

ADDITIONS AND ALTERATIONS NEW COVERED DECK AND STUDY

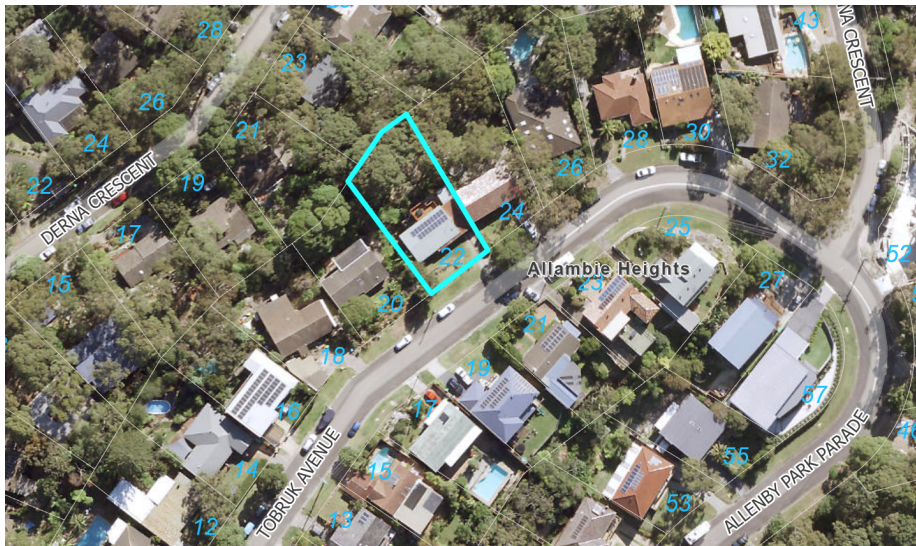
22 TOBRUK AVENUE
LOT 11 SEC.50 DP.237501

AREA CALCULATIONS

EXISTING GROUND FLOOR AREA :	92m ²
EXISTING LOWER GROUND:	50m ²
TOTAL EXISTING GFA:	142m ²
ADDED INTERNAL FLOOR AREA:	15.8m ²
PROPOSED TOTAL GFA :	157.8m²
SITE AREA:	798m²
PROPOSED FSR:	0.2



LOCATION PLAN



sitestudio
mob: 0410 710 865

NOTE

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All boundaries and contours are subject to survey drawing. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

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Drawn | Checked #### | M.O.
Plot Date: 19/5/2025

Project Status Concept design

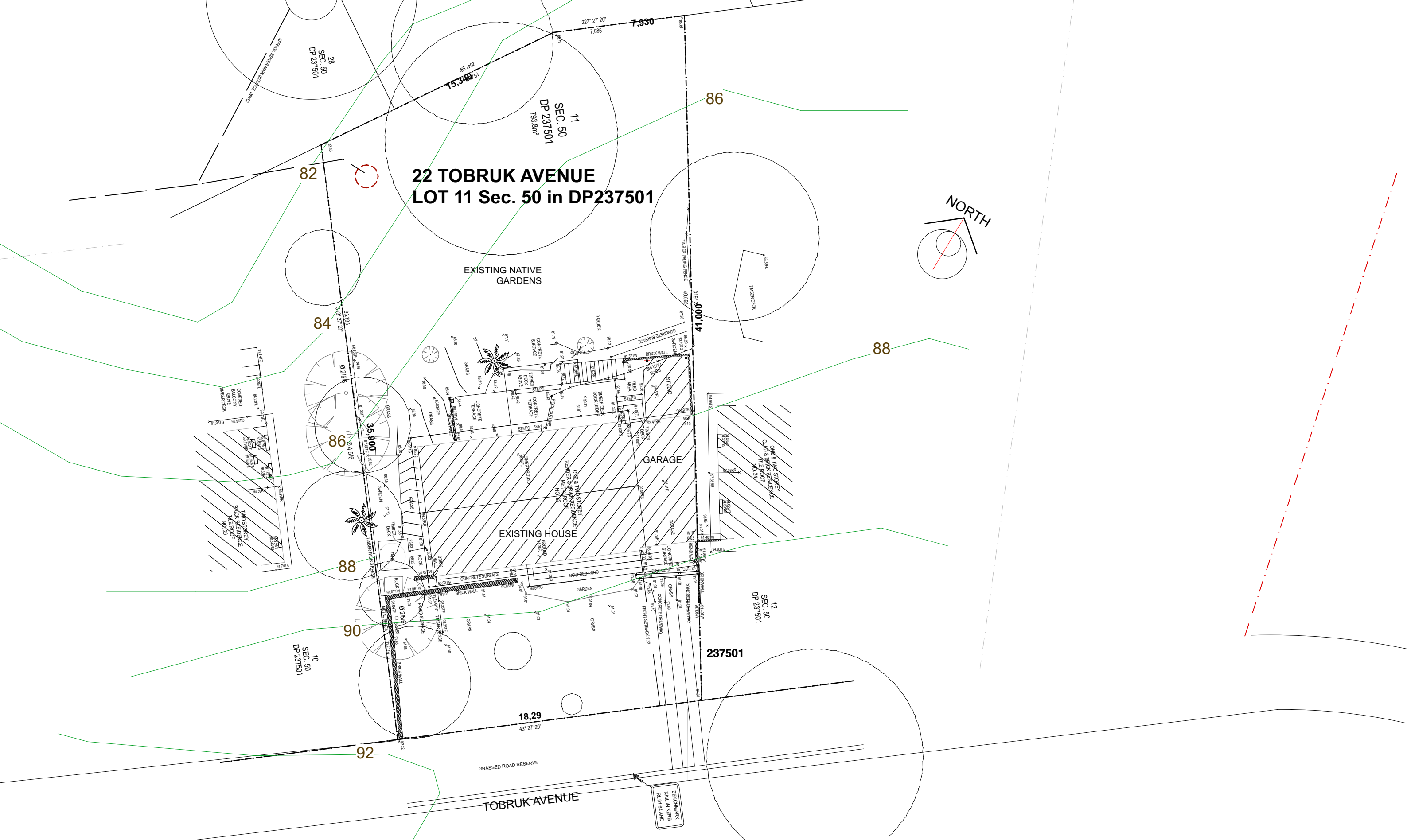
Client Damian Rose
Site: 22 Tobruk Avenue
Allambie Heights

DRAWING TITLE :
COVER PAGE

PROJECT NAME :
COVERED VERANDAH AND STUDY

REVISION NO.

DRAWING NO.
A100



NOTE
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Plot Date: 19/5/2025

Project Status Concept design

Client Damian Rose

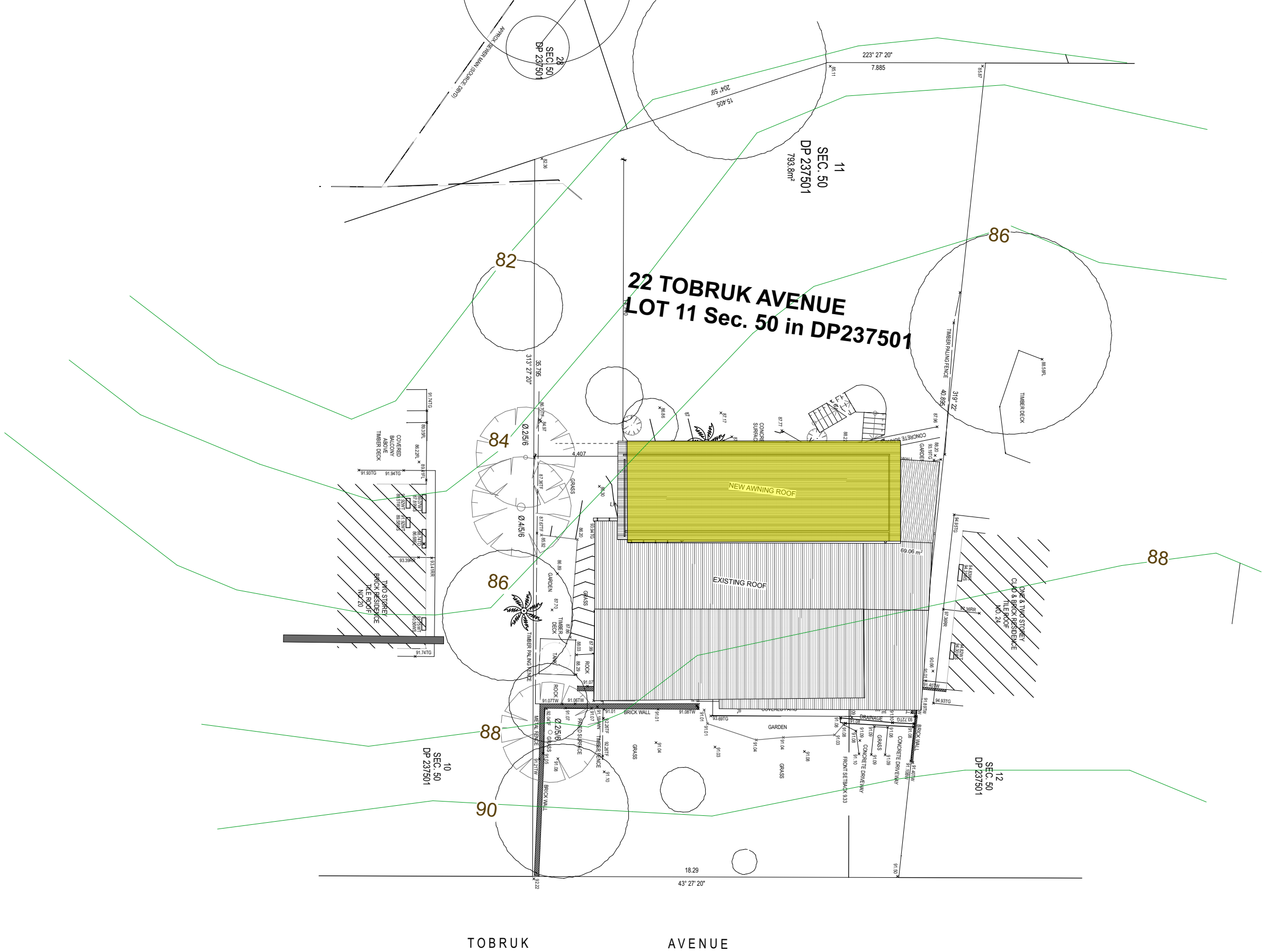
Site: 22 Tobruk Avenue
Allambie Heights

DRAWING TITLE :
EXISTING SITE PLAN

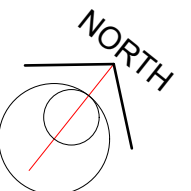
PROJECT NAME :
COVERED VERANDAH AND STUDY

REVISION NO.

DRAWING NO.
A101



PROPOSED WORK



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Drawn | Checked ### | M.O.
Plot Date: 19/5/2025

Project Status Concept design

Client Damian Rose

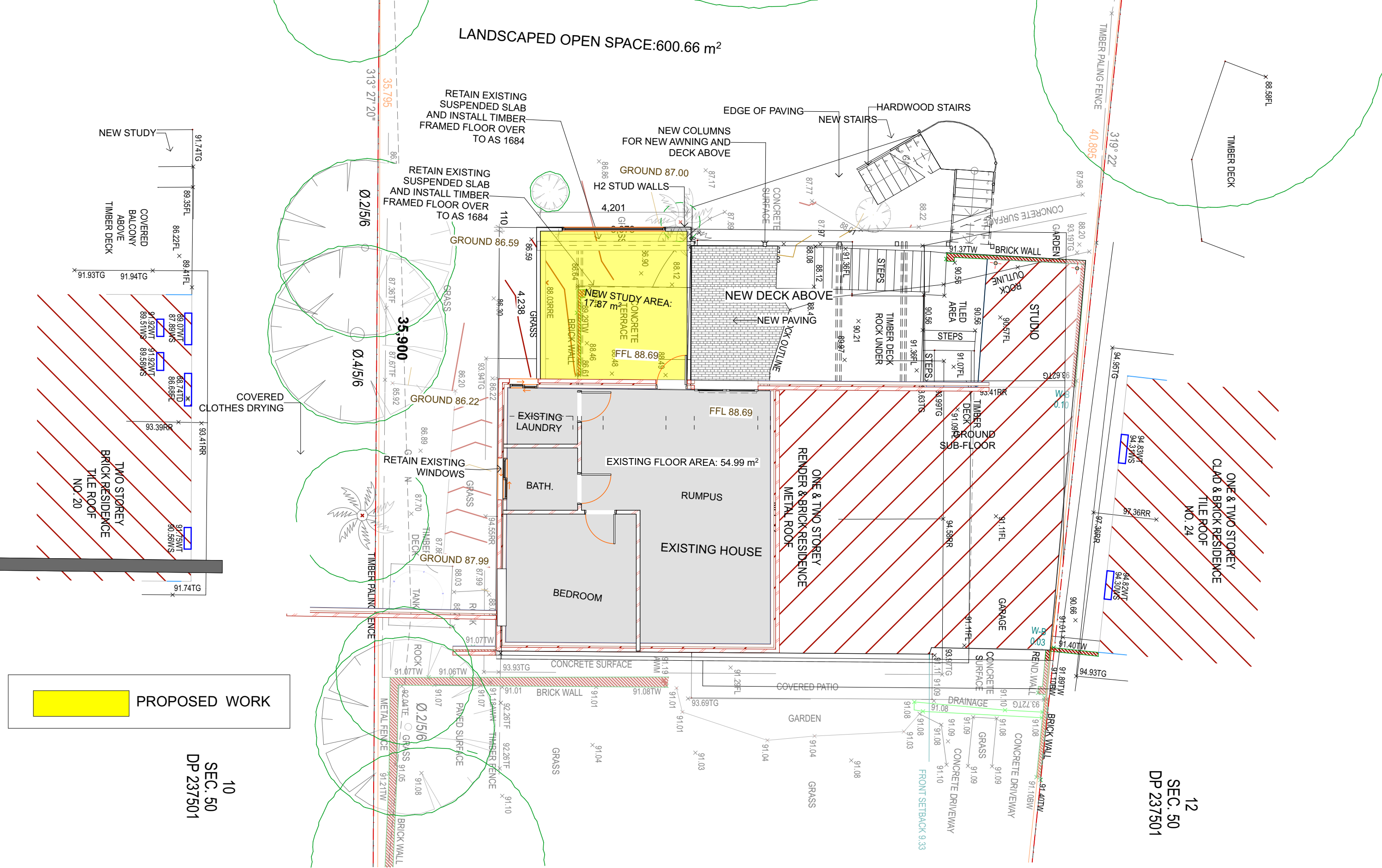
Site: 22 Tobruk Avenue
Allambie Heights

DRAWING TITLE :
Proposed Site Analysis

PROJECT NAME :
COVERED VERANDAH AND STUDY

REVISION NO.

DRAWING NO.
A102



NOTE
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Plot Date: 19/5/2025

Project Status Concept design

Client Damian Rose

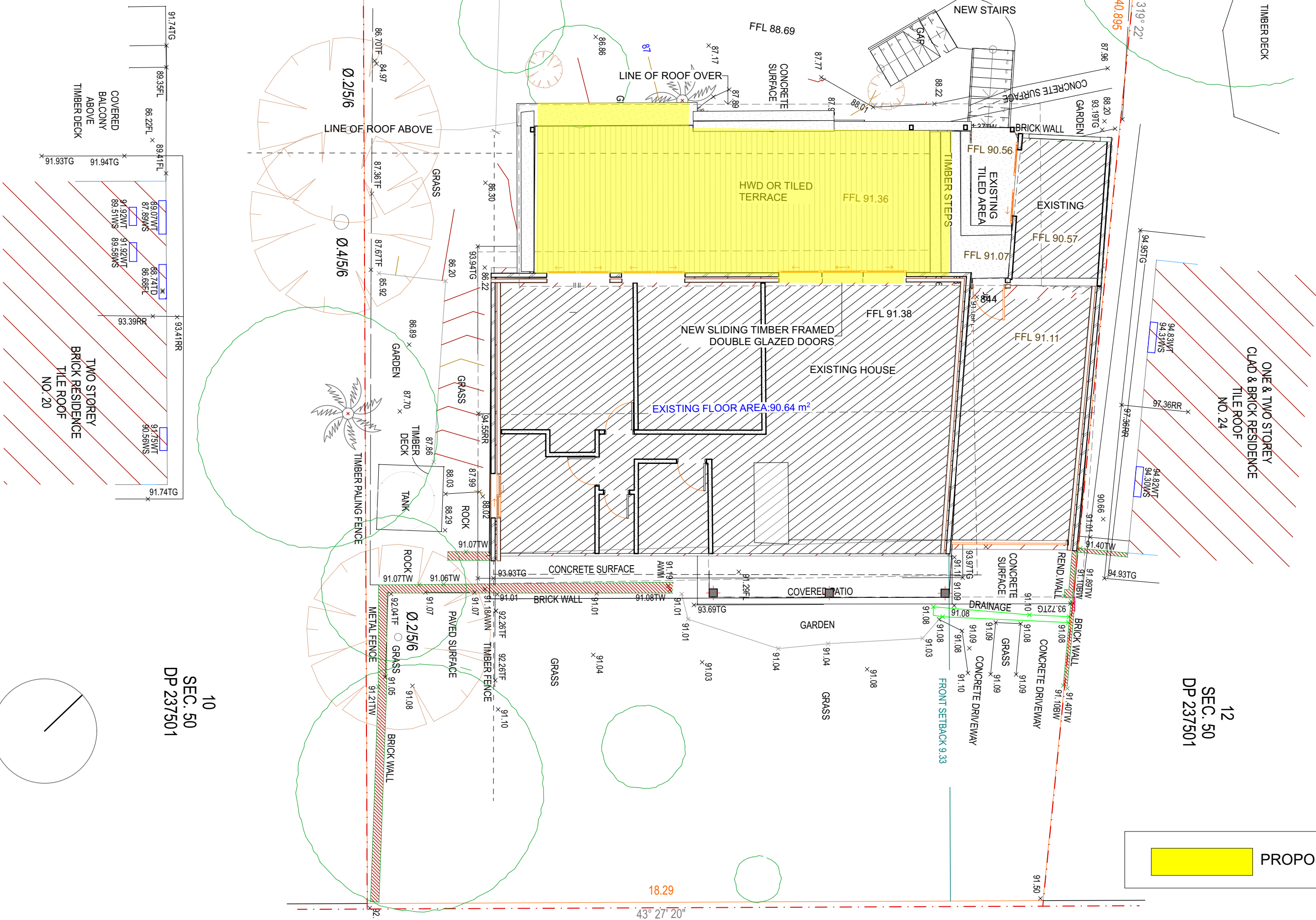
Site: 22 Tobruk Avenue
Allambie Heights

DRAWING TITLE :
Lower Ground Floor

PROJECT NAME :
COVERED VERANDAH AND STUDY

REVISION NO.

DRAWING NO.
A103



PROPOSED WORK



sitestudio
mob: 0410 710 865

NOTE

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Plot Date: 19/5/2025

Project Status Concept design

Client Damian Rose

Site: 22 Tobruk Avenue
Allambie Heights

DRAWING TITLE :

Ground Floor

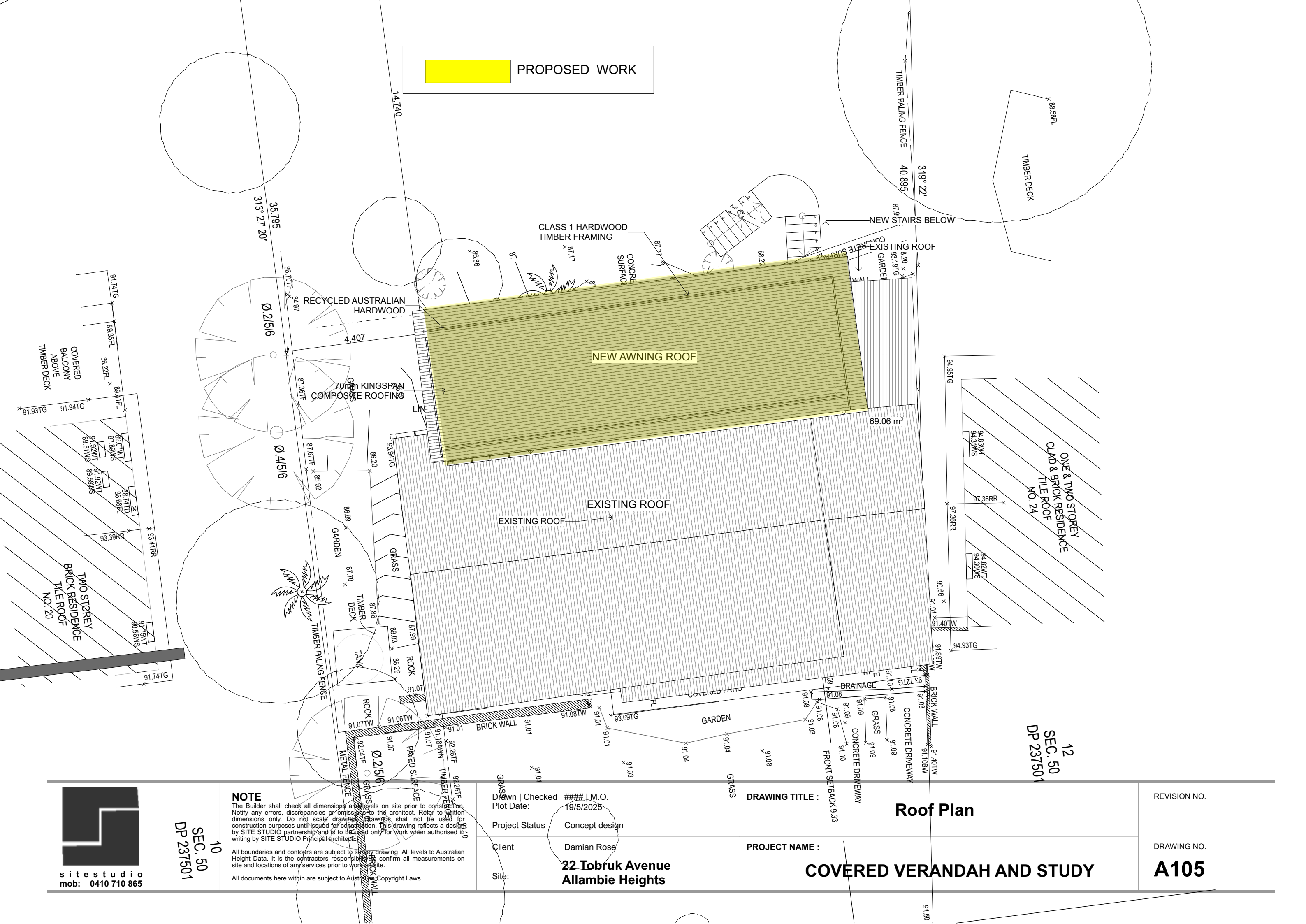
PROJECT NAME :

COVERED VERANDAH AND STUDY

REVISION NO.

DRAWING NO.

A104



PROPOSED WORK

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Drawn | Checked ### I.M.O.
Plot Date: 19/5/2025

Project Status Concept design

Client Damian Rose

Site:

22 Tobruk Avenue
Allambie Heights

DRAWING TITLE :

Roof Plan

PROJECT NAME :

COVERED VERANDAH AND STUDY

REVISION NO.

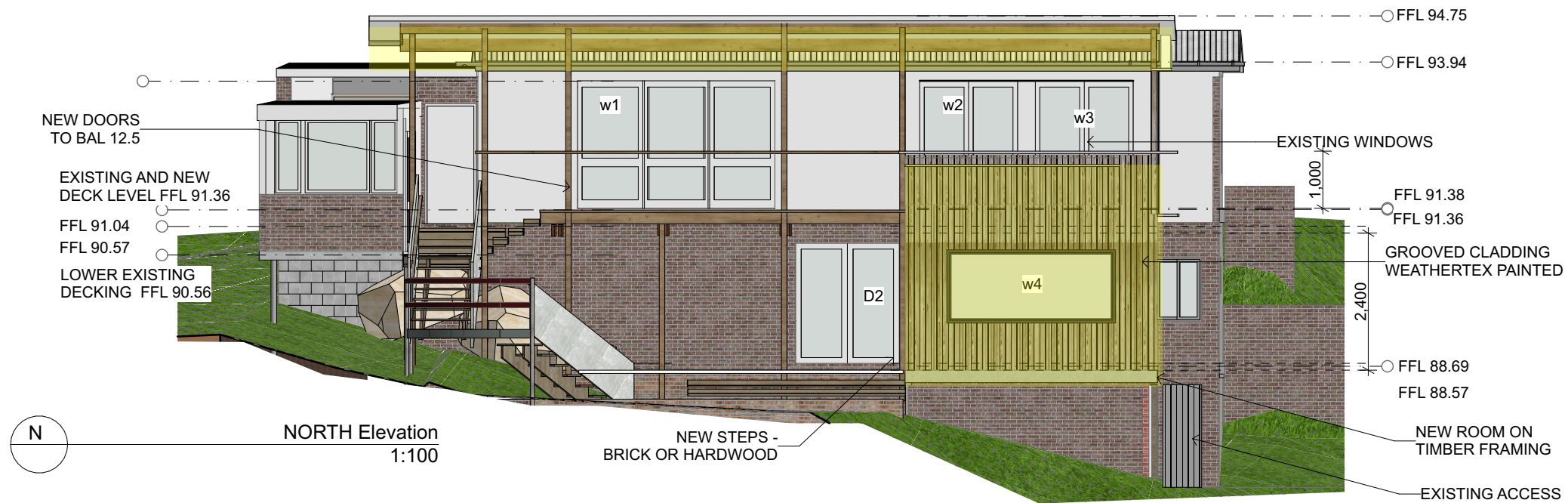
DRAWING NO.

A105

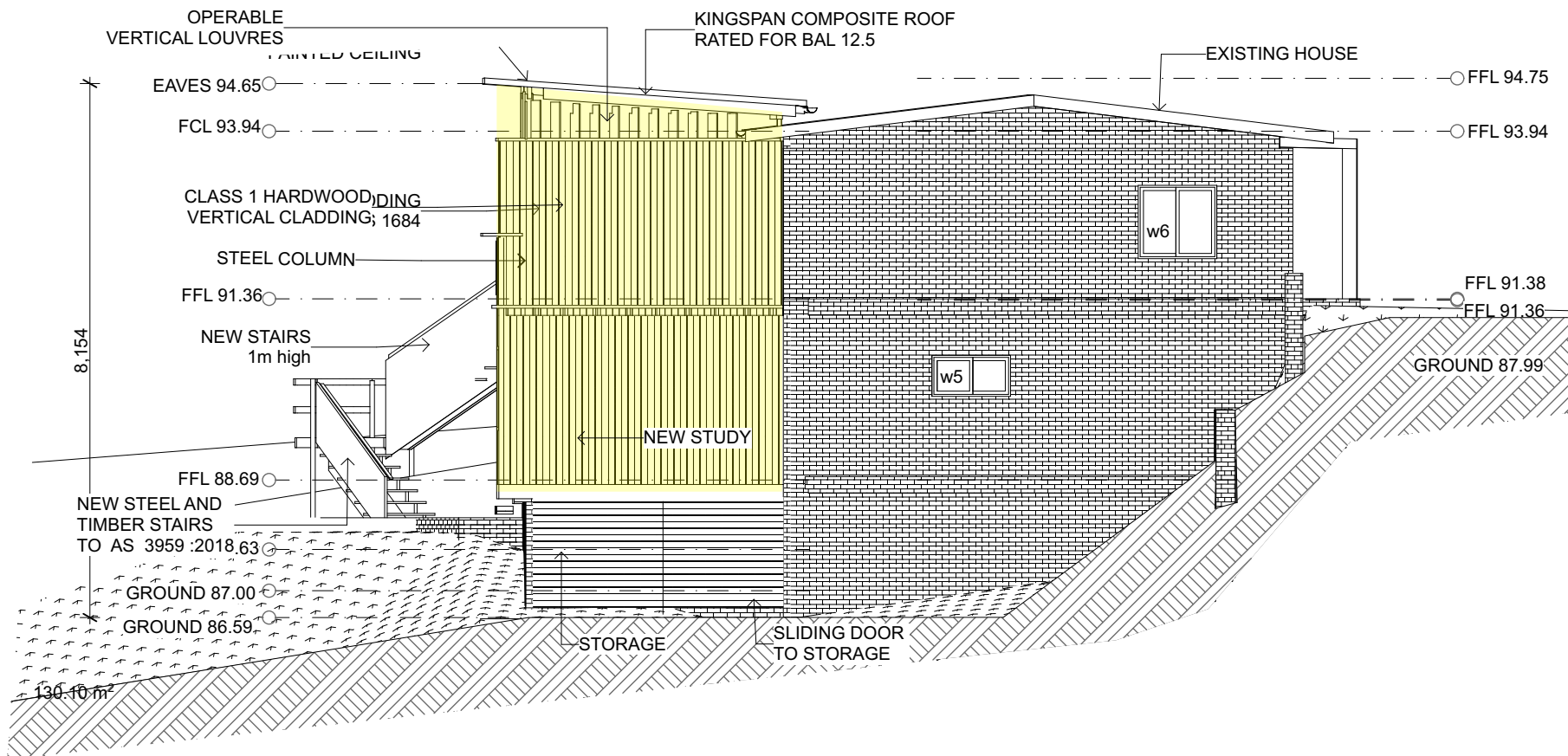


sitestudio
mob: 0410 710 865

SEC. 50
DP 237501



PROPOSED WORK



sitestudio
mob: 0410 710 865

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Drawn | Checked #### | M.O.
Plot Date: 19/5/2025

West Elevation
Project Status
1:100

Client Damian Rose

Site:

22 Tobruk Avenue
Allambie Heights

DRAWING TITLE :

ELEVATIONS

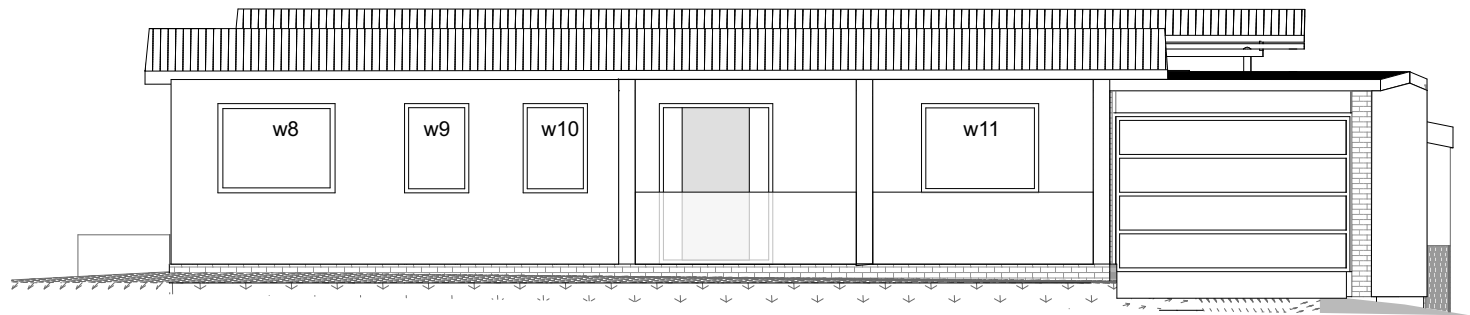
PROJECT NAME :

COVERED VERANDAH AND STUDY

REVISION NO.

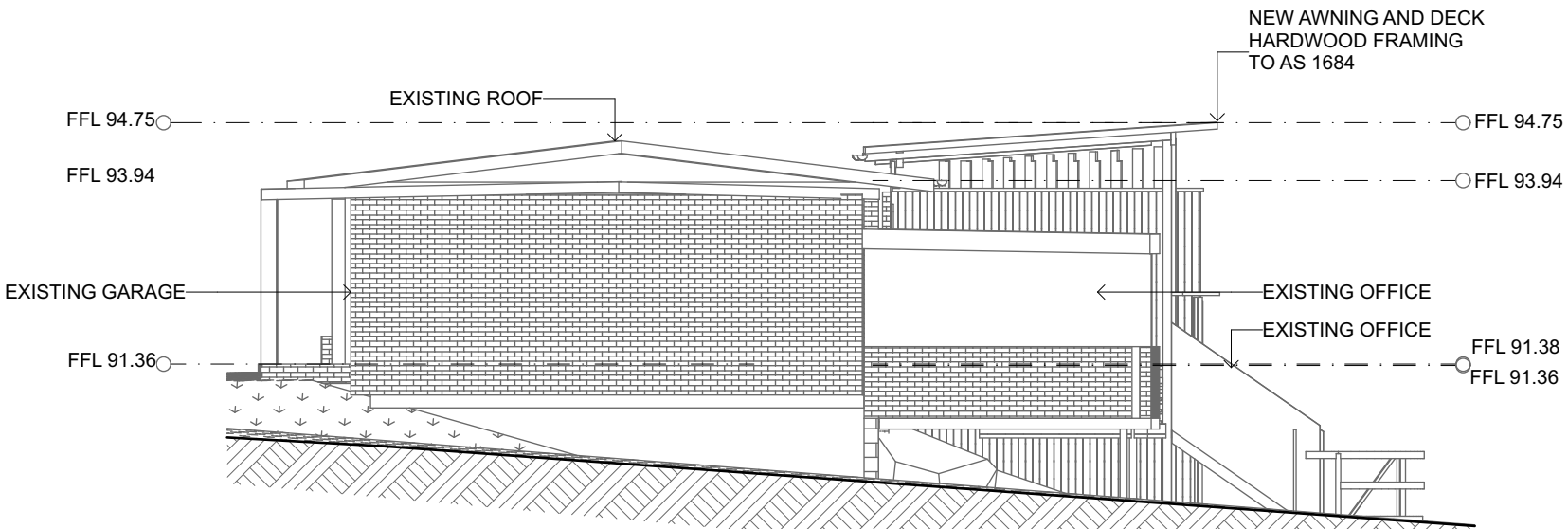
DRAWING NO.

A106



South Elevation
1:100

EXISTING STREET ELEVATION UNCHANGED



East Elevation
1:100

BASIX COMMITMENTS

Lighting		
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: nil (up), roof: foil backed blanket (100 mm)	light (solar absorptance < 0.475)



PROPOSED WORK

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	6.5	10	15	pergola (adjustable shade) >=900 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)
W2	N	4.3	10	15	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)
W3	N	4.3	10	15	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)
W4	N	2.9	16	10	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, clear/ air gap/clear, (U-value: 3.67, SHGC: 0.59)
D2	N	3.1	16	15	eave/ verandah/ pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	W	0.75	5	8	projection/ height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	W	1.1	3	8	projection/ height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	S	1.8	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	S	1	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	S	1	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W11	E	1.83	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)



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Drawn | Checked #### | M.O.
Plot Date: 19/5/2025

Project Status Concept design

Client Damian Rose

Site: 22 Tobruk Avenue
Allambie Heights

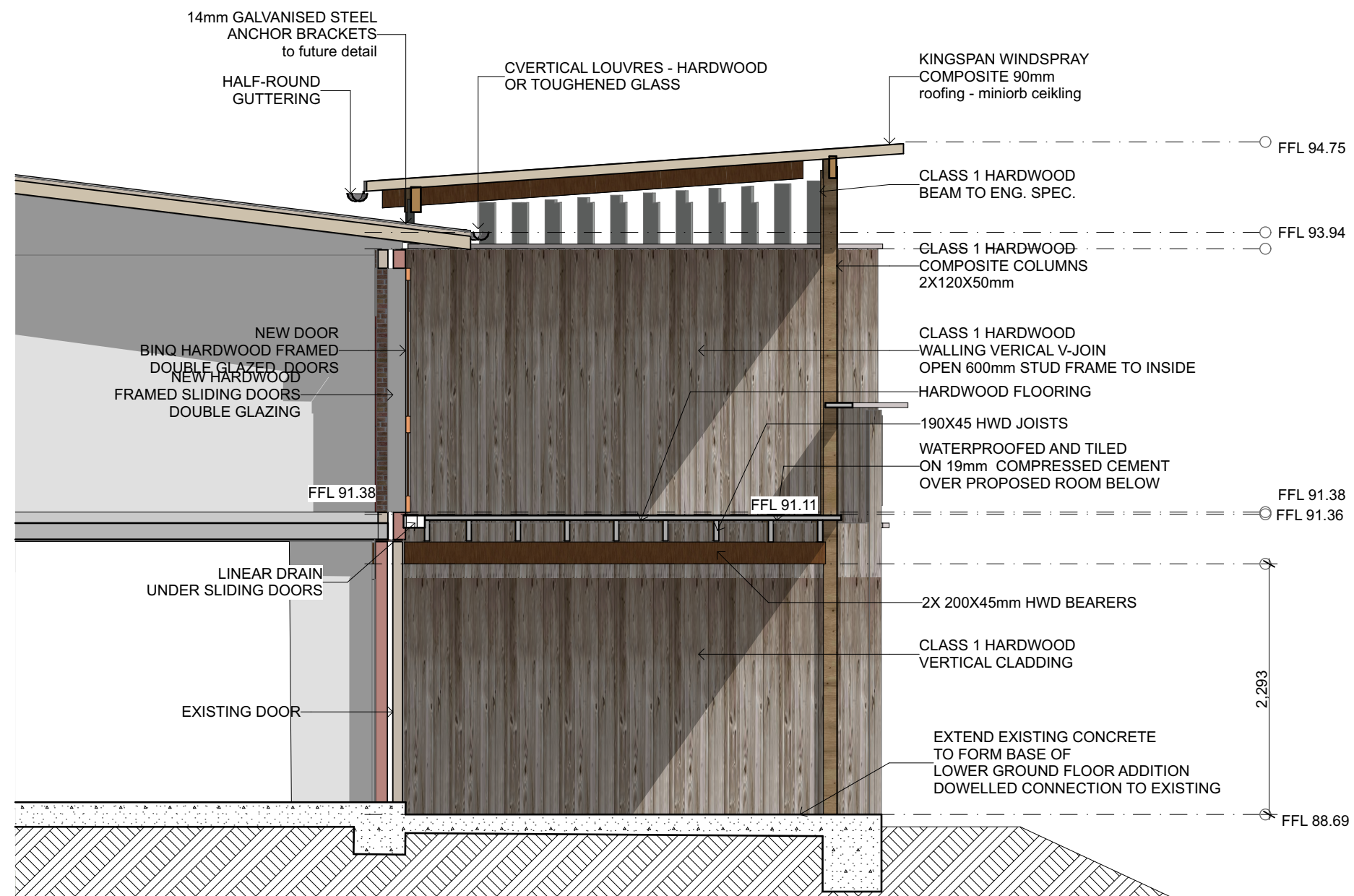
DRAWING TITLE :
ELEVATIONS

PROJECT NAME :
COVERED VERANDAH AND STUDY

REVISION NO.

DRAWING NO.
A107

PROPOSED COVERED VERANDAH



S-01

Section
1:50



site studio
mob: 0410 710 865

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Plot Date: 19/5/2025

Project Status Concept design

Client Damian Rose

Site: 22 Tobruk Avenue
Allambie Heights

DRAWING TITLE :

SECTION 1:50

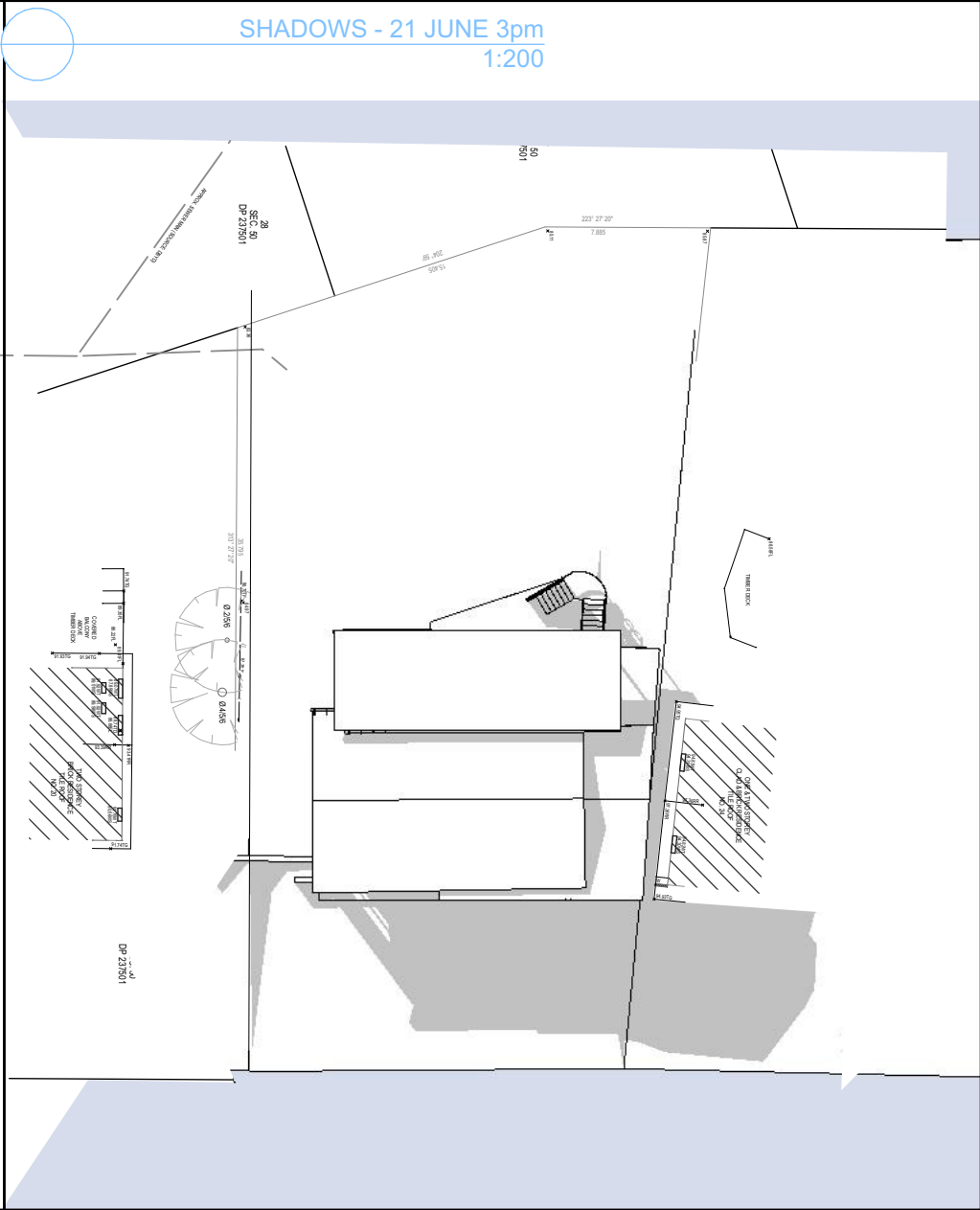
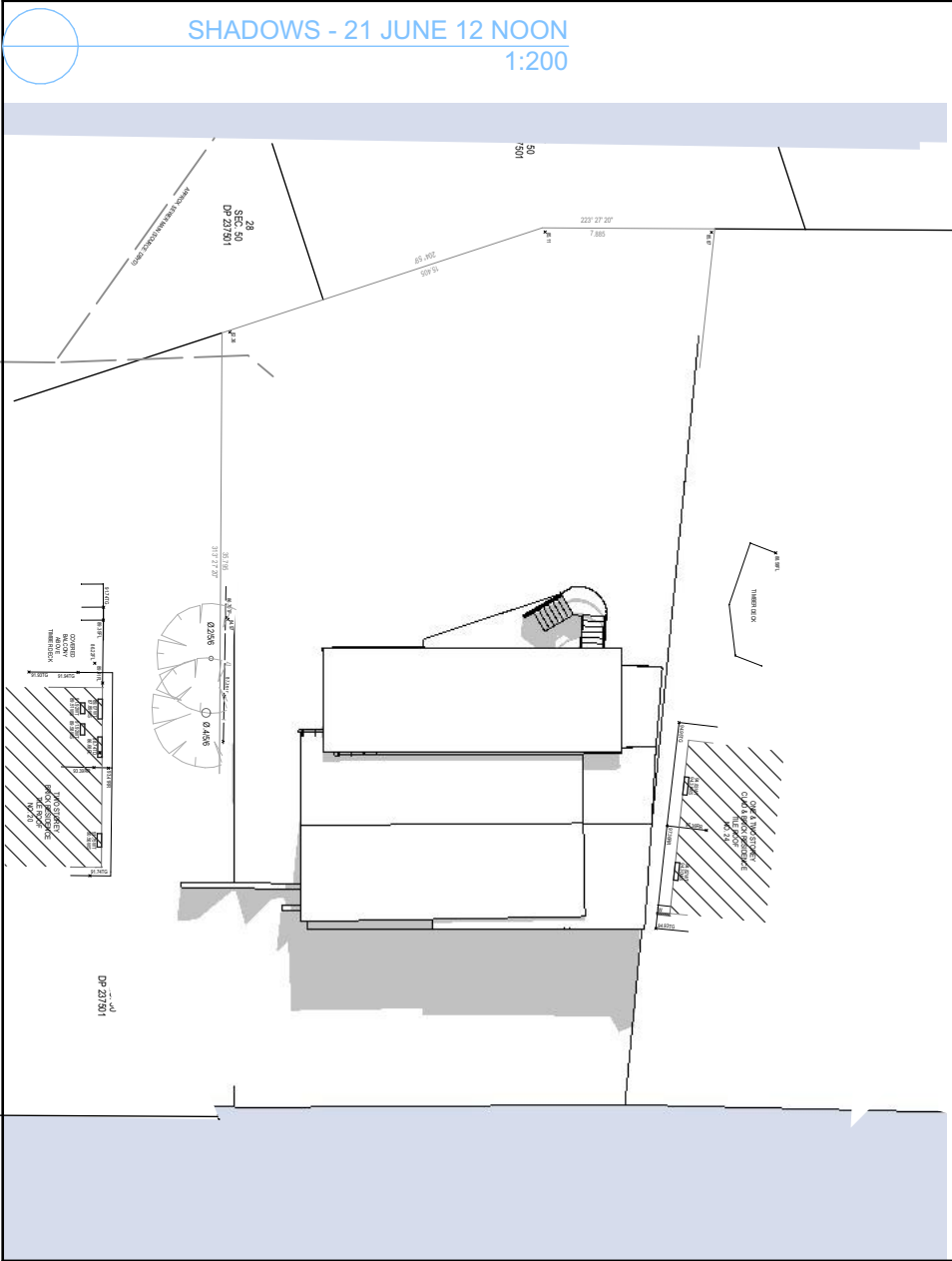
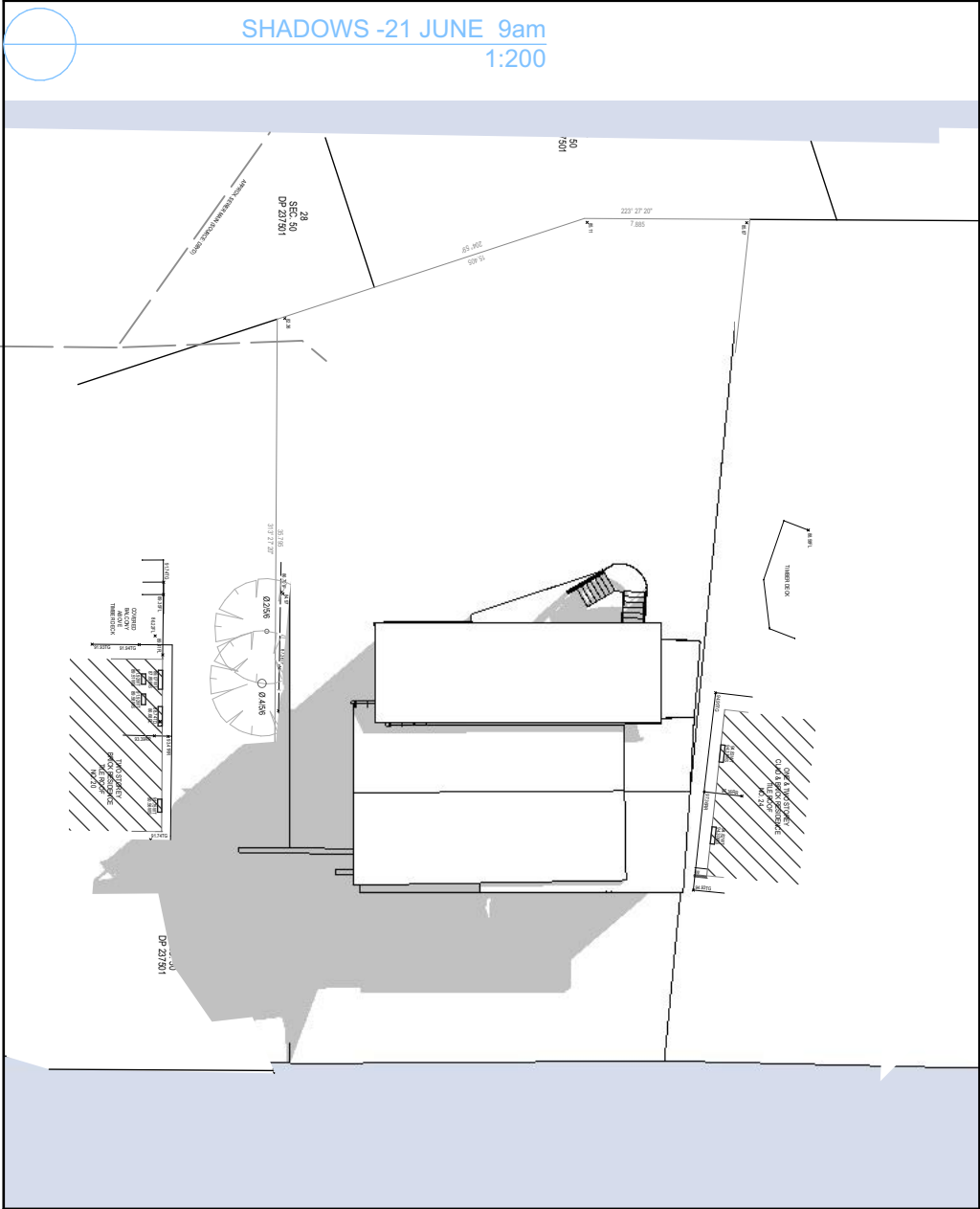
PROJECT NAME :

COVERED VERANDAH AND STUDY

REVISION NO.

DRAWING NO.

A108



sitestudio
mob: 0410 710 865

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Plot Date: 19/5/2025

Project Status Concept design

Client Damian Rose
Site: 22 Tobruk Avenue
Allambie Heights

DRAWING TITLE :
SHADOW DIAGRAMS

PROJECT NAME :
COVERED VERANDAH AND STUDY

REVISION NO.

DRAWING NO.

A109