

79b LAUDERDALE AVENUE, FAIRLIGHT

DA 2020/0470 - SECTION 4.55 APPLICATION

Lot 12 DP 867302

- DA-00

-

COVER SHEET WITH LOCATION PLAN
- DA-01

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SITE PLAN WITH SITE ANALYSIS, LANDSCAPING AND CALCULATIONS
- DA-02

-

EXISTING GROUND FLOOR PLAN SHOWING
STRUCTURES TO BE DEMOLISHED
- DA-03

-

PROPOSED GROUND FLOOR PLAN
- DA-04

-

PROPOSED FIRST FLOOR PLAN
- DA-05

-

PROPOSED ROOF PLAN WITH DRAINAGE, SITE MANAGEMENT
AND EROSION CONTROL STRATEGY
- DA-06

-

NORTH & SOUTH ELEVATIONS - EXISTING & PROPOSED
- DA-07

-

EAST ELEVATION - EXISTING & PROPOSED
- DA-08

-

WEST ELEVATION - EXISTING & PROPOSED
- DA-09

-

PROPOSED FINISHES SCHEDULE
- DA-10

-

PROPOSED STRATA PLANS
- DA-11

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SHADOW DIAGRAMS - SHEET 1 OF 3
- DA-12

-

SHADOW DIAGRAMS - SHEET 2 OF 3
- DA-13

-

SHADOW DIAGRAMS - SHEET 3 OF 3



01

LOCATION PLAN

NTS

PLAN

STATEMENT OF ENVIRONMENTAL EFFECTS - CRADLE DESIGN

STATEMENT OF MODIFICATION - CRADLE DESIGN

- A374830-02

-

BASIX CERTIFICATE
- 192687-2 (Signed) 210526

-

SITE SURVEY - TOTAL SURVEY SOLUTIONS

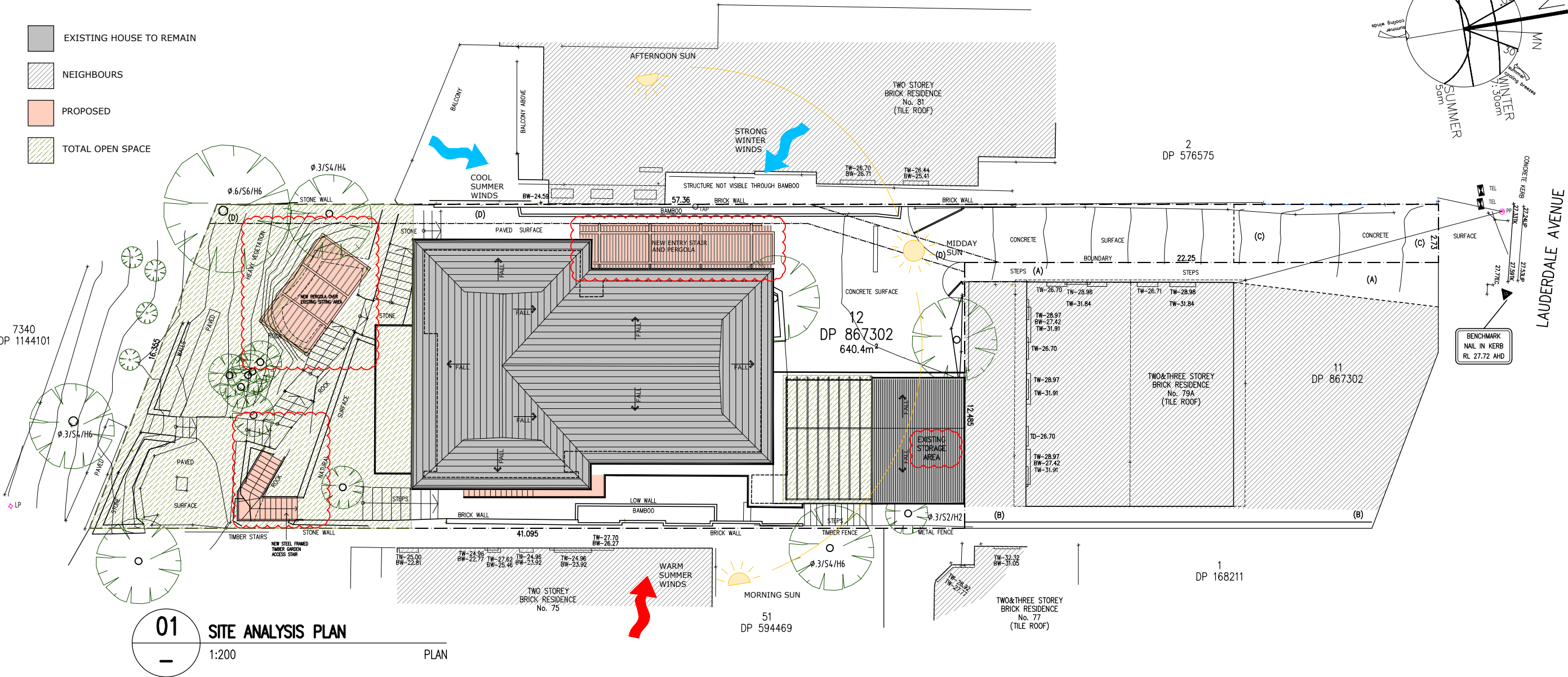
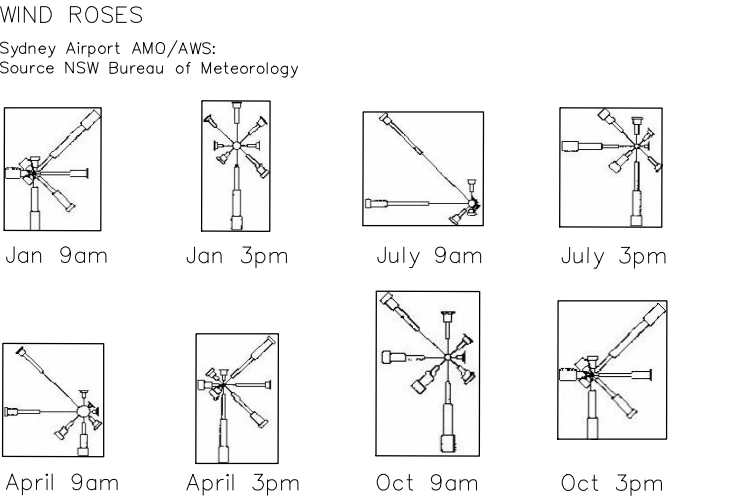
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SITE COVERAGE CALCULATIONS		
	EXISTING	PROPOSED
SITE AREA	640.4m ²	640.4m ²
BUILT AREA (PRIMARY DWELLINGS)	145.3m ²	145.3m ²
OUT BUILDINGS	50.6m ²	50.6m ²
SITE COVERAGE	195.9m ² 30.6%	195.9m ² 30.6%
TOTAL OPEN SPACE (55% of site)	218.5m ² (34% - non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

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

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



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ORIENTATION

REVISION

REV. A - 01.05.20 - DA APPROVAL
REV B - 10.05.2021 - SECTION 4.55

DETAILS

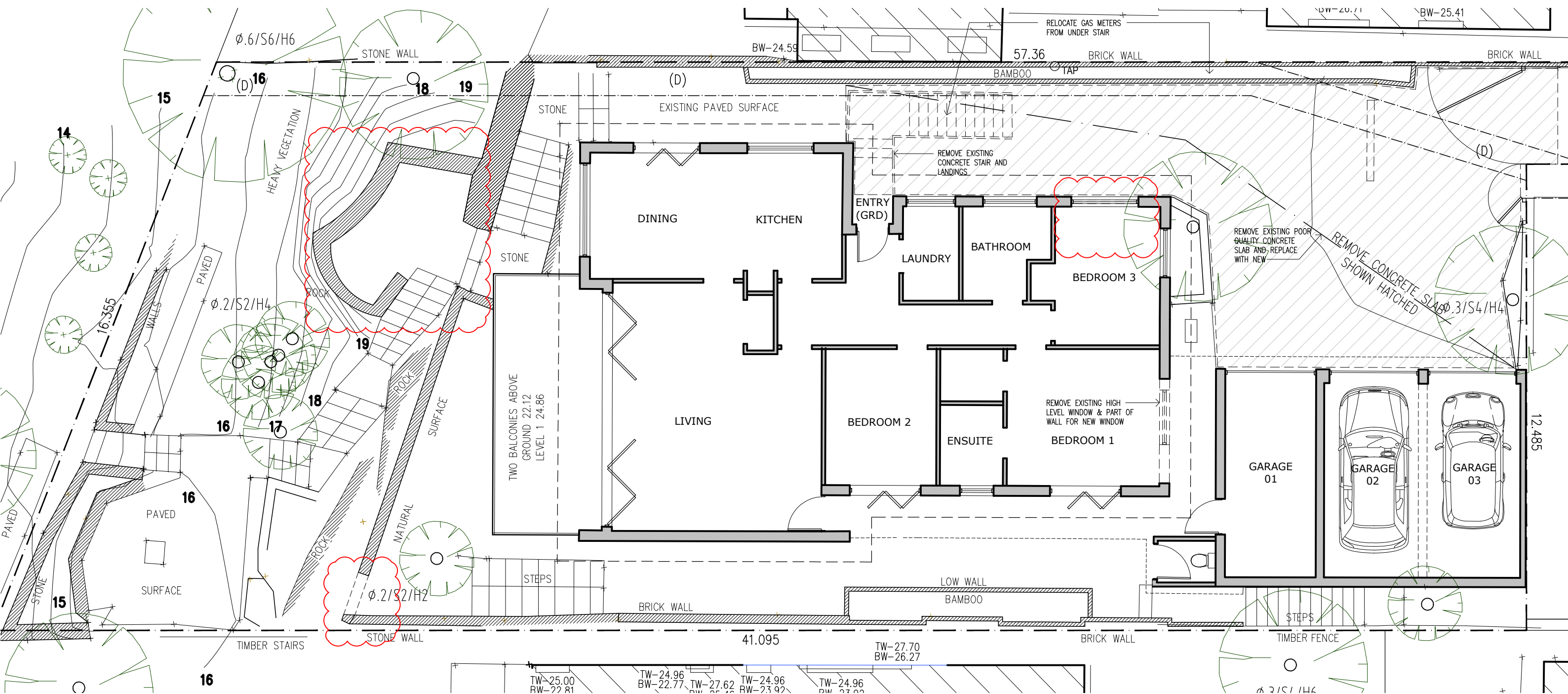
CLIENT
ANDREW & EILEEN CONDELL
ADDRESS
79b LAUDERDALE AVENUE
FAIRLIGHT NSW 2094
Lot 12 DP 867302

PROJECT

DRAWING TITLE
SITE ANALYSIS PLAN
REFERENCE
481 - 79b LAUDERDALE AVE
SCALE
1:200@A3
DRAWN
JT/DJ

DA|01 B

DRAWING ISSUE

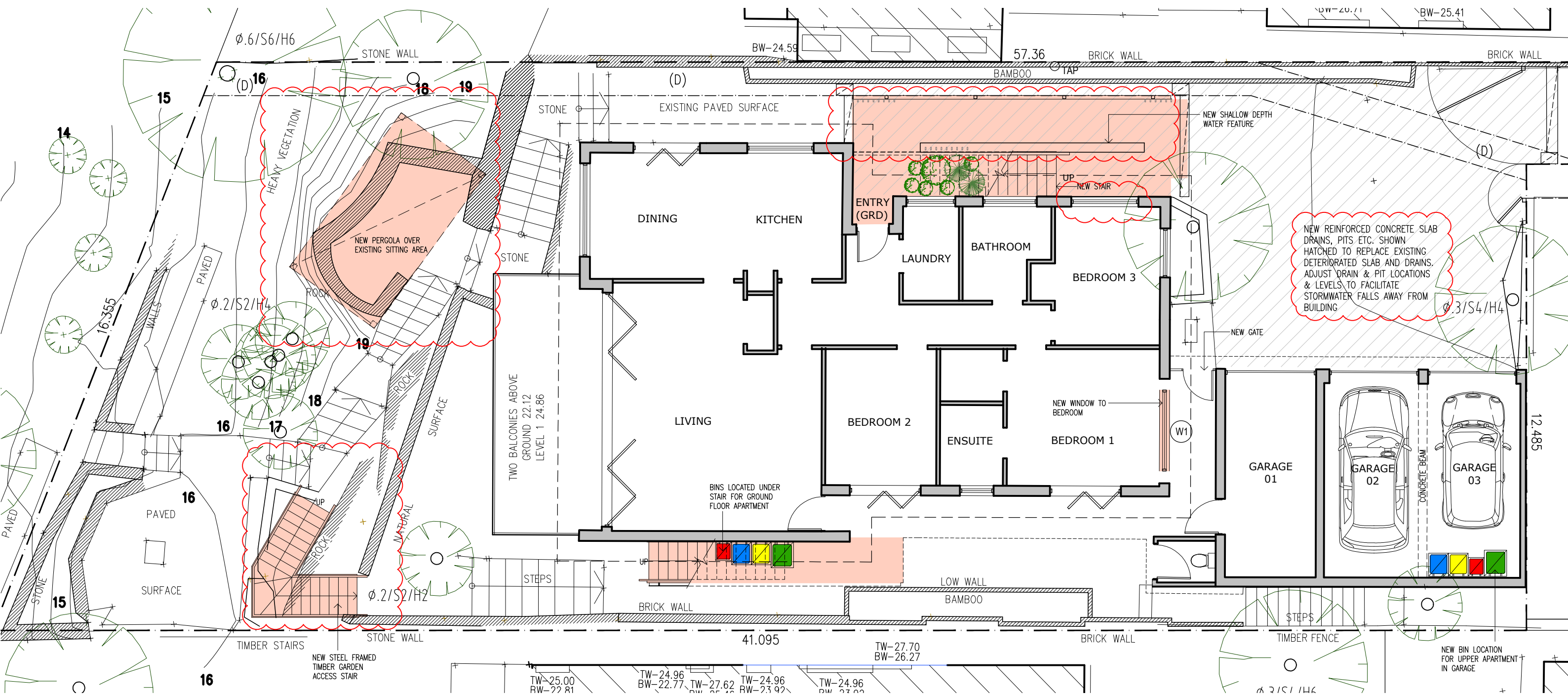


01
—
GROUND FLOOR PLAN - PROPOSED
1:100
PLAN

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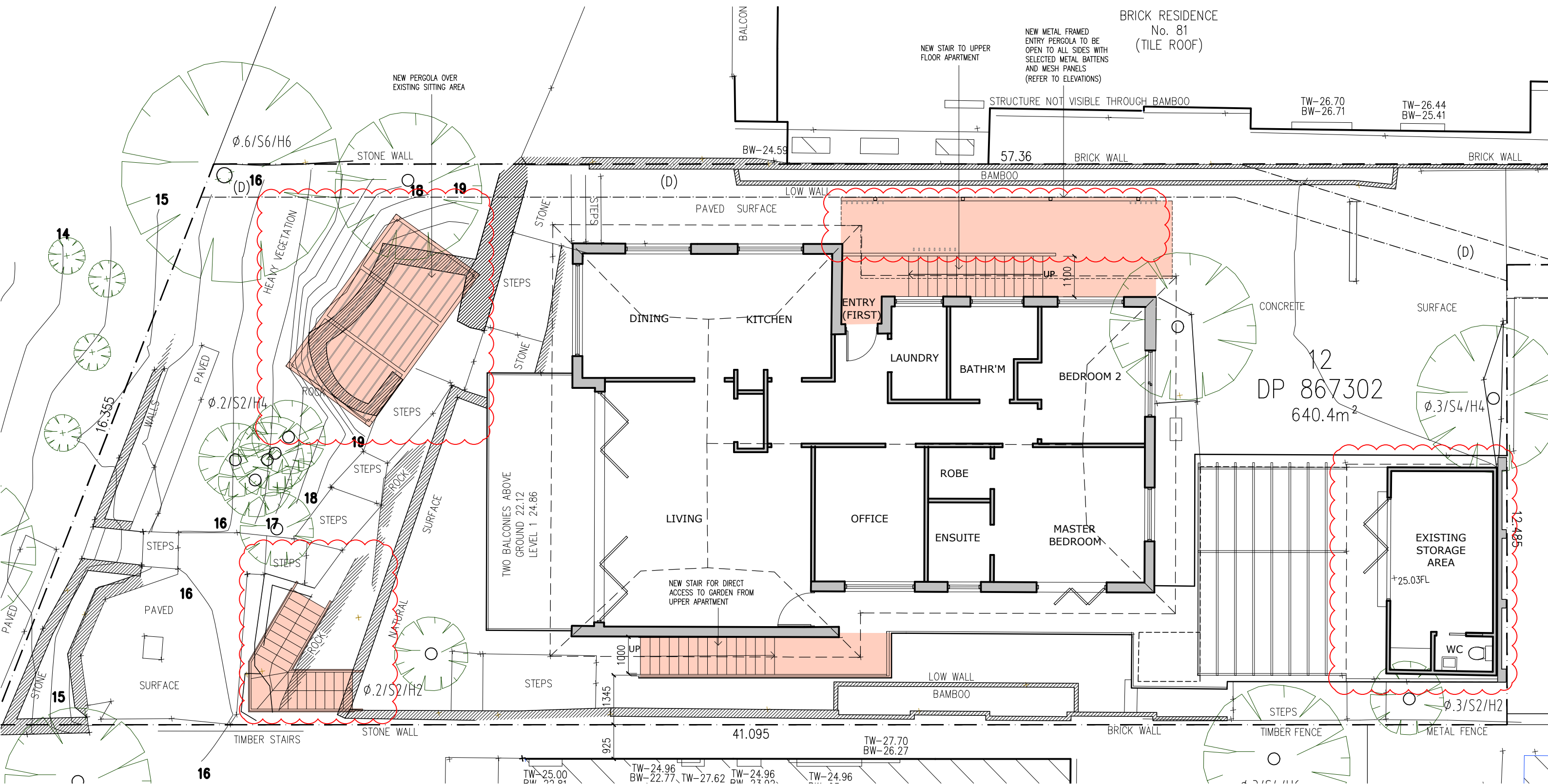


01
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GROUND FLOOR PLAN – PROPOSED
1:100
PLAN

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01
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FIRST FLOOR PLAN – OPTION D
1:100
PLAN

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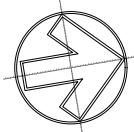
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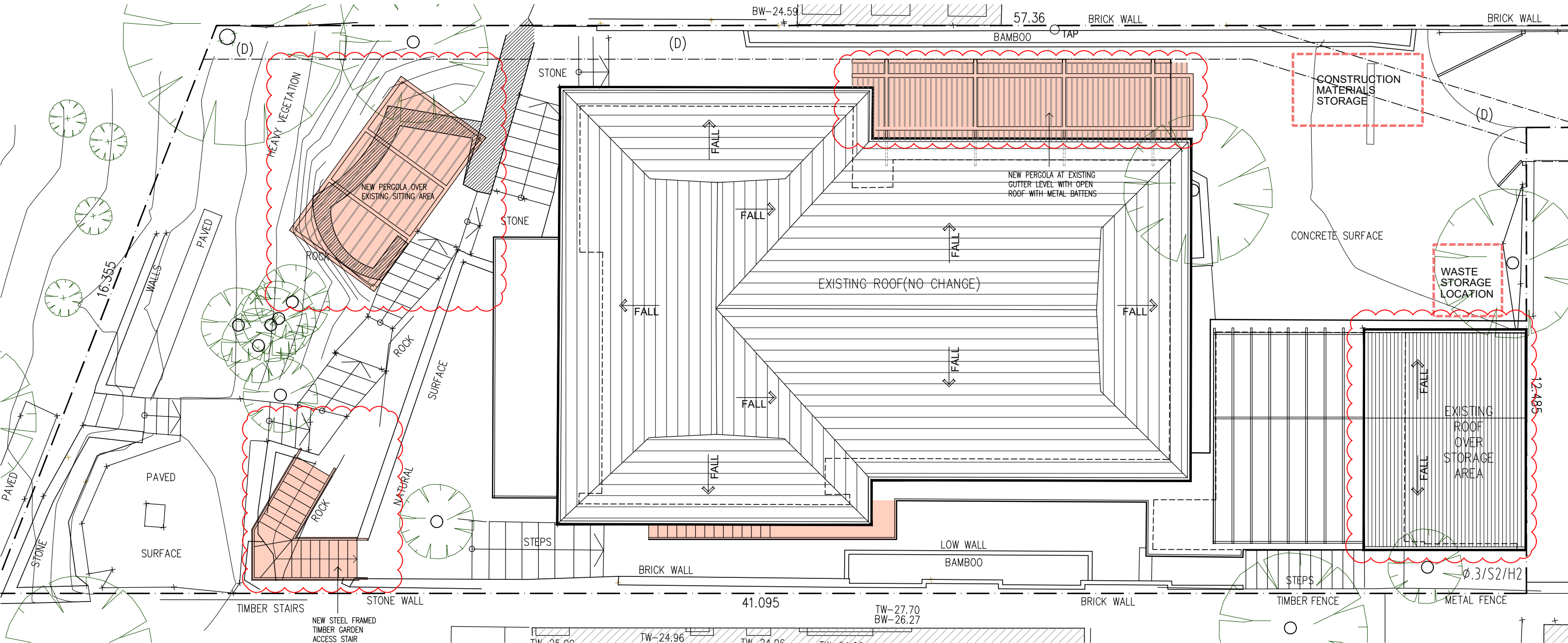
DETAILS

CLIENT
ANDREW & EILEEN CONDELL
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79b LAUDERDALE AVENUE
FAIRLIGHT NSW 2094
Lot 12 DP 867302

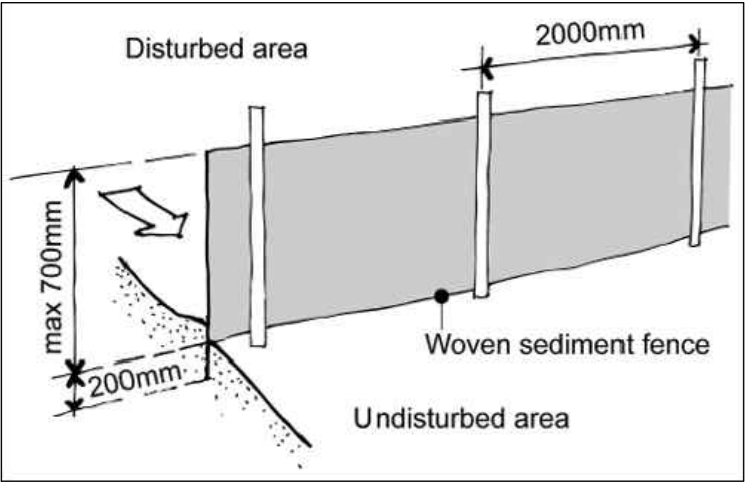
PROJECT

DRAWING TITLE
UPPER FLOOR PLAN - PROPOSED
REFERENCE
481 - 79b LAUDERDALE AVE
SCALE
1:100@A3
DRAWN
JT/DJ

DA|04 B
DRAWING ISSUE



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).

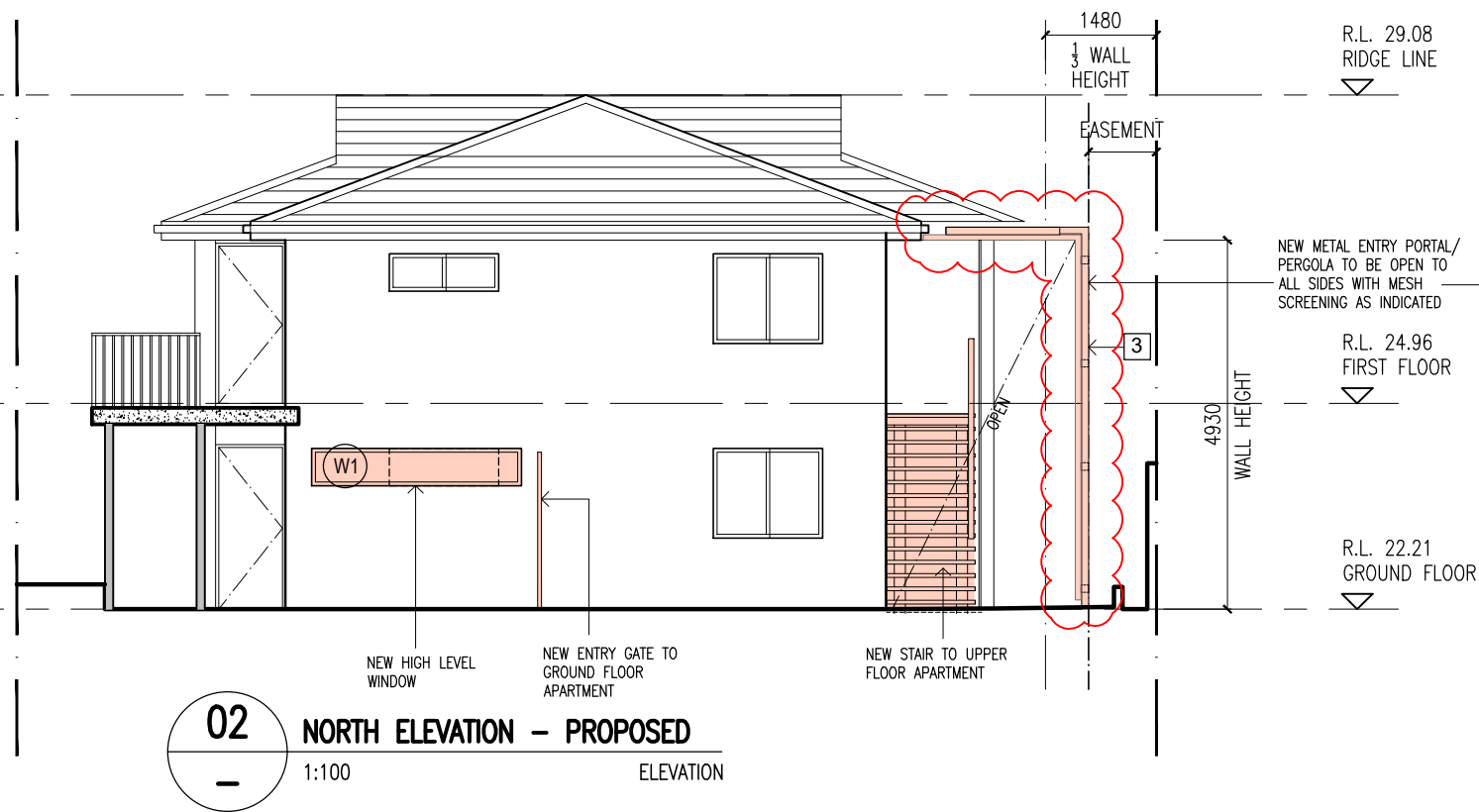
FILL IN AND COMPACT ALL TRENCHES IMMEDIATELY AFTER SERVICES HAVE BEEN LAID WHERE APPLICABLE.

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

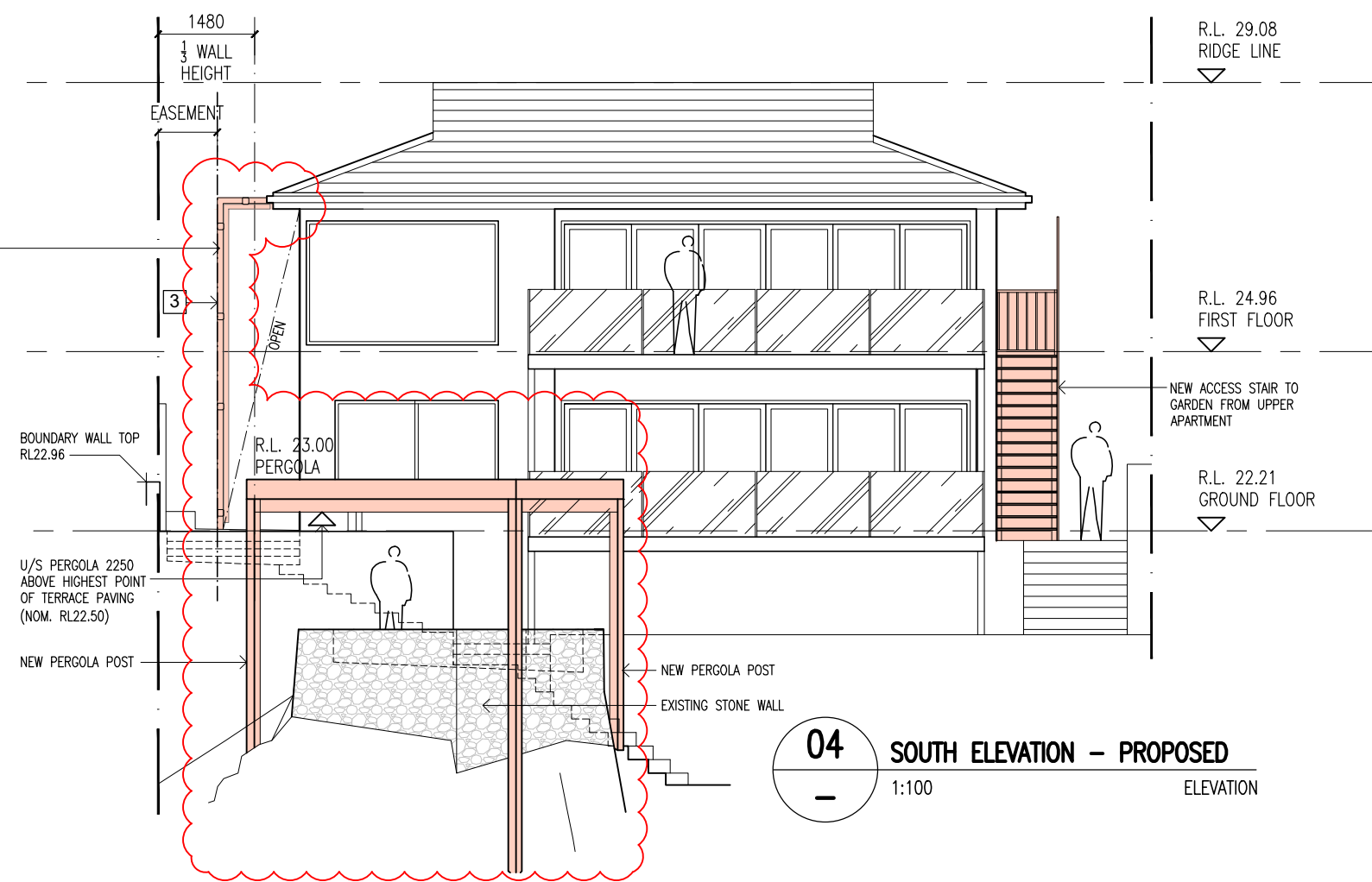
SWEEP THE ROAD AND FOOTPATH EVERY DAY AND PUT SOIL BEHIND THE SEDIMENT CONTROLS. HOSING DOWN ROADS AND FOOTPATHS IS UNACCEPTABLE.

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

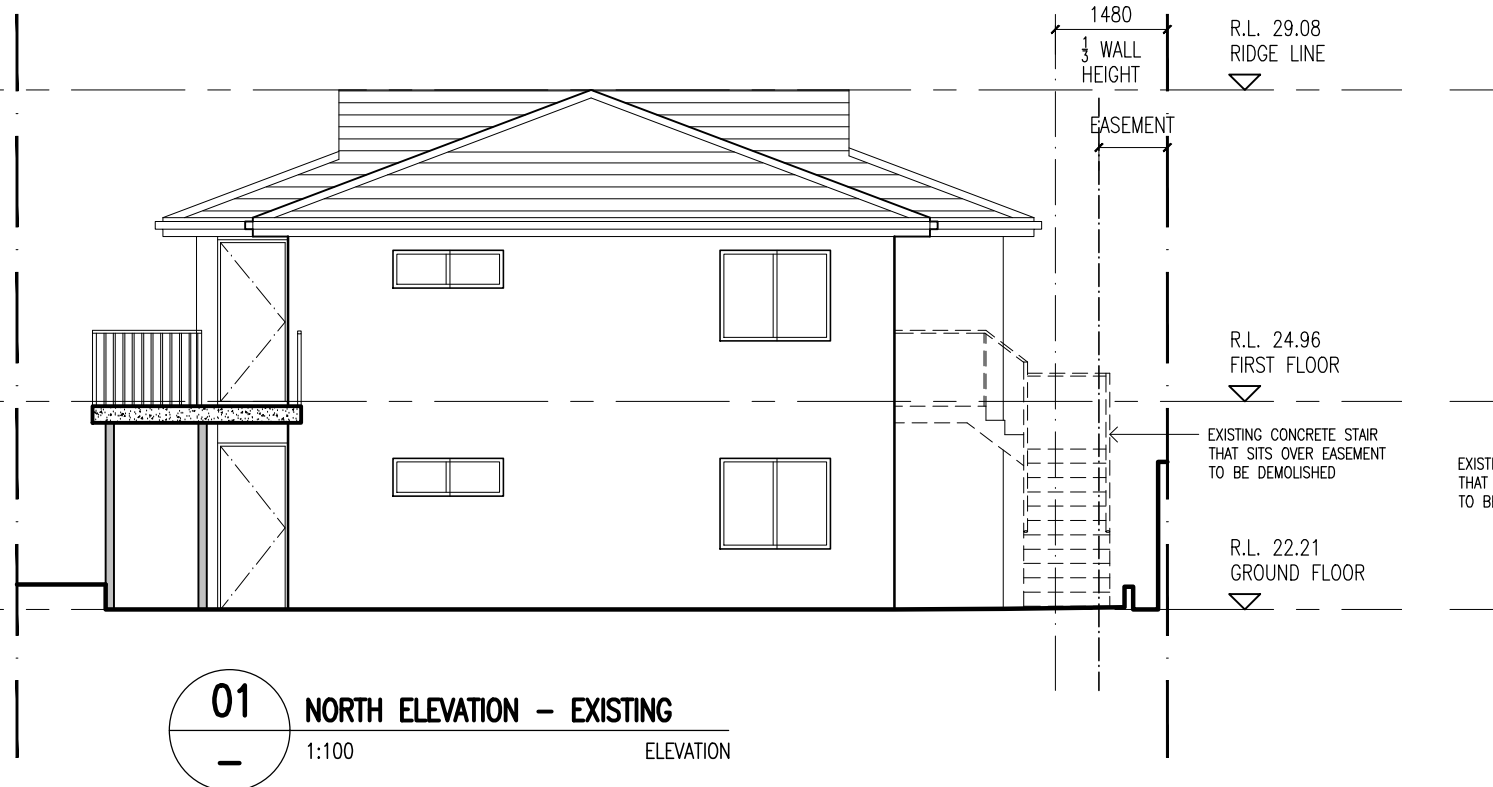
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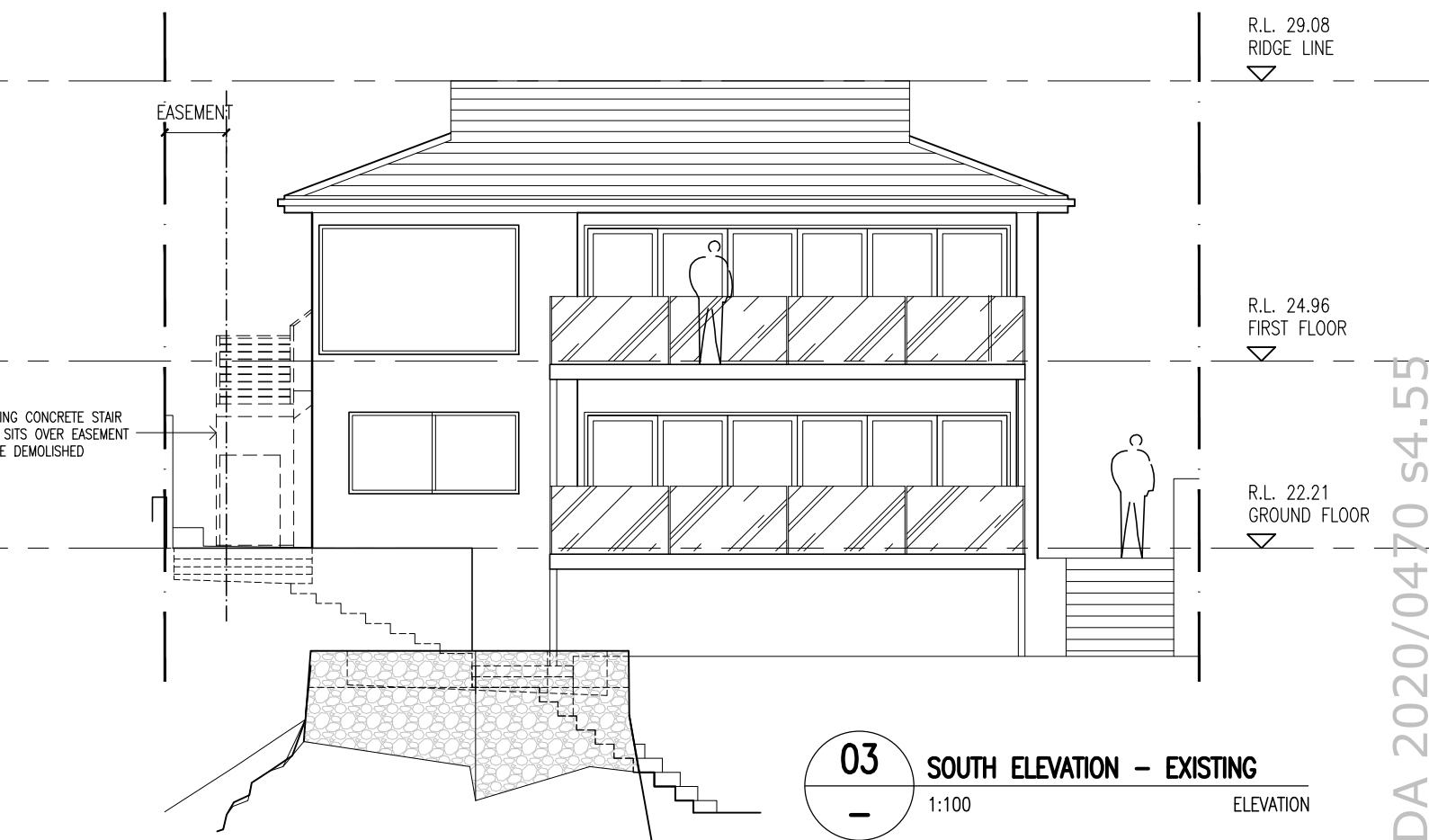
02 NORTH ELEVATION - PROPOSED
1:100 ELEVATION



04 SOUTH ELEVATION - PROPOSED
1:100 ELEVATION



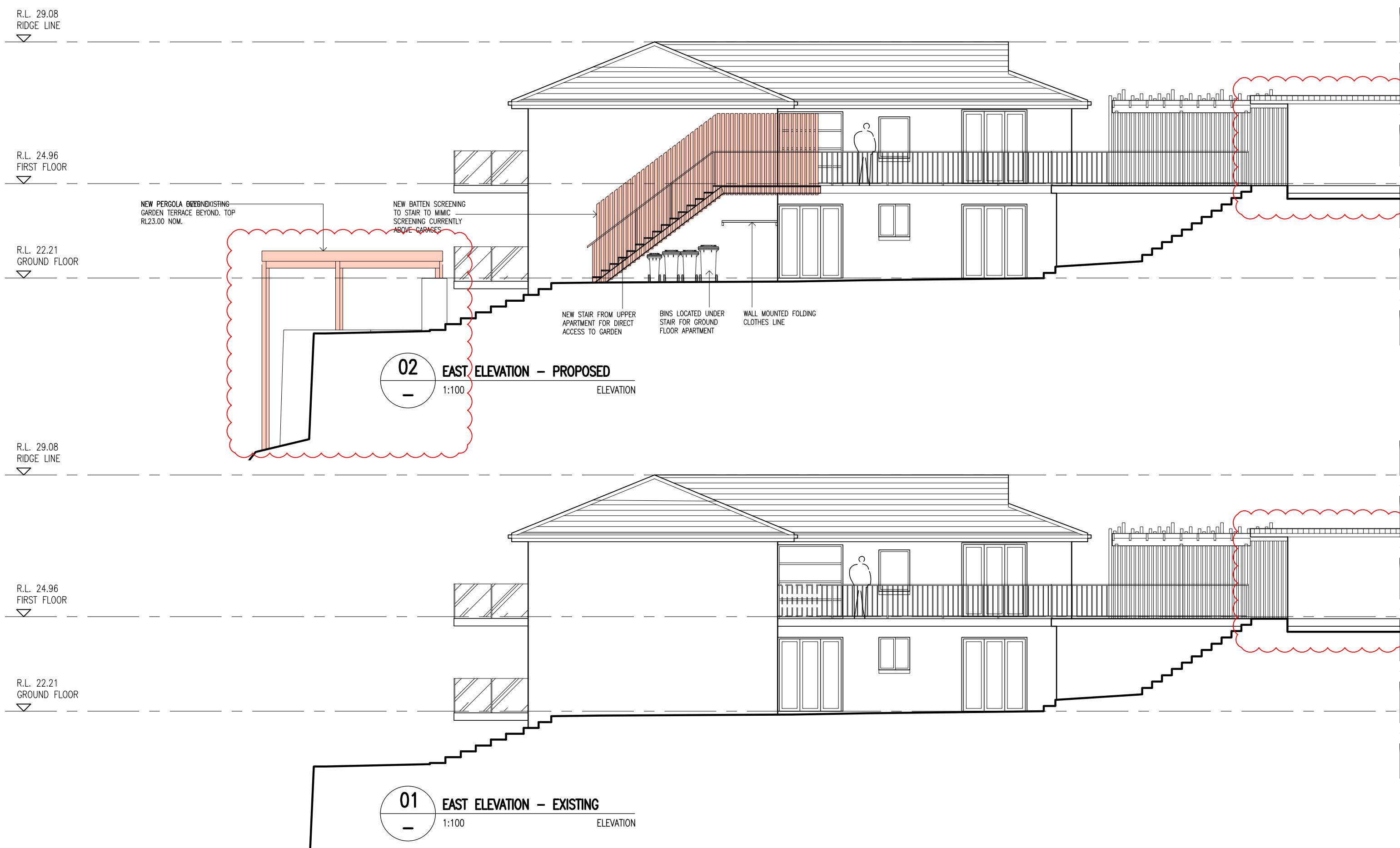
01 NORTH ELEVATION - EXISTING
1:100 ELEVATION



03 SOUTH ELEVATION - EXISTING
1:100 ELEVATION

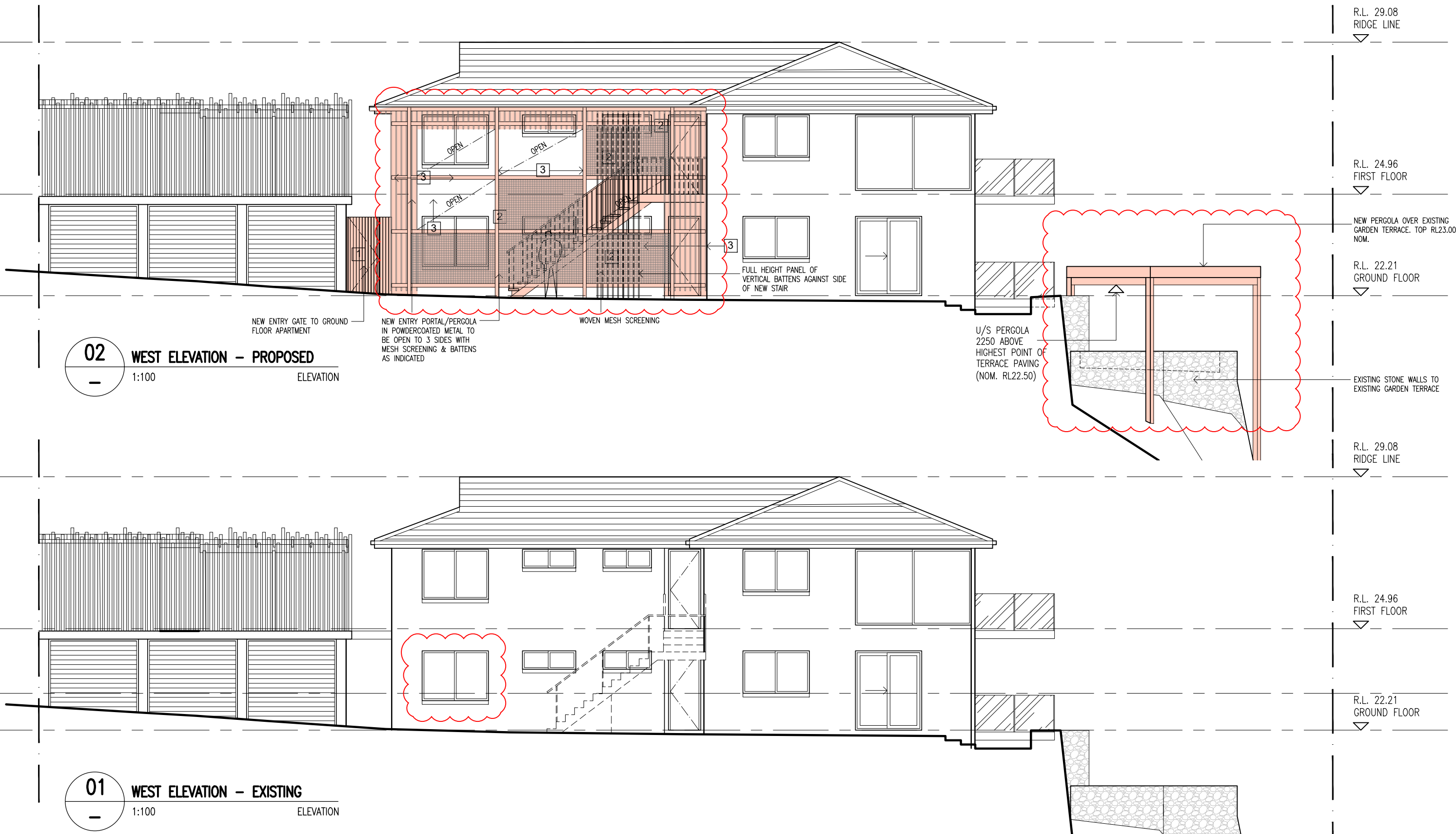
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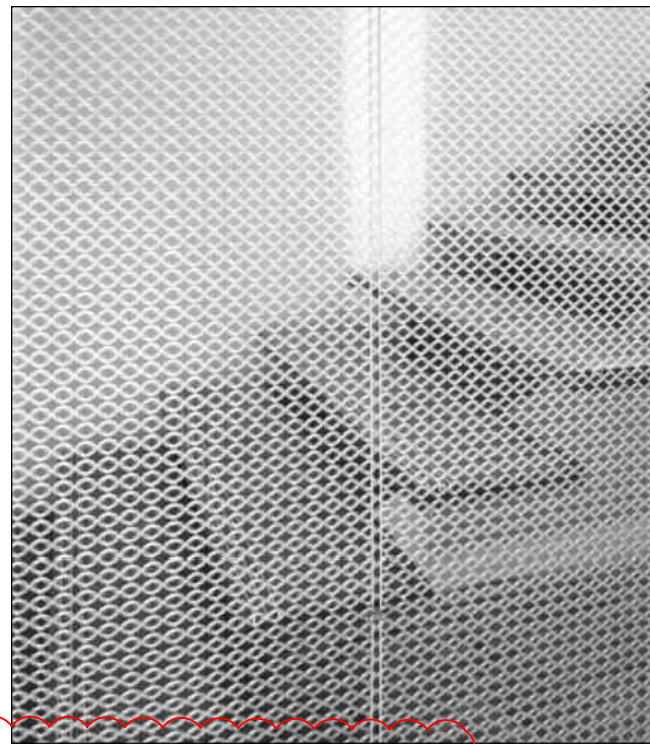
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WEST ELEVATION - EXISTING & PROPOSED
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481 - 79b LAUDERDALE AVE
SCALE
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DRAWN
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DA|08 B
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2 MESH SCREENING



3 BLACKENED STEEL FRAMING



1 TIMBER SCREENING



4 LIMESTONE (OR SIMILAR) PAVING TO INTERIOR

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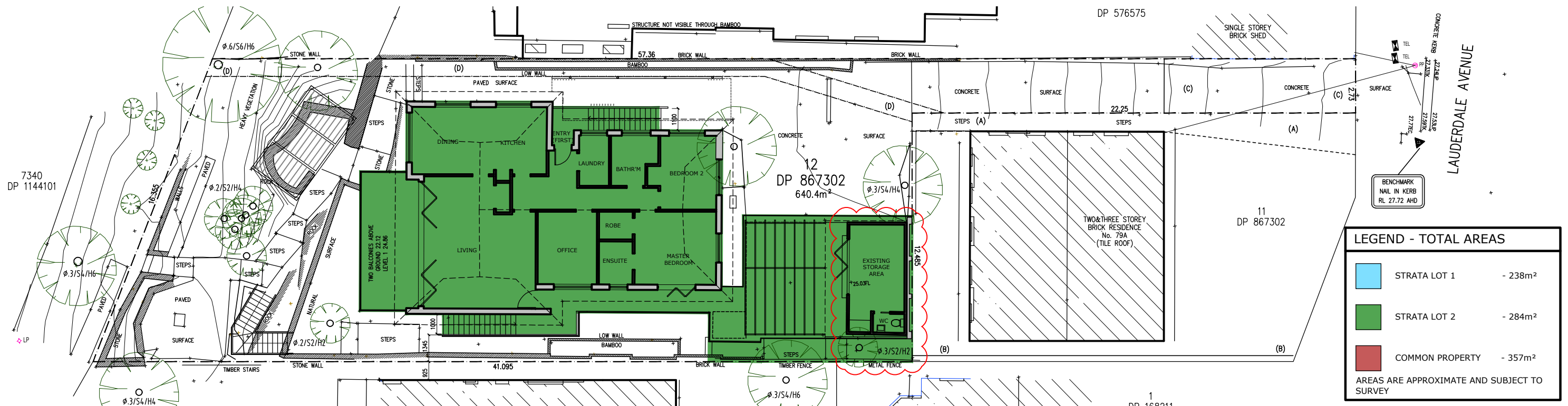
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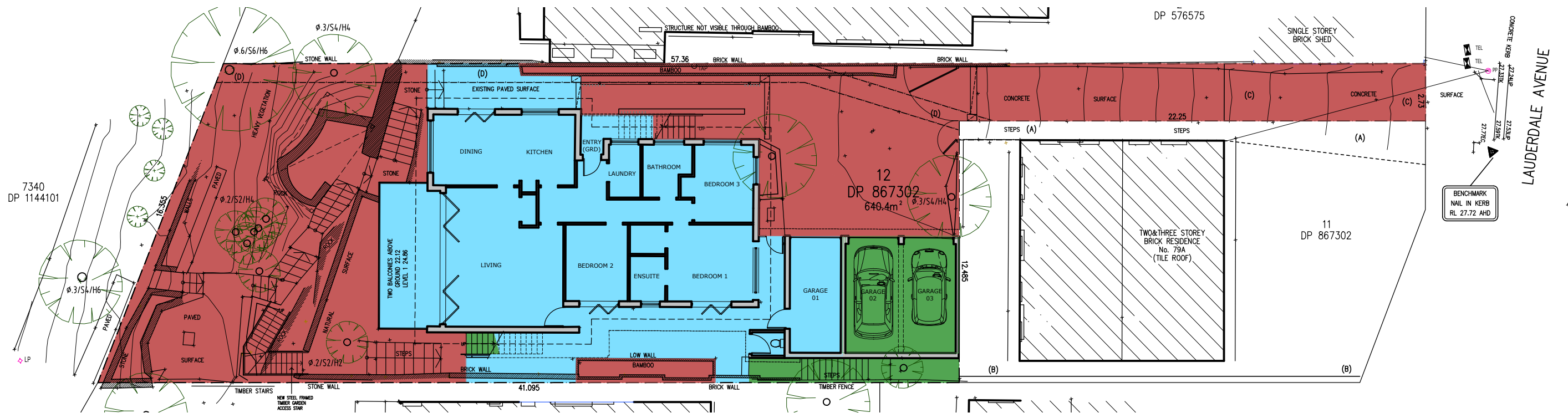
DRAWING TITLE
PROPOSED FINISHES SCHEDULE
REFERENCE
481 - 79b LAUDERDALE AVE
SCALE
1:100@A3
DRAWN
JT/DJ

DA|09 B
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02
FIRST FLOOR PLAN – STRATA
1:100
PLAN



01
GROUND FLOOR PLAN – STRATA
1:100
PLAN

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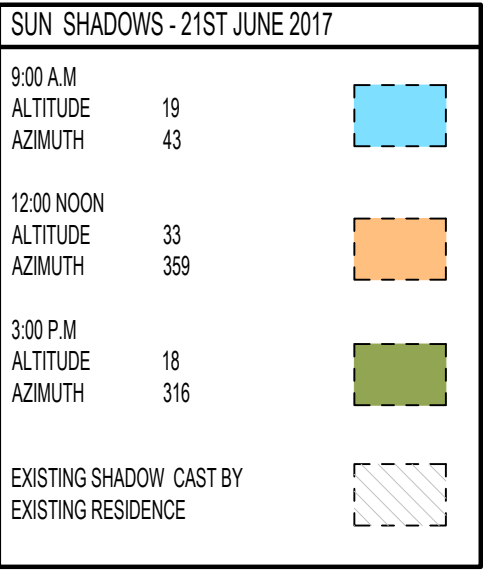
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PROPOSED STRATA PLANS
REFERENCE
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1:100@A3
DRAWN
JT/DJ

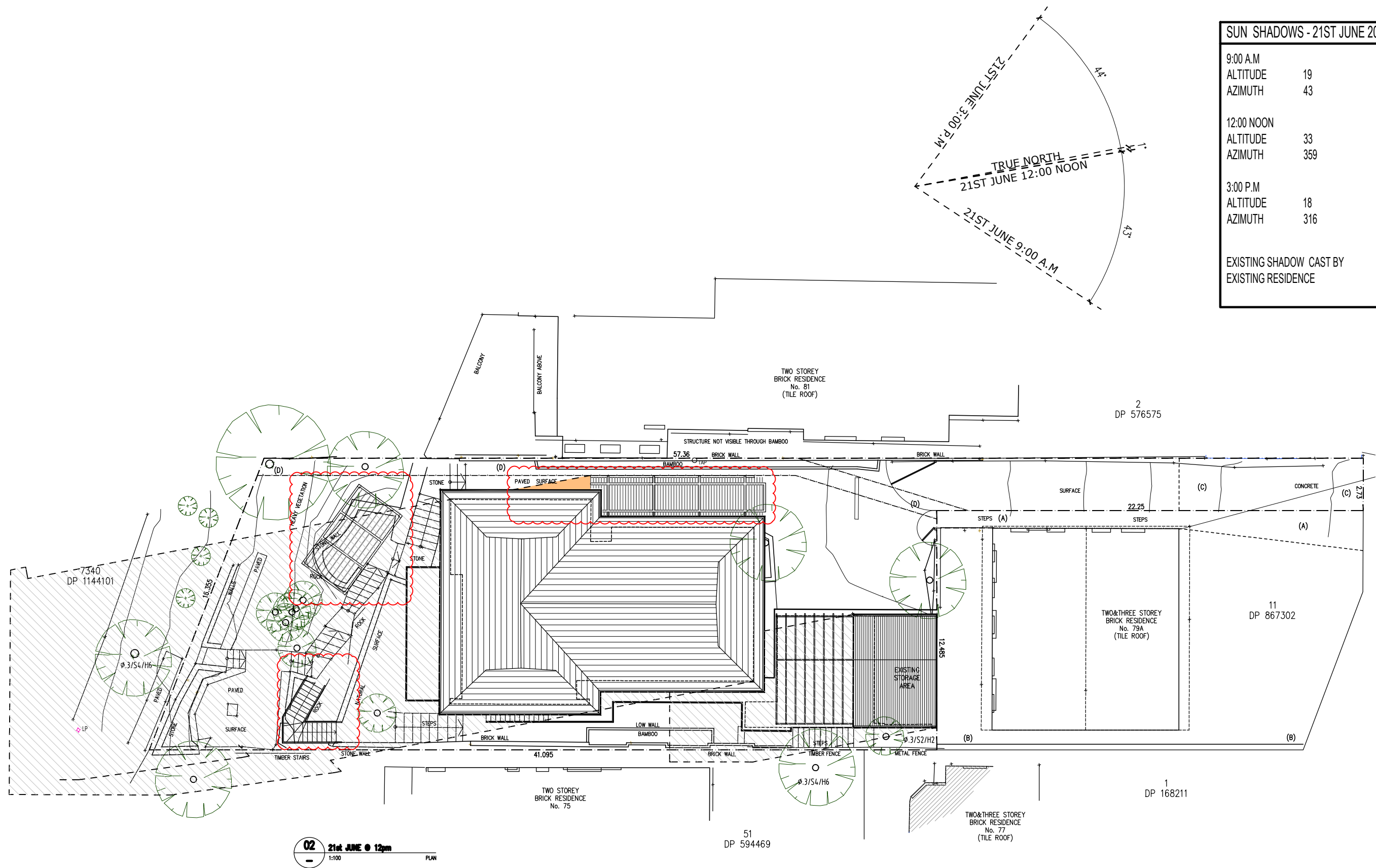
DA|10 B
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DA 2020/0470 s4.55

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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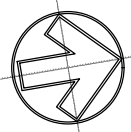
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PROJECT

DRAWING TITLE
SHADOW DIAGRAMS 2 OF 3
REFERENCE
481 - 79 LAUDERDALE AVE
SCALE
1:200@A3
DRAWN
JT/DJ

DA|12 B
DRAWING ISSUE

