

2  
-

GROUND FLOOR PLAN

1:100

Figured dimensions to be used in preference to scaling this drawing.  
Do not assume - if in doubt ASK.

| LEGEND: |  |
|---------|--|
|         | EXISTING STRUCTURES TO REMAIN                      |
|         | EXISTING STRUCTURES TO BE DEMOLISHED               |
|         | NEW STRUCTURES TO BE BUILT                         |
|         | PROPOSED EXTERIOR ALTERATION / ADDITIONS IN COLOUR |

DEMOLITION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, The Demolition of Structures)Part 7.2(1)(a)  
ALL SERVICES ARE TO BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RELEVANT AUTHORITIES

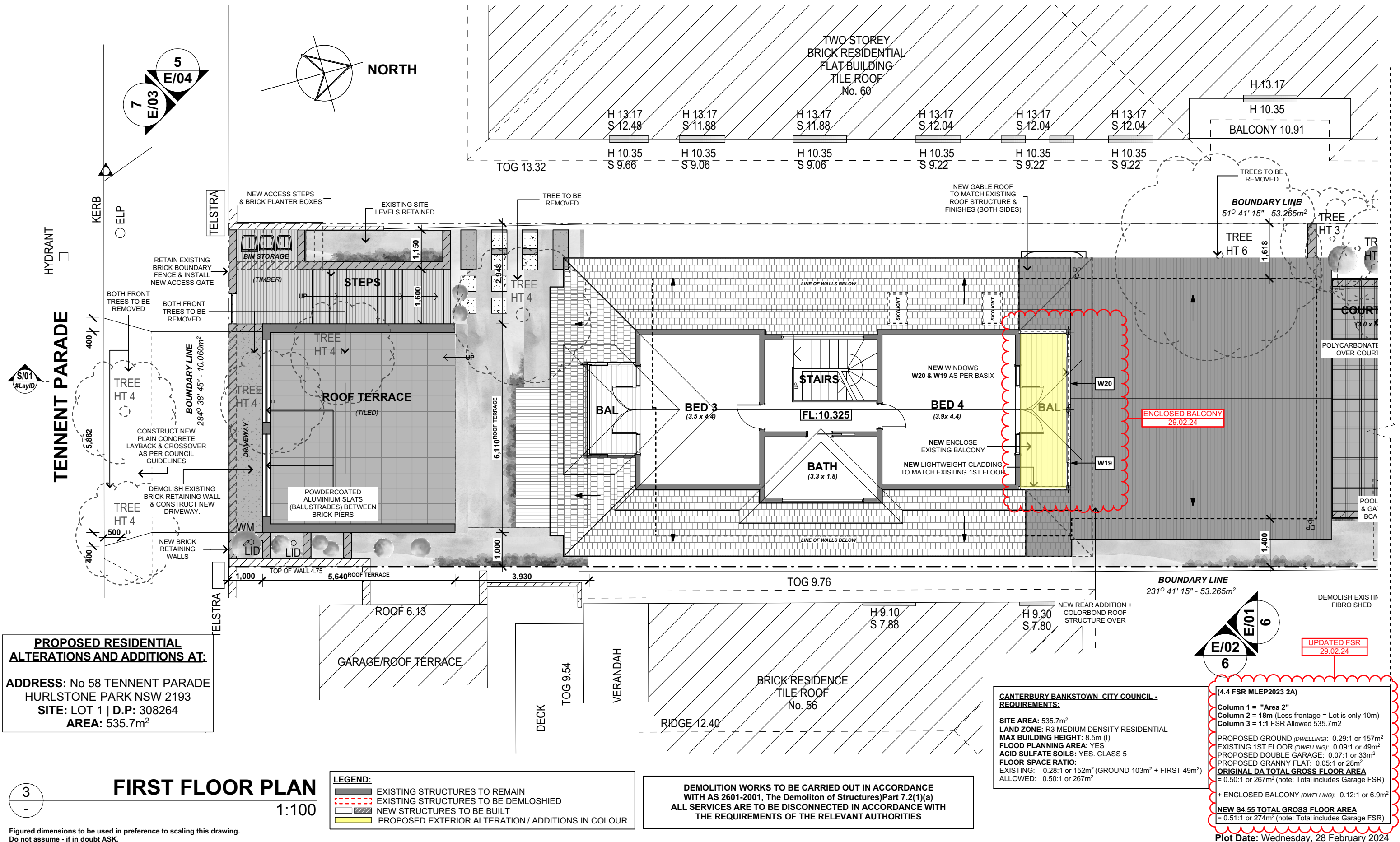
CANTERBURY BANKSTOWN CITY COUNCIL - REQUIREMENTS:  
  
SITE AREA: 535.7m<sup>2</sup>  
LAND ZONE: R3 MEDIUM DENSITY RESIDENTIAL  
MAX BUILDING HEIGHT: 8.5m (l)  
FLOOD PLANNING AREA: YES  
ACID SULFATE SOILS: YES, CLASS 5  
FLOOR SPACE RATIO:  
EXISTING: 0.28:1 or 152m<sup>2</sup> (GROUND 103m<sup>2</sup> + FIRST 49m<sup>2</sup>)  
ALLOWED: 0.50:1 or 267m<sup>2</sup>

(4.4 FSR MLEP2023 2A)  
Column 1 = "Area 2"  
Column 2 = 18m (Less frontage = Lot is only 10m)  
Column 3 = 1:1 FSR Allowed 535.7m<sup>2</sup>  
  
PROPOSED GROUND (DWELLING): 0.29:1 or 157m<sup>2</sup>  
EXISTING 1ST FLOOR (DWELLING): 0.09:1 or 49m<sup>2</sup>  
PROPOSED DOUBLE GARAGE: 0.07:1 or 33m<sup>2</sup>  
PROPOSED GRANNY FLAT: 0.05:1 or 28m<sup>2</sup>  
ORIGINAL DA TOTAL GROSS FLOOR AREA = 0.50:1 or 267m<sup>2</sup> (note: Total includes Garage FSR)  
+ ENCLOSED BALCONY (DWELLING): 0.12:1 or 6.9m<sup>2</sup>  
  
NEW S4.55 TOTAL GROSS FLOOR AREA = 0.51:1 or 274m<sup>2</sup> (note: Total includes Garage FSR)

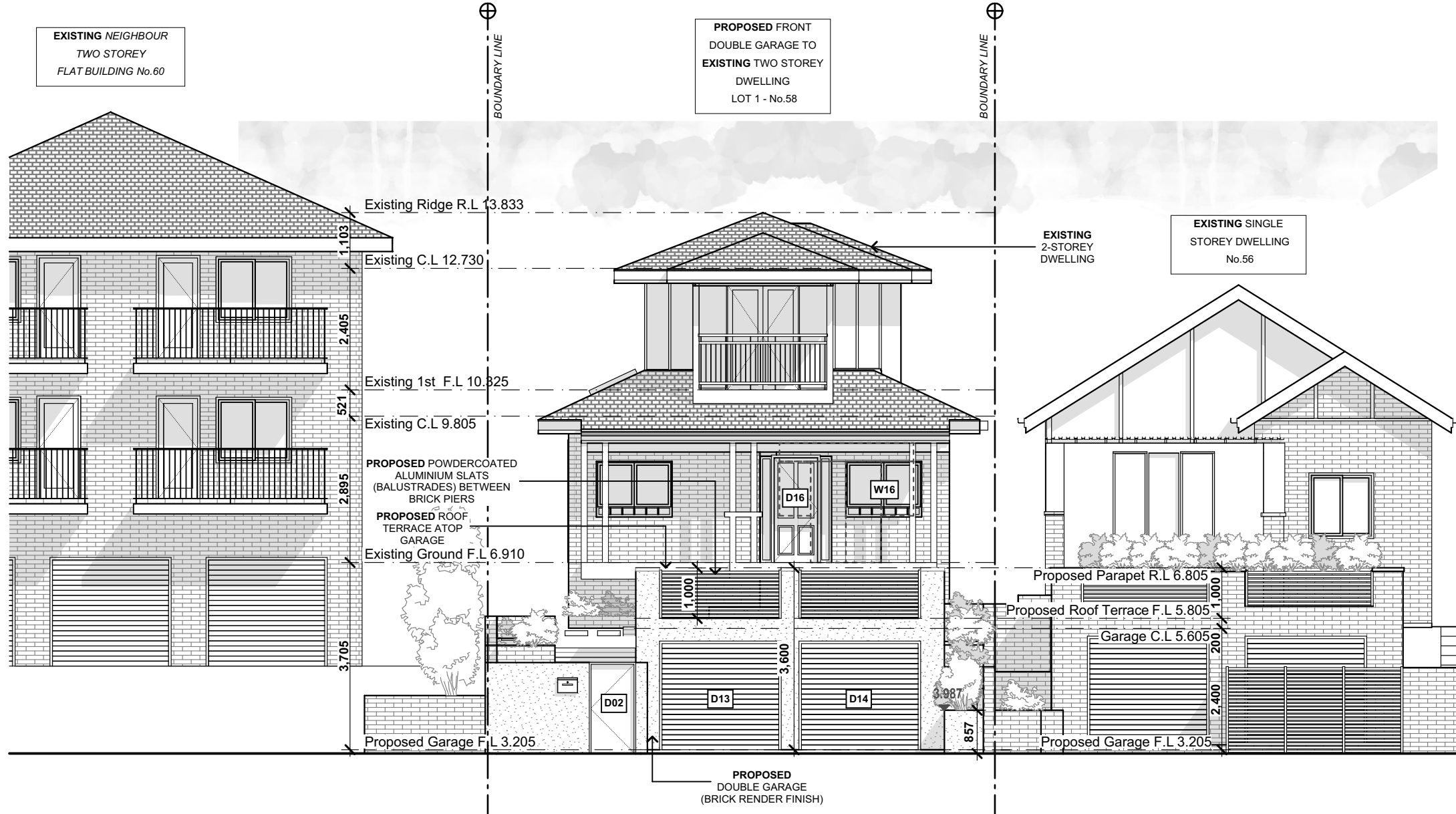
Plot Date: Wednesday, 28 February 2024

|  |                                |                             |     |          |   |  |  |   |                  |  |
|--|--------------------------------|-----------------------------|-----|----------|---|--|--|---|------------------|--|
| <div>ELAINE RICHARDSON ARCHITECT</div> <div>70 Buckingham Street,<br/>Surry Hills, Sydney, NSW, 2010<br/>m   0419 261 231<br/>e   laine@dayadesign.com.au<br/>http://www.erarchitect.com.au</div> <div>Licence No.7530</div> | ISSUE FOR<br>4.55 MODIFICATION | Soil Classification:<br>TBC | A   | 03.05.16 | Concept Drawings - AH                           | Copyright. ©<br><br>This plan is the property of Elaine Richardson Architect and may not be used in whole or part.<br><br>Legal action will be taken against any person who infringes the copyright. | Proposed: Ground & First Floor Extension<br><br>Lot:1 DP:308264<br>58 Tennent Parade<br>Hurlstone Park, NSW 2193 | Client :<br><br>Fiona & James Breen           |                  |  |
|  |                                | Slab Classification:<br>TBC | B   | 11.05.18 | Prelim DA Drawings - AH                         |  |  | LGA:Canterbury Bankstown Council              | Date: 26.02.2018 |  |
|  |                                |                             | C   | 22.05.18 | Basix - AH                                      |  |  | Design :Renovate Existing Two Storey Dwelling |                  |  |
|  |                                |                             | D   | 31.05.18 | DA Drawings - AH                                |  |  | Job No: 532017                                | Sheet Size: A3   |  |
|  |                                |                             | E   | 15.08.18 | Revised DA Council 844/58D Letter - AH          |  |  |   |                  |  |
|  |                                |                             | F   | 22.08.18 | Revised as per Arborist - AH                    |  |  |   |                  |  |
|  |                                |                             | G   | 19.10.18 | Revised as per DA officer email 15.10.18        |  |  |   |                  |  |
|  |                                | Wind Speed Class:<br>TBC    | H   | 12.11.18 | Granny Flat Adjusted Windows/Doors & BASIX - AH |  |  |   |                  |  |
|  |                                |                             | I   | 14.10.19 | Section 4.55 Modification Plans - AH            |  |  |   |                  |  |
|  |                                |                             | J   | 29.02.24 | Section 4.55 Mod - Enclose Balcony - AH         |  |  |   |                  |  |
|  |                                |                             | Rev | Date     | Amendment                                       |  |  |   |                  |  |

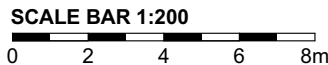




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|  |   |  | <div>Slab Classification:<br/>TBC</div>                                 | <div>C22.05.18Basix - AH</div>                             |   |   |  |  |  |
|  |   |  | <div>Wind Speed Class:<br/>TBC</div>                                    | <div>D31.05.18DA Drawings - AH</div>                       |   |   | <div>Design :Renovate Existing Two Storey Dwelling</div> |  |  |
|  |   |  | <div>RevDateAmendment</div>   | <div>E15.08.18Revised DA Council 844/58D Letter - AH</div> |   |   |  |  |  |
|  |   |  | <div>F22.08.18Revised as per Arborist - AH</div>                        |  |   |   |  |  |  |
|  |   |  | <div>G19.10.18Revised as per DA officer email 15.10.18</div>            |  |   |   |  |  |  |
|  |   |  | <div>H12.11.18Granny Flat Adjusted Windows/Doors &amp; BASIX - AH</div> |  |   |   |  |  |  |
|  |   |  | <div>I14.10.19Section 4.55 Modification Plans - AH</div>                |  |   |   |  |  |  |
|  |   |  | <div>J29.02.24Section 4.55 Mod - Enclose Balcony - AH</div>             |  |   |   |  |  |  |
|  |   |  |   |  |   |   |  |  |  |



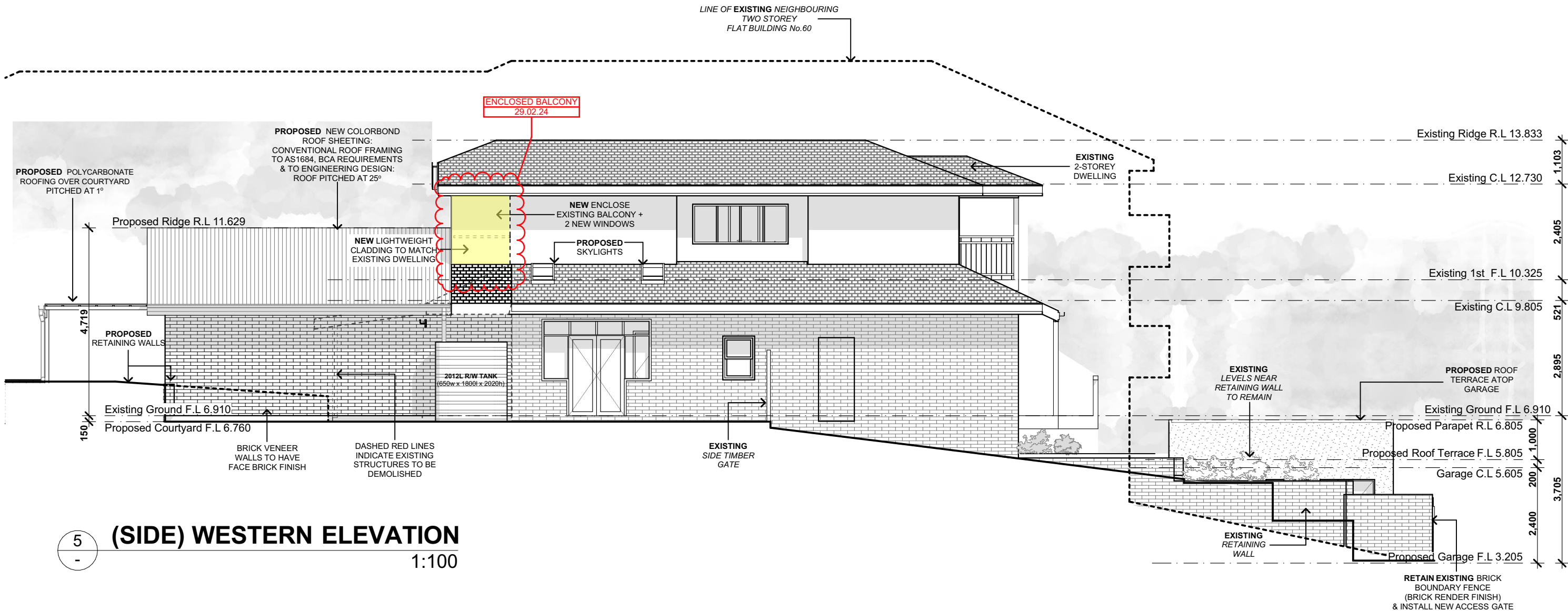
4 (FRONT) SOUTH ELEVATION  
- 1:100



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Plot Date: Wednesday, 28 February 2024

|   |                             |                             |  |  |  |   |                  |  |
|---|-----------------------------|-----------------------------|--|--|--|---|------------------|--|
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|   |                             | Wind Speed Class:<br>TBC    | H 12.11.18<br>I 14.10.19<br>J 29.02.24               |  |  | Design :Renovate Existing Two Storey Dwelling |                  |  |
|   |                             | Rev Date Amendment          | Job No: 532017                                       |  |  | Sheet Size: A3                                | Sheet No: 4 of 7 |  |



(SIDE) WESTERN ELEVATION

1:100

SCALE BAR 1:200

0 2 4 6 8m

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ELAINE  
RICHARDSON  
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ISSUE FOR  
4.55 MODIFICATION

Soil Classification:  
TBC

Slab Classification:  
TBC

Wind Speed Class:  
TBC

|     |          |   |
|-----|----------|---|
| A   | 03.05.16 | Concept Drawings - AH                           |
| B   | 11.05.18 | Prelim DA Drawings - AH                         |
| C   | 22.05.18 | Basix - AH                                      |
| D   | 31.05.18 | DA Drawings - AH                                |
| E   | 15.08.18 | Revised DA Council 844/58D Letter - AH          |
| F   | 22.08.18 | Revised as per Arborist - AH                    |
| G   | 19.10.18 | Revised as per DA officer email 15.10.18        |
| H   | 12.11.18 | Granny Flat Adjusted Windows/Doors & BASIX - AH |
| I   | 14.10.19 | Section 4.55 Modification Plans - AH            |
| J   | 29.02.24 | Section 4.55 Mod - Enclose Balcony - AH         |
| Rev | Date     | Amendment                                       |

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Proposed: Ground & First Floor  
Extension

Lot:1 DP:308264  
58 Tennent Parade  
Hurlstone Park, NSW 2193

Client :

Fiona & James Breen

LGA:Canterbury Bankstown Council

Date: 26.02.2018

Design :Renovate Existing Two Storey Dwelling

Job No: 532017

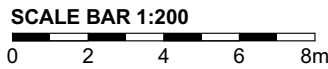
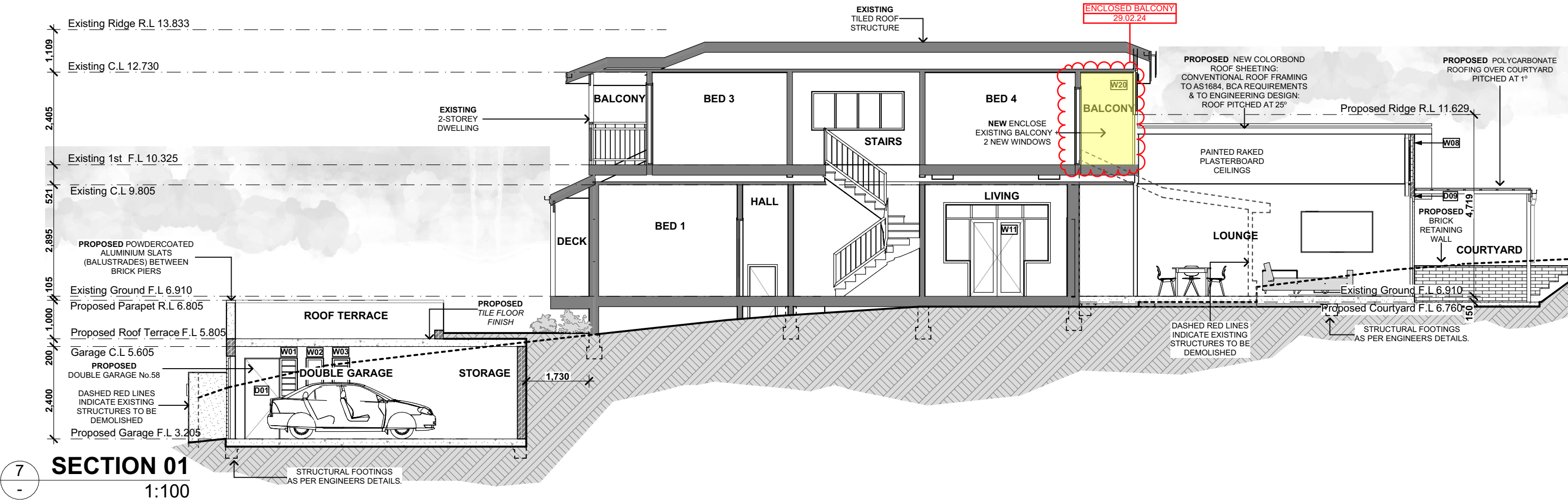
Sheet Size: A3

Sheet No: 5 of 7





|  |                                |                             |   |          |   |  |  |  |                  |                  |
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|  |                                   | D 31.05.18 DA Drawings - AH                                |                                    |   |   |  |                  |                |                  |
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