

# DEVELOPMENT APPLICATION DRAWINGS

## Lot 12 DP 867302

- DA-00
- 
- COVER SHEET WITH LOCATION PLAN
- DA-01
- 
- SITE PLAN WITH SITE ANALYSIS, LANDSCAPING AND CALCULATIONS
- DA-02
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- EXISTING GROUND FLOOR PLAN SHOWING  
STRUCTURES TO BE DEMOLISHED
- DA-03
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- PROPOSED GROUND FLOOR PLAN
- DA-04
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- PROPOSED FIRST FLOOR PLAN
- DA-05
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- PROPOSED ROOF PLAN WITH DRAINAGE, SITE MANAGEMENT  
AND EROSION CONTROL STRATEGY
- DA-06
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- NORTH & SOUTH ELEVATIONS - EXISTING & PROPOSED
- DA-07
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- EAST ELEVATION - EXISTING & PROPOSED
- DA-08
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- WEST ELEVATION - EXISTING & PROPOSED
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- PROPOSED FINISHES SCHEDULE
- DA-10
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- PROPOSED STRATA PLANS
- DA-11
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- SHADOW DIAGRAMS - SHEET 1 OF 3
- DA-12
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- DA-14
- 
- NOTIFICATION PLANS



01

LOCATION PLAN

NTS

PLAN

STATEMENT OF ENVIRONMENTAL EFFECTS - CRADLE DESIGN

- A374830
- 
- BASIX CERTIFICATE
- 192687-1
- 
- SITE SURVEY - TOTAL SURVEY SOLUTIONS

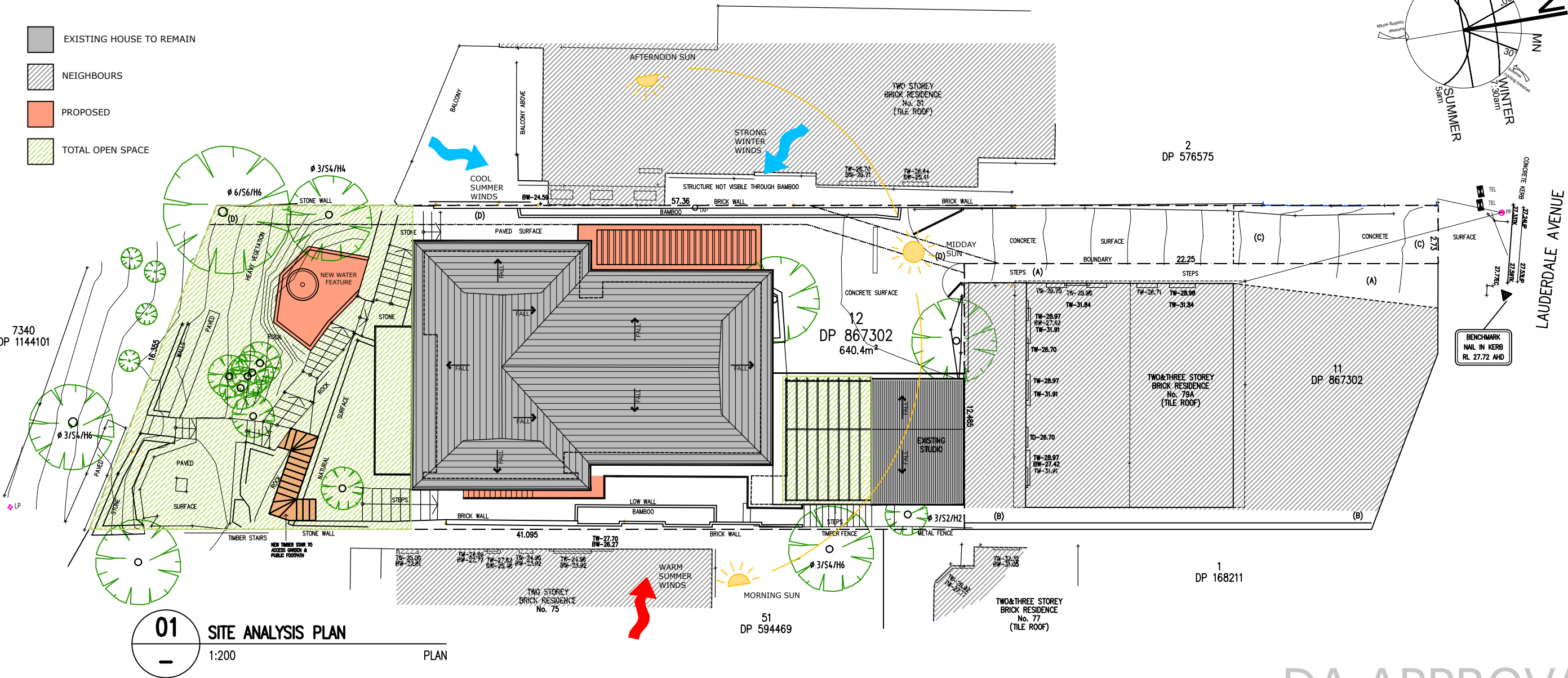
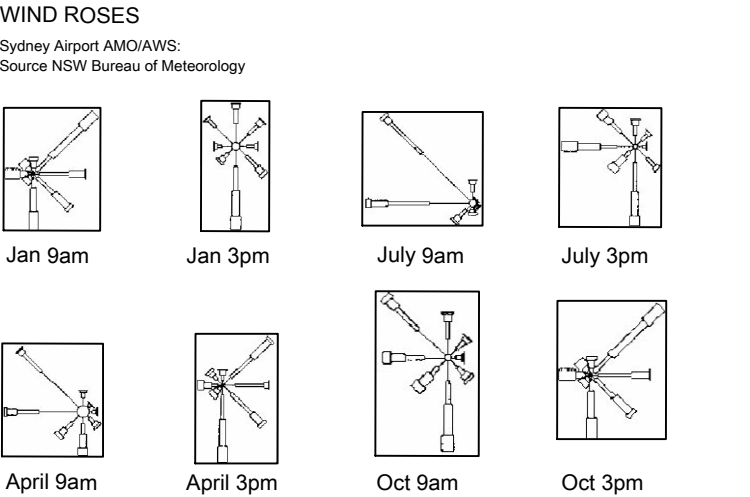
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SITE COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
SITE AREA	640.4m <sup>2</sup>	640.4m <sup>2</sup>
BUILT AREA (PRIMARY DWELLINGS)	145.3m <sup>2</sup>	145.3m <sup>2</sup>
OUT BUILDINGS	50.6m <sup>2</sup>	50.6m <sup>2</sup>
SITE COVERAGE	195.9m <sup>2</sup> 30.6%	195.9m <sup>2</sup> 30.6%
TOTAL OPEN SPACE (55% of site)	218.5m <sup>2</sup> (34% - non compliant)	218.5m <sup>2</sup> (34% - non compliant)

FLOOR AREA CALCULATIONS		
	EXISTING	PROPOSED
SITE AREA	640.4m <sup>2</sup>	no change
GROSS FLOOR AREA (PRIMARY DWELLING)	Grd - 126m <sup>2</sup> 1st - 126m <sup>2</sup> Garage - 43.1m <sup>2</sup> Studio - 22.7m <sup>2</sup>  = 317.8m <sup>2</sup>	no change
FLOOR SPACE RATIO	0.50 : 1	no change

LANDSCAPE OPEN AREA CALCULATIONS	
TOTAL OPEN SPACE = 218.52m <sup>2</sup> 55% open space of site area required (352.22m <sup>2</sup> ), NON-COMPLIANT(EXISTING)	
EXISTING LANDSCAPED AREA = 117.8m <sup>2</sup> 35% landscape area of open space required (76.5m <sup>2</sup> ) THEREFORE COMPLIES	
EXISTING OPEN SPACE ABOVE GROUND = 25m <sup>2</sup> Not more than 25% of open space required (54.63m <sup>2</sup> ), THEREFORE COMPLIES	



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ORIENTATION

REVISION

REV. A - 01.05.20 - DA APPROVAL

DETAILS

CLIENT  
ANDREW & EILEEN CONDELL

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PROJECT

DRAWING TITLE  
SITE ANALYSIS PLAN

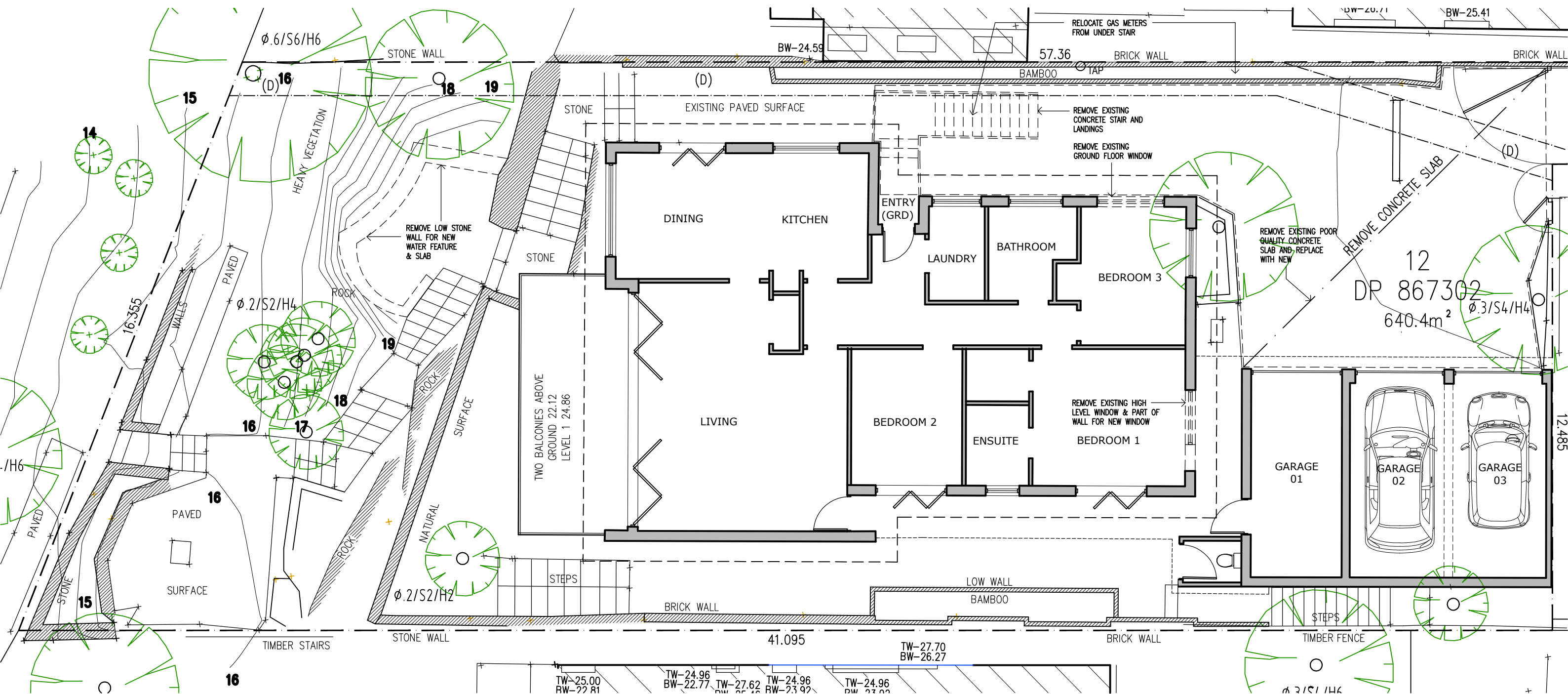
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481 - 79 LAUDERDALE AVE

SCALE  
1:200@A3

DRAWN  
JT

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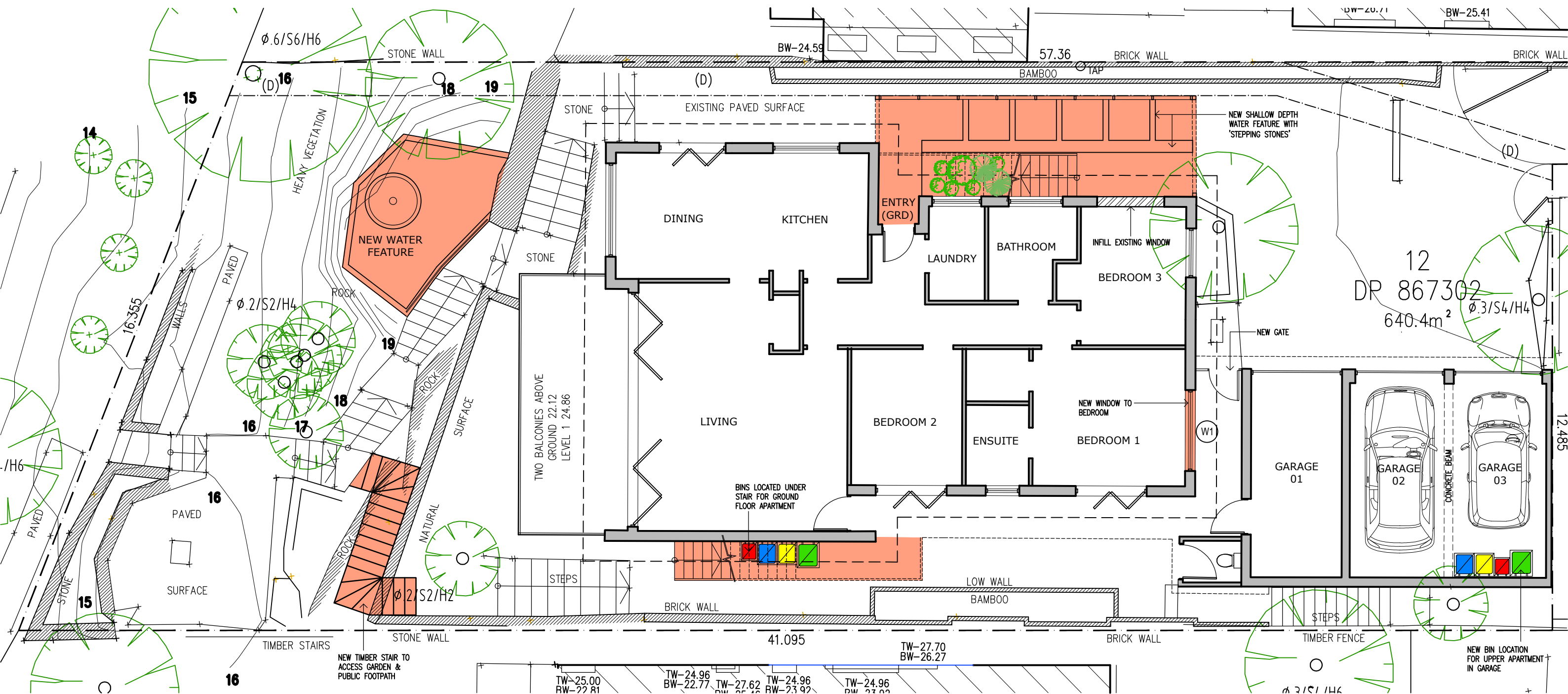


01 GROUND FLOOR PLAN - PROPOSED  
1:100 PLAN

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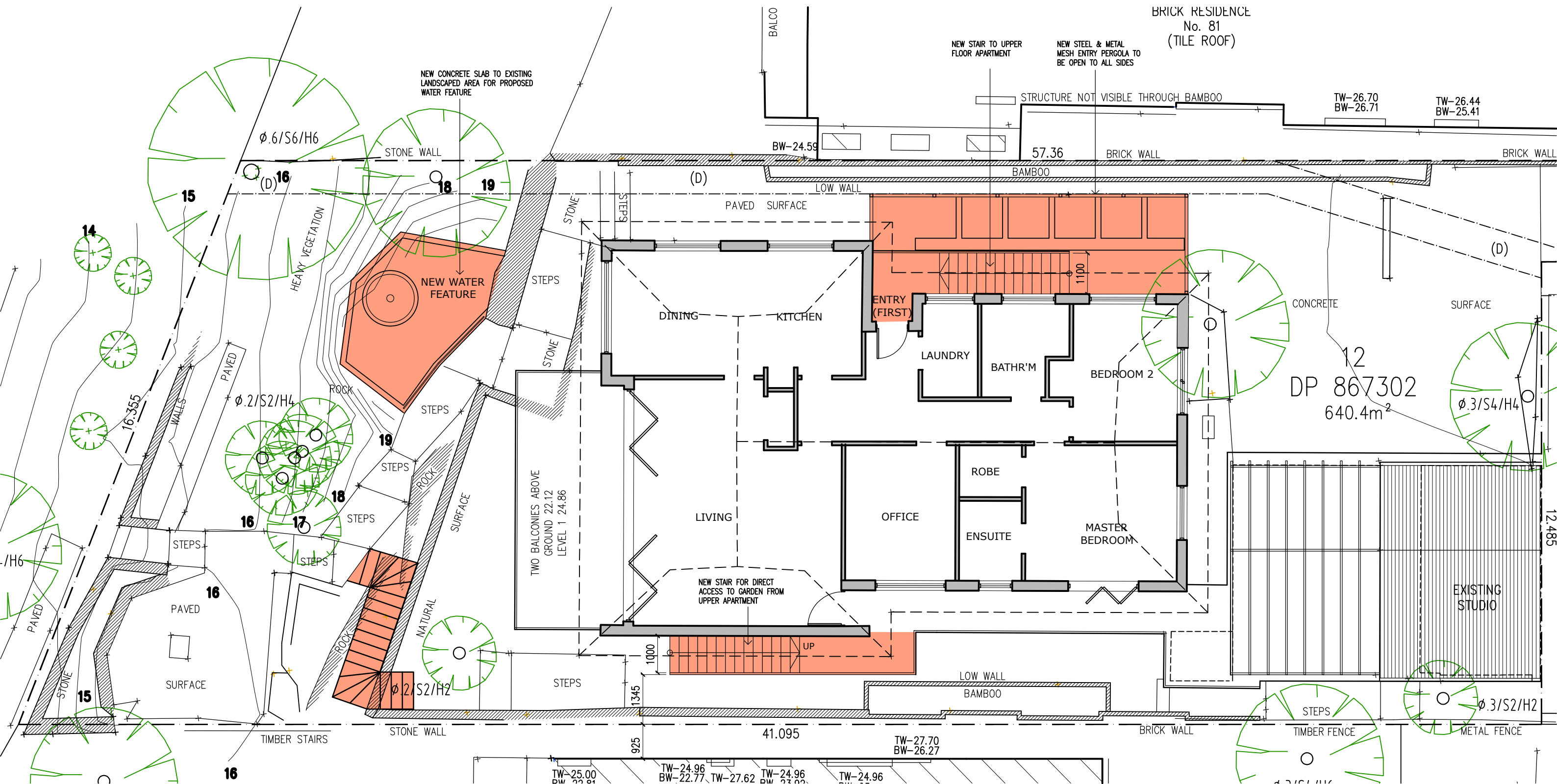


01  
-  
GROUND FLOOR PLAN - PROPOSED  
1:100  
PLAN

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				ADDRESS 79 LAUDERDALE AVENUE, FAIRLIGHT, NSW 2094		REFERENCE 481 - 79 LAUDERDALE AVE		
						SCALE 1:100@A3		DRAWN JT

DA|03 A  
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01 FIRST FLOOR PLAN – OPTION D  
1:100 PLAN

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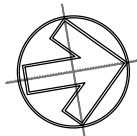
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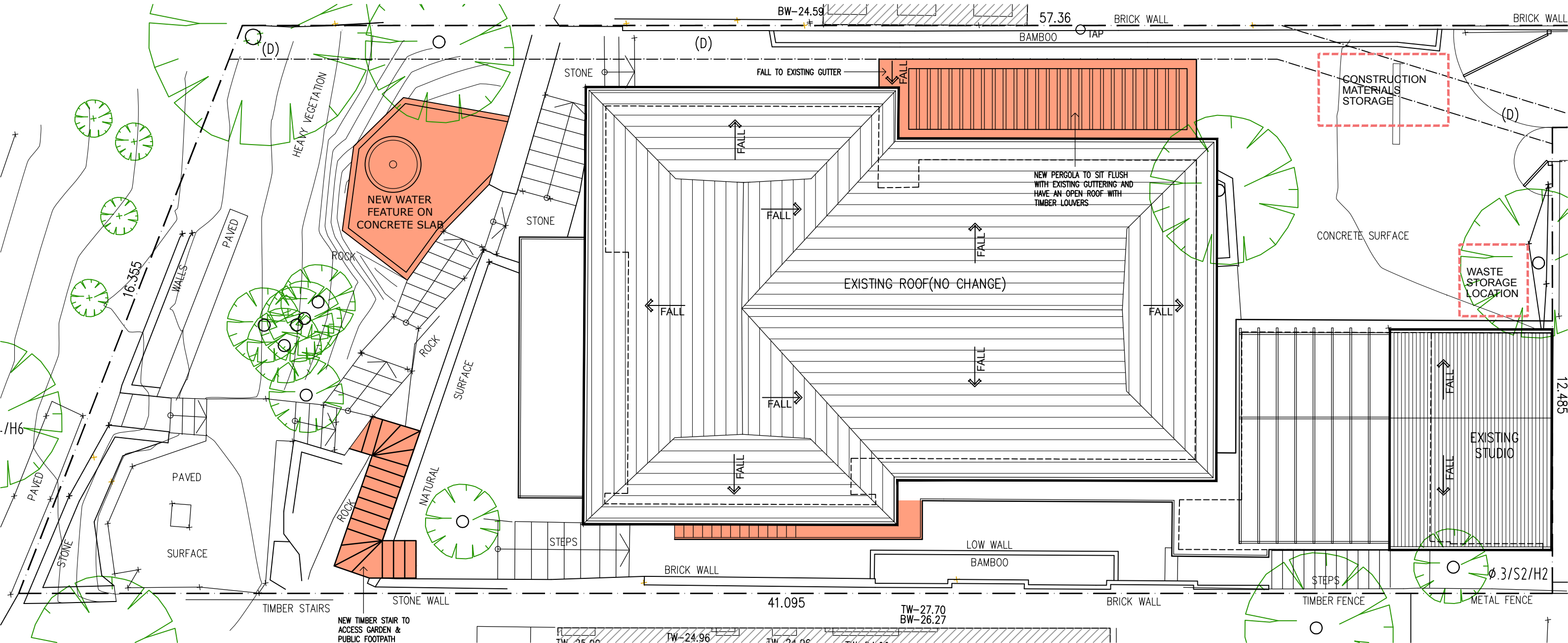
PROJECT

DRAWING TITLE  
UPPER FLOOR PLAN - PROPOSED  
  
REFERENCE  
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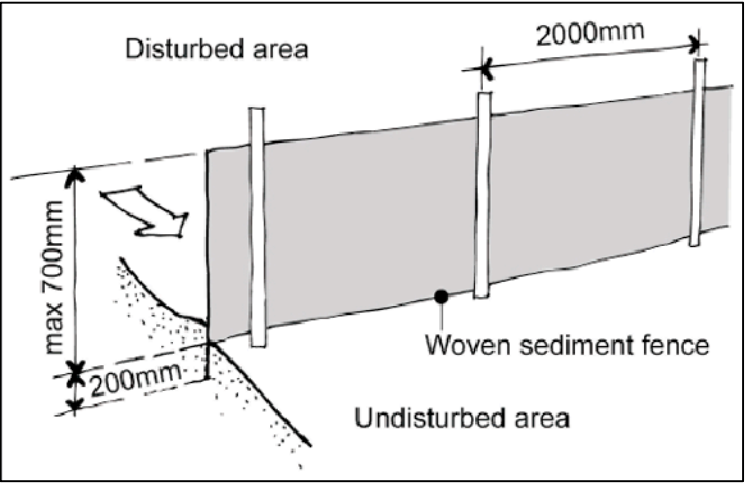
DA|04 A  
DRAWING ISSUE

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EROSION AND SEDIMENT CONTROL



MINIMISE AREA TO BE CLEARED AND LEAVE AS MUCH VEGETATION AS POSSIBLE.

INSTALL TEMPORARY FENCES TO DEFINE 'NO GO AREAS THAT ARE NOT TO BE DISTURBED.

ALL SEDIMENT CONTROL DEVICES ARE TO BE INSTALLED PRIOR TO ANY COMMENCEMENT OF CLEARING AND EARTHWORKS ON THE SITE. ONGOING MAINTENANCE OF THESE DEVICES DURING CONSTRUCTION WILL BE REQUIRED. INSTALL SEDIMENT FENCE(S) ALONG THE LOW SIDE OF THE SITE BEFORE WORK BEGINS.

APPROPRIATE SCOUR PROTECTION INSTALLED AT THE OUTLET TO STORM WATER CONDUITS

INSTALLATION OF POLLUTION CONTROL DEVICES AT THE SOURCE, ON-LINE, OFF-LINE OR AT THE END OF THE LINE TO CONTROL SEDIMENT LADEN OVERLAND STORM WATER FLOWS.

ESTABLISH A SINGLE STABILISED ENTRY/EXIT POINT. CLEARLY MARK THE ACCESS POINT ON AN ACCESS MAP THAT HAS A DELIVERY POINT INDICATED FOR ALL SUPPLIES.

EXCAVATION TO BE TO A MAXIMUM OF 1 METRE.

CHECK THE EROSION AND SEDIMENT CONTROLS EVERY DAY AND KEEP THEM IN GOOD WORKING CONDITION.

WHERE TOPSOIL IS STOCKPILED, ENSURE IT IS WITHIN THE SEDIMENT CONTROLLED ZONE.

ALWAYS BE AWARE OF THE WEATHER FORECAST.

STABILISE EXPOSED EARTH BANKS (EG VEGETATION, EROSION CONTROL MATS).

FILL IN AND COMPACT ALL TRENCHES IMMEDIATELY AFTER SERVICES HAVE BEEN LAID WHERE APPLICABLE.

INSTALL SITE WASTE RECEPTACLES (MINI-SKIP, BINS, WINDPROOF LITTER RECEPTORS).

SWEEP THE ROAD AND FOOTPATH EVERY DAY AND PUT SOIL BEHIND THE SEDIMENT CONTROLS. HOSING DOWN ROADS AND FOOTPATHS IS UNACCEPTABLE.

CONNECT DOWN PIPES FROM THE GUTTERING TO ON SITE DETENTION OR THE STORM WATER DRAIN AS SOON AS THE ROOF IS INSTALLED.

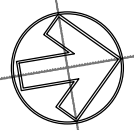
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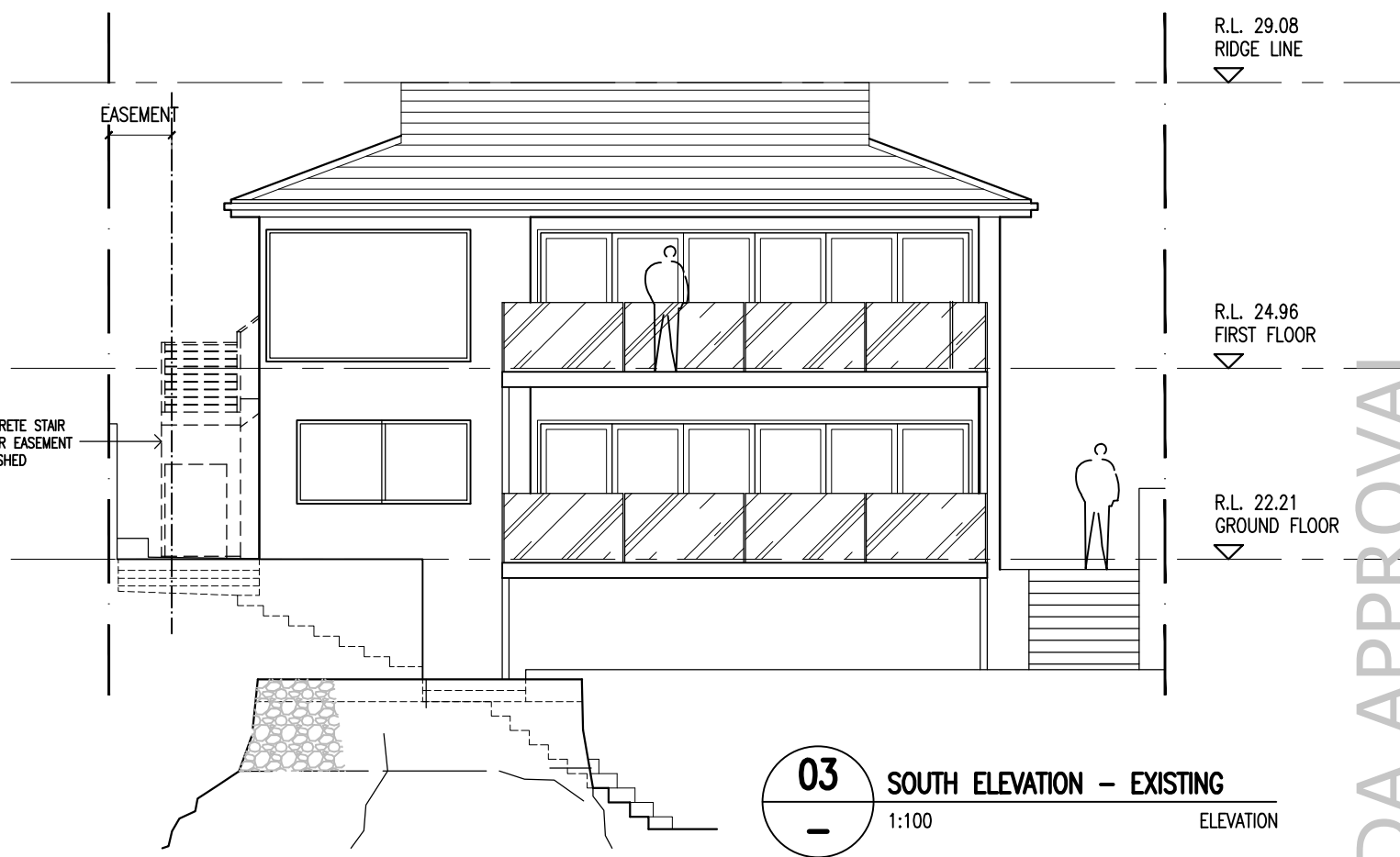
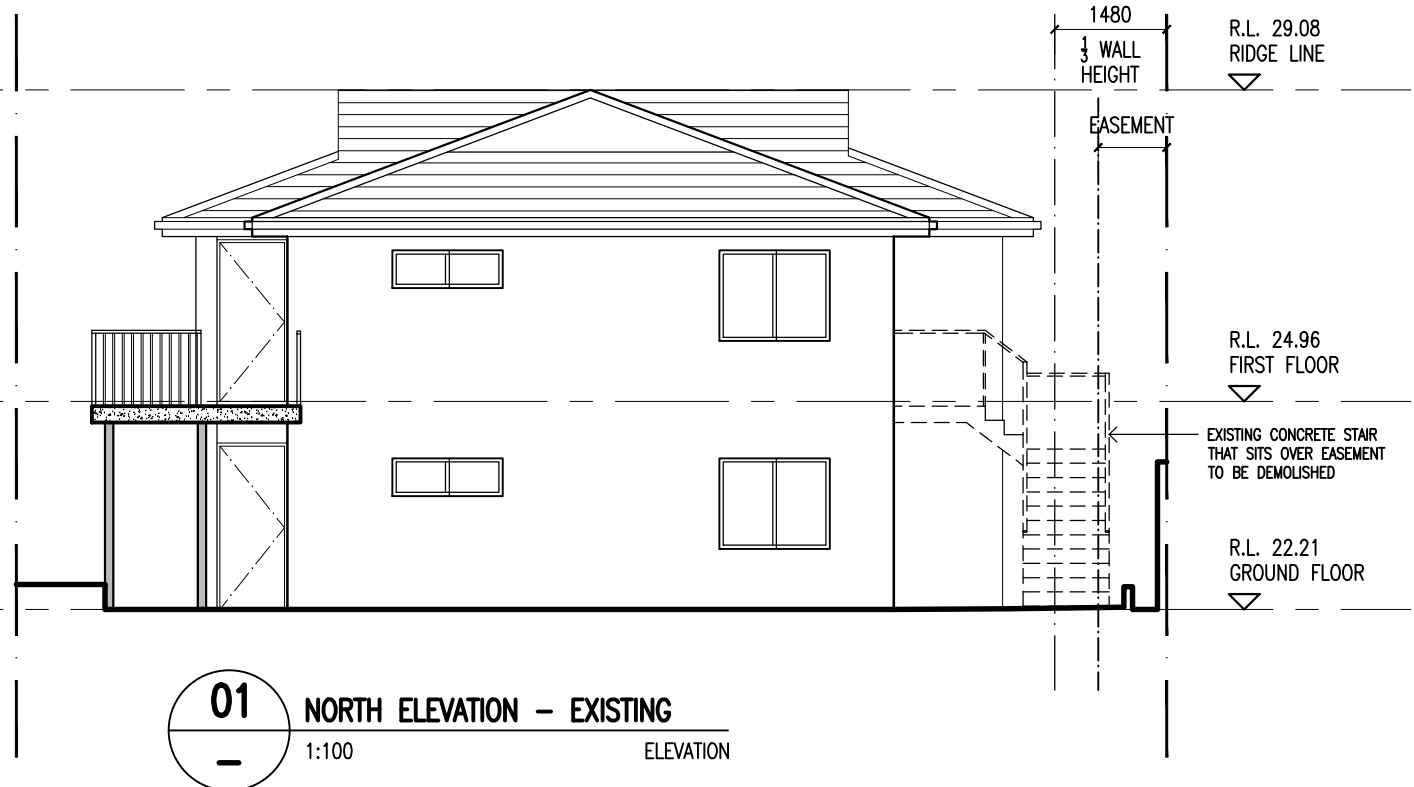
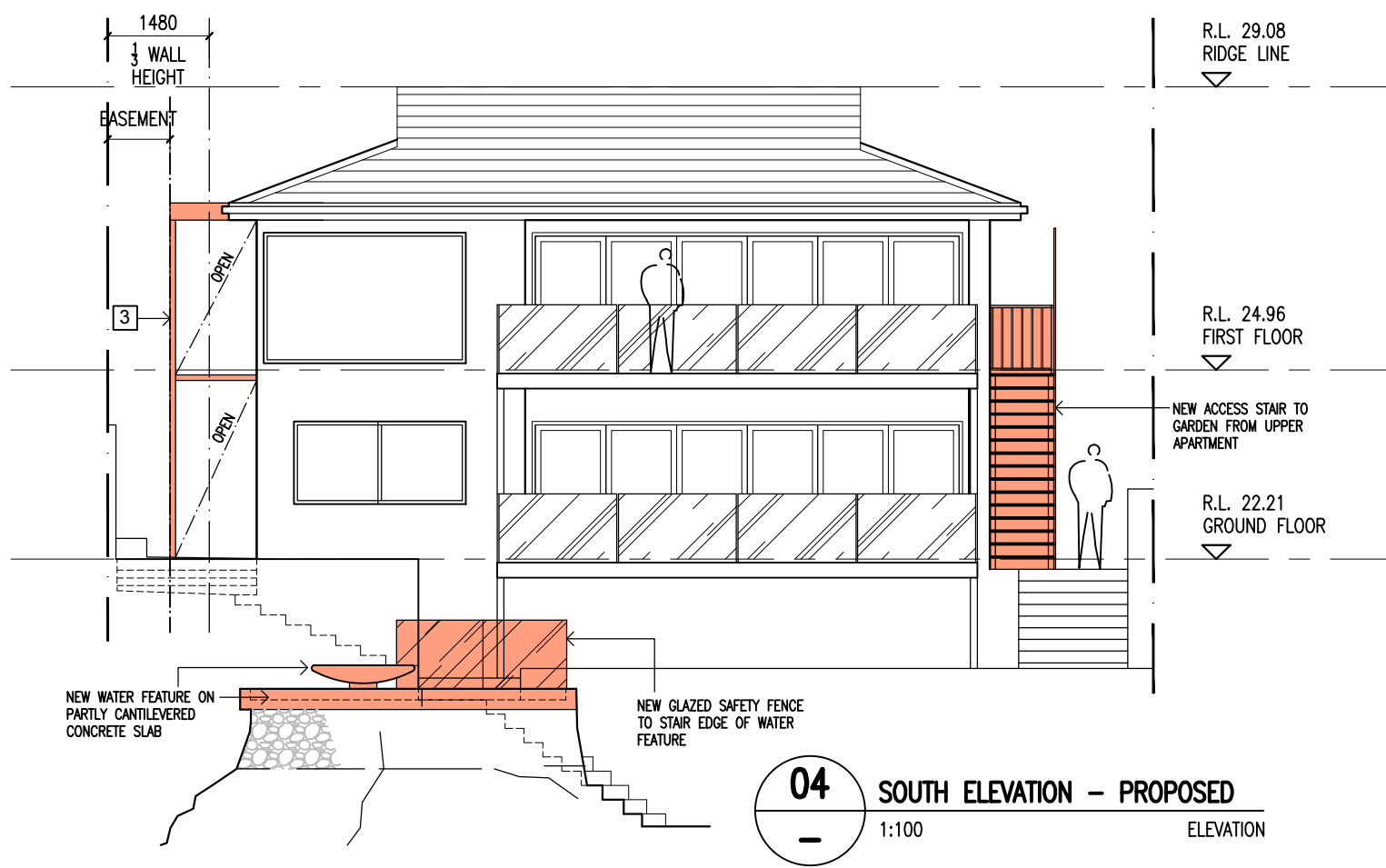
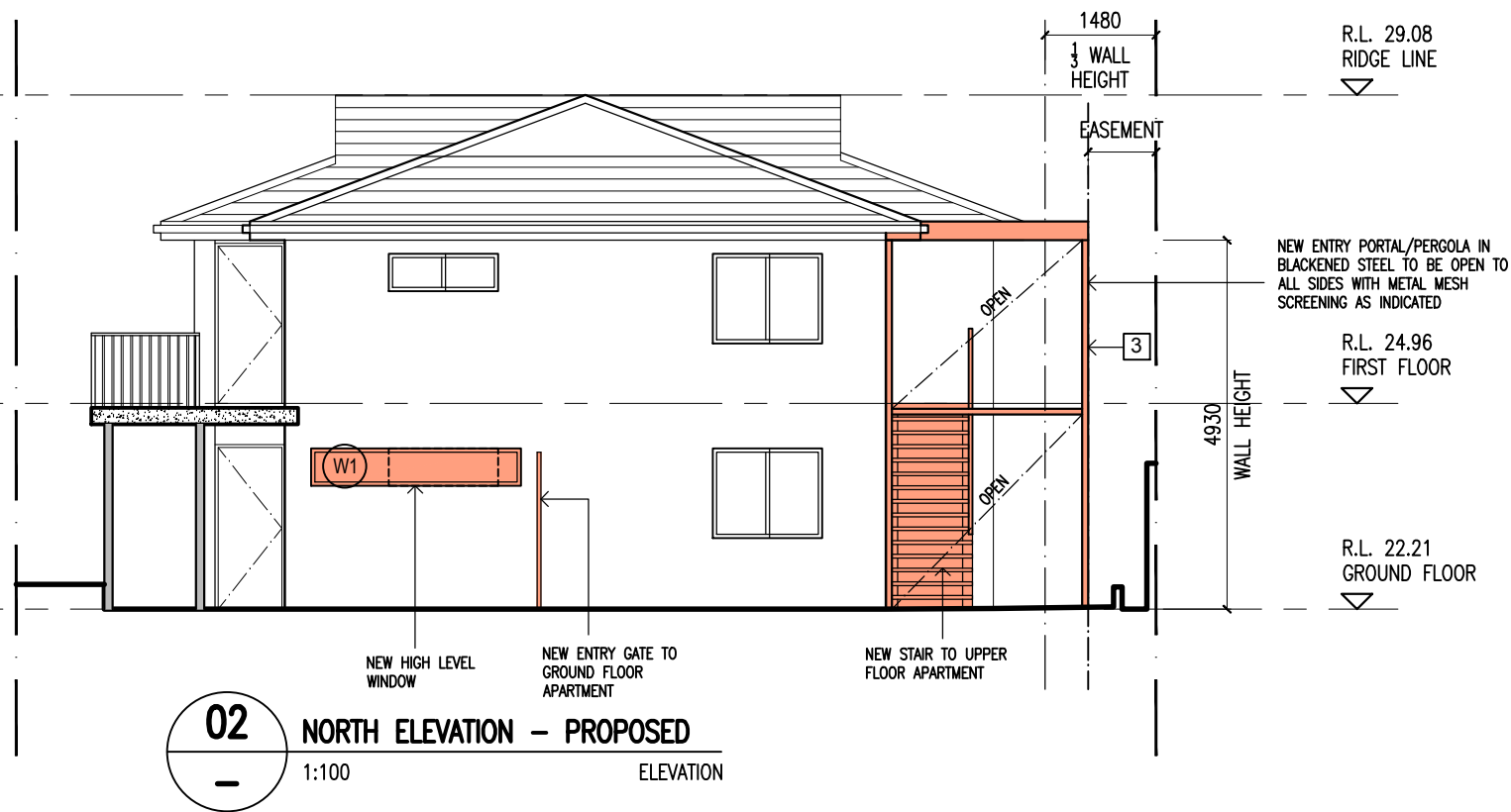
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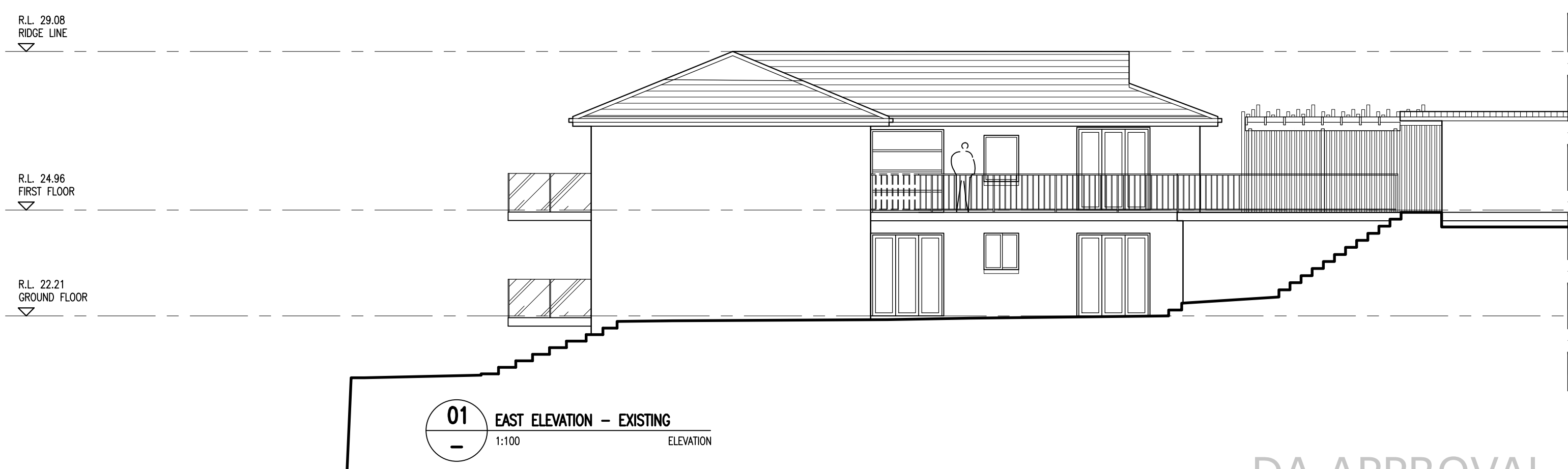
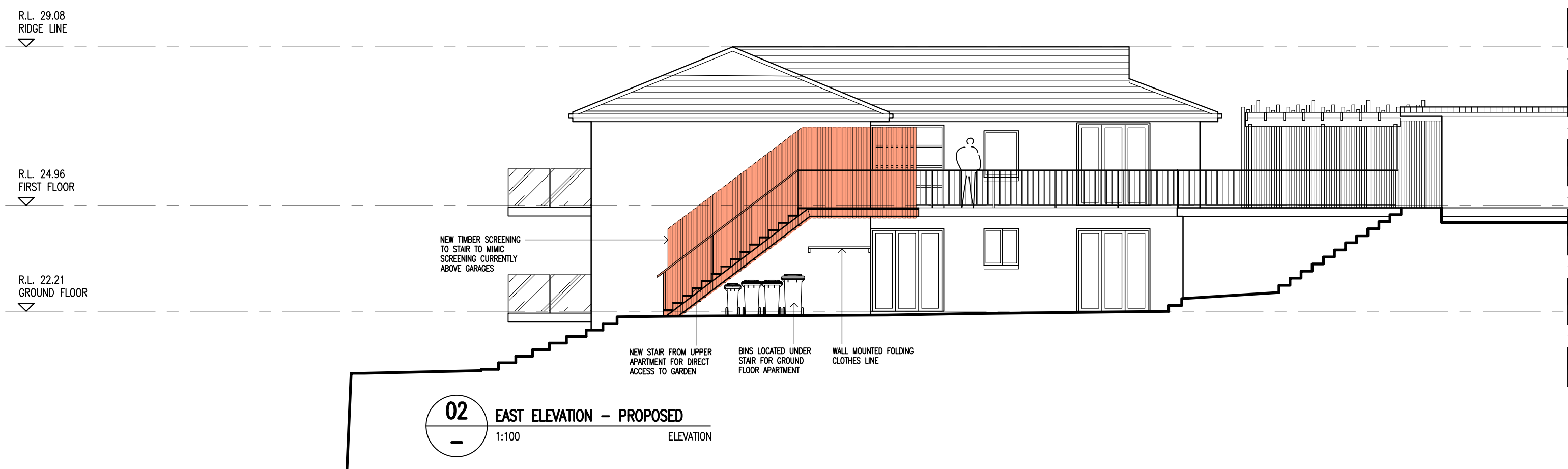
DRAWING TITLE  
ROOF PLAN, DRAINAGE, SITE MANAGEMENT &  
REFERENCE EROSION CONTROL STRATEGY

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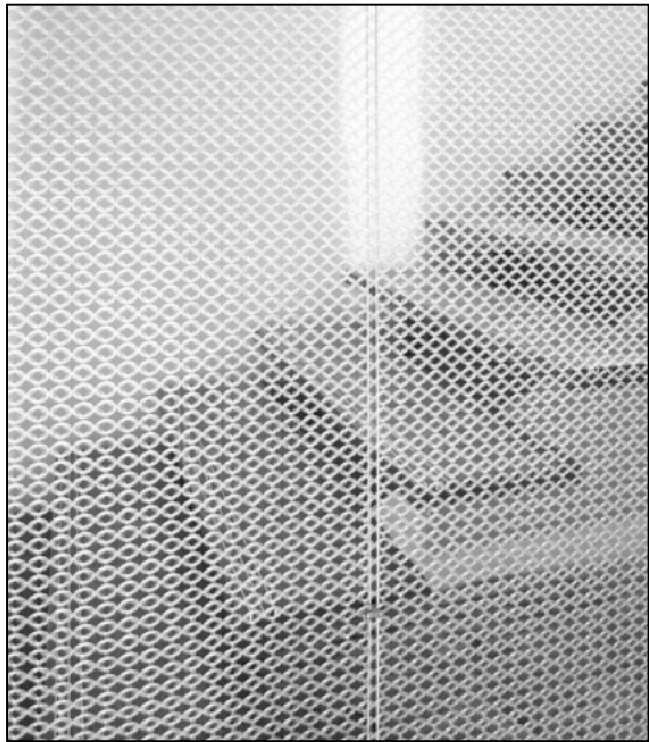
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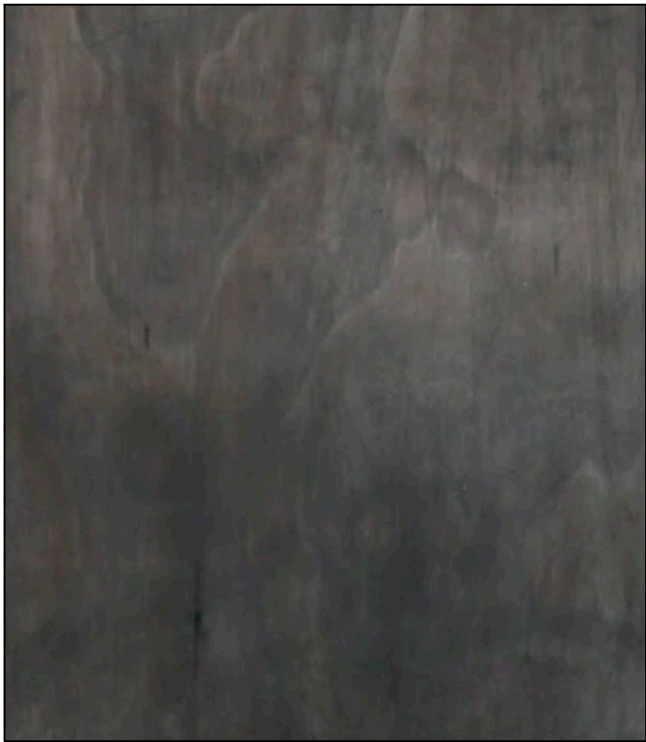
DRAWING TITLE  
WEST ELEVATION - EXISTING & PROPOSED

REFERENCE  
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SCALE 1:100@A3  
DRAWN JT

DA|08 A  
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2 METAL MESH (OR SIMILAR) SCREENING



3 BLACKENED STEEL FRAMING



1 TIMBER SCREENING



4 LIMESTONE (OR SIMILAR) PAVING TO INTERIOR

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REVISION

REV. A - 09.04.20 - FOR COMMENT

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PROJECT

DRAWING TITLE  
PROPOSED FINISHES SCHEDULE

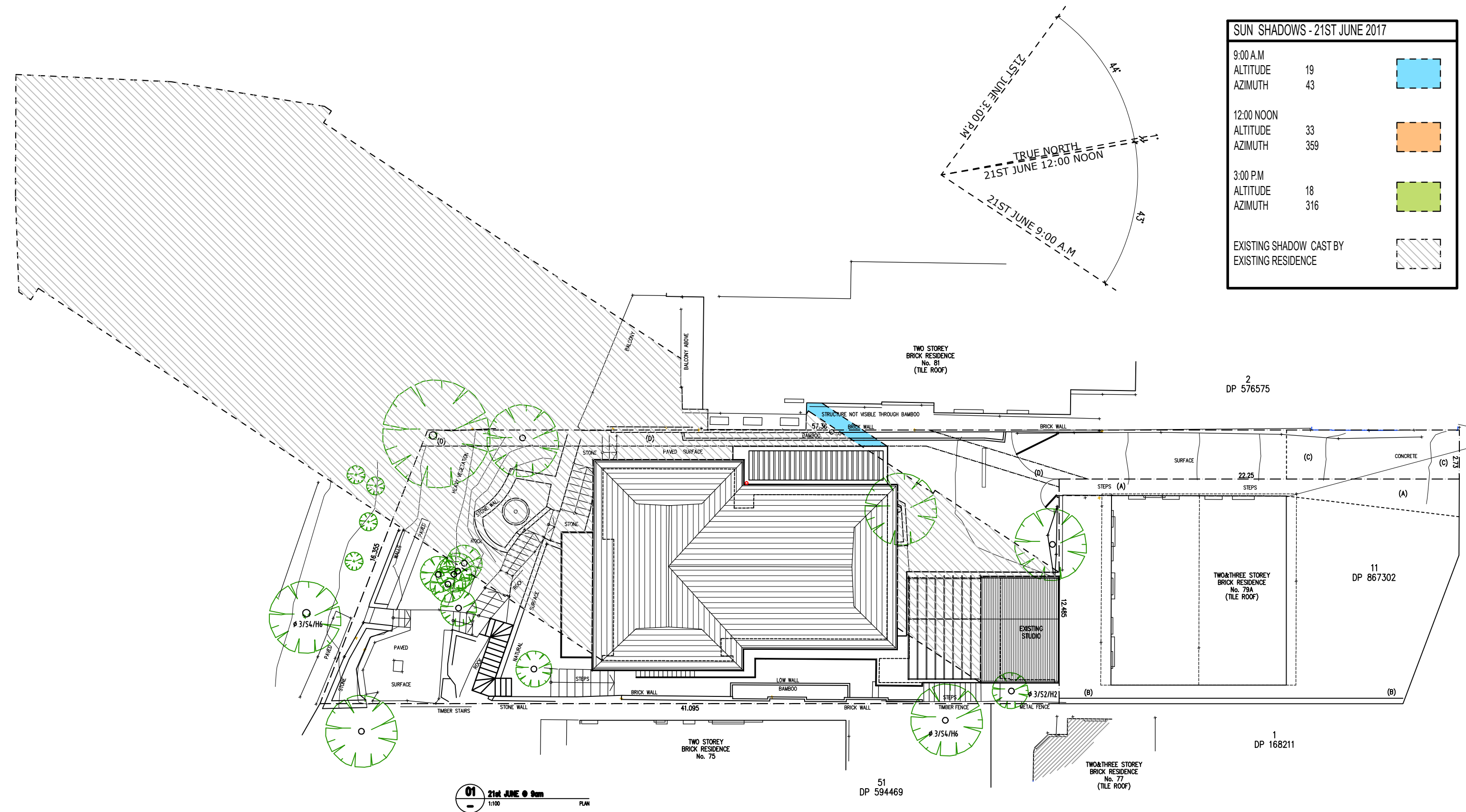
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SCALE 1:100@A3  
DRAWN JT

DA | 09 A  
DRAWING ISSUE

DA APPROVAL







SUN SHADOWS - 21ST JUNE 2017			
9:00 A.M			
ALTITUDE	19		
AZIMUTH	43		
12:00 NOON			
ALTITUDE	33		
AZIMUTH	359		
3:00 P.M			
ALTITUDE	18		
AZIMUTH	316		
EXISTING SHADOW CAST BY EXISTING RESIDENCE			

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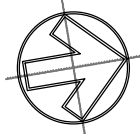
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DRAWING TITLE  
SHADOW DIAGRAMS 1 OF 3

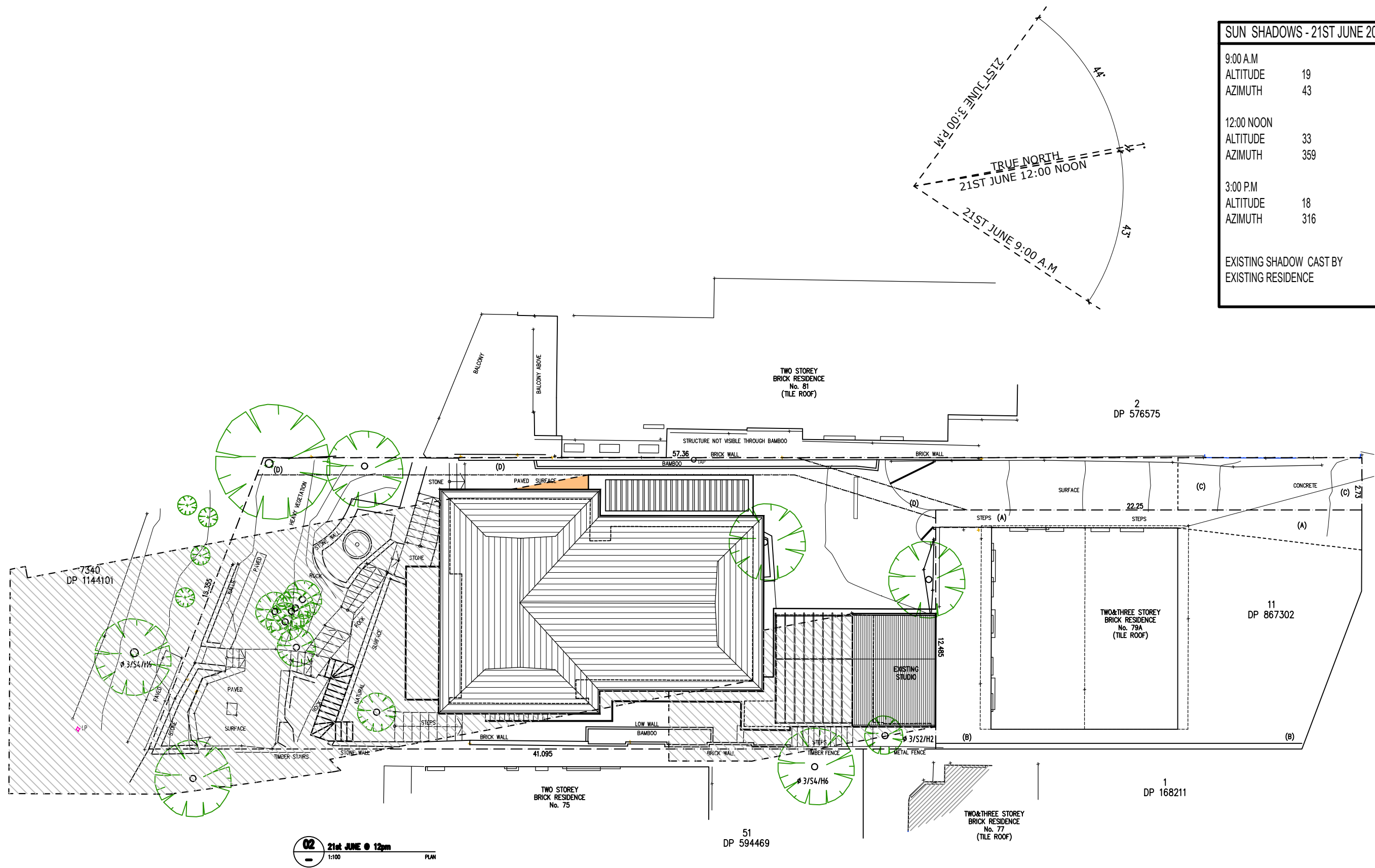
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DRAWN JT

DA|11 A  
DRAWING ISSUE



SUN SHADOWS - 21ST JUNE 2017

9:00 A.M		
ALTITUDE	19	
AZIMUTH	43	
12:00 NOON		
ALTITUDE	33	
AZIMUTH	359	
3:00 P.M		
ALTITUDE	18	
AZIMUTH	316	
EXISTING SHADOW CAST BY EXISTING RESIDENCE		



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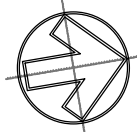
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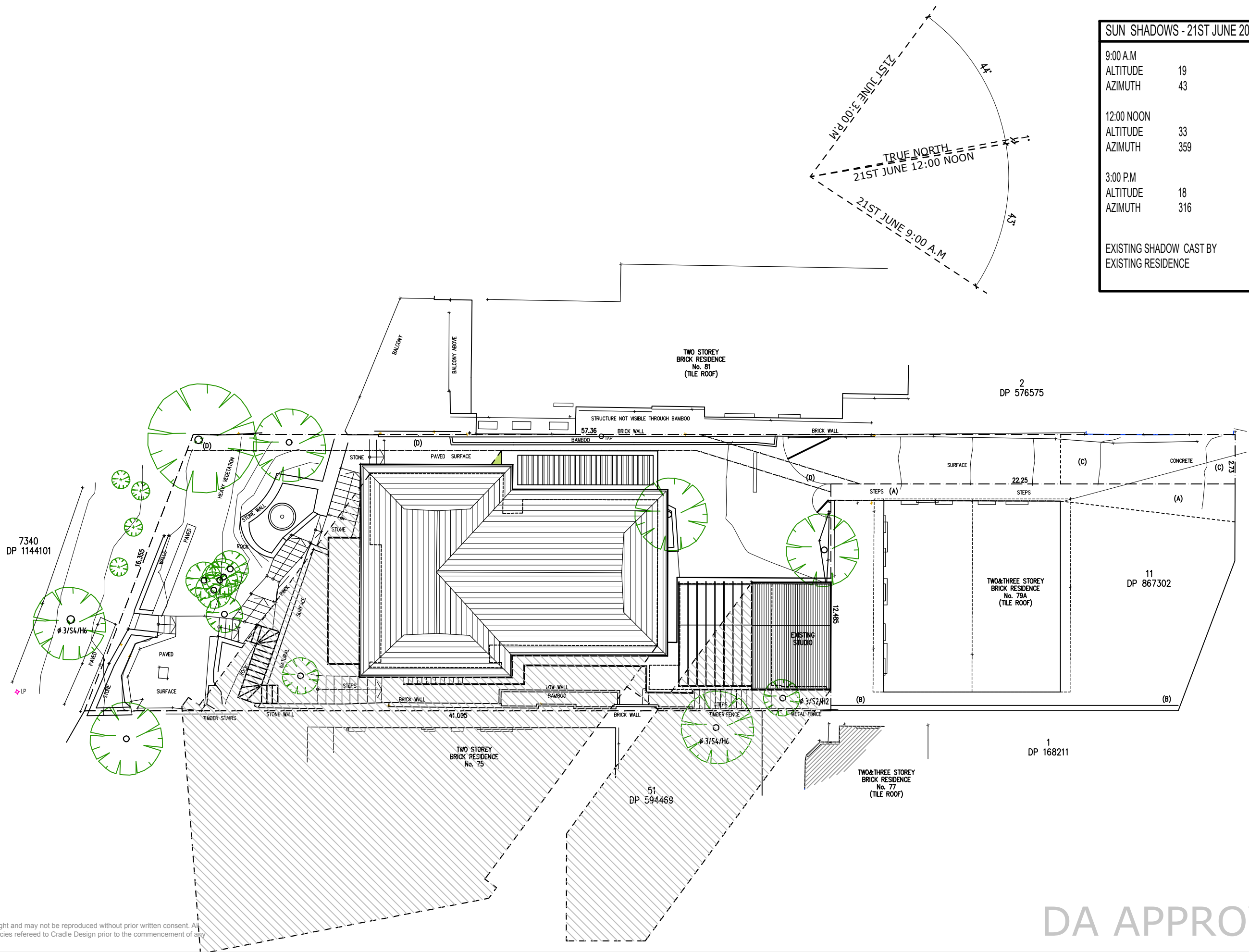
PROJECT

DRAWING TITLE  
SHADOW DIAGRAMS 2 OF 3

REFERENCE  
481 - 79 LAUDERDALE AVE  
SCALE 1:200@A3  
DRAWN JT

DA|12 A  
DRAWING ISSUE

SUN SHADOWS - 21ST JUNE 2017			
9:00 A.M			
ALTITUDE	19		
AZIMUTH	43		
12:00 NOON			
ALTITUDE	33		
AZIMUTH	359		
3:00 P.M			
ALTITUDE	18		
AZIMUTH	316		
EXISTING SHADOW CAST BY EXISTING RESIDENCE			



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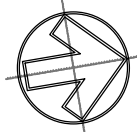
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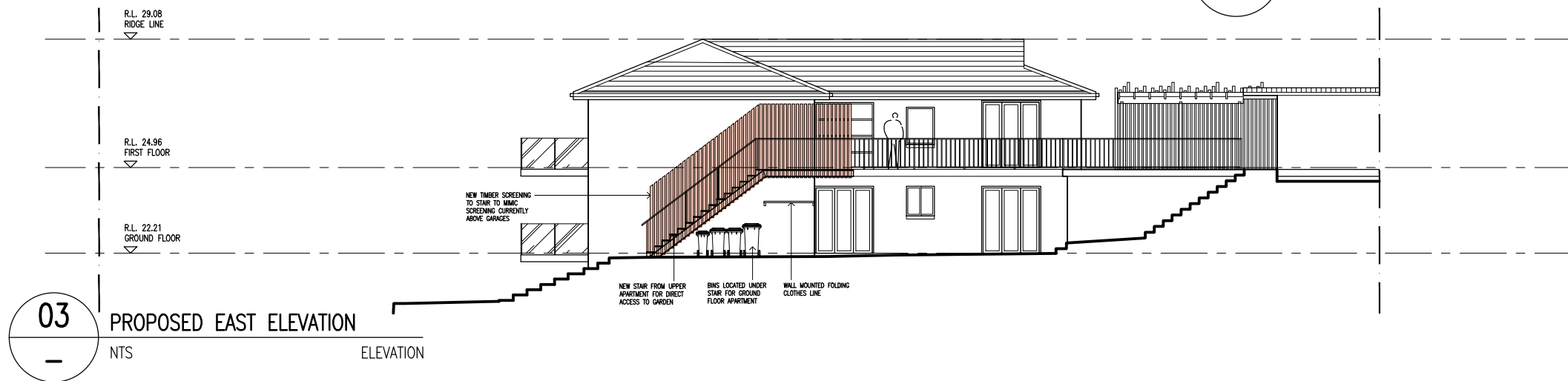
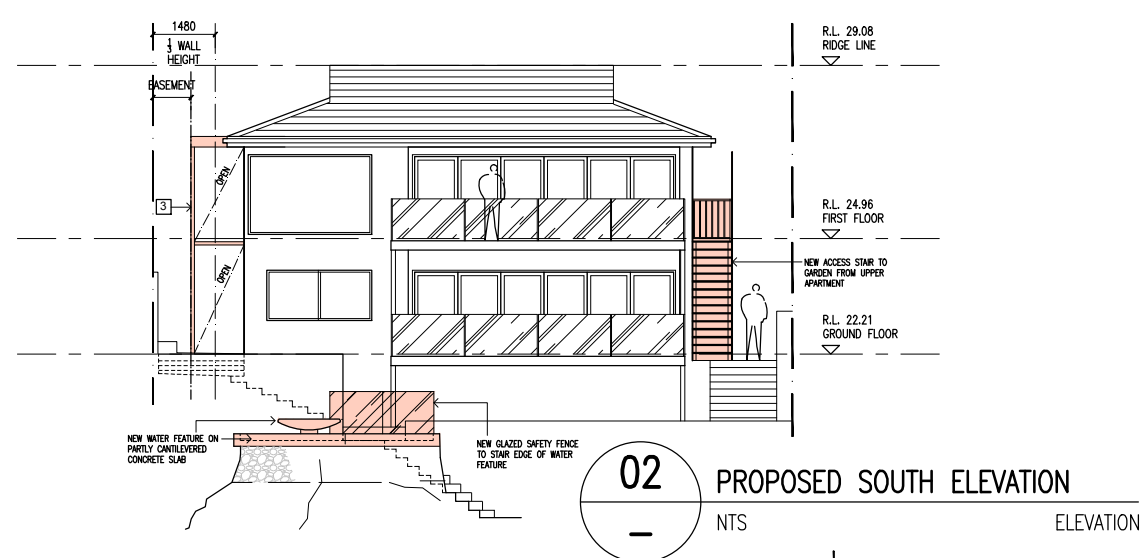
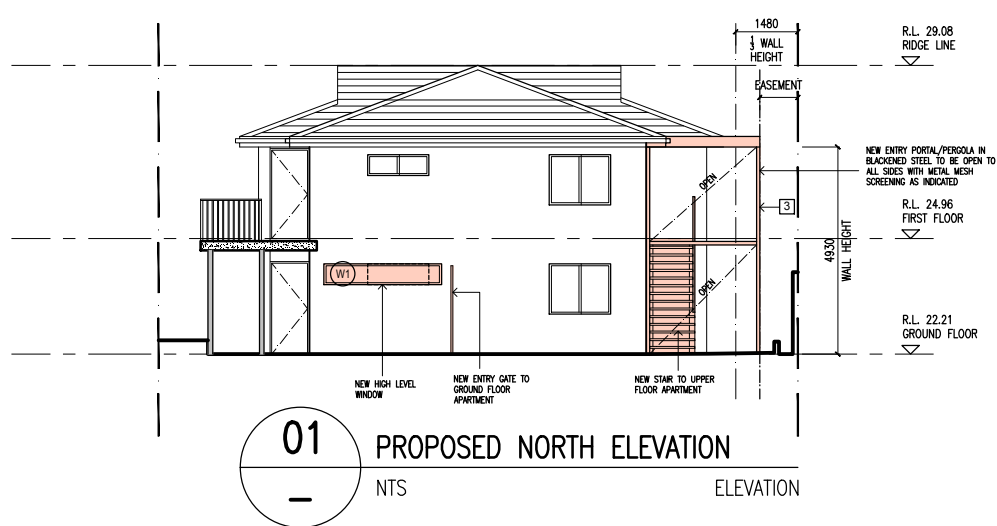
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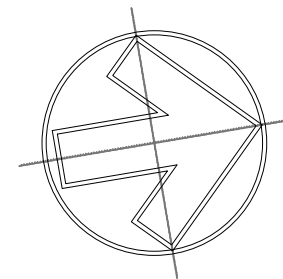
DRAWING TITLE  
SHADOW DIAGRAMS 3 OF 3

REFERENCE  
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SCALE DRAWN  
1:200@A3 JT

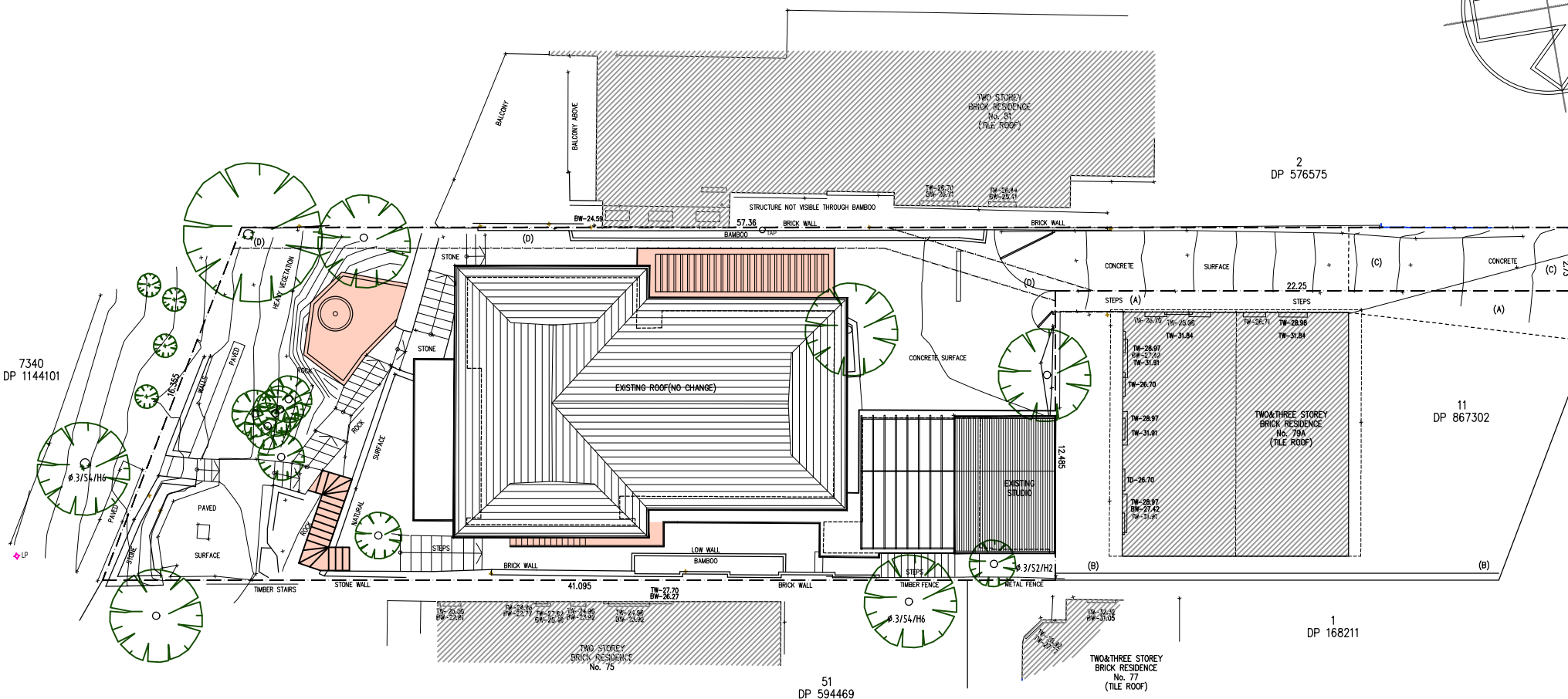
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LAUDERDALE AVENUE



01  
—

SITE PLAN

NTS

PLAN

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PROJECT

DRAWING TITLE  
A4 NOTIFICATION PLAN

REFERENCE  
481 - 79 LAUDERDALE AVE  
SCALE DRAWN  
1:100@A3 JT

DA|14 A  
DRAWING ISSUE