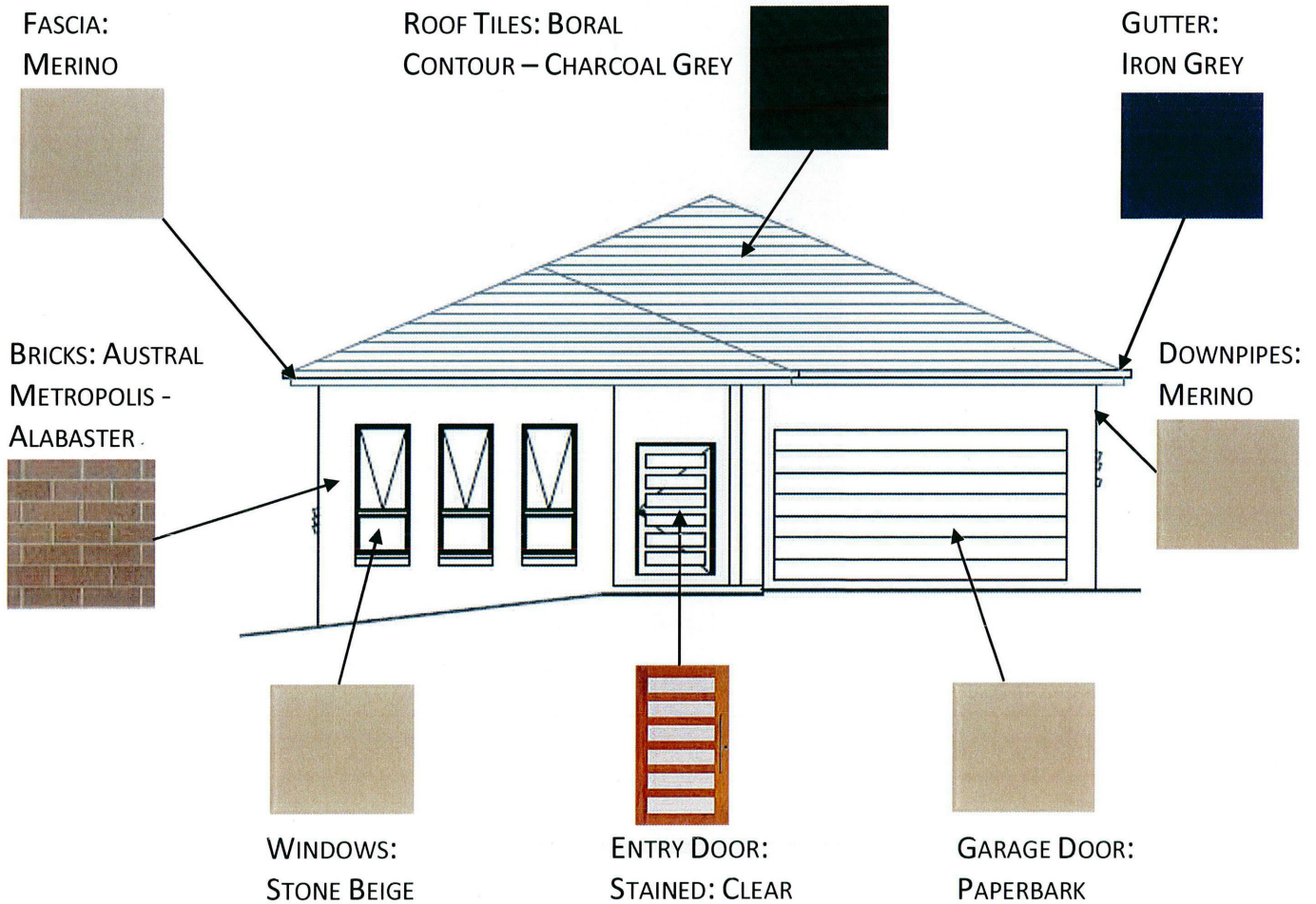


EXTERNAL COLOUR SELECTION

CLIENT: MR ZAUBZER & MS SANSOME
ADDRESS: LOT 54 No 4 GHERA ROAD, CADDENS
COUNCIL: PENRITH



Owners Signature: _____

M Sansome

Date: _____

15/7/13.

Setout dimensions are based on architectural drawings as supplied. The builder should verify all setout dimensions shown on this plan with the architectural drawings. All discrepancies shall be reported to the surveyor in writing prior to the commencement of the work.

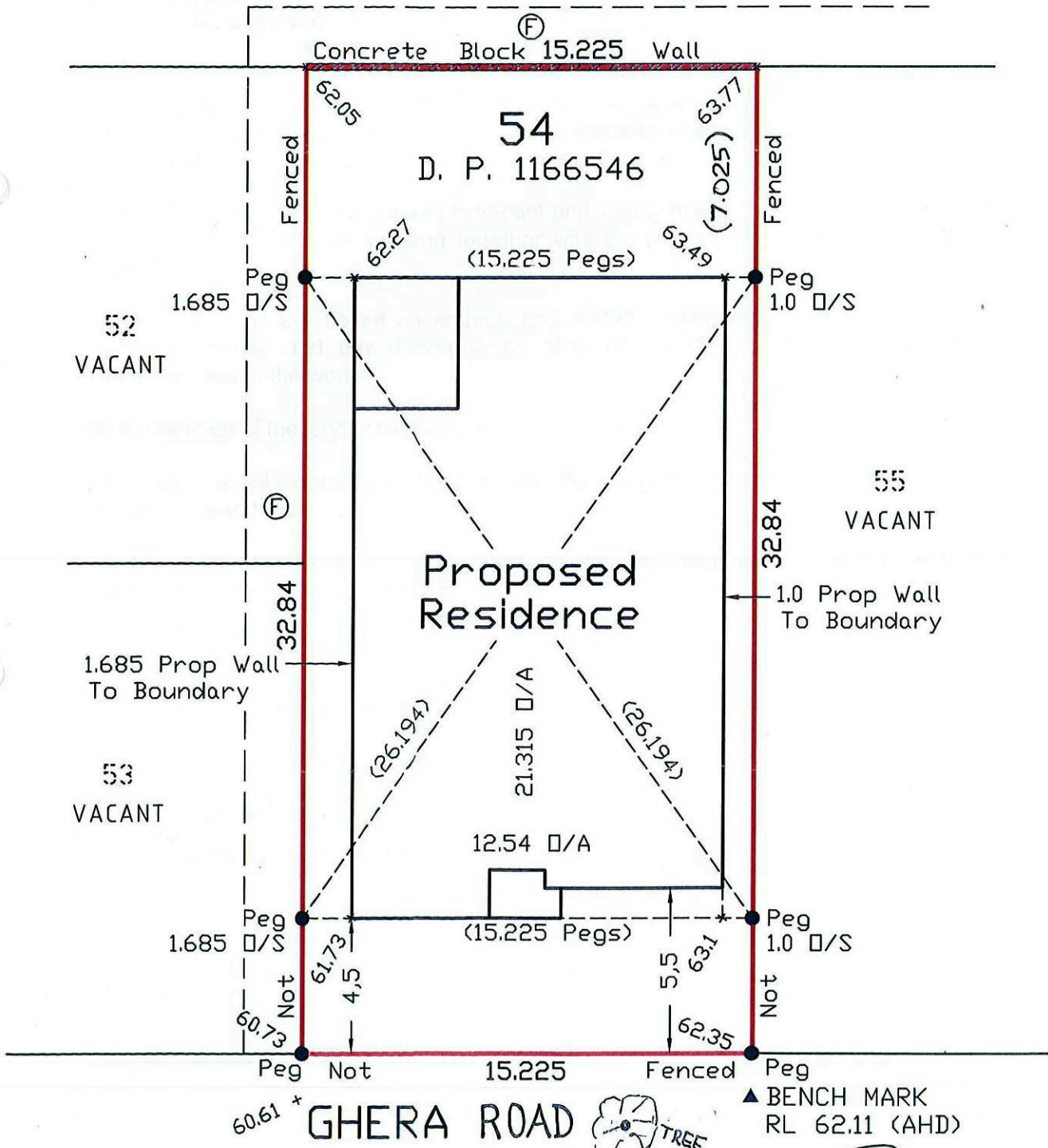
Date: 23.08.2013

Our Ref: 20305/67633_PO

EASEMENT TO DRAIN WATER 2' WIDE

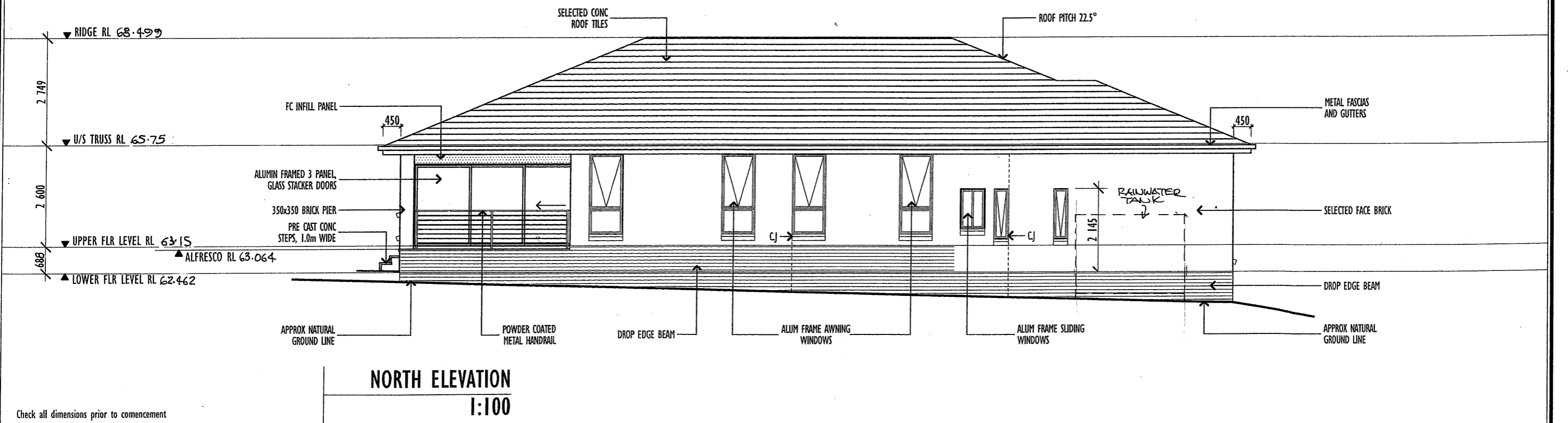
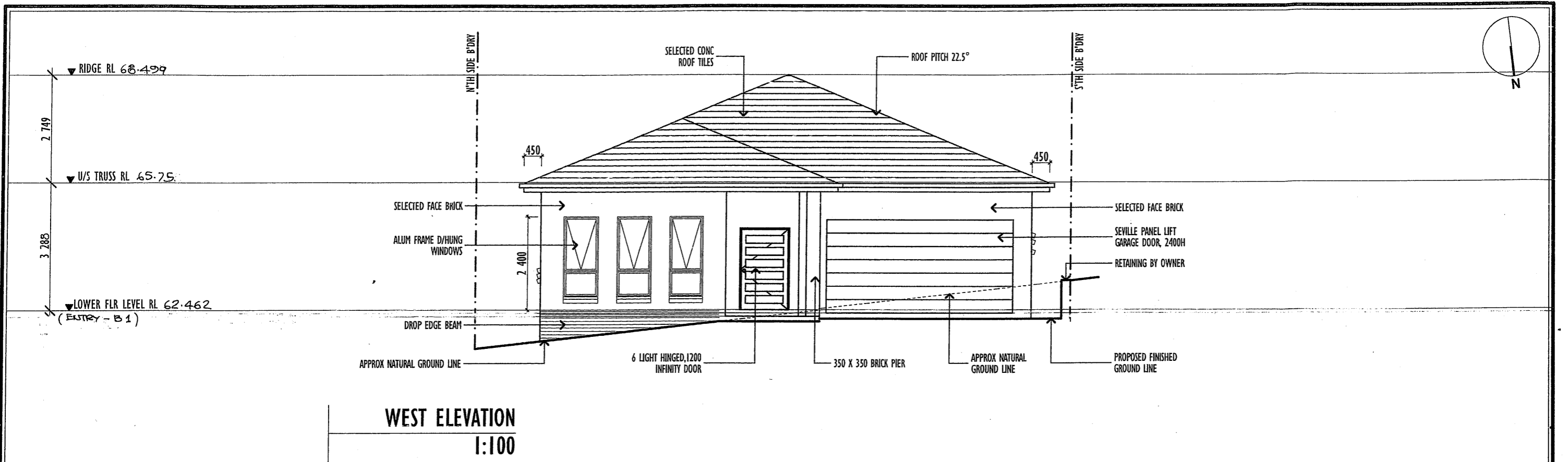
MGA

(F)



I, **S.T. DIKE**
 of burton & field pty. limited, a surveyor registered under the surveying and spatial information act 2002, hereby certify that the survey represented in this plan is accurate and has been made in accordance with the surveying and spatial information regulation 2012.

▲ BENCH MARK
 RL 62.11 (AHD)



Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site.

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Building Designers

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(E) orhan@designniche.com.au

REF. No.
13044

UBD REF. 184
N.C.S. WEEMA ST
COUNCIL PENRITH
DESIGN. **FAIRLIGHT 28**

SCALE. 1:100
DATE. 11.07.13
DRAWN. O.K.
FACADE. **CLASSIC**

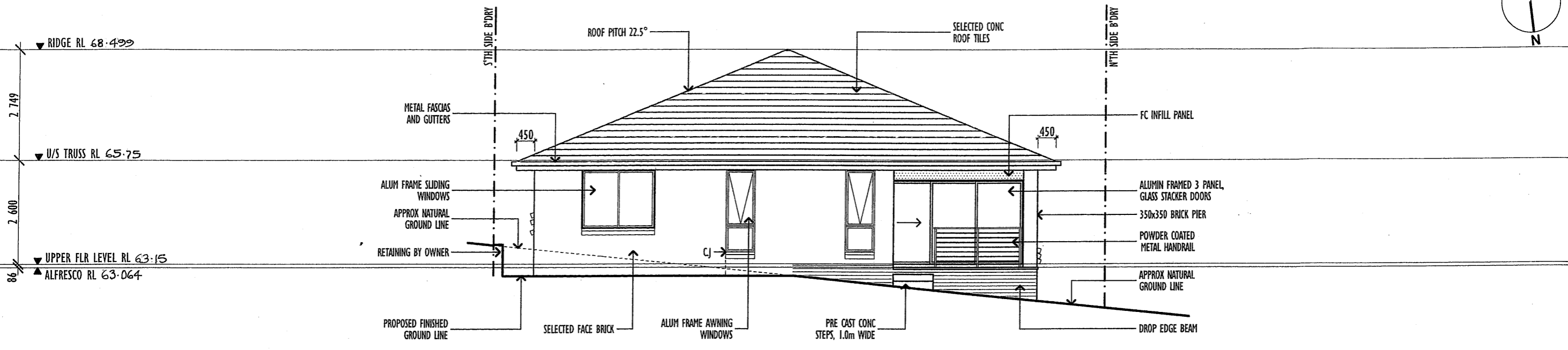
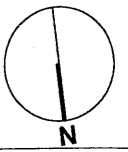
AMENDMENTS		
Issue.	date.	amendments.
A	12.07.13	Combined Application

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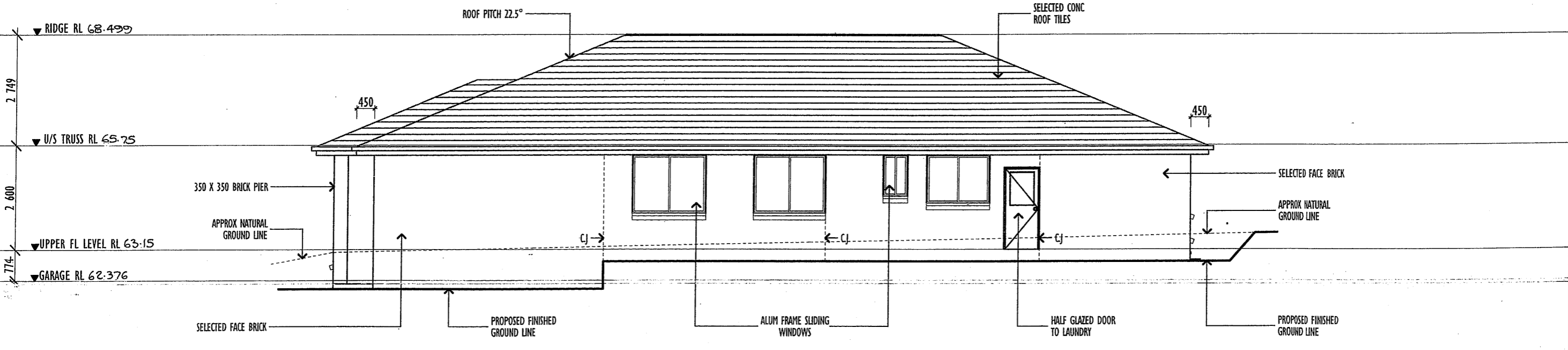
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PROJECT.
**PROPOSED DWELLING AT Lot 54, No. 4
GHERA ROAD, CADDENS. FOR,
Mr Raymond ZAUBZER & Ms Ashleigh SANSOME**
TITLE. **ELEVATIONS**

ISSUE. **A**
JOB No. **13048**
SHEET. **2/7**



EAST ELEVATION
1:100



SIDE ELEVATION
1:100

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UBD REF.	184	SCALE.	1:100
N.C.S.	WEEMA ST	DATE.	11.07.13
COUNCIL	PENRITH	DRAWN.	O.K.

AMENDMENTS		
Issue.	date.	amendments.
A	12.07.13	Combined Application

DESIGN. **FAIRLIGHT 28**
FACADE. **CLASSIC**

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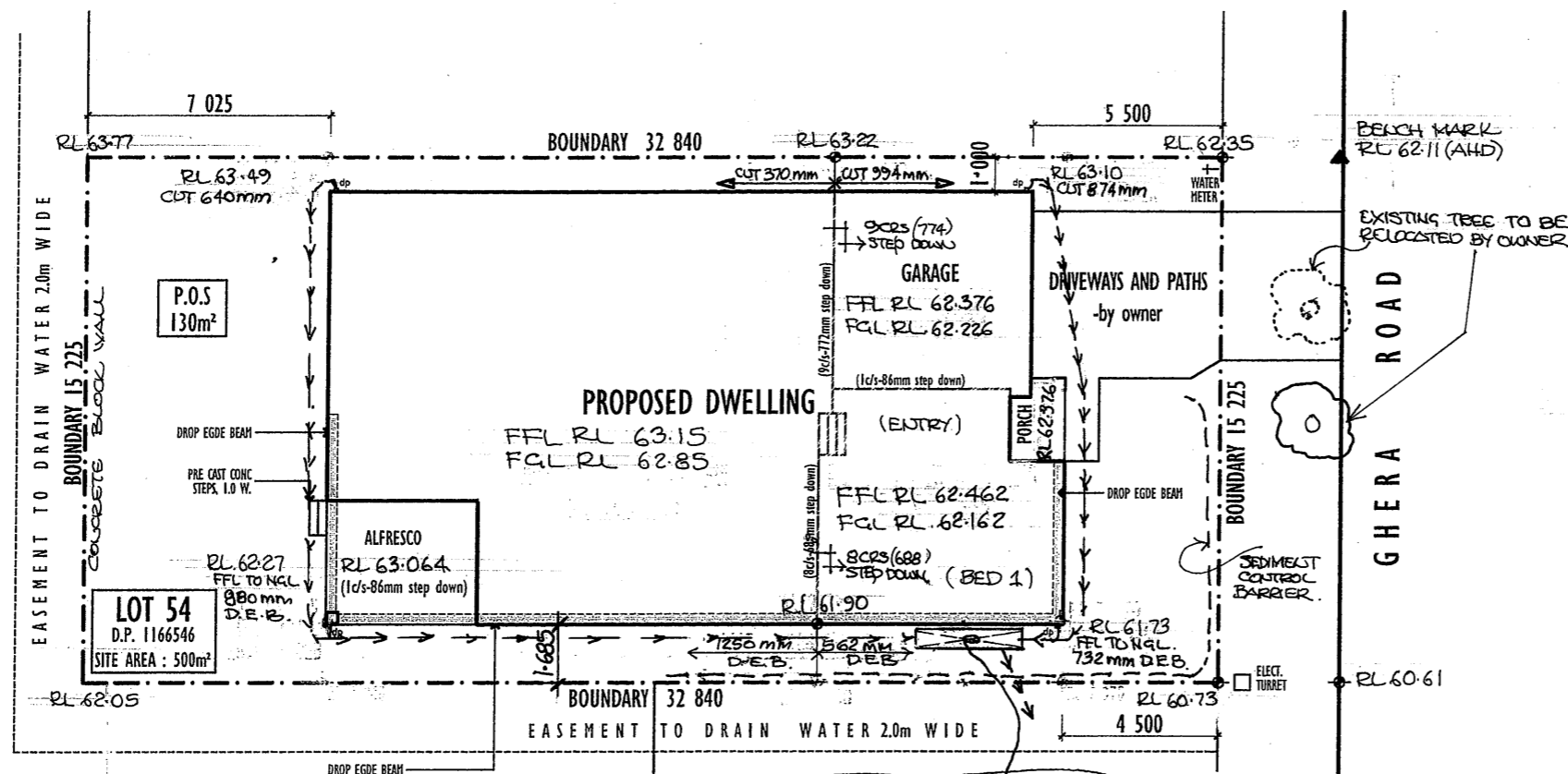
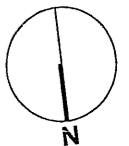
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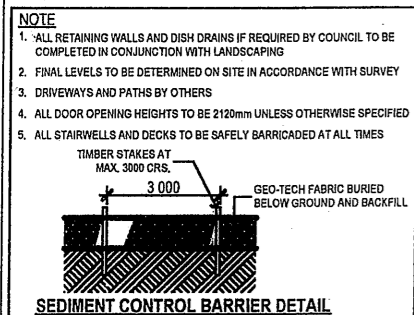
PROJECT.
PROPOSED DWELLING AT Lot 54, No. 4
GHERRA ROAD, CADDENS. FOR,
Mr Raymond ZAUBZER & Ms Ashleigh SANSOME
TITLE. ELEVATIONS

ISSUE.	A
JOB No.	13048
SHEET.	3/7



PROVIDE A 3000-LITRE TALL SUMLINE ABOVE CIRCULAR RAINWATER-HARVESTING TANK WITH SEPARATE PLUMBING TO ALL WCs THE COLD WATER TAP THAT SUPPLIES THE WASHING MACHINE AND ONE GARDEN TAP
 (ROOF AREA COLLECTION: 340m²)
 (TANK SIZE: 2020 H. X 2900L X 550W)

SITE PLAN
1:200



Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site.

SITE CALCULATIONS			
CONTROLS	REQ'D	PROPOSED	COMPLIES
SITE AREA	N/A	500m ² N/A	
DWELLING HEIGHT, MASSING & SITING			
Maximum number of stories	2	1	YES
1st flr to be max 30% lot area for lots => 450m ²		N/A	-
BUILDING SETBACKS			
Front setback (15m - < 18m frontage)	4.5m	4.5m	YES
Side setback (15m - < 18m frontage)	0.9m	1.0m	YES
Rear setback (15m - < 18m frontage)	6m	7.025m	YES
Garage setback from front building facade	1m	1m	YES
PRIVATE OPEN SPACE			
Min Principal P.O.S area for lot width > 17.5m	40m ²	130m ²	YES
Minimum dimension for Principal P.O.S area	4m	5.224m	YES
SITE COVER AND LANDSCAPED AREAS			
Max 60% site cover (single storey) req'd for lots => 450m ²	300m ²	261.88m ²	YES
Min 35% landscaped area required	175m ²	209m ²	YES
GARAGES AND ACCESS			
Minimum front setback for garages and carports	5.5m	5.5m	YES
Minimum setback behind building facade	1.0m	1.0m	YES
Minimum lot frontage required for double garages	12.5m	15.225m	YES
Max width of garage doors to be 50% facade width and 6m	6m	4.78m	YES
Max height of garage doors	2.4m	2.4m	YES
Minimum double garage internal width	5.50m	5.62m	YES
Max driveway width at front boundary	4.50m	4.50m	YES

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UBD REF.	184	SCALE.	1:200	AMENDMENTS
N.C.S.	WEEMA ST	DATE.	11.07.13	Issue. date. amendments.
COUNCIL	PENRITH	DRAWN.	O.K.	
DESIGN.	FAIRLIGHT 28	FACADE.	CLASSIC	
				A 12.07.13 Combined Application

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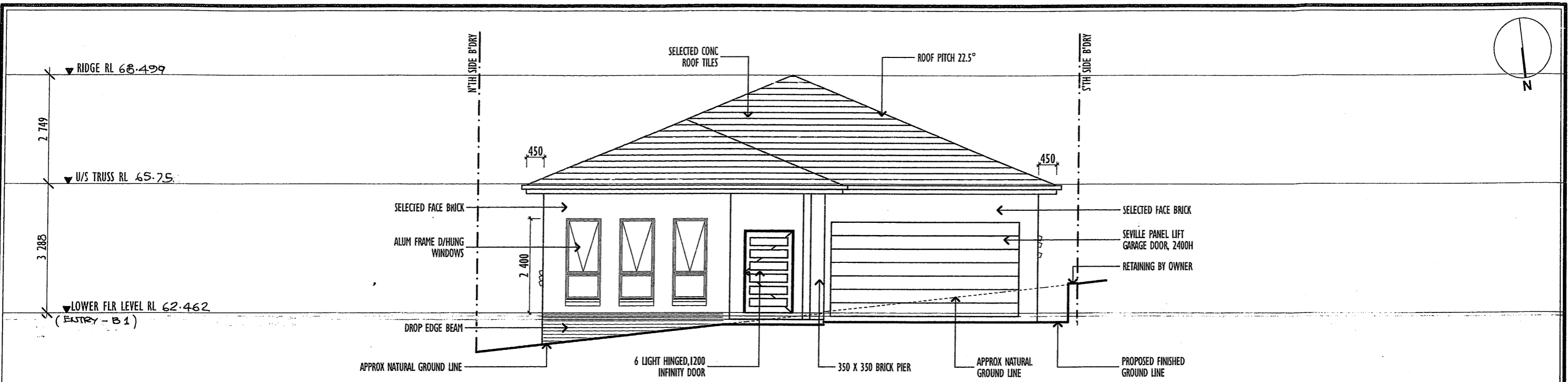
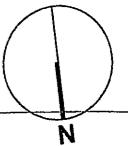
PROJECT.
**PROPOSED DWELLING AT Lot 54, No. 4
GHERA ROAD, CADDENS. FOR.**
Mr Raymond ZAUBZER & Ms Ashleigh SANSOME

TITLE . **SITE PLAN**

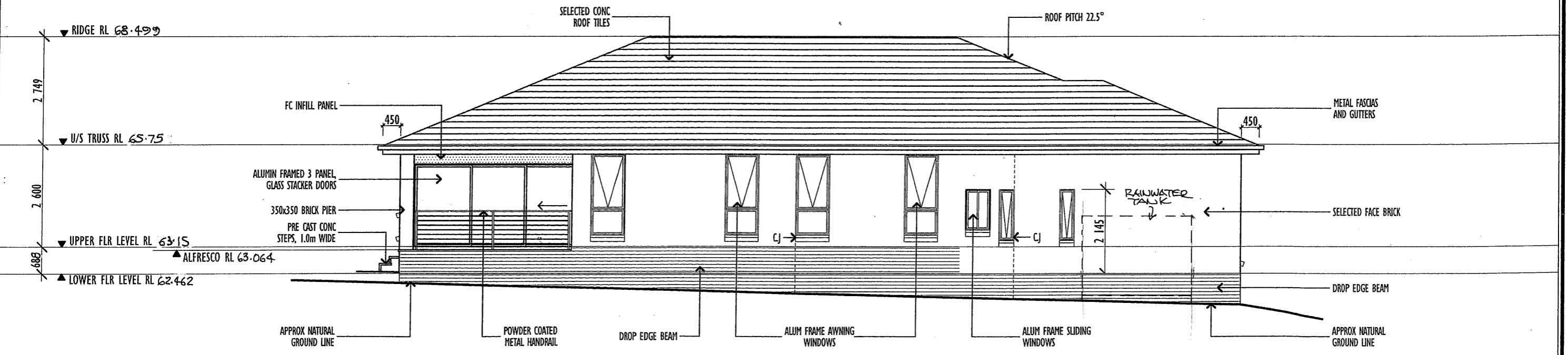
ISSUE. **A**

JOB No. **13048**

SHEET. **5/7**



WEST ELEVATION
1:100



NORTH ELEVATION
1:100

Check all dimensions prior to commencement of works. Figured dimensions to be taken in preference to scaling. Confirm all dimensions on site.

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N.C.S.	WEEMA ST	DATE.	11.07.13
COUNCIL	PENRITH	DRAWN.	O.K.
DESIGN.	FAÇADE.		
FAIRLIGHT 28	CLASSIC		

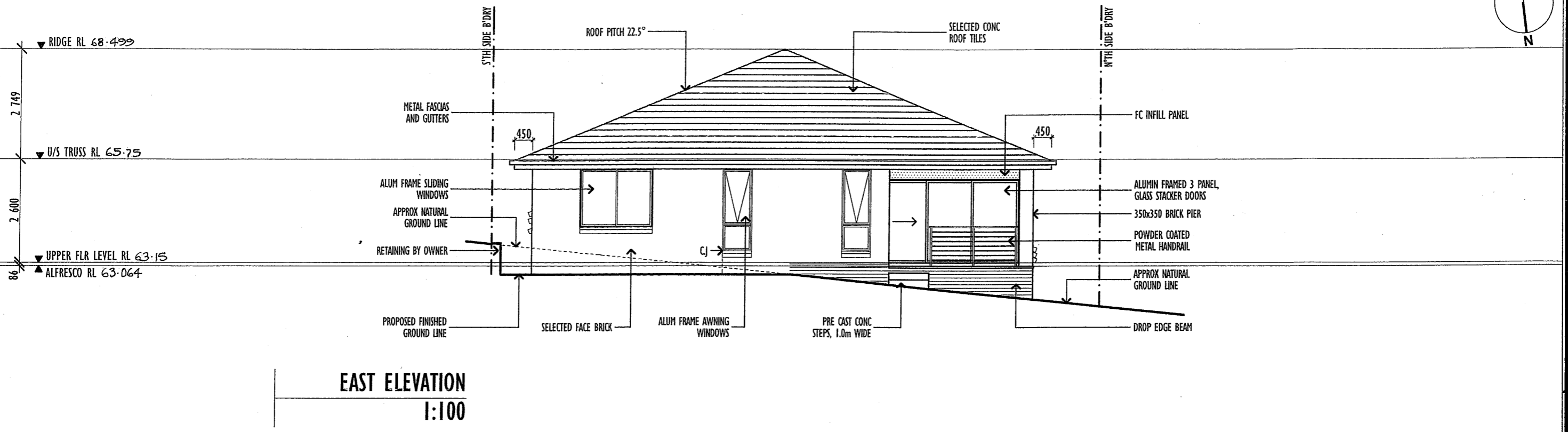
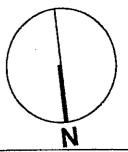
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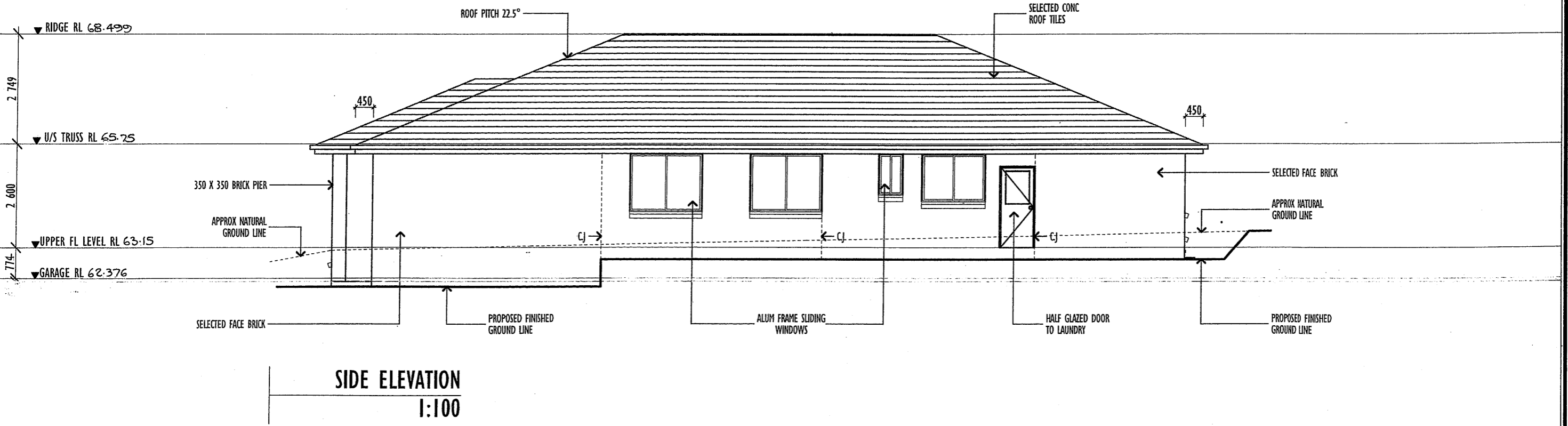
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PROJECT.
**PROPOSED DWELLING AT Lot 54, No. 4
GHERA ROAD, CADDENS. FOR,**
Mr Raymond ZAUBZER & Ms Ashleigh SANSOME
TITLE . ELEVATIONS

ISSUE.	A
JOB No.	13048
SHEET.	2/7



EAST ELEVATION
1:100



SIDE ELEVATION
1:100

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COUNCIL	PENRITH	DRAWN.	O.K.
DESIGN.	FAÇADE.		
FAIRLIGHT 28	CLASSIC		

AMENDMENTS		
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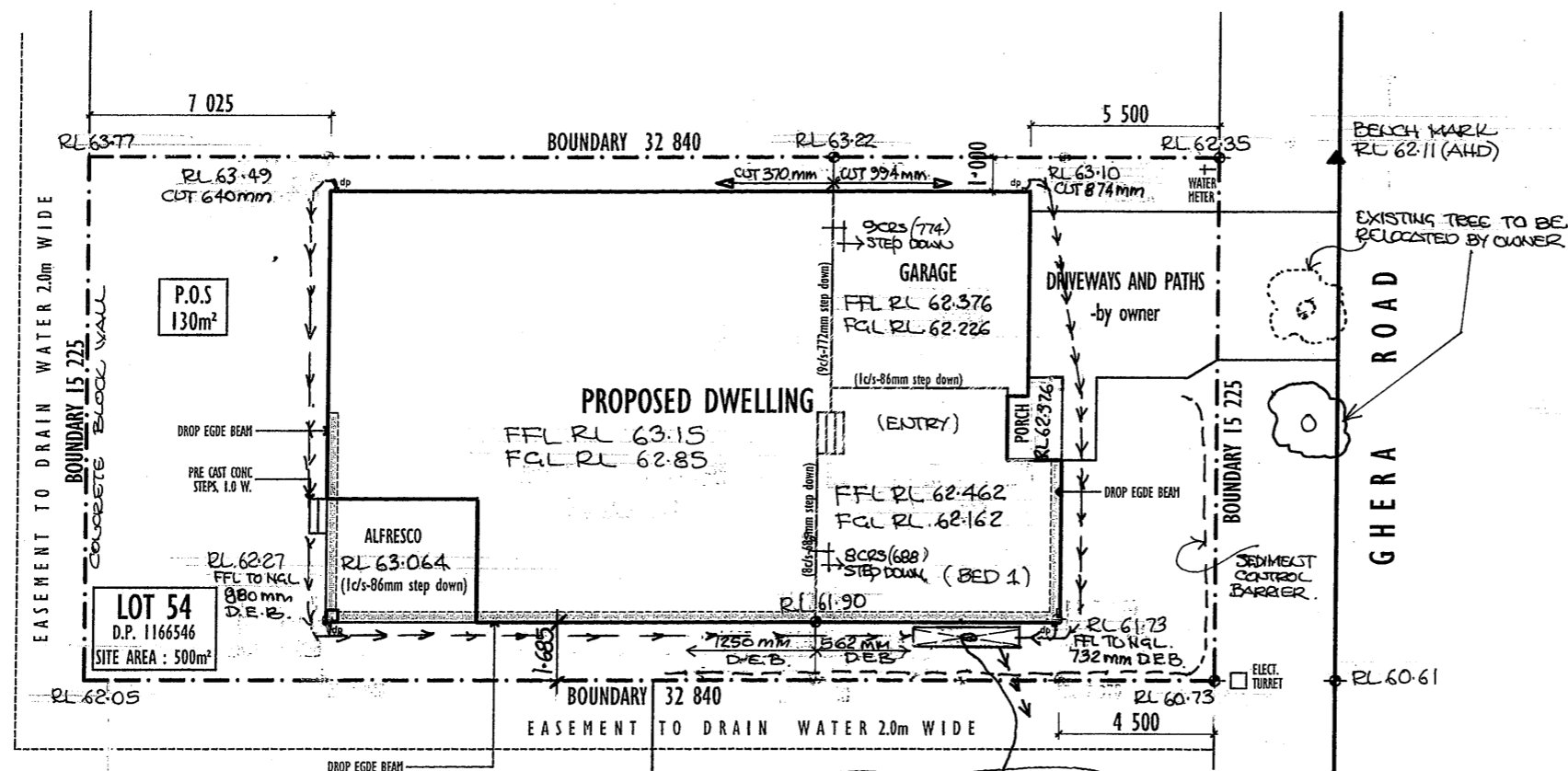
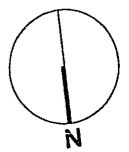
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PROJECT.
PROPOSED DWELLING AT Lot 54, No. 4
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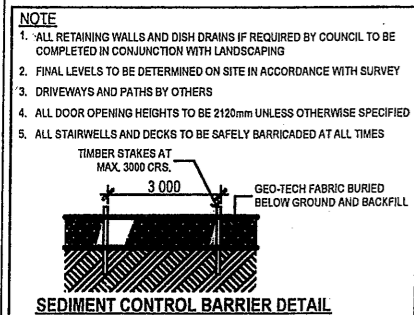
TITLE . ELEVATIONS

ISSUE.	A
JOB No.	13048
SHEET.	3/7



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SITE PLAN
1:200



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SITE CALCULATIONS			
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SITE AREA	N/A	500m ²	N/A
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PRIVATE OPEN SPACE			
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Minimum dimension for Principal P.O.S area	4m	5.224m	YES
SITE COVER AND LANDSCAPED AREAS			
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Max width of garage doors to be 50% facade width and 6m	6m	4.78m	YES
Max height of garage doors	2.4m	2.4m	YES
Minimum double garage internal width	5.50m	5.62m	YES
Max driveway width at front boundary	4.50m	4.50m	YES

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COUNCIL PENRITH

SCALE. 1:200
DATE. 11.07.13
DRAWN. O.K.

DESIGN. **FAIRLIGHT 28**
FACADE. **CLASSIC**

AMENDMENTS		
Issue	date	amendments
A	12.07.13	Combined Application

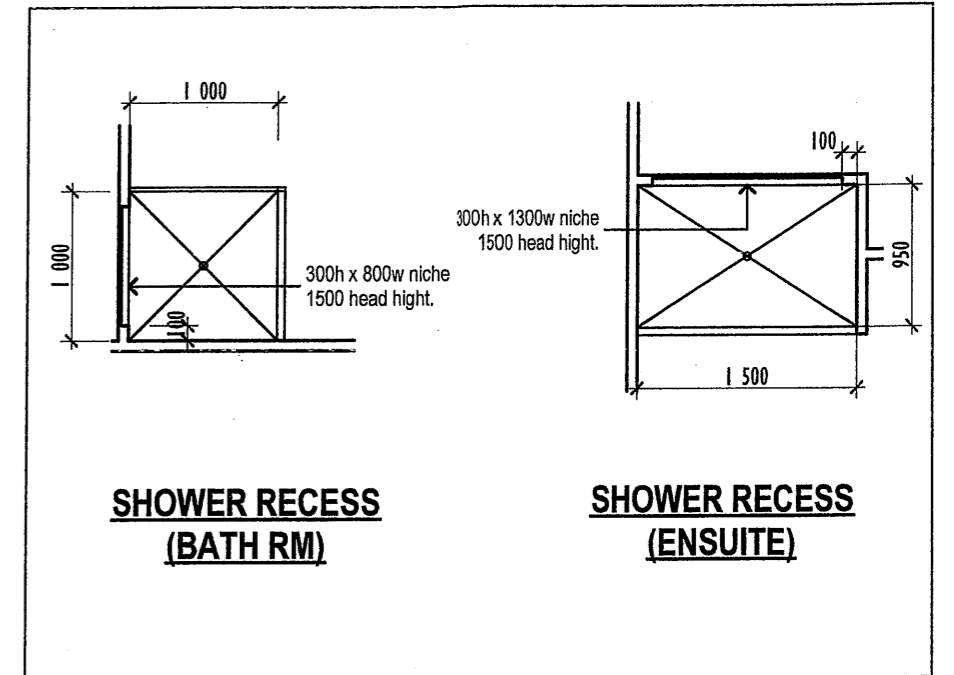
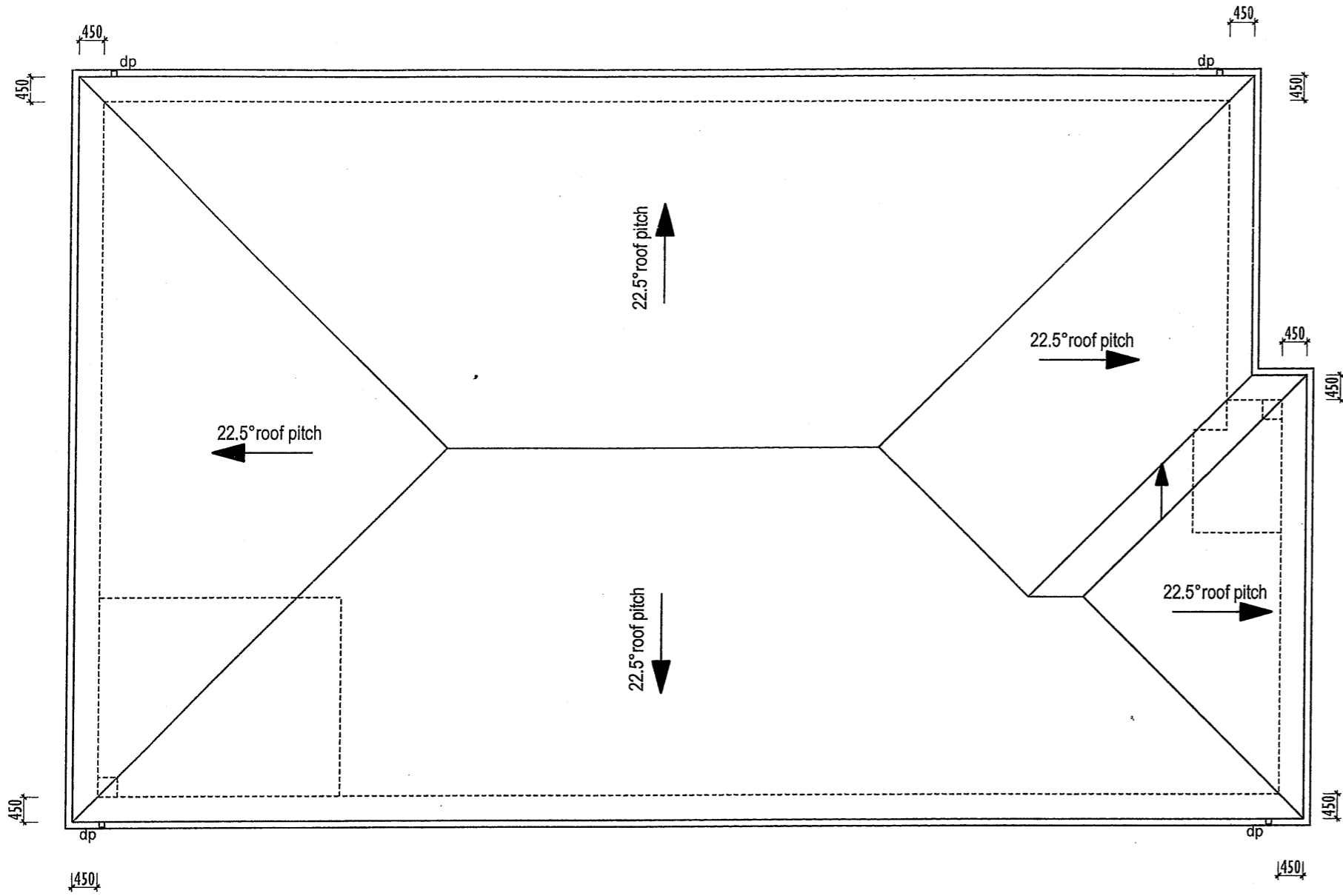
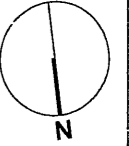
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GHERA ROAD, CADDENS. FOR.**
Mr Raymond ZAUBZER & Ms Asleigh SANSOME

TITLE . **SITE PLAN**

ISSUE. **A**
JOB No. **13048**
SHEET. **5/7**



**SHOWER RECESS
(BATH RM)**

**SHOWER RECESS
(ENSUITE)**

**SHOWER DETAILS
1:50**

**ROOF PLAN
1:100**

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	N.C.S.	WEEMA ST	DATE.	11.07.13	Issue.	date.	amendments.			JOB No.		13048	
Designiche P/L 2/45 Crosby Street, (T) 02 9631 7844 Greystanes, NSW 2145 (M) 0438 538 118 (E) orhan@designiche.com.au	REF. No.	13044	COUNCIL	PENRITH	DRAWN.	O.K.						SHEET.	6/7
	DESIGN.	FAIRLIGHT 28	FAÇADE.	CLASSIC	A	12.07.13	Combined Application			TITLE.	ROOF PLAN & SHOWER DETAILS		