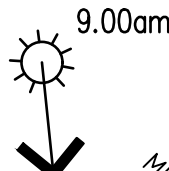
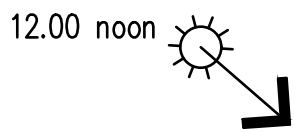




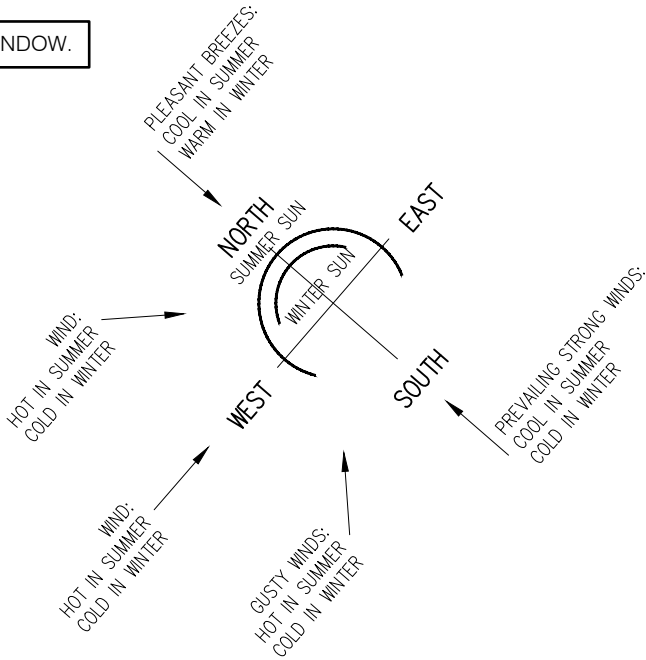
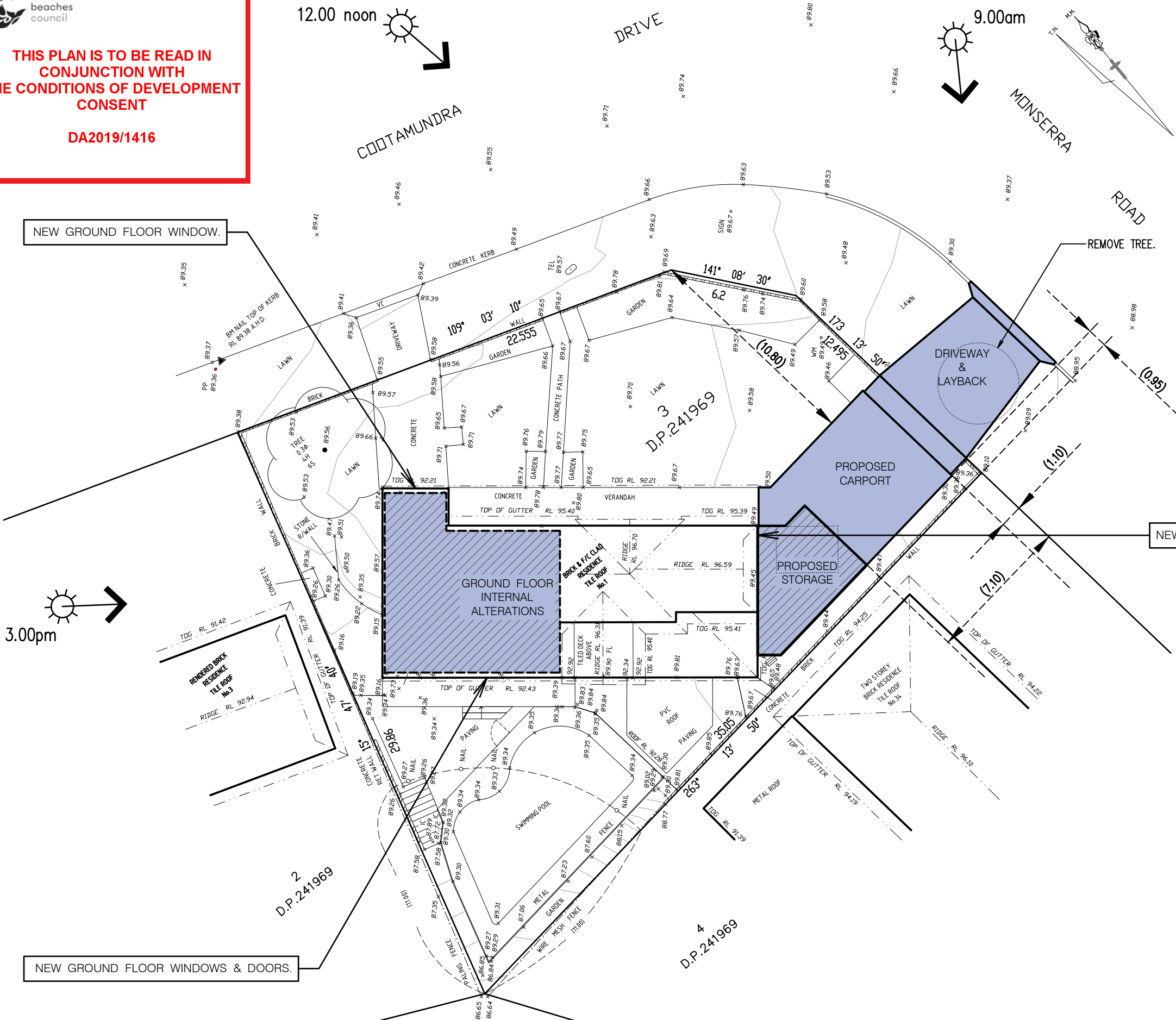
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DA2019/1416



LOT 3, DP 241969

SITE ANALYSIS	(m2)
SITE AREA	667.80
EXISTING SITE COVERAGE	147.83
PROPOSED SITE COVERAGE	164.43
EXISTING GROSS FLOOR AREA	172.70
PROPOSED GROSS FLOOR AREA	189.51
EXISTING LANDSCAPED AREA	(48.64%) 324.84
PROPOSED LANDSCAPED AREA	(40.99%) 273.73



SITE PLAN / ANALYSIS PLAN
1:200

NOTE
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No.32 MONSERRA ROAD, ALLAMBIE HEIGHTS
PROPOSED ALTERATIONS AND ADDITIONS
APPLICANT: BEN & GEORGIE WICKS
SITE PLAN / ANALYSIS PLAN

SCALE 1:200
DATE DECEMBER 2019

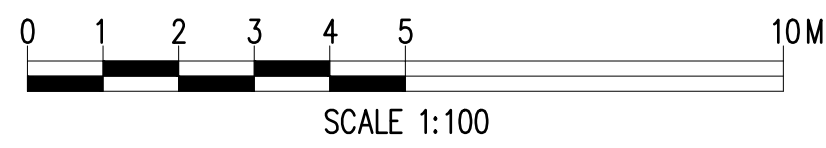
MICHAEL AIREY
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ABN 26 769 291 556

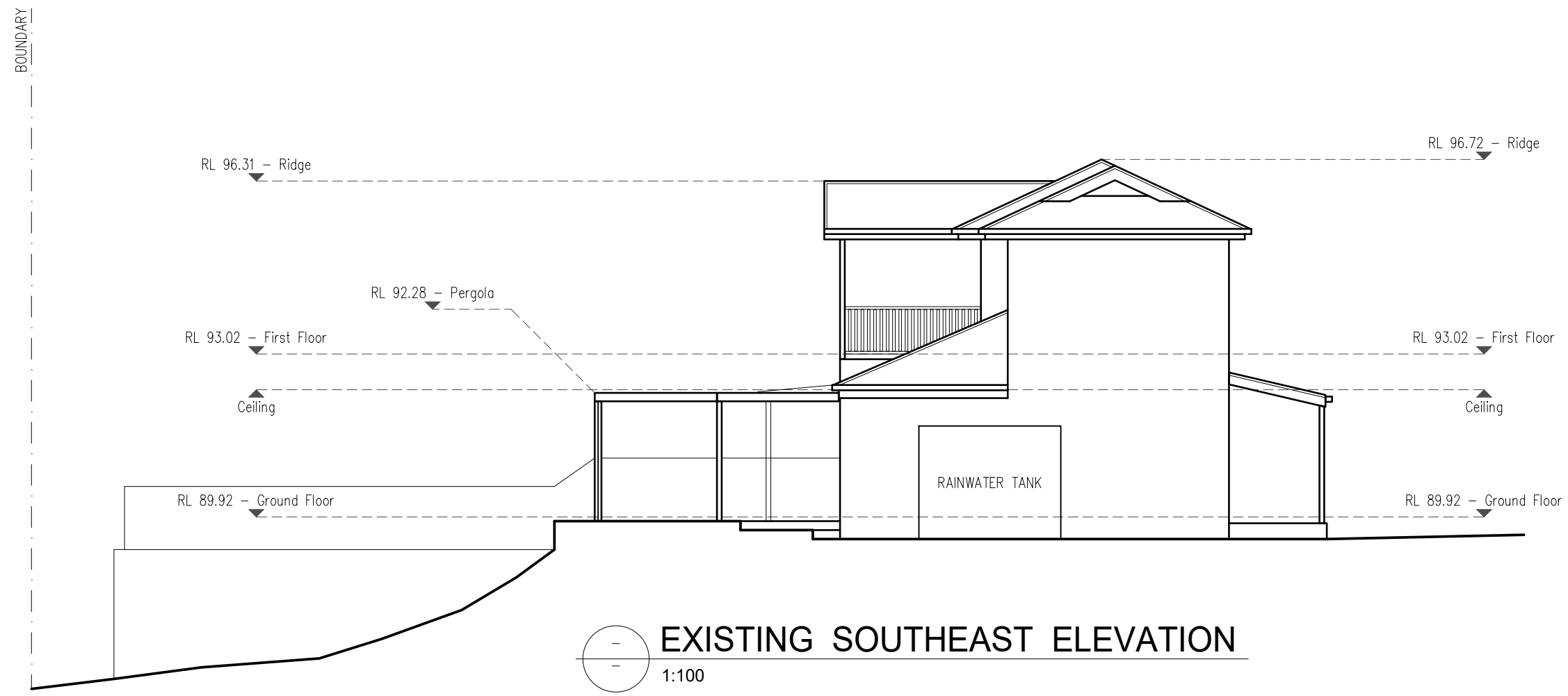


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EXISTING NORTHEAST ELEVATION
1:100



EXISTING SOUTHEAST ELEVATION
1:100

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APPLICANT: BEN & GEORGIE WICKS
EXISTING NORTHEAST ELEVATION
EXISTING SOUTHEAST ELEVATION

SCALE 1:100
DATE DECEMBER 2019

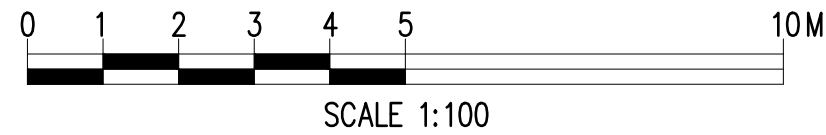
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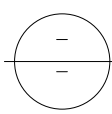
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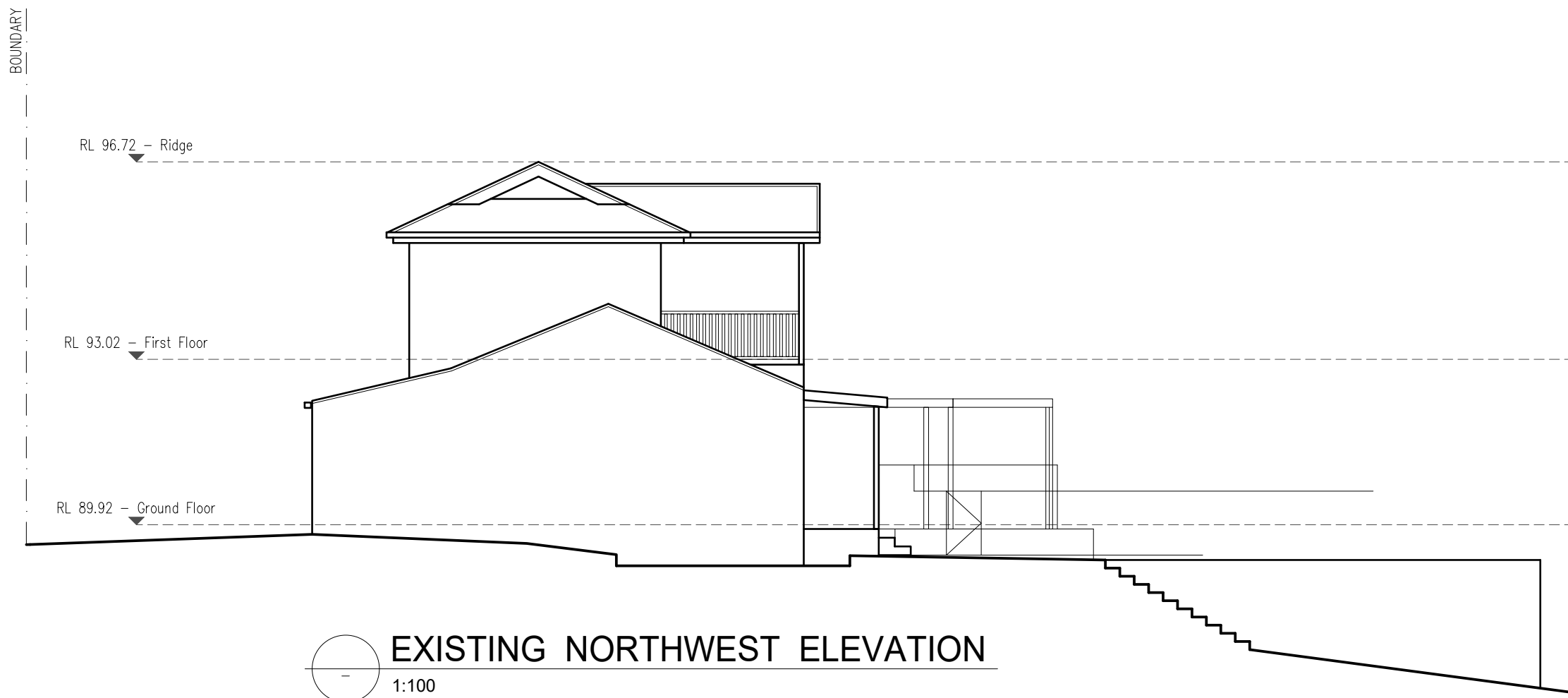
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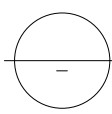
RL 96.72 – Ridge

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 **EXISTING SOUTHWEST ELEVATION**
1:100



 **EXISTING NORTHWEST ELEVATION**
1:100

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PROPOSED ALTERATIONS AND ADDITIONS
APPLICANT: BEN & GEORGIE WICKS
EXISTING SOUTHWEST ELEVATION
EXISTING NORTHWEST ELEVATION

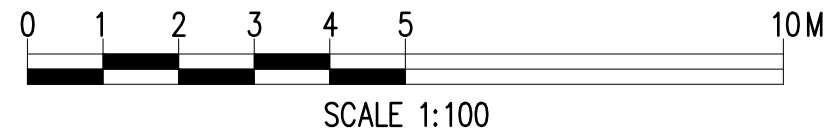
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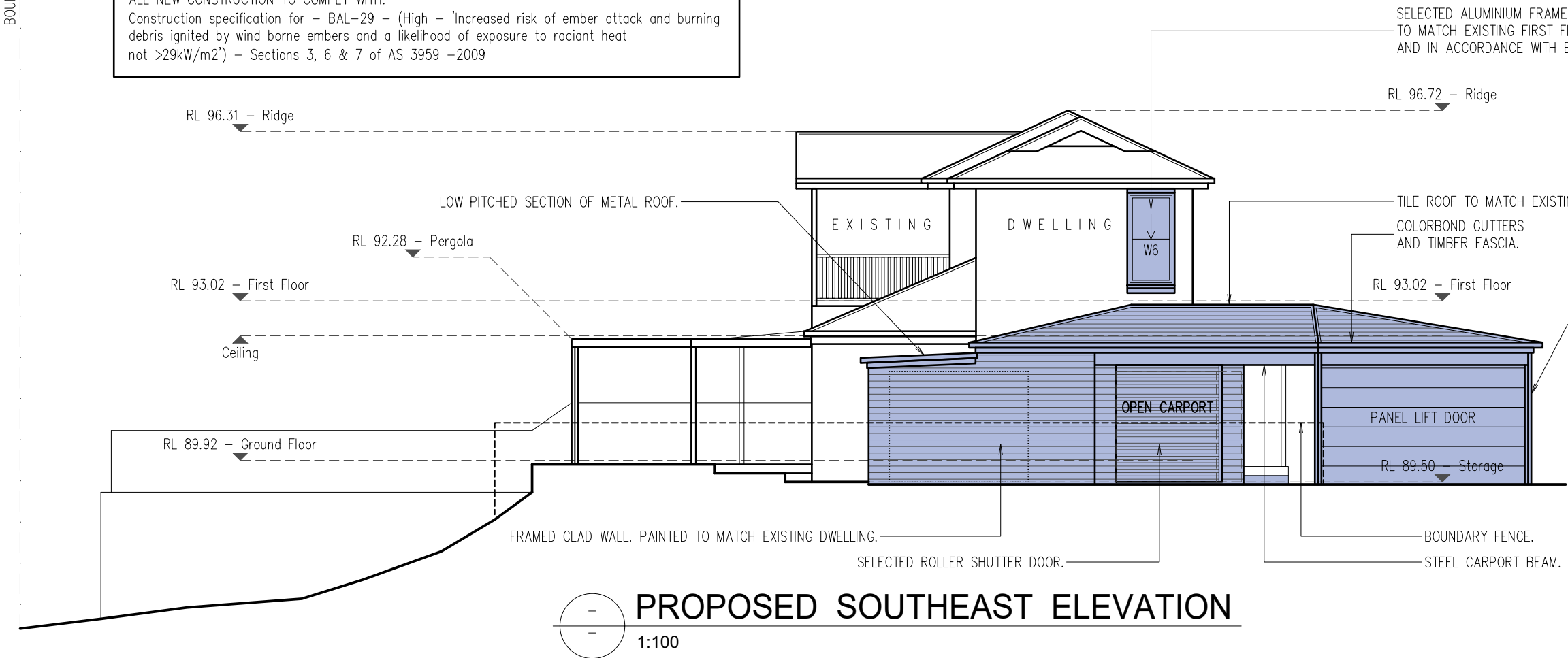
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PROPOSED NORTHEAST ELEVATION

1:100

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PROPOSED SOUTHEAST ELEVATION

1:100

No.32 MONSERRA ROAD, ALLAMBIE HEIGHTS
PROPOSED ALTERATIONS AND ADDITIONS
APPLICANT: BEN & GEORGIE WICKS
PROPOSED NORTHEAST ELEVATION
PROPOSED SOUTHEAST ELEVATION

SCALE 1:100
DATE DECEMBER 2019

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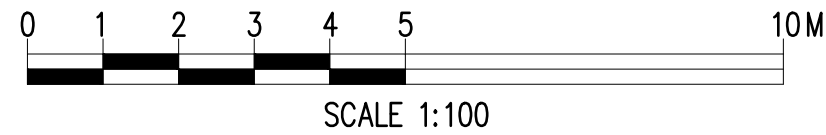
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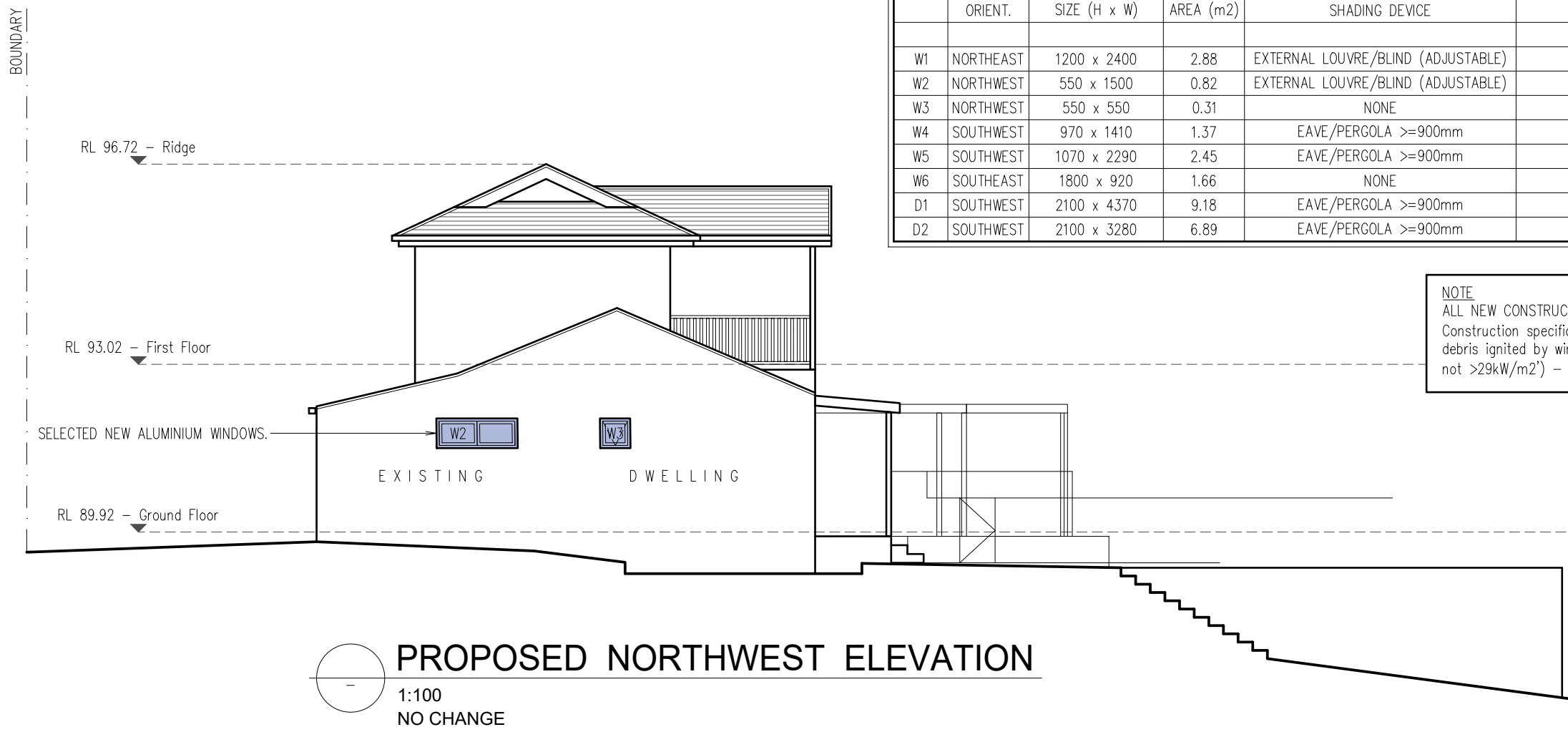
RL 96.72 – Ridge

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WINDOW AND DOOR SCHEDULE					
	ORIENT.	SIZE (H x W)	AREA (m2)	SHADING DEVICE	FRAME AND GLASS TYPE
W1	NORTHEAST	1200 x 2400	2.88	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)	STANDARD ALUMUNIUM, SINGLE TONED, (or U-value: 7.57, SHGC: 0.57)
W2	NORTHWEST	550 x 1500	0.82	EXTERNAL LOUVRE/BLIND (ADJUSTABLE)	STANDARD ALUMUNIUM, SINGLE TONED, (or U-value: 7.57, SHGC: 0.57)
W3	NORTHWEST	550 x 550	0.31	NONE	STANDARD ALUMUNIUM, SINGLE TONED, (or U-value: 7.57, SHGC: 0.57)
W4	SOUTHWEST	970 x 1410	1.37	EAVE/PERGOLA >=900mm	STANDARD ALUMUNIUM, SINGLE TONED, (or U-value: 7.57, SHGC: 0.57)
W5	SOUTHWEST	1070 x 2290	2.45	EAVE/PERGOLA >=900mm	STANDARD ALUMUNIUM, SINGLE TONED, (or U-value: 7.57, SHGC: 0.57)
W6	SOUTHEAST	1800 x 920	1.66	NONE	STANDARD ALUMUNIUM, SINGLE TONED, (or U-value: 7.57, SHGC: 0.57)
D1	SOUTHWEST	2100 x 4370	9.18	EAVE/PERGOLA >=900mm	STANDARD ALUMUNIUM, SINGLE TONED, (or U-value: 7.57, SHGC: 0.57)
D2	SOUTHWEST	2100 x 3280	6.89	EAVE/PERGOLA >=900mm	STANDARD ALUMUNIUM, SINGLE TONED, (or U-value: 7.57, SHGC: 0.57)

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**No.32 MONSERRA ROAD, ALLAMBIE HEIGHTS
PROPOSED ALTERATIONS AND ADDITIONS
APPLICANT: BEN & GEORGIE WICKS
PROPOSED SOUTHWEST ELEVATION
PROPOSED NORTHWEST ELEVATION**

SCALE 1:100
DATE DECEMBER 2019

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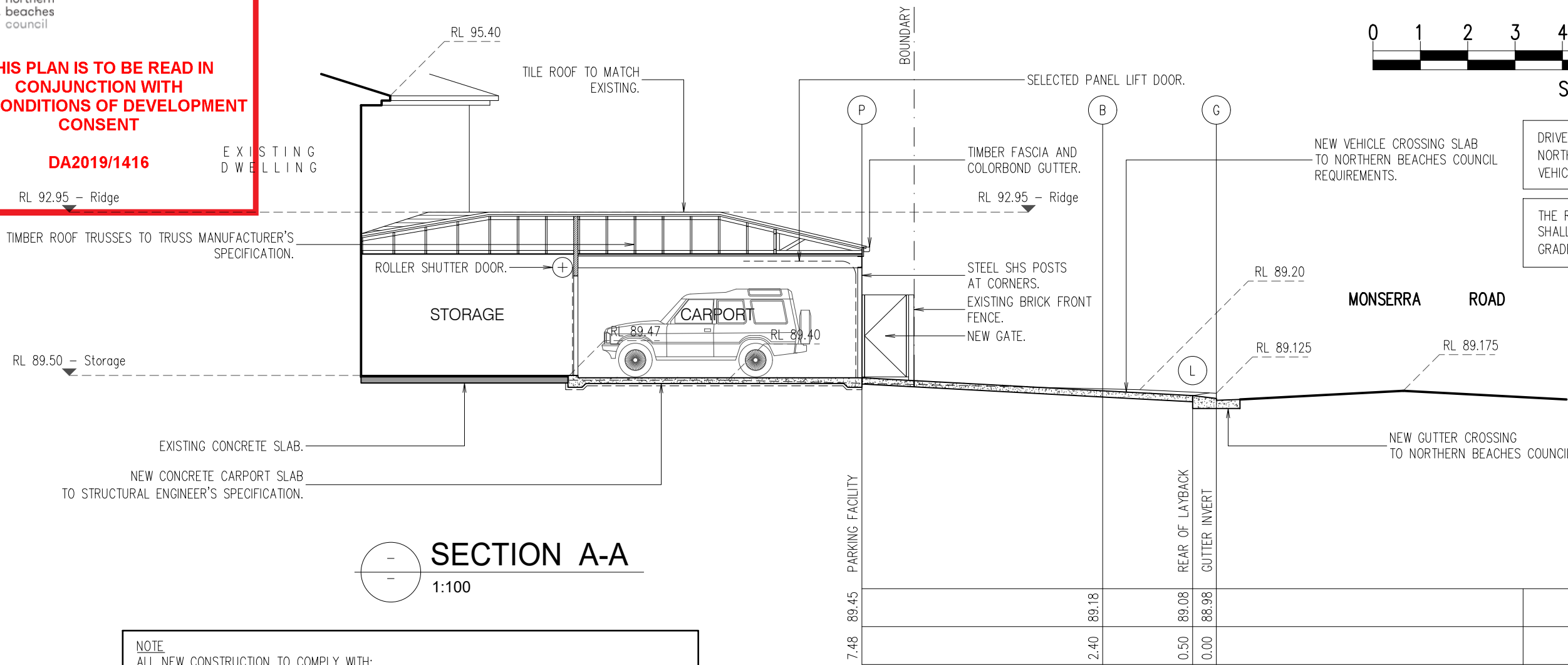
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BASIX COMMITMENTS – CERTIFICATE No: A365809

LIGHTING
THE APPLICANT MUST ENSURE A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

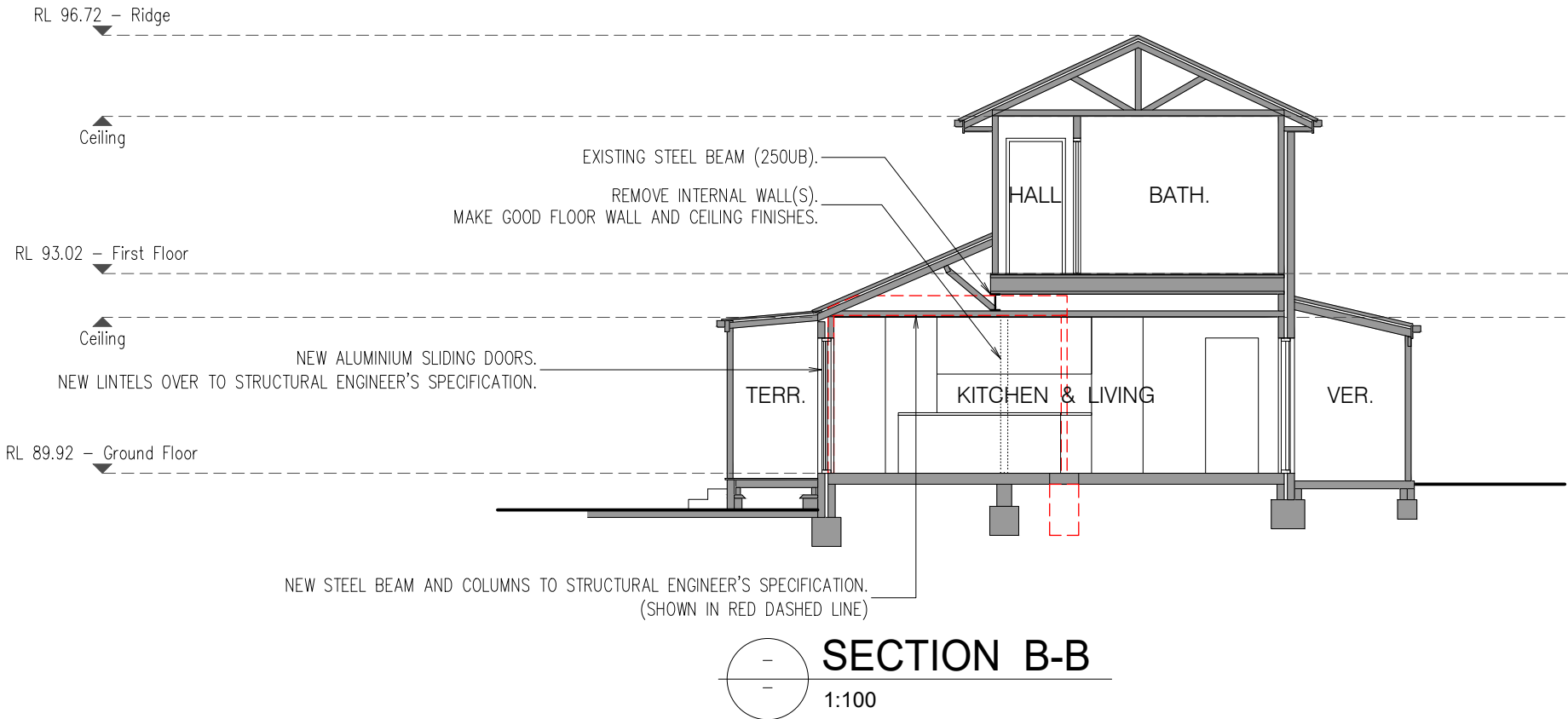
FIXTURES
THE APPLICANT MUST ENSURE NEW OR ALTERED SHOWERHEADS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR A 3 STAR WATER RATING.

THE APPLICANT MUST ENSURE NEW OR ALTERED TOILETS HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.

THE APPLICANT MUST ENSURE NEW OR ALTERED TAPS HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR MINIMUM 3 STAR WATER RATING.

CONSTRUCTION
EXTERNAL WALL: BRICK VENEER: ADDITIONAL INSULATION REQUIRED – R1.16 (OR R1.70 INCLUDING CONSTRUCTION)

WINDOWS AND GLAZED DOORS
(SEE WINDOW AND DOOR SCHEDULE ON FLOOR PLANS)



No.32 MONSERRA ROAD, ALLAMBIE HEIGHTS
PROPOSED ALTERATIONS AND ADDITIONS
APPLICANT: BEN & GEORGIE WICKS
SECTION A-A
SECTION B-B

SCALE 1:100
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REV. **A**