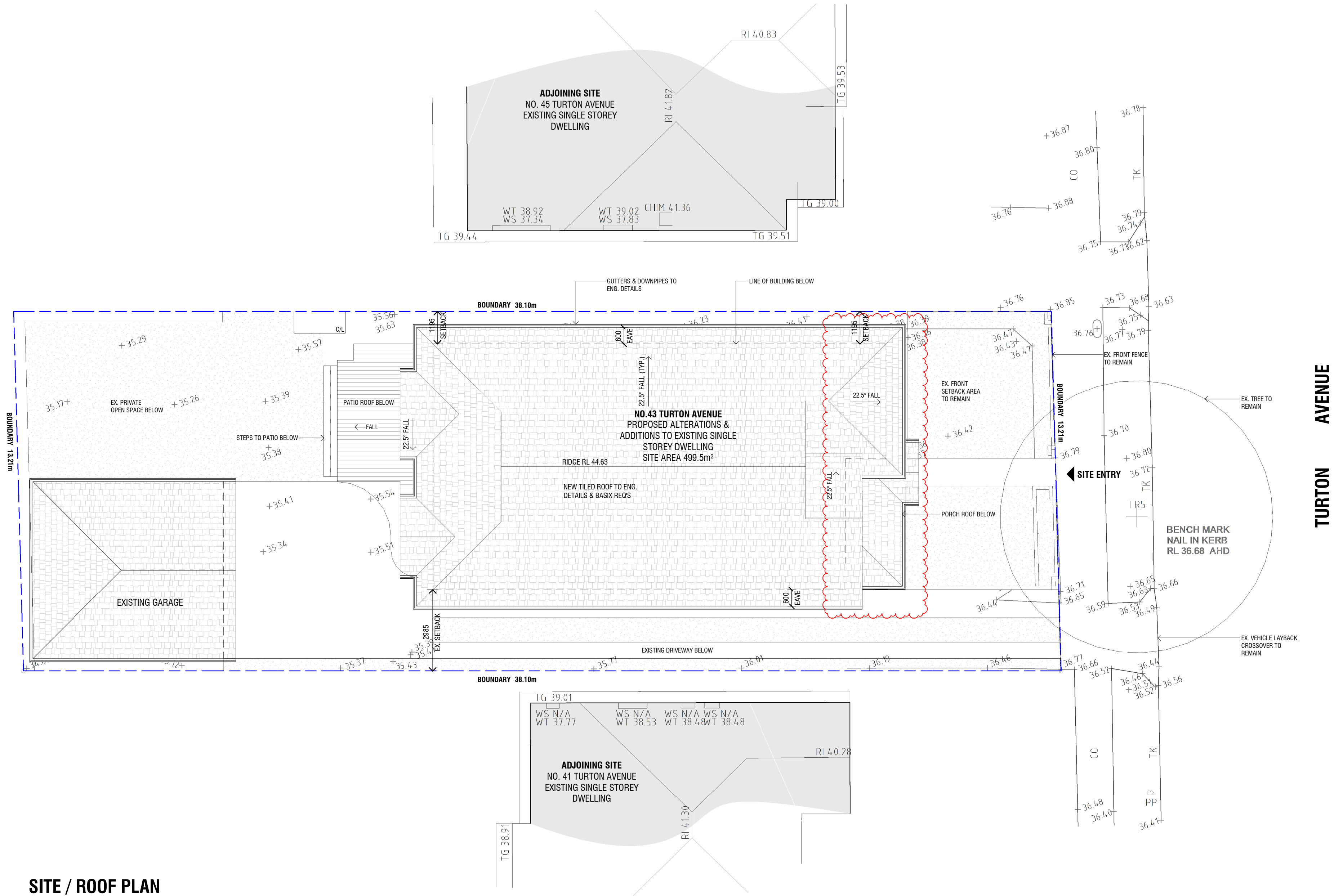


EXISTING / DEMOLITION FLOOR PLAN

1 : 100

DEMOLITION STATEMENT

- DEMOLITION IS TO BE CARRIED OUT BY AN APPROPRIATELY QUALIFIED DEMOLITION CONTRACTOR.
- DEMOLITION IS TO BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001 & WORK HEALTH & SAFETY PRACTICES.
- WASTE DISPOSAL IS TO BE IN ACCORDANCE WITH SUBMITTED WASTE MANAGEMENT PLAN & APPLY INDUSTRY BEST PRACTICES.
- IF HAZARDOUS MATERIAL IS FOUND, AN APPROPRIATELY QUALIFIED CONTRACTOR SHALL REMOVE AND DISPOSE OF THE WASTE IN ACCORDANCE WITH RELEVANT STANDARDS.
- HAZARDOUS WASTE CLEARANCE CERTIFICATES SHALL BE PROVIDED TO THE OWNER AND ANY APPROVAL/CERTIFYING AUTHORITY AS REQUIRED.



SITE / ROOF PLAN

1 : 100

DEVELOPMENT SUMMARY

SITE AREA: 499.5m²
SITE COVERAGE: 42.2% (MAX. 50%)
PERMISSIBLE FSR: 0.5:1
PROPOSED FSR: 0.48:1
EXISTING TOTAL FLOOR AREA: 95m²
ADDITIONAL FLOOR AREA: 31.4m² (GROUND FLOOR)
113.8m² (FIRST FLOOR)
PROPOSED TOTAL FLOOR AREA: 240.2m²
PRIVATE OPEN SPACE: 165m² APPROX.
DEEP SOIL LANDSCAPE AREA: 153.5 m² OR 30%
CAR PARKING: 2 OFF-STREET SPACES (EXISTING TO REMAIN)

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NOT FOR CONSTRUCTION

D	02.06.2025	S4.55 APPLICATION ISSUE
C	21.03.2023	S2 APPLICATION ISSUE
B	07.02.2023	DA ADDITIONAL INFORMATION ISSUE
A	21.10.2022	DEVELOPMENT APPLICATION ISSUE

REVISION	DATE	DESCRIPTION
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AMENDMENTS

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ph: (02) 8065 1720

Nominated Architect: F Rendeci #9613

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PROJECT: ALTERATIONS & ADDITIONS TO EXISTING DWELLING

CLIENT: K.P

ADDRESS: 43 TURTON AVENUE, CLEMTON PARK

DRAWING NAME: EXISTING / DEMOLITION PLAN & SITE / ROOF PLAN

PROJECT NUMBER: 20053

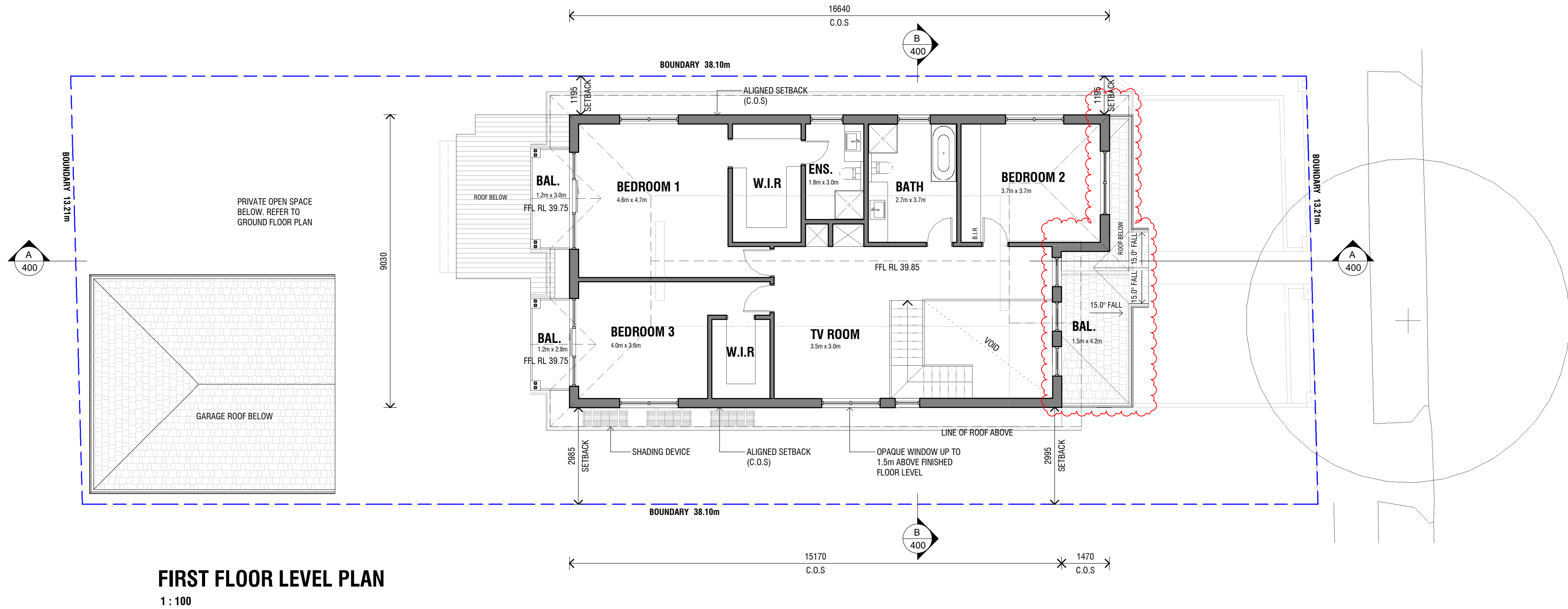
DRAWING NUMBER: A.100

SCALE: 1 : 100

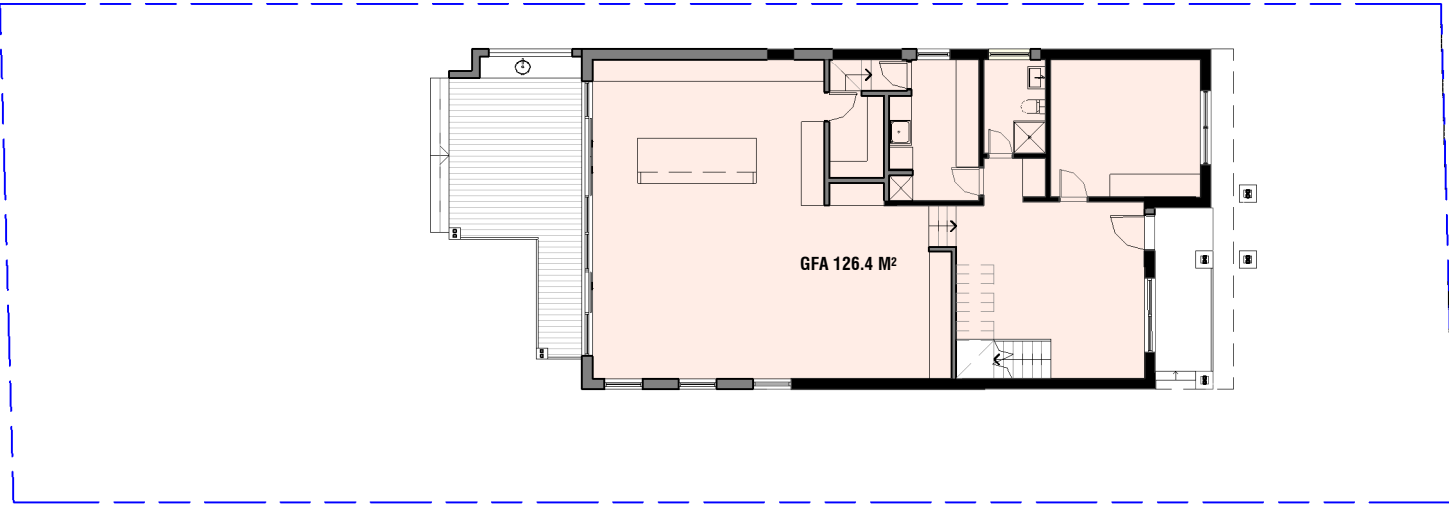
L.G.A.: CANTERBURY-BANKSTOWN

STAGE: DA

REVISION: D



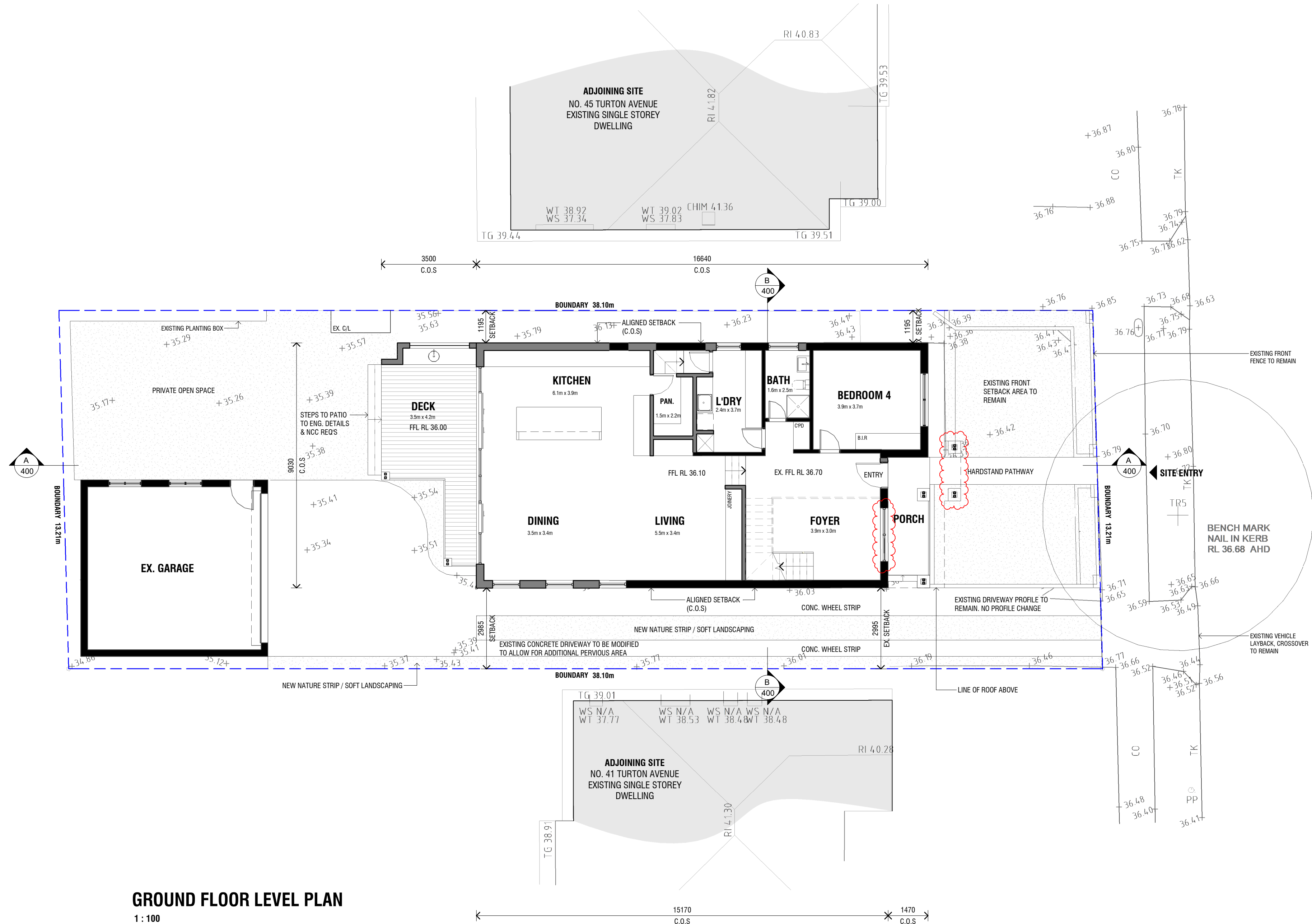
GFA DIAGRAM - FIRST FLOOR LEVEL
1 : 200



GFA DIAGRAM - GROUND FLOOR LEVEL
1 : 200

GROSS FLOOR AREA CALCULATIONS

GROUND FLOOR AREA:	126.4 M²
FIRST FLOOR AREA:	113.8 M²
TOTAL FLOOR AREA:	240.2 M²
SITE AREA:	499.5M²
PERMISSIBLE FSR:	0.48:1
PROPOSED FSR:	0.48:1



LEGEND

■	EXISTING WALLS / STRUCTURE
■	NEW WALLS / STRUCTURE
□	LANDSCAPED AREA (NO LANDSCAPE AREA DETAIL)
■	AREA OF PROPOSED WORK
FFL	FINISHED FLOOR LEVEL
FSL	FINISHED SURFACE LEVEL
EX.	EXISTING
NGL	NATURAL GROUND LEVEL
C/L	CLOTHES LINE

DEVELOPMENT SUMMARY

SITE AREA:	499.5m²
SITE COVERAGE:	42.2% (MAX. 50%)
PERMISSIBLE FSR:	0.5:1
PROPOSED FSR:	0.48:1
EXISTING TOTAL FLOOR AREA:	95m²
ADDITIONAL FLOOR AREA:	31.4m² (GROUND FLOOR)
PROPOSED TOTAL FLOOR AREA:	113.8m² (FIRST FLOOR)
PRIVATE OPEN SPACE:	240.2m²
DEEP SOIL LANDSCAPE AREA:	166m² APPROX.
CAR PARKING:	153.5 m² OR 30% 2 OFF-STREET SPACES (EXISTING TO REMAIN)

D	02.06.2025	S4.55 APPLICATION ISSUE
C	21.03.2023	S2.2 APPLICATION ISSUE
B	07.02.2023	DA ADDITIONAL INFORMATION ISSUE
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REVISION	DATE	DESCRIPTION
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PROJECT: ALTERATIONS & ADDITIONS TO EXISTING DWELLING

CLIENT: K.P

ADDRESS: 43 TURTON AVENUE, CLEMTON PARK

DRAWING NAME: FLOOR PLANS

PROJECT NUMBER: 20053

DRAWING NUMBER: A.300

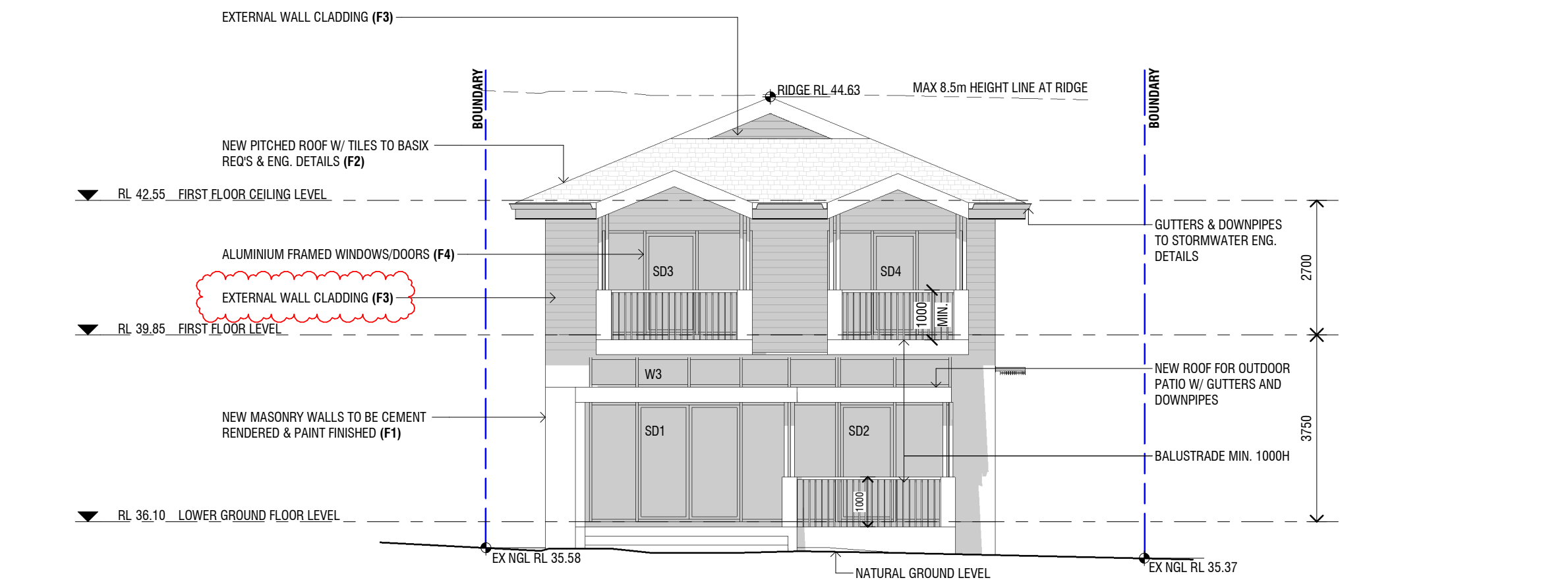
SCALE: As indicated

L.G.A.: CANTERBURY-BANKSTOWN

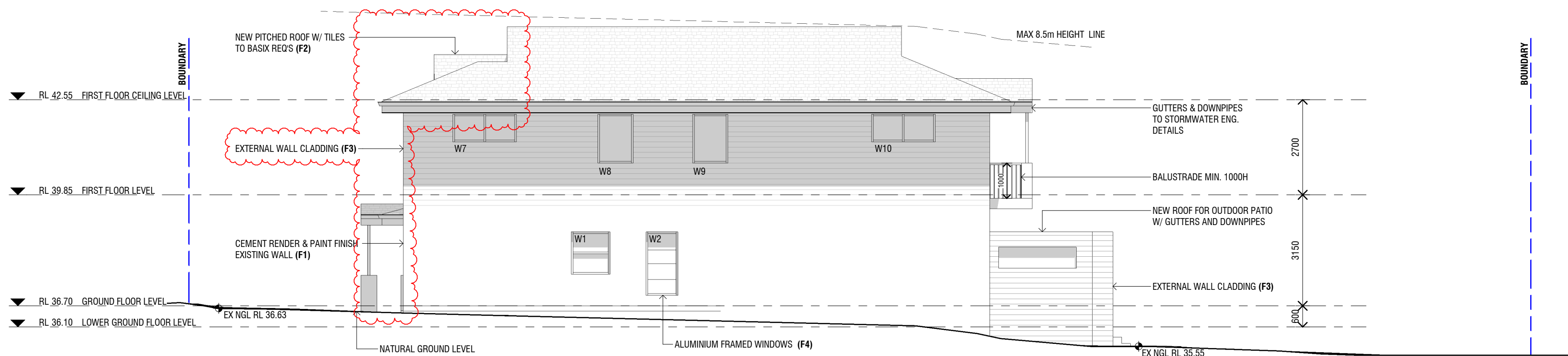
STAGE: DA

REVISION: D

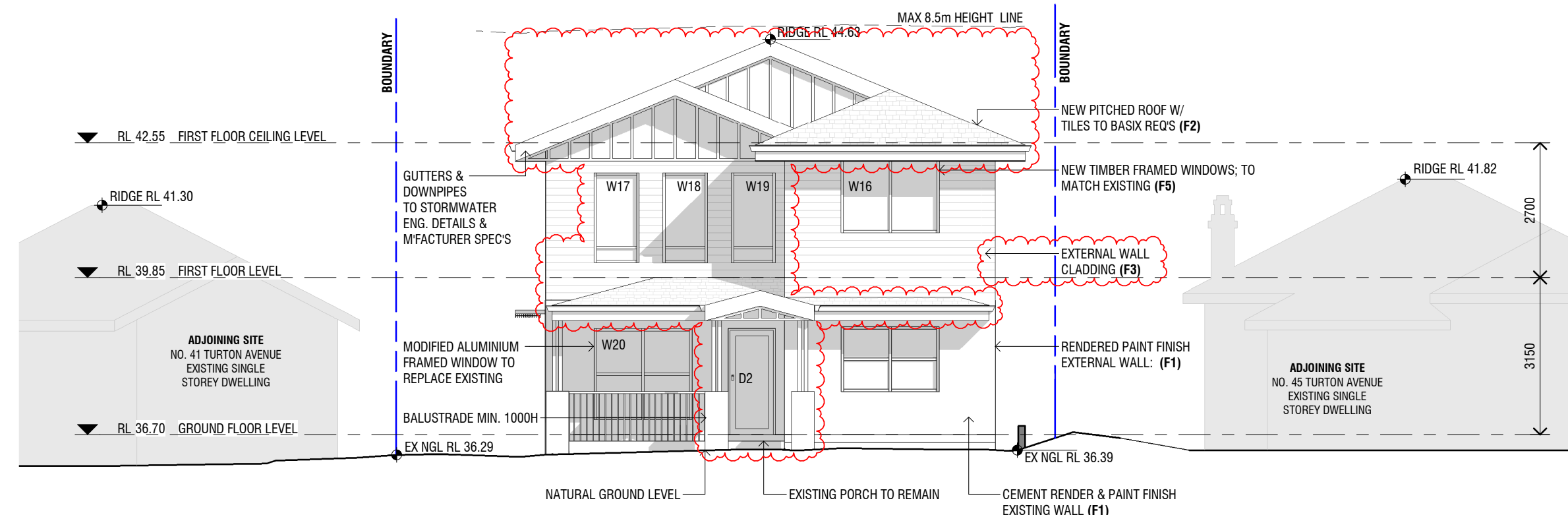
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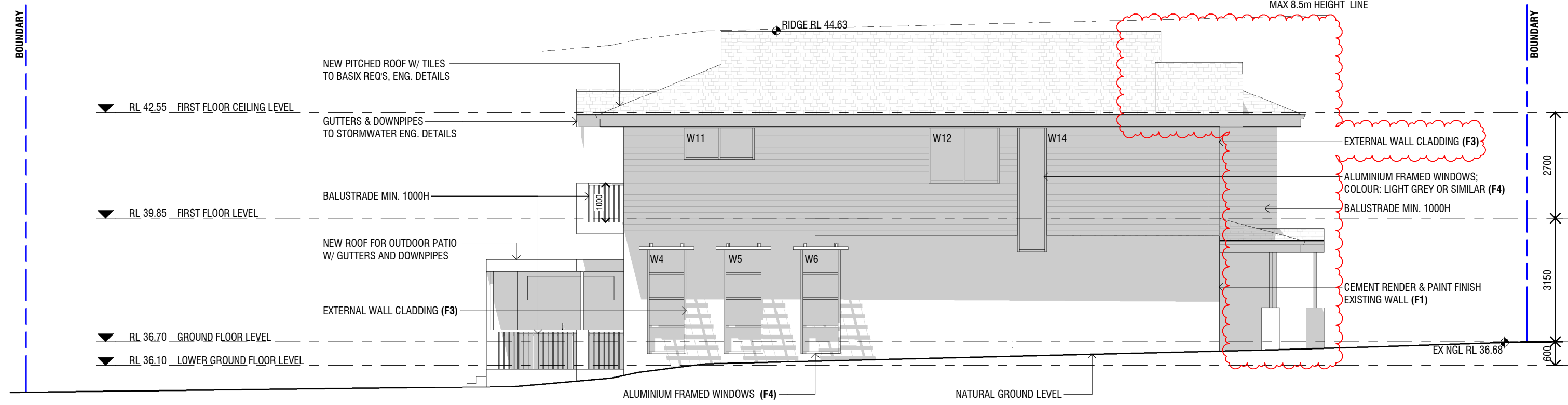
NORTH ELEVATION
1 : 100



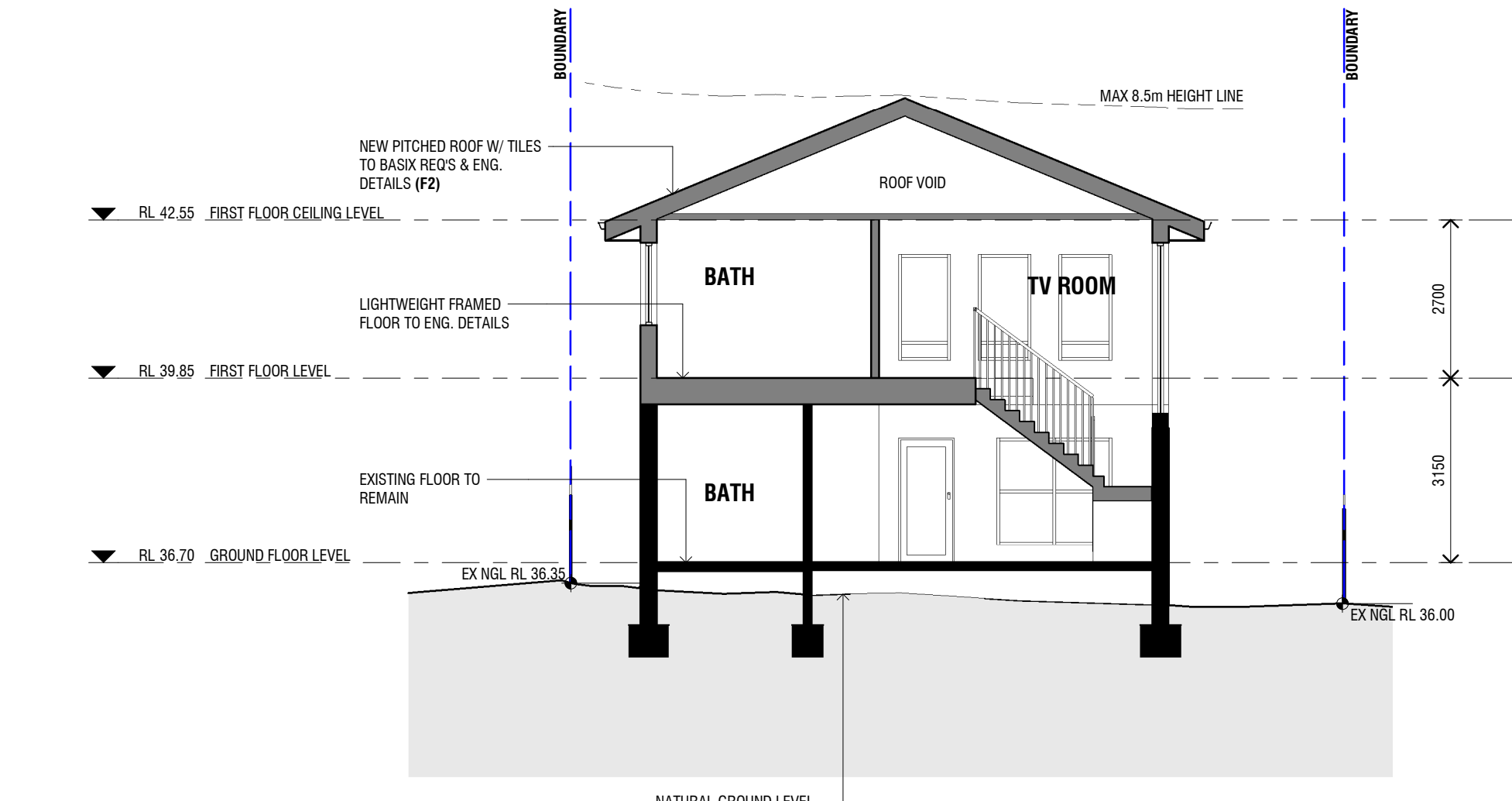
EAST ELEVATION
1 : 100



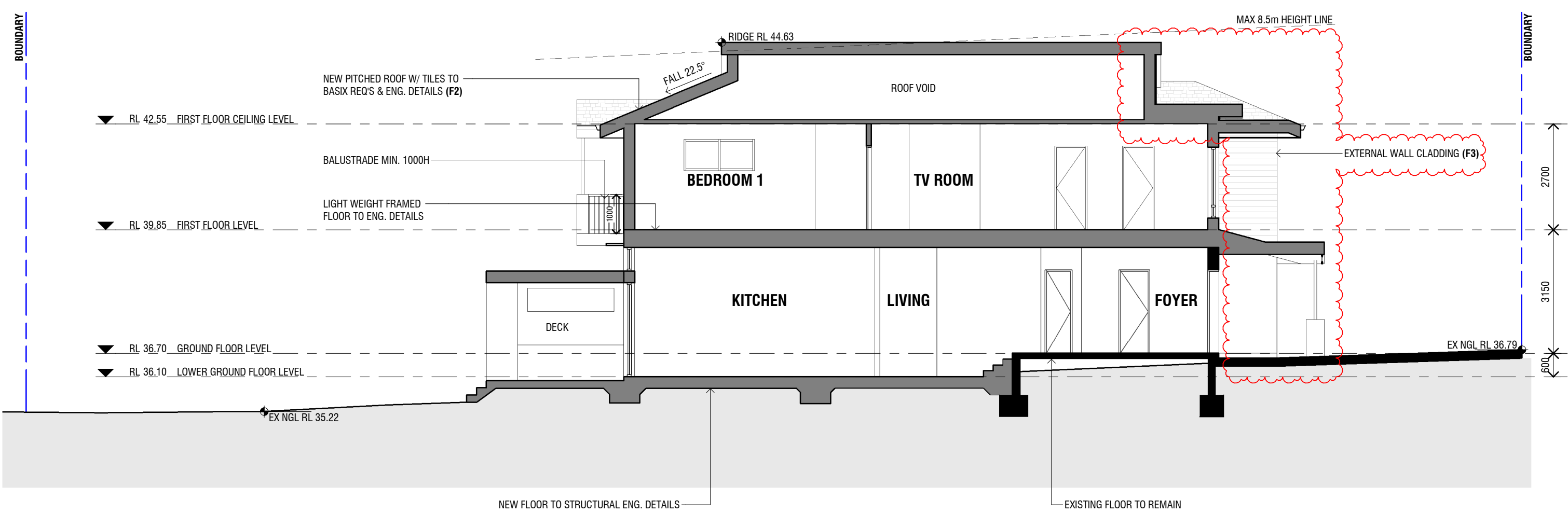
SOUTH ELEVATION (TURTON AVENUE)
1 : 100



WEST ELEVATION
1 : 100



SECTION B-B
1 : 100



SECTION A-A
1 : 100

FINISHES LEGEND



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B	07.02.2023	DA ADDITIONAL INFORMATION ISSUE
A	21.10.2022	DEVELOPMENT APPLICATION ISSUE

REVISION	DATE	DESCRIPTION
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AMENDMENTS

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ph: (02) 8055 1720

Nominated Architect: F Rendeci #9613

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PROJECT: ALTERATIONS & ADDITIONS TO EXISTING DWELLING

CLIENT: K.P

ADDRESS: 43 TURTON AVENUE, CLEMTON PARK

DRAWING NAME: ELEVATIONS & SECTIONS

PROJECT NUMBER: 20053

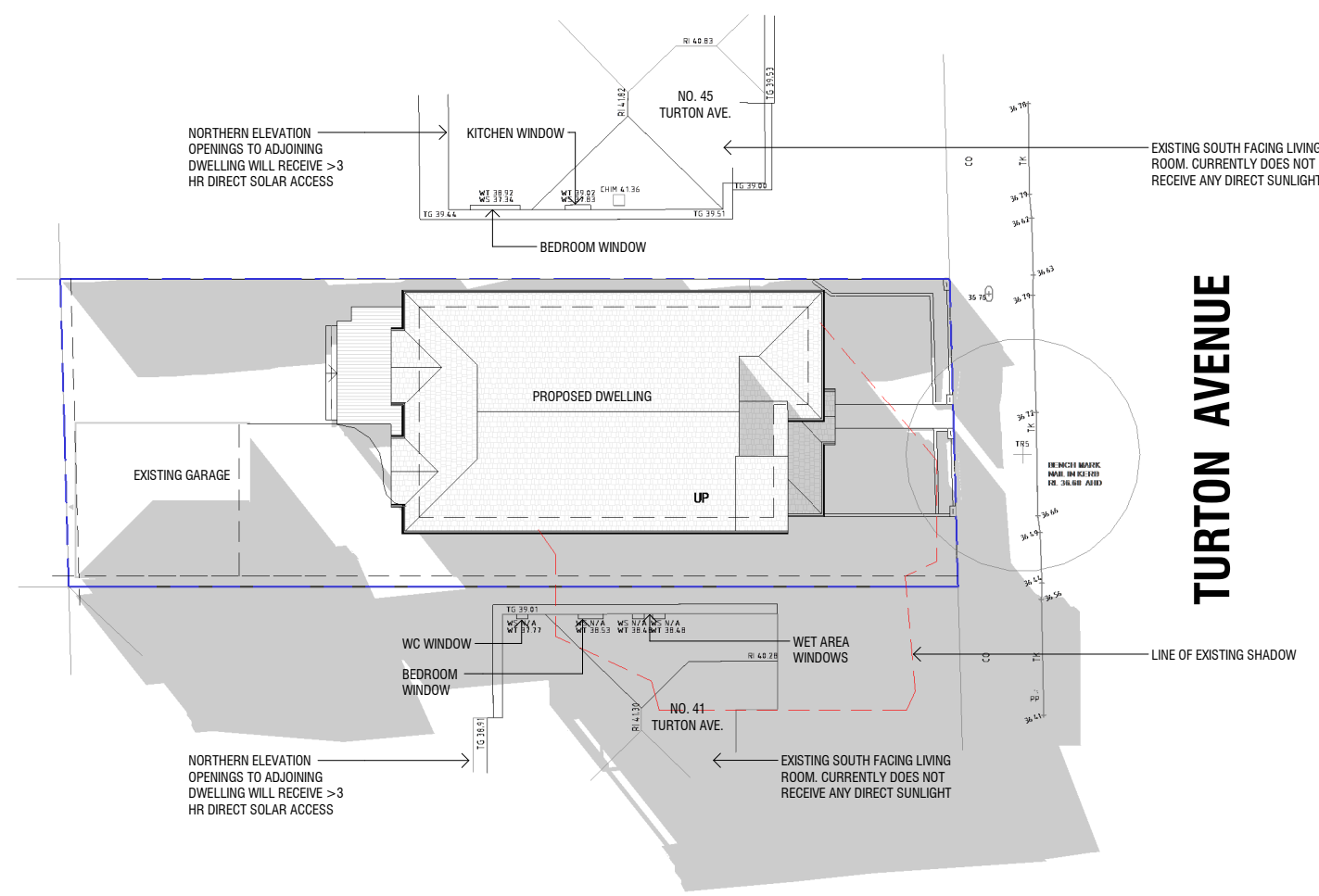
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SCALE: 1 : 100

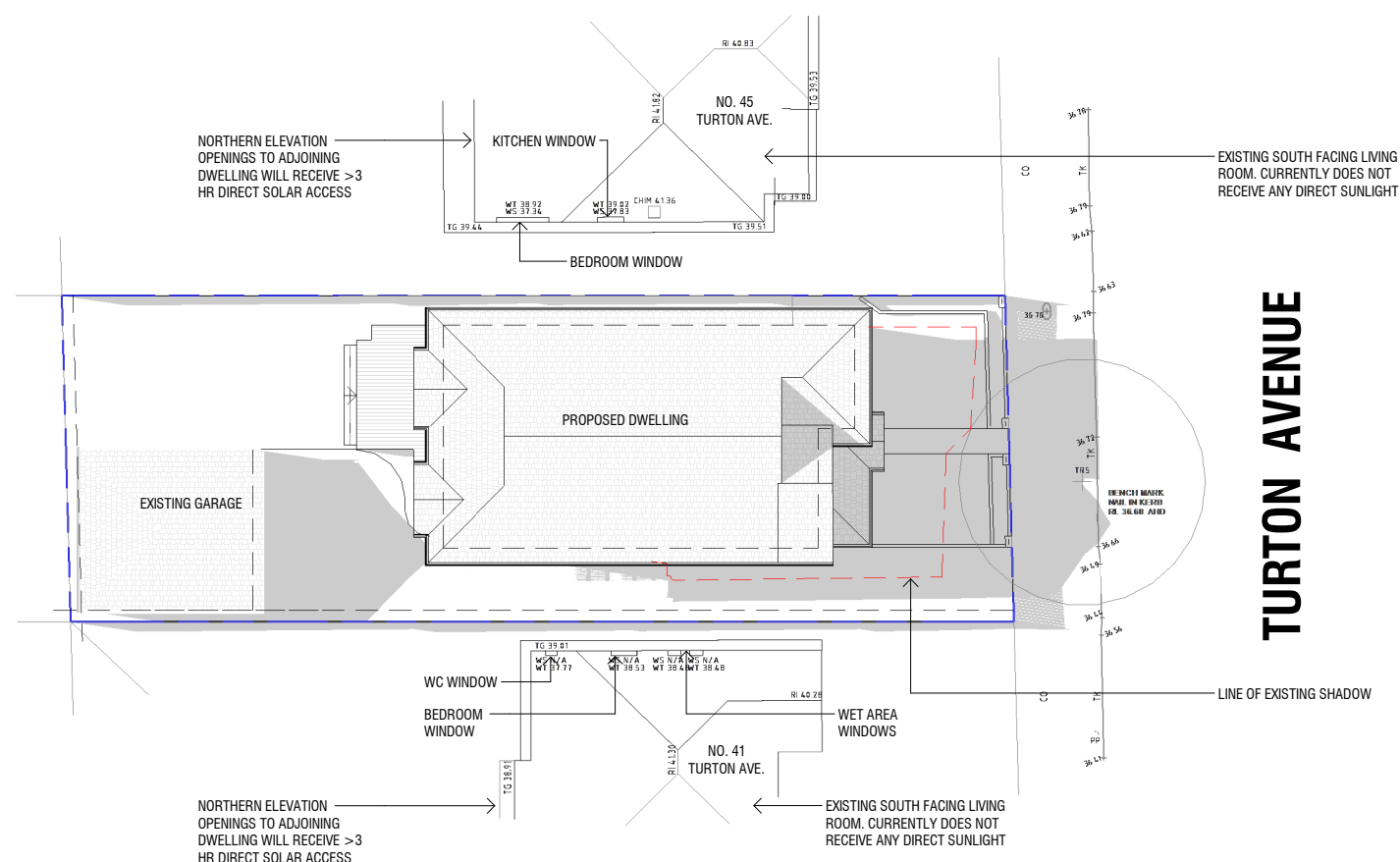
L.G.A.: CANTERBURY-BANKSTOWN

STAGE: DA

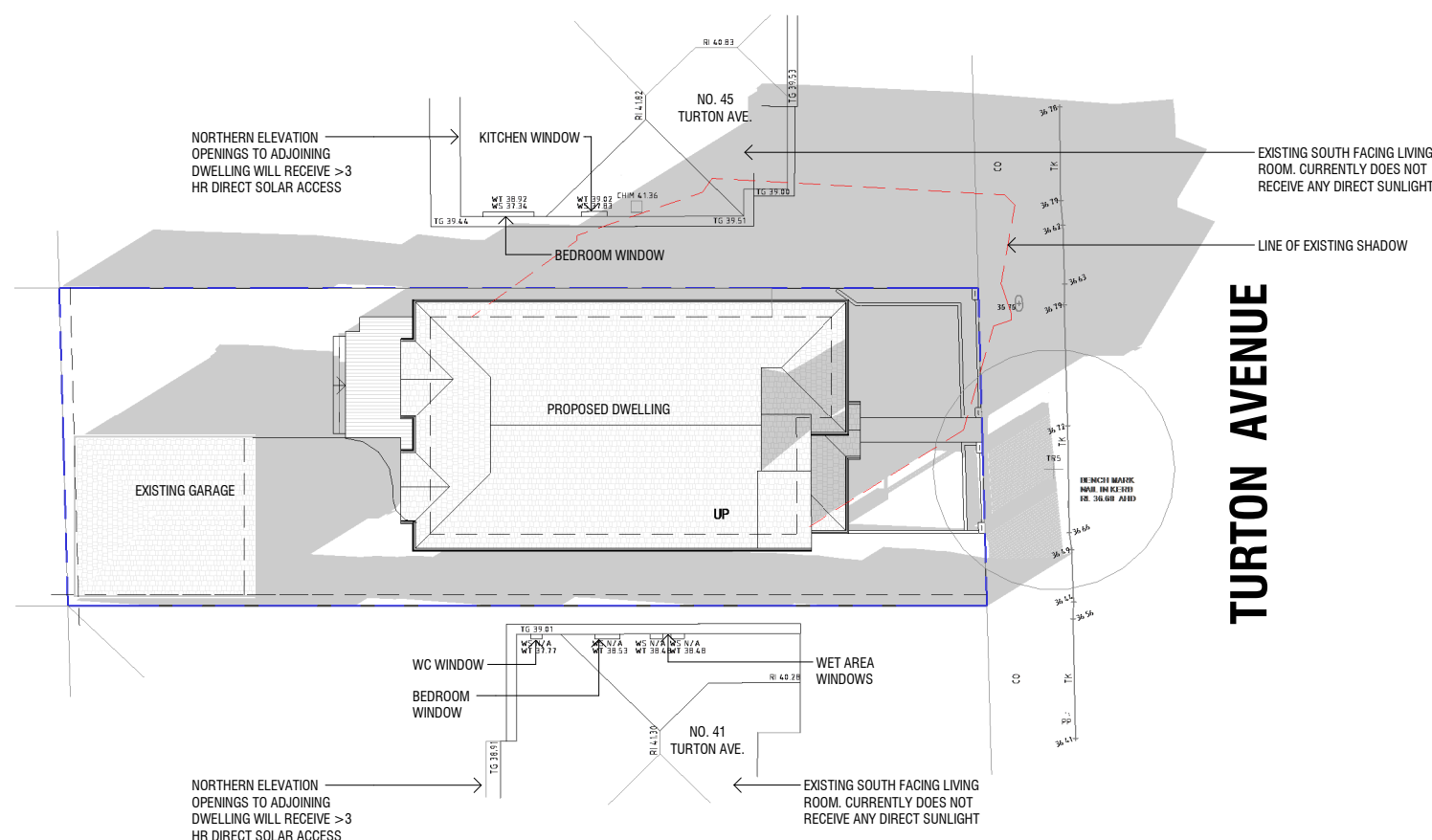
REVISION: D



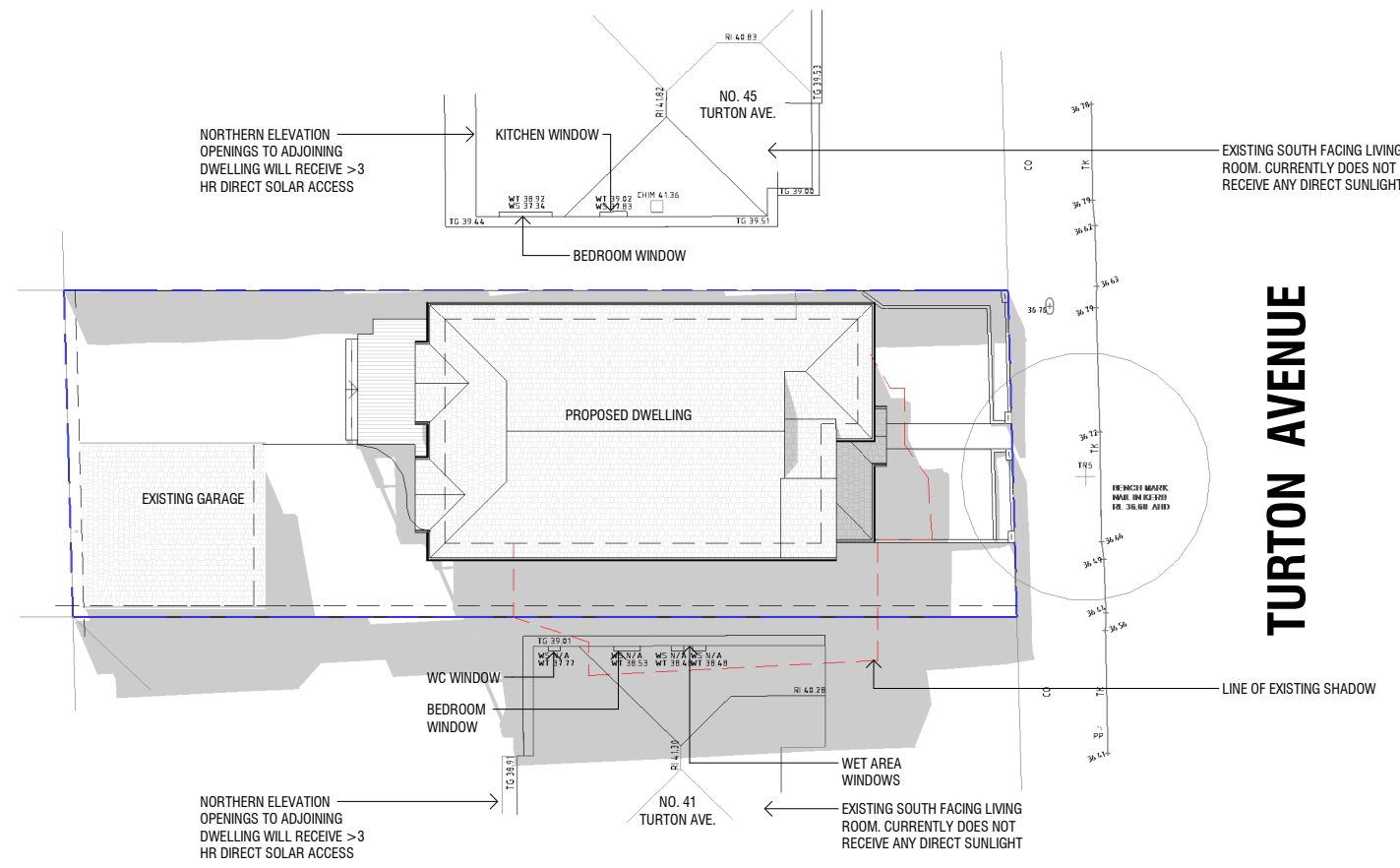
SHADOW DIAGRAM - WINTER SOLSTICE - 8AM



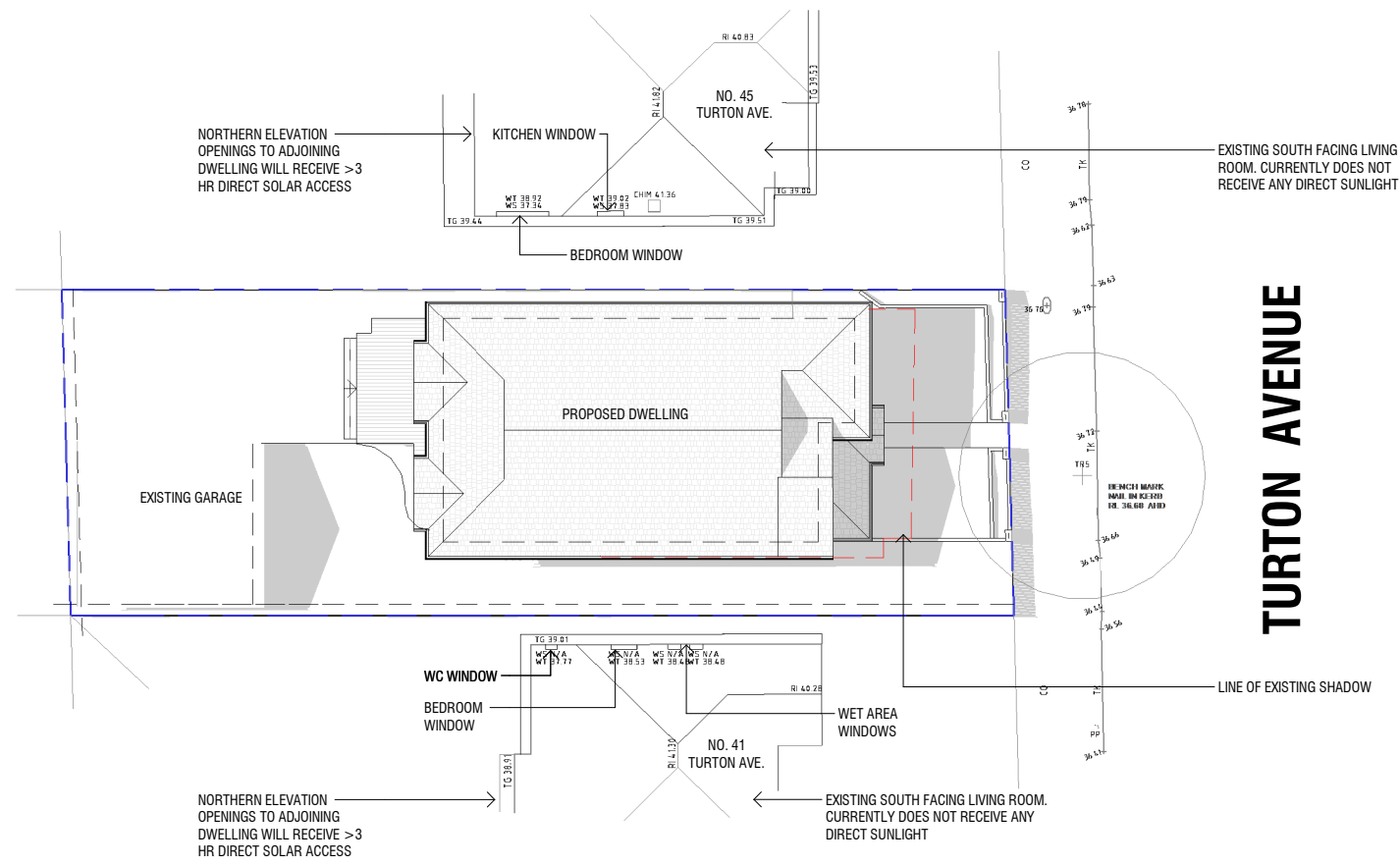
SHADOW DIAGRAM - WINTER SOLSTICE - 12PM



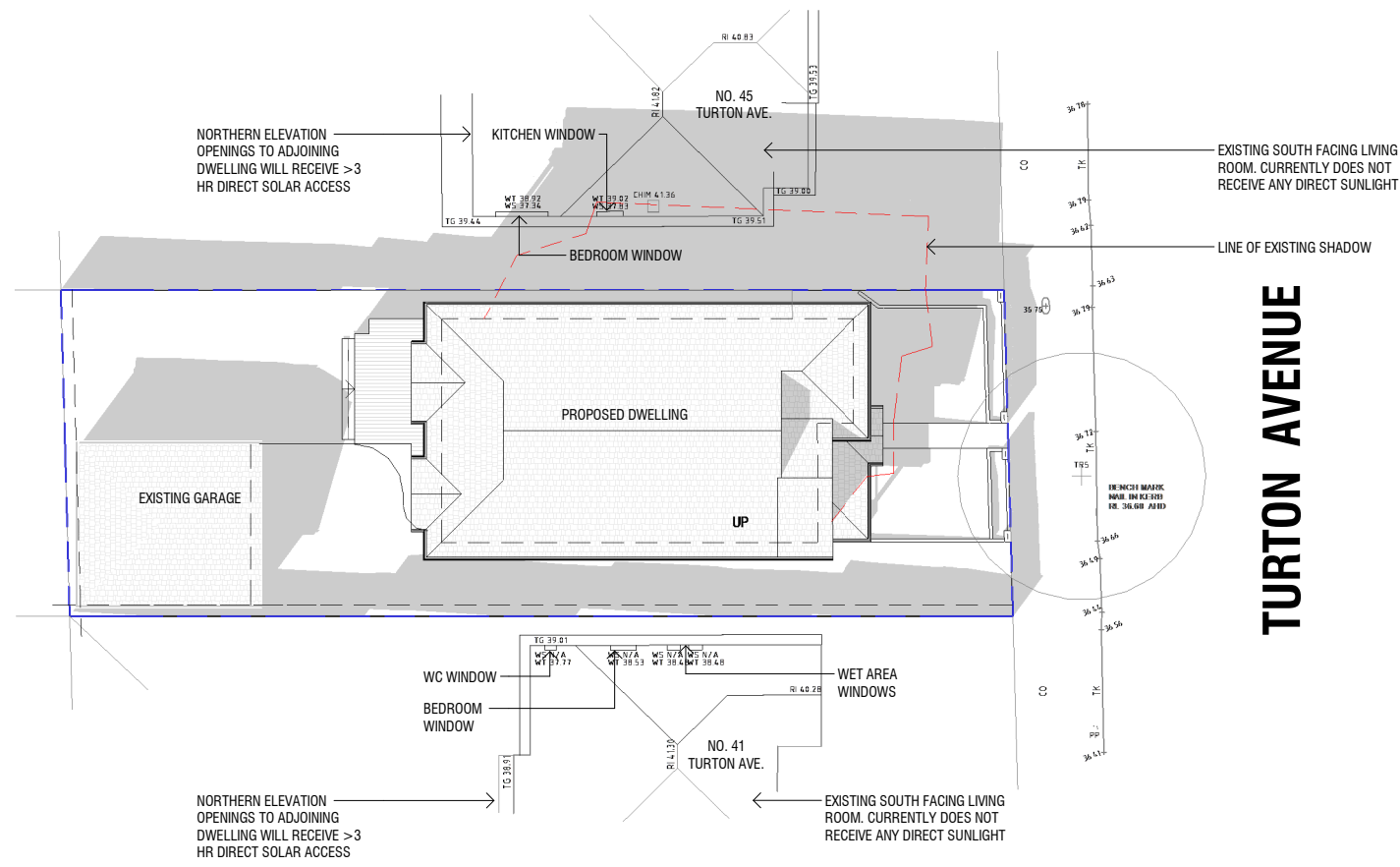
SHADOW DIAGRAM - WINTER SOLSTICE - 4PM



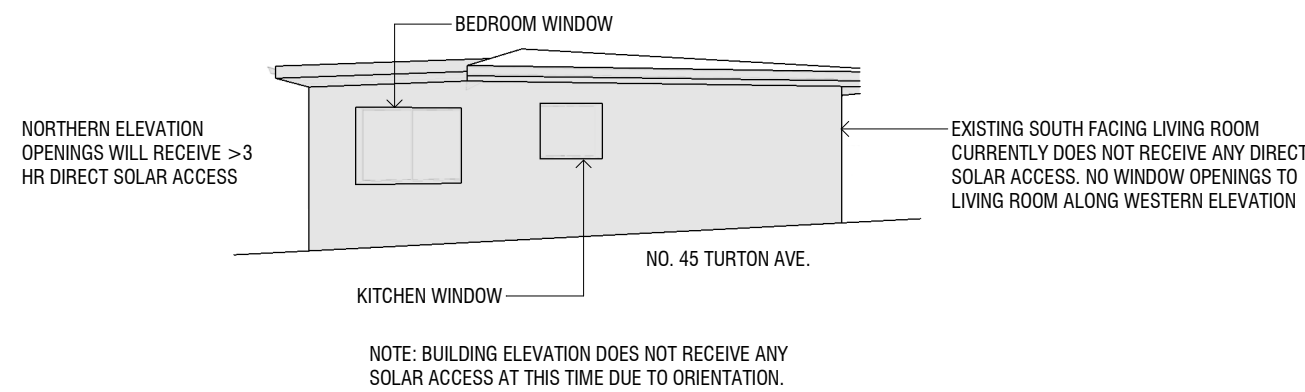
SHADOW DIAGRAM - EQUINOX - 8AM



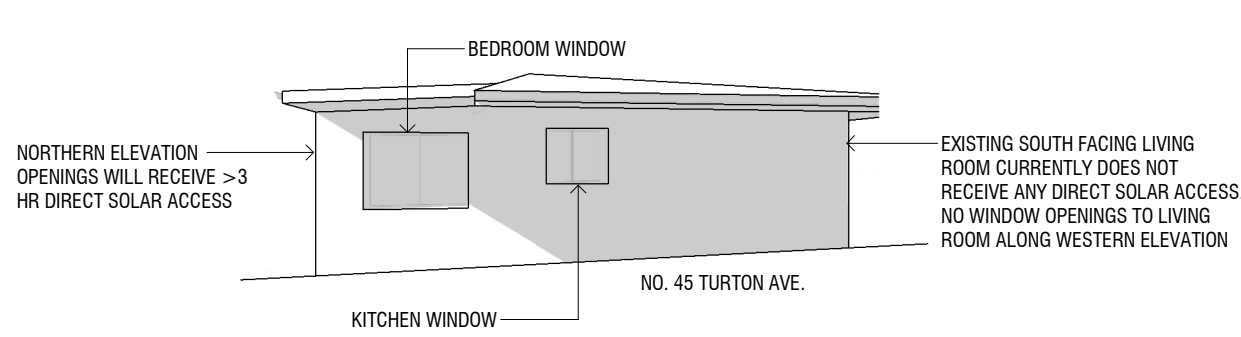
SHADOW DIAGRAM - EQUINOX - 12PM



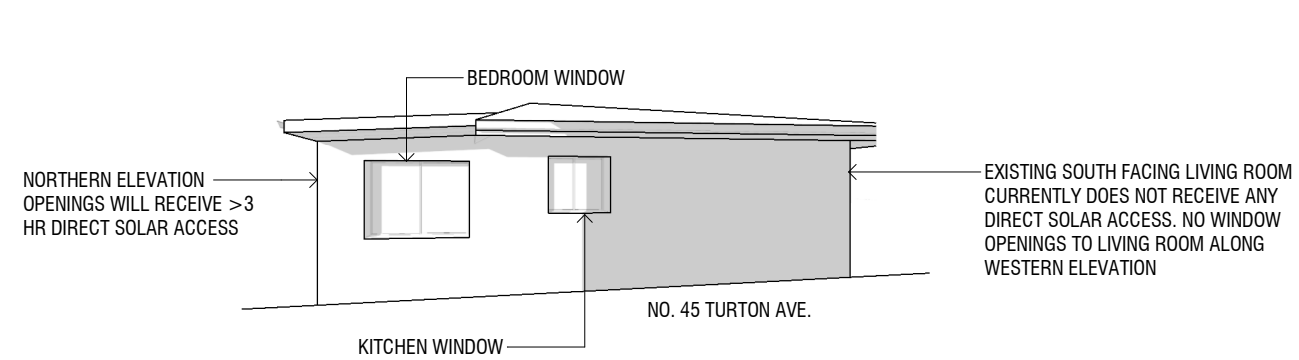
SHADOW DIAGRAM - EQUINOX - 4PM



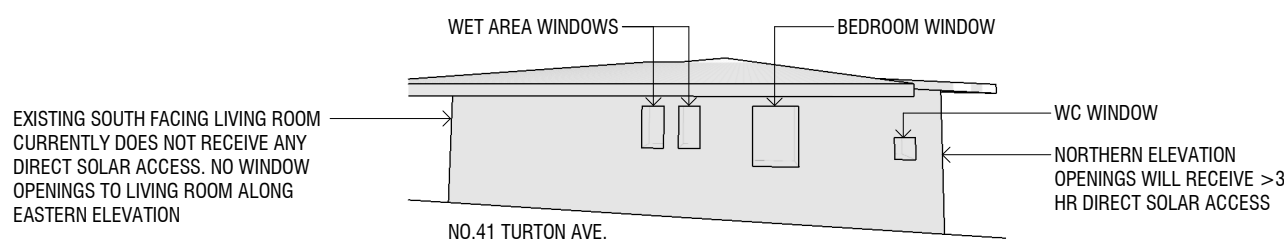
ELEVATIONAL SHADOW DIAGRAM - WESTERN ELEVATION - WINTER SOLSTICE - 8AM



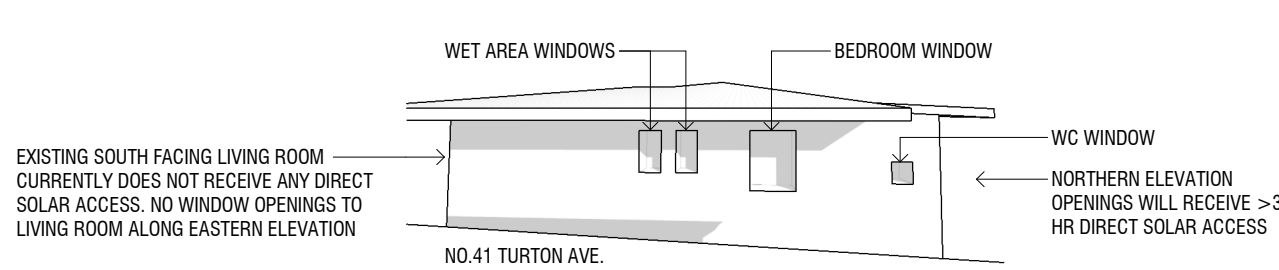
ELEVATIONAL SHADOW DIAGRAM - WESTERN ELEVATION - WINTER SOLSTICE - 12PM



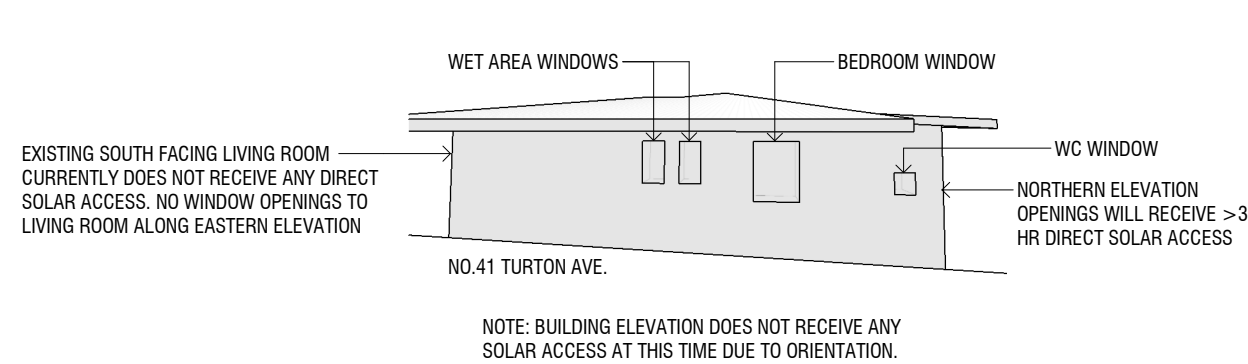
ELEVATIONAL SHADOW DIAGRAM - WESTERN ELEVATION - WINTER SOLSTICE - 4PM



ELEVATIONAL SHADOW DIAGRAM - EASTERN ELEVATION - WINTER SOLSTICE - 8AM



ELEVATIONAL SHADOW DIAGRAM - EASTERN ELEVATION - WINTER SOLSTICE - 12PM



ELEVATIONAL SHADOW DIAGRAM - EASTERN ELEVATION - WINTER SOLSTICE - 4PM

- NOTES:
1. THESE PLAN SHADOWS ARE INDICATIVE AND IS TO BE USED AS A GUIDE ONLY.
 2. ADJOINING SITES HAVE BEEN ILLUSTRATED TO THE EXTENT OF DETAIL PROVIDED WITHIN SITE SURVEY PLAN.
 3. SHADOWS TO EXISTING SIGNIFICANT LANDSCAPE & SITE FEATURES (TREES, SHRUBS ETC.) ARE NOT SHOWN.

D	02.06.2025	S4.55 APPLICATION ISSUE
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REVISION	DATE	DESCRIPTION
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PROJECT: ALTERATIONS & ADDITIONS TO EXISTING DWELLING

CLIENT: K.P

ADDRESS: 43 TURTON AVENUE, CLEMTON PARK

DRAWING NAME: SHADOW DIAGRAMS

PROJECT NUMBER: 20053

DRAWING NUMBER: A.500

SCALE: 1:500

L.G.A.: CANTERBURY-BANKSTOWN

STAGE: DA

REVISION D

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