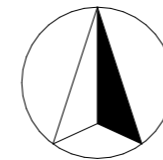


# DEVELOPMENT APPLICATION

ALTERATIONS + ADDITIONS AT 3 KANANGRA CRESCENT, CLONTARF



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## DRAWING TITLE

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SECTION & DRIVEWAY PROFILE  
SPECIFICATIONS  
LANDSCAPED / OPEN SPACE PLAN  
ROOF & STORMWATER CONCEPT PLAN  
EROSION & SEDIMENT CONTROL / WASTE MANAGEMENT PLAN  
SHADOW DIAGRAM JUNE 21 9:00 am  
SHADOW DIAGRAM JUNE 21 12 noon  
SHADOW DIAGRAM JUNE 21 3:00 pm  
OPENING SCHEDULE

EXISTING FRONTAGE



PROPOSED FRONTAGE



# ARTISTS IMPRESSION OF FORM, NOT INDICATIVE OF COLOURS/MATERIALS

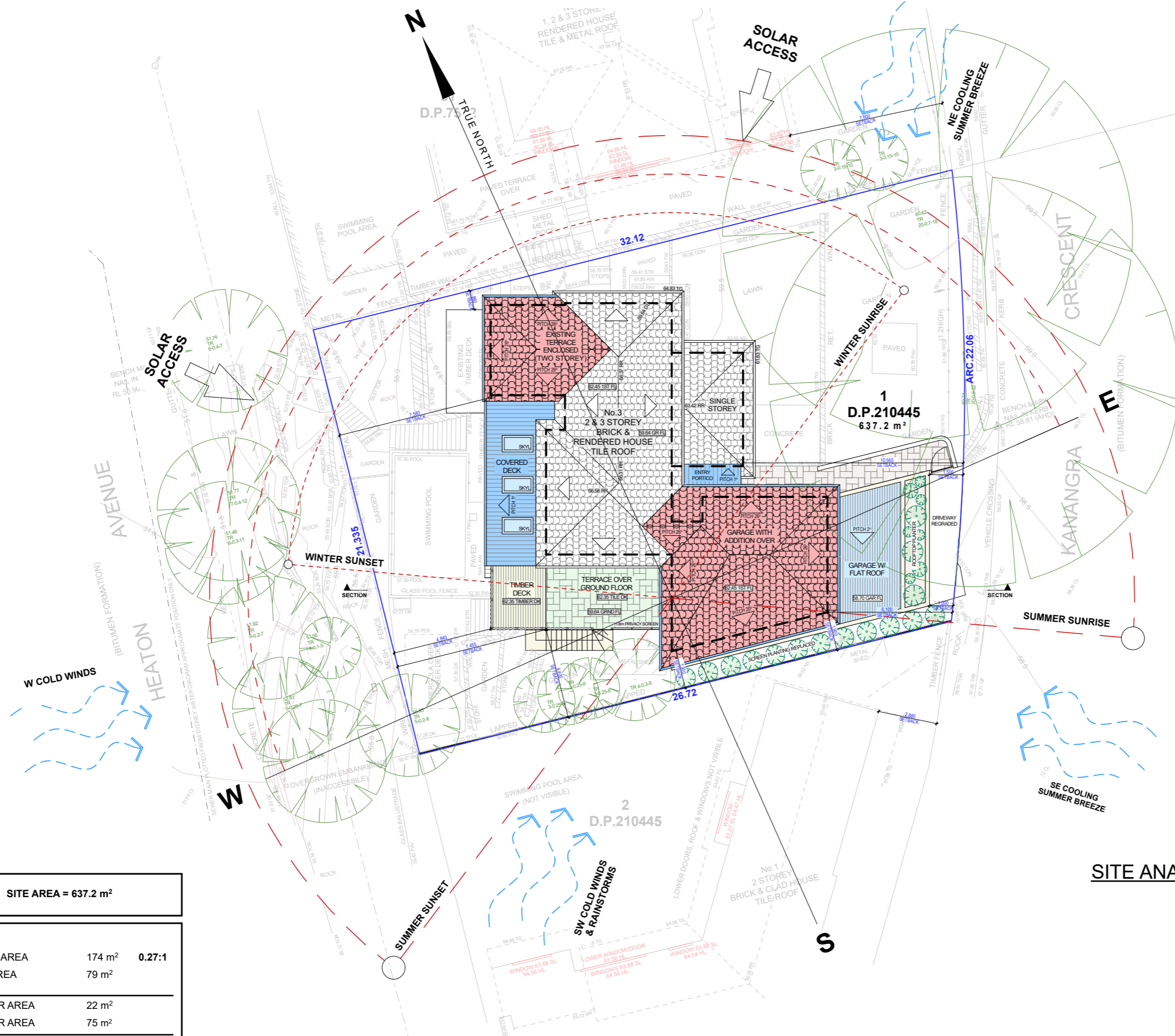


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**SITE ANALYSIS**

<b>LOT 1</b>	<b>SITE AREA = 637.2 m<sup>2</sup></b>
<b>DP 210445</b>	
<b>AREA CALCULATIONS</b>	
APPROX. EXISTING GROSS FLOOR AREA	174 m <sup>2</sup> <b>0.27:1</b>
PROPOSED NEW GROSS FLOOR AREA (EXCLUDING GARAGE)	79 m <sup>2</sup>
APPROX. EXISTING GARAGE FLOOR AREA	22 m <sup>2</sup>
APPROX. EXISTING GARAGE FLOOR AREA	75 m <sup>2</sup>
<b>TOTAL GROSS FLOOR AREA</b>	<b>253 m<sup>2</sup>    0.39:1</b>

**TRUE NORTH:**



**NOTES (E & OE)**

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
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- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

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**PROPOSED ALTERATIONS AND ADDITIONS**

**3 KANANGRA CRES CONTARF**

CLIENT:  
**GEORGE + TANJA**

DRAWING TITLE:  
**SITE ANALYSIS PLAN**

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JOB No: 1202/23	CHECKED BY: JJ	DRAWING No: <b>DA.01</b>

8.5m MAX. BUILDING HEIGHT

NEW ADDITION TO FIRST FLOOR, WITH TILED ROOF TO MATCH EXISTING

NEW ENTRY PORTICO PROPOSED - COLORBOND FLAT ROOF

+66.58  
RIDGE RL

+62.45  
FIRST FLOOR FFL

+59.64  
GROUND FLOOR FFL

NEW COLORBOND FLAT ROOF OVER GARAGE WITH PARAPET EDGE

NEW SHALLOW SHRUB PLANTER AT FRONT OF GARAGE

MINOR EXCAVATION TO FORM NEW GARAGE

EXISTING EXCAVATED DRIVEWAY TO BE WIDENED & REGRADED TO ACCESS GARAGE & PEDESTRIAN WALKWAY. RET. WALLS & SLAB BY ENG.

**PROPOSED EAST ELEVATION**

NEW COLORBOND FLAT ROOF OVER PORTION OF NEW DECK

EXISTING HIGH WINDOW REMOVED, SILL REDUCED TO INSTALL NEW FULL HEIGHT WINDOW

EXISTING WINDOW REMOVED, NEW DOOR IN OPENING

+66.58  
RIDGE RL

+62.45  
FIRST FLOOR FFL

+59.64  
GROUND FLOOR FFL

+57.06  
LOWER GROUND FLOOR FFL

NEW TILED ROOF TO TIE INTO EXISTING

ADJUSTABLE SUNSHADE FOR BASIX

EXISTING TERRACE OVER DWELLING TO BE ENCLOSED TO FORM ADDITION TO FIRST FLOOR

NEW ADDITION TO FIRST FLOOR, LOCATED OVER PORTION OF NEW GARAGE  
EXISTING GARAGE CONVERTED TO FORM ADDITION TO GROUND FLOOR DWELLING  
NEW TILED TERRACE FORMED ABOVE

ADJUSTABLE AWNING FOR BASIX

7.395  
WALL HEIGHT

NEW TIMBER STAIRCASE TO CONNECT UPPER DECK & LIVING AREAS WITH THE POOL AREA & PRIVATE OPEN SPACE AT GROUND LEVEL

**PROPOSED WEST ELEVATION**

**NOTES (E & OE)**

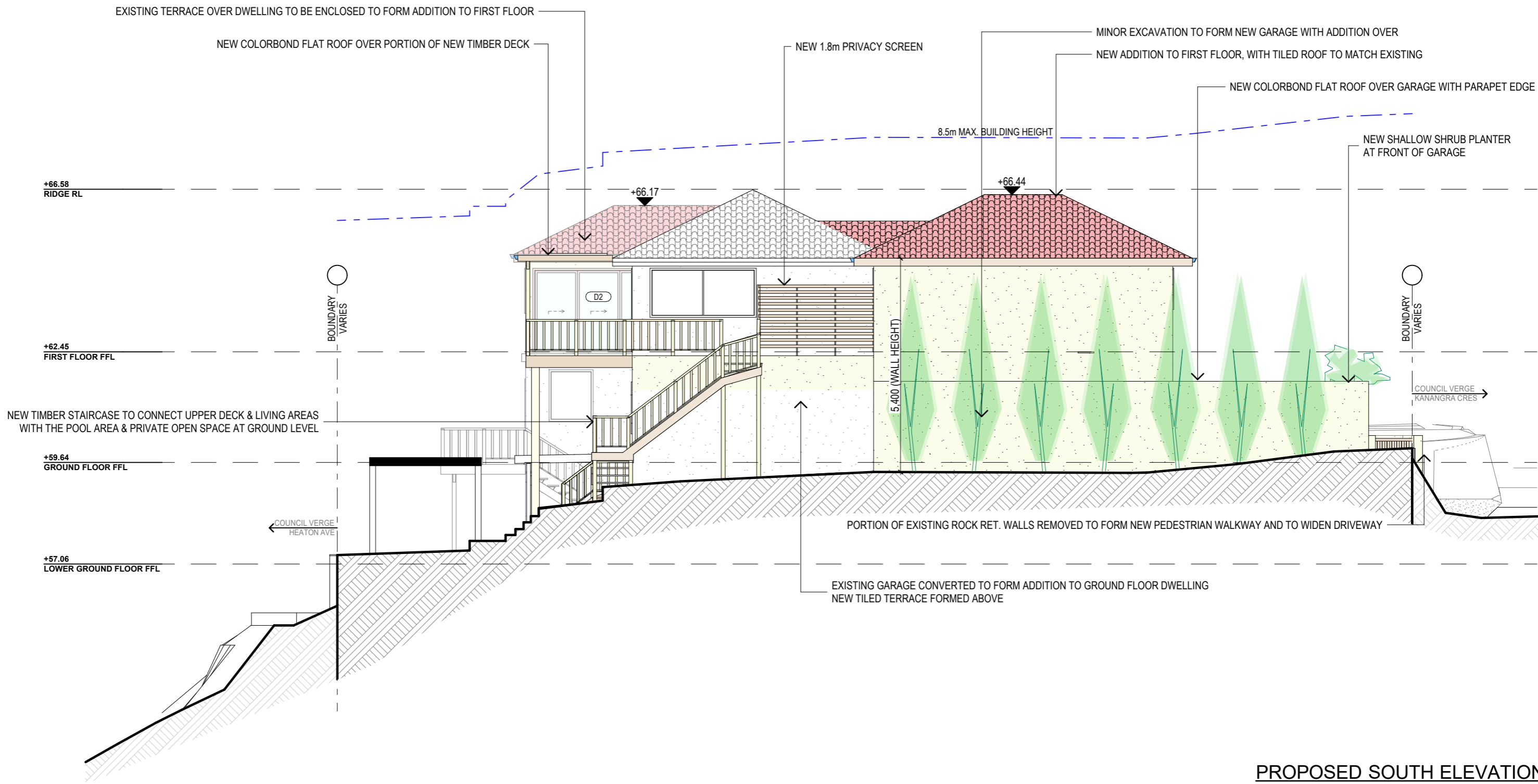
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PROPOSED ALTERATIONS AND ADDITIONS  
3 KANANGRA CRES CONTARF  
CLIENT:  
GEORGE + TANJA  
DRAWING TITLE:  
PROPOSED ELEVATIONS SHEET 1

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**PROPOSED SOUTH ELEVATION**

**NOTES (E & OE)**

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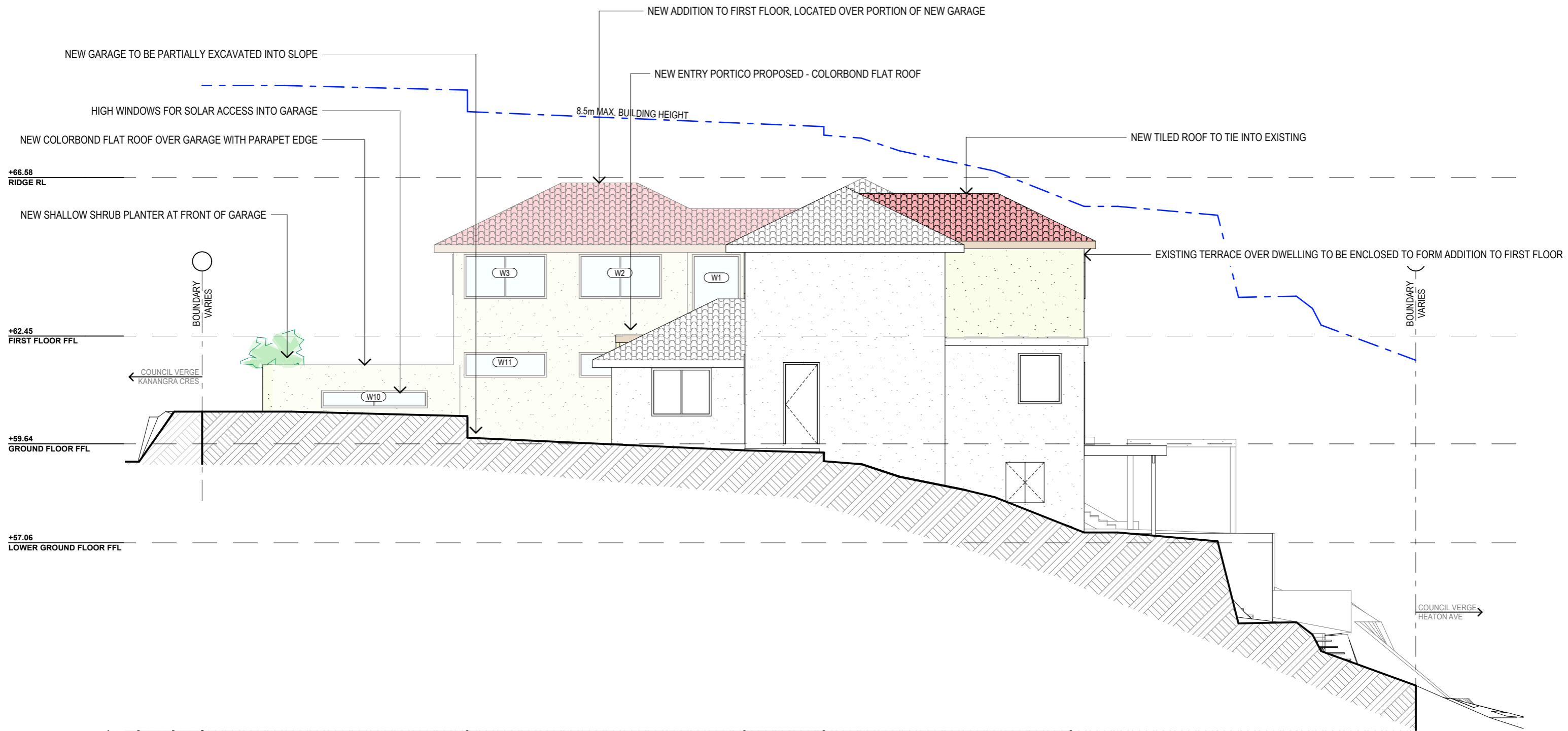
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PROPOSED ALTERATIONS AND ADDITIONS  
3 KANANGRA CRES CONTARF  
CLIENT:  
GEORGE + TANJA  
DRAWING TITLE:  
PROPOSED ELEVATIONS SHEET 2

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**PROPOSED NORTH ELEVATION**

**NOTES (E & OE)**

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REV:	DATE:	DESCRIPTION:

PROPOSED ALTERATIONS AND ADDITIONS 3 KANANGRA CRES CONTARF CLIENT: GEORGE + TANJA
DRAWING TITLE: PROPOSED ELEVATIONS SHEET 3

DATE: OCT/23	DRAWN BY: AN	SCALE: 1:100 @ A3
JOB No: 1202/23	CHECKED BY: JJ	DRAWING No: <b>DA.14</b>