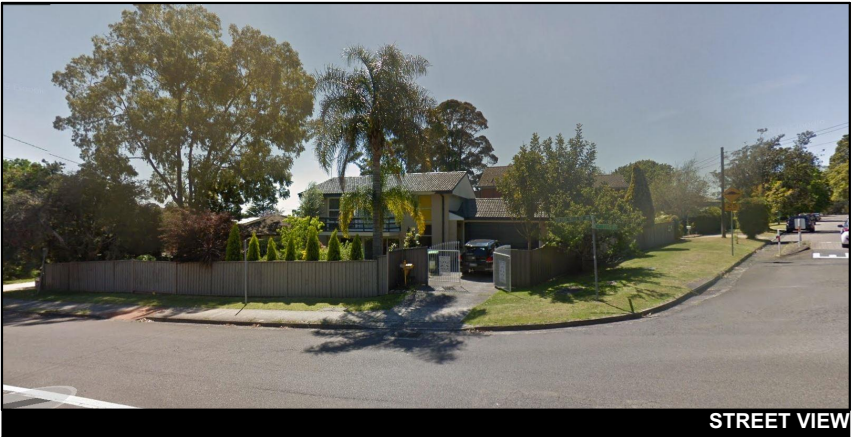


SITE ANALYSIS

1:200

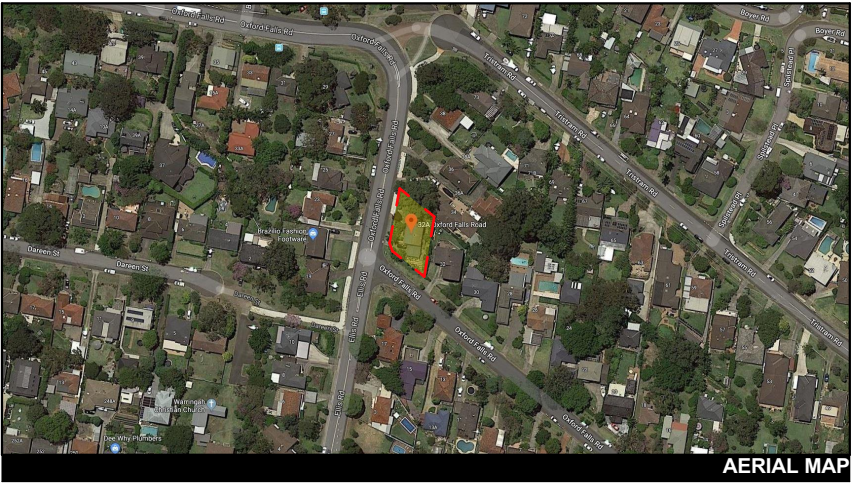
NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



STREET VIEW



LOCATION VIEW



AERIAL MAP



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D	21/10/2019	THIRD DESIGN AMENDMENT	DLR	
E	17/12/2019	DA SUBMISSION	DLR	

LEGEND

EXISTING

PROPOSED

DEMOLISHED

CLIENT

LENA & CRAIG LOWE

PROJECT ADDRESS

32A OXFORD FALLS ROAD BEACON HILL 2100

DRAWING NO.

DA01

DATE

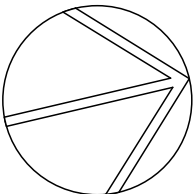
Thursday, December 19, 2019

DRAWING NAME

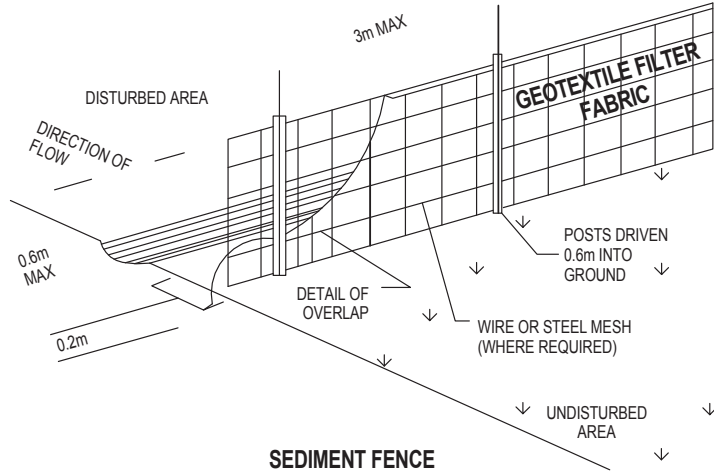
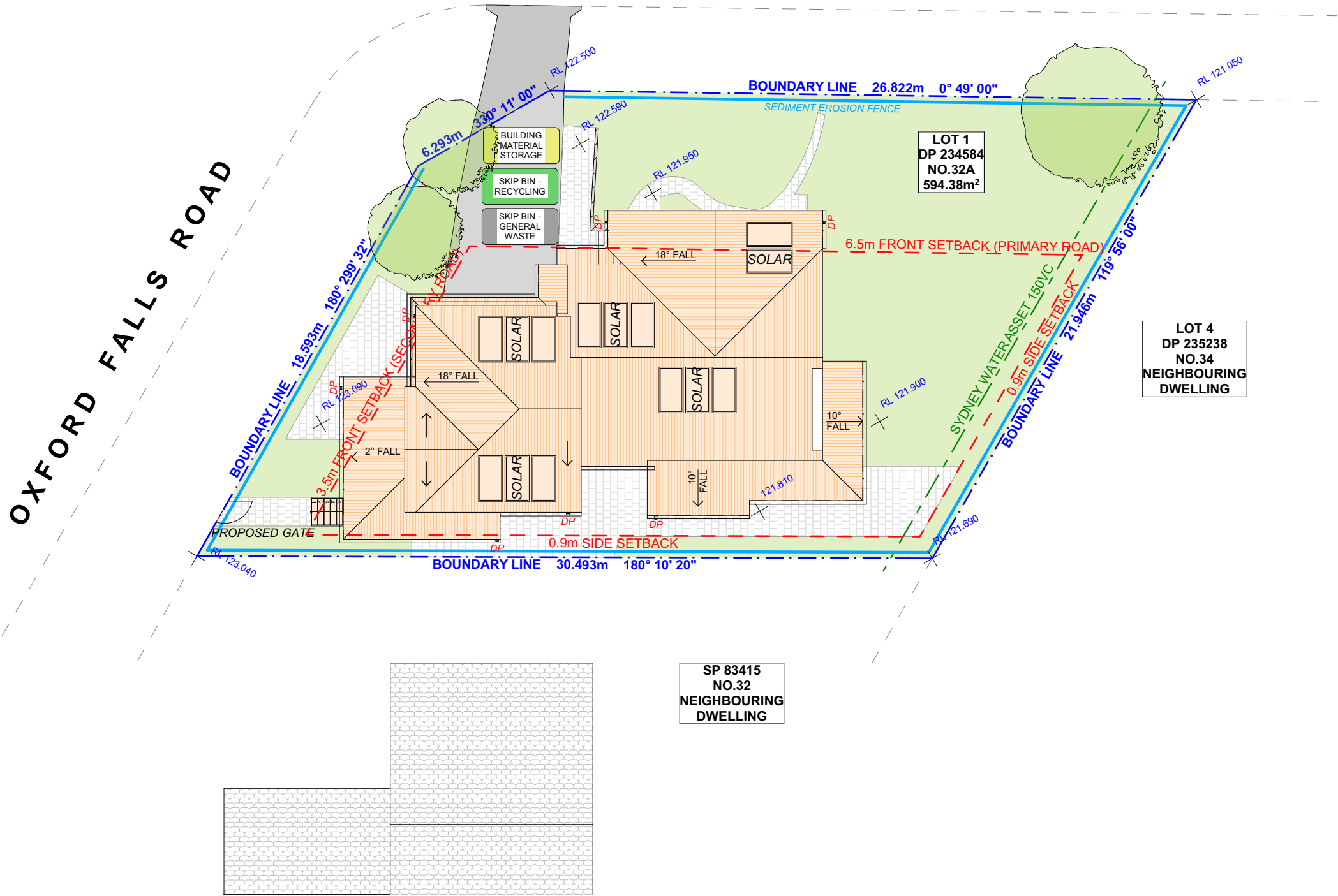
SITE ANALYSIS

SCALE

1:200 @A3



OXFORD FALLS ROAD



DUST CONTROL :
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

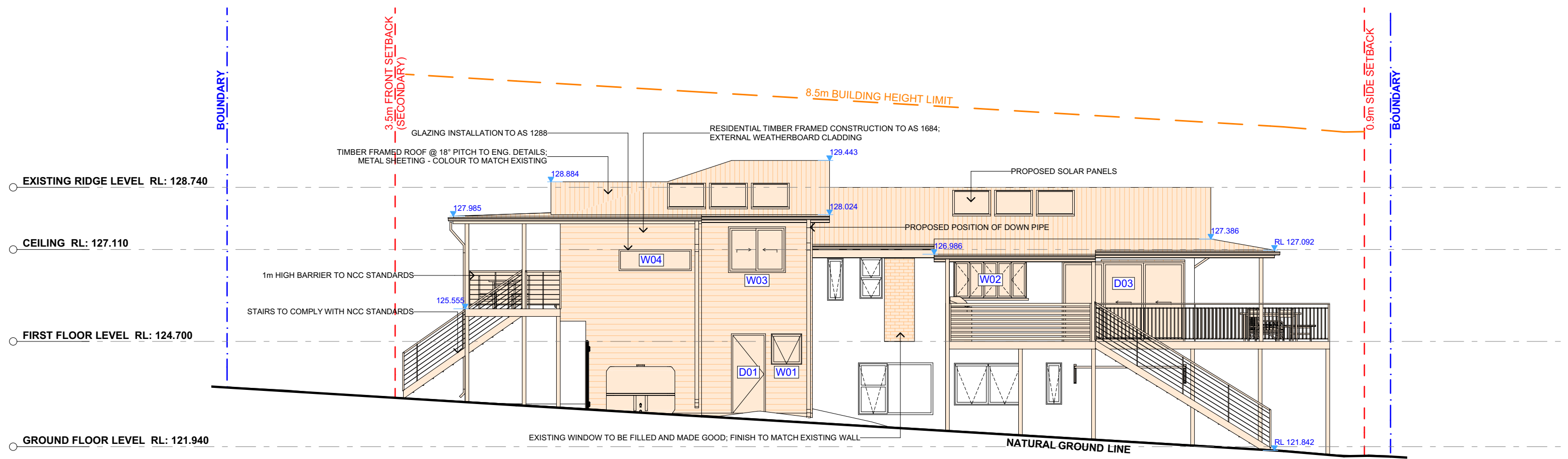
SEDIMENT NOTE :
1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

STOCKPILES :
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION.
ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.
IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

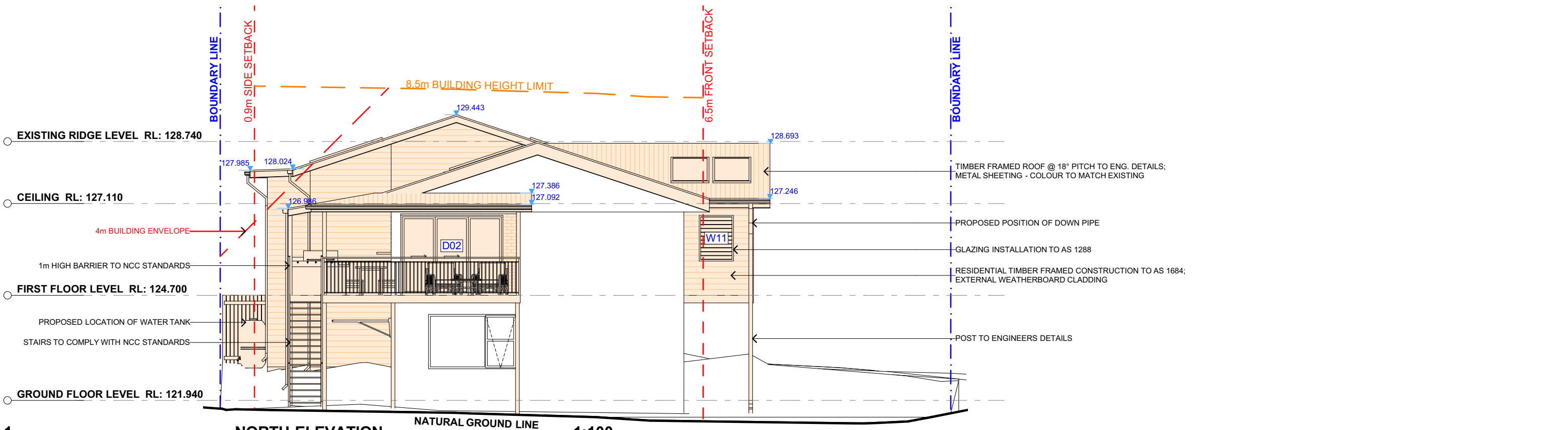
GUTTER PROTECTION :
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.

NOTE: ALL PROPOSED STORMWATER TO CONNECT WITH EXISTING


1 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT PLAN 1:200



2 EAST ELEVATION 1:100



1 NORTH ELEVATION 1:100



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D	21/10/2019	THIRD DESIGN AMENDMENT	DLR	
E	17/12/2019	DA SUBMISSION	DLR	

LEGEND

NEW FLOOR AREA

NEW WET FLOOR AREA

METAL ROOFING

TILED ROOFING

EXISTING

DEMOLISHED

CLIENT
LENA & CRAIG LOWE

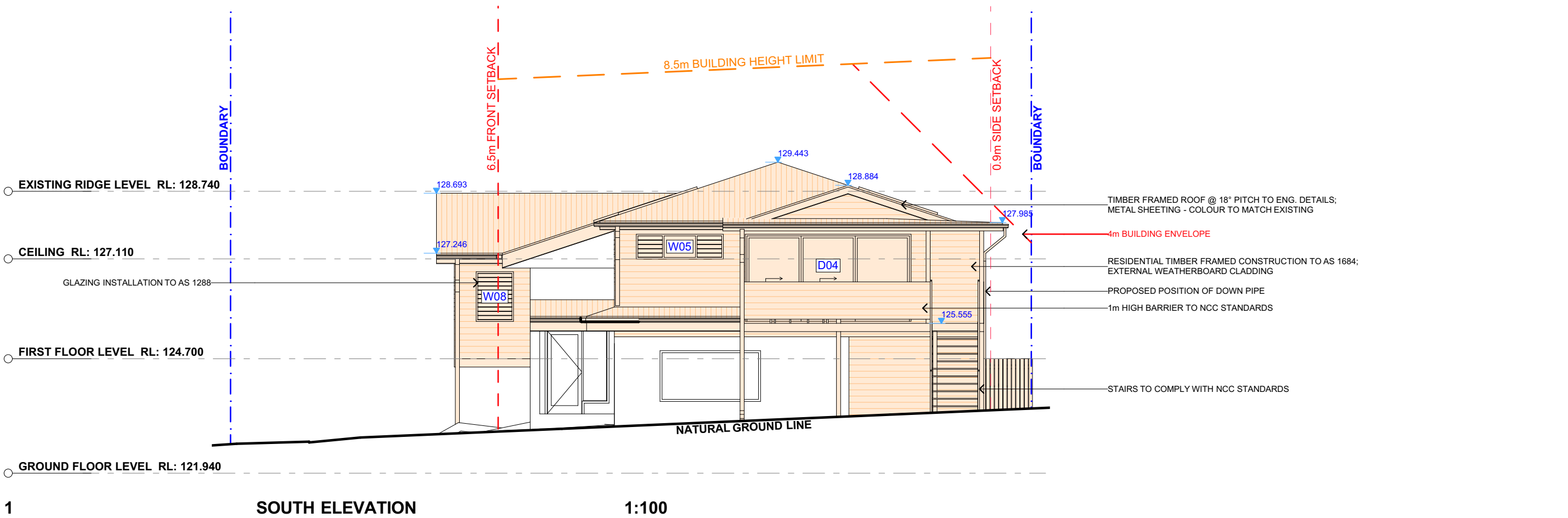
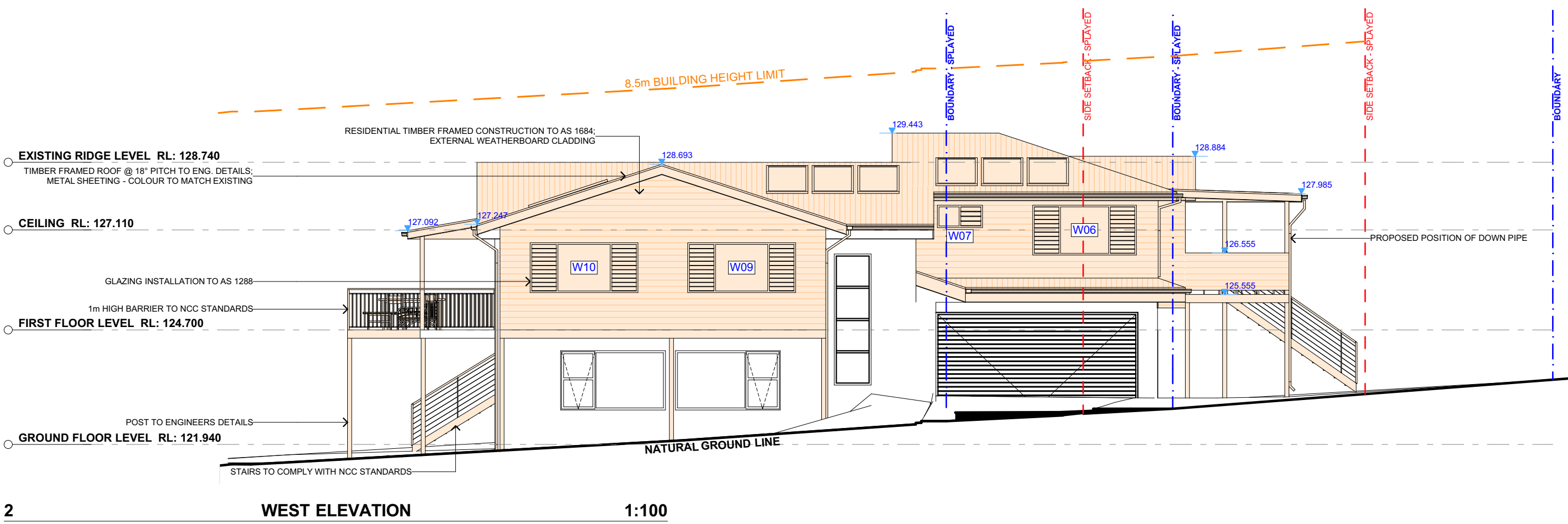
PROJECT ADDRESS
32A OXFORD FALLS ROAD BEACON HILL 2100


DRAWING NO.
DA07

DATE
Thursday, December 19, 2019

DRAWING NAME
NORTH / EAST ELEVATION

SCALE
1:100 @A3





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D	21/10/2019	THIRD DESIGN AMENDMENT	DLR	
E	17/12/2019	DA SUBMISSION	DLR	

LEGEND

NEW FLOOR AREA

NEW WET FLOOR AREA

METAL ROOFING

TILED ROOFING

EXISTING

DEMOLISHED

CLIENT
LENA & CRAIG LOWE

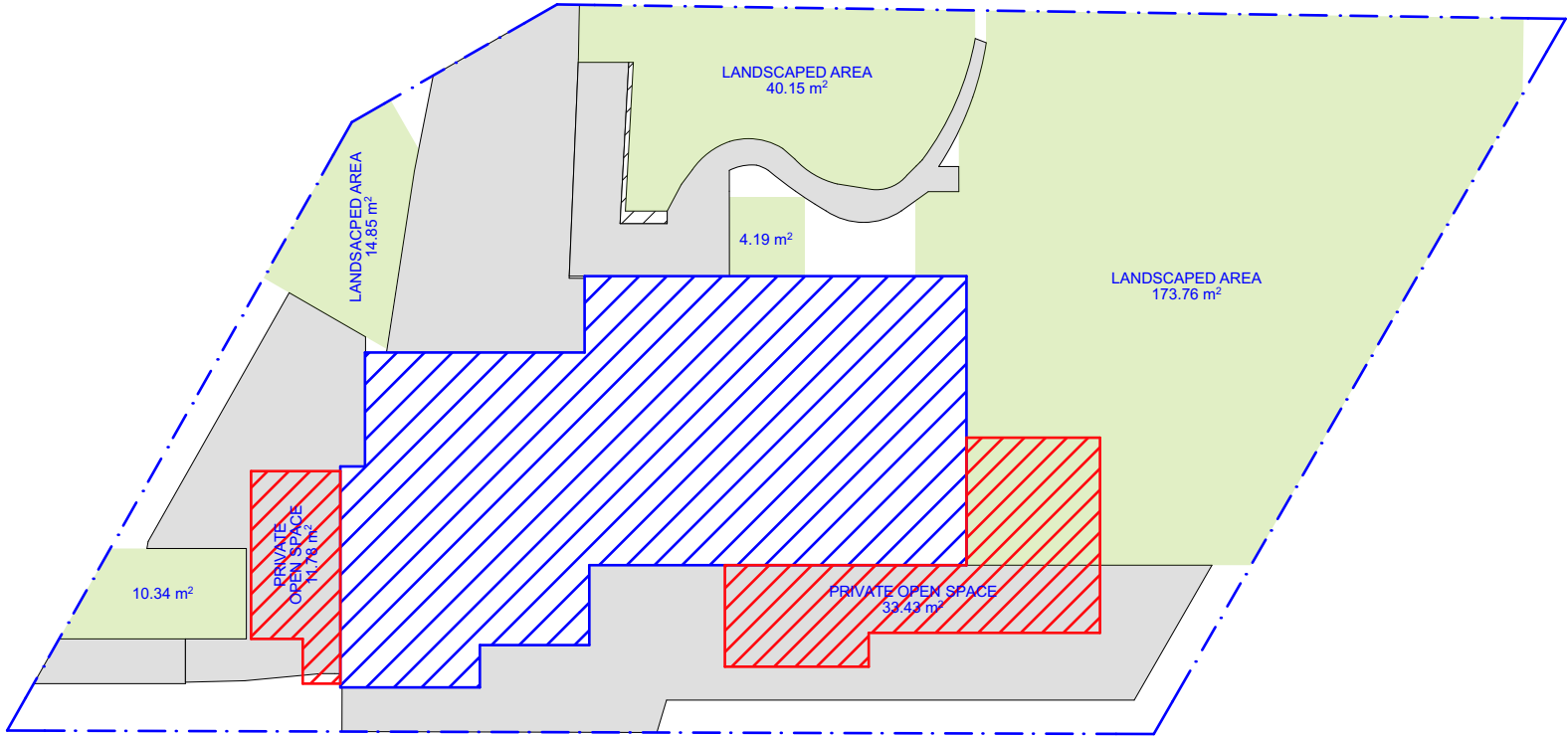
PROJECT ADDRESS
32A OXFORD FALLS
ROAD BEACON HILL
2100

DRAWING NO.
DA08

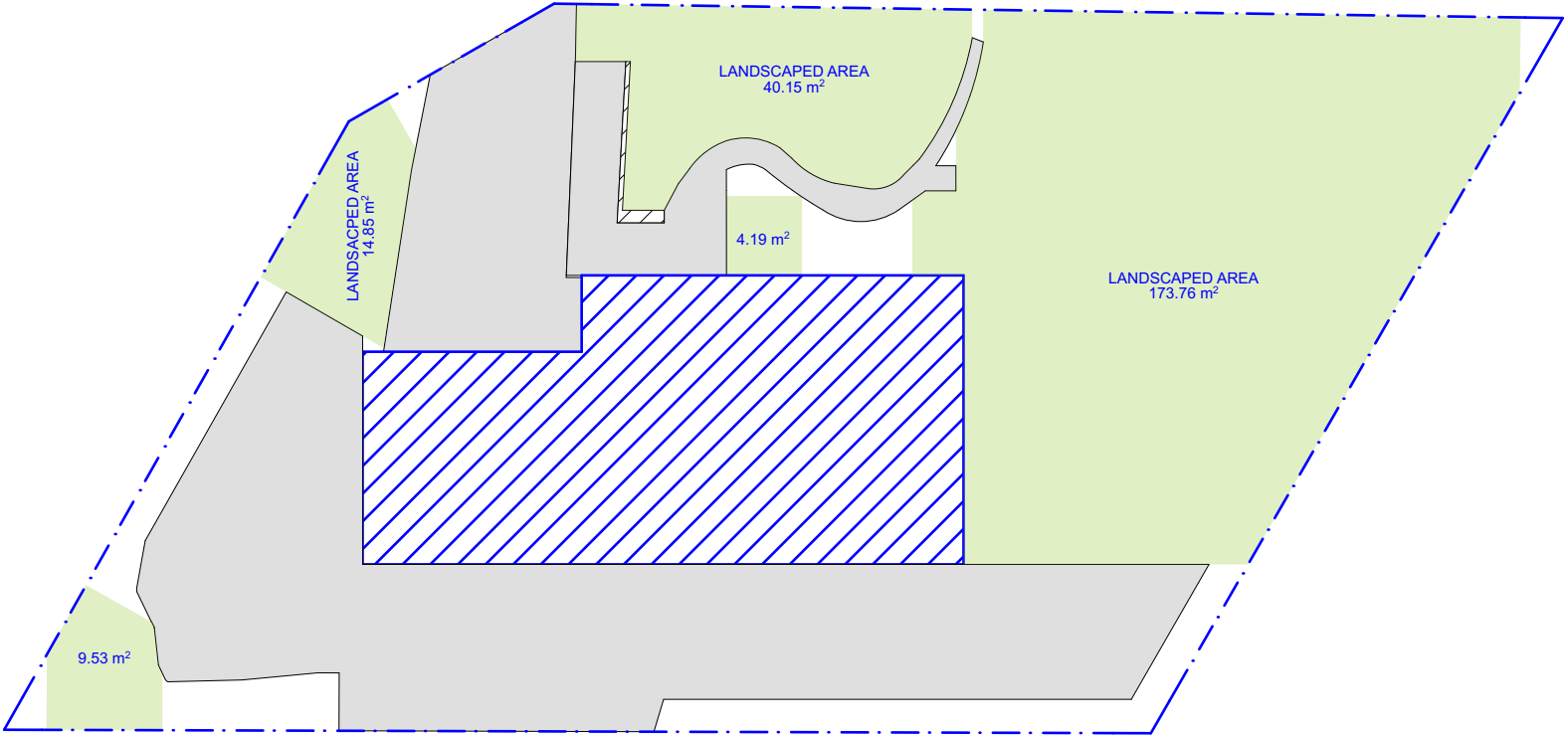
DATE
Thursday, December
19, 2019

DRAWING NAME
SOUTH / WEST ELEVATION

SCALE
1:100 @A3



2 PROPOSED AREA CALCULATIONS 1:200



1 EXISTING AREA CALCULATIONS 1:200

CONTROL TABLE

SITE AREA 594.38m ²		
	REQUIRED	PROPOSED
HEIGHT	8.5m	7.35m
PRIVATE OPEN SPACE	60m ²	45.21m ²
LANDSCAPING	40% (237.75m ²)	41% (243.25m ²)



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E	17/12/2019	DA SUBMISSION	DLR	

LEGEND	
	BUILDING FOOTPRINT
	PRIVATE OPEN SPACE
	LANDSCAPED AREA
	HARD SURFACE

CLIENT
LENA & CRAIG LOWE

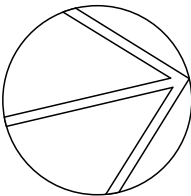
PROJECT ADDRESS
32A OXFORD FALLS ROAD BEACON HILL 2100

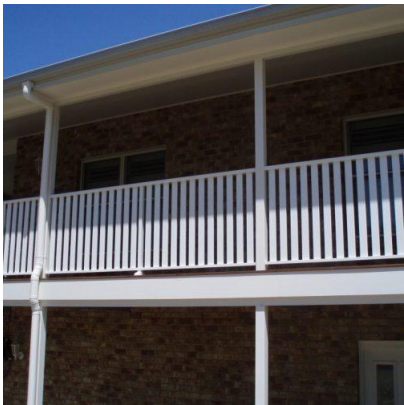
DRAWING NO.
DA10

DATE
Thursday, December 19, 2019

DRAWING NAME
AREA CALCULATIONS

SCALE
1:200 @A3

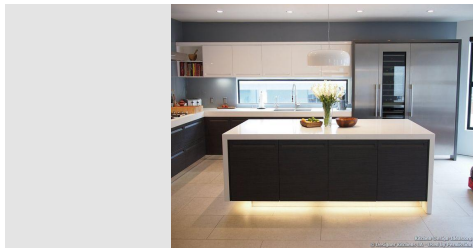




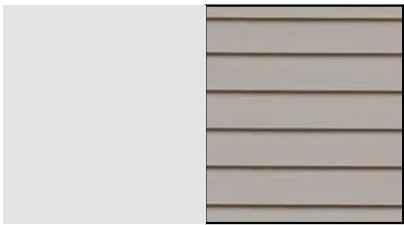
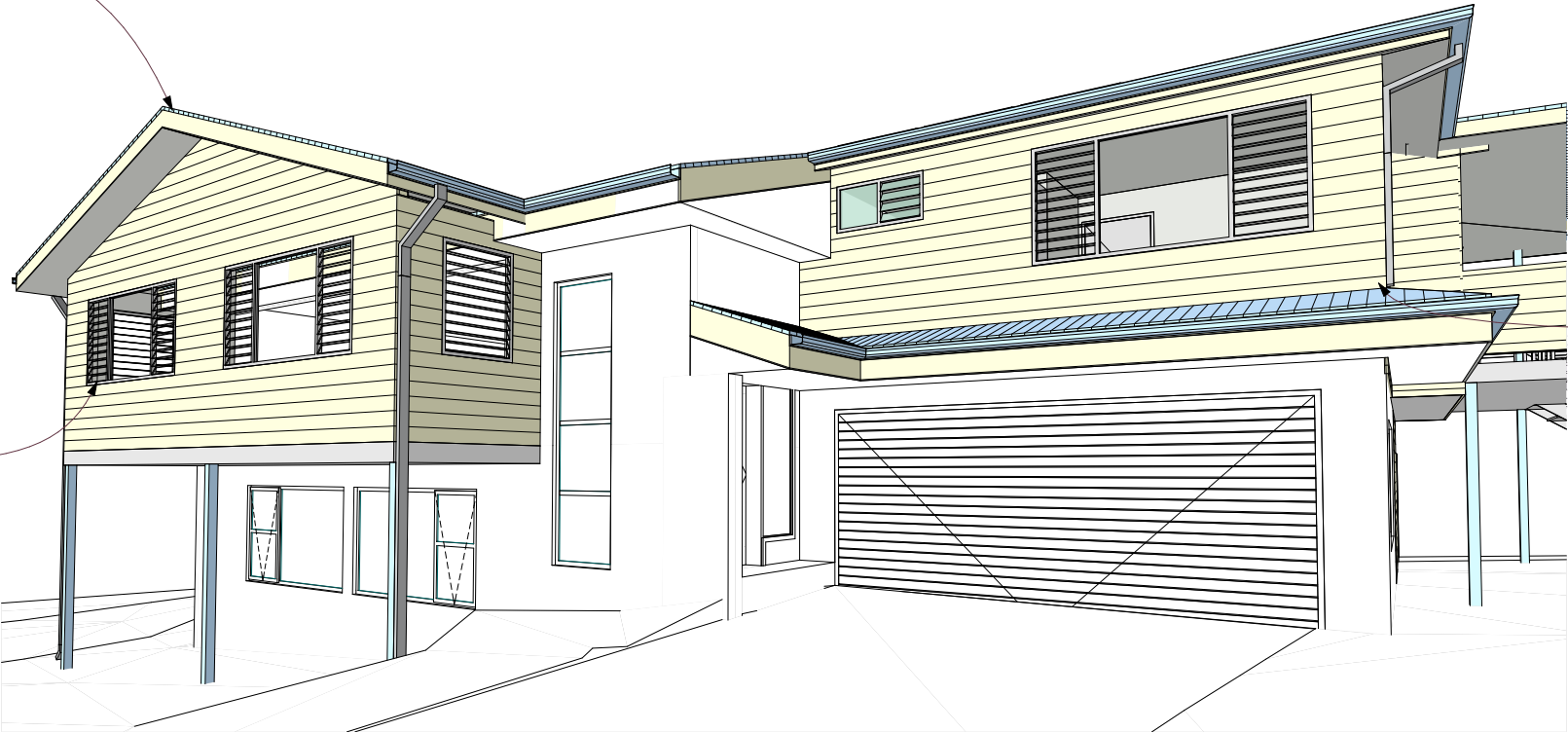
TIMBER HANDRAIL
PAINTED FINISH OR SIMILAR
WHERE MARKED ON ELEVATION.



COLOURBOND METAL ROOF SHEETING
POWDERCOAT FINISH 'IRONSTONE' OR SIMILAR
WHERE MARKED ON ELEVATION.



ALUMINIUM WINDOW FRAME
POWDERCOAT FINISH TO MATCH EXISTING
WHERE MARKED ON ELEVATION.



EXTERNAL WEATHERBOARD CLADDING
POWDERCOAT TO MATCH EXISTING DWELLING
WHERE MARKED ON ELEVATION.



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E	17/12/2019	DA SUBMISSION	DLR	

LEGEND

CLIENT
LENA & CRAIG LOWE

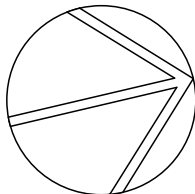
PROJECT ADDRESS
32A OXFORD FALLS
ROAD BEACON HILL
2100

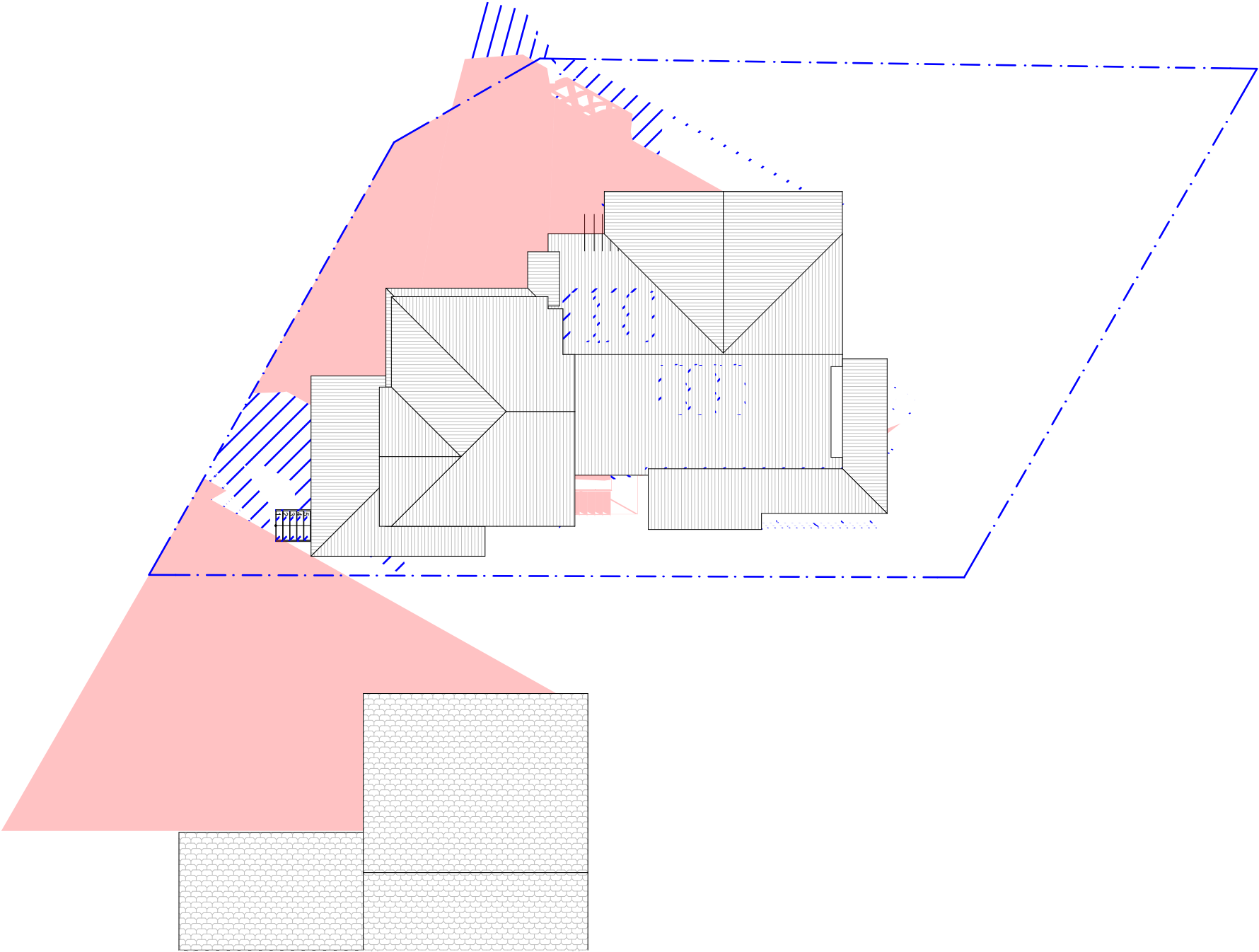
DRAWING NO.
DA11

DATE
Thursday, December
19, 2019

DRAWING NAME
SAMPLE BOARD

SCALE
@A3









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E	17/12/2019	DA SUBMISSION	DLR	

LEGEND

 EXISTING SHADOWS

 PROPOSED SHADOWS

CLIENT

LENA & CRAIG LOWE

PROJECT ADDRESS

32A OXFORD FALLS
ROAD BEACON HILL
2100

DRAWING NO.

DA12

DATE

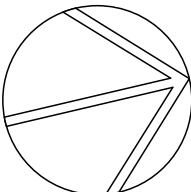
Thursday, December
19, 2019

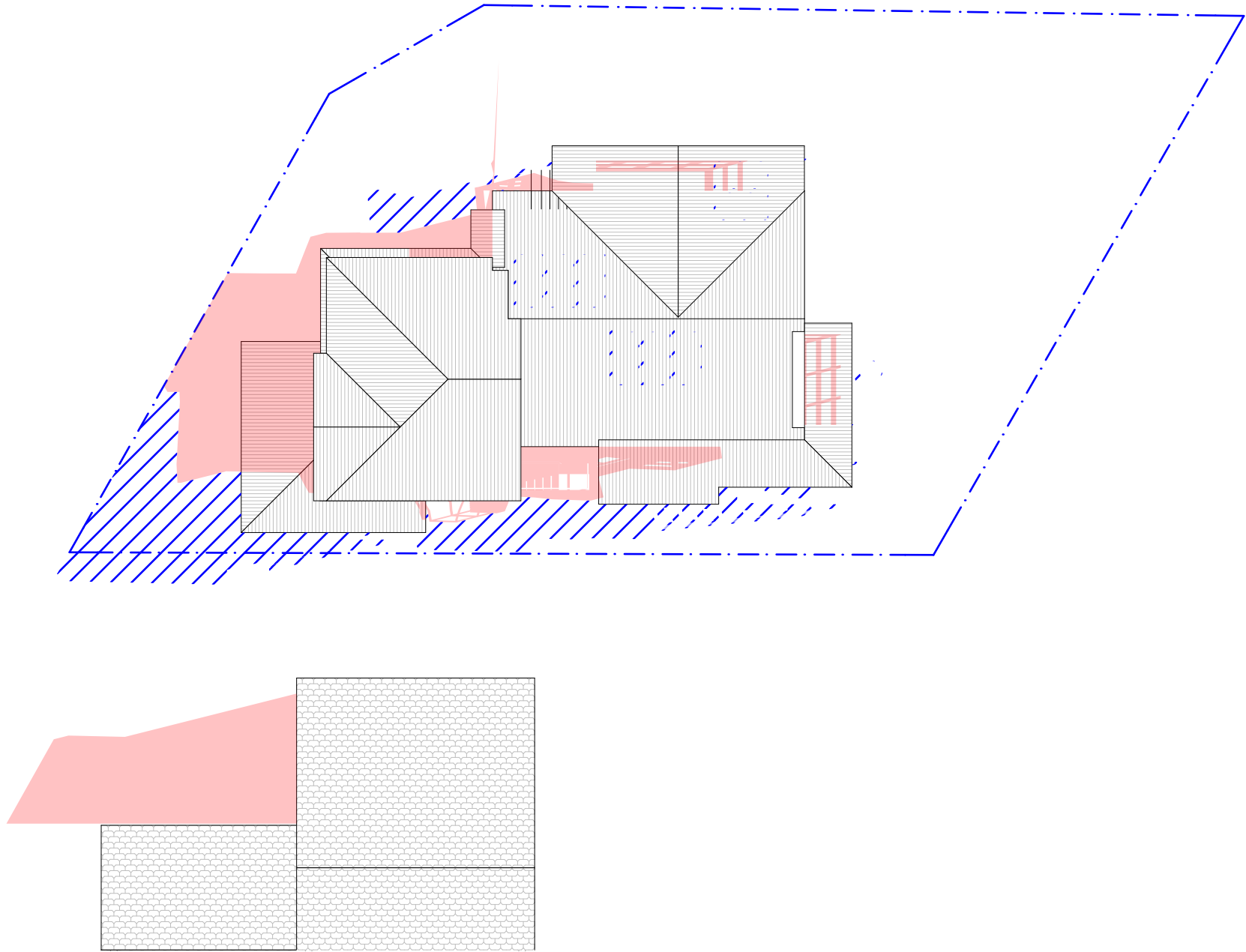
DRAWING NAME

WINTER SOLSTICE 9 AM

SCALE

1:200 @A3









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E	17/12/2019	DA SUBMISSION	DLR	

LEGEND

 EXISTING SHADOWS

 PROPOSED SHADOWS

CLIENT

LENA & CRAIG LOWE

PROJECT ADDRESS

32A OXFORD FALLS
ROAD BEACON HILL
2100

DRAWING NO.

DA13

DATE

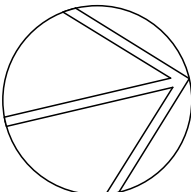
Thursday, December
19, 2019

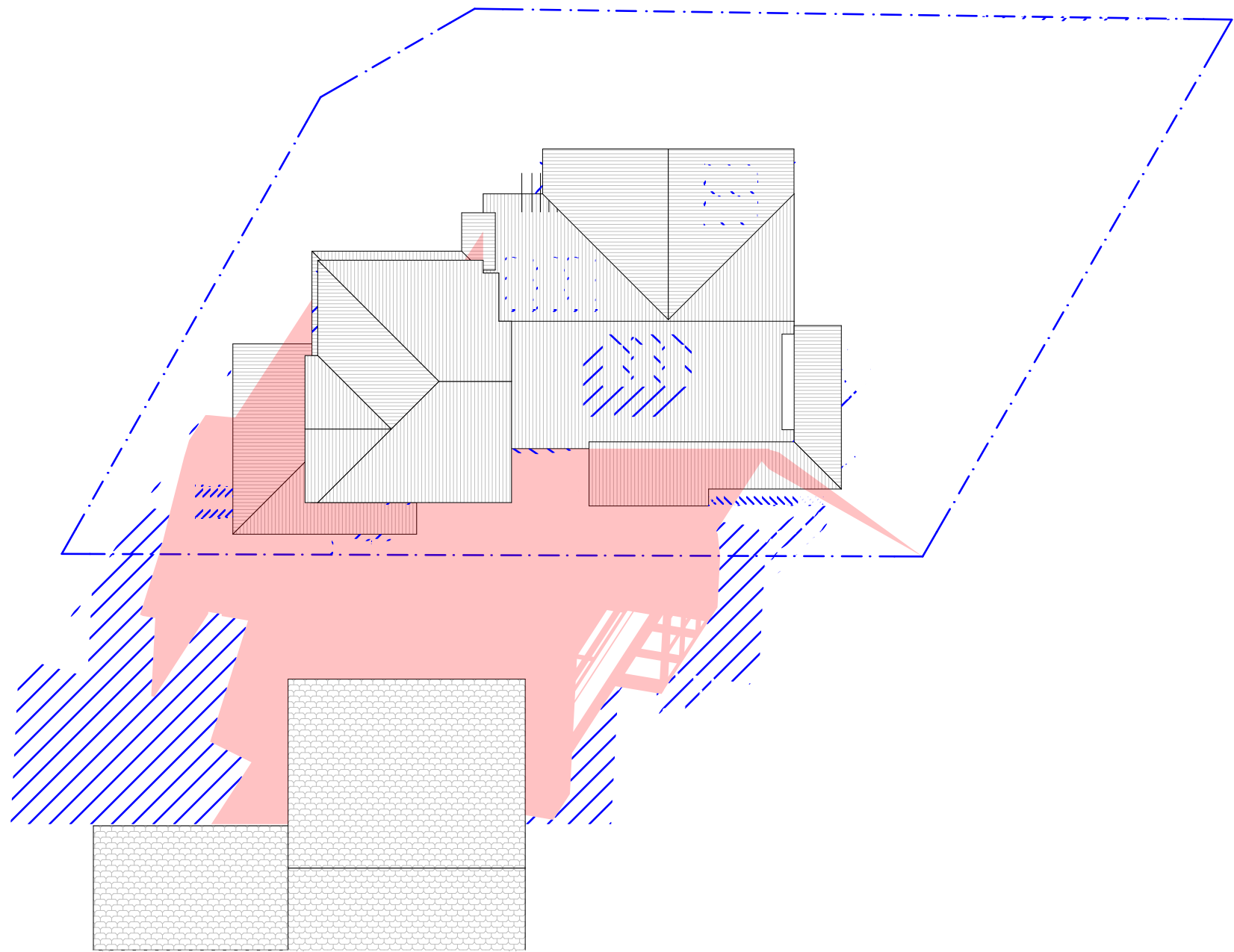
DRAWING NAME

WINTER SOLSTICE 12 PM

SCALE

1:200 @A3





WINTER SOLSTICE 3PM

1:200



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E	17/12/2019	DA SUBMISSION	DLR	

LEGEND

EXISTING SHADOWS

PROPOSED SHADOWS

CLIENT

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32A OXFORD FALLS
ROAD BEACON HILL
2100

DRAWING NO.

DA14

DATE

Thursday, December
19, 2019

DRAWING NAME

WINTER SOLSTICE 3 PM

SCALE

1:200 @A3

