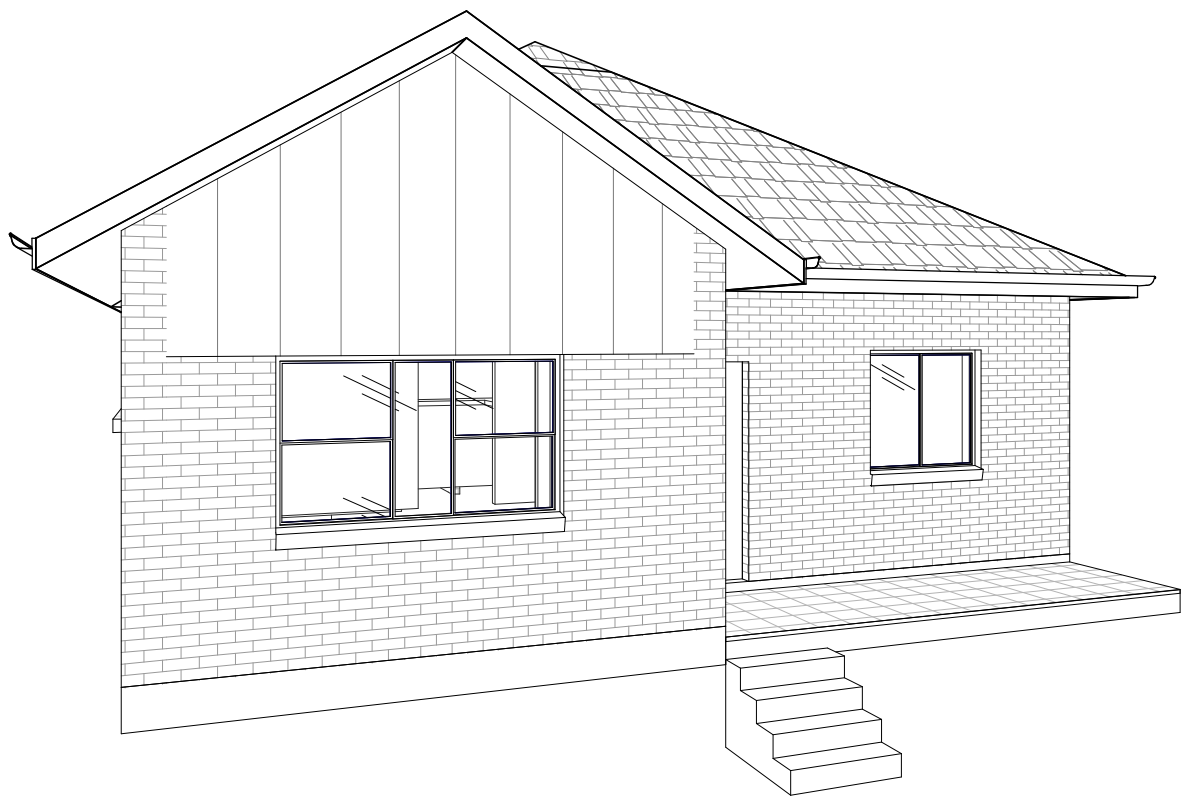
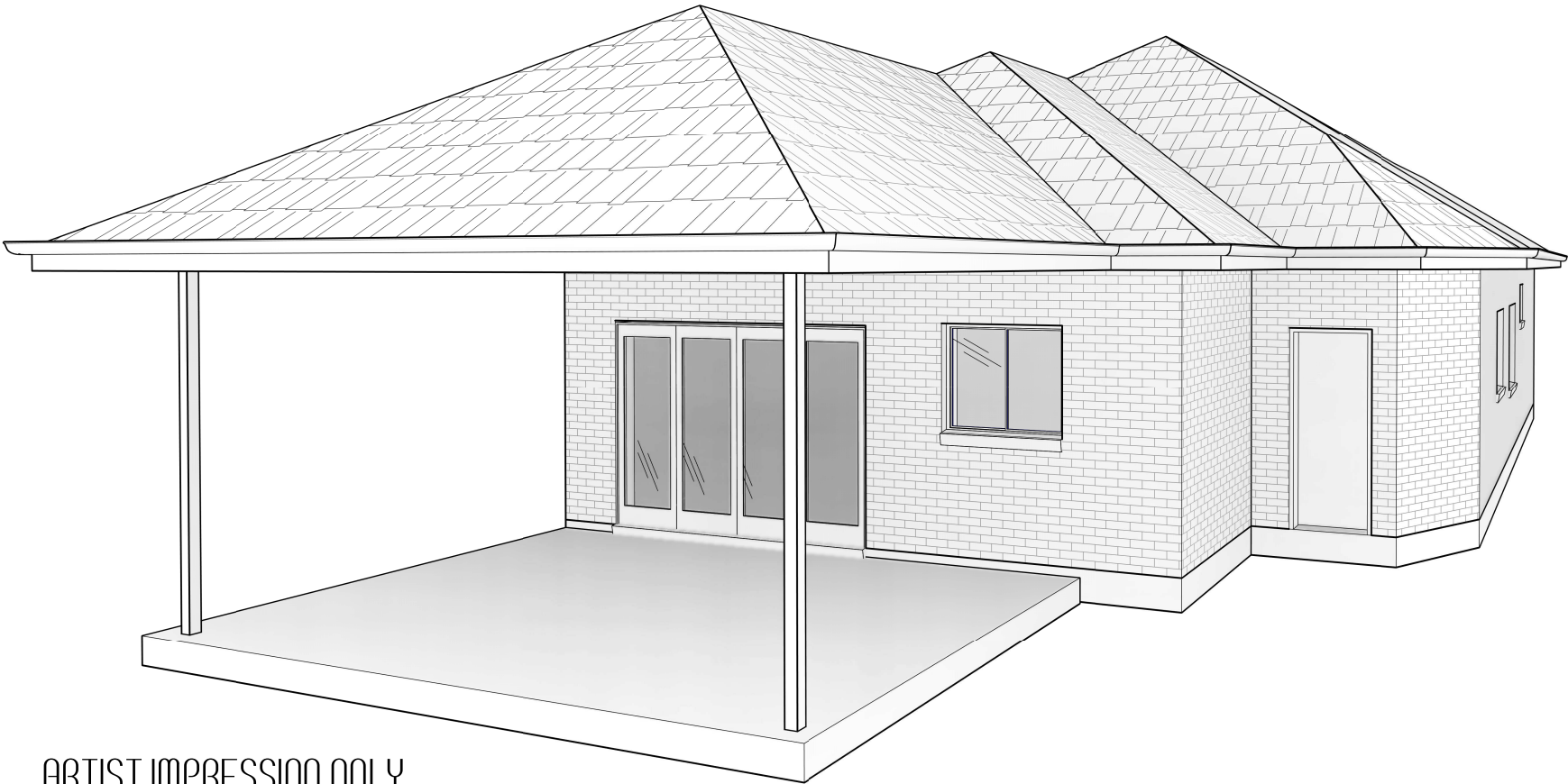




ARTIST IMPRESSION ONLY

14 HALL STREET, BELMORE
LOT C | DP 305691



ARTIST IMPRESSION ONLY

ALTERATION AND ADDITION TO PRIMARY DWELLING
PROPOSED SECONDARY DWELLIG



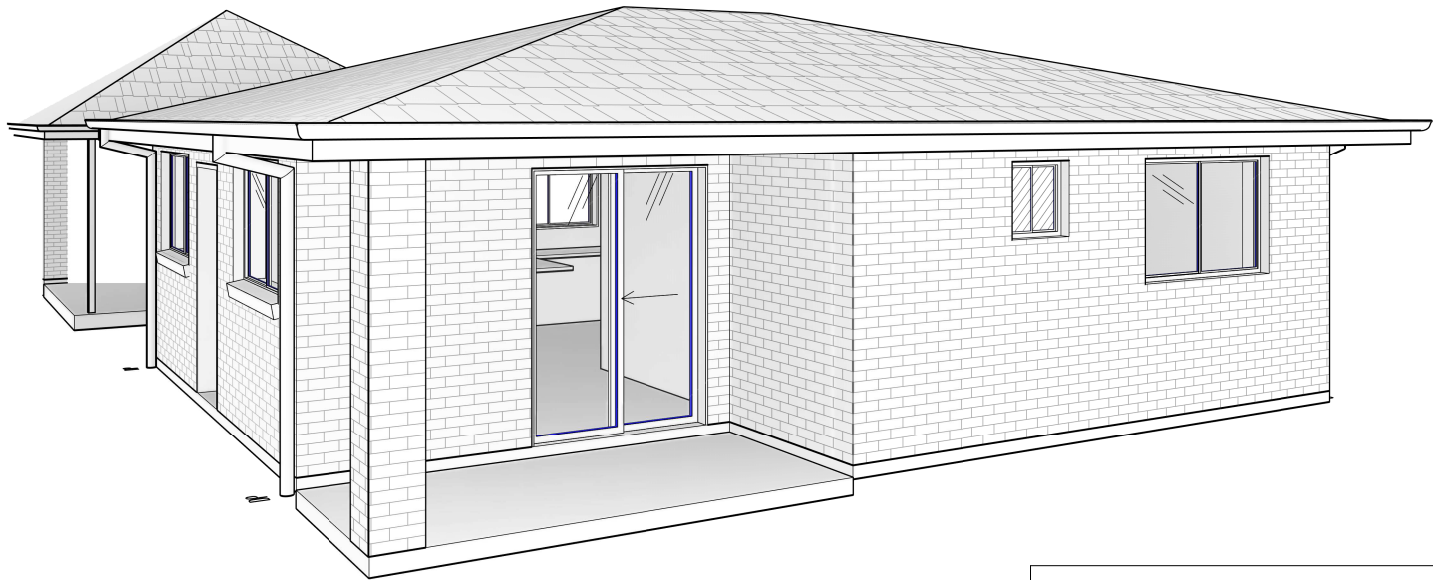
**SYDNEY'S FINEST
DESIGNS**

SUITE 32, LEVEL 2, 215-219 GEORGE ST, LIVERPOOL PH: +61415880256



**ACCREDITED
BUILDING DESIGNER**

CLIENT: JULIE ABOUMELHEM		COPYRIGHT This plan and documentation is the property of SYDNEY'S FINEST DESIGNS and under no condition can be used or duplicated for copyright. Legal action will be taken in this event. All Measurements on plans are to be in millimeters. Drawings are not to be scaled or guessed. Dimensions on site will be amended if need be accordingly.	NO.	DATE:	PLAN:	BY:	AMENDMENTS:	Scale		00
Northpoint	ADDRESS: 14 HALL STREET, BELMORE, NSW, 2192 LOT C DP 305691		1	30.09.24	PRELIM PLAN 1	SM	SECONDARY DWELLING LOCATIN	Drawn by	SM	
			2	18.10.24	CONCEPT PLAN 3	SM	PRIMARY DWELLING ALS N ADDS.			
			3	13.12.24	ARCH. SET	SM	AS PER LATEST PLANS	Date	30.09.24	
			4	19.12.24	ENGINEERING	SM	BASIX CERT COMPLETED	3D		
			5	17.01.25	DA PLANS	SM				
			6							



REAR LEFT VIEW

ARTIST IMPRESSION ONLY

SUBJECT TO APPROVAL

DA SUBMISSION

SECONDARY DWELLING

ALTERATIONS AND ADDITIONS

PAGE NO.	SHEET NAME
01	TITLE PAGE
02	SITE PLAN
03	GROUND FLOOR EXISTING
04	GROUND FLOOR FINAL HOUSE
05	FLOOR PLAN SECONDARY DWEL.
06	ELEVATIONS HOUSE
07	ELEVATIONS SECONDARY DWEL.
08	KITCHEN SECONDARY DWEL.
09	LANDSCAPE CONCEPT PLAN
10	SITE ANALYSIS PLAN
11	SHADOW DIAGRAM
12	FINISH SCHEDULE
13	NOTIFICATION R3

LAND SIZE

516.76 m²

PLANNING ZONE

R3 - Medium Density Residen...

HOUSE

3 1 2

LAST SOLD PRICE

\$1,600,000 30/07/2024

FLOOR AREA

98.00 m²

LOT/PLAN

Lot. C DP305691

FRONTAGE

11.29 m

ORIENTATION

West

PLANNING ZONES

R3

PLANNING LAYERS

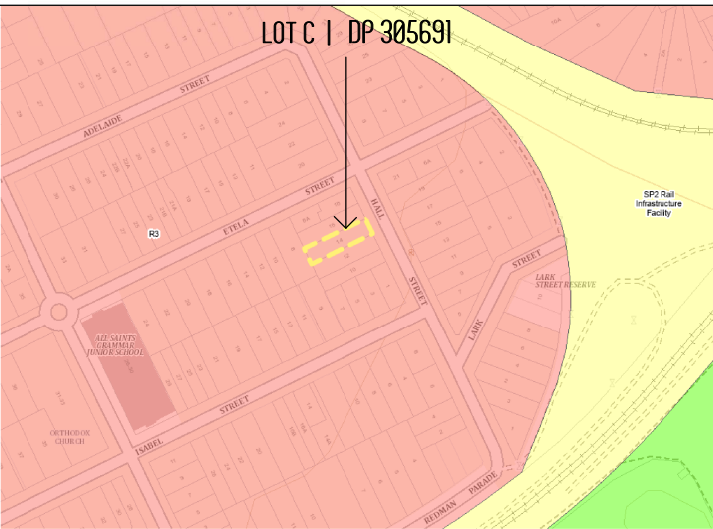
Minimum lot size: 460 m²

Maximum building height: 8.5 m

Floor space ratio: 0.5:1

14 HALL STREET, BELMORE

LOT C | DP 305691



CDC COMPLIANCE TABLE

1. LOT TYPE		
SITE AREA:	518.5m ²	OK
FRONTAGE	11.28m	
2. SITE COVERAGE (MAIN DWELLING INCLUDING + SECONDARY DWELLING)		
ALLOWED:	330m ²	OK
PROPOSED:	236.29m ²	
3. FLOOR AREA (MAIN DWELLING INCLUDING + SECONDARY DWELLING)		
ALLOWED:	259.25m ²	OK
PROPOSED:	197m ²	
3. BUILDING HEIGHT		
ALLOWED:	3.8m	OK
PROPOSED:	3.8m	
4. SIDE SETBACK		
REQUIRED:	0.9m	OK
PROPOSED:	1.0m	
5. SETBACK TO MAIN DWELLING		
MIN. SETBACK REQ:	1.80m	OK
PROPOSED SETBACK:	7.8m	
6. SIDE SETBACK		
MIN. SIDE SETBACK REQ:	0.9m	OK
PROPOSED SIDE SETBACK:	1.27m	
7. REAR SETBACK		
MIN. REAR SETBACK REQ:	3.0m	OK
PROPOSED SIDE SETBACK:	3.385m	
8. PRIVATE OPEN SPACE		
REQUIRED:	>24m ²	OK
PROPOSED:	>24m ²	
9. LANDSCAPE (TOTAL) DEEP SOIL		
REQUIRED:	20% - 103.7m ²	OK
PROPOSED:	31.9% - 165.5m ²	

LOCAL GOVERNMENT (COUNCIL)

Canterbury Bankstown

PHONE

02 9707 9000

EMAIL

council@cbccity.nsw.gov.au

WEBSITE

http://www.cbcity.nsw.gov.au

BASIX NO. 1121393S

WATER COMMITMENTS

FIXTURES

THE APPLICANT MUST INSTALL SHOWERHEADS WITH A MINIMUM RATING OF 3 STAR (> 6 BUT <= 7.5 L/MIN) IN ALL SHOWERS IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL A TOILET FLUSHING SYSTEM WITH A MINIMUM RATING OF 4 STAR IN EACH TOILET IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL TAPS WITH A MINIMUM RATING OF 5 STAR IN THE KITCHEN IN THE DEVELOPMENT.

THE APPLICANT MUST INSTALL BASIN TAPS WITH A MINIMUM RATING OF 5 STAR IN EACH BATHROOM IN THE DEVELOPMENT.

RAINWATER TANK

THE APPLICANT MUST INSTALL A RAINWATER TANK OF AT LEAST 2000 LITRES ON THE SITE. THIS RAINWATER TANK MUST MEET, AND BE INSTALLED IN ACCORDANCE WITH, THE REQUIREMENTS OF ALL APPLICABLE REGULATORY AUTHORITIES.

THE APPLICANT MUST CONFIGURE THE RAINWATER TANK TO COLLECT RAIN RUNOFF FROM AT LEAST 75 SQUARE METRES OF THE ROOF AREA OF THE DEVELOPMENT (EXCLUDING THE AREA OF THE ROOF WHICH DRAINS TO ANY STORMWATER TANK OR PRIVATE DAM).

THE APPLICANT MUST CONNECT THE RAINWATER TANK TO:

- ALL TOILETS IN THE DEVELOPMENT

- THE COLD WATER TAP THAT SUPPLIES EACH CLOTHES WASHER IN THE DEVELOPMENT

- AT LEAST ONE OUTDOOR TAP IN THE DEVELOPMENT (NOTE: NSW HEALTH DOES NOT RECOMMEND THAT RAINWATER BE USED FOR HUMAN CONSUMPTION IN AREAS WITH PORTABLE WATER SUPPLY.)

THERMAL COMFORT COMMITMENTS

GENERAL FEATURES

THE DWELLING MUST NOT HAVE MORE THAN 2 STOREYS.

THE CONDITIONED FLOOR AREA OF THE DWELLING MUST NOT EXCEED 300 SQUARE METRES.

THE DWELLING MUST NOT CONTAIN OPEN MEZZANINE AREA EXCEEDING 25 SQUARE METRES.

THE DWELLING MUST NOT CONTAIN THIRD LEVEL HABITABLE ATTIC ROOM.

FLOOR, WALLS AND CEILING/ROOF

THE APPLICANT MUST CONSTRUCT THE FLOOR(S), WALLS, AND CEILING/ROOF OF THE DWELLING IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE BELOW

THERMAL COMFORT COMMITMENTS

WINDOWS, GLAZED DOORS AND SKYLIGHTS

THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES DESCRIBED IN THE TABLE BELOW, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE TABLE. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.

THE DWELLING MAY HAVE 1 SKYLIGHT (<0.7 SQUARE METRES) WHICH IS NOT LISTED IN THE TABLE.

THE FOLLOWING REQUIREMENTS MUST ALSO BE SATISFIED IN RELATION TO EACH WINDOW AND GLAZED DOOR:

• FOR THE FOLLOWING GLASS AND FRAME TYPES, THE CERTIFIER CHECK CAN BE PERFORMED BY VISUAL INSPECTION.

- ALUMINIUM SINGLE CLEAR

- ALUMINIUM DOUBLE (AIR) CLEAR

- TIMBER/UPVC/FIBREGLASS SINGLE CLEAR

- TIMBER/UPVC/FIBREGLASS DOUBLE (AIR) CLEAR

ENERGY COMMITMENTS

HOT WATER

THE APPLICANT MUST INSTALL THE FOLLOWING HOT WATER SYSTEM IN THE DEVELOPMENT, OR A SYSTEM WITH A HIGHER ENERGY RATING: GAS INSTANTANEOUS WITH A PERFORMANCE OF 6 STARS.

COOLING SYSTEM

THE APPLICANT MUST INSTALL THE FOLLOWING COOLING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 1-PHASE AIRCONDITIONING; 7 STAR (AVERAGE ZONE)

THE BEDROOMS MUST NOT INCORPORATE ANY COOLING SYSTEM, OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A COOLING SYSTEM.

HEATING SYSTEM

THE APPLICANT MUST INSTALL THE FOLLOWING HEATING SYSTEM, OR A SYSTEM WITH A HIGHER ENERGY RATING, IN AT LEAST 1 LIVING AREA: 1-PHASE AIRCONDITIONING; 7 STAR (AVERAGE ZONE)

THE BEDROOMS MUST NOT INCORPORATE ANY HEATING SYSTEM, OR ANY DUCTING WHICH IS DESIGNED TO ACCOMMODATE A HEATING SYSTEM.

VENTILATION

THE APPLICANT MUST INSTALL THE FOLLOWING EXHAUST SYSTEMS IN THE DEVELOPMENT:

AT LEAST 1 BATHROOM: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF

KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF

LAUNDRY: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF

ARTIFICIAL LIGHTING

THE APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING" IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE FOLLOWING ROOMS, AND WHERE THE WORD "DEDICATED" APPEARS, THE FITTINGS FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR LIGHT EMITTING DIODE (LED) LAMPS:

• AT LEAST 2 OF THE BEDROOMS / STUDY;

• AT LEAST 1 OF THE LIVING / DINING ROOMS;

• THE KITCHEN

• ALL BATHROOMS/TOILETS;

• THE LAUNDRY;

• ALL HALLWAYS;

OTHER

THE APPLICANT MUST CONSTRUCT EACH REFRIGERATOR SPACE IN THE DEVELOPMENT SO THAT IT IS "WELL VENTILATED", AS DEFINED IN THE BASIX

THE APPLICANT MUST INSTALL A FIXED INDOOR OR SHELTERED CLOTHES DRYING LINE AS PART OF THE DEVELOPMENT.



SYDNEY'S FINEST
DESIGNS

SUITE 32, LEVEL 2, 215-219 GEORGE ST, LIVERPOOL PH: +61415880256



ACCREDITED
BUILDING DESIGNER

CLIENT: JULIE ABOUMELHEM

Northpoint

ADDRESS:

14 HALL STREET,
BELMORE, NSW, 2192
LOT C DP 305691

COPYRIGHT

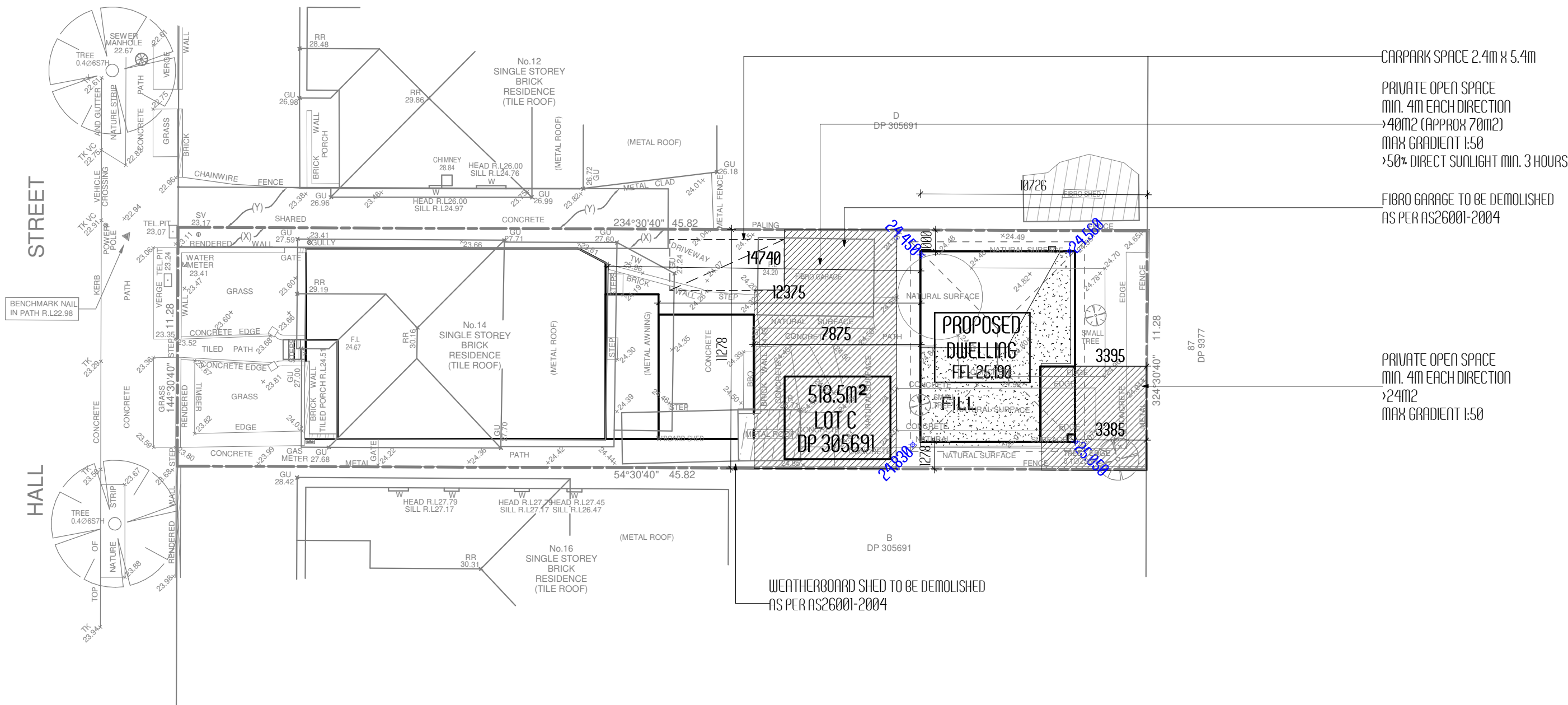
This plan and documentation is the property of SYDNEY'S FINEST DESIGNS and under no condition can be used or duplicated for copyright. Legal action will be taken in this event.

All Measurements on plans are to be in millimeters. Drawings are not to be scaled or guessed. Dimensions on site will be amended if need be accordingly.

NO.	DATE:	PLAN:	BY:	AMENDMENTS:	Scale	01
1	30.09.24	PRELIM PLAN 1	SM	SECONDARY DWELLING LOCATIN	Drawn by SM	Project no. 24022
2	18.10.24	CONCEPT PLAN 3	SM	PRIMARY DWELLING ALS N ADDS.	Date	30.09.24
3	13.12.24	ARCH. SET	SM	AS PER LATEST PLANS	TITLE PAGE	
4	19.12.24	ENGINEERING	SM	BASIX CERT COMPLETED		
5	17.01.25	DA PLANS	SM			
6						

MAGNETIC NORTH (DP1038007)
APPROX. M.G.A.
TRUE NORTH

C
DP 305691
516.7 m² BY CALC
518.5 m² BY TITLE





**SYDNEY'S FINEST
DESIGNS**

SUITE 32, LEVEL 2, 215-219 GEORGE ST, LIVERPOOL PH: +61415880256



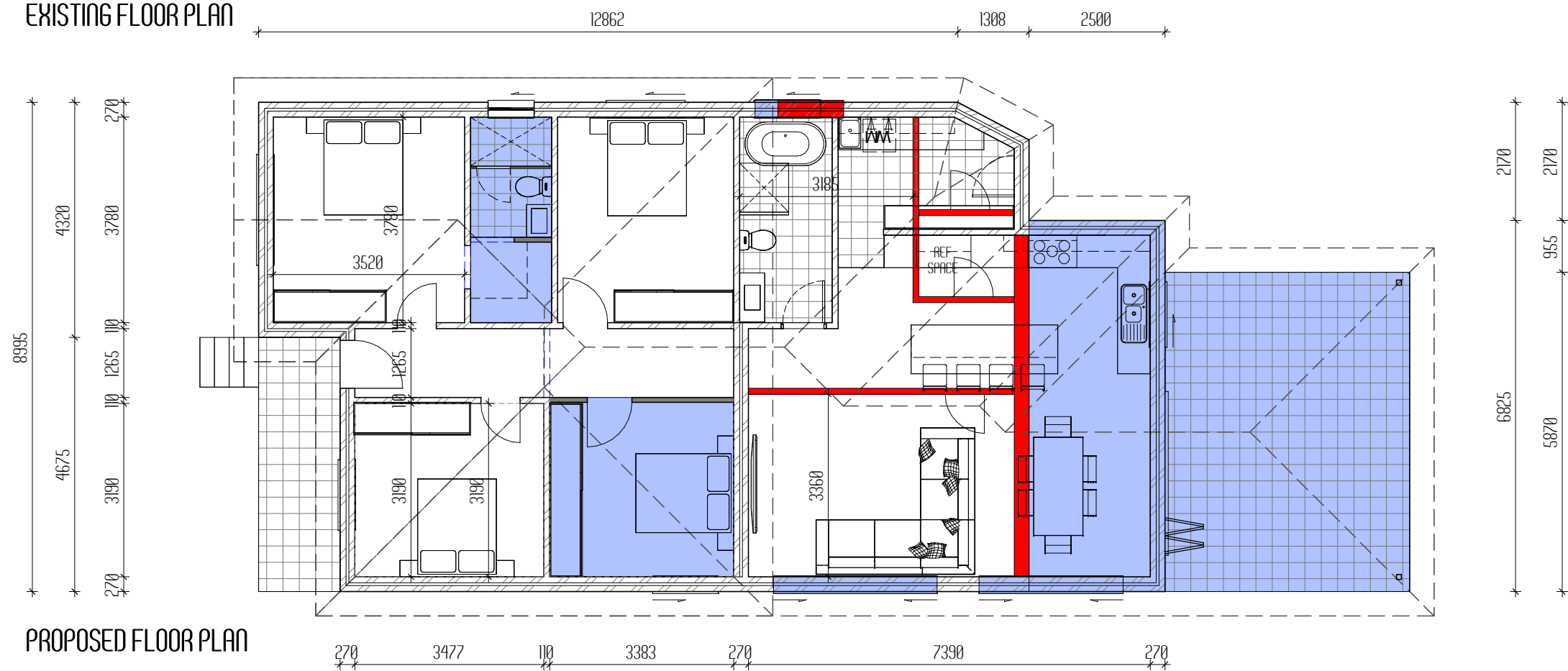
**ACCREDITED
BUILDING DESIGNER**

CLIENT: JULIE ABOUMELHEM		<u>COPYRIGHT</u> This plan and documentation is the property of SYDNEY'S FINEST DESIGNS and under no condition can be used or duplicated for copyright. Legal action will be taken in this event. All Measurements on plans are to be in millimeters. Drawings are not to be scaled or guessed. Dimensions on site will be amended if need be accordingly.	NO.	DATE:	PLAN:	BY:	AMENDMENTS:	Scale 1:200		02
Northpoint	ADDRESS: 14 HALL STREET, BELMORE, NSW, 2192 LOT C DP 305691		1	30.09.24	PRELIM PLAN 1	SM	SECONDARY DWELLING LOCATIN	Drawn by SM	Project no. 24022	
			2	18.10.24	CONCEPT PLAN 3	SM	PRIMARY DWELLING ALS N ADDS.	Date 30.09.24		
			3	13.12.24	ARCH. SET	SM	AS PER LATEST PLANS			
			4	19.12.24	ENGINEERING	SM	BASIX CERT COMPLETED			
			5	17.01.25	DA PLANS	SM				
			6							
								SITE PLAN		



WORKS TO BE DEMOLISHED
PROPOSED WORKS

EXISTING FLOOR PLAN



PROPOSED FLOOR PLAN



**SYDNEY'S FINEST
DESIGNS**

SUITE 32, LEVEL 2, 215-219 GEORGE ST, LIVERPOOL PH: +61415880256

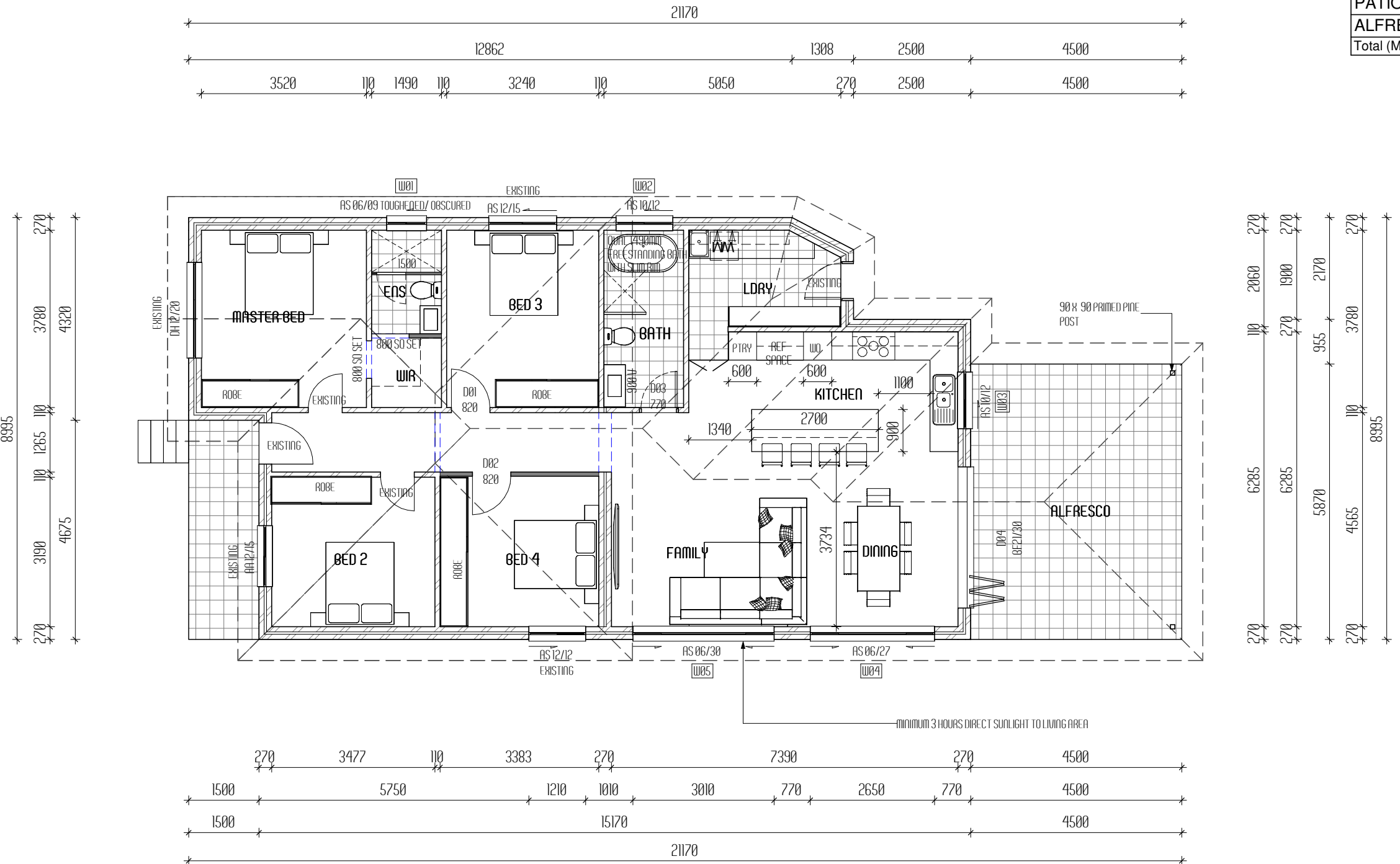


**ACCREDITED
BUILDING DESIGNER**

CLIENT: JULIE ABOUMELHEM		COPYRIGHT This plan and documentation is the property of SYDNEY'S FINEST DESIGNS and under no condition can be used or duplicated for copyright. Legal action will be taken in this event. All Measurements on plans are to be in millimeters. Drawings are not to be scaled or guessed. Dimensions on site will be amended if need be accordingly.	NO.	DATE:	PLAN:	BY:	AMENDMENTS:	Scale 1:100		03
Northpoint	ADDRESS: 14 HALL STREET, BELMORE, NSW, 2192 LOT C DP 305691		1	30.09.24	PRELIM PLAN 1	SM	SECONDARY DWELLING LOCATIN		Drawn by SM	
			2	18.10.24	CONCEPT PLAN 3	SM	PRIMARY DWELLING ALS N ADDS.		Date	30.09.24
			3	13.12.24	ARCH. SET	SM	AS PER LATEST PLANS		GROUND FLOOR EXISTING	
			4	19.12.24	ENGINEERING	SM	BASIX CERT COMPLETED			
			5	17.01.25	DA PLANS	SM				
			6							

AREA SCHEDULE

TYPE	AREA
GROUND FLOOR	120.01 m ²
GRANNY FLAT	59.99 m ²
GROUND FLOOR EXTENSION	17.06 m ²
GRANNY FLAT ALFRESCO	5.80 m ²
PATIO	7.01 m ²
ALFRESCO	26.42 m ²
Total (Measured from external face)	236.29 m ²





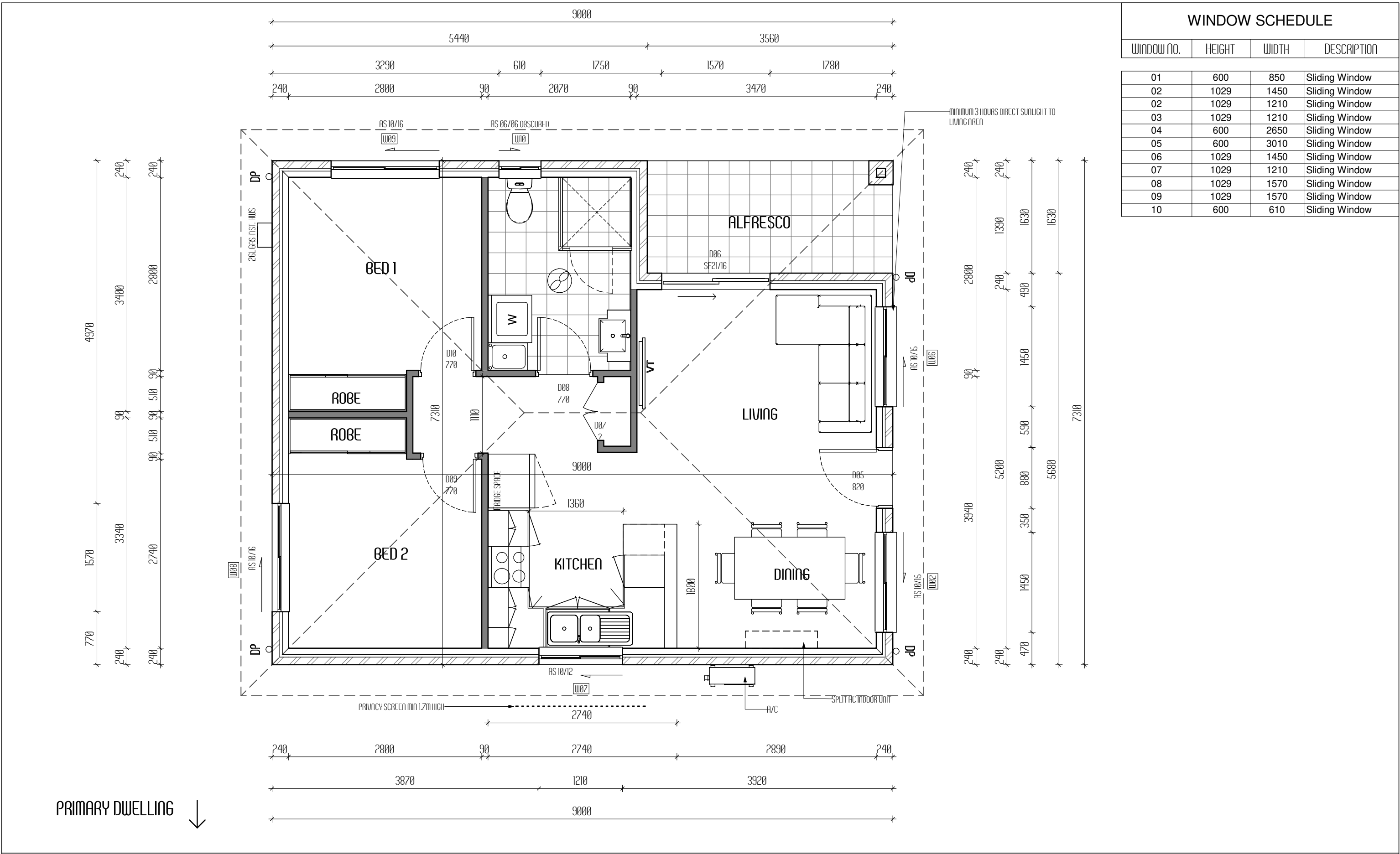
**SYDNEY'S FINEST
DESIGNS**

SUITE 32, LEVEL 2, 215-219 GEORGE ST, LIVERPOOL PH: +61415880256



**ACCREDITED
BUILDING DESIGNER**

CLIENT: JULIE ABOUMELHEM		COPYRIGHT This plan and documentation is the property of SYDNEY'S FINEST DESIGNS and under no condition can be used or duplicated for copyright. Legal action will be taken in this event. All Measurements on plans are to be in millimeters. Drawings are not to be scaled or guessed. Dimensions on site will be amended if need be accordingly.	NO.	DATE:	PLAN:	BY:	AMENDMENTS:	Scale 1:100		04		
Northpoint	ADDRESS: 14 HALL STREET, BELMORE, NSW, 2192 LOT C DP 305691		1	30.09.24	PRELIM PLAN 1	SM	SECONDARY DWELLING LOCATIN		Drawn by		SM	Project no.
			2	18.10.24	CONCEPT PLAN 3	SM	PRIMARY DWELLING ALS N ADDS.					
			3	13.12.24	ARCH. SET	SM	AS PER LATEST PLANS		Date 30.09.24			
			4	19.12.24	ENGINEERING	SM	BASIX CERT COMPLETED		GROUND FLOOR FINAL HOUSE			
			5	17.01.25	DA PLANS	SM						
			6									



PRIMARY DWELLING ↓



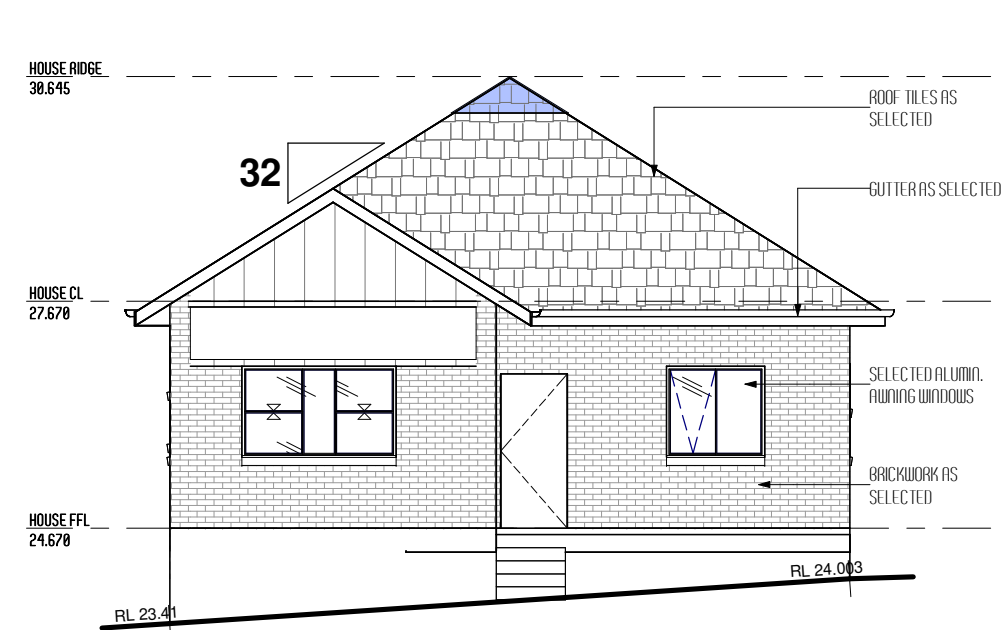
CLIENT: JULIE ABOUMELHEM

Northpoint ADDRESS:
14 HALL STREET,
BELMORE, NSW, 2192
LOT C DP 305691

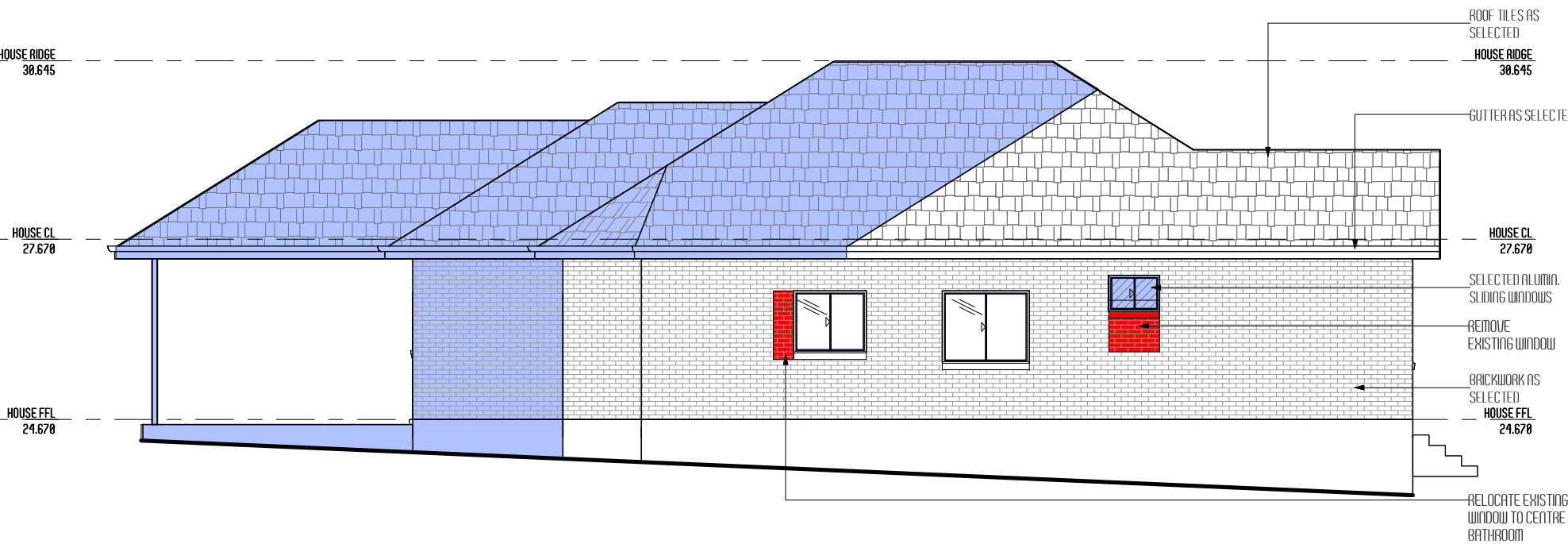
COPYRIGHT
This plan and documentation is the property of SYDNEY'S FINEST DESIGNS and under no condition can be used or duplicated for copyright. Legal action will be taken in this event.
All Measurements on plans are to be in millimeters. Drawings are not to be scaled or guessed. Dimensions on site will be amended if need be accordingly.

NO.	DATE:	PLAN:	BY:	AMENDMENTS:
1	30.09.24	PRELIM PLAN 1	SM	SECONDARY DWELLING LOCATIN
2	18.10.24	CONCEPT PLAN 3	SM	PRIMARY DWELLING ALS N ADDS.
3	13.12.24	ARCH. SET	SM	AS PER LATEST PLANS
4	19.12.24	ENGINEERING	SM	BASIX CERT COMPLETED
5	17.01.25	DA PLANS	SM	
6				

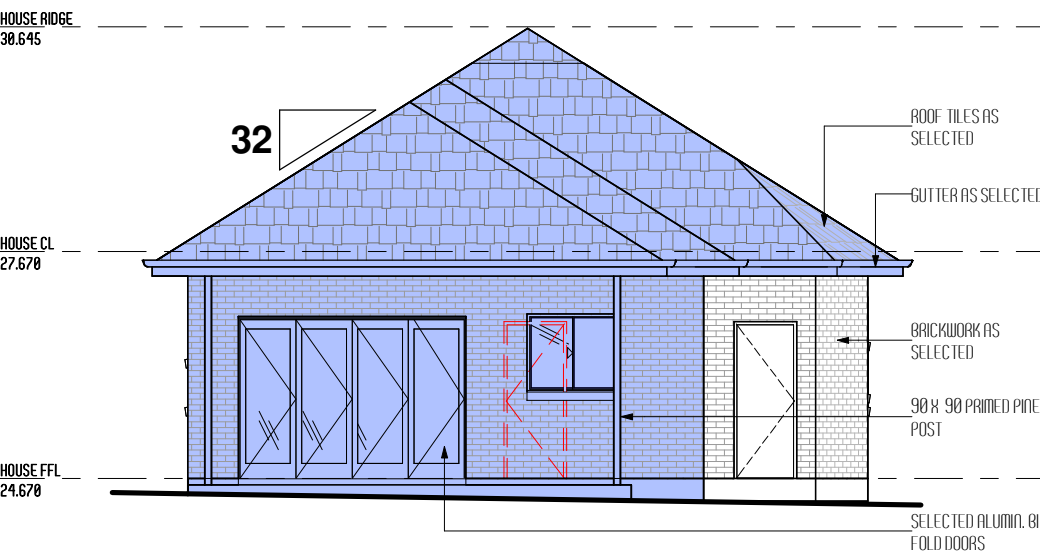
Scale	1:50	05
Drawn by	SM	Project no. 24022
Date	30.09.24	
FLOOR PLAN SECONDARY DWEL.		



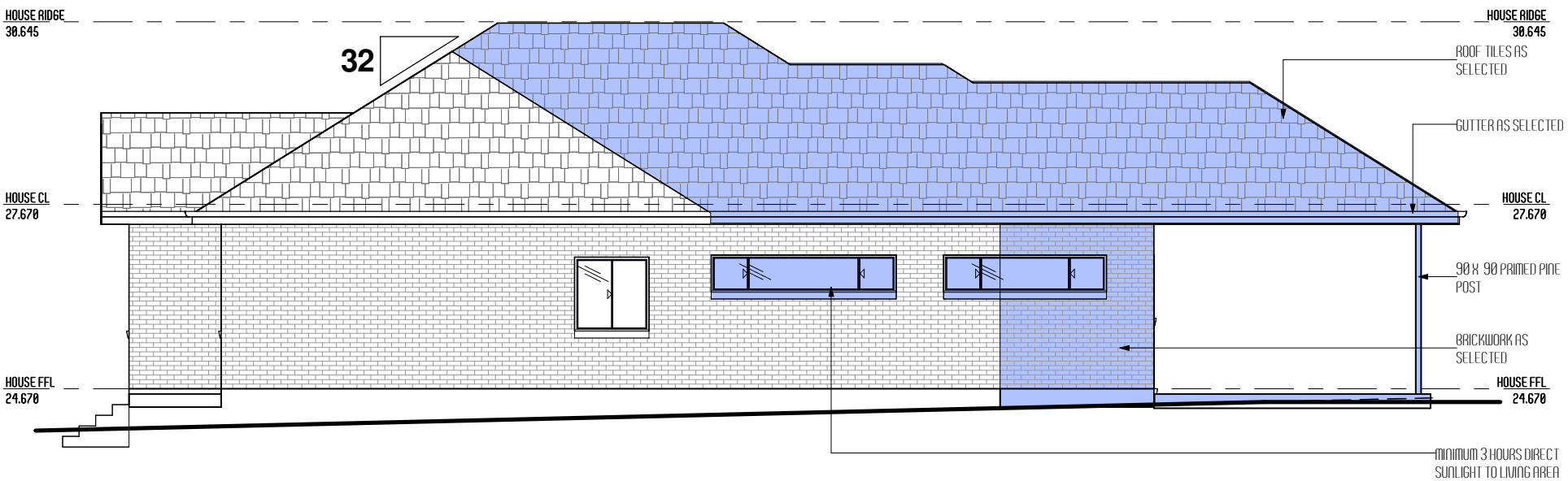
EAST ELEVATION



SOUTH ELEVATION



WEST ELEVATION



NORTH ELEVATION



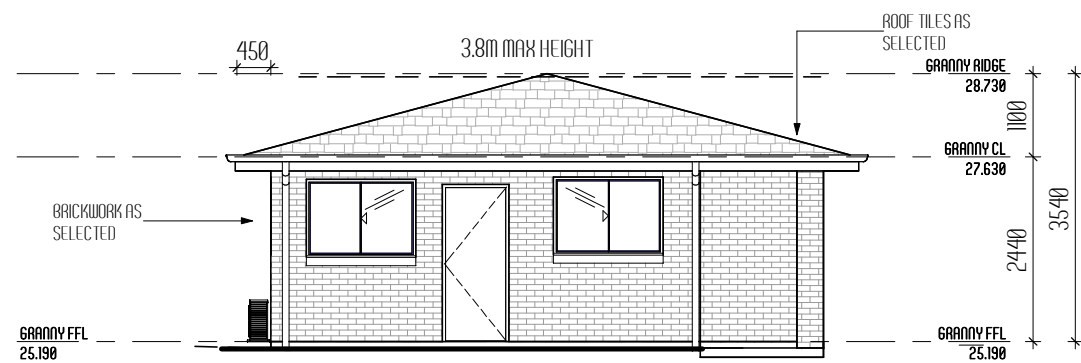
SYDNEY'S FINEST
DESIGNS

SUITE 32, LEVEL 2, 215-219 GEORGE ST, LIVERPOOL PH: +61415880256

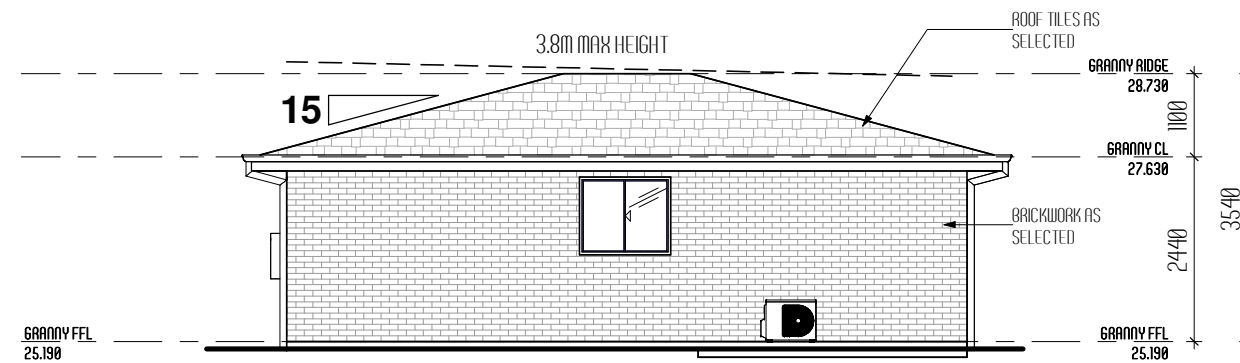


ACCREDITED
BUILDING DESIGNER

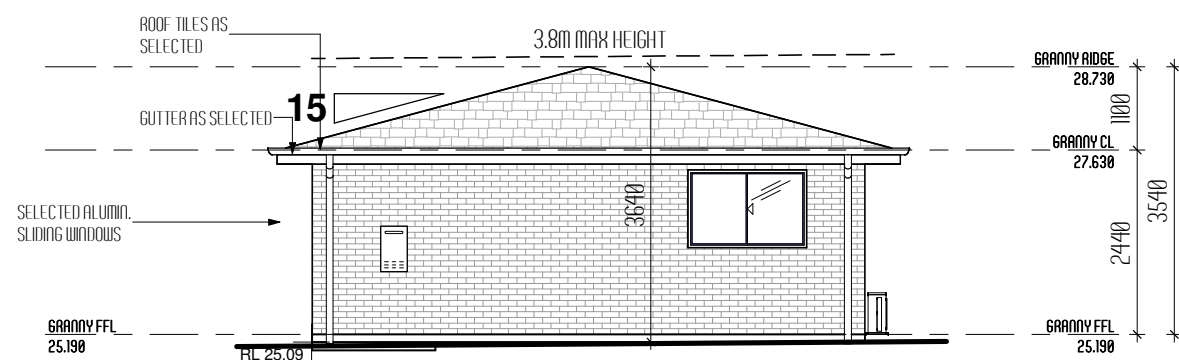
CLIENT: JULIE ABOUMELHEM		COPYRIGHT This plan and documentation is the property of SYDNEY'S FINEST DESIGNS and under no condition can be used or duplicated for copyright. Legal action will be taken in this event. All Measurements on plans are to be in millimeters. Drawings are not to be scaled or guessed. Dimensions on site will be amended if need be accordingly.	NO.	DATE:	PLAN:	BY:	AMENDMENTS:	Scale 1:100		06
Northpoint	ADDRESS: 14 HALL STREET, BELMORE, NSW, 2192 LOT C DP 305691		1	30.09.24	PRELIM PLAN 1	SM	SECONDARY DWELLING LOCATIN		Drawn by SM	
			2	18.10.24	CONCEPT PLAN 3	SM	PRIMARY DWELLING ALS N ADDS.		Date 30.09.24	
			3	13.12.24	ARCH. SET	SM	AS PER LATEST PLANS			
			4	19.12.24	ENGINEERING	SM	BASIX CERT COMPLETED		ELEVATIONS HOUSE	
			5	17.01.25	DA PLANS	SM				
			6							



SOUTH ELEVATION



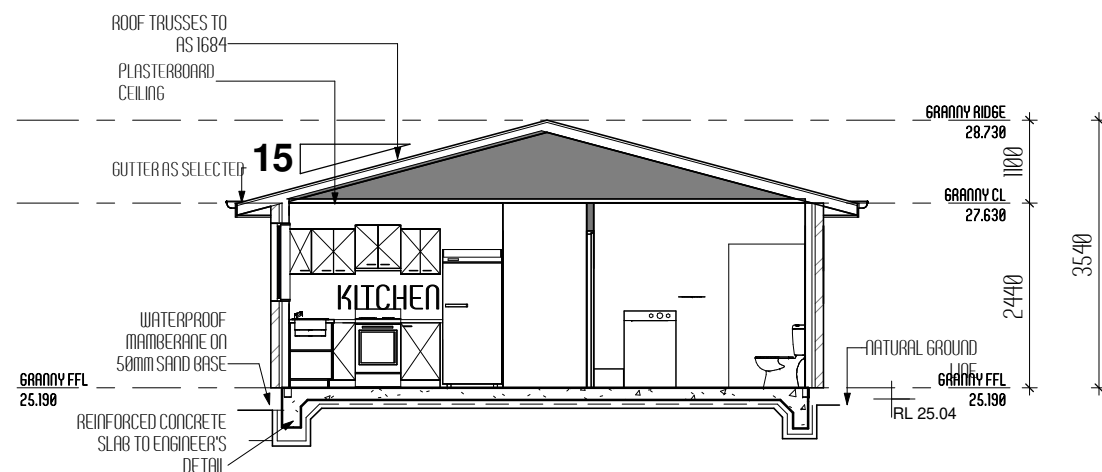
EAST ELEVATION



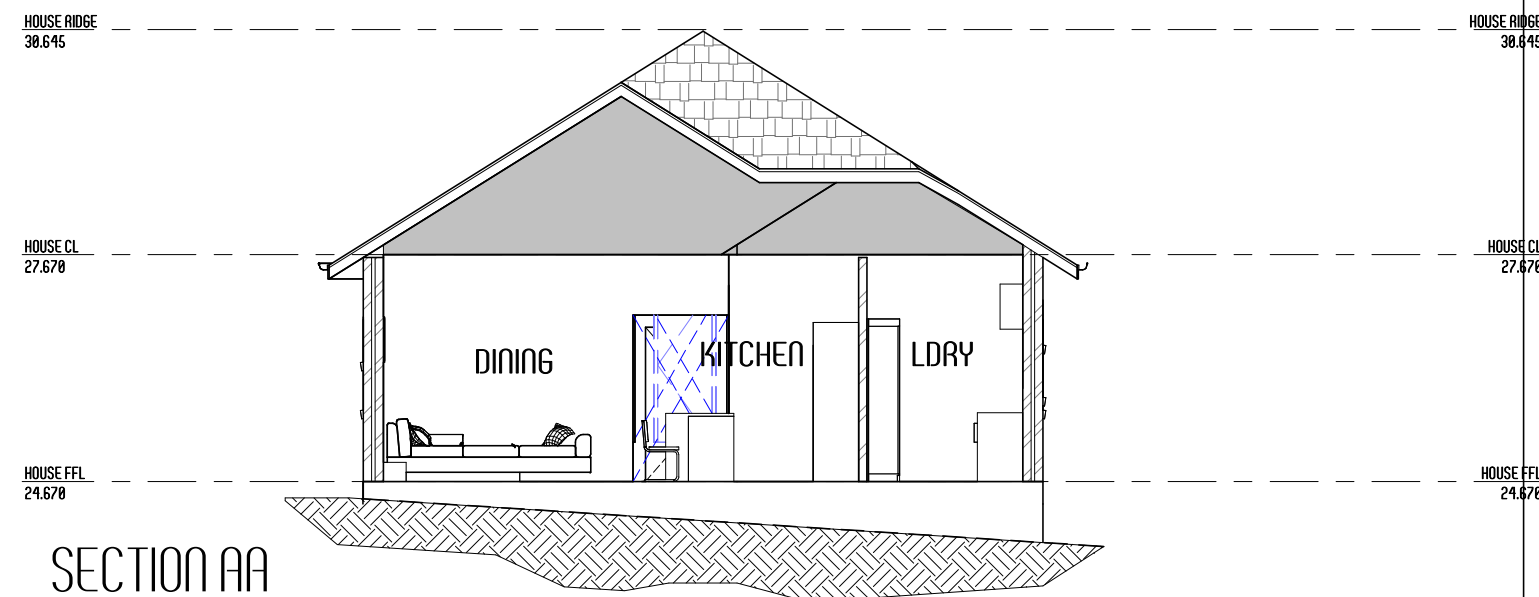
NORTH ELEVATION



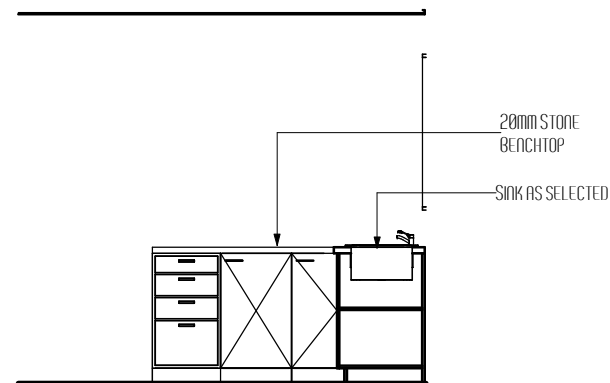
WEST ELEVATION



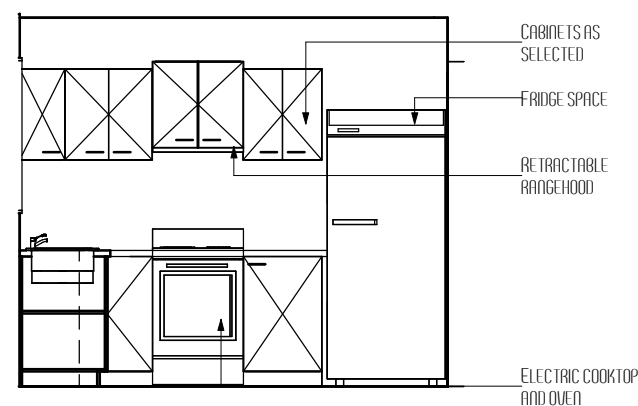
SECTION BB



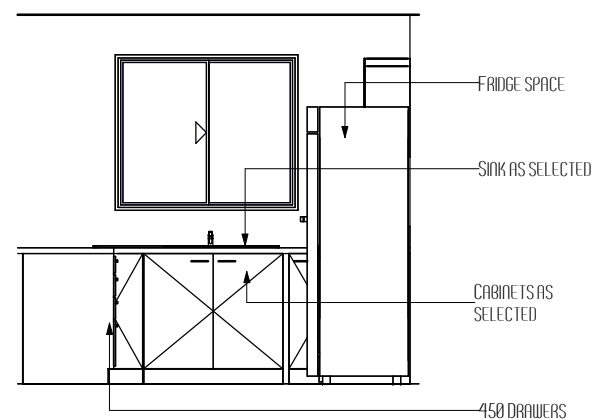
SECTION AA



KITCHEN CC



KITCHEN DD



KITCHEN EE



KITCHEN 3D VIEW



SUITE 32, LEVEL 2, 215-219 GEORGE ST, LIVERPOOL PH: +61415880256

CLIENT: JULIE ABOUMELHEM

Northpoint

ADDRESS:
14 HALL STREET,
BELMORE, NSW, 2192
LOT C DP 305691

COPYRIGHT

This plan and documentation is the property of SYDNEY'S FINEST DESIGNS and under no condition can be used or duplicated for copyright. Legal action will be taken in this event.
All Measurements on plans are to be in millimeters. Drawings are not to be scaled or guessed. Dimensions on site will be amended if need be accordingly.

NO.	DATE:	PLAN:	BY:	AMENDMENTS:	Scale	1:50	08
1	30.09.24	PRELIM PLAN 1	SM	SECONDARY DWELLING LOCATIN	Drawn by	SM	Project no. 24022
2	18.10.24	CONCEPT PLAN 3	SM	PRIMARY DWELLING ALS N ADDS.	Date	30.09.24	
3	13.12.24	ARCH. SET	SM	AS PER LATEST PLANS	KITCHEN SECONDARY DWEL.		
4	19.12.24	ENGINEERING	SM	BASIX CERT COMPLETED			
5	17.01.25	DA PLANS	SM				
6							

CANTERBURY LANDSCAPING

TREES (45 LITRE POTS)

ER EUCALYPTUS ROBUSTA (SWAMP MAHOGANY) (10-20 H.M X 4-8 W.M)

MD MELALEUCA DECORA(WHITE FEATHER HONEYMYRTLE) (6-20H.M - 5-10W.M)

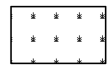
SHRUBS

PV PULTENAEA VILLOSA (1.5H.M-1 W.M)

GRASSES/TUFTED PLANTS

DL DIANELLA LONGIFOLIA (0.8-0.3 H.M)

LANDSCAPE LEGEND



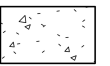
TURF



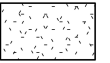
VEGETATION
MULCH



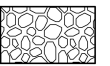
HEGDES, PLANTS,
SHRUBS, & TREES



COLOURED CONCRETE



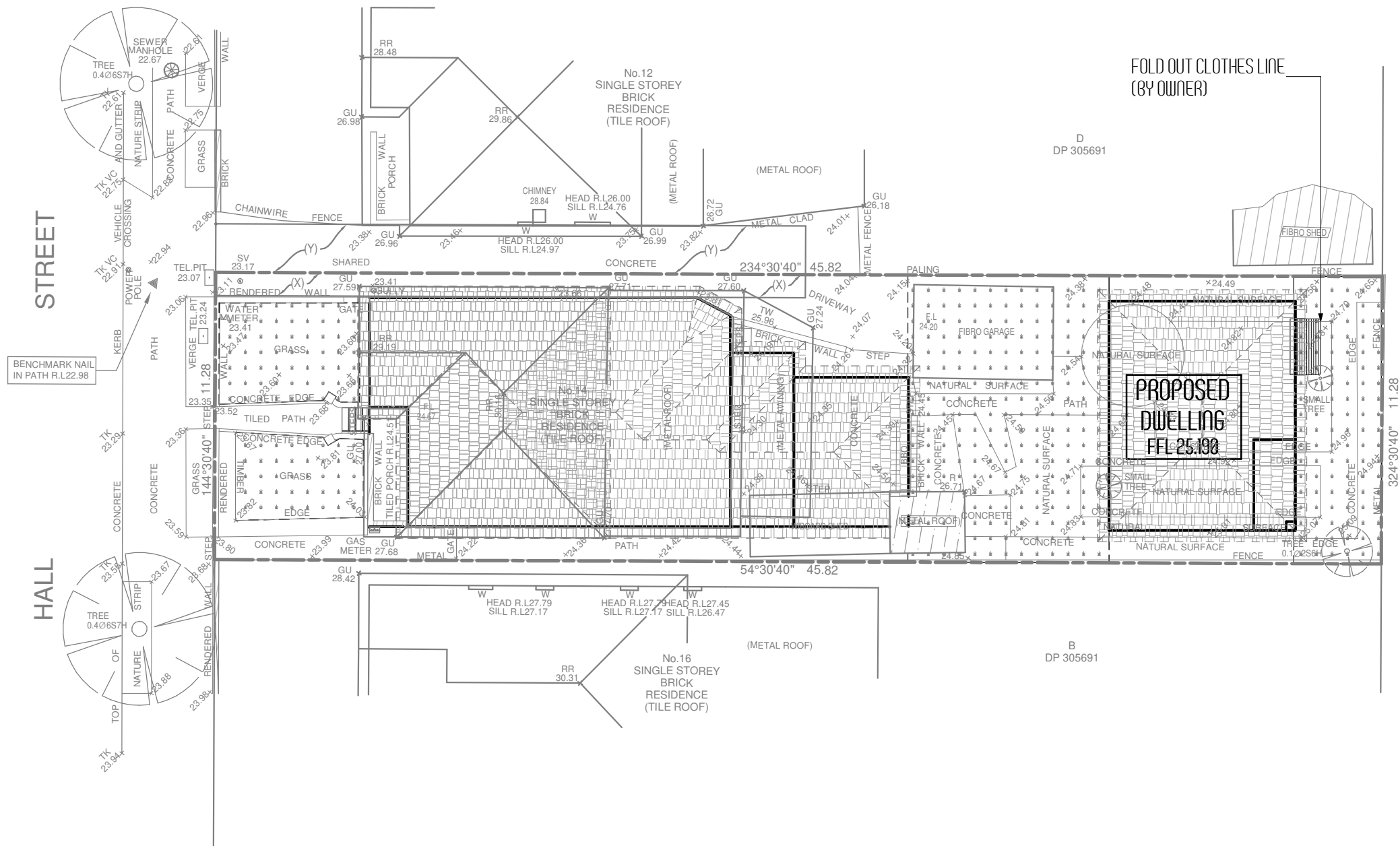
CONCRETE
(NO COLOUR ADD)



RECYCLED CRUSHED
ROCKS OR GRAVEL

LANDSCAPE AREA

TYPE	AREA
.TURF	165.54 m ²
Total	165.54 m ²



SHRUB OR TREE AS SPECIFIED

FORM WATER RING

MULCH WELL AS SHOWN MAXIMUM DEPTH 75mm

GARDEN EDGING AS NOMINATED

SLOW RELEASE FERTILISER AS SPECIFIED

NOTES: AFTER PLANTING WATER PLANTS WELL USING 4 TIMES THE PLANT CONTAINER CAPACITY OF WATER

FOR TREES 50LT AND ABOVE INSERT A 60mm DIA AG PIPE UNDER PLANT IN BACKFILL TO PROMOTE GOOD AERATION IN SOIL

2X 38X38 HWD STAKES DRIVEN OUTSIDE OF ROOT BALL AND A MINIMUM OF 1200 HIGH

50mm WEDDING STAPLED TO STAKE

BACKFILL SOIL TO BE CONDITIONED WITH NOT MORE THAN 10% ORGANIC MATTER

HOLE TO BE DUG TWICE SIZE OF THE CONTAINER WITH SURFACE ROUGHED TO PREVENT GLAZING AND PROMOTE GOOD DRAINAGE

CONCEPT LANDSCAPE PLAN



SUITE 32, LEVEL 2, 215-219 GEORGE ST, LIVERPOOL PH: +61415880256



CLIENT: JULIE ABOUMELHEM

Northpoint

ADDRESS:

14 HALL STREET,
BELMORE, NSW, 2192
LOT C DP 305691

COPYRIGHT

This plan and documentation is the property of SYDNEY'S FINEST DESIGNS and under no condition can be used or duplicated for copyright. Legal action will be taken in this event.

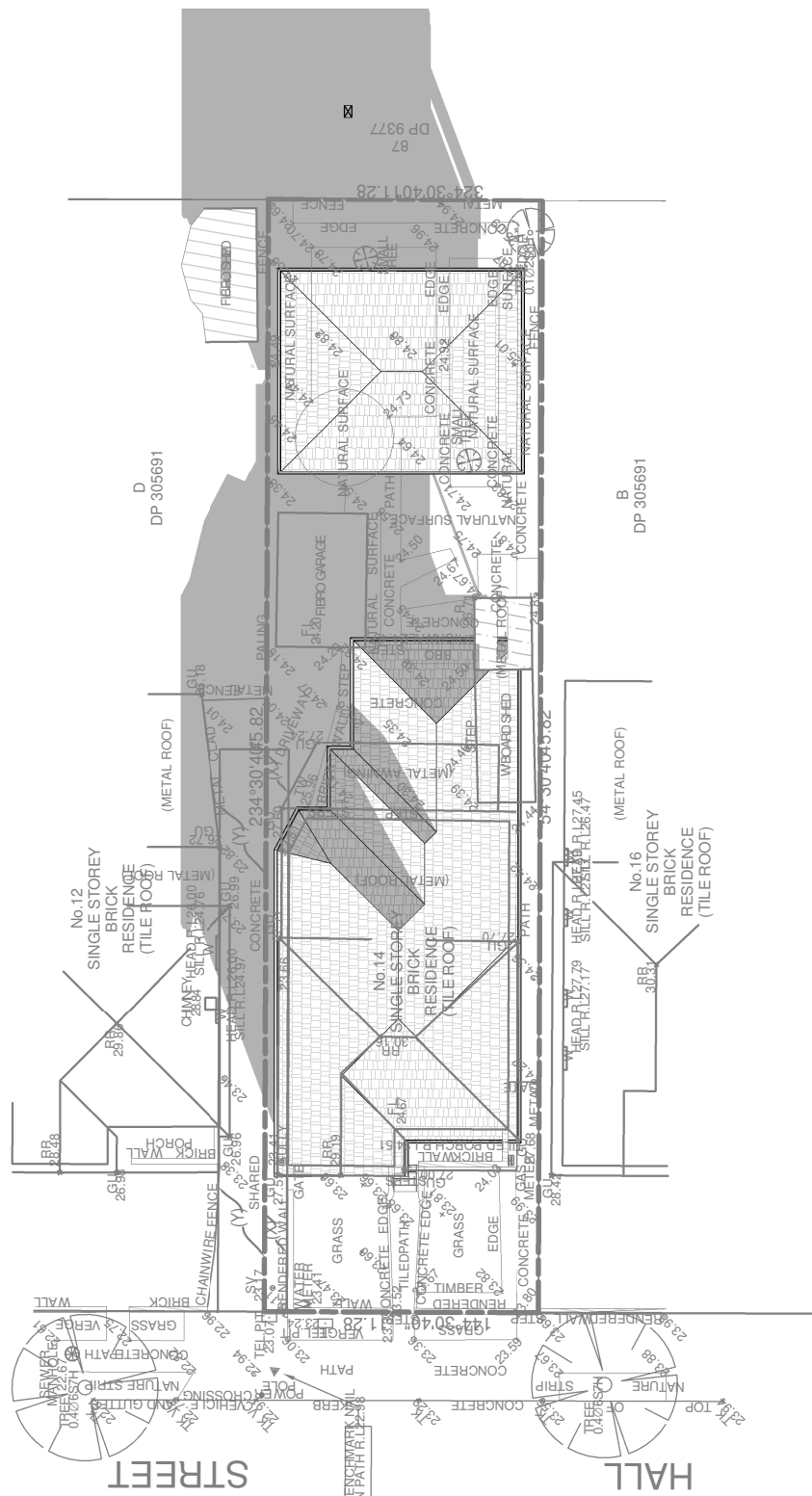
All Measurements on plans are to be in millimeters. Drawings are not to be scaled or guessed. Dimensions on site will be amended if need be accordingly.

NO.	DATE:	PLAN:	BY:	AMENDMENTS:
1	30.09.24	PRELIM PLAN 1	SM	SECONDARY DWELLING LOCATIN
2	18.10.24	CONCEPT PLAN 3	SM	PRIMARY DWELLING ALS N ADDS.
3	13.12.24	ARCH. SET	SM	AS PER LATEST PLANS
4	19.12.24	ENGINEERING	SM	BASIX CERT COMPLETED
5	17.01.25	DA PLANS	SM	
6				

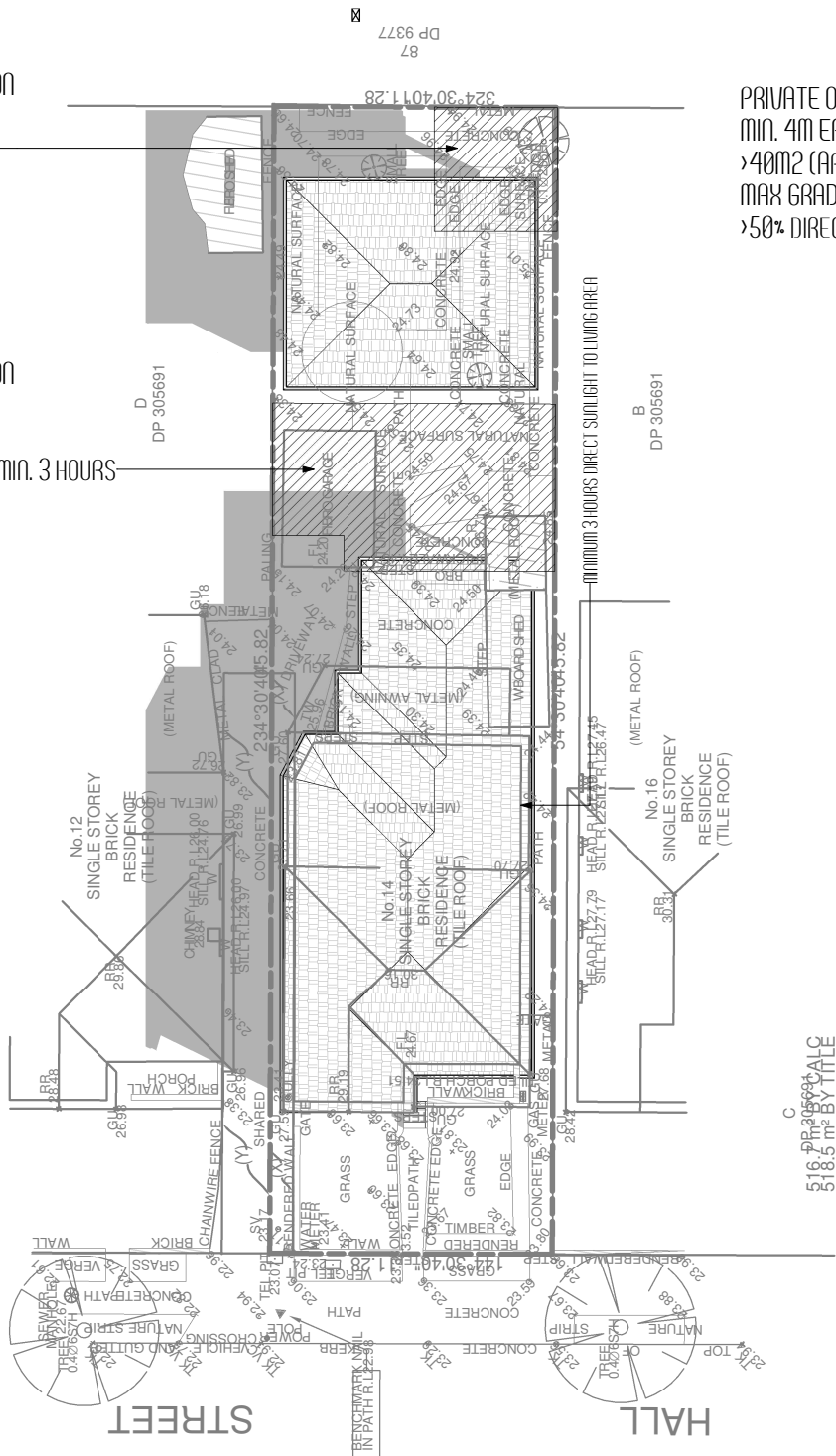
Scale	AS INDICATED	09
Drawn by	SM	Project no. 24022
Date		30.09.24

LANDSCAPE CONCEPT PLAN

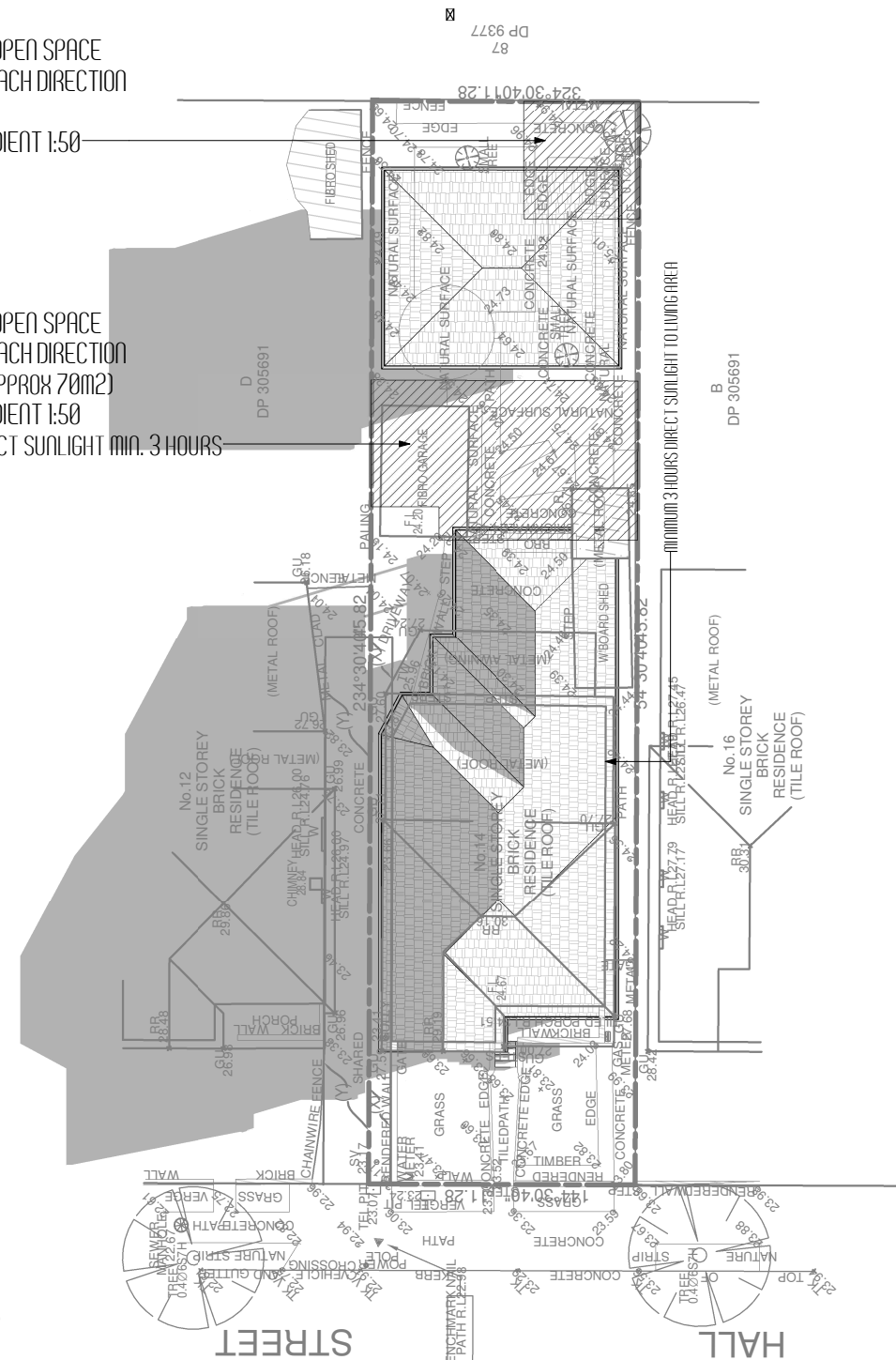
SHADOW DIAGRAM JUNE 21 - 9.00AM



SHADOW DIAGRAM JUNE 21 - 12.00PM



SHADOW DIAGRAM JUNE 21 3.00PM



CLIENT: JULIE ABOUMELHEM

Northpoint ADDRESS:
14 HALL STREET,
BELMORE, NSW, 2192
LOT C DP 305691

COPYRIGHT

This plan and documentation is the property of SYDNEY'S FINEST DESIGNS and under no condition can be used or duplicated for copyright. Legal action will be taken in this event.
All Measurements on plans are to be in millimeters. Drawings are not to be scaled or guessed. Dimensions on site will be amended if need be accordingly.

NO.	DATE:	PLAN:	BY:	AMENDMENTS:
1	30.09.24	PRELIM PLAN 1	SM	SECONDARY DWELLING LOCATIN
2	18.10.24	CONCEPT PLAN 3	SM	PRIMARY DWELLING ALS N ADDS.
3	13.12.24	ARCH. SET	SM	AS PER LATEST PLANS
4	19.12.24	ENGINEERING	SM	BASIX CERT COMPLETED
5	17.01.25	DA PLANS	SM	
6				

Scale	1:300	11
Drawn by	SM	Project no. 24022
Date		30.09.24
SHADOW DIAGRAM		