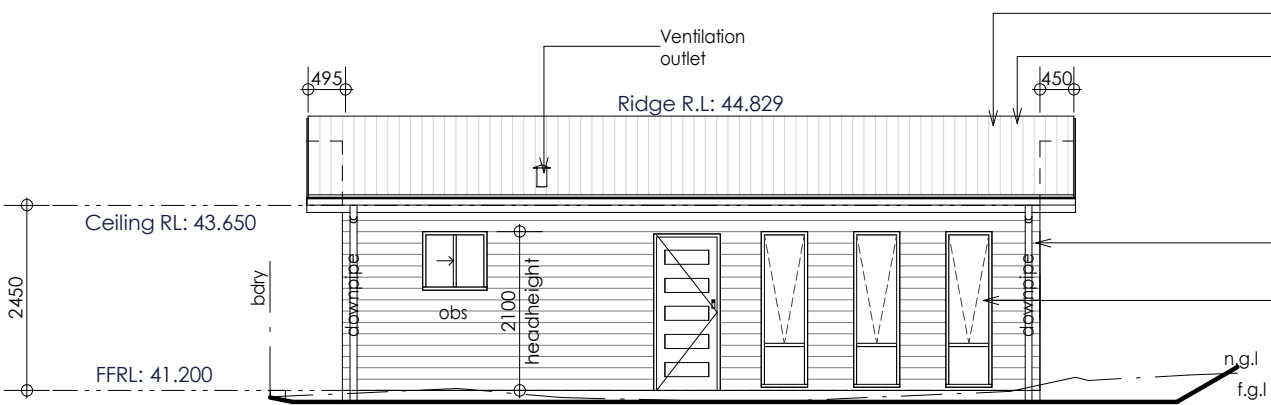
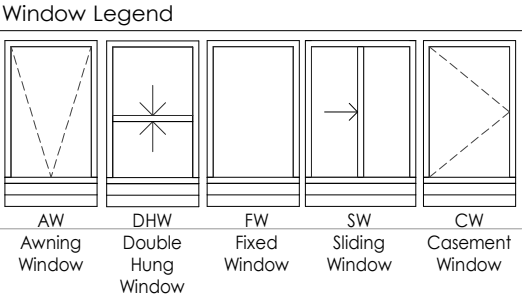
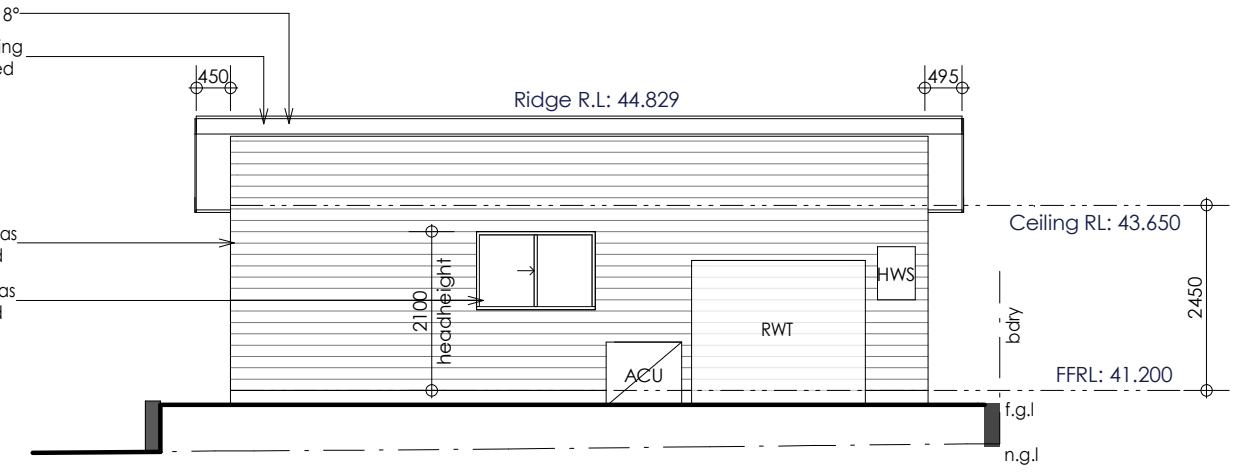


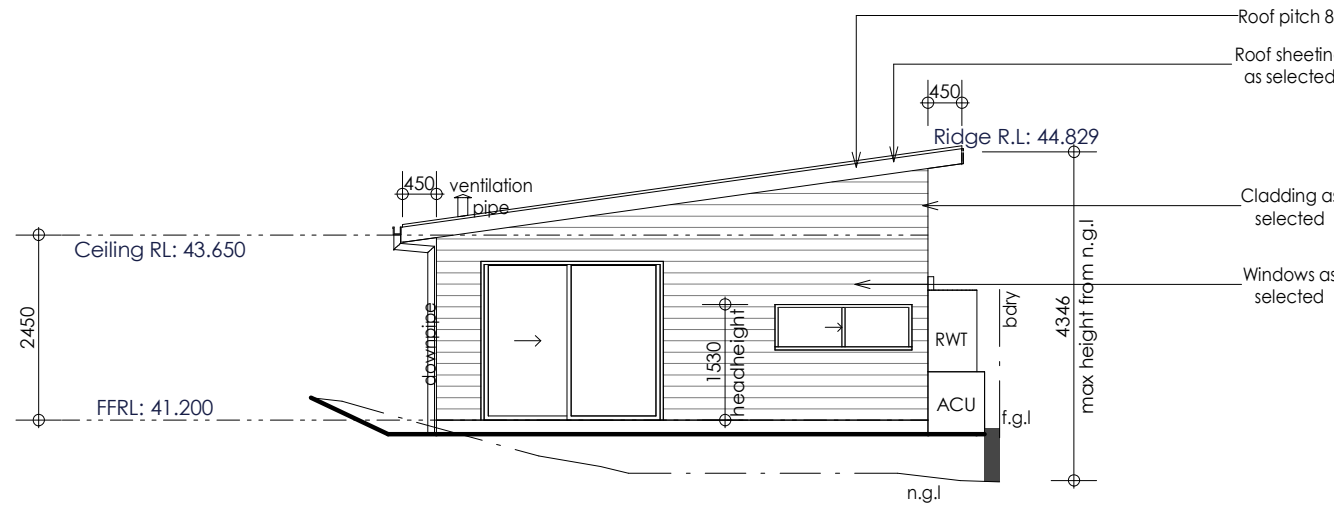
- Legend
- obs Obscured
 - HWS Hot Water Service
 - RWT Rainwater Tank
 - ACU Air-Conditioning Unit
 - aj Articulation/Adjustment Joint
 - deb Drop Edge Beam
 - dp Downpipe
 - POS Private Open Space
 - AAC Autoclaved Aerated Concrete
 - Drainage/Sediment fence line



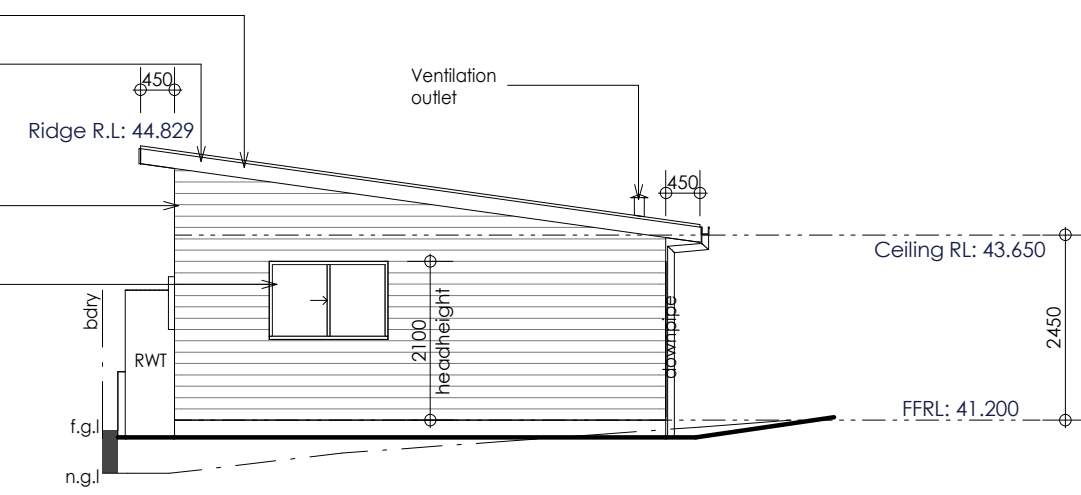
Western Elevation
1 : 100



Eastern Elevation
1 : 100



Southern Elevation
1 : 100



Northern Elevation
1 : 100

NOTES

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CLIENT:
Builtwise Projects

ADDRESS:
Lot 15 Section 4 DP845
83 Tempe Street
Greenacre, 2190

Proposed Secondary Dwelling

APPROVAL & STAMP

DRAWING:
Elevations

Working Drawing SCALE @ A3: As indicated	REVISION G 15-3-2025
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JOB NUMBER: 24154-6 j.g
PAGE: 3

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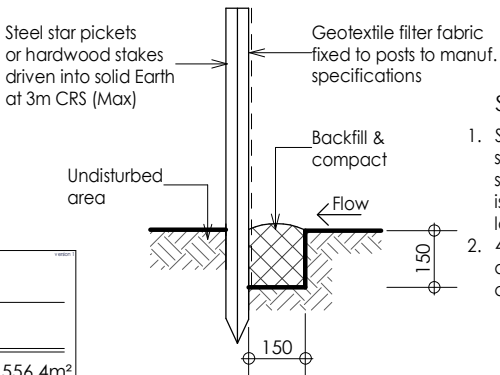
DCP Compliance Table	
Landscaped Area	
Site Area:	556.4m ²
Frontage Area:	117.44m ²
Required Landscaped Area: 0%/	0m ²
Proposed Frontage Landscaping:	45.52m ²
Proposed Rear Landscaping:	73.51m ²
Total Landscaped Area:	119.03m ²

Site Coverage Not Applicable	
Min/Required POS:	80m ²
Proposed POS:	97.5m ²
PPOS Required:	NO

Setbacks & Height		
	Required (mm)	Proposed (mm)
Front:	5500mm	7537mm
Side A (lower):	900mm	995mm
Side B (lower):	900mm	5060mm
Rear (lower):	900mm	950mm
Height:	13000mm	4346mm

FSR & GFA**		
LEP FSR Limit:	1:1	556.4m ²
Proposed GFA:	189.41m ²	0.340421:1

*Site Coverage refers to the area measured that is consistent with the common LEP definition/interpretation; the proportion of a site area covered by buildings. However, the following are not included for the purpose of calculating site coverage:-
(a) any basement;
(b) any part of an adjoining lot that is outside the outer walls of a building and that adjoins the street frontage or other site boundary;
(c) any eaves;
(d) unenclosed balconies, decks, pergolas and the like.
**Gross floor area refers to the area measured that is consistent with the common LEP definition/interpretation; gross floor area has the same meaning as it has in the Standard Instrument. However, in Part 3, 3B, 3C or 3D it means the sum of the floor area of each floor of a building measured from the internal face of external walls, or from the internal face of walls separating the building from any other building, measured at a height of 1.4m above the floor, and includes habitable rooms in a basement or an attic, but excludes the following:-
(a) any storage area, vehicle access area, loading area, garbage area or services located in a basement;
(b) 1 car parking space per dwelling, including access to the parking space, if:-
(i) the dwelling is not a secondary dwelling; and
(ii) the excluded area is not more than 10m²;
(c) any terrace or balcony with outer walls less than 1.4m high;
(d) voids above a floor or the level of a storey or storey above;
(e) any common area intended to be used by occupants of the building to access dwellings on higher or lower storeys of the building such as a stairwell or lift shaft.



Typical Silt Fence

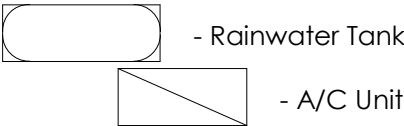
1:20

Soil Erosion & Sediment Control

- Siltation fencing is to be placed as shown on the site plan so as to prevent silt run-off to any adjoining property or to the street. This measure is to be placed prior to any Earthworks and is to be removed only once the sites surface is stable (i.e paving, landscaping, turfing etc)
- 40mm crushed rock aggregate is to be placed as an access driveway to the site and must be maintained throughout the course of construction

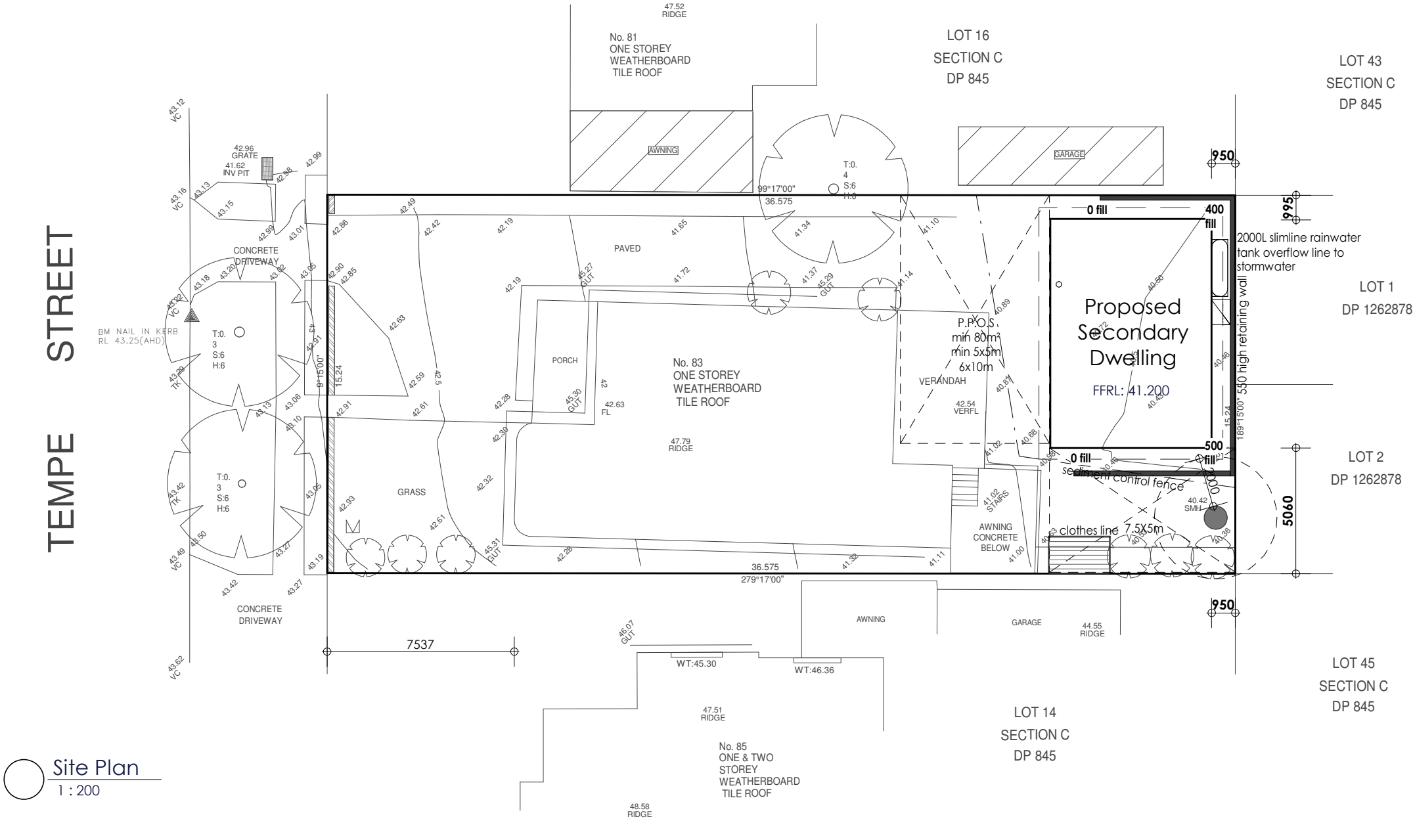
Area Schedule (Gross Building)	
Name	Area
Existing Dwelling GFA	132.21 m ²
GFA	57.20 m ²
Total Floor Area	189.41 m ²

Area Schedule (Total Area)	
Name	Area
Secondary Dwelling Living	60.00 m ²
Existing Dwelling (Total)	172.15 m ²
Total Area	232.14 m ²



Legend

obs	Obscured
HWS	Hot Water Service
RWT	Rainwater Tank
ACU	Air-Conditioning Unit
aj	Articulation/Adjustment Joint
deb	Drop Edge Beam
dp	Downpipe
POS	Private Open Space
AAC	Autoclaved Aerated Concrete
---	Drainage/Sediment fence line



Site Plan
1 : 200

CLIENT NAME:
Builtwise Projects

ADDRESS:
Lot 15 Section 4 DP845
83 Tempe Street
Greenacre, 2190

DRAWING:
Site Plan

Proposed Secondary Dwelling

APPROVAL & STAMP

NOTE: ONLY ONE CLIENT IS REQUIRED TO INITIAL/SIGN THE ENCLOSED PLANS SIGNIFYING THE ACCEPTANCE AND AGREEMENT OF THE DESIGN AND REQUIREMENT TO PAY ANY OUTSTANDING ASSOCIATED FEES

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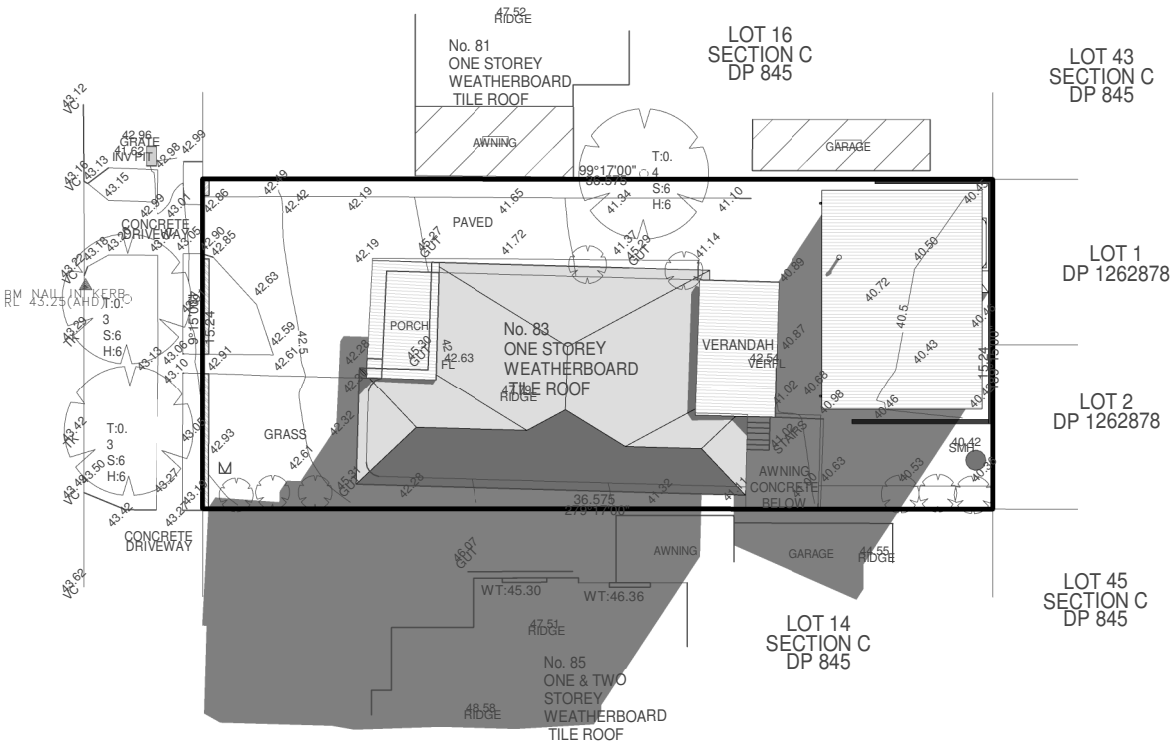
Working
Drawing
SCALE @ A3
As indicated

JOB NUMBER:
24154-6 j.g

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G
15-3-2025

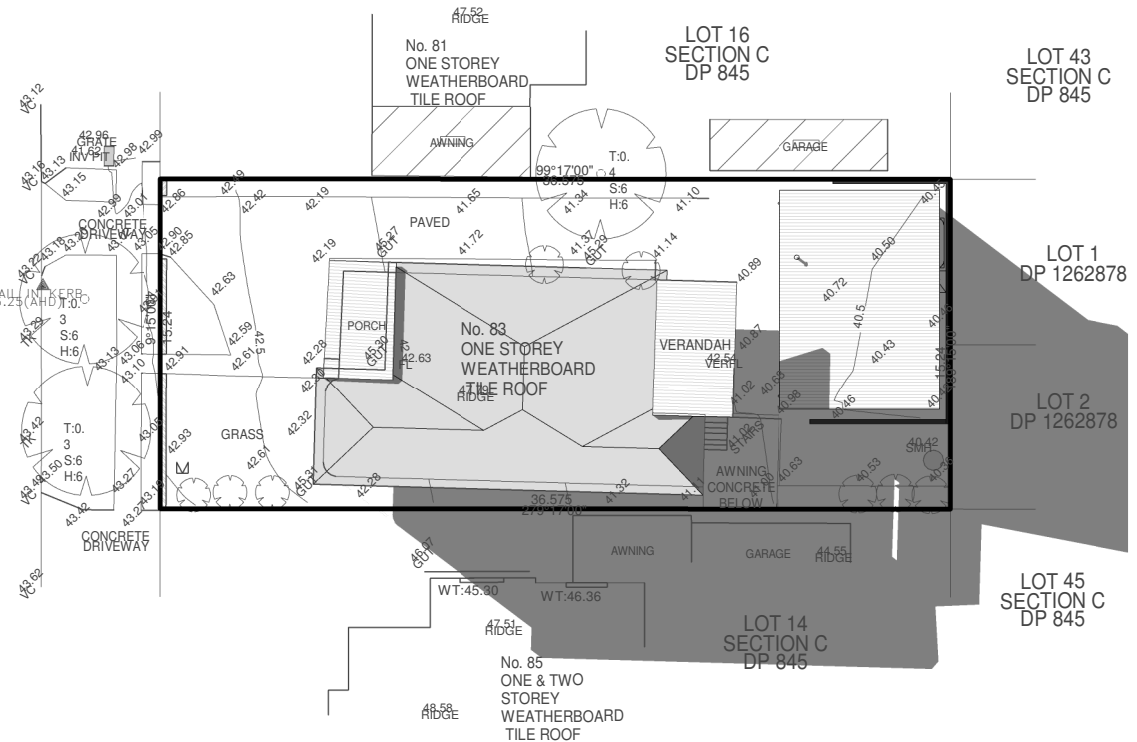
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TEMPE STREET



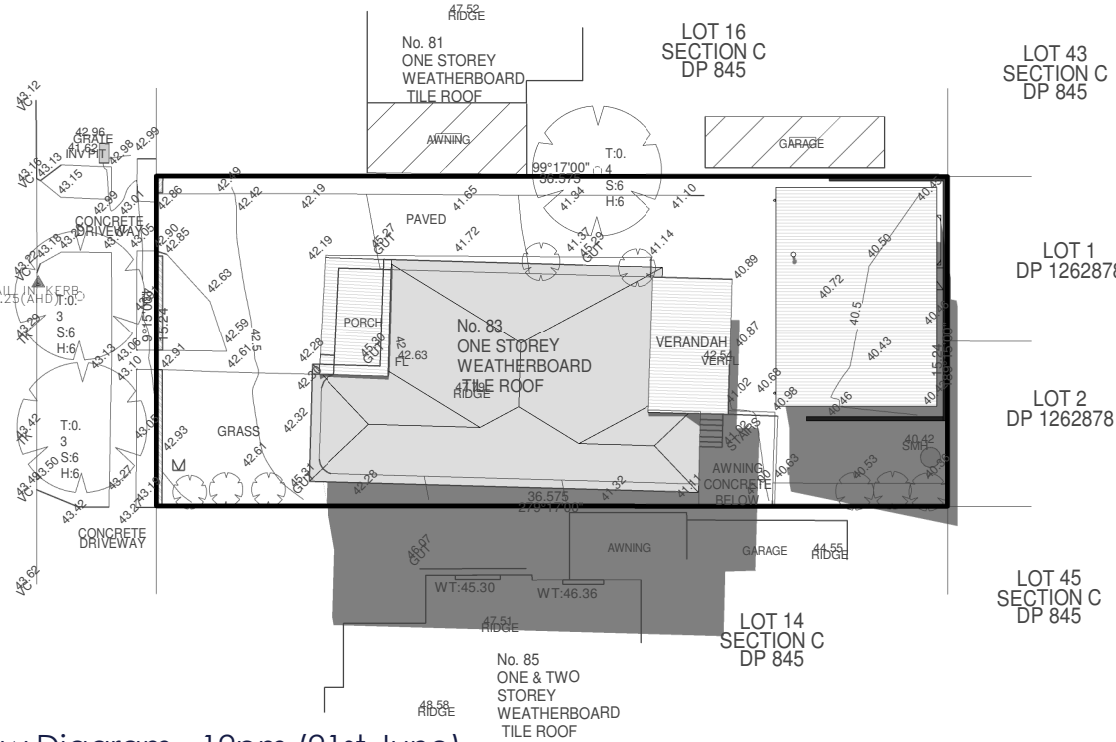
Shadow Diagram - 9am (21st June)
1 : 350

TEMPE STREET

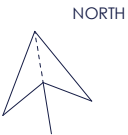


Shadow Diagram - 3pm (21st June)
1 : 350

TEMPE STREET



Shadow Diagram - 12pm (21st June)
1 : 350



Lot 15 Section 4
DP845 556.40 m²

CLIENT NAME:
Bultwise Projects

ADDRESS:
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83 Tempe Street
Greenacre, 2190

Proposed Secondary Dwelling

DRAWING:
Shadow Diagrams (21st
June)

APPROVAL & STAMP

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