

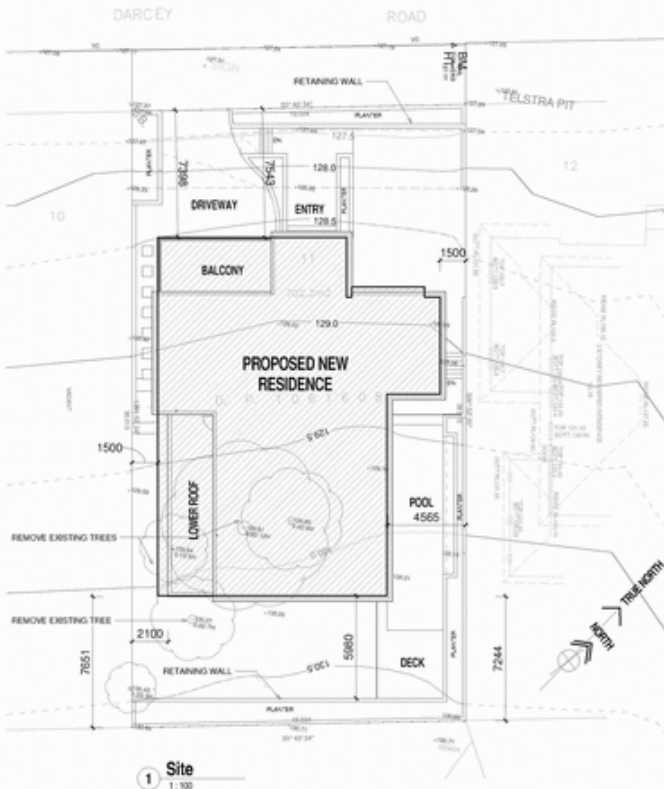
## CASTLE HILL

Located in the Castle Brae Estate in popular Castlewood. Awesome 702m<sup>2</sup> block on the high side of the road surrounded by quality upmarket homes. 19.5 metre frontage and 36 metre depth. D.A approved from Council to build an architect designed environmentally friendly 69.5 square modern home with a 6 car garage and swimming pool. Structural, landscape and survey drawings have also been completed. You can start building once you have settled! Great value for money!

**Land Size** : 702 sqm  
**View** : <https://www.gilmour.com.au/sale/nsw/hills/castle-hill/residential/land/5620846>



**Craig Alexis**  
02 9899 3311



1 Site  
1:100

Building Area / Site coverage	
Name	Area
Building Area	2902.58
Driveway Area	42.30
Front Pathway Area	17.02
Carports Area	11.70
Pool & Terrace Area	56.64
	420.24

SITE AREA = 702 sqm

ALLOWABLE SITE COVERAGE = 60% = 421.2 sqm  
 PROPOSED SITE COVERAGE = 59.8% = 420.24 sqm

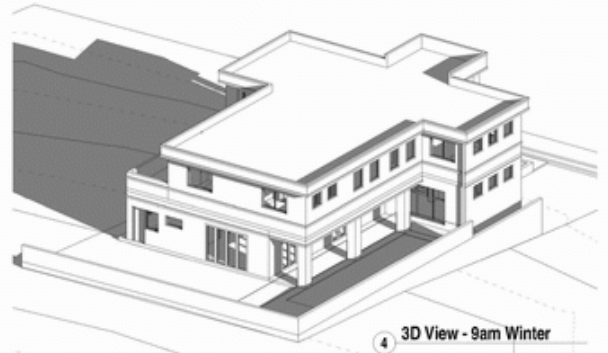
Floor Area Schedule	
Name	Area
First Floor	212.77
Garage Level	202.10
Ground Floor	646.87



2 3D View - Noon Winter



3 3D View - 3pm Winter



4 3D View - 9am Winter

**STEPHEN MENZIES**  
 ARCHITECT  
 REGISTERED ARCHITECT (No. 1617)  
 120/121 STATION STREET, SUITE 101  
 SYDNEY, NSW 2000  
 PH: (02) 9550 1111  
 WWW.SMPARCHITECTURE.COM.AU

NOTES:  
 1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE SPECIFIED.  
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NO.	REVISION	DATE	BY	APPROVED	DATE
1	ISSUED FOR PERMIT				

CLIENT: **MR. P. GAVRIELATOS**  
 PROJECT: **LOT 11 DP 1061608  
 20 DARCEY ROAD  
 CASTLE HILL**

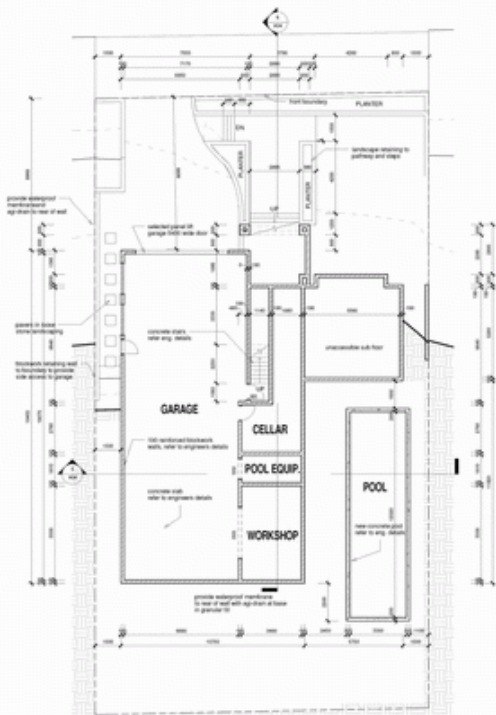
PROPOSED: **PROPOSED NEW RESIDENCE**  
 DRAWING: **06-257**  
 SCALE: **1:100**

DATE: **06-257**  
 SHEET: **A01**  
 TOTAL SHEETS: **1**

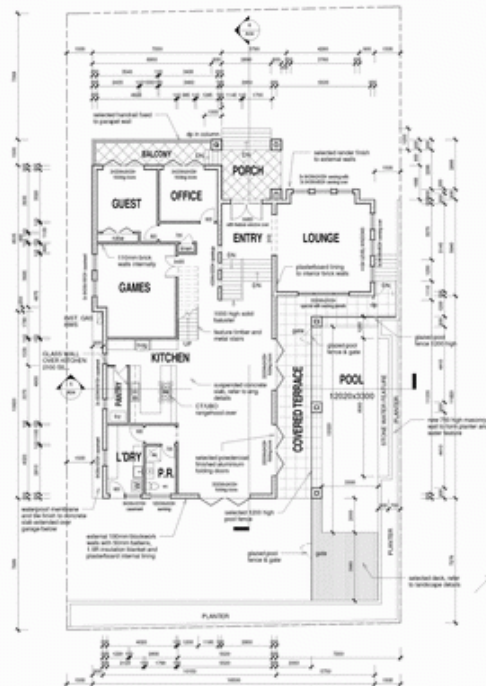
DATE: **06-257**  
 SHEET: **A01**  
 TOTAL SHEETS: **1**

6/12/2008 2:05:45 PM





1 Garage Floor  
1:100



2 Ground Floor  
1:100

- BASIC COMMENTS:**  
**CERTIFICATE NO. 248293**
- ALL REFERRED TO HAVE A 3 STAR RATING.
  - ENVIRONMENTAL ASSESSMENT:**  
 REFERRED TO 11 ENVIRONMENTAL ASSESSMENT REPORTS PROVIDED IN SET AND CONNECTED TO THE FOLLOWING:  
 - AIR QUALITY ASSESSMENT REPORT (AIR QUALITY ASSESSMENT REPORT)  
 - WATER QUALITY ASSESSMENT REPORT (WATER QUALITY ASSESSMENT REPORT)  
 - SOIL QUALITY ASSESSMENT REPORT (SOIL QUALITY ASSESSMENT REPORT)  
 - NOISE ASSESSMENT REPORT (NOISE ASSESSMENT REPORT)  
 - VISUAL IMPACT ASSESSMENT REPORT (VISUAL IMPACT ASSESSMENT REPORT)  
 - HERITAGE ASSESSMENT REPORT (HERITAGE ASSESSMENT REPORT)  
 - VEGETATION ASSESSMENT REPORT (VEGETATION ASSESSMENT REPORT)  
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<b>STEPHEN MENZIES</b> ARCHITECT REGISTERED ARCHITECT (No. 1671) 15 DUNDAS STREET WEST, SUITE 200 TORONTO, ONTARIO M5G 1C8 TEL: (416) 593-9300 WWW.SMENZIESARCHITECTURE.COM	SPECIAL COMMENTS: CONSULT WITH THE LOCAL AUTHORITY FOR ALL APPLICABLE REGULATIONS, ORDINANCES AND BY-LAWS. ALL WORK MUST BE COMPLETED IN ACCORDANCE WITH THE LOCAL AUTHORITY'S REQUIREMENTS.	DATE	NO.	REVISION	DATE	NO.	REVISION	DATE	NO.	REVISION	DATE	NO.	REVISION	
<b>MR. P. GAVRELATOS</b> CLIENT 20 DARCEY ROAD CASTLE HILL		ADDRESS LOT 11 DP 1061608 20 DARCEY ROAD CASTLE HILL		PROJECT <b>PROPOSED NEW RESIDENCE</b> <b>GARAGE &amp; GROUND FLOOR PLANS</b>			DRAWING NO. <b>06-257</b>		SHEET NO. <b>A02</b>		DATE <b>04/11/2024</b>		SCALE <b>1:100</b>	