

FLOOR AREA CALCULATION

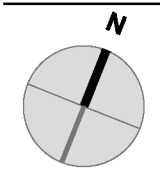
SITE AREA = 864.50 sqm.	
LOWER GROUND FLOOR	89.8 sqm.
GROUND FLOOR	100.5 sqm.
FIRST FLOOR	172.7 sqm.
ENTERTAINMENT & GYM	63.9 sqm.
TOTAL FLOOR AREA	426.9 sqm.

ALLOWABLE FSR	0.6 : 1
PROPOSED FSR	0.49 : 1

COMPLIANCE TABLE

CONTROL	REQUIRED	PROPOSED	COMPLIANCE
SITE AREA	MINIMUM 500sqm MINIMUM 15m FRONTAGE	20.080m FRONTAGE	YES
FLOOR SPACE RATIO	0.8 : 1	0.52 : 1	YES
STREET FRONTAGE SETBACK	GROUND = 4.50m FIRST = 5.50m GARAGE = 5.50m	GROUND = 5.6m FIRST = 5.6m GARAGE = 7.4m	YES
SIDE SETBACK	0.90m FOR WALLS < 7.00m 1.50m FOR WALLS > 7.00m	0.90m & 1.50m	YES
BUILDING HEIGHTS	MAXIMUM 2 STOREYS 9.00m OVERALL	MAXIMUM 2 STOREYS 9.00m OVERALL	YES
LANDSCAPE PRIMARY SETBACK	MINIMUM 45% OF THE PRIMARY SETBACK	59.1sqm (48.3%)	YES
LANDSCAPE	25%	231.8 sqm (26.8%)	YES
PRIVATE OPEN SPACE	MINIMUM 80sqm. PER DWELLING	154.2sqm	YES
SOLAR ACCESS	MINIMUM 3 HRS PER DWELLING	MINIMUM 3 HRS PER DWELLING	YES
PARKING	MINIMUM 1 CAR PARKING SPACE	2 CAR PARKING SPACE	YES

Rev.	Description	Date
A	DA AMENDMENTS AS PER COUNCIL LETTER - 13.04.2016	02.05.2016



DOCUMENT
SITE PLAN & SITE ANALYSIS PLAN

STAGE:
DEVELOPMENT APPLICATION REVISION: A DATE: 28/10/2014

STATUS:
DA SUBMISSION

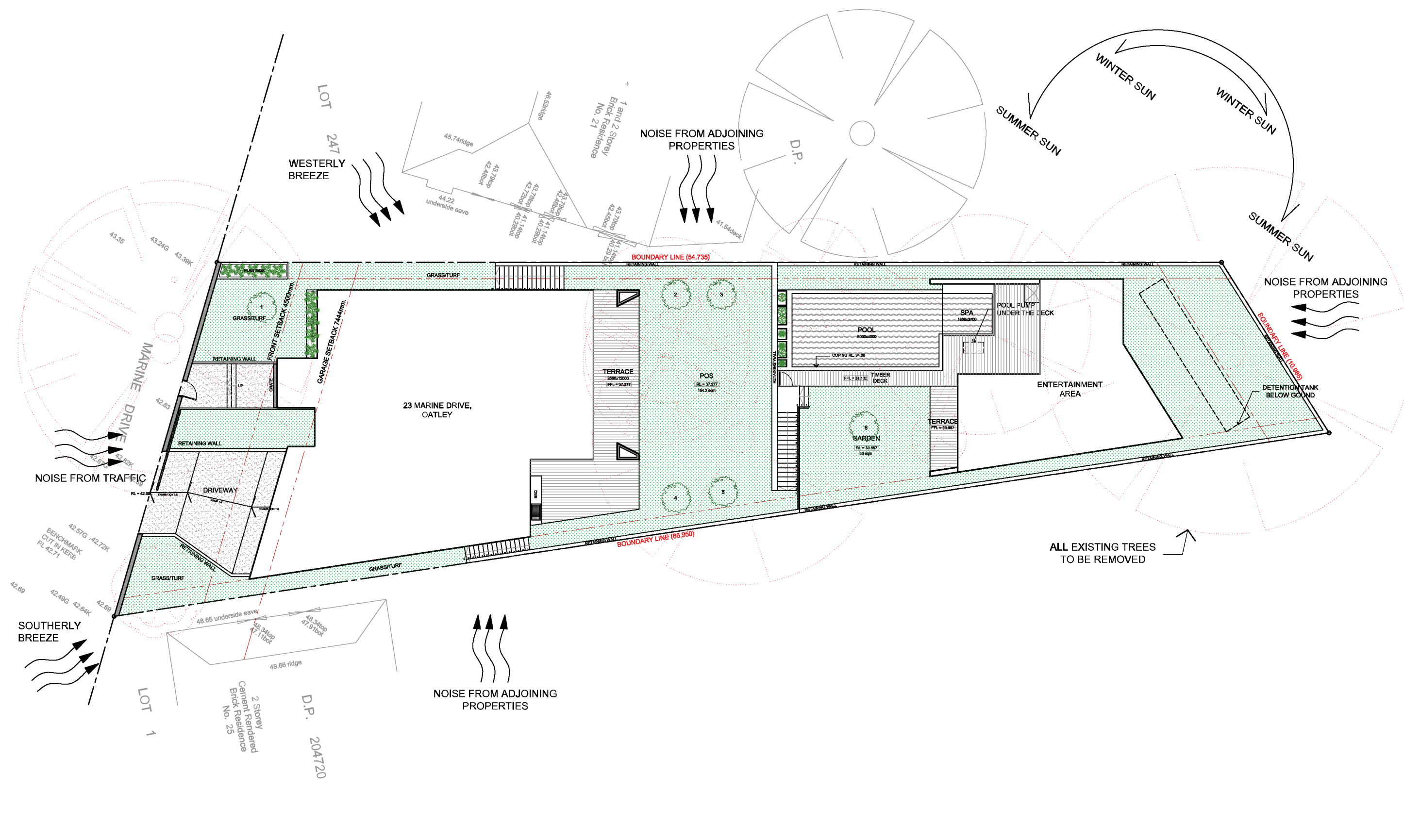
DRAWING SCALE: 1:200@A3 DRAWN BY: MPF PRINTED: 02/05/2016

PROJECT
RESIDENTIAL DEVELOPMENT
23 MARINE DRIVE, OATLEY

CLIENT: PROJECT No: 14135

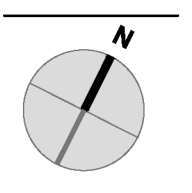
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DA 01



10 CHECK SCALE - SHEET SIZE A3 - 10m - 1:100
 5m - 1:50
 20m - 1:200

Rev.	Description	Date
A	DA AMENDMENTS AS PER COUNCIL LETTER - 13.04.2016	02.05.2016



DOCUMENT
 SITE ANALYSIS PLAN

STAGE:
 DEVELOPMENT APPLICATION REVISION: A DATE: 28/10/2014

STATUS:
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DRAWING SCALE: 1:200@ A3 **DRAWN BY:** MPF **PRINTED:** 02/05/2016

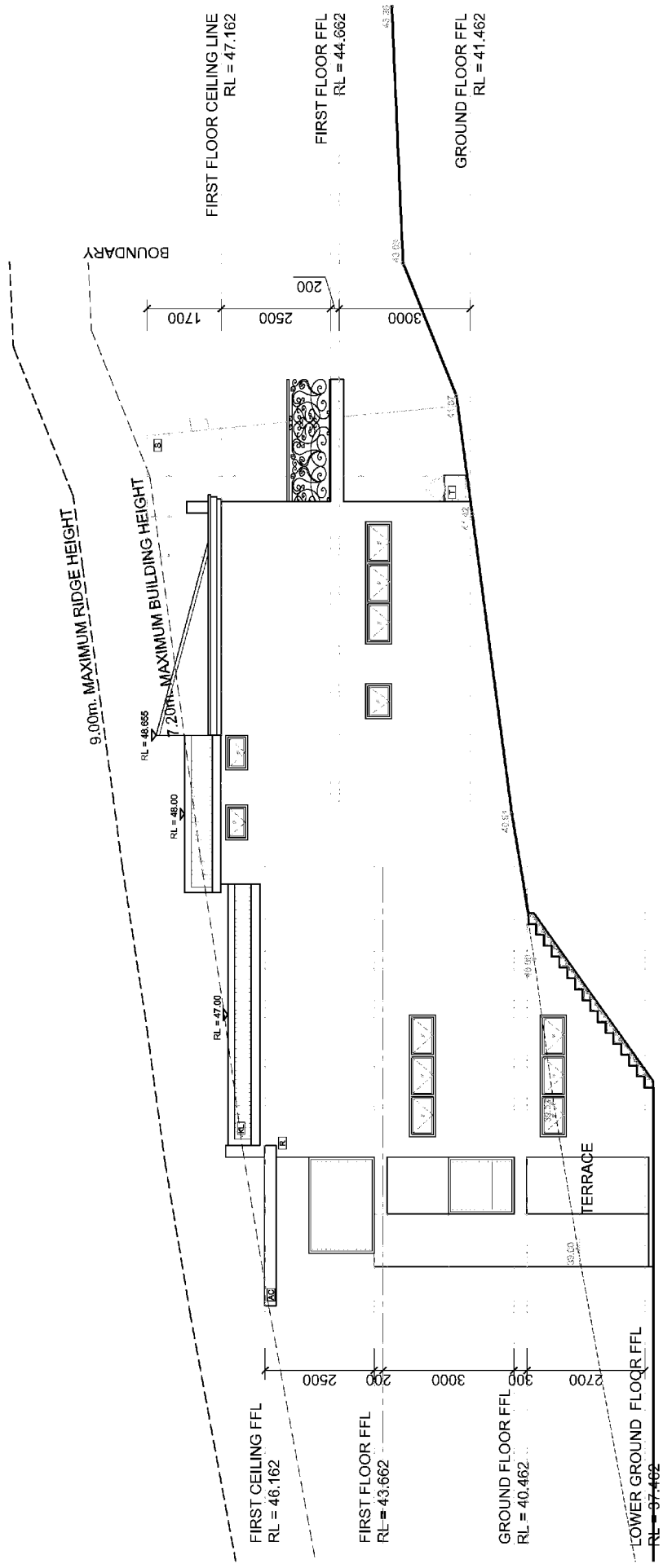
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zta
 zoabi tawadros

DA 02



- LEGEND:**
- RENDER
 - TIMBER PANEL
 - SAUSAGESTONE PANELS
 - ALUCOBOND CLADDING
 - BOKAL BLUE-FACE BRICK
 - KUP-LOK ROOF SHEET

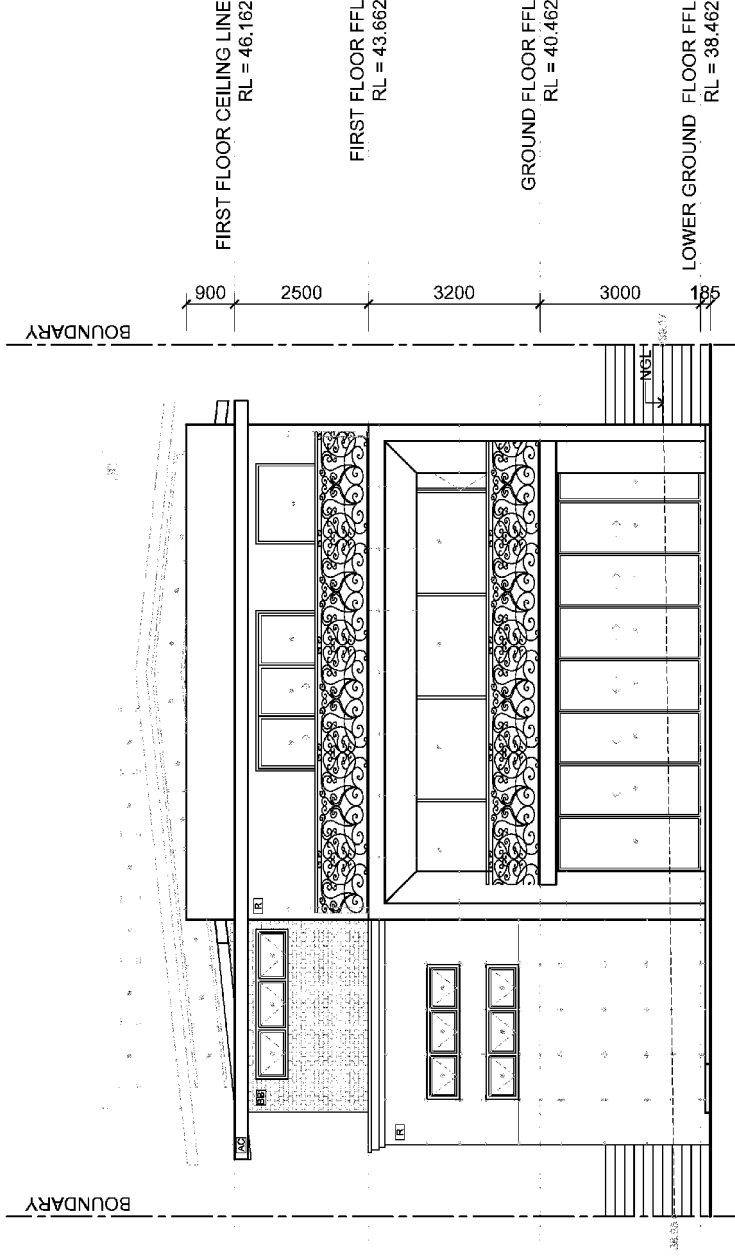
Rev.	Description	Date
A	DA AMENDMENTS AS PER COUNCIL LETTER - 13.03.2016	02.05.2016

STAGE:	REVISION:	DATE:
DEVELOPMENT APPLICATION	A	26/10/2014

STATUS:	DRAWN BY:	PRINTED:
DA SUBMISSION	MFF	02/05/2016

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 Northcotts Architects Pty Ltd (NSW Registered - No. 8509)
 PROJECT No: 14185



LEGEND:

- [Symbol] RENDER
- [Symbol] TIMBER PANEL
- [Symbol] SANDSTONE PANELS
- [Symbol] ALUCOBOND CLADDING
- [Symbol] BOKAL BLUE-FACE BRICK
- [Symbol] KUP-LONK ROOF SHEET

Rev.	Description	Date
A	DA AMENDMENTS AS PER COUNCIL LETTER - 13/07/2018	02/05/2016

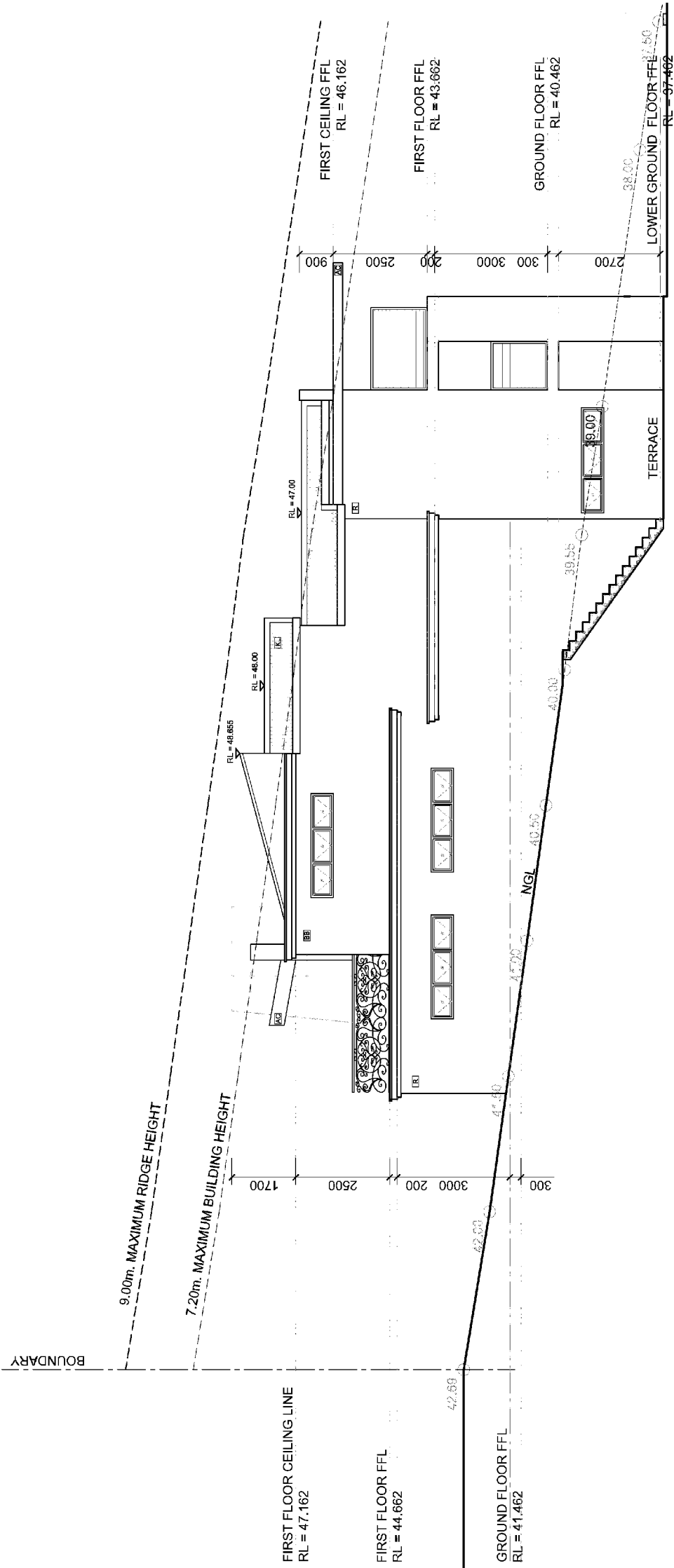
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EASTERN ELEVATION	A	26/10/2014
DEVELOPMENT APPLICATION		
STATUS:		
DA SUBMISSION		
DRAWING SCALE:	1:100 @ A3	PRINTED: 02/05/2016
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PROJECT No: 14135

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DA 10





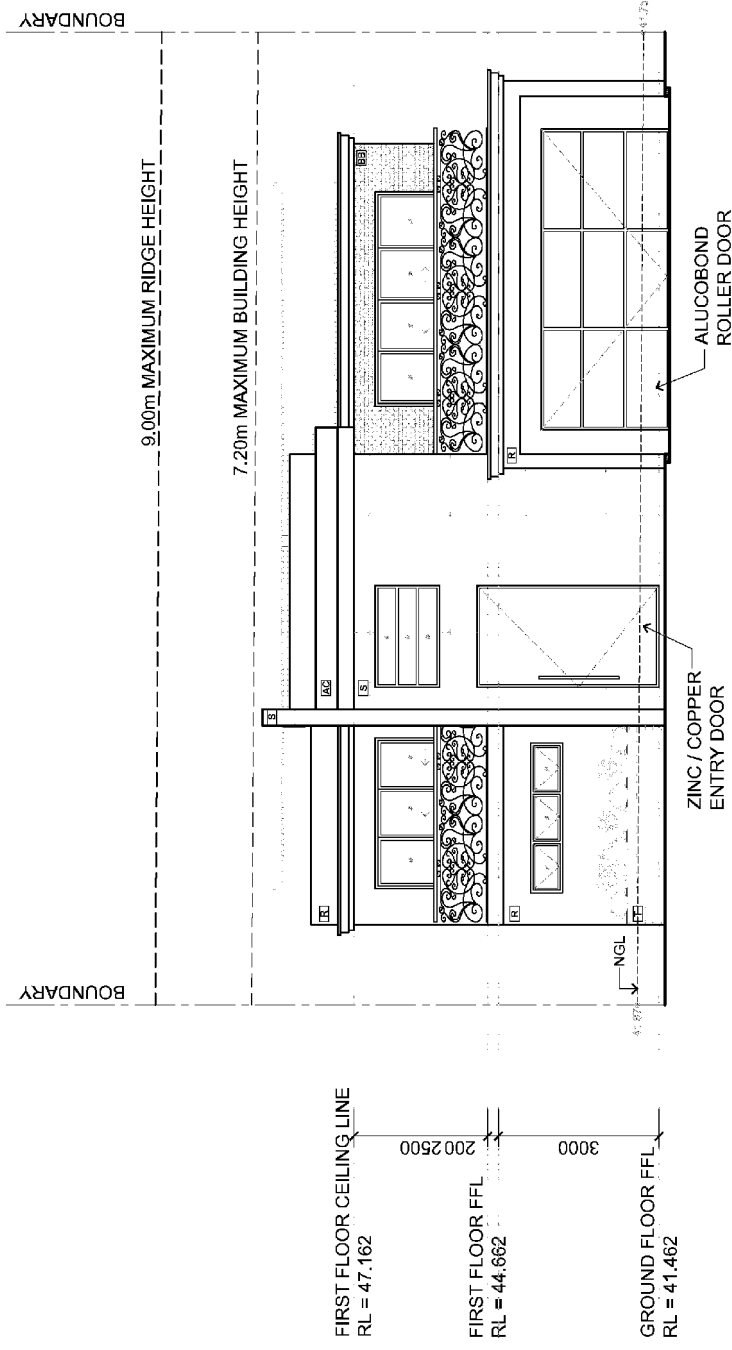
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DOCUMENT
SOUTHERN ELEVATION
 STAGE:
DEVELOPMENT APPLICATION REVISION: A DATE: 26/10/2014
 STATUS:
DA SUBMISSION DRAWING SCALE: 1:100@ A3 DRAWN BY: MFF PRINTED: 02/05/2016
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Rev. Description Date
 A DA AMENDMENTS AS PER COUNCIL LETTER 02/05/2016
 -13.JUL.2016

LEGEND:
 [Symbol] RENDER
 [Symbol] TIMBER PANEL
 [Symbol] SAUSAGE STONE PANELS
 [Symbol] ALUCOBOND CLADDING
 [Symbol] BOKAL BLUE FACE BRICK
 [Symbol] KUP-LOK ROOF SHEET

FIGURE SCALE: SHEET SIZE A1 - 100x150
 20x11.250

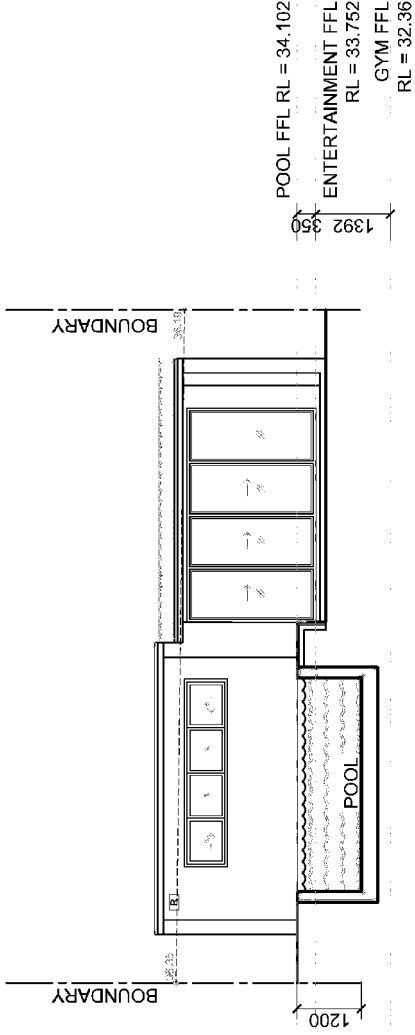


- LEGEND:**
- [Symbol] RENDER
 - [Symbol] TIMBER PANEL
 - [Symbol] SANDSTONE PANELS
 - [Symbol] ALUCOBOND CLADDING
 - [Symbol] BOKAL BLUE-FACE BRICK
 - [Symbol] KUP-LOK ROOF SHEET

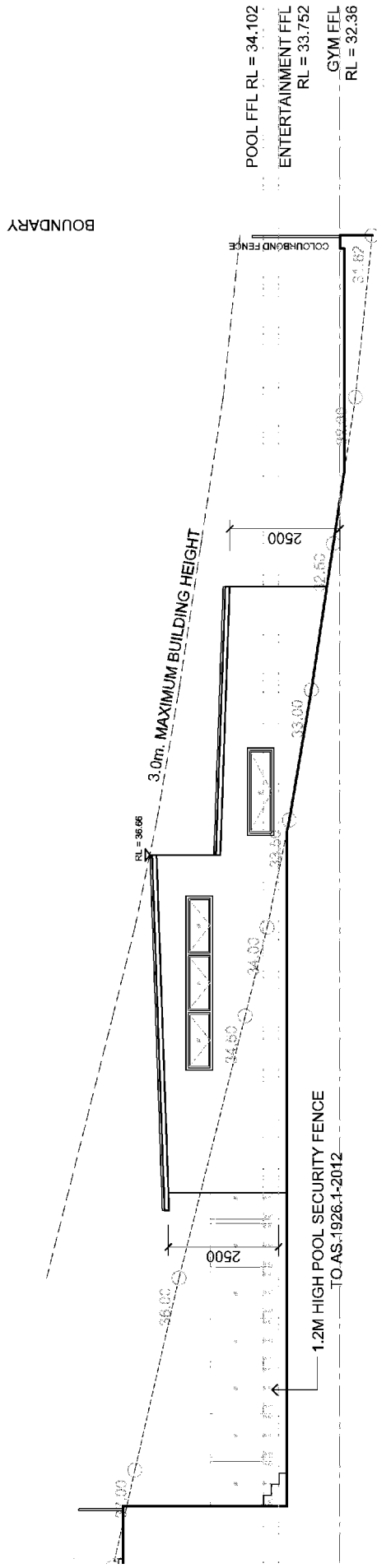
Rev.	Description	Date
A	DA AMENDMENTS AS PER COUNCIL LETTER - 13.03.2016	02.05.2016

DOCUMENT	WESTERN ELEVATION
STAGE:	DEVELOPMENT APPLICATION
REVISION:	A
DATE:	26/10/2014
STATUS:	DA SUBMISSION
DRAWING SCALE:	1:100 @ A3
DRAWN BY:	MFF
PRINTED:	02/05/2016

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 North Queensland Building Services - No. 9259



SOUTHERN ELEVATION



EASTERN ELEVATION

- LEGEND:**
- RENDER
 - TIMBER PANEL
 - SANDSTONE PANELS
 - ALUCOBOND CLADDING
 - BORAL BLUE FACE BRICK
 - KURLOR ROOF SHEET

Rev.	Description	Date
A	DA AMENDMENTS AS PER COUNCIL LETTER - 13.04.2016	02.06.2016

DOCUMENT
ELEVATIONS 01 (ENTERTAINMENT AREA)

STAGE:	REVISION:	DATE:
DEVELOPMENT APPLICATION	A	26/10/2014

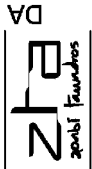
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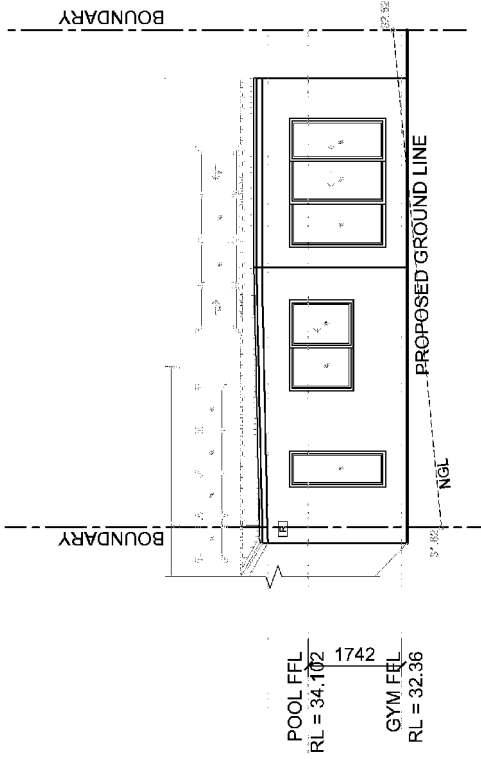
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23 MARINE DRIVE, OATLEY

PROJECT No: 14135

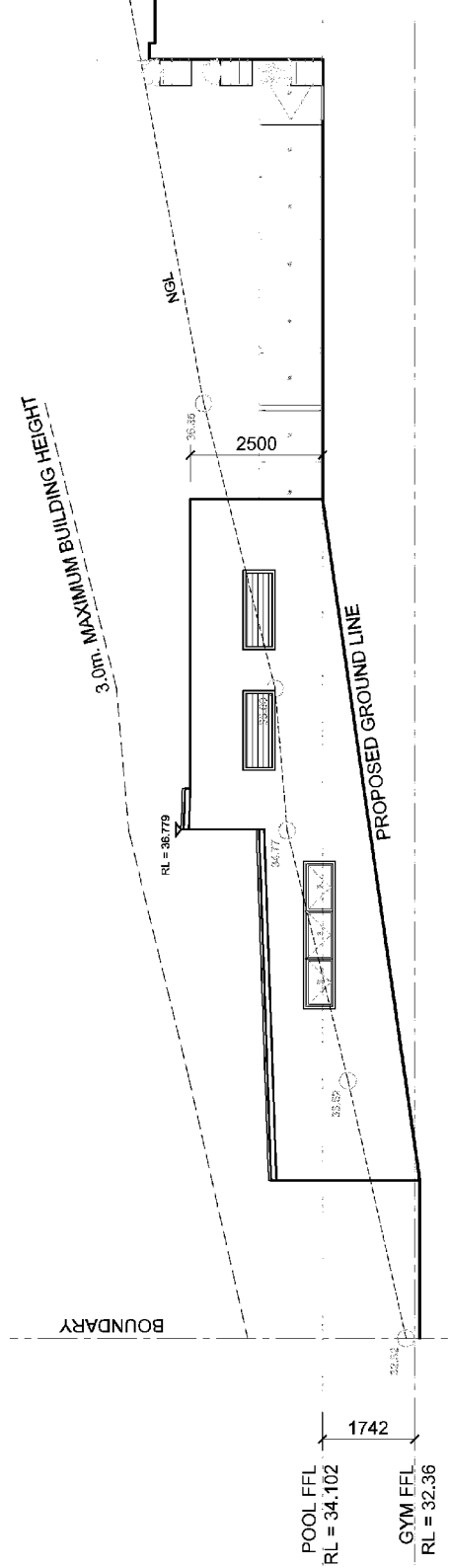
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DA 13



NORTHERN ELEVATION



WESTERN ELEVATION

LEGEND:

- RENDER
- ALUCOBOND CLADDING
- TIMBER PANEL
- BRICK BLUE-FACE BRICK
- SANDSTONE PANELS
- KUP-LOK ROOF SHEET

Rev.	Description	Date
A	DA AMENDMENTS AS PER COUNCIL LETTER - 13.04.2016	02.05.2016

DOCUMENT
ELEVATIONS 02 (ENTERTAINMENT AREA)

STAGE:
DEVELOPMENT APPLICATION

REVISION: A

DATE: 26/10/2014

STATUS:
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PROJECT No: 14135

Site No: 14135

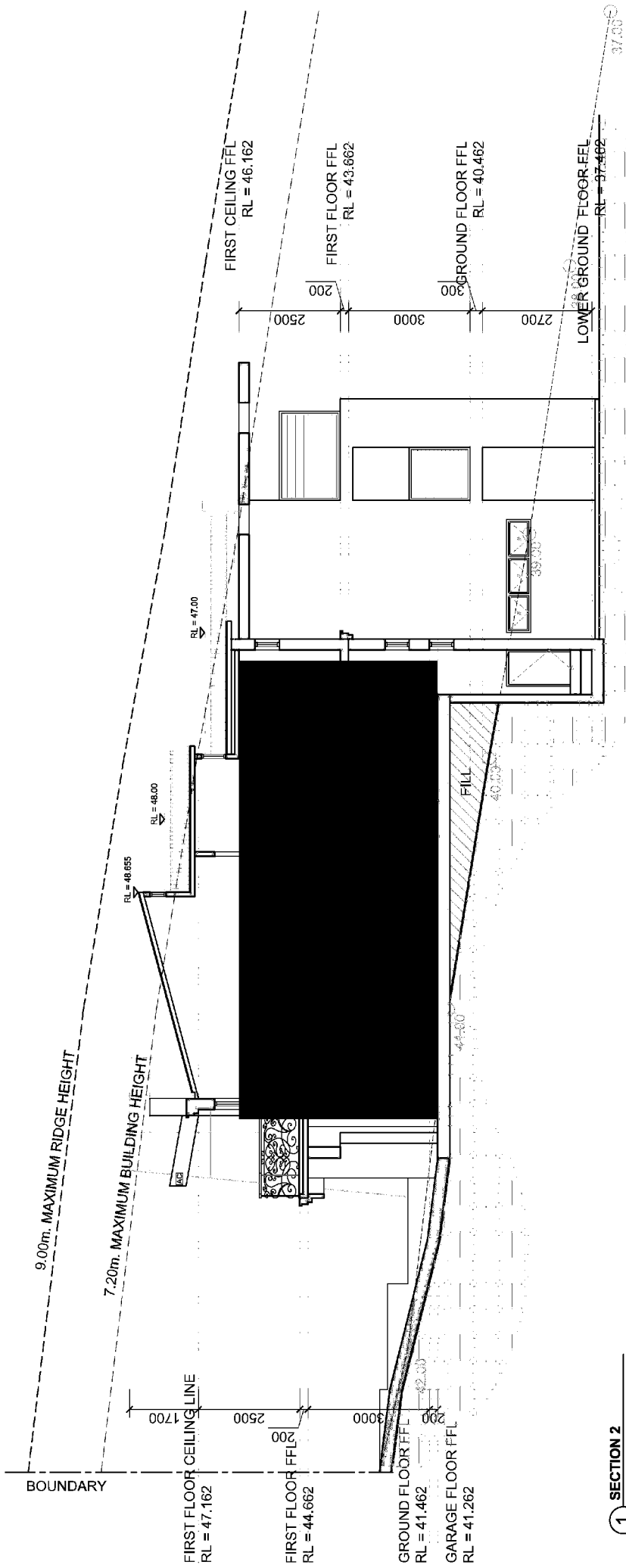
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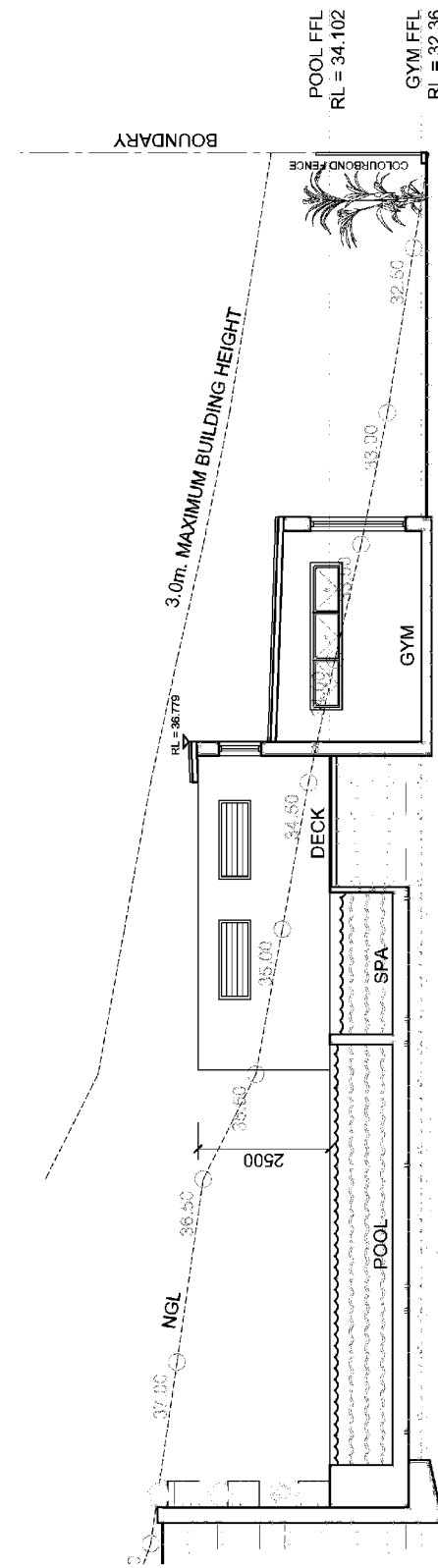
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SECTION 2



SECTION 3 - ENTERTAINMENT AREA

Rev. Description Date
 A DA AMENDMENTS AS PER COUNCIL LETTER 02.05.2016
 - 15.04.2016

DOCUMENT
 SECTION 2

STAGE: DEVELOPMENT APPLICATION REVISION: A DATE: 26/10/2014
 STATUS: DA SUBMISSION
 DRAWING SCALE: 1:100@ A3 DRAWN BY: MFF PRINTED: 02/05/2016

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CHECK SCALE: SHEET SIZE: A1 - 1000 x 1500
 20" x 30"

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