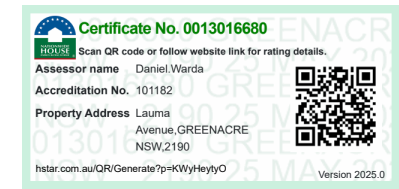


- general notes:
- all aspects of construction to comply with the applicable performance requirements of the NCC & Australian standards
 - Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved 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 data

canterbury bankstown dcp

site area = 712.8 sqm

proposed lot A = 322.4 sqm
proposed lot B = 390.4 sqm

gross floor area
permissible = 0.5:1 or 356.4 sqm
provided = 0.43:1 or 306.6 sqm
(internal face of external walls, excluding voids and parking)

front landscape area
front setback area = 85.3 sqm
required = 45% or 38.4 sqm
provided = 58% or 49.0 sqm

lot a site data

site area = 322.4 sqm

gross floor area
permissible = 0.5:1 or 161.2 sqm
provided = 0.48:1 or 153.3 sqm
(internal face of external walls, excluding voids and parking)

private open space
required = 80sqm (min 5m. dim.)
provided = 167.9 sqm

floor areas

floor area = 69.4 sqm
garage floor area = 20.8 sqm
porch floor area = 2.8 sqm
alfresco floor area = 8.3 sqm
first floor area = 90.5 sqm

U1 floor area = 191.8 sqm / 20.5sqm

building heights

ridge level - rL 46.43

NGL under ridge - rL 38.0

max building height
maximum = 9000 mm
provided = 8430 mm

wall height

top of wall - rL 43.84

NGL under wall - rL 37.7

max wall height
maximum = 7000 mm
provided = 6140 mm

lot b site data

site area = 390.4 sqm

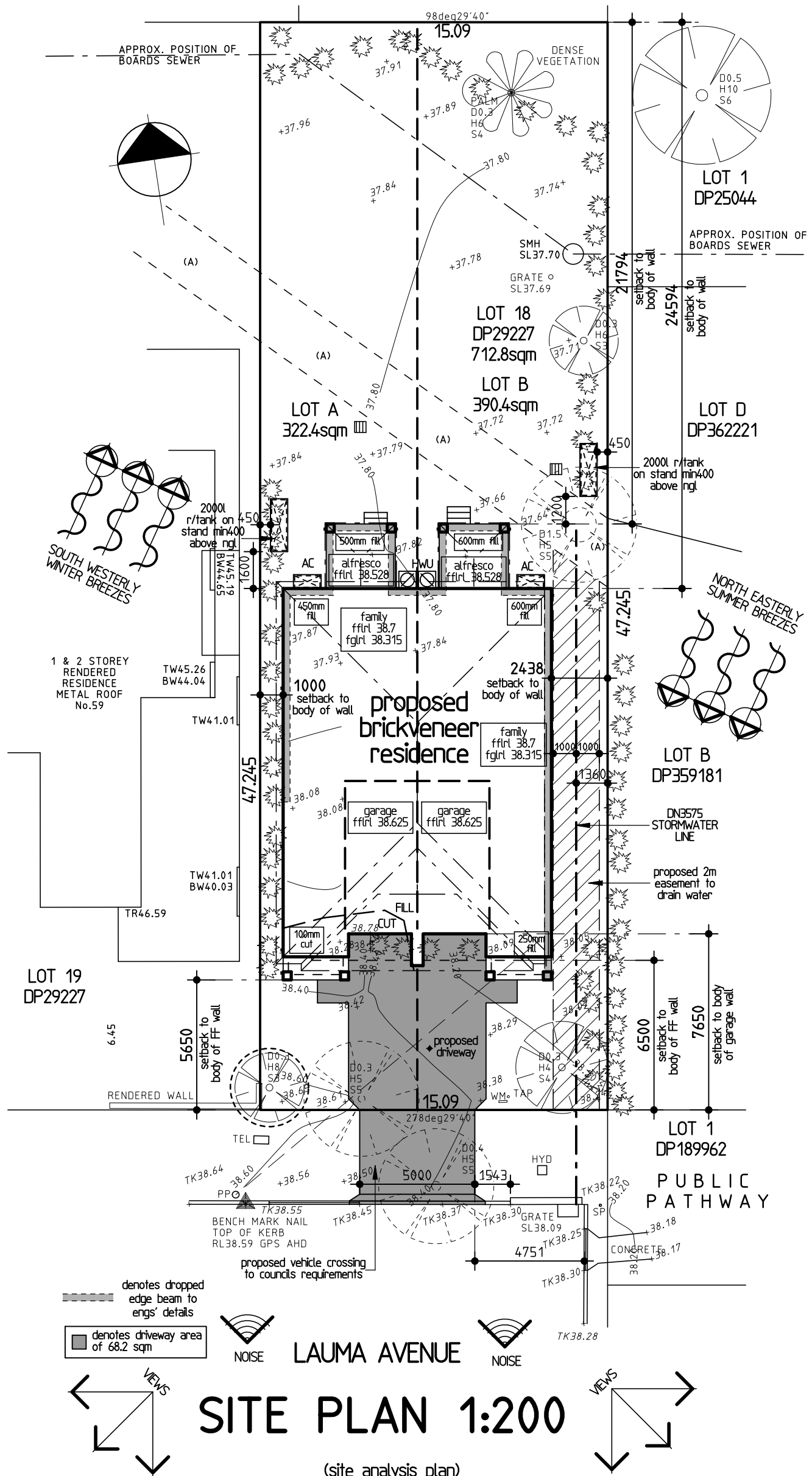
gross floor area
permissible = 0.5:1 or 195.2 sqm
provided = 0.43:1 or 153.3 sqm
(internal face of external walls, excluding voids and parking)

private open space
required = 80sqm (min 5m. dim.)
provided = 203.1 sqm

floor areas

floor area = 69.4 sqm
garage floor area = 20.8 sqm
porch floor area = 2.8 sqm
alfresco floor area = 8.3 sqm
first floor area = 90.5 sqm

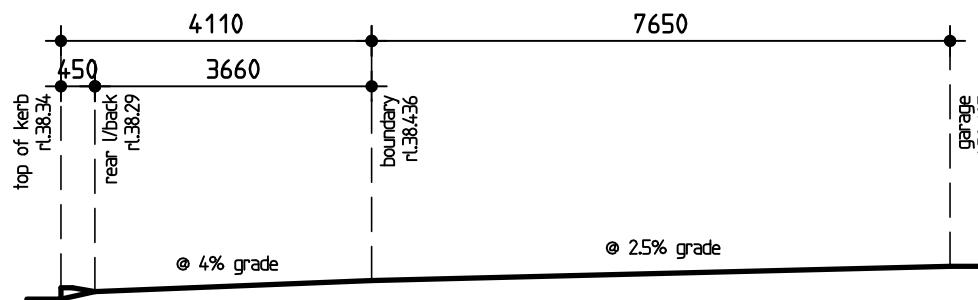
U2 floor area = 191.8 sqm / 20.5sqm



SITE PLAN 1:200

(site analysis plan)

(A) PROPOSED DRAINAGE EASEMENT 2.44 WIDE. (DP29227)



Driveway profile 1:100



Unit 1 No. 28 Bernera Road Prestons NSW 2171
P: (02) 9826 9777 F: (02) 9826 9977
E: sales@lilyhomes.com.au
W: www.lilyhomes.com.au

FOR Caterina Anne Giannetti & Linda Maria Buoro

AT Lot 18, No.61 Lauma Avenue, Greenacre DP:29227

COUNCIL Canterbury-Bankstown ESTATE -----

This document, including all designs, plans, drawings and related materials, is the Intellectual property of A&N Design Group Pty Ltd. It is protected under the Copyright Act 1968 (Cth), the Design and Building Practitioners Act 2020 (NSW) and all other applicable intellectual property laws. No part of this document may be reproduced, amended, distributed, disclosed, or used for any purpose other than that expressly authorised in writing by A&N Design Group Pty Ltd. Unauthorised use, duplication or modification of the content herein may result in legal action. All rights are reserved.

25-27 Solent Circuit, Norwest - Level 2 Suite 216 - Macarthur Point
Phone: (02) 8824 3533
www.andesigns.com.au

REV	DESCRIPTION	DWN	DATE
C	Hydraulics	MJS	13.05.26
B1	Shadows	HS	6.05.26
B	CC Plan	HS	3.05.26
A	Siting Sketch	DC	12.03.26
REV	DESCRIPTION	DWN	DATE
house type	Bluebell 43	DRAWING N°:	AND-41773
facade	Executive	SHEET	1 of 19
hand	CTR	JOB No.	04389
		Date	Mar 26