

NOTE:

All measurements are approximate only. It is the builders responsibility to confirm all drawings and all dimensions on site prior to the commencement of any works or ordering materials.

SITE COVERAGE:

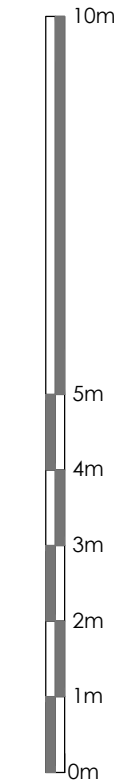
LOT AREA:	381m ²
LOT ZONING:	R20/R25
TOTAL G. FLOOR AREA:	159.58m ²
TOTAL SITE COVERAGE:	41.88%
TOTAL OPEN SPACE:	58.12% (50% min. required)

FLOOR AREA CALCULATION:

EXIST. GF (RETAINED):	113.26m ²
PROPOSED ADDITION:	46.32m ²
PROPOSED CARPORT:	11.92m ²
EXIST. V'DAH:	30.03m ²
PROPOSED UF:	70.00m ²
TOTAL AREA:	271.53m ²

STAIR CALCULATION:

Timber Stairs	
Risers	187.5
Going	250
(2R + G)	375 + 250 = 625



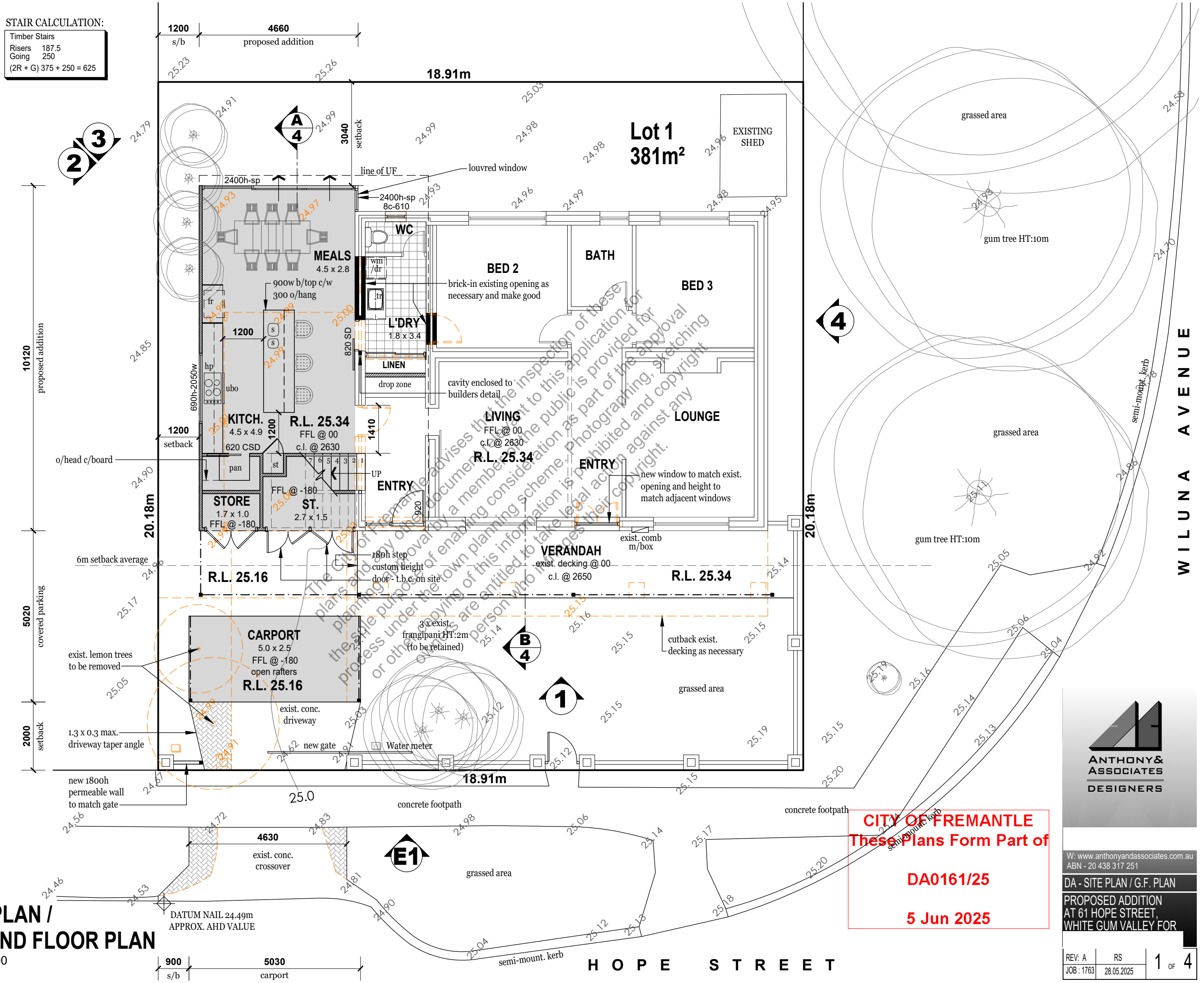
INDICATES:

- extent of new
- existing brickwork
- demolished/ removed
- new studwall
- new brickwall
- 24.97 Existing Ground Levels (maintained)
- 24.99 Existing Ground levels to be modified
- 25.0 contour lines



SITE PLAN / GROUND FLOOR PLAN

scale 1:100



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DA0161/25
5 Jun 2025

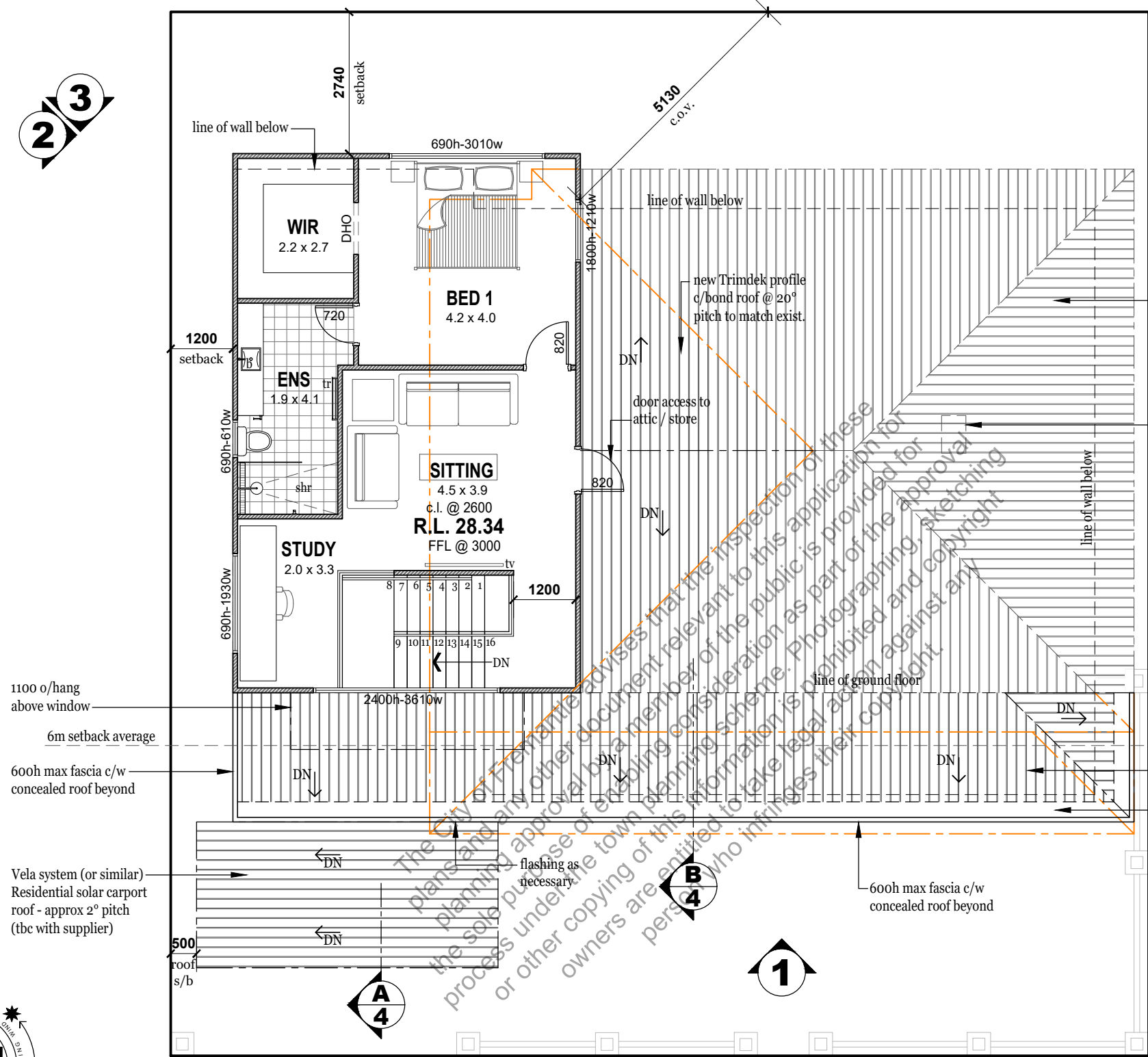


W: www.anthonyandassociates.com.au
 ABN - 20 438 317 251
 DA - SITE PLAN / G.F. PLAN
 PROPOSED ADDITION
 AT 61 HOPE STREET,
 WHITE GUM VALLEY FOR
 REV: A RS 1 OF 4
 JOB: 1763 28.05.2025

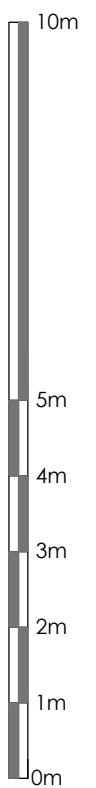
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2/3



4



1100 o/hang above window
6m setback average
600h max fascia c/w concealed roof beyond
Vela system (or similar) Residential solar carport roof - approx 2° pitch (tbc with supplier)

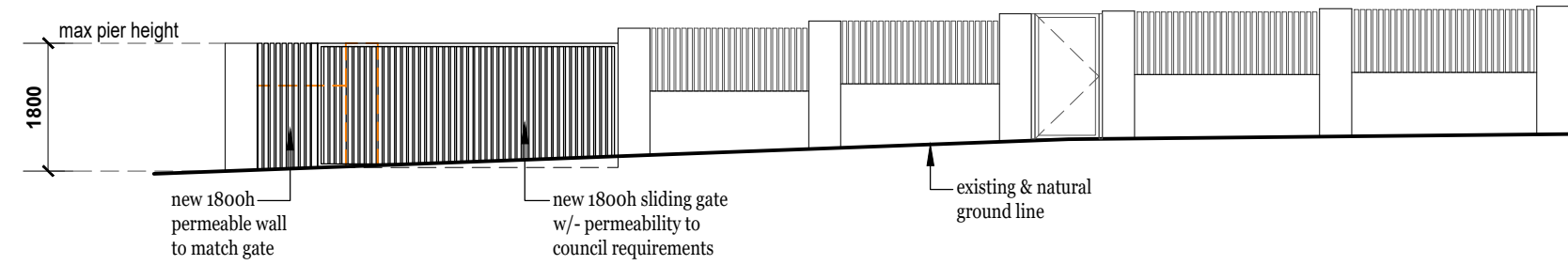
exist. tiled roof to be replaced with new Trimdek profile c/b roof sheeting
exist. chimney to be removed above sheeting & retained under roof

new Trimdek profile c/bond roof @ 2.5° pitch
box gutter c/w flashing

- INDICATES:**
- new Trimdek roof sheeting
 - replaced Trimdek roof sheeting
 - G. floor roofline
 - U. floor roofline
 - demolished roofline
 - roof fall



UPPER FLOOR PLAN
scale 1:100



FENCE ELEVATION
scale 1:100

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NOTE: Visual permeability requirements : **DA0161/25**
5 Jun 2025

In reference to a wall, gate, door, screen or fence that the vertical surface, when viewed directly from the street or other public space, has: - continuous vertical or horizontal gaps of 50mm or greater width occupying not less than one third of the total surface area; - continuous vertical or horizontal gaps less than 50mm in width, occupying at least one half of the total surface area in aggregate; or - a surface offering equal or lesser obstruction to view.

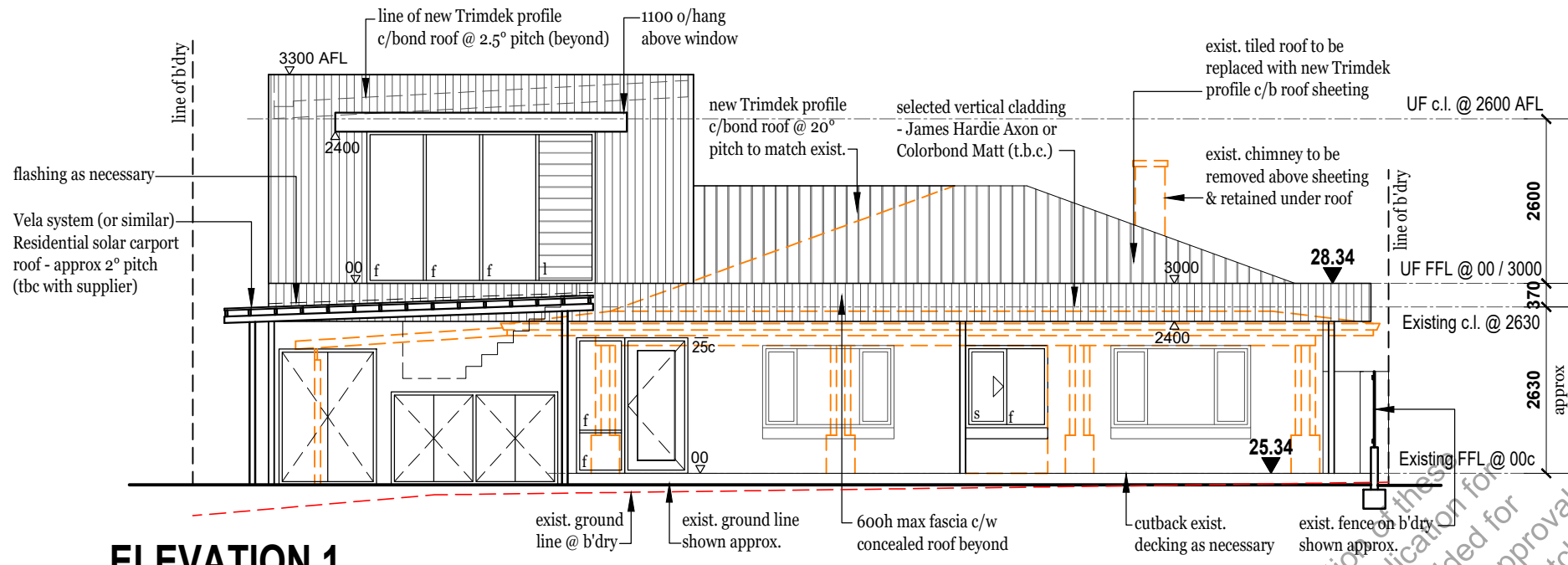


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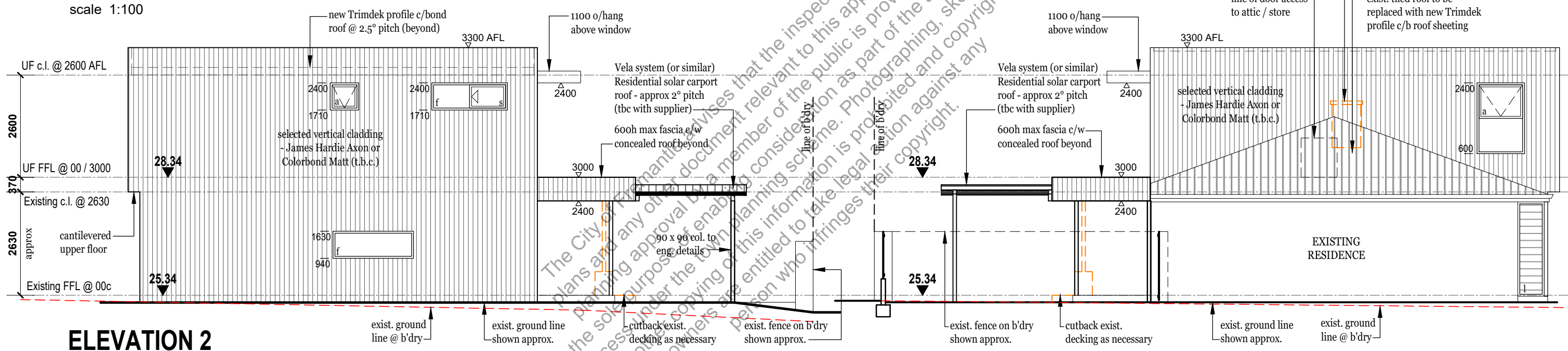
DA - UPPER FLOOR PLAN

PROPOSED ADDITION AT 61 HOPE STREET, WHITE GUM VALLEY FOR

REV: A	RS	2 OF 4
JOB : 1763	28.05.2025	

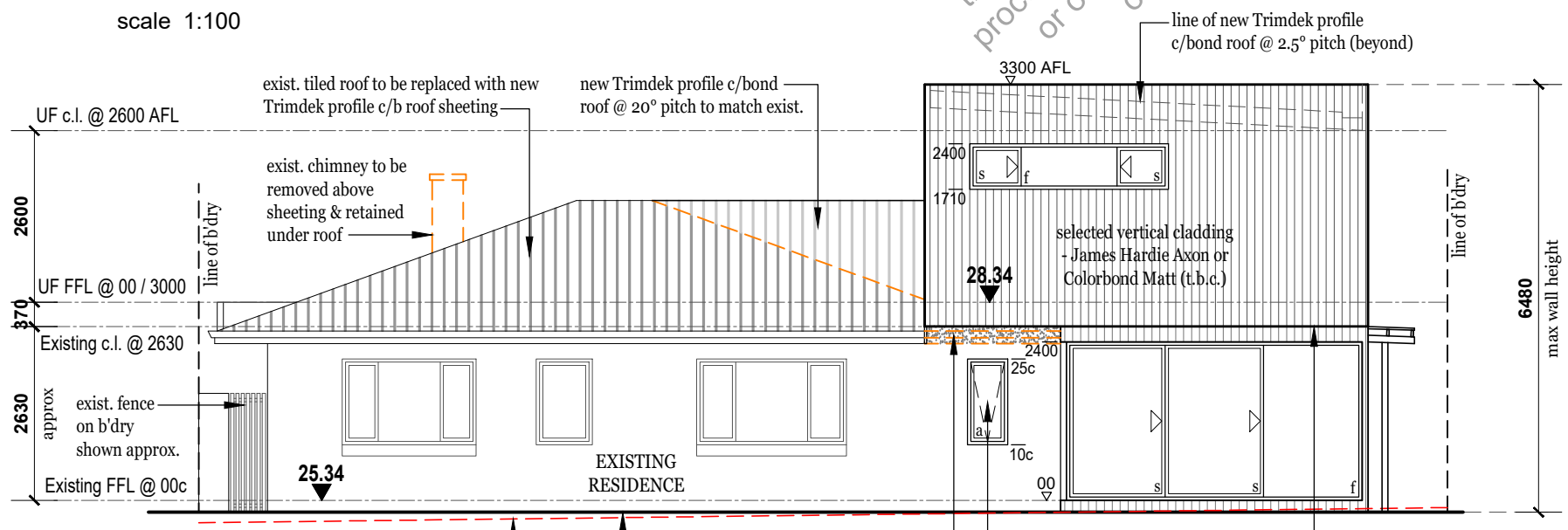


ELEVATION 1
scale 1:100



ELEVATION 2
scale 1:100

ELEVATION 4
scale 1:100



ELEVATION 3
scale 1:100

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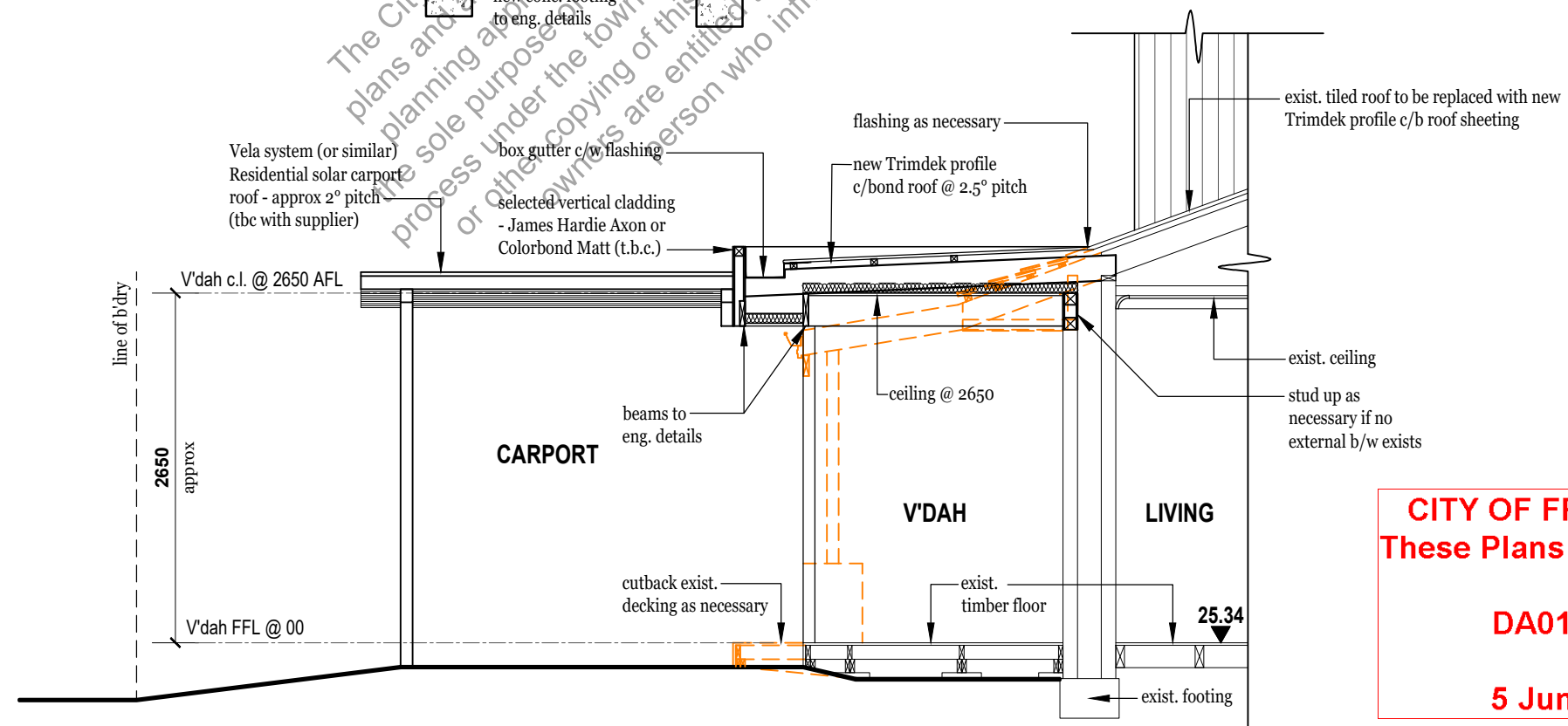
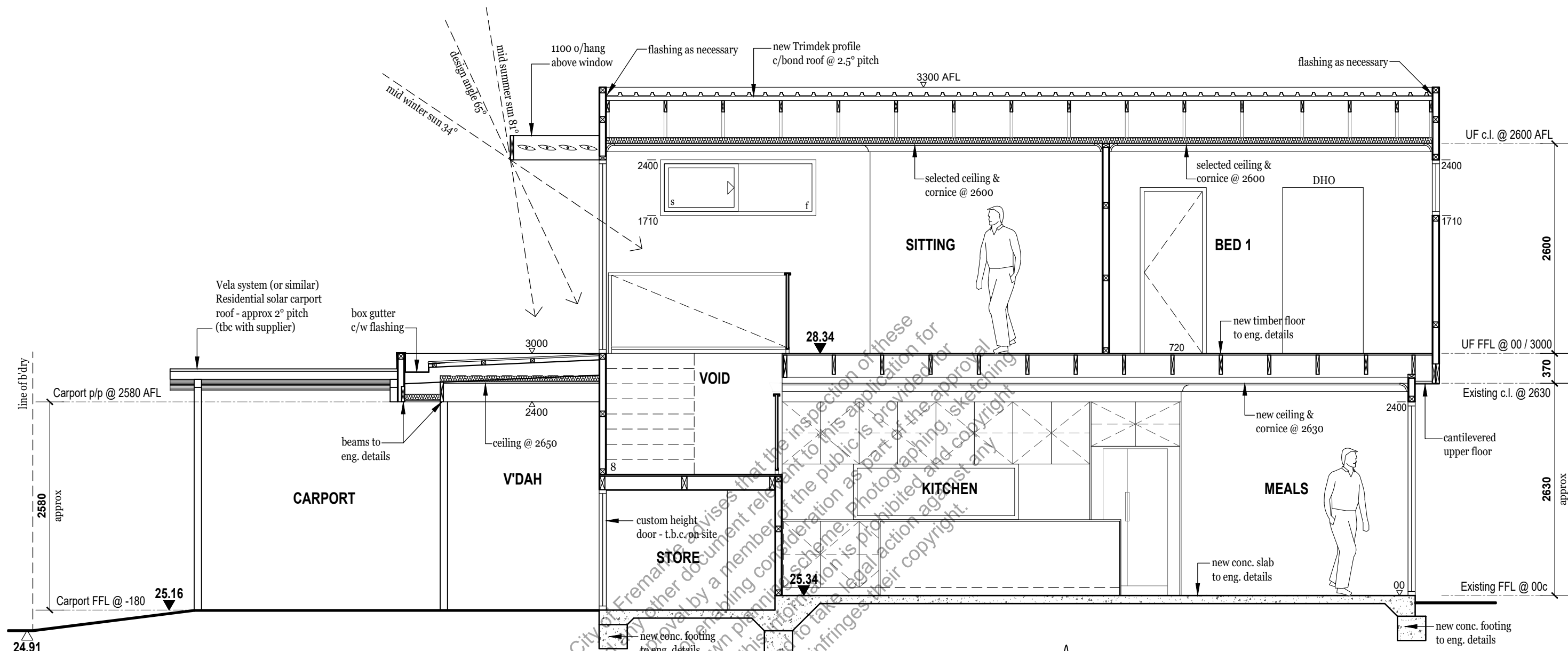


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DA - ELEVATIONS

PROPOSED ADDITION
AT 61 HOPE STREET,
WHITE GUM VALLEY FOR

REV: A	RS	3 OF 4
JOB: 1763	28.05.2025	



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DA - SECTIONS
PROPOSED ADDITION
AT 61 HOPE STREET,
WHITE GUM VALLEY FOR