

Planning 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)

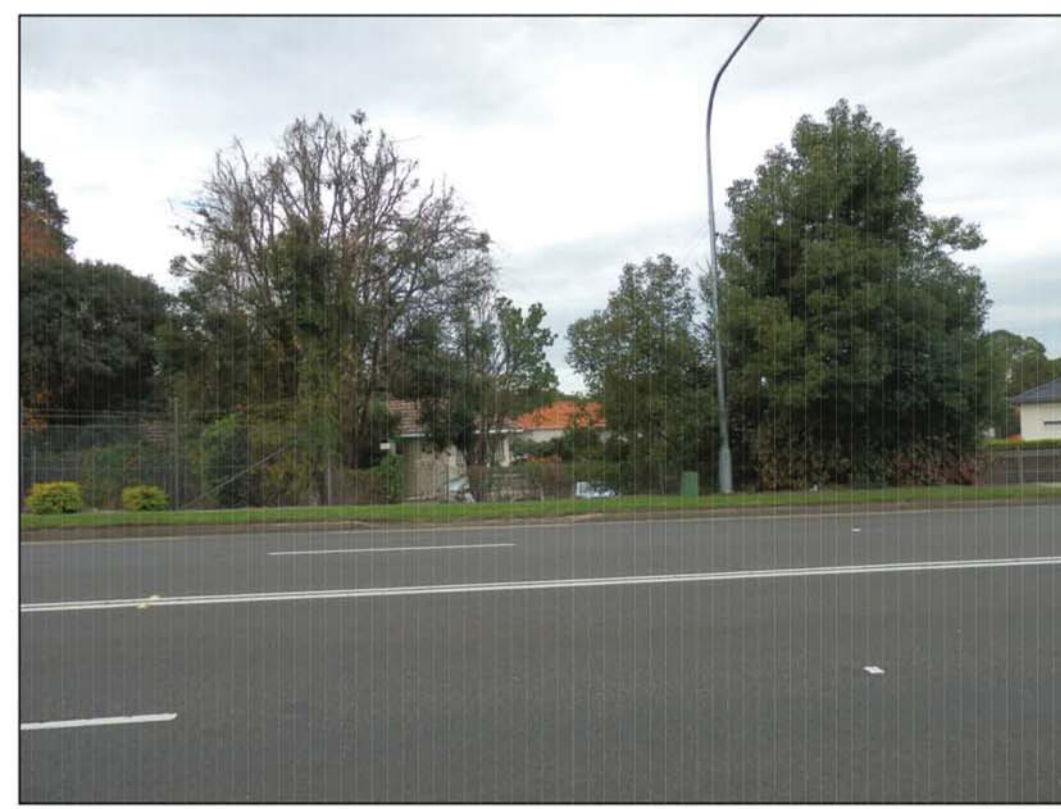
 Communal Open Space = 1333.2 sqm (10.3 %)
Landscape Calculation
 Total Landscaping (min 2m dimensions) = 5,378 sqm (42.0 %)
 Total Total Deep Soil (min 4m dimensions) = 4,409 sqm (34.2 %)

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 Calculatuions
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



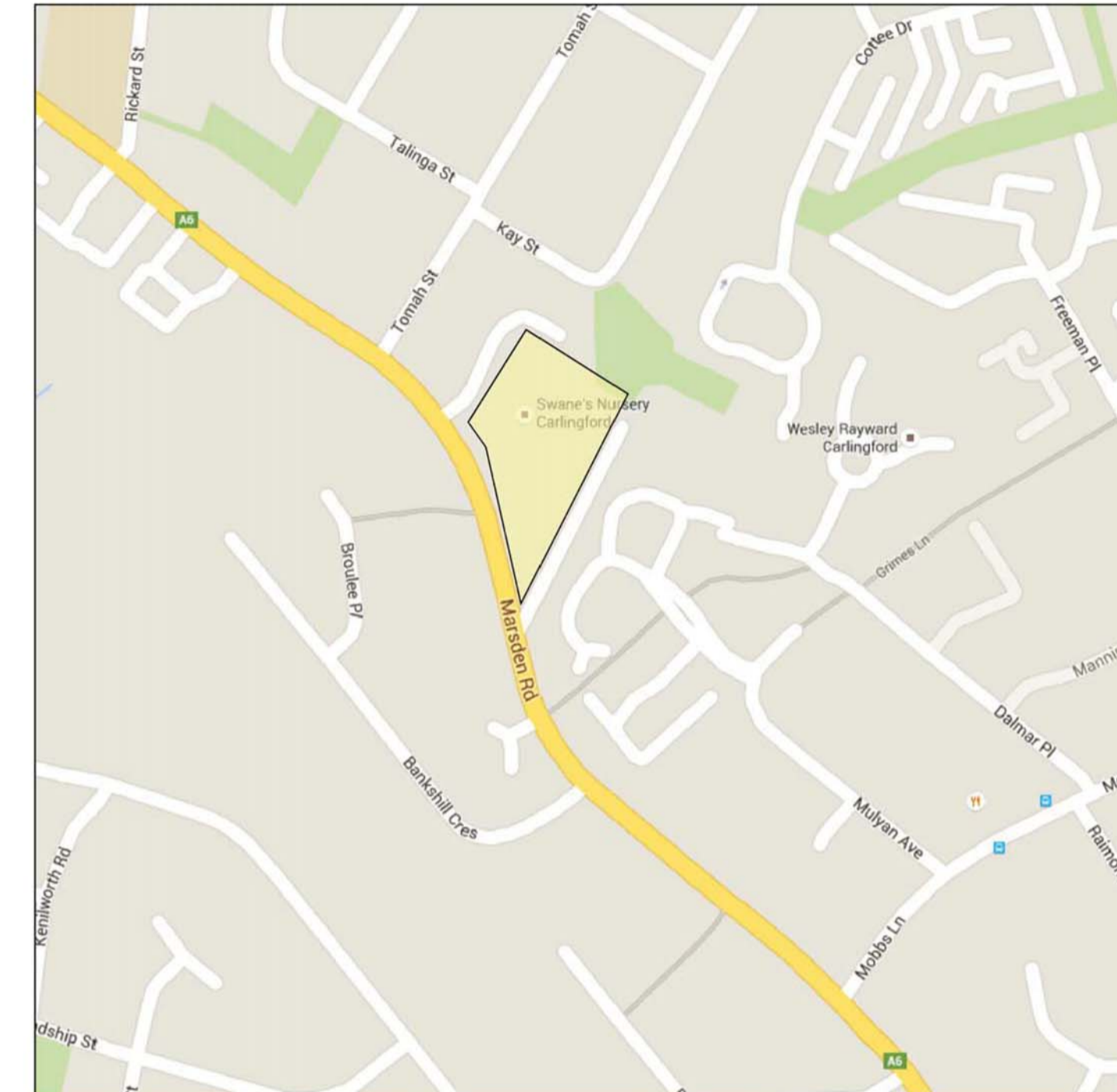
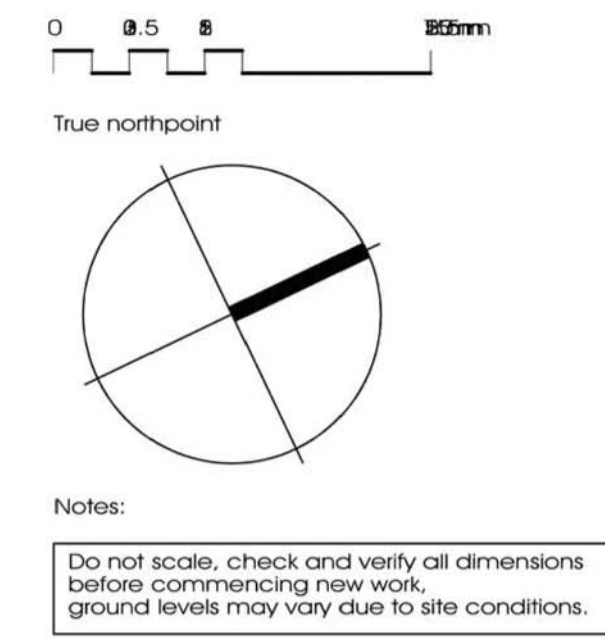
V2: View East to Site from Marsden Road



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 (Pennant Pde)
- 9.6 km to Westmead Hospital
- 1.3 km to Galangiri 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

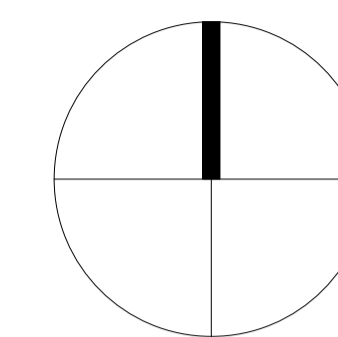
A Planning Proposal	20.12.16
Issue description	Date

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 Principal Architect

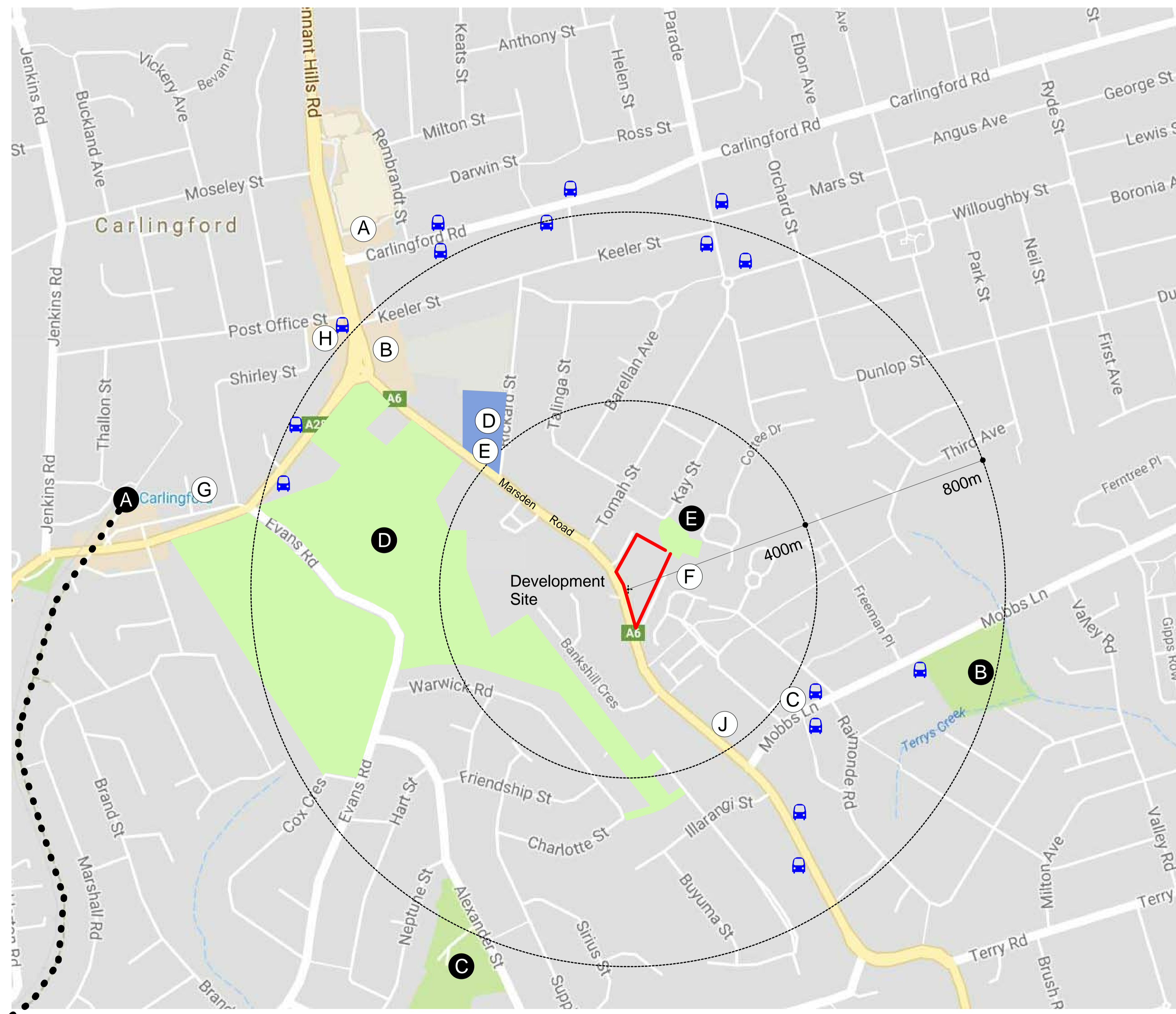
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 www.architex.com.au
 Robert Del Pizzo
 NSW Reg No. 3972

Planning Proposal	Project Planning Proposal					
	Project address 233-237 Marsden Road, Carlingford					
	Client Gaiset Pty Ltd					
	Title Site Analysis					
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Drawn AH	Scale 1:500 @ A1	Checked				
Job No. 2216	Drawing No. 101	Issue A				

Site Analysis



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



A Carlingford Court Shopping Centre

Multi-level retail centre located on the corner of Carlingford Road and Pennant Hills Road. A 10 to 15minute walk north of the site. The types of shops within Carlingford Court include:

1. Coles Supermarket;
2. Woolworths Supermarket
3. Target;
4. Numerous banks (Commonwealth, ANZ, Bank of QLD, Bendigo Bank, St George);
5. Post office;
6. Dry cleaners;
7. Fruit and vegetable shop;
8. Coffee shops;
9. Restaurants;
10. Bing Lee;
11. Florist;
12. Gym - Fitness First;
13. Dental surgery and medical centre;
14. Pharmacies;
15. Newsagent;
16. Bottle shop (liquor land & BWS);
17. TAB;
18. Clothing stores;
19. McDonald's & KFC Restaurants;
20. Hairdressing salons;
21. Food shops;
22. Dry Cleaners.

B Carlingford Village Shopping Centre

Located on the corner of Marsden Road and Pennant Hills Road. The site is within 5 to 10minute walk. This centre provides for:

1. Medical centre;
2. Chemist;
3. Small supermarket;
4. Restaurants;
5. Coffee shop;
6. Pastry shop.

C Mobbs Lane Neighbourhood Shops

Located between Mulyan Avenue and Dalmar Place. The site is within 5 to 10minute walk. There is also an hourly bus service in both directions outside the shops. This centre provides for:

1. Hairdresser;
2. Takeaway;
3. Restaurant;
4. Bottleshop;
5. Bakery;
6. Electronics shop.
7. Dance school
8. Travel agent
9. Repair shop

Issue	Issue description	Date
A	Additional Site Analysis Details Issued	14/11/17

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Educational & Community Facilities

- A Carlingford Court Shopping Centre
- B Carlingford Village Shopping Centre
- C Mobbs Lane Neighbourhood Shops
- D Carlingford Primary School
- E Macquarie Business Training Centre
- F St Paul's Anglican Church Cemetry
- G Carlingford Branch Library
- H Bunnings Hardware Store
- J Laughing Clowns Early Learning Centre

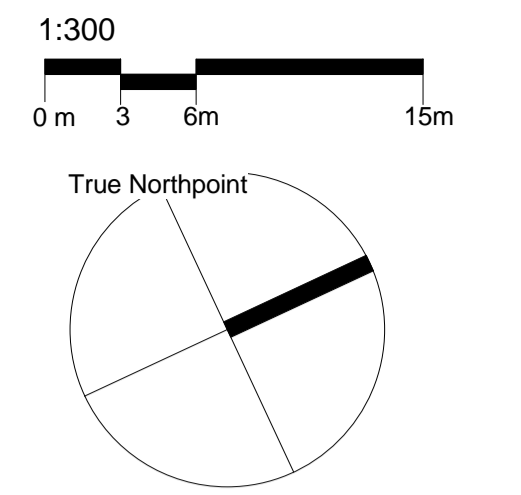
Open Space & Public Transport

- A Carlingford Railway Station
- B Fred Spurway Reserve
- C Sir Thomas Mitchell Reserve
- D Galaringi Reserve
- E Simpson Reserve

- Open Space
- Major Roads
- Bus Stop
- Study Area Boundary
- Educational Facilities
- Proposed Light Rail Line

PRELIMINARY DRAWINGS

Project Proposed Townhouse Development		
Project Address 235-237 Marsden Road, Carlingford		
Client Gaisel Ply Ltd		
Title Site analysis, Sheet 2		
Drawn Author	Scale 1 : 5000	Checked Checker
2216	101b	A



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	Planning Proposal	2012/16

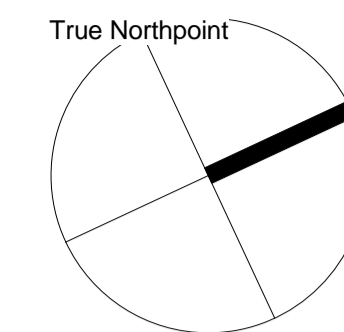
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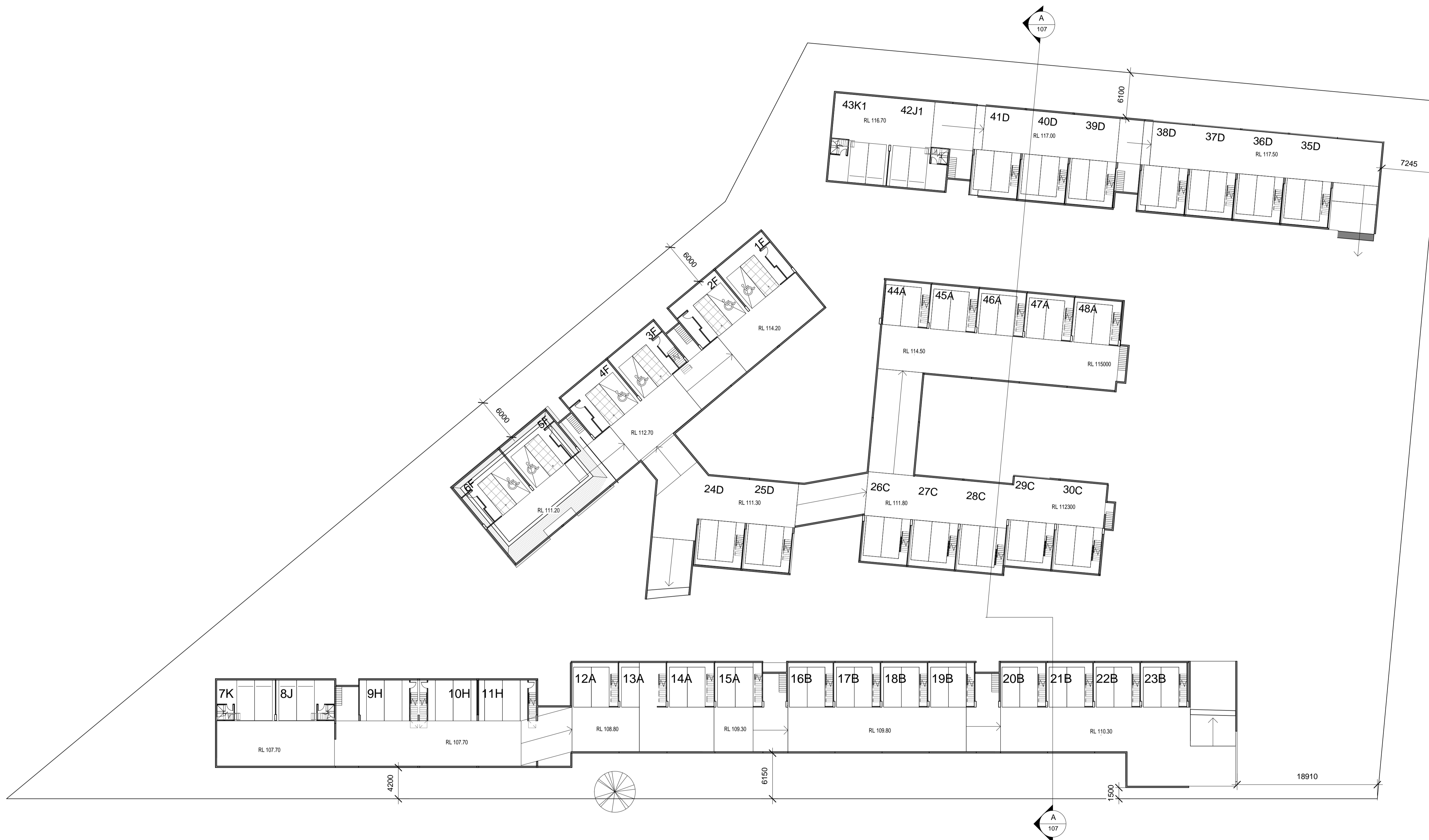
PLANNING PROPOSAL	Project	Proposed Townhouse Development	
	Project Address	235-237 Marsden Road, Carlingford	
	Client	Gaiset Pty Ltd	
	Title	Site plan	
Drawn	Scale	Checked	
JD	1:400		
Job No	Drawing No.	Issue	
2216	102	A	

1 Site Plan
1:400

1:300
0 m 3 6m 15m



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A	Planning Proposal	2012/16



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Project
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Project Address
 235-237 Marsden Road, Carlingford

Client
 Gaiset Pty Ltd

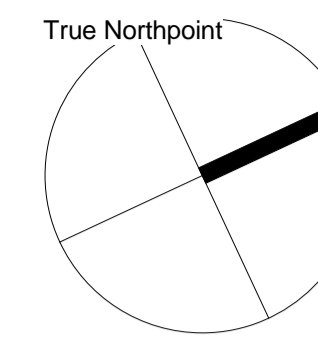
Title
 Basement level

Drawn	Scale	Checked
JD	1:300	
Job No	Drawing No.	Issue
2216	103	A

1 Basement Level
 1:300

PLANNING PROPOSAL

1:300
0 m 3 6m 15m



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MARSDEN ROAD

CEMETERY

Simpsons Reserve

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

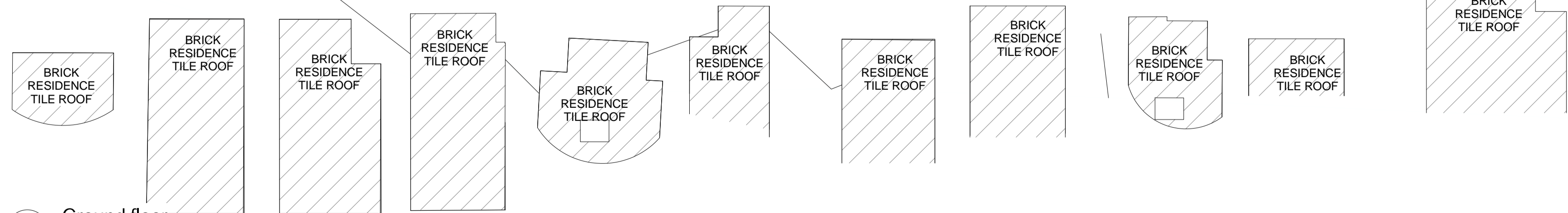
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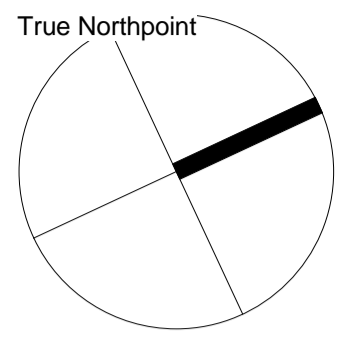
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Project Address 235-237 Marsden Road, Carlingford		
Client Gaiset Pty Ltd		
Title Ground level		
Drawn JD	Scale 1:300	Checked
Job No 2216	Drawing No. 104	Issue A

PLANNING PROPOSAL

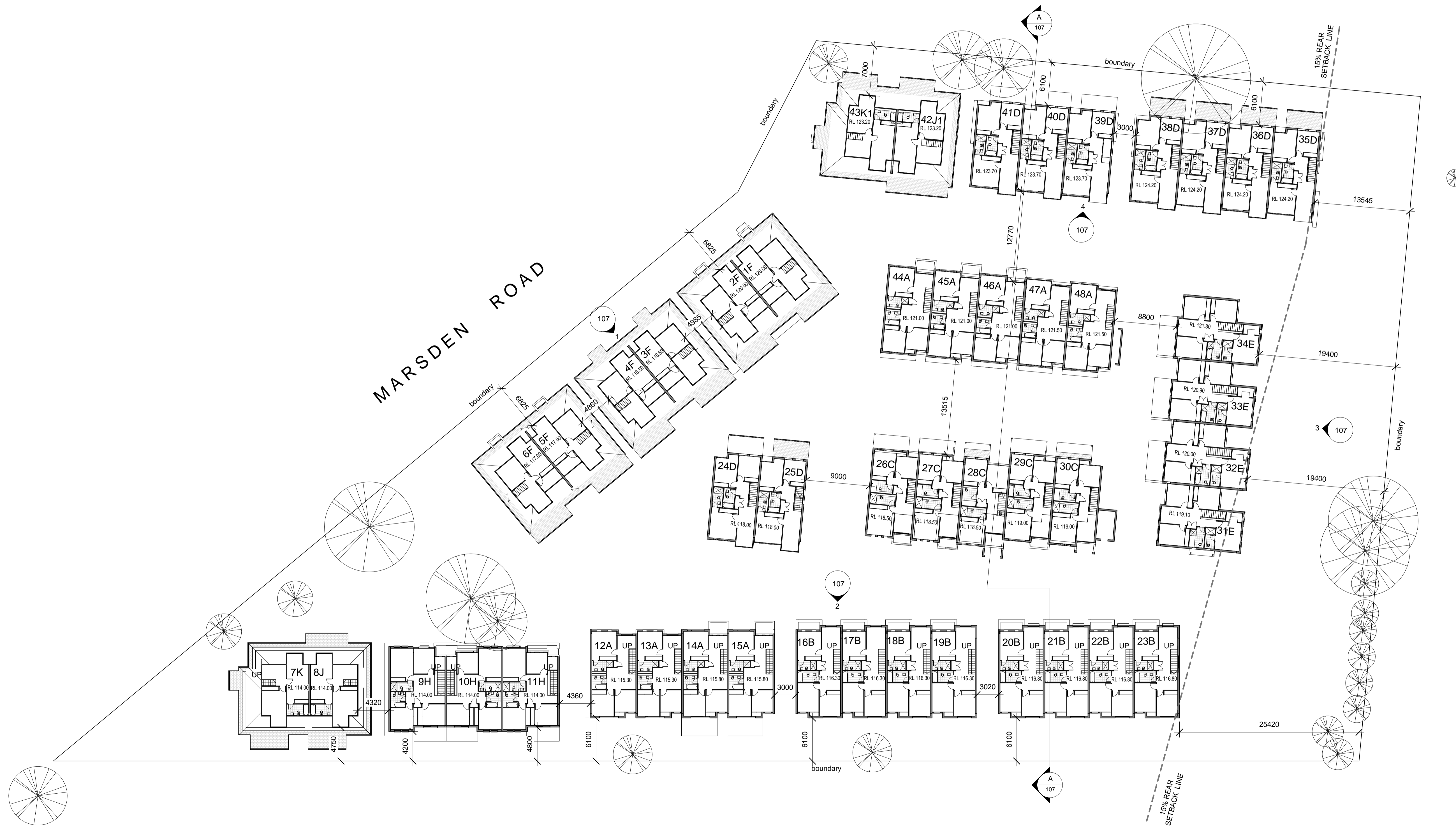
1 Ground floor
1:300



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.



1 Level 1
1:300

Issue	Issue description	Date
A	Planning Proposal	2012/16

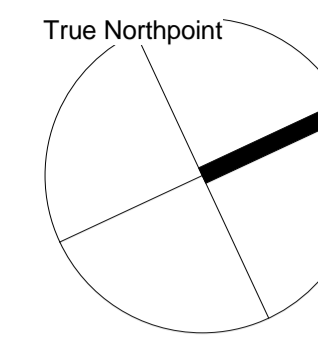
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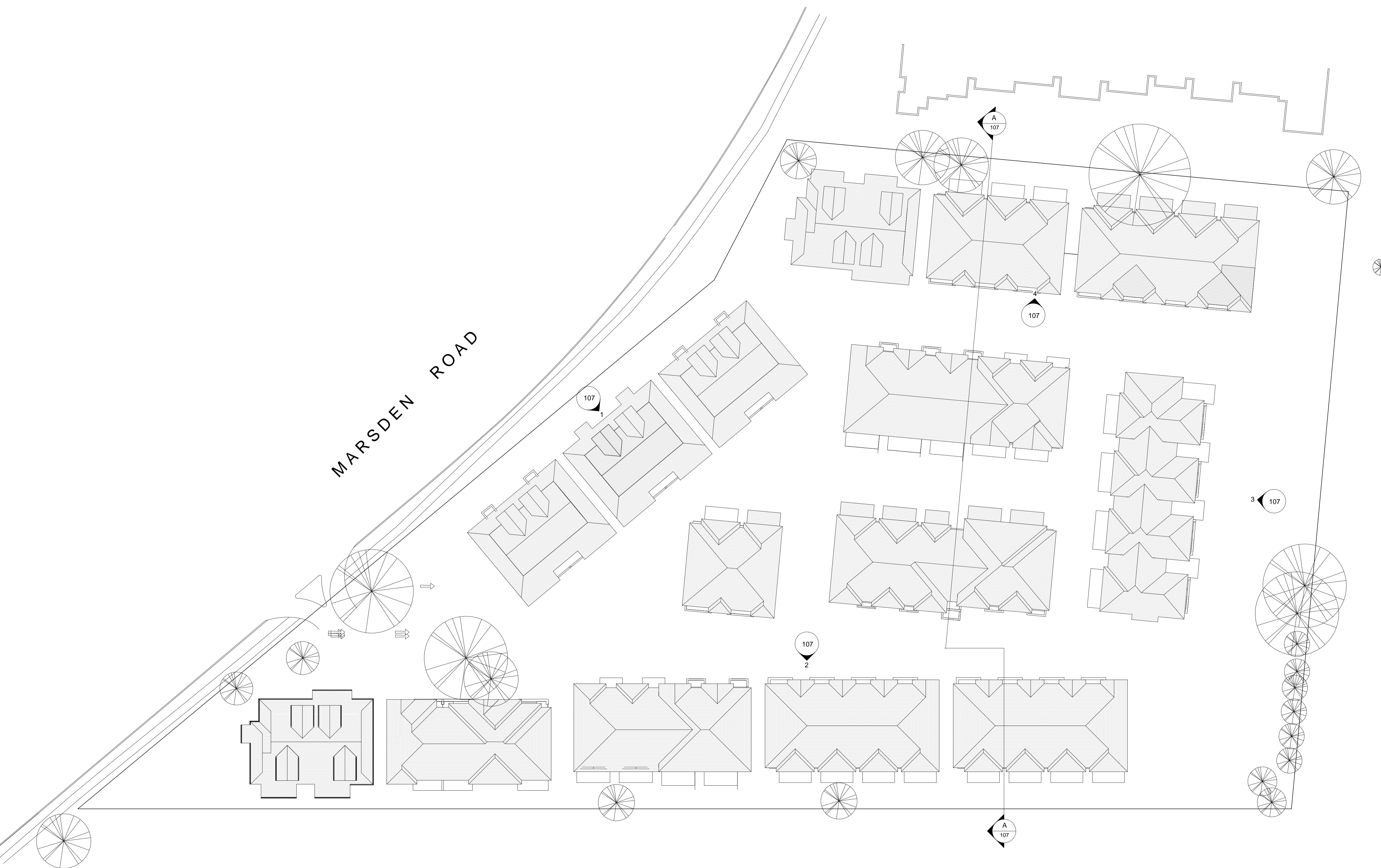
PLANNING PROPOSAL

Project	Proposed Townhouse Development	
Project Address	235-237 Marsden Road, Carlingford	
Client	Gaiset Pty Ltd	
Title	Level 1	
Drawn	Scale	Checked
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Job No	Drawing No.	Issue
2216	105	A

1:100
0 m 1 2m 5m



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1 Roof plan
1:300

Issue	Issue description	Date
A	Planning Proposal	2012/16



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Project
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Project Address
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Client
Gaiset Pty Ltd

Title
Roof plan

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

PLANNING PROPOSAL



1 Elevation 1
1 : 300



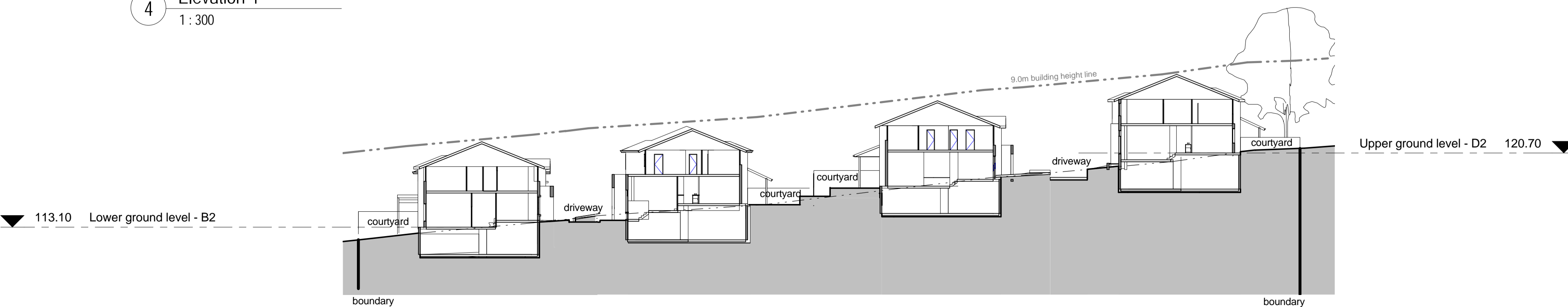
2 Elevation 2
1 : 300



3 Elevation 3
1 : 300



4 Elevation 4
1 : 300



6 Section AA
1 : 300

Issue	Issue description	Date
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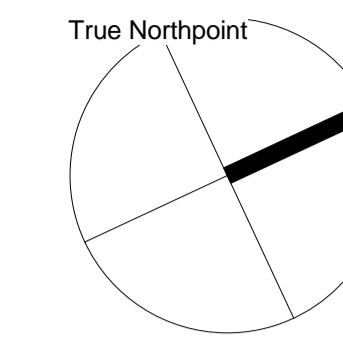
Client
Gaiset Pty Ltd

Title
Elevations & Site Section

Drawn	Scale	Checked
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Job No	Drawing No.	Issue
2216	107	A

PLANNING PROPOSAL

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	Planning Proposal	20/12/16

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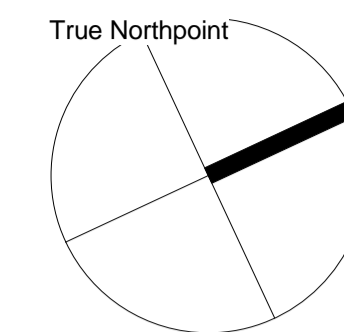
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Project	Proposed Townhouse Development	
Project Address	235-237 Marsden Road, Carlingford	
Client	Gaiset Pty Ltd	
Title	Landscaping Calculatuions	
Drawn	Scale	Checked
JD	1:300	
Job No	Drawing No.	Issue
2216	108	A

1 Ground floor - Landscaping and Deep Soil Calculations
1:300

PLANNING PROPOSAL

1:300
0 m 3 6m 15m



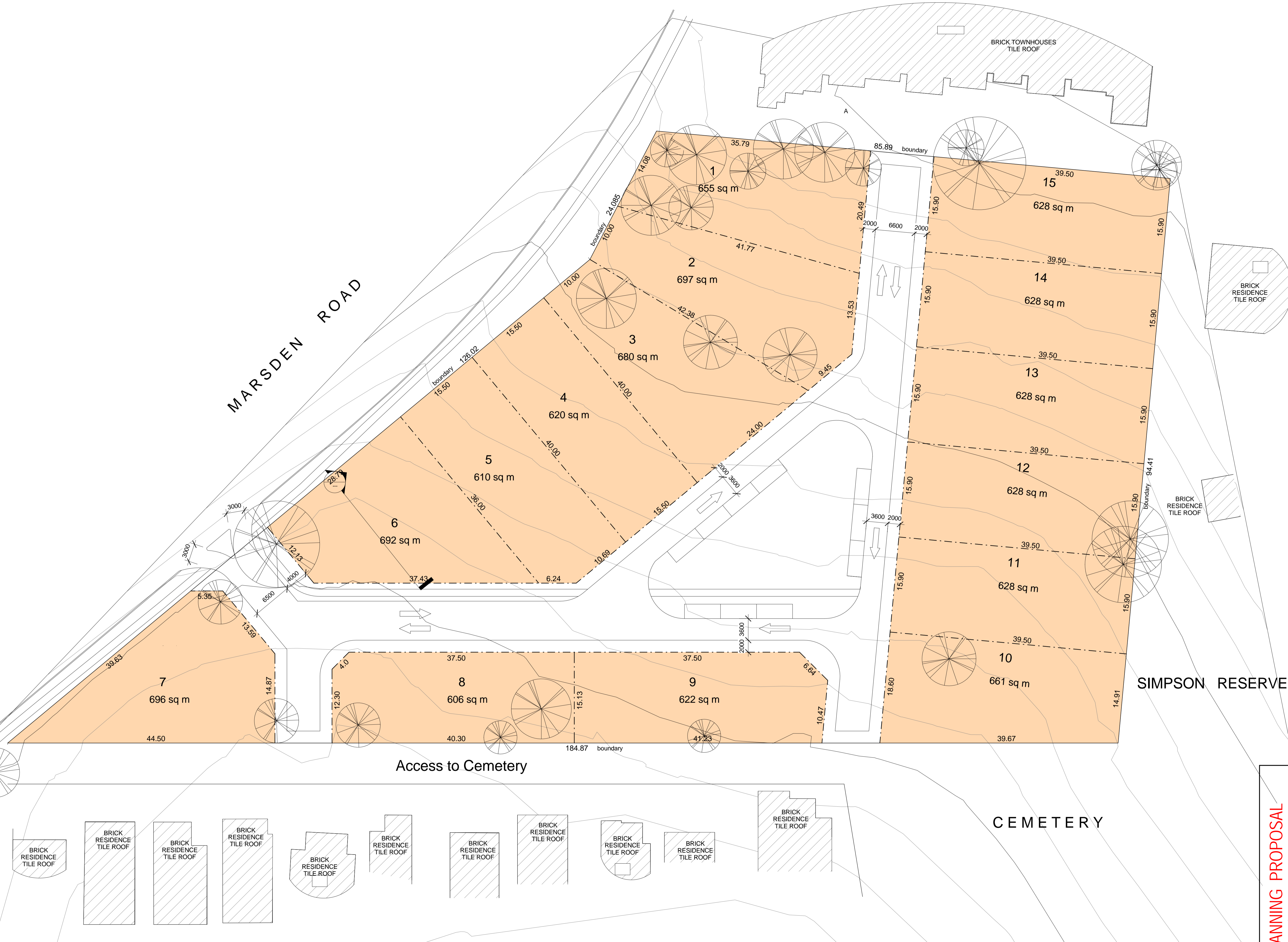
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MARSDEN ROAD

SIMPSON RESERVE

CEMETERY

Access to Cemetery



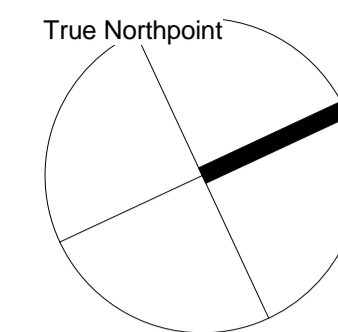
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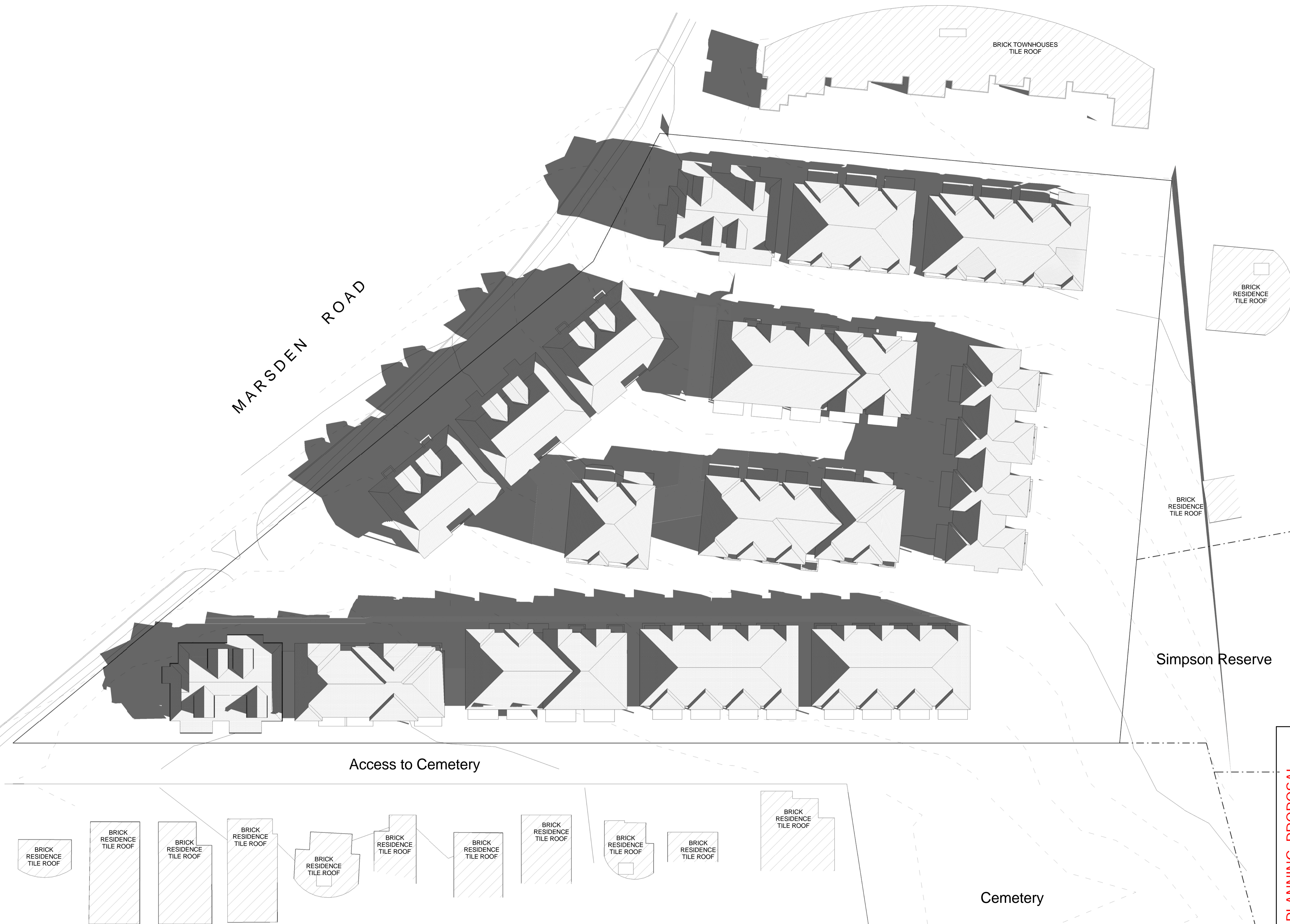
Project	Proposed Townhouse Development	
Project Address	235-237 Marsden Road, Carlingford	
Client	Gaiset Pty Ltd	
Title	Single-Lot Subdivision Plan Alternative	
Drawn	Scale	Checked
Author	1 : 300	Checker
Job No	Drawing No.	Issue
2216	109	A

PLANNING PROPOSAL

1:100
0 m 1 2m 5m



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Issue	Issue description	Date
A	Planning Proposal	2012/16



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Project
Proposed Townhouse Development

Project Address
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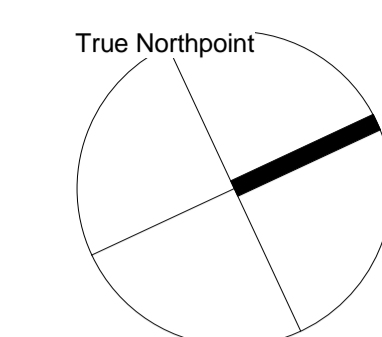
Client
Gaiset Pty Ltd

Title
Shadow - 9am
21st June

Drawn	Scale	Checked
Author	1:300	Checker
Job No	Drawing No.	Issue
2216	110	A

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

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	2012/16

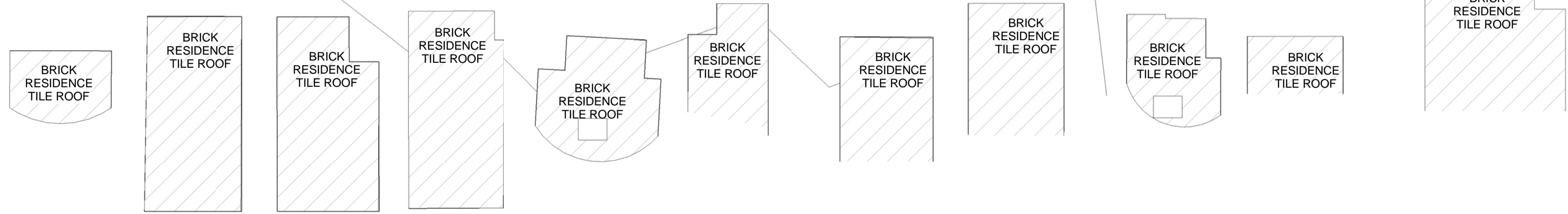
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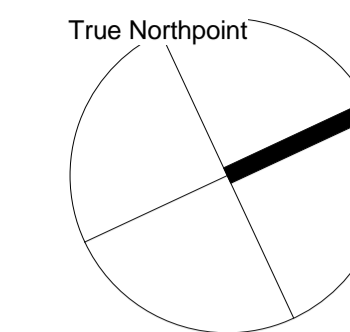
Project Proposed Townhouse Development		
Project Address 235-237 Marsden Road, Carlingford		
Client Gaiset Pty Ltd		
Title Shadow - 12 Noon 21st June		
Drawn Author	Scale 1 : 300	Checked Checker
Job No 2216	Drawing No. 111	Issue A

PLANNING PROPOSAL

1 Roof plan - 12 Noon 21st June
1 : 300



1:100
0 m 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

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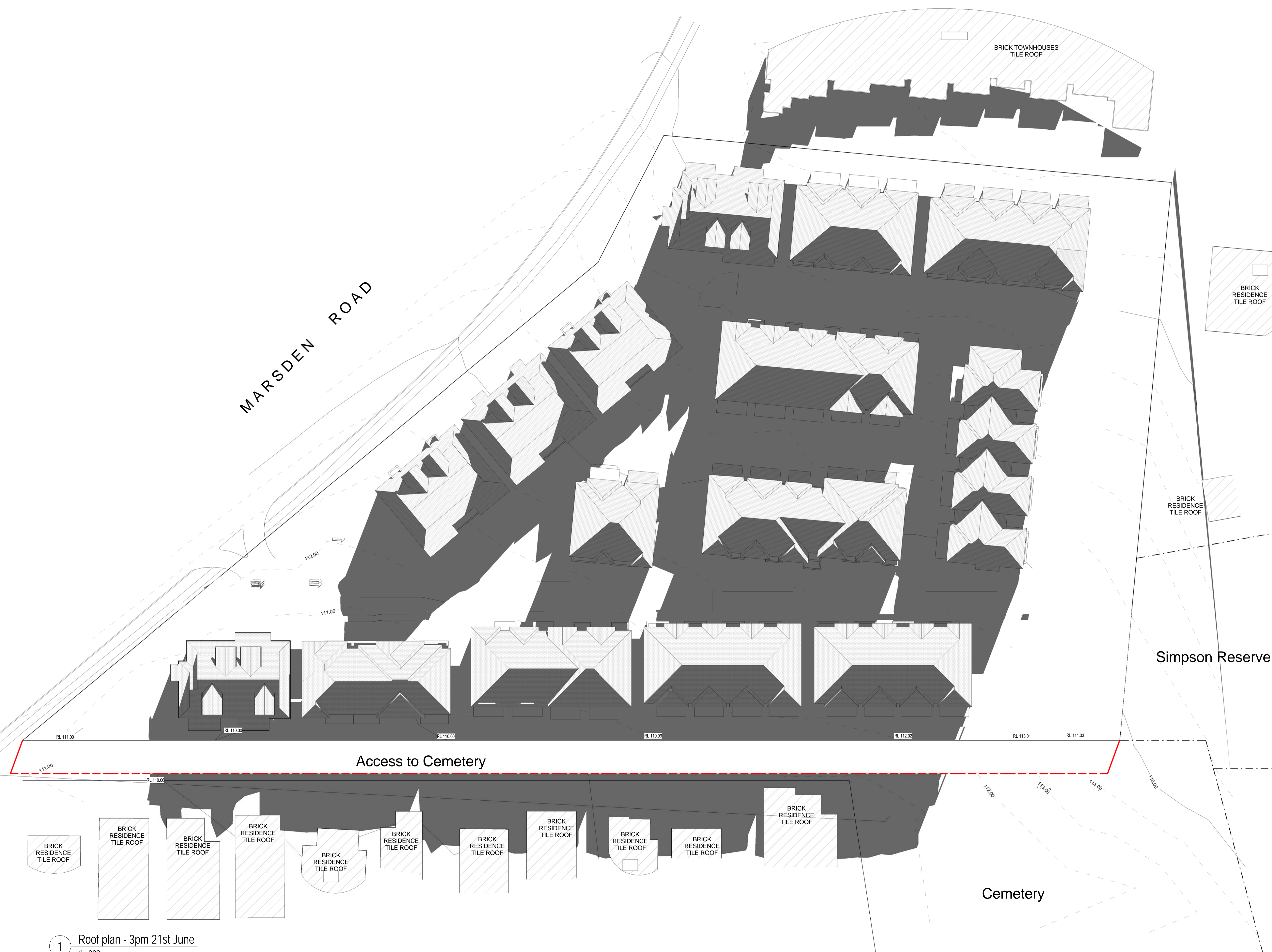


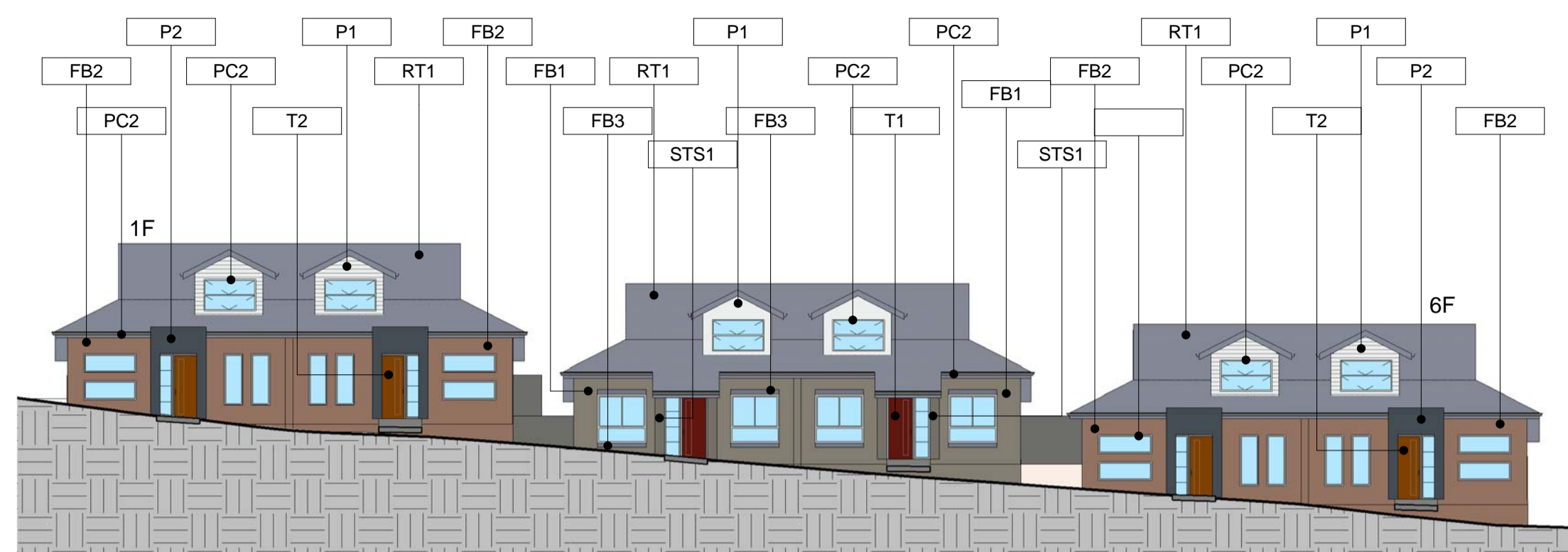
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Project Address 235-237 Marsden Road, Carlingford		
Client Gaiset Pty Ltd		
Title Shadow - 3pm 21st June		
Drawn Author	Scale 1 : 300	Checked Checker
Job No 2216	Drawing No. 112	Issue A

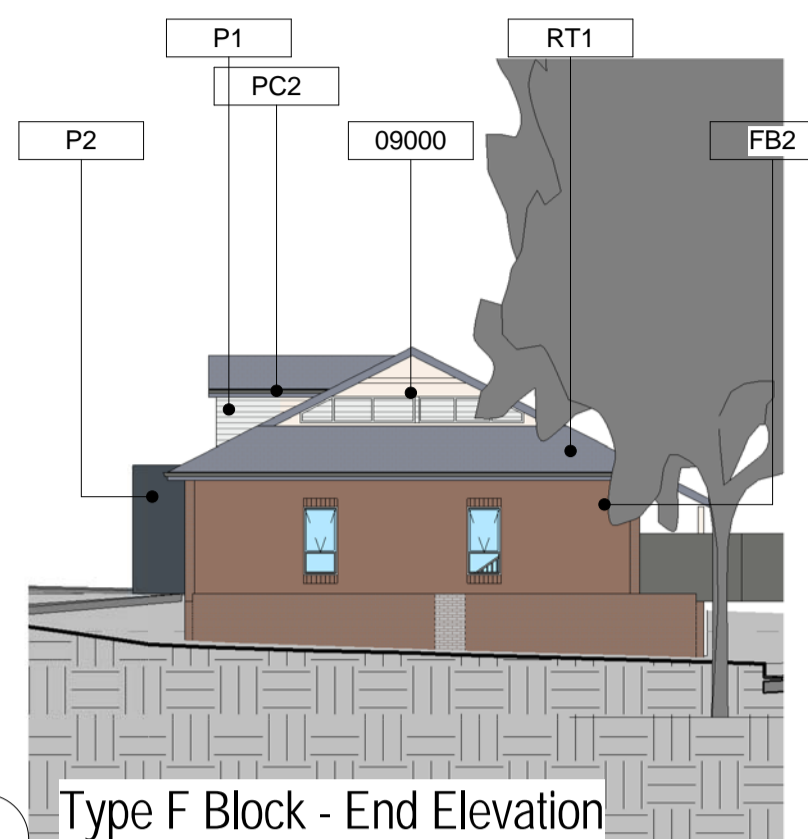
PLANNING PROPOSAL

1 Roof plan - 3pm 21st June
1 : 300



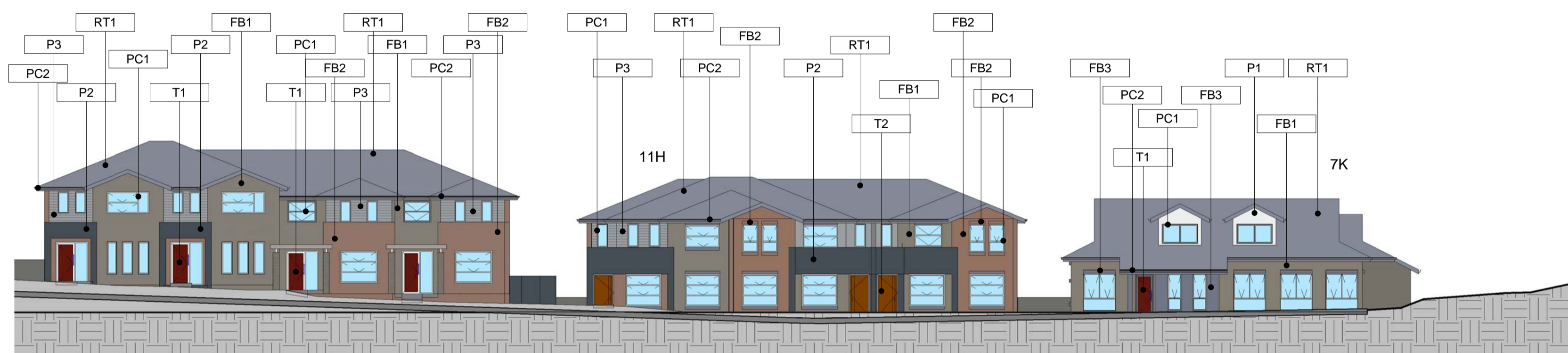


1 Type F Block - Marsden Road Elevation
1:200

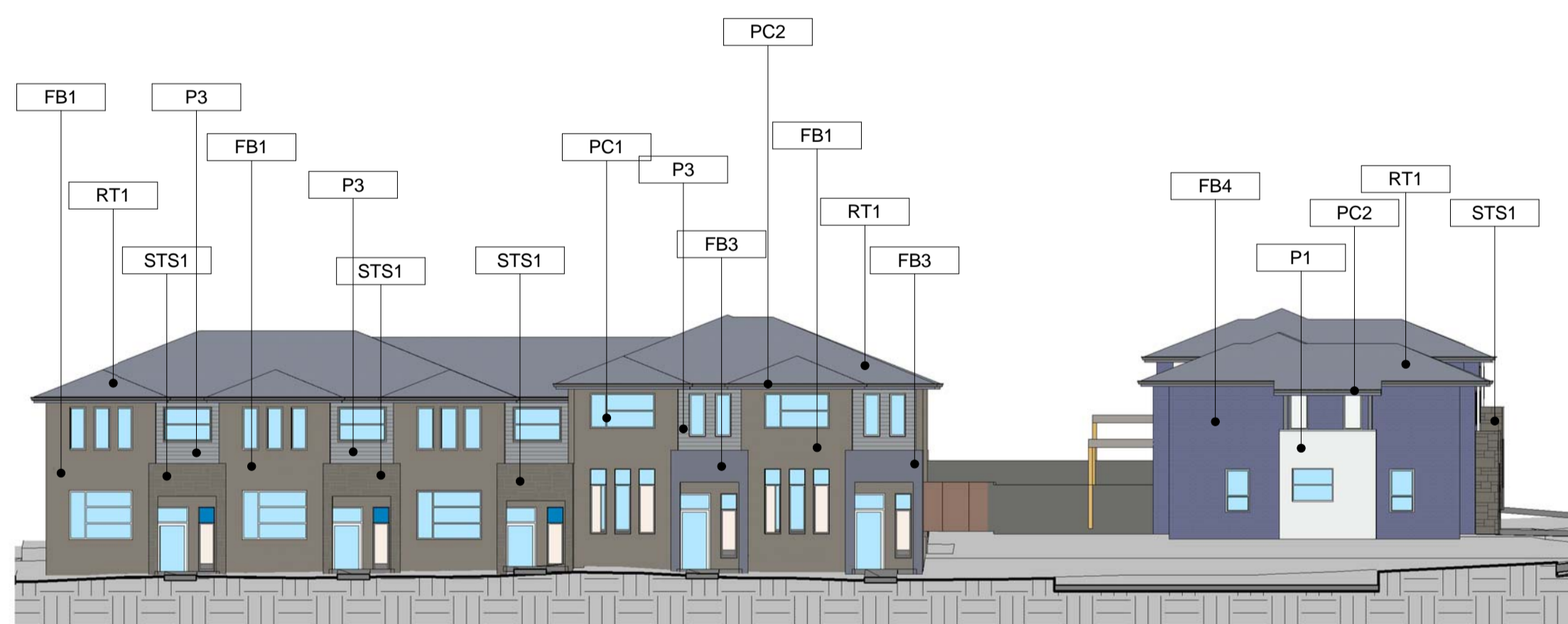


2 Type F Block - End Elevation
1:200

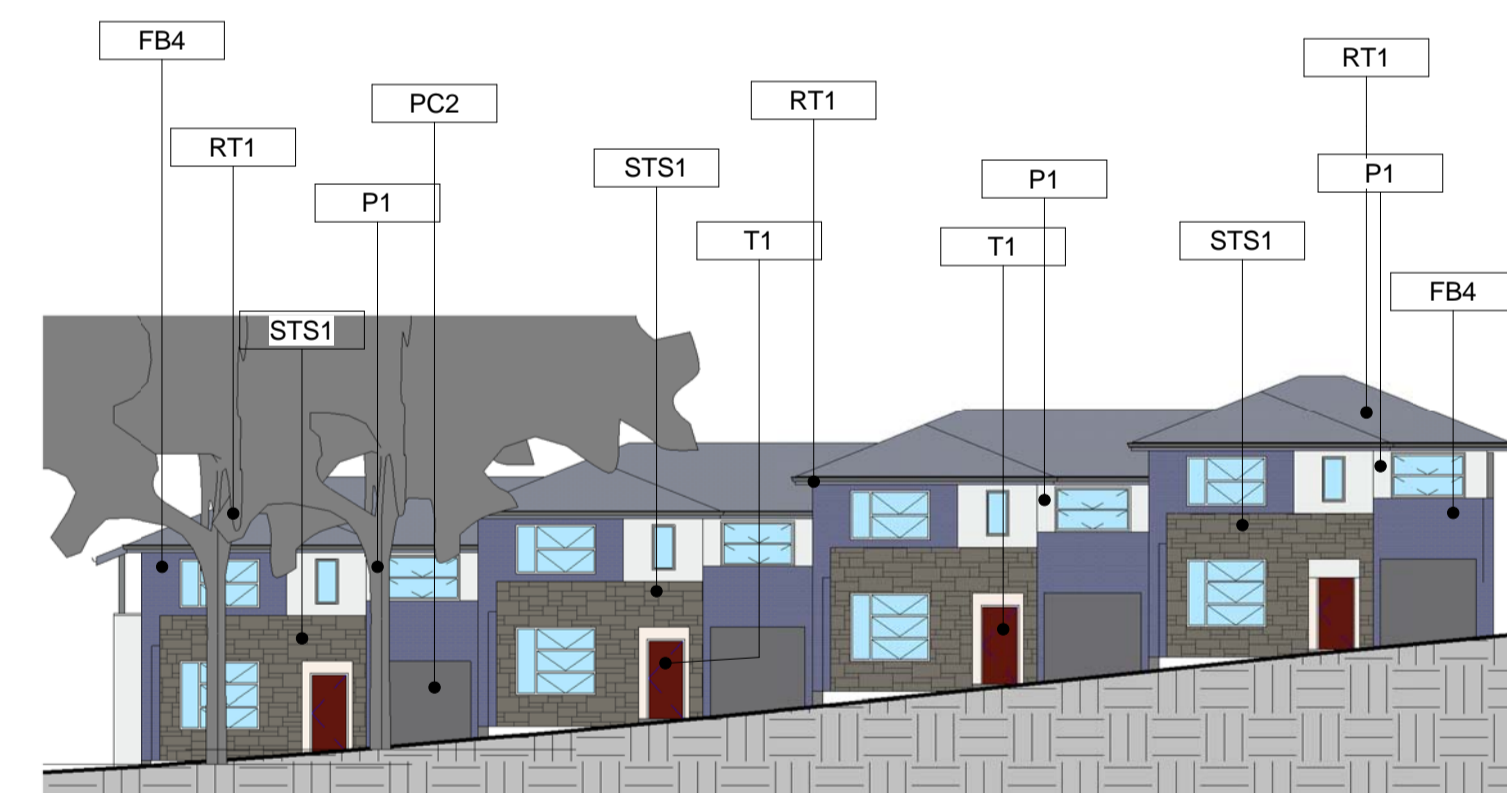
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FB2	Face Brick 2	Austral Bowral Brown
FB3	Face Brick 3	Austral Bowral Brahman Granite
FB4	Face Brick 4	Austral Bowral Blue
P1	Paint Finish 1	Dulux Lexicon Half Str
P2	Paint Finish 2	Dulux Grid
P3	Paint Finish 3	Dulux Endless Dusk
P4	Paint Finish 4	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



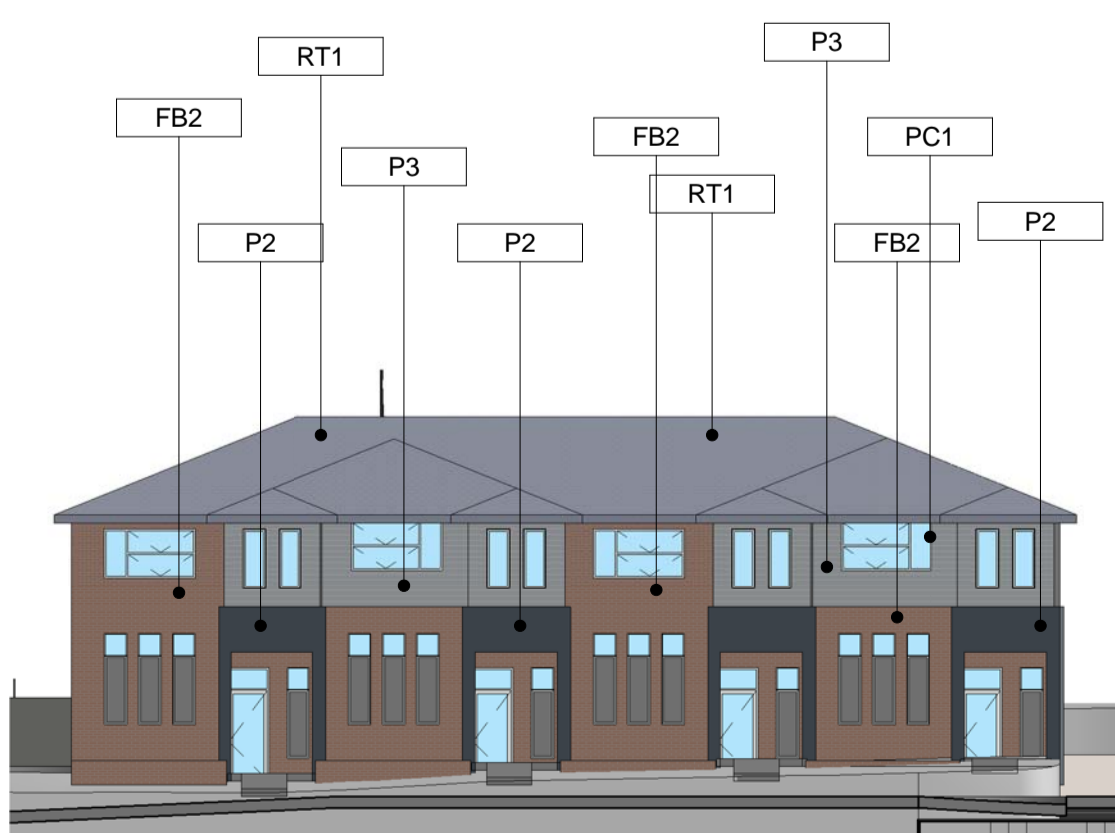
3 Block 7K to 15A - Front Elevation
1:200



5 26C to 31E Front Elevation
1:200



4 Block 31E to 34E - Front Elevation
1:200



6 38D to 35D - Front Elevation
1:200

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PLANNING PROPOSAL

Project Proposed Townhouse Development		
Project Address 235-237 Marsden Road, Carlingford		
Client Gaiset Pty Ltd		
Title Schedule of Finishes		
Drawn Author	Scale As indicated	Checked Checker
Job No 2216	Drawing No. 113	Issue A