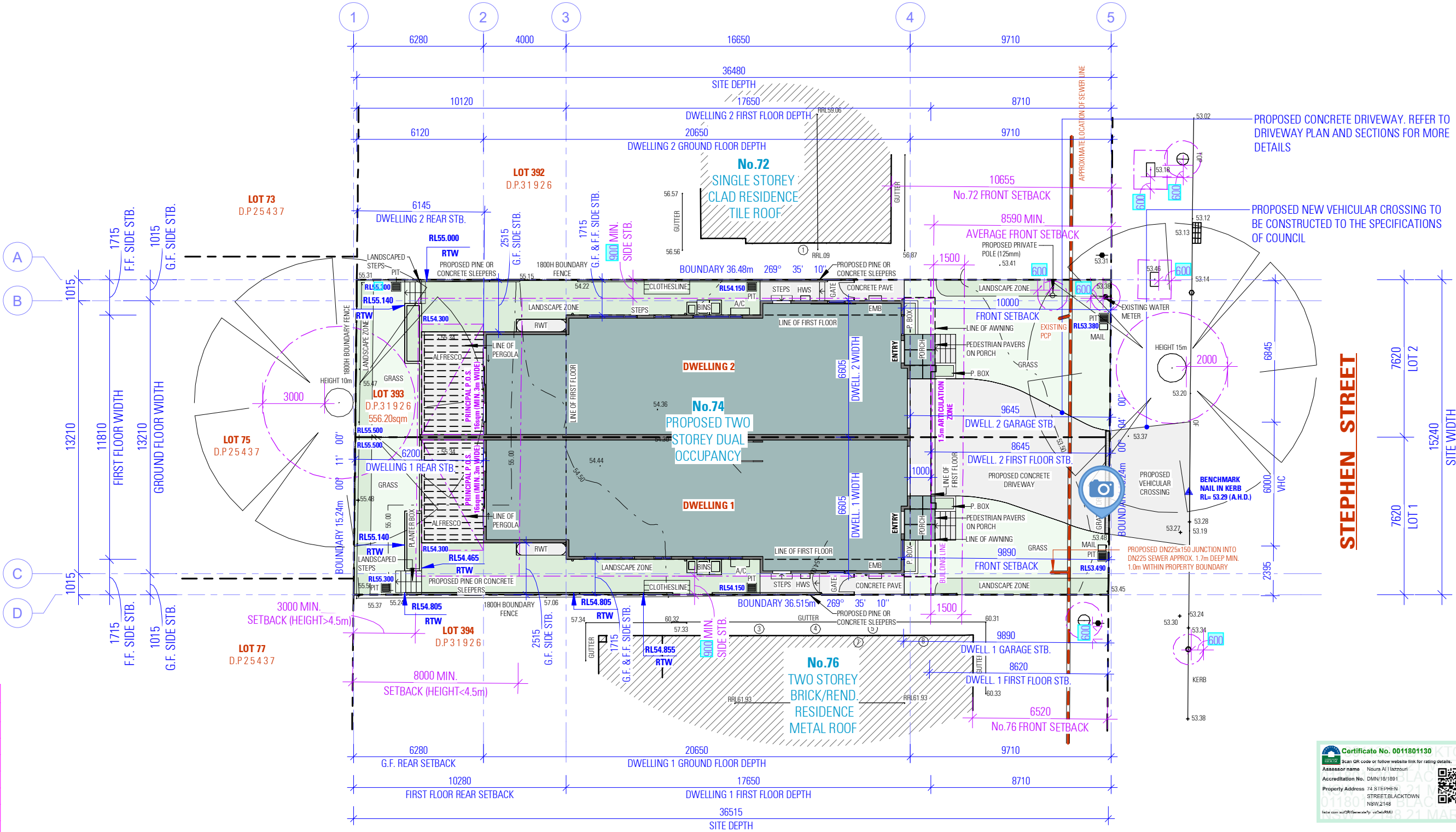


NOTES:

- REFER TO LANDSCAPE PLAN FOR LANDSCAPE DETAILS
- REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
- REFER TO STRUCTURAL PLAN FOR RETAINING WALL DETAILS
- REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS
- ALL SIDE AND REAR BOUNDARY FENCING BEHIND BUILDING LINE TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL

SITE CALCULATIONS

ITEM	REQUIREMENT	DWELLING 1	DWELLING 2
TOTAL SITE AREA (PARENT LOT)	> 500.00 m ²	556.20 m ²	
GROUND FLOOR AREA		100.21 m ²	100.21 m ²
FIRST FLOOR AREA		91.82 m ²	91.82 m ²
TOTAL GROSS FLOOR AREA		192.03 m ²	192.03 m ²
GROSS FLOOR AREA OF ALL BUILDINGS	< 25%+300 m ² < 439.05 m ²	384.06 m ²	
LANDSCAPE AREA (SITE) (MIN. 1.5m WIDE)	> 50%-100 m ² > 178.10 m ²	195.23 m ²	
LANDSCAPE AREA (FORWARD BUILDING LINE)	> 25.00% > 36.76 m ²	81.97 m ²	
LANDSCAPE AREA (BEHIND BUILDING LINE)	> 50.00% > 89.05 m ²	113.26 m ²	
ARTICULATION ZONE BUILDING ELEMENTS	< 25.00% < 5.72 m ²	1.12m ²	
PRINCIPAL PRIVATE OPEN SPACE (MIN. 3.0m WIDE)	> 16.00 m ²	16.00m ²	16.00m ²
HARDSTAND SPACE 2400W x 5400L	ONE SPACE PER DWELLING	ONE SPACE	ONE SPACE



LEGEND	
ITEM	SYMBOL
GROUND FLOOR AREA	[Solid Grey Box]
LINE OF FIRST FLOOR	[Dashed Line]
SITE BOUNDARY	[Dashed Line]
COMPLIANCE LINE	[Dashed Line]
COMPLIANCE DIMENSION	[Line with Asterisks]
NEIGHBOURING BUILDINGS	[Hatched Box]
GRASS ZONE	[Green Box]
LANDSCAPING ZONE	[Light Green Box]

- NOTES
1. ALL DIMENSIONS ARE IN MILLIMETERS
 2. VERIFY ALL DIMENSIONS ON SITE
 3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
 4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
 5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) & AUSTRALIAN STANDARDS

COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

ISSUE	DATE	DESCRIPTION
A	01.04.2025	ISSUED FOR COMPLYING DEVELOPMENT CERTIFICATE



PROPOSED DUAL OCCUPANCY

74 STEPHEN STREET
BLACKTOWN NSW 2148

DESIGN ELIE SLEIMAN
DRAFTED NIKOLA CVETKOVSKI
DEAN WILLEMSEN

DRAWING

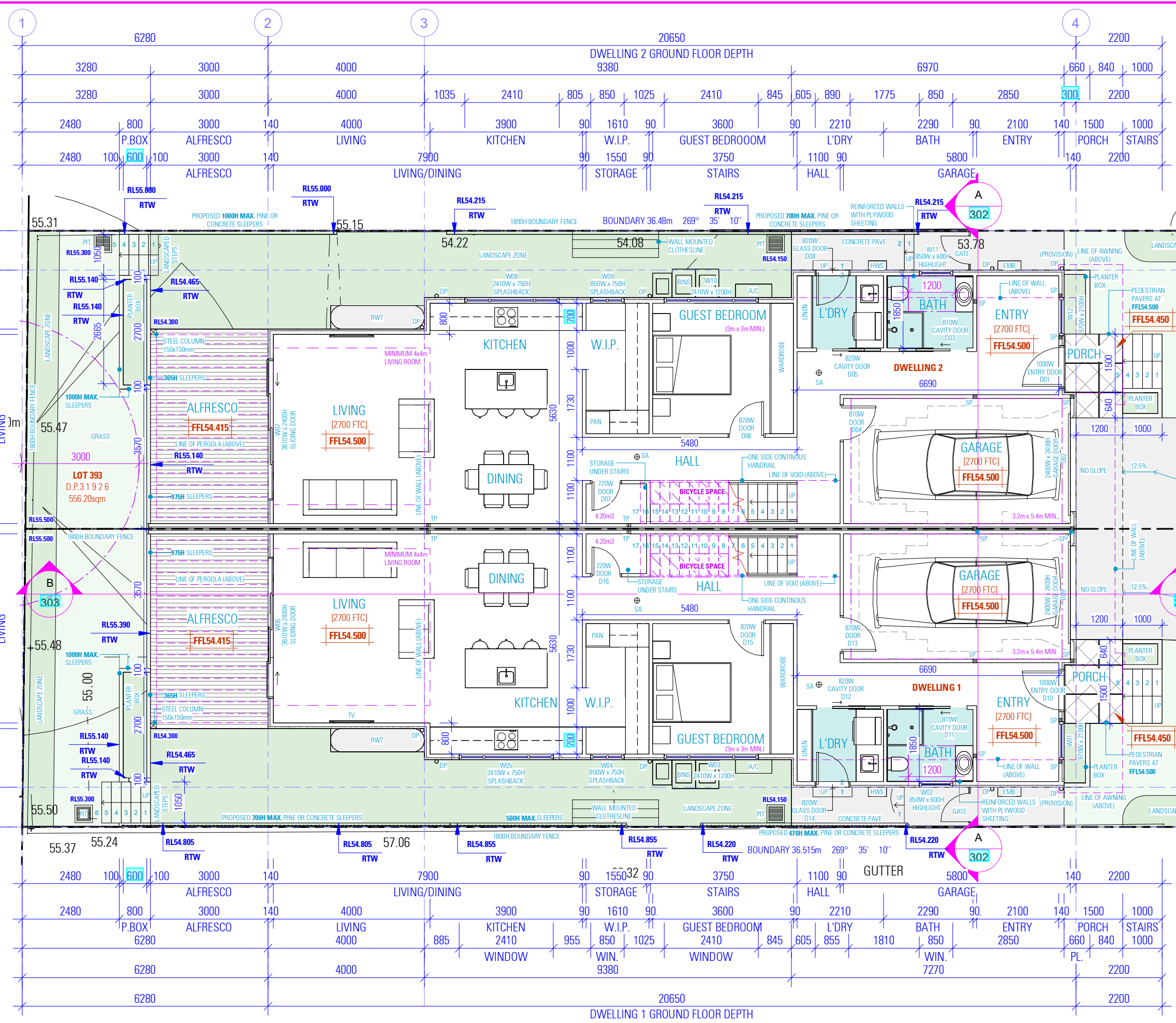
PROPOSED SITE PLAN

SCALE 1 : 200 / A3
ISSUE A

DWG No. 24564 - 011



ISSUED FOR CDC ONLY



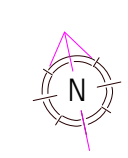
- NOTES:**
- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
 - PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7
 - EXTERNAL BALCONIES ARE TO BE WATERPROOFED AS PER NCC H2D8 & AS 4654.1 & 2

- NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETERS
 2. VERIFY ALL DIMENSIONS ON SITE
 3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
 4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
 5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) & AUSTRALIAN STANDARDS

COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

ISSUED FOR COMPLYING DEVELOPMENT CERTIFICATE		
A	01.04.2025	ISSUED FOR COMPLYING DEVELOPMENT CERTIFICATE
ISSUE	DATE	DESCRIPTION



PROPOSED DUAL OCCUPANCY

74 STEPHEN STREET
BLACKTOWN NSW 2148

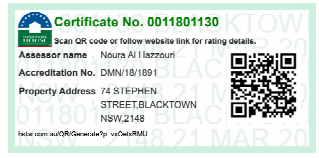
DESIGN ELIE SLEIMAN
DRAFTED NIKOLA CVETKOVSKI
DEAN WILLEMSSEN

DRAWING

PROPOSED GROUND FLOOR PLAN

SCALE 1:100 / A3
ISSUE A

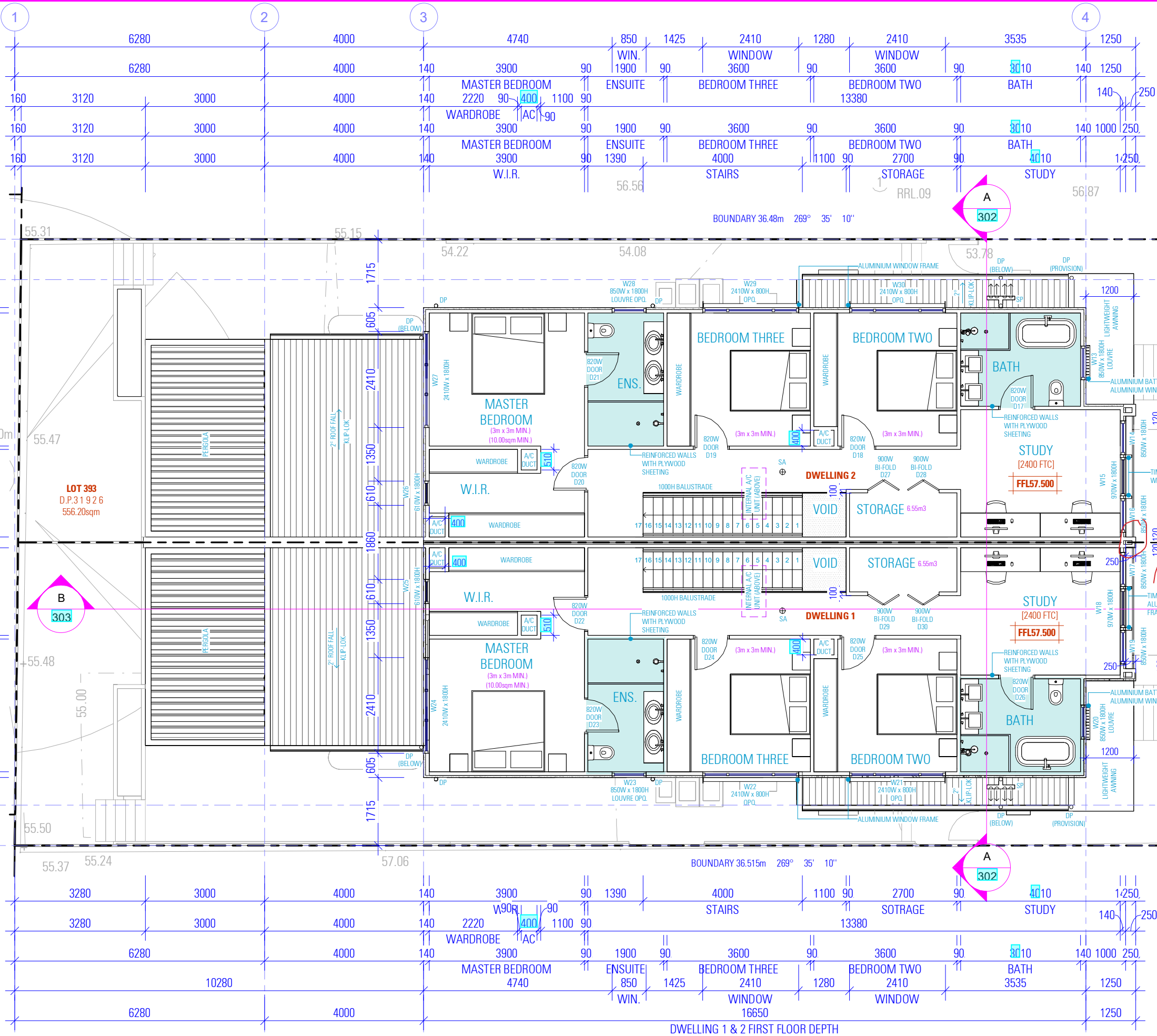
DWG No. 24564 - 101



ISSUED FOR CDC ONLY

NOTES:

- SMOKE ALARMS AND EVACUATION LIGHTING ARE TO COMPLY WITH BCA 2022 H3D6
- PROVISION OF VENTILATION IS TO COMPLY WITH BCA 2022 H4D7
- EXTERNAL BALCONIES ARE TO BE WATERPROOFED AS PER NCC H2D8 & AS 4654.1 & 2



- NOTES**
1. ALL DIMENSIONS ARE IN MILLIMETERS
 2. VERIFY ALL DIMENSIONS ON SITE
 3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
 4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
 5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) & AUSTRALIAN STANDARDS

COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

A	01.04.2025	ISSUED FOR COMPLYING DEVELOPMENT CERTIFICATE
ISSUE	DATE	DESCRIPTION



PROPOSED DUAL OCCUPANCY

74 STEPHEN STREET
BLACKTOWN NSW 2148

DESIGN ELIE SLEIMAN
DRAFTED NIKOLA CVETKOVSKI

DEAN WILLEMSEN

DRAWING

PROPOSED FIRST FLOOR PLAN

SCALE 1:100 / A3
ISSUE A

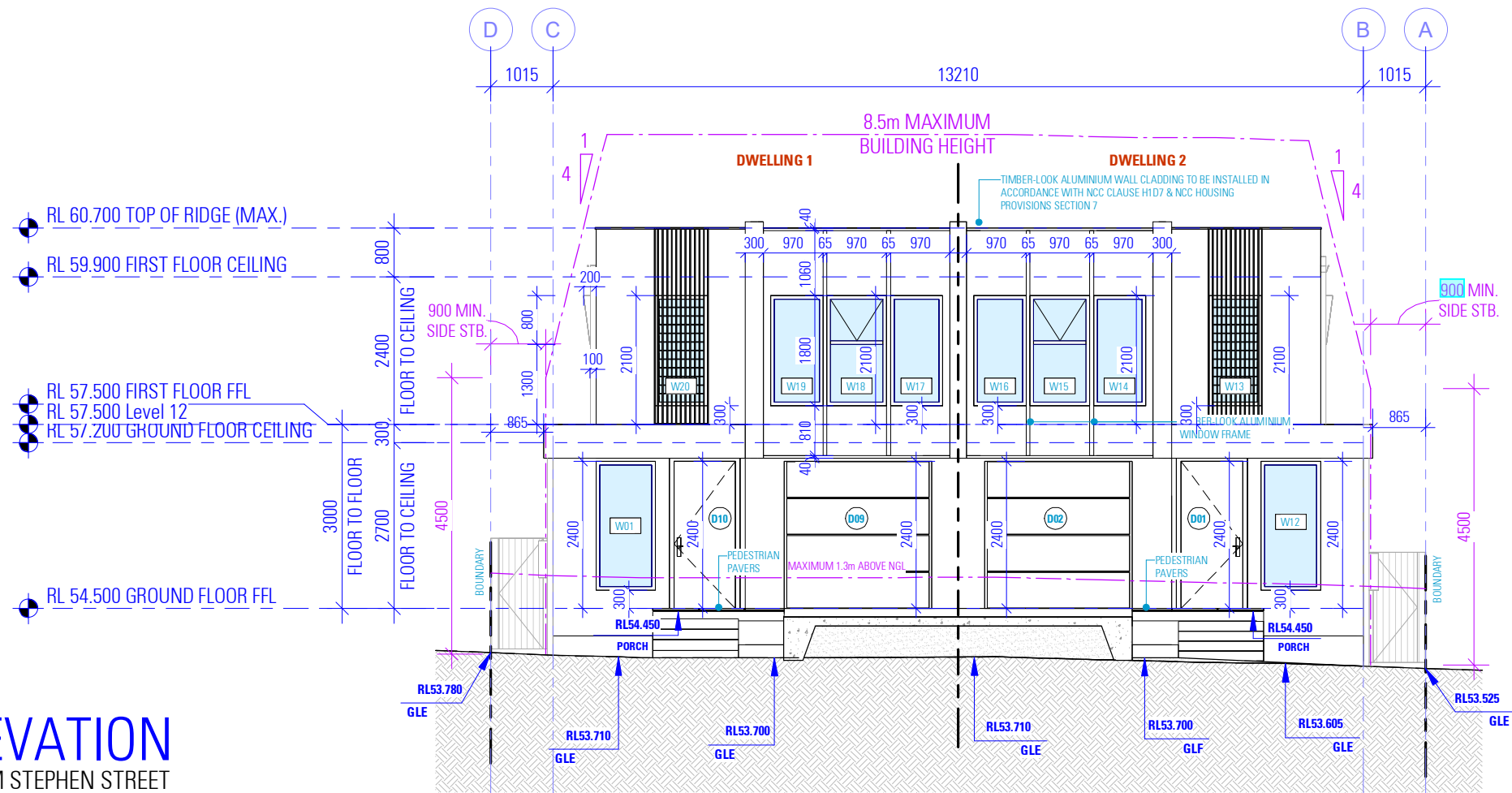
DWG No. 24564 - 102



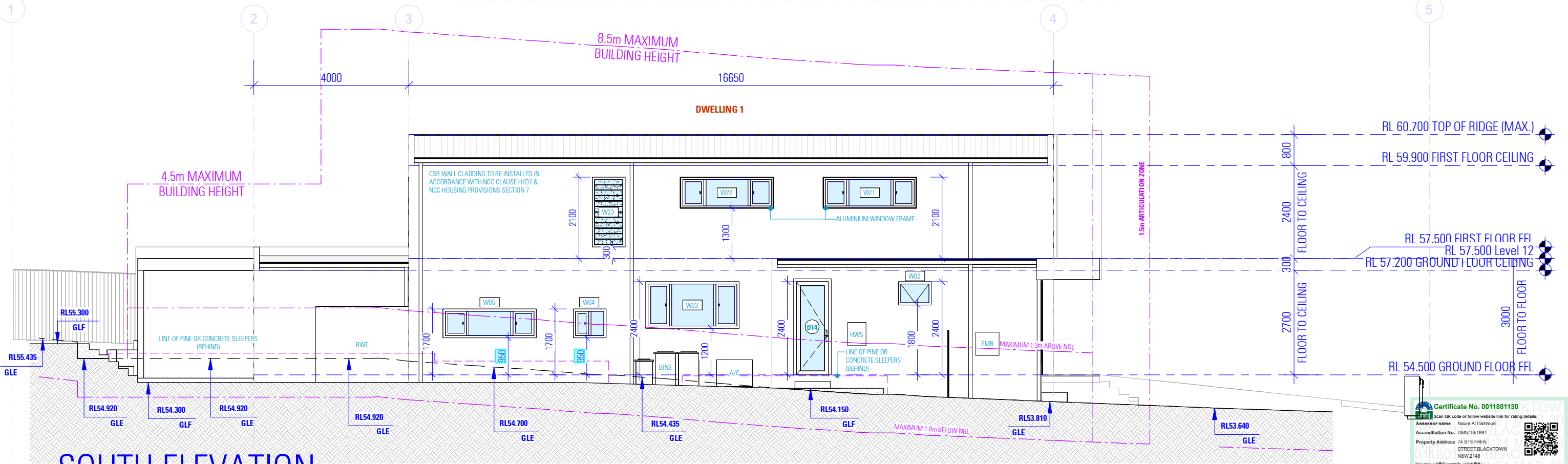
ISSUED FOR CDC ONLY

EAST ELEVATION

AS SEEN FROM STEPHEN STREET



SOUTH ELEVATION



ISSUED FOR CDC ONLY

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) & AUSTRALIAN STANDARDS

COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

ISSUE	DATE	DESCRIPTION
A	01.04.2025	ISSUED FOR COMPLYING DEVELOPMENT CERTIFICATE



PROPOSED DUAL OCCUPANCY

74 STEPHEN STREET
BLACKTOWN NSW 2148

DESIGN ELIE SLEIMAN
DRAFTED NIKOLA CVETKOVSKI

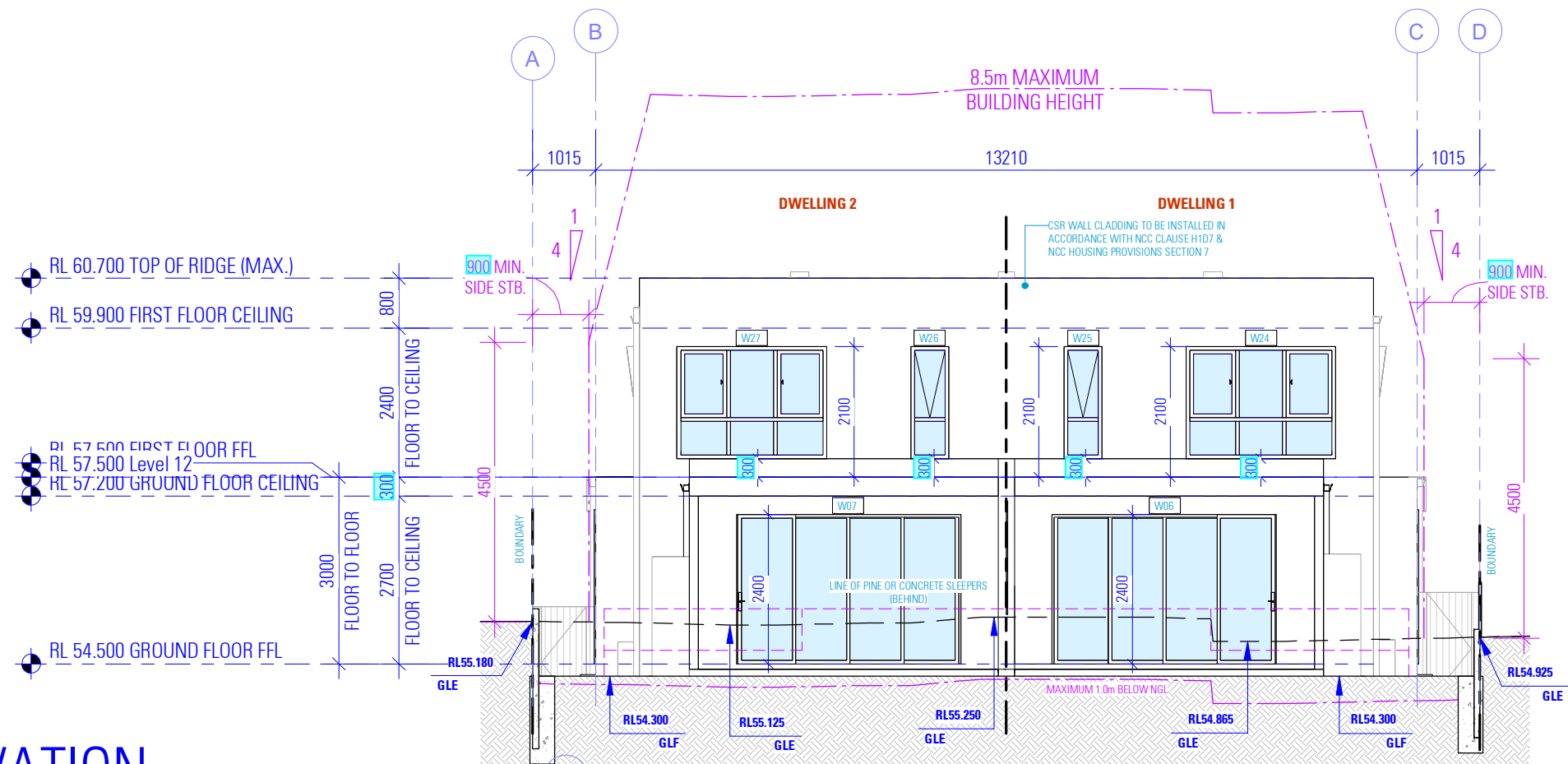
DEAN WILLEMSEN

DRAWING

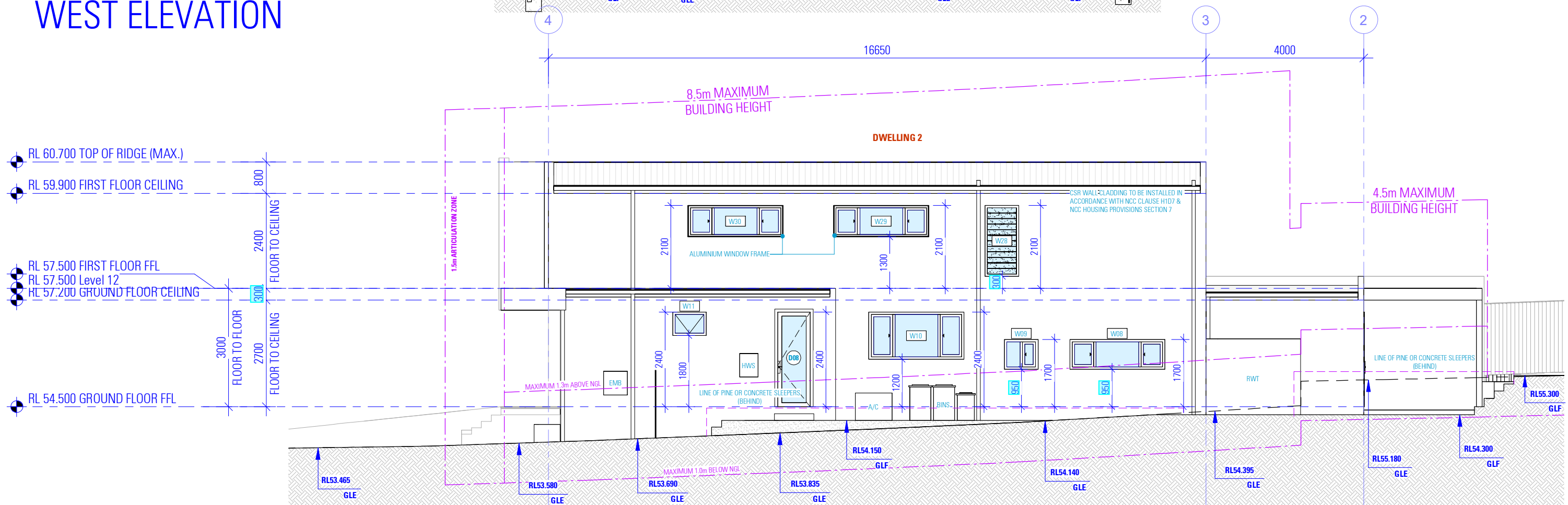
EAST AND SOUTH ELEVATION

SCALE 1:100 / A3
ISSUE A

DWG No. 24564 - 300



WEST ELEVATION



NORTH ELEVATION

ISSUED FOR CDC ONLY

NOTES

1. ALL DIMENSIONS ARE IN MILLIMETERS
2. VERIFY ALL DIMENSIONS ON SITE
3. DO NOT SCALE, USE FIGURED DIMENSIONS ONLY
4. VERIFY ALL DISCREPANCIES WITH THE DESIGNER
5. ALL WORKS TO COMPLY WITH THE NATIONAL CONSTRUCTION CODE (NCC) & AUSTRALIAN STANDARDS

COPYRIGHT

THESE DRAWINGS HAVE BEEN PREPARED BY ES DESIGN, AND SHALL REMAIN THE PROPERTY OF THE SAME. NO PORTION OF THESE DRAWINGS, WHETHER IN PART OR WHOLE, SHALL BE USED IN ANY FORM, DUPLICATED OR OTHERWISE, WITHOUT PRIOR WRITTEN PERMISSION OF THE DESIGNER. THESE DRAWINGS ARE SUBJECT TO COPYRIGHT LAWS.

A	01.04.2025	ISSUED FOR COMPLYING DEVELOPMENT CERTIFICATE
ISSUE	DATE	DESCRIPTION



PROPOSED DUAL OCCUPANCY

74 STEPHEN STREET
BLACKTOWN NSW 2148

DRAWING

WEST AND NORTH ELEVATION

DESIGN ELIE SLEIMAN
DRAFTED NIKOLA CVETKOVSKI

DEAN WILLEMSSEN

SCALE 1 : 100 / A3
ISSUE A

DWG No. 24564 - 301