

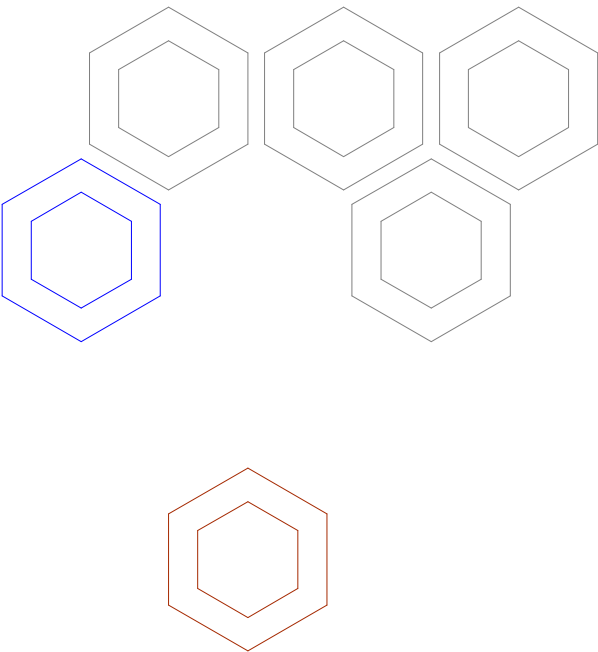
DEVELOPMENT APPLICATION

DRAWING SCHEDULE

SITE ANALYSIS PLAN	001
PROPOSED SITE PLAN	010
EXISTING BASEMENT FLOOR PLAN	100
PROPOSED GROUND FLOOR PLAN	201
SW AND NW ELEVATIONS	300
NE AND SE ELEVATIONS	301
SHADOW DIAGRAMS - 21st JUNE	900
PROPOSED SIGNAGE	901

ISSUE DETAILS

A	14.03.2024	ISSUED FOR DEVELOPMENT APPLICATION
B	03.05.2024	ISSUED FOR ADDITIONAL INFORMATION



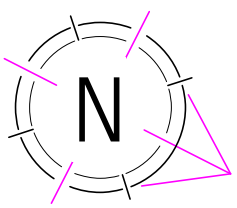
ADDITIONAL INFORMATION DA

A01	OWNER'S CONSENT FORM
A02	SURVEY PLAN
A03	SECTION J REPORT
A04	STORMWATER PLAN
A05	TRAFFIC IMPACT STATMENT
A06	STATEMENT OF ENVIRONMENTAL EFFECTS
A07	SOCIAL IMPACT STATMENT
A08	ACOUSTIC REPORT

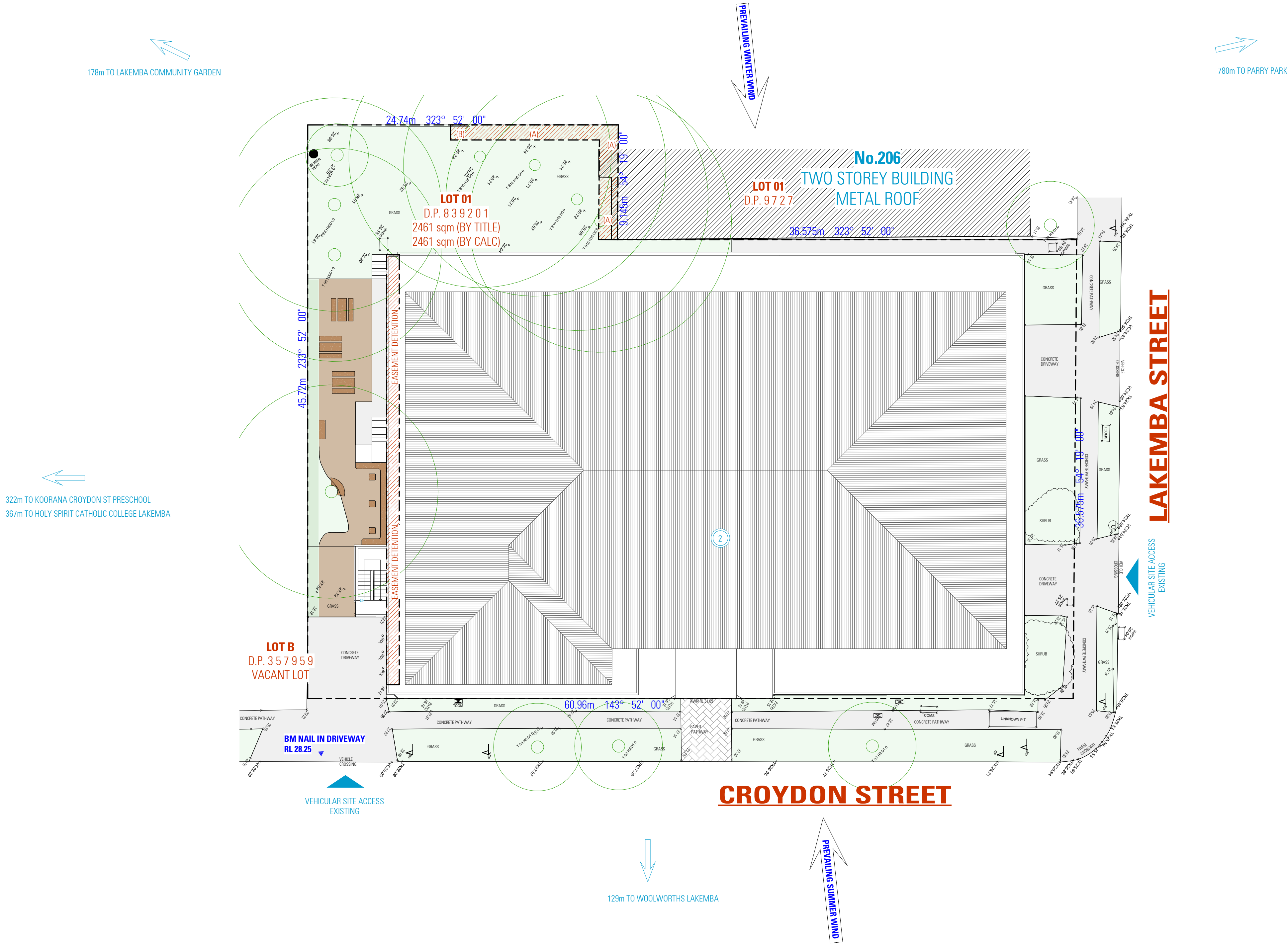
COMMERCIAL DEVELOPMENT

194-198 LAKEMBA STREET,
LAKEMBA NSW 2195





KEY	ITEM	SYMBOL
	NUMBER OF STOREYS	
	POSSIBLE OVERLOOKING	
	PRIVATE OPEN SPACE	
	REDUCED LEVELS	
SITE		
SITE DETAILS		
SITE LENGTH (APPROX.)		61.2 m
SITE WIDTH (APPROX.)		36.5 m
SITE AREA		2461 m²



SITE ANALYSIS PLAN

NOTES

- ALL DIMENSIONS ARE IN MILLIMETERS
- VERIFY ALL DIMENSIONS ON SITE
- DO NOT SCALE. USE FIGURED DIMENSIONS ONLY
- VERIFY ALL DISCREPANCIES WITH THE DESIGNER
- ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (B.C.A) & AUSTRALIAN STANDARDS

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DRAFTED JOYCE RAFFOUL

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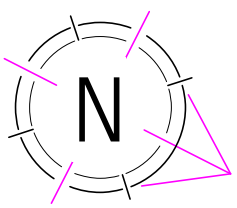
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SITE ANALYSIS PLAN

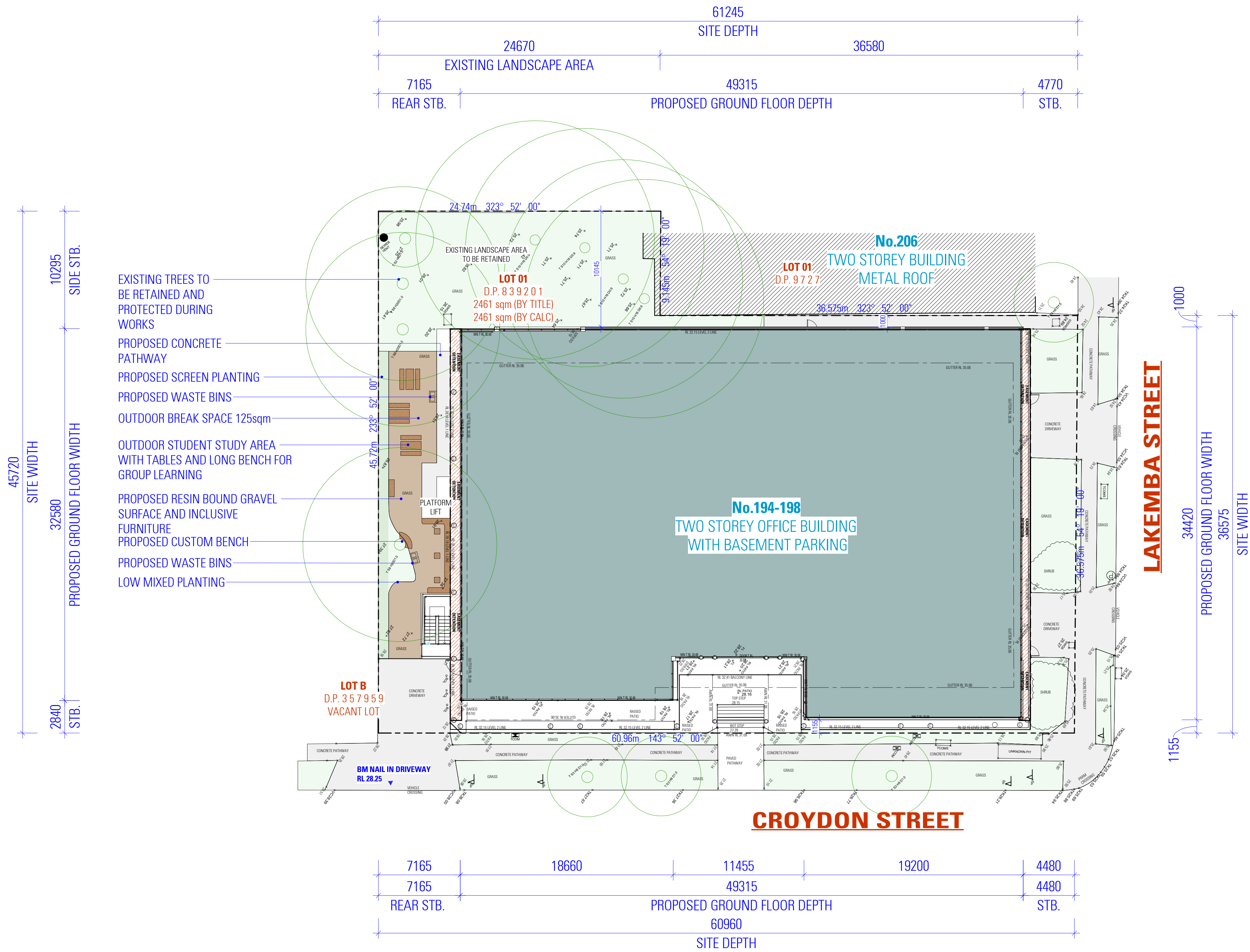
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ISSUE B 03.05.2024

DWG No. 24012 - 001

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- NOTES:**
- REFER TO LANDSCAPE PLAN FOR DETAILS
 - REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
 - REFER TO STRUCTURAL PLAN FOR RETAINING WALL DETAILS
 - REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS
 - ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL



PROPOSED SITE PLAN

NOT FOR CONSTRUCTION

SITE LEGEND	
ITEM	SYMBOL
GROUND FLOOR AREA	
LINE OF FIRST FLOOR	
SITE BOUNDARY	

- NOTES**
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ACCREDITED BUILDING DESIGNER

DESIGN MICHEL TOUBIA
DRAFTED ANDREA SAOUMA

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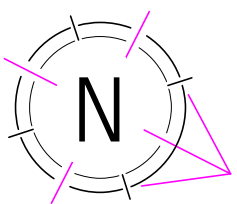
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DRAWING

PROPOSED SITE PLAN

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DWG No. 24012 - 010



LEGEND	
ITEM	SYMBOL
EXISTING BUILDING	
PROPOSED WORKS	
OUT OF SCOPE	

KEY

LAKEMBA STREET

CROYDON STREET

PROPOSED BASEMENT FLOOR PLAN

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EXISTING BASEMENT FLOOR PLAN

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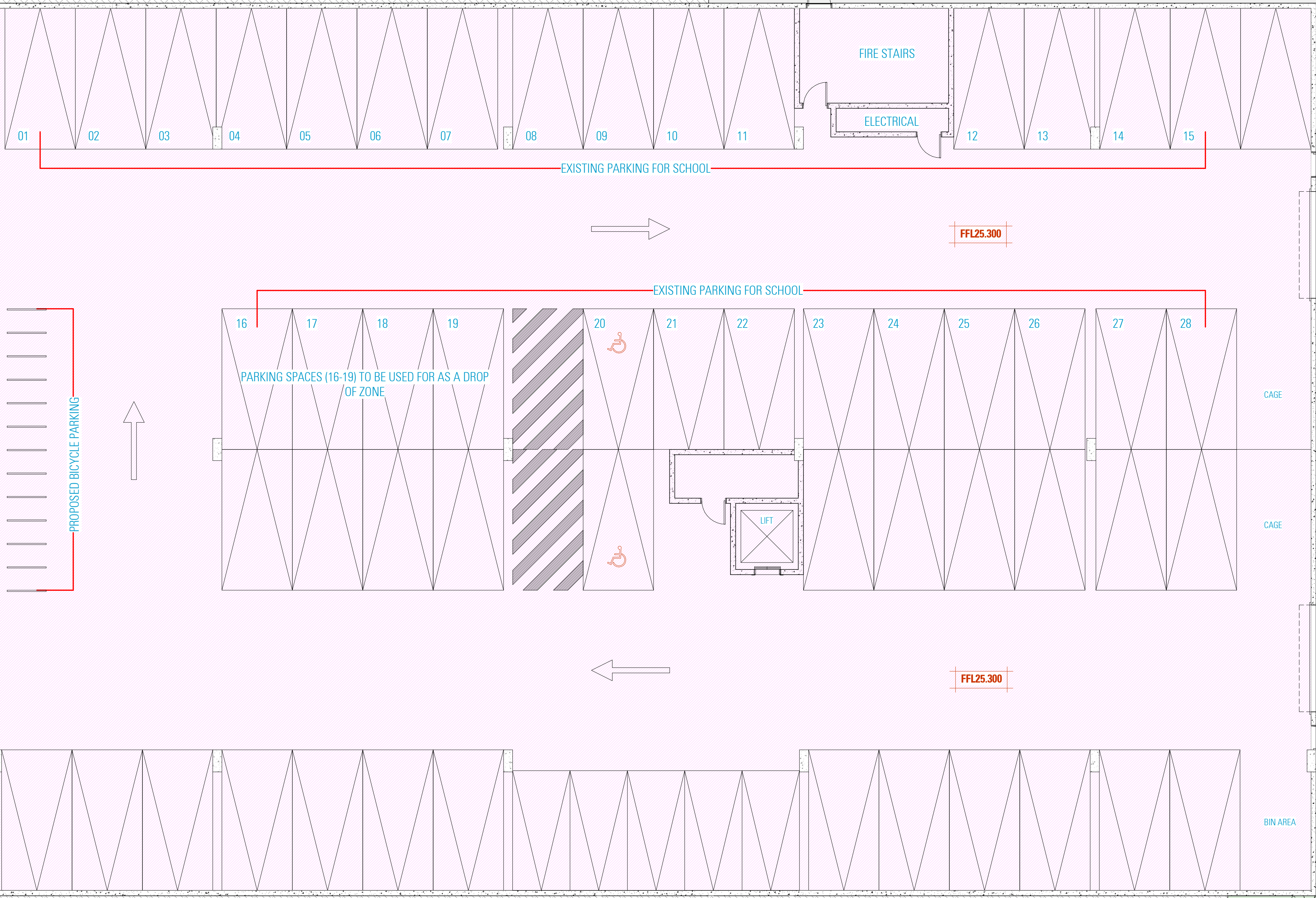
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LOT 01
D.P. 839201
2461 sqm (BY TITLE)
2461 sqm (BY CALC)

LOT 01
D.P. 9727

No.206
TWO STOREY BUILDING
METAL ROOF

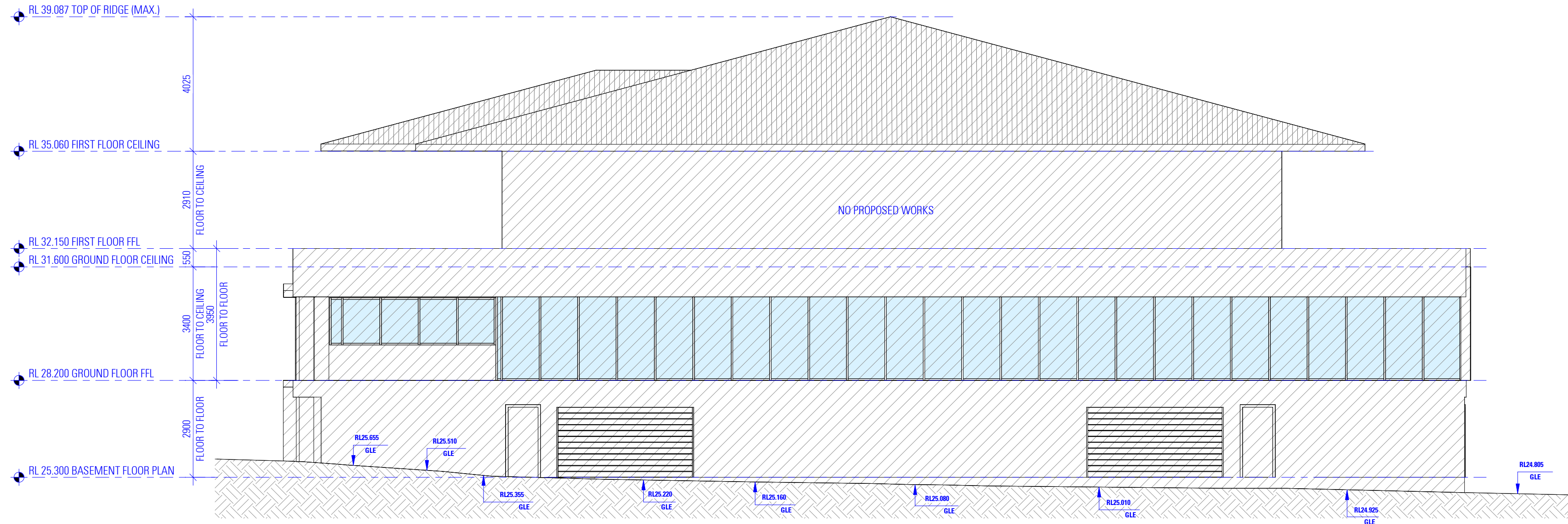


LOT B
D.P. 357959
VACANT LOT

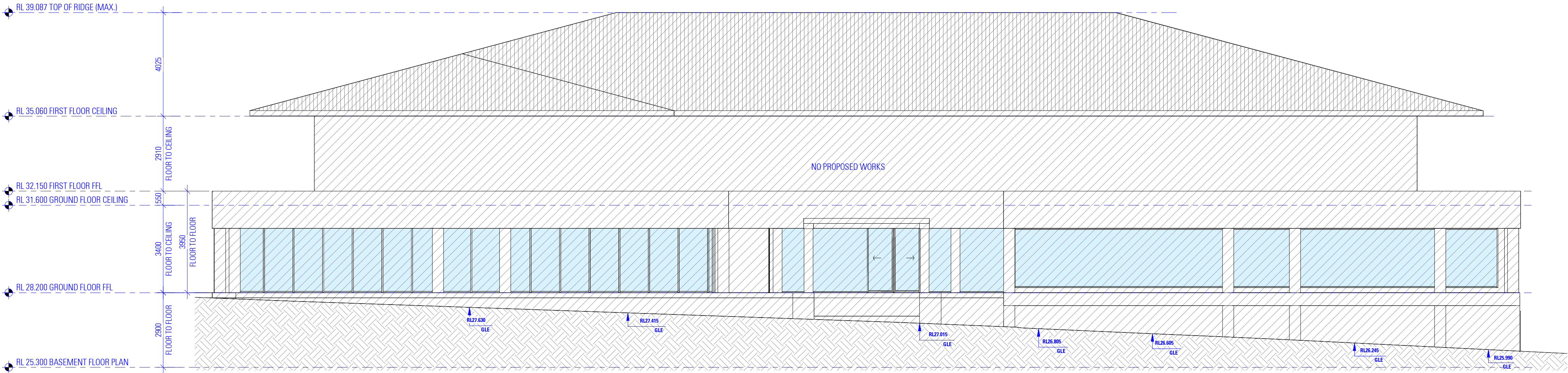


LAKEMBA STREET

DWG No. 24012 - 201



SOUTH WEST ELEVATION



NORTH WEST ELEVATION

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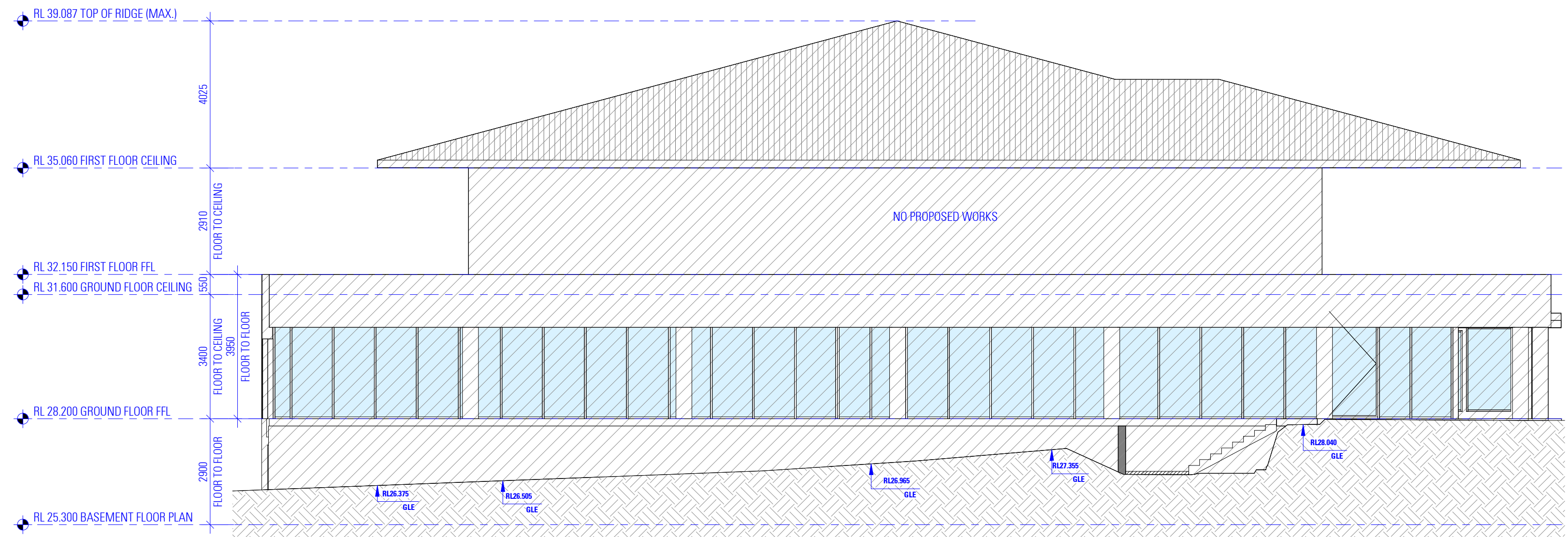
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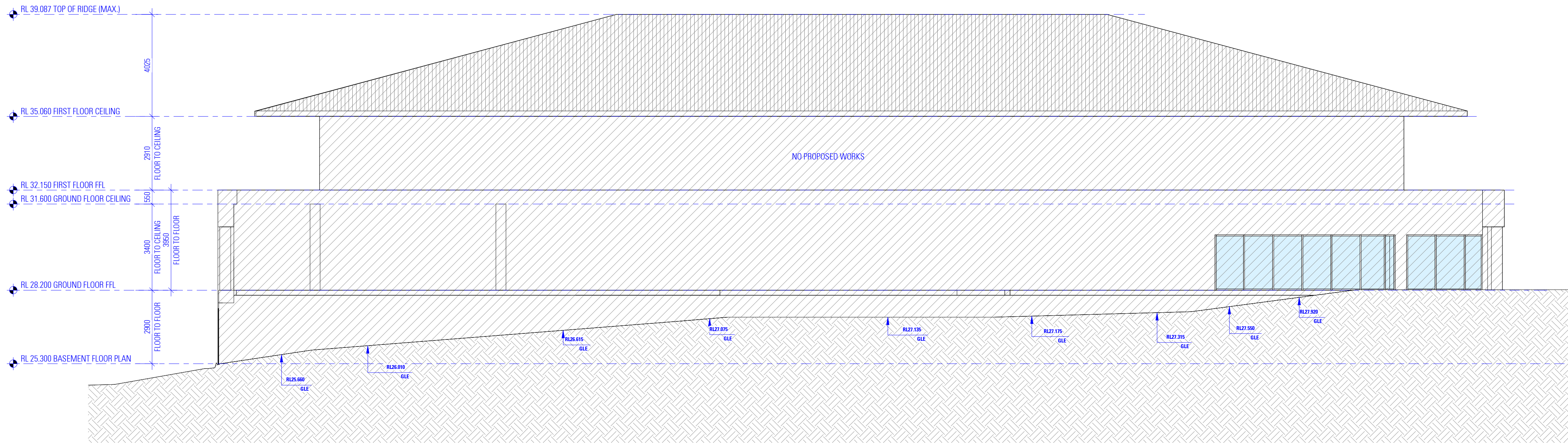
SW AND NW ELEVATIONS

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NORTH EAST ELEVATION



SOUTH EAST ELEVATION

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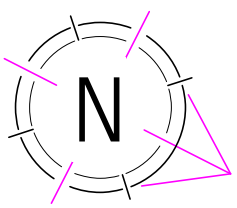
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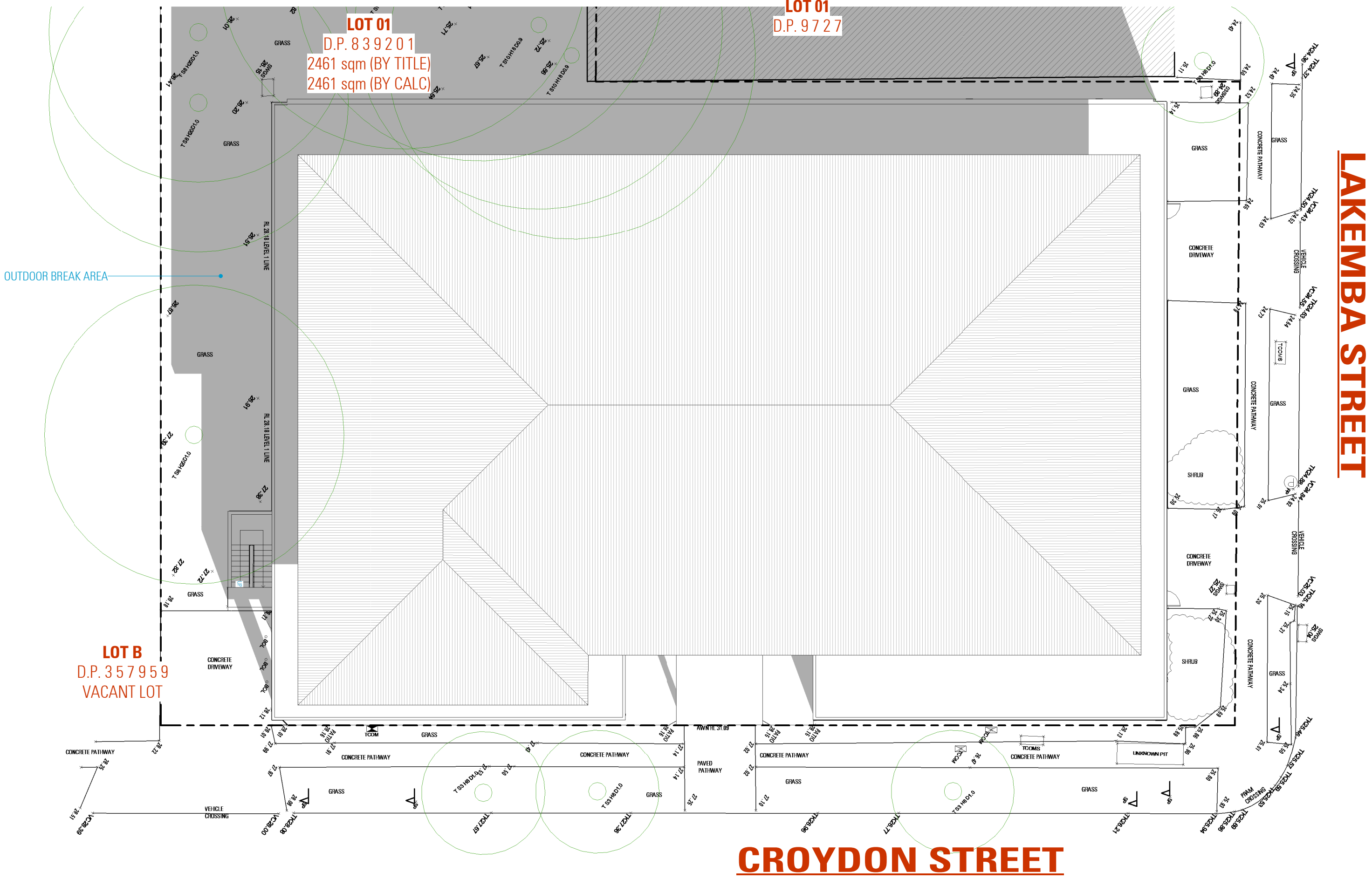
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DESIGN MICHEL TOUBIA
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DRAWING
NE AND SE ELEVATIONS
SCALE 1:100 / A1
ISSUE B 03.05.2024

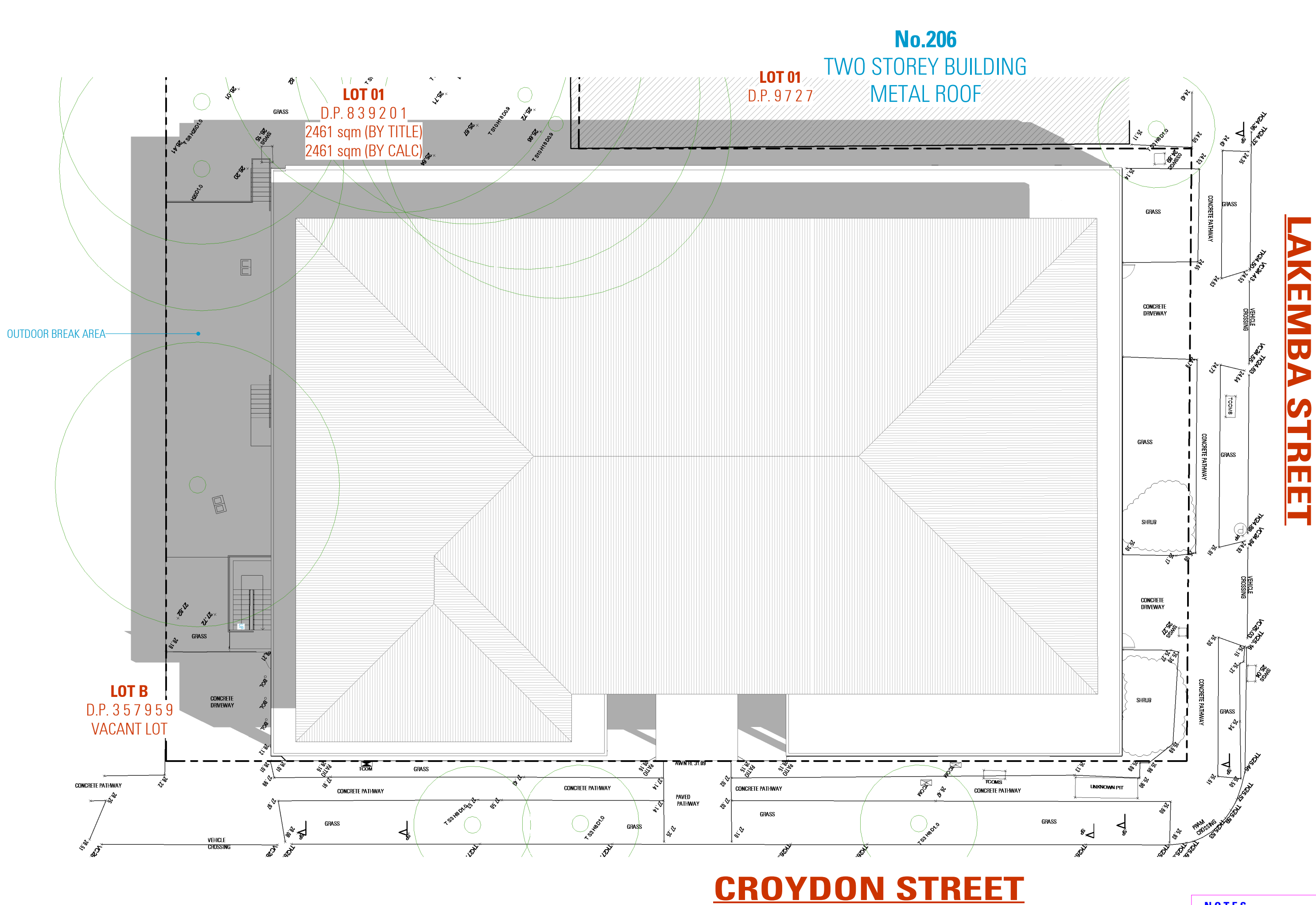
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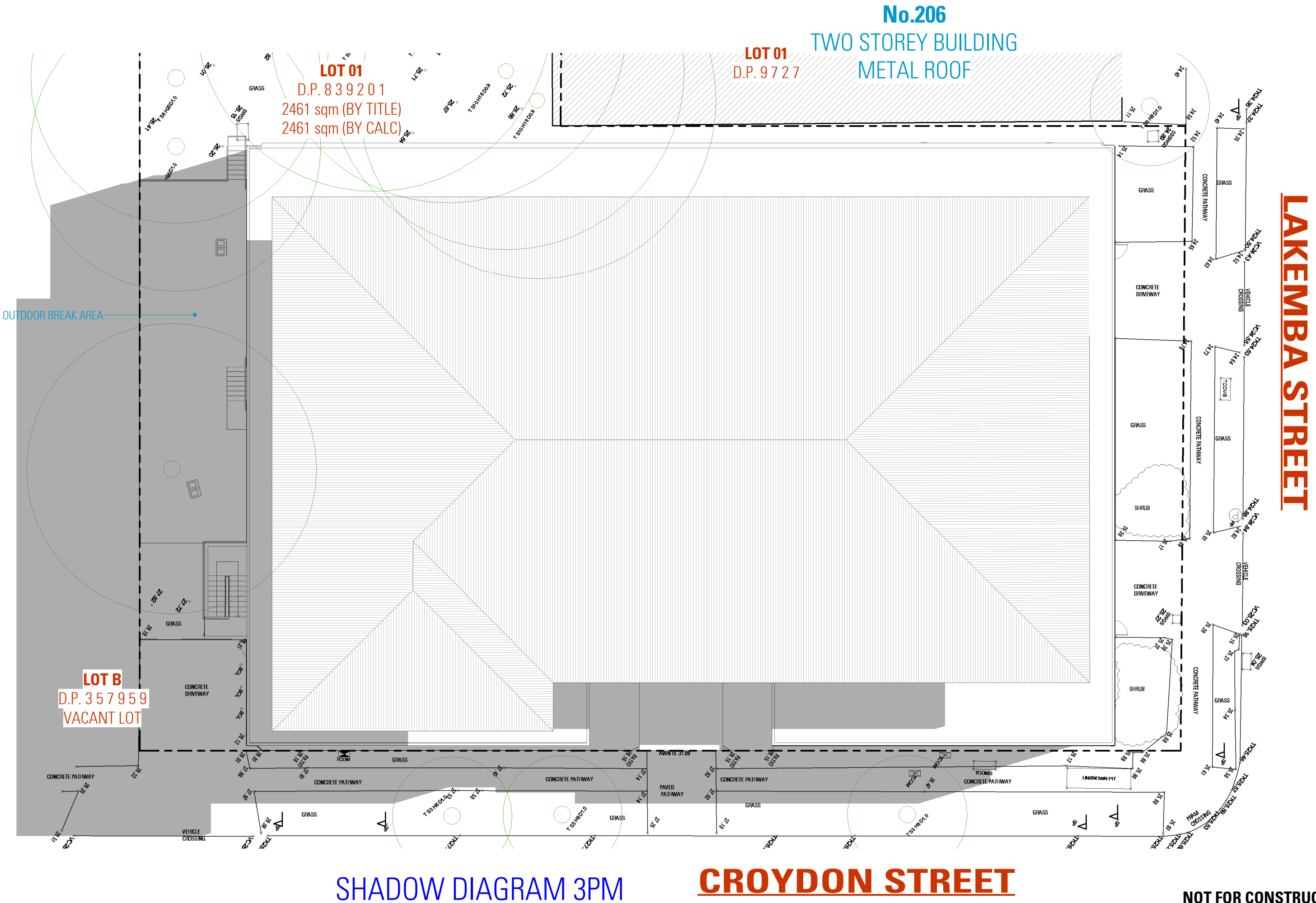
SHADOW DIAGRAMS - 21st JUNE



SHADOW DIAGRAM 9AM



SHADOW DIAGRAM 12PM



SHADOW DIAGRAM 3PM

CROYDON STREET

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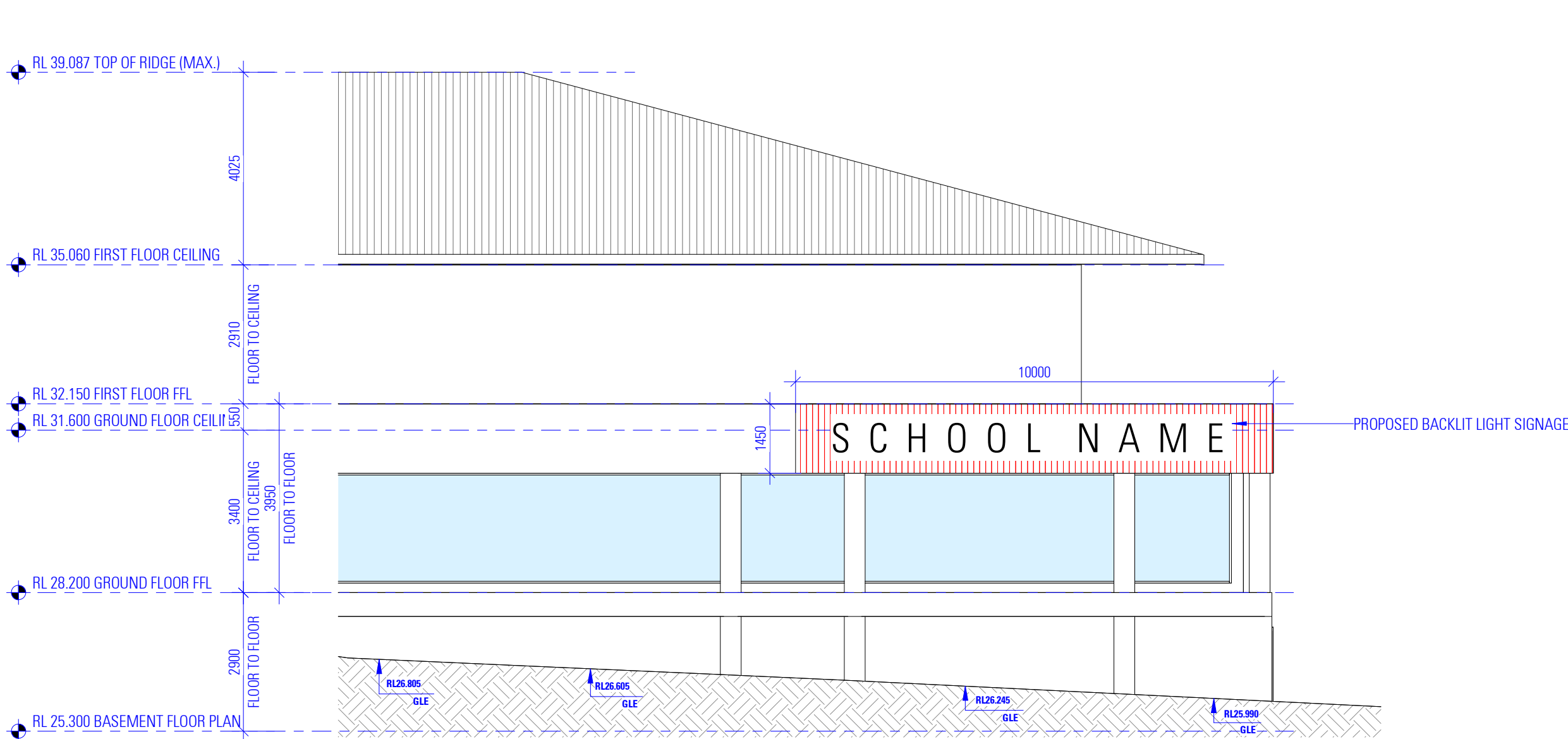
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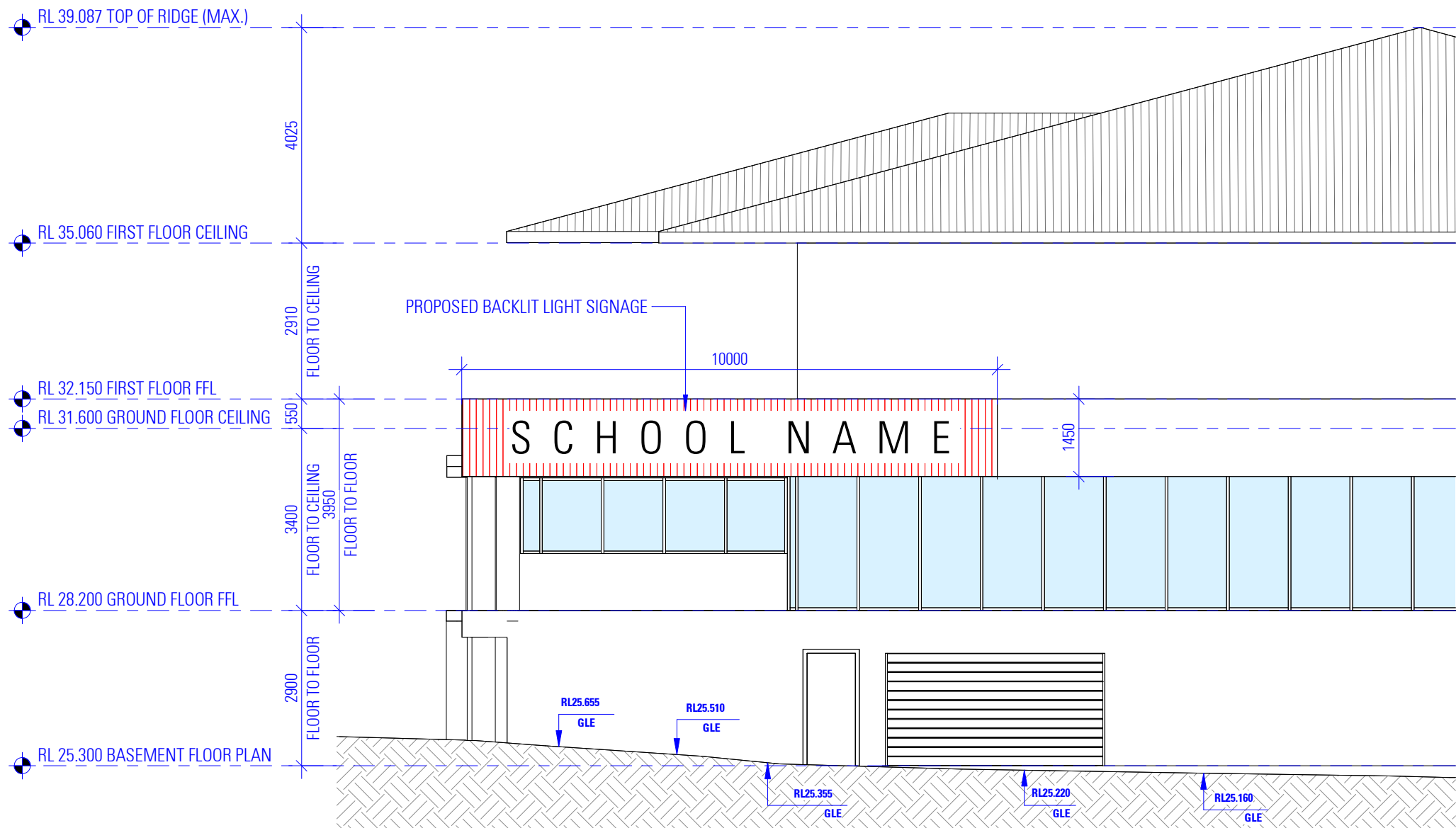
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PROPOSED SIGNAGE

PROPOSED SIGN LOCATION



NORTH WEST ELEVATION - SIGNAGE VIEW 01



SOUTH WEST ELEVATION - SIGNAGE VIEW 02

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