

1% AEP FLOOD LEVEL AFFECTING THE PROPERTY ESTIMATED 17.4 AHD REQUIRED 0.5m ABOVE = 17.9 AHD

SITE CALCULATIONS			
CONTROLS	REQD	PROPOSED	COMPLIES
SITE AREA	N/A	20 000m ²	N/A
FRONT, SIDE & REAR SETBACKS			
REAR SETBACKS			
rear setback	10m	124 m	YES
FRONT SETBACKS			
public road front setback	15m	>15m	N/A
SIDE SETBACKS			
Min side boundary setback	5m	10m	YES
BUILDING SITE COVERAGE, BALAK & MASSING			
Maximum dwelling footprint	500m ²	459.08m ²	YES
Maximum overall dimension 45m, max. 18m at any point	45m	41.430m	YES
Maximum dwelling = all structures footprint	600m ²	521.99m	YES
HEIGHT AND SCALE			
Max amount of cut	1.0m	0m	YES
Max amount of fill	1.0m	1.0mm	YES
Maximum permitted ceiling height above natural ground	8m	4.2m	YES

Layout Index

Layout No:	Layout Name
A1000	SITE PLAN
A1100	GROUND FLOOR PLAN
A1200	ROOF PLAN / SECTION
A1300	ELEVATIONS
A1600	WINDOW SCHEDULE/SITE ANALYSIS
A1601	EROSION & SEDIMENT LANDSCAPE

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Company Title

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LOT 4 DP. 1097876 No.850 RICHMOND ROAD, BERKSHIRE PARK, PENRITH CITY COUNCIL NSW

Drawing Title

SITE PLAN

Drawing Status

DEVELOPMENT APPLICATION

Checked by

IA

Drawing Scale

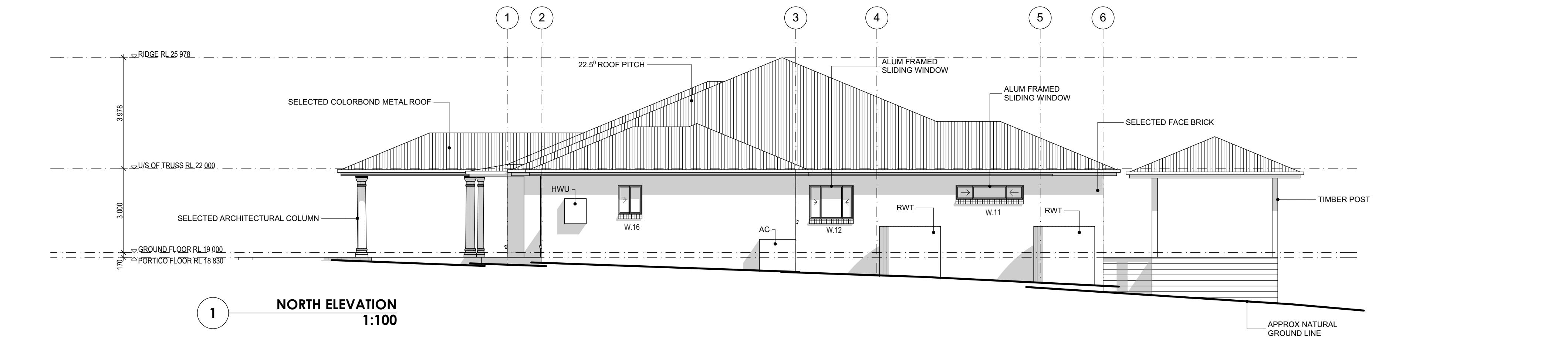
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Revision

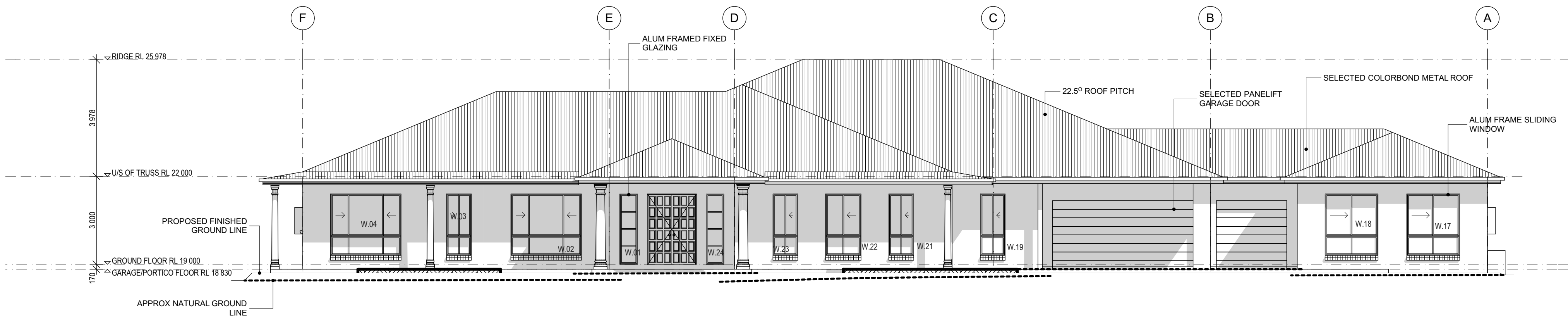
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Job No - Layout ID

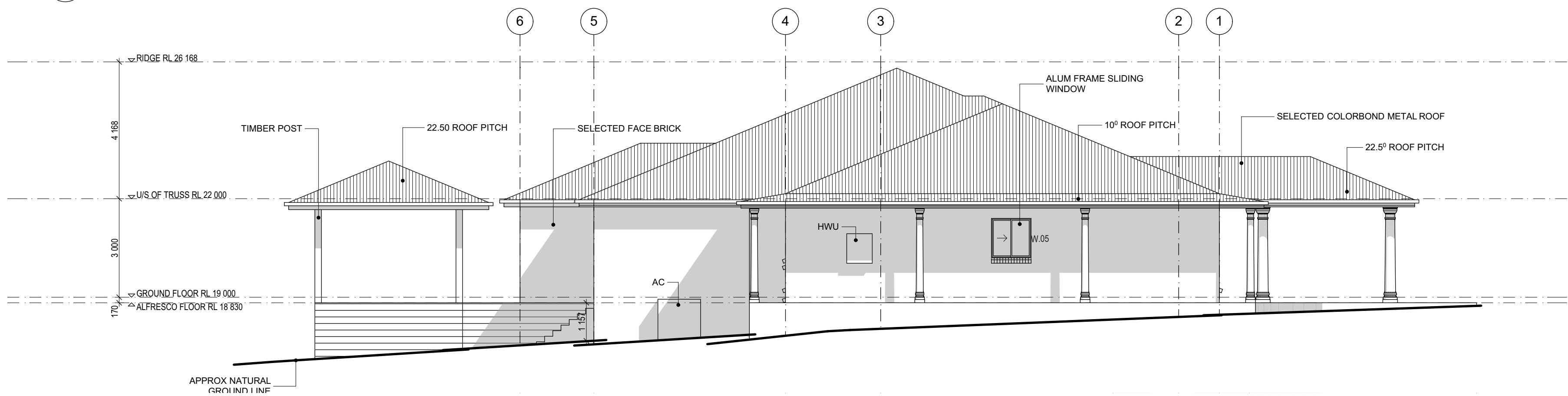
1548 - A1000



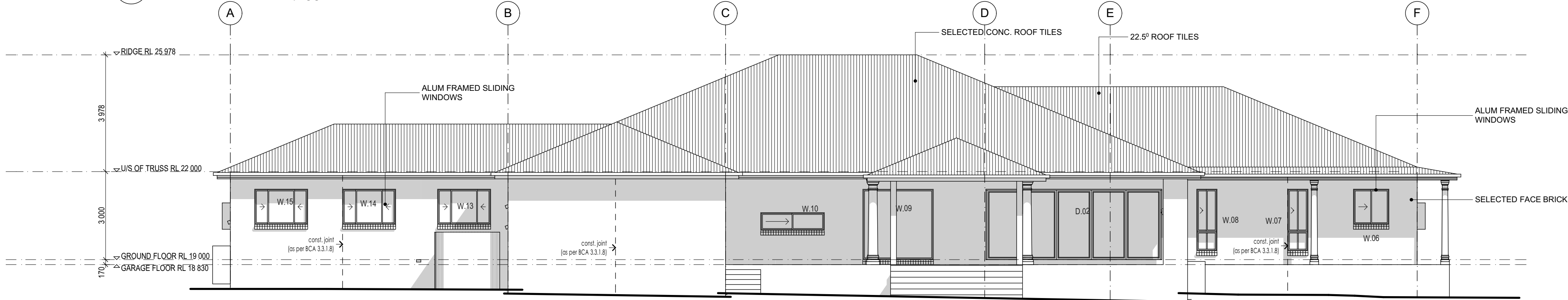
1 NORTH ELEVATION
1:100



2 EAST ELEVATION
1:100



3 SOUTH ELEVATION
1:100



4 WEST ELEVATION
1:100

NOTES:
REFER TO BASIX CERTIFICATE
FOR ALL WINDOW GLAZING
GENERAL NOTES:
ALL FIRST FLOOR WINDOWS TO
COMPLY WITH BCA clause 3.9.2.5
RESTRICTED OPENINGS 125MM APPLY
AS PER BCA. WINDOWS SUPPLIER TO
COMPLY WITH BCA 3.9.2.5

bda BUILDING DESIGNERS AUSTRALIA
FULL REGISTRATION 1000-08
ACCREDITED MEDIUM RISE

Issue	Date	Event
A	07.09.15	Development Application

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LOT 4 DP. 1097876 No.850 RICHMOND ROAD,
BERKSHIRE PARK.
PENRITH CITY COUNCIL NSW

Drawing Title
ELEVATIONS

Drawing Status
DEVELOPMENT APPLICATION

Checked by
IA

Drawing Scale
1:100

Job No - Layout ID
1548 - A1300





F1	BASE RENDER, NATURAL WHITE
	B1 Natural White
F2	METAL ROOF , COLORBOND DEEP OCEAN
F3	WINDOW FRAMES, GUTTER & DOWNPIPE COLOUR, COLORBOND SHALE GREY
	Shale Grey™
F4	GARAGE DOORS COLORBOND SHALE GREY
	Shale Grey™
F6	DRIVEWAY STENCIL, WOODLAND GREY COLOUR
	Woodland Grey™ --

Issue	Date	Event
A	18.01.15	Development Application

Company Title

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LOT 4 DP. 1097876 No.850 RICHMOND
ROAD,
BERKSHIRE PARK.

PENRITH CITY COUNCIL NSW

Drawing Title
SCHEDULE OF FINISHES

Drawing Status
DEVELOPMENT APPLICATION

Checked by
IA

Drawing Scale

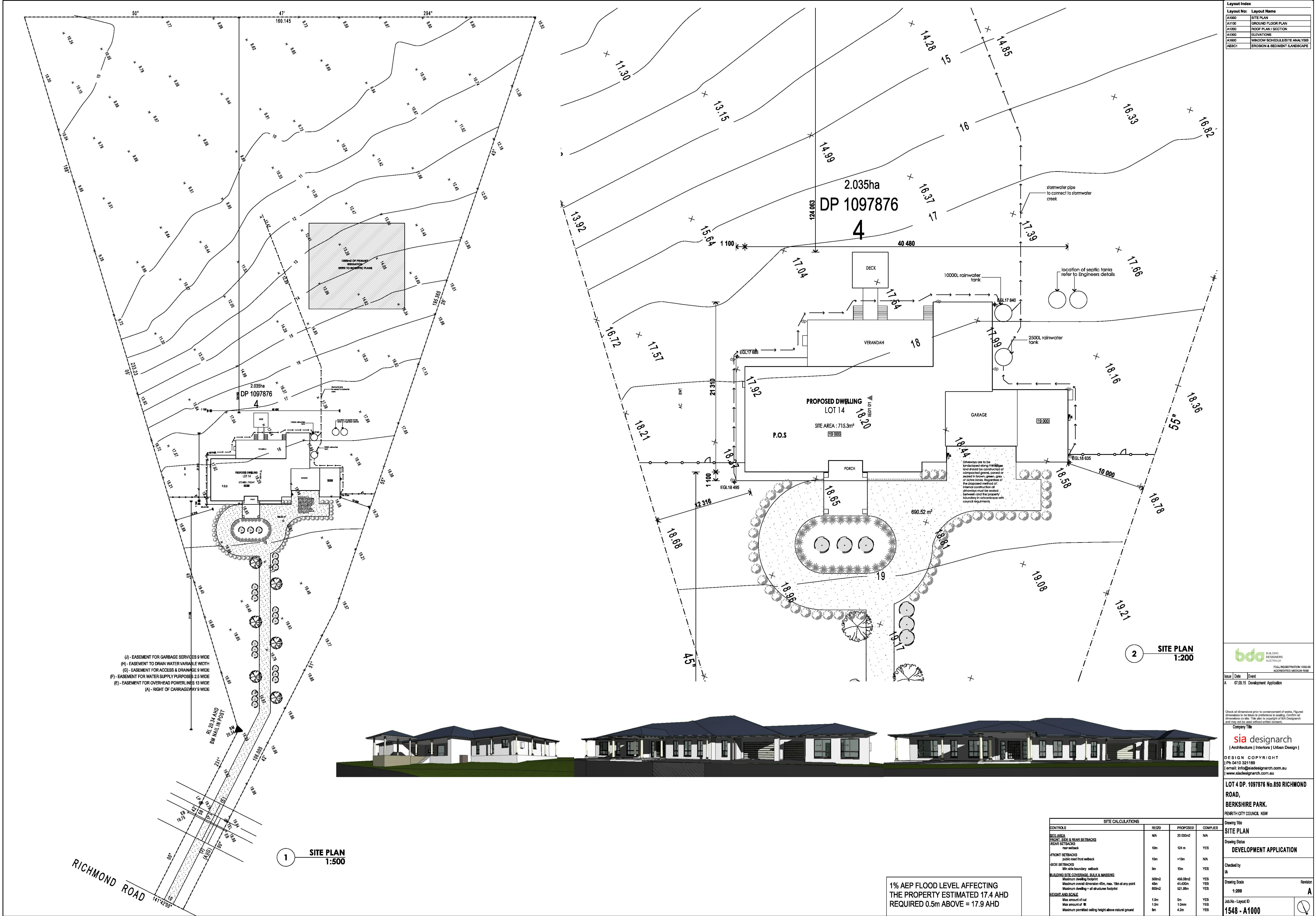
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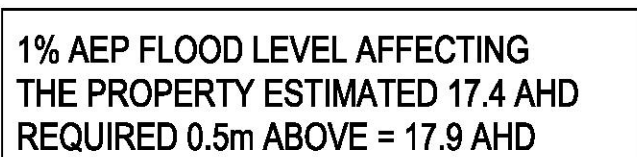
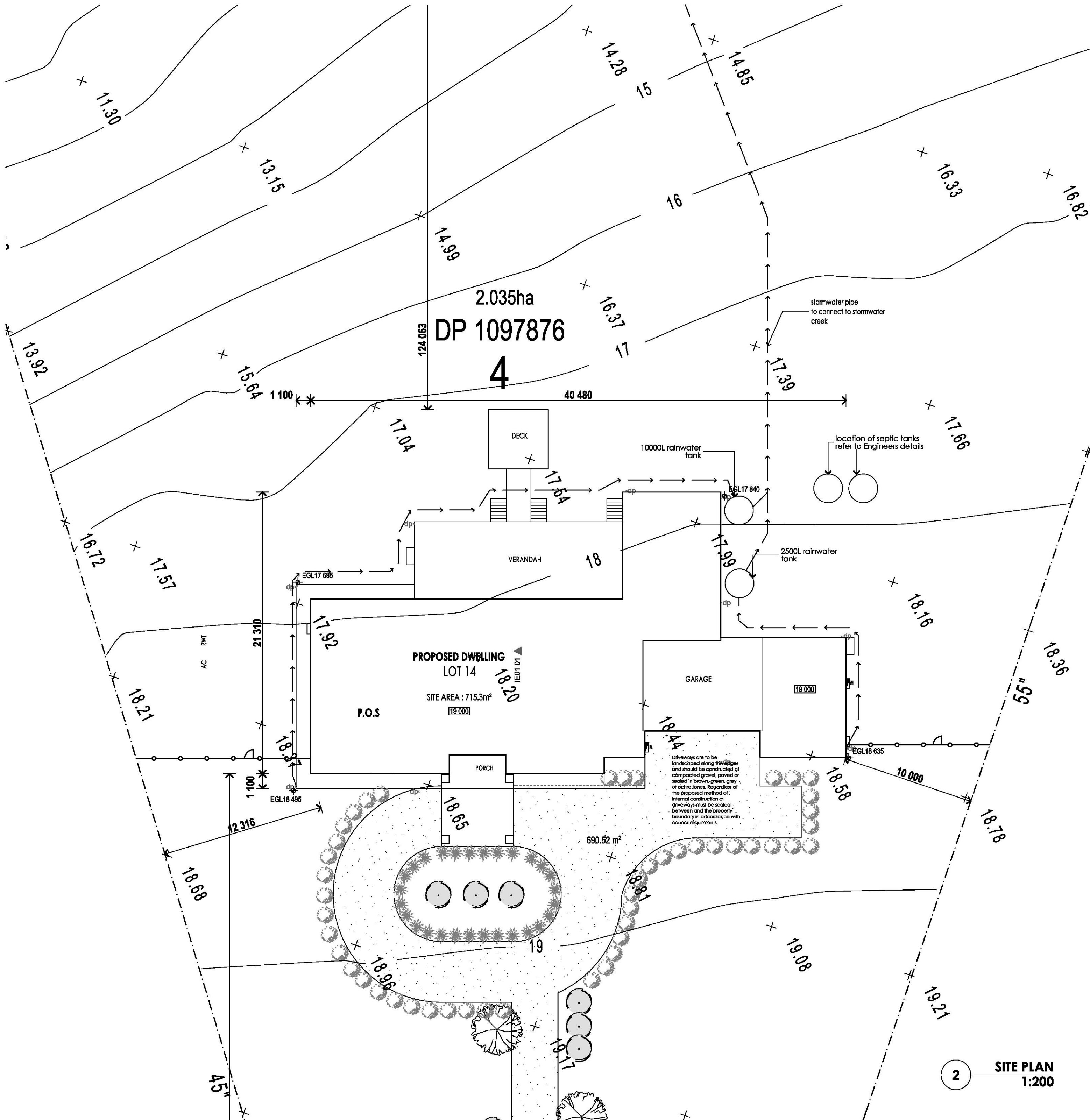
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Job.No - Layout ID

1548 - 1.1.2







SITE CALCULATIONS		
CONTROLS	REQ'D	PROPOSED
REAR SETBACK		
MIN. REAR SETBACK	N/A	20' 00/00-2
REAR SETBACKS		
rear setback	10m	124 m
FRONT SETBACKS		
public road front setback	15m	>15m
SIDE SETBACKS		
5m utility boundary setback	5m	10m
BUILDING SITE COVERAGE, BULK & MASSING		
Maximum building footprint	800/00-2	450.0/00-2
Maximum overall dimension 45m, max. 16m at any point	800/00-2	41.4/300-1
Maximum building + all structures footprint	800/00-2	521.0/00-1
HEIGHT AND SCALE		
Max amount of cut	1.0m	0m
Max amount of fill	1.0m	1.00m
Maximum permitted ceiling height above natural ground	6m	4.2m

Layout Index		
Layout No:	Layout Name	
A1000	SITE PLAN	
A1100	GROUND FLOOR PLAN	
A1200	ROOF PLAN / SECTION	
A1300	ELEVATIONS	
A1600	WINDOW SCHEDULE/SITE ANALYSIS	
A25C1	EROSION & SEDIMENT LANDSCAPE	



BUILDING
DESIGNERS
AUSTRALIA

FULL REGISTRATION / 100%
ACCREDITED MEDIUM RISE

Issue	Date	Event
A	07.09.15	Development Application

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LOT 4 DP. 1097876 No.850 RICHMOND
ROAD,
BERKSHIRE PARK.
PENRITH CITY COUNCIL, NSW

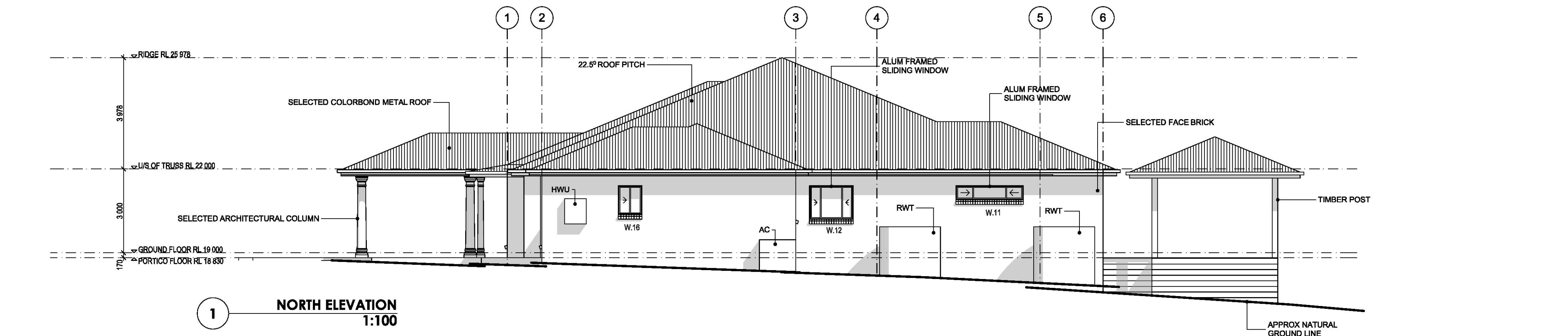
Drawing Title
SITE PLAN

Drawing Status
DEVELOPMENT APPLICATION

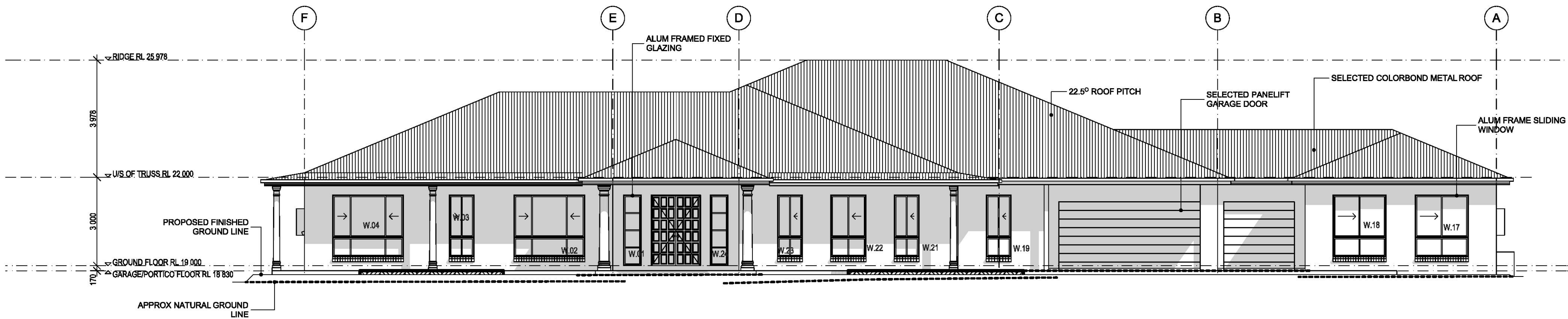
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Drawing Scale	Revision
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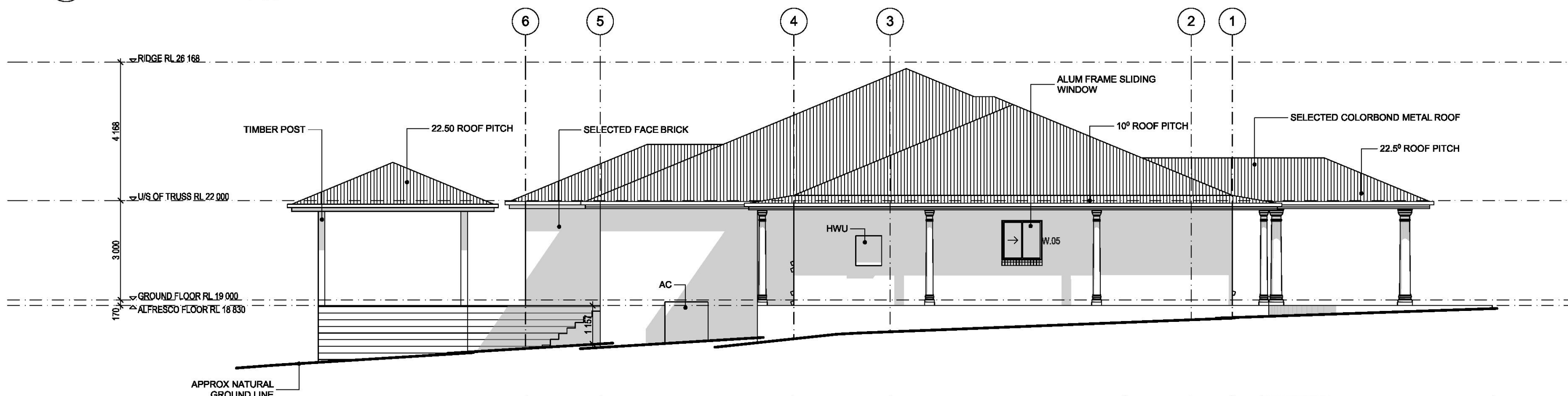
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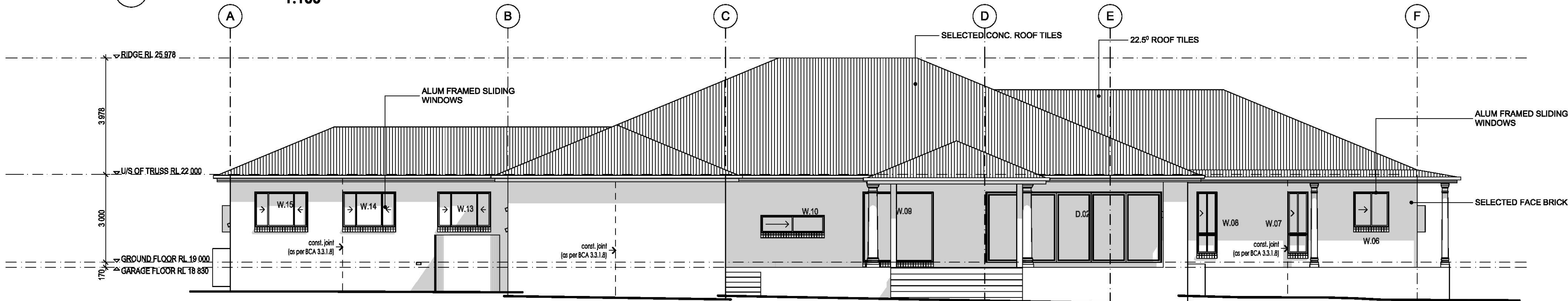
1 NORTH ELEVATION
1:100



2 EAST ELEVATION
1:100



3 SOUTH ELEVATION
1:100



4 WEST ELEVATION
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bda BUILDING
DESIGNERS
AUSTRALIA
FULL REGISTRATION 1032-09
ACCREDITED MEMBER 1888

Issue	Date	Event
A	07.09.15	Development Application

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LOT 4 DP. 1097876 No.850 RICHMOND
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BERKSHIRE PARK,
PENRITH CITY COUNCIL, NSW

Drawing Title
ELEVATIONS

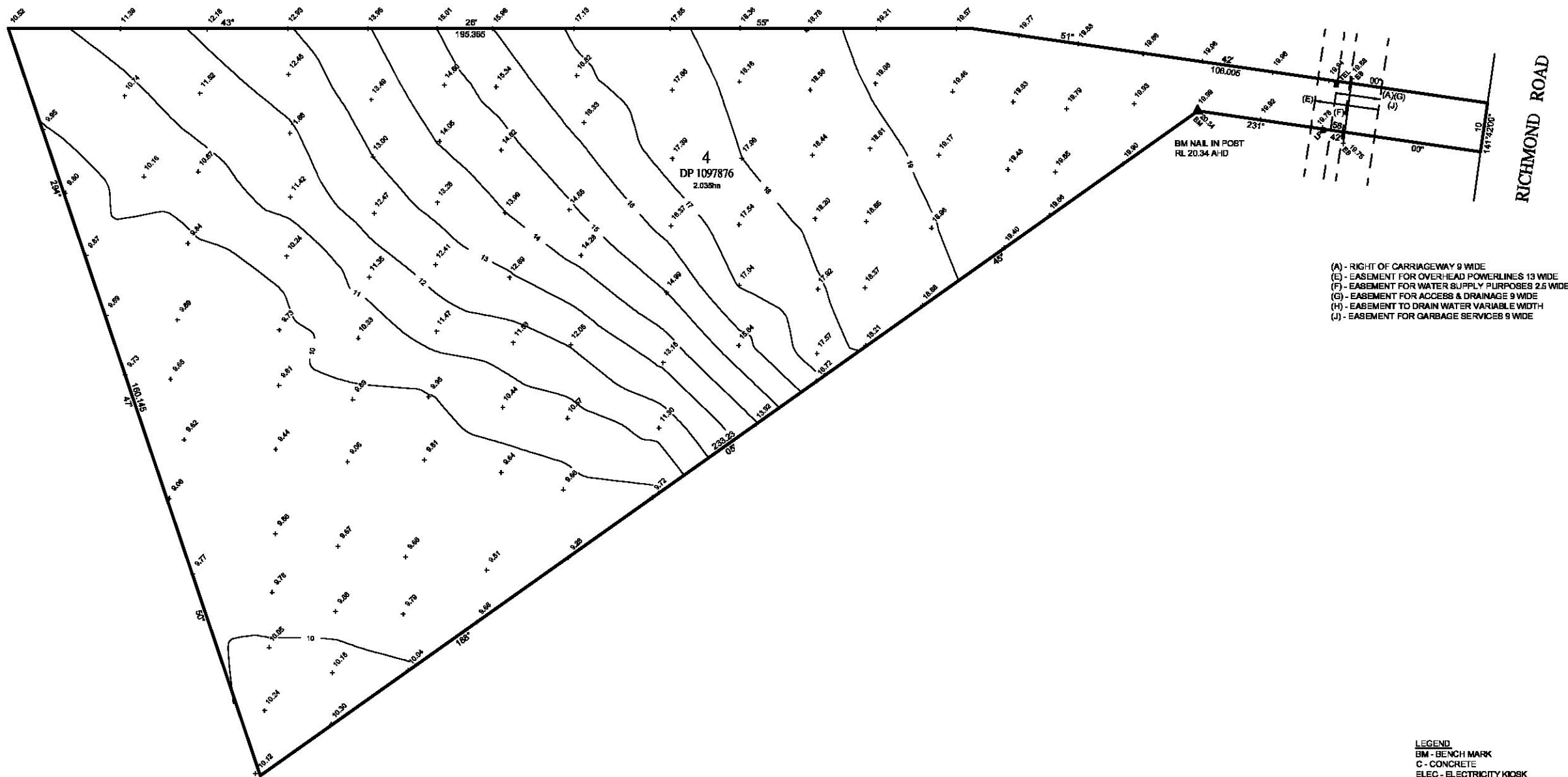
Drawing Status
DEVELOPMENT APPLICATION

Checked by
IA

Drawing Scale
1:100

Job No - Layout ID
1548 - A1300





NOTE:

- * THIS PLAN HAS BEEN PREPARED FROM A COMBINATION OF FIELD SURVEY AND EXISTING RECORDS
- * THE TITLE BOUNDARIES SHOWN HEREIN HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY AND HAVE NOT BEEN VERIFIED BY FIELD MEASUREMENTS
- * PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OF FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES
- * CONTOURS HAVE BEEN INTERPOLATED FROM SPOT HEIGHTS TAKEN AND ARE APPROXIMATE ONLY
- * THIS NOTE IS AN INTEGRAL PART OF THIS PLAN

CONTACT DIAL BEFORE YOU DIG PH: 1100, PRIOR TO ANY EXCAVATION

LEGEND

- BM - BENCH MARK
- C - CONCRETE
- ELEC - ELECTRICITY KIOSK
- GR - GRATE (PIT)
- HYD - HYDRANT
- KOP - KERB OUTLET POINT
- LNT - KERB INLET PIT LINTEL
- LP - LIGHT POLE
- PC - PRAM CROSSING
- SIP - SEWER INSPECTION POINT
- SMH - SEWER MANHOLE
- SV - STOP VALVE
- TEL - TELECOMMUNICATIONS PIT
- TK - TOP KERB
- VC - VEHICLE CROSSING
- WM - WATER METER
- 50.3 - TREE 5m SPREAD 0.3m TRUNK



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DATUM	AHD	SCALE	1:500 ON A1	DRAWN:	DF	PLAN OF DETAIL & CONTOUR SURVEY OVER LOT 4 IN DP 1097876 AT RICHMOND ROAD, BERKSHIRE PARK	
ORIGIN OF LEVELS	GNSS	SUBURB	BERKSHIRE PARK	SURVEYED:	DF & MR		
CONTOUR INTERVAL	1.0m	L.G.A.	PENRITH	DATE:	8/07/2015	SURVEYORS REFERENCE:	15329
SHEET NO. 1 OF 1 SHEETS						REVISION	