

RELOCATE EXISTING FRONT FENCE TO NEW ROAD WIDENING BOUNDARY LINE

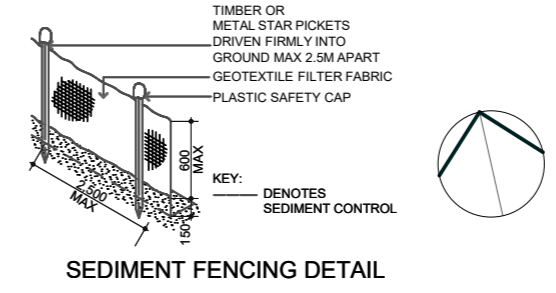
EXTEND EXISTING CROSS OVER TO COUNCIL REQ'S

NEW FENCE TO MATCH LOT A, NO. 40. IN ALIGNMENT WITH NEW ROAD WIDENING BOUNDARY LINE

0005521450 02 Jul 2021 Assessor Jamie Bonnell Accreditation No. 10056 Address 40-42 Mamre Road, St Marys NSW, 2760 97.6	0005479464-02 02 Jul 2021 Assessor Jamie Bonnell Accreditation No. 10056 Address Unit 1, 40-42 Mamre Road, St Marys, NSW, 2760 76.3	0005479506-02 02 Jul 2021 Assessor Jamie Bonnell Accreditation No. 10056 Address Unit 11, 40-42 Mamre Road, St Marys, NSW, 2760 69.3	0005479522-03 02 Jul 2021 Assessor Jamie Bonnell Accreditation No. 10056 Address Unit 12, 40-42 Mamre Road, St Marys, NSW, 2760 110.3	0005479555-02 02 Jul 2021 Assessor Jamie Bonnell Accreditation No. 10056 Address Unit 2, 40-42 Mamre Road, St Marys, NSW, 2760 77.2	0005479498-03 02 Jul 2021 Assessor Jamie Bonnell Accreditation No. 10056 Address Unit 3, 40-42 Mamre Road, St Marys, NSW, 2760 80.7
0005479563-02 02 Jul 2021 Assessor Jamie Bonnell Accreditation No. 10056 Address Unit 4, 40-42 Mamre Road, St Marys, NSW, 2760 81.6	0005479514-02 02 Jul 2021 Assessor Jamie Bonnell Accreditation No. 10056 Address Unit 5, 40-42 Mamre Road, St Marys, NSW, 2760 80.9	0005479472-02 02 Jul 2021 Assessor Jamie Bonnell Accreditation No. 10056 Address Unit 6, 40-42 Mamre Road, St Marys, NSW, 2760 73.4	0005479548-02 02 Jul 2021 Assessor Jamie Bonnell Accreditation No. 10056 Address Unit 7, 40-42 Mamre Road, St Marys, NSW, 2760 82.2	0005479571-02 02 Jul 2021 Assessor Jamie Bonnell Accreditation No. 10056 Address Unit 8, 40-42 Mamre Road, St Marys, NSW, 2760 59.1	0005479480-02 02 Jul 2021 Assessor Jamie Bonnell Accreditation No. 10056 Address Unit 9, 40-42 Mamre Road, St Marys, NSW, 2760 84.4

**SITE CALCULATIONS**

SITE AREA	2146.00m <sup>2</sup>	UNIT 3	LIVING 113.16m <sup>2</sup> GARAGE 18.59m <sup>2</sup> TOTAL 131.75m <sup>2</sup>	UNIT 7	LIVING 132.60m <sup>2</sup> GARAGE 18.48m <sup>2</sup> TOTAL 151.08m <sup>2</sup>	UNIT 11	LIVING 109.95m <sup>2</sup> GARAGE 17.85m <sup>2</sup> TOTAL 127.80m <sup>2</sup>	WSUD	ROOF DRIVE PERMEABLE TOTAL	1088.31m <sup>2</sup> 379.58m <sup>2</sup> 554.36m <sup>2</sup> 2022.25m <sup>2</sup>
EXCLUDING ROAD WIDENING	2022.25m <sup>2</sup>	UNIT 4	LIVING 101.90m <sup>2</sup> GARAGE 18.59m <sup>2</sup> TOTAL 120.50m <sup>2</sup>	UNIT 8	LIVING 126.90m <sup>2</sup> GARAGE 18.36m <sup>2</sup> TOTAL 145.26m <sup>2</sup>	UNIT 12	LIVING 108.52m <sup>2</sup> GARAGE 17.85m <sup>2</sup> VER'H 4.94m <sup>2</sup> TOTAL 131.31m <sup>2</sup>	LANDSCAPING	NEED (30%) 606.68m <sup>2</sup> ACTUAL (34.01%) 689.56m <sup>2</sup> /2022.25	
FLOOR AREAS		UNIT 5	LIVING 116.39m <sup>2</sup> GARAGE 18.83m <sup>2</sup> TOTAL 135.22m <sup>2</sup>	UNIT 9	LIVING 123.53m <sup>2</sup> GARAGE 18.36m <sup>2</sup> TOTAL 141.89m <sup>2</sup>	TOTAL LIVING	1392.11m <sup>2</sup>	DEEP SOIL ZONE	NEED (15%) 303.34m <sup>2</sup> ACTUAL (20.29%) 410.40m <sup>2</sup> /2022.25	
UNIT 1	LIVING 114.47m <sup>2</sup> GARAGE 18.59m <sup>2</sup> VER'H 4.94m <sup>2</sup> TOTAL 138.00m <sup>2</sup>	UNIT 6	LIVING 121.23m <sup>2</sup> GARAGE 18.35m <sup>2</sup> TOTAL 139.58m <sup>2</sup>	UNIT 10	LIVING 115.54m <sup>2</sup> GARAGE 18.19m <sup>2</sup> TOTAL 133.73m <sup>2</sup>					



NOTE: ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHOULD BE REFERRED BACK TO THE ARCHITECT.

C AMEND ELEVATIONS, WINDOW SCHED, SITE CALCS & SHADOWS TO CHANGES IN AMEND A 22/06/21

B ADD AIR CONDITIONING UNITS, AMEND W 53-55 HEIGHTS TO SUIT AIR CON UNITS UNDER 13/05/21

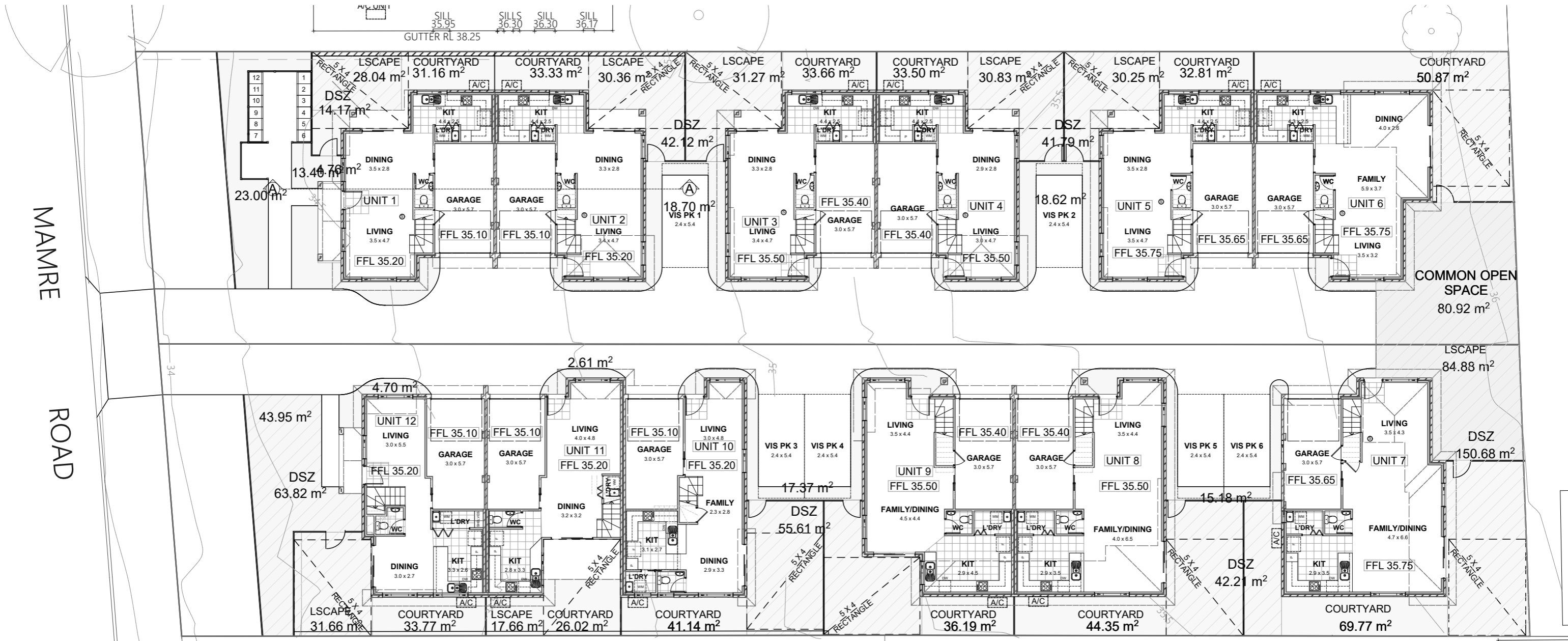
A REMOVE TANDEM GARAGES & ADD VISITOR SPACES, REDESIGN UNITS TO SUIT 05/05/21

PROPOSED SEPP 2009 AFFORDABLE HOUSING NO 40-42 MAMRE ROAD, ST MARYS  
CLIENT: V HOMES PTY LTD

**N. F. BILLYARD P/L**  
11 YORK STREET, OATLANDS  
Ph 02 96302122 Fax 02 96302133

17/12/20 SCALE 1:200 A3 SHEET

SITE/GROUND FLOOR PLANS 1357.DA01C



### LANDSCAPING CALC

689.56/2022.25 = 34.01%  
 MIN REQ (30%) = 606.68m<sup>2</sup>

### DEEP SOIL ZONE

410.40/2022.25 = 20.29%  
 MIN REQ (15%) = 303.34m<sup>2</sup>

### COMMON OPEN SPACE

80.92/2022.25 = 4%  
 MIN REQ (4%) = 80.89m<sup>2</sup>

<p>0005521450 02 Jul 2021          Assessor Jamie Bonnefin          Accreditation No. 10056          Address          Unit 1, 40-42 Mamre Road, St Marys, NSW, 2760</p>	<p>5.6          97.6          www.nations.gov.au</p>	<p>0005479464-02 02 Jul 2021          Assessor Jamie Bonnefin          Accreditation No. 10056          Address          Unit 1, 40-42 Mamre Road, St Marys, NSW, 2760</p>	<p>6.6          76.3          www.nations.gov.au</p>	<p>0005479506-02 02 Jul 2021          Assessor Jamie Bonnefin          Accreditation No. 10056          Address          Unit 11, 40-42 Mamre Road, St Marys, NSW, 2760</p>	<p>6.9          69.3          www.nations.gov.au</p>	<p>0005479522-03 02 Jul 2021          Assessor Jamie Bonnefin          Accreditation No. 10056          Address          Unit 11, 40-42 Mamre Road, St Marys, NSW, 2760</p>	<p>5.1          110.3          www.nations.gov.au</p>	<p>0005479555-02 02 Jul 2021          Assessor Jamie Bonnefin          Accreditation No. 10056          Address          Unit 12, 40-42 Mamre Road, St Marys, NSW, 2760</p>	<p>6.4          77.2          www.nations.gov.au</p>	<p>0005479498-03 02 Jul 2021          Assessor Jamie Bonnefin          Accreditation No. 10056          Address          Unit 2, 40-42 Mamre Road, St Marys, NSW, 2760</p>	<p>6.4          80.7          www.nations.gov.au</p>
<p>0005479563-02 02 Jul 2021          Assessor Jamie Bonnefin          Accreditation No. 10056          Address          Unit 4, 40-42 Mamre Road, St Marys, NSW, 2760</p>	<p>6.3          81.6          www.nations.gov.au</p>	<p>0005479472-02 02 Jul 2021          Assessor Jamie Bonnefin          Accreditation No. 10056          Address          Unit 5, 40-42 Mamre Road, St Marys, NSW, 2760</p>	<p>6.4          80.9          www.nations.gov.au</p>	<p>0005479514-02 02 Jul 2021          Assessor Jamie Bonnefin          Accreditation No. 10056          Address          Unit 6, 40-42 Mamre Road, St Marys, NSW, 2760</p>	<p>6.7          73.4          www.nations.gov.au</p>	<p>0005479548-02 02 Jul 2021          Assessor Jamie Bonnefin          Accreditation No. 10056          Address          Unit 7, 40-42 Mamre Road, St Marys, NSW, 2760</p>	<p>6.3          82.2          www.nations.gov.au</p>	<p>0005479548-02 02 Jul 2021          Assessor Jamie Bonnefin          Accreditation No. 10056          Address          Unit 7, 40-42 Mamre Road, St Marys, NSW, 2760</p>	<p>7.4          59.1          www.nations.gov.au</p>	<p>0005479571-02 02 Jul 2021          Assessor Jamie Bonnefin          Accreditation No. 10056          Address          Unit 8, 40-42 Mamre Road, St Marys, NSW, 2760</p>	<p>6.2          84.4          www.nations.gov.au</p>

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MAMRE ROAD



WINDOW SCHEDULE											
01	1800 x 1210 SLIDING	2.178M <sup>2</sup>	27	1800 x 1810 SLIDING	3.258M <sup>2</sup>	53	600 x 850 OSBC SLIDE	0.510M <sup>2</sup>	79	1200 x 1810 OBSL	2.172M <sup>2</sup>
02	1800 x 1210 SLIDING	2.178M <sup>2</sup>	28	1800 x 1810 SLIDING	3.258M <sup>2</sup>	54	600 x 850 OSBC SLIDE	0.510M <sup>2</sup>	80	600 x 850 OSBC SLIDE	0.510M <sup>2</sup>
03	1800 x 1810 SLIDING	3.258M <sup>2</sup>	29	1800 x 1810 SLIDING	3.258M <sup>2</sup>	55	1200 x 1810 SLIDING	2.172M <sup>2</sup>	81	1200 x 1810 OBSL	2.172M <sup>2</sup>
04	1800 x 1810 SLIDING	3.258M <sup>2</sup>	30	1200 x 1570 SLIDING	1.884M <sup>2</sup>	56	1800 x 1810 SLIDING	3.258M <sup>2</sup>	82	600 x 1210 OSBC SLIDE	0.726M <sup>2</sup>
05	1800 x 1210 SLIDING	2.178M <sup>2</sup>	31	DELETED		57	1800 x 1210 SLIDING	2.178M <sup>2</sup>	83	1200 x 1810 SLIDING	2.172M <sup>2</sup>
06	1800 x 1210 SLIDING	2.178M <sup>2</sup>	32	DELETED		58	1800 x 1810 SLIDING	3.258M <sup>2</sup>	84	1200 x 1810 SLIDING	2.172M <sup>2</sup>
07	DELETED		33	1200 x 1570 SLIDING	1.884M <sup>2</sup>	59	1800 x 1810 SLIDING	3.258M <sup>2</sup>	85	1200 x 1810 SLIDING	2.172M <sup>2</sup>
08	1200 x 1570 SLIDING	1.884M <sup>2</sup>	34	DELETED		60	1200 x 1810 SLIDING	2.172M <sup>2</sup>	86	1200 x 1810 SLIDING	2.172M <sup>2</sup>
09	DELETED		35	1800 x 1810 SLIDING	3.258M <sup>2</sup>	61	1200 x 1810 SLIDING	2.172M <sup>2</sup>	87	600 x 1210 OSBC SLIDE	0.726M <sup>2</sup>
10	DELETED		36	1800 x 1210 SLIDING	2.178M <sup>2</sup>	62	1200 x 1810 SLIDING	2.172M <sup>2</sup>	88	1200 x 1810 SLIDING	2.172M <sup>2</sup>
11	1200 x 1570 SLIDING	1.884M <sup>2</sup>	37	1800 x 1810 SLIDING	3.258M <sup>2</sup>	63	600 x 1210 OSBC SLIDE	0.726M <sup>2</sup>	89	600 x 850 OSBC SLIDE	0.510M <sup>2</sup>
12	DELETED		38	600 x 610 OSBC SLIDE	0.366M <sup>2</sup>	64	1200 x 1810 OBSL	2.172M <sup>2</sup>	90	1200 x 1810 OBSL	2.172M <sup>2</sup>
13	1800 x 1210 SLIDING	2.178M <sup>2</sup>	39	1200 x 1210 SLIDING	1.452M <sup>2</sup>	65	600 x 850 OSBC SLIDE	0.510M <sup>2</sup>	91	1200 x 1810 OBSL	2.172M <sup>2</sup>
14	1800 x 1210 SLIDING	2.178M <sup>2</sup>	40	1800 x 1810 SLIDING	3.258M <sup>2</sup>	66	1200 x 1810 OBSL	2.172M <sup>2</sup>	92	600 x 850 OSBC SLIDE	0.510M <sup>2</sup>
15	1800 x 1810 SLIDING	3.258M <sup>2</sup>	41	1800 x 1210 SLIDING	2.178M <sup>2</sup>	67	1200 x 1810 OBSL	2.172M <sup>2</sup>	93	1200 x 1810 OBSL	2.172M <sup>2</sup>
16	1800 x 1810 SLIDING	3.258M <sup>2</sup>	42	DELETED		68	600 x 850 OSBC SLIDE	0.510M <sup>2</sup>	94	600 x 1210 OSBC SLIDE	0.726M <sup>2</sup>
17	1800 x 1210 SLIDING	2.178M <sup>2</sup>	43	1800 x 1810 SLIDING	3.258M <sup>2</sup>	69	1200 x 1810 SLIDING	2.172M <sup>2</sup>	95	1200 x 1810 SLIDING	2.172M <sup>2</sup>
18	1800 x 1210 SLIDING	2.178M <sup>2</sup>	44	DELETED		70	600 x 1210 OSBC SLIDE	0.726M <sup>2</sup>	96	600 x 1570 SLIDING	0.942M <sup>2</sup>
19	DELETED		45	1200 x 1210 SLIDING	1.452M <sup>2</sup>	71	1200 x 1810 SLIDING	2.172M <sup>2</sup>	97	DELETED	
20	1200 x 1570 SLIDING	1.884M <sup>2</sup>	46	1200 x 1570 SLIDING	1.884M <sup>2</sup>	72	1200 x 1810 SLIDING	2.172M <sup>2</sup>	98	1200 x 1810 SLIDING	2.172M <sup>2</sup>
21	DELETED		47	1800 x 1210 SLIDING	2.178M <sup>2</sup>	73	1200 x 1810 SLIDING	2.172M <sup>2</sup>	99	1200 x 1810 OBSL	2.172M <sup>2</sup>
22	DELETED		48	1800 x 1210 SLIDING	2.178M <sup>2</sup>	74	1200 x 1810 SLIDING	2.172M <sup>2</sup>	100	600 x 1210 OSBC SLIDE	0.726M <sup>2</sup>
23	1200 x 1570 SLIDING	1.884M <sup>2</sup>	49	1800 x 1810 SLIDING	3.258M <sup>2</sup>	75	600 x 1210 OSBC SLIDE	0.726M <sup>2</sup>	101	600 x 1210 OSBC SLIDE	0.726M <sup>2</sup>
24	DELETED		50	1800 x 1570 SLIDING	2.826M <sup>2</sup>	76	1200 x 1810 OBSL	2.172M <sup>2</sup>	102	600 x 850 OSBC SLIDE	0.510M <sup>2</sup>
25	1800 x 1210 SLIDING	2.178M <sup>2</sup>	51	1800 x 1210 SLIDING	2.178M <sup>2</sup>	77	600 x 850 OSBC SLIDE	0.510M <sup>2</sup>	103	1200 x 1810 OBSL	2.172M <sup>2</sup>
26	1800 x 1210 SLIDING	2.178M <sup>2</sup>	52	1800 x 1810 SLIDING	3.258M <sup>2</sup>	78	1200 x 1810 OBSL	2.172M <sup>2</sup>	104	1200 x 1810 OBSL	2.172M <sup>2</sup>

EXTERNAL DOOR SCHEDULE					
01	2100 X 920 SOLID CORE		22	2100 X 2170 ALUM SLIDING	4.557M <sup>2</sup>
02	2100 X 2170 ALUM SLIDING	4.557M <sup>2</sup>	23	2100 X 2170 ALUM SLIDING	4.557M <sup>2</sup>
03	2100 X 2170 ALUM SLIDING	4.557M <sup>2</sup>	24	2100 X 920 SOLID CORE	
04	2100 X 920 SOLID CORE		25	2200 X 2600 PANEL LIFT	
05	2200 X 2600 PANEL LIFT		26	2200 X 2600 PANEL LIFT	
06	2200 X 2600 PANEL LIFT		27	2100 X 920 SOLID CORE	
07	2100 X 920 SOLID CORE		28	2200 X 2600 PANEL LIFT	
08	2100 X 2170 ALUM SLIDING	4.557M <sup>2</sup>	29	2100 X 920 SOLID CORE	
09	2100 X 2170 ALUM SLIDING	4.557M <sup>2</sup>	30	2100 X 2170 ALUM SLIDING	4.557M <sup>2</sup>
10	2100 X 920 SOLID CORE		31	2100 X 2170 ALUM SLIDING	4.557M <sup>2</sup>
11	2200 X 2600 PANEL LIFT		32	2100 X 2170 ALUM SLIDING	4.557M <sup>2</sup>
12	2200 X 2600 PANEL LIFT		33	2100 X 920 SOLID CORE	
13	2100 X 920 SOLID CORE		34	2200 X 2600 PANEL LIFT	
14	2100 X 2170 ALUM SLIDING	4.557M <sup>2</sup>	35	2200 X 2600 PANEL LIFT	
15	2100 X 2170 ALUM SLIDING	4.557M <sup>2</sup>	36	2100 X 920 SOLID CORE	
16	2100 X 920 SOLID CORE				
17	2200 X 2600 PANEL LIFT				
18	2200 X 2600 PANEL LIFT				
19	2200 X 2600 PANEL LIFT				
20	2100 X 920 SOLID CORE				
21	2100 X 2170 ALUM SLIDING	4.557M <sup>2</sup>			



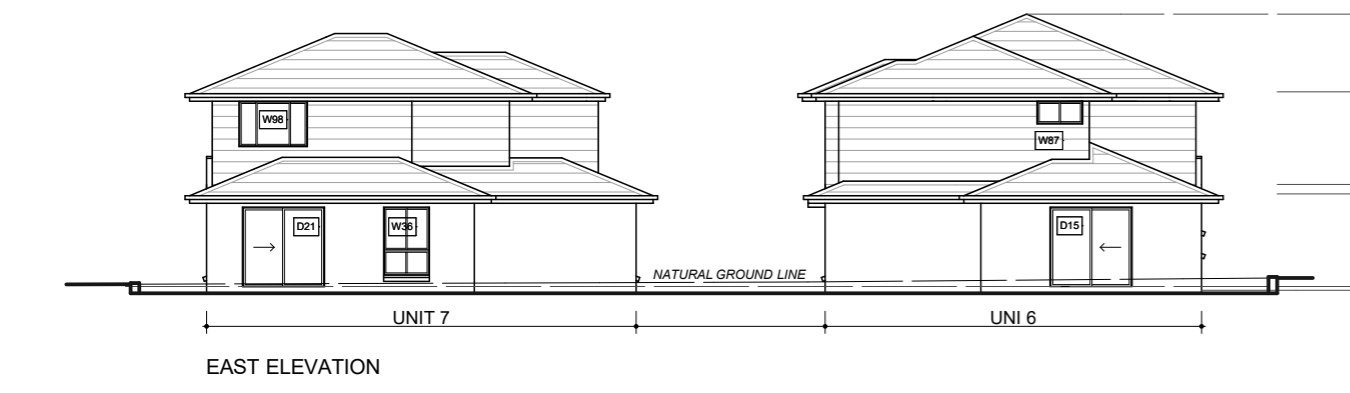
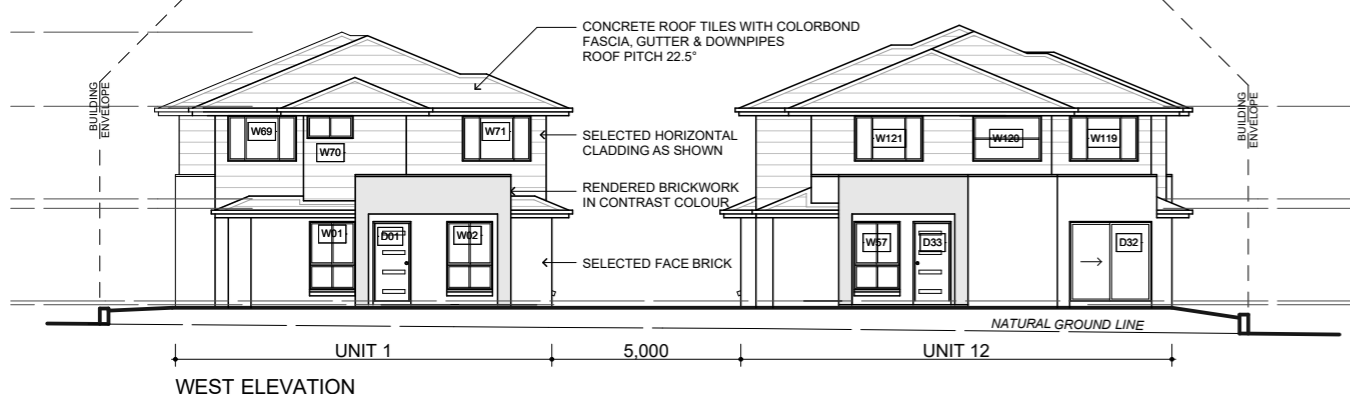
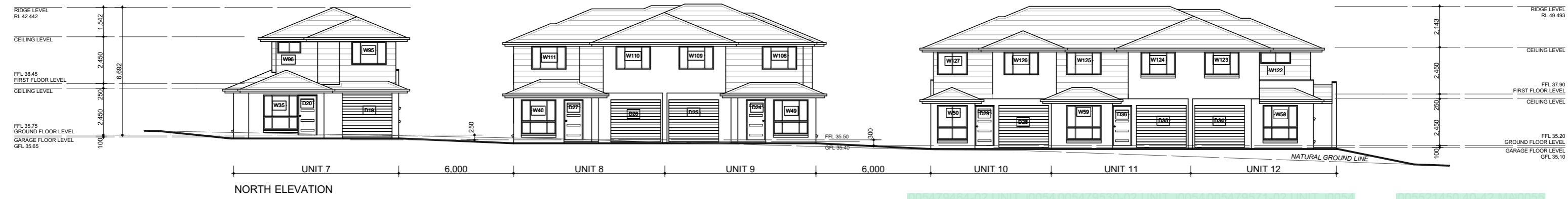
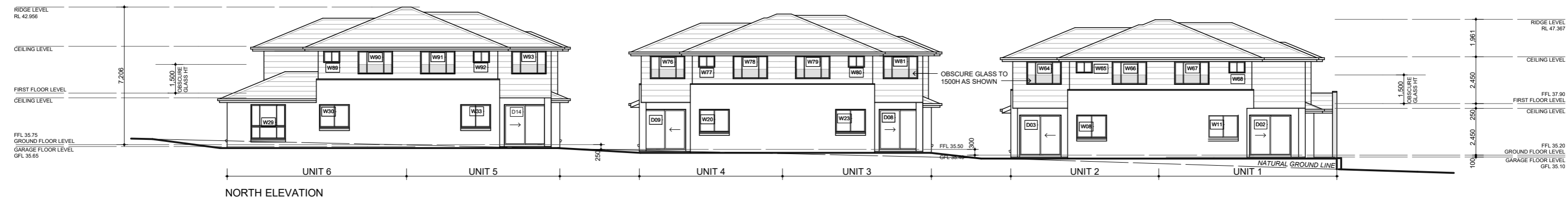
NOTES:  
 \* ALL WINDOW FRAMES ARE TO BE ALUMINIUM  
 \* (OSBC) OBSCURE WINDOWS  
 \* (OBSL) OBSCURE SLIDING WINDOWS TO 1500H (SEE ELEVATIONS)  
 SK01-04 500 x 900 (TYP) 0.450M<sup>2</sup>  
 500 X 500 (TYP) 0.250M<sup>2</sup>



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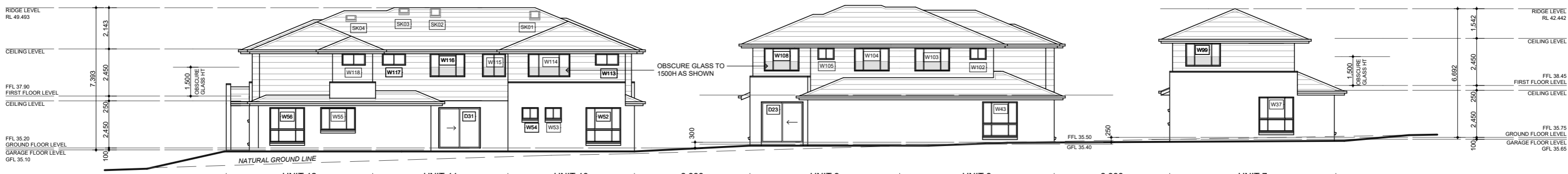
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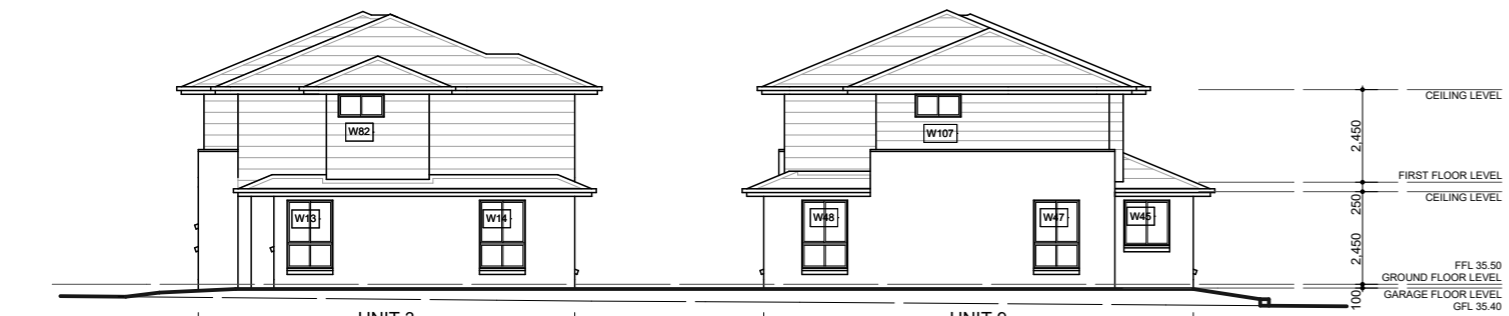
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 ELEVATIONS 1357.DA04C



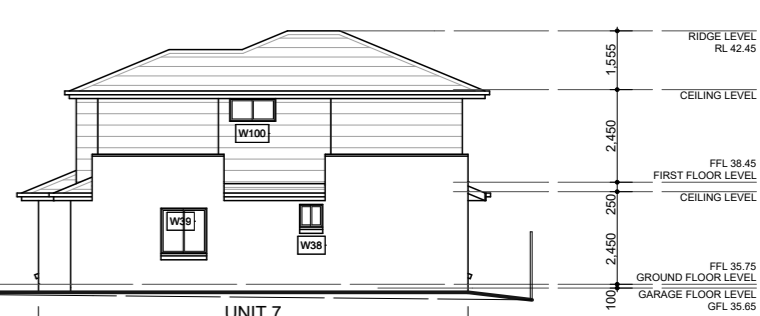
SOUTH ELEVATION



WEST ELEVATION



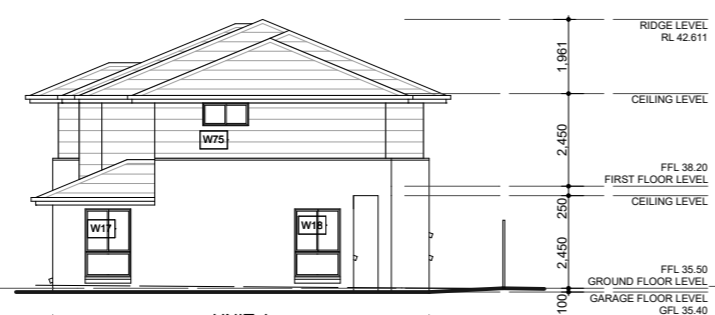
WEST ELEVATION



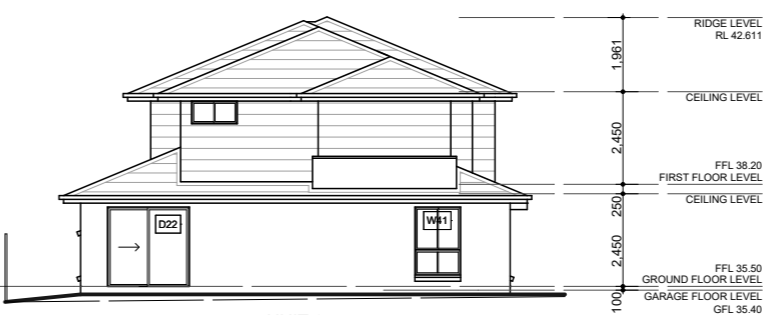
WEST ELEVATION



EAST ELEVATION



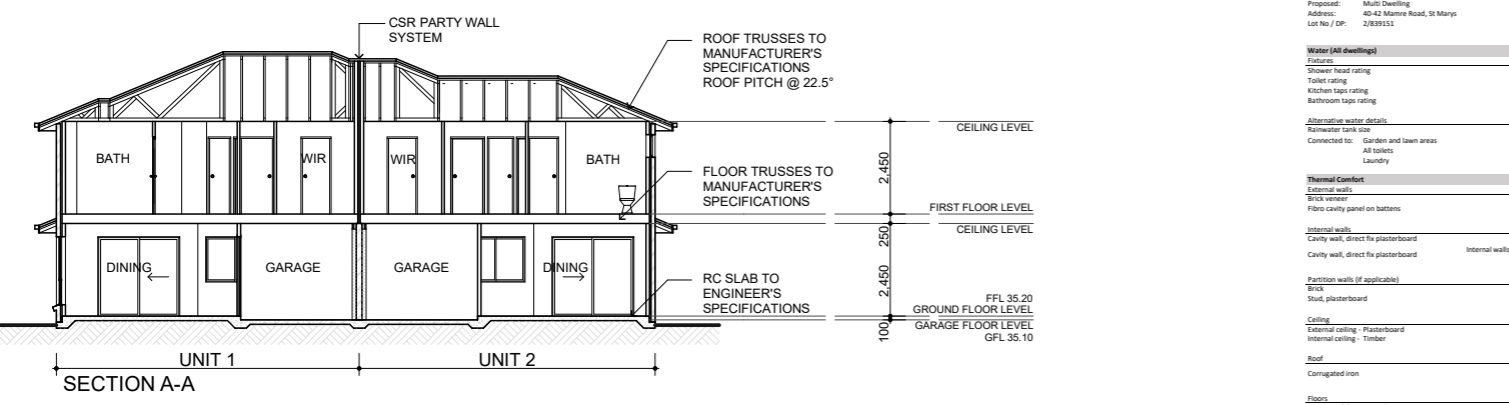
EAST ELEVATION



EAST ELEVATION



EAST ELEVATION



SECTION A-A

**BAK Project Commitments**

Proposed: Multi Dwelling  
Address: 40-42 Mamre Road, St Marys  
Lot No / CP: 2/839311

Water (All dwellings)	Specification
Filters	4 star (5 bar <= 7.5 L/min)
Shower head rating	5 star
Toilet rating	5 star
Kitchen tap rating	5 star
Bathroom tap rating	5 star

Thermal Comfort	Accreditation Number:	W8& 10056	Requirements
External wall	Ground Floor	Medium colour	R2.5 Bulk + Air-gore foil
Internal wall	First Floor	Medium colour	R2.5 Bulk + Air-gore foil

Roof	Specification	Rating
External ceiling	Plasterboard	R5.0 Bulk insulation
Internal ceiling	Timber	No insulation

Energy (All Dwellings)	Specification	Rating
Hot water	Individual system	Gas instantaneous 6 star
Individual systems - living areas	Individual systems - bedroom areas	1-phase airconditioning EER 3.0 - 3.5



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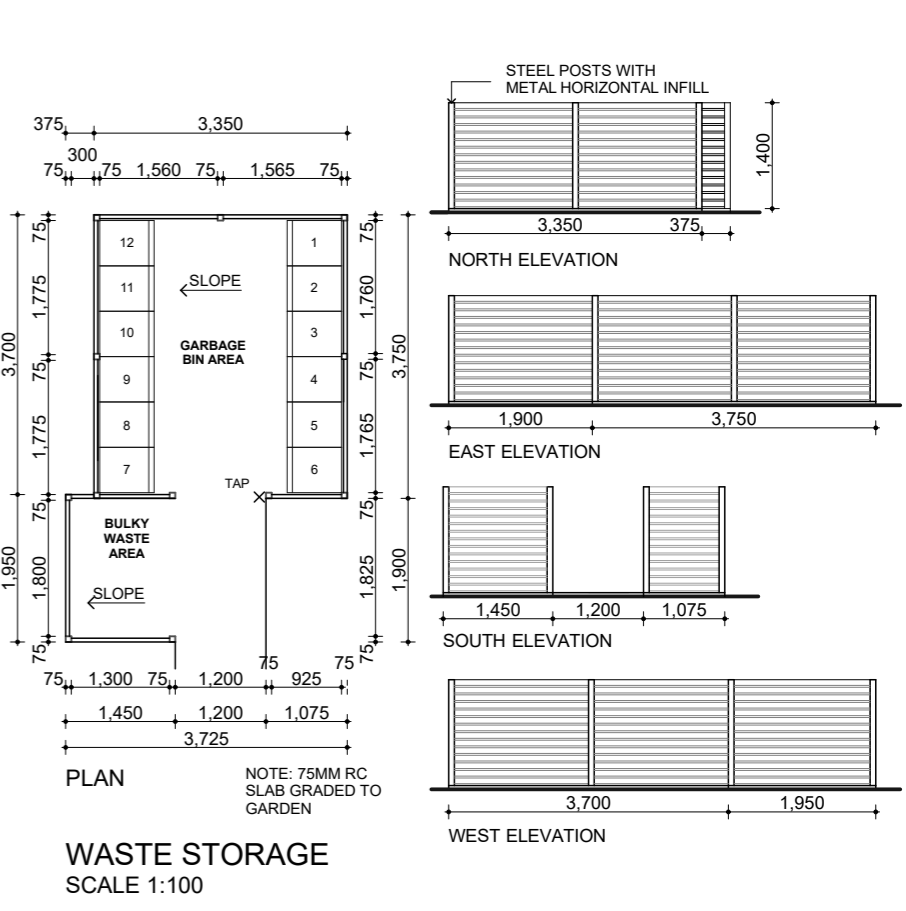
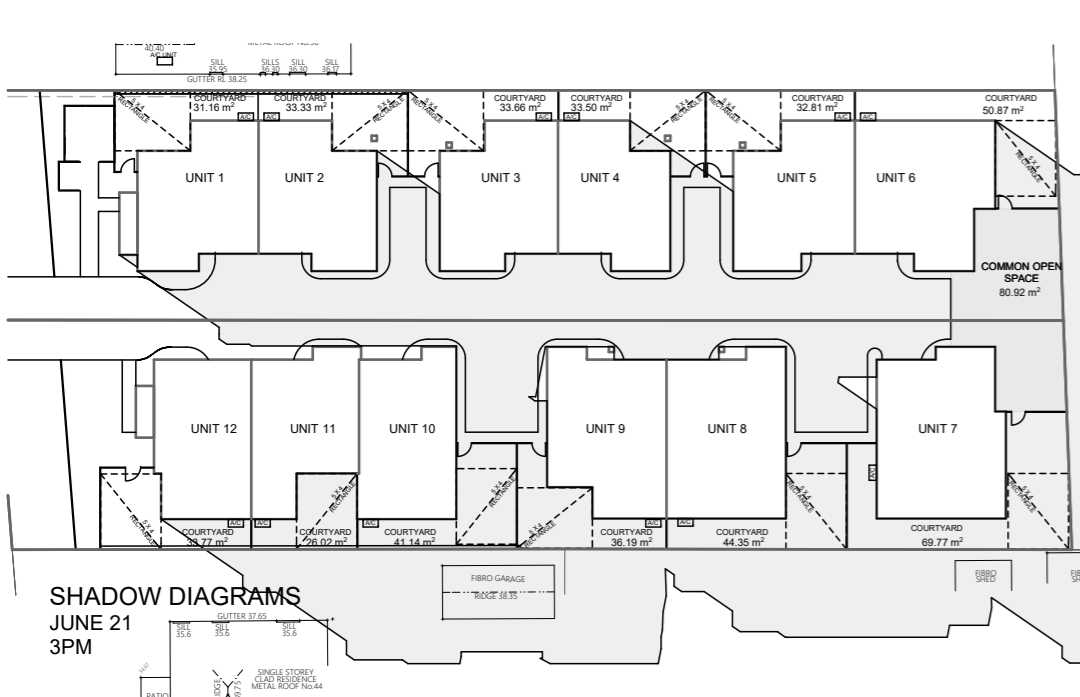
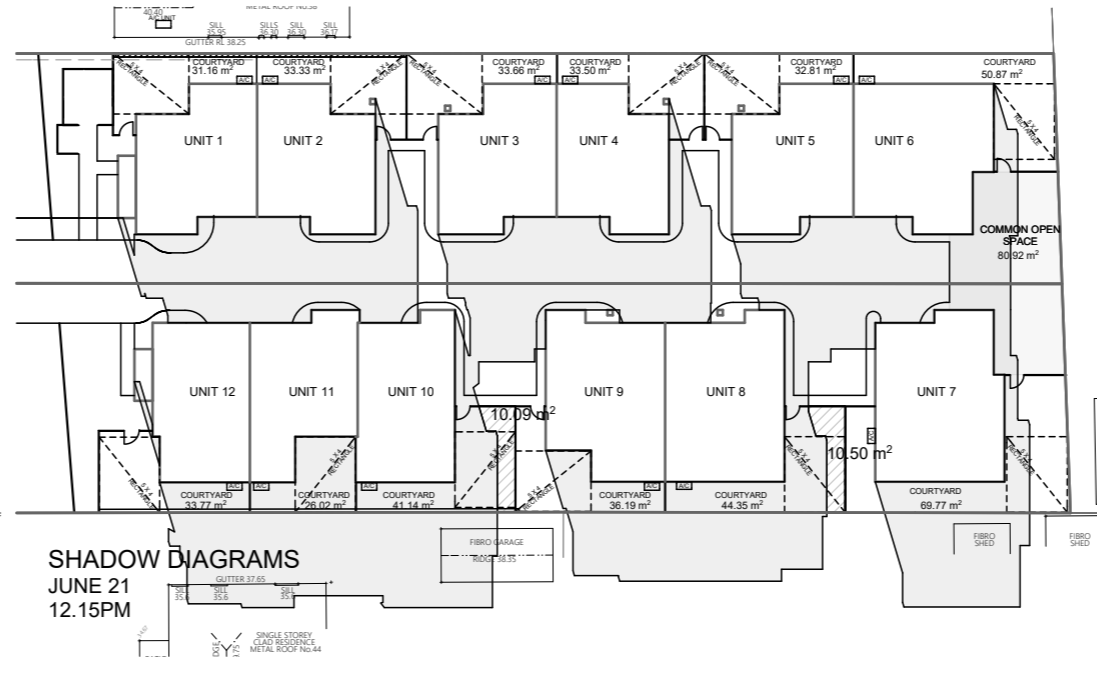
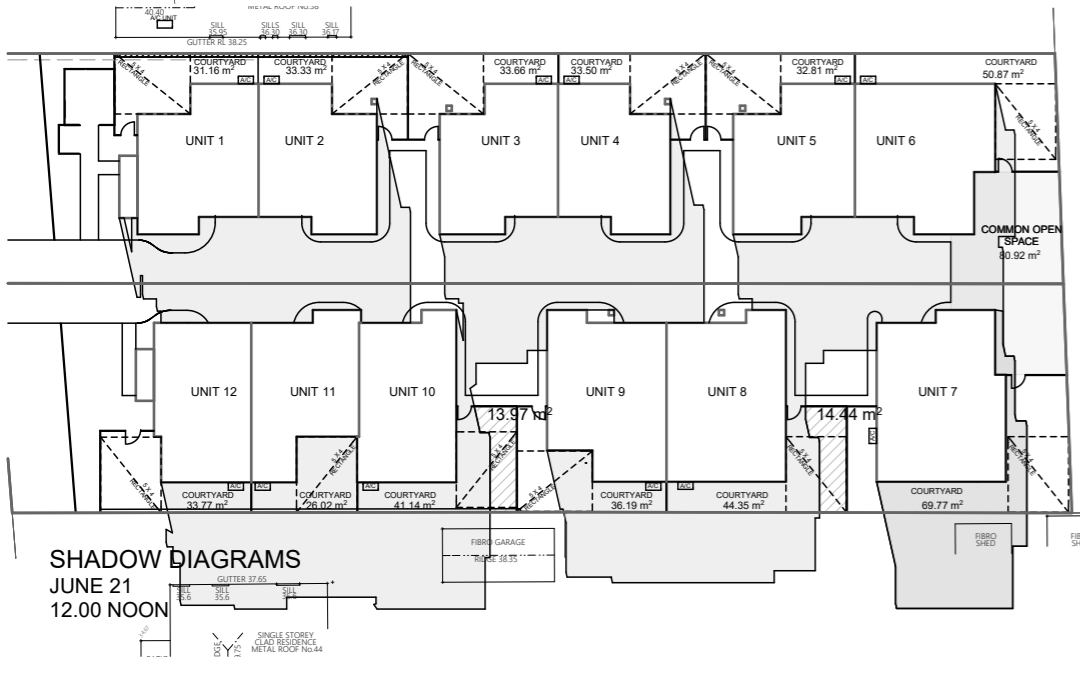
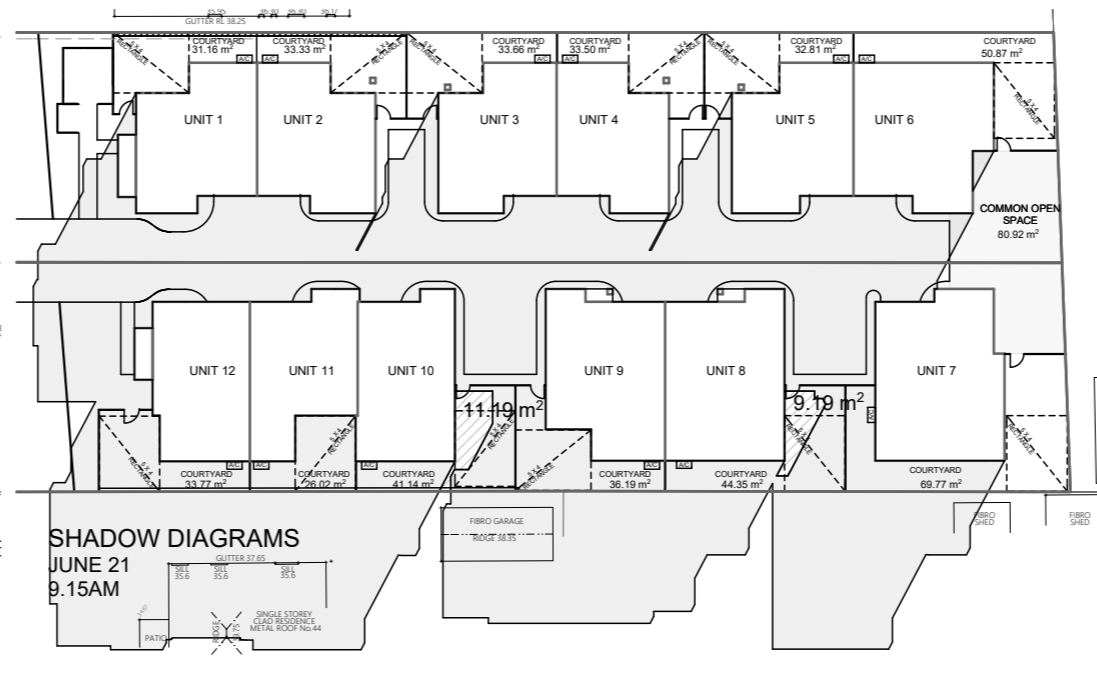
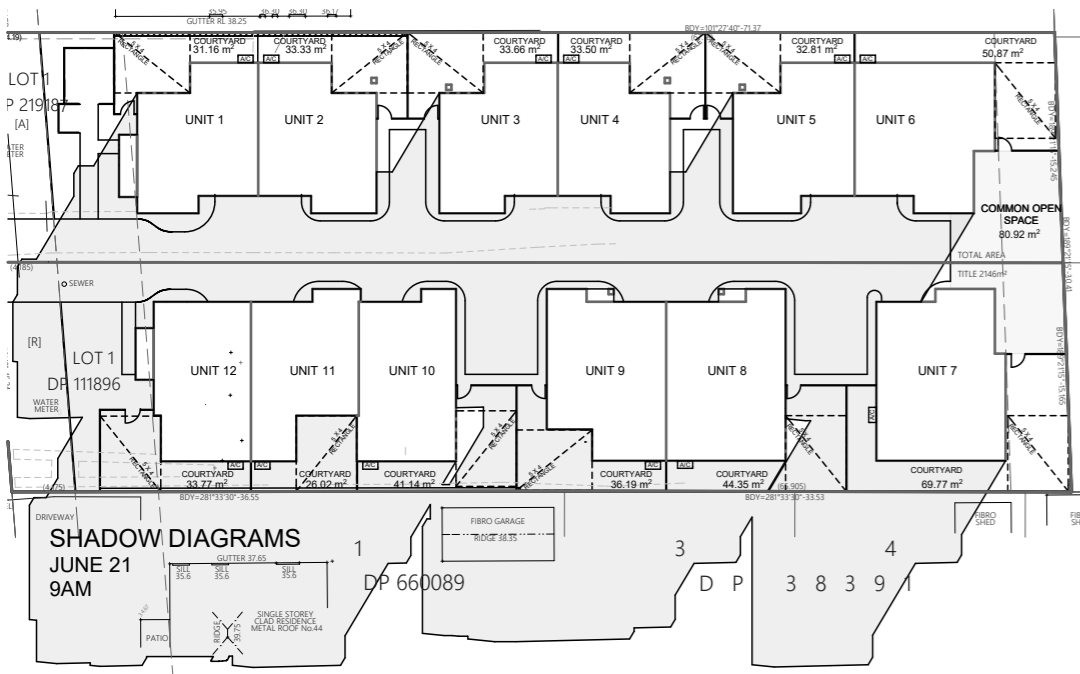
PROPOSED SEPP 2009 AFFORDABLE HOUSING NO 40-42 MAMRE ROAD, ST MARYS CLIENT: V HOMES PTY LTD

**N. F. BILLYARD P/L**  
11 YORK STREET, OATLANDS  
Ph 02 96302122 Fax 02 96302133

17/12/20 SCALE 1:200; 1:250 A3 SHEET

ELEVATIONS, SECTIONS & ROOF PLAN 1357.DA05C

NOTE: ALL DIMENSIONS ARE TO BE CHECKED ON SITE PRIOR TO CONSTRUCTION. WRITTEN DIMENSIONS WILL TAKE PRECEDENCE OVER SCALE. ANY DISCREPANCIES SHOULD BE REFERRED BACK TO THE ARCHITECT.



- C AMEND ELEVATIONS, WINDOW SCHED, SITE CALCS & SHADOWS TO CHANGES IN AMEND A 22/06/21
  - B ADD AIR CONDITIONING UNITS, AMEND W 53-55 HEIGHTS TO SUIT AIR CON UNITS UNDER 13/05/21
  - A REMOVE TANDEM GARAGES & ADD VISITOR SPACES, REDESIGN UNITS TO SUIT 05/05/21
- PROPOSED SEPP 2009 AFFORDABLE HOUSING  
NO 40-42 MAMRE ROAD, ST MARYS  
CLIENT: V HOMES PTY LTD

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17/12/20 SCALE 1:500; 1:100 A3 SHEET  
SHADOW DIAGRAMS - JUNE & WASTE STORAGE DETAILS 1357.DA06C