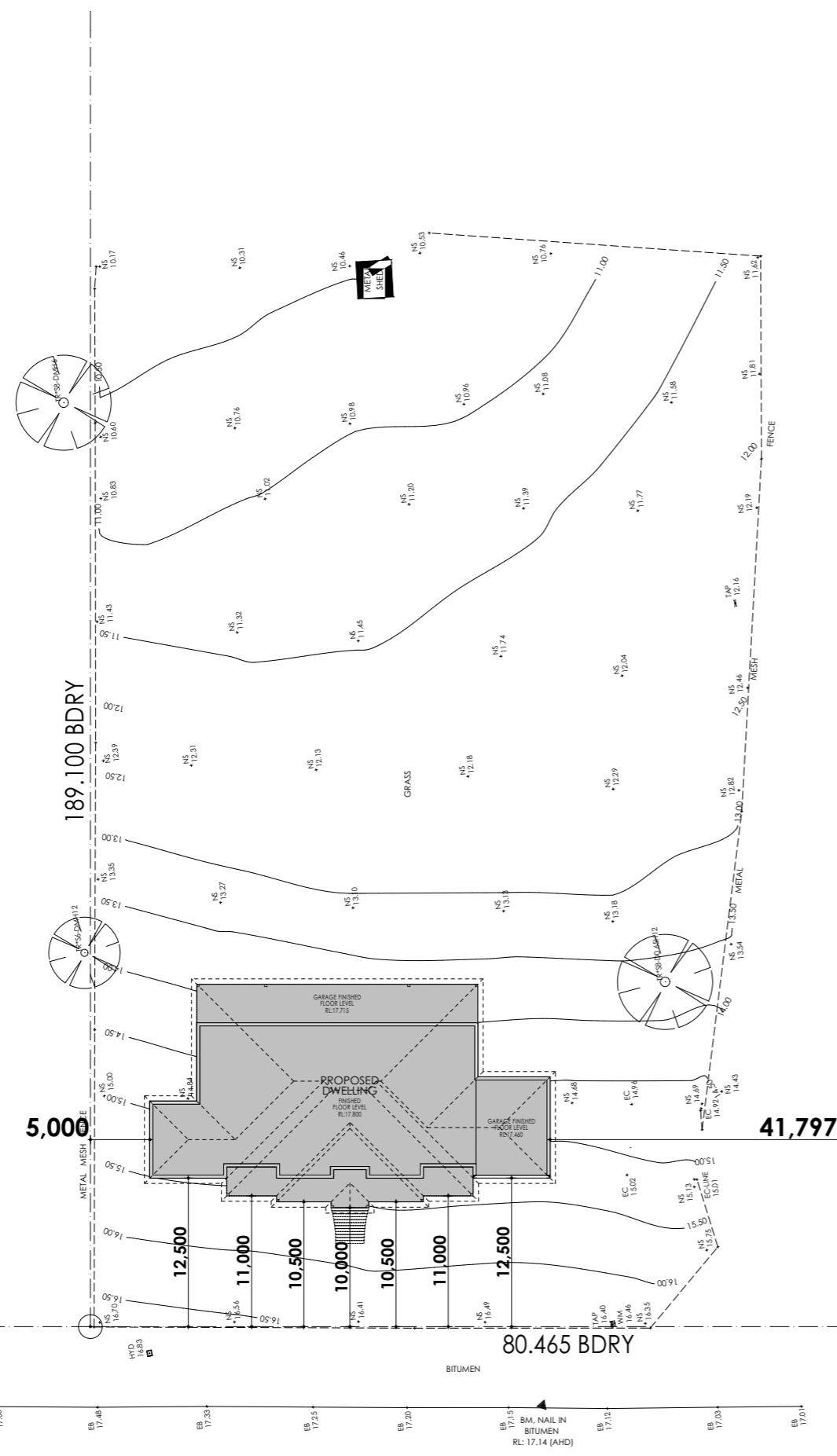


LOT 3  
DP 25981  
SINGLE STOREY  
CLAD HOUSE  
TILE ROOF  
No. 16-22



REYNOLDS ROAD

Site Plan  
Scale 1:500

### DEVELOPMENT CALCS USING LGA DCP.

Lot 4 HN 24-30 DP: 25981 Reynolds Road Londonderry 1.5ha

| ITEMISED FLOOR AREA   |        |
|-----------------------|--------|
| ALFRESCO:             | 76.83  |
| EXISTING DWELLING:    | 77.06  |
| EXISTING METAL SHED:  | 281.13 |
| EXISTING OUTBUILDING: | 63.98  |
| GARAGE:               | 53.25  |
| GROUND FLOOR:         | 322.83 |
| PATIO:                | 48.81  |
| 923.89 m <sup>2</sup> |        |

### SURVEYORS NOTE:

- \*DATUM ASSUMED UNLESS NOTED OTHERWISE
- \*LOCATION OF FENCES ARE APPROXIMATE ONLY
- \*ONLY VISIBLE SERVICES HAVE BEEN LOCATED ACCURATELY
- \*NO U/GROUND SERVICES SEARCH HAS BEEN CARRIED OUT
- \*BOUNDARY DIMENSIONS AND AREA ARE BY TITLE ONLY.

### IMPORTANT NOTE:

- \*TREES WITHIN BUILDING AREA & 3.0m SURROUNDING TO BE FELLED & REMOVED.
- \*NOTE: ALL PROPOSED FINISH FLOOR LEVELS ARE SUBJECT TO A 150mm +OR-RL: AND ARE SUBJECT TO CONFIRMATION WITH STEPDOWNS NOMINATED PRIOR TO EXCAVATION BY BUILDER, EXCAVATOR AND/OR CONCRETOR.

### REVISION SCHEDULE

| ISSUE | DESCRIPTION     | BY | DATE     |
|-------|-----------------|----|----------|
| A-5   | PRELIM PLANS    | TE | 02.02.21 |
| B-0   | LODGEMENT PLANS | TE | 20.02.21 |

### COPYRIGHT

THIS PLAN IS THE PROPERTY OF SIGNATURE DESIGN AND DRAFTING AND MAY NOT BE USED IN WHOLE OR PART. LEGAL ACTION WILL BE TAKEN AGAINST ANY PERSON WHO INFRINGES THE COPYRIGHT

### GENERAL BUILDING NOTES

1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDERS TENDER/CONTRACT DOCUMENTATION
3. FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
4. LEVELS SHOWN ARE APPROXIMATE AND TO BE CONFIRMED ON SITE BY SURVEYOR.
5. DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENCED DRAINER AND/OR HYDRAULIC ENG PRIOR TO WORK COMMENCING.
6. IF ENGINEERS DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.
7. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
8. BUILDING WORKS TO BE CARRIED OUT STRICTLY IN ACCORDANCE TO THESE DRAWINGS.
9. BUILDER IS TO STRICTLY COMPLY WITH ALL RELEVANT BUILDING CODE OF AUSTRALIA CONSTRUCTION REQUIREMENTS AND AUSTRALIAN STANDARDS.
10. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY TE DESIGNS IMMEDIATELY.



PROPOSED:  
New Residence

CLIENT:  
Mr & Mrs Vella

LOCATION:  
Lot 4 HN 24-30 DP: 25981  
Reynolds Road  
Londonderry

COUNCIL:  
Penrith

SHEET:  
01 of 03

DATE DRAWN:  
03.07.20

HOUSE DESCRIPTION:  
Custom Design  
Custom Facade

REFERENCE:  
0111-20

DESIGNED:  
TE


DRAWN BY:  
TE



○ Front-Elevation (West)  
Scale 1:120



○ Rear-Elevation (East)  
Scale 1:120

| REVISION SCHEDULE |                 |    |          | DESIGNED: TE         | PROPOSED: New Residence                               | HOUSE DESCRIPTION: Custom Design Custom Facade |  | <p><b>COPYRIGHT</b></p> <p>THIS PLAN IS THE PROPERTY OF SIGNATURE DESIGN AND DRAFTING AND MAY NOT BE USED IN WHOLE OR PART. LEGAL ACTION WILL BE TAKEN AGAINST ANY PERSON WHO INFRINGES THE COPYRIGHT</p> | SHEET: 02 of 03 |
|-------------------|-----------------|----|----------|----------------------|---|--|---|---|-----------------|
| ISSUE             | DESCRIPTION     | BY | DATE     | DATE DRAWN: 03.07.20 | CLIENT: Mr & Mrs Vella                                | COUNCIL: Penrith                               |   |   | REFERENCE:      |
| A-5               | PRELIM PLANS    | TE | 02.02.21 | DRAWN BY: TE         | Lot 4 HN 24-30 DP: 25981<br>Reynolds Road Londonderry |  |   |   | 0111-20         |
| B-0               | LODGEMENT PLANS | TE | 20.02.21 |                      |   |  |   |   |                 |

| REVISION SCHEDULE |                 |    |          |
|-------------------|-----------------|----|----------|
| ISSUE             | DESCRIPTION     | BY | DATE     |
| A-5               | PRELIM PLANS    | TE | 02.02.21 |
| B-0               | LODGEMENT PLANS | TE | 20.02.21 |
|                   |                 |    |          |
|                   |                 |    |          |
|                   |                 |    |          |

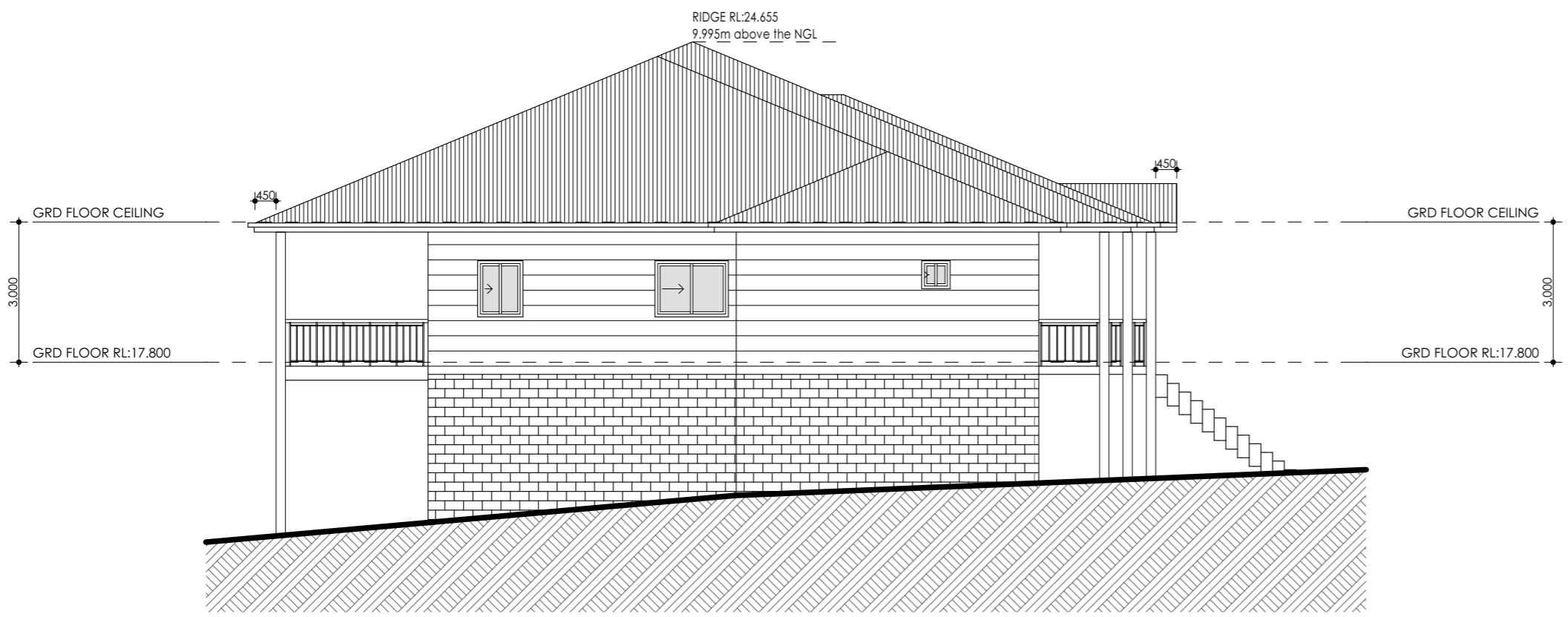
**COPYRIGHT**

THIS PLAN IS THE PROPERTY OF SIGNATURE DESIGN AND DRAFTING AND MAY NOT BE USED IN WHOLE OR PART. LEGAL ACTION WILL BE TAKEN AGAINST ANY PERSON WHO INFRINGES THE COPYRIGHT

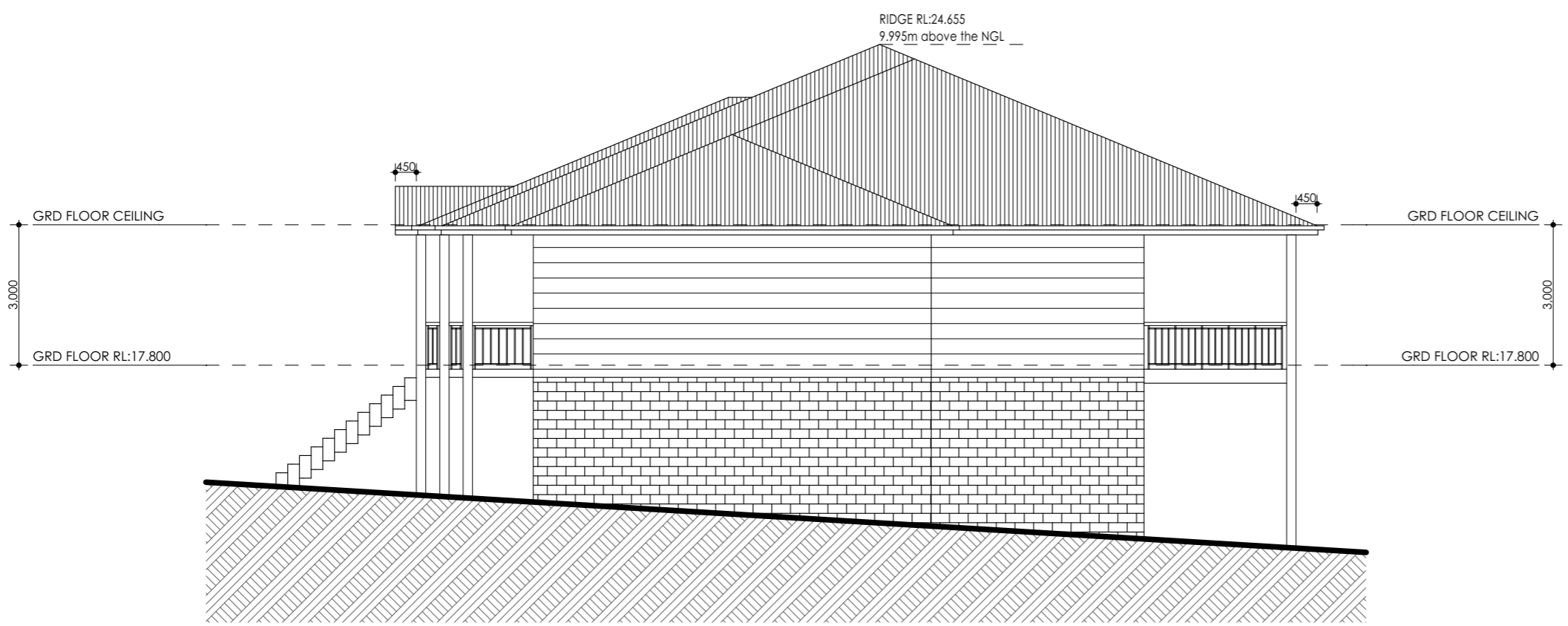
- GENERAL BUILDING NOTES**
1. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED.
  2. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH BUILDERS TENDER/CONTRACT DOCUMENTATION
  3. FIGURED DIMENSIONS MUST TAKE PREFERENCE TO SCALING.
  4. LEVELS SHOWN ARE APPROXIMATE AND TO BE CONFIRMED ON SITE BY SURVEYOR.
  5. DRAINAGE CONCEPT PLAN IS SCHEMATIC ONLY. RELATED WORKS TO BE VERIFIED BY LICENCED DRAINER AND/OR HYDRAULIC ENG PRIOR TO WORK COMMENCING.
  6. IF ENGINEERS DRAWINGS ARE REQUIRED SUCH MUST TAKE PREFERENCE TO THESE DRAWINGS.
  7. ALL BOUNDARY CLEARANCES MUST BE VERIFIED BEFORE COMMENCEMENT OF BUILDING WORKS BY REGISTERED SURVEYOR.
  8. BUILDING WORKS TO BE CARRIED OUT STRICTLY IN ACCORDANCE TO THESE DRAWINGS.
  9. BUILDER IS TO STRICTLY COMPLY WITH ALL RELEVANT BUILDING CODE OF AUSTRALIA CONSTRUCTION REQUIREMENTS AND AUSTRALIAN STANDARDS.
  10. IN CASE OF ALTERATIONS OR DISCREPANCIES NOTIFY TE DESIGNS IMMEDIATELY.



|  |  |                              |
|--|--|------------------------------|
| PROPOSED:<br><b>New Residence</b>  |  |                              |
| CLIENT:<br><b>Mr &amp; Mrs Vella</b>   |  |                              |
| LOCATION:<br><b>Lot 4 HN 24-30 DP: 25981<br/>Reynolds Road<br/>Londonderry</b> |  |                              |
| COUNCIL:<br><b>Penrith</b>   | SHEET:<br><b>03 of 03</b>                            |                              |
| DATE DRAWN:<br>03.07.20  | HOUSE DESCRIPTION:<br>Custom Design<br>Custom Facade | REFERENCE:<br><b>0111-20</b> |
| DESIGNED:<br>TE  | DRAWN BY:<br>TE                                      |                              |



○ Side 1-Elevation (North)  
Scale 1:120



○ Side 2-Elevation (South)  
Scale 1:120