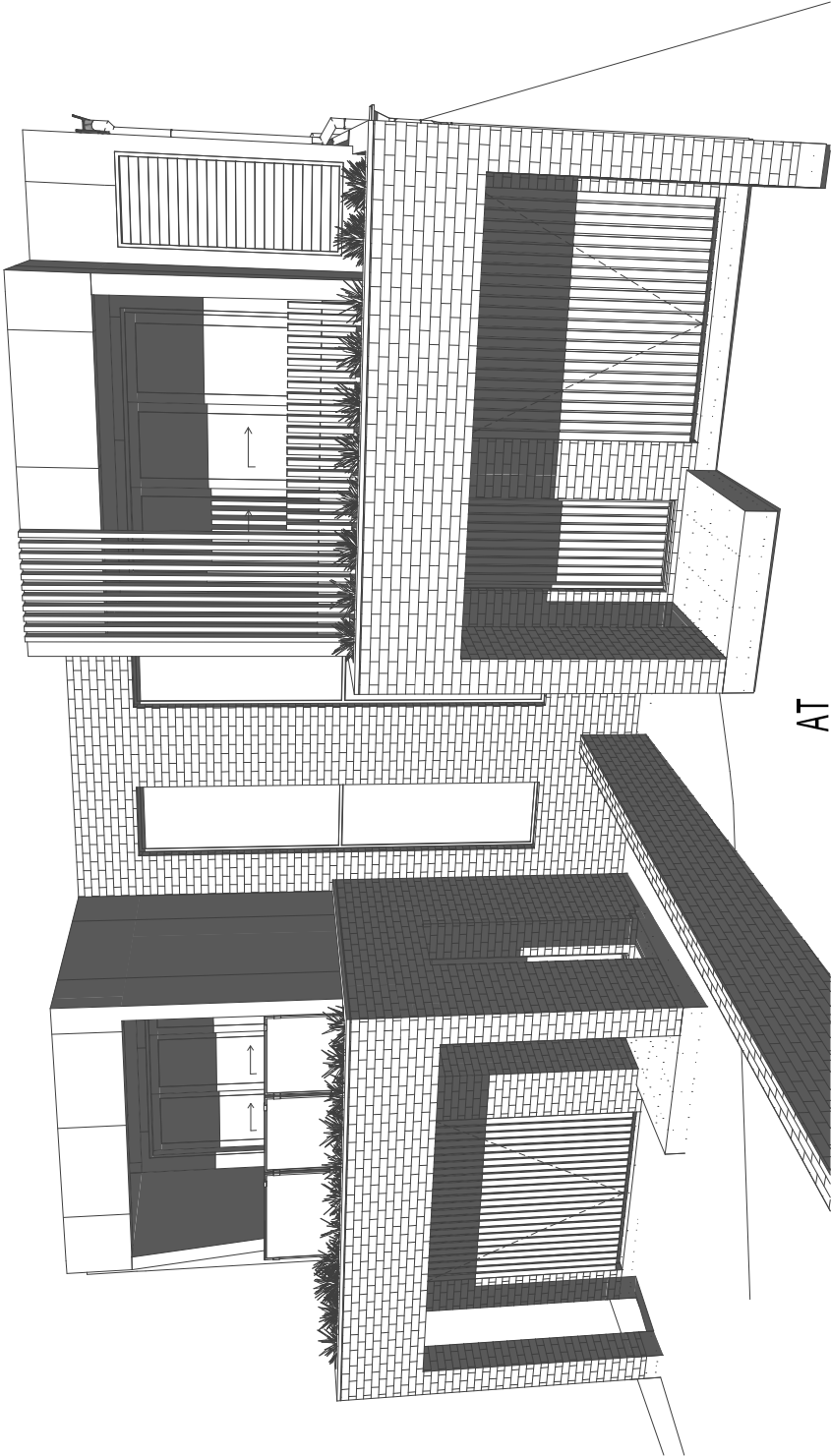


PROPOSED 'DUAL OCCUPANCY'



AT
LOT 78, 42 BELAR AVENUE, VILLAWOOD NSW 2163
FOR
MR & MRS KUMAR

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SCHEDULE OF DRAWINGS

PAGE NO.	SHEET NAME
1	COVER PAGE
2	DEMOLITION PLAN
3	SITE PLAN
4	GROUND FLOOR PLAN
5	FIRST FLOOR PLAN
6	ROOF PLAN
7	ELEVATIONS
8	ELEVATIONS
9	SECTIONS
10	BASIC COMMITMENTS
11	WINDOW AND EXT DOOR SCHEDULE
12	SUBDIVISION PLAN (TORRENS TITLE)
13	SITE MANAGEMENT/SEDIMENT PLAN
14	SITE ANALYSIS
15	JUNE 9AM SHADOW DIAGRAMS
16	JUNE 10AM SHADOW DIAGRAMS
17	JUNE 11AM SHADOW DIAGRAMS
18	JUNE 12PM SHADOW DIAGRAMS
19	JUNE 1PM SHADOW DIAGRAMS
20	JUNE 2PM SHADOW DIAGRAMS
21	JUNE 3PM SHADOW DIAGRAMS
22	ELEVATION 3 - ELEVATIONAL SHADOWS
23	44 BELAR AVE - ELEVATIONAL SHADOWS
24	FLOOR SPACE RATIO CALCULATIONS
25	NEIGHBOUR NOTIFICATION
26	MATERIALS & FINISHES SCHEDULE

REV	DATE	DESCRIPTION	DRW	CHK
A	28/01/2025	PRELIMINARY DESIGN	SS	SS
B	27/02/2025	PRELIMINARY DESIGN	SS	SS
C	07/03/2025	PRELIMINARY DESIGN	SS	SS
D	27/03/2025	PRELIMINARY DESIGN	SS	SS
E	02/05/2025	DA LODGEMENT PLANS	SS	SS
F	06/07/2025	ADDRESS COUNCIL REF DATED: 25/6/2025	SS	SS

EARTHWORKS LEGEND

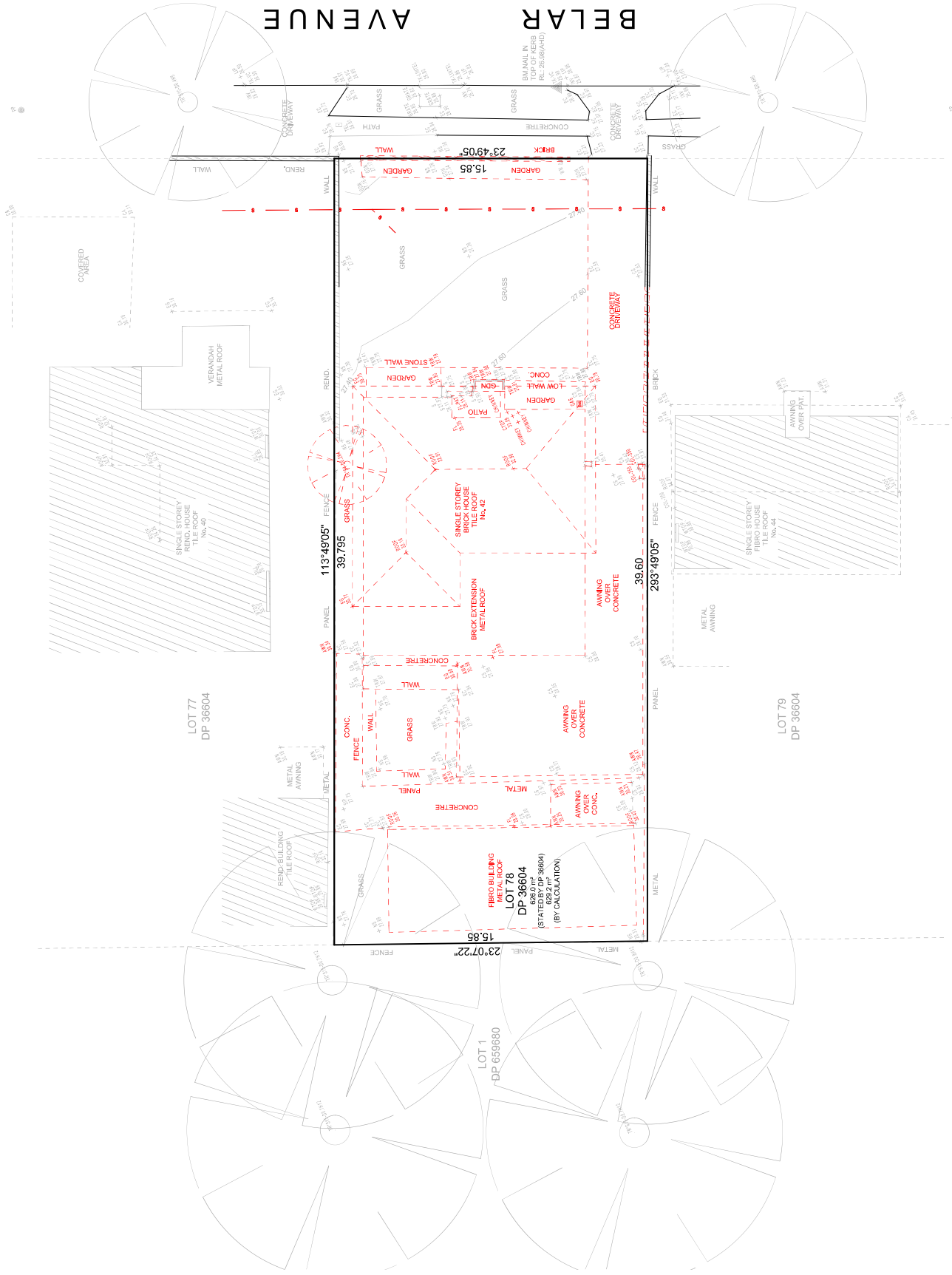
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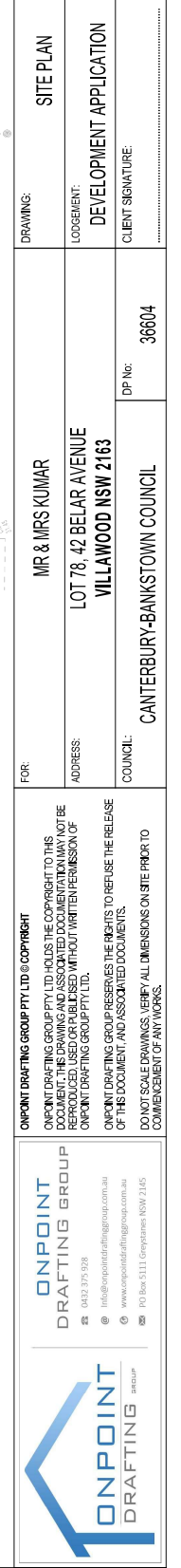
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					CLIENT SIGNATURE:		SCALE:		1:200 @ A3							
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												JOB NO:		15-1080		

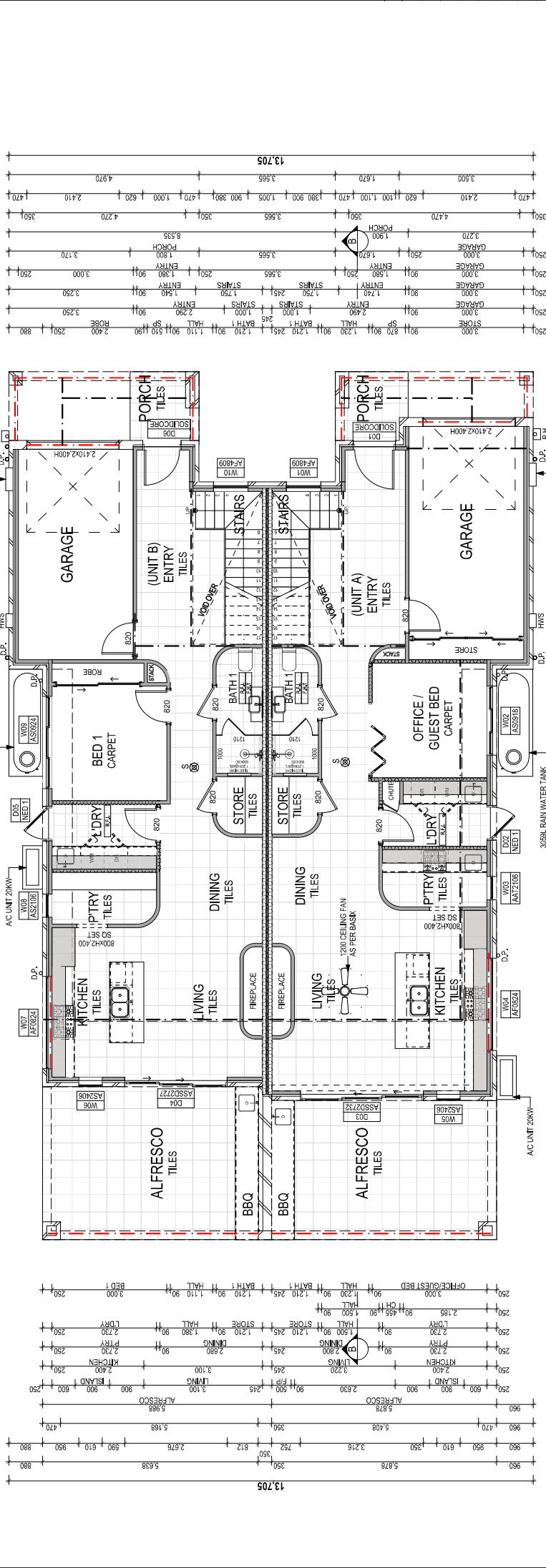
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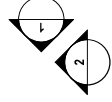
BASIS COMMITMENTS	
R27 MDI DOOR INSULATION THROUGHOUT	BOTH UNITS
R27 CEILING INSULATION TO GROUND & FIRST FLOOR (EXCLUDES GARAGE, BALCONY, PORCH & ALFRESCO)	BOTH UNITS
R27 EXTERNAL WALL INSULATION INCLUDING GARAGE EXTERNAL BRICK VENER WALLS (EXCLUDES DOUBLE BRICK WALL)	UNIT A
R27 EXTERNAL WALL INSULATION (EXCLUDES GARAGE EXTERNAL WALLS)	UNIT B
R27 WALL INSULATION TO GARAGE INTERNAL WALLS	BOTH UNITS
R27 NON-COMBUSTIBLE WALL INSULATION TO BALCONY EXTERNAL WALL (EXCLUDES WALL INSULATION WITHIN THE PARTY WALL)	BOTH UNITS
R27 INTERNAL WALL INSULATION (AS SHOWN ON PLAN)	REFER TO PLANS

UNIT B - FLOOR AREA	
PORCH	3.24
GROUND FLOOR	82.98
GARAGE	19.60
ALFRESCO	23.49
	129.31 m ²
FIRST FLOOR	83.24
BALCONY	4.76
	88.00 m ²
	217.31 m ²

INT WALL INSULATION	
	R27 SOUNDSCREEN



UNIT A - FLOOR AREA	
PORCH	3.28
GROUND FLOOR	87.61
GARAGE	21.73
ALFRESCO	21.81
	134.43 m ²
FIRST FLOOR	84.38
BALCONY	4.76
	89.14 m ²
	223.57 m ²



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info@onpointdraftinggroup.com.au

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FOR: MR & MRS KUMAR

ADDRESS: LOT 78, 42 BELAR AVENUE VILLAWOOD NSW 2163

COUNCIL: CANTERBURY-BANKSTOWN COUNCIL

DP No: 36604

DRAWING: GROUND FLOOR PLAN

DEVELOPMENT APPLICATION

CLIENT SIGNATURE

DRAWN: SS

CHECKED: SS

PROJECT: DUAL OCCUPANCY

DATE DRAWN: 05/07/2025

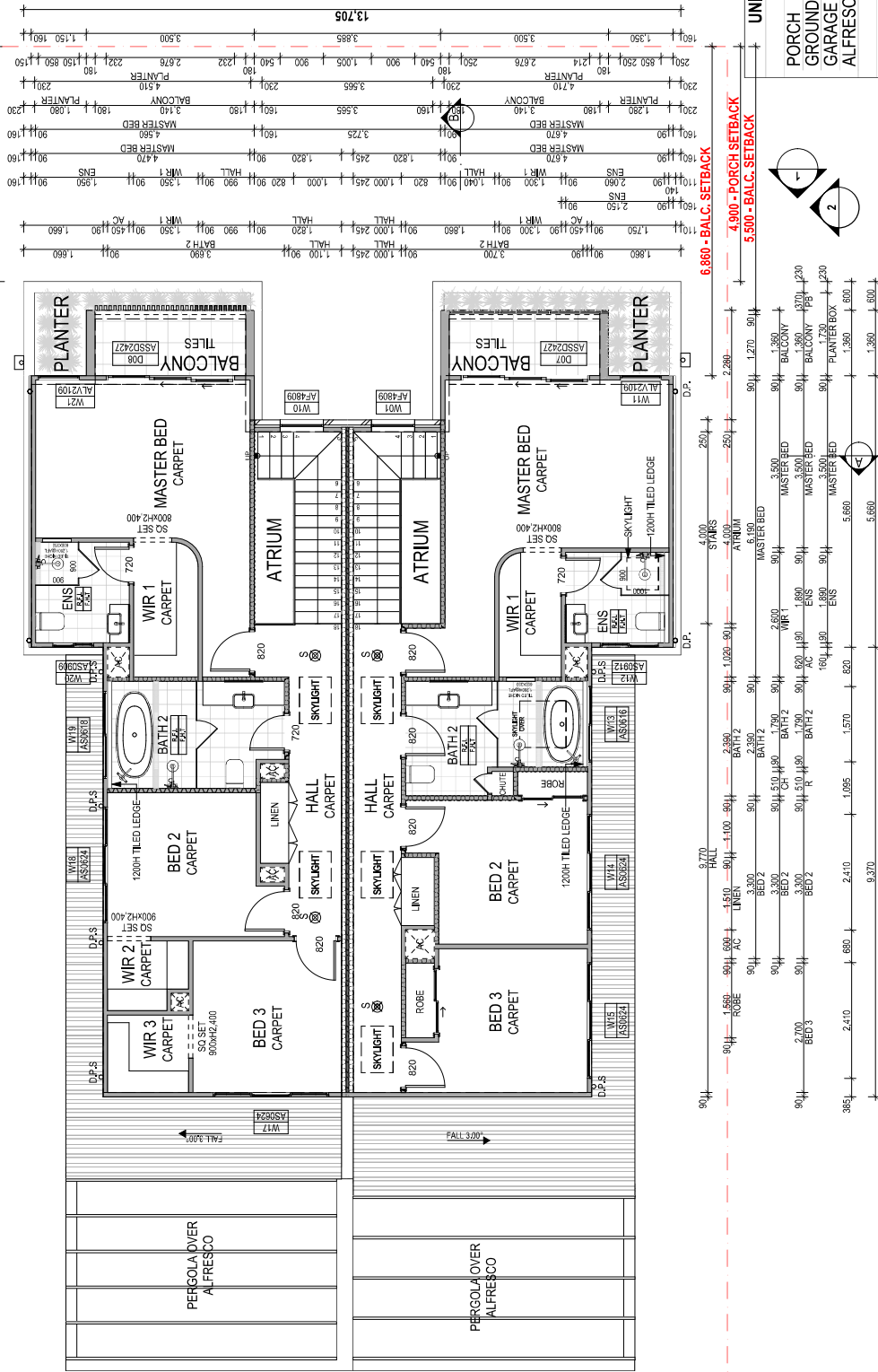
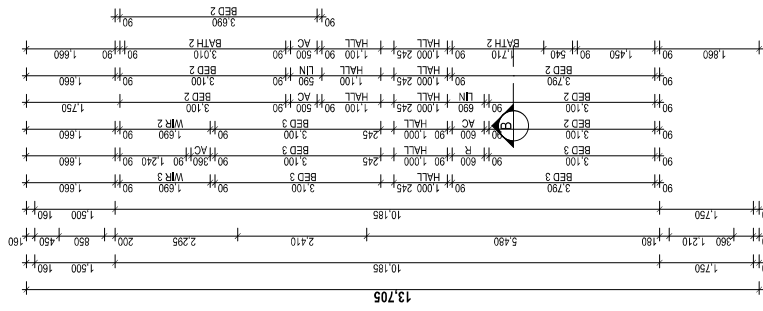
LODGE: DA - LODGEMENT PLANS

SCALE: 1:100 @ A3

PAGE NO: 4 of 26

REV: F

JOB NO: 15-1080



UNIT A - FLOOR AREA	
PORCH	3.28
GROUND FLOOR	87.61
GARAGE	21.73
ALFRESCO	21.81
	134.43 m²
FIRST FLOOR	84.38
BALCONY	4.76
	89.14 m²
	223.57 m²



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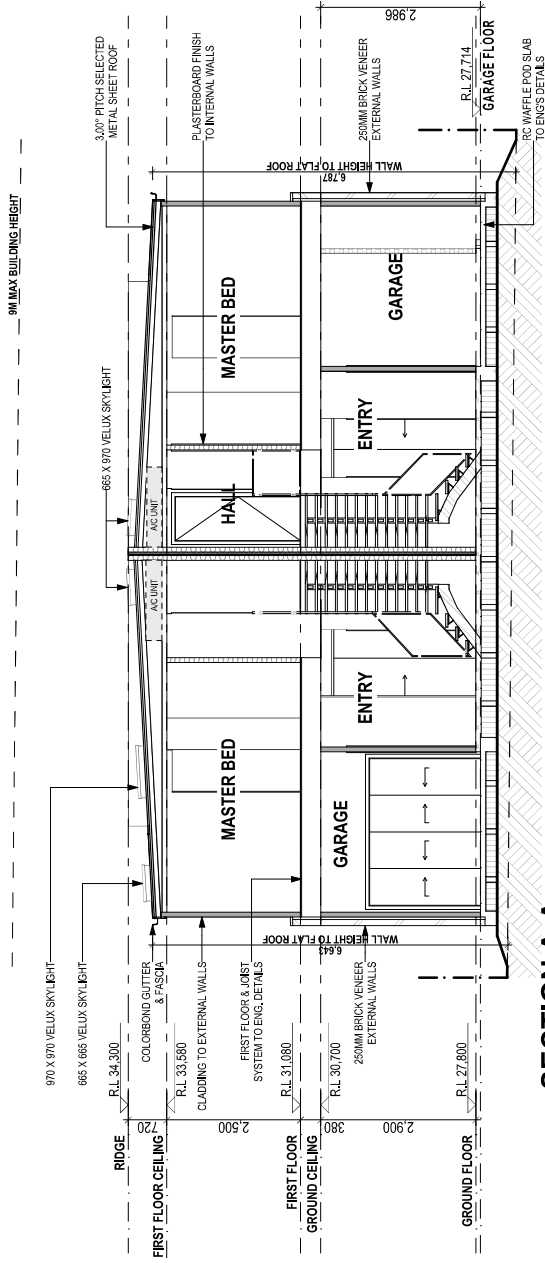
FOR:	MR & MRS KUMAR		DRAWING:	FIRST FLOOR PLAN		CHECKED:	SS	PROJECT:	DUAL OCCUPANCY	
ADDRESS:	LOT 78, 42 BELAR AVENUE VILLAWOOD NSW 2163		LODGE/MENT:	DEVELOPMENT APPLICATION		DATE DRAWN:	05/07/2025	PROJECT STAGE:	DA - LODGE/MENT PLANS	
COUNCIL:	CANTERBURY-BANKSTOWN COUNCIL		DP No:	36604		SCALE:	1:100 @ A3	PAGE NO:	5 of 26	JOB NO:
			CLIENT SIGNATURE:					REV:	F	15 - 1080

ROOF CALCULATIONS		
TYPE	PITCH	NET TOP SURFACE AREA m²
GROUND FLOOR		
METAL SHEET ROOF	29.98°	74.03
GROUND CEILING		
METAL SHEET ROOF	3.00°	37.51
		276.01 m²

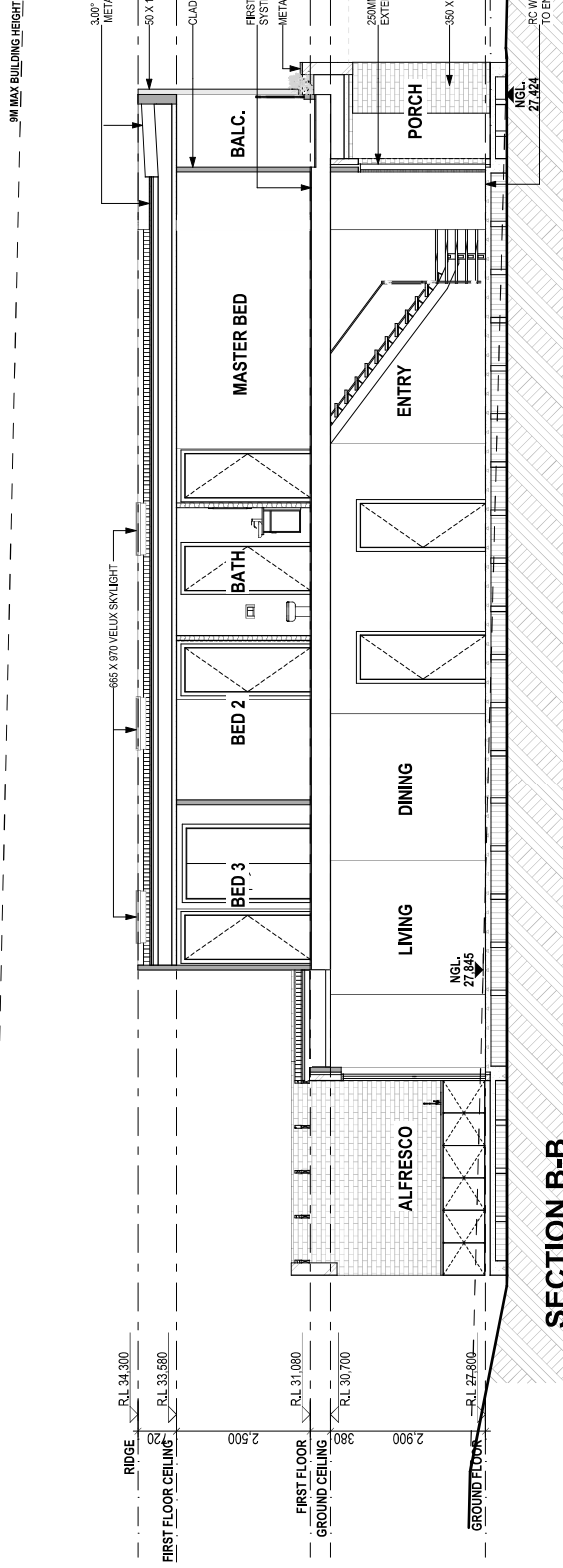


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BASIX COMMITMENTS	
R2.7 MIDFLOOR INSULATION THROUGHOUT	BOTH UNITS
R2.7 CEILING INSULATION TO GROUND & FIRST FLOOR (EXCLUDES GARAGE, BALCONY, PORCH & ALFRESCO)	BOTH UNITS
R2.7 EXTERNAL WALL INSULATION INCLUDING GARAGE EXTERNAL BRICK VENER WALLS (EXCLUDES DOUBLE BRICK WALL)	UNIT A
R2.7 EXTERNAL WALL INSULATION (EXCLUDES GARAGE EXTERNAL WALLS)	UNIT B
R2.7 WALL INSULATION TO GARAGE INTERNAL WALLS	BOTH UNITS
R2.7 NON-COMBUSTIBLE WALL INSULATION TO EXTERNAL WALLS (EXCLUDES PARTY WALL INSULATION WITHIN THE PARTY WALL)	BOTH UNITS
R2.7 INTERNAL WALL INSULATION (AS SHOWN ON PLAN)	REFER TO PLANS



SECTION A-A
1:100



SECTION B-B
1:100

BASIX COMMITMENTS - UNIT 42A

ENERGY COMMITMENTS

HOT WATER SYSTEM
GAS INSTANTANEOUS - 6 STARS

HEATING & COOLING SYSTEM

COOLING SYSTEM (OR A SYSTEM WITH HIGHER ENERGY RATING) IN AT LEAST 1x LIVING AREA & 1x BEDROOM: 3-
PHASE AIR CONDITIONING; ENERGY RATING: EER 3.0-3.5

HEATING SYSTEM (OR SYSTEM WITH HIGHER ENERGY RATING) IN AT LEAST 1x LIVING AREA & 1x BEDROOM: 3-
PHASRE AIR CONDITIONING; ENERGY RATING: EER 3.0-3.5

VENTILATION (EXHAUST FANS)

- BATHROOM
- DUCTED TO FAÇADE OR ROOF, MANUAL SWITCH ON/OFF
- KITCHEN RANGEHOOD:
- DUCTED TO FAÇADE OR ROOF, MANUAL SWITCH ON/OFF
- LAUNDRY
- NATURAL VENTILATION ONLY

ARTIFICIAL LIGHTING

THE APPLICANT MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT,
COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

POOL & SPA

- NO HEATING
- POOL PUMP TYPE NOT SPECIFIED, NO TIMER
- NO SPA

NATURAL LIGHTING TO

- KITCHEN
- 1x BATHROOMS/TOILETS

ALTERNATIVE ENERGY

- 2.5kW PHOTOVOLTAIC SYSTEM

OTHER

- FIXED OUTDOOR CLOTHESLINE
- GAS COOKTOP & ELECTRIC OVEN

WATER COMMITMENTS

3 STAR SHOWERHEADS (>7.5 BUT <=9L/MIN
3 STAR TOILET SUITES
3 STAR KITCHEN TAPS
3 STAR BATH TAPS

122.21m2 TOTAL ROOF AREA

3059L WATER TANK(S) MINIMUM CAPACITY
122.21m2 MINIMUM ROOF AREA TO TANK(S)

RAINWATER TANK(S) TO BE CONNECTED TO

- AT LEAST ONE OUTDOOR TAP
- ALL TOILETS
- CLOTHES WASHER
- SWIMMING POOL

BASIX COMMITMENTS - UNIT 42

ENERGY COMMITMENTS

HOT WATER SYSTEM
GAS INSTANTANEOUS - 6 STARS

HEATING & COOLING SYSTEM

COOLING SYSTEM (OR A SYSTEM WITH HIGHER ENERGY RATING) IN AT LEAST 1x LIVING AREA & 1x BEDROOM: 3-
PHASE AIR CONDITIONING; ENERGY RATING: EER 3.0-3.5

HEATING SYSTEM (OR SYSTEM WITH HIGHER ENERGY RATING) IN AT LEAST 1x LIVING AREA & 1x BEDROOM: 3-
PHASRE AIR CONDITIONING; ENERGY RATING: EER 3.0-3.5

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- BATHROOM
- DUCTED TO FAÇADE OR ROOF, MANUAL SWITCH ON/OFF
- KITCHEN RANGEHOOD:
- DUCTED TO FAÇADE OR ROOF, MANUAL SWITCH ON/OFF
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- NATURAL VENTILATION ONLY

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THE APPLICANT MUST ENSURE THAT A MINIMUM OF 80% OF LIGHT FIXTURES ARE FITTED WITH FLUORESCENT,
COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

POOL & SPA

- NO HEATING
- POOL PUMP TYPE NOT SPECIFIED, NO TIMER
- NO SPA

NATURAL LIGHTING TO

- KITCHEN
- 1x BATHROOMS/TOILETS

ALTERNATIVE ENERGY

- N/A

OTHER

- FIXED OUTDOOR CLOTHESLINE
- GAS COOKTOP & ELECTRIC OVEN

WATER COMMITMENTS

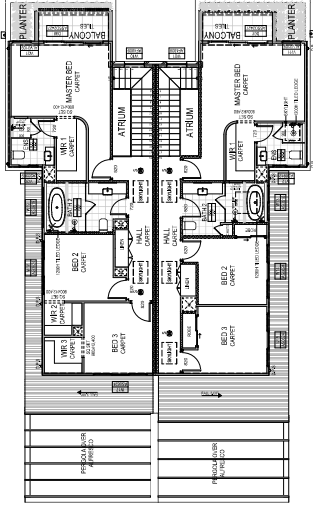
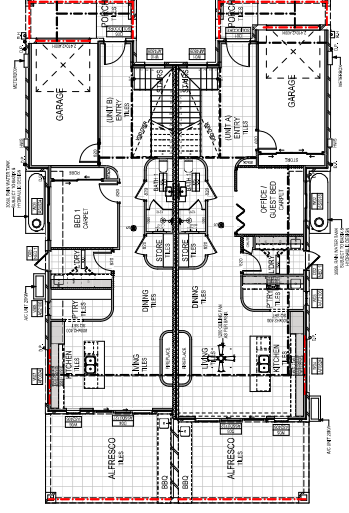
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3 STAR BATH TAPS

122.21m2 TOTAL ROOF AREA

3059L WATER TANK(S) MINIMUM CAPACITY
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RAINWATER TANK(S) TO BE CONNECTED TO

- AT LEAST ONE OUTDOOR TAP
- ALL TOILETS
- CLOTHES WASHER
- SWIMMING POOL



BASIX COMMITMENTS	
R2.7 MID-FLOOR INSULATION THROUGHOUT WALLS	BOTH UNITS
R2.0 CEILING INSULATION TO GROUND & FIRST FLOOR (EXCLUDES GARAGE, BALCONY, PORCH & ALFRESCO)	BOTH UNITS
R2.7 EXTERNAL WALL INSULATION INCLUDING GARAGE EXTERNAL BRICK VENEER WALLS (EXCLUDES DOUBLE BRICK WALL)	UNIT A
R2.7 EXTERNAL WALL INSULATION (EXCLUDES GARAGE EXTERNAL WALLS)	UNIT B
R2.7 WALL INSULATION TO GARAGE INTERNAL WALLS	BOTH UNITS
R2.7 NON-COMBUSTIBLE WALL INSULATION TO PANTRY WALLS (E.A TO BAL OF RS.4 WALL INSULATION WITHIN THE PARTY WALL)	BOTH UNITS
R2.7 INTERNAL WALL INSULATION (AS SHOWN ON PLAN)	REFER TO PLANS

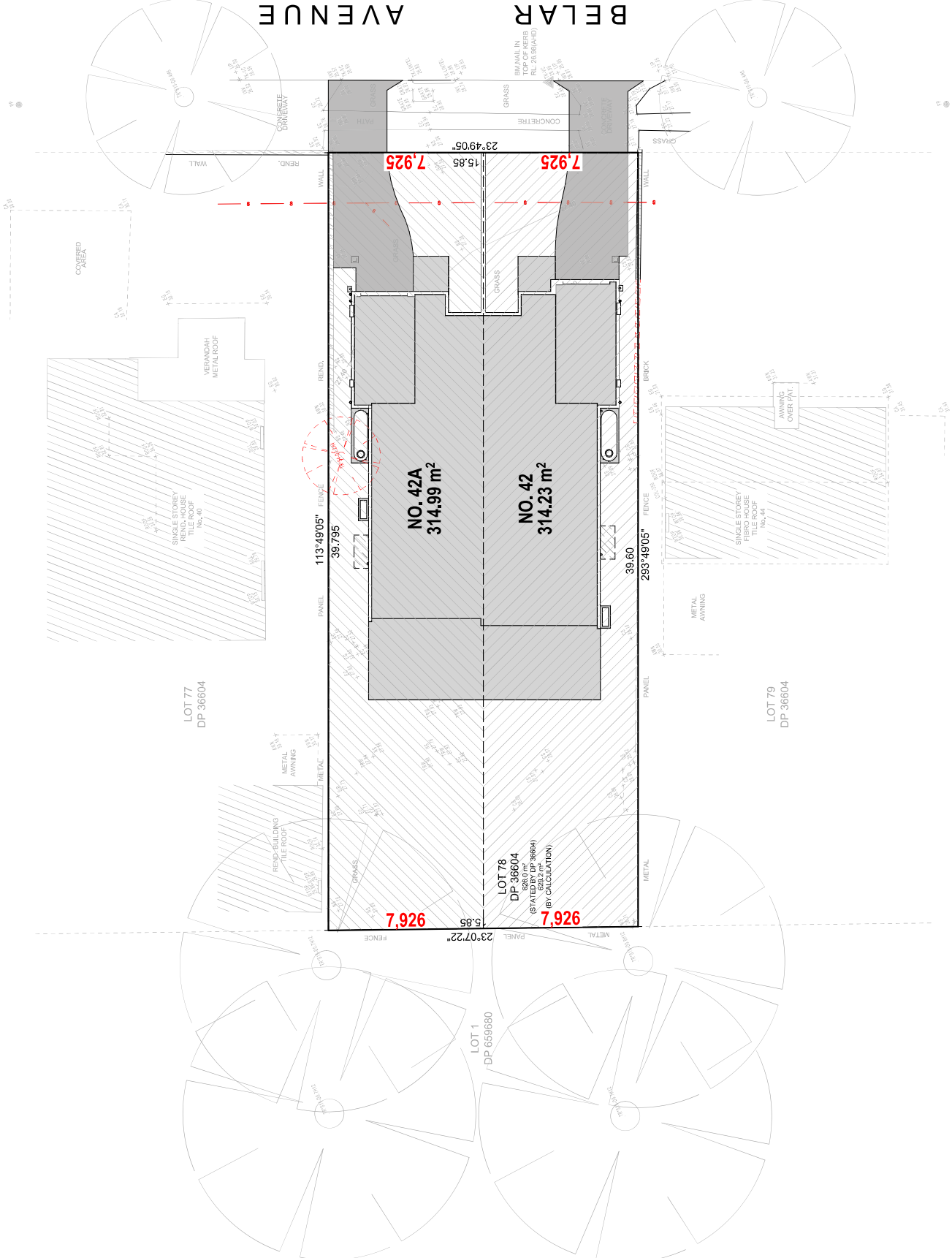
WINDOW SCHEDULE									
ID	ELEV. VIEW	SASH TYPE	SIZE		SILL HEIGHT	HEAD HEIGHT	SOR SET	OBS	GLAZING
			H	W					
W01		AF	4,800	900	980	5,780	N	N	LOW-E • DOUBLE GLAZED
W02		AS	860	1,810	1,540	2,400	N	N	LOW-E • DOUBLE GLAZED
W03		AAT	2,050	610	350	2,400	N	N	LOW-E • DOUBLE GLAZED
W04		AF	750	2,410	900	1,650	N	N	LOW-E • DOUBLE GLAZED
W05		AS	2,400	610	300	2,700	N	N	LOW-E • DOUBLE GLAZED
W06		AS	2,400	610	300	2,700	N	N	DOUBLE GLAZED
W07		AF	750	2,410	900	1,650	N	N	LOW-E • SINGLE GLAZED
W08		AS	2,050	610	350	2,400	N	N	LOW-E • SINGLE GLAZED
W09		AS	860	2,410	1,440	2,300	N	N	LOW-E • SINGLE GLAZED
W10		AF	4,800	900	980	5,780	N	N	LOW-E • SINGLE GLAZED
W11		ALV	2,126	850	274	2,400	N	N	LOW-E • SINGLE GLAZED
W12		AS	860	1,210	1,540	2,400	N	N	LOW-E • DOUBLE GLAZED
W13		AS	600	1,570	1,800	2,400	N	N	SINGLE GLAZED
W14		AS	600	2,410	1,800	2,400	N	N	LOW-E • DOUBLE GLAZED
W15		AS	600	2,410	1,800	2,400	N	N	LOW-E • DOUBLE GLAZED
W17		AS	600	2,410	1,800	2,400	N	N	LOW-E • SINGLE GLAZED
W18		AS	600	2,410	1,800	2,400	N	N	LOW-E • SINGLE GLAZED

WINDOW SCHEDULE									
ID	ELEV. VIEW	SASH TYPE	SIZE		SILL HEIGHT	HEAD HEIGHT	SOR SET	OBS	GLAZING
			H	W					
W19		AS	600	1,810	1,800	2,400	N	N	SINGLE GLAZED
W20		AS	860	850	1,540	2,400	N	N	LOW-E • SINGLE GLAZED
W20		AS	1,050	850	2,255	3,305	N	N	LOW-E • SINGLE GLAZED
W21		ALV	2,126	850	274	2,400	N	N	LOW-E • SINGLE GLAZED

--	--	--	--	--	--	--	--	--	--

EXTERNAL DOOR SCHEDULE

ID	ELEV. VIEW	DESCRIPTION	SASH TYPE	SIZE		GLAZING	ROOM NAME	NOTE
				H	W			
D01		CASTELLATED SOLIDCORE DOOR	DOOR	2,340	1,020	N/A	ENTRY	
D02		NED 1 TRANSLUCENT GLAZED DOOR	DOOR	2,400	820	LOW-E • SINGLE GLAZED	LAUNDRY	
D03		N/A	ASSD	2,700	3,216	LOW-E • DOUBLE GLAZED	LIVING	
D04		N/A	ASSD	2,700	2,676	LOW-E • DOUBLE GLAZED	LIVING	
D05		NED 1 TRANSLUCENT GLAZED DOOR	DOOR	2,400	820	LOW-E • SINGLE GLAZED	LAUNDRY	
D06		CASTELLATED SOLIDCORE DOOR	DOOR	2,340	920	N/A	ENTRY	
D07		N/A	ASSD	2,400	2,676	LOW-E • DOUBLE GLAZED	BALCONY	
D08		N/A	ASSD	2,400	2,676	LOW-E • DOUBLE GLAZED	BALCONY	



SITEWORK STAGES

NOTE: THE SITE CONSTRUCTION WORKS WILL BE COMPLETED IN THE FOLLOWING STAGES:

- STAGE 1: SITE SETUP (ONE OFF)
- STAGE 2: DETAILED DEMOLITION AND SALVAGE (LOW CYCLE)
- STAGE 3: GENERAL DEMOLITION, PILING AND EXCAVATION (MEDIUM CYCLE)
- STAGE 4: SURFACE EXCAVATION AND UNDERPINNING (MEDIUM CYCLE)
- STAGE 5: BULK EXCAVATION (HIGH CYCLE)
- STAGE 6: CRANE INSTALLATION (ONE OFF)
- STAGE 7: BUILDING STRUCTURE (HIGH CYCLE)
- STAGE 8: CRANE REMOVAL (ONE OFF)
- STAGE 9: CONSTRUCTION (GENERAL) (MEDIUM CYCLE)

DEFINITIONS

- ONE OFF: SINGLE DAYS OF ACTIVITY FOR DELIVERY AND INSTALLATION ASSOCIATED WITH TRAILER MOBILE CRANE AGE SUBJECT TO SEPARATE CRANE AGE PERMITS OR THE USE OF LIFTING EQUIPMENT FOR HEAVY MACHINERY DELIVERY.
- LOW CYCLE: FEW TRUCK MOVEMENTS (UP TO 1 PER HOUR (8 PER DAY))
- MEDIUM CYCLE: INCREASING TRUCK MOVEMENT (UP TO 2 PER HOUR (16 PER DAY))
- HIGH CYCLE: HIGH TRUCK MOVEMENTS (UP TO 3 PER HOUR (24 PER DAY))

ANTICIPATED DUST DISTURBANCE

NOTE: THE FOLLOWING CONSTRUCTION PROCESSES ARE ANTICIPATED TO GENERATE DUST
SITE CLEARANCE

GROUND EXCAVATION
MASONRY MATERIAL DELIVERY

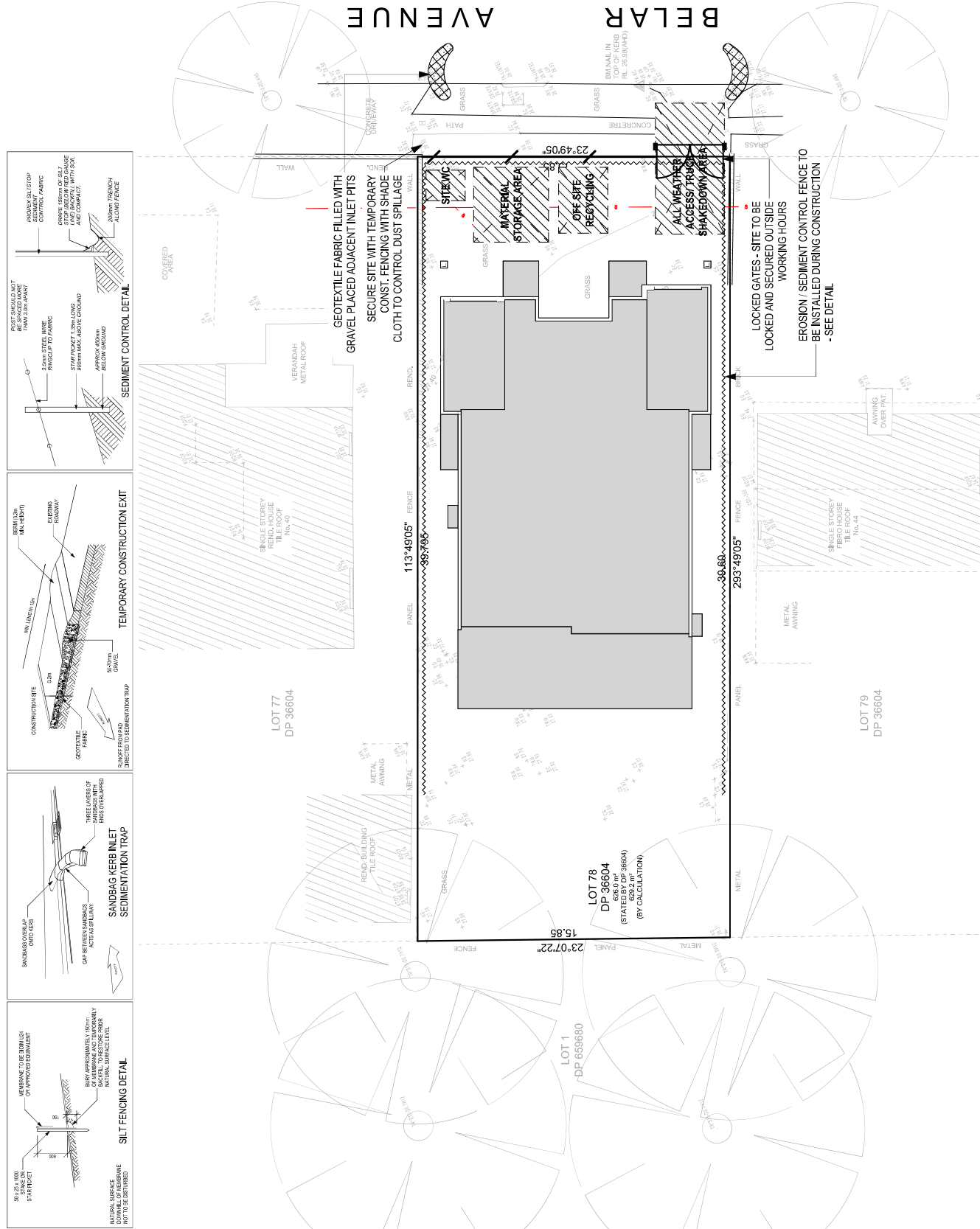
TO CONTROL DUST, A COMBINATION OF THE FOLLOWING MEASURES WILL BE IMPLEMENTED:
BOUNDARY FENCES FITTING WITH SHADE CLOTH

EXCAVATION - TO BE WATERED DOWN AT THE EXCAVATION FACE
MATERIAL STOCK PILES - TO BE WATERED DOWN AND COVERED WITH PLASTIC

SCAFFOLD - TO BE FITTED WITH SHADE CLOTH
TRUCKS - TIPPER TRAYS TO BE COVERED WITH PROTECTIVE SHADE CLOTH
SITE DISTURBANCE - KEEP TO A MINIMUM AT ANY ONE TIME

REDUCE WORKS ON HIGH WIND DAYS
REGULAR CLEAR DRY SEDIMENT MATERIAL FROM SEDIMENT BARRIERS

BROOM SWEEPING TO BE KEPT TO A MINIMUM.





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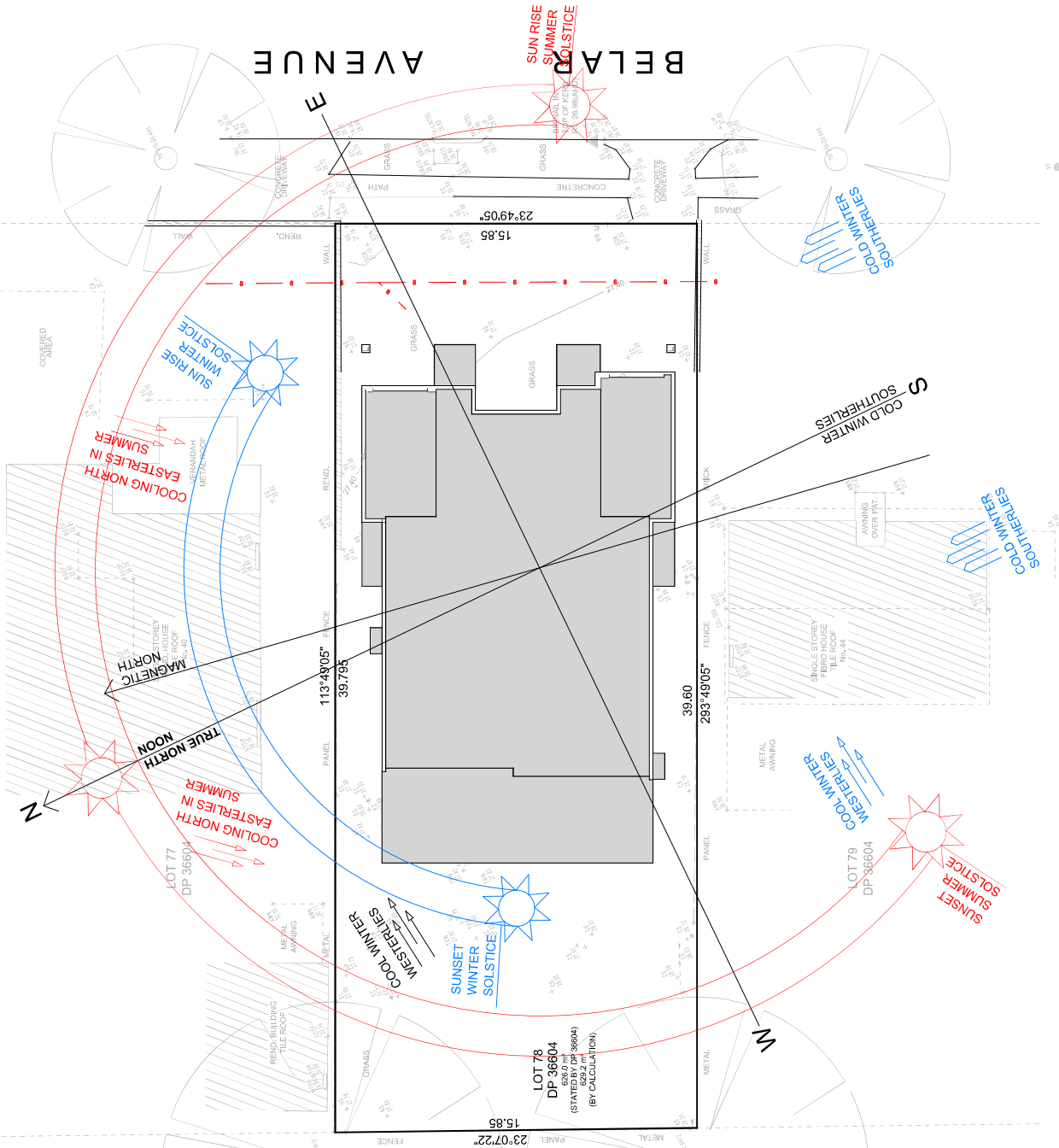
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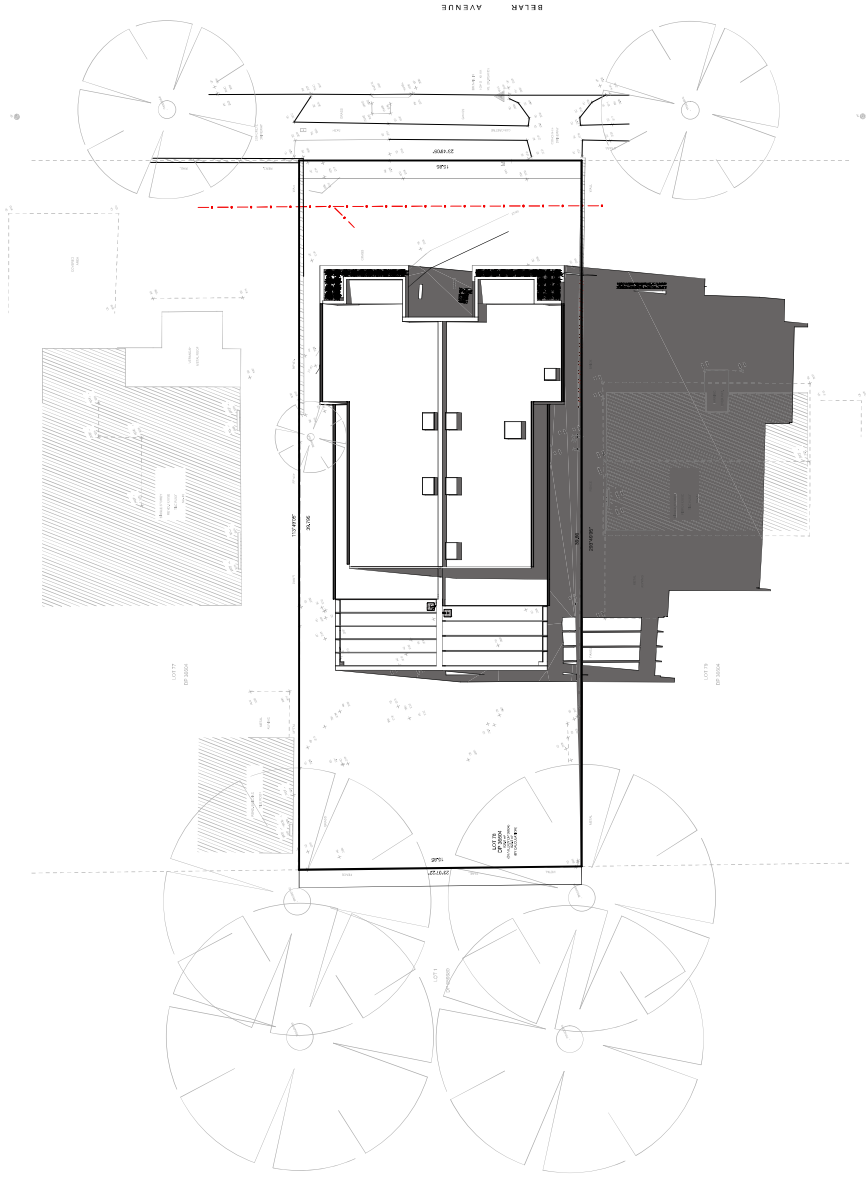
FOR:	MR & MRS KUMAR
ADDRESS:	LOT 78, 42 BELAR AVENUE VILLAWOOD NSW 2163
COUNCIL:	CANTERBURY-BANKSTOWN COUNCIL

	DRAWING:	SITE MANAGEMENT/SEDIMENT PLAN
	LODGE/MENT:	DEVELOPMENT APPLICATION
DP No:	CLIENT SIGNATURE:	
	36604	

DRAWN:	SS	CHECKED:	SS	PROJECT:	DUAL OCCUPANCY
DATE DRAWN:				PROJECT STAGE:	DA - LODGEMENT PLAN
05/07/2025		PAGE NO:	13 of 26	REV:	F
SCALE:		1:200 @ A3		JOB NO:	15-10



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JUNE 21 9am
1:300



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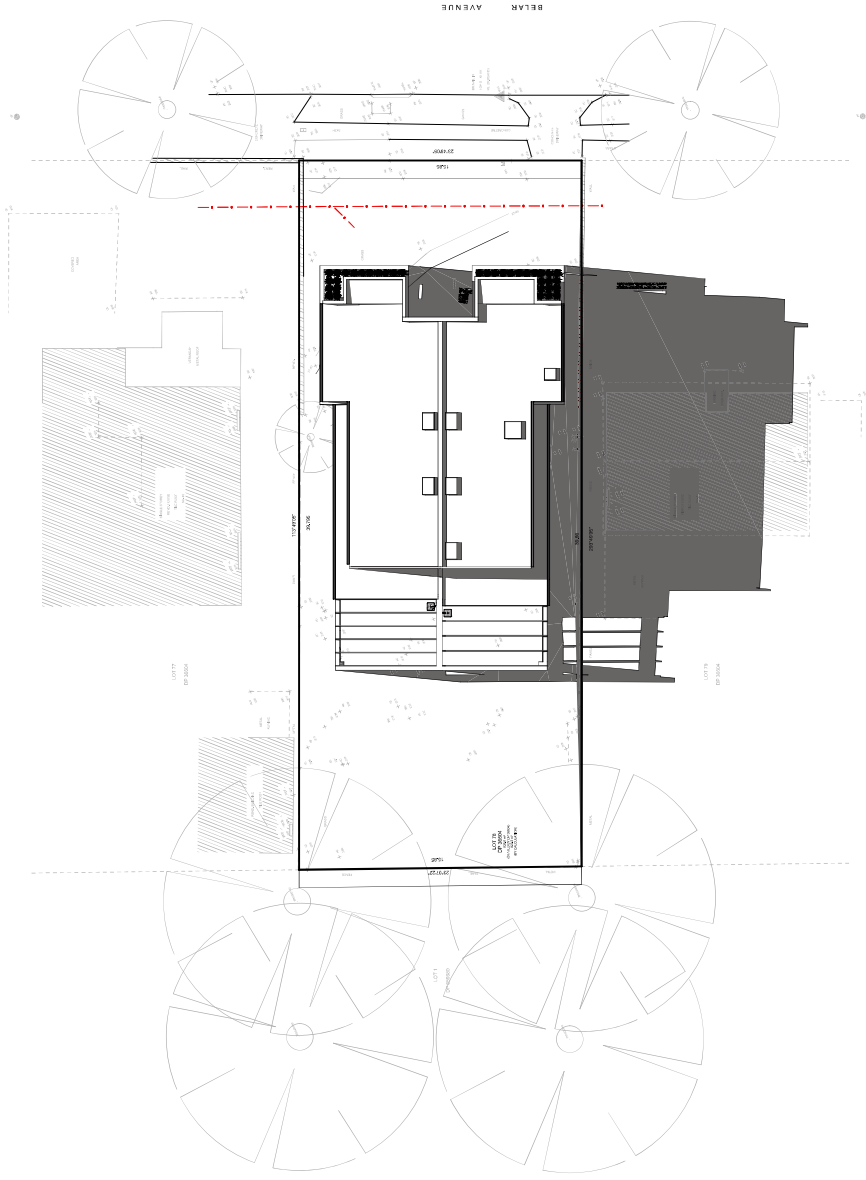
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COUNCIL: **CANTERBURY-BANKSTOWN COUNCIL**
DP No: **36604**

DRAWING: **JUNE 9AM SHADOW DIAGRAMS**
LODGE/MENT: **DEVELOPMENT APPLICATION**
CLIENT SIGNATURE: _____

DRAWN: **SS**
CHECKED: **SS**
DATE DRAWN: **05/07/2025**
SCALE: **1:300 @ A3**

PROJECT: **DUAL OCCUPANCY**
PROJECT STAGE: **DA - LODGEMENT PLANS**
PAGE NO: **15 of 26**
REV: **F**
JOB NO: **15-1080**



JUNE 21 10am
1:300



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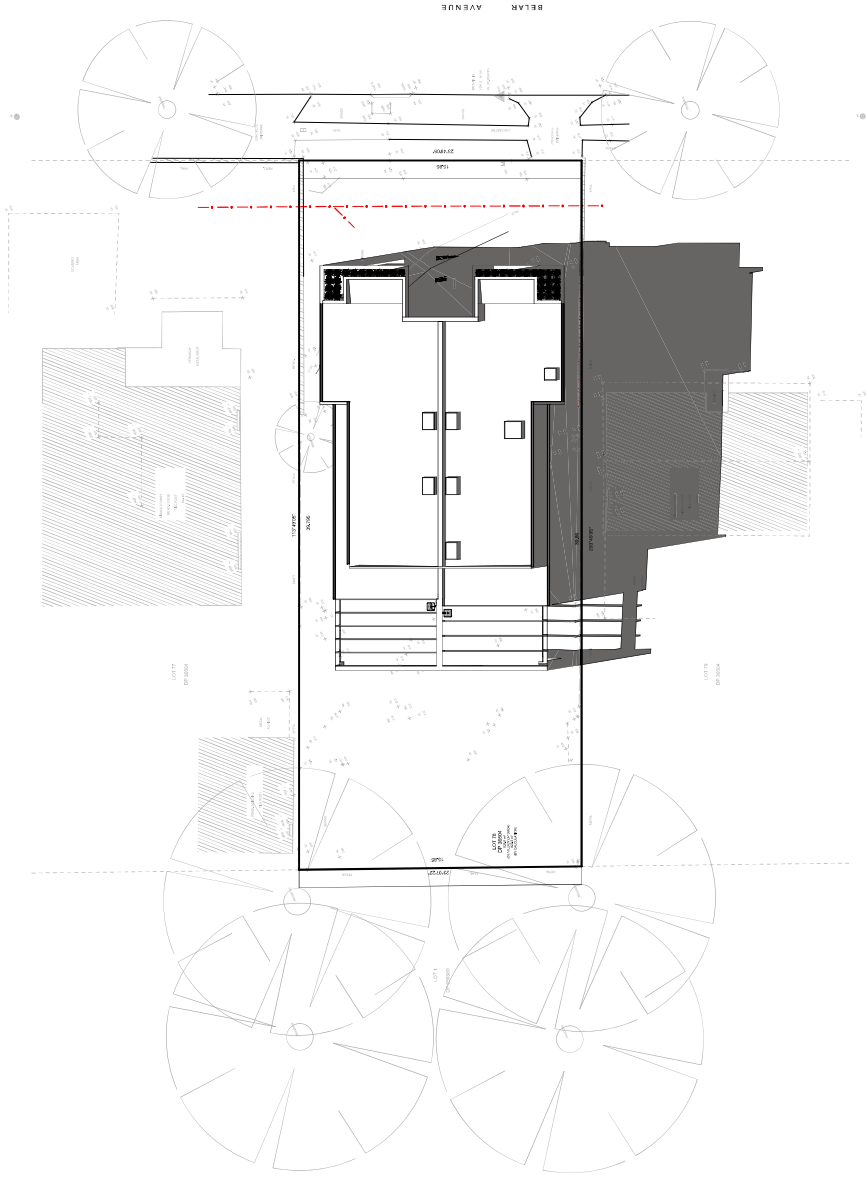
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DATE DRAWN: **05/07/2025** PROJECT STAGE: **DA - LODGEMENT PLANS**
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JUNE 21 11am
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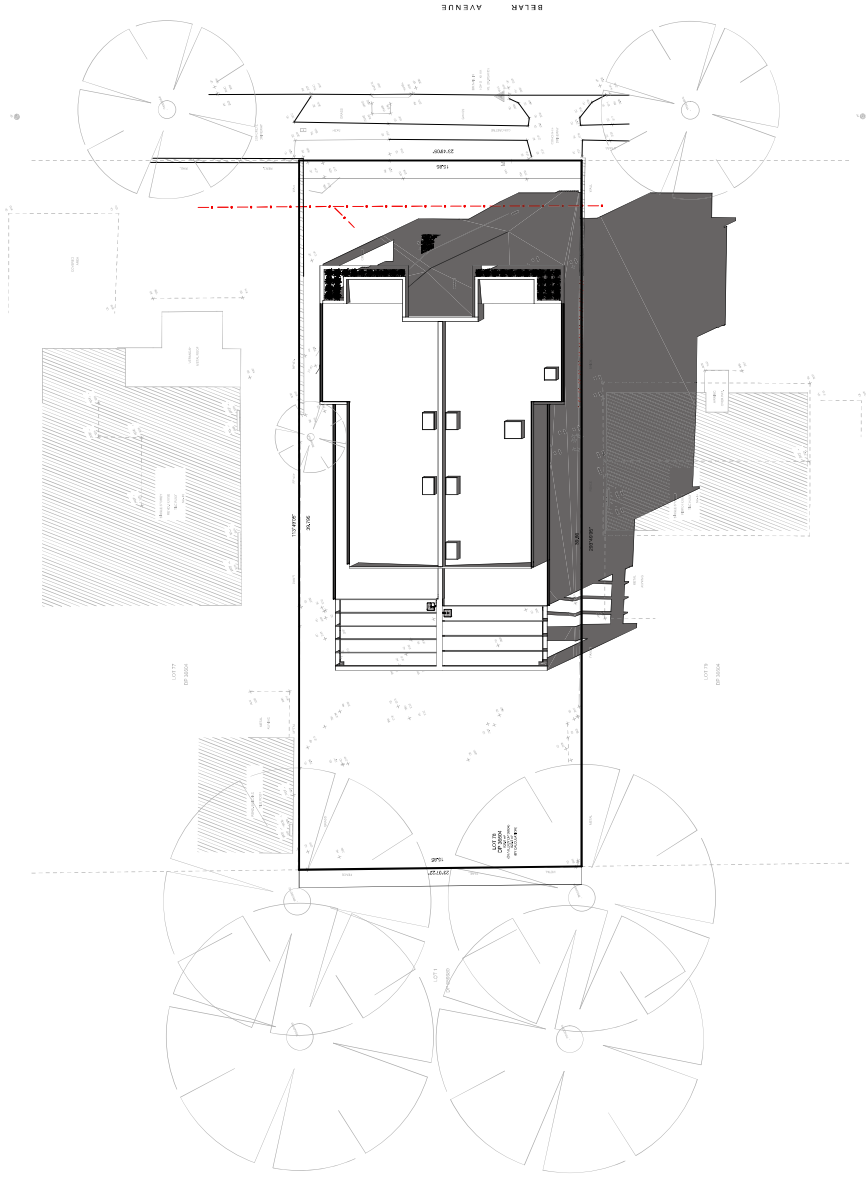
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LODGE/MENT: DEVELOPMENT APPLICATION
CLIENT SIGNATURE: _____



DRAWN: SS
CHECKED: SS
DATE DRAWN: 05/07/2025
SCALE: 1:300 @ A3

PROJECT: DUAL OCCUPANCY
PROJECT STAGE: DA - LODGEMENT PLANS
PAGE NO: 17 of 26
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JUNE 21 12pm
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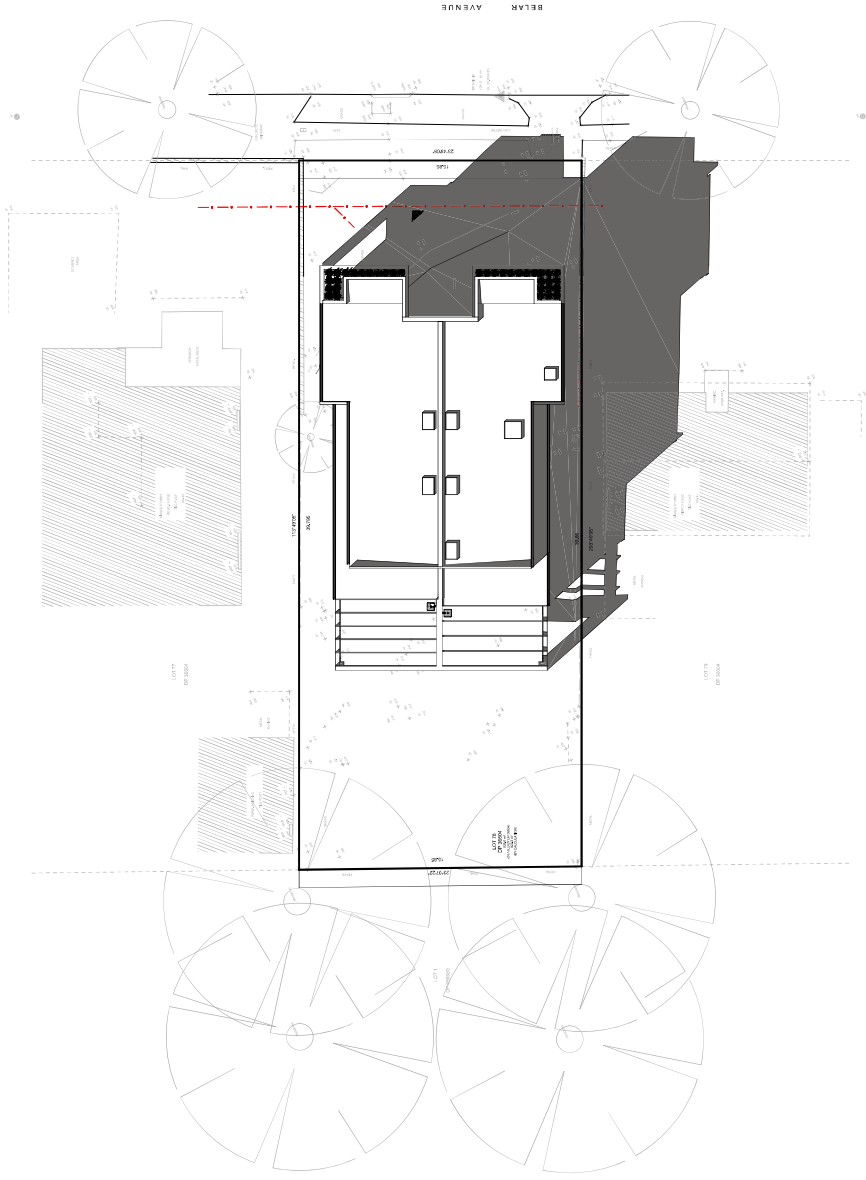
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DRAWING: **JUNE 12PM SHADOW DIAGRAMS**
LODGE/MENT: **DEVELOPMENT APPLICATION**
CLIENT SIGNATURE: _____

DRAWN: **SS**
DATE DRAWN: **05/07/2025**
SCALE: **1:300 @ A3**

CHECKED: **SS**
PROJECT: **DUAL OCCUPANCY**
PROJECT STAGE: **DA - LODGEMENT PLANS**
PAGE NO: **18 of 26**
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JUNE 21 1pm
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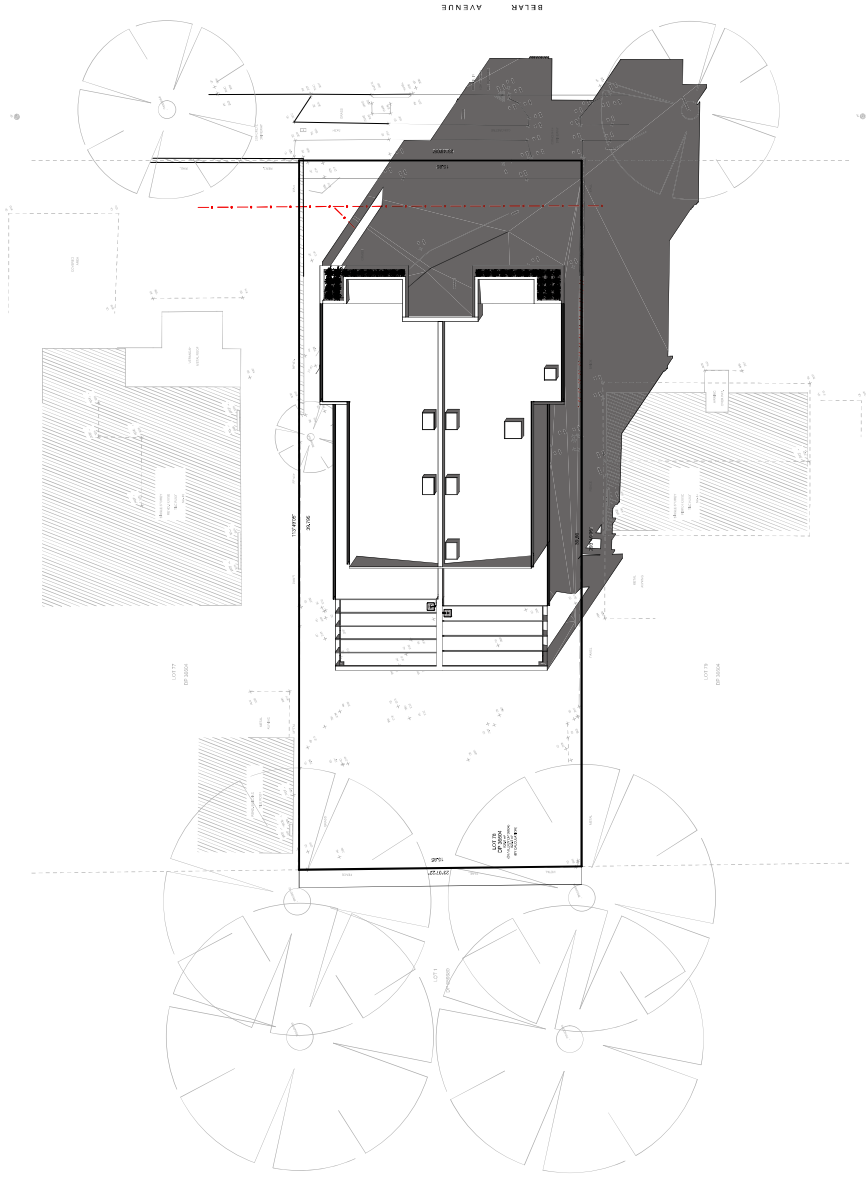
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LODGE/MENT: **DEVELOPMENT APPLICATION**
CLIENT SIGNATURE: _____



DRAWN: **SS** CHECKED: **SS** PROJECT: **DUAL OCCUPANCY**
DATE DRAWN: **05/07/2025** PROJECT STAGE: **DA - LODGEMENT PLANS**
SCALE: **1:300 @ A3** PAGE NO: **19 of 26** REV: **F** JOB NO: **15-1080**



JUNE 21 2pm
1:300



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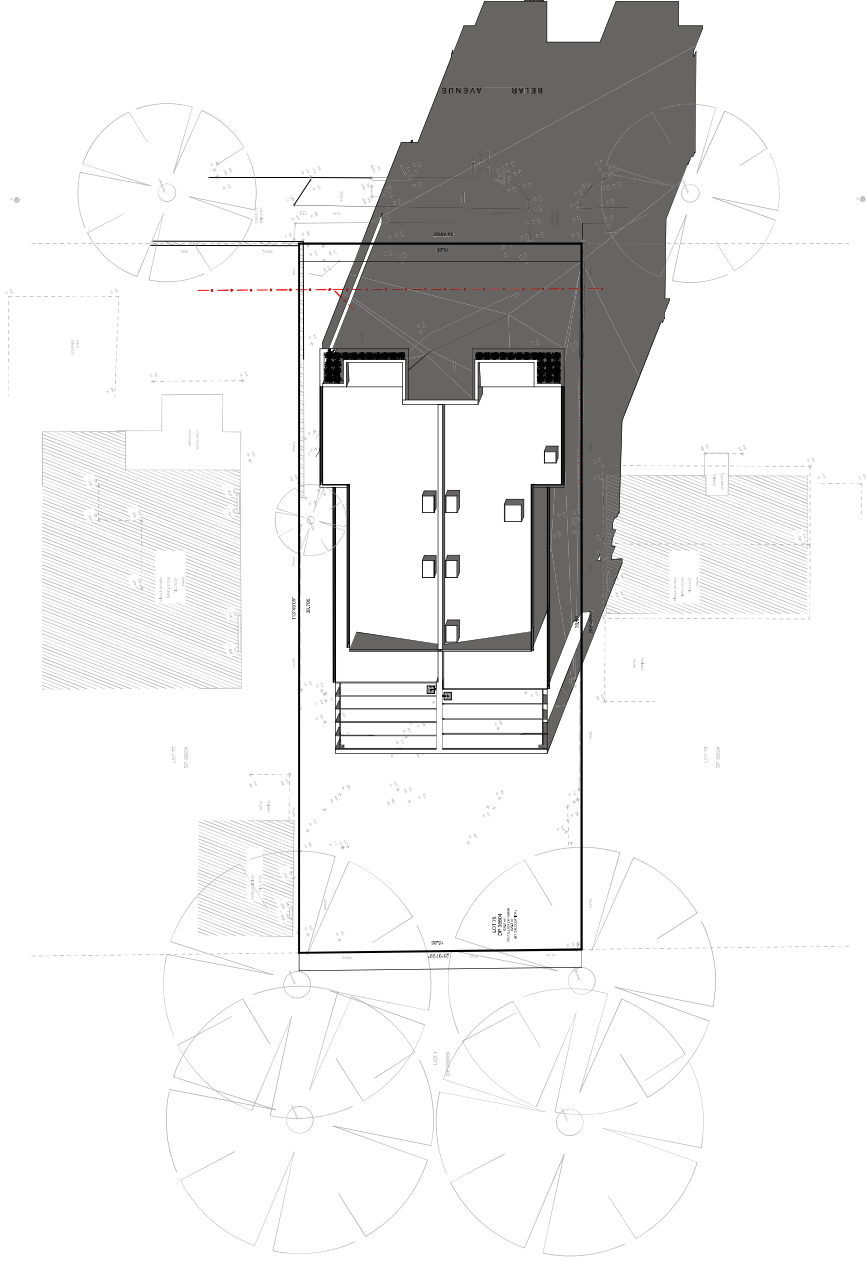
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DRAWING: **JUNE 2PM SHADOW DIAGRAMS**
LODGE/MENT: **DEVELOPMENT APPLICATION**
CLIENT SIGNATURE: _____



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DATE DRAWN: 05/07/2025	DATE DRAWN: 05/07/2025	PROJECT STAGE: DA - LODGEMENT PLANS
SCALE: 1:300 @ A3	PAGE NO: 20 of 26	REV: F
	JOB NO: 15-1080	



JUNE 21 3pm
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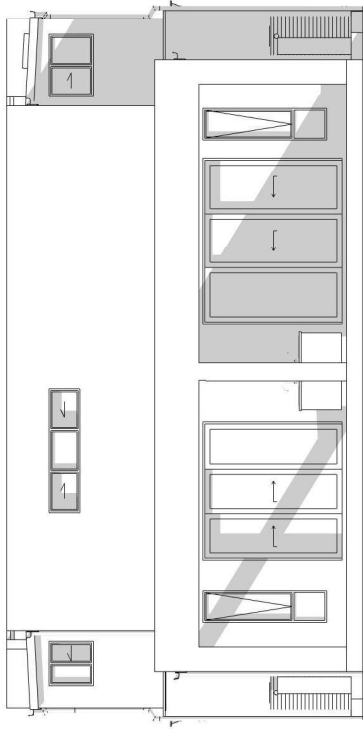
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LODGE/MENT: **DEVELOPMENT APPLICATION**
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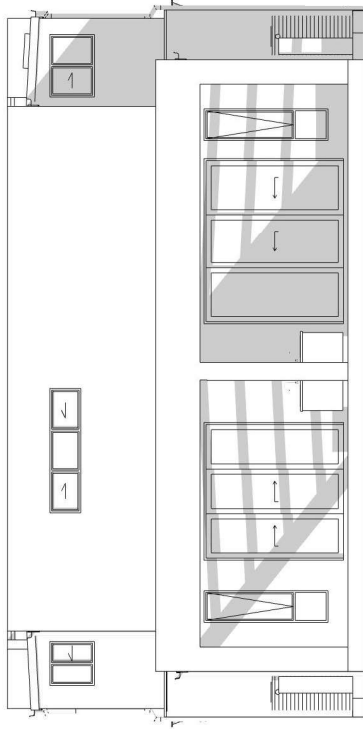


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PROJECT: **DUAL OCCUPANCY**
PROJECT STAGE: **DA - LODGEMENT PLANS**
PAGE NO: **21 of 26**
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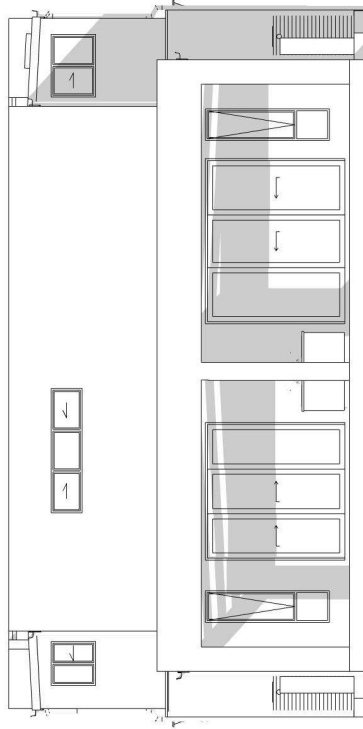
ELEVATION 3 - 11AM SHADOWS

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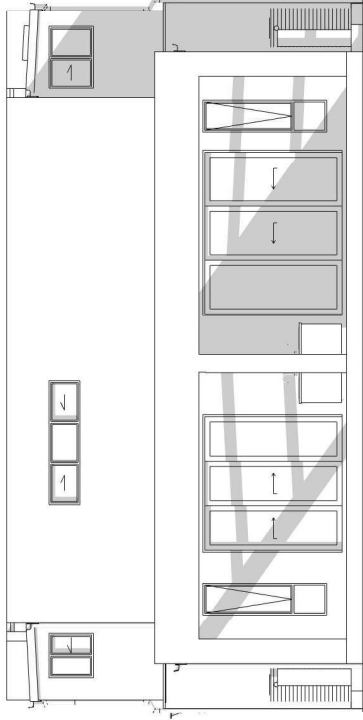
ELEVATION 3 - 1PM SHADOWS

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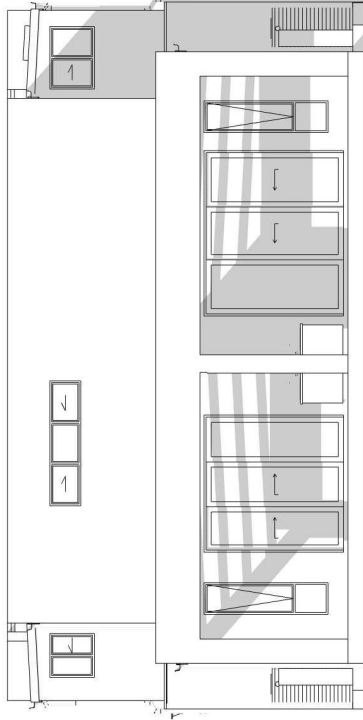
ELEVATION 3 - 3PM SHADOWS

1:300



ELEVATION 3 - 12PM SHADOWS

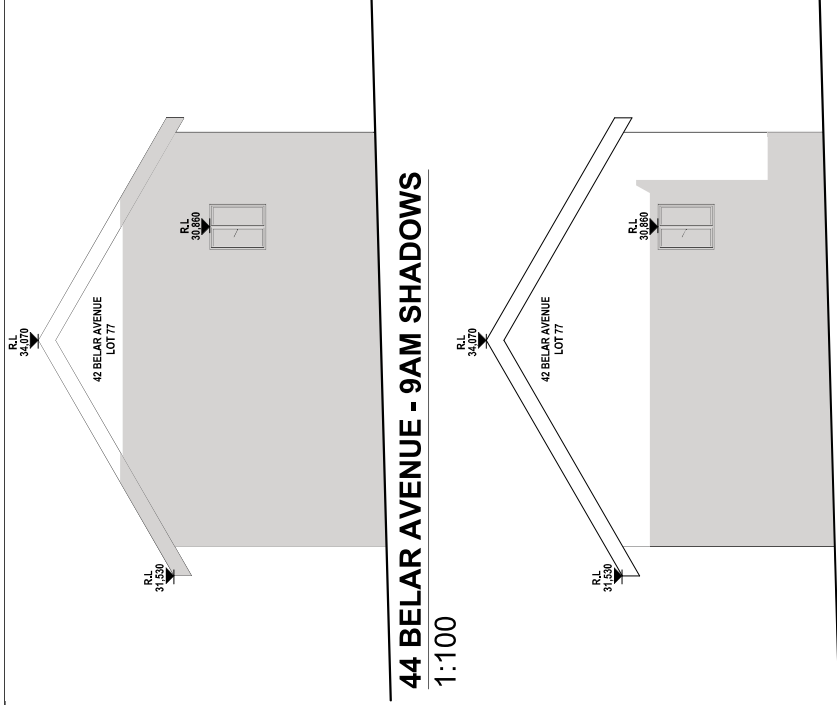
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ELEVATION 3 - 2PM SHADOWS

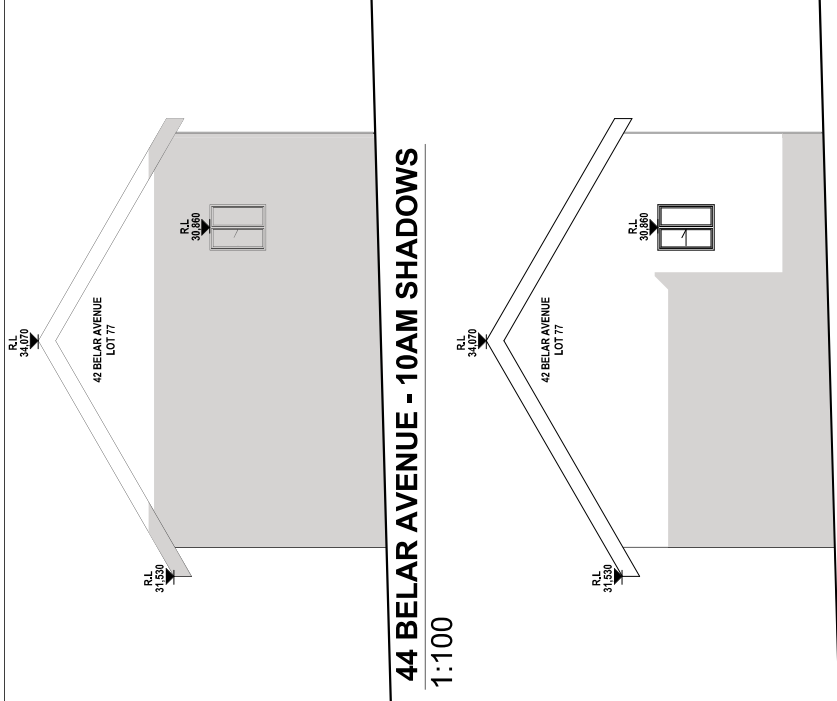
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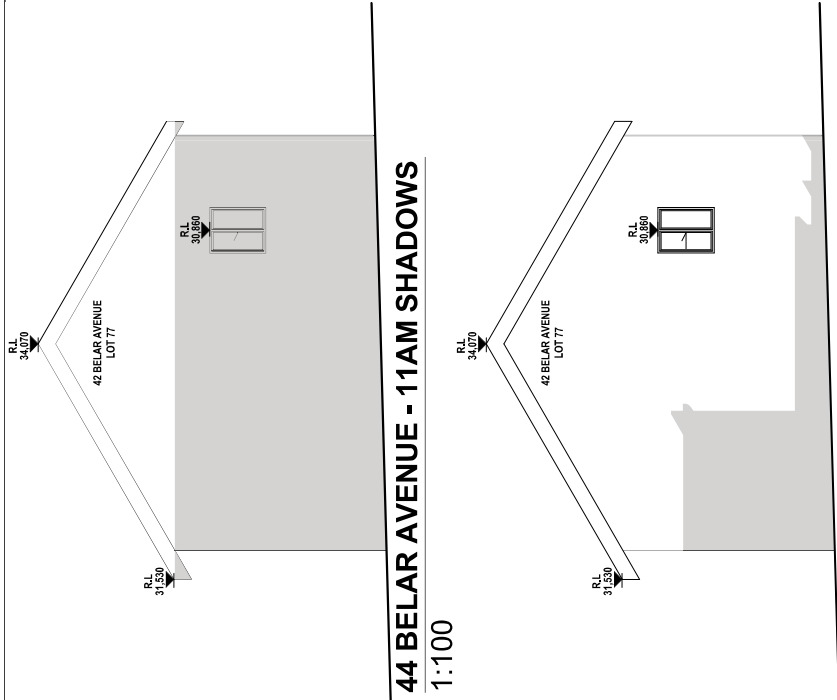
44 BELAR AVENUE - 9AM SHADOWS

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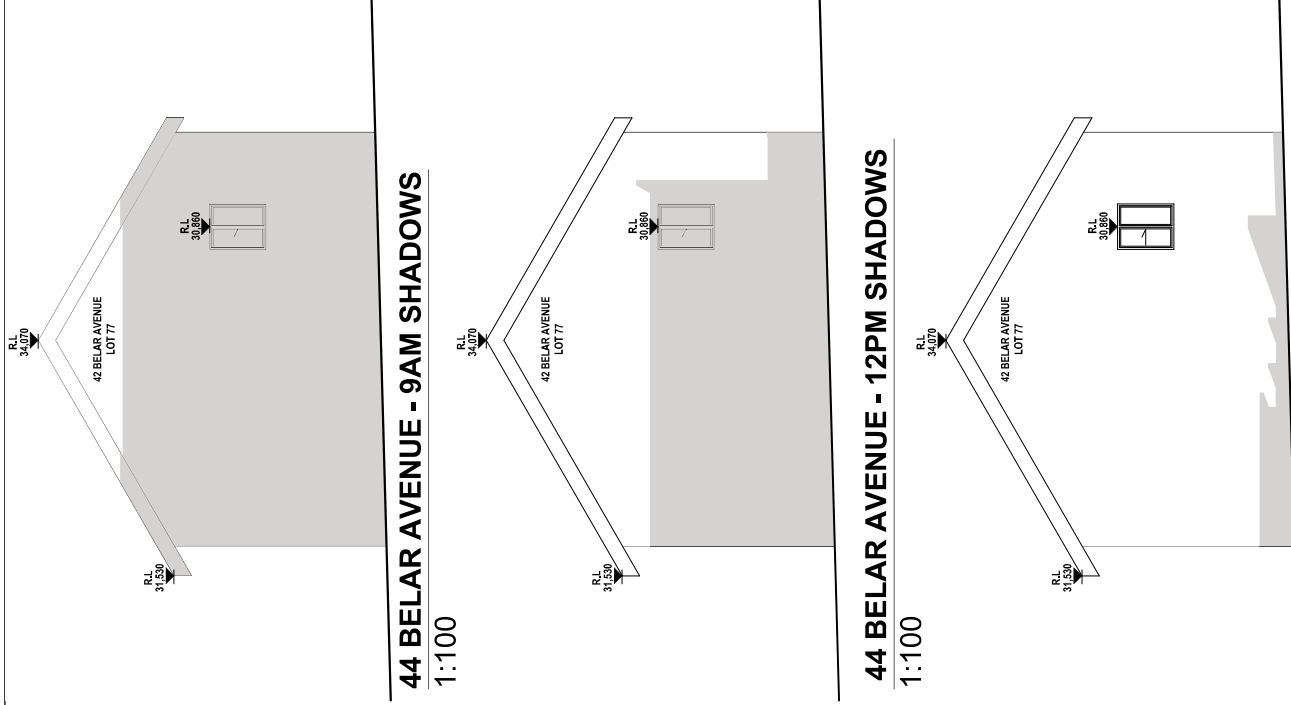
44 BELAR AVENUE - 10AM SHADOWS

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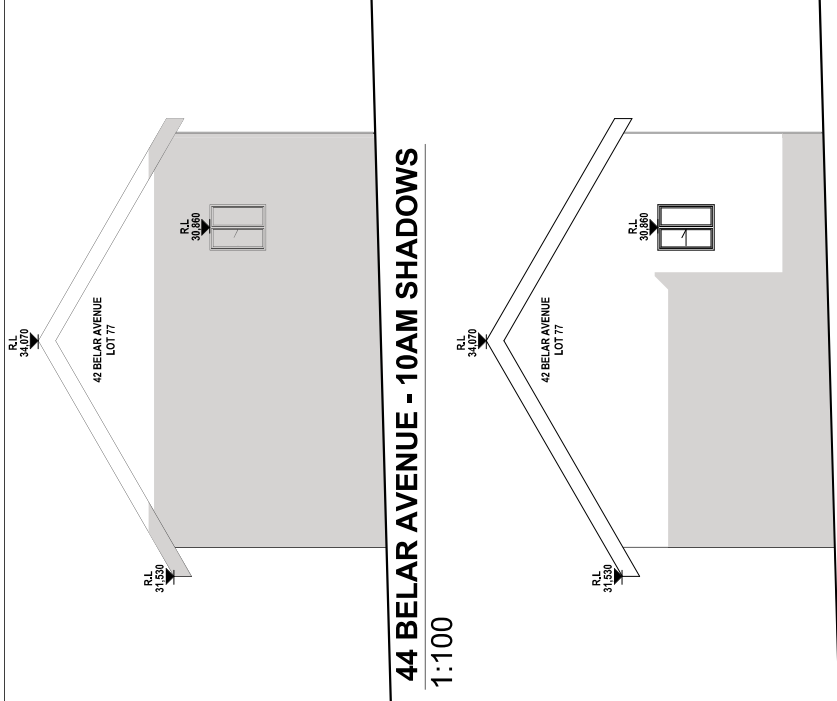
44 BELAR AVENUE - 11AM SHADOWS

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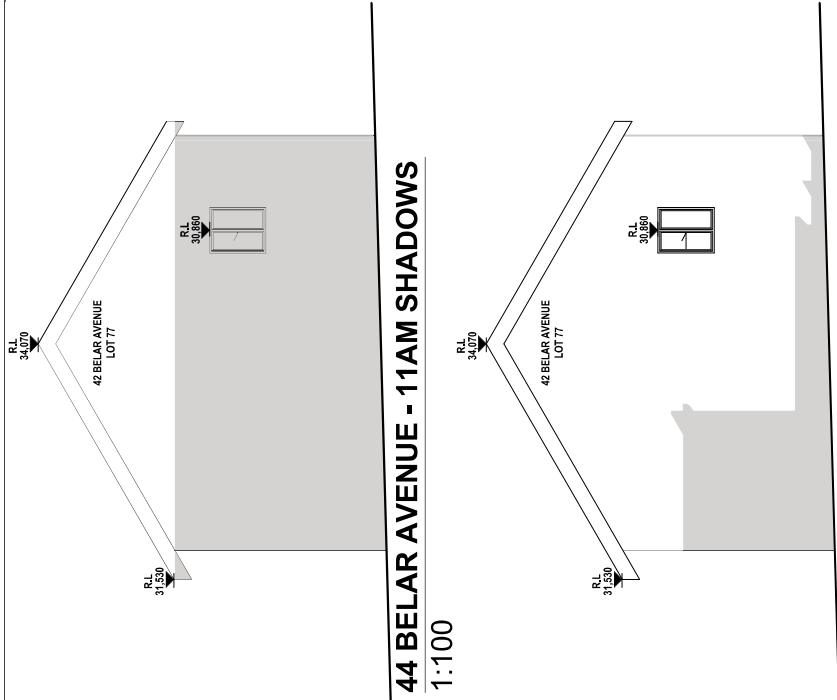
44 BELAR AVENUE - 12PM SHADOWS

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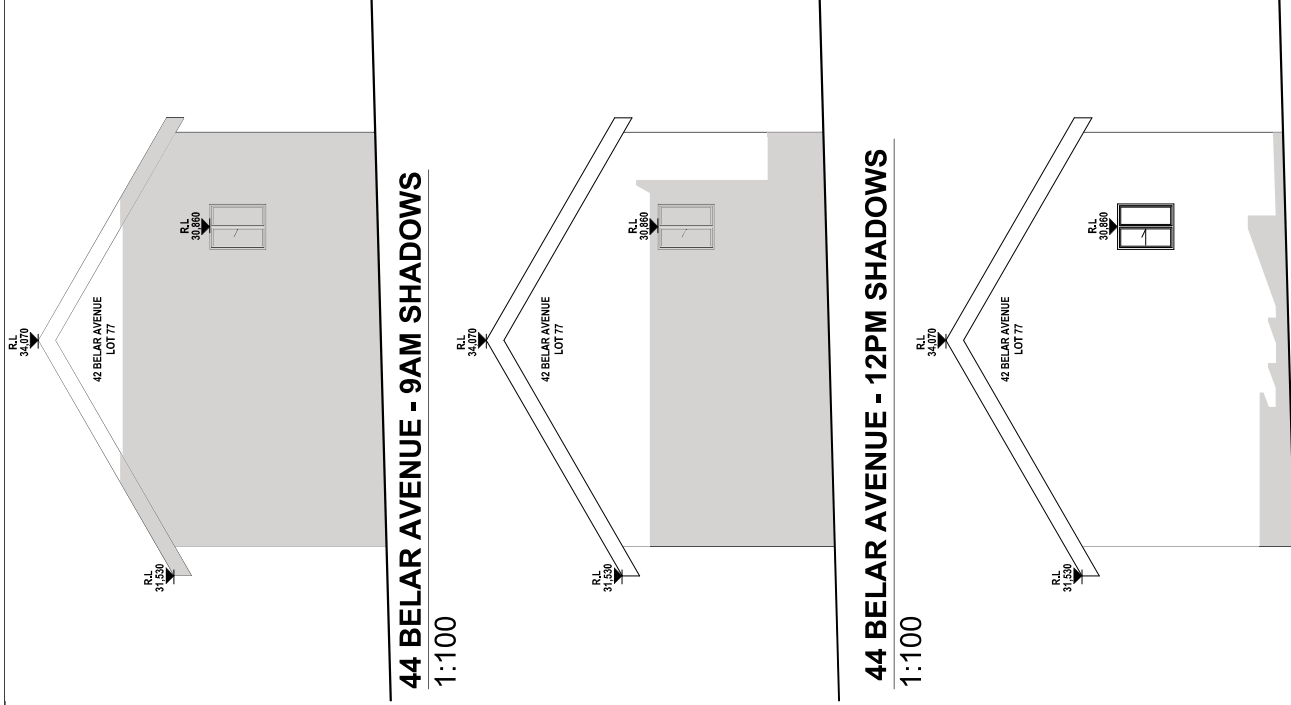
44 BELAR AVENUE - 1PM SHADOWS

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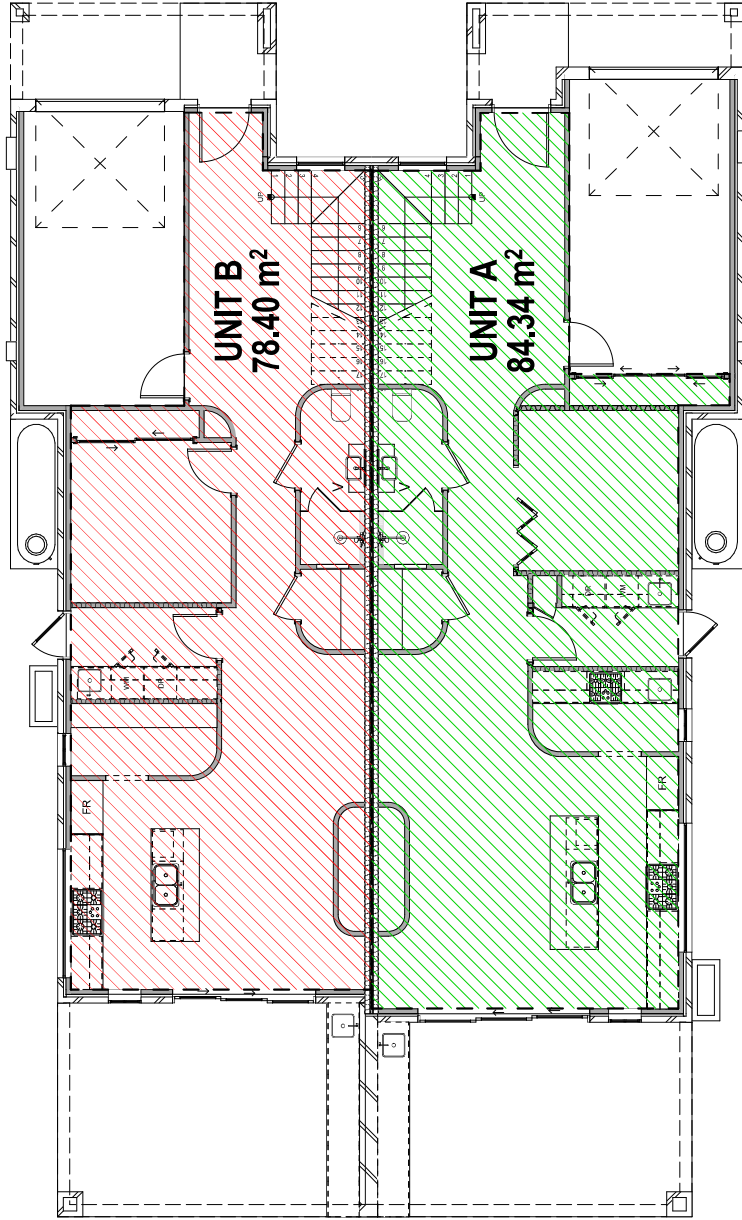
44 BELAR AVENUE - 2PM SHADOWS

1:100



44 BELAR AVENUE - 3PM SHADOWS

1:100



FLOOR SPACE RATIO CALCS - GROUND FLOOR

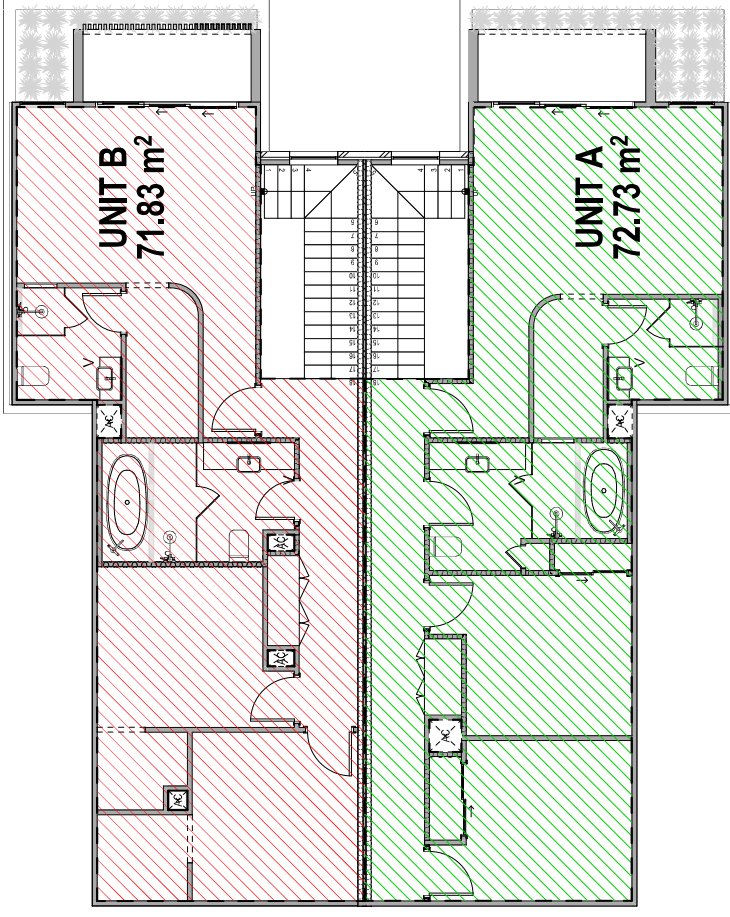
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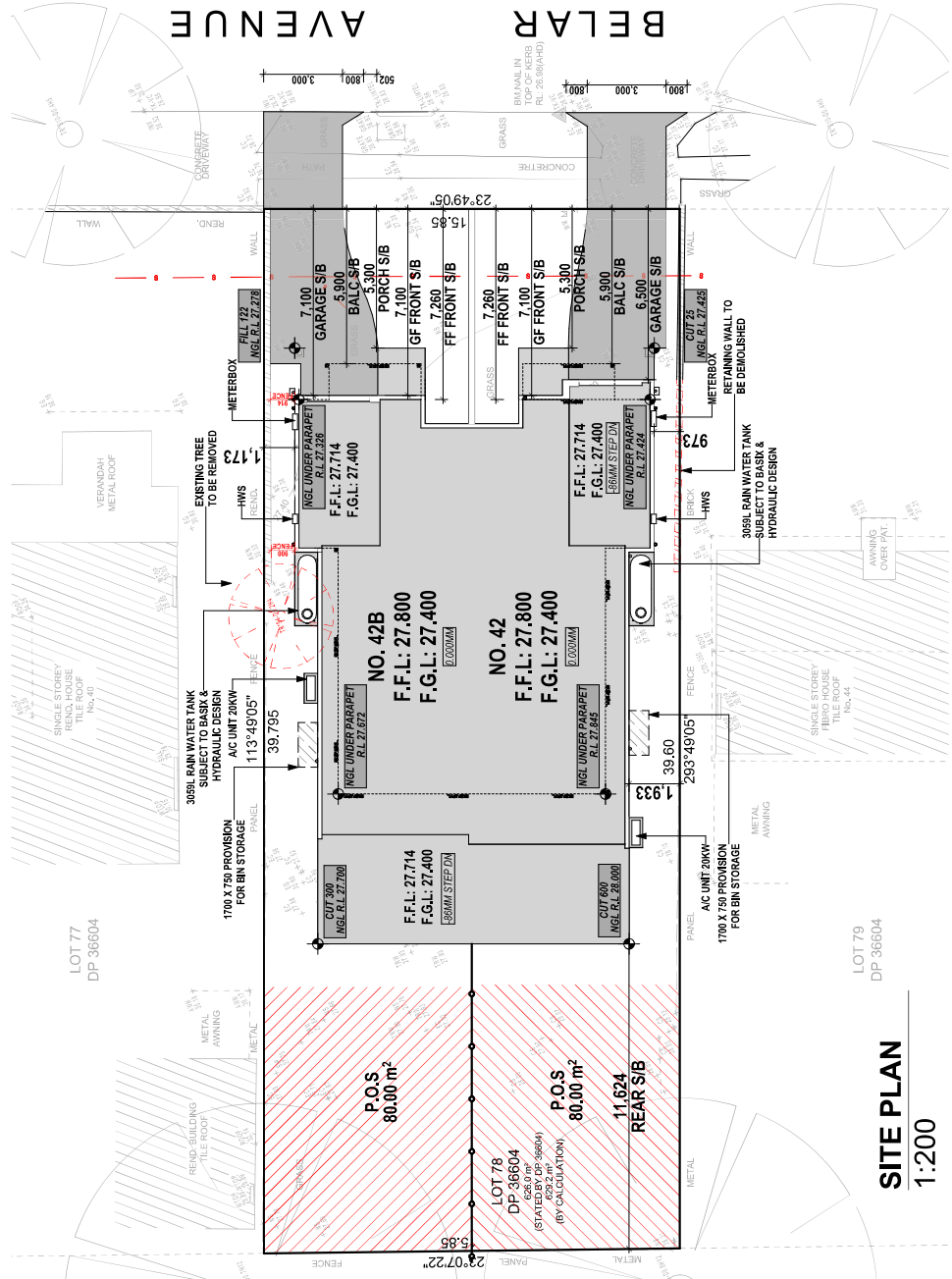
CALCULATIONS - PRE SUBDIVISION	
TOTAL LOT SIZE - 626M2	
MAXIMUM REQUIRED AS PER CBLEP : 0.5:1 - 313M2	
UNIT A GROUND FLOOR	84.34M2
UNIT A FIRST FLOOR	72.73M2
UNIT B GROUND FLOOR	78.40M2
UNIT B FIRST FLOOR	71.83M2
TOTAL FLOOR AREA - 307.30M2	

CALCULATIONS - POST SUBDIVISION	
UNIT A PROPOSED LOT SIZE - 314.23M2 - MAX 157.115	
UNIT B PROPOSED LOT SIZE - 314.99M2 - MAX 157.495	
UNIT A GROUND FLOOR	84.34M2
UNIT A FIRST FLOOR	72.73M2
UNIT A - 157.07M2	
UNIT B GROUND FLOOR	78.40M2
UNIT B FIRST FLOOR	71.83M2
UNIT B - 150.23M2	

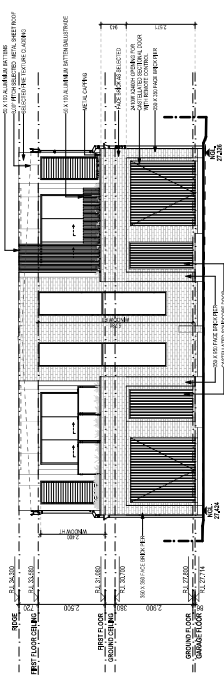
FLOOR SPACE RATIO CALCS - FIRST FLOOR

1:100

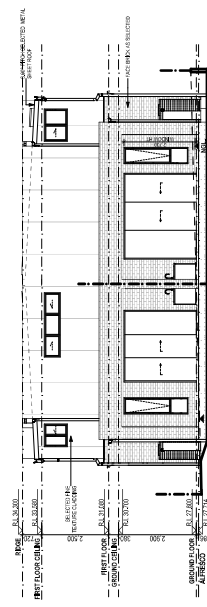




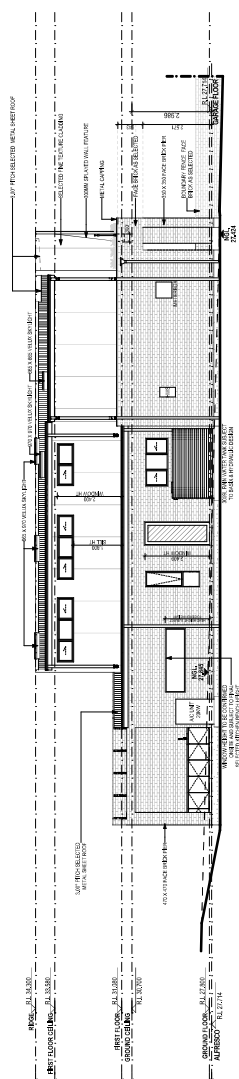
SITE PLAN
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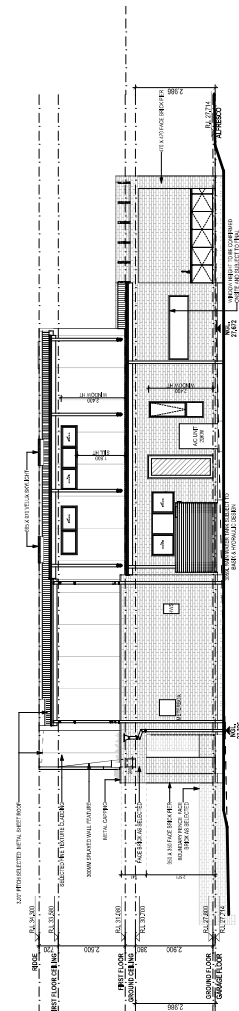
ELEVATION 1
1:200



ELEVATION 3
1:200



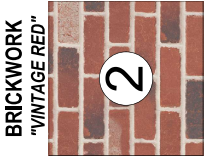
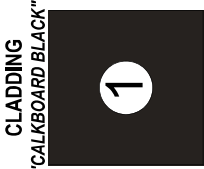
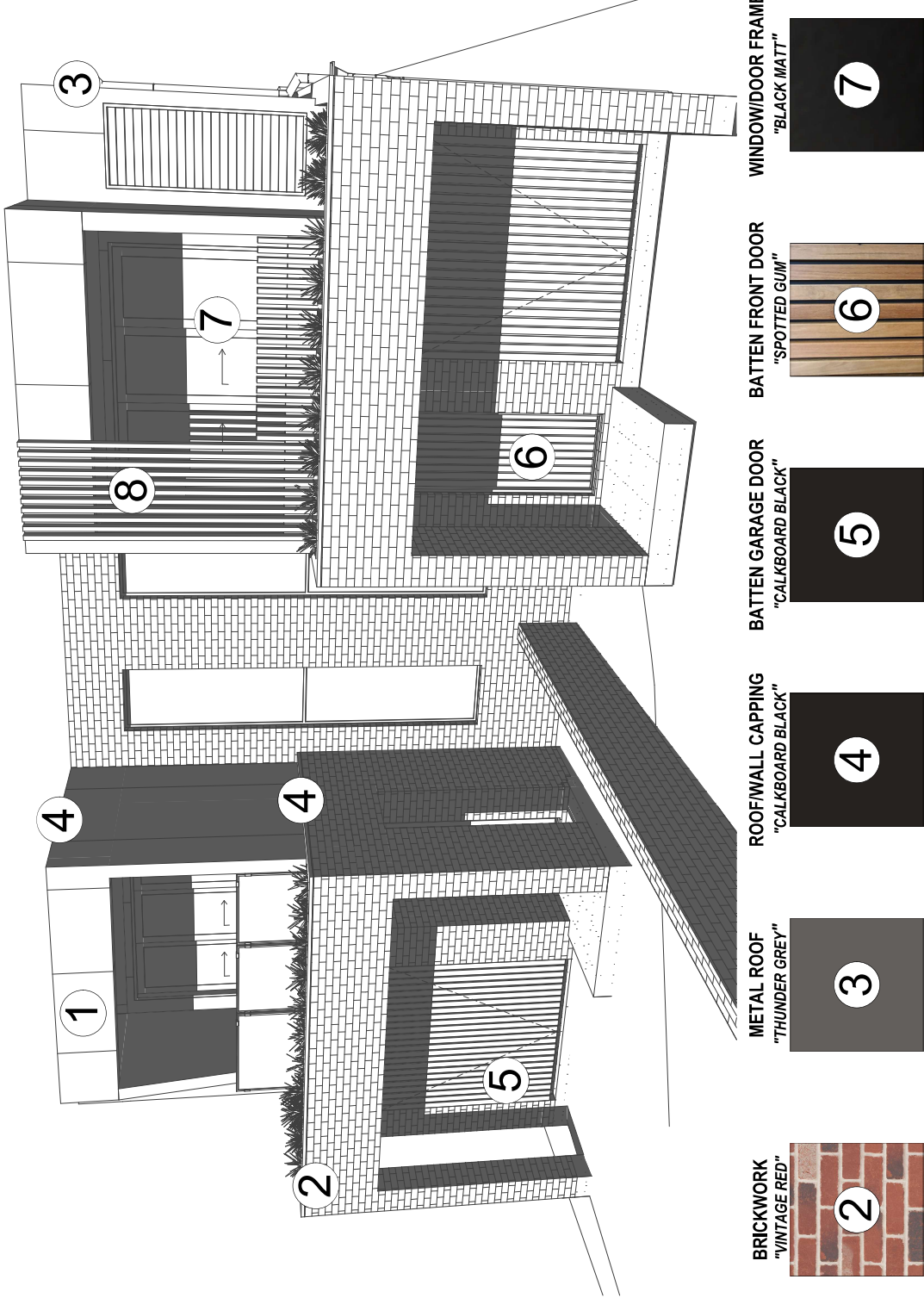
ELEVATION 2
1:200



ELEVATION 4
1:200

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MATERIALS & FINISHES SCHEDULE



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