

P R O J E C T :
D O W N E S R E S I D E N C E

A D D R E S S :
18 M A R G A R E T S T R E E T
F A I R L I G H T

C L I E N T :
M E L I S S A D O W N E S

C O N S U L T A N T S :
DEVELOPMENT APPLICATIONS MANAGEMENT - COMPLETE TRADE
LEGISLATIVE PLANNER - MATSUPLAN
ENERGY CONSULTANT - AUSTRALIAN ENERGY EFFICIENCY (AENEC)
HERITAGE CONSULTANT - ANDREW STARR AND ASSOCIATES
SURVEY - IPING SURVEY GROUP
STORMWATER - FORRESTER JOHNSON

C O N T E N T S :

Layout ID	Layout Name
A.01.1	Cover Page
A.01.2	Site Analysis
A.01.3	Site Cadastre
A.01.4	Site Analysis Detail
A.02.1	Site Plan - Existing
A.02.2	Site Plan - Proposed
A.02.3	Ground Floor Plan
A.02.4	First Floor Plan
A.02.5	Roof Plan
A.03.1	Northern Southern Elevation
A.03.2	Eastern Western Elevation
A.04.1	Sections Plan
A.05.1	Window and Door Schedule

I S S U E : A
D A T E : 2 3 / 0 1 / 2 0 2 3



SITE ANALYSIS PLAN

Site Address: 18 Margaret St
Fairlight, 2094 NSW

CRS: MGA Zone EPSG:28356

Extent: 340510.3, 6258897.8
340560.3, 6258947.8

Nearmap Imagery:

Latitude: -33.79786°

Longitude: 151.27739°

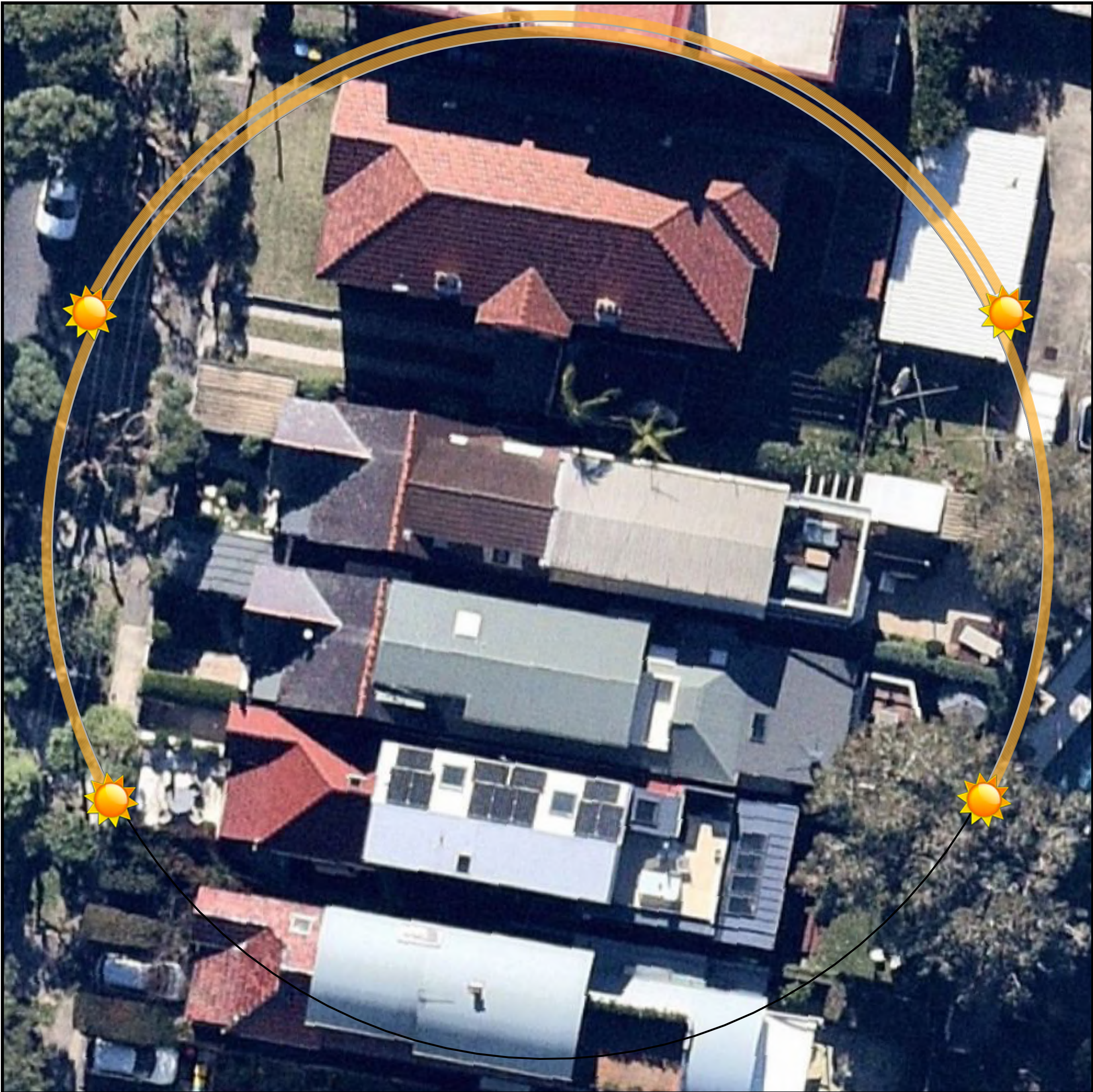
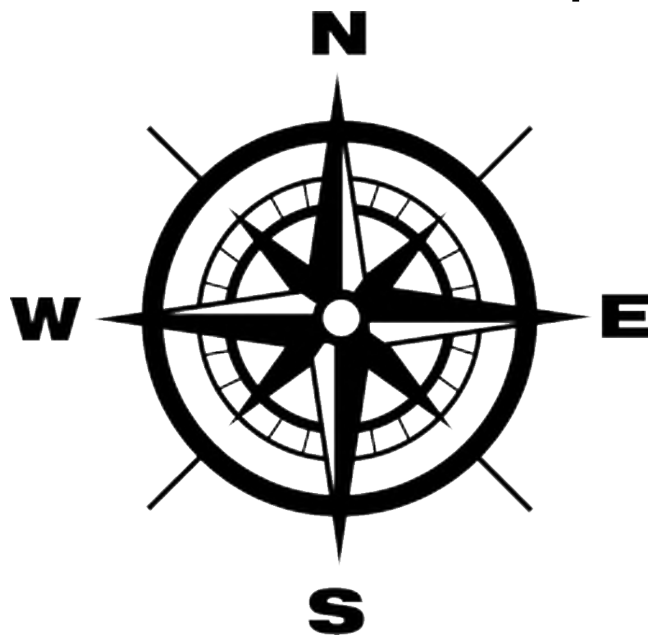
Resolution: 0.062 m

Capture Date: 2021-08-06

Orientation: True North

Tile Size: 50m x 50m

Scale: 5.0 m



SITE CADASTRE

Site Address:

18 Margaret St
Fairlight, 2094 NSW

CRS:

MGA Zone EPSG:28356

Extent:

340510.3, 6258897.8
340560.3, 6258947.8

Cadastre:

Latitude:

-33.79786°

Longitude:

151.27739°

Cadastral Title:

1//DP953749

Cadastral Area:

281.65 sqm

Orientation:

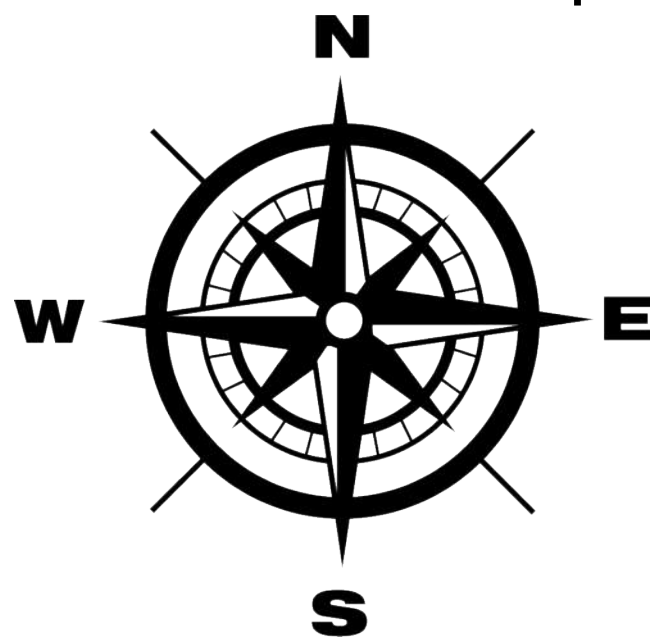
True North

Tile Size:

50m x 50m

Scale:

5.0 m



SITE ANALYSIS

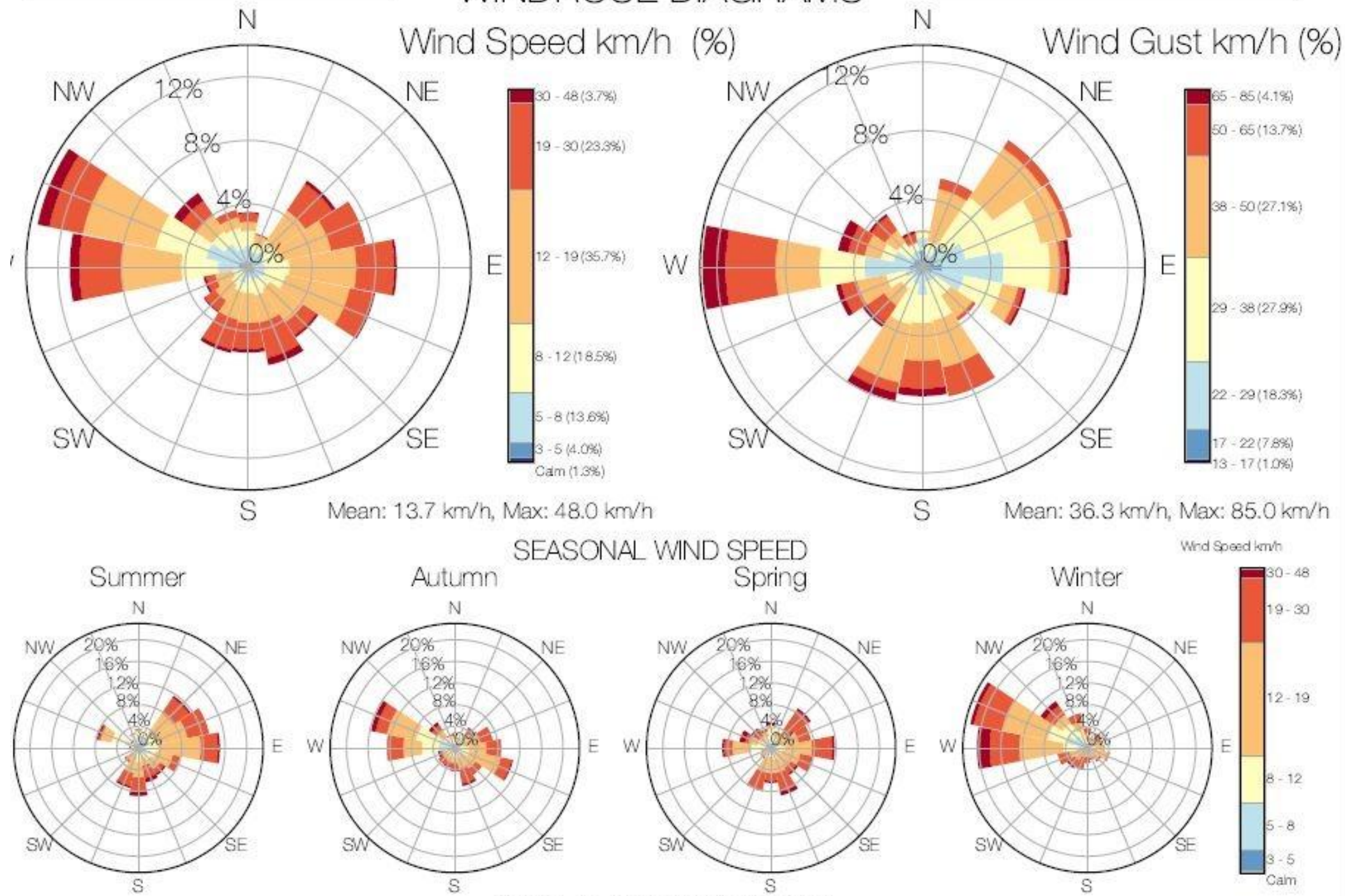
18 Margaret St, Fairlight NSW 2094, Australia

LOCATION INFORMATION

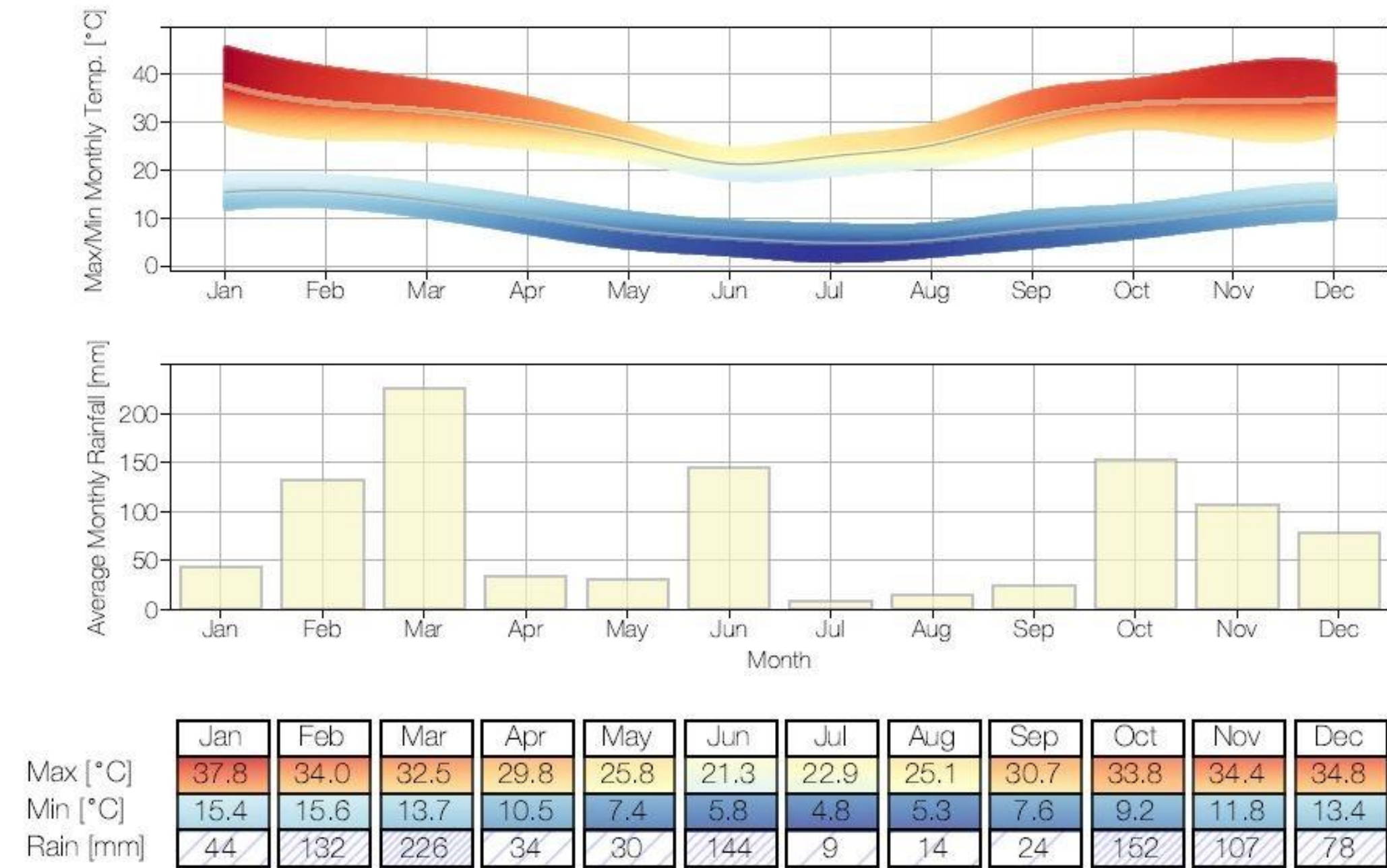
LAT: -33.7979 deg, LNG: 151.2774 deg

BOM STATION NUMBERS: 66062, 66059 and 66212

WINDROSE DIAGRAMS

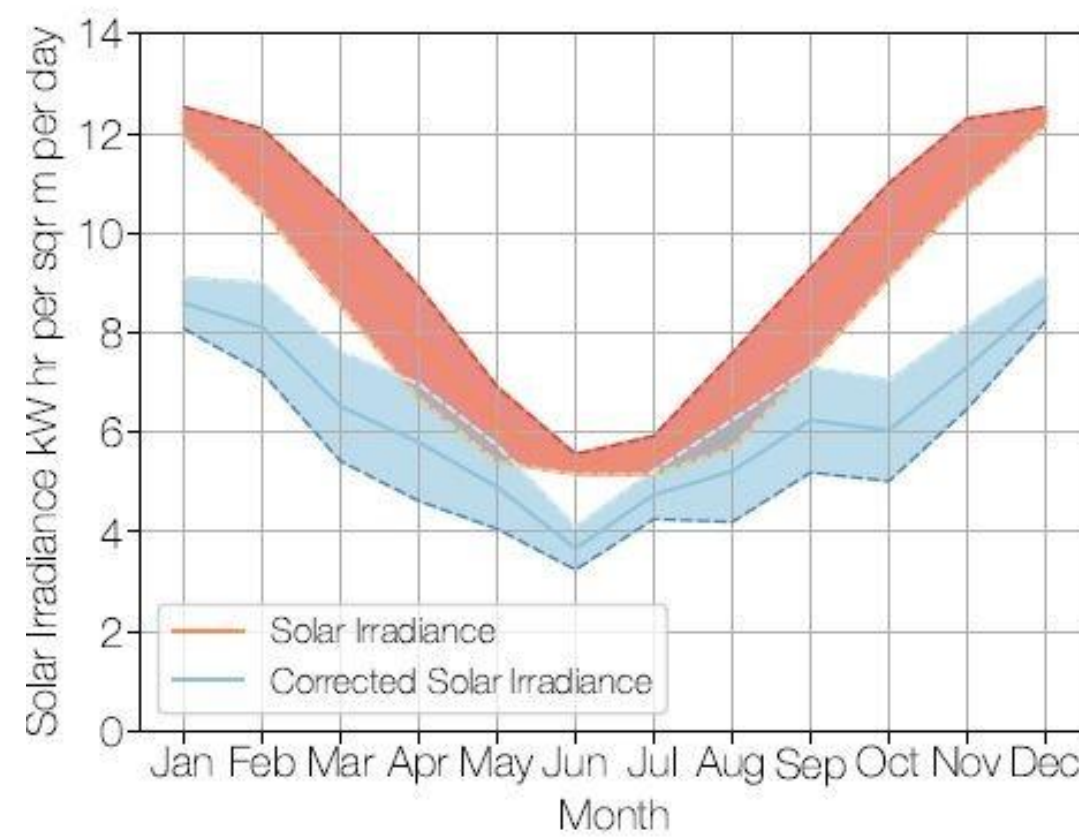


TEMPERATURE & RAINFALL

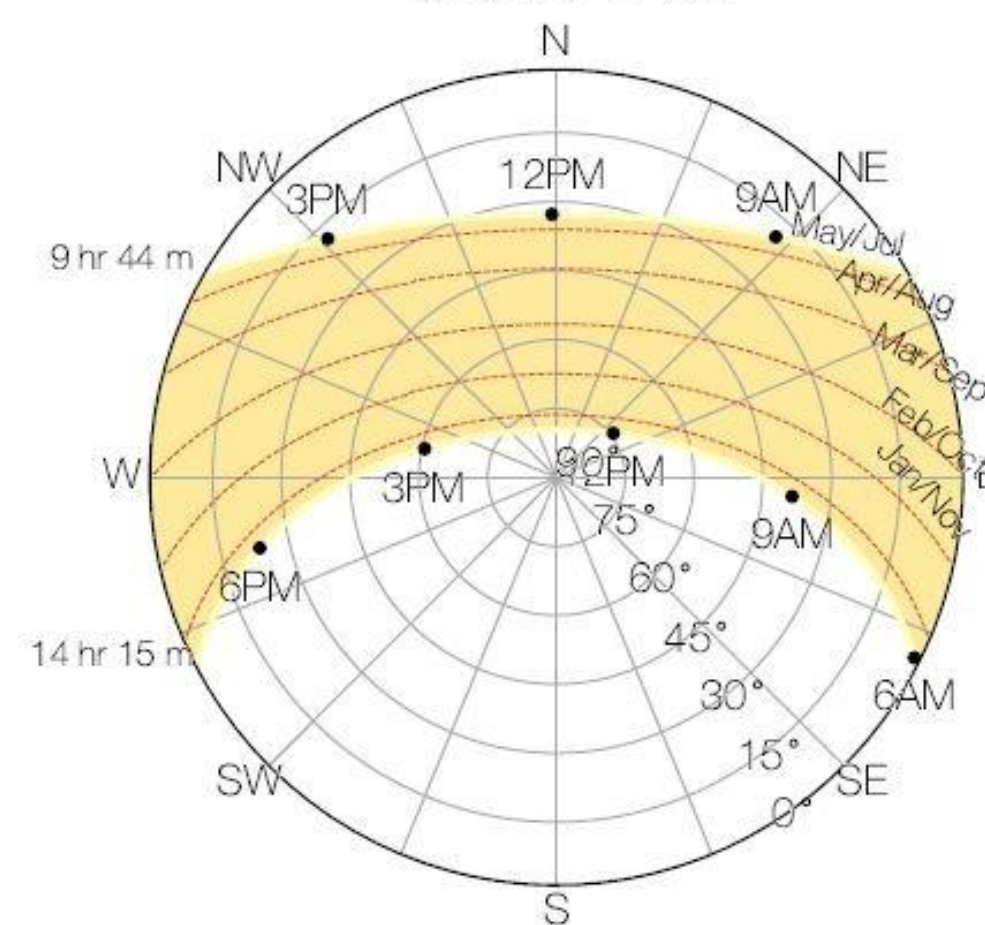


SOLAR DIAGRAMS

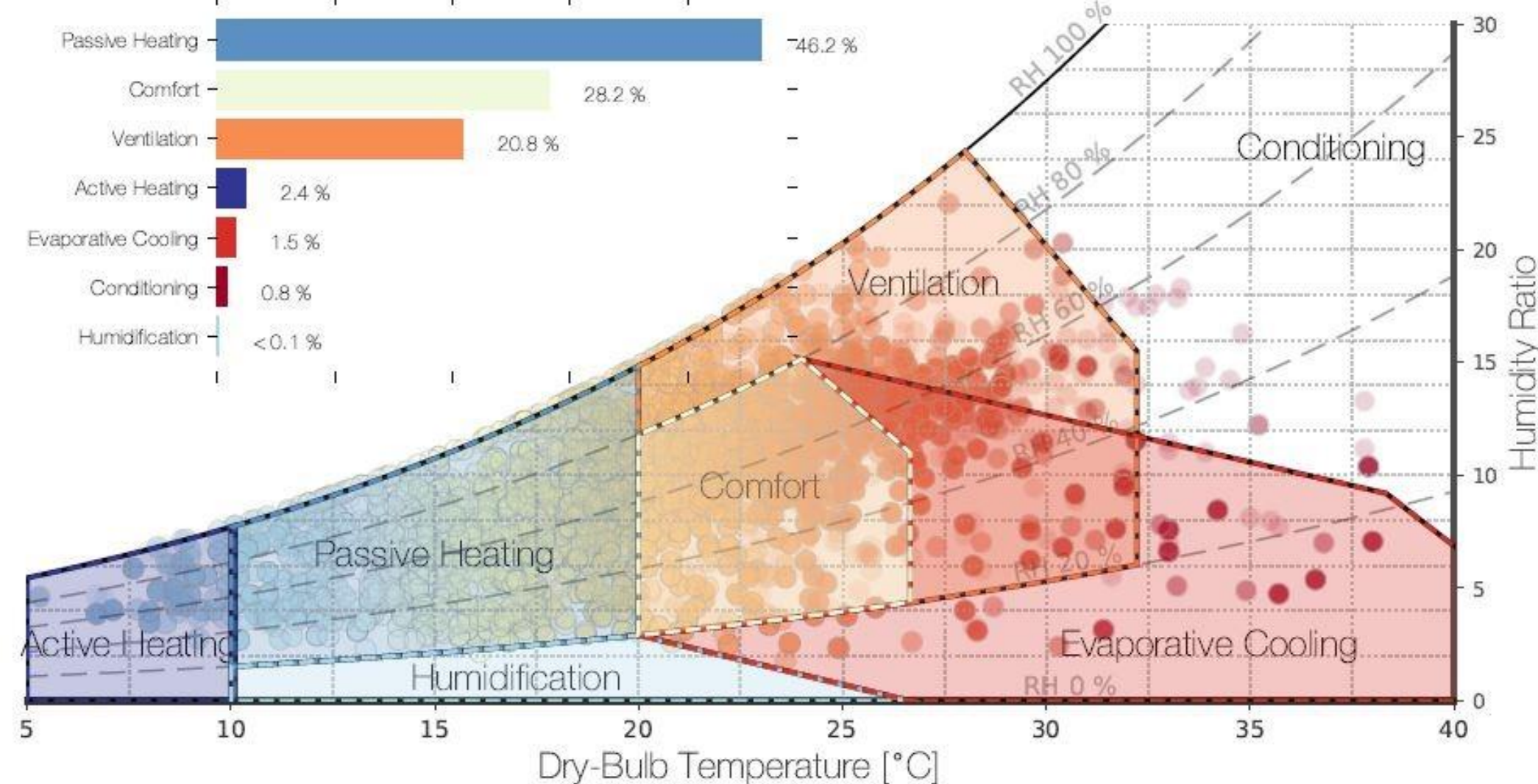
SOLAR IRRADIANCE



SOLAR PATH



PSYCHROMETRIC DIAGRAM



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PO BOX 240 ANNANDALE 2038

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DOWNES RESIDENCE

18 MARGARET STREET
NEW SOUTH WALES
1 / D.P.953749

ISSUE
B

DESCRIPTION
DEVELOPMENT APPLICATION

DATE
23/01/2023

DRAWN : NF
ID : A.01.4
SCALE :
DRAWING :

SITE LOT SIZE	287.4m ²
FRONT SETBACK - DWELLING	4.5m ² UNCHANGED
SIDE SETBACK SOUTH	.3m ² UNCHANGED
SIDE SETBACK NORTH	1.3m ² UNCHANGED
REAR SETBACK - DWELLING	6.7m ² UNCHANGED
BUILDING HEIGHT EXISTING	7.41m
BUILDING HEIGHT PROPOSED	8.41m
OPEN SPACE EXISTING	135m ² (46.9%) UNCHANGED
OPEN SPACE PROPOSED	135m ² (46.9%) UNCHANGED
DEEP SOIL AREA EXISTING	17.5m ² (6%)
DEEP SOIL AREA PROPOSED	57.3m ² (19%)
FLOOR SPACE RATIO	198.6m ² (.69:1) UNCHANGED



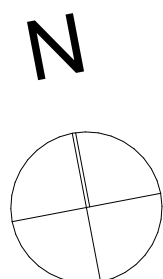
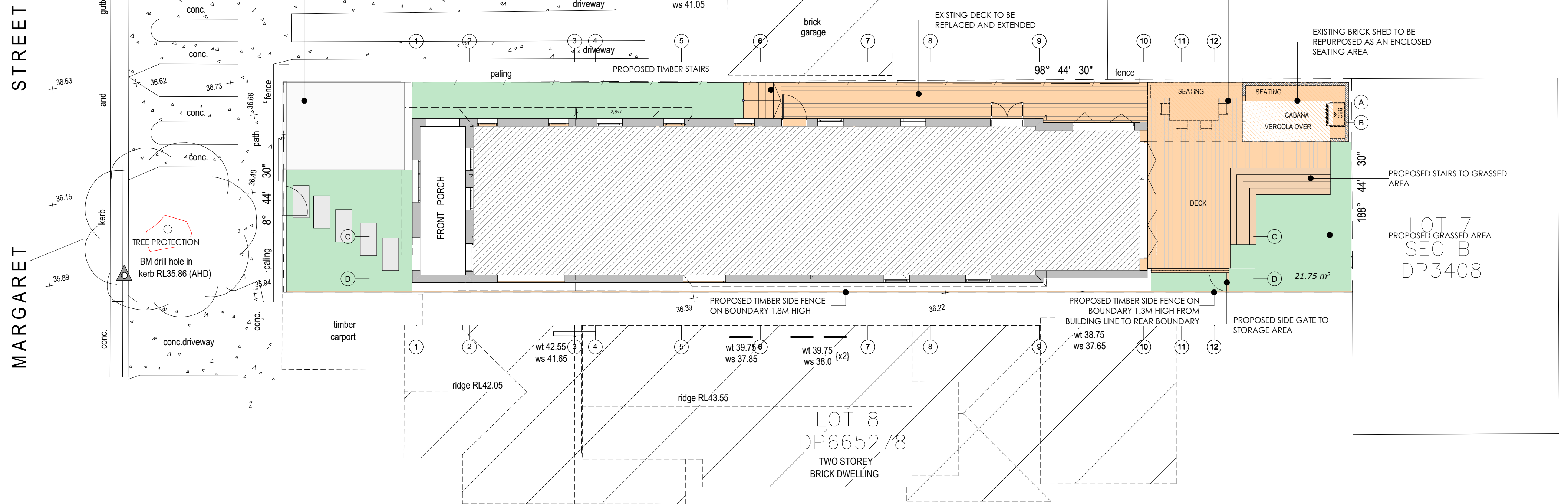
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18 MARGARET STREET
NEW SOUTH WALES
1 / D.P.953749

ISSUE B	DESCRIPTION DEVELOPMENT APPLICATION	DATE 23/01/2023
		DRAWN : NF ID : A.02.1 SCALE : 1:100 DRAWING : SITE PLAN EXISTING

SITE CALCULATIONS

SITE LOT SIZE	287.4m ²
FRONT SETBACK - DWELLING	4.5m ² UNCHANGED
SIDE SETBACK SOUTH	.3m ² UNCHANGED
SIDE SETBACK NORTH	1.3m ² UNCHANGED
REAR SETBACK - DWELLING	6.7m ² UNCHANGED
BUILDING HEIGHT EXISTING	7.41m
BUILDING HEIGHT PROPOSED	8.41m
OPEN SPACE EXISTING	135m ² (46.9%) UNCHANGED
OPEN SPACE PROPOSED	135m ² (46.9%) UNCHANGED
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DEEP SOIL AREA PROPOSED	57.3m ² (19%)
FLOOR SPACE RATIO	198.6m ² (.69:1) UNCHANGED



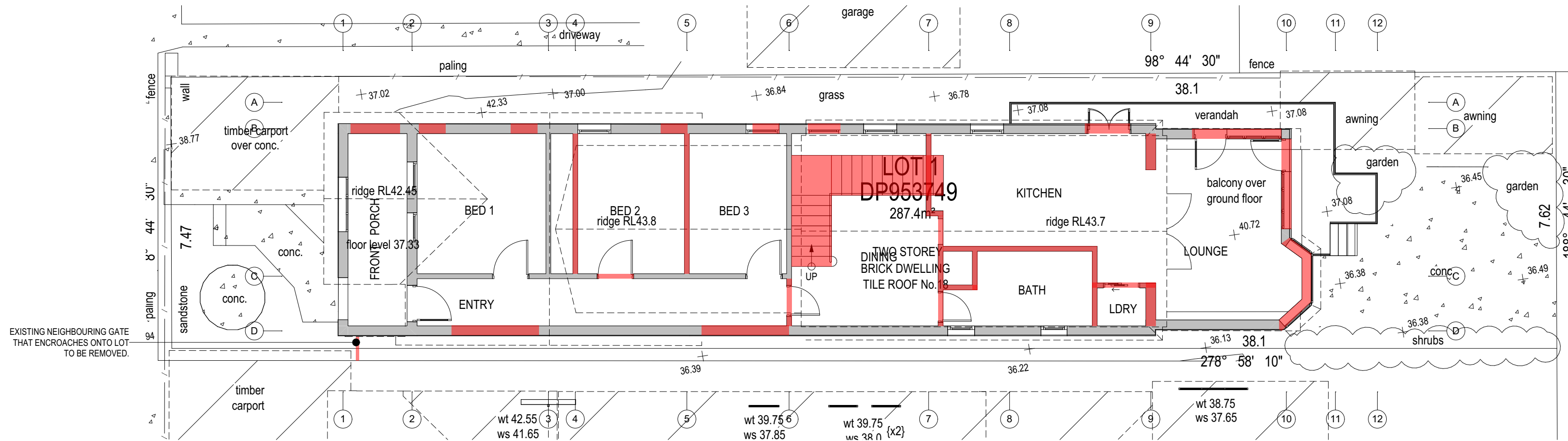
 COMPLETETRADE

NICK@COMPLETETRADE.COM.AU
PO BOX 240 ANNANDALE 2038

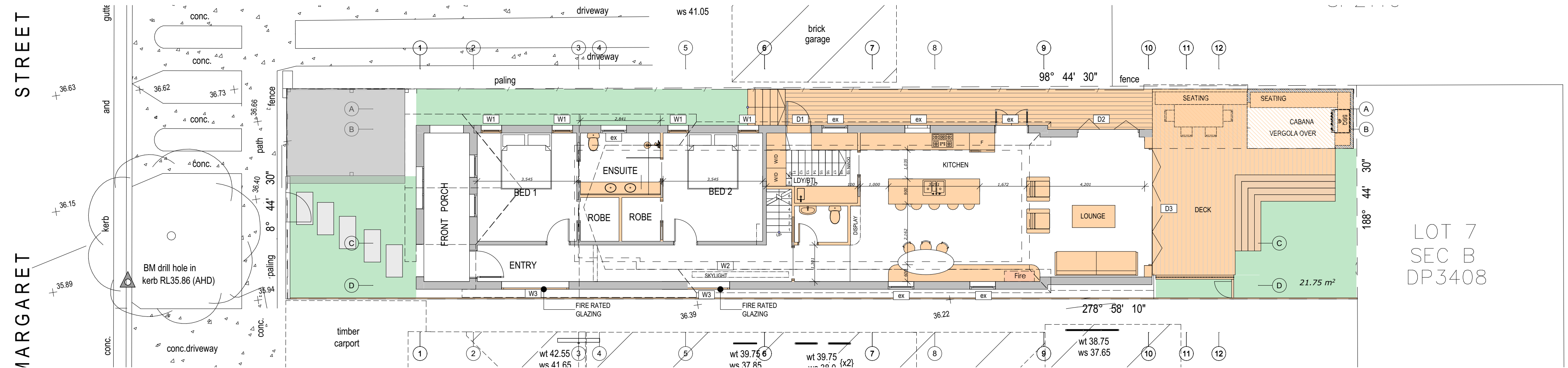
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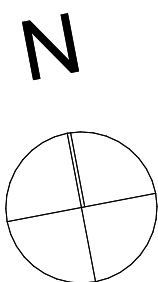
ISSUE B	DESCRIPTION DEVELOPMENT APPLICATION	DATE 23/01/2023
		DRAWN : NF
		ID : A.02.2
		SCALE : 1:100
		DRAWING : PROPOSED SITE PLAN



EXISTING GROUND FLOOR LEVEL - DEMOLITION



PROPOSED GROUND FLOOR LEVEL

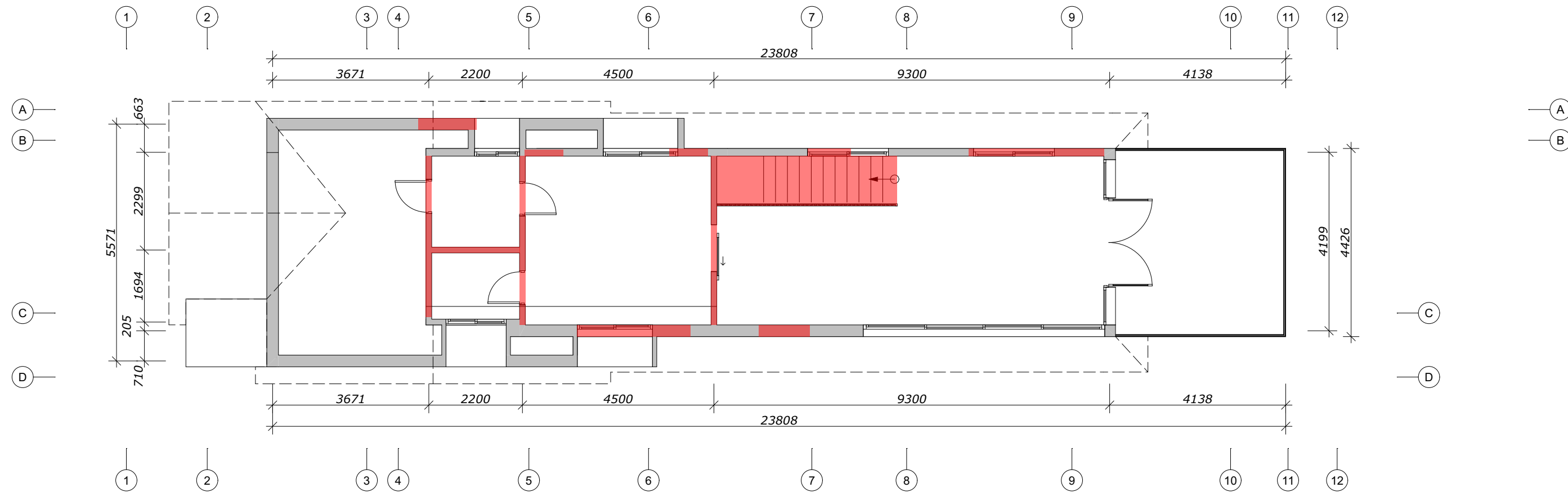


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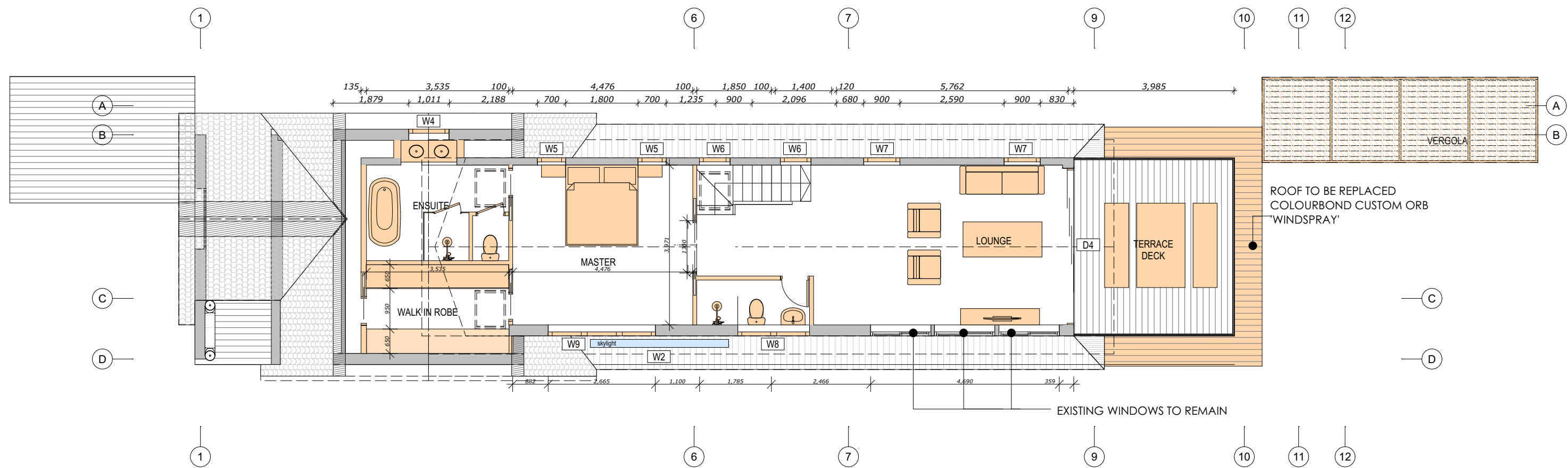
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NEW SOUTH WALES
1 / D.P.953749

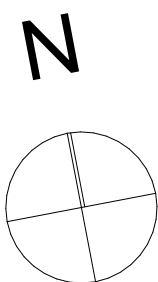
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DRAWN	: NF	
ID	: A.02.3	
SCALE	: 1:100	
DRAWING	: GROUND FLOOR	



EXISTING FIRST FLOOR LEVEL - DEMOLITION



PROPOSED FIRST FLOOR LEVEL



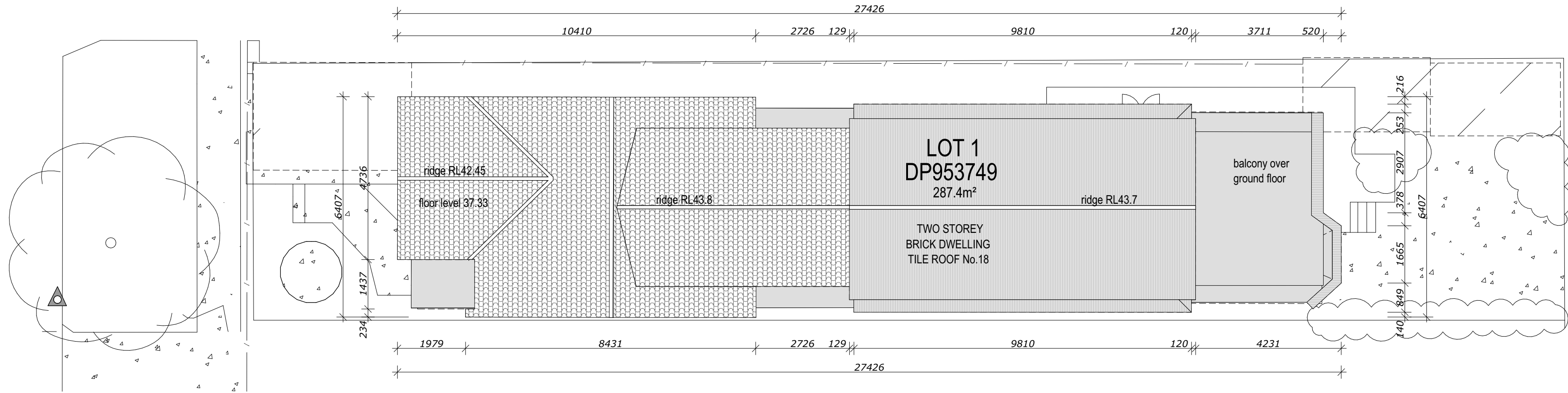
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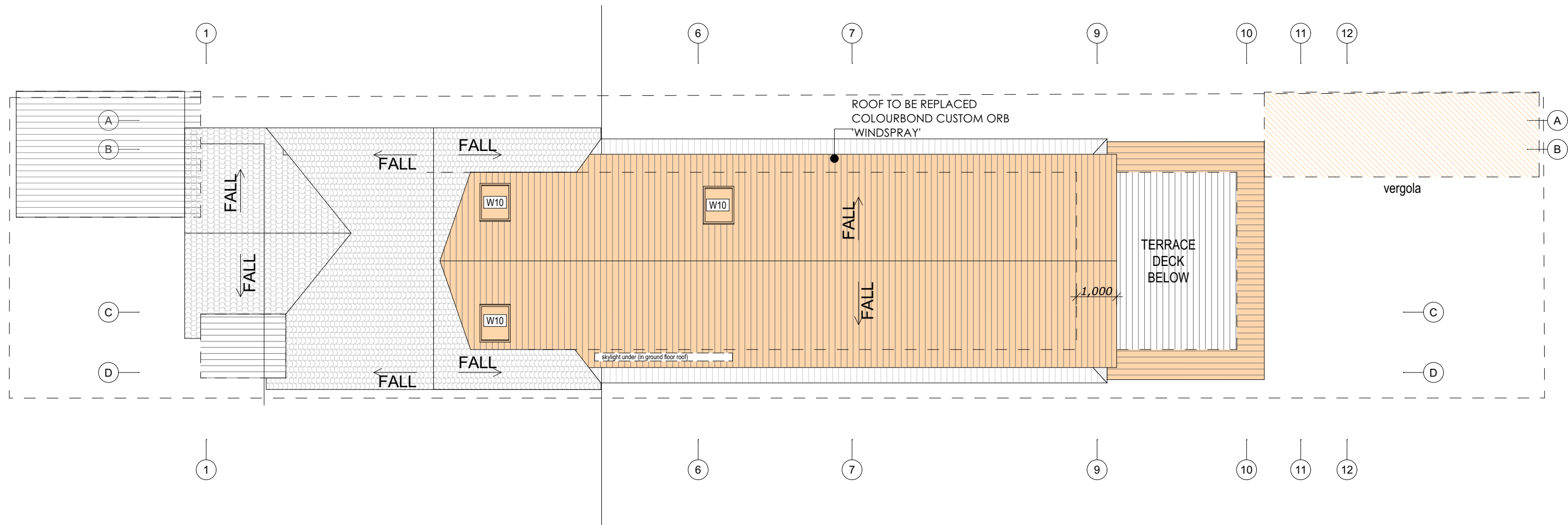
DOWNES RESIDENCE
18 MARGARET STREET
NEW SOUTH WALES
1 / D.P.953749

ISSUE	DESCRIPTION	DATE
B	DEVELOPMENT APPLICATION	23/01/2023
DRAWN : NF		ID : A.02.4
SCALE : 1:100		DRAWING : FIRST FLOOR

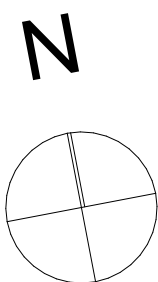
MARGARET STREET



EXISTING ROOF PLAN



PROPOSED ROOF PLAN

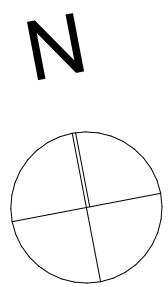
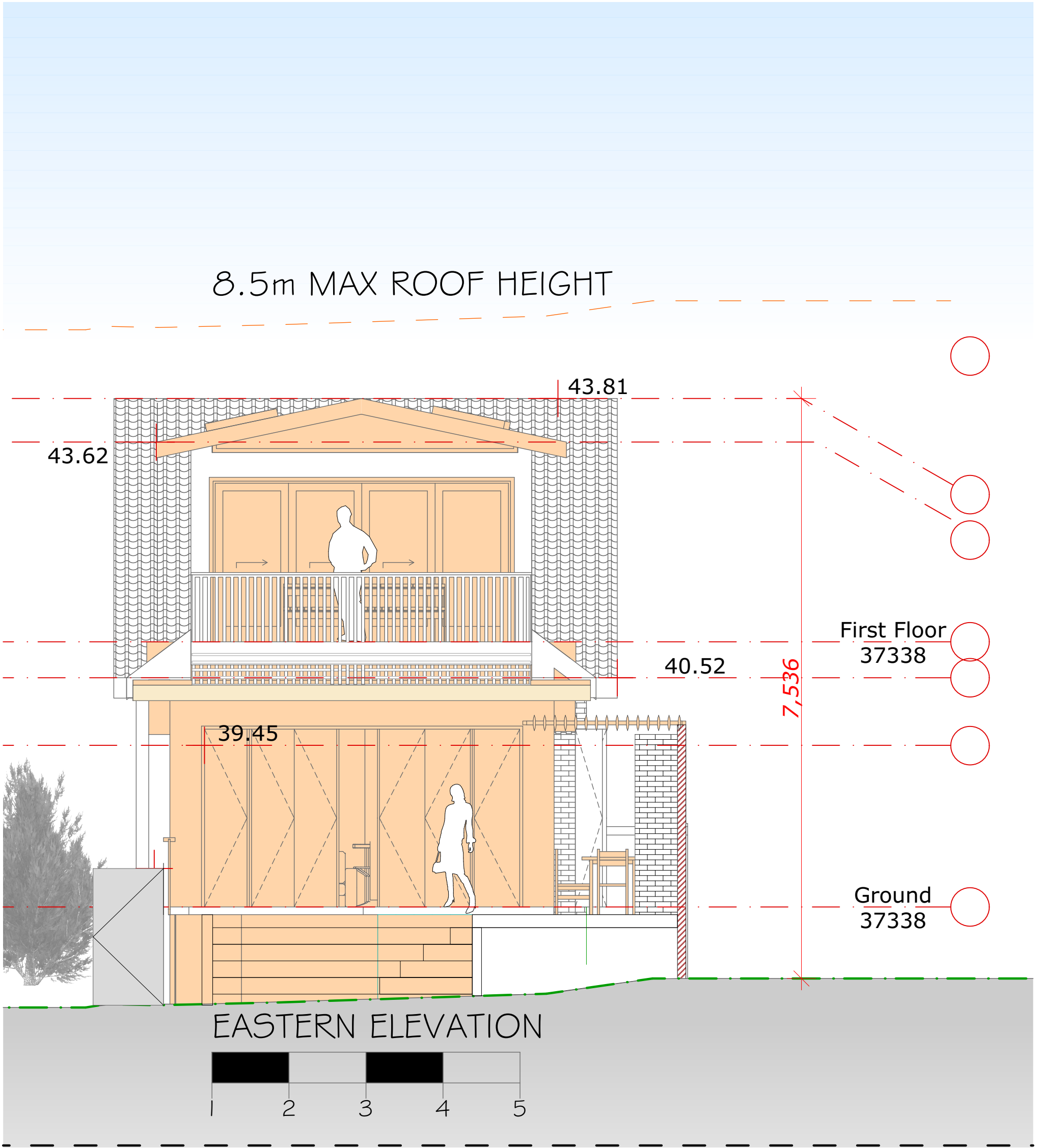
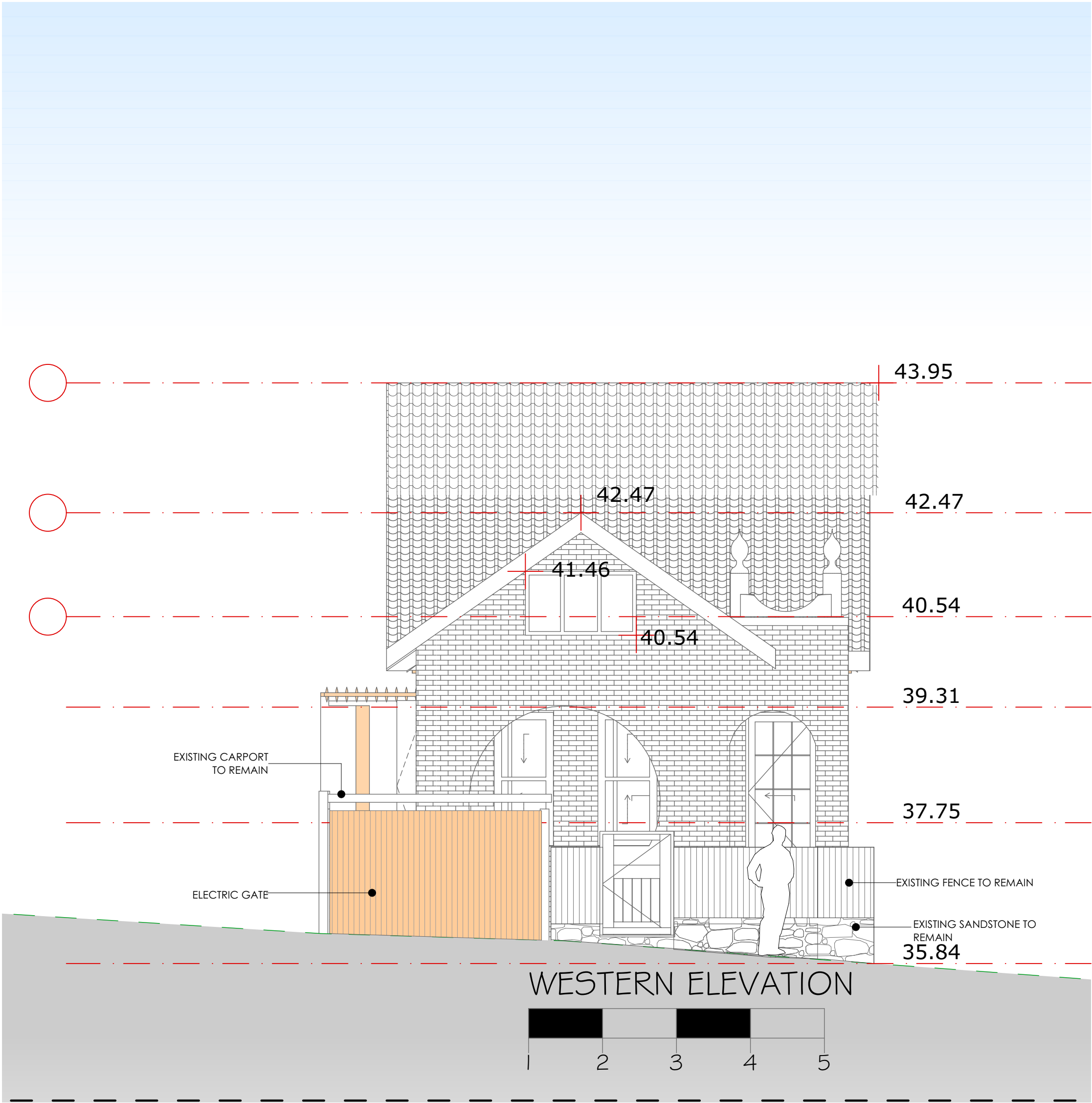


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18 MARGARET STREET
NEW SOUTH WALES
1 / D.P.953749

ISSUE	DESCRIPTION	DATE
B	DEVELOPMENT APPLICATION	23/01/2023
DRAWN	: NF	
ID	: A.02.5	
SCALE	: 1:100	
DRAWING	: ROOF PLAN	

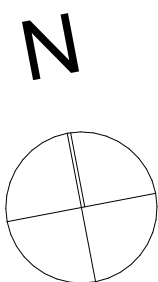
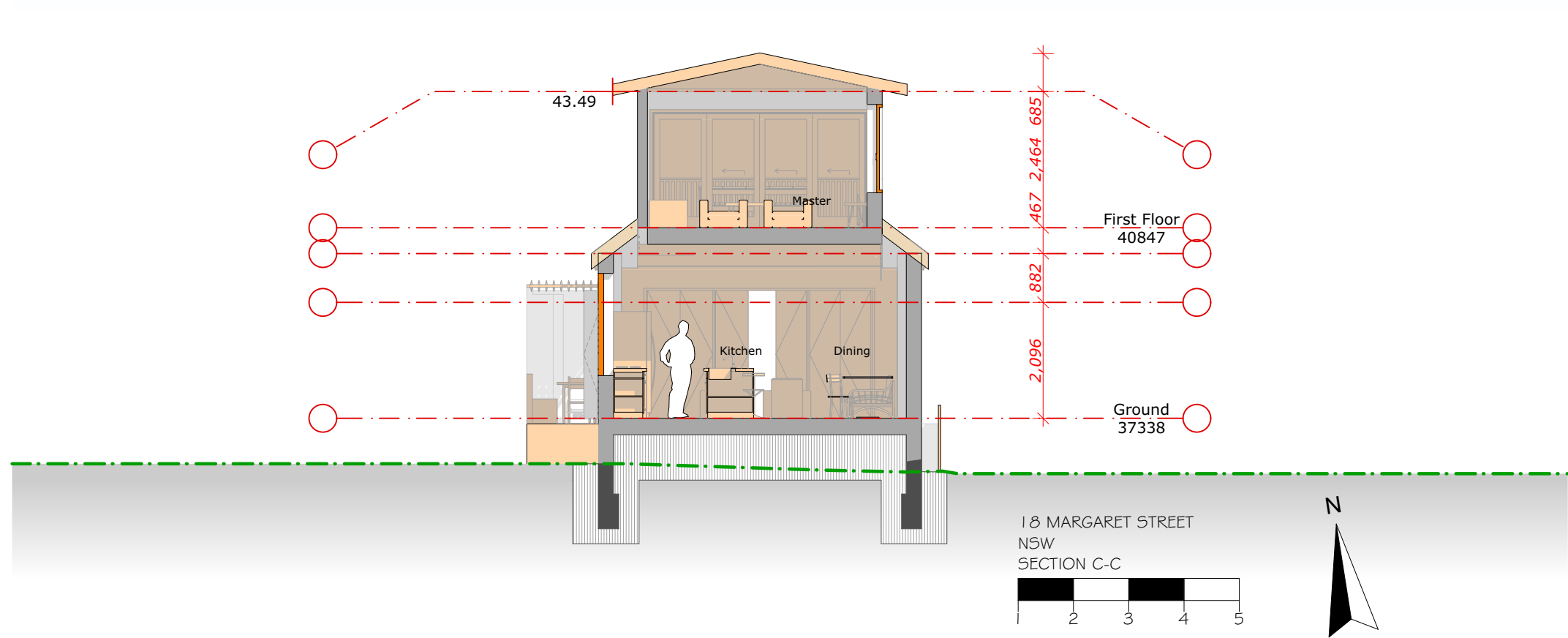
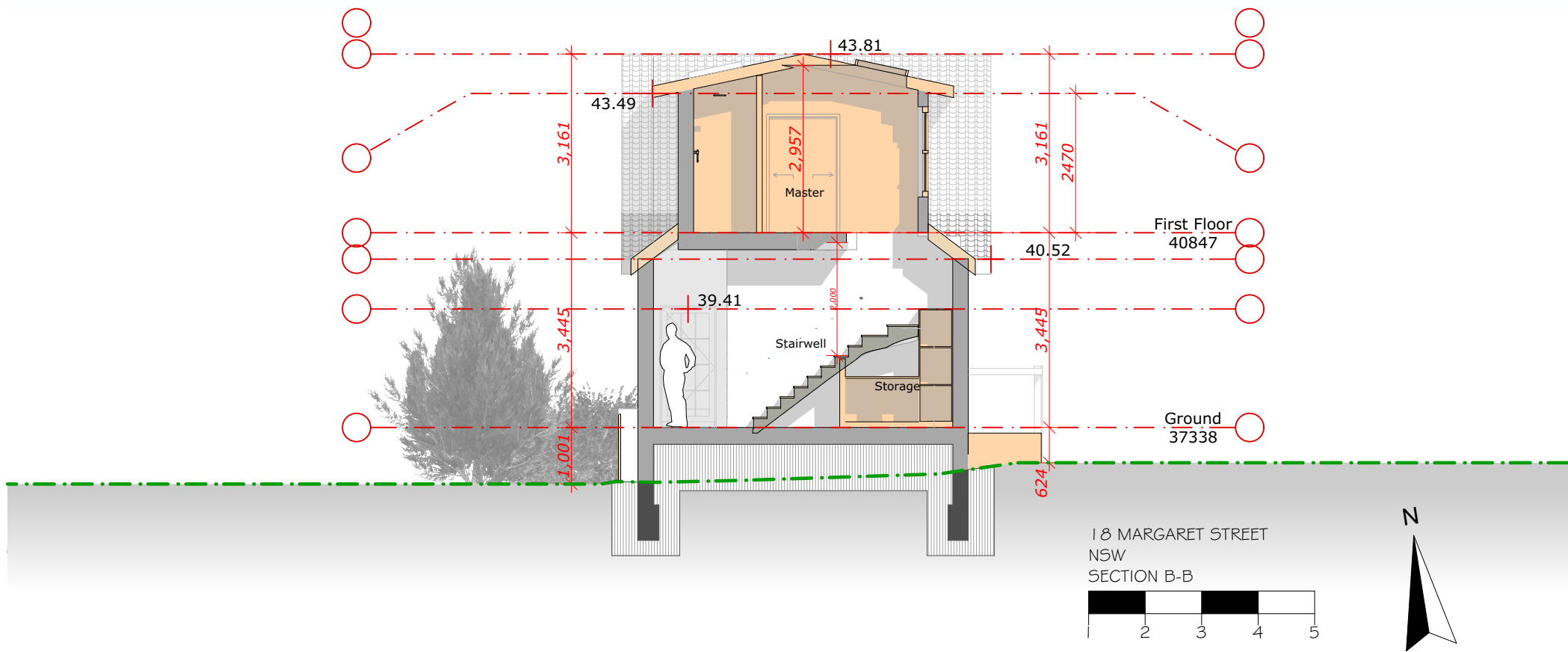
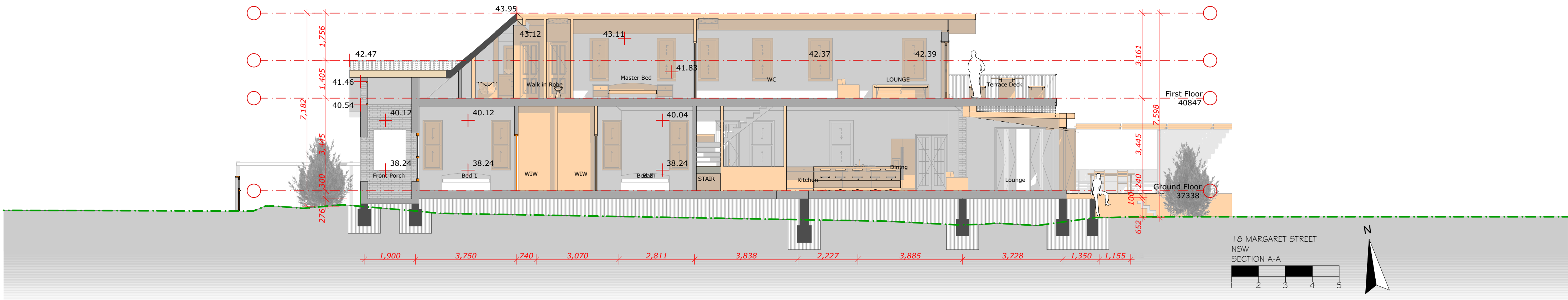


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18 MARGARET STREET
NEW SOUTH WALES
1 / D.P.953749

ISSUE	DESCRIPTION	DATE
B	DEVELOPMENT APPLICATION	23/01/2023
DRAWN	: NF	
ID	: A.03.2	
SCALE	: 1:50	
DRAWING	: ELEVATIONS	












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PO BOX 240 ANNANDALE 2038


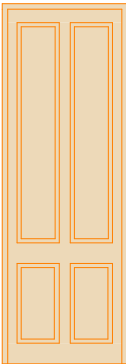
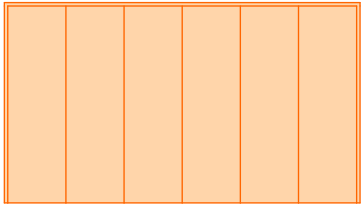
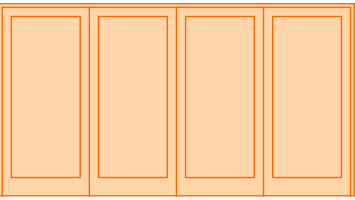
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DOWNES RESIDENCE
18 MARGARET STREET
NEW SOUTH WALES
1 / D.P.953749

ISSUE	DESCRIPTION	DATE
B	DEVELOPMENT APPLICATION	23/01/2023
DRAWN : NF		
ID : A.04.1		
SCALE : 1:100		
DRAWING : NORTH		

IES										
Full Element ID	W1	W3	W4	W5	W6	W7	W8	W9	W11	W2
Opening Name	Double-Hung Wind...	Window 24	Double-Hung Wind...	Double-Hung Wind...	Double-Hung Wind...	Double-Hung Wind...	Double-Hung Doubl...	Single-Hung Triple ...	Skylight Pivot Hung...	Slim Skylight
Quantity	4	2	1	2	2	2	1	1	3	1
Zone Number										
W x H Size	0.730×1.850	2.400×0.600	1.000×1.046	0.700×1.595	0.762×1.595	0.900×1.595	1.785×1.595	2.665×1.595	---	3.500 x.200
Orientation		L							---	
Sill height	0.770	1.820	0.904	0.633	0.633	0.633	0.633	0.633	---	---
Head height	2.620	2.420	1.950	2.228	2.228	2.228	2.228	2.228	---	---
2D Symbol										
View from Side Opposite to Opening Side										

WINDOW SCHEDULE

Full Element ID	D1	D3	D3	D4
Opening Name	Door 24	Sliding Folding Mult...	Sliding Folding Mult...	Sliding Door 24
Quantity	1	1	1	1
Zone Number				
W x H Size	0.910×2.620	2.204×2.350	4.172×2.350	3.888×2.100
Orientation	R			L
Sill height	0.000	0.000	0.000	0.000
Head height	2.620	2.350	2.350	2.100
2D Symbol				
View from Side Opposite to Opening Side				

DOOR SCHEDULE



DULUX DUCK QTR - RENDER AND
DECRACTIVE BATTENS

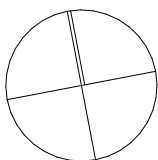


DULUX LIME WHITE - WINDOW TRIMS



CUSTOM ORB ROOF - WINDSPRAY

N



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DOWNES RESIDENCE

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NEW SOUTH WALES
1 / D.P.953749

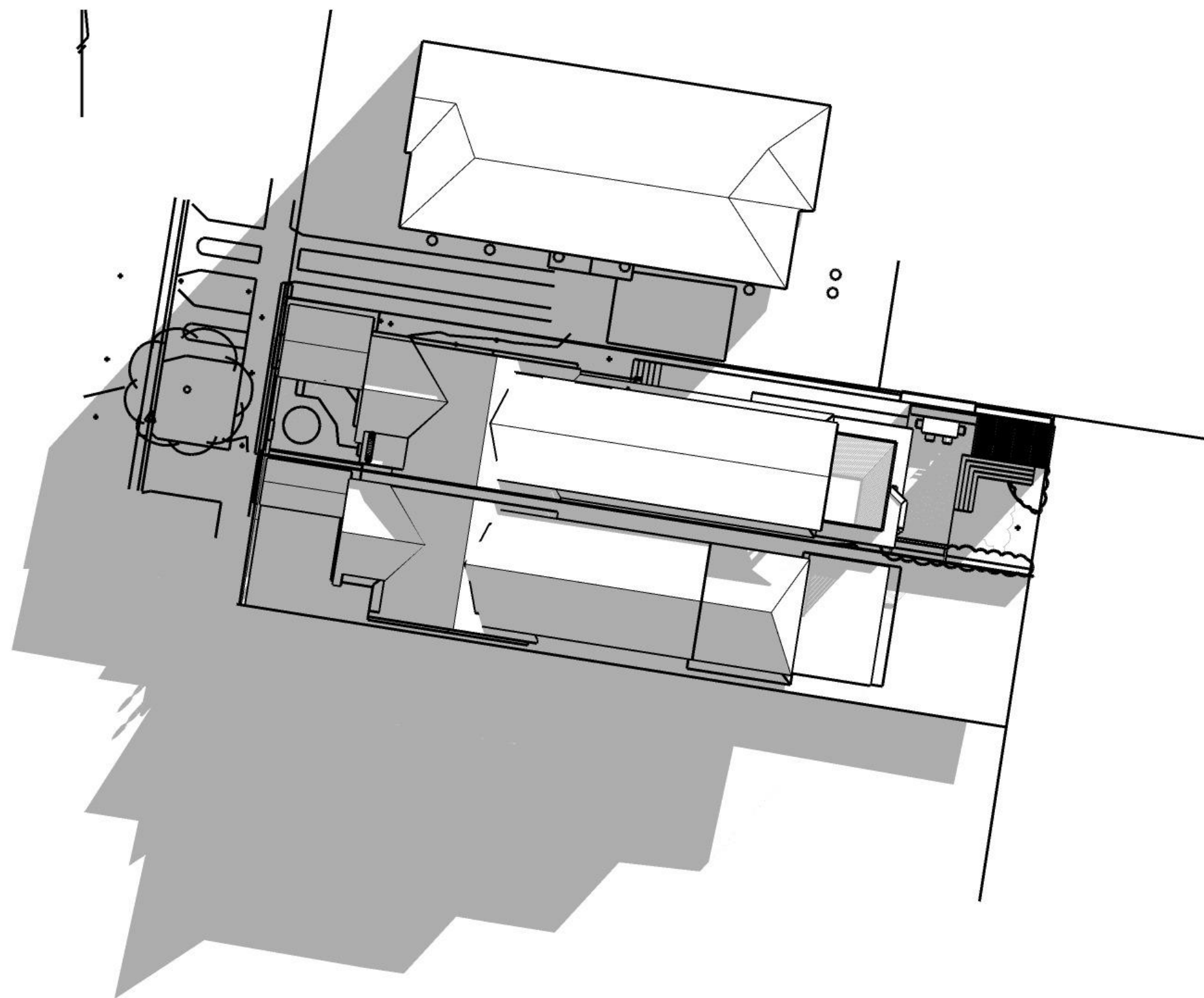
ISSUE
B

DESCRIPTION
DEVELOPMENT APPLICATION

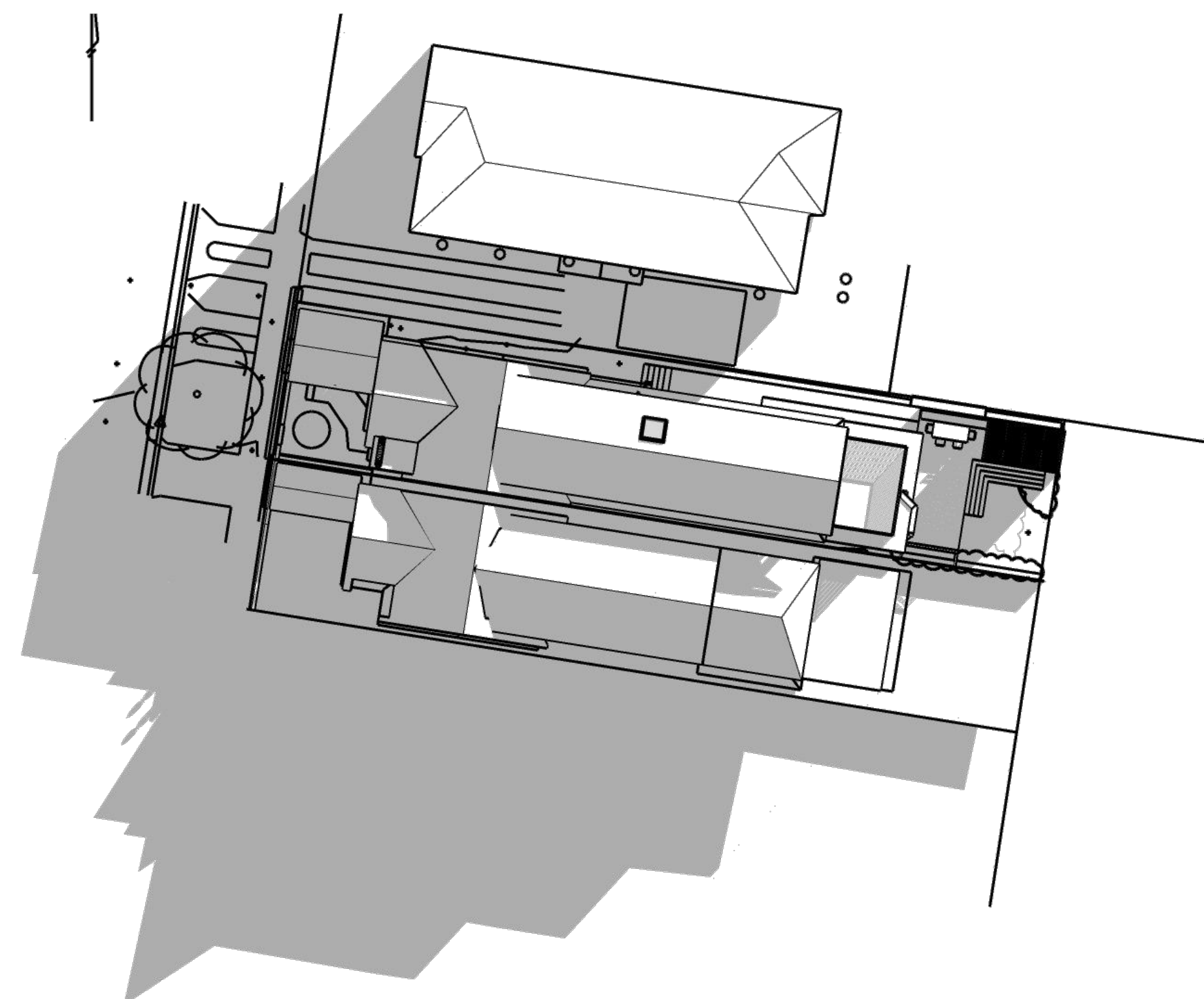
DATE
23/01/2023

DRAWN : NF
ID : A.05.1
SCALE : 1:0.55

DRAWING : WINDOW SCHEDULE, DOOR SC



9AM EXISTING SHADOW 21 JUNE



9AM PROPOSED SHADOW 21 JUNE

Project Location

Project Name: Downes Residence Edit...

Site Full Address: 18 Margaret Street, Fairlight, NSW 2094 Edit...

Latitude: 33° 47' 52.2960" S

Longitude: 151° 16' 38.6760" E

Time Zone (UTC): (UTC+10:00) Can...lbourne, Sydney

Altitude (Sea Level): 0.00 m

Project North: 90.000000000000°

Note: Changing Project Location will affect the Sun position, including in 3D Views and Cameras with stored Date and Time.

Show in Google Maps...

Cancel OK

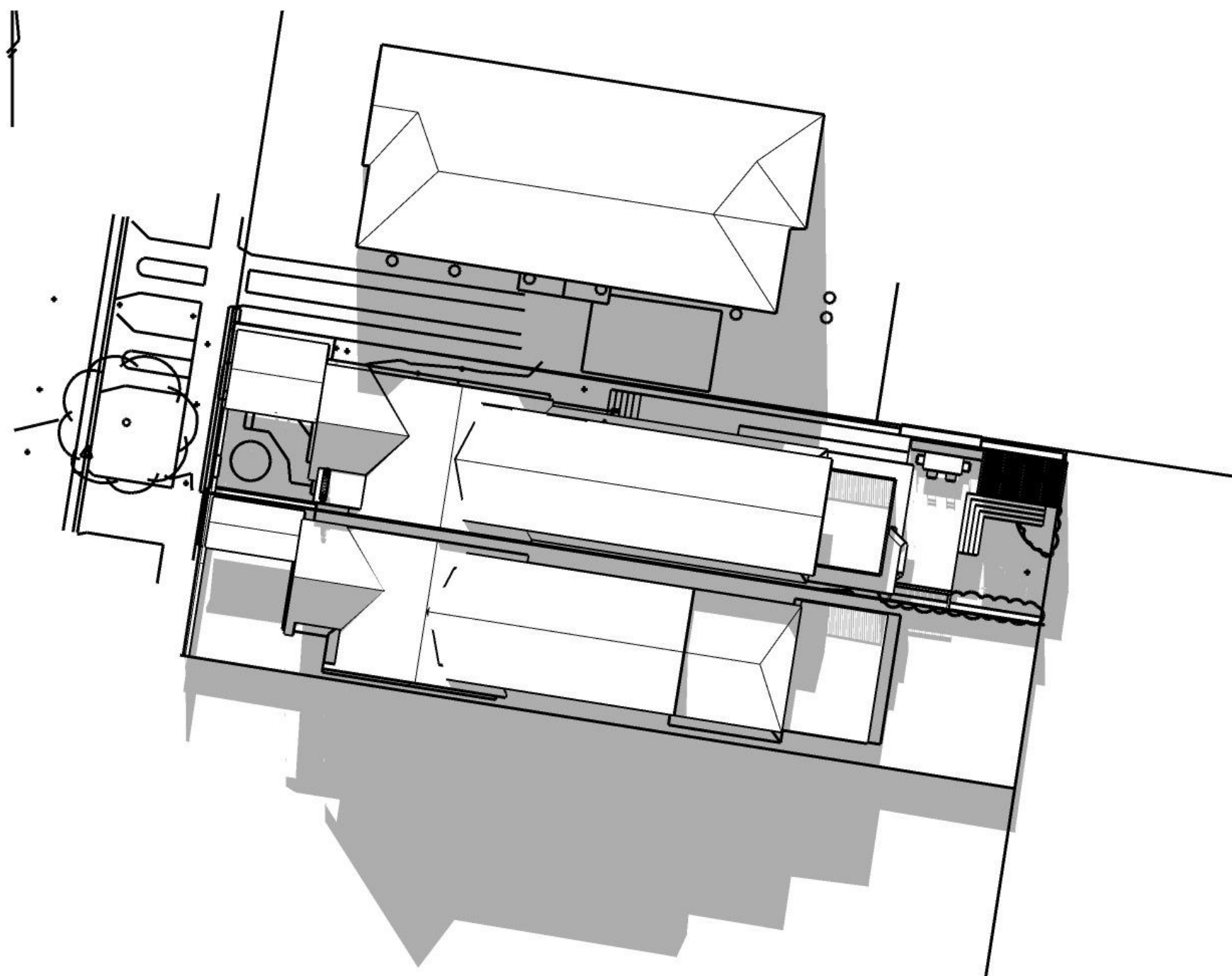
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PO BOX 240 ANNANDALE 2038

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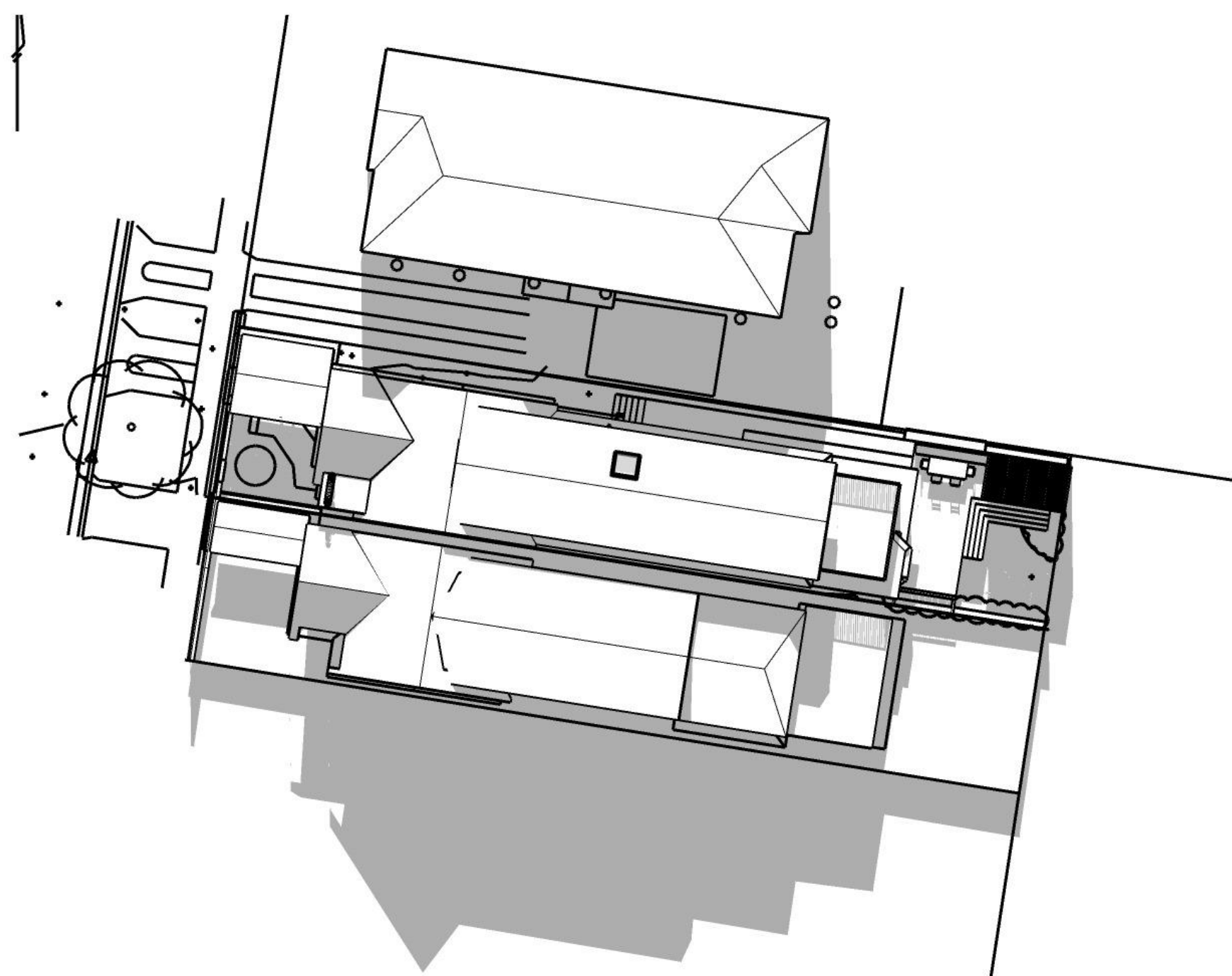
DOWNES RESIDENCE
18 MARGARET STREET
NEW SOUTH WALES
1 / D.P.953749

ISSUE	DESCRIPTION	DATE
B	DEVELOPMENT APPLICATION	31/03/2022

DRAWN : NF
ID : A.05.2.1
SCALE :
DRAWING :



12 NOON EXISTING SHADOW 21 JUNE



12 NOON PROPOSED SHADOW 21 JUNE

Project Location

Project Name: Downes Residence Edit...

Site Full Address: 18 Margaret Street, Fairlight, NSW 2094 Edit...

Latitude: 33° 47' 52.2960" S

Longitude: 151° 16' 38.6760" E

Time Zone (UTC): (UTC+10:00) Can...lbourne, Sydney

Altitude (Sea Level): 0.00 m

Project North: 90.000000000000°

Note: Changing Project Location will affect the Sun position, including in 3D Views and Cameras with stored Date and Time.

Show in Google Maps...

Cancel OK

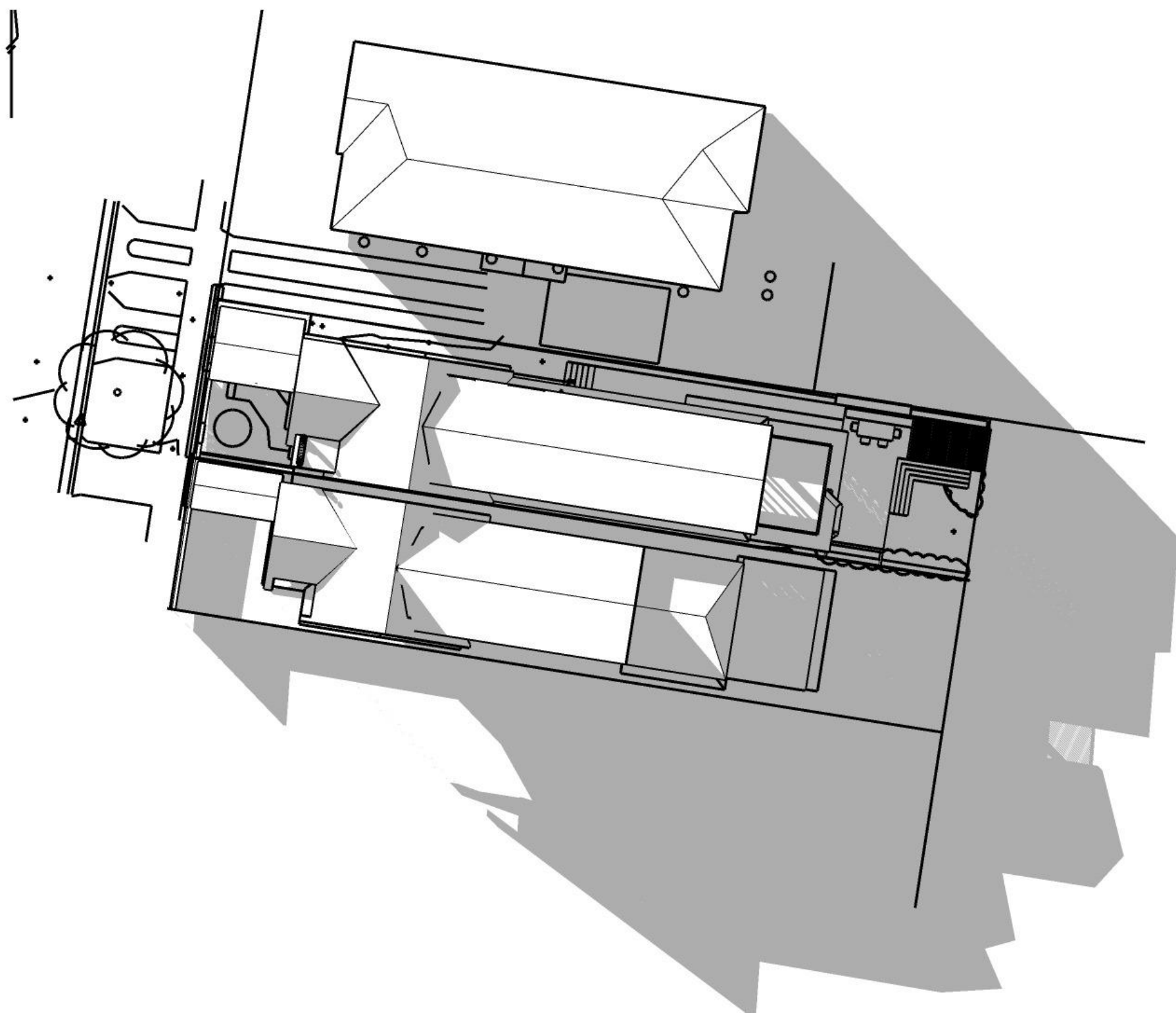
 **COMPLETETRADE**
NICK@COMPLETETRADE.COM.AU
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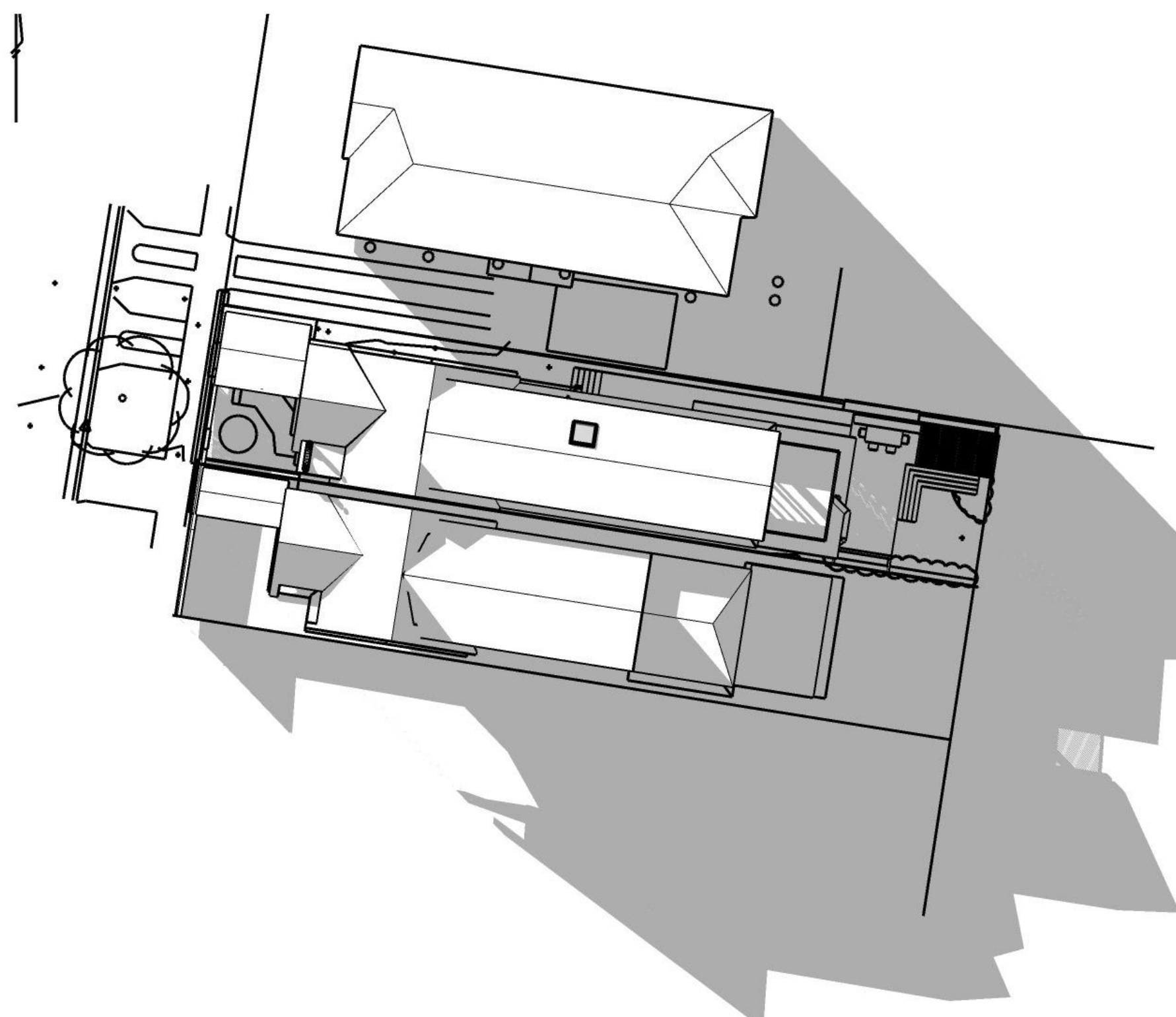
DOWNES RESIDENCE
18 MARGARET STREET
NEW SOUTH WALES
1 / D.P.953749

ISSUE	DESCRIPTION	DATE
B	DEVELOPMENT APPLICATION	31/03/2022

DRAWN : NF
ID : A.05.2.2
SCALE :
DRAWING :



3PM EXISTING SHADOW 21 JUNE



3PM PROPOSED SHADOW 21 JUNE

Project Location

Project Name: Downes Residence Edit...

Site Full Address: 18 Margaret Street, Fairlight, NSW 2094 Edit...

Latitude: 33° 47' 52.2960" S

Longitude: 151° 16' 38.6760" E

Time Zone (UTC): (UTC+10:00) Can...lbourne, Sydney

Altitude (Sea Level): 0.00 m

Project North: 90.000000000000°

Note: Changing Project Location will affect the Sun position, including in 3D Views and Cameras with stored Date and Time.

Show in Google Maps...

Cancel OK

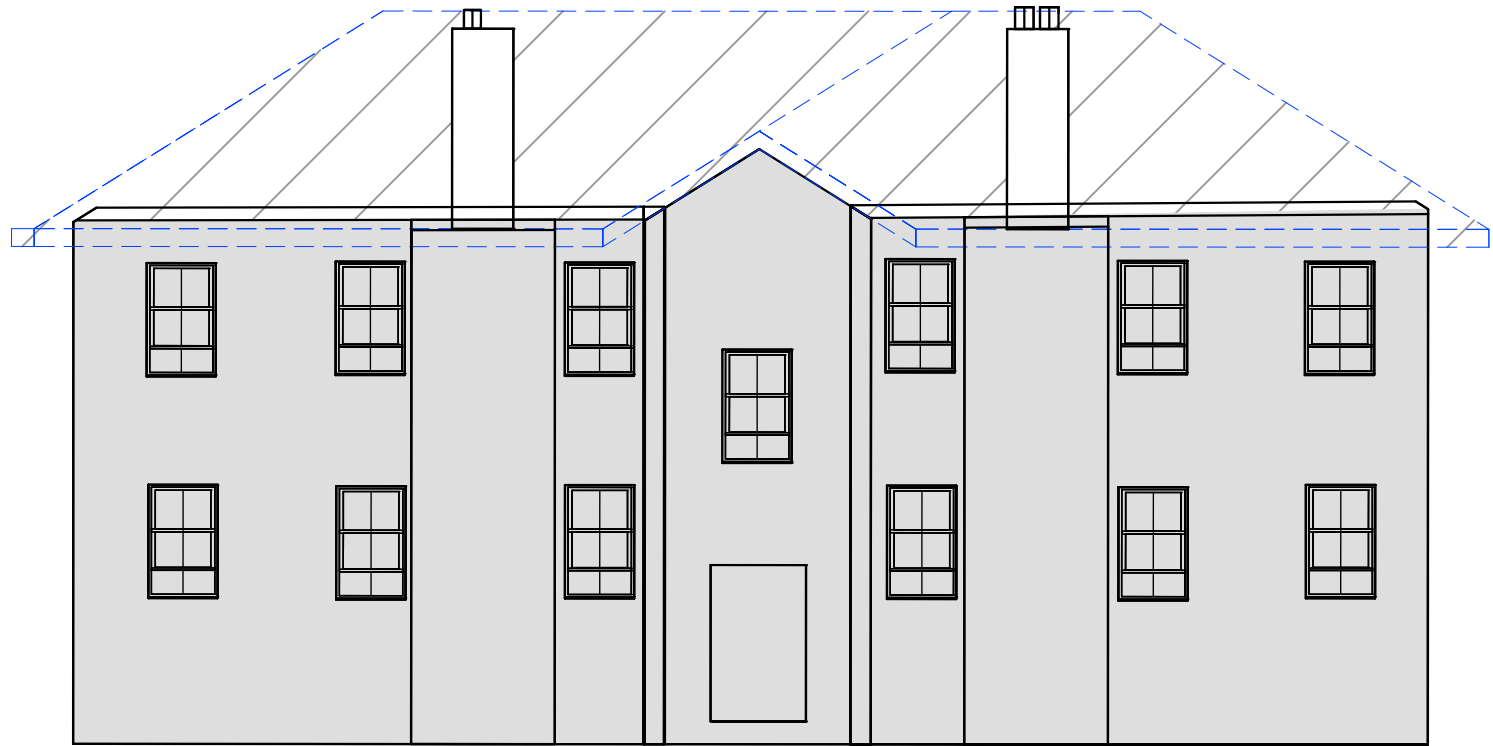
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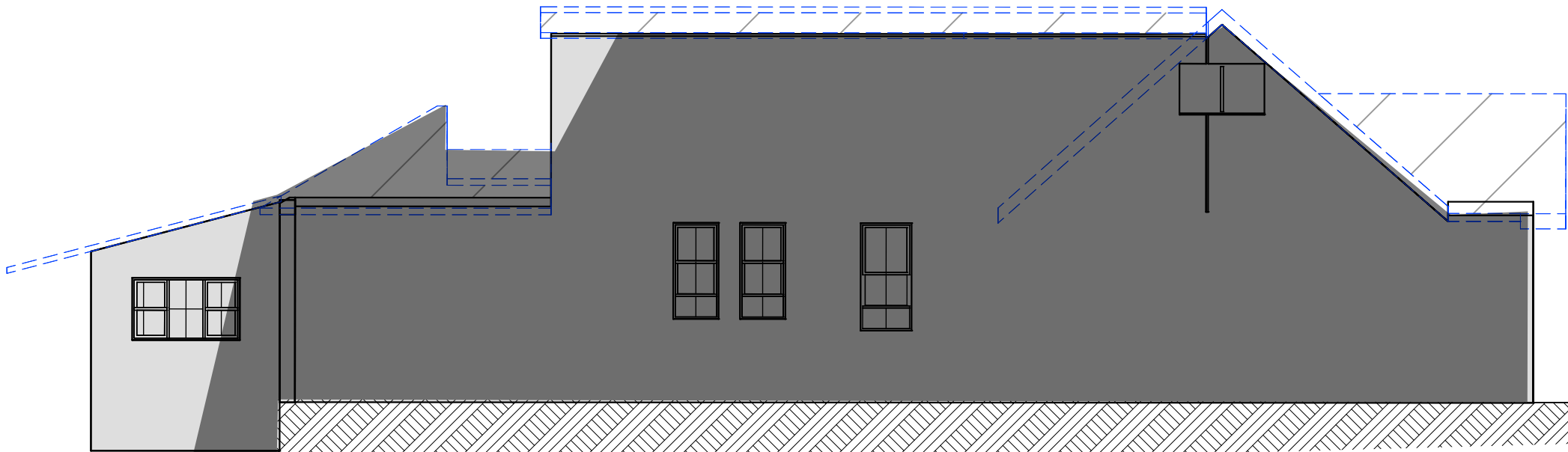
DOWNES RESIDENCE
18 MARGARET STREET
NEW SOUTH WALES
1 / D.P.953749

ISSUE	DESCRIPTION	DATE
B	DEVELOPMENT APPLICATION	31/03/2022

DRAWN : NF
ID : A.05.2.3
SCALE :
DRAWING :



Southern Elevation
20 MARGARET STREET - NO CHANGE 21 JUNE



Northern Elevation

9AM SHADOW DIAGRAM

16 MARGARET STREET - NO CHANGE 21 JUNE

1:100

Project Location

Project Name:

Downes Residence

Edit...

Site Full Address:

18 Margaret Street, Fairlight, NSW 2094

Edit...

Latitude:

33° 47' 52.2960"

S

Longitude:

151° 16' 38.6760"

E

Time Zone (UTC):

(UTC+10:00) Can...lbourne, Sydney

Altitude (Sea Level):

0.00

m

Project North:

90.0000000000000°

Note: Changing Project Location will affect the Sun position, including in 3D Views and Cameras with stored Date and Time.

Show in Google Maps...

CancelOK

N

COMPLETETRADE

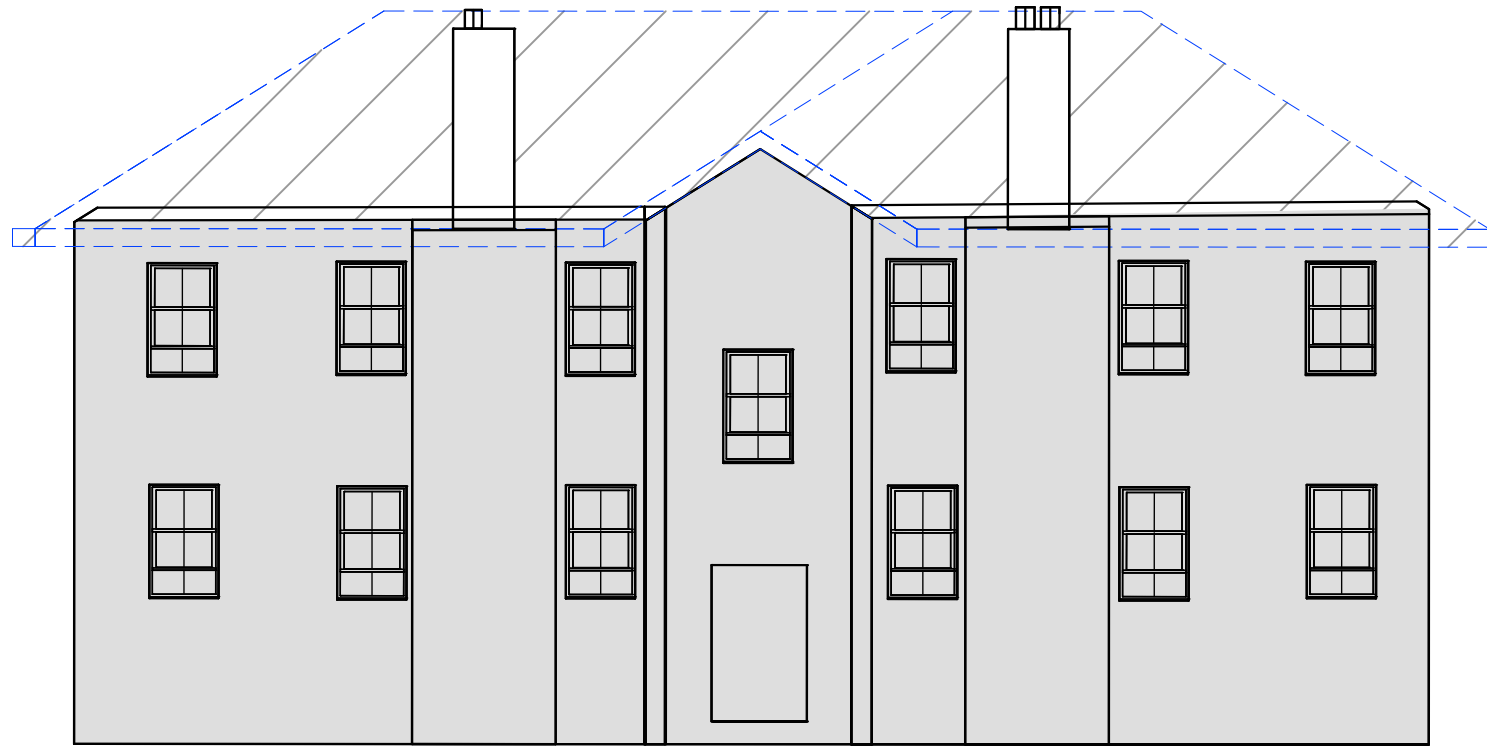
NICK@COMPLETETRADE.COM.AU
PO BOX 240 ANNANDALE 2038

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DOWNES RESIDENCE

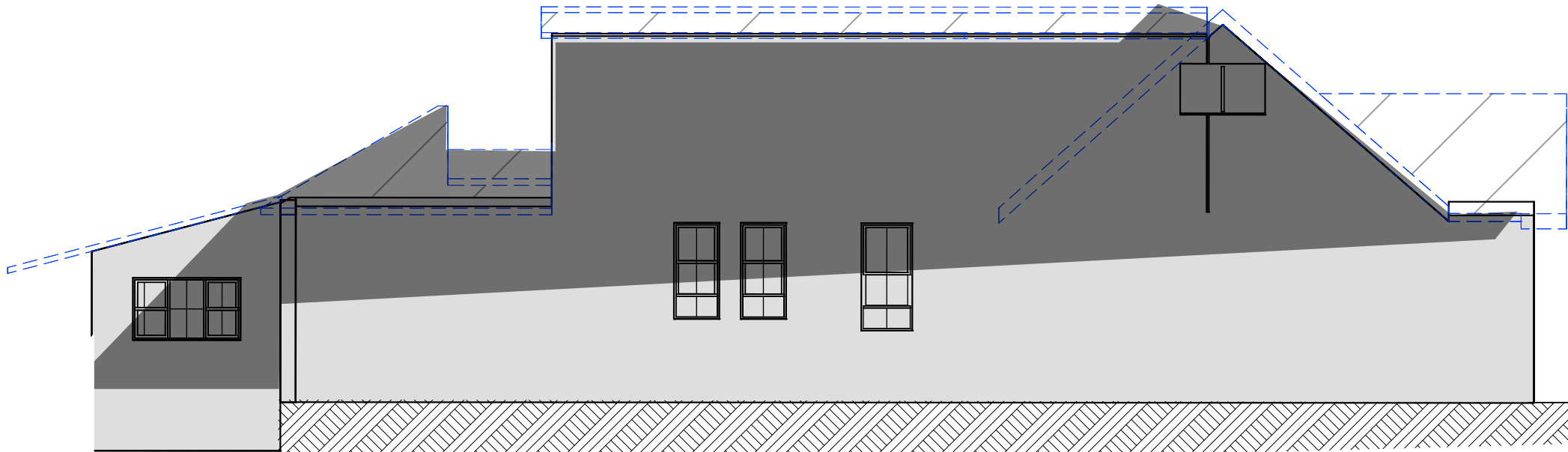
18 MARGARET STREET
NEW SOUTH WALES
1 / D.P.953749

ISSUE	DESCRIPTION	DATE
B	DEVELOPMENT APPLICATION	23/01/2023
DRAWN	: NF	
ID	: A.05.2	
SCALE	: 1:100	
DRAWING	: 9AM SHADOW DIAGRAM	



Southern Elevation

20 MARGARET STREET - NO CHANGE 21 JUNE



Northern Elevation

12 NOON SHADOW DIAGRAM

16 MARGARET STREET - NO CHANGE 21 JUNE

1:100

Project Location

Project Name:

Downes Residence

Edit...

Site Full Address:

18 Margaret Street, Fairlight, NSW 2094

Edit...

Latitude:

33° 47' 52.2960"

S

Longitude:

151° 16' 38.6760"

E

Time Zone (UTC):

(UTC+10:00) Can...lbourne, Sydney

Altitude (Sea Level):

0.00

m

Project North:

90.0000000000000°

Note: Changing Project Location will affect the Sun position, including in 3D Views and Cameras with stored Date and Time.

Show in Google Maps...

CancelOK

N

COMPLETETRADE

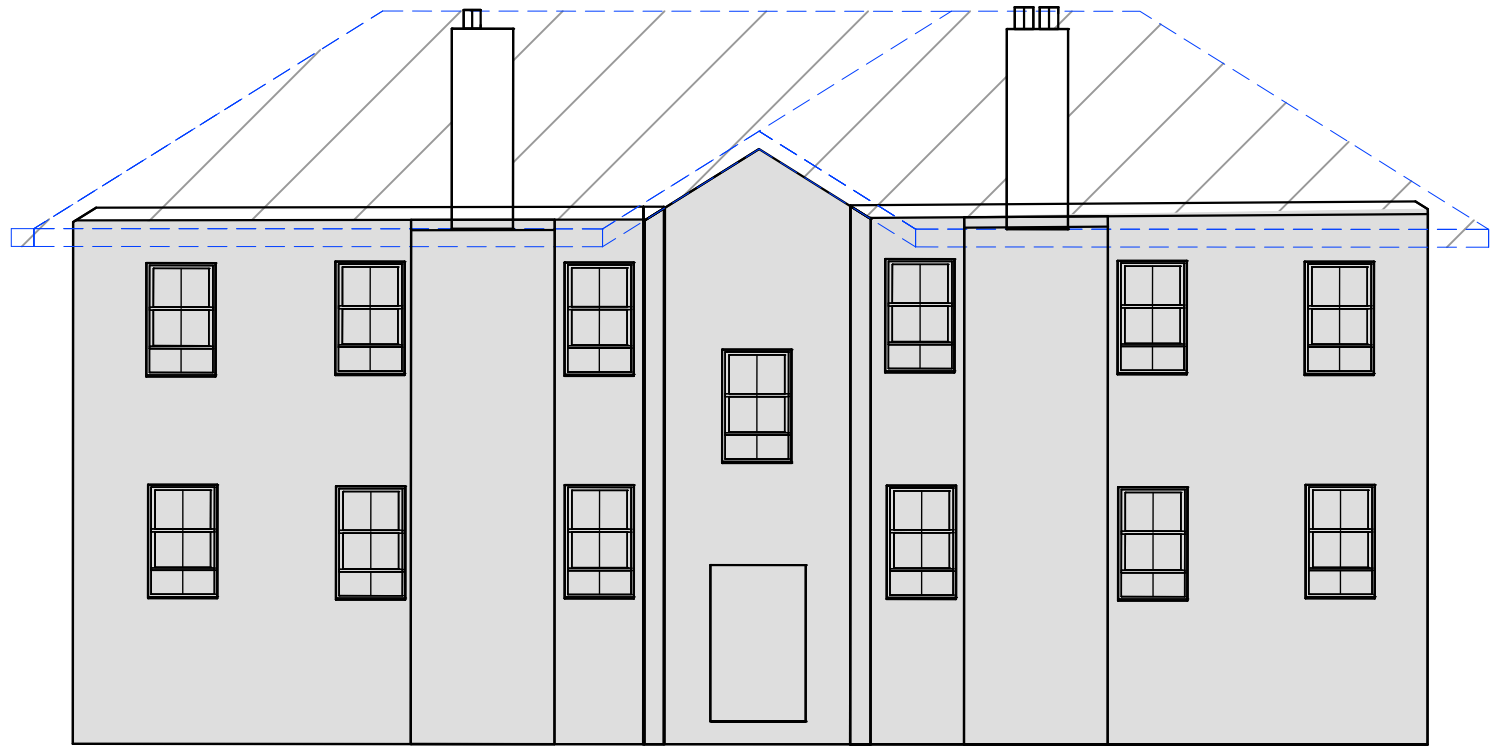
NICK@COMPLETETRADE.COM.AU
PO BOX 240 ANNANDALE 2038

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DOWNES RESIDENCE

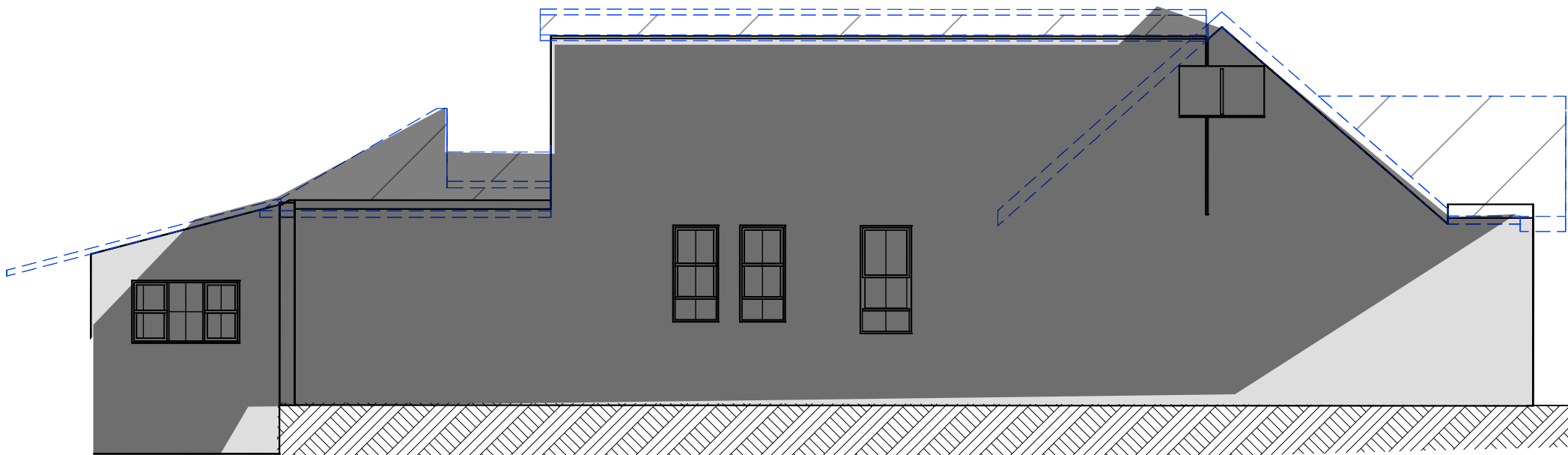
18 MARGARET STREET
NEW SOUTH WALES
1 / D.P.953749

ISSUE	DESCRIPTION	DATE
B	DEVELOPMENT APPLICATION	23/01/2023
DRAWN : NF		ID : A.05.3
SCALE : 1:100		DRAWING : 12 NOON SHADOW DIAGRAM



Southern Elevation

20 MARGARET STREET - NO CHANGE 21 JUNE



Northern Elevation

3PM SHADOW DIAGRAM

16 MARGARET STREET - NO CHANGE 21 JUNE

1:100

Project Location

Project Name:

Downes Residence

Edit...

Site Full Address:

18 Margaret Street, Fairlight, NSW 2094

Edit...

Latitude:

33° 47' 52.2960"

S

Longitude:

151° 16' 38.6760"

E

Time Zone (UTC):

(UTC+10:00) Can...lbourne, Sydney

Altitude (Sea Level):

0.00

m

Project North:

90.000000000000°

Note: Changing Project Location will affect the Sun position, including in 3D Views and Cameras with stored Date and Time.

Show in Google Maps...

Cancel

OK

N

COMPLETETRADE

NICK@COMPLETETRADE.COM.AU

PO BOX 240 ANNANDALE 2038

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DOWNES RESIDENCE

18 MARGARET STREET
NEW SOUTH WALES
1 / D.P.953749

ISSUE	DESCRIPTION	DATE
B	DEVELOPMENT APPLICATION	23/01/2023
DRAWN	: NF	
ID	: A.05.4	
SCALE	: 1:100	
DRAWING	: 3PM SHADOW DIAGRAM	