

Town Planning:

Site Area: 543.8m²

Floor space Ratio: 0.6
543.8x0.6= 326.3m²

Zone: C4 Environmental Living

Max. Wall Height: 7.2m and 8m calculated for gradient

Max. Building Height: 8.5m

Max. Roof Slope: 35°

Lot size C: Min. 250m²

Setback: 1/3 Wall Height

Foreshore Scenic Protection Area
Bandicoot and Penguin Significant Area
Biodiversity Overlay

Dwelling Gross Floor Area

Boat shed	22.0m ²
Lower Floor	89.8m ²
Ground Floor	109.56m ²
First Floor	96.02m ²
TOTAL: (excludes plant, vertical circulation & basement storage)	317.38m²
Storage Shed	5m ²

NOTE: Drawings subject to Architects Developed and Detail Design revisions. Not for Construction. To be read in conjunction with Specification and Consultant Drawings

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Structural Engineers Law Sue Davison Ltd.
Truss Designer Buildable Layouts Ltd.
Geotechnical Engineer Chambers Consultants Ltd.

designed	**	peer review	**
drawn	**	checked	**
scale	1:100 @ A1	date	18-04-2024

title
Site Plan 1:200 @ A3

drawing set

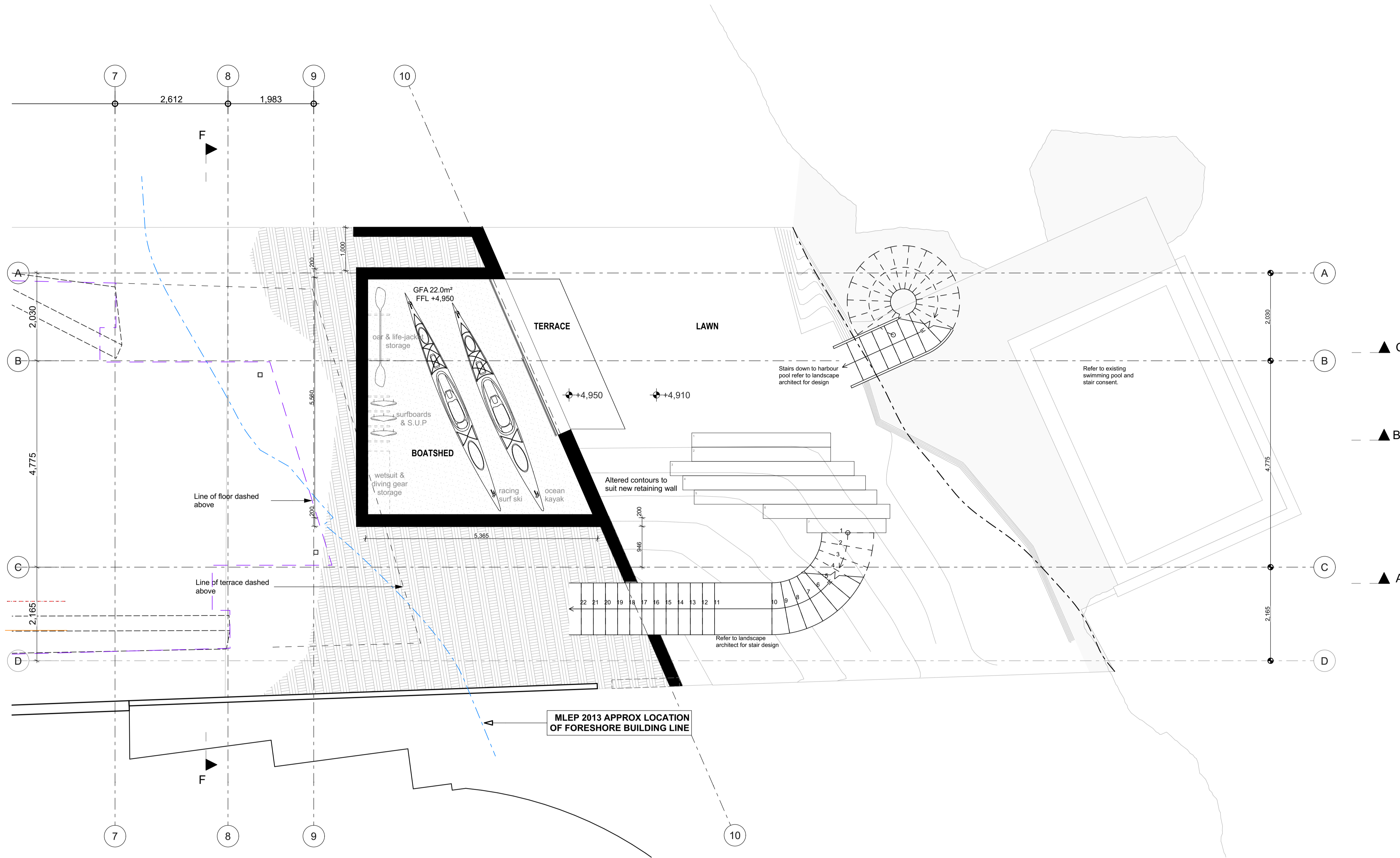
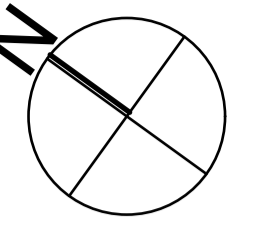
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ref no.	18010	rev.	
sheet no.	1.2	rev.	B

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SITE PLAN 1:100 19

Rev	Date	Reason for issue	Change no.	Description of change
B	16-04-2024	DA Modification	19	NO CHANGE
			16	GFA altered
A	19-09-2023	DA Modification	08	Replace existing approved internal gas fireplace with solid fuel fireplace in same location
			07	Small extension of external wall to new powder room, opaque glass to window
			06	Northern ground level glazing & front door relocated



BOAT SHED PLAN 1:50 19

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drawn	**	checked	**

scale 1:50 @ A1 date 18-04-2024

title
Boat Shed Plan - 1:100 @ A3

drawing set

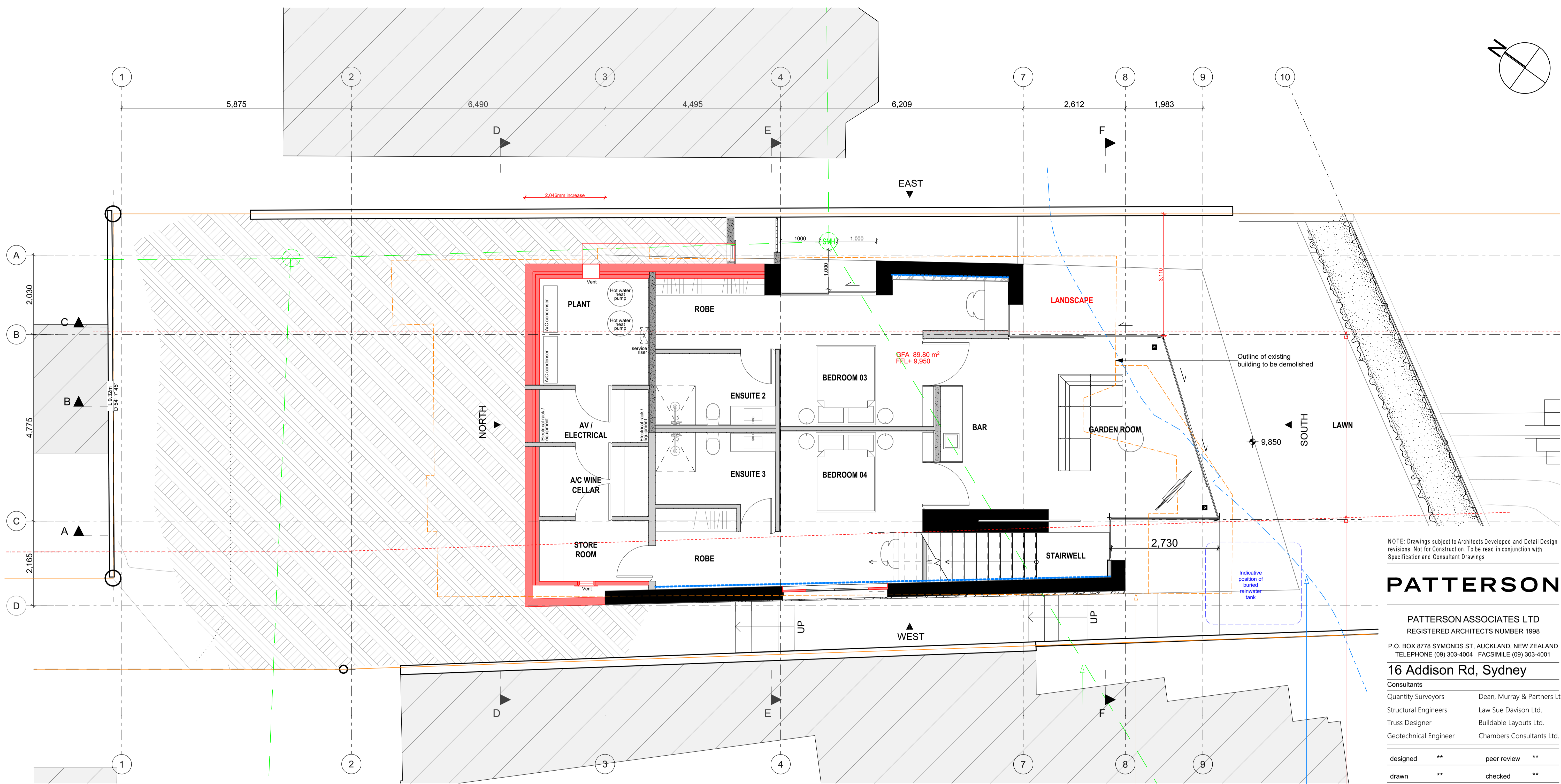
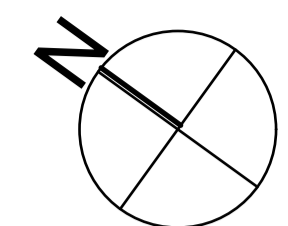
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ref no.
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sheet no. **1.3** rev. **B**

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Rev	Date	Reason for issue	Change no.	Description of change
B	16-04-2024	DA Modification	19	NO CHANGE
A	19-09-2023	DA Modification	01	NO CHANGE



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drawn ** checked **

scale 1:50 @ A1 date 18-04-2024

title
Lower Floor Plan - 1:100 @ A3

drawing set

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ref no.
18010

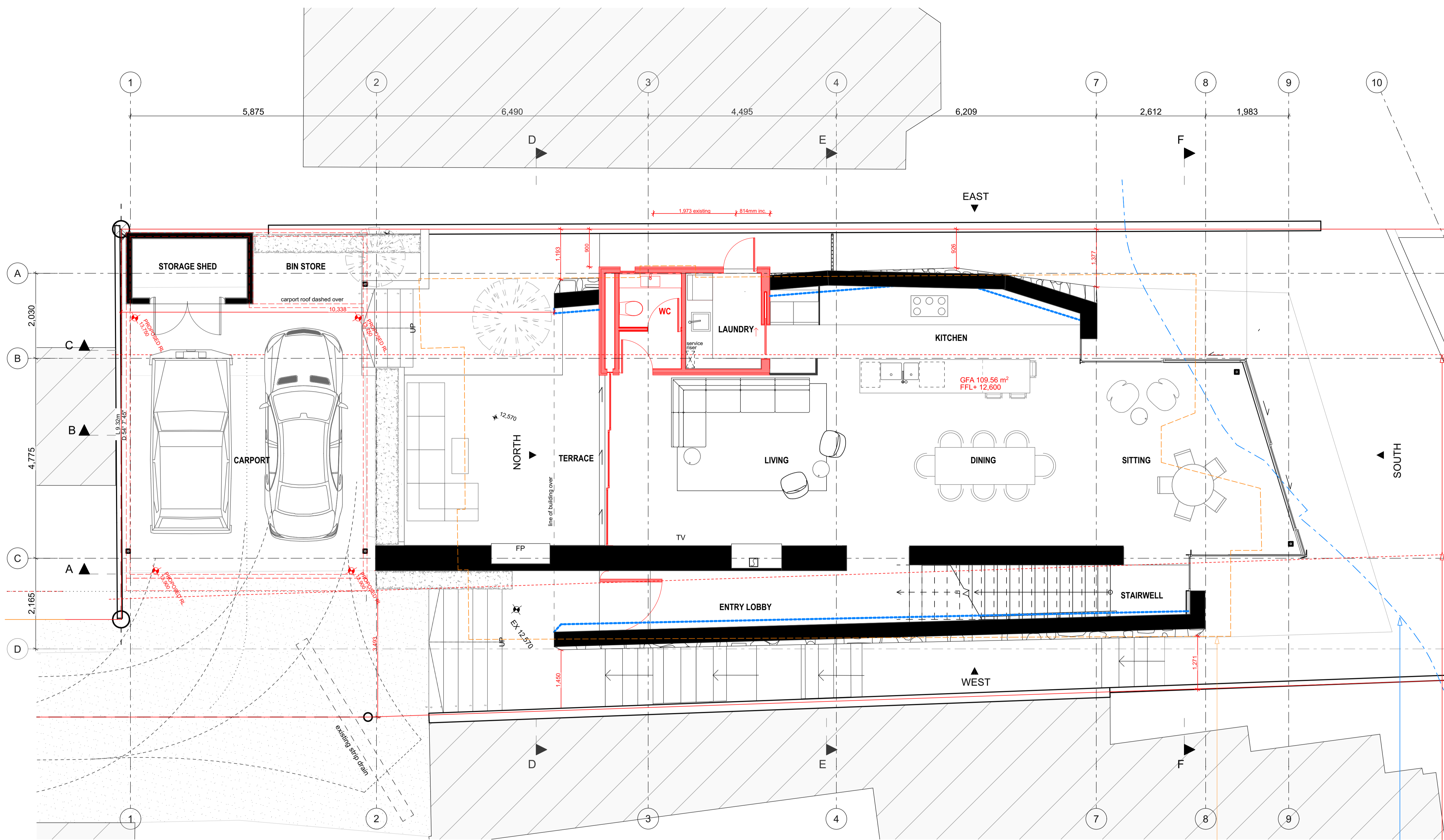
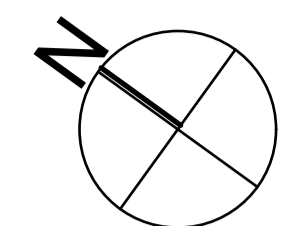
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LOWER FLOOR PLAN 1:50 19

1400mm Wall Height

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B	16-04-2024	DA Modification	19	NO CHANGE
A	19-09-2023	DA Modification	16	GFA altered
			03	Increased window in western facade
			02	Basement excavation extended for plant equipment, internal layout altered



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designed ** peer review **
 drawn ** checked **

scale 1:50 @ A1 date 18-04-2024

title
 Ground Floor Plan - 1:100 @ A3

drawing set

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18010
 sheet no. rev.
1.5 B

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GROUND FLOOR PLAN 1:50 19

1400mm Wall Height

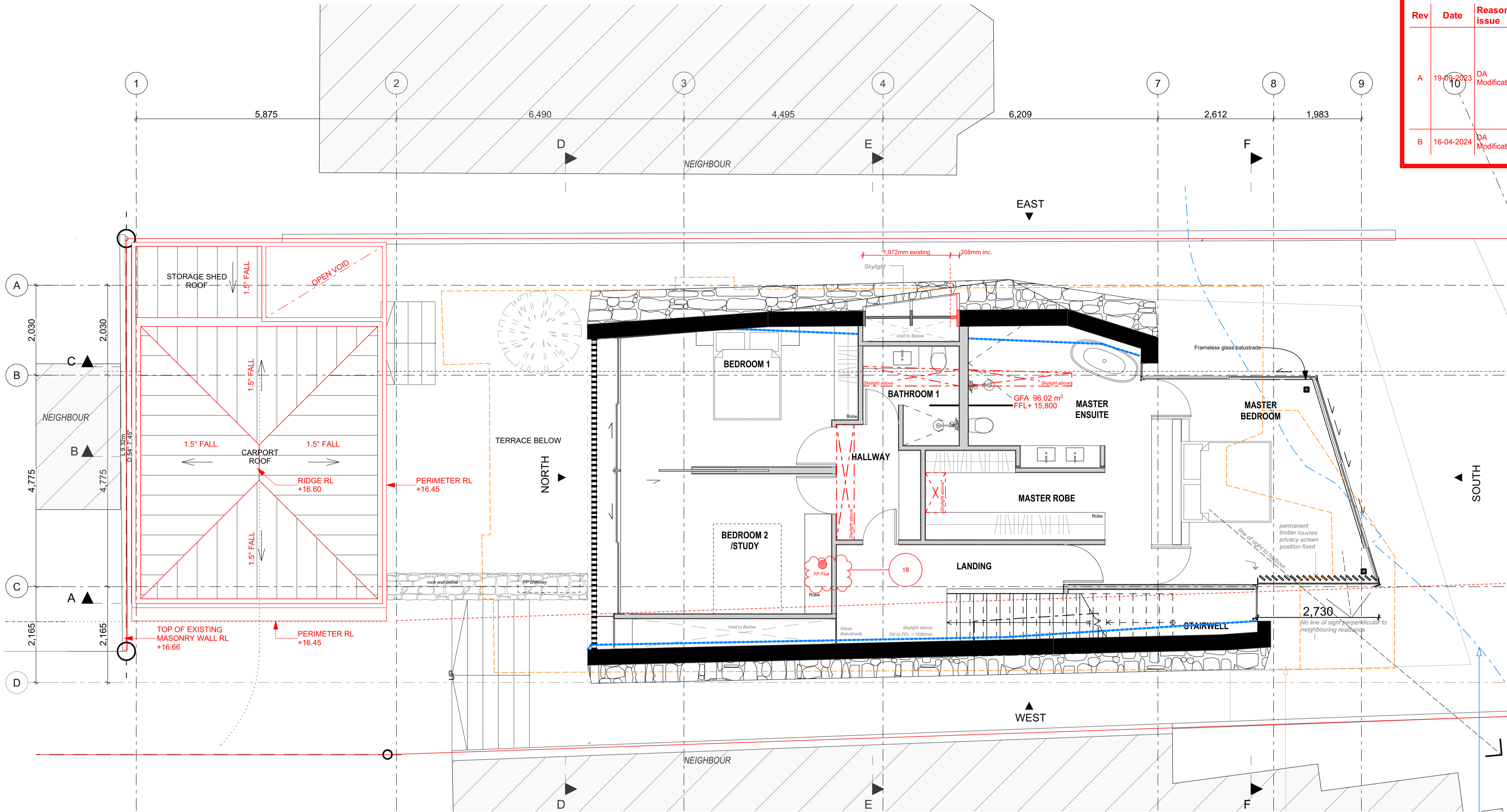
OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

MLEP 2013 APPROX LOCATION OF FORESHORE BUILDING LINE

SET BACK LINE REFER DP RULE 4.1.4.2(C) - NEW WINDOW FROM HABITABLE DWELLING 3.0M FROM BOUNDARY

Rev	Date	Reason for issue	Change no.	Description of change
B	16-04-2024	DA Modification	19	NO CHANGE
A	19-09-2023	DA Modification	17	Carport levels adjusted to suit existing services requirements
			16	GFA altered
			08	Replace existing approved internal gas fireplace with solid fuel fireplace in same location
			07	Small extension of external wall to new powder room, opaque glass to window
			06	Northern ground level glazing & front door relocated

Rev	Date	Reason for issue	Change no.	Description of change
A	19-09-2023	DA Modification	09	Alterations to internal planning of bathroom, ensuite & robe
			10	East facade skylight widened
			12	Relocated skylight in roof
			13	Additional skylight in roof
			16	GFA altered
17	Carport levels adjusted to suit existing services requirements			
B	16-04-2024	DA Modification	18	Fireplace Flue Changes



FIRST FLOOR PLAN 1:50

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drawn	**	checked	**
scale 1:50 @ A1		date 18-04-2024	

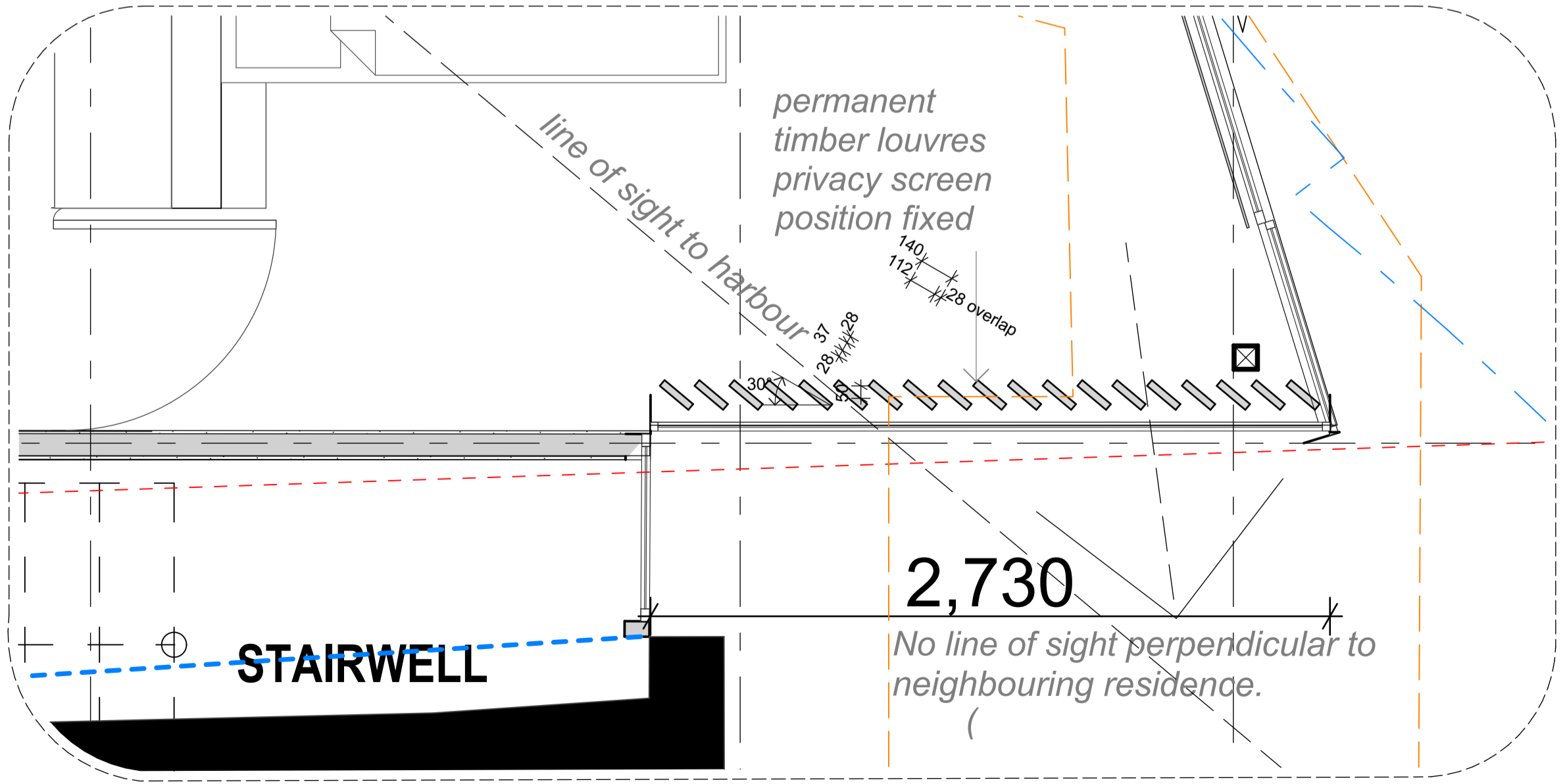
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 First Floor Plan - 1:100 @ A3

drawing set

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18010
 sheet no. 1.6 rev. B

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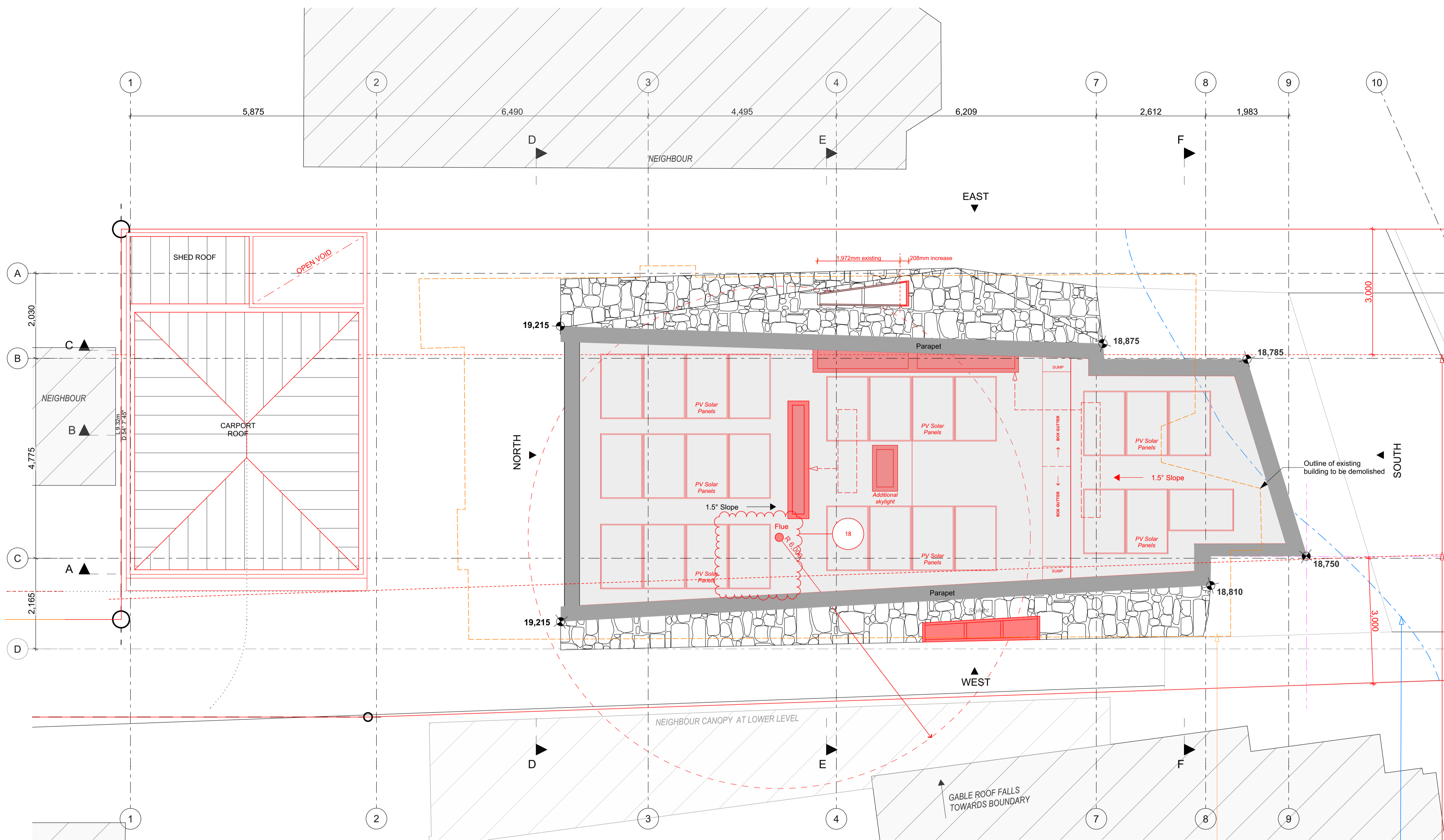
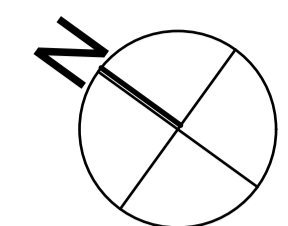
TIMBER PRIVACY SCREEN 1:20

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

MLEP 2013 APPROX LOCATION OF FORESHORE BUILDING LINE

SET BACK LINE REFER DP RULE 4.1.4.2(C) - NEW WINDOW FROM HABITABLE DWELLING 3.0M FROM BOUNDARY

1400mm Wall Height



ROOF PLAN 1:50

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 drawn ** checked **

scale 1:50 @ A1 date 18-04-2024

title
Roof Plan - 1:100 @ A3

drawing set

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ref no.
18010

sheet no. rev.
1.7 B

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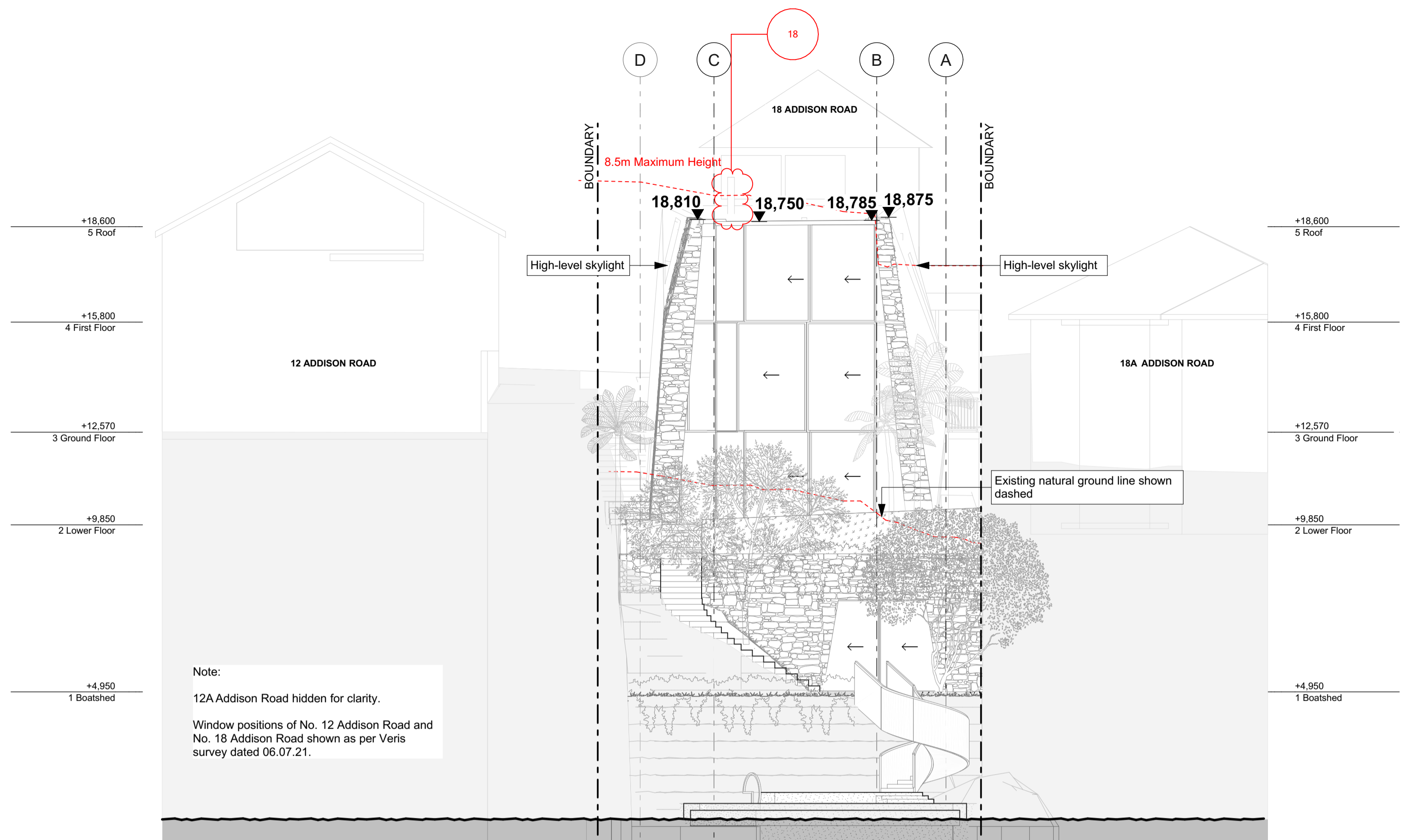
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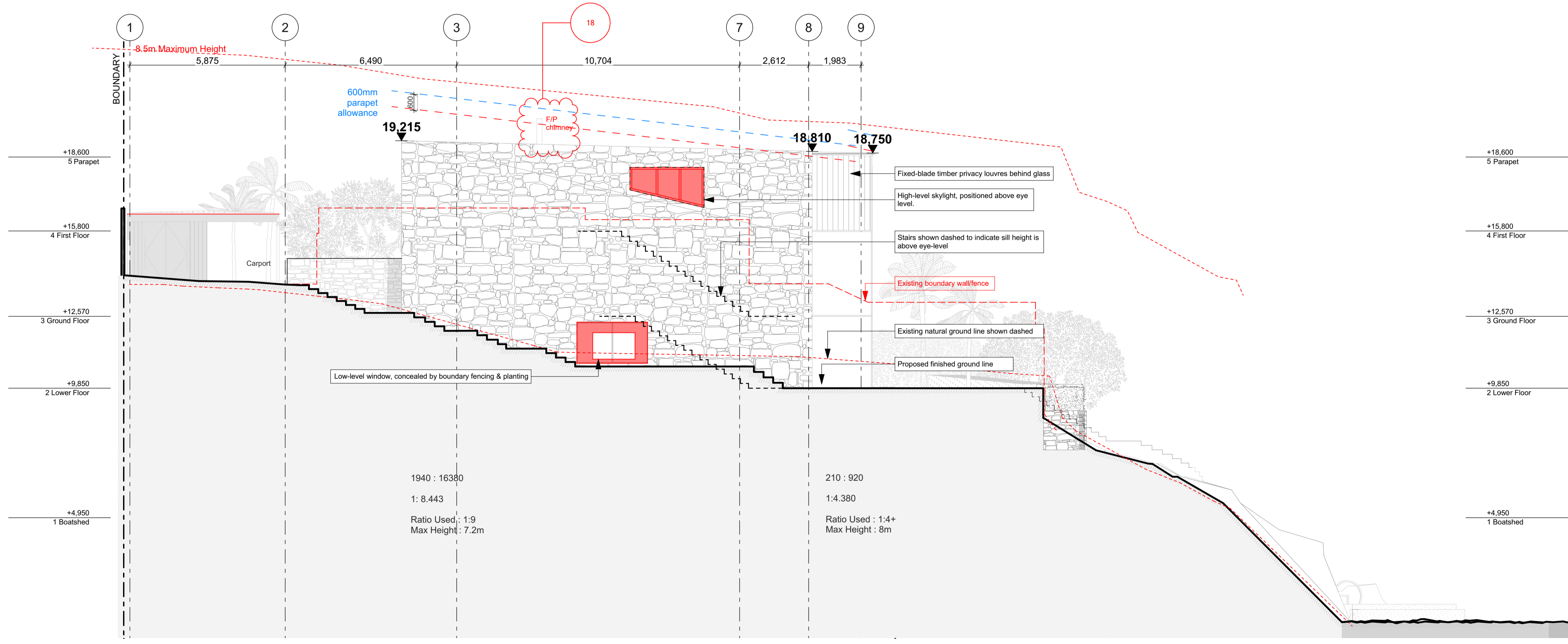
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Rev	Date	Reason for issue	Change no.	Description of change
B	16-04-2024	DA Modification	18	Fireplace Flue Changes
A	19-09-2023	DA Modification	17	Carport levels adjusted to suit existing services requirements
			14	Relocated skylight in west facade, same size
			13	Additional skylight in roof
			12	Relocated skylight in roof
			11	PV solar panels added to roof
			10	East facade skylight widened
			05	Direction of roof slope adjusted

Rev	Date	Reason for issue	Change no.	Description of change
			01	NO CHANGE
A	19-09-2023	DA Modification	03	Increased window in western facade
			14	Relocated skylight in west facade, same size
			15	Line of existing boundary wall / fence added to drawings
B	16-04-2024	DA Modification	18	Fireplace Flue Changes



SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

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 drawn ** checked **

scale 1:100 @ A1 date 18-04-2024

title
 Elevations - 1:200 @ A3

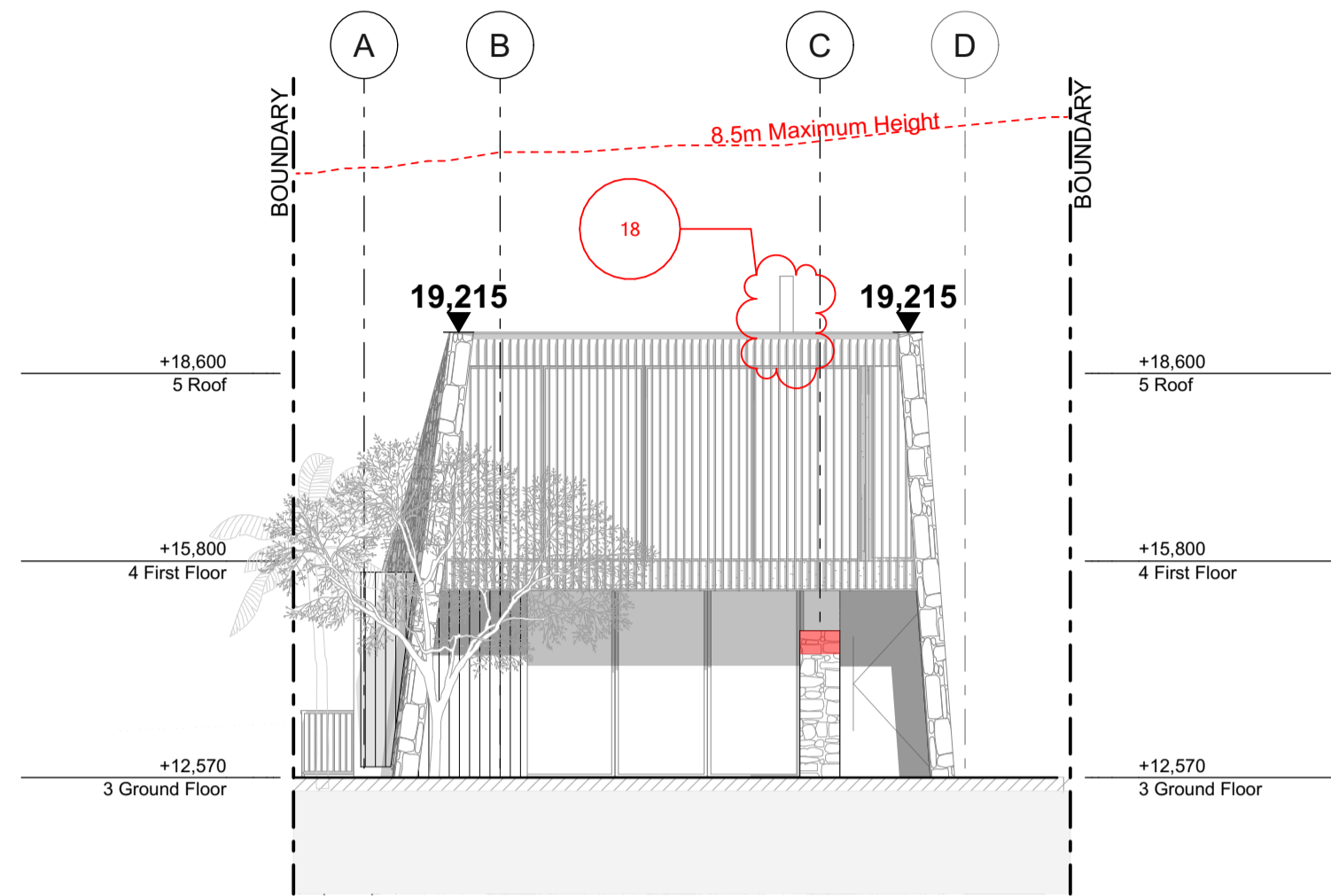
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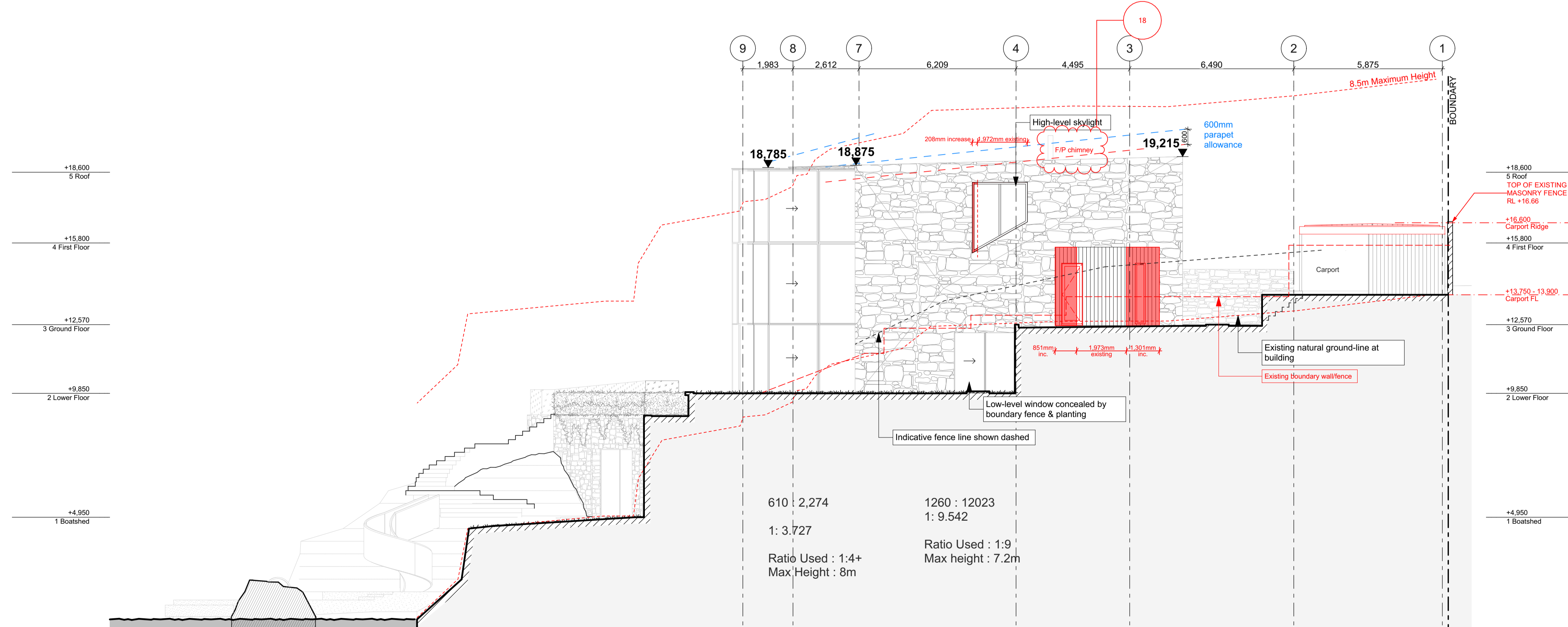
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Rev	Date	Reason for issue	Change no.	Description of change
A	19-09-2023	DA Modification	04	Increase height of landscape wall 400mm
			06	Northern ground level glazing & front door relocated
			07	Small extension of external wall to new powder room, opaque glass to window
			10	East facade skylight widened
			15	Line of existing boundary wall / fence added to drawings
17	Carpport levels adjusted to suit existing services requirements			
B	16-04-2024	DA Modification	18	Fireplace Flue Changes



NORTH ELEVATION 1:100



EAST ELEVATION 1:100

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drawn ** checked **

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title
Elevations - 1:200 @ A3

drawing set

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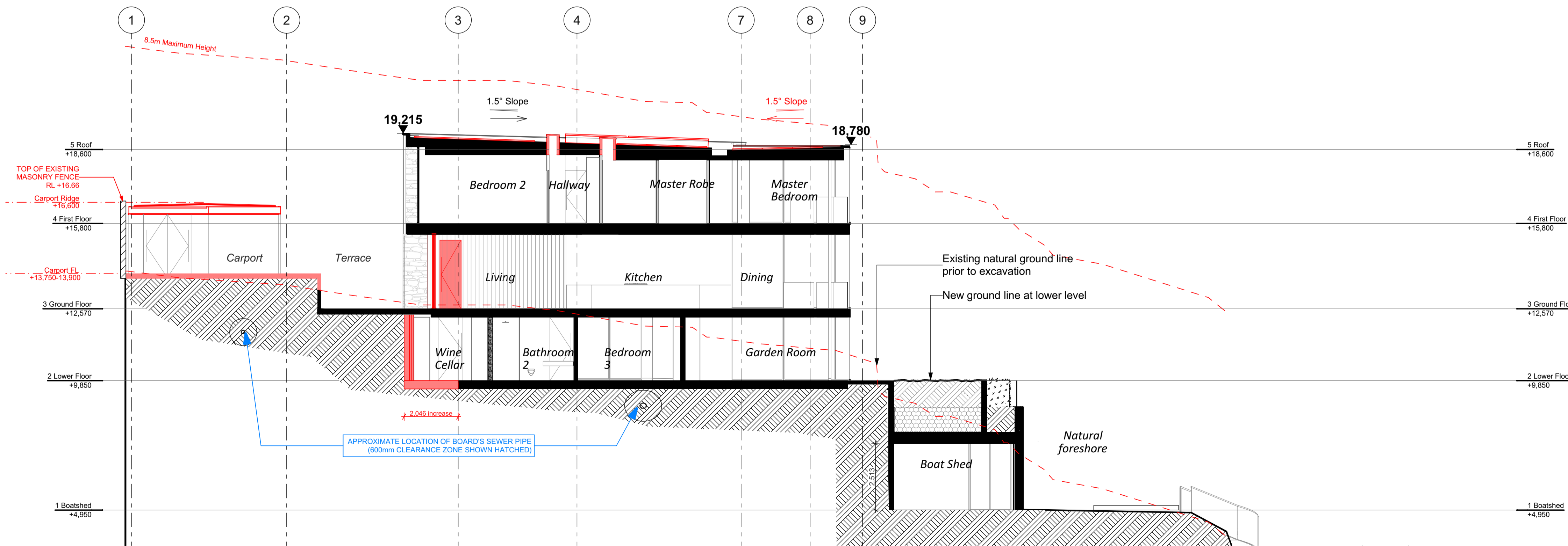
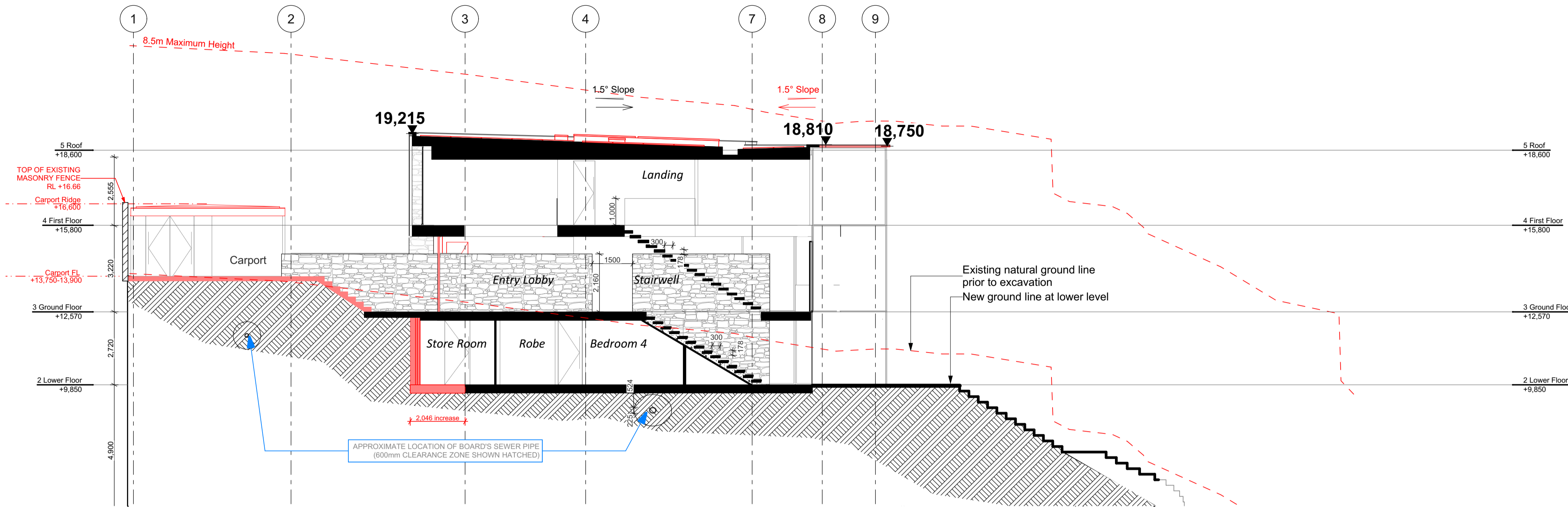
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Rev	Date	Reason for issue	Change no.	Description of change
A	19-09-2023	DA Modification	02	Basement excavation extended for plant equipment, internal layout altered
			05	Direction of roof slope adjusted
			06	Northern ground level glazing & front door relocated
			12	Relocated skylight in roof
			13	Additional skylight in roof
17	Carport levels adjusted to suit existing services requirements			
B	16-04-2024	DA Modification	19	NO CHANGE



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title
Sections - 1:200 @ A3

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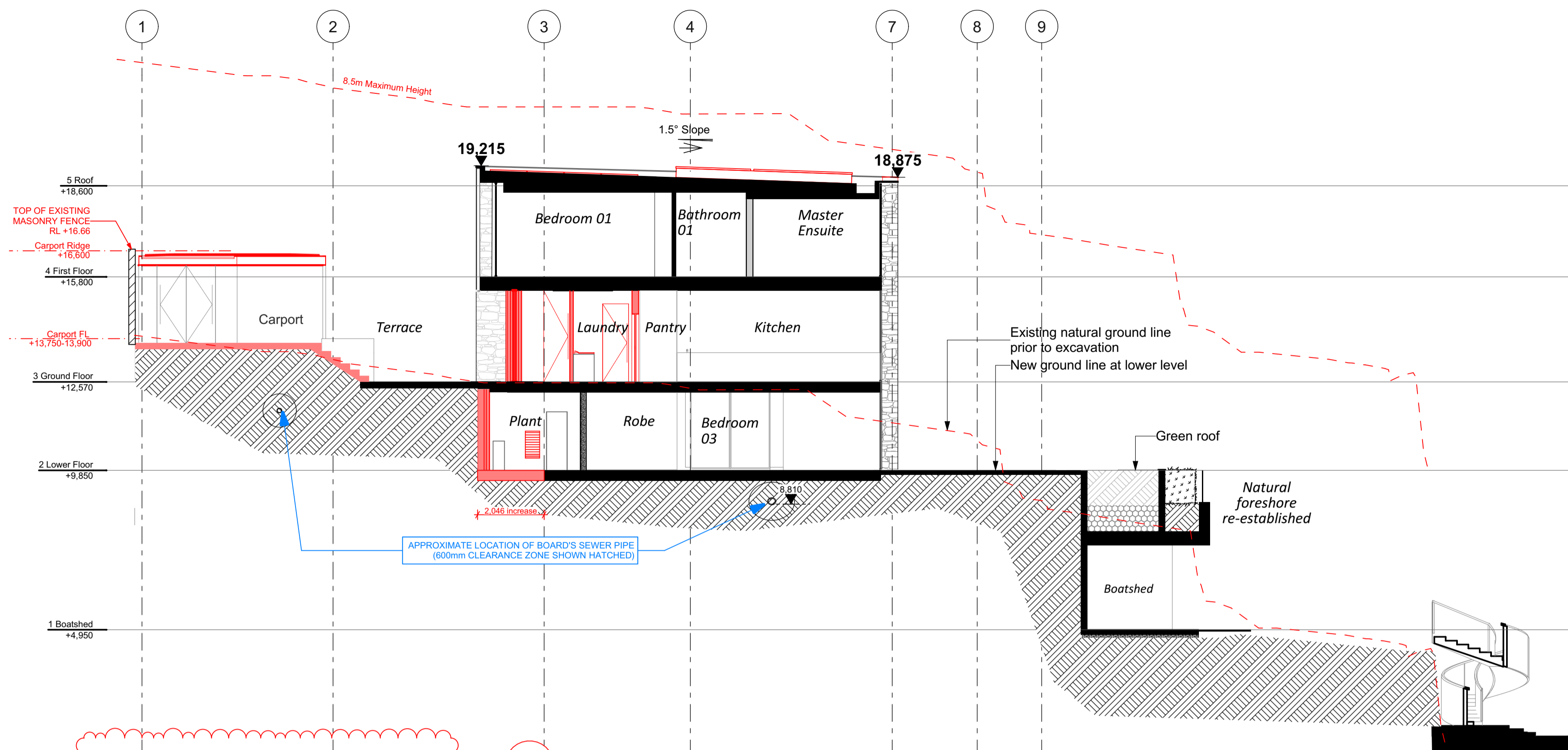
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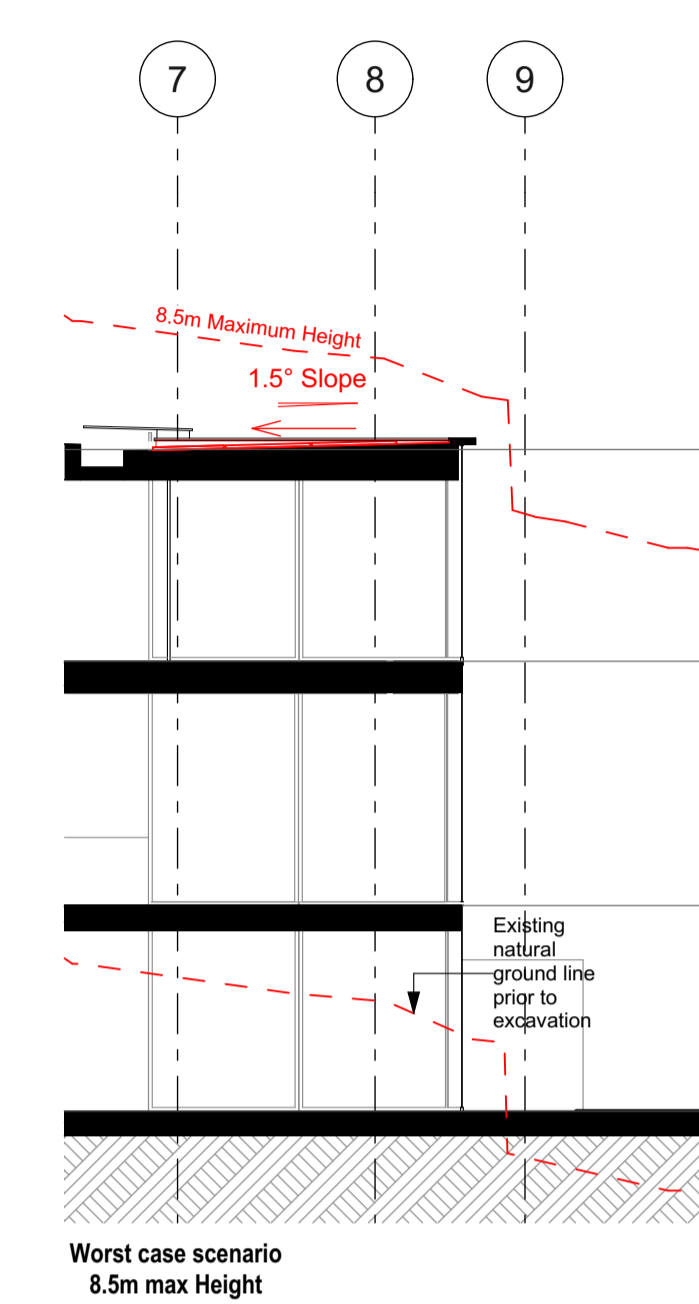
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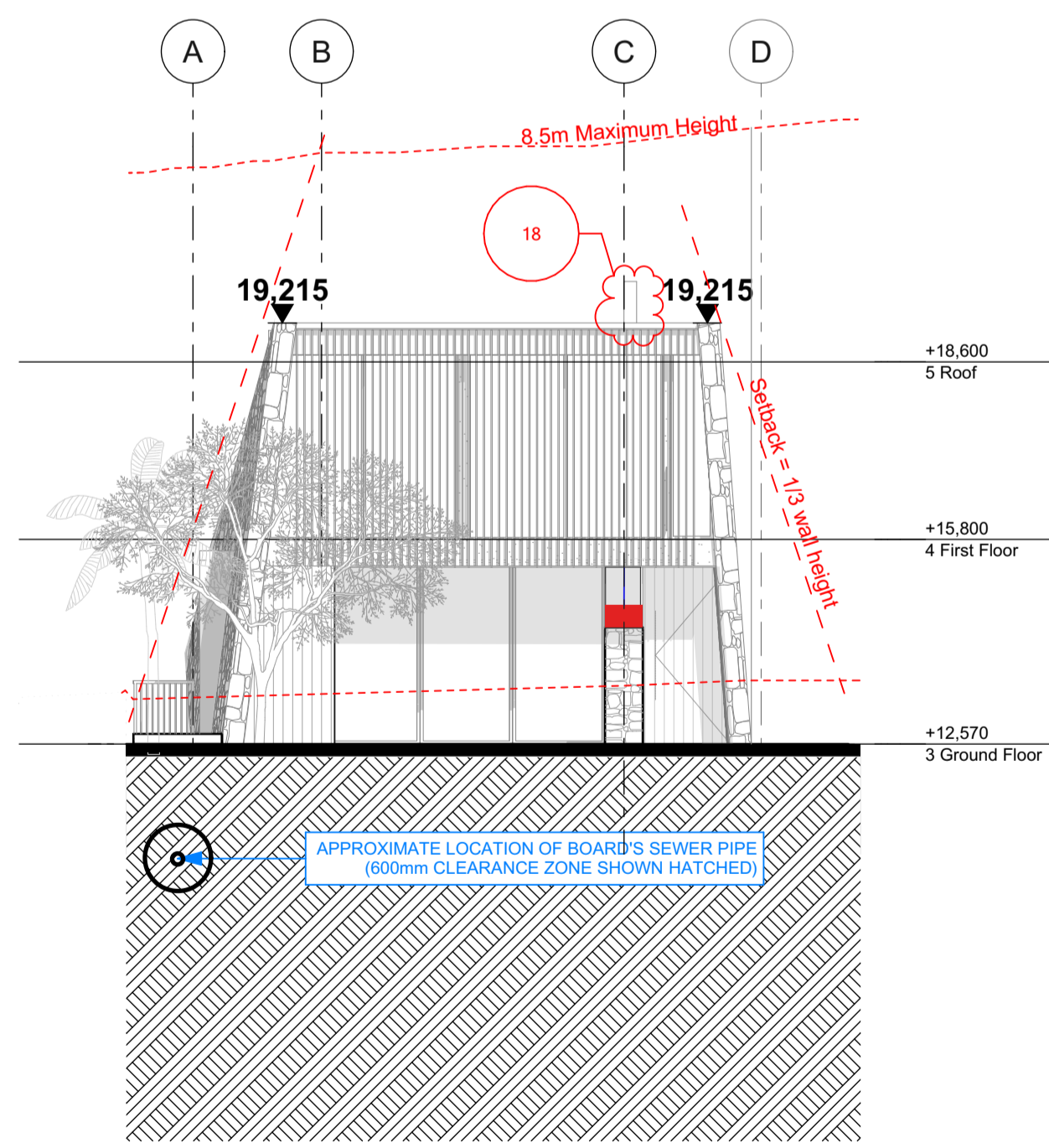
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A	19-09-2023	DA Modification	01	NO CHANGE
			02	Basement excavation extended for plant equipment, internal layout altered
			03	Increased window in western facade
			04	Increase height of landscape wall 400mm
			05	Direction of roof slope adjusted
			07	Small extension of external wall to new powder room, opaque glass to window
			09	Alterations to internal planning of bathroom, ensuite & robe
			12	Relocated skylight in roof
			13	Additional skylight in roof
B	16-04-2024	DA Modification	17	Carport levels adjusted to suit existing services requirements
			18	Fireplace Flue Changes
			19	NO CHANGE



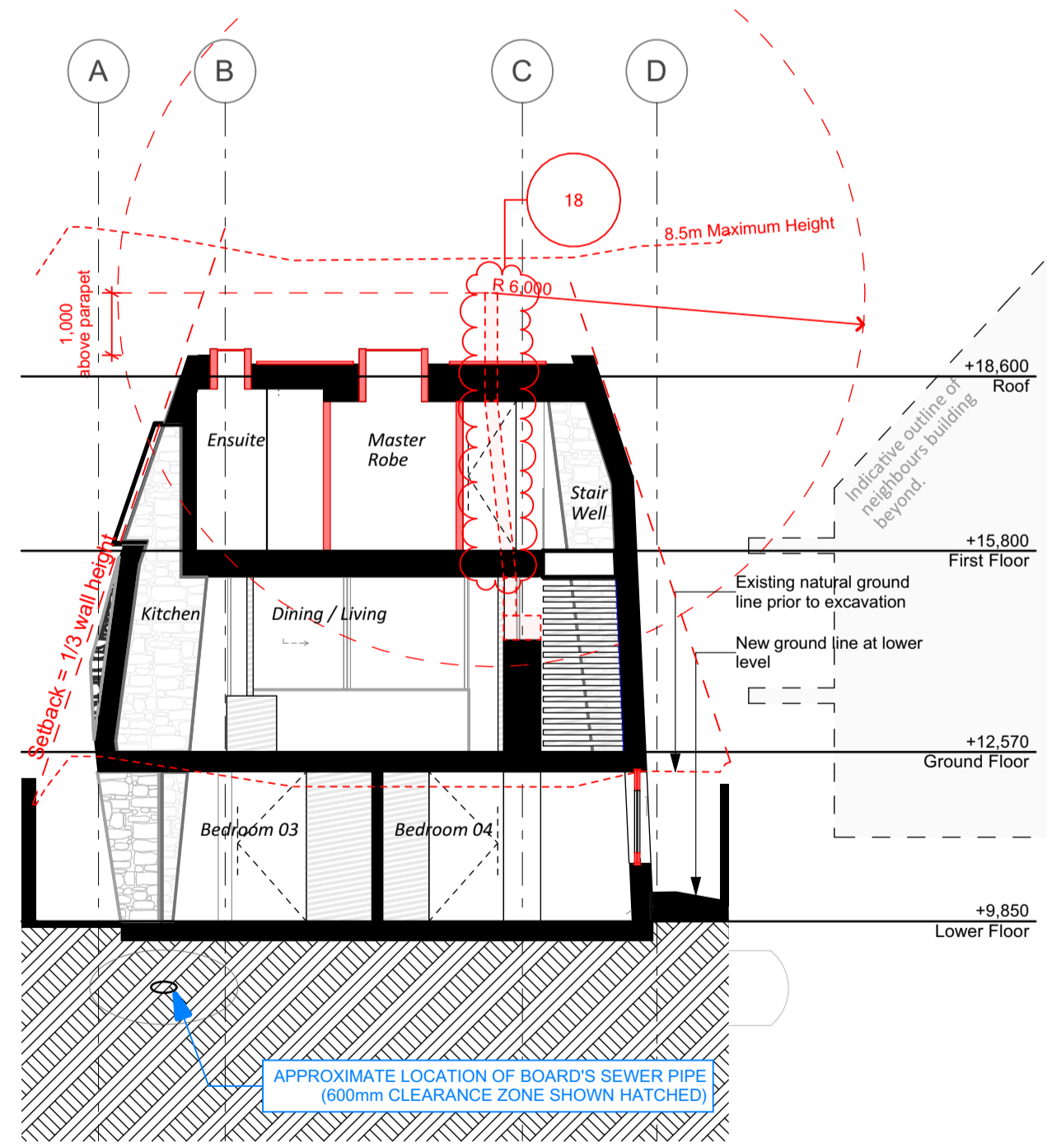
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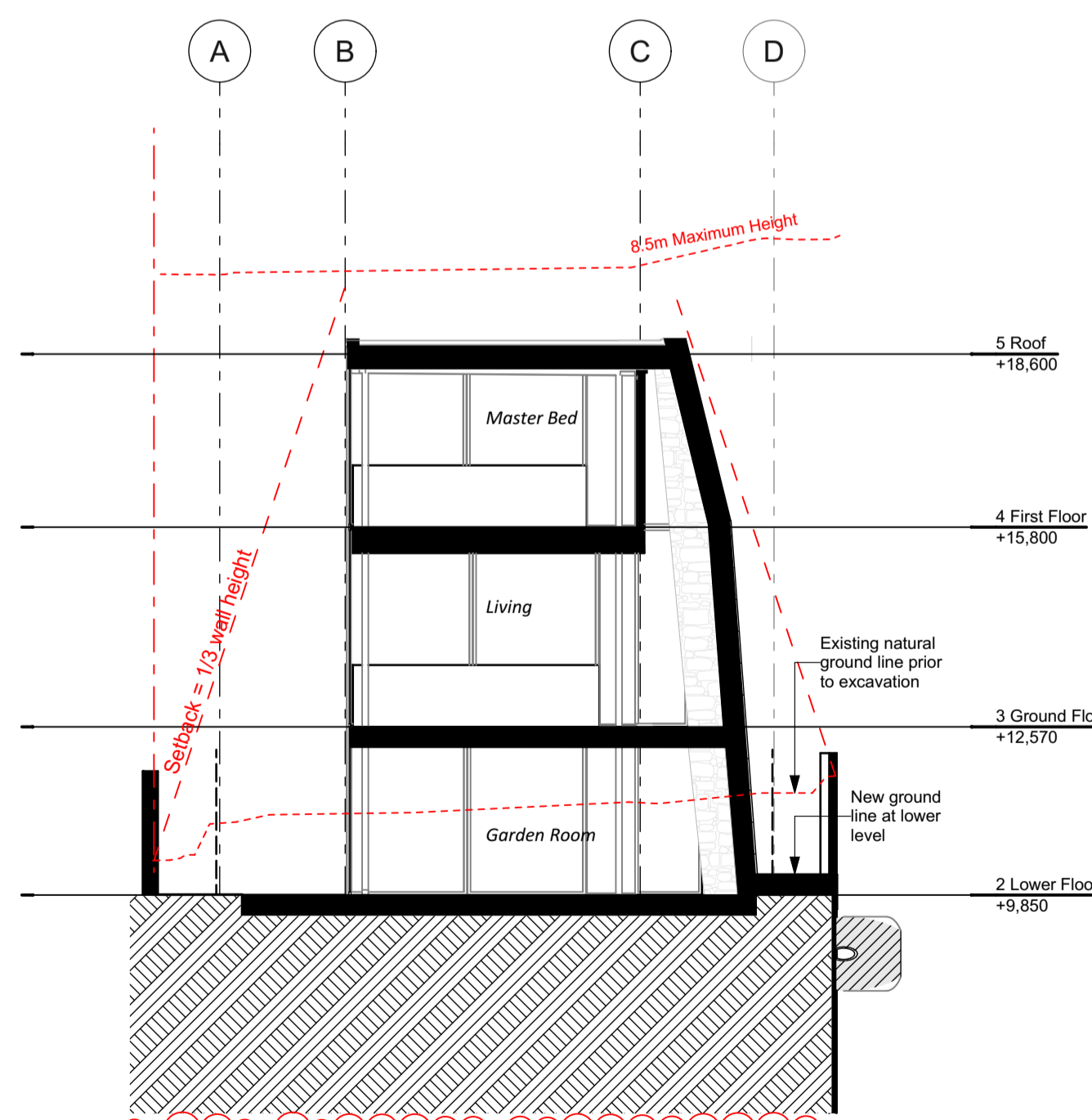
SECTION 1C 1:100 19



SECTION D 1:100



SECTION E 1:100



SECTION F 1:100 19

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title
 Sections - 1:200 @ A3

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