



LOT 44
20 ANGWIN ST
EXISTING RESIDENCE

LOT 9
2 HILLSIDE RD
EXISTING RESIDENCE

CAR PARKING
AREA

CAR PARKING
AREA

GARAGE
ENTRY

EXISTING
CROSSOVER

EXISTING HOUSE DASHED
ABOVE

LOT 2
16 ANGWIN ST
EXISTING RESIDENCE

LOT 555
14 ANGWIN ST
EXISTING
RESIDENCE

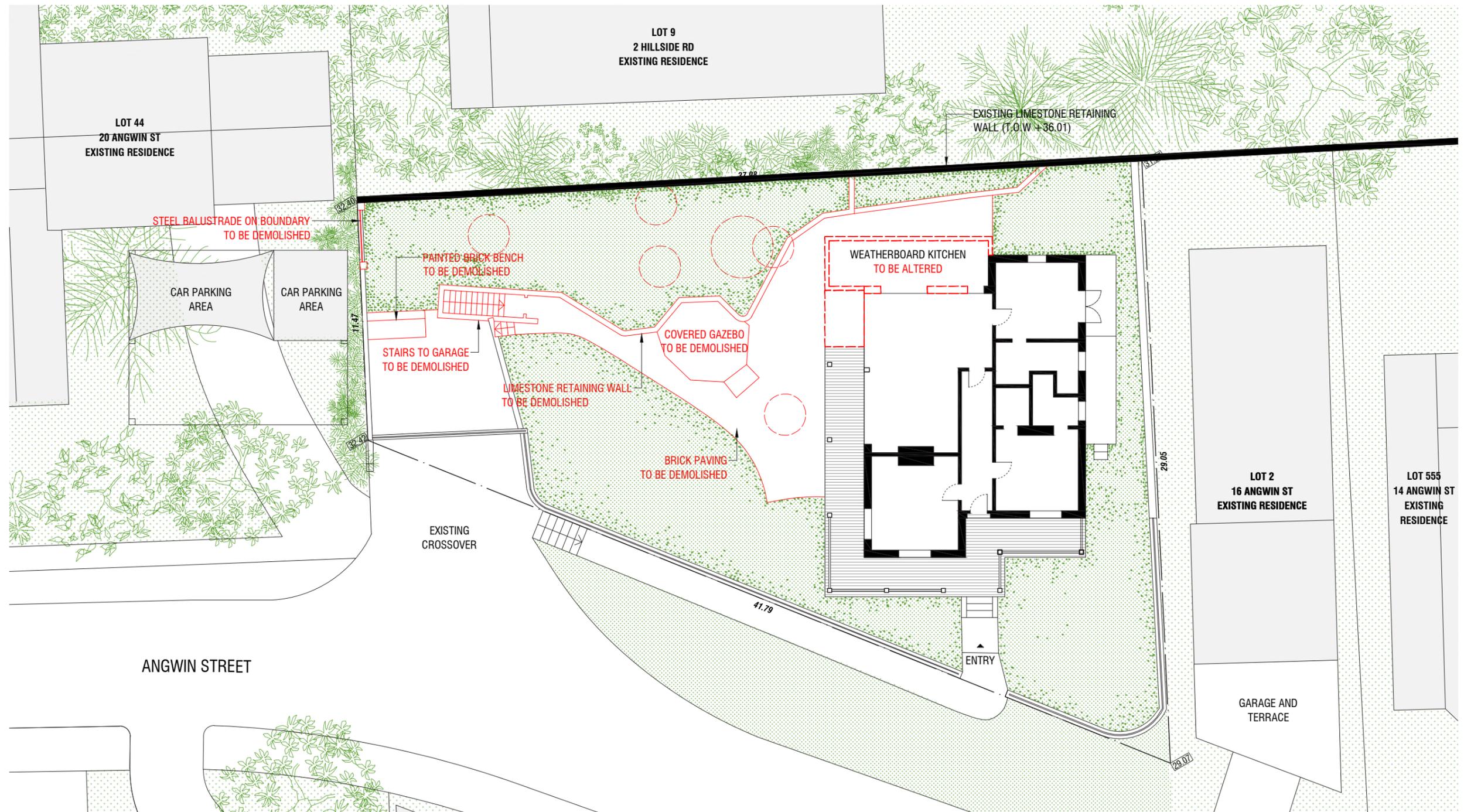
ANGWIN STREET

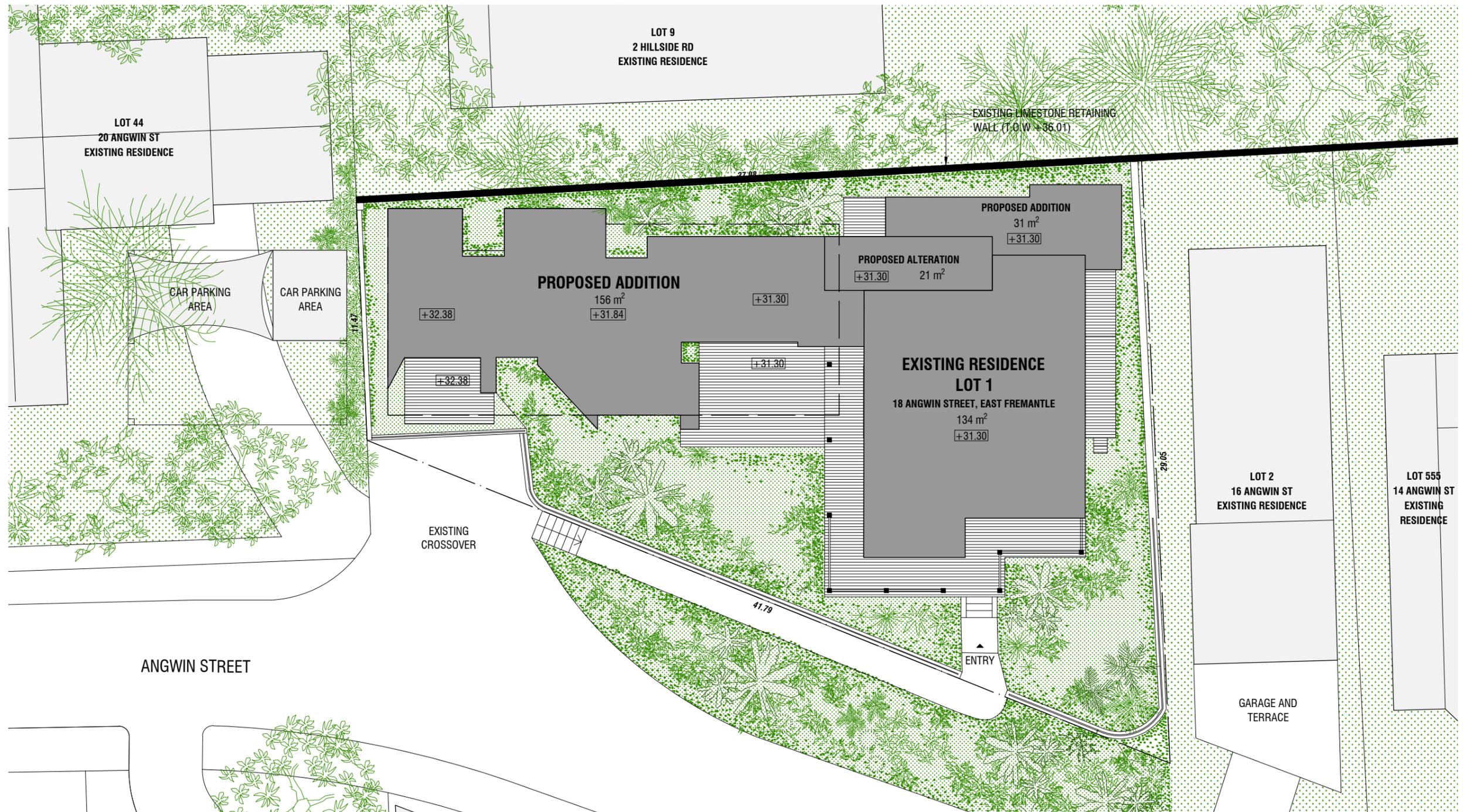
37.98

41.79

29.05

11.47



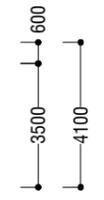
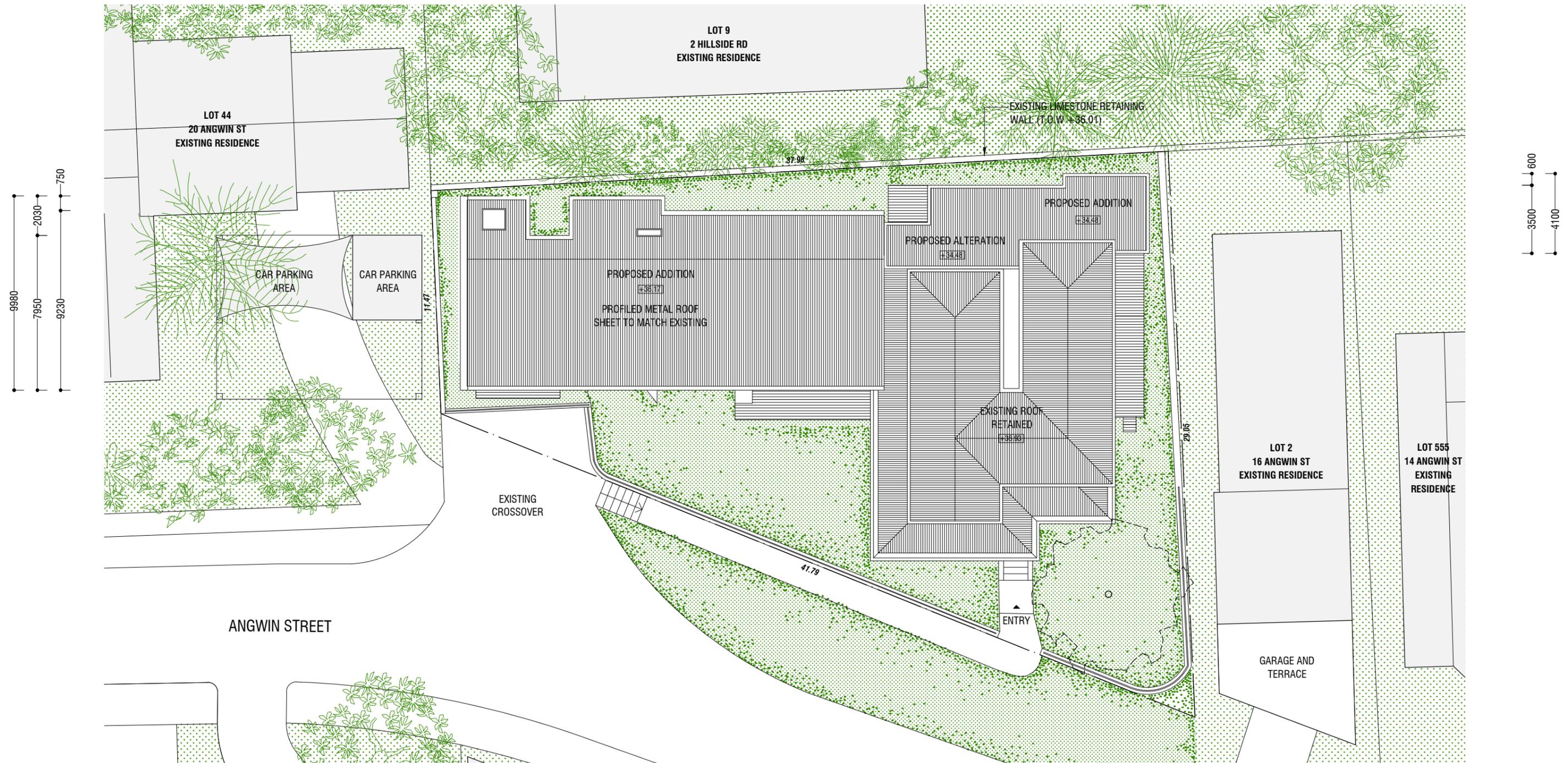
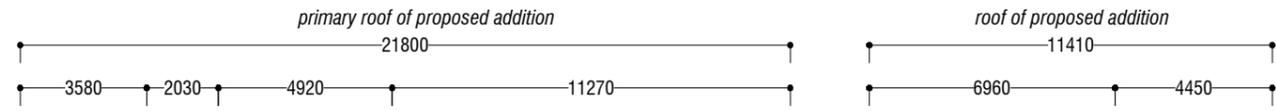


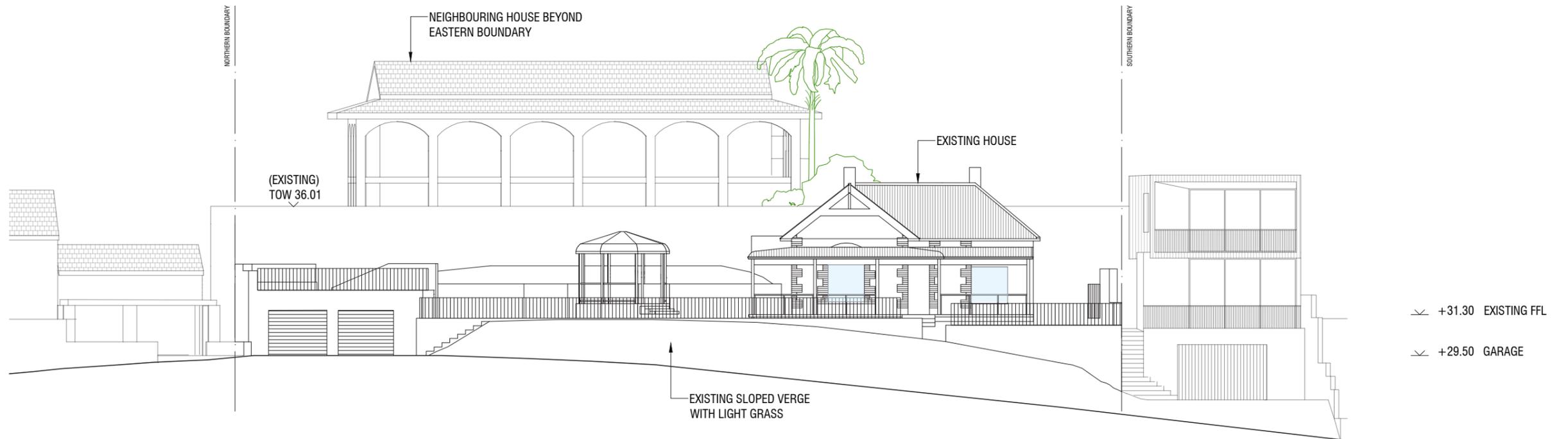
SCHEDULE OF AREAS

ZONING	= R12.5
TOTAL SITE AREA	= 769 m ²
OPEN SPACE	= 428 m ² (56% OF TOTAL SITE AREA)
BUILDING FOOTPRINT	= 342 m ² (EXISTING RESIDENCE + PROPOSED)
OUTDOOR LIVING AREAS	= 110 m ² (EXISTING RESIDENCE + PROPOSED)

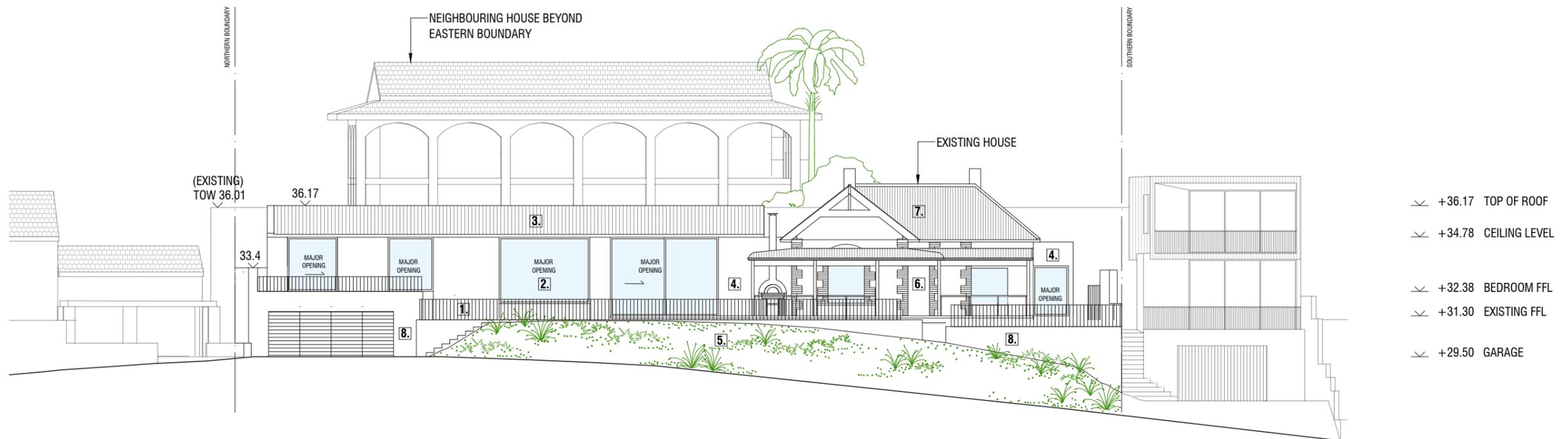








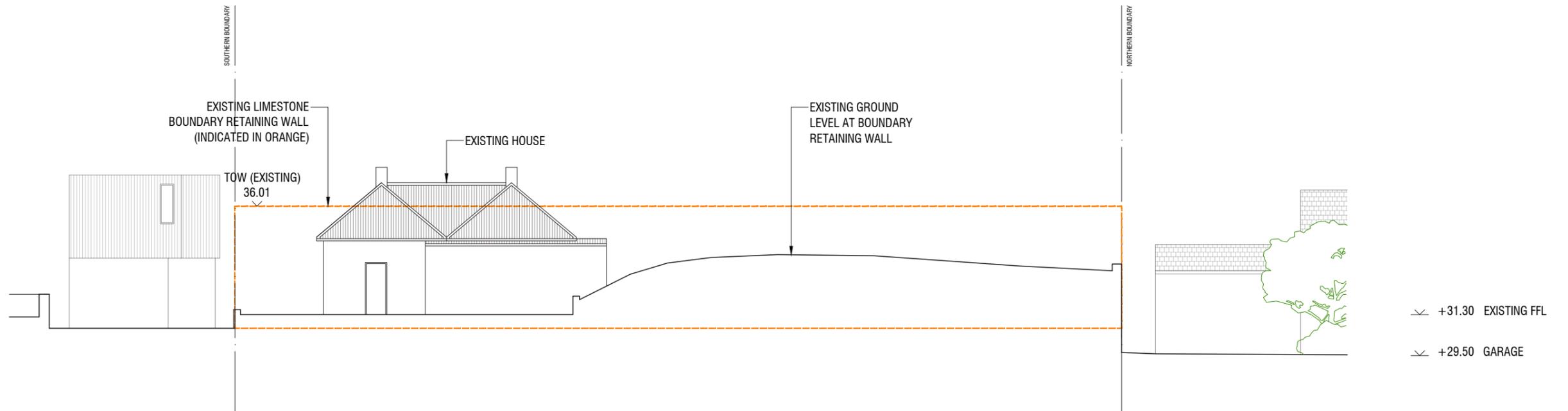
WEST (STREET) ELEVATION EXISTING



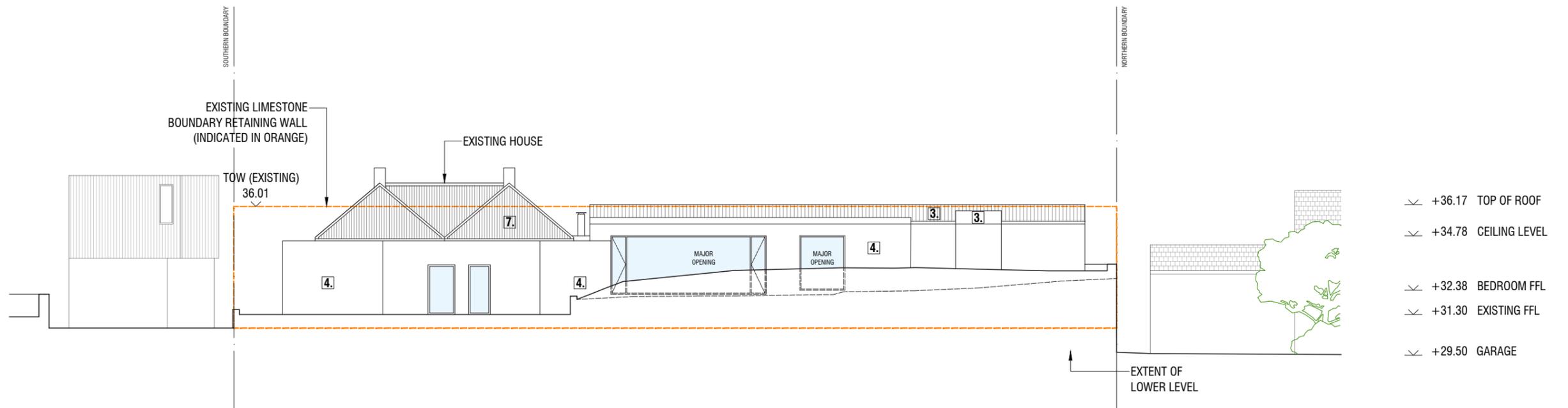
WEST (STREET) ELEVATION PROPOSED

MATERIALS SCHEDULE

-  1. STEEL BALUSTRADE
-  2. CLEAR GLASS WITH TIMBER FRAMES
-  3. METAL ROOF SHEETING TO MATCH EXISTING
-  4. QUARRIED LIMESTONE BLOCKWORK
-  5. EXISTING VERGE WITH NEW ENDEMIC PLANTING STRATEGY
-  6. EXISTING LIMESTONE AND BRICK DETAILING
-  7. EXISTING CORRUGATED IRON ROOF SHEETING
-  8. MASONRY WALL W/ RENDERED FINISH TO MATCH LIMESTONE



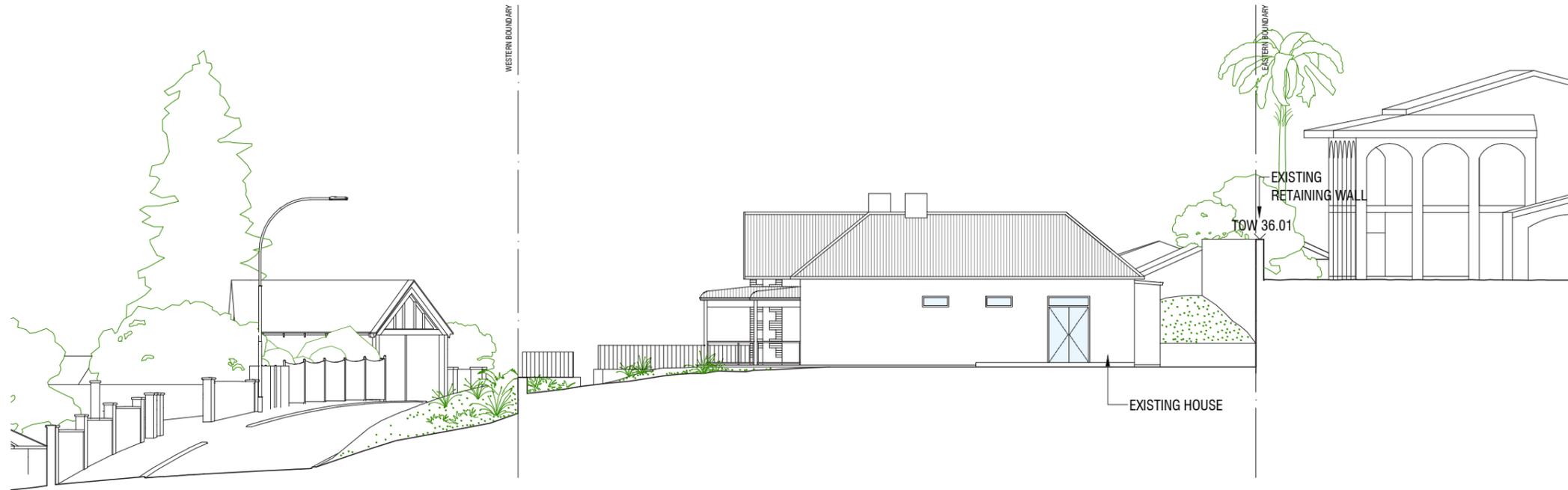
EAST ELEVATION EXISTING



EAST ELEVATION PROPOSED

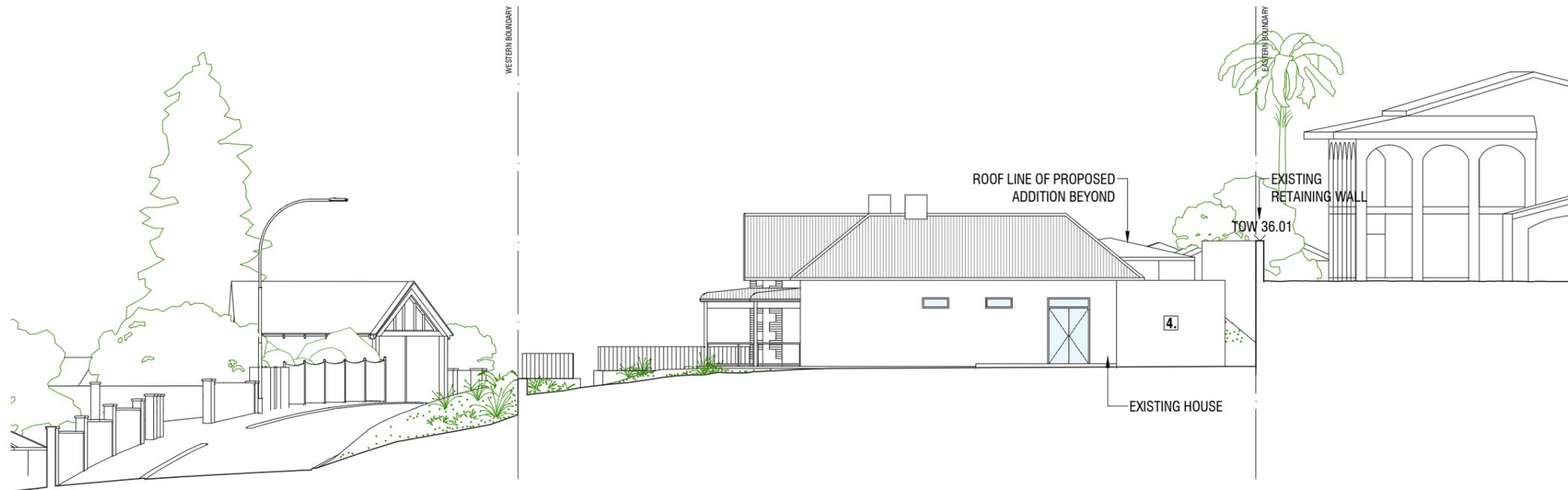
MATERIALS SCHEDULE

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✕ +31.30 EXISTING FFL
 ✕ +29.50 GARAGE

SOUTH ELEVATION EXISTING

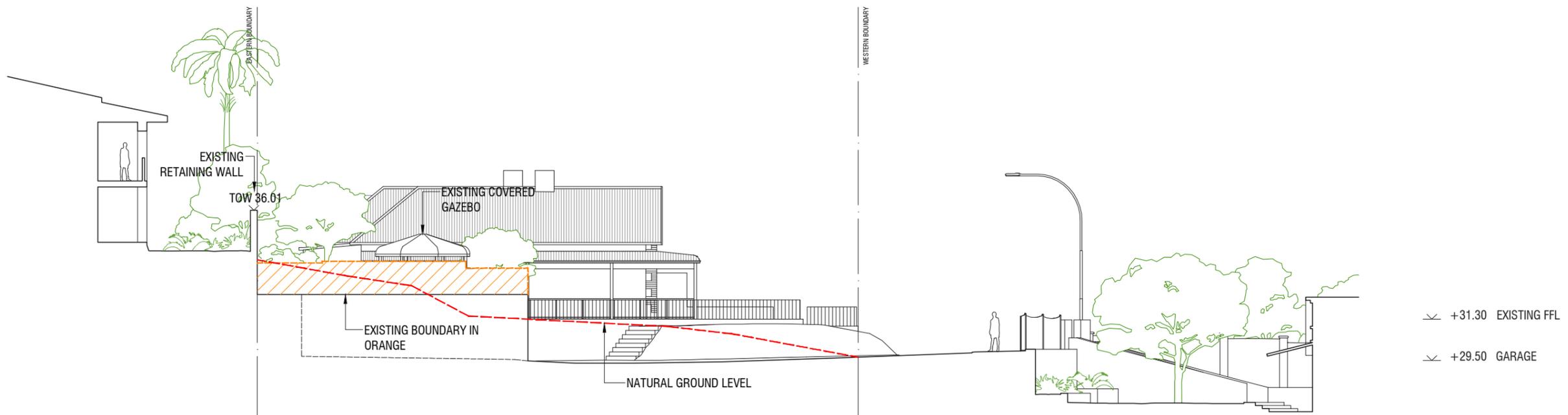


✕ +36.17 TOP OF ROOF
 ✕ +34.78 CEILING LEVEL
 ✕ +32.38 BEDROOM FFL
 ✕ +31.30 EXISTING FFL
 ✕ +29.50 GARAGE

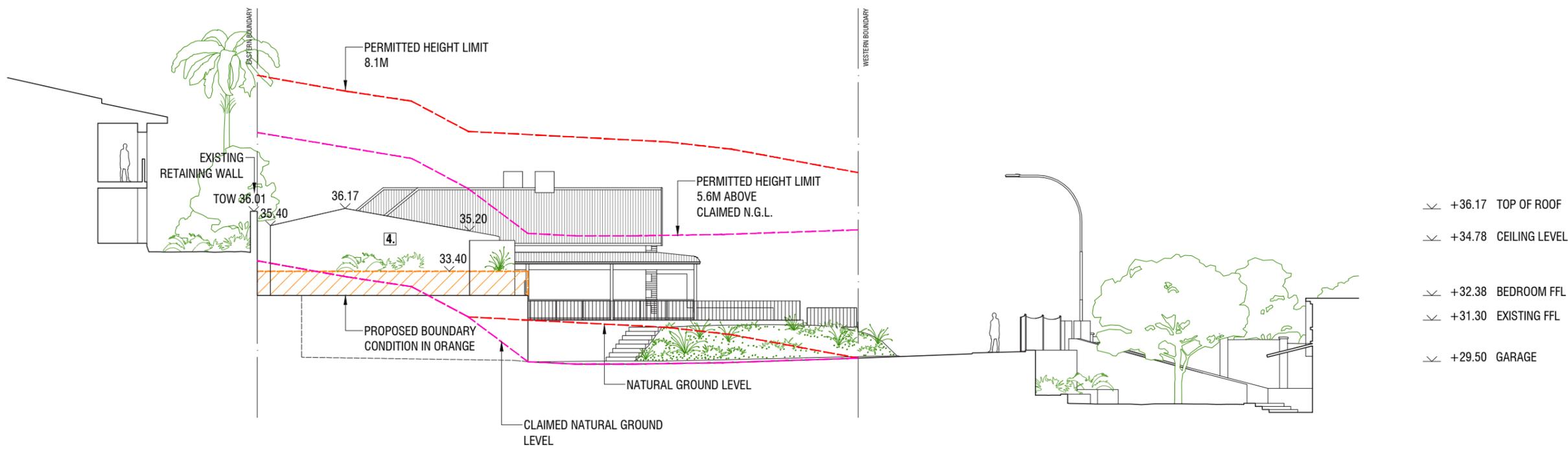
SOUTH ELEVATION PROPOSED

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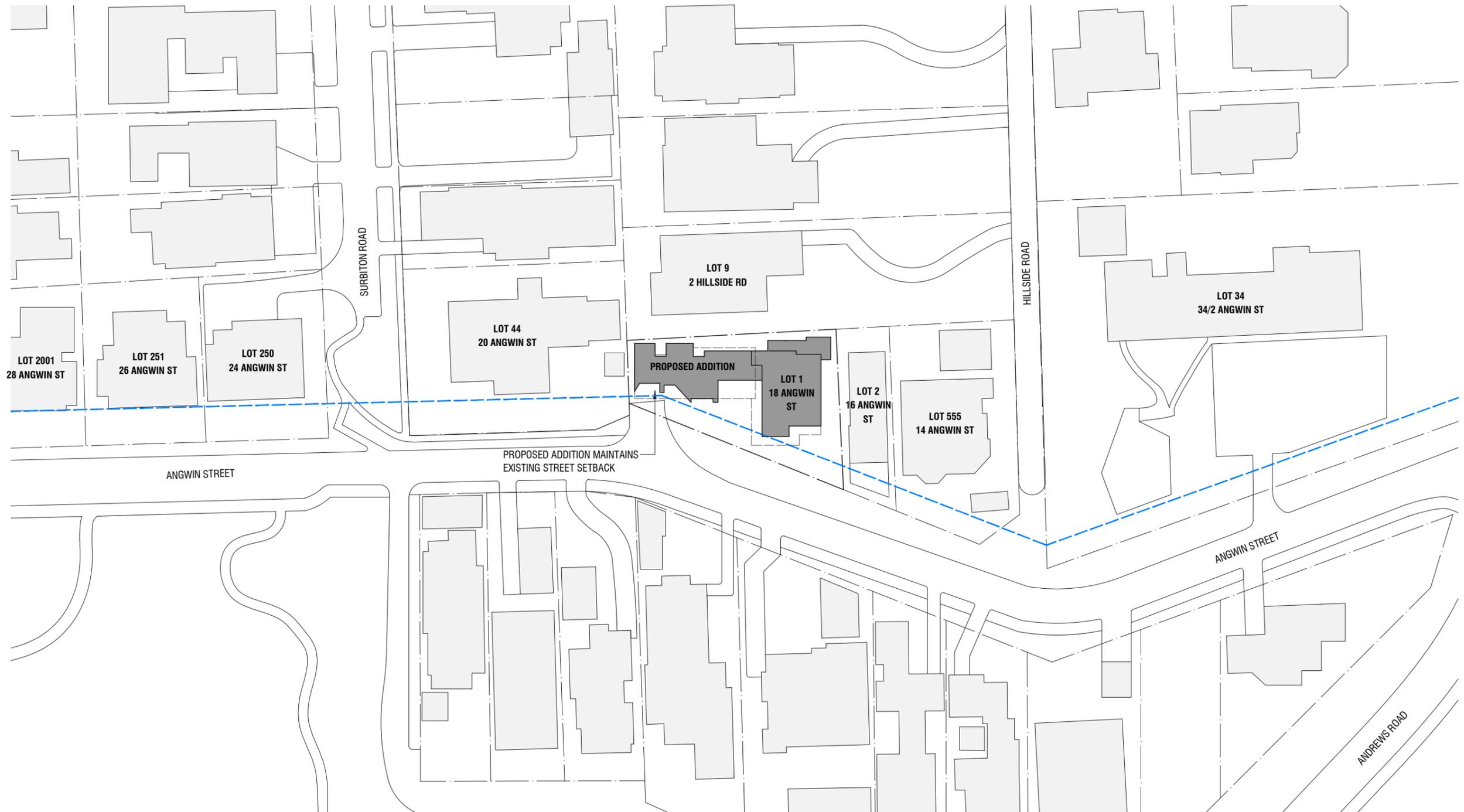
NORTH ELEVATION EXISTING



NORTH ELEVATION PROPOSED

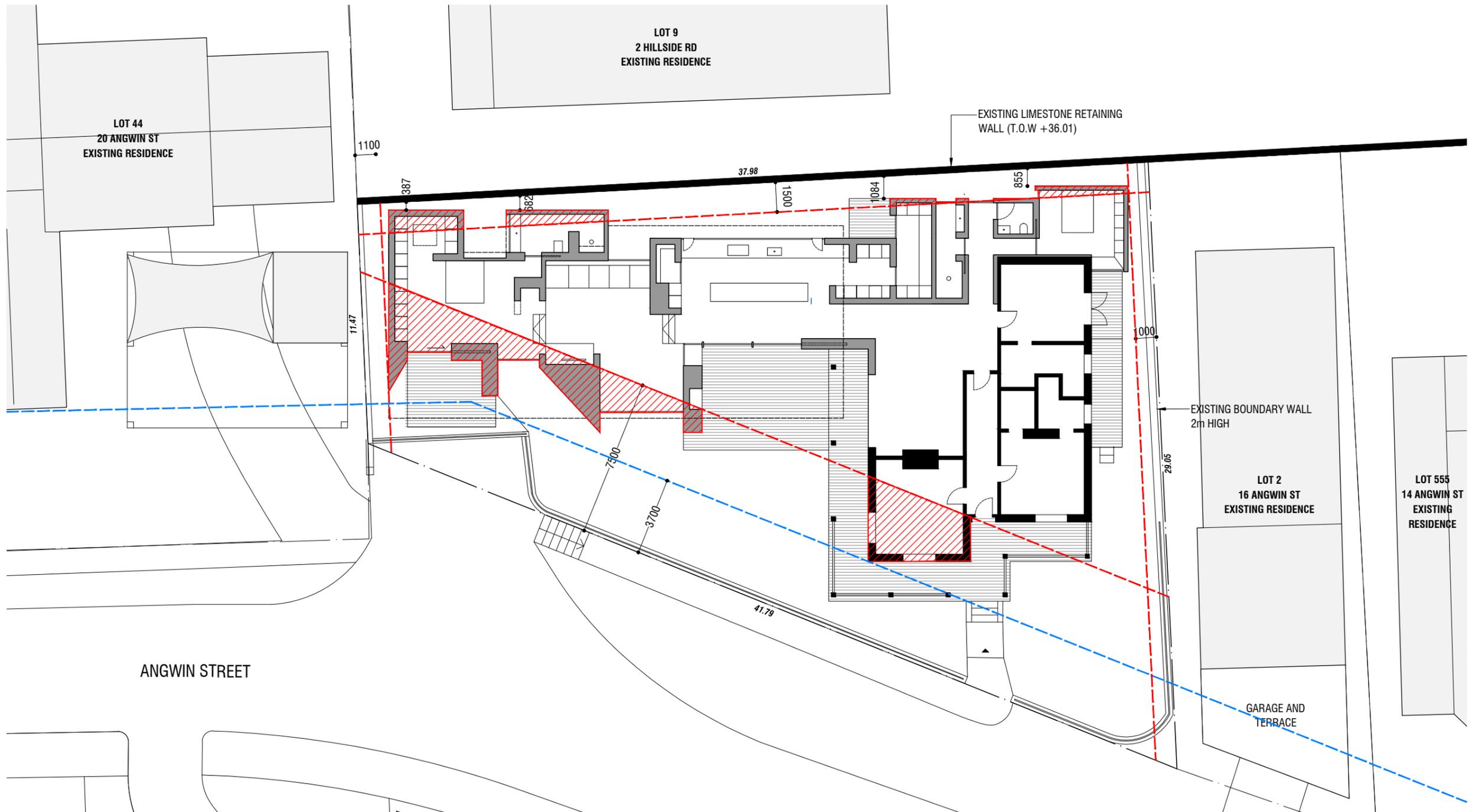
MATERIALS SCHEDULE

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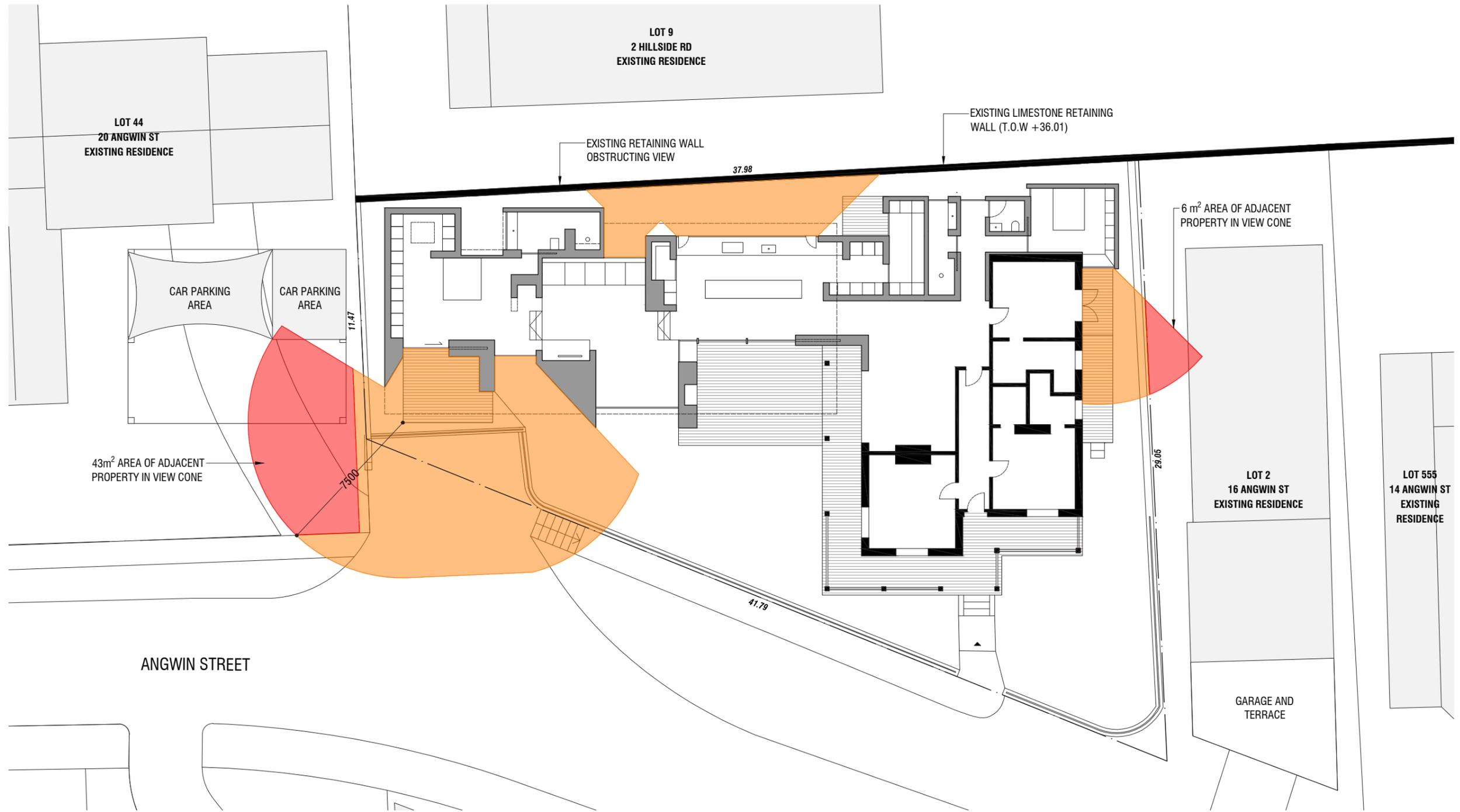


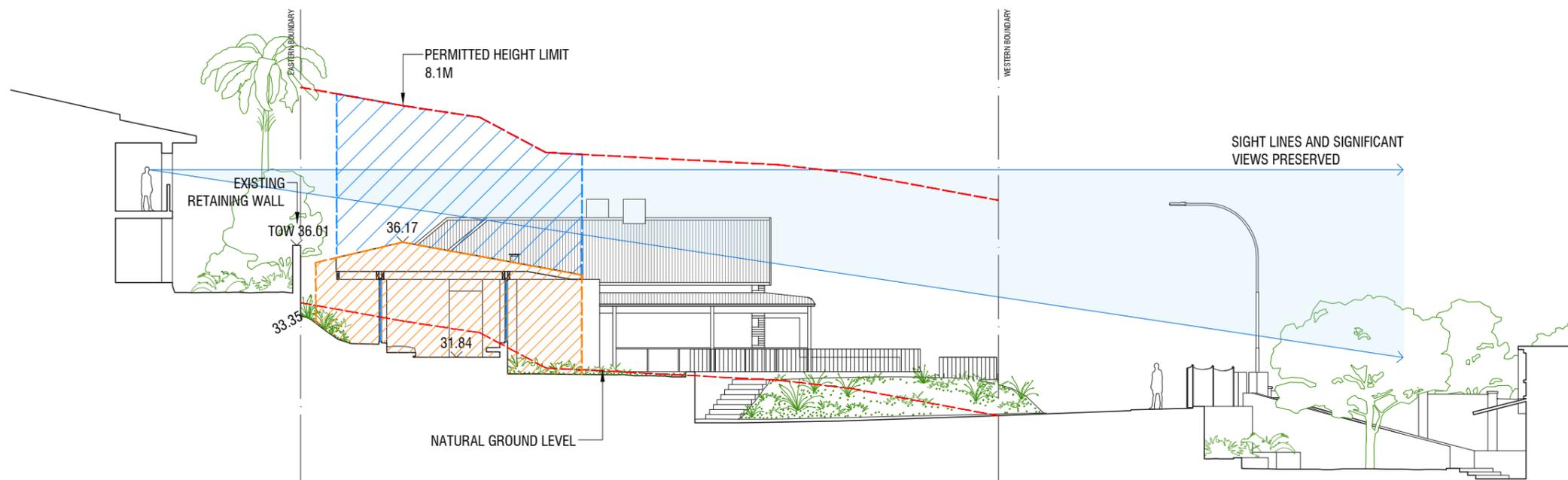
--- EXISTING STREET SETBACK 3.7M

2.8m HEIGHT WALL (NO MAJOR OPENINGS)
8700



- EXISTING STREET SETBACK 3.7M
- - - REQUIRED SETBACKS AS PER R CODES (CLAUSE 5.1.3)
- /// INCURSIONS FOR WALLS WITHIN REQUIRED SETBACKS (R CODES 5.1.3)

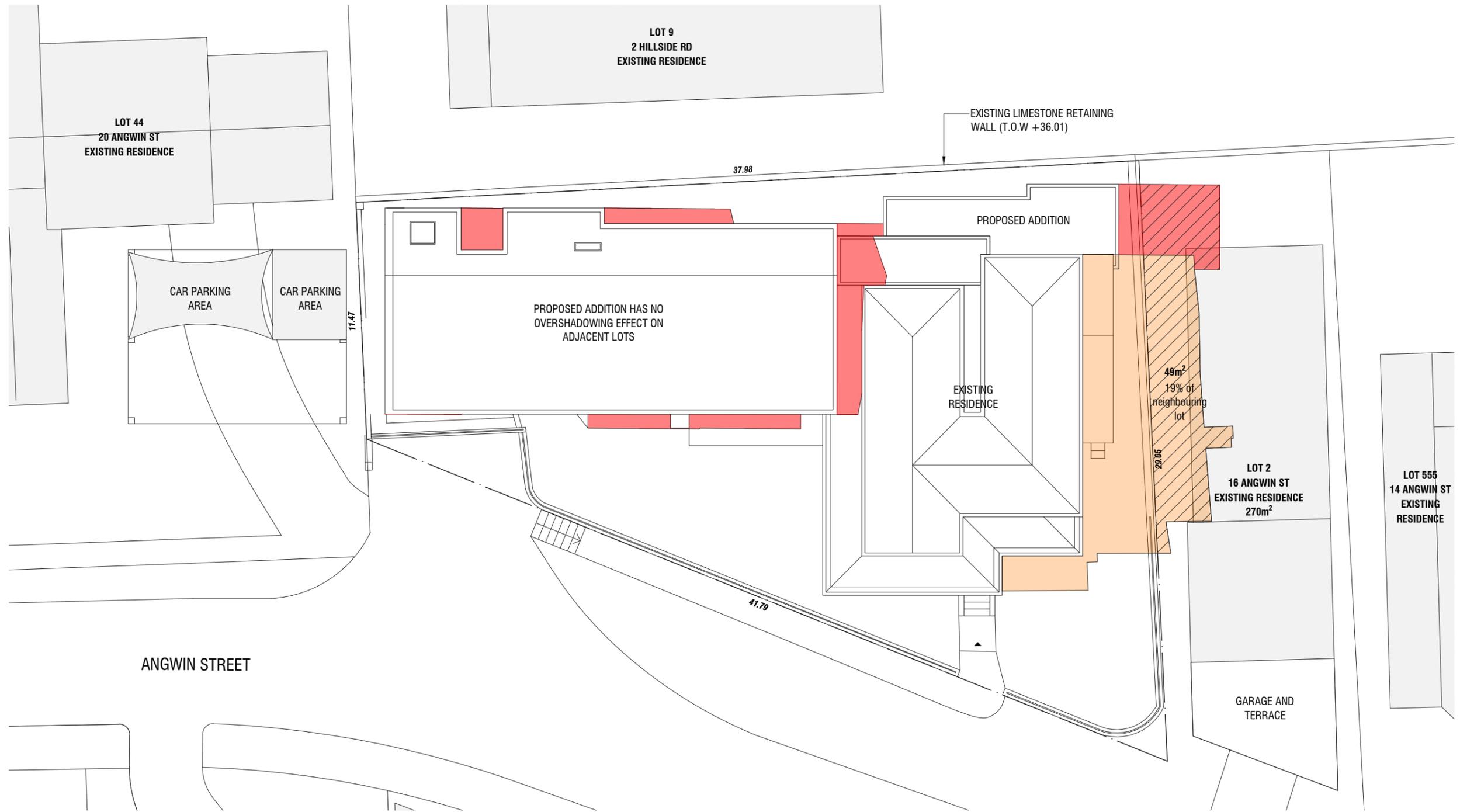




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 OUTLINE OF PERMISSIBLE HEIGHT
(LPP 3.7.18.4.1.3 A2.4)

 OUTLINE OF PROPOSED HEIGHT



- SHADING FROM EXISTING RESIDENCE
90 m²
- TOTAL AREA OF OVERSHADOWING ON
NEIGHBOURING LOT 49m²
- SHADING FROM PROPOSED ADDITION
ON NEIGHBOURING LOT 15m²

AREA OF LOT 2: 270m²
 PERMISSIBLE AREA OF OVERSHADOWING ON LOT 2 (25%): 74m²
 EXISTING AREA OF OVERSHADOWING FROM LOT 1: 44m² (16.3%)
 AREA OF OVERSHADOWING FROM LOT 1 WITH PROPOSED ADDITION: 49m² (19%)





LOT 44
20 ANGWIN STREET

LOT 1
18 ANGWIN STREET

LOT 2
16 ANGWIN STREET



**VIEW FROM STREET
01**



**VIEW FROM STREET
02**