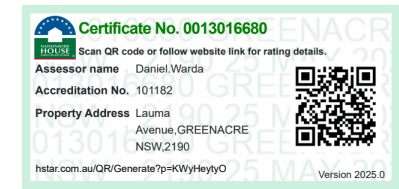


- general notes:
- all aspects of construction to comply with the applicable performance requirements of the NCC & Australian standards
 - Stormwater is to be collected within the site and conveyed in a pipeline to the appropriate point of discharge as directed by Council and as detailed on the approved 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 = 0.43:1 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

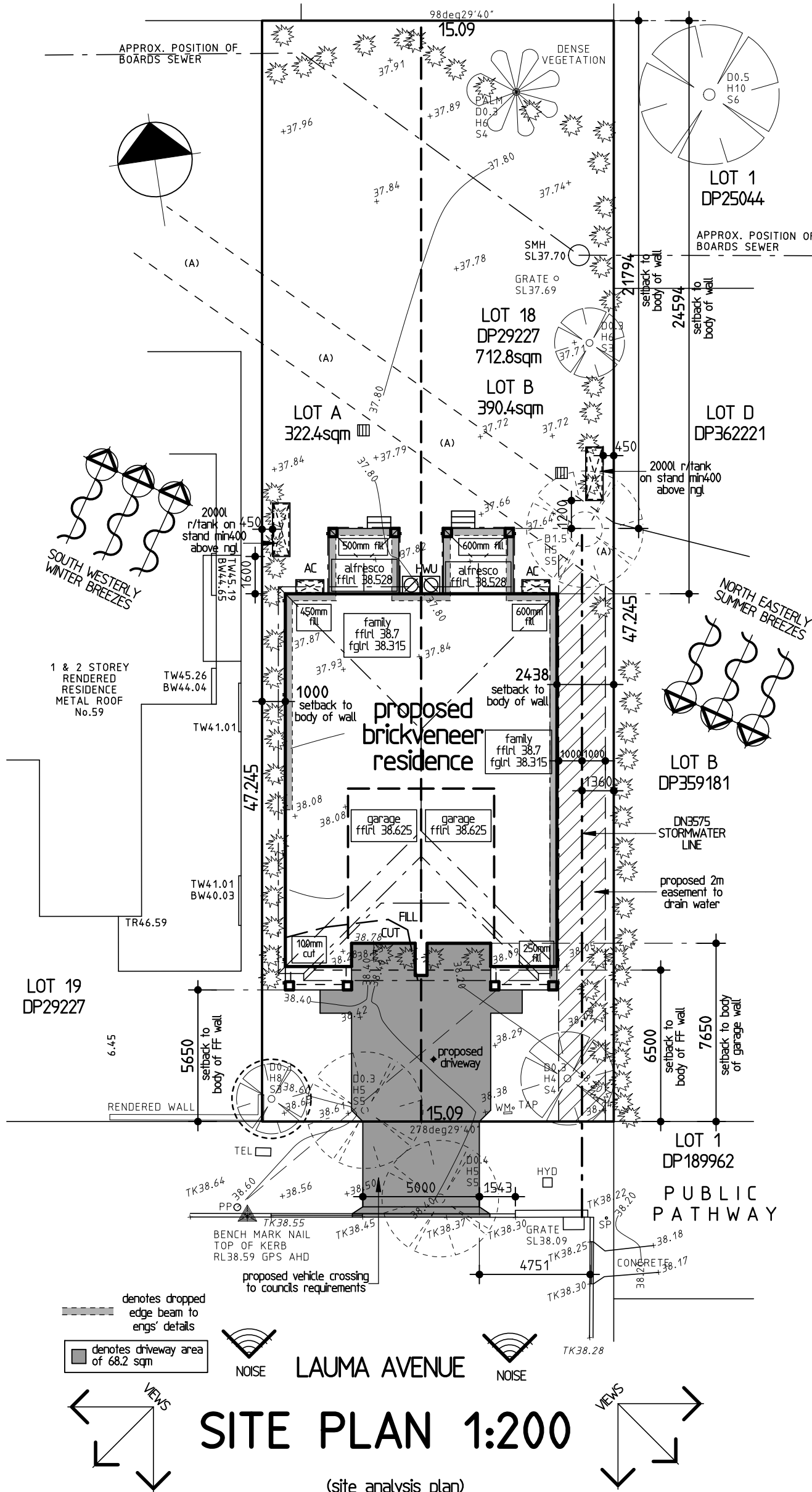
gross floor area
permissible = 0.5:1 or 195.2 sqm
provided = 0.43:1 or 153.3 sqm
(internal face of external walls, excluding voids and parking)

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

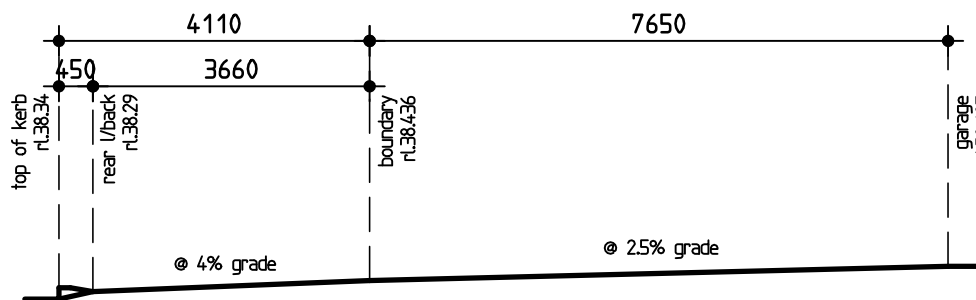
U2 floor area = 191.8 sqm / 20.5sqm



SITE PLAN 1:200

(site analysis plan)

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



Driveway profile 1:100



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P: (02) 9826 9777 F: (02) 9826 9977
E: sales@lilyhomes.com.au
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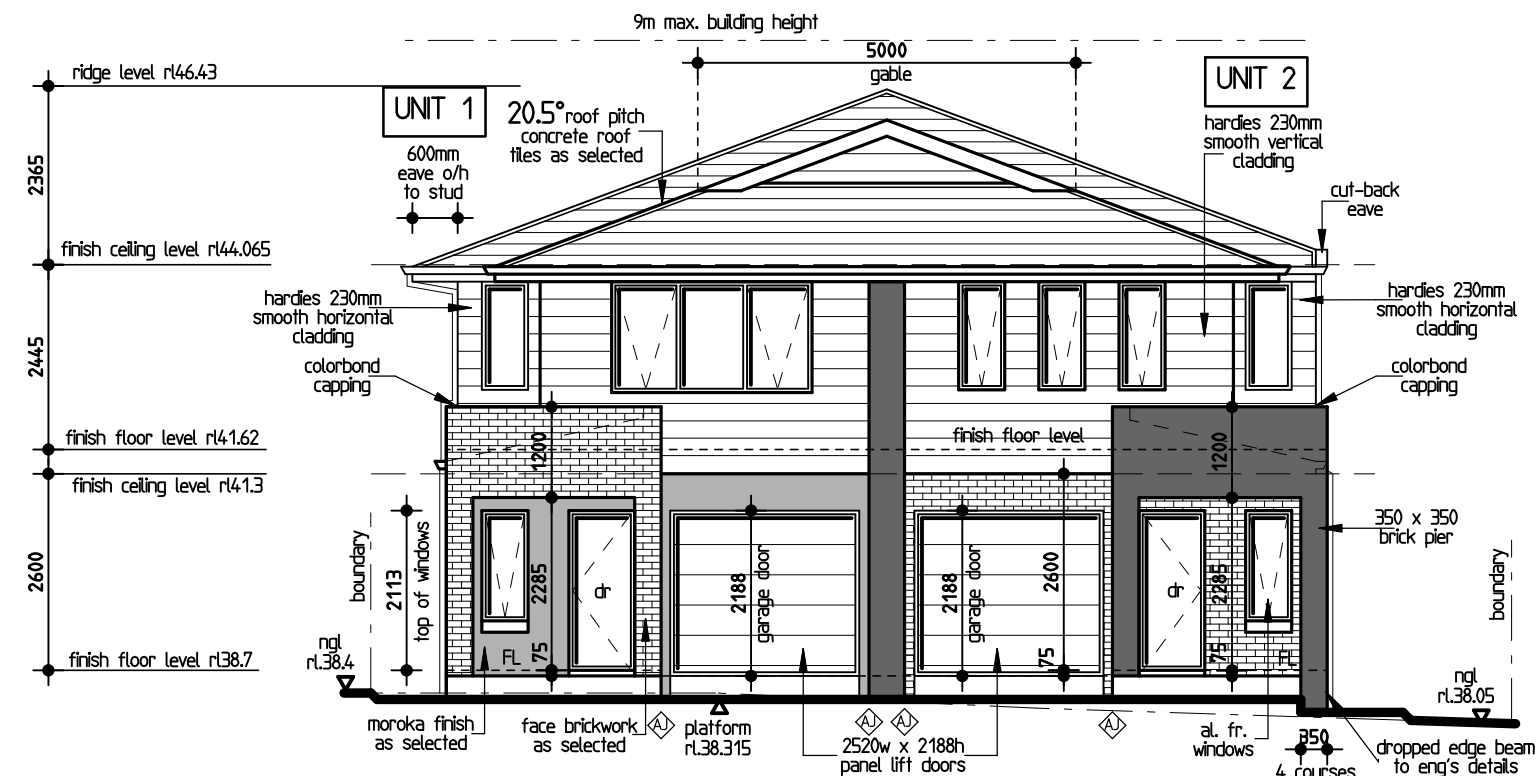
AT Lot 18, No.61 Lauma Avenue, Greenacre DP:29227

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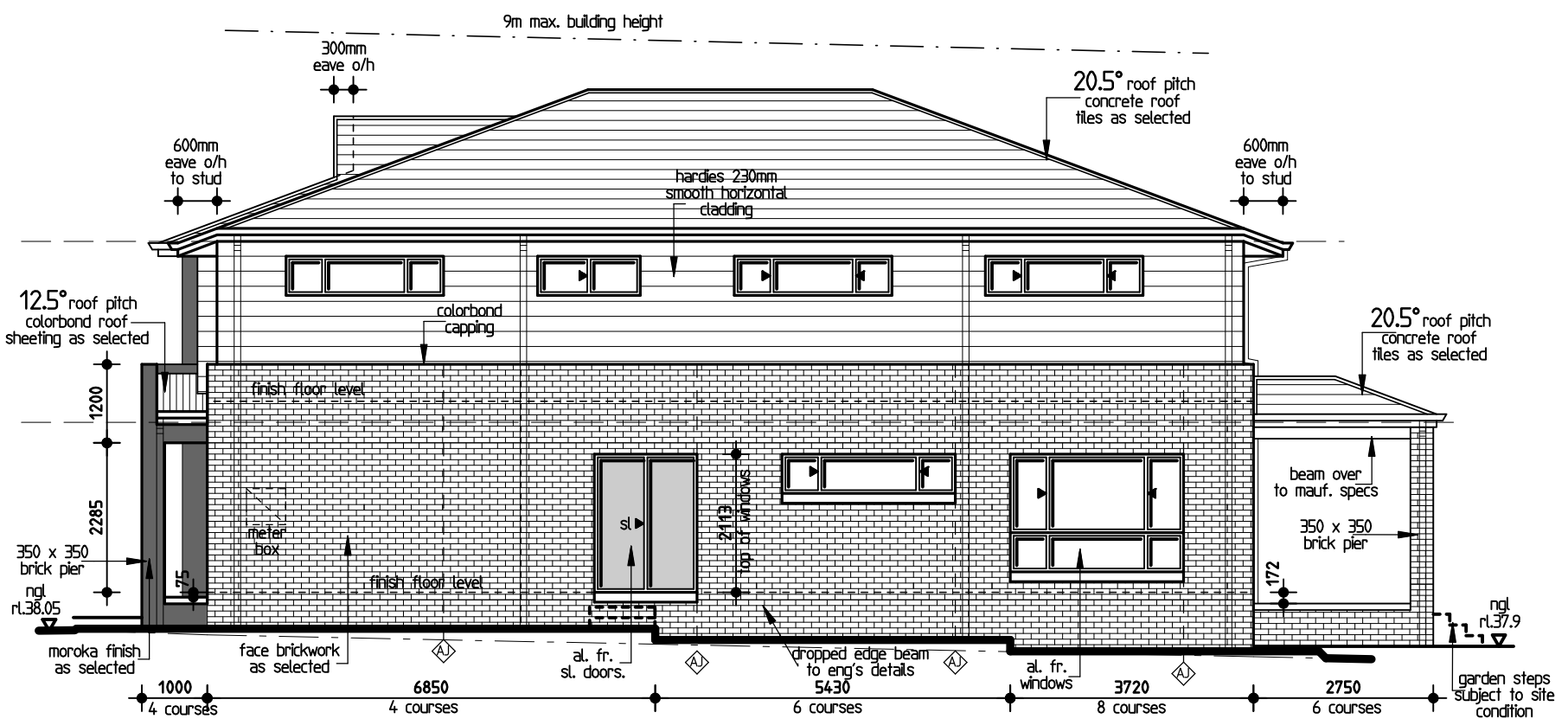
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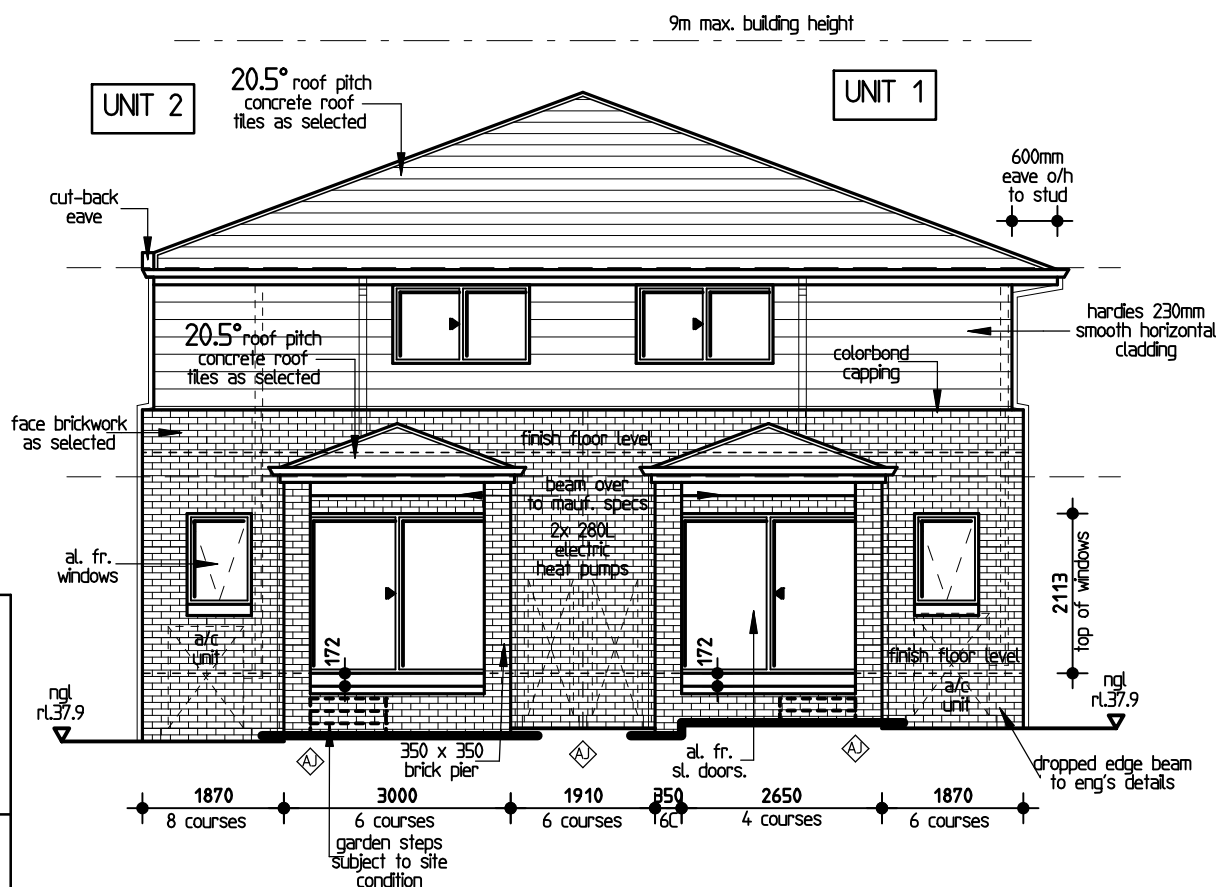
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B1	Shadows	HS	6.05.26
B	CC Plan	HS	3.05.26
A	Siting Sketch	DC	12.03.26
house type	Bluebell 43	DRAWING N°:	AND-41773
facade	Executive	SHEET	1 of 19
hand	CTR	JOB No.	04389
		Date	Mar 26



SOUTH ELEVATION 1:100



EAST ELEVATION 1:100



NORTH ELEVATION 1:100



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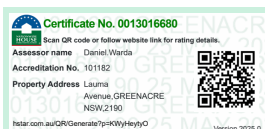
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Linda Maria Buoro

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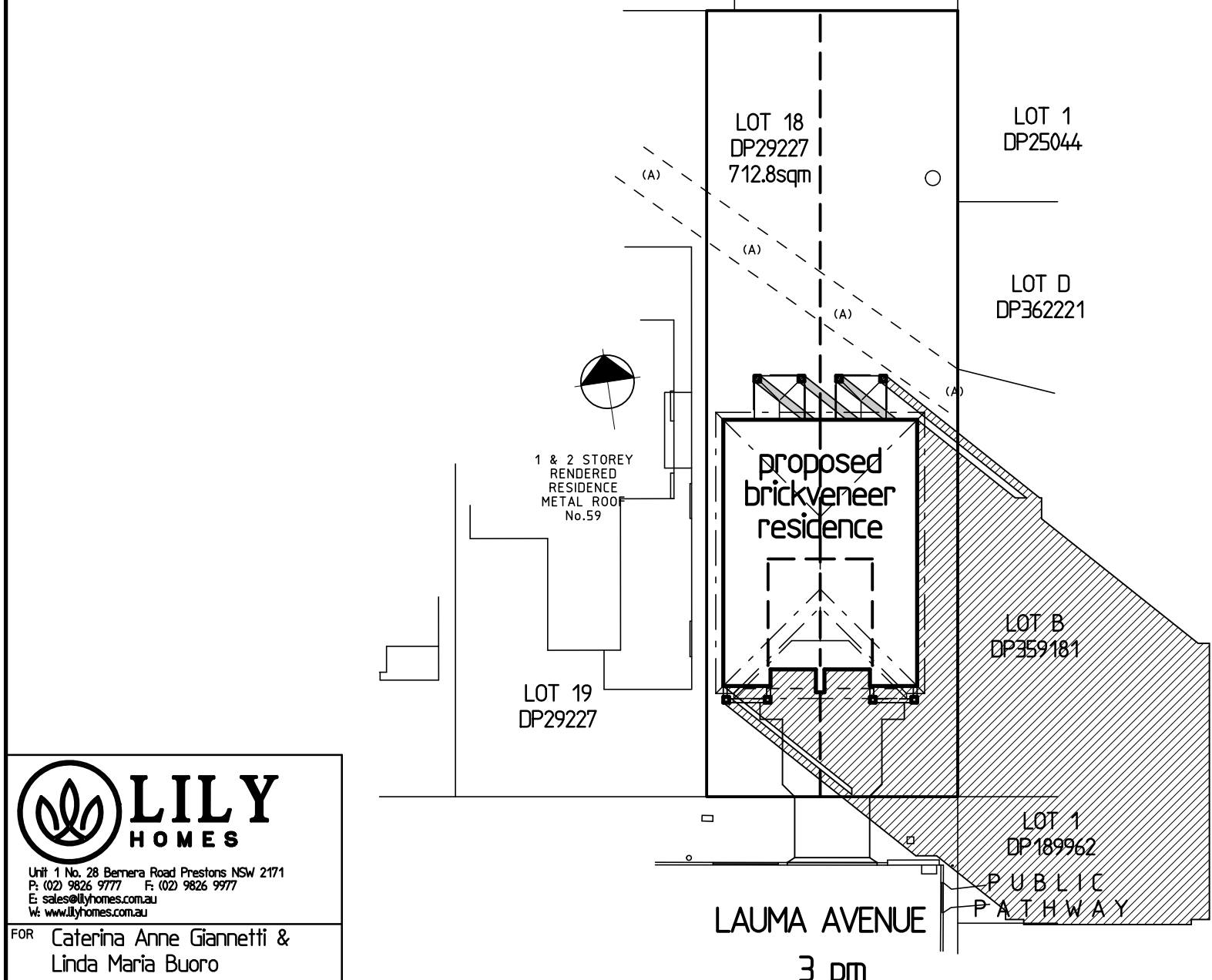
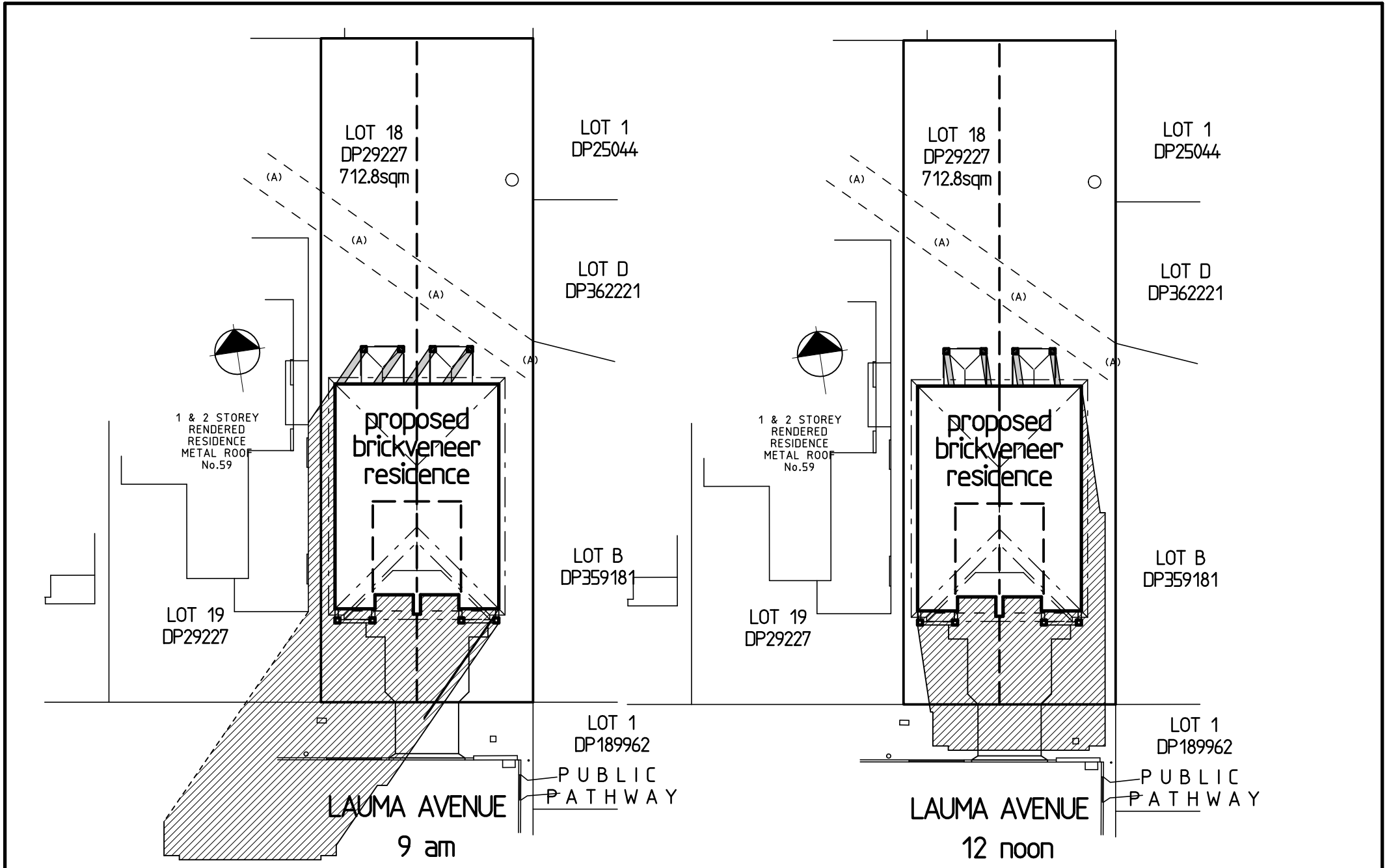
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P: (02) 9826 9777 F: (02) 9826 9777
E: sales@lilyhomes.com.au
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FOR

Caterina Anne Giannetti & Linda Maria Buoro

AT

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Shadow Diagrams

June 21st Mid-Winter 1:350

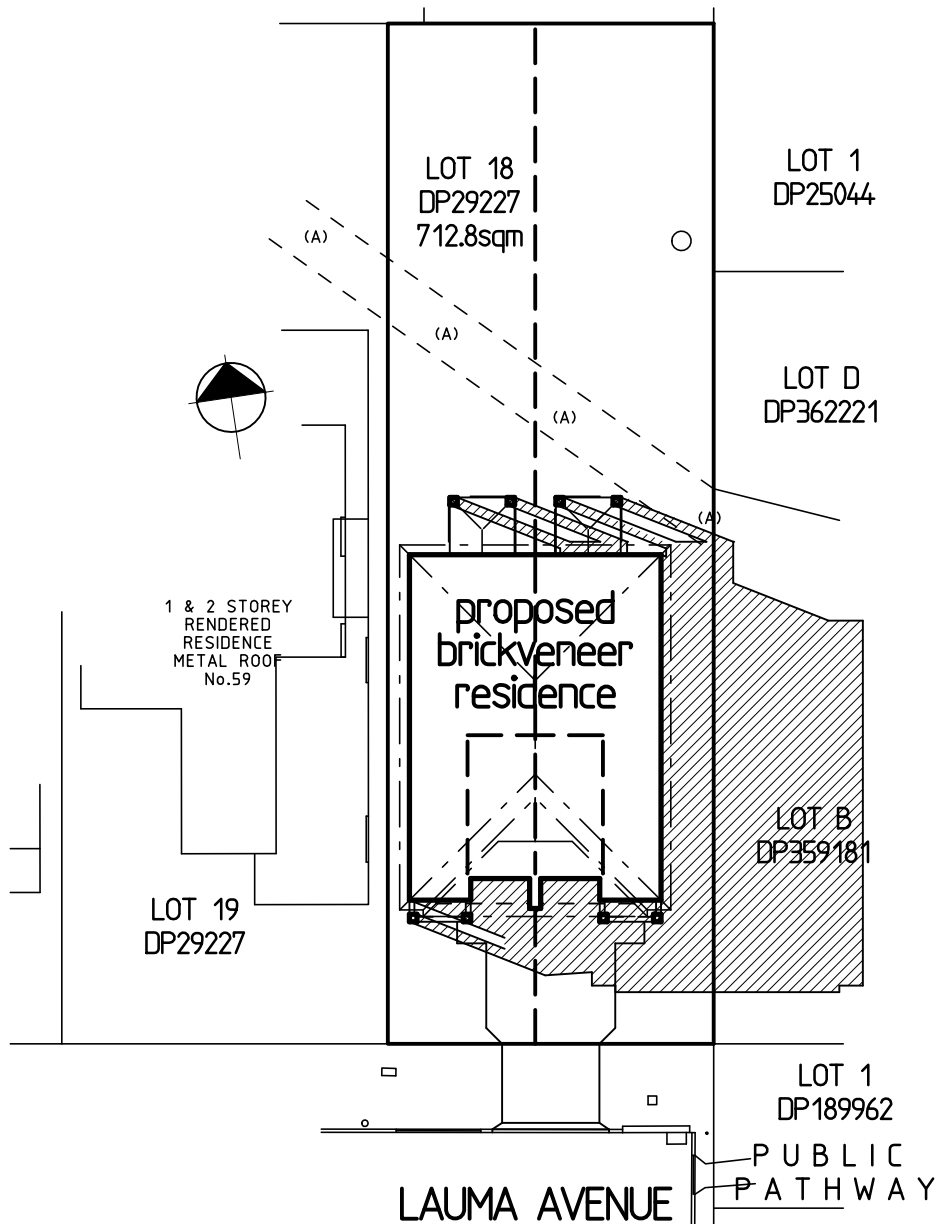
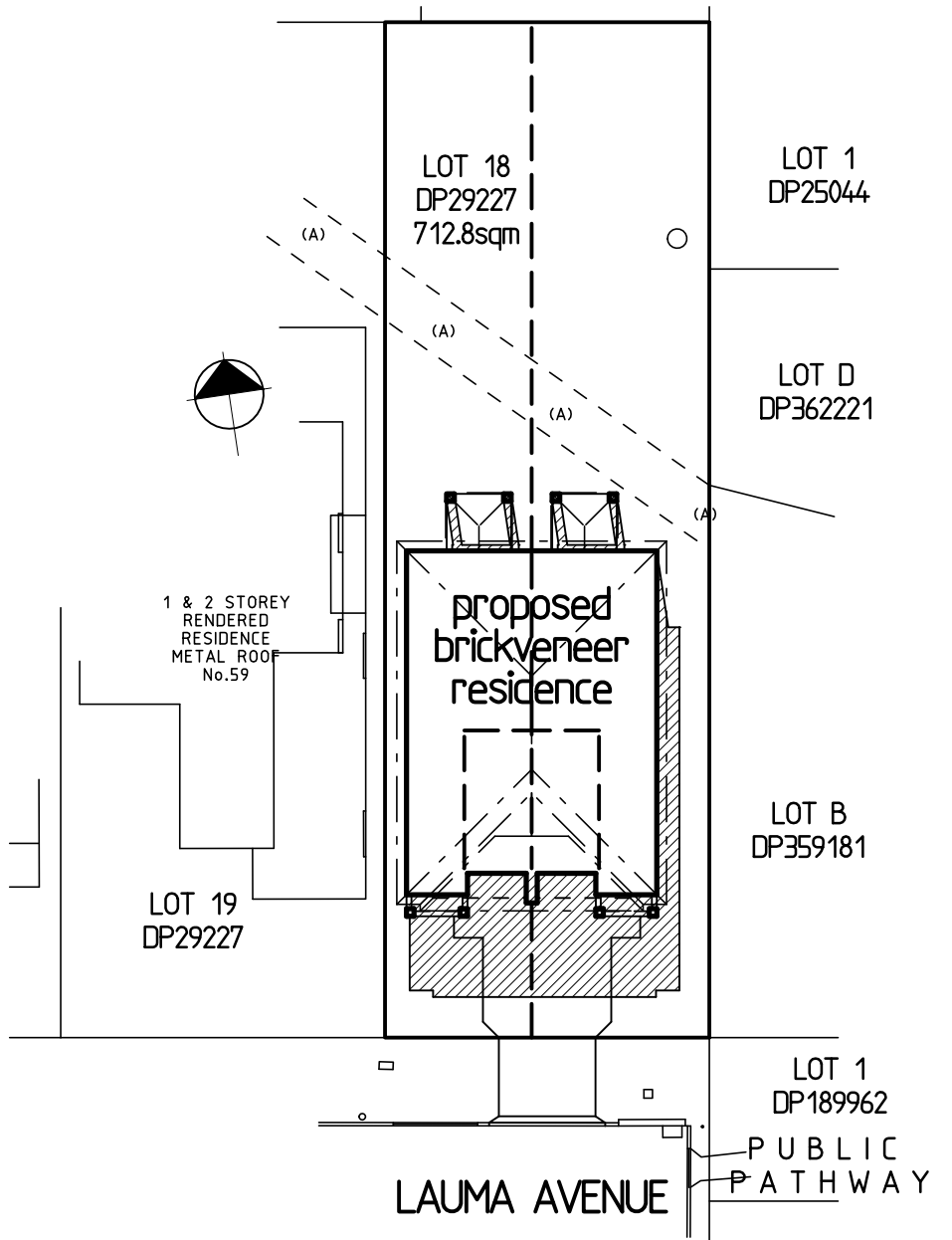
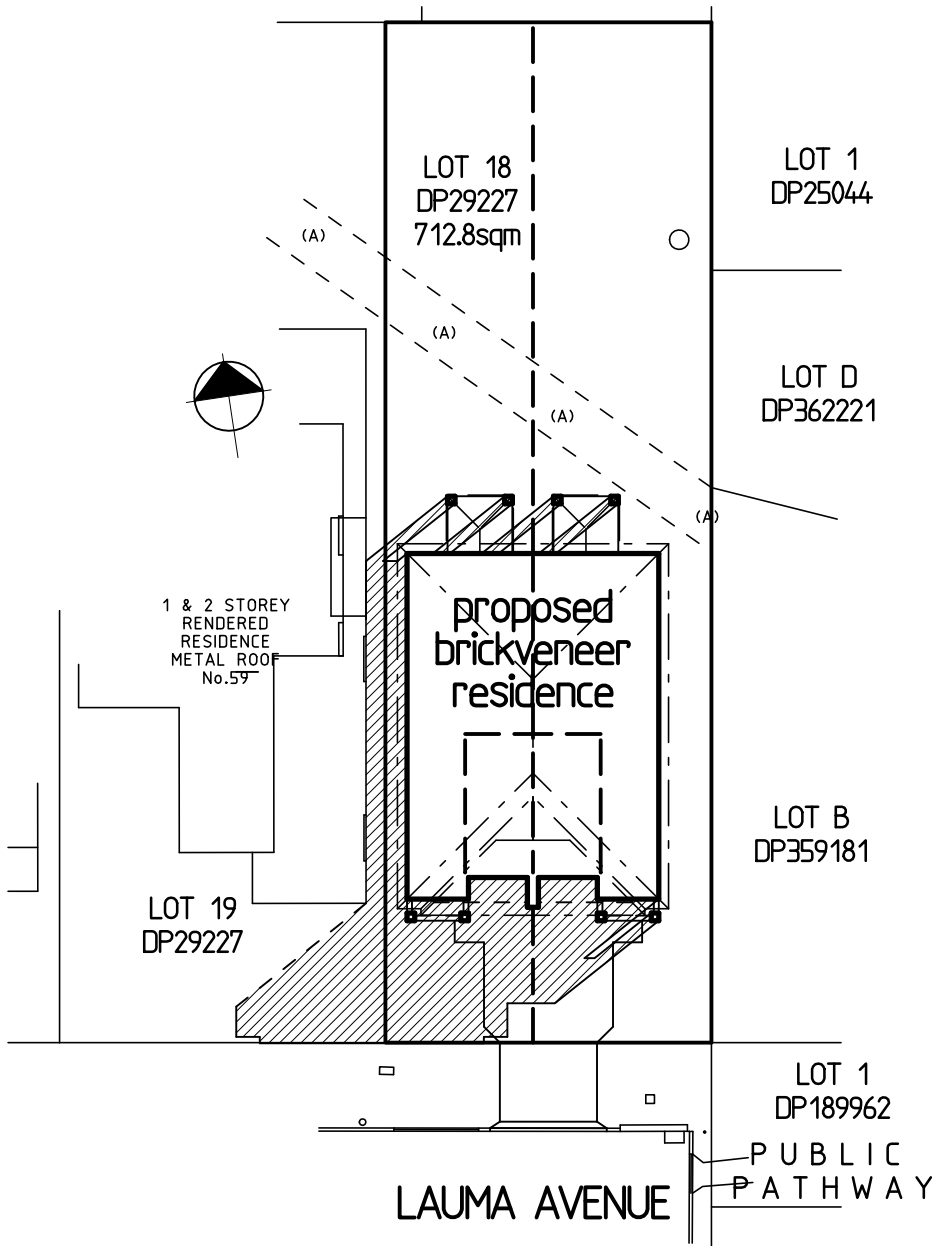
shadow diagrams to be used as a guide only site conditions may cause variations





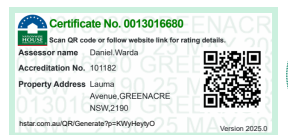
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facade	Executive	SHEET	11 of 19
hand	CTR	JOB No.	04389
		Date	Mar 26



SHADOW DIAGRAMS **MARCH 21ST/SEP 23RD EQUINOX 1:350**

shadow diagrams to be used as a guide only site conditions may cause variations





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facade			Executive		
hand	CTR	JOB No.	Date		
		04389	Mar 26		



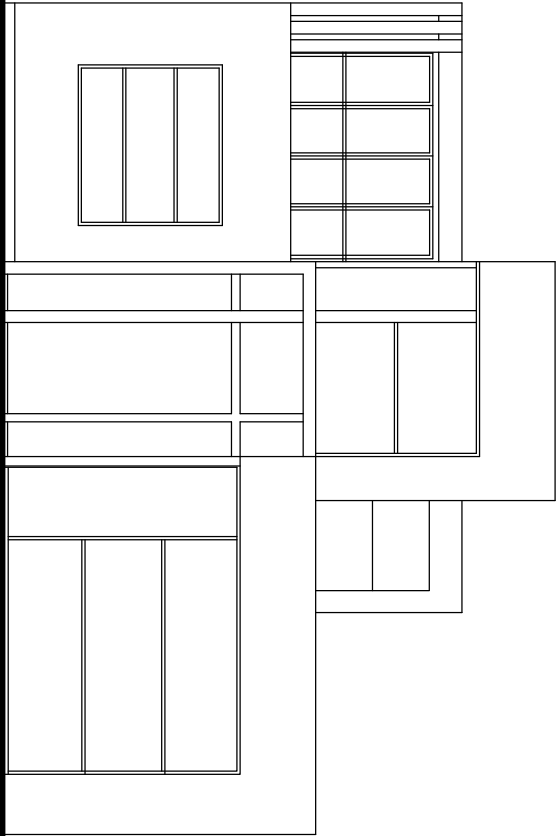
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P: (02) 9826 9777 F: (02) 9826 9777
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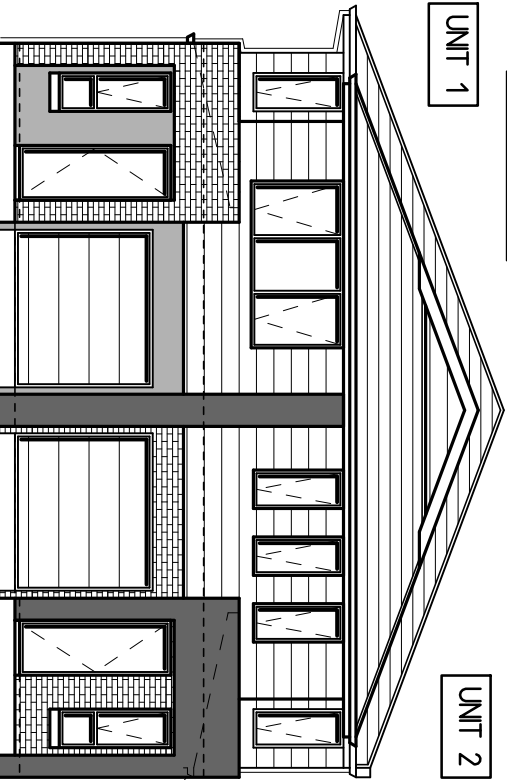
AT **Lot 18, No.61 Lauma Avenue,
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59 LAUMA AVENUE



ridge level RL46.43

UNIT 1

UNIT 2

61 LAUMA AVENUE

198 Noble Ave

STREETSCAPE ANALYSIS 1:150



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P: (02) 9826 9777 F: (02) 9826 9777
E: sales@lilyhomes.com.au
W: www.lilyhomes.com.au

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