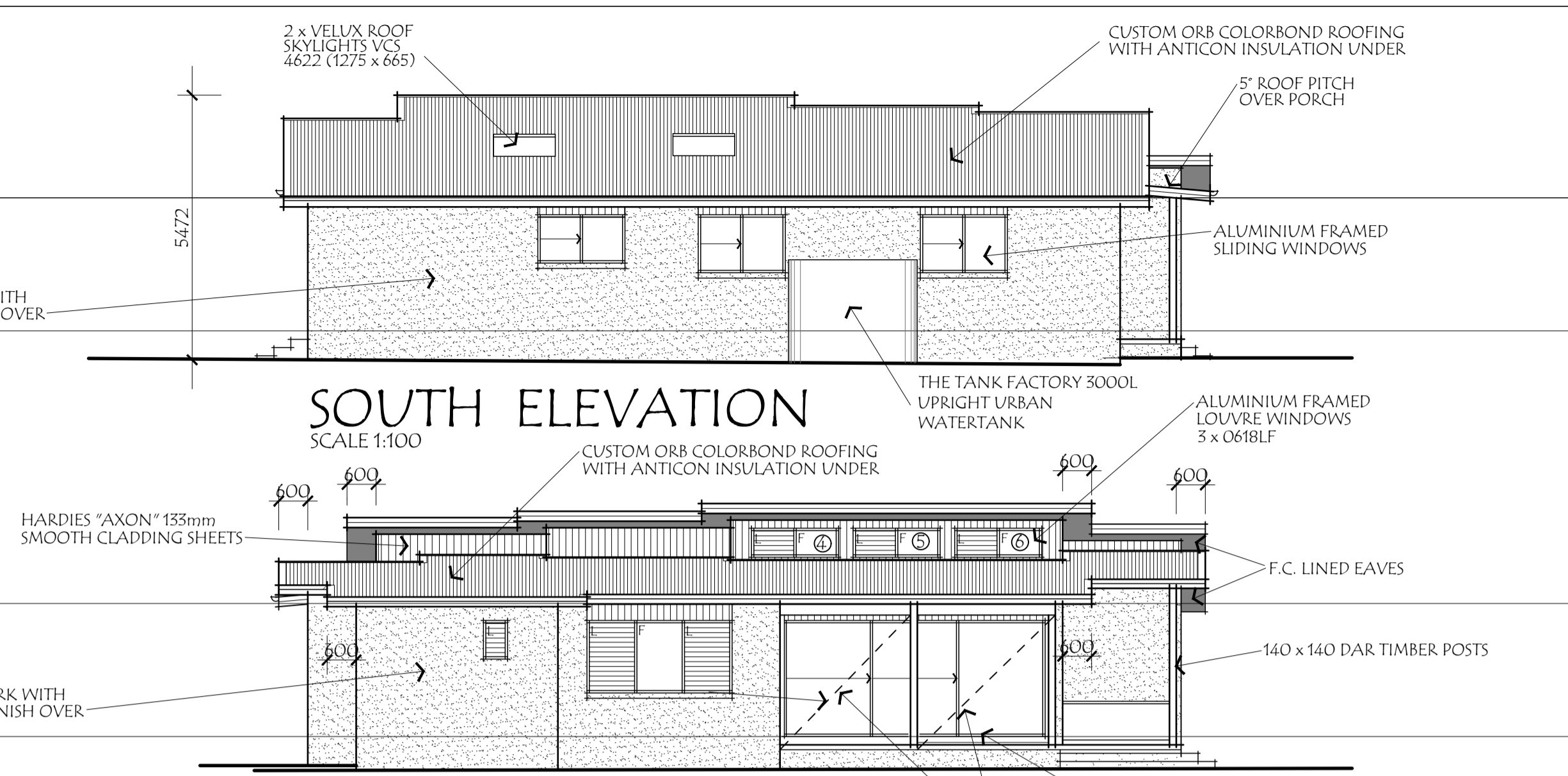
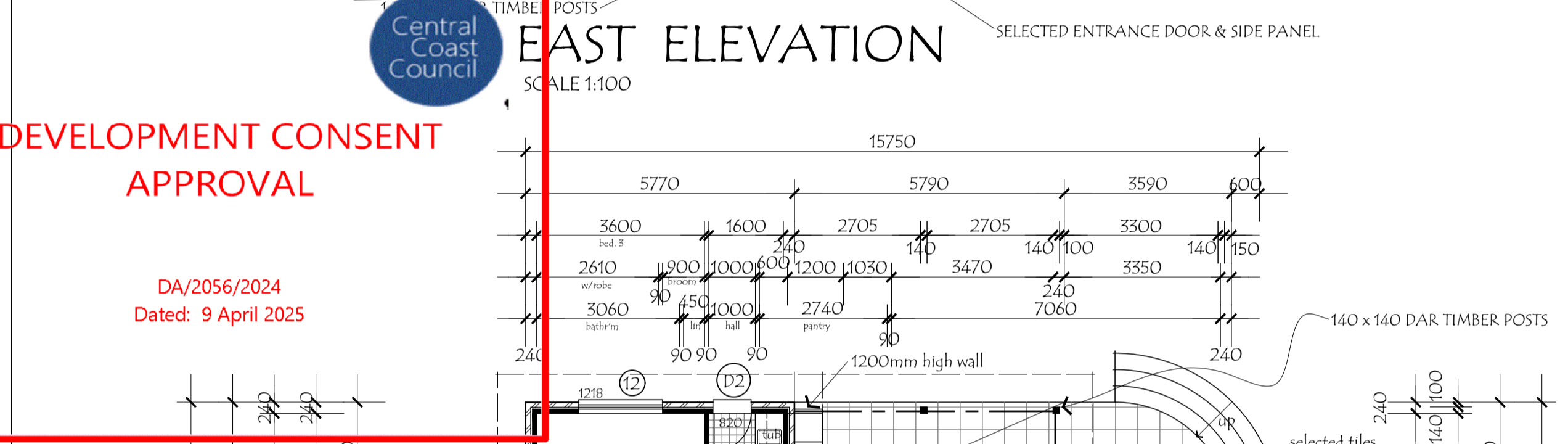


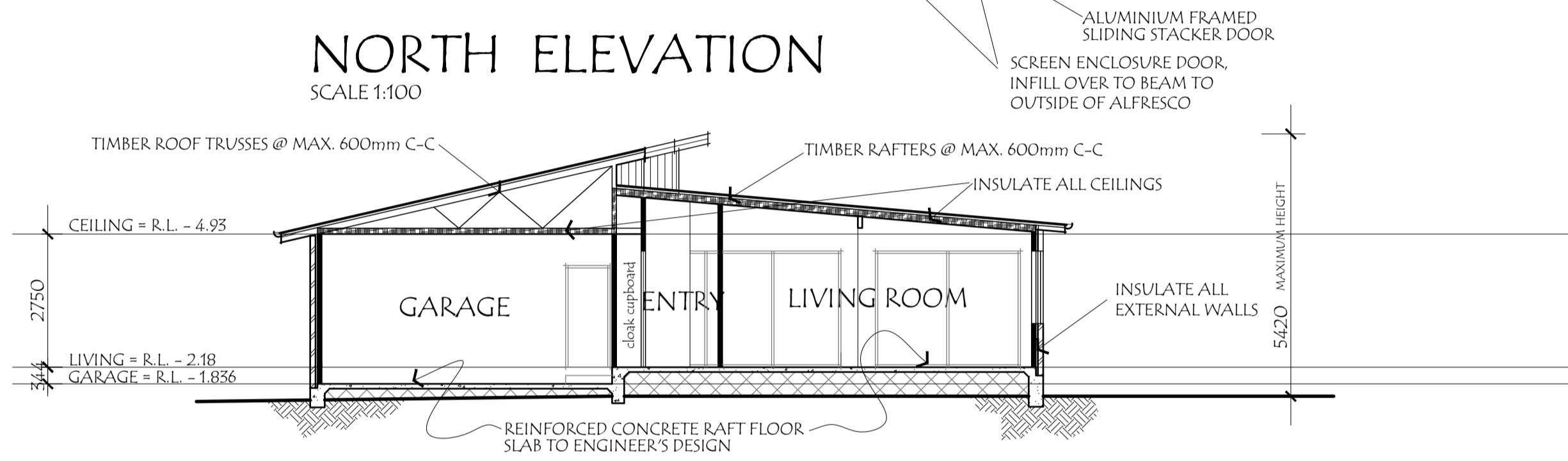
WEST ELEVATION
SCALE 1:100



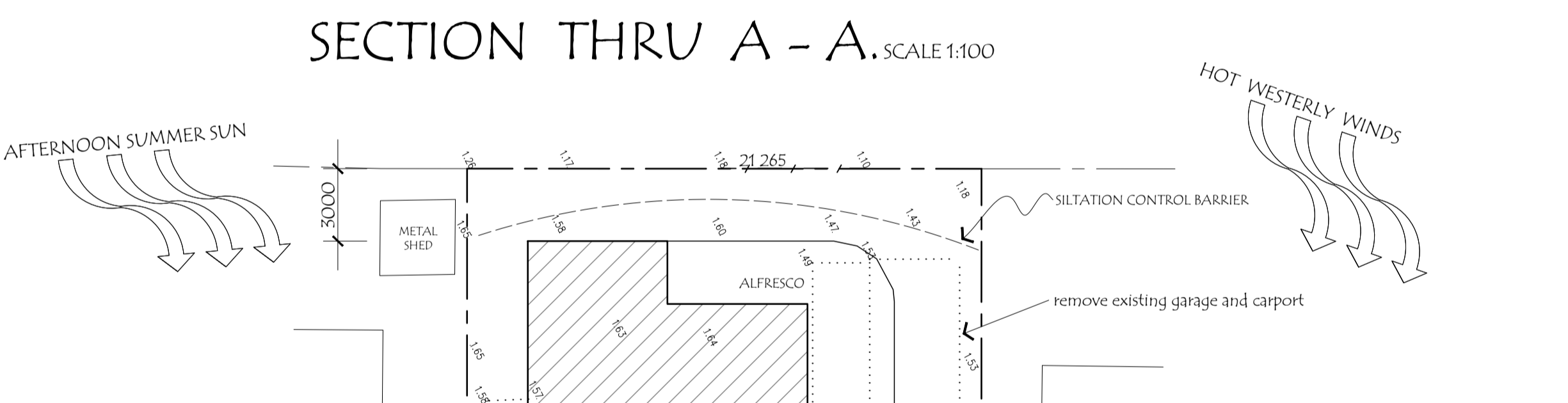
SOUTH ELEVATION
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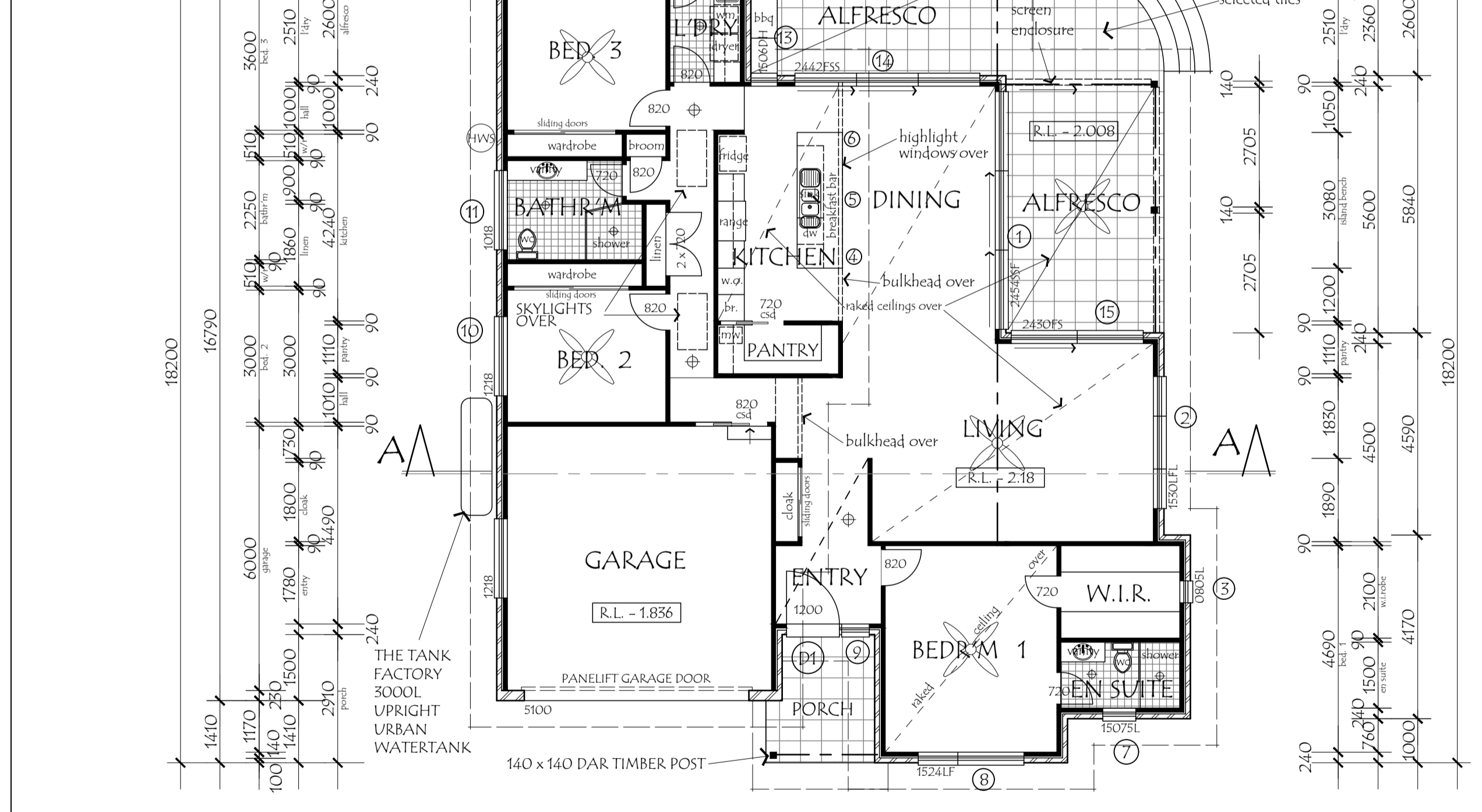
EAST ELEVATION
SCALE 1:100



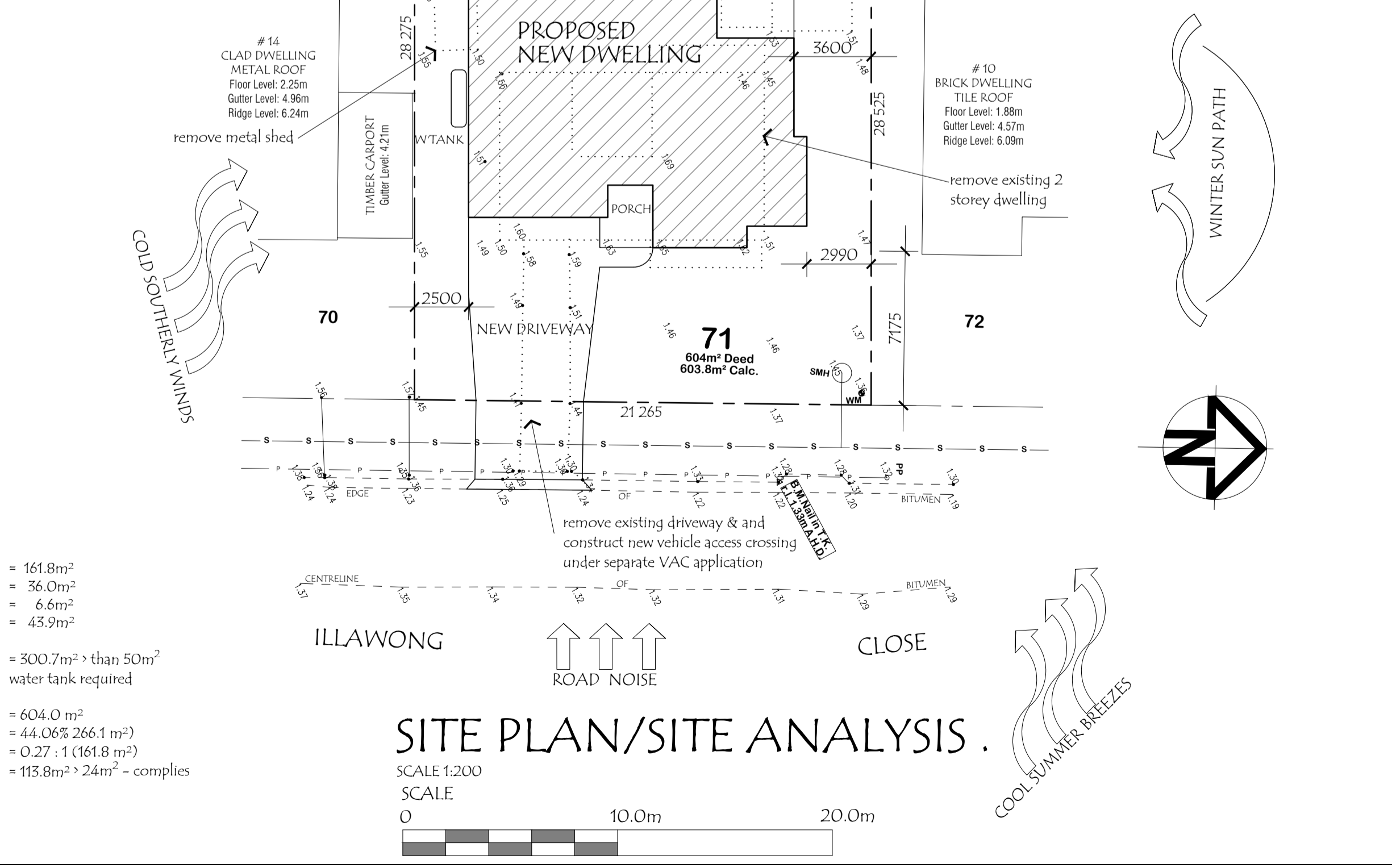
NORTH ELEVATION
SCALE 1:100



SECTION THRU A - A. SCALE 1:100



FLOOR PLAN. SCALE 1:100



SITE PLAN/SITE ANALYSIS. SCALE 1:200

NOTES

- Check all dimensions on site - do not scale off plans. Dimensions to boundaries are subject to surveyors set-out.
- Ground lines shown are approximate. Setting out dimensions shall be verified by the builder. Levels to be clarified by surveyor.
- Any conflicts with information in this plan or any other consultants, fabrication or any other plans must be reported to the building designer prior to construction.
- All proposed changes and adjustments shall be approved by the building designer prior to construction.
- These drawings shall be read in conjunction with all structural and other consultants drawings & specifications & with other written instructions as may be issued during the course of the contract.
- During construction the building shall be maintained in a stable condition and no part shall be over-stressed.
- All workmanship shall be in accordance with the requirements of the B.C.A. codes and the by-laws & or ordinances of the relevant building authorities.
- All discrepancies shall be referred to the Building Designer before commencement of any works.
- Copyright - All rights are reserved and remain the property of L.A.W. Building Design. The design concept & plan must not be copied or reproduced without the prior consent of the Designer. Any breach shall render the defaulter to legal action.

LEGEND

- ① = BASIX WINDOW NUMBERS
- Ⓚ = SKYLIGHT WINDOW NUMBERS
- ⊕ = SMOKE ALARM
- Ⓜ = AIR-CONDITIONING DUCT
- ⊗ = CEILING FAN
- ⊕ = FLOOR WASTE (style/type t.b.c with wet area layout prior to building)
- D1 = DOOR NUMBERS

BASIX COMMITMENTS

- All new or altered showerheads in the development to have a minimum 4 star rating.
- All new or altered taps in the development to have a minimum 6 star rating.
- All new or altered toilets in the development to have a minimum 6 star rating.
- A minimum of 40% of all new or altered light fittings are to be fitted with fluorescent, compact fluorescent or light-emitting-diode (LED) lamps.
- Added insulation requirements:
 - RD.6 (down) to suspended floor over enclosed sub-floor (or R1.30 total including construction)
 - R2.94 to brick veneer external walls (or R5.5 total including construction)
 - R4.0 (up) to ceilings.
 - 55mm thick foil backed blanket to roof.
- Roof colour to be LIGHT - SA 0.38 - 0.475 ceiling area to be fully insulated.
- Window glazing and shading requirements as indicated in BASIX certificate number 1777115.

SITE NOTES:

- * NO EXISTING WATERWAYS OR WATERCOURSES.
- * NO EASEMENTS OR RIGHTS OF CARRIAGEWAY EXIST ON SITE.
- * NO CUT & FILL REQUIRED.
- * STORMWATER TO BE CONNECTED TO EXISTING SYSTEM AND ON TO THE STREET VIA WATER TANKS.
- * SILTATION CONTROL BARRIER TO BE INSTALLED TO COUNCIL REQUIREMENTS.
- * TERMITES PROTECTION TO BE CHEMICAL AND PHYSICAL.
- * THERE WILL BE MINIMAL ADVERSE ENVIRONMENTAL EFFECTS.

THIS DRAWING:
FLOOR AND SITE PLANS,
ELEVATIONS AND SECTIONS.

PROJECT:
DEMOLISH EXISTING RESIDENCE.
PROPOSED NEW RESIDENCE.

ADDRESS:
LOT 71 DP - 247548
12 ILLAWONG CLOSE,
DAVISTOWN.

CLIENT:
REID.

Louise Williams
L.A.W. BUILDING DESIGN
110 HELMSMAN BVD, ST HUBERTS ISLAND NSW 2257
PH: 02 4341 7371 MOB: 0418 667 781
www.lawbuildingdesign.com.au

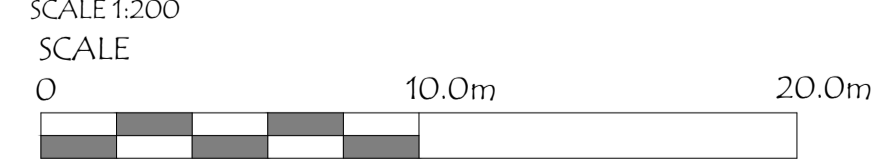
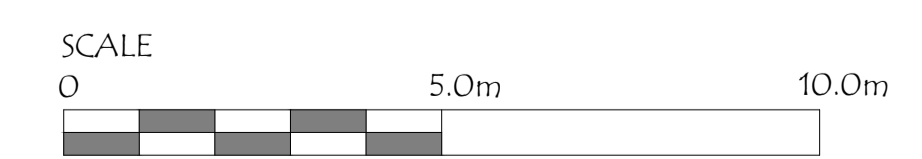
DRAWN: M.J.V. DATUM: AHD JOB N°: 241008
DATE: NOVEMBER 2024 SCALE: 1:100 SHEET: 1 OF 1

DEVELOPMENT CONSENT
APPROVAL

DA/2056/2024
Dated: 9 April 2025



A1 ORIGINAL SIZE



SITE STATISTICS:

AREAS:

NEW RESIDENCE	AREA
FLOOR AREA	= 161.8m ²
GARAGE	= 36.0m ²
ENTRY PORCH	= 6.6m ²
ALFRESCO	= 43.9m ²
ROOF AREA	= 300.7m² > than 50m² water tank required
SITE AREA	= 604.0 m²
SITE COVERAGE	= 44.06% 266.1 m²
FLOOR SPACE RATIO	= 0.27 : 1 (161.8 m²)
OPEN SPACE AREA	= 115.8m² > 24m² - complies