

rev	date	amendment	by	co-ord
1	14.02.22	DA		LR

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## 21 PARKVIEW ROAD FAIRLIGHT

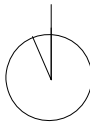
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A02_GROUND GA PLAN	CLAUSE 4.6 VARIATION
A03_FIRST FLOOR GA PLAN	COST REPORT
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Fairlight NSW 2094  
Client: Anthony + Kathleen Moss

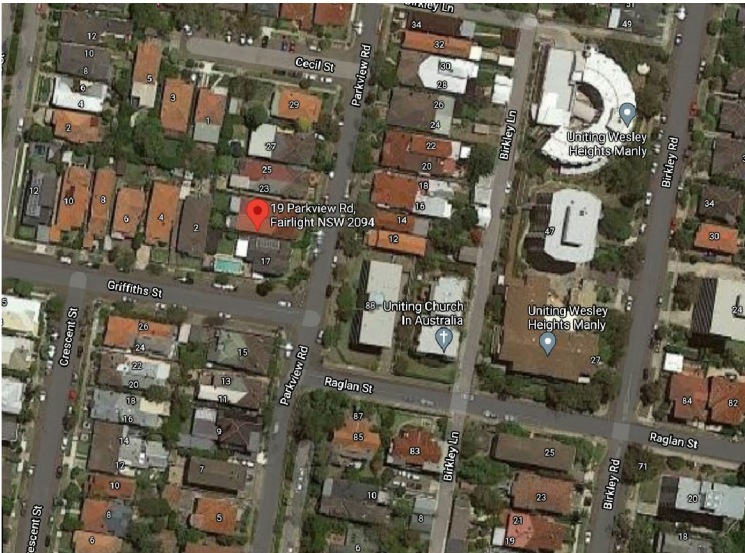
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FEB 2022	LR	LR

NORTH  
SCALE  
NTS (A3)

DRAWING

COVER

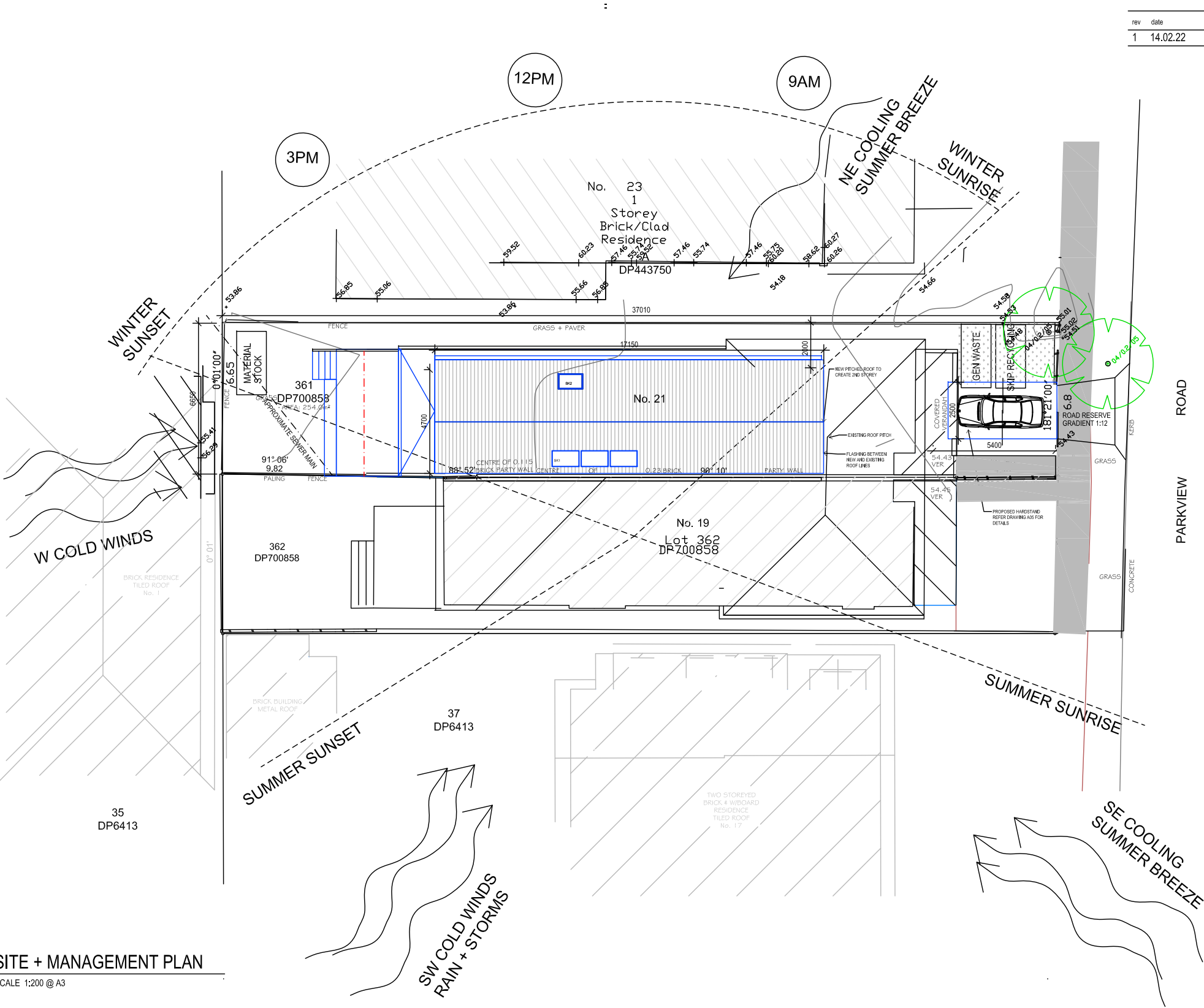
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LOCATION\_AERIAL VIEW



FRONT VIEW

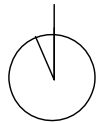


01 SITE + MANAGEMENT PLAN  
SCALE 1:200 @ A3

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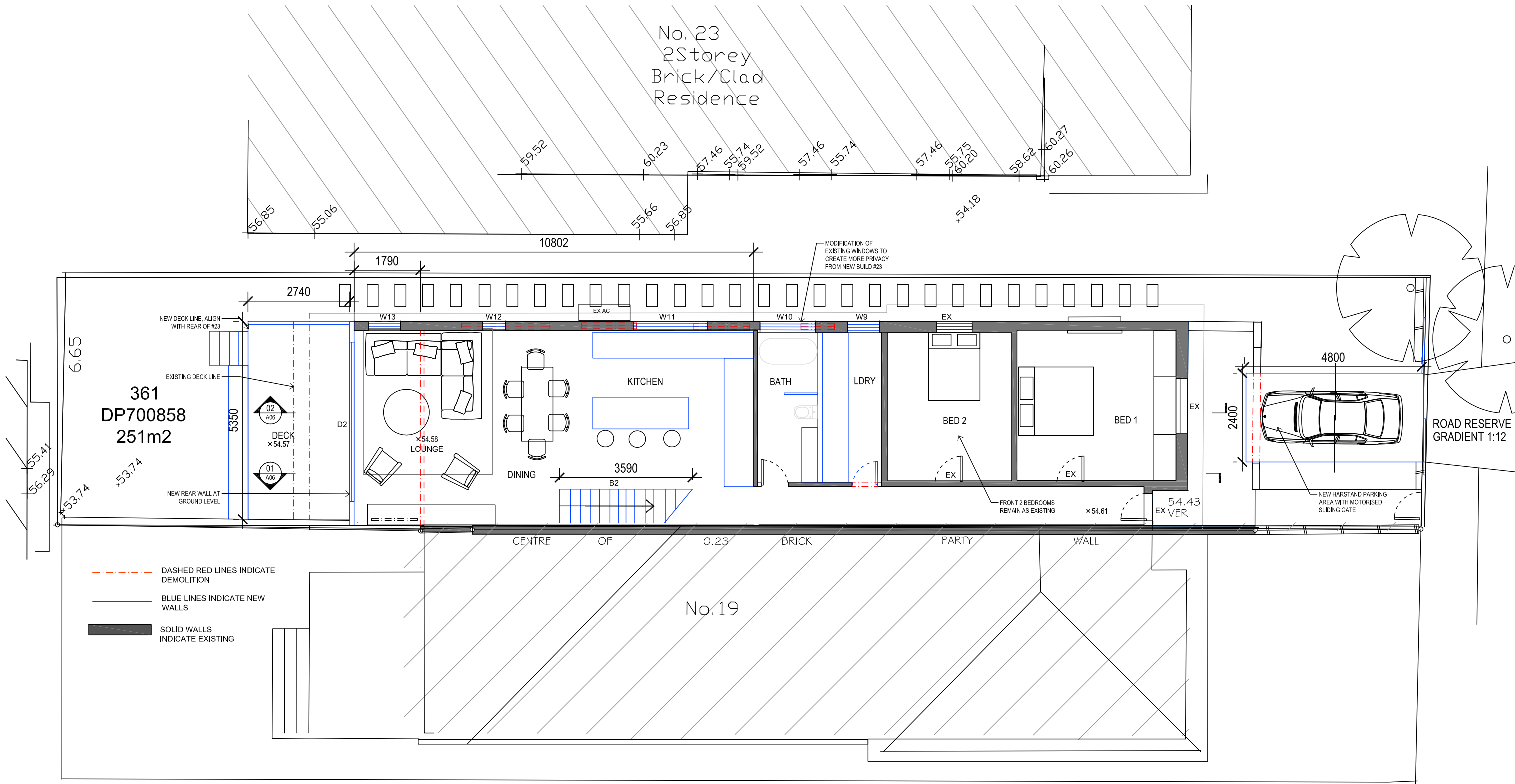
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SITE ANALYSIS + WASTE PLAN

PROJECT NUMBER	DRAWING NUMBER	REVISION
RJD2021.10	A-01	1

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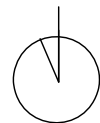
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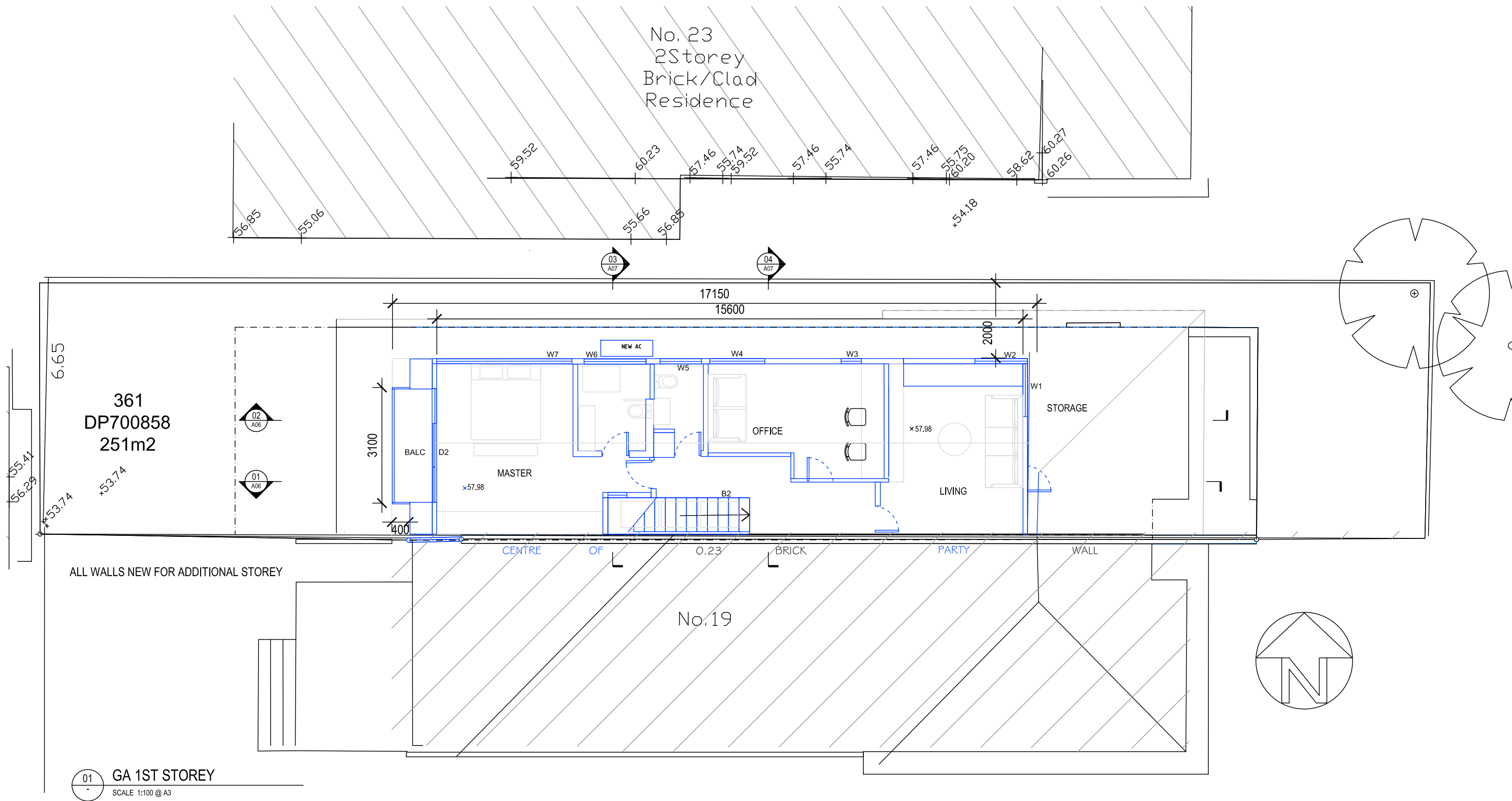
GA GROUND FLOOR LAYOUT

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RJD2021.10	A-02	1

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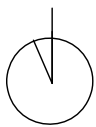
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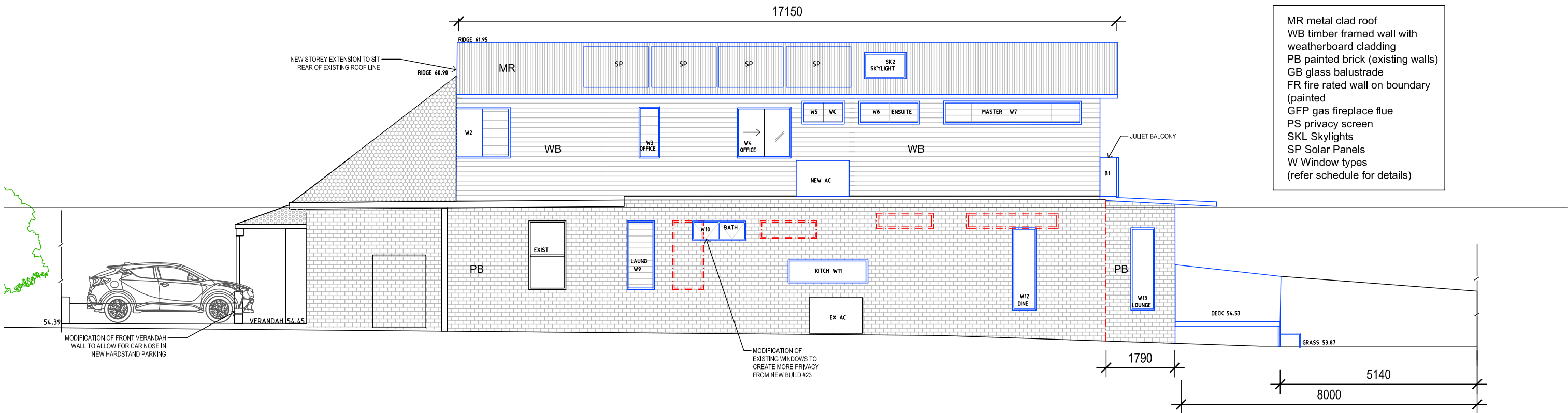
NORTH

DRAWING  
GA PROPOSED PLAN  
NEW 1ST STOREY

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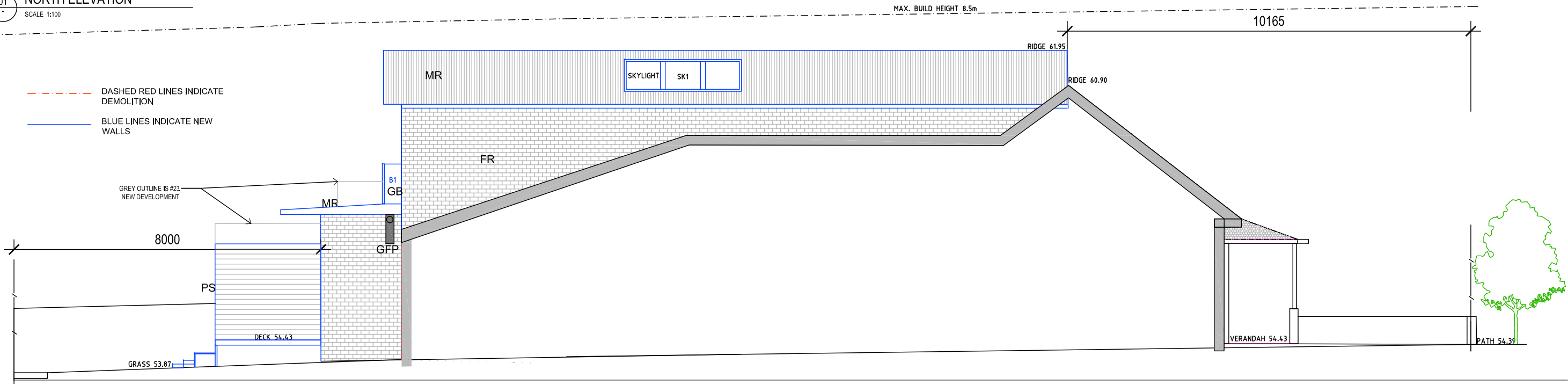
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01 NORTH ELEVATION  
SCALE 1:100

DASHED RED LINES INDICATE DEMOLITION  
BLUE LINES INDICATE NEW WALLS

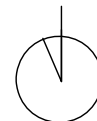


02 SOUTH ELEVATION  
SCALE 1:100

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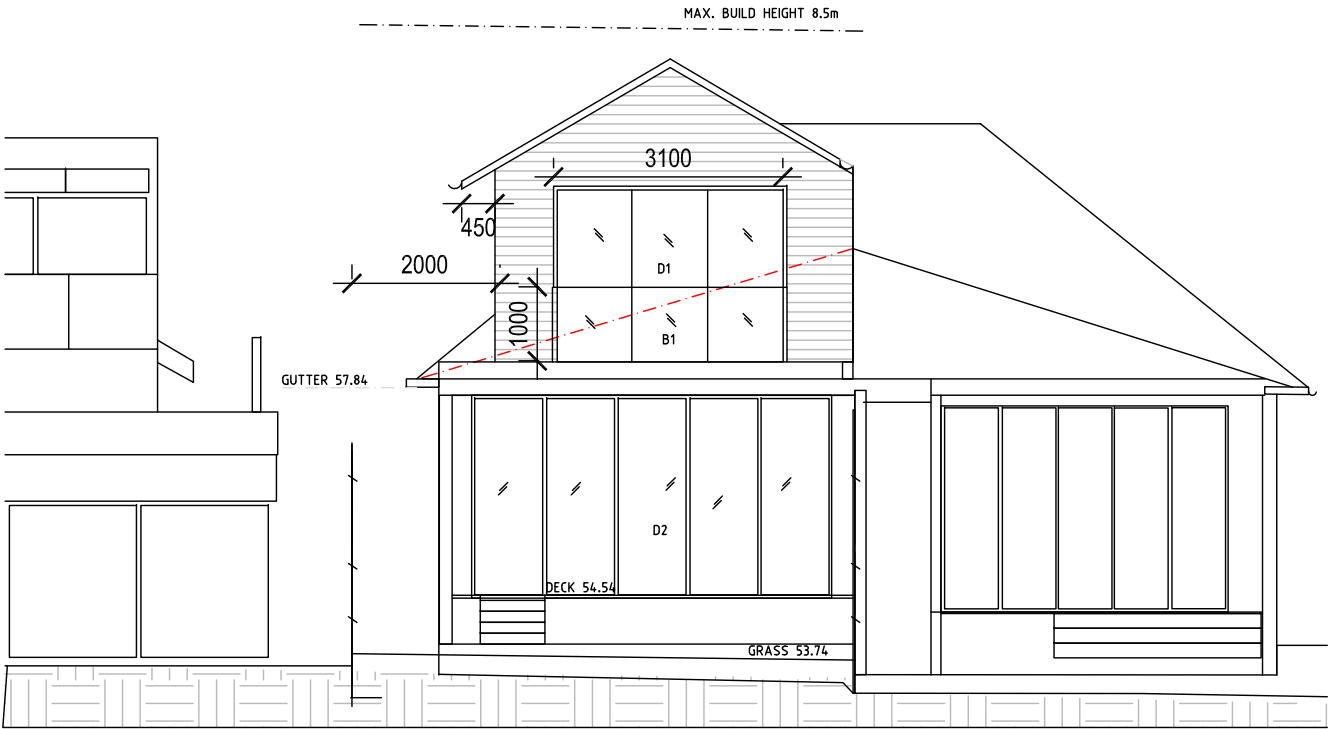
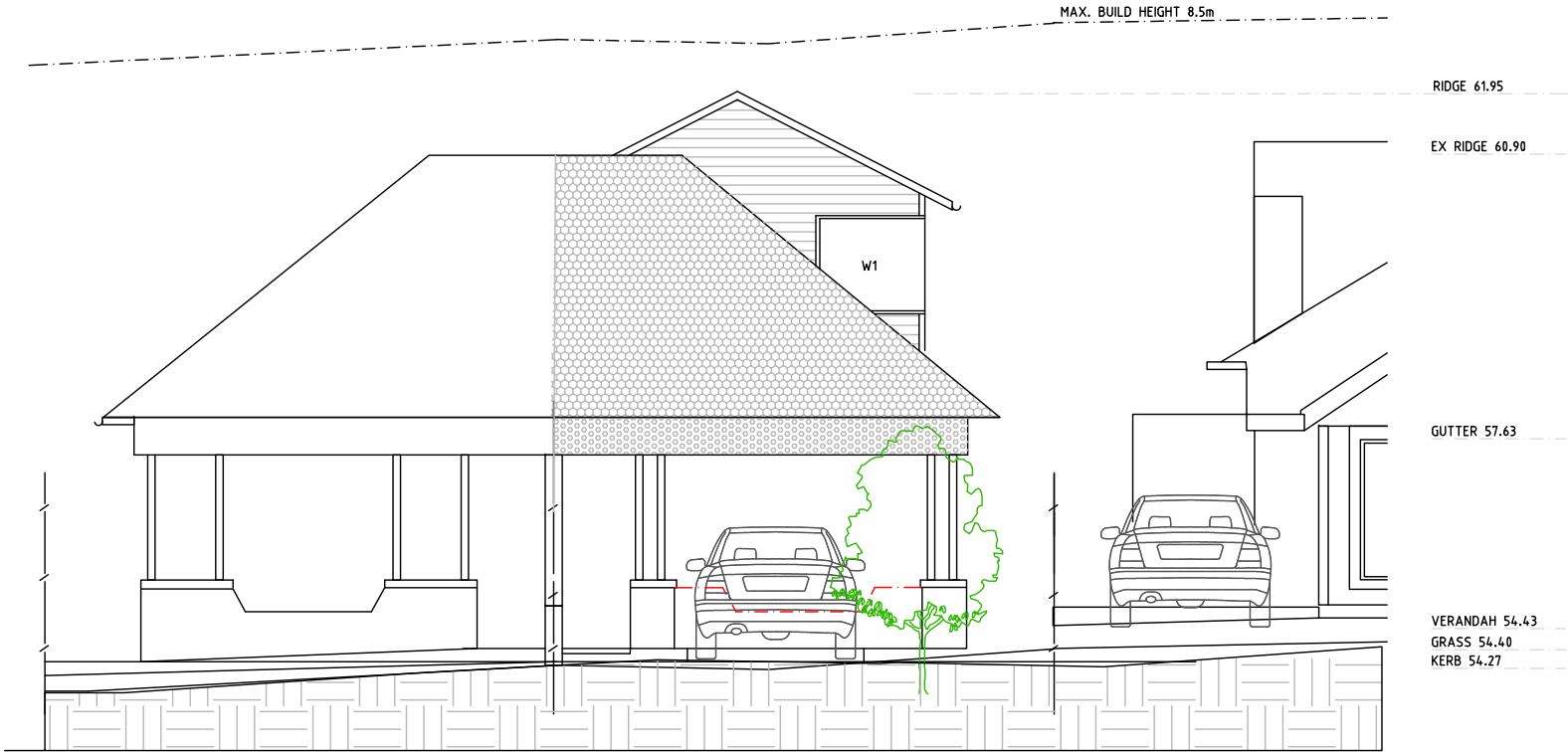
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NORTH  
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SCALE  
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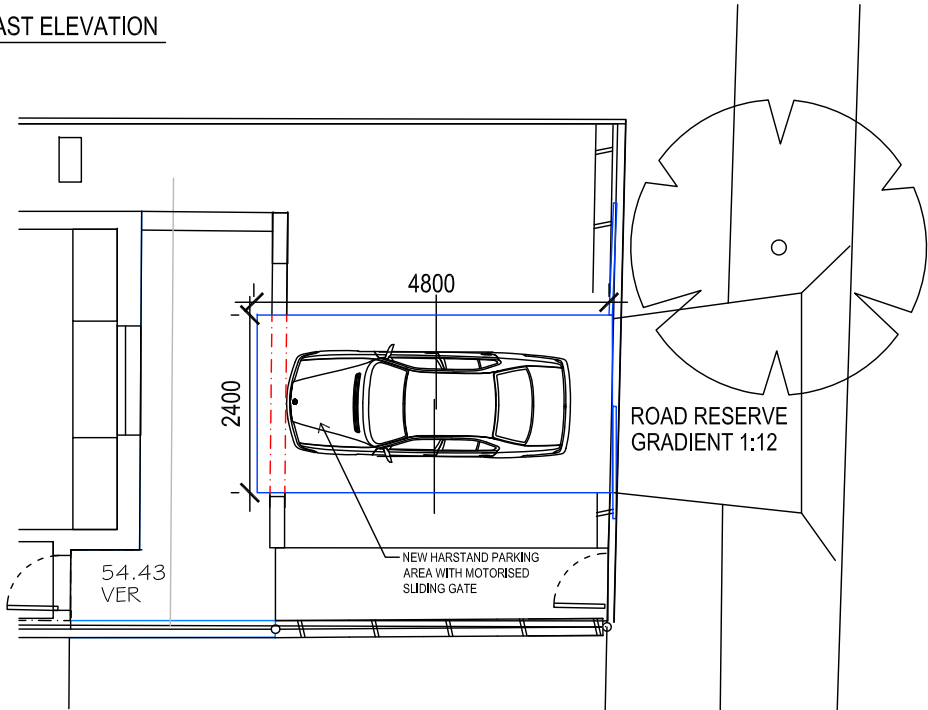
SIDE ELEVATIONS

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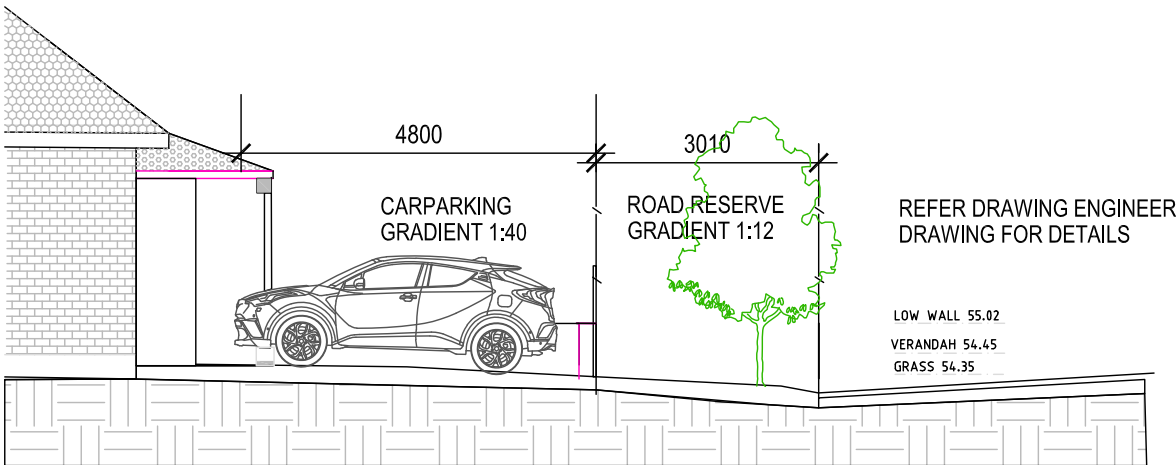


01 PROPOSED EAST ELEVATION  
SCALE 1:100



03 PROPOSED HARDSTAND PARKING  
SCALE 1:100

02 PROPOSED WEST ELEVATION  
SCALE 1:100  
RED DASHED LINE INDICATES DEMOLITION

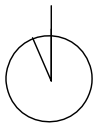


04 ELEVATION PARKING  
SCALE 1:100

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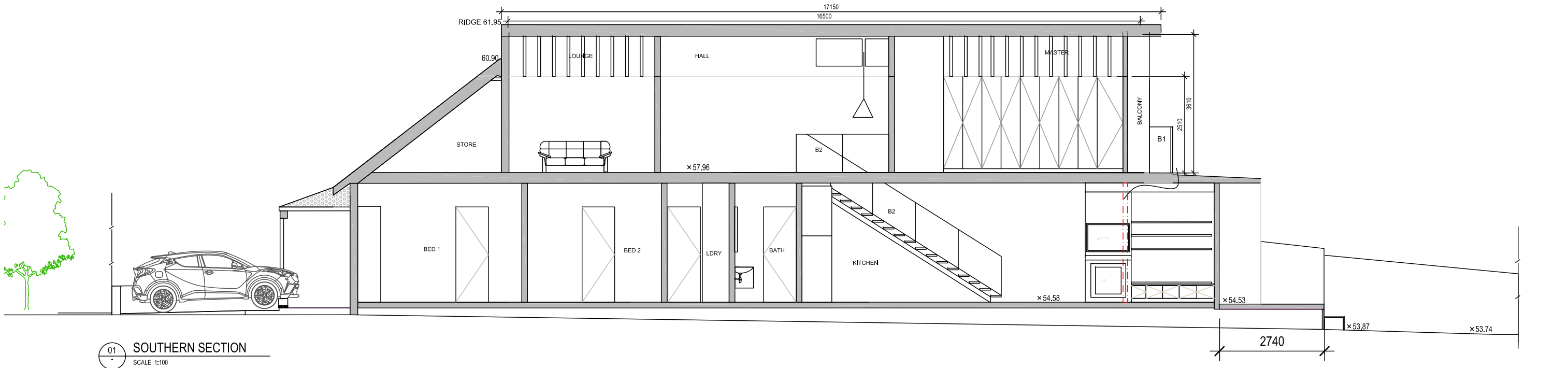
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NORTH  
DRAWING  
SCALE  
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FRONT + REAR ELEVATIONS

PROJECT NUMBER	DRAWING NUMBER	REVISION
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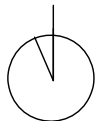
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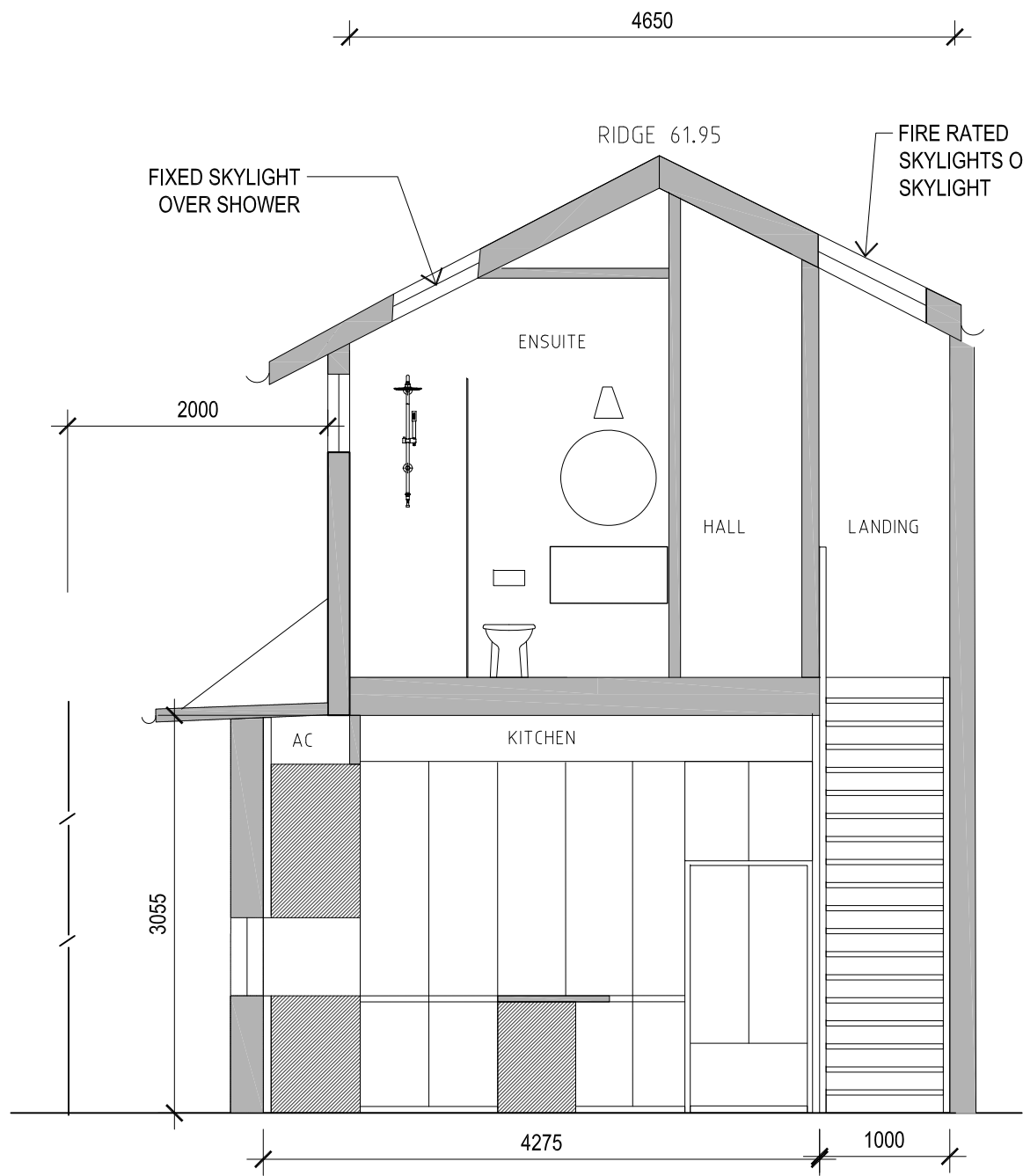
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LONGITUDINAL SECTION

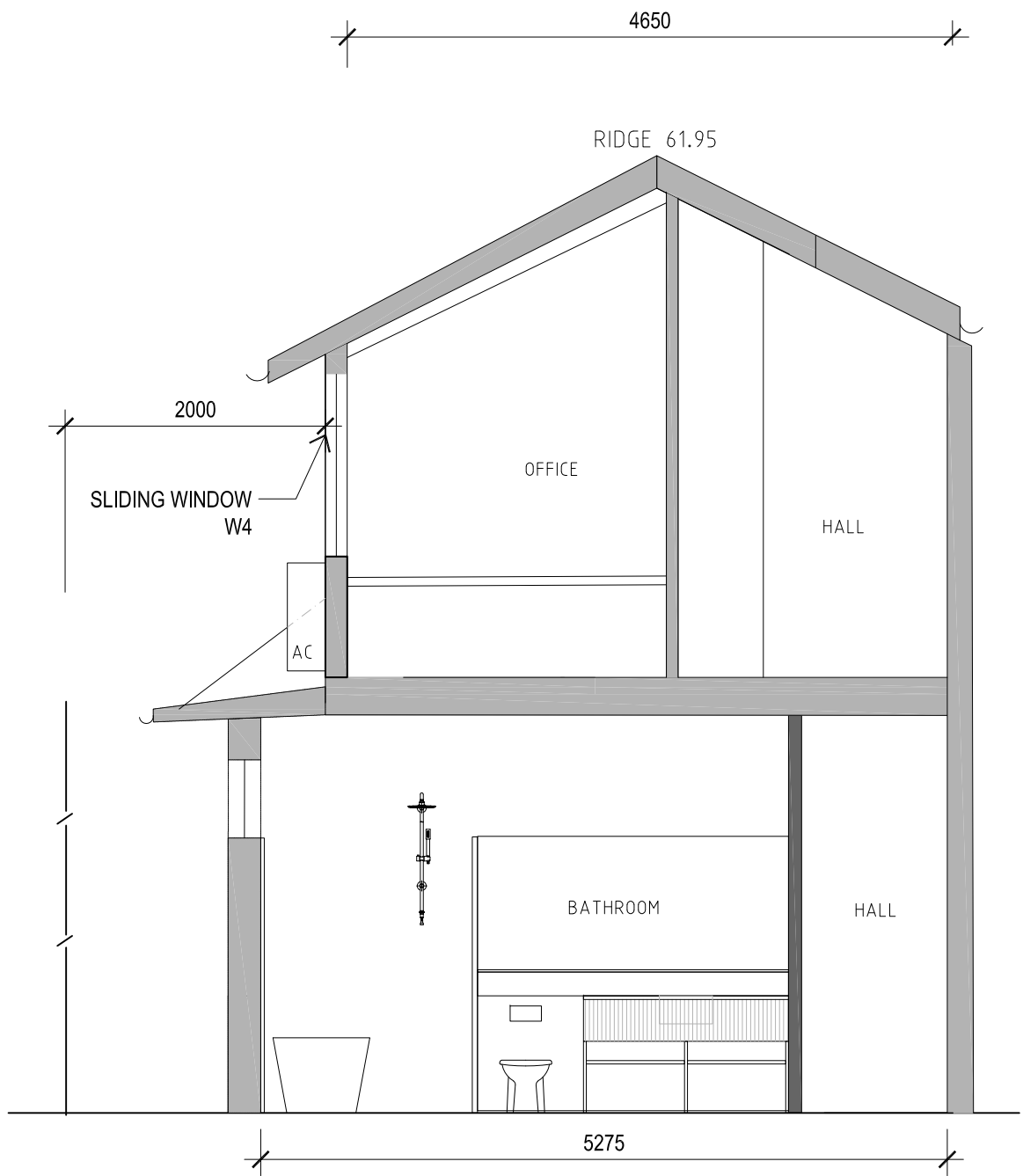
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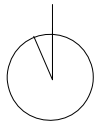
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03 INTERNAL\_SECTION\_LAUNDRY  
A02 SCALE 1:50



04 INTERNAL\_SECTION\_BATHROOM  
A02 SCALE 1:50



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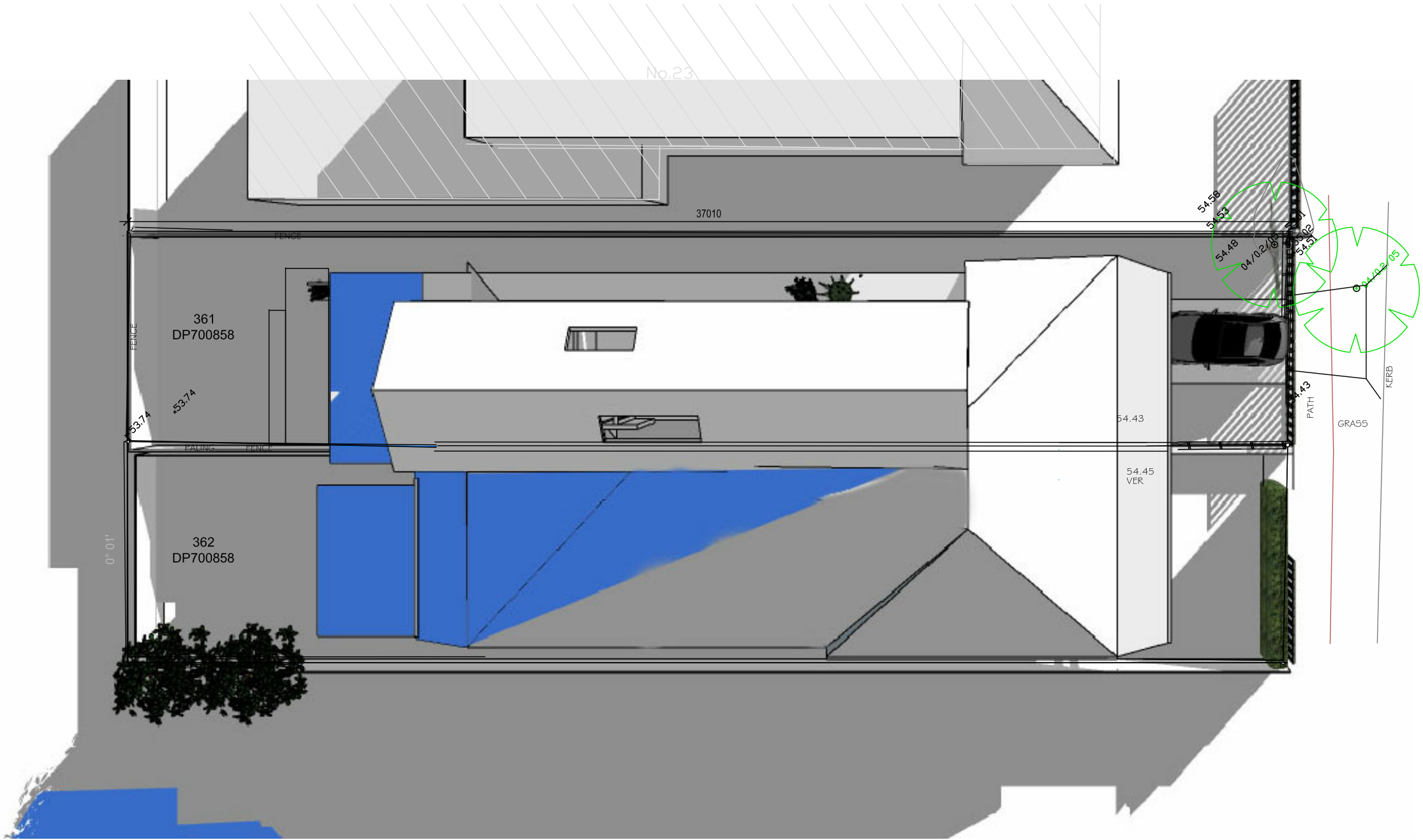
INTERNAL SECTIONS 02

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SCALE  
1:50 (A3)



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PARKVIEW ROAD

01

ELEVATION SHADOWS 9AM

SCALE 1:150



EXISTING SHADOW

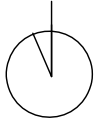


DEVELOPMENT SHADOW

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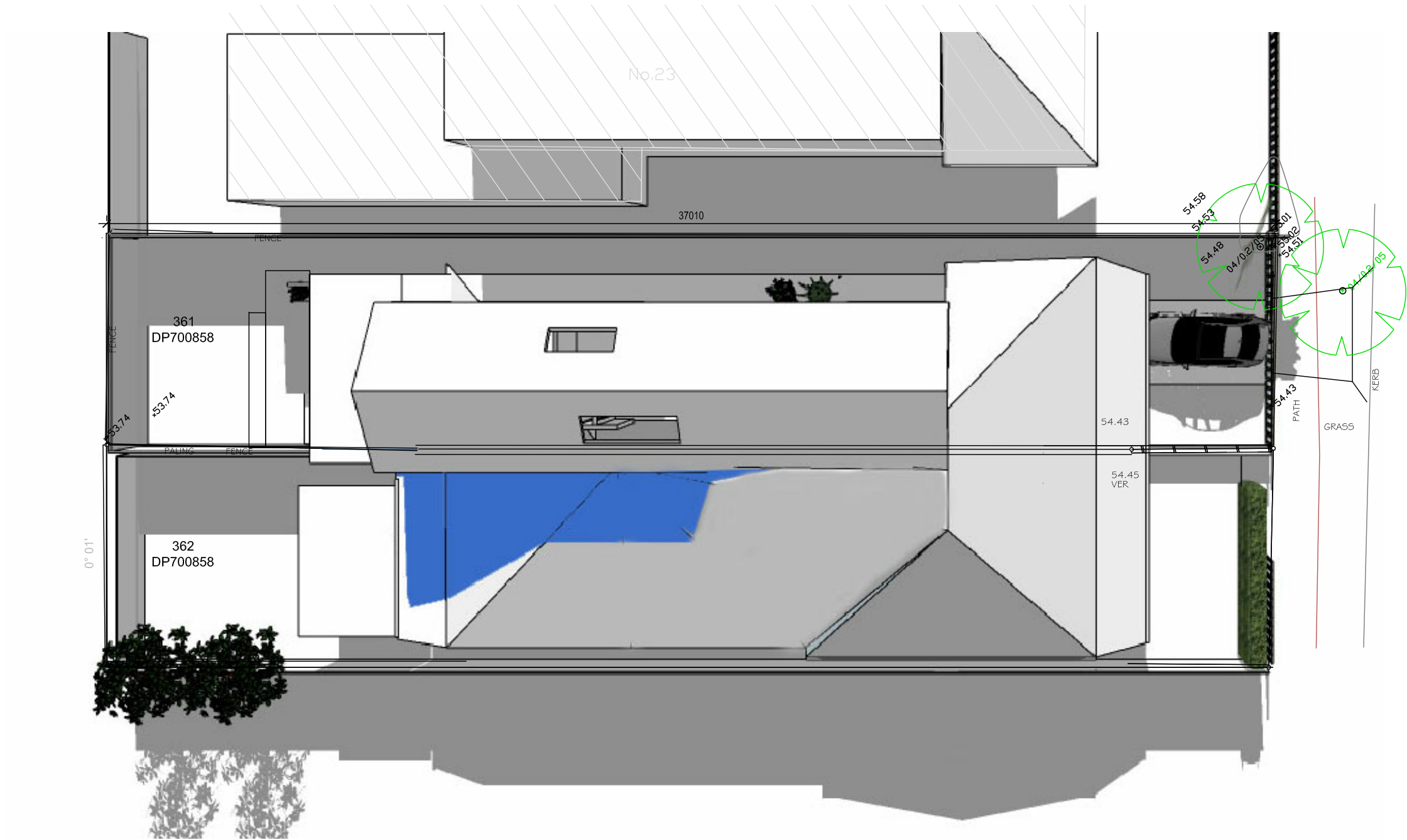
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9AM SHADOW DIAGRAM

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SCALE  
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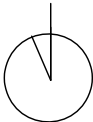
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01 ELEVATION SHADOWS 12PM  
SCALE 1:150

- EXISTING SHADOW
- DEVELOPMENT SHADOW

PARKVIEW ROAD



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DRAWING

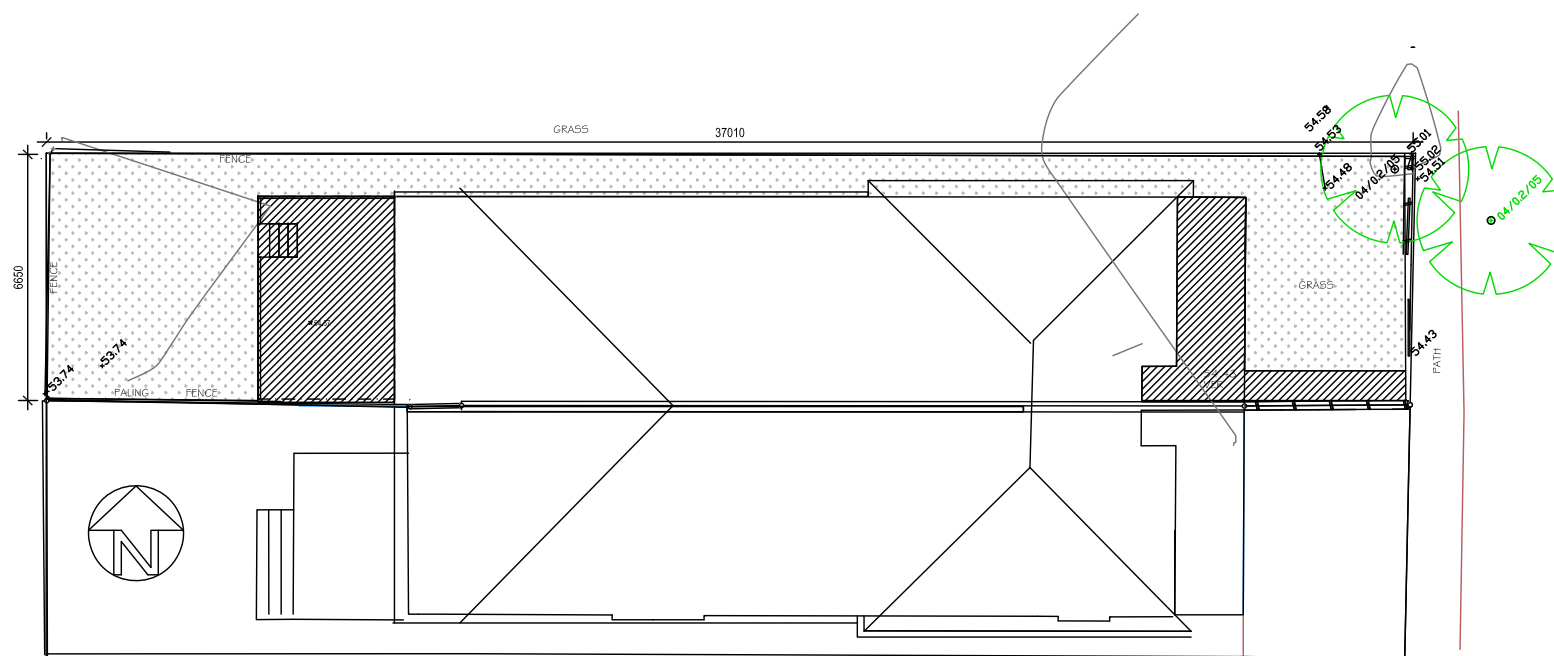
12PM SHADOW DIAGRAM

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SCALE  
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## EXISTING LANDSCAPING

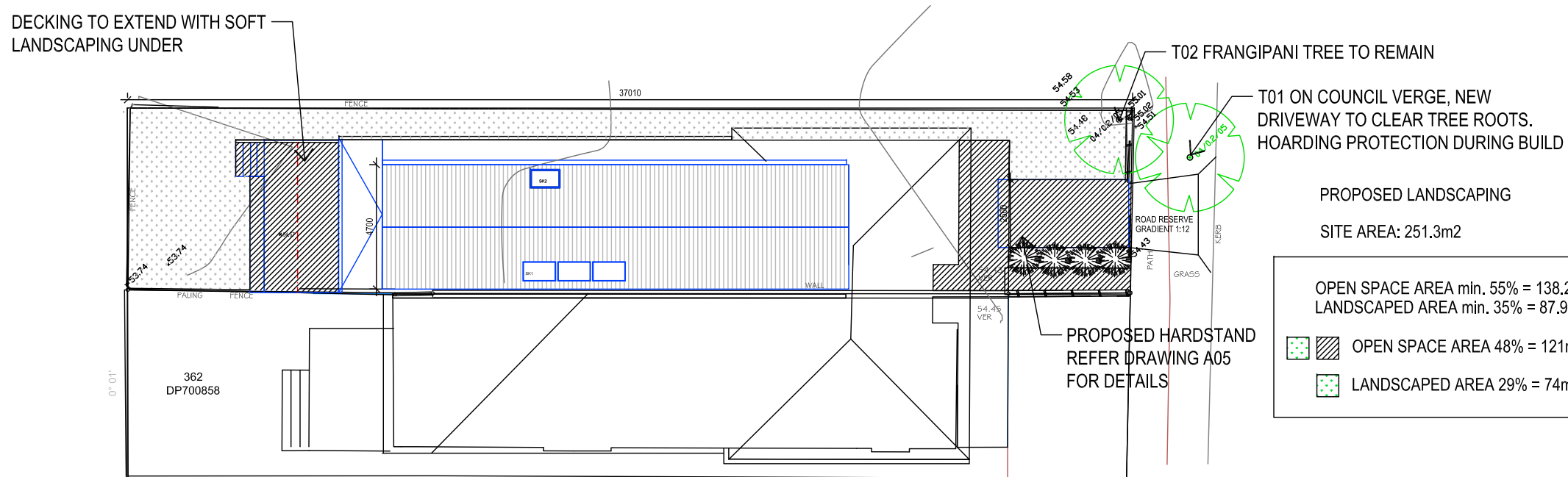
SITE AREA: 251.3m<sup>2</sup>

OPEN SPACE AREA min. 55% = 138.2m<sup>2</sup>  
LANDSCAPED AREA min. 35% = 87.9m<sup>2</sup>

  OPEN SPACE AREA 51% = 129m2

 LANDSCAPED AREA 37% = 93m2

01 LANDSCAPE PLAN EXISTING  
SCALE 1:200



## PROPOSED LANDSCAPING

SITE AREA: 251.3m<sup>2</sup>

OPEN SPACE AREA min. 55% = 138.2m<sup>2</sup>  
LANDSCAPED AREA min. 35% = 87.9m<sup>2</sup>

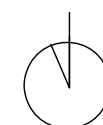
  OPEN SPACE AREA 48% = 121m<sup>2</sup>

 LANDSCAPED AREA 29% = 74m2

02 LANDSCAPE PLAN PROPOSED  
SCALE 1:200

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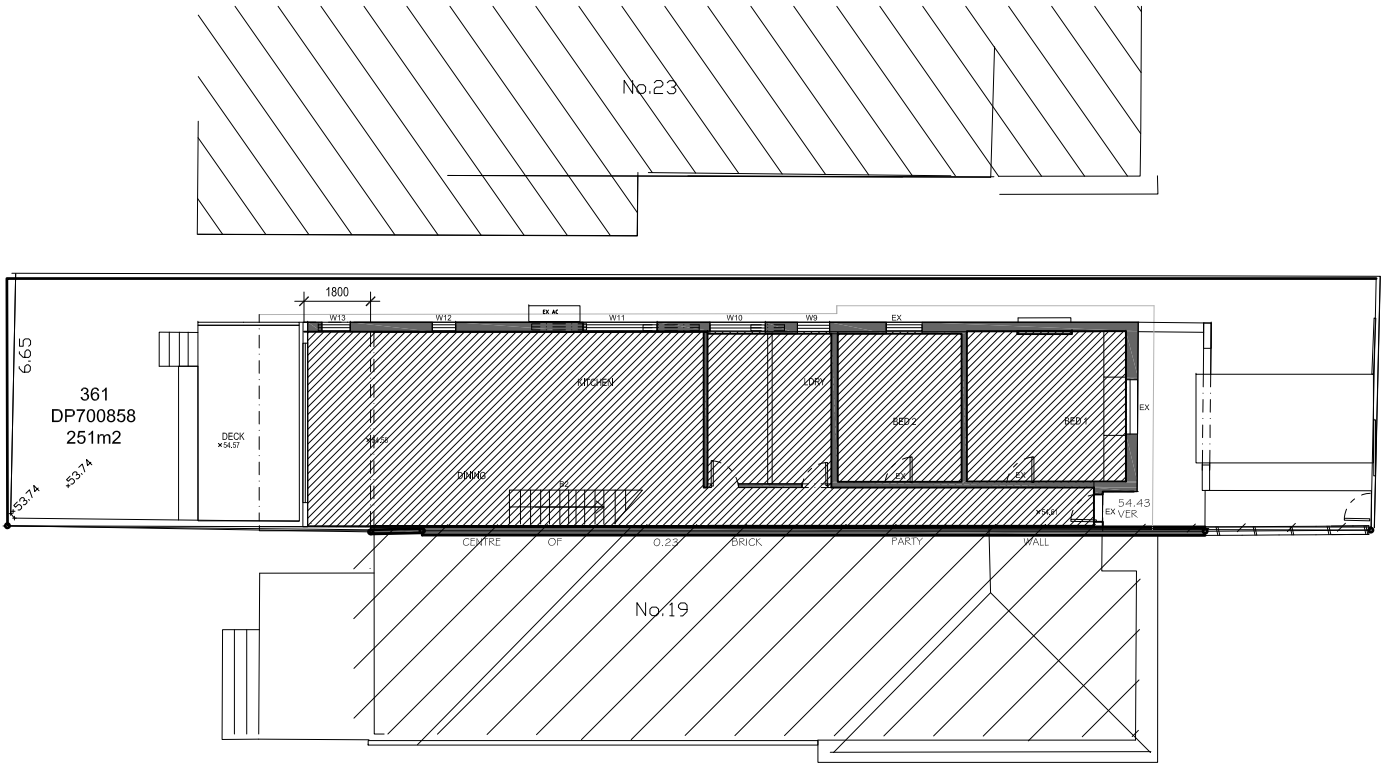
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LANDSCAPE PLAN

SCALE  
1:100 (A3)

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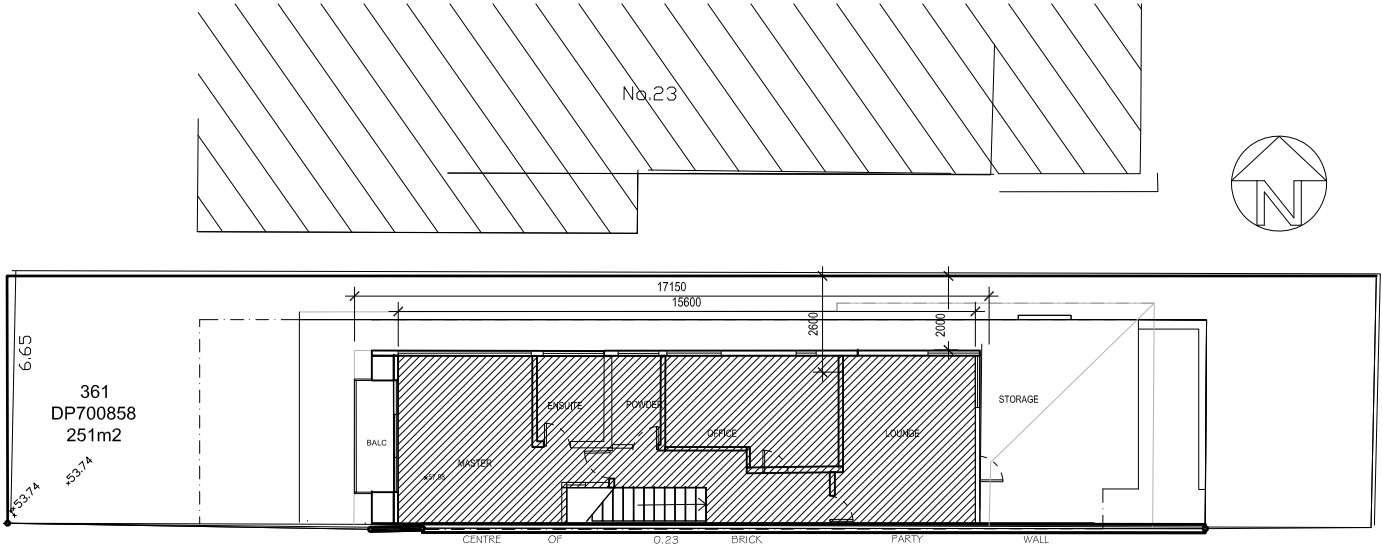


01 FSR GROUND FLOOR  
SCALE 1:200

SITE AREA: 251.3m2

FLOOR SPACE RATIO  
COMPLIANCE 0.6:1 = 150.78m2

- GROUND FLOOR AREA = 115m2
- FIRST FLOOR AREA = 69m2
- TOTAL GROSS FLOOR AREA = 184m2  
0.73:1



02 FSR FIRST FLOOR  
SCALE 1:200

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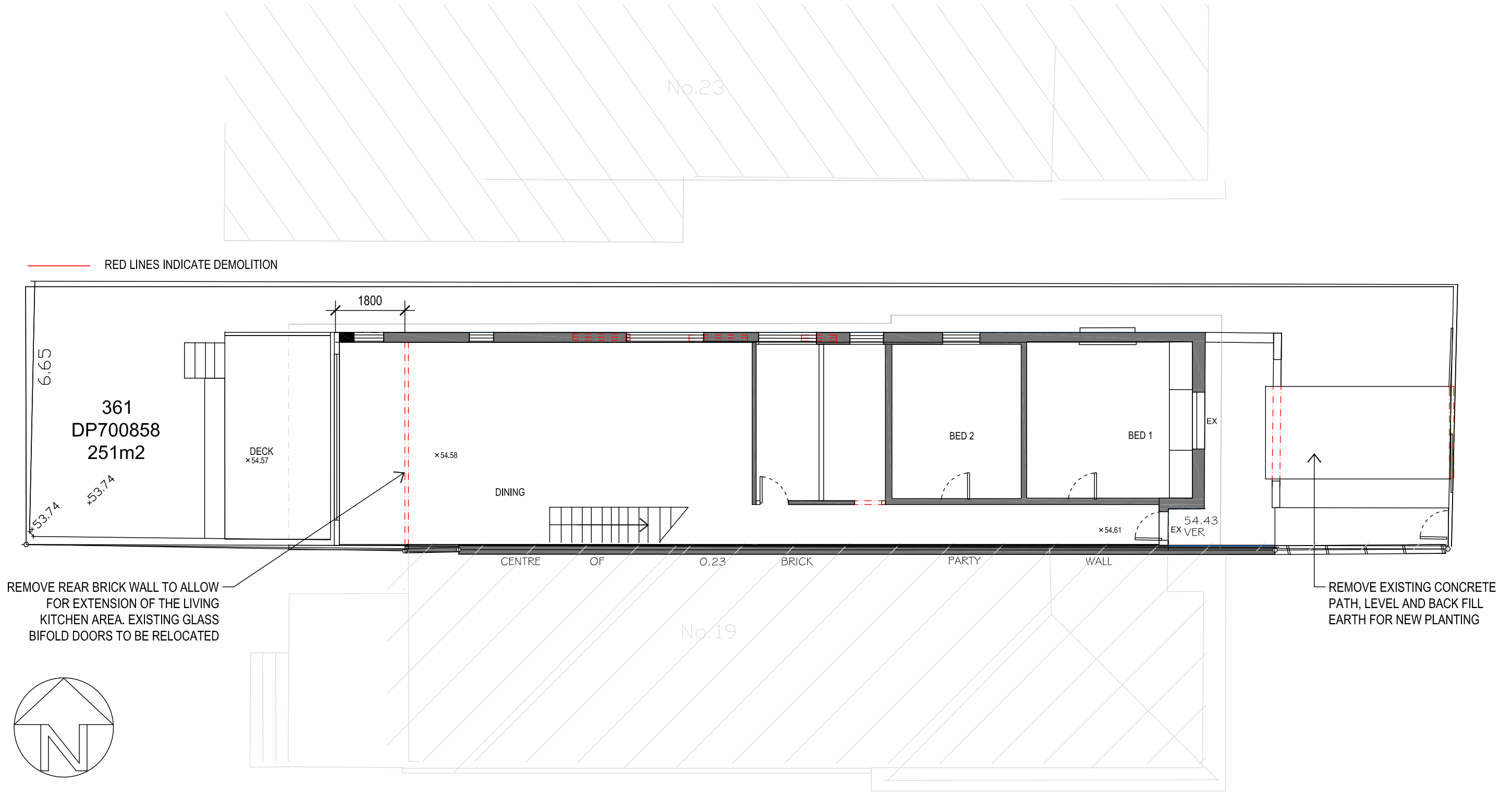
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FSR PLAN

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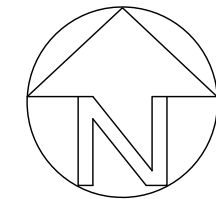


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REMOVE REAR BRICK WALL TO ALLOW FOR EXTENSION OF THE LIVING KITCHEN AREA. EXISTING GLASS BIFOLD DOORS TO BE RELOCATED

REMOVE EXISTING CONCRETE PATH, LEVEL AND BACK FILL EARTH FOR NEW PLANTING

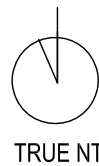


01 DEMO PLAN  
SCALE 1:100

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DEMOLITION PLAN

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SCALE  
1:100(A3)

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JAMES HARDIE SCYON CLADDING



BRICK PAINTED GREY TO MATCH EXISTING



CUSTOM ORB METAL SHEET ROOFING



WHITE LOUVRED WINDOWS



ARTIST IMPRESSION ONLY INDICATING FORM AND HEIGHTS OF STREET ROOFLINES



BLACK POWDERCOATED SLIDING FRONT GATE

01

MATERIAL PALETTE

SCALE: NTS

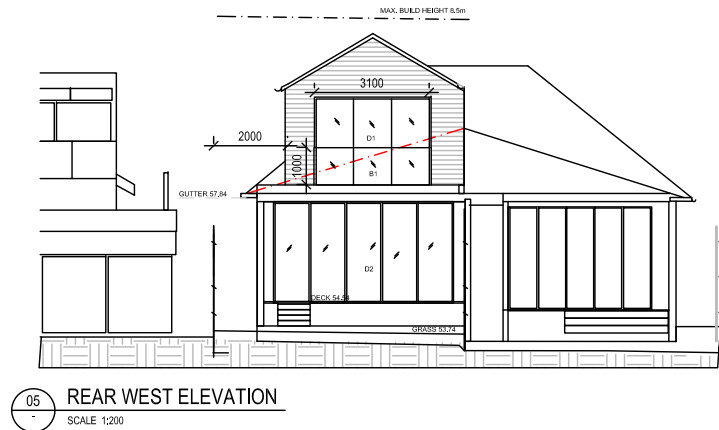
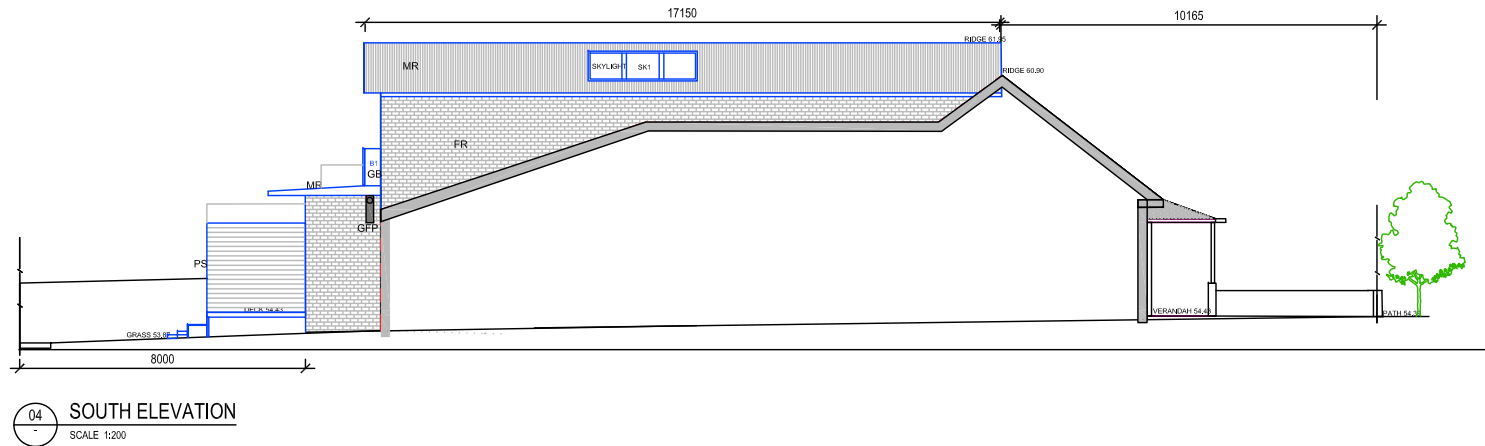
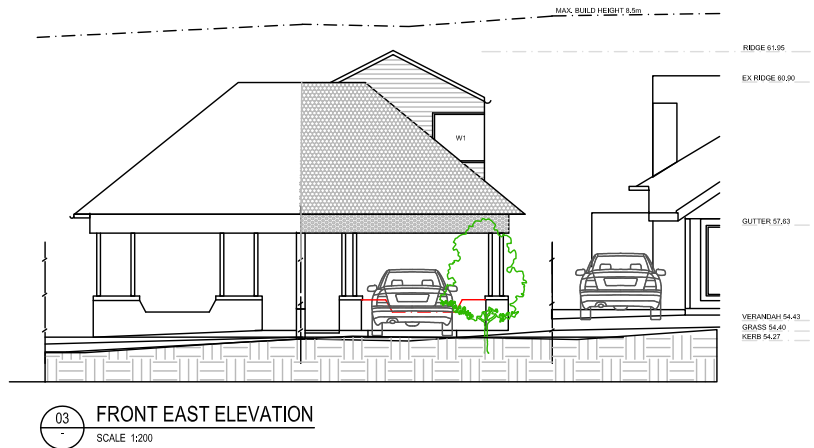
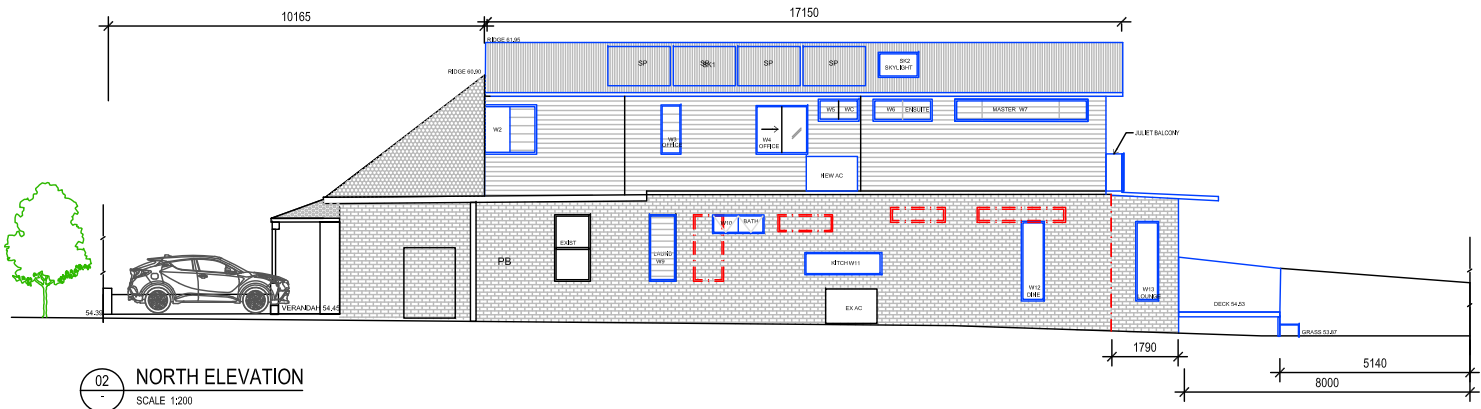
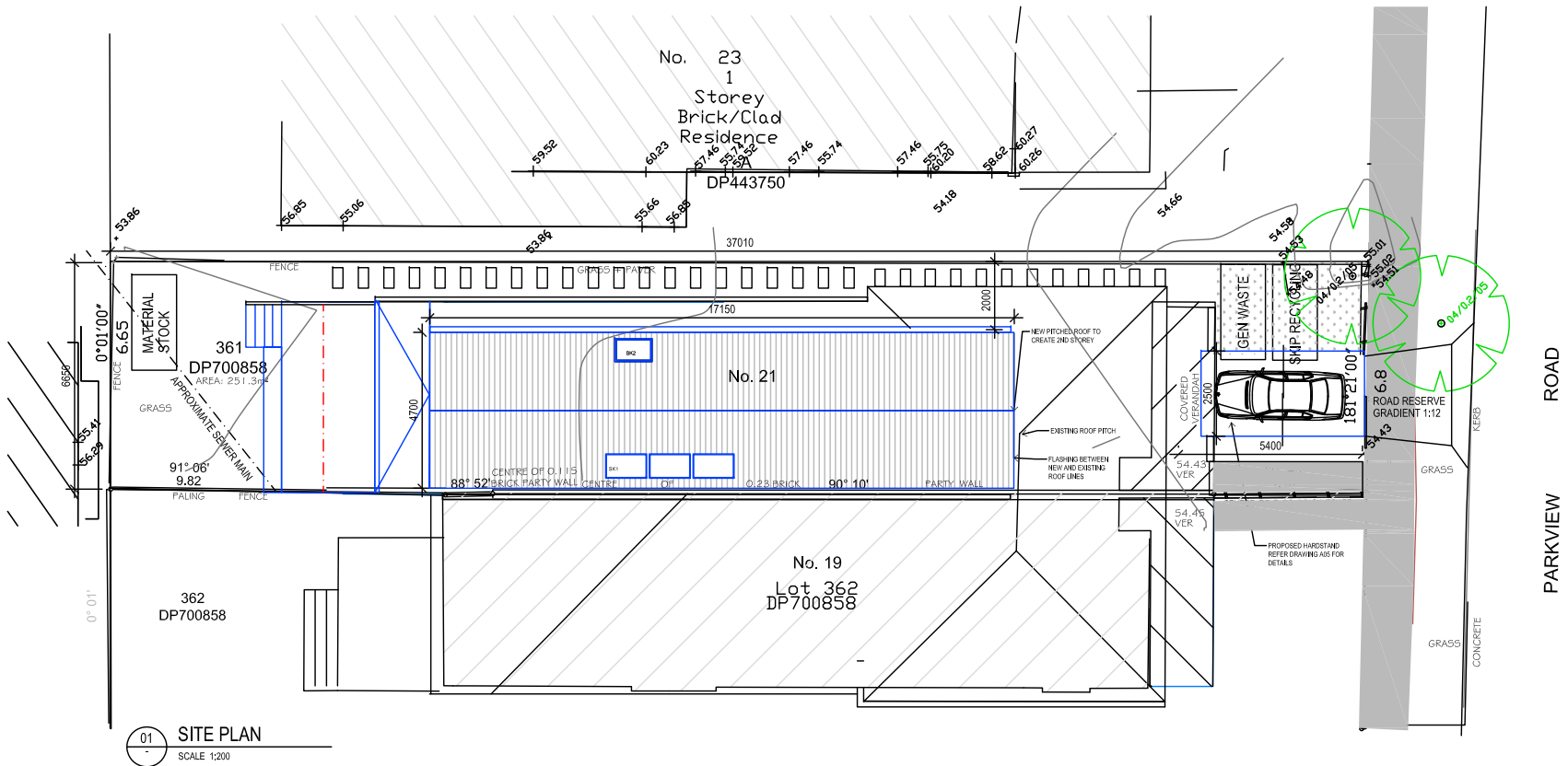
02

STREET VIEW

SCALE: NTS



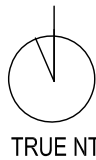
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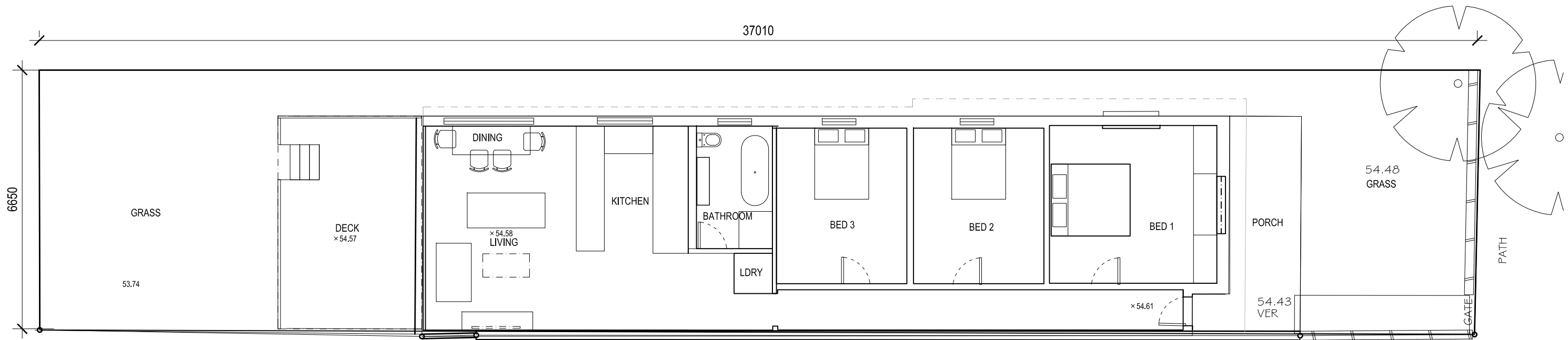
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DRAWING  
NOTIFICATION DRAWING

DATE	DRAWN	PROJECT CO-ORDINATOR
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PROJECT NUMBER	DRAWING NUMBER	REVISION
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01 GROUND FLOOR\_EXISTING  
SCALE 1:100

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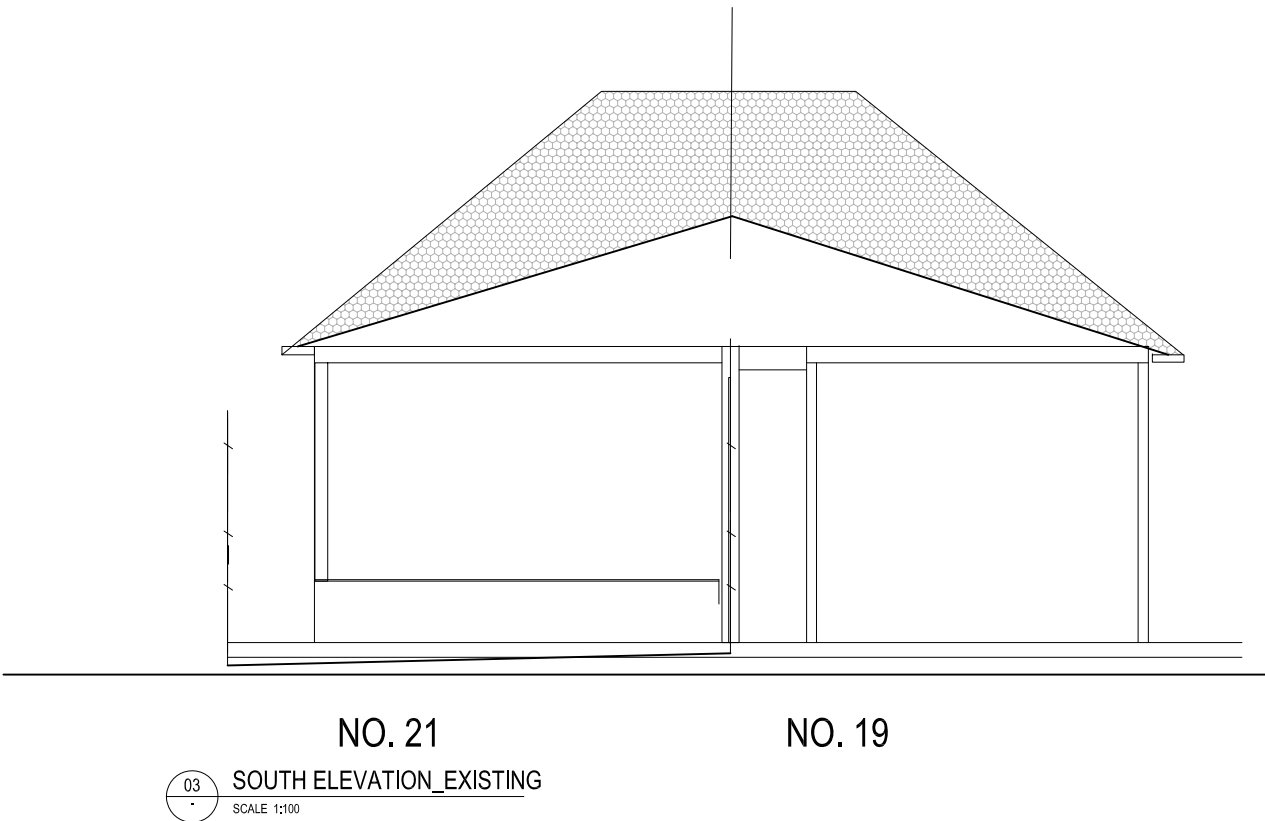
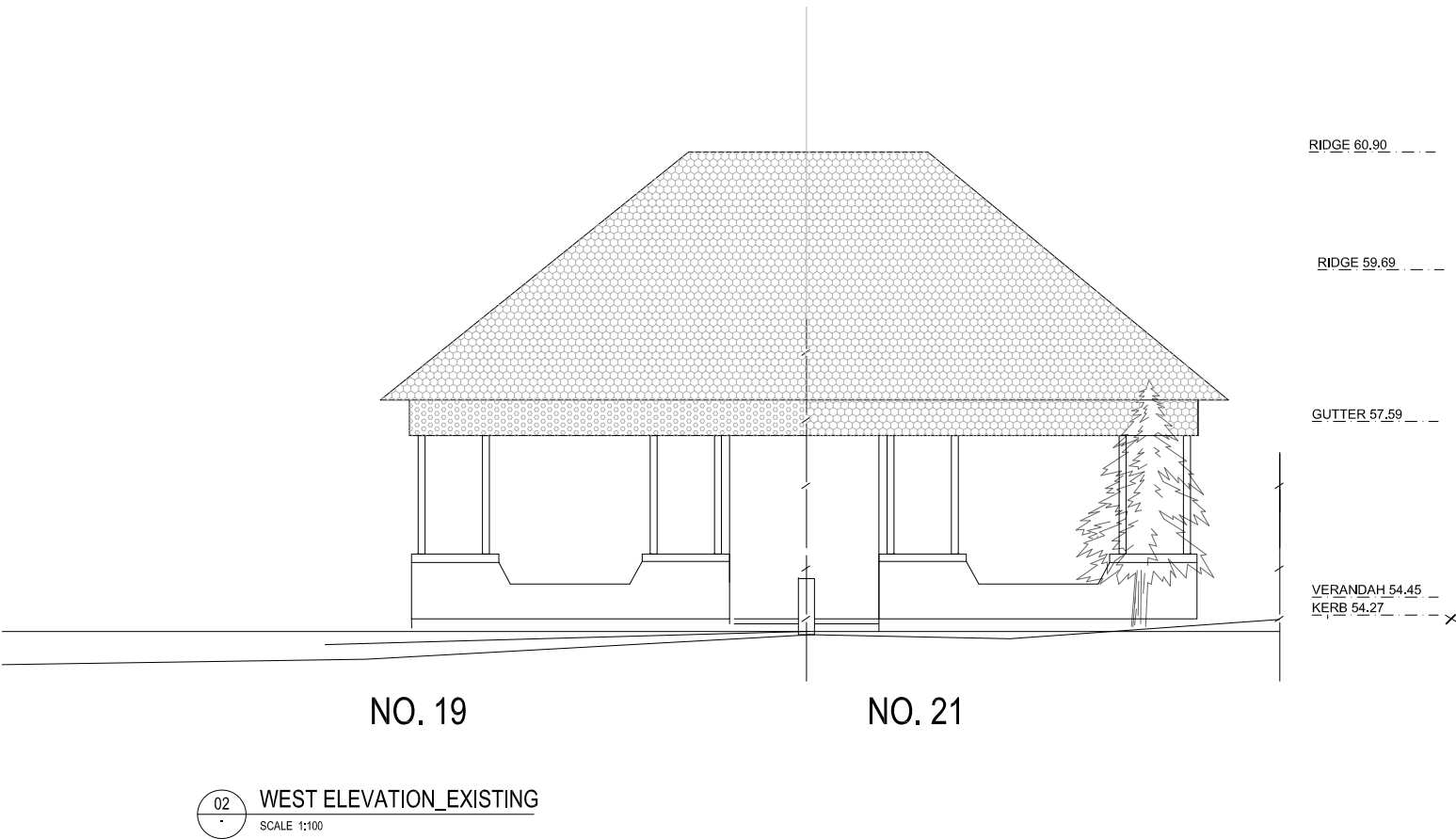
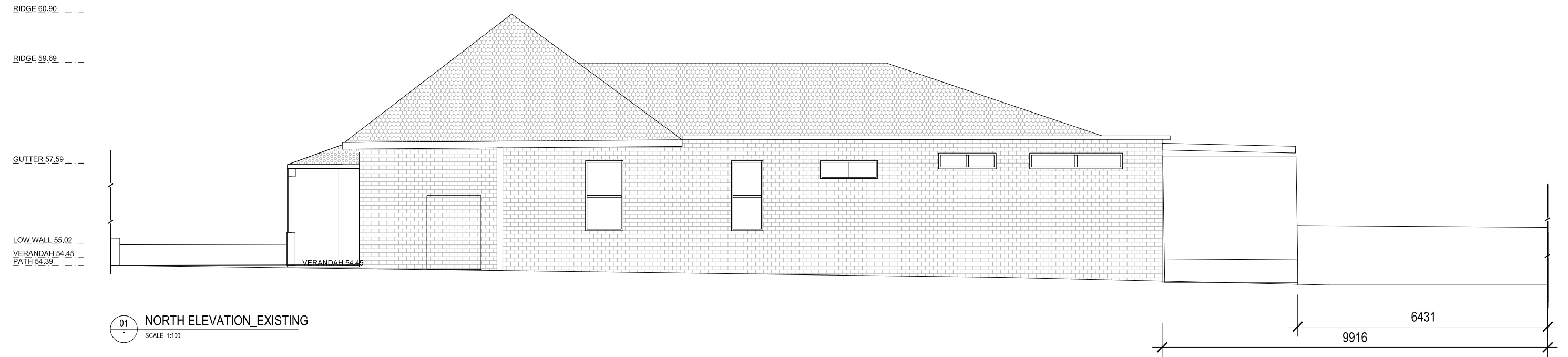
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DRAWING  
EXISTING PLANS

DATE	DRAWN	PROJECT CO-ORDINATOR
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PROJECT  
21 Parkview Road  
Fairlight NSW 2094  
Client: Anthony + Kathleen Moss

NORTH  
SCALE  
(A3)

DRAWING  
EXISTING ELEVATIONS

DATE	DRAWN	PROJECT CO-ORDINATOR
FEB 2022	LR	LR

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