

FLOOR COVERING					
GROUND FLOOR			FIRST FLOOR		
	UNIT #1	UNIT #2	UNIT #1	UNIT #2	
STUDY	LAMINATE	LAMINATE	BEDS	CARPET	CARPET
HOME O.	LAMINATE	LAMINATE	STUDY N.	LAMINATE	LAMINATE
DINING	LAMINATE	LAMINATE	HALLWAY	LAMINATE	LAMINATE
FAMILY	LAMINATE	LAMINATE			
KITCHEN	LAMINATE	LAMINATE			
STAIRS	LAMINATE	LAMINATE			

EXTERNAL COLOUR	
ROOF	EXTERNAL WALL
DARK/MEDIUM/LIGHT	DARK/MEDIUM/LIGHT

NOTE:
STORMWATER TO BE CONNECTED
TO RAIN WATER TANK
OVERFLOW TO BE DETERMINED
BY HYDRAULIC ENGINEER.

RAINWATER TANK DUAL
PLUMBING CONNECTED AS
PER BASIX CERTIFICATE

ALL WORKS TO BE CARRIED OUT
IN ACCORDANCE WITH
REQUIREMENTS SET OUT ON THE
BASIX/NATHERS CERTIFICATE

L.G.A : BANKSTOWN SITE CALCULATIONS	
A. UNIT 1 GROUND FLOOR AREA	148.35m ²
B. UNIT 1 FIRST FLOOR AREA	98.47m ²
C. UNIT 2 GROUND FLOOR AREA	148.35m ²
D. UNIT 2 FIRST FLOOR AREA	98.47m ²
E. TOTAL BUILDING AREA	493.64m ²
F. UNIT 1 GARAGE AREA	18.62m ²
G. UNIT 2 GARAGE AREA	18.62m ²
H. UNIT 1 PORCH AREA	4.09m ²
I. UNIT 2 PORCH AREA	4.09m ²
J. UNIT 1 ALFRESCO AREA	22.75m ²
K. UNIT 2 ALFRESCO AREA	22.75m ²
L. UNIT 1 BALCONY AREA	4.30m ²
M. UNIT 2 BALCONY AREA	4.30m ²
N. EXT. WALLS + VOID AREA	41.04m ²
O. DRIVEWAY AREA (APPROX.)	56.60m ²
P. SITE AREA	739.80m ²
FSR: E - (F+G+H+I+J+K+L+M+N) / P	0.48 : 1
SITE COVERAGE: A+C+O / P	47.76%
LANDSCAPED AREA:	52.24%

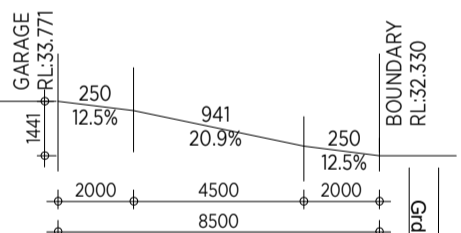
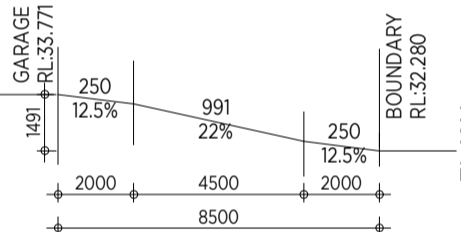
FOR DURABILITY REQ'S
REFER TO ENG'S DETAILS

KEY

ET : Electric Turret	ET	LIN : Lintel	
LP : Light Pole	LP	KO : Kerb Outlet	+
PP : Power Pole	PP	SIP : Sewer Insp Point	o
GAS : Gas Meter	G	SMS : Sewer Maint. Shaft	o
HYD : Hydrant	H	SMH : Sewer Manhole	o
SV : Stop Valve	SV	TEL : Telecom Pit	■
WC : Water Connection	WC	PC : Pram Crossing	
WM : Water Meter	WM	VC : Vehicle Crossing	
SWP : Stormwater Pit	SWP	DH&W: Drillhole & Wing	■

- ⓓ Denotes Door
Ⓦ Denotes Window

MARINE ENVIRONMENT CONDITIONS: (BY BUILDER)
-Exposed steel beams and lintels - finished to R3 durability.
-Enclosed steel beams - finished to R3 durability.
-Brick ties and expansion ties - R3 galvanised.
-Bricks - general purpose.
-Mortar type/mix - M3.
-Exposed nails - to be galvanised
-Sarking to underside of roof tiles.



NOTE: REFER TO ELECTRICAL PLAN
PREPARED BY CLIPSAL FOR ALL ELECTRICAL
REQUIREMENTS

OWNER(S) ACCEPTANCE

I/WE HEREBY APPROVE OUR BUILDING PLANS
TO BE BUILT ON OUR LAND.

I/WE HAVE STUDIED THE PLANS AND HAVE
HAD THEM EXPLAINED TO US AND ACCEPT
AND APPROVE THE FRONT/REAR/SIDE
SETBACKS AND CUT/FILL LEVELS AS SHOWN
ON THE PLAN.
I/WE ACCEPT NO CHANGES CAN BE MADE.

I/WE HAVE HAD THE DRIVEWAY GRADIENT
EXPLAINED.

I/WE HAVE HAD THE BASIX WATER TANK OR
THE DUAL WATER PLUMBING EXPLAINED.

I/WE HAVE HAD OUR CHOSEN
ALTERATIONS/VARIATIONS EXPLAINED TO US.

I/WE HEREBY APPROVE OUR PLANS AND GIVE
CONSENT TO ALLCASTLE HOMES P/L TO
LODGE OUR PLANS TO APPROVING
AUTHORITY FOR A DEVELOPMENT
APPLICATION.

I/WE UNDERSTAND THAT NO FURTHER
PHYSICAL CHANGES CAN BE MADE
I/WE UNDERSTAND THAT DUE TO
CONSTRUCTION CONSTRAINTS, THE BUILDER
MAY VARY PLANS ON SITE TO SUIT.

I/WE UNDERSTAND ANY SURFACE DRAINAGE
OR RETAINING WALLS REQUIRED BY
APPROVING AUTHORITY ARE TO BE
COMPLETED WITH LANDSCAPING BY OWNER

OWNER OWNER DATE

12.03.25 PR	C (T04)	DA SUBMISSION
10.02.25 SP	B (T04)	PP AMENDMENTS
21.01.25	A (T03)	FIRST DRAW
DATE	ISSUE	REVISION

NOTE: ALL WORKS TO COMPLY WITH BCA 2022 AND RELEVANT AUSTRALIAN STANDARDS
- NOTE: ALL WALLS WITHIN 900mm OF BOUNDARY TO BE 60/60/60 - ALL DIMENSIONS ARE
IN MILLIMETRES. - ALL DIMENSIONS ARE FRAME TO FRAME. DO NOT SCALE - USE WRITTEN
DIMENSIONS. - THIS DRAWING IS SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE COPIED
WITHOUT THE WRITTEN PERMISSION OF ALLCASTLE HOMES PTY LTD.
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ALLCASTLE HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR
INSTRUCTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING. IT
IS THE RESPONSIBILITY OF THE OWNER TO ENSURE THAT THE LAYOUT AND ALL SPECIAL
INCLUSIONS ARE CORRECT. NOTE: WET AREA SYMBOLS ARE STRICTLY SYMBOLIC, OWNERS TO
CONFIRM WET AREA ITEMS WITH SELECTIONS.

PROPOSED RESIDENCE	RUTHERGLEN MKII DUPLEX MODIFIED STELLA NEW HOME FACADE	
FOR: Mr. F HAGEALI	DATE: 21.01.25	SCALE: 1:200
DP: 5654	DRAWN: DI	CHECKED
AT: LOT 98 (#44) COLIN STREET, LAKEMBA	SHEET NO: 01	JOB NO: 7740

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