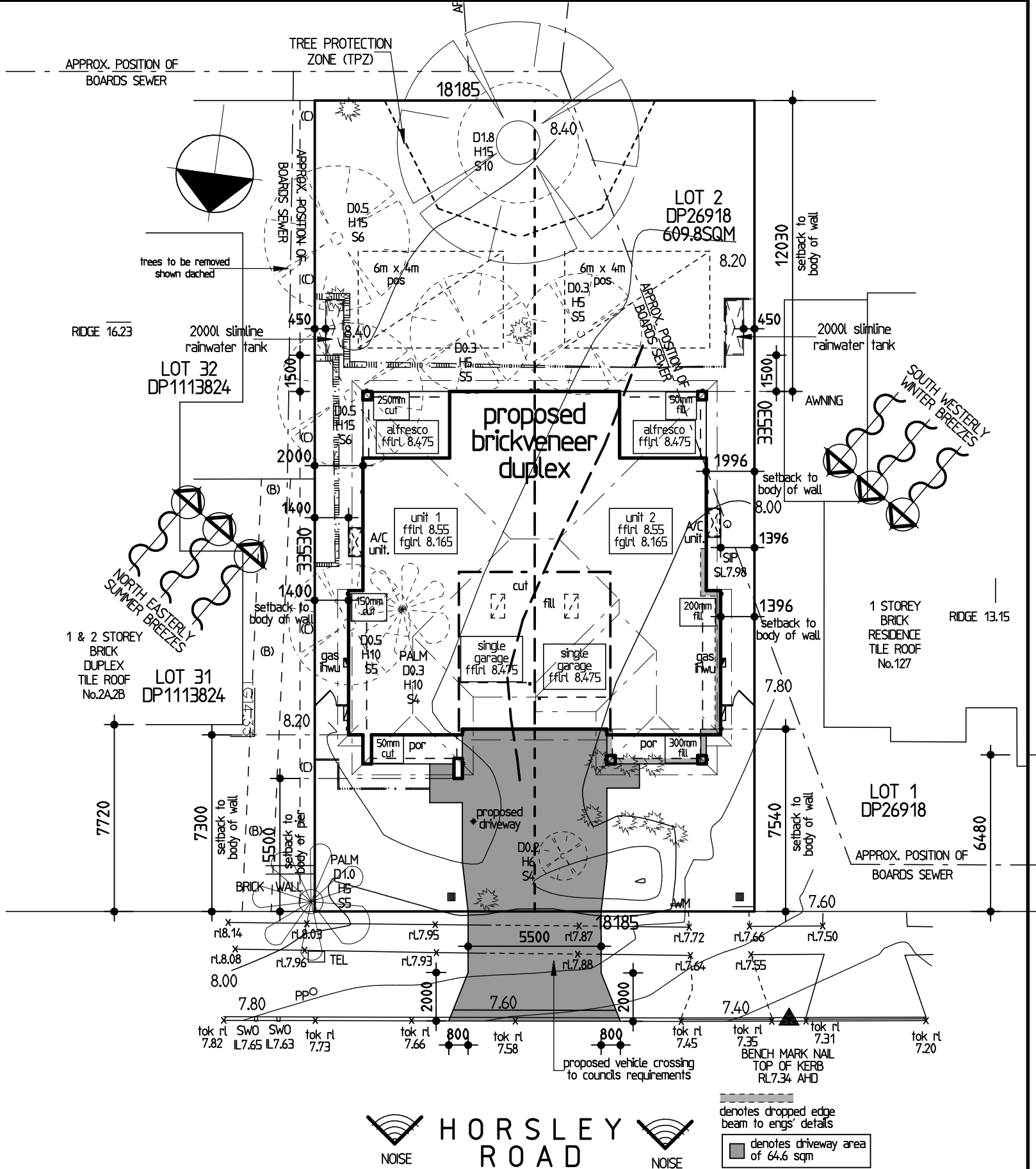


- general notes:
- all aspects of construction to comply with the applicable performance requirements of the NCC & Australian standards
 - Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved plans.
 - sewer to local authorities requirements.
 - all ground lines are to be verified on-site by the builder.
 - written dimensions to take precedence over scaling, any plan discrepancies to be referred back to a&n design.
 - finished floor levels may vary (+/- 200mm) from those indicated on plan, due to site clearing, demolition, contour inconsistencies etc.
 - garage / driveway profiles must always comply to Australian standards AS 2890.
 - see elevations regarding all dropped edge beam details.
 - tender/contract relevant to this proposal are to take preference to this plan.
 - window spacings shown on plan are approximate and may vary on site.
 - plan to be read in-conjunction with engineering plans
 - All retaining walls, garden steps & fencing by owner unless noted otherwise
 - All bedroom window openings higher than 2m from finished ground level to be protected in accordance with Clause 3.9.2.6 of Volume 2 of the NCC
 - window and door heights on elevations are approximate only and may vary on site
 - No works are to be carried out over an easement. No works are to be carried out over council property without prior council approval



SITE PLAN 1:200

(site analysis plan)

- (B) EASEMENT FOR DRAINAGE OF WATER 1.2 WIDE. (DP1113824)
- (C) EASEMENT FOR DRAINAGE 0.61 WIDE BY G706118 (DP1113824)

U2 wall height

wall height
rl 14.295
NGL under wall
rl 7.85
permissible = 7m
provided = 6.445m

building heights

NGL under ridge
rl 8.165
finished ridge level
rl 17.07
max building height
permissible = 9000 mm
provided = 8905 mm

floor areas (U1)

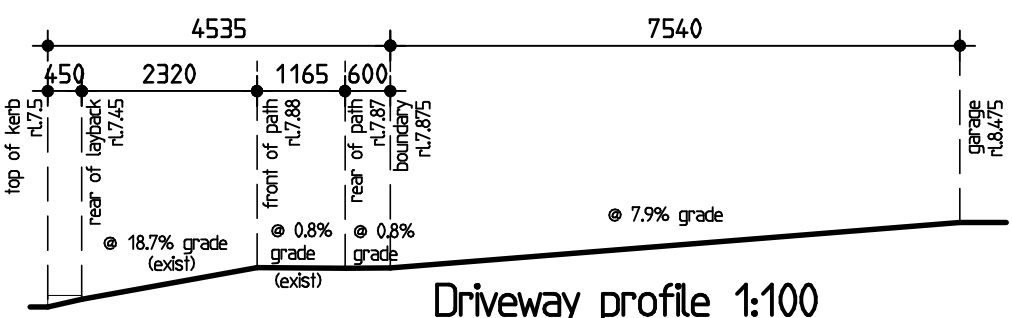
ground floor area= 75 sqm
(not including garage)
garage floor area= 18.7 sqm
porch floor area= 5.1 sqm
alfresco floor area= 9.8 sqm
first floor area= 93.2 sqm
balcony floor area= 5.1 sqm

Total floor area= 206.9 sqm or 22.3 sqs

floor areas (U2)

ground floor area= 75 sqm
(not including garage)
garage floor area= 18.7 sqm
porch floor area= 4.9 sqm
alfresco floor area= 9.8 sqm
first floor area= 95.1 sqm
balcony floor area= 4.9 sqm

Total floor area= 208.4 sqm or 22.4 sqs



Driveway profile 1:100

SUBJECT TO COUNCIL APPROVAL - FOOTPATH MAY NEED TO BE RE-GRADED

Council D.C.P - Site Data (Lot 2A)

site area = 305 sqm

gross floor area
permissible = 50% or 152.5 sqm
provided = 49.5% or 151 sqm

landscape in front of building line
required = 45% or 45 sqm
provided = 67.3% or 67.3 sqm

principle private open space (unit 1)
required = 80 sqm
provided = 123.2 sqm

Council D.C.P - Site Data (Lot 2B)

site area = 304.8 sqm

gross floor area
permissible = 50% or 152.4 sqm
provided = 49.5% or 151 sqm

landscape in front of building line
required = 45% or 45 sqm
provided = 67.3% or 67.3 sqm

principle private open space (unit 2)
required = 80 sqm
provided = 123.1 sqm



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FOR Amy Cao

AT Lot 2, 125 Horsley Road, Panania DP26918

COUNCIL Canterbury-Bankstown ESTATE -----

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Council D.C.P - Site Data

site area = 609.8 sqm

gross floor area
permissible = 50% or 304.9 sqm
provided = 49.5% or 301.9 sqm

landscape in front of building line
required = 45% or 45 sqm
provided = 67.3% or 67.3 sqm

principle private open space (unit 1)
required = 80 sqm
provided = 123.2 sqm

principle private open space (unit 2)
required = 80 sqm
provided = 123.1 sqm



25-27 Solent Circuit,
norwest - Level 2 Suite
216 - Macarthur Point
Phone: (02) 8824 3533
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REV	DESCRIPTION	DWN	DATE
D	Amendments	CS	20.03.24
C	Amend/Shadow	HS	03.03.24
B	CC Plan	HS	26.02.24
A	Sketch Plan	LB	11.12.24

house type	Jade 22	DRAWING N°:	AND-39071
facade	Executive	SHEET	1 of 23

hand	CTR	JOB No.	04195	Date	Dec 2024
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