

SITE ANALYSIS PLAN

Site Address: 18 Margaret St
Fairlight, 2094 NSW
CRS: MGA Zone EPSG:28356
Extent: 340510.3, 6258897.8
340560.3, 6258947.8

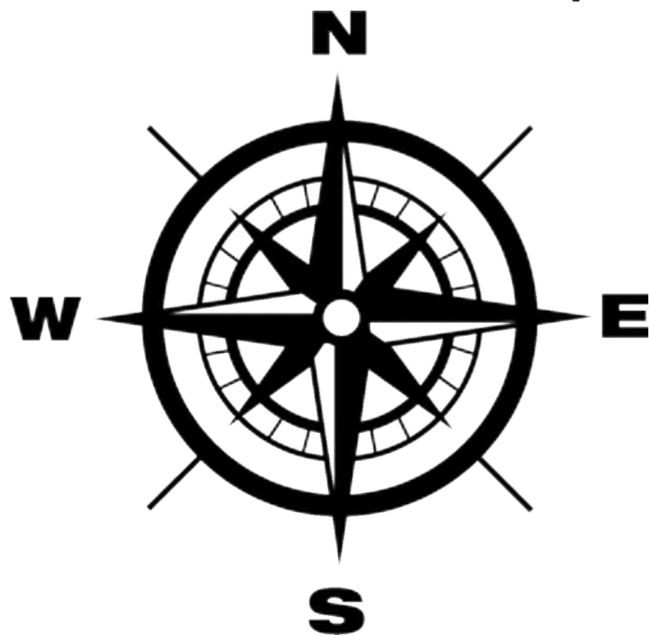
Nearmap Imagery:
Latitude: -33.79786°
Longitude: 151.27739°
Resolution: 0.062 m
Capture Date: 2021-08-06



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THE CONDITIONS OF DEVELOPMENT
CONSENT

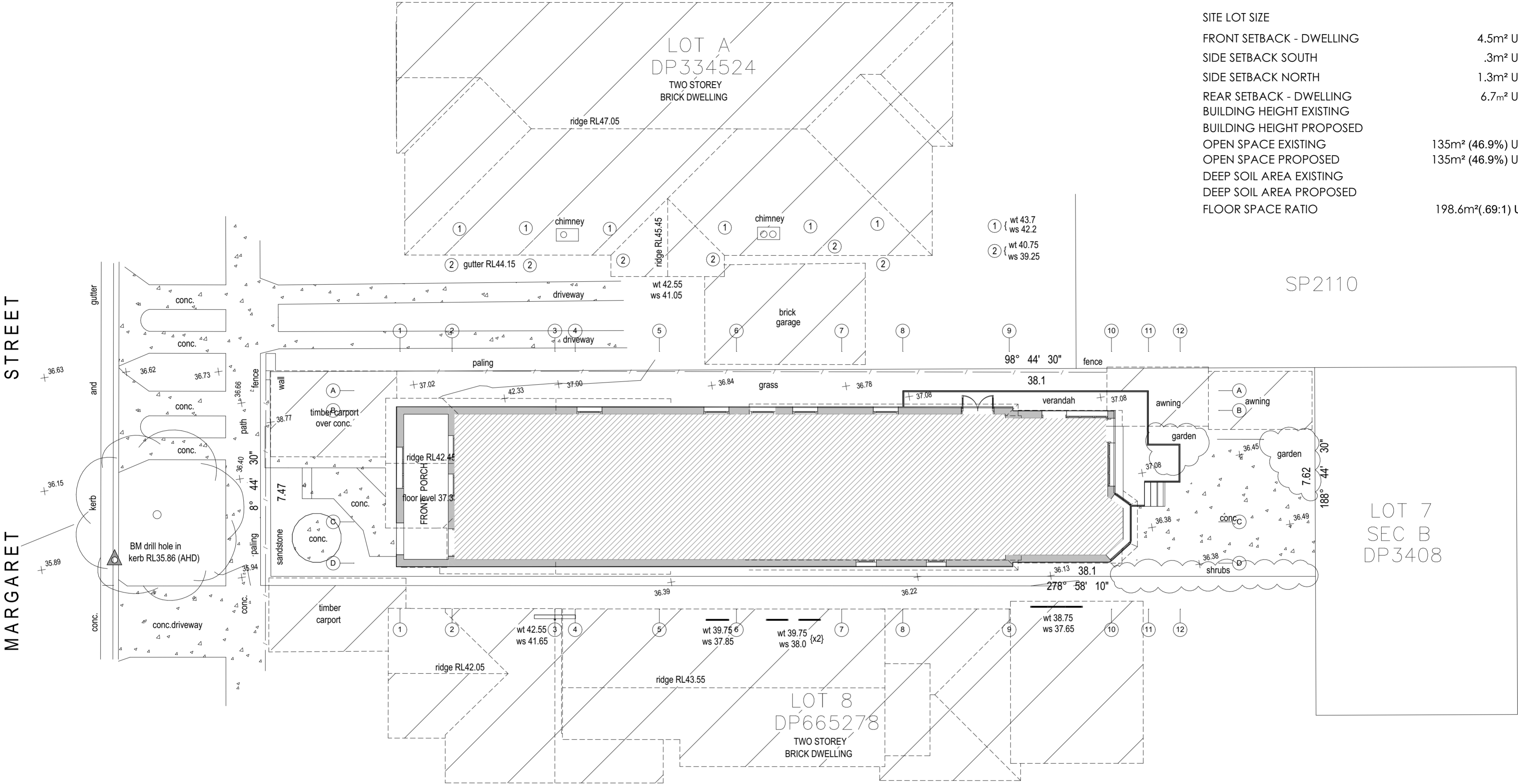
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Orientation: True North
Tile Size: 50m x 50m
Scale: 5.0 m



SITE CALCULATIONS

SITE LOT SIZE	287.4m²
FRONT SETBACK - DWELLING	4.5m² UNCHANGED
SIDE SETBACK SOUTH	.3m² UNCHANGED
SIDE SETBACK NORTH	1.3m² UNCHANGED
REAR SETBACK - DWELLING	6.7m² UNCHANGED
BUILDING HEIGHT EXISTING	7.41m
BUILDING HEIGHT PROPOSED	8.41m
OPEN SPACE EXISTING	135m² (46.9%) UNCHANGED
OPEN SPACE PROPOSED	135m² (46.9%) UNCHANGED
DEEP SOIL AREA EXISTING	17.5m² (6%)
DEEP SOIL AREA PROPOSED	57.3m²(19%)
FLOOR SPACE RATIO	198.6m²(.69:1) UNCHANGED



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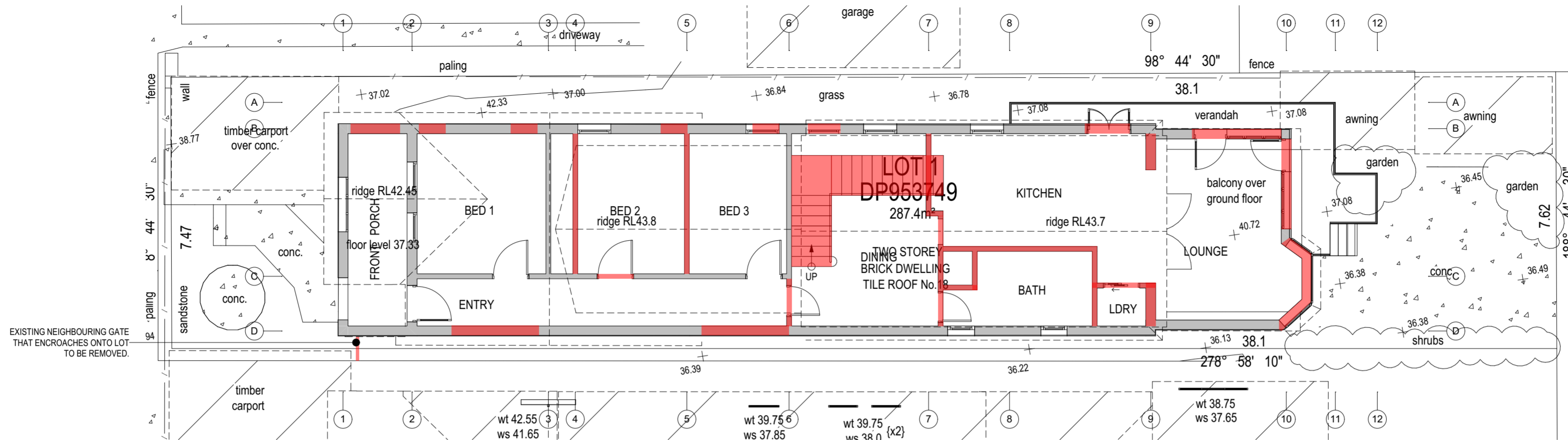
NICK@COMPLETETRADE.COM.AU
PO BOX 240 ANNANDALE 2038

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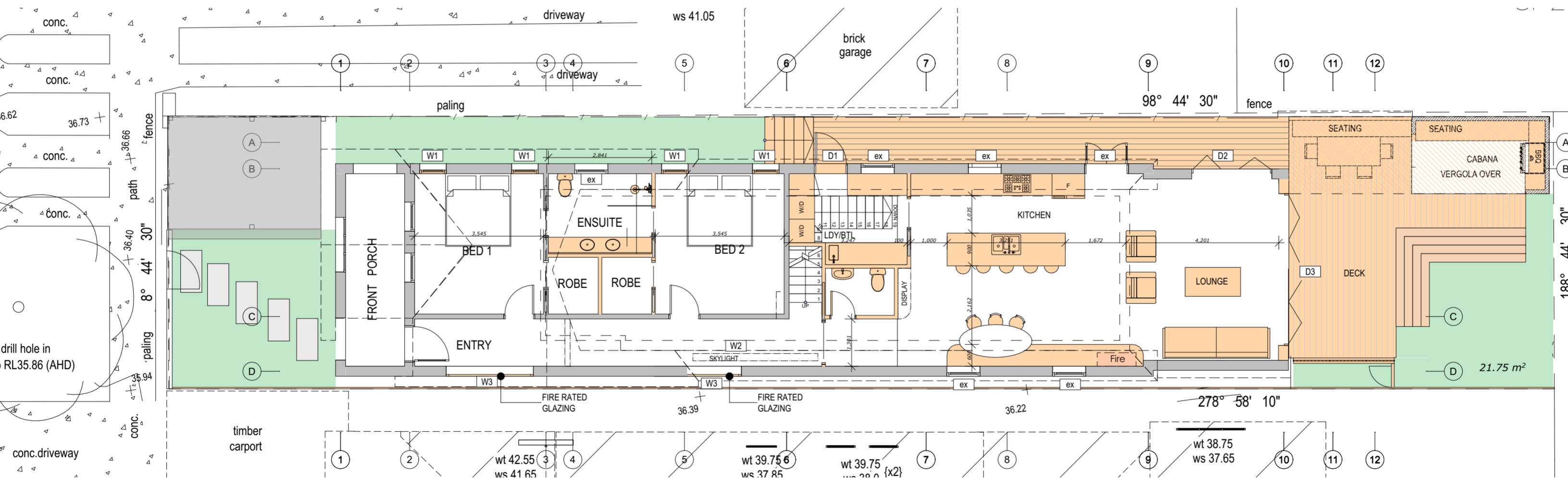
DOWNES RESIDENCE

18 MARGARET STREET
NEW SOUTH WALES
1 / D.P.953749

ISSUE	DESCRIPTION	DATE
B	DEVELOPMENT APPLICATION	23/01/2023
DRAWN	: NF	
ID	: A.02.1	
SCALE	: 1:100	
DRAWING	: SITE PLAN EXISTING	



EXISTING GROUND FLOOR LEVEL - DEMOLITION

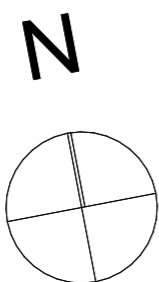


PROPOSED GROUND FLOOR LEVEL

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LOT 7
SEC B
DP3408



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ISSUE
B

DESCRIPTION
DEVELOPMENT APPLICATION

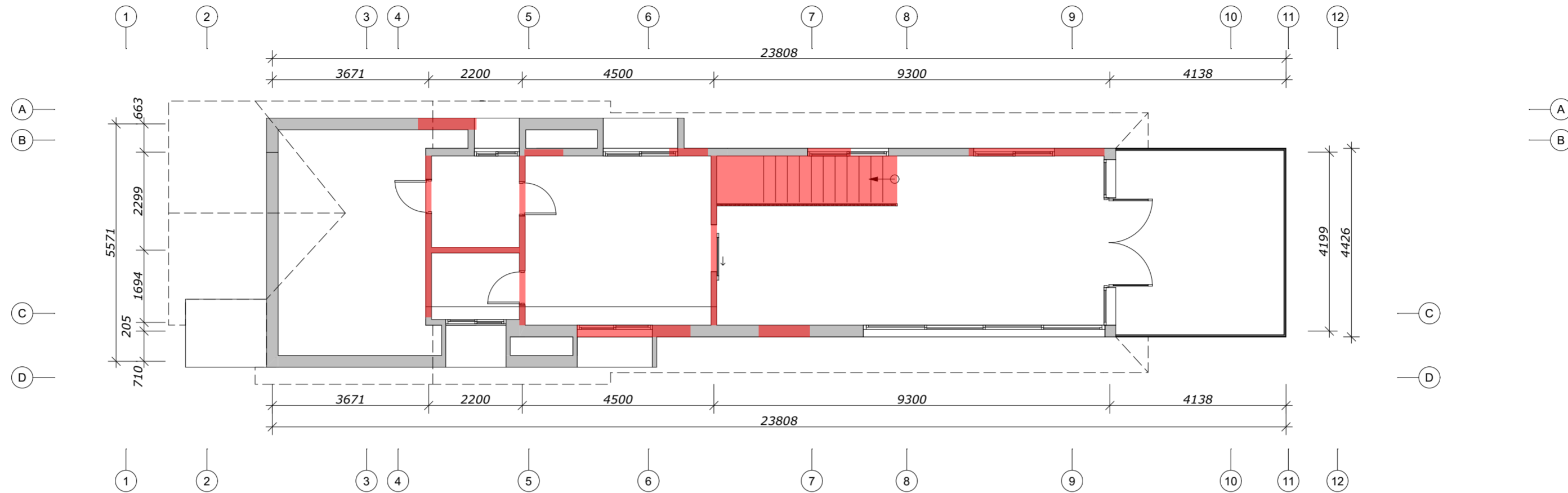
DATE
23/01/2023

DRAWN : NF

ID : A.02.3

SCALE : 1:100

DRAWING : GROUND FLOOR

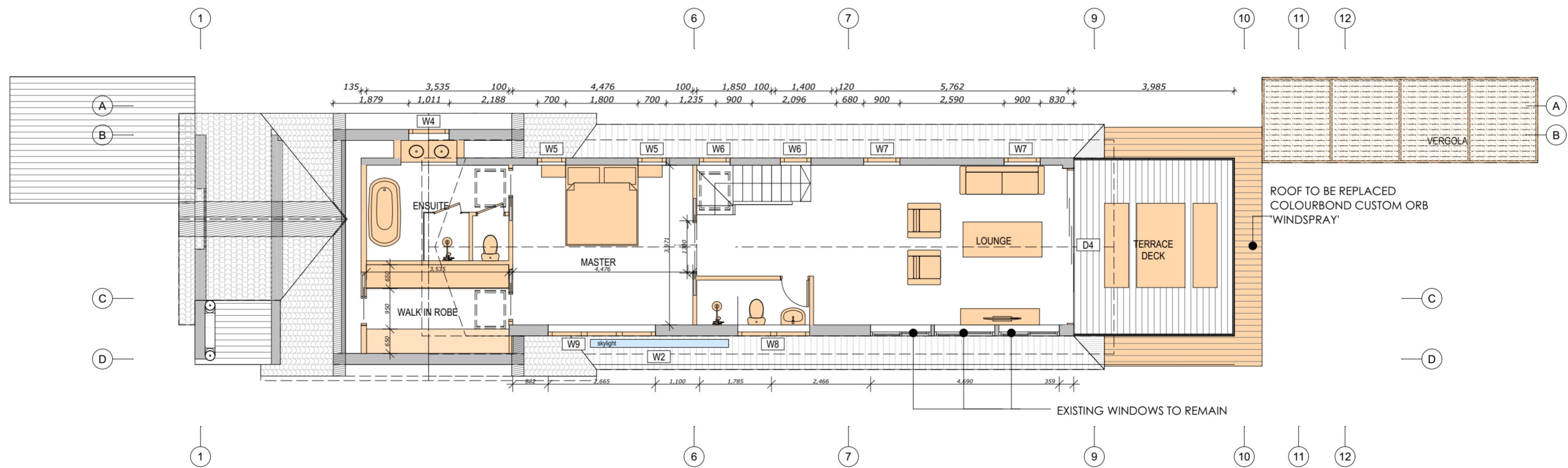


EXISTING FIRST FLOOR LEVEL - DEMOLITION

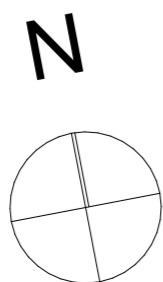
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PROPOSED FIRST FLOOR LEVEL



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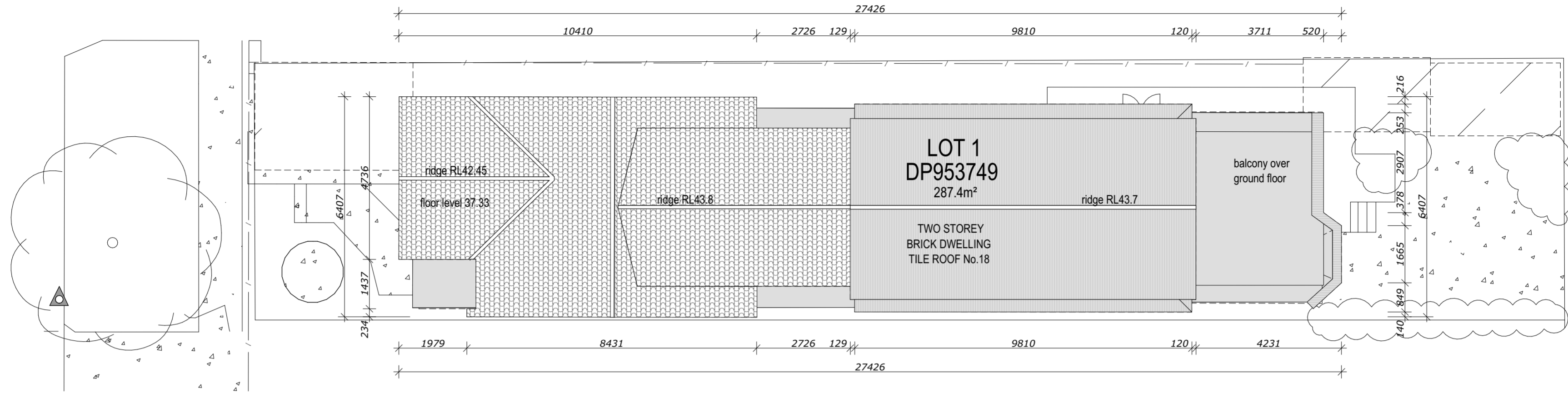
ISSUE
B

DESCRIPTION
DEVELOPMENT APPLICATION

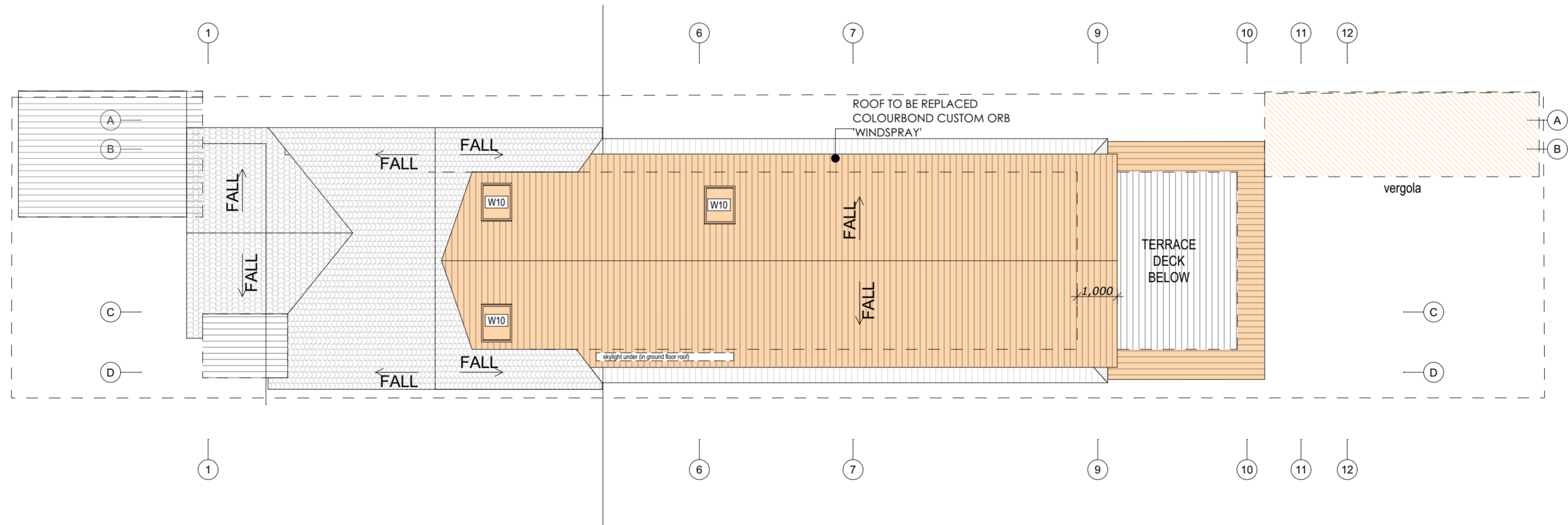
DATE
23/01/2023

DRAWN : NF
ID : A.02.4
SCALE : 1:100
DRAWING : FIRST FLOOR

MARGARET STREET



EXISTING ROOF PLAN

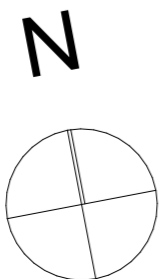


PROPOSED ROOF PLAN

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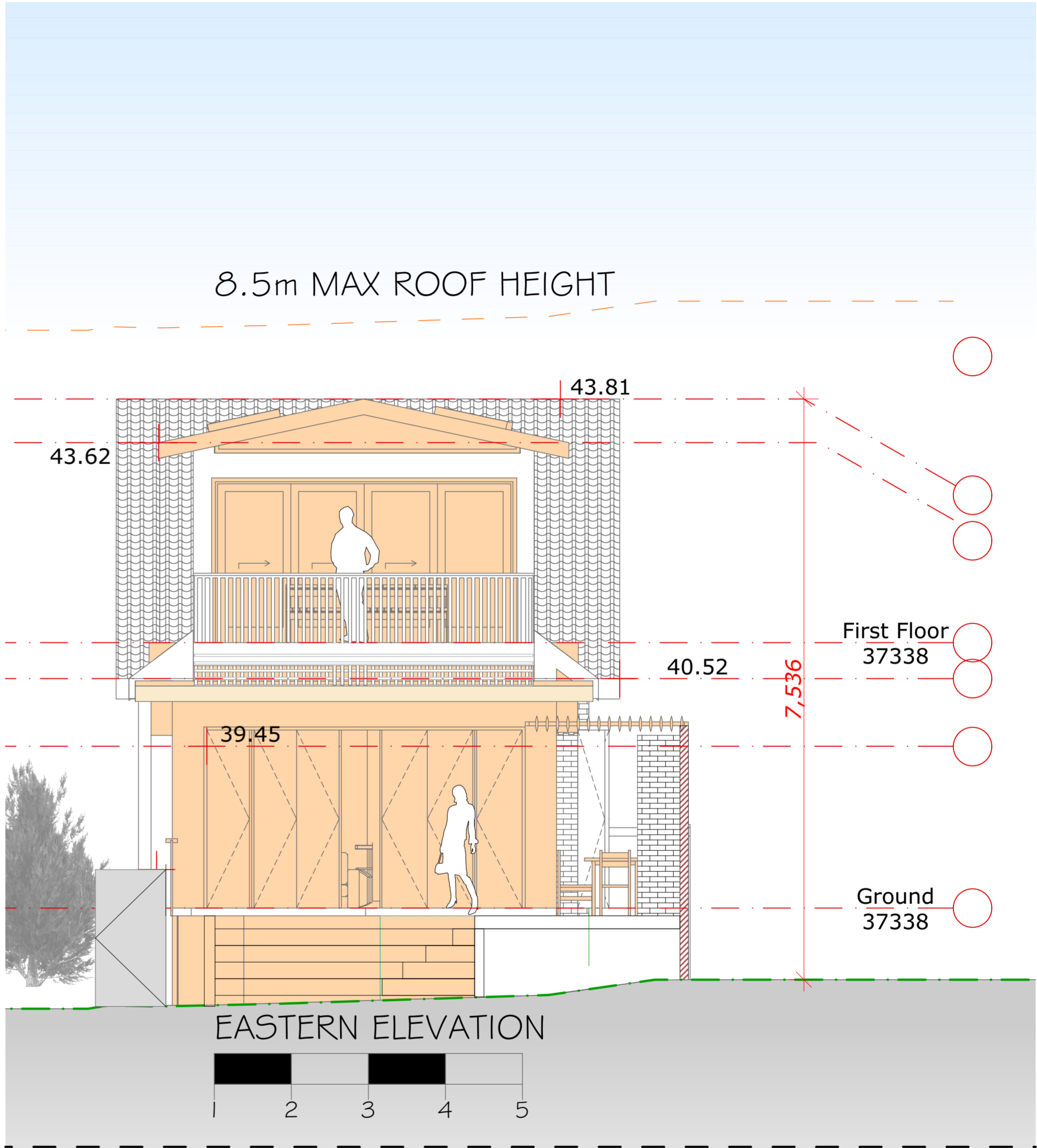
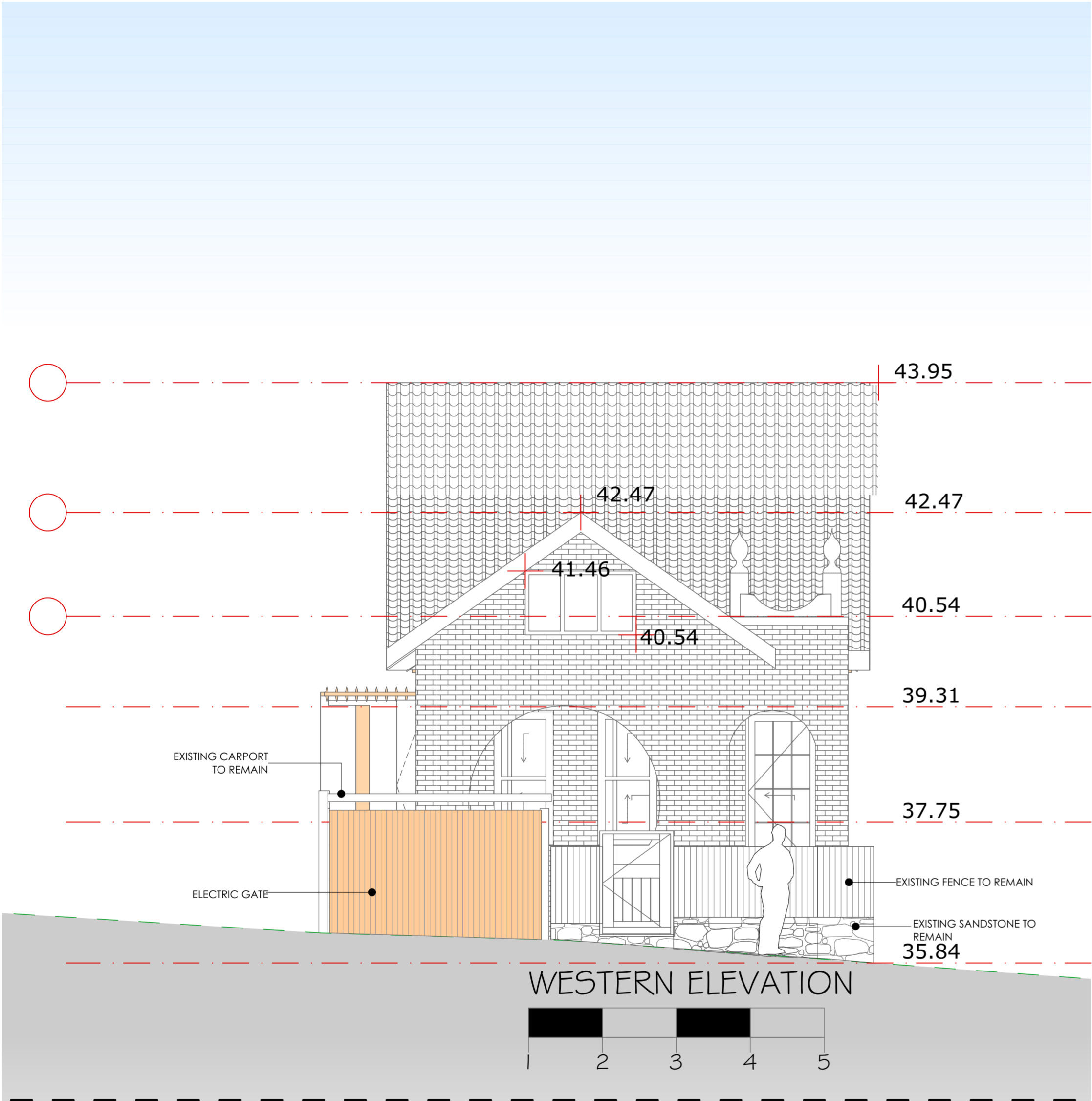
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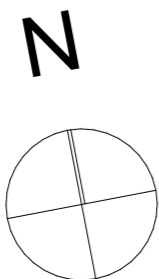
DRAWN : NF
ID : A.02.5
SCALE : 1:100
DRAWING : ROOF PLAN



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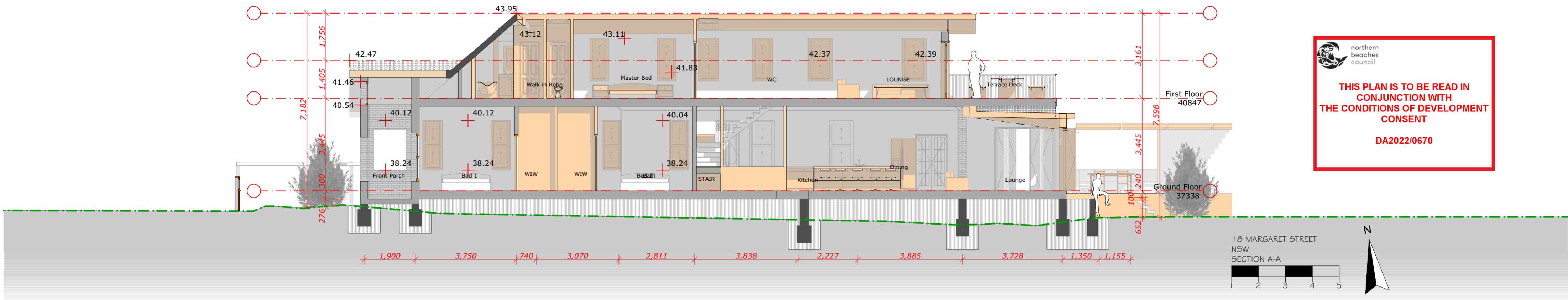
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DEVELOPMENT APPLICATION

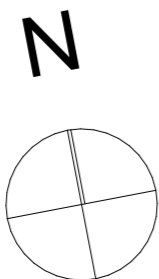
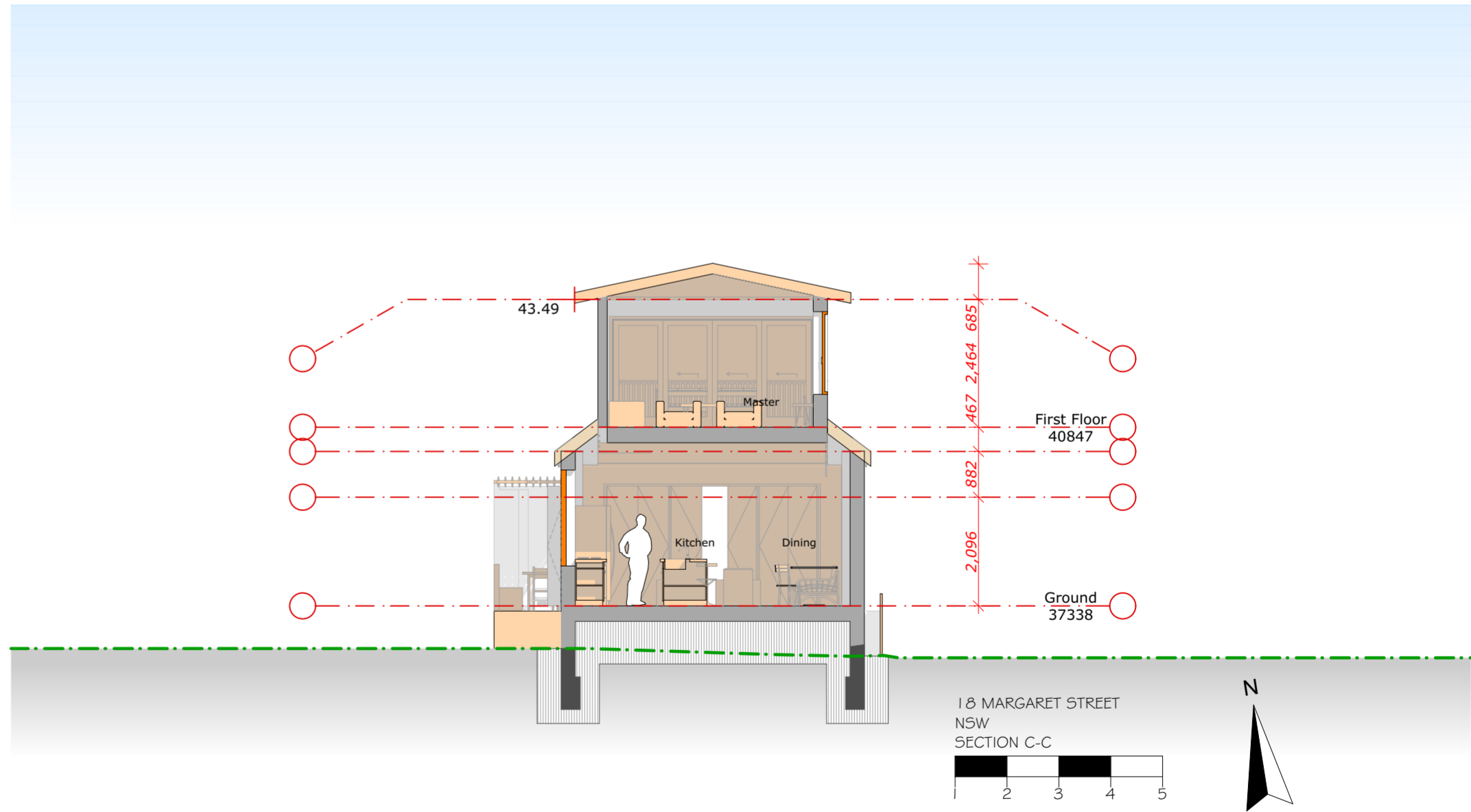
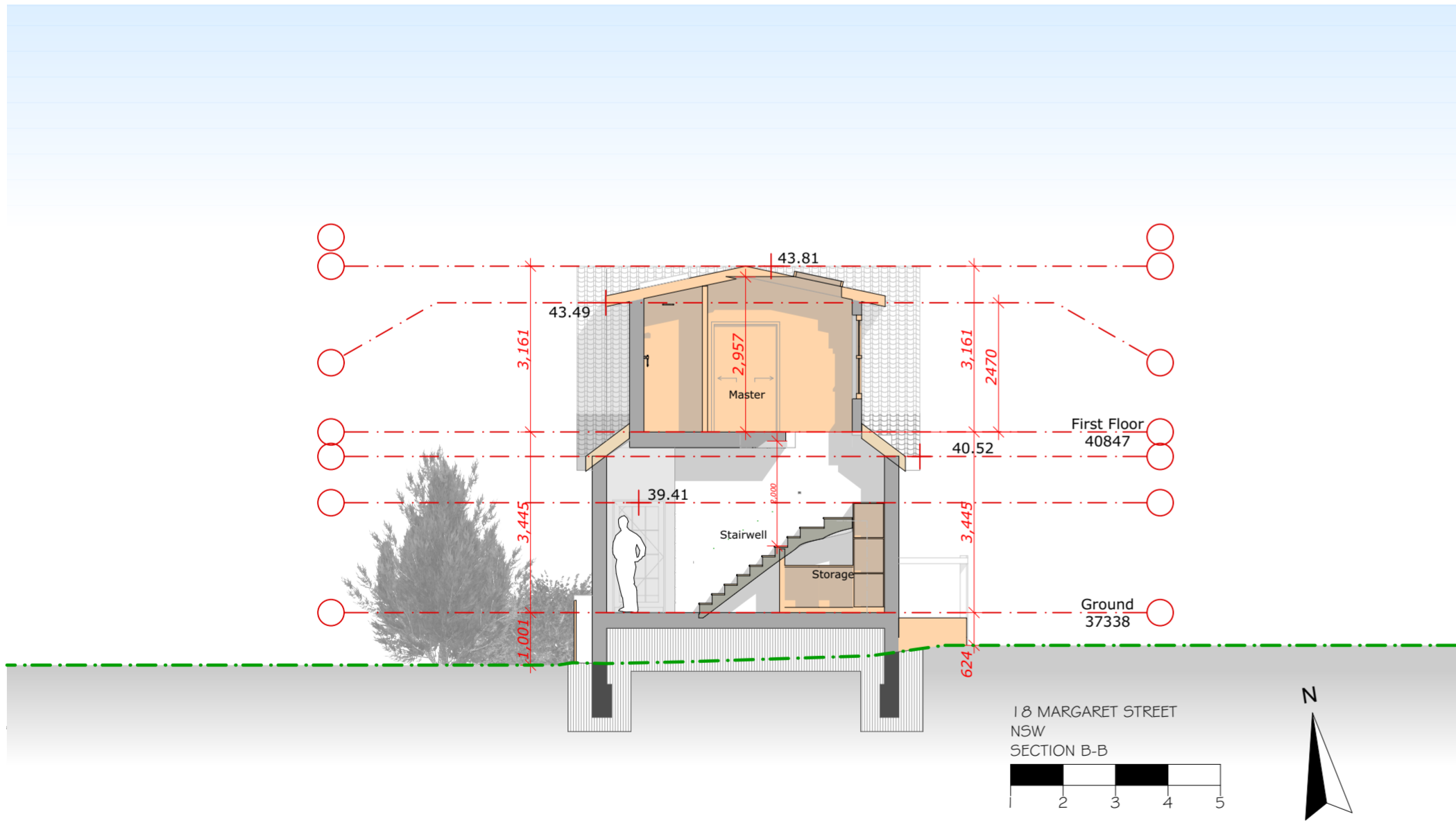
DATE
23/01/2023

DRAWN : NF
ID : A.03.2
SCALE : 1:50
DRAWING : ELEVATIONS



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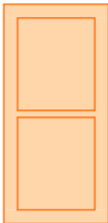
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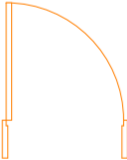


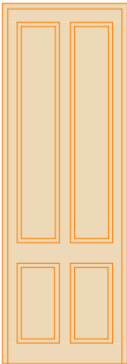
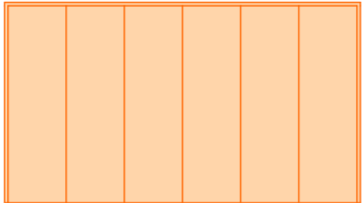
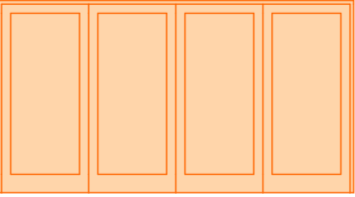
DOWNES RESIDENCE

18 MARGARET STREET
NEW SOUTH WALES
1 / D.P.953749

ISSUE	DESCRIPTION	DATE
B	DEVELOPMENT APPLICATION	23/01/2023
DRAWN	: NF	
ID	: A.04.1	
SCALE	: 1:100	
DRAWING	: NORTH	

IES										
Full Element ID	W1	W3	W4	W5	W6	W7	W8	W9	W11	W2
Opening Name	Double-Hung Wind...	Window 24	Double-Hung Wind...	Double-Hung Wind...	Double-Hung Wind...	Double-Hung Wind...	Double-Hung Doubl...	Single-Hung Triple ...	Skylight Pivot Hung...	Slim Skylight
Quantity	4	2	1	2	2	2	1	1	3	1
Zone Number										
W x H Size	0.730×1.850	2.400×0.600	1.000×1.046	0.700×1.595	0.762×1.595	0.900×1.595	1.785×1.595	2.665×1.595	---	3.500 x.200
Orientation		L							---	
Sill height	0.770	1.820	0.904	0.633	0.633	0.633	0.633	0.633	---	---
Head height	2.620	2.420	1.950	2.228	2.228	2.228	2.228	2.228	---	---
2D Symbol										
View from Side Opposite to Opening Side										

WINDOW SCHEDULE

Full Element ID	D1	D3	D3	D4
Opening Name	Door 24	Sliding Folding Mult...	Sliding Folding Mult...	Sliding Door 24
Quantity	1	1	1	1
Zone Number				
W x H Size	0.910×2.620	2.204×2.350	4.172×2.350	3.888×2.100
Orientation	R			L
Sill height	0.000	0.000	0.000	0.000
Head height	2.620	2.350	2.350	2.100
2D Symbol				
View from Side Opposite to Opening Side				

DOOR SCHEDULE



DULUX DUCK QTR - RENDER AND
DECRACTIVE BATTENS



DULUX LIME WHITE - WINDOW TRIMS



CUSTOM ORB ROOF - WINDSPRAY



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