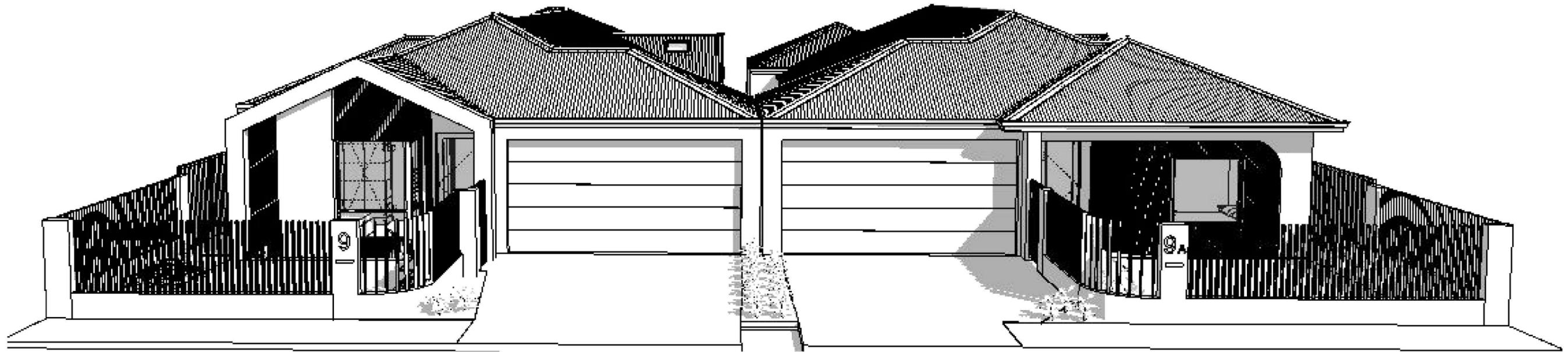


25-1401 PRELIMINARY DESIGN



SHEET INDEX

- 1 COVER
- 2 EXISTING SITE PLAN
- 3 SUBDIVISION PLAN
- 4 SITE PLAN
- 5 H1 GF FLOOR PLAN
- 6 H1 ELEVATIONS 1,2 & 5
- 7 H1 ELEVATIONS 3 & 4
- 8 H2 GF FLOOR PLAN
- 9 H2 ELEVATIONS 1,2 & 5
- 10 H2 ELEVATIONS 3 & 4
- 11 PERSPECTIVES



BLEND
RESIDENTIAL DESIGNS

PALTRIDGE AVENUE

TBM NAIL IN BITUMEN
RL 15.03
ORIGIN - SEWER M/H M1356



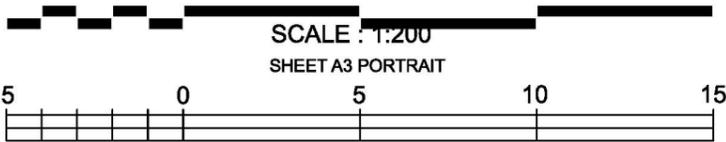
Lot 52
D 32739
SP 1887

Lot 50
D 32741
SP 2675

Lot 48
D 32740
SP 13356

LEGEND

- COMMUNICATIONS PIT
- WATER METER
- POWER DOME
- LIGHT POLE
- SEWER PROPERTY CONNECTION
- SEWER MAIN (WATER CORP DATA)
- MAILBOX
- GATE
- PEG FOUND
- PEG NOT FOUND
- SIDE ENTRY PIT
- STUMP / DEAD TREE
- STEPS
- CLOTHESLINE
- BRICK / STEEL / WOODEN POSTS
- ELEC METER BOX



NOTE: ALL IMPROVEMENTS ON LOT ARE TO BE DEMOLISHED & FULL SITE CLEARANCE UNDERTAKEN

STATISTICS:	PROPOSED BOUNDARIES
No. OF EXISTING LOTS 1	EXISTING BOUNDARIES
No. OF PROPOSED LOTS 2	ZONING: R30
TOTAL C.T. AREA 850m ²	

Rev	Description	Date	CHK
1	INITIAL ISSUE	16/6/25	AA

Project Name
9 & 9A PALTRIDGE AVENUE, CARLISLE

Drawing Title
**PROPOSED FREEHOLD SUBDIVISION
OF LOT 51 ON D 32740
C.T. 1310-329**

THIS PLAN MAY ONLY BE USED FOR CONTOUR AND FEATURE PURPOSES, THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY, POSITIONED OVER EVIDENCE OF OCCUPATION. IT SHOULD BE NOTED THAT UNDERGROUND SERVICES DID NOT FORM PART OF THIS SURVEY, THEREFORE PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION, THE RELEVANT AUTHORITY SHOULD BE CONTACTED. THE CERTIFICATE OF TITLE CHECKED FOR EASEMENTS AND ENCUMBRANCES

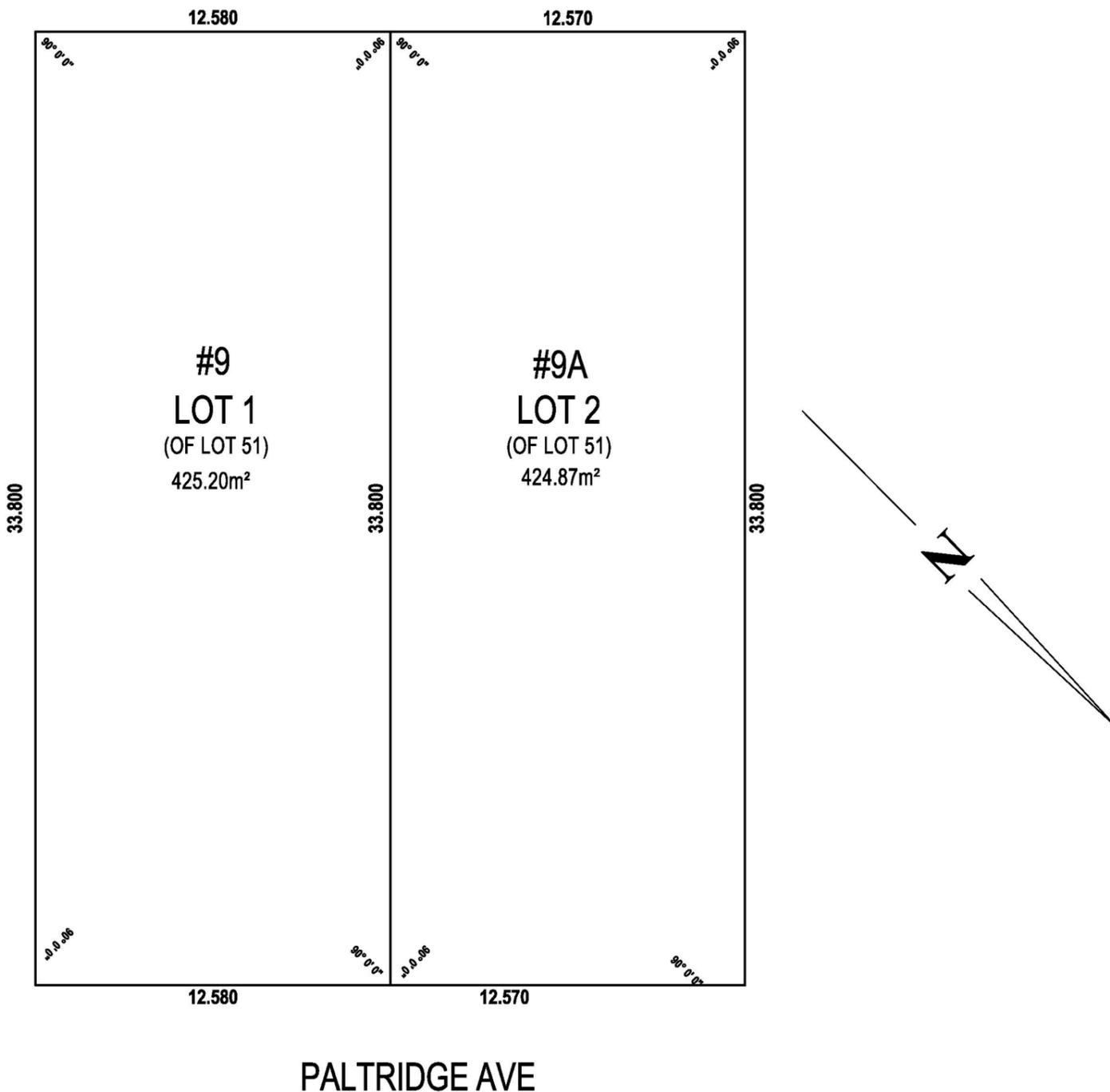
Hor Datum	SITE	Surveyor:	[REDACTED]
Vert Datum	SITE	Date of Capture:	13/5/25
Contour Interval	0.2m	Drawing No	
Client	[REDACTED]		2025-25-1



The contractor / builder / client is responsible for setting out and checking all levels and measurements on site. All dimensions and other construction related information are to be checked and verified by the owner / builder / client and any discrepancies in this document must be resolved before ordering or commencement of any works.
These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.

DRAWING NAME: EXISTING SITE PLAN	SHEET No: 2 OF 11	REVISION: J	JOB No: 25-1401
OWNER	DATE	ADDRESS: 9 & 9A PALTRIDGE AVE CARLISLE, 6010 TOWN OF VICTORIA PARK	
OWNER	DATE	DRAWN BY: BLEND	DATE DRAWN: FEB / 2026
DESIGNER	DATE	SCALE: 1:200	

NOTE: TO SCALE ON A3 SHEET



SUBDIVISION PLAN

1	INITIAL ISSUE	16/5/25	AA
Rev	Description	Date	CHK
Project Name 9 & 9A PALTRIDGE AVENUE, CARLISLE			

Drawing Title
**PROPOSED FREEHOLD SUBDIVISION
OF LOT 51 ON D 32740
C.T. 1310-329**

THIS PLAN MAY ONLY BE USED FOR CONTOUR AND FEATURE PURPOSES, THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY, POSITIONED OVER EVIDENCE OF OCCUPATION
IT SHOULD BE NOTED THAT UNDERGROUND SERVICES DID NOT FORM PART OF THIS SURVEY, THEREFORE PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION, THE RELEVANT AUTHORITY SHOULD BE CONTACTED.
THE CERTIFICATE OF TITLE CHECKED FOR EASEMENTS AND ENCUMBRANCES

STATISTICS:		PROPOSED BOUNDARIES	
No. OF EXISTING LOTS 1		EXISTING BOUNDARIES	
No. OF PROPOSED LOTS 2		ZONING: R30	
TOTAL C.T. AREA 850m ²			
Hor Datum	SITE	Surveyor:	[REDACTED]
Vert Datum	SITE	Date of Capture:	13/5/25
Contour Interval	0.2m	Drawing No	2025-25-1
Client	[REDACTED]		



The contractor / builder / client is responsible for setting out and checking all levels and measurements on site. All dimensions and other construction related information are to be checked and verified by the owner / builder / client and any discrepancies in this document must be resolved before ordering or commencement of any works.
These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.

DRAWING NAME: SUBDIVISION PLAN	SHEET No: 3 OF 11	REVISION: J	JOB No: 25-1401
OWNER	DATE	ADDRESS: 9 & 9A PALTRIDGE AVE CARLISLE, 6010 TOWN OF VICTORIA PARK	
OWNER	DATE	DRAWN BY: BLEND	DATE DRAWN: FEB / 2026
DESIGNER	DATE	SCALE:	

NOTE: TO SCALE ON A3 SHEET

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE LOCATIONS OF DOWNPIPES INDICATIVE ONLY. FINAL POSITION AND QUANTITY OF DOWNPIPES TO BE DETERMINED BY QUALIFIED ROOF PLUMBER PRIOR TO WORKS.

NOTE: ALL DOWNPIPES CONNECTED TO SOAKWELLS WITH PVC STORMWATER PIPE LOCATIONS OF DOWNPIPES INDICATIVE ONLY. FINAL POSITION AND QUANTITY OF DOWNPIPES TO BE DETERMINED BY QUALIFIED ROOF PLUMBER PRIOR TO WORKS.

Lot 48
D 32740

Lot 52
D 32739
SP 1887



REGULATED TREES TO BE REMOVED BASED ON ARBORIST REPORT - RED DASHED LINE, NON REGULATED TREES TO BE REMOVED - GREY DASHED LINE

#9 SETBACK AVERAGING
BEHIND 6m LINE 5.29m²
IN FRONT OF 6m LINE 3.82m²

SITE COVERAGE
ZONED R30
% ALLOWED 55%
SITE AREA 425.20m²
SITE COV. AREA 245.23m²
SITE COV. =57.7%
JUSTIFICATION REQ

SITE COVERAGE
ZONED R30
% ALLOWED 55%
SITE AREA 424.87m²
SITE COV. AREA 247.44m²
SITE COV. =58.2%
JUSTIFICATION REQ

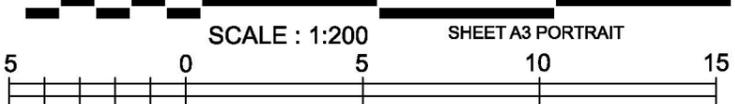
- LEGEND**
- TELSTRA COMMUNICATIONS PIT
 - WM WATER METER
 - ⊕ POWER DOME
 - ⊙ LIGHT POLE
 - SEW/SO SEWER PROPERTY CONNECTION
 - ⊙ SEWER MAIN (WATER CORP DATA)
 - MAILBOX
 - GATE
 - PF PEG FOUND
 - PG PEG NOT FOUND
 - SEP SIDE ENTRY PIT
 - ⊙ STUMP / DEAD TREE
 - S STEPS
 - CLOTHESLINE
 - BRICK / STEEL / WOODEN POSTS
 - ELEC METER BOX

LANDSCAPING TO FRONT S/BACK
FRONT AREA 75.48m² EACH LOT
LOT 1 LANDSCAPING 37.68m²
LOT 2 LANDSCAPING 38.76m²
50% ACHIEVED



SP 13356

SITE PLAN HAS BEEN FLIPPED TO HAVE STREET AT FRONT
NOTE: ALL IMPROVEMENTS ON LOT ARE TO BE DEMOLISHED & FULL SITE CLEARANCE UNDERTAKEN



Rev	Description	Date	CHK
1	INITIAL ISSUE	16/5/25	AA

Project Name
9 & 9A PALTRIDGE AVENUE, CARLISLE

Drawing Title
PROPOSED FREEHOLD SUBDIVISION OF LOT 51 ON D 32740 C.T. 1310-329

THIS PLAN MAY ONLY BE USED FOR CONTOUR AND FEATURE PURPOSES, THE TITLE BOUNDARIES AS SHOWN HEREON WERE NOT MARKED AT THE TIME OF SURVEY AND HAVE BEEN DETERMINED BY PLAN DIMENSIONS ONLY, POSITIONED OVER EVIDENCE OF OCCUPATION. IT SHOULD BE NOTED THAT UNDERGROUND SERVICES DID NOT FORM PART OF THIS SURVEY, THEREFORE PRIOR TO ANY DEMOLITION, EXCAVATION, OR CONSTRUCTION, THE RELEVANT AUTHORITY SHOULD BE CONTACTED.
THE CERTIFICATE OF TITLE CHECKED FOR EASEMENTS AND ENCUMBRANCES

STATISTICS:		PROPOSED BOUNDARIES	
No. OF EXISTING LOTS 1		EXISTING BOUNDARIES	
No. OF PROPOSED LOTS 2		ZONING: R30	
TOTAL C.T. AREA 850m ²			
Hor Datum	SITE	Surveyor:	[REDACTED]
Vert Datum	SITE	Date of Capture:	13/5/25
Contour Interval	0.2m	Drawing No	2025-25-1
Client	LICHEN INVESTMENT P/L		



The contractor / builder / client is responsible for setting out and checking all levels and measurements on site. All dimensions and other construction related information are to be checked and verified by the owner / builder / client and any discrepancies in this document must be resolved before ordering or commencement of any works.

These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.

DRAWING NAME:	SITE PLAN		
SHEET No:	4 OF 11	REVISION:	J
JOB No:	25-1401		
OWNER:	[REDACTED]	DATE:	[REDACTED]
OWNER:	[REDACTED]	DATE:	[REDACTED]
DESIGNER:	[REDACTED]	DATE:	[REDACTED]
ADDRESS:	9 & 9A PALTRIDGE AVE CARLISLE, 6010 TOWN OF VICTORIA PARK		
DRAWN BY:	BLEND	DATE DRAWN:	FEB / 2026
SCALE:	1:200		

NOTE: TO SCALE ON A3 SHEET

12.580

2x2 TREE PLANTING AREA

THIS DESIGN MAY BE SUBJECT TO FURTHER CHANGES DUE TO ADDITIONAL REQUIREMENTS IMPOSED BY LOCAL AUTHORITIES

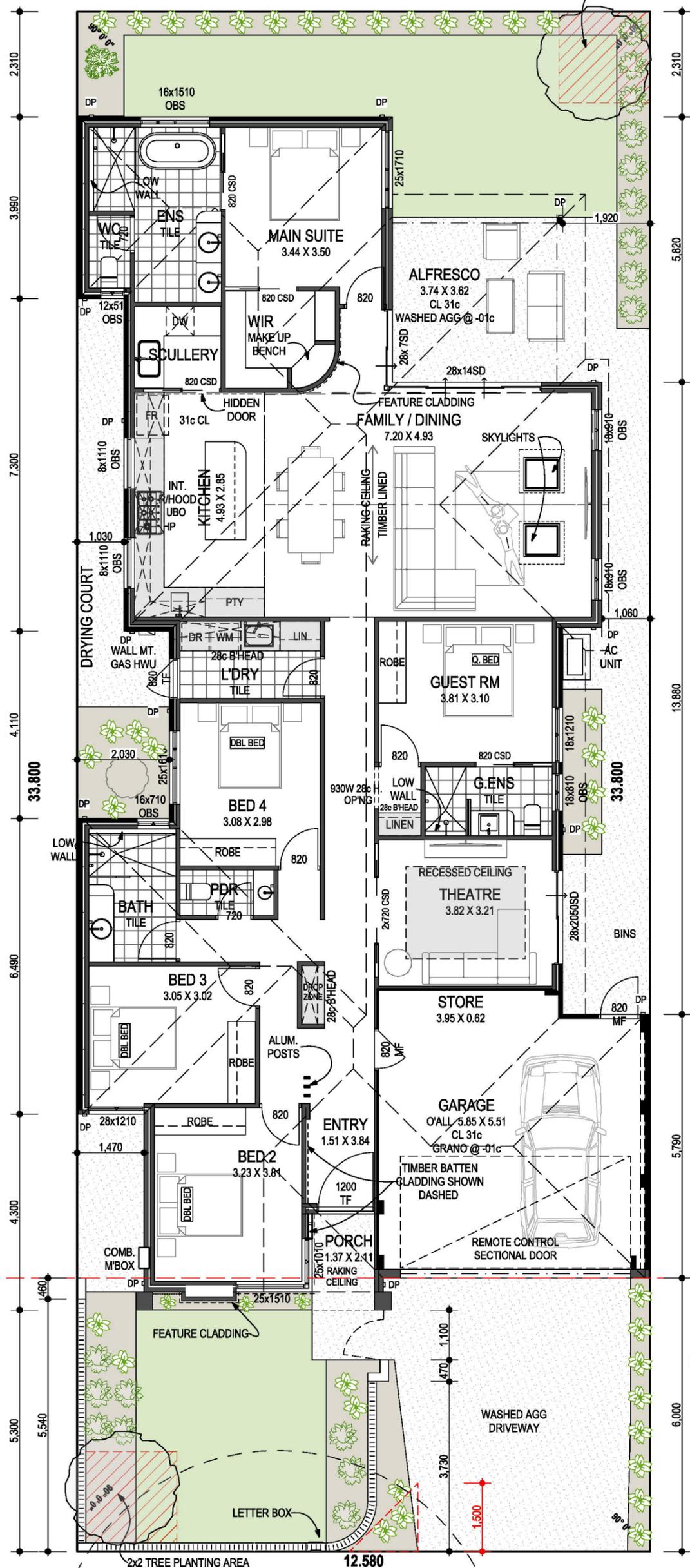
LOCATIONS OF DOWNPIPES INDICATIVE ONLY. FINAL POSITION AND QUANTITY OF DOWNPIPES TO BE DETERMINED BY QUALIFIED ROOF PLUMBER PRIOR TO WORKS.

CEILINGS THROUGHOUT 31c BAR RAKING CEILINGS TO LIVING/DINING

DESIGN CREATED TO SUIT 2c FACE BRICKS

28C DOORS THROUGHOUT

H1
H1 2 4



ID	FLOOR AREAS	M ²	PERIM.
01	RESIDENCE	206.88	78.96
02	GARAGE	36.57	24.70
03	PORCH	4.65	15.45
04	ALFRESCO	13.54	14.72
	TOTAL	261.64 m²	133.83 m



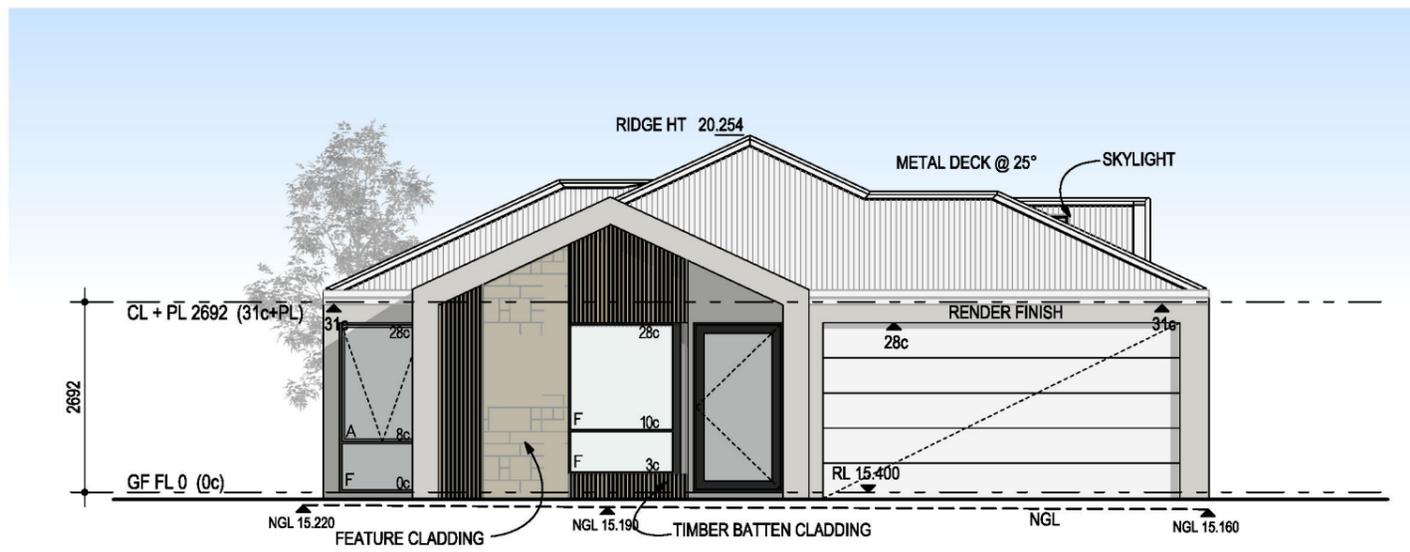
The contractor / builder / client is responsible for setting out and checking all levels and measurements on site. All dimensions and other construction related information are to be checked and verified by the owner / builder / client and any discrepancies in this document must be resolved before ordering or commencement of any works.

These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.

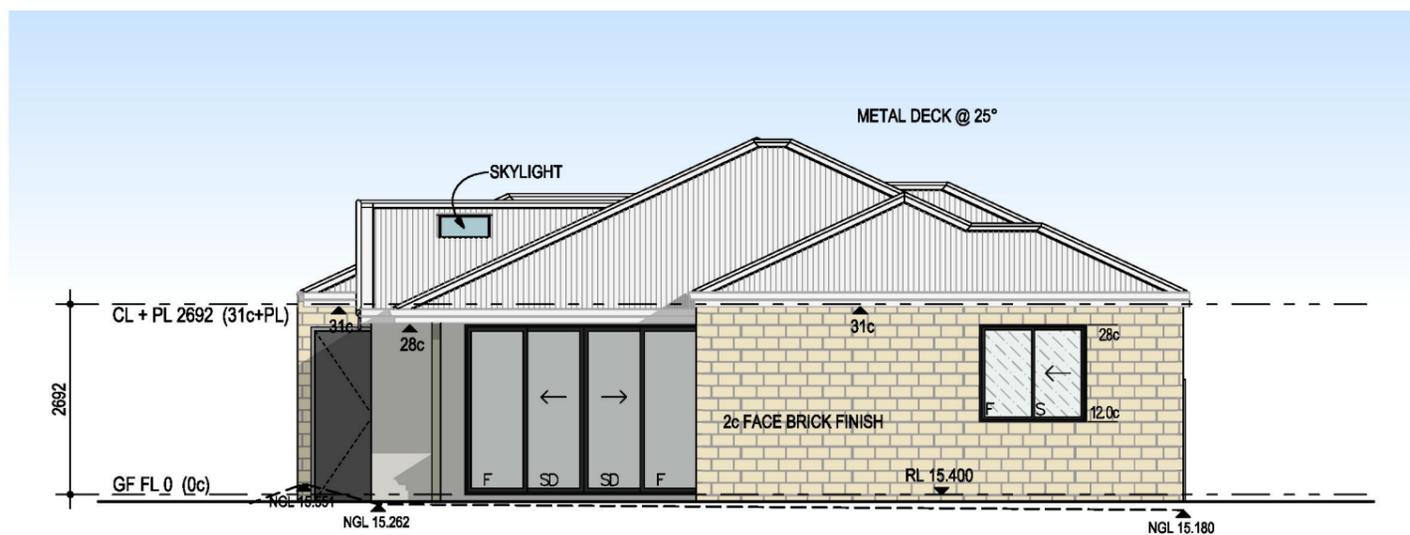
DRAWING NAME: H1 GF FLOOR PLAN		SHEET No: 5 OF 11	REVISION: J	JOB No: 25-1401
OWNER	DATE	ADDRESS: 9 & 9A PALTRIDGE AVE CARLISE, 6010 TOWN OF VICTORIA PARK		
OWNER	DATE	DRAWN BY: BLEND	DATE DRAWN: FEB / 2026	SCALE: 1:100
DESIGNER	DATE			

NOTE: TO SCALE ON A3 SHEET

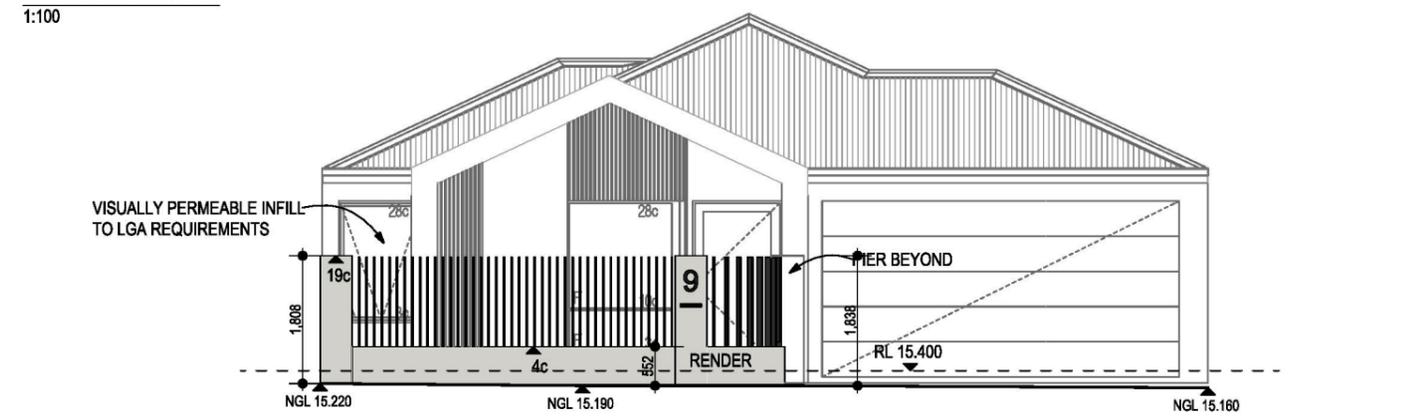
THIS DESIGN MAY BE SUBJECT TO FURTHER CHANGES DUE TO ADDITIONAL REQUIREMENTS IMPOSED BY LOCAL AUTHORITIES



H1 ELEVATION 1
1:100

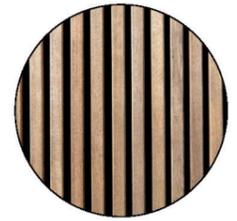


H1 ELEVATION 2
1:100



H1 ELEVATION 5 FRONT FENCE
1:100

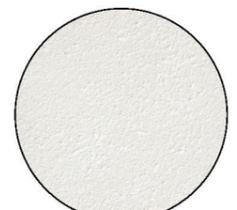
MATERIAL / COLOUR SAMPLES



TIMBER SLAT CLADDING



STACKED STONE



RENDER FINISH



<p>The contractor / builder / client is responsible for setting out and checking all levels and measurements on site. All dimensions and other construction related information are to be checked and verified by the owner / builder / client and any discrepancies in this document must be resolved before ordering or commencement of any works.</p> <p>These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.</p>	DRAWING NAME:	SHEET No:	REVISION:	JOB No:	
	H1 ELEVATIONS 1,2 & 5	6 OF 11	J	25-1401	
	OWNER	DATE	ADDRESS: 9 & 9A PALTRIDGE AVE CARLISE, 6010 TOWN OF VICTORIA PARK		
	OWNER	DATE	DRAWN BY:	DATE DRAWN:	SCALE:
DESIGNER	DATE	BLEND	FEB / 2026	1:100	

NOTE: TO SCALE ON AS SHEET

MATERIAL / COLOUR SAMPLES



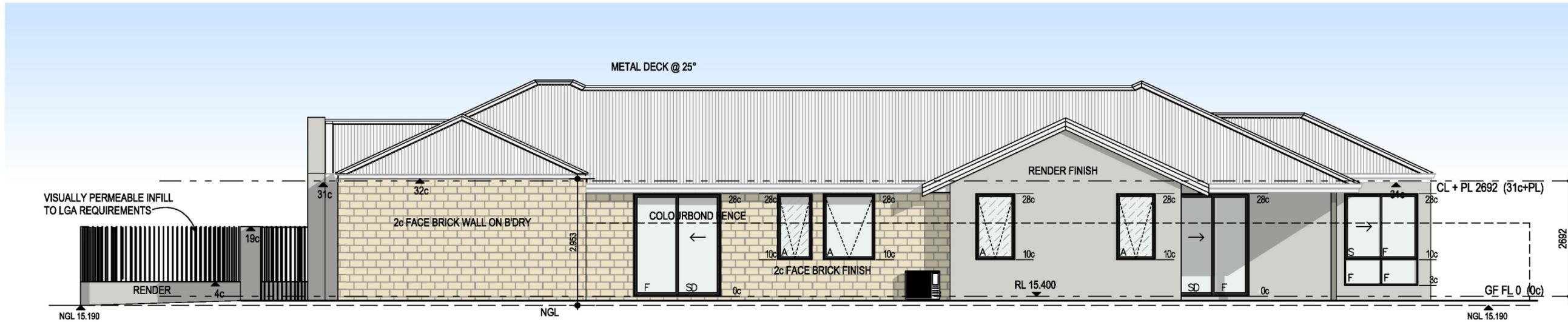
TIMBER SLAT CLADDING



STACKED STONE



RENDER FINISH



H1 ELEVATION 3
1:100



H1 ELEVATION 4
1:100



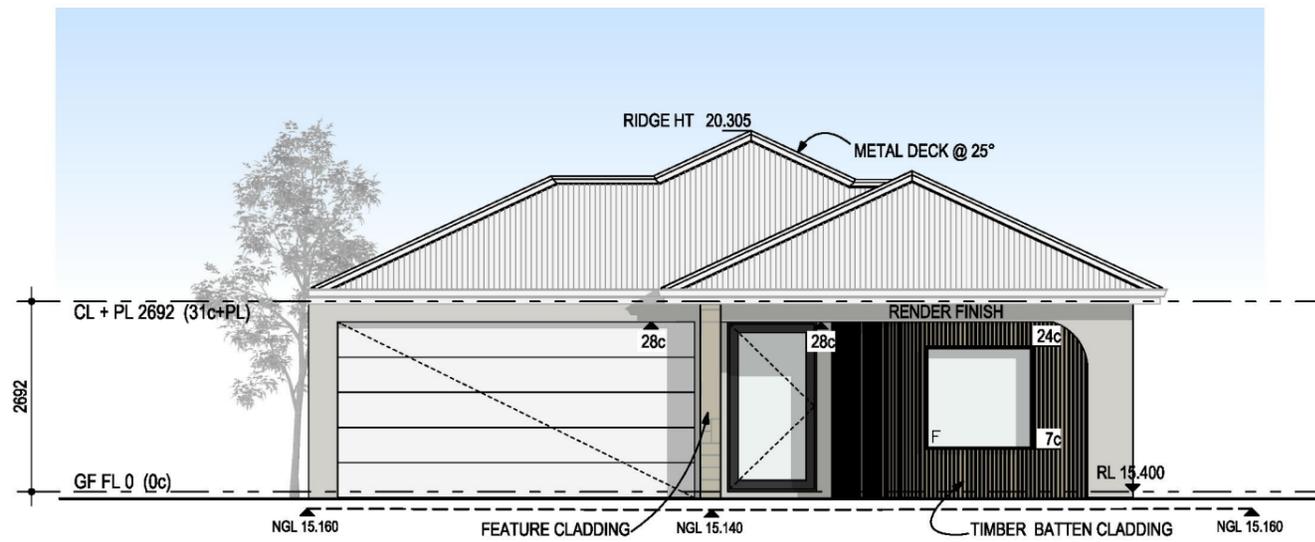
The contractor / builder / client is responsible for setting out and checking all levels and measurements on site. All dimensions and other construction related information are to be checked and verified by the owner / builder / client and any discrepancies in this document must be resolved before ordering or commencement of any works.

These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.

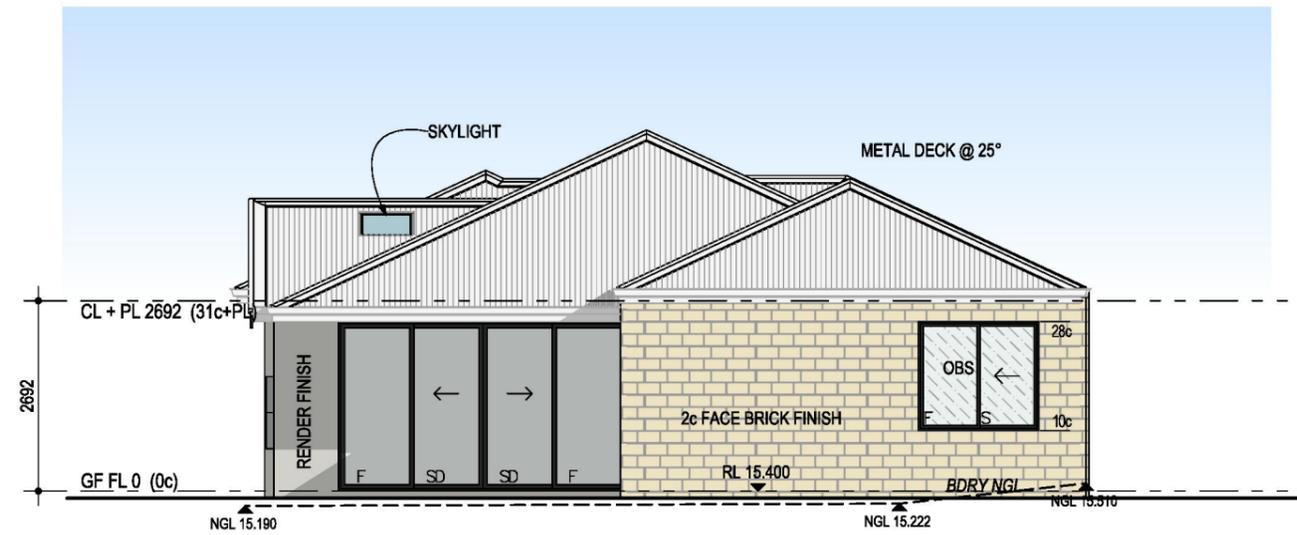
DRAWING NAME: H1 ELEVATIONS 3 & 4		SHEET No: 7 OF 11	REVISION: J	JOB No: 25-1401
OWNER	DATE	ADDRESS: 9 & 9A PALTRIDGE AVE CARLISE, 6010 TOWN OF VICTORIA PARK		
OWNER	DATE	DRAWN BY: BLEND	DATE DRAWN: FEB / 2026	SCALE: 1:100
DESIGNER	DATE			

NOTE: TO SCALE ON AS SHEET

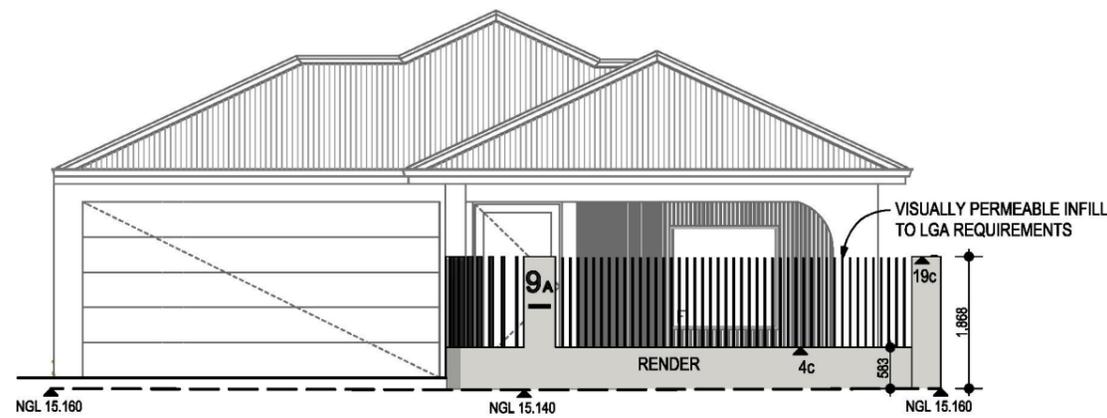
THIS DESIGN MAY BE SUBJECT TO FURTHER CHANGES DUE TO ADDITIONAL REQUIREMENTS IMPOSED BY LOCAL AUTHORITIES



H2 ELEVATION 1



H2 ELEVATION 2



H2 ELEVATION 5 FRONT FENCE

MATERIAL / COLOUR SAMPLES



TIMBER SLAT CLADDING



STACKED STONE



RENDER FINISH

BLEND
RESIDENTIAL DESIGNS

Promise Build

<p>The contractor / builder / client is responsible for setting out and checking all levels and measurements on site. All dimensions and other construction related information are to be checked and verified by the owner / builder / client and any discrepancies in this document must be resolved before ordering or commencement of any works.</p> <p>These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.</p>		<p>DRAWING NAME: H2 ELEVATIONS 1, 2 & 5</p>	<p>SHEET No: 9 OF 11</p>	<p>REVISION: J</p>	<p>JOB No: 25-1401</p>
<p>OWNER</p>	<p>DATE</p>	<p>ADDRESS: 9 & 9A PALTRIDGE AVE CARLISE, 6010 TOWN OF VICTORIA PARK</p>			
<p>OWNER</p>	<p>DATE</p>	<p>DRAWN BY: BLEND</p>	<p>DATE DRAWN: FEB / 2026</p>	<p>SCALE:</p>	
<p>DESIGNER</p>	<p>DATE</p>	<p>NOTE: TO SCALE ON AS SHEET</p>			

THIS DESIGN MAY BE SUBJECT TO FURTHER CHANGES DUE TO ADDITIONAL REQUIREMENTS IMPOSED BY LOCAL AUTHORITIES



H2 ELEVATION 3

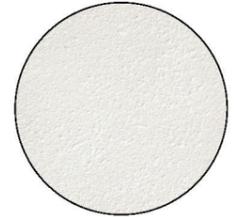
MATERIAL / COLOUR SAMPLES



TIMBER SLAT CLADDING



STACKED STONE



RENDER FINISH



H2 ELEVATION 4



<p>The contractor / builder / client is responsible for setting out and checking all levels and measurements on site. All dimensions and other construction related information are to be checked and verified by the owner / builder / client and any discrepancies in this document must be resolved before ordering or commencement of any works.</p> <p>These plans have been prepared for exclusive use by the client of Blend Residential Designs for the purpose expressly notified to the designer. The plans shall remain the sole property of Blend Residential Designs and must not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.</p>		<p>DRAWING NAME: H2 ELEVATIONS 3 & 4</p>	<p>SHEET No: 10 OF 11</p>	<p>REVISION: J</p>	<p>JOB No: 25-1401</p>
<p>OWNER</p>	<p>DATE</p>	<p>ADDRESS: 9 & 9A PALTRIDGE AVE CARLISE, 6010 TOWN OF VICTORIA PARK</p>			
<p>OWNER</p>	<p>DATE</p>	<p>DRAWN BY: BLEND</p>	<p>DATE DRAWN: FEB / 2026</p>	<p>SCALE:</p>	
<p>DESIGNER</p>	<p>DATE</p>	<p>NOTE: TO SCALE ON A3 SHEET</p>			

The contractor / builder / client is responsible for setting out and checking all levels and measurements on site. The designer shall not be held responsible for any discrepancies in this document must be resolved before ordering or commencement of any works.
 These plans have been prepared for exclusive use by the client of Blend Residential Designs. The client shall remain the sole property of Blend Residential Designs and shall not be given, lent, resold or otherwise disposed or copied without the permission in writing from Blend Residential Designs.

DRAWING NAME:	PERSPECTIVES	SHEET NO:	11 OF 11	REVISION:	J	JOB NO:	25-1401
OWNER:		DATE:					
OWNER:		DATE:					
DESIGNER:		DATE:					
DRAWN BY:		DATE DRAWN:	FEB / 2026				
ADDRESS:	9 & 9A PALTRIDGE AVE CARLISE, 6010 TOWN OF VICTORIA PARK						
SCALE:							

NOTE: TO SCALE ON A3 SHEET



PERSPECTIVE H1



PERSPECTIVE H2