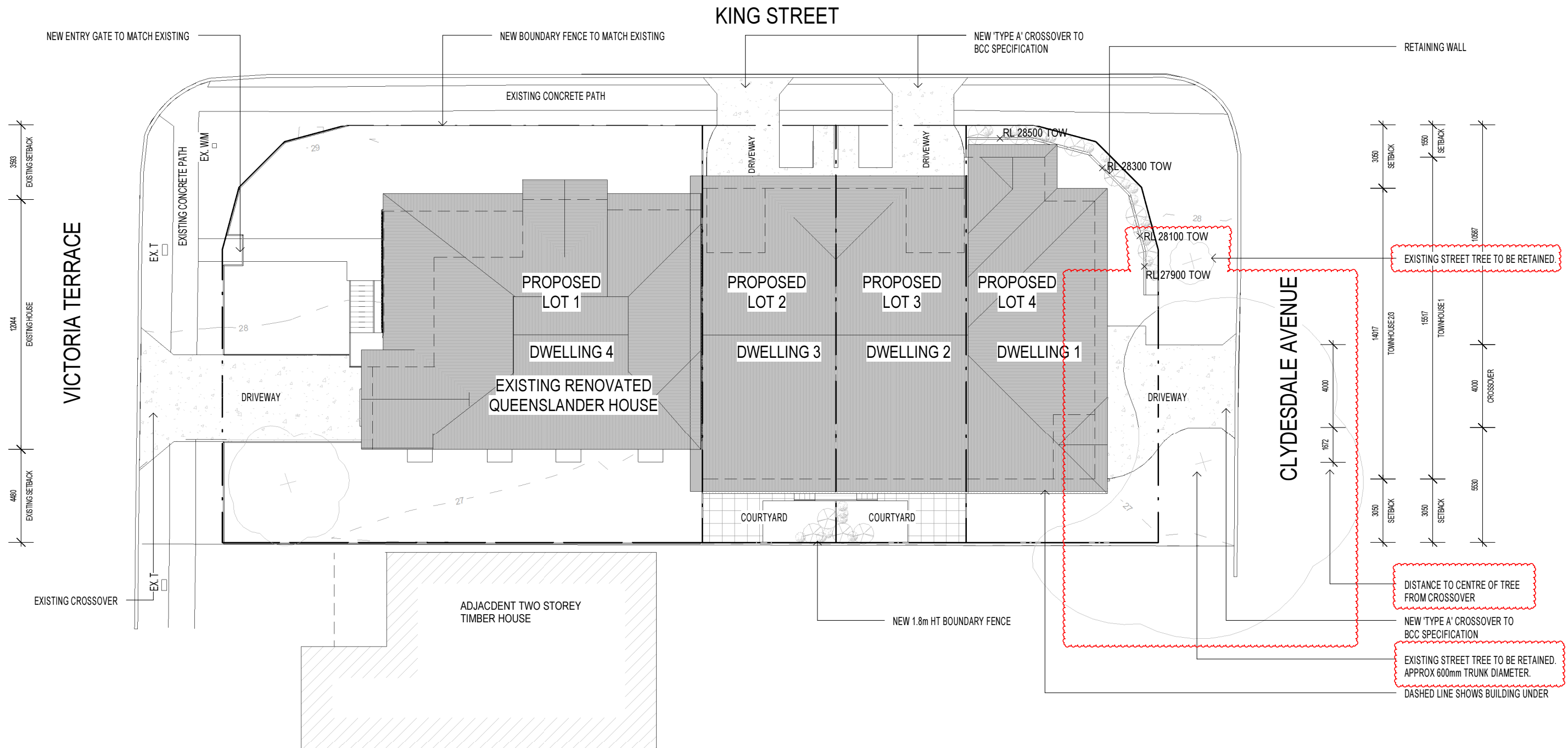
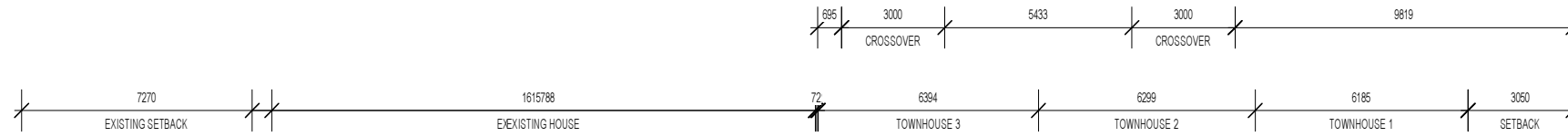


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1 PROPOSED SITE PLAN
DA-300 1 : 200

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ISSUE	DATE	REVISION
1	16.04.15	Preliminary DA Issue
2	21.04.15	Risksmart Application
3	05.06.15	DA RFI

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PROJECT
**PROPOSED TOWNHOUSE
DEVELOPMENT - VICTORIA TCE**

LOCATION
19 VICTORIA TCE, ANNERLY, 4103

DRAWING
SITE PLAN

SCALE 1: DATE DRAWN BY
200@A3 MAR 15 SB

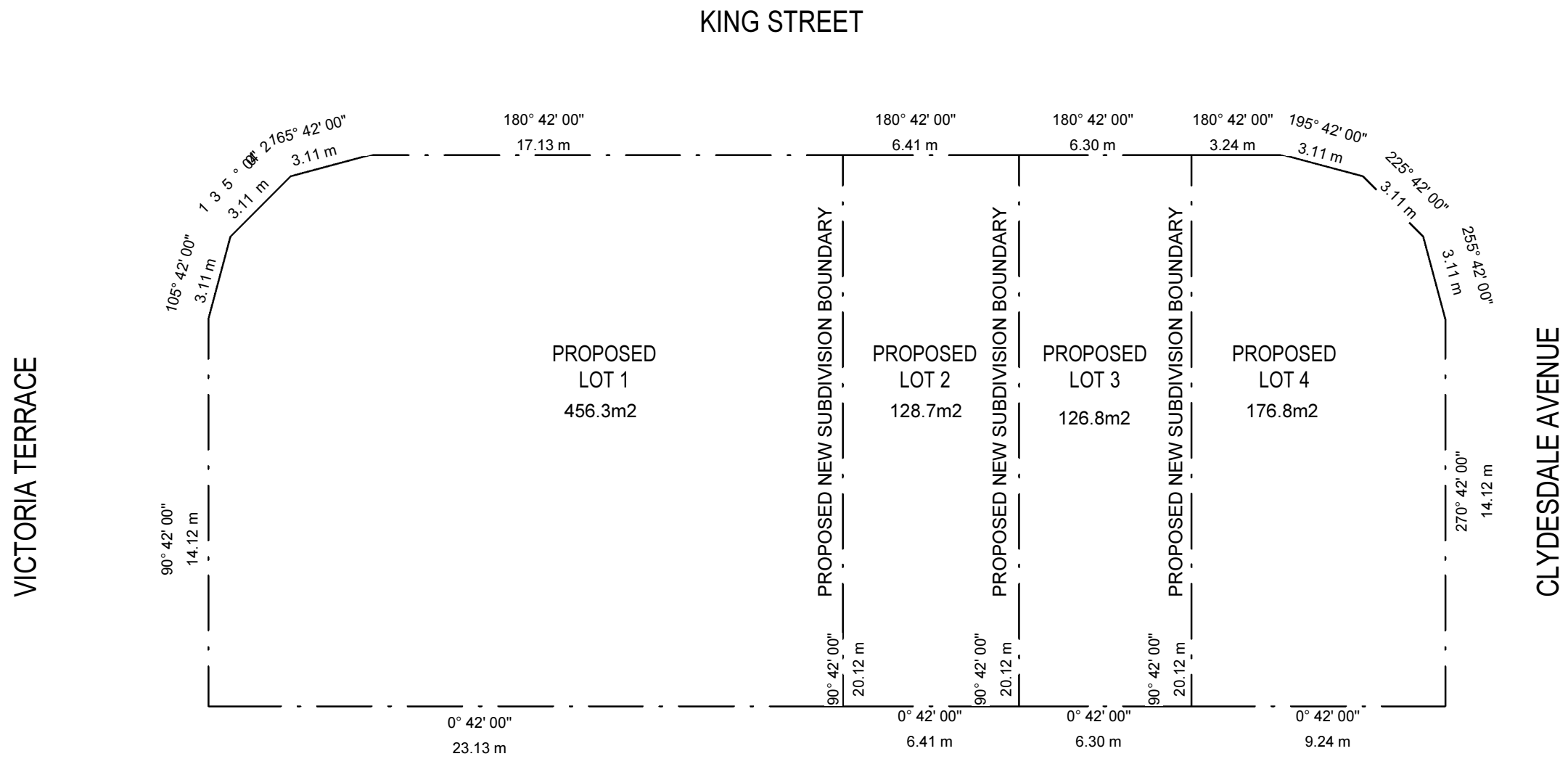
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AREA CALCULATIONS

OVERALL AREA COVER LOT 3 (NEW DWELLING)

TOTAL EXISTING SITE 906.8m ²	TOTAL SITE 126.8m ²
SITE COVER 509.6m ² (56%)	SITE COVER 96.1m ² (76%)

LOT 1 (EXTG DWELLING) LOT 4 (NEW DWELLING)

TOTAL SITE 456.3m ²	TOTAL SITE 176.8m ²
SITE COVER 196.6m ² (43%)	SITE COVER 107.7m ² (61%)

LOT 2 (NEW DWELLING)

TOTAL SITE
128.7m²

SITE COVER
97.8m² (76%)

1 SUBDIVISION PLAN
DA-300 1 : 200

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**PROPOSED TOWNHOUSE
DEVELOPMENT - VICTORIA TCE**

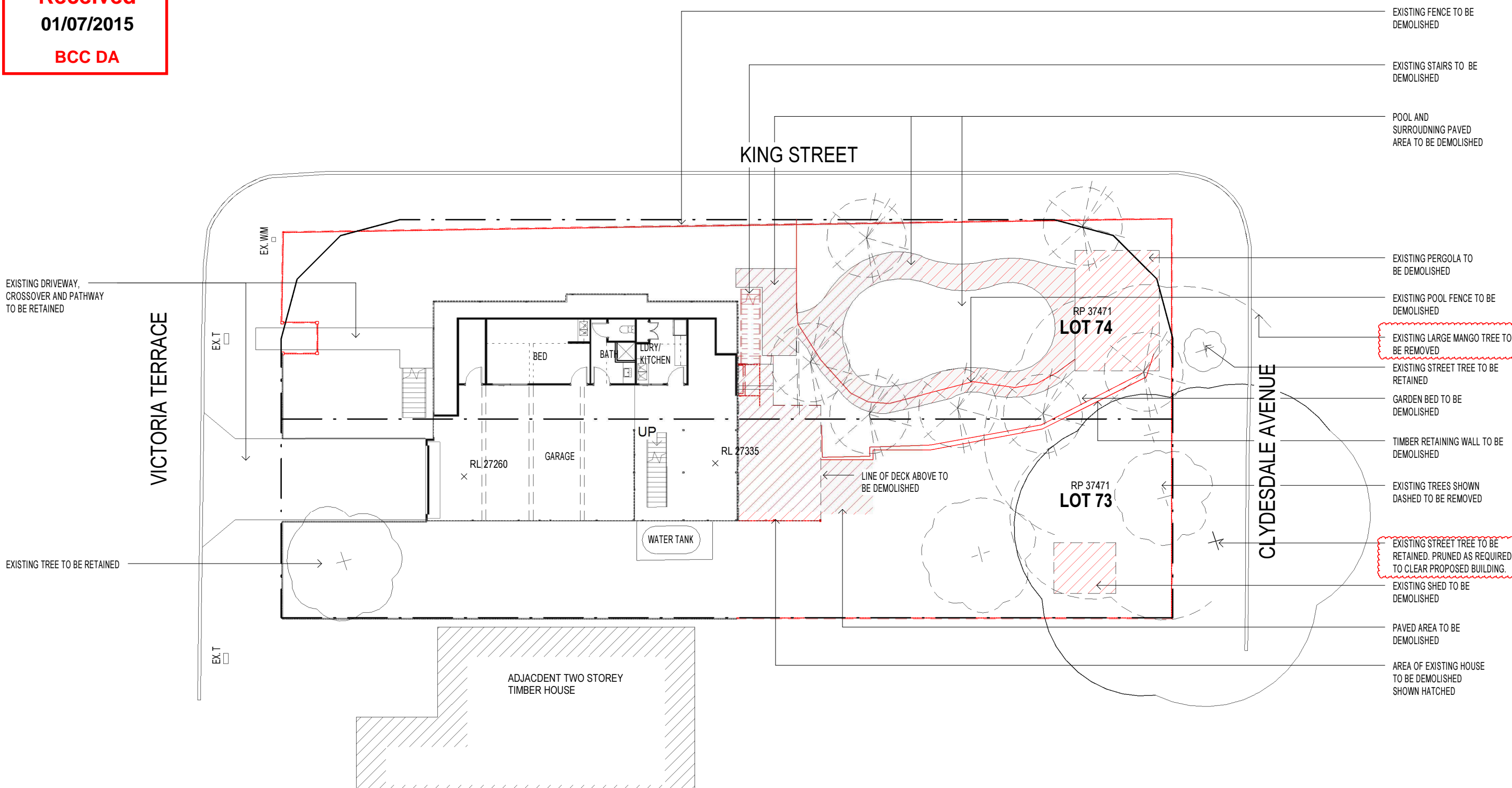
LOCATION
19 VICTORIA TCE, ANNERLY, 4103

DRAWING
SUBDIVISION PLAN

SCALE	As indicated@A3	DATE	MAR 15	DRAWN BY	SB
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1 EXISTING/DEMO HOUSE GROUND LEVEL
 1 : 200

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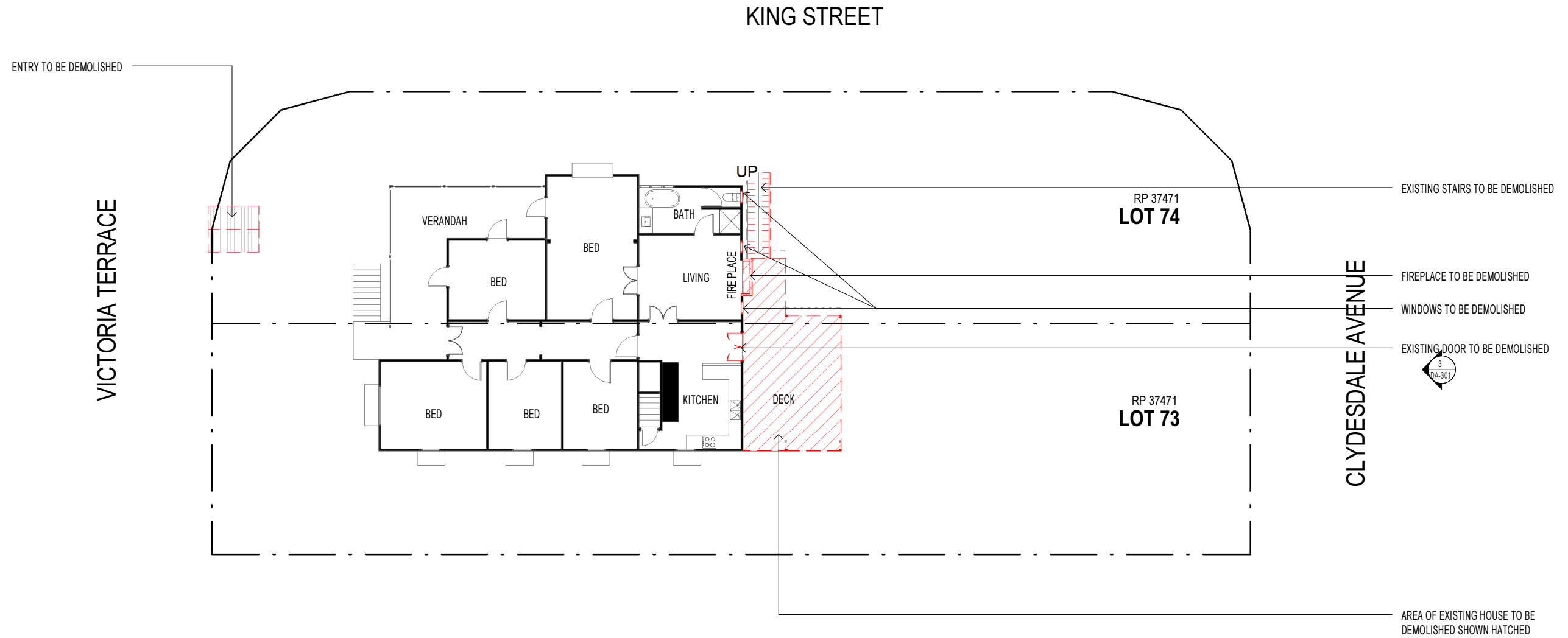
LOCATION
19 VICTORIA TCE, ANNERLY, 4103
 DRAWING
EXISTING/DEMO GROUND FLOOR/SITE PLAN

SCALE 1: 200@A3 DATE MAR 15 DRAWN BY SB
 JOB No. 140205 DRAWING No. DA-030 REVISION 3
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1 EXISTING/DEMO HOUSE LEVEL 1 PLAN
DA-300 1 : 200

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LOCATION
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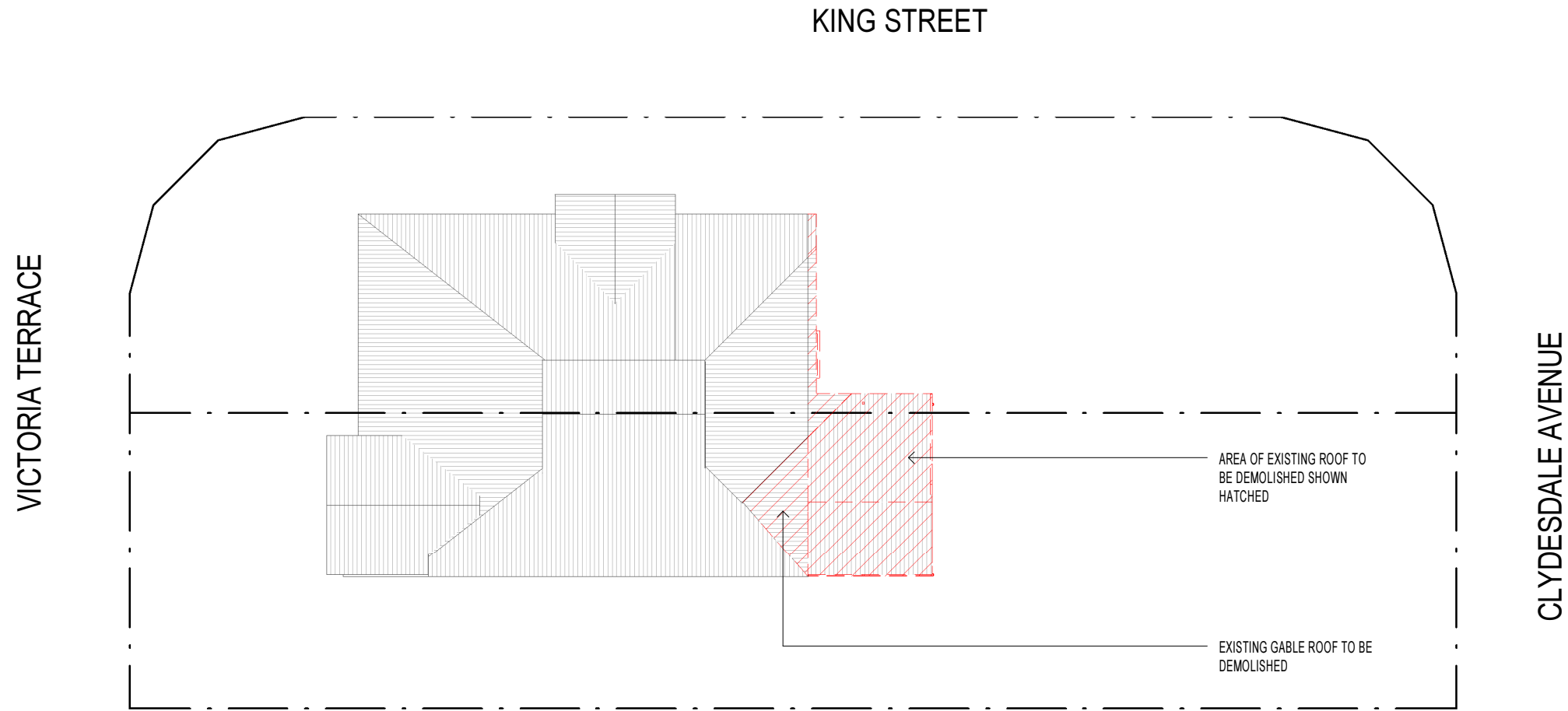
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EXISTING/DEMO LEVEL 1 PLAN

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1 EXISTING/ DEMO ROOF PLAN
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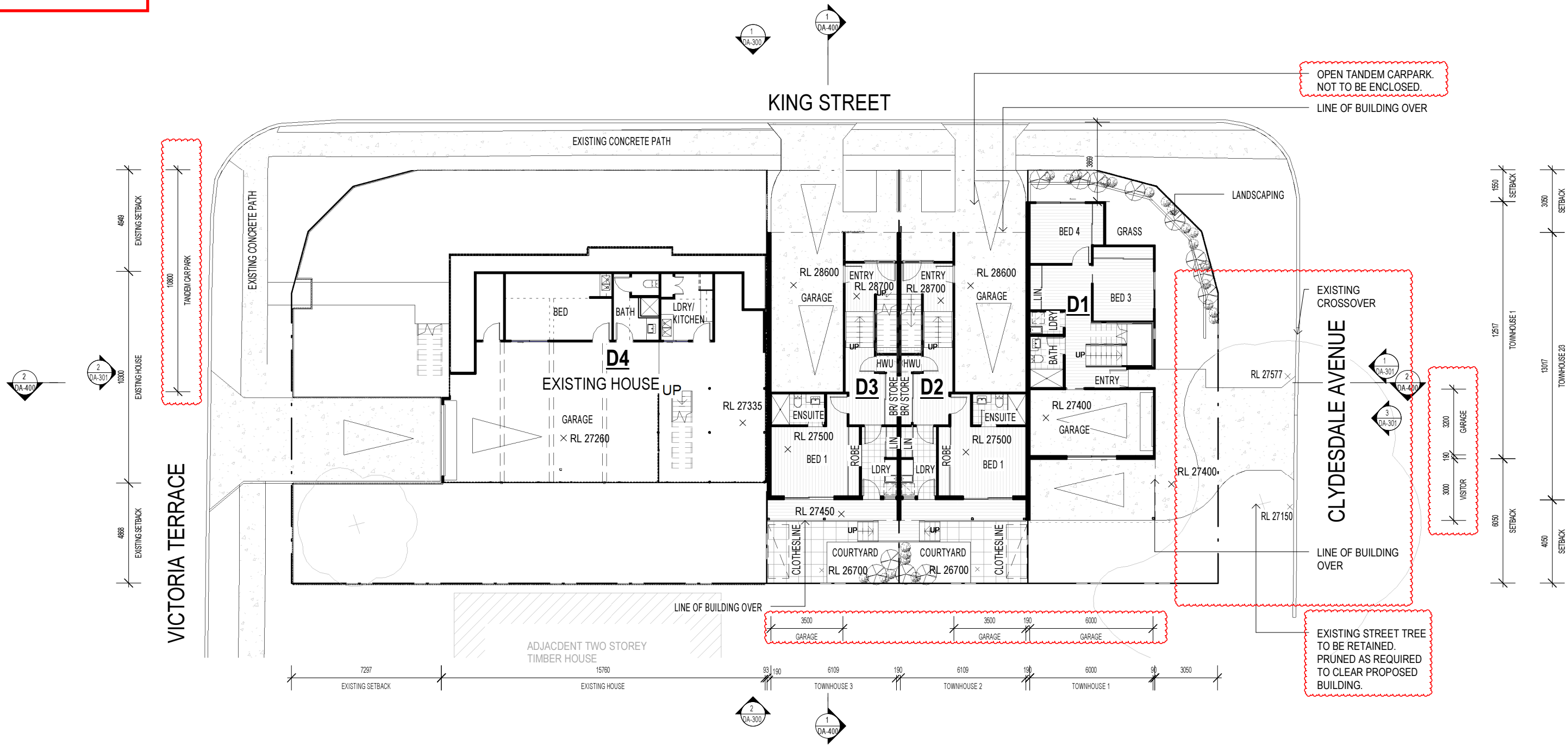
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LOCATION
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 DRAWING
EXISTING/DEMO ROOF PLAN

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1 GROUND FLOOR
 DA-300 1 : 200

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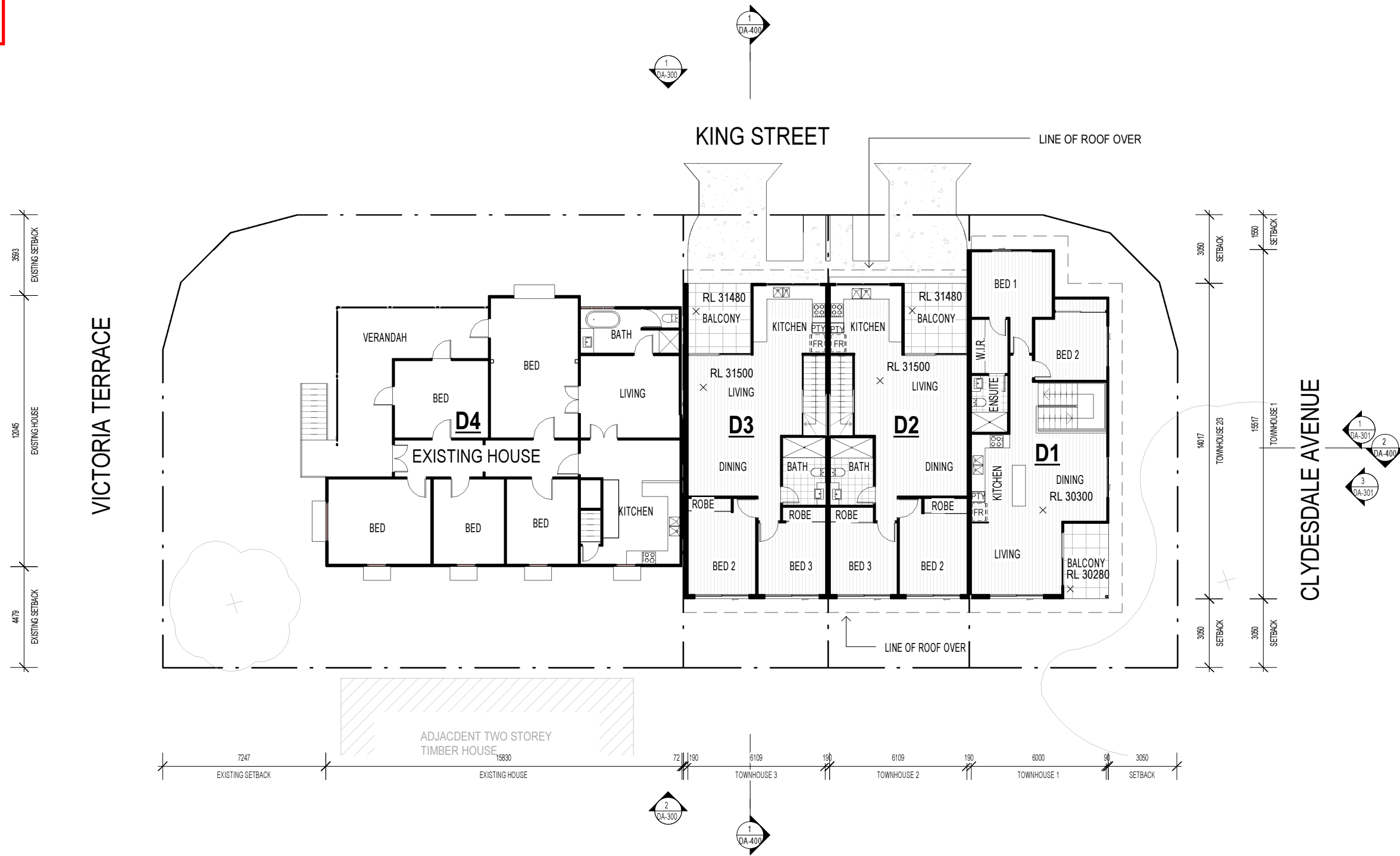
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LOCATION
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DRAWING
GROUND LEVEL FLOOR PLAN

SCALE 1: 200 @A3
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1 LEVEL 1
 DA-300 1 : 200

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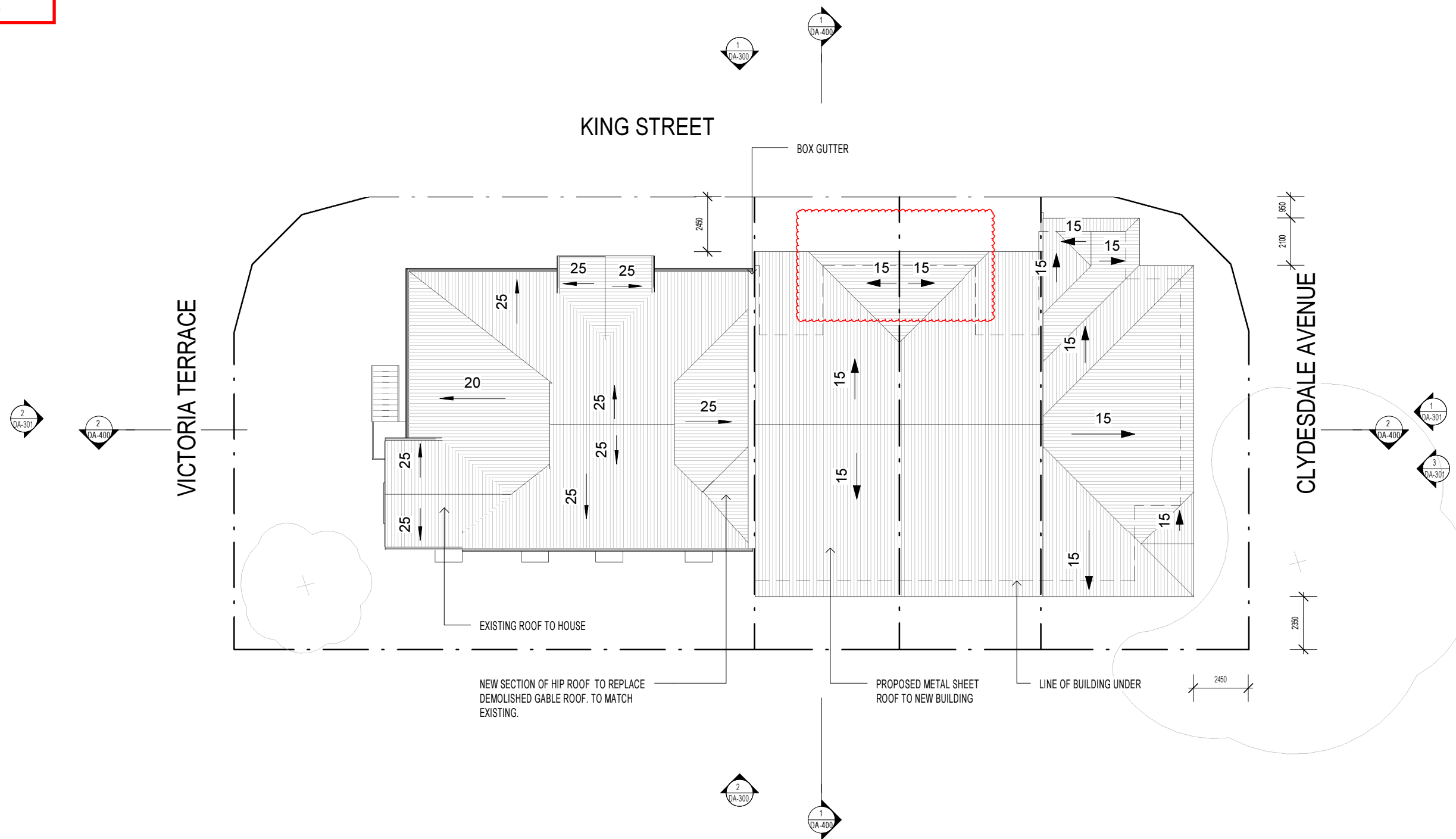
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LOCATION
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LEVEL1 FLOOR PLAN

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1 ROOF PLAN
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 DEVELOPMENT - VICTORIA TCE**

LOCATION
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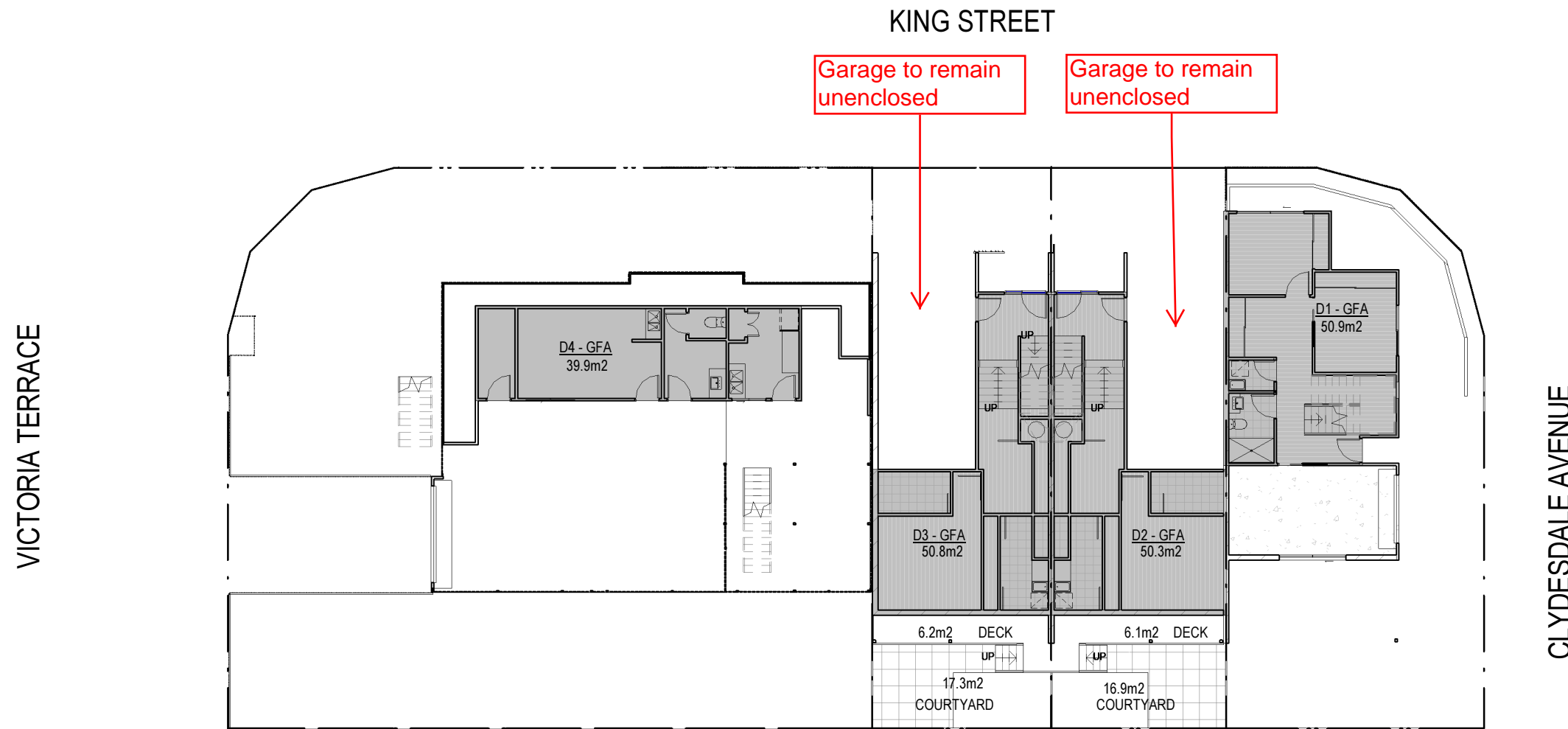
AREA CALCULATIONS

PROPOSED TOWNHOUSE GFA:

D1	GROUND FLOOR LEVEL 1	50.9m2 84.1m2	135.0m2
D2	GROUND FLOOR LEVEL 1	50.3m2 79.3m2	129.6m2
D3	GROUND FLOOR LEVEL 1	50.8m2 80.4m2	131.2m2
D4	GROUND FLOOR (EXISTING) LEVEL 1	39.9m2 152.7m2	192.6m2
TOTAL GFA:			588.4m2

OPEN SPACE

D1	BALCONY (L1)	6.8m2	6.8m2
D2	BALCONY (L1) DECK COURTYARD	8.9m2 6.1m2 16.9m2	31.9m2
D3	BALCONY (L1) DECK COURTYARD	9.2m2 6.2m2 17.3m2	32.7m2
D4	VERANDAH (L1) (EXISTING)	30.3m2	30.3m2
TOTAL OPEN SPACE:			101.7m2



1 GROUND FLOOR - GFA PLAN
 DA-300 1 : 200

AMENDED IN RED
29/07/2015

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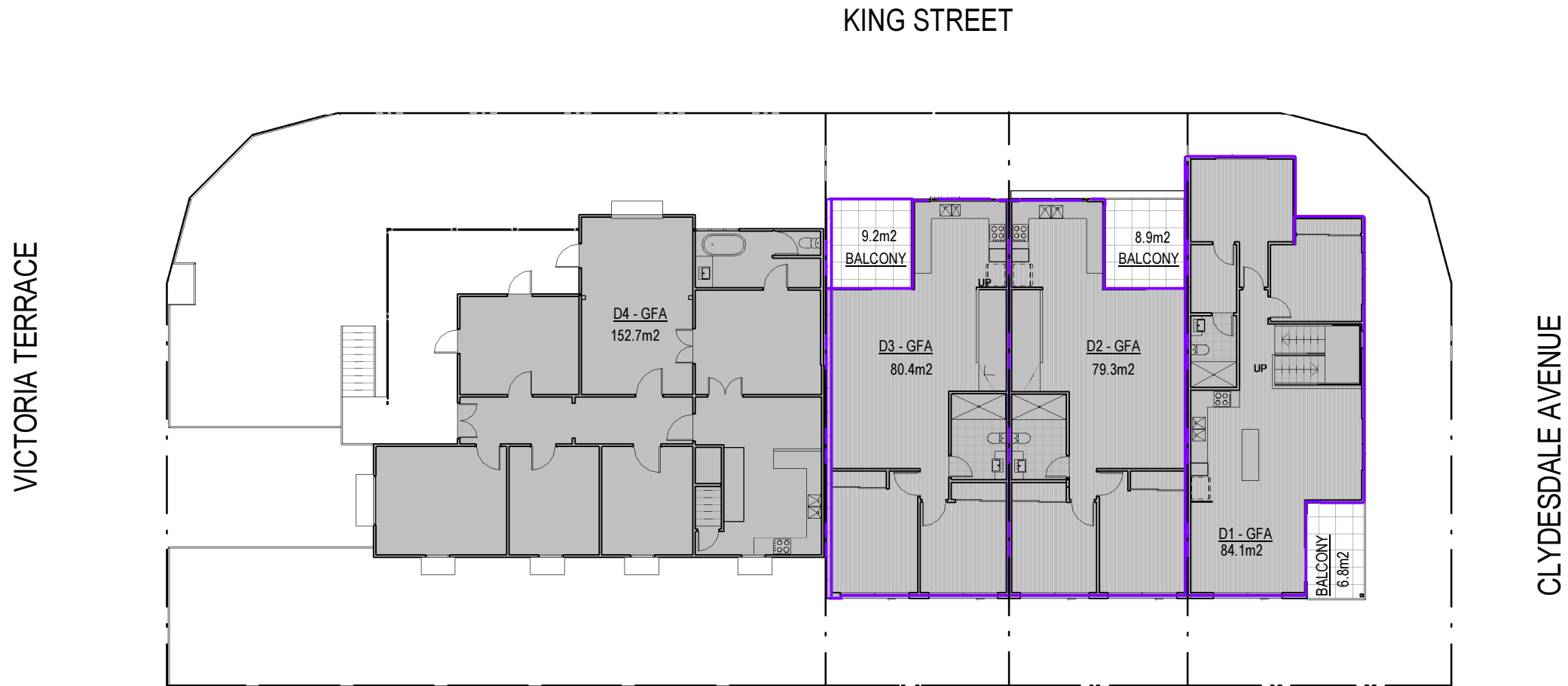
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PROPOSED TOWNHOUSE DEVELOPMENT - VICTORIA TCE

LOCATION
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GROUND LEVEL GFA PLAN

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1 LEVEL 1 - GFA PLAN
 DA-300 1 : 200

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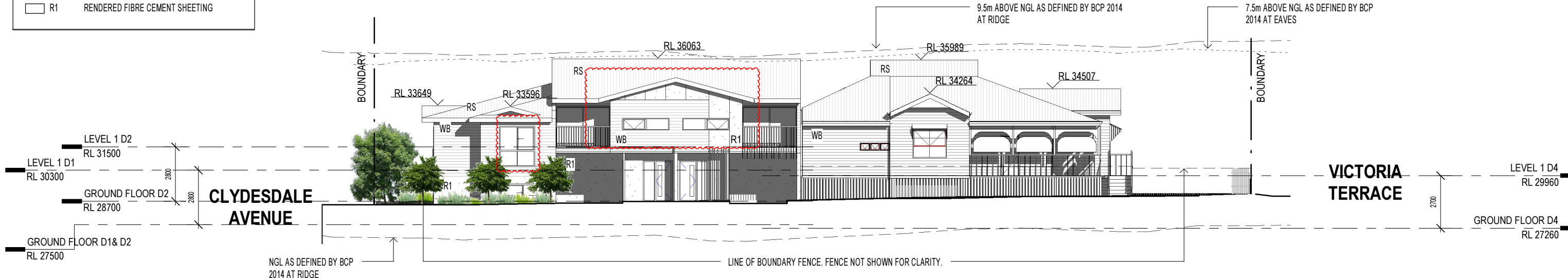
LOCATION
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 DRAWING
LEVEL 1 GFA PLANS

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MATERIAL LEGEND

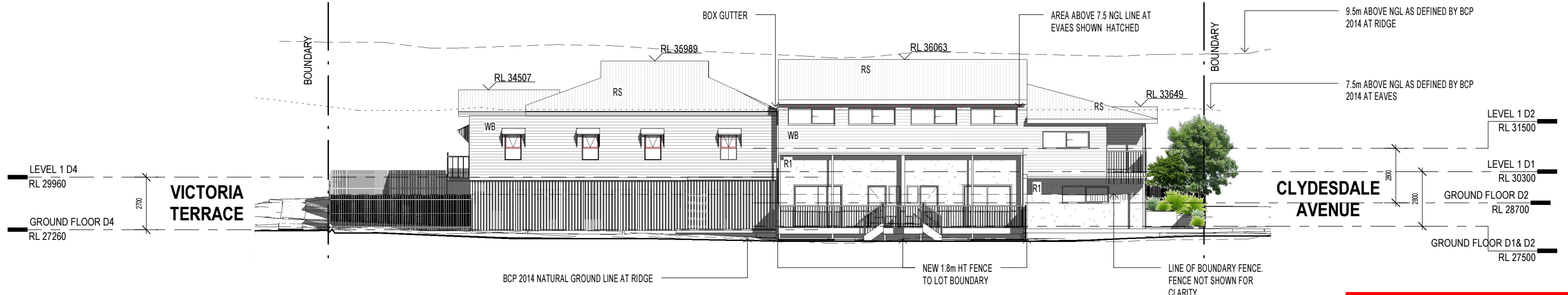
- WB TIMBER WEATHERBOARD
- RS METAL ROOF SHEETING
- R1 RENDERED FIBRE CEMENT SHEETING

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1 KING ST ELEVATION
 DA-100 1 : 200

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2 WEST ELEVATION
 DA-031 1 : 200

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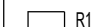
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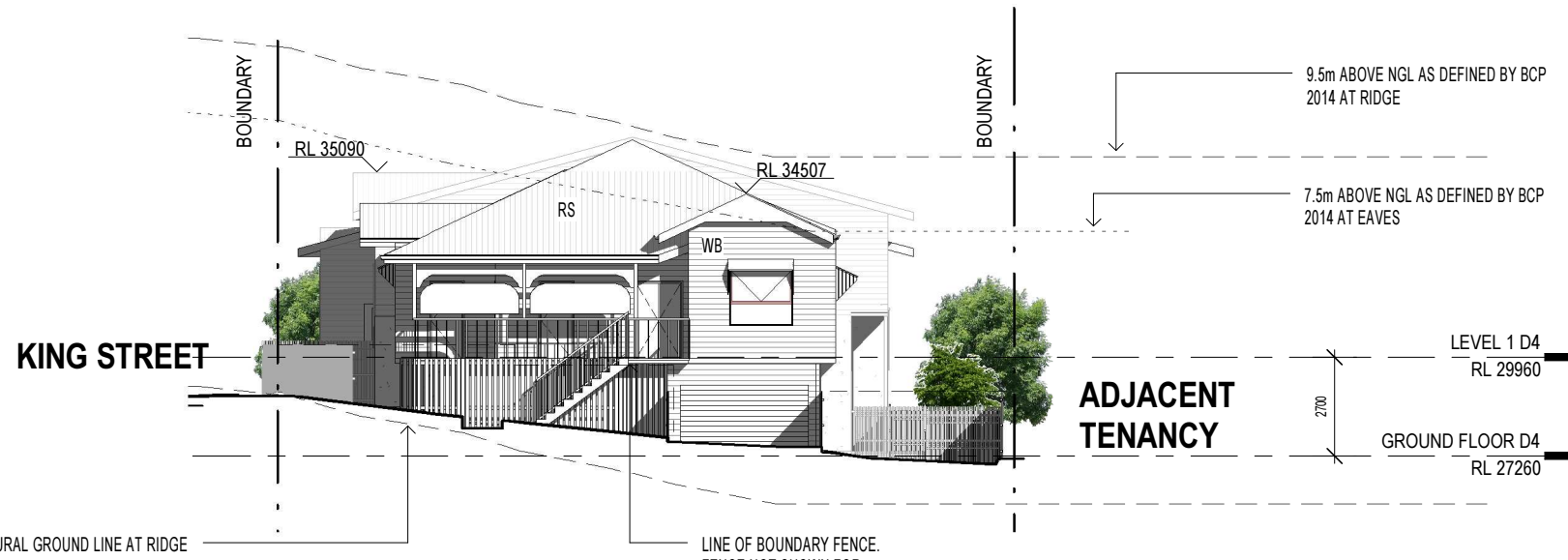
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01/07/2015

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MATERIAL LEGEND

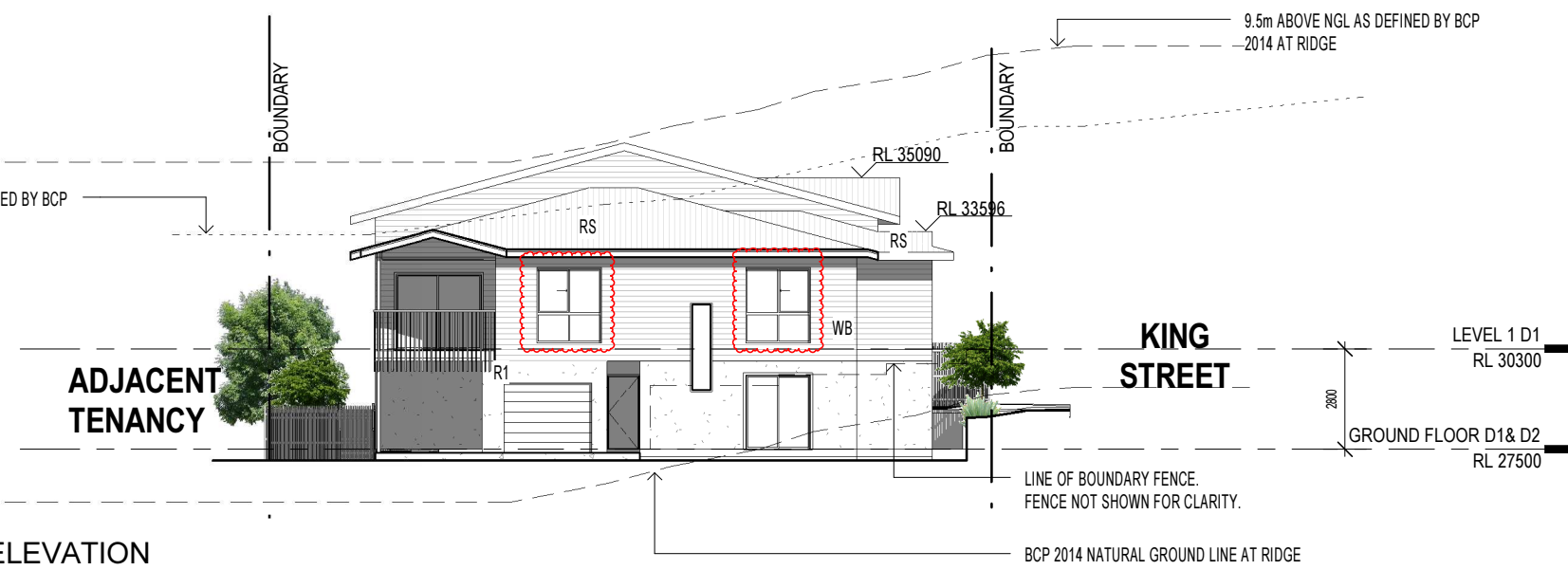
-  WB TIMBER WEATHERBOARD
-  RS METAL ROOF SHEETING
-  R1 RENDERED FIBRE CEMENT SHEETING



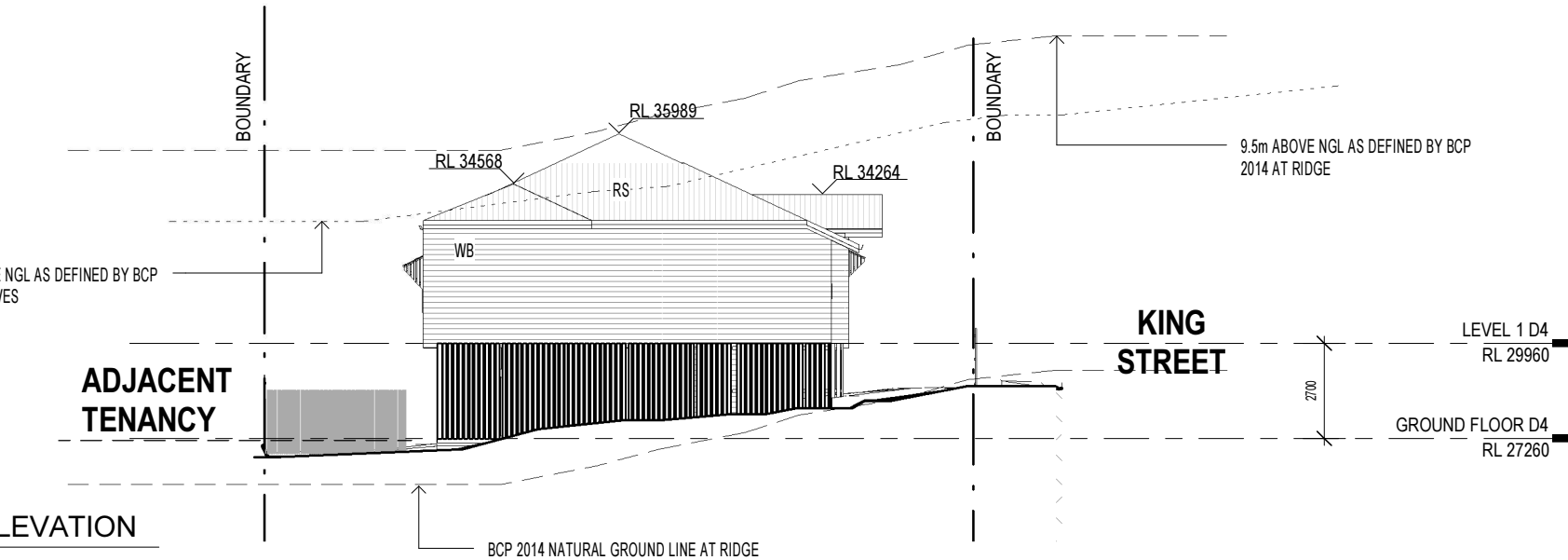
2 VICTORIA TCE ELEVATION
DA-100 1 : 200

PLANS AND DOCUMENTS
referred to in the
APPROVAL

29/07/2015
Dated:.....



1 CLYDESDALE AVE ELEVATION
DA-100 1 : 200



3 EX. HOUSE REAR ELEVATION
DA-031 1 : 200

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GENERAL NOTES

DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO COMMENCEMENT. PREPARATION OF SHOP DRAWINGS OR MANUFACTURING. FIGURED DIMENSIONS TAKE PRECEDENCE OVER SCALING.

VERIFY LOCATION OF EXISTING SERVICES BEFORE COMMENCEMENT.

ALL CONSTRUCTION TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA, BUILDING ACT 1975 AS AMENDED, STANDARD BUILDING BY-LAWS AND RELEVANT AUSTRALIAN STANDARDS.

ISSUE	DATE	REVISION
1	16.04.15	Preliminary DA Issue
2	21.04.15	Risksmart Application
3	05.06.15	DA RFI



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PROJECT
**PROPOSED TOWNHOUSE
DEVELOPMENT - VICTORIA TCE**

LOCATION
19 VICTORIA TCE, ANNERLY, 4103

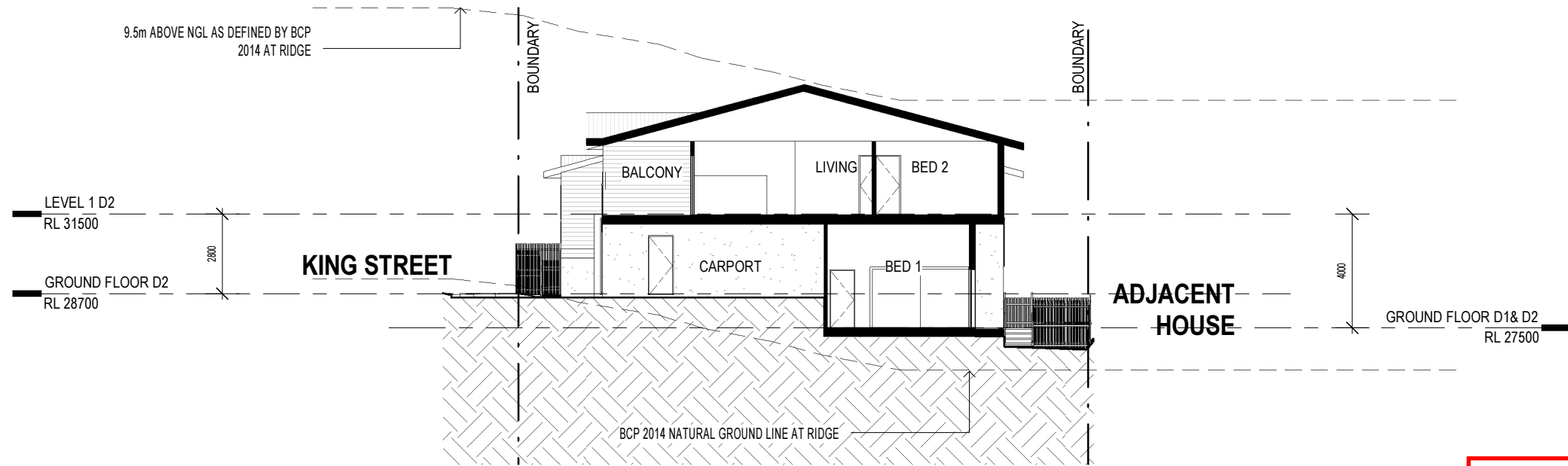
DRAWING
ELEVATIONS - SHEET 2

SCALE A_s DATE DRAWN BY
indicated@A3 MAR 15 SB

JOB No. DRAWING No. REVISION
140205 DA-301 3

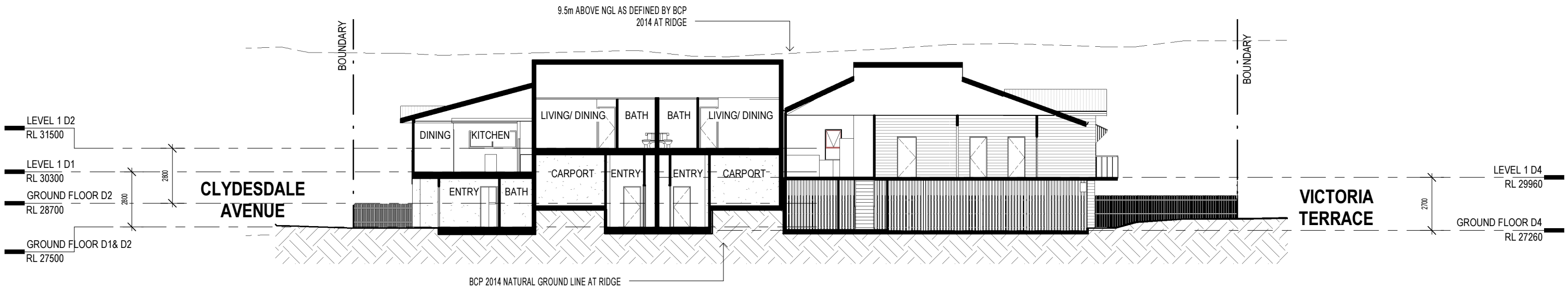
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SECTION 1
 1 : 200

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SECTION 2
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DRAWING
SECTIONS

SCALE 1: DATE DRAWN BY
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