

# DEVELOPMENT APPLICATION

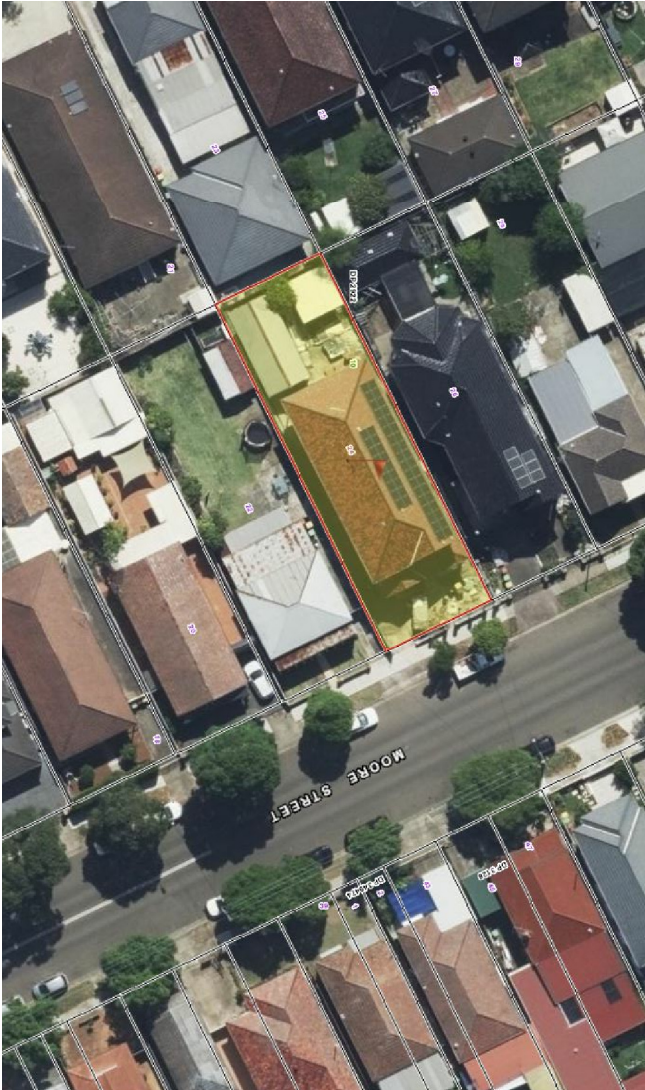
## PROPOSED CHANGE USES FROM EX.GARAGE TO GYM AND CARSPACE No. 37 MOORE STREET    CAMPSIE    NSW 2194

### DRAWING LIST

00	COVER SHEET AND SITE CALCULATION
01	EXISTING SITE PLAN, SITE ANALYSIS
02	PROPOSED SITE PLAN
03	EXISTING AND PROPOSED FLOOR PLANS ROOF PLAN & SECTION A-A
04	PROPOSED ELEVATIONS
05	LANDSCAPING CONCEPT PLAN
06	EROSION & SEDIMENT CONTROL PLAN

### SITE CALCULATION :

SITE AREA	490.4sqm	
Existing Floor area	290.0sqm	
Existing Terrace	45.10sqm	
Existing Garage	42.70sqm	
Proposed GYM	42.70sqm	
		Required
Proposed Site Coverage	49.76%	Max.50.0%
Proposed Private Open Space	152.7sqm	80.0sqm
Proposed Landscaping	37.94%	Min.20.0%
		Yes
		Yes
		Comply

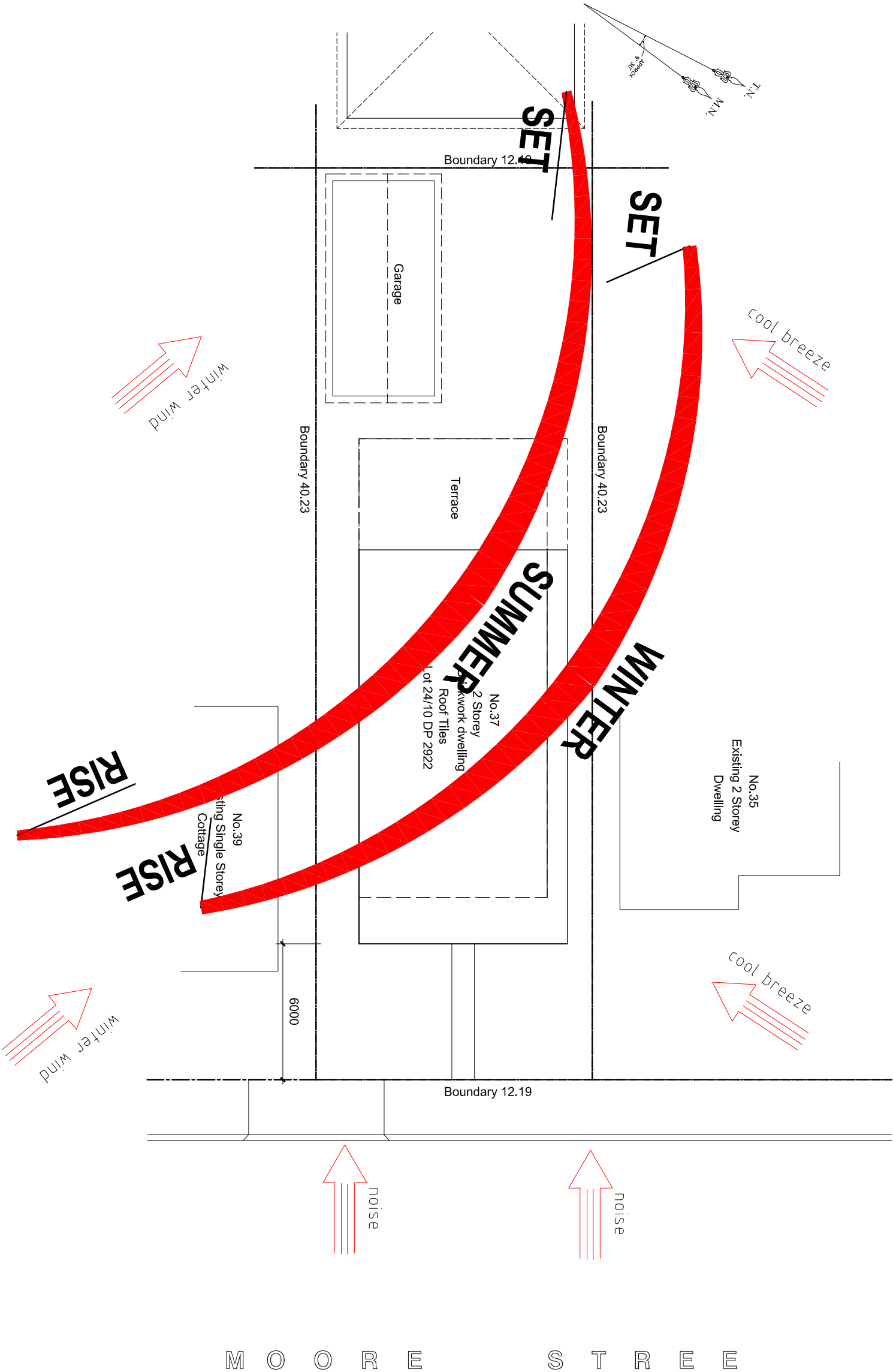


SITE LOCATION



STREET VIEW

1. PLANS ARE TO BE READ IN CONJUNCTION WITH LOCAL COUNCIL APPROVALS.		5. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DETAILS, SPECIFICATION AND ALL OTHER RELATED	
2. LEVELS AND DIMENSIONS ARE NOT TO BE SCALED FROM DRAWINGS BUT DETERMINED ON SITE		6. ANY DISCREPANCIES BETWEEN DRAWINGS SHOULD BE REPORTED IMMEDIATELY.	
3. ALL WORKS ARE TO BE COMPLIED WITH (BCA), (AS) AND MANUFACTURERS INSTRUCTIONS		7. ALL THIS DOCUMENTS USES FOR DEVELOPMENT APPLICATION ONLY AND NOT ANY OTHER	
4. THIS DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT COPIED OR DISCLOSED TO ANY OTHER PERSON.			
PROJECT TITLE		CLIENTS	
PROPOSED CHANGE USES FROM EX. GARAGE TO GYM AND CARSPACE		NO. 37 MOORE STREET CAMPSIE NSW 2194	DRAWING TITLE
			COVER & SITE CALCULATION
			ISSUE FOR DA
		18.02.2024	
			00
			AMENDMENTS



01

EXISTING SITE PLAN  
SITE ANALYSIS

1:200@A3

1. PLANS ARE TO BE READ IN CONJUNCTION WITH LOCAL COUNCIL APPROVALS.		5. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DETAILS, SPECIFICATION AND ALL OTHER RELATED	
2. LEVELS AND DIMENSIONS ARE NOT TO BE SCALED FROM DRAWINGS BUT DETERMINED ON SITE		6. ANY DISCREPANCIES BETWEEN DRAWINGS SHOULD BE REPORTED IMMEDIATELY	
3. ALL WORKS ARE TO BE COMPLIED WITH (BCA), ASO AND MANUFACTURERS INSTRUCTIONS		7. ALL THIS DOCUMENT IS ISSUED FOR DEVELOPMENT APPLICATION ONLY AND NOT ANY OTHER	
4. THIS DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT COPIED OR DISCLOSED TO ANY OTHER PERSON.			
PROJECT TITLE	CLIENTS	DRAWING TITLE	DATE
PROPOSED CHANGE USES FROM EX. GARAGE TO GYM AND CARSPACE	NO. 37 MOORE STREET CAMPSIE NSW 2194	EXISTING SITE PLAN & SITE ANALYSIS	AMENDMENTS
		ISSUE FOR DA	01



RETAININGWALL CHECK  
ON SITE IF REQUIRE BY  
STRUCTURAL ENGINEER.

ALL SITE LEVEL WILL BE  
CHECK WITH SURVEYOR  
ON SITE. DATUM ASSUMED

ALL EXISTING & PROPOSED  
STRUCTURAL WORK WILL  
BE CHECK WITH ENGINEER  
ON SITE

SELECTED STAIRS &  
BALUSTRADE CONFIRM ON  
SITE IF REQUIRE MUST  
COMPLY WITH AS & BCA

REMOVE ASBESTOS AS  
NOTED IN REGISTER OF  
HAZARDOUS MATERIALS  
REPORT

ALL CONSTRUCTION WORK  
REFER TO STRUCTURAL AND  
HYDRAULIC ENGINEERING'S  
DRAWINGS

ALL WORK IS TO CONFORM  
TO RELEVANT AUSTRALIAN  
STANDARDS AND CODES  
TOGETHER WITH ALL  
AUTHORITIES'  
REQUIREMENTS AND  
REGULATIONS.

VERIFY ALL DIMENSIONS ON  
SITE BEFORE COMMENCING  
WORK. REPORT ALL  
DISCREPANCIES TO THE  
ARCHITECT PRIOR TO  
CONSTRUCTION. USE  
FIGURED DIMENSIONS IN  
PREFERENCE TO SCALED  
DIMENSIONS.  
DRAWINGS MADE TO LARGER  
SCALES AND THOSE  
SHOWING PARTICULAR  
PARTS OF THE WORKS TAKE  
PRECEDENCE OVER  
DRAWINGS MADE TO  
SMALLER SCALES OR FOR  
GENERAL PURPOSES.

ALL DIMENSIONS TO BE CHECKED  
ON SITE BEFORE CONSTRUCTION  
ALL REMAINING ITEMS TO BE MAKE  
GOOD AND COMPLY WITH B.C.A. AND  
A.S.  
ALL NEW CONSTRUCTION WORKS TO  
BE COMPLY WITH B.C.A. AND A.S.

1. PLANS ARE TO BE READ IN CONJUNCTION WITH LOCAL COUNCIL APPROVALS.

2. LEVELS AND DIMENSIONS ARE NOT TO BE SCALED FROM DRAWINGS BUT DETERMINED ON SITE

3. ALL WORKS ARE TO BE COMPLIED WITH (BCA) AS4 AND MANUFACTURERS INSTRUCTIONS

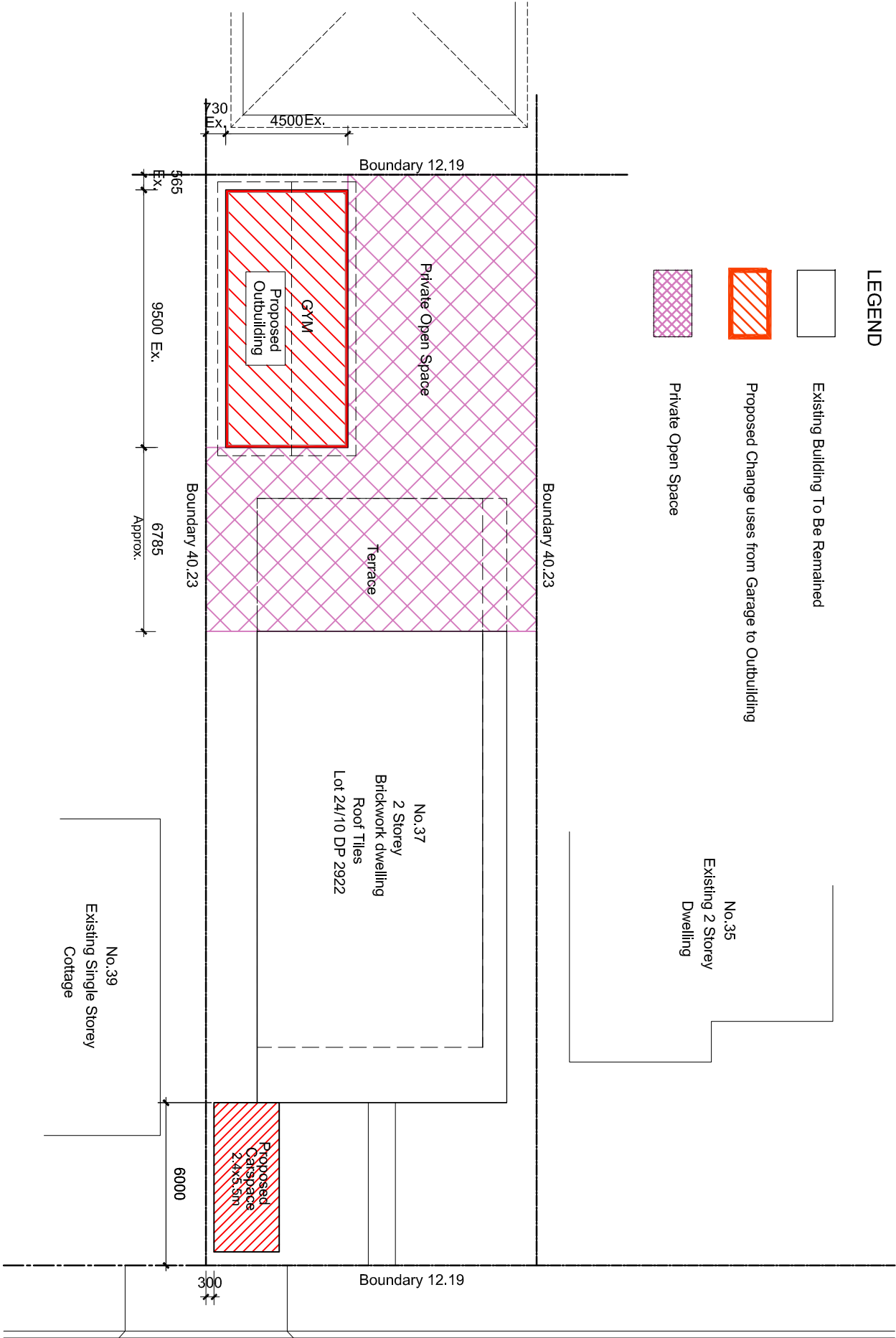
4. THIS DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT COPIED OR DISCLOSED TO ANY OTHER PERSON.
5. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DETAILS, SPECIFICATION AND ALL OTHER RELATED

6. ANY DISCREPANCIES BETWEEN DRAWINGS SHOULD BE REPORTED IMMEDIATELY

7. ALL THIS DOCUMENT IS USED FOR DEVELOPMENT APPLICATION ONLY AND NOT ANY OTHER

LEGEND

- Existing Building To Be Remained
- Proposed Change uses from Garage to Outbuilding
- Private Open Space



01

PROPOSED SITE PLAN

C.O.S - CONFIRM ON SITE

1:200@A3

M O O R E S T R E E T

PROJECT TITLE	CLIENTS	DRAWING TITLE	DATE	AMENDMENTS
PROPOSED CHANGE USES FROM EX. GARAGE TO GYM AND CARSPACE	NO. 37 MOORE STREET CAMPSIE NSW 2194	PROPOSED SITE PLAN	18.02.2024	02





RETAININGWALL CHECK  
ON SITE IF REQUIRE BY  
STRUCTURAL ENGINEER.

ALL SITE LEVEL WILL BE  
CHECK WITH SURVEYOR  
ON SITE. DATUM ASSUMED

ALL EXISTING & PROPOSED  
STRUCTURAL WORK WILL  
BE CHECK WITH ENGINEER  
ON SITE

SELECTED STAIRS &  
BALUSTRADE CONFIRM ON  
SITE IF REQUIRE MUST  
COMPLY WITH AS & BCA

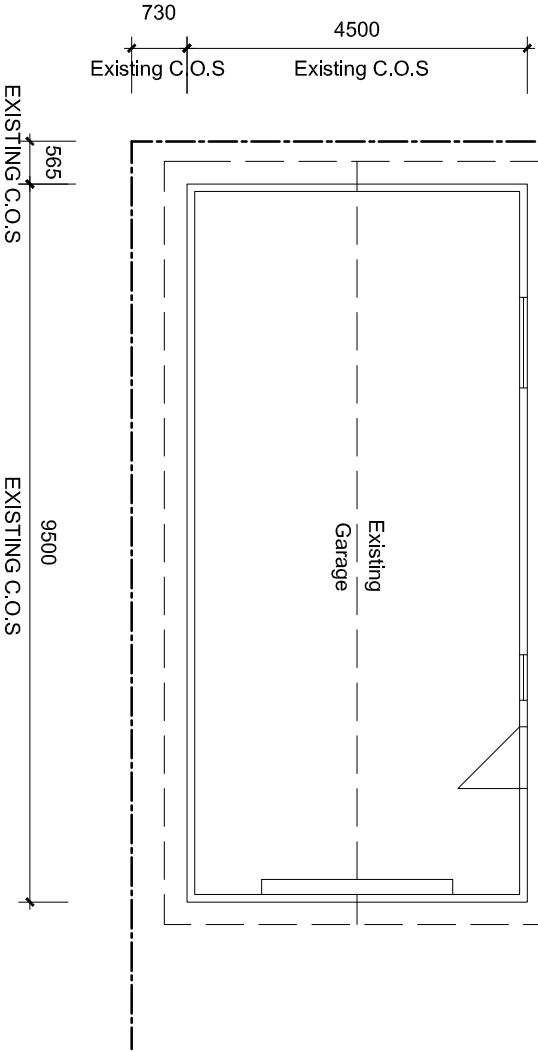
REMOVE ASBESTOS AS  
NOTED IN REGISTER OF  
HAZARDOUS MATERIALS  
REPORT

ALL CONSTRUCTION WORK  
REFER TO STRUCTURAL AND  
HYDRAULIC ENGINEERING'S  
DRAWINGS

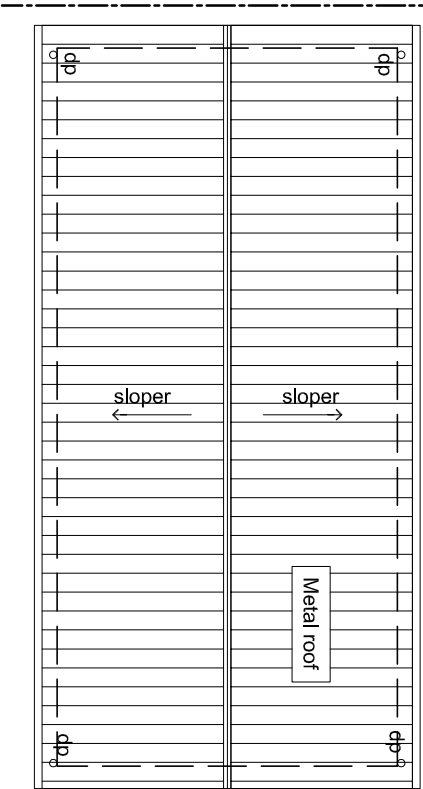
ALL WORK IS TO CONFORM  
TO RELEVANT AUSTRALIAN  
STANDARDS AND CODES  
TOGETHER WITH ALL  
AUTHORITIES'  
REQUIREMENTS AND  
REGULATIONS.

VERIFY ALL DIMENSIONS ON  
SITE BEFORE COMMENCING  
WORK. REPORT ALL  
DISCREPANCIES TO THE  
ARCHITECT PRIOR TO  
CONSTRUCTION. USE  
FIGURED DIMENSIONS IN  
REFERENCE TO SCALED  
DIMENSIONS.  
DRAWINGS MADE TO LARGER  
SCALES AND THOSE  
SHOWING PARTICULAR  
PARTS OF THE WORKS TAKE  
PRECEDENCE OVER  
DRAWINGS MADE TO  
SMALLER SCALES OR FOR  
GENERAL PURPOSES.

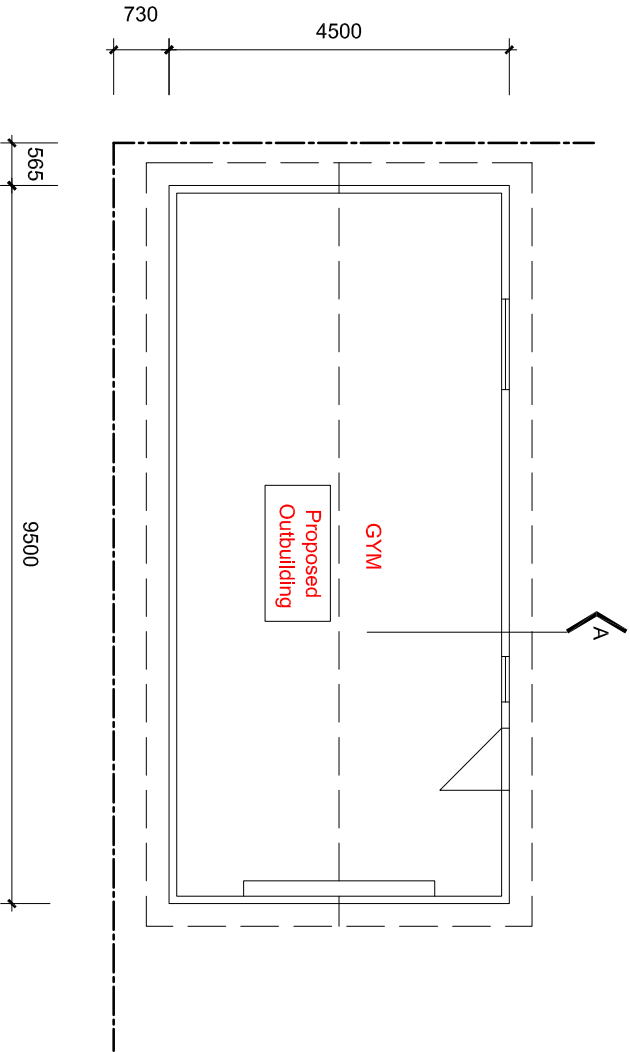
ALL DIMENSIONS TO BE CHECKED  
ON SITE BEFORE CONSTRUCTION  
ALL REMAINING ITEMS TO BE MAKE  
GOOD AND COMPLY WITH B.C.A. AND  
A.S.  
ALL NEW CONSTRUCTION WORKS TO  
BE COMPLY WITH B.C.A. AND A.S.



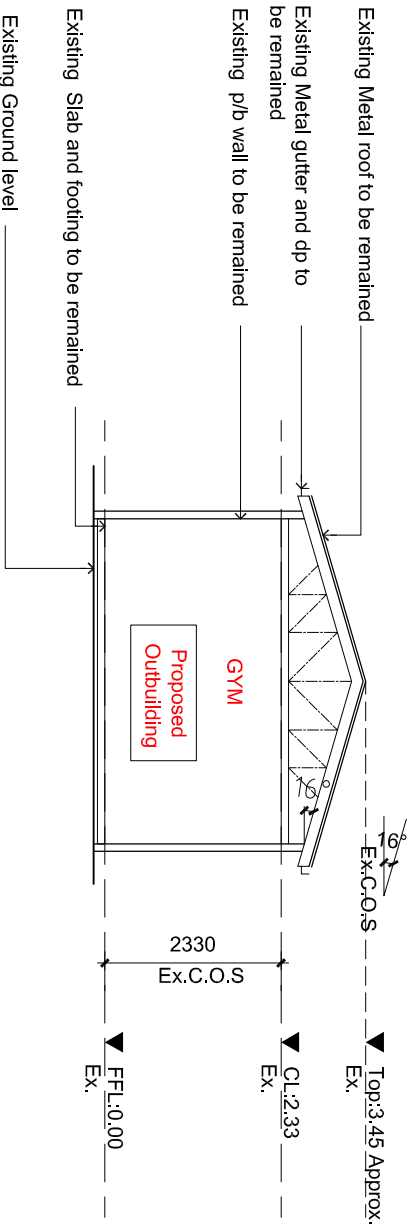
01 EXISTING FLOOR PLAN 1:100@A3  
Garage C.O.S - CONFIRM ON SITE



01 EXISTING AND PROPOSED ROOF PLAN 1:100@A3  
Not Change C.O.S - CONFIRM ON SITE

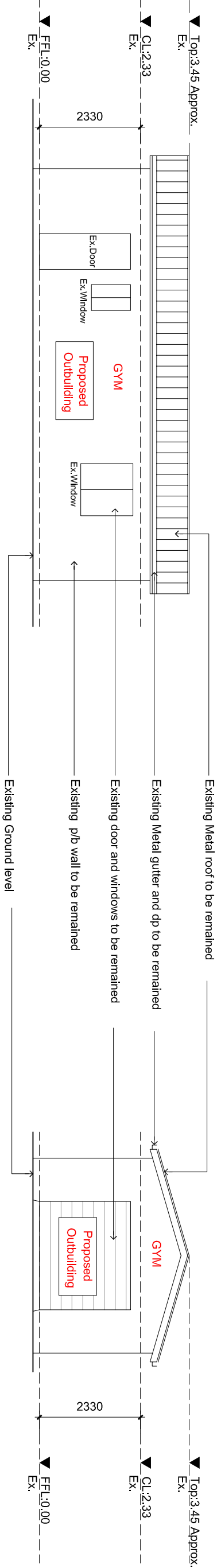


01 PROPOSED FLOOR PLAN 1:100@A3  
GYM C.O.S - CONFIRM ON SITE



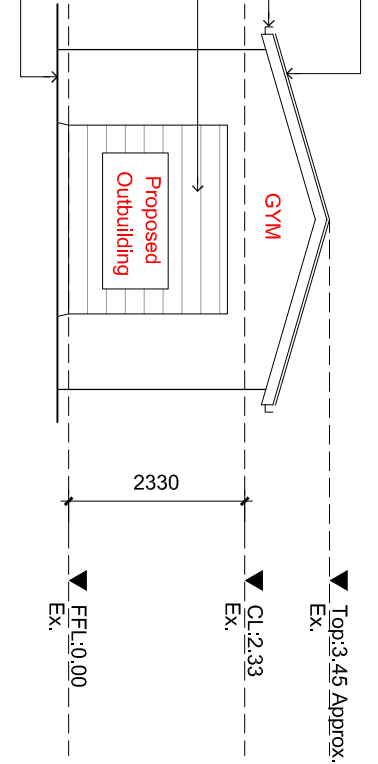
01 EXISTING & PROPOSED EAST SECTION A-A 1:100@A3  
Not Change C.O.S - CONFIRM ON SITE

1. PLANS ARE TO BE READ IN CONJUNCTION WITH LOCAL COUNCIL APPROVALS. 2. LEVELS AND DIMENSIONS ARE NOT TO BE SCALED FROM DRAWINGS BUT DETERMINED ON SITE 3. ALL WORKS ARE TO BE COMPLIED WITH (BCA) AS4 AND MANUFACTURERS INSTRUCTIONS 4. THIS DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT COPIED OR DISCLOSED TO ANY OTHER PERSON.		5. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DETAILS, SPECIFICATION AND ALL OTHER RELATED 6. ANY DISCREPANCIES BETWEEN DRAWINGS SHOULD BE REPORTED IMMEDIATELY 7. ALL THIS DOCUMENT IS USED FOR DEVELOPMENT APPLICATION ONLY AND NOT ANY OTHER	
PROJECT TITLE		CLIENTS	
PROPOSED CHANGE USES FROM EX. GARAGE TO GYM AND CARSPACE		NO. 37 MOORE STREET CAMPSIE NSW 2194	
DRAWING TITLE		DATE	
EXISTING & PROPOSED FLOOR PLAN ROOF PLAN & SECTION A-A		18.02.2024	
AMENDMENTS		03	



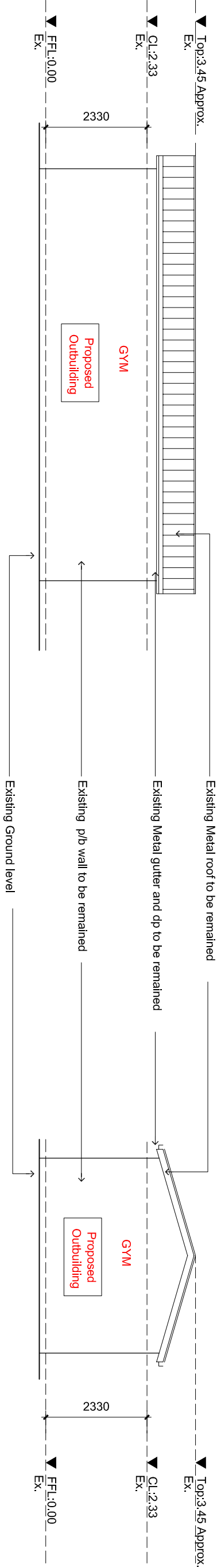
01

EXISTING & PROPOSED NORTH ELEVATION 1:100@A3  
Not Change C.O.S - CONFIRM ON SITE



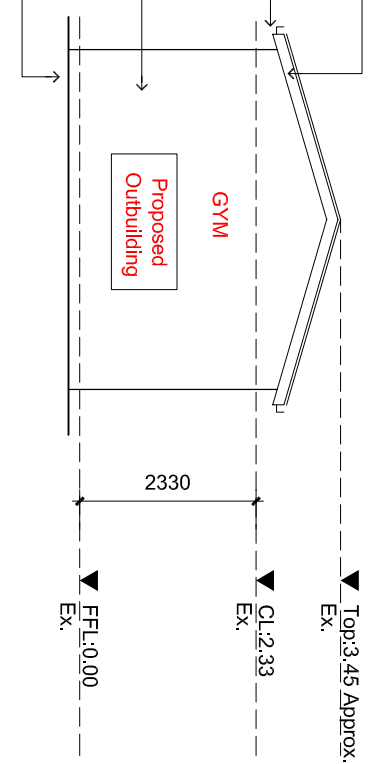
01

EXISTING & PROPOSED WEST ELEVATION 1:100@A3  
Not Change C.O.S - CONFIRM ON SITE



01

EXISTING & PROPOSED SOUTH ELEVATION 1:100@A3  
Not Change C.O.S - CONFIRM ON SITE



01

EXISTING & PROPOSED EAST ELEVATION 1:100@A3  
Not Change C.O.S - CONFIRM ON SITE

VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK. REPORT ALL DISCREPANCIES TO THE ARCHITECT PRIOR TO CONSTRUCTION. USE FIGURED DIMENSIONS IN PREFERENCE TO SCALED DIMENSIONS. DRAWINGS MADE TO LARGER SCALES AND THOSE SHOWING PARTICULAR PARTS OF THE WORKS TAKE PRECEDENCE OVER DRAWINGS MADE TO SMALLER SCALES OR FOR GENERAL PURPOSES.

ALL DIMENSIONS TO BE CHECKED ON SITE BEFORE CONSTRUCTION ALL REMAINING ITEMS TO BE MAKE GOOD AND COMPLY WITH B.C.A. AND A.S. ALL NEW CONSTRUCTION WORKS TO BE COMPLY WITH B.C.A. AND A.S.

RETAININGWALL CHECK ON SITE IF REQUIRE BY STRUCTURAL ENGINEER. ALL SITE LEVEL WILL BE CHECK WITH SURVEYOR ON SITE. DATUM ASSUMED ALL EXISTING & PROPOSED STRUCTURAL WORK WILL BE CHECK WITH ENGINEER ON SITE

REMOVE ASBESTOS AS NOTED IN REGISTER OF HAZARDOUS MATERIALS REPORT ALL CONSTRUCTION WORK REFER TO STRUCTURAL AND HYDRAULIC ENGINEERING'S DRAWINGS

SELECTED STAIRS & BALUSTRADE CONFIRM ON SITE IF REQUIRE MUST COMPLY WITH AS & BCA ALL WORK IS TO CONFORM TO RELEVANT AUSTRALIAN STANDARDS AND CODES TOGETHER WITH ALL AUTHORITIES' REQUIREMENTS AND REGULATIONS.

1. PLANS ARE TO BE READ IN CONJUNCTION WITH LOCAL COUNCIL APPROVALS. 2. LEVELS AND DIMENSIONS ARE NOT TO BE SCALED FROM DRAWINGS BUT DETERMINED ON SITE 3. ALL WORKS ARE TO BE COMPLIED WITH (BCA) AS9 AND MANUFACTURERS INSTRUCTIONS 4. THIS DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT COPIED OR DISCLOSED TO ANY OTHER PERSON.		5. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DETAILS. SPECIFICATION AND ALL OTHER RELATED BE REPORTED IMMEDIATELY 7. ALL THIS DOCUMENT IS USED FOR DEVELOPMENT APPLICATION ONLY AND NOT ANY OTHER		PROJECT TITLE		CLIENTS		DRAWING TITLE		DATE		AMENDMENTS	
PROPOSED CHANGE USES FROM EX. GARAGE TO GYM AND CARSPACE		NO. 37 MOORE STREET NSW 2194		CAMPSIE		EXISTING & PROPOSED ELEVATIONS		ISSUE FOR DA		18.02.2024		04.	

RETAININGWALL CHECK  
ON SITE IF REQUIRE BY  
STRUCTURAL ENGINEER.

ALL SITE LEVEL WILL BE  
CHECK WITH SURVEYOR  
ON SITE. DATUM ASSUMED

ALL EXISTING & PROPOSED  
STRUCTURAL WORK WILL  
BE CHECK WITH ENGINEER  
ON SITE

SELECTED STAIRS &  
BALUSTRADE CONFIRM ON  
SITE IF REQUIRE MUST  
COMPLY WITH AS & BCA

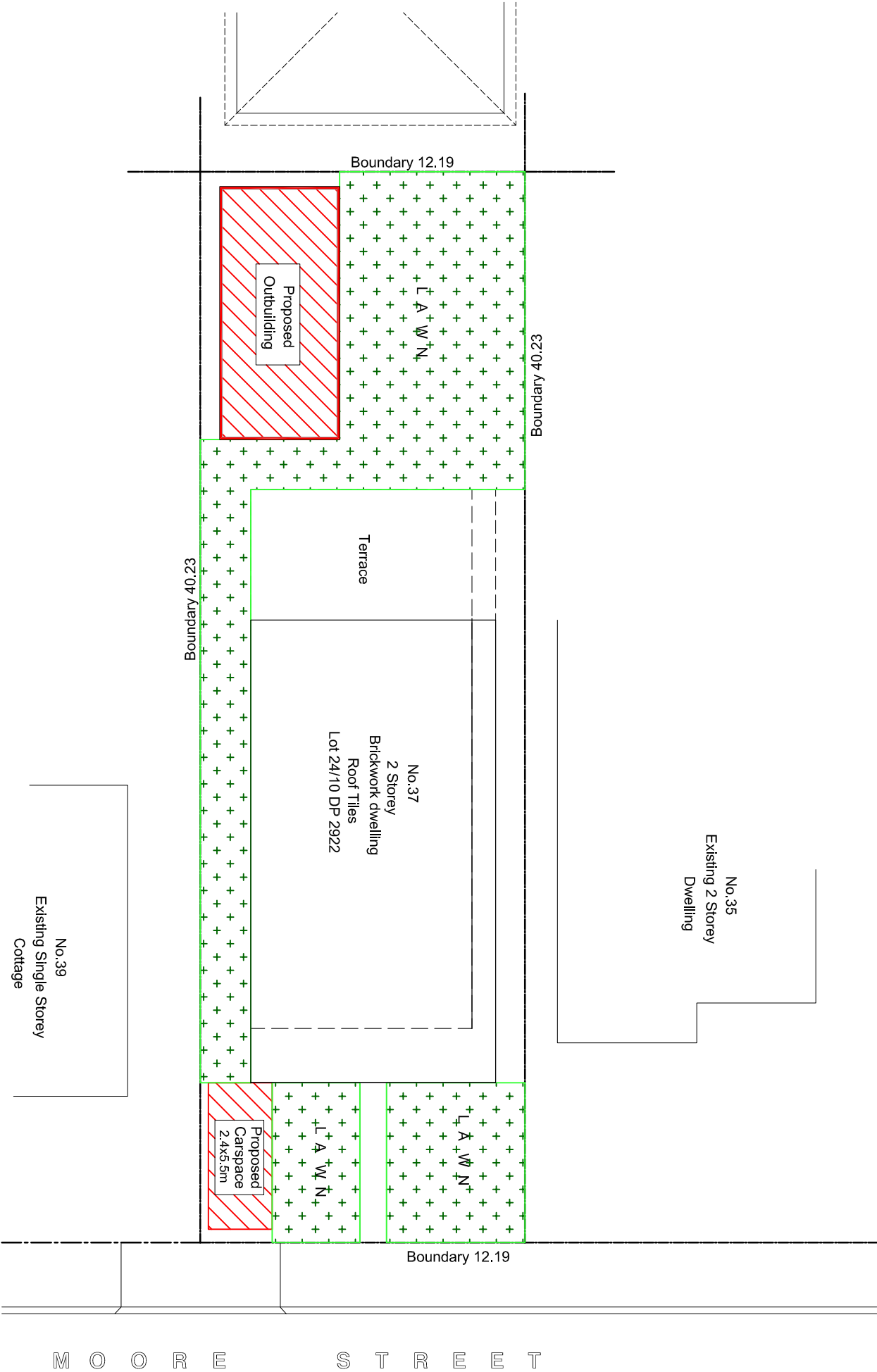
REMOVE ASBESTOS AS  
NOTED IN REGISTER OF  
HAZARDOUS MATERIALS  
REPORT

ALL CONSTRUCTION WORK  
REFER TO STRUCTURAL AND  
HYDRAULIC ENGINEERING'S  
DRAWINGS

ALL WORK IS TO CONFORM  
TO RELEVANT AUSTRALIAN  
STANDARDS AND CODES  
TOGETHER WITH ALL  
AUTHORITIES'  
REQUIREMENTS AND  
REGULATIONS.

VERIFY ALL DIMENSIONS ON  
SITE BEFORE COMMENCING  
WORK. REPORT ALL  
DISCREPANCIES TO THE  
ARCHITECT PRIOR TO  
CONSTRUCTION. USE  
FIGURED DIMENSIONS IN  
REFERENCE TO SCALED  
DIMENSIONS.  
DRAWINGS MADE TO LARGER  
SCALES AND THOSE  
SHOWING PARTICULAR  
PARTS OF THE WORKS TAKE  
PRECEDENCE OVER  
DRAWINGS MADE TO  
SMALLER SCALES OR FOR  
GENERAL PURPOSES.

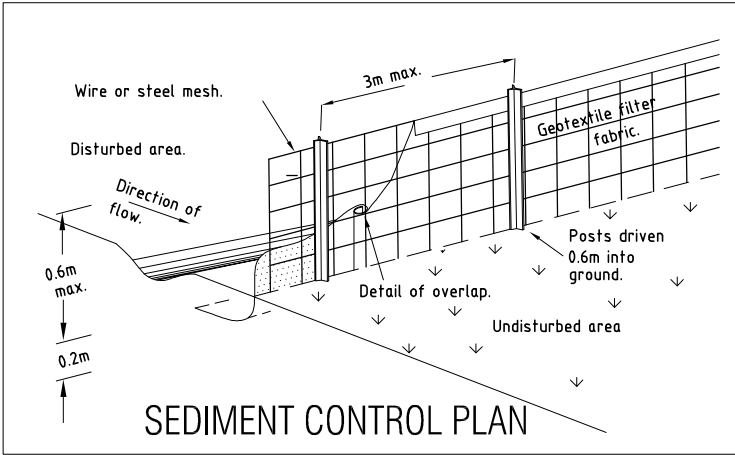
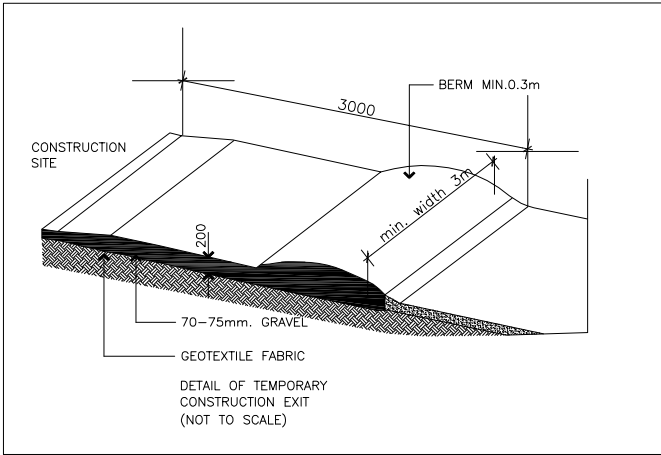
ALL DIMENSIONS TO BE CHECKED  
ON SITE BEFORE CONSTRUCTION  
ALL REMAINING ITEMS TO BE MAKE  
GOOD AND COMPLY WITH B.C.A. AND  
A.S.  
ALL NEW CONSTRUCTION WORKS TO  
BE COMPLY WITH B.C.A. AND A.S.



01 LANDSCAPING CONCEPT PLAN 1:200@A3  
C.O.S - CONFIRM ON SITE

1. PLANS ARE TO BE READ IN CONJUNCTION WITH LOCAL COUNCIL APPROVALS.		5. THESE DRAWINGS ARE TO BE READ IN CONJUNCTION WITH THE STRUCTURAL ENGINEERS DETAILS, SPECIFICATION AND ALL OTHER RELATED	
2. LEVELS AND DIMENSIONS ARE NOT TO BE SCALED FROM DRAWINGS BUT DETERMINED ON SITE		6. ANY DISCREPANCIES BETWEEN DRAWINGS SHOULD BE REPORTED IMMEDIATELY.	
3. ALL WORKS ARE TO BE COMPLIED WITH (BCA) (AS) AND MANUFACTURERS INSTRUCTIONS		7. ALL THIS DOCUMENT IS USED FOR DEVELOPMENT APPLICATION ONLY AND NOT ANY OTHER	
4. THIS DRAWING IS ISSUED ON THE CONDITION THAT IT IS NOT COPIED OR DISCLOSED TO ANY OTHER PERSON.			
PROJECT TITLE		CLIENTS	
PROPOSED CHANGE USES FROM EX. GARAGE TO GYM AND CARSPACE		NO. 37 MOORE STREET CAMPSIE NSW 2194	DRAWING TITLE
			LANDSCAPING CONCEPT PLAN
		ISSUE FOR DA	18.02.2024
			DATE
			AMENDMENTS
			05

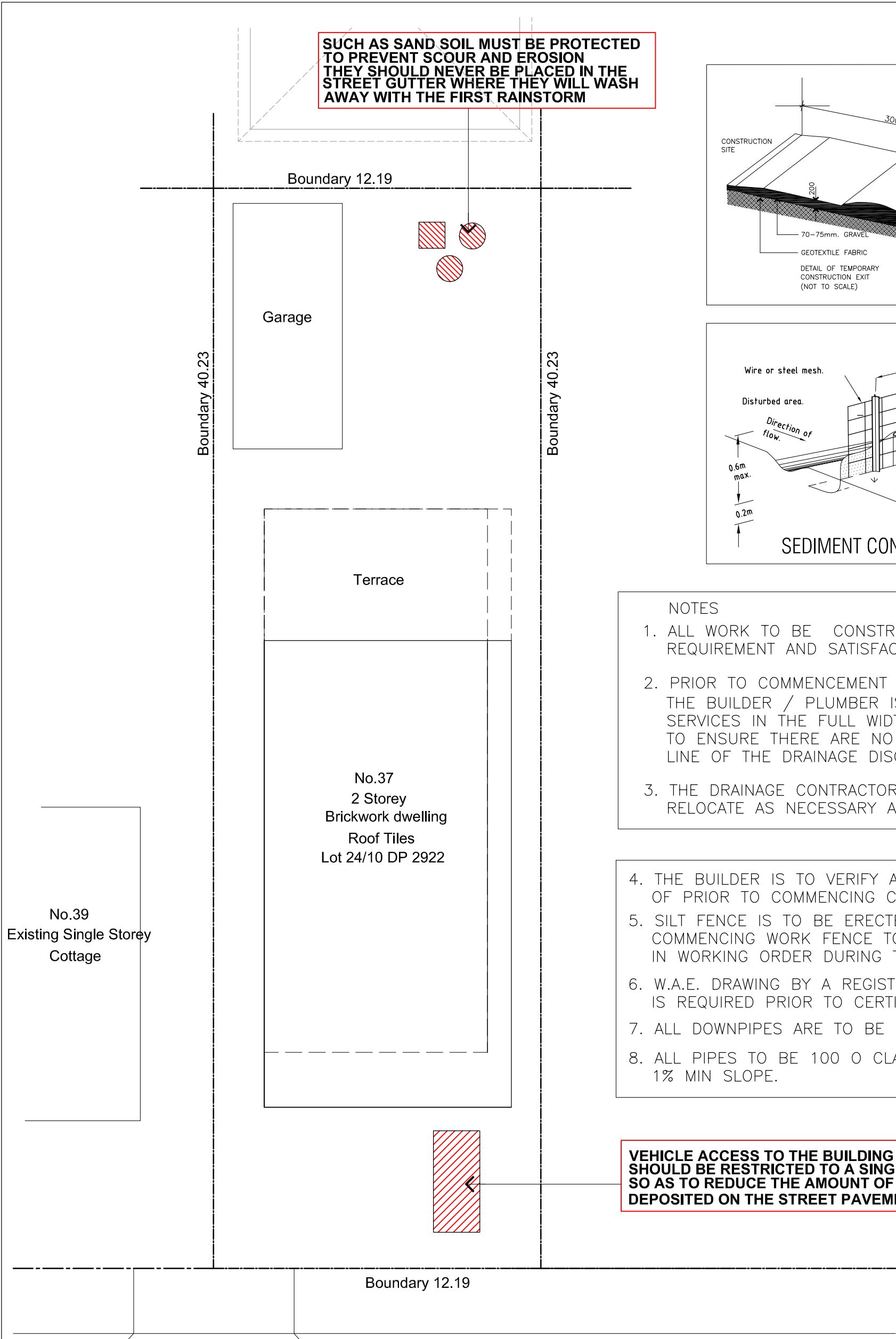
SUCH AS SAND SOIL MUST BE PROTECTED TO PREVENT SCOUR AND EROSION THEY SHOULD NEVER BE PLACED IN THE STREET GUTTER WHERE THEY WILL WASH AWAY WITH THE FIRST RAINSTORM



#### NOTES

1. ALL WORK TO BE CONSTRUCTED TO THE REQUIREMENT AND SATISFACTION OF COUNCIL.
2. PRIOR TO COMMENCEMENT OF ANY SITE WORKS. THE BUILDER / PLUMBER IS TO EXPOSE ALL SERVICES IN THE FULL WIDTH OF THE FOOTPATH TO ENSURE THERE ARE NO OBSTRUCTIONS IN THE LINE OF THE DRAINAGE DISCHARGE.
3. THE DRAINAGE CONTRACTOR IS TO LOCATE AND RELOCATE AS NECESSARY ALL SERVICES ON SITE.
4. THE BUILDER IS TO VERIFY ALL LEVELS ON SITE OF PRIOR TO COMMENCING CONSTRUCTION.
5. SILT FENCE IS TO BE ERECTED PRIOR TO COMMENCING WORK FENCE TO BE MAINTAINED IN WORKING ORDER DURING TIME CONSTRUCTION.
6. W.A.E. DRAWING BY A REGISTERED SURVEYOR IS REQUIRED PRIOR TO CERTIFICATION OF DRAINAGE.
7. ALL DOWNPIPES ARE TO BE 100x70 U.N.O.
8. ALL PIPES TO BE 100 O CLASS U.N.O. WITH 1% MIN SLOPE.

VEHICLE ACCESS TO THE BUILDING SITE SHOULD BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT

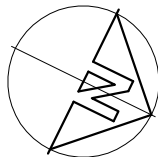


M O O R E S T R E E T

01

## EROSION & SEDIMENT CONTROL PLAN

1:200@A3



PROPOSED CHANGE USE FROM EX.GARAGE TO GYM & CARSPACE	AT No.37 MOORE STREET, CAMPSIE	Drawing	DATE	AMENDMENTS
		EROSION & SEDIMENT CINTROL PLAN	18.02.2024	06
		ISSUE FOR DA		