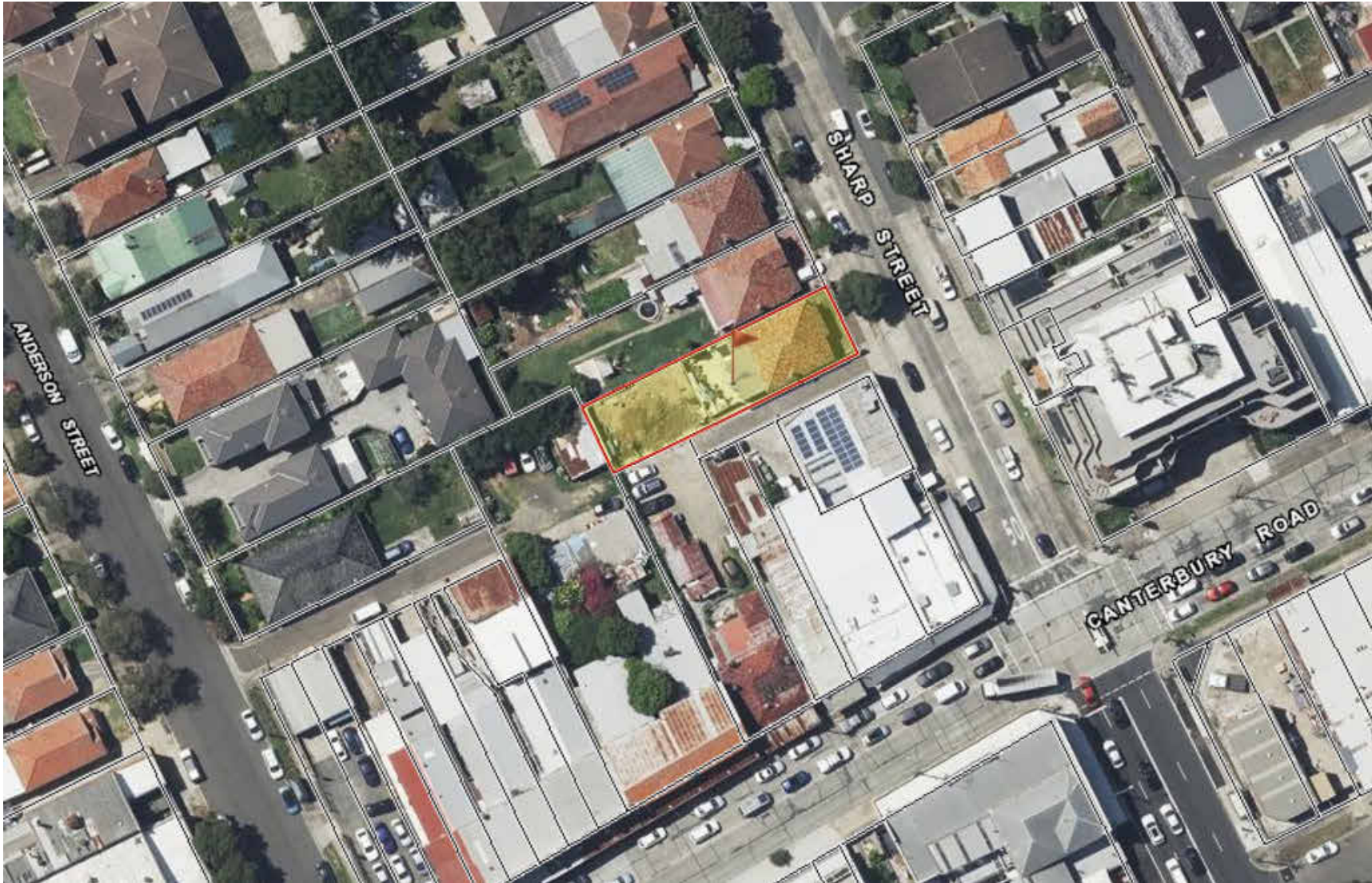


# ISSUE FOR DA APPROVAL

PROPOSED GARAGE, SECONDARY DWELLING AND DRIVEWAY  
49 SHARP STREET BELMORE NSW 2192  
Lot/Section/Plan no: 4/-/DP307120

Sheet List	
Sheet Number	Sheet Name
A00	COVER PAGE
A01	EXISTING SITE PLAN
A02	PROPOSED SITE PLAN
A03	PROPOSED PLAN
A04	PROPOSED ELEVATION
A05	PROPOSED SECTION
A06	ROOF PLAN AND LANDSCAPE PLAN
A07	SCHEDULE OF DOORS AND WINDOWS
A08	DRIVEWAY
A09	SCHEDULE OF FINISHES AND MATERIALS
A10	EROSION AND SEDIMENT CONTROL PLAN
A11	STORMWATER AND DRAINAGE PLAN
A12	SHADOW DIAGRAM
A13	SHADOW DIAGRAM

COMPLIANCE CALCULATION TABLE		
PARAMETER	COUNCIL REQ.	PROPOSED
SITE AREA	450.00 m²	436.00 m²
EXISTING DWELLING	330.00 m²	153.00 m²
PROPOSED GARAGE	45.00 m²	41.73.00 m²
PROPOSED GRANNY FLAT	60 m²	50.45 m²
TOTAL GFA	330.00 m²	245.18 m²
SITE COVERAGE	50% or 218.00 m²	198.00 m²
LANDSCAPING	20% or 87.20 m²	115.51 m²



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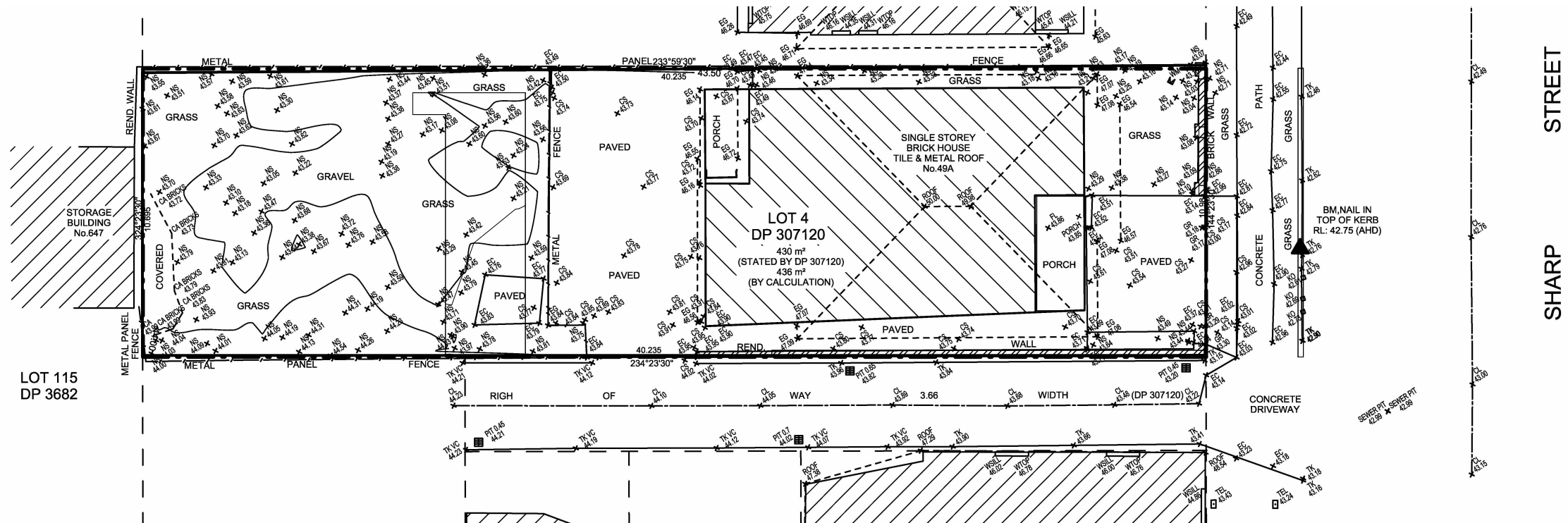
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DRAWING  
**COVER PAGE**

PROJECT  
**PROPOSED GARAGE, SECONDARY DWELLING AND DRIVEWAY**

PROJECT STATUS	
CONCEPT PLAN	
DRAWING ID	REVISION
A00	E



1

A01

EXISTING SITE PLAN

1 : 200

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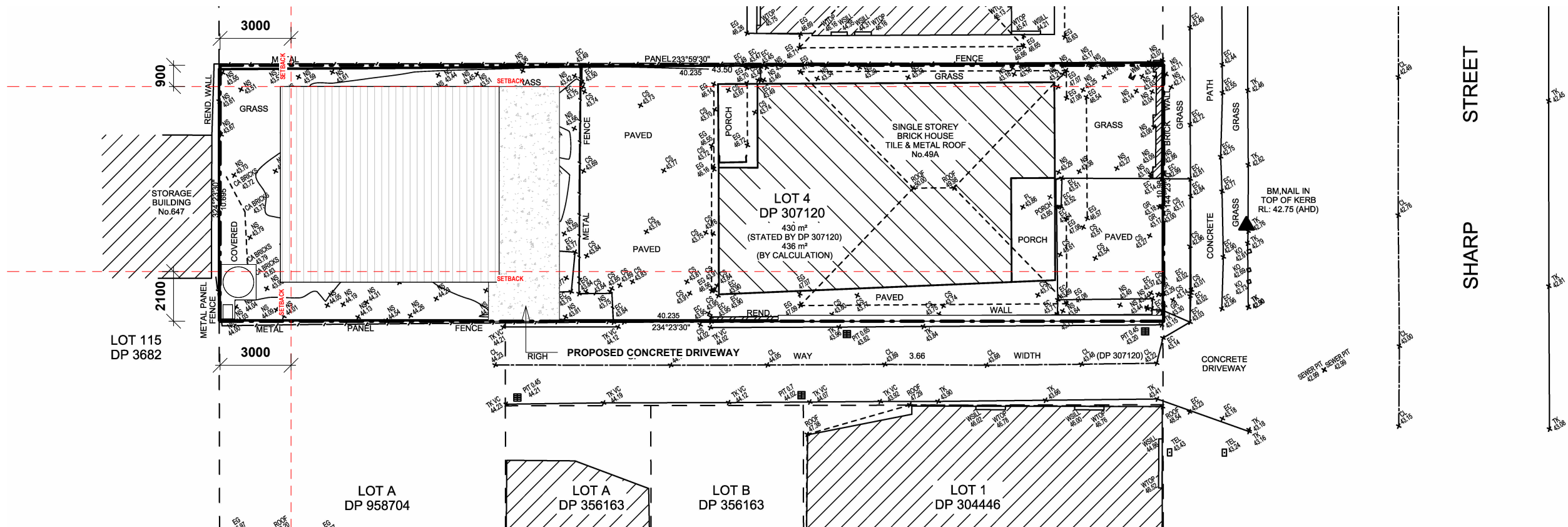
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**EXISTING SITE PLAN**

PROJECT  
**PROPOSED GARAGE, SECONDARY  
DWELLING AND DRIVEWAY**

PROJECT STATUS  
CONCEPT PLAN

DRAWING ID	REVISION
A01	E





1

A02

## PROPOSED SITE PLAN

1 : 200

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DRAWING ISSUE

CONCEPT PLAN

CONCEPT PLAN

ISSUE FOR DA APPROVAL

ISSUE FOR DA APPROVAL

ISSUE FOR DA APPROVAL

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DATE ISSUED

20/11/2024

03/12/2024

18/12/2024

21/02/2025

24/02/2025

28/02/2025

DRAWING

PROPOSED SITE PLAN

PROJECT

PROPOSED GARAGE, SECONDARY  
DWELLING AND DRIVEWAY

PROJECT STATUS

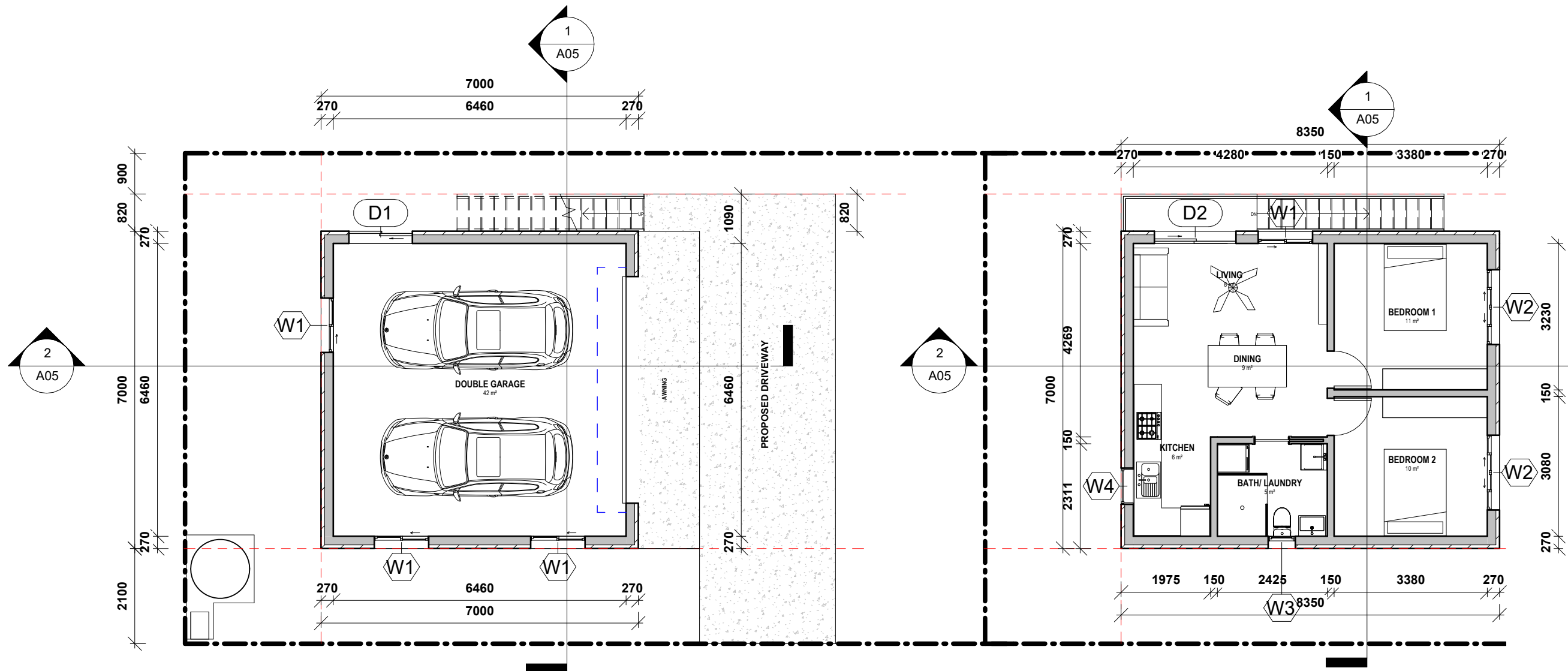
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DRAWING ID

A02

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**1**  
A03  
**PROPOSED GROUND FLOOR PLAN (Garage)**  
1 : 100

**2**  
A03  
**PROPOSED FIRST FLOOR PLAN (Granny Flat)**  
1 : 100

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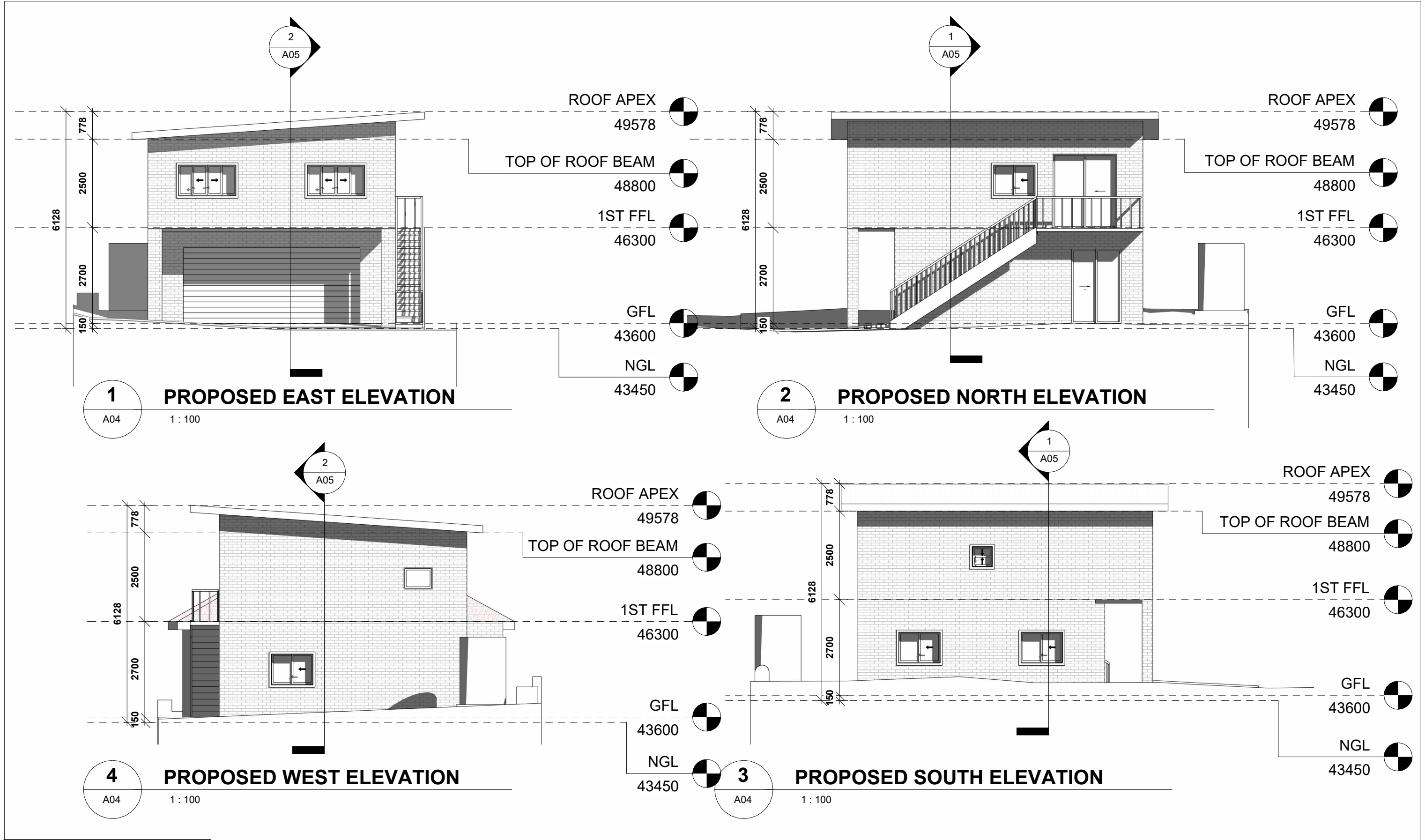
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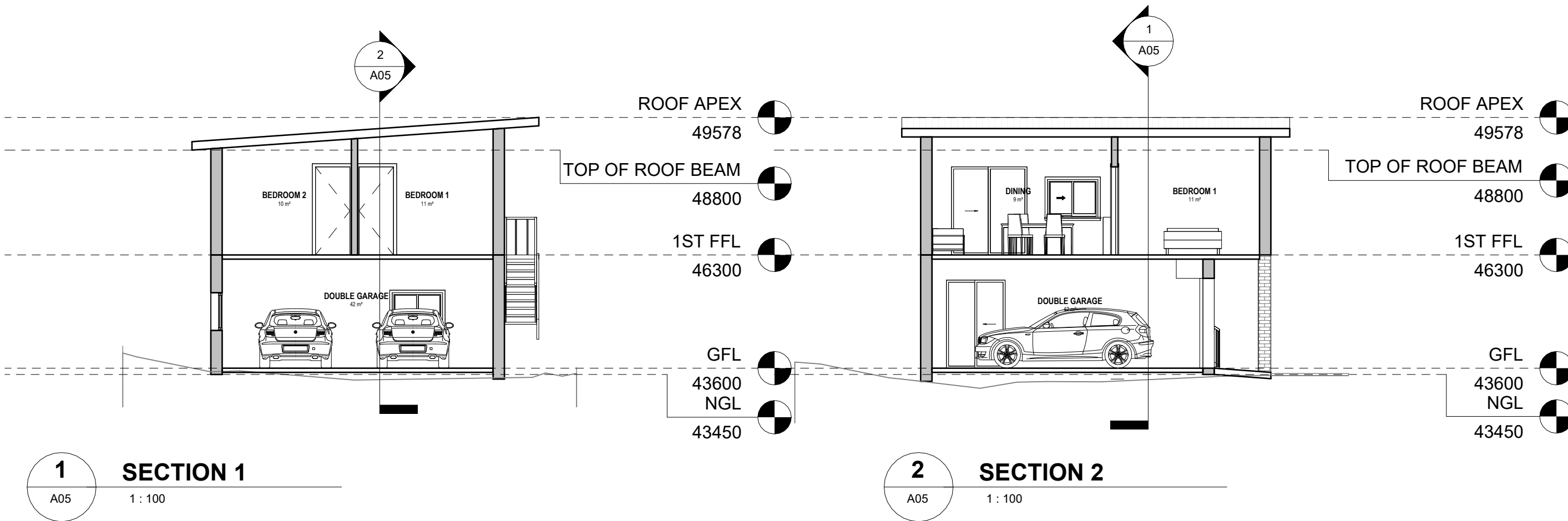
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DRAWING  
**PROPOSED PLAN**  
  
PROJECT  
**PROPOSED GARAGE, SECONDARY  
DWELLING AND DRIVEWAY**

PROJECT STATUS  
CONCEPT PLAN  
  
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A03                      E



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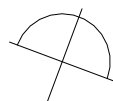
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DRAWING

**PROPOSED SECTION**

PROJECT

**PROPOSED GARAGE, SECONDARY  
DWELLING AND DRIVEWAY**

PROJECT STATUS

CONCEPT PLAN

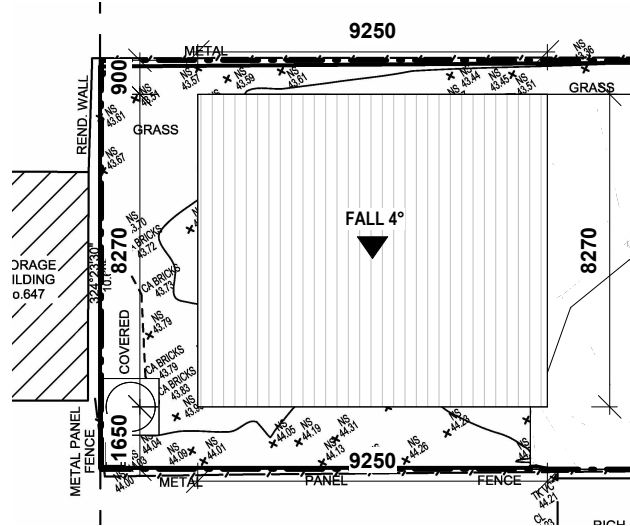
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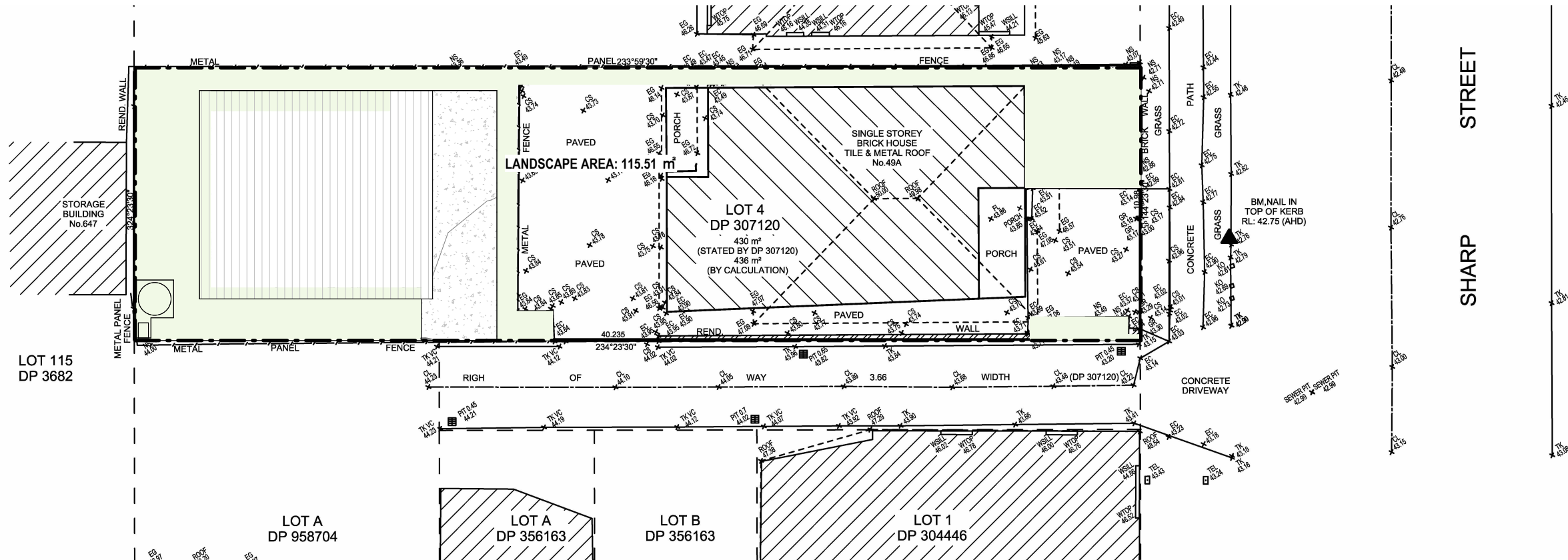
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**1**  
A06  
**PROPOSED ROOF PLAN**  
1 : 200



**2**  
A06  
**LANDSCAPE PLAN**  
1 : 200

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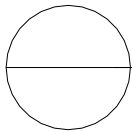
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DRAWING  
**ROOF PLAN AND LANDSCAPE PLAN**  
PROJECT  
**PROPOSED GARAGE, SECONDARY  
DWELLING AND DRIVEWAY**

PROJECT STATUS  
CONCEPT PLAN  
DRAWING ID  
A06  
REVISION  
E

ID NAME	D1	D2	D3	D4
PLAN				
ELEVATION				
HEIGHT	2100mm	2100mm	2100mm	2100mm
WIDTH	1400mm	1800mm	820mm	725mm
QTY	1	1	1	1

ID NAME	W1	W2	W3	W4
PLAN				
ELEVATION				
HEIGHT	1200mm	1650mm	600mm	600mm
WIDTH	900mm	900mm	600mm	800mm
QTY	4	2	1	1
GLAZING AREA	0.77 sqm	1.01 sqm	0.27 sqm	0.50 sqm



SCHEDULE OF DOORS AND WINDOWS

1 : 50

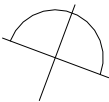
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1 : 50

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CONCEPT PLAN

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ISSUE FOR DA APPROVAL

ISSUE FOR DA APPROVAL

ISSUE FOR DA APPROVAL

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D

E

DATE ISSUED

20/11/2024

03/12/2024

18/12/2024

21/02/2025

24/02/2025

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DRAWING

SCHEDULE OF DOORS AND WINDOWS

PROJECT

PROPOSED GARAGE, SECONDARY  
DWELLING AND DRIVEWAY

PROJECT STATUS

CONCEPT PLAN

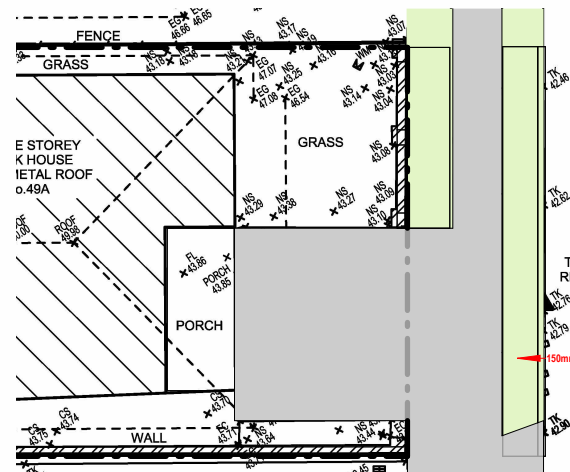
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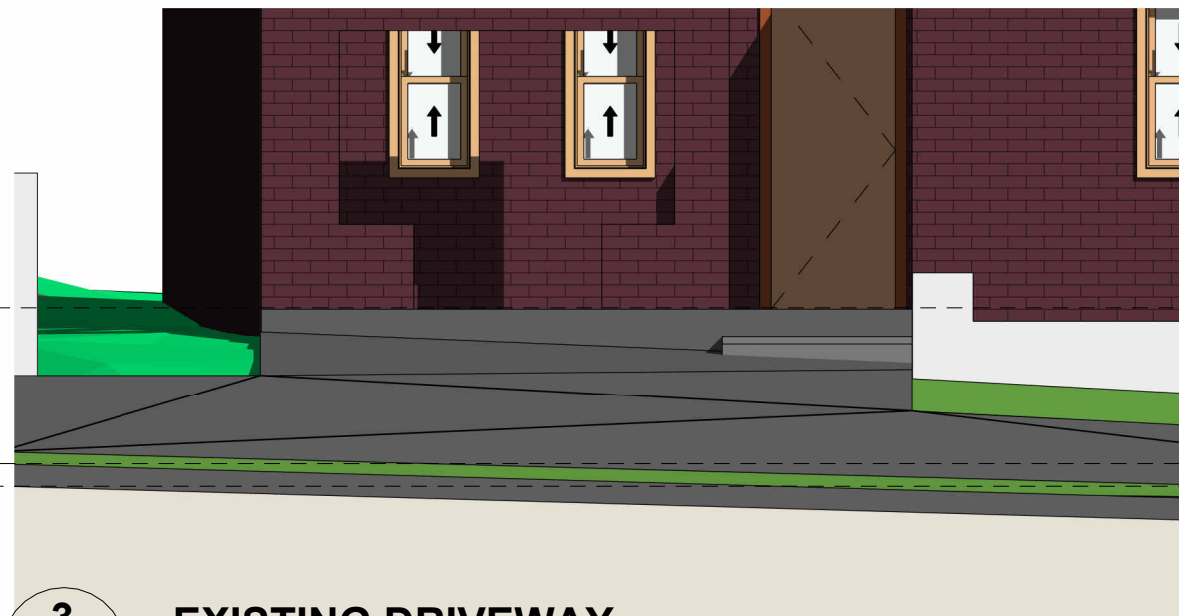
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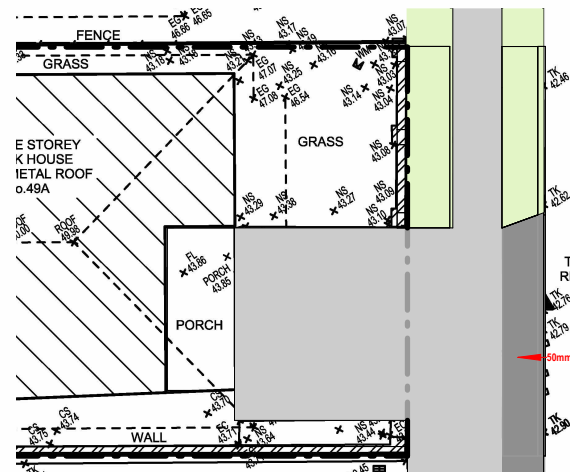
# 1 EXISTING DRIVEWAY

A08 1 : 200



# 3 EXISTING DRIVEWAY

A08 1 : 50



# 2 PROPOSED DRIVEWAY

A08 1 : 200



# 4 PROPOSED DRIVEWAY

A08 1 : 50

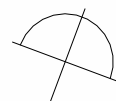
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NSW 2192

DRAWING ISSUE

CONCEPT PLAN

CONCEPT PLAN

ISSUE FOR DA APPROVAL

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DATE ISSUED

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DRAWING

DRIVEWAY

PROJECT

PROPOSED GARAGE, SECONDARY  
DWELLING AND DRIVEWAY

PROJECT STATUS

CONCEPT PLAN






DRAWING ID

A08

REVISION

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EXTERNAL FINISHES & MATERIALS SELECTION

AREA	FINISH	SAMPLE
EXTERNAL LIGHT WEIGHT CLADDING FOR FIRST FLOOR	HARDIE AXON CLADDING COLOUR - WHITE ON WHITE	
EXTERNAL DOORS AND WINDOWS	ALUMINIUM FRAMED, PRE-FINISHED COLOUR: MONUMENT OR SIMILAR	
ROOFING	COLORBOND STEEL ROOF COLOUR - MONUMENT	
GUTTERS AND DOWNPIPES	ALUMINIUM, PRE-FINISHED COLOUR: MONUMENT OR SIMILAR	
EXTERNAL WALLS	BRICK VENEER	

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DRAWING  
**SCHEDULE OF FINISHES AND MATERIALS**  
  
PROJECT  
**PROPOSED GARAGE, SECONDARY DWELLING AND DRIVEWAY**

PROJECT STATUS  
CONCEPT PLAN  
  
DRAWING ID      REVISION  
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SITE NOTES  
EROSION AND SEDIMENT CONTROL NOTES

RESPREAD TOPSOIL & REVEGETATE ALL BARE AREAS

RETAIN TEMPORARY STRAW BALE & SILT FENCE DRAINAGE STRUCTURES UNTIL STORMWATER DRAINAGE & LANDSCAPING IS IN PLACE

DOWNSTREAM EROSION TO BE CHECKED & MAINTAINED PERIODICALLY DURING CONSTRUCTION

BUILDER TO ENSURE CONSTRUCTION & STABILISATION OF ALL CULVERTS & SURFACE DRAINAGE WORKS AT EARLIEST PRACTICAL STAGE

REMOVAL OR DISTURBANCE OF VEGETATION & TOP SOIL IS CONFINED TO WITHIN 3M OF THE APPROVED BUILDING AREA (NO TREES ARE TO BE REMOVED WITHOUT APPROVAL)

ALL UNCONTAMINATED RUN-OFF MUST BE DIVERTED AROUND CLEARED OR DISTURBED AREAS

THE INSTALLATION OF SILT FENCES OR OTHER DEVICES MUST PREVENT SEDIMENT & OTHER DEBRIS ESCAPING FROM THE CLEARED OR DISTURBED AREAS INTO DRAINAGE SYSTEMS OR WATERWAYS

ALL EROSION & SEDIMENT CONTROLS ARE FULLY MAINTAINED FOR THE DURATION OF THE DEMOLITION & DEVELOPMENT WORKS

CONTROLS MUST BE PUT INTO PLACE TO PREVENT TRACKING OF SEDIMENT BY VEHICLES ONTO ADJOINING ROADWAYS

ALL DISTURBED AREAS ARE RENDERED EROSION-RESISTANT BY TURFING, MULCHING, PAVING OR SIMILAR

ALL WATER PUMPED OR OTHERWISE REMOVED FROM EXCAVATIONS OR BASEMENT AREAS MUST BE FILTERED TO ACHIEVE SUSPENDED SOLIDS/NON FILTERABLE RESIDUE LEVELS COMPLYING WITH THE AUSTRALIAN WATER QUALITY GUIDELINES FOR FRESH & MARINE WATERS

PUMPED OR OVERLAND FLOWS OF WATER ARE TO BE DISCHARGED SO AS NOT TO CAUSE, PERMIT OR ALLOW EROSION BEFORE THE COMMENCEMENT OF WORK (& UNTIL ISSUE OF THE OCCUPATION CERTIFICATE)

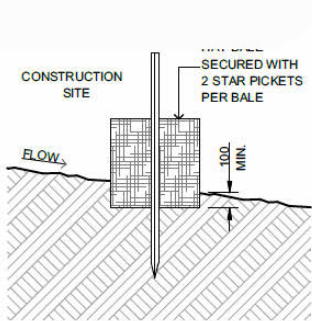
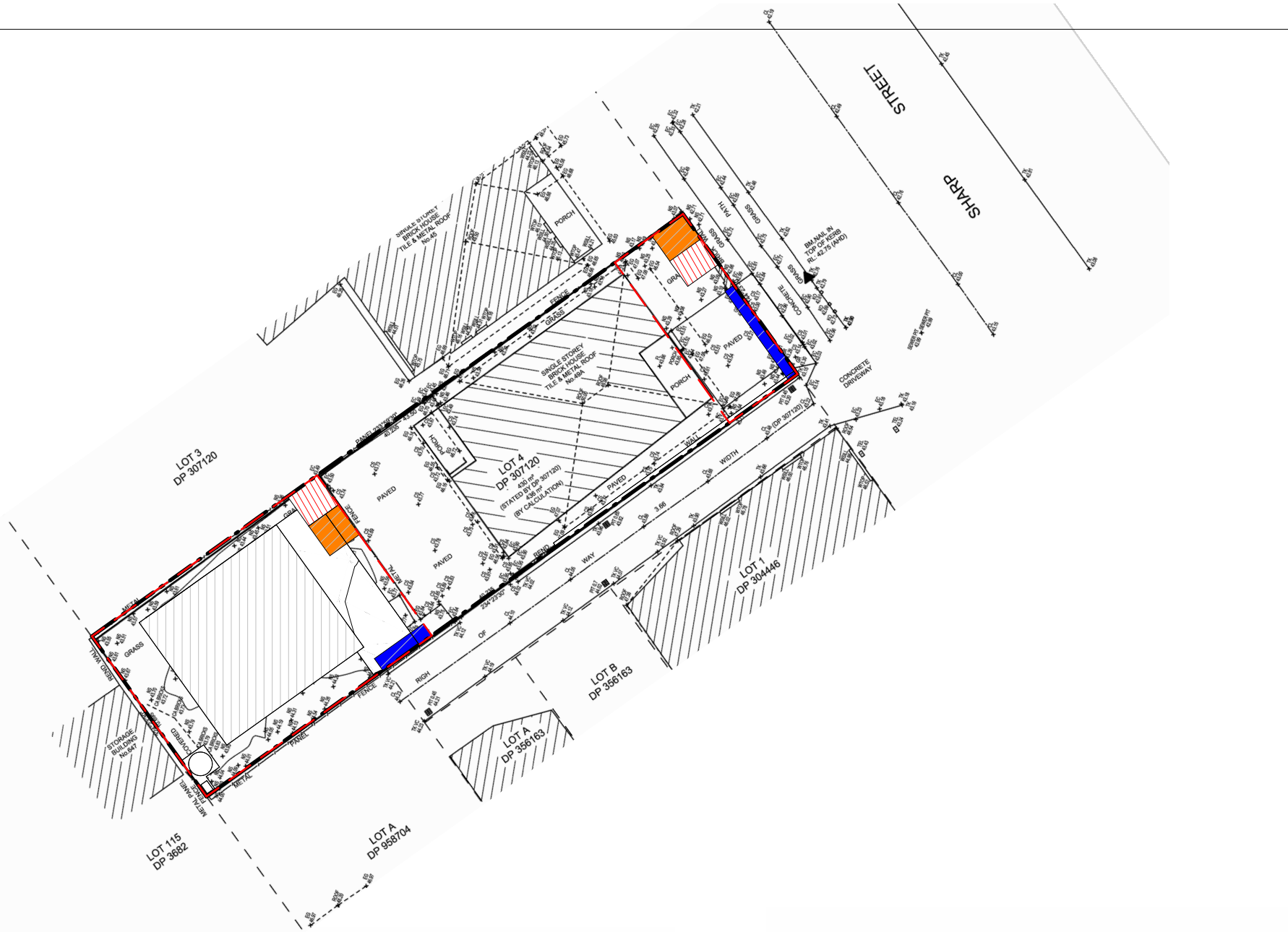
ALL EXCAVATIONS MUST BE KEPT FREE FROM WATER ACCUMULATION

ANY EXCAVATION WORKS CARRIED OUT ON SITE SHOULD BE CLOSELY MONITORED TO ENSURE NO SIGNS OF POTENTIAL ACID SULPHATE SOIL (PASS) OR ACTUAL ACID SULPHATE SOIL (AASS) ARE OBSERVED. INDICATORS MAY INCLUDE GREY TO GREENISH BLUE CLAYS, UNUSUAL GOLD-YELLOW MOTTLING OR 'ROTTEN EGG' ODOURS. IF ANY OF THESE INDICATORS ARE OBSERVED, EXCAVATION OF THE SITE IS TO BE STOPPED IMMEDIATELY, COUNCIL IS TO BE NOTIFIED & A SUITABLY QUALIFIED ENVIRONMENTAL SCIENTIST SHOULD BE CONTRACTED TO FURTHER ASSESS THE SITE.

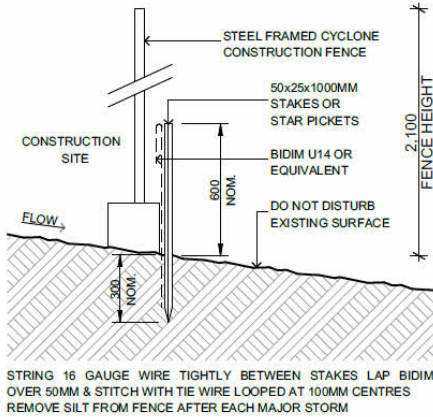
IN THE EVENT OF A STORM, ALL ESTABLISHED CONTROLS ARE TO BE ASSESSED & THE HYDRAULIC ENGINEER & ARCHITECT ARE TO BE NOTIFIED IMMEDIATELY OF ANY DOWNSTREAM SEDIMENTATION

EROSION AND SEDIMENT CONTROL LEGEND

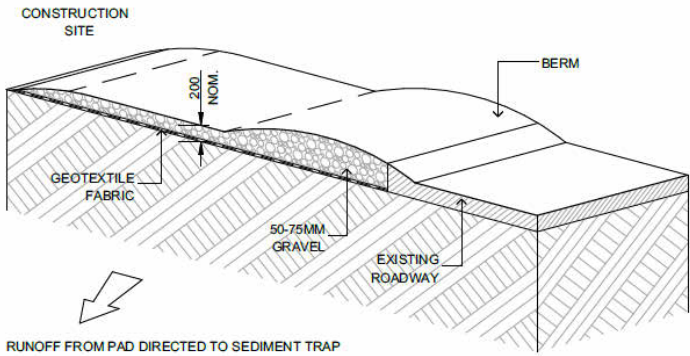
- PROVISION AREA FOR STOCKPILING OF MATERIALS  
AREA FOR STORING EXCAVATED MATERIAL
- TRADE WASTE RECEPTABLE LOCATION
- 2.1M HIGH STEEL FRAMED CYCLONE CONSTRUCTION FENCE & SILT FENCE, REFER TO DETAIL
- TEMPORARY CONSTRUCTION EXIT, REFER TO DETAIL



HAY BALE DETAIL



SILT FENCE DETAIL



TEMPORARY CONSTRUCTION EXIT

1

A10

EROSION AND SEDIMENT CONTROL PLAN

1 : 300

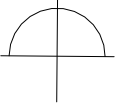
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DATE  
**28/02/2025**

PROJECT NUMBER  
**AA313**

SCALE  
**1 : 300**

CLIENT  
**SILVANA TELESKI**

PROJECT ADDRESS  
**49 SHARP STREET BELMORE  
NSW 2192**

DRAWING ISSUE	REVISION	DATE ISSUED
CONCEPT PLAN		20/11/2024
CONCEPT PLAN	A	03/12/2024
ISSUE FOR DA APPROVAL	B	18/12/2024
ISSUE FOR DA APPROVAL	C	21/02/2025
ISSUE FOR DA APPROVAL	D	24/02/2025
ISSUE FOR DA APPROVAL	E	28/02/2025

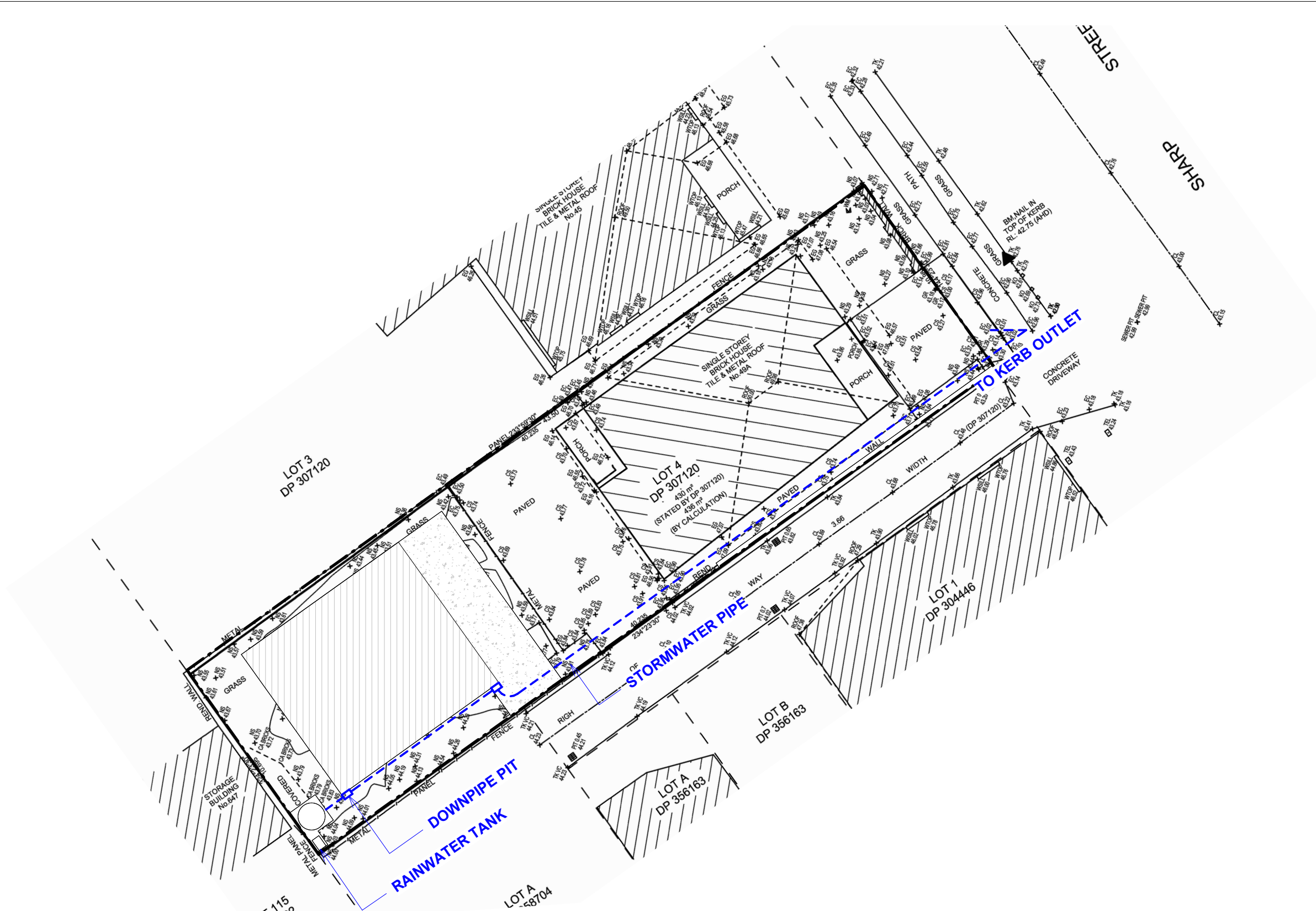
DRAWING  
**EROSION AND SEDIMENT CONTROL  
PLAN**

PROJECT  
**PROPOSED GARAGE, SECONDARY  
DWELLING AND DRIVEWAY**

PROJECT STATUS  
CONCEPT PLAN

DRAWING ID      REVISION  
A10                      E





1  
A11

# STORMWATER AND DRAINAGE PLAN

1 : 200

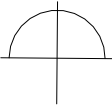
A: LEVEL 1, 1-5 LINK ROAD, 136 EPSOM ROAD  
ZETLAND NSW 2017  
P: (02) 8000 9150  
E: PROJECTS@APPROVEALL.COM.AU  
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CONCEPT PLAN  
CONCEPT PLAN  
ISSUE FOR DA APPROVAL  
ISSUE FOR DA APPROVAL  
ISSUE FOR DA APPROVAL  
ISSUE FOR DA APPROVAL

REVISION

A  
B  
C  
D  
E

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20/11/2024  
03/12/2024  
18/12/2024  
21/02/2025  
24/02/2025  
28/02/2025

DRAWING

STORMWATER AND DRAINAGE PLAN

PROJECT

PROPOSED GARAGE, SECONDARY  
DWELLING AND DRIVEWAY

PROJECT STATUS

CONCEPT PLAN

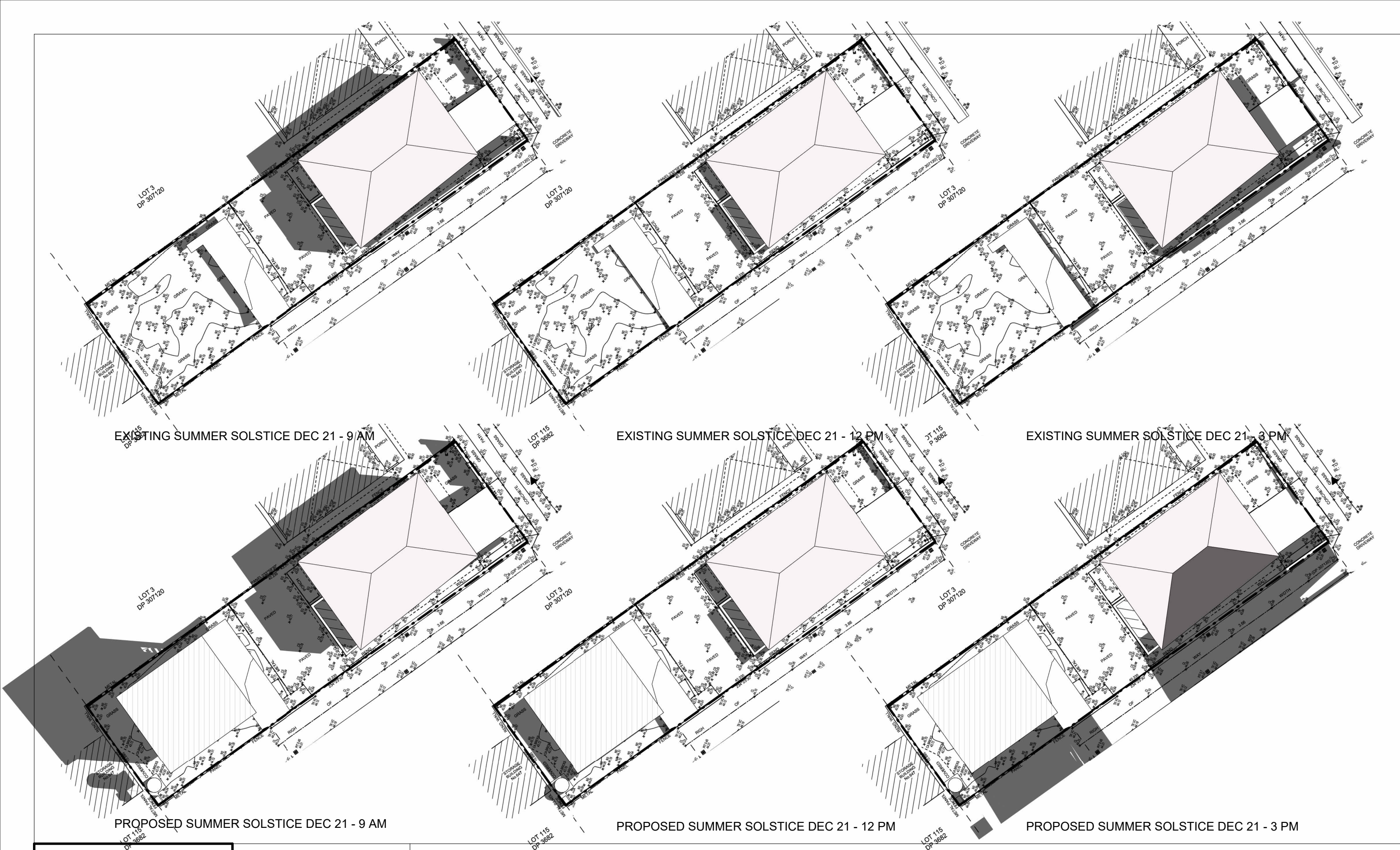
DRAWING ID

A11

REVISION

E





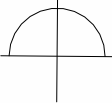
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NSW 2192**

DRAWING ISSUE

CONCEPT PLAN  
CONCEPT PLAN  
ISSUE FOR DA APPROVAL  
ISSUE FOR DA APPROVAL  
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REVISION

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20/11/2024  
03/12/2024  
18/12/2024  
21/02/2025  
24/02/2025  
28/02/2025

DRAWING

**SHADOW DIAGRAM**

PROJECT

**PROPOSED GARAGE, SECONDARY  
DWELLING AND DRIVEWAY**

PROJECT STATUS

CONCEPT PLAN

DRAWING ID

A12

REVISION

E



