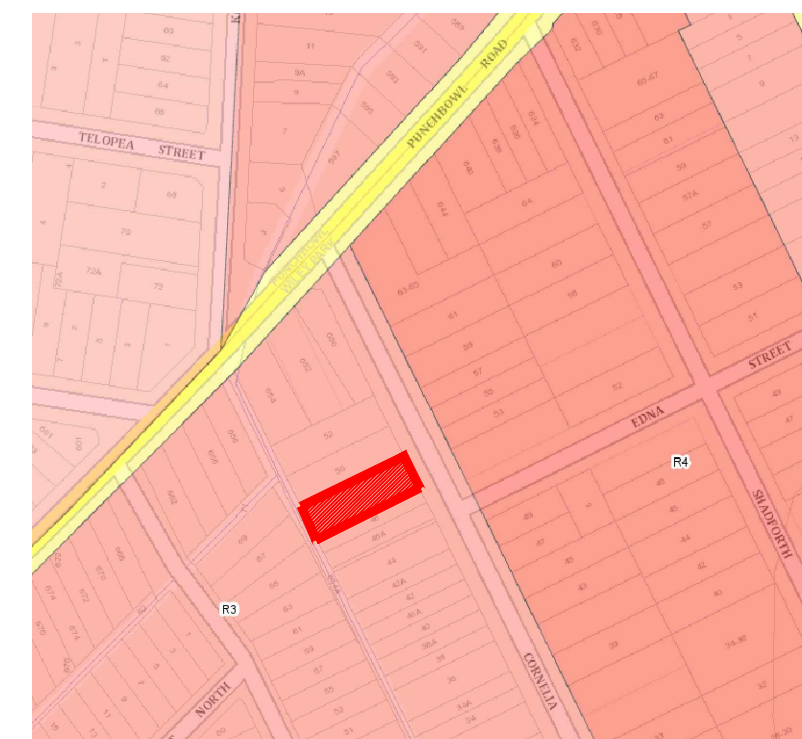


ADDRESS: 48 CORNELIA RD
WILEY PARK NSW 2195
COUNCIL: CITY OF CANTERBURY BANKSTOWN
ZONING: R3: MEDIUM DENSITY RESIDENTIAL
SITE AREA: 780.40 SQM
SEPP GFA: 495.10 SQM
MAX. BUILDING HEIGHT: 9M

EXISTING
GROUND FLOOR AREA: 172.28 SQM
FIRST FLOOR AREA: 172.28 SQM
SUB TOTAL: 344.56 SQM (44.1%)

PROPOSED
GROUND FLOOR AREA: 24.84 SQM
FIRST FLOOR AREA: 27.02 SQM
SUB TOTAL: 31.86 SQM

TOTAL: 376.42 SQM

LANDSCAPE
FRONT: 34.29 SQM
BACK: 76.24 SQM

SETBACKS	5.5M
FRONT:	0.9-1.5M
SIDE:	0.9-1.5M

REFER TO ACCOMPANYING BASIX CERTIFICATE

REFER TO ACCOMPANYING STORMWATER ENGINEERING PLANS
REFER TO ACCOMPANYING SURVEY PLAN

01 - SEDIMENT CONTROL PLAN
02 - LANDSCAPE PLAN
03 - LANDSCAPE PLAN
04 - SUBDIVISION PLAN

- 10 - GROUND FLOOR PLAN
11 - FIRST FLOOR PLAN
12 - ROOF PLAN
13 - SHADOW DIAGRAM
20 - ELEVATIONS
30 - SECTIONS

DO NOT SCALE FROM THIS DRAWING

CONFIRM ALL DIMENSIONS AND SETOUTS ON SITE
PRIOR TO MANUFACTURE & INSTALLATION

ALL WORK IN ACCORDANCE WITH
RELEVANT AUSTRALIAN STANDARDS

TO BE READ IN CONJUNCTION WITH
ENGINEERS DOCUMENTS

CLIENT

MR. BASS ADASI

-
48 CORNELIA ROAD

48 CURNELIA ROAD
WILEY PARK NSW 2195

0414 445 953

0414 445 953

luxe. BUILDING
DESIGN

0415 82 55 87 5/14 FRENCH AVE BANKSTOWN

PROJECT

BASS ADASI

ADDRESS

48 CORNELIA ROAD
WILEY PARK NSW

DRAWING TITLE

NOTIFICATION PLANS
SITE PLAN, ELEVATIONS

SCALE 1:100

DRAWN FI

CHECKED	FI
DATE	DATE

DATE 04/12/2021
JOB NUMBER DA ADA 12

500 NUMBER DA-ADA-1252

DRAWING NUMBER

ISSUE

DA 00

01
