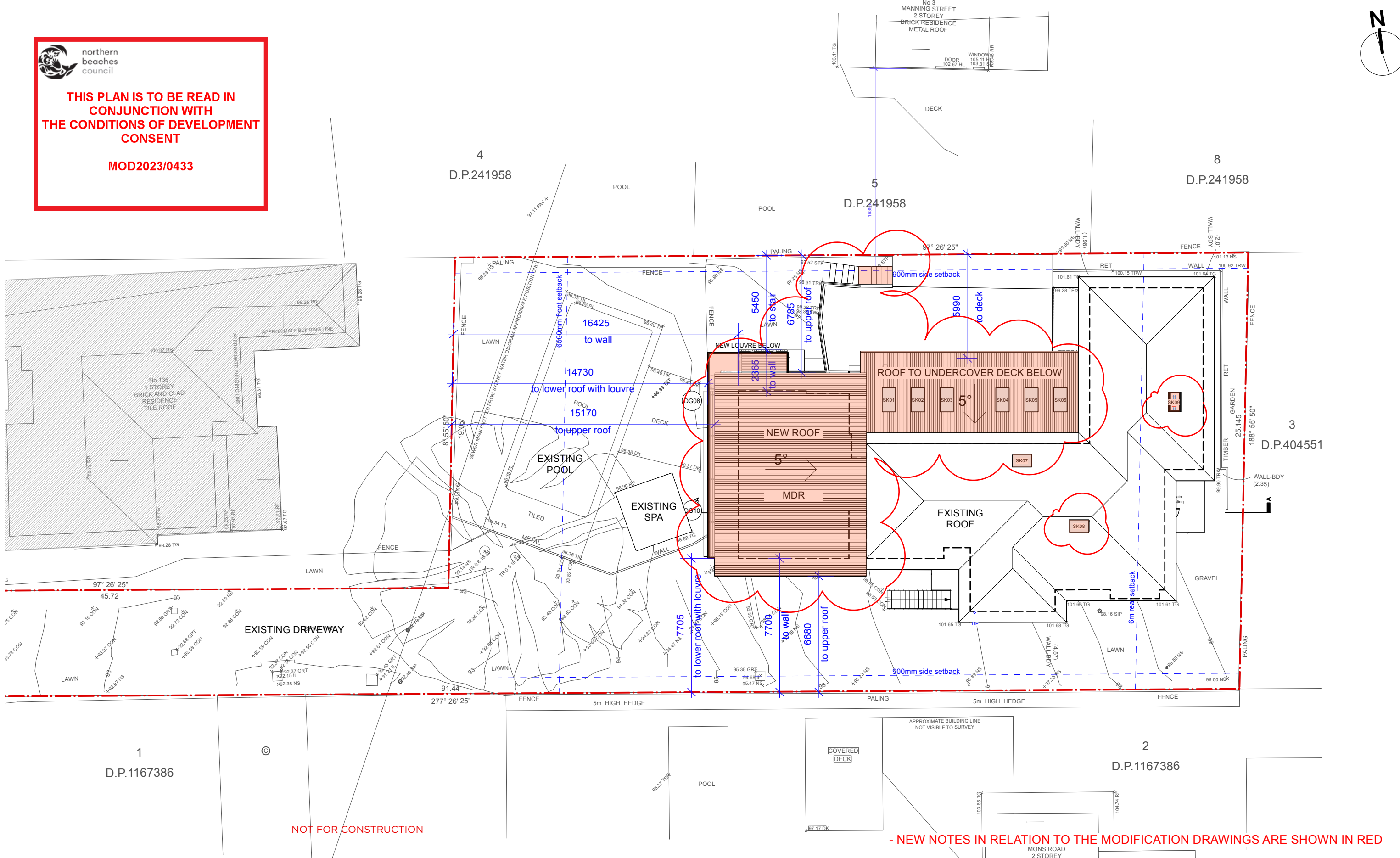




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THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2023/0433



NOT FOR CONSTRUCTION

- NEW NOTES IN RELATION TO THE MODIFICATION DRAWINGS ARE SHOWN IN RED

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PROJECT ADDRESS
134 Clontarf Street
North Balgowlah NSW 2093
Lot 2 DP404551 1427.9sqm

DATE
January 2022

CLIENT/S
Leigh-Ann &
James Fowle

STATUS
Modification

REVISION
E 29/6/23 for approval
F 20/7/2023 For approval
G 4/8/23 updated BASIX for approval

SITE PLAN

MOD|100

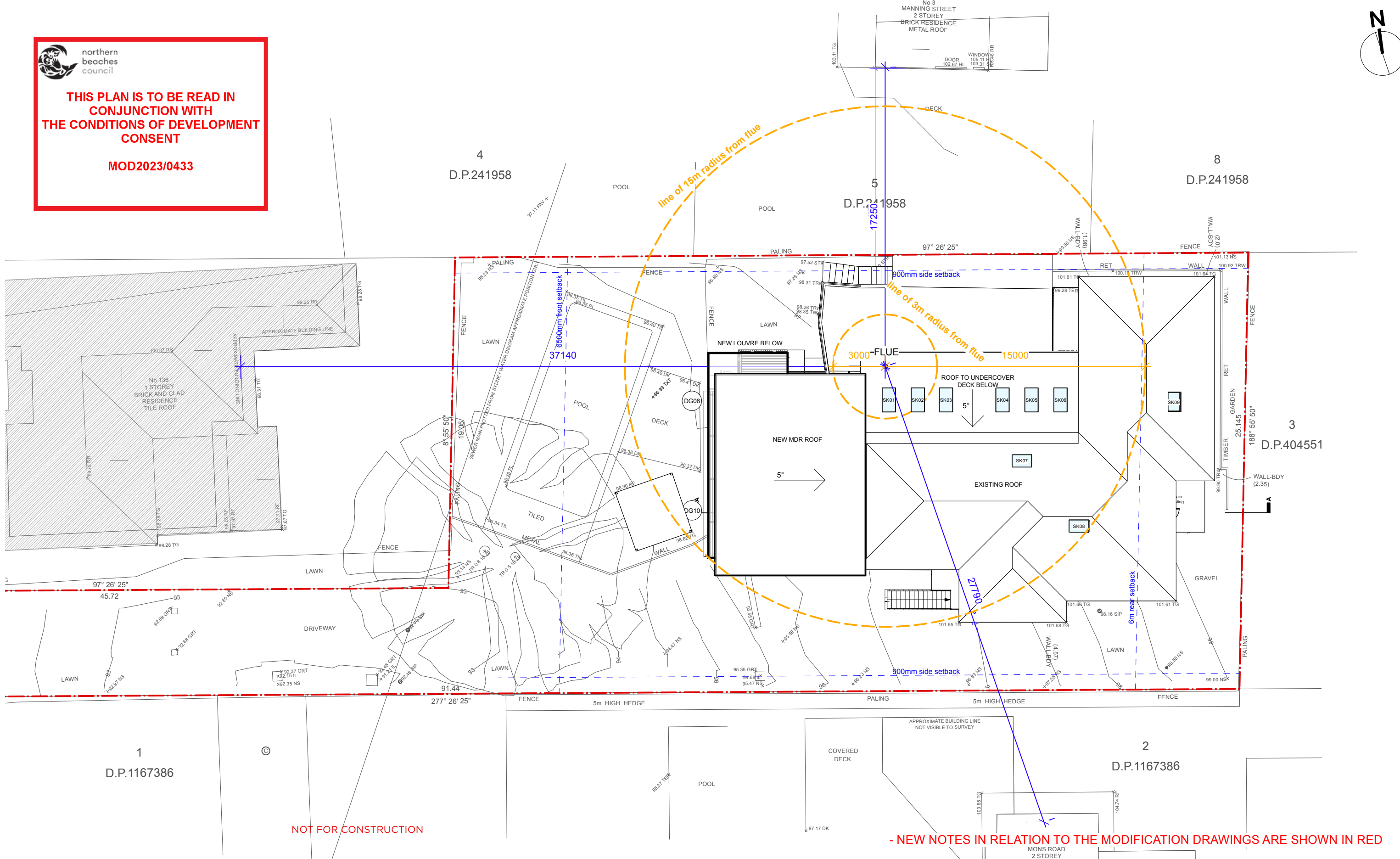
SCALE
1:200



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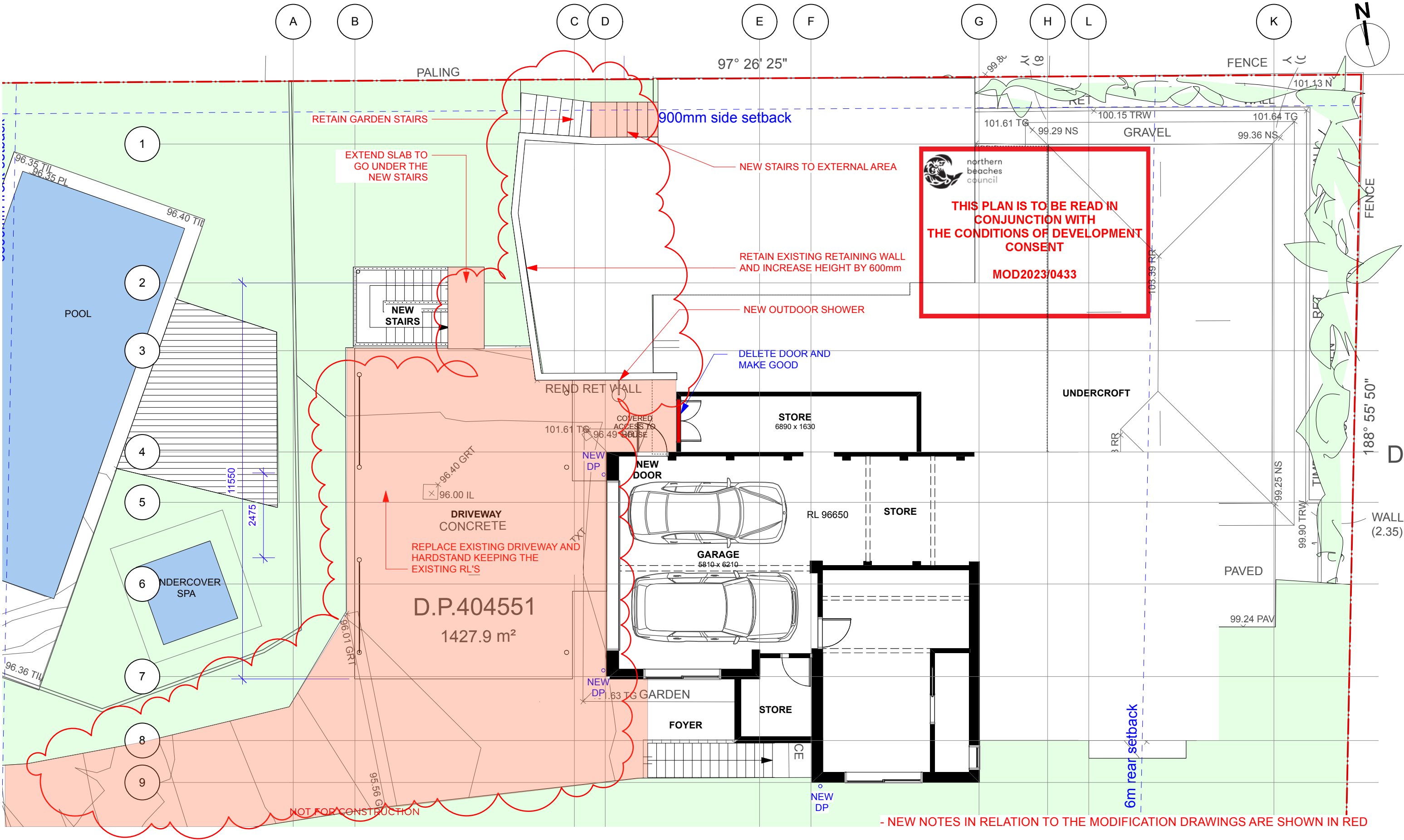
STATUS
Modification

REVISION
E 29/6/23 for approval
F 20/7/2023 For approval
G 4/8/23 updated BASIX for approval

SITE PLAN | FLUE RADIUS

MOD|110

SCALE
1:200



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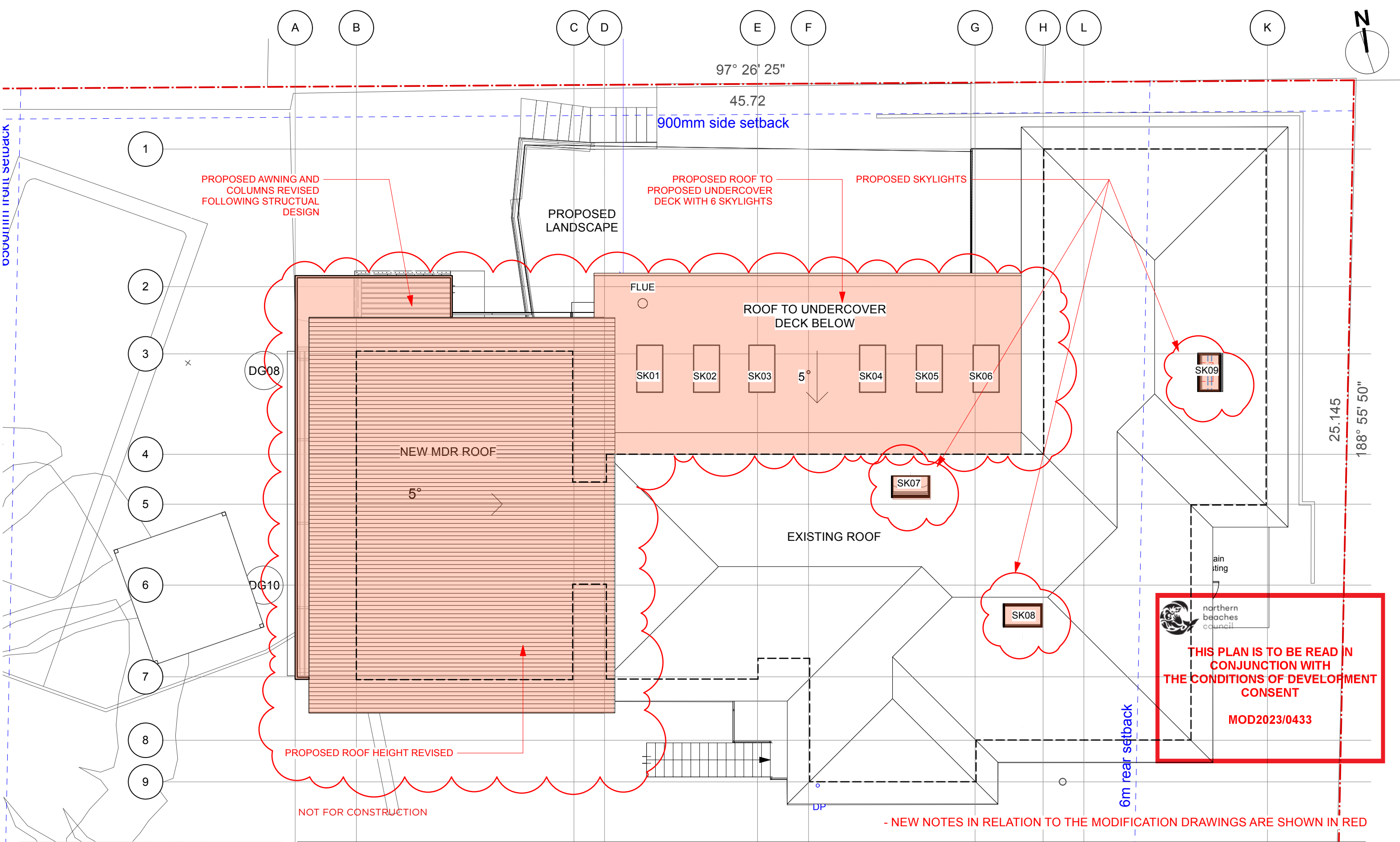
STATUS
Modification

REVISION
E 29/6/23 for approval
F 20/7/2023 For approval
G 4/8/23 updated BASIX for approval

**LOWER GROUND FLOOR
PLAN PROPOSED**

SCALE
1:200

MOD|111



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CLIENT/S
Leigh-Ann & James Fowle

STATUS
Modification

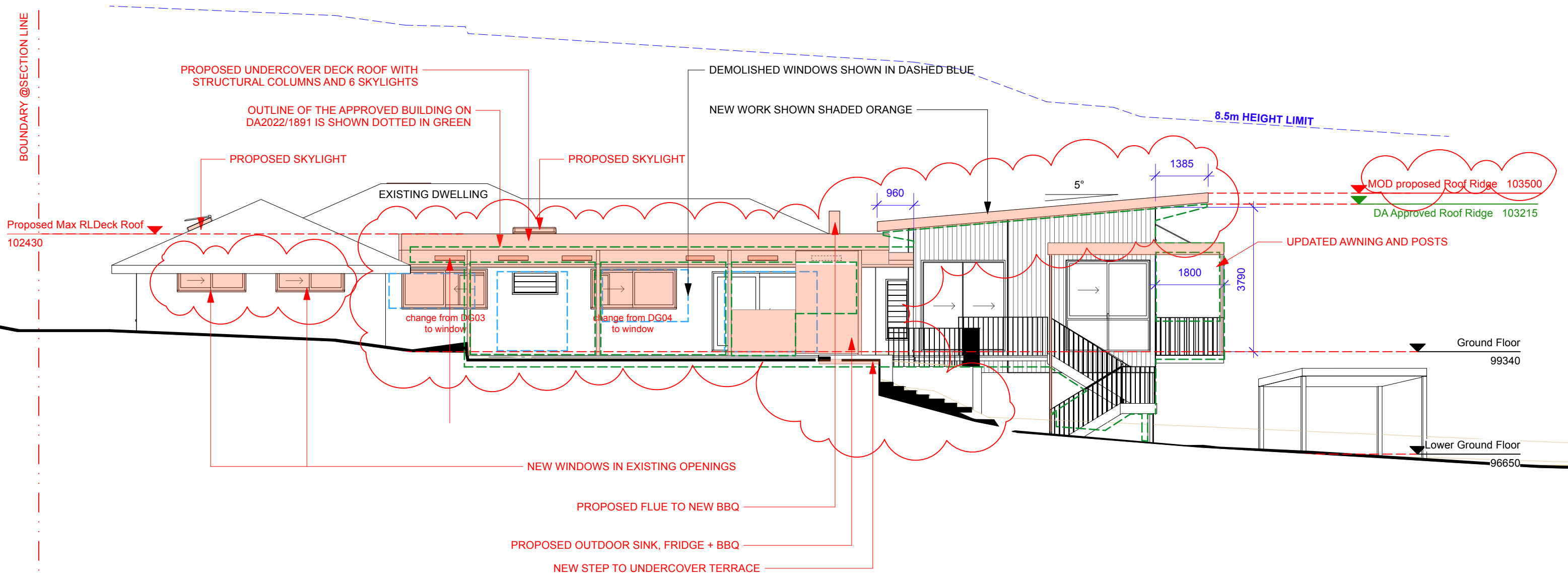
REVISION

E	29/6/23	for approval
F	20/7/2023	For approval
G	4/8/23	updated BASIX for approval

ROOF PLAN PROPOSED

MOD|141

SCALE
1:200



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James Fowle

STATUS
Modification

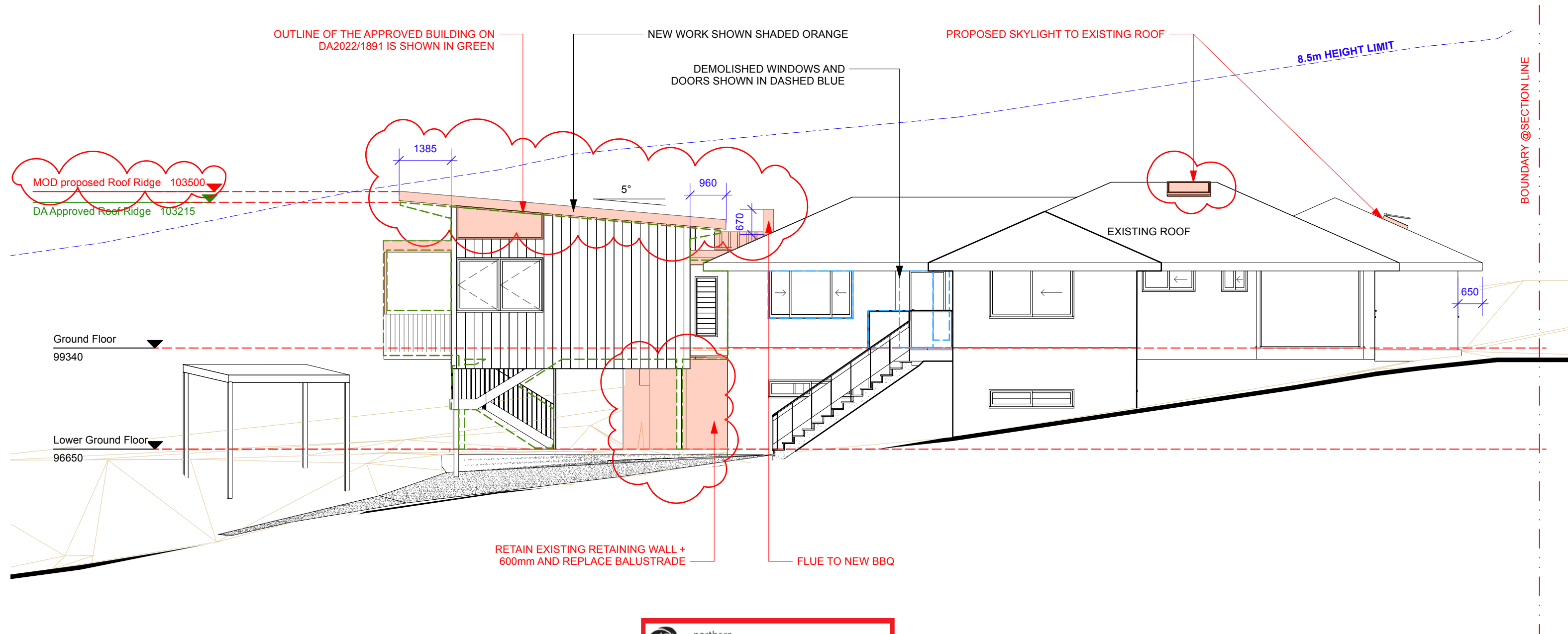
REVISION

E	29/6/23	for approval
F	20/7/2023	For approval
G	4/8/23	updated BASIX for approval

ELEVATION NORTH PROPOSED

MOD|200

SCALE
1:200



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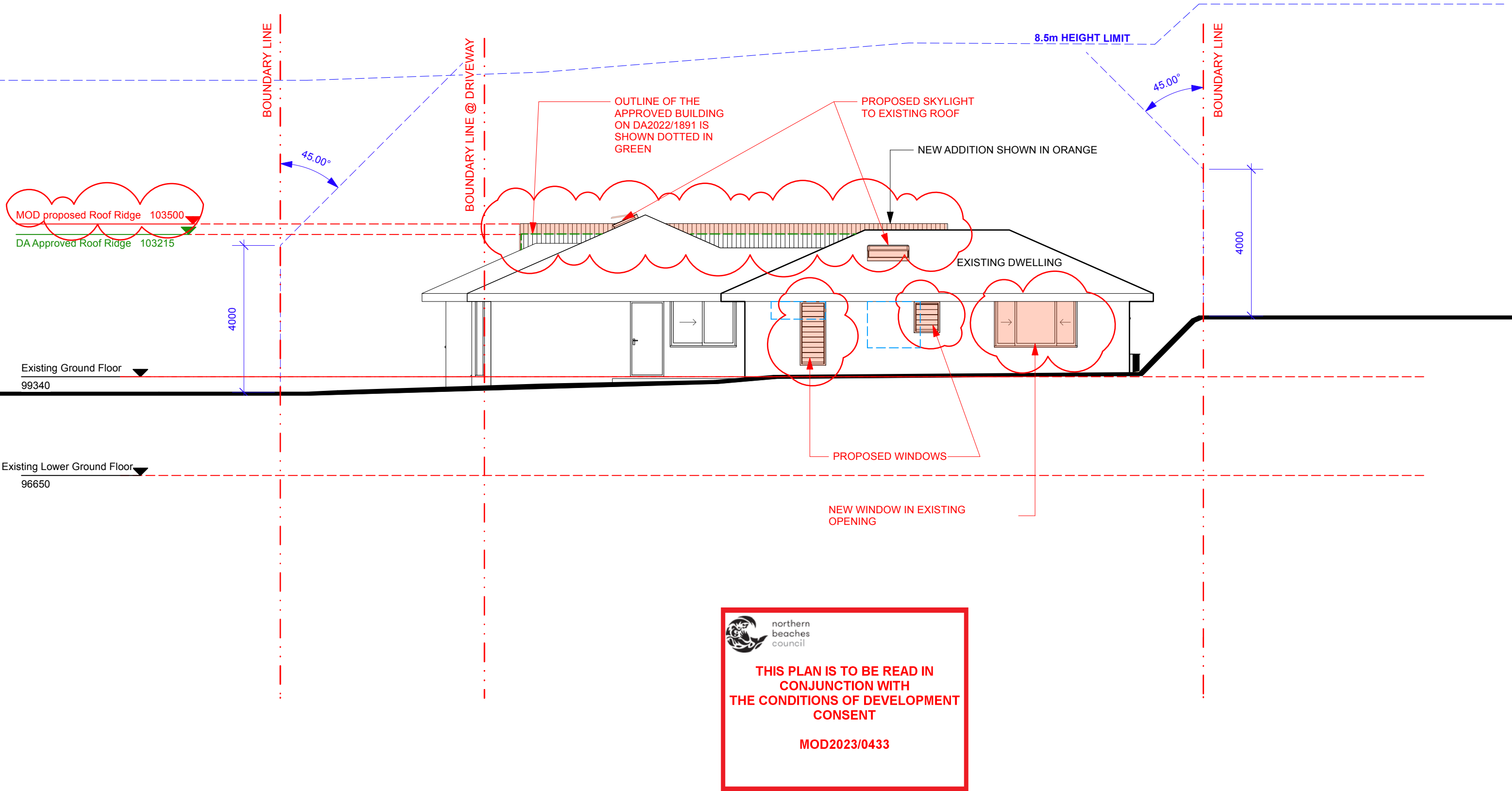
STATUS
Modification

REVISION
E 29/6/23 for approval
F 20/7/2023 For approval
G 4/8/23 updated BASIX for approval

**ELEVATION SOUTH
PROPOSED**

MOD|210

SCALE
1:200



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DATE
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CLIENT/S
Leigh-Ann & James Fowle

STATUS
Modification

REVISION
E 29/6/23 for approval
F 20/7/2023 For approval
G 4/8/23 updated BASIX for approval

**ELEVATION EAST
PROPOSED**

SCALE
1:200

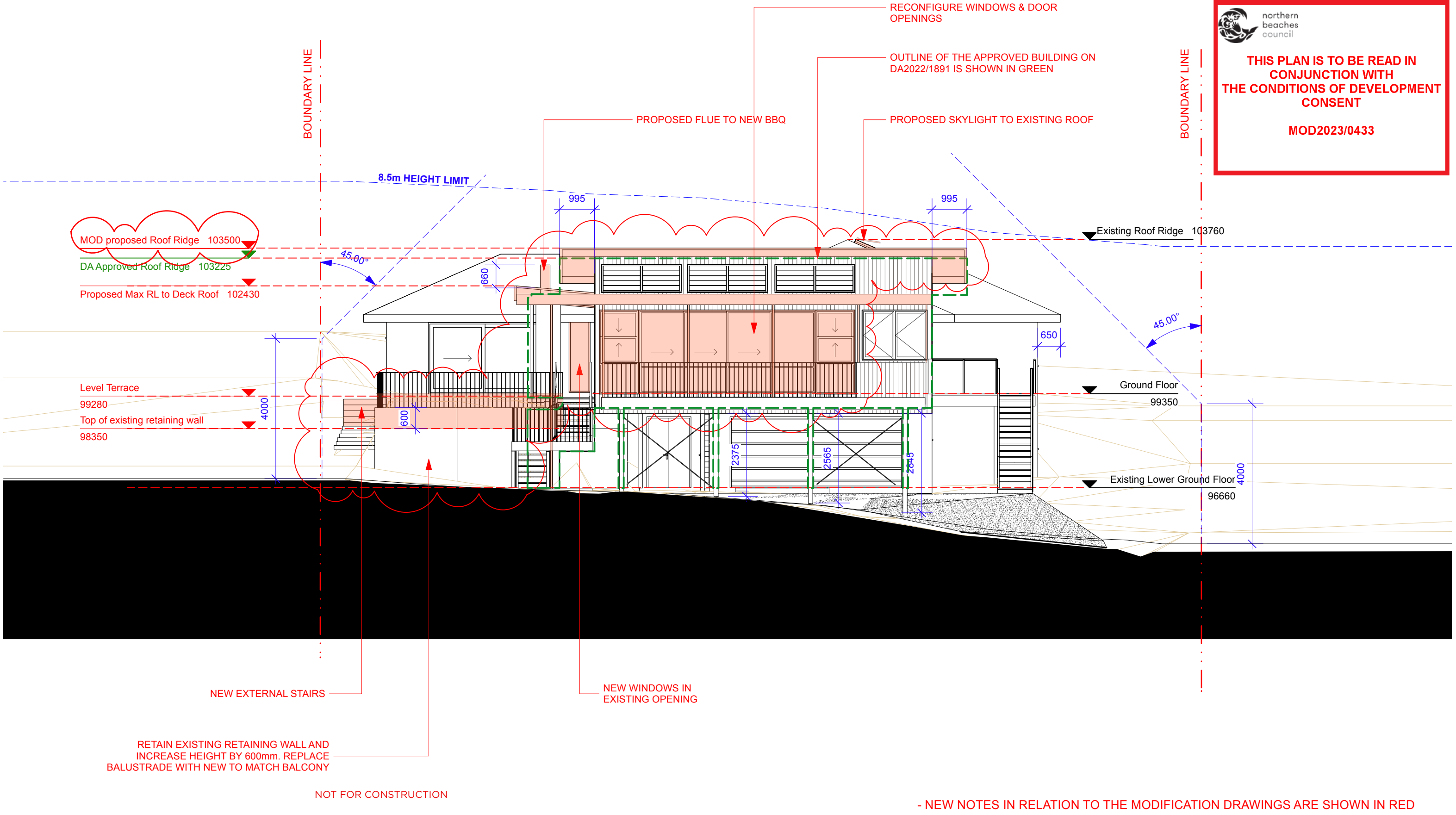
MOD|220

SCALE
1:200



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STATUS
Modification

REVISION
E 29/6/23 for approval
F 20/7/2023 For approval
G 4/8/23 updated BASIX for approval

**ELEVATION WEST
PROPOSED**

MOD|230

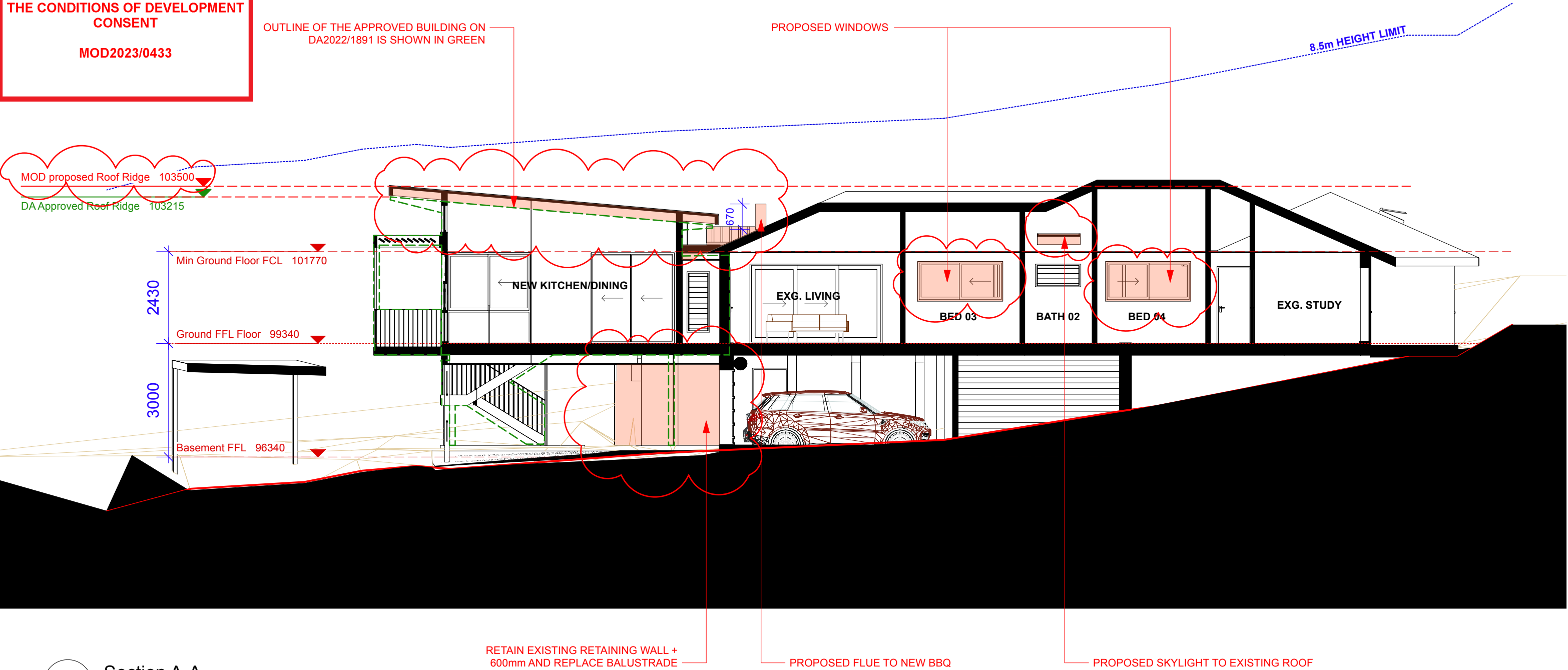
SCALE
1:200



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1

Section A-A
Scale: 1:100

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F	20/7/2023	For approval
G	4/8/23	updated BASIX for approval

SECTION AA PROPOSED

MOD|300

SCALE
1:200



1 | Decking | Spotted gum timber or similar



2 | Cladding | Lightweight Painted Taubmans All Black



3 | BBQ Cladding | Eco Outdoor Bodega or similar



4 | Roof +Fascia| Custom Orb Monument



5 | Balustrade | exterior Matt Black



6 | Doors + Windows| Aluminium Matt Black



7 | Deck | natural stone to match existing



8 | Wall | Paint colour to existing house





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STATUS
Modification

REVISION

E	29/6/23	for approval
F	20/7/2023	For approval
G	4/8/23	updated BASIX for approval

MATERIALS PROPOSED

MOD|400

SCALE
1:200



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STATUS	Modification

REVISION		
E	29/6/23	for approval
F	20/7/2023	For approval
G	4/8/23	updated BASIX for approval

DEMOLITION PLAN PROPOSED

MOD|600

SCALE
1:200