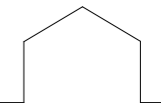


SHEET SCHEDULE	
PAGE	TITLE
0	COVER PAGE
1	SITE CONTEXT
2	BASEMENT FLOOR PLAN
3	GROUND FLOOR PLAN
4	FIRST FLOOR PLAN
5	LANDSCAPE PLAN
6	DEEP SOIL ZONE PLAN
7	DEMOLITION PLAN
8	FSR PLANS
9	ELEVATIONS
10	SECTIONS
11	SHADOW DIAGRAMS
12	MATERIALS & FINISHES



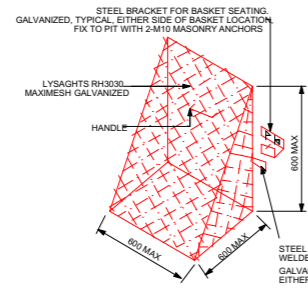
ARCM DESIGN

PROPOSED HOUSE DEVELOPMENT
@ 12 LLOYD GEORGE AVE WINSTON HILLS

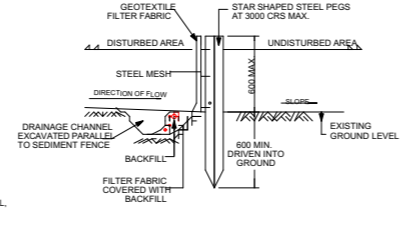
FOR MR. & MRS MAROUN
DEVELOPMENT APPLICATION



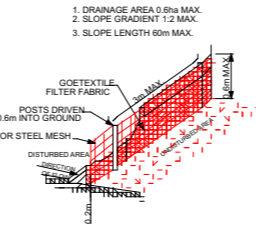
SITE LOCALITY MAP



TRASH SCREEN DETAIL
N.T.S.



TYPICAL SEDIMENT FENCE SECTION
N.T.S.



SEDIMENT FENCE
N.T.S.

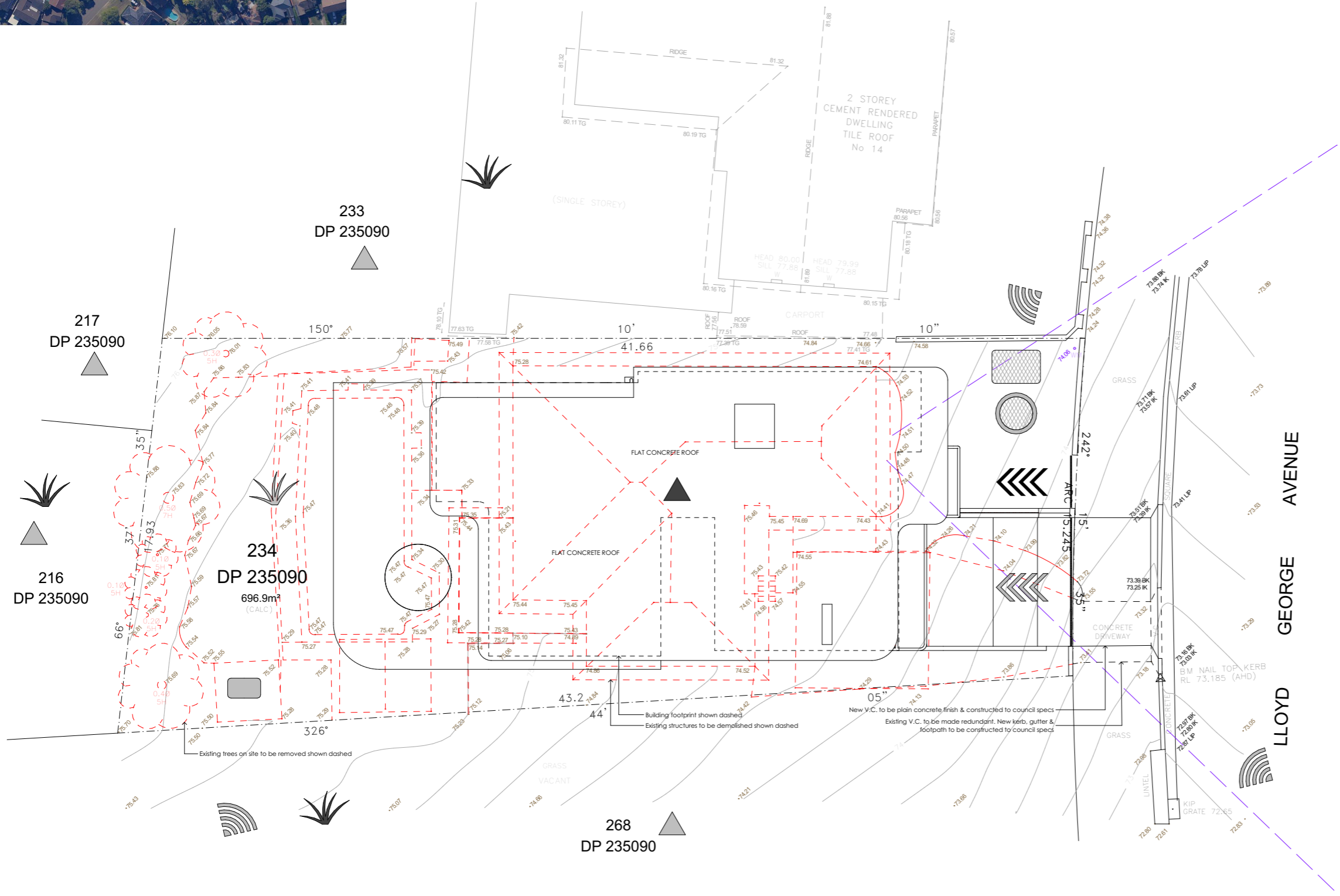
COMPLIANCE TABLE

CONTROL	REQUIRED	PROPOSED
Site Area (m ²)	N/A	696.9
Floor Space Ratio (0.5:1)	348.45	348.38
Street Frontage Setback (5-9m)	7.38	7.9
Side Setback	0.9	1.5
Rear Setback (min 30% of site length)	12.498	12.591
Building Height	max 9m	8.4
Courtyard Fence	1.8m	1.8
Solar Access	3 hours	3
Min. Landscape (min 40%)	278.76	294.6
Min. Deep Soil Landscape (min 30%)	209.07	209.59

SITE DATA

SITE AREA	696.9	m ²
DWELLING		
Ground Floor Area	211.48	
First Floor Area	136.9	
Total	348.38	
GFA	1 =	0.500

- BOUNDARY
- DEMOLISHED STRUCTURES
- CONSTRUCTION FENCE
- PEDESTRIAN ACCESS
- VEHICLE ACCESS
- WIND DIRECTION
- NOISE SOURCE
- POTENTIAL OVERLOOKING
- PRIVATE OPEN SPACE
- NEIGHBOURING POS
- NEIGHBOURING SITES
- PROPOSED BUILDING
- TEMPORARY WC
- SKIP BIN
- BUILDING MATERIAL
- SEDIMENT CONTROL FENCING



ROOF/SITE ANALYSIS PLAN 1:200

PROJECT PROPOSED HOUSE DEVELOPMENT @ 12 LLOYD GEORGE AVE WINSTON HILLS

CLIENT: **MR. & MRS MAROUN**

COUNCIL: COP

DATE: APR 23

REF: 2022-182

DESIGNER: M.M.

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ISSUE D: Client Changes 16/09/2022

ISSUE C: Client Changes 10/09/2022

ISSUE B: Client Changes 18/08/2022

ISSUE A: Client Sketch 08/08/2022

bdaa
ACCREDITED BUILDING DESIGNER
G1

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LANDSCAPE PLAN
1:200

PROJECT
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@ 12 LLOYD GEORGE AVE
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DEEP SOIL ZONE PLAN
1:200

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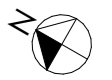
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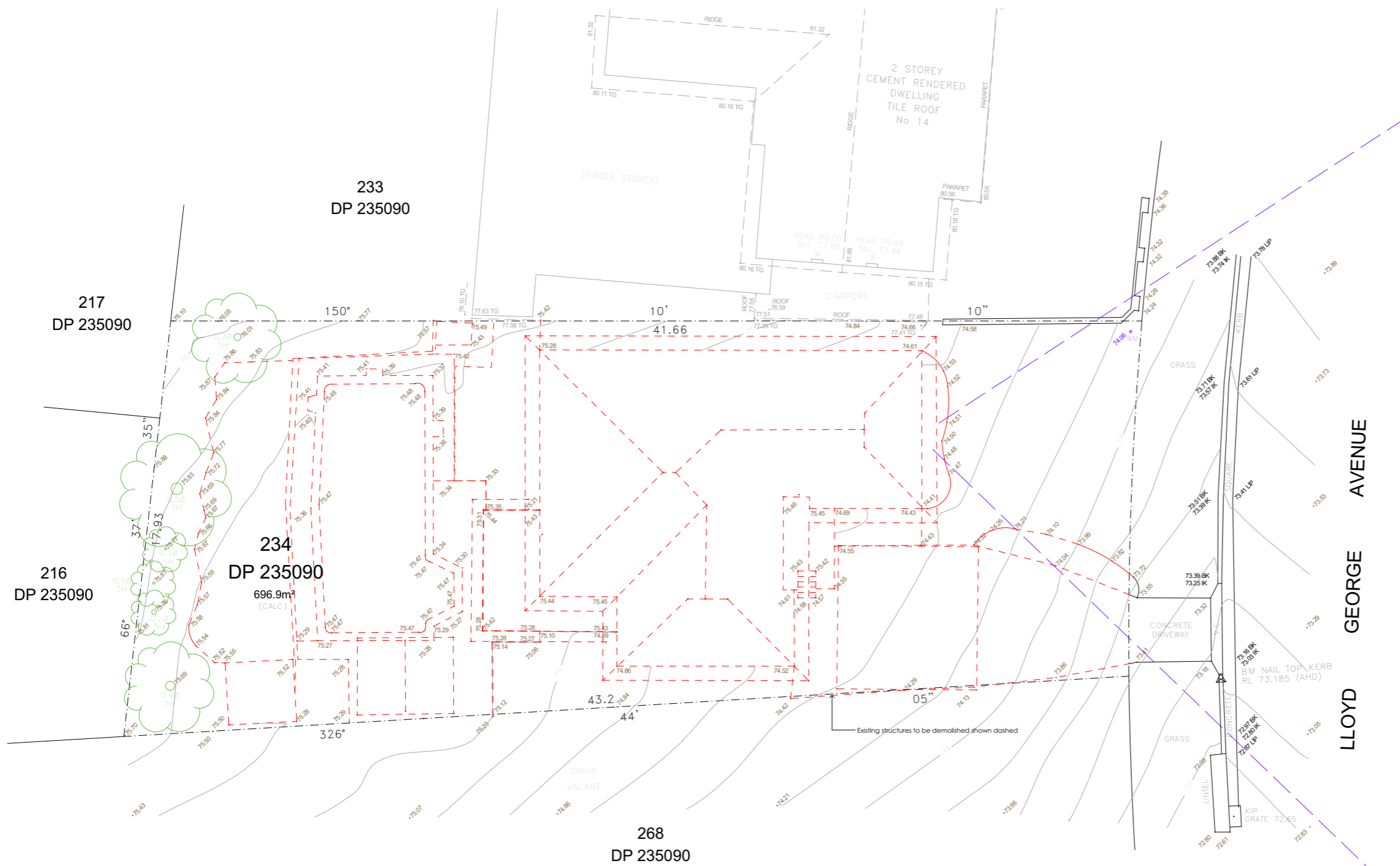
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DEMOLITION PLAN
1:200

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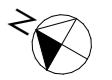
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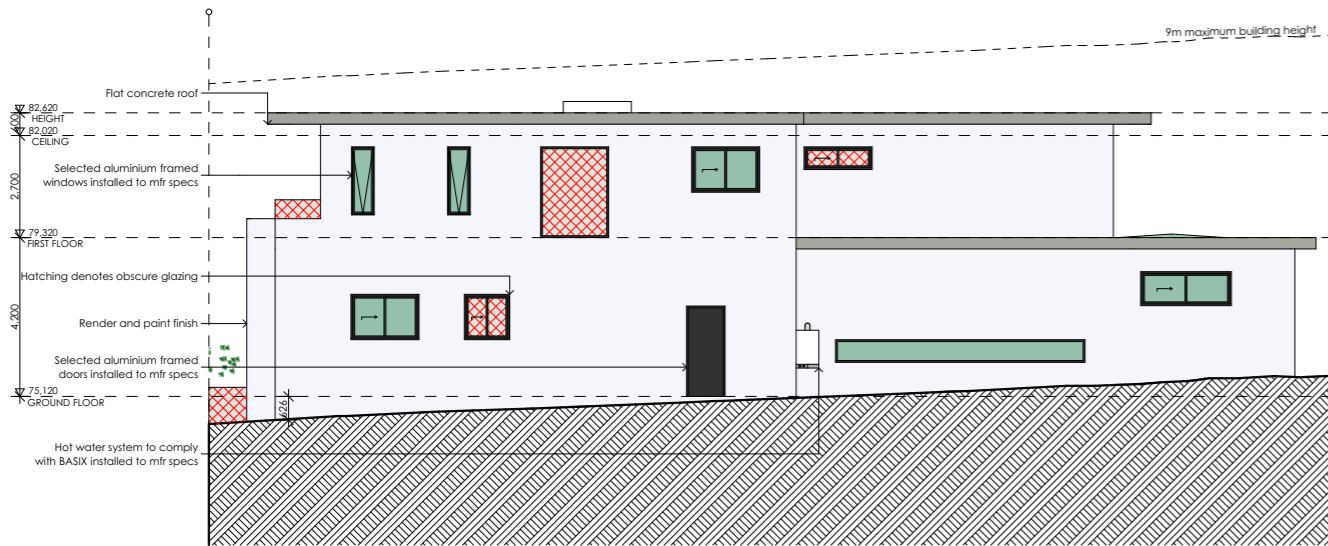
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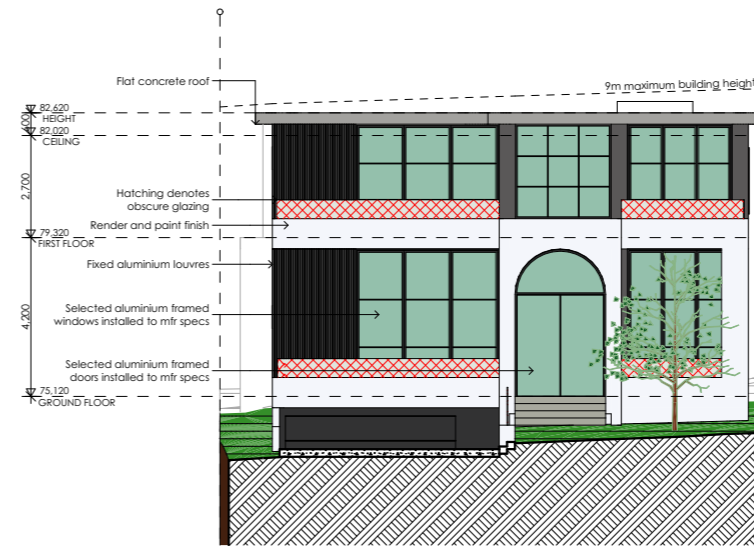
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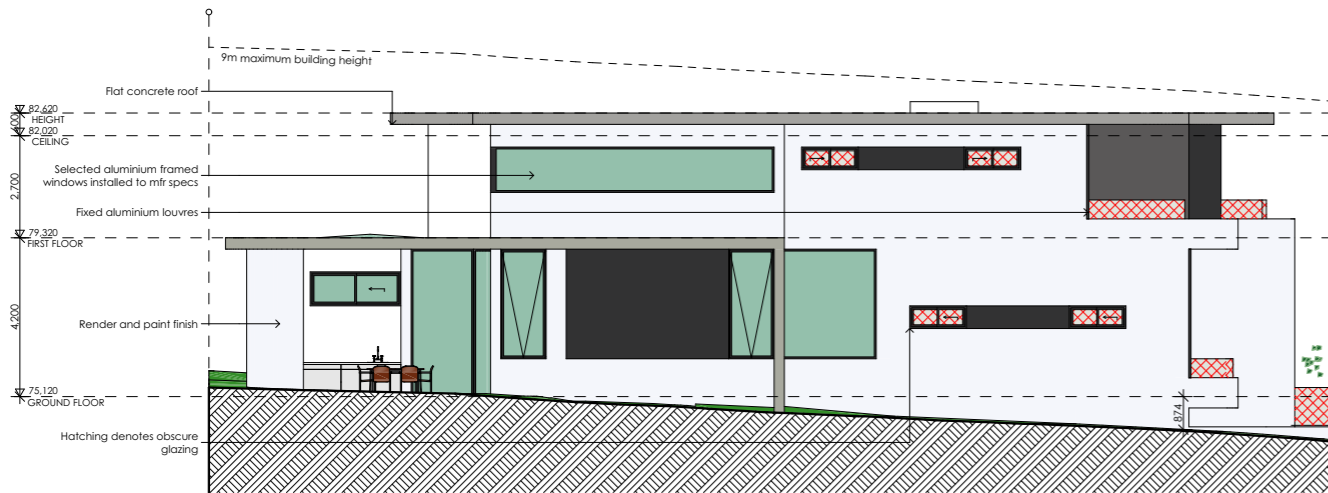
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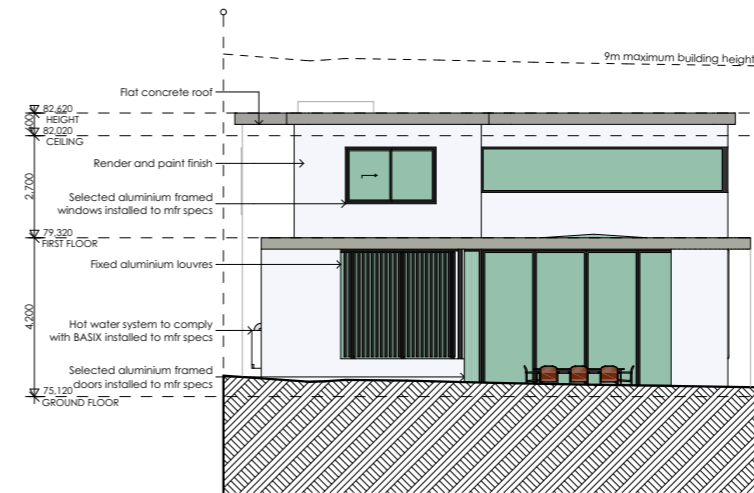
NORTH ELEVATION
1:200



EAST ELEVATION
1:200



SOUTH ELEVATION
1:200



WEST ELEVATION
1:200

WINDOW SCHEDULE							
ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q
W01	FIXED WINDOW	0	885	3,900	[Symbol]	[Symbol]	1
W02	FIXED WINDOW	0	1,650	3,900	[Symbol]	[Symbol]	1
W03	FIXED WINDOW	0	1,800	2,400	[Symbol]	[Symbol]	1
W04	FIXED WINDOW	900	6,600	600	[Symbol]	[Symbol]	1
W05	FIXED WINDOW	500	2,530	2,500	[Symbol]	[Symbol]	1
W06	FIXED WINDOW	1,000	2,600	2,900	[Symbol]	[Symbol]	1
W07	FIXED WINDOW	1,200	6,420	1,200	[Symbol]	[Symbol]	1
W08	FIXED WINDOW	1,200	7,400	1,200	[Symbol]	[Symbol]	1
W09	SLIDING WINDOW	1,800	1,500	600	[Symbol]	[Symbol]	2
W10	SLIDING WINDOW	900	2,400	1,500	[Symbol]	[Symbol]	1
W11	SLIDING WINDOW	1,800	1,500	600	[Symbol]	[Symbol]	2
W12	SLIDING WINDOW	1,200	1,800	1,200	[Symbol]	[Symbol]	1
W13	SLIDING WINDOW	1,500	1,800	1,200	[Symbol]	[Symbol]	1
W14	SLIDING WINDOW	1,800	1,800	600	[Symbol]	[Symbol]	1
W15	SLIDING WINDOW	1,500	1,200	1,200	[Symbol]	[Symbol]	1
W16	SLIDING WINDOW	2,400	2,400	900	[Symbol]	[Symbol]	1
W17	CASEMENT WINDOW	1,000	5,900	2,900	[Symbol]	[Symbol]	1
W18	AWNING WINDOW	600	600	1,800	[Symbol]	[Symbol]	2
W19	AWNING WINDOW	1,000	1,200	2,900	[Symbol]	[Symbol]	2

DOOR SCHEDULE						
ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q
D01	SINGLE SWING DOOR	2,340	820	[Symbol]	[Symbol]	7
D02	SINGLE SWING DOOR	2,340	920	[Symbol]	[Symbol]	13
D03	GARAGE DOOR	2,600	4,500	[Symbol]	[Symbol]	1
D04	SLIDING DOOR	2,960	3,720	[Symbol]	[Symbol]	1
D05	SLIDING DOOR	2,960	2,690	[Symbol]	[Symbol]	1
D06	SLIDING DOOR	3,860	5,470	[Symbol]	[Symbol]	1
D07	SLIDING DOOR	3,860	2,690	[Symbol]	[Symbol]	1
D08	SLIDING DOOR	3,860	3,720	[Symbol]	[Symbol]	1
D09	SLIDING DOOR	3,860	3,950	[Symbol]	[Symbol]	1
D10	ENTRY DOOR	2,690	2,300	[Symbol]	[Symbol]	1



WEST FENCE DETAIL
1:200

PROJECT
PROPOSED HOUSE DEVELOPMENT
@ 12 LLOYD GEORGE AVE
WINSTON HILLS

CLIENT **MR. & MRS MAROUN**

COUNCIL: COP

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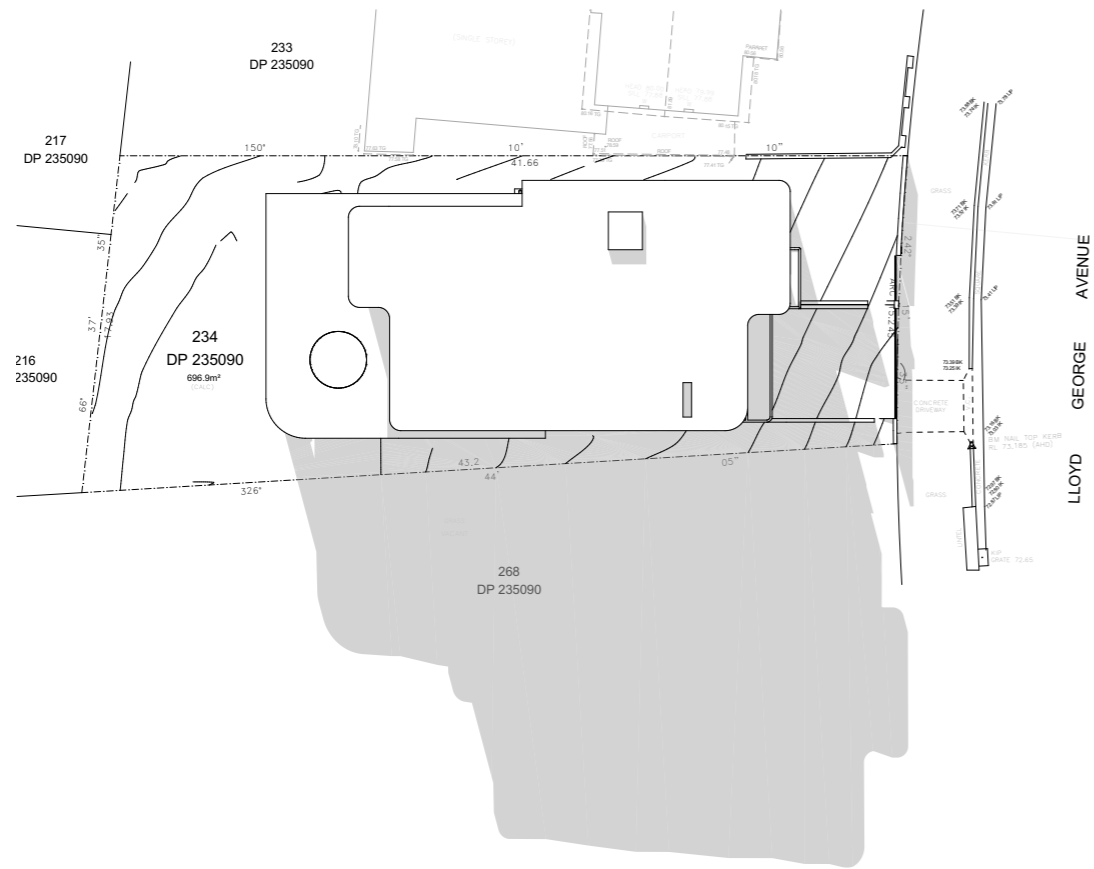
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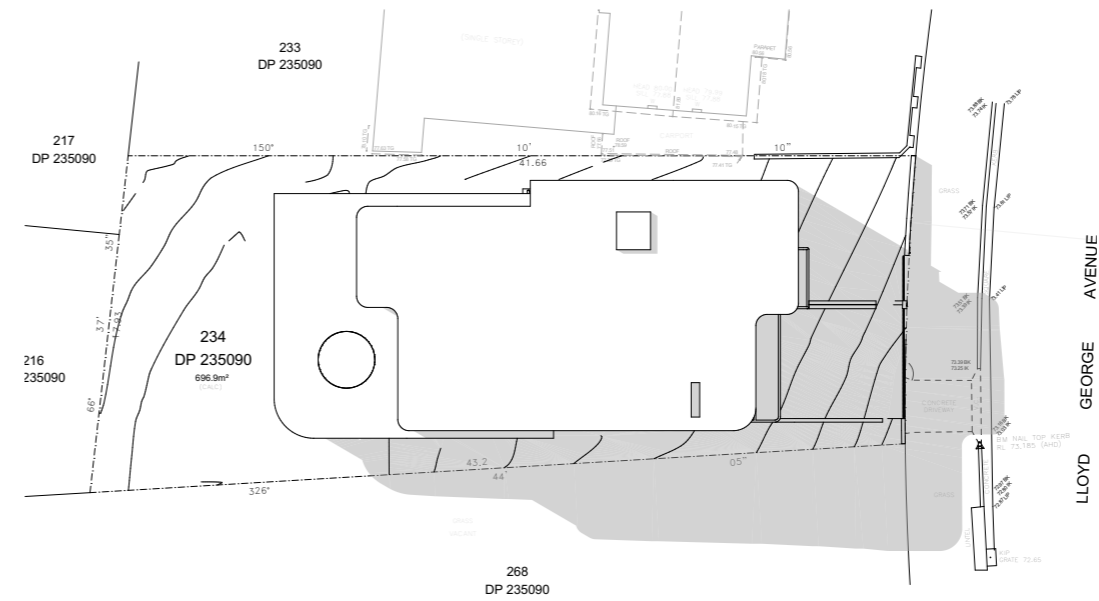
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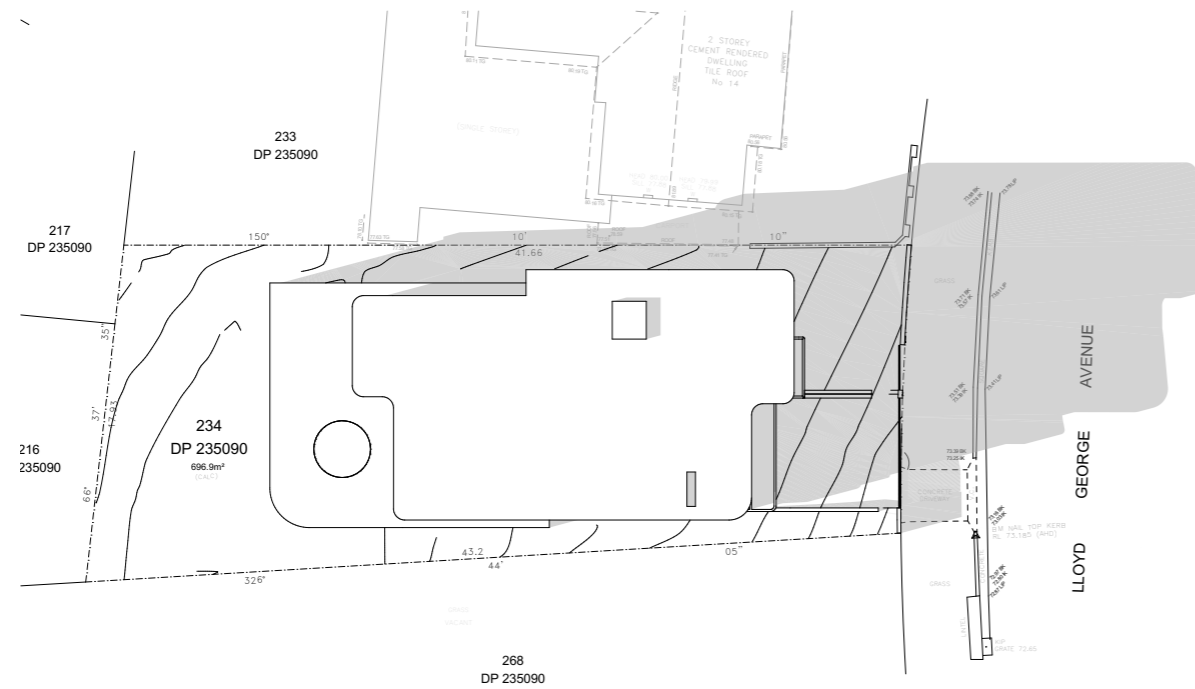
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9AM SHADOWS - JUNE 21ST
1:400



12PM SHADOWS - JUNE 21ST
1:400



3PM SHADOWS - JUNE 21ST
1:400

PROJECT
**PROPOSED HOUSE
DEVELOPMENT
@ 12 LLOYD GEORGE AVE
WINSTON HILLS**

CLIENT **MR. & MRS MAROUN**

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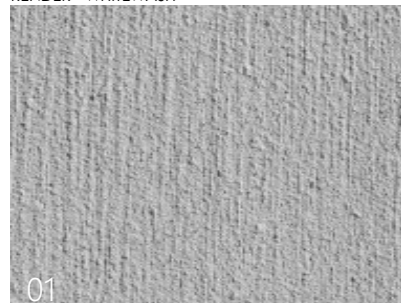
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SCHEDULE OF MATERIALS & FINISHES



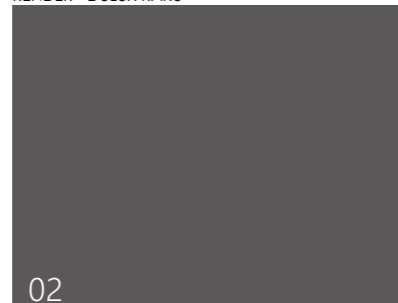
EXTERNAL RENDER 01

RENDER - WHITEWASH



EXTERNAL RENDER 01

RENDER - DULUX RAKU



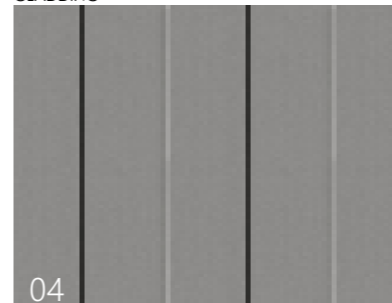
ROOF MATERIAL

CEMENT - DULUX FLOODED GUM



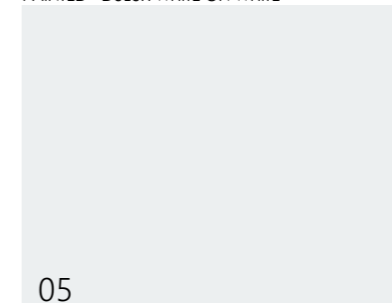
EXTERNAL CLADDING

CLADDING



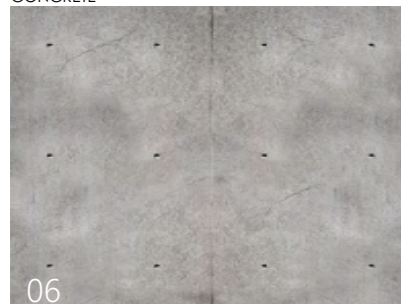
FASCIA & SOFFIT

PAINTED - DULUX WHITE ON WHITE



PORCH

CONCRETE



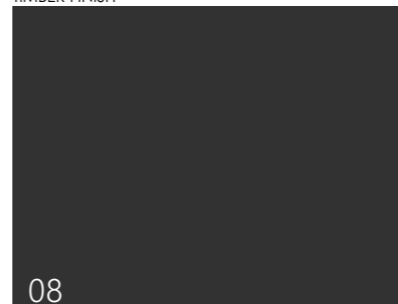
DOORS & WINDOWS

ALUMINIUM - COLORBOND SHALE GREY



GARAGE DOOR

TIMBER FINISH



DRIVEWAY

CHARCOAL CONCRETE



PROJECT
**PROPOSED HOUSE
 DEVELOPMENT**
 @ 12 LLOYD GEORGE AVE
 WINSTON HILLS

CLIENT **MR. & MRS MAROUN**
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G12

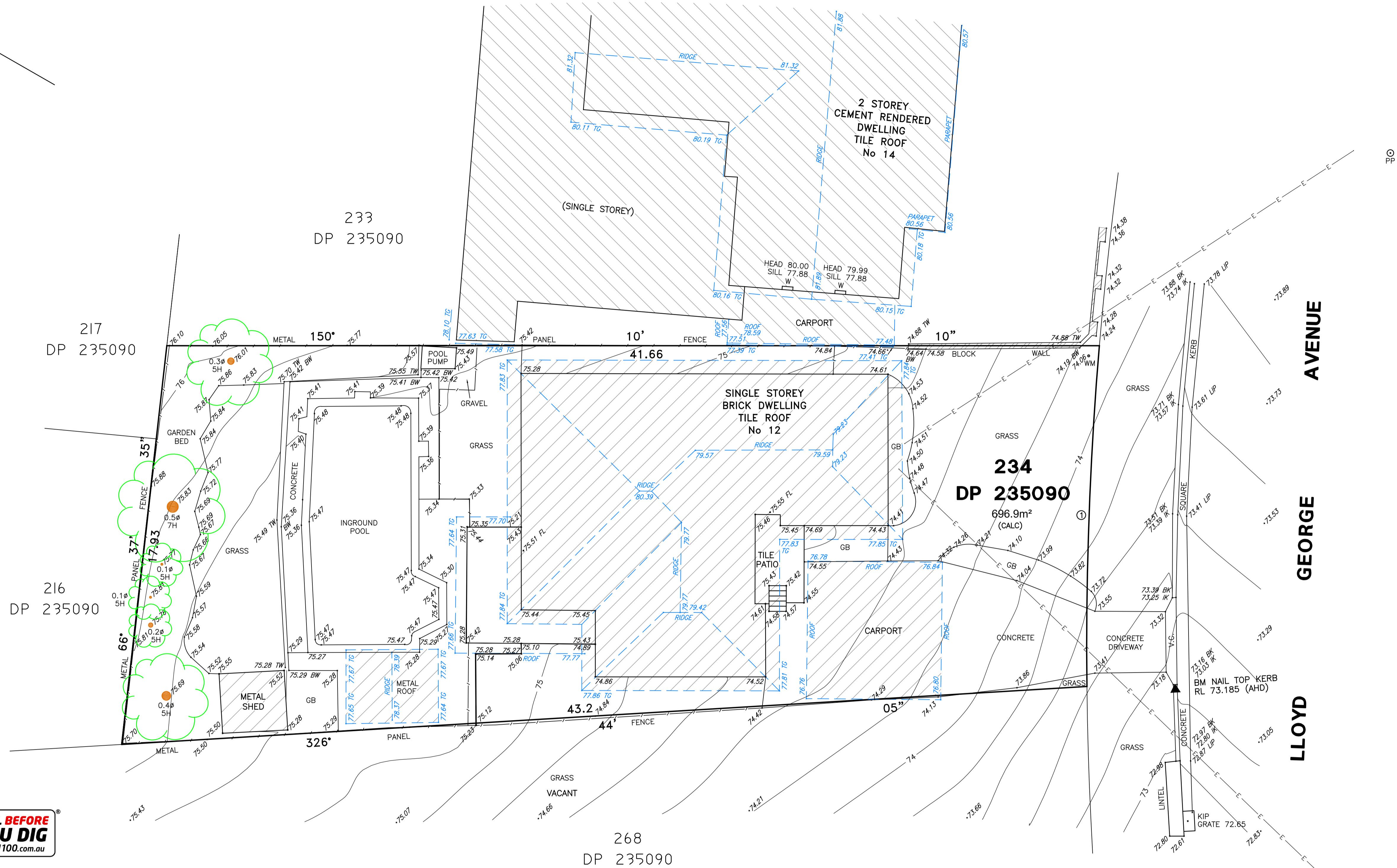
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PRELIMINARY PLAN



NO COVENANTS AND/OR RESTRICTIONS HAVE BEEN INVESTIGATED BY RAMSAY SURVEYORS PTY LTD

NOTES:
 DIAMETER, HEIGHT & SPREAD OF TREES ARE APPROXIMATE ONLY
 BOUNDARY SURVEY CARRIED OUT
 DETAIL ON THIS PLAN HAS BEEN LOCATED FOR PLOTTING PURPOSES ONLY.
 ADJOINING FLOOR, WINDOW HEIGHTS AND ROOF HEIGHTS ARE APPROXIMATE ONLY.
 SERVICES ETC. UNLESS NOTED HAVE NOT BEEN LOCATED.
 SERVICES SHOWN ARE INDICATIVE ONLY. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN. THEREFORE, FIELD CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO COMMENCEMENT OF ANY EXCAVATION.
 ANY POINT OR FEATURE CRITICAL TO THE PREPARATION OF PLANS AND/OR CONSTRUCTION SHOULD BE ACCURATELY LOCATED PRIOR TO COMPLETION OF THOSE PLANS AND/OR COMMENCEMENT OF CONSTRUCTION
 DIMENSIONS AND BEARINGS FROM DP 235090
 AREA CALCULATED FROM THOSE BEARINGS AND DIMENSIONS.
 ORIGIN OF LEVELS: SSM 165906 RL 71.855 (AHD) CLASS B (SCIMS 16/6/2022)
 CONTOUR INTERVALS ARE 0.2 MINOR AND 1.0 MAJOR
 USE STATED DIMENSIONS, DO NOT SCALE.

TABLE OF CURVED BOUNDARY

No	BEARING	DISTANCE	ARC	RADIUS
1	242°15'35"	15.24	15.245	160.0

- LEGEND**
- BW BOTTOM OF WALL
 - FL FLOOR LEVEL
 - GB GARDEN BED
 - KIP KERB INLET PIT
 - PP POWER POLE
 - TG TOP OF GUTTER
 - TW TOP OF WALL
 - V.C. VEHICULAR CROSSING
 - W WINDOW
 - WM WATER METER AND TAP
 - E OVERHEAD CABLES

<p>AMENDMENTS</p> <table border="1"> <thead> <tr> <th>DATE</th> <th>DESCRIPTION</th> </tr> </thead> <tbody> <tr> <td> </td> <td> </td> </tr> </tbody> </table>		DATE	DESCRIPTION			<p>L.G.A</p> <p>CITY OF PARRAMATTA</p> <p>LOCALITY:</p> <p>WINSTON HILLS</p>	<p>INSTRUCTED BY:</p> <p>PETER MAROUN</p> <p>RE:</p> <p> </p>	<p>H RAMSAY & CO.</p> <p>SURVEYORS EST. 1962</p> <p>Ramsay Surveyors Pty Limited ACN 607 389 748 "CARLINGFORD CENTRAL" SUITE 15, 241-245 PENNANT HILLS RD, CARLINGFORD NSW 2118 P.O. BOX 2244 CARLINGFORD NSW 2118 PH: (02) 9635 5840 EMAIL: surveyor@hramsay.com.au www.hramsay.com.au</p>	<p>PLAN SHOWING DETAIL AND LEVELS</p> <p>OVER LOT 234 DP 235090</p> <p>12 LLOYD GEORGE AVENUE, WINSTON HILLS</p>	<p>SCALE 1:100@A1</p> <p>DATUM AHD</p> <p>SURVEY KS ER</p> <p>DRAWN PVB</p> <p>DATE 16/6/2022</p> <p>OUR REF 9208</p> <p>SHEET 1 OF 1 SHEETS</p>
DATE	DESCRIPTION									