



DRAWING LIST

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E. case@caseornsbys.com
W. caseornsbys.com

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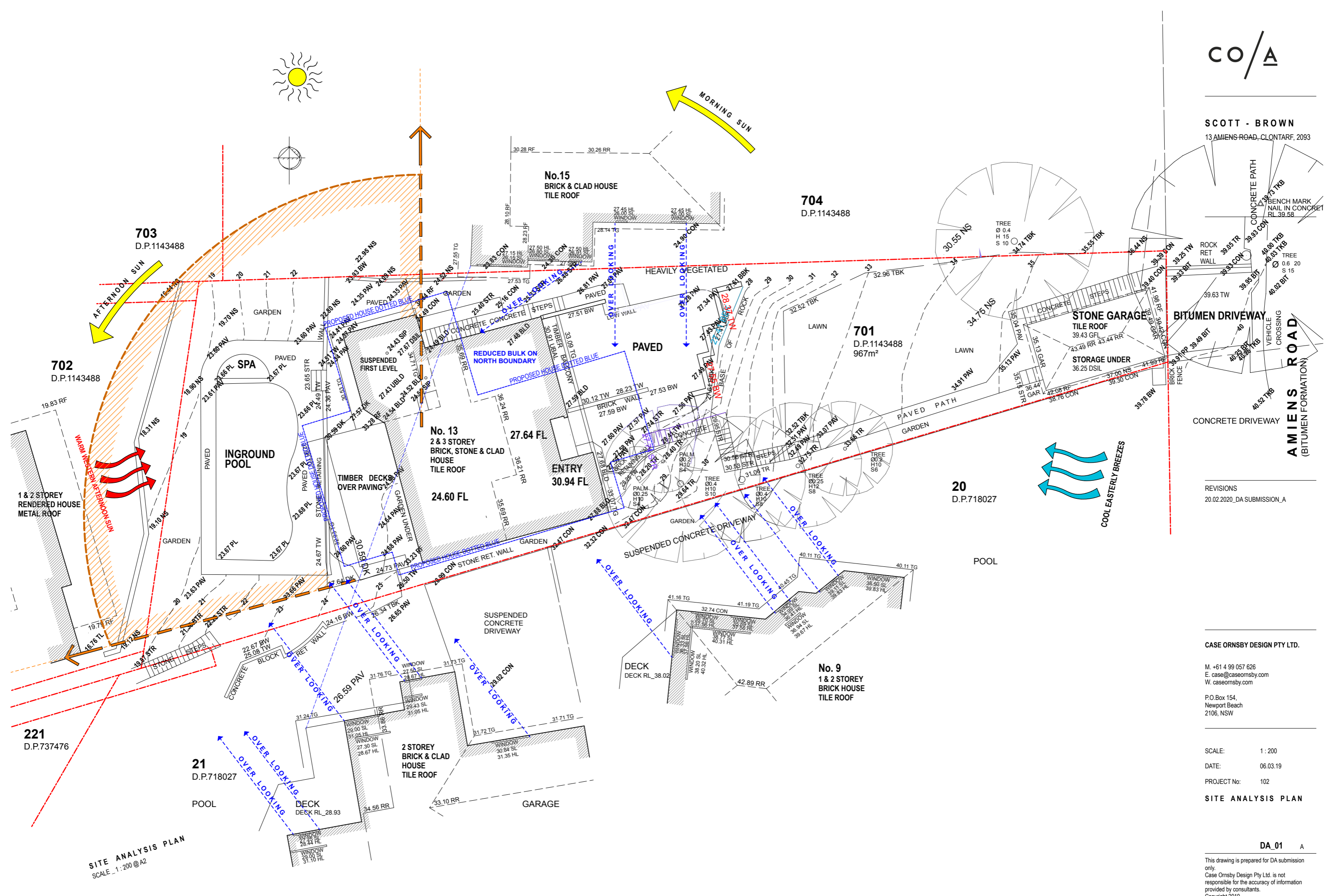
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AERIAL PHOTO / DRAWING LIST

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SCOTT - BROWN
13 AMIENS ROAD, CLONTARF, 2093



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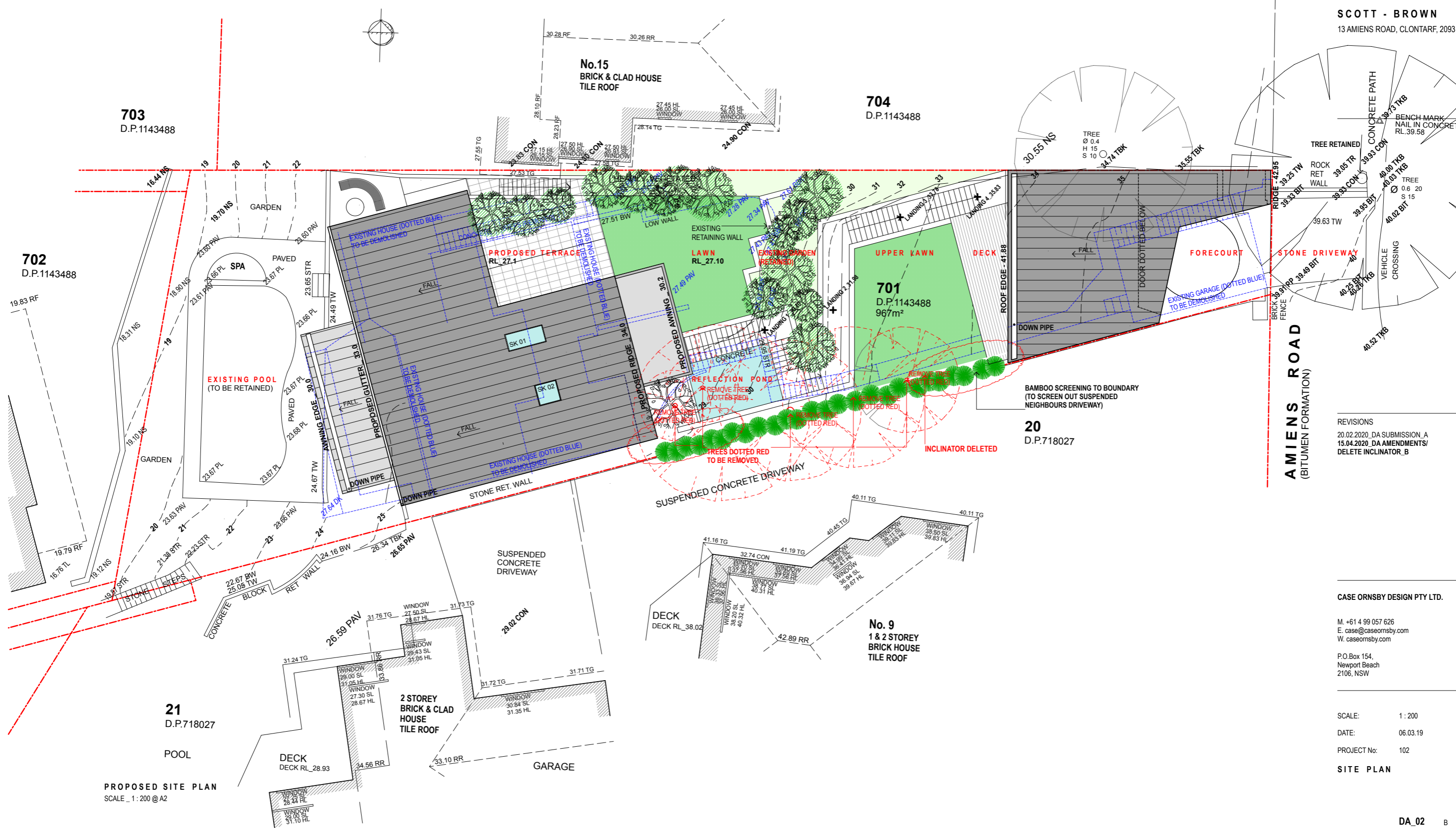
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SITE ANALYSIS PLAN

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SITE ANALYSIS PLAN
SCALE_1:200@A2



AMIENS ROAD
(BITUMEN FORMATION)

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SITE PLAN

DA_02 B

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703
D.P.1143488

704
D.P.1143488

702
D.P.1143488

701
D.P.1143488
967m²

20
D.P.718027

21
D.P.718027

PROPOSED SITE PLAN
SCALE_1:200 @A2

No.15
BRICK & CLAD HOUSE
TILE ROOF

No.9
1 & 2 STOREY
BRICK HOUSE
TILE ROOF

2 STOREY
BRICK & CLAD
HOUSE
TILE ROOF

EXISTING POOL
(TO BE RETAINED)

POOL

DECK
DECK_RL_28.93

SUSPENDED
CONCRETE
DRIVEWAY

GARAGE

DECK
DECK_RL_38.02

BAMBOO SCREENING TO BOUNDARY
(TO SCREEN OUT SUSPENDED
NEIGHBOURS DRIVEWAY)

SUSPENDED CONCRETE DRIVEWAY

DECK

DECK_RL_38.02

No.9
1 & 2 STOREY
BRICK HOUSE
TILE ROOF

DECK
DECK_RL_38.02

DECK

DECK_RL_38.02

DECK

DECK_RL_38.02

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DECK_RL_38.02

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DECK

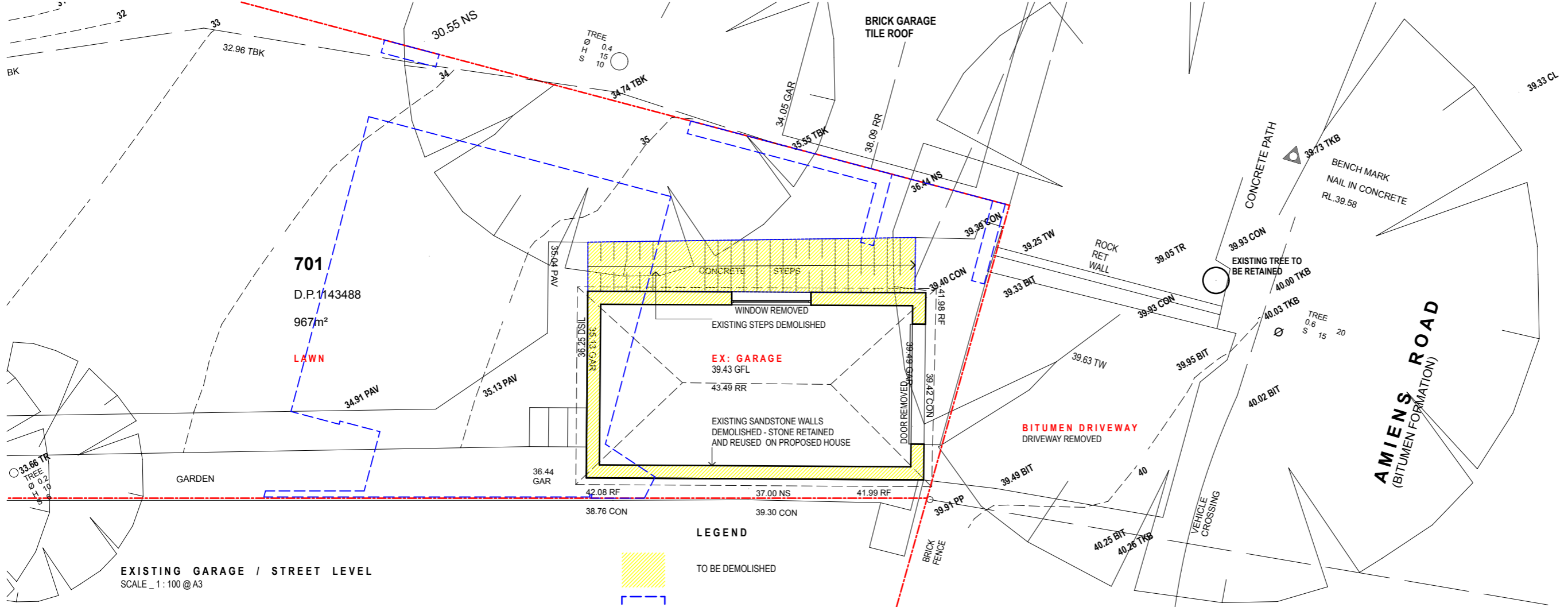
DECK_RL_38.02

DECK

DECK_RL_38.02

DECK

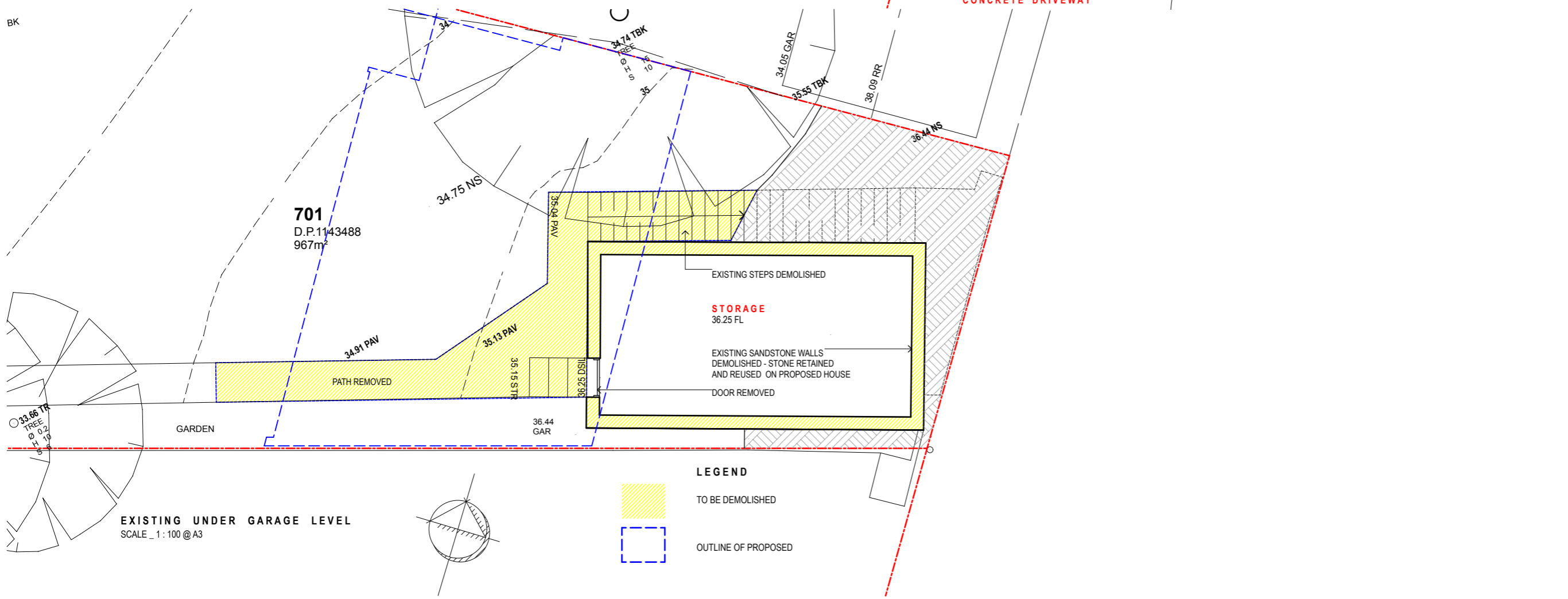
DECK_RL_38.02



EXISTING GARAGE / STREET LEVEL
SCALE 1:100 @A3

LEGEND

- TO BE DEMOLISHED
- OUTLINE OF PROPOSED



EXISTING UNDER GARAGE LEVEL
SCALE 1:100 @A3

LEGEND

- TO BE DEMOLISHED
- OUTLINE OF PROPOSED

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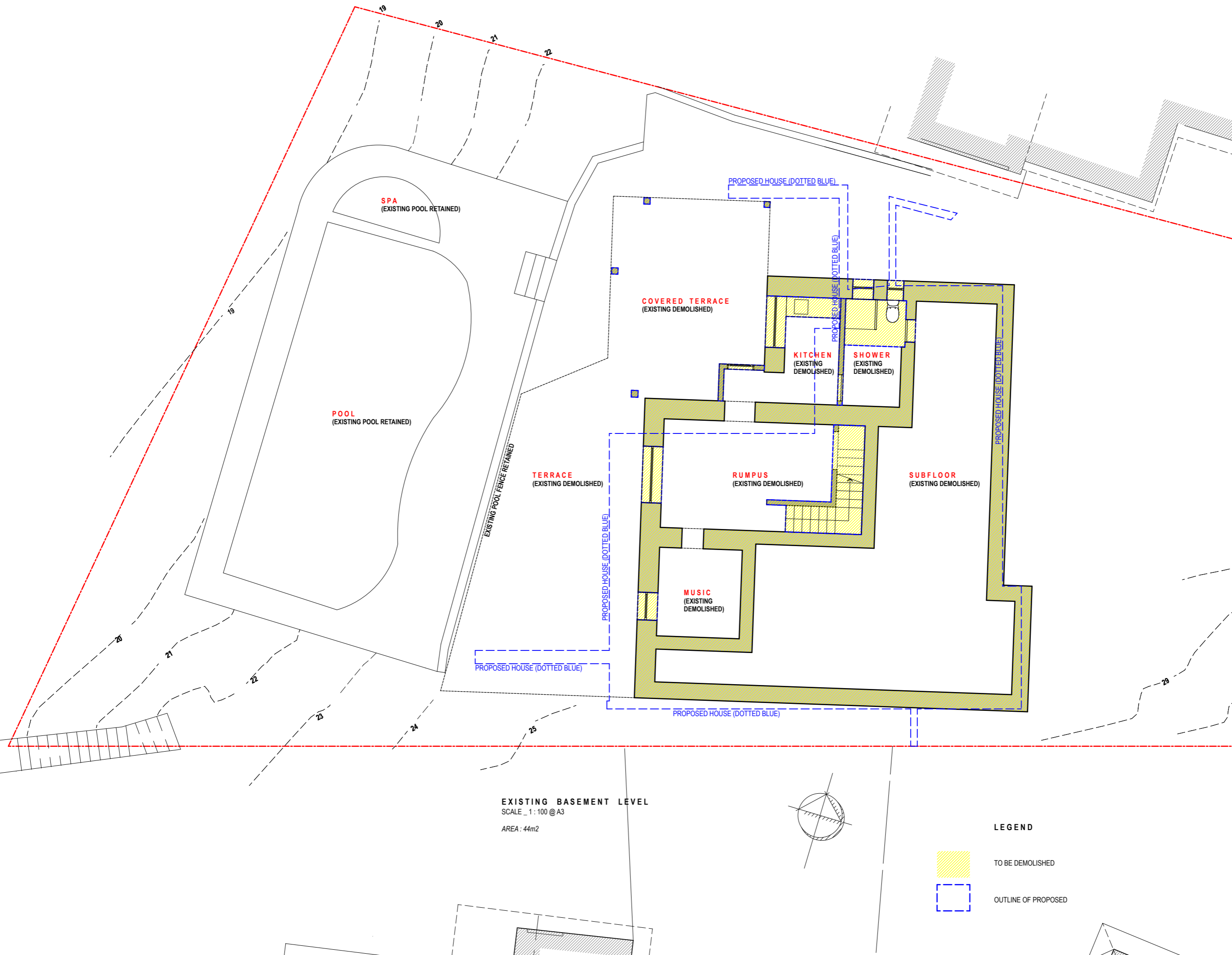
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EXISTING GARAGE &
STUDIO PLAN / DEMO

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SPA
(EXISTING POOL RETAINED)

POOL
(EXISTING POOL RETAINED)

COVERED TERRACE
(EXISTING DEMOLISHED)

KITCHEN
(EXISTING DEMOLISHED)

SHOWER
(EXISTING DEMOLISHED)

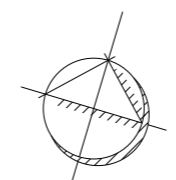
TERRACE
(EXISTING DEMOLISHED)

RUMPUS
(EXISTING DEMOLISHED)

SUBFLOOR
(EXISTING DEMOLISHED)

MUSIC
(EXISTING DEMOLISHED)

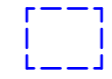
EXISTING BASEMENT LEVEL
SCALE 1:100 @ A3
AREA: 44m2



LEGEND



TO BE DEMOLISHED



OUTLINE OF PROPOSED

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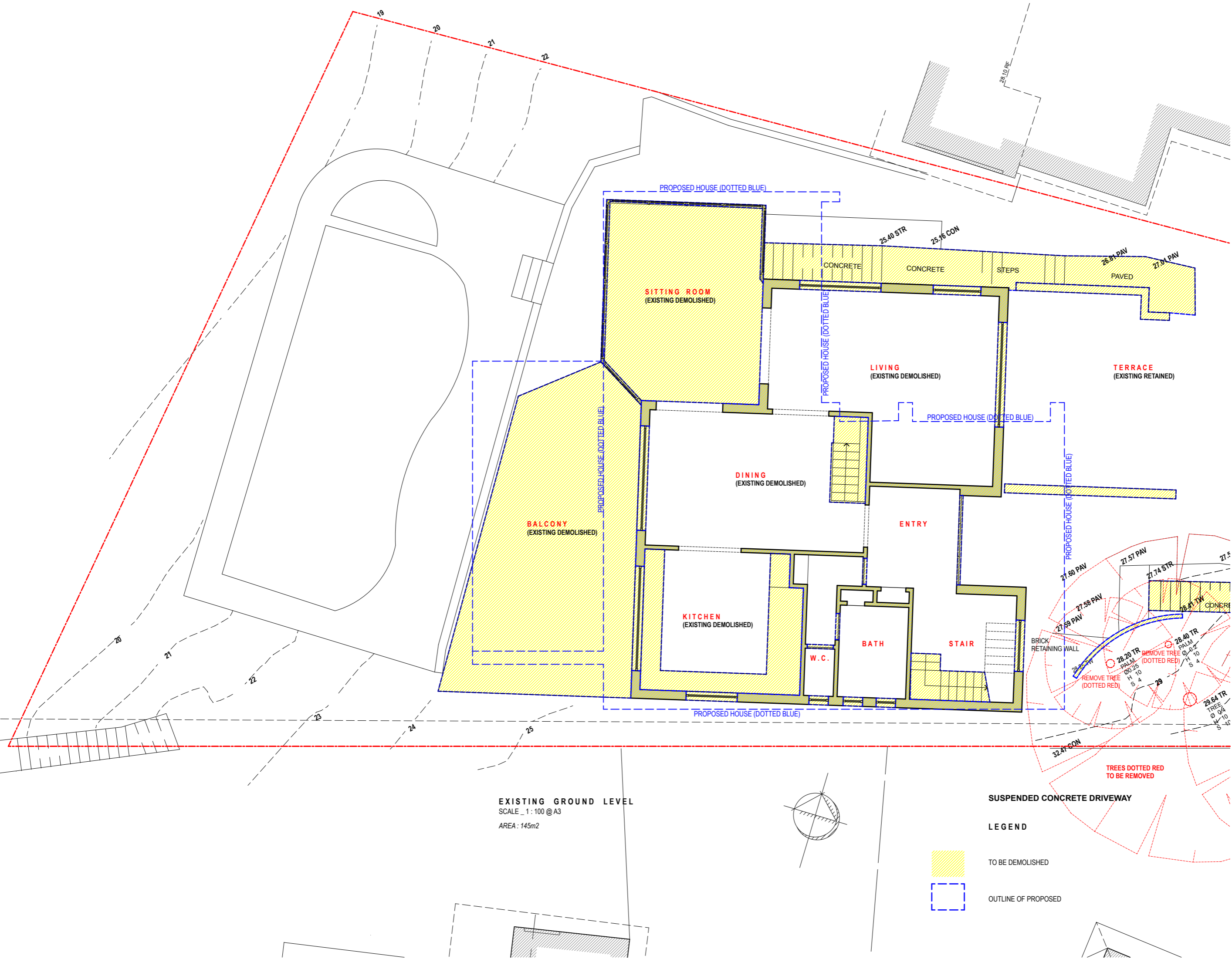
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EXISTING BASEMENT
PLAN / DEMO

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EXISTING GROUND FLOOR PLAN / DEMO

DA_05 A

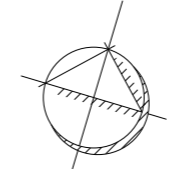
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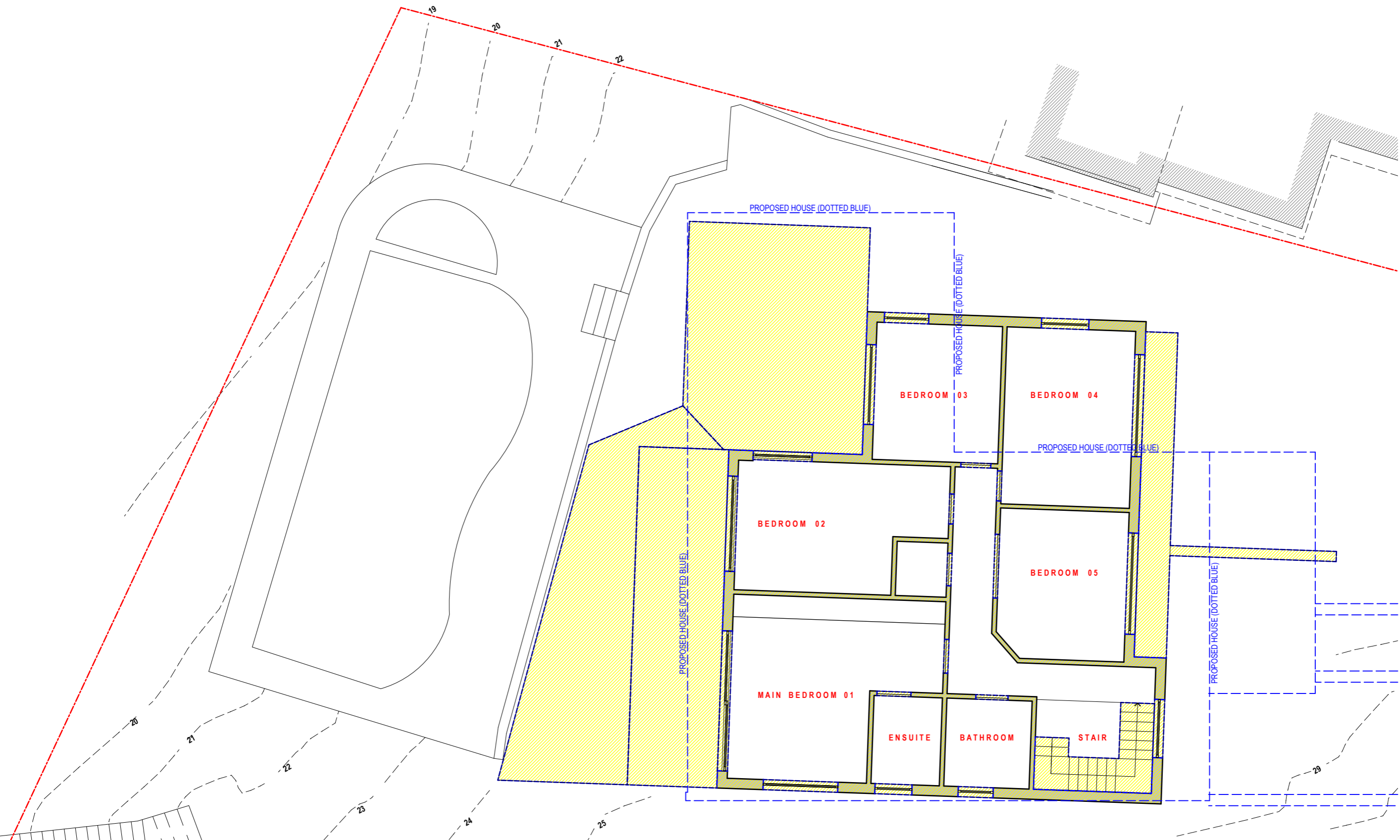
EXISTING GROUND LEVEL
SCALE 1:100 @ A3
AREA: 145m²

SUSPENDED CONCRETE DRIVEWAY

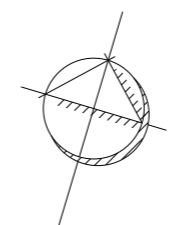
LEGEND

- TO BE DEMOLISHED
- OUTLINE OF PROPOSED





EXISTING FIRST LEVEL
SCALE 1:100 @ A3
AREA: 119m2



LEGEND

- TO BE DEMOLISHED
- OUTLINE OF PROPOSED

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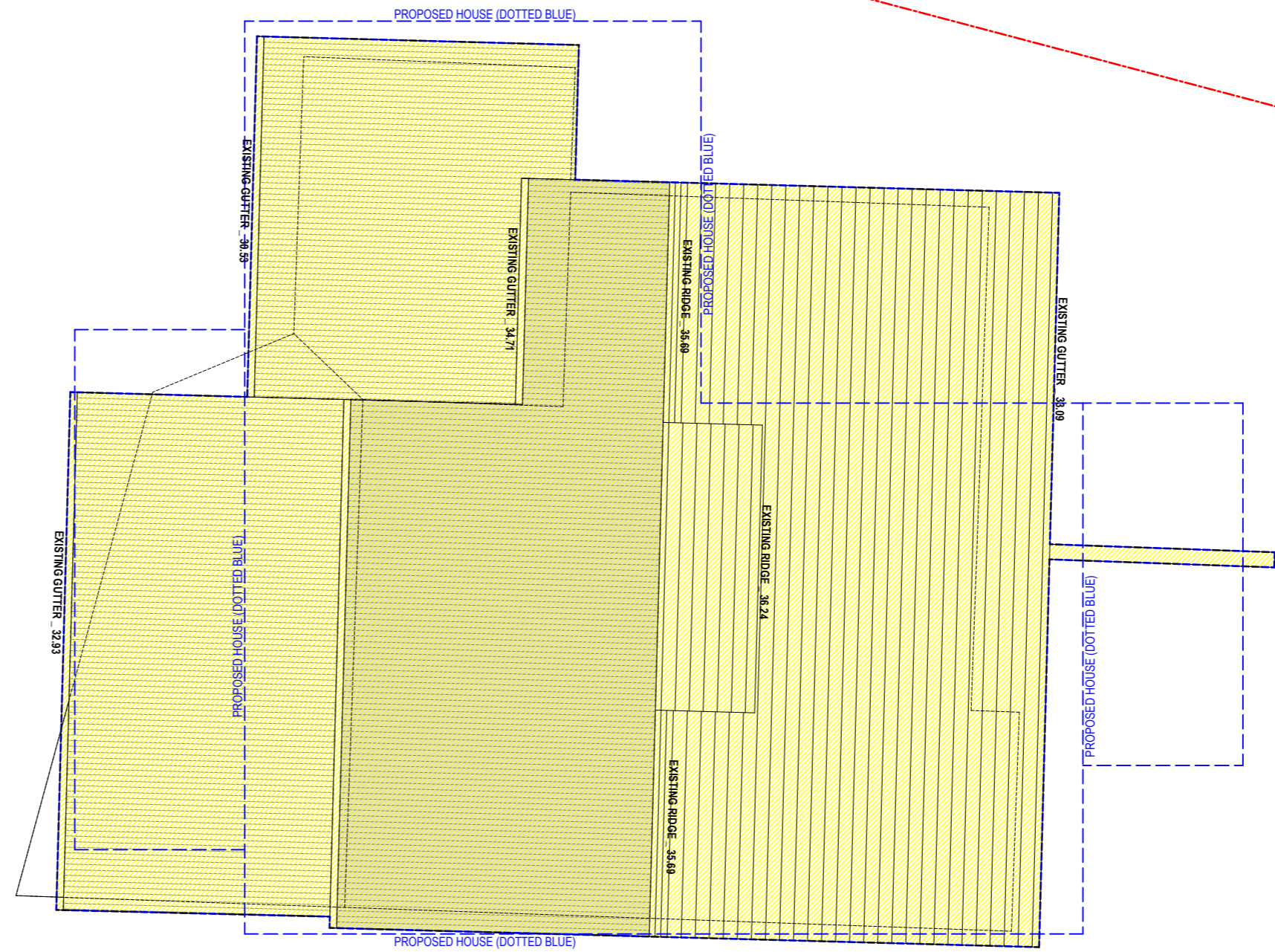
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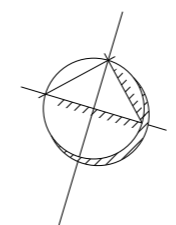
EXISTING FIRST FLOOR PLAN / DEMO

DA_06 A

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EXISTING ROOF PLAN
SCALE 1:100 @A3



- LEGEND**
- TO BE DEMOLISHED
 - OUTLINE OF PROPOSED

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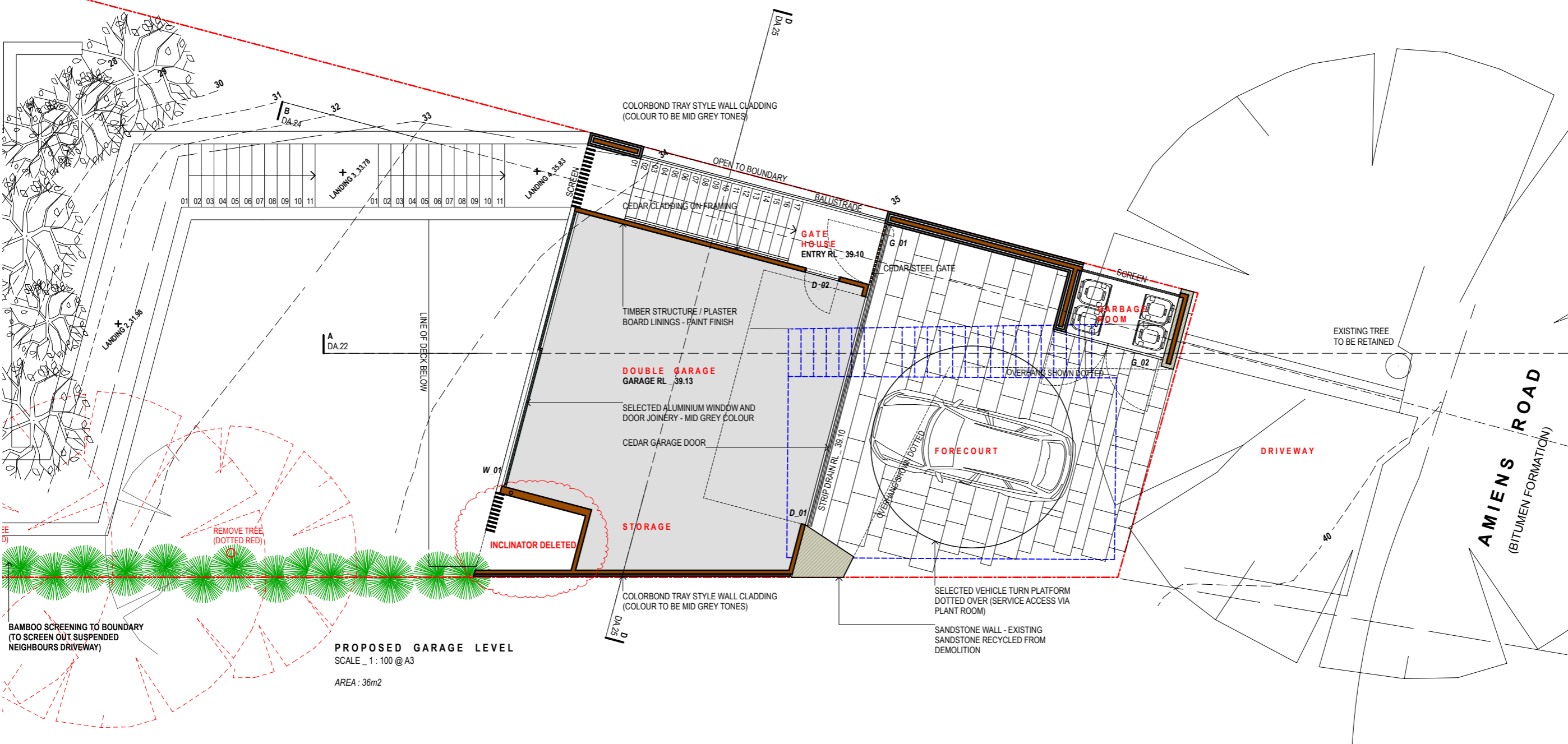
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EXISTING ROOF
PLAN / DEMO

DA_07 A

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PROPOSED GARAGE LEVEL
SCALE : 1 : 100 @ A3
AREA : 36m²

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**PROPOSED GARAGE -
STREET LEVEL**

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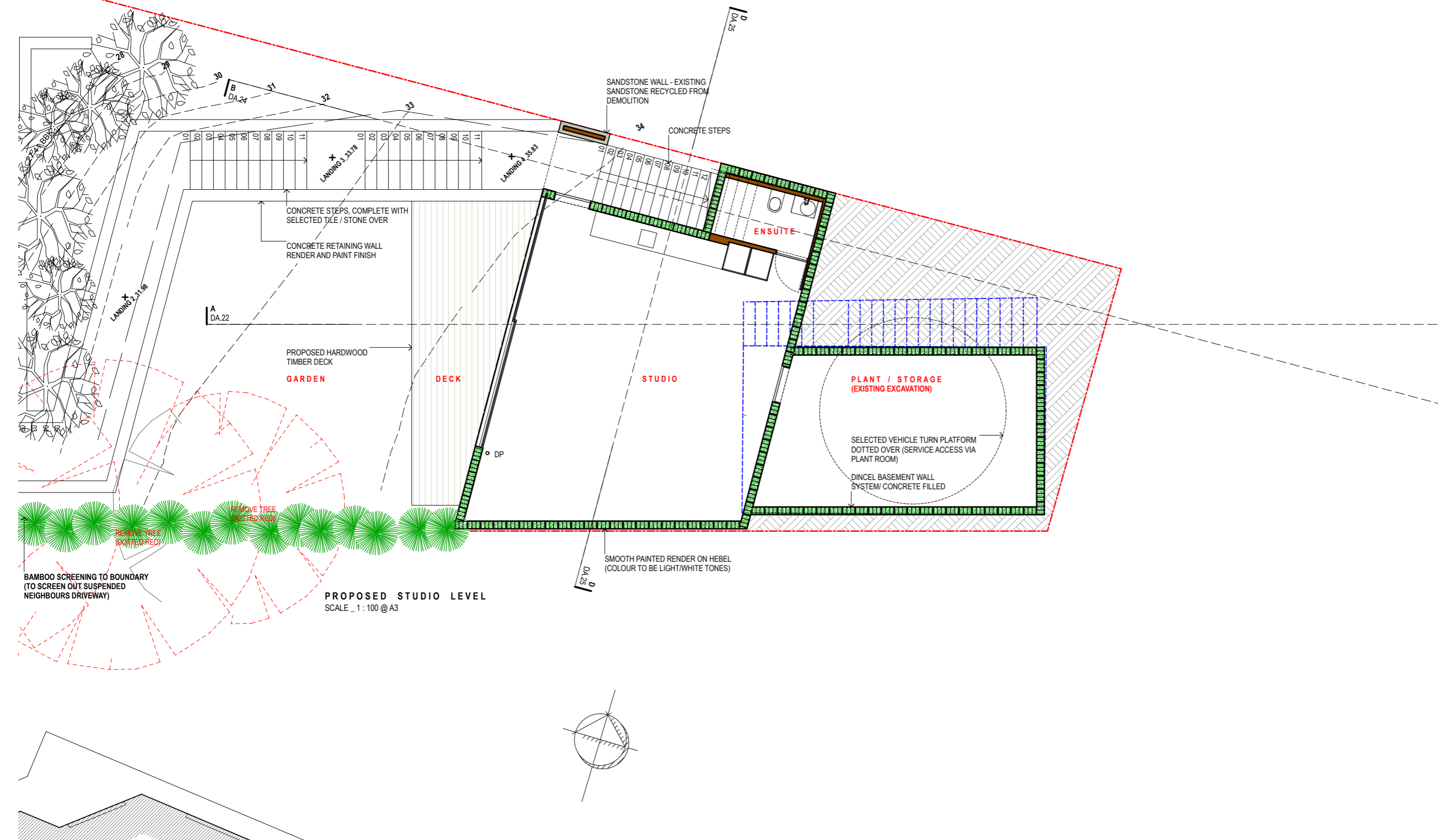
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PROPOSED STUDIO PLAN
BELOW GARAGE

DA_09 B

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PROPOSED BASEMENT LEVEL
SCALE 1:100 @ A3

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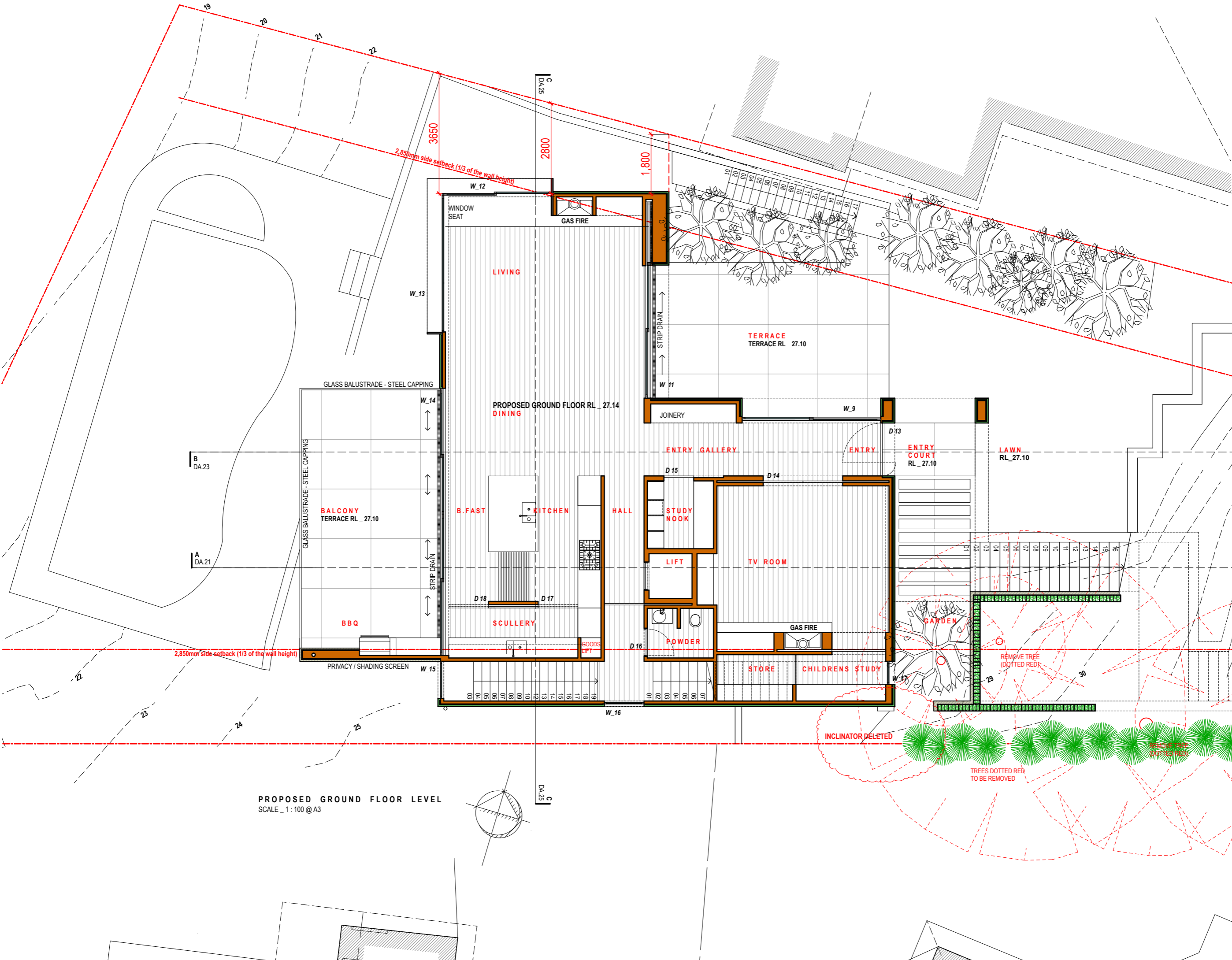
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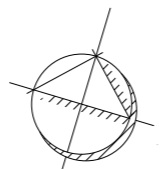
PROPOSED BASEMENT / POOL PLAN

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PROPOSED GROUND FLOOR LEVEL
SCALE 1:100 @A3



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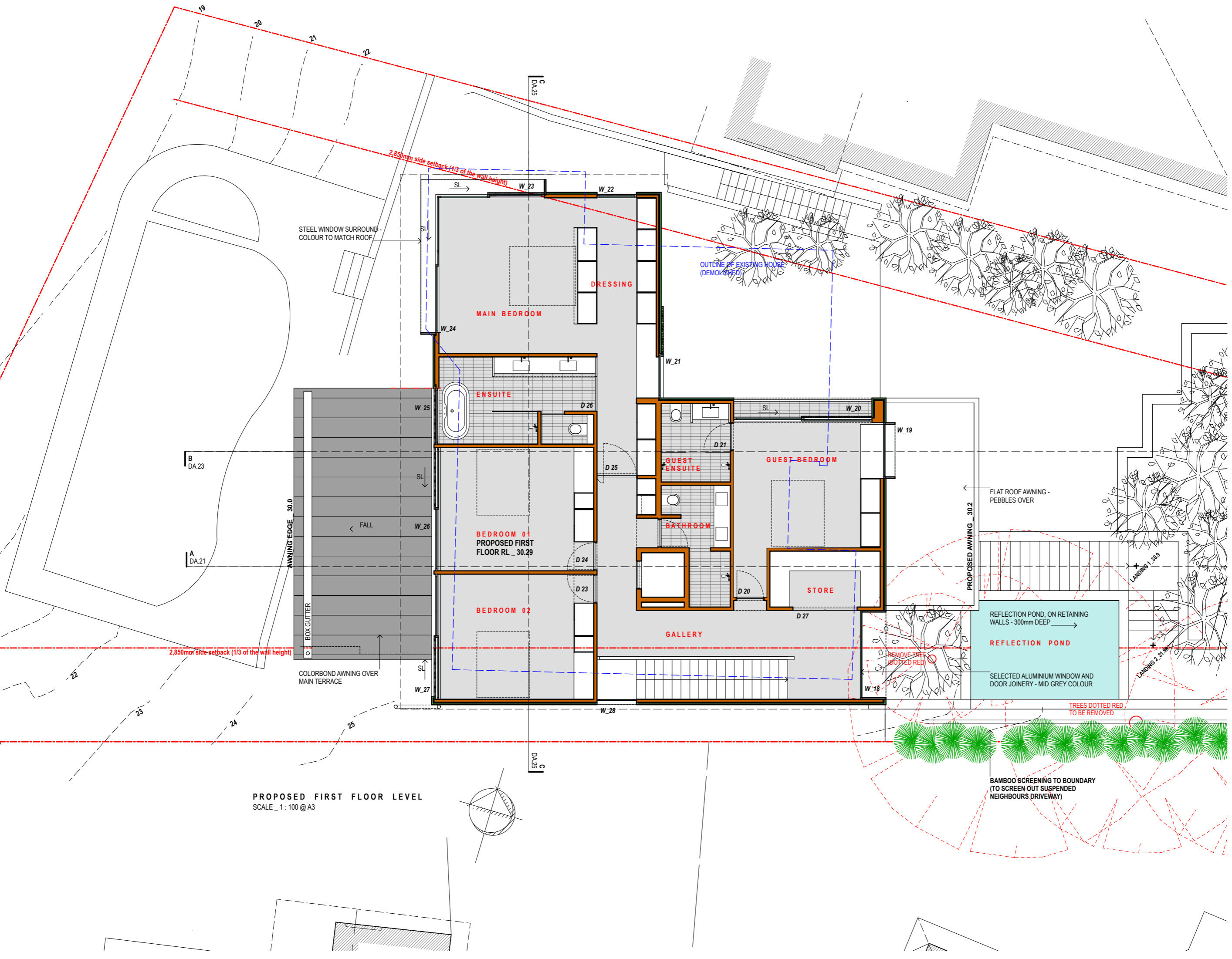
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PROPOSED GROUND
FLOOR PLAN

DA_11 B

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PROPOSED FIRST FLOOR LEVEL
SCALE 1:100 @A3

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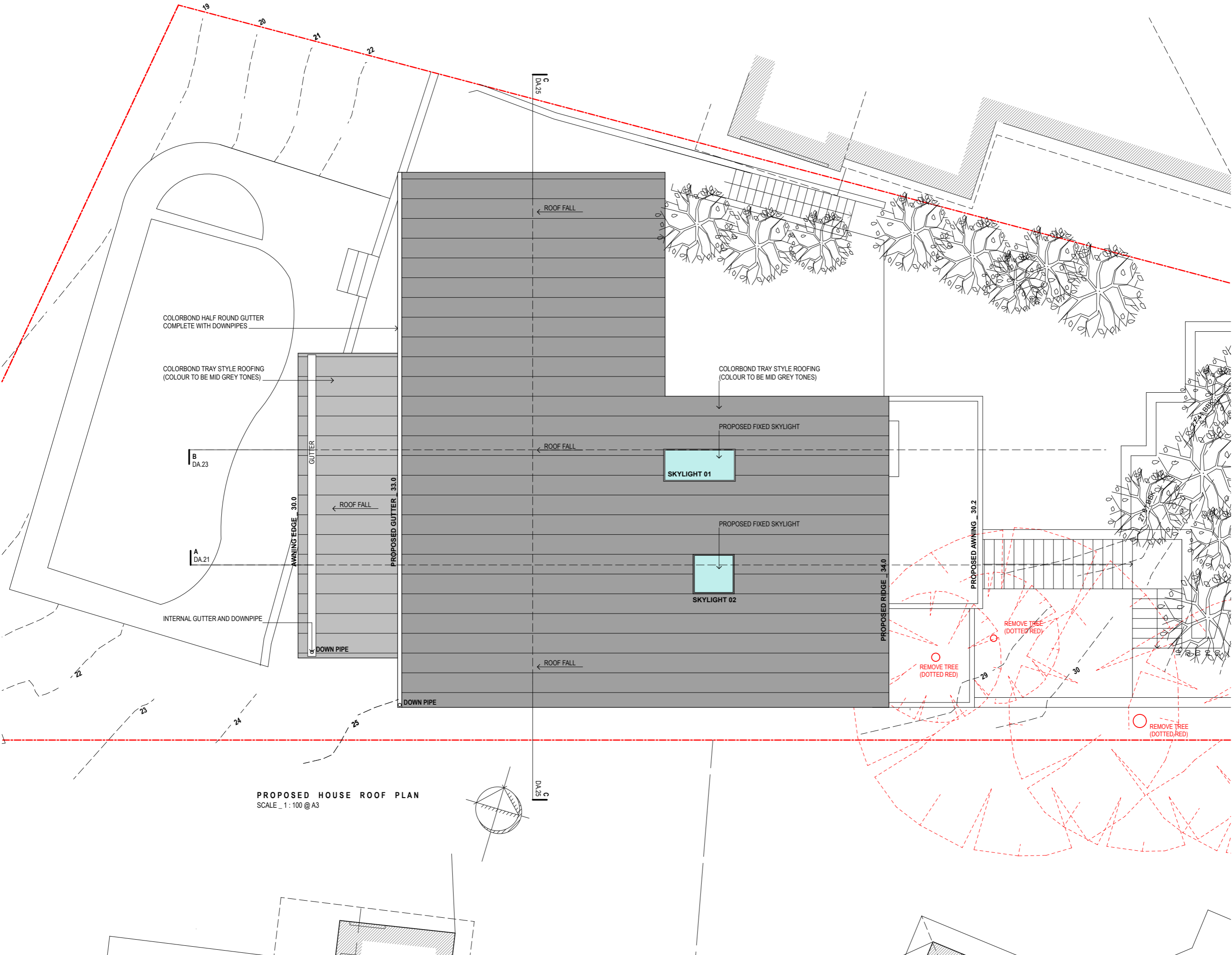
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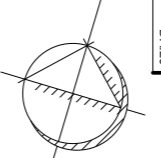
PROPOSED FIRST FLOOR

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PROPOSED HOUSE ROOF PLAN
SCALE 1:100 @A3



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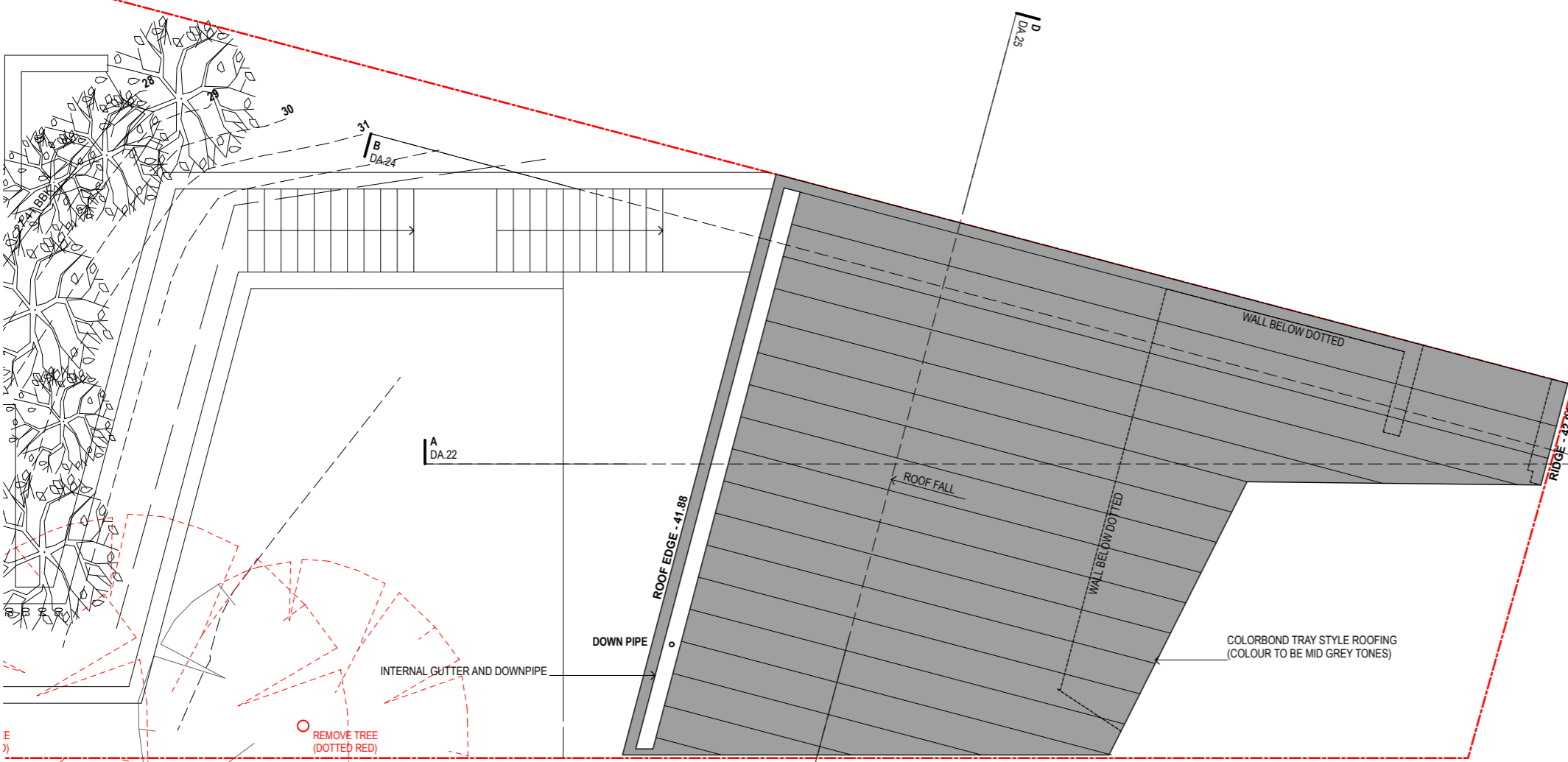
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PROPOSED HOUSE
ROOF PLAN

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PROPOSED GARAGE ROOF PLAN
SCALE 1:100 @ A3

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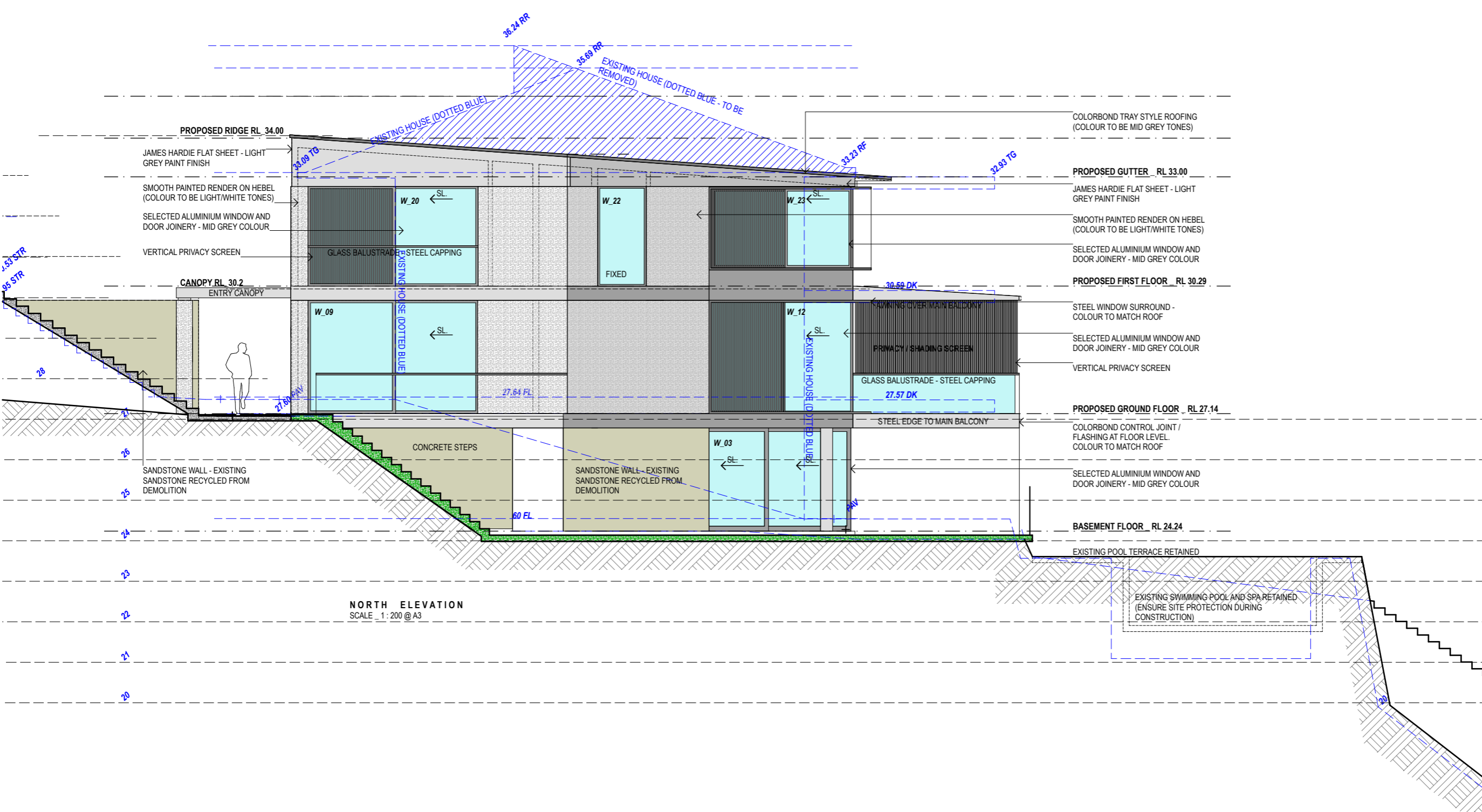
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**PROPOSED GARAGE
ROOF PLAN**

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NORTH ELEVATION
SCALE 1:200 @ A3

FOR BOUNDARY DIMENSIONS
REFER TO SURVEY DRAWINGS

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PROPOSED ELEVATIONS

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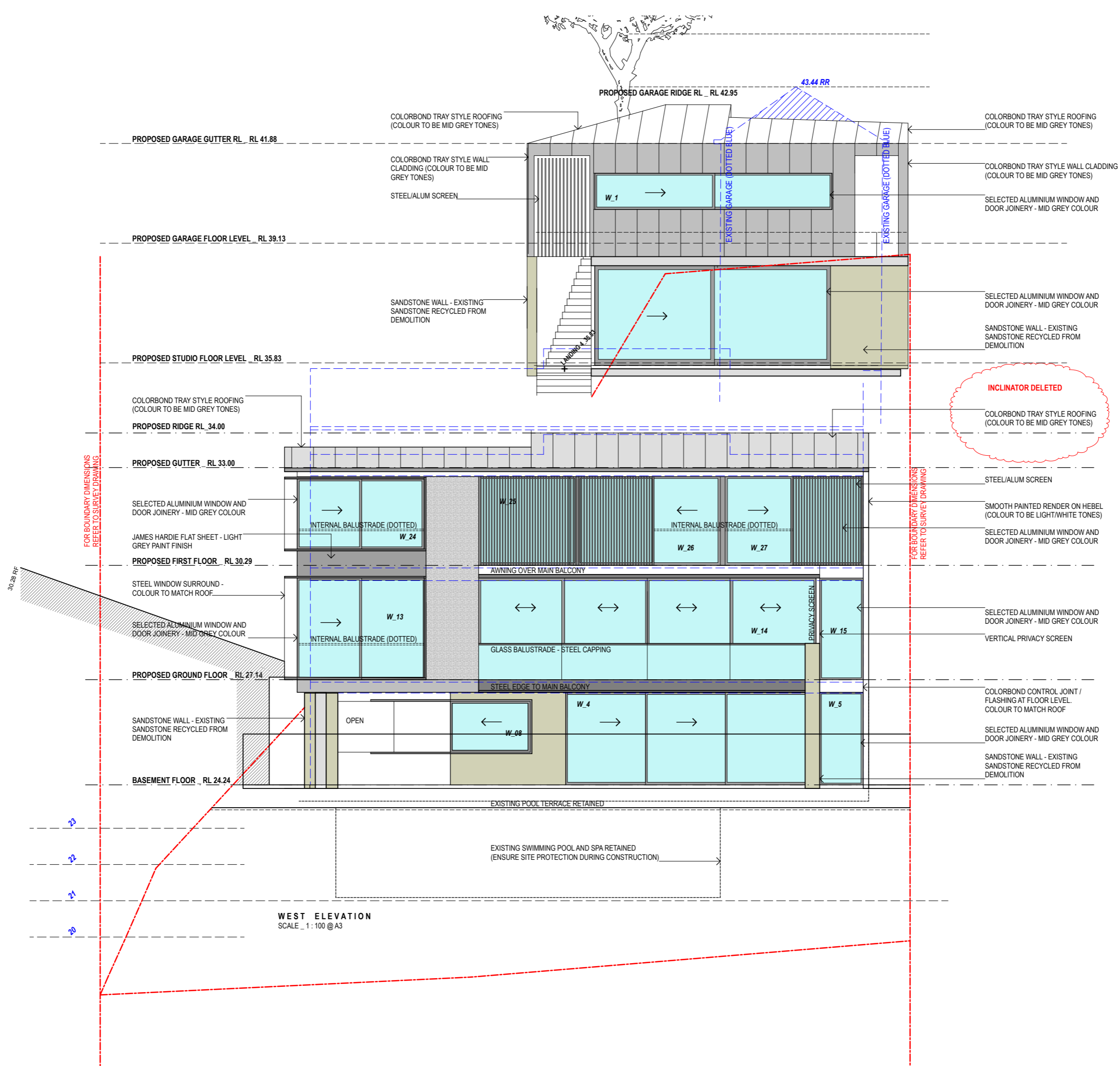
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PROPOSED ELEVATIONS

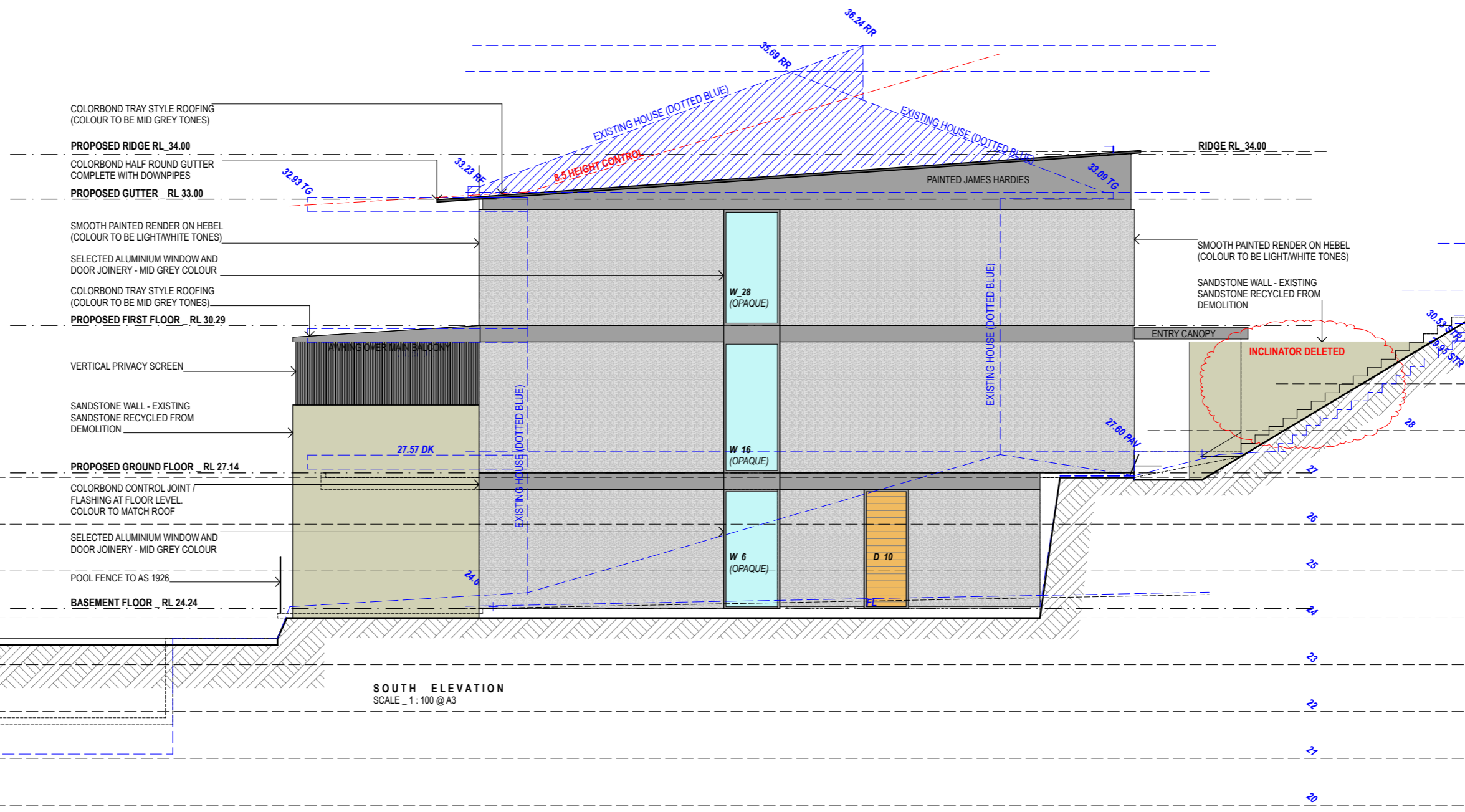
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WEST ELEVATION
SCALE 1:100 @ A3

FOR BOUNDARY DIMENSIONS REFER TO SURVEY DRAWING



SOUTH ELEVATION
SCALE 1:100 @ A3

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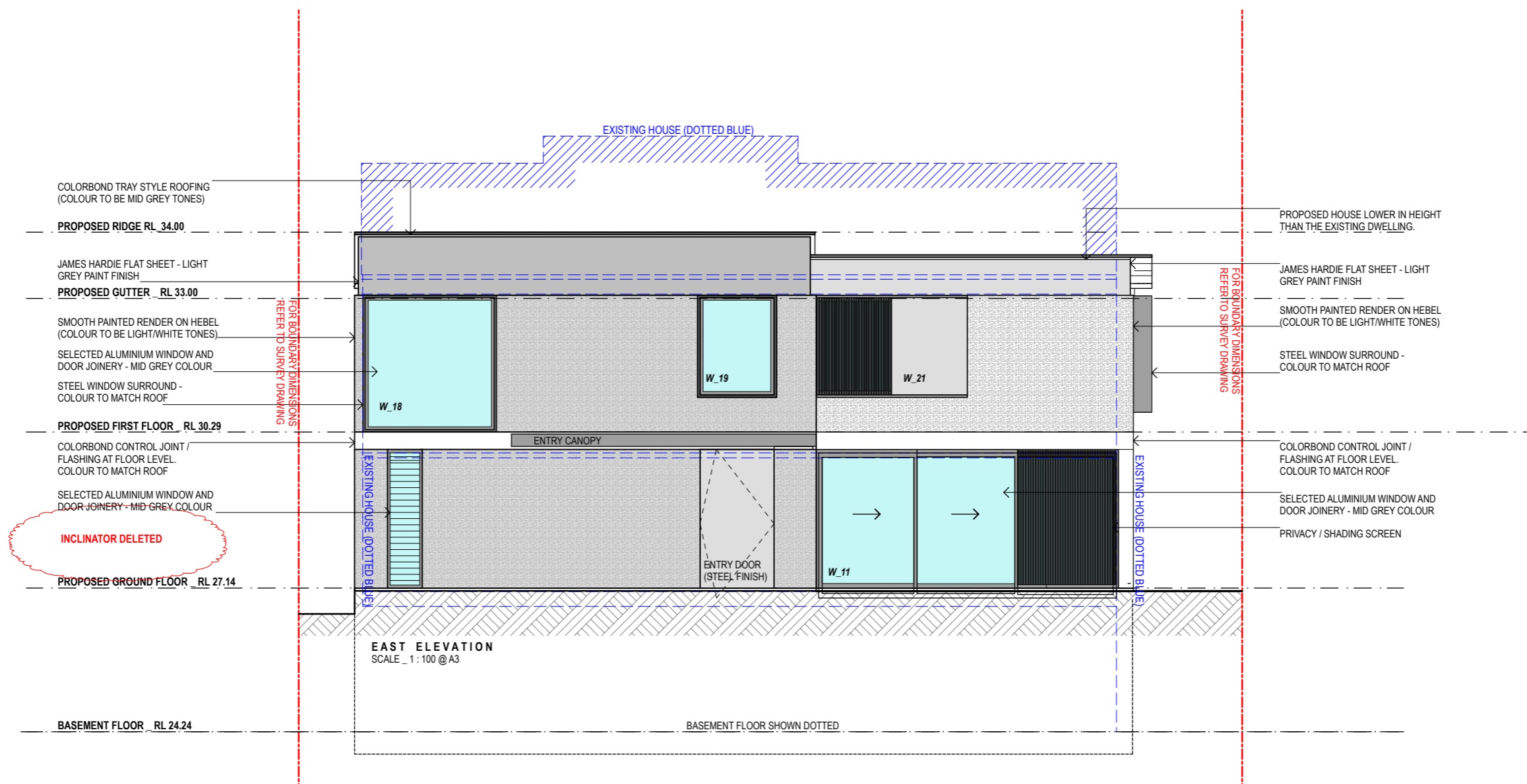
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**PROPOSED HOUSE
ELEVATION**

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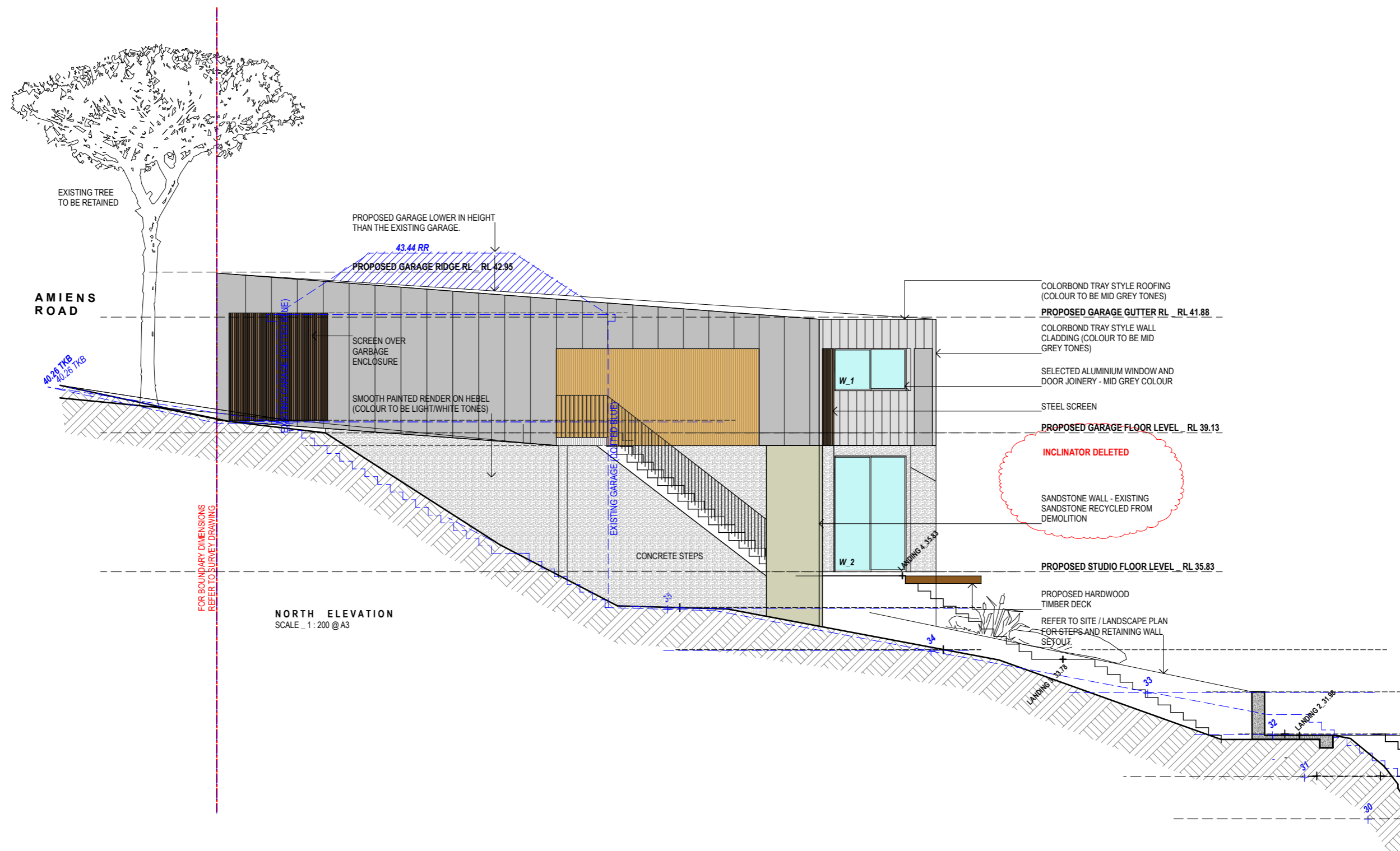
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PROPOSED HOUSE
ELEVATION

DA_18 B

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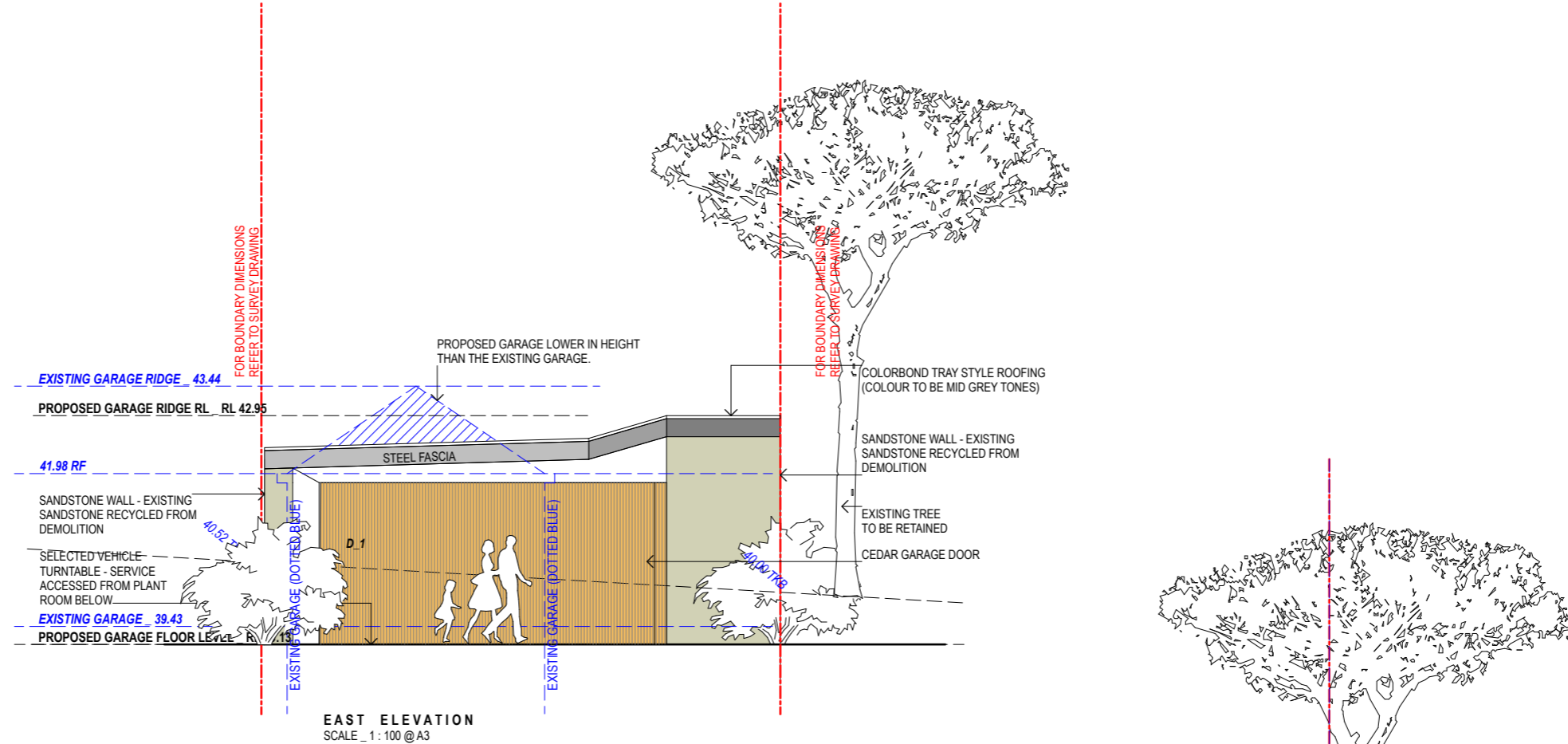
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SCALE: 1:100
DATE: 06.03.19
PROJECT No: 102

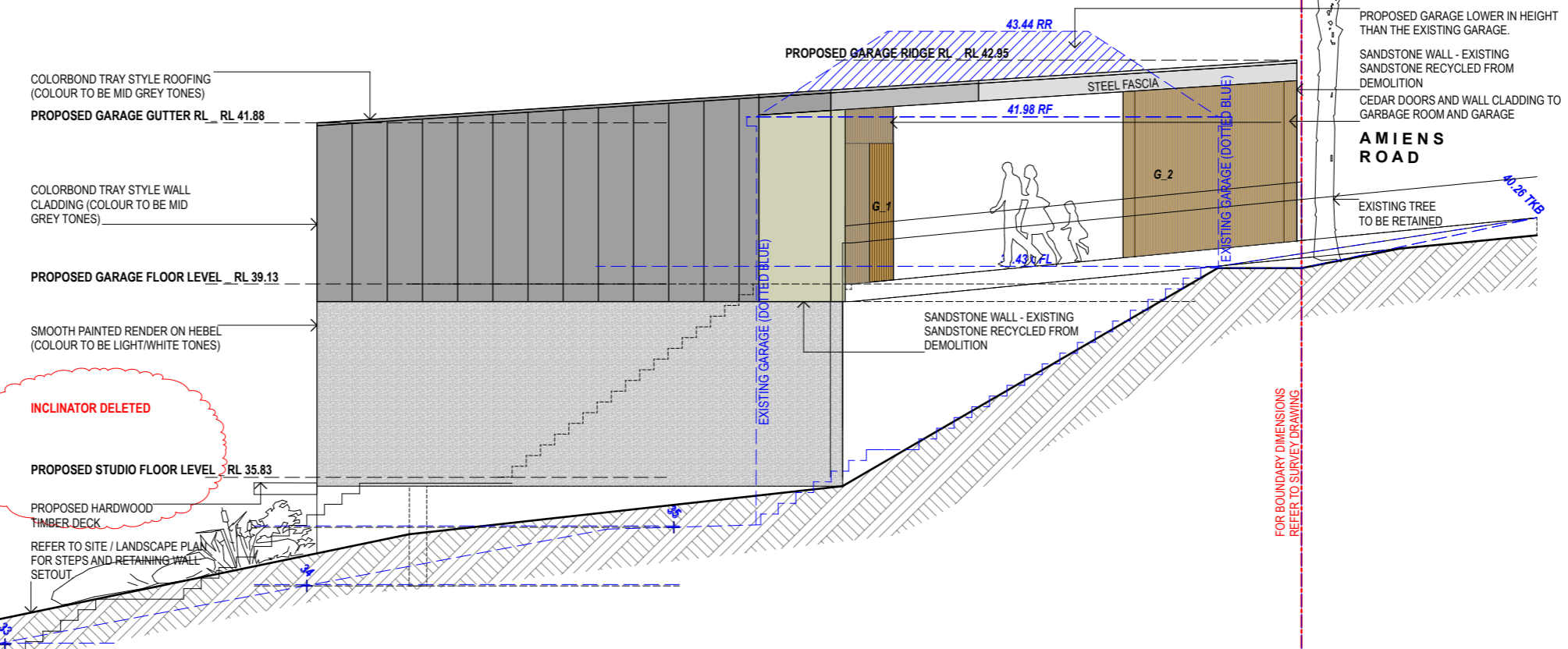
PROPOSED GARAGE /
STUDIO ELEVATION

DA_19 B

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EAST ELEVATION
SCALE 1:100 @A3



SOUTH ELEVATION
SCALE 1:100 @A3

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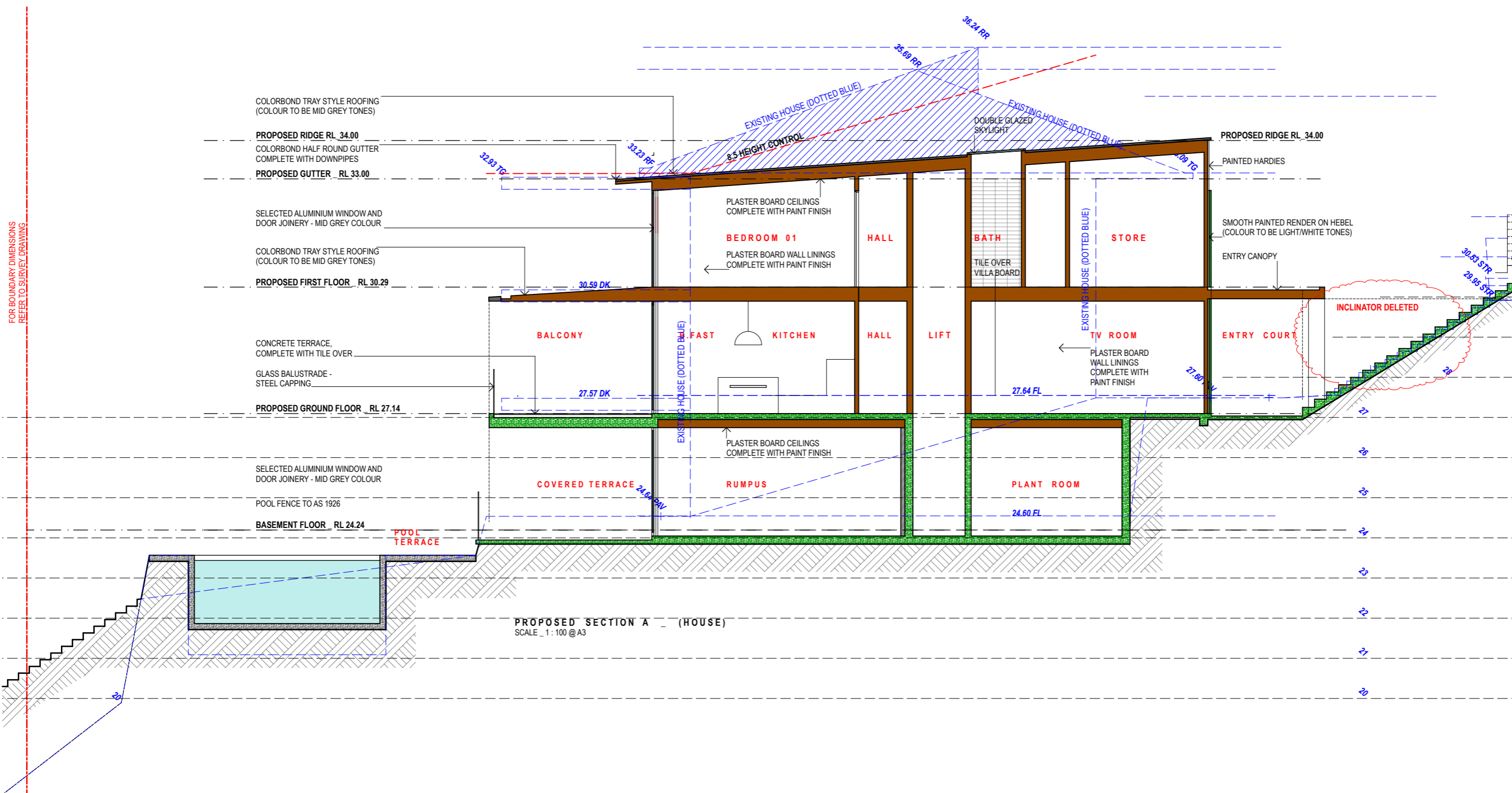
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PROPOSED GARAGE /
STUDIO ELEVATION

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FOR BOUNDARY DIMENSIONS REFER TO SURVEY DRAWING

COLORBOND TRAY STYLE ROOFING
(COLOUR TO BE MID GREY TONES)

PROPOSED RIDGE RL 34.00
COLORBOND HALF ROUND GUTTER
COMPLETE WITH DOWNPIPES
PROPOSED GUTTER RL 33.00

SELECTED ALUMINIUM WINDOW AND
DOOR JOINERY - MID GREY COLOUR

COLORBOND TRAY STYLE ROOFING
(COLOUR TO BE MID GREY TONES)
PROPOSED FIRST FLOOR RL 30.29

CONCRETE TERRACE,
COMPLETE WITH TILE OVER
GLASS BALUSTRADE -
STEEL CAPPING
PROPOSED GROUND FLOOR RL 27.14

SELECTED ALUMINIUM WINDOW AND
DOOR JOINERY - MID GREY COLOUR
POOL FENCE TO AS 1926
BASEMENT FLOOR RL 24.24

PROPOSED SECTION A (HOUSE)
SCALE 1:100 @ A3

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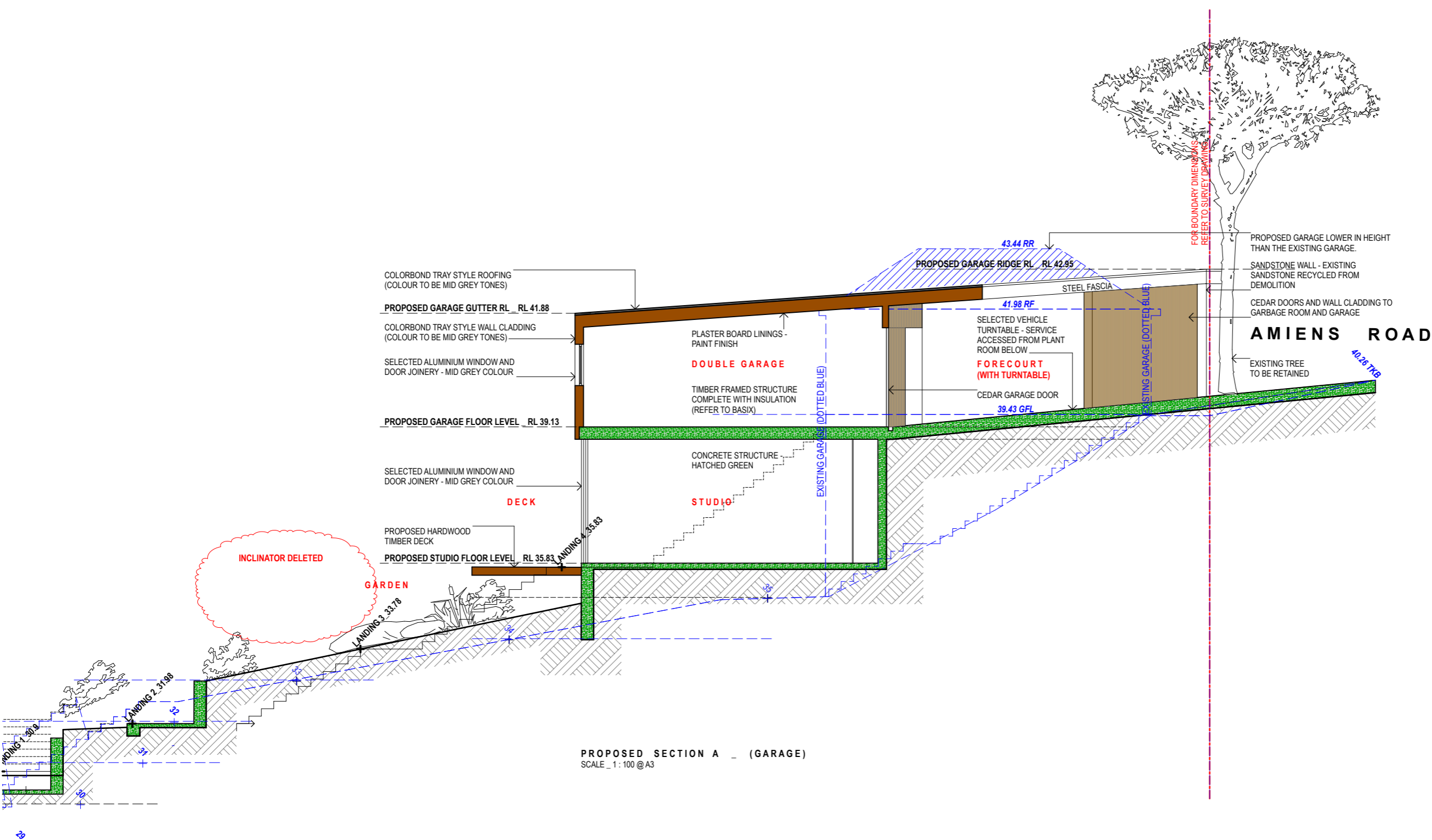
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HOUSE SECTION A

DA_21 B

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PROPOSED SECTION A (GARAGE)
SCALE_1:100 @ A3

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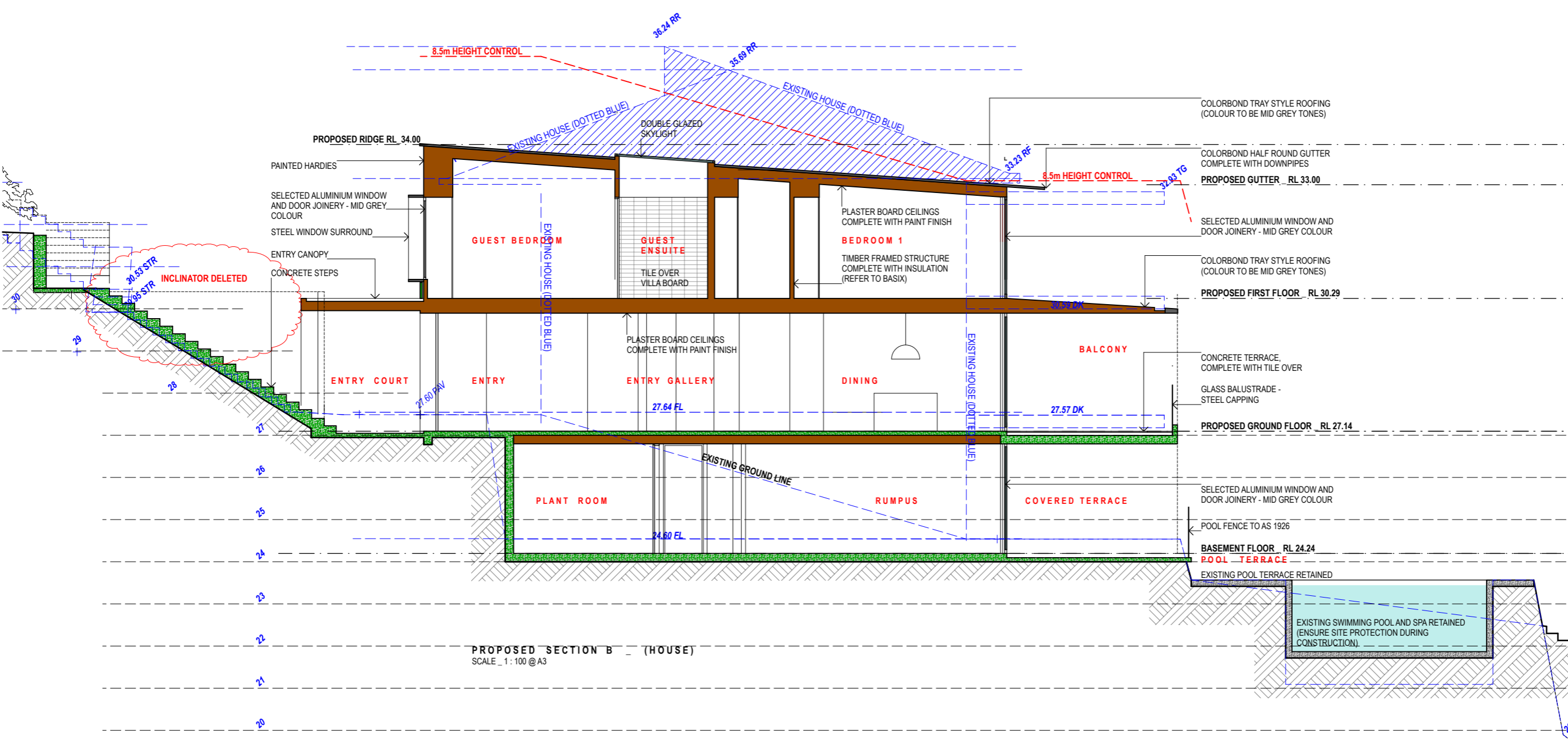
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GARAGE SECTION A

DA_22 B

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PROPOSED SECTION B (HOUSE)
SCALE 1:100 @ A3

- COLORBOND TRAY STYLE ROOFING (COLOUR TO BE MID GREY TONES)
- COLORBOND HALF ROUND GUTTER COMPLETE WITH DOWNPIPES
- PROPOSED GUTTER RL 33.00
- SELECTED ALUMINIUM WINDOW AND DOOR JOINERY - MID GREY COLOUR
- COLORBOND TRAY STYLE ROOFING (COLOUR TO BE MID GREY TONES)
- PROPOSED FIRST FLOOR RL 30.29
- CONCRETE TERRACE, COMPLETE WITH TILE OVER
- GLASS BALUSTRADE - STEEL CAPPING
- PROPOSED GROUND FLOOR RL 27.14
- SELECTED ALUMINIUM WINDOW AND DOOR JOINERY - MID GREY COLOUR
- POOL FENCE TO AS 1926
- BASEMENT FLOOR RL 24.24
- POOL TERRACE
- EXISTING POOL TERRACE RETAINED

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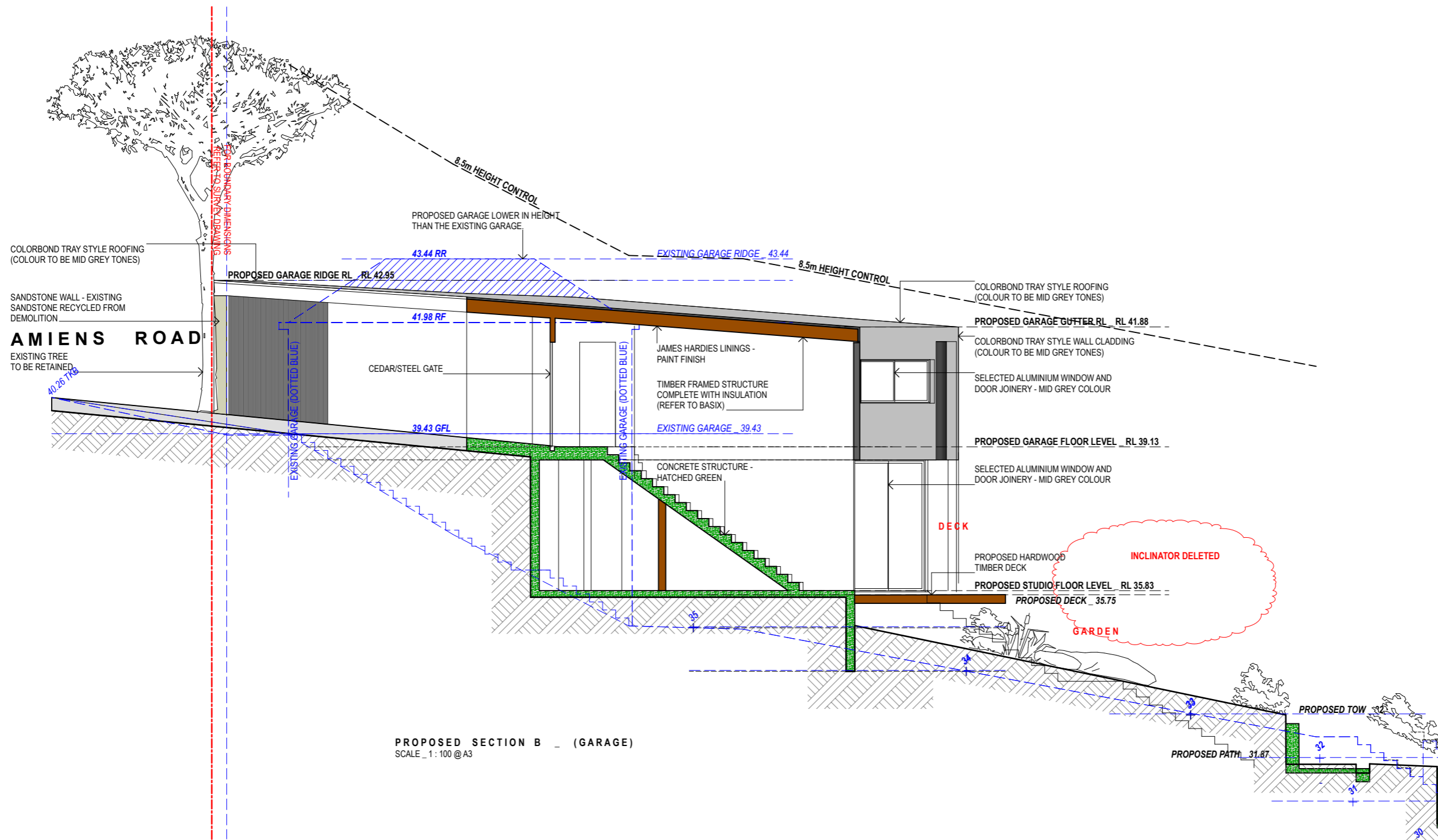
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HOUSE SECTION B



PROPOSED SECTION B - (GARAGE)
SCALE 1:100 @ A3

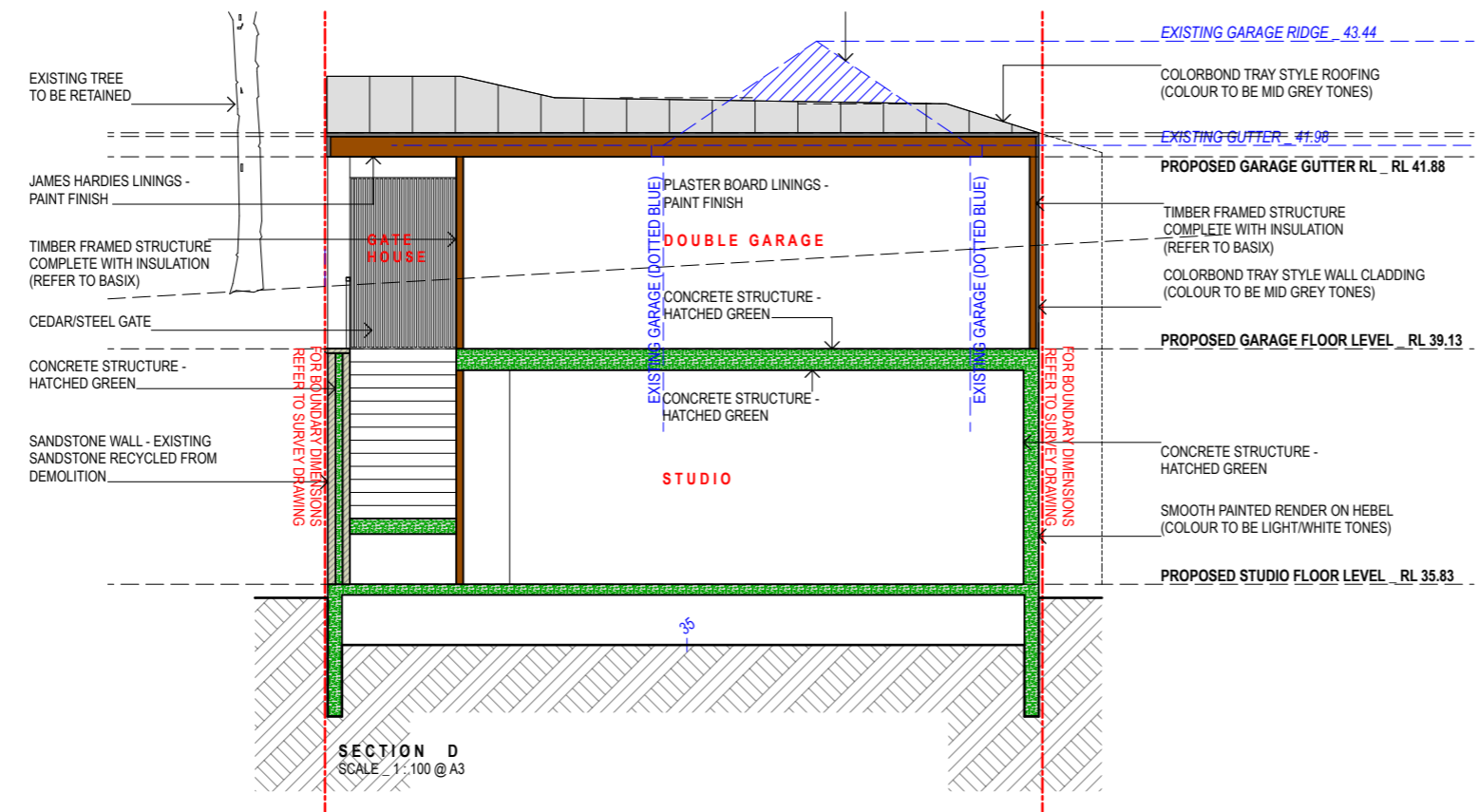
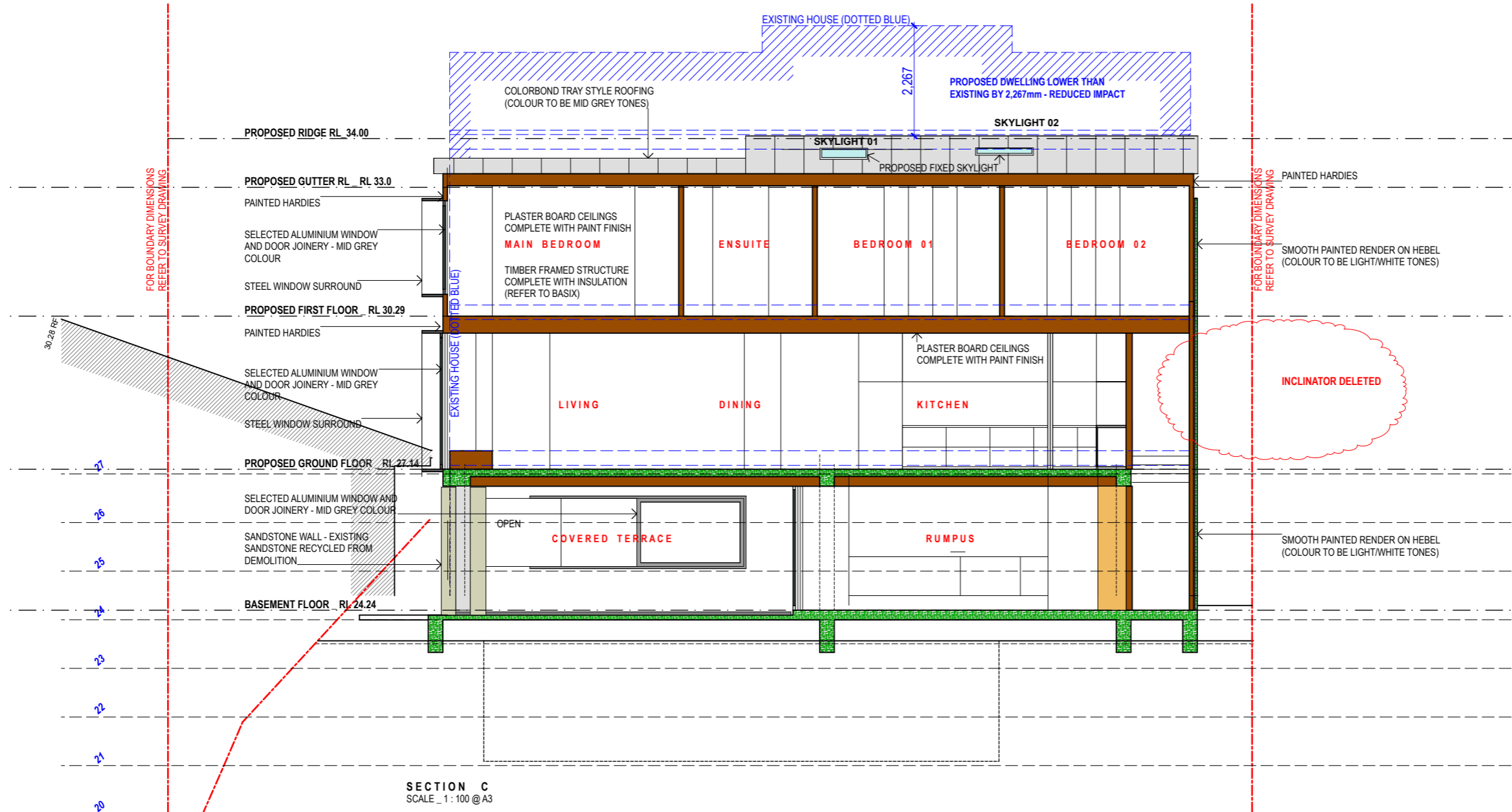
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GARAGE SECTION B

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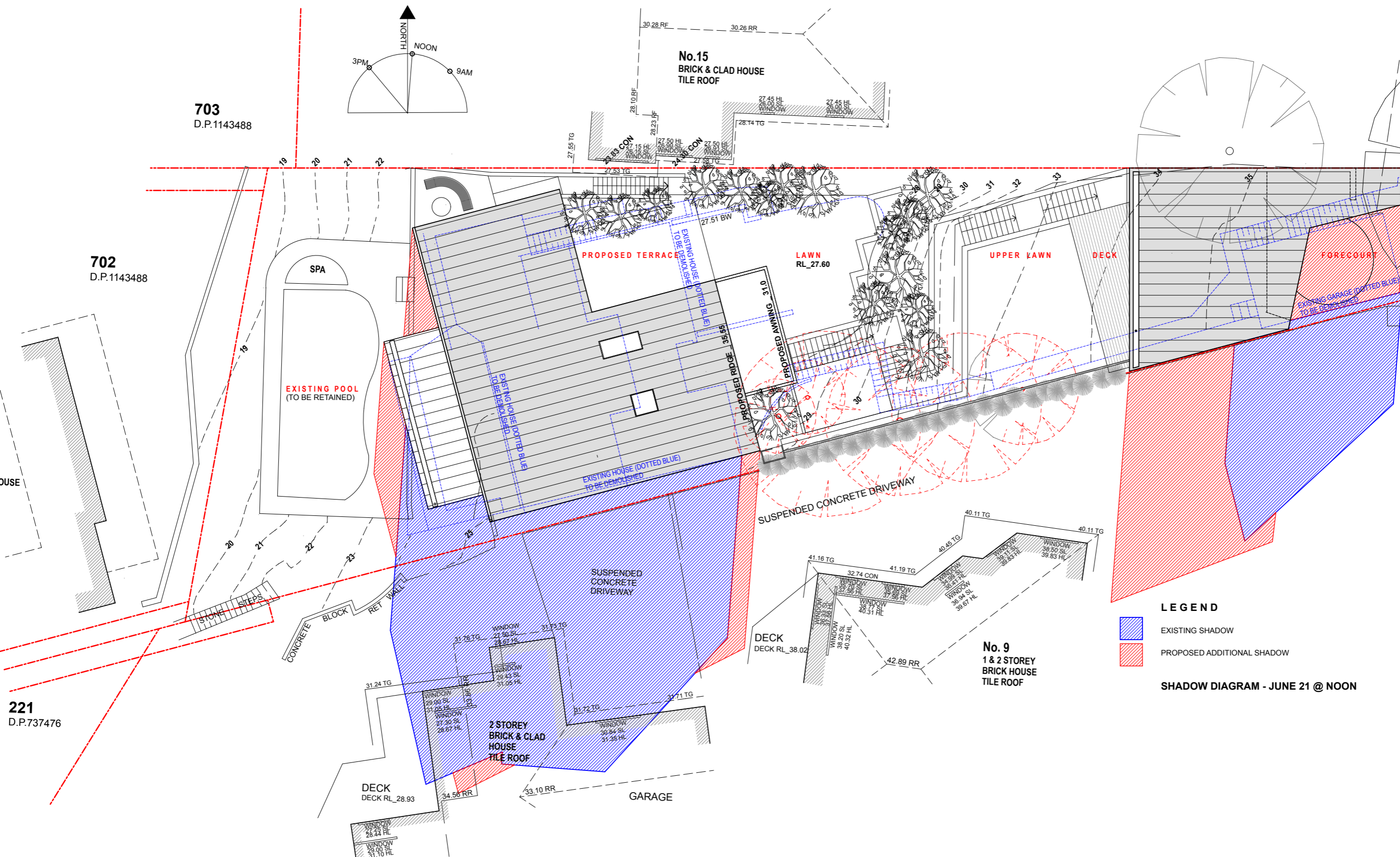
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SECTION C & D
(HOUSE & GARAGE)

DA_25 B

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LEGEND

▨ EXISTING SHADOW

▨ PROPOSED ADDITIONAL SHADOW

SHADOW DIAGRAM - JUNE 21 @ NOON

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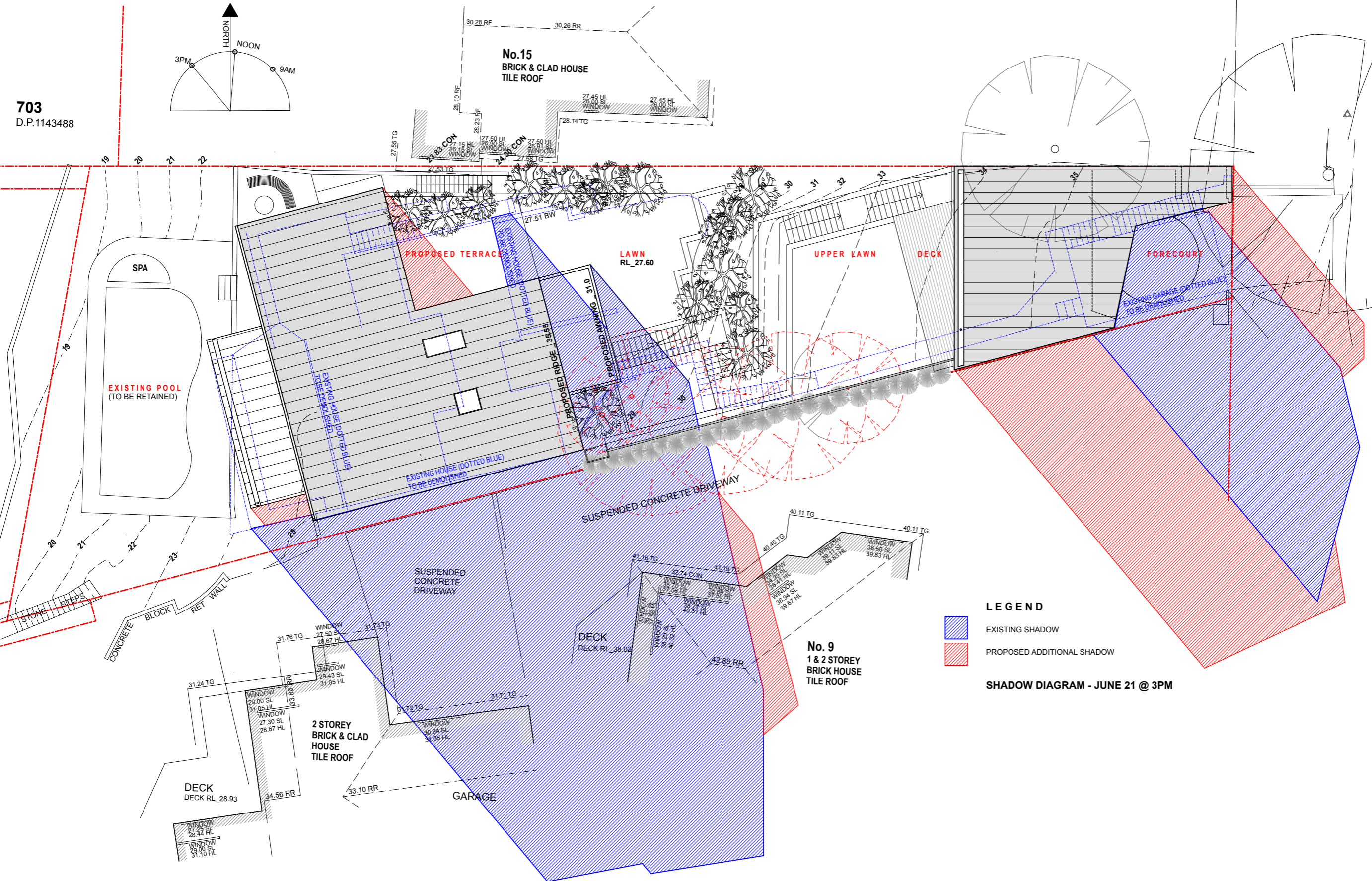
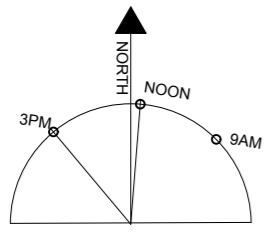
SCALE: 1 : 200

DATE: 06.03.19

PROJECT No: 102

**SHADOW DIAGRAM - NOON
(EXISTING & PROPOSED)**

703
D.P.1143488



LEGEND

▨ EXISTING SHADOW

▨ PROPOSED ADDITIONAL SHADOW

SHADOW DIAGRAM - JUNE 21 @ 3PM

REVISIONS
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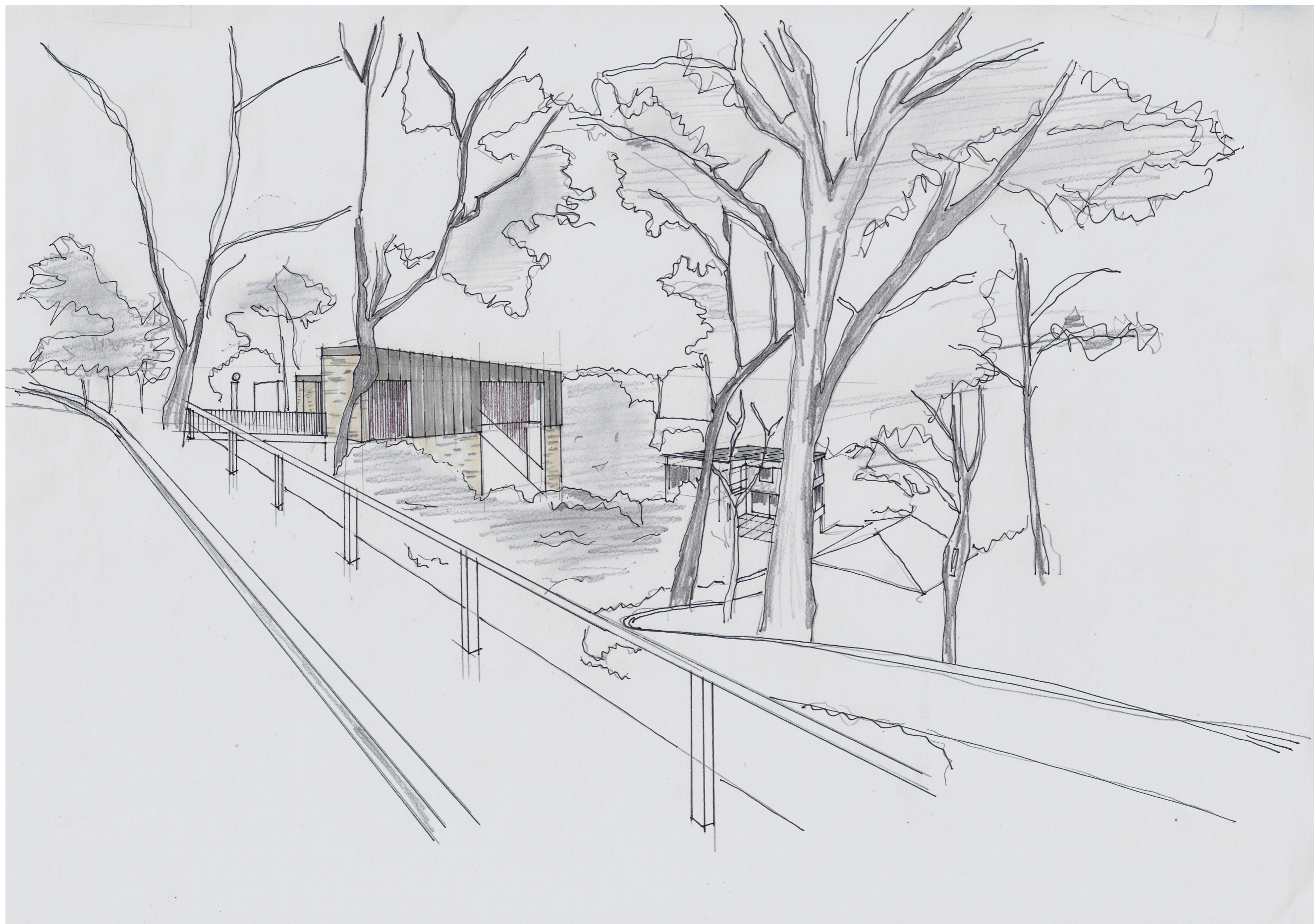
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DATE: 06.03.19
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**SHADOW DIAGRAM - 3 PM
(EXISTING & PROPOSED)**



SCOTT - BROWN
13 AMIENS ROAD, CLONTARF, 2093

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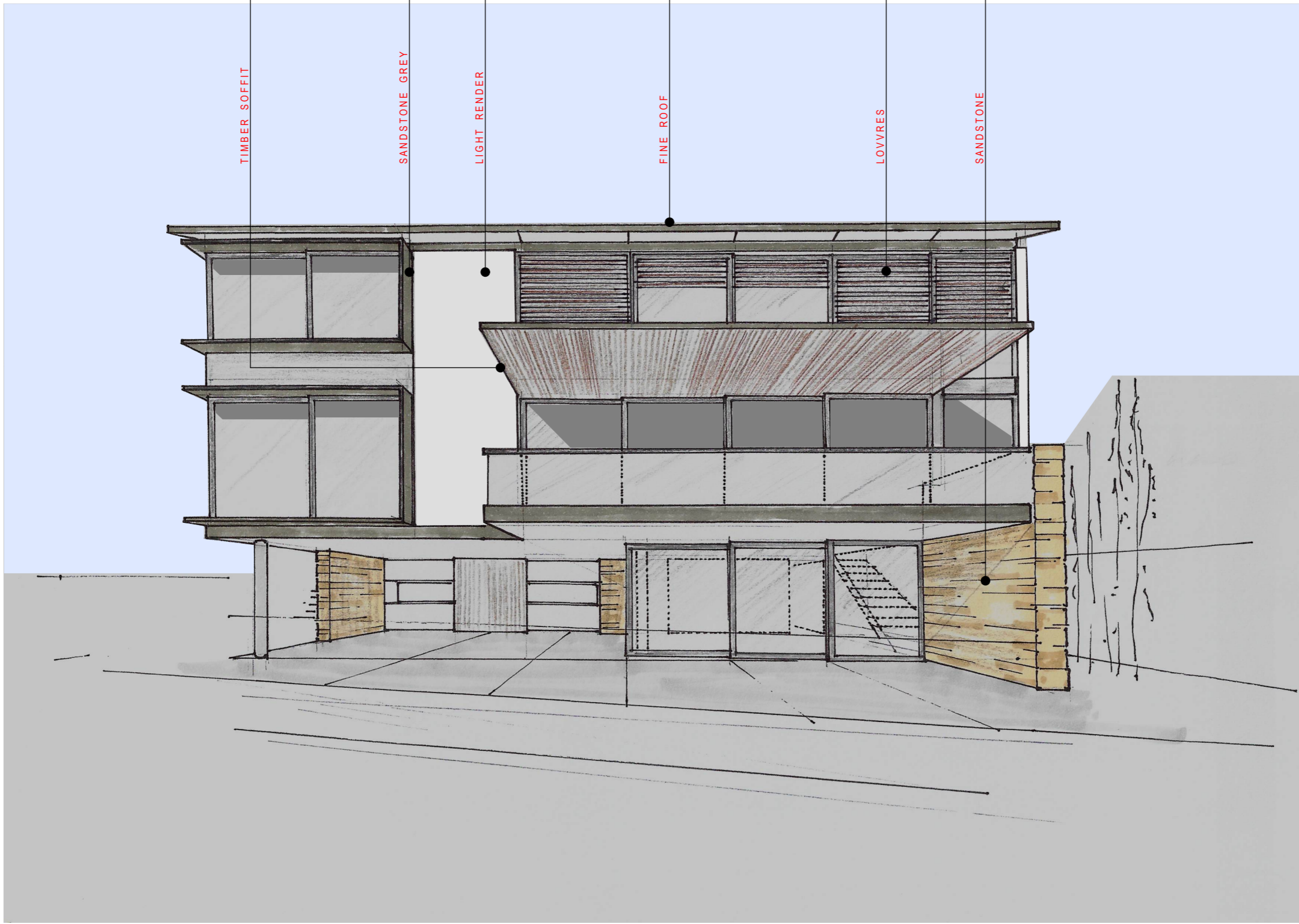
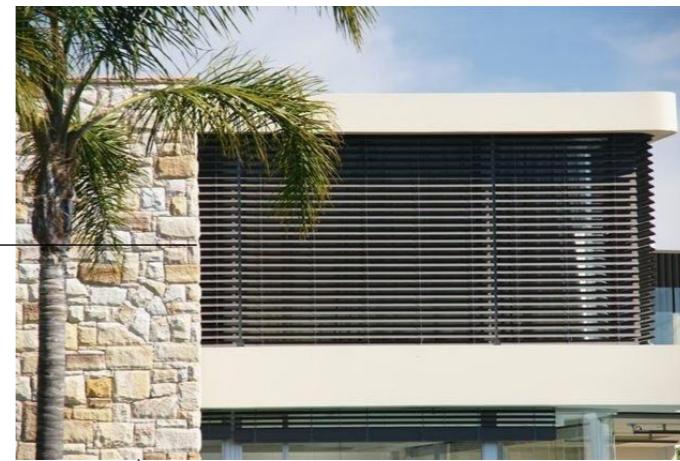
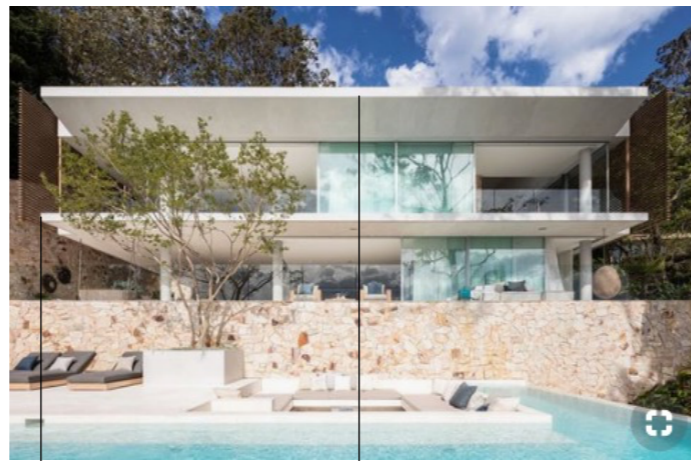
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PROJECT No: 102

SKETCH (FROM STREET)

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SKETCH (FROM POOL)



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SKETCH (FROM TERRACE)



MID GREY - TRAY STYLED ROOF



LIGHT COLOURED RENDERED WALL FINISH



MID GREY ALUMINIUM
WINDOW AND DOOR JOINERY



RE-USED SANDSTONE

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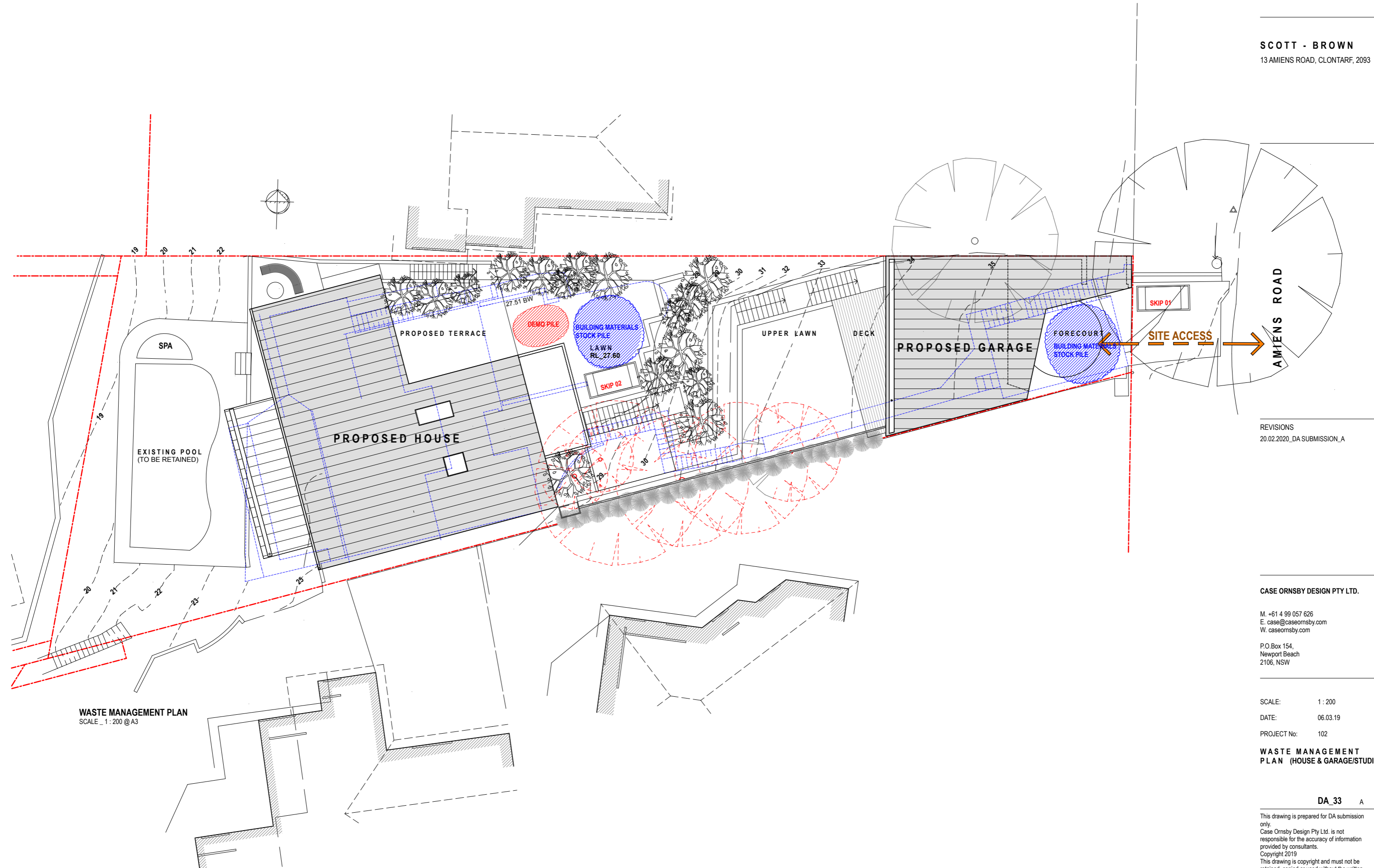
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MATERIALS & FINISHES

DA_32 A

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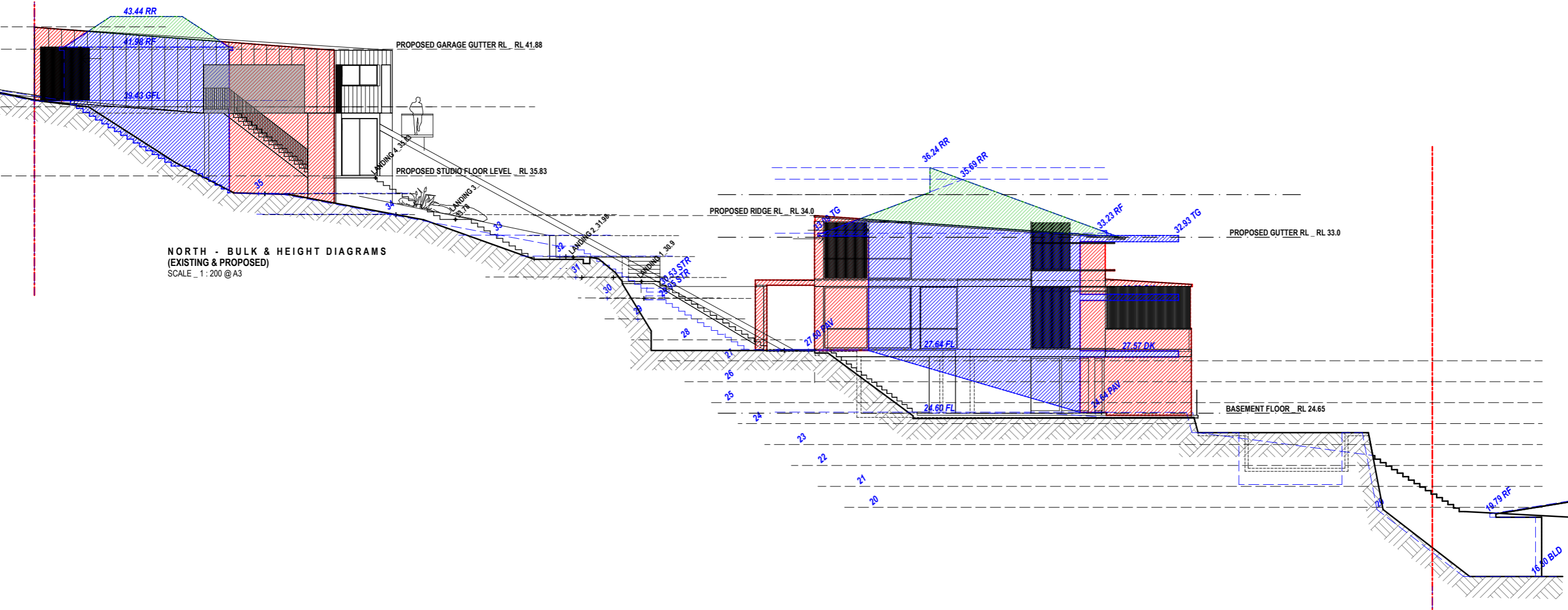
WASTE MANAGEMENT
PLAN (HOUSE & GARAGE/STUDIO)

DA_33 A

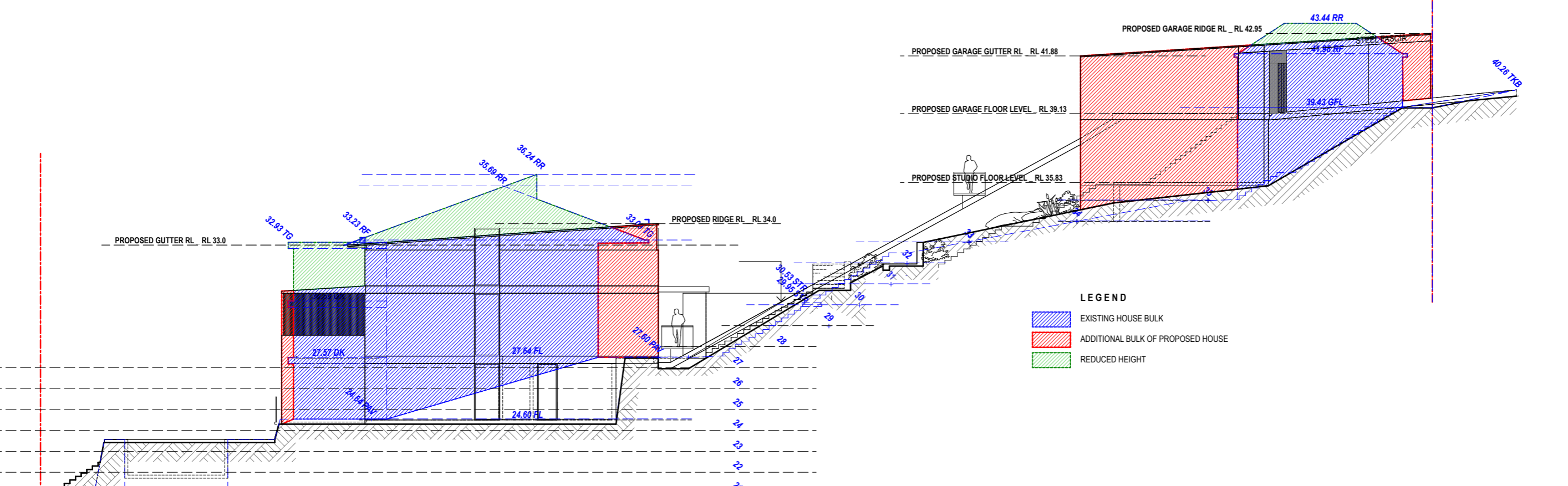
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WASTE MANAGEMENT PLAN
SCALE_ 1 : 200 @A3

NORTH - BULK & HEIGHT DIAGRAMS
(EXISTING & PROPOSED)
SCALE 1:200 @ A3



SOUTH - BULK & HEIGHT DIAGRAMS
(EXISTING & PROPOSED)
SCALE 1:200 @ A3



LEGEND

- EXISTING HOUSE BULK
- ADDITIONAL BULK OF PROPOSED HOUSE
- REDUCED HEIGHT

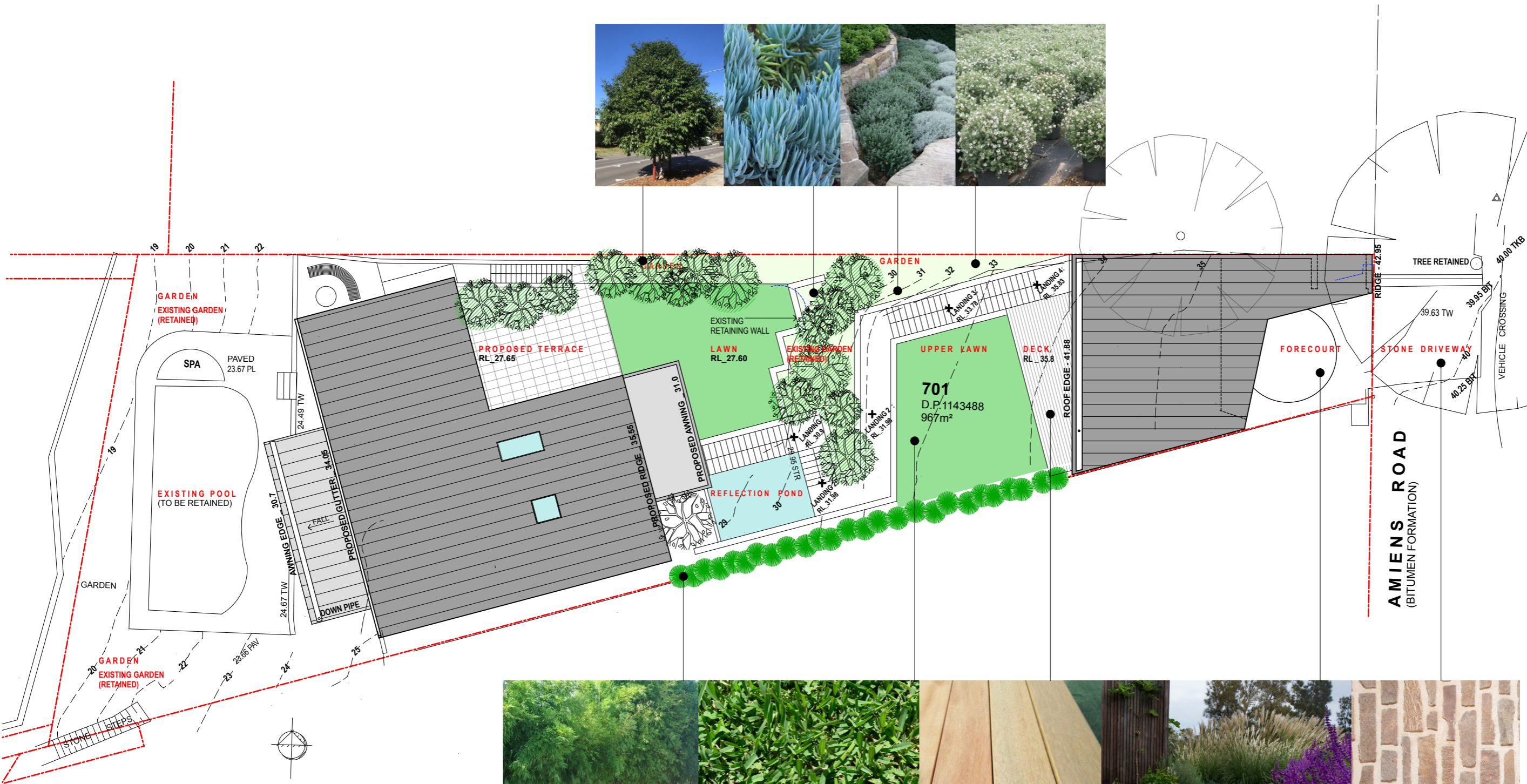
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EXISTING & PROPOSED
HEIGHT & BULK DIAGRAMS

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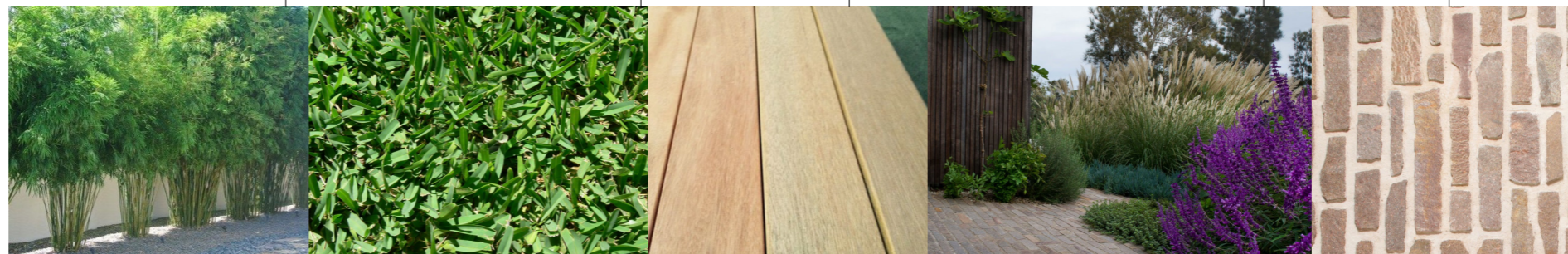
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LANDSCAPE CONCEPT

PROPOSED LANDSCAPE CONCEPT PLAN
SCALE 1 : 200 @ A2



SOUTHERN BOUNDARY:
PROPOSAL WILL ONLY READ AS A SINGLE LEVEL BUILDING FROM 11,
AS PHOTOS SHOWS THE DRIVEWAY CONCEALS THE GROUND
FLOOR OF NUMBER 13 (SUBJECT SITE)



WINDOW IN QUESTION
RELATING TO OBJECTORS
VIEW LOSS



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PROJECT No: 102

CONTEXT IMAGES - THE SITE

19 BEATRICE STREET
(4 LEVEL HOUSE - NO SIDE ARTICULATION)

21 BEATRICE STREET
(3 LEVEL HOUSE - NO SIDE ARTICULATION)

23 BEATRICE STREET
(3 LEVEL HOUSE - NO SIDE ARTICULATION)



23 BEATRICE STREET
(3 LEVEL HOUSE - NO SIDE ARTICULATION)

21 BEATRICE STREET
(3 LEVEL HOUSE - NO SIDE ARTICULATION)

19 BEATRICE STREET
(4 LEVEL HOUSE - NO SIDE ARTICULATION)

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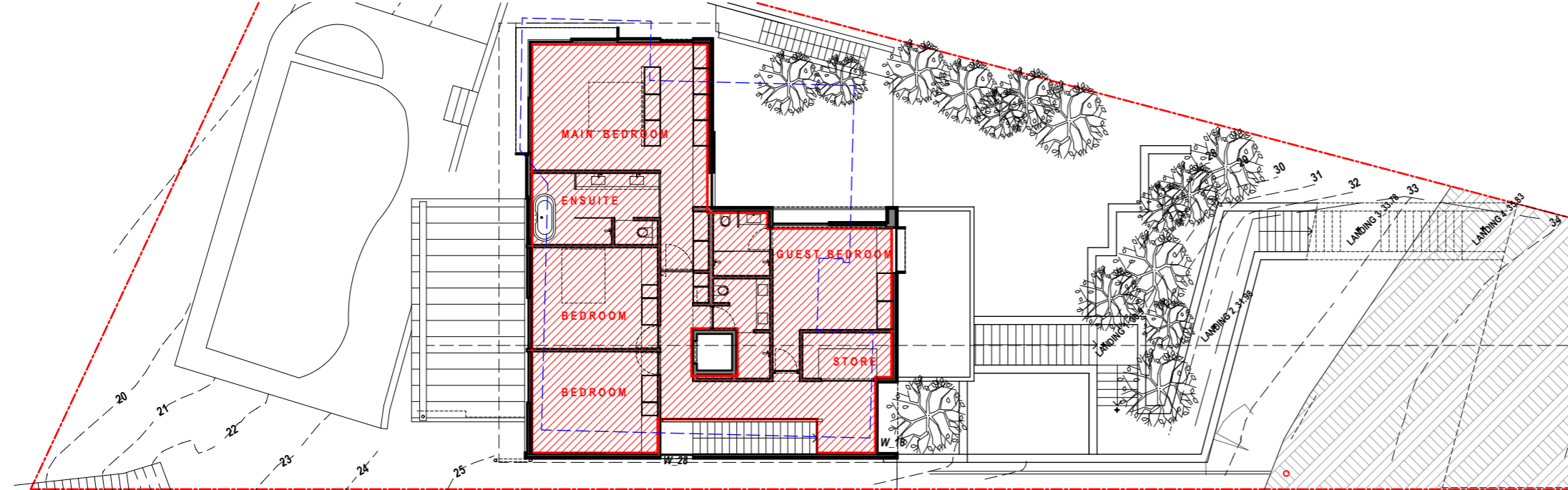
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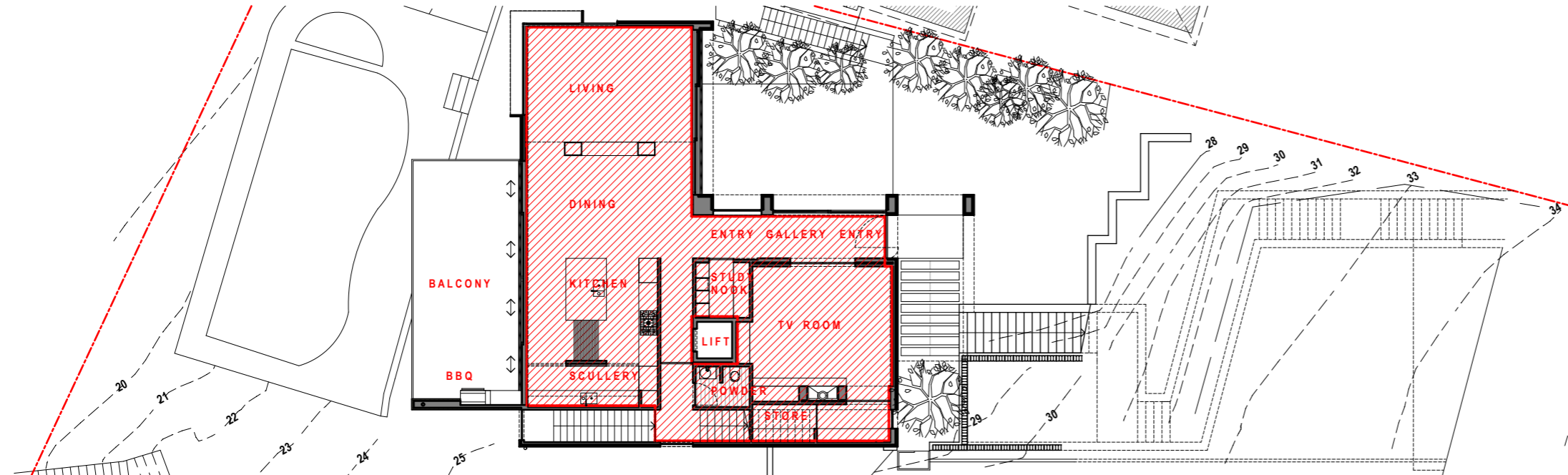
CONTEXT IMAGES - SURROUNDING
HOUSES - APPROVED 2015

DA_37 A

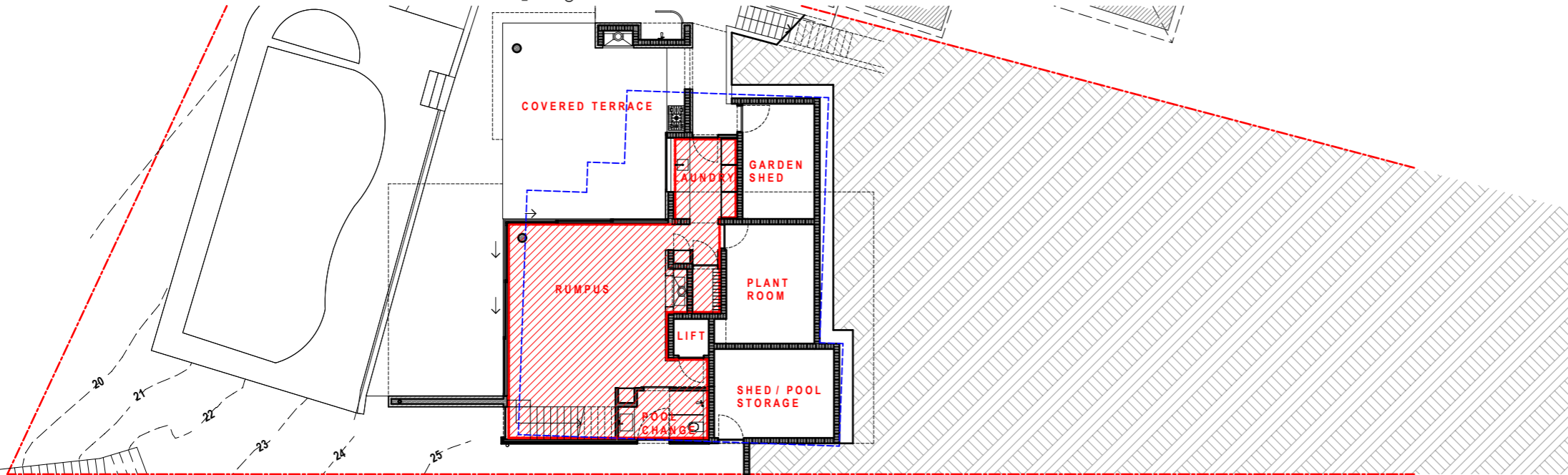
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PROPOSED FIRST FLOOR GFA
SCALE_ 1:200 @ A3 **143.84 m²**



PROPOSED GROUND FLOOR GFA
SCALE_ 1:200 @ A3 **144.93 m²**



PROPOSED BASEMENT GFA
SCALE_ 1:200 @ A3 **63.82 m²**

PROPOSED HOUSE GFA

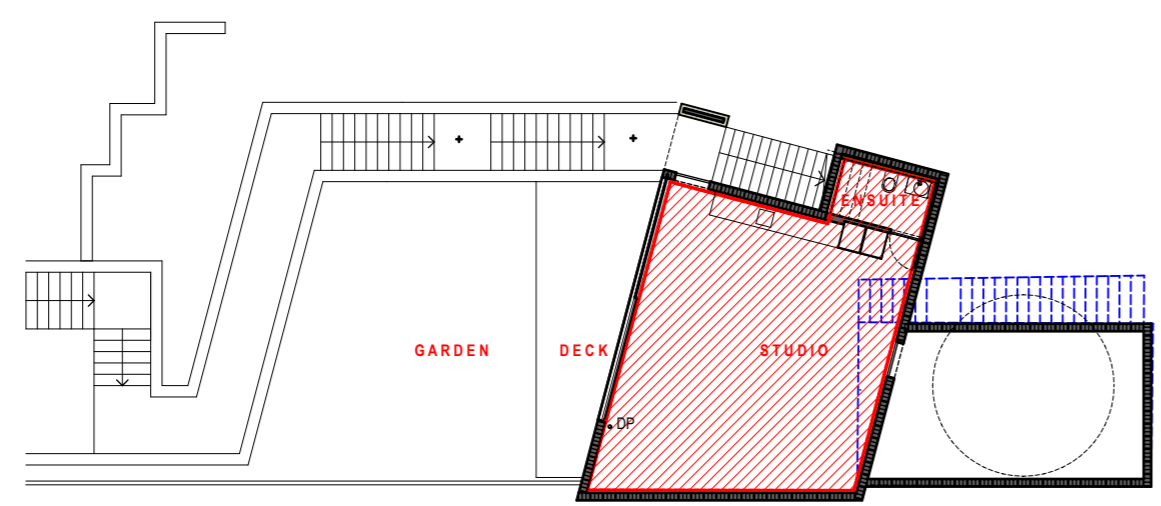
FIRST FLOOR	143.84m ²
GROUND FLOOR	144.93m ²
BASEMENT / POOL	63.82m ²
TOTAL GFA:	352.59m²

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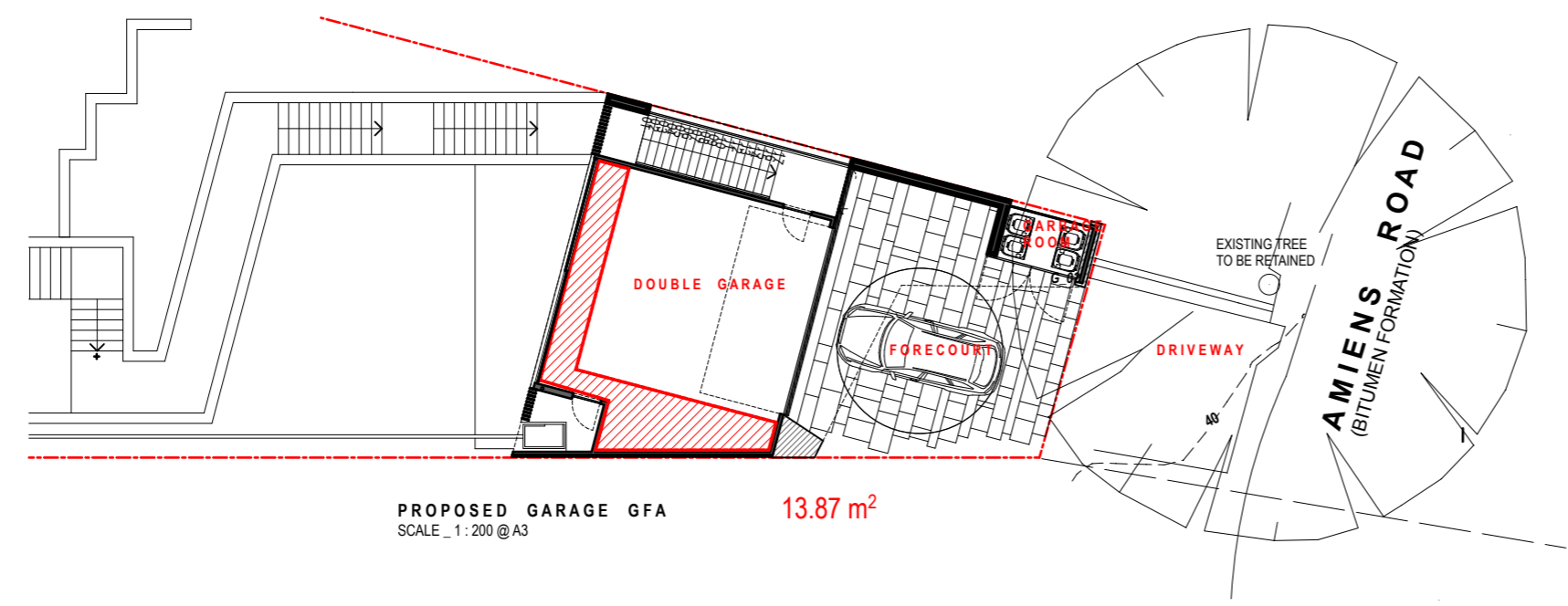
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SCALE: 1:200
DATE: 01.11.19
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PROPOSED HOUSE GFA CLACS



PROPOSED STUDIO GFA 55.66 m²
SCALE _ 1 : 200 @ A3



PROPOSED GARAGE GFA 13.87 m²
SCALE _ 1 : 200 @ A3

PROPOSED GARAGE GFA

STUDIO LEVEL	55.66m ²
GARAGE (EXCLUDING 36m ² ALLOWABLE)	13.87m ²
TOTAL GFA:	69.53m²

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PROPOSED GARAGE GFA CLACS

