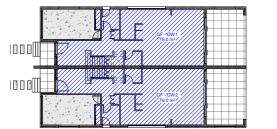
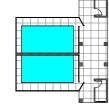
PROPOSED DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF 4 EXISTING TREES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING POOLS ON FRONT LOT AT 111 SIMMAT AVE, CONDELL PARK



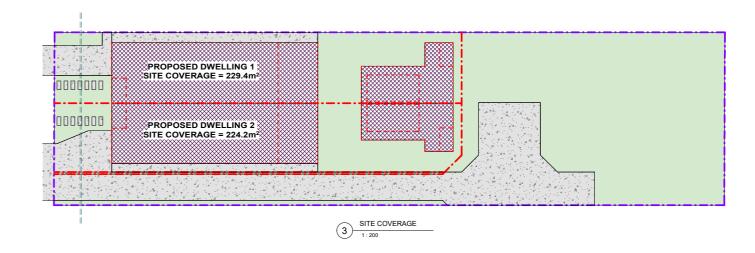
| _ | | | | COPYRIGHT | _ | | PROPOSED DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF 4 | | DWG NUMBER: | ORIGINAL SIZE: |
|-----|------------|---------------|----|---|------------------------|--|---|--------------|-------------|----------------|
| _ | | | | All rights reserved. | 1.1 | SUITE 4, LEVEL 1, 402-410 CHAPEL RD. BANKSTOWN. | EXISTING TREES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING | 21940 | A00 | A1 |
| _ | | | | These drawings, plans and specifications and the copyright are the property of | | NSW 2200 P: 9709 5556 N: 0422 606 220 | POOLS ON FRONT LOT | DESIGNED BY: | DATE: | |
| | | | | | NEMCO DESIGN | | 111 SIMMAT AVE, CONDELL PARK | A.N. | 13.07.2022 | 1AA |
| | 13.07.2022 | ISSUED FOR DA | DК | without the written permission of Nemco | | | LOT 19, SEC 2, DP 8208 | DRAWN BY: | SCALE: | H = I |
| REV | DATE | DESCRIPTION | BY | Design. | & ARCHITECTURAL DESIGN | | COVER SHEET | A.N. | AS SHOWN | \mathbb{N} |

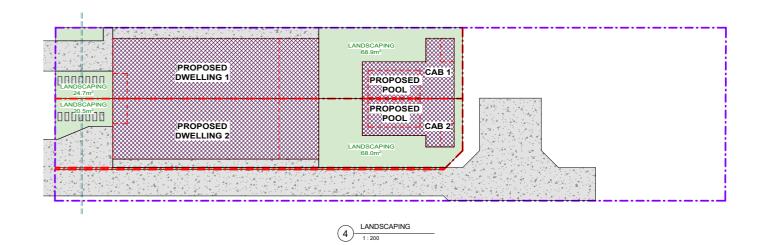
| DRAWING LIST | | | | | |
|--------------|---|--|--|--|--|
| Sheet Number | Sheet Name | | | | |
| A00 | COVER SHEET | | | | |
| A01.01 | DEMOLITION PLAN | | | | |
| A01.02 | TORRENS TITLE SUBDIVISION PLAN - STAGE 1 | | | | |
| A01.03 | TORRENS TITLE SUBDIVISION PLAN - STAGE 2 | | | | |
| A01.04 | SITE PLAN & ROOF PLAN, SITE ANALYSIS PLAN | | | | |
| A01.05 | WASTE MANAGEMENT PLAN & SEDIMENT & EROSION CONTROL PLAN | | | | |
| A01.06 | LANDSCAPING PLAN | | | | |
| A01.07 | SITE CALCULATIONS | | | | |
| A02 | PROPOSED GROUND & FIRST FLOOR PLAN | | | | |
| A03 | ELEVATIONS, SECTIONS & WINDOW SCHEDULE | | | | |
| A04 | 3D_GROUND FLOOR & FIRST FLOOR | | | | |
| A05 | 3D_MODEL | | | | |
| A06 | SCHEDULE OF FINISHES | | | | |
| A07 | STREETSCAPE AND FRONT FENCE ELEVATION | | | | |
| A08.01 | SHADOW DIAGRAM - 21ST JUN | | | | |
| A08.02 | 3 HOURS OF SUNLIGHT TO LIVING & 50% POS - 21ST JUN | | | | |
| A09 | PROPOSED DETAILED SITE COVERAGE PLAN | | | | |





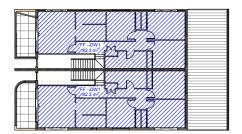






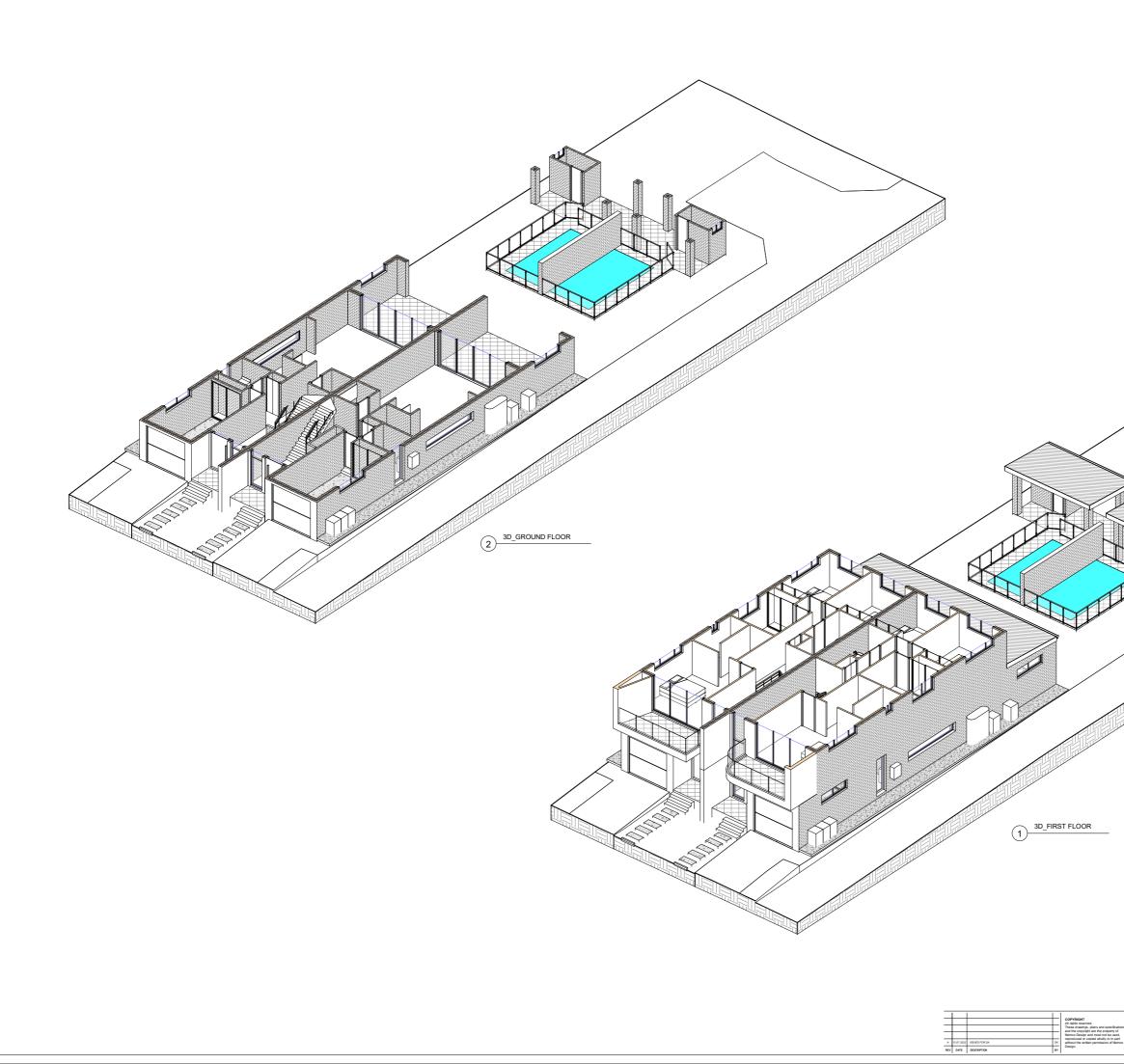
| FLOOR AREA CALCULATIONS | | FLOOR AREA CALCULATIONS |
|---|------------------------------|---|
| SITE AREA: | 323m ² | SITE AREA: |
| AREA OF THE PROPOSED GROUND FLOOR: | 79.0m ² | AREA OF THE PROPOSED GROU |
| AREA OF THE PROPOSED FIRST FLOOR: | 82.3m ² | AREA OF THE PROPOSED FIRST |
| MAX. TOTAL FLOOR AREA 50% OF SITE AREA = 0.5 x 323m ² = | 161.5m ² | MAX. TOTAL FLOOR AREA 50% OF SITE AREA = 0.5 x 323m ² |
| PROPOSED TOTAL FLOOR AREA: | $161.3m^2 < 161.5m^2$ | PROPOSED TOTAL FLOOR AREA |
| SITE COVERAGE CALCULATIONS | | SITE COVERAGE CALCULATION |
| PROPOSED SITE COVERAGE: | 229.4m ² = (71%) | PROPOSED SITE COVERAGE: |
| ANDSCAPING CALCULATIONS | | LANDSCAPING CALCULATIONS |
| MIN. LANDSC. FORWARD OF BUILDING LINE: 45% OF THE FORWARD AREA = 0.45 x 45m ² | 20.4m ² | MIN. LANDSC. FORWARD OF BUI 45% OF THE FORWARD AREA = |
| PROPOSED LANDSCAPING AT FRONT: | 24.7m ² | PROPOSED LANDSCAPING AT FI |
| PROPOSED LANDSCAPING AT REAR: | 68.9m ² | PROPOSED LANDSCAPING AT R |
| PROPOSED TOTAL LANDSCAPED AREA: | 93.6m ² = (29.0%) | PROPOSED TOTAL LANDSCAPE |

| _ | | | | | | | | | | |
|-----|------------|---------------|------------|---|-----------------------|---|--|-------------|-------------|----------------|
| | | | 1 1 | | | | PROPOSED DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF 4 | JOB NUMBER: | DWG NUMBER: | ORIGINAL SIZE: |
| | | | | COPYRIGHT All rights reserved. | - - - - | | EXISTING TREES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND | 21940 | A01.07 | A1 |
| _ | | | | These drawings, plans and specifications | 1.1 | 402-410 CHAPEL RD, BANKSTOWN, NSW 2200 | CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING POOLS ON FRONT LOT | DESIGNED BY | DATE: | |
| | | | +-1 | and the copyright are the property of Nemco Design and must not be used. | | P: 9709 5556 M: 0422 606 228 | | A N | 13.07.2022 | IZA N |
| _ | | | ⊢ ∣ | reproduced or copied wholly or in part | NEMCO DESIGN | | 111 SIMMAT AVE, CONDELL PARK | | 13.07.2022 | |
| A | 13.07.2022 | ISSUED FOR DA | DK. | without the written permission of Nemco Design. | STRUCTURAL ENGINEERIN | | LOT 19, SEC 2, DP 8208 | DRAWN BY: | SCALE: | M |
| REV | DATE | DESCRIPTION | BY | Design. | & ARCHITECTURAL DESIG | | SITE CALCULATIONS | A.N. | AS SHOWN | $\nabla \nu$ |
| | | | | | | | | | | |



2 FSR - First Floor 1:200

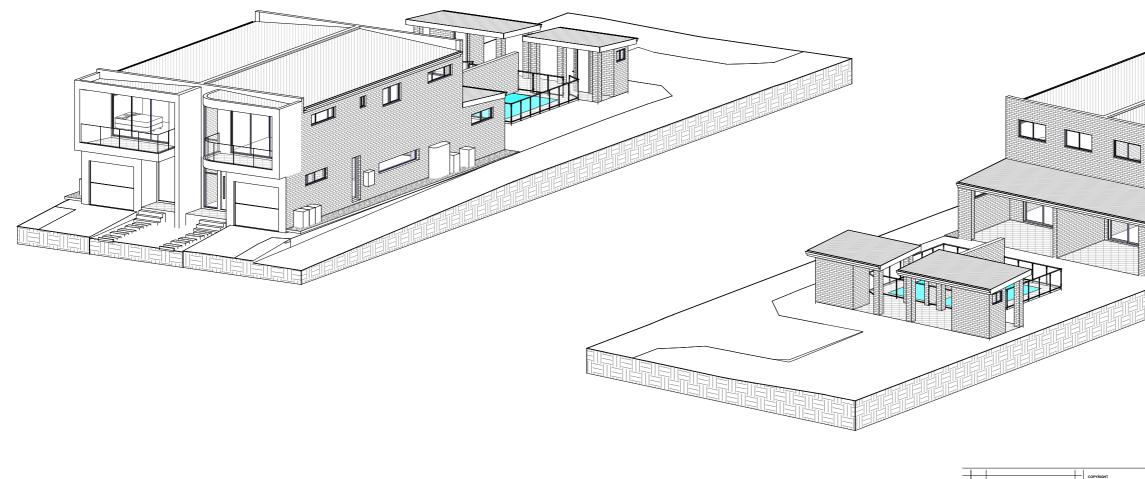
| R DW2 | |
|--|---|
| | |
| | 323m ² |
| IND FLOOR: | 79.0m ² |
| FLOOR: | 82.3m ² |
| | 161.5m ² |
| = | |
| A: | 161.3m ² < 161.5m ² |
| IS | |
| | 224.2m ² = (69.4%) |
| | |
| LDING LINE: 0.45 x 45m ² | 20.4m ² |
| RONT: | 20.5m ² |
| EAR: | 68.0m ² |
| D AREA: | 88.5m ² = (27.4%) |
| | |



| cations of ed, part lemco | PTYLTD | L. and an ingenerating contact | 111 | SIMMAT AVE, CONDEL LOT 19, SEC 2, DP 820 | URES AND REMOVAL OF 4 DIVISION INTO 2 LOTS AND UPANCY WITH SWIMMING T . PARK 8 | JOB NUMBER 21940 DESIGNED BY: A.N. DRAWN BY: | DWG NUMBER: A04 DATE: 13.07.2022 SCALE: | A1 |
|---------------------------------------|--|--------------------------------|-------|---|---|--|---|--------------|
| | STRUCTURAL ENGINEERINI & ARCHITECTURAL DESIGN | 6 | 3D_GR | OUND FLOOR & FIR | ST FLOOR | A.N. | AS SHOWN | \mathbb{N} |

3022 10:21:47 AM





| REV | DATE | DESCRIPTION | BY | Design. |
|-----|------------|---------------|----|--|
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| ations | | S: LEVEL 1, CHAPEL RD. BANKSTOWN | PROPOSED DEMOLITION OF EXISTING STRUCTURES AND REMOVAL OF 4 EXISTING TREES. PROPOSED BATTLE AXE SUBDIVISION INTO 2 LOTS AND CONSTRUCTION OF AN ATTACHED DUAL OCCUPANCY WITH SWIMMING | 21940 | A05 | ORIGINAL SIZE: A1 |
|------------------|--|--|--|----------------------|---------------------|----------------------|
| of ed, art | | | POOLS ON FRONT LOT 111 SIMMAT AVE, CONDELL PARK | DESIGNED BY: A.N. | DATE: 13.07.2022 | |
| mco | STRUCTURAL ENGINEERING & ARCHITECTURAL DESIGN | ŀ | LOT 19, SEC 2, DP 8208 3D_MODEL | DRAWN BY: A.N. | SCALE: AS SHOWN | \Box |