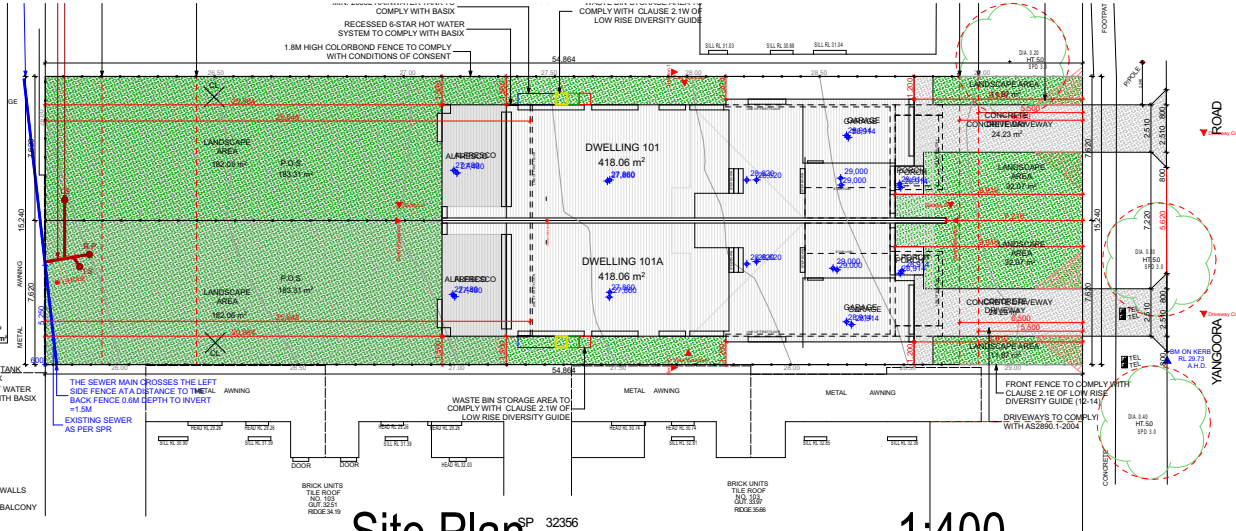
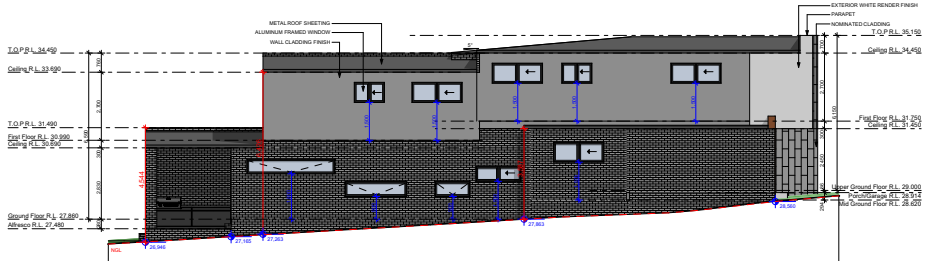


SITE AREA (CALC): 836.12m²
DWELLING 101
TOTAL SUBDIVIDED AREA: 418.06m²
GROUND FLOOR LIVING: 102.48m²
FIRST FLOOR LIVING: 103.97m²
STAIRCASE VOID: 7.22m²
GARAGE: 16.50m²
PORCH: 2.32m²
ALFRESCO: 23.94m²
BALCONY: 8.60m²
PRIVATE OPEN SPACE: 182.87m²
DRIVEWAY: 24.08m²
TOTAL ROOF AREA: 169.50m²
DWELLING 101A
TOTAL SUBDIVIDED AREA: 418.06m²
GROUND FLOOR LIVING: 102.48m²
FIRST FLOOR LIVING: 103.97m²
STAIRCASE VOID: 7.22m²
GARAGE: 16.50m²
PORCH: 2.32m²
ALFRESCO: 23.94m²
BALCONY: 8.60m²
PRIVATE OPEN SPACE: 182.87m²
DRIVEWAY: 24.08m²
TOTAL ROOF AREA: 169.50m²

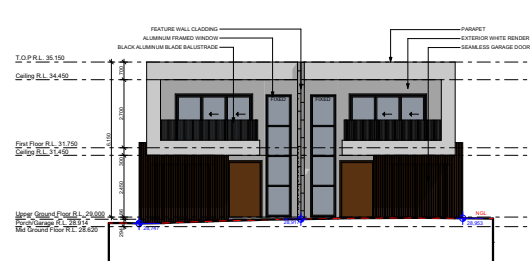
LANDSCAPE RATIO:
REQUIRED (min.): 45% Between dual occupancy and the primary frontage.
Proposed for DWELLING 101: 28.21m²
Proposed for DWELLING 101A: 28.21m²
LEGEND:
MIN. 2000L RAINWATER TANK TO COMPLY WITH BASIX
RECESSED 5-STAR HOT WATER SYSTEM TO COMPLY WITH BASIX
CONCRETE AREA
LANDSCAPE AREA
PRIVATE OPEN SPACE
WASTE BINS
DEPICTS FIRST FLOOR WALLS
DEPICTS FIRST FLOOR BALCONY



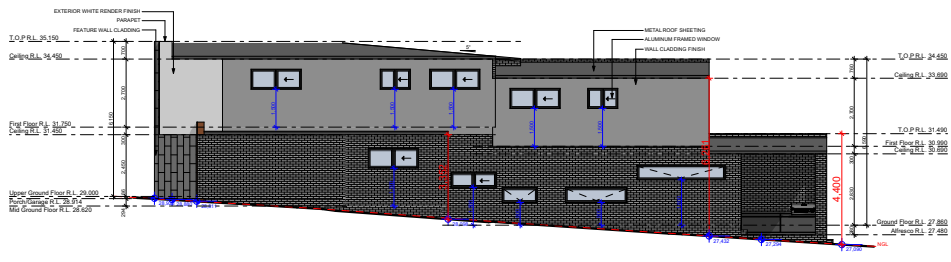
Site Plan SP 32356 1:400



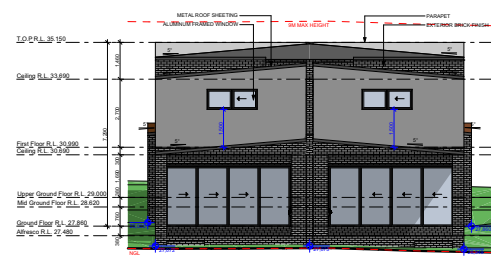
West Elevation



South Elevation



East Elevation



North Elevation

LEGEND		
S	↓	SINK
S/O	↓	REDUCED LEVEL
SA	↓	STOVE/OVEN COOKTOP
W	↓	SMOKE ALARM
D	↓	WASHING MACHINE
F	↓	FRIDGE
DW	↓	DISHWASHER
DP	↓	DOWNPIPE
T.O.P	↓	TOP OF ROOF
B.L.R	↓	TOP OF PARAPET
B.L.R	↓	BUILD IN ROBE
W.L.R	↓	WALK IN ROBE
W.F.D	↓	WATER FLOW DIRECTION
XC	↓	ROOF PITCH
FC	↓	FLOOR WASTE
LC	↓	LINEN CUPBOARD
P.O.S	↓	PRIVATE OPEN SPACE
LP	↓	LIGHT POLE

GENERAL NOTES
THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE ARCHITECT. DO NOT SCALE THE DRAWINGS. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNLESS ISSUED BY THE ARCHITECT FOR CONSTRUCTION.
CHECK ALL DIMENSIONS ON THE JOB PRIOR TO COMMENCEMENT OF KITCHEN DRAWINGS OR FABRICATION. ANY DISCREPANCIES TO BE REFERRED TO THE ARCHITECT/ENGINEER/DESIGNER PRIOR TO COMMENCEMENT OF WORK.
ALL WORK TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, NSW DESIGN STANDARDS, THE LOCAL COUNCIL AND AUSTRALIAN STANDARDS.
ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH ARCHITECTURAL SPECIFICATION AND SCHEDULES. CONSULTANTS DOCUMENTATION.
DRAWINGS ARE NOT TO BE SCALED FOR DIMENSIONING PURPOSES. FIGURED DIMENSIONS SHALL PREVAIL.
FOOTINGS AND BEAMS TO ENGINEERS DRAWING AND DETAIL.
TIMBER USED SHALL BE IN ACCORDANCE WITH AS 1684 OF TIMBER FRAMING CODE.
PROVIDE 50mm SETDOWN TO SLAB TO WET AREA (GROUND FLOOR).
WET AREAS TO BE IN ACCORDANCE WITH AS3740 WATERPROOFING OF WET AREAS WITHIN RESIDENTIAL BUILDINGS.
SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786. ALARMS TO BE POSITIONED ON THE CEILING AND SET BACK A MINIMUM DISTANCE 300mm FROM ANY WALL.
ALL GROUND LINES ARE APPROXIMATE ONLY AND ARE TO BE VERIFIED ON SITE.
ALL WINDOW SIZES ARE APPROXIMATE ONLY AND FINAL SIZES MUST BE DETERMINED BY THE BUILDER.
CONCEALED METAL FASTENED SHEET TO BE USED FOR ALL SKELION ROOF COVERING.

REVISION	NAME	DATE
REVISION A	M.N	06/10/21
REVISION B	M.N	25/11/21
REVISION C	F.G	18/05/23
REVISION D - CLIENT CHANGES	M.N	28/07/23
REVISION E - FINALISED PLANS	K.N	04/03/24
REVISION F - PEGOUT	H.H	11/10/24
REVISION F - PCA CHANGES	M.M	05/11/24
REVISION G - DA CHANGES	M.M	03/12/24
REVISION G - DA PLANS	H.H	09/12/24
REVISION H - CONCRETE WALLS/ROOFING	A.I	16/12/24
REVISION H - CONCRETE WALLS/ROOFING	H.H	18/12/24
REVISION I - CONCRETE WALLS/ROOFING	M.M	10/02/25

CAMPBELL HILL
GROUP PTY LTD.
Contact: 0433 375 386
Email: campbellhillgroup@hotmail.com

bdqa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

Client
ELKAD
Project Name
DUAL OCCUPANCY
At
101 YANGOORA RD, LAKEMBA

Drawing Title:
- A4 Notification Plan
Site Plan, South Elevation, West Elevation, North Elevation, East Elevation
BDMA ACCREDITATION NO: 6455 Scale: As Noted
Project No: CDC0208 Drawing No.: 20
Date: 10/02/2025