

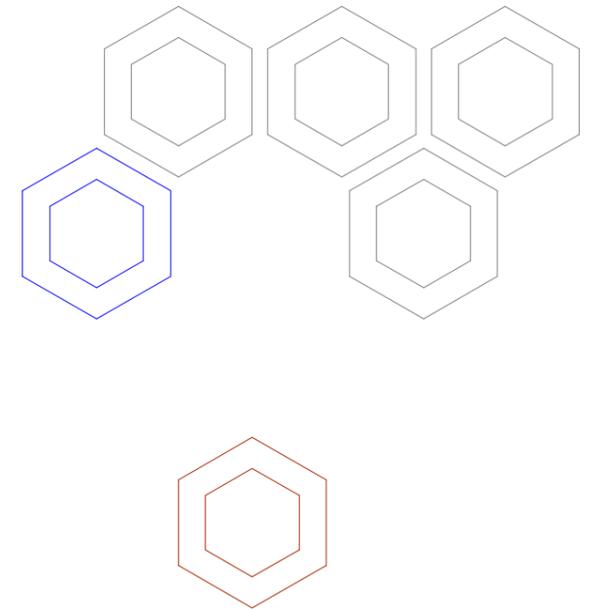
DEVELOPMENT APPLICATION

DRAWING SCHEDULE

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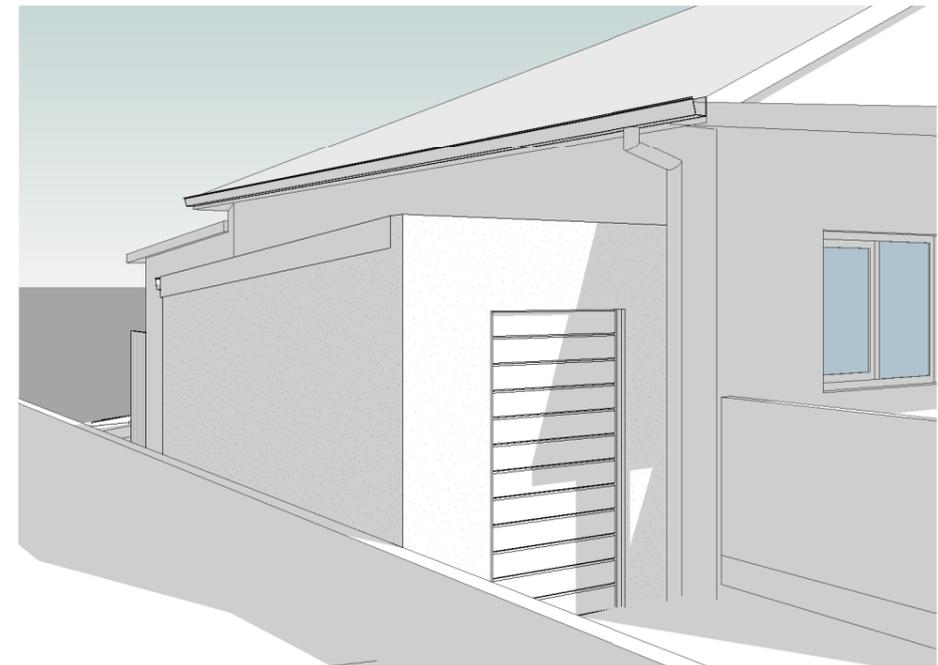
ISSUE DETAILS

A 21.08.2023 ISSUED FOR DEVELOPMENT APPLICATION



ADDITIONAL INFORMATION

A01	OWNER'S CONSENT FORM
A02	SURVEY PLAN
A03	STORMWATER PLAN
A04	LANDSCAPE PLAN
A05	STATEMENT OF ENVIRONMENTAL EFFECTS
A06	WASTE MANAGEMENT PLAN
A07	COST SUMMARY REPORT

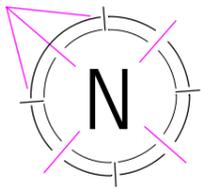


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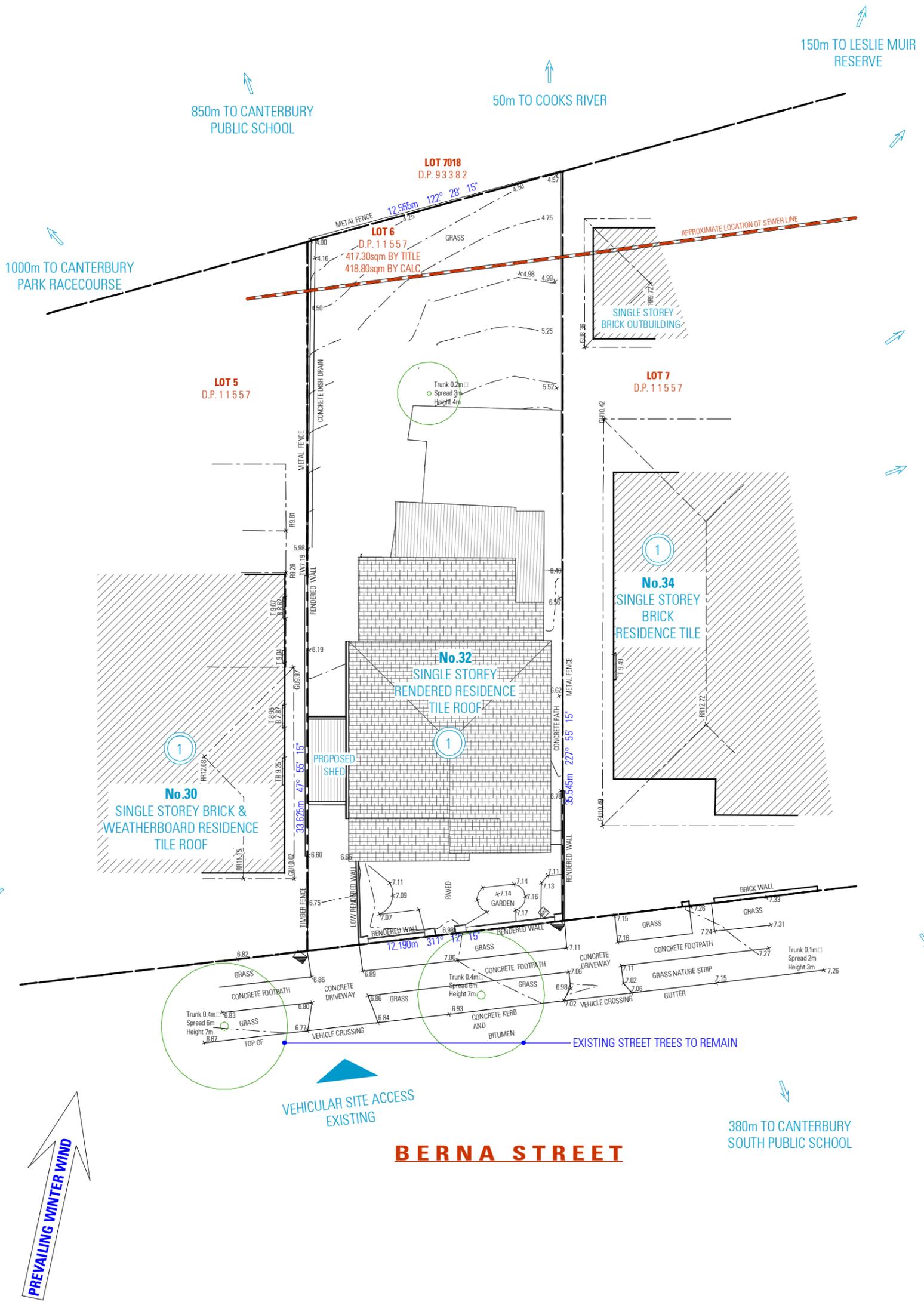
DIANNE GABRIEL





KEY	ITEM	SYMBOL
	NUMBER OF STOREYS	① / ②
	POSSIBLE OVERLOOKING	↔
	PRIVATE OPEN SPACE	▨
	REDUCED LEVELS	100.00
SITE	---	

SITE DETAILS	
SITE LENGTH (APPROX.)	35.545m
SITE WIDTH (APPROX.)	12.555m
SITE AREA	417.80m ²



SITE ANALYSIS PLAN

NOT FOR CONSTRUCTION

- NOTES**
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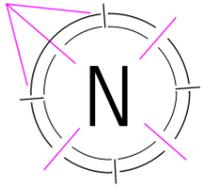
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SITE ANALYSIS PLAN

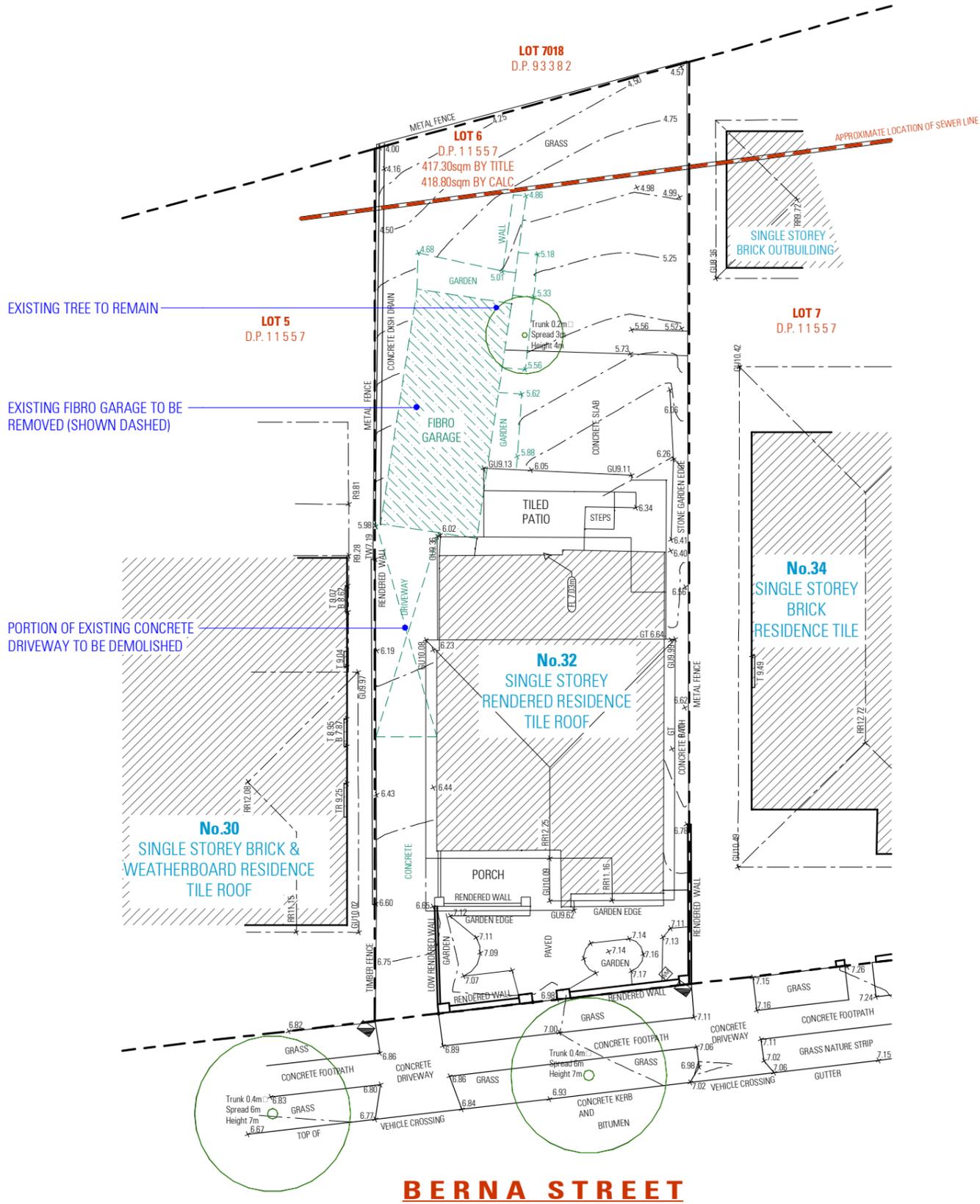
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SITE LEGEND	
ITEM	SYMBOL
STRUCTURE TO BE DEMOLISHED	
ITEMS TO BE REMOVED	
TREES TO BE REMOVED	

- DEMOLITION NOTES**
- EXISTING VEHICULAR CROSSING TO BE REMOVED, A NEW VEHICULAR CROSSING TO BE CONSTRUCTED TO THE SPECIFICATIONS OF COUNCIL
 - ALL DEMOLITION AND WASTE MATERIALS TO BE REMOVED FROM SITE IN ACCORDANCE WITH THE ACCOMPANYING WASTE MANAGEMENT PLAN, AND AUSTRALIAN STANDARD 2601.2001
 - ALL NECESSARY PERMITS ARE TO BE OBTAINED FROM COUNCIL BY THE NOMINATED CONTRACTOR PRIOR TO ANY WORKS
 - ANY HAZARDOUS MATERIAL FOUND ON SITE IS TO BE REMOVED IN ACCORDANCE WITH RELEVANT LEGISLATION, BUILDING CODES, AUSTRALIAN STANDARDS AND WORK COVER GUIDELINES.



DEMOLITION PLAN

NOT FOR CONSTRUCTION

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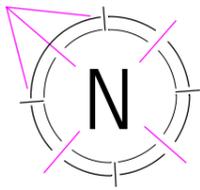
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 DEMOLITION PLAN

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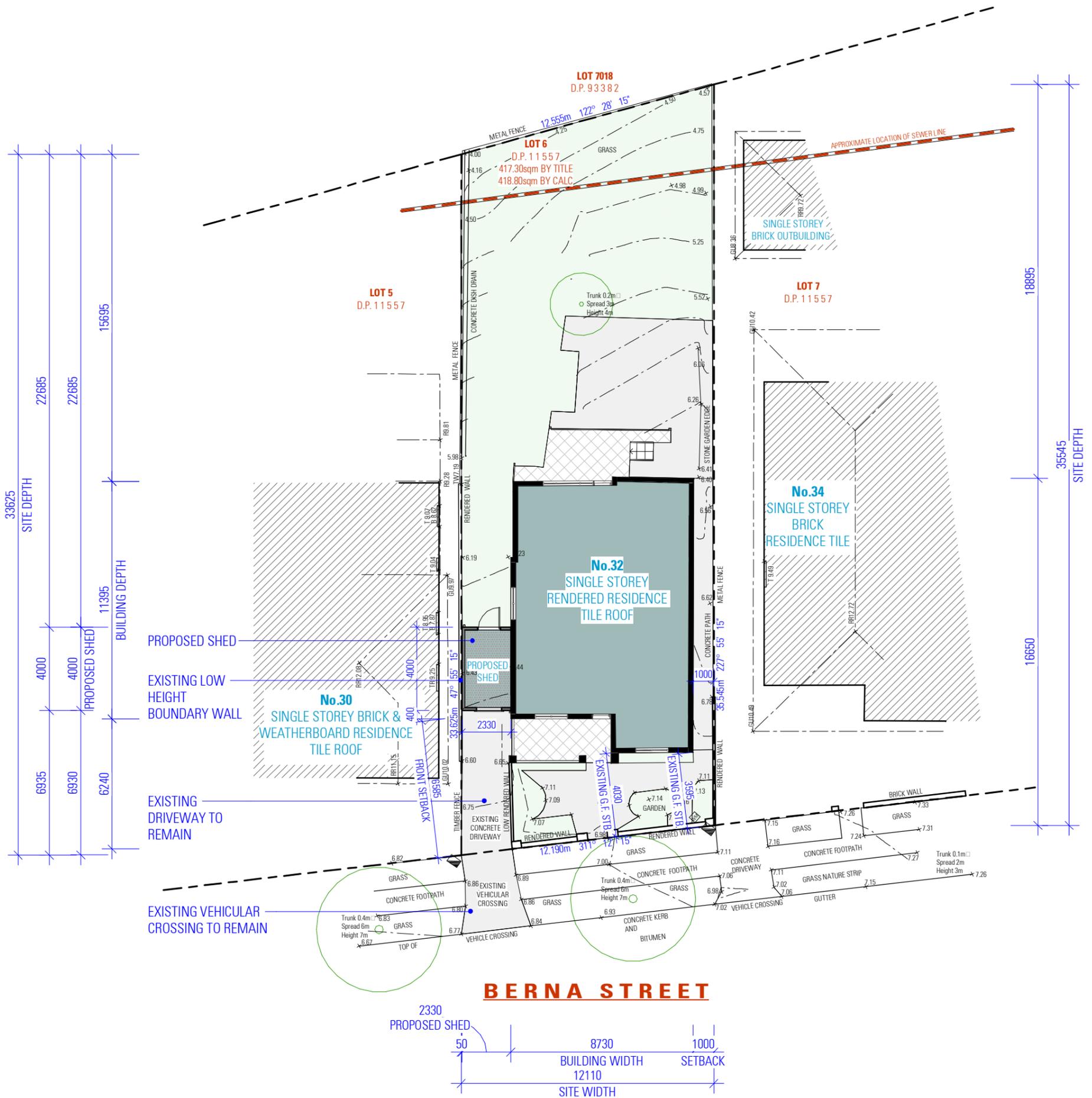


NOTES:

- REFER TO LANDSCAPE PLAN FOR DETAILS
- REFER TO STORMWATER PLAN FOR STORMWATER DETAILS / SEDIMENT AND EROSION CONTROL PLAN
- REFER TO STRUCTURAL PLAN FOR RETAINING WALL DETAILS
- REFER TO STORMWATER PLAN AND BASIX REPORT FOR RAINWATER TANK DETAILS
- ALL BOUNDARY FENCING TO BE MAINTAINED OR CONSTRUCTED AT A HEIGHT OF 1800mm ABOVE NGL

SITE CALCULATIONS

TOTAL SITE AREA	418.8 sqm
EXISTING DWELLING FLOOR AREA	96.69sqm
PROPOSED SHED	8.17sqm
TOTAL FLOOR AREA	104.86sqm
FLOOR SPACE RATIO	0.25 : 1
DEEP SOIL AREA	150.25sqm
MIN DEEP SOIL =15%	62.82sqm
SITE COVERAGE	116.01sqm
MAX. SITE COVERAGE = 60%	251.28sqm



SITE LEGEND	
ITEM	SYMBOL
GROUND FLOOR AREA	
LINE OF FIRST FLOOR	
SITE BOUNDARY	

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PROPOSED SITE PLAN

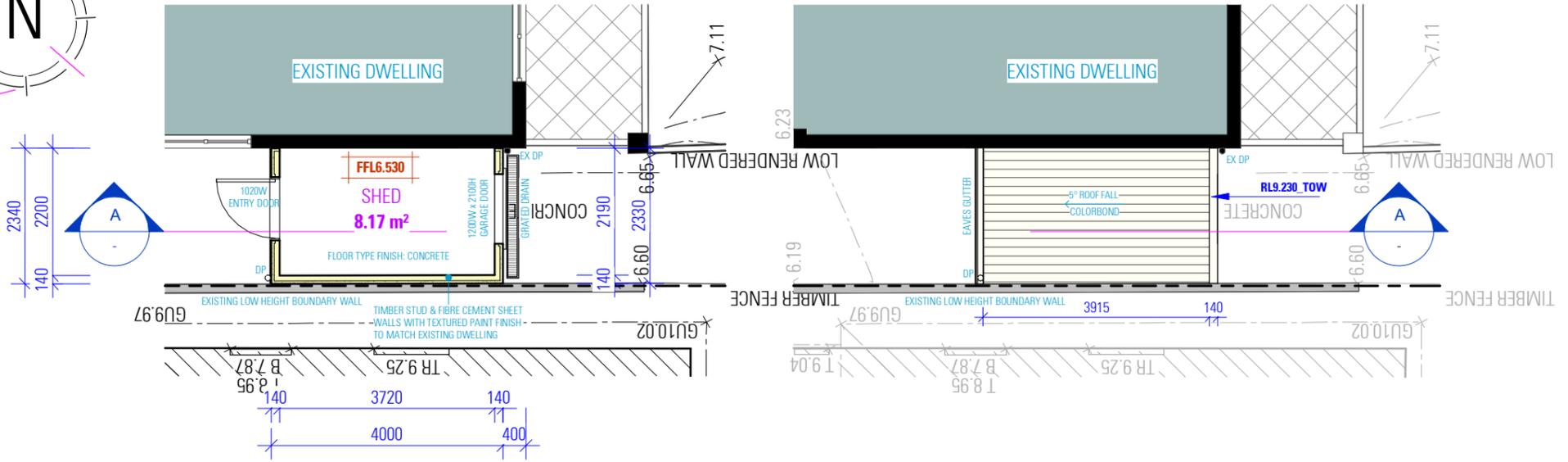
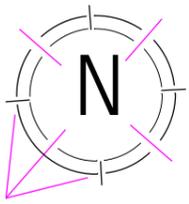
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PROPOSED SITE PLAN

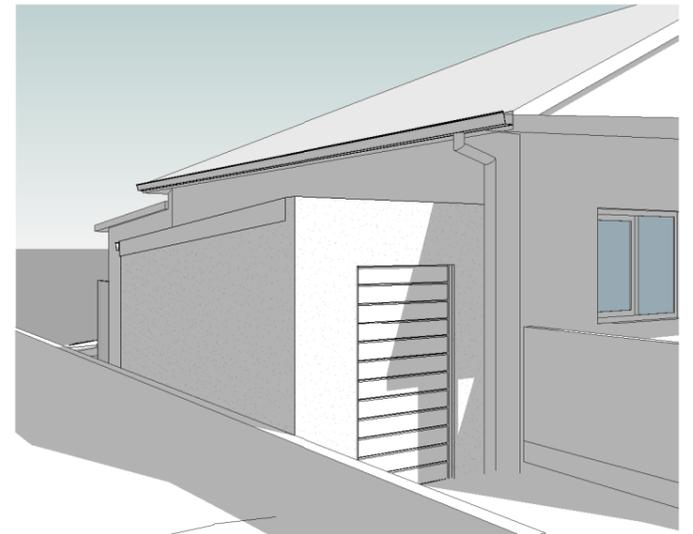
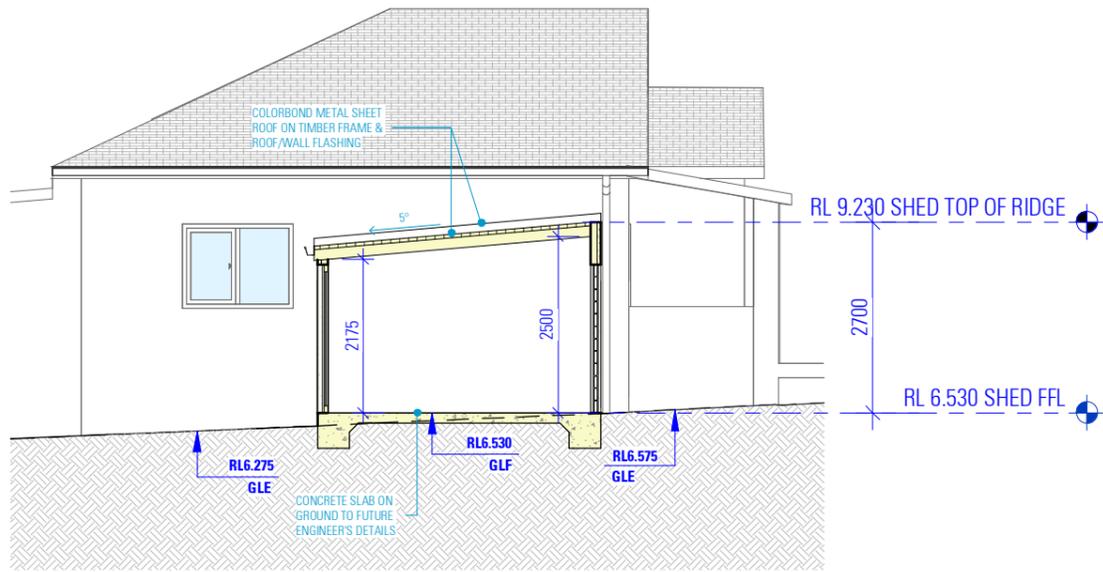
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PROPOSED SHED DETAILS

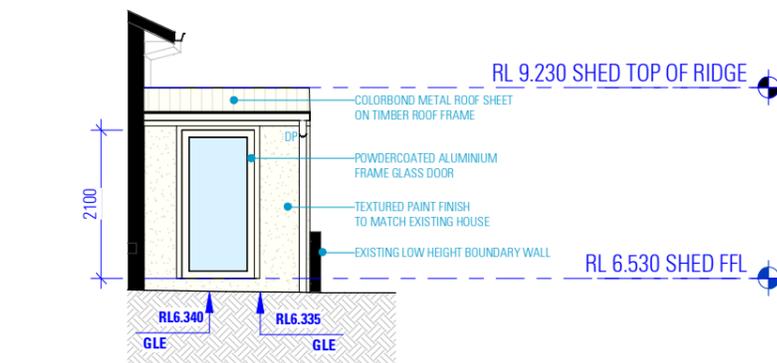


PROPOSED SHED PLAN

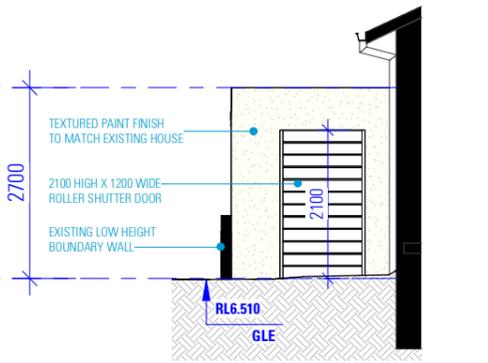
PROPOSED ROOF PLAN



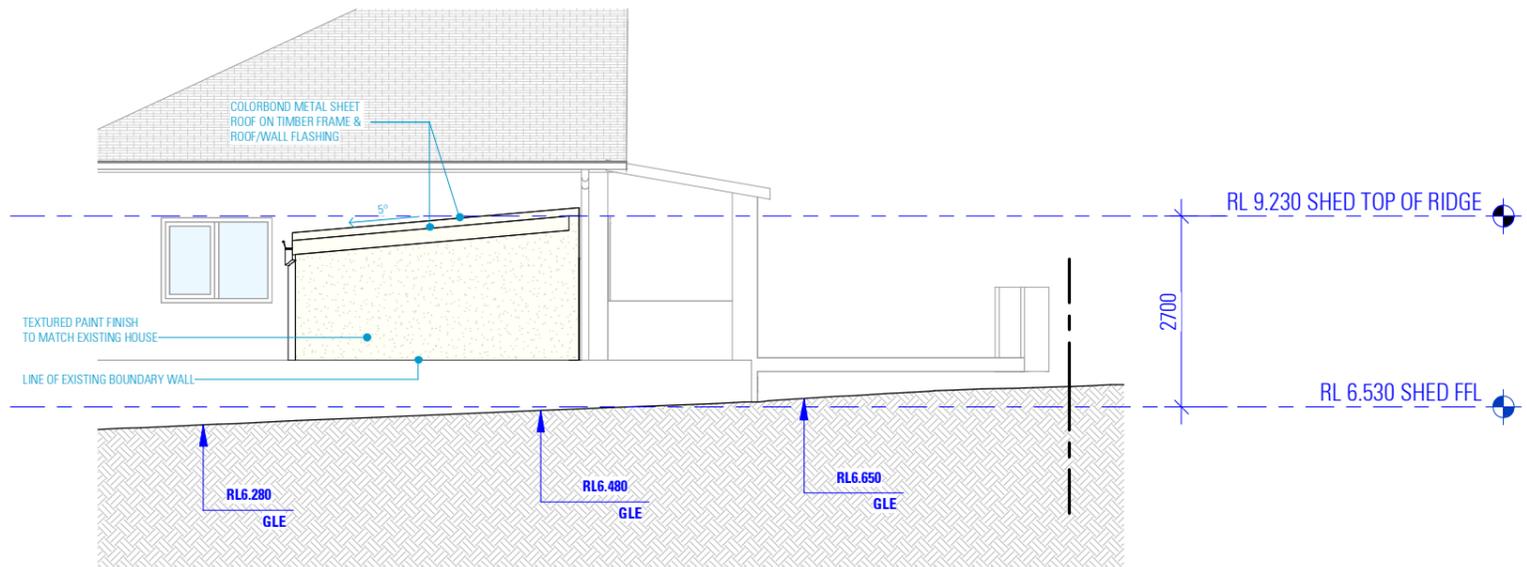
SHED SECTION



NORTH ELEVATION



SOUTH ELEVATION AS SEEN FROM BERNA STREET



WEST ELEVATION

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 TAMARA RANGELOVA

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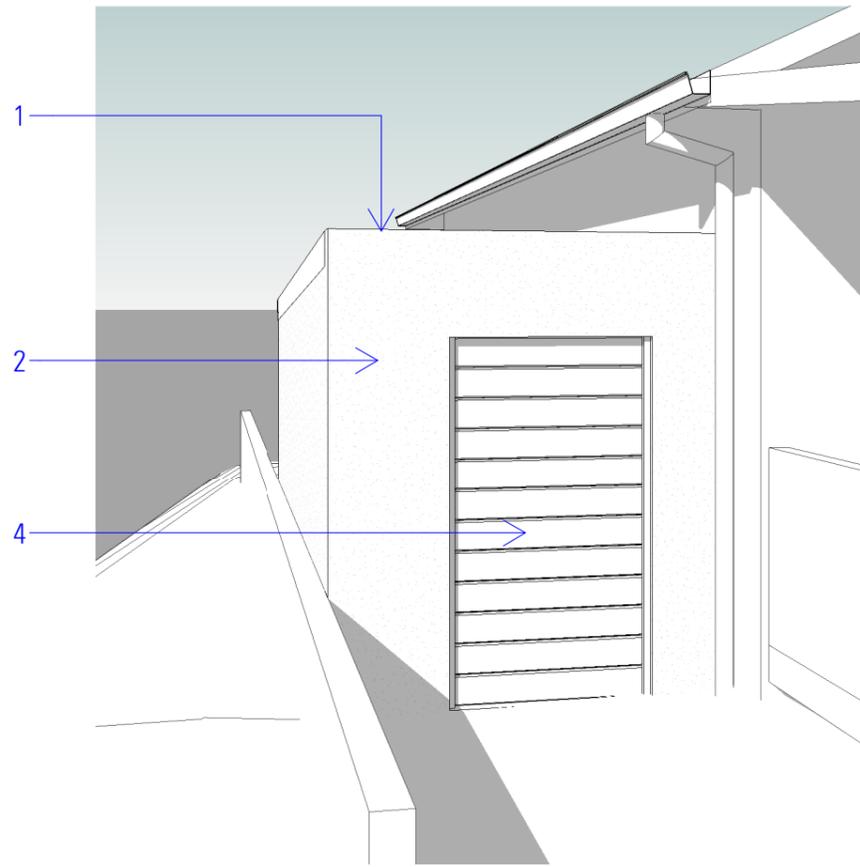
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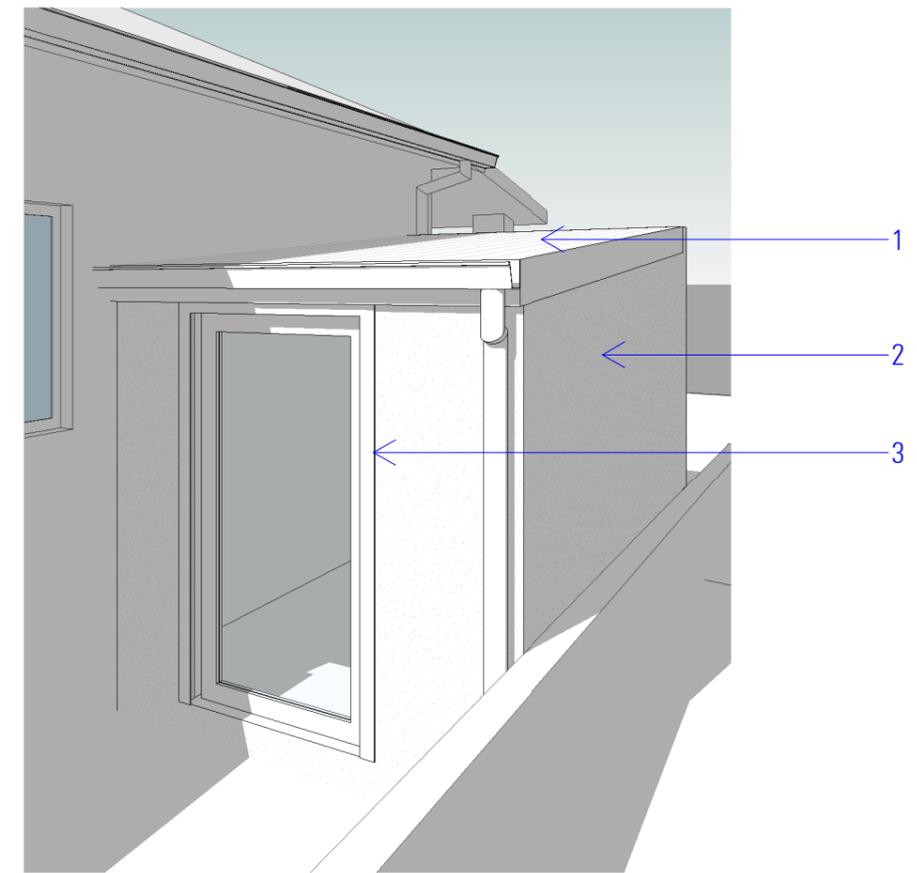
SCHEDULE OF EXTERNAL MATERIALS, COLOURS AND FINISHES



- 1 COLORBOND METAL SHEET ROOF ON TIMBER FRAME ROOF. COLORBOND 'SURFMIST'
- 2 DULUX TEXTURED PAINT FINISH & COLOUR TO MATCH EXISTING HOUSE
- 3 POWDER-COATED ALUMINIUM FRAME GLASS DOOR. COLORBOND 'WALLABY'
- 4 ALUMINIUM ROLLER GARAGE DOOR. COLORBOND 'WALLABY'



AS SEEN FROM BERNA STREET



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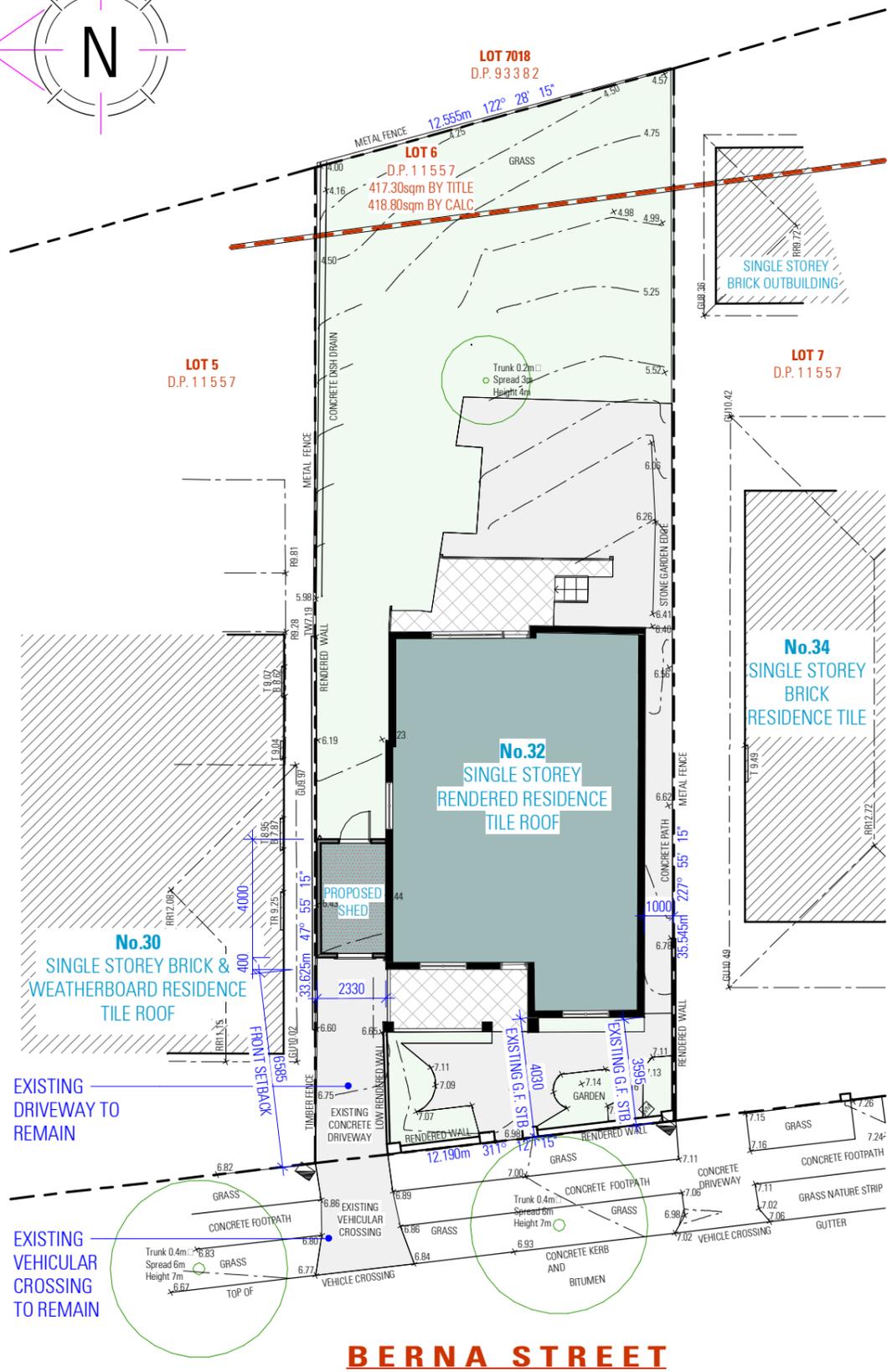
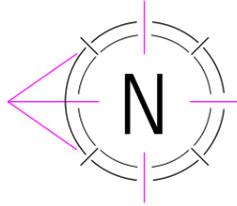
SCHEDULE OF EXTERNAL MATERIALS,
COLOURS AND FINISHES

SCALE
ISSUE

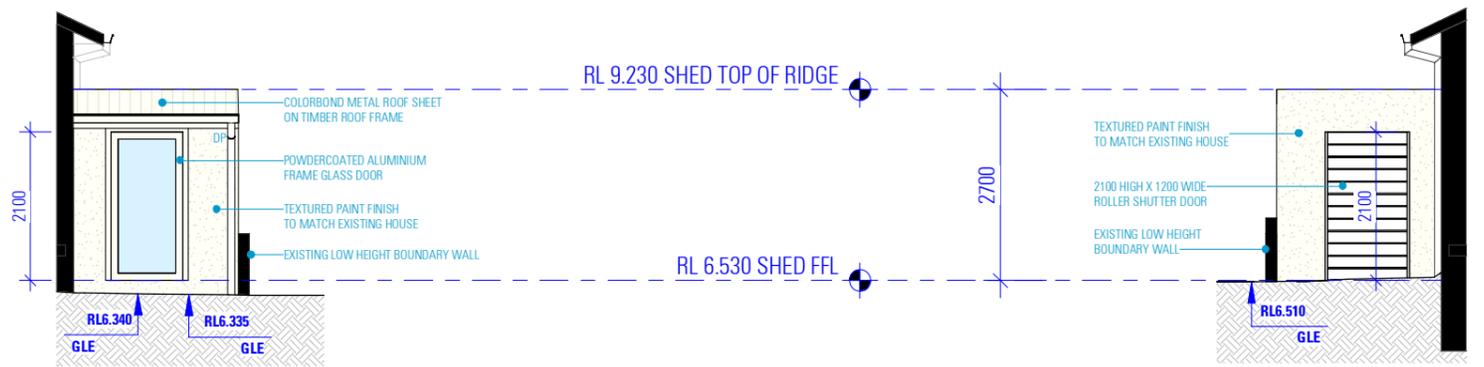
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NEIGHBOUR NOTIFICATION PLAN

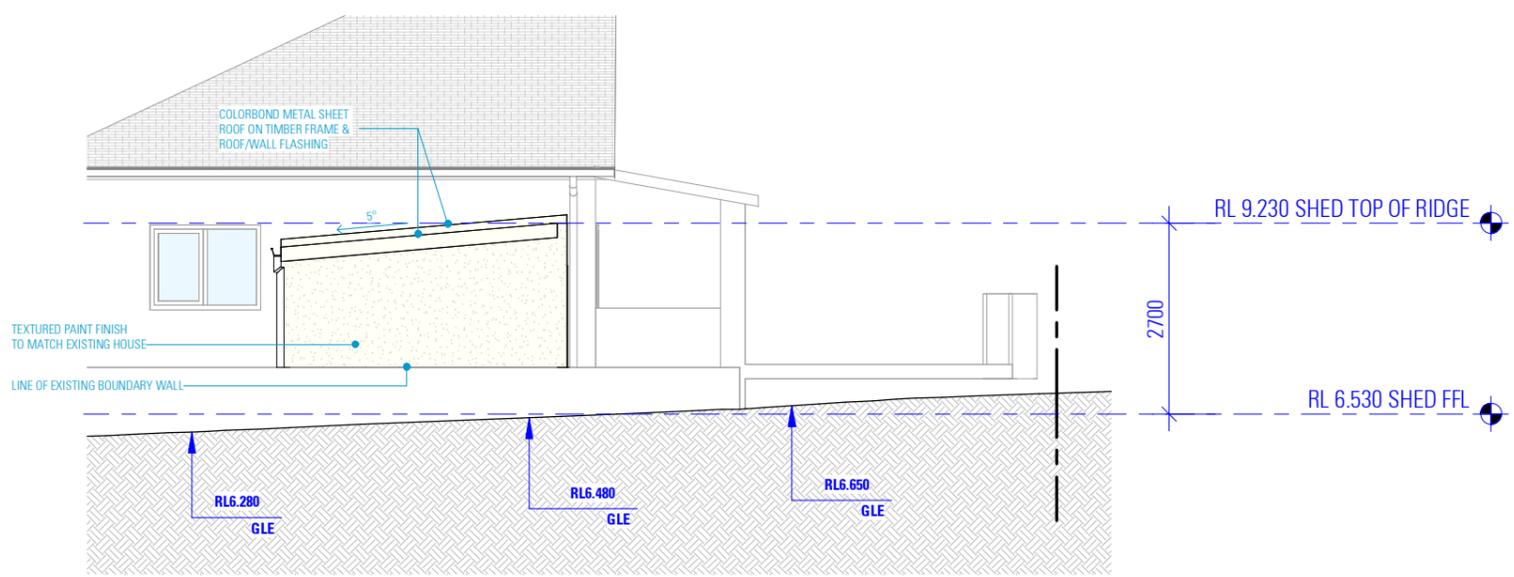


BERNA STREET
PROPOSED SITE PLAN



NORTH ELEVATION

SOUTH ELEVATION



WEST ELEVATION

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