



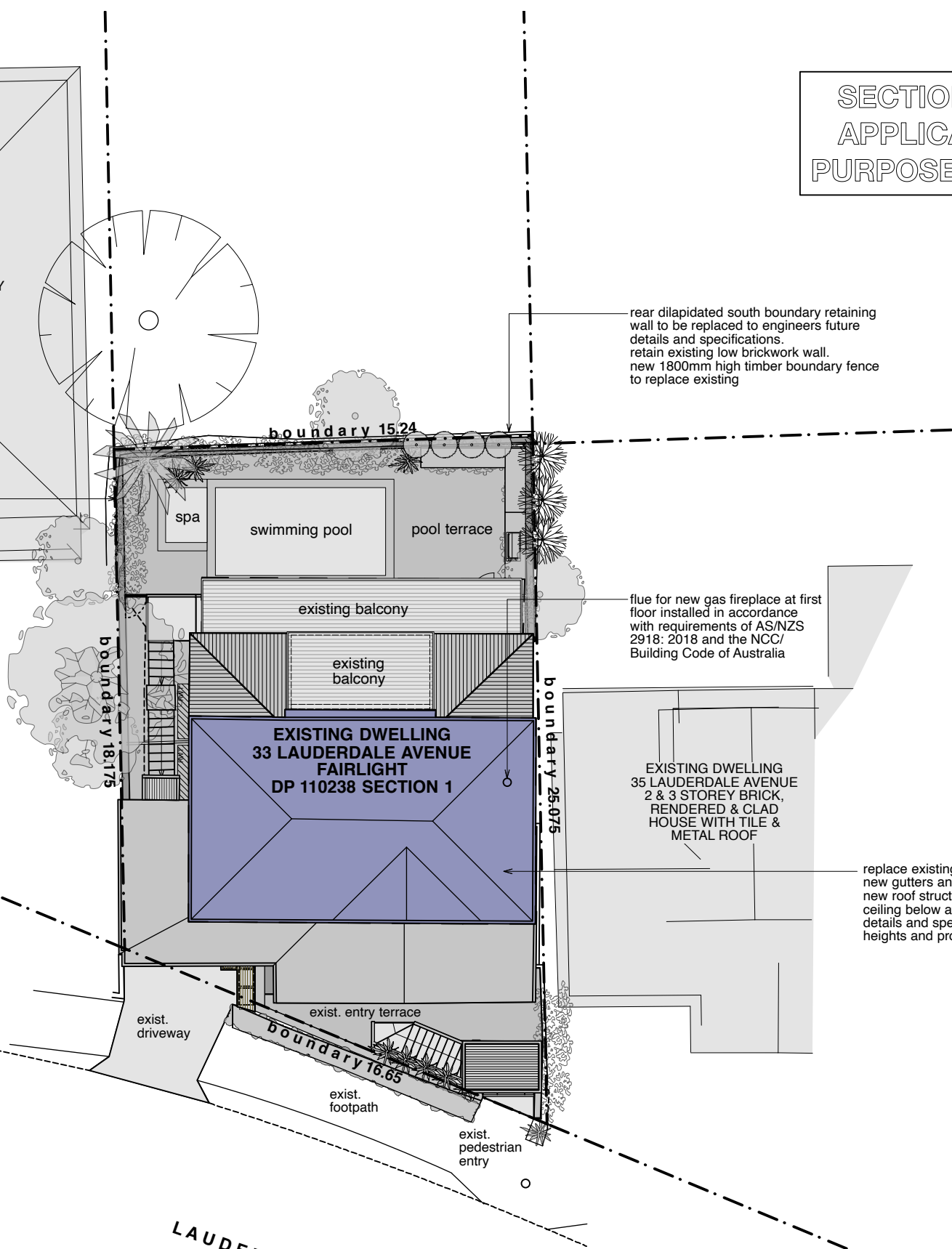
northern
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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2022/0015

replace DA approved 1800mm high masonry fence to 1800mm high timber fence along east and west side boundary. fence to meet Australian standards and NCC requirements for pool fences on the boundary

EXISTING 3 STOREY
BRICK UNITS
15 LAUDERDALE
AVENUE
FAIRLIGHT



SECTION 4.55
APPLICATION
PURPOSES ONLY

ALL DIMENSIONS TO BE VARIFIED
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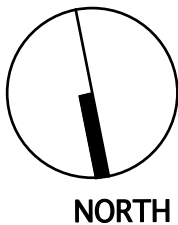
rear dilapidated south boundary retaining wall to be replaced to engineers future details and specifications. retain existing low brickwork wall. new 1800mm high timber boundary fence to replace existing

flue for new gas fireplace at first floor installed in accordance with requirements of AS/NZS 2918: 2018 and the NCC/ Building Code of Australia

EXISTING DWELLING
35 LAUDERDALE AVENUE
2 & 3 STOREY BRICK,
RENDERED & CLAD
HOUSE WITH TILE &
METAL ROOF

replace existing roof tiles with colorbond. new gutters and downpipes. new roof structure and cathedral style ceiling below at first floor to engineers details and specifications. existing roof heights and profile to be maintained

SITE CALCULATIONS		
	EXSITING	PROPOSED
Total Site Area	330.1 m2	330.1 m2
Building Height (8.5 metres)	9.95 metres	9.95 metres (no change)
Floor Space Ratio (0.5:1)	218.91 m2 / 0.66:1	218.91 m2 / 0.66:1 (no change)
Open Space (55% or 181.55 m2)	85.10 m2 / 46.87%	85.10 m2 / 46.87% (no change)
Additional Open Space (under 3m)	75.50 m2 / 41.59%	75.50 m2 / 41.59% (no change)
Soft Landscape Area (35% of O/S or 63.54 m2)	41.84 m2 / 23.05%	41.84 m2 / 23.05% (no change)
Additional Landscape Area (under 3m)	55.72 m2 / 30.69%	55.72 m2 / 30.69% (no change)



LAUDERDALE AVENUE

B - Section 4.55 Mod.DA 22.12.2021
A - Development Application 27.05.2021
REVISIONS

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PROJECT GREENAN RESIDENCE
33 Lauderdale Avenue Fairlight

DRAWING SITE/ ROOF PLAN

DATE	DRAWN	SCALE	DRAWING NO.
05.03.2021	HW	1:200@A3	MDA.02

replace DA approved 1800mm high masonry fence to 1800mm high timber fence along east and west side boundary. fence to meet Australian standards and NCC requirements for pool fences on the boundary

DA approved swimming pool, spa and landscaping to engineer and pool contractors details and specifications

DA approved lower ground floor balcony extension to east side of existing balcony

rear dilapidated south boundary retaining wall to be replaced to engineers future details and specifications.
retain existing low brickwork wall.
new 1800mm high timber boundary fence to replace existing

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new pool terrace RL to meet DA conditions DA 2021/ 0757

line of existing first floor balcony to be retained shown dashed over

new stair and paving between exist. balcony and pool terrace

under pin rear south wall excavate below lower ground floor balcony to line of existing wall to allow pool equipment and storage

DA approved lower ground floor extension



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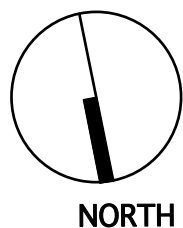
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DRAWING **LOWER GROUND FLOOR
+ POOL TERRACE PLAN**

DATE 05.03.2021 DRAWN HW SCALE 1:100@A3 DRAWING NO. MDA.03

Legend:
- - - - - existing walls to be demolished
- - - - - new timber stud walls
- - - - - new masonry walls to match existing
- - - - - existing timber stud walls
- - - - - existing masonry walls





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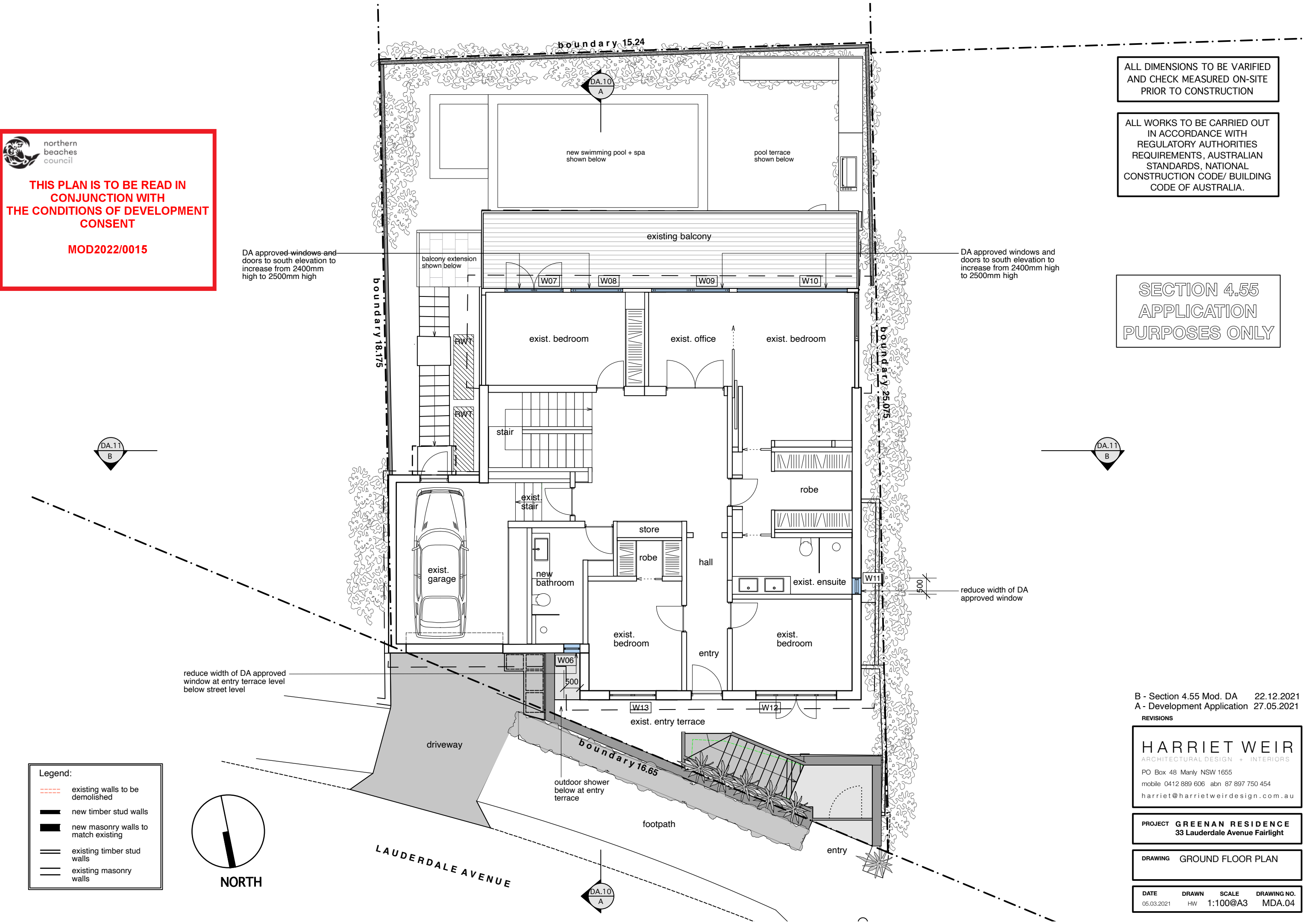
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DRAWING

GROUND FLOOR PLAN

DATE

DRAWN

SCALE

DRAWING NO.

05.03.2021

HW

1:100@A3

MDA.04

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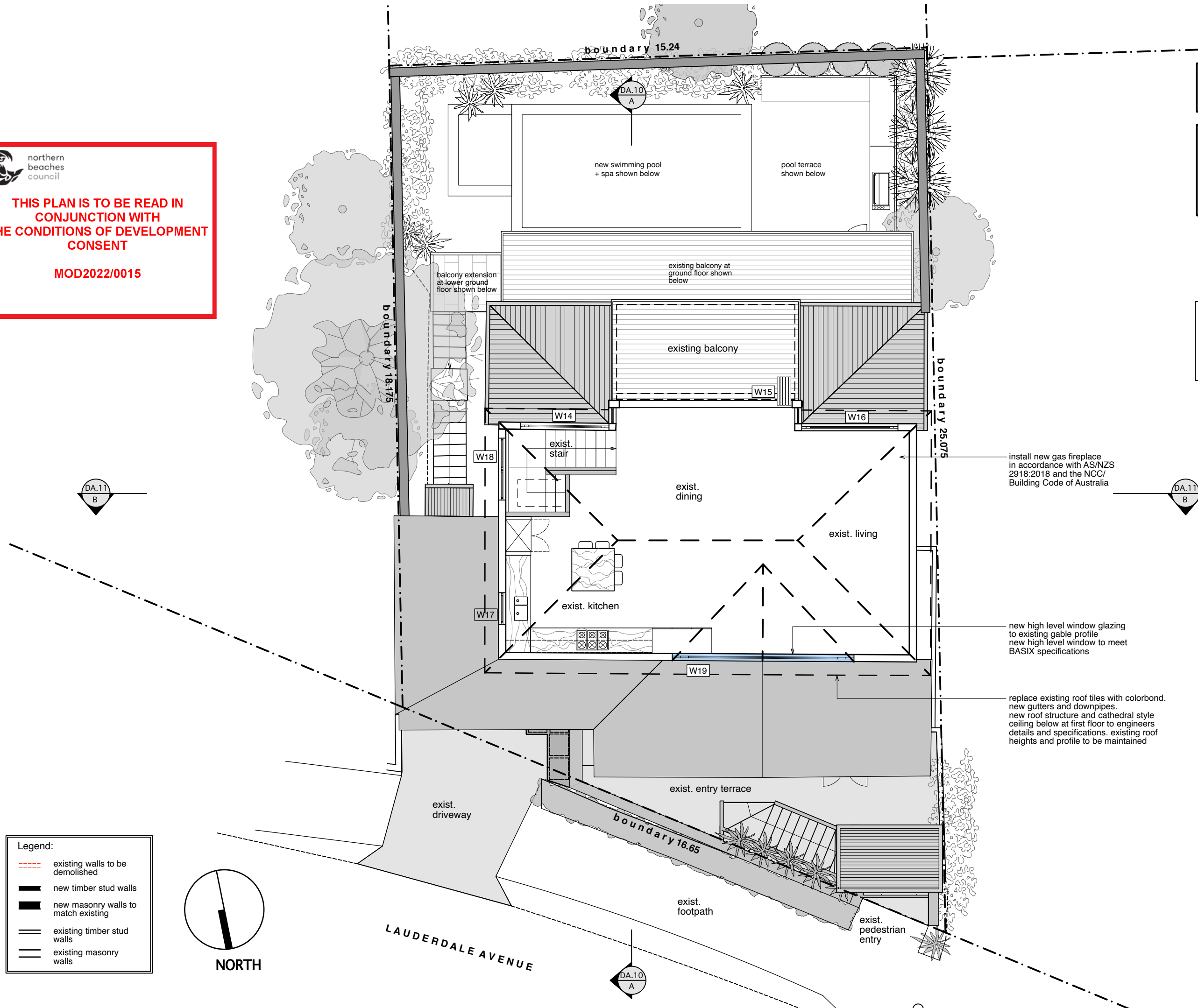
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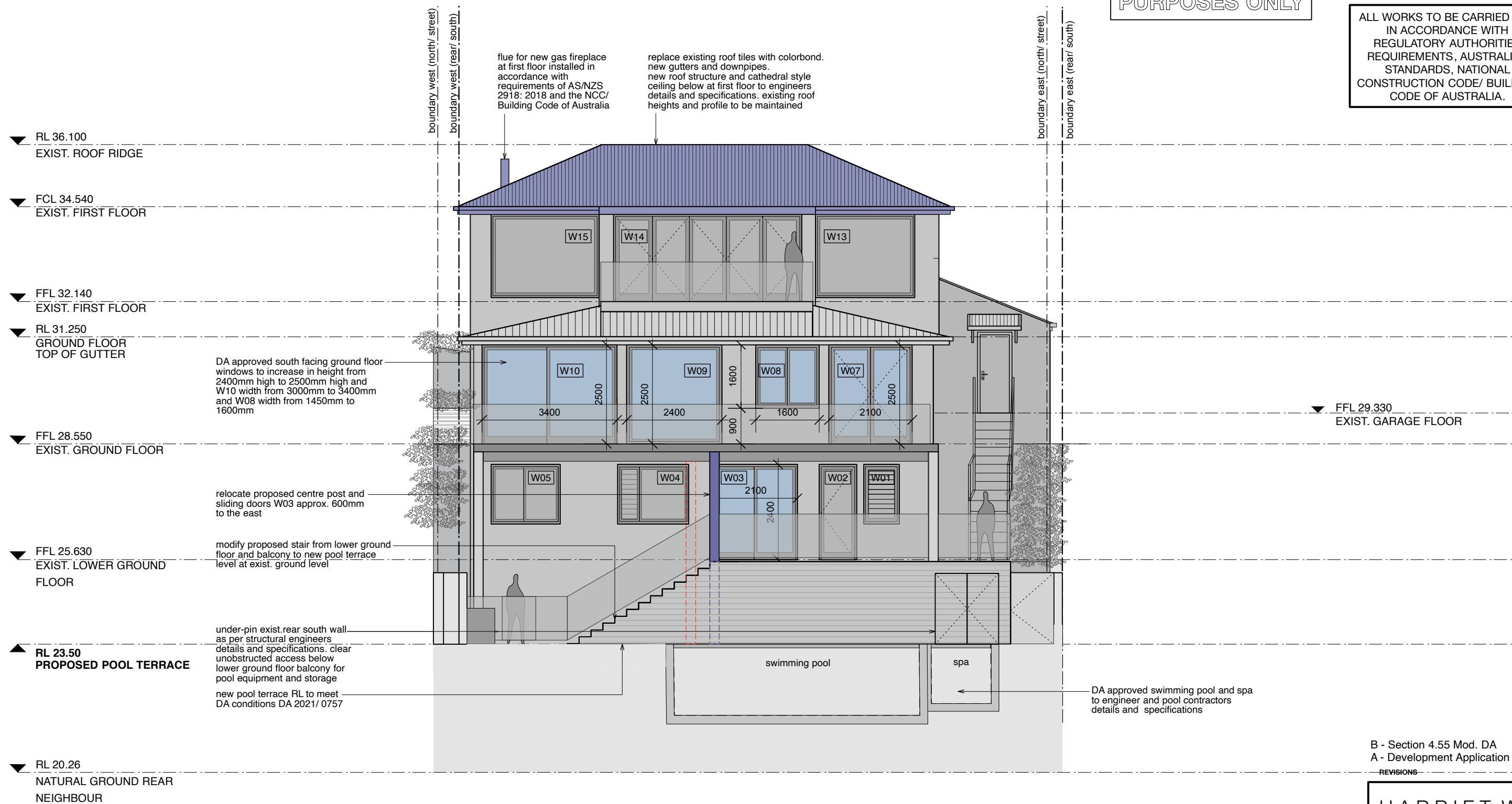
DRAWING **FIRST FLOOR PLAN**

DATE	DRAWN	SCALE	DRAWING NO.
05.03.2021	HW	1:100@A3	MDA.05

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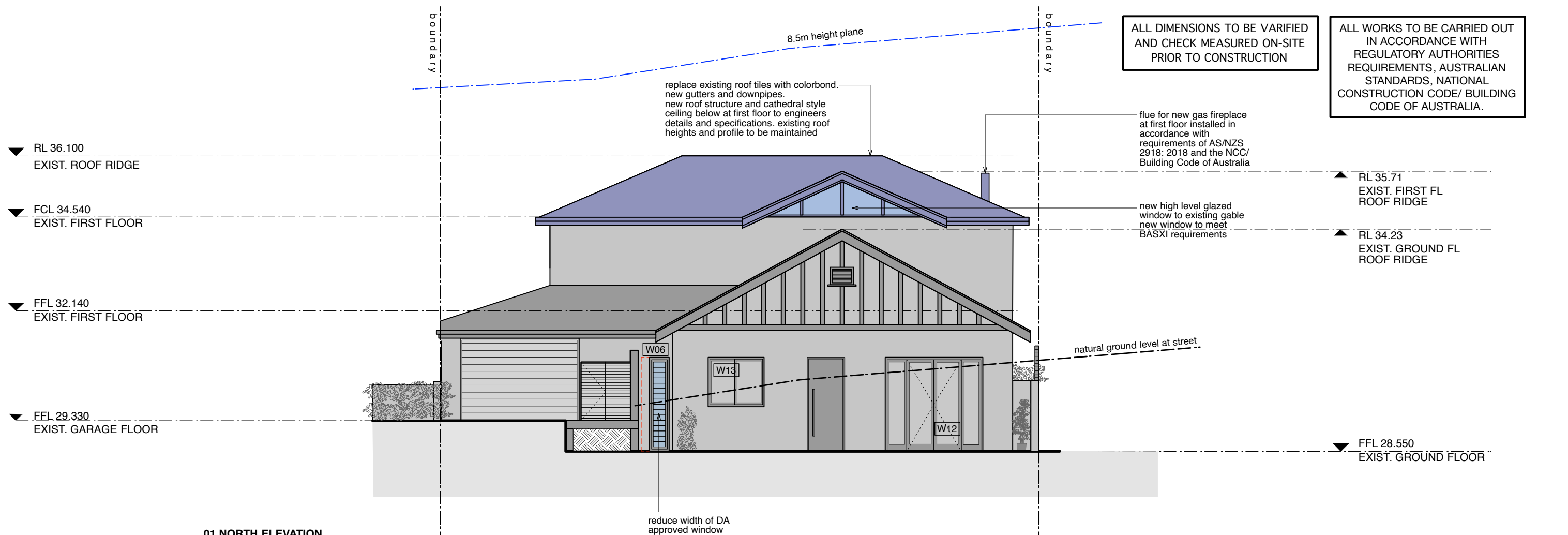
DRAWING **SOUTH ELEVATION**

DATE	DRAWN	SCALE	DRAWING NO.
05.03.2021	HW	1:100@A3	MDA.06

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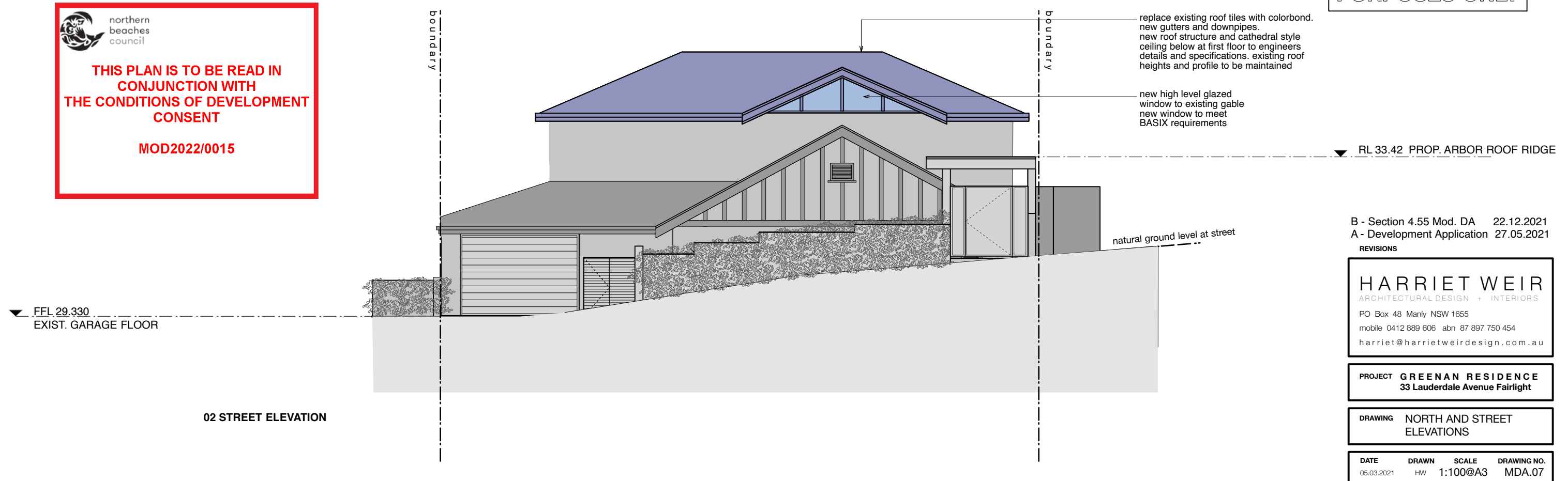


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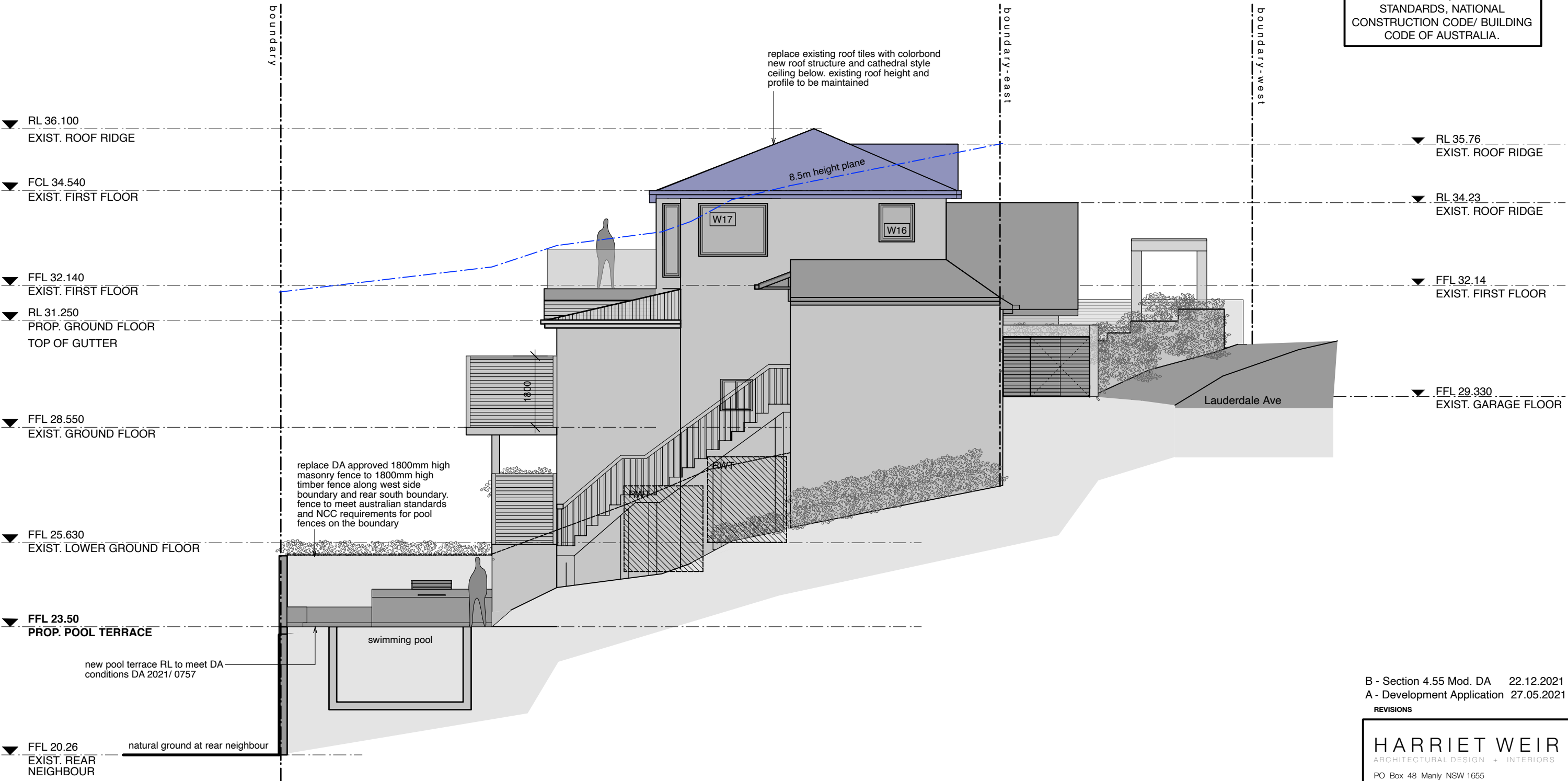
DRAWING **NORTH AND STREET
ELEVATIONS**

DATE	DRAWN	SCALE	DRAWING NO.
05.03.2021	HW	1:100@A3	MDA.07

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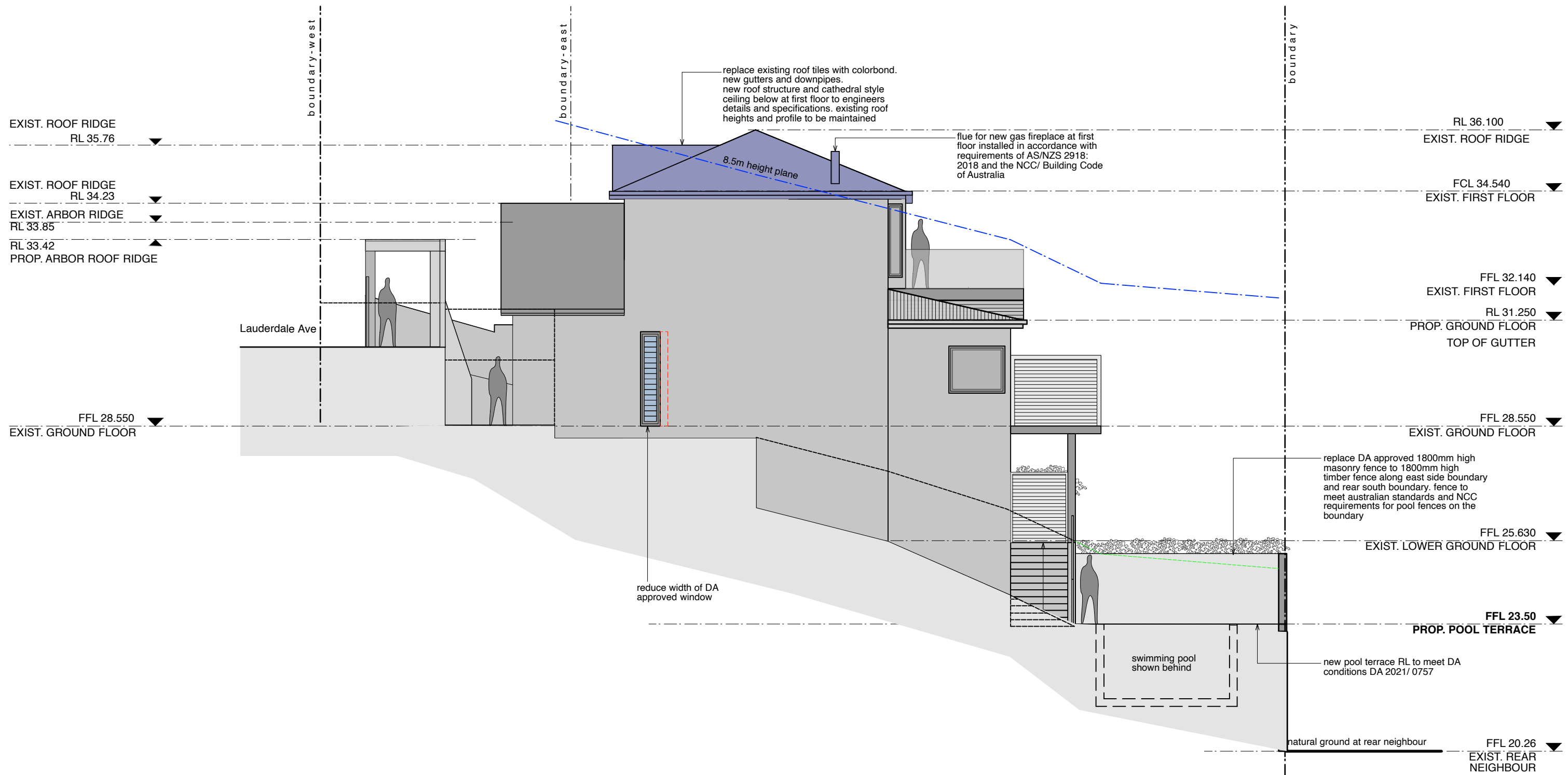
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PROJECT **GREENAN RESIDENCE**
33 Lauderdale Avenue Fairlight

DRAWING **EAST ELEVATION**

DATE	DRAWN	SCALE	DRAWING NO.
05.03.2021	HW	1:100@A3	MDA.08



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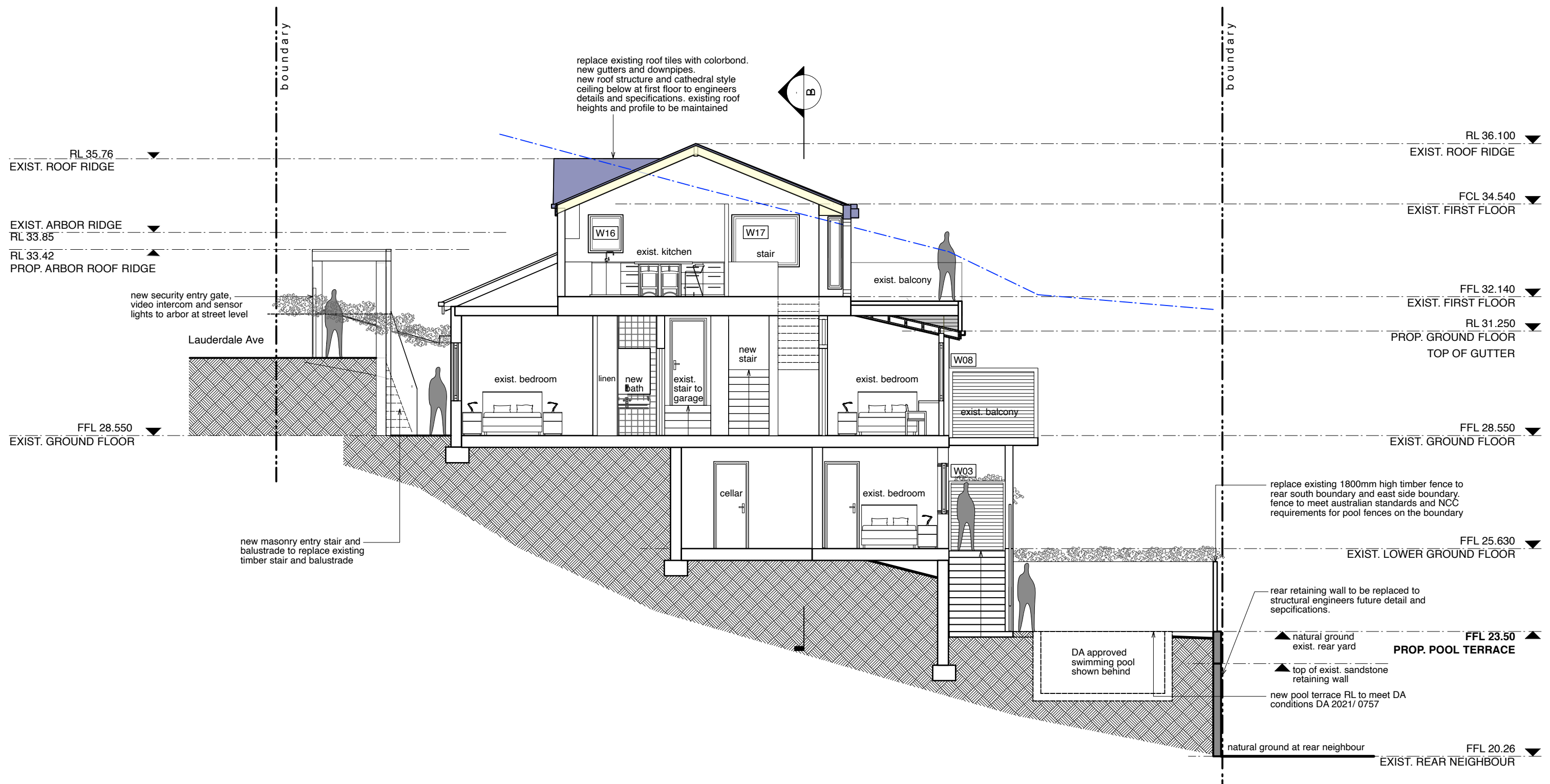
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PROJECT **GREENAN RESIDENCE**
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DRAWING **WEST ELEVATION**

DATE	DRAWN	SCALE	DRAWING NO.
05.03.2021	HW	1:100@A3	MDA.09



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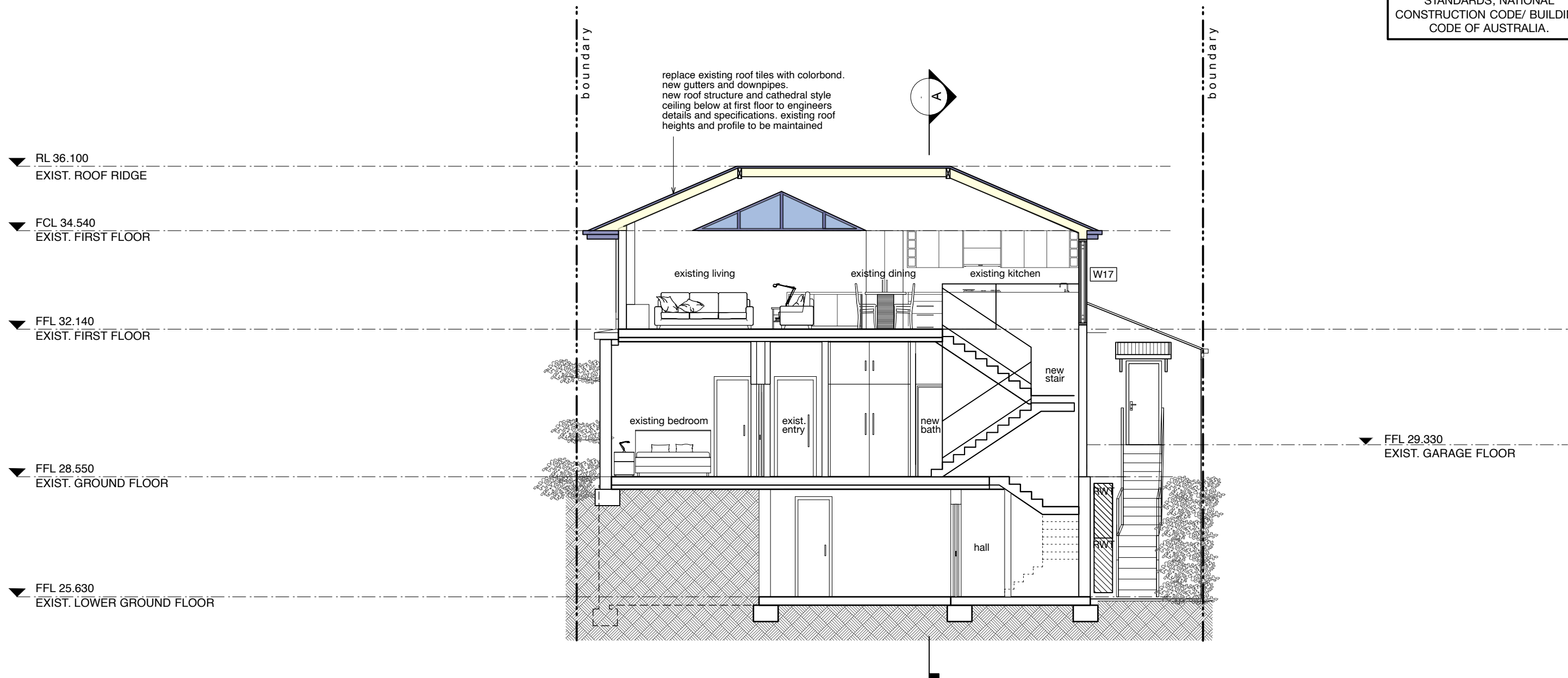
DRAWING SECTION AA
LONGITUDINAL

DATE 05.03.2021 **DRAWN** HW **SCALE** 1:100@A3 **DRAWING NO.** MDA.10

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DRAWING **SECTION BB**

DATE	DRAWN	SCALE	DRAWING NO.
05.03.2021	HW	1:100@A3	MDA.11