



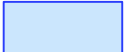








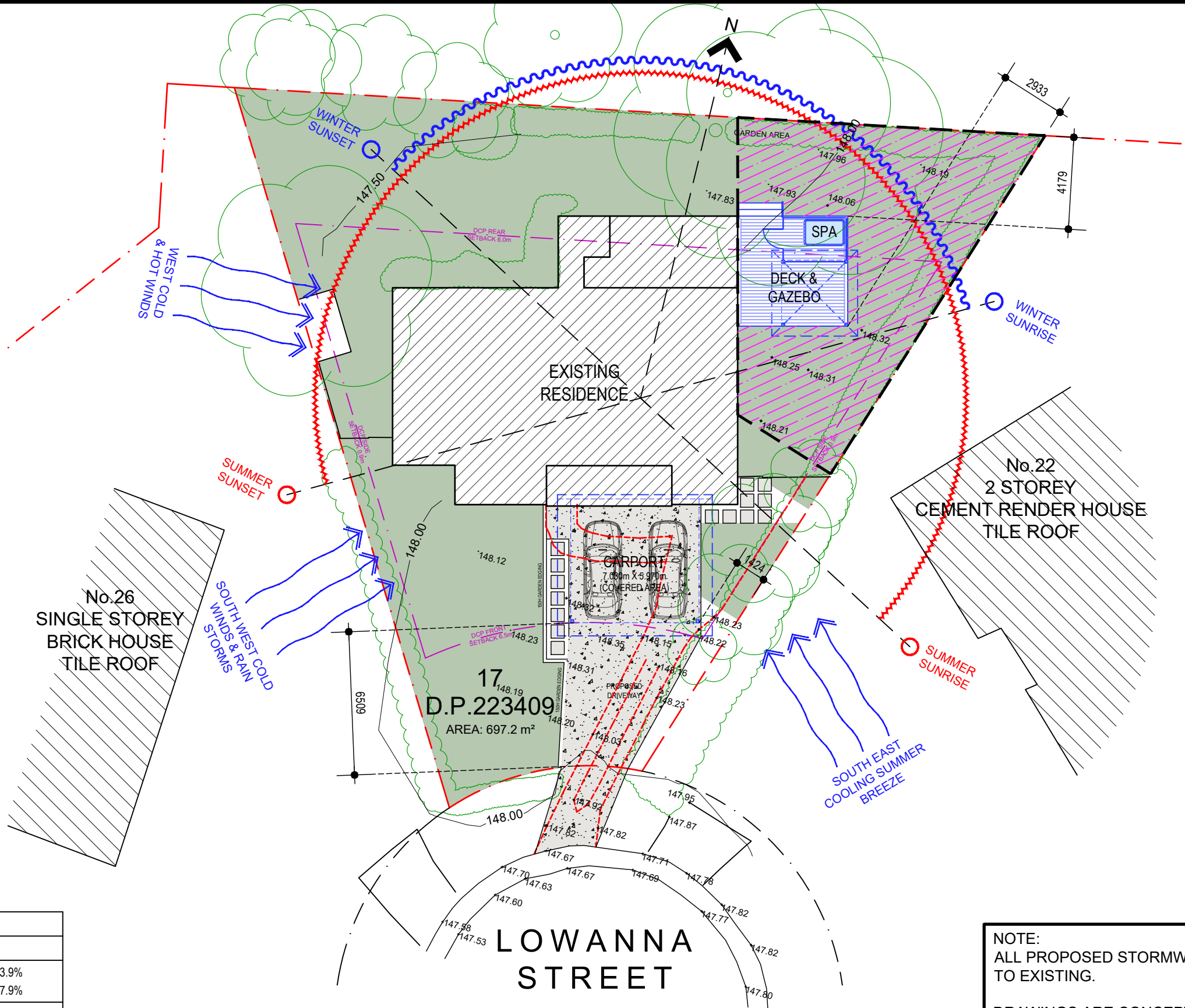


**KEY:**

-  EXISTING RESIDENCE
-  NEIGHBOURING BUILDINGS
-  NEW TIMBER DECK
-  NEW GAZEBO & CARPORT ROOF
-  NEW SPA
-  LANDSCAPED AREAS
-  NEW DRIVEWAY & PATHS
-  PRIVATE OPEN SPACE 140m<sup>2</sup>
-  EXISTING TO BE DEMOLISHED
-  SEDIMENT FENCE
-  PROPOSED PAVERS
-  EXISTING TREES
-  EXISTING HEDGES/PLANTING

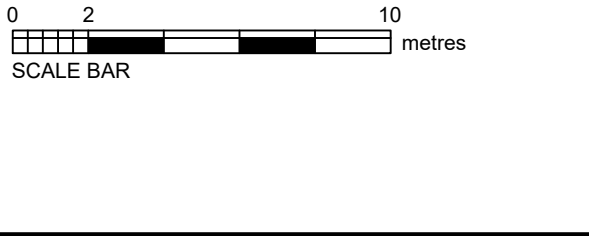


AREA CALCULATIONS	
SITE AREA	697.2m <sup>2</sup>
EXISTING LANDSCAPED AREA	445.6m <sup>2</sup> OR 63.9%
PROPOSED LANDSCAPED AREA	404.3m <sup>2</sup> OR 57.9%
CURRENT GROSS FLOOR AREA	125.28m <sup>2</sup>
PROPOSED GROSS FLOOR AREA	125.28m <sup>2</sup> (UNCHANGED)
PRIVATE OPEN SPACE	139.7m <sup>2</sup> MIN. DIMENSION = 5m

**NOTE:**  
ALL PROPOSED STORMWATER TO CONNECT TO EXISTING.

DRAWINGS ARE CONCEPT ONLY AND SUBJECT TO REVISION BY HYDRAULICS ENGINEER FOR CC & CONSTRUCTION.

AMENDMENTS	
A	22.11.24 ISSUE FOR DA




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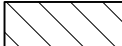


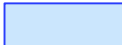

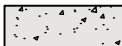






**TOWELL RESIDENCE**  
 24 LOWANNA STREET, BELROSE, NSW

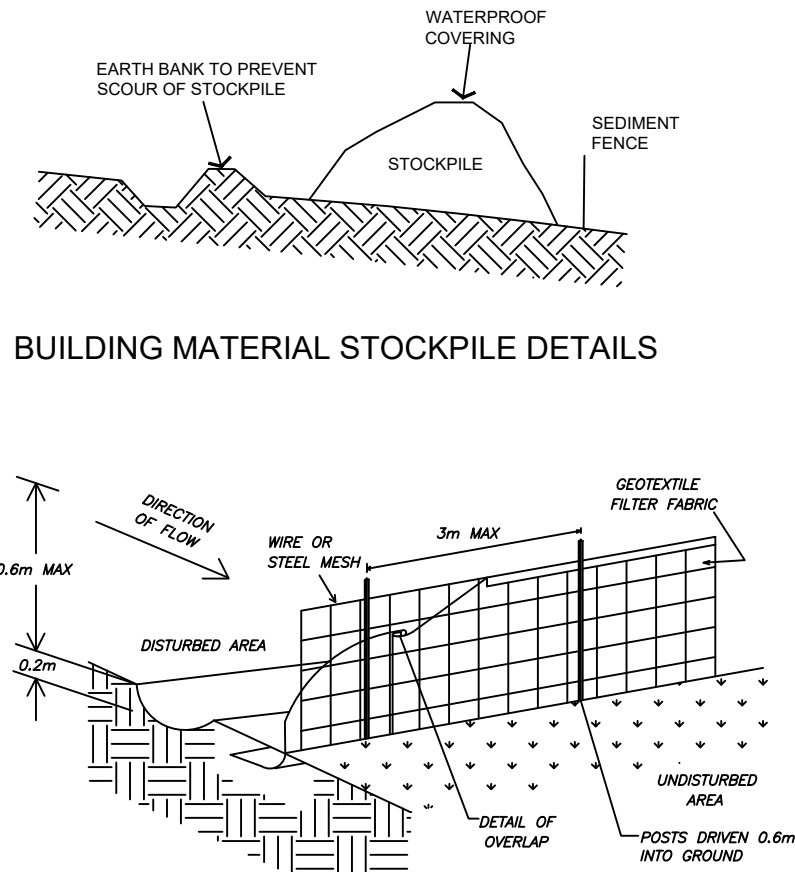
**SITE ANALYSIS PLAN**



SCALE:	1:200 @ A3
DATE:	7.9.2024
DRAWN:	SB
DRAWING No.	REV.
<b>DA1.01</b>	<b>A</b>

**KEY:**

-  EXISTING RESIDENCE
-  NEIGHBOURING BUILDINGS
-  NEW TIMBER DECK
-  NEW GAZEBO & CARPORT ROOF
-  NEW SPA
-  LANDSCAPED AREAS
-  NEW DRIVEWAY & PATHS
-  PRIVATE OPEN SPACE 140m<sup>2</sup>
-  EXISTING TO BE DEMOLISHED
-  SEDIMENT FENCE
-  PROPOSED PAVERS
-  EXISTING TREES
-  EXISTING HEDGES/PLANTING



1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO SITE DISTURBANCE
2. STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
3. ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT AND ANY STRUCTURAL DAMAGE TO BE REPAIRED AND TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED STOCKPILE.

**PROPOSED METHOD OF SEDIMENT CONTROL**

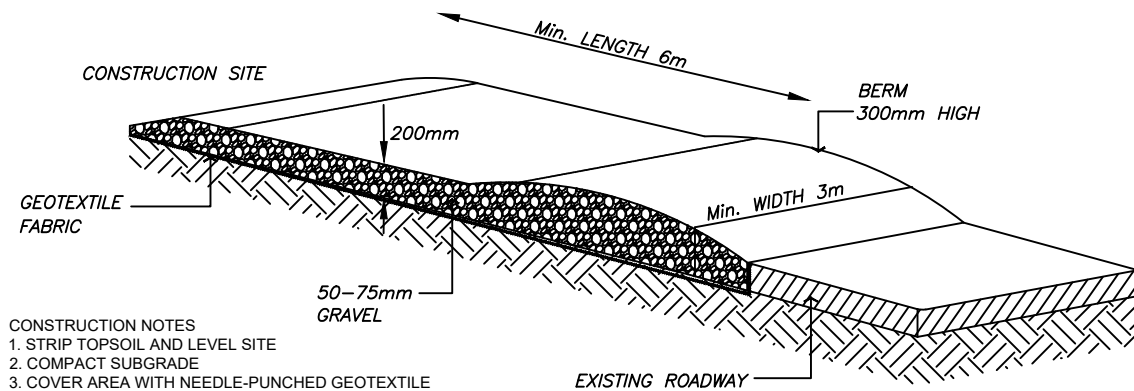
**DUST CONTROL :**  
TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES

**STOCKPILES :**  
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCIL'S PERMISSION. ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE IF POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES. IF REQUIRED PROVIDE DIVERSION DRAIN & BANK AROUND STOCKPILES.

**SEDIMENT NOTE :**

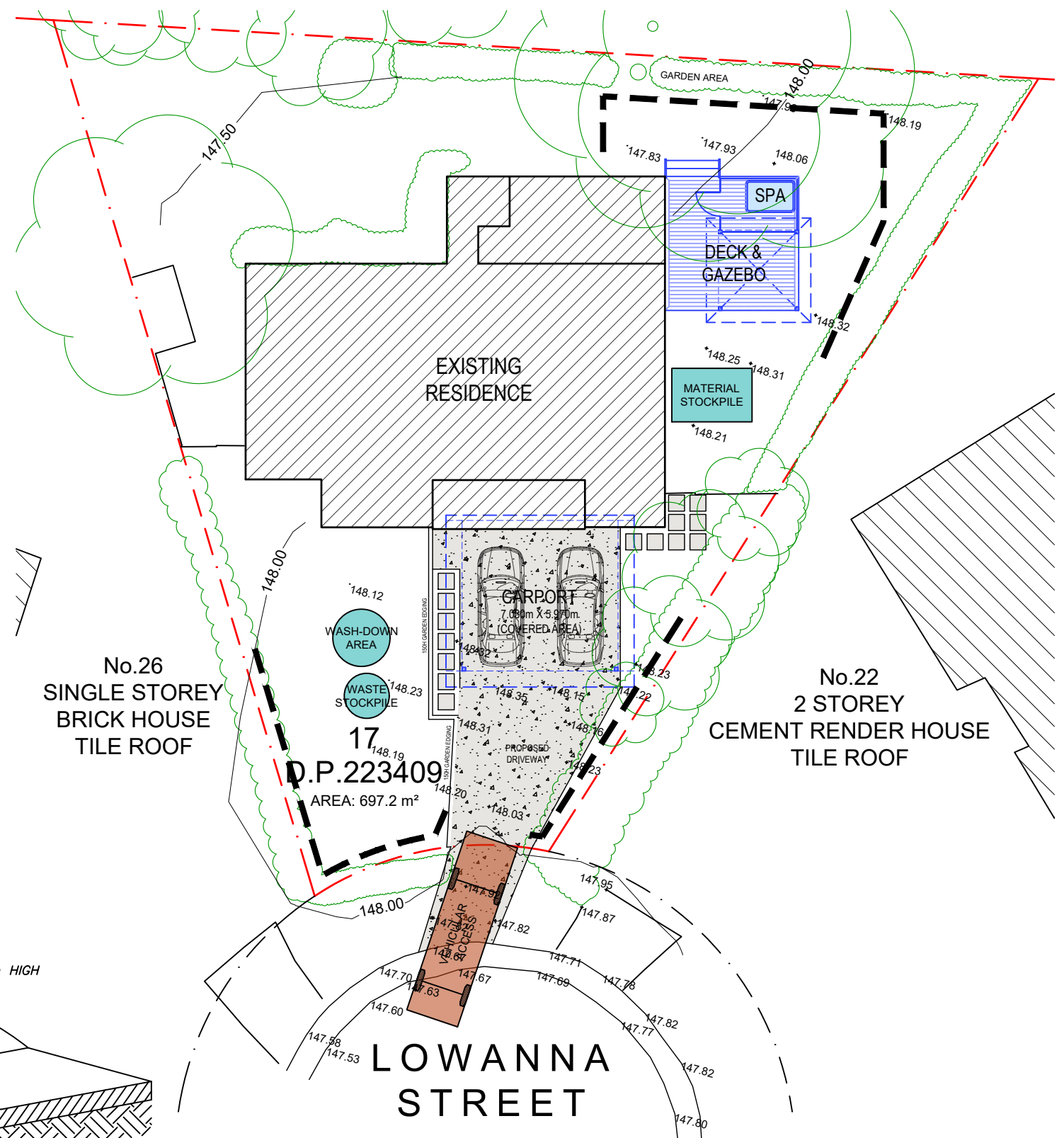
- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
- MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
- ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
- DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
- ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

**GUTTER PROTECTION :**  
PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE SITE FOR DISPOSAL.



- CONSTRUCTION NOTES**
1. STRIP TOPSOIL AND LEVEL SITE
  2. COMPACT SUBGRADE
  3. COVER AREA WITH NEEDLE-PUNCHED GEOTEXTILE
  4. CONSTRUCT 200mm THICK PAD OVER GETEXTILE USING ROADBASE OR 30mm AGGREGATE. MINIMUM LENGTH 6m. MINIMUM WIDTH 3m.
  5. CONSTRUCT HUMP IMMEDIATELY WITHIN THE BOUNDARY TO DIVERT WATER TO A SEDIMENT FENCE OR OTHER SEDIMENT TRAP.

**STABILISED SITE ACCESS**



**NOTE:**  
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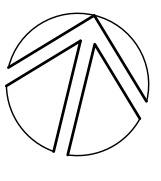
AMENDMENTS		
A	22.11.24	ISSUE FOR DA




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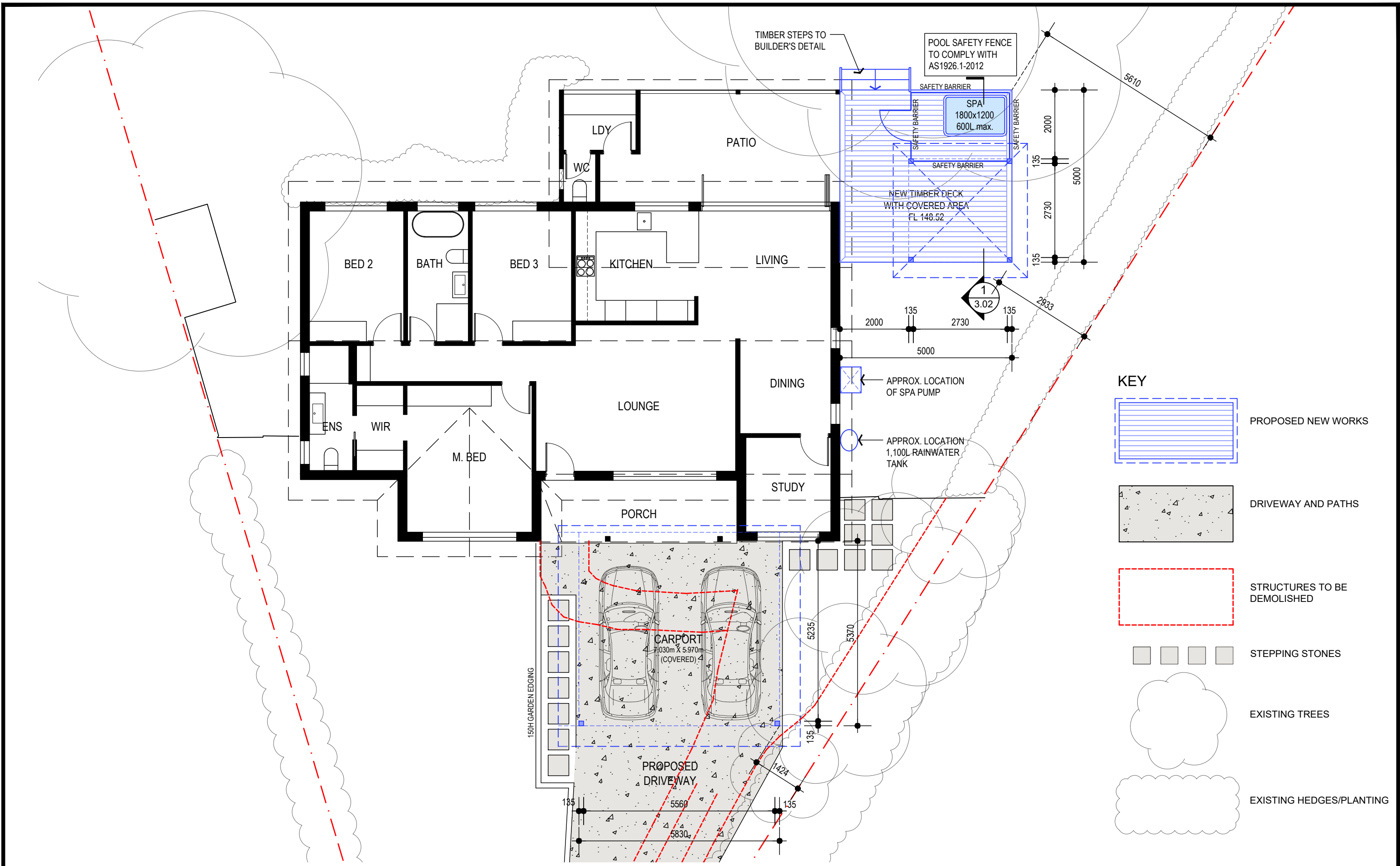
**TOWELL RESIDENCE**  
24 LOWANNA STREET, BELROSE, NSW

**STORMWATER & SEDIMENT CONTROL PLAN**





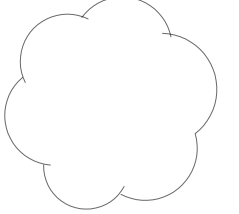



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DRAWN: SB

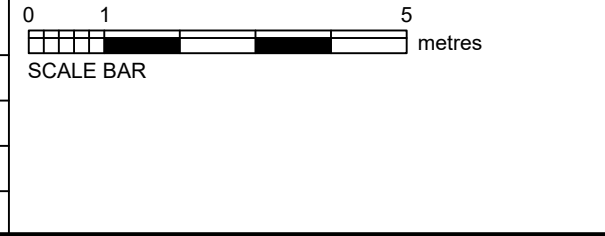
DRAWING No. **DA1.02** REV. **A**



**KEY**

-  PROPOSED NEW WORKS
-  DRIVEWAY AND PATHS
-  STRUCTURES TO BE DEMOLISHED
-  STEPPING STONES
-  EXISTING TREES
-  EXISTING HEDGES/PLANTING


AMENDMENTS	
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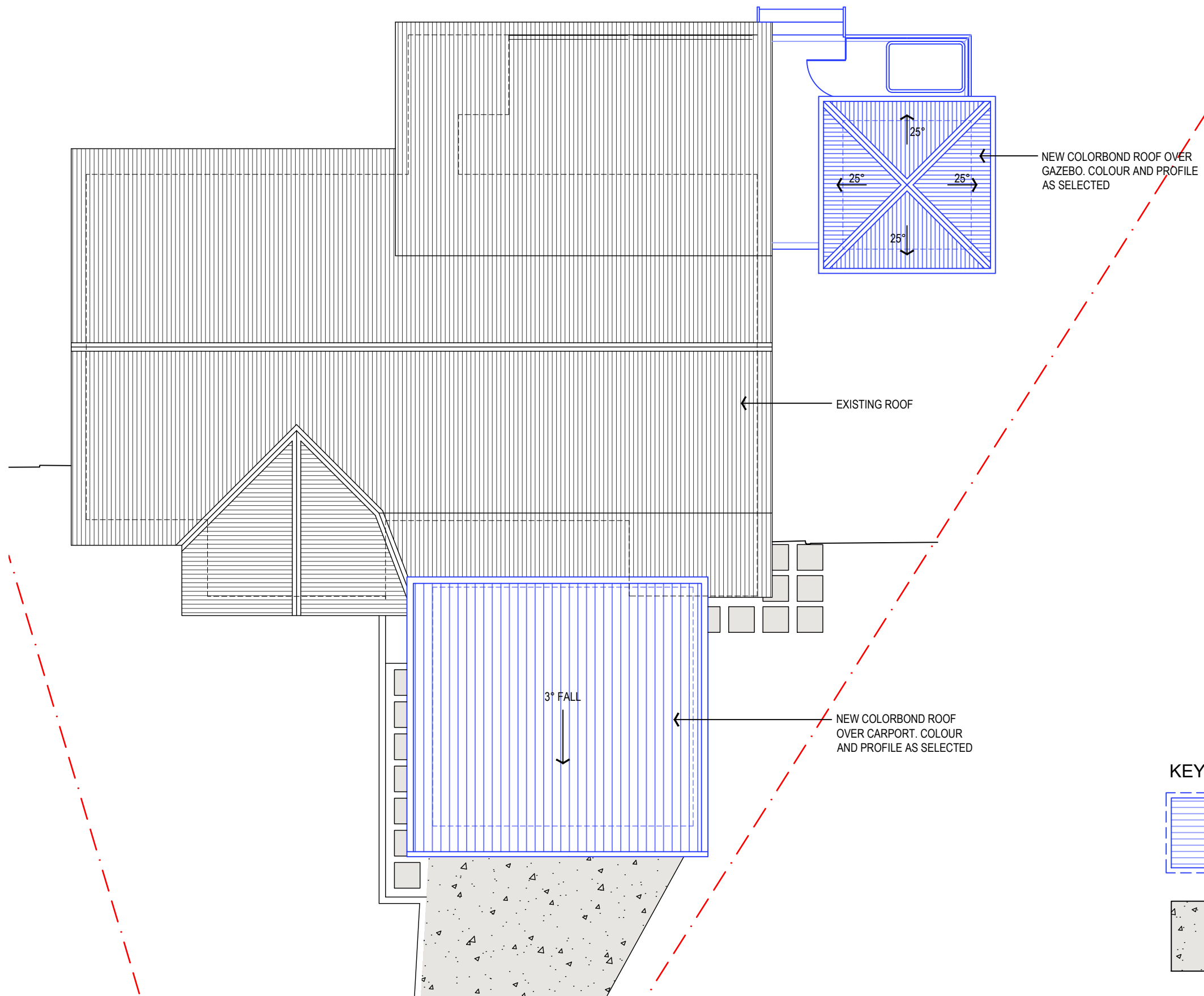
**TOWELL RESIDENCE**  
 24 LOWANNA STREET, BELROSE, NSW

**FLOOR PLAN**



SCALE: 1:100 @ A3  
 DATE: 21.10.2024  
 DRAWN: SB

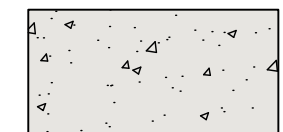
DRAWING No. **DA2.01** REV. **A**



**KEY**

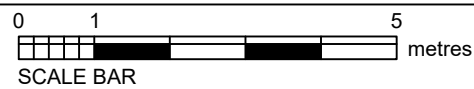


PROPOSED NEW WORKS



DRIVEWAY AND PATHS

AMENDMENTS		
A	22.11.24	ISSUE FOR DA



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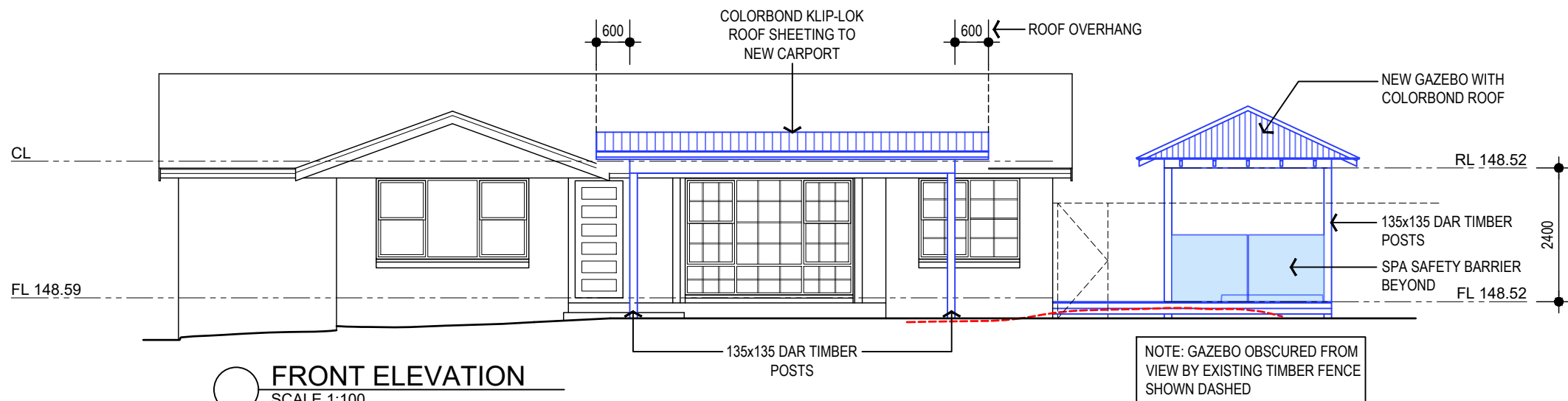
**TOWELL RESIDENCE**  
24 LOWANNA STREET, BELROSE, NSW

**ROOF PLAN**



SCALE: 1:100 @ A3  
DATE: 21.10.2024  
DRAWN: SB

DRAWING No. **DA2.02** REV. **A**

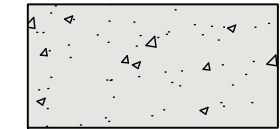


**FRONT ELEVATION**  
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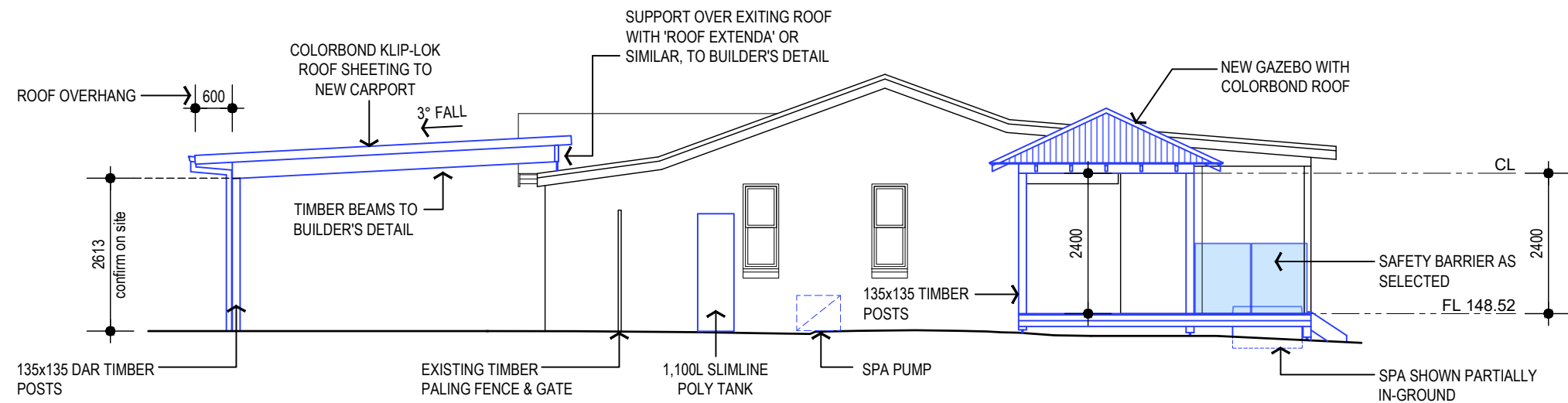
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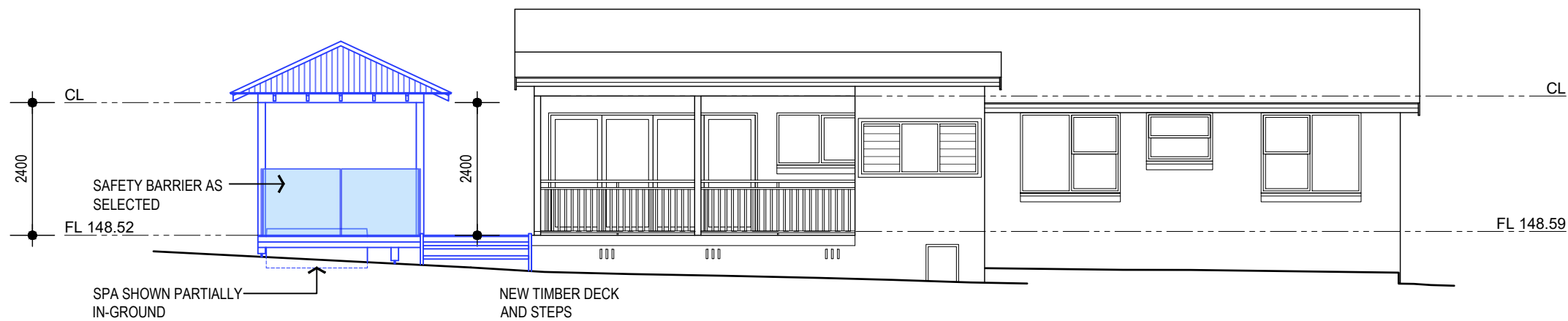
PROPOSED NEW WORKS



DRIVEWAY AND PATHS



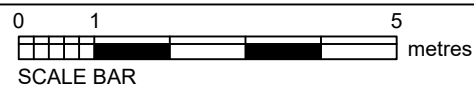
**RIGHT ELEVATION**  
SCALE 1:100



**REAR ELEVATION**  
SCALE 1:100

**AMENDMENTS**

A	22.11.24	ISSUE FOR DA
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**Argent Design**

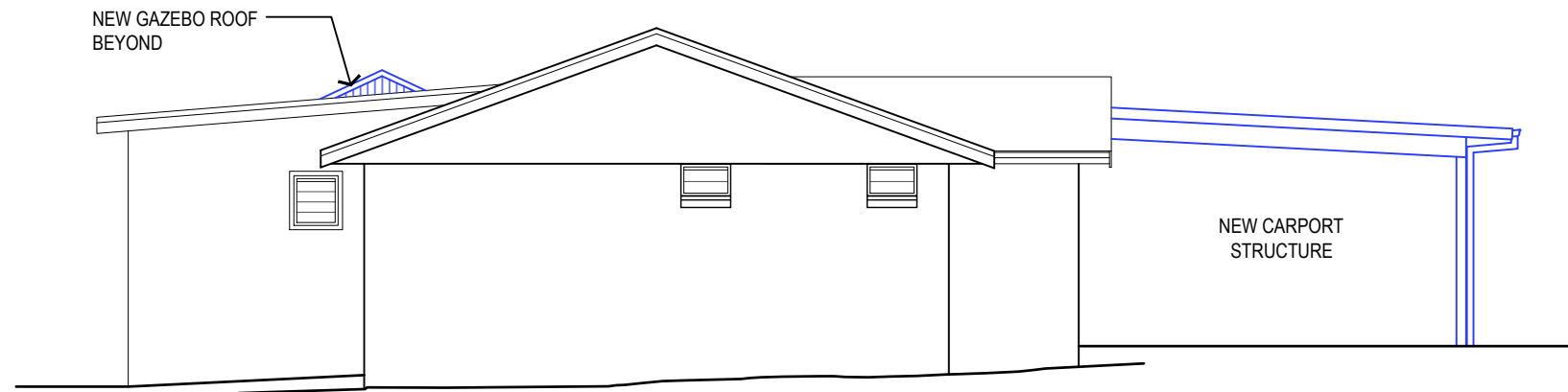
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**TOWELL RESIDENCE**  
24 LOWANNA STREET, BELROSE, NSW

**ELEVATIONS**

SCALE: 1:100 @ A3  
DATE: 21.10.2024  
DRAWN: SB

DRAWING No.	REV.
<b>DA3.01</b>	<b>A</b>

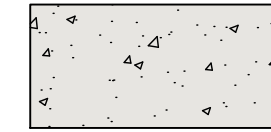


○ LEFT ELEVATION  
SCALE 1:100

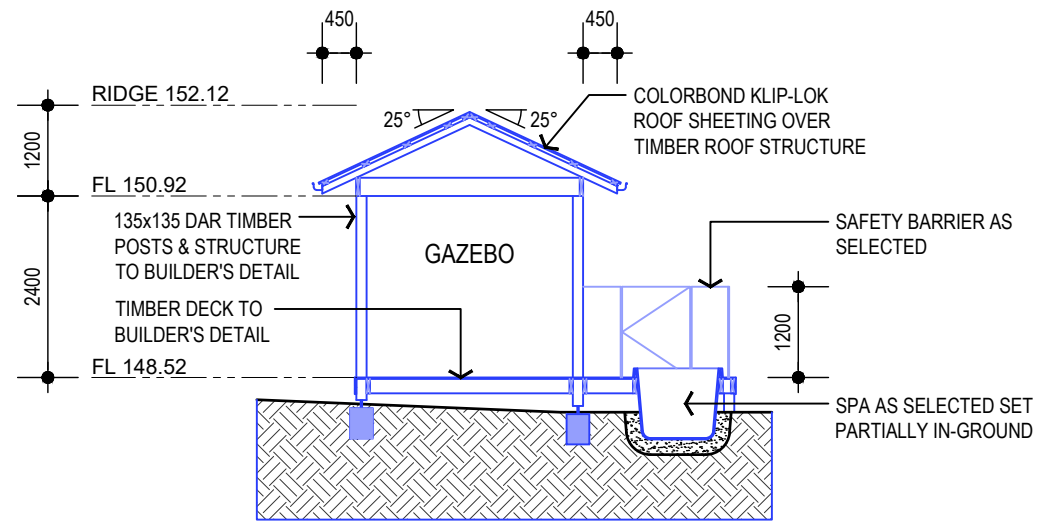
KEY



PROPOSED NEW WORKS



DRIVEWAY AND PATHS



○ SECTION 1  
SCALE 1:100

**FINISHES & COLOURS:**

CARPORT ROOF	COLORBOND BASALT OR MATCH EXISTING
GAZEBO ROOF	COLORBOND BASALT OR MATCH EXISTING
TIMBER POSTS	WHITE TO MATCH EXISTING
TIMBER DECKING	NATURAL COLOUR

AMENDMENTS

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TOWELL RESIDENCE  
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ELEVATION & SECTION

SCALE: 1:100 @ A3  
DATE: 21.10.2024  
DRAWN: SB

DRAWING No.	REV.
DA3.02	A