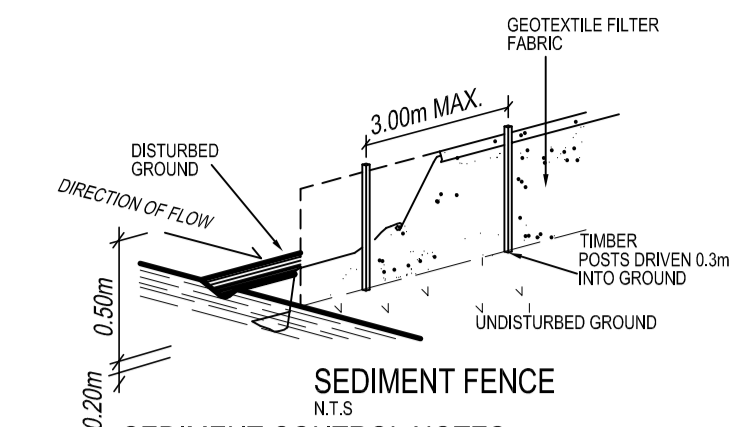


The dwelling shall be reorientated to align with the amended Building Line as marked in bold red on the approved Site Plan in accordance with Condition 6 of the Development Consent

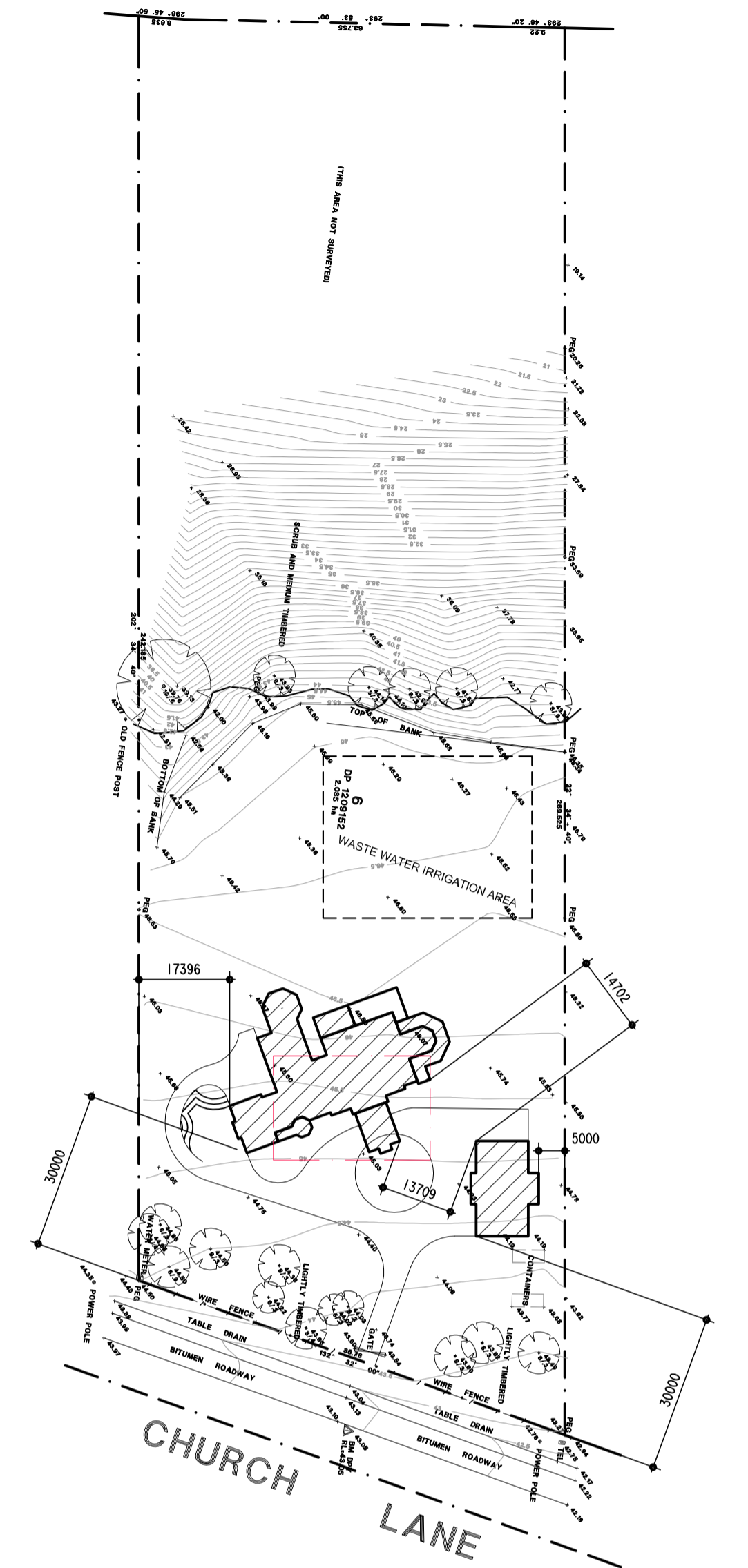
Building line front setbacks are marked in red and are detailed on both side boundaries.



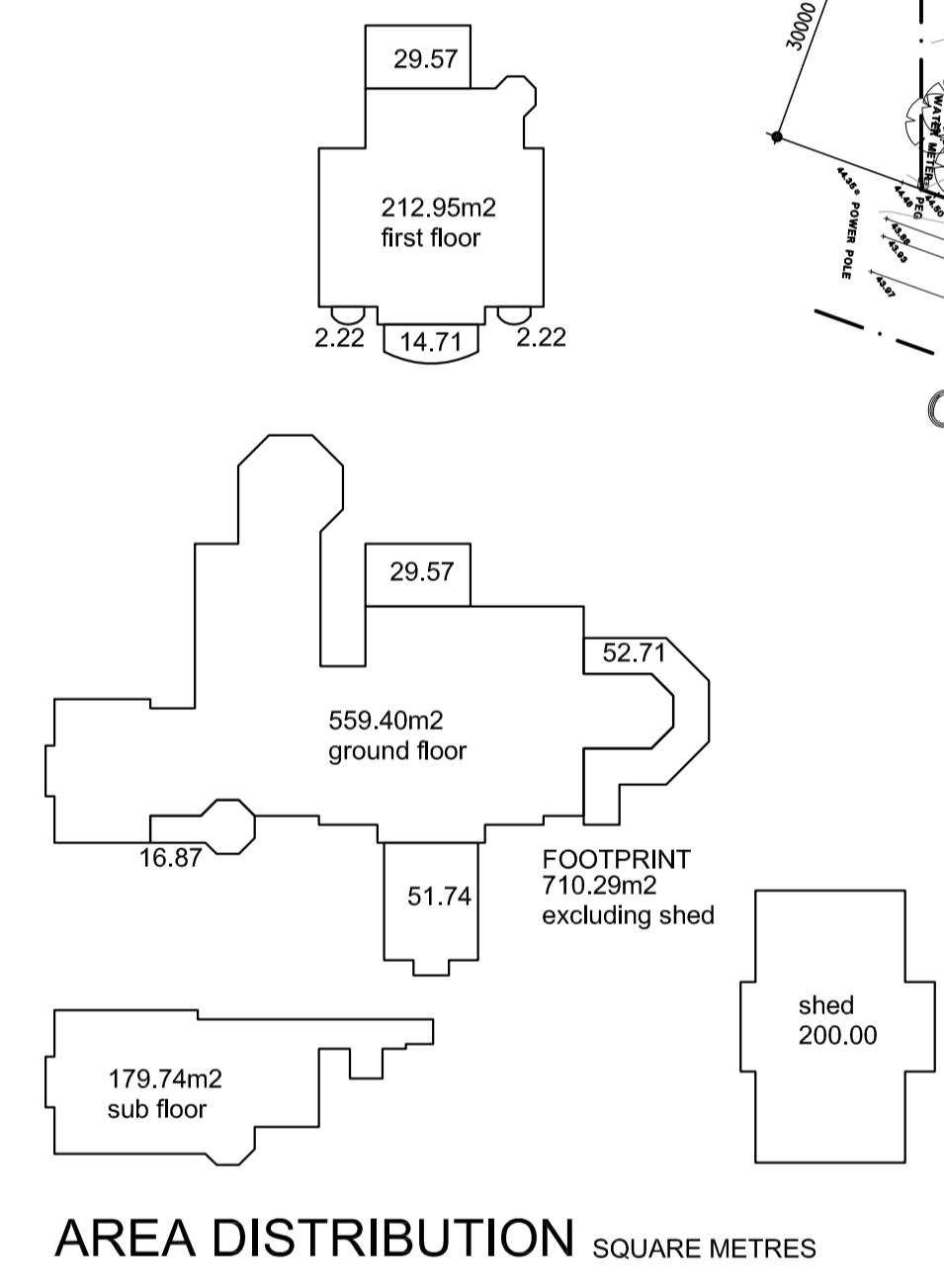
- SEDIMENT CONTROL NOTES**
1. all erosion and sedimentation control measures, including revegetation and storage of soil and topsoil, shall be implemented to the standards of the soil conservation of nsw.
 2. all drainage works shall be constructed and stabilized as early as possible during development.
 3. sediment traps shall be constructed around all inlet pits, consisting of 300mm wide x 300mm deep trench.
 4. all sediment basins and traps shall be cleaned when the structures are a maximum of 60 % full of soil materials, including the maintenance period.
 5. all disturbed areas shall be revegetated as soon as the relevant works are completed.
 6. soil and topsoil stockpiles shall be located away from drainage lines and area where water may concentrate.
 7. filter shall be constructed by stretching a filter fabric (proper or approved equivalent between post at 3.0m centres. fabric shall be buried 150mm along its lower edge.

Proposed building line

Amended building line



SITE PLAN
SCALE 1:1000



ABBREVIATIONS:

Not to scale	NTS	BTH	Bathub
Unless noted otherwise	UNO	SHR	Shower
Finished ceiling level	FCL	T	Toilet
Finished floor level	FLL	Y	Yanby
Reduced level	RL	B	Basin
Natural ground level	NGL	FW	Floor waste
Reinforced concrete	RC	TUB	Laundry tub
Fibrous cement	FC	WM	Washing machine
Galvanised iron	GI	HWS	Hot water system
Downpipe	DP	LP	Linen press
Stainless steel sink	Sink	CBD	Cupboard
Hot plate	HP	Robe	Wardrobe
Wall oven	WO	SD	Sliding door
Range hood	RH	CSD	Cavity sliding door
Dishwasher	DW	ASD	Aluminium sliding door
Stove	ST	ASW	Aluminium sliding window
Refrigerator	R	TAW	Timber awning window
Parity	P	TDH	Timber double hung window

NOTES:
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All dimensions are subject to confirmation on site by the Builder.
Figured dimensions to be taken in preference to scaling.

FRANK KOSZTELNIK AND ASSOCIATES
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EMAIL frank@kosztnik.com
ACCREDITED BUILDING DESIGNER #6080

PROPOSED RESIDENCE
AT: 168 CHURCH LANE
CASTLEREAGH
FOR: N. + K. BORG

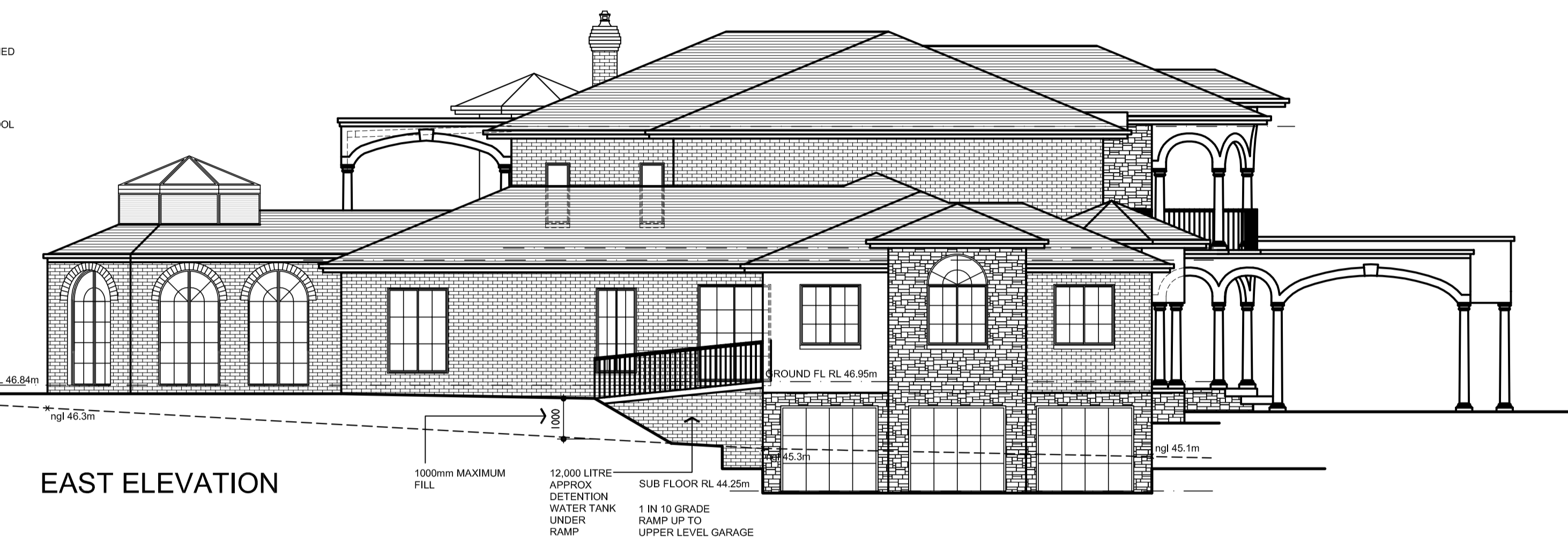
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Drawn F. Kosztnik
Date 22-11-2018
Job No. 2919

SHEET 1 ISSUE C

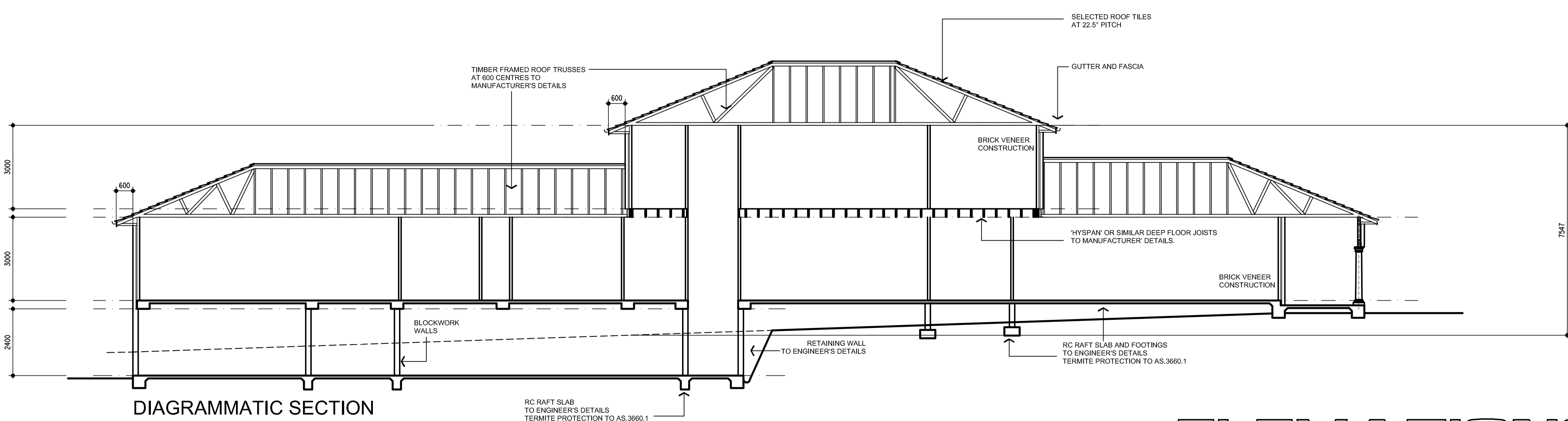
SITE PLAN

PART SITE PLAN / LANDSCAPE PLAN
SCALE 1:200

PENRITH CITY COUNCIL
COUNCIL DOES NOT ATTEST TO THE ACCURACY OF DETAILS IN PLANS
This plan / document relates to Development Consent: **DA18/0672**
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NOTE:
 REFER TO SEPARATE EXTERNAL COLOUR AND FINISHES SCHEDULE



ABBREVIATIONS:

Not to scale	MTS	BTH	Bathtub
Unless noted otherwise	UNO	SHR	Shower
Finished ceiling level	FCL	T	Toilet
Finished floor level	FFL	V	Vanity
Reduced level	RL	B	Basin
Natural ground level	NGL	FW	Floor waste
Reinforced concrete	RC	TUB	Laundry tub
Fibrous cement	FC	WM	Washing machine
Galvanised iron	GI	HWS	Hot water system
Downpipe	DP	LP	Linen press
Stainless steel sink	Sink	CBD	Cupboard
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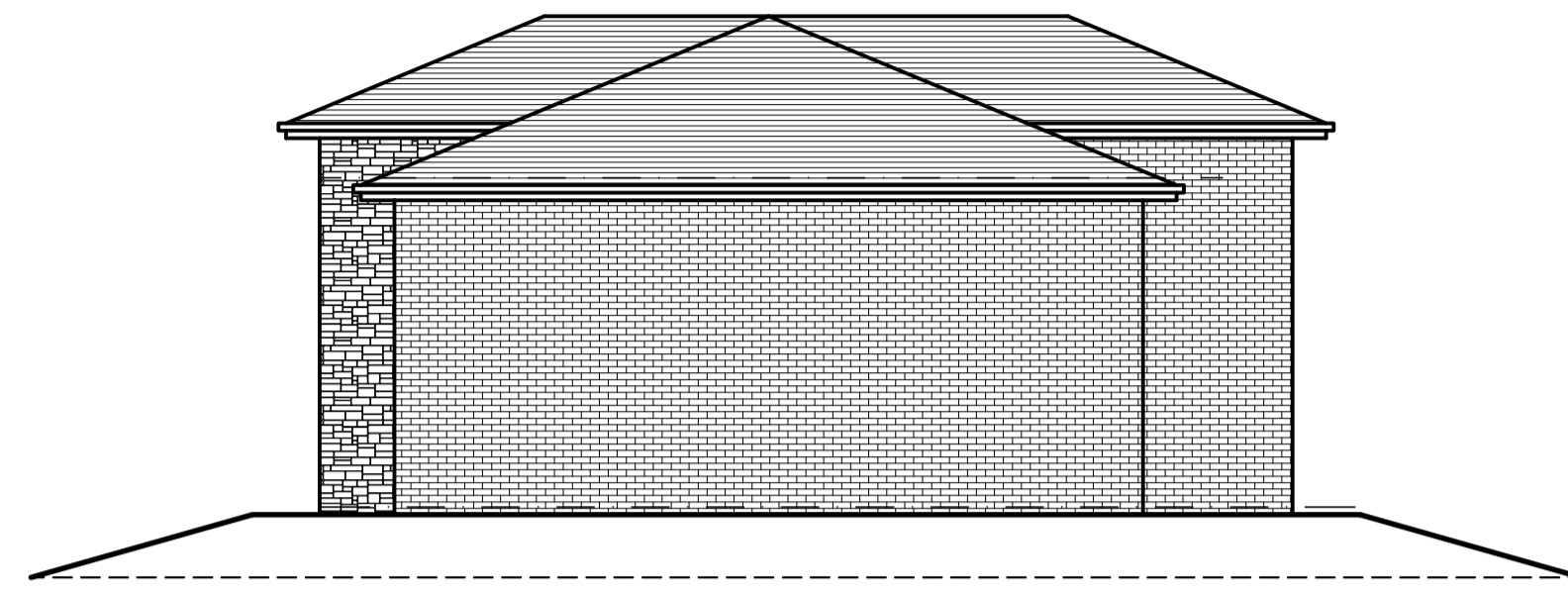
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 Date 02-10-2018
 Job No. 2919

SHEET 5

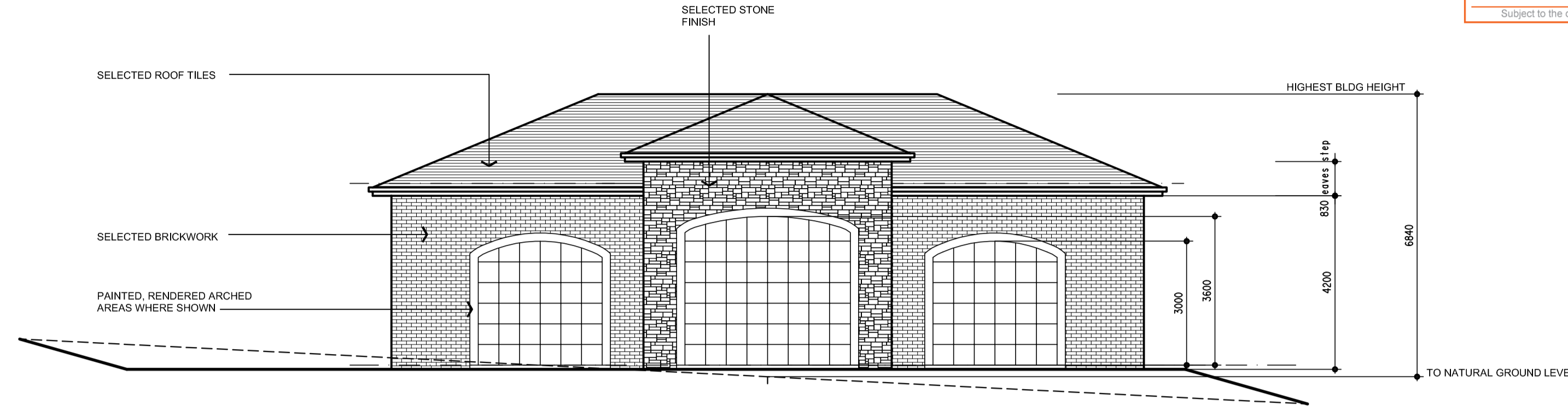
ISSUE C

ELEVATIONS, SECTION

NOTE:
 TIMBER FRAMING TIE DOWN DETAILS TO BE ASSESSED AND DESIGNED IN ACCORDANCE WITH AS 4055 + AS 1170.2. WIND SPEED DETAILS TO BE SUPPLIED BY STRUCTURAL ENGINEER.



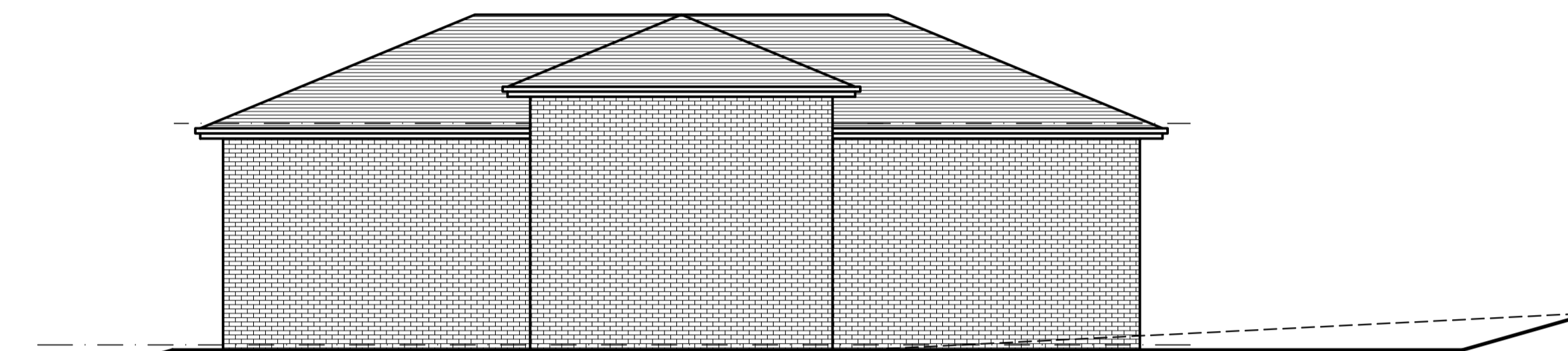
NORTH ELEVATION



EAST ELEVATION

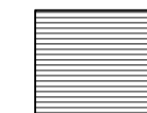

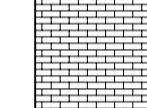


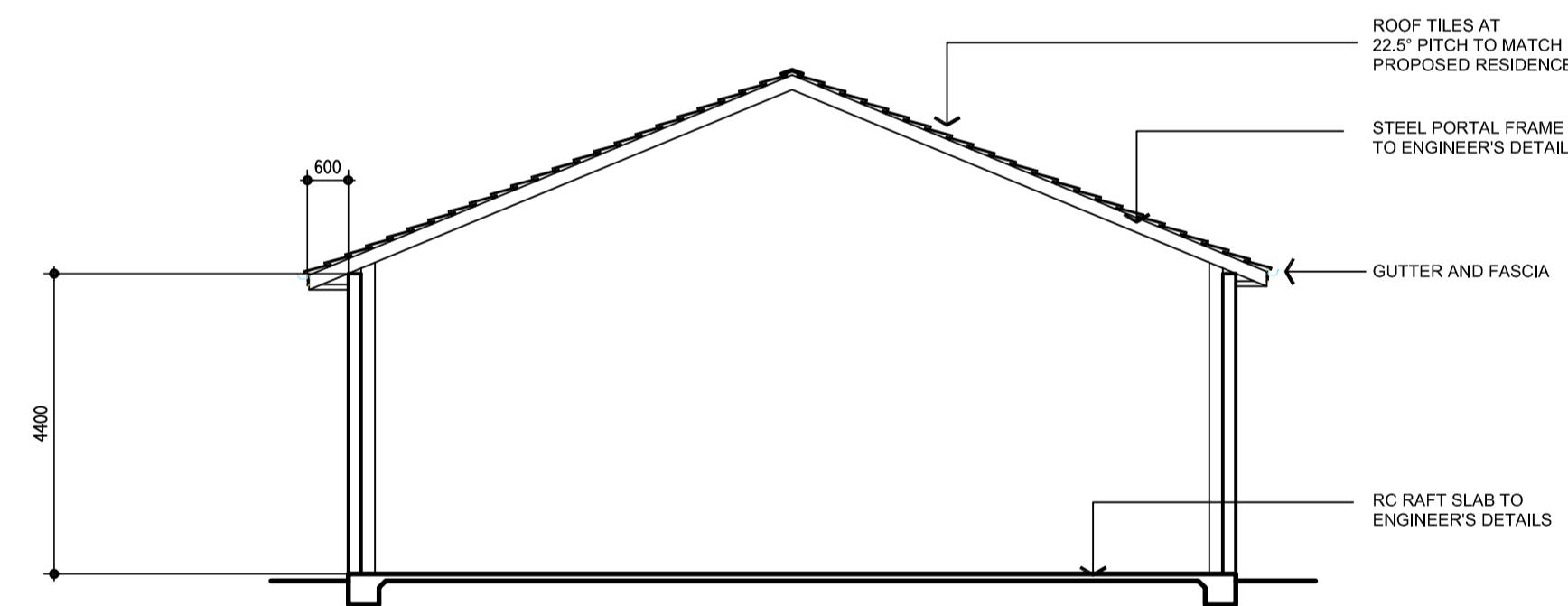
SOUTH ELEVATION



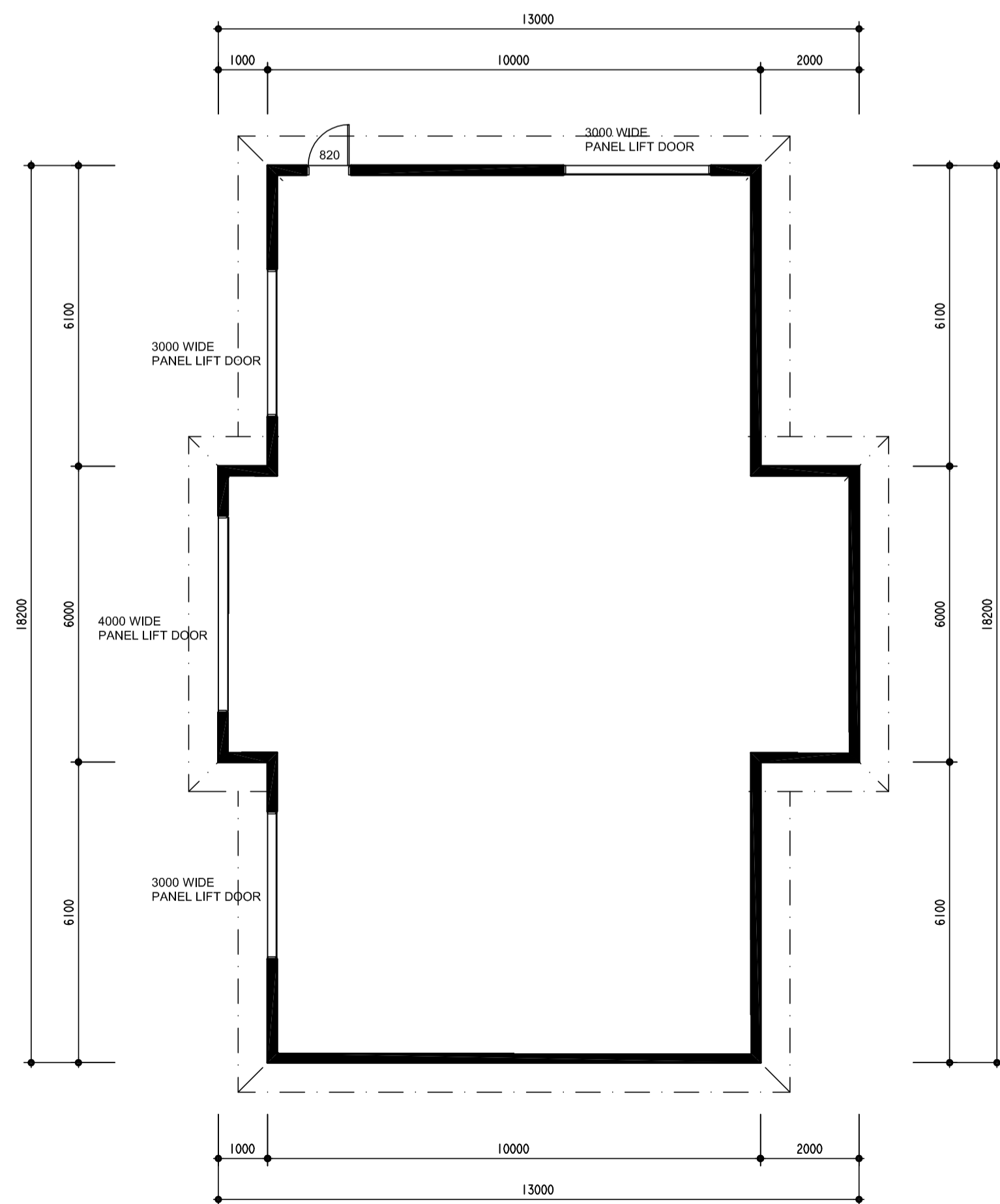
WEST ELEVATION

EXTERNAL FINISHES

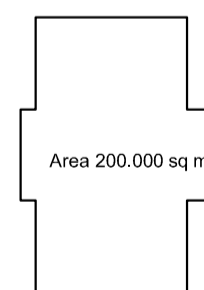
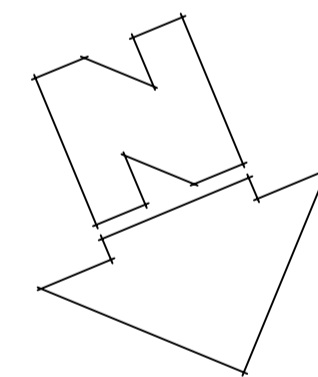
-  SELECTED ROOF TILES
-  SELECTED STONE FINISH
-  SELECTED BRICKWORK



SECTION



SHED FLOOR PLAN



NOTE:
 REFER TO SEPARATE EXTERNAL
 COLOUR AND FINISHES
 SCHEDULE

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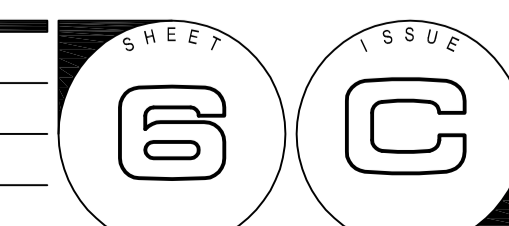
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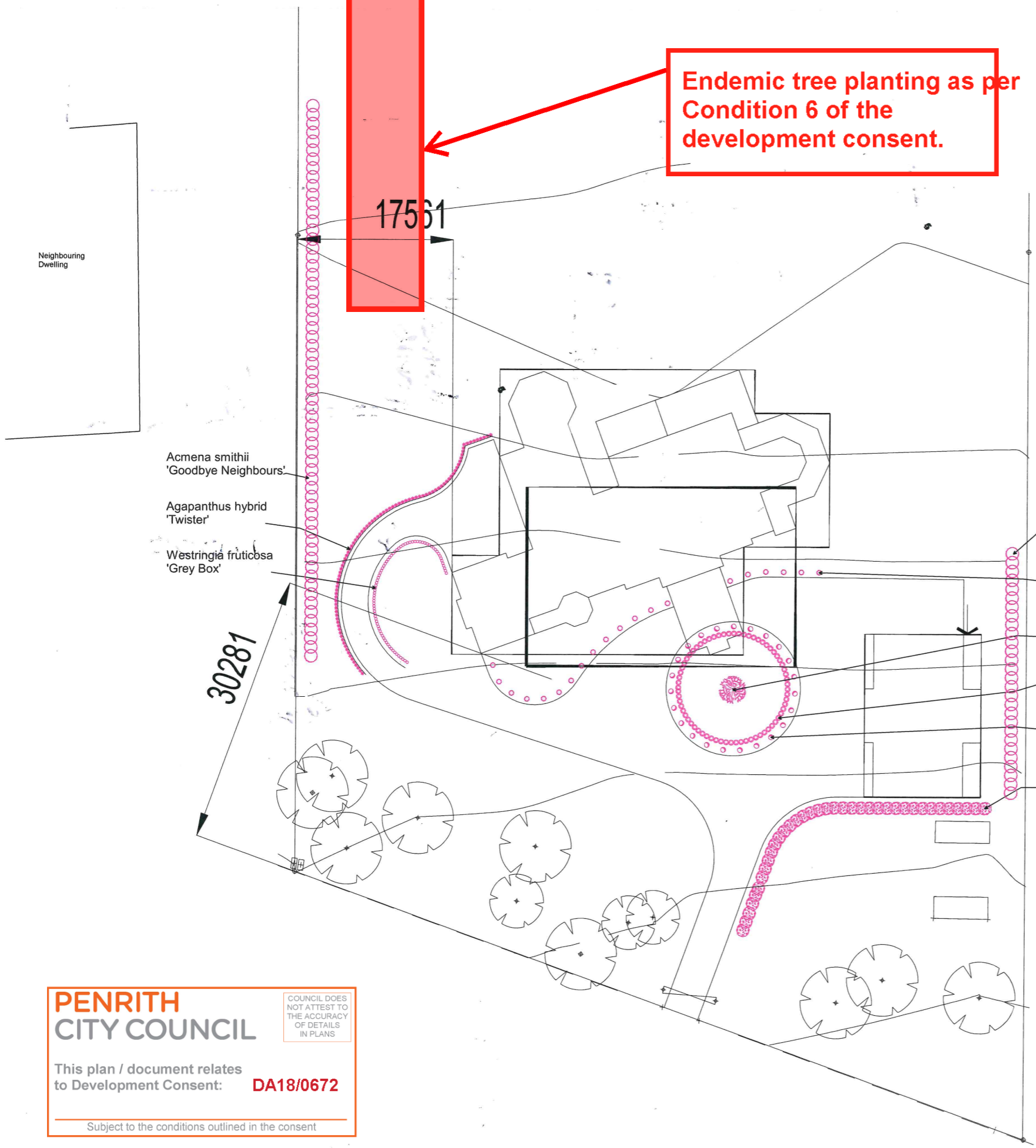
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Scale 1:100 UNO
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SHED DETAILS

Endemic tree planting as per Condition 6 of the development consent.



Acmena smithii
'Goodbye Neighbours'



Agapanthus hybrid
'Twister'



Azalea hybrid
'Starlite'



Camellia sasanqua
'Rose Ann'



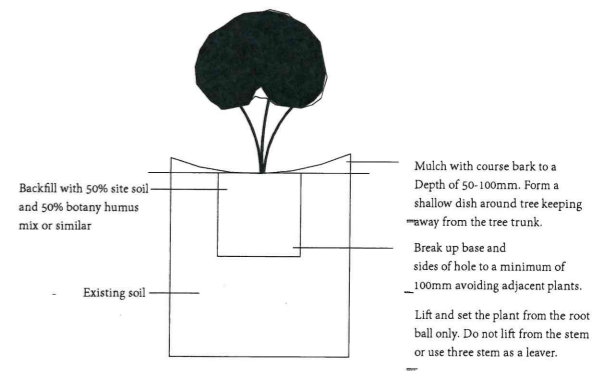
Magnolia x soulangeana
'Saucer Magnolia'



Rose florabunda



Westringia fruticosa
'Grey Box'



Proposed Plants

botanical name	abbreviation	common name	maximum height	maximum width	container size	Qty
Acmena smithii 'Goodbye Neighbours'	Ac Sm	Lillypilly	6-10m	1-2m	150mm	92
Agapanthus hybrid 'Twister'	Ag Af	African Lily	0.6-1m	0.3-0.6m	100mm	112
Azalea hybrid 'Starlite'	Az Sp	AZalea	0.6-1m	0.6-1m	140mm	68
Camellia sasanqua 'Rose Ann'	Ca Sa	Sasanqua Camellia	4-10m	1-2m	140mm	37
Magnolia soulangiana	Ma So	Saucer Magnolia	4-10m	2-4m	250mm	1
Rosa florabunda 'Iceberg'	Ro Ic	Iceberg rose	0.9-1m	0.6-1m	140mm	23
Rosa florabunda 'Iceberg'	Ro Sp	Unknown rose species.	0.9-1m	0.6-1m	140mm	30
Westringia fruticosa 'Grey Box'	We Fr	Coastal Rosemary	0.3-0.6m	0.3-0.6m	140mm	78

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