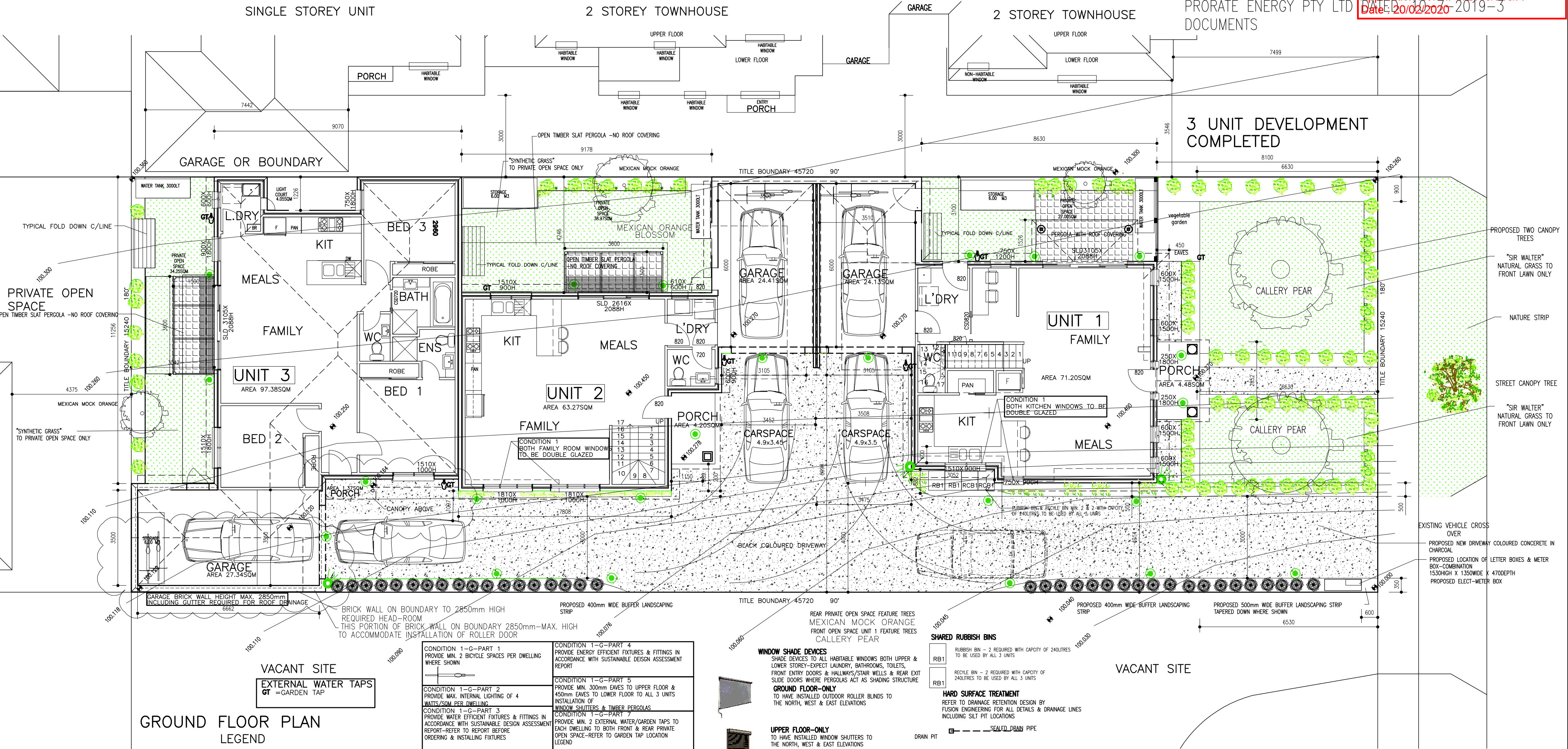


CONDITION 1-G-PART 6  
PROVIDE MIN. 50 SQM OF ROOF AREA TO COLLECTED & DISCHARGE INTO WATER TANKS UP TO 2 DOWNPIPES CAN BE CONNECTED. OUTLET CONNECTION TO BE FITTED TO ALL TOILETS-IF A TOTALLY SEALED DRAINAGE SYSTEM IS TO BE USED THEN THE WHOLE OF THE ROOF AREA CAN BE COLLECTED & DISCHARGED INTO WATER TANKS-PROVISION FOR WATER TANK OVER FLOW TO BE CONNECTED TO STORMWATER DRAINAGE SYSTEM

WATER TANK 3000LT  
MINIMUM CAPACITY

THESE PLANNING DRAWINGS FORM PART OF & TO BE READ IN CONJUNCTION WITH:  
FUSION ENGINEERING SERVICES  
DOCUMENTS  
PRORATE ENERGY PTY LTD  
DOCUMENTS

REVISION 10/16-2-2017  
REVISION 22/2-1-2018  
REVISION 23/2-3-2018  
REVISION 24/2-12-2019  
Date: 20/02/2020



## GROUND FLOOR PLAN LEGEND

- 1 2 3 LETTERBOXES
- RB RECYCLING BIN
- B GENERAL RUBBISH BIN
- NATURAL DARK CHARCOAL-COLOURED CONCRETE DRIVEWAY
- FRONT GENERAL AND VEHICLE PAVING AREAS
- GENERAL CONCRETE PAVING TO SIDE AND REAR WALK WAYS-TERRA COTTA
- EXISTING TIMBER FENCE (TO ALL 3 TITLE BOUNDARIES EXCLUDE FRONT)
- PROPOSED TIMBER FENCE
- TIMBER GARDEN EDGING JARRAH OR TREATED PINE
- SYNTHETIC GRASS LAWN AREA
- CLOTHES LINE
- EXTERNAL LIGHT
- POSITION OF LIGHT SENSOR

- SHED FOR EXTERNAL STORAGE
- SITE LEVELS
- MAIN FEATURE TREES WHERE SHOWN
- "ARISTOCRAT" CALLERY PEAR
- MEXICAN MOCK ORANGE
- WATER TANK 3000LT
- ALL WATER TANKS TO HAVE MIN. CAPACITY OF 3000 LITRES & BE PLUMBED TO ALL TOILETS FLUSHING CISTERNS

	GROUND FLOOR	GARAGE	PORCH	STORAGE	FIRST FLOOR
UNIT-1	71.20 SQM	24.41 SQM	4.48SQM	6.00SQM	75.55 SQM
UNIT-2	63.30 SQM	24.13 SQM	4.20 SQM	6.00SQM	74.71 SQM
UNIT-3	97.38 SQM	27.34 SQM	1.37 SQM	6.00SQM	

TOTAL COVERED AREA = 317.81 SQM = 45.60%  
TOTAL HARD PAVING AREA = 192.67 SQM  
TOTAL IMPERMEABLE AREA = 510.48 SQM = 73.24%

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BUILDING DESIGNER

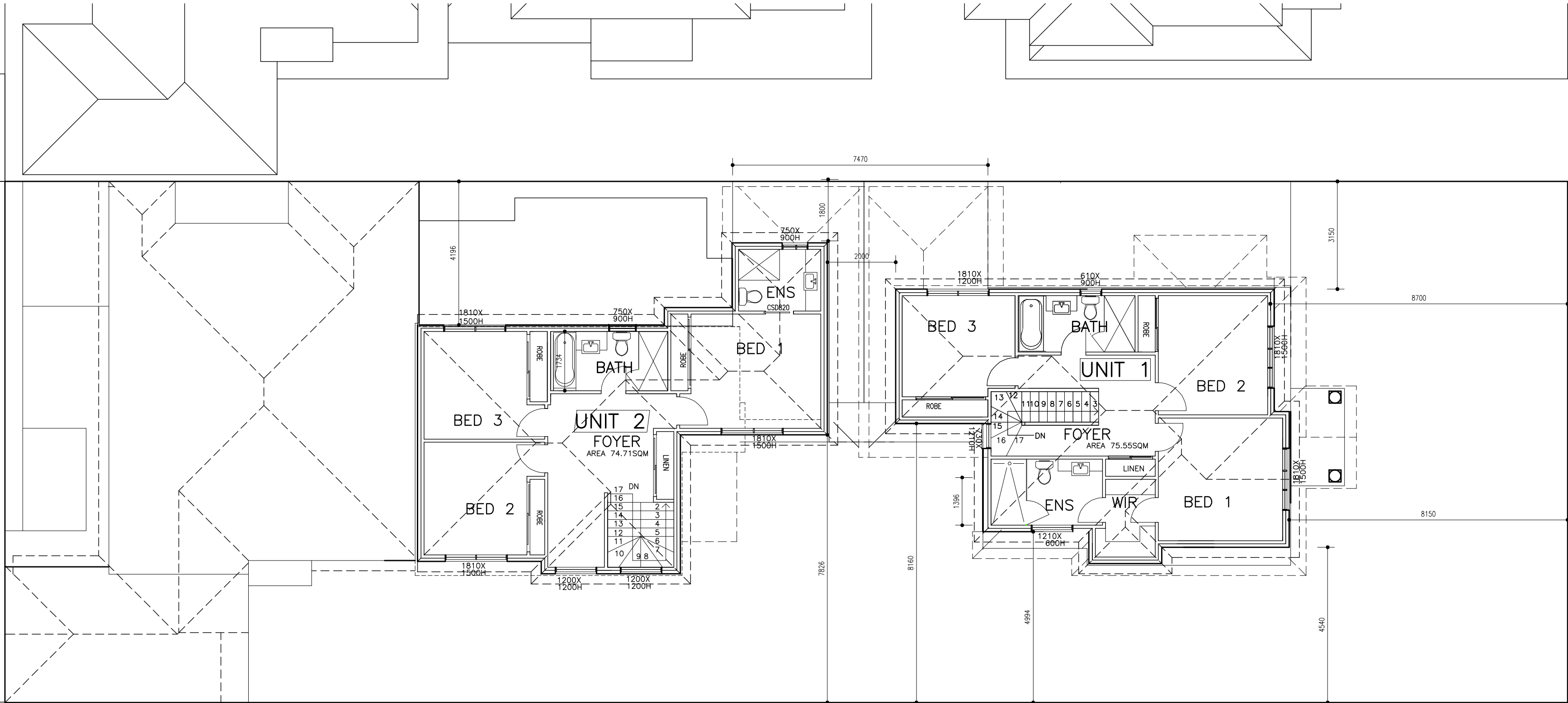
PAUL CACCAMO  
11 ALBANY COURT, TAYLORS LAKES. 3038.  
ph (03) 9449 7535  
MOBILE : 0425 789329 fax : (03) 9449 7535

PROJECT :  
PROPOSED UNIT DEVELOPMENT  
ADDRESS :  
7 HUBERT AVENUE, GLENROY

Rev: REVISION 5/25-8-2016  
REVISION 10/16-2-2017  
REVISION 22/2-1-2018  
REVISION 23/2-3-2018  
REVISION 24/2-12-2019  
Date: 05 JUN 2016  
Scale: 1:100

Client:  
Drawn: PAUL CACCAMO  
Job Ref:  
Dwg. Name: GROUND FLOOR PLAN  
DRAWING No.: AD3





CONDITION 1-G-PART 2  
PROVIDE MAX. INTERNAL LIGHTING OF 4WATTS/SQM PER DWELLING

CONDITION 1-G-PART 5  
PROVIDE MIN. 300mm EAVES TO BOTH UPPER & LOWER FLOOR TO ALL 3 UNITS

CONDITION 1-G-PART 6  
PROVIDE MIN. 50 SQM OF ROOF AREA TO DISCHARGE & COLLECTED INTO WATER TANKS UP TO 2 DOWNPIPES CAN BE CONNECTED. OUTLET CONNECTION TO BE FITTED TO ALL TOILETS-IF A TOTALLY SEALED DRAINAGE SYSTEM IS TO BE USED THEN THE WHOLE OF THE ROOF AREA CAN BE COLLECTED & DISCHARGED INTO WATER TANKS-PROVISION FOR WATER TANK OVER FLOW TO BE CONNECTED TO STORMWATER DRAINAGE SYSTEM

**WINDOW SHADE DEVICES**  
SHADE DEVICES TO ALL HABITABLE WINDOWS BOTH UPPER & LOWER STOREY-EXPECT LAUNDRY, BATHROOMS, TOILETS, FRONT ENTRY DOORS & HALLWAYS/STAR WELLS & REAR EXIT SLIDE DOORS WHERE PERGOLAS ACT AS SHADING STRUCTURE

**GROUND FLOOR-ONLY**  
TO HAVE INSTALLED OUTDOOR ROLLER BLINDS TO THE NORTH, WEST & EAST ELEVATIONS

**UPPER FLOOR-ONLY**  
TO HAVE INSTALLED WINDOW SHUTTERS TO THE NORTH, WEST & EAST ELEVATIONS

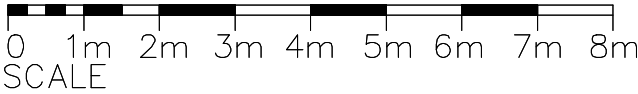
**WINDOW SHADE DEVICE TO OUTDOORS**  
MAIN EXIT SLIDE DOORS TO REAR OPEN SPACE TO HAVE INSTALLED TIMBER FRAME PERGOLA WITH 50X25 TREATED PINE SLATS WITH 50mm SPACINGS-UNITS 2 & 3  
PERGOLA-WITH ROOF COVERING-UNIT 1

FIRST FLOOR PLAN



CONDITION 1-G-PART 8  
PROVIDE MIN. 2 BICYCLE SPACES PER DWELLING

CONDITION 1-G-PART 9  
PROVIDE MIN. 2 BICYCLE SPACES PER DWELLING



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PROJECT :  
PROPOSED UNIT DEVELOPEMENT

ADDRESS :  
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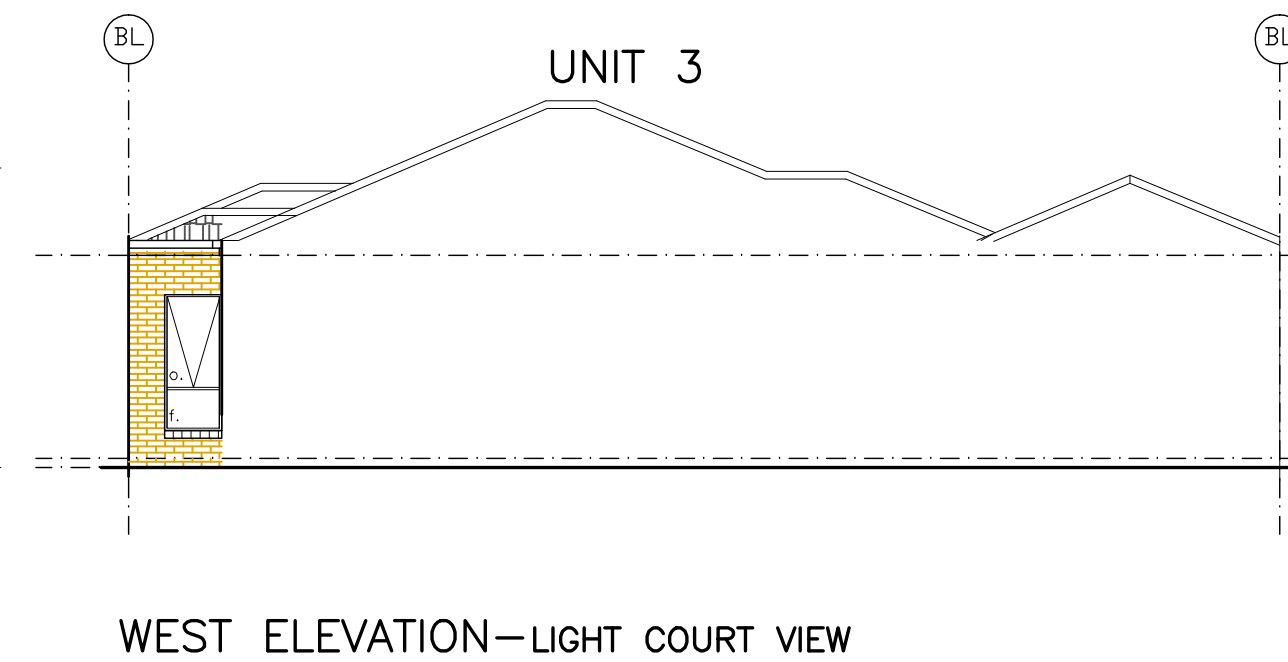
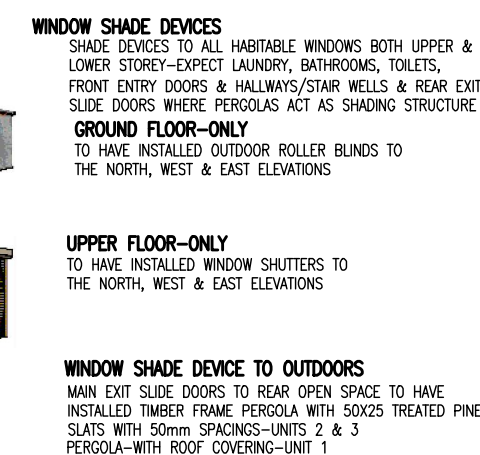
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REVISION 23/2-3-2018  
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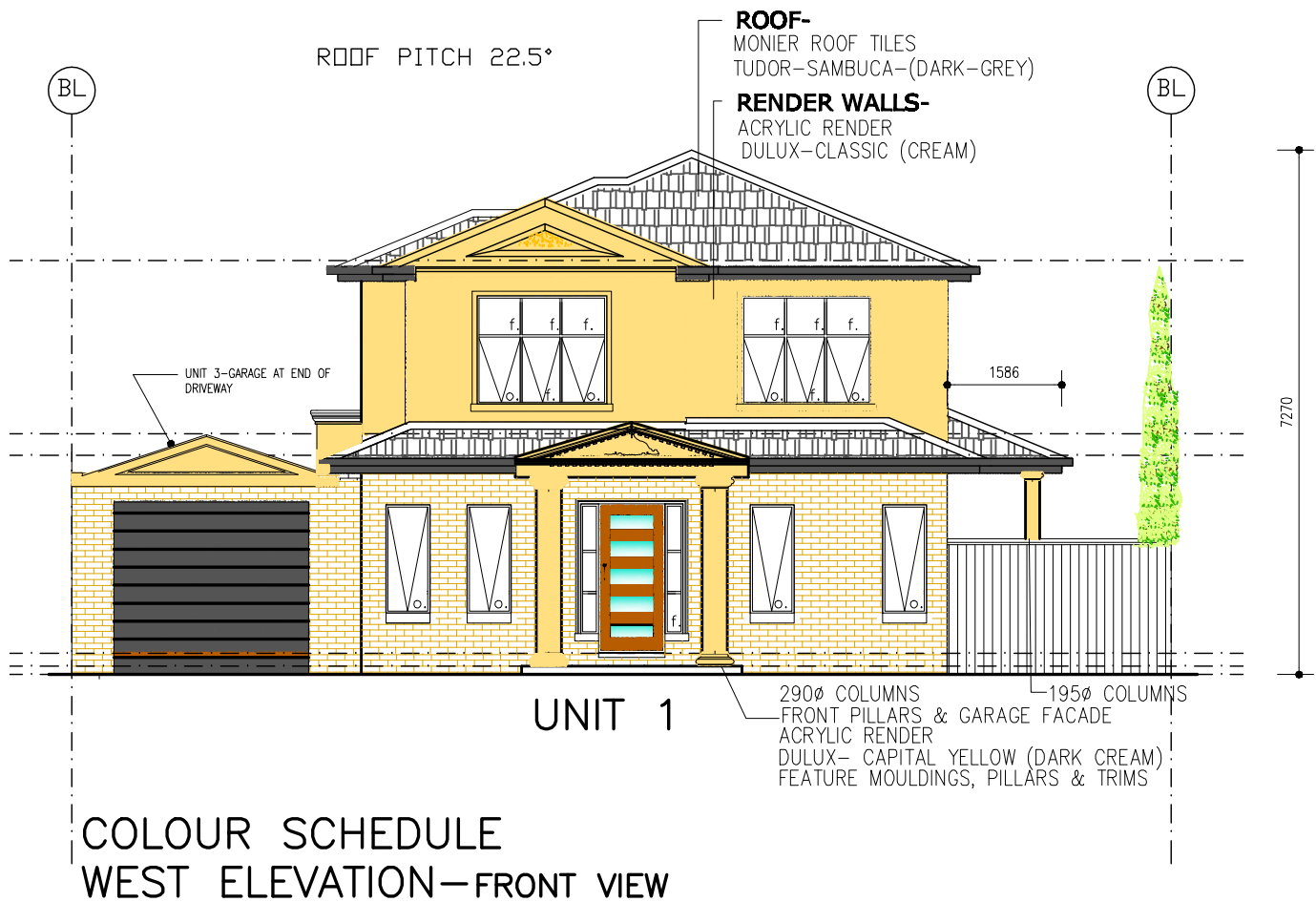
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Client:  
Drawn: PAUL CACCAMO  
Job Ref:  
Dwg. Name: FIRST FLOOR PLAN  
DRAWING No.: AD4

REVISION 25/28-1-2020







COLOUR SCHEDULE  
WEST ELEVATION—FRONT VIEW

SCHEDULE OF MATERIALS & COLOURS



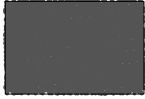
**ROOF-**  
MONIER ROOF TILES  
TUDOR-SAMBUCA-(DARK-GREY)



**FACE BRICKS-**  
SELKIRK FACE BRICKS  
MACEDON-MULTI COLOUR BLEND



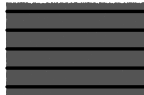
**RENDER WALLS-**  
ACRYLIC RENDER A194  
DULUX- CLASSIC CREAM (CREAM)



**FASCIA,  
GUTTER & DOWNPIPES-**  
COLOURBOND MONUMENT-BLACK



**PORCH 2 PIERS- MOULDINGS**  
ACRYLIC RENDER A197  
DULUX- CAPITAL YELLOW (DARK CREAM)



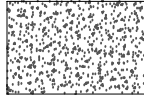
**GARAGE PANEL LIFT DOOR-**  
COLOURBOND- BLACK



**ALUMINUM WINDOWS-**  
COLOURBOND MONUMENT-BLACK



**FRONT ENTRY DOOR-**  
NATURAL HARDWOOD TIMBER  
CLEAR SEALER APPLIED FINISH



**CONCRETE DRIVEWAY-**  
COLOURED-CHARCOAL-(MID-GREY)  
NO PATTERN-PLAIN FINISH ONLY

WINDOW SHADE DEVICES

SHADE DEVICES TO ALL HABITABLE WINDOWS BOTH UPPER & LOWER STOREY-EXPECT LAUNDRY, BATHROOMS, TOILETS, FRONT ENTRY DOORS & HALLWAYS/STAIR WELLS & REAR EXIT SLIDE DOORS WHERE PERGOLAS ACT AS SHADING STRUCTURE

GROUND FLOOR-ONLY

TO HAVE INSTALLED OUTDOOR ROLLER BLINDS TO THE NORTH, WEST & EAST ELEVATIONS

UPPER FLOOR-ONLY

TO HAVE INSTALLED WINDOW SHUTTERS TO THE NORTH, WEST & EAST ELEVATIONS

WINDOW SHADE DEVICE TO OUTDOORS

MAIN EXIT SLIDE DOORS TO REAR OPEN SPACE TO HAVE INSTALLED TIMBER FRAME PERGOLA WITH 50X25 TREATED PINE SLATS WITH 50mm SPACINGS-UNITS 2 & 3  
PERGOLA-WITH ROOF COVERING-UNIT 1

REVISION 25/28-1-2020

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BUILDING DESIGNER  
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PROJECT :.  
PROPOSED UNIT DEVELOPEMENT

ADDRESS :.  
7 HUBERT AVENUE, GLENROY

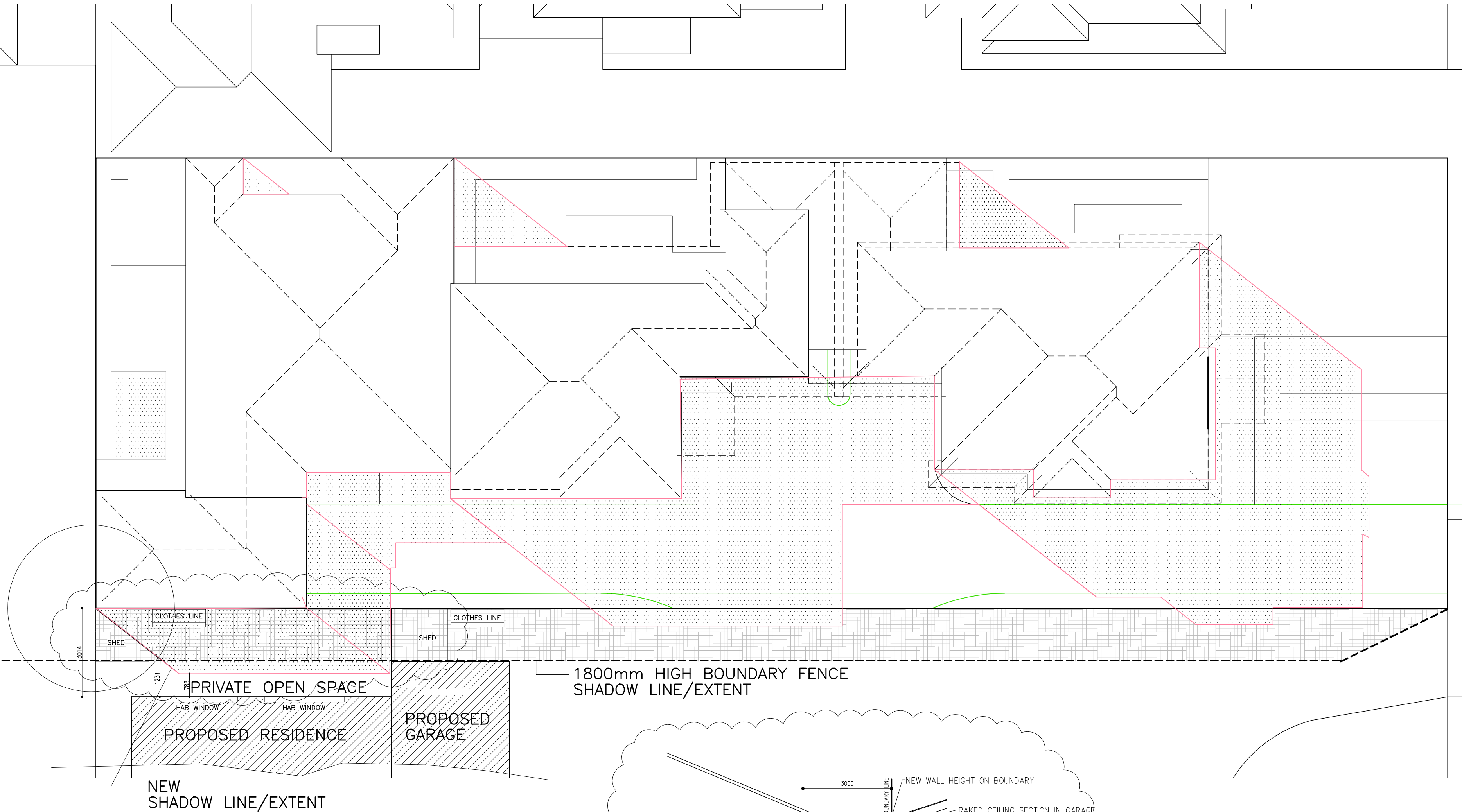
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REVISION 23/2-3-2018  
**REVISION 24/2-12-2019**

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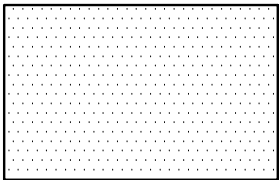
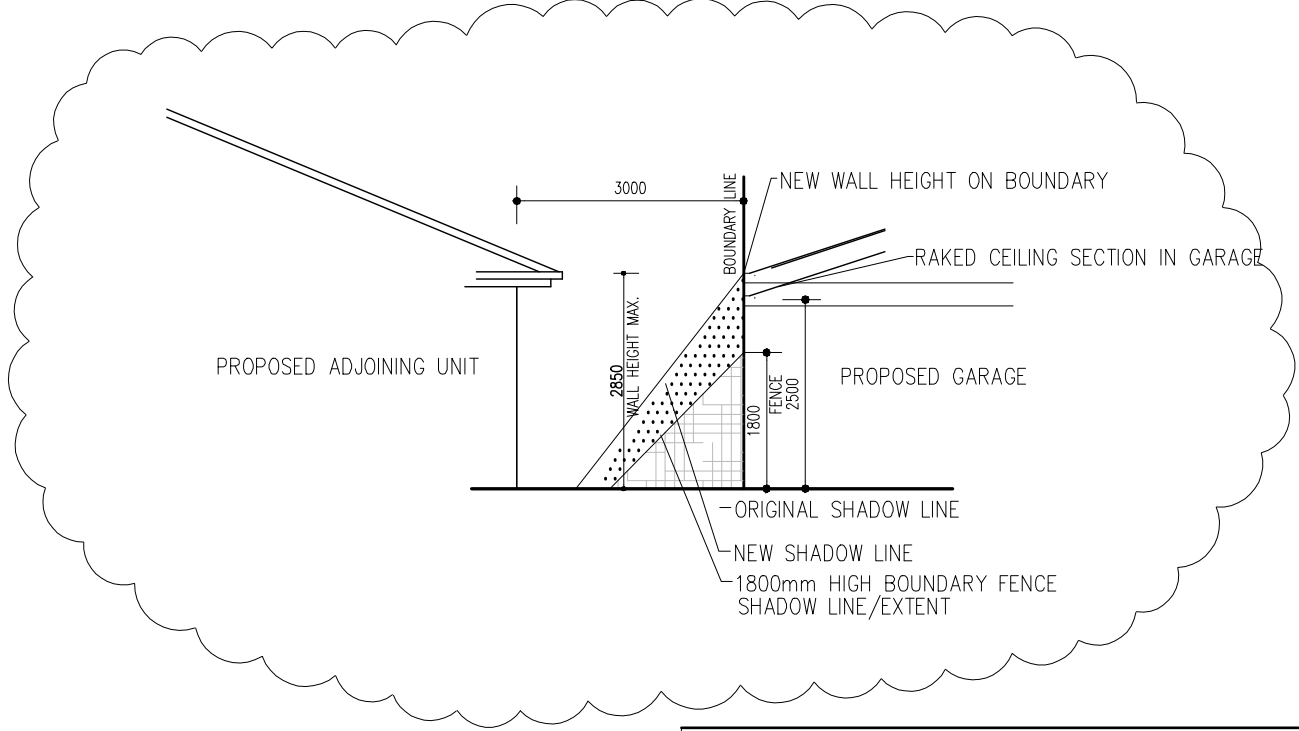
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Drawn:  
Job Ref:  
Dwg. Name:  
COLOUR SCHEDULE

AD6





3pm SHADOW PLAN



23rd SEPT-EQUINOX  
3:00PM SHADOW  
REVISION 25/28-1-2020



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PROJECT :  
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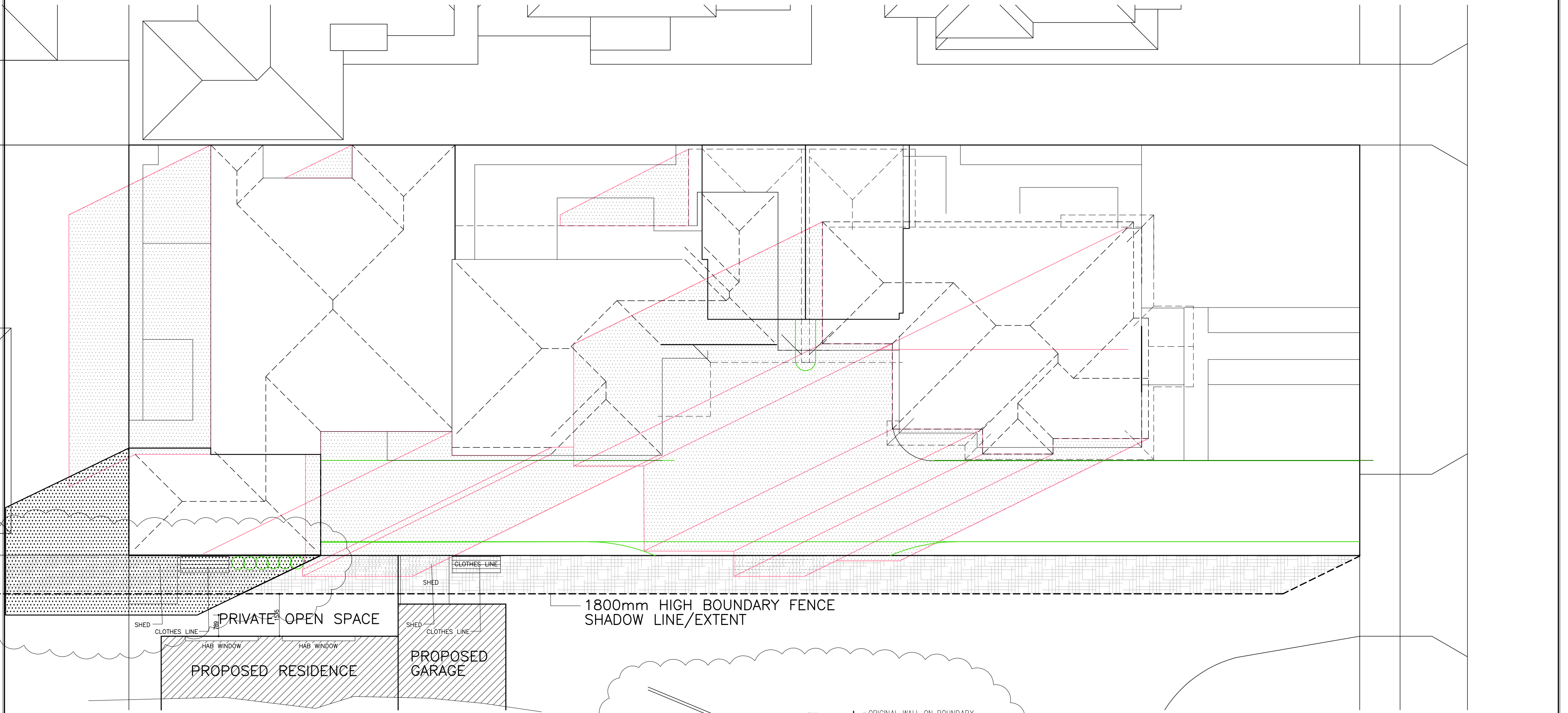
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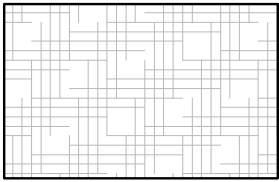
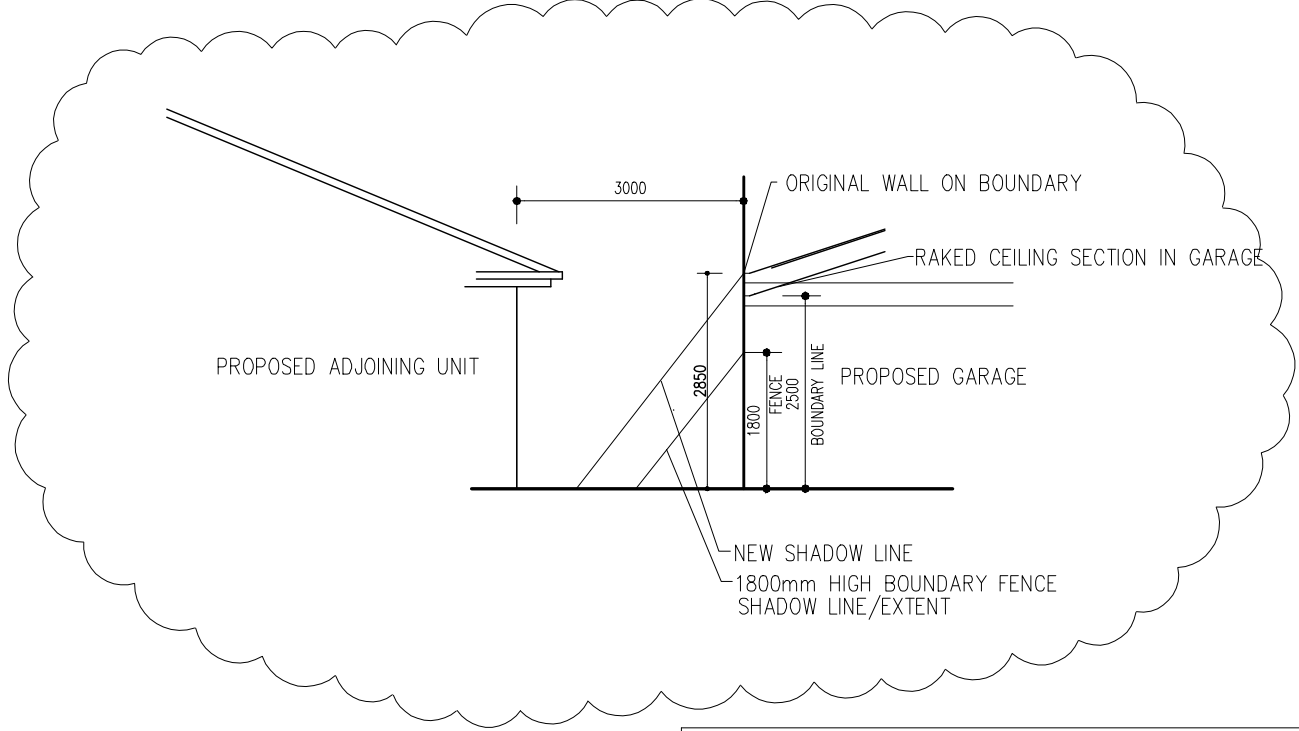
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Client:  
Drawn: PAUL CACCAMO  
Job Ref:  
Dwg. Name: FIRST FLOOR  
PLAN  
DRAWING No.: AD9

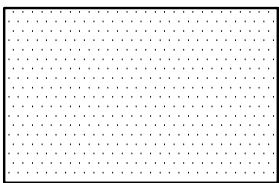


9am SHADOW PLAN

1800mm HIGH BOUNDARY FENCE  
SHADOW LINE/EXTENT



1800mm HIGH BOUNDARY FENCE



23rd SEPT-EQUINOX  
9:00AM SHADOW  
REVISION 25/28-1-2020



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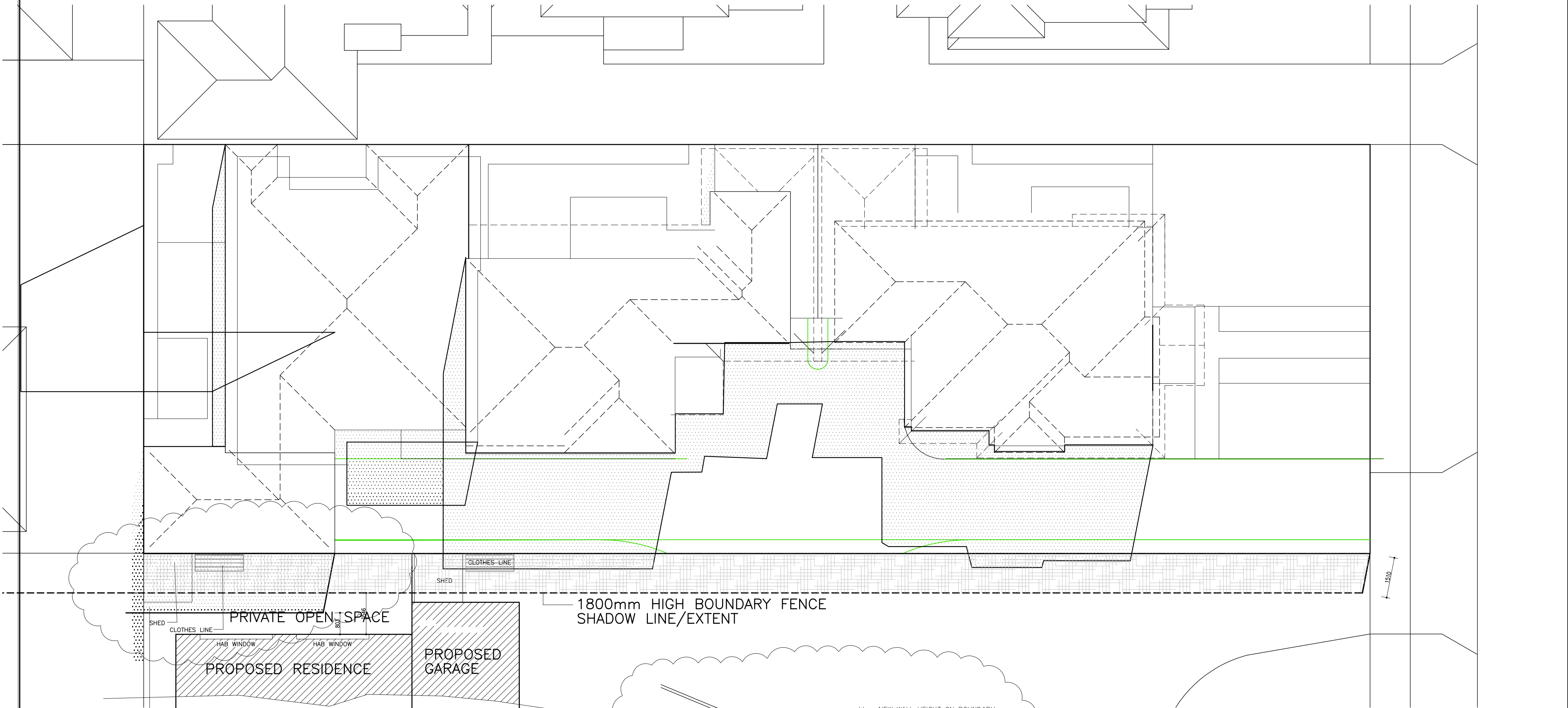
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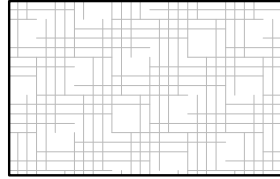
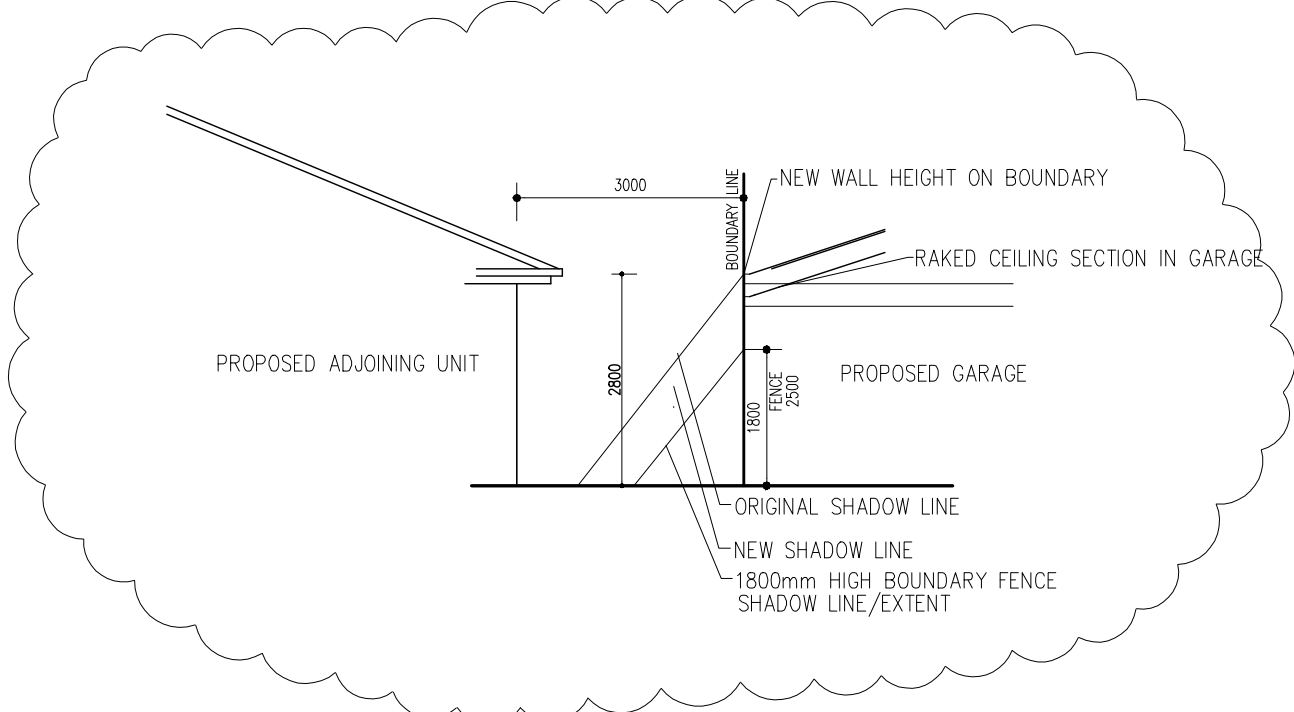
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Client:  
Drawn: PAUL CACCAMO  
Job Ref:  
Dwg. Name: FIRST FLOOR  
PLAN  
DRAWING No.: AD7

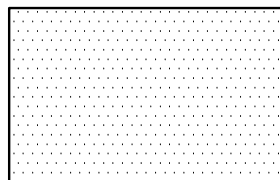




# 12noon SHADOW PLAN



1800mm HIGH BOUNDARY FENCE



23rd SEPT-EQUINOX  
12:00NOON SHADOW  
REVISION 25/28-1-2020



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MOBILE : 0425 789329 fax : (03) 9449 7535

PROJECT :  
PROPOSED UNIT DEVELOPEMENT

ADDRESS :  
7 HUBERT AVENUE, GLENROY

Rev: REVISION 5/25-8-2016  
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Date: 05 JUN 2016  
Scale: 1:100

Client:  
Drawn: PAUL CACCAMO  
Job Ref:  
Dwg. Name: FIRST FLOOR PLAN  
DRAWING No.: AD8