

Site, Roof & Sediment Erosion Control Plan
1:200

PROPERTY DETAILS

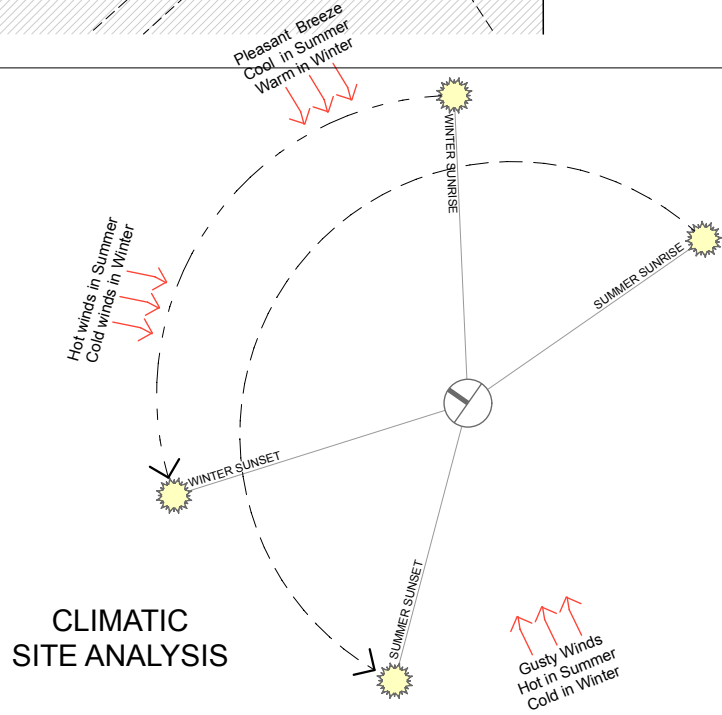
Property Address	150 Homer St, Earlwood
Title Reference	122/-/DP6684
Site Area	1214.0 m2
Council	Canterbury Bankstown

LOCAL ENVIRONMENTAL PLAN INFORMATION

Land Zoning	R2 Low Density Residential
Height	8.5m
FSR	NA
Min. Lot Size	460m2
Heritage	NA
Land Reservation Acquisition	NA
Foreshore Building Line	NA
Acid Sulfate Soils	Class 5

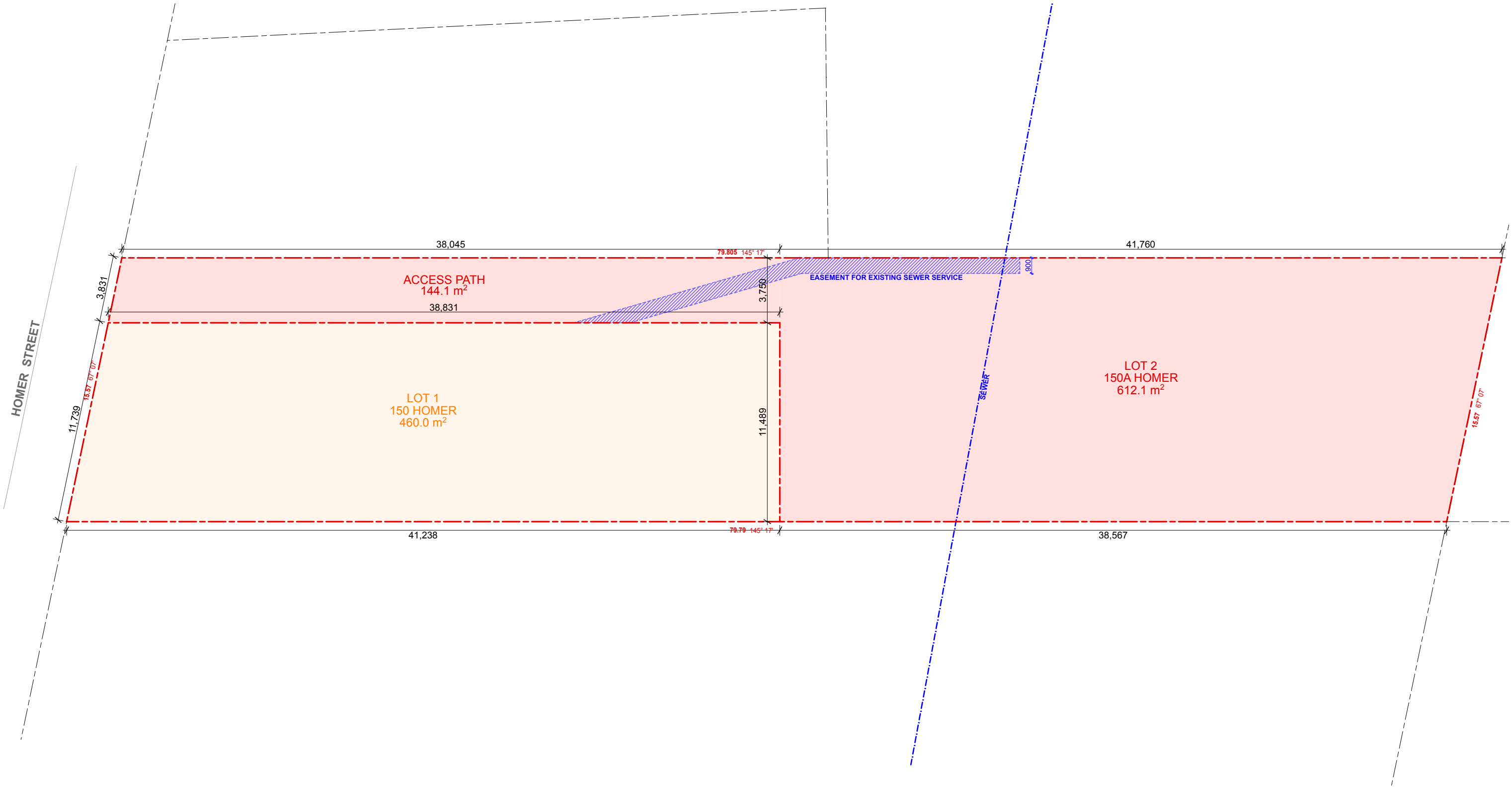


SITE LOCATION PLAN



CLIMATIC
SITE ANALYSIS





Draft Subdivision Plan



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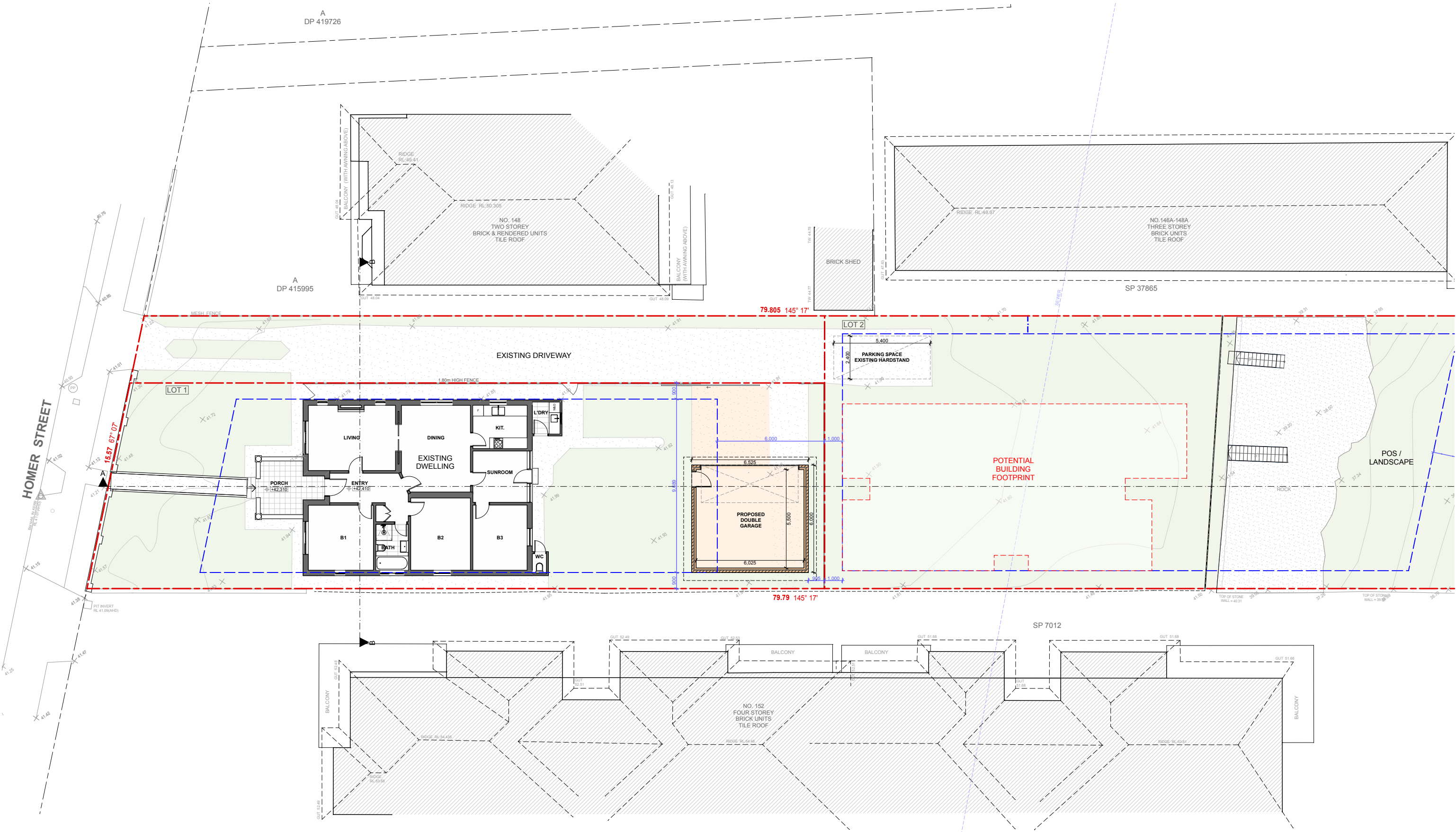
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TITLE:	Draft Subdivision Plan	
CLIENT:	Mr. George & Theo Athana	
PROJECT:	150 Homer Street, Earlwood	
DATE:	19th December 2024	
SCALE:	NTS	

ISSUE	DESCRIPTION	DATE
A	Development Application	13/12/2024
B	Council RFI	19/12/2024
C		
D		

B

DA 03



Ground Floor Plan
1:200



AS - ALUMINIUM ROOF SHEETING
CT - CONCRETE ROOF TILE
RT - ROOF TILE
BW - FACE BRICK WORK
AR - ACRYLIC RENDER
CR - CEMENT RENDER

OC - OFF FORM CONCRETE
AL - ALUMINIUM
AC - ALUMINIUM CLADDING
FC - FIBRE CEMENT
TC - TIMBER CLADDING
SC - STONE CLADDING

AD - ALUMINIUM DOOR
AW - ALUMINIUM WINDOW
TD - TIMBER DOOR
TW - TIMBER WINDOW
FW - FIXED WINDOW
GB - GLASS FRAMED BALUSTRADE

Ⓜ - MECHANICAL VENTILATION
Ⓢ - SMOKE ALARM
Ⓝ - NEW WINDOW
Ⓢ - NEW DOOR

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TITLE: Ground Floor Plan - Front

CLIENT: Mr. George & Theo Athana

PROJECT: 150 Homer Street, Earlswood

DATE: 19th December 2024

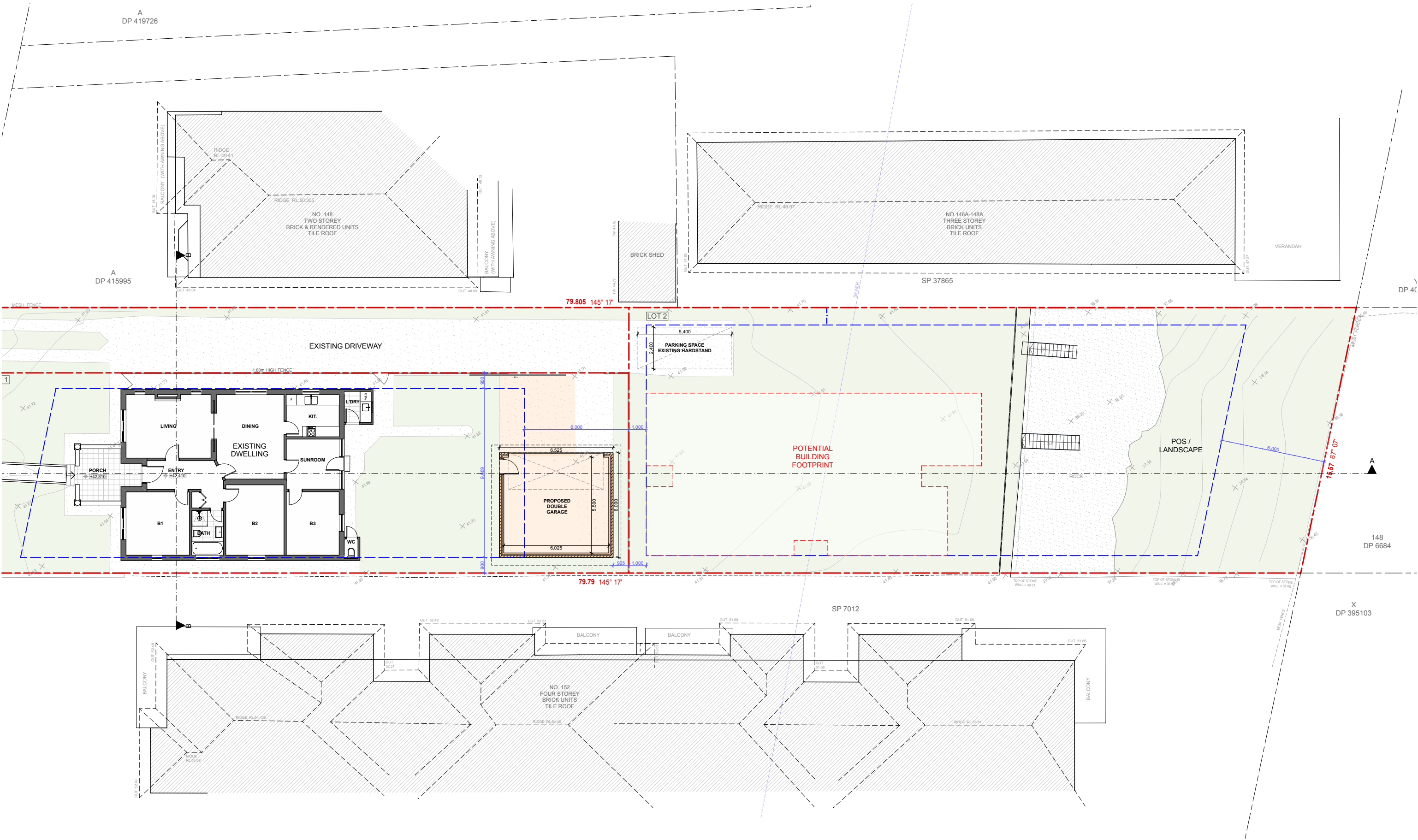
SCALE: 1:200 @ A3

ISSUE	DESCRIPTION	DATE
A	Development Application	13/12/2024
B	Council RFI	19/12/2024
C		
D		

B

DA
04





Ground Floor Plan
1:200



AS - ALUMINIUM ROOF SHEETING
CT - CONCRETE ROOF TILE
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M - MECHANICAL VENTILATION
S - SMOKE ALARM
W - NEW WINDOW
D - NEW DOOR

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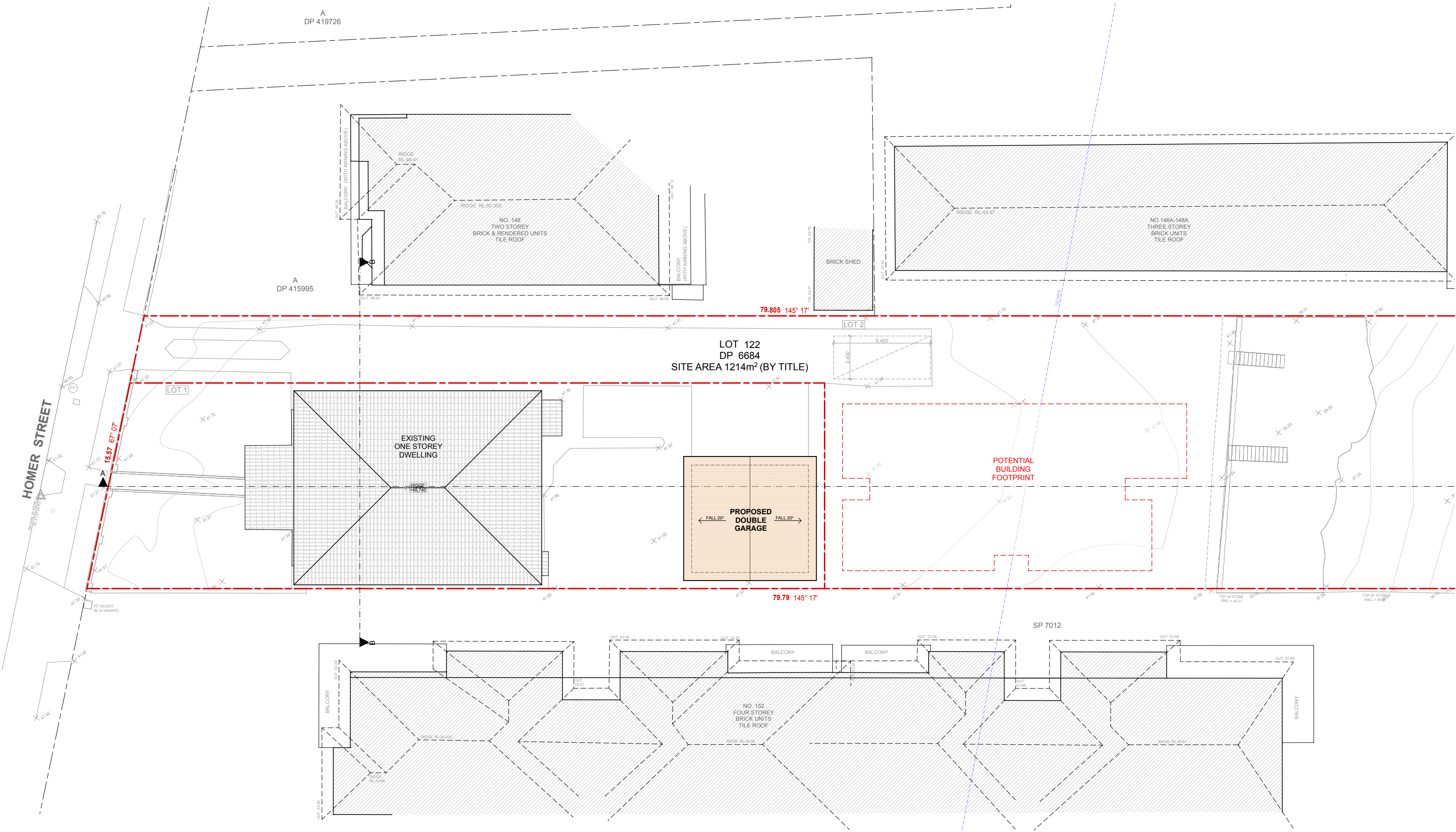
TITLE:	Ground Floor Plan - Rear	
CLIENT:	Mr. George & Theo Athana	
PROJECT:	150 Homer Street, Earlwood	
DATE:	19th December 2024	
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DA
05





Roof Plan
1:200



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06



CALCULATIONS

LOT 1	
Site Area	460.0 m2

Permitted / Required

1. BUILDING FOOTPRINT	330.0 m2
2. FLOOR AREA OUTBUILDING	45.0 m2
3. SITE COVER	230.0 m2 = 50% of Site Area
4. LANDSCAPE	MIN 2.5m 92.0 m2 = 20% of Site Area

Proposed

1. BUILDING FOOTPRINT	128.8 m2
2. FLOOR AREA OUTBUILDING	0.0 m2
3. SITE COVER	166.6 m2
4. LANDSCAPE	176.0 m2

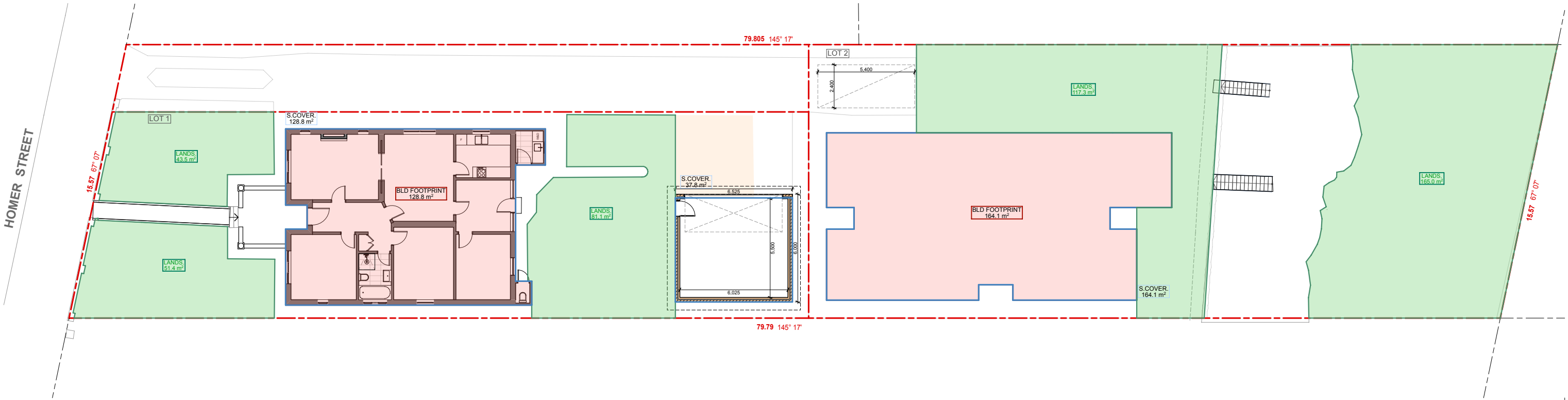
LOT 2	
Site Area	612.1 m2

Permitted / Required

1. BUILDING FOOTPRINT	380.0 m2
2. FLOOR AREA OUTBUILDING	60.0 m2
3. SITE COVER	244.8 m2 = 40% of Site Area
4. LANDSCAPE	MIN 2.5m 153.0 m2 = 25% of Site Area

Proposed

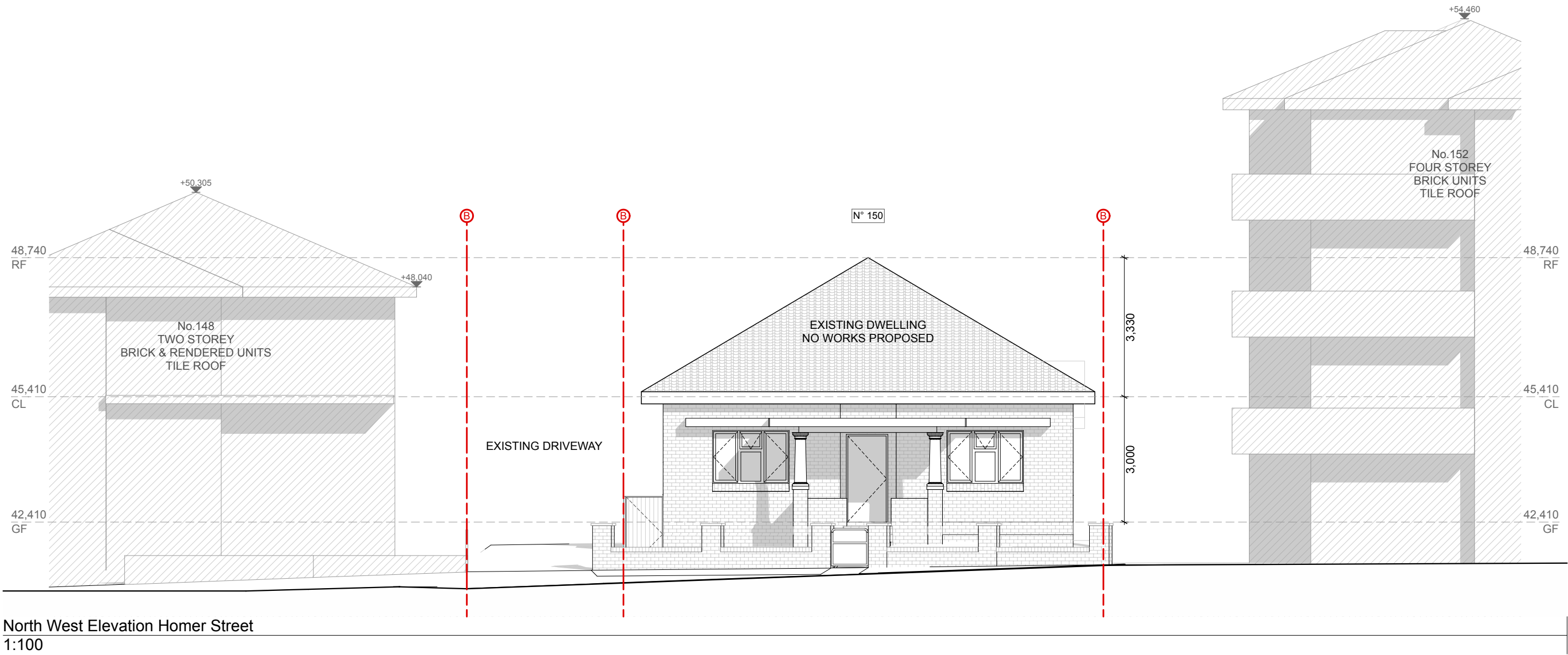
1. BUILDING FOOTPRINT	164.1 m2
2. FLOOR AREA OUTBUILDING	0.0 m2
3. SITE COVER	164.1 m2
4. LANDSCAPE	282.3 m2



Calculation Plan - GF

TITLE:	Calculation Plans	ISSUE	DESCRIPTION	DATE
CLIENT:	Mr. George & Theo Athana	A	Development Application	13/12/2024
PROJECT:	150 Homer Street, Earlwood	B	Council RFI	19/12/2024
DATE:	19th December 2024	C		
SCALE:	NTS	D		





AS - ALUMINIUM ROOF SHEETING	OC - OFF FORM CONCRETE	AD - ALUMINIUM DOOR
CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW
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Ⓢ - SMOKE ALARM
Ⓦ - NEW WINDOW
Ⓓ - NEW DOOR

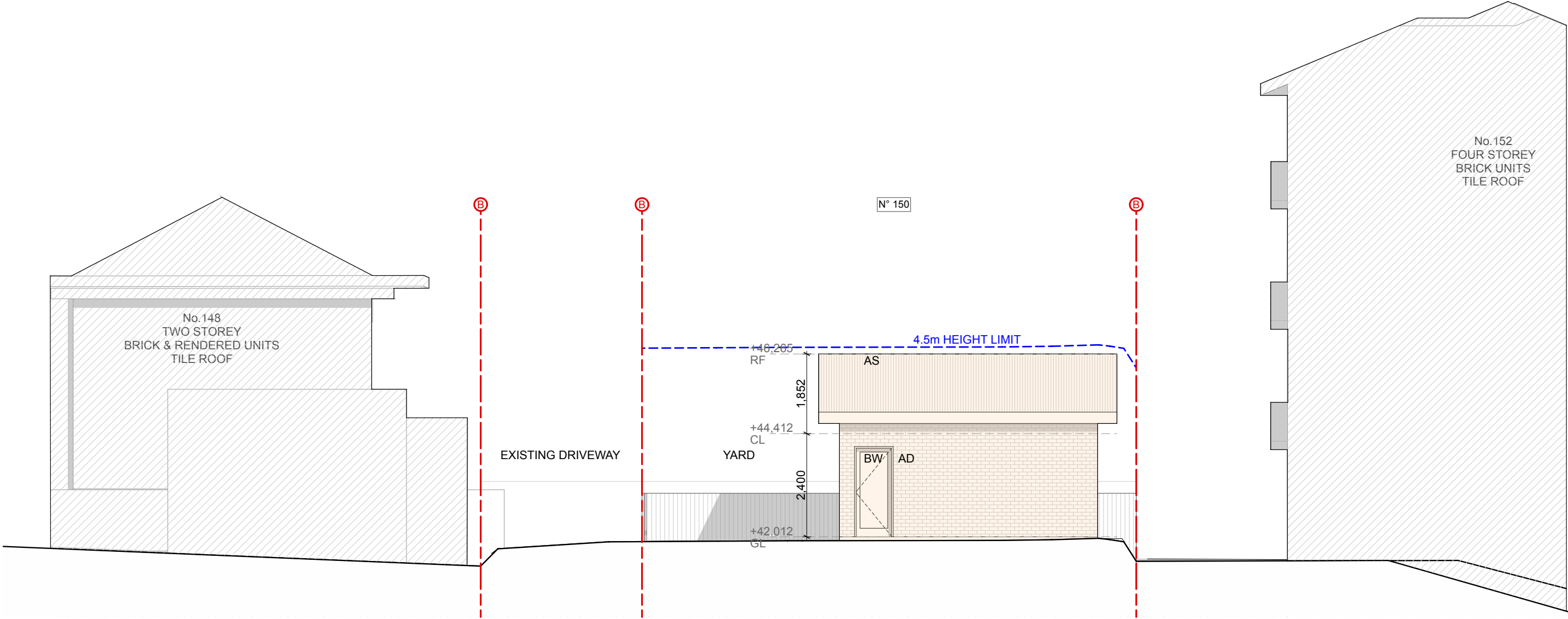
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TITLE:	North West Elevations	
CLIENT:	Mr. George & Theo Athana	
PROJECT:	150 Homer Street, Earlwood	
DATE:	19th December 2024	
SCALE:	1:100 @ A3	

ISSUE	DESCRIPTION	DATE
A	Development Application	13/12/2024
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D		

B **DA 08**



North West Elevation - Internal
1:100

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TITLE: North West Elevation Internal

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PROJECT: 150 Homer Street, Earlwood

DATE: 19th December 2024

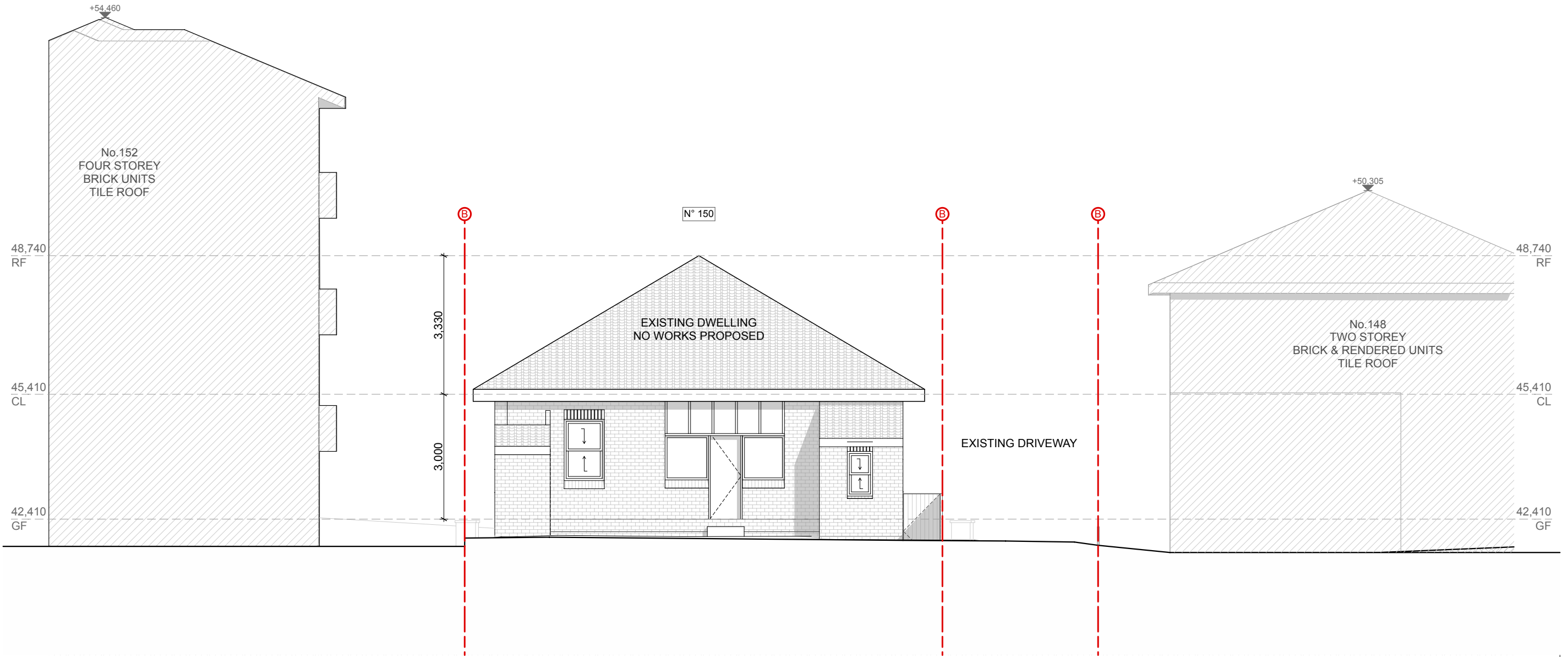
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ISSUE	DESCRIPTION	DATE
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C		
D		

B

DA
09





South East Elevation - Rear Yard
1:100

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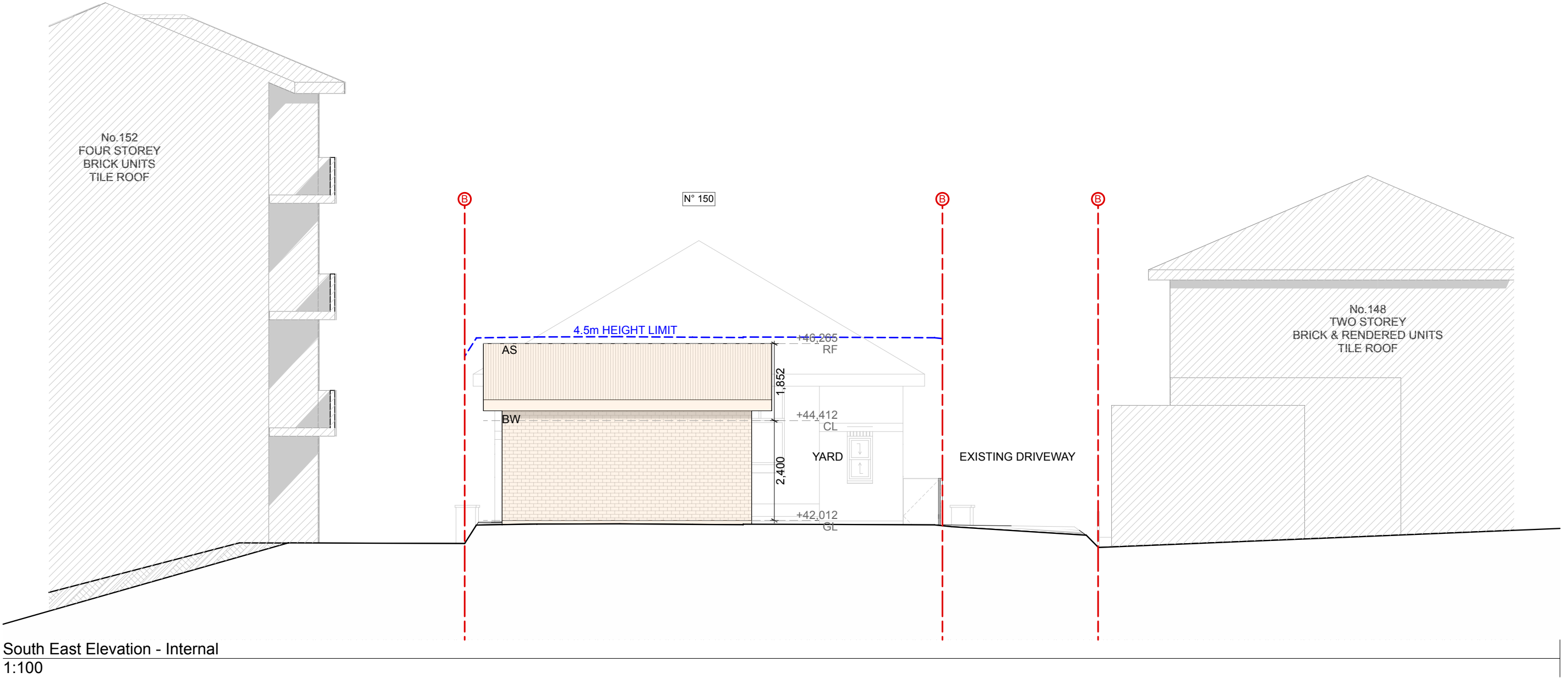
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SCALE:	1:100 @ A3	

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DA
10



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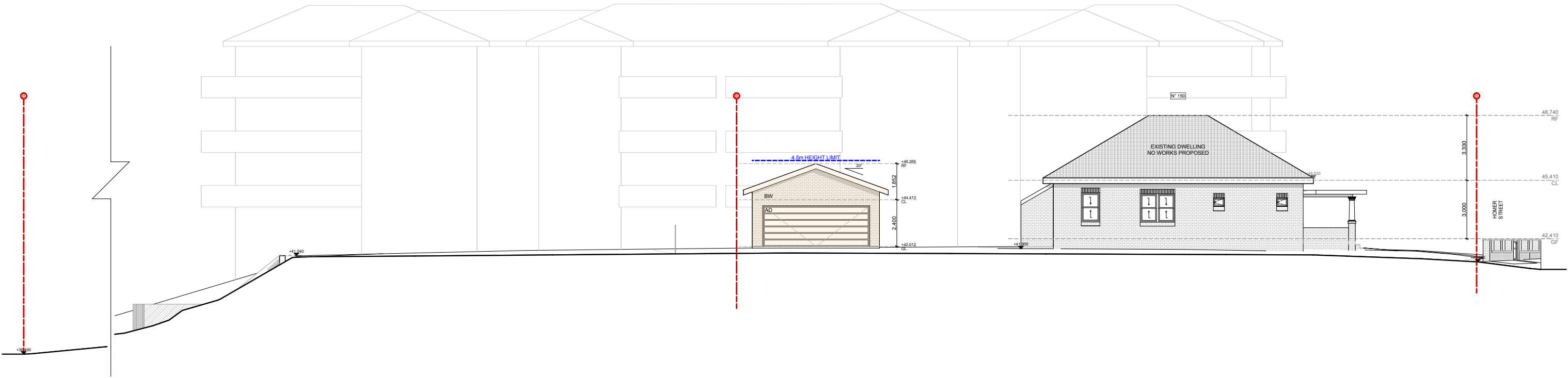
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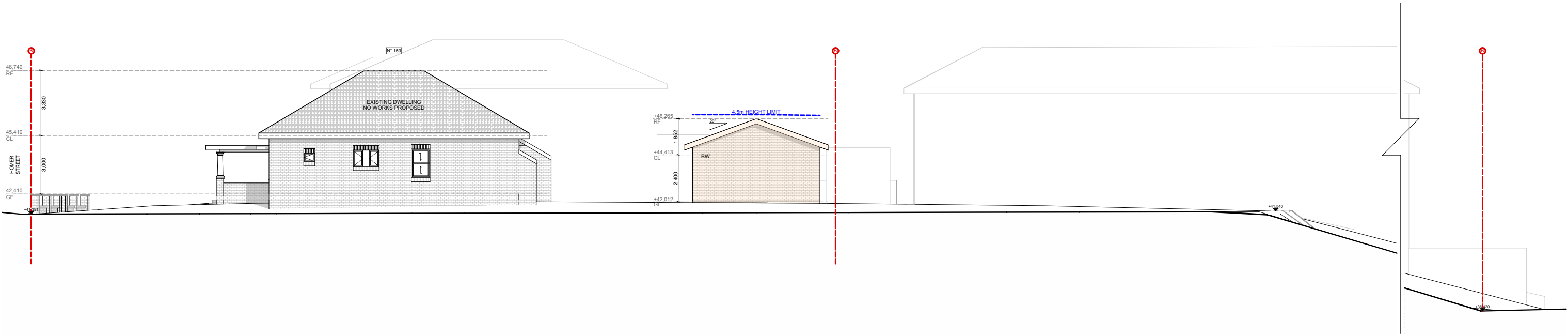
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North East Elevation
1:200



South West Elevation
1:200



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TITLE: North East & South West Elevations

CLIENT: Mr. George & Theo Athana

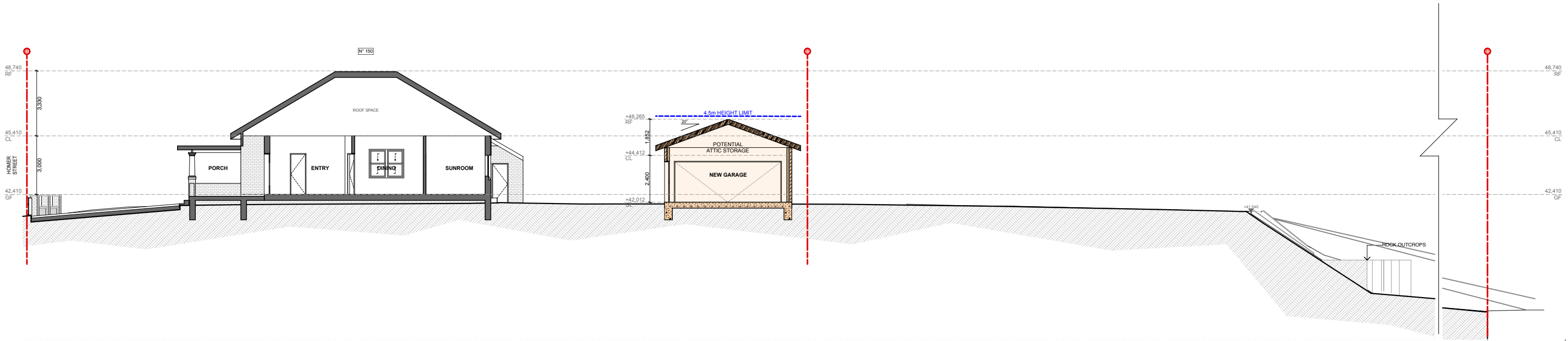
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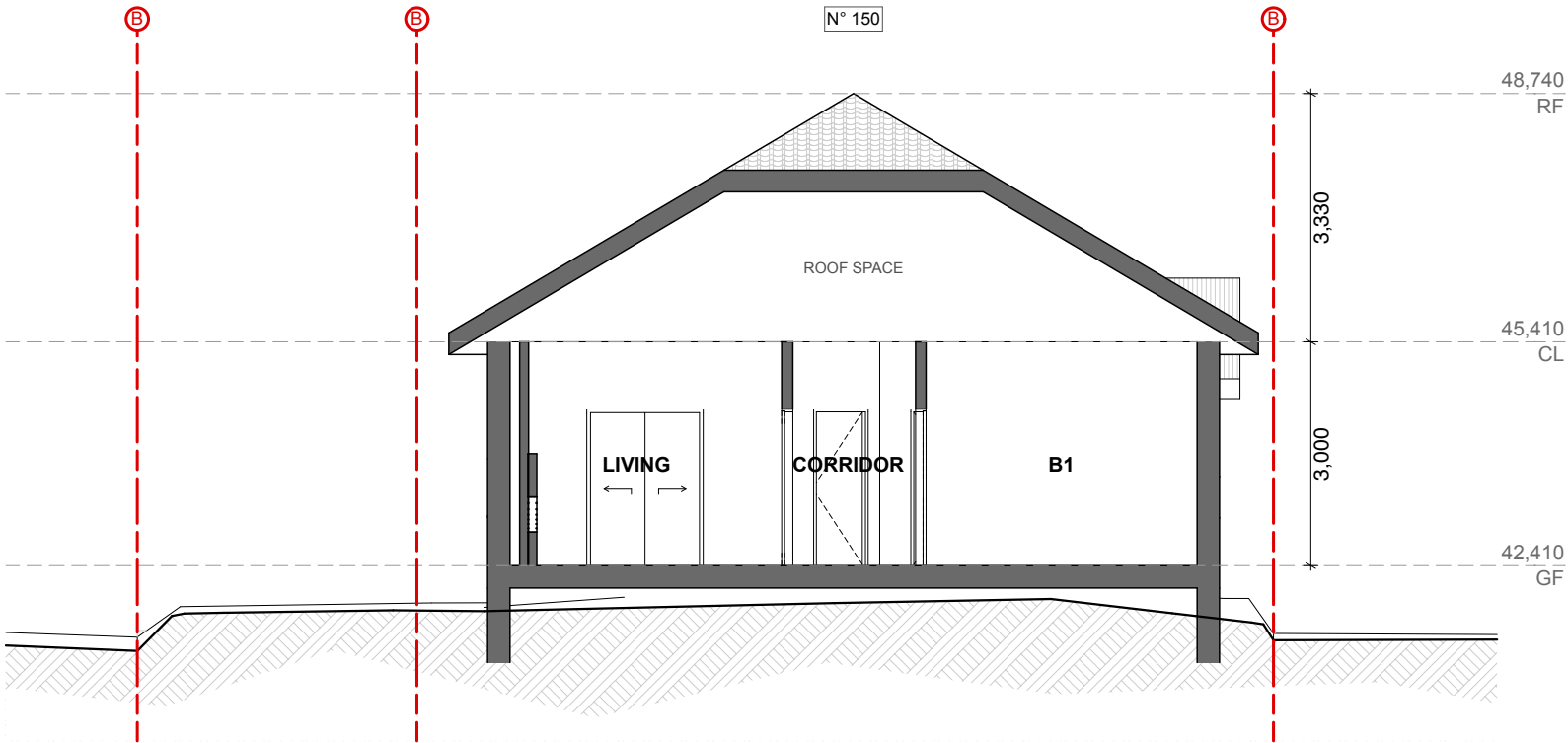
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ISSUE	DESCRIPTION	DATE
A	Development Application	13/12/2024
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B DA 12



Section A
1:200



Section B
1:100

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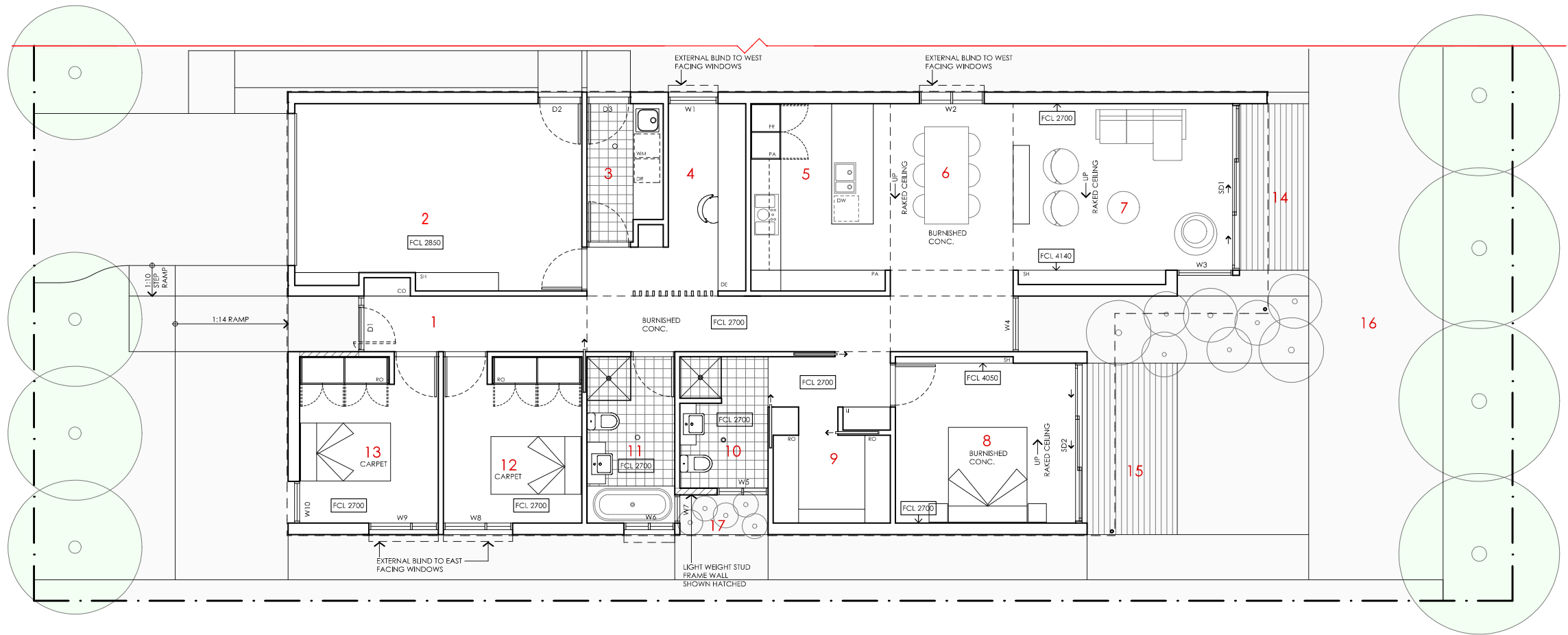
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TITLE: Sections A & B
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B **DA 13**



- KEY
- 1 ENTRY
 - 2 FAMILY
 - 3 LAUNDRY
 - 4 STUDY
 - 5 KITCHEN
 - 6 DINING
 - 7 LIVING
 - 8 BEDROOM 1
 - 9 WALK IN ROBE
 - 10 ENSUITE
 - 11 BATHROOM
 - 12 BEDROOM 2
 - 13 BEDROOM 3
 - 14 LIVING ROOM DECK
 - 15 BEDROOM 1 DECK
 - 16 NORTHERN YARD
 - 17 SOLAR COURT

- LEGEND
- FR FRIDGE
 - PA PANTRY
 - DW DISH WASHER
 - RO ROBE
 - DE DESK
 - ST STORAGE CUPBOARD
 - SH SHELVING
 - WM WASHING MACHINE
 - DR CLOTHES DRYER
 - CO COAT CUPBOARD
 - LI LINEN CUPBOARD
 - FCL FINISHED CEILING LEVEL

MALLEE HOUSE

<p>NOTES</p> <p>AREA</p> <p>GROUND FLOOR LIVING 148 m2 GARAGE 26 m2 TOTAL GFA 174 m2 GROUND FLOOR DECKS 30 m2 INDICATIVE BLOCK SIZE 384 m2</p> <p>REFER TO NCC FOR SANITARY COMPARTMENT CIRCULATION, WALL REINFORCEMENT AND THRESHOLD/HOB REQUIREMENTS</p> <p>DOOR OPENINGS, CORRIDOR WIDTHS AND THRESHOLDS, ENTRY RAMP GRAPES AND COVER ETC TO NCC REQUIREMENTS</p> <p>CONSTRUCTION NEAR BOUNDARY MUST COMPLY WITH NCC REQUIREMENTS - REVISE TO SUIT LOCAL REGULATIONS AND BUILDING ENVELOPES ETC</p> <p>SETBACK FROM BOUNDARIES SHOWN INDICATIVELY ONLY - REVISE TO SUIT LOCAL REGULATIONS AND BUILDING ENVELOPES ETC</p> <p>NOTE: GFA CALCULATIONS DO NOT INCLUDE DECKS, TERRACES, COURTYARDS, VERANDAS, VOIDS, STAIRS & BALCONIES @ UFL. NOTE THAT INTERNAL ROOM DIMENSIONS ARE NOMINAL ONLY.</p> <p>CILING INSULATION VALUES SPECIFIED EXTEND TO EAVES</p>	<p>PROJECT</p> <div>Australian Government</div> <div>YourHome Australia's guide to environmentally sustainable homes</div> <div>Design For Place</div> <p>DISCLAIMER</p> <p>This house plan is a guide only. It does not constitute legal or other professional advice. You should seek legal or other professional advice in relation to your specific circumstances before adopting any recommendation made within it e.g. advice on structural engineering or building certification requirements. The Commonwealth does not accept responsibility for the accuracy or completeness of this plan, its fitness for a particular purpose, or compliance with any regulatory requirements and standards. Further, the Commonwealth also disclaims liability, to the extent permitted by law, for any liabilities, losses, damages and costs arising from any reliance on the contents of this plan.</p>	<p>DESIGN</p> <p>Mallee House</p> <p>DESIGNED FOR</p> <p>Sydney</p> <p>Technical drawings should be read with the Mallee House Sydney 'Design Options' document which includes building specifications and rating information.</p>	<p>DETAILS</p> <p>Drawing title: Floor Plan</p> <p>Scale: 1:100</p> <p>Paper size: A3</p> <p>Drawing number: 2/11</p> <p>Date issued: June 2023</p> <p>Project stage: Preliminary</p> <div>N</div>
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20

YEARS

B

BLU PRINT DESIGNS

AS - ALUMINIUM ROOF SHEETING

OC - OFF FORM CONCRETE

AD - ALUMINIUM DOOR

Ⓜ - MECHANICAL VENTILATION

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TITLE: Potential Building Floor Plan

CLIENT: Mr. George & Theo Athana

PROJECT: 150 Homer Street, Earlwood

DATE: 19th December 2024

SCALE: NTS

ISSUE

DESCRIPTION

DATE

A

Development Application

13/12/2024

B

Council RFI

19/12/2024

C

D

B

DA 14

CT - CONCRETE ROOF TILE

AL - ALUMINIUM

AW - ALUMINIUM WINDOW

Ⓢ - SMOKE ALARM

RT - ROOF TILE

AC - ALUMINIUM CLADDING

TD - TIMBER DOOR

Ⓦ - NEW WINDOW

BW - FACE BRICK WORK

FC - FIBRE CEMENT

TW - TIMBER WINDOW

Ⓓ - NEW DOOR

AR - ACRYLIC RENDER

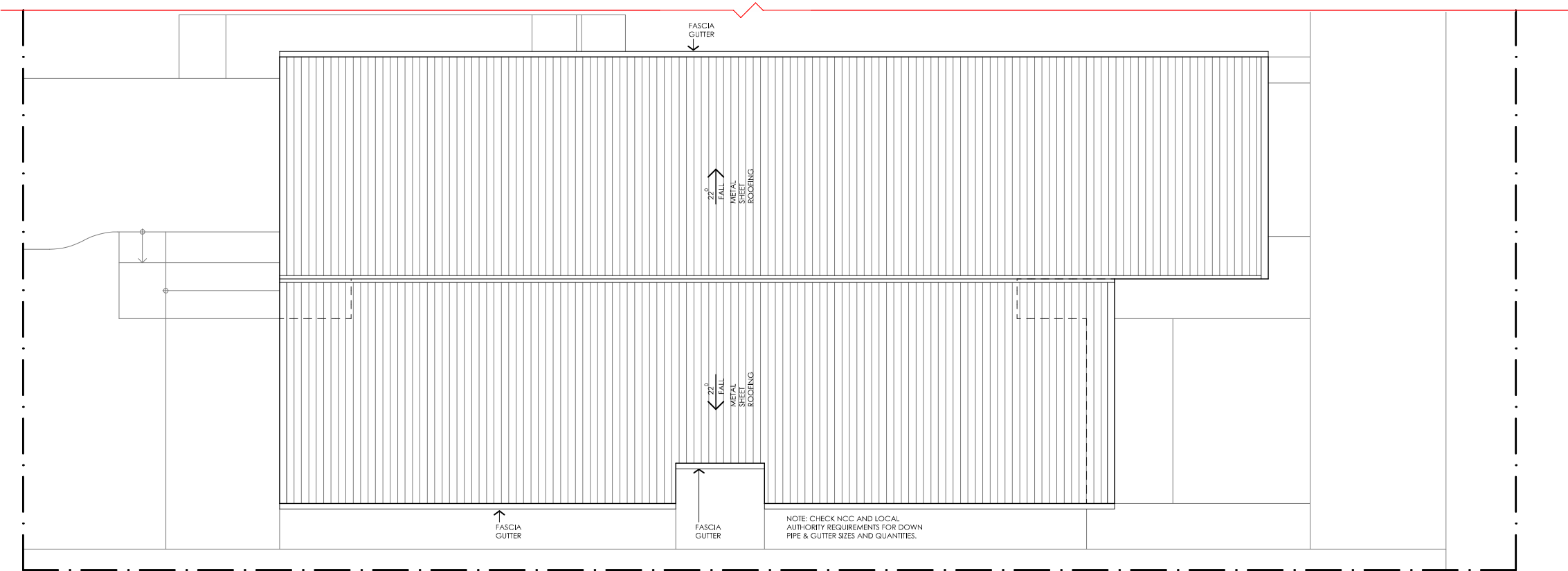
TC - TIMBER CLADDING

FW - FIXED WINDOW





CR - CEMENT RENDER

SC - STONE CLADDING

GB - GLASS FRAMED BALUSTRADE



MALLEE HOUSE

LEGEND N/A	PROJECT  Australian Government  YourHome Australia's guide to environmentally sustainable homes  Design For Place	DESIGN Mallee House	DETAILS Drawing title: Roof Plan Scale: 1:100 Paper size: A3 Drawing number: 3/11 Date issued: June 2023 Project stage: Preliminary 
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20 YEARS

B

BLU PRINT DESIGNS

AS - ALUMINIUM ROOF SHEETING

OC - OFF FORM CONCRETE

CT - CONCRETE ROOF TILE

AL - ALUMINIUM

RT - ROOF TILE

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BW - FACE BRICK WORK

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AW - ALUMINIUM WINDOW

TD - TIMBER DOOR

TW - TIMBER WINDOW

FW - FIXED WINDOW

GB - GLASS FRAMED BALUSTRADE

M - MECHANICAL VENTILATION

S - SMOKE ALARM

W - NEW WINDOW

D - NEW DOOR

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TITLE:

Potential Building Roof Plan

CLIENT:

Mr. George & Theo Athana

PROJECT:

150 Homer Street, Earlwood

DATE:

19th December 2024

SCALE:

NTS

ISSUE

DESCRIPTION

DATE

A

Development Application

13/12/2024

B

Council RFI

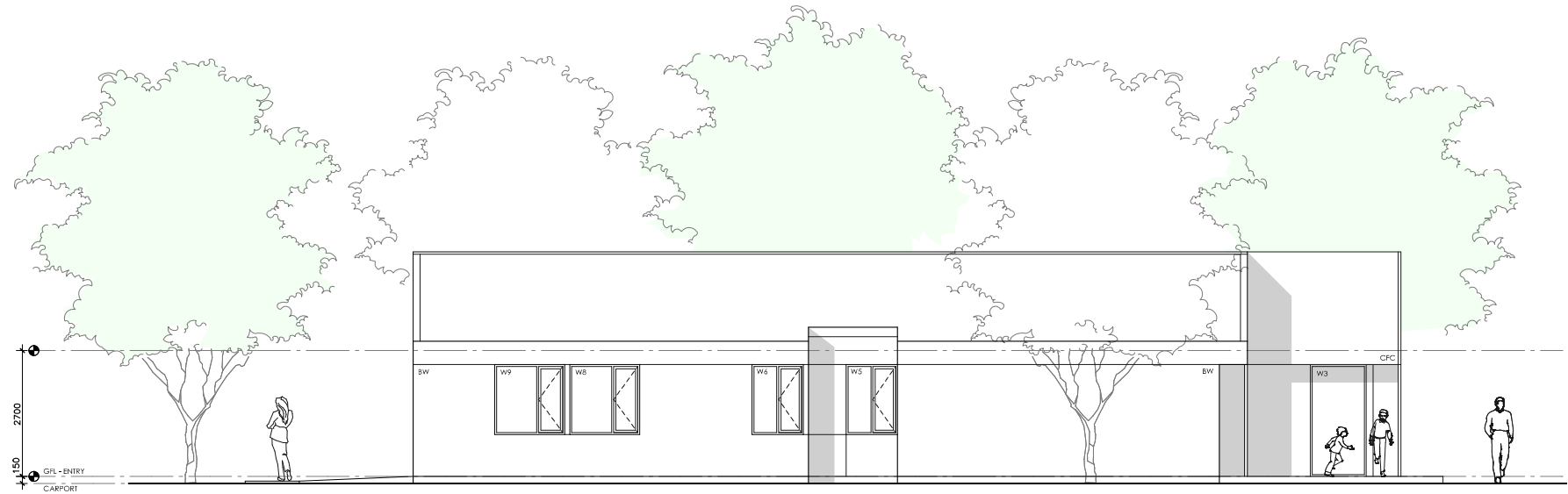
19/12/2024

C

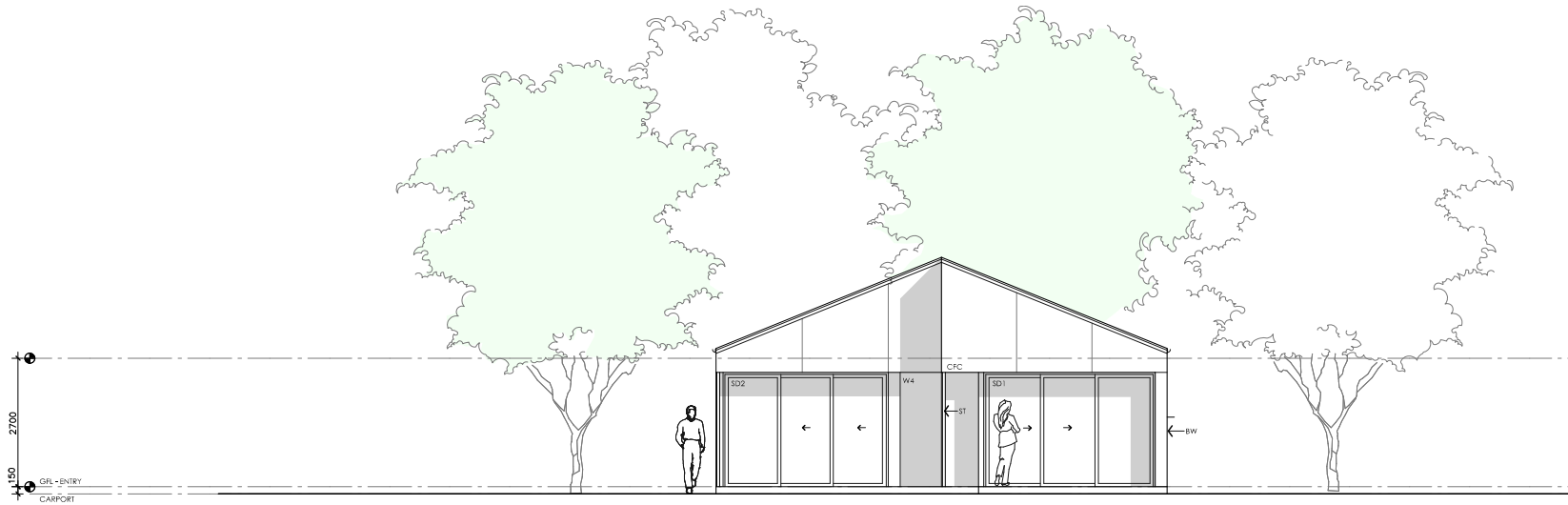
D

B

DA 15






01 EAST ELEVATION
1:100



01 NORTH ELEVATION
1:100

MALLEE HOUSE

LEGEND BW FACE BRICK WALL TYPE & COLOUR TBC WB WEATHERBOARD CLADDING TYPE & COLOUR TBC CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED MF FOLDED METAL FASCIA COLOUR TBC ST STEEL WORK COLOUR TBC GD GARAGE DOOR COLOUR TBC AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES	PROJECT  Australian Government  YourHome Australia's guide to environmentally sustainable homes  Design For Place	DESIGN Mallee House	DETAILS Drawing title: Elevation-East Scale: 1:100 Paper size: A3 Drawing number: 4/11 Date issued: June 2023 Project stage: Preliminary
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CT - CONCRETE ROOF TILE	AL - ALUMINIUM	AW - ALUMINIUM WINDOW	Ⓢ - SMOKE ALARM
RT - ROOF TILE	AC - ALUMINIUM CLADDING	TD - TIMBER DOOR	Ⓦ - NEW WINDOW
BW - FACE BRICK WORK	FC - FIBRE CEMENT	TW - TIMBER WINDOW	ⓓ - NEW DOOR
AR - ACRYLIC RENDER	TC - TIMBER CLADDING	FW - FIXED WINDOW	
CR - CEMENT RENDER	SC - STONE CLADDING	GB - GLASS FRAMED BALUSTRADE	

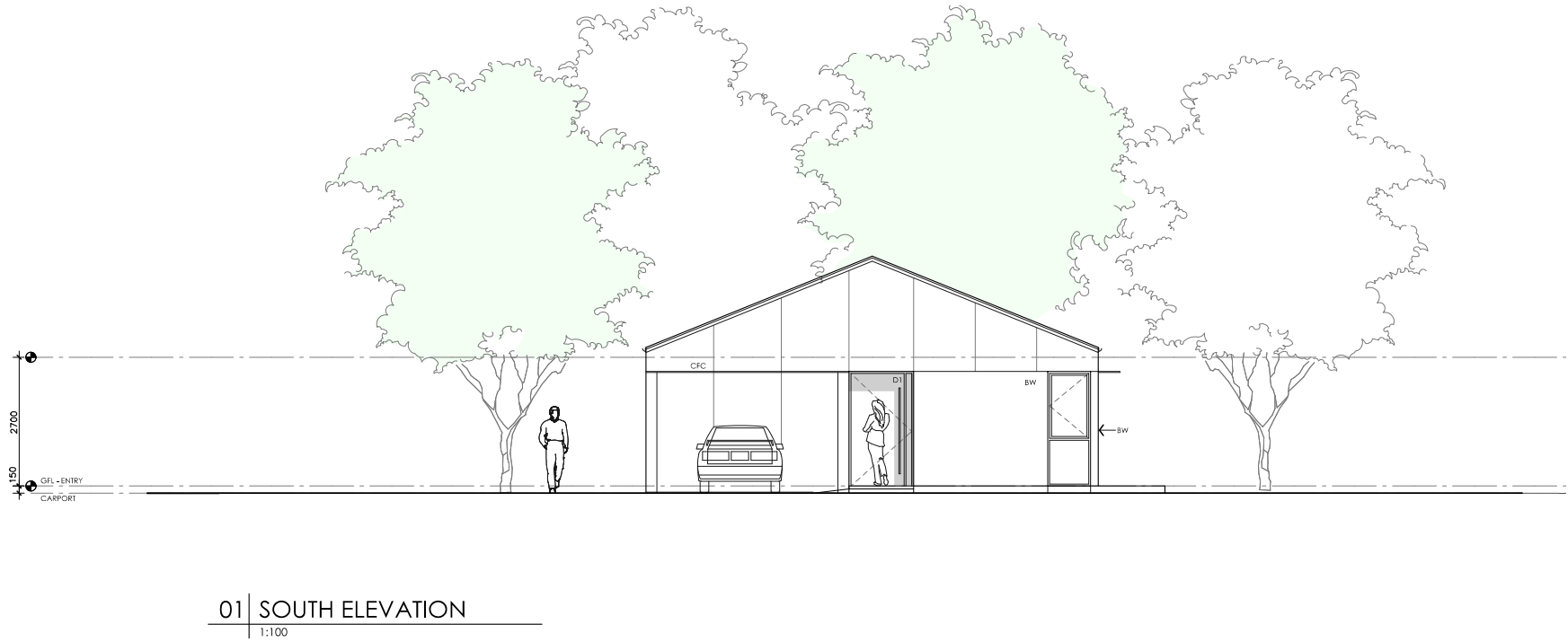
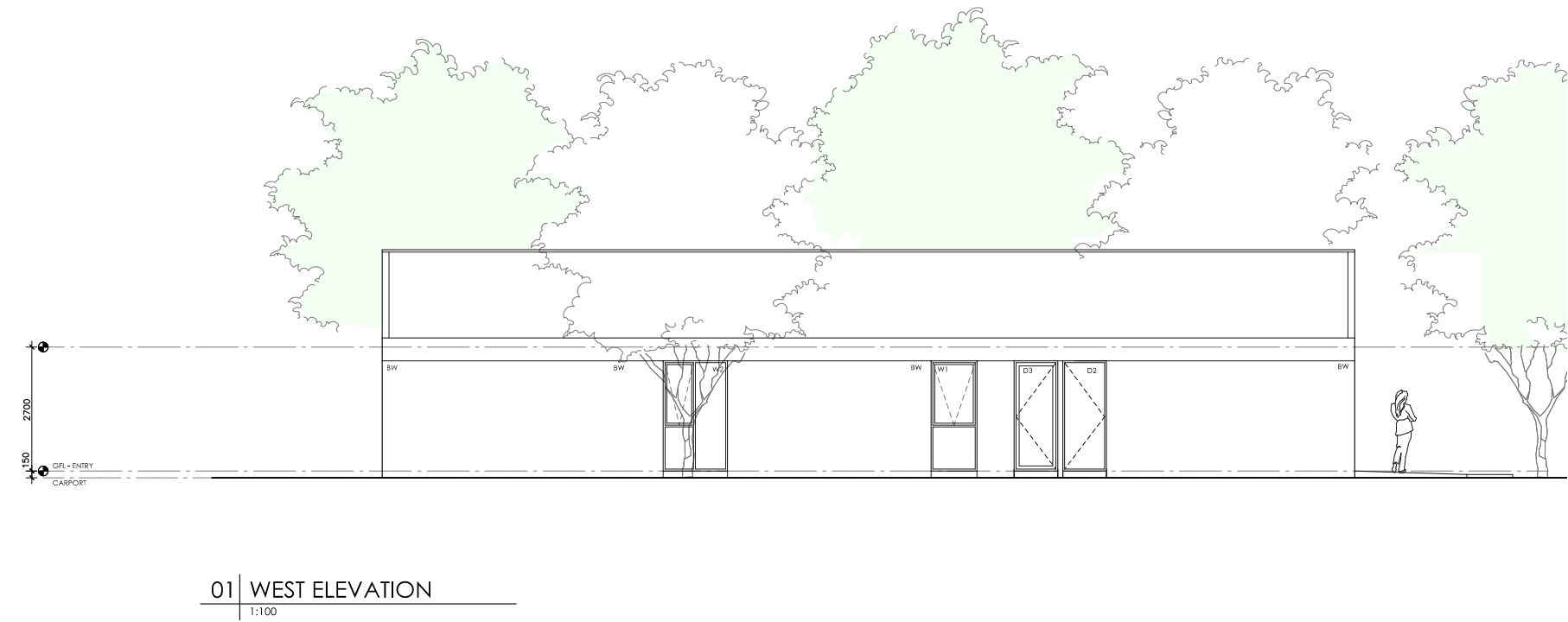
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TITLE:	Potential Building Elevations
CLIENT:	Mr. George & Theo Athana
PROJECT:	150 Homer Street, Earlwood
DATE:	19th December 2024
SCALE:	NTS

ISSUE	DESCRIPTION	DATE
A	Development Application	13/12/2024
B	Council RFI	19/12/2024
C		
D		

B	DA 16
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MALLEE HOUSE

LEGEND BW FACE BRICK WALL TYPE & COLOUR TBC WB WEATHERBOARD CLADDING TYPE & COLOUR TBC CFC COMPRESSED FC SHEET ON TIMBER FRAME EXPRESSED JOINT AT EDGES INDICATED MF FOLDED METAL FASCIA COLOUR TBC ST STEEL WORK COLOUR TBC GD GARAGE DOOR COLOUR TBC AL ALUMINIUM COVER PLATE COLOUR TO MATCH WINDOW FRAMES	PROJECT  Australian Government  YourHome Australia's guide to environmentally sustainable homes  Design For Place	DESIGN Mallee House	DETAILS Drawing title: Elevation-West Scale: 1:100 Paper size: A3 Drawing number: 7/11 Date issued: June 2023 Project stage: Preliminary
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20 YEARS

B

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CR - CEMENT RENDER

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AW - ALUMINIUM WINDOW

TD - TIMBER DOOR

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GB - GLASS FRAMED BALUSTRADE

M - MECHANICAL VENTILATION

S - SMOKE ALARM

W - NEW WINDOW

D - NEW DOOR

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TITLE:

Potential Building Elevations

CLIENT:

Mr. George & Theo Athana

PROJECT:

150 Homer Street, Earlwood

DATE:

19th December 2024

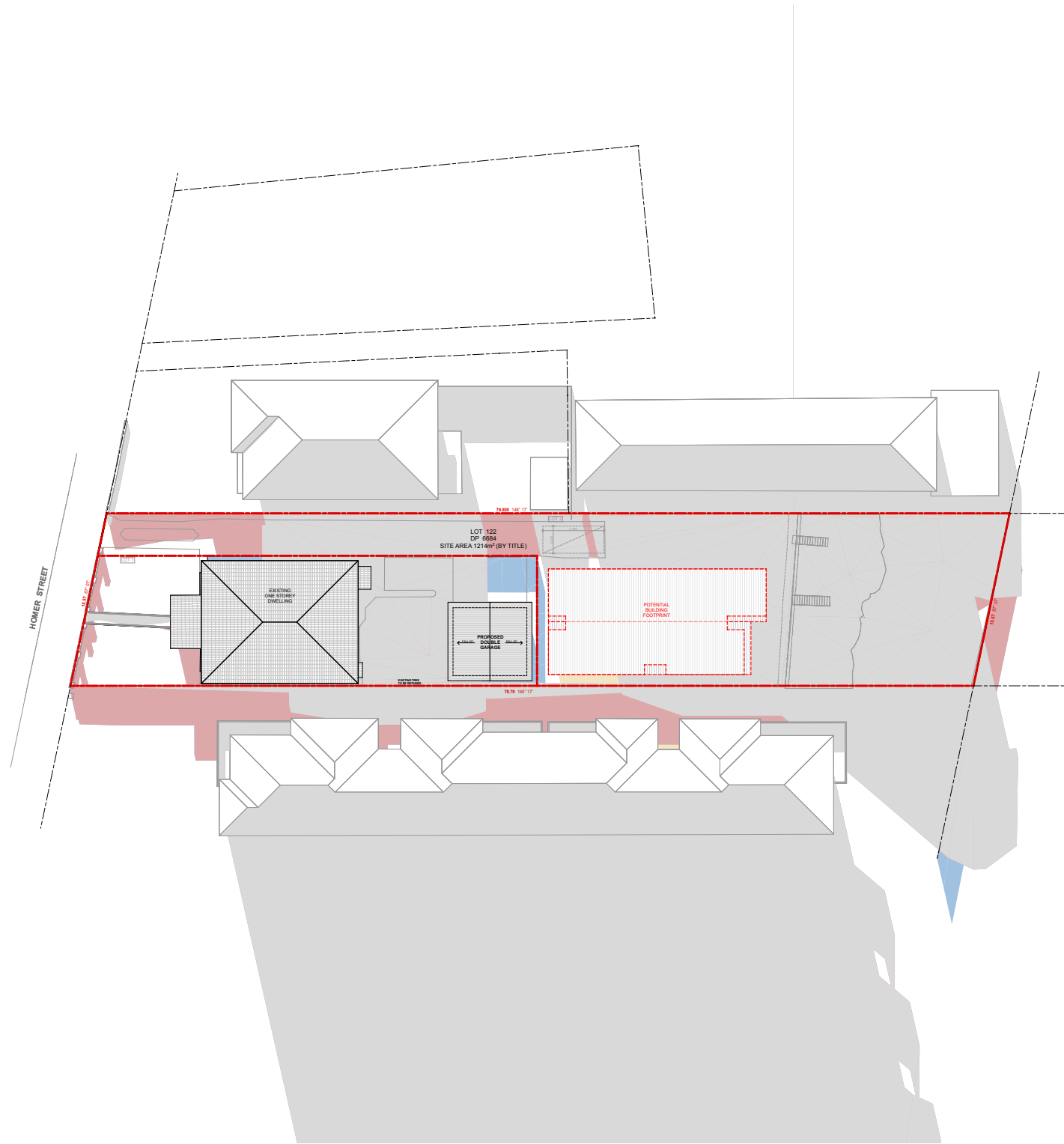
SCALE:

NTS

ISSUE	DESCRIPTION	DATE
A	Development Application	13/12/2024
B	Council RFI	19/12/2024
C		
D		

B

DA 17



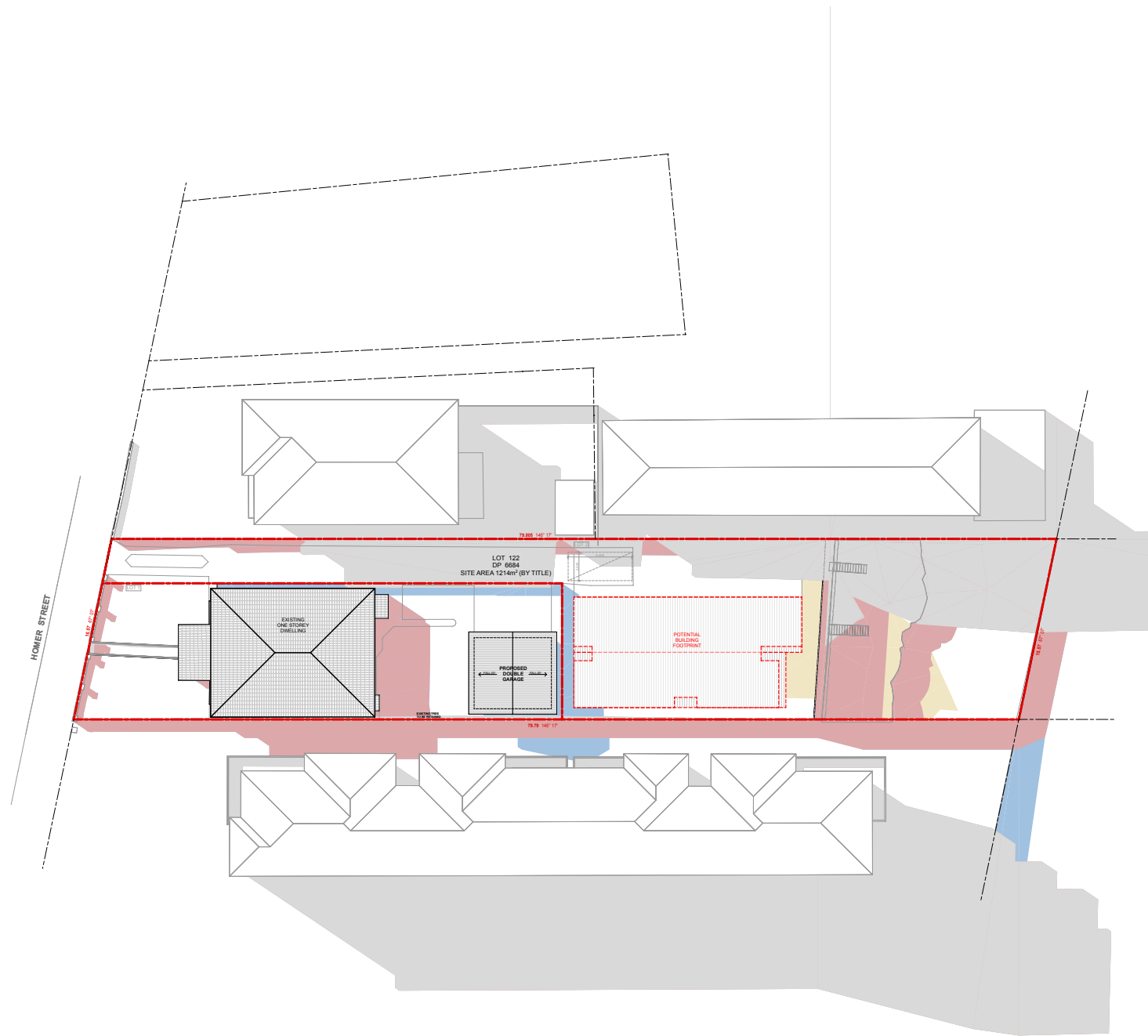
Shadow Diagram - June 21st - 09:00

SHADOW DIAGRAM LEGEND

- NEIGHBOUR BUILDING SHADOWS
- EXISTING BUILDING SHADOWS
- PROPOSED ADDITIONAL SHADOW
- POTENTIAL BUILDING ADDITIONAL SHADOW





TITLE:	Shadows Diagrams June 21st	ISSUE	DESCRIPTION	DATE
CLIENT:	Mr. George & Theo Athana	A	Development Application	13/12/2024
PROJECT:	150 Homer Street, Earlwood	B	Council RFI	19/12/2024
DATE:	19th December 2024	C		
SCALE:	1:500 @ A3	D		





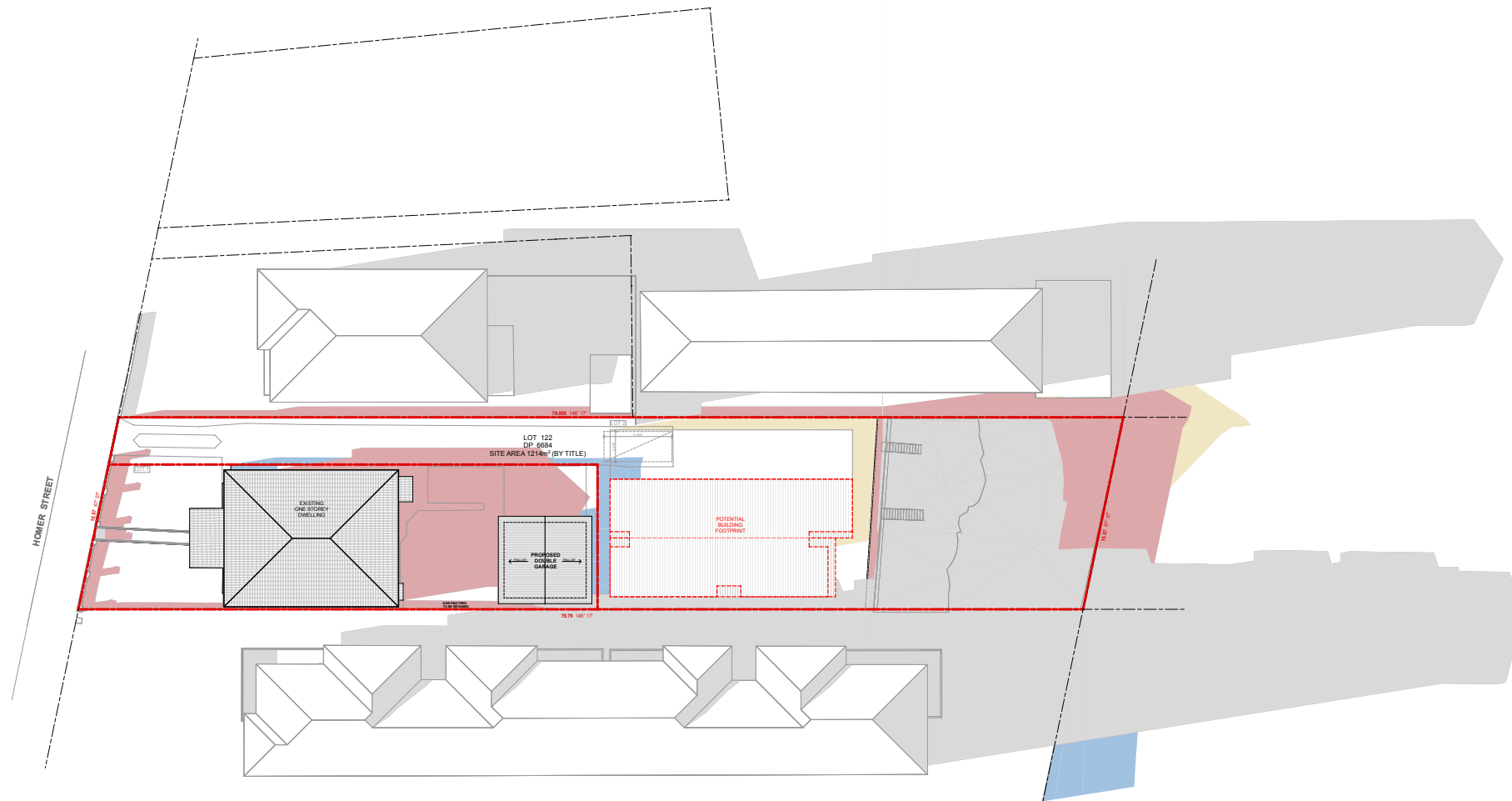
Shadow Diagram - June 21st - 12:00

SHADOW DIAGRAM LEGEND

	NEIGHBOUR BUILDING SHADOWS
	EXISTING BUILDING SHADOWS
	PROPOSED ADDITIONAL SHADOW
	POTENTIAL BUILDING ADDITIONAL SHADOW

ISSUE	DESCRIPTION	DATE
A	Development Application	13/12/2024
B	Council RFI	19/12/2024
C		
D		





Shadow Diagram - June 21st - 15:00

SHADOW DIAGRAM LEGEND

- NEIGHBOUR BUILDING SHADOWS
- EXISTING BUILDING SHADOWS
- PROPOSED ADDITIONAL SHADOW
- POTENTIAL BUILDING ADDITIONAL SHADOW

ISSUE	DESCRIPTION	DATE
A	Development Application	13/12/2024
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