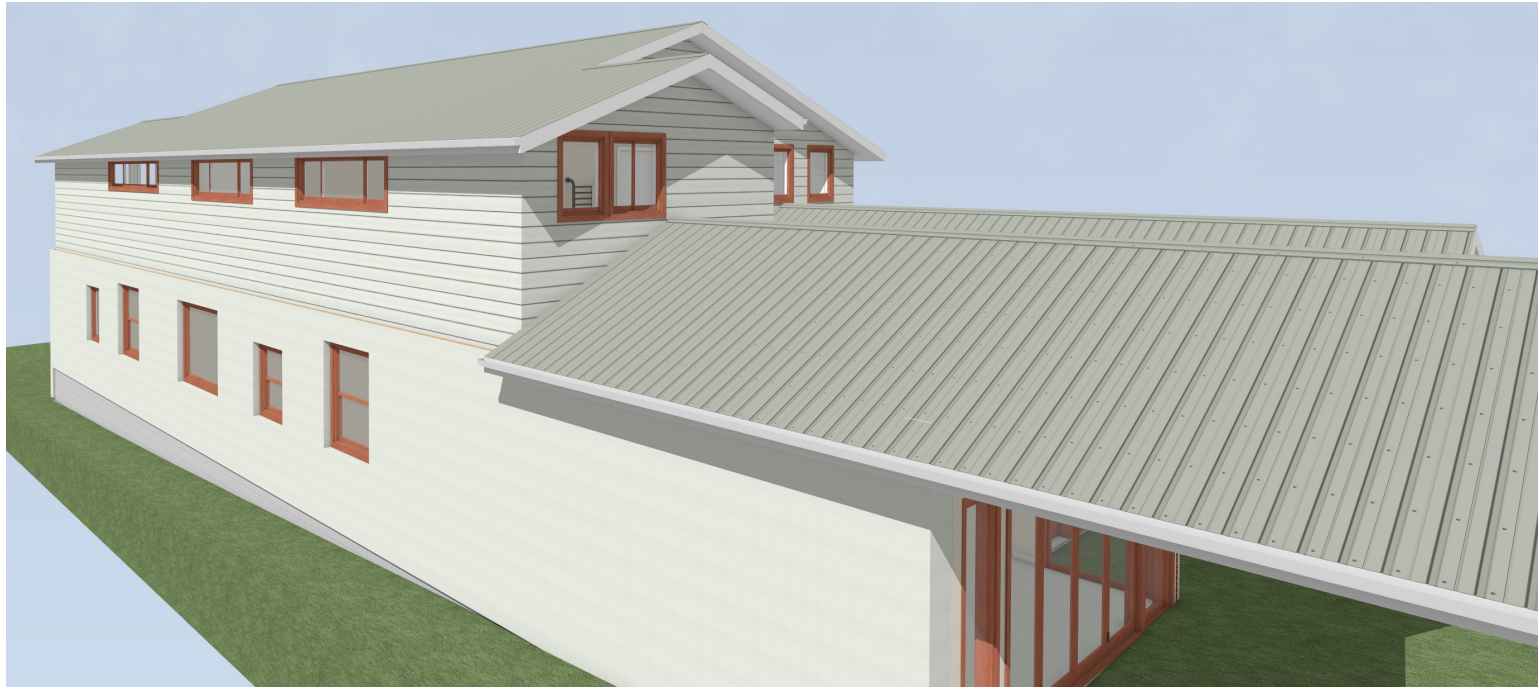
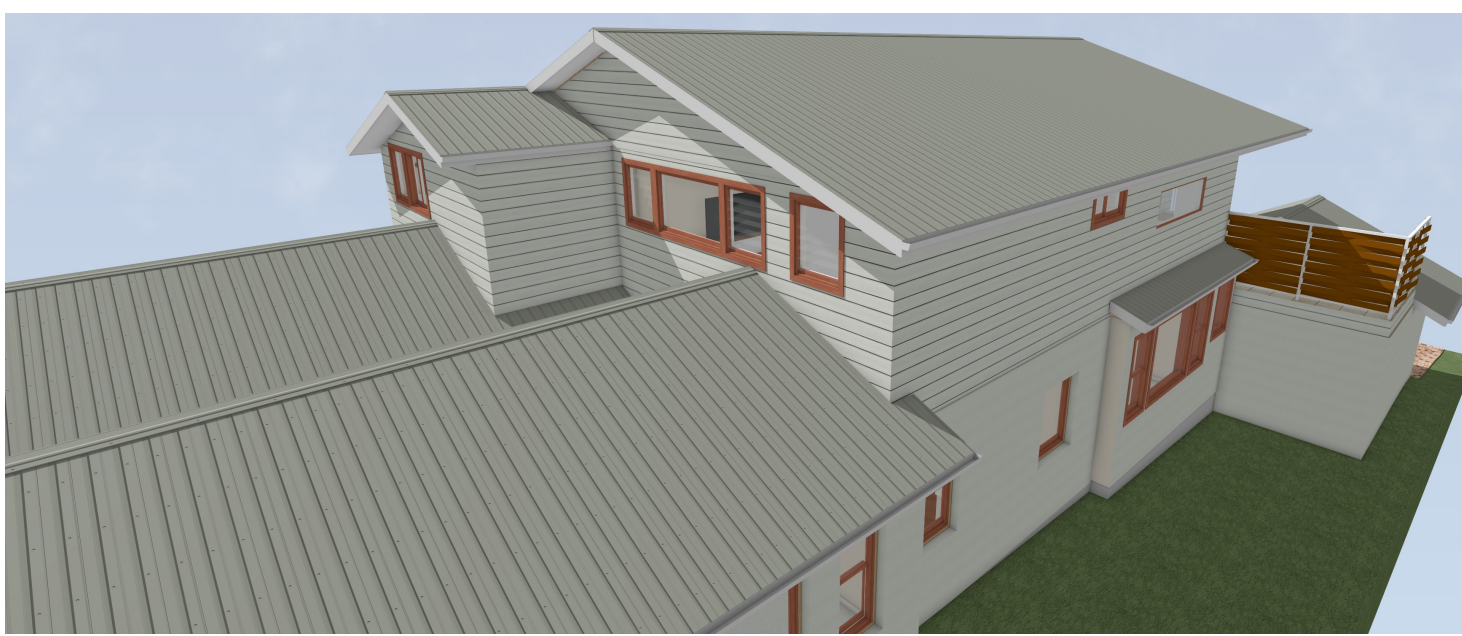




Perspective



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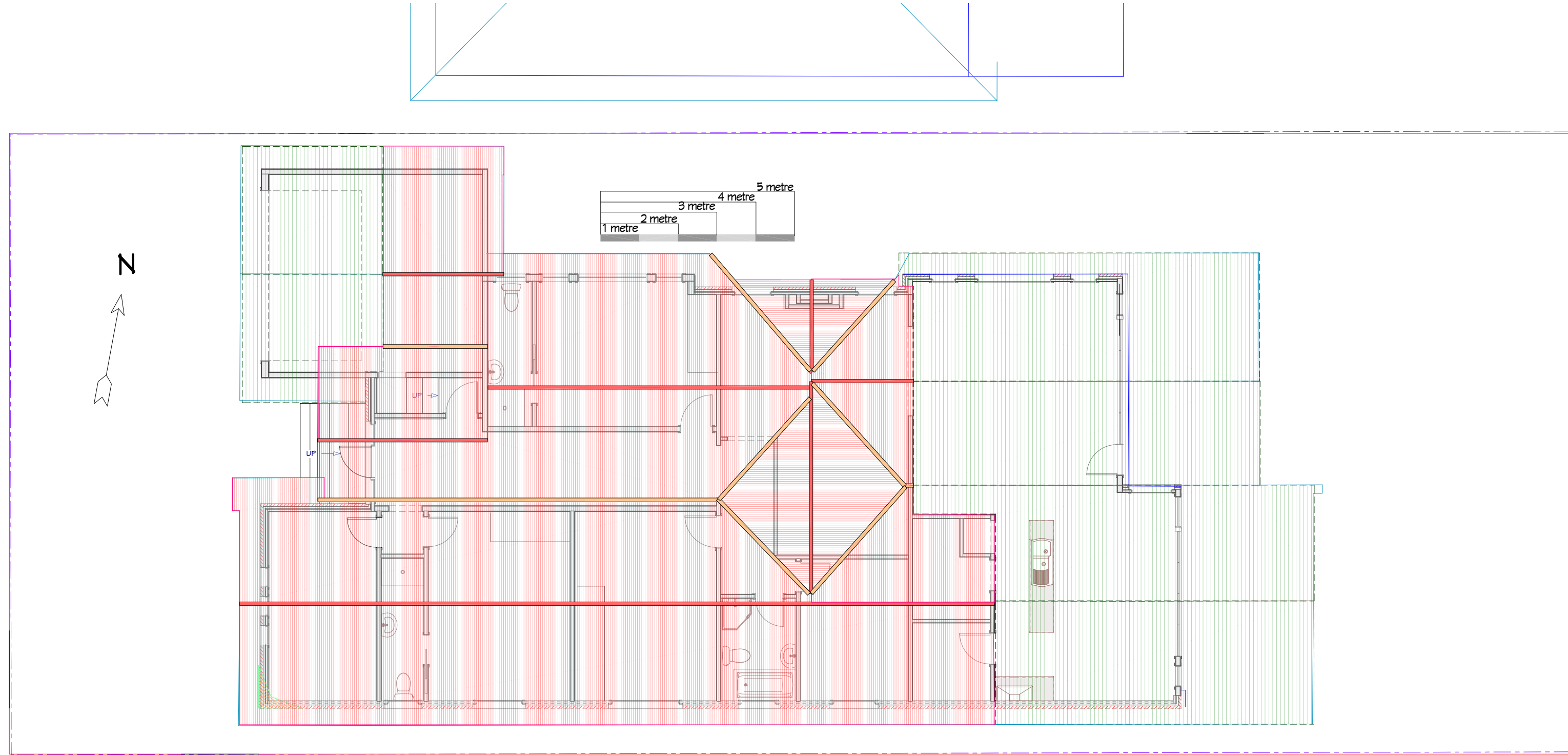
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Alterations & additions
Lot 3, DP 238416
24 Keldie street
Forestville, 2087
Jenny & Ray Mercer

Scale:	N/A
Size:	A3
Date:	16/01/2023
Drawing No:	01
Version:	4.2.2



Legend

Roof panes removed

Ridges removed

Gullies removed

Demolition plan (only roof is removed)



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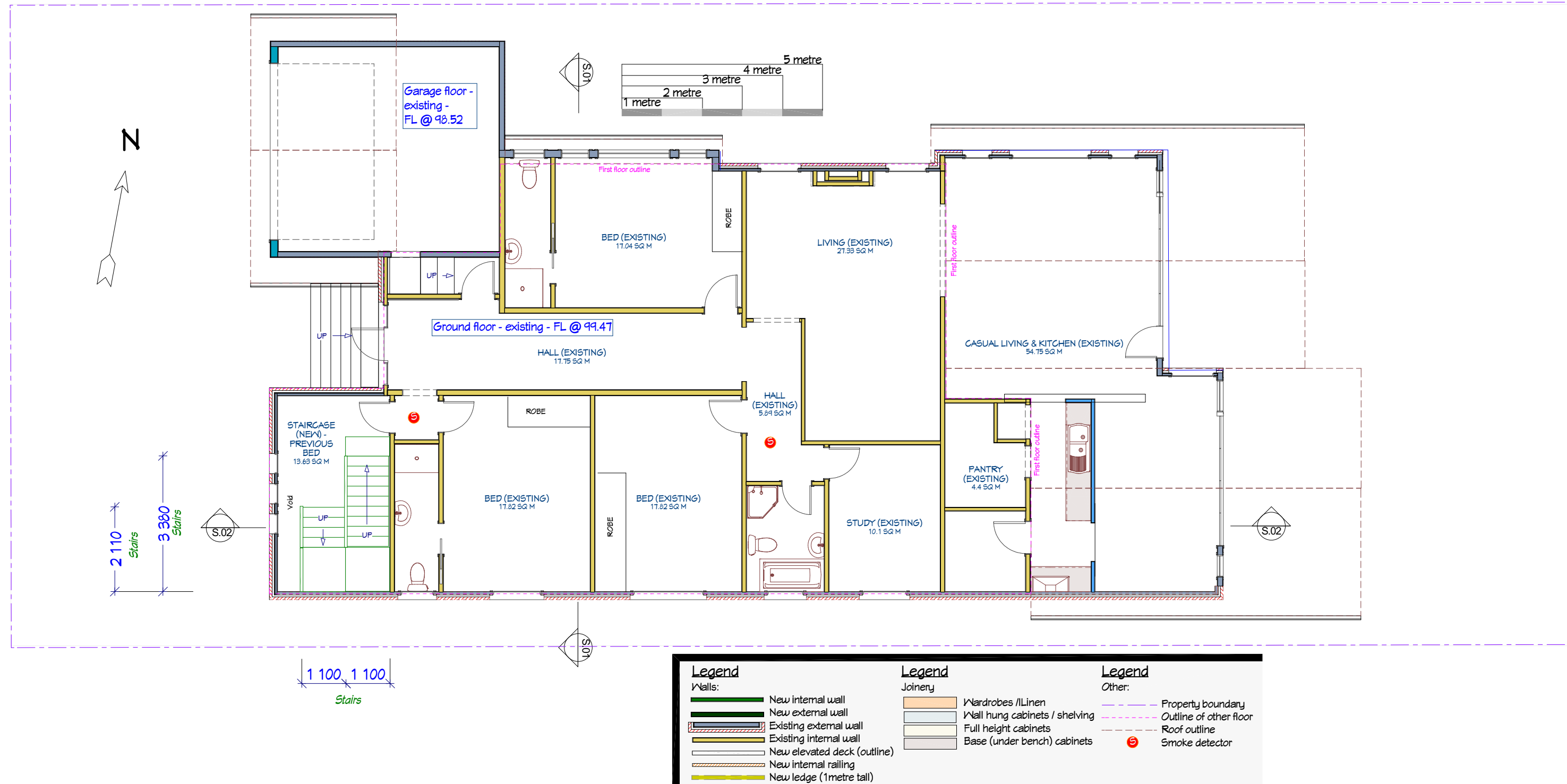
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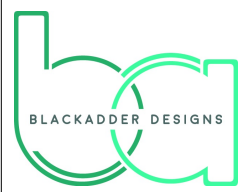
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Forestville, 2087
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Size:	A3
Date:	16/01/2023
Drawing No:	02
Version:	4.2.2



Floor plan, existing ground floor

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Legend

Walls:

- New internal wall
- New external wall
- Existing external wall
- Existing internal wall
- New elevated deck (outline)
- New internal railing
- New ledge (1metre tall)

Legend

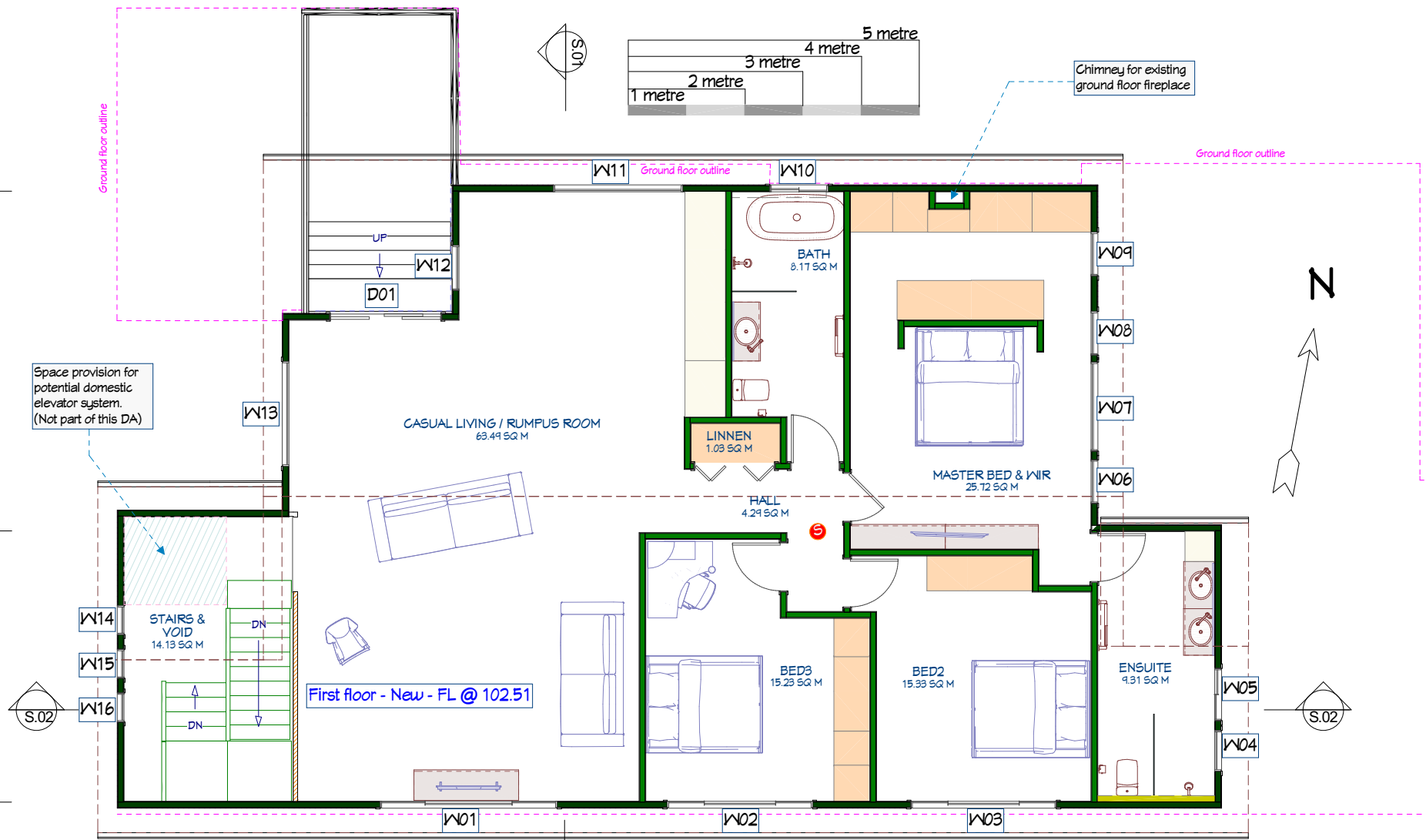
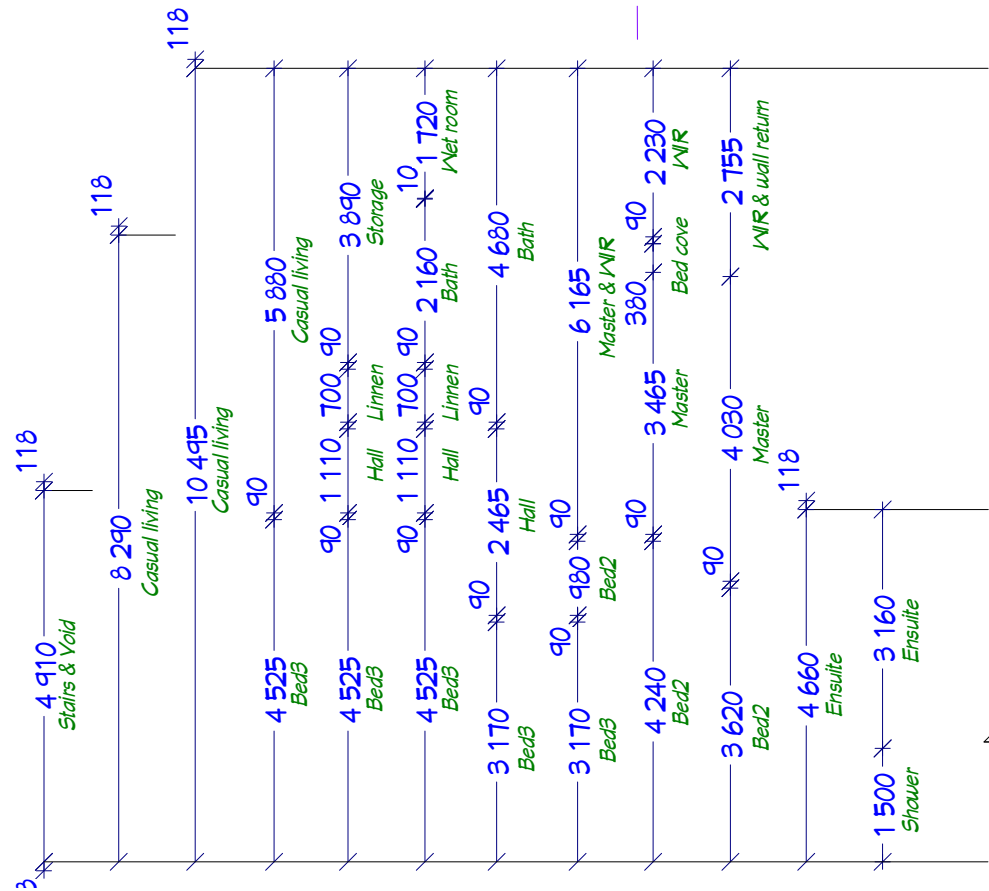
Joinery

- Wardrobes /Linen
- Wall hung cabinets / shelving
- Full height cabinets
- Base (under bench) cabinets

Legend

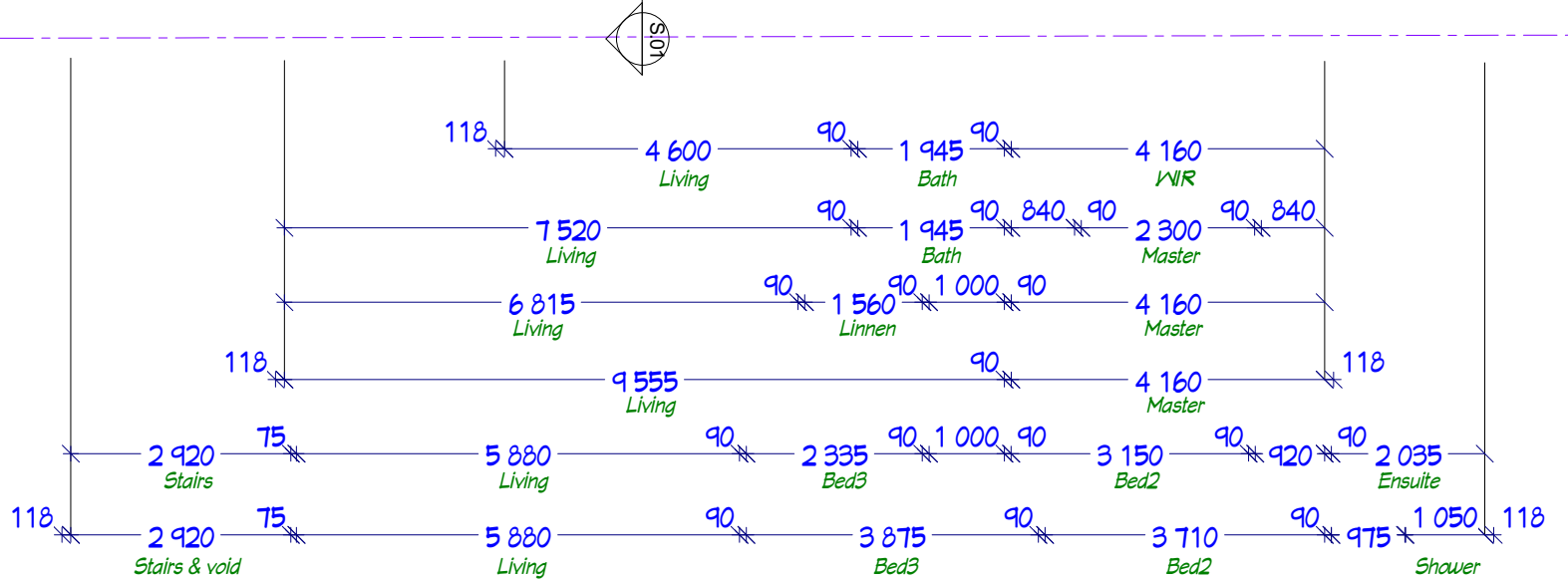
Other:

- Property boundary
- Outline of other floor
- Roof outline
- Smoke detector

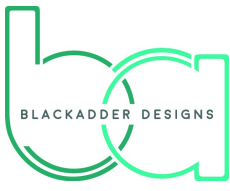


Window Schedule

Window:	Type	Width	Height	SQM	Head Height	Note
W01	Triple slider	3040	600	1.82	2000	Centre panel fixed
W02	Triple slider	2500	700	1.75	2000	Centre panel fixed
W03	Triple slider	2500	700	1.75	2000	Centre panel fixed
W04	Louvred	700	940	0.66	2200	Frosted
W05	Left Sliding	900	940	0.85	2200	Frosted
W06	Louvred	750	940	0.71	2200	
W07	Fixed	1530	940	1.44	2200	
W08	Louvred	750	940	0.71	2200	
W09	Louvred	750	940	0.71	2200	
W10	Left sliding	1000	600	0.60	2000	
W11	Fixed	2220	660	1.47	1560	Frosted
W12	Fixed	780	2200	1.72	2100	
D01	Glass panel stacker door	1890	2100	3.97	2100	3 panels
W13	Fixed	1800	1200	2.16	2100	
W14	Fixed	500	1850	0.93	2100	3 windows, same dimensions and to fit above existing ground floor window
W15	Fixed	500	1850	0.93	2100	
W16	Fixed	500	1850	0.93	2100	



Floor plan, new first floor



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Alterations & additions

Lot 3, DP 238416

24 Keldie street

Forestville, 2087

Jenny & Ray Mercer

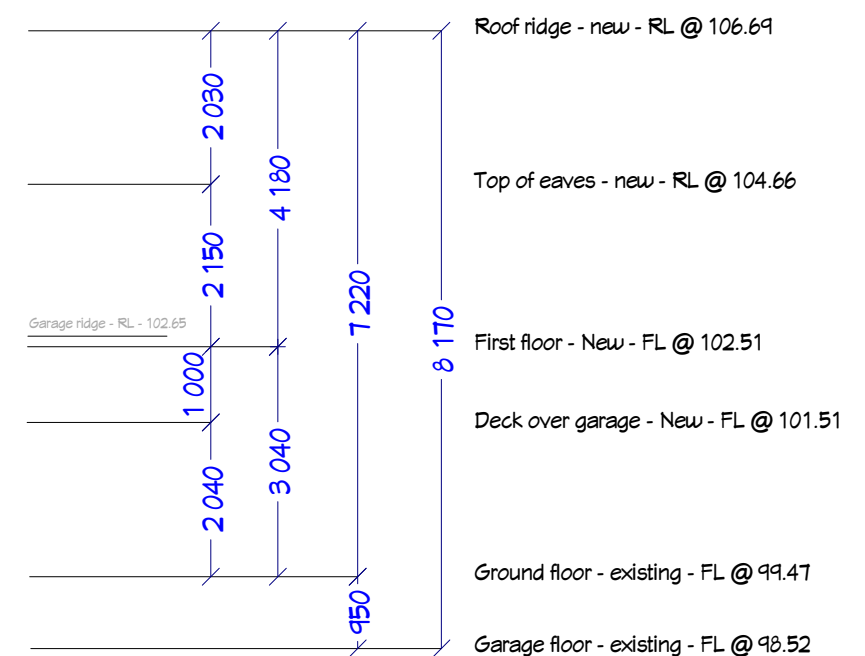
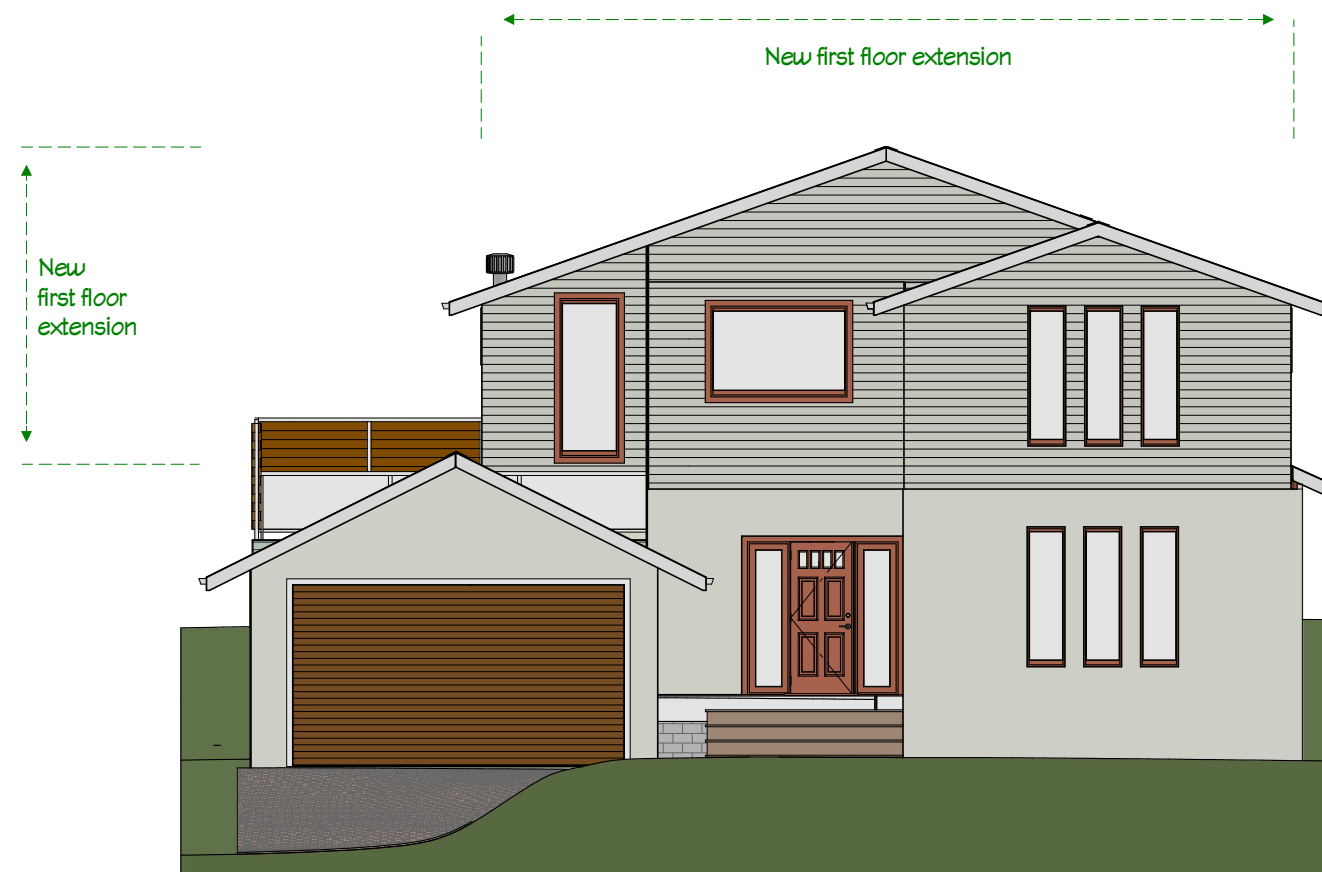
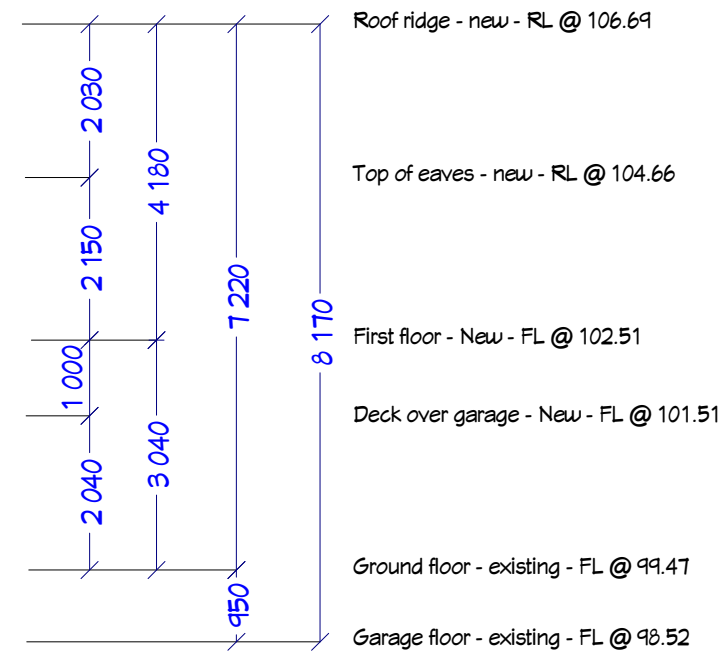
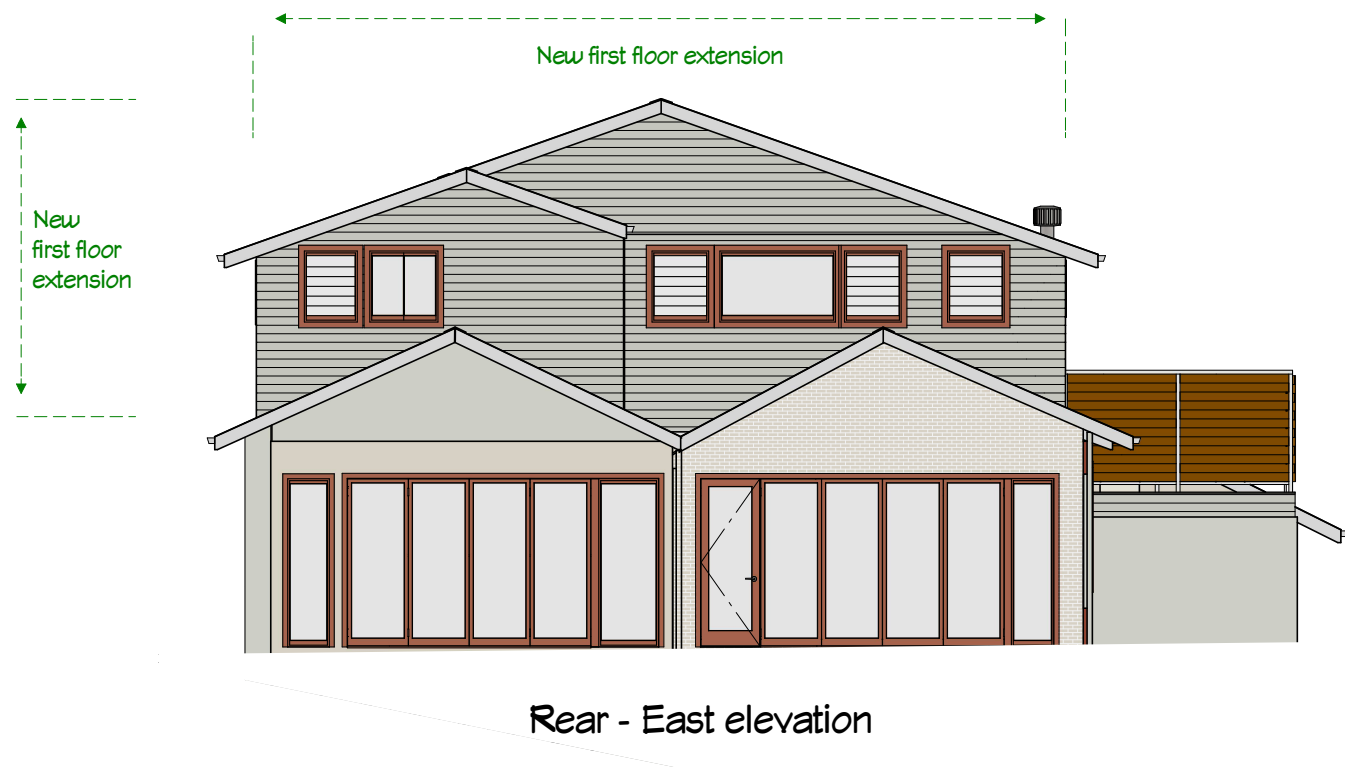
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Size: A3

Date: 16/01/2023

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Version: 4.2.2



Elevations plan

Façade - West elevation



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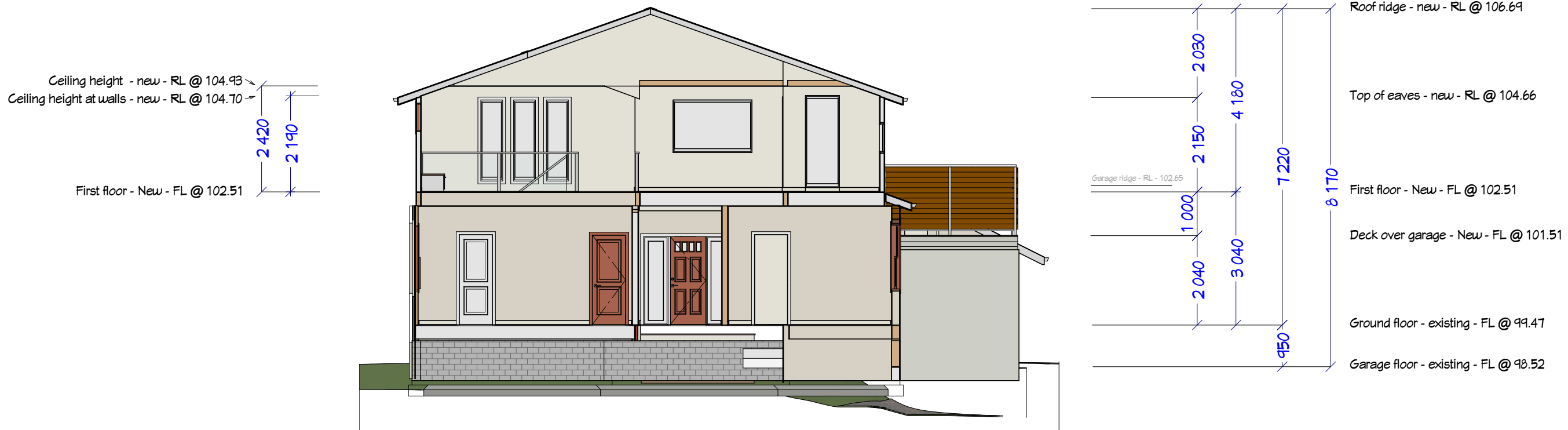
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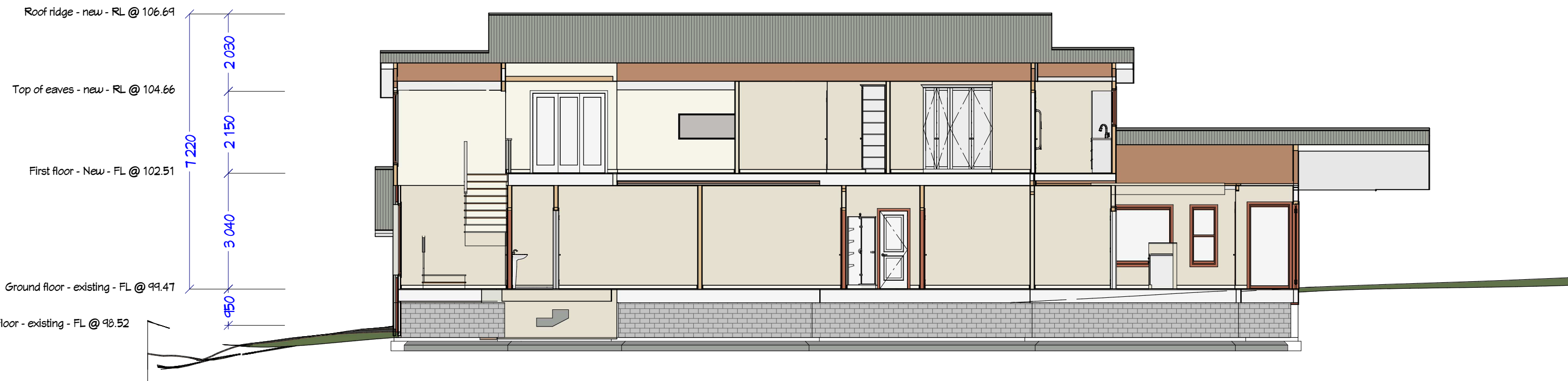
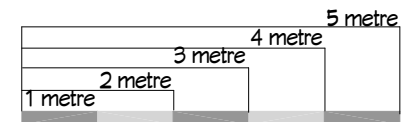
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Size: A3
Date: 16/01/2023
Drawing No: 04.1
Version: 4.2.2



Section plan

S.01

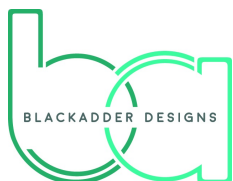


Section plan

S.02



Sections plan



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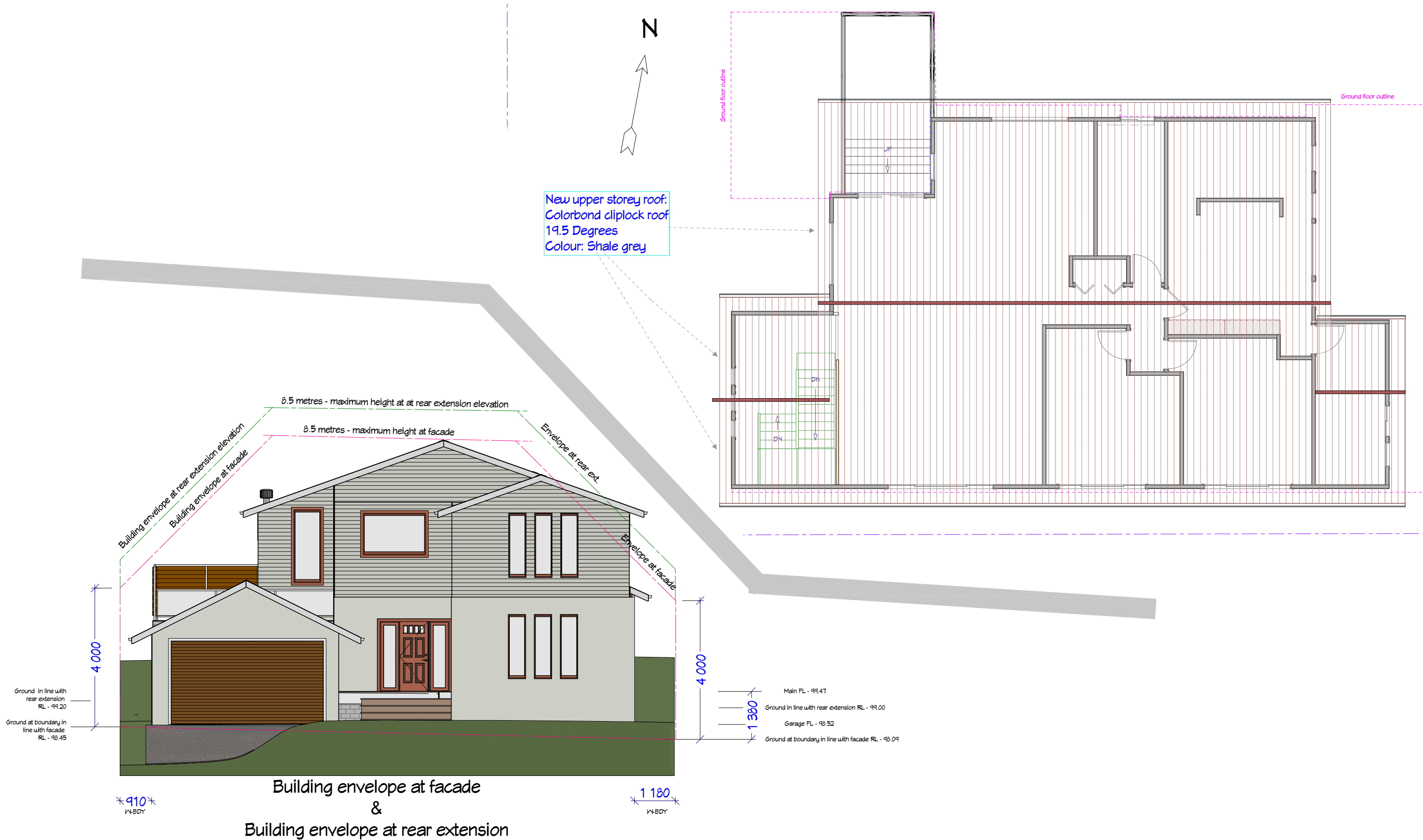
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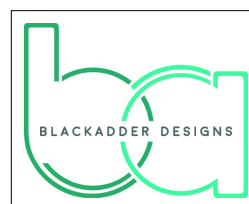
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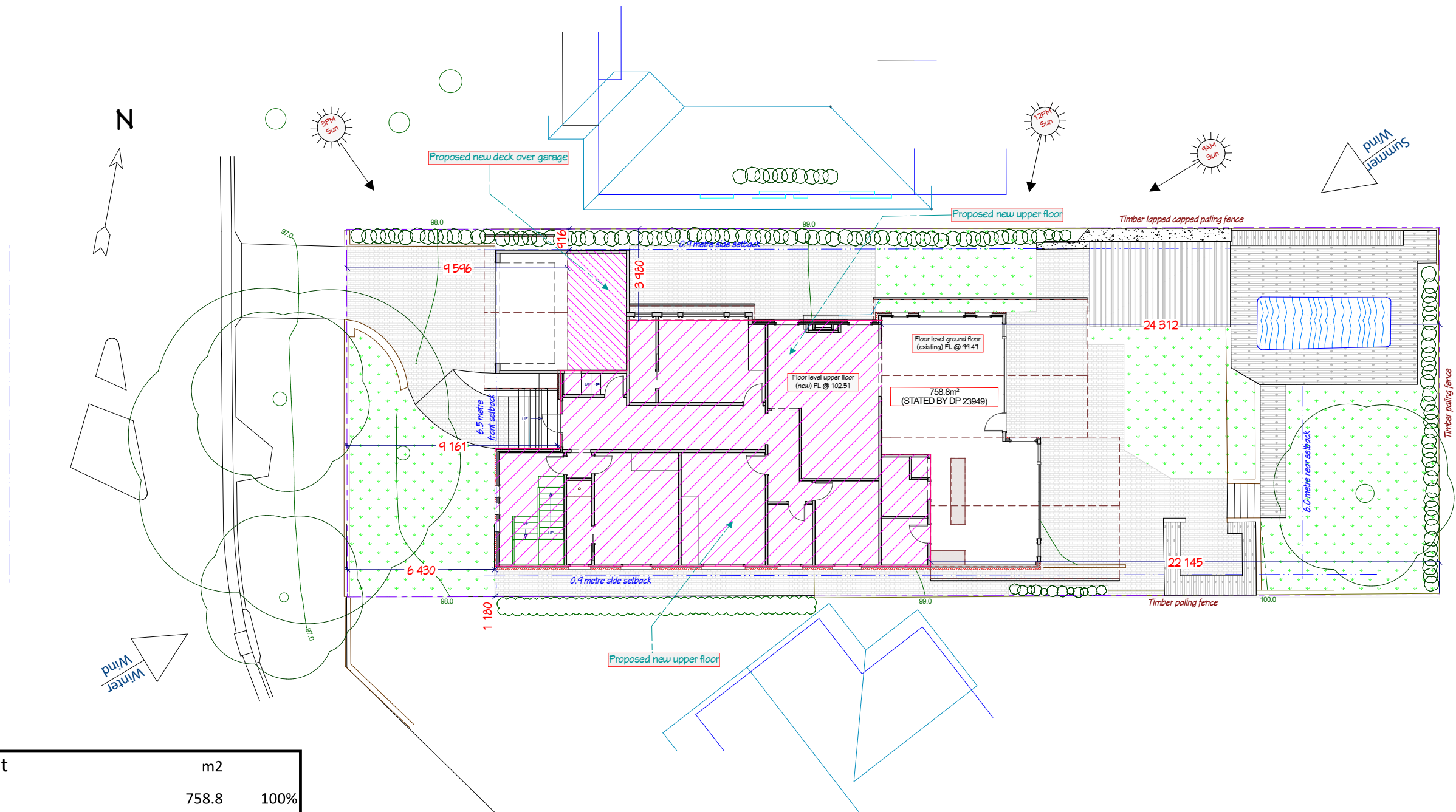
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Roof plan & building envelope plan

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Site Analysis calculation - Current

	m2	
Property / Site area	758.8	100%
Existing impervious areas / build up areas (BAU):		
Dwelling (unchanged)	262.6	34.6%
Driveway and walkway to front door steps	42.0	5.5%
Front door patio and steps	4.4	0.6%
Paved path, south side of house	27	3.6%
Rear yard paved patio	76.9	10.1%
Side patio - Norht side	32.8	4.3%
Shed	22.8	3.0%
Deck around pool, including bench seat against North fence	42.3	5.6%
Path between paving and pool deck, including steps	8.6	1.1%
Bench seat, south side of back yard	6.8	0.9%
Concrete behind shed	4.4	0.6%
Total existing impervious areas / build up areas	530.6	69.9%

Landscaped Open Space (areas greater than 2.0 *2.0 m only)

Property / Site area	758.8	100%
Front garden	54.9	7.2%
Side lawn (North side)	25.3	3.3%
Lawn between rear patio and pool deck / pool path	35.4	4.7%
Lawn in the rear yard	65.1	8.6%
Pool water	12.9	1.7%
Total landscaped open space	193.6	25.5%

Site plan & site analysis plan



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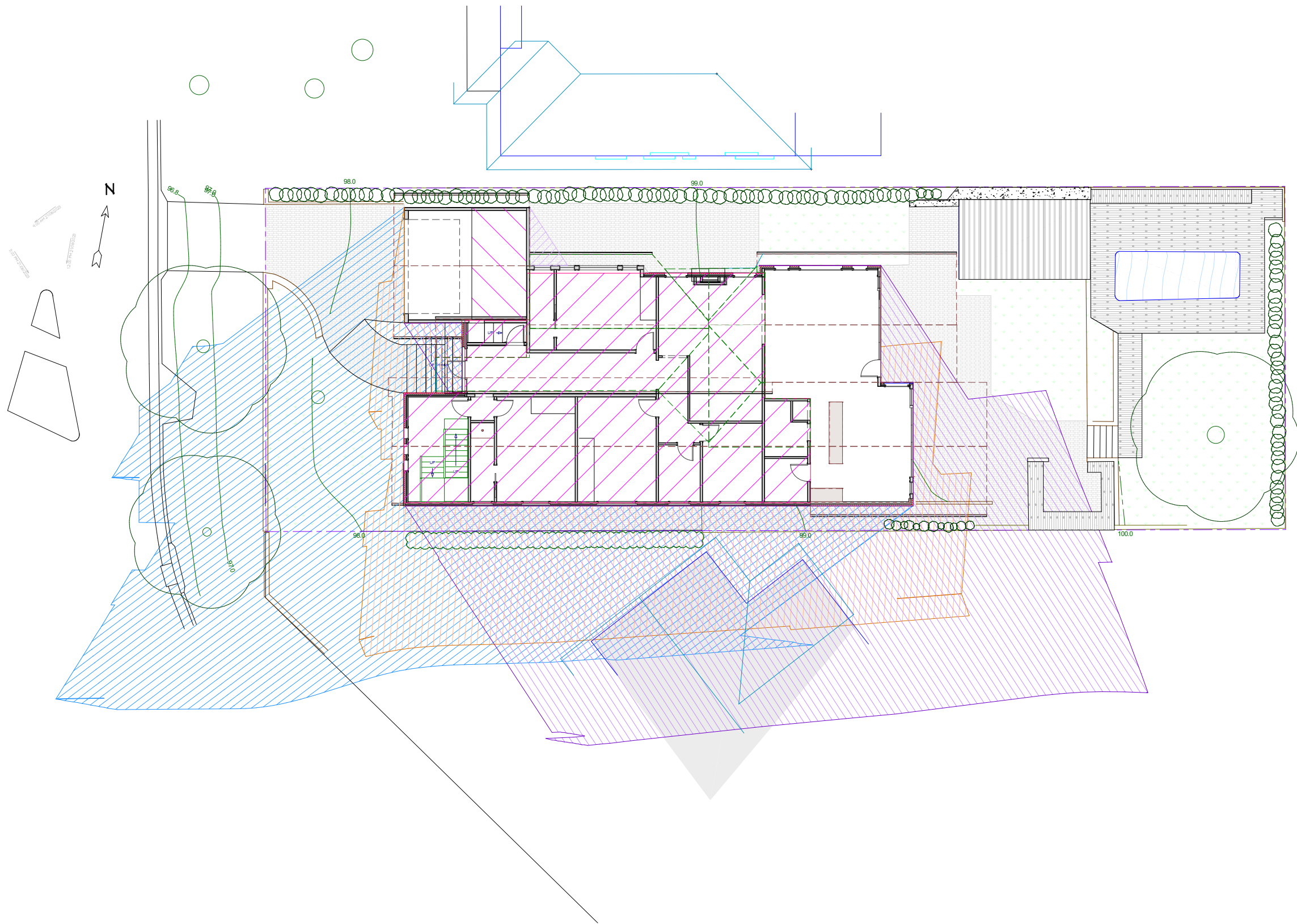
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Alterations & additions
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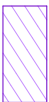
Scale: 1:200
Size: A3
Date: 16/01/2023
Drawing No: 07
Version: 4.2.2



Legend;

Shadow cast - existing

21 June - winter solstice

-  @ 09:00
Current (existing) shadow cast by dwelling house prior to development
-  @ 12:00 (noon)
Current (existing) shadow cast by dwelling house prior to development
-  @ 15:00
Current (existing) shadow cast by dwelling house prior to development

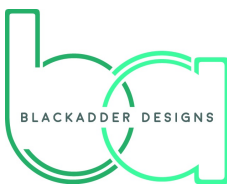
Note:

- Shadow is ground projection taking ground slope into account.
- low garden structures, retaining walls and trees are ignored by shadow diagram

Assumption:

- Adjacent properties' land slopes with a similar degree as the subject property

Shadow diagrams existing

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Scale:	1:200													
Size:	A3													
Date:	16/01/2023													
Drawing No:	08.1													
Version:	4.2.2													

Shadow cast - post development

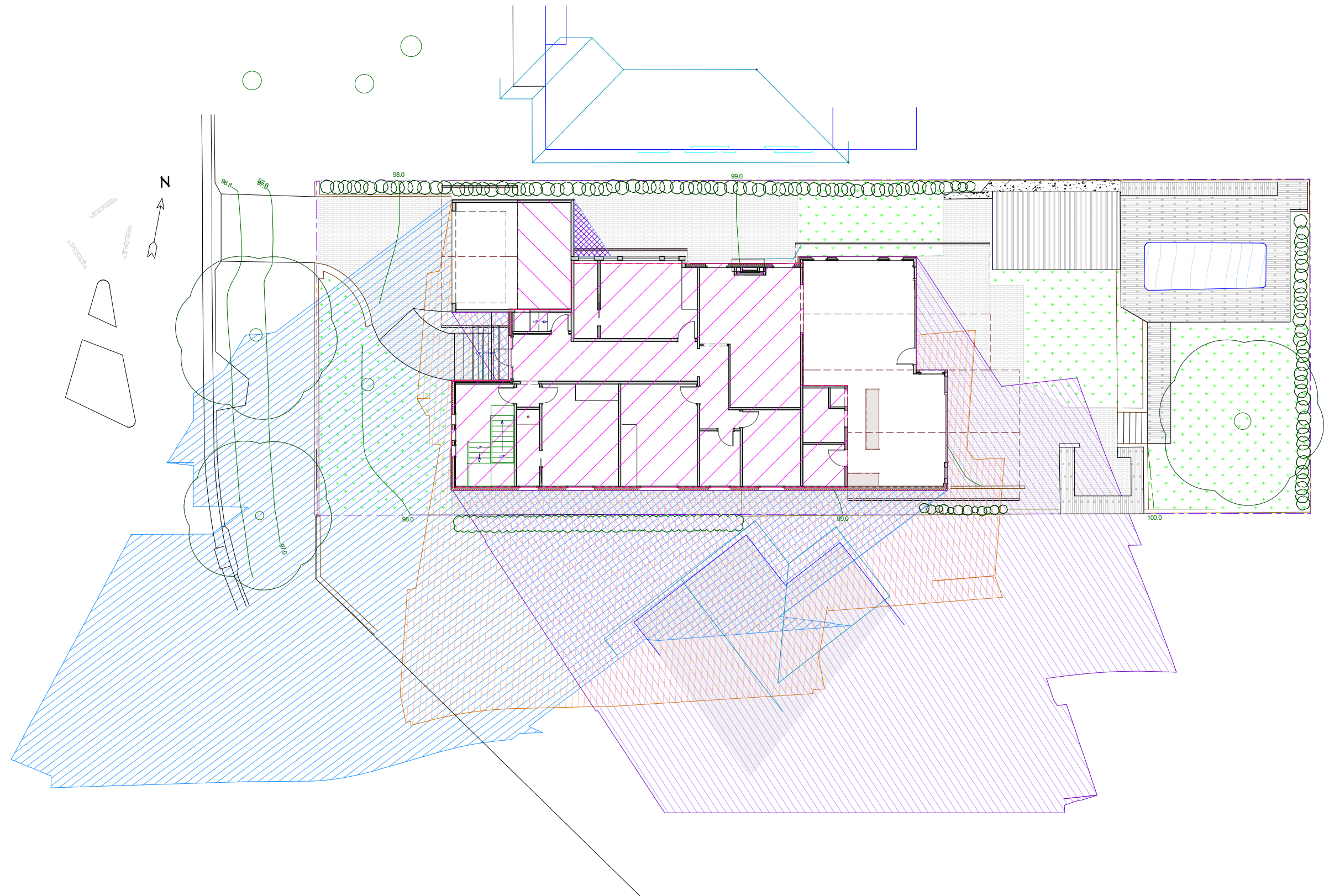
 @ 09:00
Shadow cast post new development

@ 12:00 (noon)
Shadow cast post new development

@ 15:00
Shadow cast post new development

- Shadow is ground projection taking ground slope into account.
- low garden structures, retaining walls and trees are ignored by shadow diagram

- Adjacent properties' land slopes with a similar degree as the subject property



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Size:	A3
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Drawing No:	08.2
Version:	4.2.2

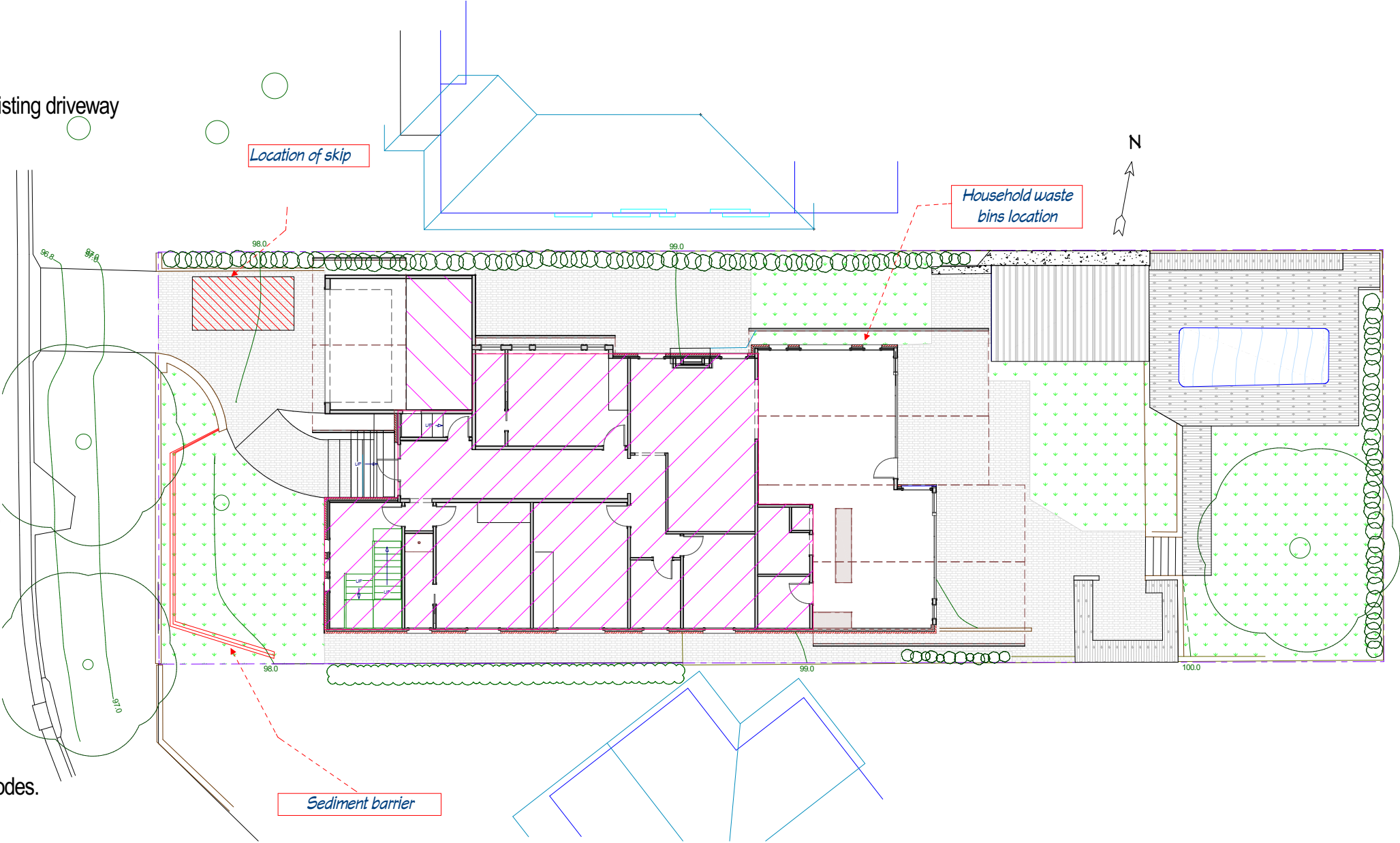
Waste Management Plan

- General notes;
- Good access exists for waste removal, skip location and product delivery via the existing driveway
 - All on site trees are retained
 - Ample street parking for trade vehicles

The following waste is sorted on site and removed

Waste Management Plan – Demolition

- Brick
- No brick waste is expected
- Metal roof
- 1.3 tonne (230.0 sqm) of metal roof sheets are removed
 - To be recycled at the Kimbriki metal depot or any alternate metal recycling plant.
- Other materials consisting of roof framing timbers, windows, doors, plaster board, etc.
- Estimated between 1.5 and 2.5 tonne
 - To go to landfill.
- Soil
- No soil excavation.
- Asbestos
- It has not been determined as yet if asbestos exists on site.
 - If asbestos is found and required to be removed then this will be removed, double wrapped and discarded in accordance with the appropriate standards and codes.



Waste Management Plan – Build

- Excess building waste / cut offs
- To be kept to a minimum and deposited in on-site skip for landfill.
- Roof cut-offs
- Steel roof and gutter leftovers to be removed by the roofing company and recycled
 - Particular care is to be made that small metal shrapnel and rivet pins are collected and do not find their way into the lawn that surrounds the house as these may cause injuries.
- Other
- Builder will provide on-site recycle and waste bins for appropriate disposal and recycling of coffee cups, lunch containers, food waste, etc. These bins are periodically emptied in the appropriate household's yellow, blue and red lidded bins.

Waste management - Ongoing

- The House is currently occupied by the one family, and this will remain unchanged after completion and as such ongoing waste management remains the same.
- Council waste bins;
- Green waste is collected weekly in the council provided green bin
 - Plastic household containers, aluminium & steel cans and glass bottles are fortnightly collected in the council provided yellow bin
 - All cardboard and papers are fortnightly collected in the council provided blue bin
 - All remaining household waste is collected weekly in the council provided red bin

Waste management plan

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