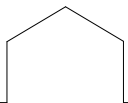
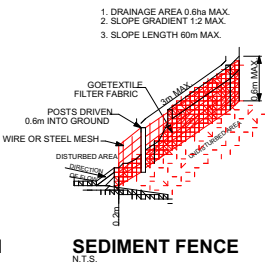
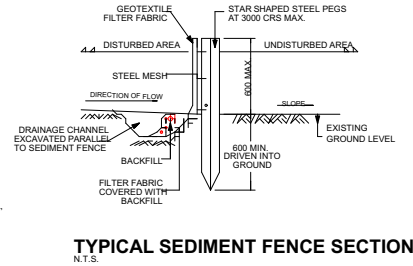
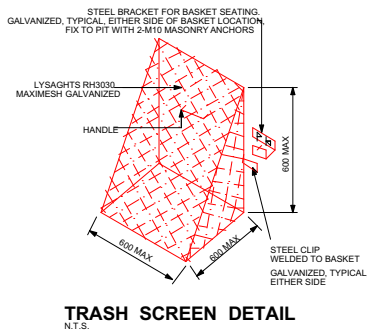




SHEET SCHEDULE	
PAGE	TITLE
0	COVER PAGE
1	SITE CONTEXT
2	EROSIAN/SEDIMENT CONTROL PLAN
3	DEMOLITION PLAN
4	GROUND FLOOR PLAN
5	LANDSCAPE PLAN
6	POS PLAN
7	ELEVATIONS & SECTION
8	SHADOWS - 9AM JUNE 21ST
9	SHADOWS - 12PM JUNE 21ST
10	SHADOWS - 3PM JUNE 21ST
11	MATERIALS & FINISHES





COMPLIANCE TABLE

CONTROL	REQUIRED	PROPOSED
Site Area (m ²)	450	✓ 802.2
FSR (0.5:1)	401.10m2	✓ 317.91
Side Setback	0.9m	✓ 0.92
Rear Setback	0.9m	✓ 0.95
Building Height	max 6m	✓ 3.8
Solar Access	3	✓ 3
Private Open Space	80sqm	✓ 140.19

SITE DATA

SITE AREA	802.2 m ²
DWELLING	
Existing Ground Floor Area	257.91
Secondary Dwelling Floor Area	60
Total	317.91
FSR	1 = 0.396

- BOUNDARY
- DEMOLISHED STRUCTURES
- CONSTRUCTION FENCE
- PEDESTRIAN ACCESS
- VEHICLE ACCESS
- WIND DIRECTION
- NOISE SOURCE
- POTENTIAL OVERLOOKING
- PRIVATE OPEN SPACE
- NEIGHBOURING POS
- NEIGHBOURING SITES
- PROPOSED BUILDING
- TEMPORARY WC
- SKIP BIN
- BUILDING MATERIAL
- SEDIMENT CONTROL FENCING

1
DP607845

47
DP5656

46
DP5656
796.7m² (TITLE)
802.2m² (CALC.)

1
DP11322

221
DP13404

ROOF/SITE ANALYSIS PLAN
1:200

PROJECT
PROPOSED SECONDARY DWELLING @ 75 DREADNOUGHT AVE ROSELANDS

CLIENT **AMESCORP PTY LTD**
COUNCIL: HCC
DATE: MAR 24
REF: 2024-136
DESIGNER: M.M.
SCALE: AS SHOWN

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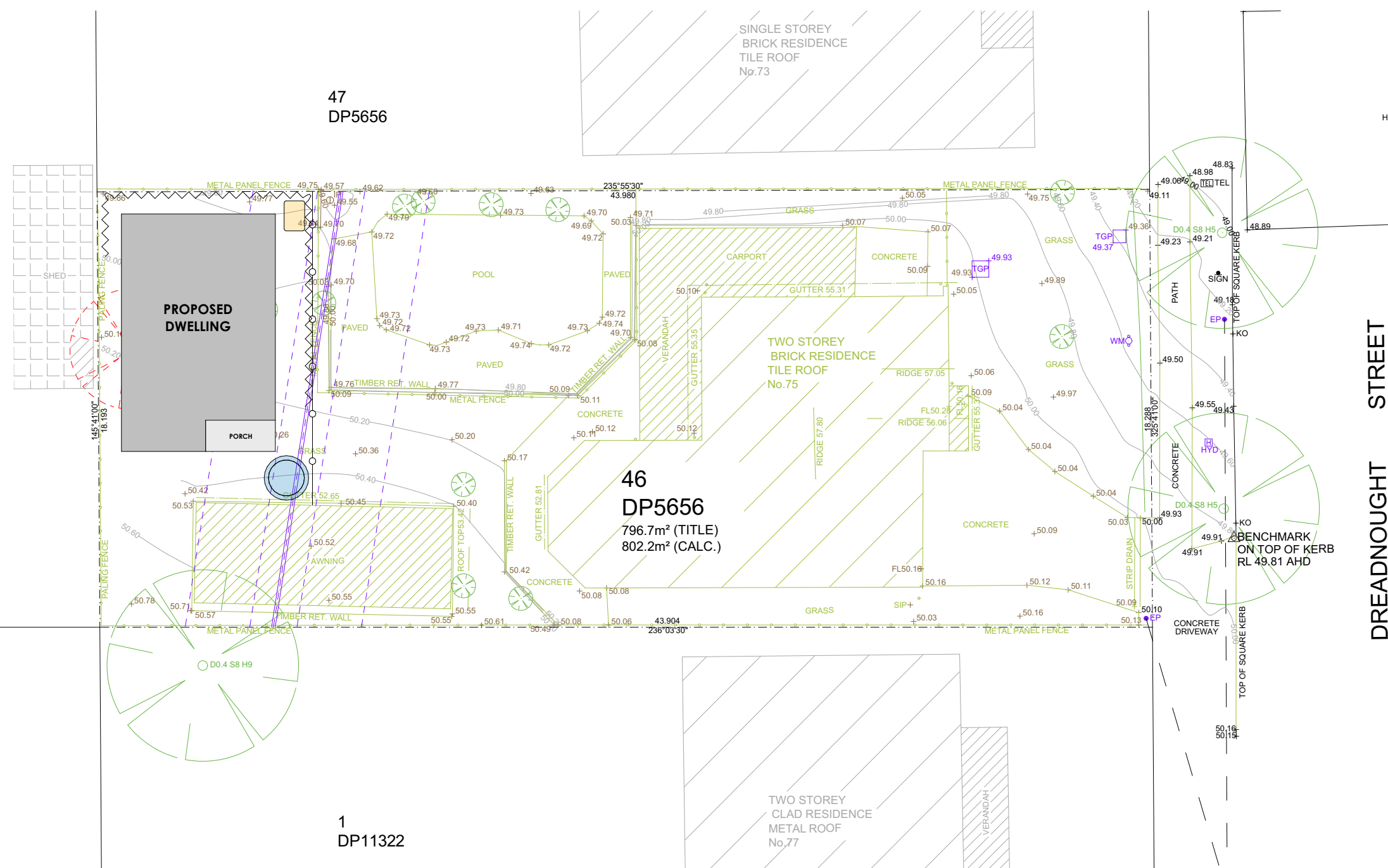
B1

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ISSUE H:
ISSUE G:
ISSUE F:
ISSUE E:
ISSUE D:
ISSUE C:
ISSUE B: Client Changes 04/04/2024
ISSUE A: Client Sketch 22/03/2024

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- DEDICATED WASH ARE
- SOLID MATERIAL WAST
- SEDIMENT CONTROL FI
- FENCING



DREADNOUGHT STREET

PROJECT
PROPOSED SECONDARY DWELLING @ 75 DREADNOUGHT AVE ROSELANDS

CLIENT: **AMESCORP PTY LTD**
COUNCIL: HCC
DATE: MAR 24
REF: 2024-136
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SCALE: AS SHOWN



B2

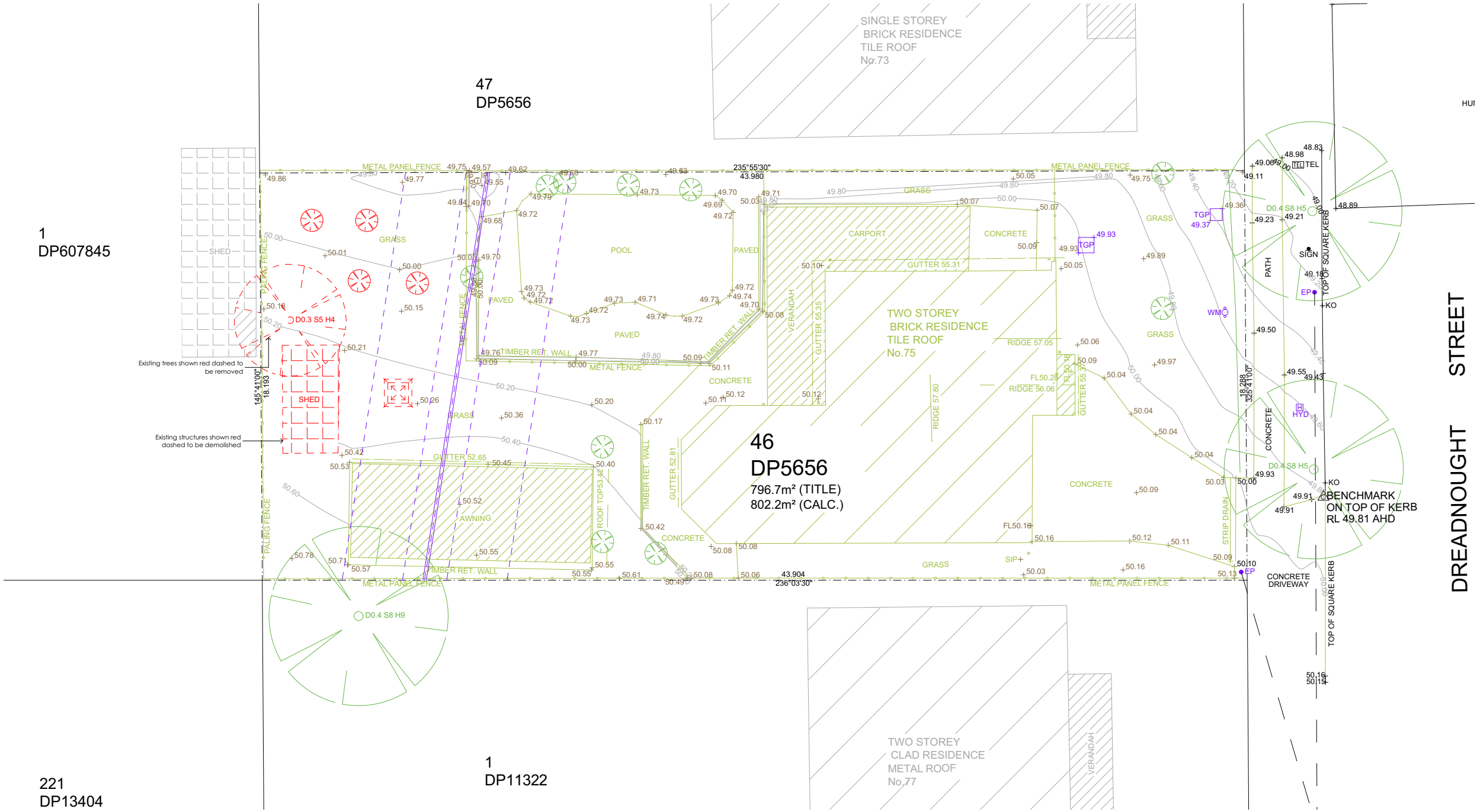
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SEDIMENT CONTROL PLAN
1:200



DEMOLITION PLAN
1:200

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CLIENT	AMESCORP PTY LTD		
COUNCIL:	HCC		
DATE:	MAR 24		
REF:	2024-136		
DESIGNER:	M.M.		
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ISSUE C:			
ISSUE B:	Client Changes	04/04/2024	
ISSUE A:	Client Sketch	22/03/2024	

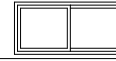
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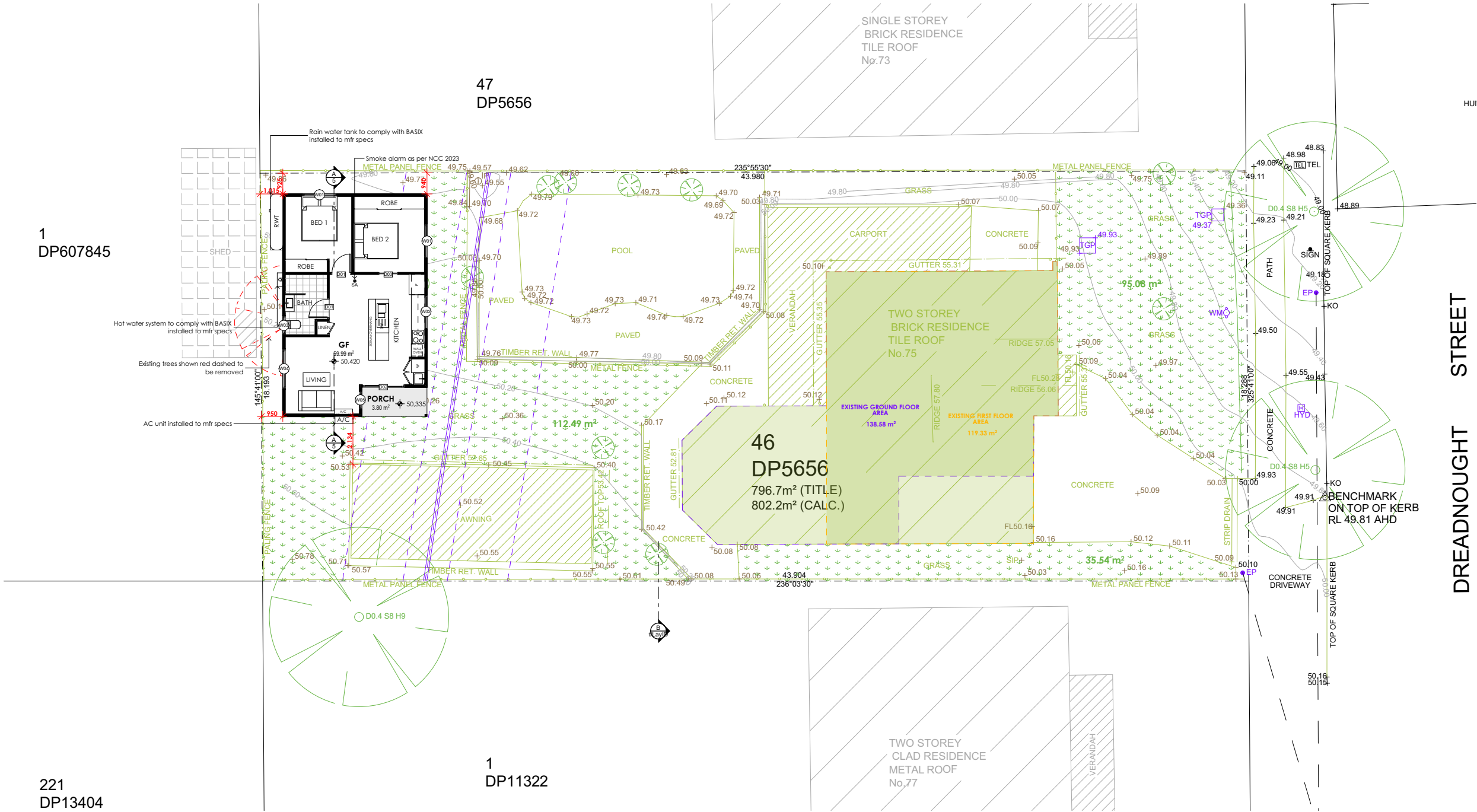
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DOOR SCHEDULE						
ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q
D01	SINGLE HINGED DOOR	2,040	820			2
D02	SLIDING DOOR	2,135	1,825			1
D03	SINGLE HINGED DOOR	2,040	820			1

WINDOW SCHEDULE							
ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q
W01	SLIDING WINDOW	900	1,550	1,200			2
W02	SLIDING WINDOW	950	1,550	600			1
W03	SLIDING WINDOW	1,800	860	600			1
W04	SLIDING WINDOW	1,540	1,790	860			1
W05	SLIDING WINDOW	985	860	1,200			1



GROUND FLOOR PLAN
1:200

PROJECT	PROPOSED SECONDARY DWELLING @ 75 DREADNOUGHT AVE ROSELANDS		
CLIENT	AMESCORP PTY LTD		
COUNCIL:	HCC		
DATE:	MAR 24		
REF:	2024-136		
DESIGNER:	M.M.		
SCALE:	AS SHOWN		
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ISSUE J:			
ISSUE I:			
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ISSUE C:			
ISSUE B:	Client Changes	04/04/2024	
ISSUE A:	Client Sketch	22/03/2024	

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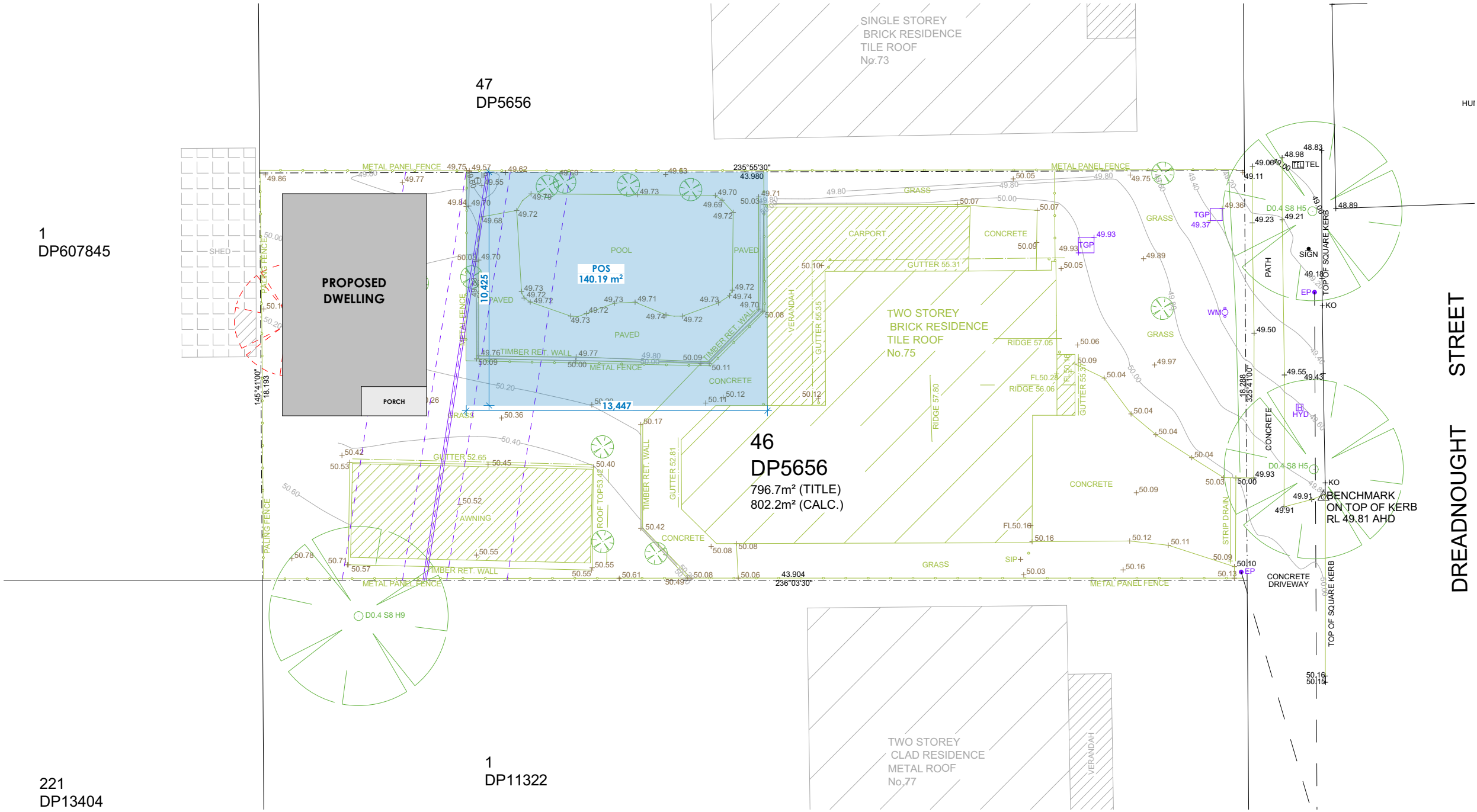
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CLIENT	AMESCORP PTY LTD	
COUNCIL:	HCC	
DATE:	MAR 24	
REF:	2024-136	
DESIGNER:	M.M.	
SCALE:	AS SHOWN	
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ISSUE F:		
ISSUE E:		
ISSUE D:		
ISSUE C:		
ISSUE B: Client Changes		
ISSUE A: Client Sketch		22/03/2024

221
DP13404
LANDSCAPE PLAN
1:200

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1
DP607845

221
DP13404

POS PLAN
1:200

47
DP5656

46
DP5656
796.7m² (TITLE)
802.2m² (CALC.)

1
DP11322

DREADNOUGHT STREET

PROJECT
PROPOSED SECONDARY DWELLING @ 75 DREADNOUGHT AVE ROSELANDS

CLIENT **AMESCORP PTY LTD**

COUNCIL: HCC

DATE: MAR 24

REF: 2024-136

DESIGNER: M.M.

SCALE: AS SHOWN



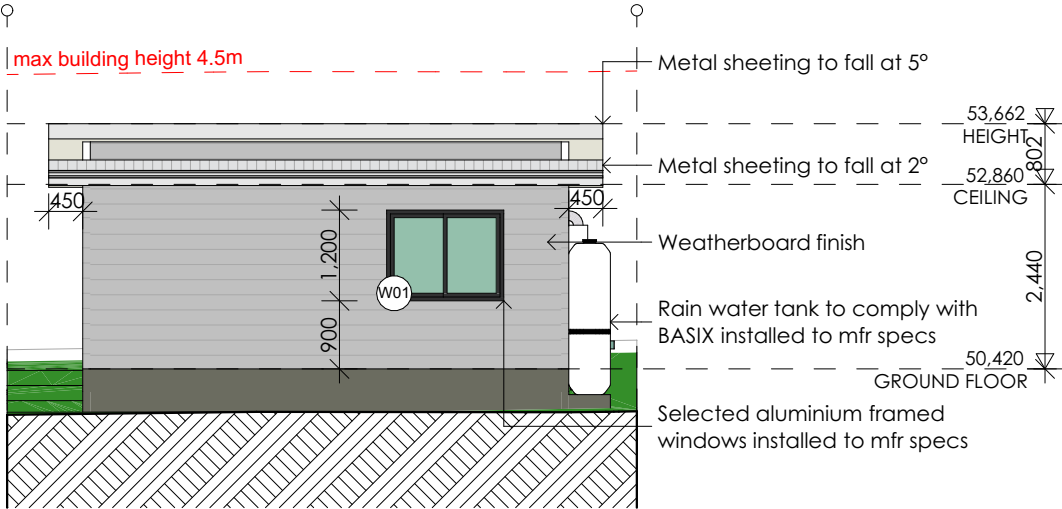
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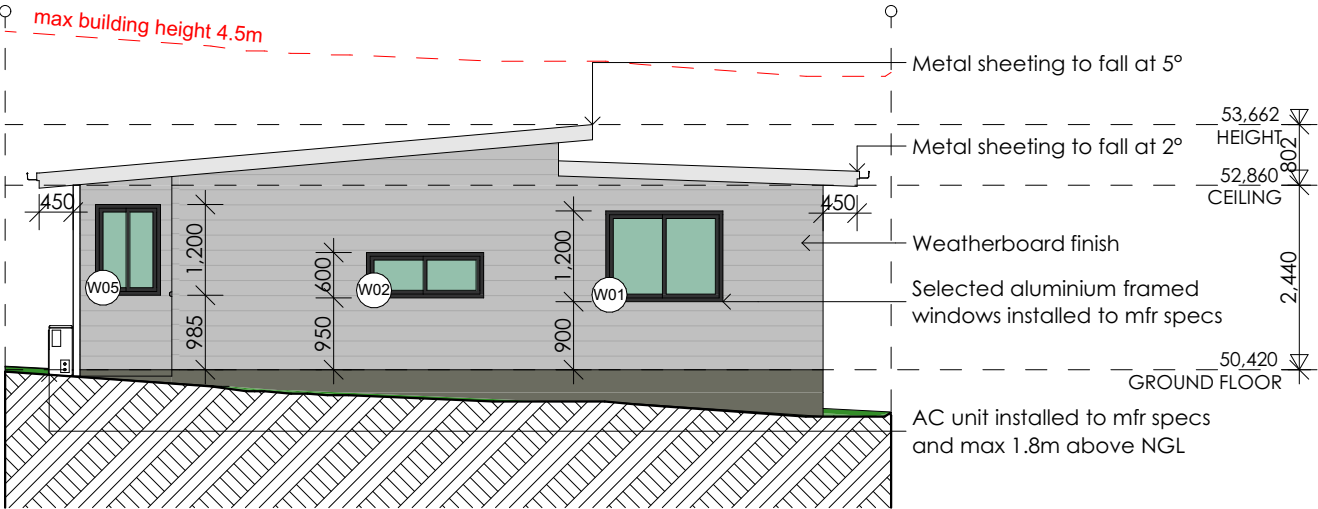
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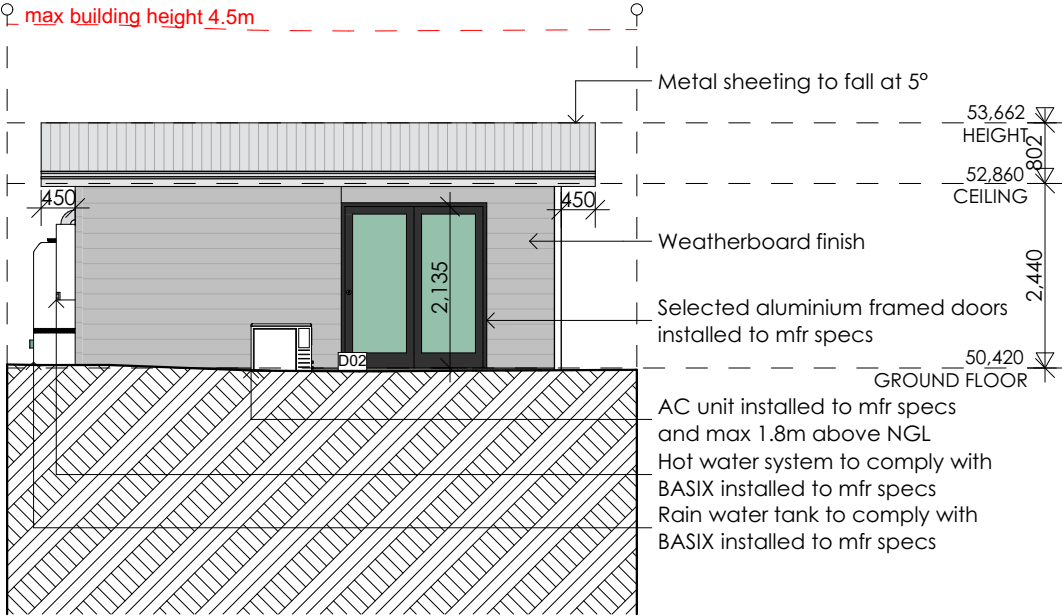
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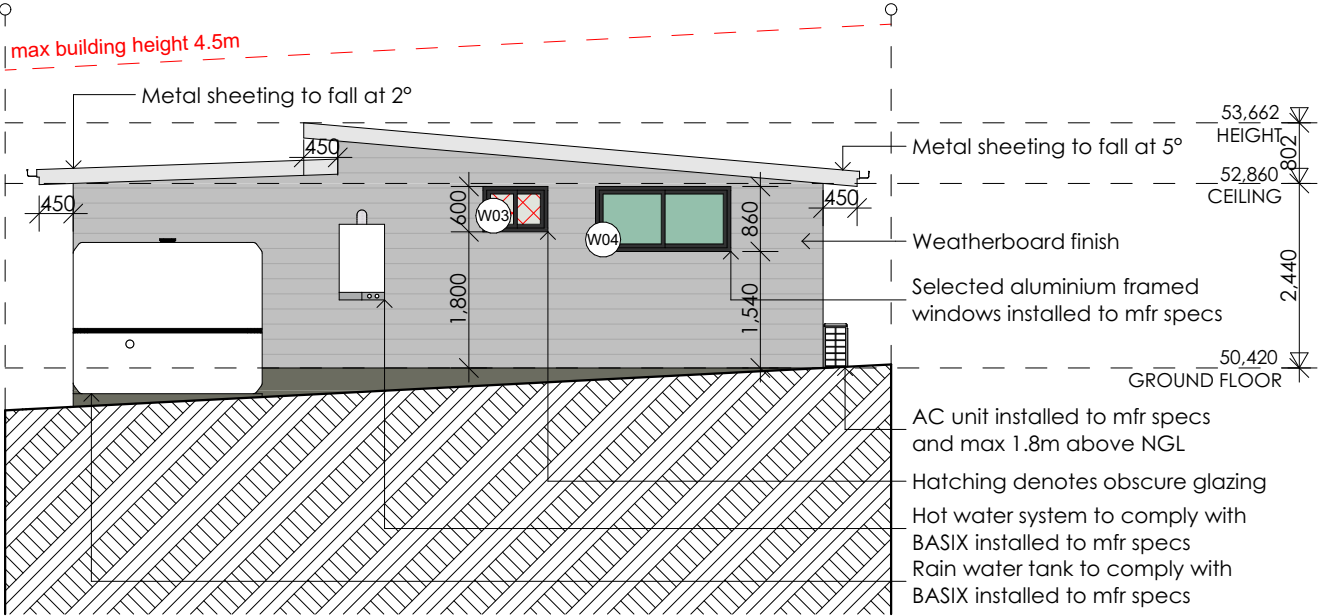
NORTH ELEVATION
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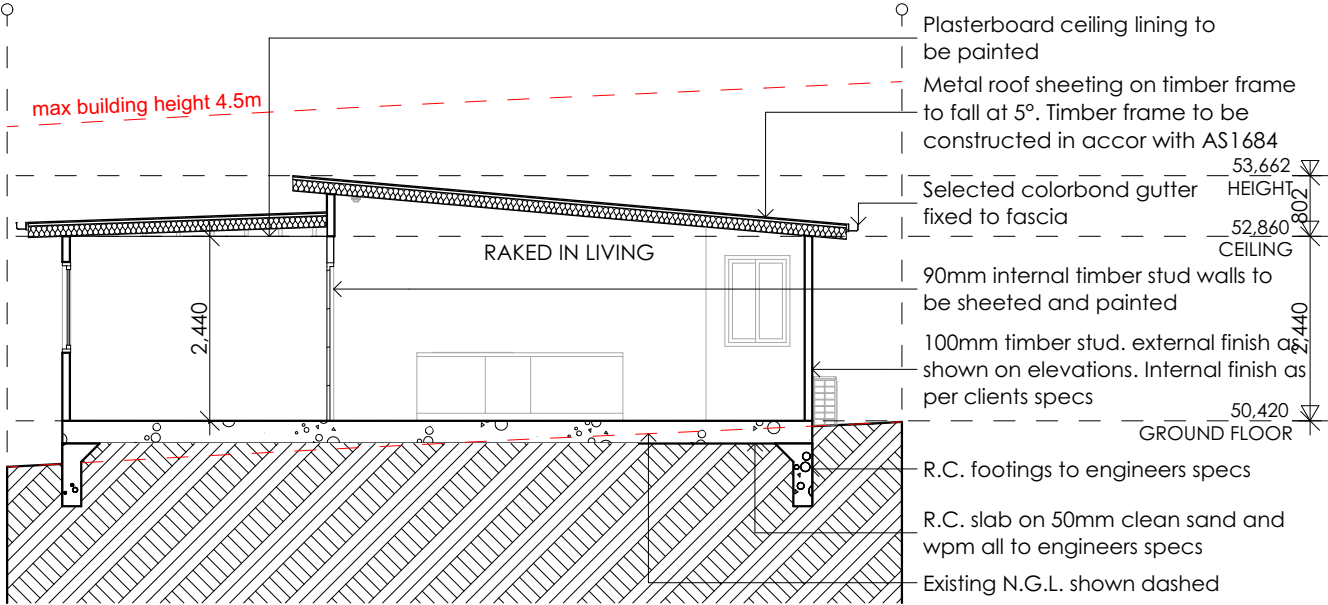
EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100



SECTION A
1:100

DOOR SCHEDULE							
ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q	
D01	SINGLE HINGED DOOR	2,040	820			2	
D02	SLIDING DOOR	2,135	1,825			1	
D03	SINGLE HINGED DOOR	2,040	820			1	
WINDOW SCHEDULE							
ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q
W01	SLIDING WINDOW	900	1,550	1,200			2
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W04	SLIDING WINDOW	1,540	1,790	860			1
W05	SLIDING WINDOW	985	860	1,200			1

PROJECT

PROPOSED SECONDARY DWELLING

@ 75 DREADNOUGHT AVE

ROSELANDS

CLIENT **AMESCORP PTY LTD**

COUNCIL: HCC

DATE: MAR 24

REF: 2024-136

DESIGNER: M.M.

SCALE: AS SHOWN

ISSUE K:

ISSUE J:

ISSUE I:

ISSUE H:

ISSUE G:

ISSUE F:

ISSUE E:

ISSUE D:

ISSUE C:

ISSUE B: Client Changes 04/04/2024

ISSUE A: Client Sketch 22/03/2024

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B7

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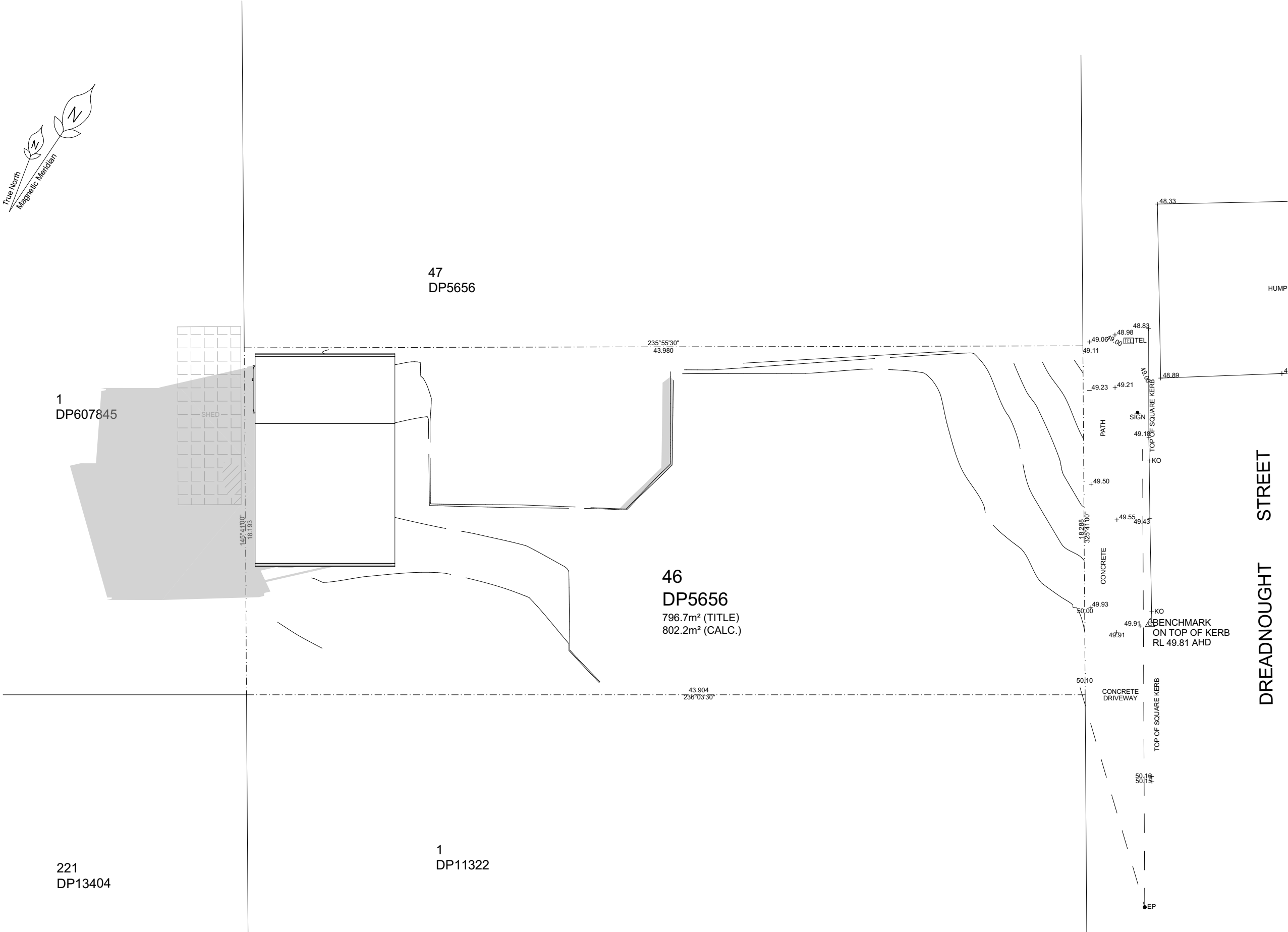
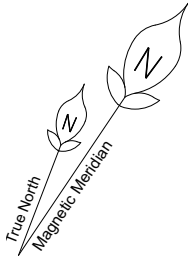
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DREADNOUGHT STREET

PROJECT
PROPOSED SECONDARY DWELLING
@ 75 DREADNOUGHT AVE
ROSELANDS

CLIENT
COUNCIL:
DATE:
REF:
DESIGNER:
SCALE:

AMESCORP PTY LTD
HCC
MAR 24
2024-136
M.M.
AS SHOWN

ISSUE K:
ISSUE J:
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ISSUE C:
ISSUE B: Client Changes
ISSUE A: Client Sketch

04/04/2024

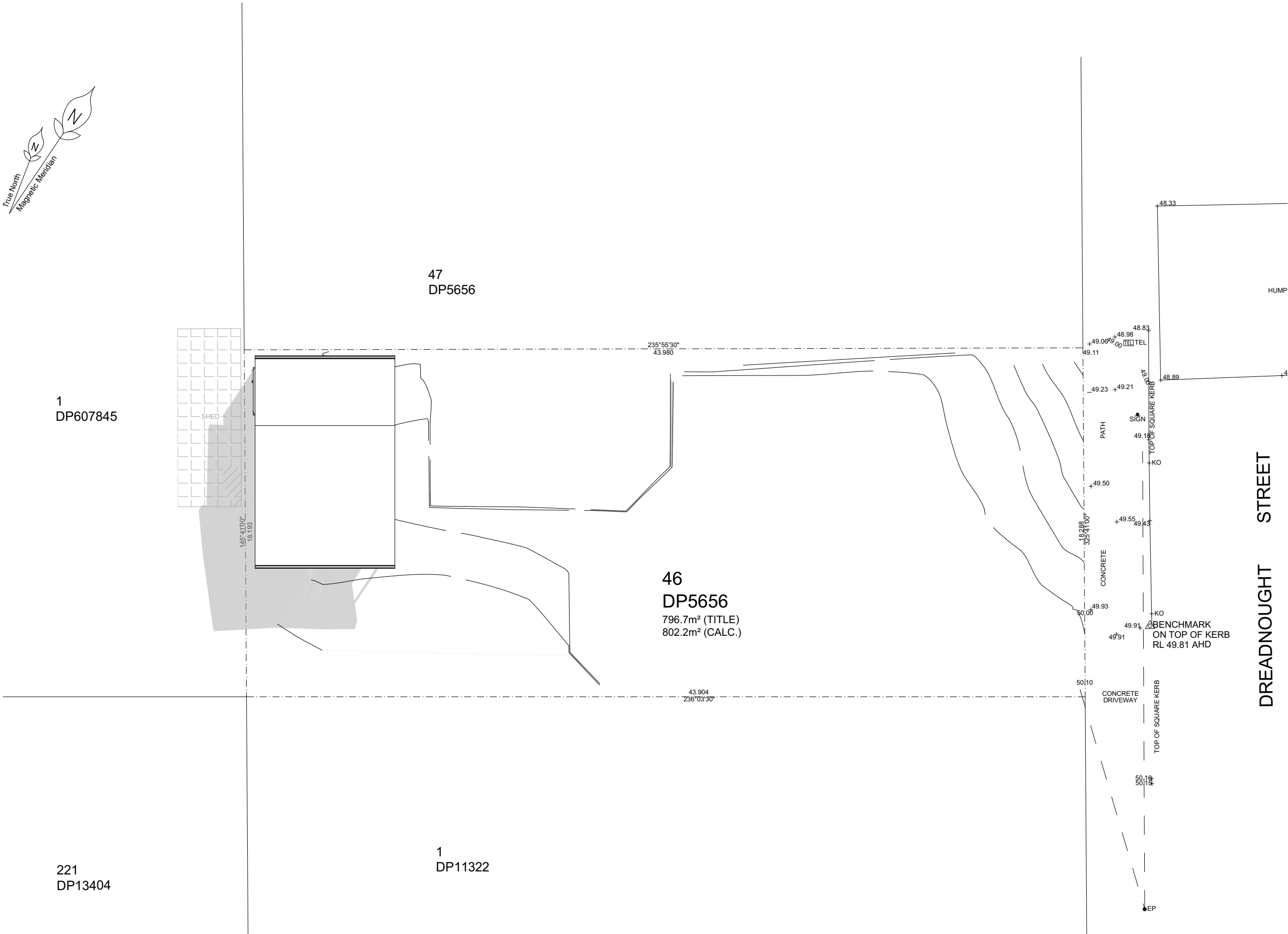
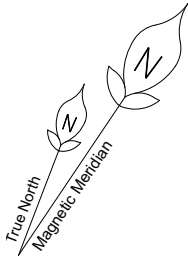
22/03/2024

9AM SHADOWS - JUNE 21ST
1:200

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DREADNOUGHT STREET

PROJECT
PROPOSED SECONDARY DWELLING
@ 75 DREADNOUGHT AVE
ROSELANDS

CLIENT **AMESCORP PTY LTD**

COUNCIL: HCC

DATE: MAR 24

REF: 2024-136

DESIGNER: M.M.

SCALE: AS SHOWN

ISSUE K: _____

ISSUE J: _____

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ISSUE D: _____

ISSUE C: _____

ISSUE B: Client Changes 04/04/2024

ISSUE A: Client Sketch 22/03/2024

B9

12PM SHADOWS - JUNE 21ST
1:200

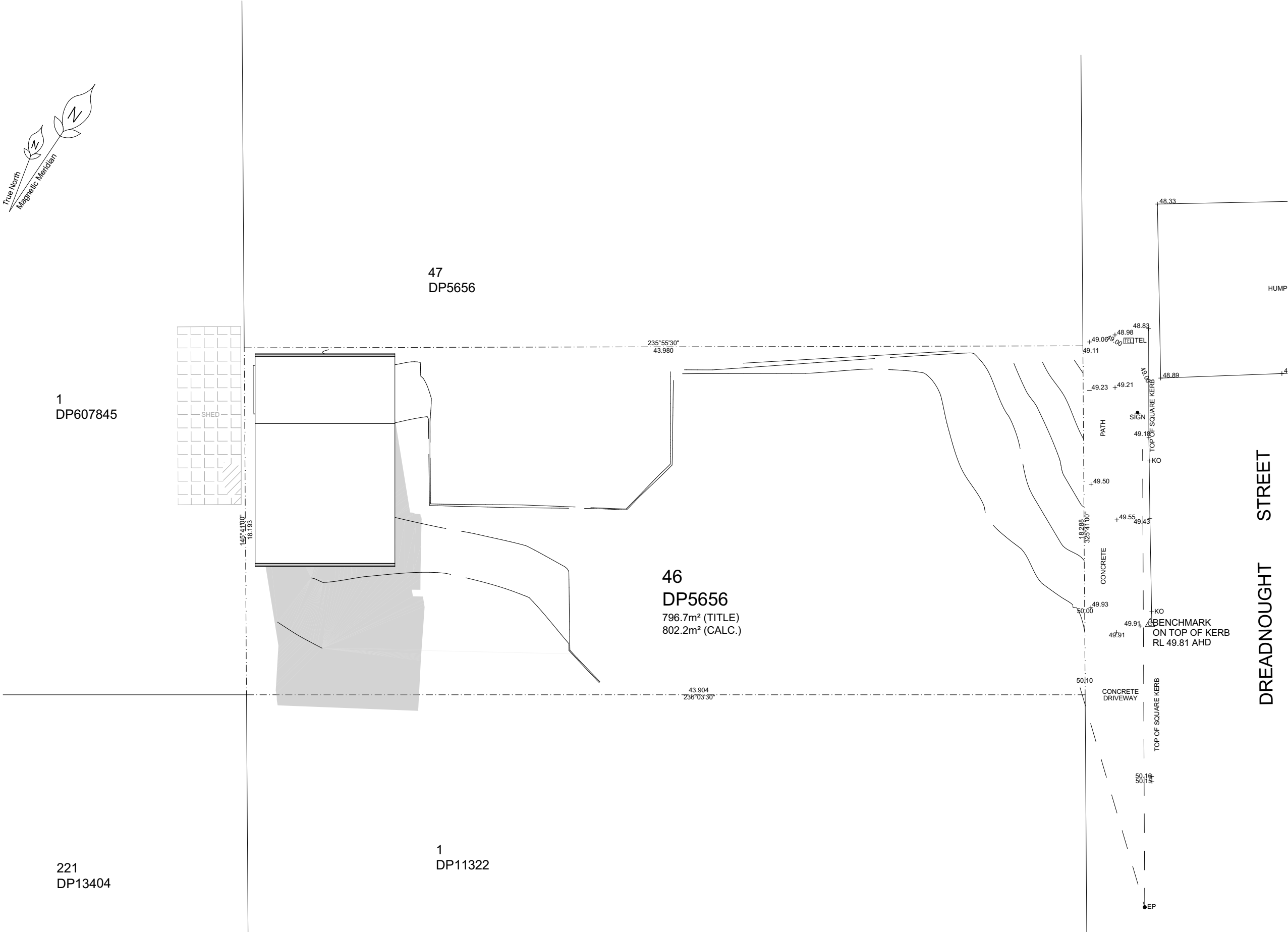
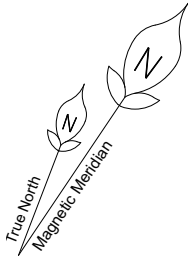
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DREADNOUGHT STREET

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@ 75 DREADNOUGHT AVE
ROSELANDS

CLIENT **AMESCORP PTY LTD**

COUNCIL: HCC

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ISSUE C: _____

ISSUE B: Client Changes 04/04/2024

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B10

3PM SHADOWS - JUNE 21ST
1:200

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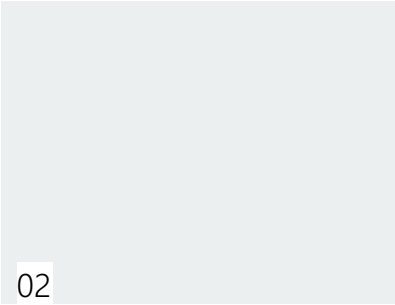
SCHEDULE OF MATERIALS & FINISHES



EXTERNAL WEATHERBOARD
WEATHERBOARD - DULUX FLOODED GUM OR SIMILAR



FASCIA & SOFFIT
PAINTED - DULUX WHITE ON WHITE



PORCH
CHARCOAL CONCRETE



ROOF MATERIAL
METAL SHEETING - COLORBOND MONUMENT



DOORS & WINDOWS
ALUMINIUM - COLORBOND MONUMENT



PROJECT
**PROPOSED SECONDARY
DWELLING**
**@ 75 DREADNOUGHT AVE
ROSELANDS**

CLIENT **AMESCORP PTY LTD**

COUNCIL: HCC

DATE: MAR 24

REF: 2024-136

DESIGNER: M.M.

SCALE: AS SHOWN



B11

ISSUE K:	
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