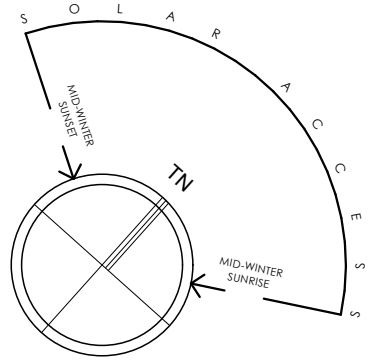




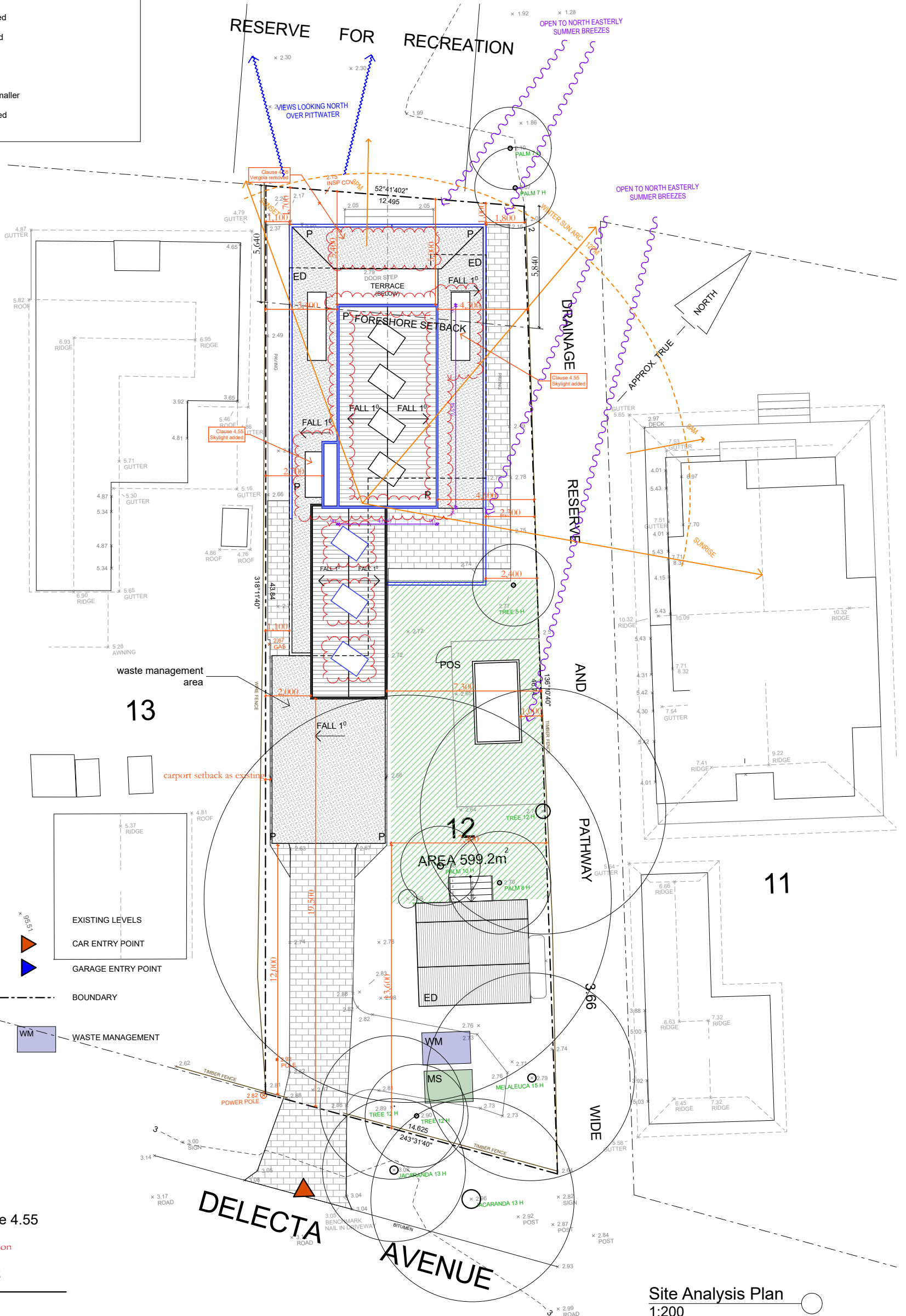
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2019/0262



Clause 4.55

- 1 - first floor master bedroom window 20 - sill lowered and external fixed blade louvers added
- 2 - first floor retreat window 25a added over desk
- 3 - ground floor entry side window added
- 4 - solar panels added to first floor retreat roof
- 5 - master bedroom roof parapet height increased by 100mm
- 6 - retreat parapet roof reduced by 200mm
- 7 - skylight over laundry added
- 8 - skylight over living room added
- 9 - east elevation rumpus window removed
- 10 - east elevation study window no 2 extended
- 11 - east elevation en-suite and robe window reconfigured
- 12 - east elevation master bed highlight window removed
- 13 - west elevation laundry window removed
- 14 - west elevation bay window removed
- 15 - west elevation master bedroom window 23 made smaller
- 16 - west elevation master bed high light window removed
- 17 - ground floor parapet raised 50mm

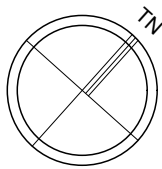


Site Analysis Plan
1:200

LEGEND

- PROPOSED
- PRIVATE OPEN SPACE (EXISTING)
- EXISTING DWELLING
- MATERIAL STOCKPILE

- EXISTING LEVELS
- CAR ENTRY POINT
- GARAGE ENTRY POINT
- BOUNDARY
- WASTE MANAGEMENT



- Clause 4.55
- Demolition
- Existing

sketchArc

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 24 Delecta Avenue, Clareville,
2107, NSW
Alterations & Additions
Lot 12 DP 13291 - 599.2m2

CLIENT: Private

STATUS: Clause 4.55

DATE: 040619	SCALE: 1:200@A3	PROJECT NUMBER: 1531
STAGE: Clause 4.55	DRAWN/DESIGNED: PB / MP	ISSUE:

DRAWING NO: Clause 4.55 - 3



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

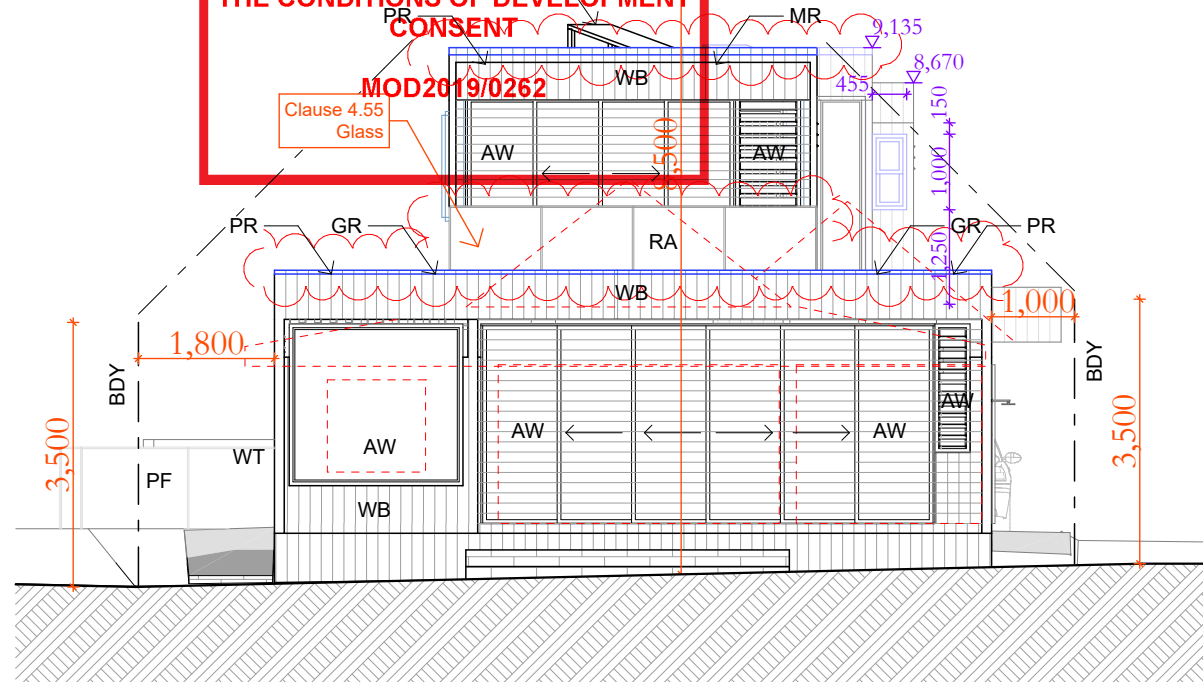
MOD2019/0262

Clause 4.55
Glass

RL + 9,135
Parapet

RL + 6,190
Parapet

RL +2,840
Ground Floor



North Elevation
1:100

Clause 4.55

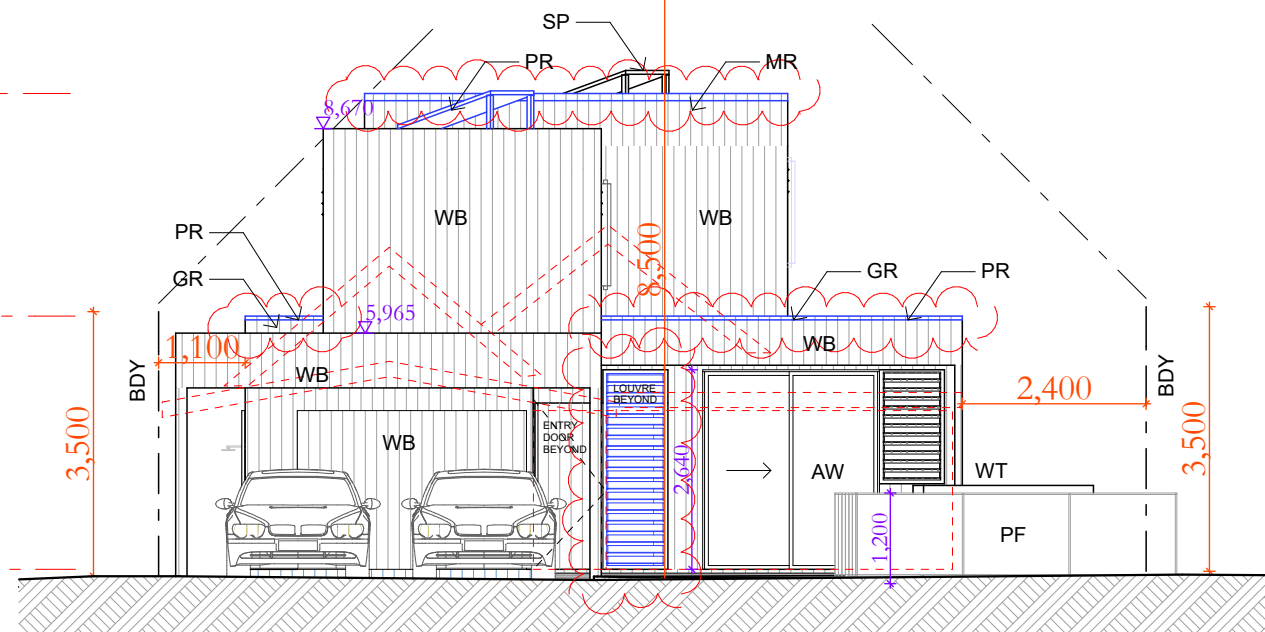
- 1 - first floor master bedroom W20 - sill lowered and external fixed blade louvers added
- 2 - first floor retreat W25A added over desk
- 3 - ground floor W1A entry side window added
- 4 - solar panels added to first floor retreat roof
- 5 - master bedroom roof parapet height increased by 100mm
- 6 - retreat parapet roof reduced by 200mm
- 7 - skylight S3 over laundry added
- 8 - skylight S2 over living room added
- 9 - east elevation W13 window removed
- 10 - east elevation study W2 extended
- 11 - east elevation en-suite W18 and robe W19 reconfigured
- 12 - east elevation master bed highlight window removed
- 13 - west elevation laundry window removed
- 14 - west elevation bay W6 removed
- 15 - west elevation master bedroom W23 made smaller
- 16 - west elevation master bed high light window removed
- 17 - ground floor parapet raised 50mm

MR timber framed roof with metal cladding
CR timber framed roof with Colorbond cladding
GR gravel roof
PR parapet roof
WB timber framed wall with weatherboard cladding
AW aluminium window
RA rail to BCA/NCC
PF pool fence and gate to AS1926.1-2012
WT water tank to BASIX
SP solar panels face west

RL + 9,135
Parapet

RL + 6,190
Parapet

RL +2,840
Ground Floor



South Elevation
1:100



sketchArc



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.
The builder shall check and verify all dimensions
and verify all errors and omissions to the
Architect. Do not scale the drawings.
Drawings shall not be used for construction
purposes until issued by the
Architect for construction.

REV	DATE	DESCRIPTION

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PROJECT: 24 Delecta Avenue, Clareville,
2107, NSW
Alterations & Additions
Lot 12 DP 13291 - 599.2m2

CLIENT:
Private

 = Clause 4.55
 = Demolition
 = Existing

STATUS: Clause 4.55		
DATE: 040619	SCALE: 1:100@A3	PROJECT NUMBER: 1531
STAGE: Clause 4.55	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: Clause 4.55 - 7		



- 1 - first floor master bedroom W20 - sill lowered and external fixed blade louvers added
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- 14 - west elevation bay W6 removed
- 15 - west elevation master bedroom W23 made smaller
- 16 - west elevation master bed high light window removed
- 17 - ground floor parapet raised 50mm

East Elevation
1:100

West Elevation
1:100

STATUS: Clause 4.55		
DATE: 040619	SCALE: 1:100@A3	PROJECT NUMBER: 1531
STAGE: Clause 4.55	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: Clause 4.55 - 8		