

Do not scale off drawings.
All dimensions, levels & existing site conditions shall be checked & verified by the contractor/s prior to the commencement of works.



THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DADA2021/0214

- SECTION 4.55 MODIFICATION
- SECTION 4.55 MODIFICATION NEW WALLS/STRUCTURE
- SECTION 4.55 MODIFICATION NEW WINDOWS
- APPROVED CARPORT - 39 SQ.M.
- APPROVED VEHICLE CROSSING
- APPROVED STORE - 8.1 SQ.M.
- APPROVED EXTENDED DECKING
- APPROVED CONCRETE PATHWAY
- APPROVED COVERED AREA - 12.9 SQ.M.
- GRASS AREA
- EXISTING WALLS/STRUCTURE TO BE DEMOLISHED - SECTION 4.55
- EXISTING WALLS/STRUCTURE TO BE DEMOLISHED
- EXISTING WALLS/STRUCTURE TO REMAIN
- APPROVED NEW WALLS/STRUCTURE

EXISTING STEPS TO BE GLASS REMOVED

EXISTING DECKING TO BE REMOVED & REPLACED WITH NEW LAWN AREA

PROPOSED GROUND FLOOR PLAN

1:100

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2020/0154

EXISTING BRICK WALL TO BE REMOVED & REPLACED WITH CONCRETE FILLED BRICK & SOCKETS REMOVED WITH ADDITIONAL LIGHT WEIGHT SCREENING ON TOP.

2	Issue for Section 4.55 Modification	IGN 15.04.20
1	Issue for Consent	IGN 29.11.19
	Description	By Date

Drawn By:
Architectural Design and Drafting
IQ HOMES
PH: 9553 0049 Mob: 04 51 17 77
info@iqhomes.net.au

Drawing Title:
PROPOSED GROUND FLOOR

Property/Owners:
Mr. & Mrs. Hart
9 Vines Ave
Forestville

Title:
SECTION 4.55 MODIFICATION
DA APPLICATION
DATE: 29.11.2019
DRAWN: IQ HOMES
CKD: MA
SCALE: 1:100 @A3
RELAY NUMBER: 2249
DRAWING NUMBER: A-07

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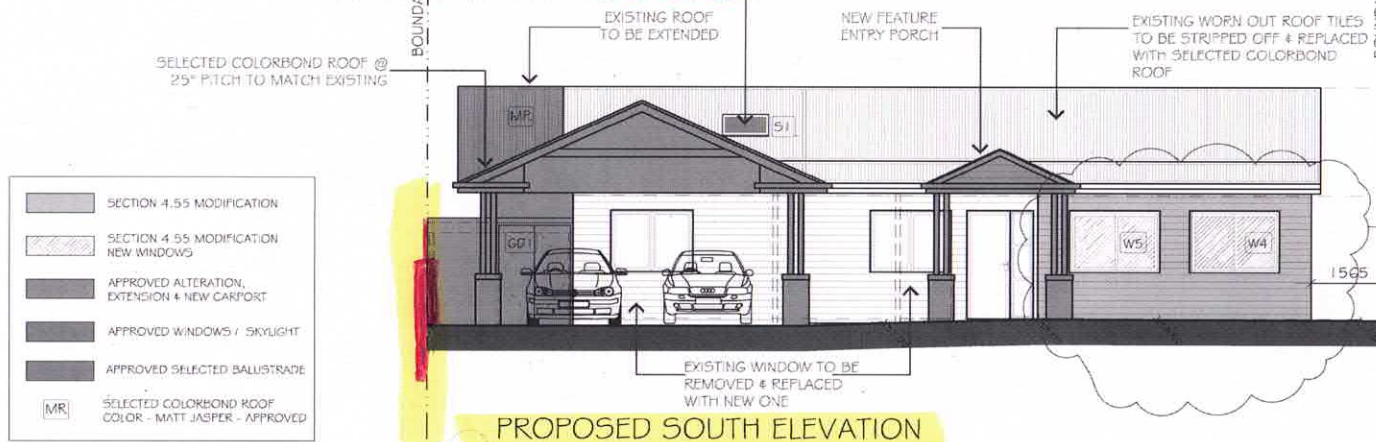
WALL LOCATION: THE WIDTH OF THE WALL WILL BE SHARED EQUALLY BETWEEN THE TWO PROPERTIES



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council

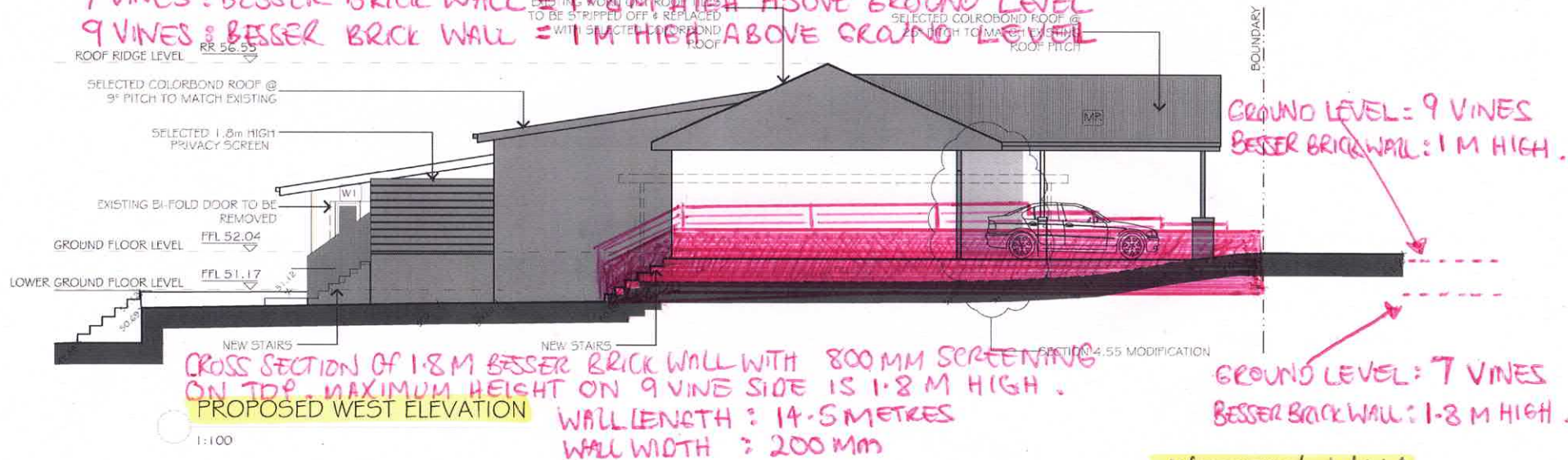
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EXISTING 1.8M BRICK WALL TO BE REPLACED WITH NEW CONCRETE FILLED BESSER BRICK BLOCKS & RENDERED TO SAME HEIGHT OF 1.8 M. ADDITIONAL 800 MM SCREENING WILL BE ADDED TO REPLACE PREVIOUS LIGHT WEIGHT SCREENING.

7 VINES: BESSER BRICK WALL = 1.8 M HIGH ABOVE GROUND LEVEL
9 VINES: BESSER BRICK WALL = 1 M HIGH ABOVE GROUND LEVEL



NO.	DESCRIPTION	DATE	BY
1	Issue for Section 4.55 Modification	10/11/2020	DA
2	Issue for DA	10/11/2020	DA
3	Issue for DA	10/11/2020	DA

Drawn By:

Architectural Design and Drafting

iq homes

PH: 9153 4049

info@iqhomes.net.au



Drawing Title:

PROPOSED SOUTH ELEVATION

PROPOSED WEST ELEVATION

Property/Owners:

Mr. & Mrs. Hart

9 Vines Ave

Forestville

WESTERN WALL

Section 4.55 MODIFICATION

DA APPLICATION

DATE: 25/11/2020

PROJECT NUMBER: 2249

DRAWN: DA

CHECK: DA

DATE: 1/12/2020

DRAWING NUMBER: A-00

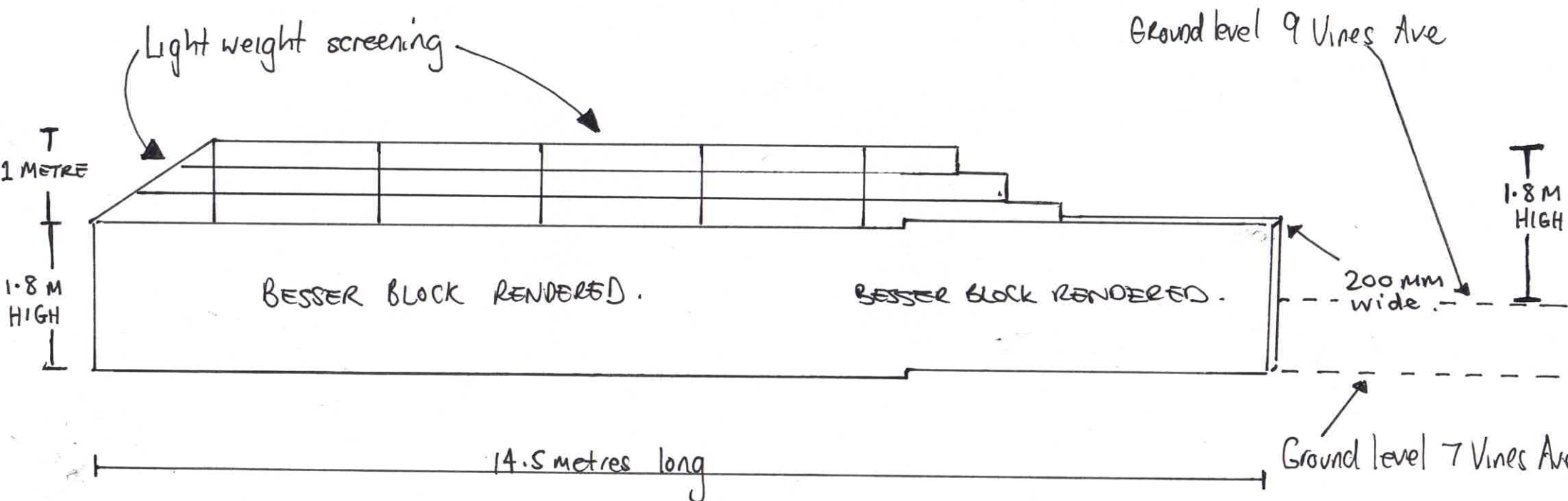
// DIMENSIONS OF HEIGHT & LENGTH //
OF PROPOSED WALL AND SCREEN



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VIEW FROM NEIGHBOURING PROPERTY No. 7 VINES

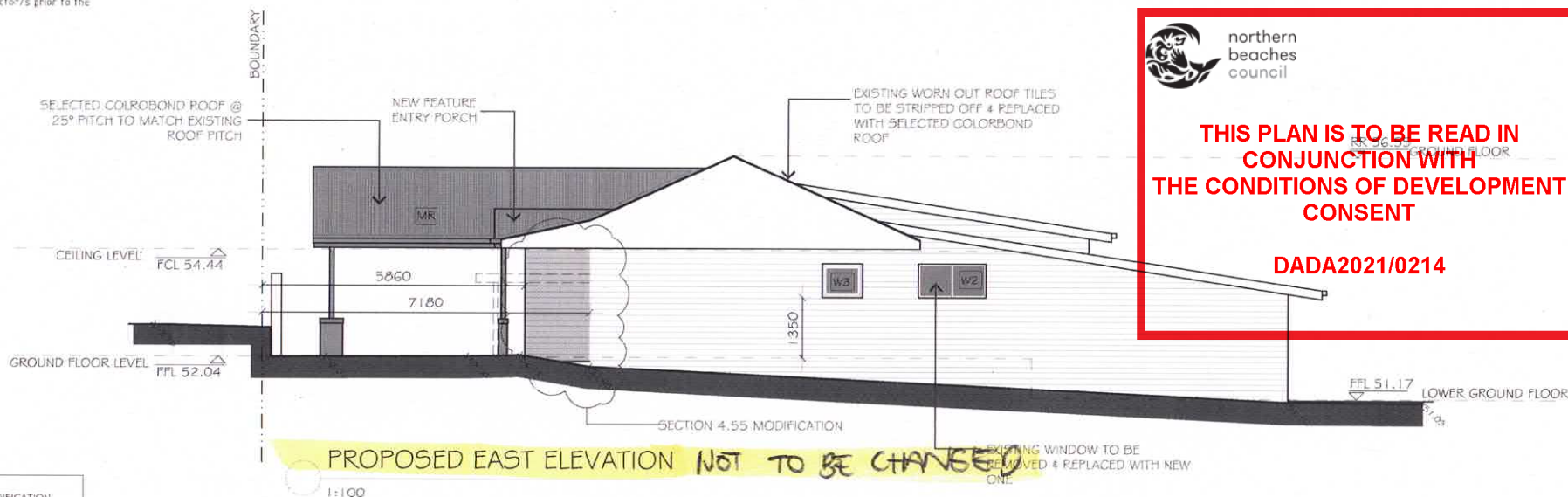
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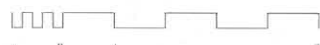
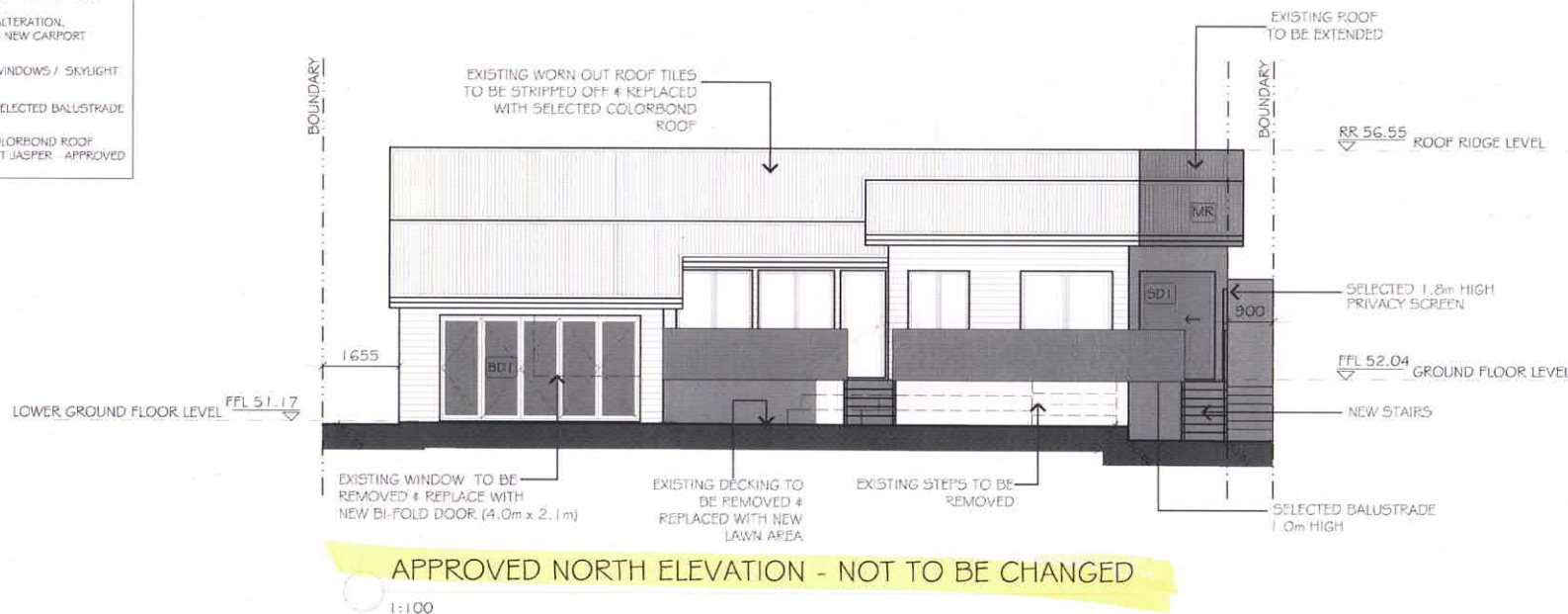
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	SECTION 4.55 MODIFICATION
	APPROVED ALTERATION, EXTENSION & NEW CARPORT
	APPROVED WINDOWS / SKYLIGHT
	APPROVED SELECTED BALUSTRADE
	SELECTED COLORBOND ROOF COLOR - MATT JASPER - APPROVED



2	Issue for Section 4.55 Modification	IQH	15.04.20
1	Issue for Client	IQH	29.11.19
	Description	By	Date

Drawn By:

Architectural Design and Drafting

IQ HOMES

PH: 9553 4049 Mob: 0415 417 137
 mirella@iqhomes.net.au



Drawing Title:

PROPOSED NORTH ELEVATION
 PROPOSED EAST ELEVATION

Property/Owners:

Mr. & Mrs. Hart
 9 Vines Ave
 Forestville

Title:

SECTION 4.55 MODIFICATION

DA APPLICATION

DATE: 29.11.2019
 DRAWN: IQ HOMES
 L&D: MA
 SCALE: 1:100 @A3

PROJECT NUMBER: 2249
 DRAWING NUMBER: A-09

02

*Do not scale off drawings.
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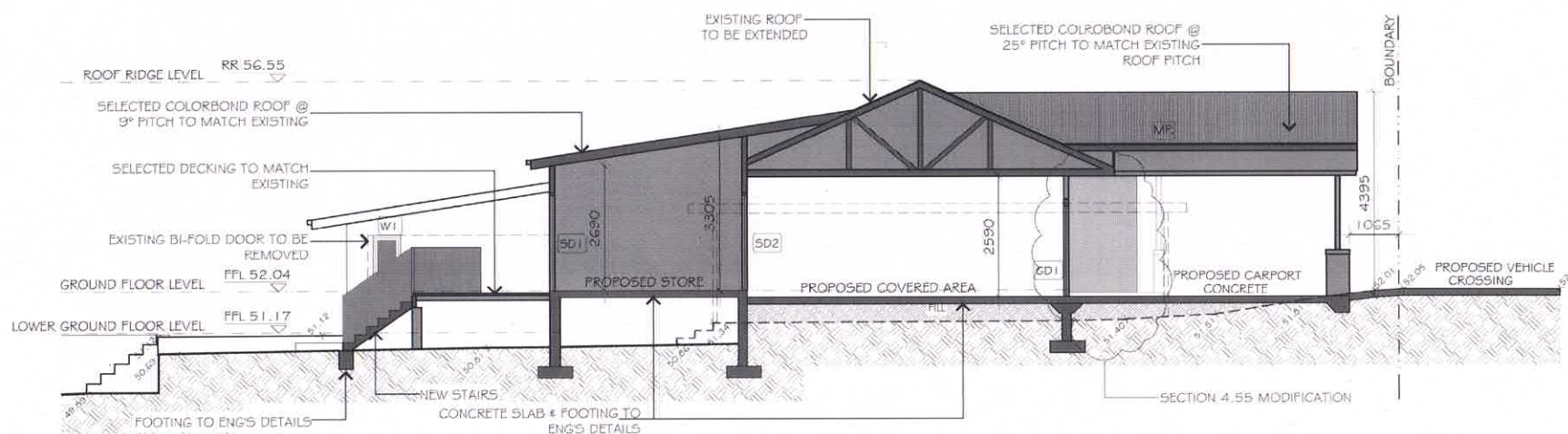
	SECTION 4.55 MODIFICATION
	APPROVED ALTERATION, EXTENSION & NEW CARPORT
	APPROVED WINDOWS / SKYLIGHT
	APPROVED WALLS / STRUCTURE
	APPROVED SELECTED BALUSTRADE
	SELECTED COLORBOND ROOF COLOR - MATT JASPER



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PROPOSED SECTION A-A **NO CHANGE**

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CONSENT**

MOD2020/0154



2	Issue for Section 4.55 Modification	IQH	15.04.20
1	Issue for Client	IQH	29.11.19
	Description	By	Date

Drawn By
Architectural Design and Drafting
IQ HOMES
PH: 9553 4049 Mob: 0415 417 137
mirella@iqhomes.net.au

Drawing Title:
PROPOSED SECTION A-A

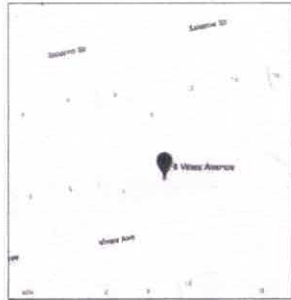
Property/Owners:
Mr. & Mrs. Hart
9 Vines Ave
Forestville

WESTERN WALL

Title
SECTION 4.55 MODIFICATION
DA APPLICATION

DATE 29.11.2019 PROJECT NUMBER 2249
DRAWN IQ HOMES
CKD MIA
SCALE 1:100 @A3 DRAWING NUMBER A - 10 02

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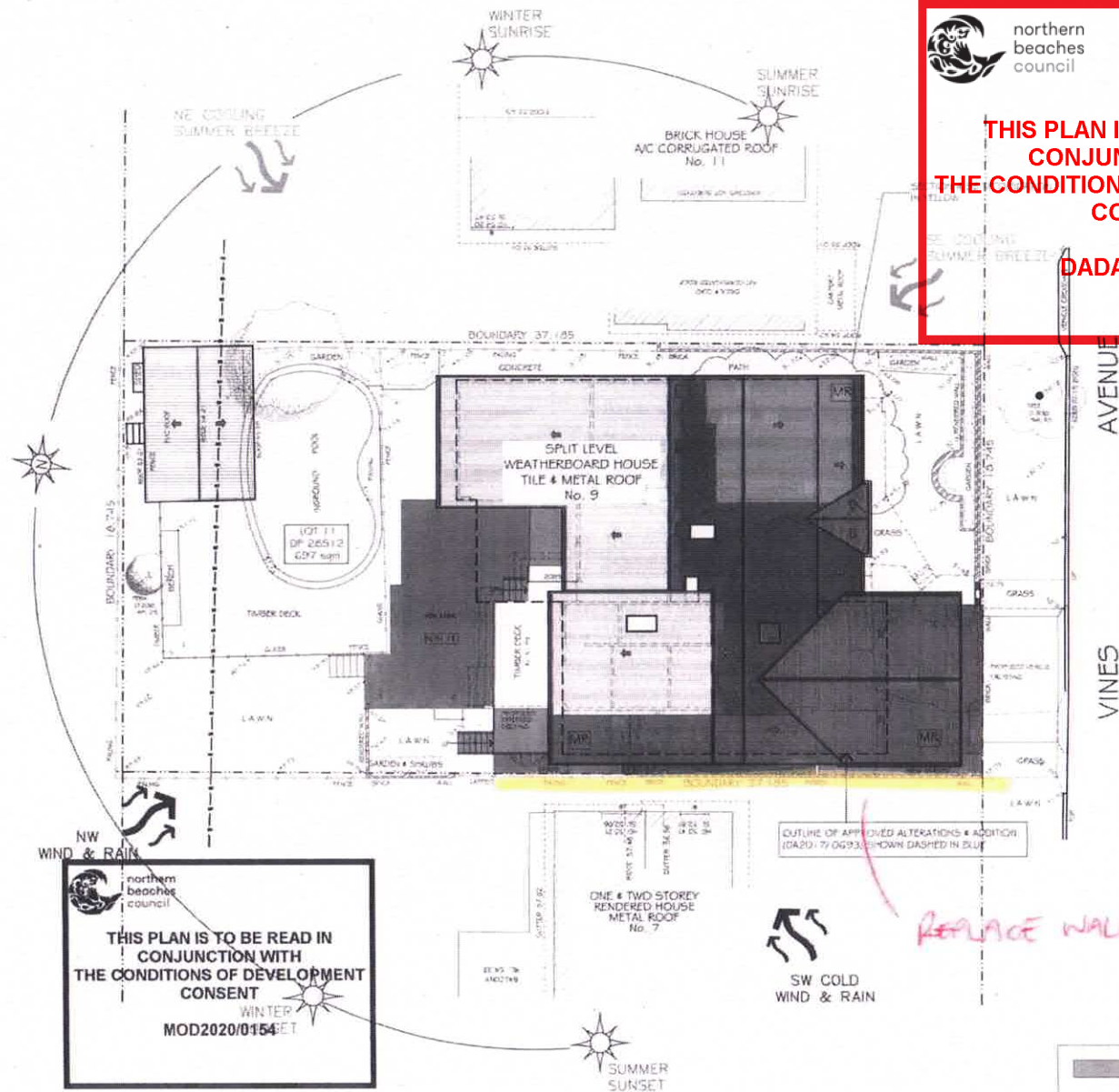
9 Vines Ave Forestville



9 Vines Ave Aerial View

SITE ANALYSIS PLAN

1:200



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 WINTER
MOD2020/0154

REPLACE WALL
 SW COLD
WIND & RAIN

SECTION 4.55 MODIFICATION

2	Issue for Section 4.55 Modification	IQH	15.04.20
1	Issue for Client	IQH	29.11.19
	Description	By	Date

Drawn By
 Architectural Design and Drafting
IQ HOMES
 PH: 9553 4049 Mob: 0415 417 137
 mirella@iqhomes.net.au

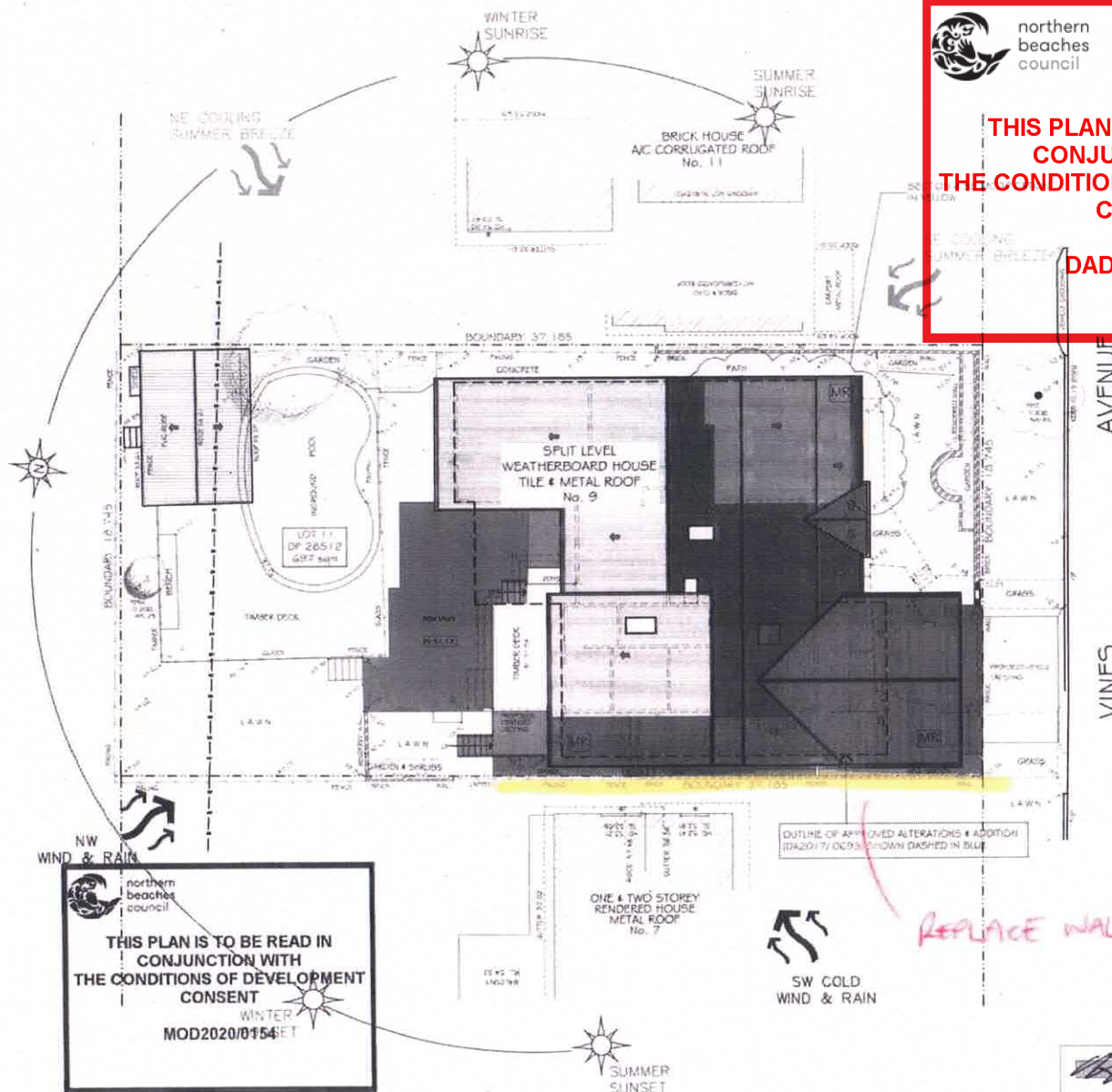
Drawing Title:
SITE ANALYSIS PLAN

Property/Owners:
 Mr. & Mrs. Hart
 9 Vines Ave
 Forestville

Title:
 DATE: 29.11.2019
 DRAWN: IQ HOMES
 OLD: SAA
 SCALE: 1:200 @ A3
 PROJECT NUMBER:
 2216
 DRAWING NUMBER:
 A - 11 02

A map of the study area showing the location of Vines Avenue and Vines Avenue SW. The map includes a grid with coordinates 1 through 10 on the x-axis and 1 through 10 on the y-axis. A black dot marks the location of Vines Avenue, and a black line marks the location of Vines Avenue SW.

1:200



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THE CONDITIONS OF DEVELOPMENT
CONSENT

WINTER
MOD2020/0154

PH: 9553 4049 Mob: 0415 417 137
mirella@iqhomes.net.au



11. 10. 2023

SITE ANALYSIS PLAN

Mr. & Mrs. Hart
9 Vines Ave
Forestville

DATE	29.11.2019
DRAWN	13 TIMES
C/D	MA
SCALE	1:200 @A3

PROJECT NUMBER
2216
DRAWING NUMBER
A-11

210

• Do not scale off drawings
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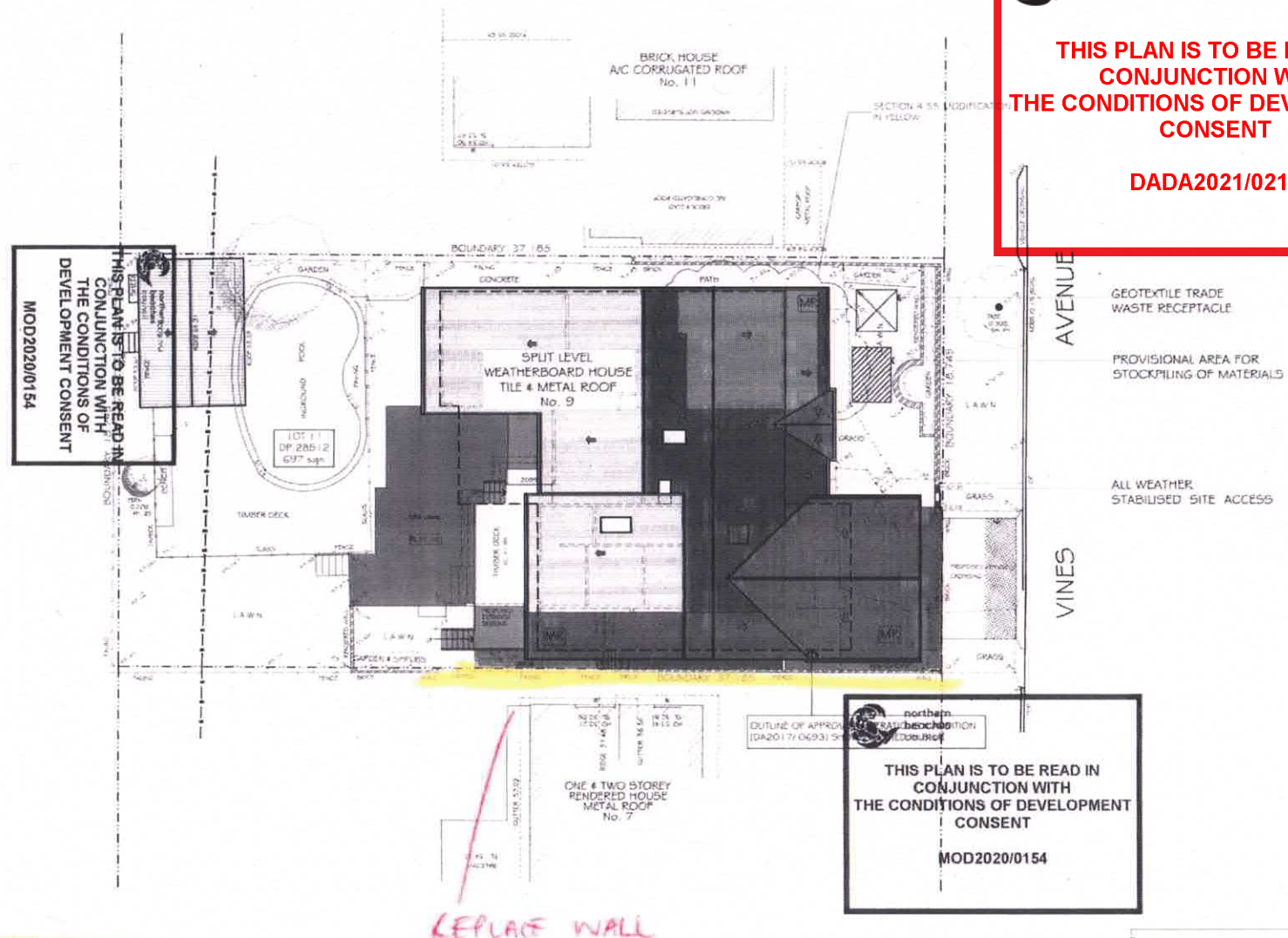


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DADA2021/0214



WASTE MANAGEMENT PLAN

1:200

2	Issue for Section 4.55 Modification	IQH	15.04.20
1	Issue for Client	IQH	29.11.19
	Description	By	Date

Drawn By
Architectural Design and Drafting
IQ HOMES
PH: 9553 4049 Mob: 0415 417 137
mirella@iqhomes.net.au



Drawing Title:
WASTE MANAGEMENT PLAN

Property/Owners:
Mr. & Mrs. Hart
9 Vines Ave
Forestville

Title:
WASTE MANAGEMENT PLAN

DATE: 29.11.2019
DRAWN: IQ HOMES
CDD: NA
SCALE: 1:200 @ A3

PROJECT NUMBER:
2216
DRAWING NUMBER:
A - 12

02



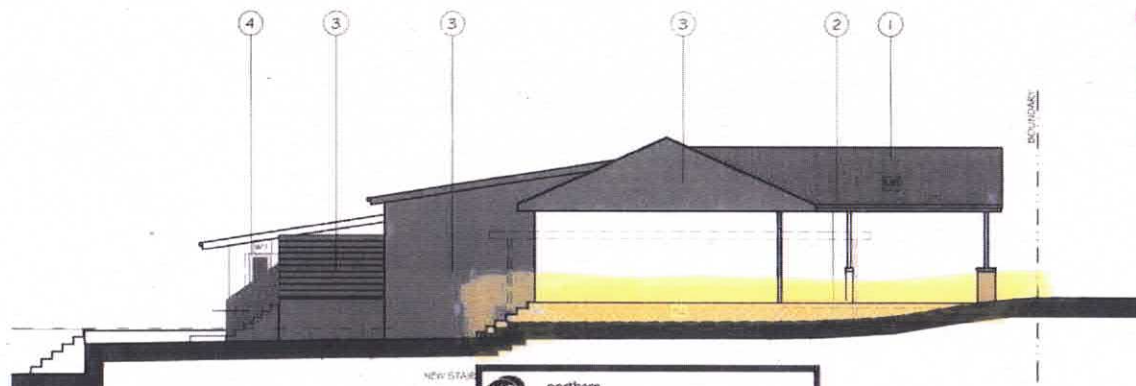
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DADA2021/0214



PROPOSED SOUTH ELEVATION



PROPOSED WEST ELEVATION



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CONSENT**

MOD2020/0154

MATERIALS & FINISHES SCHEDULE

WESTERN
WALL
RENDER
COLOUR →

① ROOF
COLORBOND JASPER - MATT

② FASCIA
COLORBOND JASPER - HIGH GLOSS

③ WALLS
COLORBOND PEPPERBARK
TO MATCH EXISTING

④ WINDOWS, DOOR FRAMES, BALUSTRADE, PYLONS ..
WHITE GLOSS

2	Issue for Section 4.55 Modification	IQH1	15.04.20
1	Issue for Client	IQH	29.11.19
	Description	By	Date

Drawn By
Architectural Design and Drafting
IQ HOMES
PH: 9553 4049 Mob: 0415 417 137
mirella@iqhomes.net.au



Drawing Title
**MATERIALS AND FINISHES
SCHEDULE**

Property/Owners:
Mr. & Mrs. Hart
9 Vines Ave
Forestville

Title
SECTION 4.55 MODIFICATION
DATE: 29.11.2019 PROJECT NUMBER
DRAWN: IQ HOMES 2249
CHK: MA
SCALE: 1:100 @A3 DRAWING NUMBER
A - 13 02