Balcony Additions To Approved CDC - Lot 27,DP 6016 30 Belmore Avenue, Belmore, NSW 2192

Project Number: 2963

Date: 14.11.2023

Client: WAY_WILLIAMS

Sheet Number	Sheet Name
000	Cover
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102	Site Analysis Plan
201	GFA & Landscape Calc
301	Ground Floor Plan
302	First Floor Plan
303	Roof Plan
401	Elevations (East)
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404	Elevations (South)
501	Sections
601	Materials and Finish Schedule
701	Shadow Diagrams - 9 am Winter - Without Balcony
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DA ISSUE

REVISION 2 14.11.2023



INNER WEST: 30 NORTON STREET, LEICHHARDT NSW 2040 EASTERN SUBURBS: 394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW 2028

THE SITE FOREMAN (NSW) Pty Ltd NOMINATED ARCHITECT: Alexander Chougam ARN: 7196

DEVELOPMENT SUMMARY

= 416.1 m² AS PER SURVEY Site Area = Canterbury- Bankstown Council Council

Max FSR $= 0.5:1 (208.5m^2)$

FSR As Per CDC Approval

Zone

= 247.05 m² (0.59:1)

Max Height = 8.5m (Complies)

Max Built Upon Area = 300m²

Built Upon Area As Per CDC approval

= area of dwelling+paved path+50%of driveway+ retaining walls +pool area+steps

= R3 - Medium Density residential

= 190.303+11.50+14.096+2.561m2

= 218.46m² (Complies)

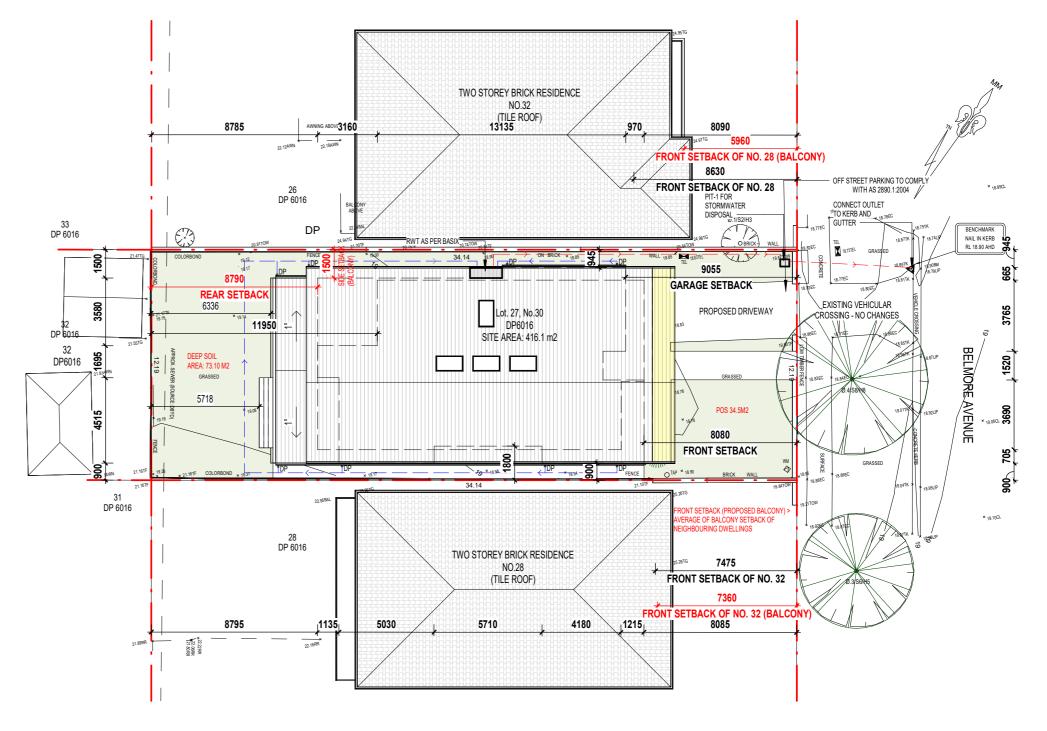
= 15%m², min depth 2.5m = 73.10m² Deep Soil Area

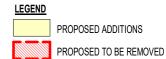
Proposed Deep Soil Area = Complies

Acid Sulphate Heritage = No

Bushfire = No

Flooding = Yes





NOTE: NOT FOR CONSTRUCTION

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EASTERN SUBURBS:

ABN: 26160232824

394 NEW SOUTH HEAD ROAD, DOUBLE

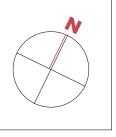
NOMINATED ARCHITECT: Alexander Chougar

V 2040	ISSUE	REVISIONS	DATE
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PROJECT	Balcony Additions To Approved CDC - Lot 27,DP 6016	CHECKED BY	AC,MM
ADDRESS	30 Belmore Avenue, Belmore, NSW 2192	SCALE	As indicated@A3
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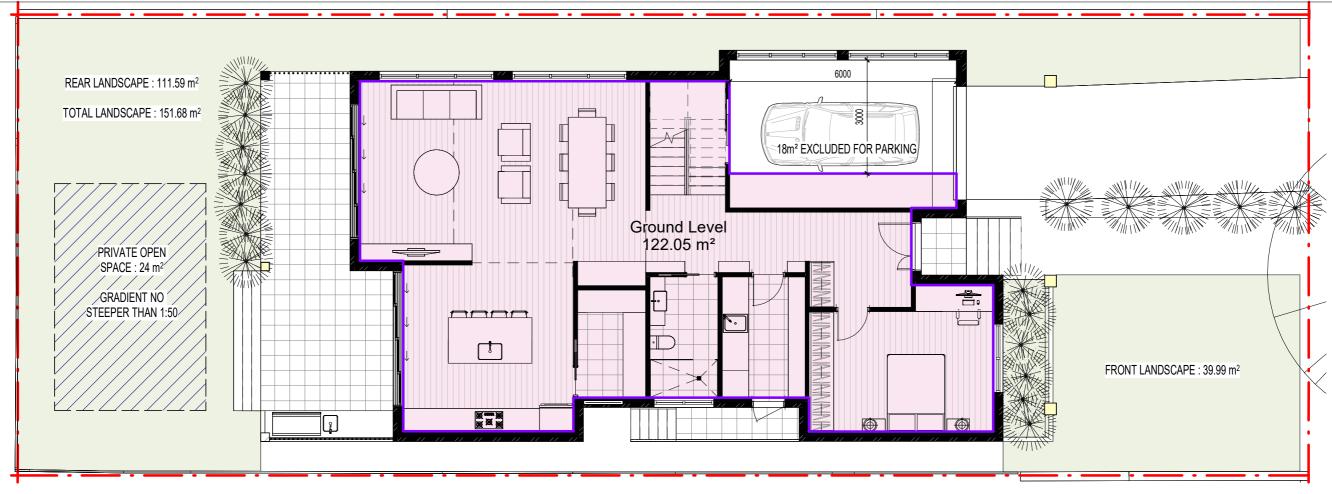
692-694 PARRAMATTA ROAD, CROYDON NSW 2132 **EASTERN SUBURBS:**

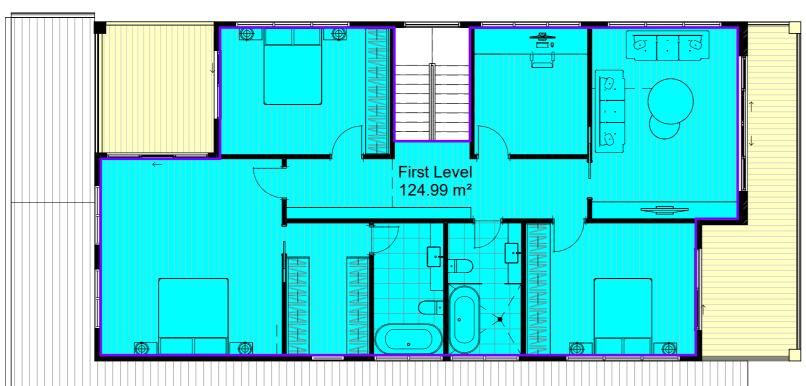
394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW 2028

NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196
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w)	DRAWING TITLE	Site Analysis Plan	DRAWN/DESIGN	IED BY AK	
	PROJECT	Balcony Additions To Approved CDC - Lot 27,DP 601	6CHECKED BY	AC,	MM
3	ADDRESS	30 Belmore Avenue, Belmore, NSW 2192	SCALE	As indica	ated@A3
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1 Ground Floor 70 1:100@A3

Area Schedule (GFA)	
Name	Area

Ground Level	122.05 m²
First Level	124.99 m²
Total	247.05 m ²

NOTE: NO CHANGES TO APPROVED CDC

2 First Floor 70 1:100@A3

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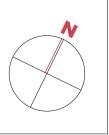
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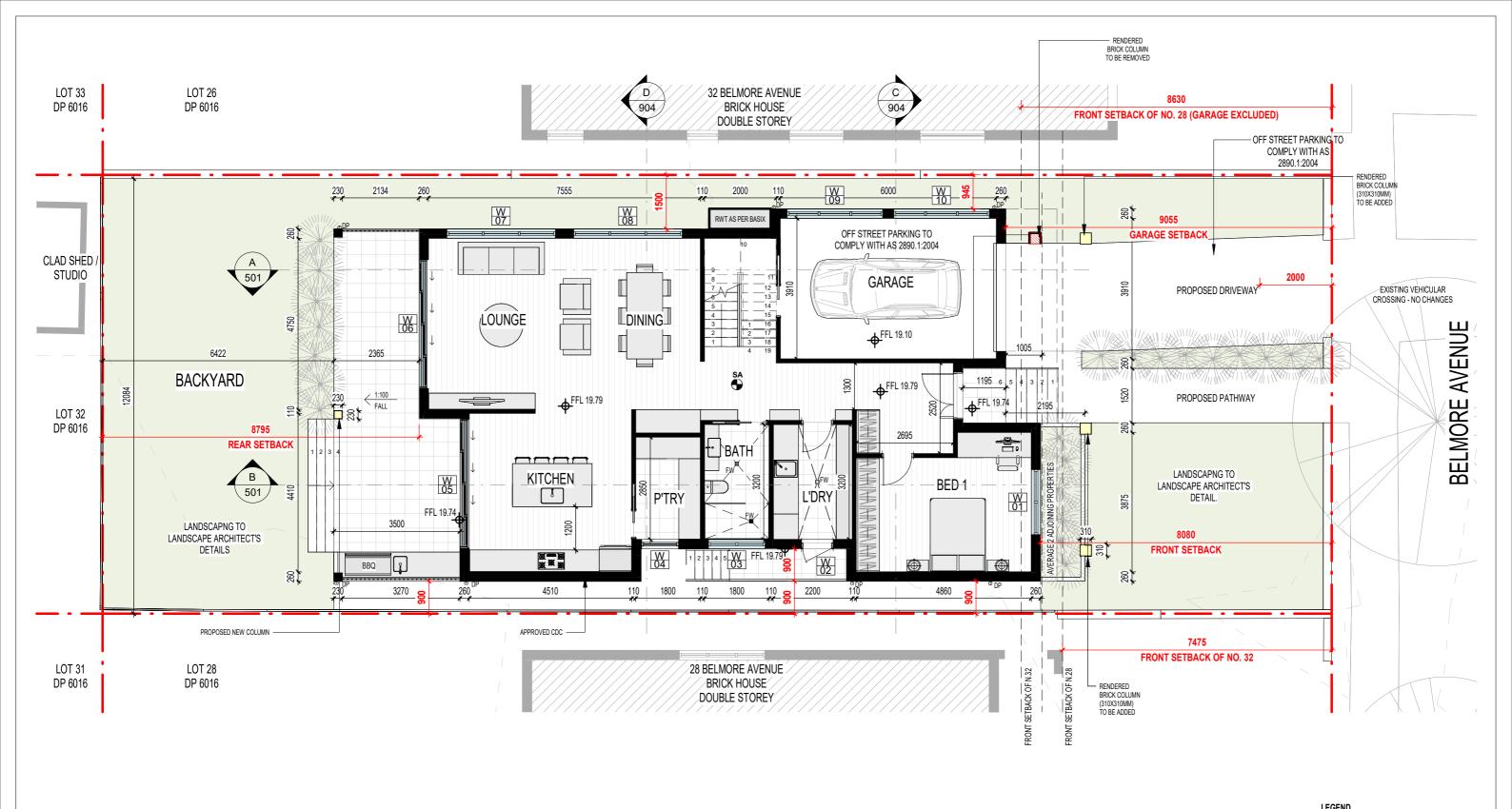
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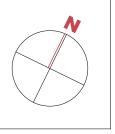
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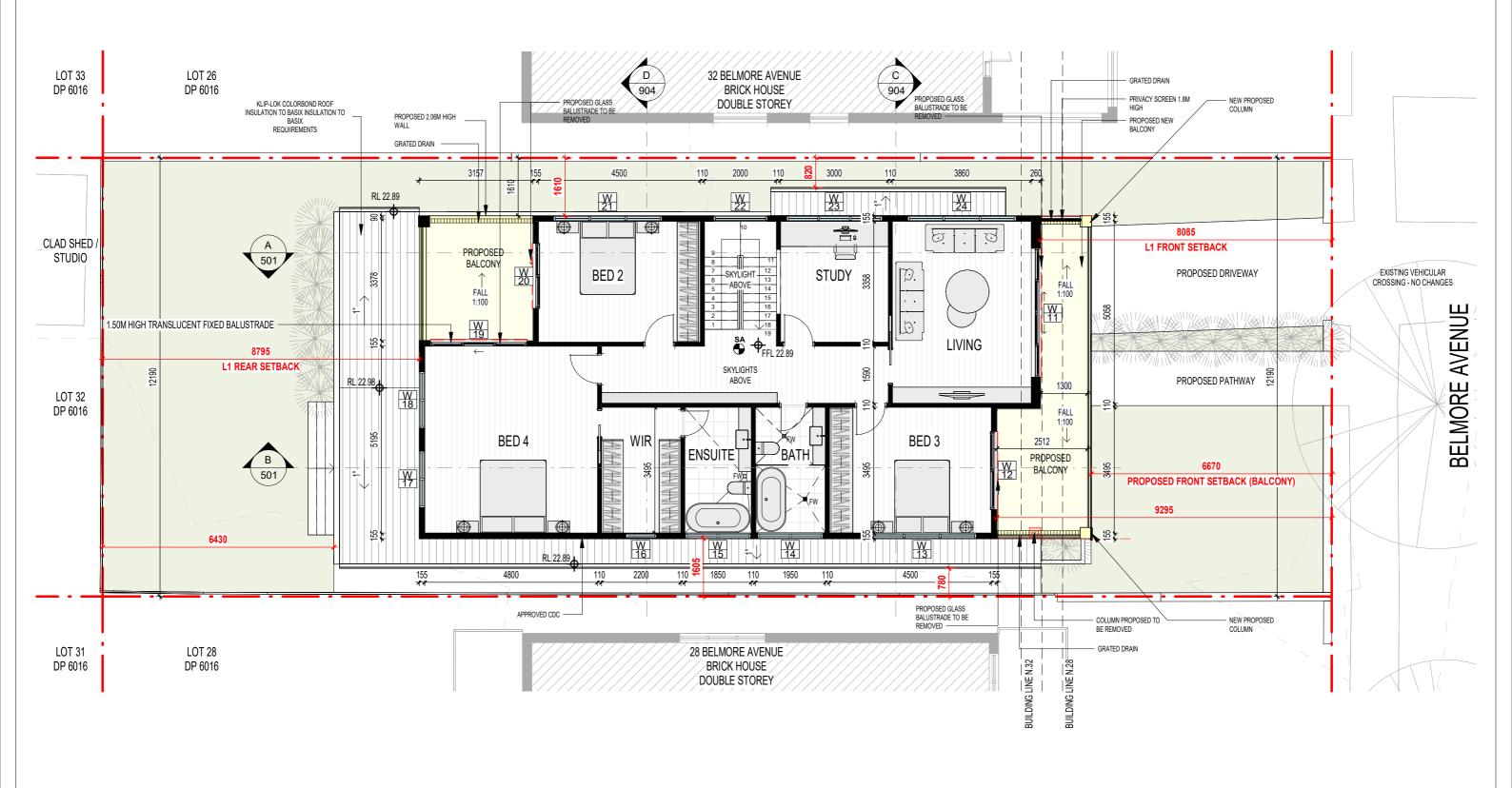
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ABN: 26160232824

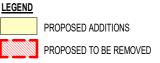
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	DRAWING TITLE	Ground Floor Plan	DRAWN/DESIGNE	ED BY AK
	PROJECT	Balcony Additions To Approved CDC - Lot 27,DP 6016	CHECKED BY	AC,MM
$\frac{1}{2}$	ADDRESS	30 Belmore Avenue, Belmore, NSW 2192	SCALE	1:100@A3
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	Australian Standards, legisl This set of drawings does n	ings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant ation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. ot include all possible construction details and the builder is required to complete the design where the information tact the architect in case of doubt.	DRAWING NO:	A301 REV: 2





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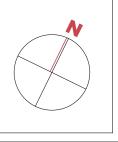
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ARCHITECTS	ABN: 26160232824

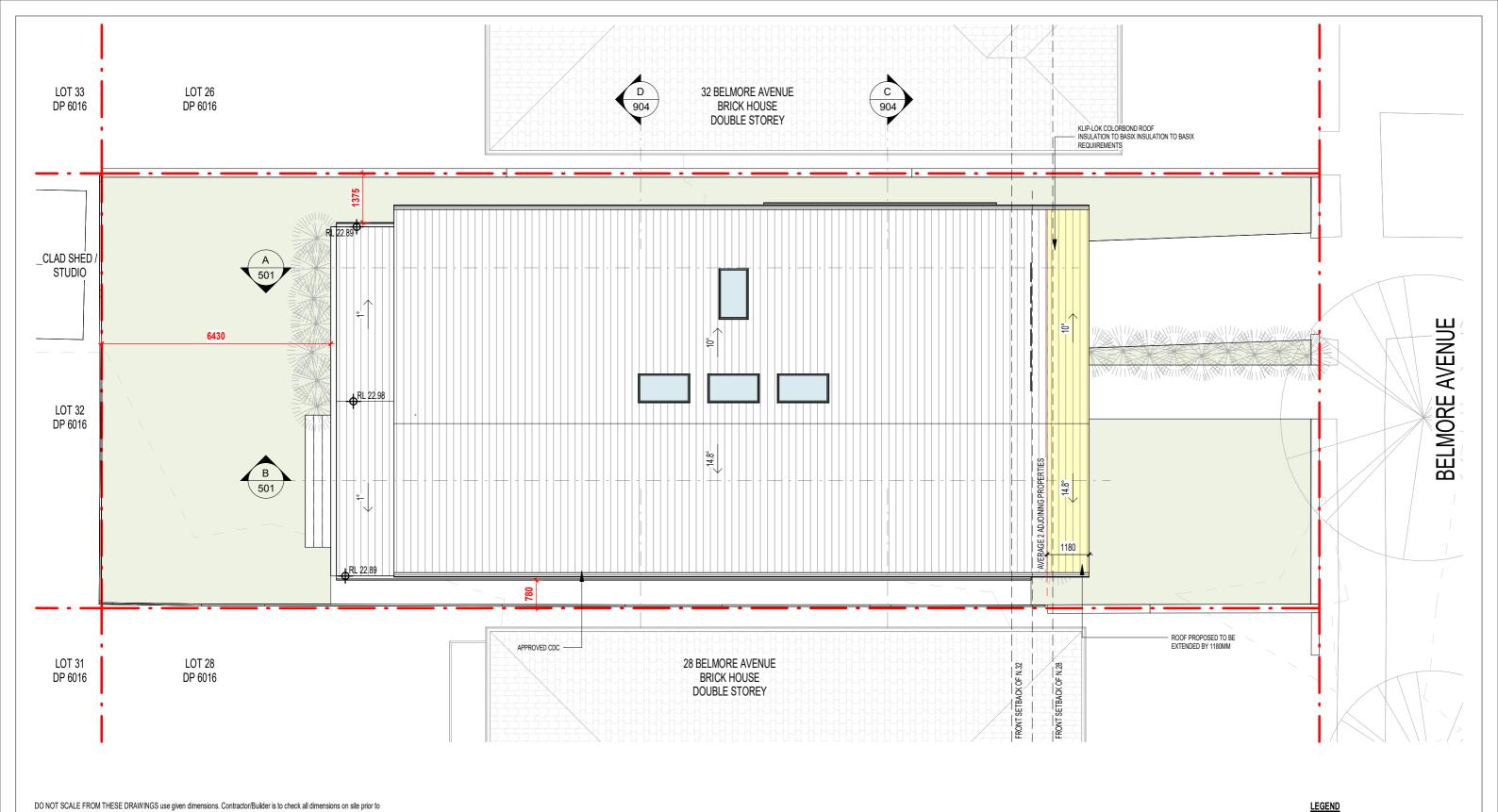
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DRAWING TITLE	First Floor Plan
PROJECT	Balcony Additions To Approved CDC - Lot 27,DP 6016
ADDRESS	30 Belmore Avenue, Belmore, NSW 2192

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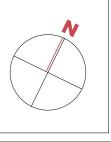
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ABN: 26160232824

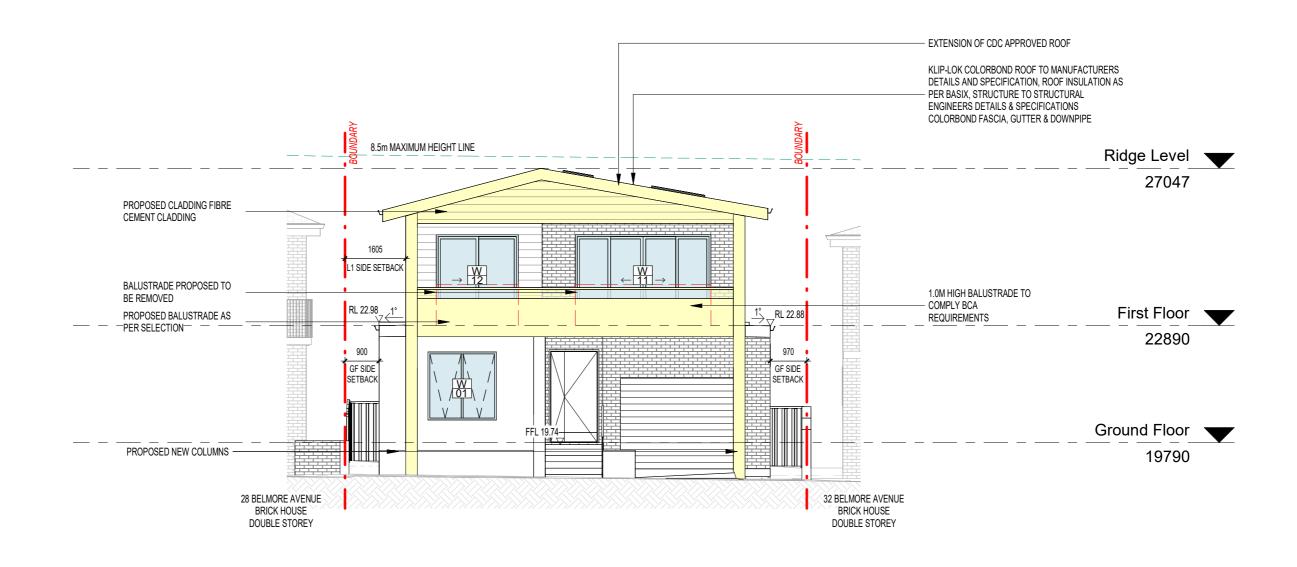
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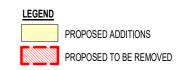
/) of	DRAWING TITLE	Roof Plan	DRAWN/DESIGNE	D BY AK			
	PROJECT	Balcony Additions To Approved CDC - Lot 27,DP 6016	CHECKED BY	AC	,MM		
3	ADDRESS	30 Belmore Avenue, Belmore, NSW 2192	SCALE	1:	100@/	43	
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PROPOSED ADDITIONS



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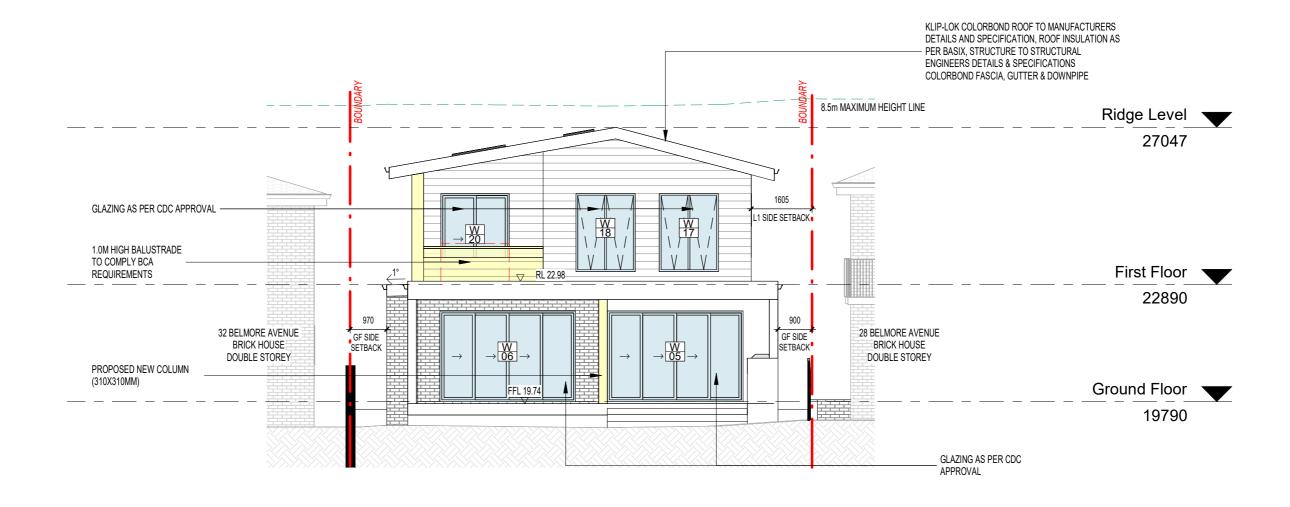
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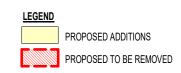
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DRAWING TITLE	Elevations (East)	DRAWN/DESIGNE	ED BY AK
PROJECT	Balcony Additions To Approved CDC - Lot 27,DP 6016	CHECKED BY	AC,MM
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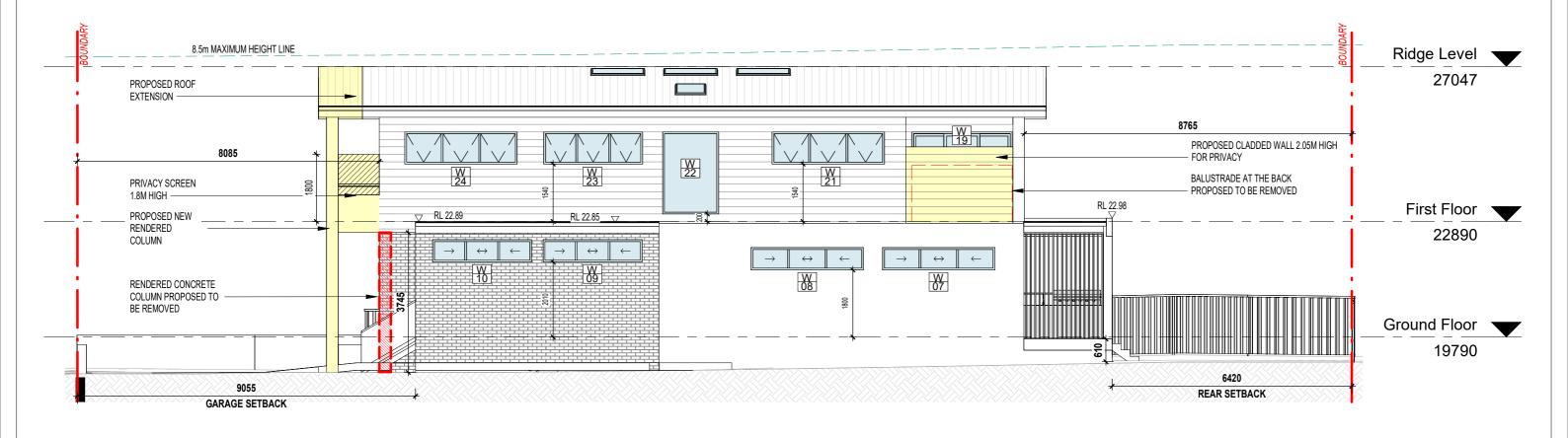
EASTERN SUBURBS:

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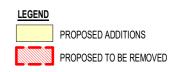
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N) of	DRAWING TITLE	Elevations (West)	DRAWN/DESIGNED	BY AK
	PROJECT	Balcony Additions To Approved CDC - Lot 27,DP 6016	CHECKED BY	AC,MM
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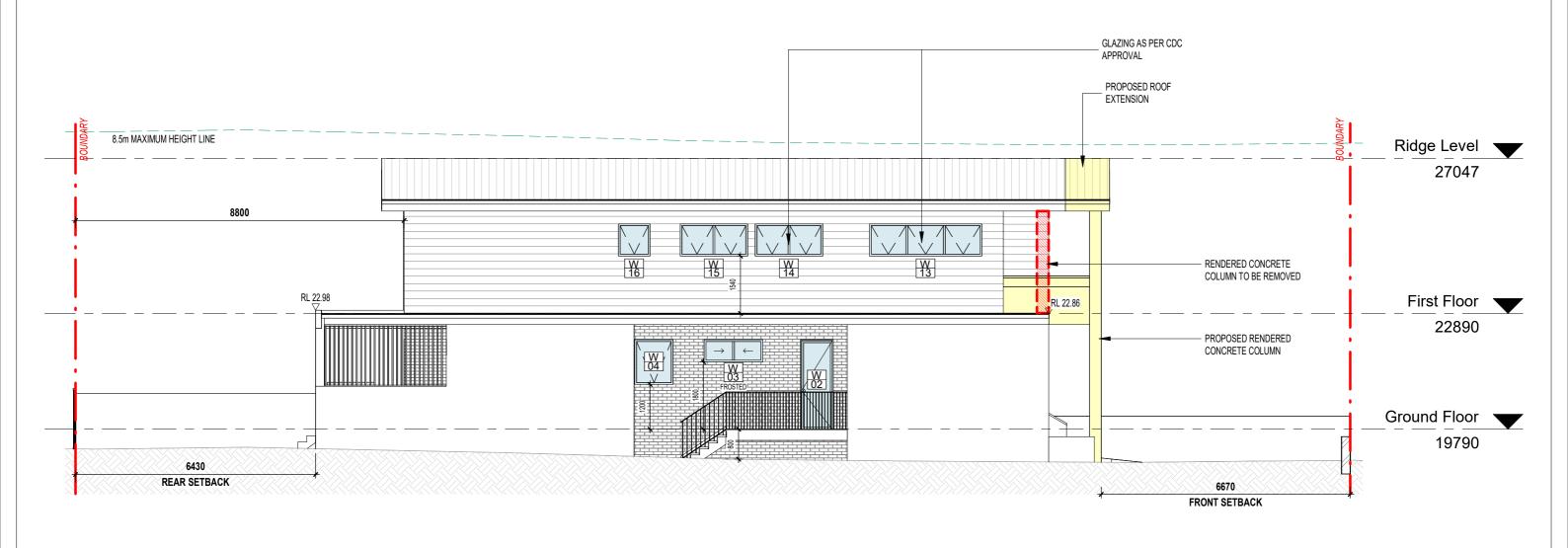
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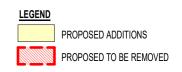
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	DRAWING TITLE	Elevations (North)	DRAWN/DESIGNE	ED BY AK	
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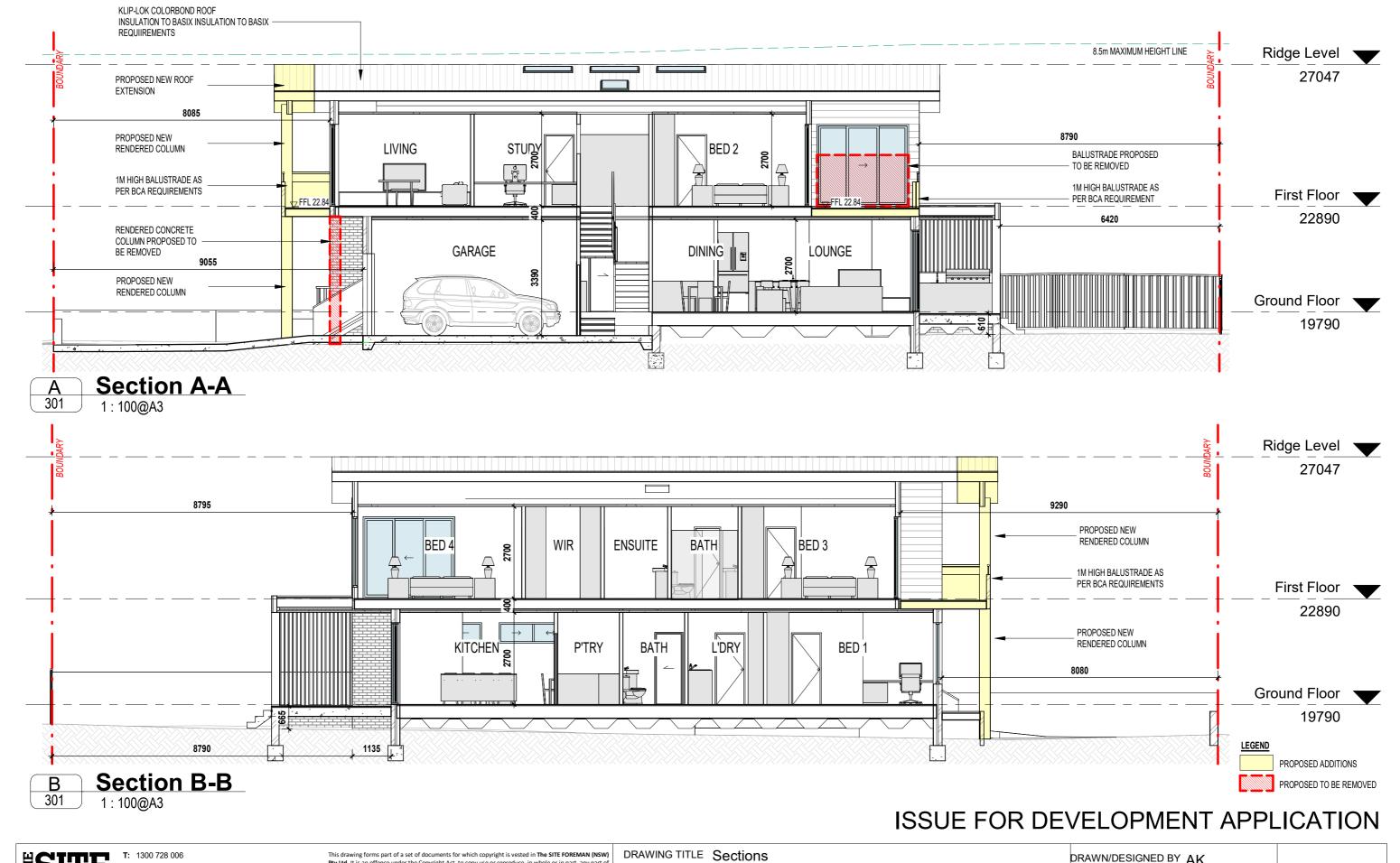
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	1	ISSUE FOR DA - DRAFT	13.11.2023	
	2	ISSUE FOR DA	14.11.2023	
16				
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/) of	DRAWING TITLE	Elevations (South)	DRAWN/DESIGNE	DBY AK	
	PROJECT	Balcony Additions To Approved CDC - Lot 27,DP 6016	CHECKED BY	AC,MM	
	ADDRESS	30 Belmore Avenue, Belmore, NSW 2192	SCALE	1 : 100@A3	
1	commencement of shop drawork. This drawing is to be	HESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to awings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this	JOB NO	2963	
	Australian Standards, legisl This set of drawings does r	ings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant ation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. to include all possible construction details and the builder is required to complete the design where the information tact the architect in case of doubt.	DRAWING NO:	A404 REV: 2	



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30 NORTON STREET, LEICHHARDT NSW 2040

INNER WEST:

ABN: 26160232824

EASTERN SUBURBS: 394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW

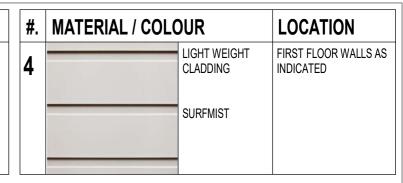
NOMINATED ARCHITECT: Alexander Chougam | ARN: 719

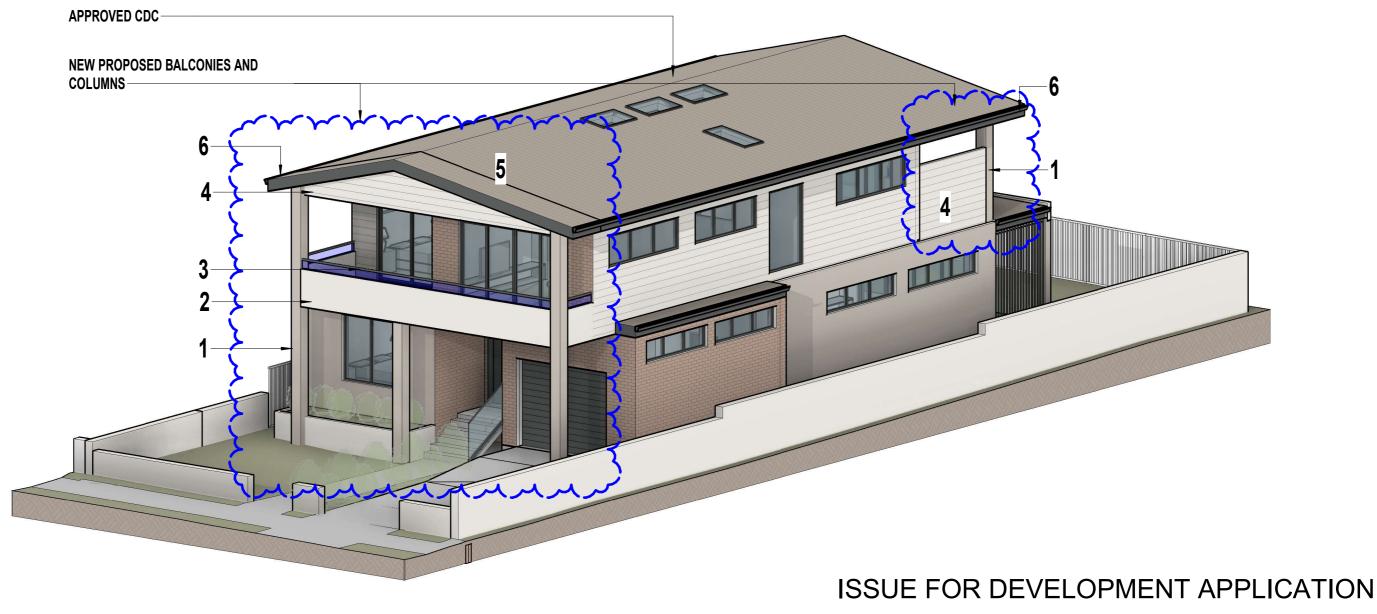
	ISSUE	REVISIONS	DATE
	0	ISSUE FOR DA - DRAFT	19.10.2023
	1	ISSUE FOR DA - DRAFT	13.11.2023
	2	ISSUE FOR DA	14.11.2023
196			

DRAWING TITLE	Sections	DRAWN/DESIGNI	ED BY AK	
PROJECT	Balcony Additions To Approved CDC - Lot 27,DP 6016	CHECKED BY	AC	,MM
ADDRESS	30 Belmore Avenue, Belmore, NSW 2192	SCALE	1:1	00@A3
commencement of shop of work. This drawing is to be	THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to trawings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of the used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this	JOB NO	296	33
drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt. A501				

#.	MATERIAL / COLO	DUR	LOCATION	#	MATERIAL / COL	OUR	LOCATION
1		BRICK COLUMN WITH CEMENT RENDER AND PAINT FINISH SURFMIST	FRONT AND REAR COLUMNS	2		LIGHT WEIGHT WALL CEMENT RENDER	AS INDICATED
5		COLORBOND KLIPLOK IRONSTONE	ROOFING	6		COLORBOND IRONSTONE	GUTTERS AND FASCIAS

#.	MATERIAL / COLO	LOCATION	
3		GLASS WITH METAL GRAB RAIL GRAB RAIL - ALUMINIUM COLORBOND IRONSTONE	FIRST FLOOR BALUSTRADE AS INDICATED







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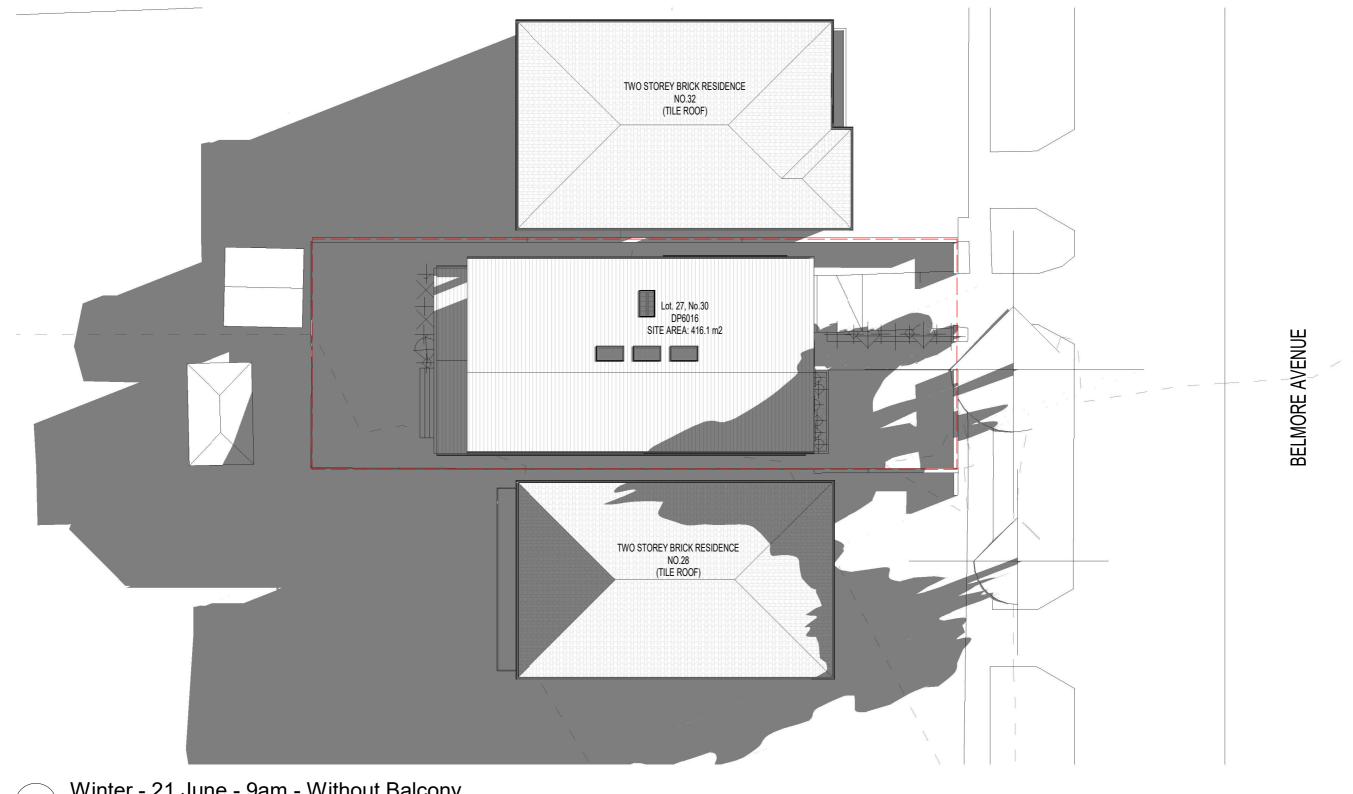
30 NORTON STREET, LEICHHARDT NSW 2040

EASTERN SUBURBS: 394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW

NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196 ABN: 26160232824

	ISSUE	REVISIONS	DATE	
	0	ISSUE FOR DA - DRAFT	19.10.2023	
	1	ISSUE FOR DA - DRAFT	13.11.2023	
	2	ISSUE FOR DA	14.11.2023	
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	DRAWING TITLE	Materials and Finish Schedule	DRAWN/DESIGNED BY	′ AK
	PROJECT	Balcony Additions To Approved CDC - Lot 27,DP 6016	CHECKED BY	AC,MM
-	ADDRESS	30 Belmore Avenue, Belmore, NSW 2192	SCALE	@A3
-	commencement of shop dr work. This drawing is to be	HESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to awings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this	JOB NO	2963
	Australian Standards, legis This set of drawings does r	ings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant lation,policies,Building Code of Australia, Development Consent and any other council or certifier's requirements. not include all possible construction details and the builder is required to complete the design where the information tact the architect in case of doubt.	DRAWING NO: A6	01 REV: 2



Winter - 21 June - 9am - Without Balcony

ISSUE FOR DEVELOPMENT APPLICATION



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EASTERN SUBURBS:

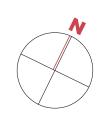
394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW

NOMINATED ARCHITECT: Alexander Chougam | ARN: 71

ABN: 26160232824

	ISSUE	REVISIONS	DATE	Ī
	1	ISSUE FOR DA - DRAFT	13.11.2023	
'	2	ISSUE FOR DA	14.11.2023	_
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	DRAWING TITLE	Shadow Diagrams - 9am - Winter - Without Balcony	DRAWN/DESIGNED BY	AK
	PROJECT	New Build - Lot 27, DP 6016	CHECKED BY	AC,MM
	ADDRESS	30 Belmore Avenue, Belmore, NSW 2192	SCALE	1: 200@A3
	DO NOT SCALE FROM TI commencement of shop dr work. This drawing is to be	JOB NO	2963	
drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.				



LEGEND
ADDITIONAL OVERSHADOWING
REDUCED OVERSHADOWING



Winter - 21 June - 9am - With Balcony 1:200

ISSUE FOR DEVELOPMENT APPLICATION



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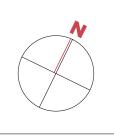
INNER WEST: 30 NORTON STREET, LEICHHARDT NSW 2040

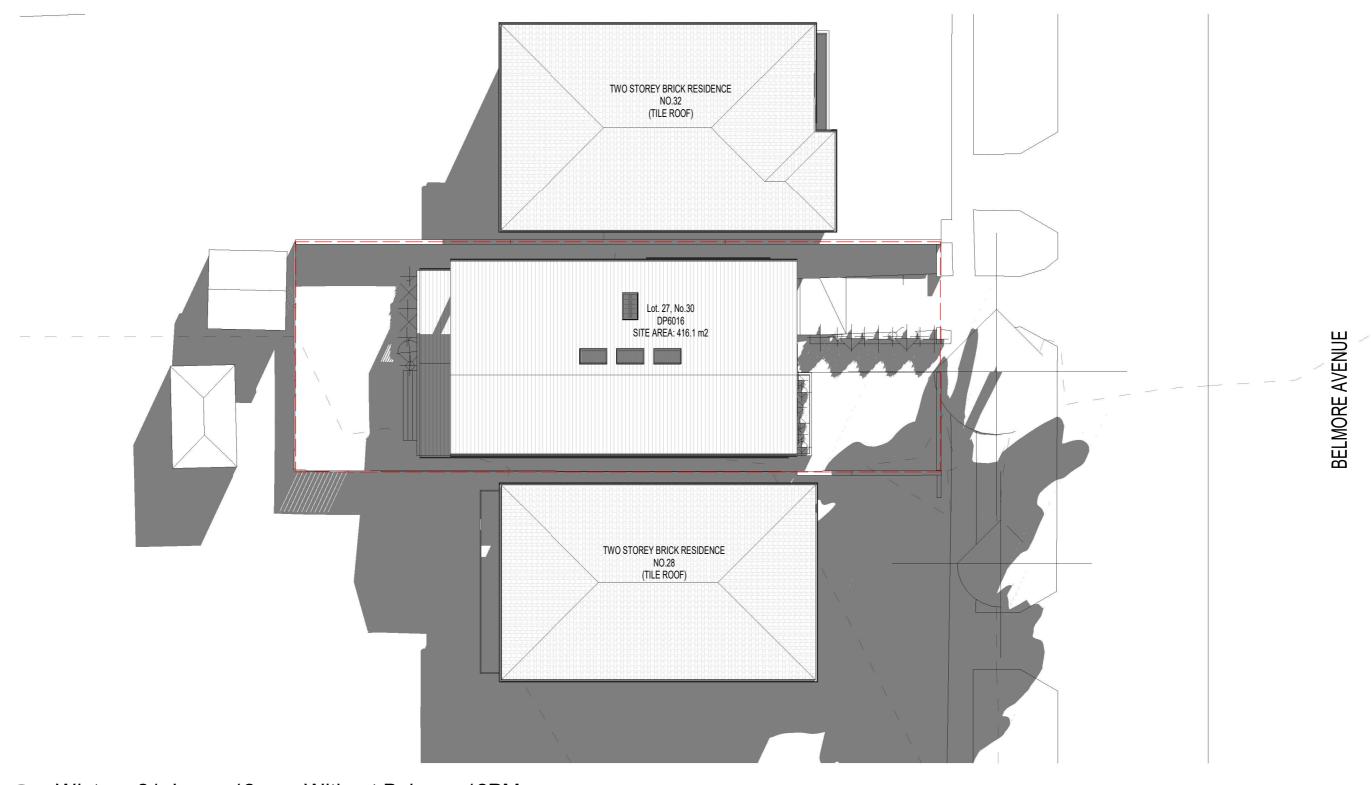
EASTERN SUBURBS:
394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW

NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196
ABN: 26160232824

	ISSUE	REVISIONS	DATE
	1	ISSUE FOR DA - DRAFT	13.11.2023
	2	ISSUE FOR DA	14.11.2023
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DRAWING TITLE	Shadow Diagrams - 9 am Winter - With Balcony	DRAWN/DESIG	NED BY AK
PROJECT	Balcony Additions To Approved CDC - Lot 27,DP 6016	CHECKED BY	AC,MM
ADDRESS	30 Belmore Avenue, Belmore, NSW 2192	SCALE	As indicated@A3
commencement of shop drawork. This drawing is to be	IESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to awings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this	JOB NO	2963
Australian Standards, legisl This set of drawings does r	ings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant ation,policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. of include all possible construction details and the builder is required to complete the design where the information tact the architect in case of doubt.	DRAWING NO	: A702 REV: 2





Winter - 21 June - 12pm - Without Balcony 12PM

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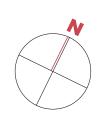
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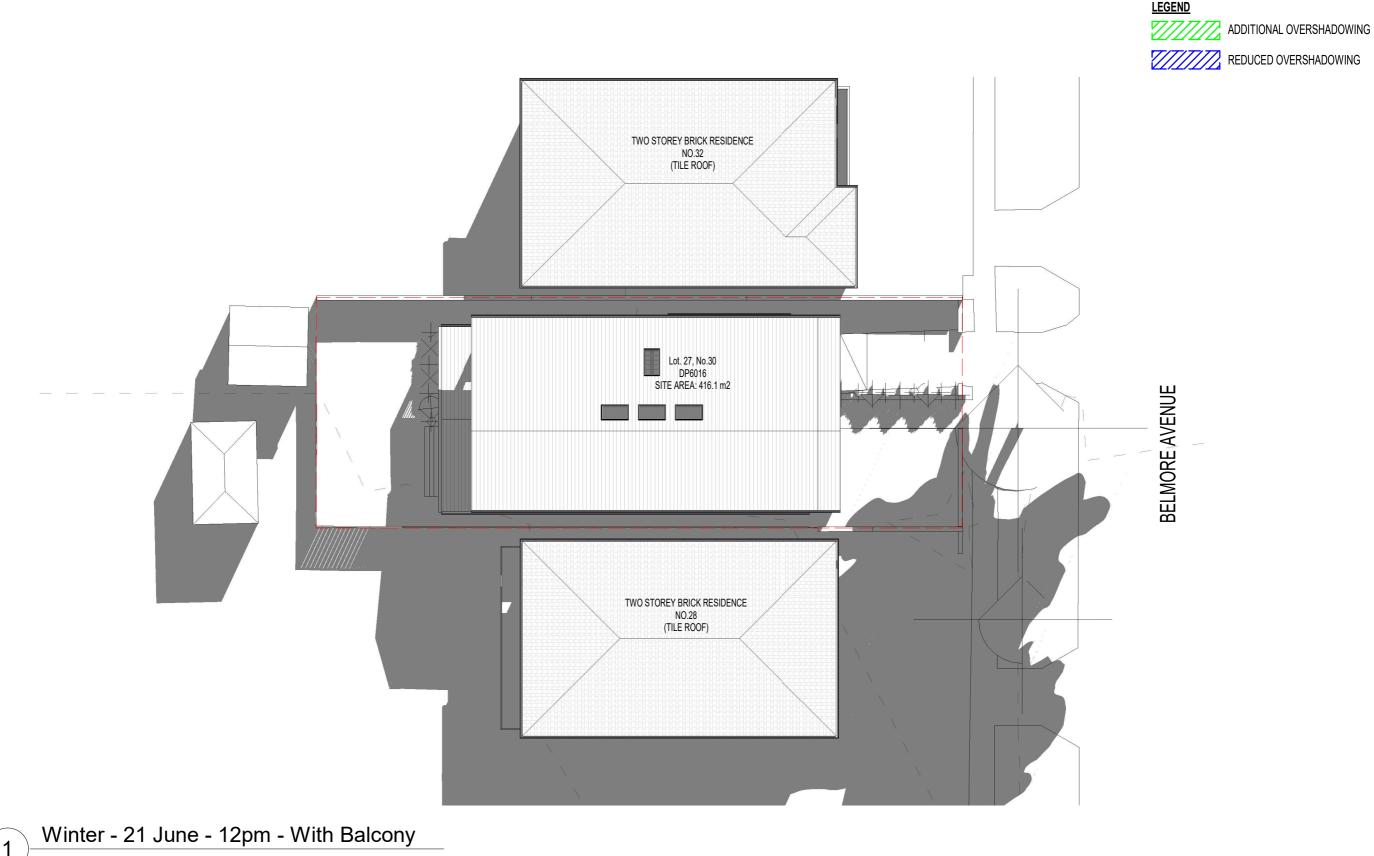
394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW

NOMINATED ARCHITECT: Alexander Chougam | ARN: 71 ABN: 26160232824

	ISSUE	REVISIONS	DATE
	1	ISSUE FOR DA - DRAFT	13.11.2023
1	2	ISSUE FOR DA	14.11.2023
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	DRAWING TITLE	Shadow Diagrams - 12pm Winter - Without Balcony	DRAWN/DESIGNED E	^{SY} AK
	PROJECT	New Build - Lot 27, DP 6016	CHECKED BY	AC,MM
	ADDRESS	30 Belmore Avenue, Belmore, NSW 2192	SCALE	1: 200@A3
-	commencement of shop drawork. This drawing is to be	HESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to awings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this	JOB NO	2963
1	Australian Standards, legisl This set of drawings does r	awing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant ustralian Standards, legislation,policies,Building Code of Australia, Development Consent and any other council or certifier's requirements. is set of drawings does not include all possible construction details and the builder is required to complete the design where the information available. Please contact the architect in case of doubt.		703 REV: 2





1:200 ISSUE F

ISSUE FOR DEVELOPMENT APPLICATION



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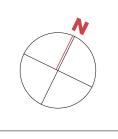
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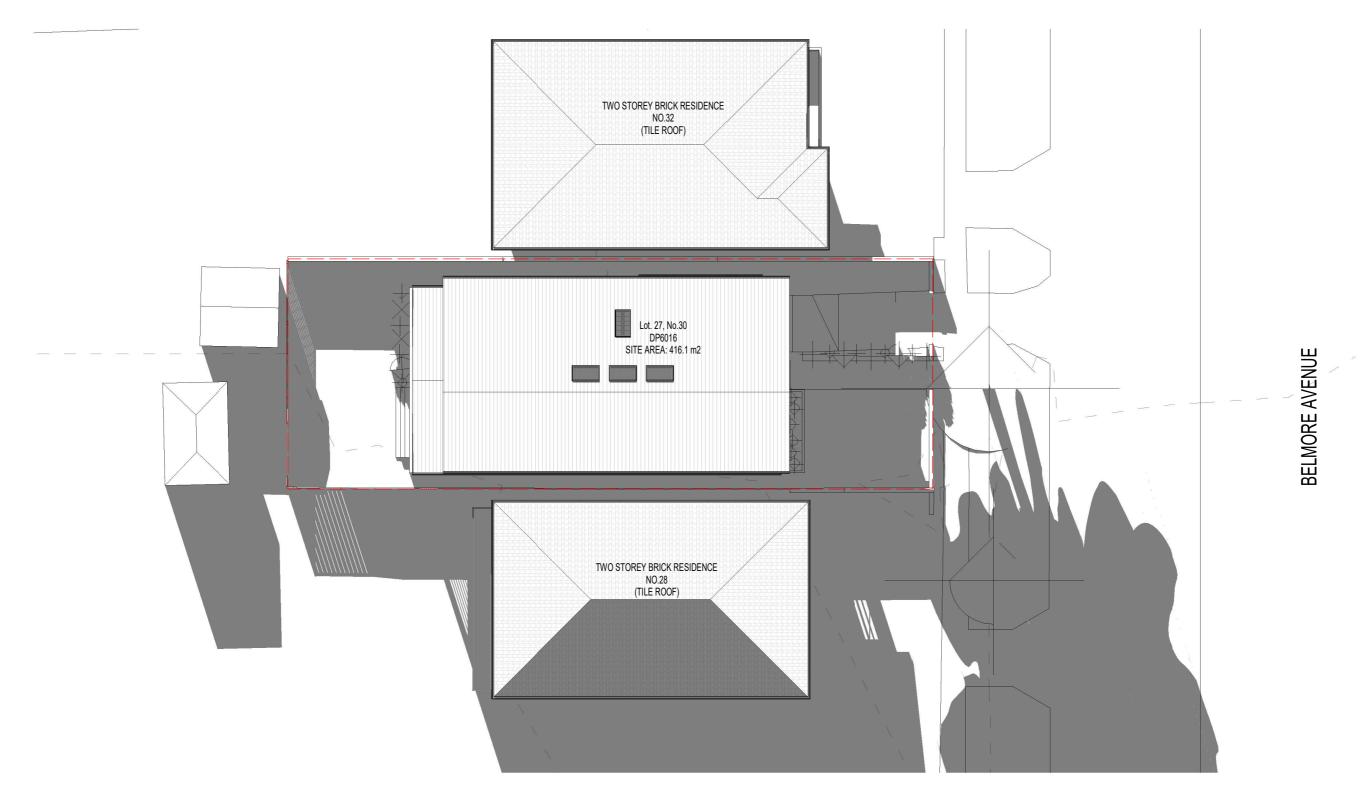
394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW 2028

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 ABN: 26160232824

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	1	ISSUE FOR DA - DRAFT	13.11.2023	
	2	ISSUE FOR DA	14.11.2023	
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	DRAWING TITLE Shadow Diagrams - 12pm Winter - With Balcony		DRAWN/DESIGNED BY AK		
	PROJECT	Balcony Additions To Approved CDC - Lot 27,DP 6016	CHECKED BY	AC,MI	М
	ADDRESS	30 Belmore Avenue, Belmore, NSW 2192	SCALE	1:200	@A3
-	DO NOT SCALE FROM THe commencement of shop drawing is to be	JOB NO	2963		
	Australian Standards, legisl This set of drawings does n	ings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant ation,policies,Building Code of Australia, Development Consent and any other council or certifier's requirements. of include all possible construction details and the builder is required to complete the design where the information tact the architect in case of doubt.	DRAWING NO:	1704 RE	v: 2





Winter - 21 June - 3pm - Without Balcony
1:200

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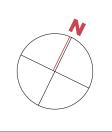
30 NORTON STREET, LEICHHARDT NSW 2040

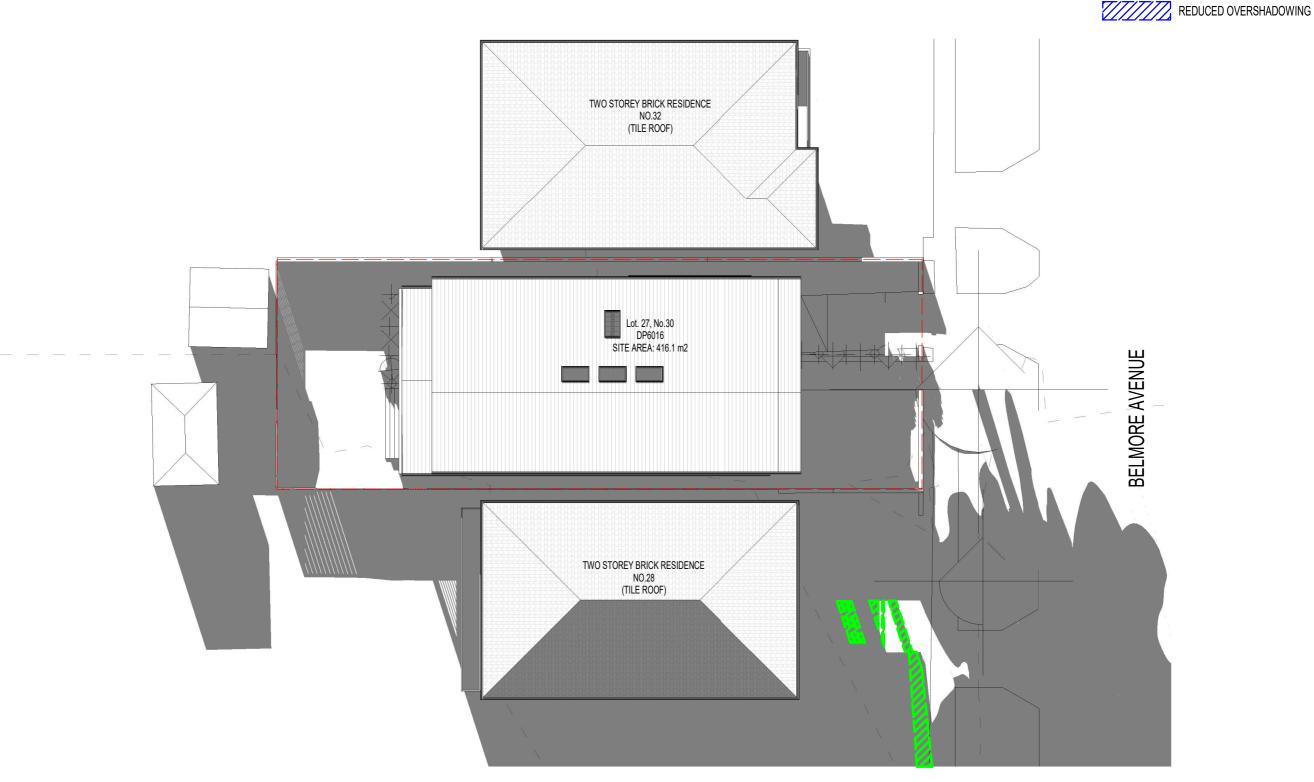
EASTERN SUBURBS:
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NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196
ABN: 26160232824

	ISSUE	REVISIONS	DATE	Г
	1	ISSUE FOR DA - DRAFT	13.11.2023	
	2	ISSUE FOR DA	14.11.2023	_
96				

	DRAWING TITLE	Shadow Diagrams - 3pm Winter - Without Balcony	DRAWN/DESIGNED BY	⁄ AK
	PROJECT	New Build - Lot 27, DP 6016	CHECKED BY	AC,MM
1	ADDRESS	30 Belmore Avenue, Belmore, NSW 2192	SCALE	1: 200@A3
	commencement of shop dra work. This drawing is to be	IESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to awings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this	JOB NO	2963
	Australian Standards, legisl This set of drawings does n	ings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant ation,policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. of include all possible construction details and the builder is required to complete the design where the information act the architect in case of doubt.	DRAWING NO: A7	05 REV: 2





Winter - 21 June - 3pm - With Balcony

ISSUE FOR DEVELOPMENT APPLICATION

AC,MM

LEGEND

ADDITIONAL OVERSHADOWING



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NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196 ABN: 26160232824

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	ISSUE	REVISIONS	DATE
	1	ISSUE FOR DA - DRAFT	13.11.2023
	2	ISSUE FOR DA	14.11.2023
96			
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DRAWING TITLE	Shadow Diagrams - 3pm Winter - With Balcony	DRAWN/DESIG	NED BY AK
PROJECT	Balcony Additions To Approved CDC - Lot 27,DP 6016	CHECKED BY	AC,N
ADDRESS	30 Belmore Avenue, Belmore, NSW 2192	SCALE	As indicate
commencement of shop dr	HESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to awings or fabrication. Any discrepencies are to be referred to the architect/ designer prior to commencement of used in accordance with its "burgons of issue" only. No responsibility will be accepted for the improperuse of this.	JOB NO	2963

dicated@A3 2963 work. This drawing is to be used in accordance with its "purpose of issue" only. No responsibility will be accepted for the improper use of this drawing. Architectural drawings indicate design intent only. Builder is to ensure that all construction is in accordance with all relevant Australian Standards, legislation, policies, Building Code of Australia, Development Consent and any other council or certifier's requirements. This set of drawings does not include all possible construction details and the builder is required to complete the design where the information is not available. Please contact the architect in case of doubt.

