

Project Proposal

Proposed Townhouse Development



Townhouse Breakdown

Type	Floor Area	Courtyard Area	QTY
3 Bedrooms	137 - 140 sqm	40 - 89 sqm	37
4 Bedrooms	147 - 161 sqm	40 - 79 sqm	11
Total			48

Calculations

Site Area = 12,884 m2
 Gross Floor Area = 7154 m2
 FSR = 0.55:1
 Car parking = 94 Total
 = (82 residents)
 = (12 visitors)
 Communal Open Space = 1333.2 sqm (10.3 %)
Landscape Calculation
 Total Landscaping (min 2m dimensions) = 5,378 sqm (42.0 %)
 Total Total Deep Soil (min 4m dimensions) = 4,409 sqm (34.2 %)

Drawing List

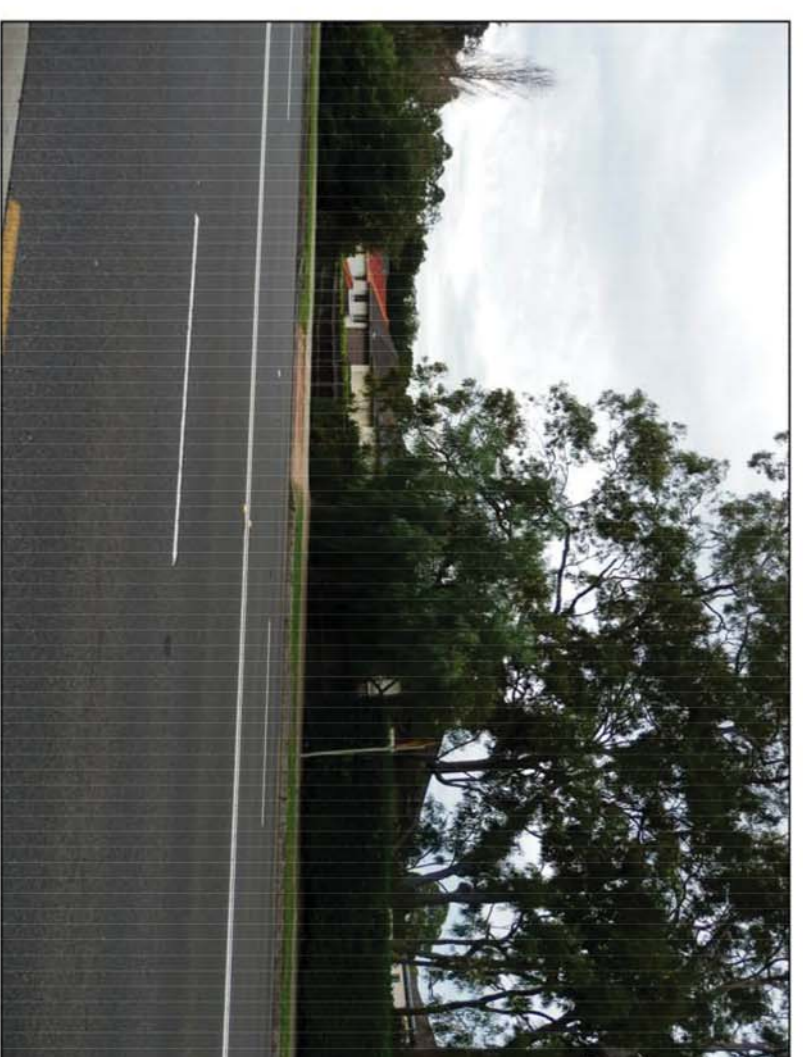
Sheet List	
Sheet Number	Sheet Name
101	Site analysis
102	Site plan
103	Basement level
104	Ground level
105	Level 1
106	Roof plan
107	Elevations & Site Section
108	Landscaping Calculations
109	Single-Lot Subdivision Plan Alternative
110	Shadow - 9am 21st June
111	Shadow - 12 Noon 21st June
112	Shadow - 3pm 21st June



V1: View East to Site from Marsden Road



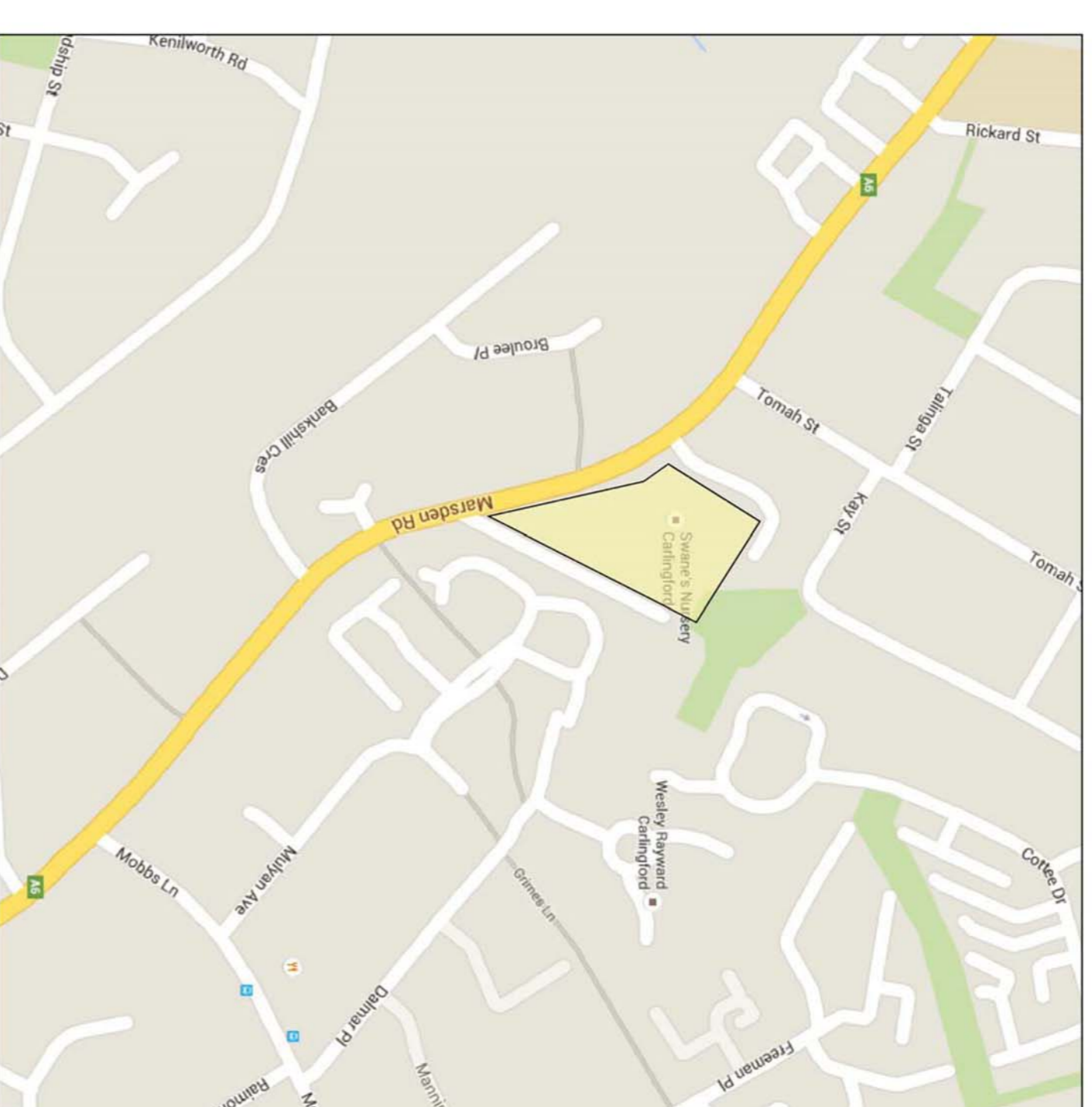
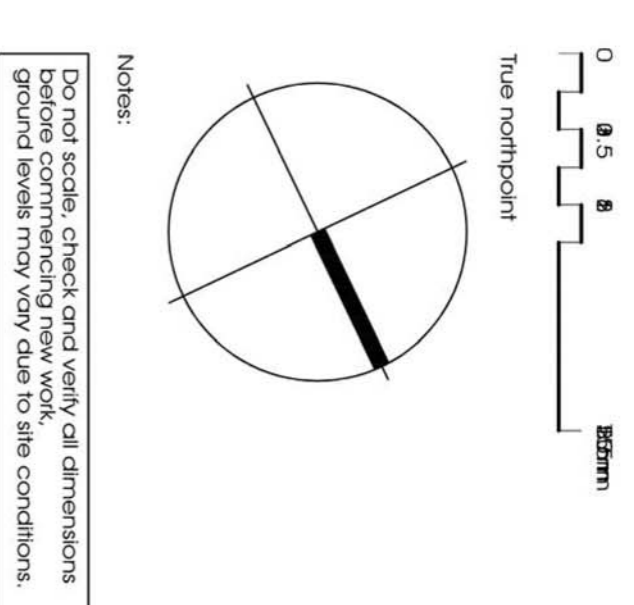
V2: View East to Site from Marsden Road



V3: View North-East to Site from Marsden Road



V4: View North to Access Handle to Cemetery



Location Map
N.T.S.

LOCAL AMENITIES

- 1.3 km to Carlingford Shopping District
- 1.5 km to Carlingford Train Station
- 800 m to nearest Bus Stop (Perman Pde)
- 9.6 km to Westmead Hospital
- 1.3 km to Galarrng Reserve / Cox Park
- 20 m to Simpson Reserve
- 1.2 km to Carlingford Public Library
- 1.3 km to Carlingford Post Office
- 600 m to nearest Place of Worship
- 550 m to Carlingford Public Primary School
- 2.2 km to Cumberland High School

Site Area

Site Analysis

Planning Proposal

Down	Scale	Checked	
AH	1:500 @ A1		
Job No.	Drawing No.	Issue	
2216	101	A	

Site Analysis

Project
Planning Proposal

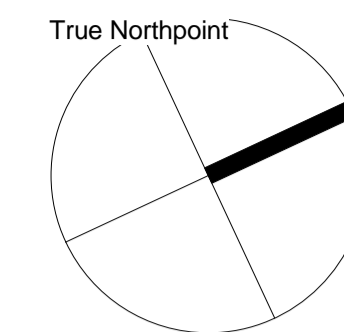
Project address
233-237 Marsden Road,
Carlingford

Client
Gaisel Pty Ltd

This

architex
architects
1 9633 8888
Level 3, 7X Pines Street
Carlingford NSW 2150
www.architex.com.au
Principal Architect
Rachael Day P222
NSW Reg No. 5712

1:300
0 m 3 6m 15m



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



Issue	Issue description	Date
A	Proposed	20/12/16

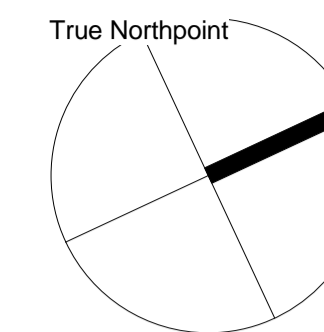


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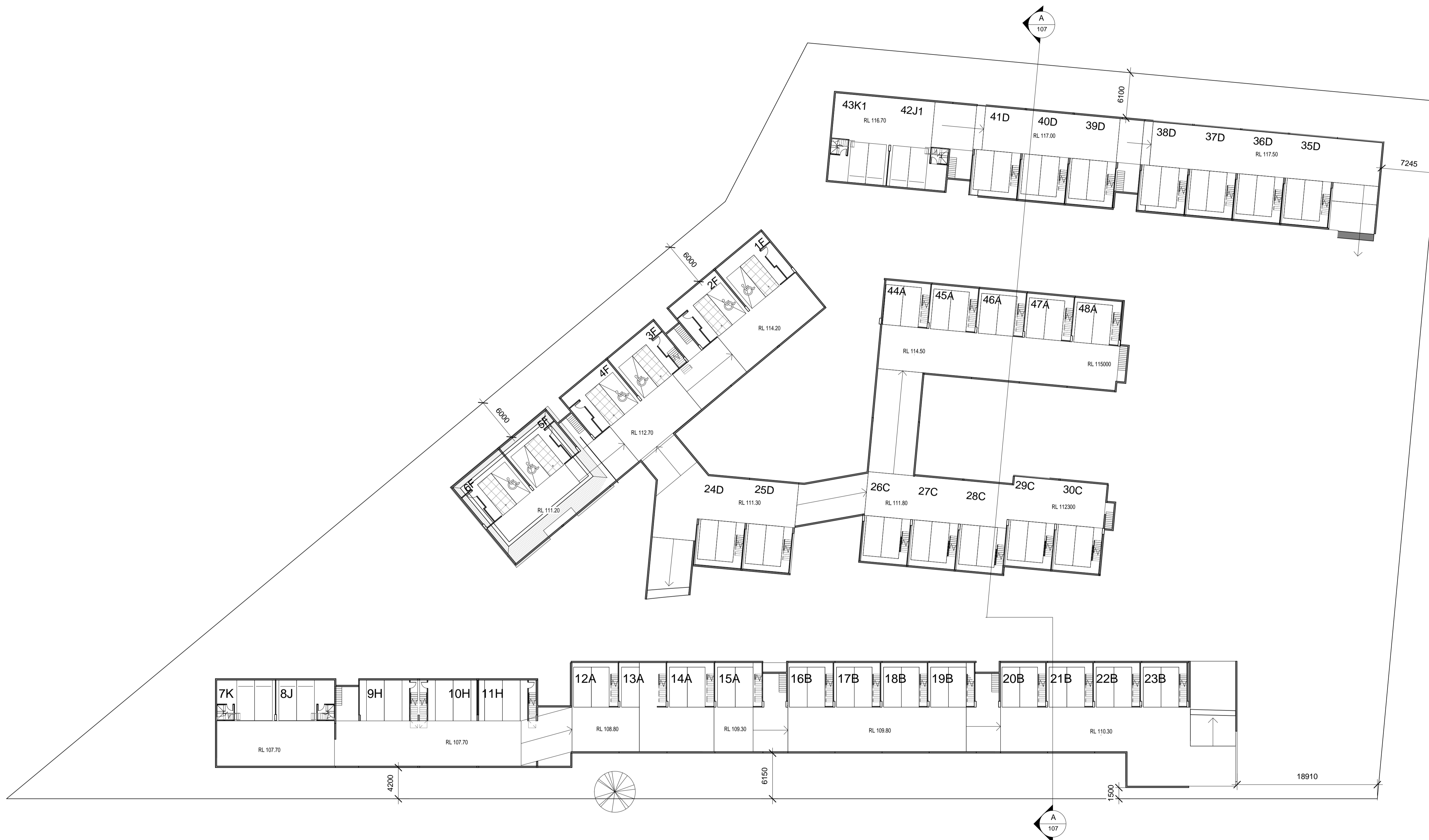
PLANNING PROPOSAL	Project	Proposed
	Project Address	23/1237 Marsden Road, Camden NSW
	Client	G... Pty Ltd
	Title	Strata
Drawn	Scale	Checked
JD	1:100	
Job No	Drawing No.	Issue
2216	102	A

1 S P
1:100

1:300
0 m 3 6m 15m



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



Issue	Issue description	Date
A	Proposed	20/12/16



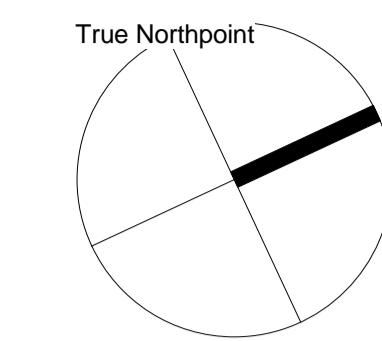
architex
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Project		
Proposed Toilets and Drains		
Project Address		
231-237 Murrumbidgee Road, Camden NSW		
Client		
Grip Pty Ltd		
Title		
Building		
Drawn	Scale	Checked
JD	1:300	
Job No	Drawing No.	Issue
2216	103	A

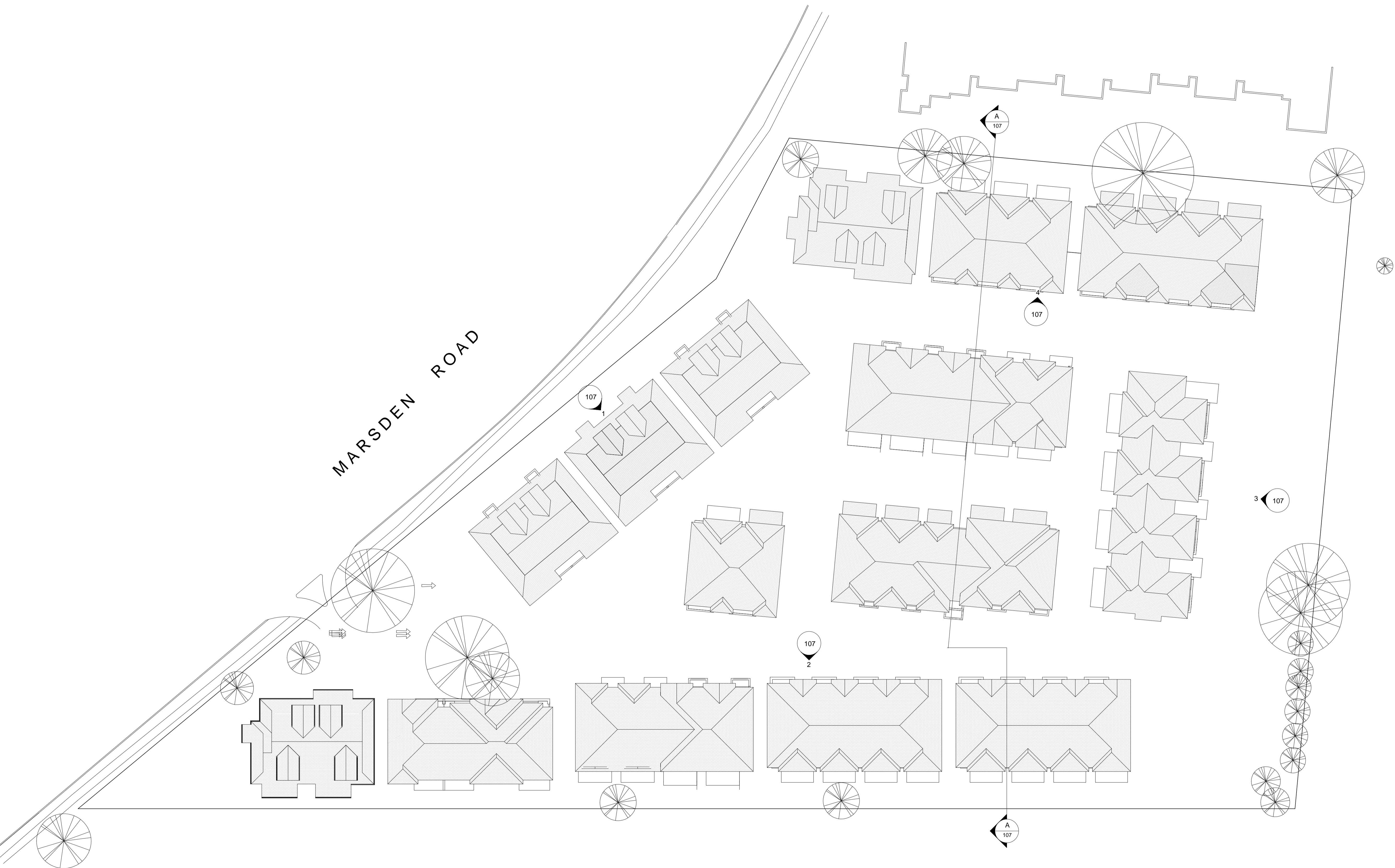
1 B000000L0000
1:300

PLANNING PROPOSAL

1:100
0 m 1 2m 5m



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.



MARSDEN ROAD

1 Roof
1:300

Issue	Issue description	Date
A	Proposed	20/12/16

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 www.architex.com.au
 Robert Del Pizzo
 NSW Reg. No. 3972

PLANNING PROPOSAL

Project
 Proposed To: [Redacted] [Redacted] [Redacted]

Project Address
 23/1237 Marsden Road, Crows Nest

Client
 Group Pty Ltd

Title
 Roof

Drawn JD	Scale 1:300	Checked
Job No 2216	Drawing No. 106	Issue A



1 Elevation 1
1:300



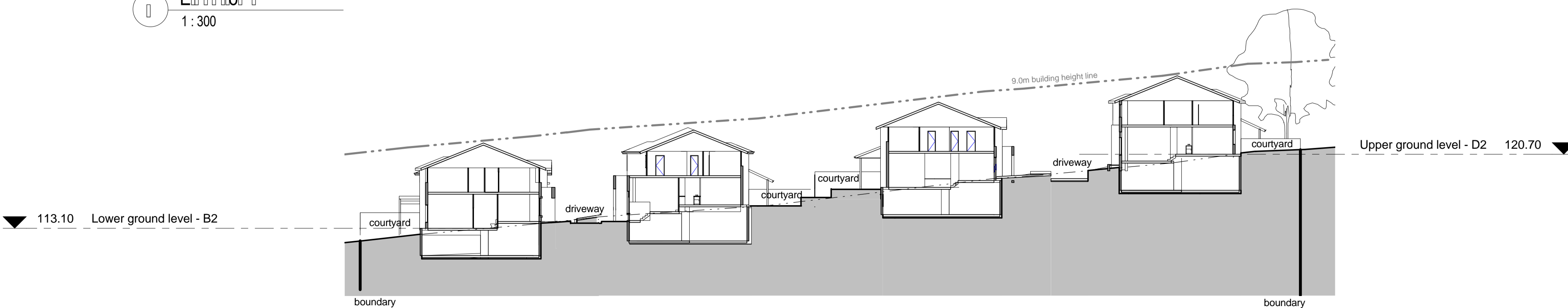
2 Elevation 2
1:300



3 Elevation 3
1:300



4 Elevation 4
1:300



5 Section AA
1:300

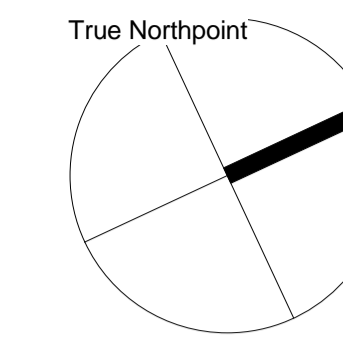
Issue	Issue description	Date
A	Final Proposal	20/12/16

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PLANNING PROPOSAL

Project		
Proposed To: [Redacted]		
Project Address		
23/1237 Miranda Road, Miranda		
Client		
Grip Pty Ltd		
Title		
Elevation 1 - S1		
S100		
Drawn	Scale	Checked
JD	1:300	
Job No	Drawing No.	Issue
2216	107	A

1:300
0 m 3 6m 15m



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

- Landscaping
- Deep Soil Landscaping

Total Site Area - 12,884 m²

Total Landscaping (min 2m dimension) - 5,378 m² (42.0%)

Total Deep Soil (min 4m dimension) - 4,409 m² (34.2%)



Issue	Issue description	Date
A	Proposed	20/12/16

architex
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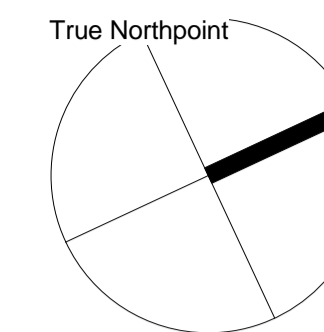
Project
 Proposed To ...
 Project Address
 23/237 Marsden Road, Parramatta
 Client
 Group Pty Ltd
 Title
 Land Development
 Council

PLANNING PROPOSAL

Drawn JD	Scale 1:300	Checked
Job No 2216	Drawing No. 108	Issue A

1 Ground floor Landscaping Deep Soil Landscaping
 1:300

1:300
0 m 3 6m 15m



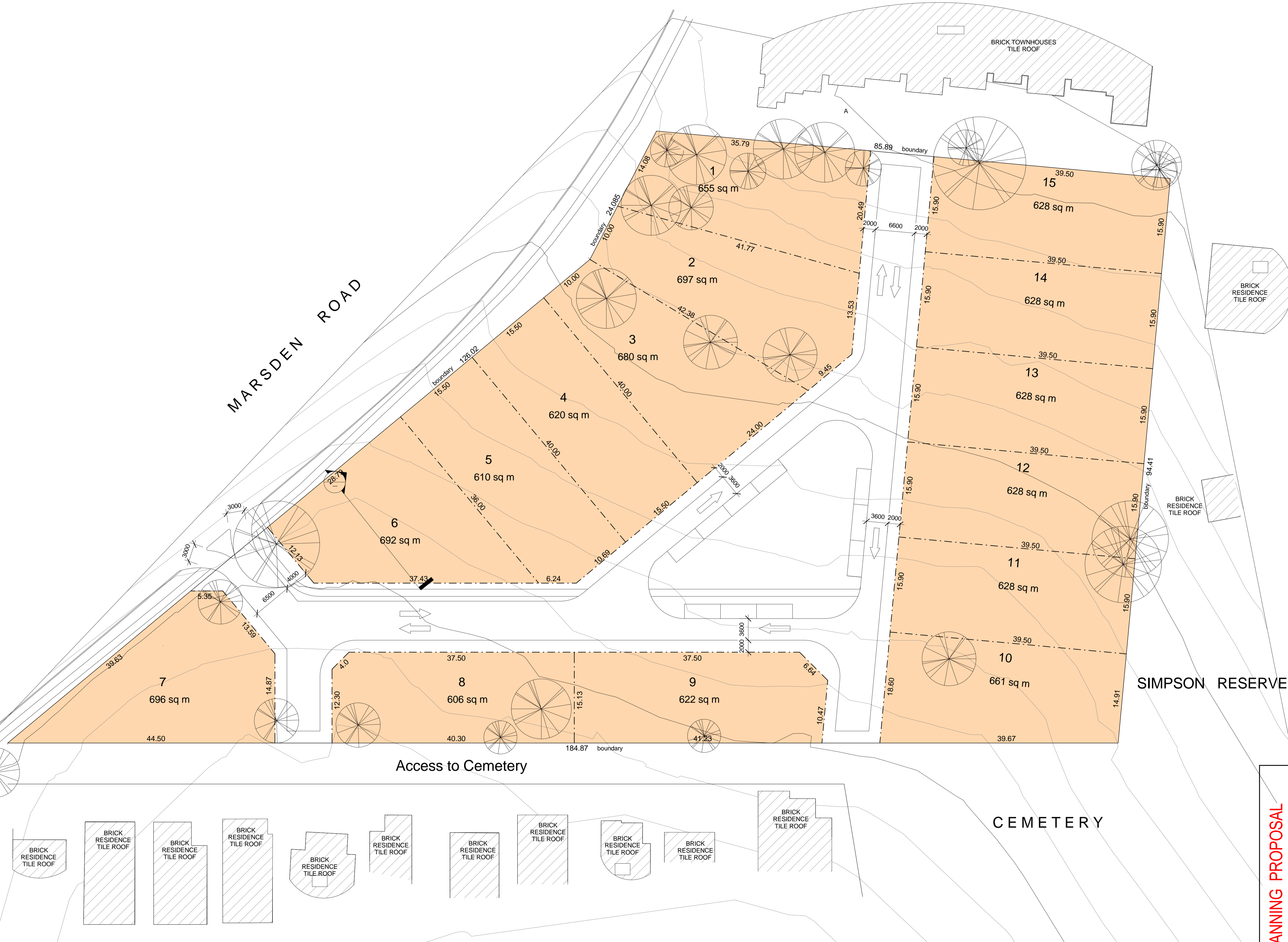
Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

MARSDEN ROAD

SIMPSON RESERVE

CEMETERY

Access to Cemetery



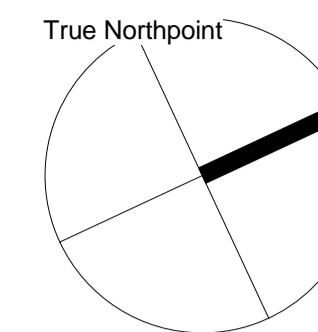
Issue	Issue description	Date
A	Planning Proposal	20/12/16

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 www.architex.com.au

Project		
Proposed To: [redacted] Date: [redacted]		
Project Address		
23/237 Marsden Road, Carrington		
Client		
G... Pty Ltd		
Title		
Site of Lot 15 Site of Lot 10 Access to Cemetery		
Drawn	Scale	Checked
At or	1:300	C... r
Job No	Drawing No.	Issue
2216	109	A

PLANNING PROPOSAL

1:100
0m 1 2m 5m



Do not scale, check and verify all dimensions before commencing new work, ground levels may vary due to site conditions.

MARSDEN ROAD

BRICK TOWNHOUSES
TILE ROOF

BRICK
RESIDENCE
TILE ROOF

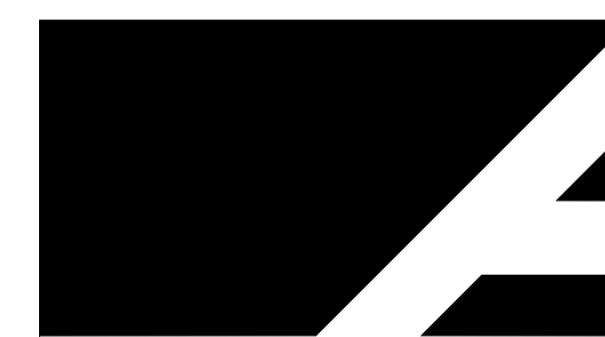
BRICK
RESIDENCE
TILE ROOF

Simpson Reserve

Access to Cemetery

Cemetery

Issue	Issue description	Date
A	Planning Proposal	20/12/16



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Robert Del Pizzo
NSW Reg. No. 3972

Project
Proposed To: [redacted] Development [redacted]

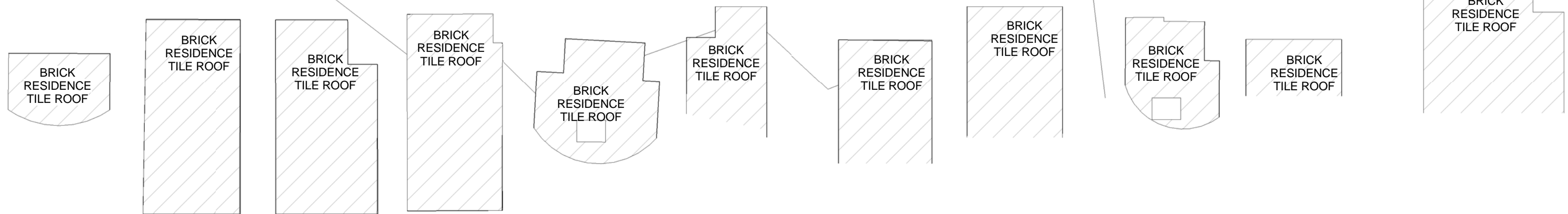
Project Address
23/237 Marsden Road, Carrville NSW

Client
Glenfield Pty Ltd

Title
Siddons Road
21/21/16

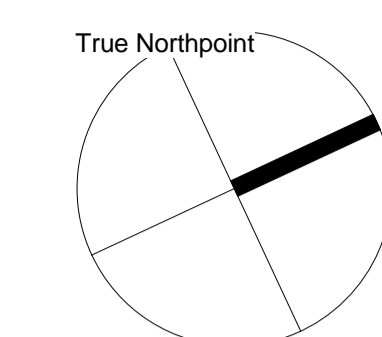
Drawn	Scale	Checked
Author	1:300	Checker
Job No	Drawing No.	Issue
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PLANNING PROPOSAL



1 Roof 9/21/16
1:300

1:100
0m 1 2m 5m



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MARSDEN ROAD

BRICK TOWNHOUSES
TILE ROOF

BRICK
RESIDENCE
TILE ROOF

BRICK
RESIDENCE
TILE ROOF

Simpson Reserve

Access to Cemetery

Cemetery

Issue	Issue description	Date
A	Proposed	20/12/16

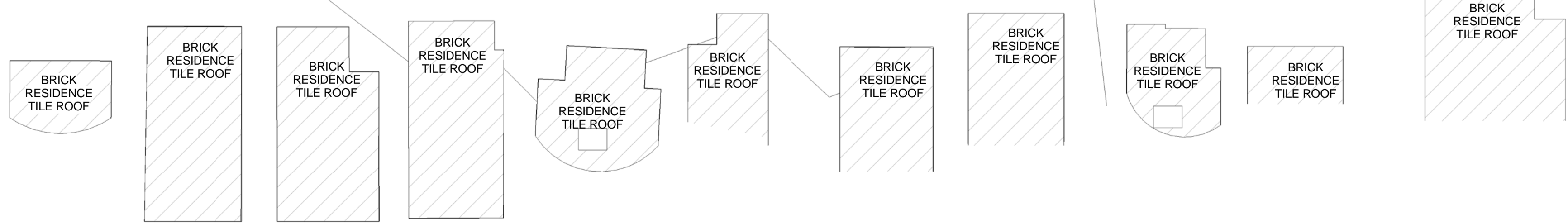
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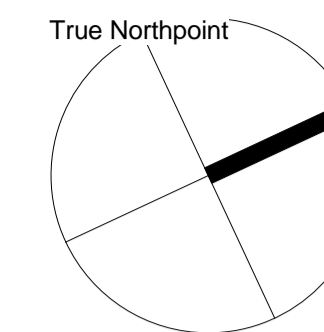
PLANNING PROPOSAL

Project		
Proposed To: [redacted]		
Project Address		
231/237 Murrumbidgee Road, Camden NSW 2577		
Client		
Glenfield Pty Ltd		
Title		
Site 12 No 21/21/21		
Drawn	Scale	Checked
Author	1:300	Checker
Job No	Drawing No.	Issue
2216	111	A

1 Roof 12 No 21/21/21
1:300



1:100
0m 1 2m 5m



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MARSDEN ROAD

BRICK TOWNHOUSES
TILE ROOF

BRICK
RESIDENCE
TILE ROOF

BRICK
RESIDENCE
TILE ROOF

Simpson Reserve

Access to Cemetery

Cemetery

Issue	Issue description	Date
A	Planning Proposal	20/12/16



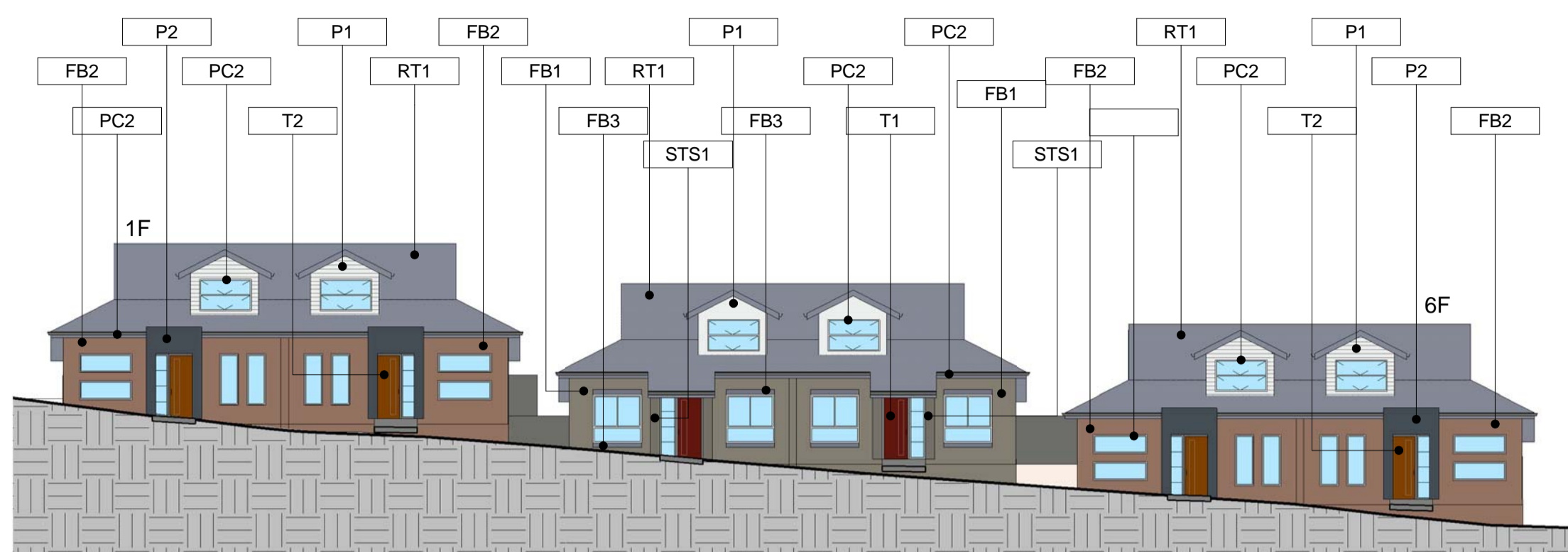
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email@architex.com.au
www.architex.com.au
Robert Del Pizzo
NSW Reg. No. 3972

Project		
Proposed To: [Redacted] Date: [Redacted]		
Project Address		
23/237 Murrumbidgee Road, Camden NSW		
Client		
Gardens Pty Ltd		
Title		
Siddons 300 2100 Judd		
Drawn	Scale	Checked
Author	1:300	Checker
Job No	Drawing No.	Issue
2216	112	A

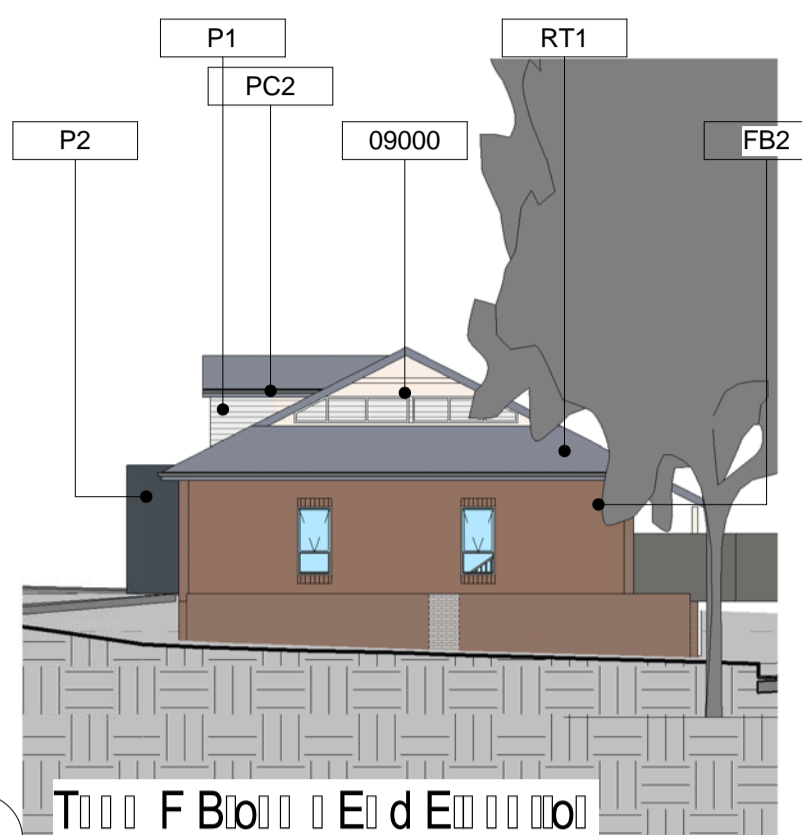
PLANNING PROPOSAL

1 Road 300 2100 Judd
1:300

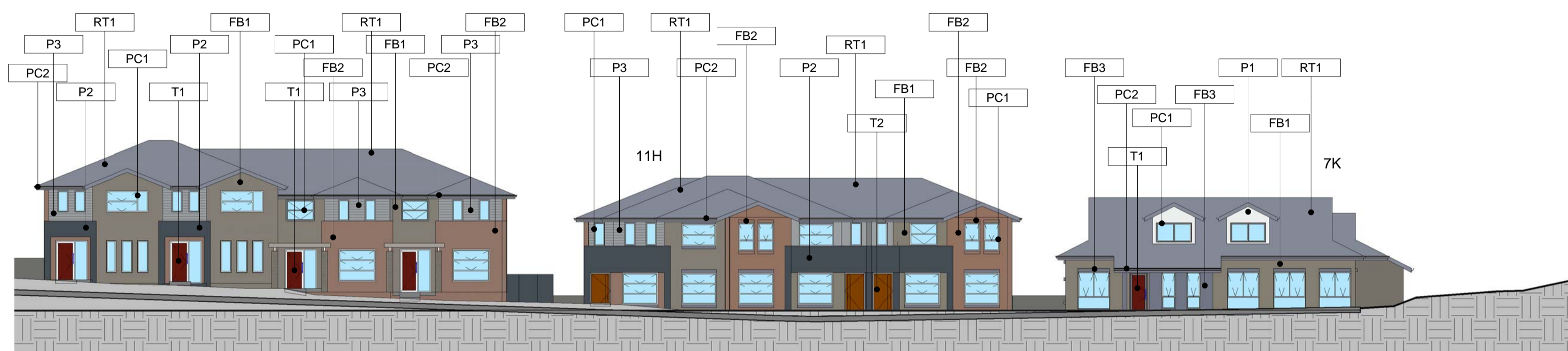
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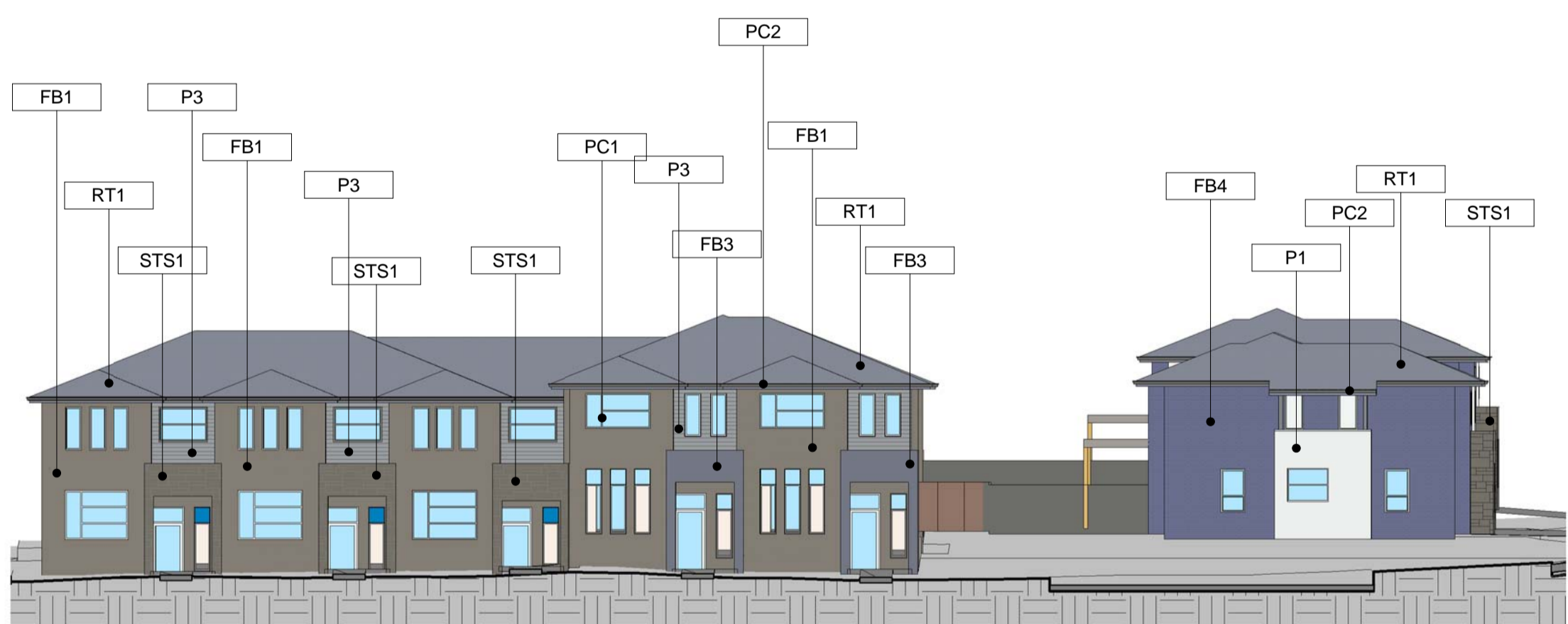
1 T... F B... M... R... d... E...
1:200



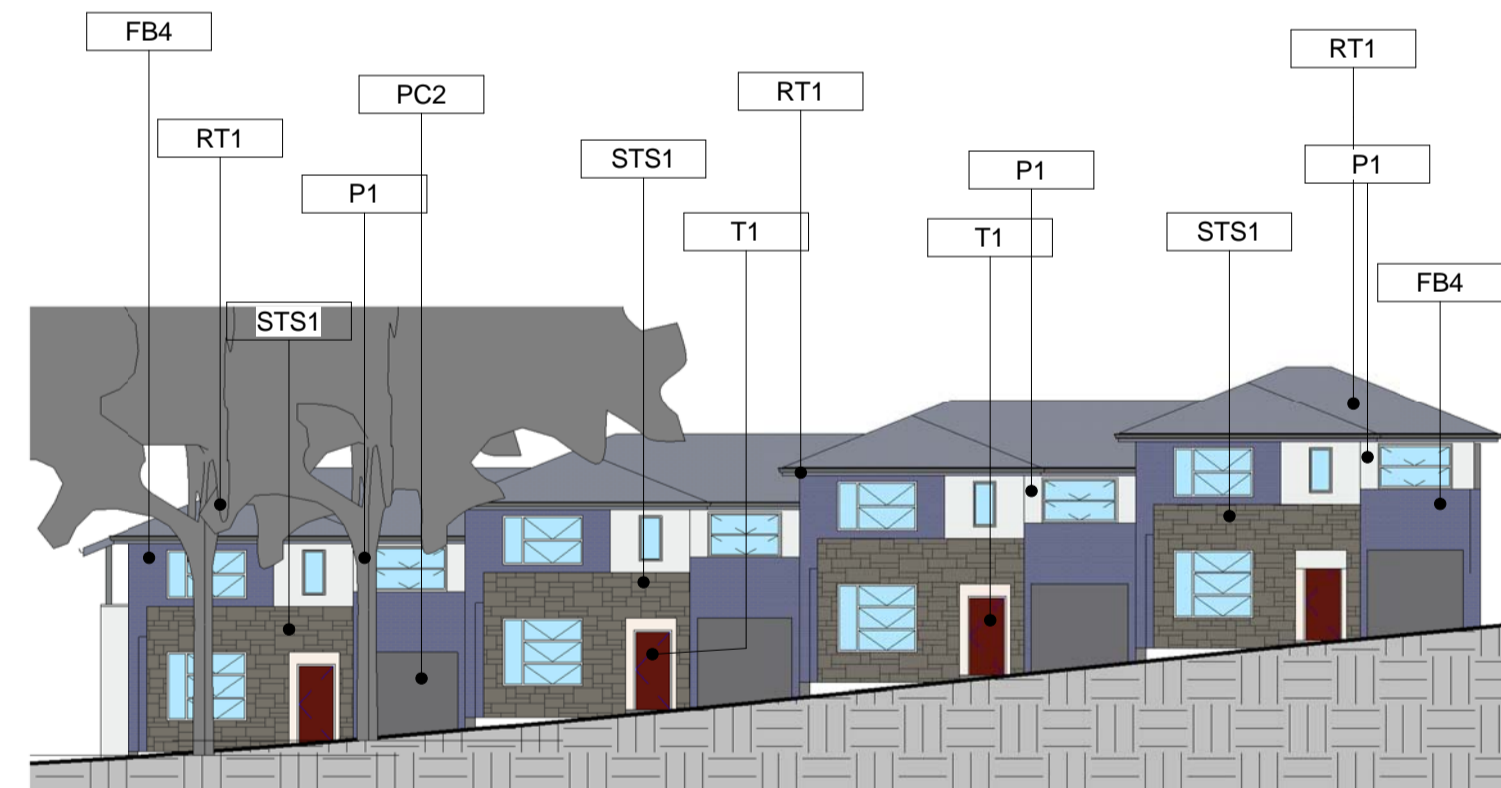
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1:200



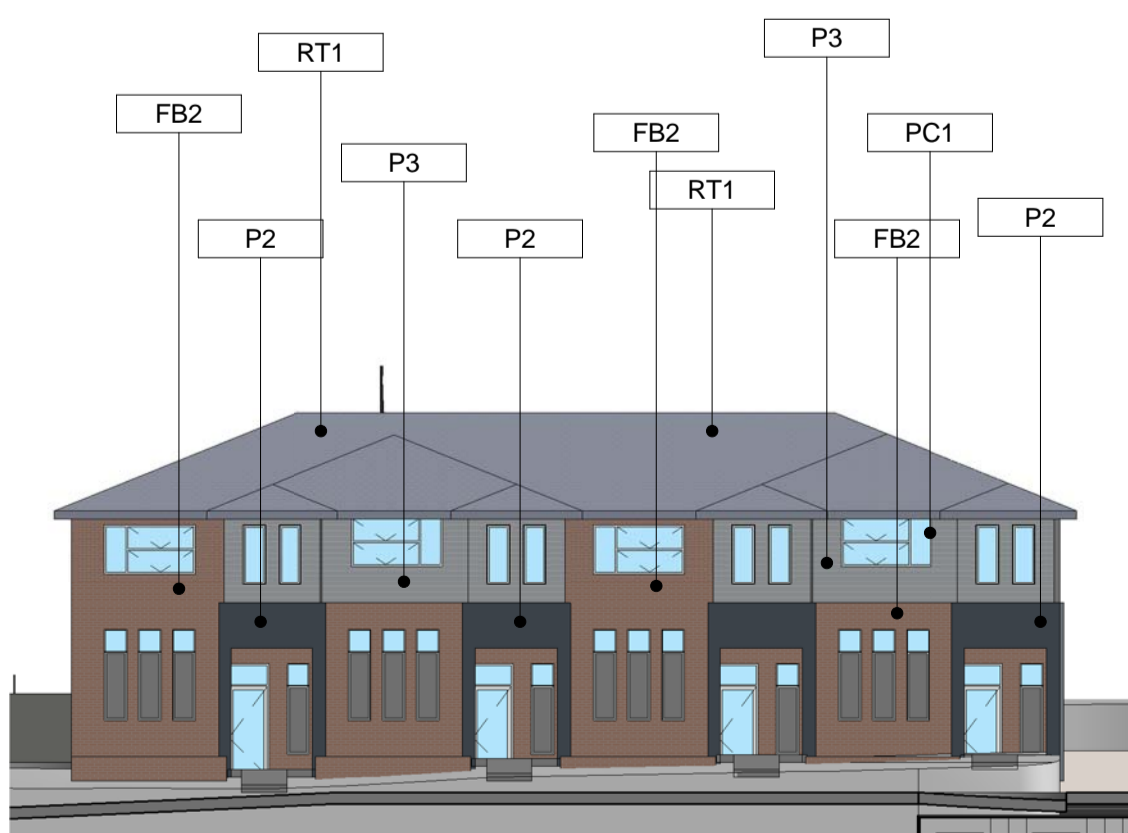
3 B... 7K... 1... A... F... E...
1:200



4 26C... 31E... F... E...
1:200



5 B... 31E... 3... E... F... E...
1:200



6 38D... 3... D... F... E...
1:200

FB1	Face Brick 1	Austral Bowral Murray Grey
FB2	Face Brick 2	Austral Bowral Brown
FB3	Face Brick 3	Austral Bowral Brahman Granite
FB4	Face Brick 4	Austral Bowral Blue
P1	Paint Finish 1	Dulux Lexicon Half Str
P2	Paint Finish 2	Dulux Grid
P3	Paint Finish 3	Dulux Endless Dusk
P4	Paint Finish 4	Simone Weil
PC1	Powdercoat 1	Dulux Powdercoat Pearl White - Window Frames
PC2	Powdercoat 2	Colorbond Basalt - Gutters Fences Garage Doors
RT1	Roof Tile 1	Boral Linea Charcoal Grey
STS1	Stack Stone 1	Boral Pro-Fit Ledgestone Shale
T1	Timber Doors	Jarrah
T2	Timber Doors	Chestnut

Issue	Issue description	Date
A	Project Proposal	20/12/16

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PLANNING PROPOSAL

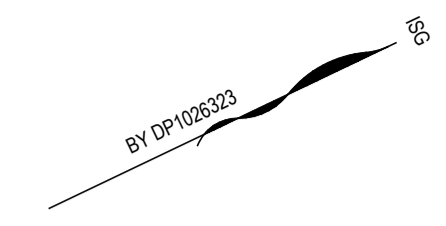
Project
 Proposed Total of 100 Dwellings

Project Address
 23/237 Murrumbidgee Road, Camden NSW

Client
 Greenfield Pty Ltd

Title
 Site Development of 100 Dwellings

Drawn A... or	Scale A... d... d	Checked C... r
Job No 2216	Drawing No. 113	Issue A



- UNDERGROUND SERVICES LEGEND**
- UNDERGROUND SEWERMAIN
 - UNDERGROUND WATERMAIN
 - UNDERGROUND GASMAIN
 - UNDERGROUND TELSTRA COMMUNICATIONS CABLES
 - ARIAL TELSTRA COMMUNICATIONS CABLES
 - UNDERGROUND ELECTRICITY CABLES
 - UNDERGROUND OPTUS CABLES
- CAUTION: FIBRE OPTIC CABLES ARE PRESENT IN THIS AREA
- APPROXIMATE POSITION ONLY VIDE DIAL BEFORE YOU DIG PLANS JOB No. 8992207 WHERE CRITICAL TO DESIGN UNDERGROUND SERVICES SHOULD BE LOCATED BY GROUND PENETRATING RADAR PRIOR TO DESIGN OR EXCAVATION.

(A) EASEMENT FOR DRAINAGE 1.525m WIDE IN DP437951

- LEGEND:-**
- VC denotes VEHICLE CROSSING
 - TK denotes TOP OF KERB
 - D-SH: denotes DIAMETER, SPREAD and HEIGHT of TREE
 - SWP denotes STORMWATER PIT
 - TEL denotes TESLTRA PIT
 - LP denotes LIGHT POLE
 - PP denotes POWER POLE
 - EBX denotes ELECTRICITY BOX
 - SS denotes STREET SIGN
 - US denotes UNKNOWN SERVICE

- GENERAL NOTES:-**
- THE BOUNDARIES OF THE LAND HAVE NOT BEEN SURVEYED. FEATURES SHOWN ON THE PLAN HAVE BEEN PLOTTED IN RELATION TO THE OCCUPATIONS
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED AND THE RELEVANT AUTHORITIES SHOULD BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES.
 - NO INVESTIGATION OF UNDERGROUND SERVICES HAVE BEEN MADE. THE RELEVANT AUTHORITIES MUST BE CONTACTED TO DETERMINE THE FULL EXTENT OF SERVICES PRIOR TO ANY WORKS ON OR NEAR THE SITE.
 - ONLY TREES GREATER THAN 3.5 METRES IN HEIGHT ARE SHOWN ON THIS PLAN AND THEIR POSITION IS DIAGRAMMATIC ONLY AND MAY REQUIRE ADDITIONAL SURVEY WHERE CRITICAL TO DESIGN.
 - CONTOURS ARE INDICATIVE AT GROUND FORM ONLY. SPOTS LEVELS ONLY SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL 0.5 m.
 - ALL SETOUT LEVELS MUST BE REFERRED TO THE BENCH MARK.
 - THE ORIENTATION OF THIS PLAN IS APPROXIMATE TRUE NORTH BASED ON DP1026323
 - THE LAND IS AFFECTED BY A:
 - COVENANT (A725574)
 - EASEMENT FOR DRAINAGE 1.525m WIDE IN DP437951

