

PROPOSED CONSTRUCTION OF GRANNY AND DRIVEWAY

25 Taylor St, Lakemba, NSW 2195

LOT 1 IN DP 961314 IN L.G.A. CANTERBURY-BANKSTOWN

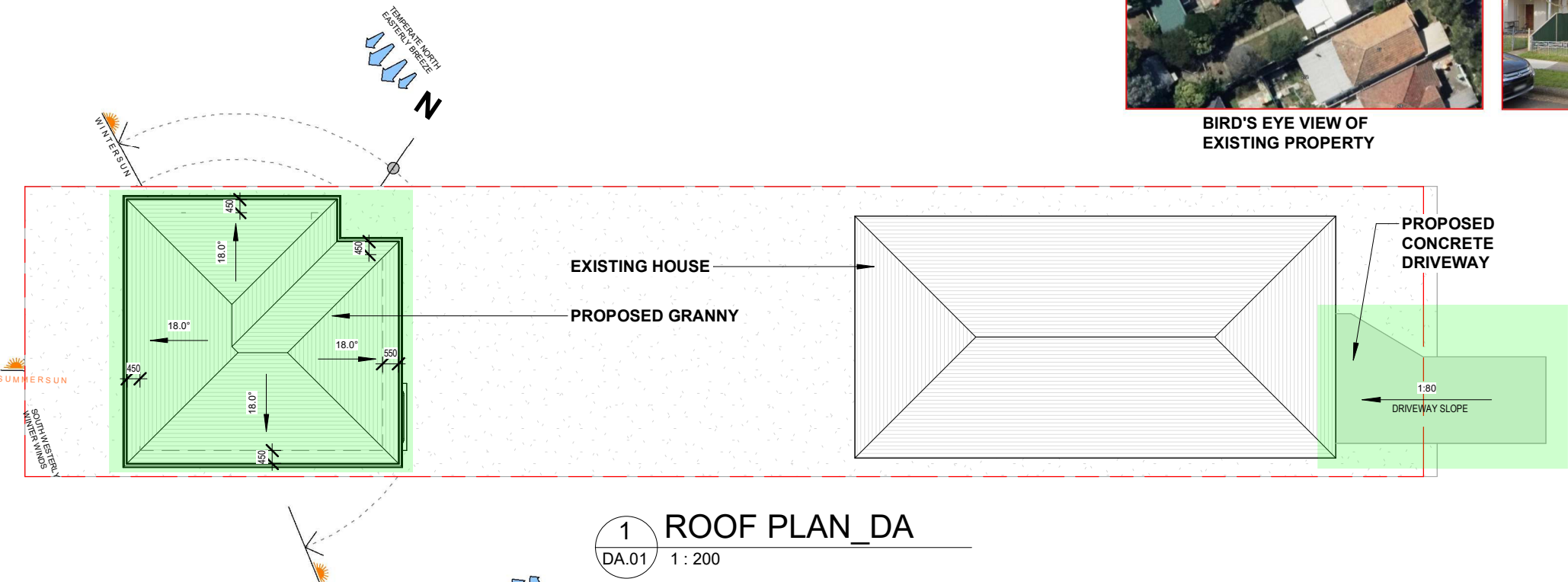
SHEET LIST	
SHEET NO	SHEET NAME
DA.01	COVER PAGE
DA.02	SITE PLAN
DA.03	FLOOR PLAN AND ELEVATIONS
DA.04	SECTIONS & DOOR WINDOW SCHEDULE
DA.07	COLOR SCHEDULE
DA.08	CUT AND FILL PLAN
DA.09	CONCEPT STORMWATER PLAN
DA.10	DEMOLITION PLAN
DA.11	WASTE MANAGEMENT PLAN
DA.12	SHADOW ANALYSIS
DA.13	BASIX COMMITMENTS



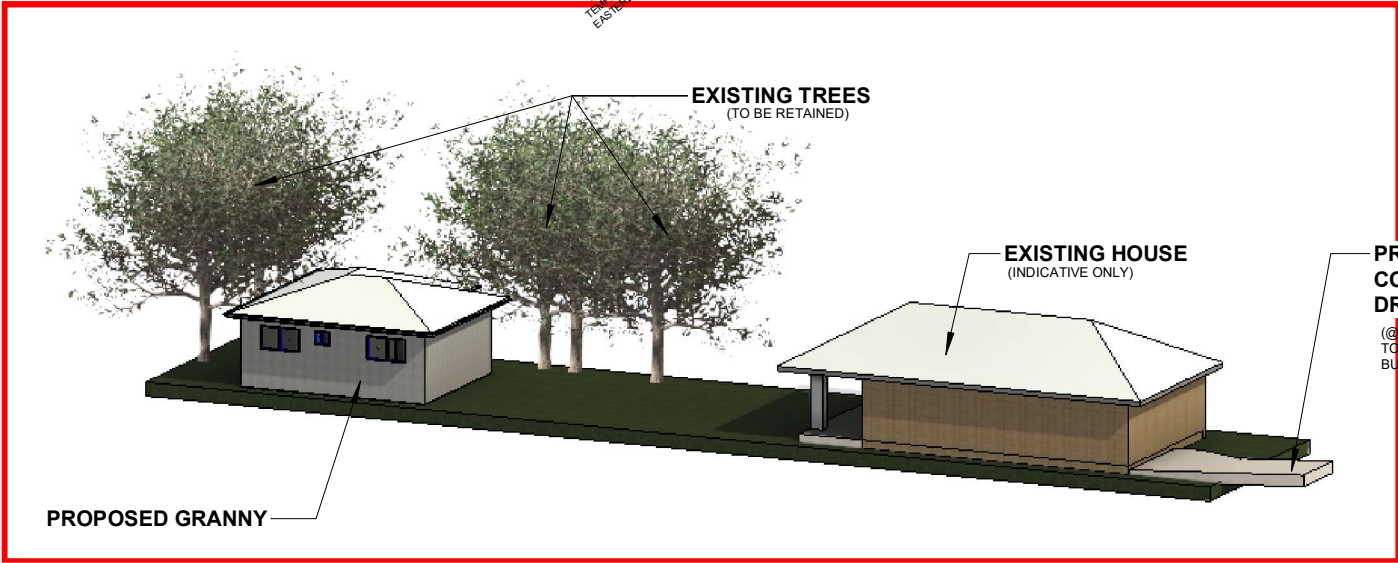
BIRD'S EYE VIEW OF EXISTING PROPERTY



VIEW OF EXISTING PROPERTY FROM STREET



SOUTH SIDE VIEW



WEST SIDE VIEW



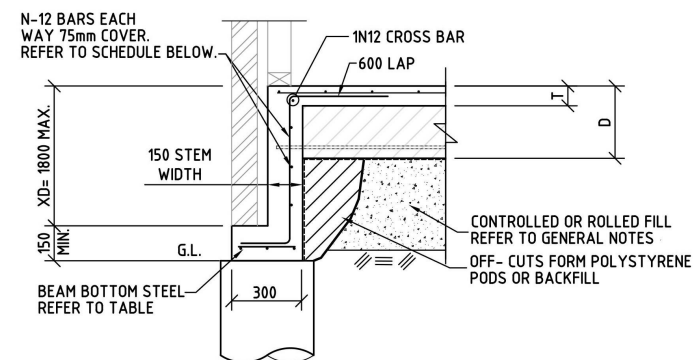
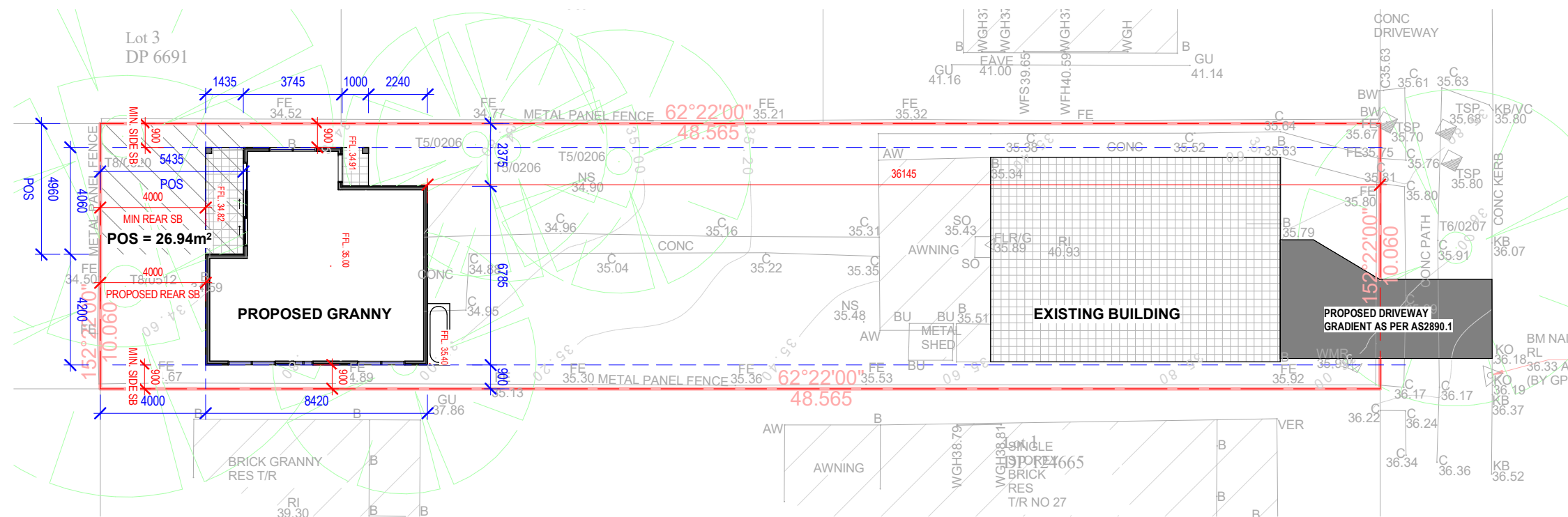
NORTH SIDE VIEW



AusDream Built
8 Montore Road, Minto NSW 2566
Mobile: 0415229777
Email: info@ausdream.com.au
ACN: 630091226

YAMIN	COVER PAGE			
	Sheet	DA.01		
25 Taylor St, Lakemba, NSW 2195	Project number	ADB25006		
	Date	09/12/2024		
Glazing surface and orientation may vary according to BASIX requirments and Certifier's suggestions.	Drawn by	ANANYA. B		
	Checked by	SUDIPTO. C		Scale @ A:As indicated

- Proposed Driveway and crossovers size location may differ from approved plan due to council requirements.
- Aircon bulkhead to be decided on site during aicon rough-in. - Niche sizes to be decided on site by the builder during construction based on structural supports.
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DETAIL - DEEP EXTERNAL EDGE BEAM
"DEB1"

DEVELOPMENT APPLICATION : COMPLIANCE TABLE : LOT 1 (lot width 10.06m lot area 486.90m ²)			
CONTROL	REQUIRED	PROPOSED	COMPLIANCE
FRONT SETBACK	Behind building line	Behind building line (36.05m)	Yes
SIDE SETBACK - GROUND FLOOR	0.9m	0.9 m	Yes
REAR SETBACK - GROUND FLOOR	4m	4.0 m	Yes
BUILDING HEIGHT	4.5m	4.3 m	Yes
MAX. SITE COVERAGE - GRANNY	-	13.61% (66.279 m ²)	-
MAX. SITE COVERAGE - EXIST. HOUSE	-	23.51% (114.49m ²)	-
P.O.S. AREA	24 m ²	26.94 m ²	Yes
CAR PARKING	-	-	Yes
ROOF AREA	-	87.44 m ²	-



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YAMIN

SITE PLAN

Sheet	DA.02
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Project number	ADB25006
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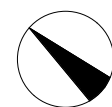
Date	09/12/2024
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Drawn by	ANANYA. B
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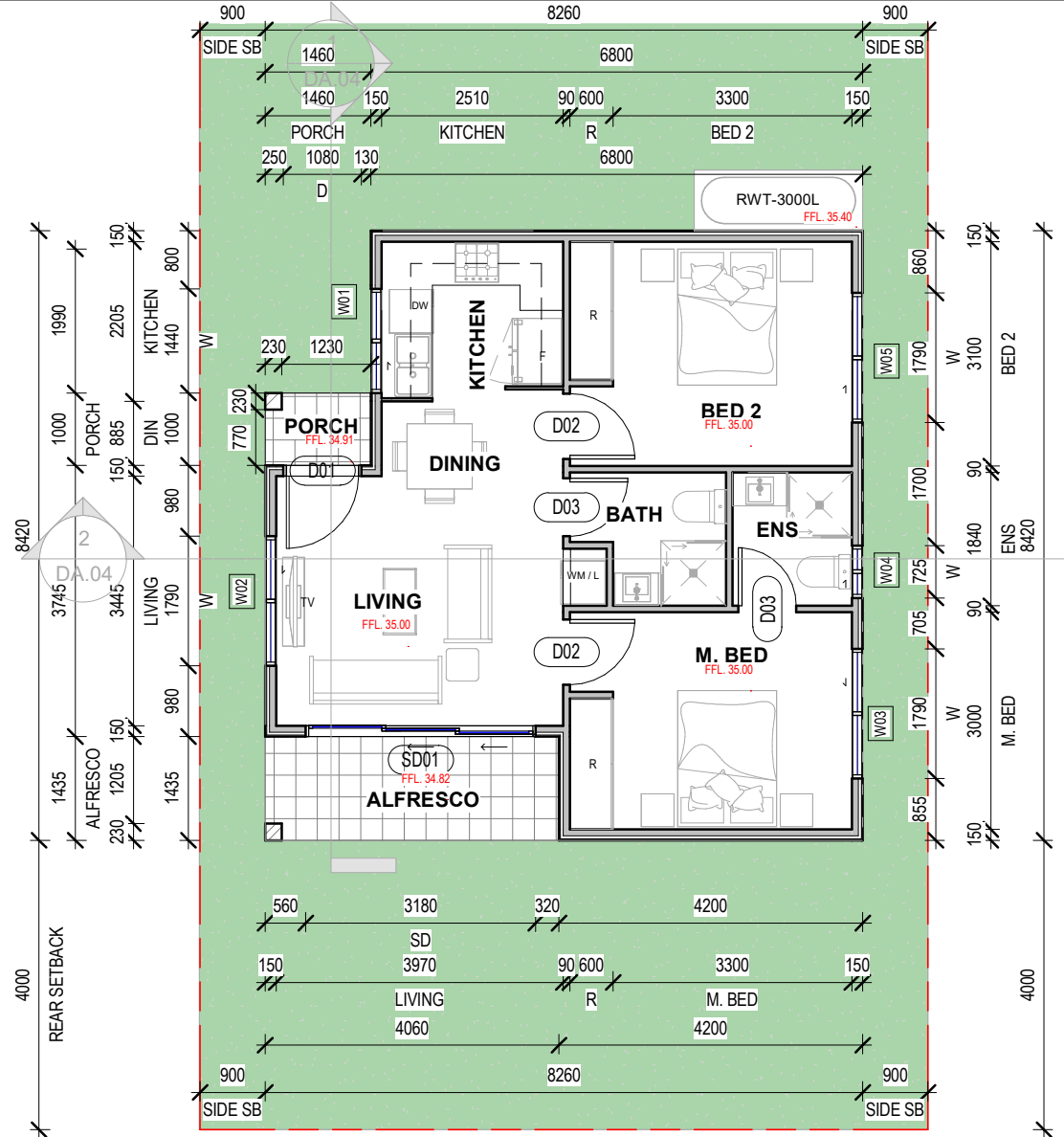
Checked by	SUDIPTO. C
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25 Taylor St, Lakemba, NSW 2195

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Scale @ A's indicated

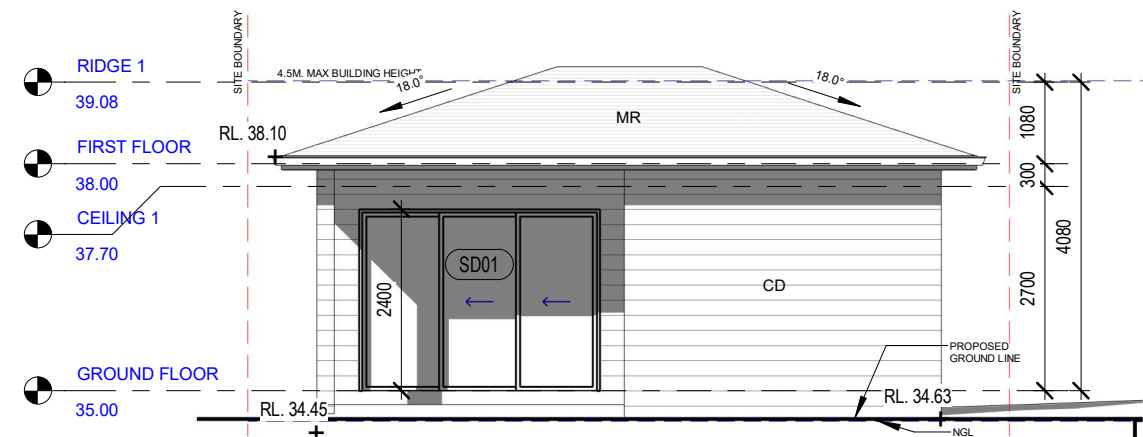


1 GROUND FLOOR PLAN
DA.03 1 : 100

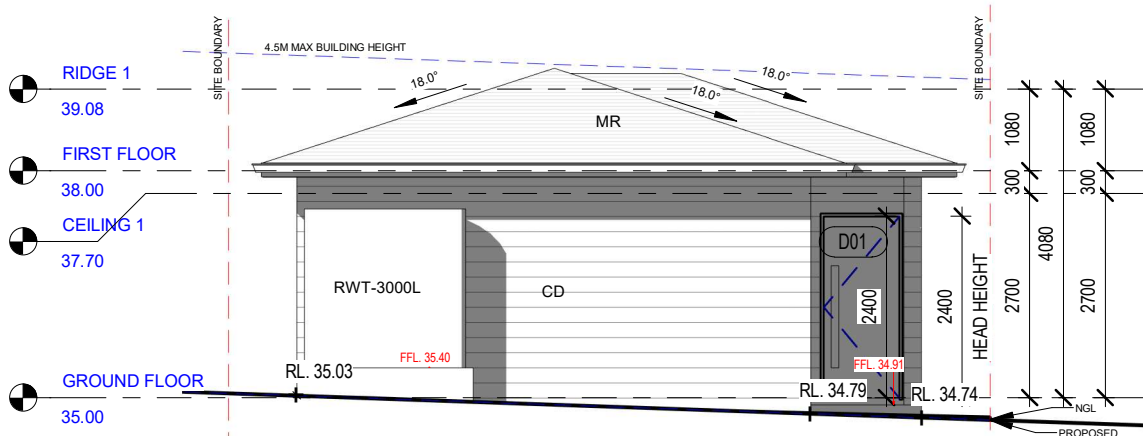
ELEVATION LEGEND	
AC	AIRCONDITIONING UNIT
BR	FACE BRICK
CD	CLADDING
CR	CEMENT RENDER
CRT	CONCRETE ROOF TILES
DP	DOWNPIPE
EB	ELECTRICAL BOARD
FAS	FASCIA
GM	GAS METER
GUT	GUTTER
HWU	HOT WATER UNIT
MR	METAL ROOF
RWT	RAIN WATER TANK
TP	TIMBER POST

AREA CALCULATION:

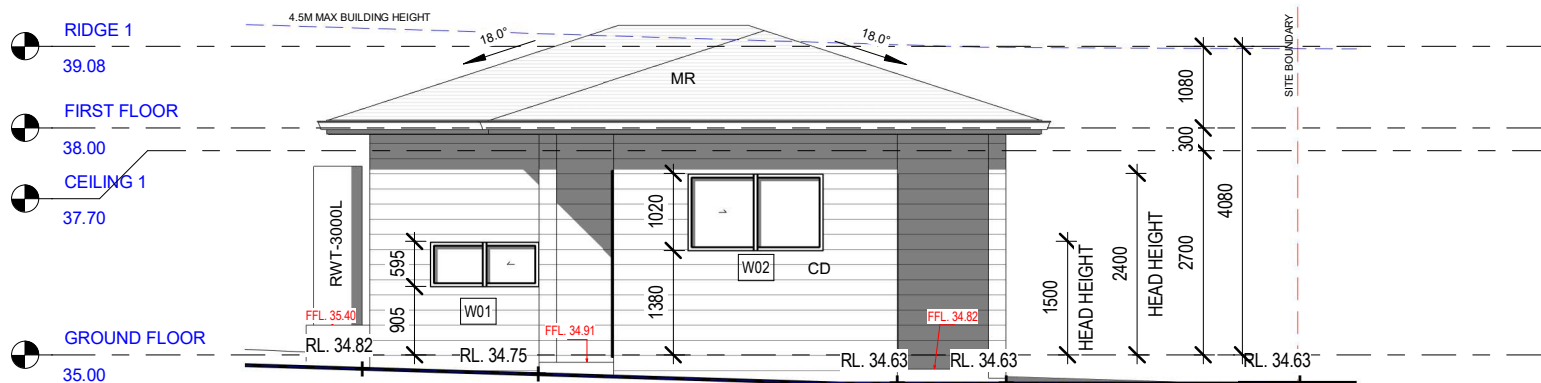
LIVING = 59.00 SQM
PORCH = 01.46 SQM
ALFRESCO = 05.82 SQM
TOTAL BUA = 66.28 SQM
FSR = 54.166 SQM



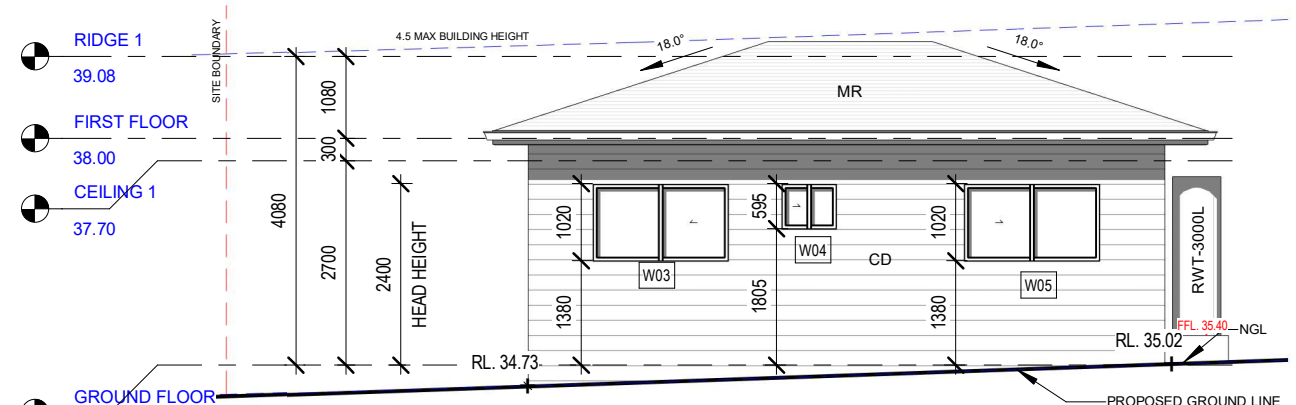
4 SOUTH-WEST ELEVATION
DA.03 1 : 100



2 NORTH-EAST ELEVATION
DA.03 1 : 100



5 NORTH-WEST ELEVATION
DA.03 1 : 100



3 SOUTH-EAST ELEVATION
DA.03 1 : 100



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Email: info@ausdream.com.au
ACN: 630091226

YAMIN YAMEEN

25 Taylor St, Lakemba, NSW 2195

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FLOOR PLAN AND ELEVATIONS

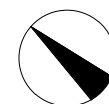
Sheet DA.03

Project number ADB25006

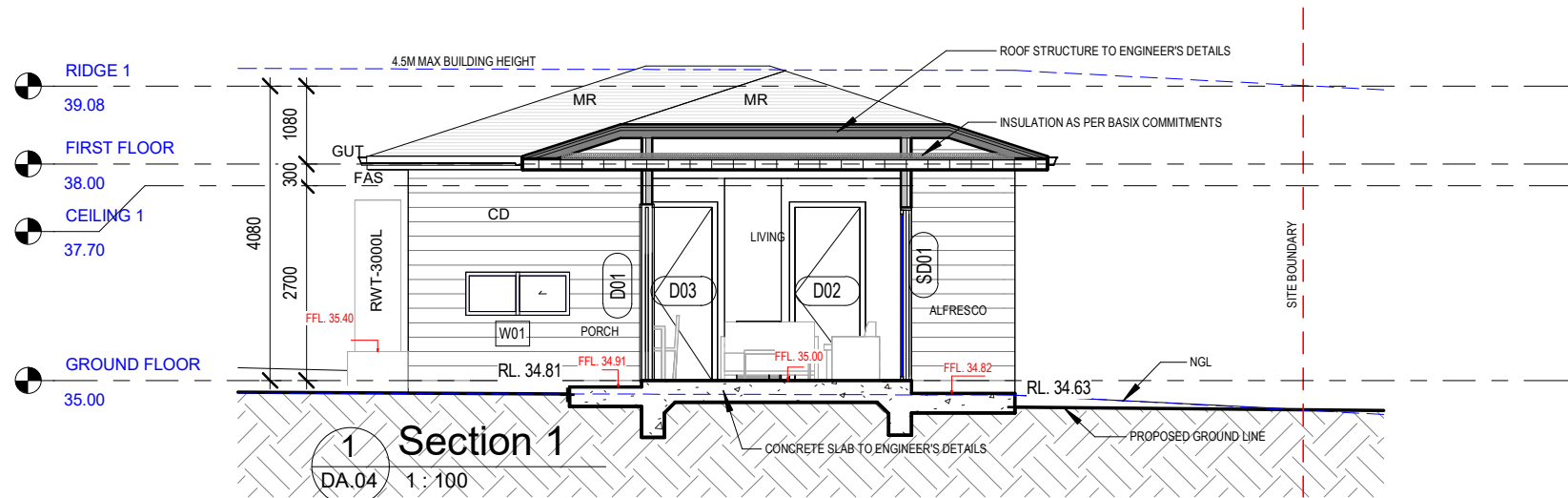
Date 09/12/2024

Drawn by ANANYA

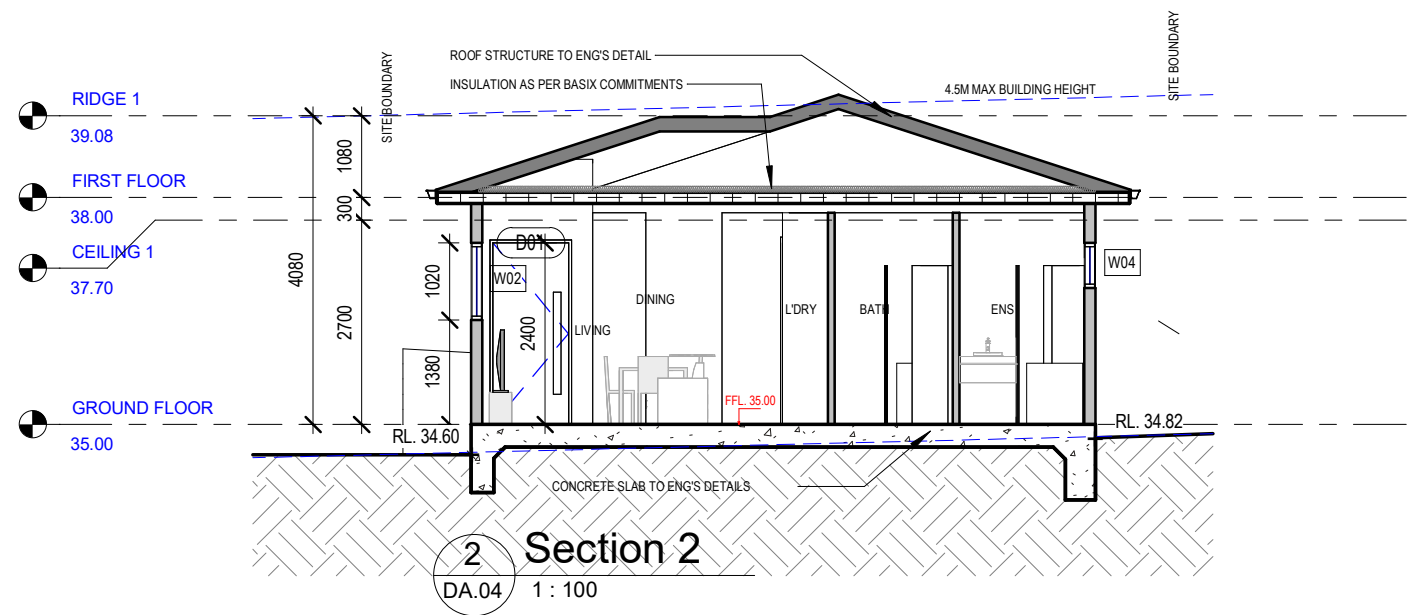
Checked by SUDIPTO



Scale @ A'As indicated



Door Schedule						
Type Mark	Count	Height	Width	Sill Height	Head Height	Description
GROUND FLOOR						
D01	1	2400	1000	0	2400	EXTERNAL FLUSH DOOR
D02	2	2400	900	0	2400	INTERNAL FLUSH DOOR
D03	2	2400	800	0	2400	INTERNAL FLUSH DOOR
SD01	1	2400	3180	0	2400	SLIDING STACKER DOOR



Window Schedule					
Mark	Height	Width	Sill Height	Head Height	Description
GROUND FLOOR					
W01	595	1440	905	1500	SLIDING WINDOW
W02	1020	1791	1380	2400	SLIDING WINDOW
W03	1020	1791	1380	2400	SLIDING WINDOW
W04	595	724	1805	2400	SLIDING WINDOW
W05	1020	1791	1380	2400	SLIDING WINDOW



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SECTIONS & DOOR WINDOW SCHEDULE

Sheet **DA.04**

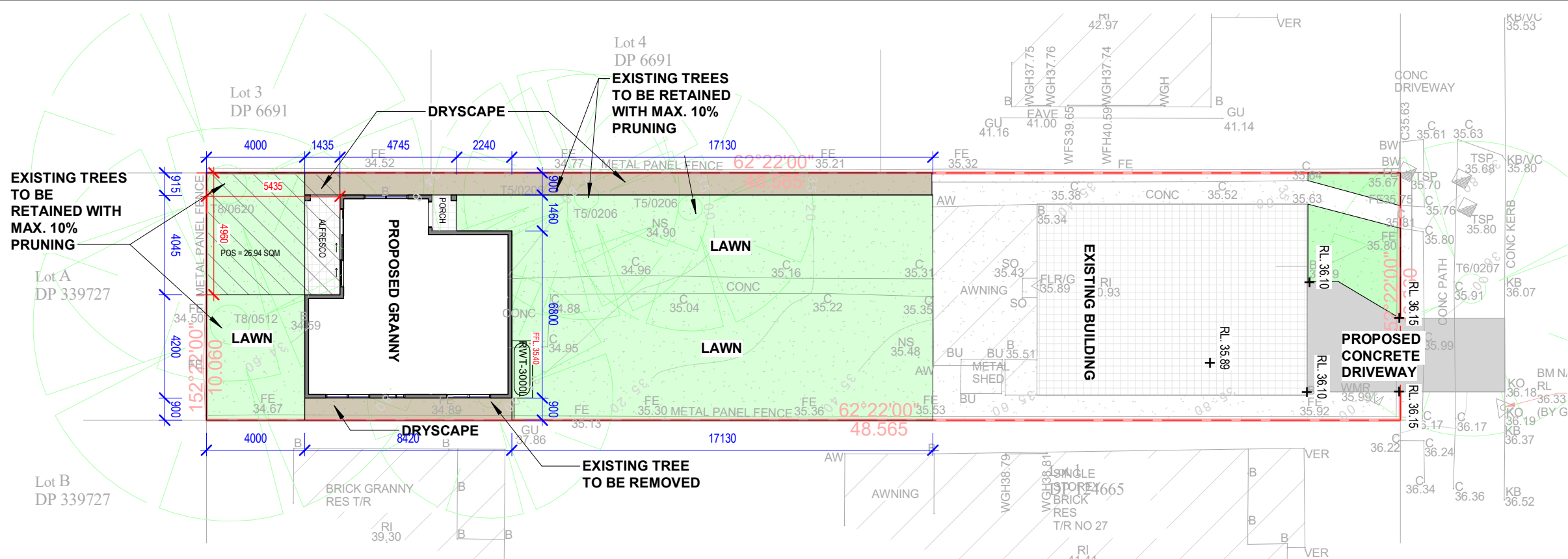
Project number **ADB25006**

Date **09/12/2024**

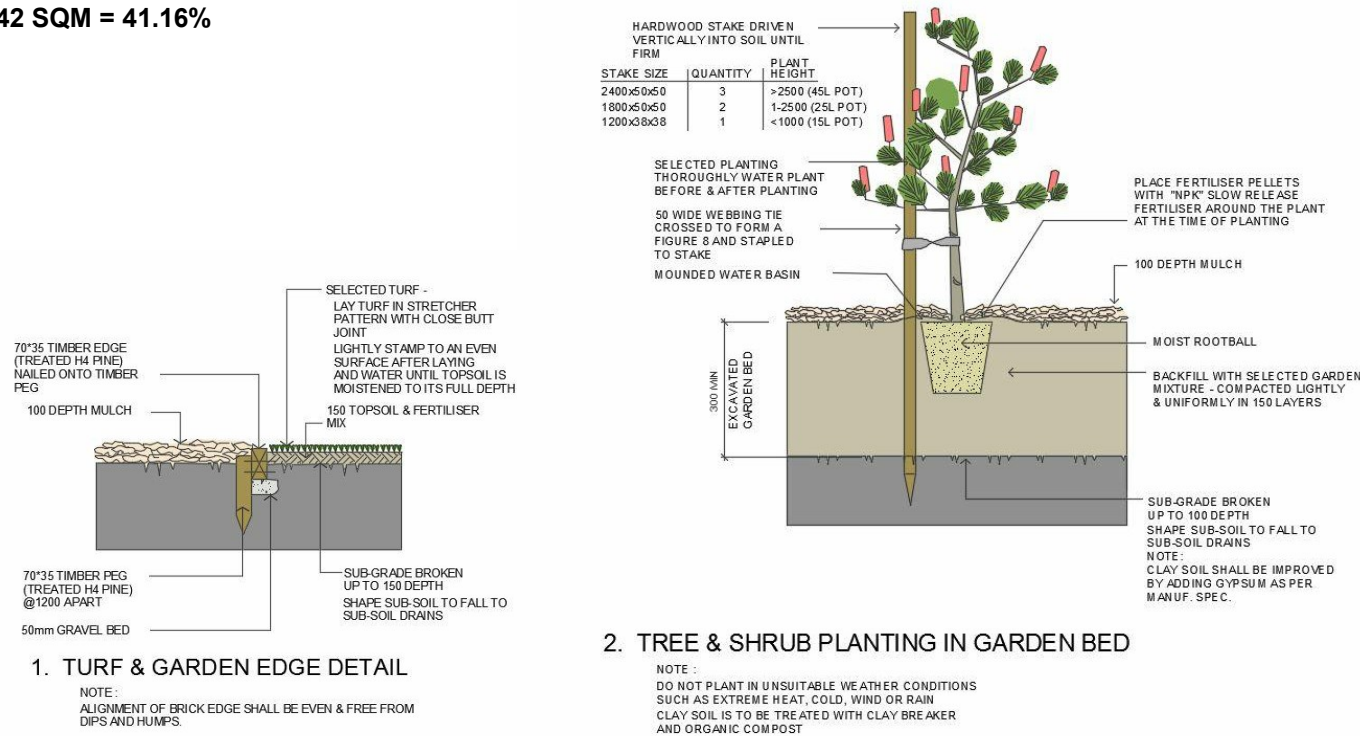
Drawn by **ANANYA**

Checked by **SUDIPTO**

Scale @ A3 1 : 100



APPROX. LANDSCAPED AREA = 200.42 SQM = 41.16%



SPECIFICATION

Driveway/ Path	Patio
Selected coloured concrete	Selected tiles
Soils - all soil types as per Australia native landscape supply or equivalent	
Lawn area: 1 st Quality top soil	
Garden bed: native garden mix	
Lawn – refer to detail 1	Mulch – Refer to detail 1&2
Sir Walter Buffalo	Selected hard wood chip
No obvious signs of weed infestation in grass areas, pavements or mass planting beds	Decorative gravel to OSD area
Plant material - As per planting schedule	
No visible signs of wilting of leaves or stems, with all plants to be fully turgid at all times	
Performance of planting will be indicated by new growth with visible sign of new leaves; plants to possess a level of 'greenness' characteristic with the particular species; Strong floral habit and colour appropriate to the season and species; Absence of dead or damaged foliage, flowers or branches	
Illumination	
Selected bollard illumination in accordance with AS1158.3.1:1999	
Fence	
Sides & Rear boundary - 1800 High lapped & capped timber fence or 1800 High colorbond courtyard separation fence	
Courtyard separation fence – 1800 high lapped & capped timber fence or 1800 high colorbond fence	
Front – refer to architect's details	

NOTE : ANY APPROVED STREET TREE CONFLICTING WITH THE DRIVEWAY NEEDS TO BE RELOCATED



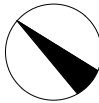
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Email: info@ausdream.com.au
ACN: 630091226

YAMIN

LANDSCAPE PLAN

Sheet	DA.05
Project number	ADB25006
Date	09/12/2024
Drawn by	ANANYA. B
Checked by	SUDIPTO. C



Scale @ A3 1 : 200



MATERIALS AND FINISHES SCHEDULE

MATERIAL	NAME	IMAGE	MATERIAL	NAME	IMAGE
ROOF	SHALE GREY (COLORBOND)		DRIVEWAY	CHARCOAL	
FACIA	SURF MIST		MAIN DOOR	TIMBER DOOR	
GUTTER	MONUMENT		WINDOW FRAME	MONUMENT	
LIGHTWEIGHT WALL	CLADDING WEATHERBOARD		SIDE FENCE	COLOURBOND FENCE - WOODLAND GREY	



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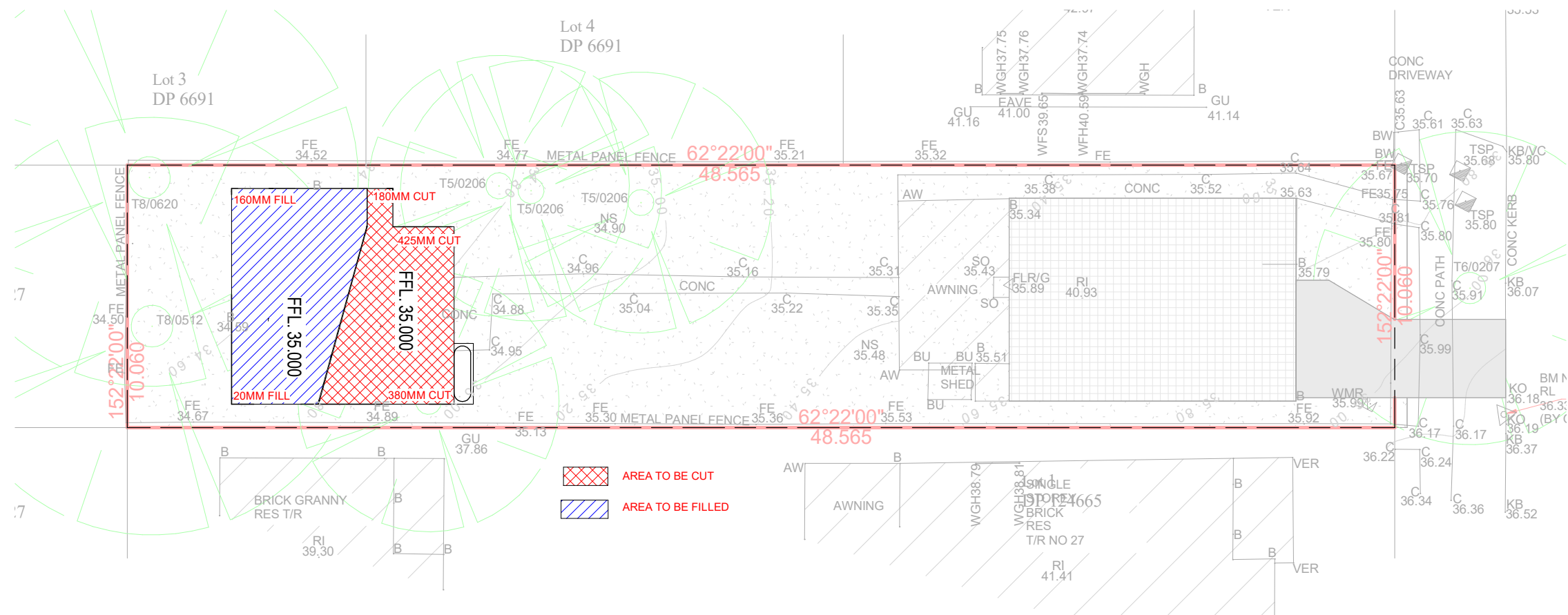
Glazing surface and orientation may vary according to BASIX requirements and Certifier's suggestions.

COLOR SCHEDULE	
Sheet	DA.07
Project number	ADB25006
Date	09/12/2024
Drawn by	ANANYA. B
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Scale @ A3

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CUT AND FILL PLAN

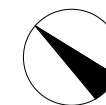
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Project number	ADB25006
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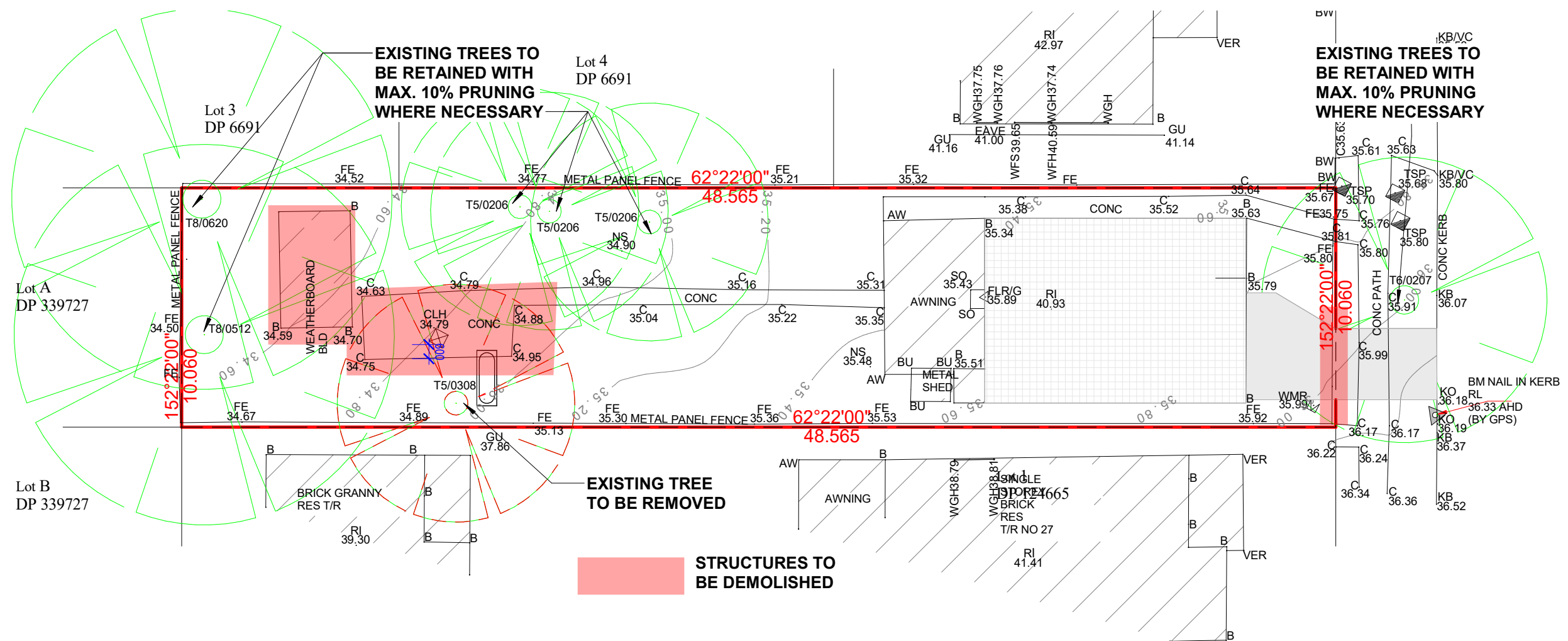
Date	09/12/2024
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Drawn by **ANANYA. B**

Checked by **SUDIPTO. C**



Scale @ A3 1 : 200



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DEMOLITION PLAN

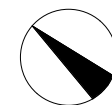
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Project number	ADB25006
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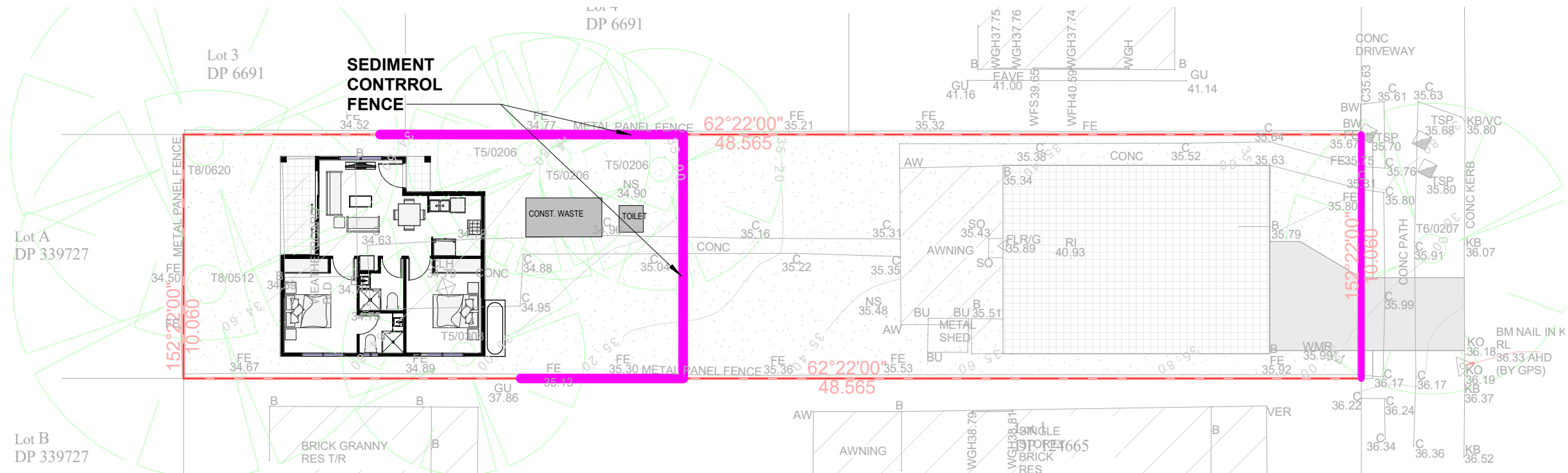
Date	09/12/2024
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Drawn by **ANANYA. B**

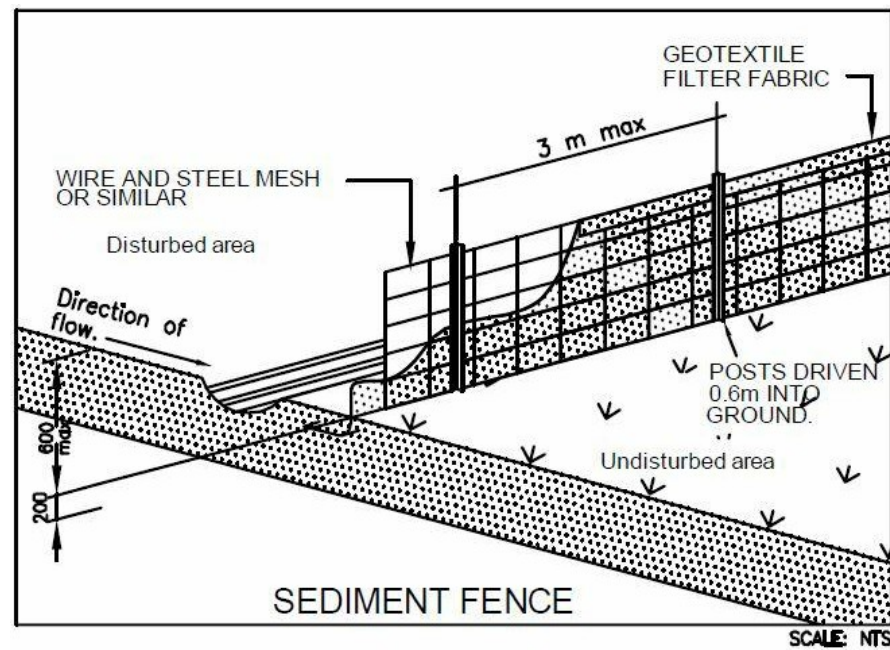
Checked by	SUDIPTO. C
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Scale @ A3	1 : 200
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SEDIMENT CONTROL FENCE DETAILS

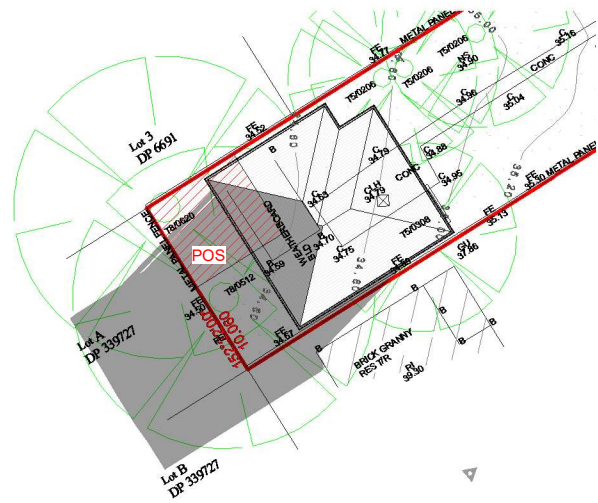


SEDIMENT CONTROL

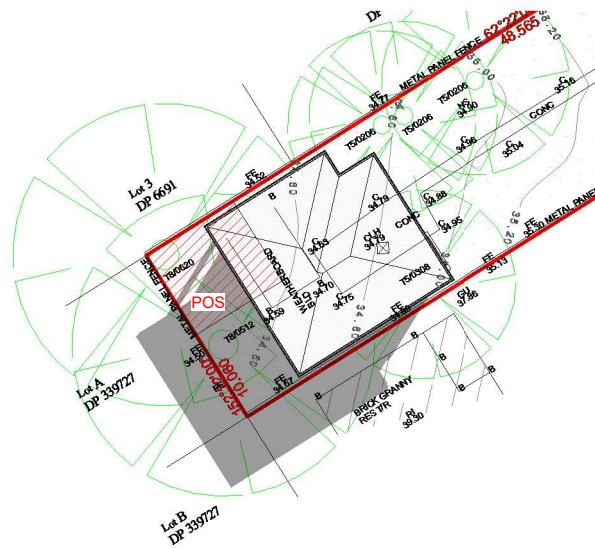
- I. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
- II. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
- III. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION
- IV. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO 'URBAN EROSION AND SEDIMENT CONTROL' GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

The image shows a business card for AusDream Built. On the left, there is a logo featuring a large, stylized blue letter 'A' that curves upwards and to the right. Below the 'A', the words 'us Dream Built' are written in a blue, cursive script. Underneath that, the tagline 'Let's Build Dream Together' is written in a smaller, green, cursive script. To the right of the logo, the company name 'AusDream Built' is printed in a bold, black, sans-serif font. Below the company name, the contact details are listed in a smaller, black, sans-serif font: '8 Montore Road, Minto NSW 2566', 'Mobile: 0415229777', 'Email: info@ausdream.com.au', and 'ACN: 630091226'. The entire content is set against a light blue background with a subtle, darker blue wavy pattern.

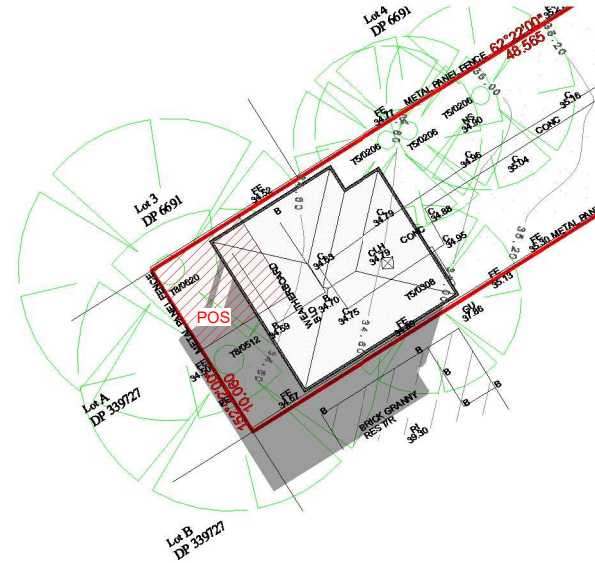
YAMIN	WASTE MANAGEMENT PLAN	
	Sheet	DA.11
25 Taylor St, Lakemba, NSW 2195	Project number	
	Date	
Glazing surface and orientation may vary according to BASIX requirements and Certifier's suggestions.	Drawn by	
	Checked by	Scale @ A3 1 : 200



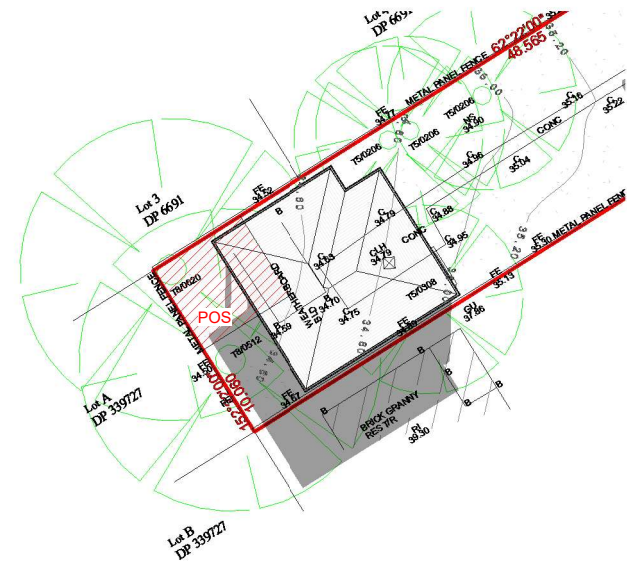
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DA.12 1 : 400



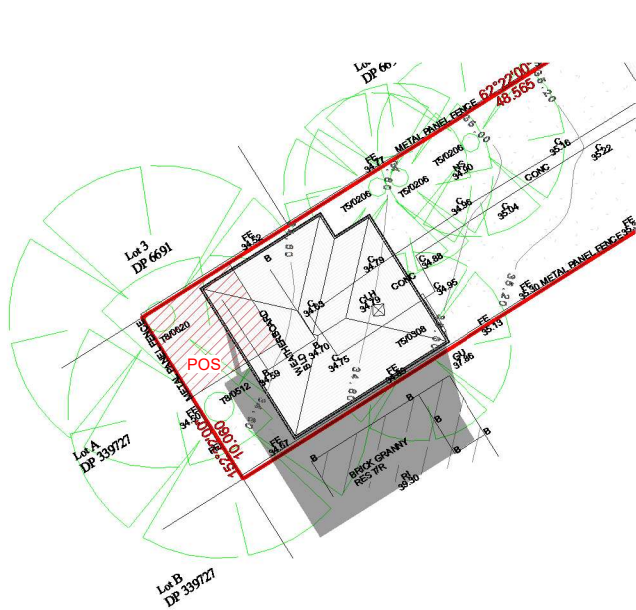
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DA.12 1 : 400



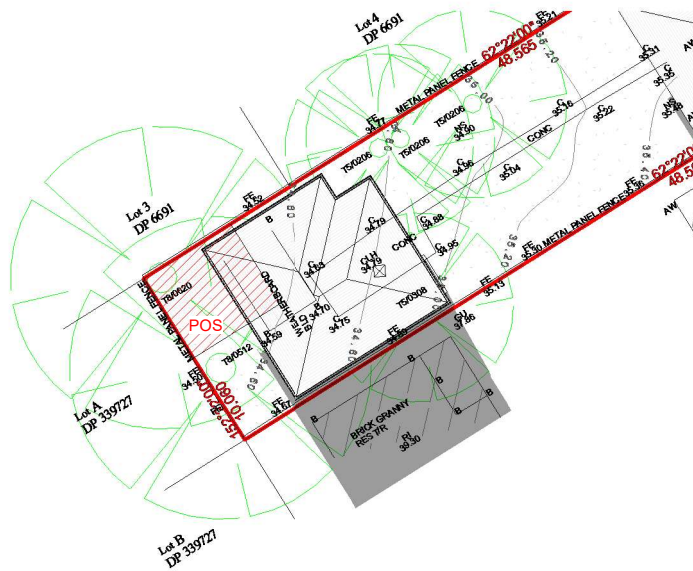
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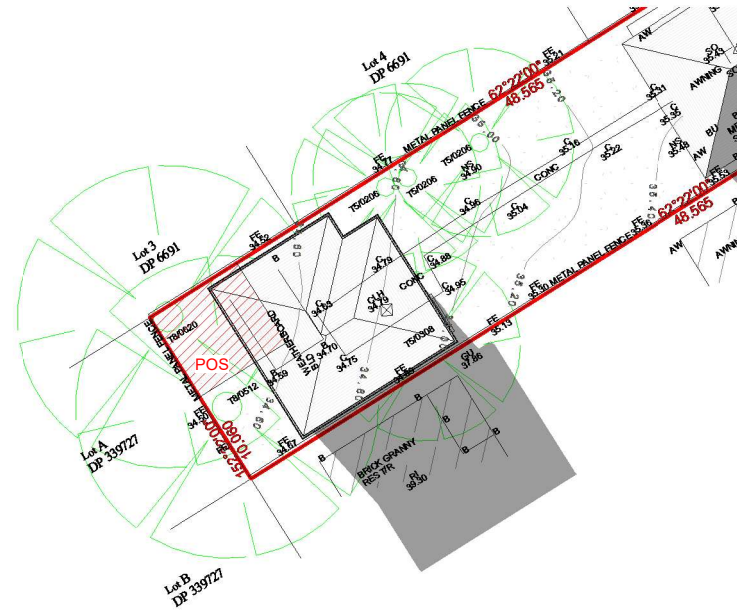
4 JUNE 21ST 12 00 PM
DA.12 1 : 400



5 JUNE 21ST 1 00 PM
DA.12 1 : 400



6 JUNE 21ST 02 00 PM
DA.12 1 : 400



7 JUNE 21ST 03 00 PM
DA.12 1 : 400



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SHADOW ANALYSIS

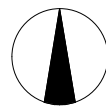
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Project number ADB25006

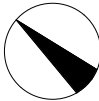
Date 09/12/2024

Drawn by ANANYA. B

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Scale @ A3 1 : 400

	AusDream Built 8 Montore Road, Minto NSW 2566 Mobile: 0415229777 Email: info@ausdream.com.au ACN: 630091226	YAMIN	BASIX COMMITMENTS			
			Sheet	DA.13		
25 Taylor St, Lakemba, NSW 2195			Project number	ADB25006		
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