

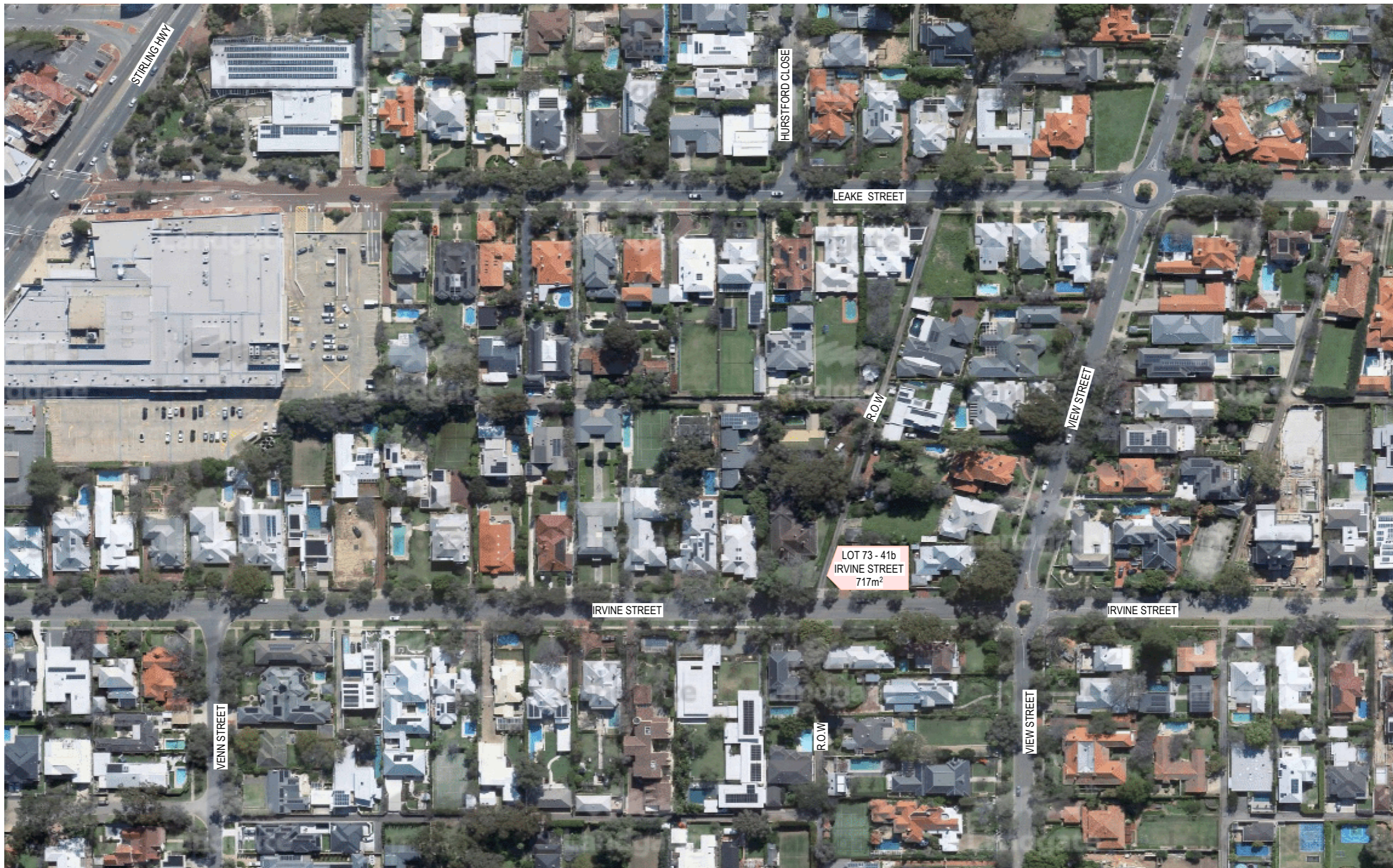
LOT 73 - 41b IRVINE STREET

DEVELOPMENT APPLICATION - ADDITIONS TO EXISTING TWO STORY HOUSE

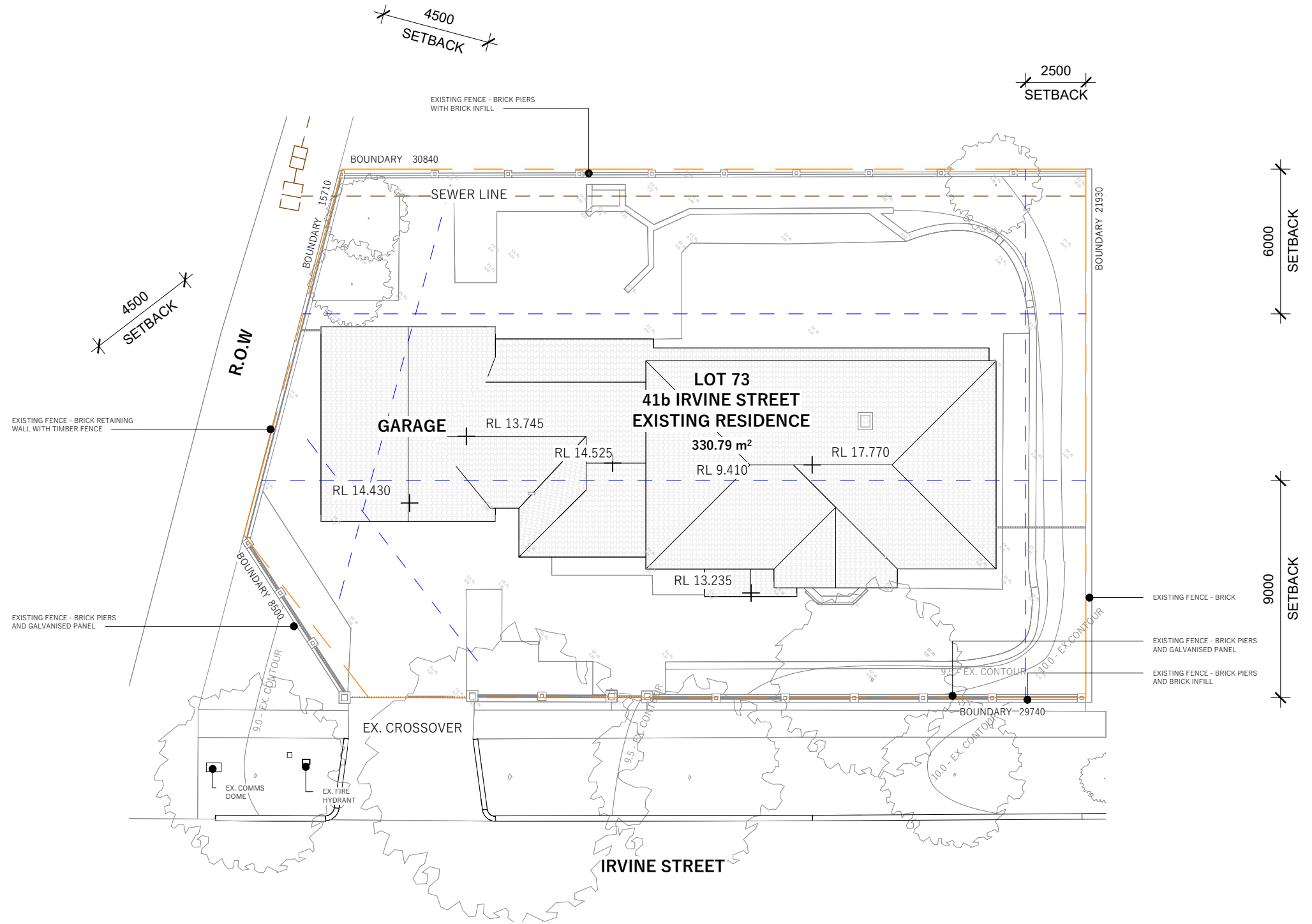


DRAWING LIST - DA SET

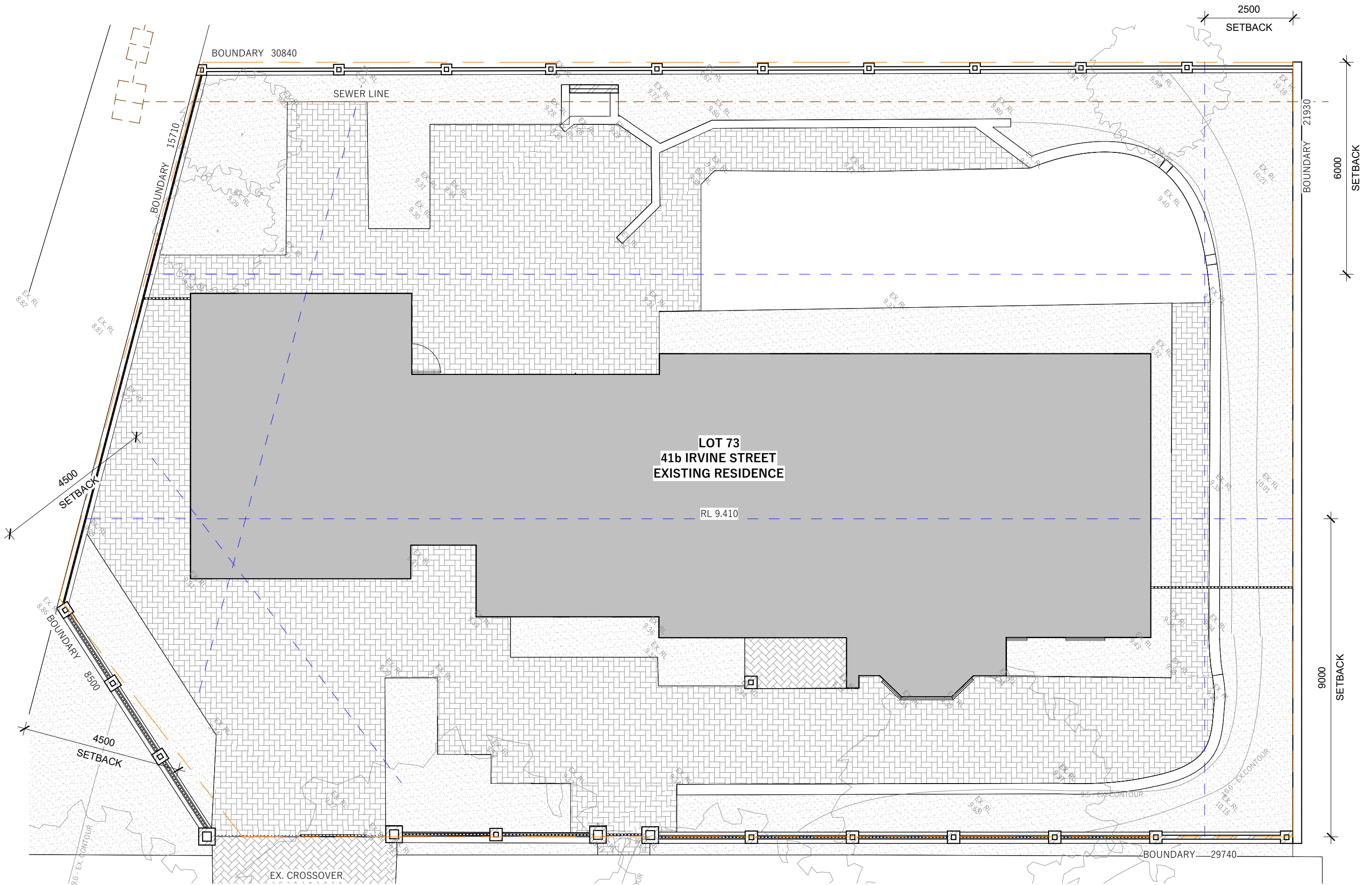
SHEET No.	SHEET NAME	Current Revision
DA0.0	COVER PAGE	A
DA0.1	LOCATION PLAN	A
DA0.2	EXISTING SITE SURVEY	A
DA0.3	EXISTING SITE PLAN	A
DA0.4	EXISTING SITE PLAN	A
DA1.0	EXISTING GROUND FLOOR PLAN	A
DA1.1	EXISTING FIRST FLOOR PLAN	A
DA2.0	PROPOSED SITE PLAN	A
DA2.1	PROPOSED SITE PLAN	A
DA2.2	PROPOSED GROUND FLOOR PLAN	A
DA2.3	PROPOSED FIRST FLOORPLAN	A
DA2.4	PROPOSED ROOF PLAN	A
DA2.5	LANDSCAPE PLAN	A
DA3.0	PROPOSED ELEVATIONS	A
DA3.1	PROPOSED ELEVATIONS	A
DA3.2	PROPOSED SITE ELEVATIONS	A
DA3.3	PROPOSED SITE ELEVATIONS	A
DA4.0	3D PERSPECTIVES	A
DA4.1	3D PERSPECTIVES	A
DA4.2	3D PERSPECTIVES	A
DA5.0	COMPLIANCE DRAWINGS - OVERSHADOW DIAGRAMS	A
DA5.1	COMPLIANCE DRAWINGS - PLOT RATIO	A
DA5.2	COMPLIANCE DRAWINGS - SETBACK	A
DA5.3	COMPLIANCE DRAWING - FRONT SETBACK LANDSCAPING	A



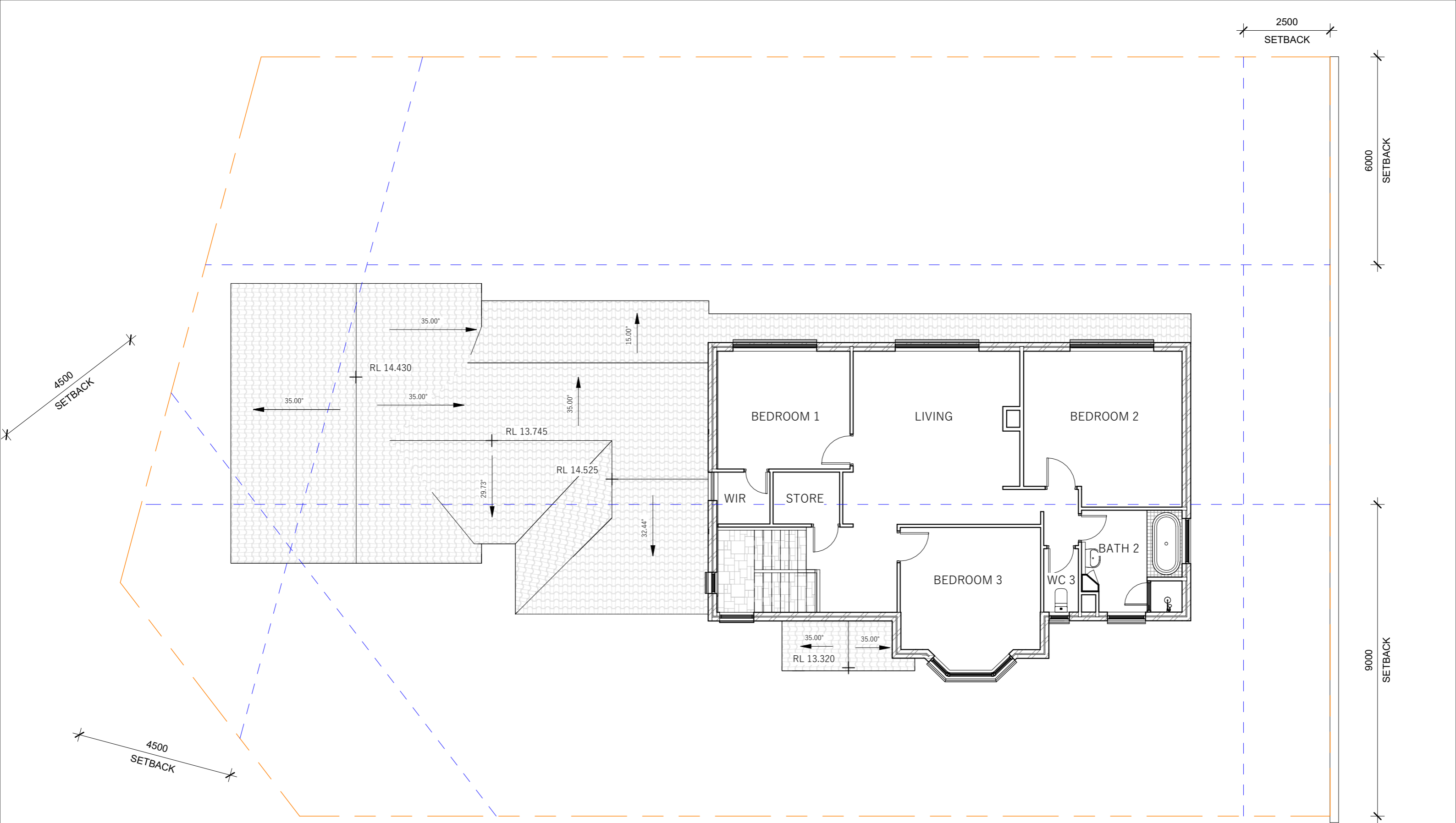
1 LOCATION PLAN
SCALE 1 : 1000



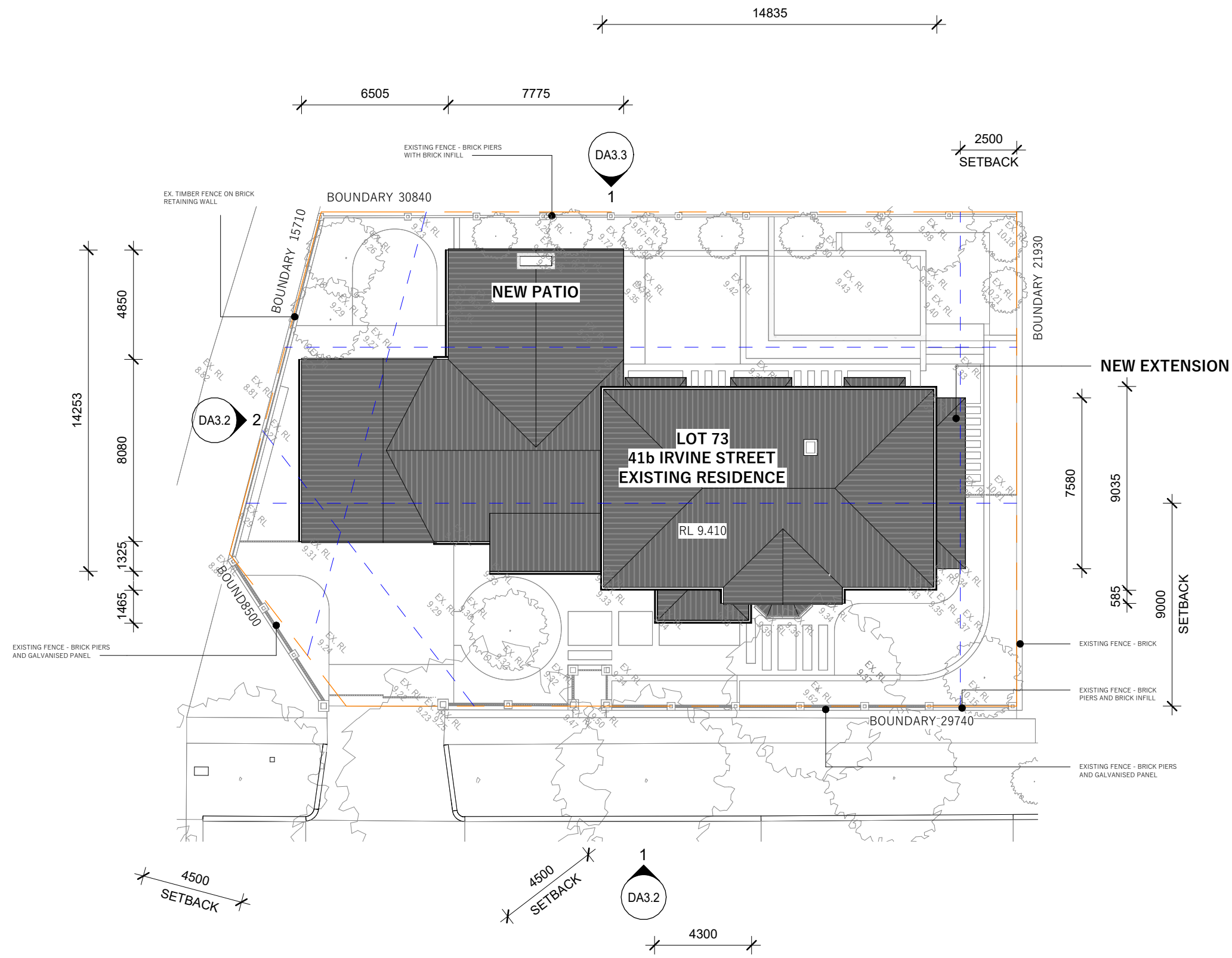
1 EXISTING SITE PLAN
SCALE 1:200



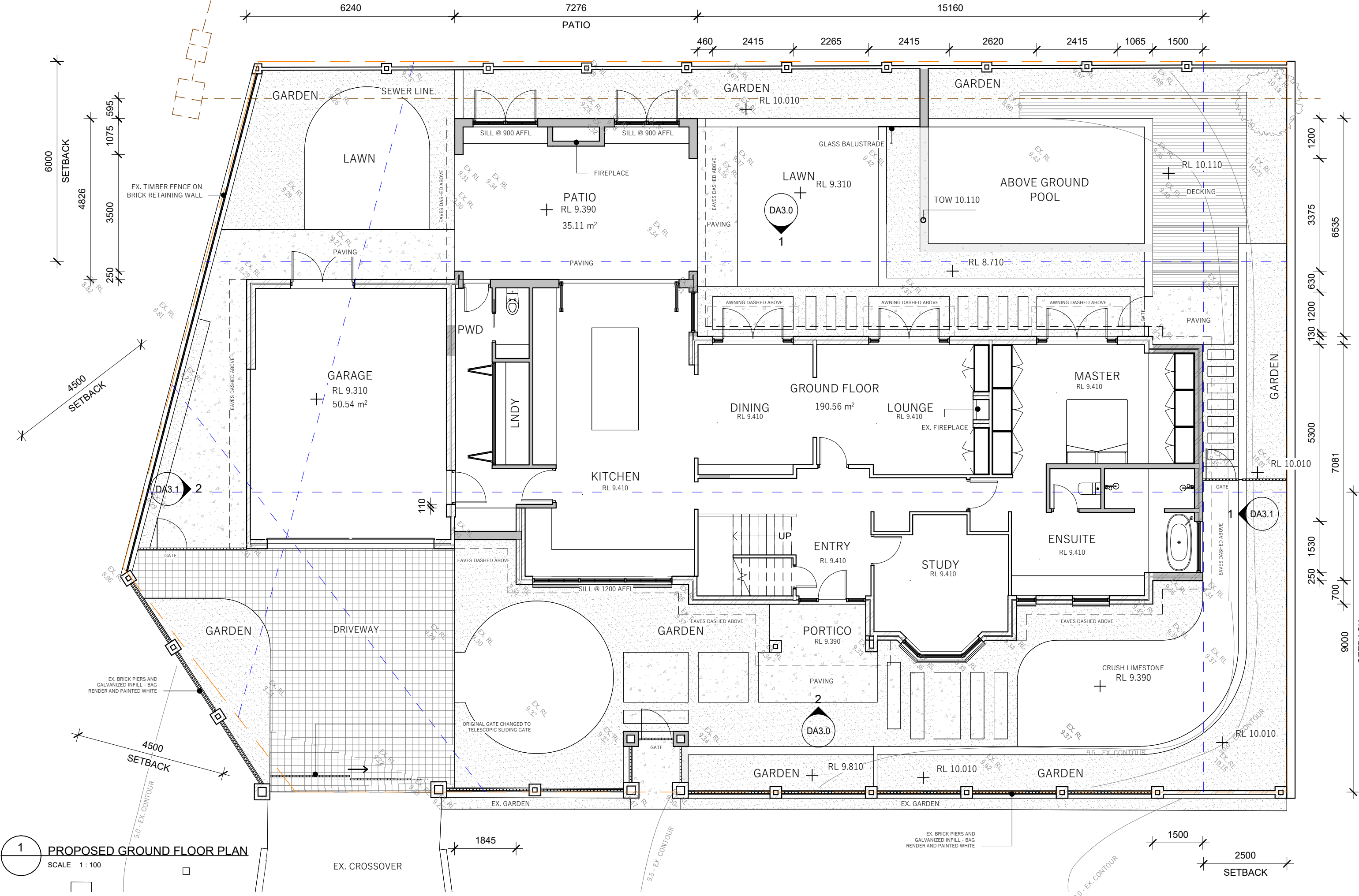
1 EXISTING SITE PLAN
SCALE 1:100



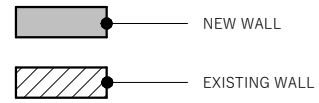
1 FIRST FLOOR DEMOLITION PLAN
SCALE 1:100



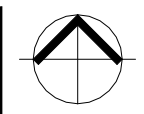
1 PROPOSED SITE PLAN
SCALE 1 : 200



1 PROPOSED GROUND FLOOR PLAN
SCALE 1 : 100

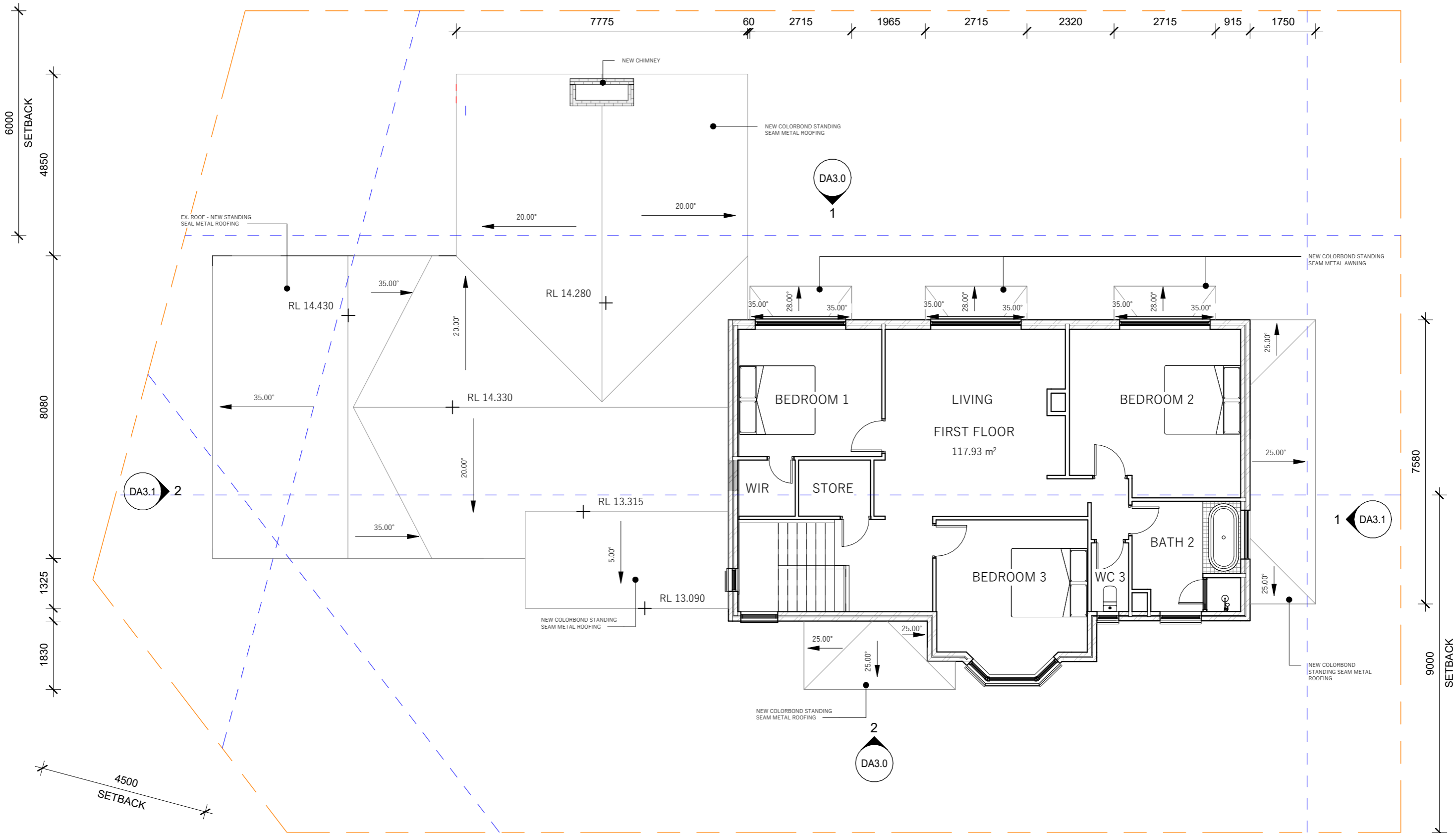


STATUS: DEVELOPMENT APPLICATION
PROJECT NUMBER: PPA25021



1 : 100 @ A3
21.04.26

REV-A
DA2.2

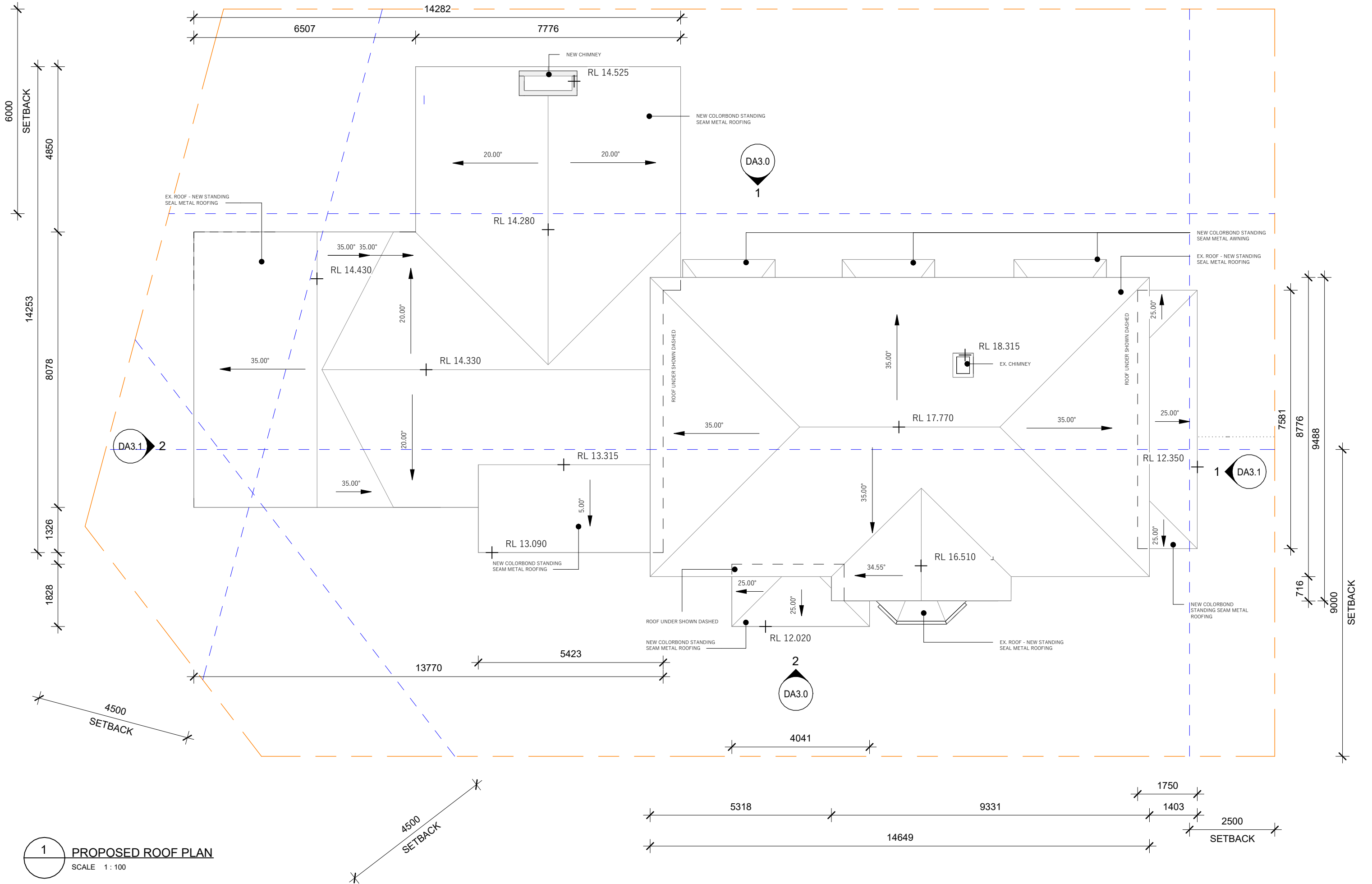


1 PROPOSED FIRST FLOOR PLAN
SCALE 1:100

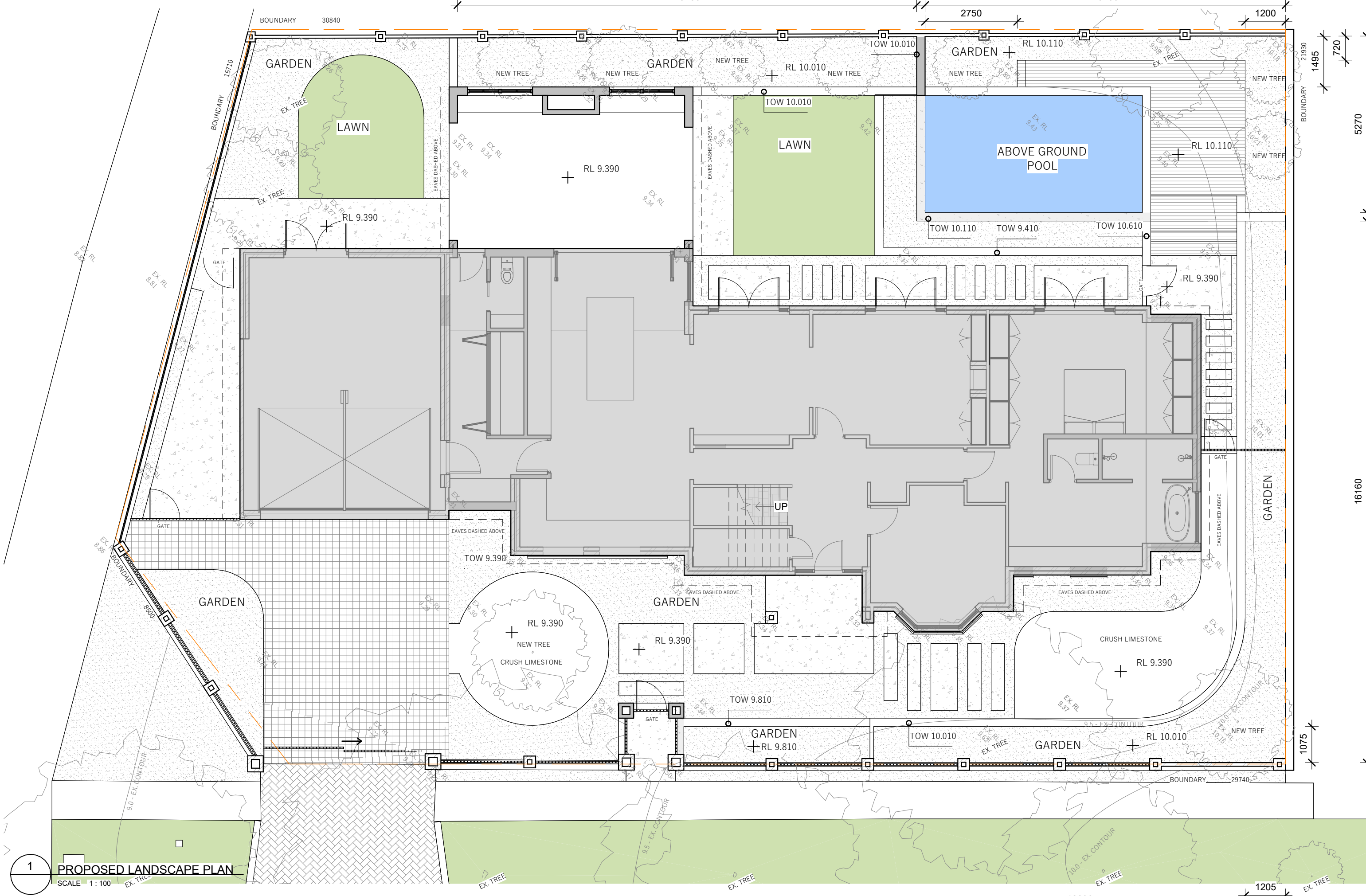
- NEW WALL
- EXISTING WALL

STATUS: DEVELOPMENT APPLICATION
PROJECT NUMBER: PPA25021

1:100 @ A3
21.04.26

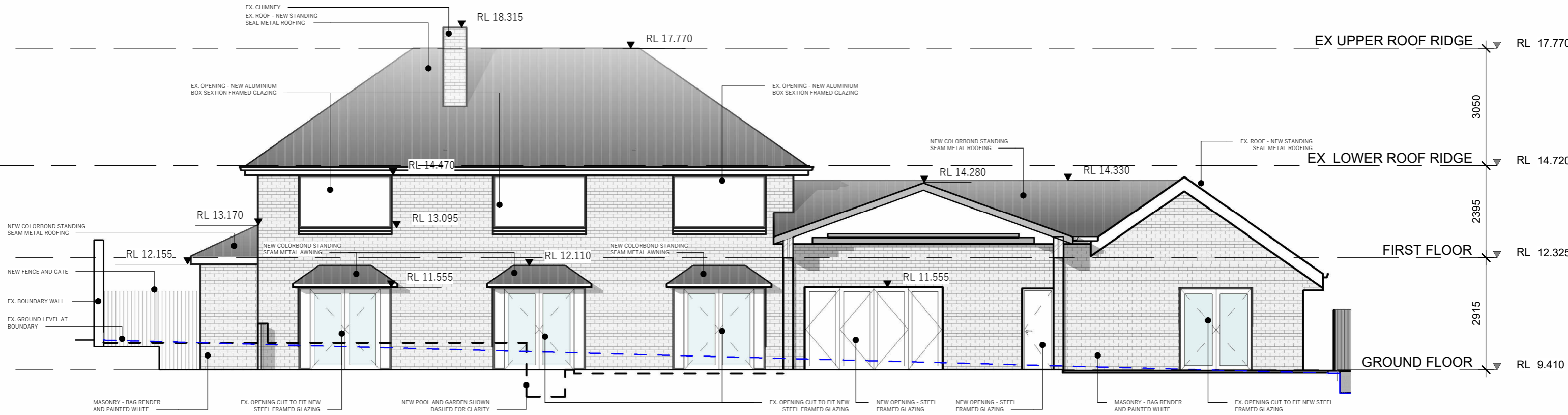


1 PROPOSED ROOF PLAN
SCALE 1 : 100

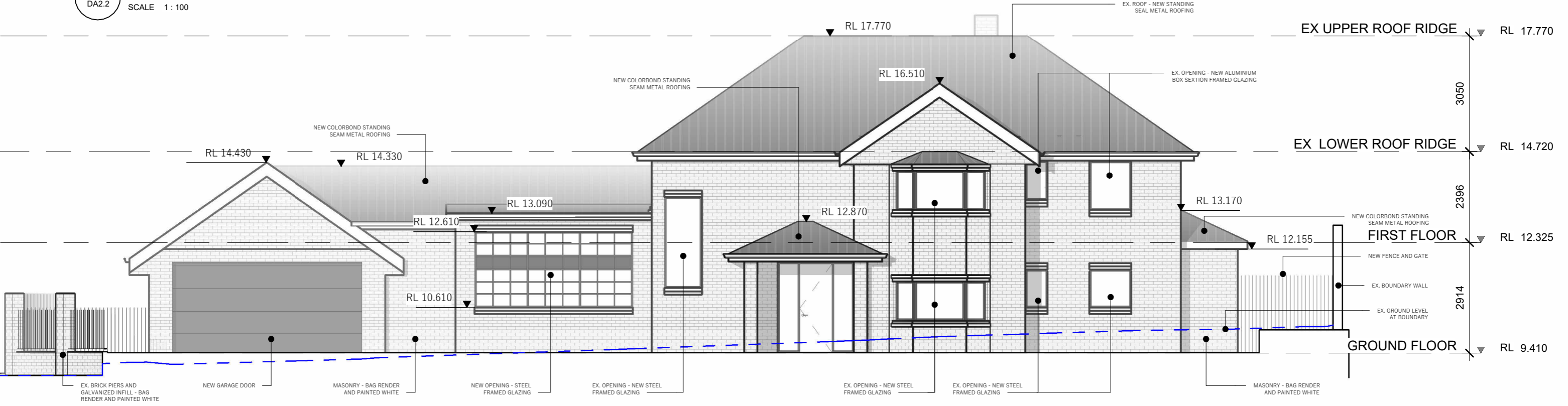


1 PROPOSED LANDSCAPE PLAN
SCALE 1:100

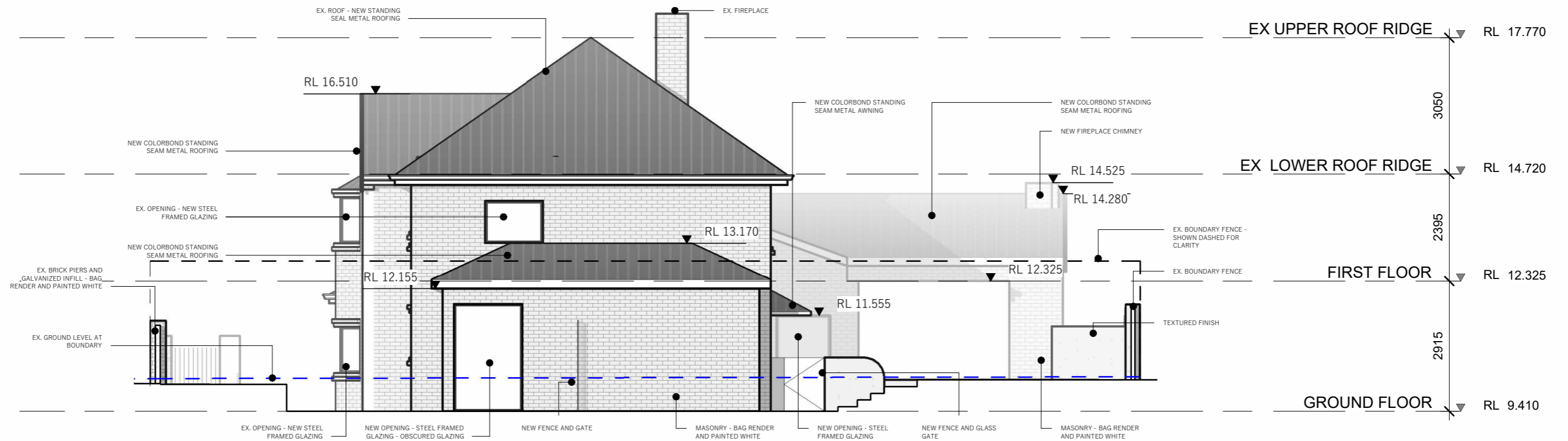




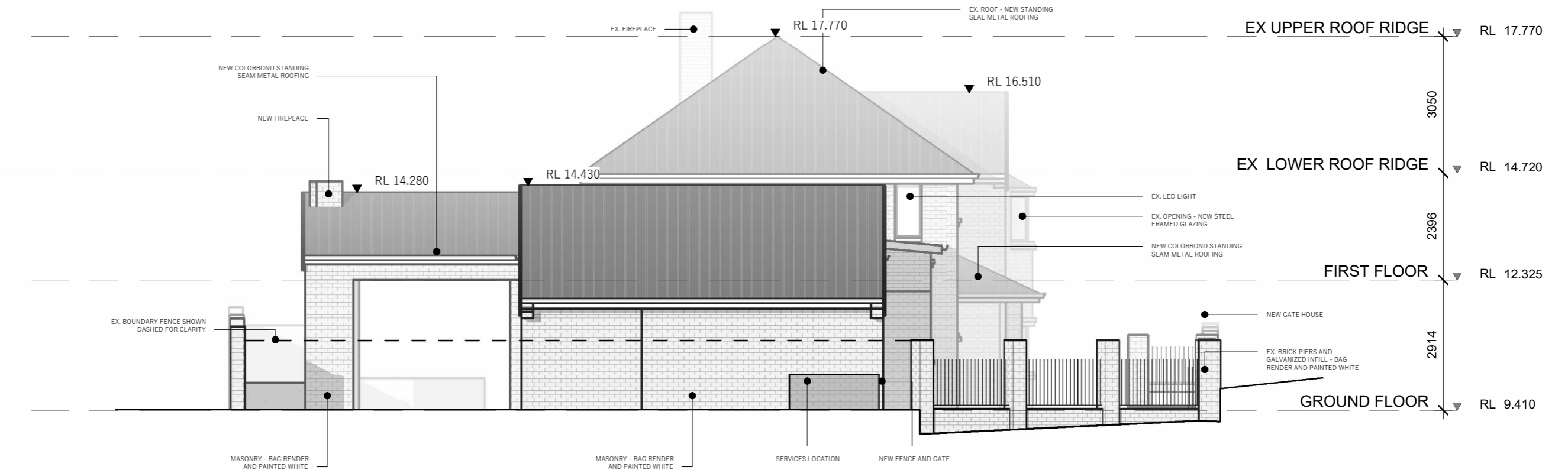
1 NORTH ELEVATION
DA2.2 SCALE 1 : 100



2 SOUTH ELEVATION
DA2.2 SCALE 1 : 100



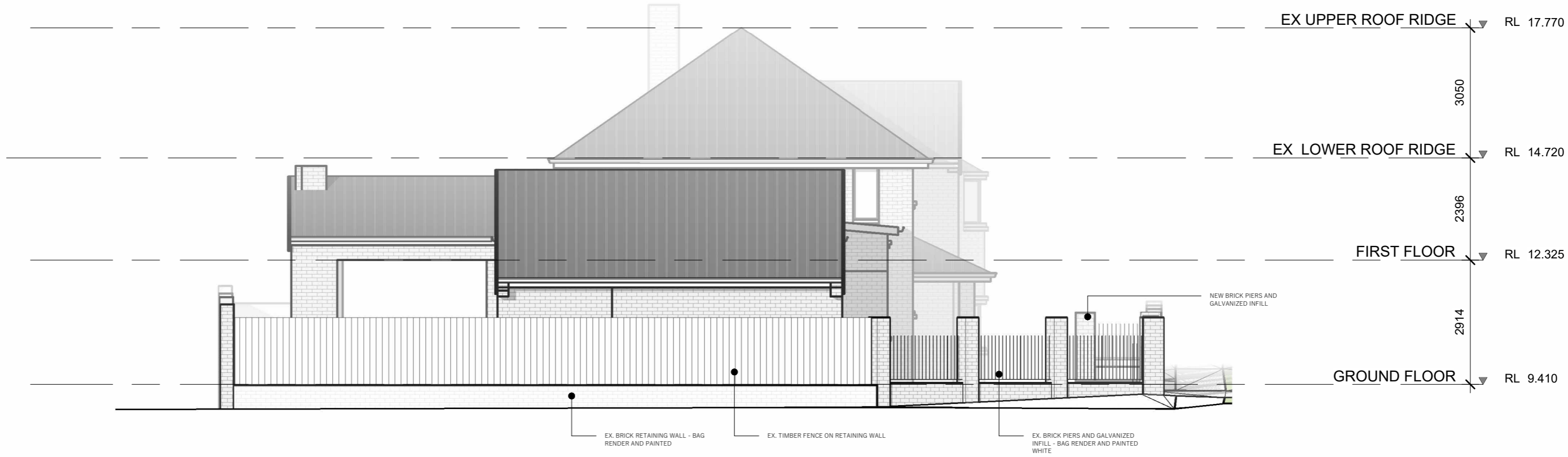
1 EAST ELEVATION
DA2.2 SCALE 1:100



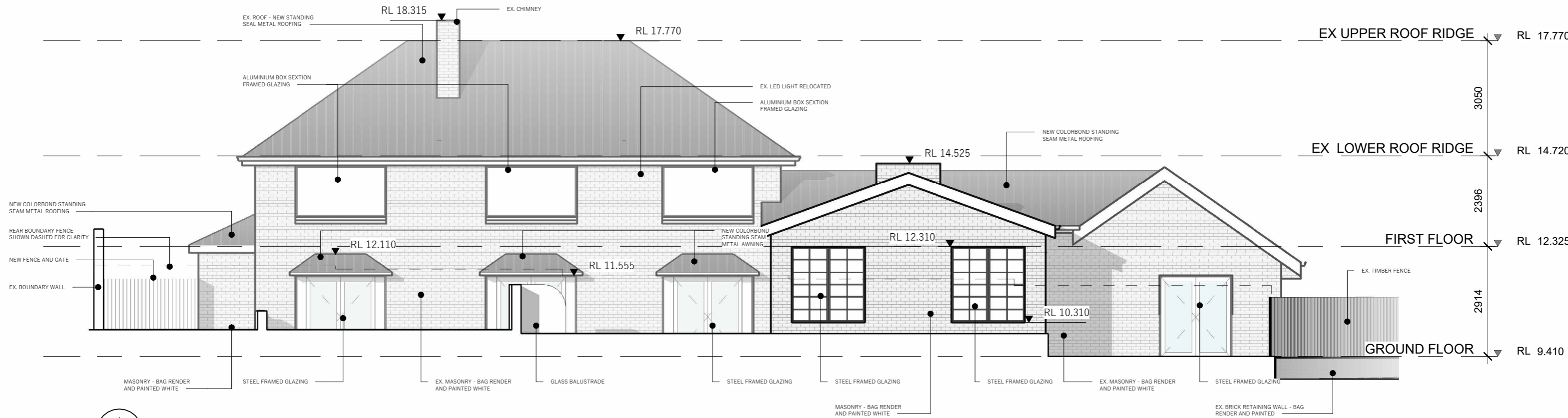
2 WEST ELEVATION
DA2.2 SCALE 1:100



1 IRVINE STREET ELEVATION
DA2.0 SCALE 1:100

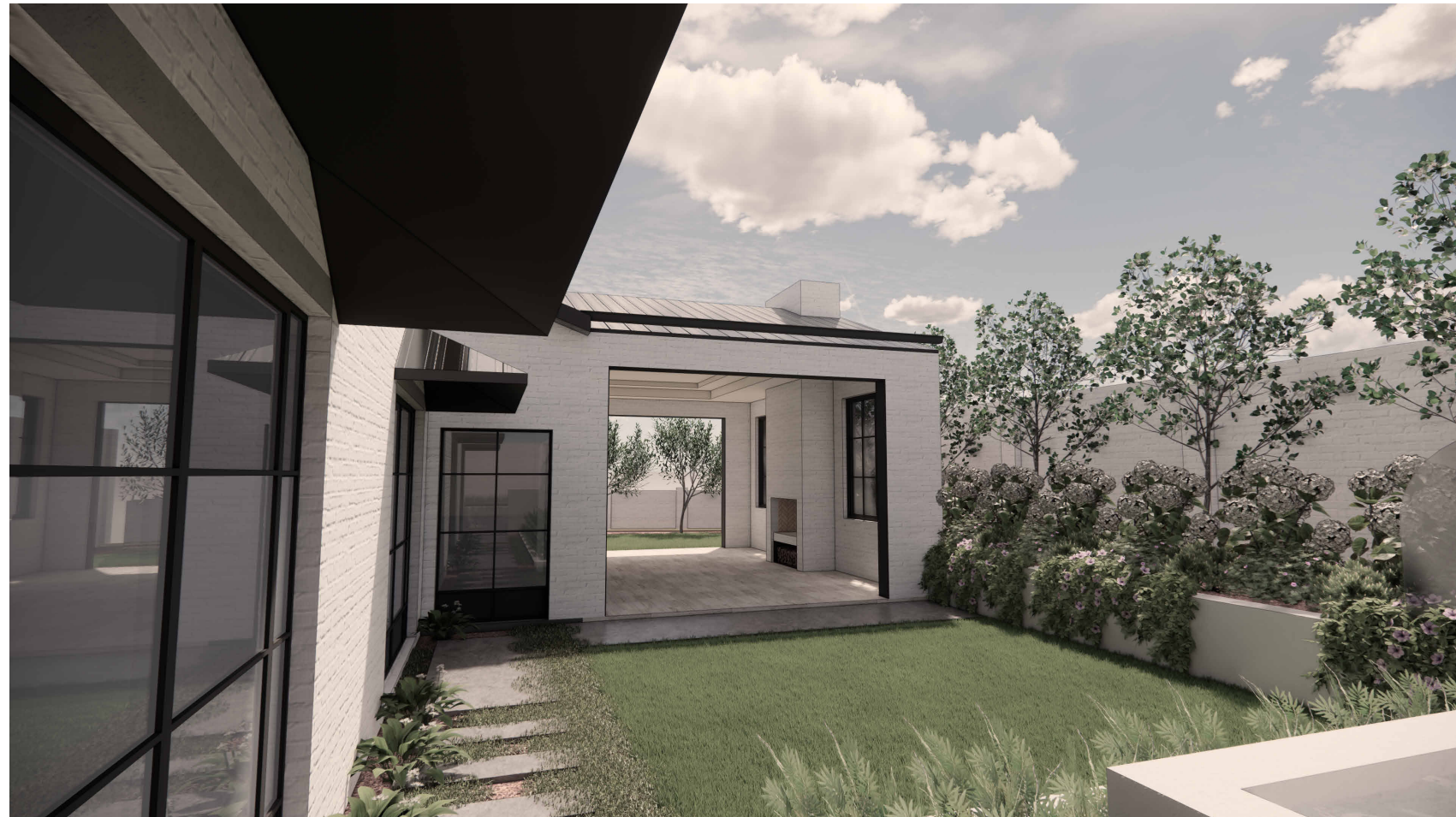


2 R.O.W ELEVATION
DA2.0 SCALE 1:100

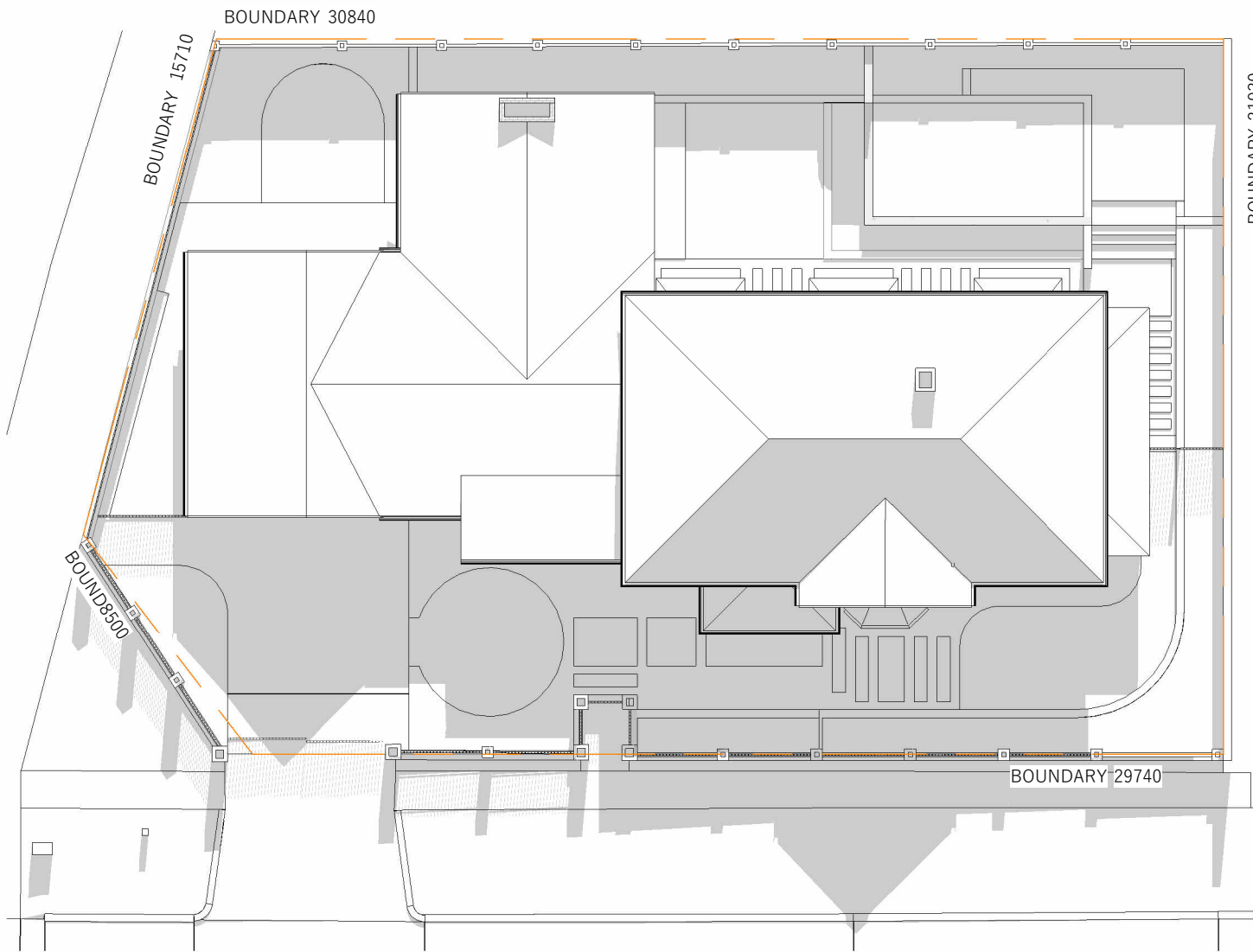


1 NORTH ELEVATION
 DA2.0 SCALE 1:100

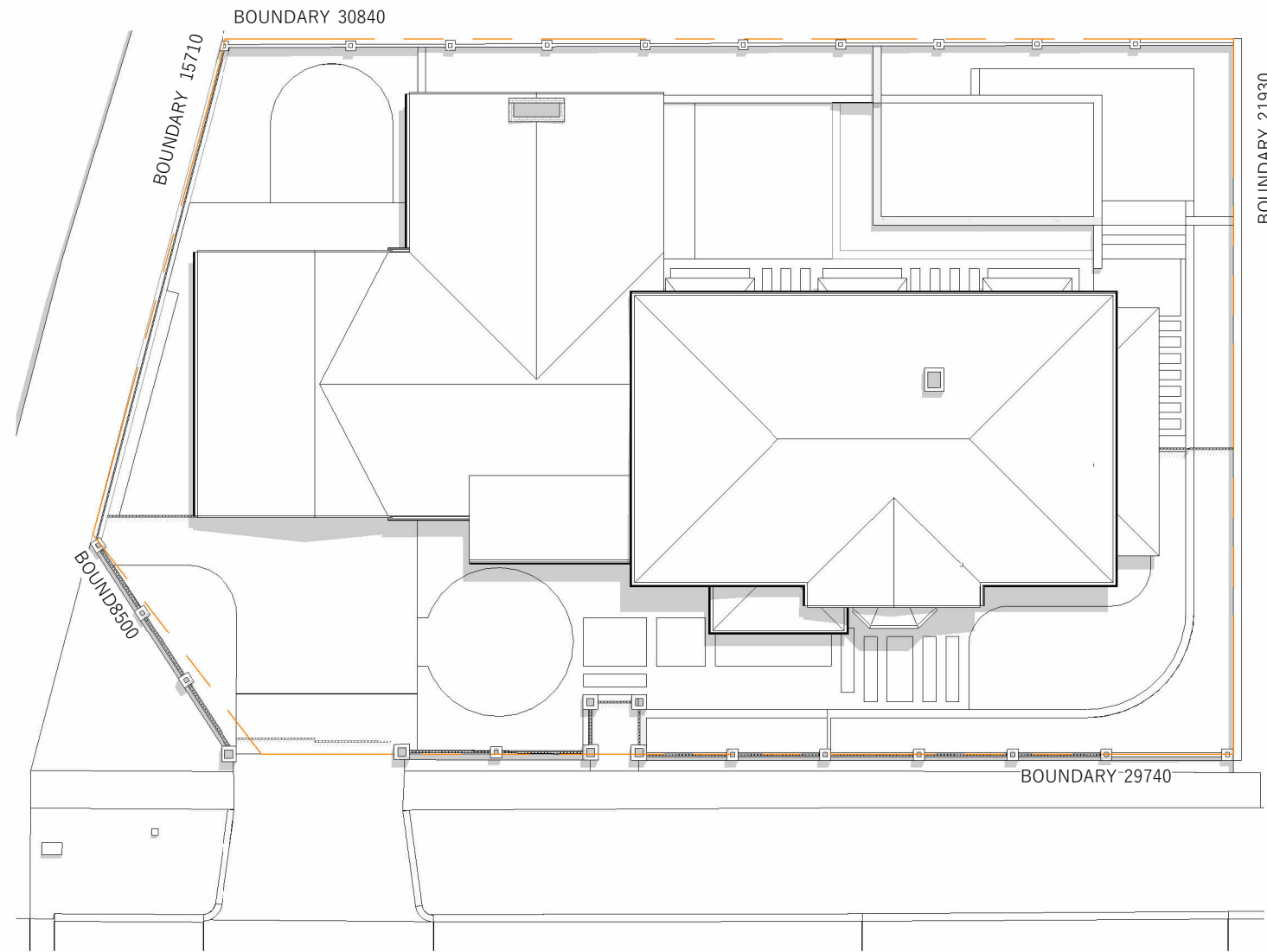




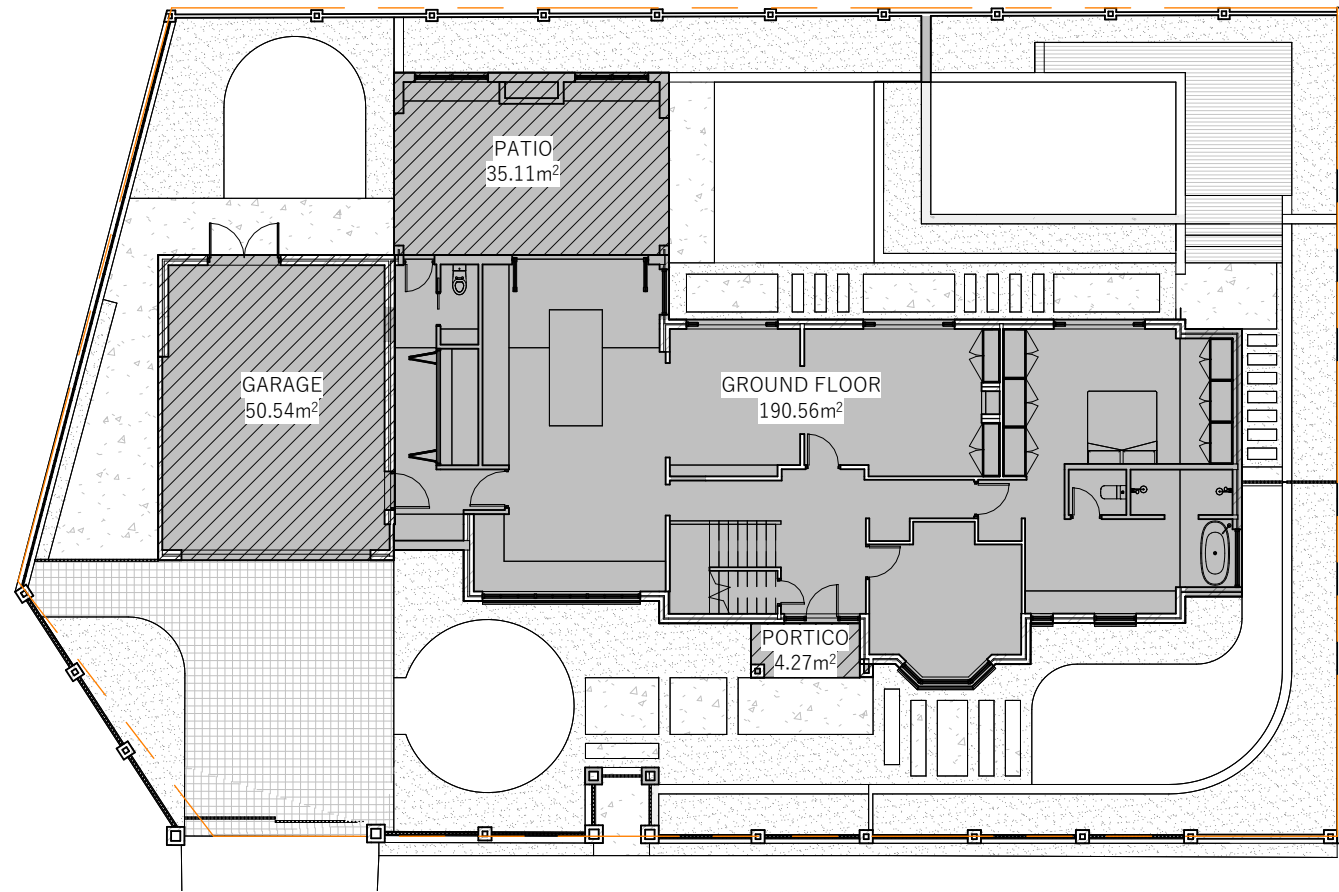




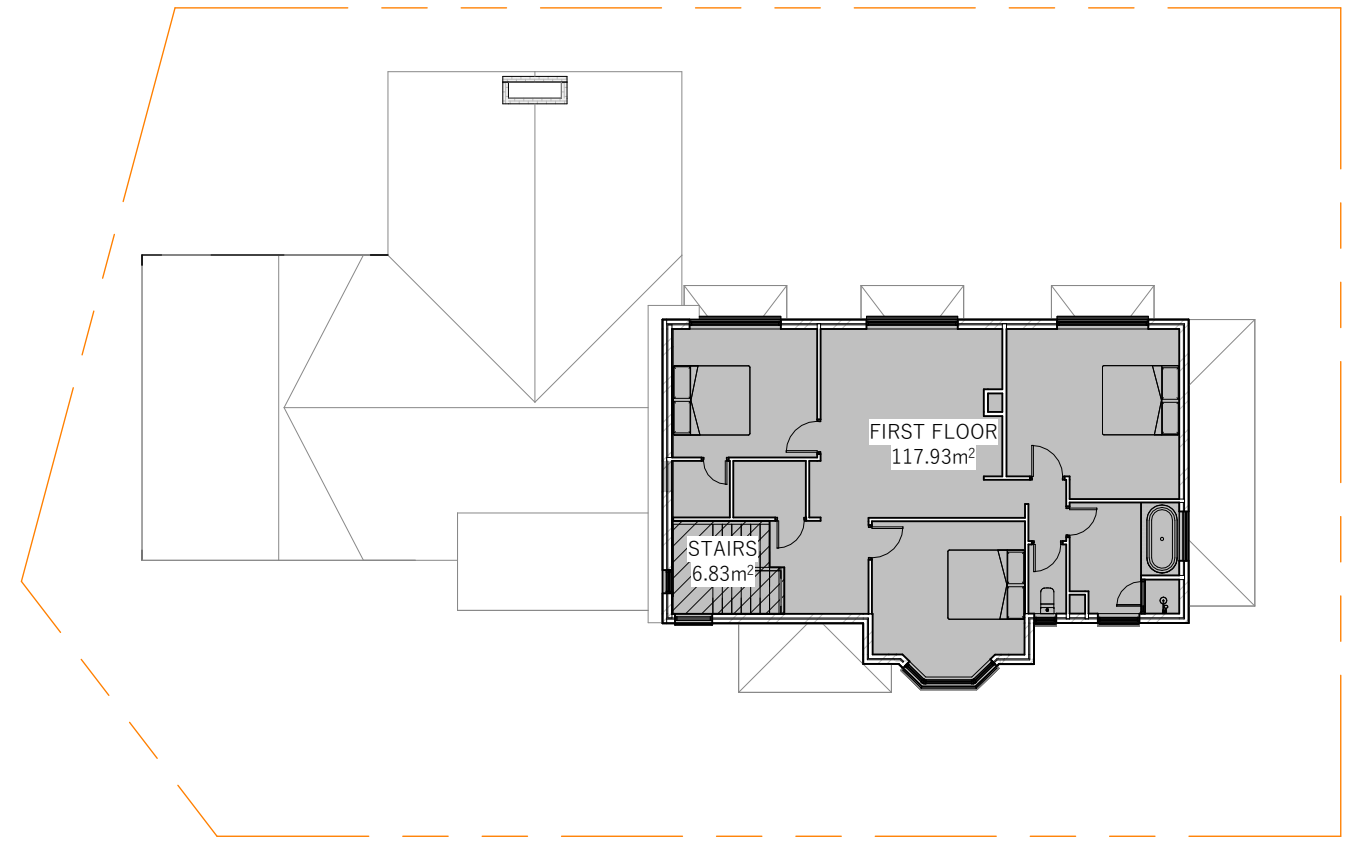
1 OVERSHADOW DIAGRAM - WINTER SOLSTICE
SCALE 1:200



2 OVERSHADOW DIAGRAM - SUMMER SOLSTICE
SCALE 1:200



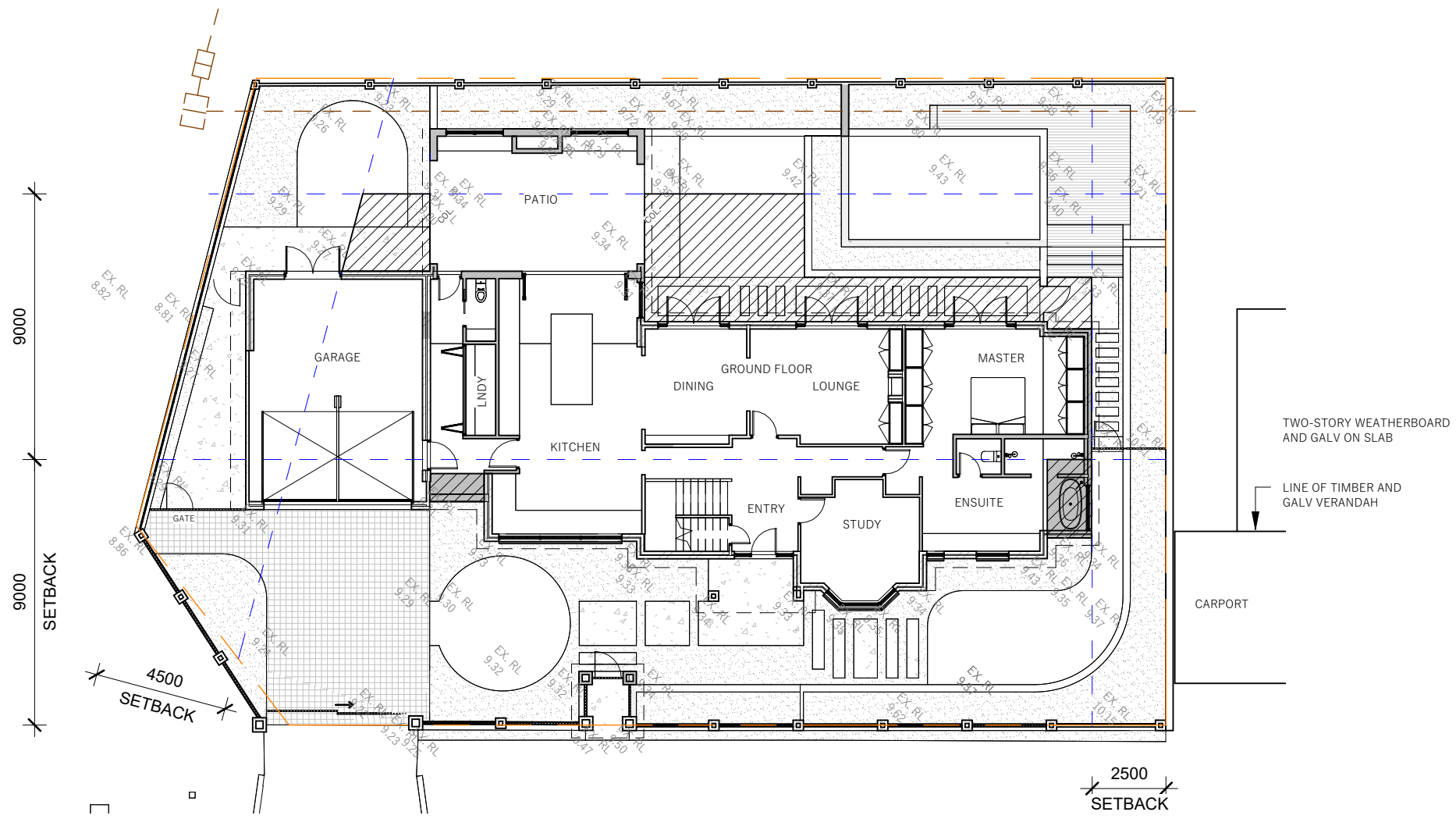
1 GROUND FLOOR PLAN
SCALE 1:200





2 FIRST FLOOR PLAN
SCALE 1:200

AREA	m ²
GROUND FLOOR	
GARAGE	50.54m ²
FLOOR AREA - 5% TOTAL SITE AREA (35.85m ²)	14.69m ²
PATIO	35.11m ²
PORTICO	4.27m ²
TOTAL AREA	39.38m ²
TOTAL FLOOR AREA - 5% TOTAL SITE AREA (35.85m ²)	3.53m ²
GROUND FLOOR	190.56m ²
GROUND FLOOR TOTAL	208.78m²
FIRST FLOOR	
FIRST FLOOR	117.93m ²
FLOOR AREA - STAIRS (6.83m ²)	111.10m ²
FIRST FLOOR TOTAL	111.10m²

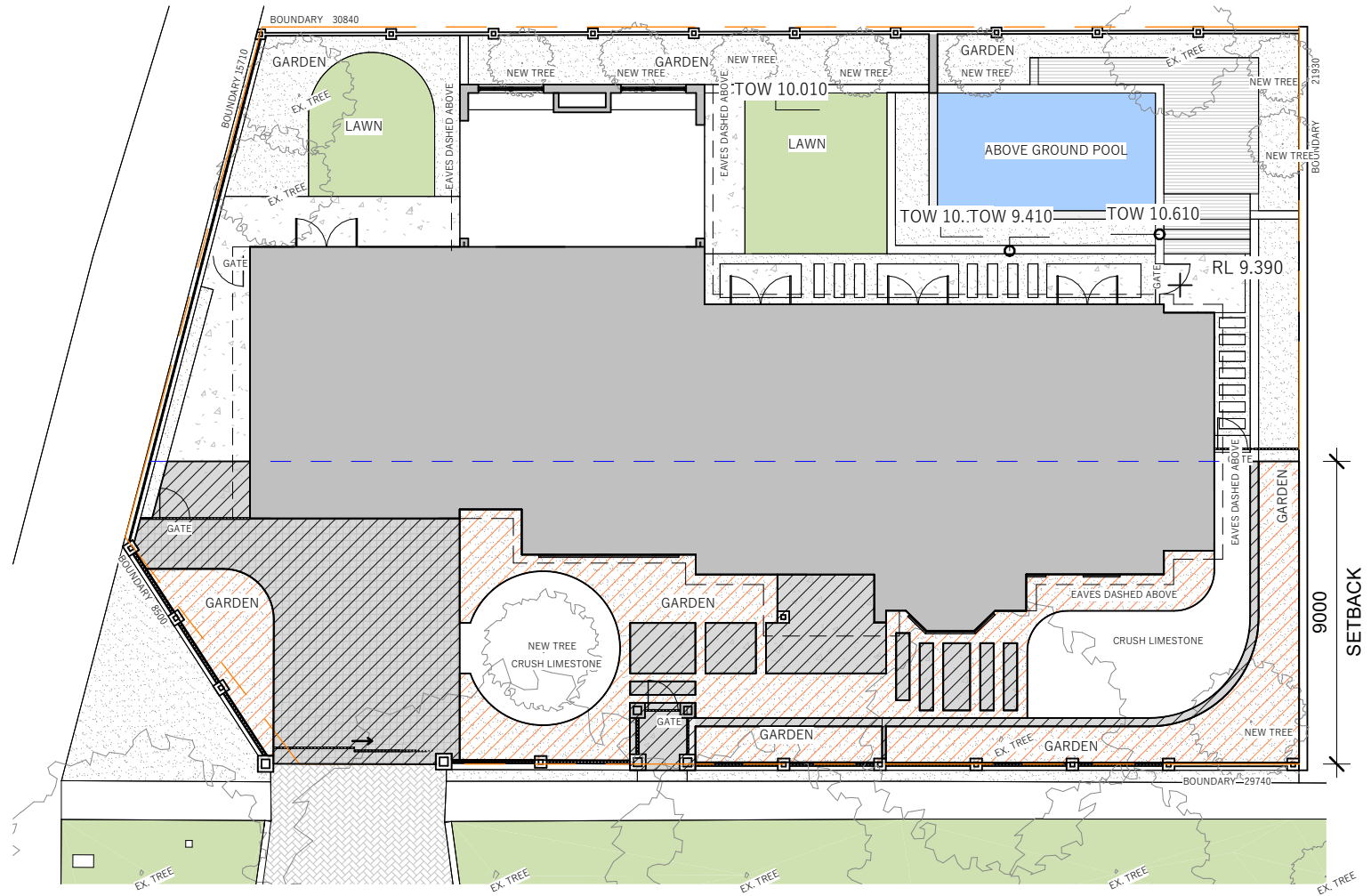
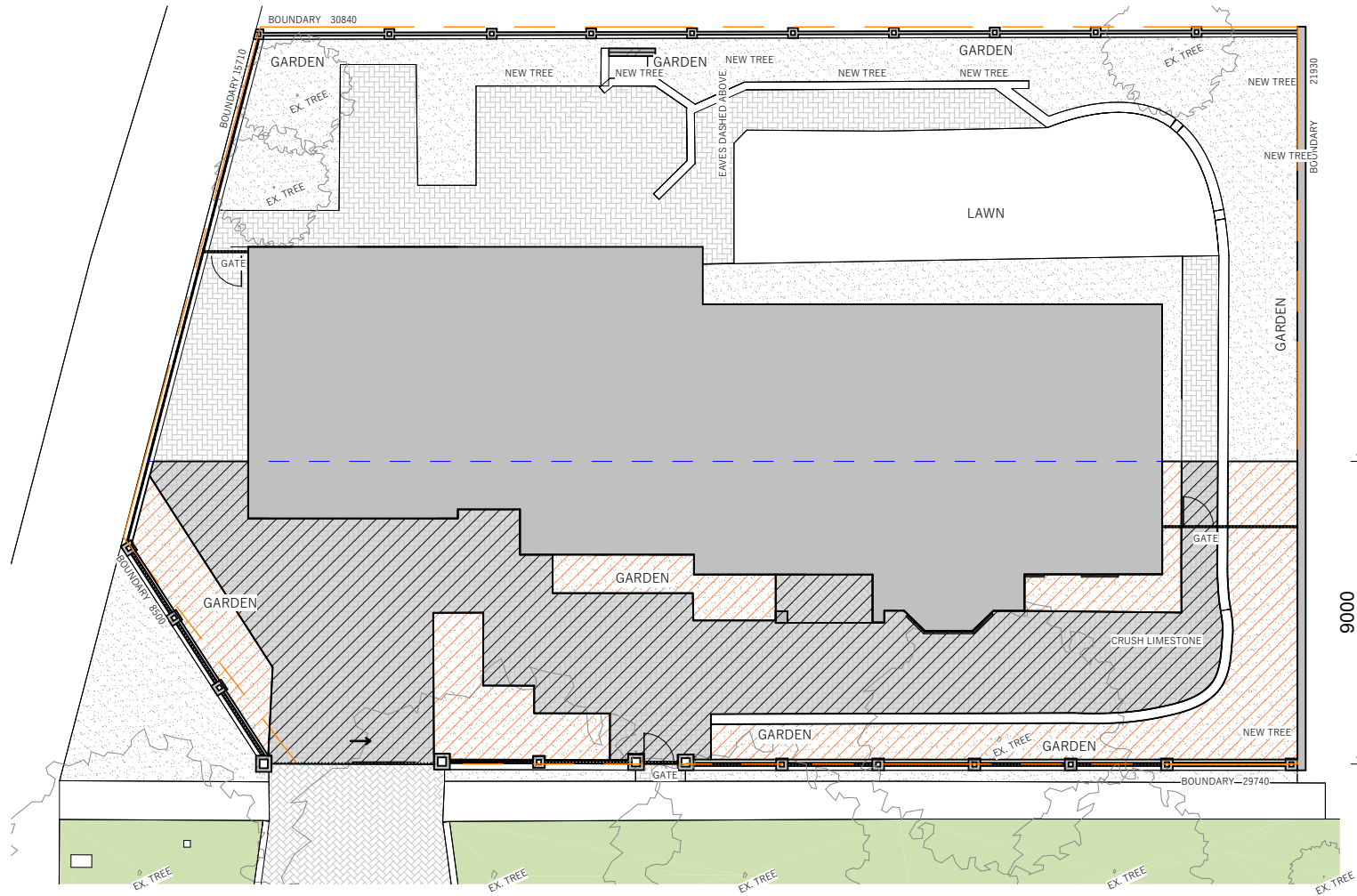
AREA	m ²
GROUND FLOOR TOTAL	208.78m ²
FIRST FLOOR TOTAL	111.10m ²
GROSS FLOOR AREA	319.88m²
SITE AREA	717m²
PLOT RATIO	0.45



AREA	m ²
NEW AREA IN FRONT OF SETBACK	5.74m ²
COMPENSATING OPEN SPACE BEHIND SETBACK	45.26m ²

 ← NEW AREA IN FRONT OF SETBACK
 ← COMPENSATING OPEN SPACE BEHIND SETBACK

1 GROUND FLOOR PLAN
 SCALE 1:200



1 EXISTING LANDSCAPE PLAN
SCALE 1 : 200

2 PROPOSED LANDSCAPE PLAN
SCALE 1 : 200

IMPERVIOUS SURFACE	m ²
EXISTING LANDSCAPE	135m ²
PROPOSED LANDSCAPE	80m ²
GARDEN	m ²
EXISTING LANDSCAPE	75m ²
PROPOSED LANDSCAPE	130m ²
GARDEN	90m ²
CRUSHED LIMESTON	40m ²

- IMPERVIOUS SURFACES
- GARDEN