

36 Alanas Avenue

OATLANDS



ARTISTS IMPRESSION ONLY*

arquero.

COMPLIANCE - PRIMARY CONTROLS

ITEM

PROPOSED

STANDARD / CONTROL

COMPLIANCE

SITE AREA		695.6 m²	
NO. OF STOREYS		2	YES
MAX BUILDING HEIGHT		9 m	YES
SETBACKS			
	FRONT	8.752m - 9.4m	ON MERIT
	REAR		
		9.87m - 12.62m	YES
	SIDE SETBACK		YES
		0.9 m - 1.062m	YES
SITE COVERAGE			
	BUILDING FOOTPRINT	258.4 m²	YES
	SITE COVERAGE	367.2 m²	YES
LANDSCAPED AREA			
	LANDSCAPE AREA	278.4 m²	YES
	MIN WIDTH	2 m	
VEHICULAR CROSSING		3.8 m	YES
POS		100 m²	YES

THE HILLS LEP 2012
THE HILLS DCP 2012

S.455 2 CHANGES:

1. DRIVEWAY RETAINING WALL SHIFTED TO BOUNDARY
2. TIERED RETAINING WALLS ALONG REAR BOUNDARY
3. POOL LOCATION SHIFTED BACK 1M
4. REMOVAL OF SKYLIGHT
5. INTRODUCTION OF LIGHTWEIGHT PERFORATED METAL STAIRS IN BACKYARD FROM POOL LEVEL TO LOWER LEVEL



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NOMINATED ARCHITECT
RAMY TAWADROS

Reg No. 9209 (NSW)



REV	DATE	NOTES
A	15.05.2024	S4.55 - 2

STATUS
**PROPOSED
MODIFICATION**

Do not scale drawing. Verify all dimensions on site. Report any discrepancies in documentation to architect. This drawing is for the purpose of council approval and as such, is not suitable for construction

CLIENT
Amanda & Mina Youssef

PROJECT
DWELLING HOUSE

ADDRESS
36 ALANAS AVENUE

OATLANDS

DRAWING NO.
A120

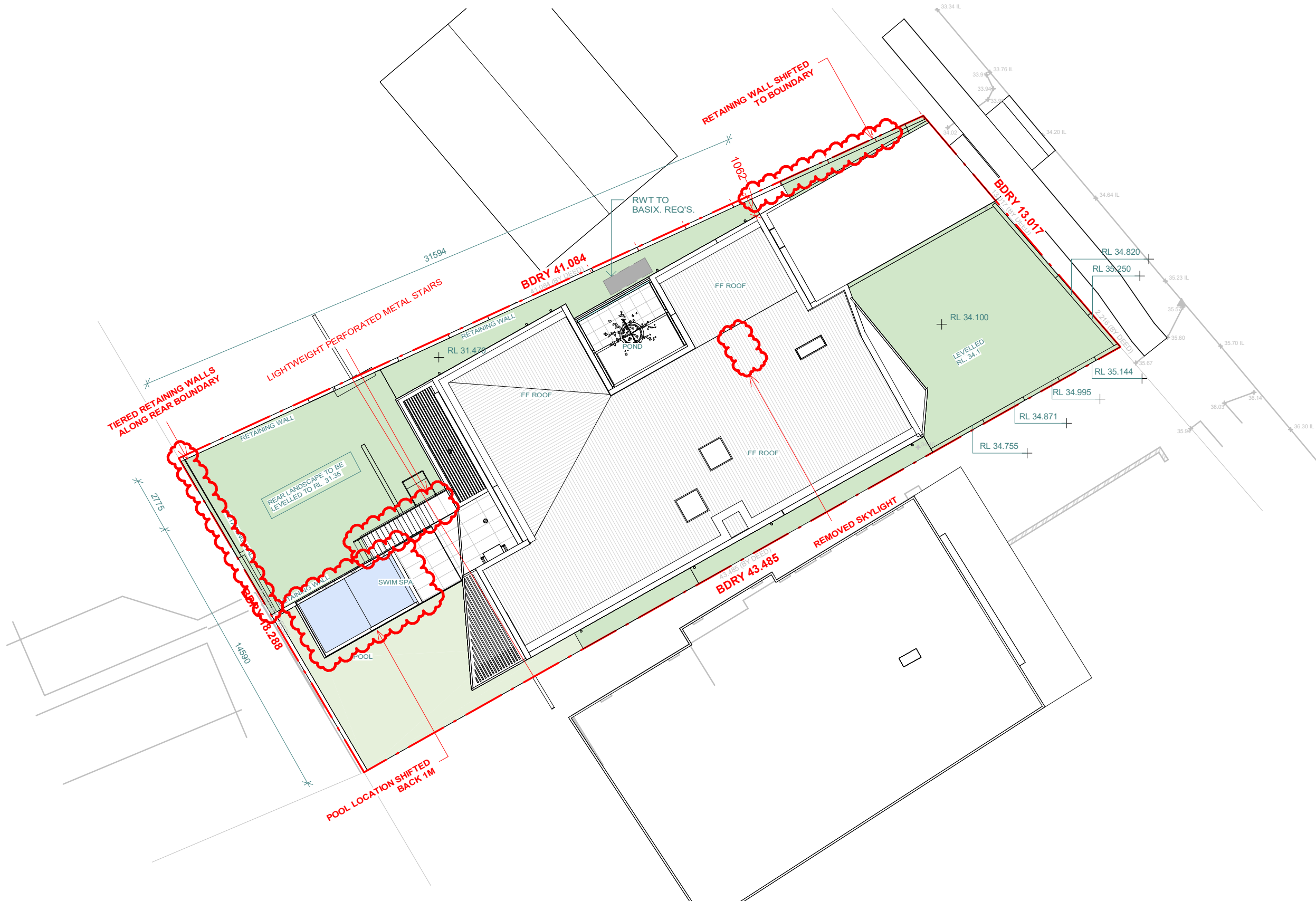
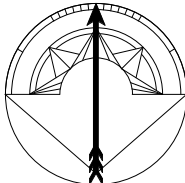
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SITE PLAN

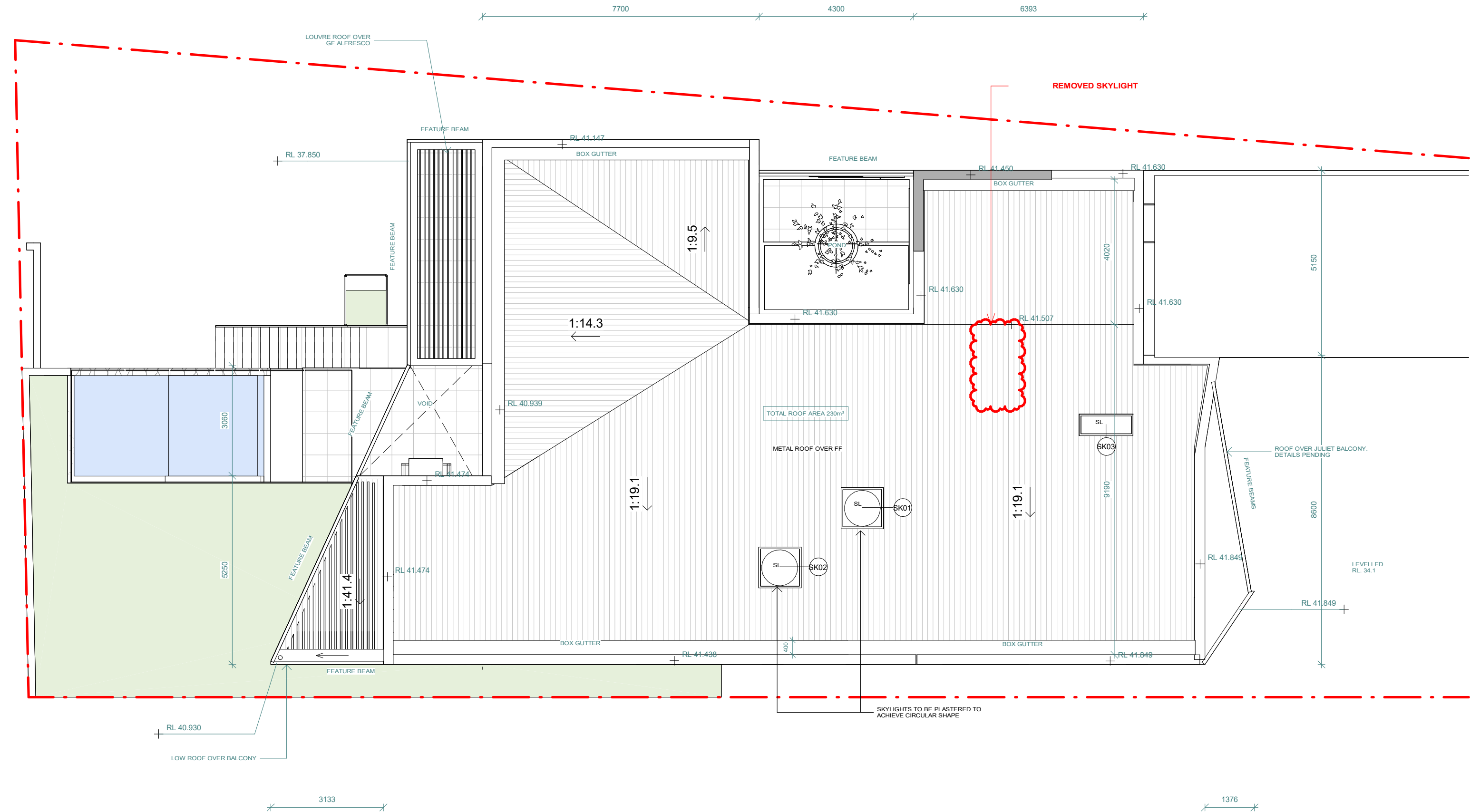
DRAWING BY
MC

CHECKED BY
ARQ

21199

SCALE
1 : 200 @ A3





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PROJECT
DWELLING HOUSE

ADDRESS
36 ALANAS AVENUE

OATLANDS

DRAWING NO.
A203

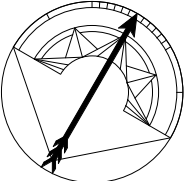
DRAWING TITLE
ROOF PLAN

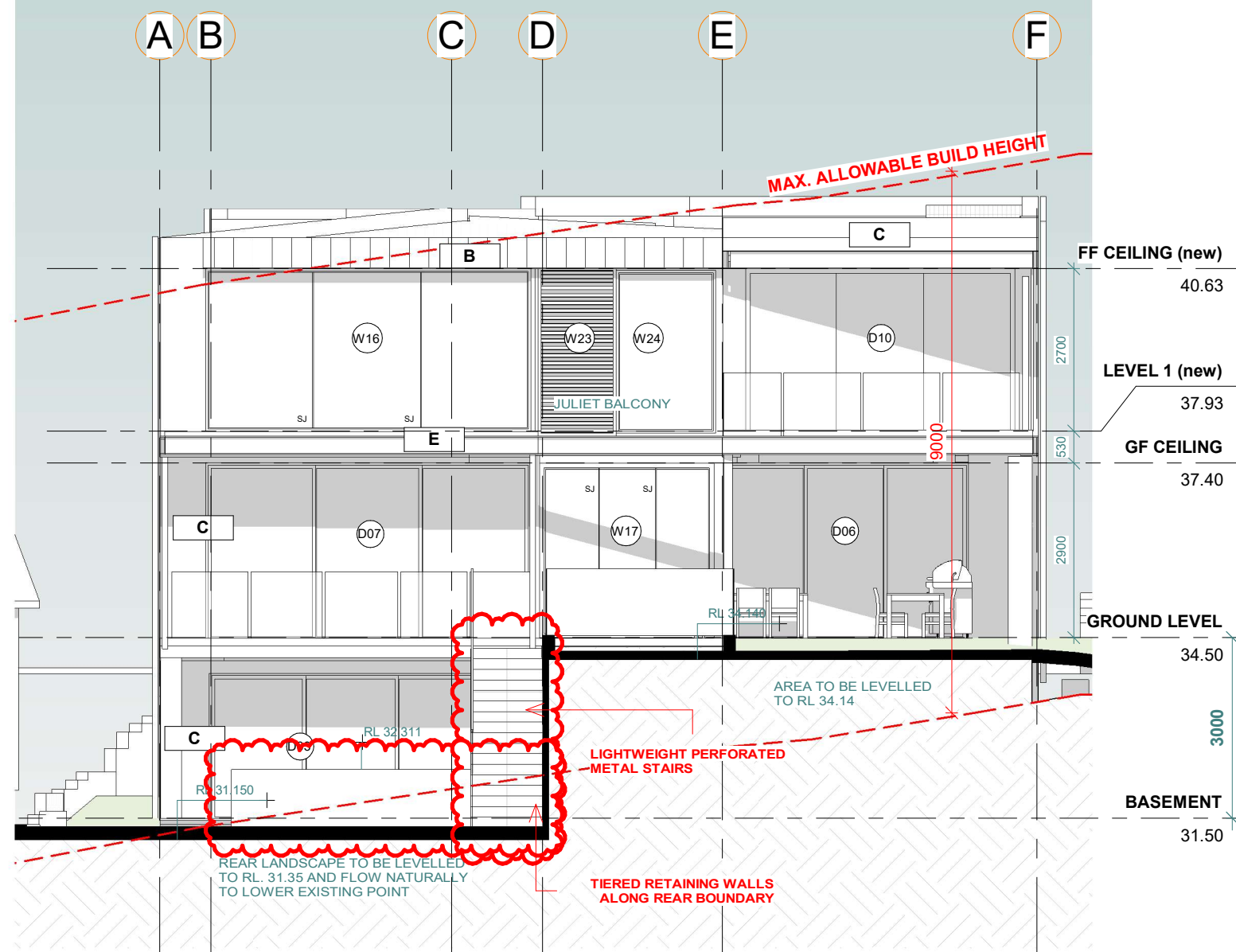
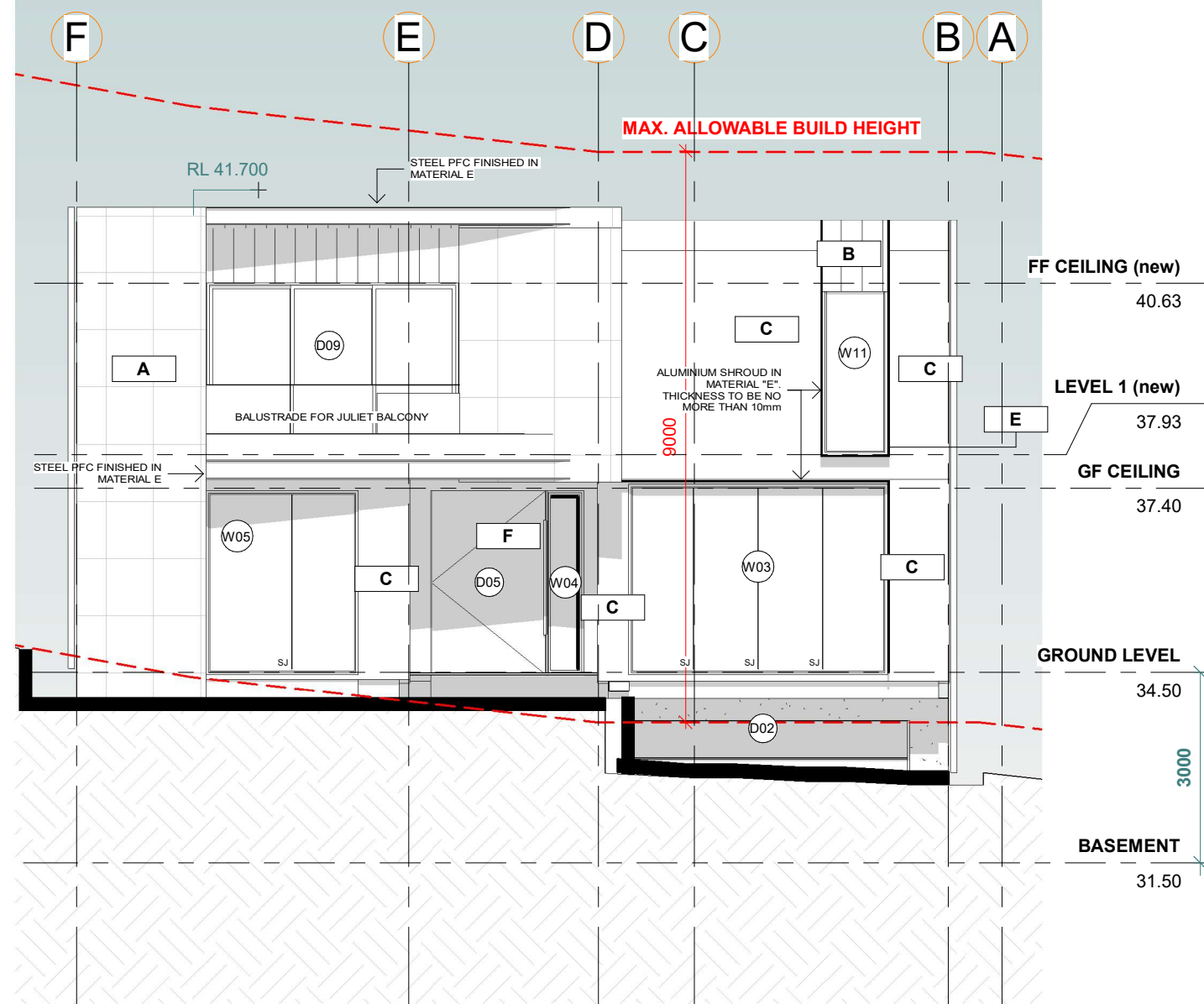
DRAWING BY
MC

CHECKED BY
ARQ

21199

SCALE
1 : 100 @ A3



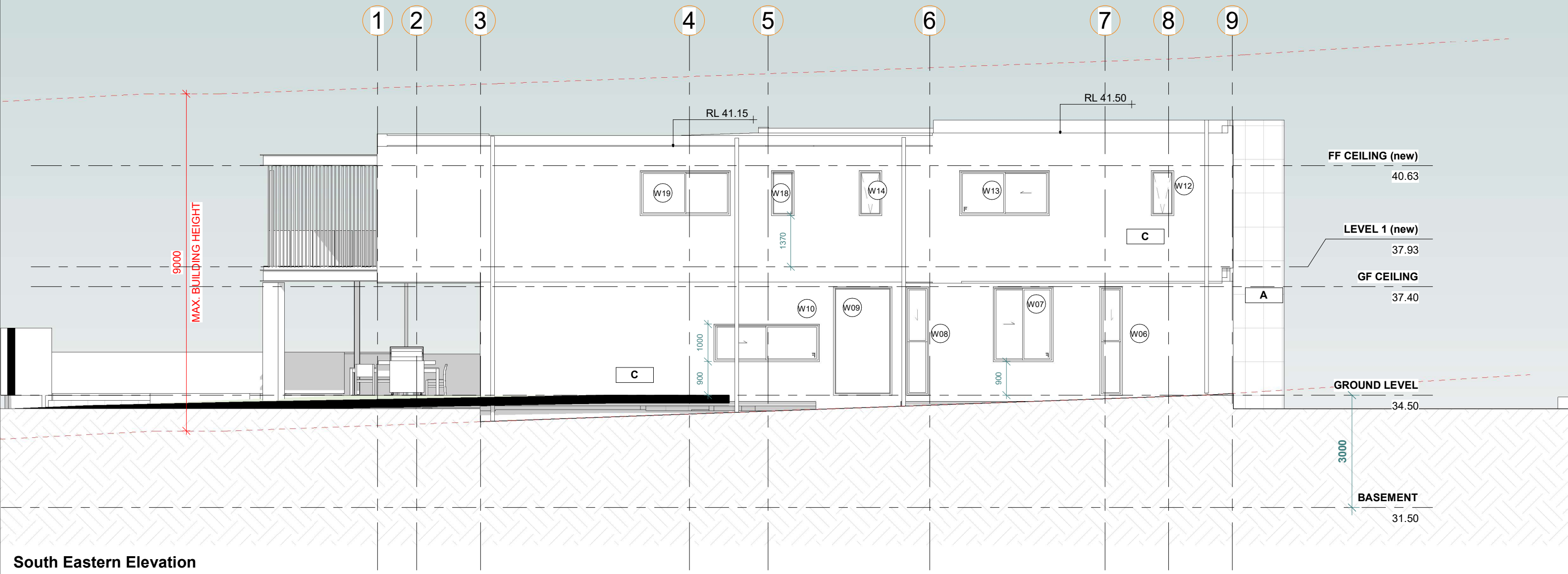


North Eastern (Front) Elevation

1 : 100|

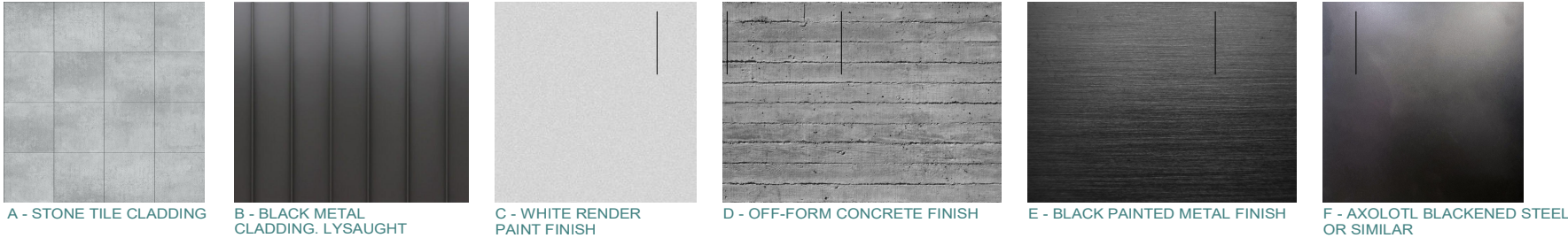
South Western (Rear) Elevation

1 : 100



South Eastern Elevation

1 : 100



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PROJECT
DWELLING HOUSE

ADDRESS
36 ALANAS AVENUE

OATLANDS

DRAWING NO.
A320
DRAWING TITLE
ELEVATIONS

DRAWING BY
MC

CHECKED BY
ARQ

21199

SCALE
As indicated @
A3

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