

PLOT RATIO = 0.44

OPEN SPACE CALCULATION

BLOCK OPEN SPACE

REQUIRED = 304 M2
ACHIEVED = 404 M2

PRINCIPAL PRIVATE OPEN SPACE > 6X6M

REQUIRED = 59 M2
ACHIEVED = 61 M2

LANDSCAPING

50% MINIMUM OF GROSS OPEN SPACE TO BE RETAINED FOR PLANTING AND / OR PERMEABLE LANDSCAPING

WATER SENSITIVE URBAN DESIGN

MEDIUM BLOCK 500-800 M2

PROVIDE 4000 LITRE RAINWATER STORAGE TANK CONNECTED TO 50% OR 100M2 OF ROOF AREA, WHICHEVER IS LESSER. CONNECT TANK TO TOILET, LAUNDRY COLD WATER AND ALL EXTERNAL TAPS.

STANDARD 1800 HIGH TIMBER PAILING FENCE

FENCE RETURN / SIDE GATES

FENCE RETURN AND SIDE GATES TO BE APPROX.20% TRANSPARENT BY HOME OWNER UNLESS INCLUDED IN CONTRACT INCLUSIONS LIST.

DRIVEWAY

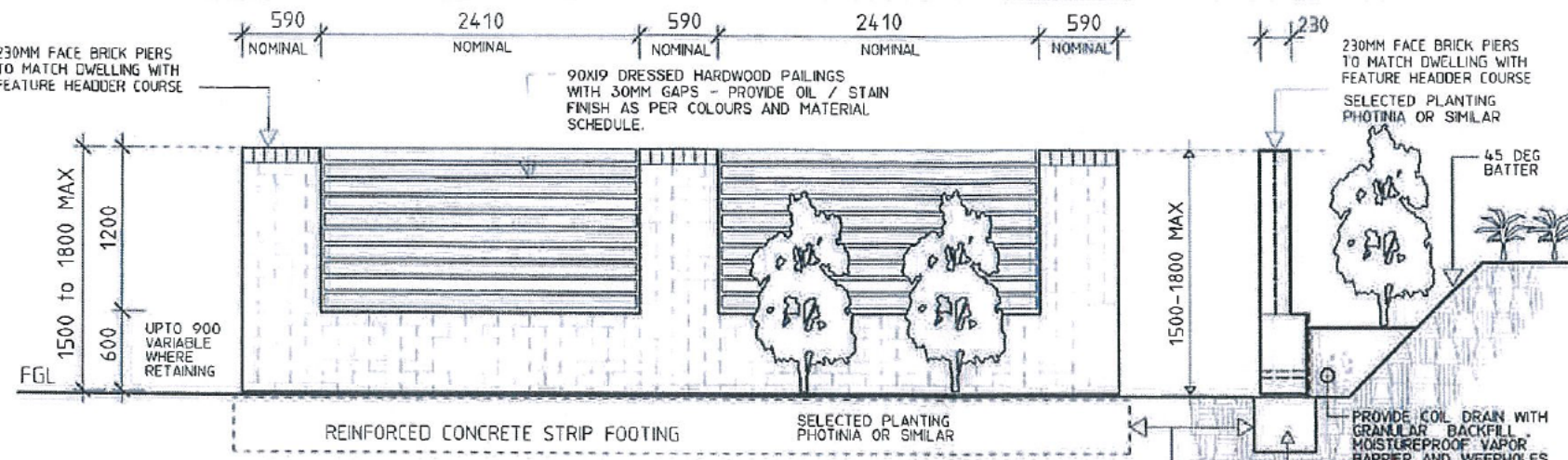
PROPOSED CONCRETE DRIVEWAY TO MATCH LINE AND LEVEL OF EXISTING VERGE CROSSOVER. FINISH IN ACCORDANCE WITH CASEY BSR.

PROPOSED DRIVEWAY GRADIENT MUST NOT EXCEED 20% WITHIN THE BLOCK. REFER TO AS 2890J - 1993. OTHER DRIVEWAY REQUIREMENTS IN ACCORDANCE WITH LOCAL AUTHORITY DRAWINGS GW / SD / DC02

SURVEYOR AND OR BUILDER MUST VERIFY FINISHED FLOOR LEVELS.

EROSION AND SEDIMENT CONTROL

EROSION AND SEDIMENT CONTROL TO COMPLY WITH BEST PRACTICE GUIDELINES 'Prevent pollution from residential building sites' March 2006.



TYPICAL ELEVATION - COURTYARD WALL
SCALE 1:50

SECTIONAL DETAIL SCALE 1:50

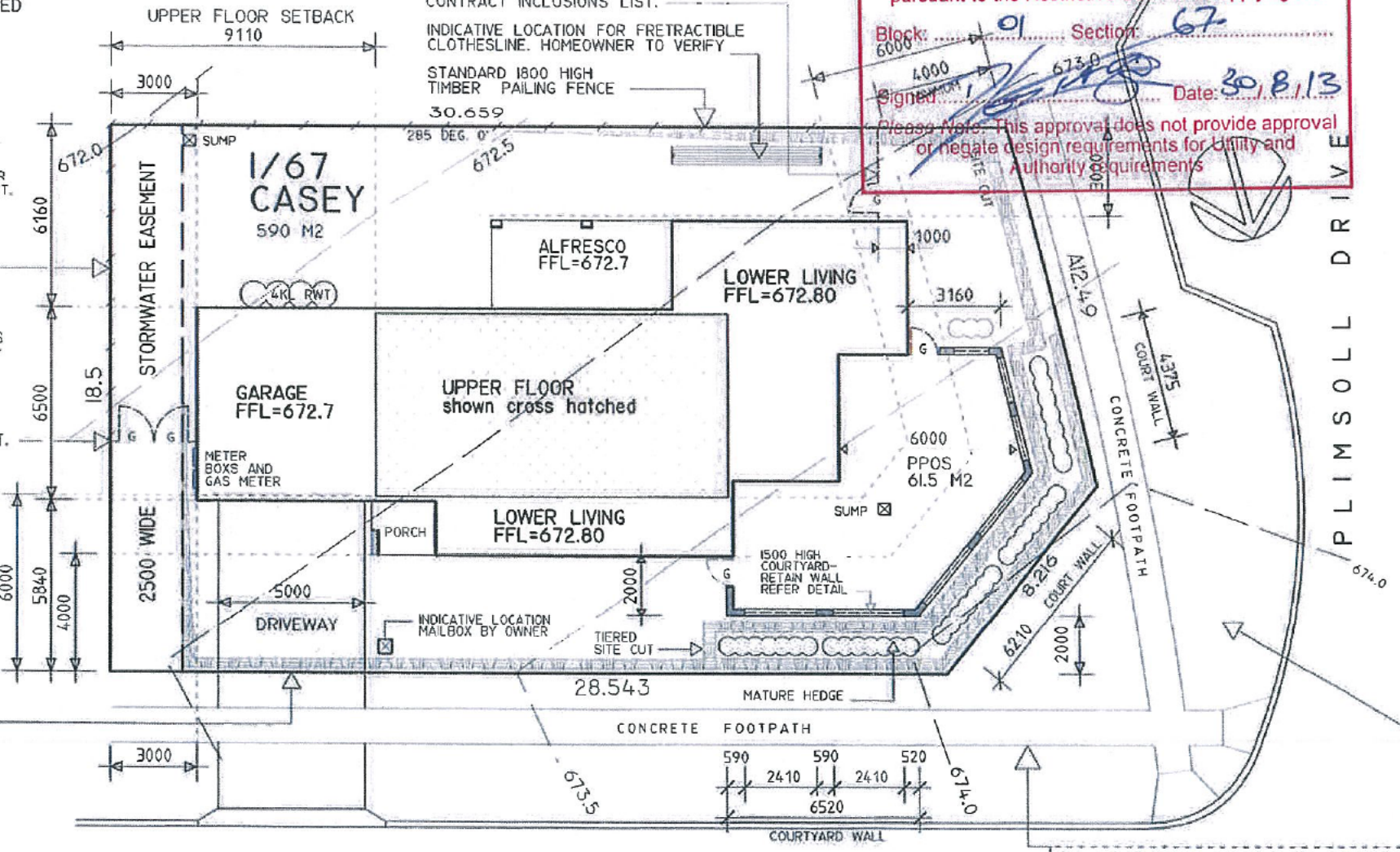
Design Approval

This plan is hereby approved by Delfin Lend Lease pursuant to the Restrictive Covenants applying to:

Block: 01 Section: 67

Signed: [Signature] Date: 30/8/13

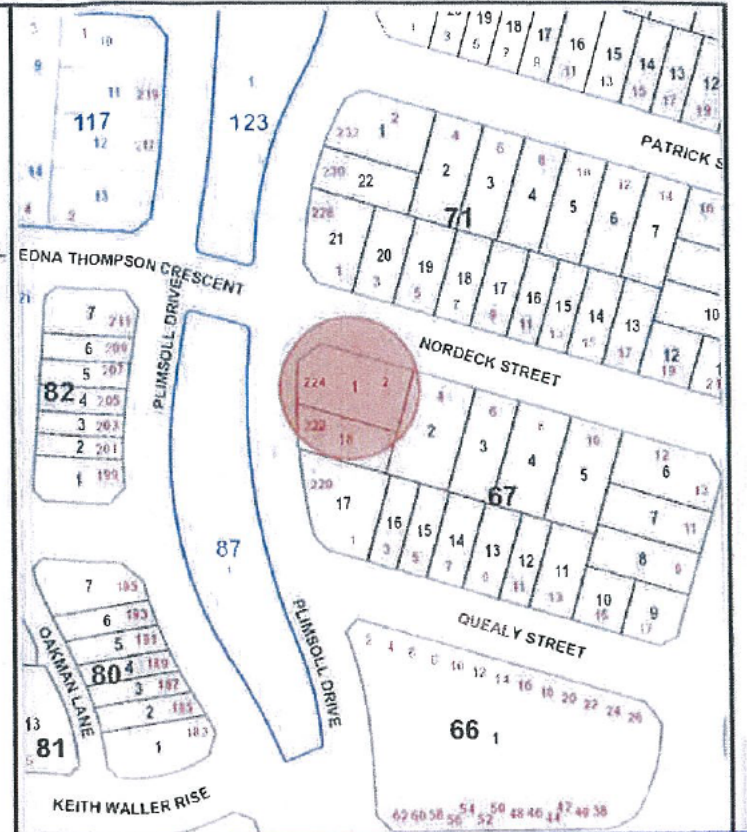
Please Note: This approval does not provide approval or negate design requirements for Utility and Authority requirements



SITE PLAN
SCALE 1:200 AT A3

NORDECK STREET

Any and all damage caused to the surrounding public infrastructure including street kerbing, street trees, footpaths, kerb crossings, nature strips, (verge), services and adjoining land caused as a result of the construction of the residence is to be repaired and reinstated to it's original state by the Builder



Ken Hungerford Lic. No: 200428123

Building Approval issued under section 28 of the Building Act 2004

This sheet 18 DEC 2013 numbered 2 of 10

Personal Design Architecture

DYNAMIC | FUNCTIONAL | ECOWISE

Mail - PO Box 15 Mitchell ACT 2911 Tel-02 6242 9860 Mob-0408605979
Email - pdesigno@bigpond.net.au www.personaldesignarchitecture.com.au

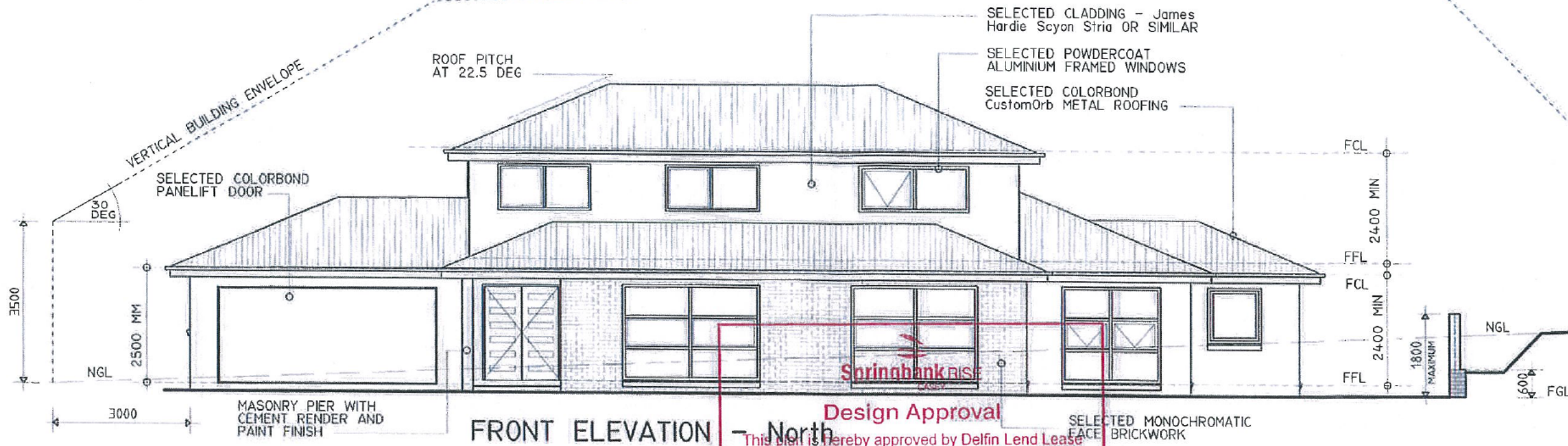
WORKING DRAWING - BA

PROPOSED 2 Storey DWELLING

BLOCK 1 SECTION 67 CASEY

2 Nordeck Street

SCALE AS SHOWN	DATE AUGUST 2013	DRAWN CAS	JOB.No. 13017	SHEET No. 1 of 6
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FRONT ELEVATION - North

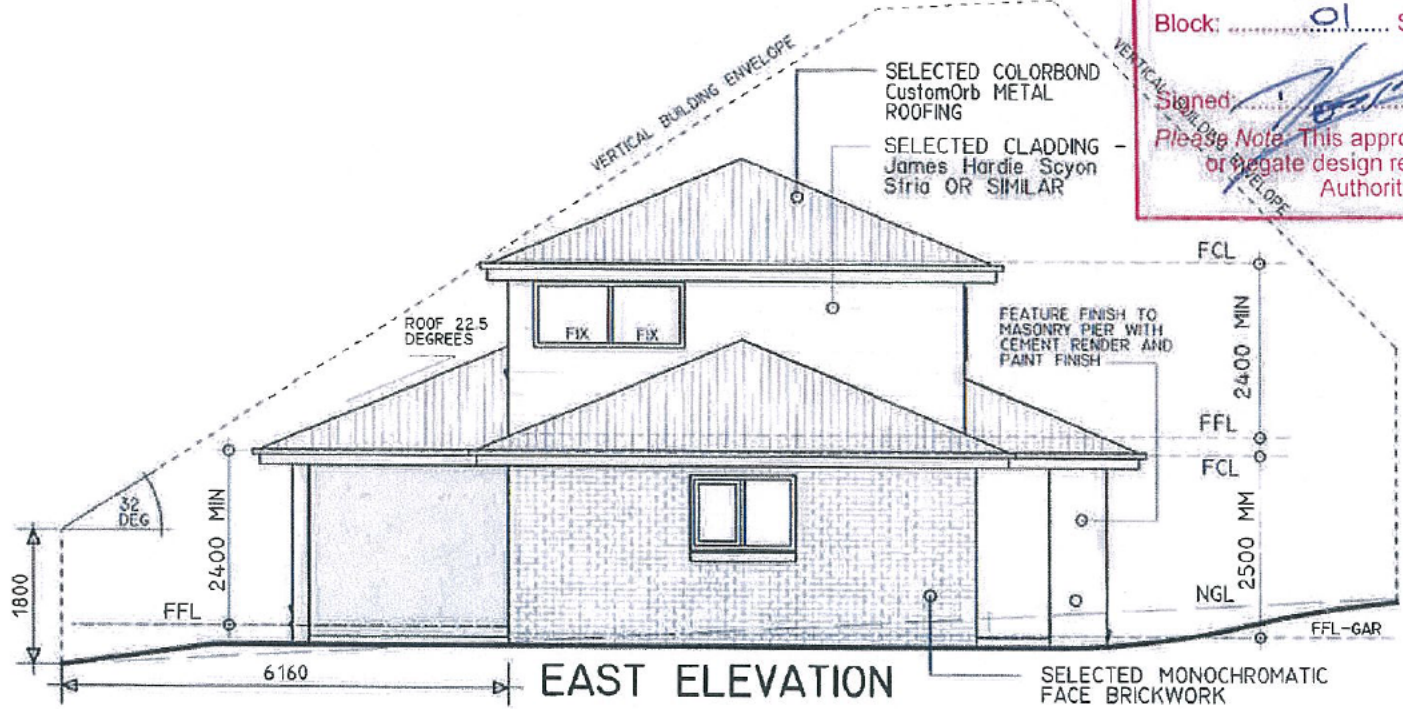
Design Approval
 This plan is hereby approved by Delfin Lend Lease pursuant to the Restrictive Covenants applying to:
 Block: 01 Section: 67
 Signed: [Signature] Date: 30.8.13
 Please Note: This approval does not provide approval or negate design requirements for Utility and Authority requirements

Provide articulation/control joints to brick walls in accordance with Section 7 of AS4773.2-2010 - Masonry for small buildings.

Provide truss and wall frame manufacturers installation details to the Certifier prior to the pre-sheet inspection.

Ensure that window frames, glazing and insulation (roof, walls and floor) conform with that specified in the Energy Efficiency Report.

Ken Hungerford Lic. No: 200428128
 Building Approval issued under section 28 of the Building Act 2004
 This sheet 18 DEC 2013 numbered of 10
 5
 [Signature]



EAST ELEVATION

NOTES
 BUILDERS CONTRACT INCLUSIONS LIST TAKES PRECEDENCE OVER WORKING DRAWINGS.
 REFER TO COLOURS AND MATERIALS SCHEDULE TO VERIFY ALL FINISHES.

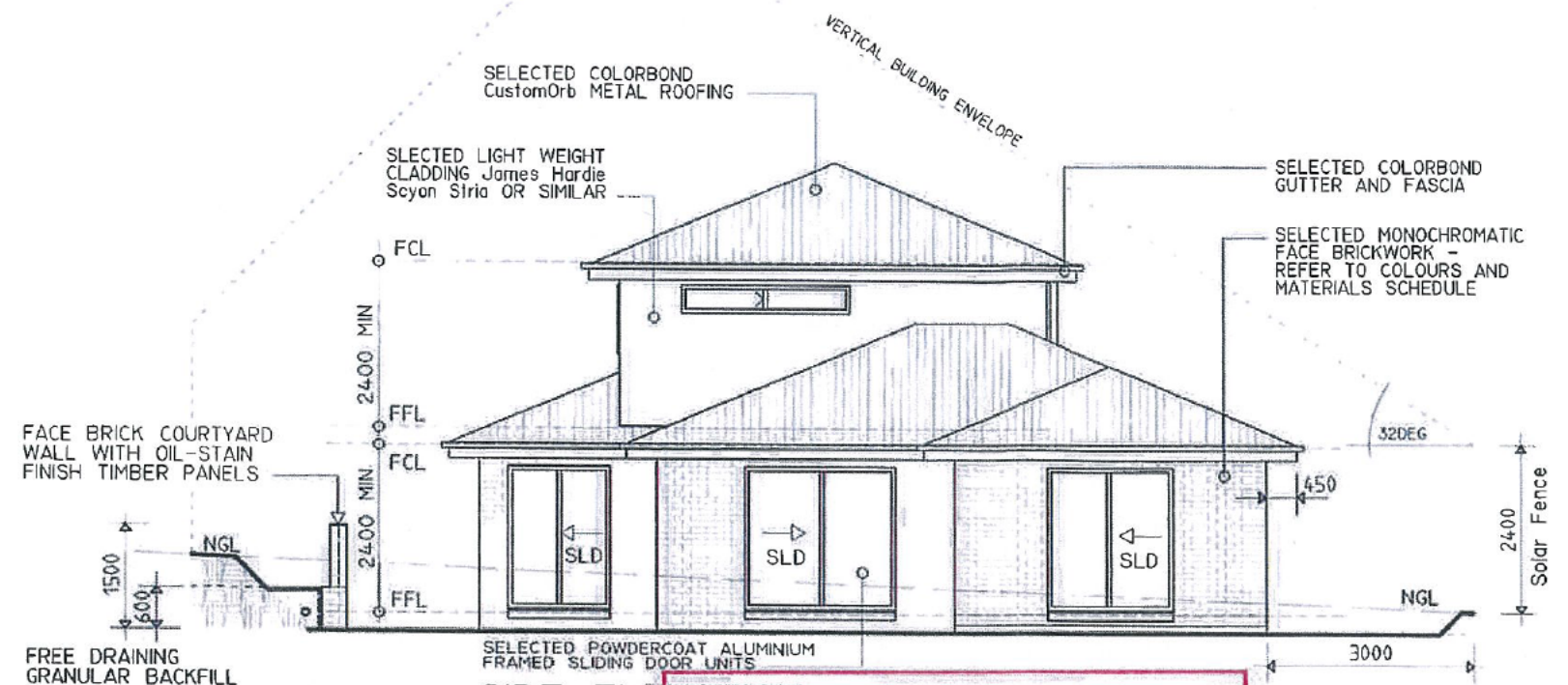
BUILDER

BUILDING DESIGNER

Personal Design Architecture
 DYNAMIC | FUNCTIONAL | ECOWISE
 PO BOX 15 MITCHELL ACT 2911 - PH:02 62429860 - MOB:04 08605979
 Email - pdesigna@bigpond.net.au
 Web - personaldesignarchitecture.com.au

LOCATION
BLOCK 1 SECTION 67 CASEY
 2 Nordeck Street

DRAWING				
WORKING DRAWING - BA				
TITLE				
PROPOSED 2 STOREY DWELLING				
SCALE	DATE	DRAWN	JOB.No.	SHEET No.
1:100 AT A3	AUG 2013	CAS	13017	4 of 6



SIDE ELEVATION - West

Springbank RISE
CASEY

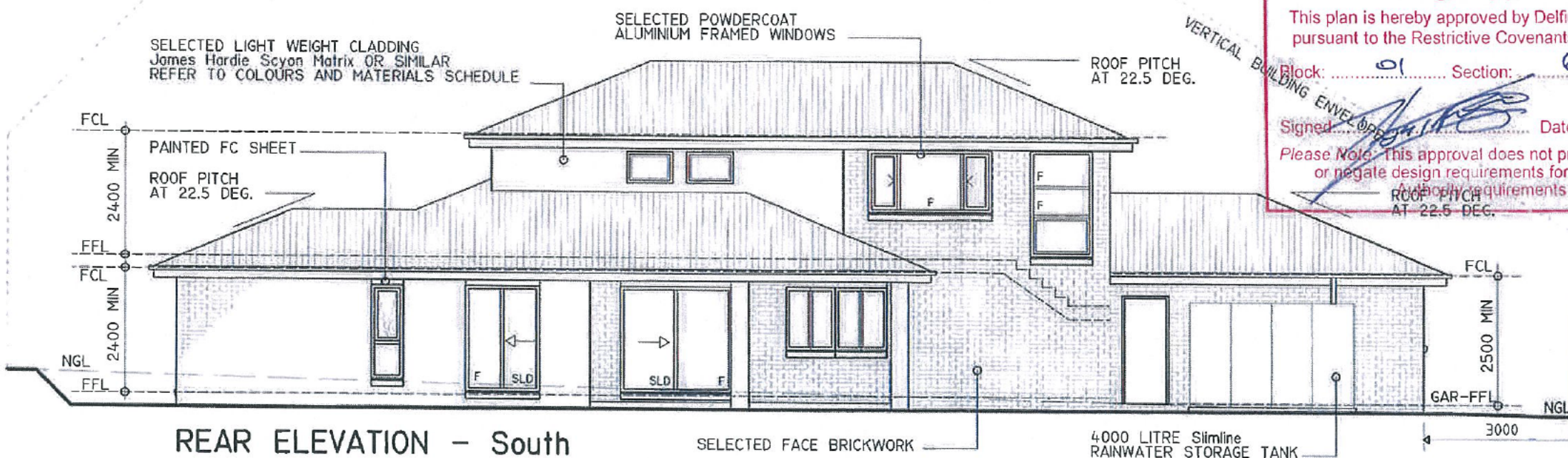
Design Approval

This plan is hereby approved by Delfin Lend Lease pursuant to the Restrictive Covenants applying to:

Block: 01 Section: 67

Signed: *[Signature]* Date: 30/8/17

Please Note: This approval does not provide approval or negate design requirements for Utility and other requirements



REAR ELEVATION - South

Ken Hungerford Lic. No: 200428123
Building Approval issued under section 28 of the Building Act 2004
This sheet 18 DEC 2013 numbered 6 of 10
[Signature]

NOTES
BUILDERS CONTRACT INCLUSIONS LIST TAKES PRECEDENCE OVER WORKING DRAWINGS.
REFER TO COLOURS AND MATERIALS SCHEDULE TO VERIFY ALL FINISHES.

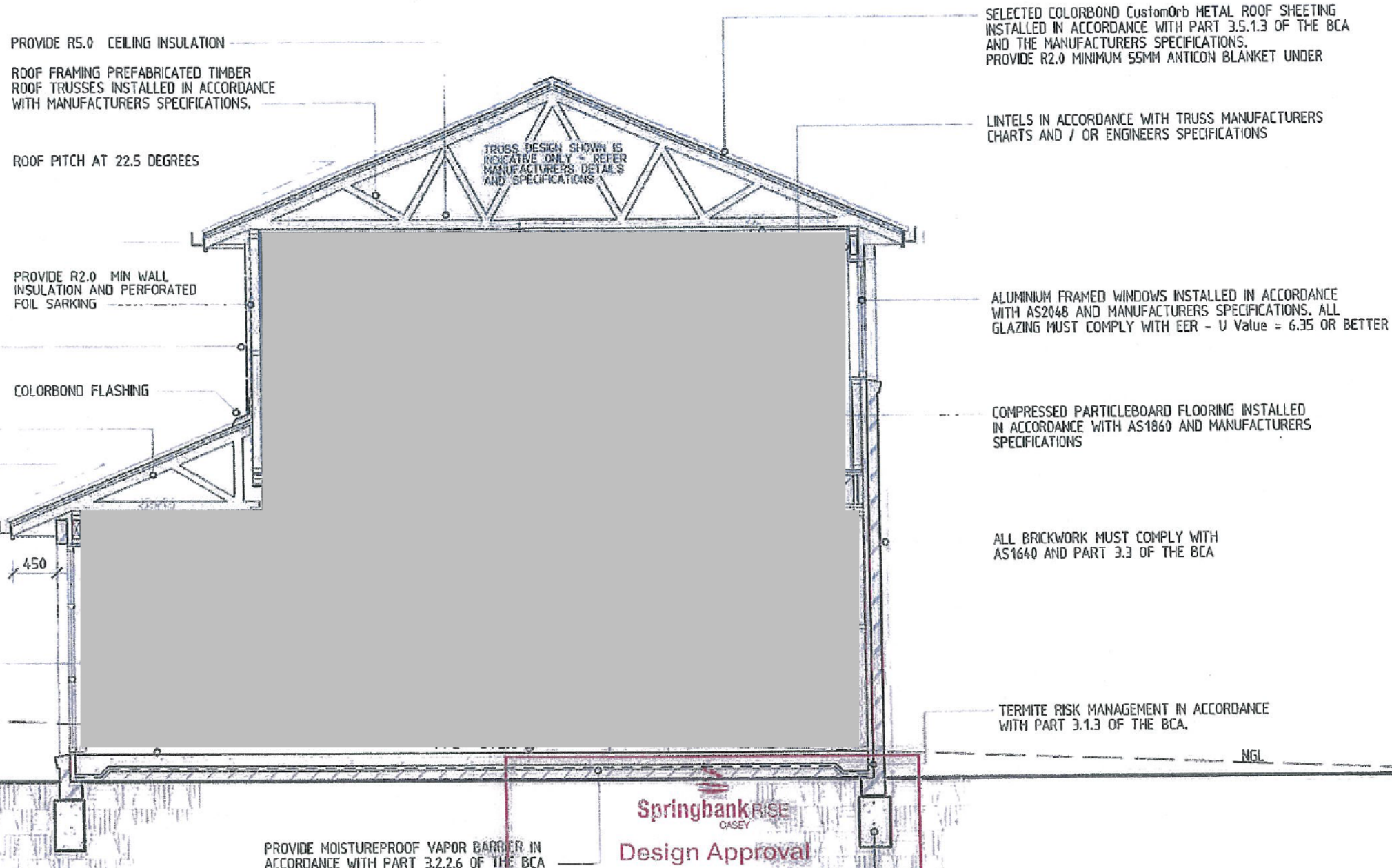
BUILDER

BUILDING DESIGNER

Personal Design Architecture
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PO BOX 15 MITCHELL ACT 2911 - PH:02 62429860 - MOB:0408605979
Email - pdesigna@bigpond.net.au
Web - personaldesignarchitecture.com.au

LOCATION
BLOCK 1
SECTION 67
CASEY
2 Nordeck Street

DRAWING				
WORKING DRAWING - BA				
TITLE				
PROPOSED 2 STOREY DWELLING				
SCALE	DATE	DRAWN	JOB.No.	SHEET No.
1:100 AT A3	AUG 2013	CAS	13017	5 of 6



CROSS SECTION AA
SCALE 1:50

Springbank RISE
CASEY

Design Approval

This plan is hereby approved by Delfin Lend Lease pursuant to the Restrictive Covenants applying to:
Block: 01 Section: 67

Signed: *[Signature]* Date: 30.8.16

Please Note: This approval does not provide approval or negate design requirements for Utility and Authority requirements

BUILDING CERTIFIER TO CONFIRM THAT AUSTRALIAN STANDARDS AND BUILDING CODES ARE MET AND COMPLY FOR ALL WORK SHOWN HEREIN

INSULATION SCHEDULE

ROOF	- R2.0 MIN ANTICON BLANKET
CEILING	- R5.0 BATTS MIN.
WALLS	- R2.0 MIN. BATTS PLUS SARKING
UPPER FRAMED FLOOR	- R3.0 OPTION
SLAB	- 50MM FOAM TO PERIM 1200 WIDE

BUILDING DESIGNER

Personal Design Architecture

DYNAMIC | FUNCTIONAL | ECOWISE

Mail - PO Box 15 Mitchell ACT 2911
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Email - pdesigna@bigpond.net.au
www.personaldesignarchitecture.com.au

BUILDER
Ken Hungerford Lic. No: 200428123

Building Approval issued under section 28 of the Building Act 2004

This sheet 7 of 10 numbered 10

[Signature]

LOCATION

BLOCK 1
SECTION 67
CASEY

2 Nordeck Street

DRAWING

WORKING DRAWING-BA

TITLE
PROPOSED SINGLE DWELLING

SCALE	DATE	DRAWN	JOB.No.	SHEET No.
1:50 AT A3	aug. 2013	CAS	13017	6 of 6