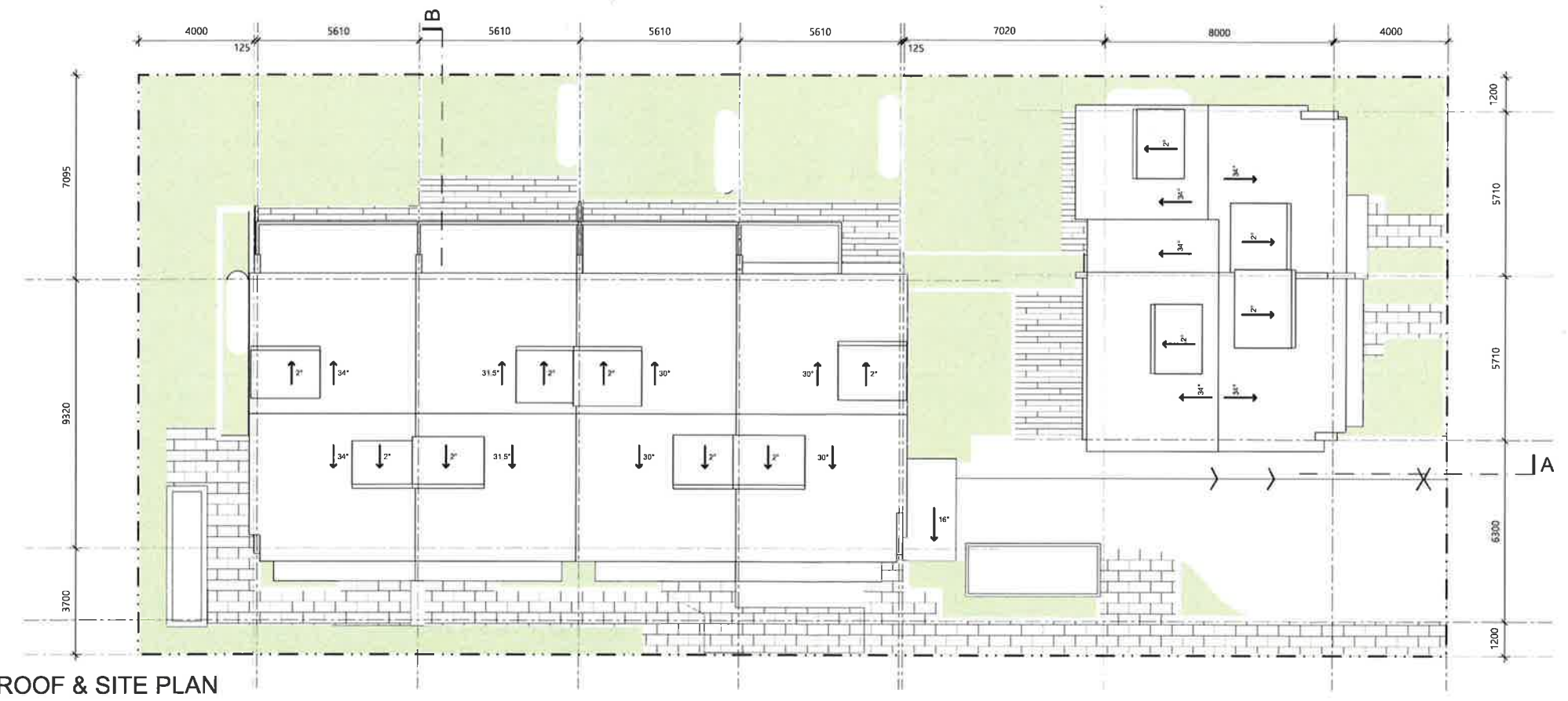


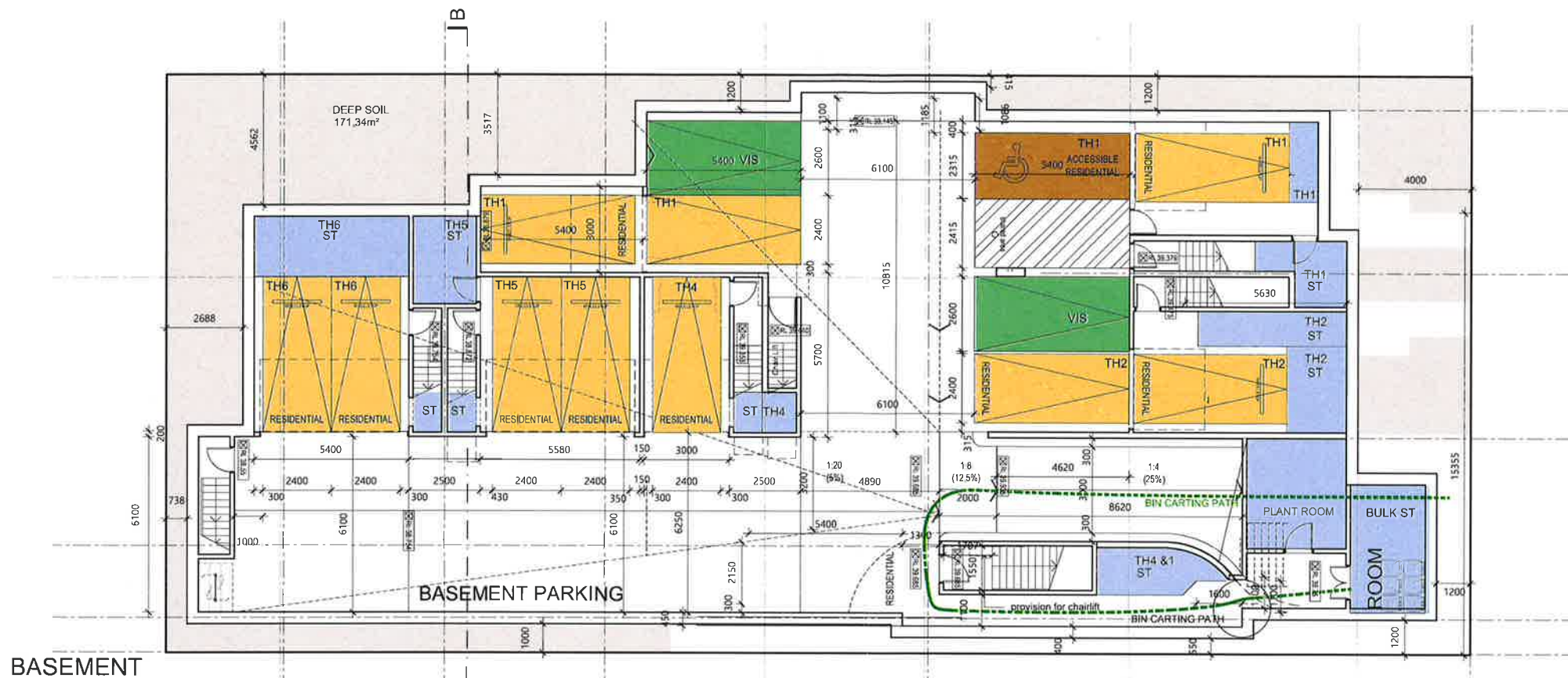
DEMOLITION PLAN



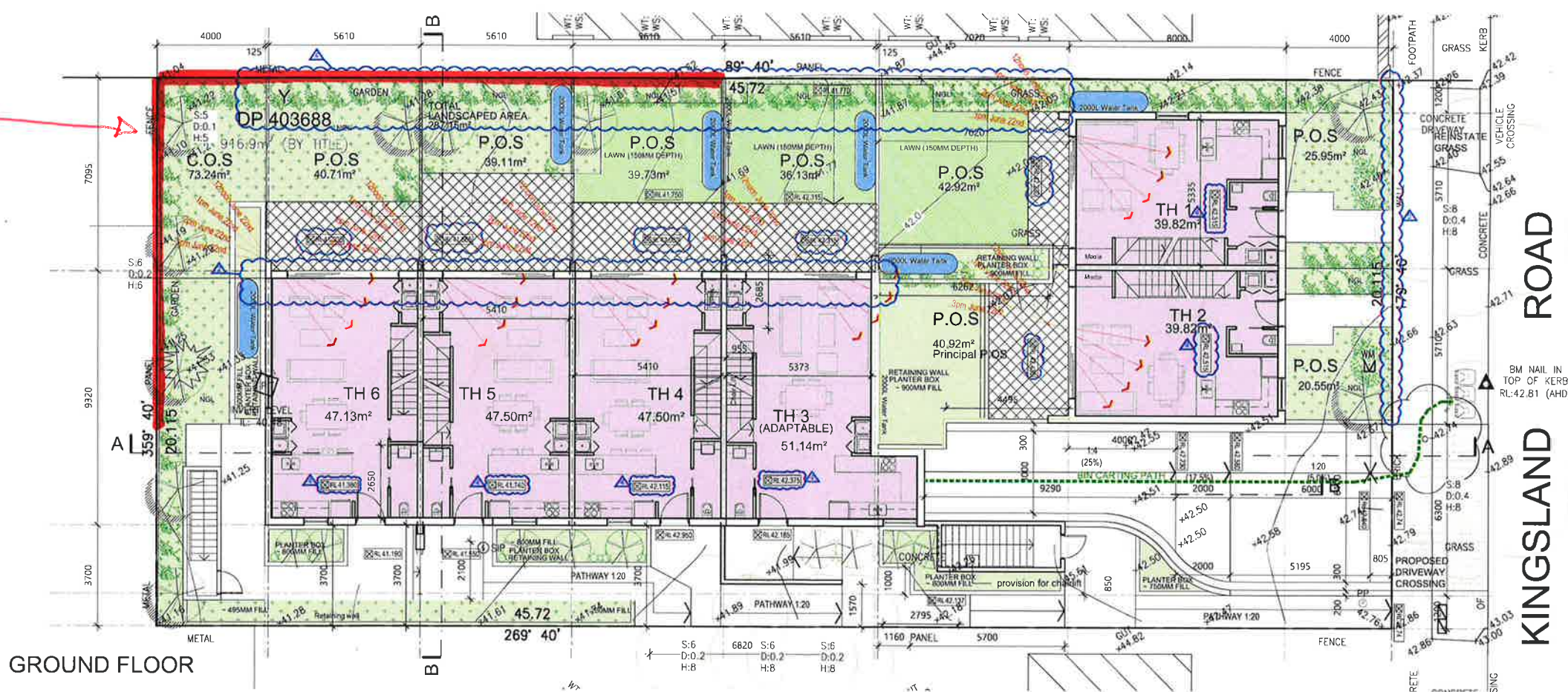
ROOF & SITE PLAN

- LIST OF CHANGES
1. AMENDED ROOFTOPS & ATTICS
 2. INCREASED SETBACK
 3. DRIVEWAY RAMP CHANGE FOR STORMWATER BARRIER
 4. LEVEL CHANGES & PLANTER BOX REMOVAL
 5. FRONT WALL AMENDMENT FOR STORMWATER BARRIER





BASEMENT



GROUND FLOOR

Privacy screen
as per Condition 9
of DA-93/2018

- LIST OF CHANGES
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TOTAL SITE AREA	916.9m ²
REQUIRED DEEP SOIL AREA	91.69m ²
PROPOSED DEEP SOIL AREA	168.04m ²
REQUIRED LANDSCAPED AREA	275.07m ²
PROPOSED LANDSCAPED AREA	316.66m ²
MAX GFA = 667.68m ² (0.8:1)	
GFA = 660.36m ² (0.72:1)	



Bechara Chan & Associates Pty Ltd
Suite 41, Level 4, 5, 175 Edmond Road, St Leonards, NSW 1570
P: 61 2 9746 6953
E: info@bc&a.com.au

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Revision	Description	Date
A	ISSUED FOR DA	08.02.2018
B	AMENDED FOR DA	08.07.2018
C	AMENDED FOR DA	10.11.2018

Drawing	Author	Project No.
DRAWN	KP	170201
CHECKED	GB	1200 on A1
		DATE
		JULY 2018

CONCEPT PLAN
BASEMENT & GROUND FLOOR PLAN
Do not start from drawings
Verify all dimensions on site before commencing work

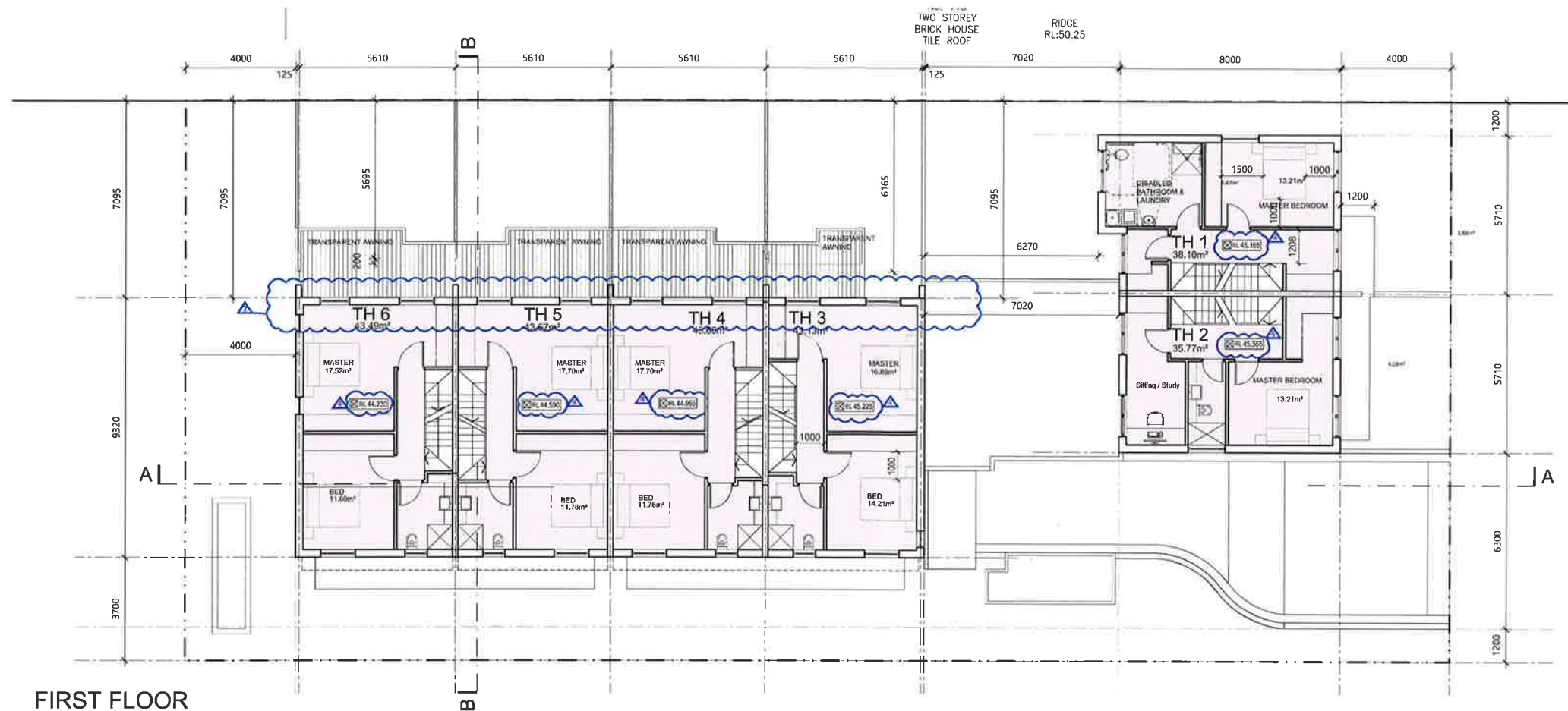
Project
PROPOSED TOWNHOUSES

116 Kingsland Road, Regents Park

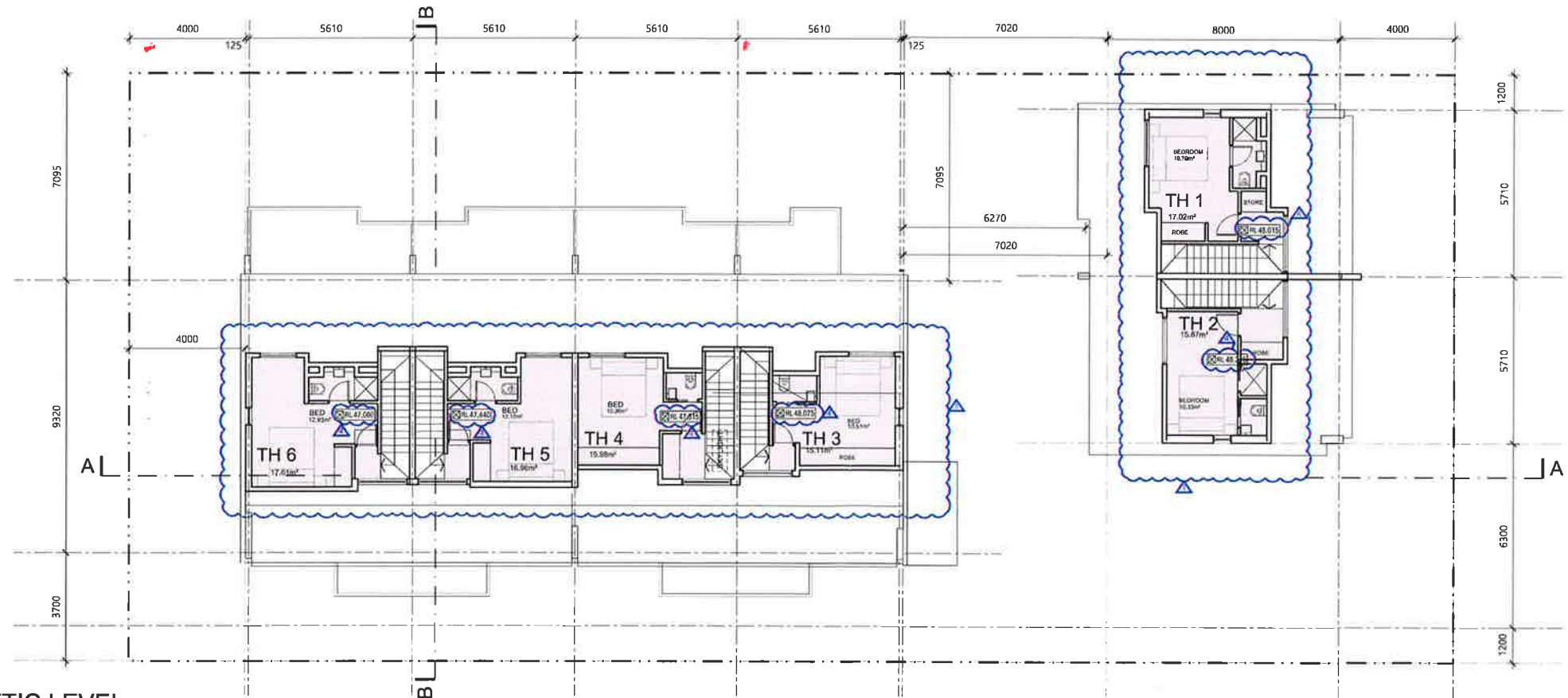
DA.01

C





FIRST FLOOR



ATTIC LEVEL

LEGEND
Attic with 2.2m Ceiling Clearance

NCC STANDARD
(a) in a room or space with a sloping ceiling or projections below the ceiling line within (b) a habitable room—less than 2.2m— a height of not less than 2.2 m for not less than two-thirds of the floor area of the room or space and

6 TOWNHOUSES
2 x 2 BEDROOMS
4 x 3 BEDROOMS

Design by:

Bechara Chan & Associates Pty Ltd

Units 41, Level 4, 2-3 Broome Way, North Sydney NSW 1585
M: 02 9550 2000
F: 02 9550 2000

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Revision		
A	ISSUED FOR DA	08.02.2018
B	AMENDED FOR DA	09.07.2018
C	AMENDED FOR DA	10.11.2018

Drawing			
DRAWN	KP	PROJ NO	170201
CHECKED	GR	SCALE	1:200 on A1
		DATE	JULY 2018

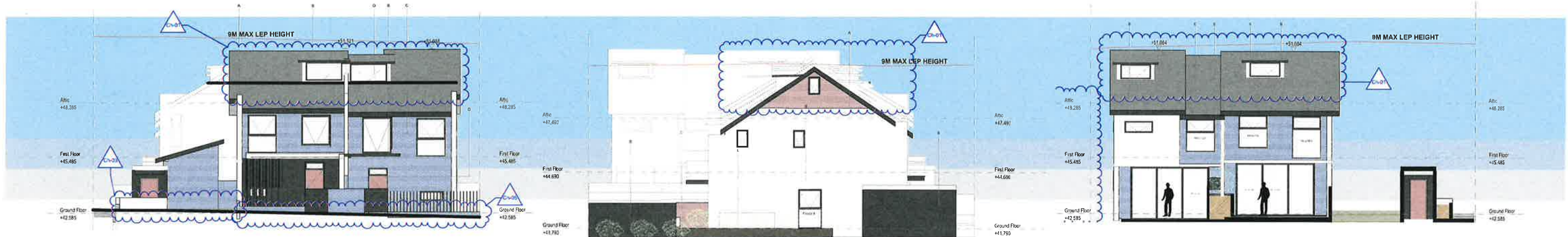
CONCEPT PLAN
LEVEL 1 & ATTIC PLAN

Do not scale from drawings
Verify all dimensions on site before commencing work

Project
PROPOSED TOWNHOUSES

116 Kingsland Road, Regents Park
DA.02
C

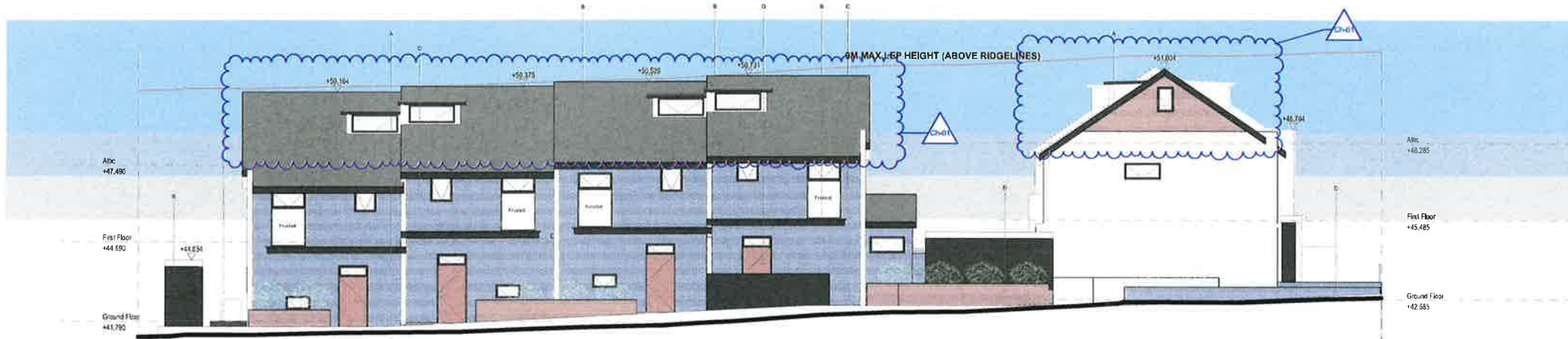




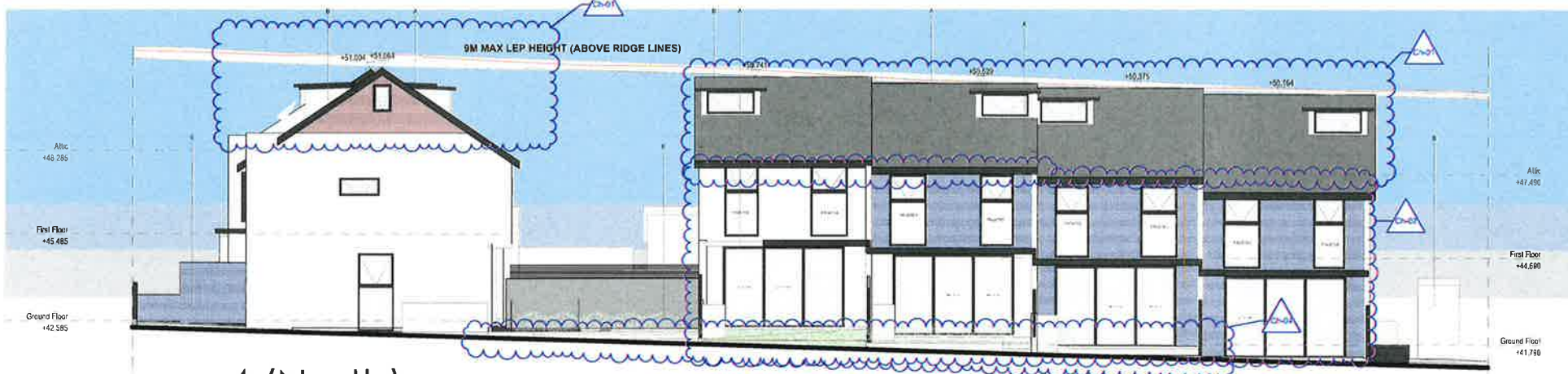
e-o1 (Front Elevation)

e-o3 (Rear)

e-o5 (Rear elevation of front units)



e-o2 (South Elevation)



e-o4 (North)

E028 Project Characteristics	
Project Name	116 Kingsland Road, Regis Park, Adelaide, SA 5015
Client	Bechara Chan & Associates Pty Ltd
Architect	Bechara Chan & Associates Pty Ltd
Structural Engineer	Structural Design Pty Ltd
MEP Engineer	MEP Design Pty Ltd
Cost Consultant	Cost Consultants Pty Ltd
Quantity Surveyor	Quantity Surveyors Pty Ltd
Contractor	Construction Pty Ltd
Project Manager	Project Management Pty Ltd
Site Supervisor	Site Supervisors Pty Ltd
Construction Manager	Construction Management Pty Ltd
Project Completion	2018
Project Status	Completed
Project Location	116 Kingsland Road, Regis Park, Adelaide, SA 5015
Project Area	1,200 sqm
Project Budget	\$1,200,000
Project Risk	Low
Project Complexity	Medium
Project Duration	12 months
Project Team	Bechara Chan & Associates Pty Ltd
Project Contact	Bechara Chan & Associates Pty Ltd
Project Phone	+61 8 836 1234
Project Email	info@becharachan.com.au
Project Website	www.becharachan.com.au
Project Social Media	Facebook: Bechara Chan & Associates Twitter: BecharaChan LinkedIn: Bechara Chan & Associates

- LIST OF CHANGES**
1. AMENDED ROOFTOPS & ATTICS
 2. INCREASED SETBACK
 3. DRIVEWAY RAMP CHANGE FOR STORMWATER BARRIER
 4. LEVEL CHANGES & PLANTER BOX REMOVAL
 5. FRONT WALL AMENDMENT FOR STORMWATER BARRIER

SCHEDULE OF COLOURS & FINISHES

Code	Description	Material	Finish
A	Dulux "Paglum Hall" - Rendered Wall Colour	Rendered Wall	White
B	Dulux "Domino" - Rendered Wall Colour & Powdercoated Window & Door Frame & Metal Roof Colour (Equivalent "Monument")	Rendered Wall, Window & Door Frame, Metal Roof	White
C	PGH Bricks "BLUE STEEL FLASH"	Brick	Blue Steel Flash
D	Innovwood "American Oak"	Wood	American Oak
E	Innovwood "Weathered Wood"	Wood	Weathered Wood



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Revision	Issue	Date
A	ISSUED FOR DA	08-02-2018
C	ISSUED FOR DA	11-10-2018

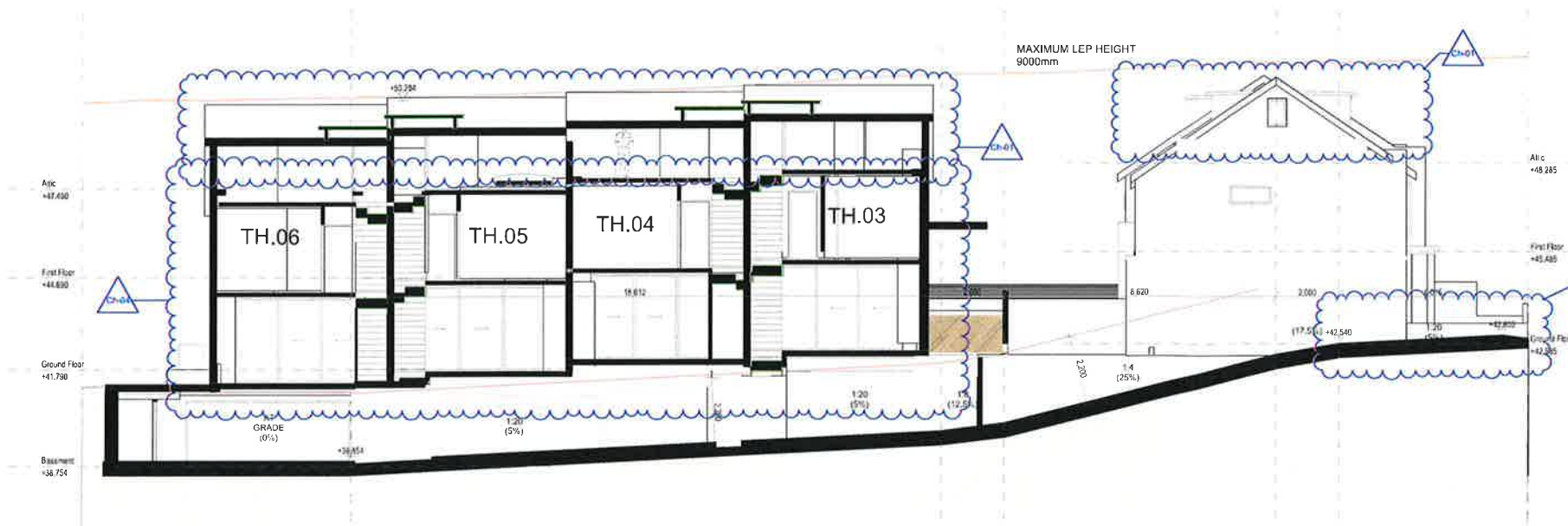
Drawing	Author	Project No.	Scale	Date
DRAWN	RV	170201	1:100	OCTOBER 2018
CHECKED	GB			

Project: **PROPOSED MULTI DWELLING HOUSING**
116 Kingsland Road, Regis Park

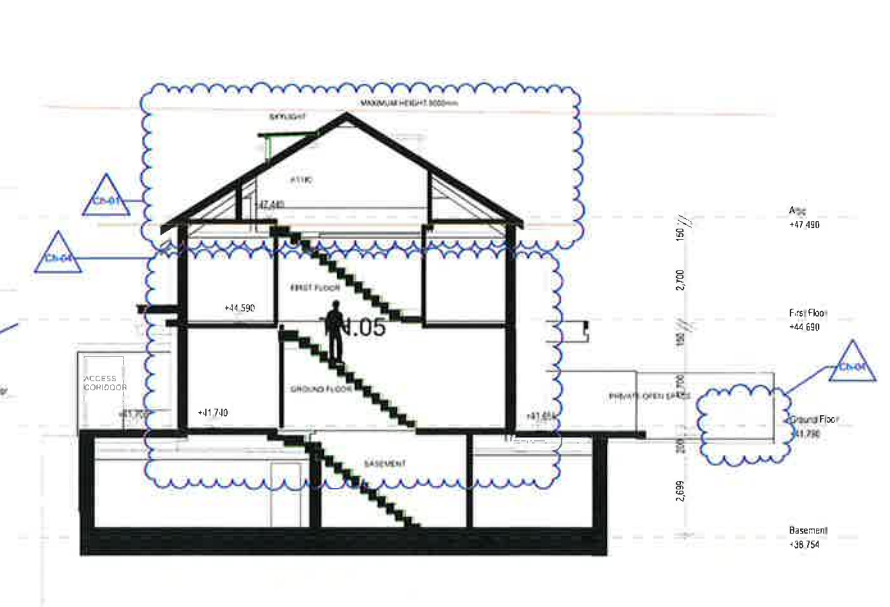
ELEVATIONS
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DA.03

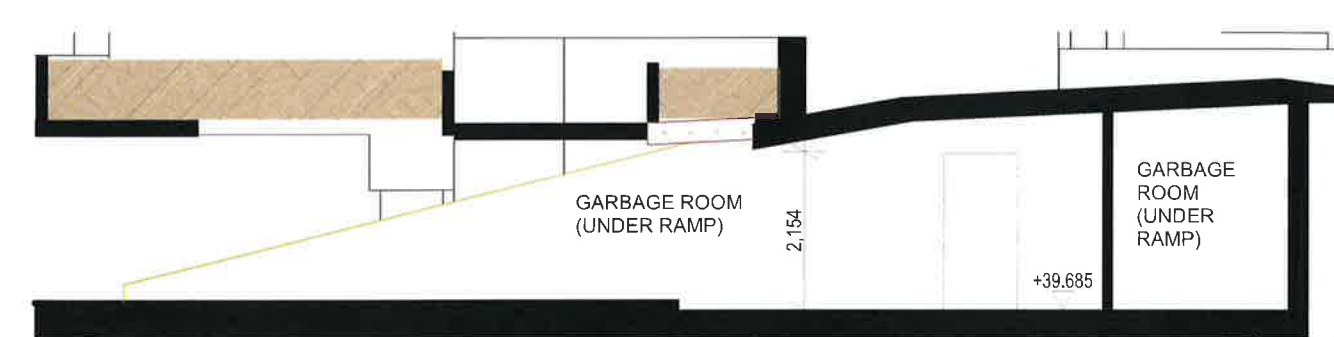
C



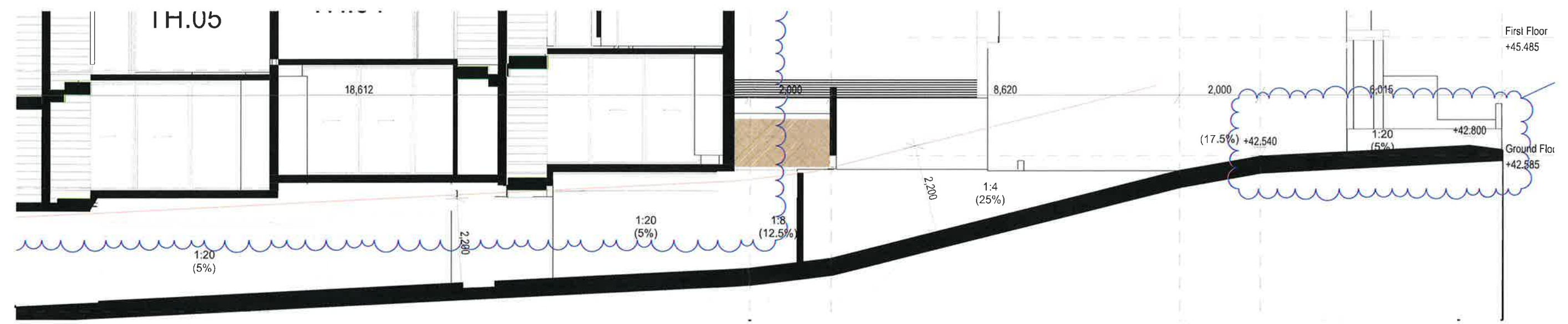
S-AA




S-BB



S-CC (GARBAGE ROOM SECTION 1:50)



S-AA (DRIVEWAY SECTION 1:50)

Design by:  Bechara Chan & Associates Pty Ltd <small>Suite 17, Level 6, 3-13 Karamiah Road Strathfield NSW 2155 Ph: 4123 0000 (22m) Fax: 4123 9444 4993</small>	© COPYRIGHT 2018: THIS PLAN IS THE EXCLUSIVE PROPERTY OF BECHARA CHAN & ASSOCIATES PTY LTD AND MUST NOT BE USED, REPRODUCED OR COPIED, WHOLLY OR IN PART IN ANY WITHOUT PRIOR WRITTEN PERMISSION OF THE COMPANY DIRECTOR.	Revision A ISSUED FOR DA 08-02-2018 C ISSUED FOR DA 11-10-2018	Drawing DRAWN RV PROJ. NO. 170201 CHECKED GB SCALE 1:100 DATE OCTOBER 2018	Project PROPOSED MULTI DWELLING HOUSING 116 Kingsland Road, Regents Park DA.04 C
	SECTIONS <small>Do not scale from drawings. Verify all dimensions on site before commencing work.</small>			