AMENDED PLAN
DATE 15/12/15

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT

NO 150, LOT A, DP350420, NO 152, LOT 1, DP725264, NO 154, LOT A, DP394165, NO 156, LOT B, DP394165, LAKE ROAD, ELERMORE VALE

SNL BUILDING CONSTRUCTIONS PTY. LTD.

DATE 1 DECEMBER 2015
ISSUE NUMBER 18 - AMENDED DA PLANS
DRAWING REFERENCE NUMBER 1522

AERIAL SITE VIEW

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SHEET 2	SITE SURVEY - PREPARED BY RPS AUSTRALIA EAST PTY LTD
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SHEET 4	PROPOSED STAGING PLAN
SHEET 5	PROPOSED OVERALL SITE TYPOLOGY PLAN
SHEET 6	PROPOSED OVERALL SITE LANDSCAPE AREA
SHEET 7	PROPOSED OVERALL LOWER FLOOR PLAN LAYOUT
SHEET 8	PROPOSED OVERALL UPPER FLOOR PLAN LAYOUT
SHEET 9	PROPOSED FLOOR PLANS & ELEVATIONS UNITS 1, 2, 3, 4, 5, 6, 7, 8, 9, 10
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SHEET 12	PROPOSED FLOOR PLANS & ELEVATIONS UNITS 31, 32, 33, 34, 35, 36, 37, 38 & UNIT 55
SHEET 13	PROPOSED FLOOR PLANS & ELEVATIONS UNITS 39, 40, 41, 42, 43, 44, 45, 46, 47, 48
SHEET 14	PROPOSED FLOOR PLANS & ELEVATIONS UNITS 49,50,51, 52, 53, 54, 56, 57, 58, 59
SHEET 15	PROPOSED FLOOR PLANS & ELEVATIONS UNITS 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70
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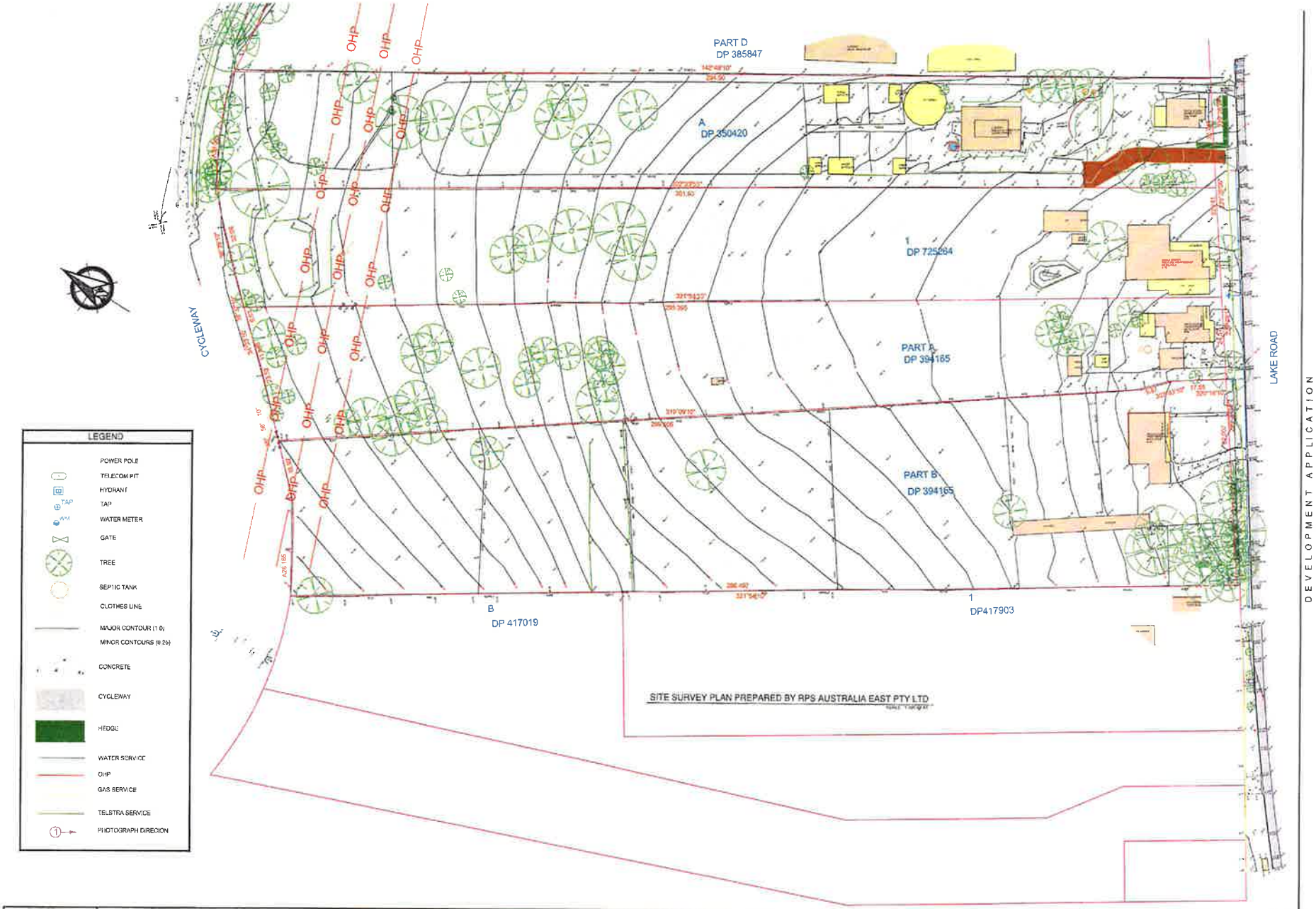
SHEET 18	PROPOSED FLOOR PLANS & ELEVATIONS UNITS 92, 93, 94, 95, FUTURE PRESCHOOL SITE & TPA SPEC
SHEET 19	PROPOSED STREET ELEVATIONS & SITE SECTIONS
SHEET 20	PROPOSED SITE SECTIONS & OVERALL CALCULATIONS
SHEET 21	SHADOW DIAGRAMS - 9AM
SHEET 22	SHADOW DIAGRAMS - 10AM
SHEET 23	SHADOW DIAGRAMS - 11AM
SHEET 24	SHADOW DIAGRAMS - 12NOON
SHEET 25	SHADOW DIAGRAMS - 1PM
SHEET 26	SHADOW DIAGRAMS - 2PM

DEVELOPMENT APPLICATION

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
NO 150 LOT A DP350420, NO 152, LOT 1, DP725264, NO 154, LOT A, DP394165, NO 156 LOT B DP394165, LAKE RD., ELLERMORE VALE.
SNL BUILDING CONSTRUCTIONS PTY LTD

SHEET 1



DEVELOPMENT APPLICATION

SHEET 2

Kim Gerrish

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
NO 150 LOT A, DP350420 NO 152 LOT 1, DP725264, NO 154, LOT A DP394165, NO 156, LOT B, DP394165, LAKE RD. ELLIMORE VALE
SNL BUILDING CONSTRUCTIONS PTY LTD

SUBDIVISION & REALIGNMENT OF BOUNDARIES PLAN

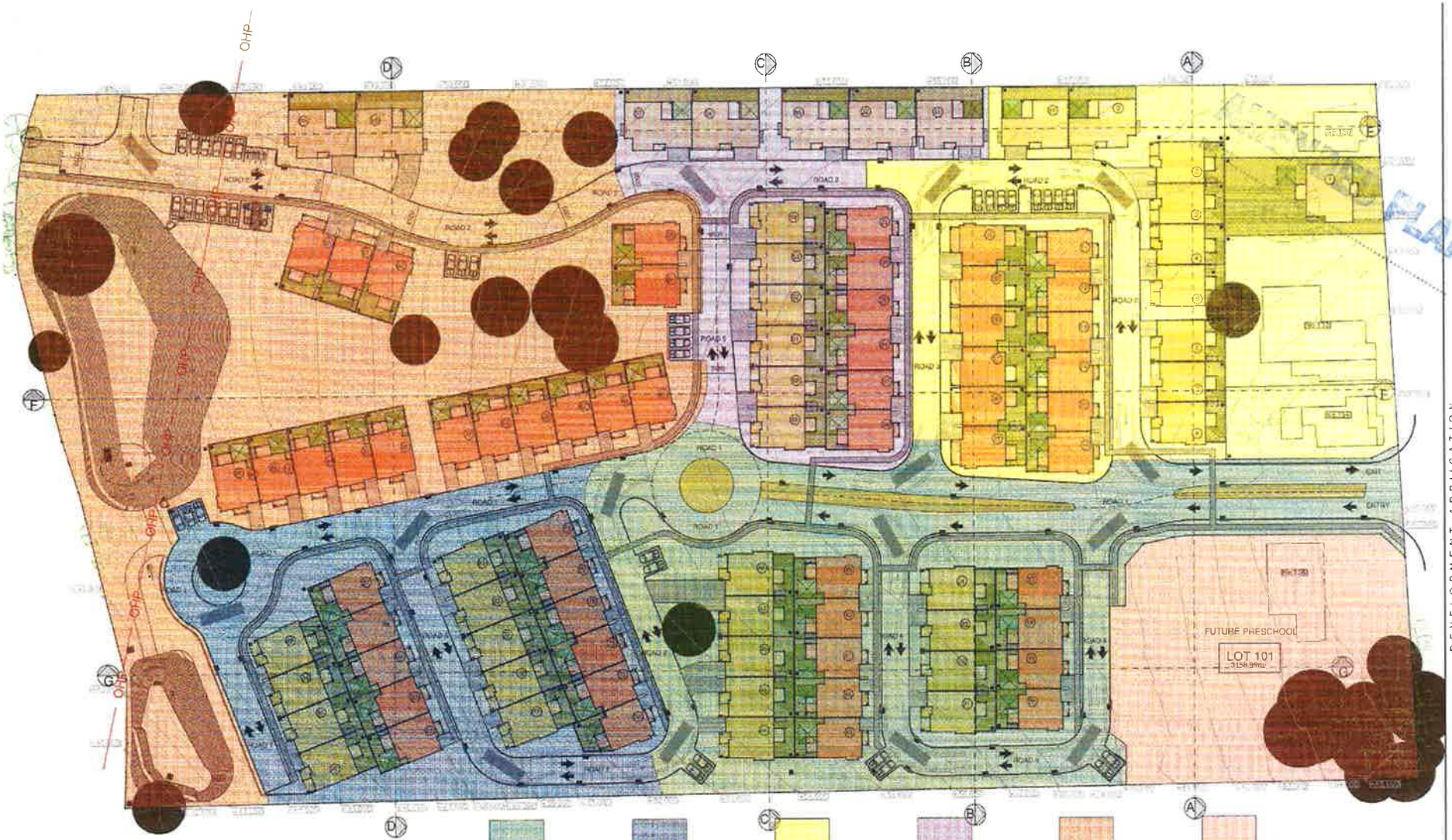
LOT AREA CALCULATIONS	
NEW LOT 100	36794.62m²
NEW LOT 101	3458.90m²
NEW LOT 102	597.88m²
NEW LOT 103	1189.32m²
NEW LOT 104	584.87m²
NEW LOT 105	537.46m²

DEVELOPMENT APPLICATION

SHEET 3

Kim Gerrish

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
NO 150, LOT A, DP350425; NO 152, LOT 1, DP775294; NO 154, LOT A, DP294165; NO 156, LOT B, DP294165, LAKE RD, FLEMMORE VALE.
SNL BUILDING CONSTRUCTIONS PTY LTD



PROPOSED STAGING PLAN

STAGE 1	STAGE 2	STAGE 3	STAGE 4	STAGE 5	STAGE 6
UNITS 17, 18, 19, 20 UNITS 21, 22, 23, 24 UNITS 38, 40, 41, 42, 43 UNITS 44, 46, 46, 47, 48 CONSTRUCTION OF ALL ROADS, PATHWAYS AND LANDSCAPING ASSOCIATED WITH THIS STAGE STORMWATER INFRASTRUCTURE IN ACCORDANCE WITH STORMWATER MANAGEMENT STRATEGY	UNITS 71, 72, 73, 74, 75, 76 UNITS 77, 78, 79, 80, 81 UNITS 87, 88, 89, 90, 91 UNITS 92, 93, 94, 95 CONSTRUCTION OF ALL ROADS, PATHWAYS AND LANDSCAPING ASSOCIATED WITH THIS STAGE STORMWATER INFRASTRUCTURE IN ACCORDANCE WITH STORMWATER MANAGEMENT STRATEGY	UNITS 1, 2, 3, 4, 5, 6, 7, 8 UNITS 9, 10 UNITS 11, 12, 13, 14, 15, 16 UNITS 25, 26, 27, 28, 29, 30 CONSTRUCTION OF ALL ROADS, PATHWAYS AND LANDSCAPING ASSOCIATED WITH THIS STAGE STORMWATER INFRASTRUCTURE IN ACCORDANCE WITH STORMWATER MANAGEMENT STRATEGY	UNITS 31, 32, 33 UNITS 33, 34, 35, 36, 37, 38 UNITS 56, 57 UNITS 49, 50, 51, 52, 53, 54 CONSTRUCTION OF ALL ROADS, PATHWAYS AND LANDSCAPING ASSOCIATED WITH THIS STAGE STORMWATER INFRASTRUCTURE IN ACCORDANCE WITH STORMWATER MANAGEMENT STRATEGY	UNITS 58, 59 UNITS 60, 61, 62, 63, 64 UNITS 65, 66, 67, 68, 69, 70 UNITS 82, 83, 84, 85, 86 CONSTRUCTION OF ALL ROADS, PATHWAYS AND LANDSCAPING ASSOCIATED WITH THIS STAGE STORMWATER INFRASTRUCTURE IN ACCORDANCE WITH STORMWATER MANAGEMENT STRATEGY	REDEFINED LOT 101 FOR FUTURE PRESCHOOL SITE (SEPARATE DA)

Kim Gerrish

NORTHROP

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
NO 150, LOT A, DP350420, NO 152, LOT 1, DP252074, NO 154, LOT A, DP394165, NO 156, LOT B, DP394165, LAKE ROLL LERMOHE VALE

SNL BUILDING CONSTRUCTIONS PTY LTD

DEVELOPMENT APPLICATION

SHEET 4

OVERALL SITE LAYOUT - BUILDING TYPOLOGY AND MAIN FFLS

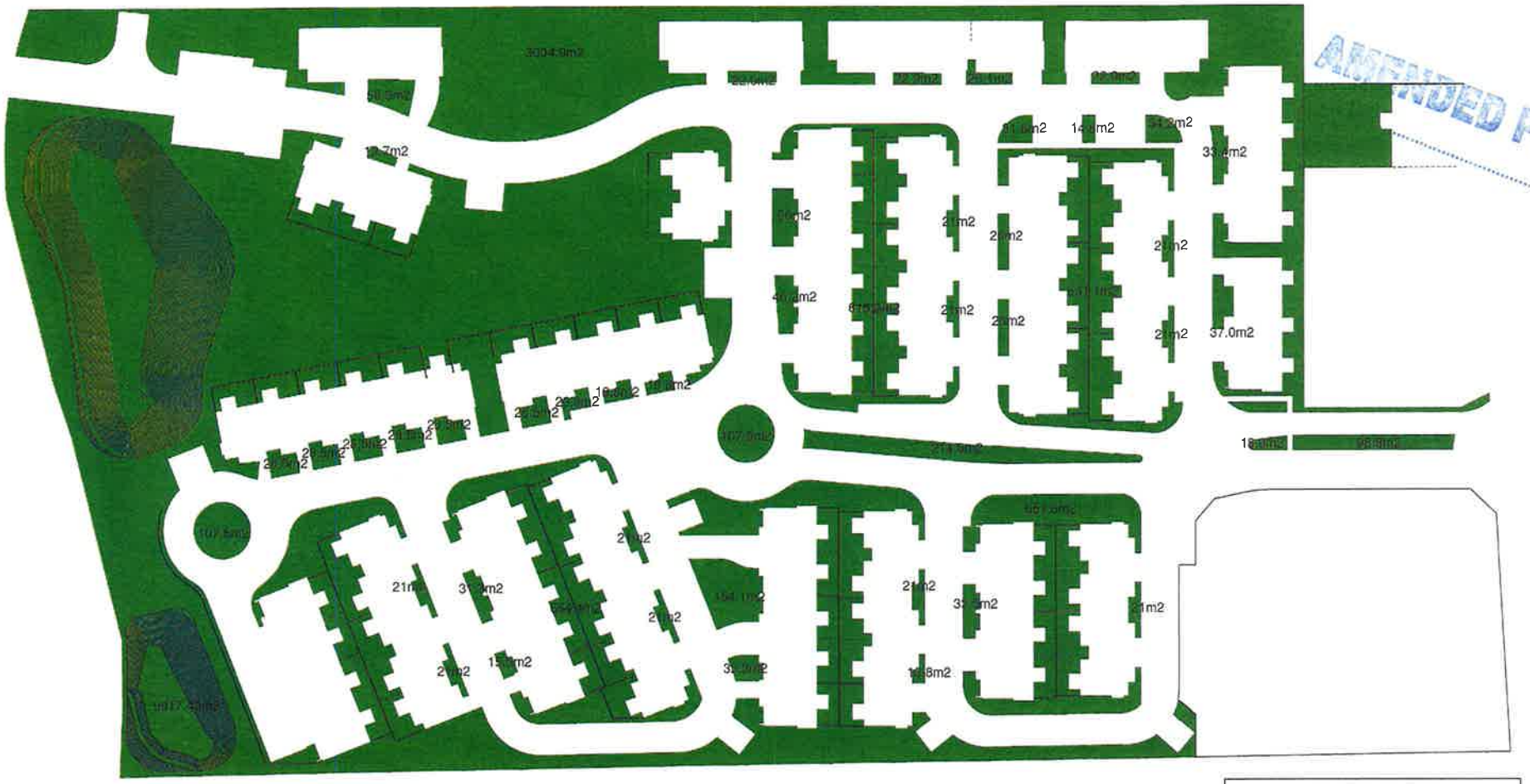
DEVELOPMENT APPLICATION

SHEET 5

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
NO 156, LOT A, DP350420, NO 157, LOT 1, DP725064, NO 154, LOT A, DP594165, NO 155, LOT 11, DP594165, LAKE RD, ELERMORE VALE
SNL BUILDING CONSTRUCTIONS (PTY LTD)

Kim Gerrish

NORTHROP



RETAINING WALL LOCATION

LANDSCAPED AREA USED IN CALCULATIONS

OVERALL SITE LANDSCAPE AREA CALCULATIONS

SCALE: 1:400 @ A1

LANDSCAPE CALCULATIONS	
TOTAL SITE AREA	39891.9m²
30% PLANTING FOR GREENFIELD (IF REQUIRED)	11668 m²
15% DEEP SOIL PLANTING (IF REQUIRED)	5834 m²
70m2 LANDSCAPING PER UNIT (IF REQUIRED)	6580 m²
TOTAL USABLE LANDSCAPED AREA PROVIDED	17771.5m²
LESS 4x4 PRIVATE OPEN SPACE INCLUDED IN CALC	- 896m²
PROPOSED TOTAL USABLE LANDSCAPED AREA	16875.5m²

Certificate Number 14911526

Kim Gerrish

NORTHROP

PROJECT: PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
ADDRESS: NO 150 LOT A DP350420, NO 152, LOT 1, DP725264, NO 154, LOT A DP364165, NO 156, LOT B, DP364165, LAKE RD, ELERMORE VALE
CLIENT: SNL BUILDING CONSTRUCTIONS PTY LTD

DEVELOPMENT APPLICATION

SHEET 6

OVERALL SITE LOWER FLOOR PLANS

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT

NO 150, LOT A DP350428 NO 152 LOT 1, DP725264 NO 154, LOT A, DP394165 NO 156 LOT B DP394165 LAKE RD. ELERMORE VALE

SAL BUILDING CONSTRUCTIONS PTY LTD

DEVELOPMENT APPLICATION

SHEET 7

OVERALL SITE UPPER FLOOR PLANS

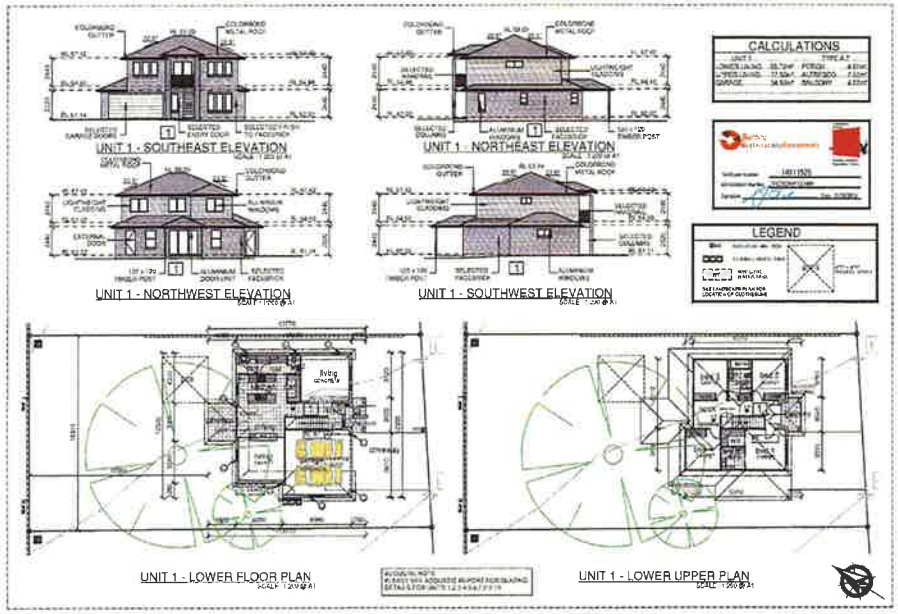
DEVELOPMENT APPLICATION

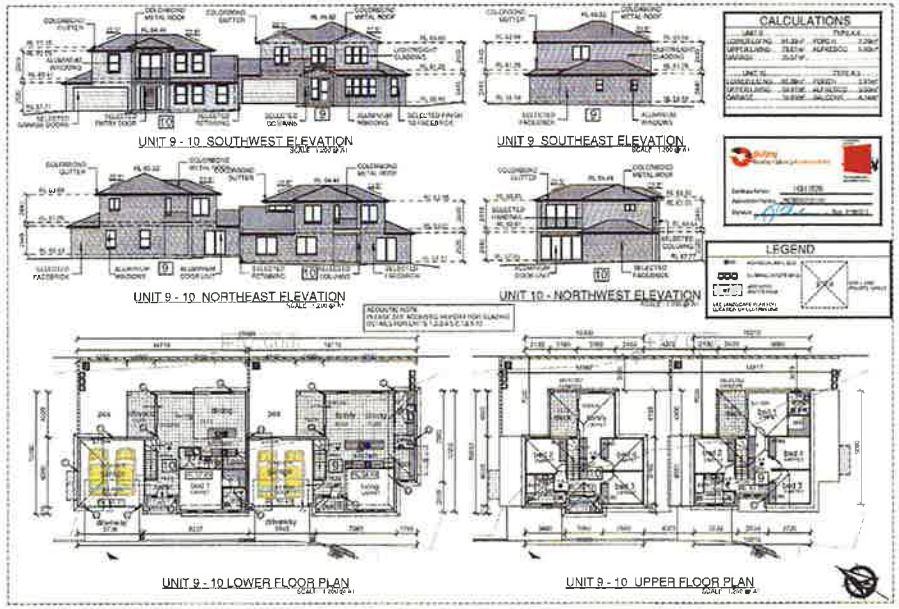
SHEET 8

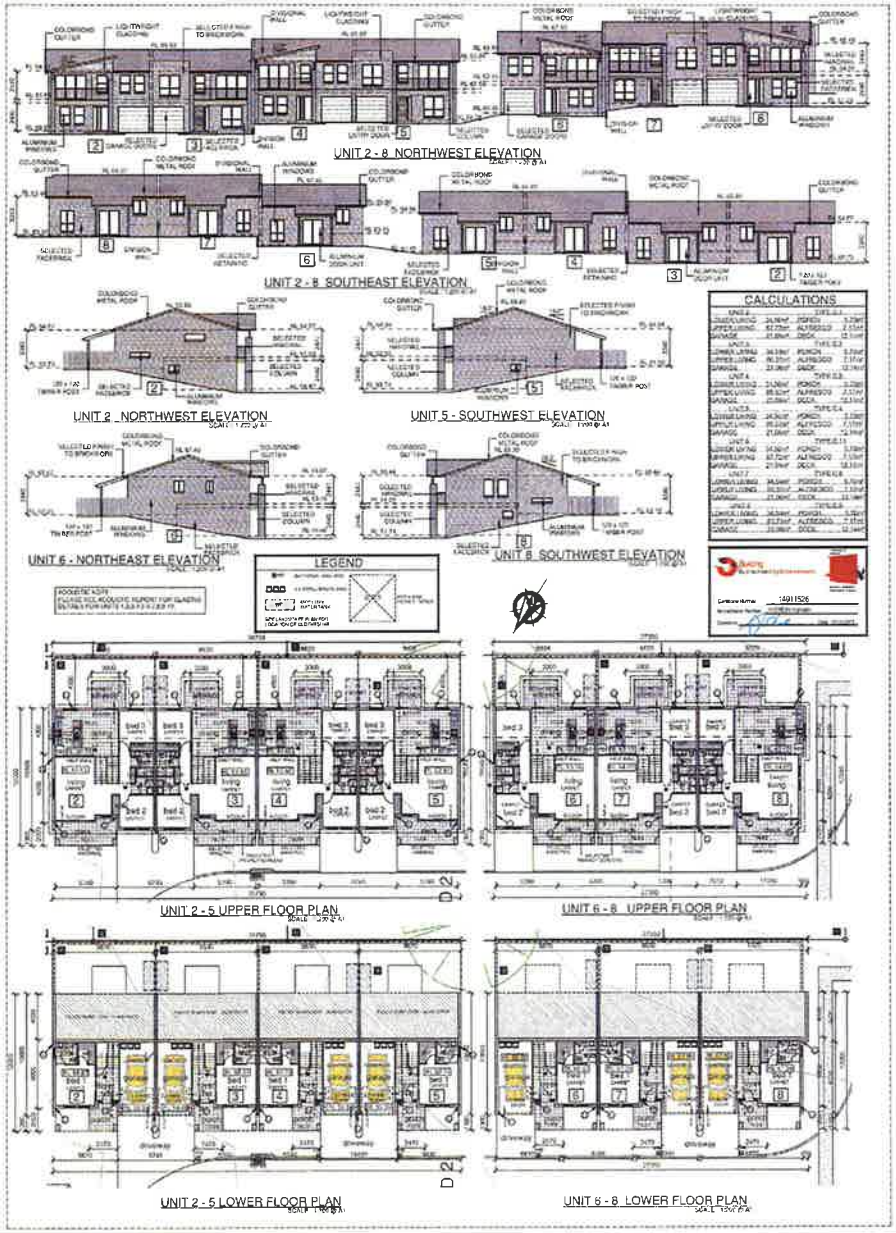
PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
NO 160, LOT A DP350420, NO 152, LOT 1, DP725284, NO 154, LOT A DP394165, NO 156, LOT B, DP394165, LAKE RD., ELERMORE VALE
BNL BUILDING CONSTRUCTIONS PTY LTD

Kim Gorrish

NORTHROP







PLANS PREPARED BY
Kim Gerrish

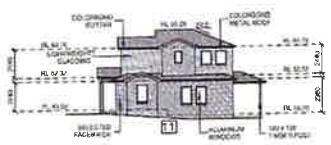
PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
NO 150, LOT A, DP320420, NO 152, LOT 1, DP72564, NO 154, LOT A, DP394169, NO 156, LOT B, DP394165, LAKE RD, ELLERMORE VALE.
SNL BUILDING CONSTRUCTIONS PTY LTD

DEVELOPMENT APPLICATION

SHEET 9

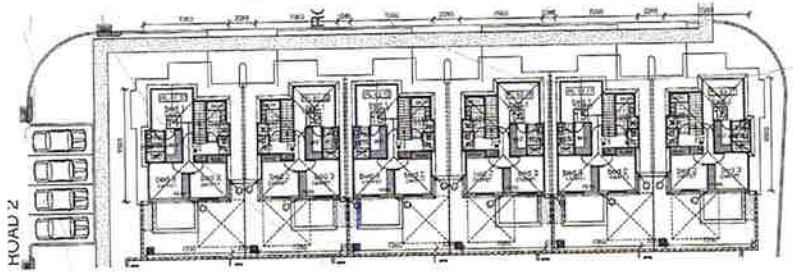
UNIT 11, 12, 13, 14, 15, 16 SOUTHEAST ELEVATION
SCALE 1:200 @ A1

UNIT 11, 12, 13, 14, 15, 16 NORTHWEST ELEVATION
SCALE 1:200 @ A1

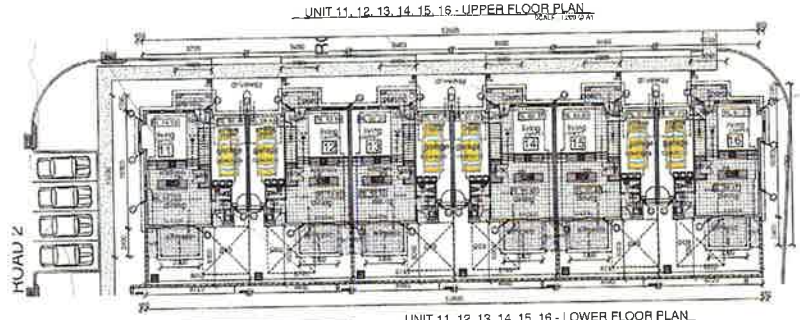


UNIT 11 - NORTHEAST ELEVATION
SCALE 1:200 @ A1

UNIT 16 - SOUTHWEST ELEVATION
SCALE 1:200 @ A1



UNIT 11, 12, 13, 14, 15, 16 - UPPER FLOOR PLAN
SCALE 1:200 @ A1



UNIT 11, 12, 13, 14, 15, 16 - LOWER FLOOR PLAN
SCALE 1:200 @ A1

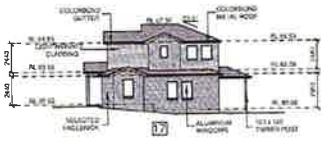
CALCULATIONS

UNIT 11		TYPE B.3	
LOWER LIVING	64.42m²	PORCH	4.12m²
UPPER LIVING	58.50m²	ALFRESCO	7.91m²
GARAGE	21.60m²		
UNIT 12		TYPE B.3	
LOWER LIVING	63.36m²	PORCH	4.12m²
UPPER LIVING	53.25m²	ALFRESCO	7.91m²
GARAGE	21.60m²		
UNIT 13		TYPE B.3	
LOWER LIVING	63.36m²	PORCH	4.12m²
UPPER LIVING	53.25m²	ALFRESCO	7.91m²
GARAGE	21.60m²		
UNIT 14		TYPE B.3	
LOWER LIVING	63.36m²	PORCH	4.12m²
UPPER LIVING	53.25m²	ALFRESCO	7.91m²
GARAGE	21.60m²		
UNIT 15		TYPE B.3	
LOWER LIVING	64.42m²	PORCH	4.12m²
UPPER LIVING	58.50m²	ALFRESCO	7.91m²
GARAGE	21.60m²		
UNIT 16		TYPE B.4	
LOWER LIVING	64.42m²	PORCH	4.12m²
UPPER LIVING	58.50m²	ALFRESCO	7.91m²
GARAGE	21.60m²		

LEGEND

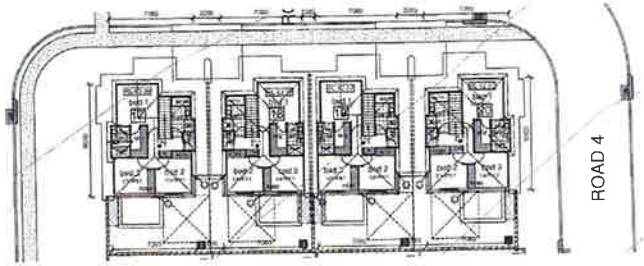
UNIT 17, 18, 19, 20 - SOUTHEAST ELEVATION
SCALE 1:200 @ A1

UNIT 17, 18, 19, 20 - NORTHWEST ELEVATION
SCALE 1:200 @ A1

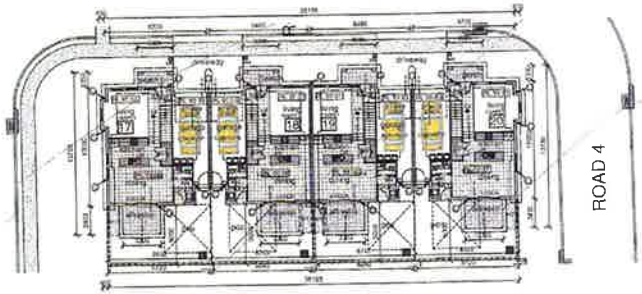


UNIT 17 - NORTHEAST ELEVATION
SCALE 1:200 @ A1

UNIT 20 - SOUTHWEST ELEVATION
SCALE 1:200 @ A1



UNIT 17, 18, 19, 20 - UPPER FLOOR PLAN
SCALE 1:200 @ A1



UNIT 17, 18, 19, 20 - LOWER FLOOR PLAN
SCALE 1:200 @ A1

CALCULATIONS

UNIT 17		TYPE B.3	
LOWER LIVING	64.42m²	PORCH	4.12m²
UPPER LIVING	58.50m²	ALFRESCO	7.91m²
GARAGE	21.60m²		
UNIT 18		TYPE B.3	
LOWER LIVING	63.36m²	PORCH	4.12m²
UPPER LIVING	53.25m²	ALFRESCO	7.91m²
GARAGE	21.60m²		
UNIT 19		TYPE B.3	
LOWER LIVING	63.36m²	PORCH	4.12m²
UPPER LIVING	53.25m²	ALFRESCO	7.91m²
GARAGE	21.60m²		
UNIT 20		TYPE B.4	
LOWER LIVING	64.42m²	PORCH	4.12m²
UPPER LIVING	58.50m²	ALFRESCO	7.91m²
GARAGE	21.60m²		

LEGEND

DEVELOPMENT APPLICATION

SHEET 10

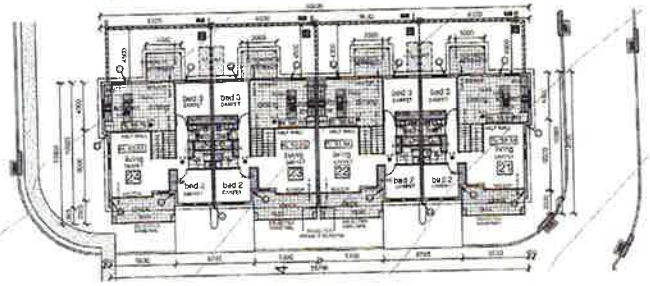
PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
NO 150, LOT A, DP350420, NO 152, LOT 1, DP725294, NO 154 LOT A DP394165, NO 156, LOT B DP394165, LAKE RD., ELERMORE VALE.
SNL BUILDING CONSTRUCTIONS PTY LTD

UNIT 21, 22, 23, 24 NORTHWEST ELEVATION

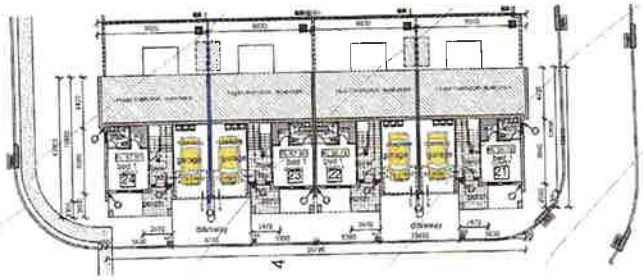
UNIT 21, 22, 23, 24 SOUTHEAST ELEVATION

UNIT 24 NORTHEAST ELEVATION

UNIT 21 SOUTHWEST ELEVATION



UNIT 21, 22, 23, 24 UPPER FLOOR PLANS

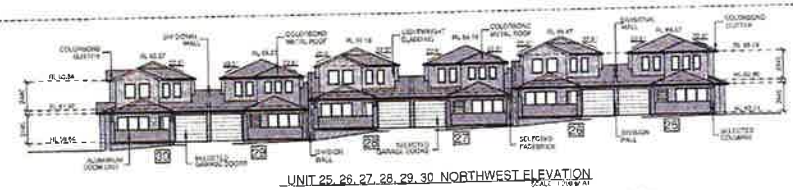


UNIT 21, 22, 23, 24 LOWER FLOOR PLANS

CALCULATIONS

UNIT 21				UNIT 22				UNIT 23				UNIT 24			
	TYPE C.2				TYPE C.2				TYPE C.2				TYPE C.2		
LOWER LIVING	34.50m²	PORCH	5.00m²	LOWER LIVING	34.50m²	PORCH	5.00m²	LOWER LIVING	34.50m²	PORCH	5.00m²	LOWER LIVING	34.50m²	PORCH	5.00m²
UPPER LIVING	60.75m²	ALFRESCO	7.00m²	UPPER LIVING	60.75m²	ALFRESCO	7.00m²	UPPER LIVING	60.75m²	ALFRESCO	7.00m²	UPPER LIVING	60.75m²	ALFRESCO	7.00m²
GARAGE	21.00m²	DECK	12.00m²	GARAGE	21.00m²	DECK	12.00m²	GARAGE	21.00m²	DECK	12.00m²	GARAGE	21.00m²	DECK	12.00m²

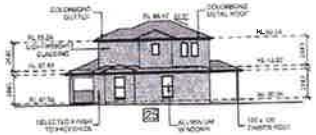
LEGEND



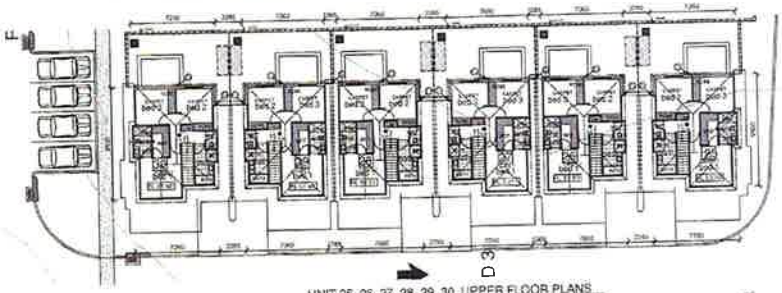
UNIT 25, 26, 27, 28, 29, 30 NORTHWEST ELEVATION

UNIT 25, 26, 27, 28, 29, 30 SOUTHEAST ELEVATION

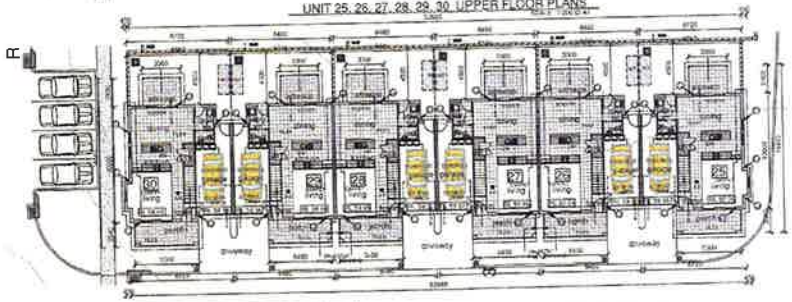
UNIT 24 NORTHEAST ELEVATION



UNIT 21 SOUTHWEST ELEVATION



UNIT 25, 26, 27, 28, 29, 30 UPPER FLOOR PLANS

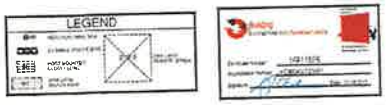


UNIT 25, 26, 27, 28, 29, 30 LOWER FLOOR PLANS

CALCULATIONS

UNIT 25				UNIT 26				UNIT 27				UNIT 28			
	TYPE C.2				TYPE C.2				TYPE C.2				TYPE C.2		
LOWER LIVING	34.50m²	DECK	12.00m²	LOWER LIVING	34.50m²	DECK	12.00m²	LOWER LIVING	34.50m²	DECK	12.00m²	LOWER LIVING	34.50m²	DECK	12.00m²
UPPER LIVING	60.75m²	ALFRESCO	7.00m²	UPPER LIVING	60.75m²	ALFRESCO	7.00m²	UPPER LIVING	60.75m²	ALFRESCO	7.00m²	UPPER LIVING	60.75m²	ALFRESCO	7.00m²
GARAGE	21.00m²			GARAGE	21.00m²			GARAGE	21.00m²			GARAGE	21.00m²		
UNIT 29				UNIT 30											
	TYPE C.2				TYPE C.2										
LOWER LIVING	34.50m²	DECK	12.00m²	LOWER LIVING	34.50m²	DECK	12.00m²								
UPPER LIVING	60.75m²	ALFRESCO	7.00m²	UPPER LIVING	60.75m²	ALFRESCO	7.00m²								
GARAGE	21.00m²			GARAGE	21.00m²										

LEGEND



DEVELOPMENT APPLICATION

SHEET 11

Kim Gerrish

NORTHCOR

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
NO 150, LOT A, DP355420, NO 152, LOT 1, DP775284, NO 154, LOT A, DP294165, NO 156, LOT B, DP294165, LAKE RD., ELERMORE VALE.

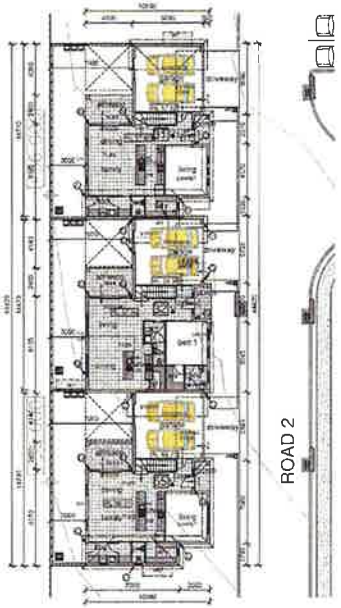
SNL BUILDING CONSTRUCTIONS PTY LTD

UNIT 31, 32, 55 - SOUTHWEST ELEVATION
SCALE 1:200 @ A1

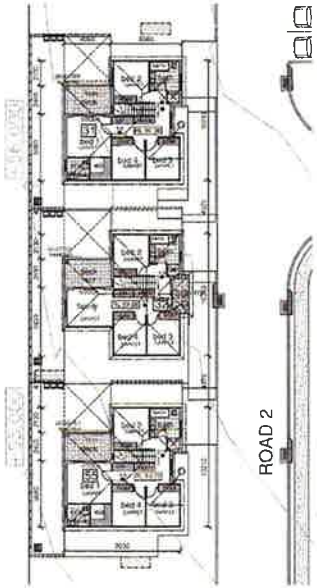
UNIT 31, 32, 55 - NORTHEAST ELEVATION
SCALE 1:200 @ A1

UNIT 55 - NORTHWEST ELEVATION
SCALE 1:200 @ A1

UNIT 31 - SOUTHEAST ELEVATION
SCALE 1:200 @ A1



UNIT 31, 32, 55 - LOWER FLOOR PLAN
SCALE 1:200 @ A1



UNIT 31, 32, 55 - UPPER FLOOR PLAN
SCALE 1:200 @ A1

CALCULATIONS

UNIT 31			TYPE A.3
LOWER LIVING	84.32m²	PORCH	4.23m²
UPPER LIVING	75.51m²	ALFRESCO	2.51m²
GARAGE	21.60m²	DECK	3.60m²
UNIT 32			TYPE A.2
LOWER LIVING	84.32m²	PORCH	4.23m²
UPPER LIVING	75.51m²	ALFRESCO	2.51m²
GARAGE	21.60m²	DECK	3.60m²
		BALCONY	4.14m²
UNIT 55			TYPE A.4
LOWER LIVING	84.32m²	PORCH	1.70m²
UPPER LIVING	75.51m²	ALFRESCO	2.51m²
GARAGE	21.60m²	DECK	3.60m²

Building Approval Management
Consultant Number: 14911528
Authorised Name: [illegible]
Signature: [illegible]

LEGEND

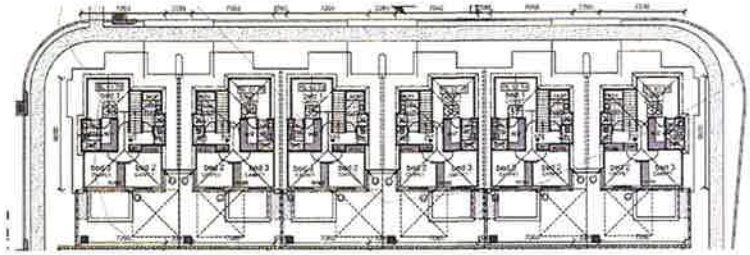
	EXISTING CONTOURS
	PROPOSED CONTOURS
	SEE LANDSCAPE PLANS FOR COMPLETE DESCRIPTION

UNIT 33, 34, 35, 36, 37, 38 - SOUTHEAST ELEVATION
SCALE 1:200 @ A1

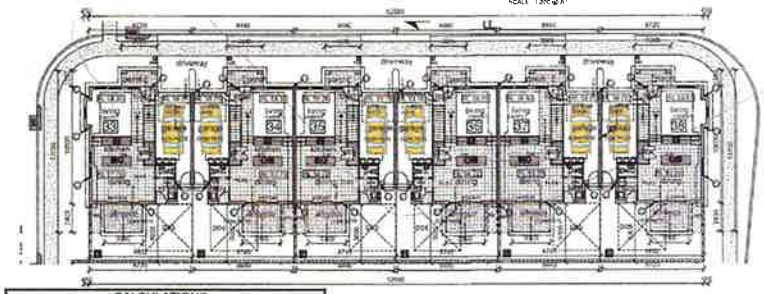
UNIT 33, 34, 35, 36, 37, 38 - NORTHWEST ELEVATION
SCALE 1:200 @ A1

UNIT 38 - SOUTHWEST ELEVATION
SCALE 1:200 @ A1

UNIT 33 - NORTHEAST ELEVATION
SCALE 1:200 @ A1



UNIT 33, 34, 35, 36, 37, 38 - UPPER FLOOR PLAN
SCALE 1:200 @ A1



UNIT 33, 34, 35, 36, 37, 38 - LOWER FLOOR PLAN
SCALE 1:200 @ A1

CALCULATIONS

UNIT 33			TYPE B.3
LOWER LIVING	84.32m²	PORCH	4.23m²
UPPER LIVING	84.32m²	ALFRESCO	2.51m²
GARAGE	21.60m²		
UNIT 34			TYPE B.2
LOWER LIVING	82.19m²	PORCH	4.23m²
UPPER LIVING	67.90m²	ALFRESCO	2.51m²
GARAGE	21.60m²		
UNIT 35			TYPE B.2
LOWER LIVING	82.19m²	PORCH	4.23m²
UPPER LIVING	67.90m²	ALFRESCO	2.51m²
GARAGE	21.60m²		
UNIT 36			TYPE B.2
LOWER LIVING	84.32m²	PORCH	4.23m²
UPPER LIVING	75.51m²	ALFRESCO	2.51m²
GARAGE	21.60m²		
UNIT 37			TYPE B.2
LOWER LIVING	84.32m²	PORCH	4.23m²
UPPER LIVING	75.51m²	ALFRESCO	2.51m²
GARAGE	21.60m²		
UNIT 38			TYPE B.4
LOWER LIVING	84.32m²	PORCH	4.23m²
UPPER LIVING	75.51m²	ALFRESCO	2.51m²
GARAGE	21.60m²		

LEGEND

	EXISTING CONTOURS
	PROPOSED CONTOURS
	SEE LANDSCAPE PLANS FOR COMPLETE DESCRIPTION

Building Approval Management
Consultant Number: 14911528
Authorised Name: [illegible]
Signature: [illegible]

DEVELOPMENT APPLICATION

Kim Gerrish

NORTHROP

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
NO 150, LOT A, DP350420, NO 152, LOT 1, DP725264, NO 154, LOT A, DP394165, NO 156, LOT B, DP394165, LAKE RD., ELLERMORE VALE
SNL BUILDING CONSTRUCTIONS PTY LTD

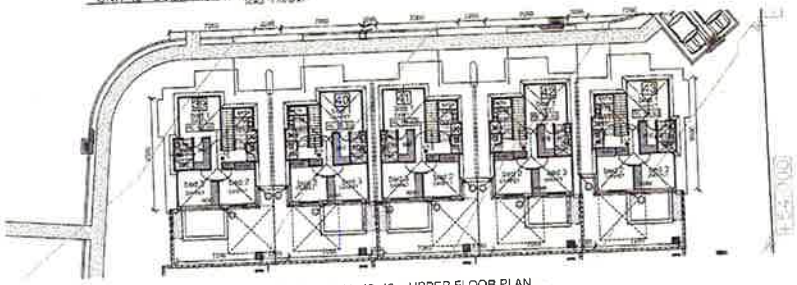
SHEET 12

UNIT 39, 40, 41, 42, 43 - SOUTHEAST ELEVATION

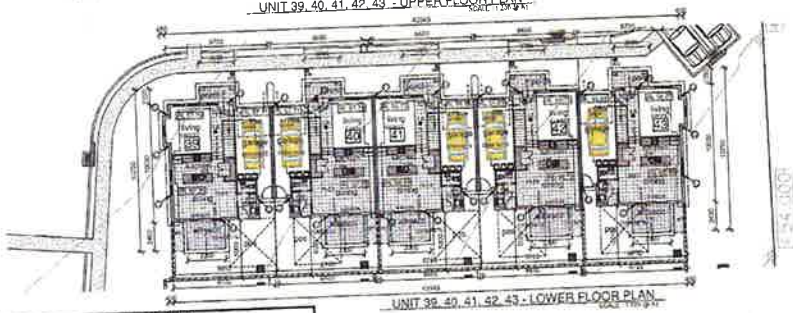
UNIT 39, 40, 41, 42, 43 - NORTHWEST ELEVATION

UNIT 43 - SOUTHWEST ELEVATION

UNIT 39 - NORTHEAST ELEVATION



UNIT 39, 40, 41, 42, 43 - UPPER FLOOR PLAN



UNIT 39, 40, 41, 42, 43 - LOWER FLOOR PLAN

CALCULATIONS

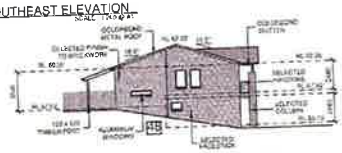
UNIT ID	TYPE B.1	UNIT AT	TYPE B.2
LOWER LIVING 61.50m²	PORCH 4.27m²	LOWER LIVING 52.30m²	PORCH 4.27m²
UPPER LIVING 78.30m²	ALFRESCO 7.91m²	UPPER LIVING 57.20m²	ALFRESCO 7.91m²
GARAGE 21.00m²		GARAGE 21.00m²	
UNIT ID	TYPE B.4	UNIT AT	TYPE B.3
LOWER LIVING 61.50m²	PORCH 4.27m²	LOWER LIVING 61.50m²	PORCH 4.27m²
UPPER LIVING 52.30m²	ALFRESCO 7.91m²	UPPER LIVING 78.30m²	ALFRESCO 7.91m²
GARAGE 21.00m²		GARAGE 21.00m²	
UNIT ID	TYPE B.2		
LOWER LIVING 61.50m²	PORCH 4.27m²		
UPPER LIVING 52.30m²	ALFRESCO 7.91m²		
GARAGE 21.00m²			

LEGEND

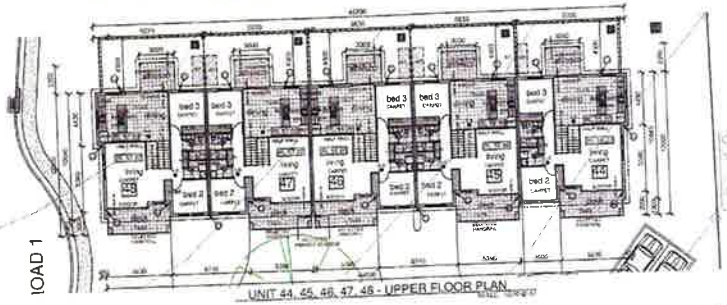
UNIT 44, 45, 46, 47, 48 - NORTHWEST ELEVATION

UNIT 44, 45, 46, 47, 48 - SOUTHEAST ELEVATION

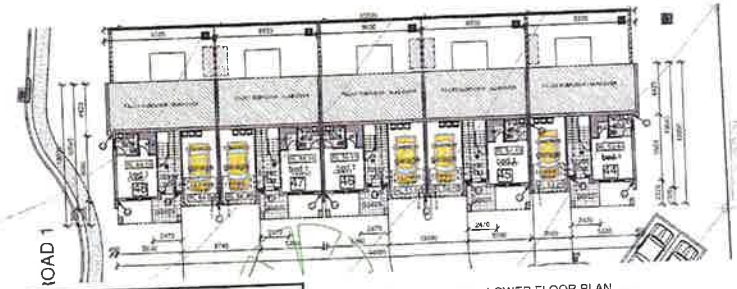
UNIT 44 - SOUTHWEST ELEVATION



UNIT 48 - NORTHEAST ELEVATION



UNIT 44, 45, 46, 47, 48 - UPPER FLOOR PLAN



UNIT 44, 45, 46, 47, 48 - LOWER FLOOR PLAN

CALCULATIONS

UNIT ID	TYPE C.3	UNIT AT	TYPE C.1
LOWER LIVING 34.30m²	PORCH 3.30m²	LOWER LIVING 34.30m²	PORCH 3.30m²
UPPER LIVING 46.50m²	ALFRESCO 3.30m²	UPPER LIVING 46.50m²	ALFRESCO 3.30m²
GARAGE 21.00m²	DECK 12.24m²	GARAGE 21.00m²	DECK 12.24m²
UNIT ID	TYPE C.4	UNIT AT	TYPE C.2
LOWER LIVING 34.30m²	PORCH 3.30m²	LOWER LIVING 34.30m²	PORCH 3.30m²
UPPER LIVING 34.30m²	ALFRESCO 3.30m²	UPPER LIVING 34.30m²	ALFRESCO 3.30m²
GARAGE 21.00m²	DECK 12.24m²	GARAGE 21.00m²	DECK 12.24m²
UNIT ID	TYPE C.3		
LOWER LIVING 34.30m²	PORCH 3.30m²		
UPPER LIVING 46.50m²	ALFRESCO 3.30m²		
GARAGE 21.00m²	DECK 12.24m²		

LEGEND

DEVELOPMENT APPLICATION

SHEET 13

Kim Gerrish

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT

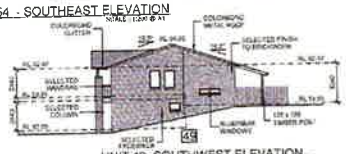
NO 150, LOT A, DP350429, NO 152, LOT 1, DP725264, NO 154 LOT A, DP394165 NO 156, LOT B, DP394165, LAKE RD, ELERMORE VALE

SNL BUILDING CONSTRUCTIONS PTY LTD

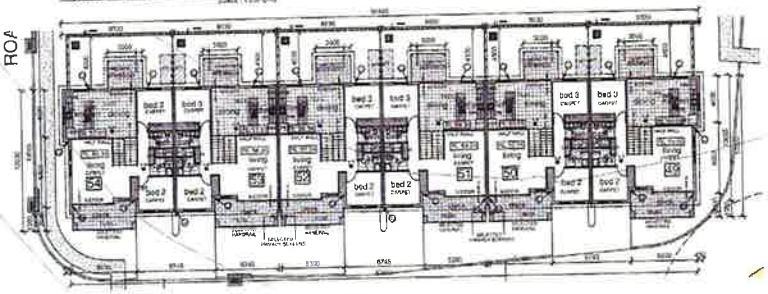
UNIT 49, 50, 51, 52, 53, 54 - NORTHWEST ELEVATION

UNIT 49, 50, 51, 52, 53, 54 - SOUTHEAST ELEVATION

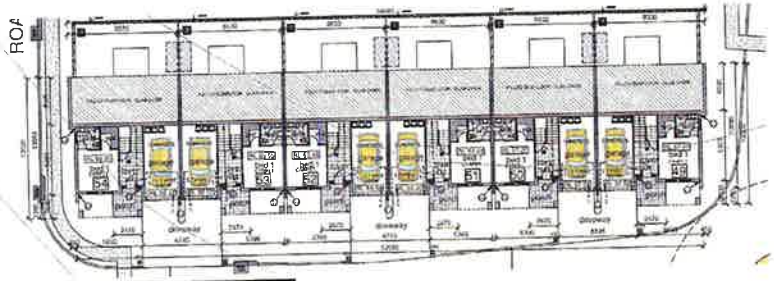
UNIT 54 - NORTHEAST ELEVATION



UNIT 49 - SOUTHWEST ELEVATION



UNIT 49, 50, 51, 52, 53, 54 - UPPER FLOOR PLAN

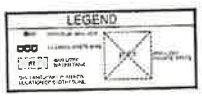


UNIT 49, 50, 51, 52, 53, 54 - LOWER FLOOR PLAN

CALCULATIONS

UNIT 49	TYPE G.1	UNIT 50	TYPE G.2	UNIT 51	TYPE G.2
LOWER LIVING 34.5m²	PORCH 3.2m²	LOWER LIVING 34.5m²	PORCH 3.2m²	LOWER LIVING 34.5m²	PORCH 3.2m²
UPPER LIVING 43.7m²	ALFRESCO 7.0m²	UPPER LIVING 46.5m²	ALFRESCO 7.0m²	UPPER LIVING 46.5m²	ALFRESCO 7.0m²
GARAGE 21.6m²	DECK 12.1m²	GARAGE 21.6m²	DECK 12.1m²	GARAGE 21.6m²	DECK 12.1m²
UNIT 52	TYPE G.2	UNIT 53	TYPE G.2	UNIT 54	TYPE G.2
LOWER LIVING 34.5m²	PORCH 3.2m²	LOWER LIVING 34.5m²	PORCH 3.2m²	LOWER LIVING 34.5m²	PORCH 3.2m²
UPPER LIVING 46.5m²	ALFRESCO 7.0m²	UPPER LIVING 46.5m²	ALFRESCO 7.0m²	UPPER LIVING 46.5m²	ALFRESCO 7.0m²
GARAGE 21.6m²	DECK 12.1m²	GARAGE 21.6m²	DECK 12.1m²	GARAGE 21.6m²	DECK 12.1m²

LEGEND



UNIT 56, 57 - SOUTHWEST ELEVATION

UNIT 56, 57 - NORTHEAST ELEVATION

UNIT 56, 57 LOWER FLOOR PLAN

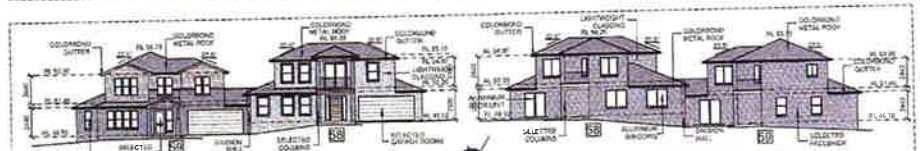
UNIT 56, 57 UPPER FLOOR PLAN

UNIT 57 - NORTHWEST ELEVATION

UNIT 56 - SOUTHEAST ELEVATION

CALCULATIONS

UNIT 56	TYPE A.1	UNIT 57	TYPE A.1
LOWER LIVING 34.5m²	PORCH 3.2m²	LOWER LIVING 34.5m²	PORCH 3.2m²
UPPER LIVING 46.5m²	ALFRESCO 9.0m²	UPPER LIVING 46.5m²	ALFRESCO 9.0m²
GARAGE 36.0m²	DECK 4.5m²	GARAGE 36.0m²	DECK 4.5m²
	BALCONY 4.5m²		BALCONY 4.5m²

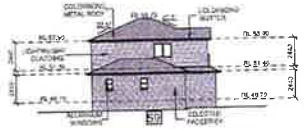


UNIT 58, 59 - SOUTHWEST ELEVATION

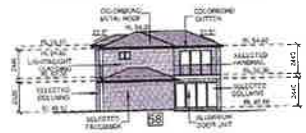
UNIT 58, 59 - NORTHEAST ELEVATION

UNIT 58, 59 - LOWER FLOOR PLAN

UNIT 58, 59 - UPPER FLOOR PLAN



UNIT 59 - NORTHWEST ELEVATION



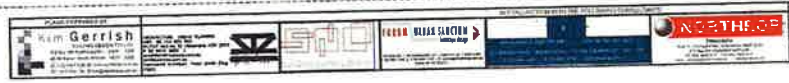
UNIT 58 - SOUTHEAST ELEVATION

CALCULATIONS

UNIT 58	TYPE A.1	UNIT 59	TYPE A.1
LOWER LIVING 34.5m²	PORCH 3.2m²	LOWER LIVING 34.5m²	PORCH 3.2m²
UPPER LIVING 46.5m²	ALFRESCO 9.0m²	UPPER LIVING 46.5m²	ALFRESCO 9.0m²
GARAGE 36.0m²	DECK 4.5m²	GARAGE 36.0m²	DECK 4.5m²
	BALCONY 4.5m²		BALCONY 4.5m²

DEVELOPMENT APPLICATION

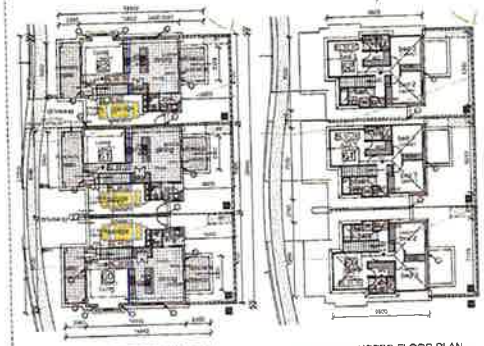
SHEET 14



PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
NO 150, LOT A, DP350420 NO 152 LOT 1, DP725254, NO 154, LOT A, DP394165, NO 156, LOT B DP354165, LAKE RD , ELERMORE VALE
SNL BUILDING CONSTRUCTIONS PTY LTD

UNIT 60, 61, 62 - EAST ELEVATION

UNIT 60, 61, 62 - WEST ELEVATION



UNIT 60, 61, 62 - LOWER FLOOR PLAN

UNIT 60, 61, 62 - UPPER FLOOR PLAN

UNIT 62 - SOUTH ELEVATION

UNIT 60 - NORTH ELEVATION

CALCULATIONS

UNIT NO.	TYPE & B.
GARAGE	

UNIT NO.	TYPE & B.
LOWER LIVING	53.38M²
UPPER LIVING	52.38M²
GARAGE	21.00M²

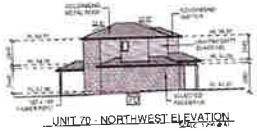
UNIT NO.	TYPE & B.
LOWER LIVING	53.38M²
UPPER LIVING	52.38M²
GARAGE	21.00M²

UNIT NO.	TYPE & B.
GARAGE	

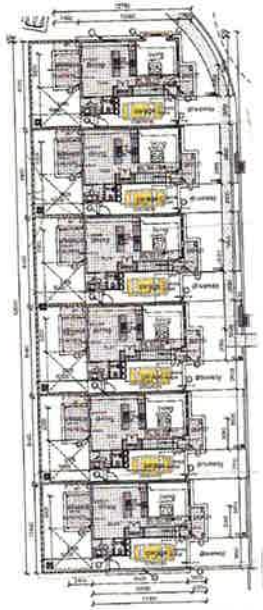
UNIT 65, 66, 67, 68, 69, 70 SOUTHWEST ELEVATION

UNIT 65, 66, 67, 68, 69, 70 - NORTHEAST ELEVATION

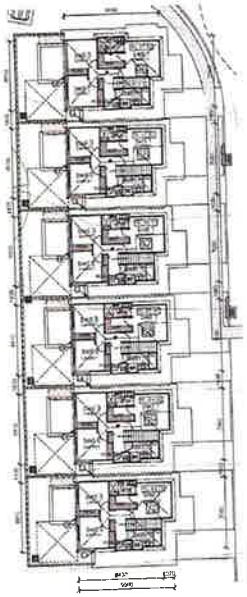
UNIT 65 - SOUTHEAST ELEVATION



UNIT 70 - NORTHWEST ELEVATION



UNIT 65, 66, 67, 68, 69, 70 - LOWER FLOOR PLAN



UNIT 65, 66, 67, 68, 69, 70 - UPPER FLOOR PLAN

CALCULATIONS

UNIT NO.	TYPE & B.
LOWER LIVING	55.00M²
UPPER LIVING	55.00M²
GARAGE	21.00M²

UNIT NO.	TYPE & B.
LOWER LIVING	55.00M²
UPPER LIVING	55.00M²
GARAGE	21.00M²

UNIT NO.	TYPE & B.
LOWER LIVING	55.00M²
UPPER LIVING	55.00M²
GARAGE	21.00M²

UNIT NO.	TYPE & B.
LOWER LIVING	55.00M²
UPPER LIVING	55.00M²
GARAGE	21.00M²

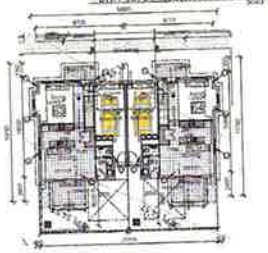
LEGEND

UNIT 63, 64 - SOUTHEAST ELEVATION

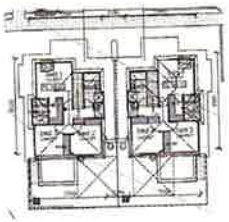
UNIT 64 SOUTHWEST ELEVATION

UNIT 63, 64 - NORTHWEST ELEVATION

UNIT 63 - NORTHEAST ELEVATION



UNIT 63, 64 - LOWER FLOOR PLAN



UNIT 63, 64 - UPPER FLOOR PLAN

CALCULATIONS

UNIT NO.	TYPE & B.
LOWER LIVING	55.00M²
UPPER LIVING	55.00M²
GARAGE	21.00M²

UNIT NO.	TYPE & B.
LOWER LIVING	55.00M²
UPPER LIVING	55.00M²
GARAGE	21.00M²

LEGEND

Kim Gorrish

NORTHEOS

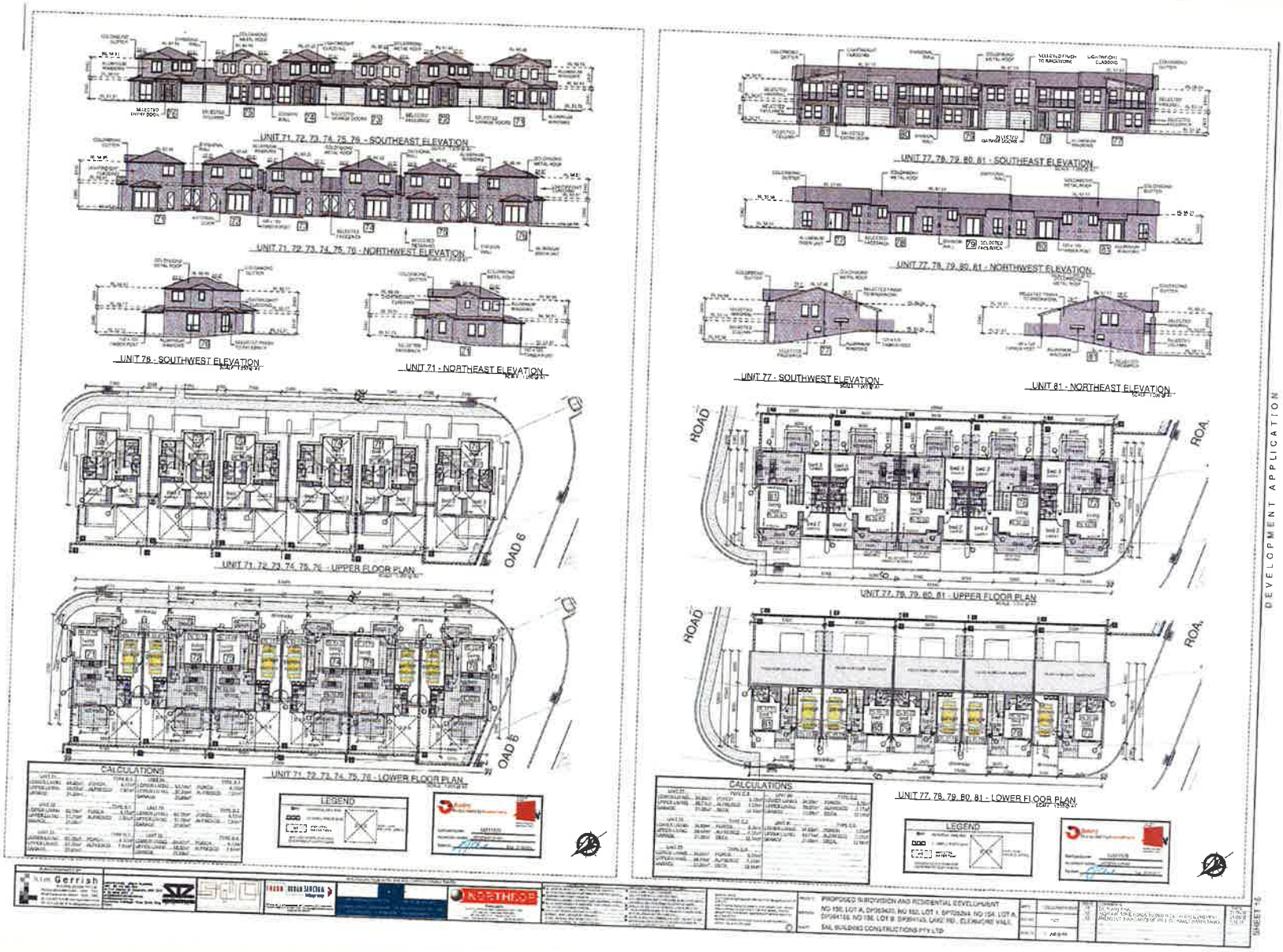
PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT

NO 192, LOT A, DP358420, NO 192, LOT 1, DP772534, NO 194, LOT A, DP358420, NO 194, LOT B, DP294102, LAKE RD., ELLIMBINE WALC

SNL BUILDING CONSTRUCTIONS PTY LTD

DEVELOPMENT APPLICATION

SHEET 15

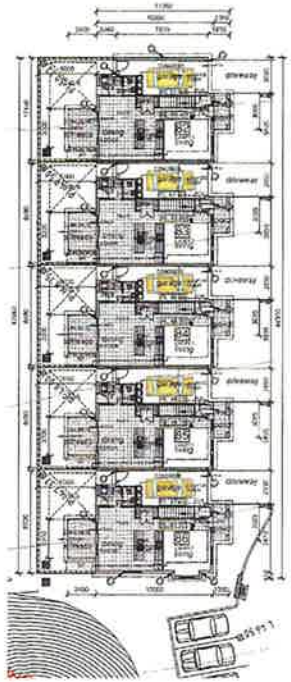

UNIT 71, 72, 73, 74, 75, 76 - SOUTHEAST ELEVATION
UNIT 71, 72, 73, 74, 75, 76 - NORTHWEST ELEVATION
UNIT 76 - SOUTHWEST ELEVATION
UNIT 71 - NORTHEAST ELEVATION
UNIT 71, 72, 73, 74, 75, 76 - UPPER FLOOR PLAN
UNIT 71, 72, 73, 74, 75, 76 - LOWER FLOOR PLAN
CALCULATIONS
LEGEND
UNIT 77, 78, 79, 80, 81 - SOUTHEAST ELEVATION
UNIT 77, 78, 79, 80, 81 - NORTHWEST ELEVATION
UNIT 77 - SOUTHWEST ELEVATION
UNIT 81 - NORTHEAST ELEVATION
UNIT 77, 78, 79, 80, 81 - UPPER FLOOR PLAN
UNIT 77, 78, 79, 80, 81 - LOWER FLOOR PLAN
CALCULATIONS
LEGEND
DEVELOPMENT APPLICATION
PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
SAL BUILDING CONSTRUCTIONS PTY LTD

UNIT 82, 83, 84, 85, 86 - SOUTHWEST ELEVATION
SCALE 1:200 @ A1

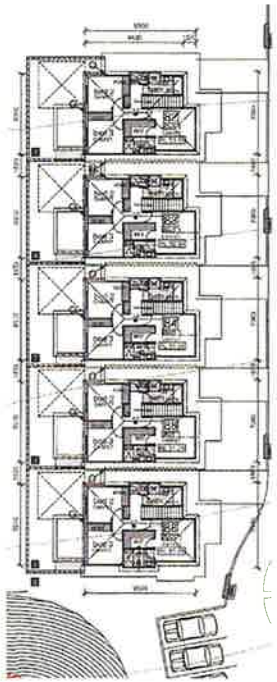
UNIT 82, 83, 84, 85, 86 - NORTHEAST ELEVATION
SCALE 1:200 @ A1

UNIT 82 - SOUTHEAST ELEVATION
SCALE 1:200 @ A1

UNIT 86 - NORTHWEST ELEVATION
SCALE 1:200 @ A1



UNIT 82, 83, 84, 85, 86 - LOWER FLOOR PLAN
SCALE 1:200 @ A1



UNIT 82, 83, 84, 85, 86 - UPPER FLOOR PLAN
SCALE 1:200 @ A1

CALCULATIONS

UNIT 82	TYPE 5.1		
LOWER LIVING	52.76m²	PORCH	4.13m²
UPPER LIVING	57.75m²	ALFRESCO	7.84m²
GARAGE	21.60m²		

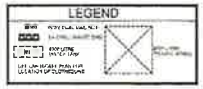
UNIT 83	TYPE 5.1		
LOWER LIVING	52.76m²	PORCH	4.13m²
UPPER LIVING	57.75m²	ALFRESCO	7.84m²
GARAGE	21.60m²		

UNIT 84	TYPE 5.1		
LOWER LIVING	52.76m²	PORCH	4.13m²
UPPER LIVING	57.75m²	ALFRESCO	7.84m²
GARAGE	21.60m²		

UNIT 85	TYPE 5.1		
LOWER LIVING	52.76m²	PORCH	4.13m²
UPPER LIVING	57.75m²	ALFRESCO	7.84m²
GARAGE	21.60m²		

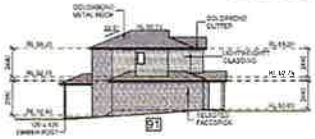
UNIT 86	TYPE 5.1		
LOWER LIVING	52.76m²	PORCH	4.13m²
UPPER LIVING	57.75m²	ALFRESCO	7.84m²
GARAGE	21.60m²		

LEGEND

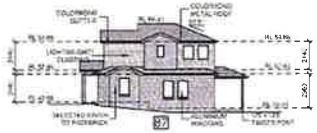


UNIT 87, 88, 89, 90, 91 - SOUTHEAST ELEVATION
SCALE 1:200 @ A1

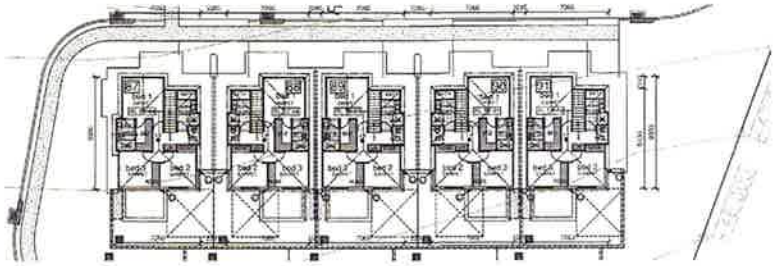
UNIT 87, 88, 89, 90, 91 - NORTHWEST ELEVATION
SCALE 1:200 @ A1



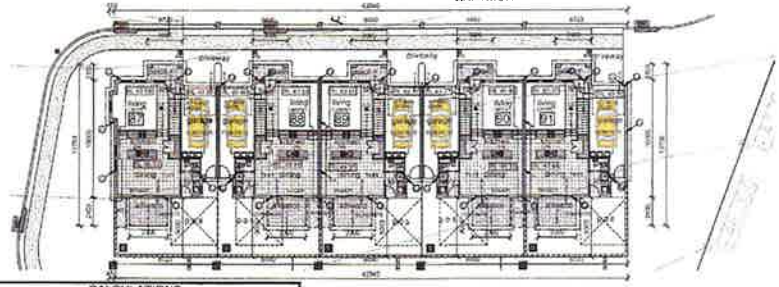
UNIT 91 - SOUTHWEST ELEVATION
SCALE 1:200 @ A1



UNIT 87 - NORTHEAST ELEVATION
SCALE 1:200 @ A1



UNIT 87, 88, 89, 90, 91 - UPPER FLOOR PLAN
SCALE 1:200 @ A1



UNIT 87, 88, 89, 90, 91 - LOWER FLOOR PLAN
SCALE 1:200 @ A1

CALCULATIONS

UNIT 87	TYPE 5.1		
LOWER LIVING	52.76m²	PORCH	4.13m²
UPPER LIVING	57.75m²	ALFRESCO	7.84m²
GARAGE	21.60m²		

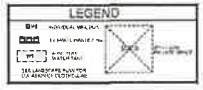
UNIT 88	TYPE 5.1		
LOWER LIVING	52.76m²	PORCH	4.13m²
UPPER LIVING	57.75m²	ALFRESCO	7.84m²
GARAGE	21.60m²		

UNIT 89	TYPE 5.1		
LOWER LIVING	52.76m²	PORCH	4.13m²
UPPER LIVING	57.75m²	ALFRESCO	7.84m²
GARAGE	21.60m²		

UNIT 90	TYPE 5.1		
LOWER LIVING	52.76m²	PORCH	4.13m²
UPPER LIVING	57.75m²	ALFRESCO	7.84m²
GARAGE	21.60m²		

UNIT 91	TYPE 5.1		
LOWER LIVING	52.76m²	PORCH	4.13m²
UPPER LIVING	57.75m²	ALFRESCO	7.84m²
GARAGE	21.60m²		

LEGEND



DEVELOPMENT APPLICATION

SHEET 17

Kim Gerrish

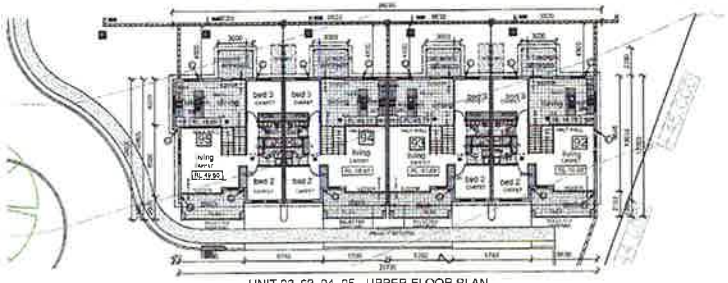
PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
NO 150, LOT A, DP350420; NO 152, LOT 1, DP725264; NO 154, LOT A, DP394165; NO 156, LOT B, DP394165, LAKE RD, ELERMORE VALE
SNL BUILDING CONSTRUCTIONS PTY LTD

UNIT 92, 93, 94, 95 - NORTHWEST ELEVATION
SCALE 1:200 @ A1

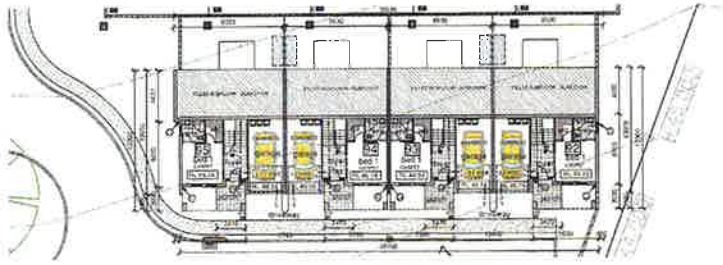
UNIT 92, 93, 94, 95 - SOUTHEAST ELEVATION
SCALE 1:200 @ A1

UNIT 92 - SOUTHWEST ELEVATION
SCALE 1:200 @ A1

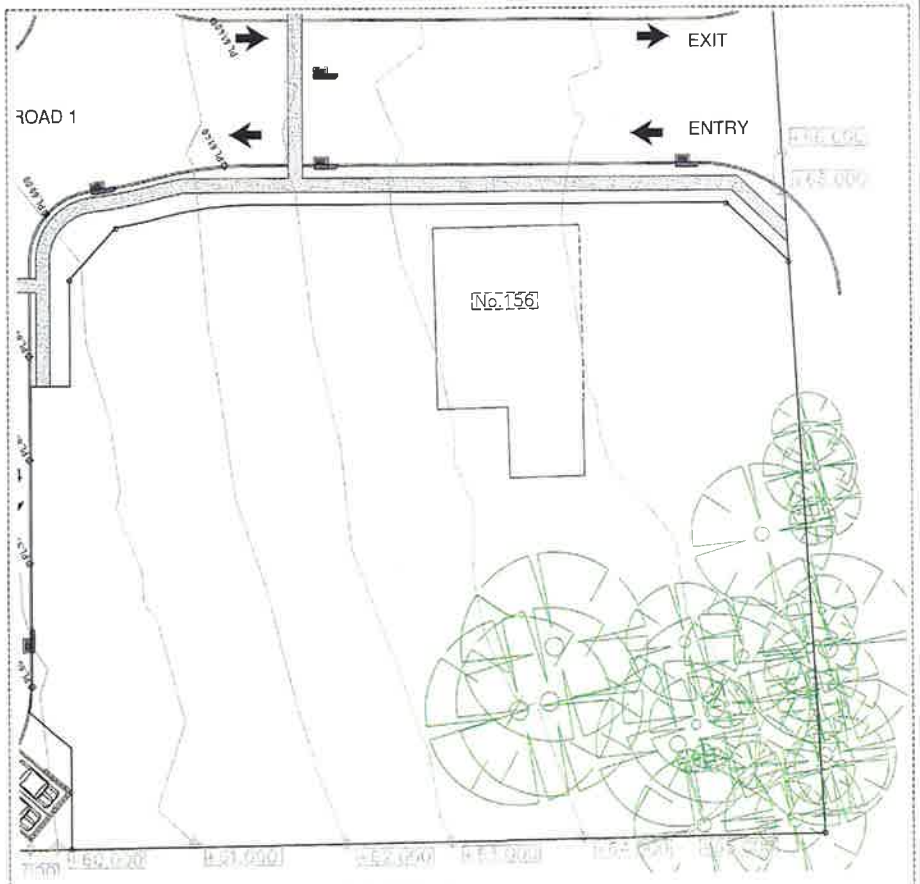
UNIT 95 - NORTHEAST ELEVATION
SCALE 1:200 @ A1



UNIT 92, 93, 94, 95 - UPPER FLOOR PLAN
SCALE 1:200 @ A1



UNIT 92, 93, 94, 95 - LOWER FLOOR PLAN
SCALE 1:200 @ A1



SITE FOR PROPOSED PRESCHOOL
SCALE 1:200 @ A1

CALCULATIONS							
UNITS			TYPE C3	UNITS			TYPE C3
LOWER LIVING	34.32m²	PORCH	4.75m²	LOWER LIVING	34.32m²	PORCH	5.72m²
UPPER LIVING	36.57m²	ALFRESCO	7.72m²	UPPER LIVING	36.57m²	ALFRESCO	7.72m²
GARAGE	21.36m²	DECK	12.14m²	GARAGE	21.36m²	DECK	12.14m²
UNITS			TYPE C3	UNITS			TYPE C3
LOWER LIVING	34.32m²	PORCH	5.72m²	LOWER LIVING	34.32m²	PORCH	5.72m²
UPPER LIVING	36.57m²	ALFRESCO	7.72m²	UPPER LIVING	36.57m²	ALFRESCO	7.72m²
GARAGE	21.36m²	DECK	12.14m²	GARAGE	21.36m²	DECK	12.14m²

LEGEND

Distribution Number	14011526
Accreditation Number	BDAS-2011-2130
Signature	

May 2015

BSA Reference: 10251

Building Sustainability Assessments
enquiries@buildingsustainability.net.au

Ph: (02) 4962 3439
www. buildingsustainability.net.au

Important Note for Development Applicants

The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If they vary from drawings or other specifications this Specification shall take precedence. If only one specification option is detailed for a building element, that specification must apply to all expansion of this element for the whole project. If alternate specifications are detailed, the location and extent of the alternate specification must be clarified below and / or clearly indicated on referenced documentation.

Once the development is approved by the consent authority, these specifications will become a condition of consent and must be included in the build works. If you do not want to include these requirements, the proposed construction varies to those detailed or need further information, please consult Building Sustainability Assessments.

This assessment has assumed that the BCA provisions for building sealing will be complied with at construction. No loss of insulation arising from ceiling penetrations has been taken into account.

Floor Construction	Insulation	Covering	Detail
Concrete & Timber	none	As drawn (if not noted default values used)	

Windows	Glass and frame type	U	SHGC	Area sq m	Detail
Generic	Single clear - Aluminium			As drawn	

Skylights	Glass and frame type	U	SHGC	Area sq m	Detail

U and SHGC values are according to NFRC. Alternate products may be used if the U value is lower and the SHGC is less than 10% higher or lower than the above figures.

External Window Cover	Detail

Thermal Performance Specifications			
External Wall Construction	Insulation	Colour (Solar Absorptance)	Detail
Brick Veneer & Lightweight	R1.5	Any	

Internal Wall Construction	Insulation	Detail
Plasterboard on studs	none	

Ceiling Construction	Insulation	Detail
Plasterboard	R3.5 to ceilings adjacent to roof space	

Roof Construction	Insulation	Colour (Solar Absorptance)	Detail
Metal	Foil	Any	

Fixed shading - Eaves	Width indicates overhang, offset is distance above windows
Width: as drawn Offset: as drawn	Nominal only, refer to plan for detail
Fixed shading - Other	Verandahs, Pergolas (type and dimension)
Shaded areas and shade dev cals as drawn	

For construction in NSW the BCA Vol 1 or 2 must be complied with, in particular the following:
- Thermal construction in accordance with Vol 1 Section J1.2 or Vol 2 Part 3.12.1.1
- Thermal breaks in accordance with Section J1.3(d) & 1.5(b) or Part 3.12.1.2(a) & 3.12.1.4(b)
- Compensating for loss of ceiling insulation in accordance with Section J1.3(c) or Part 3.12.1.2(c)
- Floor insulation in accordance with Section J1.6(c) & (e) or Part 3.12.1.5(a)(ii) or (c) & (e)
- Building sealing in accordance with Section J3 or Part 3.12.3.1 to 3.12.3.6

Kim Gorrish

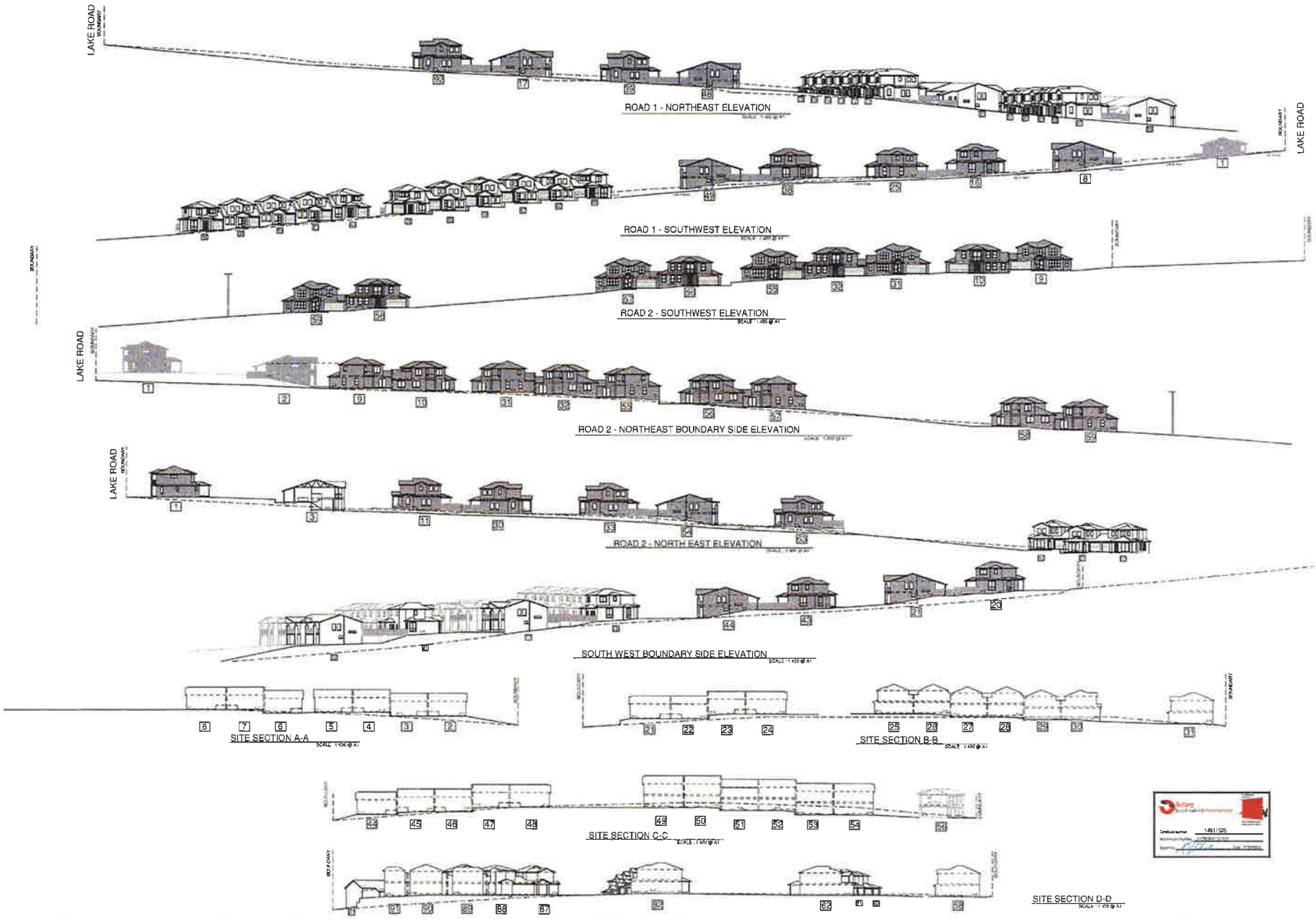
PROJECT: PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT

LOCATION: NO 150, LOT A, DP350420 NO 152, LOT 1, DP725254, NO 154, LOT A, DP394165, NO 156 LOT B, DP394165, LAKE RD., ELERMORE VALE.

CLIENT: SNL BUILDING CONSTRUCTIONS PTY LTD

DEVELOPMENT APPLICATION

SHEET 18



DEVELOPMENT APPLICATION

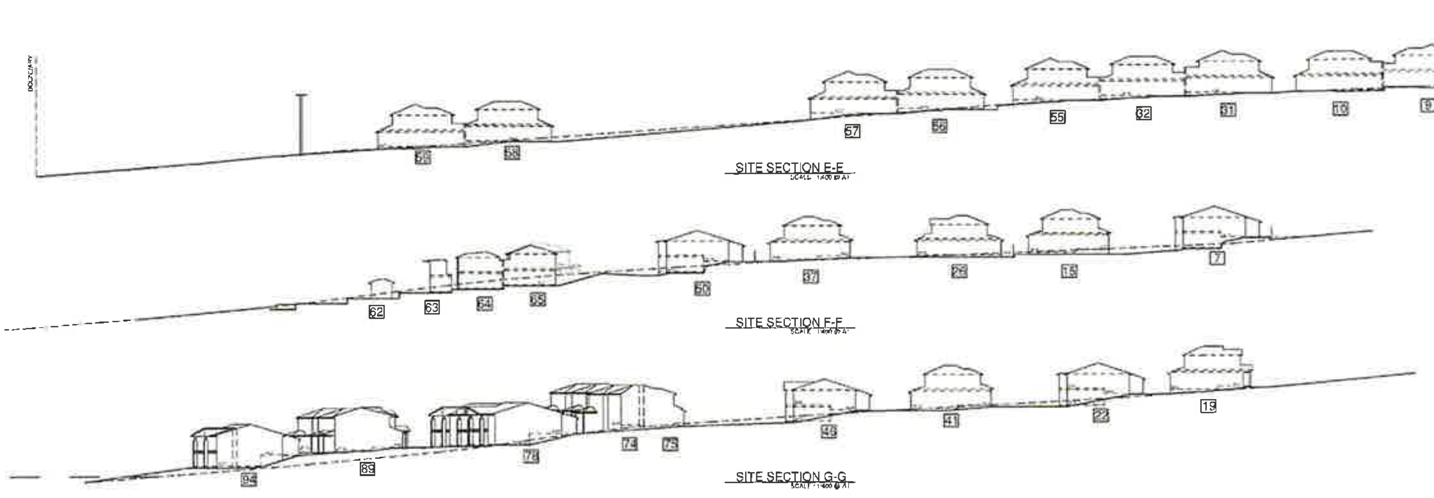
SHEET 19

Kim Gerrish

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT

NO 189, LOT A, DP390420, NO 192, LOT 1, DP125254, NO 194, LOT A, DP394165, NO 196, LOT B, DP394165, LAKE RD., ELERMORE VALE

SNL BUILDING CONSTRUCTIONS PTY LTD



UNIT INFORMATION & CALCULATIONS

UNIT	TYPE	BEDROOMS	BATHROOMS	GARAGE PARKING	TOTAL FLOOR AREA	COURTYARD AREA	PRIVATE OPEN SPACE
UNIT 1	TYPE A.7	4	2.5	DOUBLE	159.20m²	328.90m²	4.2 X 4.0
UNIT 2	TYPE C.1	3	2	SINGLE	122.22m²	30.25m²	UPPER DECK
UNIT 3	TYPE C.2	3	2	SINGLE	121.01m²	32.79m²	UPPER DECK
UNIT 4	TYPE C.3	3	2	SINGLE	121.07m²	32.75m²	UPPER DECK
UNIT 5	TYPE C.4	3	2	SINGLE	122.22m²	20.25m²	UPPER DECK
UNIT 6	TYPE C.11	3	2	SINGLE	122.22m²	23.25m²	UPPER DECK
UNIT 7	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
UNIT 8	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
UNIT 9	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
UNIT 10	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]	[illegible]
UNIT 11	TYPE B.1	3	2.5	SINGLE	122.74m²	36.45m²	4.0 X 4.0
UNIT 12	TYPE B.1	3	2.5	SINGLE	119.94m²	37.90m²	4.0 X 4.0
UNIT 13	TYPE B.2	3	2.5	SINGLE	119.94m²	37.90m²	4.0 X 4.0
UNIT 14	TYPE B.1	3	2	SINGLE	118.90m²	37.90m²	4.0 X 4.0
UNIT 15	TYPE B.2	3	2.5	SINGLE	119.94m²	37.90m²	4.2 X 4.0
UNIT 16	TYPE B.4	3	2.5	SINGLE	122.74m²	38.49m²	4.0 X 4.0
UNIT 21	TYPE C.5	3	2	SINGLE	124.21m²	33.21m² (REAR COURTYARD AREA)	UPPER DECK
UNIT 22	TYPE C.6	3	2	SINGLE	121.51m²	32.75m² (REAR COURTYARD AREA)	UPPER DECK
UNIT 23	TYPE D.7	3	2	SINGLE	121.51m²	32.75m² (REAR COURTYARD AREA)	UPPER DECK
UNIT 24	TYPE C.5	3	2	SINGLE	124.21m²	33.35m² (REAR COURTYARD AREA)	UPPER DECK
UNIT 25	TYPE D.5	3	2	SINGLE	122.74m²	34.00m² (REAR COURTYARD AREA)	FRONT DECK
UNIT 26	TYPE B.7	3	2.5	SINGLE	119.94m²	37.90m² (REAR COURTYARD AREA)	FRONT DECK
UNIT 95	TYPE C.9	3	2	SINGLE	127.00m²	33.25m² (REAR COURTYARD AREA)	UPPER DECK

GROSS FLOOR AREA	
GROSS FLOOR SPACE	0.1 : 1

DEVELOPMENT CALCULATIONS	
PROPOSED DEVELOPMENT SITE: NEW LOT 100	3885.51m²
PROPOSED PRESCHOOL SITE: NEW LOT 101	3307.70m²
NEW LOT 102	567.80m²
NEW LOT 103	1186.30m²
NEW LOT 104	504.87m²
NEW LOT 105	337.49m²
PROPOSED NUMBER OF UNITS	94
PROPOSED NEW SINGLE DWELLINGS	1
TOTAL DEEP SOIL PLANTING REQUIRED	3834 m²
TOTAL DEDICATED LANDSCAPING REQUIRED	5590 m²
VISITOR CARPARK SPACES PROVIDED	28 (19 REQUIRED)
ACCESSIBLE CARPARK SPACES PROVIDED	2
TOTAL VISITOR CARPARK SPACES	40
TOTAL VISITOR MOTOR BIKE SPACES	5
SITE SUITABLE FOR COUNCIL WASTE SERVICE	

Kim Gerrish

NORTHROP

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT

NO 150, LOT A, DP350420 NO 152 LOT 1 DP725264 NO 154 LOT A DP394165 NO 156 LOT B DP394165 LAKE RD, ELERMORE VALE

SNL BUILDING CONSTRUCTIONS PTY LTD

DEVELOPMENT APPLICATION

SHEET 20

DEVELOPMENT APPLICATION

SHADOW DIAGRAMS AT 9AM - 22ND JUNE

FENCE SHADOW

BUILDING SHADOW

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT

NO 150, LOT A, DP350420, NO 152, LOT 1, DP725284, NO 154, LOT A, DP394185, NO 156, LOT B, DP394185, LAKE RD., ELERMORE VALE

SNL BUILDING CONSTRUCTIONS PTY LTD

Gerrish

NORTHROP

SHEET 21

SHADOW DIAGRAMS AT 10AM - 22ND JUNE

FENCE SHADOW

BUILDING SHADOW

Gerrish

NORTHROP

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT

NO 150, LOT A, DP350420, NO 152, LOT 1, DP725264, NO 154, LOT A, DP394165, NO 156, LOT B, DP394165, LAKE RD., ELERMORE VALE

SNL BUILDING CONSTRUCTIONS PTY LTD

SHEET 22

SHADOW DIAGRAMS AT 11AM - 22ND JUNE

FENCE SHADOW

BUILDING SHADOW

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT

NO 150, LOT A, DP350420, NO 152, LOT 1, DP725264, NO 154, LOT A, DP394185, NO 156, LOT B, DP394165, LAKE RD., ELERMORE VALE

SNL BUILDING CONSTRUCTIONS PTY LTD

DEVELOPMENT APPLICATION

SHEET 23

SHADOW DIAGRAMS AT 12NOON - 22ND JUNE

SCALE 1:200 @ A1

FENCE SHADOW

BUILDING SHADOW

Kim Gerrish

NORTHROP

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT

NO 150, LOT A, DP350420, NO 152, LOT 1, DP725284, NO 154, LOT A DP394165, NO 156, LOT B, DP394165, LAKE RD, ELERMORE VALE

SNL BUILDING CONSTRUCTIONS PTY LTD

DEVELOPMENT APPLICATION

SHEET 24

SHADOW DIAGRAMS AT 1PM - 22ND JUNE
SCALE 1:250 @ A1

FENCE SHADOW

BUILDING SHADOW

PROJECT: PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
NO 150, LOT A, DP350420 NO 152, LOT 1, DP775264, NO 154 LOT A DP394165 NO 156 LOT B, DP394165 LAKE RD, ELERMORE VALE
CLIENT: SNL BUILDING CONSTRUCTIONS PTY LTD

DEVELOPMENT APPLICATION

SHEET 25

SHADOW DIAGRAMS AT 2PM - 22ND JUNE

NOTE:
2PM SHADOWS SHOWN FOR
FRONT AND UPPER DECKS ONLY

BUILDING SHADOW

DEVELOPMENT APPLICATION

SHEET 25

PROPOSED SUBDIVISION AND RESIDENTIAL DEVELOPMENT
NO 150, LOT A, DP350420 NO 152, LOT 1, DP725294, NO 154 LOT A DP394165 NO 156, LOT B, DP394165, LAKE RD, ELERMORE VALE
SAL BUILDING CONSTRUCTIONS PTY LTD