

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

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DA ISSUE	REVISION 2
	14.11.2023

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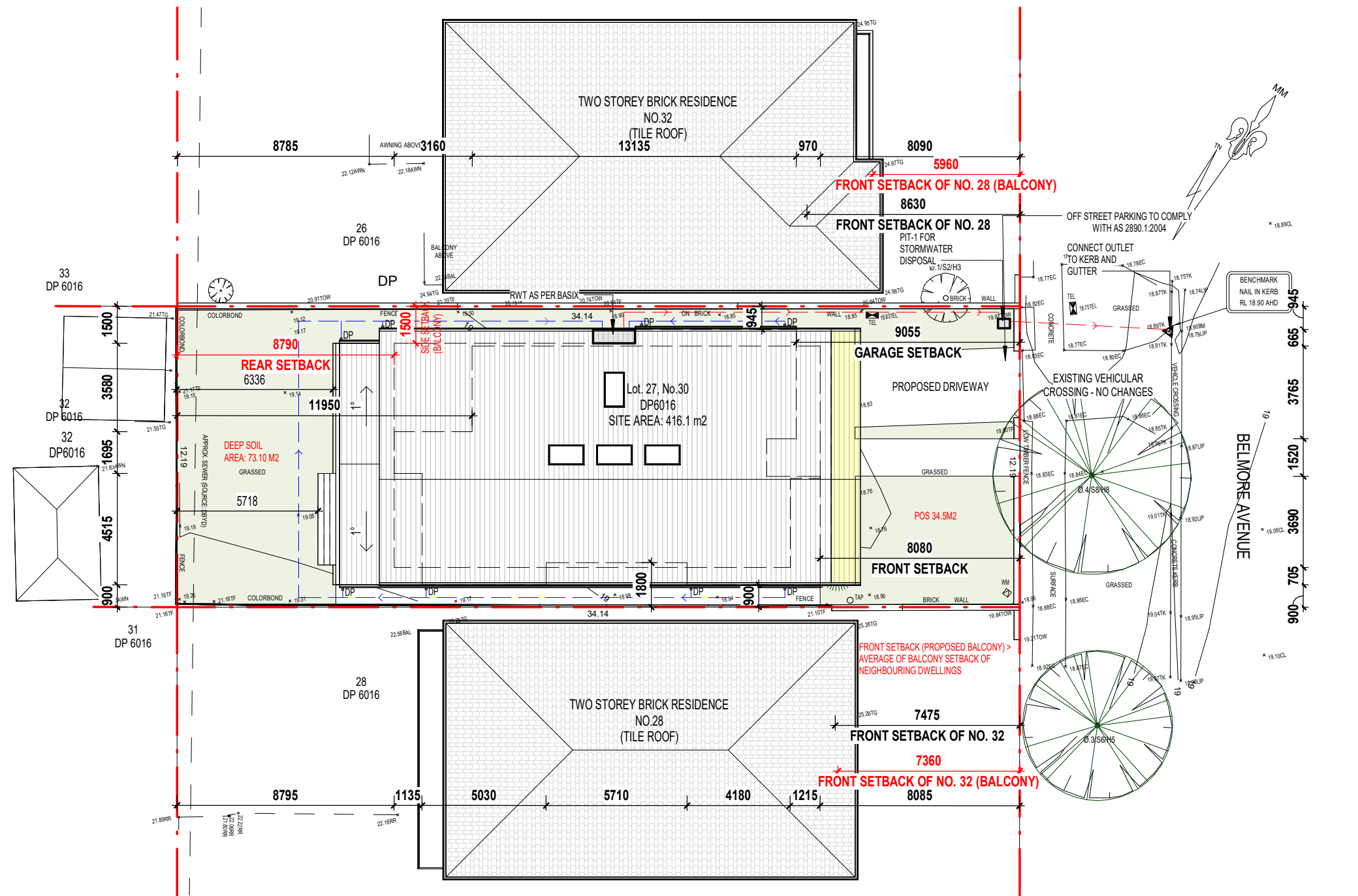
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EASTERN SUBURBS: 394 NEW SOUTH
HEAD ROAD, DOUBLE BAY NSW 2028

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

DEVELOPMENT SUMMARY

Site Area	=	416.1 m ² AS PER SURVEY
Council	=	Canterbury- Bankstown Council
Zone	=	R3 - Medium Density residential
Max FSR	=	0.5:1 (208.5m ²)
FSR As Per CDC Approval	=	247.05 m ² (0.59:1)
Max Height	=	8.5m (Complies)
Max Built Upon Area	=	300m ²
Built Upon Area As Per CDC approval	=	area of dwelling+paved path+50%of driveway+ retaining walls +pool area+steps = 190.303+11.50+14.096+2.561m ² = 218.46m ² (Complies)
Deep Soil Area	=	15% ² , min depth 2.5m = 73.10m ² (Complies)
Proposed Deep Soil Area	=	Complies
Acid Sulphate	=	No
Heritage	=	No
Bushfire	=	No
Flooding	=	Yes



NOTE: NOT FOR CONSTRUCTION

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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

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

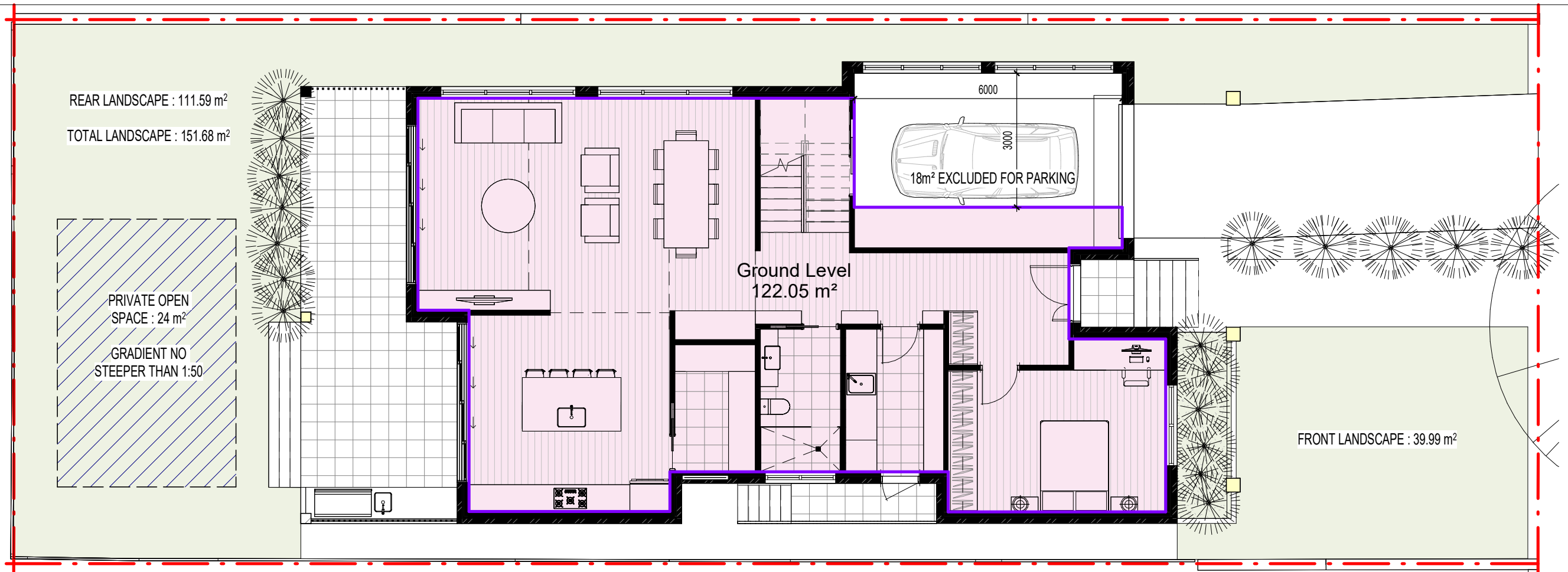
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DRAWN/DESIGNED BY AK
CHECKED BY AC, MM
SCALE As indicated@A3
JOB NO 2963
DRAWING NO: A101 REV: 2

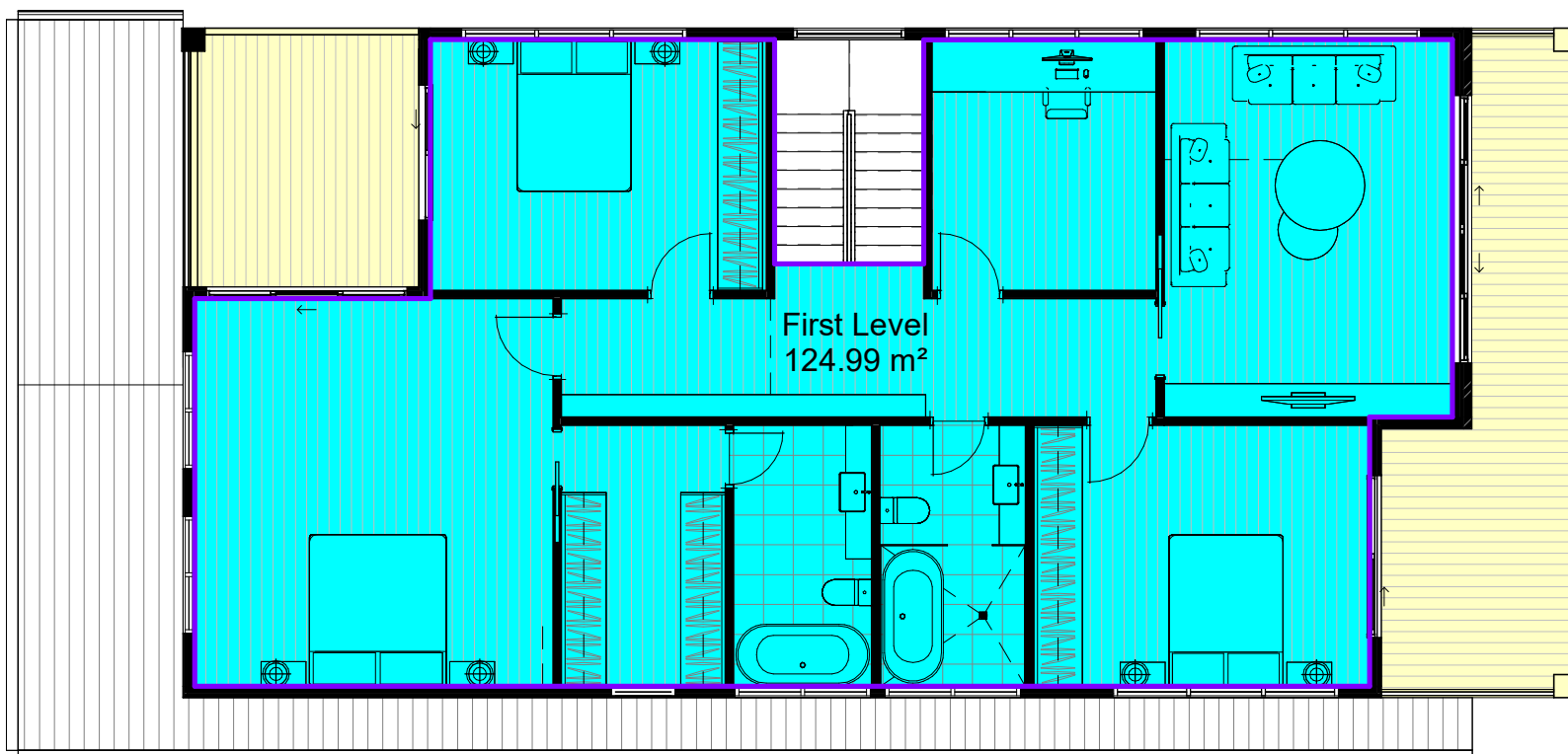


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	<table><tr><th>ISSUE</th><th>REVISIONS</th><th>DATE</th></tr><tr><td>1</td><td>ISSUE FOR DA - DRAFT</td><td>13.11.2023</td></tr><tr><td>2</td><td>ISSUE FOR DA</td><td>14.11.2023</td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td></tr></table>		ISSUE	REVISIONS	DATE	1	ISSUE FOR DA - DRAFT	13.11.2023	2	ISSUE FOR DA	14.11.2023										PROJECT Balcony Additions To Approved CDC - Lot 27,DP 6016		CHECKED BY AC,MM	
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				DRAWING NO: A102 REV: 2																				



1
70
Ground Floor
1 : 100@A3



2
70
First Floor
1 : 100@A3

Area Schedule (GFA)	
Name	Area
Ground Level	122.05 m ²
First Level	124.99 m ²
Total	247.05 m ²

NOTE: NO CHANGES TO APPROVED CDC

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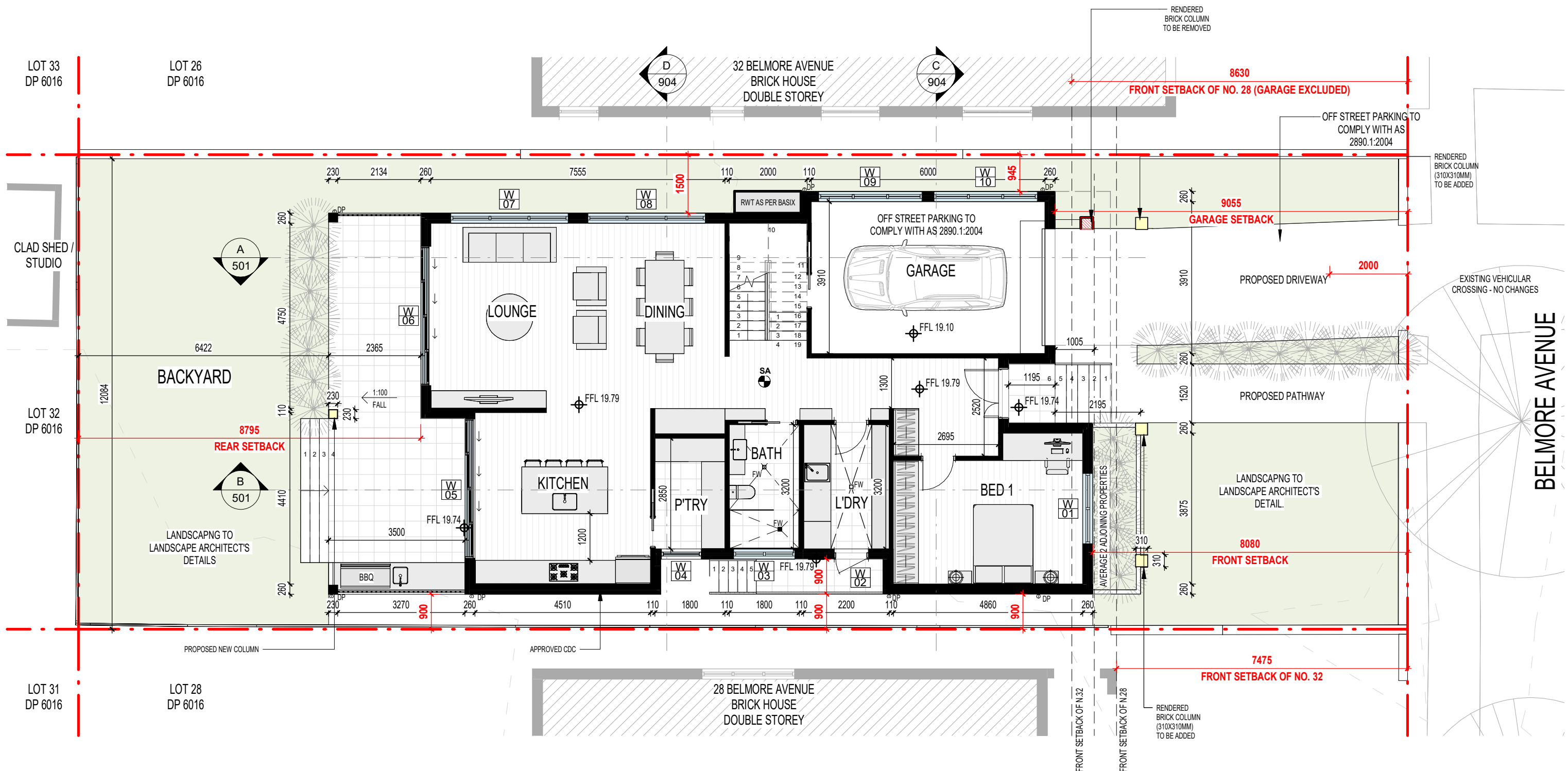
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2	ISSUE FOR DA	14.11.2023

DRAWING TITLE	GFA & Landscape Calc	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	1 : 100@A3
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		DRAWING NO:	A201 REV: 2



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LEGEND
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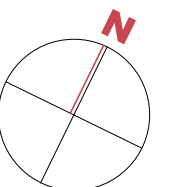
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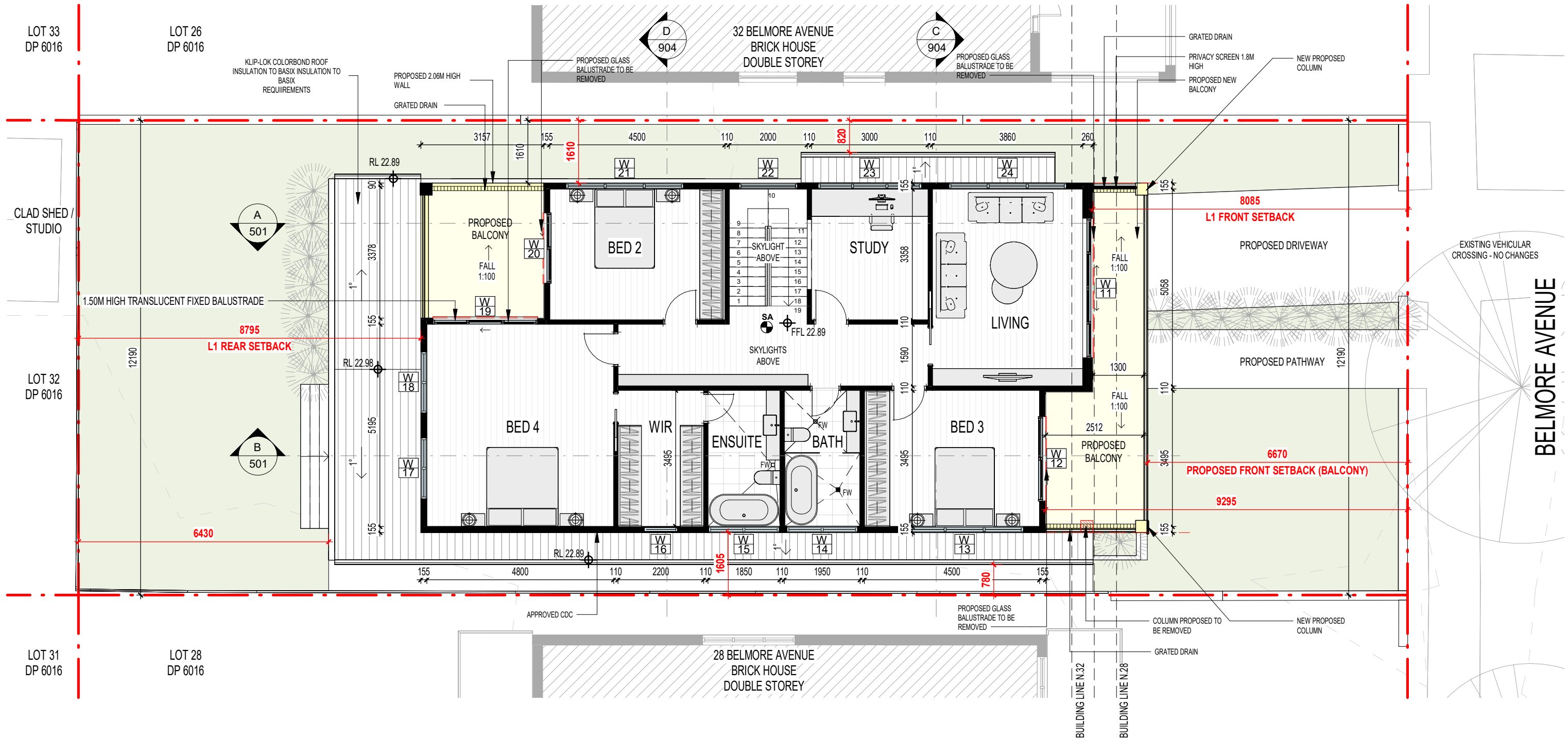
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0	ISSUE FOR DA - DRAFT	19.10.2023
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DRAWING TITLE	Ground Floor Plan
PROJECT	Balcony Additions To Approved CDC - Lot 27, DP 6016
ADDRESS	30 Belmore Avenue, Belmore, NSW 2192
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SCALE	1 : 100@A3
JOB NO	2963
DRAWING NO:	A301 REV: 2



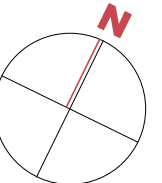


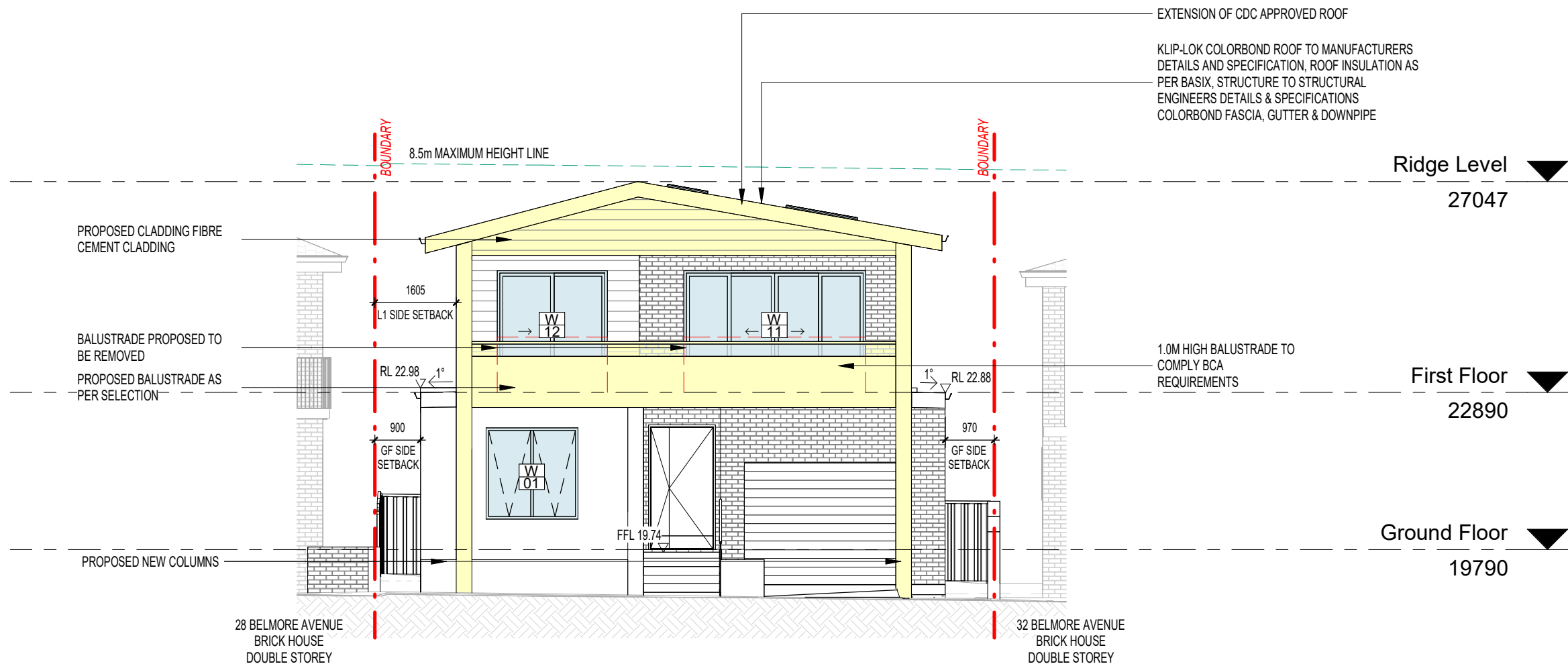
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			PROJECT Balcony Additions To Approved CDC - Lot 27, DP 6016		CHECKED BY AC, MM
			ADDRESS 30 Belmore Avenue, Belmore, NSW 2192		SCALE 1 : 100@A3
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					DRAWING NO: A302 REV: 2





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0	ISSUE FOR DA - DRAFT	19.10.2023
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DRAWING TITLEElevations (East)

PROJECTBalcony Additions To Approved CDC - Lot 27,DP 6016

ADDRESS30 Belmore Avenue, Belmore, NSW 2192

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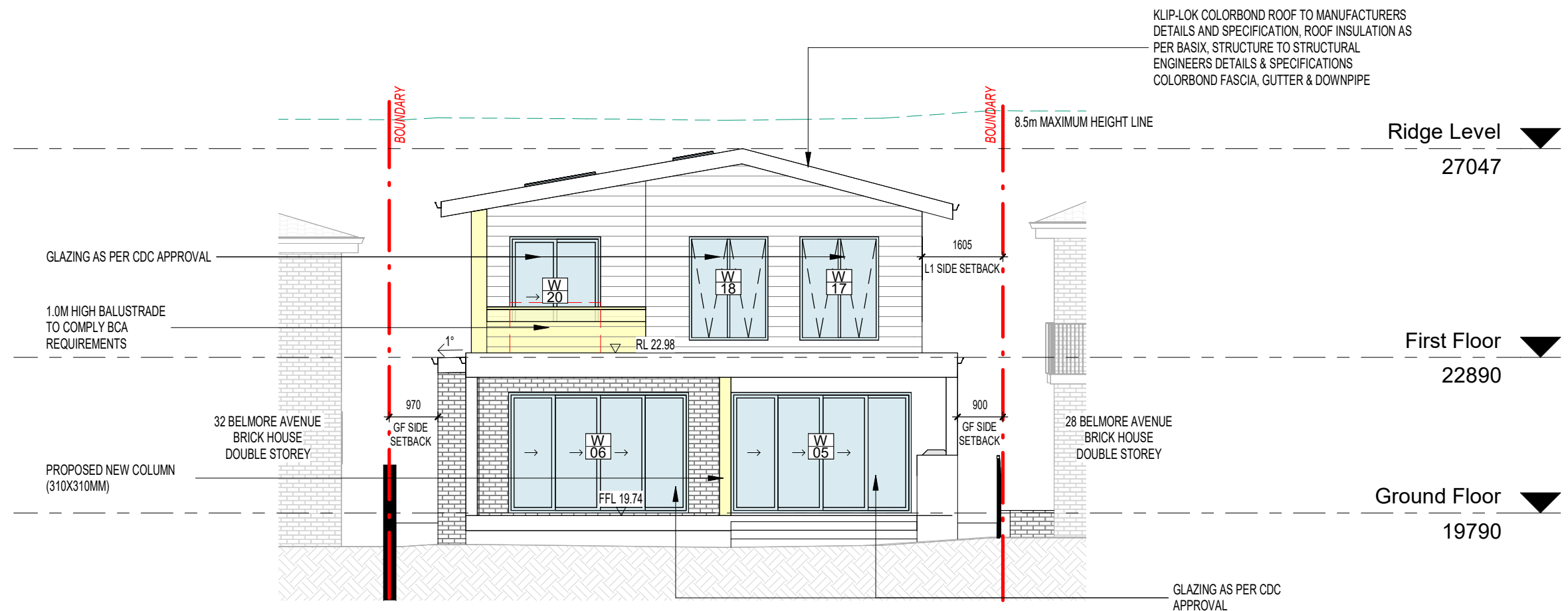
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SCALE1 : 100@A3

JOB NO2963

DRAWING NO: A401REV: 2



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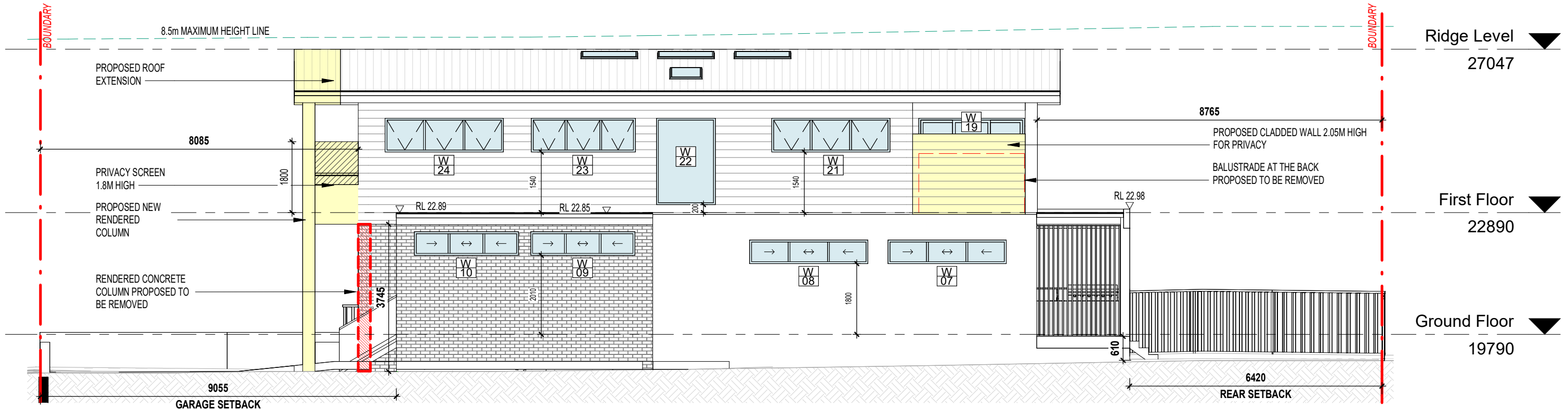
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1	ISSUE FOR DA - DRAFT	13.11.2023
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DRAWING TITLE	Elevations (West)	DRAWN/DESIGNED BY	AK
PROJECT	Balcony Additions To Approved CDC - Lot 27, DP 6016	CHECKED BY	AC, MM
ADDRESS	30 Belmore Avenue, Belmore, NSW 2192	SCALE	1 : 100@A3
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		DRAWING NO:	A402 REV: 2



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DRAWING TITLE

Elevations (North)

PROJECT

Balcony Additions To Approved CDC - Lot 27,DP 6016

ADDRESS

30 Belmore Avenue, Belmore, NSW 2192

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CHECKED BY

AC,MM

SCALE

1 : 100@A3

JOB NO

2963

DRAWING NO:

A403

REV:

2



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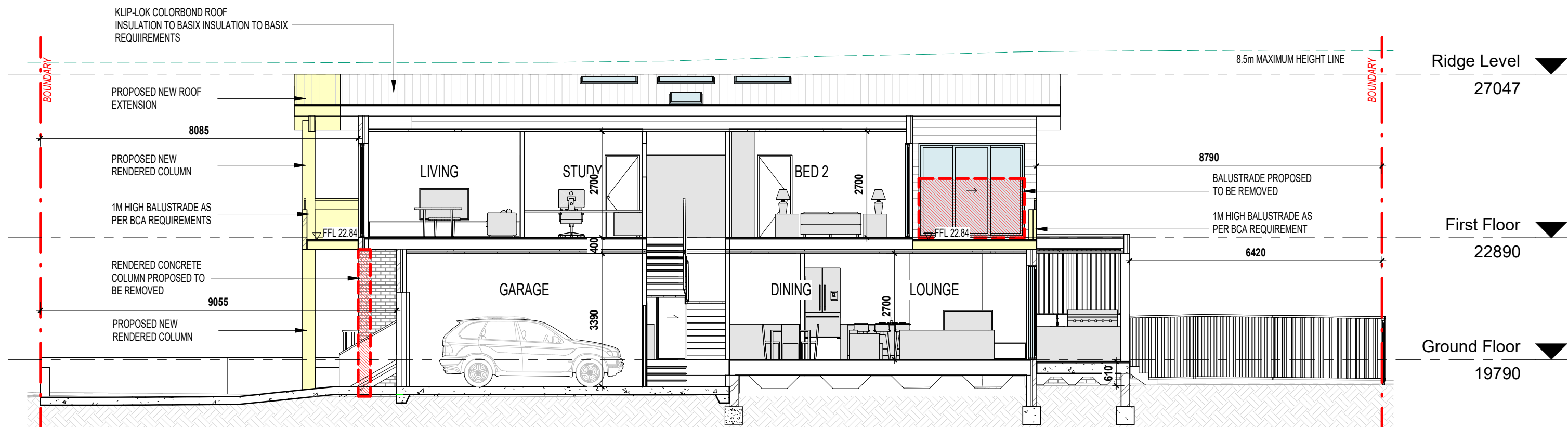
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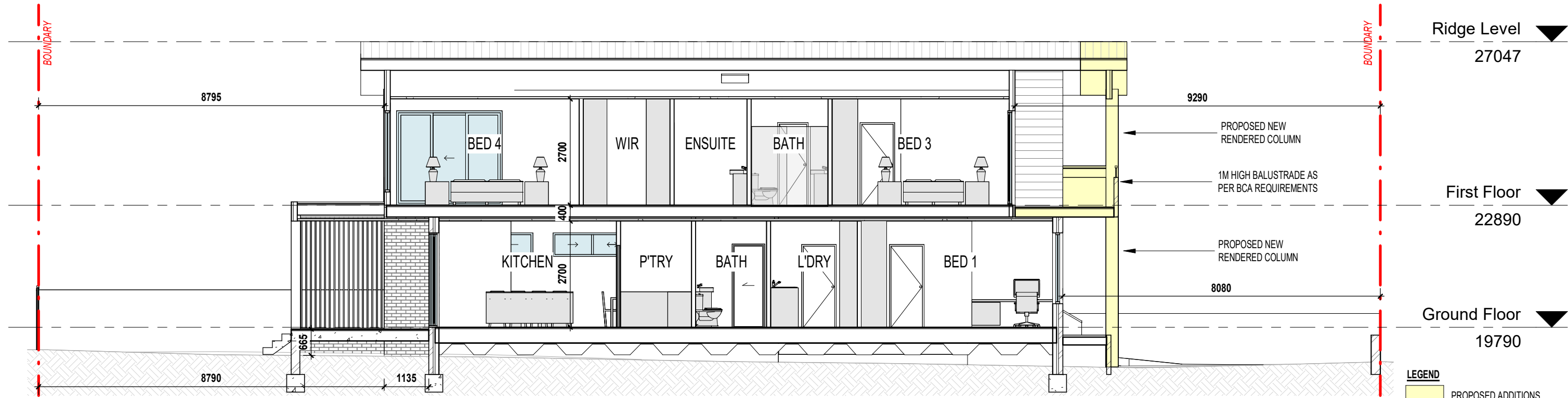
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DRAWING TITLE	Elevations (South)	DRAWN/DESIGNED BY	AK
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	DRAWING NO:	A404	REV:



A
301
Section A-A
1 : 100@A3



B
301
Section B-B
1 : 100@A3

ISSUE FOR DEVELOPMENT APPLICATION

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Architects + Project Managers

TSF
ARCHITECTS

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INNER WEST:
30 NORTON STREET, LEICHHARDT NSW 2040
EASTERN SUBURBS:
394 NEW SOUTH HEAD ROAD, DOUBLE BAY NSW 2028
NOMINATED ARCHITECT: Alexander Chougam | ARN: 7196
ABN: 26160232824

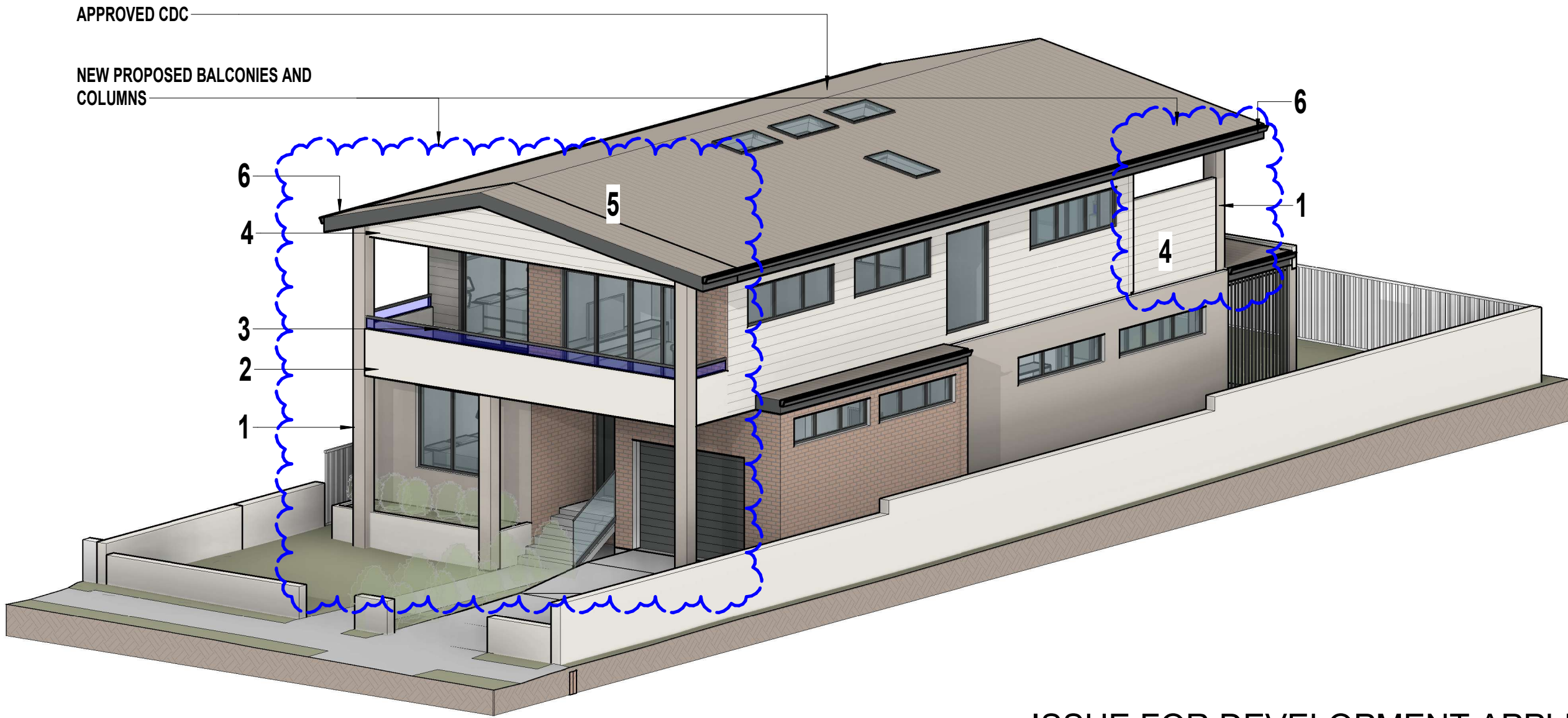
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ISSUE	REVISIONS	DATE
0	ISSUE FOR DA - DRAFT	19.10.2023
1	ISSUE FOR DA - DRAFT	13.11.2023
2	ISSUE FOR DA	14.11.2023

DRAWING TITLE Sections
PROJECT Balcony Additions To Approved CDC - Lot 27, DP 6016
ADDRESS 30 Belmore Avenue, Belmore, NSW 2192
DO NOT SCALE FROM THESE DRAWINGS use given dimensions. Contractor/ Builder is to check all dimensions on site prior to commencement of shop drawings or fabrication. Any discrepancies are to be referred to the architect/ designer prior to commencement of 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.

DRAWN/DESIGNED BY AK
CHECKED BY AC, MM
SCALE 1 : 100@A3
JOB NO 2963
DRAWING NO: A501 **REV:** 2

#.	MATERIAL / COLOUR		LOCATION	#.	MATERIAL / COLOUR		LOCATION	#.	MATERIAL / COLOUR		LOCATION	#.	MATERIAL / COLOUR		LOCATION
1		BRICK COLUMN WITH CEMENT RENDER AND PAINT FINISH SURFMIST	FRONT AND REAR COLUMNS	2		LIGHT WEIGHT WALL CEMENT RENDER	AS INDICATED	3		GLASS WITH METAL GRAB RAIL GRAB RAIL - ALUMINIUM COLORBOND IRONSTONE	FIRST FLOOR BALUSTRADE AS INDICATED	4		LIGHT WEIGHT CLADDING SURFMIST	FIRST FLOOR WALLS AS INDICATED
5		COLORBOND KLIPLOK IRONSTONE	ROOFING	6		COLORBOND IRONSTONE	GUTTERS AND FASCIAS								



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0	ISSUE FOR DA - DRAFT	19.10.2023
1	ISSUE FOR DA - DRAFT	13.11.2023
2	ISSUE FOR DA	14.11.2023

DRAWING TITLE Materials and Finish Schedule

PROJECT Balcony Additions To Approved CDC - Lot 27, DP 6016

ADDRESS 30 Belmore Avenue, Belmore, NSW 2192

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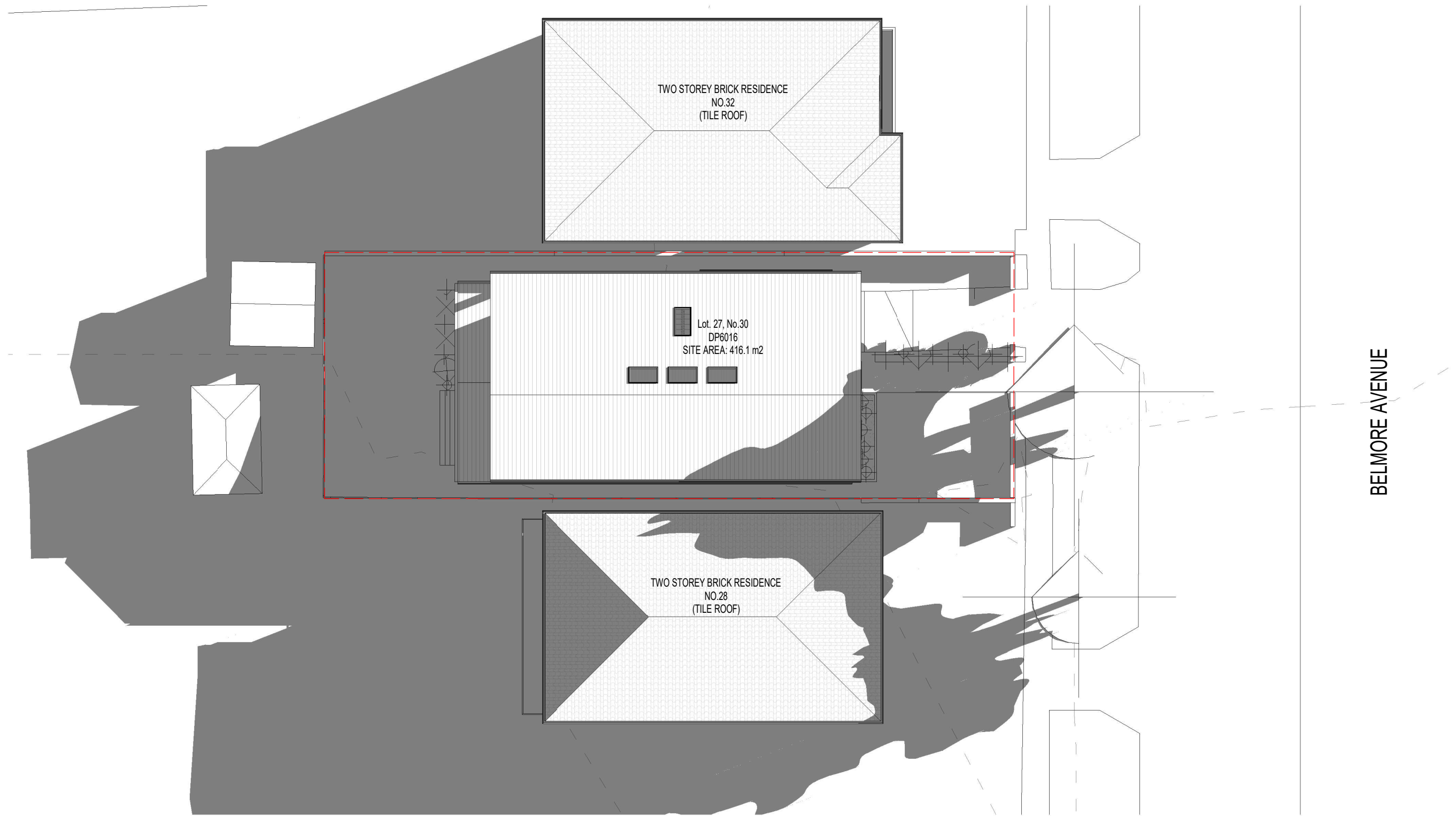
DRAWN/DESIGNED BY AK

CHECKED BY AC, MM

SCALE @A3

JOB NO 2963

DRAWING NO: A601 REV: 2



1 Winter - 21 June - 9am - Without Balcony
1:200

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THE SITE FOREMAN
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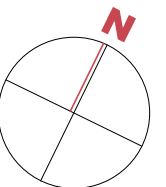
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ISSUE	REVISIONS	DATE
1	ISSUE FOR DA - DRAFT	13.11.2023
2	ISSUE FOR DA	14.11.2023

DRAWING TITLE	Shadow Diagrams - 9am - Winter - Without Balcony
PROJECT	New Build - Lot 27, DP 6016
ADDRESS	30 Belmore Avenue, Belmore, NSW 2192
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DRAWN/DESIGNED BY	AK
CHECKED BY	AC,MM
SCALE	1: 200@A3
JOB NO	2963
DRAWING NO:	A701 REV: 2



LEGEND

ADDITIONAL OVERSHADOWING

REDUCED OVERSHADOWING



1

Winter - 21 June - 9am - With Balcony

1:200

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DRAWING TITLE

Shadow Diagrams - 9 am Winter - With Balcony

PROJECT

Balcony Additions To Approved CDC - Lot 27, DP 6016

ADDRESS

30 Belmore Avenue, Belmore, NSW 2192

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DRAWN/DESIGNED BY

AK

CHECKED BY

AC, MM

SCALE

As indicated @ A3

JOB NO

2963

DRAWING NO:

A702

REV:

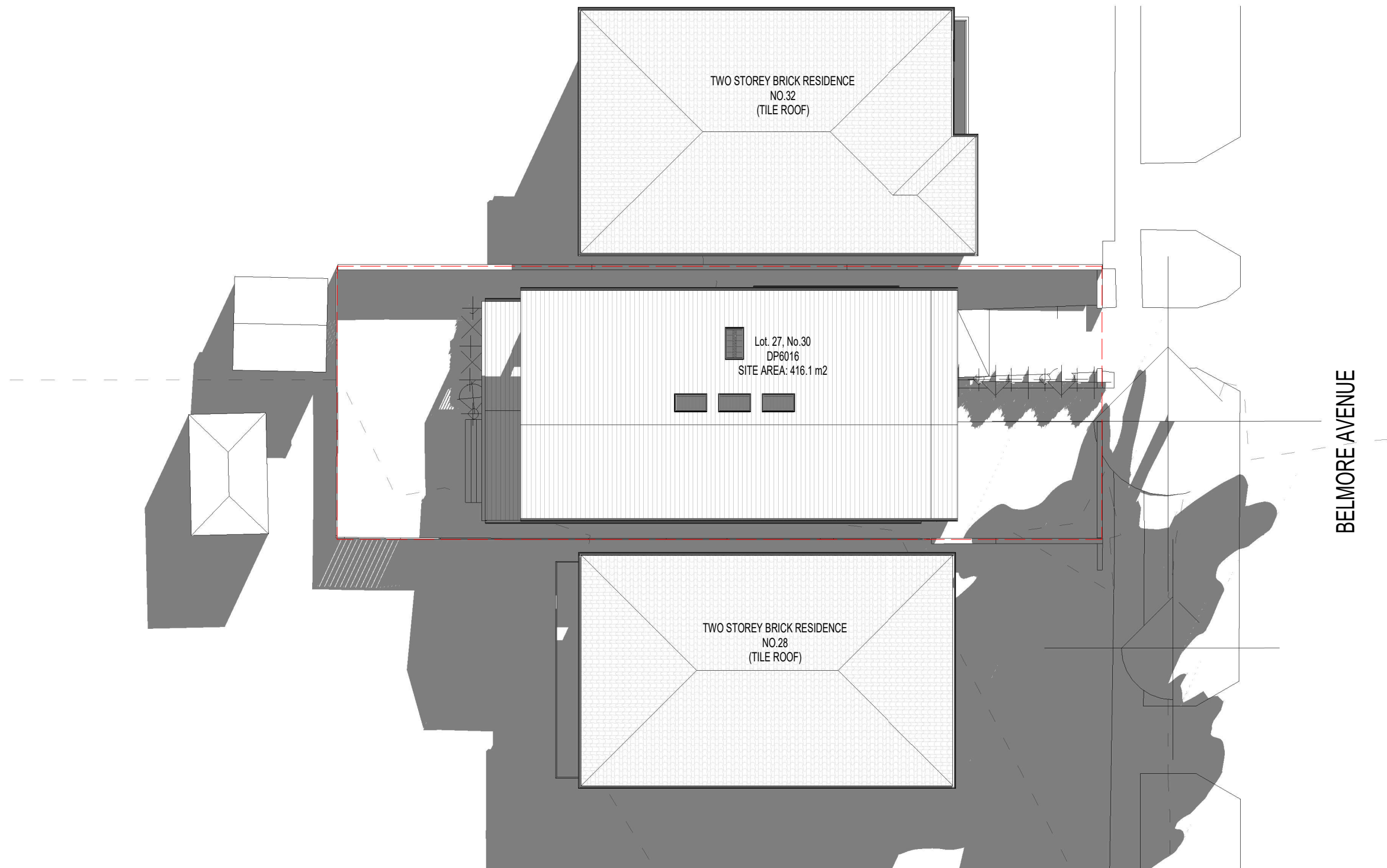
2

N

LEGEND

ADDITIONAL OVERSHADOWING

REDUCED OVERSHADOWING



1

Winter - 21 June - 12pm - With Balcony

1:200

ISSUE FOR DEVELOPMENT APPLICATION

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1	ISSUE FOR DA - DRAFT	13.11.2023
2	ISSUE FOR DA	14.11.2023

DRAWING TITLE
PROJECT
ADDRESS

Shadow Diagrams - 12pm Winter - With Balcony
Balcony Additions To Approved CDC - Lot 27, DP 6016
30 Belmore Avenue, Belmore, NSW 2192

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DRAWN/DESIGNED BY
CHECKED BY
SCALE
JOB NO
DRAWING NO: A704 REV: 2

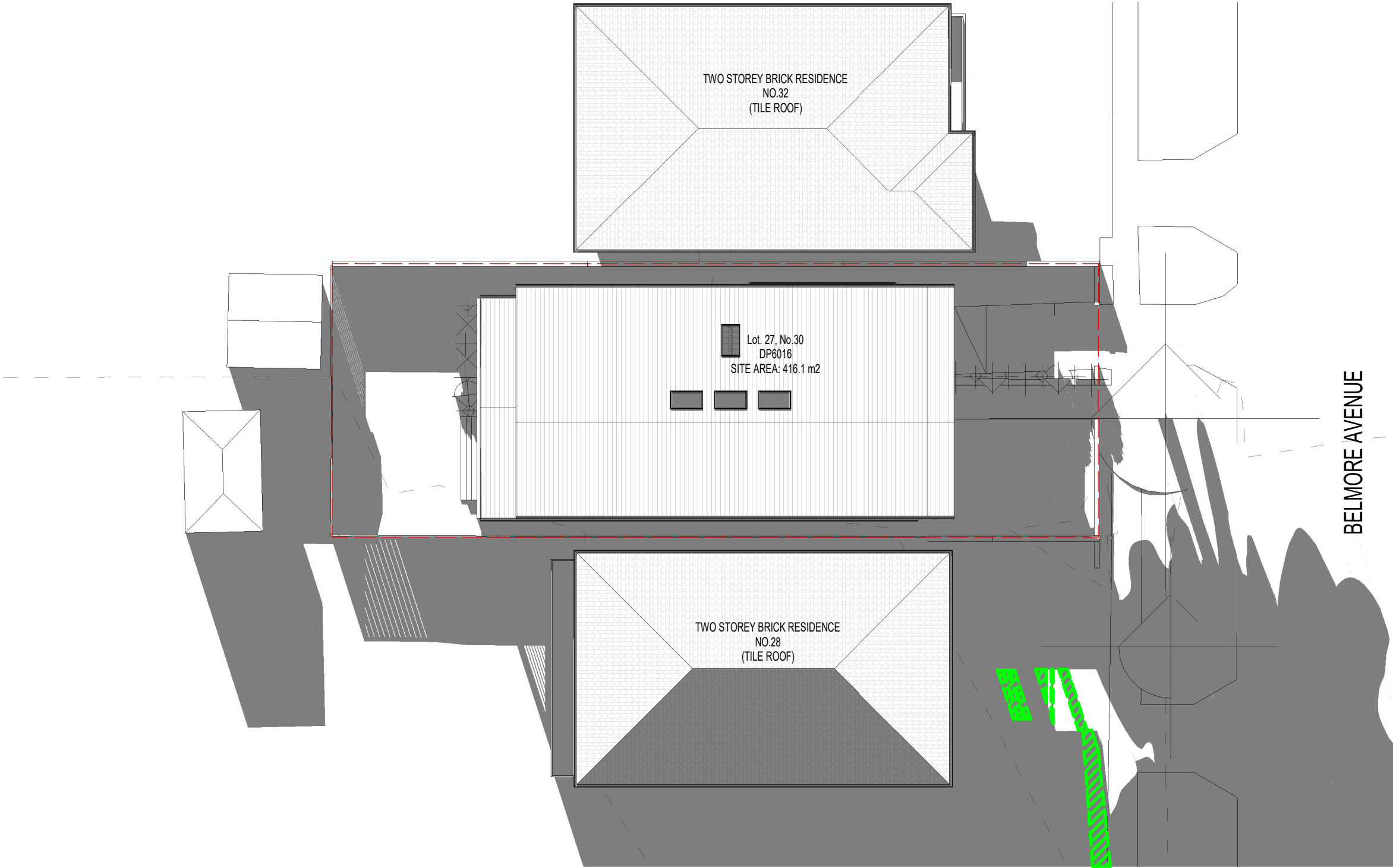
AK
AC,MM
1 : 200@A3
2963

N

LEGEND

ADDITIONAL OVERSHADOWING

REDUCED OVERSHADOWING



1

Winter - 21 June - 3pm - With Balcony

1:200

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DRAWING TITLEShadow Diagrams - 3pm Winter - With Balcony

PROJECTBalcony Additions To Approved CDC - Lot 27,DP 6016

ADDRESS30 Belmore Avenue, Belmore, NSW 2192

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DRAWN/DESIGNED BY AK

CHECKED BY AC,MM

SCALEAs indicated@A3

JOB NO2963

DRAWING NO: A706 REV: 2

N