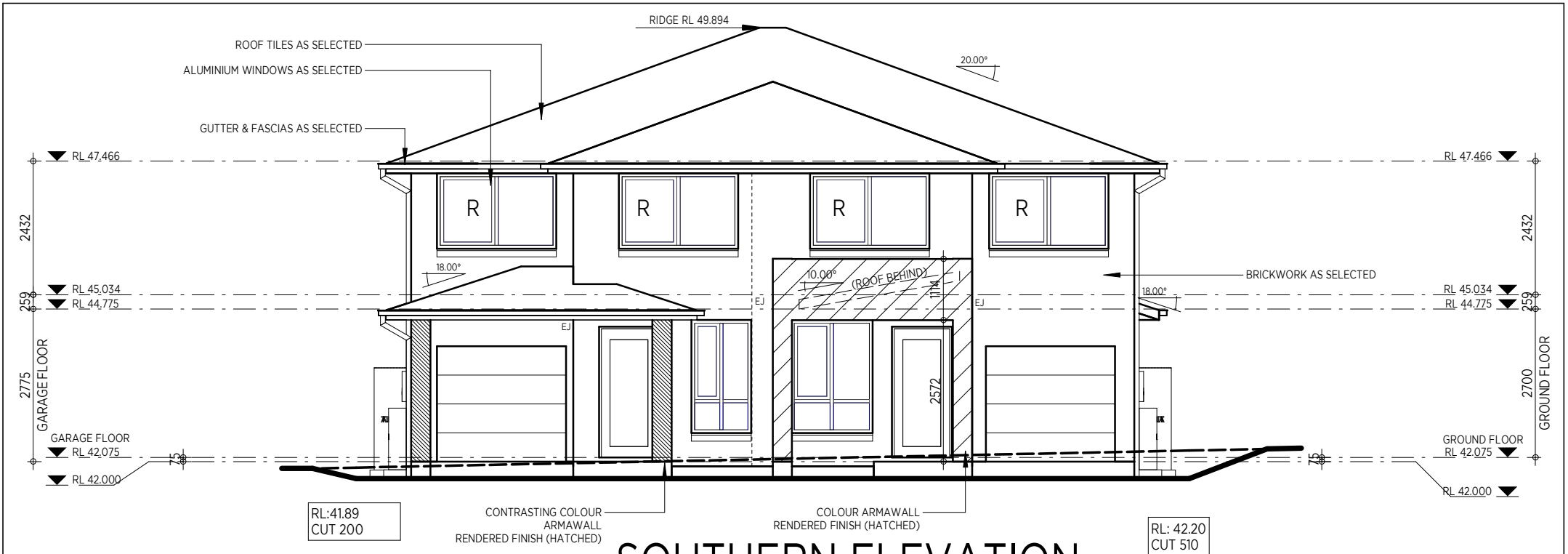
SHEET NO:  
03

JOB NO:  
6923

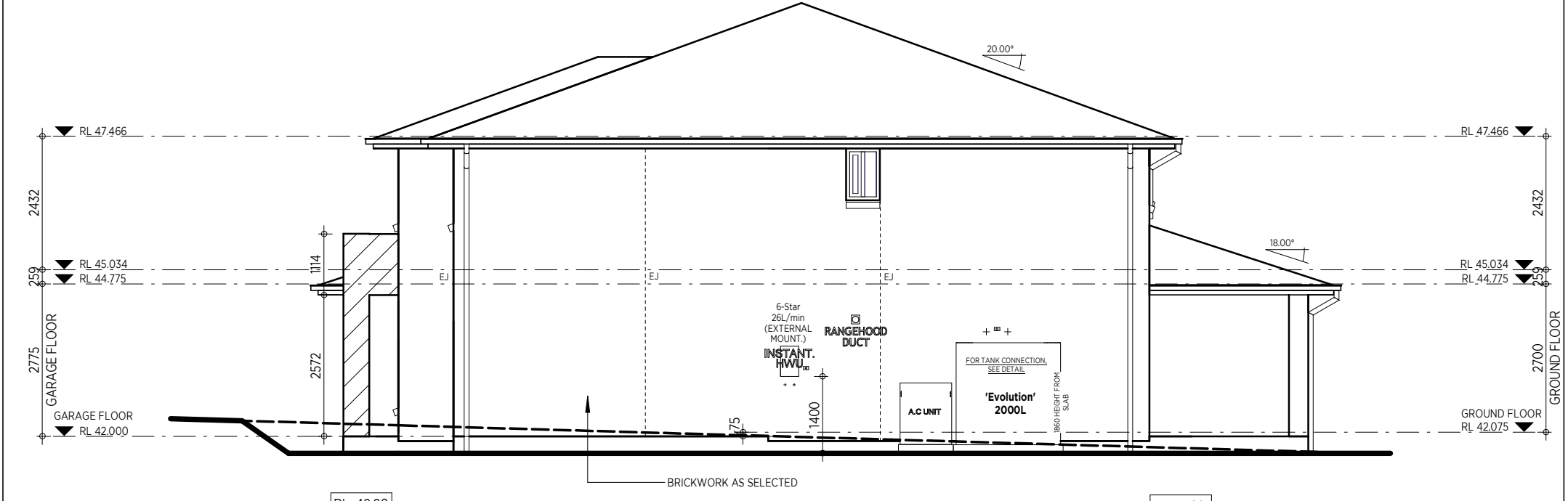
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FIRST FLOOR



SOUTHERN ELEVATION



EASTERN ELEVATION

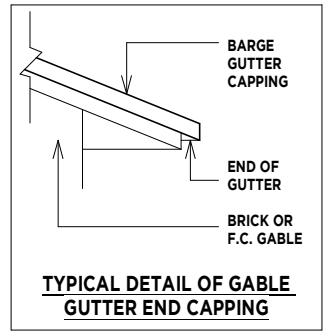
**TIMBER FRAME CONSTRUCTION**

**NOTE:**  
WINDOWS MAY NOT BE CENTERED INTERNALLY TO ROOMS DUE TO BRICK SIZING TO EXTERNAL WALL

**PROVIDE 240MM FLOOR JOISTS**  
EXTERNAL DIMENSIONS OF HOME MAY NOT BE EXACT MULTIPLES OF BRICK AND IN SOME LOCATIONS UNEVEN CUTS TO BRICKS/ STORM MOULDS MAY BE REQUIRED

**10 X ALUMINIUM FRAMED FLYSCREENS WITH FIBREGLASS MESH (EXCEPT SERVERY) BY BUILDER**

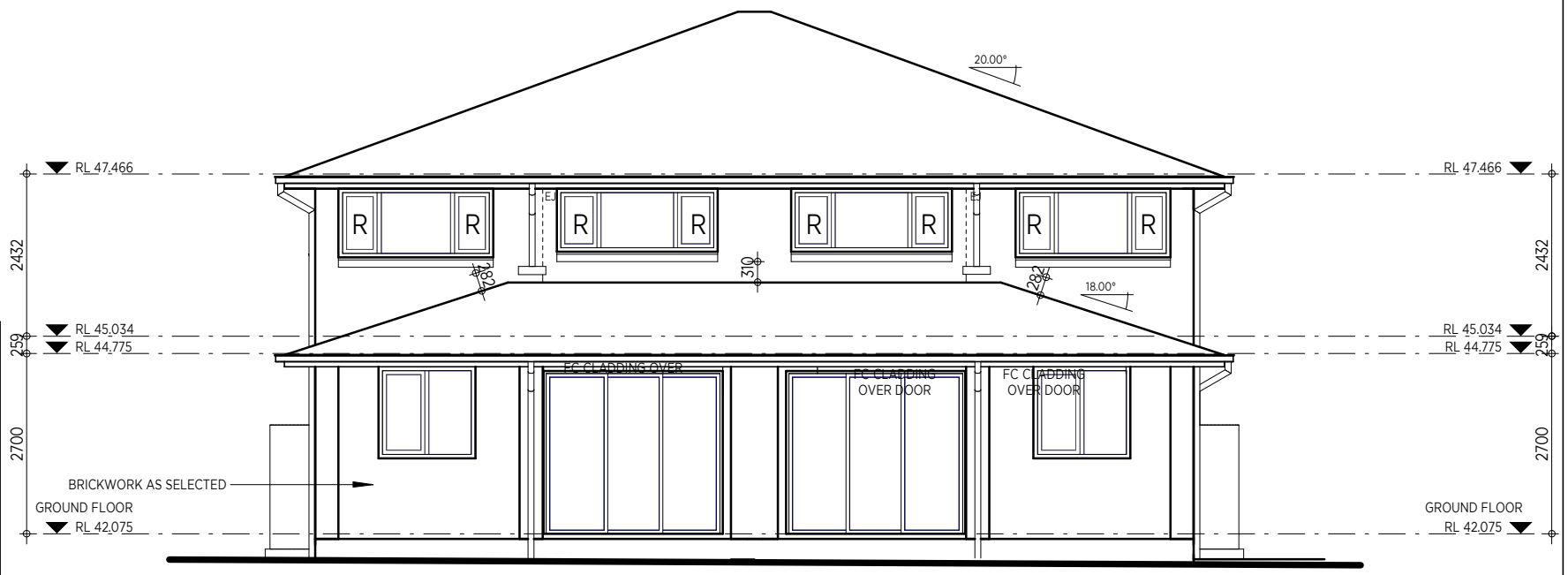
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**R** DENOTES RESTRICTION ON THE WINDOW



TYPICAL DETAIL OF GABLE GUTTER END CAPPING

**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.	
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I/WE HAVE HAD THE DRIVEWAY GRADIENT EXPLAINED.	
I/WE HAVE HAD THE BASIX WATER TANK OR THE DUAL WATER PLUMBING EXPLAINED.	
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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	DATE



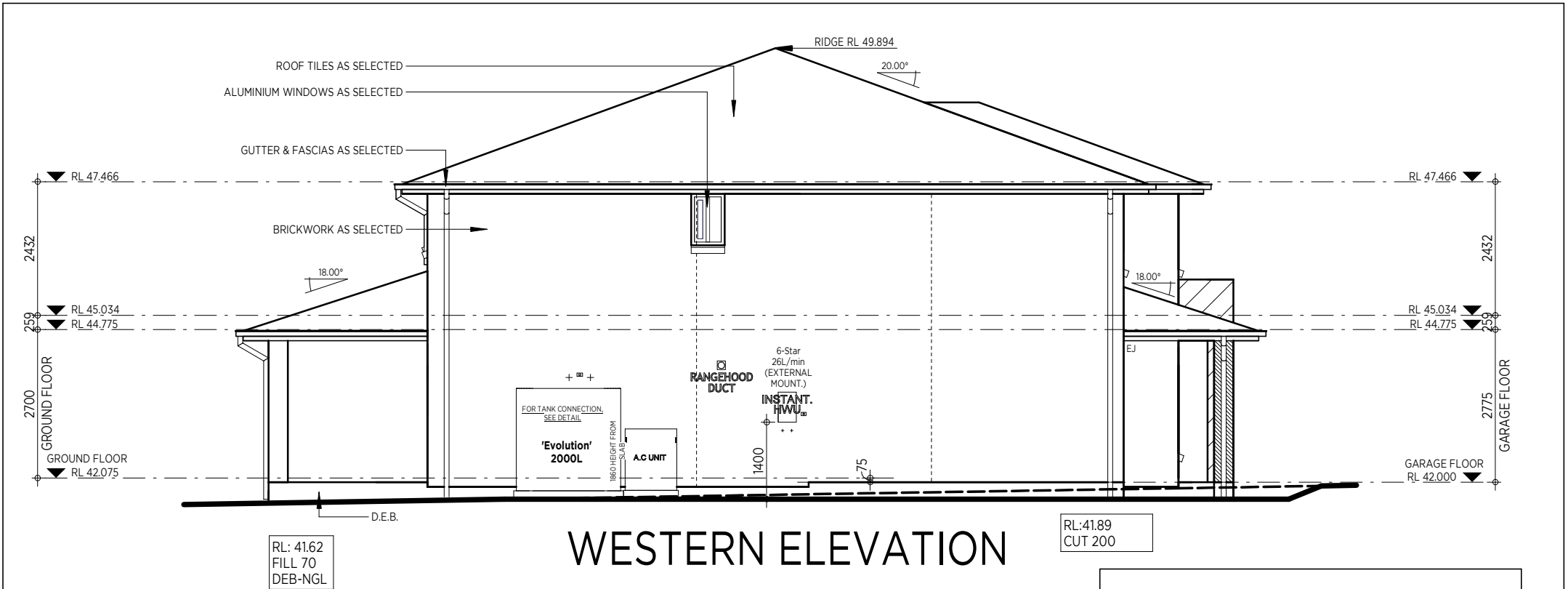
NORTHERN ELEVATION

ELEVATIONS

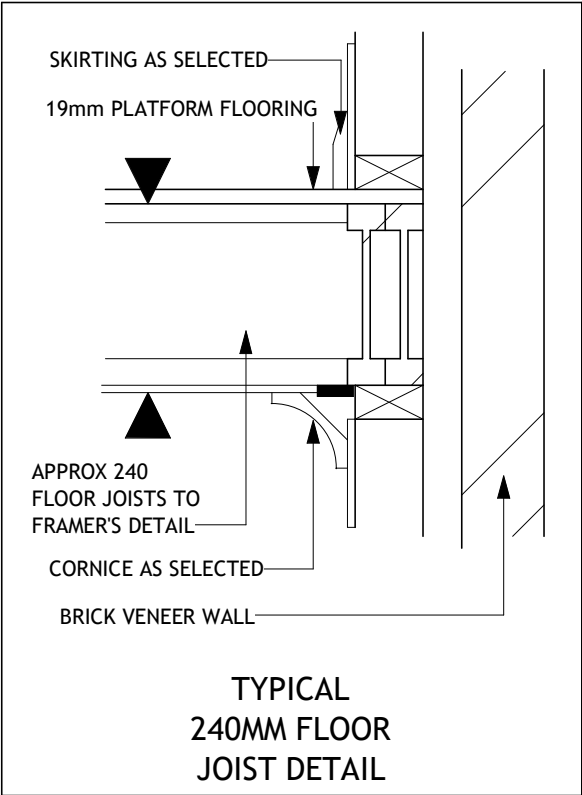
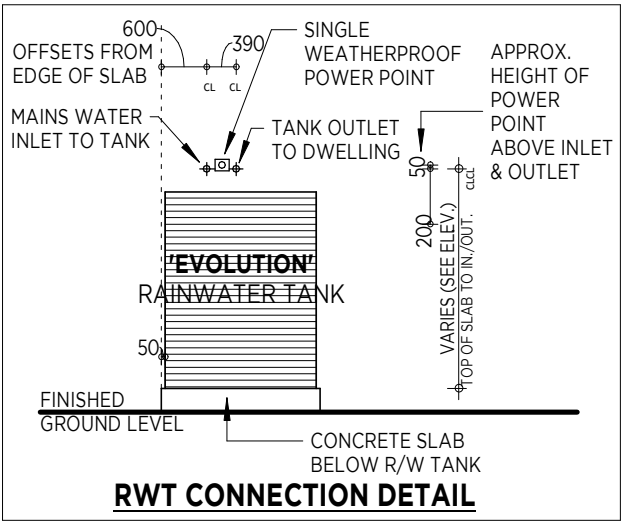
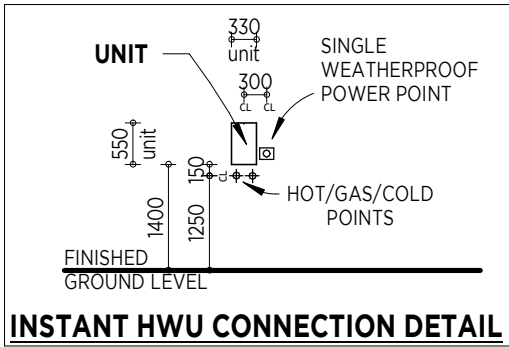
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PROPOSED RESIDENCE		BANNABY DUPLEX
FOR: MR & MRS SLEIMAN		EDGE FAÇADE
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197		DATE: 14.01.22 DRAWN: DI SHEET NO: 04
		SCALE: 1:100 CHECKED JOB NO: 6923
		SALES: PHONE: (02) 9629 4772 FAX: (02) 9629 5813 HEAD 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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WESTERN ELEVATION



**NOTE:** WHERE FLOOR LEVEL IS >2M ABOVE EXTERNAL SURFACE BENEATH WINDOW, AND WHERE THE OPENABLE SASH IS <1.7M, ANY OPENABLE WINDOW IN A BEDROOM MUST BE RESTRICTED TO A 125MM OPENING. IN REGARDS TO OTHER ROOMS, THIS APPLIES WHERE THE FLOOR LEVEL IS >4M.

**R** DENOTES **R**RESTRICTION ON THE WINDOW

EXTERNAL DIMENSIONS OF HOME MAY NOT BE EXACT MULTIPLES OF BRICK AND IN SOME LOCATIONS UNEVEN CUTS TO BRICKS/ STORM MOULDS MAY BE REQUIRED

**NOTE:** REQUIRED ARTIFICIAL FLUORESCENT LIGHTING AS PER BASIX CERTIFICATE

**NO** DOWNLIGHTS TO BE INSTALLED TO FIRST FLOOR CEILING

**HEAVY DUTY SARKING TO UNDERSIDE OF ROOFING**

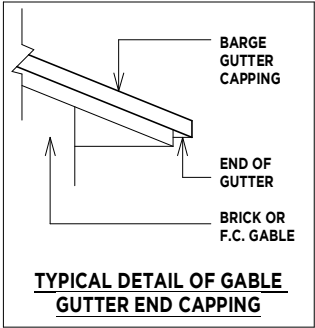
**90MM CORNICER THROUGHOUT (SQUARE SET TO BATHROOMS)**

**PROVIDE 240MM FLOOR JOISTS**

IF REQUIRED, BEAMS TO BE PACKED WITH **NON-COMPRESSIBLE MATERIAL** TO ENSURE FLOORS AND FRAMES ARE LEVEL

**CONCRETE ROOF TILES (UNLESS NOTED OTHERWISE)**

**10 X ALUMINIUM FRAMED FLYSCREENS WITH FIBREGLASS MESH (EXCEPT SERVERY) BY BUILDER**

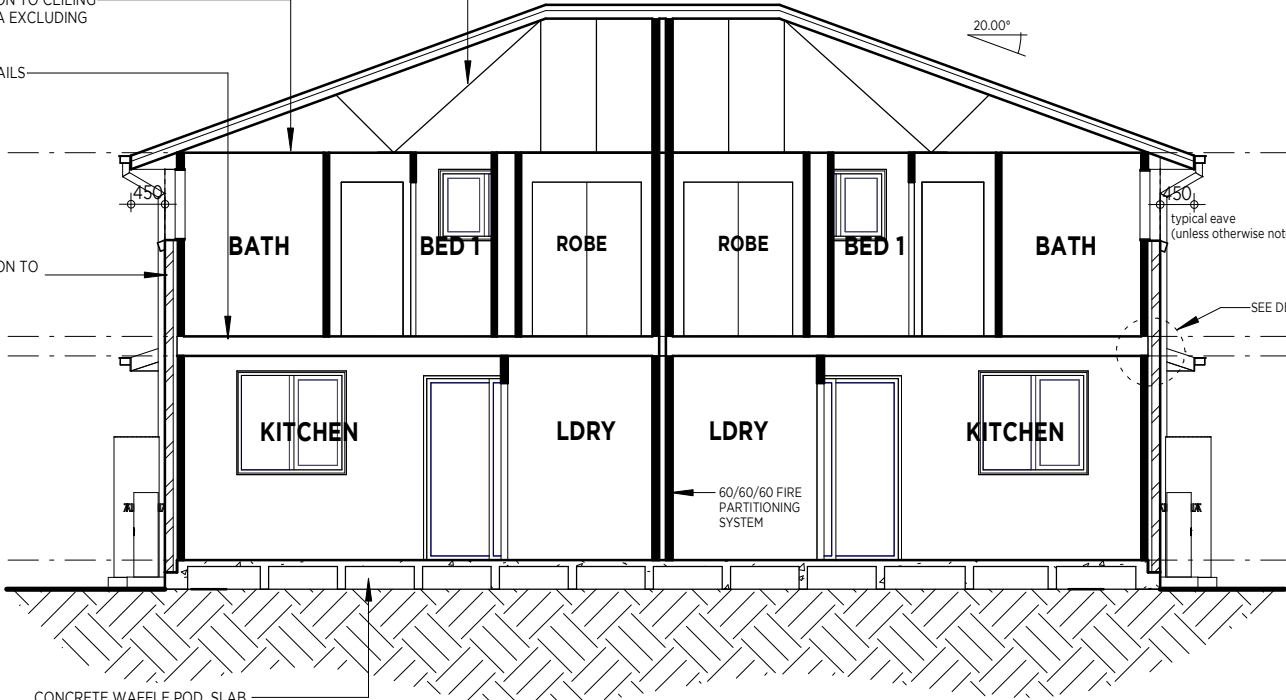


PREFABRICATED ROOF TRUSSES TO MANUFACTURER SPECIFICATIONS STRENGTHENED TO SUIT AC UNIT

PROVIDE **R5.0** INSULATION TO CEILING OF TRUSSED ROOF AREA EXCLUDING GARAGE & PORCH

JOISTS TO FRAMER DETAILS

PROVIDE **R2.0** INSULATION TO EXTERNAL STUD WALLS



SECTION A-A ELEVATION & SECTION

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

OWNER(S) ACCEPTANCE

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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	C (T05)	
17.02.22FA	B (T05)	
14.01.22	A (T02)	
DATE	ISSUE	REVISION
NOTE: ALL WORKS TO COMPLY WITH RELEVANT NCC AND AUSTRALIAN STANDARDS		
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- ABN 12057 761 378		
PROPOSED RESIDENCE		BANNABY DUPLEX
FOR: MR & MRS SLEIMAN		EDGE FAÇADE
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197	DATE:	SCALE: 1:100
	DRAWN: DI	CHECKED
SHEET NO: 05	JOB NO: 6923	

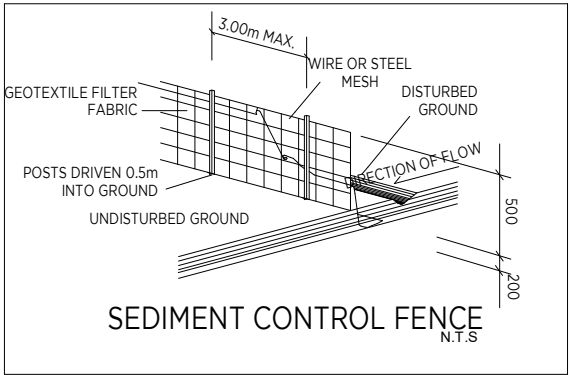
SALES: PHONE: (02) 9629 4772  
FAX: (02) 9629 5813  
HEAD OFFICE: 96-100 TOONGABBIE ROAD, GIRRAWEE NSW 2145  
PHONE: (02) 9672 7055  
FAX: (02) 9672 7033  
ABN: 12057761378 BLDG.LIC.39371



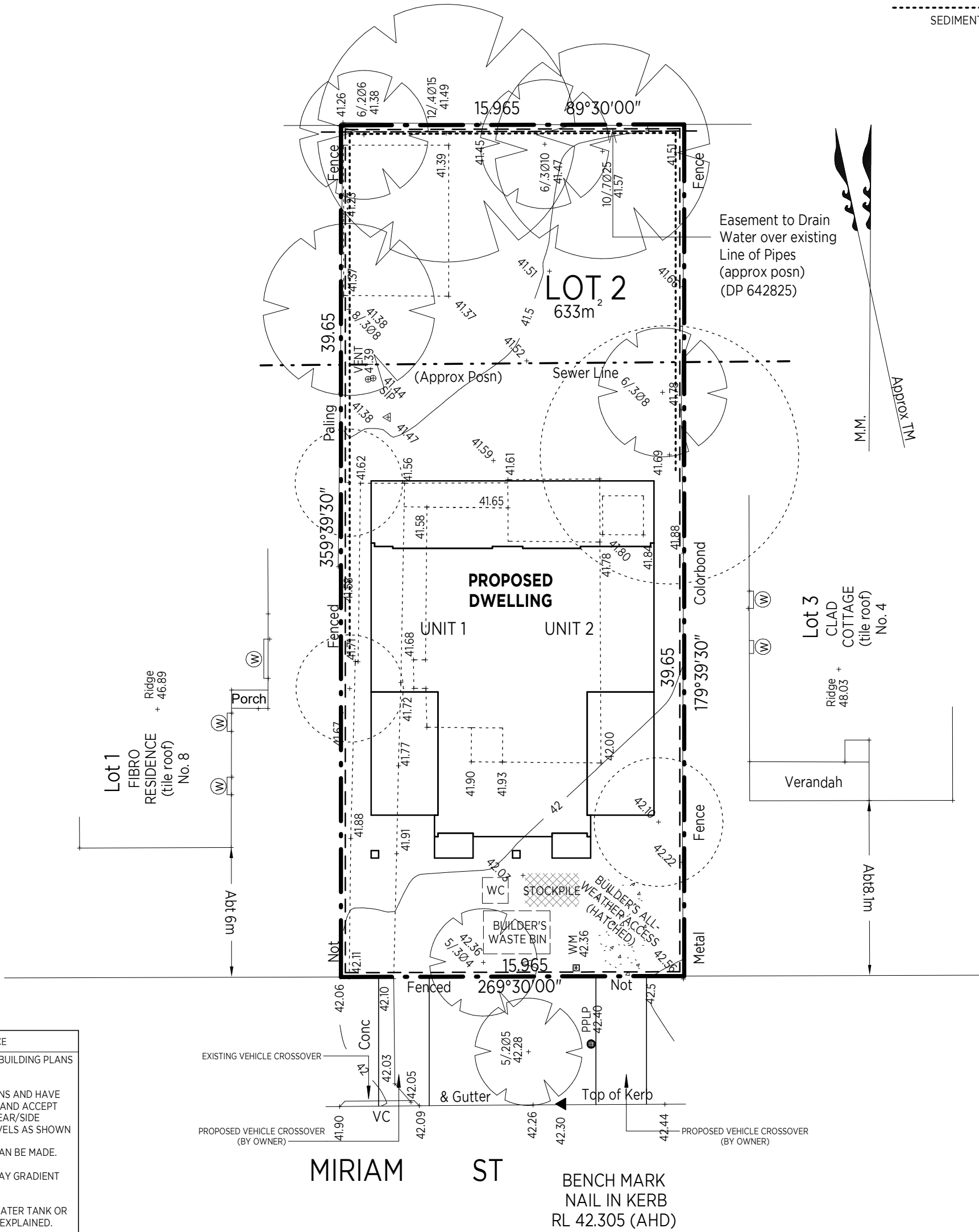


SEDIMENT NOTE:

1. NO STOCKPILING OF MATERIALS IS PERMITTED ON THE VERGE BETWEEN KERB & PROPERTY BOUNDARY.  
2. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL ON VEGETATION BUFFER.  
3. ALL SEDIMENT RETAINING STRUCTURES TO BE CLEANED ON REACHING 50% STORAGE CAPACITY.  
4. ALL EXISTING VEGETATION WILL BE RETAINED OUTSIDE THE CONSTRUCTION SITE.  
5. ROOF DRAINAGE IS TO BE CONNECTED TO THE STORMWATER SYSTEM AS SOON AS PRACTICLE.  
6. DEPRESSIONS LEFT IN THE FOOTPATH BY HEAVY TRUCKS ARE TO BE FILLED AS SOON AS POSSIBLE.  
7. ONLY ONE EXIT POINT SHOULD BE USED & SHOULD BE CONSTRUCTED SO AS TO PREVENT SOIL REACHING THE ROAD & TO STOP BOGGING.  
8. DRAINAGE DITCHES ABOVE & BELOW CUT & FILLED AREAS ARE TO REDUCE EROSION FROM DISTURBED GROUND.



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TEMPORARY CONSTRUCTION FENCE  
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-----  
SEDIMENT CONTROL FENCE



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OWNER	OWNER	DATE

22.03.22EB	C (T05)	COUNCIL SET
17.02.22FA	B (T05)	VARIATION (17-40)
14.01.22	A (T02)	FIRST DRAW

DATE	ISSUE	REVISION
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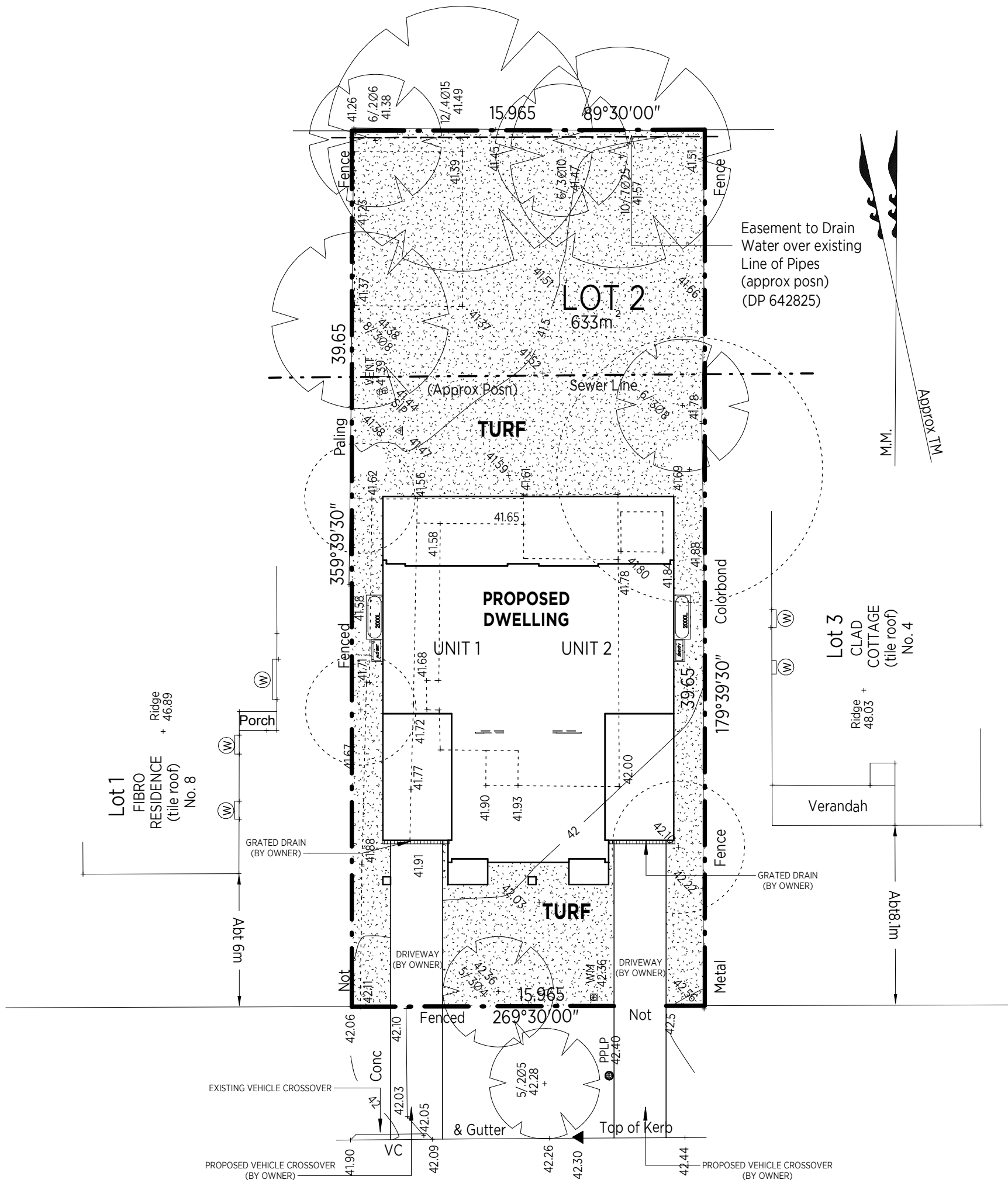
PROPOSED RESIDENCE	BANNABY DUPLEX	
FOR: MR & MRS SLEIMAN	DATE:	SCALE: 1:200
	DRAWN: DI	CHECKED
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197	SHEET NO:	JOB NO:
	07	6923

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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SEDIMENT CONTROL PLAN



MIRIAM ST BENCH MARK NAIL IN KERB RL 42.305 (AHD)

OWNER(S) ACCEPTANCE
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17.02.22FA	B (T05)	VARIATION (17-40)
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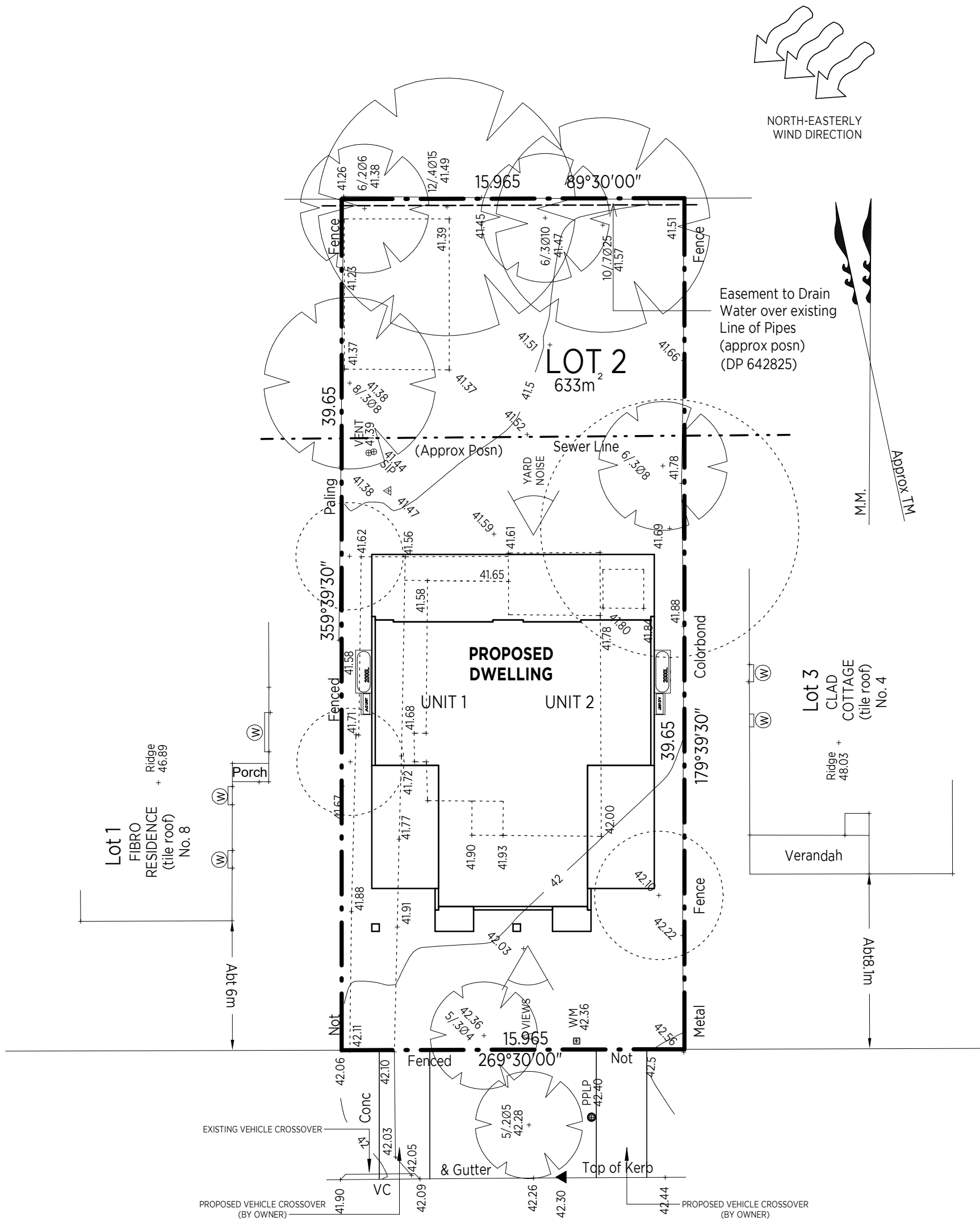
PROPOSED RESIDENCE	BANNABY DUPLEX
FOR: MR & MRS SLEIMAN	EDGE FACADE
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197	DATE: 14.01.22
	DRAWN: DI
	CHECKED
	SHEET NO: 09
	JOB NO: 6923

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

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CONCEPT LANDSCAPE PLAN



MIRIAM ST

BENCH MARK  
NAIL IN KERB  
RL 42.305 (AHD)

SITE ANALYSIS

OWNER(S) ACCEPTANCE

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OWNER

OWNER

DATE

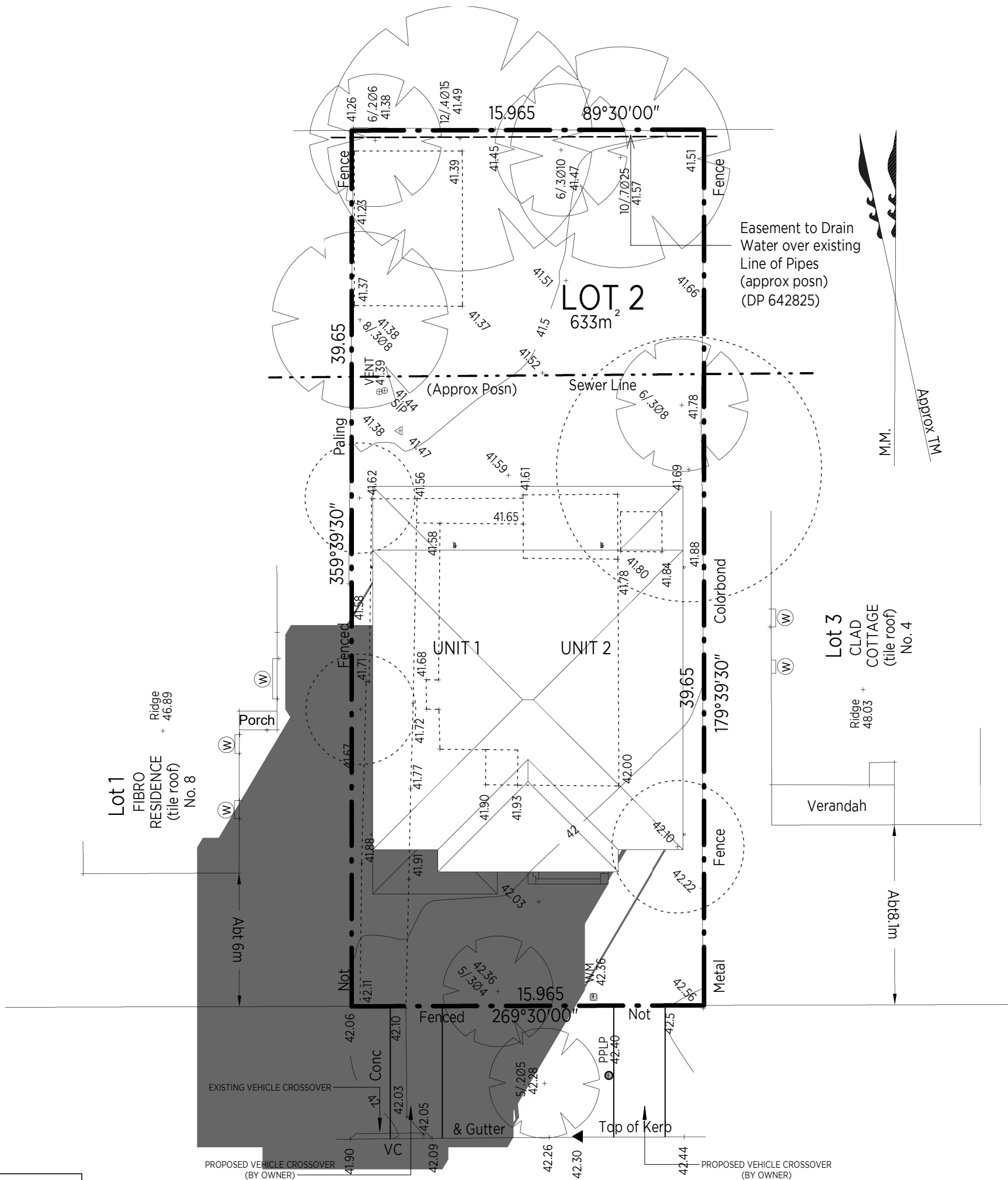
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PROPOSED RESIDENCE	BANNABY DUPLEX	
FOR: MR & MRS SLEIMAN	DATE: 14.01.22	SCALE: 1: 200
	DRAWN: DI	CHECKED
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197	SHEET NO: 20	JOB NO: 6923
SALES: PHONE: (02) 9629 4772 FAX: (02) 9629 5813 HEAD OFFICE: 96-100 TOONGABBIE ROAD, GIRRAWEE NSW 2145 PHONE: (02) 9672 7055 FAX: (02) 9672 7033 ABN: 12057761378 BLDG.LIC.39371		



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OWNER

OWNER

DATE

22.03.22EB  
17.02.22FA  
14.01.22

C (T05)  
B (T05)  
A (T02)

COUNCIL SET  
VARIATION (17-40)  
FIRST DRAW

DATE

ISSUE

REVISION

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PROPOSED RESIDENCE

BANNABY DUPLEX

EDGE FAÇADE

FOR: MR & MRS SLEIMAN

DATE: 14.01.22

SCALE: 1:200

DRAWN: DI

CHECKED

AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197

SHEET NO: 21.1

JOB NO: 6923

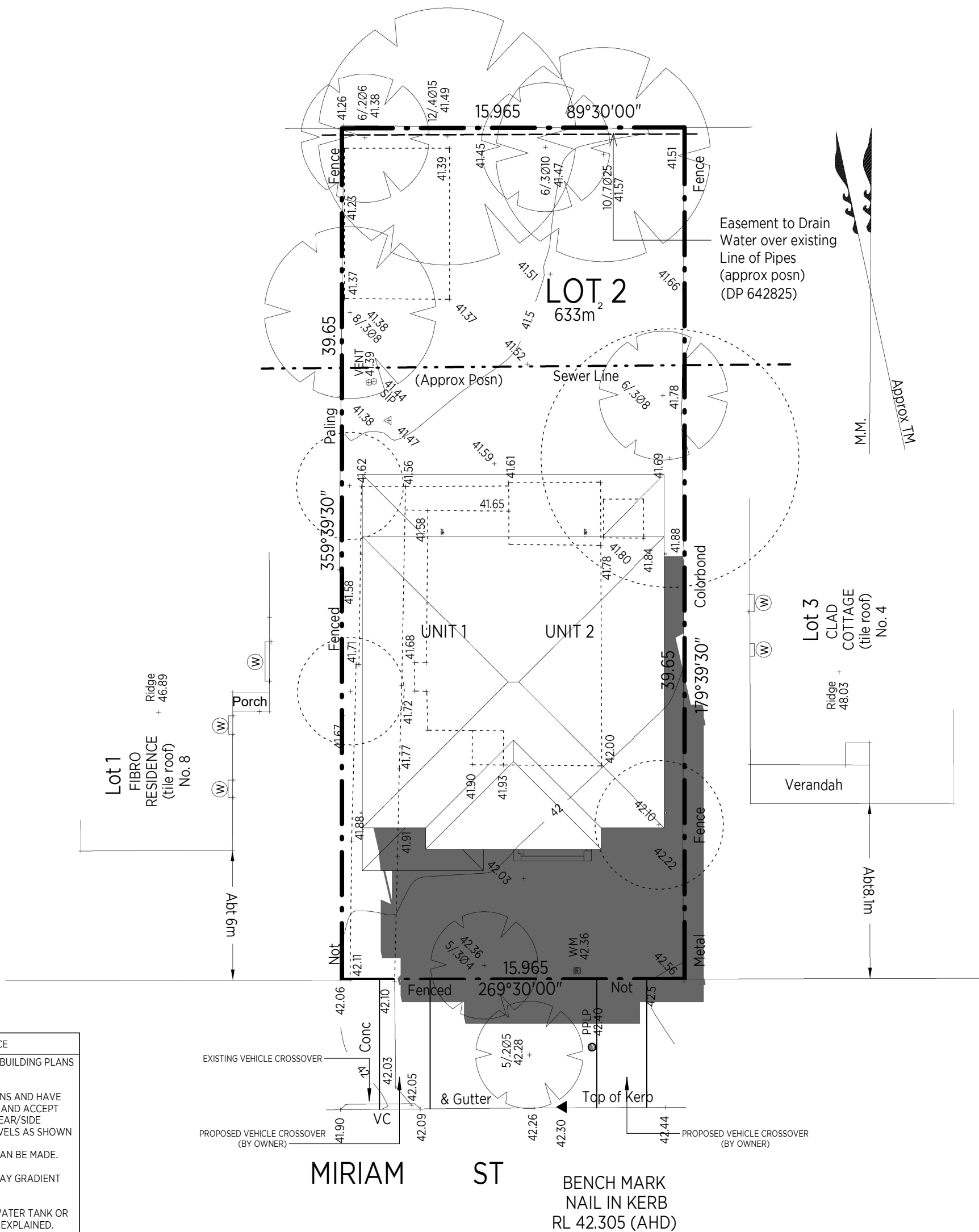
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PHONE: (02) 9672 7055  
FAX: (02) 9672 7033  
ABN: 12057761378 BLDG.LIC.39371

9am JUNE 21-SHADOW

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DATE	ISSUE	REVISION
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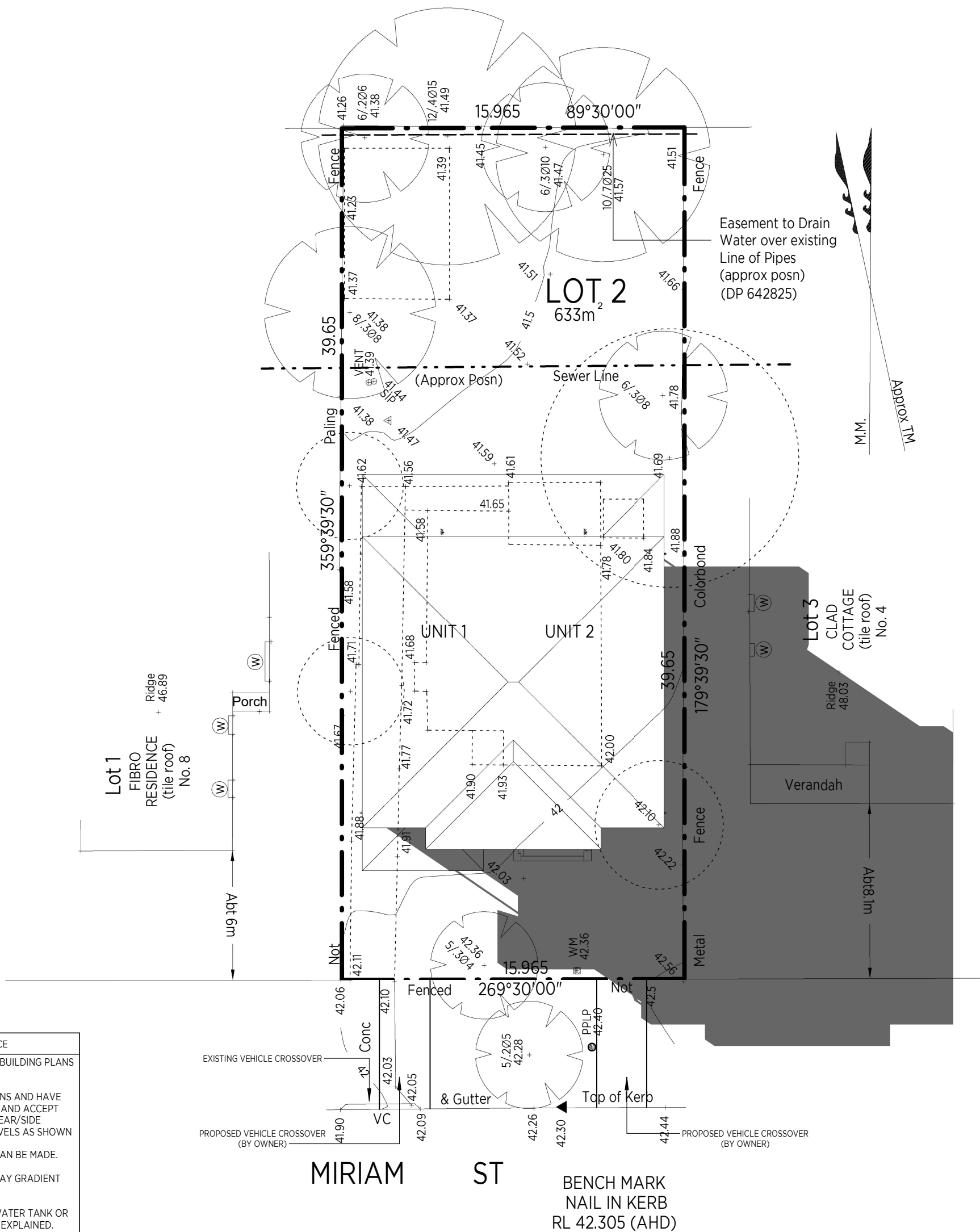
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PROPOSED RESIDENCE	BANNABY DUPLEX	
FOR: MR & MRS SLEIMAN	DATE: 14.01.22	SCALE: 1:200
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197	DRAWN: DI	CHECKED
	SHEET NO: 21.2	JOB NO: 6923

SALES: PHONE: (02) 9629 4772  
FAX: (02) 9629 5813  
HEAD 96-100 TOONGABBIE ROAD,  
OFFICE: GIRRAWEE NSW 2145  
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FOR: MR & MRS SLEIMAN	DATE:	SCALE: 1:200
	DRAWN: DI	CHECKED
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197	SHEET NO:	JOB NO:
	21.3	6923

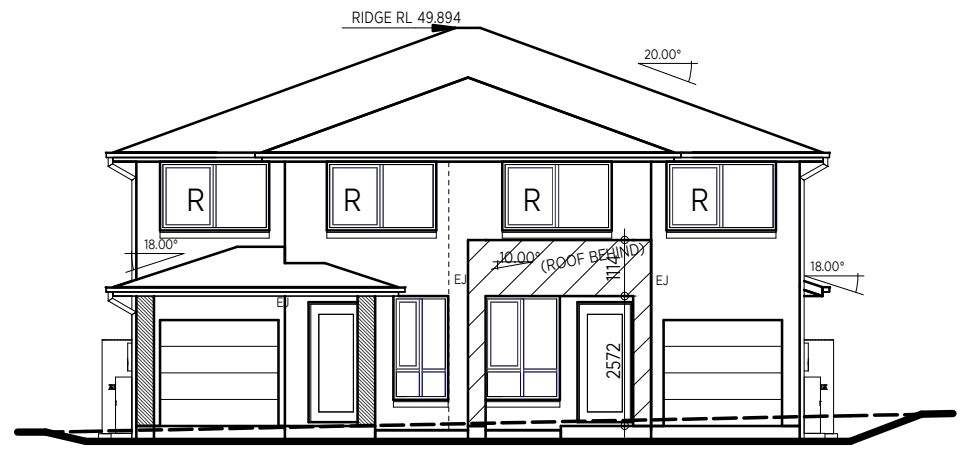
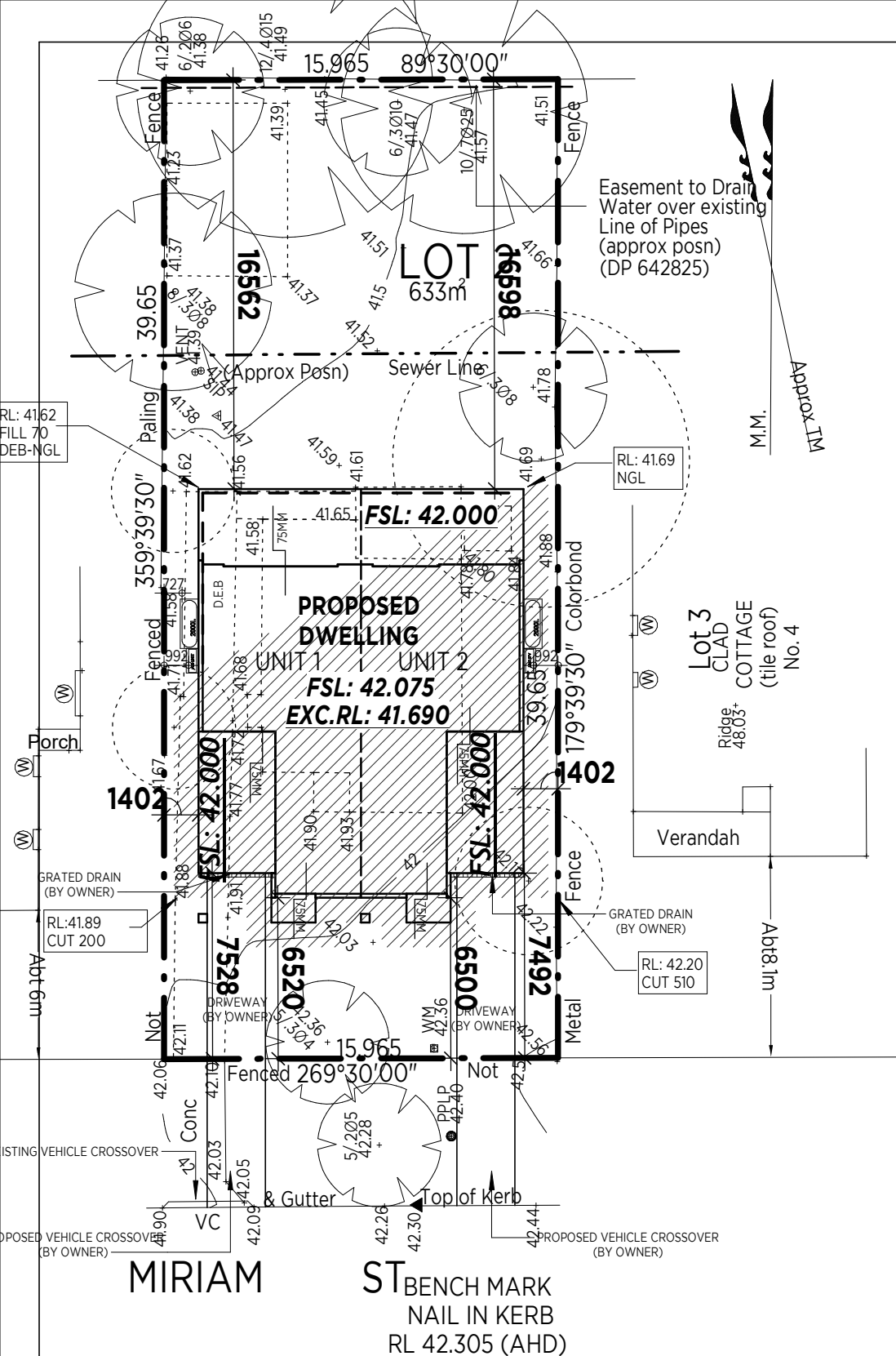
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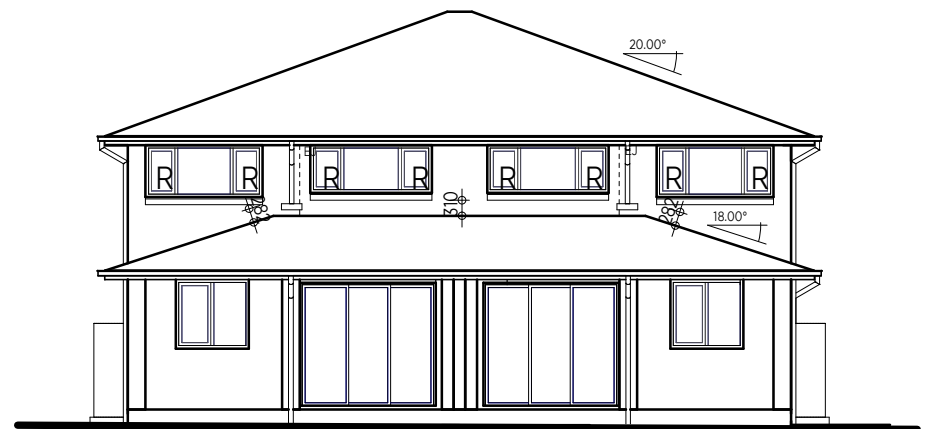
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3pm JUNE 21-SHADOW

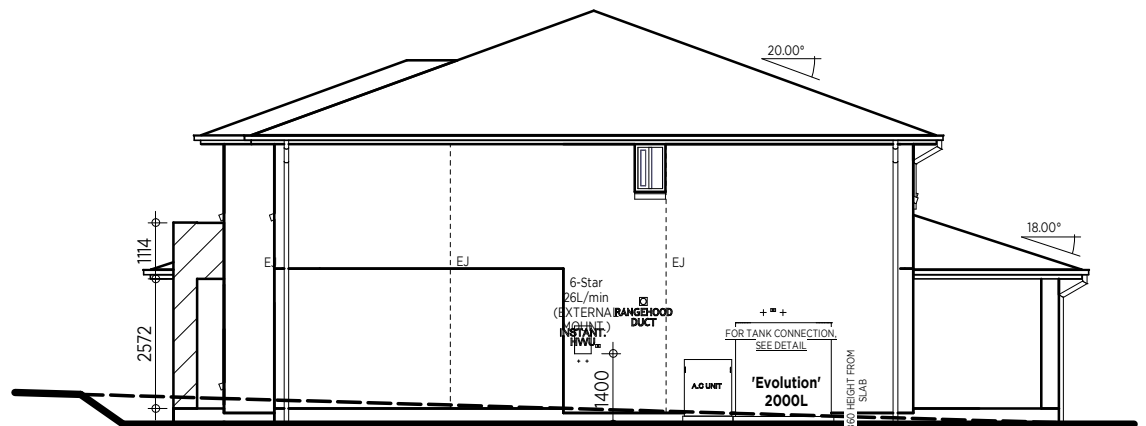




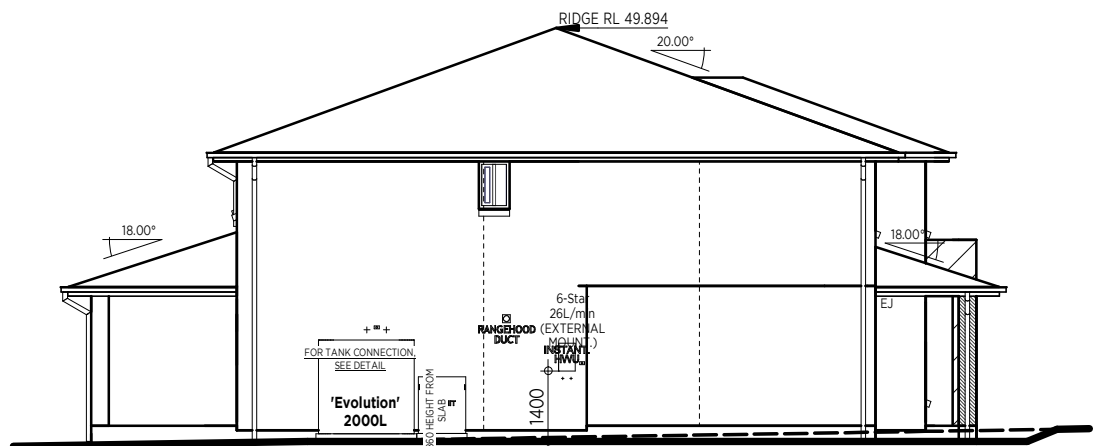
SOUTHERN ELEVATION



NORTHERN ELEVATION



EASTERN ELEVATION



WESTERN ELEVATION

NOTIFICATION PLAN

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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	C (T05)	COUNCIL SET
17.02.22FA	B (T05)	VARIATION (17-40)
14.01.22	A (T02)	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	BANNABY DUPLEX	
FOR: MR & MRS SLEIMAN	DATE: 14.01.22	SCALE: As indicated
AT: LOT 2 (#6) MIRIAM STREET, BASS HILL, NSW 2197	DRAWN: DI	CHECKED
	SHEET NO: 37	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  
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