

## AREAS SCHEDULE

### SITE DETAILS

LOT NUMBER: 3  
DP NUMBER: 1201629  
SITE AREA: 375m<sup>2</sup>  
SITE WIDTH: 12.50m

### DWELLING AREAS

GROUND FLOOR LIVING: 106.49m<sup>2</sup>  
FIRST FLOOR LIVING: 113.52m<sup>2</sup>  
GARAGE: 34.01m<sup>2</sup>  
PORCH: 4.50m<sup>2</sup>  
OUTDOOR LEISURE: 14.67m<sup>2</sup>  
BALCONY: 2.85m<sup>2</sup>

**TOTAL FLOOR AREA: 276.04m<sup>2</sup>**

DRIVEWAY AND PATH AREA: 40.12m<sup>2</sup>

**ROOF AREA: 187.86m<sup>2</sup>**  
(ROOF AREA TO R/WATER TANK AS PER BASIX CERTIFICATE)

### SITE COVERAGE:

GROUND FLOOR: 140.5m<sup>2</sup> / 60%  
PROPOSED: 140.5m<sup>2</sup> / 37.46%

### FIRST FLOOR

REQUIRED (max.): 112.5m<sup>2</sup> / 30%  
PROPOSED: 111.40m<sup>2</sup> / 29.70%

### FLOOR SPACE RATIO:

N/A

### LANDSCAPE RATIO:

REQUIRED (min.): 131.25m<sup>2</sup> / 35%  
PROPOSED: 133.93m<sup>2</sup> / 35.71%

### PRIVATE OPEN SPACE:

REQUIRED (min.): 75.00m<sup>2</sup> / 20%  
PROPOSED: 75.00m<sup>2</sup> 20%

### 'H' CLASS SLAB

**LOT: 3**  
**DP: 1201629**  
**AREA: 375m<sup>2</sup>**

STORMWATER DRAINAGE TO STREET.

ANY RETAINING WALLS REQUIRED TO BE COMPLETED BY OWNERS TO MANUFACTURERS SPECIFICATIONS.

(AA) POSITIVE COVENANT (NO. 16, NO. 18) (DP 1166546).  
RESTRICTION ON THE USE OF LAND  
(NO. 17, NO. 19) (DP 1166546). COVENANT (K521845).  
(E1) EASEMENT TO DRAIN WATER 2 WIDE.  
(E5) EASEMENT FOR ACCESS AND MAINTENANCE 1 WIDE.

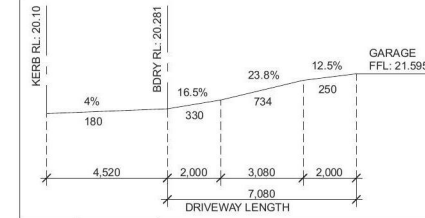
**SITE PLAN**  
1:200

**NOTES:**  
REFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.  
REFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.  
REFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.  
REFER TO A/C DETAILS FOR A/C DUCT POSITIONS.  
A/C DUCT LOCATIONS MAY NEED TO ADJUST DUE TO CONSTRUCTION (E.G. ETC).  
FLOOR FINISHES AS SELECTED AS PER TENDER.

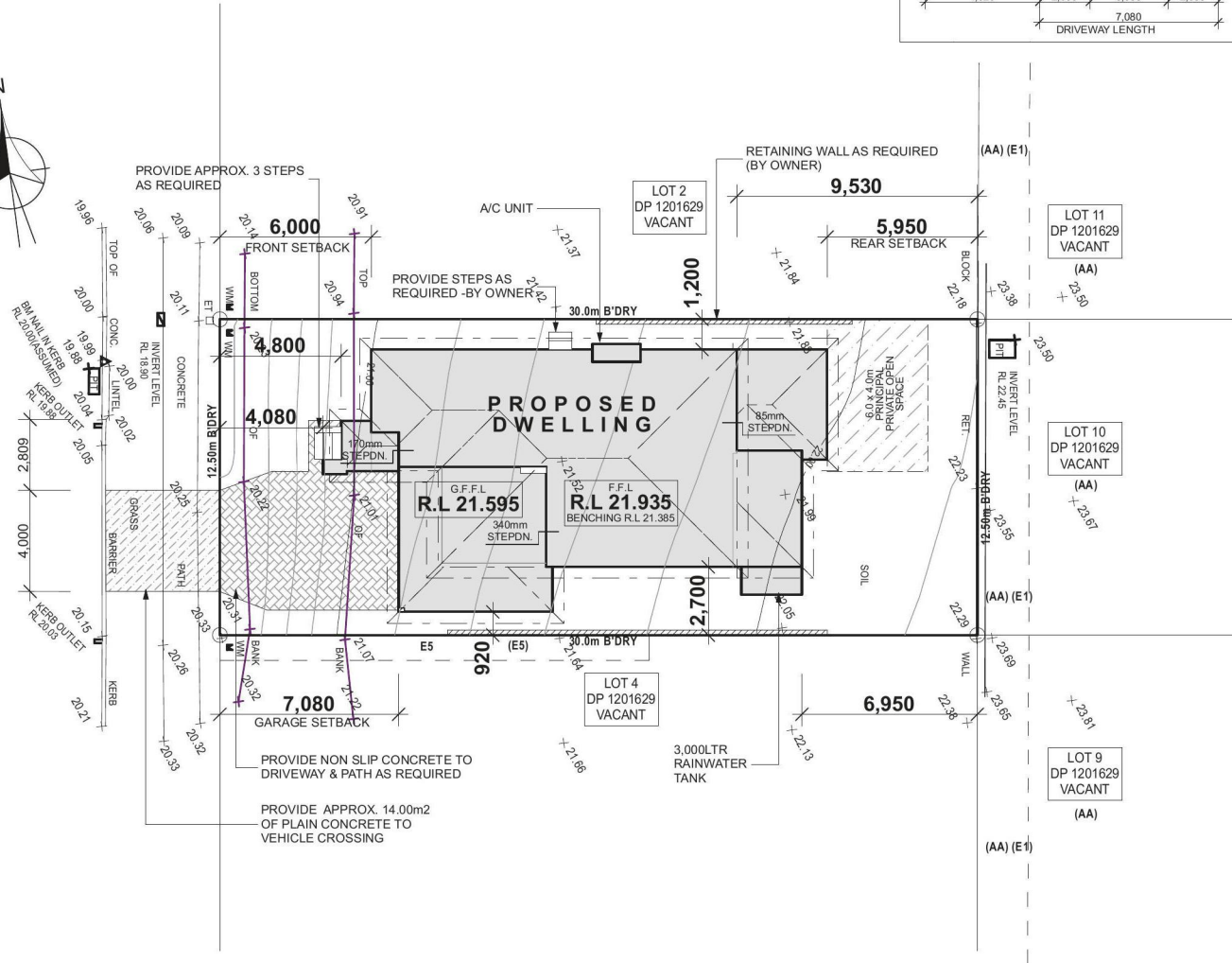
Document Set ID: 7967725  
Version: 1, Version Date: 11/12/2017

## DRIVEWAY PROFILE

AS2890.1-2004



O'CONNELL LANE



# Wisdom Smart

## Theeasystart

Ph: 4647 1200

Fax: 4647 1233

www.wisdomsmart.com.au

PROJECT:

PROPOSED BRICK VENEER DWELLING

CLIENT:

Mr Abraham & Mrs Thomas

ADDRESS:

Lot 3 O'Connell Lane  
Caddens

⊗ EXHAUST FAN

☼ SMOKE ALARM AS 3786-1993

LODGE:

DA/CC

DP No:

1201629

\*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES. BUILDERS LIC. No 131951C. NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

### REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	Prelim. Contract	RA	27.9.16
A-1	Contract Plan Variation	BU	15.02.17
A-2	AMENDMENTS CVR05,06	AL	04.04.17
B	DA PACK	RA	23.11.17
B-1	BRICKWORK TO FIRST FLOOR	RA	28.11.17
-	-	-	-

JOB No:

160504

LGA:

Penrith City Council

DESCRIPTION:

WASHINGTON 29 2013

CODE:

WS-WASH29D NO RH

DRAWN:

RA

DATE:

20.10.14

SITE CLASSIFICATION:

'H1' CLASS

FACADE:

NOVA TERRACE

SHEET:

2

# NOTES:

- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
- OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

# Wisdom Smart

## Theeasystart

Ph: 4647 1200

Fax: 4647 1233

www.wisdomsmart.com.au

### PROJECT:

PROPOSED BRICK VENEER DWELLING

### CLIENT:

Mr Abraham & Mrs Thomas

### ADDRESS:

Lot 3 O'Connell Lane  
Caddens

⊗ EXHAUST FAN

☼ SMOKE ALARM AS 3786-1993

### LODGE:

DA/CC

### DP No:

1201629

\*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES. BUILDERS LIC. No 131951C. NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

### REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	Prelim. Contract	RA	27.9.16
A-1	Contract Plan Variation	BU	15.02.17
A-2	AMENDMENTS CVR05,06	AL	04.04.17
B	DA PACK	RA	23.11.17
B-1	BRICKWORK TO FIRST FLOOR	RA	28.11.17
-	-	-	-

### JOB No:

160504

### LGA:

Penrith City Council

### DESCRIPTION:

WASHINGTON 29 2013

### CODE:

WS-WASH29D NO RH

### DRAWN:

RA

### DATE:

20.10.14

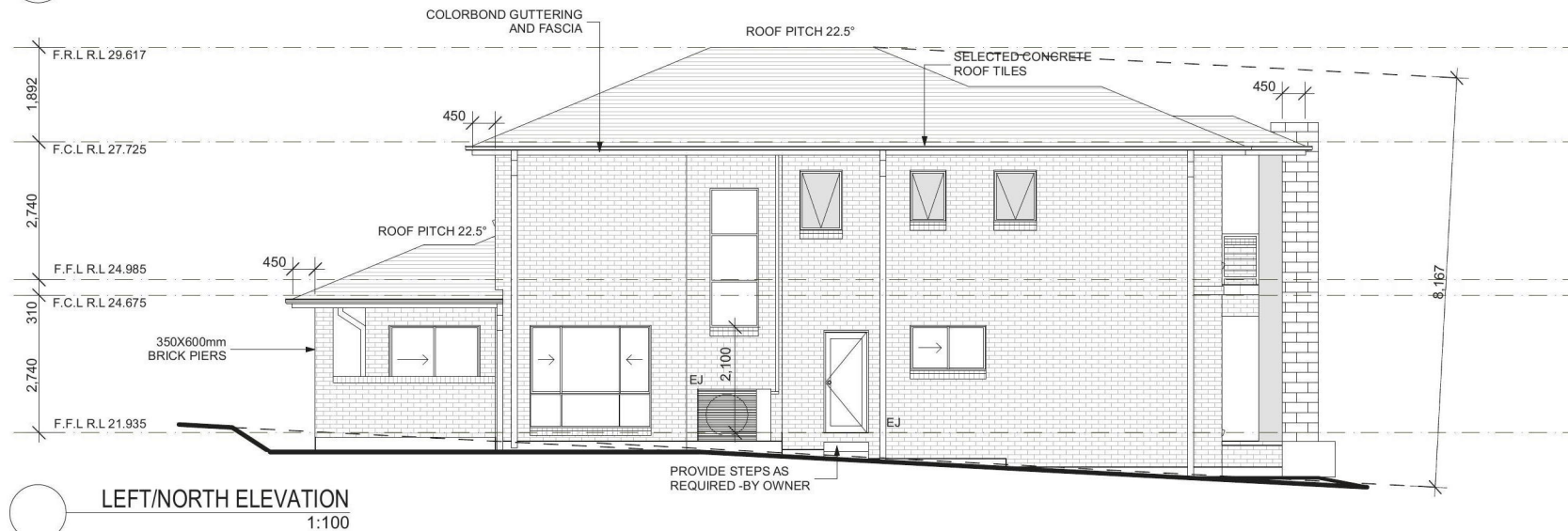
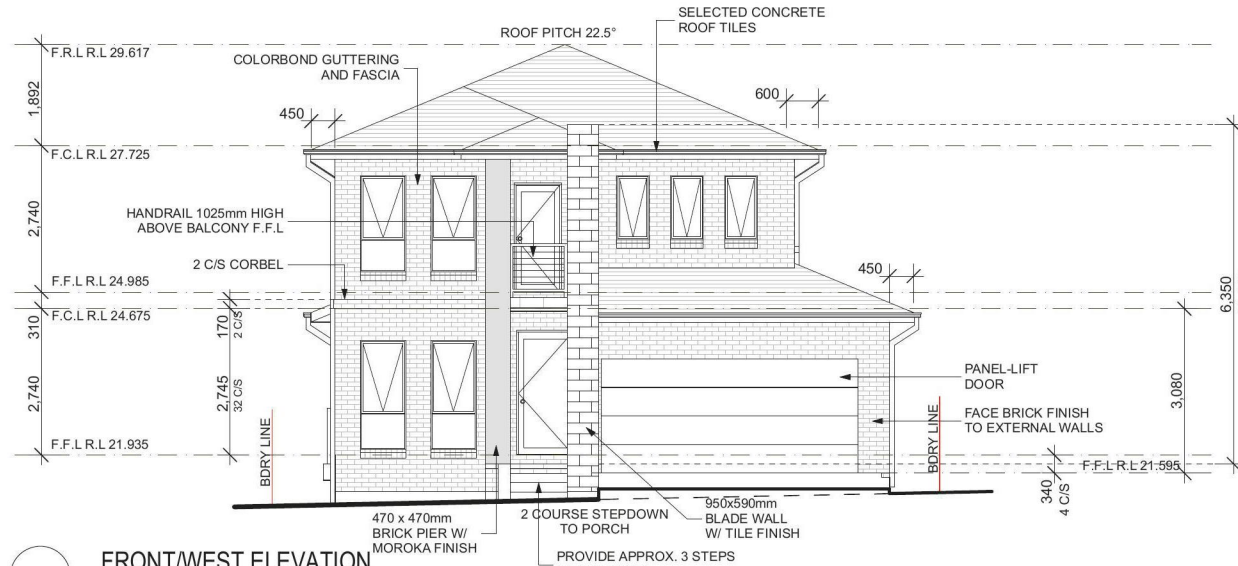
### SITE CLASSIFICATION:

'H1' CLASS

### FACADE:

NOVA TERRACE

SHEET:  
**6**



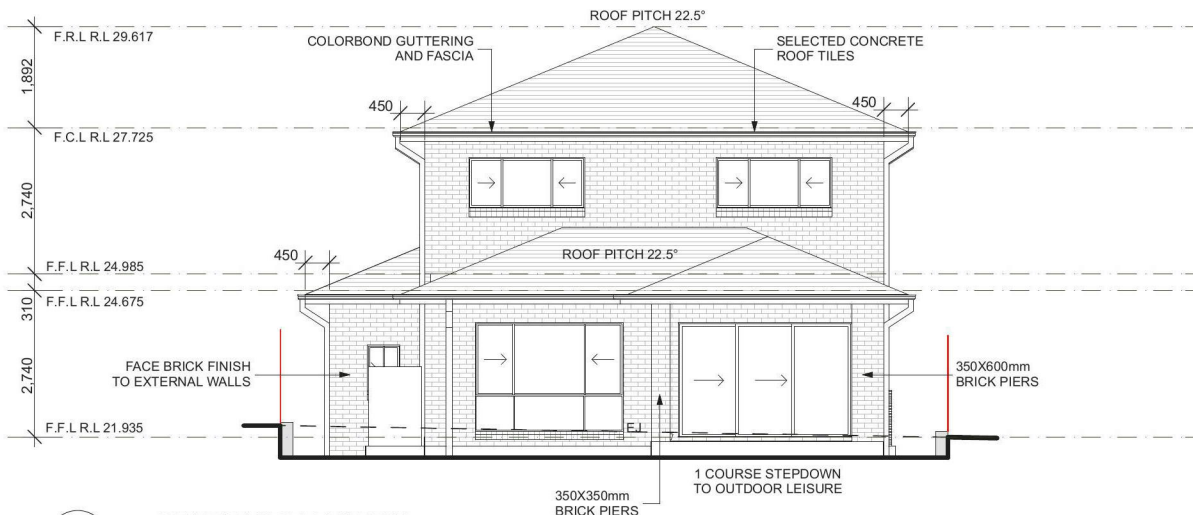
### NOTES:

- PREFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
- PREFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
- PREFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
- PREFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
- A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION (E.G. ETC).
- FLOOR FINISHES AS SELECTED AS PER TENDER.

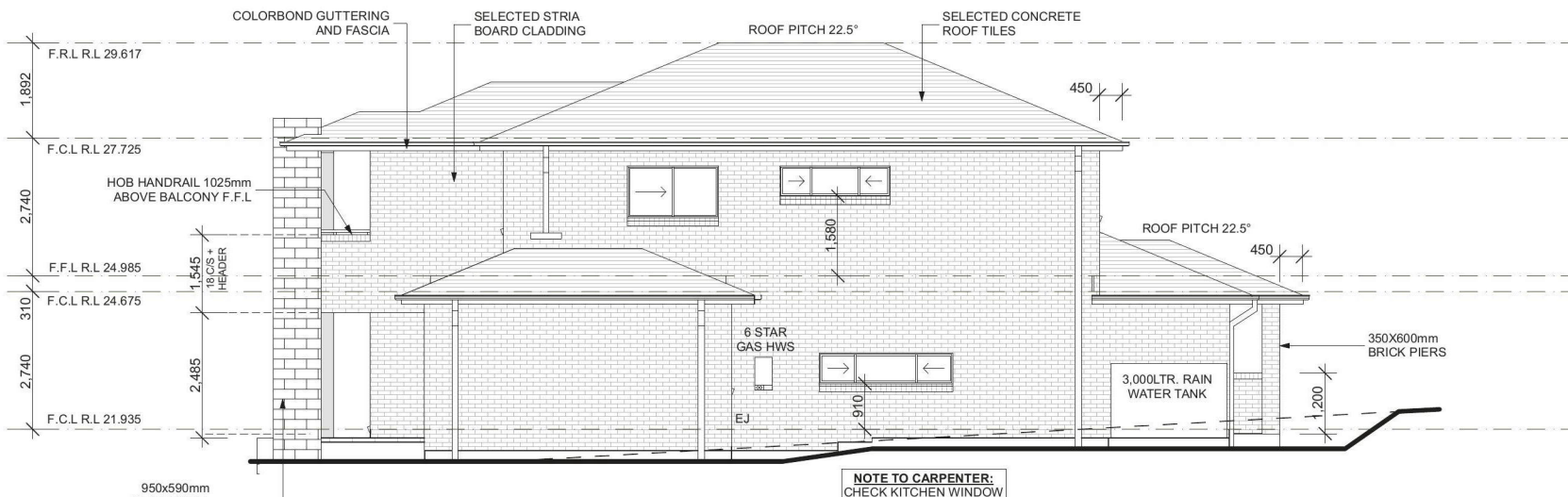
Document Set ID: 7967725

Version: 1, Version Date: 11/12/2017





REAR/EAST ELEVATION  
1:100



RIGHT/SOUTH ELEVATION  
1:100

NOTE TO CARPENTER:  
CHECK KITCHEN WINDOW  
SILL HEIGHT TO MATCH  
KITCHEN DETAILS.

#### NOTES:

- STACK POINT LOCATIONS SUBJECT TO FLOOR JOIST LAYOUT.
- STAIRS TO MEET THE MINIMUM SLIP RESISTANCE REQUIREMENT OF PART 3.9.1.3 OF B.C.A 2015 WHEN TESTED IN ACCORDANCE WITH AS4586-2013.
- OPENABLE WINDOWS TO BE IN ACCORDANCE WITH CLAUSE 3.9.2.5 OF THE BCA 2013 VOL. 2 -
- FIRST FLOOR WINDOWS TO BE RESTRICTED TO OPEN A MAX. OF 125mm IF SILL HEIGHT IS LOWER THAN 1700mm ABOVE A FLOOR LEVEL.

# Wisdom Smart

## Theeasystart

Ph: 4647 1200

Fax: 4647 1233

www.wisdomsmart.com.au

#### PROJECT:

PROPOSED BRICK VENEER DWELLING

#### CLIENT:

Mr Abraham & Mrs Thomas

#### ADDRESS:

Lot 3 O'Connell Lane  
Caddens

⊗ EXHAUST FAN

☼ SMOKE ALARM AS 3786-1993

#### LODGE:

DA/CC

#### DP No:

1201629

\*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES. BUILDERS LIC. No 131951C. NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

#### REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	Prelim. Contract	RA	27.9.16
A-1	Contract Plan Variation	BU	15.02.17
A-2	AMENDMENTS CVR05,06	AL	04.04.17
B	DA PACK	RA	23.11.17
B-1	BRICKWORK TO FIRST FLOOR	RA	28.11.17
-	-	-	-

#### JOB No:

160504

#### DATE:

20.10.14

#### LGA:

Penrith City Council

#### DESCRIPTION:

WASHINGTON 29 2013

#### CODE:

WS-WASH29D NO RH

#### DRAWN:

RA

#### DATE:

20.10.14

#### SITE CLASSIFICATION:

'H1' CLASS

#### FACADE:

NOVA TERRACE

#### SHEET:

7

#### NOTES:

- PREFER TO ENGINEERS DETAILS FOR ALL EXPANSION JOINT LOCATIONS.
- PREFER TO ENGINEERS DETAILS FOR ALL STEEL BEAM AND FLOOR JOIST LOCATIONS AND DIRECTIONS.
- PREFER TO TRUSS MANUFACTURERS DETAILS FOR ALL FLOOR JOIST SIZES AND DIRECTIONS.
- PREFER TO A/C DETAILS FOR A/C DUCT POSITIONS.
- A/C DUCT LOCATIONS MAY NEED TO CHANGE DUE TO CONSTRUCTION (E.G. ETC).
- FLOOR FINISHES AS SELECTED AS PER TENDER.

Document Set ID: 7967725

Version: 1, Version Date: 11/12/2017

# Wisdom Smart

## Theeasystart

Ph: 4647 1200

Fax: 4647 1233

www.wisdomsmart.com.au

PROJECT:

PROPOSED BRICK VENEER DWELLING

CLIENT:

Mr Abraham & Mrs Thomas

ADDRESS:

Lot 3 O'Connell Lane  
Caddens

⊗ EXHAUST FAN

☼ SMOKE ALARM AS 3786-1993

LODGEENT:

DA/CC

DP No:

1201629

\*COPYRIGHT OF PLANS AND DOCUMENTATION REMAIN THE EXCLUSIVE PROPERTY OF WISDOM PROPERTIES GROUP PTY LTD T/A WISDOM HOMES. BUILDERS LIC. No 131951C. NOTES: BOUNDARY SETBACKS MUST BE VERIFIED BY A REGISTERED SURVEYOR BEFORE COMMENCEMENT OF ANY BUILDING WORK. ALL WORK TO BE CARRIED OUT IN ACCORDANCE WITH THESE DRAWINGS, COUNCIL REQUIREMENTS, RELEVANT CODES & STANDARDS. LEVELS SHOWN ARE BASED ON CONTOUR SURVEY PREPARED BY A REGISTERED SURVEYOR. DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS PROVIDED & ENGINEERS DETAILS. WHERE ENGINEERS STRUCTURAL DRAWINGS ARE REQUIRED THE ENGINEERS PLAN WILL TAKE PREFERENCE TO THESE DRAWINGS. IN THE EVENT OF ANY ALTERATIONS OR DISCREPANCIES, NOTIFY WISDOM HOMES IMMEDIATELY. FIGURED DIMENSIONS TO BE READ IN PREFERENCE TO SCALING & TO BE CHECKED & VERIFIED BEFORE WORK IS COMMENCED.

### REVISION SCHEDULE

ISSUE	DESCRIPTION	DRAWN	DATE
A	Prelim. Contract	RA	27.9.16
A-1	Contract Plan Variation	BU	15.02.17
A-2	AMENDMENTS CVR05,06	AL	04.04.17
B	DA PACK	RA	23.11.17
B-1	BRICKWORK TO FIRST FLOOR	RA	28.11.17
-	-	-	-

JOB No:

160504

DATE:

20.10.14

LGA:

Penrith City Council

DESCRIPTION:

WASHINGTON 29 2013

CODE:

WS-WASH29D NO RH

DRAWN:

RA

DATE:

20.10.14

SITE CLASSIFICATION:

'H1' CLASS

FACADE:

NOVA TERRACE

SHEET:

14

O'CONNELL LANE

