

BILAMBIL RESIDENTIAL ESTATE – SD/10

LOTS 3, 4 & 5 OVERLAY SETOUT PLAN

HOME TYPES 1 – 4 (GENERALLY)

STREET SETBACK – 6.000mm

SIDE SETBACK (LOWER LEVEL) – 0.900mm

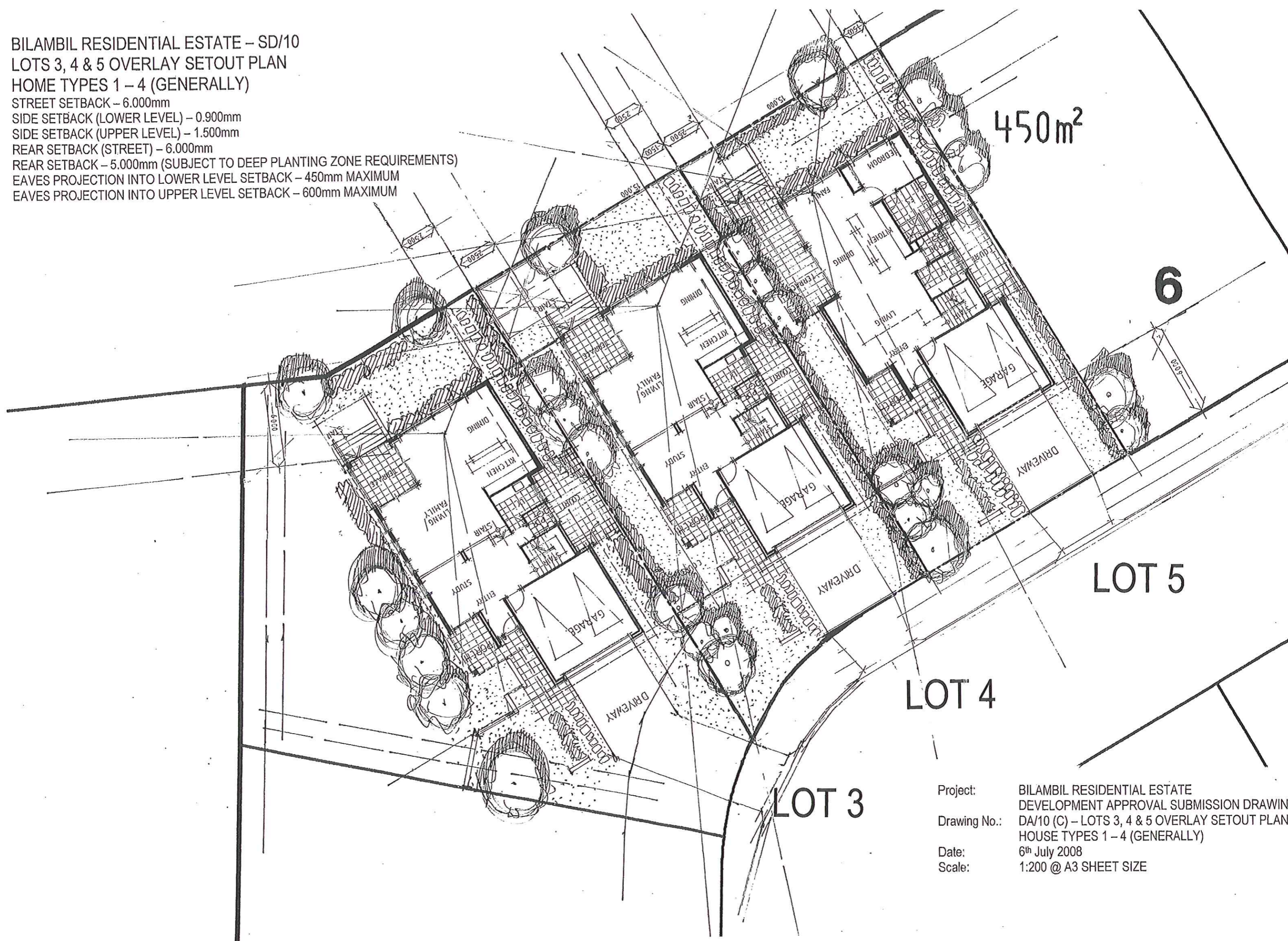
SIDE SETBACK (UPPER LEVEL) – 1.500mm

REAR SETBACK (STREET) – 6.000mm

REAR SETBACK – 5.000mm (SUBJECT TO DEEP PLANTING ZONE REQUIREMENTS)

EAVES PROJECTION INTO LOWER LEVEL SETBACK – 450mm MAXIMUM

EAVES PROJECTION INTO UPPER LEVEL SETBACK – 600mm MAXIMUM



450m<sup>2</sup>

6

LOT 5

LOT 4

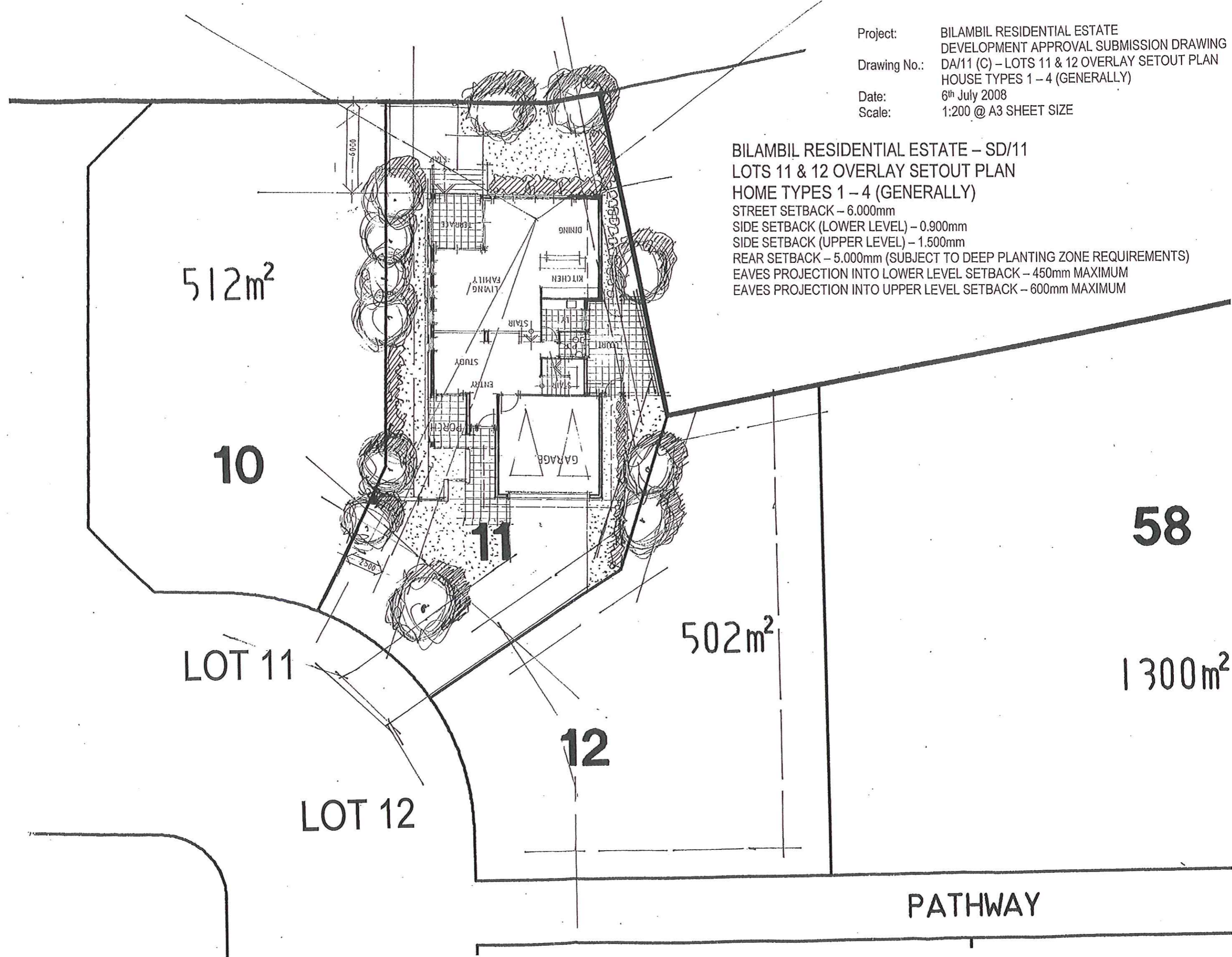
LOT 3

Project: BILAMBIL RESIDENTIAL ESTATE  
DEVELOPMENT APPROVAL SUBMISSION DRAWING  
Drawing No.: DA/10 (C) – LOTS 3, 4 & 5 OVERLAY SETOUT PLAN  
HOUSE TYPES 1 – 4 (GENERALLY)  
Date: 6<sup>th</sup> July 2008  
Scale: 1:200 @ A3 SHEET SIZE

Project: BILAMBIL RESIDENTIAL ESTATE  
DEVELOPMENT APPROVAL SUBMISSION DRAWING  
Drawing No.: DA/11 (C) – LOTS 11 & 12 OVERLAY SETOUT PLAN  
HOUSE TYPES 1 – 4 (GENERALLY)  
Date: 6<sup>th</sup> July 2008  
Scale: 1:200 @ A3 SHEET SIZE

**BILAMBIL RESIDENTIAL ESTATE – SD/11  
LOTS 11 & 12 OVERLAY SETOUT PLAN  
HOME TYPES 1 – 4 (GENERALLY)**

STREET SETBACK – 6.000mm  
SIDE SETBACK (LOWER LEVEL) – 0.900mm  
SIDE SETBACK (UPPER LEVEL) – 1.500mm  
REAR SETBACK – 5.000mm (SUBJECT TO DEEP PLANTING ZONE REQUIREMENTS)  
EAVES PROJECTION INTO LOWER LEVEL SETBACK – 450mm MAXIMUM  
EAVES PROJECTION INTO UPPER LEVEL SETBACK – 600mm MAXIMUM



512m<sup>2</sup>

10

LOT 11

11

502m<sup>2</sup>

LOT 12

12

58

1300m<sup>2</sup>

PATHWAY

Project: BILAMBIL RESIDENTIAL ESTATE

Development Approval Submission Drawing

DA/12 (C) - LOTS 17, 19 & 21 OVERLAY SETOUT PLAN

HOUSE TYPES 1 - 4 (GENERALLY)

Date: 6th July 2008

Scale: 1:200 @ A3 SHEET SIZE

BILAMBIL RESIDENTIAL ESTATE - SD/12  
LOTS 17, 19 & 21 OVERLAY SETOUT PLAN  
HOME TYPES 1 - 4 (GENERALLY)

STREET SETBACK - 6.000mm

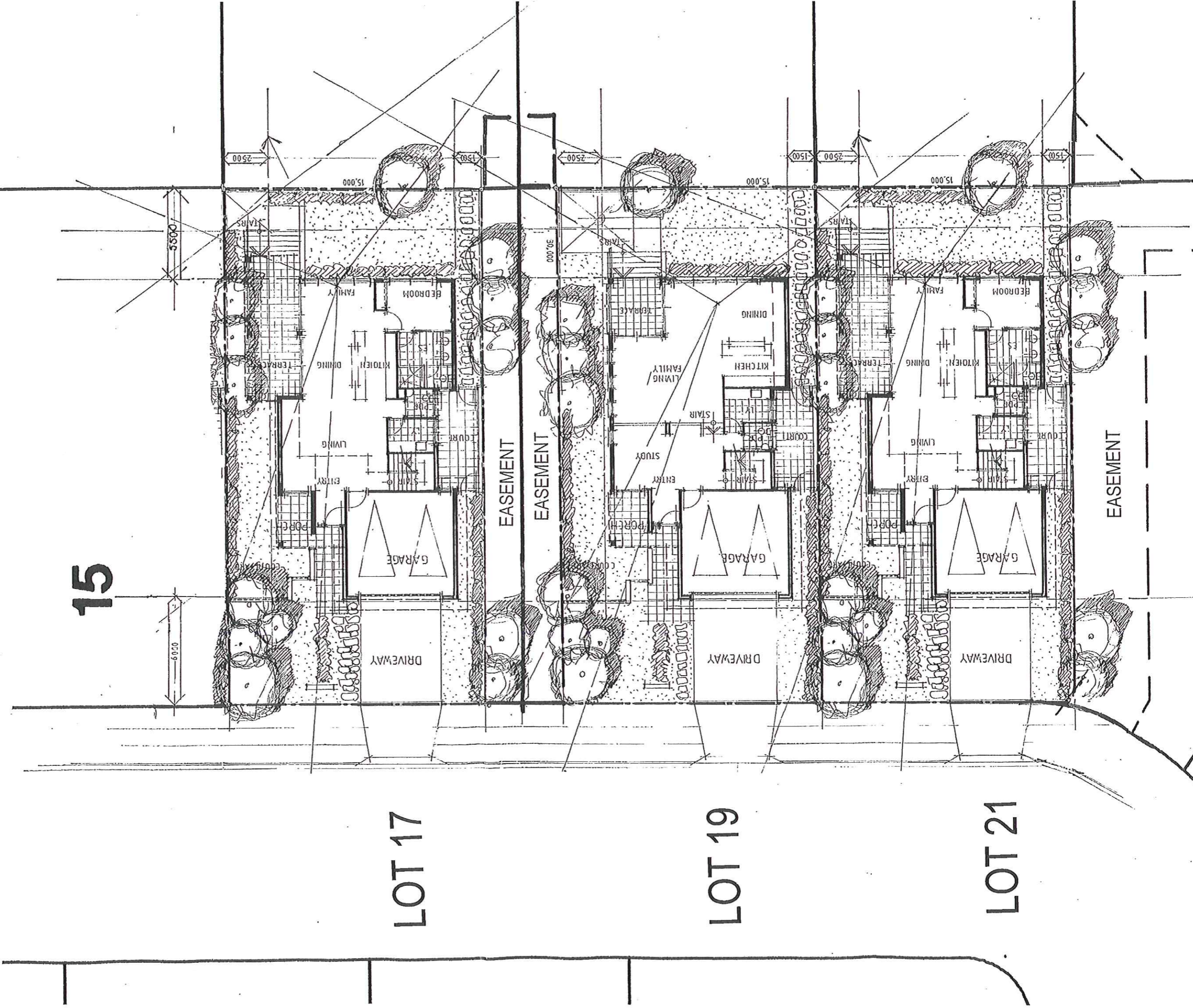
SIDE SETBACK (LOWER LEVEL) - 0.900mm

SIDE SETBACK (UPPER LEVEL) - 1.500mm

REAR SETBACK - 5.000mm (SUBJECT TO DEEP PLANTING ZONE REQUIREMENTS)

EAVES PROJECTION INTO LOWER LEVEL SETBACK - 450mm MAXIMUM

EAVES PROJECTION INTO UPPER LEVEL SETBACK - 600mm MAXIMUM

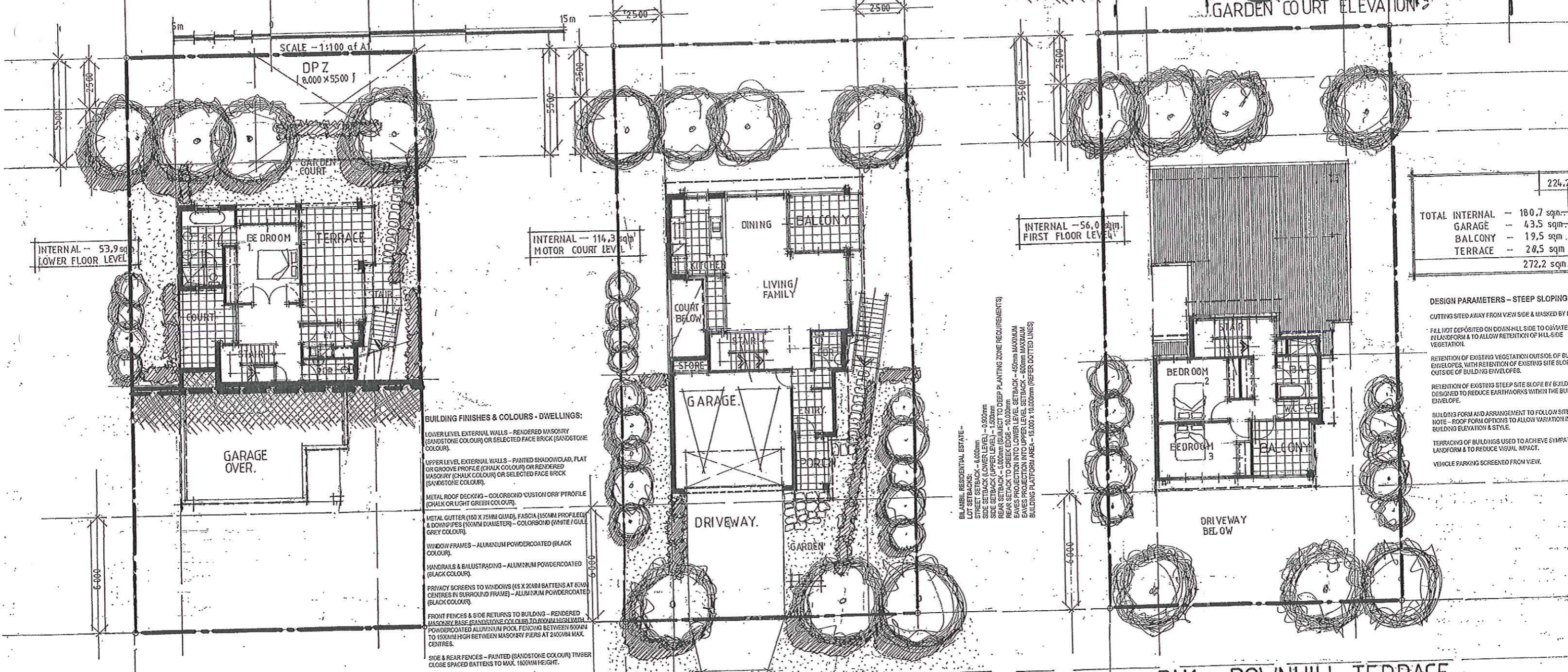
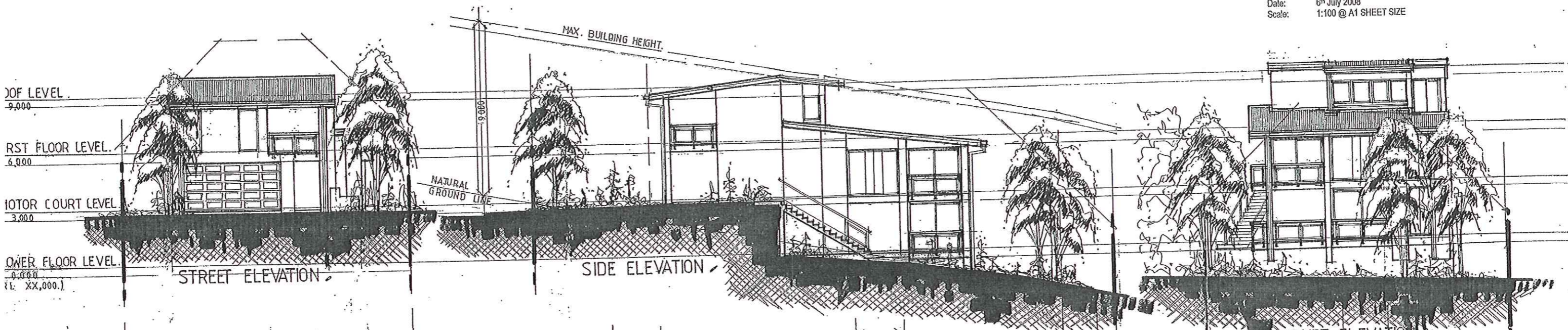


15

LOT 17

LOT 19

LOT 21



TOTAL INTERNAL	180.7 sqm
GARAGE	43.5 sqm
BALCONY	19.5 sqm
TERRACE	20.5 sqm
<b>TOTAL</b>	<b>224.2 sqm</b>

**DESIGN PARAMETERS - STEEP SLOPING SITE:**  
 CUTTINGS SITED AWAY FROM VIEW SIDE & MASKED BY BUILDING  
 FILL NOT DEPOSITED ON DOWN HILL SIDE TO OBVIATE CHANGE IN LANDFORM & TO ALLOW RETENTION OF HILL-SIDE VEGETATION  
 RETENTION OF EXISTING VEGETATION OUTSIDE OF BUILDING ENVELOPES, WITH RETENTION OF EXISTING SITE SLOPE OUTSIDE OF BUILDING ENVELOPES  
 RETENTION OF EXISTING STEEP SITE SLOPE BY BUILDING DESIGNED TO REDUCE EARTHWORKS WITHIN THE BUILDING ENVELOPE  
 BUILDING FORM AND ARRANGEMENT TO FOLLOW SITE SLOPE  
 NOTE - ROOF FORM OPTIONS TO ALLOW VARIATION IN BUILDING ELEVATION & STYLE  
 TERRACINGS OF BUILDINGS USED TO ACHIEVE SYMPATHY WITH LANDFORM & TO REDUCE VISUAL IMPACT  
 VEHICLE PARKINGS SCREENED FROM VIEW

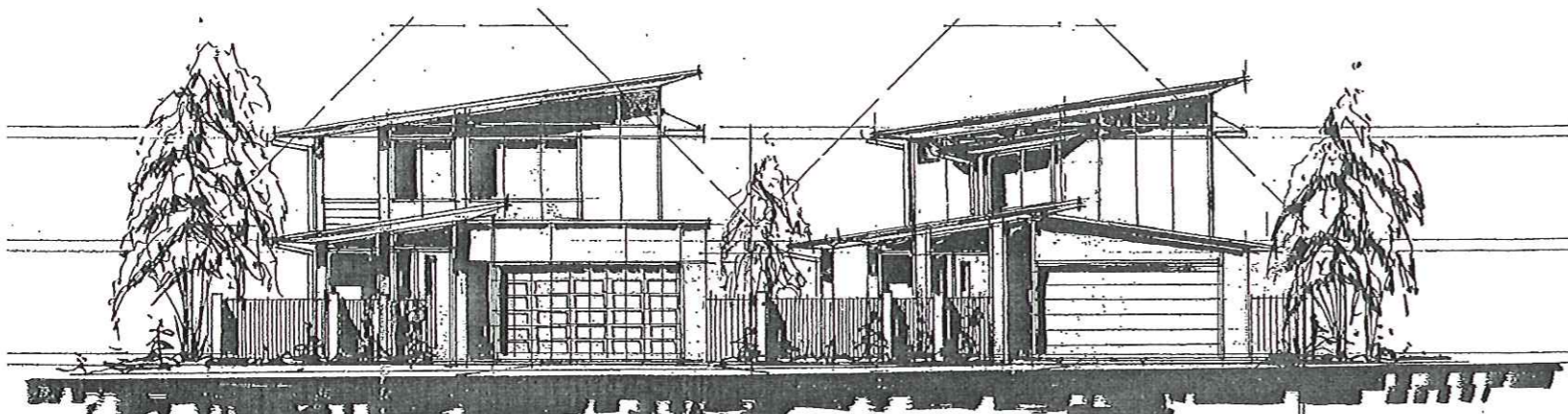
**BUILDING FINISHES & COLOURS - DWELLINGS:**  
 LOWER LEVEL EXTERNAL WALLS - RENDERED MASONRY (SANDSTONE COLOUR) OR SELECTED FACE BRICK (SANDSTONE COLOUR)  
 UPPER LEVEL EXTERNAL WALLS - PAINTED SHADOWGLAD, FLAT OR GROOVE PROFILE (CHALK COLOUR) OR RENDERED MASONRY (CHALK COLOUR) OR SELECTED FACE BRICK (SANDSTONE COLOUR)  
 METAL ROOF DECKING - COLORBOND 'CUSTOM ORB' PROFILE (CHALK OR LIGHT GREEN COLOUR)  
 METAL GUTTER (160 X 75MM GULF), FASCIA (150MM PROFILE) & DOWNPIPES (50MM DIAMETER) - COLORBOND (WHITE / GULL GREY COLOUR)  
 WINDOW FRAMES - ALUMINUM POWDERCOATED (BLACK COLOUR)  
 HANDRAILS & BALUSTRADING - ALUMINUM POWDERCOATED (BLACK COLOUR)  
 PRIVACY SCREENS TO WINDOWS (45 X 20MM BATTENS AT 60MM CENTRES IN SURROUND FRAME) - ALUMINUM POWDERCOATED (BLACK COLOUR)  
 FRONT FENCES & SIDE RETURNS TO BUILDING - RENDERED MASONRY BASE (SANDSTONE COLOUR) TO ROOM HEIGHT  
 POWDERCOATED ALUMINUM POOL FENCING BETWEEN 900MM TO 1500MM HIGH BETWEEN MASONRY PIERS AT 2000MM MAX. CENTRES  
 SIDE & REAR FENCES - PAINTED (SANDSTONE COLOUR) TIMBER CLOSE SPACED BATTENS TO MAX. 1600MM HEIGHT

BILAMBIL RESIDENTIAL ESTATE -  
 LOT SETBACKS:  
 STREET SETBACK - 6,000mm  
 SIDE SETBACK (LOWER LEVEL) - 0,500mm  
 SIDE SETBACK (UPPER LEVEL) - 1,500mm  
 REAR SETBACK - 5,000mm (SUBJECT TO DEEP PLANTING ZONE REQUIREMENTS)  
 REAR SETBACK TO CREEK EDGE - 10,000mm  
 EAVES PROJECTION INTO LOWER LEVEL SETBACK - 400mm MAXIMUM  
 EAVES PROJECTION INTO UPPER LEVEL SETBACK - 600mm MAXIMUM  
 BUILDING PLATFORM AREA - 15,000 x 10,000mm (REFER DOTTED LINES)

DH1 - DOWNHILL TERRACE  
 LOWER FLOOR LEVEL PLAN -

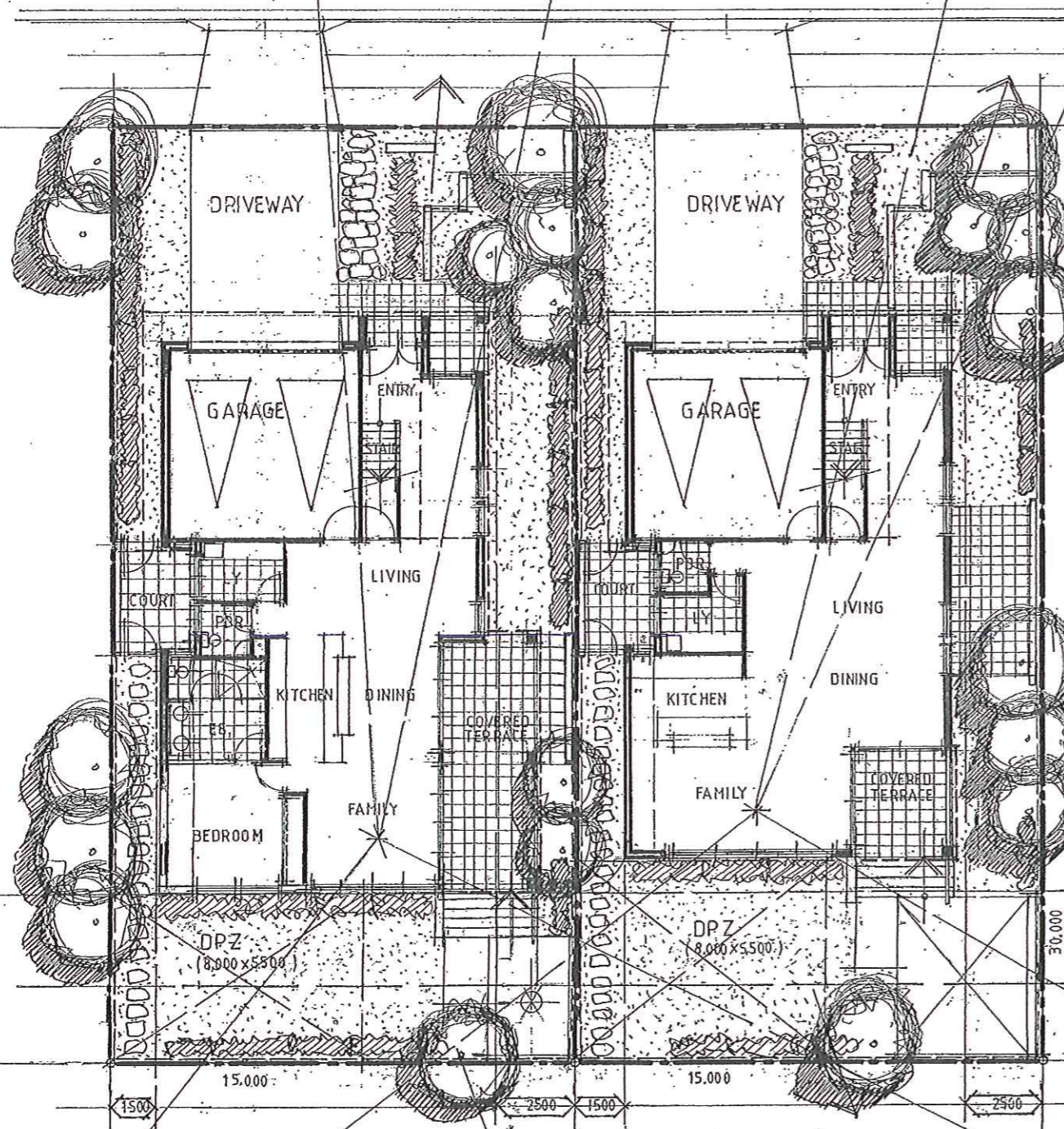
DH1 - DOWNHILL TERRACE  
 MOTOR COURT LEVEL PLAN -

DH1 - DOWNHILL TERRACE  
 FIRST FLOOR LEVEL PLAN -



TYPE 4, ELEVATION

TYPE 3, ELEVATION



TYPE 3  
GROUND FLOOR -

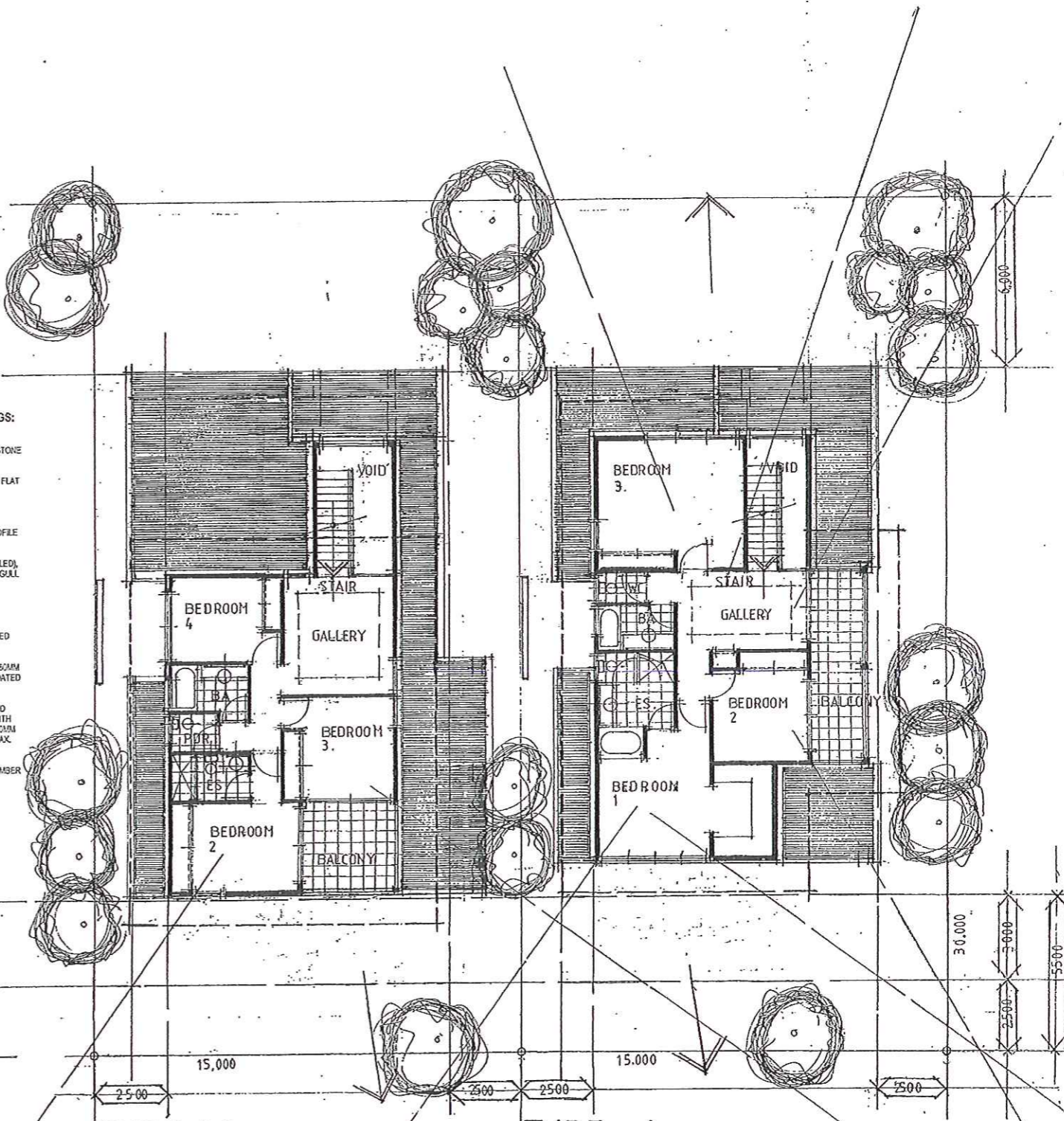
210 sqm INTERIOR  
 45 sqm GARAGE  
 40 sqm BALCONY/TERRACE

TYPE 4  
GROUND FLOOR -

210 sqm INTERIOR  
 45 sqm GARAGE  
 40 sqm BALCONY/TERRACE

**BUILDING FINISHES & COLOURS - DWELLINGS:**

- LOWER LEVEL EXTERNAL WALLS - RENDERED MASONRY (SANDSTONE COLOUR) OR SELECTED FACE BRICK (SANDSTONE COLOUR).
- UPPER LEVEL EXTERNAL WALLS - PAINTED SHADOWCLAD, FLAT OR GROOVE PROFILE (CHALK COLOUR) OR RENDERED MASONRY (CHALK COLOUR) OR SELECTED FACE BRICK (SANDSTONE COLOUR).
- METAL ROOF DECKING - COLORBOND 'CUSTOM ORB' PROFILE (CHALK OR LIGHT GREEN COLOUR).
- METAL GUTTER (150 X 75MM QUAD), FASCIA (150MM PROFILE), & DOWNPIPES (100MM DIAMETER) - COLORBOND (WHITE/GULL GREY COLOUR).
- WINDOW FRAMES - ALUMINIUM POWDERCOATED (BLACK COLOUR).
- HANDRAILS & BALUSTRADING - ALUMINIUM POWDERCOATED (BLACK COLOUR).
- PRIVACY SCREENS TO WINDOWS (45 X 20MM BATTENS AT 60MM CENTRES IN SURROUND FRAME) - ALUMINIUM POWDERCOATED (BLACK COLOUR).
- FRONT FENCES & SIDE RETURNS TO BUILDING - RENDERED MASONRY BASE (SANDSTONE COLOUR) TO 600MM HIGH WITH POWDERCOATED ALUMINIUM POOL FENCING BETWEEN 600MM TO 1500MM HIGH BETWEEN MASONRY PIERS AT 2400MM MAX CENTRES.
- SIDE & REAR FENCES - PAINTED (SANDSTONE COLOUR) TIMBER CLOSE SPACED BATTENS TO MAX. 1800MM HEIGHT.



TYPE 3  
FIRST FLOOR -

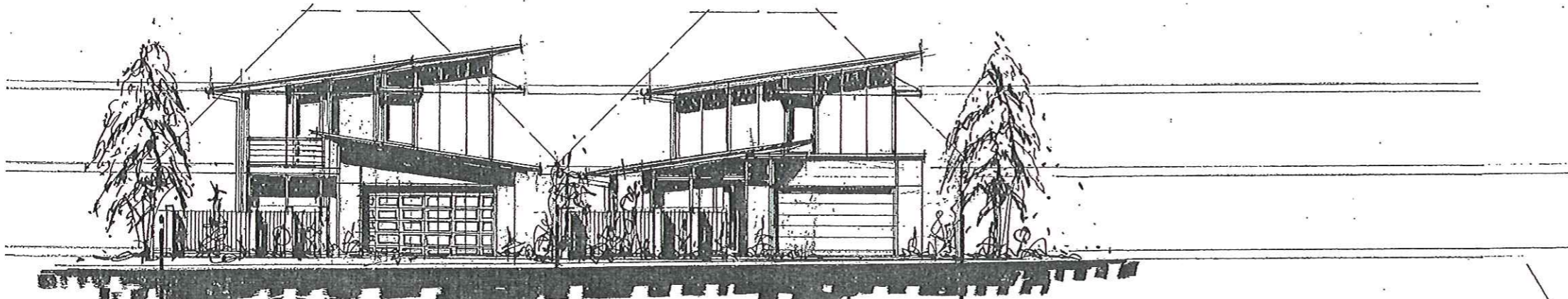
TYPE 4  
FIRST FLOOR -

BILAMBIL RESIDENTIAL ESTATE -  
 LOT SETBACKS:  
 STREET SETBACK - 6,000mm  
 SIDE SETBACK (LOWER LEVEL) - 0,500mm  
 SIDE SETBACK (UPPER LEVEL) - 1,500mm  
 REAR SETBACK - 5,000mm (SUBJECT TO DEEP PLANTING ZONE REQUIREMENTS)  
 REAR SETBACK TO CREEK EDGE - 10,000mm  
 EAVES PROJECTION INTO LOWER LEVEL SETBACK - 450mm MAXIMUM  
 EAVES PROJECTION INTO LOWER LEVEL SETBACK - 600mm MAXIMUM

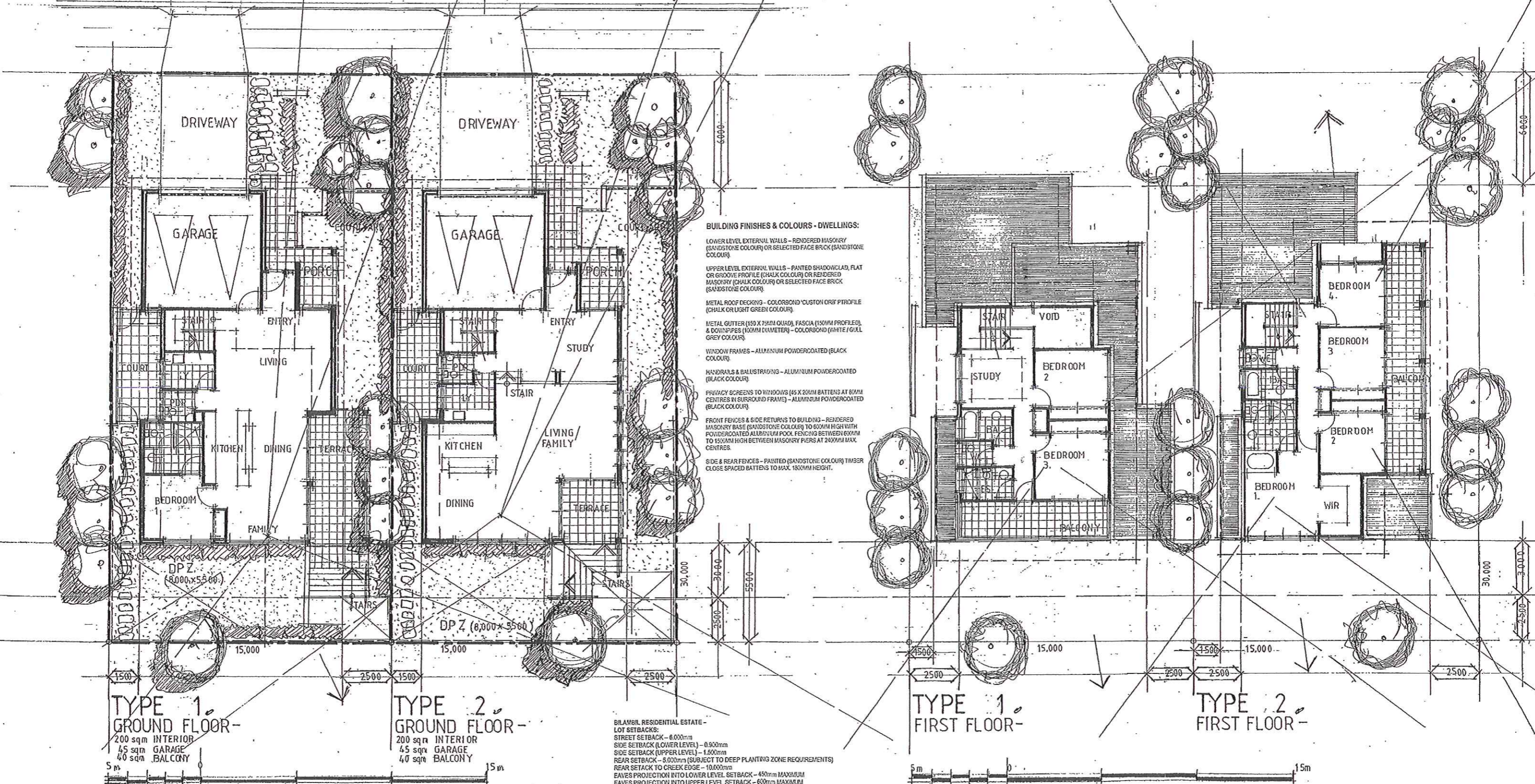


SCALE 1:100

SCALE 1:100



TYPE 2, ELEVATION      TYPE 1, ELEVATION



**BUILDING FINISHES & COLOURS - DWELLINGS:**

- LOWER LEVEL EXTERNAL WALLS - RENDERED MASONRY (SANDSTONE COLOUR) OR SELECTED FACE BRICK (SANDSTONE COLOUR)
- UPPER LEVEL EXTERNAL WALLS - PAINTED SHADOWCLAD, FLAT OR GROOVE PROFILE (CHALK COLOUR) OR RENDERED MASONRY (CHALK COLOUR) OR SELECTED FACE BRICK (SANDSTONE COLOUR)
- METAL ROOF DECKING - COLORBOND 'CUSTOM ORB' PROFILE (CHALK OR LIGHT GREEN COLOUR)
- METAL GUTTER (150 X 75MM QUAD), FASCIA (150MM PROFILED), & DOWNPIPES (100MM DIAMETER) - COLORBOND (WHITE / GULL GREY COLOUR)
- WINDOW FRAMES - ALUMINIUM POWDERCOATED (BLACK COLOUR)
- HANDRAILS & BALUSTRAIDING - ALUMINIUM POWDERCOATED (BLACK COLOUR)
- PRIVACY SCREENS TO WINDOWS (45 X 20MM BATTENS AT 80MM CENTRES IN SURROUND FRAME) - ALUMINIUM POWDERCOATED (BLACK COLOUR)
- FRONT FENCES & SIDE RETURNS TO BUILDING - RENDERED MASONRY BASE (SANDSTONE COLOUR) TO 600MM HIGH WITH POWDERCOATED ALUMINIUM POOL FENCING BETWEEN 600MM TO 1800MM HIGH BETWEEN MASONRY PIERS AT 2400MM MAX. CENTRES.
- SIDE & REAR FENCES - PAINTED (SANDSTONE COLOUR) TIMBER CLOSE SPACED BATTENS TO MAX. 1800MM HEIGHT.

**TYPE 1 GROUND FLOOR -**  
 200 sqm INTERIOR  
 45 sqm GARAGE  
 40 sqm BALCONY

**TYPE 2 GROUND FLOOR -**  
 200 sqm INTERIOR  
 45 sqm GARAGE  
 40 sqm BALCONY

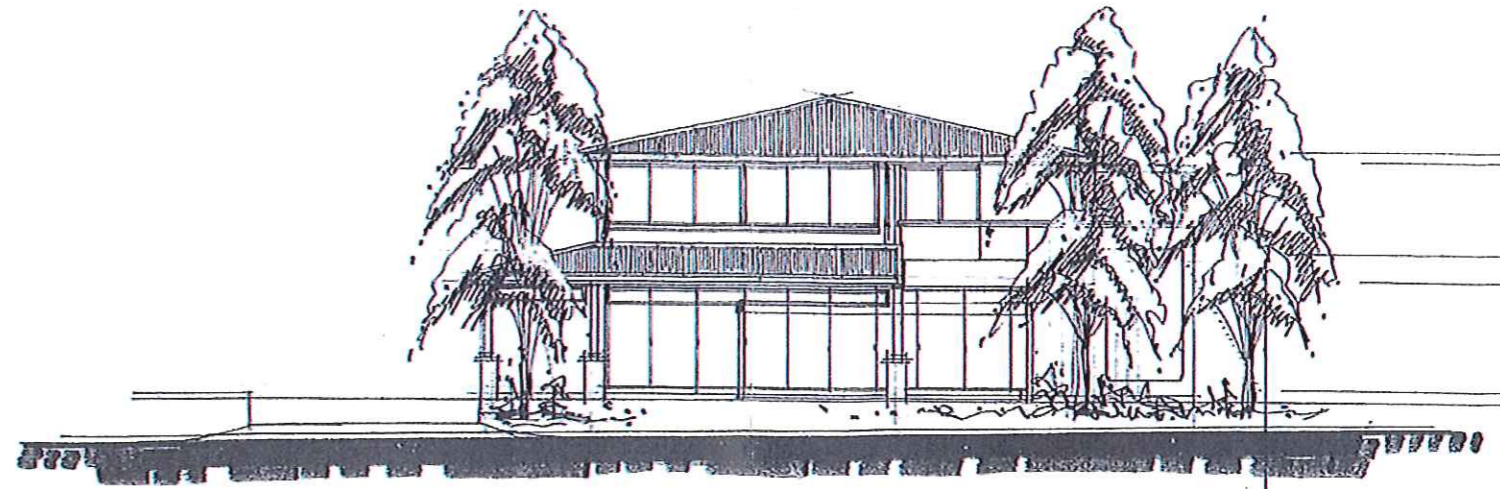
**TYPE 1 FIRST FLOOR -**

**TYPE 2 FIRST FLOOR -**

BILAMBIL RESIDENTIAL ESTATE -  
 LOT SETBACKS:  
 STREET SETBACK - 6.000m  
 SIDE SETBACK (LOWER LEVEL) - 0.900m  
 SIDE SETBACK (UPPER LEVEL) - 1.500m  
 REAR SETBACK - 6.000m (SUBJECT TO DEEP PLANTING ZONE REQUIREMENTS)  
 REAR SETBACK TO CREEK EDGE - 10.000m  
 EAVES PROJECTION INTO LOWER LEVEL SETBACK - 450mm MAXIMUM  
 EAVES PROJECTION INTO UPPER LEVEL SETBACK - 600mm MAXIMUM  
 BUILDING PLATFORM AREA - 15.000 x 10.000m (REFER DOTTED LINES)

5m  
 SCALE 1:100

5m      15m  
 SCALE 1:100

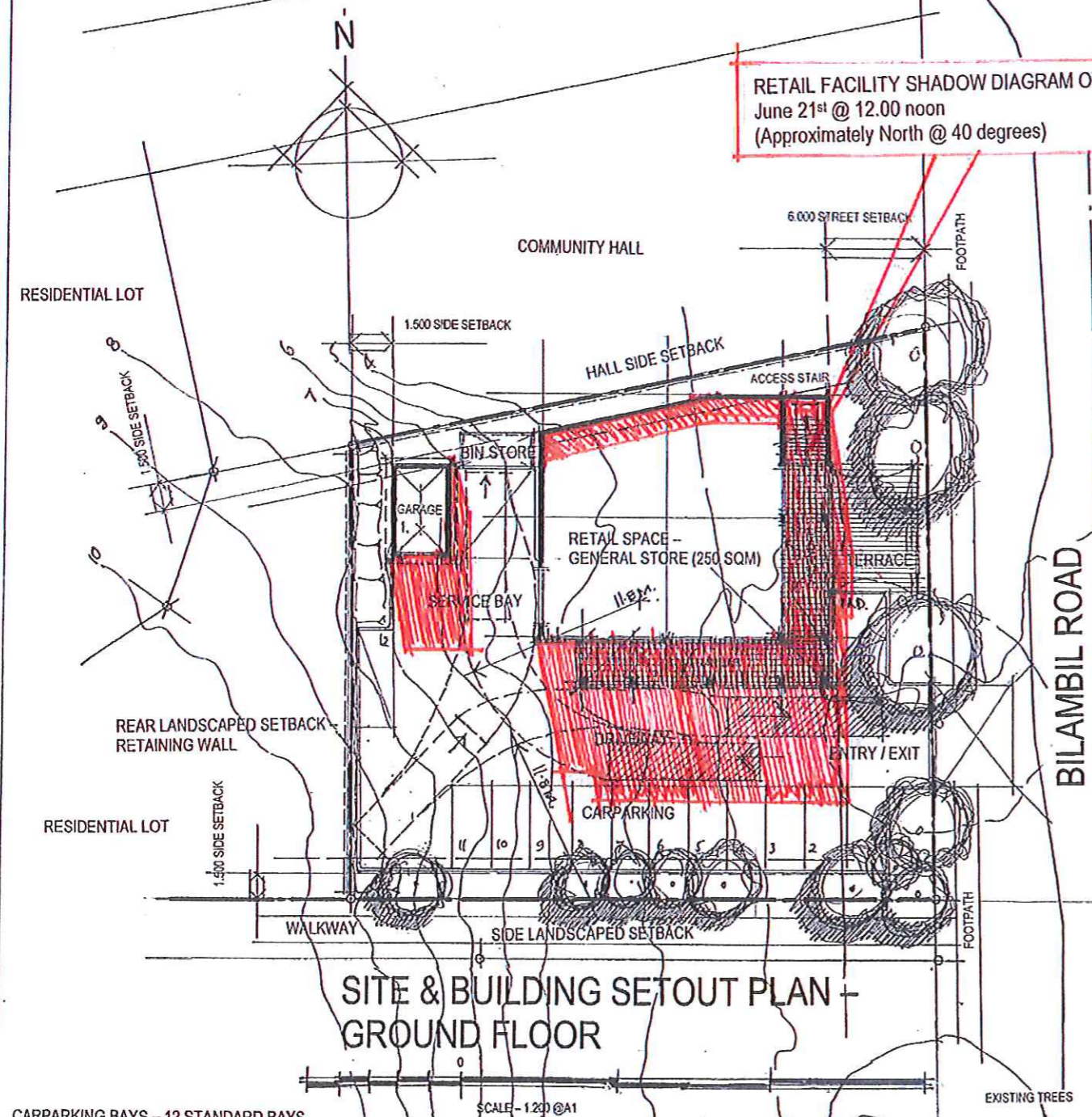


**STREET ELEVATION  
BILAMBIL ROAD**

RETAIL FACILITY SHADOW DIAGRAM OVERLAYS -  
June 21<sup>st</sup> @ 12.00 noon  
(Approximately North @ 40 degrees)

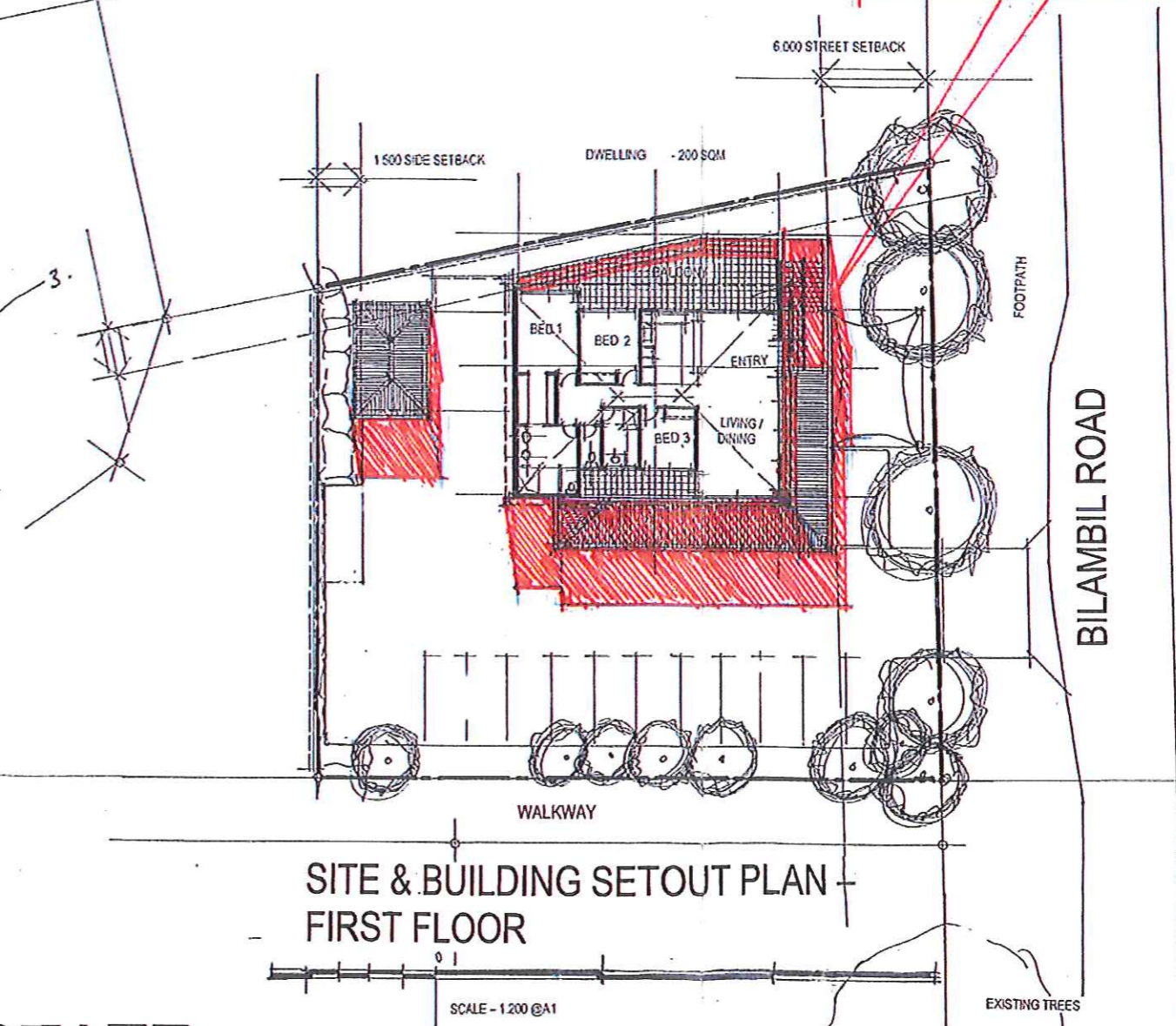
RETAIL FACILITY SHADOW DIAGRAM OVERLAYS -  
March 21<sup>st</sup> @ 12.00 noon.  
(Approximately North @ 60 degrees)

RETAIL FACILITY SHADOW DIAGRAM OVERLAYS -  
September 23<sup>rd</sup> @ 12.00 noon.  
(Approximately North @ 60 degrees)



**SITE & BUILDING SETOUT PLAN -  
GROUND FLOOR**

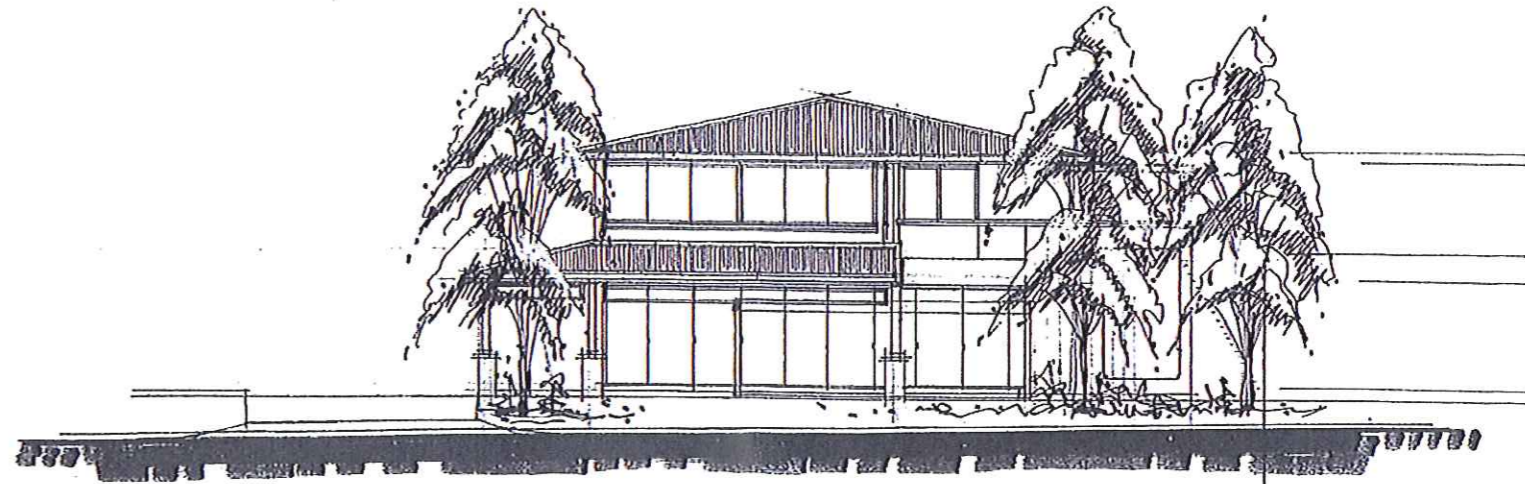
- CARPARKING BAYS - 12 STANDARD BAYS
- 1 DISABLED BAY
- 1 GARAGE (DWELLING)
- 1 SRV SERVICE BAY



**SITE & BUILDING SETOUT PLAN -  
FIRST FLOOR**

# BILAMBIL RESIDENTIAL ESTATE - RETAIL FACILITY (& RESIDENCE) PLANS & ELEVATION

Project: BILAMBIL RESIDENTIAL ESTATE  
 DEVELOPMENT APPROVAL SUBMISSION DRAWING  
 Drawing No.: DA/06 (C) - RETAIL FACILITY SHADOW DIAGRAM OVERLAYS (SHEET 1)  
 Date: 6th July 2008  
 Scale: 1:400 @ A3 SHEET SIZE



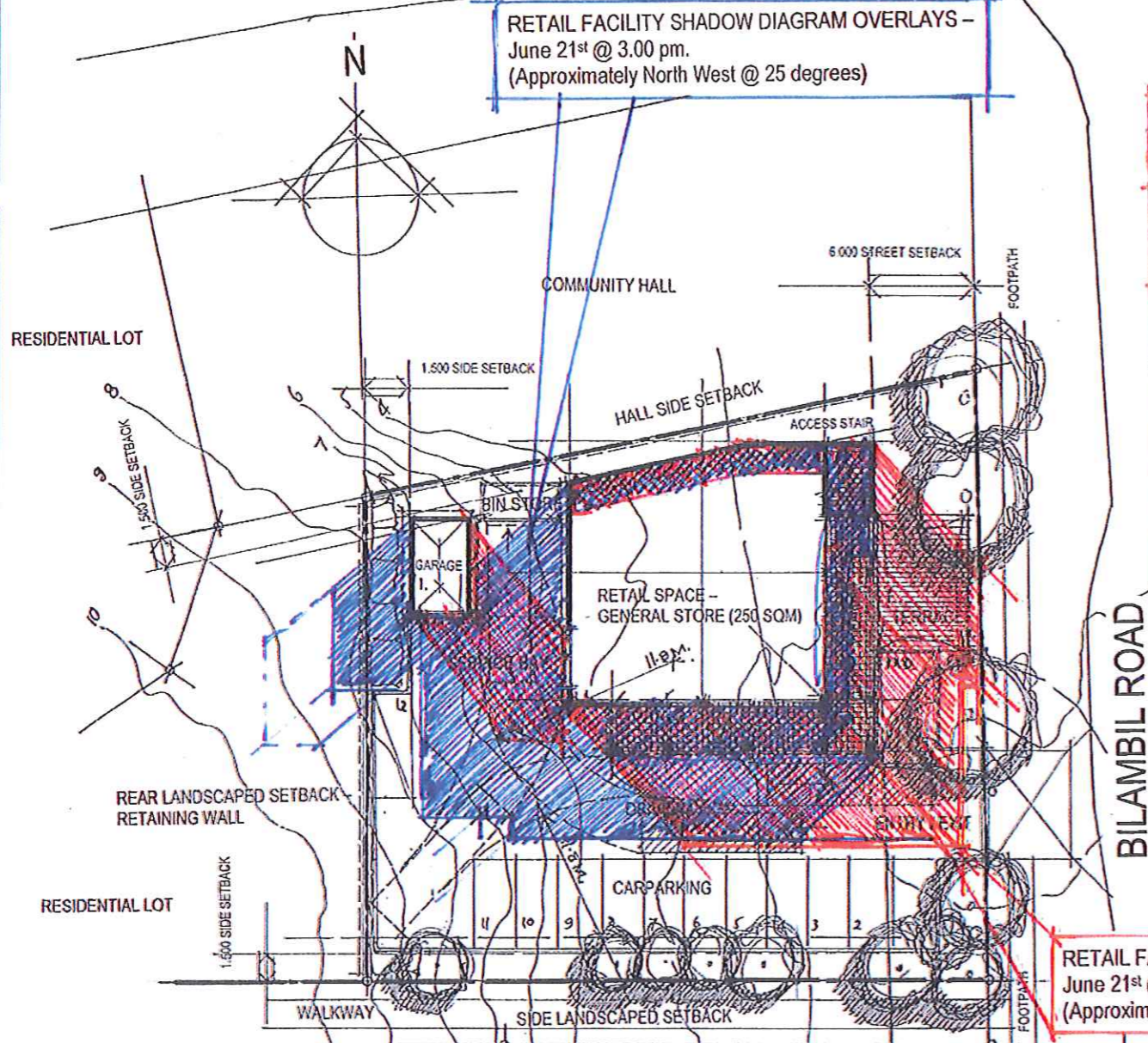
**STREET ELEVATION  
BILAMBIL ROAD**

RETAIL FACILITY SHADOW DIAGRAM OVERLAYS -  
March 21<sup>st</sup> @ 9.00 am.  
(Approximately East North East @ 40 degrees)

RETAIL FACILITY SHADOW DIAGRAM OVERLAYS -  
September 23<sup>rd</sup> @ 9.00 am.  
(Approximately East North East @ 40 degrees)

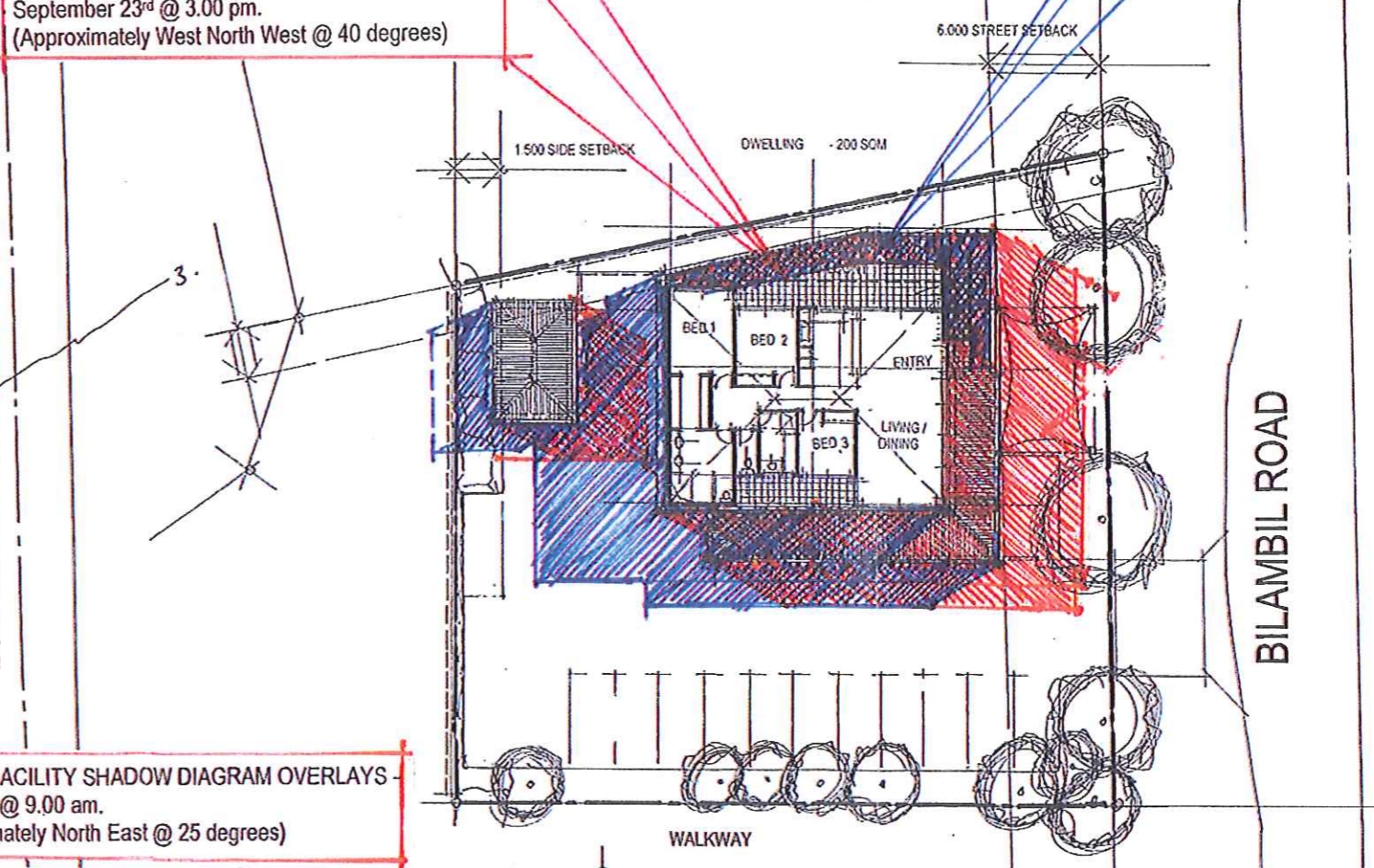
RETAIL FACILITY SHADOW DIAGRAM OVERLAYS  
March 21<sup>st</sup> @ 3.00 pm.  
(Approximately West North West @ 40 degrees)

RETAIL FACILITY SHADOW DIAGRAM OVERLAYS -  
September 23<sup>rd</sup> @ 3.00 pm.  
(Approximately West North West @ 40 degrees)



**SITE & BUILDING SETOUT PLAN -  
GROUND FLOOR**

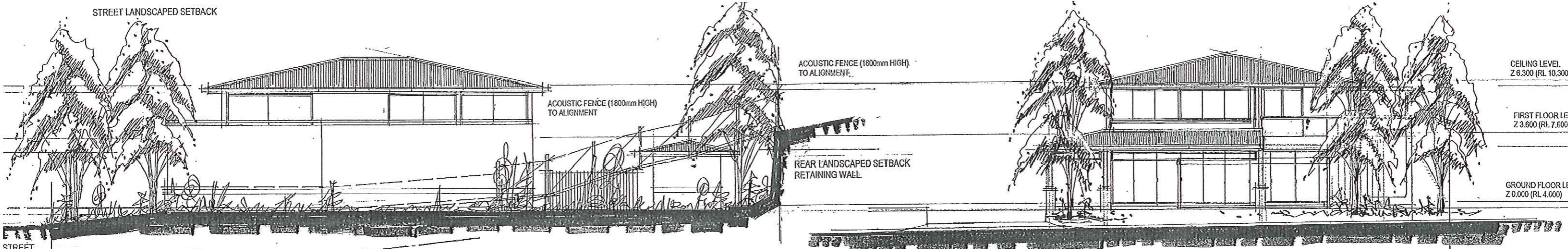
CARPARKING BAYS - 12 STANDARD BAYS  
1 DISABLED BAY  
1 GARAGE (DWELLING)  
1 SRV SERVICE BAY



**SITE & BUILDING SETOUT PLAN -  
FIRST FLOOR**

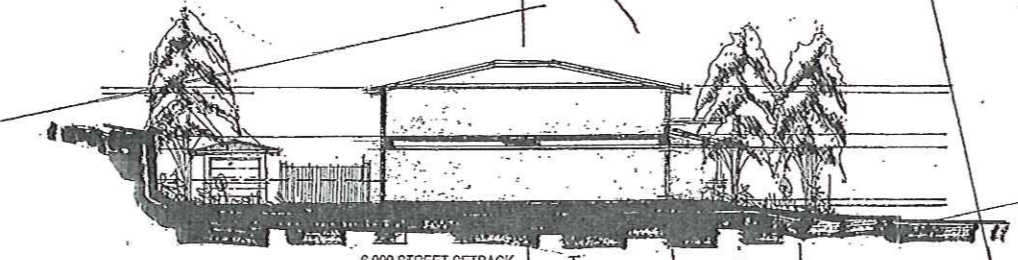
**BILAMBIL RESIDENTIAL ESTATE -  
RETAIL FACILITY (& RESIDENCE) PLANS & ELEVATION**

Project: BILAMBIL RESIDENTIAL ESTATE  
Development Approval Submission Drawing  
Drawing No.: DA07 (C) - RETAIL FACILITY SHADOW DIAGRAM OVERLAYS (SHEET 2)  
Date: 6<sup>th</sup> July 2008  
Scale: 1:400 @ A3 SHEET SIZE

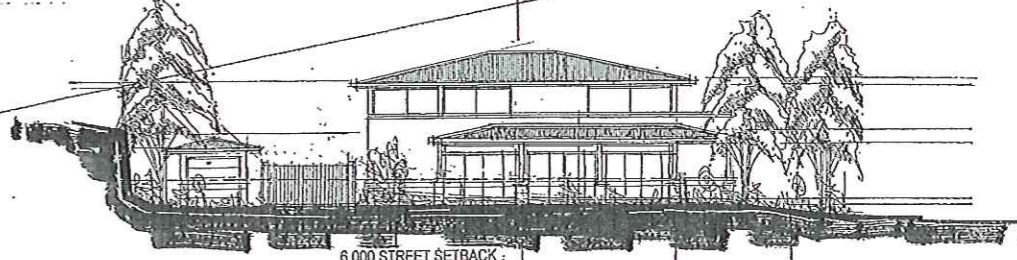


NORTH ELEVATION TO COMMUNITY HALL

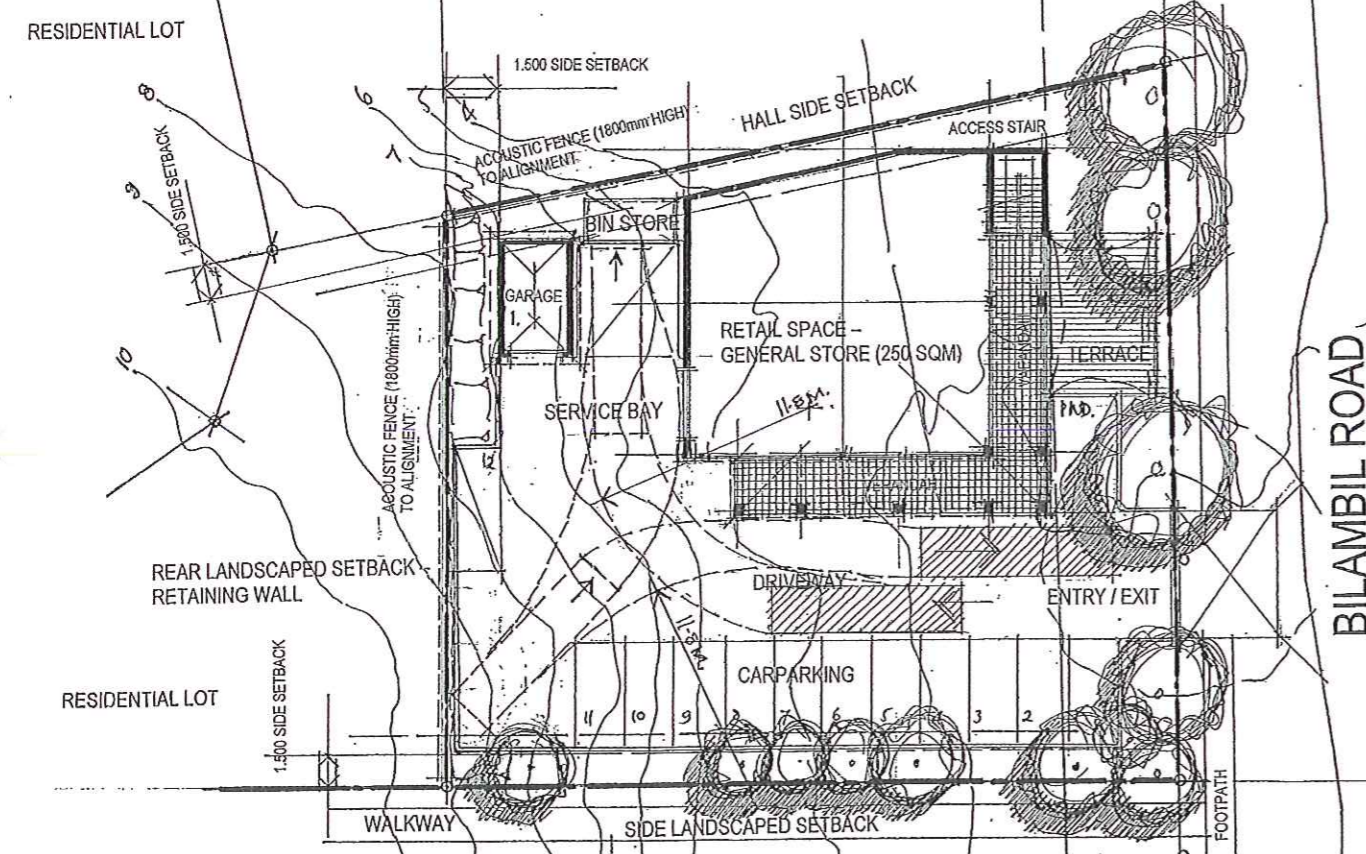
STREET ELEVATION BILAMBIL ROAD



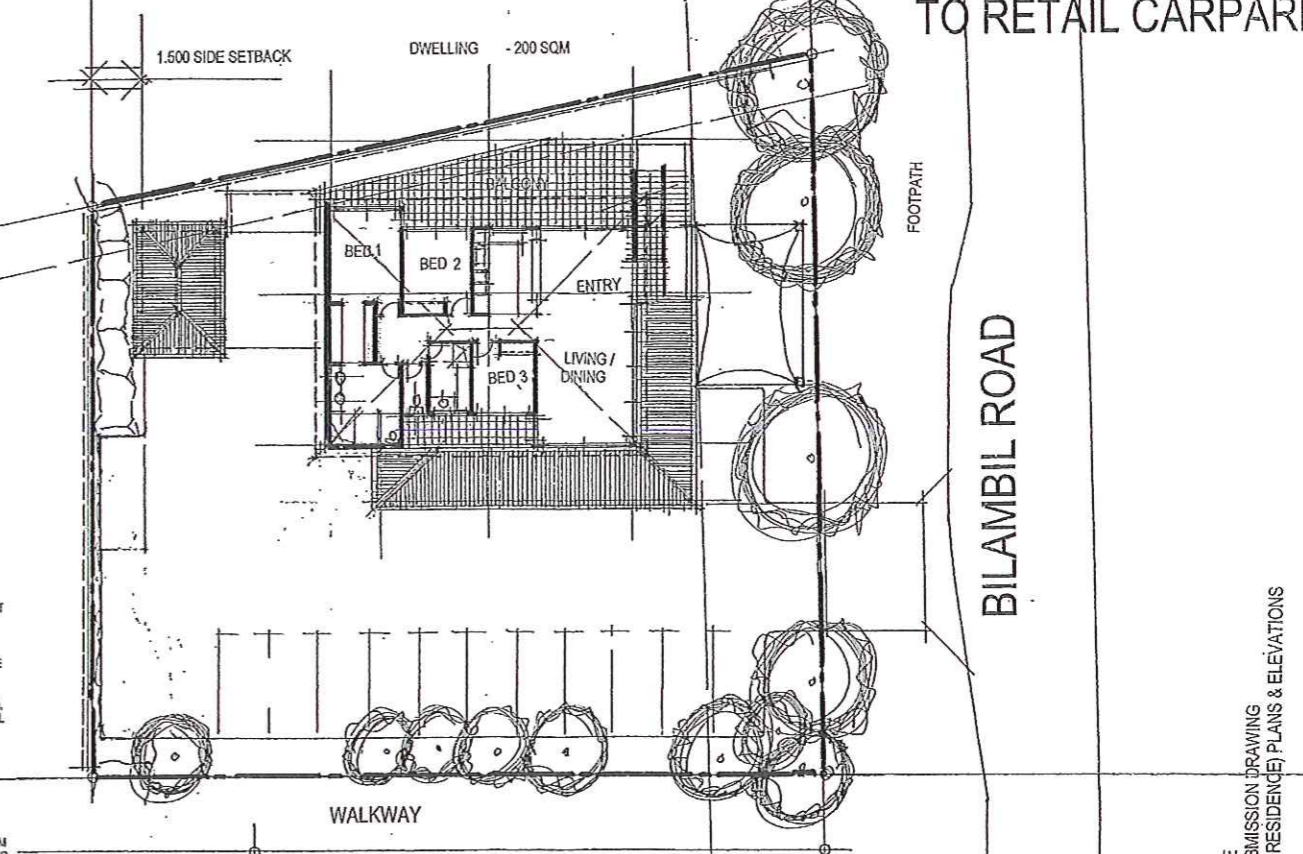
BUILDING SECTION



SOUTH ELEVATION TO RETAIL CARPARK



SITE & BUILDING SETOUT PLAN - GROUND FLOOR



SITE & BUILDING SETOUT PLAN - FIRST FLOOR

- BUILDING FINISHES & COLOURS - RETAIL & SHOP-TOP DWELLING:**
- LOWER LEVEL EXTERNAL WALLS - RENDERED MASONRY (SANDSTONE COLOUR).
  - UPPER LEVEL EXTERNAL WALLS - PAINTED SHADOWGLAD, FLAT OR GROOVE PROFILE (CHALK COLOUR) OR RENDERED MASONRY (CHALK COLOUR).
  - METAL ROOF DECKING - COLORBOND CUSTOM ORB P/PROFILE (LIGHT GREEN COLOUR).
  - METAL GUTTER (150 X 75MM QUAD), FASCIA (150MM PROFILED), & DOWNPIPES (100MM DIAMETER) - COLORBOND (WHITE / GULL GREY COLOUR).
  - WINDOW FRAMES - ALUMINIUM POWDERCOATED (BLACK COLOUR).
  - HANDRAILS & BALLSTRADING - ALUMINIUM POWDERCOATED (BLACK COLOUR).
  - PRIVACY SCREENS TO WINDOWS (45 X 20MM BATTENS AT 80MM CENTRES IN SURROUND FRAMES) - ALUMINIUM POWDERCOATED (BLACK COLOUR).
  - FRONT FENCE - RENDERED MASONRY BASE (SANDSTONE COLOUR) TO 800MM HIGH WITH POWDERCOATED ALUMINIUM POOL FENCING BETWEEN 600MM TO 1500MM HIGH BETWEEN MASONRY PIERS AT 2400MM MAX. CENTRES.
  - SIDE & REAR ACOUSTIC FENCES - PAINTED (SANDSTONE COLOUR) TRIMER OVERLAPPING BATTENS TO MAX. 1800MM HEIGHT TO LOCATION & EXTENT INDICATED.

- CARPARKING BAYS - 12 STANDARD BAYS  
 1 DISABLED BAY  
 1 GARAGE (DWELLING)  
 1 SRV SERVICE BAY

# BILAMBIL RESIDENTIAL ESTATE - RETAIL FACILITY (& RESIDENCE) PLANS & ELEVATION

Project: BILAMBIL RESIDENTIAL ESTATE  
 DEVELOPMENT APPROVAL SUBMISSION DRAWING  
 Drawing No.: DA01 (C) - RETAIL FACILITY (& RESIDENCE) PLANS & ELEVATIONS  
 Date: 08 July 2008  
 Scale: 1:100 & 1:200 @ A1 SHEET SIZE