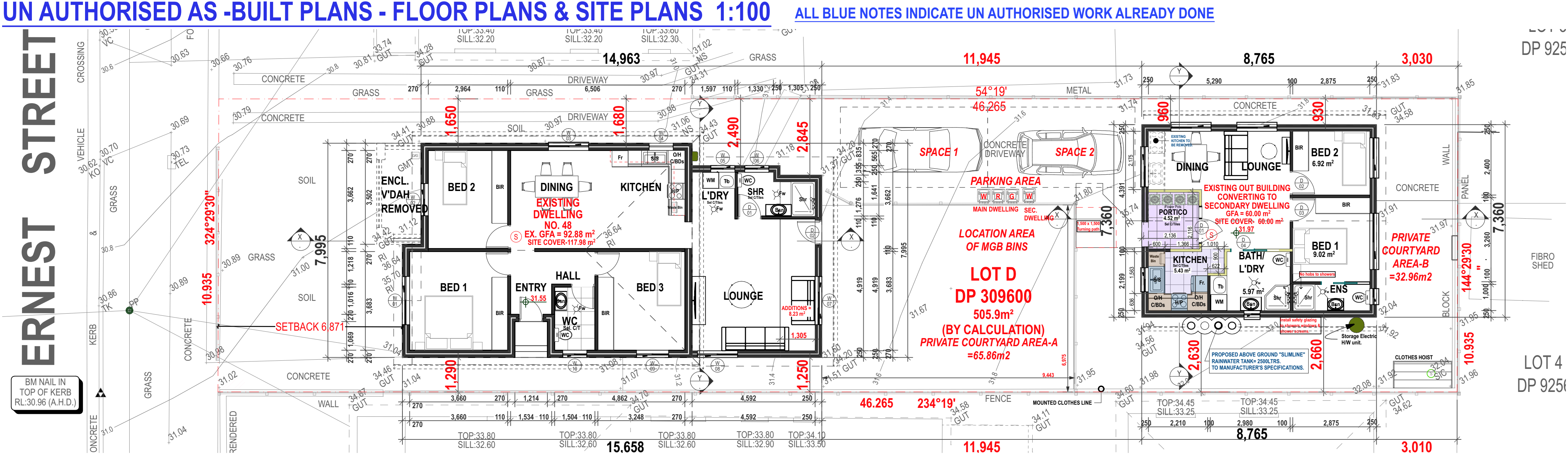
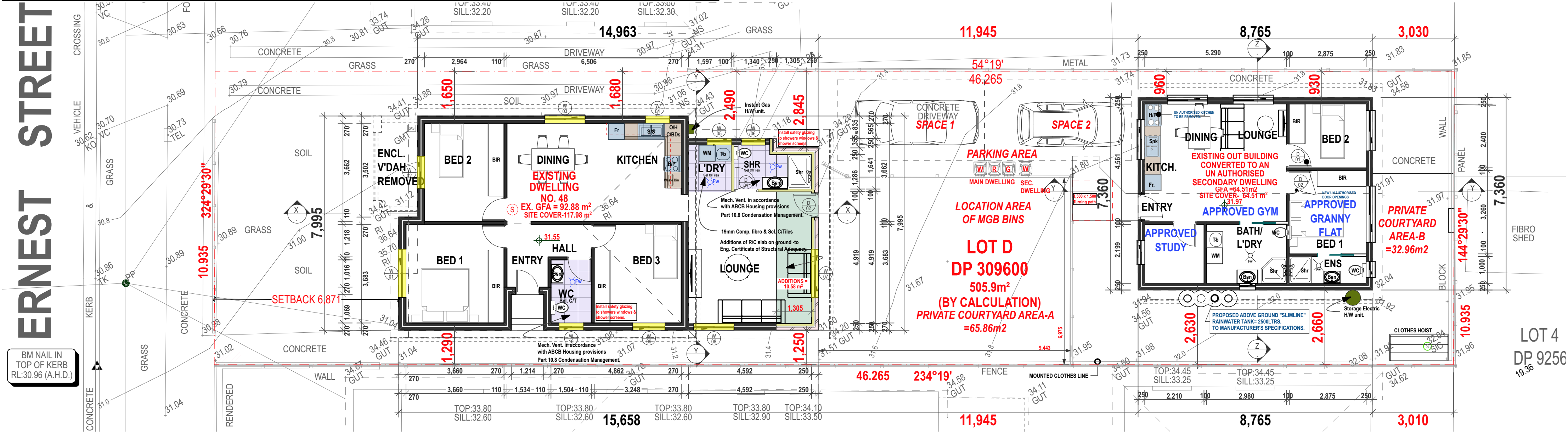
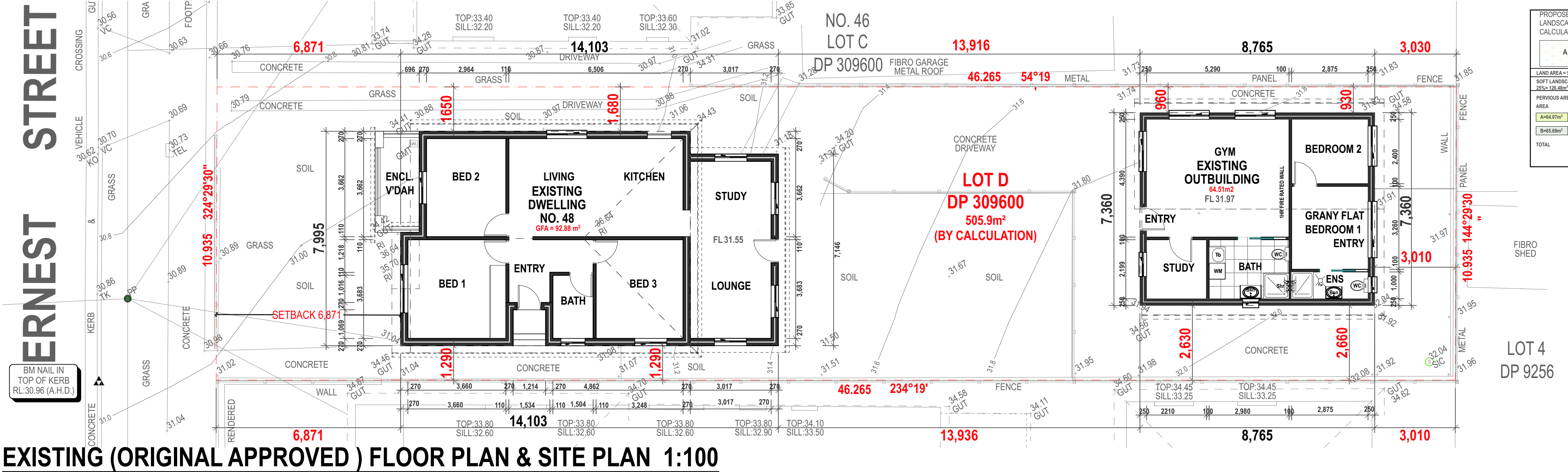




PROPOSED - FLOOR PLANS (WORK TO BE DONE) & SITE PLANS 1:100

ALL RED NOTES INDICATE WORK TO BE DONE=A FUTURE C.C APPLICATION.

NOTES :
DO NOT SCALE OFF DRAWINGS. USE FIGURED DIMENSIONS ONLY.
CHECK ALL DIMENSIONS ON SITE BEFORE THE COMMENCEMENT
OF WORK. REPORT ANY DISCREPANCIES.
C.O.S DENOTES ITEM TO BE CHECKED ON SITE.

ALL LEVELS ARE TO AHD AND HAVE BEEN DETERMINED FROM OSUM SURVEYING
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M. KAMRUL ISLAM & M. RAHMAN
48 ERNEST STREET LAKEMBA NSW

client

**ALT'S & ADD'S TO MAIN DWELLING/CONV. OF
EX. OUT/BLDING TO SEC. DWELLING**

48
ERNEST STREET
LAKEMBA
address

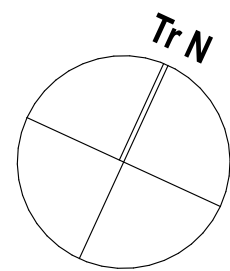
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**EXIST & PROP.DWELLING & S.
DWEL.FLOOR PLAN & SITE PLAN.**

drawing

525-181

project

A02

drawing no.

A

issue

12/6/25

BUILDING CALCULATIONS

NO	CONTROLS	PROPOSAL
1	LOT SIZE MIN.= 450-600m ²	LOT SIZE = 505.9m ²
2	LOT WIDTH MIN. REQ.= 12.00m	ACTUAL LOT WIDTH = 10.935m
3	DWELLING MAX. BLDG FOOTPRINT, AREA = 330.00m ² SEC.DWELLING MAX. AREA = 60m ²	ACTUAL DWELLING AREA = EX. 92.88m ² NEW = 103.46m ² ACTUAL SEC. DWELLING AREA = (EXIST) 64.51m ² NEW = 60.0m ²
4	SITE COVER =50% = 252.95m ²	TOTAL DWELLING AREA = 153.46m ² ACTUAL SITE COVER = 35.18% = 177.98m ²
5	DWELLING BLDG HEIGHT MAX.= 8.50m SIDEWELLING BLDG HEIGHT MAX.= 3.80m	ACTUAL DWELLING BLDG HEIGHT MAX.= 5.59m ACTUAL SIDEWELLING BLDG HEIGHT MAX.= 3.80m
6	SIDE S/BACK MIN.= 0.90m	ACTUAL SIDE SETBACK MIN.= 0.930m
7	REAR SETBACK MIN.= 3.00m	ACTUAL REAR SETBACK = 3.010m
8	LANDSCAPED AREA MIN.= 25% = 126.48m ²	ACTUAL LANDSCAPED AREA = 25.65% = 129.76m ²
9	SWATER PERVIOUS AREA= 30%= 151.77m ²	ACTUAL S/WATER PERVIOUS AREA = 31.40% = 158.88m ²
10	PRIVATE COURTYARD AREA = 24.0m ²	PRIVATE COURTYARD DWELLING-AREA A = 65.86m ² PRIVATE COURTYARD SIDEWELLING-AREA B = 32.96m ²

SMOKE ALARM
(S) DENOTES
CEILING MOUNTED SMOKE ALARM CONNECTED TO
MAINS POWER SUPPLY WITH BATTERY BACK.
AS PER: BCA: CLASS 1a BUILDING IN ACCORDANCE
WITH 9.5.2 & 9.5.4 AS 1603; AS1670/AS3786
BAS1851.8

WINDOW SCHEDULE - MAIN DWELLING

WINDOW REF No.	WINDOW TYPE (REFER DRAWINGS)	X (HORIZ.) DIMENSION (STRUCTURAL OPENING CHECK ON SITE)	Y (VERTICAL) DIMENSION (STRUCTURAL OPENING CHECK ON SITE)	SILL HEIGHT, FROM FFL
W1	ALUM. FRAME SL WINDOW	1800mm	1500mm	800mm
W2	ALUM. FRAME SL WINDOW	1200mm	1500mm	800mm
W3	ALUM. FRAME SL WINDOW	1500mm	1500mm	800mm
W4	ALUM. FRAME SL WINDOW	900mm	500mm	1100mm
W5	HIGH ALUM. FRAME SL WINDOW	900mm	900mm	1500mm
W6	ALUM. FRAME SL WINDOW	1800mm	1350mm	800mm
W7	ALUM. FRAME SL WINDOW	1500mm	1350mm	800mm
W8	ALUM. FRAME SL WINDOW	1200mm	1300mm	800mm
W9	HIGH ALUM. FRAME SL WINDOW FROSTED	900mm	600mm	1500mm

DOOR SCHEDULE - MAIN DWELLING

DOOR REF No.	DOOR TYPE (REFER DRAWINGS)	X (HORIZ.) DIMENSION (STRUCTURAL OPENING CHECK ON SITE)	Y (VERTICAL) DIMENSION (STRUCTURAL OPENING CHECK ON SITE)
D1	HOLLOW CORE SWING DOOR	900 mm	2100mm
D2	SOLID CORE DOOR	900 mm	2100mm

DOOR SCHEDULE - SECONDARY DWELLING

DOOR REF No.	DOOR TYPE (REFER DRAWINGS)	X (HORIZ.) DIMENSION (STRUCTURAL OPENING CHECK ON SITE)	Y (VERTICAL) DIMENSION (STRUCTURAL OPENING CHECK ON SITE)
D3	HOLLOW CORE SWING DOORS	900 mm	2100mm
D4	HOLLOW CORE SL DOORS	900 mm	2100mm

WINDOW SCHEDULE

DOOR SCHEDULE

This D.A Application is seeking the following approvals:
ALL BLUE NOTES INDICATE UN AUTHORISED WORK ALREADY DONE
= SUBJECT TO A BIC APPLICATION LODGED AT THE SAME TIME.

1. MAIN DWELLING:

Approval of **unauthorised works** already carried out on this property which include the following:

- Additions at the rear of the existing dwelling shown in colour on the as built floor plan, this work is **ALREADY DONE** and is also subject to a BIC application at the same time with the DA application lodgement.
- Alterations to the existing dwelling which include items such as;
Demolition and removal of the existing front enclosed verandah, new windows all around the existing dwelling- this work is **ALREADY DONE** as shown in colour on the as built floor plan.

2. OUTBUILDING:

Approval of **unauthorised construction works** carried out which include the following:

- Un authorised internal partitions to an approved outbuilding structure -this work is **ALREADY DONE** and is also subject to a BIC application at the same time with the DA application lodgement.
- Conversion of the outbuilding into a secondary dwelling- this is **ALREADY DONE** and is subject to this DA application for a changed of use.

This D.A Application is seeking the following approvals:
ALL RED NOTES INDICATE WORK TO BE DONE=A FUTURE C.C APPLICATION.

1. MAIN DWELLING:

Approval of **proposed works** to be carried out on this property which include the following:

- Cement render the existing dwelling all around - this work is **TO BE DONE**;
- Complete the storm water drainage to the dwelling -this work is **TO BE DONE**;
- Complete landscaping to the dwelling- this work is **TO BE DONE**;

2. OUTBUILDING:

Approval of the use of the existing outbuilding into a **SECONDARY DWELLING**.

Works to be done include the following:

- Relocation of the kitchen area in the secondary dwelling to new position- shown in colour on the plan-this work is **TO BE DONE**;
- Alterations to the floor plan to comply with the floor area as required- this is also work **TO BE DONE**;
- Re organise the storm water drainage to accommodate a rainwater tank-this is also work **TO BE DONE**;
- Adaptation of the Silver level Details as per Dwg. No. A06-work **TO BE DONE**.