

Name	Area m2	Squares
1. existing Dwelling	152.14 m ²	16.38
2. existing Carport	42.29 m ²	4.55
3. existing Porch	11.65 m ²	1.25
4. existing Outdoor Living	35.49 m ²	3.82
5. existing Outdoor Area	14.77 m ²	1.59
SITE	544.37 m ²	58.60

Area Schedule (New Construction)		
Name	Area m2	Squares
6. Proposed FF EXTENSION	81.6 m ²	9.84
7. Proposed SITE COVERAGE	283.75 m ²	30.54
8. Proposed GARAGE	41.23 m ²	4.44
9. Proposed GARDEN AREA	197.37 m ²	21.24
SITE	544.37 m ²	58.60

Proposed FF EXTENSION	81.6m2	57% of existing Dwelling
Proposed SITE COVERAGE	283.75m2	52.12% of Site
Proposed GARDEN AREA	197.37m2	36.25% of Site
Proposed PERMEABILITY	197.37m2	36.25% of Site

SITE PLAN LEGEND:

- (HWU)

PROPOSED HOT WATER UNIT
- X T.O.K

TOP OF KERB
- X B.O.K

BOTTOM OF KERB
- X RL. 09.425

REDUCED LEVEL
- + TAP

WATER OUTLET (TAP)
- + L.P.O.D.

STORMWATER DRAINAGE
LEGAL POINT OF DISCHARGE
- EXISTING TREE / SHRUB
- EXISTING TREE / SHRUB
- POWER POLE
- TELSTRA PIT
- SIDE ENTRY DRAINAGE PIT
- GRATED SURFACE DRAINAGE PIT
- N-W / D

NON-HABITABLE WINDOW
& DOOR POSITION
- H-W / D

HABITABLE WINDOW &
DOOR POSITION
- No.20

LOT / STREET NUMBER
- TANK

2000 lt MIN RAINWATER TANK

SITE PLAN

SCALE: 1 : 200

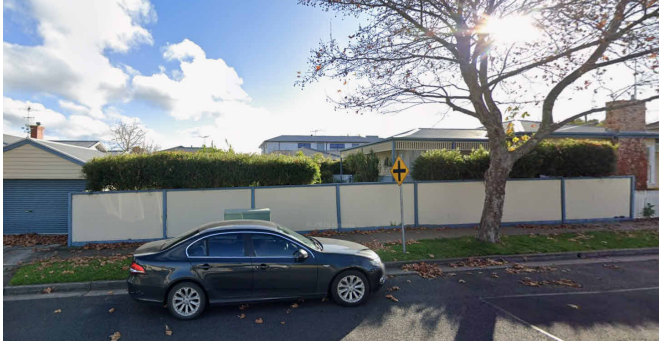
Street View Images



No. 12 Cairns Ave

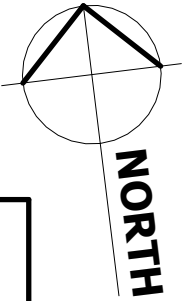


No. 10 Cairns Ave



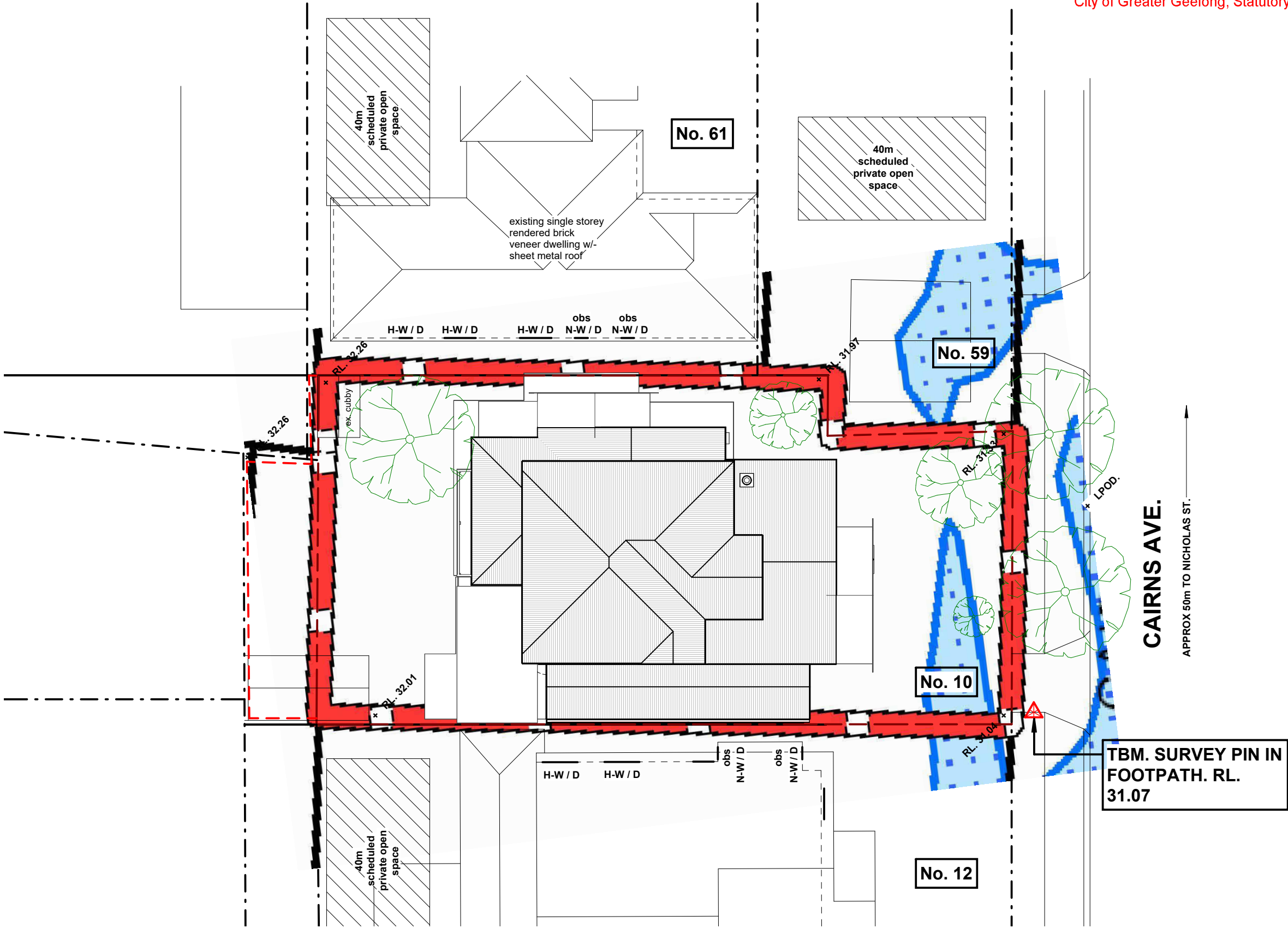
No. 19 Cairns Ave

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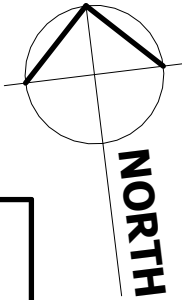
No.	Revision - Issue	Date			SITE PLAN		
A	Planning Permit	19.03.2026	Client:	Tim & Amelia Dellar		Project number	0-0001
			Project:	Proposed Alterations & Additions		Date	16.04.2026
			Site:	No. 10 Cairns Ave, Newtown 3220		Drawn by	C. Cantwell
						Designed by	C. Cantwell
						Scale	1 : 200 @ A3



SITE PLAN - SBO

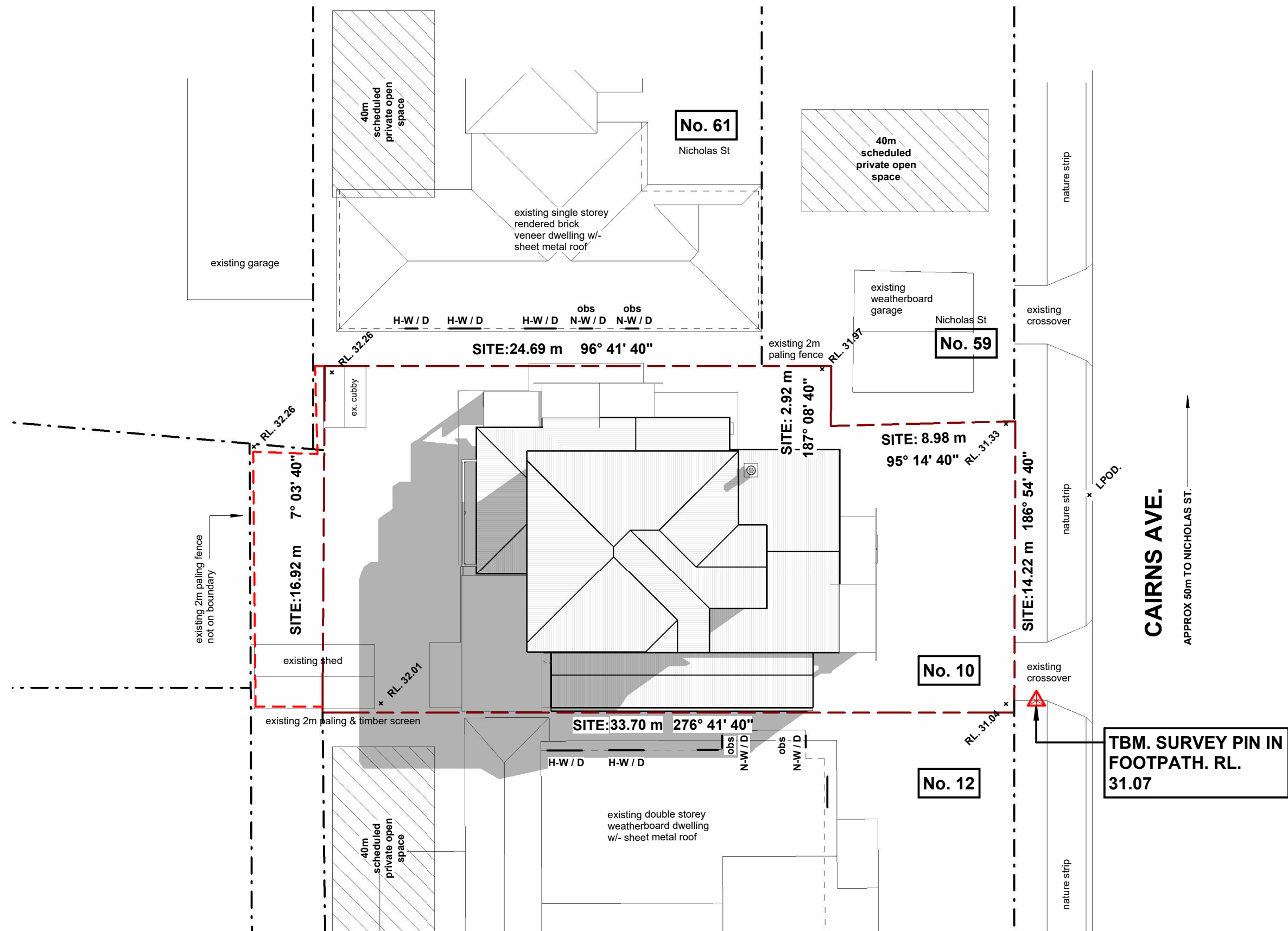
SCALE: 1 : 200

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	No.	Revision - Issue	Date	Client:	Tim & Amelia Dellar		SITE PLAN - SBO	
	A	Planning Permit	19.03.2026	Project:	Proposed Alterations & Additions		Project number	0-0001
				Site:	No. 10 Cairns Ave, Newtown 3220		Date	16.04.2026
							Drawn by	GS
							Designed by	GS
							Scale	1 : 200 @ A3

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SITE PLAN - Shadows

SCALE: 1 : 200

Site Plan 9.00am Shadows 22nd September

SCALE: 1 : 200

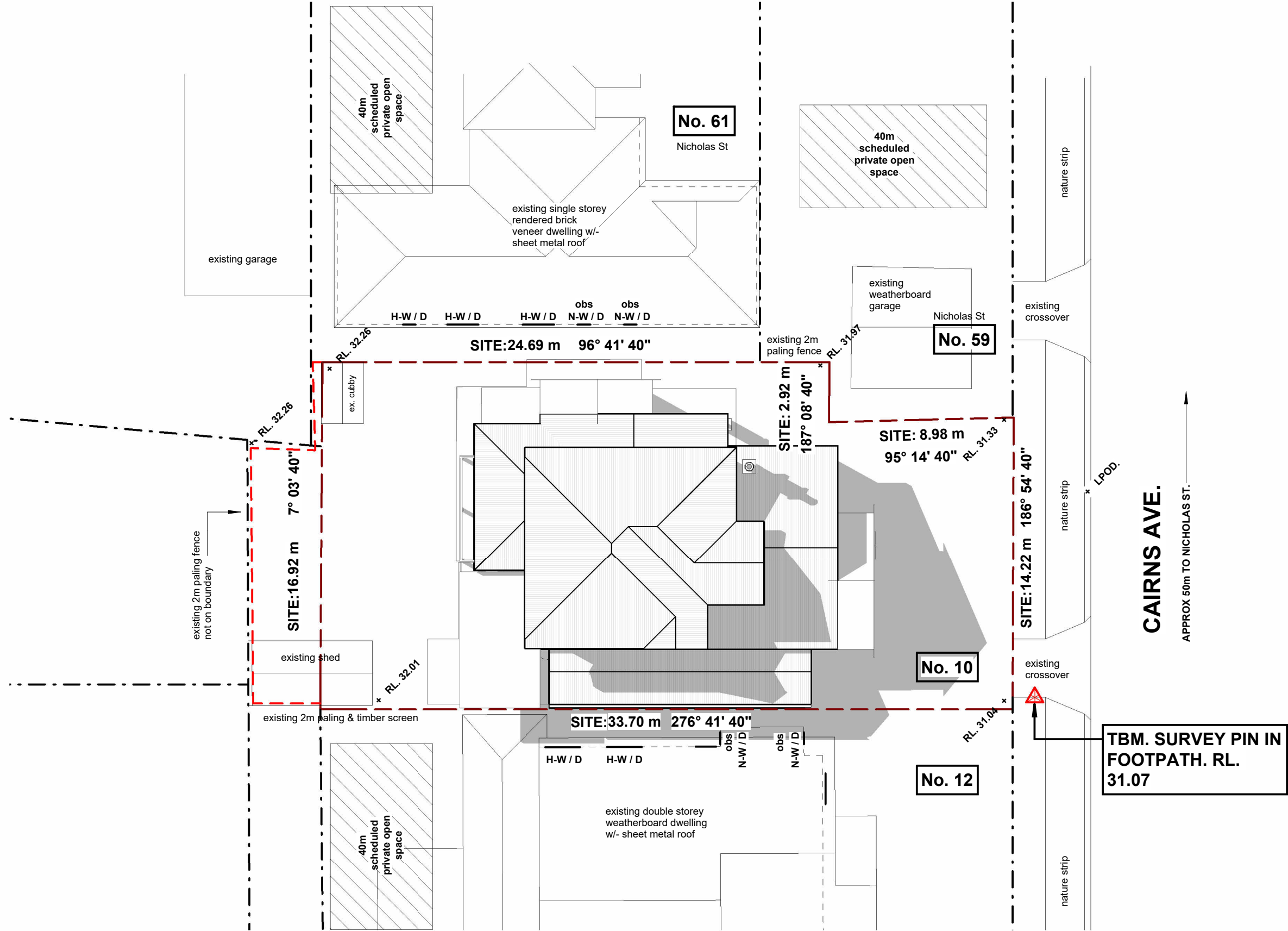
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No.	Revision - Issue	Date	Client:	Tim & Amelia Dellar	SITE PLAN - Shadows					
A	Planning Permit	19.03.2026			Project:	Proposed Alterations & Additions	Project number	0-0001	SD - 01e	
							Date	16.04.2026		
							Drawn by	C. Cantwell		
							Designed by	C. Cantwell		Scale
							Site:	No. 10 Cairns Ave, Newtown 3220		

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10/07/2026 7:32:33 PM



SITE PLAN - Shadows

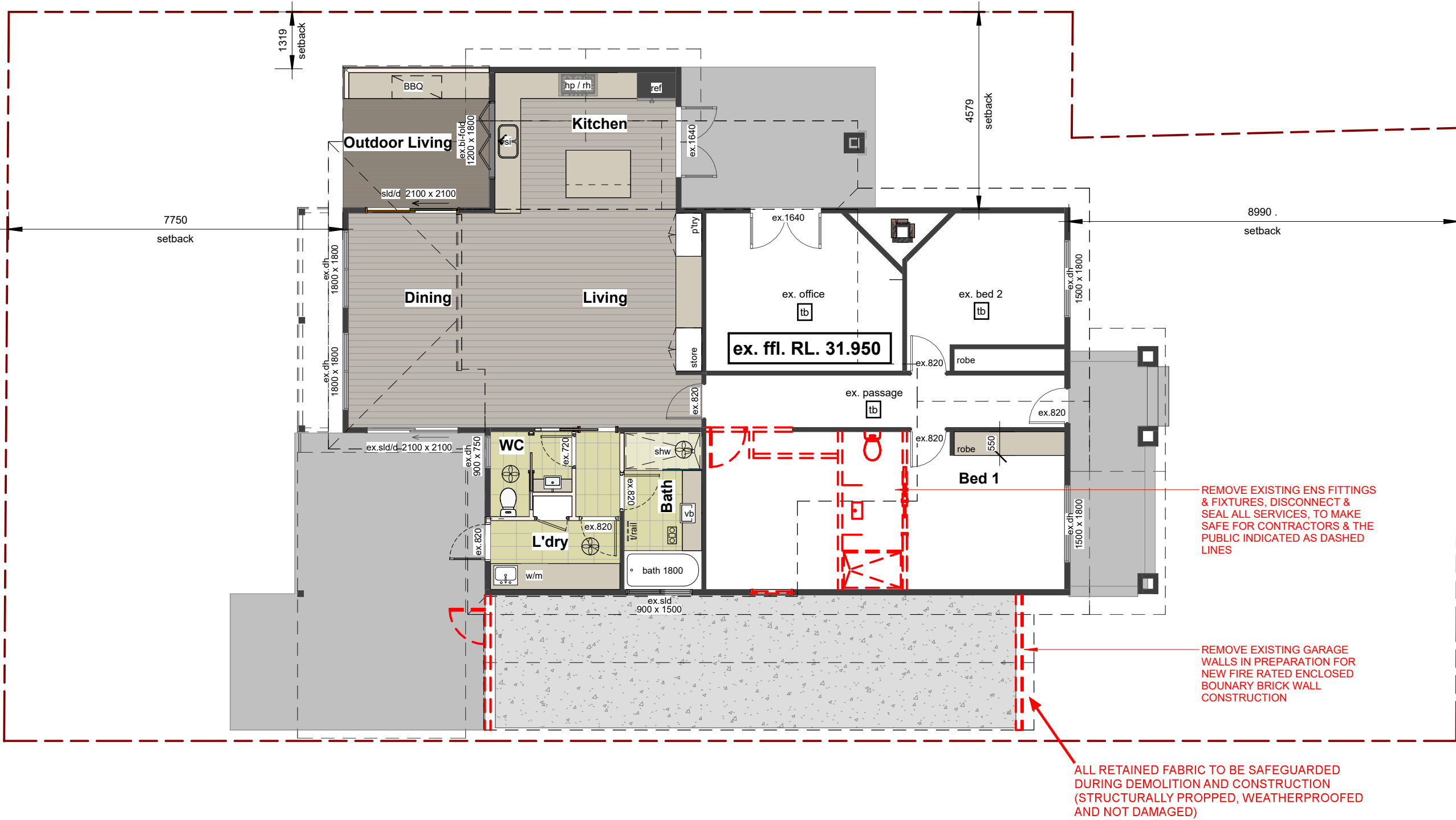
SCALE: 1 : 200

Site Plan 3.00pm Shadows 22nd September

SCALE: 1 : 200

No.		Revision - Issue	Date	Client: Tim & Amelia Dellar		SITE PLAN - Shadows	
A		Planning Permit	19.03.2026	Project: Proposed Alterations & Additions		Project number	0-0001
				Site: No. 10 Cairns Ave, Newtown 3220		Date	16.04.2026
						Drawn by	C. Cantwell
						Designed by	C. Cantwell
						Scale	1 : 200 @ A3

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- PROP EXISTING CEILING & WALLS BEFORE DEMOLITION COMMENCES AND WHILST WORK IS IN PROGRESS UNTIL SUPPORTING BEAMS ARE IN PLACE.
- EXISTING STRUCTURAL CHANGES WITHIN THE DWELLINGS CLADDINGS CANNOT BE FORESEEN, CONTRACTORS SHOULD INSPECT DWELLING THOROUGHLY BEFORE STARTING DEMOLITION.
- REMOVE ALL DEMOLITION MATERIALS FROM SITE & DISPOSE OF IN ACCORDANCE WITH CURRENT OH&S REQUIREMENTS, Australian Standards & LOCAL AUTHORITIES REGULATIONS.
- DISCONNECT & SEAL ALL SERVICES, TO MAKE SAFE FOR ALL CONTRACTORS & THE PUBLIC.
- PRECAUTIONS MUST BE TAKEN BEFORE AND DURING DEMOLITION IN ACCORDANCE WITH AS 2601-2001: DEMOLITION OF STRUCTURES.
- ASBESTOS CLADDING TO EXISTING DWELLING, DEMOLITION TO BE IN ACCORDANCE WITH CURRENT OH&S REQUIRMENTS, Australian Standards & LOCAL AUTHORITIES REGULATIONS

NOTE:
SEE DEMOLITION NOTES ON
GENERAL NOTES SHEET No. 2

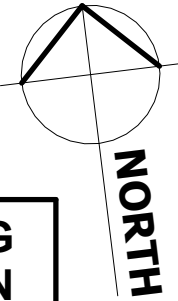
NOTE:
EAVES LININGS, WALL & ROOF
MATERIAL TO BE REMOVED
MAY CONTAIN " ASBESTOS "

NOTE:
PROP & SUPPORT ROOF LOADS
DURING DEMOLITION.

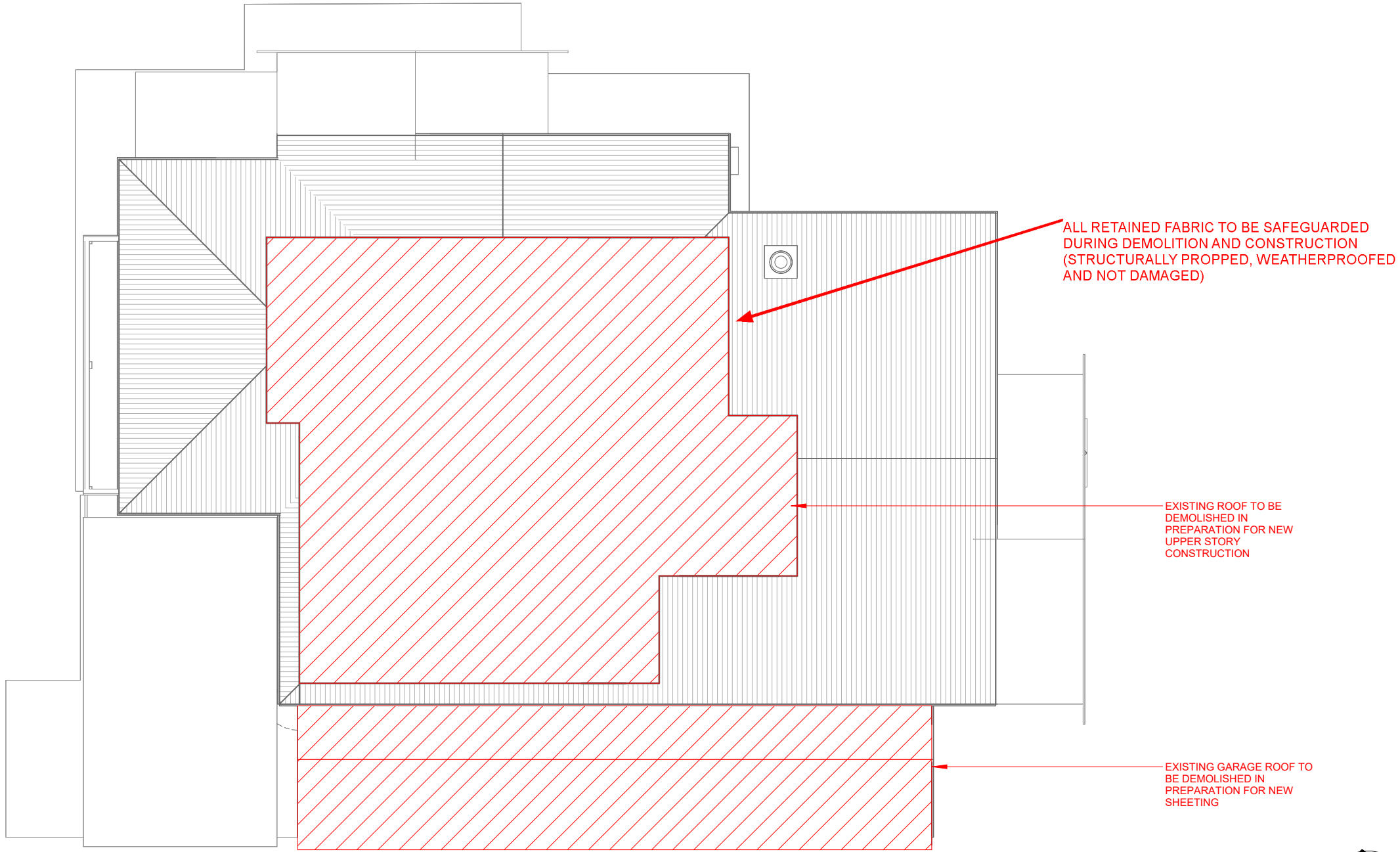
FLOOR PLAN - EXISTING / DEMOLITION

SCALE: 1 : 100

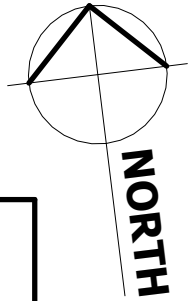
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		A	Planning Permit	19.03.2026			Project:	Proposed Alterations & Additions	Project number
					Date	16.04.2026			
					Drawn by	C. Cantwell			
					Designed by	C. Cantwell	Scale	1 : 100 @ A3	



Roof Plan - DEMOLITION
SCALE: 1 : 100



ROOF PLAN - DEMOLITION
SCALE: 1 : 100

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CRAIG CANTWELL t/a BALANCED DESIGN Studio'

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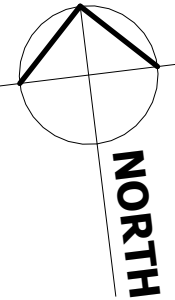
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	A	Planning Permit	19.03.2026			Project:	Proposed Alterations & Additions	Project number
	B	REV A	06.07.2026	Date	16.04.2026			
				Site:	No. 10 Cairns Ave, Newtown 3220	Drawn by	C. Cantwell	
						Designed by	C. Cantwell	Scale

SYMBOLS LEGEND

AR	AIR RETURN
B1 / L1	ENGINEERED TIMBER BEAMS/LINTELS
bath	BATH
bn	LAMINATED BENCH
brs	BROOMS CUPBOARD
cub	LAMINATED CUPBOARD
[CT]	CARPET FLOOR FINISH
DS	DOUBLE STUDS
dws	INDICATED DISHWASHER SPACE
fg	FIXED GLAZING
In	LINEN CUPBOARD
[mb]	NEW METER BOX
[mh]	MAN HOLE
mr	MIRROR
ohcbs	OVER HEAD CUPBOARDS
[PC]	POLISHED CONCRETE
pty	PANTRY
rb	ROBE
ref	REFRIGERATOR SPACE
rh	RANGE HOOD
SC	STEEL COLUMN
[S]	SMOKE ALARM
shelf	ROBE SHELVEING
shw	SHOWER
[TB]	TIMBER FLOOR FINISH
TP	TIMBER POST
TS	TRIPPLE STUDS
[TL]	TILED FLOOR FINISH
tr	WASH TROUGH
ubo	UNDER BENCH OVEN
vb	VANITY BASIN
wm	WASH MACHINE SPACE
wo	WALL OVEN
[⊕]	EXHAUST FAN
AJ. ▶	ARTICULATION JOINT
[Solid Black]	EXISTING TIMBER FRAME WALL
[Solid Grey]	EXISTING MASONRY WALL
[Red Outline]	EXISTING WALL DEMOLITION
[Thin Black Outline]	NEW TIMBER FRAME WALL
[Thick Black Outline]	NEW TIMBER LOAD BEARING WALL
[Hatched]	NEW MASONARY WALL
[Dotted]	CEMENT RENDER ON POLYSTYRENE
[Grid]	TILE FLOOR/WALL FINISH

FLOOR FINISH SCHEDULE

[Green Hatched]	VIN - VINYL
[Grey Dotted]	CT - CARPET
[Yellow Grid]	TL - TILES
[Brown Hatched]	TB - TIMBER FLOOR
[Dark Brown Solid]	DECK - DECKING
[Light Grey Solid]	CON - CONCRETE
[Dark Grey Grid]	PC - POLISHED CONCRETE



FLOOR PLAN - NEW BUILD (GROUND FLOOR)

SCALE: 1 : 100

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	A	Planning Permit	19.03.2026	Project:	Proposed Alterations & Additions	Project number	0-0001	SD - 03a
				Site:	No. 10 Cairns Ave, Newtown 3220	Date	16.04.2026	
						Drawn by	C. Cantwell	
						Designed by	C. Cantwell	Scale 1 : 100 @ A3

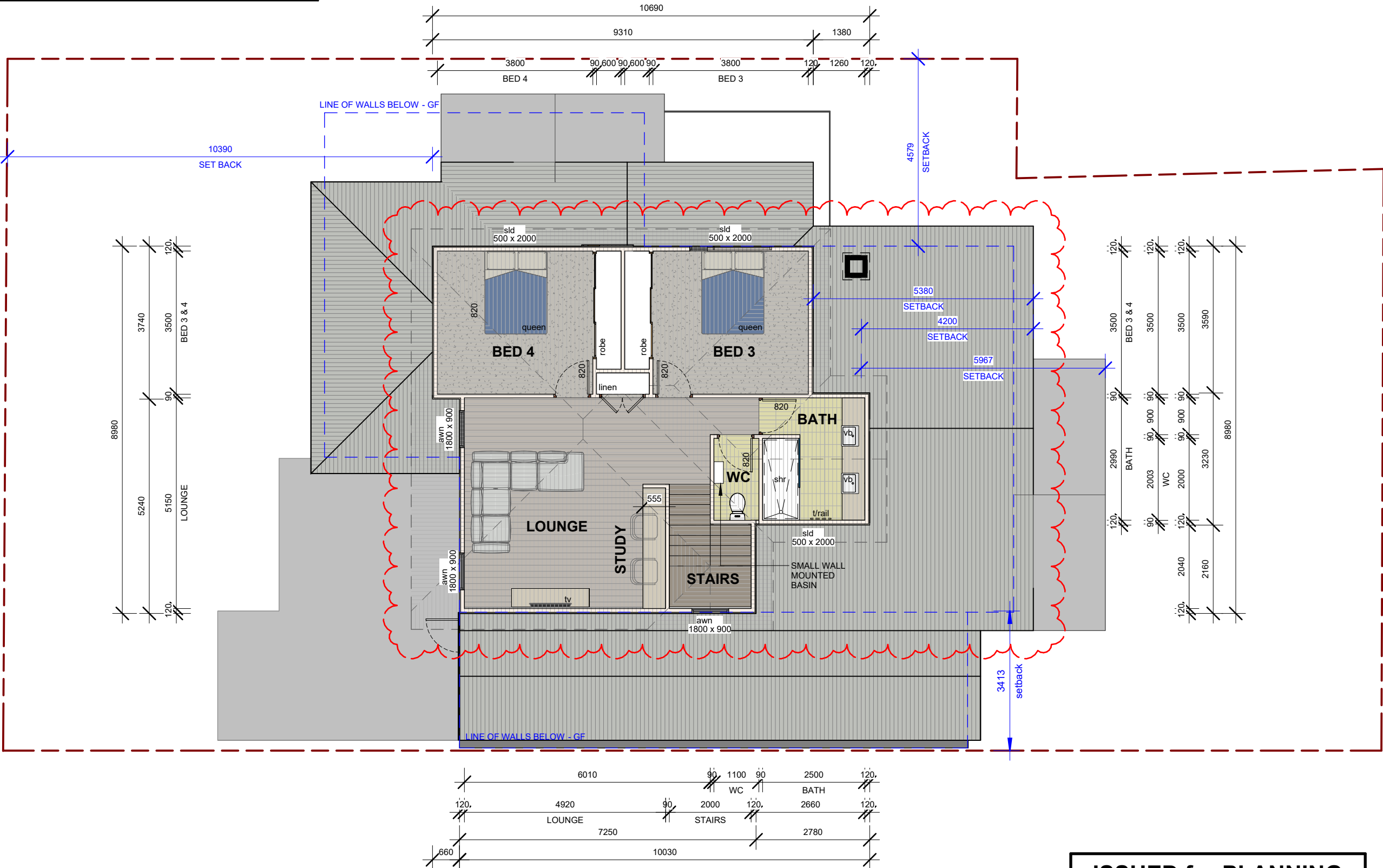
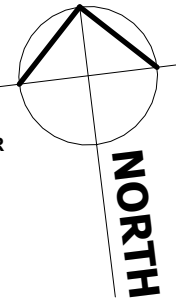
Area Schedule (New Construction)		
Name	Area m2	Squares
6. Proposed FF EXTENSION	91.45 m ²	9.84
7. Proposed SITE COVERAGE	283.75 m ²	30.54
8. Proposed GARAGE	41.23 m ²	4.44
9. Proposed GARDEN AREA	197.37 m ²	21.24
SITE	544.37 m ²	58.60

SYMBOLS LEGEND

AR	AIR RETURN
B1 / L1	ENGINEERED TIMBER BEAMS/LINTELS
bath	BATH
bn	LAMINATED BENCH
brs	BROOMS CUPBOARD
cub	LAMINATED CUPBOARD
CT	CARPET FLOOR FINISH
DS	DOUBLE STUDS
dws	INDICATED DISHWASHER SPACE
fg	FIXED GLAZING
In	LINEN CUPBOARD
mb	NEW METER BOX
mh	MAN HOLE
mr	MIRROR
ohcbs	OVER HEAD CUPBOARDS
PC	POLISHED CONCRETE
pty	PANTRY
rb	ROBE
ref	REFRIGERATOR SPACE
rh	RANGE HOOD
SC	STEEL COLUMN
S	SMOKE ALARM
shelf	ROBE SHELIVING
shw	SHOWER
TB	TIMBER FLOOR FINISH
TP	TIMBER POST
TS	TRIPPLE STUDS
TL	TILED FLOOR FINISH
tr	WASH TROUGH
ubo	UNDER BENCH OVEN
vb	VANITY BASIN
wm	WASH MACHINE SPACE
wo	WALL OVEN
⊕	EXHAUST FAN
AJ. ▶	ARTICULATION JOINT
	EXISTING TIMBER FRAME WALL
	EXISTING MASONRY WALL
	EXISTING WALL DEMOLITION
	NEW TIMBER FRAME WALL
	NEW TIMBER LOAD BEARING WALL
	NEW MASONARY WALL
	CEMENT RENDER ON POLYSTYRENE
	TILE FLOOR/WALL FINISH

FLOOR FINISH SCHEDULE

	VIN - VINYL
	CT - CARPET
	TL - TILES
	TB - TIMBER FLOOR
	DECK - DECKING
	CON - CONCRETE
	PC - POLISHED CONCRETE



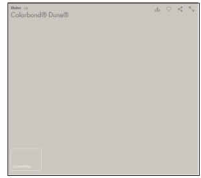
FLOOR PLAN - NEW BUILD (UPPER LEVEL)

SCALE: 1 : 100

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No.	Revision - Issue	Date			FLOOR PLAN - NEW BUILD (UPPER LEVEL)		
A	Planning Permit	19.03.2026	Client:	Tim & Amelia Dellar	Project number	0-0001	SD - 03b
B	REV A	06.07.2026	Project:	Proposed Alterations & Additions	Date	16.04.2026	
			Site:	No. 10 Cairns Ave, Newtown 3220	Drawn by	GS	
					Designed by	GS	
					Scale	1 : 100 @ A3	



WALL: Weatherboards:
WEATHERBOARD CLADDING "Linea"
PAINTED FINISH COLOR "1/2 Strength
Colorbond Dune" OR SIMILAR



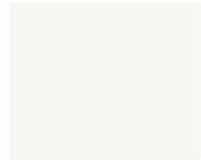
ROOF: NEW EXTENSION
CUSTOM ORB SHEET ROOFING:
COLOR "Shale Grey"



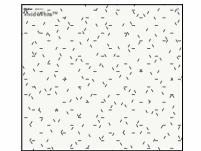
SPOUTING & DOWNPIPES:
"Colorbond - Monument" OR SIMILAR



GABLE INFILLS TRIM:
"Colorbond Dune" OR SIMILAR



WINDOW & DOOR FRAMES & TRIM:
"Builders White" OR SIMILAR
NOTE:
WINDOWS TO BE TIMBER FRAME MATERIAL



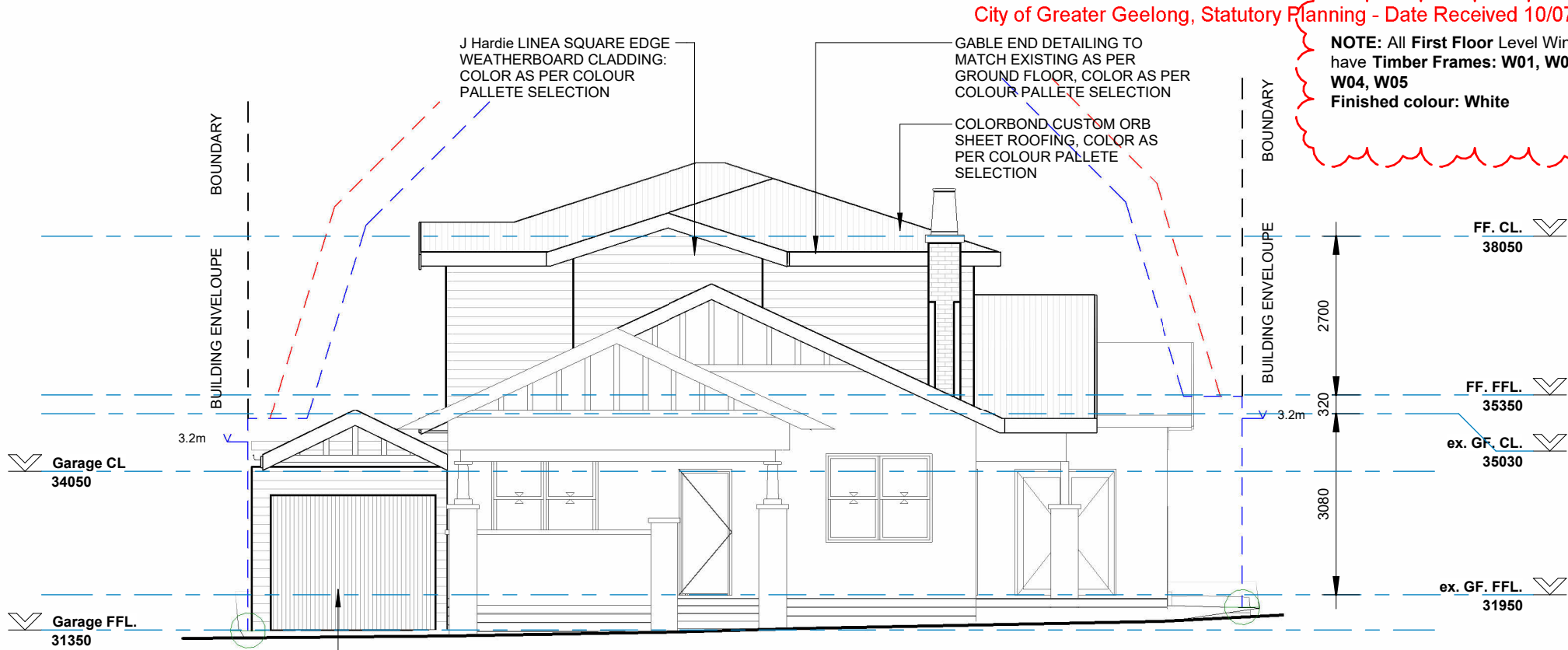
MASONRY WALL:
BRICK VENEER WALL W/
RENDERED FINISH, COLOR
"Vivid White" OR SIMILAR

ELEVATIONS

SCALE: 1 : 100

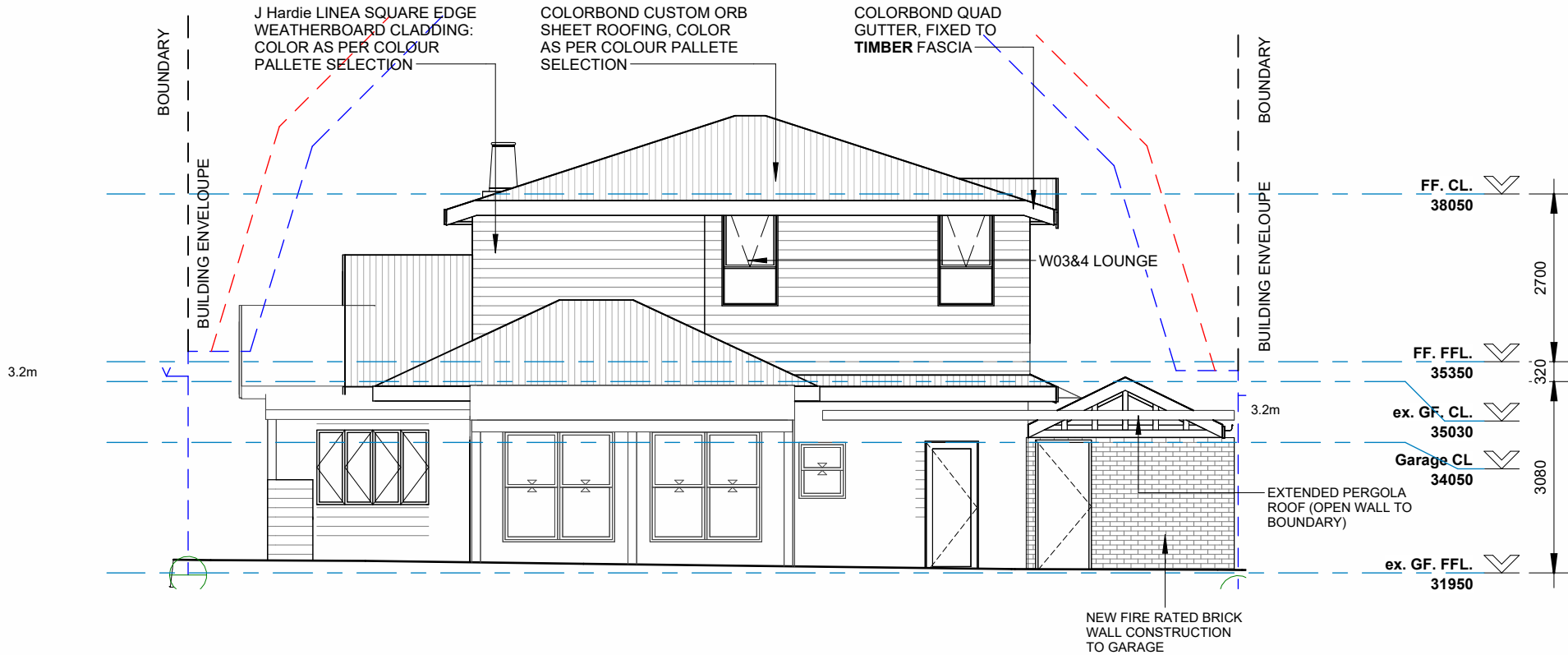
West Elevation

SCALE: 1 : 100



East Elevation

SCALE: 1 : 100

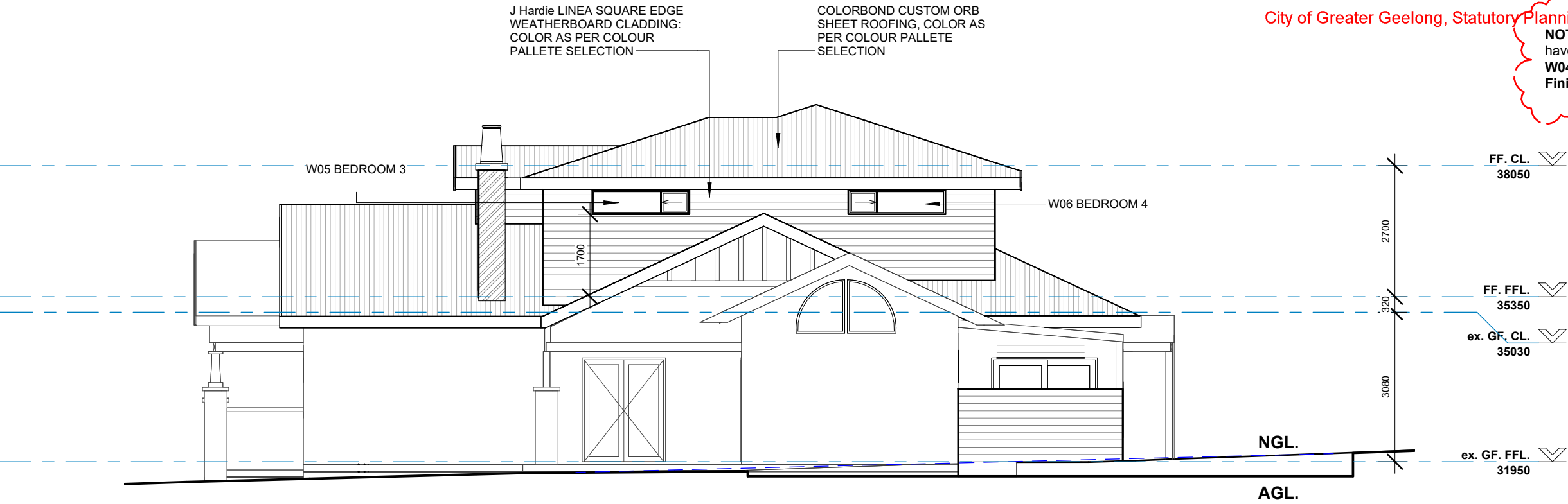


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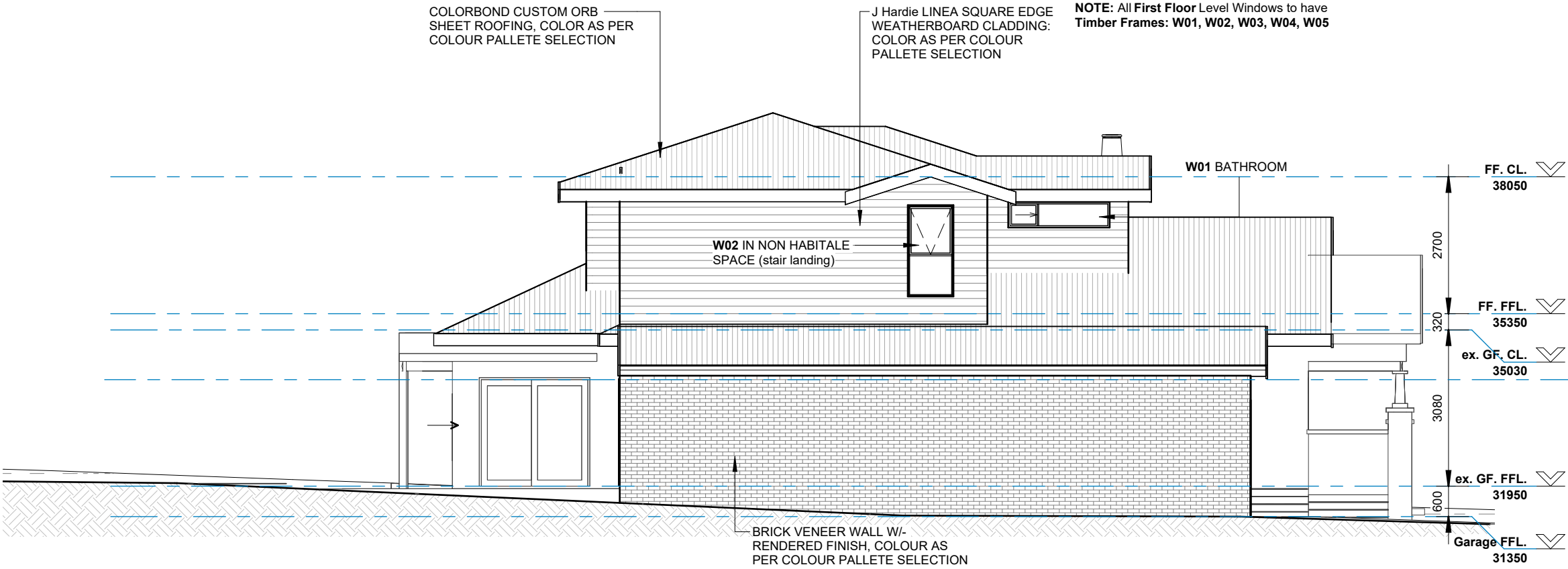
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	A	Planning Permit	19.03.2026			Project:	Proposed Alterations & Additions	Project number	0-0001
	B	REV A	06.07.2026	Date	16.04.2026				
				Site:	No. 10 Cairns Ave, Newtown 3220	Drawn by	C. Cantwell		
						Designed by	C. Cantwell	Scale	1 : 100 @ A3

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NOTE: All **First Floor** Level Windows to have **Timber Frames: W01, W02, W03, W04, W05**
Finished colour: White



North Elevation
SCALE: 1 : 100



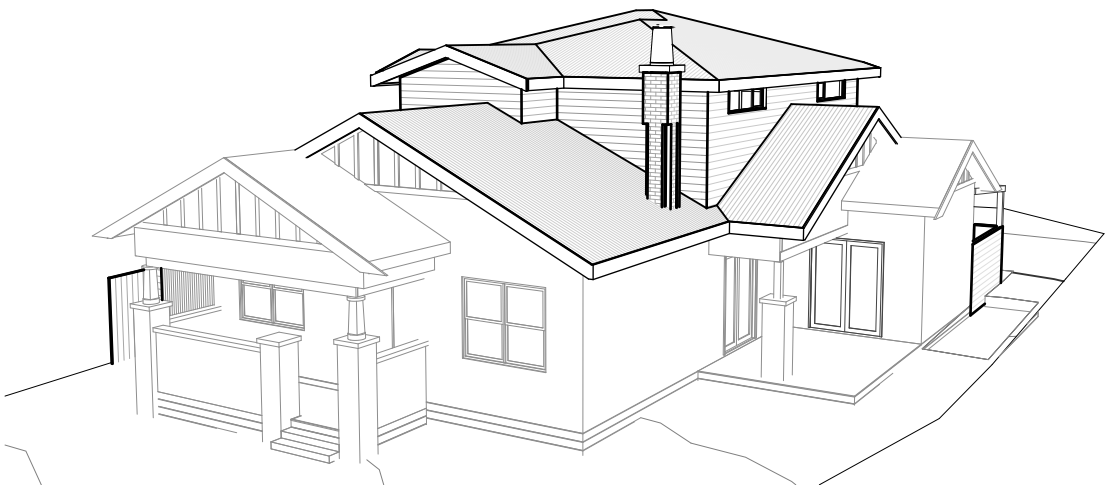
South Elevation
SCALE: 1 : 100

ELEVATIONS

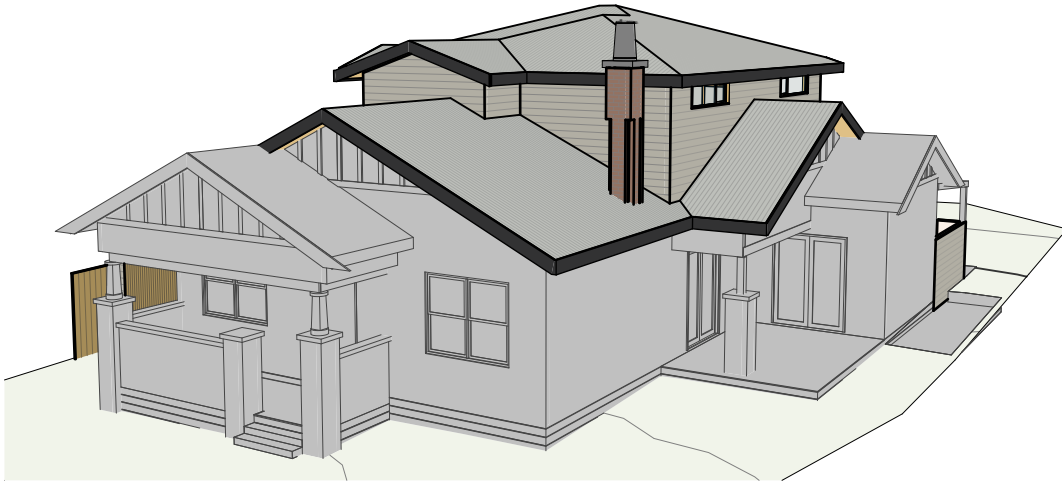
SCALE: 1 : 100

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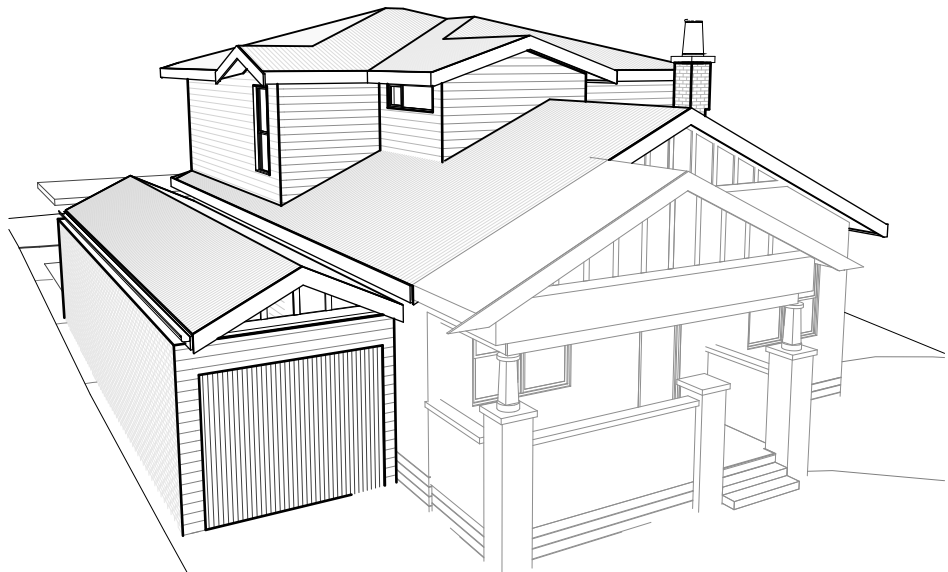
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		A	Planning Permit	19.03.2026			Project:	Proposed Alterations & Additions	Project number	0-0001
		B	REV A	06.07.2026	Date	16.04.2026				
					Site:	No. 10 Cairns Ave, Newtown 3220		Drawn by	C. Cantwell	
								Designed by	C. Cantwell	Scale



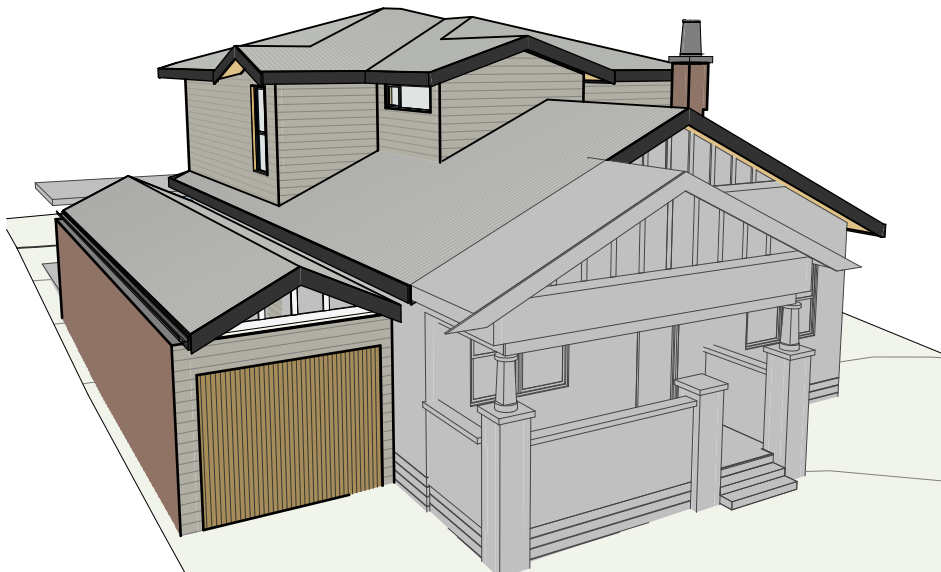
3D View 3
SCALE:



3D View 3 - Colour
SCALE:



3D View 2 - B&W
SCALE:



3D View 2 - Colour
SCALE:

3D VIEWS

SCALE:

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		A	Planning Permit	19.03.2026			Project:	Proposed Alterations & Additions	Project number	0-0001	SD - 07a	
									Date	16.04.2026		
									Drawn by	C. Cantwell		
									Designed by	C. Cantwell		Scale