Project

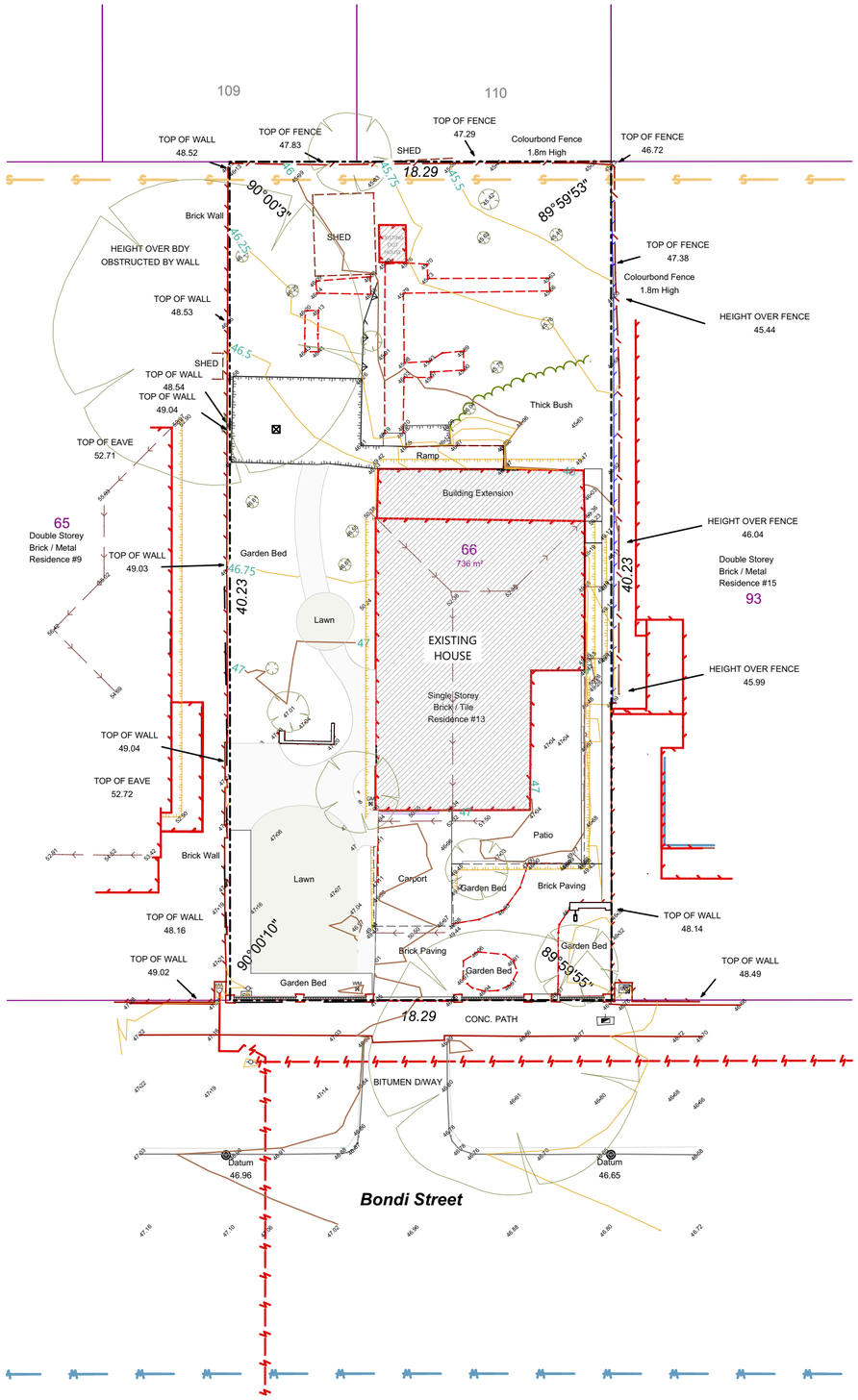
13 BONDI ST, MT HAWTHORN

ALTERATION & ADDITION

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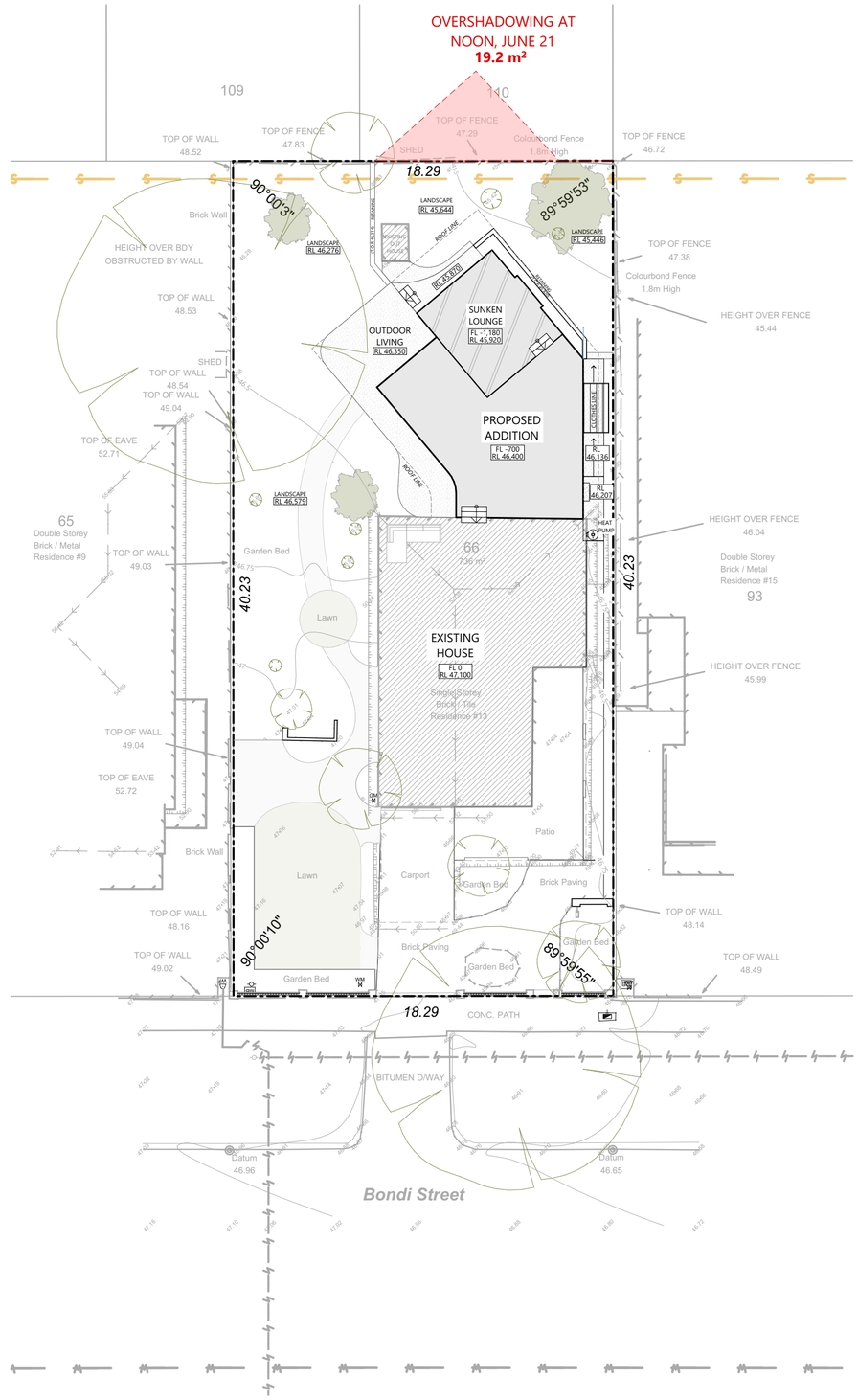
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N

Site Plan - Existing

Scale 1:200



N

Site Plan - Proposed

Scale 1:200

R-Code:	**R30**

Open Space:

Existing House:	122.30m²
Existing Outhouse	2.29
Proposed Extension	84.14
Total:	**208.7m²**
Site Area:	739m²
Open Space Allowed	45% (332.6m²)
Open Space Achieved	**71.8% (530.3m²)**

Overshadowing Noon June 21:

OVERSHADOWING TO THE ADJOINING PROPERTY LOT AT 110 (#4) BLACKFORD ST: 19.2m² OF 493m² (**3.9%**)

Stormwater:

NEW ROOF AREA	= 122.9m²
CAPACITY REQUIRED (AREA X 0.0125)	= 1.54m³

THEREFORE MINIMUM **1x ADDITONAL 1500Ø x1200D SOAKWELL** REQUIRED (CAPACITY 2.12m³)

RevID	Revision History	Date
01	ISSUE FOR CLIENT COMMENT	02/09/2026
02	ISSUE FOR PLANNING	04/10/2026

13 BONDI ST, MT HAWTHORN
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DA01 SITE PLANS

DEVELOPMENT APPROVAL

02
Issue

General Notes
Builder to check all dimensions and levels prior to construction.
Notify any errors, discrepancies or omissions to the architect.
Do not scale drawings.
All boundaries and contours subject to survey

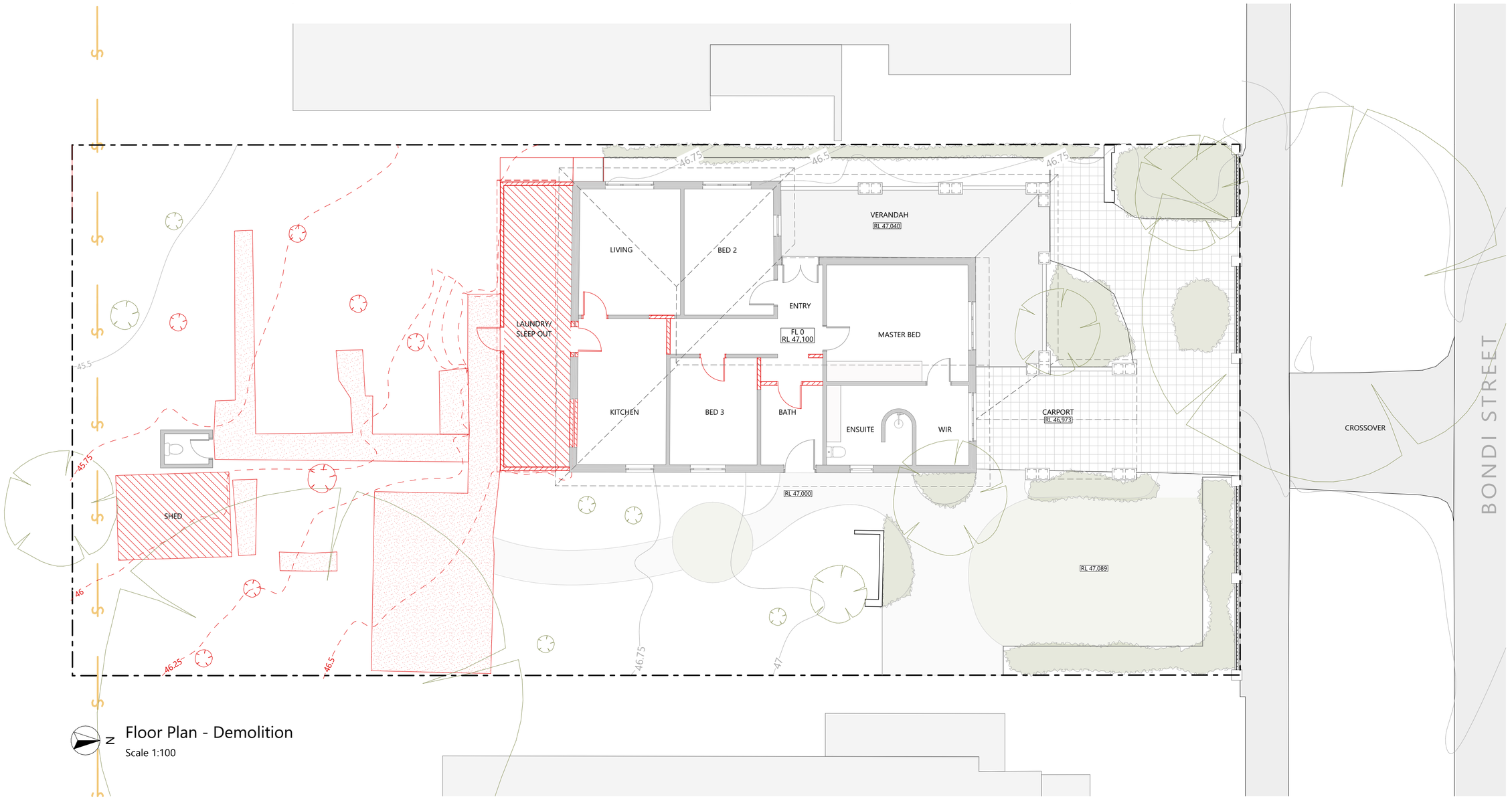
Date: **04/10/2026**
Scale: **To Scale @ A2**

Builder: -
Phone: -
Email: -

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DEMOLITION LEGEND

- STRUCTURES TO BE REMOVED
- HARDSCAPE TO BE REMOVED
- OTHER ELEMENTS TO BE REMOVED



N

Floor Plan - Demolition

Scale 1:100

RevID	Revision History	Date
01	ISSUE FOR CLIENT COMMENT	02/09/2026
02	ISSUE FOR PLANNING	04/10/2026

13 BONDI ST, MT HAWTHORN
ALTERATION & ADDITION

DA02 DEVELOPMENT APPROVAL **DEMOLITION PLAN**

02
Issue

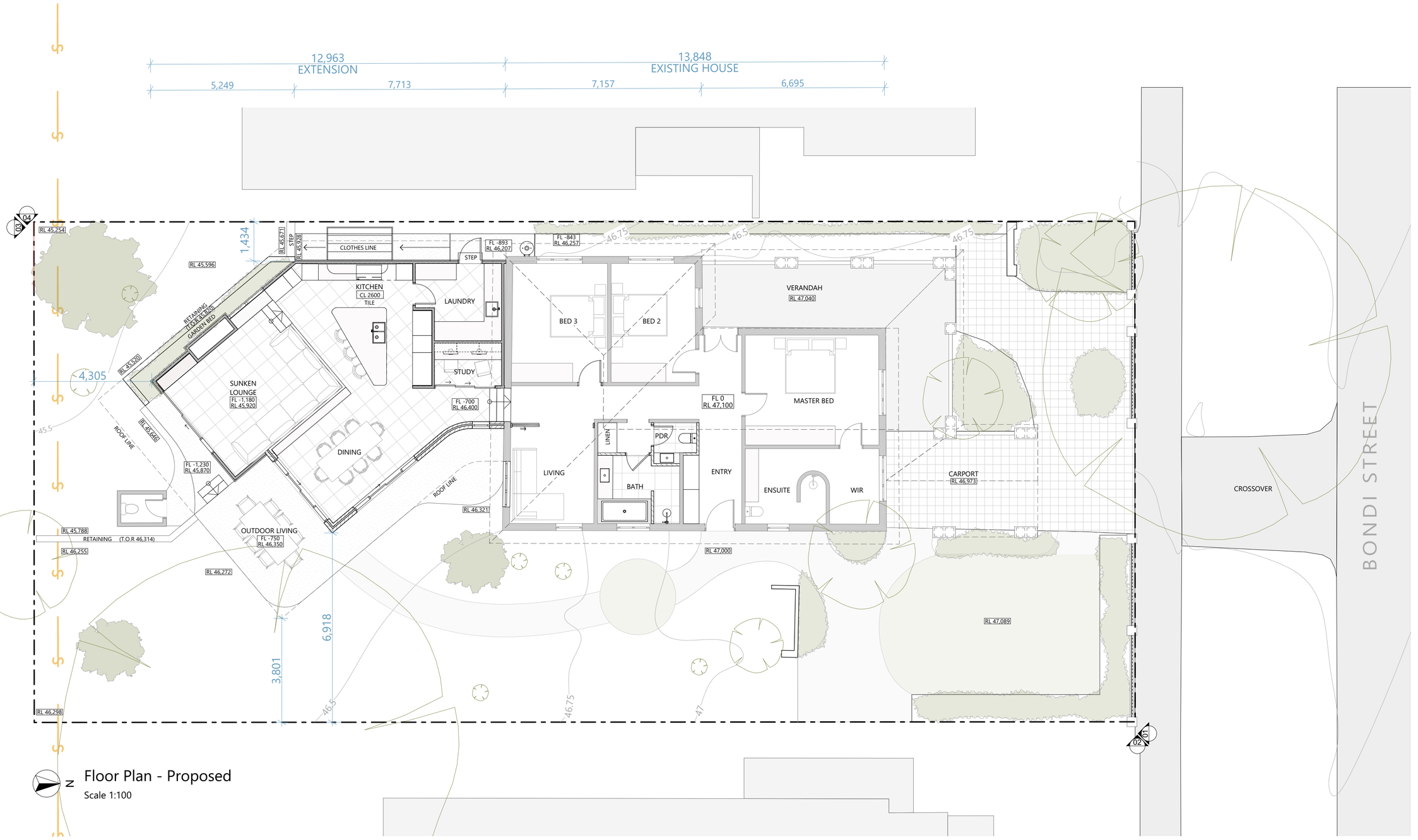
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Date: **04/10/2026**
Scale: **To Scale @ A2**

Original Design Credit:
Made & Mod Studio

Builder: -
Phone: -
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DA03 PROPOSED PLAN
DEVELOPMENT APPROVAL

02
Issue

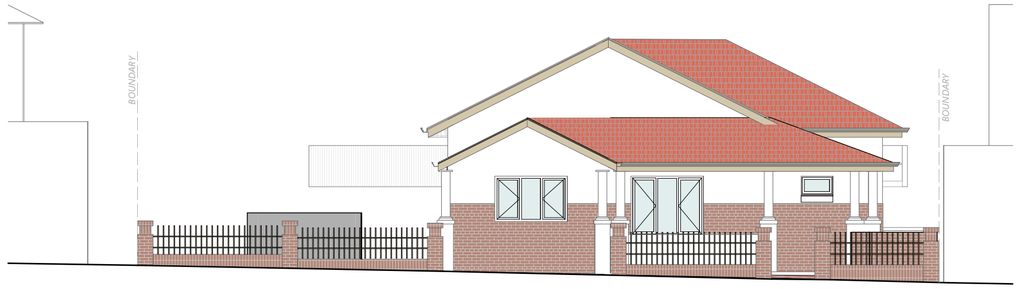
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Date: **04/10/2026**
Scale: **To Scale @ A2**

Original Design Credit:
Made & Mod Studio

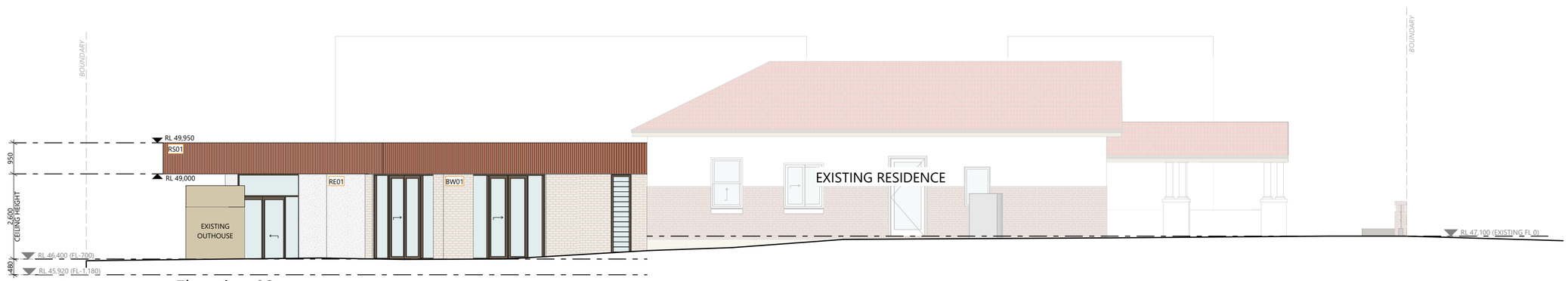
Builder: -
Phone: -
Email: -

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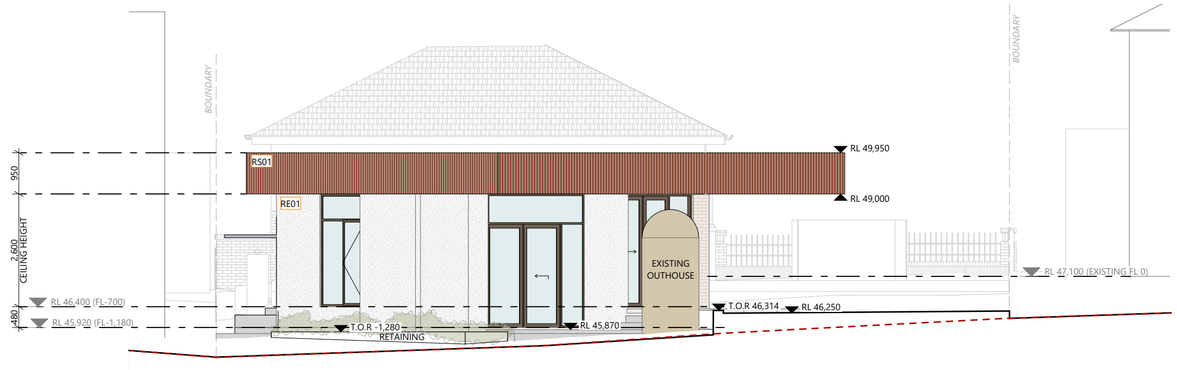
Elevation 01 (North) STREET VIEW

Scale 1:100



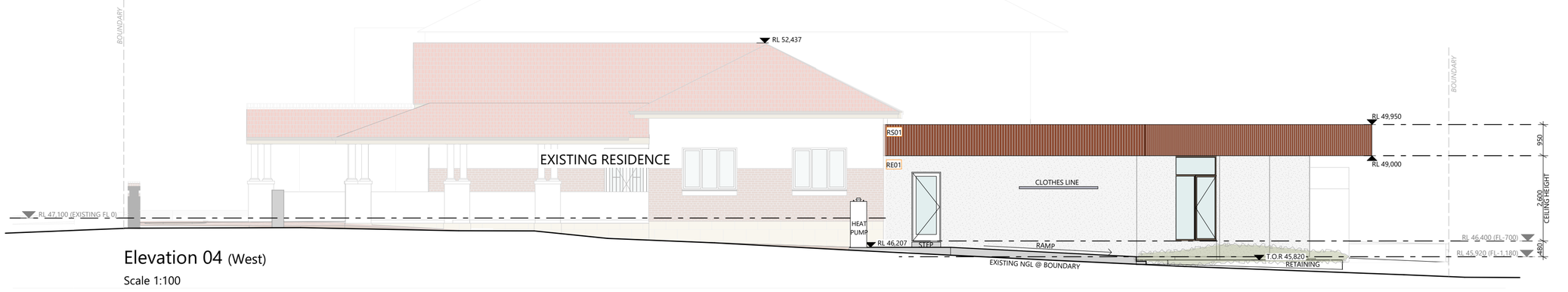
Elevation 02 (East)

Scale 1:100



Elevation 03 (South)

Scale 1:100



Elevation 04 (West)

Scale 1:100

RevID	Revision History	Date
01	ISSUE FOR CLIENT COMMENT	02/09/2026
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DA04 ELEVATIONS
DEVELOPMENT APPROVAL

02
Issue

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EXTERNAL FINISHES

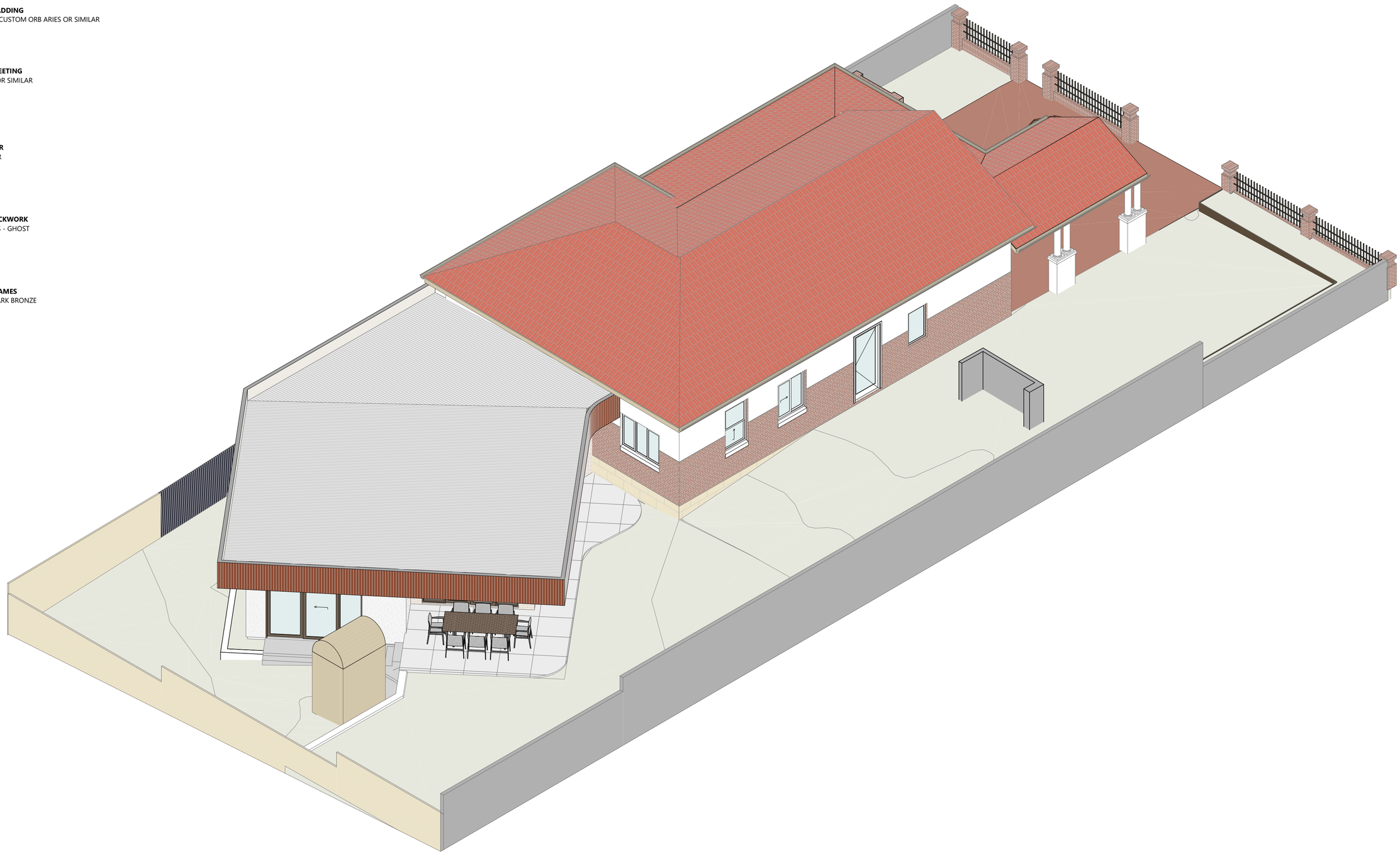
RS01
PARAPET CLADDING
COLORBOND CUSTOM ORB ARIES OR SIMILAR

RS02
ROOFING SHEETING
SHALE GREY OR SIMILAR

RE01
WALL RENDER
SAND RENDER

BW01
FEATURE BRICKWORK
KRAUS BRICKS - GHOST

WINDOW FRAMES
ANODISED DARK BRONZE



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DA05 **3D AXOS**
DEVELOPMENT APPROVAL

02
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