

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

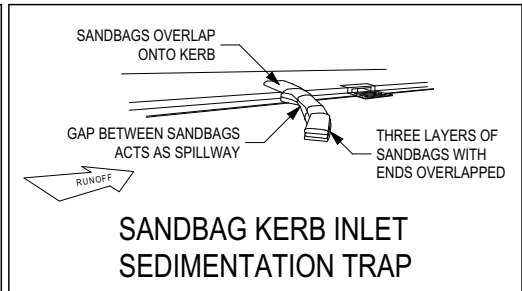
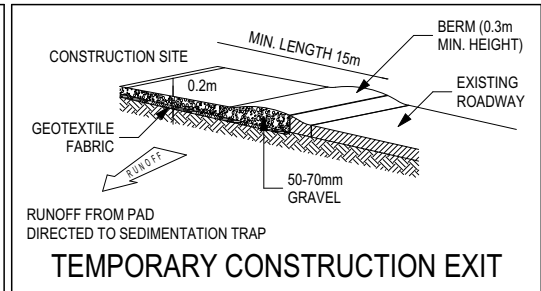
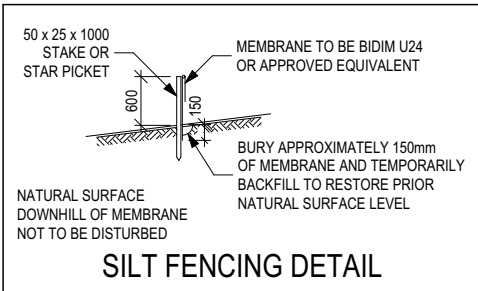
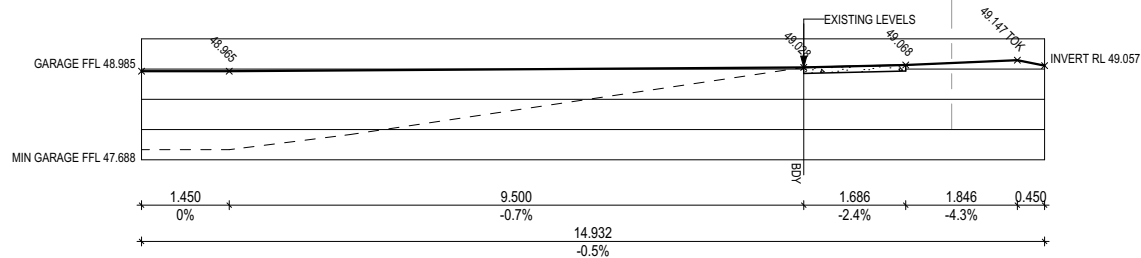
PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

APPROX. CUT/FILL		
CUT	1.68m³	3.78t
FILL	66.42m³	149.45t
DIFFERENCE	64.74m³	145.67t

**146 TONNES OF IMPORT FILL**

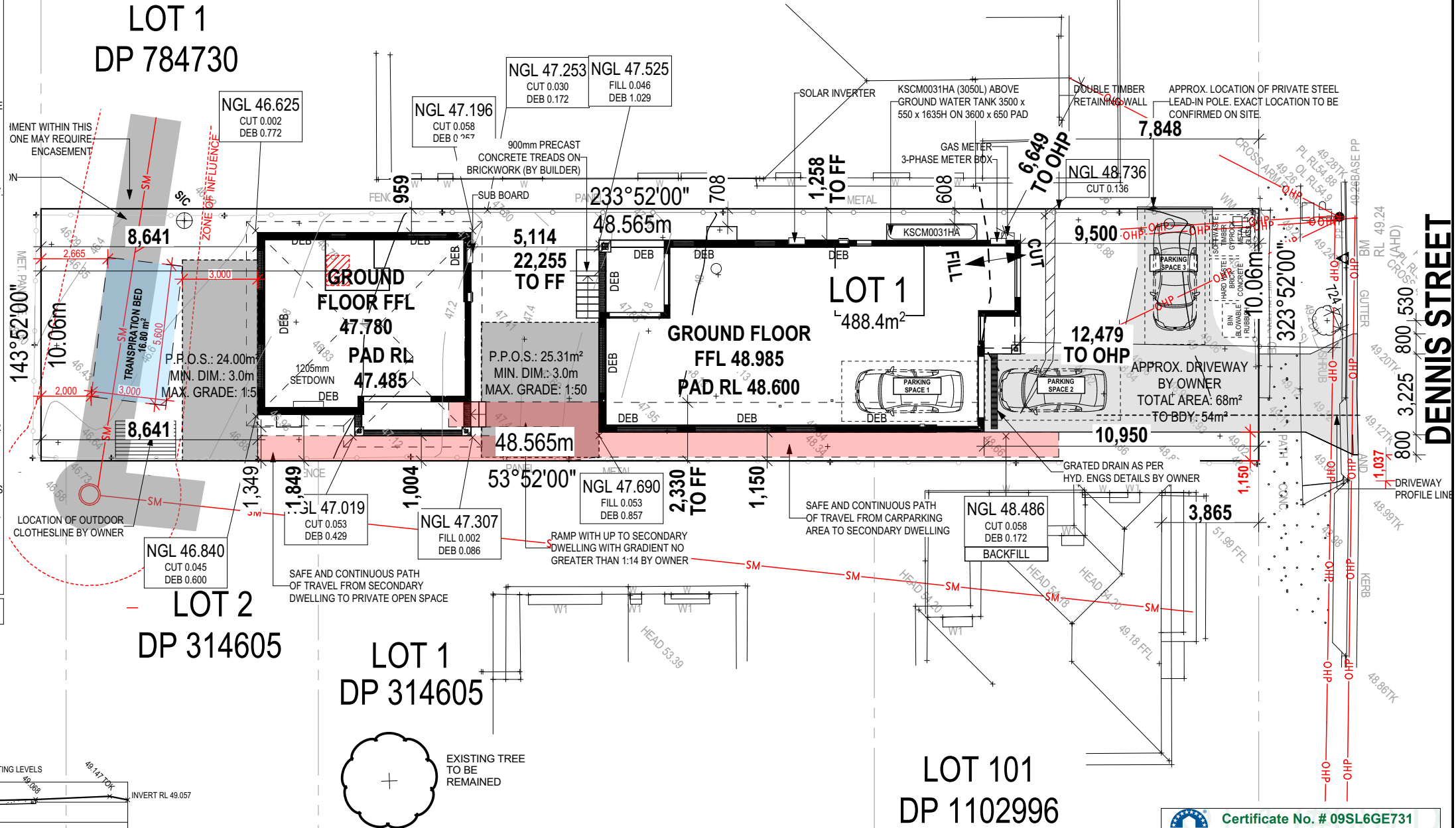
PLEASE NOTE:-  
THE OWNER IS TO PROVIDE THE BUILDER WITH CERTIFICATES OF ABOLISHMENT FROM THE UTILITIES REGULATOR AS CONFIRMATION PRIOR TO COMMENCEMENT OF CONSTRUCTION ARBORIST REPORT MAY BE REQUIRED FOR ANY TREES TO BE REMOVED OR TREES INTENDED TO REMAIN ON THE PROPERTY

**DEMOLITION SHOW DASHED**



SPECIFICATION:		REVISION		DRAWN		CLIENT:			HOUSE DESIGN:			HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.
TWO STOREY	10	ADDED PCV009 & PCV0010		SIO	09/12/2024	RAYMOND RANJEEV NAND			LAWSON 24			H-LAWCLAD17410		
COPYRIGHT:	11	AMEND PARKING BAYS		SIO	10/12/2024	ADDRESS:			FACADE DESIGN:			FACADE CODE:		
© 2025	12	AMENDED PER PCV011		SIO	14/04/2025	68 DENNIS STREET , LAKEMBA NSW 2195			CLASSIC			F-LAWCLAS01		
	13	AMENDED AS PER PCV012		GBD	24/04/2025	LOT / SECTION / DP:		COUNCIL:		SHEET TITLE:		SHEET No.:	SCALES:	
	14	AMENDED AS PER PCV013		LCS	16/05/2025	1 / - / 960514		CANTERBURY BANKSTOWN COUNCIL		SITE PLAN		2 / 29	1:200, 1:125	607229

## OVERHEAD POWER LINES ARE PRESENT

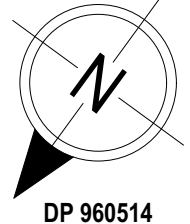


### MAIN DWELLING

DROPPED EDGE BEAMS	
HEIGHT (mm)	SURFACE AREA (m²)
257	0.57
429	3.98
686	5.99
857	3.20
1,029	13.24
	<b>26.98 m²</b>

### GRANNY FLAT

DROPPED EDGE BEAMS	
HEIGHT (mm)	SURFACE AREA (m²)
257	1.03
362	1.72
429	1.42
514	2.09
600	2.74
730	1.40
772	3.11
857	6.06
	<b>19.57 m²</b>



**Certificate No. #09SL6GE731**

Scan QR code or follow website link for rating details.

Assessor name: Claude-Francois Sookloll  
Accreditation No. DMN/14/1662  
Property Address: Lot 1 (#68) Dennis Street, LAKEMBA, Canterbury Bankstown Council, 2195, NSW, 2195  
<https://www.frs.com.au/QRCodeLanding?PublicId=09SL6GE731>

**SUBJECT TO NCC 2022 (1 OCT 2023 + 7 STAR BASIX)**

WATERPROOFING & PLUMBING  
CONDENSATION MANAGEMENT  
ENERGY EFFICIENCY  
LIVABLE HOUSING

**PRELIM. CONSTRUCTION DRAWING**

DATE: 15/11/2024  
DRAFTING OFFICE: SYDNEY

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