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CONTENTS

PAGE	SHEET NAME
00	COVER
01	PLANNING OVERLAYS
02	EXISTING / DEMO SITE PLAN
03	PROPOSED SITE PLAN
04	EXISTING / DEMO PLAN / ELEVATIONS
05	FLOORPLAN PROPOSED
06	PROPOSED ELEVATIONS
07	PROPOSED ELEVATIONS
08	ROOF PLANS EXISTING / DEMO / PROPOSED
09	RESCODE ASSESSMENT
10	SHADOW DIAGRAMS



JK POWELL
CONSTRUCTIONS
CDB-U 60261

37 RIVERVIEW TERRACE - PROPOSED RENOVATION

PROJECT No: 021
CLIENT: 37 RIVERVIEW TERRACE BELMONT
ADDRESS: RENOVATION / EXTENSION
PROJECT: 18/02/2026
DATE:

**37 RIVERVIEW TERRACE
BELMONT 3216
PROPOSED RENOVATION**

COVER
00

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS DISCREPANCIES TO THE BELLS DRAWINGS PRIOR TO COMMENCING WORK. WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. BUILDERS SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS PRIOR TO COMMENCING WORK.

Planning Zones

GENERAL RESIDENTIAL ZONE (GRZ)
GENERAL RESIDENTIAL ZONE - SCHEDULE 1 (GRZ1)



GRZ - General Residential NRZ - Neighbourhood Residential

Note: labels for zones may appear outside the actual zone - please compare the labels with the legend.

Planning Overlays

HERITAGE OVERLAY (HO)
HERITAGE OVERLAY - SCHEDULE (HO1906)



HO - Heritage Overlay

Note: due to overlaps, some overlays may not be visible, and some colours may not match those in the legend



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PLANNING OVERLAYS

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NOTE ALL DEMOLITION TO BE COMPLETED IN ACCORDANCE WITH APPROVED DEMOLITION STATEMENT

AREA OF EXISTING DWELLING TO BE DEMOLISHED

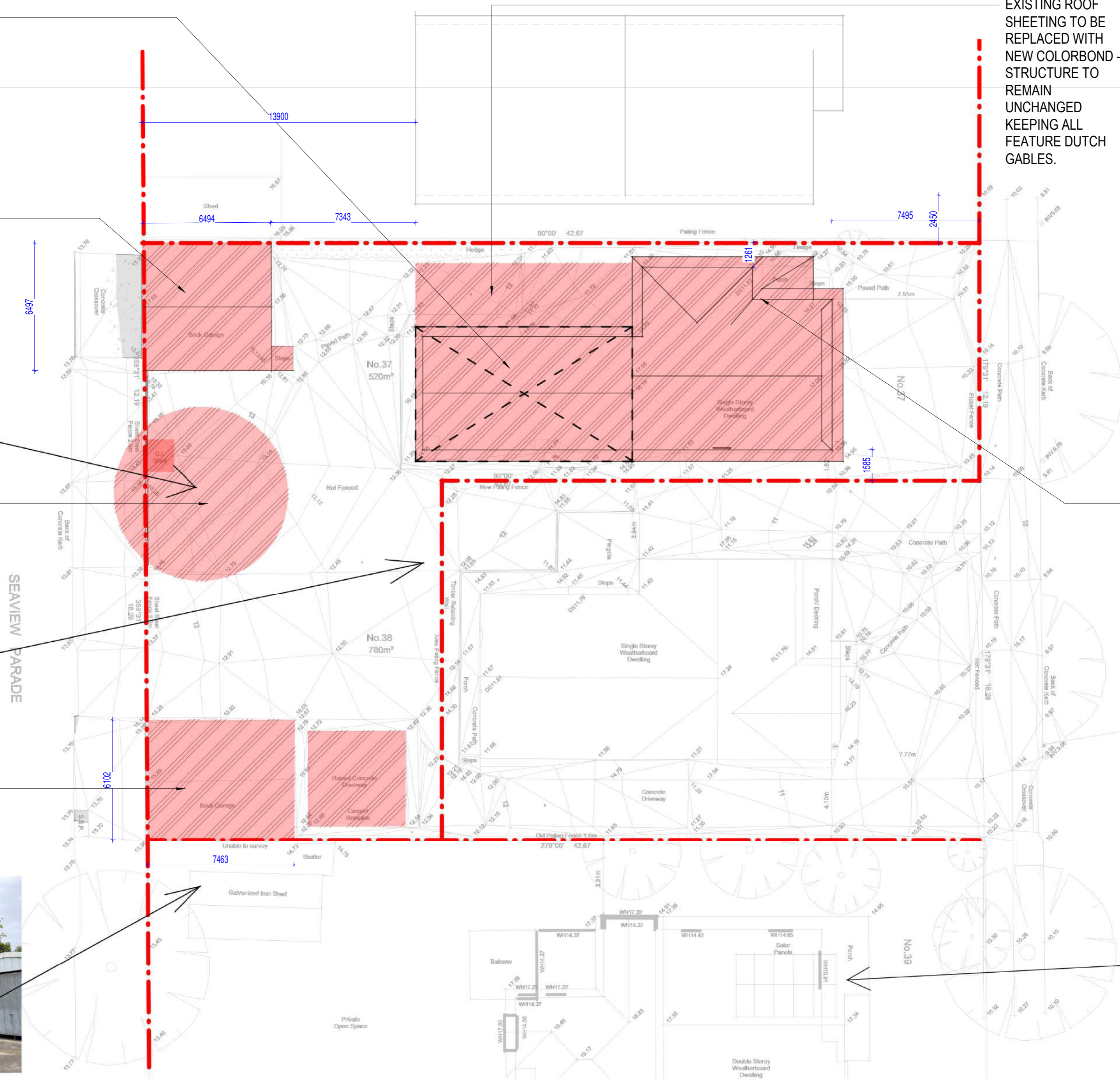
EXISTING SINGLE STOREY BRICK GARAGE TO REMAIN - ROOF TO BE REMOVED AND REPLACED WITH NEW COLORBOND TO MATCH DWELLING

EXISTING ROOF SHEETING TO BE REPLACED WITH NEW COLORBOND - STRUCTURE TO REMAIN UNCHANGED KEEPING ALL FEATURE DUTCH GABLES.

EXISTING ESTABLISHED TREE TO BE REMOVED

EXISTING SINGLE STOREY BRICK GARAGE TO BE DEMOLISHED INCLUDING ALL CONCRETE PADS SURROUNDING

EXISTING ROOF SHEETING TO BE REPLACED WITH NEW COLORBOND - STRUCTURE TO REMAIN UNCHANGED KEEPING ALL FEATURE DUTCH GABLES.



37 RIVERVIEW TERRACE - PROPOSED RENOVATION

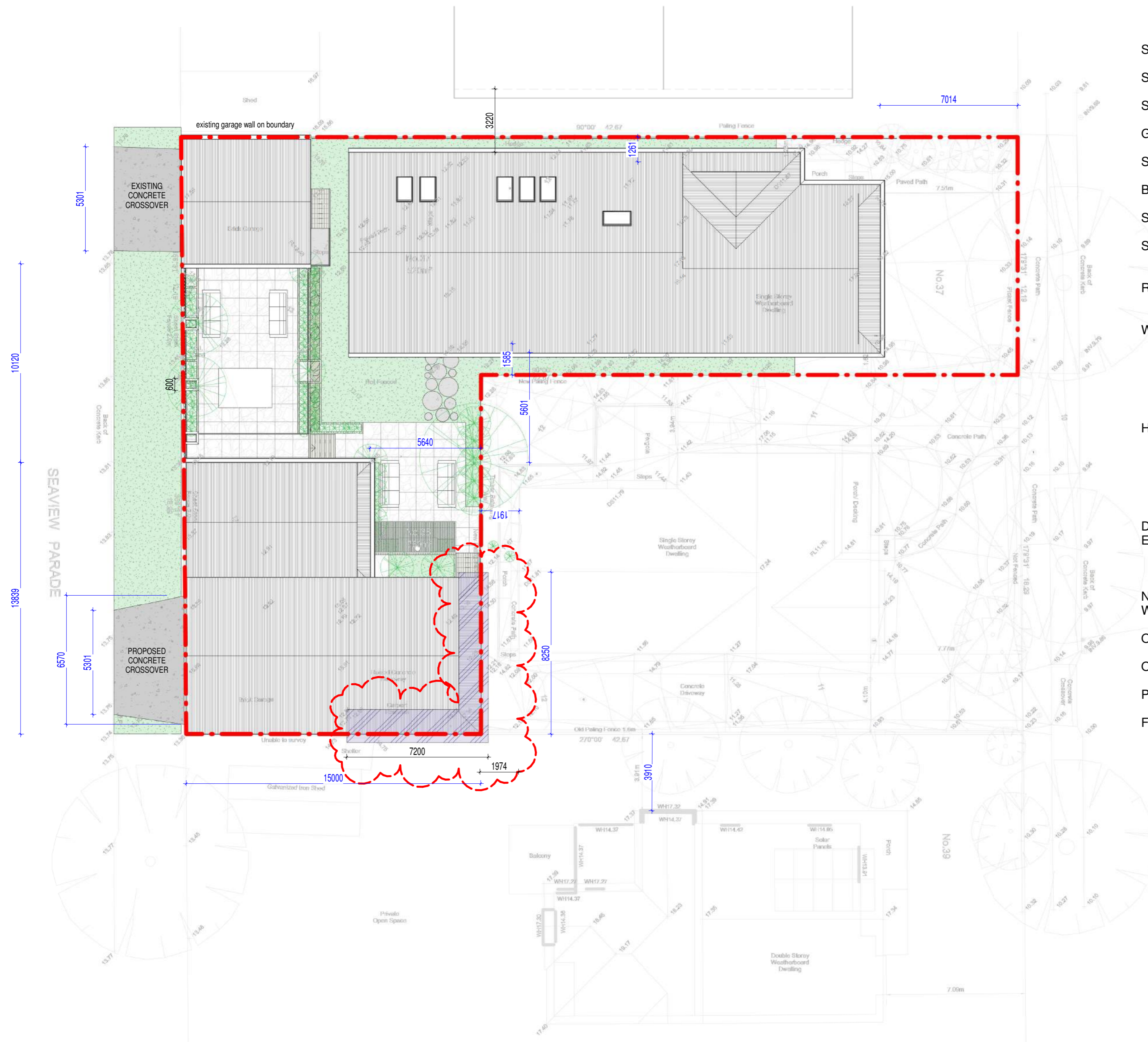
PROJECT No: 021
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EXISTING / DEMO SITE PLAN

JK POWELL
CONSTRUCTIONS
CDB-U 60261

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS WITH SITE CONDITIONS AND REFER ANY DISCREPANCIES TO THE BUILDER/DESIGNER PRIOR TO COMMENCING WORK.
DO NOT SCALE DRAWING.
WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS. ALL DIMENSIONS SHALL BE REFERRED TO THE BUILDER/DESIGNER FOR CLARIFICATION BEFORE PUTTING WORK IN HAND.
ALL CARE HAS BEEN TAKEN TO ENSURE THE ACCURACY OF EXISTING CONDITIONS. EXACT SCOPE OF WORKS MAY VARY AS A RESULT OF UNFORSEEABLE FACTORS WITHIN ENCLOSED SPACES OF STRUCTURE OF BUILDING.

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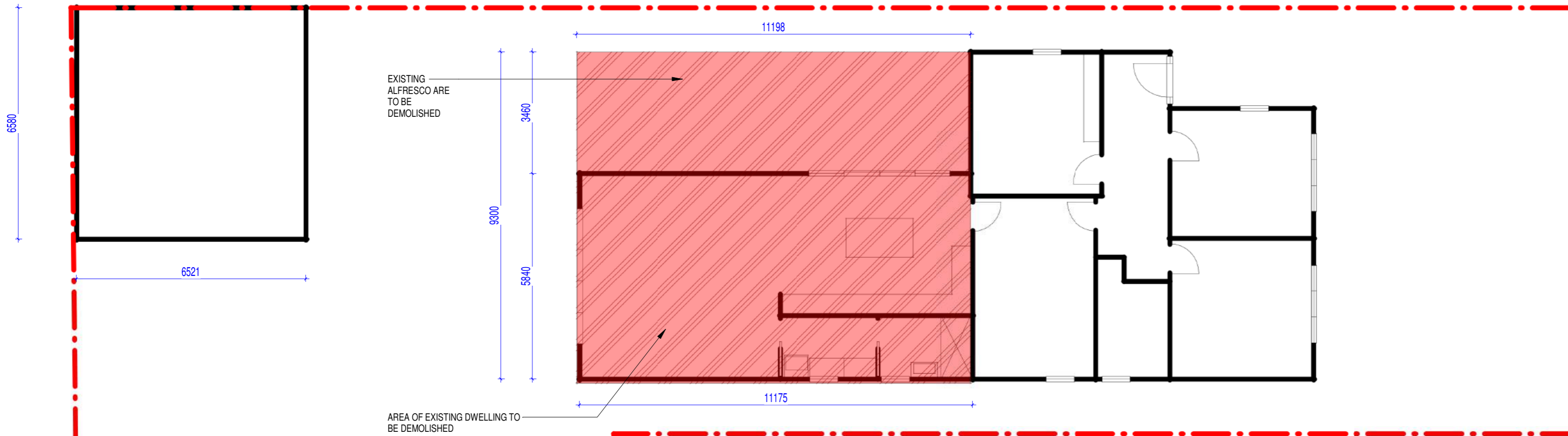
SITE ANALYSIS

SITE AREA:	796m ²
SITE COVERAGE:	459m ² - 57.6% (MAX 60%)
GARDEN AREA:	324.6m ² - 40.7% (MIN 35%)
STREET SETBACK:	Unchanged (as per existing)
BUILDING HEIGHT:	MAX Building Height - 6315mm (Max Allowed - 11m)
SITE PERMEABILITY:	563.9m ² - 70.8% (MAX 80%)
SIDE SETBACK/S:	NORTH: Existing 1261mm - Proposed - 1261mm SOUTH: Existing 1585mm - Proposed - 1585mm
REAR SETBACKS:	WEST: Existing Garage Wall on Boundary Proposed - Garage and Pool House Wall on Boundary
WALL ON BOUNDARY:	NORTH: Existing Garage Wall on Boundary - No Change WEST: Existing Garage Wall on Boundary - 12599mm Proposed Garage and Poolhouse WOB - 20336mm SOUTH: Existing Garage Wall on Boundary - 7463mm Proposed Garage Wall on Boundary - 6690mm (Roof over + 8310mm - Open Battens)
HEIGHT OF WOB:	NORTH: Existing MAX: 4160mm AVG: 3321mm PROPOSED: Unchanged WEST: Existing MAX: 2640mm AVG: 2490mm Proposed MAX: 5294mm AVG: 3587mm SOUTH: Existing MAX: 3021mm AVG: 3021mm Proposed MAX: 3741mm AVG: 3429mm
DAYLIGHT TO EXISTING WINDOWS	NORTH: ALL EXISTING WINDOWS +3m AWAY WEST: PROPOSED 1974mm SOUTH: ALL EXISTING WINDOWS +3m AWAY
NORTH FACING WINDOWS	Closest Wall 6680mm for North Facing Habitable Window
OVERSHADOWING:	Refer P10 - Complies
OVERLOOKING:	N/A - Proposed Single Storey
PRIVATE OPEN SPACE:	Refer P09 - Complies
FRONT FENCES:	N/A - Existing front fence to remain

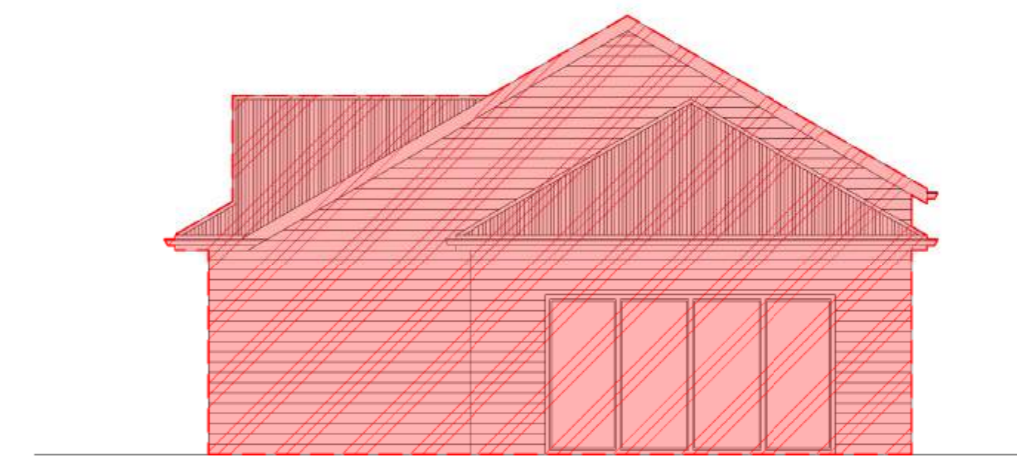
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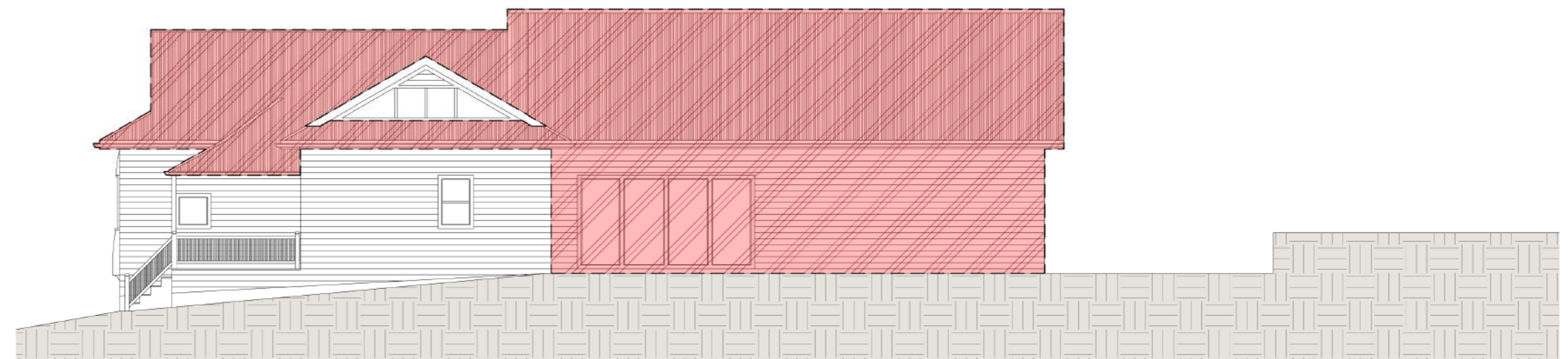
NOTE ALL DEMOLITION TO BE COMPLETED IN ACCORDANCE WITH APPROVED DEMOLITION STATEMENT



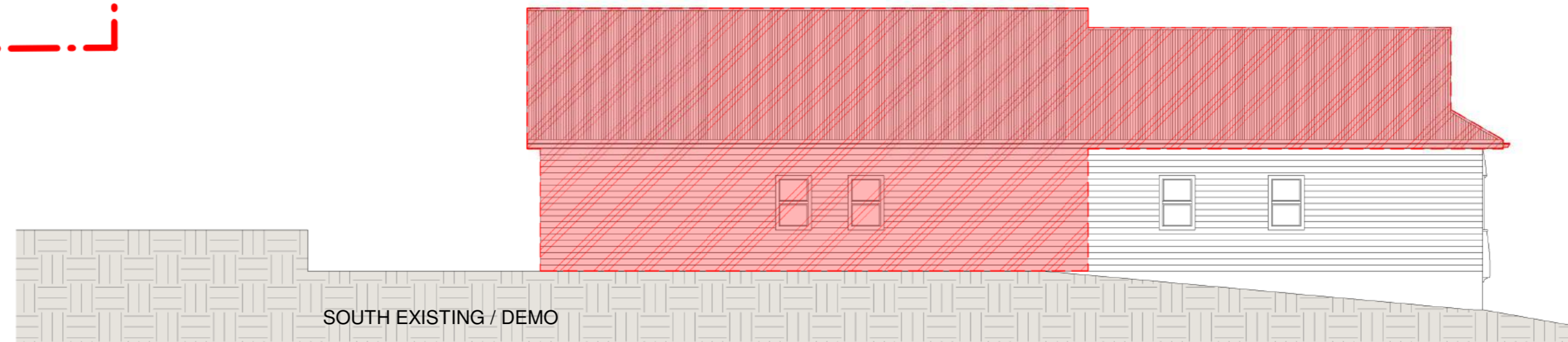
EAST EXISTING / DEMO



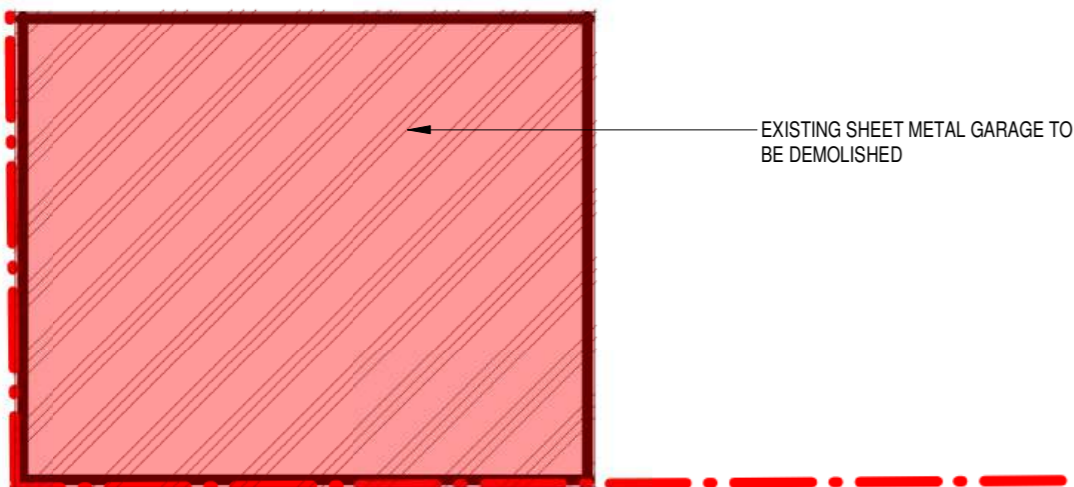
WEST EXISTING / DEMO



NORTH EXISTING / DEMO



SOUTH EXISTING / DEMO



EXISTING SHEET METAL GARAGE TO BE DEMOLISHED

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KITCHEN



KITCHEN / LIVING

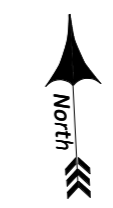


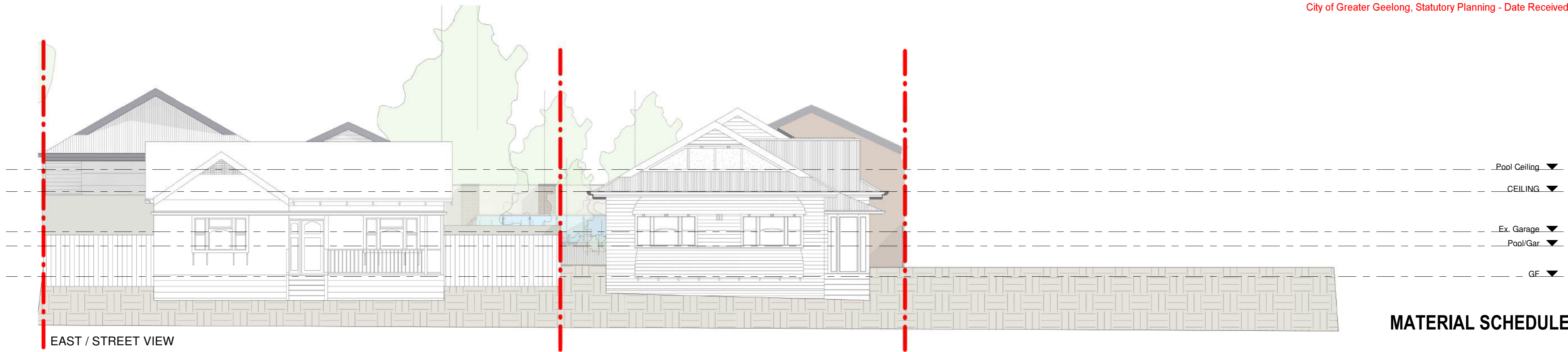
POOL AREA



ALFRESCO / ENTERTAINMENT

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EAST / STREET VIEW

MATERIAL SCHEDULE



COLORBOND 'BLUEGUM' CUSTOM ORB ROOF SHEETING TO REPLACE ALL EXISTING AND PROPOSED ROOFING



JAMES HARDIE 'LINEA' BOARD CLADDING TO PROPOSED NEW EXTENSION - EXISTING/REMAINING DWELLING TO REMAIN UNTOUCHED - WHITE ON WHITE



RECYCLED SOLID RED BRICK TO PROPOSED NEW GARAGE

38 RIVERVIEW TERRACE



37 RIVERVIEW TERRACE (SUBJECT SITE)

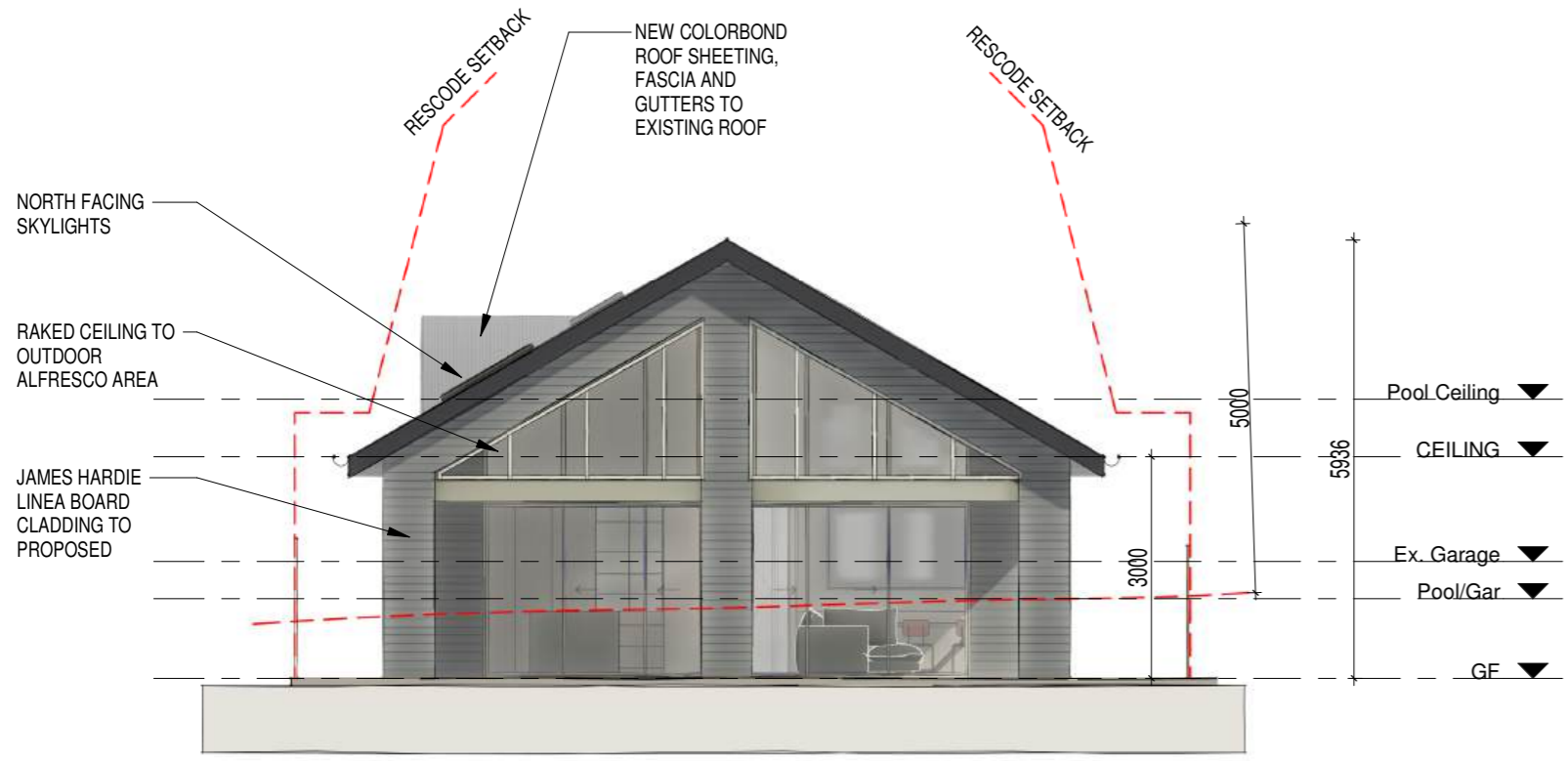


36 RIVERVIEW TERRACE



NORTH 1

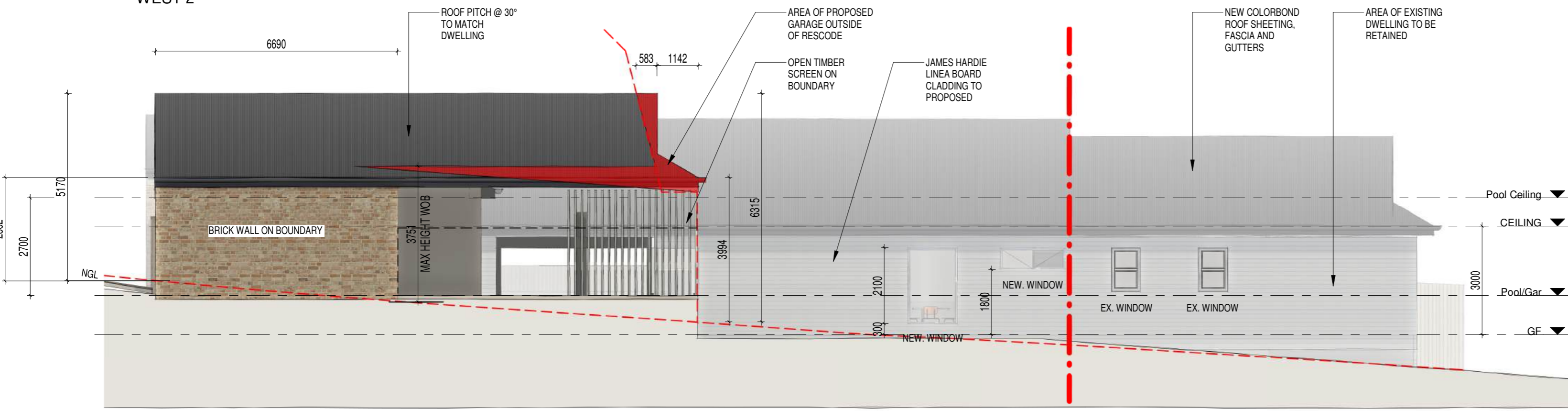
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WEST 1

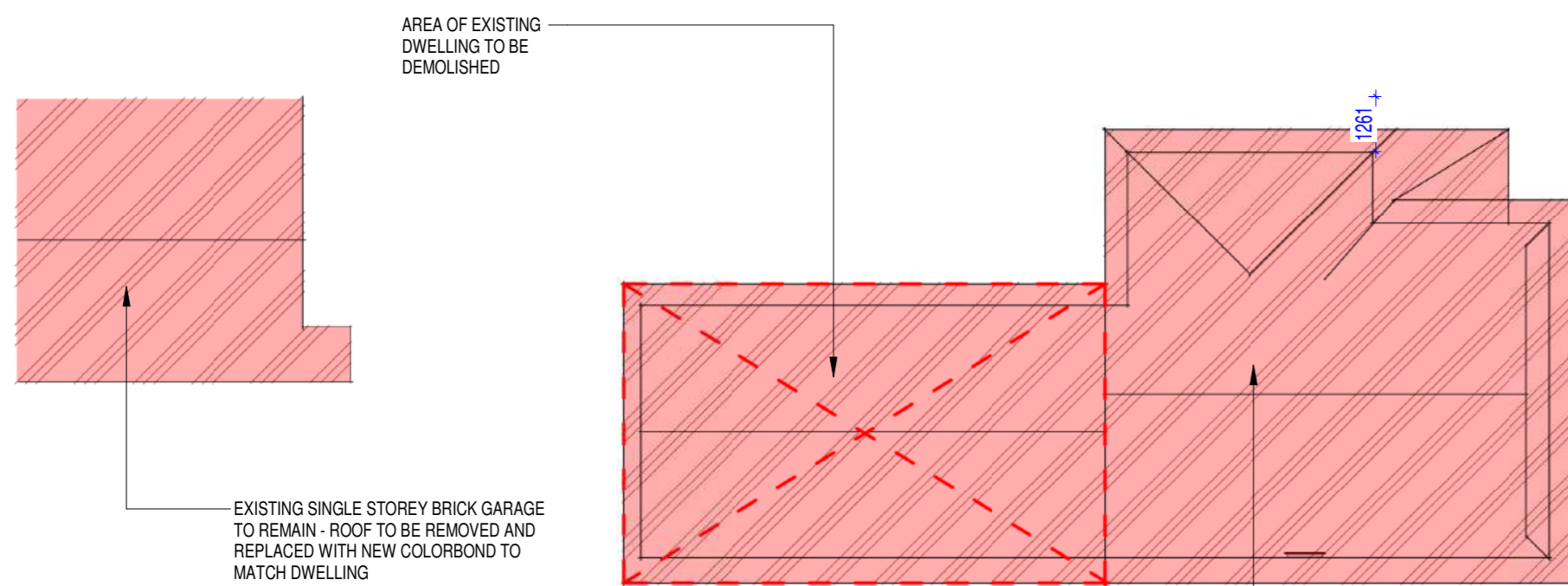


WEST 2

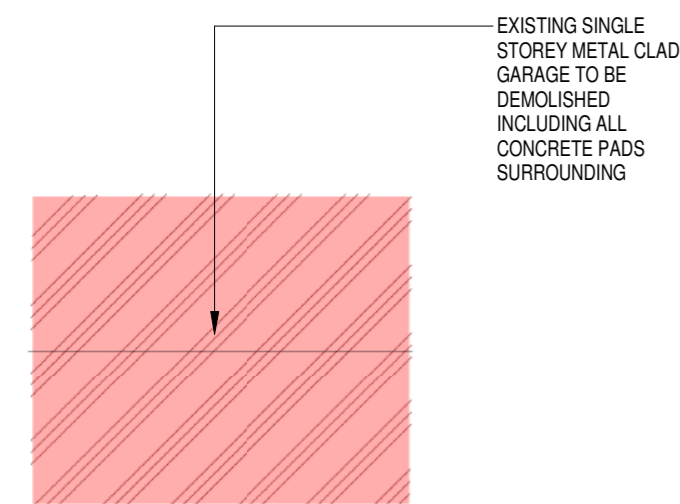


SOUTH 1

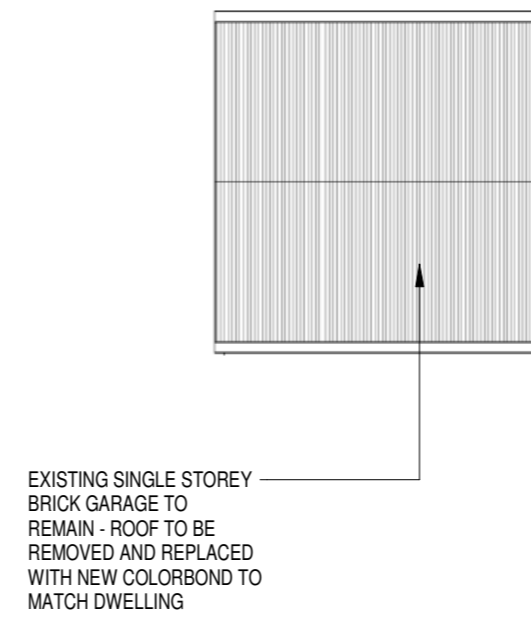
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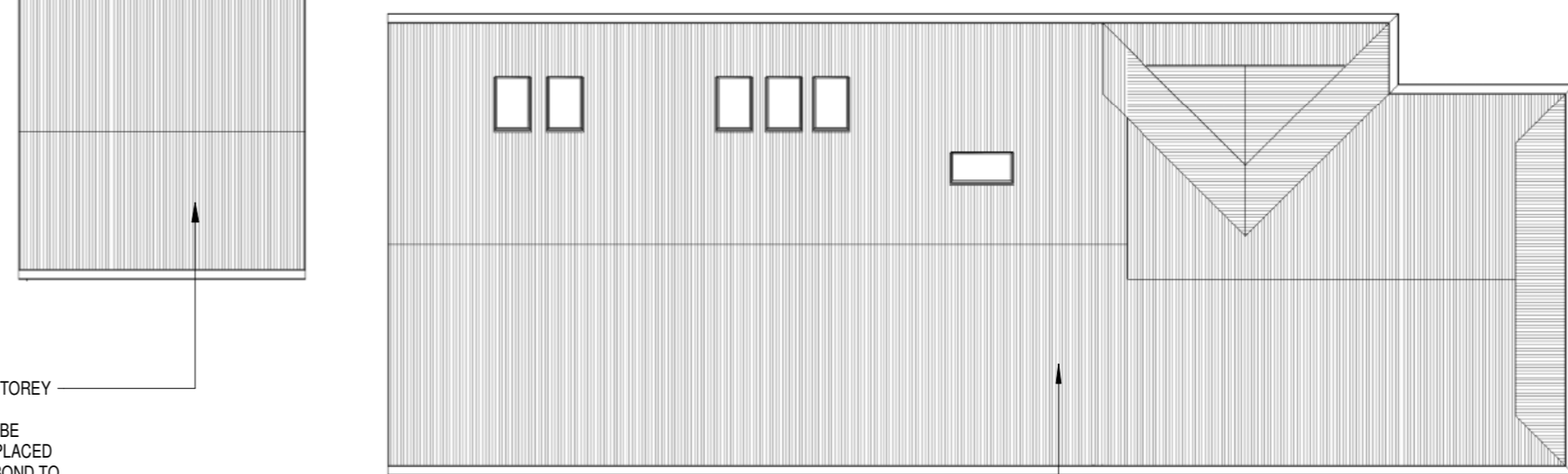
ROOF PLAN EXISTING / DEMO



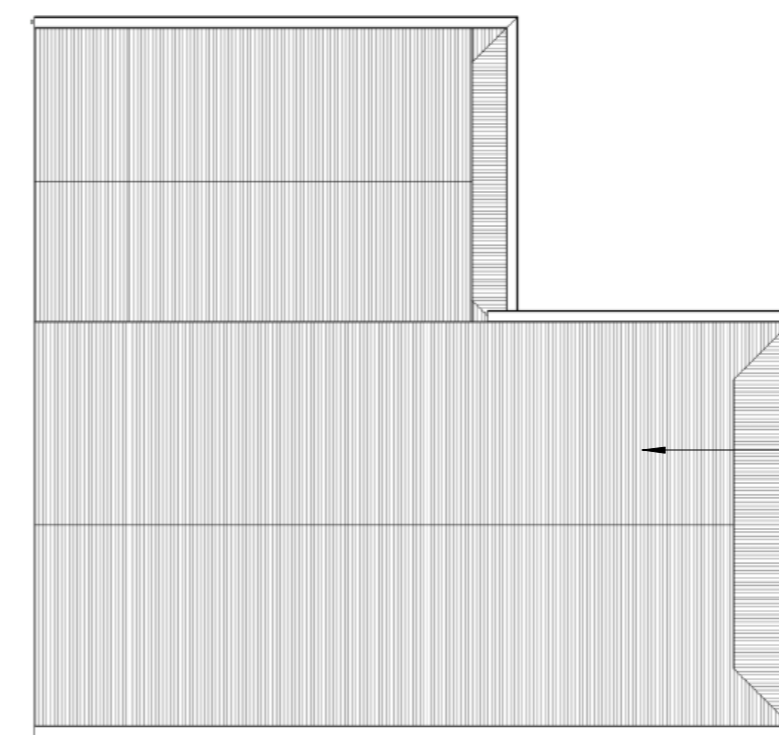
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COLORBOND 'BLUEGUM' CUSTOM ORB ROOF SHEETING TO REPLACE ALL EXISTING AND PROPOSED ROOFING



COLORBOND 'BLUEGUM' CUSTOM ORB ROOF SHEETING TO REPLACE ALL EXISTING AND PROPOSED ROOFING

ROOF PLAN PROPOSED



COLORBOND 'BLUEGUM' CUSTOM ORB ROOF SHEETING TO REPLACE ALL EXISTING AND PROPOSED ROOFING

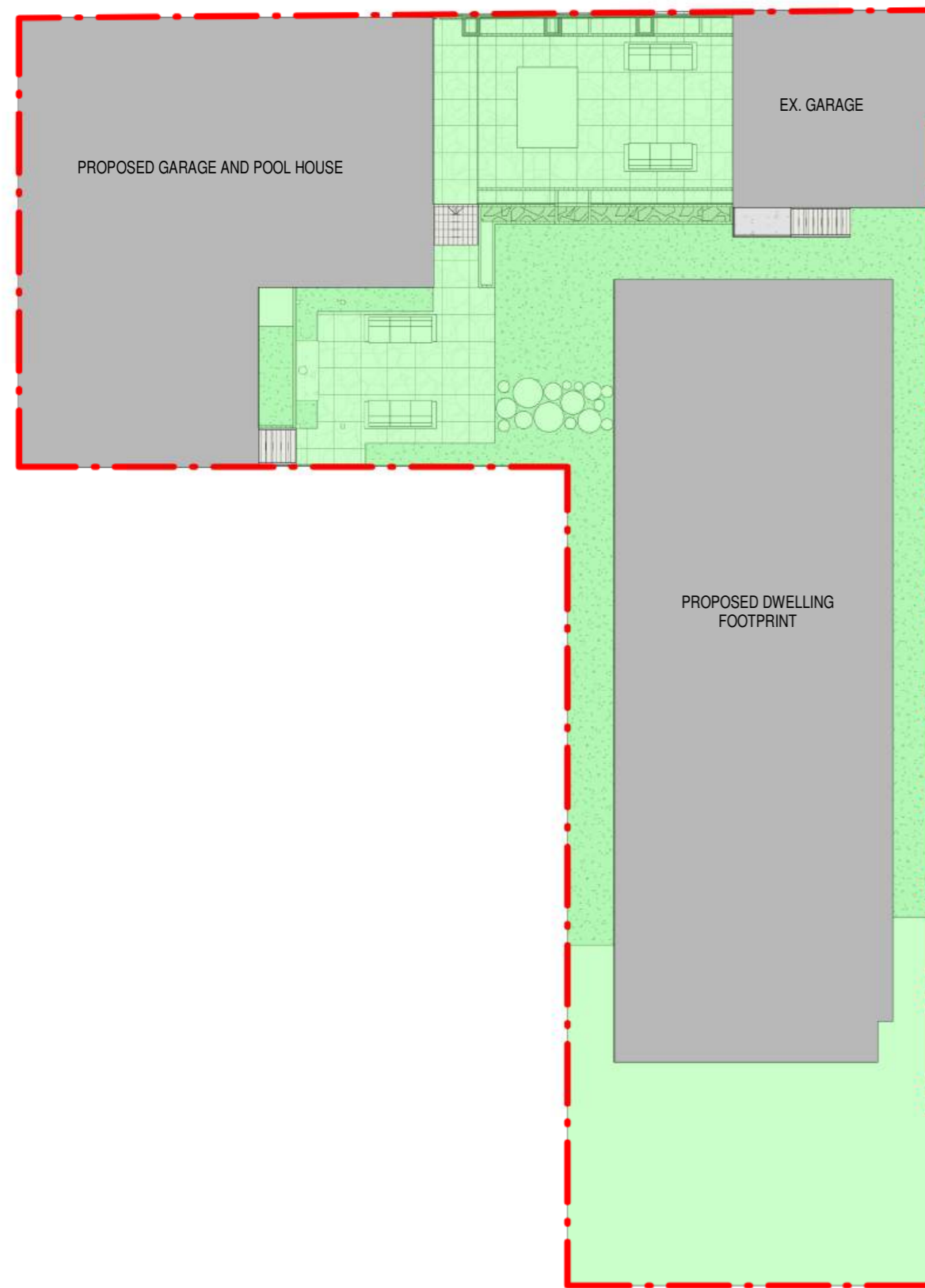


JAMES HARDIE 'LINEA' BOARD CLADDING TO PROPOSED NEW EXTENSION - EXISTING/REMAINING DWELLING TO REMAIN UNTOUCHED - WHITE ON WHITE



RECYCLED SOLID RED BRICK TO PROPOSED NEW GARAGE

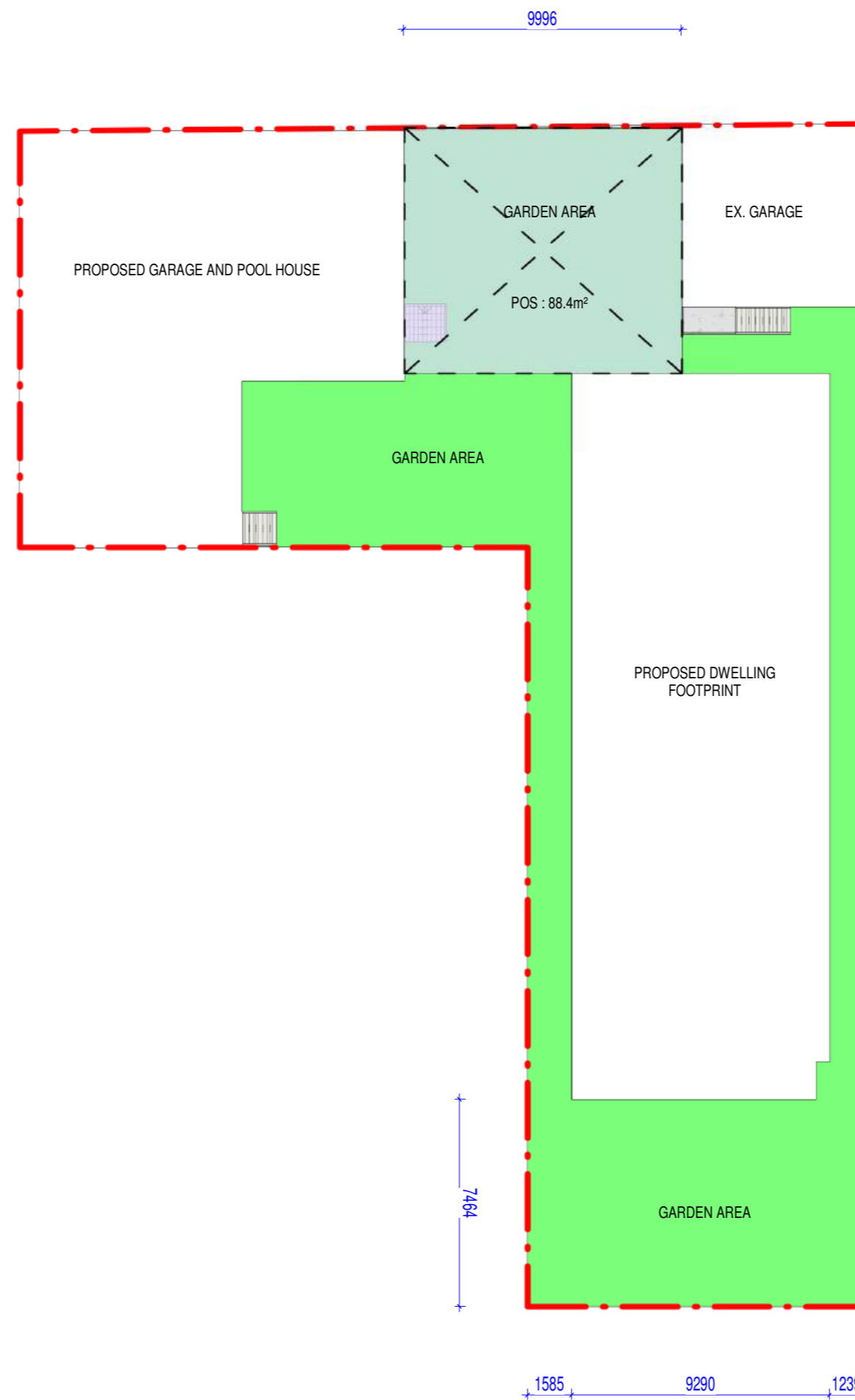
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SITE COVERAGE: DWELLING
GARAGE POOLHOUSE
EX. GARAGE

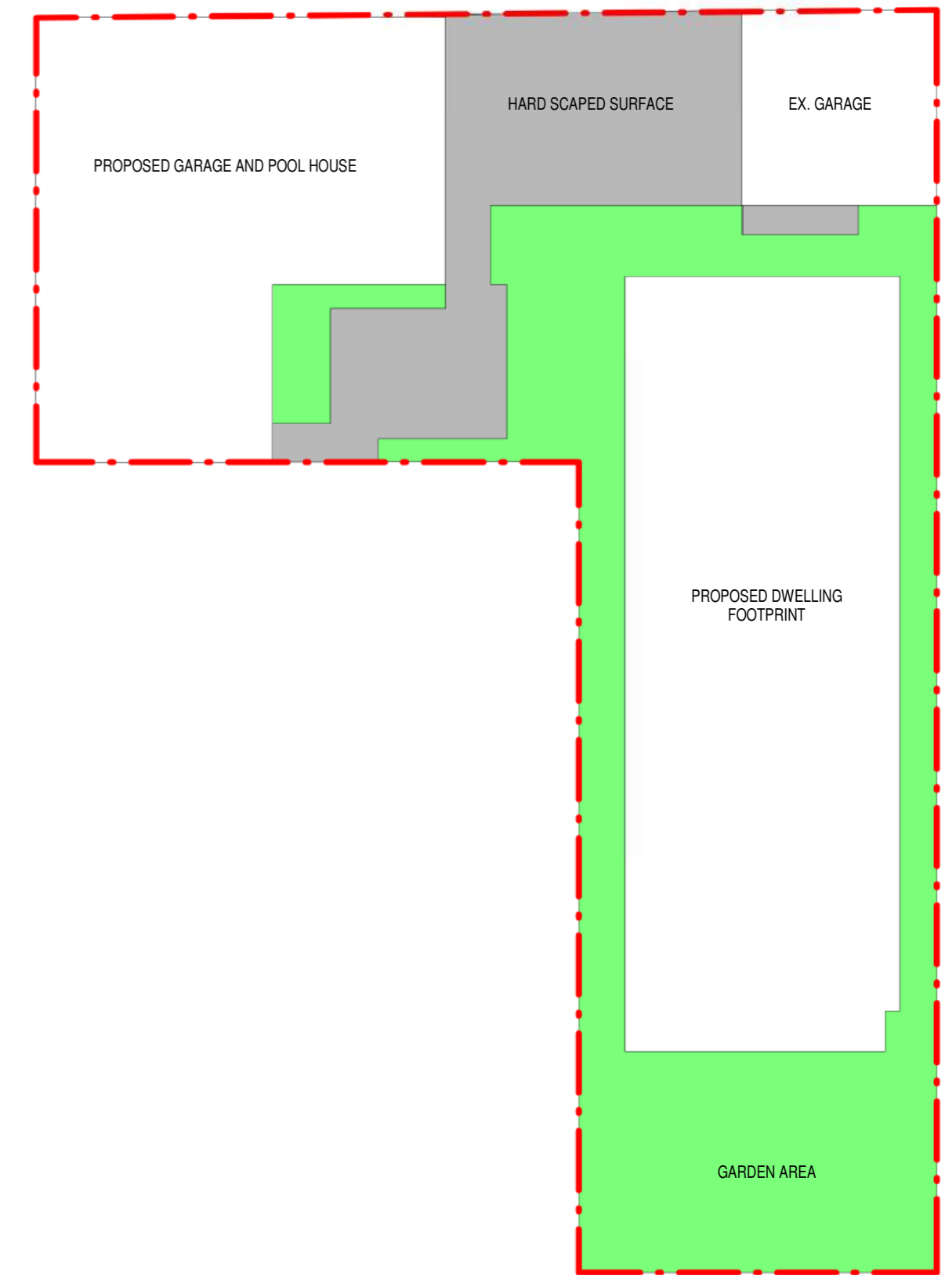
TOTAL: 459m² - 57.6%

MAX ALLOWED: 60%



GARDEN AREA: TOTAL: 324.6m² - 40.7%

MIN REQUIRED: 35%



PERMEABILITY: TOTAL: 563.9m² - 70.8%

MIN REQUIRED: 80%

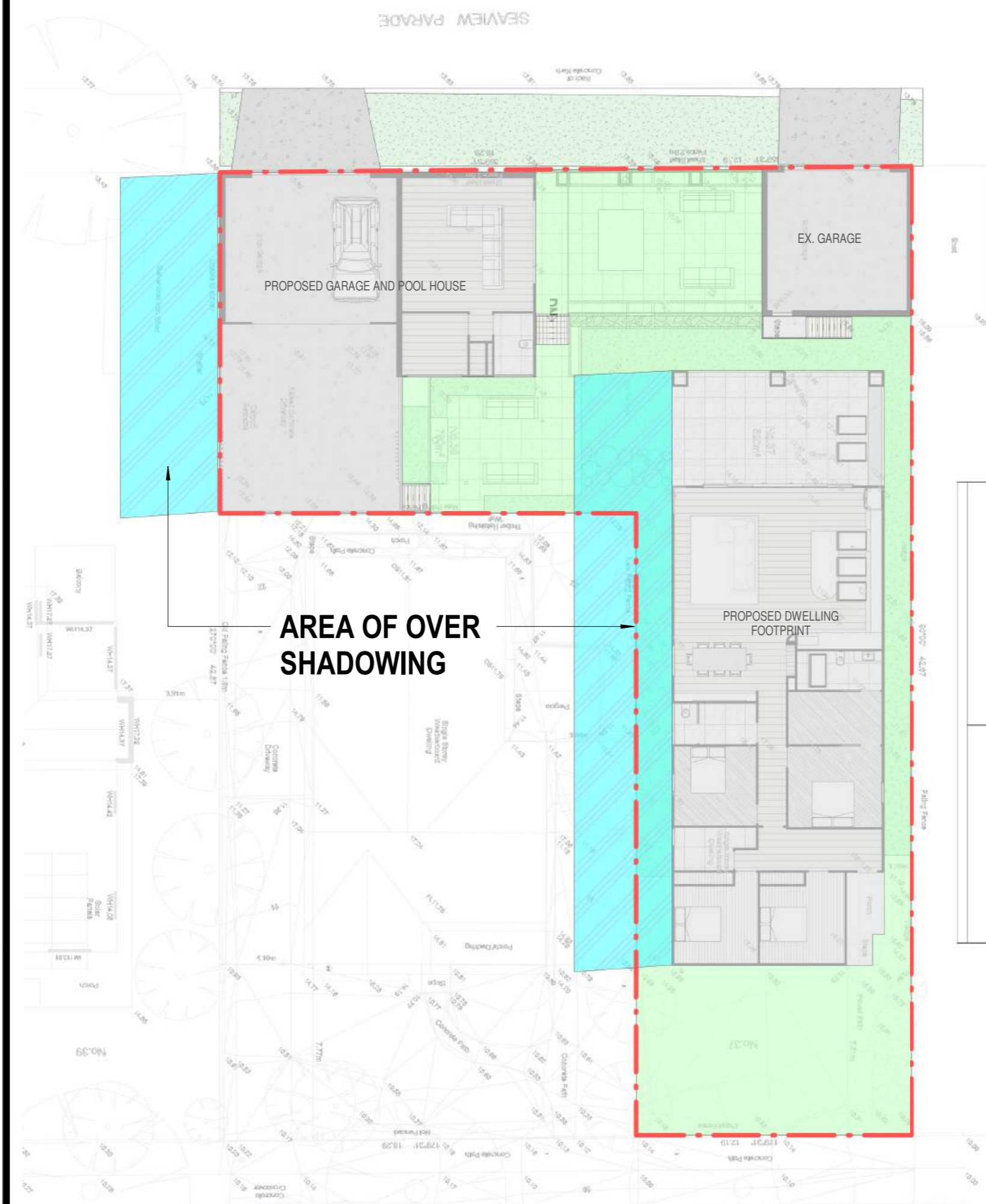
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AREA OF OVER SHADOWING



9AM

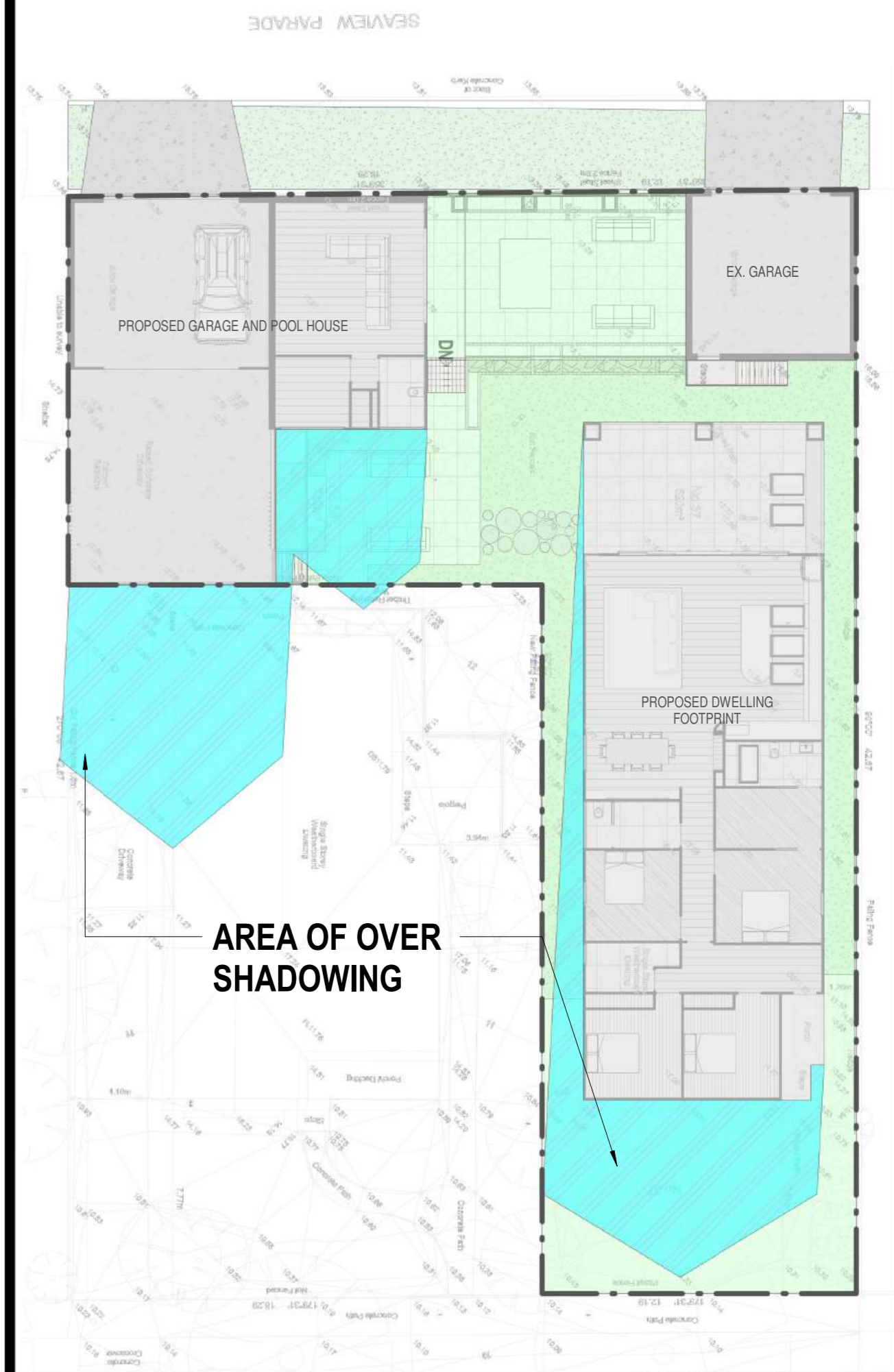
SEAVIEW PARADE



AREA OF OVER SHADOWING

12PM

SEAVIEW PARADE



AREA OF OVER SHADOWING

3PM

Time	Sun altitude (degrees)	Shadow length of a 1 metre high post (m)
9.00 am	32°	1.60
10.00 am	41°	1.15
11.00 am	49°	0.87
12.00 noon	52°	0.78
1.00 pm	50°	0.84
2.00 pm	45°	1.00
3.00 pm	36°	1.38

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