




-  PROPOSED NEW DWELLING
-  PRIVATE OPEN SPACE
-  PROPOSED DRIVEWAY

DWELLING TO BE CONSTRUCTED TO BUSHFIRE ATTACK LEVEL (BAL) 29 IN ACCORDANCE WITH AS3959-2018 IN BUSHFIRE PRONE AREAS

**SITE AREA CALCULATION**

SITE AREA 969.49m<sup>2</sup>  
 SITE COVERAGE 18.50% (179.31m<sup>2</sup>)  
 ROOF AREA 235.44m<sup>2</sup>

**WOLLONDILLY SHIRE COUNCIL DCP 2016 COMPLIANCE TABLE PART 3.3 - SINGLE DWELLING HOUSES (STANDARD RESIDENTIAL LOTS)**

CRITERIA	ALLOWABLE	ACHIEVED
FRONT SETBACK	4.5m MINIMUM	4.6m
GARAGE SETBACK	5.5m MINIMUM	N/A
ARTICULATION ZONE	3.0m MINIMUM	N/A
REAR SETBACK	3.0m MINIMUM	26.445m
SIDE SETBACK	0.9m MINIMUM	0.984m
BUILDING HEIGHT	9.0m MAXIMUM	5.949m
SITE COVERAGE	50% MAXIMUM	18.50%
PRIVATE OPEN SPACE	24m <sup>2</sup> MINIMUM	75.29m <sup>2</sup>
EXTENT OF CUT	2.0m MAXIMUM	0.27m
EXTENT OF FILL	1.0m MAXIMUM	1.0m
GARAGE DOOR WIDTH	50% MAXIMUM	N/A
PARKING SPACES	2 SPACES MINIMUM	2 SPACES

Area Schedule		
Number	Name	Area
1	Ground Floor	179.31 m <sup>2</sup>
2	Porch	5.21 m <sup>2</sup>
3	Alfresco	82.14 m <sup>2</sup>
Total Floor Area		266.65 m <sup>2</sup>

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Revision Schedule		
No.	Description	Date
B	Client requested floor plan & facade revisions	06/10/22
A	Preliminary plans issued for client review	06/09/22

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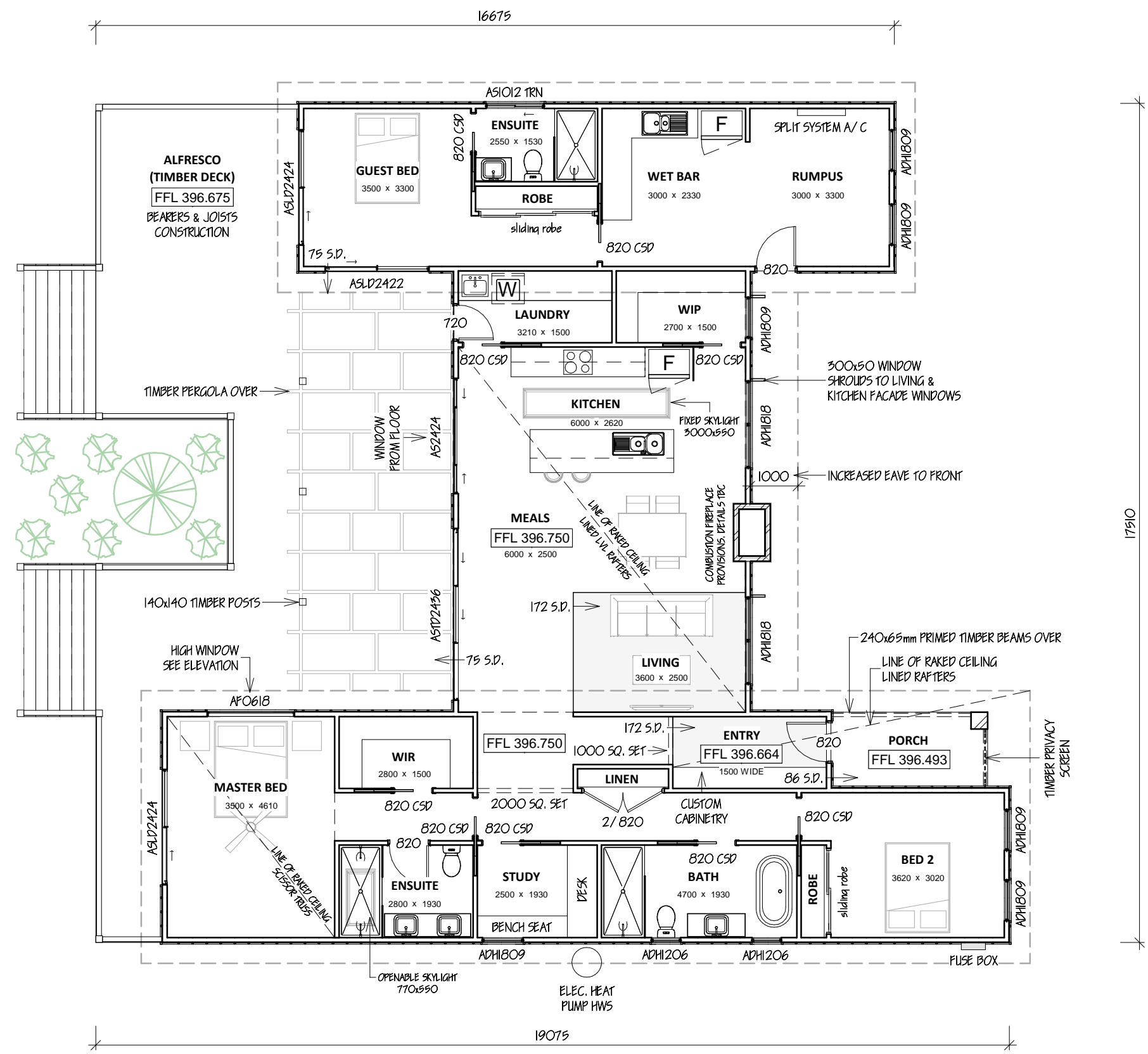
**Nicole Camilleri & Lorrie Neal** Site Plan  
 Lot 2 DP527885, 185 Egans Road Oakdale 2570

Project number	DD-1525	DD-1525-3
Date	01/09/22	Scale 1 : 200



NORTH  
EGANS ROAD

- ALL SQUARE SETS 2400 HIGH
- WET AREAS SET DOWN 40mm FOR LEVEL ENTRY FINISH
- POLISHED CONCRETE FLOORING TO LIVING & ENTRY SHOWN GREY
- SQUARE SET CORNICE THROUGHOUT
- ALL INTERNAL/EXTERNAL DOORS @ 2340/2400H U.N.O.



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










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<b>Nicole Camilleri &amp; Lorrie Neal</b>		<b>Ground Floor Plan</b>	
<b>Lot 2 DP527885, 185 Egans Road Oakdale 2570</b>			
Project number	DD-1525	DD-1525-5	
Date	01/09/22	Scale	1 : 100




**Materials Legend**

Note: All materials on plan are to be confirmed with the associated building tender/selections document. Where a discrepancy occurs, the building tender/selections document takes precedence.




**Walls**

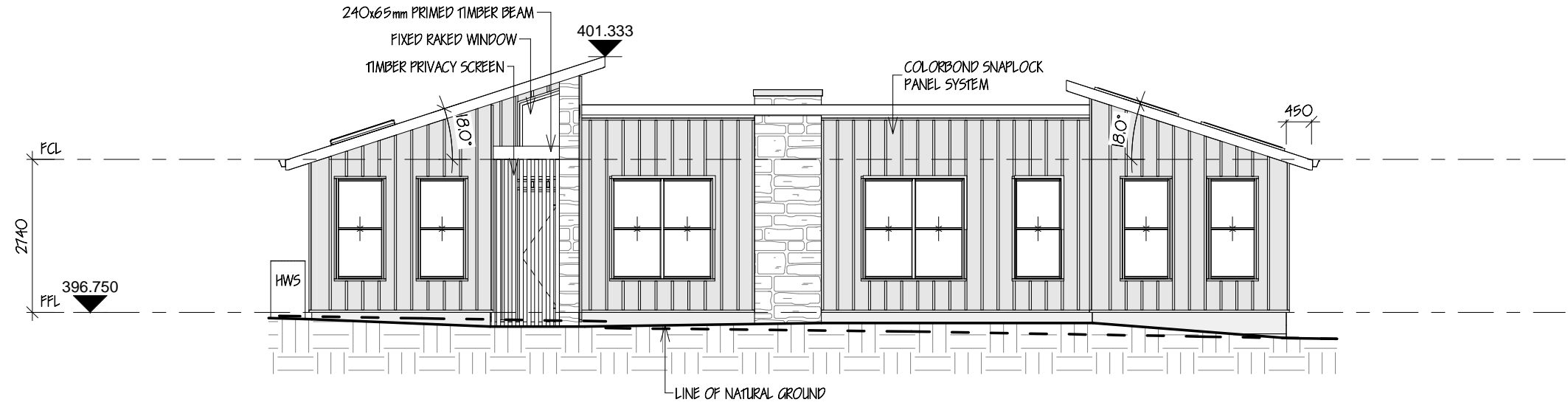
-  Face brick
-  Face brick
-  Render / texture coat & painted finish
-  Render / texture coat & painted finish
-  Stacked stone or cultured stone
-  Fibre cement clad to AS 2908.2
-  Fibre cement clad to AS 2908.2
-  Fibre cement clad to AS 2908.2
-  Fibre cement clad to AS 2908.2
-  Fibre cement clad to AS 2908.2
-  Colorbond cladding to AS 2908.2

**Roofing**

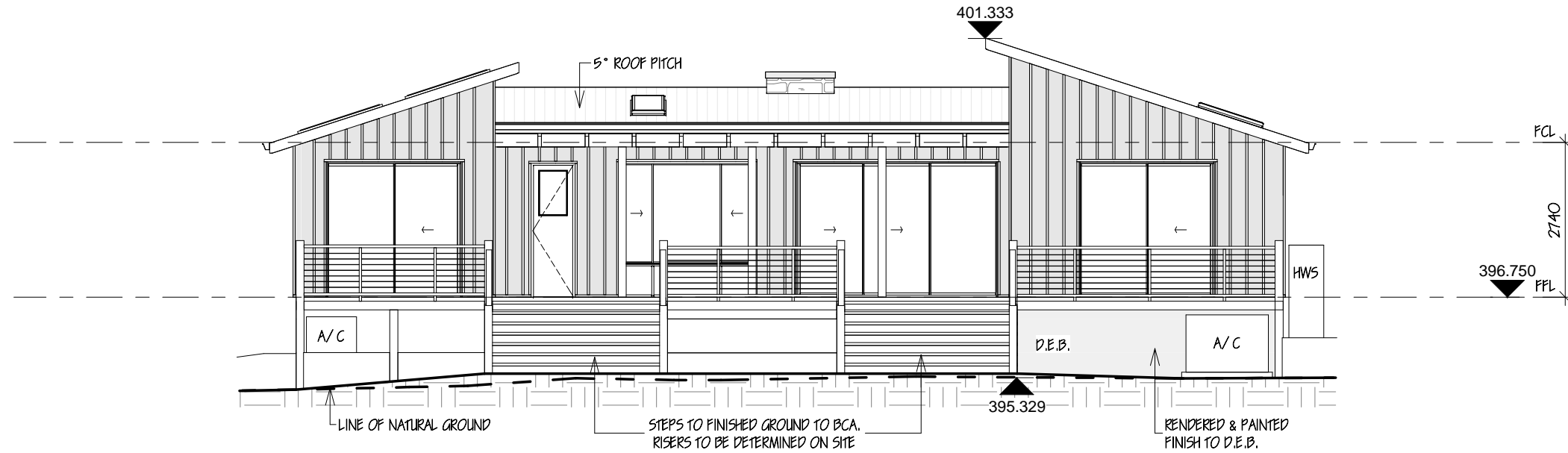
-  Concrete roof tiles
-  Colorbond
-  Klip-lok

**Other**

-  Aluminium windows
-  Aluminium sliding/stacker/bi-fold doors
-  Colorbond fascia & gutter



**1 East Elevation**  
1 : 100



**2 West Elevation**  
1 : 100

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










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Nicole Camilleri & Lorrie Neal Elevations		
Lot 2 DP527885, 185 Egans Road Oakdale 2570		
Project number	DD-1525	DD-1525-6
Date	01/09/22	Scale 1 : 100




**Materials Legend**

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**Walls**

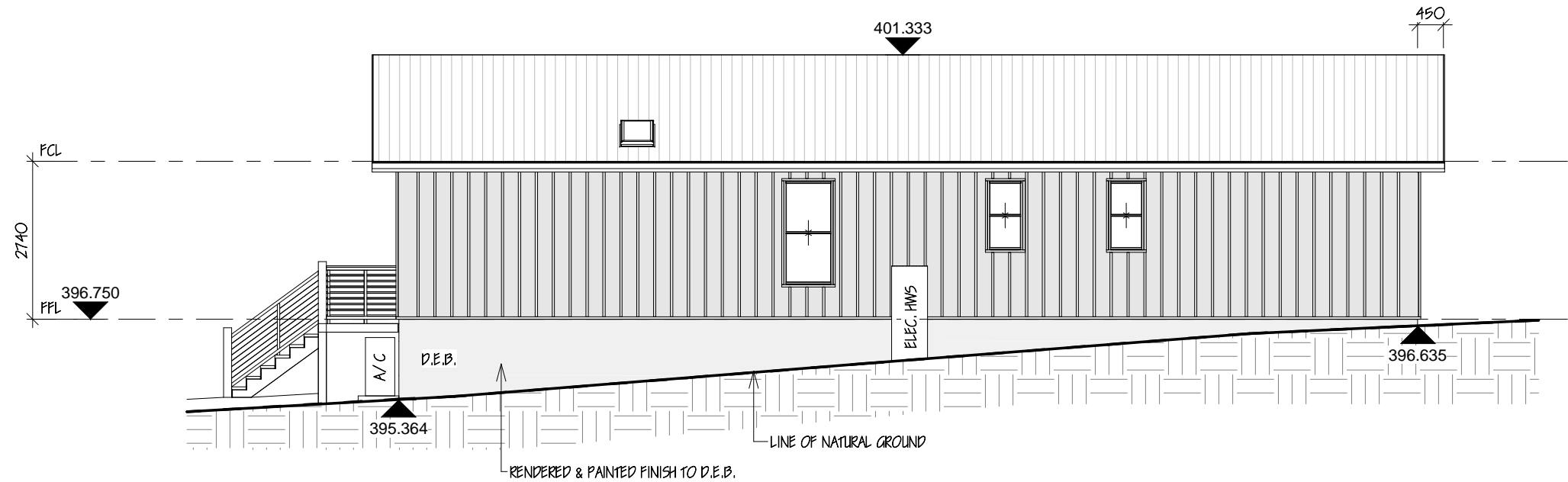
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-  Face brick
-  Render / texture coat & painted finish
-  Render / texture coat & painted finish
-  Stacked stone or cultured stone
-  Fibre cement clad to AS 2908.2
-  Fibre cement clad to AS 2908.2
-  Fibre cement clad to AS 2908.2
-  Fibre cement clad to AS 2908.2
-  Fibre cement clad to AS 2908.2
-  Colorbond cladding to AS 2908.2

**Roofing**

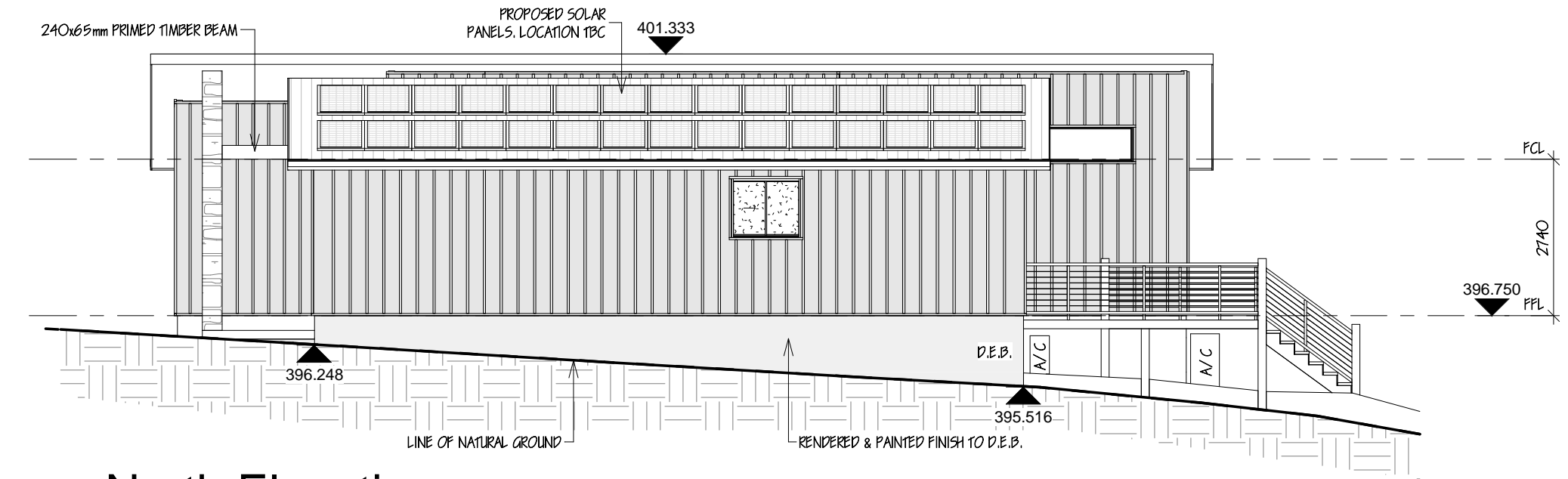
-  Concrete roof tiles
-  Colorbond
-  Klip-lok

**Other**

-  Aluminium windows
-  Aluminium sliding/stacker/bi-fold doors
-  Colorbond fascia & gutter



**3 South Elevation**  
1 : 100



**4 North Elevation**  
1 : 100

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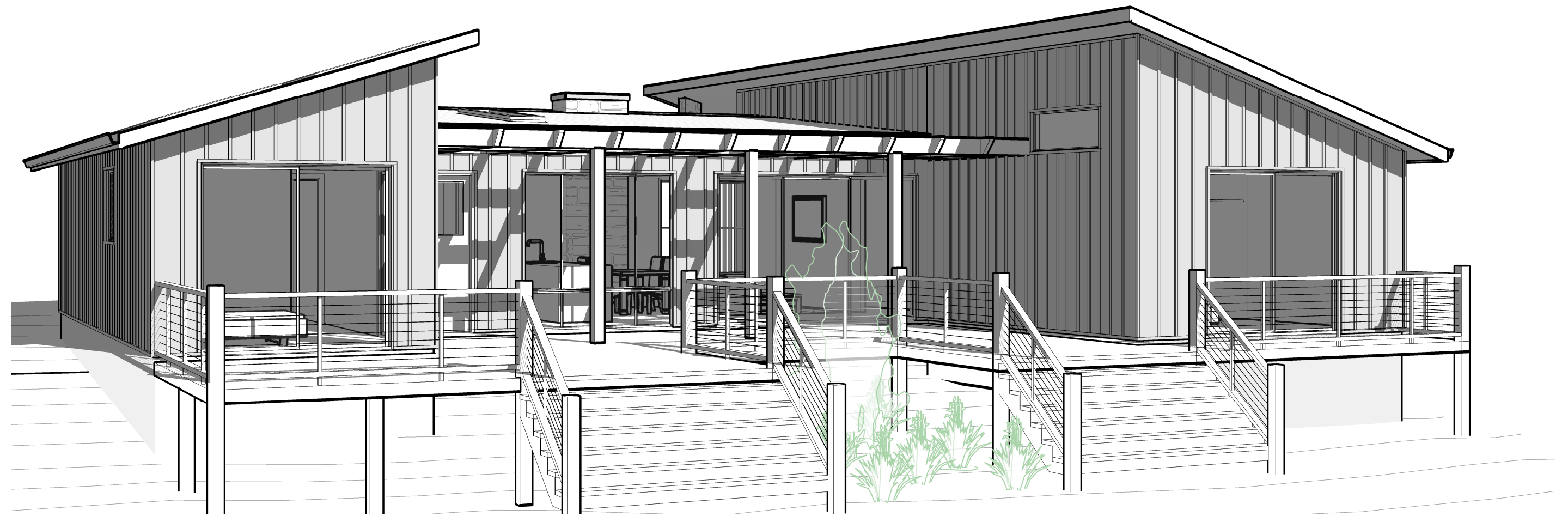
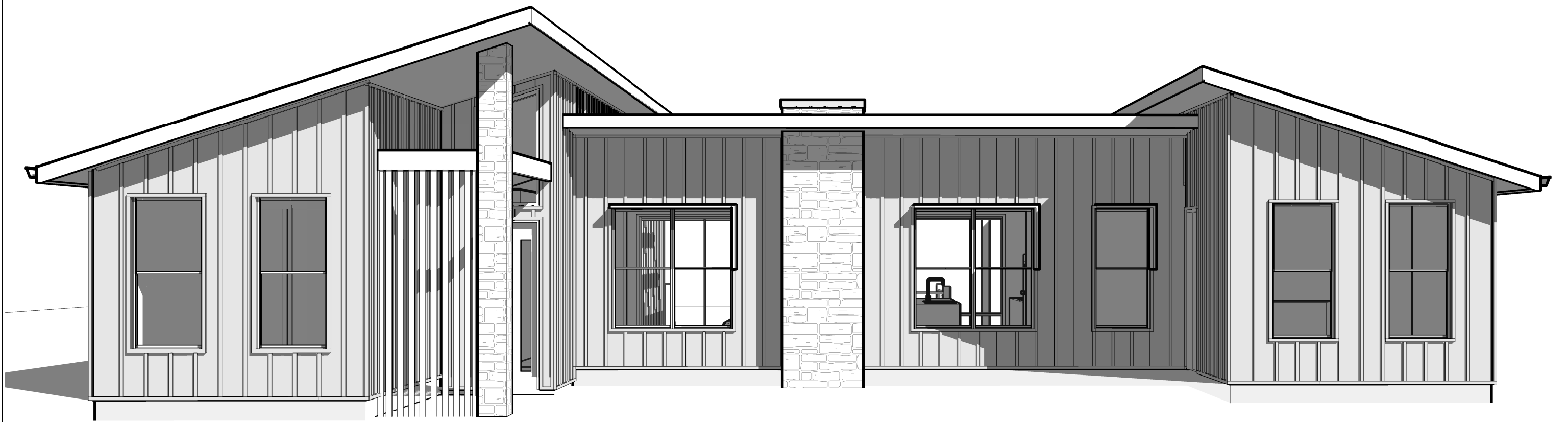
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B	Client requested floor plan & facade revisions	06/10/22
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<b>Nicole Camilleri &amp; Lorrie Neal</b>		<b>Elevations</b>
<b>Lot 2 DP527885, 185 Egans Road Oakdale 2570</b>		
Project number	DD-1525	DD-1525-7
Date	01/09/22	Scale 1 : 100



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Nicole Camilleri & Lorrie Neal		Facade Image
Lot 2 DP527885, 185 Egans Road Oakdale 2570		
Project number	DD-1525	DD-1525-17
Date	01/09/22	Scale