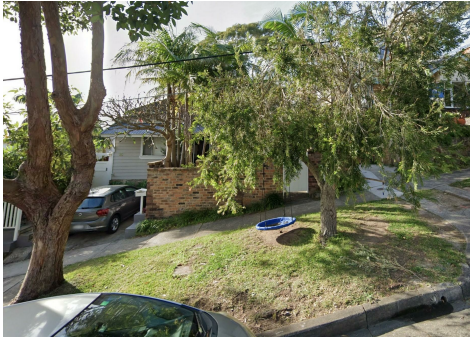


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CONSENT**

DA2023/0157



1. VIEW FROM STREET



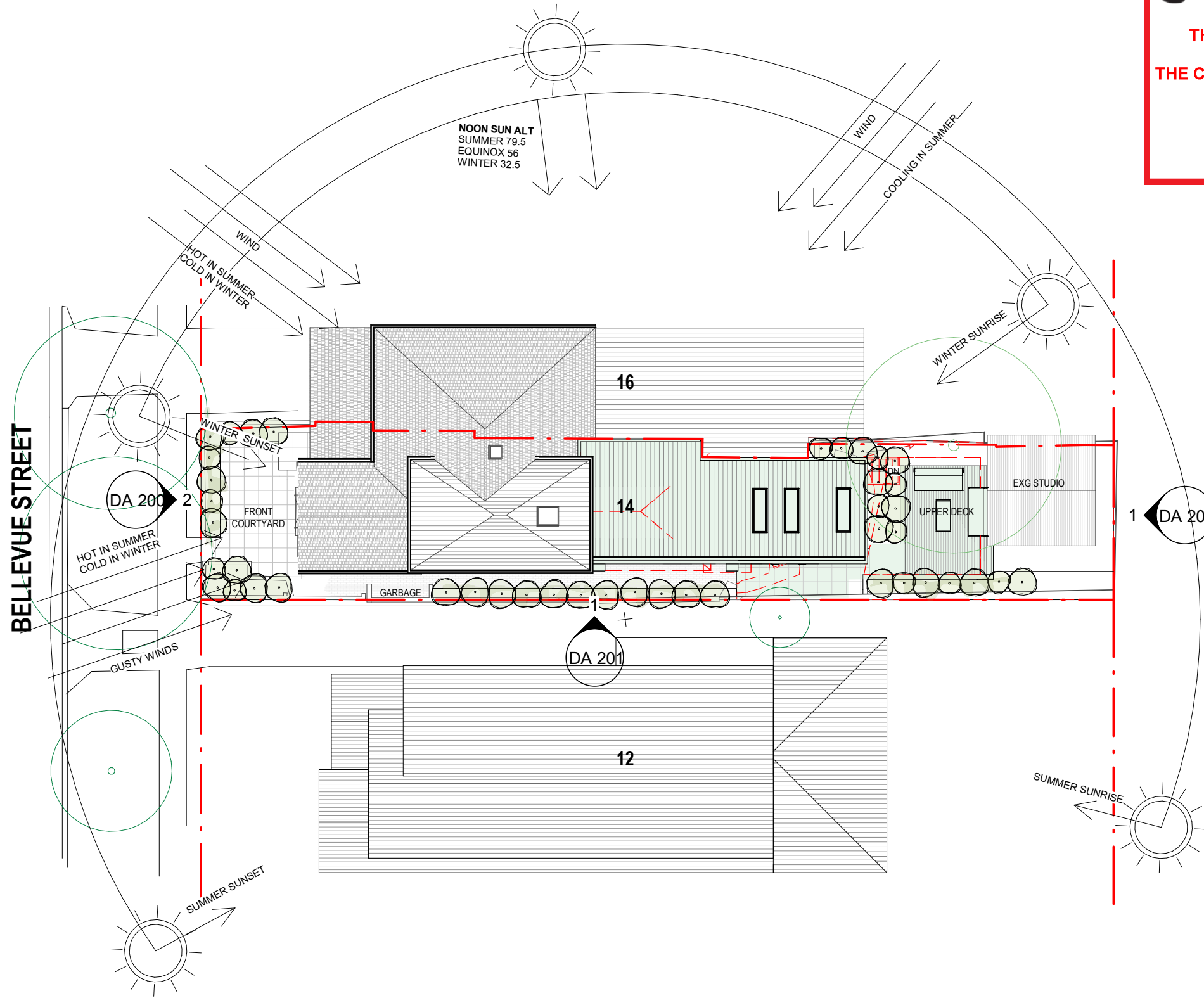
2. FRONT FACADE



3. VIEW FROM REAR STUDIO TOWARDS DWELLING

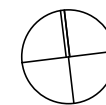


3. VIEW OF PROPOSED AREA OF WORKS



1 Site Analysis
1 : 200

**FOR DEVELOPMENT
APPLICATION ONLY**



LEGEND:

DEMOLISH	---
NEW WORK	---
BOUNDARY	---
OVERHEAD	---
HIDDEN	---
OVERLAND FLOW	---

BASIX COMMITMENTS:
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DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY

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abn: 355 0579 1074

nominated architect: wade stewart cogle
nsw arb registration: 10971

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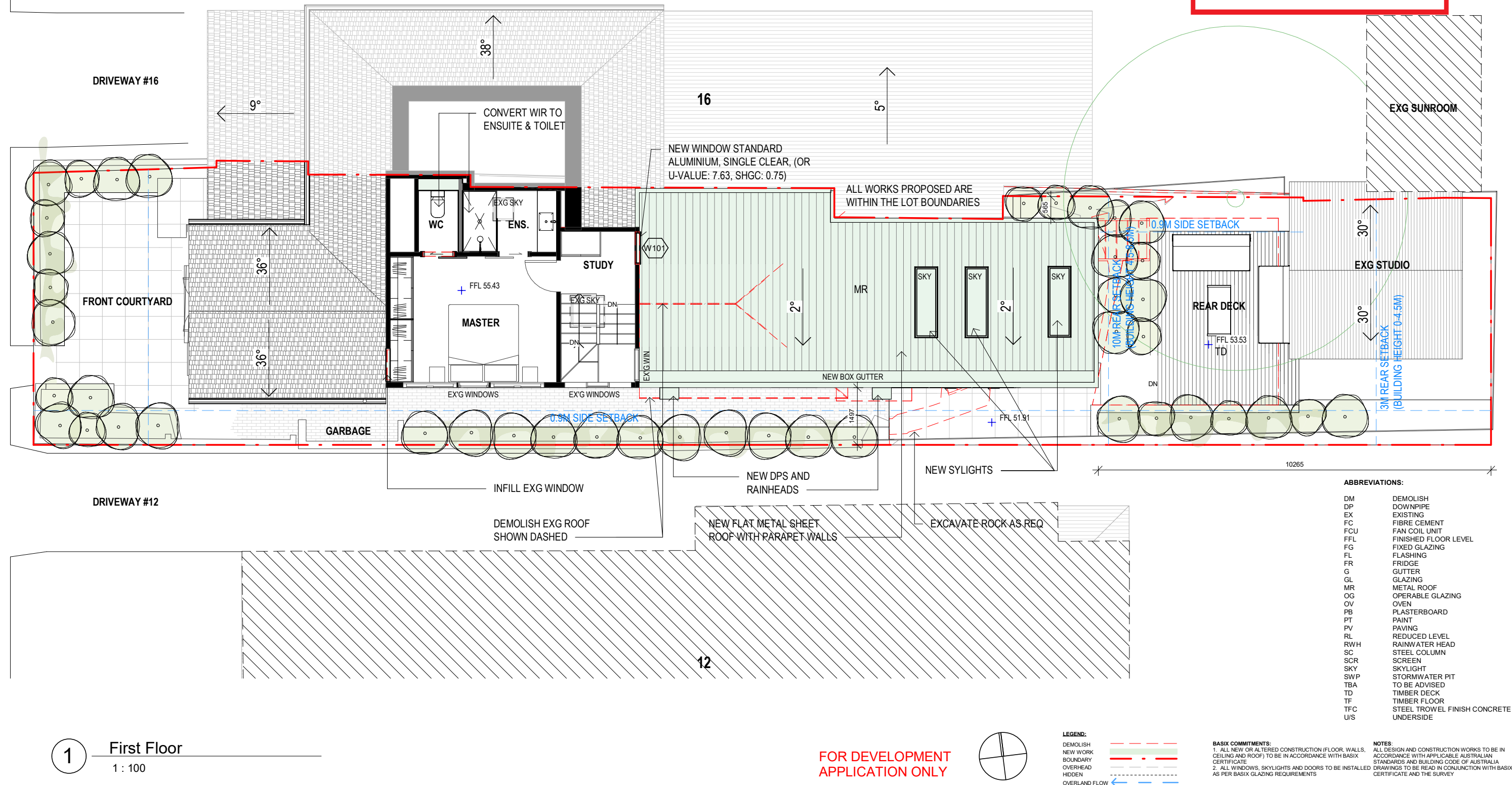
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ISSUE	DESCRIPTION	DATE
01	DA Issue	17/02/23

CLIENT:	Cameron & Cassie Spencer		
PROJECT:	Alterations and Additions		
ADDRESS:	14 BELLEVUE STREET, FAIRLIGHT		
LOT: 2	DP:	587108	SECTION:

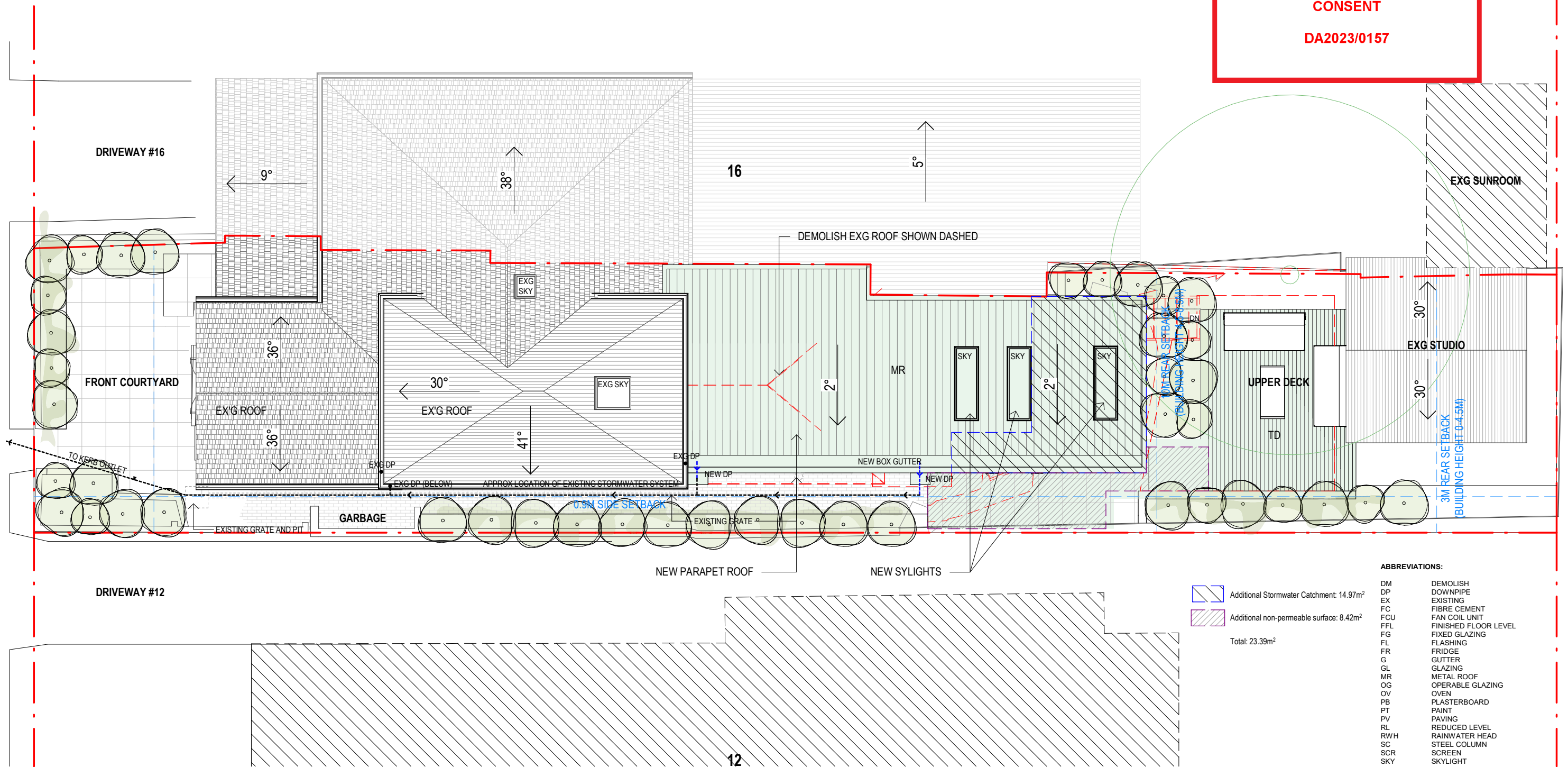
DRAWING TITLE: SITE ANALYSIS			
PROJECT NO. 1061WMP	DRAWN JG	CHECKED WC	
DATE 17 February 2023	DRAWING NO DA 010	REVISION NO 01	
SIZE A3	SCALE As indicated		

DA 100 01



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ABBREVIATIONS:

DM	DEMOLISH
DP	DOWNPIPE
EX	EXISTING
FC	FIBRE CEMENT
FCU	FAN COIL UNIT
FFL	FINISHED FLOOR LEVEL
FG	FIXED GLAZING
FL	FLASHING
FR	FRIDGE
G	GUTTER
GL	GLAZING
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SCR	SCREEN
SKY	SKYLIGHT
SWP	STORMWATER PIT
TBA	TO BE ADVISED
TD	TIMBER DECK
TF	TIMBER FLOOR
TFC	STEEL TROWEL FINISH CONCRETE
U/S	UNDERSIDE

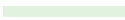
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LEGEND:

	DEMOLISH
	NEW WORK
	BOUNDARY
	OVERHEAD
	HIDDEN
	OVERLAND FLOW

1 Roof Plan
1 : 100



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ISSUE	DESCRIPTION	DATE
01	DA Issue	17/02/23

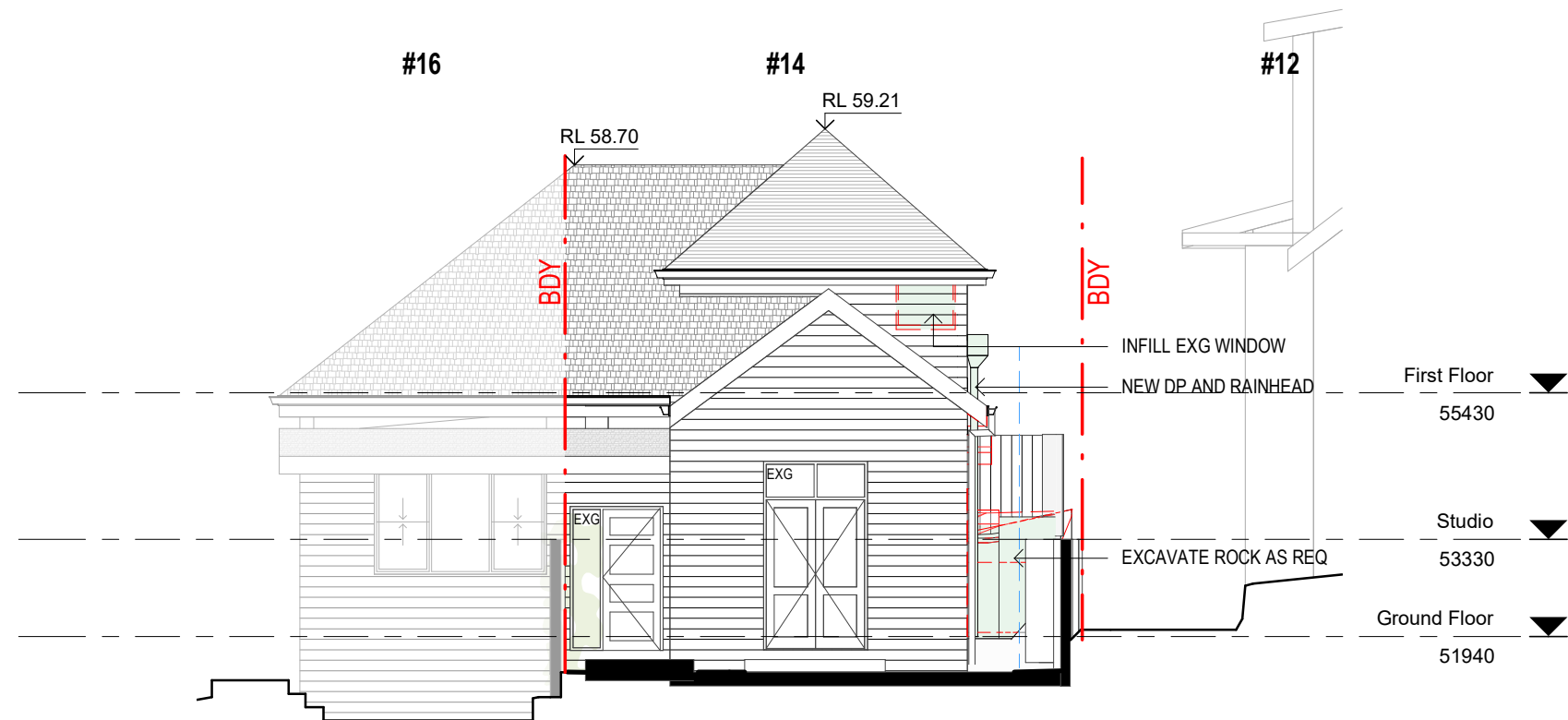
CLIENT: Cameron & Cassie Spencer
PROJECT: Alterations and Additions
ADDRESS: 14 BELLEVUE STREET, FAIRLIGHT
LOT: 2 **DP:** 587108 **SECTION:**

DRAWING TITLE:

ROOF PLAN

PROJECT NO. 1061WMP	DRAWN JG	CHECKED WC
DATE 17 February 2023	DRAWING NO DA 110	REVISION NO 01
SIZE A3	SCALE As indicated	

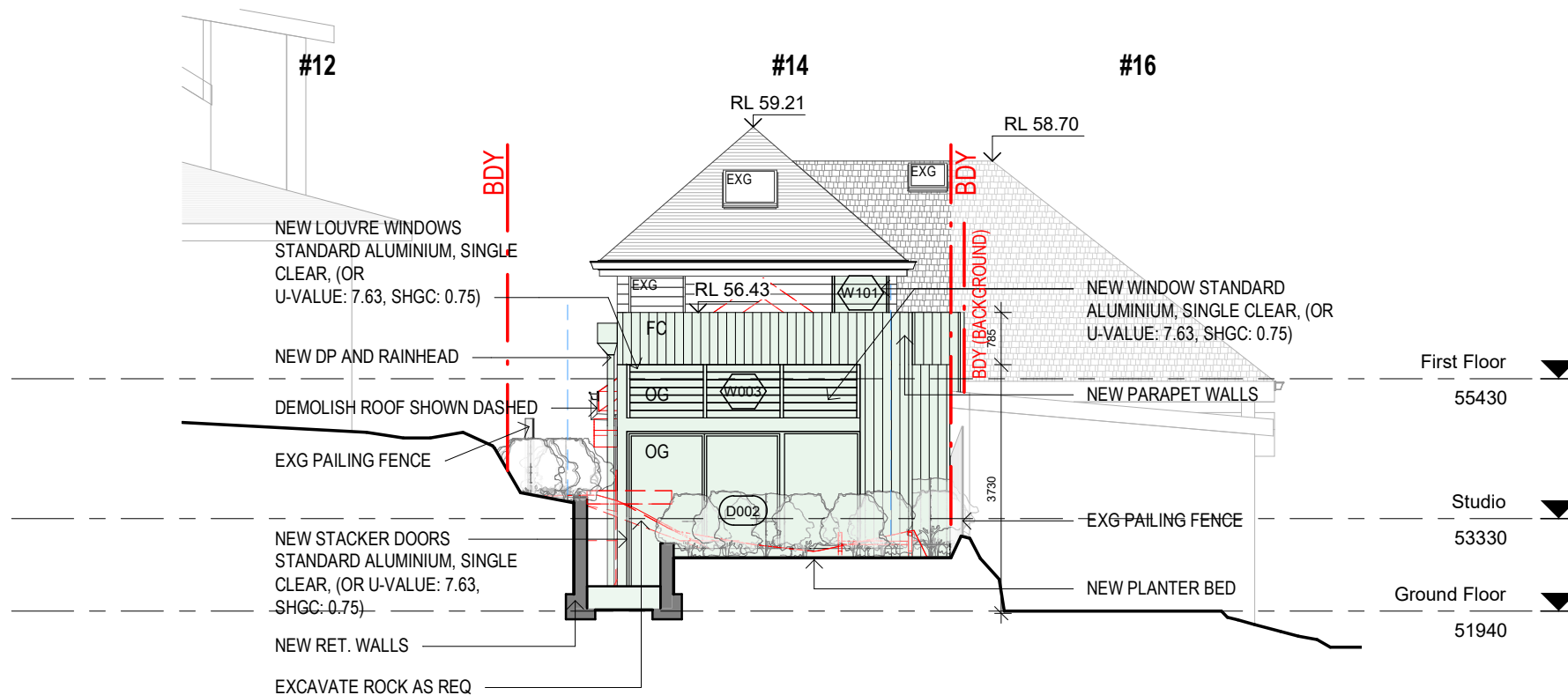
2 West Elevation
1 : 100



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1 East Elevation
1 : 100



ABBREVIATIONS:	
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RWH	RAINWATER HEAD
SC	STEEL COLUMN
SCR	SCREEN
SKY	SKYLIGHT
SWP	STORMWATER PIT
TBA	TO BE ADVISED
TD	TIMBER DECK
TF	TIMBER FLOOR
TFC	STEEL TROWEL FINISH CONCRETE
U/S	UNDERSIDE

LEGEND:	
DEMOLISH	---
NEW WORK	---
BOUNDARY	---
OVERHEAD	---
HIDDEN	---

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ISSUE	DESCRIPTION	DATE
01	DA Issue	17/02/23

CLIENT: Cameron & Cassie Spencer
PROJECT: Alterations and Additions
ADDRESS: 14 BELLEVUE STREET, FAIRLIGHT

LOT: 2 DP: 587108 SECTION:

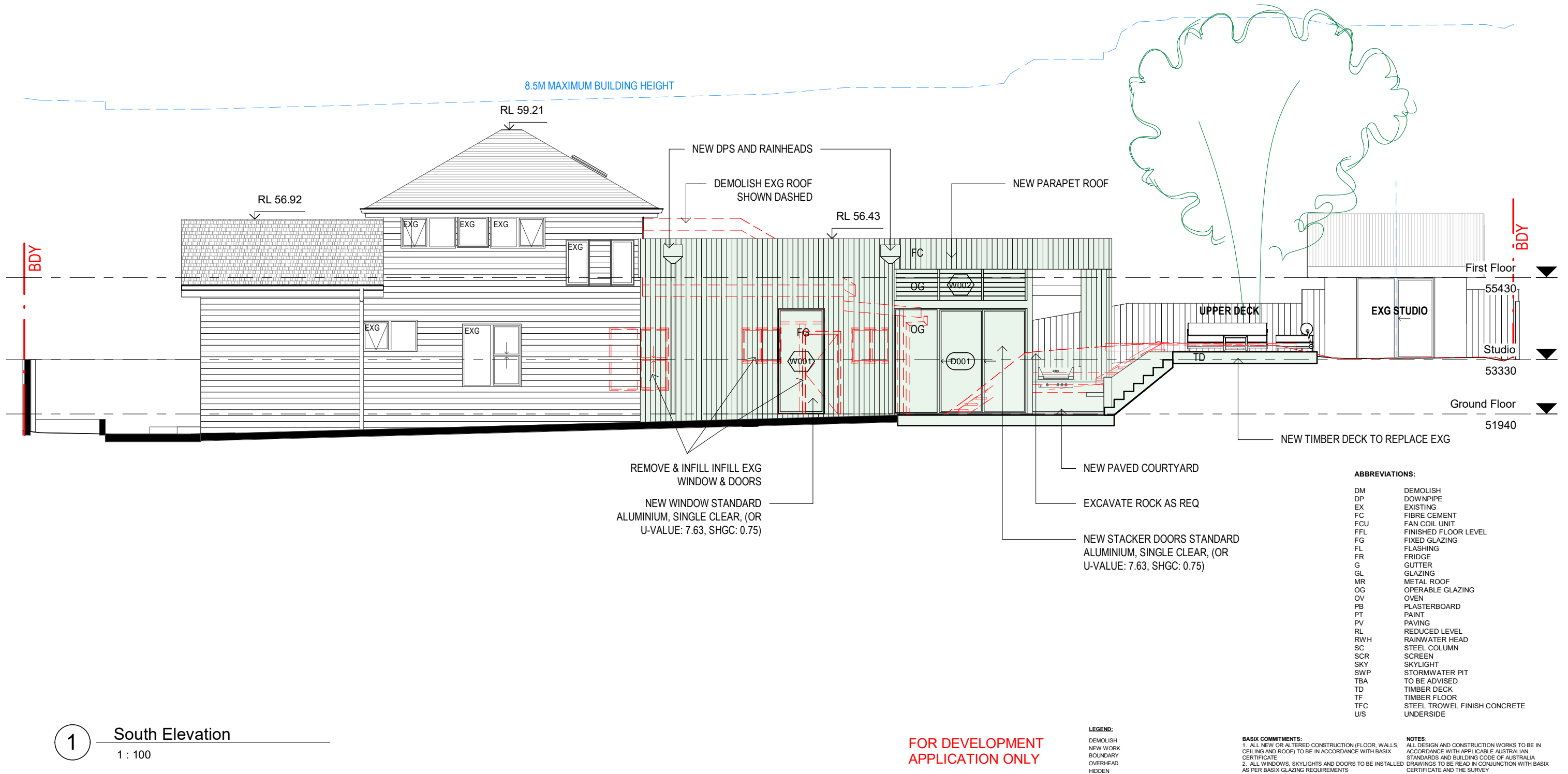
DRAWING TITLE:
ELEVATIONS

PROJECT NO. 1061WMP	DRAWN JG	CHECKED WC
DATE 17 February 2023	DRAWING NO DA 200	REVISION NO 01
SIZE A3	SCALE As indicated	



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ABBREVIATIONS:	
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FCU	FAN COIL UNIT
FFL	FINISHED FLOOR LEVEL
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SWP	STORMWATER PIT
TBA	TO BE ADVISED
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TF	TIMBER FLOOR
TFC	STEEL TROWEL FINISH CONCRETE
U/S	UNDERSIDE

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LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN

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1 South Elevation
1 : 100



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ISSUE	DESCRIPTION	DATE
01	DA Issue	17/02/23

CLIENT: Cameron & Cassie Spencer
PROJECT: Alterations and Additions
ADDRESS: 14 BELLEVUE STREET, FAIRLIGHT

LOT: 2 DP: 587108 SECTION:

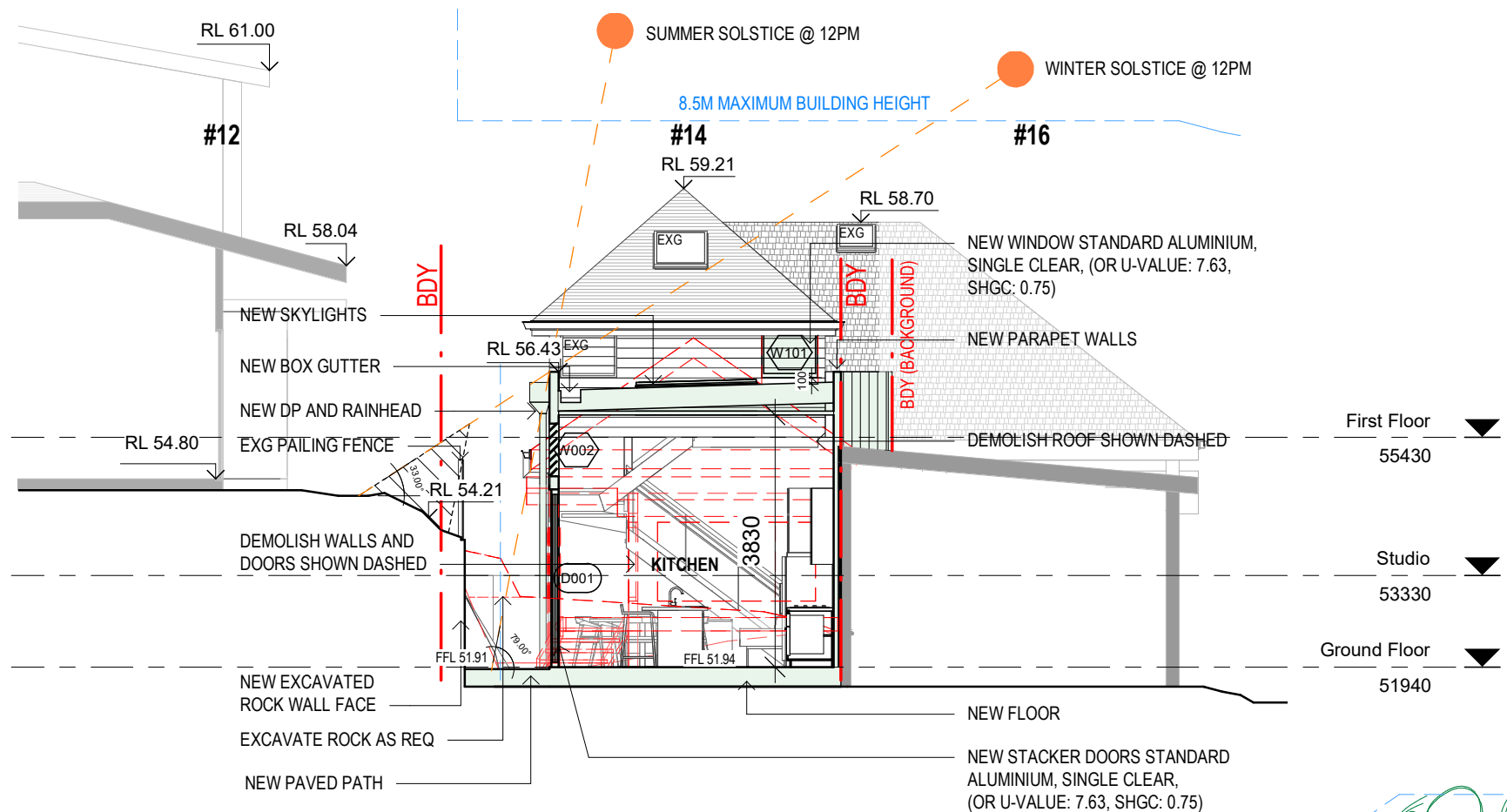
DRAWING TITLE: ELEVATIONS			
PROJECT NO. 1061WMP		DRAWN JG	CHECKED WC
DATE 17 February 2023	DRAWING NO REVISION NO		
SIZE A3	SCALE As indicated	DA 201 01	

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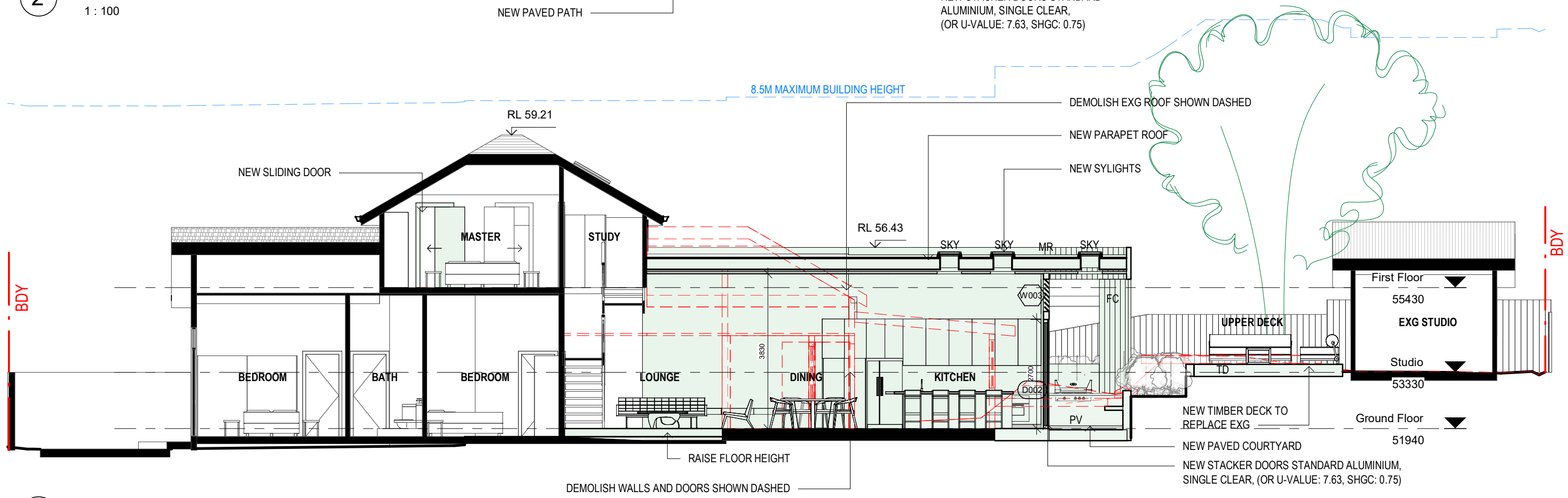
2 Section 1
1 : 100



ABBREVIATIONS:

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U/S	UNDERSIDE

1 Section 2
1 : 100



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LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN

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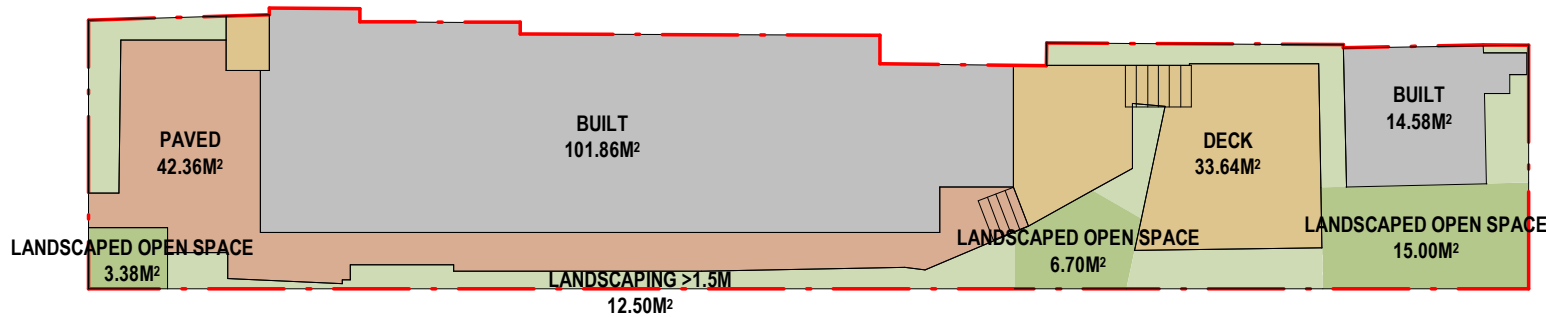
CLIENT: Cameron & Cassie Spencer

PROJECT: Alterations and Additions

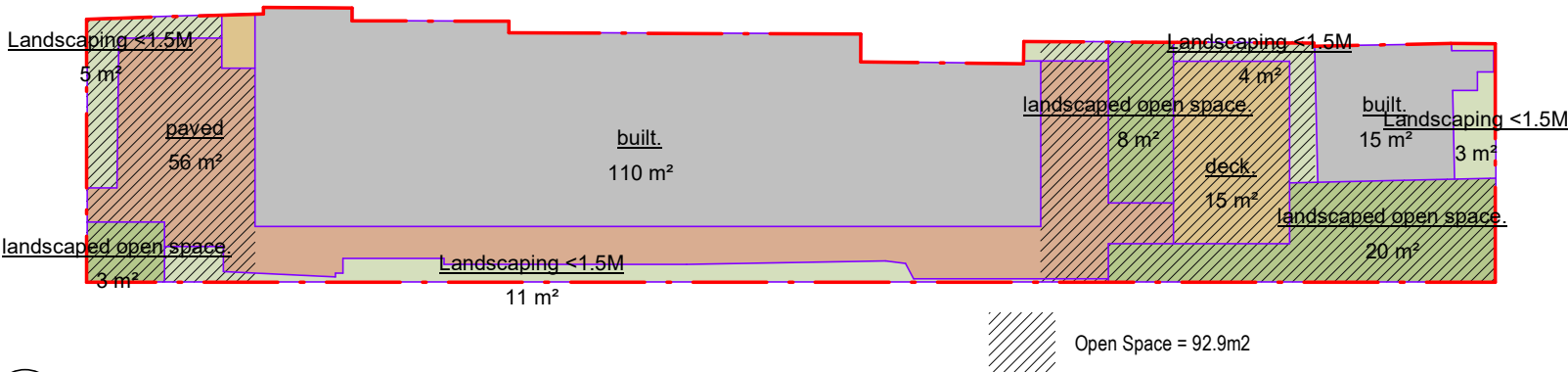
ADDRESS: 14 BELLEVUE STREET, FAIRLIGHT

LOT: 2 **DP:** 587108 **SECTION:**

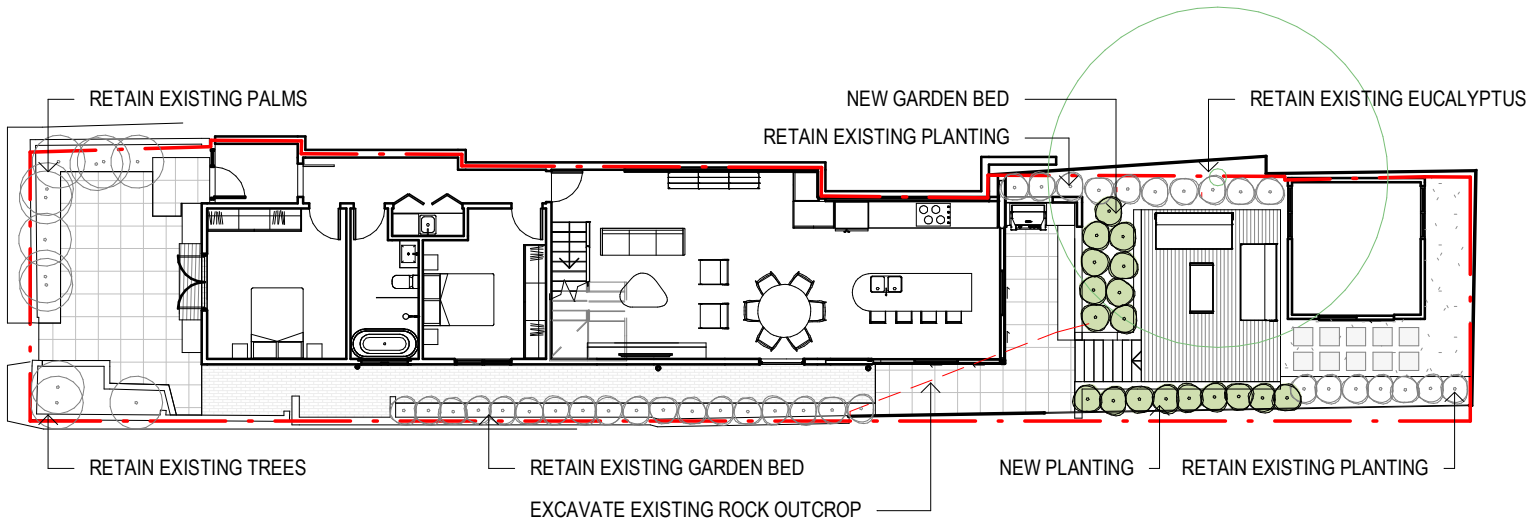
DRAWING TITLE: SECTIONS			
PROJECT NO. 1061WMP		DRAWN JG	CHECKED WC
DATE 1 May 2023		DRAWING NO	REVISION NO
SIZE A3	SCALE As indicated	DA 300 01	



1 Existing
1 : 200



2 Proposed
1 : 200



3 Landscape Plan
1 : 200

Built	116.44 m²	45.76%
Deck	35.31 m²	13.88%
Landscaped open space	25.08 m²	9.86%
Landscaping <1.5m	35.28 m²	13.86%
paved	42.36 m²	16.64%

built.	125.00 m²	49.1%
deck.	16.79 m²	6.6%
landscaped open space.	31.38 m²	12.3%
Landscaping <1.5M	24.84 m²	9.8%
paved	56.45 m²	22.2%
Grand total:	254.46 m²	

LANDSCAPE LEGEND:

	TREE TO BE REMOVED		TURF
	TREE TO REMAIN		CONCRETE
	TREE PROPOSED		STEPPING STONES
	SHRUB TO REMAIN		DECORATIVE PEBBLE
	SHRUB PROPOSED		ROCK GARDEN
			TIMBER DECK

COMPLIANCE

SITE AREA:	246.6M2
EXISTING LANDSCAPE: 25.08m² (9.86%)	
PROPOSED LANDSCAPE: 31.38m² (12.3%)	NO - MERIT
OPEN SPACE REQ.: 140M2 (55% OF SITE)	
OPEN SPACE: 92.9M2	NO - MERIT
MIN. LANDSCAPE REQ.: 49m² (35% OF OPEN SPACE)	
LANDSCAPED AREA: 31.4M2	NO - MERIT
EXISTING GFA: 122.27m²	
PROPOSED GFA: 129.57m²	YES
MAXIMUM GFA: 190.95m²	
EXISTING FSR: 0.48:1	
PROPOSED FSR: 0.50:1	YES
MAXIMUM FSR: 0.60:1	



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ISSUE	DESCRIPTION	DATE
01	DA Issue	17/02/23

CLIENT: Cameron & Cassie Spencer

PROJECT: Alterations and Additions

ADDRESS: **14 BELLEVUE STREET, FAIRLIGHT**

LOT: 2 DP: 587108 SECTION:

DRAWING TITLE: LANDSCAPE PLAN & AREA CALCULATION			
PROJECT NO. 1061WMP	DRAWN JG	CHECKED WC	
DATE 17 February 2023	DRAWING NO	REVISION NO	
SIZE A3	SCALE As indicated	DA 600 01	

BELLEVUE STREET

1 Site Plan
1 : 200



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2 South Elevation
1 : 100

3 East Elevation
1 : 100

4 West Elevation
1 : 100

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01	DA Issue	17/02/23

CLIENT: Cameron & Cassie Spencer

PROJECT: Alterations and Additions

ADDRESS: 14 BELLEVUE STREET, FAIRLIGHT

LOT: 2

DP: 587108

SECTION:

DRAWING TITLE:

NOTIFICATION PLAN

PROJECT NO.
1061WMP

DRAWN
JG

CHECKED
WC

DATE 17 February 2023

DRAWING NO REVISION NO

SIZE A3

SCALE As indicated

DA 700 01