

Site location: NTS

SITE DETAILS:	
Address:	45 Fairlight Crescent, FAIRLIGHT NSW 2094
Lot/Section/Plan:	A / - / DP 324526
Land Zoning:	C4 - Environmental Living

Drawing No.	Description	Rev
1247	01 Title sheet	A
	02 Site Analysis Plan	A
	03 Proposed Ground Floor Plan	A
	04 Proposed First Floor Plan	A
	05 Roof Plan & Stormwater Management Plan	A
	06 Section	A
	07 West Elevation	A
	08 South Elevation	A
	09 Site coverage plan	A
	10 Demolition & Waste Management Plan	A

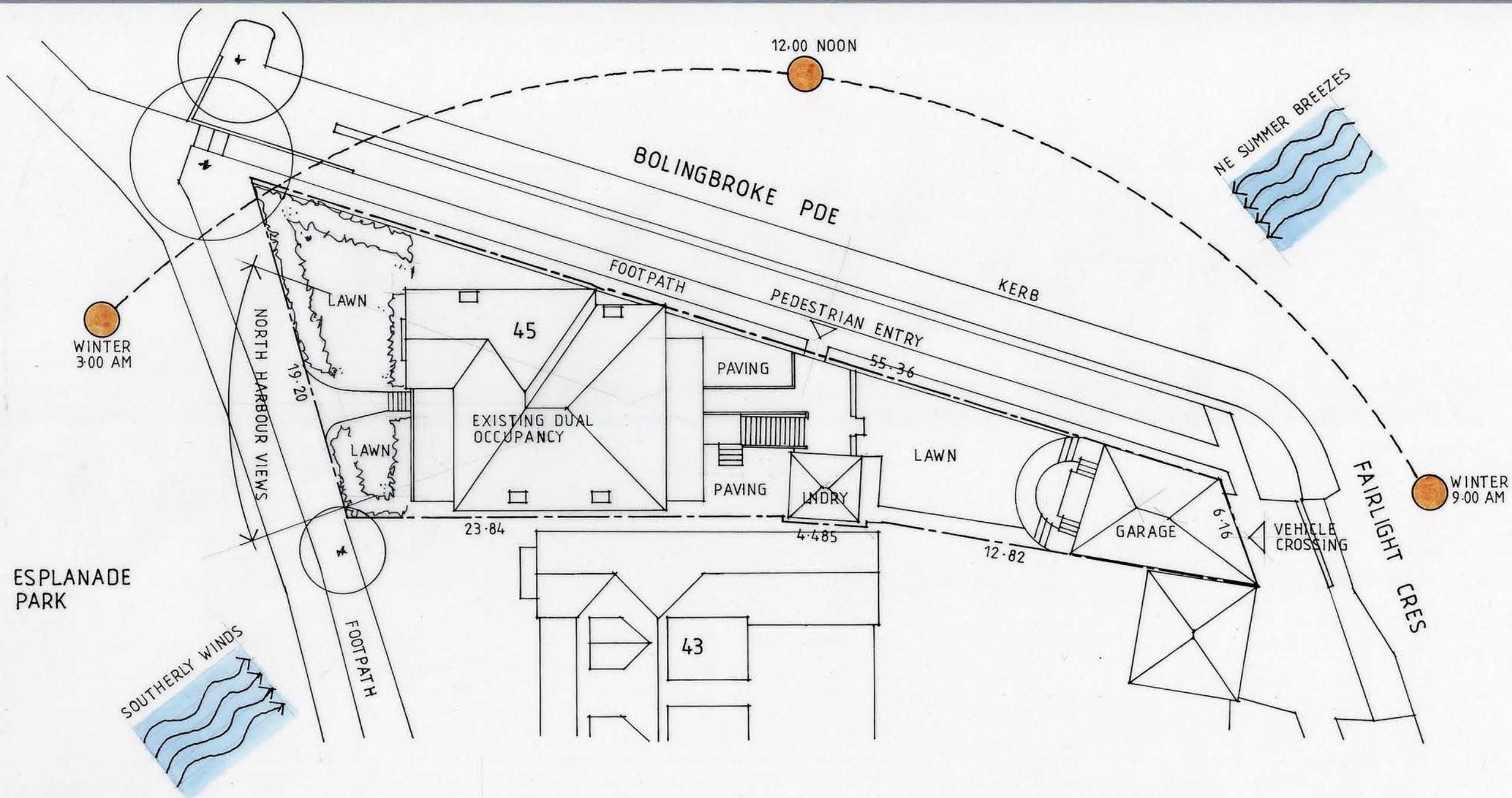


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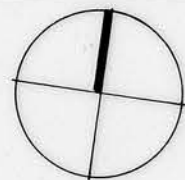
Rev.	Date	Amendment	TITLE SHEET	Scale: NTS
A	23.11.22	DA issue		
			ALTERATIONS TO DUAL OCCUPANCY	Date: 23.11.22
			45 Fairlight Crescent, FAIRLIGHT NSW 2094	
			GREENWOOD MILLER ARCHITECTS	Dwg No: 1247-01 A
			9 Mossgiel Street, FAIRLIGHT NSW 2094 M: 0438 774 051 E: greenwoodmiller@bigpond.com	



SITE PLAN
SITE ANALYSIS PLAN

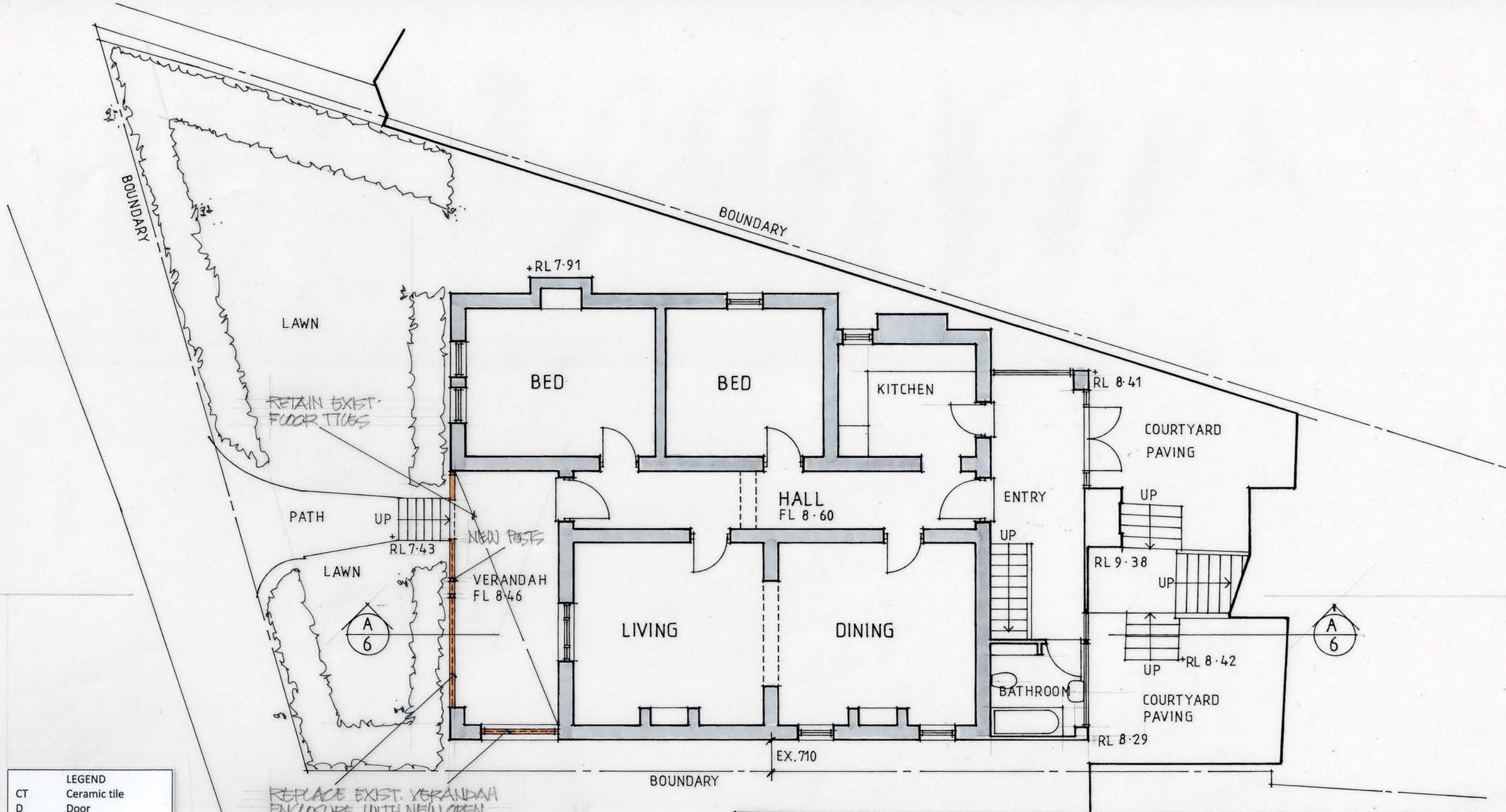
SITE DETAILS: EXISTING	
Lot/Section/DP	A/-/DP 324526
LEP Zoning	C4
Site area:	533.7m ²
GFA	314.5m ²
FSR	0.59:1
Total Open Space	241.8m ² (45%)
Landscaped Open Space	181m ² (75%)

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Rev.	Date	Amendment
A	20.10.21	Pre-DA issue

SITE ANALYSIS PLAN	Scale: 1:250@A3
ALTERATIONS TO DUAL OCCUPANCY:	Date:
45 Fairlight Crescent, FAIRLIGHT NSW 2094	23.11.22
GREENWOOD MILLER ARCHITECTS	Dwg no:
9 Mossgiel Street, FAIRLIGHT. NSW. 2094	1247 - 02_A
M: 0438 774 051 E: greenwoodmiller@bigpond.com	

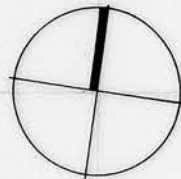


LEGEND	
CT	Ceramic tile
D	Door
DP	Downpipe
EX	Existing
FB	Face brick
FL	Floor level
MR	Metal roof
RT	Roof tiles
SL	Slate roof
ST	Sandstone
T	Timber
TS	Timber shingles
W	Window

GROUND FLOOR PLAN

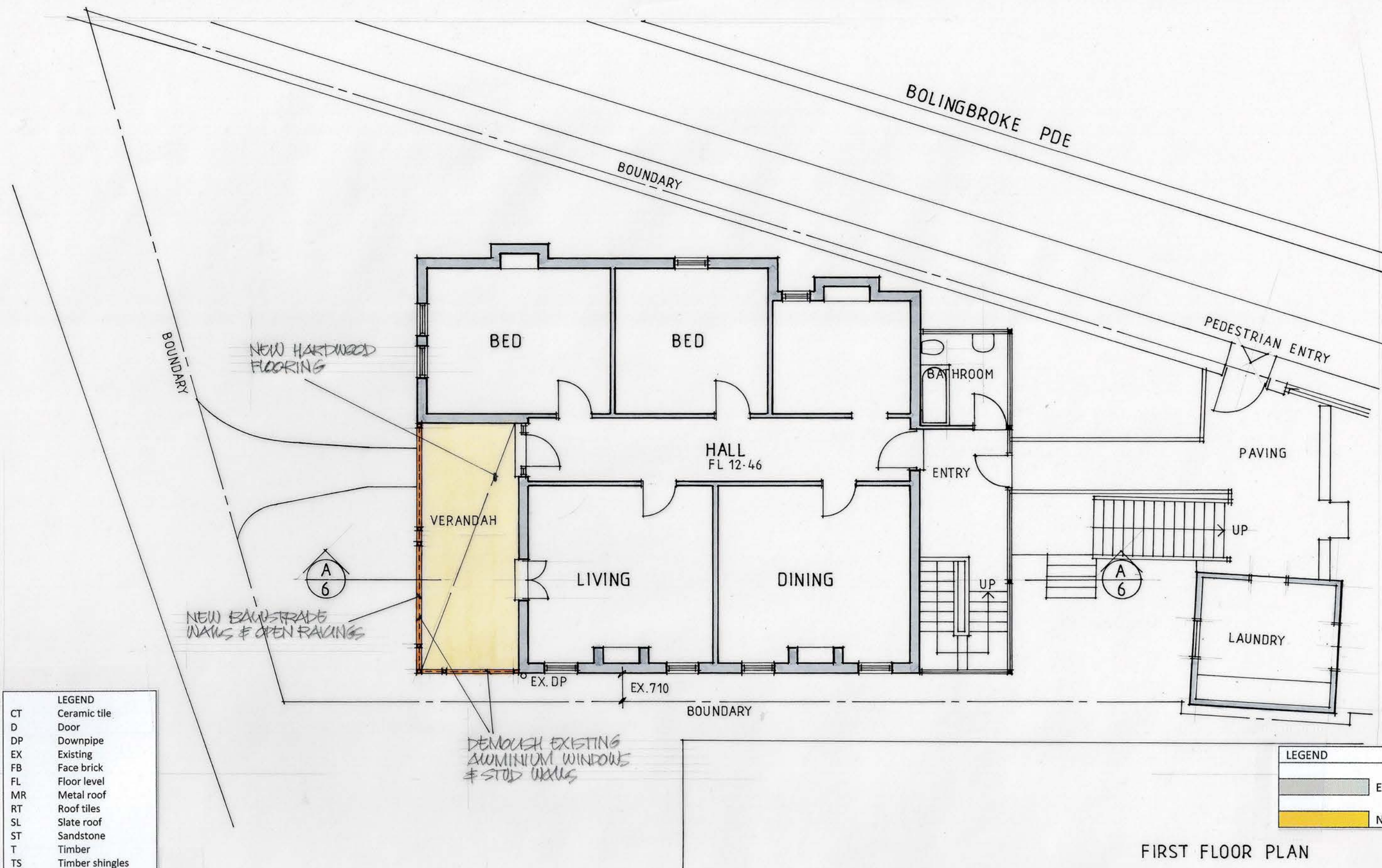
LEGEND	
	Existing structure
	New Work

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Rev.	Date	Amendment
A	23.11.22	DA issue

PROPOSED GROUND FLOOR PLAN	Scale: 1:100@A3
ALTERATIONS TO DUAL OCCUPANCY:	Date: 23.11.22
45 Fairlight Crescent, FAIRLIGHT NSW 2094	Dwg no: 1247 - 03_A
GREENWOOD MILLER ARCHITECTS	
9 Mossgiel Street, FAIRLIGHT. NSW. 2094	
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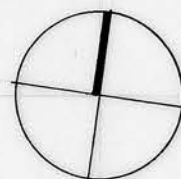


LEGEND	
CT	Ceramic tile
D	Door
DP	Downpipe
EX	Existing
FB	Face brick
FL	Floor level
MR	Metal roof
RT	Roof tiles
SL	Slate roof
ST	Sandstone
T	Timber
TS	Timber shingles
W	Window

LEGEND	
	Existing structure
	New Work

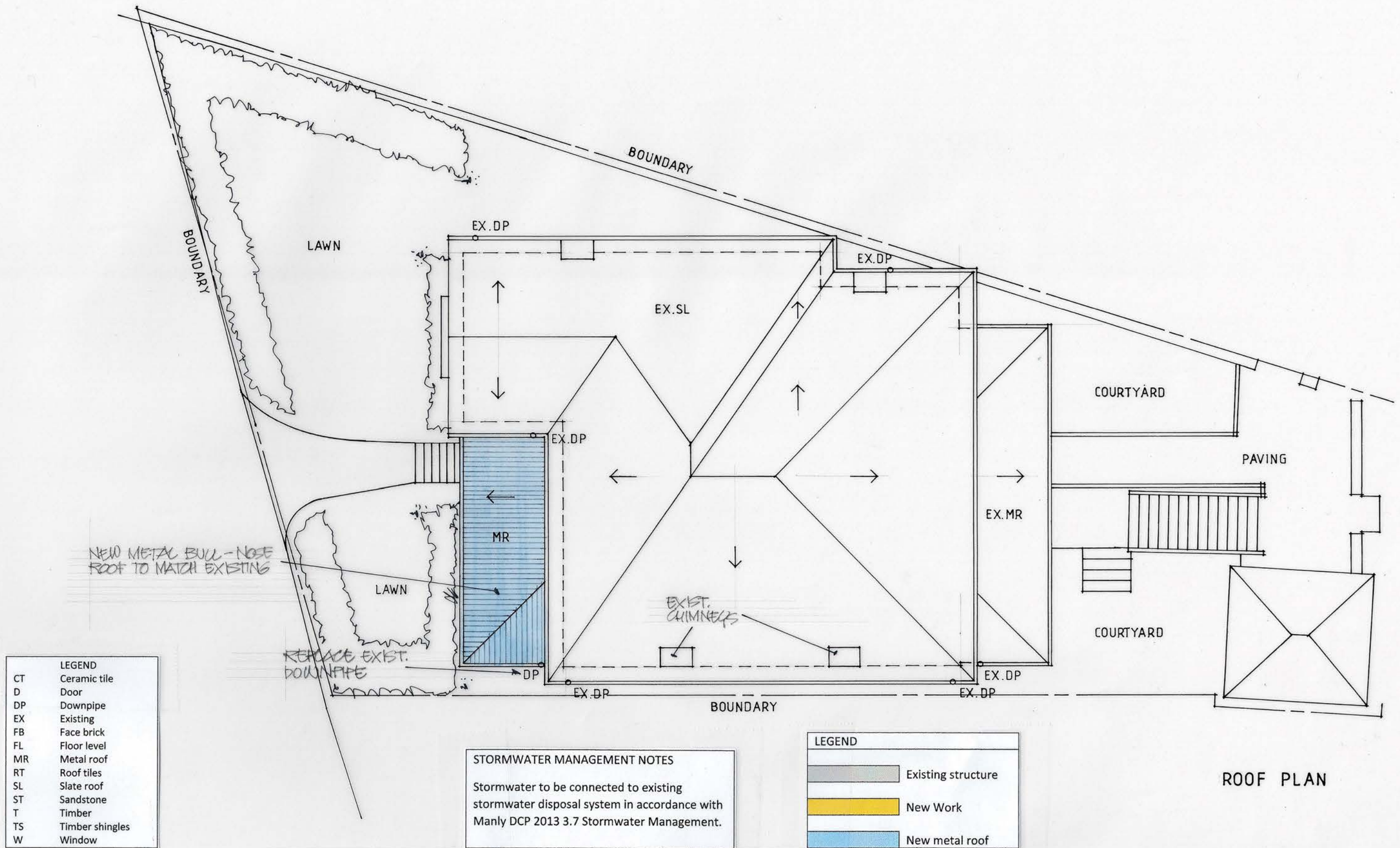
FIRST FLOOR PLAN

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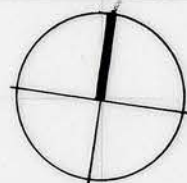


Rev.	Date	Amendment
A	23.11.22	DA issue

PROPOSED FIRST FLOOR PLAN	Scale: 1:100@A3
ALTERATIONS TO DUAL OCCUPANCY:	Date:
45 Fairlight Crescent, FAIRLIGHT NSW 2094	23.11.22
GREENWOOD MILLER ARCHITECTS	Dwg no:
9 Mossgiel Street, FAIRLIGHT. NSW. 2094	1247 - 04_A
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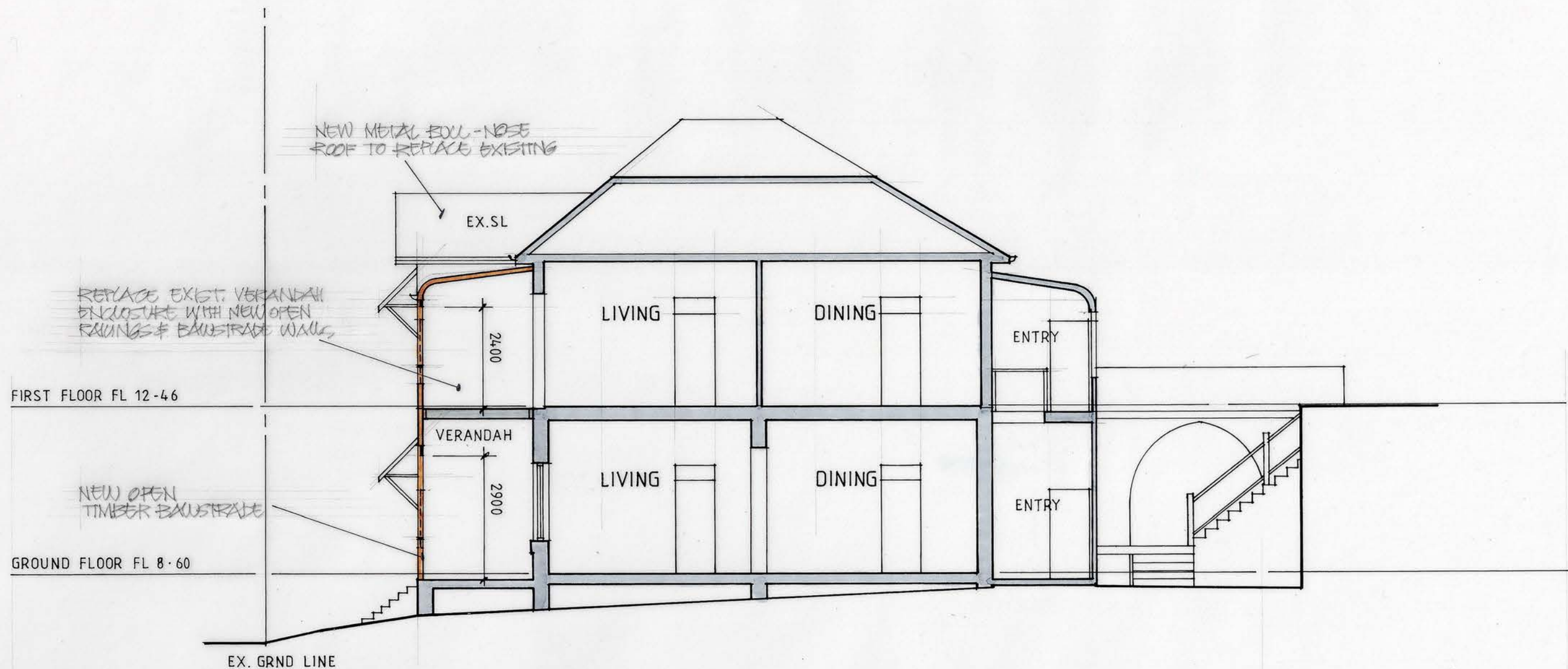


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Rev.	Date	Amendment
A	23.11.22	DA issue

ROOF PLAN & STORMWATER MANAGEMENT PLAN	Scale: 1:100@A3
ALTERATIONS TO DUAL OCCUPANCY:	Date: 23.11.22
45 Fairlight Crescent, FAIRLIGHT NSW 2094	Dwg no: 1247 - 05_A
GREENWOOD MILLER ARCHITECTS	
9 Mossgiel Street, FAIRLIGHT. NSW. 2094	
M: 0438 774 051 E: greenwoodmiller@bigpond.com	



SECTION

A
3

LEGEND	
	Existing structure
	New Work

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Rev.	Date	Amendment
A	23.11.22	DA issue

SECTION	Scale: 1:100@A3
ALTERATIONS TO DUAL OCCUPANCY:	Date:
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GREENWOOD MILLER ARCHITECTS	Dwg no:
9 Mossgiel Street, FAIRLIGHT. NSW. 2094	1247 - 06_A
M: 0438 774 051 E: greenwoodmiller@bigpond.com	



LEGEND	
CT	Ceramic tile
D	Door
DP	Downpipe
EX	Existing
FB	Face brick
FL	Floor level
MR	Metal roof
RT	Roof tiles
SL	Slate roof
ST	Sandstone
T	Timber
TS	Timber shingles
W	Window

LEGEND	
	Existing structure
	New Work
	New metal roof

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Rev.	Date	Amendment
A	23.11.22	DA issue

WEST ELEVATION	Scale: 1:100@A3
ALTERATIONS TO DUAL OCCUPANCY:	Date: 23.11.22
45 Fairlight Crescent, FAIRLIGHT NSW 2094	Dwg no: 1247 - 07_A
GREENWOOD MILLER ARCHITECTS	
9 Mossgiel Street, FAIRLIGHT. NSW. 2094	
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SOUTH ELEVATION

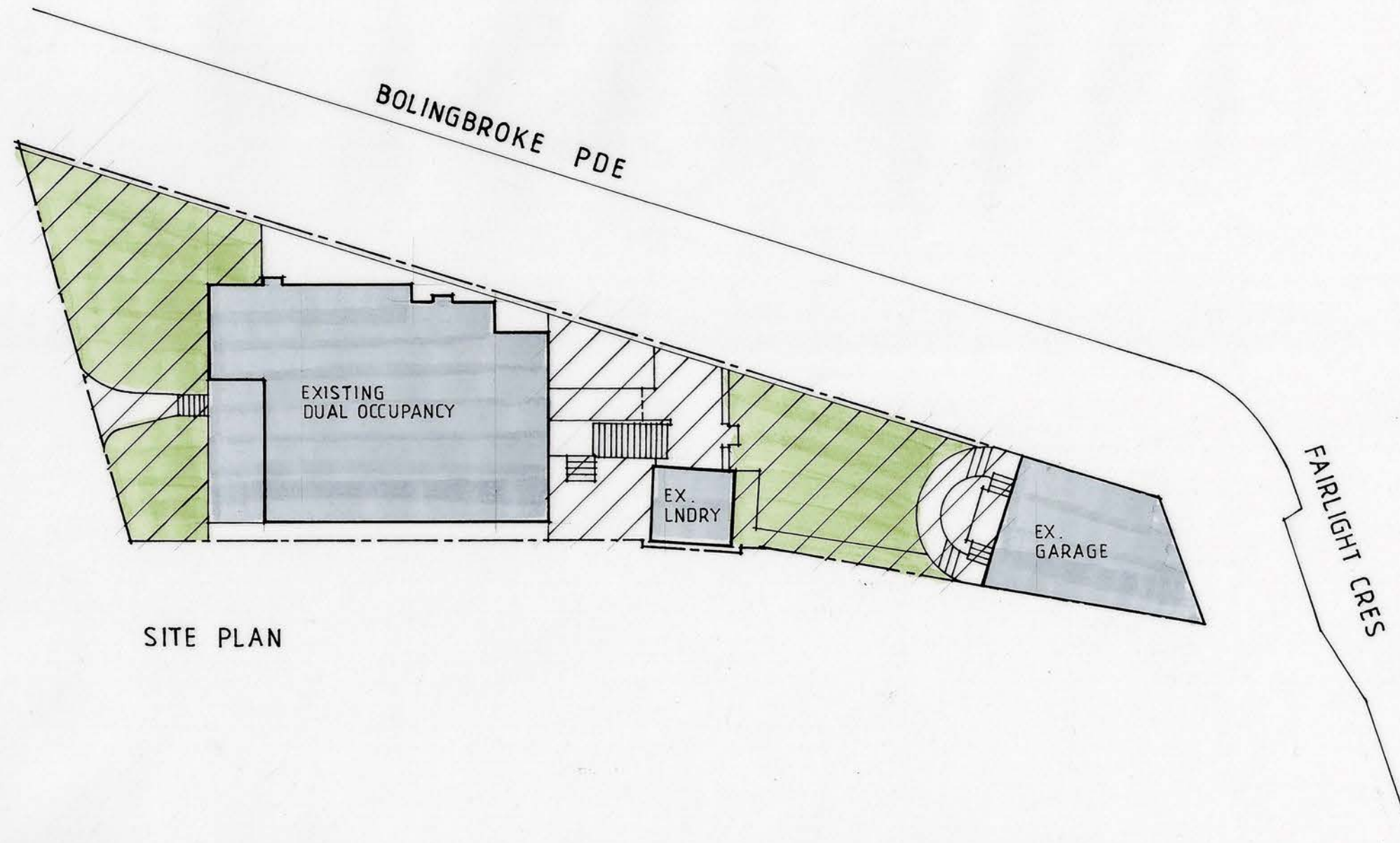
LEGEND	
CT	Ceramic tile
D	Door
DP	Downpipe
EX	Existing
FB	Face brick
FL	Floor level
MR	Metal roof
RT	Roof tiles
SL	Slate roof
ST	Sandstone
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TS	Timber shingles
W	Window

LEGEND	
	Existing structure
	New Work
	New metal roof

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A	23.11.22	DA issue

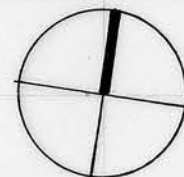
SOUTH ELEVATION	Scale: 1:100@A3
ALTERATIONS TO DUAL OCCUPANCY:	Date: 23.11.22
45 Fairlight Crescent, FAIRLIGHT NSW 2094	Dwg no: 1247 - 08_A
GREENWOOD MILLER ARCHITECTS	
9 Mossgiel Street, FAIRLIGHT, NSW. 2094	
M: 0438 774 051 E: greenwoodmiller@bigpond.com	



SITE PLAN

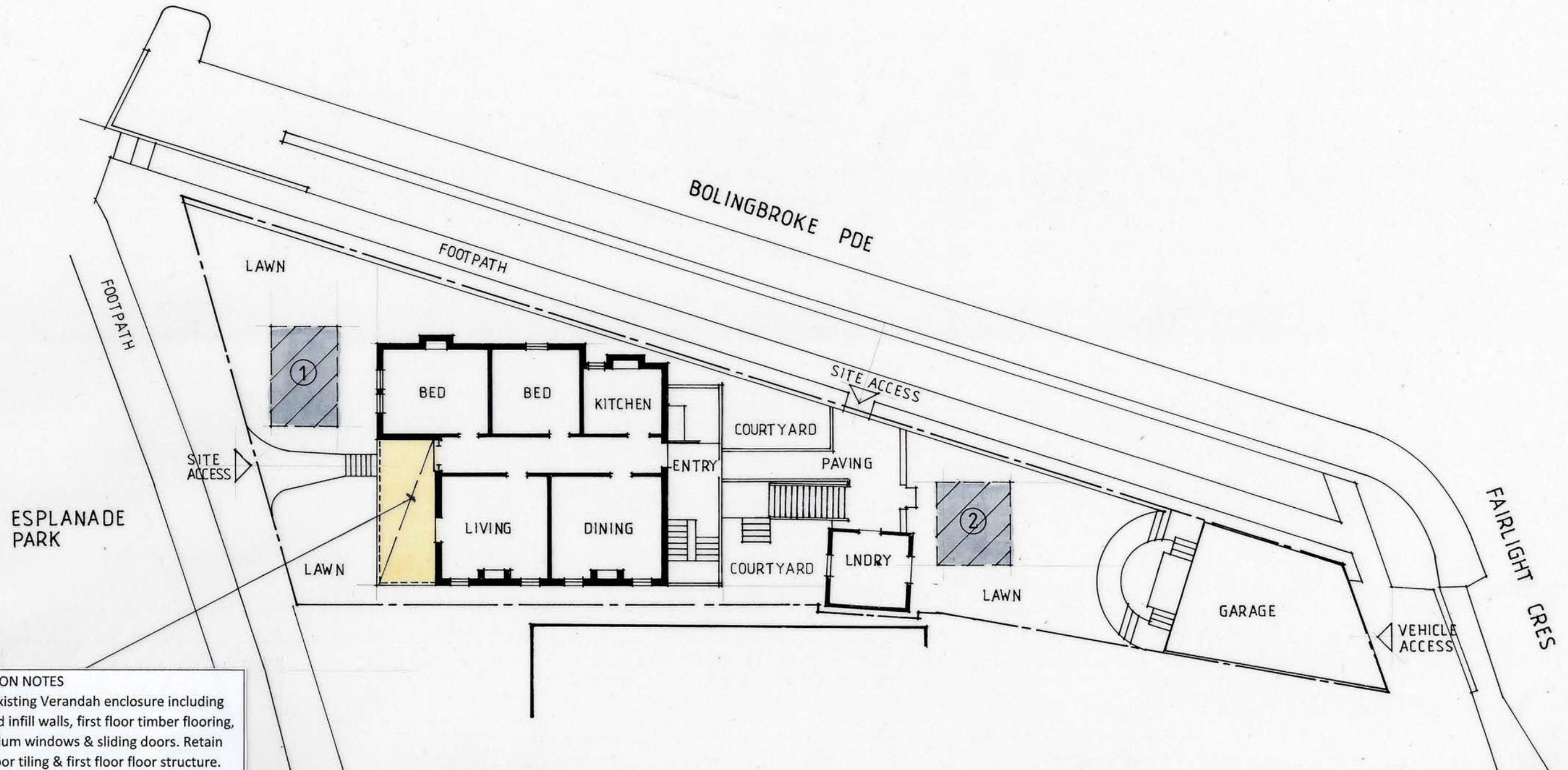
SITE DETAILS: PROPOSED DEVELOPMENT		
	Existing	Proposed
Site area:	533.7m ²	N/A
GFA	314.5m ²	280m ²
FSR	0.59:1	0.52:1
Total Open Space	241.8m ² (45%)	241.8m ² (45%)
Landscaped Open Space	181m ² (75%)	181m ² (75%)

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Rev.	Date	Amendment
A	23.11.22	DA issue

SITE COVERAGE PLAN	Scale: 1:250@A3
ALTERATIONS TO DUAL OCCUPANCY: 45 Fairlight Crescent, FAIRLIGHT NSW 2094 GREENWOOD MILLER ARCHITECTS 9 Mossgiel Street, FAIRLIGHT. NSW. 2094 M: 0438 774 051 E: greenwoodmiller@bigpond.com	Date: 23.11.22 Dwg no: 1247 - 09_A

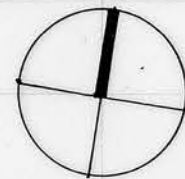


DEMOLITION NOTES
 Replace existing Verandah enclosure including posts, stud infill walls, first floor timber flooring, all aluminium windows & sliding doors. Retain ground floor tiling & first floor floor structure. New timber framed metal bull nose roof to replace existing.

SITE PLAN
 1: 200

LEGEND	
①	Storage area for waste to be reused, recycled or disposed
②	Materials storage

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DEMOLITION, WASTE MANAGEMENT PLAN	Scale: 1:200@A3
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