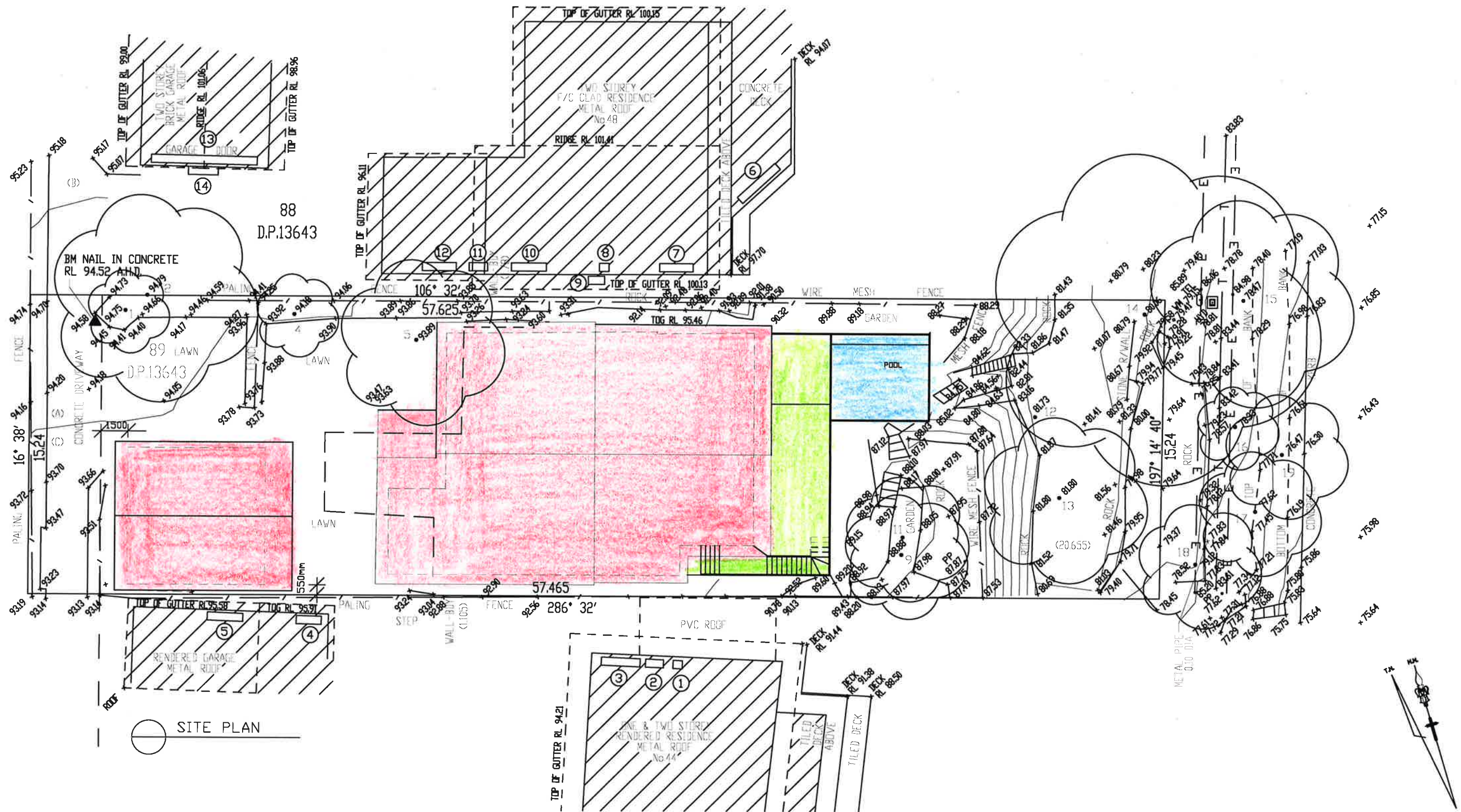




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ALTERATIONS AND ADDITIONS  
46 ELANDORA ROAD  
ELANDORA HEIGHTS NSW 2101

Drawing  
PROPOSED SITE PLAN

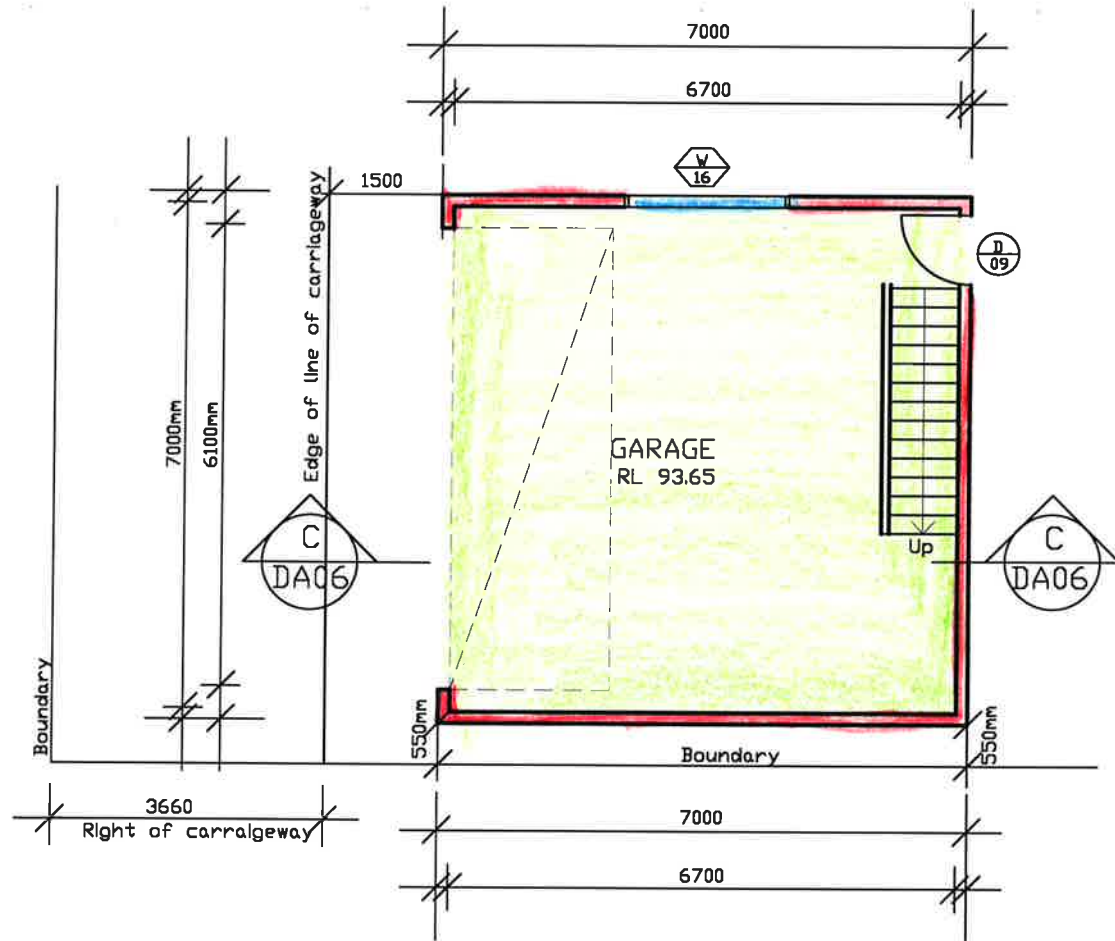
DEVELOPMENT APPLICATION

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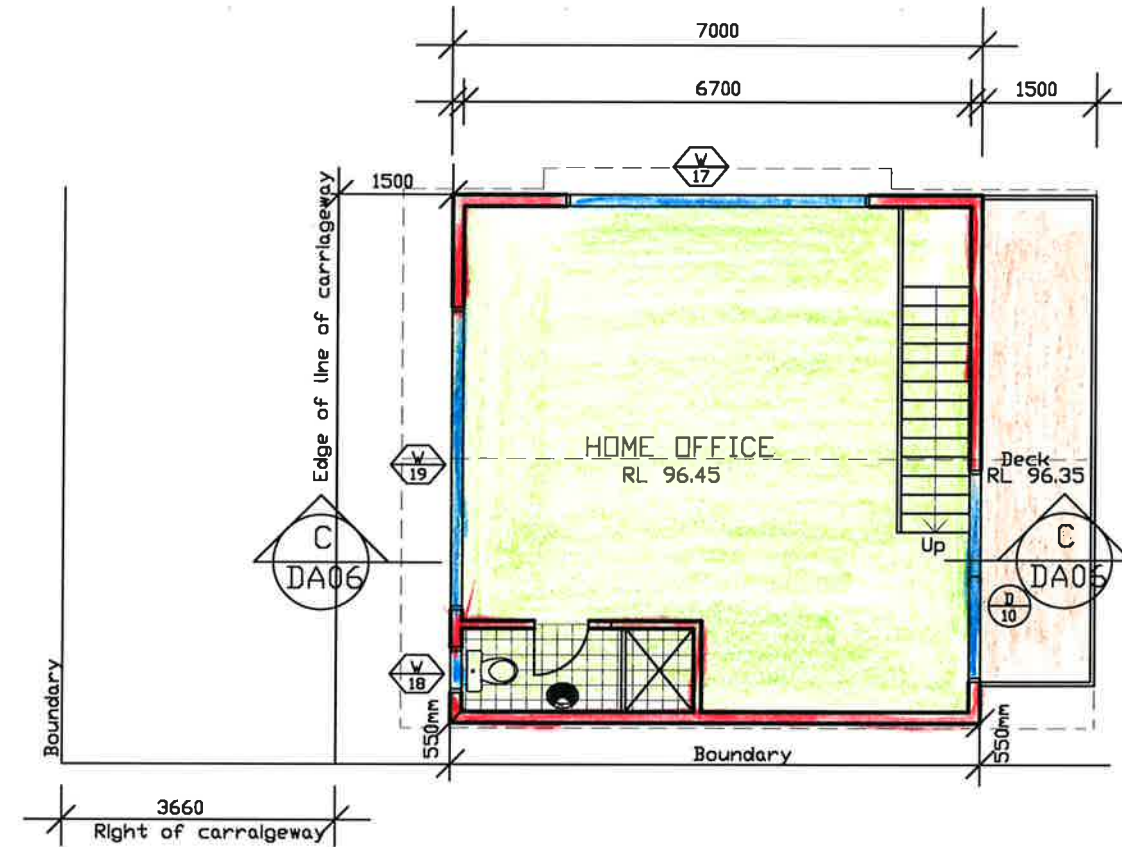
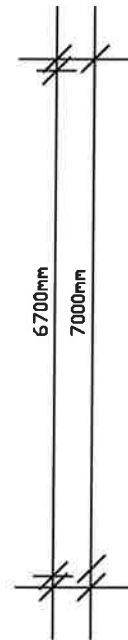
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| Checked<br>PP  | Date<br>01.12.22 |
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Drawing No.  
DA01

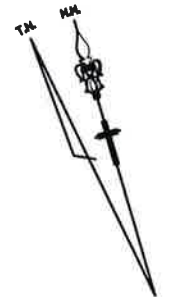




○ GARAGE PLAN



○ STUDIO PLAN



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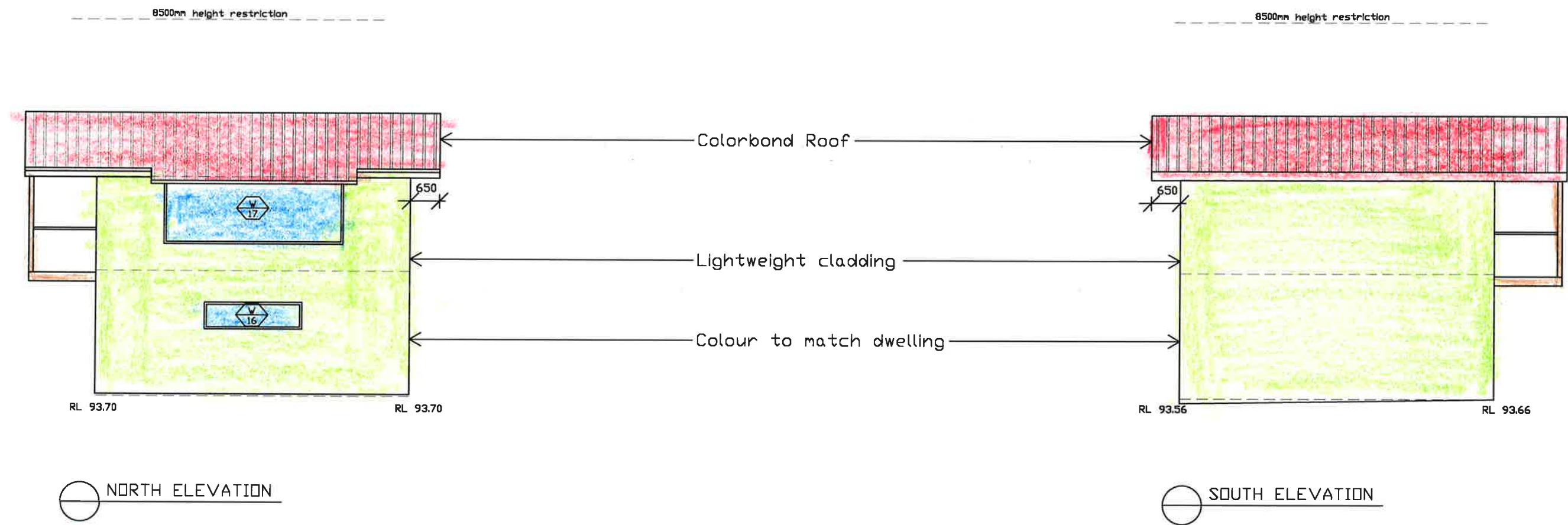
Drawing  
**PLANS - GARAGE**

**DEVELOPMENT APPLICATION**

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| Scale<br>1:100 | Issue<br>A       |

Drawing No.  
**DA02**



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Drawing  
ELEVATIONS - GARAGE

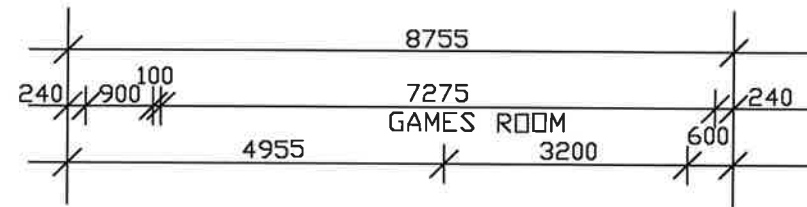
DEVELOPMENT APPLICATION

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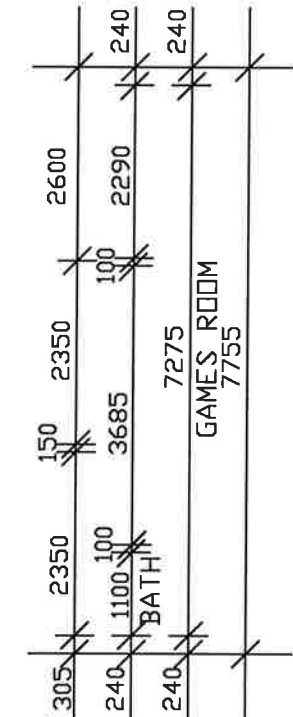
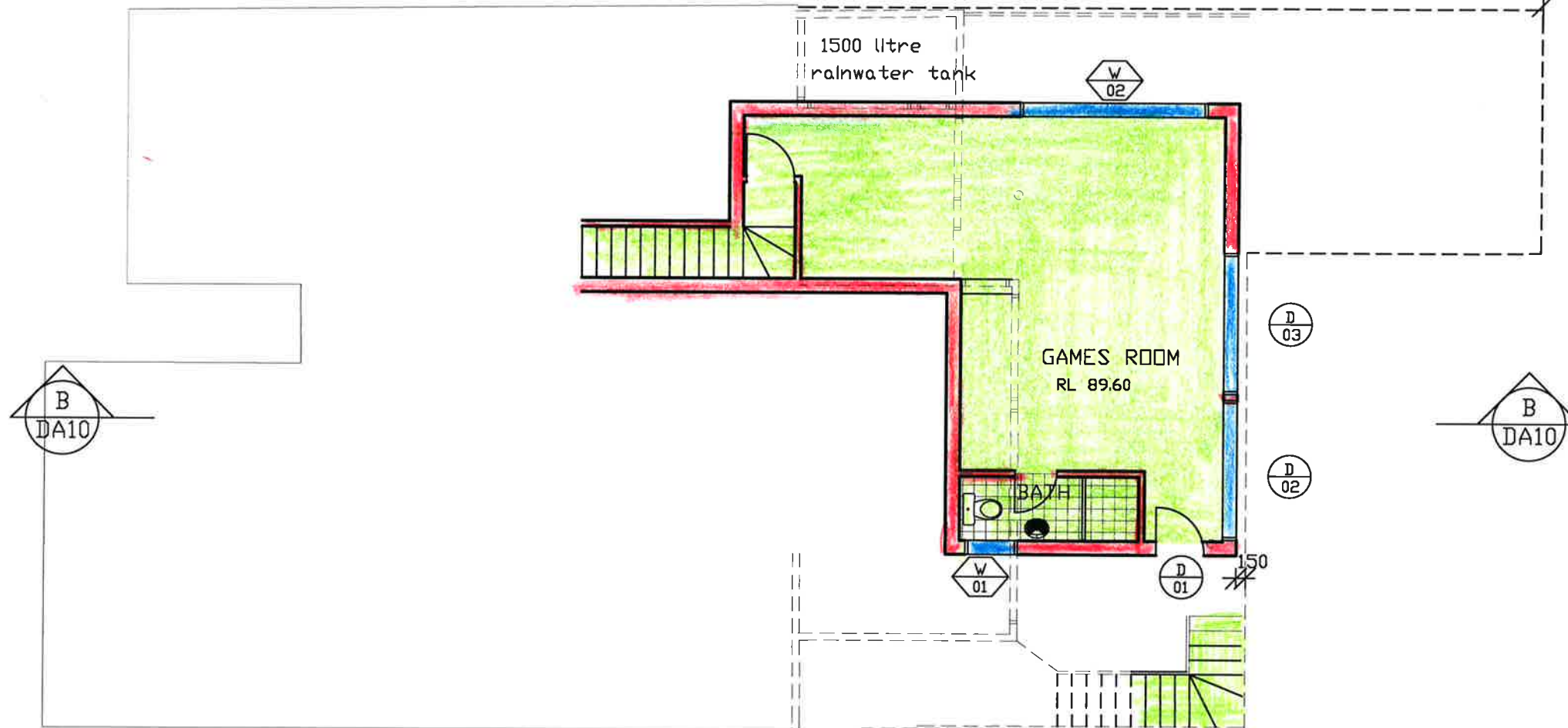
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Drawing No.  
DA03

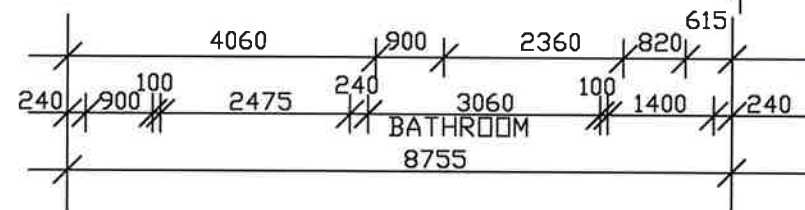




BOUNDARY



BOUNDARY



LOWER FLOOR PLAN



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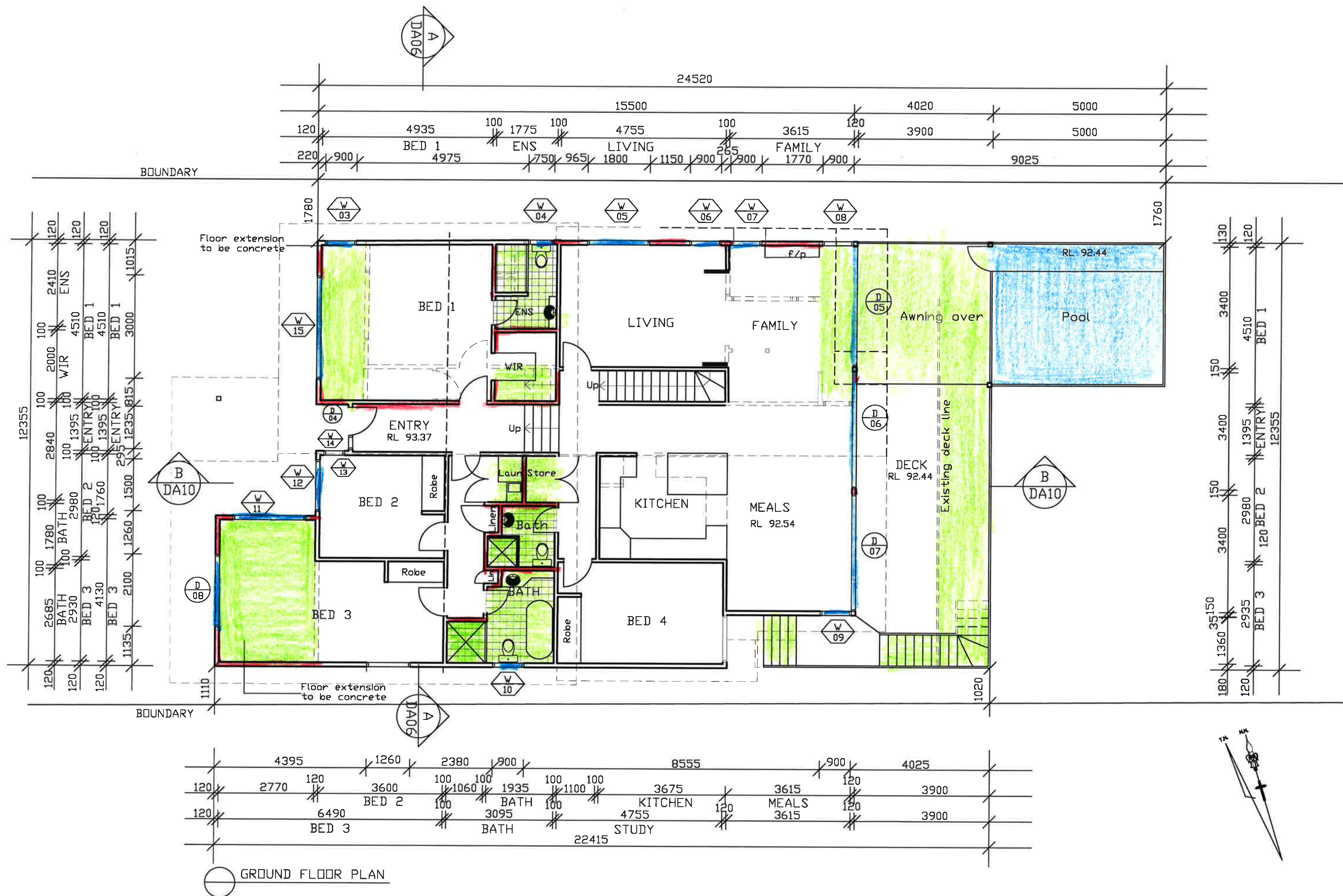
Drawing  
PLANS - LOWER FLOOR

DEVELOPMENT APPLICATION

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Drawing No.  
DA04



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Drawing  
PLAN - GROUND FLOOR

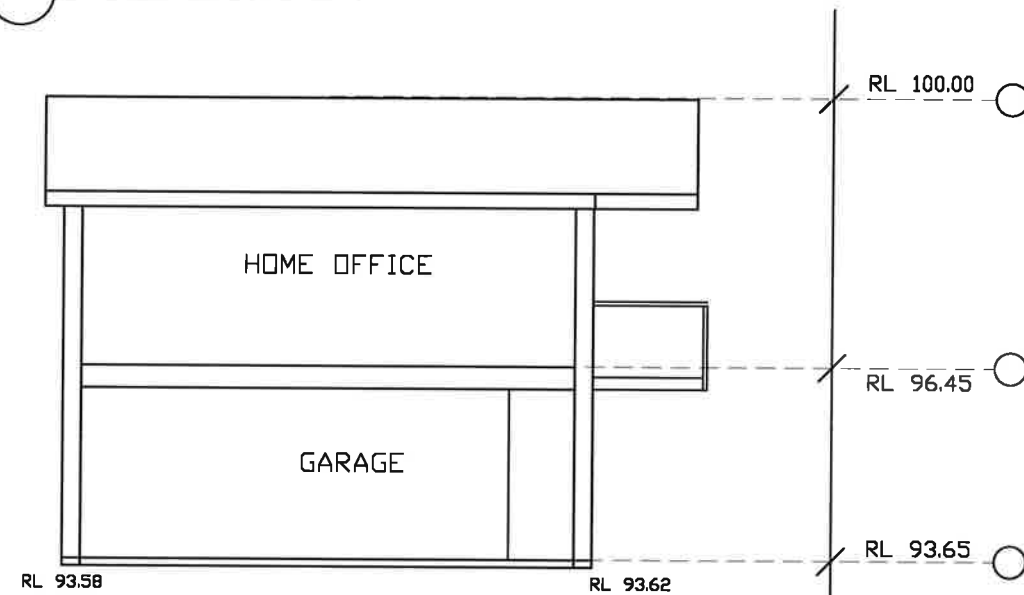
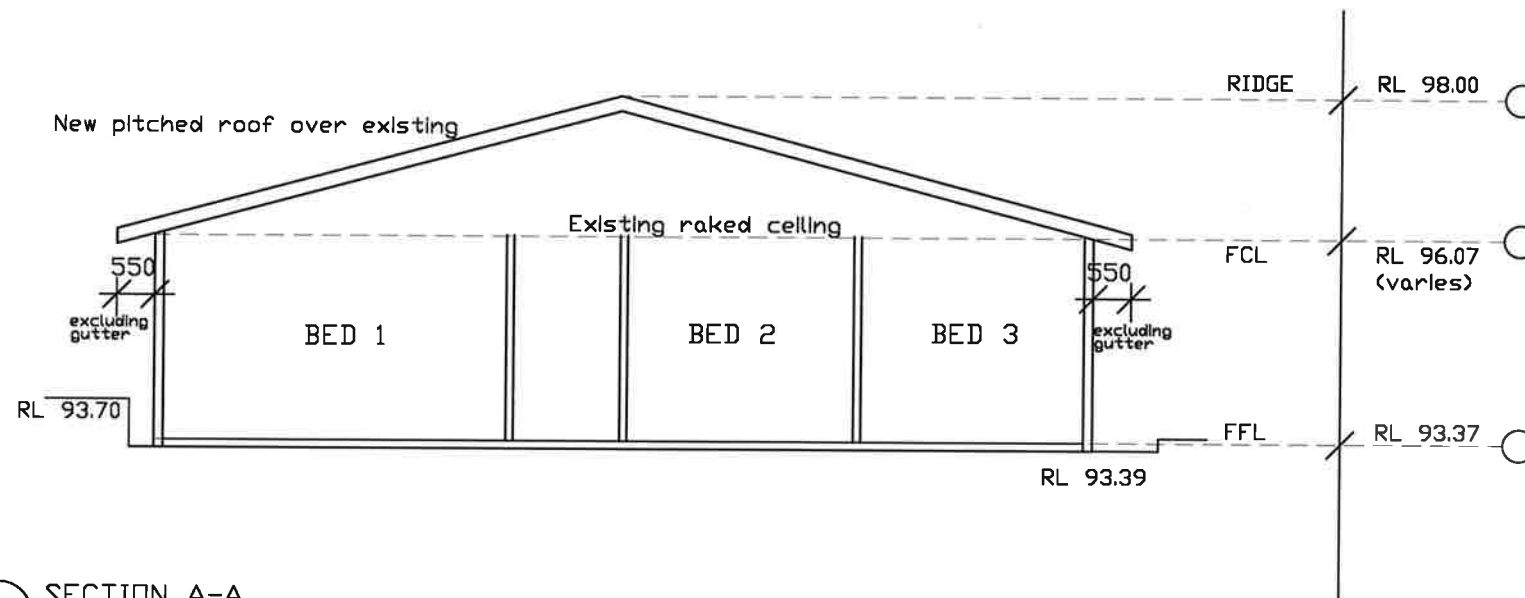
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Drawing No.  
DA05





| SITE CALCULATIONS               |                      |
|---------------------------------|----------------------|
| SITE AREA                       | 877.0m <sup>2</sup>  |
| EXISTING BUILT UPON AREA        | 370.0m <sup>2</sup>  |
| PROPOSED BUILT UPON AREA        | 340.00m <sup>2</sup> |
| EXISTING FLOOR AREA             | 150.0m <sup>2</sup>  |
| PROPOSED FLOOR AREA             | 208.0m <sup>2</sup>  |
| GARAGE AND HOME OFFICE          | 85.0m <sup>2</sup>   |
| EXISTING IMPERVIOUS AREA        | 400.0m <sup>2</sup>  |
| PROPOSED IMPERVIOUS AREA        | 370.0m <sup>2</sup>  |
| EXISTING LANDSCAPED AREA (Soft) | 440.0m <sup>2</sup>  |
| PROPOSED LANDSCAPED AREA (Soft) | 470.0m <sup>2</sup>  |

| BASIX SPECIFICATION     |                                                                                                                                                                                                                                                                                                                                                                                                                         |
|-------------------------|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| EXTERNAL WALLS - Lower  | Brick Veneer<br>Light colour                                                                                                                                                                                                                                                                                                                                                                                            |
| EXTERNAL WALLS - Upper  | Light weight<br>Light colour                                                                                                                                                                                                                                                                                                                                                                                            |
| EXTERNAL WALLS - Garage | Light weight<br>Light colour                                                                                                                                                                                                                                                                                                                                                                                            |
| INTERNAL WALLS          | Plasterboard over timber studs                                                                                                                                                                                                                                                                                                                                                                                          |
| FLOOR - Lower           | Concrete                                                                                                                                                                                                                                                                                                                                                                                                                |
| FLOOR - Upper           | Timber and concrete to Entry, Bed 1 and Bed 3 addition<br>R 1.5 Insulation including construction                                                                                                                                                                                                                                                                                                                       |
| FLOOR - Garage          | Concrete to Garage, Timber to home office                                                                                                                                                                                                                                                                                                                                                                               |
| WINDOWS & DOORS         | <div> <div> <div>W 03</div> <div>W 15</div> </div> <div> <div>W 04</div> <div>W 17</div> </div> <div> <div>W 05</div> <div>W 19</div> </div> <div> <div>W 06</div> </div> <div> <div>W 07</div> </div> <div> <div>W 08</div> </div> </div> <div> <div>D 01</div> <div>D 02</div> <div>D 03</div> <div>D 04</div> <div>D 05</div> <div>D 06</div> <div>D 07</div> <div>D 08</div> <div>D 09</div> <div>D 10</div> </div> |
| CEILING                 | Raked to upper floor of house and home office<br>R 1.95 (up), 55mm foil backed blanket<br>Flat to lower floor and garage<br>R 2.24 (up), 55mm foil backed blanket                                                                                                                                                                                                                                                       |
| ROOF                    | Colorbond<br>Medium/Dark Colour                                                                                                                                                                                                                                                                                                                                                                                         |
| HOT WATER               | Gas Instantaneous                                                                                                                                                                                                                                                                                                                                                                                                       |
| POOL                    | 35kL capacity                                                                                                                                                                                                                                                                                                                                                                                                           |
| RAINWATER TANK          | Min 1476 litre rainwater tank<br>At least 100m <sup>2</sup> of roof area to be able to drain to tank<br>A rainwater tank tap must be located within 10m of pool edge                                                                                                                                                                                                                                                    |
| FIXTURES                | New showerheads to be rated 3 star rated<br>New or taps to be 3 star rated<br>New toilets to be 3 star rated                                                                                                                                                                                                                                                                                                            |
| LIGHTING                | Compact fluorescent or LED lights to at least 40% of new or altered lights<br>All proposed downlights to have capped fittings                                                                                                                                                                                                                                                                                           |

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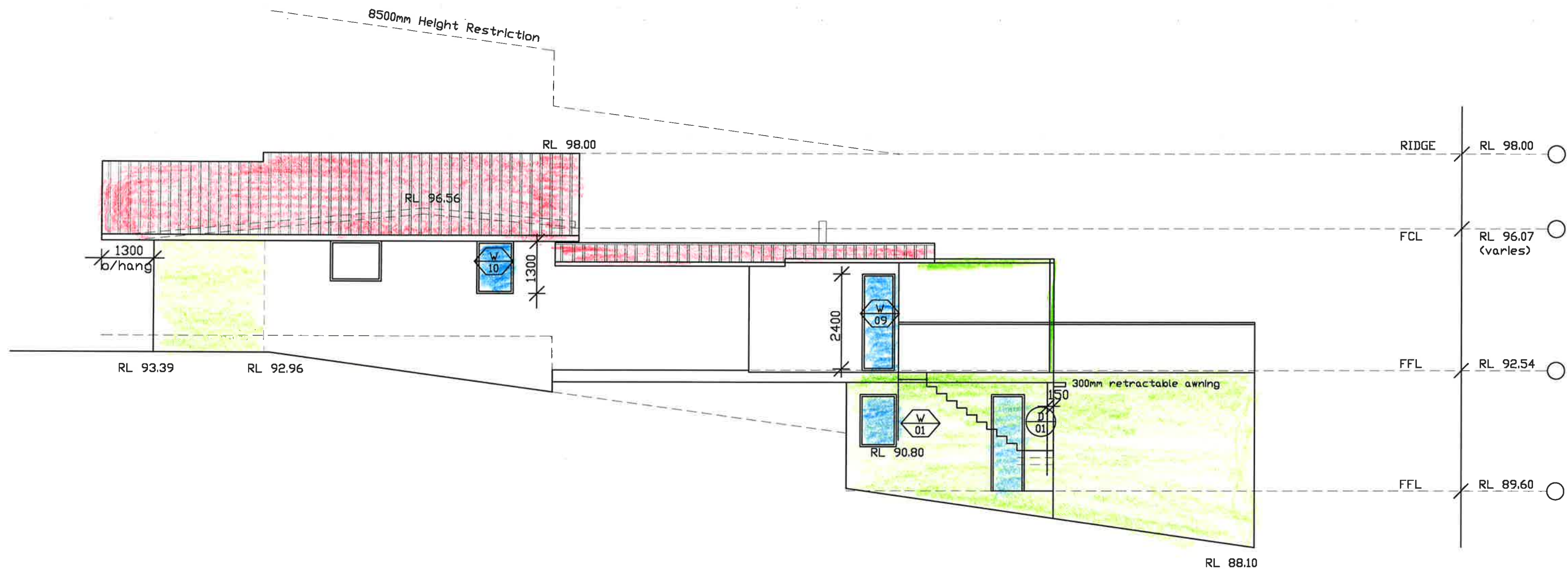
Drawing  
SECTIONS

DEVELOPMENT APPLICATION

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Drawing No.  
DA06



○ SOUTH ELEVATION

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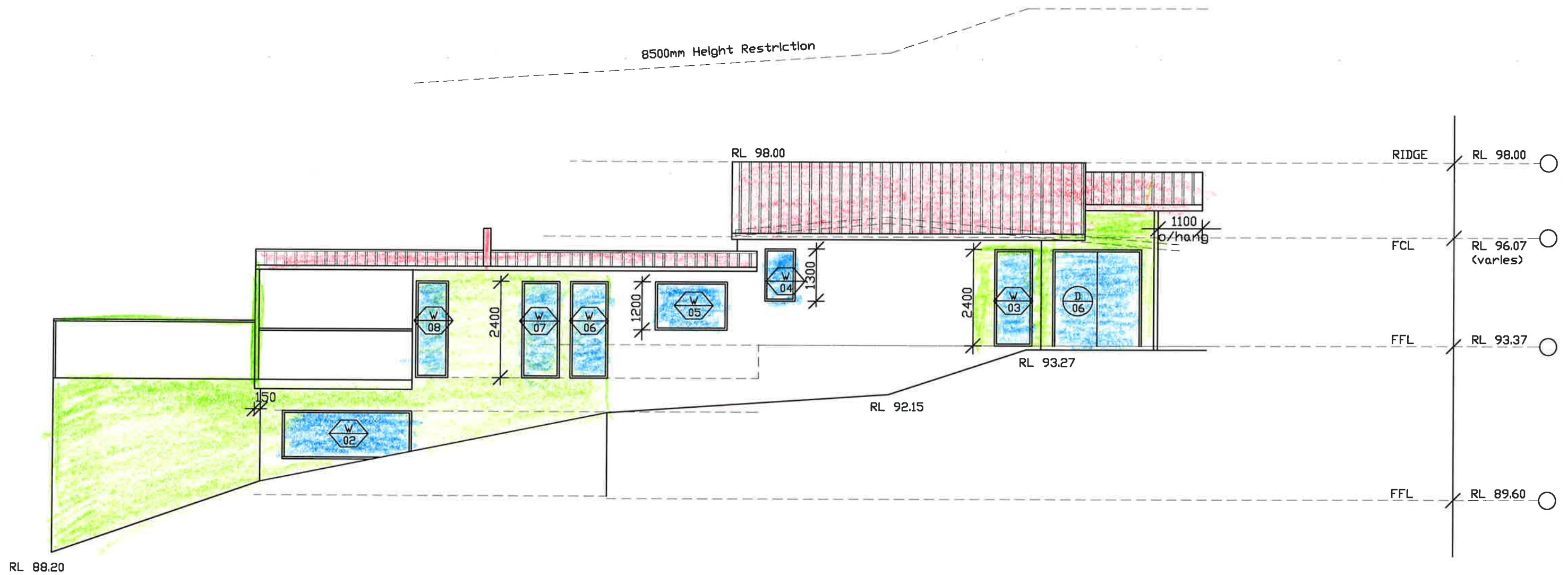
Drawing  
ELEVATIONS

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Drawing No.  
DA07



○ NORTH ELEVATION

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Drawing  
ELEVATIONS

DEVELOPMENT APPLICATION

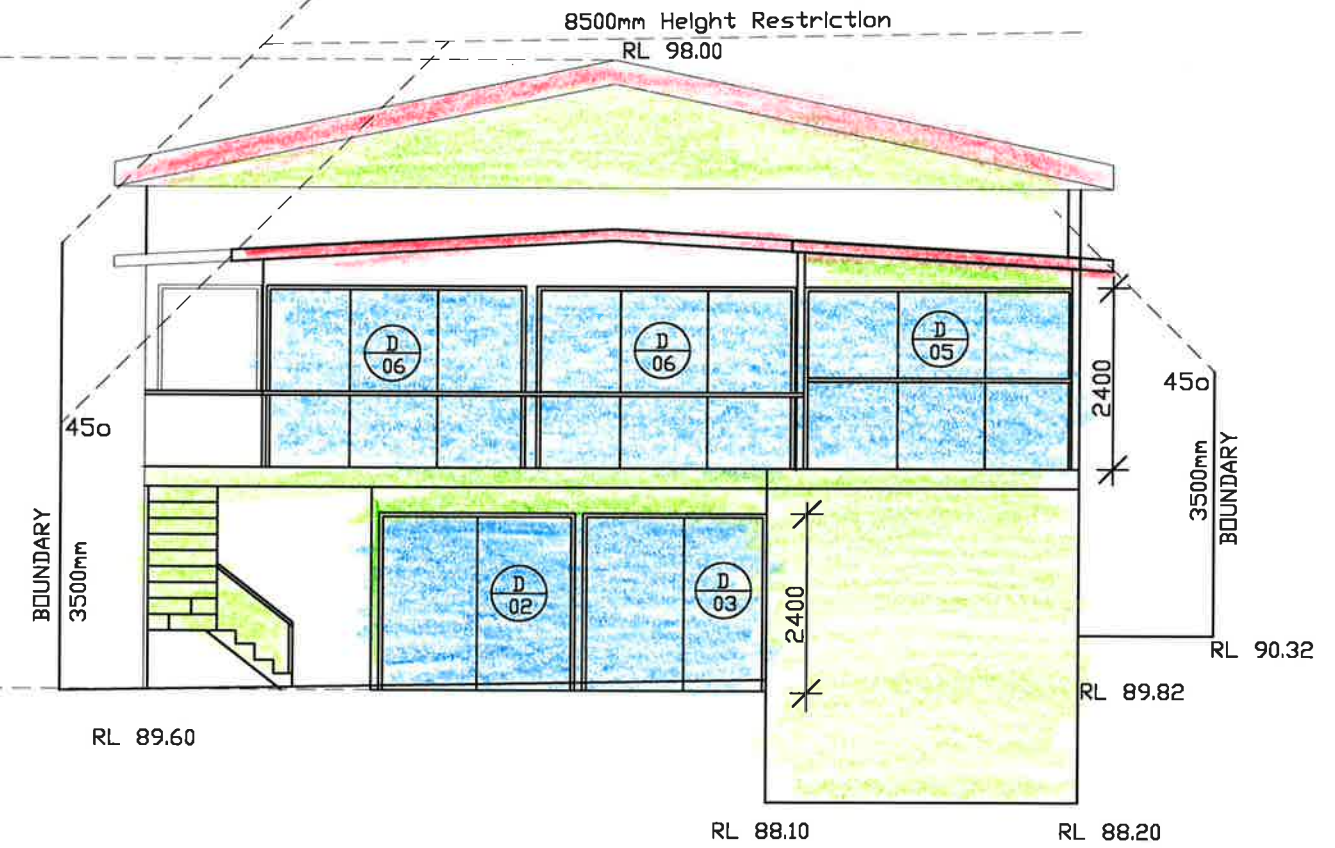
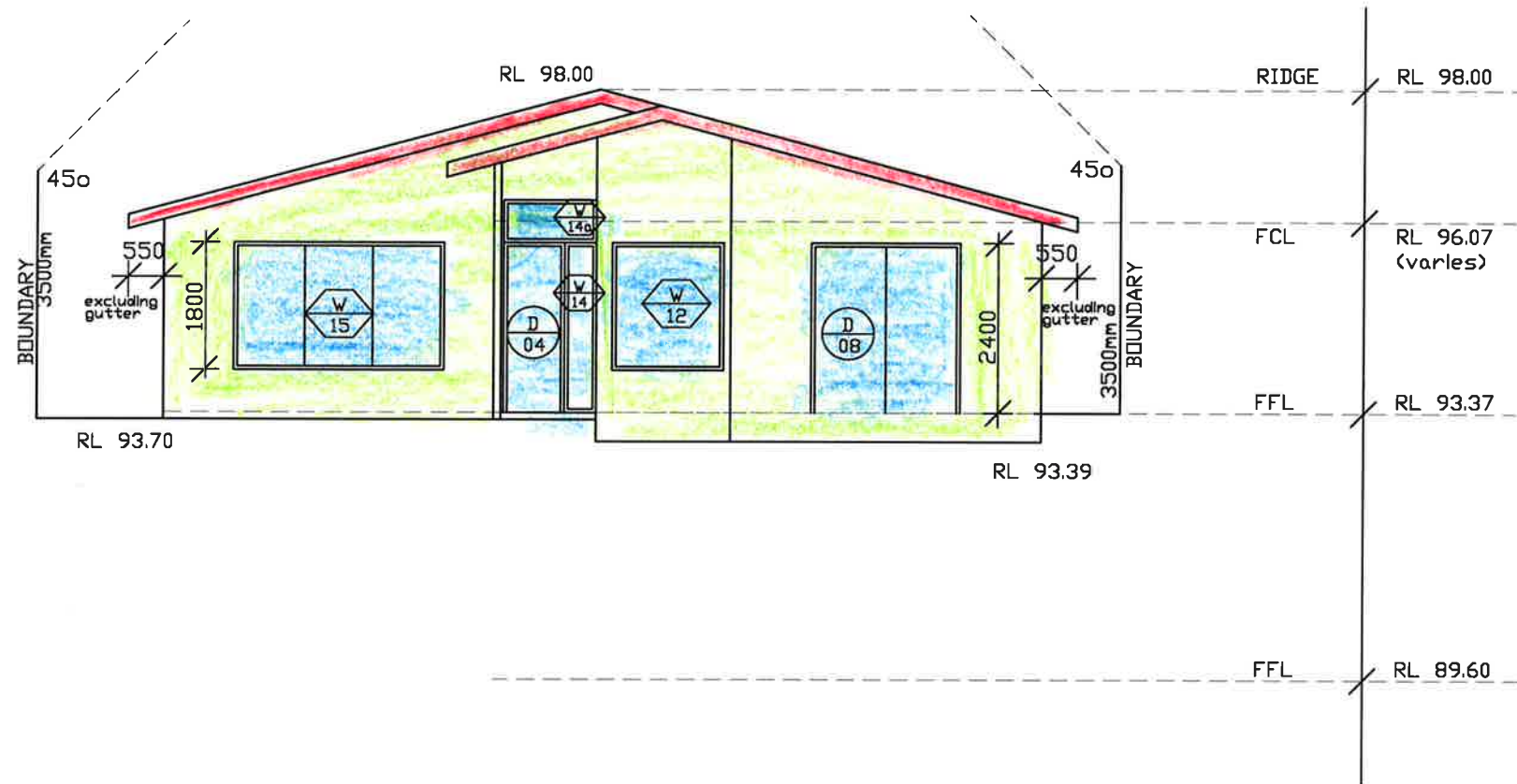
**PETER PRINCI architects**  
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Drawing No.  
DA08



8500mm Height Restriction



WEST ELEVATION

EAST ELEVATION

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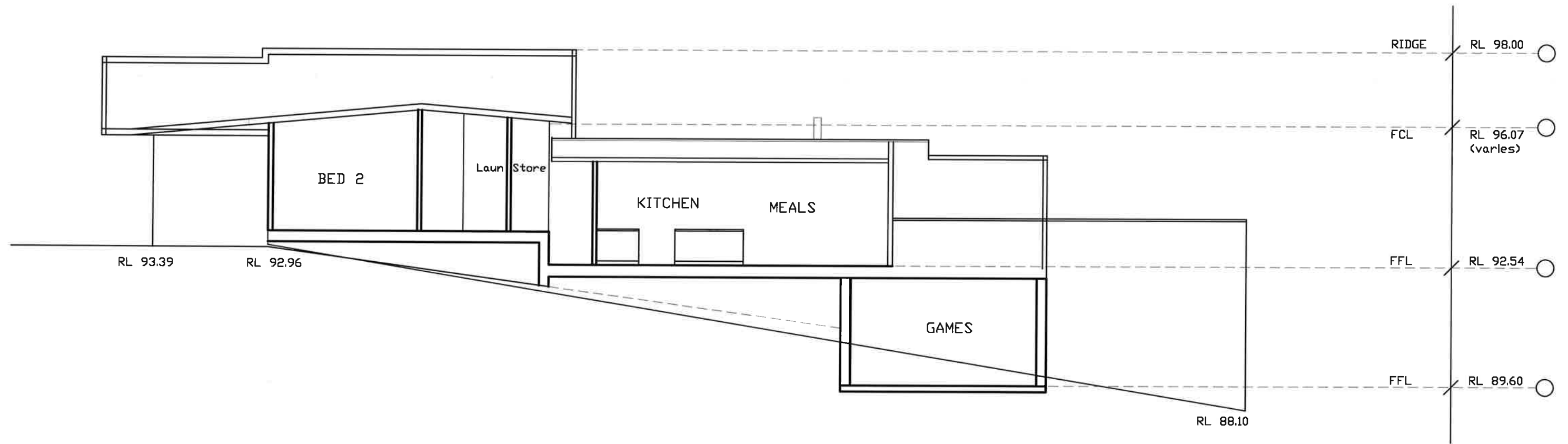
Project  
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Drawing  
ELEVATIONS

DEVELOPMENT APPLICATION

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| Drawn   | Job No.  | Drawing No. |
|---------|----------|-------------|
| PP      |          | DA09        |
| Checked | Date     |             |
| PP      | 01.12.22 |             |
| Scale   | Issue    |             |
| 1:100   | A        |             |



SECTION B-B

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Drawing  
**ELEVATIONS**

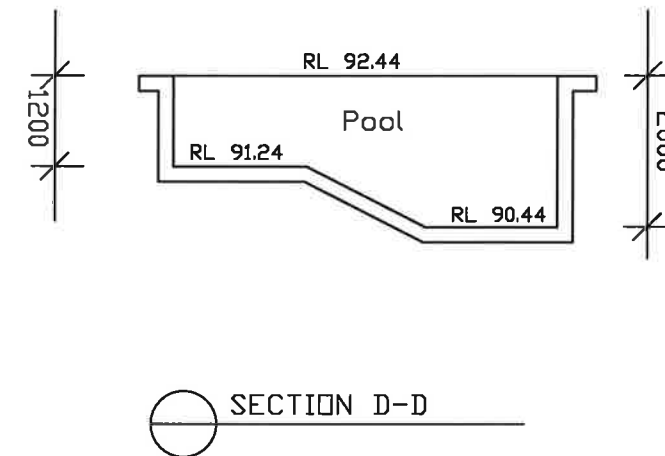
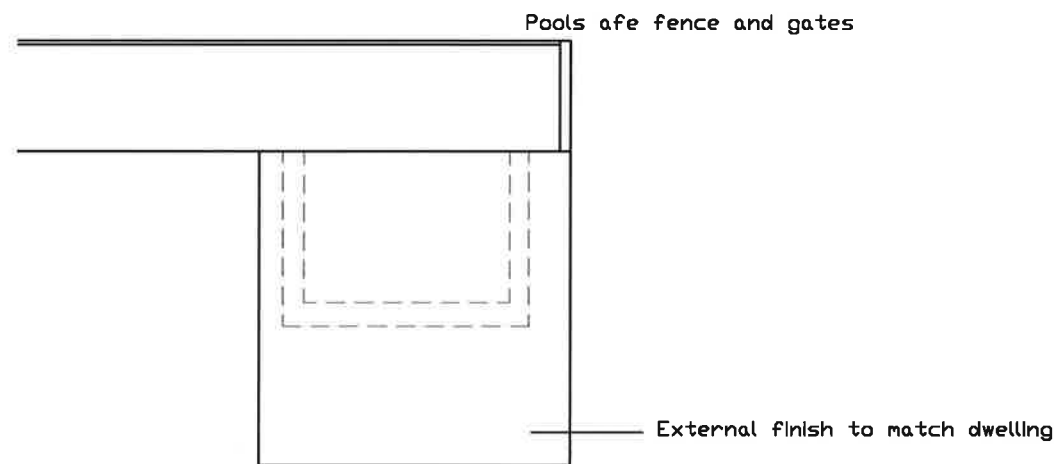
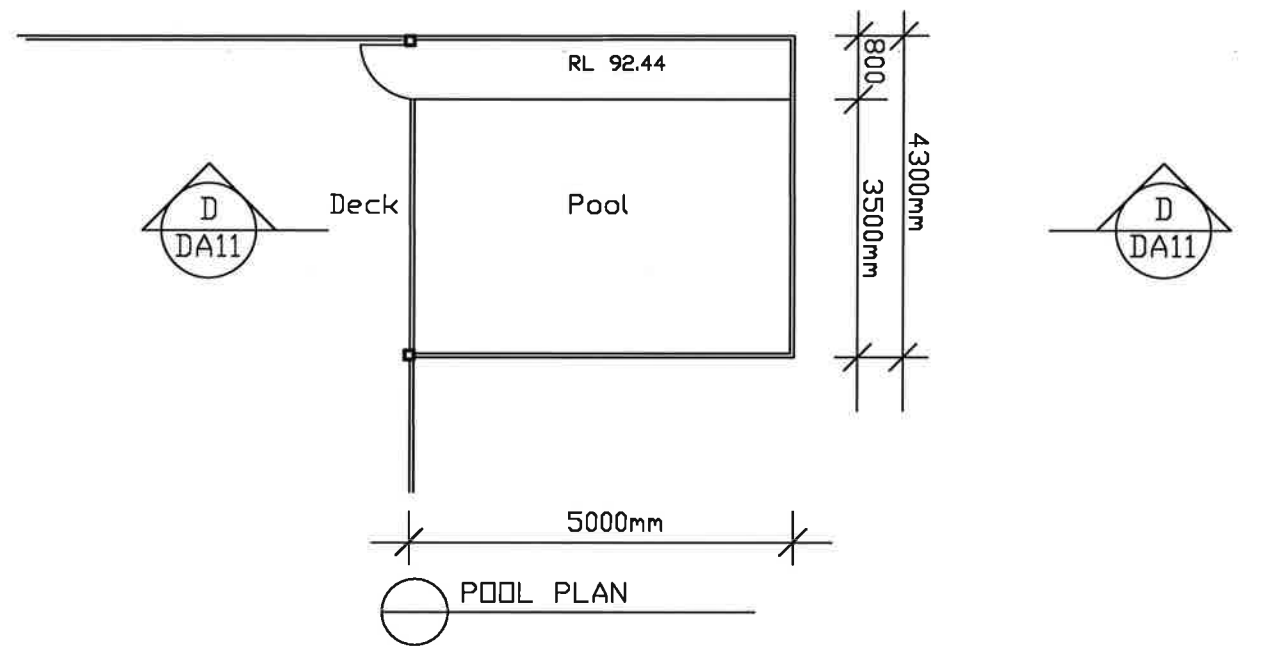
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| Checked<br><b>PP</b>  | Date<br><b>01.12.22</b> |
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Drawing No.  
**DA10**





POOL PLANS

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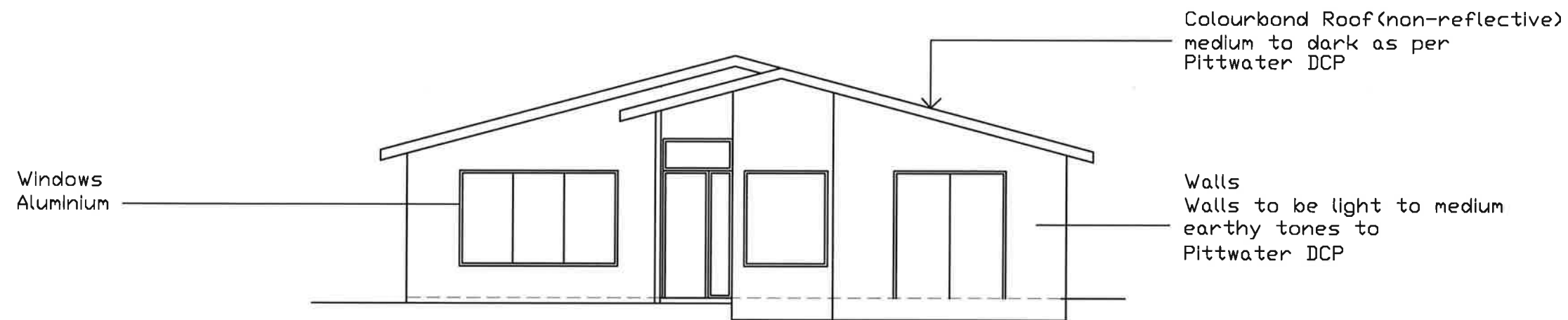
Drawing  
POOL

DEVELOPMENT APPLICATION

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Drawing No.  
DA11



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Drawing  
**COLOURS AND FINISHES**

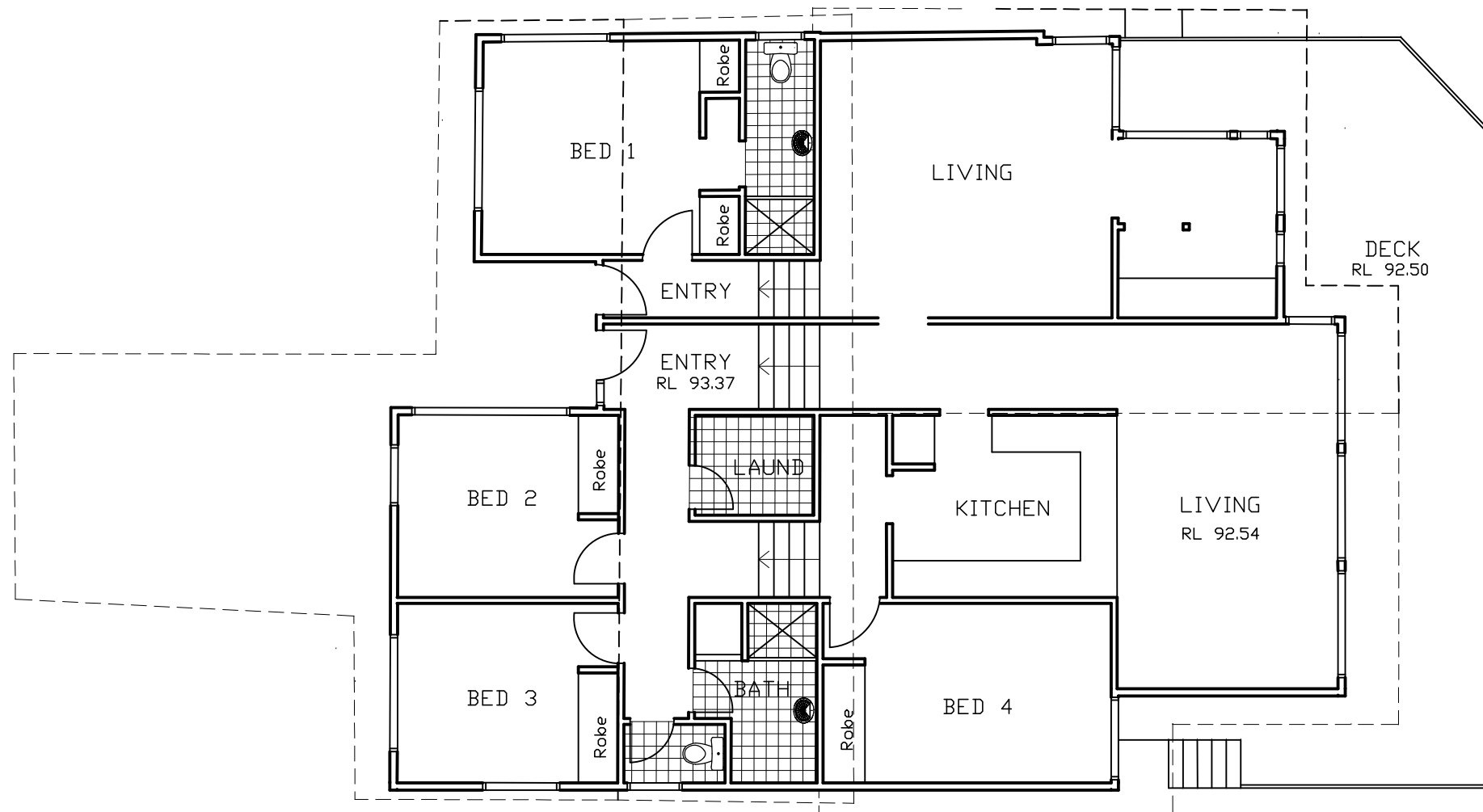
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| Checked<br><b>PP</b>  | Date<br><b>01.12.22</b> |
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Drawing No.  
**DA12**





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 ELANDRA HEIGHTS NSW 2101

Drawing  
 EXISTING FLOOR PLAN

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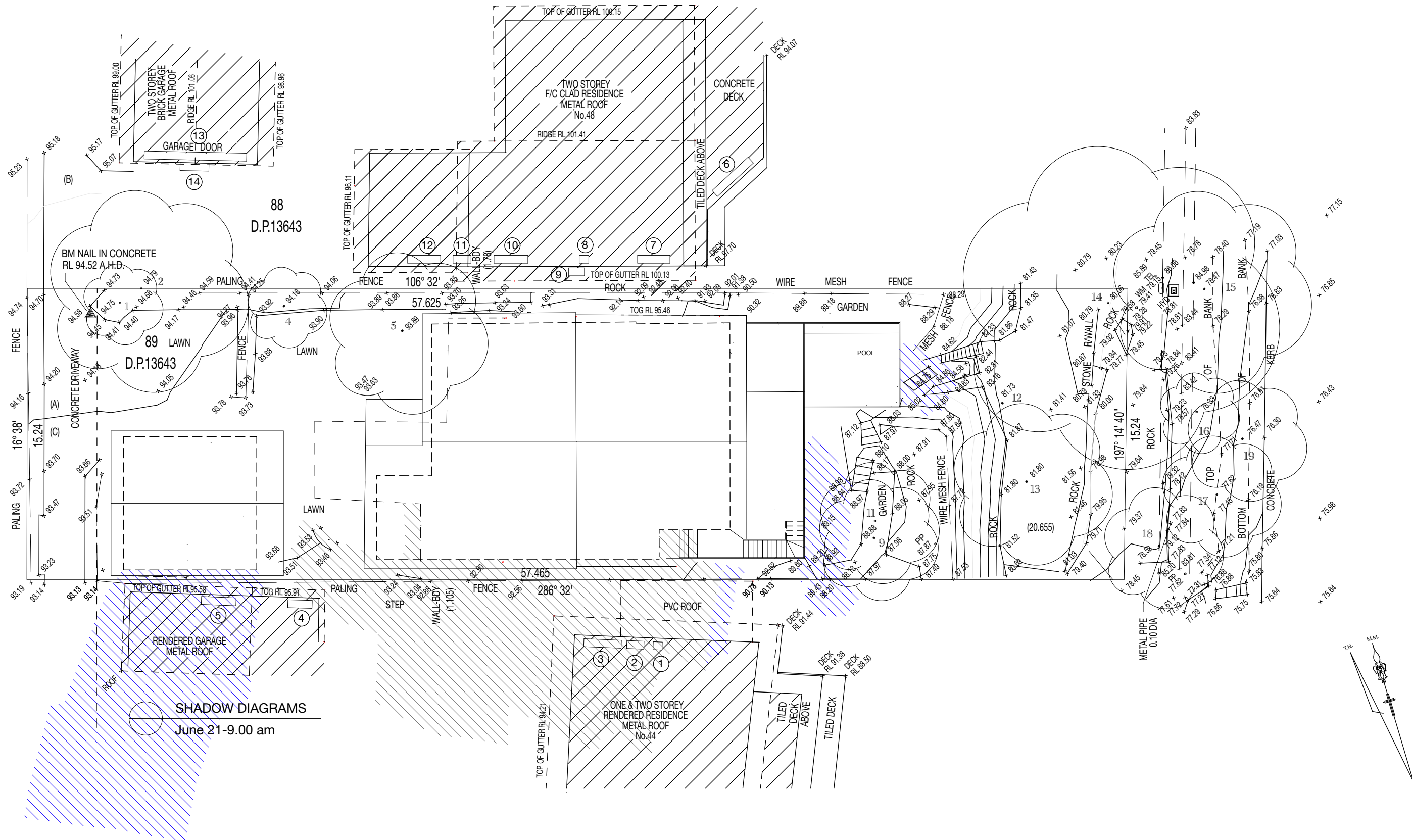
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Drawing No.  
 E 02

LEGEND

EXISTING SHADOW

PROPOSED SHADOW



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Drawing  
SHADOW DIAGRAMS

DEVELOPMENT APPLICATION

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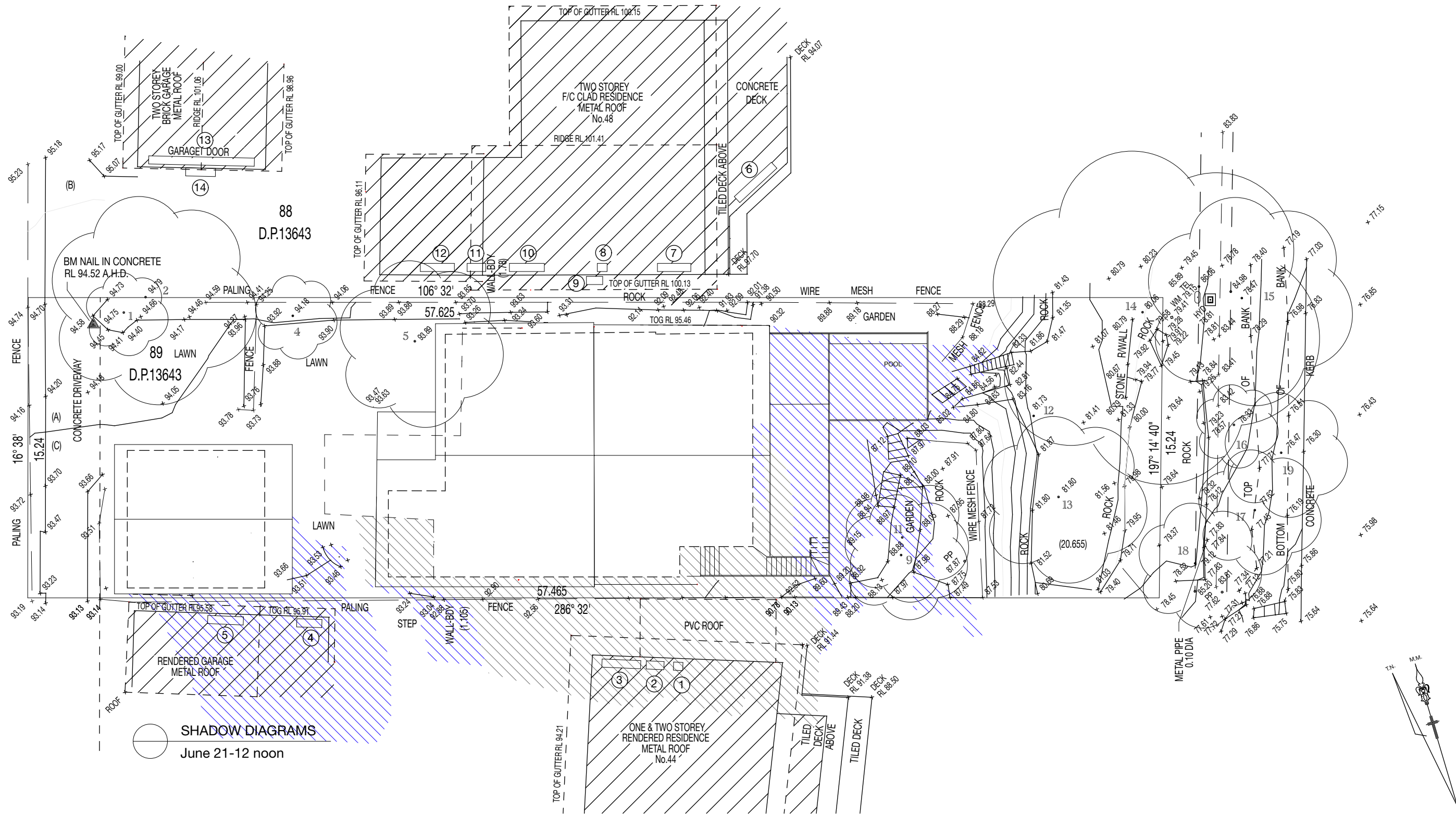
Drawing No.  
SD01

ELANORA ROAD

LEGEND

EXISTING SHADOW

PROPOSED SHADOW



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Client  
MR. & MRS. SWEENEY  
46 ELANORA ROAD  
ELANORA HEIGHTS NSW 2101

Project  
ALTERATIONS AND ADDITIONS  
46 ELANORA ROAD  
ELANORA HEIGHTS NSW 2101

Drawing  
SHADOW DIAGRAMS

DEVELOPMENT APPLICATION

PETER PRINCI architects  
ABN 34 315 485 678  
Registration No. 7048  
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|----------------|-----------------|
| Drawn<br>PP    | Job No.         |
| Checked<br>PP  | Date<br>Dec '22 |
| Scale<br>1:100 | Issue<br>A      |

Drawing No.  
SD02

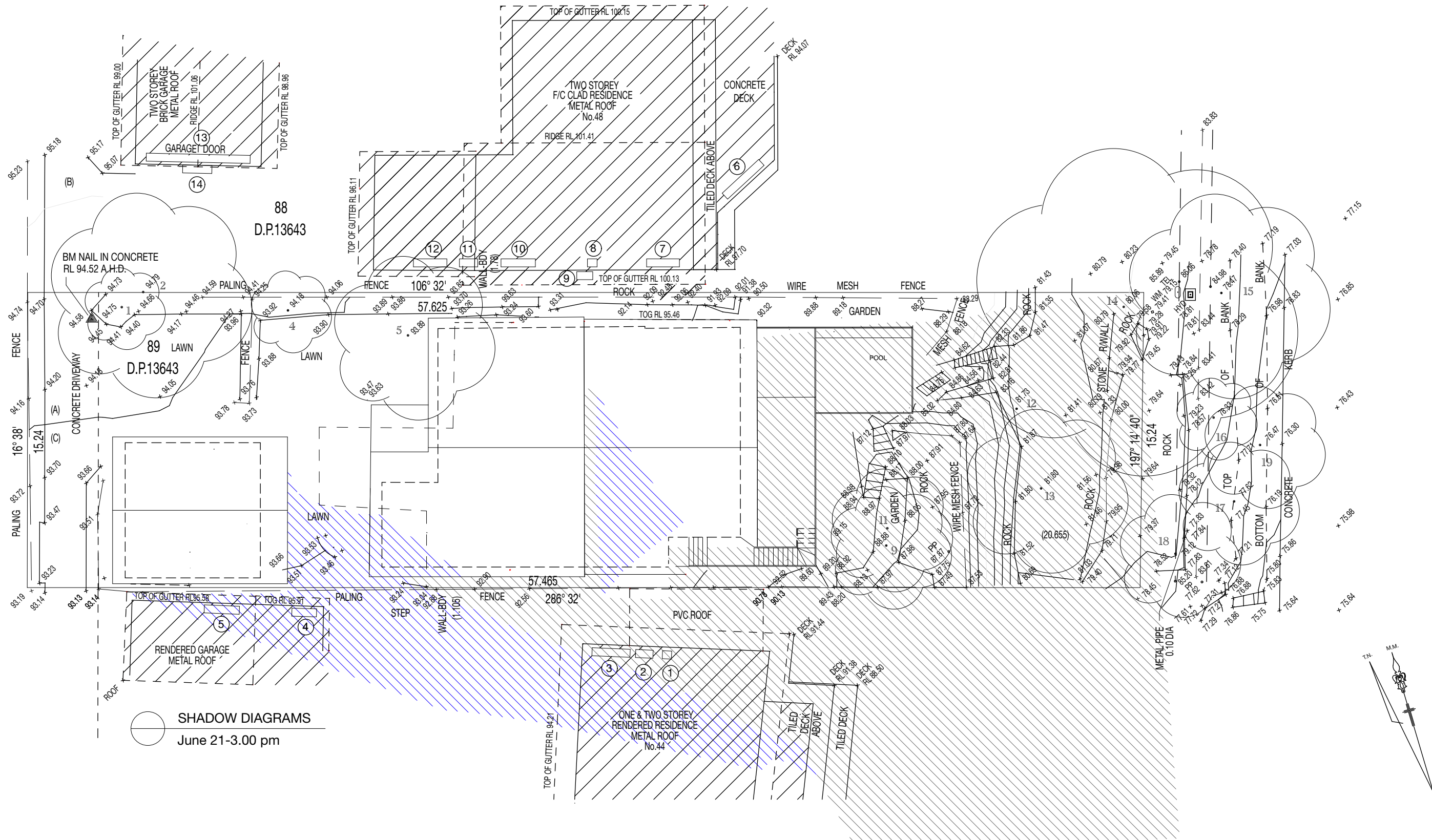
ELANORA ROAD



LEGEND

EXISTING SHADOW

PROPOSED SHADOW



All Dimensions are in millimetres  
Written Dimensions preferred to scale  
All measurements to be checked on site  
All work to BCA and AS  
NOT FOR CONSTRUCTION

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| Scale<br>1:100 | Issue<br>A      |

Drawing No.  
SD03

ELANORA ROAD

