



Project:

Proposed two lot subdivision and dual occupancy

Client:

J. & B. Main, Lot 19
DP 1009620, 18 Red Bean Cl.
Suffolk Park, NSW

Drawings provided by:

Alok

EXPANDesign
198 Tyagarah Road, Myocum 2481
0061 266 847180
expandesign@bigpond.com
www.expandesign.com.au

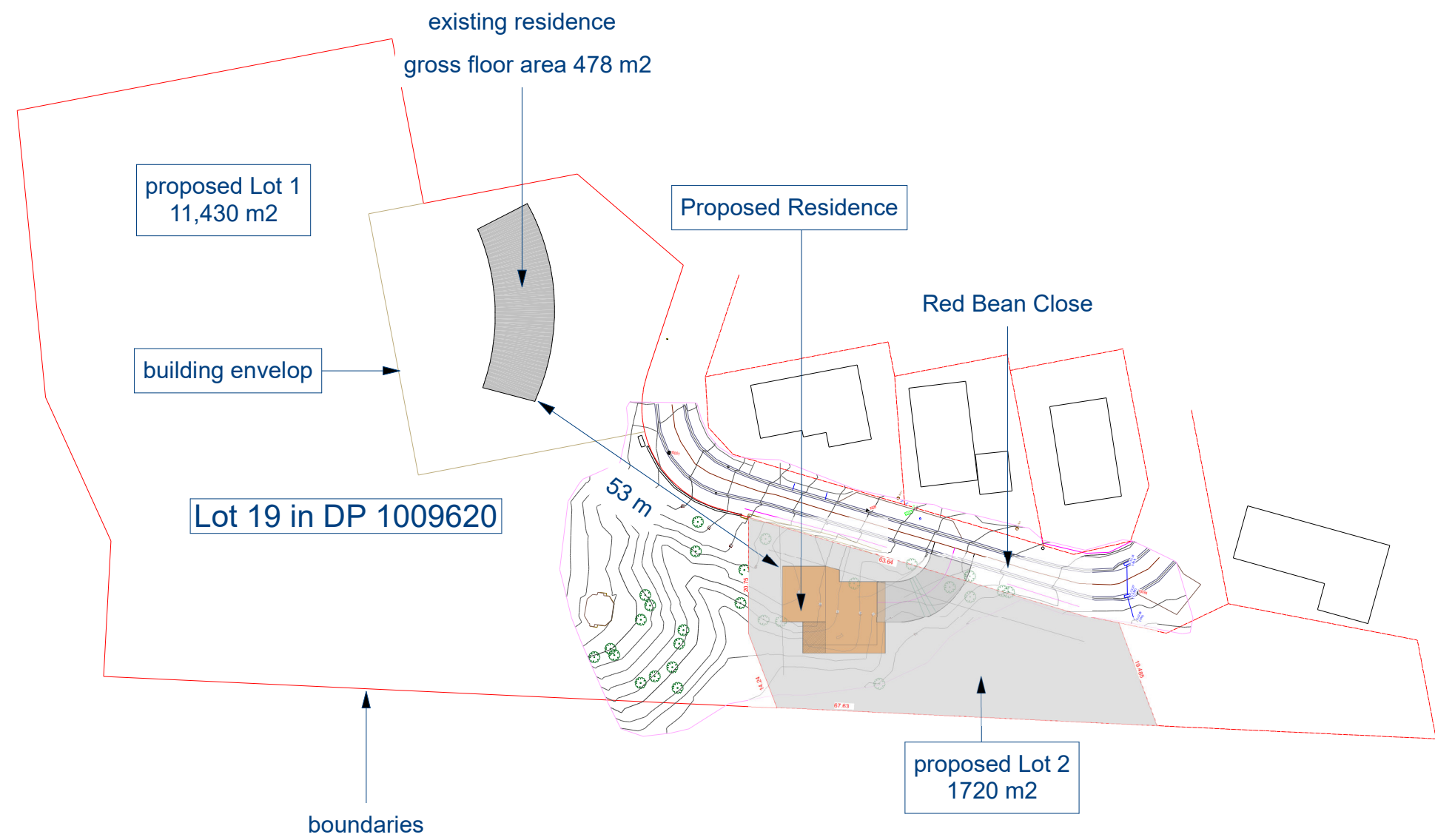
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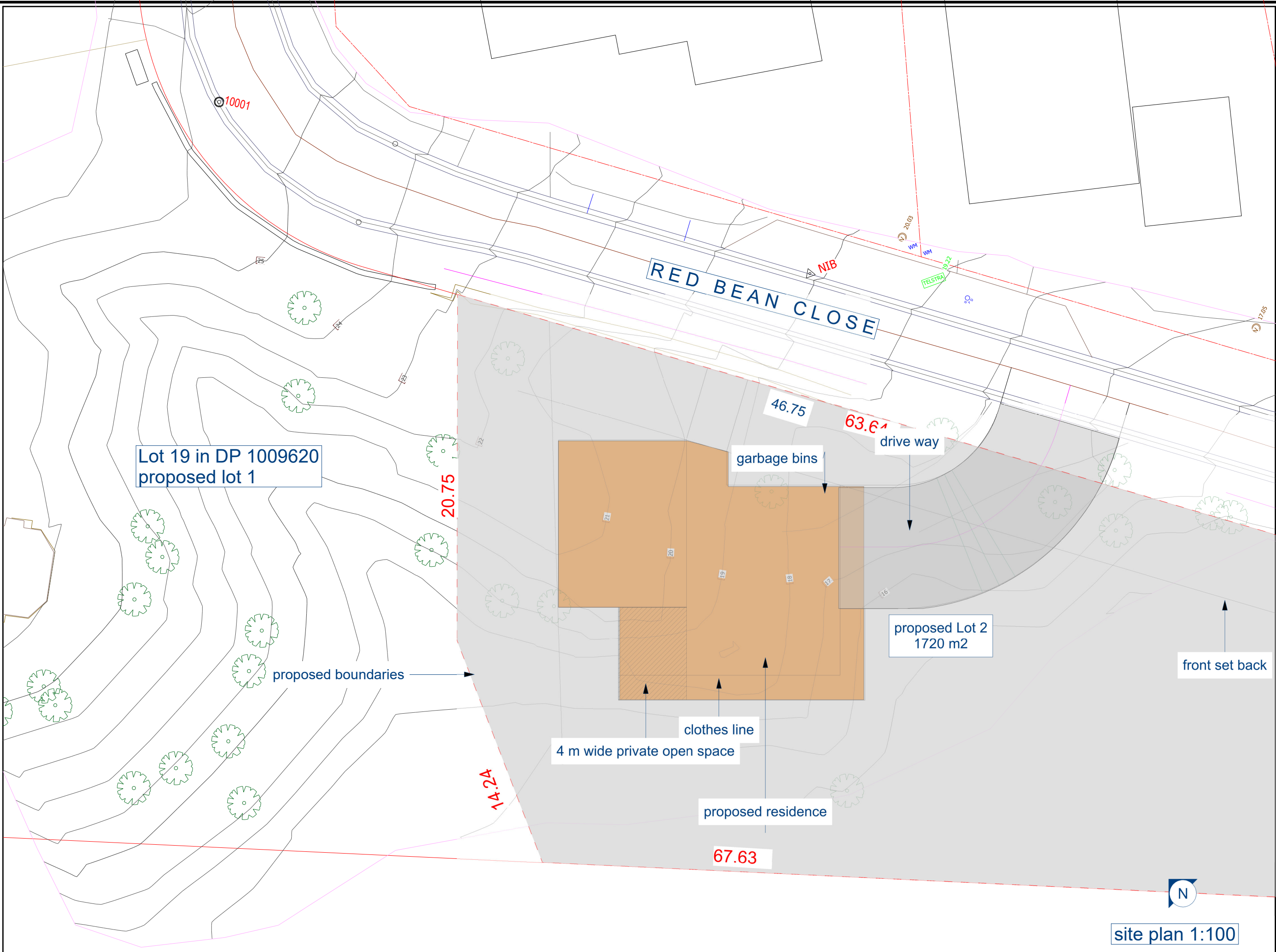
25/02/2020

SCALE:

SHEET:

S-1





Lot 19 in DP 1009620
proposed lot 1

proposed boundaries

garbage bins

drive way

proposed Lot 2
1720 m2

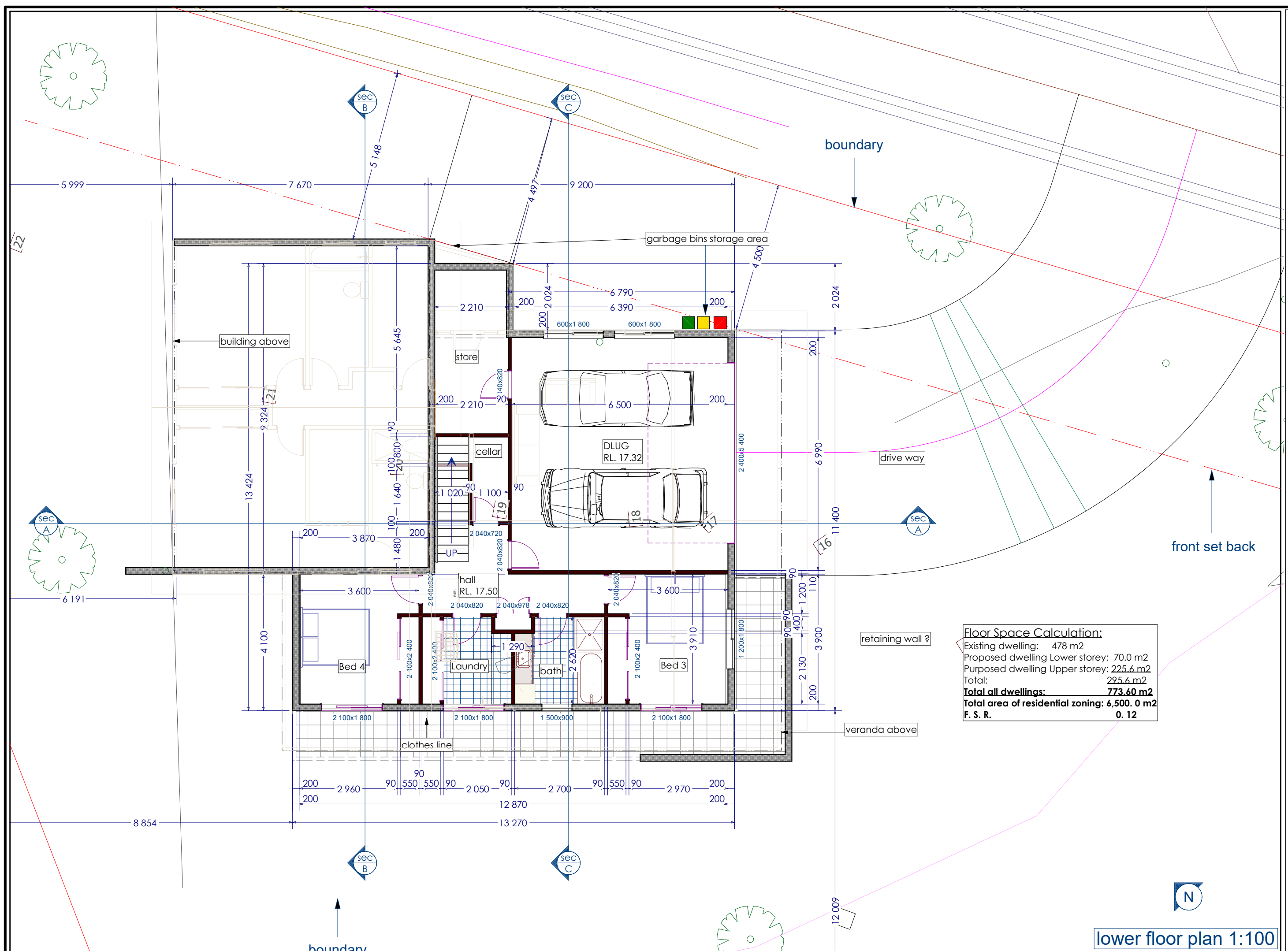
front set back

4 m wide private open space

clothes line

proposed residence

site plan 1:100



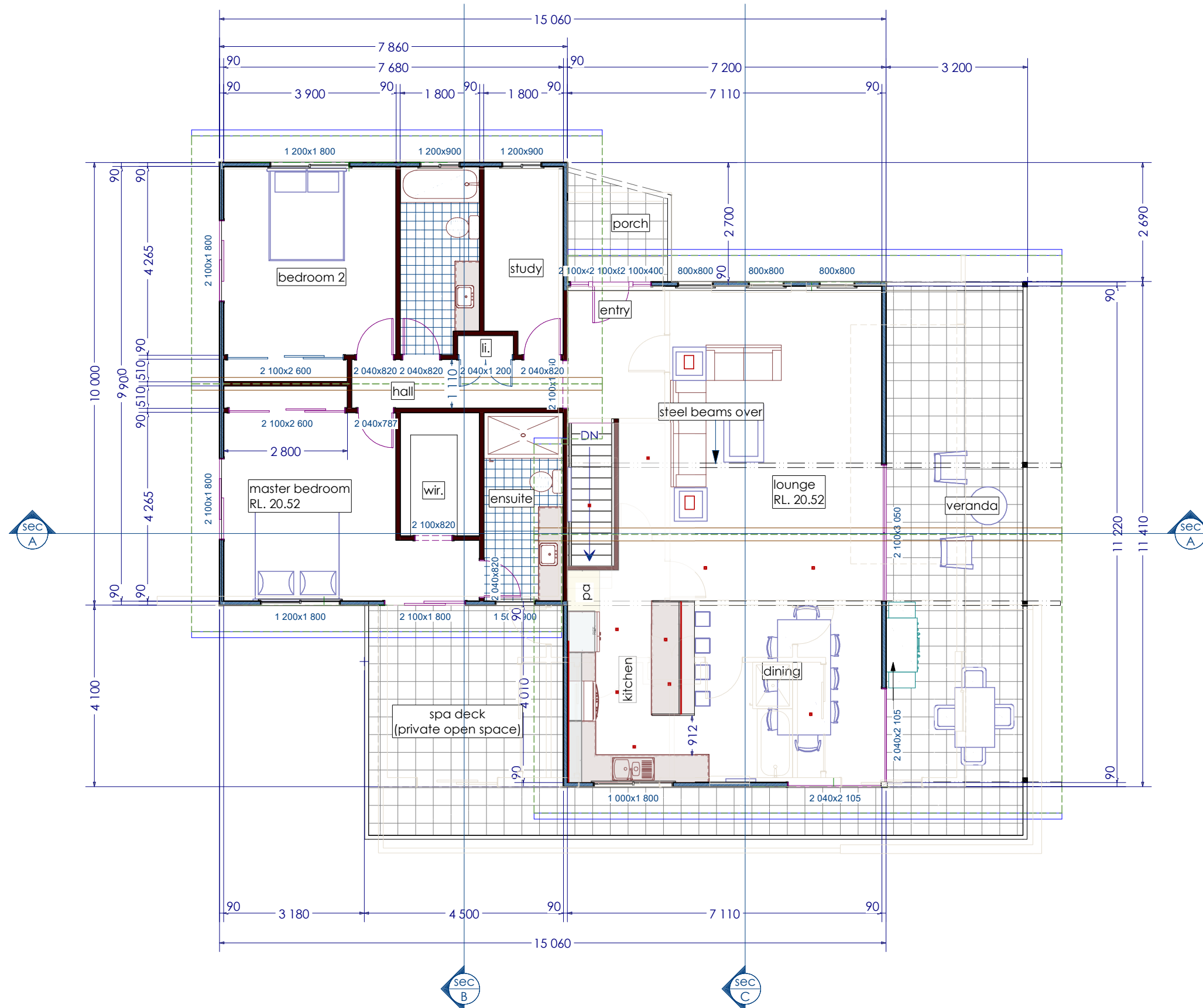
Floor Space Calculation:

Existing dwelling:	478 m2
Proposed dwelling Lower storey:	70.0 m2
Purposed dwelling Upper storey:	225.6 m2
Total:	295.6 m2
Total all dwellings:	773.60 m2
Total area of residential zoning:	6,500.0 m2
F. S. R.	0.12

lower floor plan 1:100



upper floor plan 1:100



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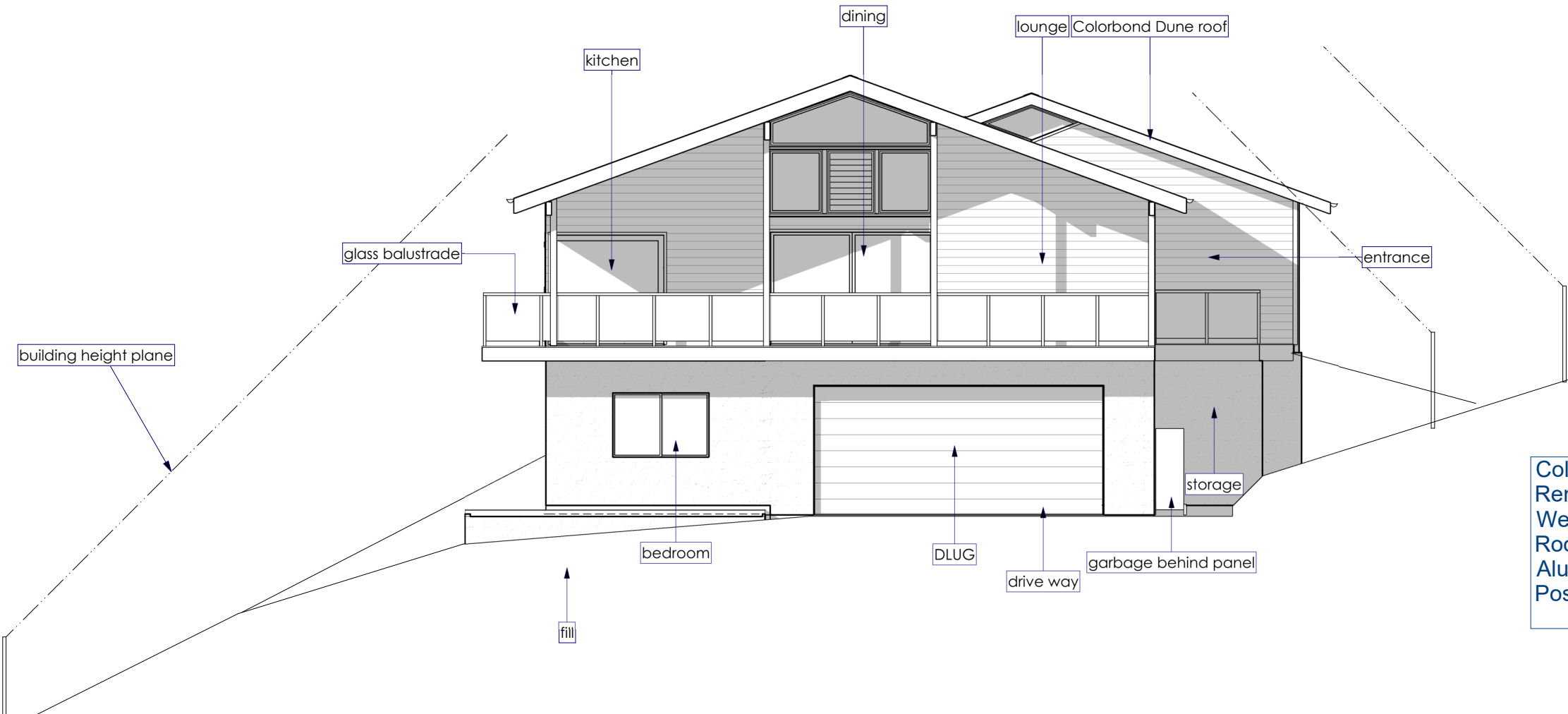
25/02/2020

SCALE:

SHEET:

S-4

south-east elevation 1:100



Colour scheme:
 Render : Dulux Beige
 Weatherboards: Dulux Pale Stone
 Roof, fascia and gutters: Colorbond Dune
 Alu doors and windows: Colorbond Surfmist
 Posts and balustrade: Colorbond Surfmist

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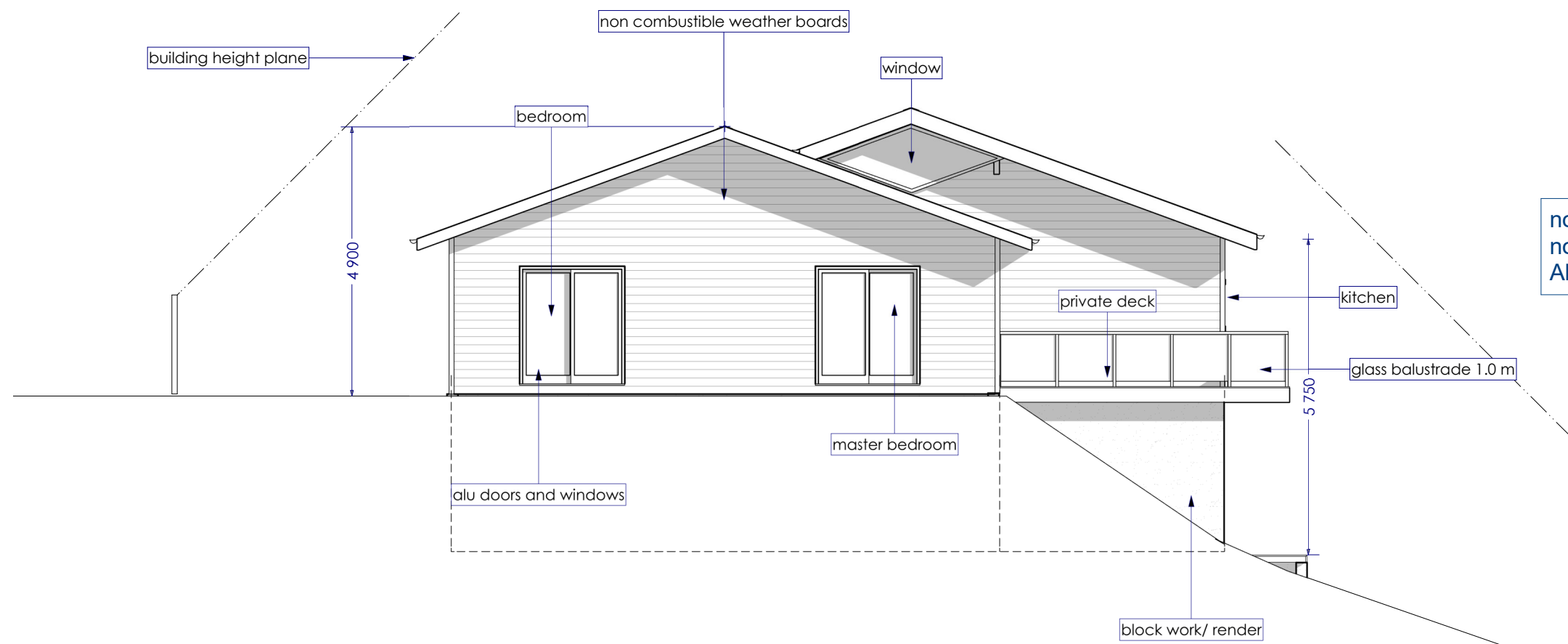
25/02/2020

SCALE:

SHEET:

S-5

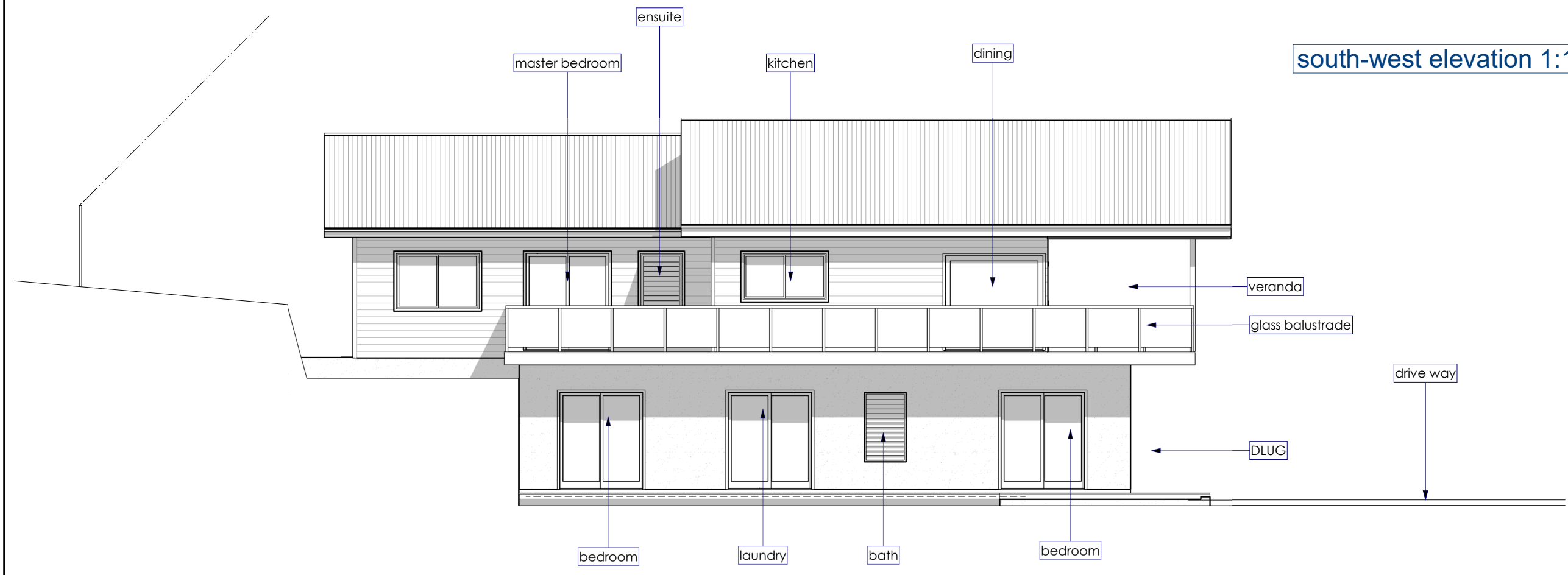
building height plane



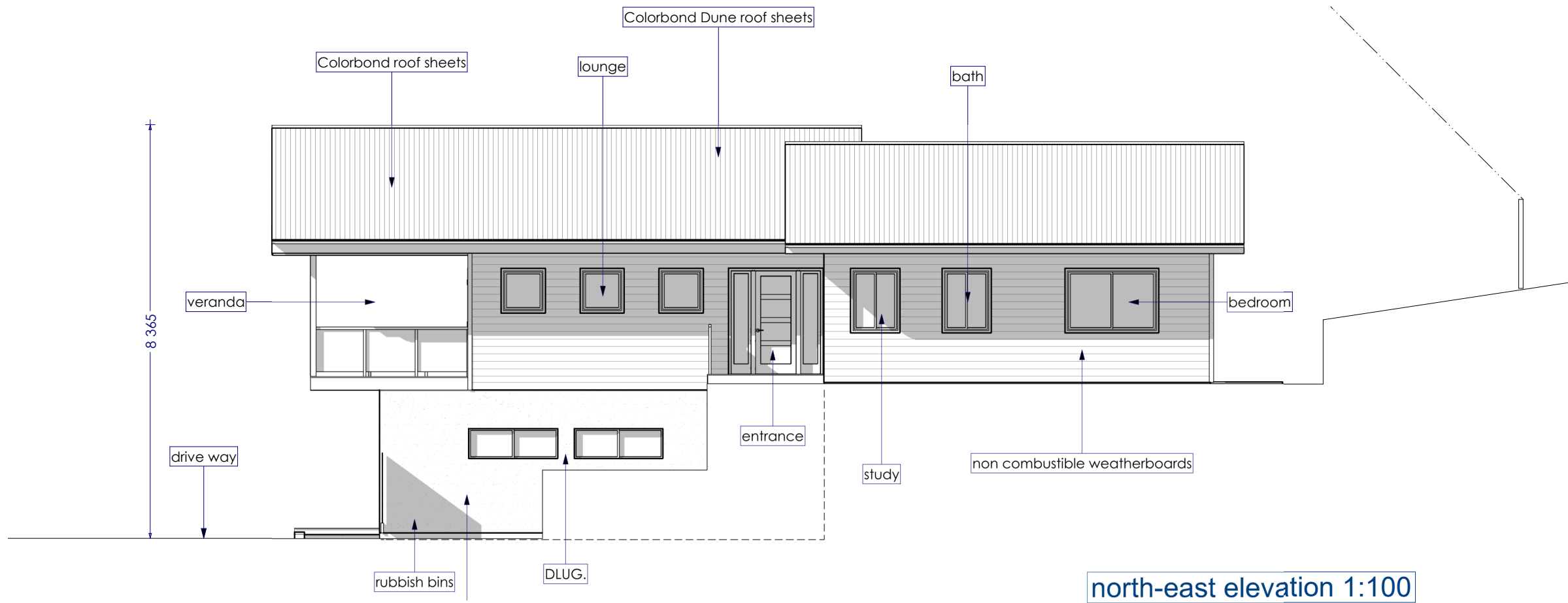
note:
 north-west elevation to comply with BAL 29
 All other elevations comply with BAL 12.5

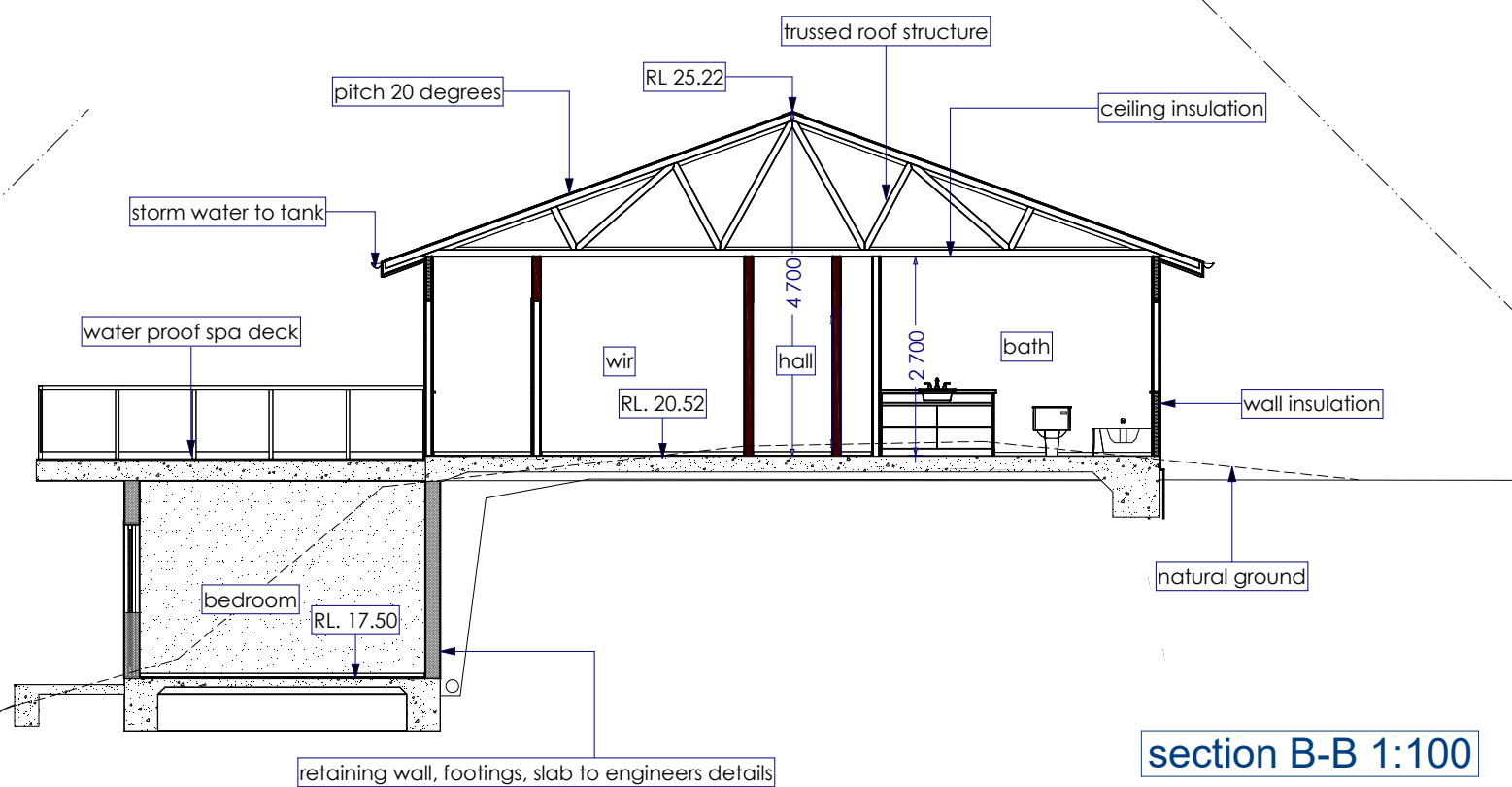
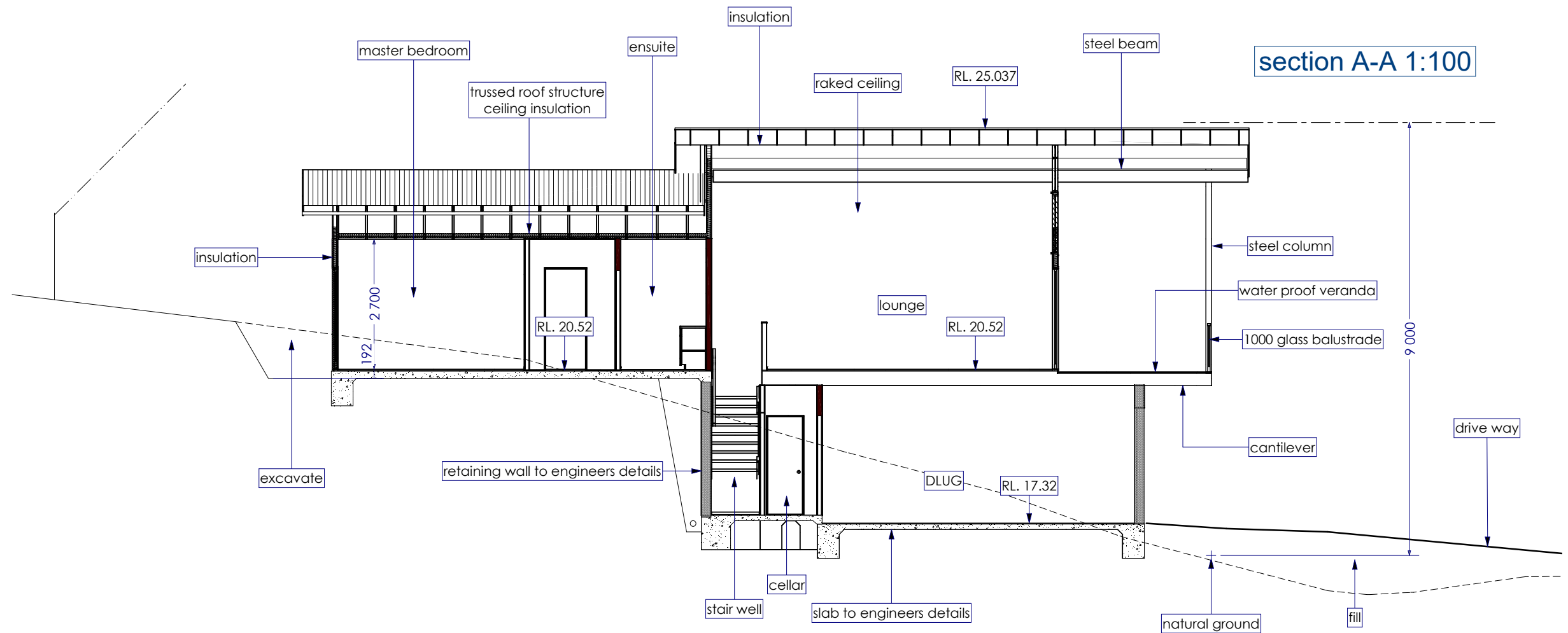
north-west elevation 1:100

south-west elevation 1:100



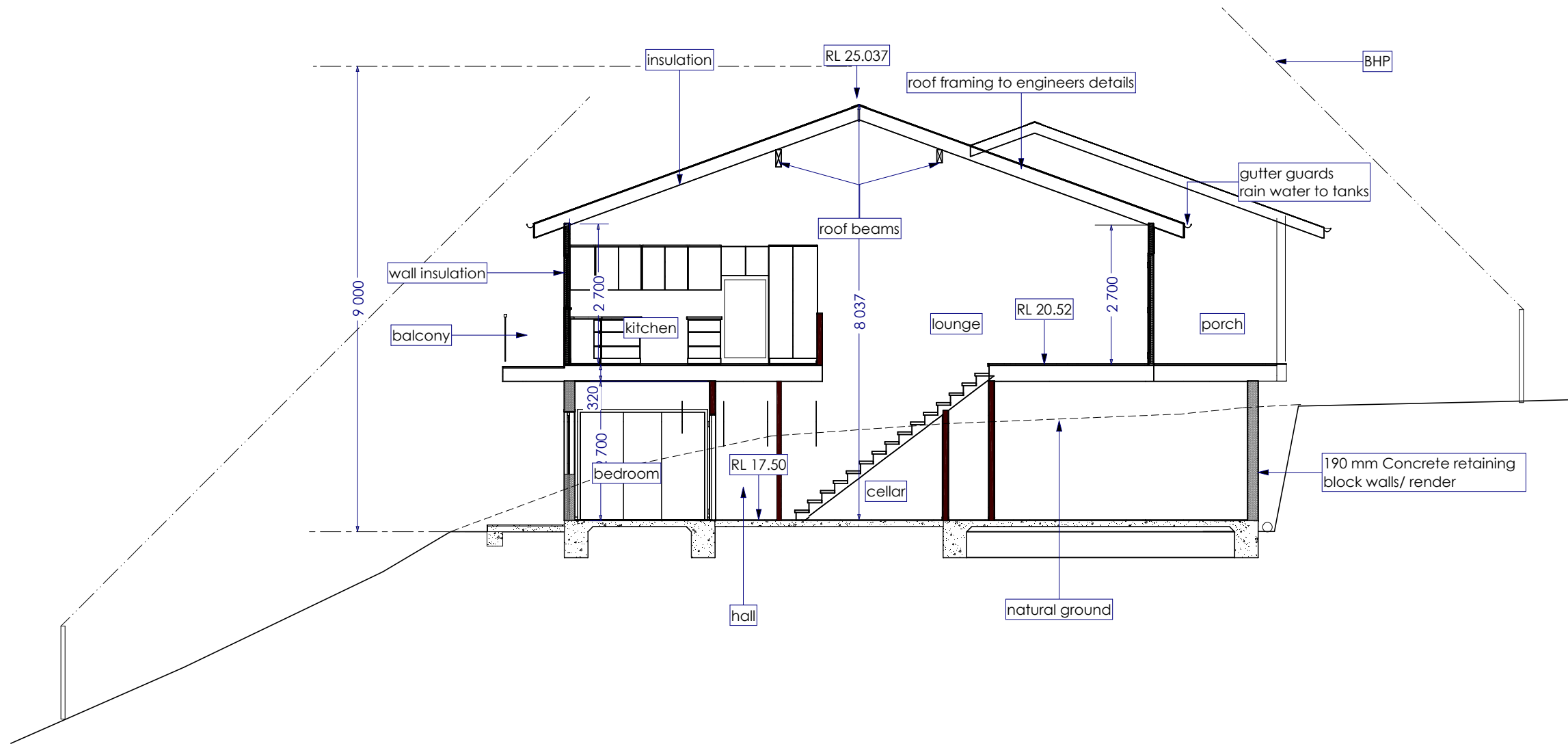
north-east elevation 1:100





section B-B 1:100

section C-C 1:100





Plan No: S-9
Description: Building Envelope to be established
Dated: 20/4/2021

