

Existing Area Analysis

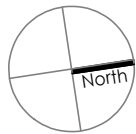
EXISTING DWELLING	
Lower Floor	N/Am²
Mid Floor	100.80m²
Upper Floor	N/Am²
Carport/Garage	22.00m²
Outdoor Areas/Decks	46.80m²
TOTAL	169.6m²
TOTALS	
Site Area (m²)	196.00m²
Site Coverage (m²)	110.59m²
Sealed Surface (m²)	110.59m²
SPOS (m²)	55.00m²
Site Coverage (%)	56.42%
Permiability (%)	43.58%

JOCELYN STREET

DA. 00 - EXISTING SITE CONDITIONS

PROJECT //	PROPOSED DWELLING ALTERATIONS + ADDITIONS
SITE ADDRESS //	31 JOCELYN ST, NORTH CURL CURL, 2099
CLIENT DETAILS //	D BURNS + H TOWILL
SCALE //	1:100 (A2)
PROJECT STAGE //	DEVELOPMENT APPROVAL

ORIENTATION

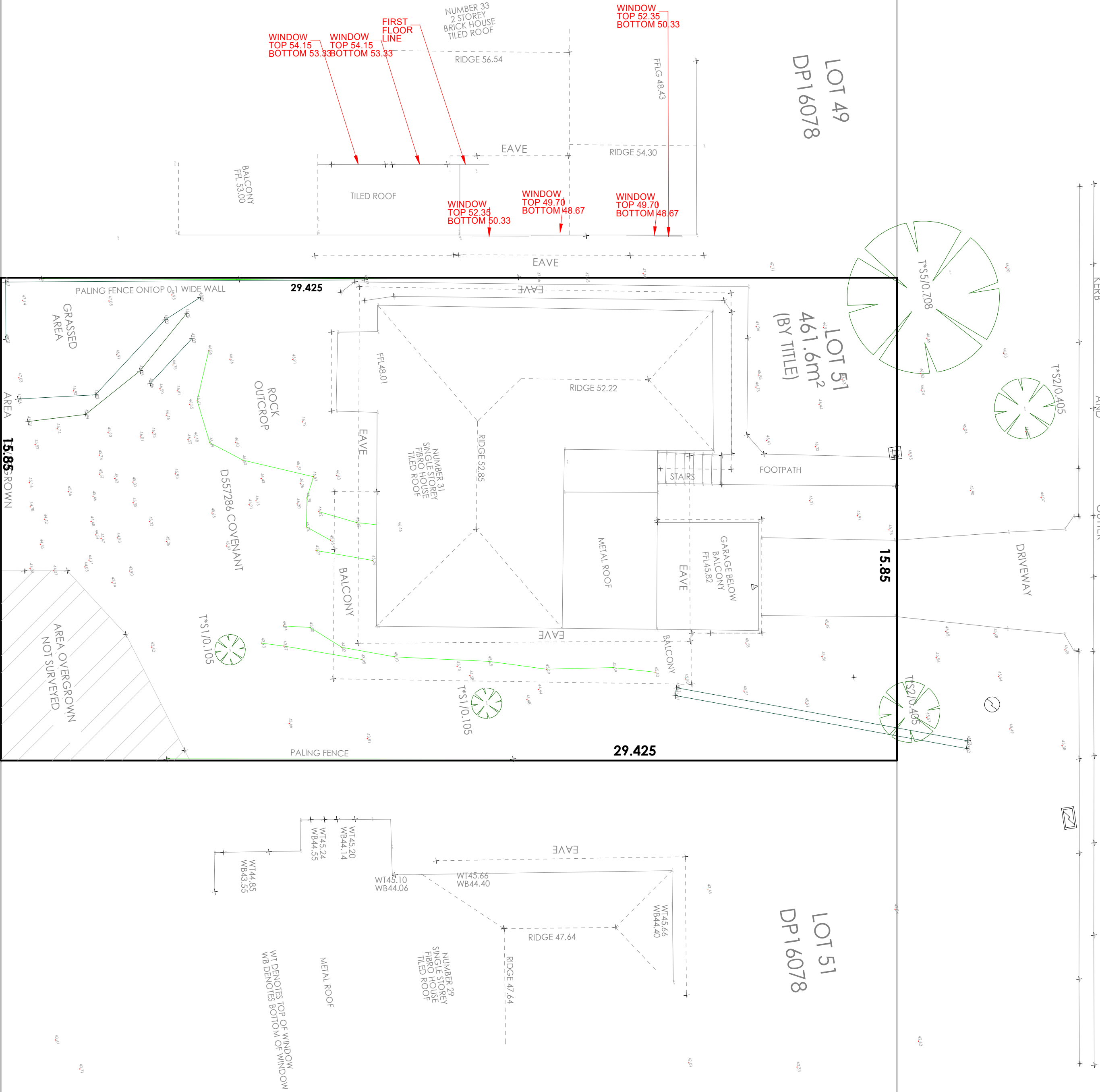


REVISIONS + SCHEDULE

A	A - PERMIT APPLICATION

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e: info@bdbuildingdesign.com.au



LOT 52
DP1034614

LOT 72
DP16078

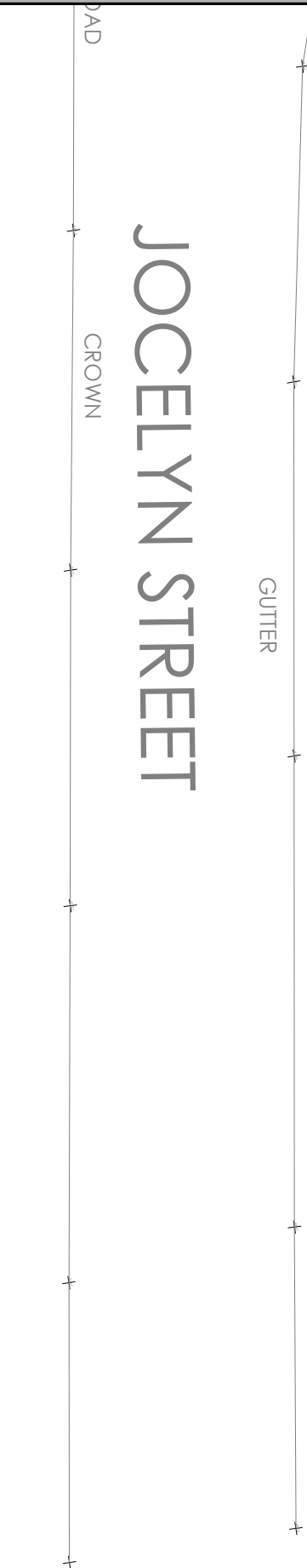
LOT 71
DP16078

Existing Area Analysis

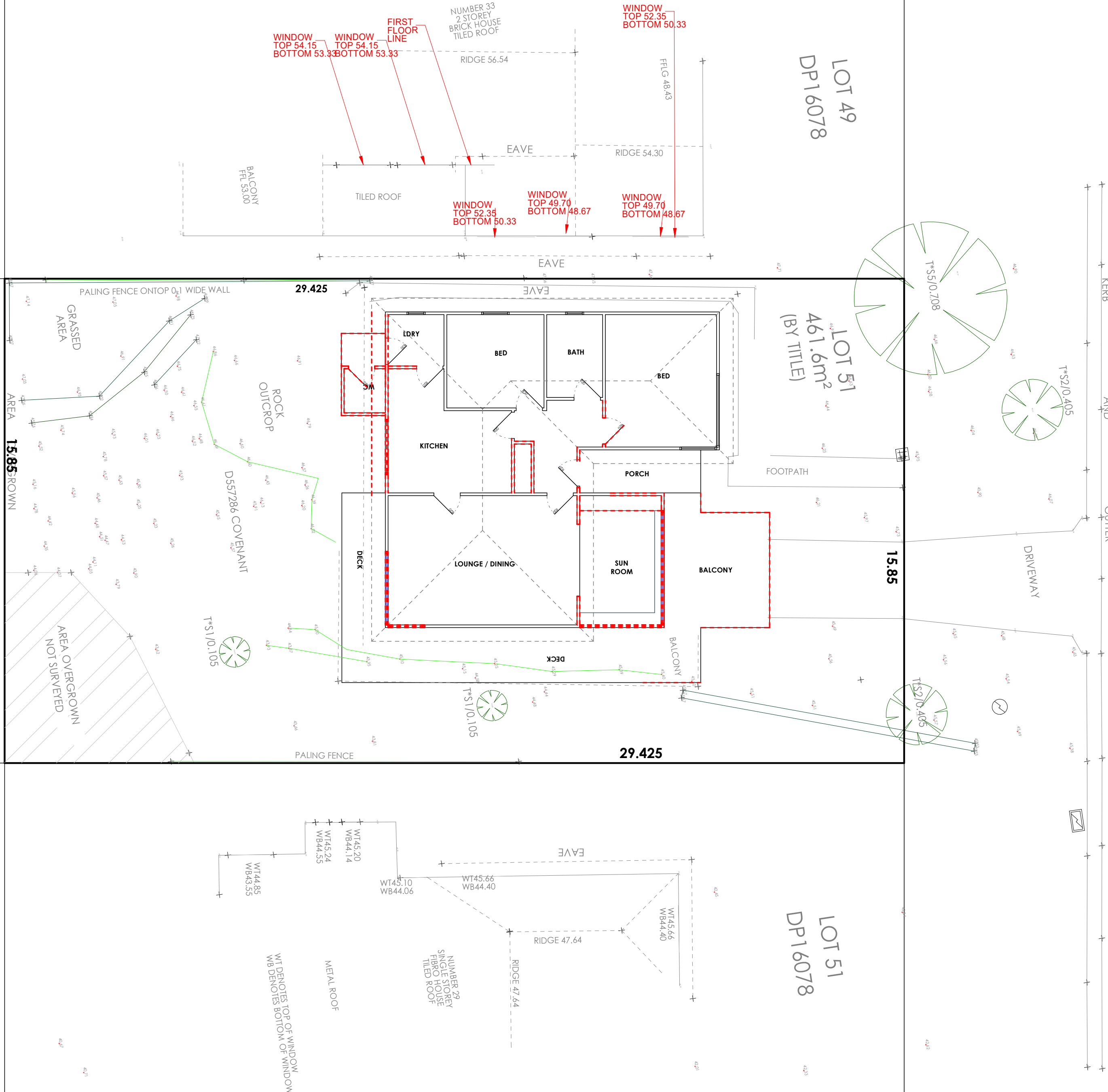
EXISTING DWELLING	
Lower Floor	N/Am²
Mid Floor	100.80m²
Upper Floor	N/Am²
Carport/Garage	22.00m²
Outdoor Areas/Decks	46.80m²
TOTAL	169.6m²

TOTALS	
Site Area (m²)	196.00m²
Site Coverage (m²)	110.59m²
Sealed Surface (m²)	110.59m²
SPOS (m²)	55.00m²
Site Coverage (%)	56.42%
Permiability (%)	43.58%

JOCELYN STREET



DA. 01 - DEMOLITION



LOT 52
DP1034614

LOT 72
DP16078

LOT 71
DP16078



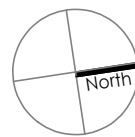
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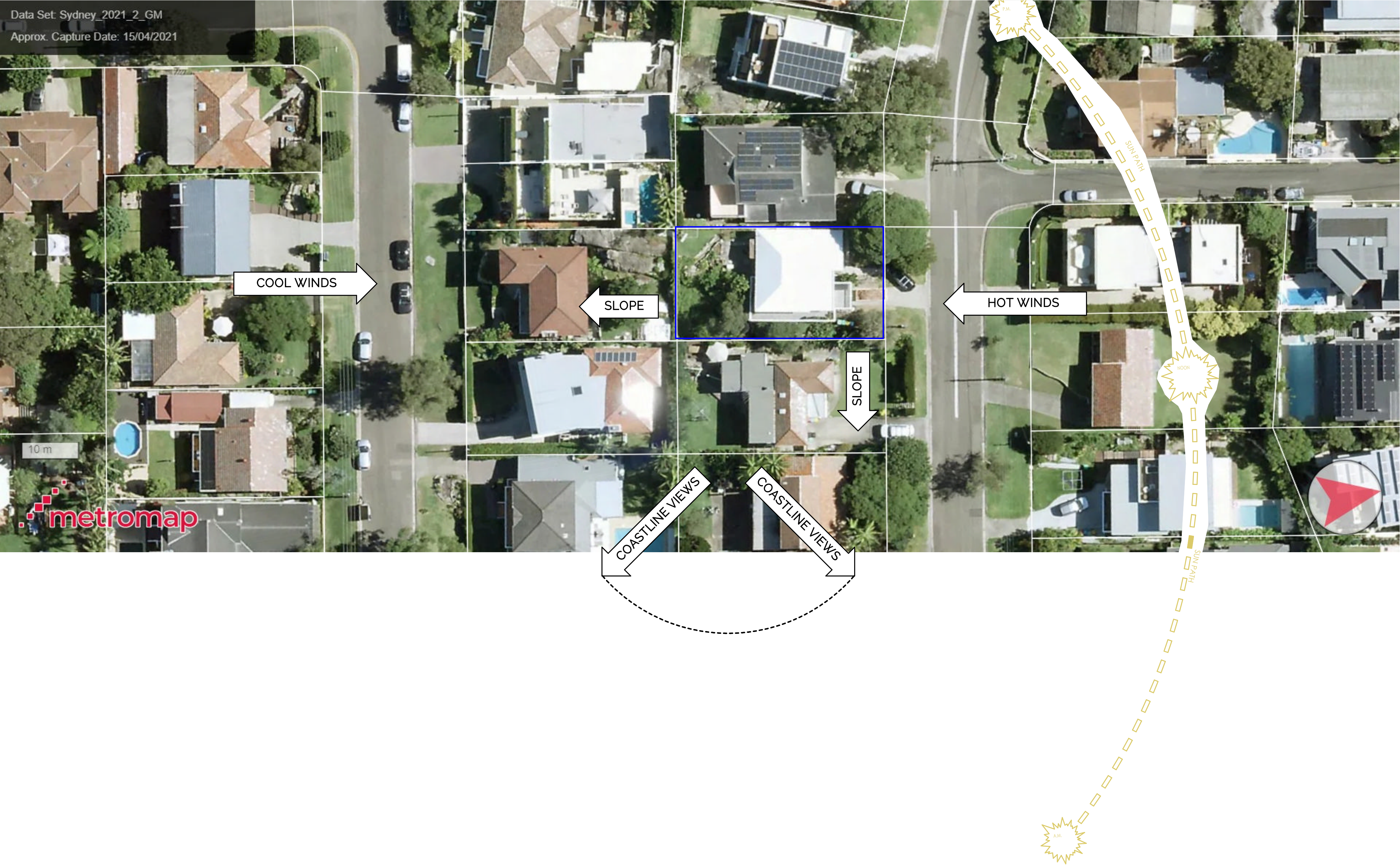
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ORIENTATION



PROJECT //
SITE ADDRESS //
CLIENT DETAILS //
SCALE //
PROJECT STAGE //

PROPOSED DWELLING ALTERATIONS + ADDITIONS
31 JOCELYN ST, NORTH CURL CURL, 2099
D BURNS + H TOWILL
1:100 (A2)
DEVELOPMENT APPROVAL



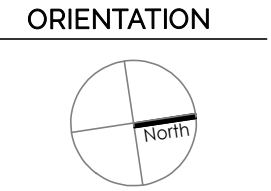
DA.02 - SITE ANALYSIS



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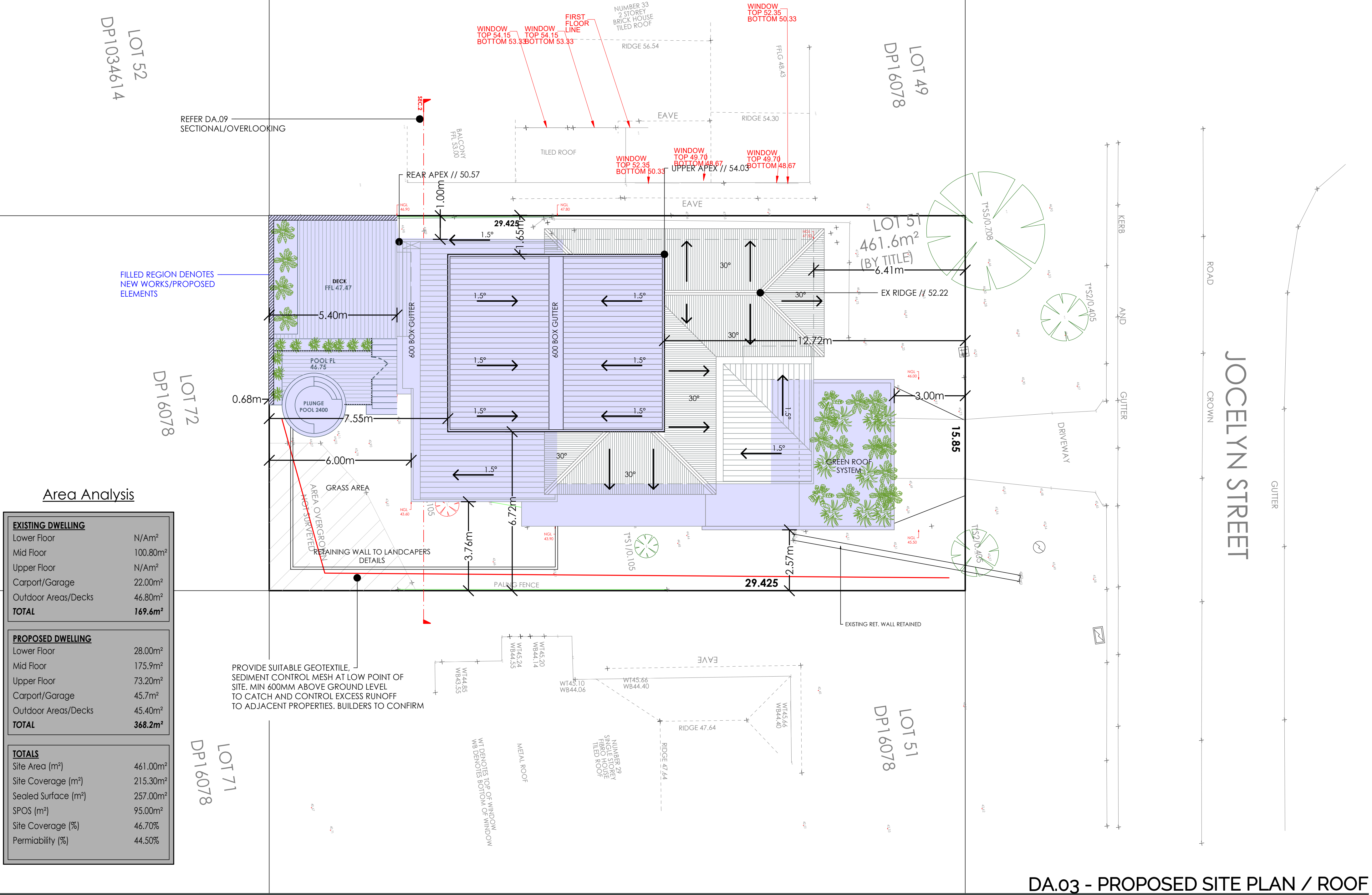
REVISIONS + SCHEDULE	
A	A - PERMIT APPLICATION



PROJECT //
SITE ADDRESS //
CLIENT DETAILS //
SCALE //
PROJECT STAGE //

PROPOSED DWELLING ALTERATIONS + ADDITIONS
31 JOCELYN ST, NORTH CURL CURL, 2099
D BURNS + H TOWILL
1:100 (A2)
DEVELOPMENT APPROVAL

Area Analysis	
EXISTING DWELLING	
Lower Floor	N/Am²
Mid Floor	100.80m²
Upper Floor	N/Am²
Carport/Garage	22.00m²
Outdoor Areas/Decks	46.80m²
TOTAL	169.6m²
PROPOSED DWELLING	
Lower Floor	28.00m²
Mid Floor	175.9m²
Upper Floor	73.20m²
Carport/Garage	45.7m²
Outdoor Areas/Decks	45.40m²
TOTAL	368.2m²
TOTALS	
Site Area (m²)	461.00m²
Site Coverage (m²)	215.30m²
Sealed Surface (m²)	257.00m²
SPOS (m²)	95.00m²
Site Coverage (%)	46.70%
Permiability (%)	44.50%



DA.03 - PROPOSED SITE PLAN / ROOF

LOT 52
DP1034614

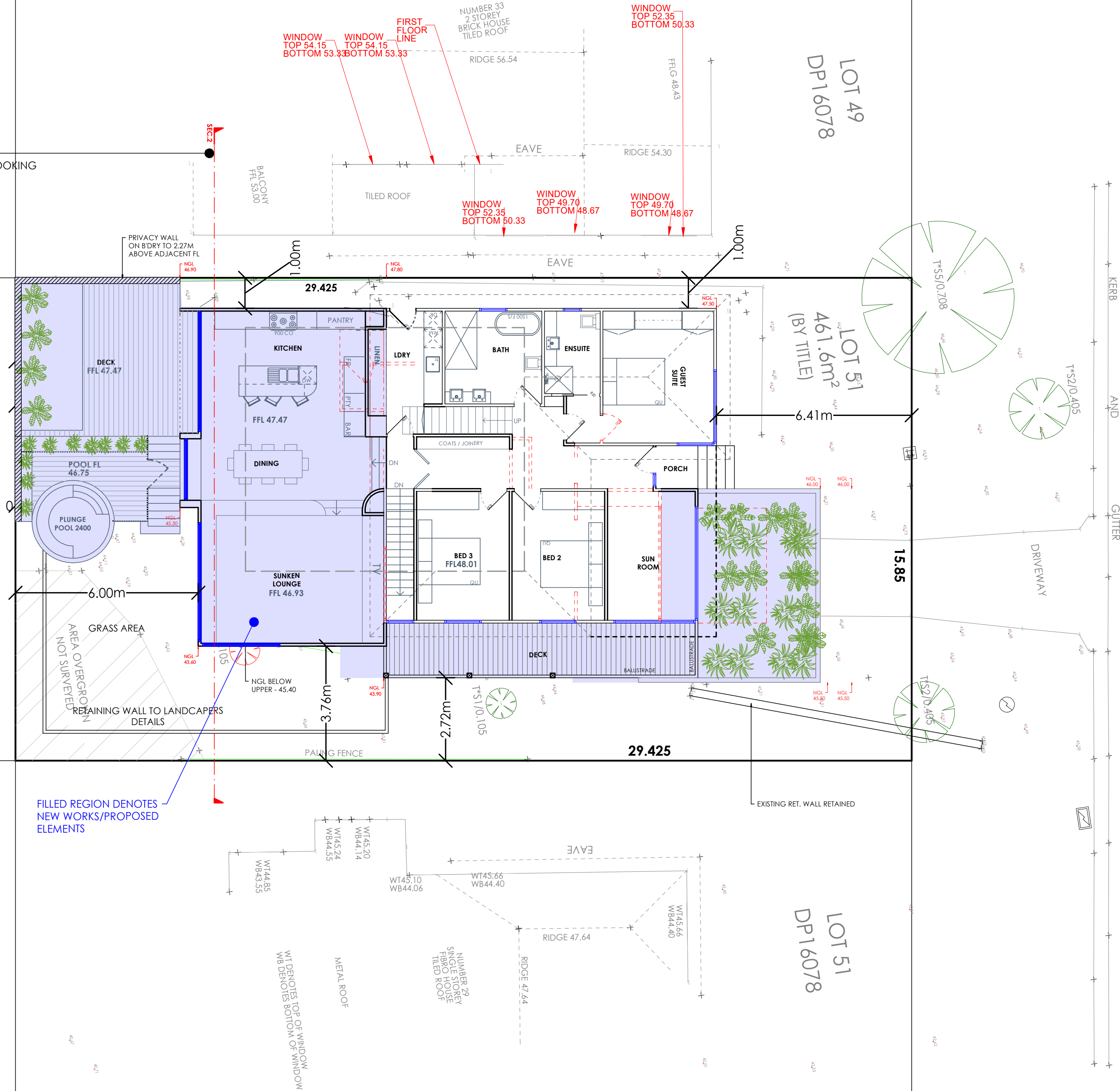
LOT 72
DP16078

LOT 71
DP16078

LOT 49
DP16078

LOT 51
DP16078

REFER DA.09
SECTIONAL/OVERLOOKING



JOCELYN STREET

DA.05 - SITE CONTEXT MID LEVEL



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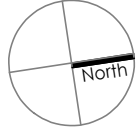
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ORIENTATION



PROJECT //
SITE ADDRESS //
CLIENT DETAILS //
SCALE //
PROJECT STAGE //

PROPOSED DWELLING ALTERATIONS + ADDITIONS
31 JOCELYN ST, NORTH CURL CURL, 2099
D BURNS + H TOWILL
1:100 (A2)
DEVELOPMENT APPROVAL

JOCELYN STREET

ROAD CROWN

GUTTER

KERB

AND

GUTTER

DRIVEWAY

15.85

LOT 51
461.6m²
(BY TITLE)

LOT 49
DP16078

LOT 72
DP16078

LOT 52
DP1034614

REFER DA.09
SECTIONAL/OVERLOOKING

FILLED REGION DENOTES
NEW WORKS/PROPOSED
ELEMENTS

AREA OVERGROWN
NOT SURVEYED

WT DENOTES TOP OF WINDOW
WB DENOTES BOTTOM OF WINDOW

METAL ROOF

NUMBER 29
SINGLE STOREY
FIBRO HOUSE
TILED ROOF

NUMBER 33
2 STOREY
BRICK HOUSE
TILED ROOF

WINDOW
TOP 54.15
BOTTOM 53.33

WINDOW
TOP 54.15
BOTTOM 53.33

FIRST
FLOOR
LINE

WINDOW
TOP 52.35
BOTTOM 50.33

WINDOW
TOP 49.70
BOTTOM 48.67

WINDOW
TOP 52.35
BOTTOM 50.33

WINDOW
TOP 49.70
BOTTOM 48.67

FFLG 48.43

RIDGE 56.54

RIDGE 54.30

EAVE

EAVE

12.72m

29.425

6.72m

7.55m

PALING FENCE

EXISTING RET. WALL RETAINED

EAVE

RIDGE 47.64

RIDGE 47.64

WT45.66
WB44.40

WT45.20
WB44.14

WT45.24
WB44.35

WT44.85
WB43.55

WT45.10
WB44.06

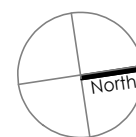
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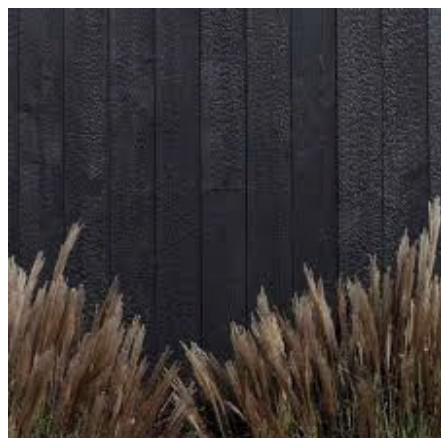
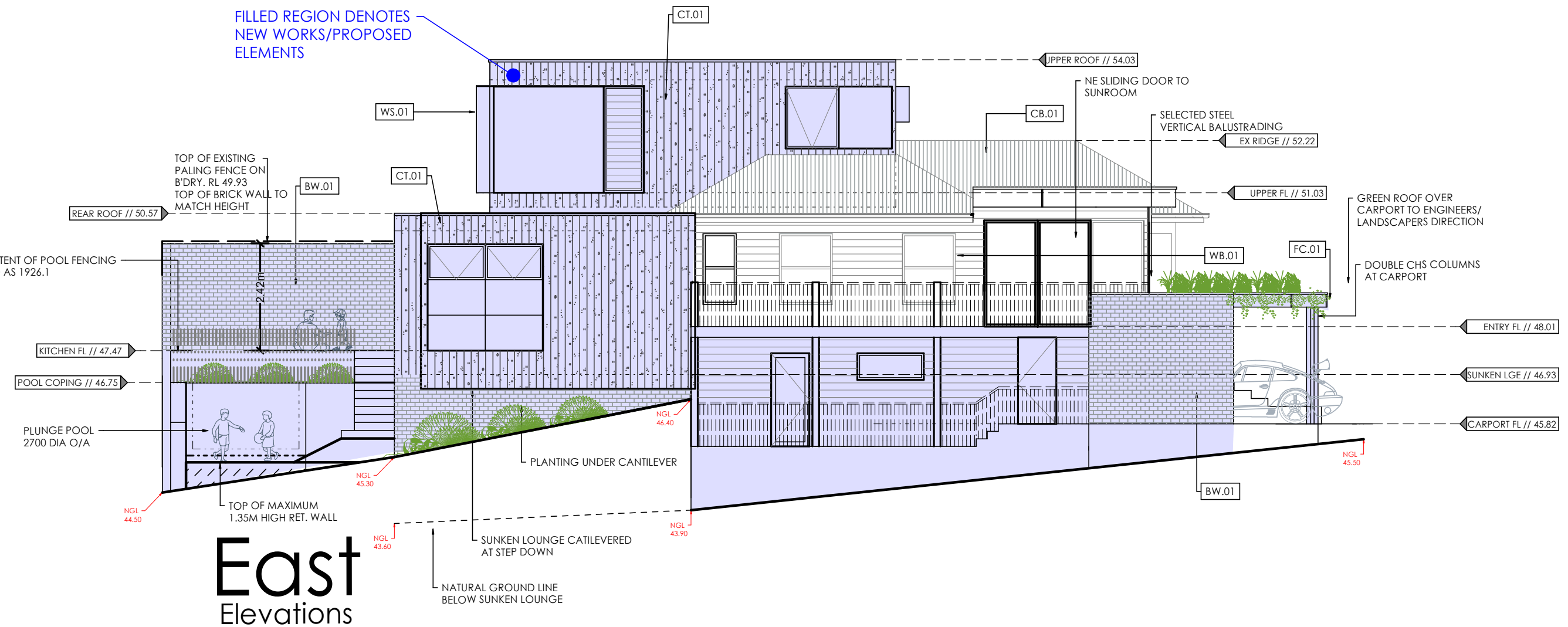
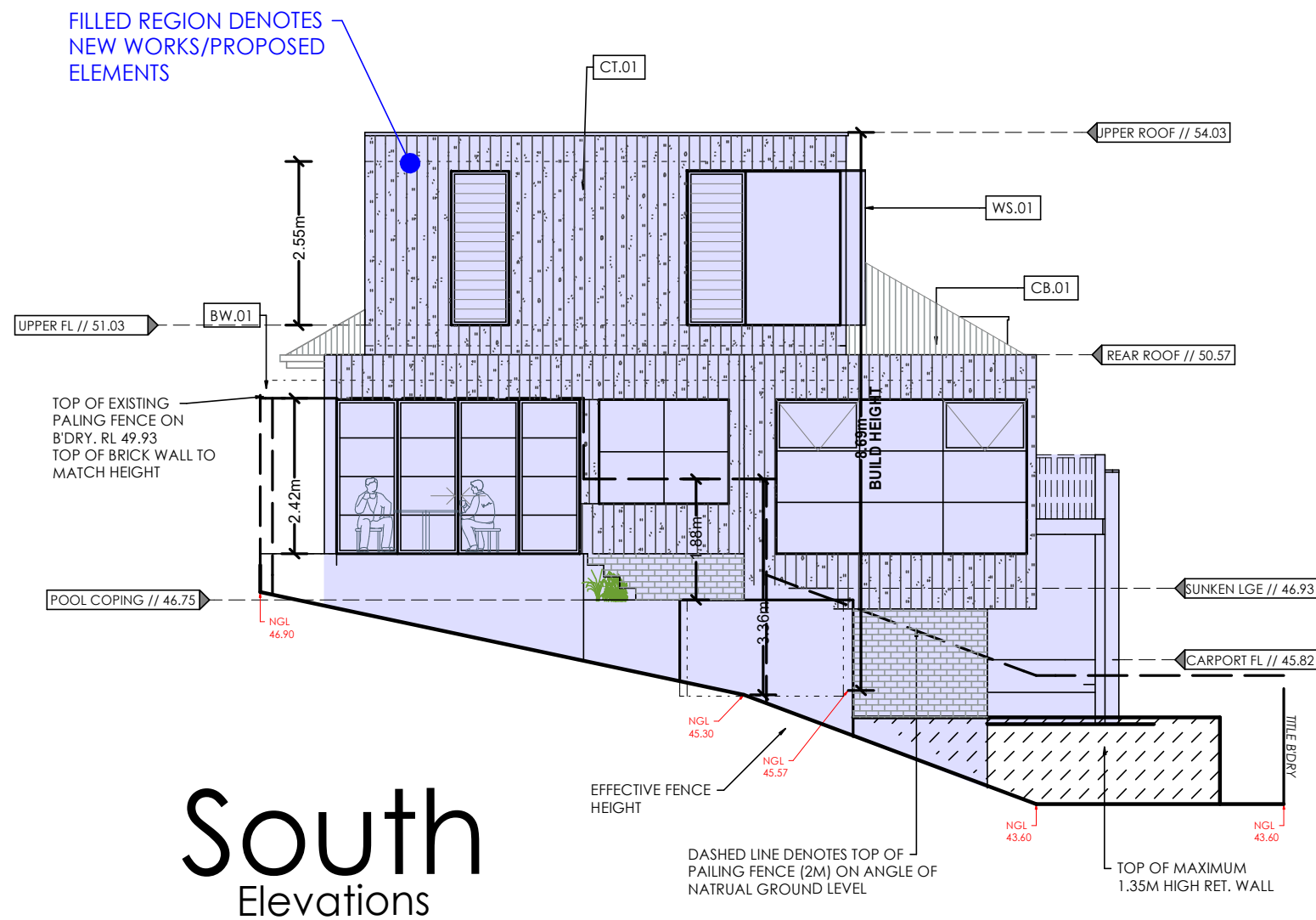
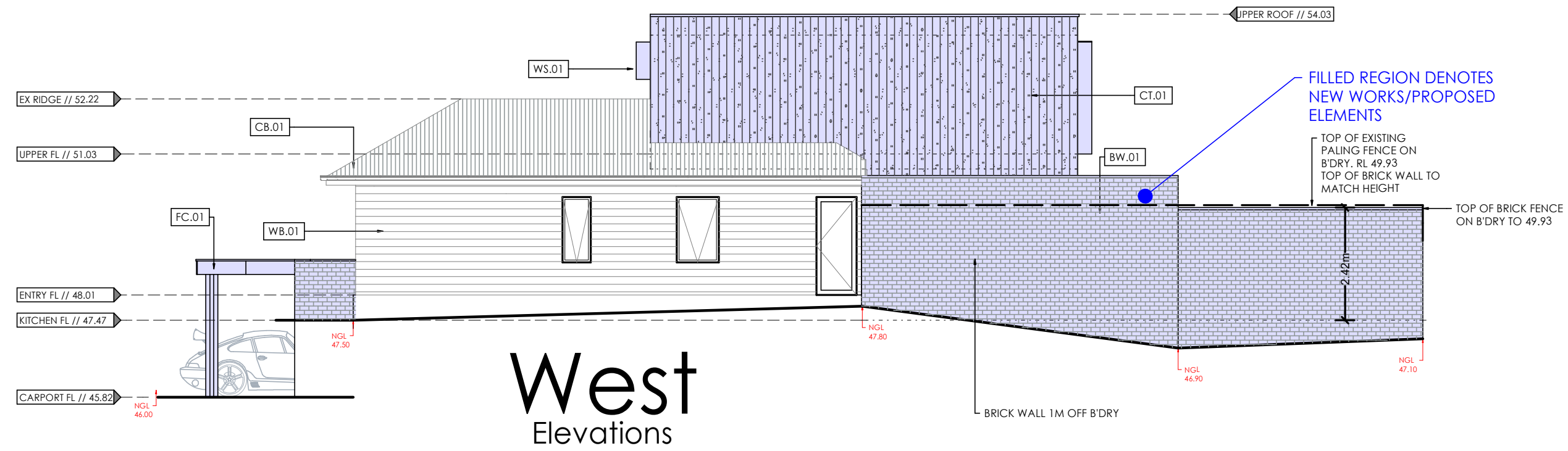
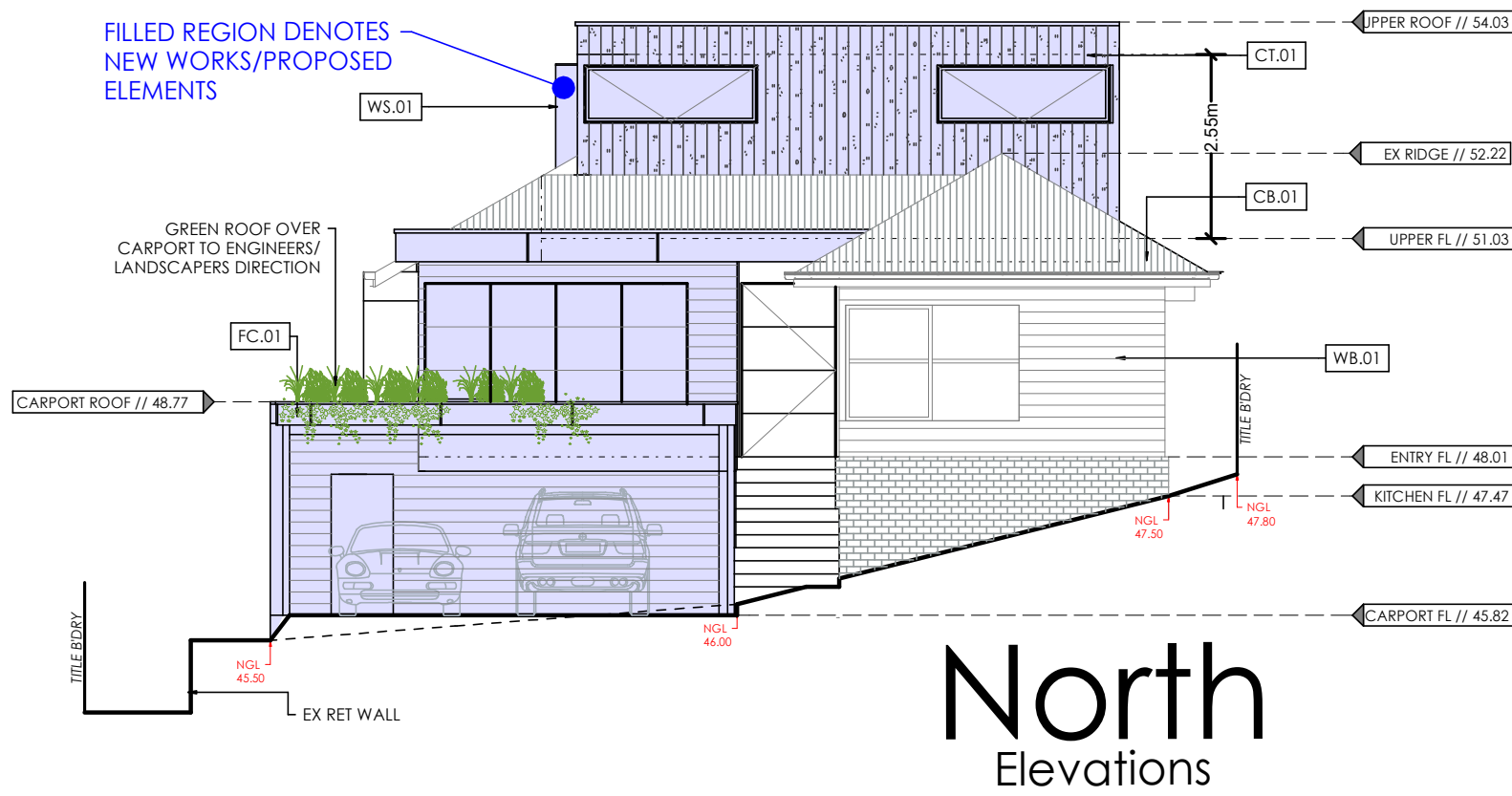
DA.06 - SITE CONTEXT UPPER

PROJECT //
SITE ADDRESS //
CLIENT DETAILS //
SCALE //
PROJECT STAGE //

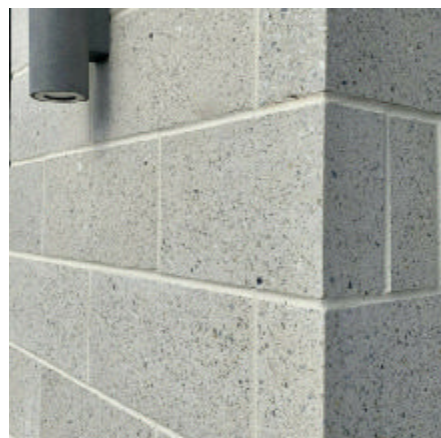
PROPOSED DWELLING ALTERATIONS + ADDITIONS
31 JOCELYN ST, NORTH CURL CURL, 2099
D BURNS + H TOWILL
1:100 (A2)
DEVELOPMENT APPROVAL



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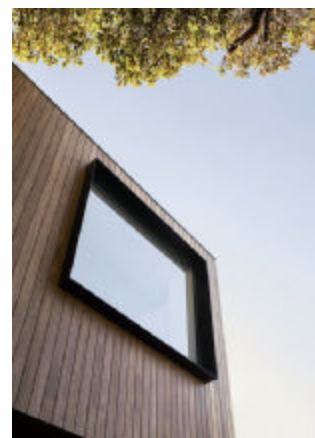
CT.01 - CHARRED
TIMBER



BW.01 - SELECTED GREY
BLOCK / BRICK



WB.01 - LINEA WEATHERBOARD
WHITE PAINT FINISH



WS.01 - BLACK WINDOW SHROUDS



RF.01 - COLORBOND SURFIST



FC.01 - FIBRE CEMENT
WHITE PAINT FINISH

DA.07 - PROPOSED ELEVATIONS



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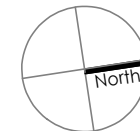
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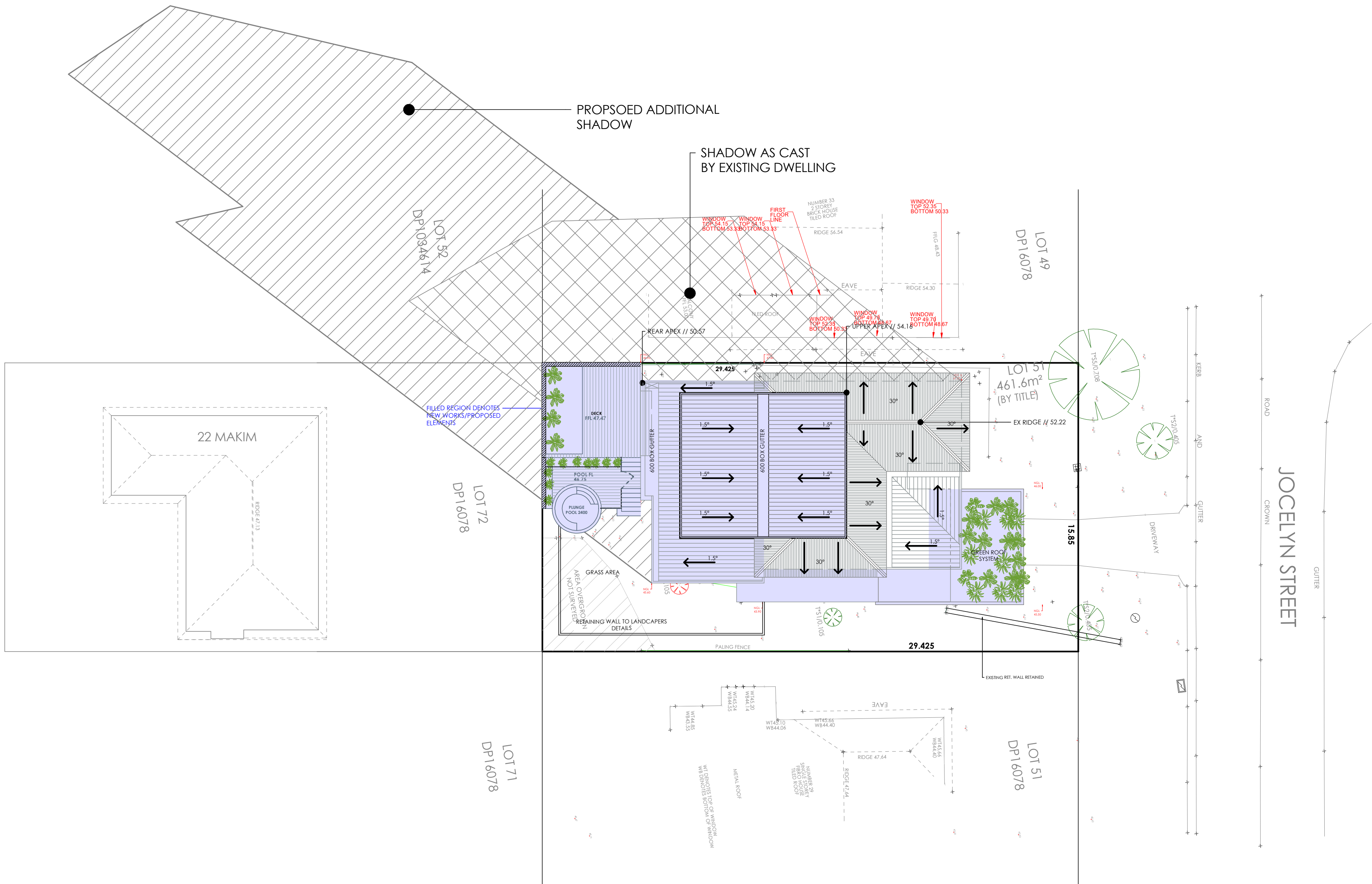
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ORIENTATION



PROJECT //
SITE ADDRESS //
CLIENT DETAILS //
SCALE //
PROJECT STAGE //

PROPOSED DWELLING ALTERATIONS + ADDITIONS
31 JOCELYN ST, NORTH CURL CURL, 2099
D BURNS + H TOWILL
1:100 (A2)
DEVELOPMENT APPROVAL



NB SHADOWS DEPICTED AS FLAT GROUND

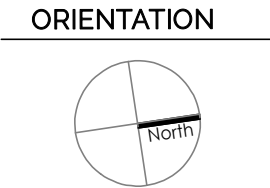
DA.08 - SHADOW DIAGRAMS (9AM WINTER SOLSTICE)



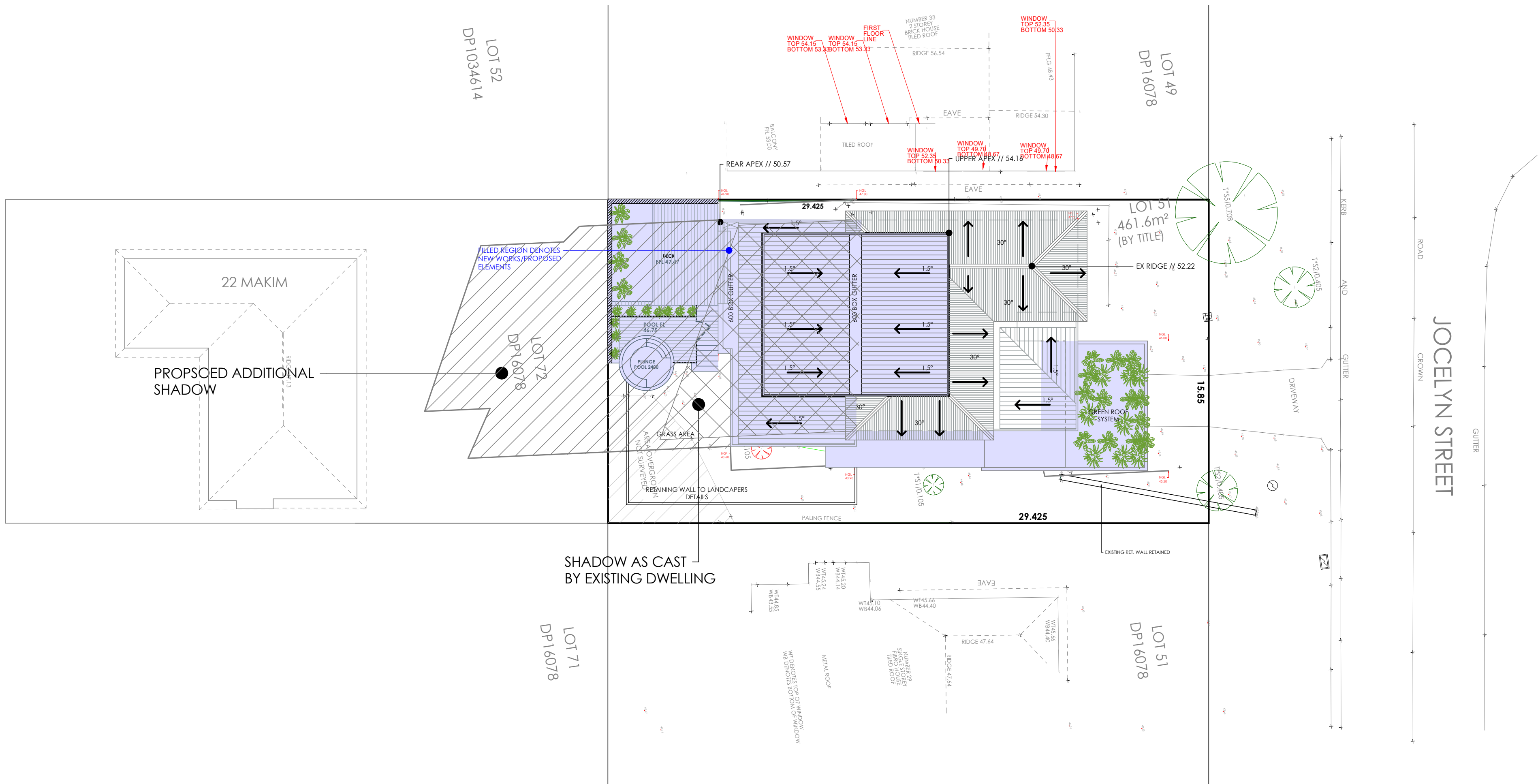
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PROJECT //	PROPOSED DWELLING ALTERATIONS + ADDITIONS
SITE ADDRESS //	31 JOCELYN ST, NORTH CURL CURL, 2099
CLIENT DETAILS //	D BURNS + H TOWILL
SCALE //	1:150 (A2)
PROJECT STAGE //	DEVELOPMENT APPROVAL



NB SHADOWS DEPICTED AS FLAT GROUND

DA.09 - SHADOW DIAGRAMS (NOON WINTER SOLSTICE)



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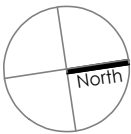
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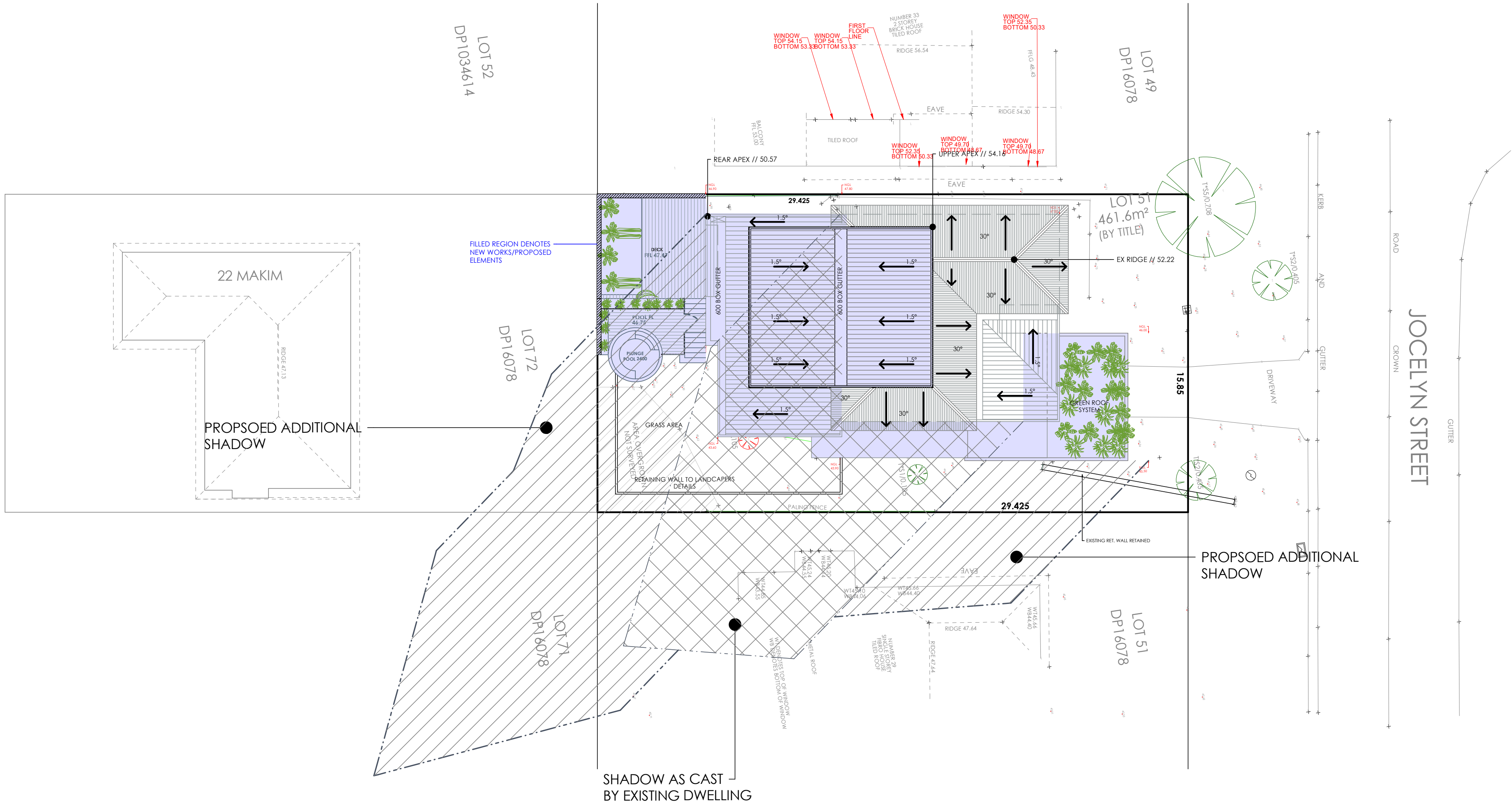
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ORIENTATION



PROJECT //
SITE ADDRESS //
CLIENT DETAILS //
SCALE //
PROJECT STAGE //

PROPOSED DWELLING ALTERATIONS + ADDITIONS
31 JOCELYN ST, NORTH CURL CURL, 2099
D BURNS + H TOWILL
1:150 (A2)
DEVELOPMENT APPROVAL



NB SHADOWS DEPICTED AS FLAT GROUND

DA.10 - SHADOW DIAGRAMS (3PM WINTER SOLSTICE)



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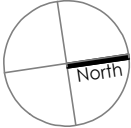
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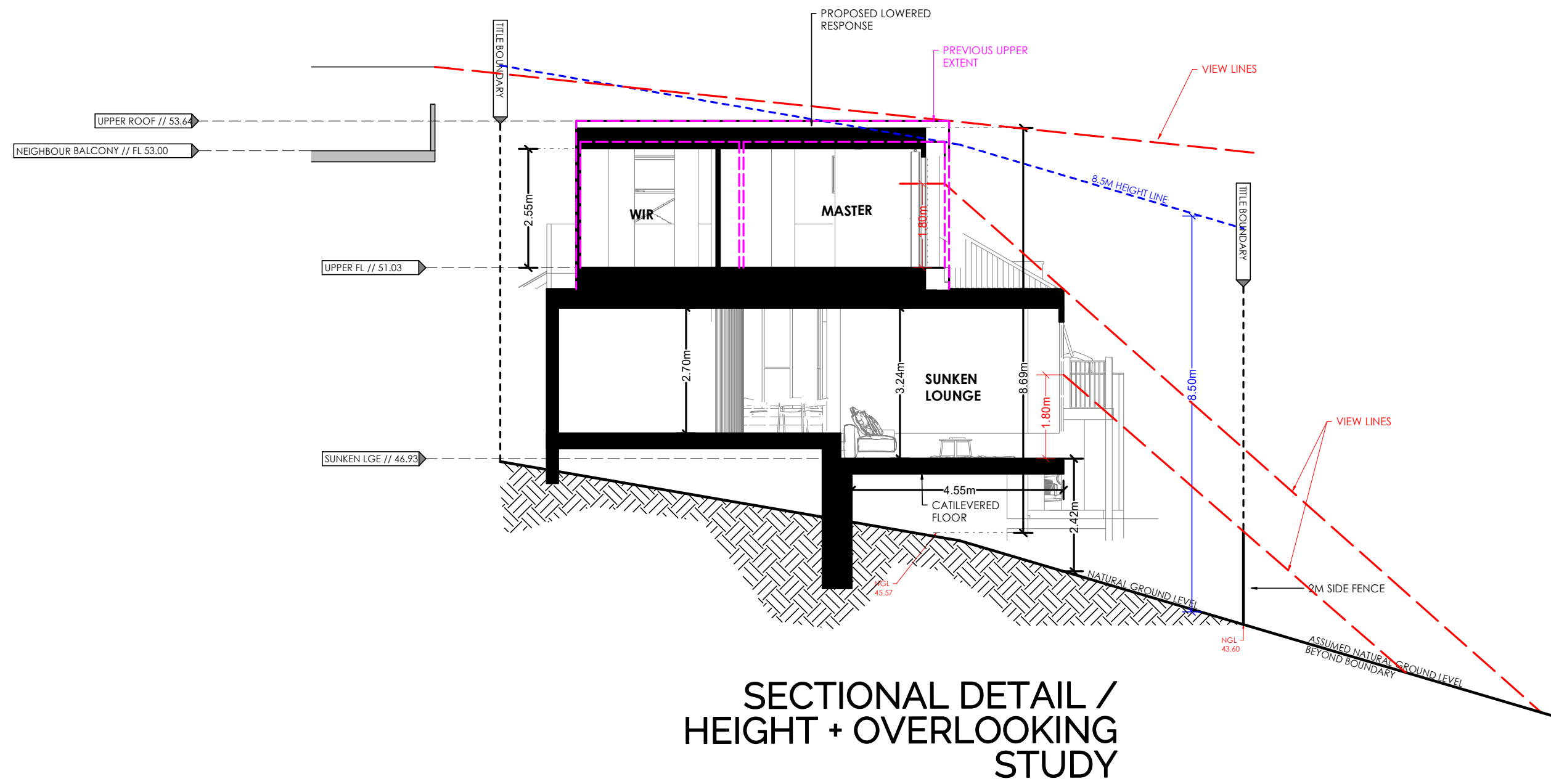
A - PERMIT APPLICATION

ORIENTATION



PROJECT //
SITE ADDRESS //
CLIENT DETAILS //
SCALE //
PROJECT STAGE //

PROPOSED DWELLING ALTERATIONS + ADDITIONS
31 JOCELYN ST, NORTH CURL CURL, 2099
D BURNS + H TOWILL
1:150 (A2)
DEVELOPMENT APPROVAL



DA.11 - SECTIONAL DETAILS



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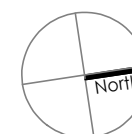
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ORIENTATION



PROJECT //
SITE ADDRESS //
CLIENT DETAILS //
SCALE //
PROJECT STAGE //

PROPOSED DWELLING ALTERATIONS + ADDITIONS
31 JOCELYN ST, NORTH CURL CURL, 2099
D BURNS + H TOWILL
1:100 (A2)
DEVELOPMENT APPROVAL

LOT 52
DP1034614

LOT 72
DP16078

REFER DA.09
SECTIONAL/OVERLOOKING

LOT 49
DP16078

JOCELYN STREET

ROAD

CROWN

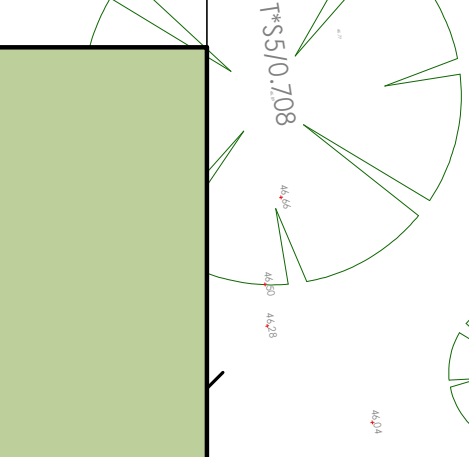
GUTTER

KERB

AND

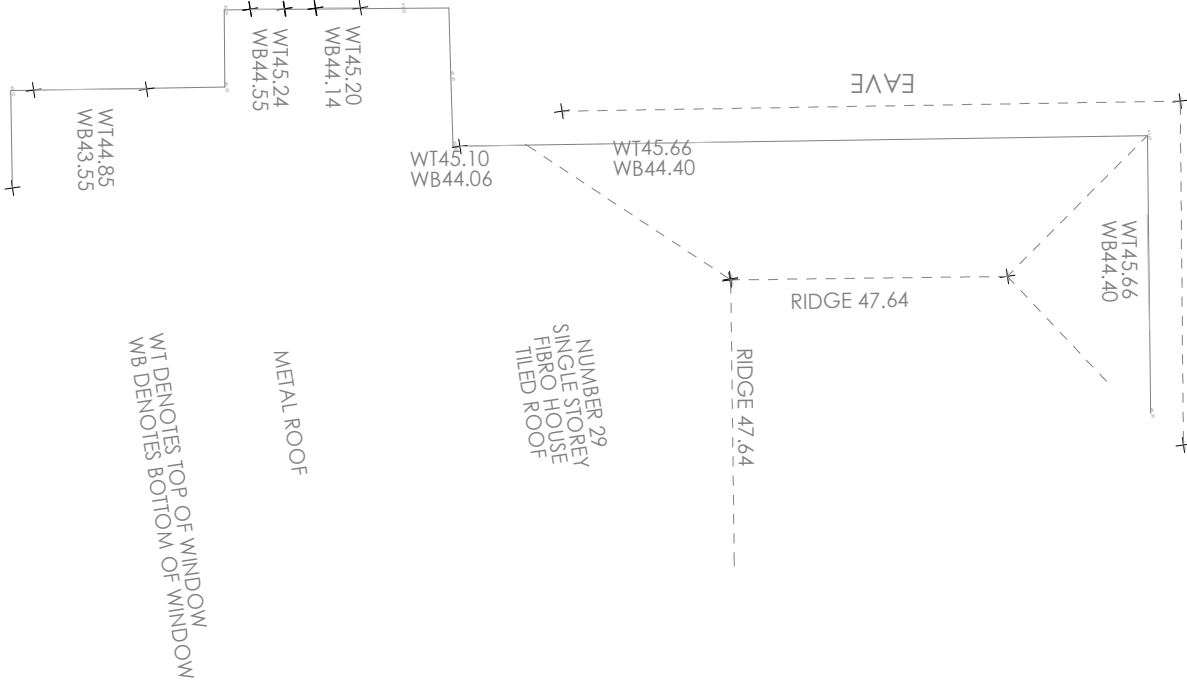
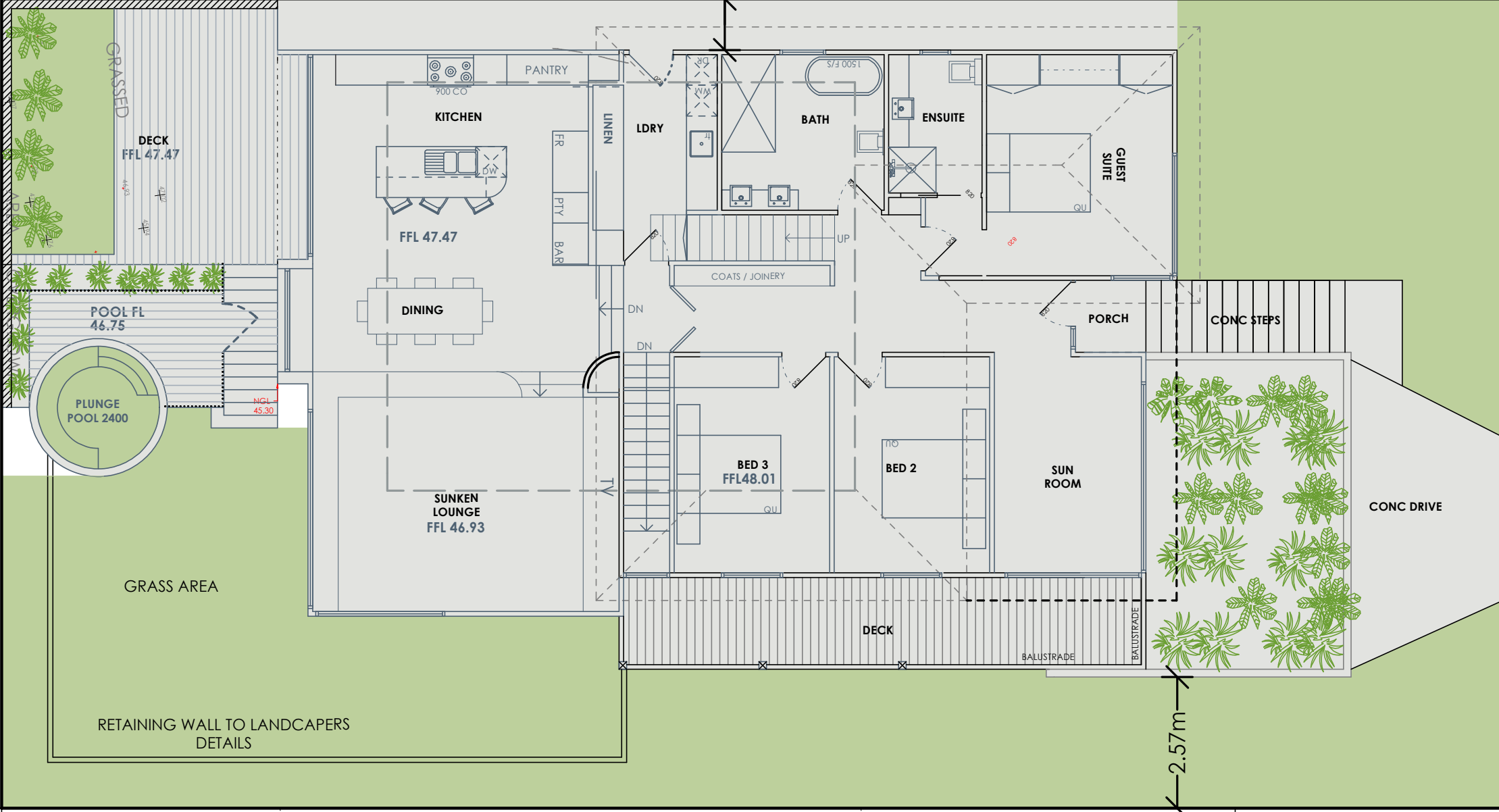
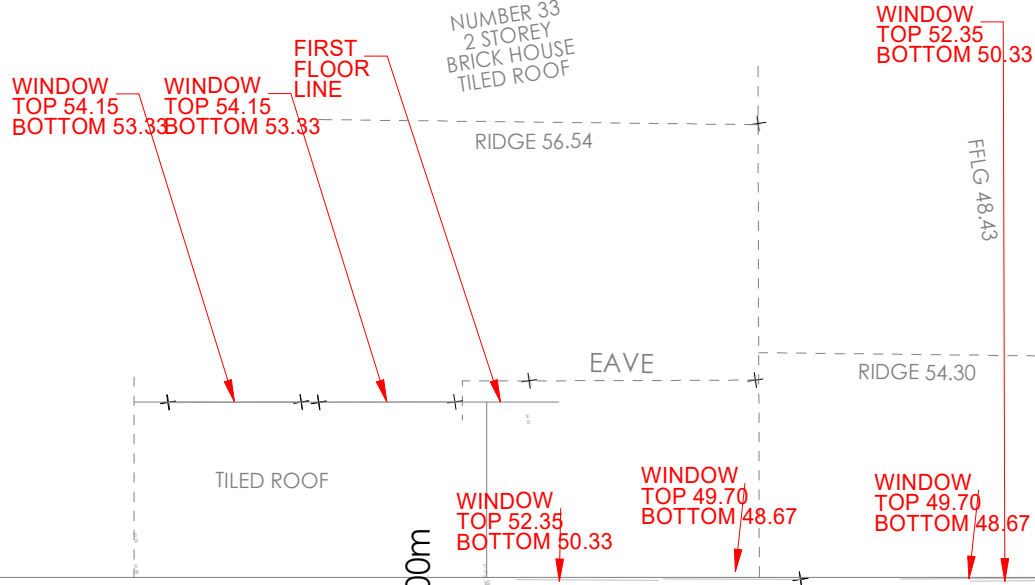
GUTTER

DRIVEWAY



EXISTING RET. WALL RETAINED

LOT 51
DP16078



168.20m²

36.09%

DEFINED LANDSCAPE AREA

297.80m²

63.91%

NON LANDSCAPE AREA //
(DECK/ BUILDING/ DRIVEWAY/ <2M WIDE ETC)

LOT 71
DP16078



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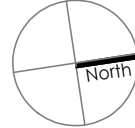
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SCALE //
PROJECT STAGE //

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31 JOCELYN ST, NORTH CURL CURL, 2099
D BURNS + H TOWILL
1:100 (A2)
DEVELOPMENT APPROVAL

DA.12 - LANDSCAPE AREA PLAN



REAR FORM



REAR LANDSCAPING/POOL INTENT



FRONT FORM



INTERNAL FORM



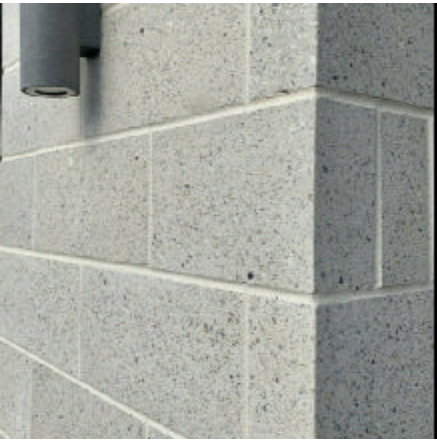
REAR LANDSCAPING/POOL INTENT



INTERNAL FORM



CT.01 - CHARRED
TIMBER



BW.01 - SELECTED GREY
BLOCK / BRICK



WB.01 - LINEA WEATHERBOARD
WHITE PAINT FINISH



WS.01
BLACK WINDOW SHROUDS



RF.01
COLORBOND SURFMIST



FC.01 - FIBRE CEMENT
WHITE PAINT FINISH

DA.13 - PHOTO MONTAGE



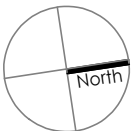
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ORIENTATION



PROJECT //
SITE ADDRESS //
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1:100 (A2)
DEVELOPMENT APPROVAL