

SHEET LIST	
NO.	SHEET TITLE
1	COVER SHEET
2	SITE SETOUT / STORMWATER & E / S CONTROL PLAN
3	GARAGE FLOOR PLAN AND ELEVATIONS
4	NEIGHBOUR NOTIFICATION PLAN



PROPOSED GARAGE
 at
 Lot 11 (DP 219459) No. 2 Koolinda Avenue,
 POINT CLARE
 for
 Mr Adam WESTERN

REVISIONS		
REV.	DESCRIPTION	DATE
C	AMEND PER COUNCIL LETTER 05.05.25	07.05.2025
B	ISSUE FOR DA SUBMISSION	22.03.2025
A	PRELIMINARY DRAFT FOR REVIEW	13.01.2025

PROJECT	PROPOSED GARAGE	DP No.	219459	SHEET	C
OWNER	Mr Adam WESTERN	DRAWN	SA	1 of 4	
SITE ADDRESS	Lot 11 (DP219459) No. 2 Koolinda Avenue	DATE	13.01.2025	REVISION	
SUBURB	POINT CLARE	SCALE	N/A		
COUNCIL / LGA	CENTRAL COAST COUNCIL	JOB REF. No.	-		

CENTRAL COAST COUNCIL
 LEP: CENTRAL COAST LEP 2022
 DCP: CENTRAL COAST DCP 2022
 ZONING: R2 LOW DENSITY RESIDENTIAL

LOT CLASSIFICATION	
SITE AND SOIL CLASSIFICATION (ASSUMED)	M
WIND CLASSIFICATION (ASSUMED)	N2(W33)

AREA CALCULATIONS	
SITE AREA	460.4m²
TOTAL IMPERVIOUS AREA (EXISTING)	212.87 m ²
PROPOSED GARAGE	21 m ²
PROPOSED DRIVEWAY	3.9 m ²
TOTAL ROOF AREA (EXISTING RETAINED + PROPOSED)	188.7 m ²

SITE COVERAGE INCLUDES PROPORTION OF SITE COVERED BY BUILDINGS EXCLUDING EAVES, UNENCLOSED BALCONIES, DECKS, PERGOLAS AND THE LIKE.	
TOTAL SITE COVERAGE (EXISTING RETAINED + PROP.)	135.37 m ²
AS % OF SITE AREA	29.4 %
MAXIMUM ALLOWABLE BY COUNCIL	50%

PRINCIPAL PRIVATE OPEN SPACE MUST BE DIRECTLY ACCESSIBLE FROM A LIVING AREA. MINIMUM DIMENSION OF 3m.	
PRINCIPAL PRIVATE OPEN SPACE (EXISTING)	152.9 m ²
MINIMUM REQUIRED BY COUNCIL	24 m²

BUILDING HEIGHT	
OVERALL BUILDING HEIGHT (PROPOSED GARAGE)	3.3m
MAXIMUM ALLOWABLE BY COUNCIL FOR DETACHED ANCILLARY DEVELOPMENT	4.8m

CONTACT RELEVANT AUTHORITIES TO OBTAIN AN ACCURATE LOCATION OF ANY HIDDEN SERVICES PRIOR TO COMMENCEMENT OF ANY EARTHWORKS / CONSTRUCTION.

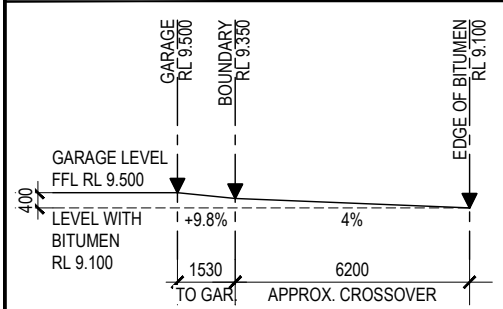
ALL WORKMANSHIP MUST BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE 2022.

STORMWATER DISPOSAL TO CONNECT TO EXISTING DWELLING SYSTEM TO REQUIREMENT OF COUNCIL.

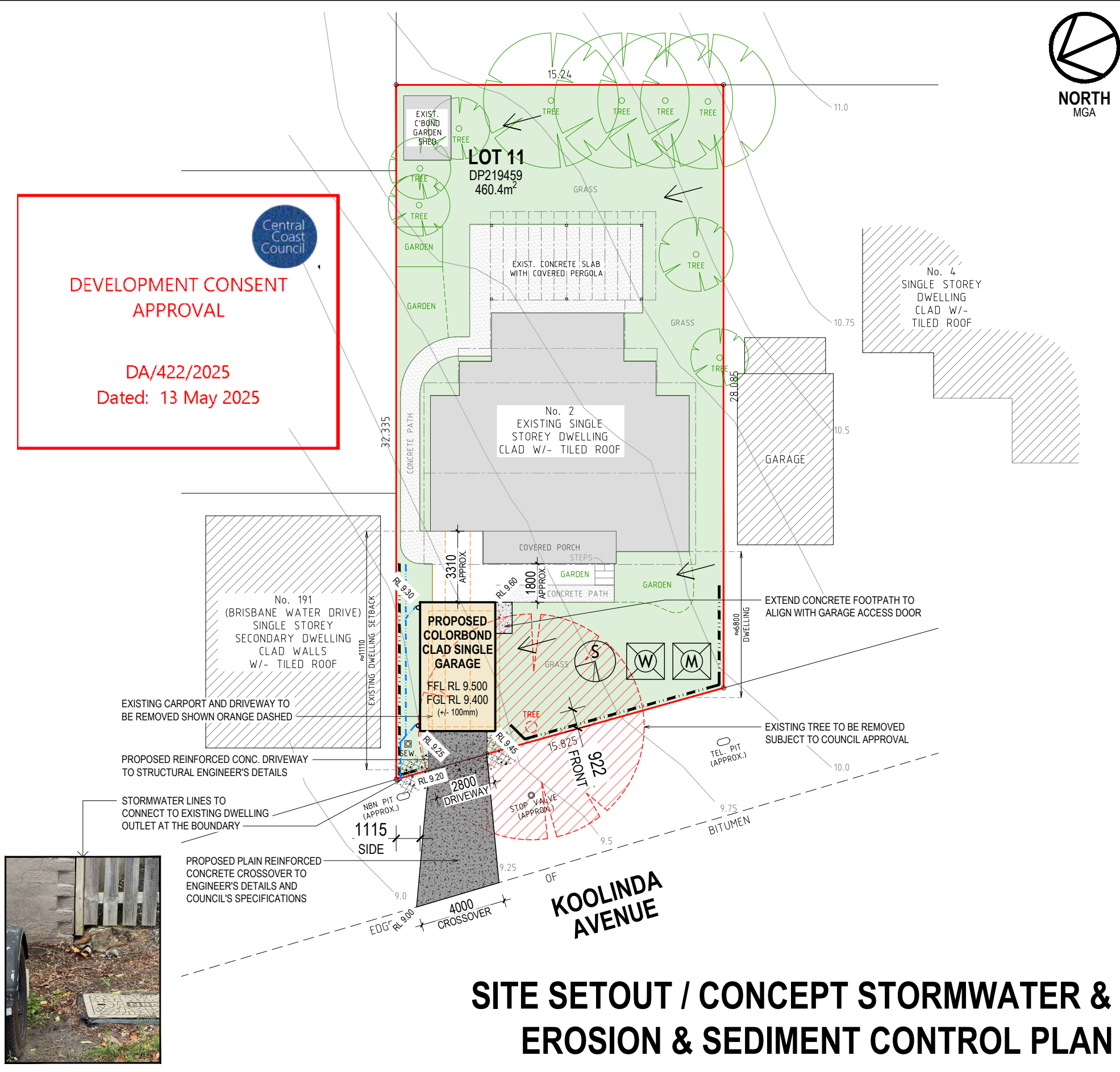
CONTOURS AND LEVELS ARE APPROXIMATE ONLY BASED ON COUNCIL'S ONLINE MAPPING. FLOOR LEVEL AND EXTENT OF EARTHWORKS TO BE DETERMINED ON SITE.

REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR FULL DETAILS AND SPECIFICATIONS OF SLAB & FOOTING DESIGN

SITE BOUNDARY INFORMATION OBTAINED FROM PARTIAL SURVEY REPORT BY EVERITT & EVERITT CONSULTING SURVEYORS DATED 21.10.2020 REF. No. 19219. ADDITIONAL INFORMATION SOURCED FROM ONLINE MAPS, AND PHOTOS AND MEASUREMENTS BY THE OWNER. DIMENSIONS AND LEVELS ARE SUBJECT TO SURVEY.



DRIVEWAY GRADIENT PROFILE
THROUGH CENTRELINE OF DRIVEWAY AND CROSSOVER



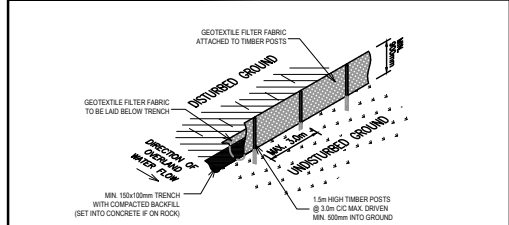
SITE SETOUT / CONCEPT STORMWATER & EROSION & SEDIMENT CONTROL PLAN



LEGEND

- [Cross-hatched box] ALL WEATHER SITE ACCESS POINT
- [M in square] MATERIAL STORAGE
- [W in square] WASTE SORTING AND STORAGE
- [Arrow] FALL OF LAND
- [Dashed line] SEDIMENT FENCE (REFER TO DETAIL BELOW)
- [Blue dashed line] PROPOSED STORMWATER LINE TO CONNECT TO STORMWATER FOR THE EXISTING DWELLING

SEDIMENT CONTROL NOTES



SEDIMENT FENCE DETAIL
NOT TO SCALE

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW AND INSPECTED DAILY BY THE SITE MANAGER.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE. ALL ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
8. DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

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SUBURB	POINT CLARE	SCALE	1:200 @ A3		
COUNCIL / LGA	CENTRAL COAST COUNCIL	JOB REF. No.	-		C

NOTES

THIS DRAWING SET IS FOR DEVELOPMENT APPLICATION SUBMISSION ONLY *** NOT FOR CONSTRUCTION ISSUE***

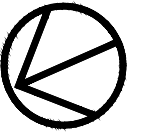
ALL DIMENSIONS ARE TO BE VERIFIED ON SITE BY BUILDER PRIOR TO COMMENCEMENT OF CONSTRUCTION.

ALL WORKMANSHIP MUST BE CARRIED OUT IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS AND THE NATIONAL CONSTRUCTION CODE 2022.

ALL GROUND LINES, RETAINING WALLS AND EXTENT OF CUT AND FILL BATTERS ARE APPROXIMATE ONLY. EXTENT OF EARTHWORKS TO BE DETERMINED ON SITE.

REFER TO STRUCTURAL ENGINEER'S DRAWINGS FOR FULL DETAILS AND SPECIFICATIONS OF SLAB & FOOTING DESIGN

GARAGE DETAILS OBTAINED FROM RANBUILD SHED PLANS DWG No. GOSF02-16356.0 (REV. A) SUPPLIED BY CLIENT 04.03.2025 THE DETAILS PROVIDED IN THIS PLAN SET ARE FOR DEVELOPMENT APPLICATION PURPOSES ONLY AND NOT TO BE USED FOR CONSTRUCTION. REFER TO GARAGE/SHED MANUFACTURER'S DETAILS FOR FINAL CONSTRUCTION PLANS AND DETAILS.

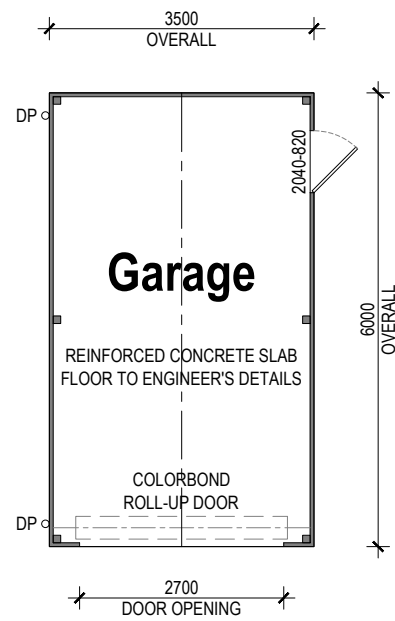


NORTH
MGA

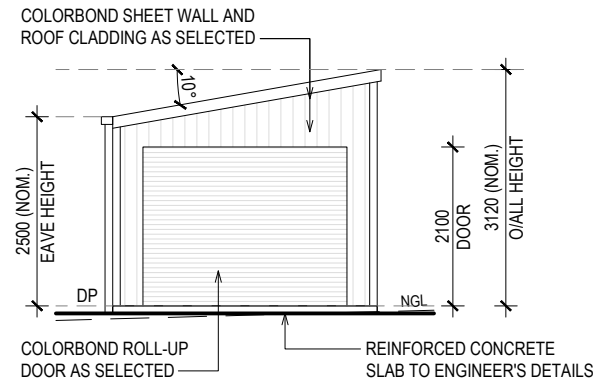


DEVELOPMENT CONSENT
APPROVAL

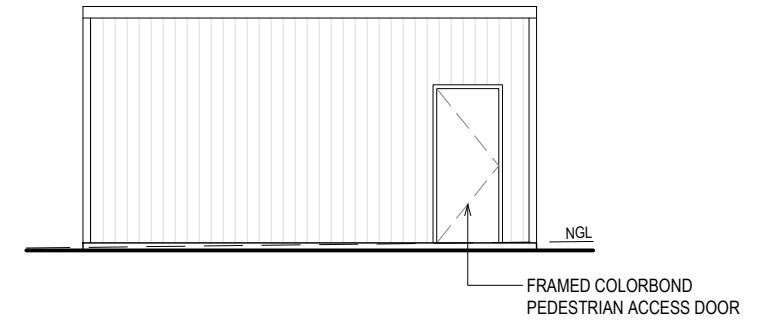
DA/422/2025
Dated: 13 May 2025



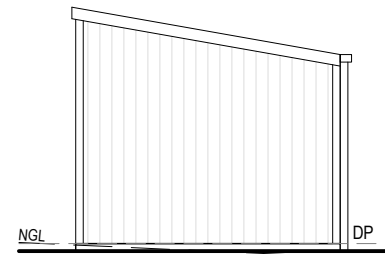
Floor Plan



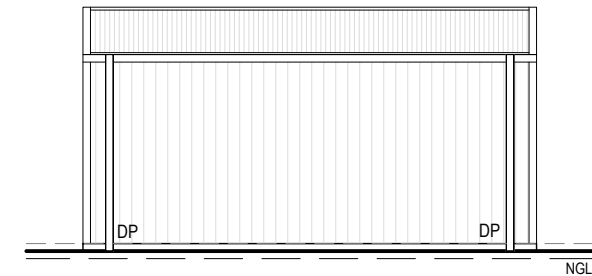
Front Elevation



RH Side Elevation



Rear Elevation



LH Side Elevation

AREA CALCULATIONS

SECTION	m ²	sq
GARAGE	21.00m ²	2.26sq

LEGEND

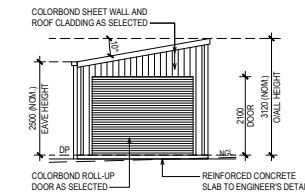
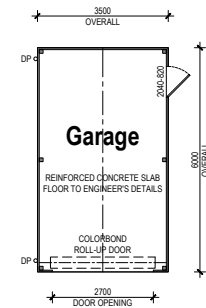
DP	DOWNPIPE LOCATION
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GARAGE DETAILS

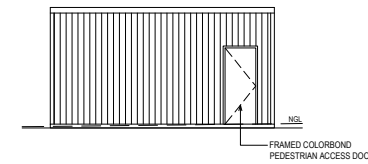
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COUNCIL / LGA	CENTRAL COAST COUNCIL	JOB REF. No.	-	



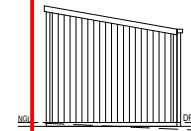
NORTH
MGA



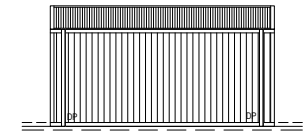
Front Elevation



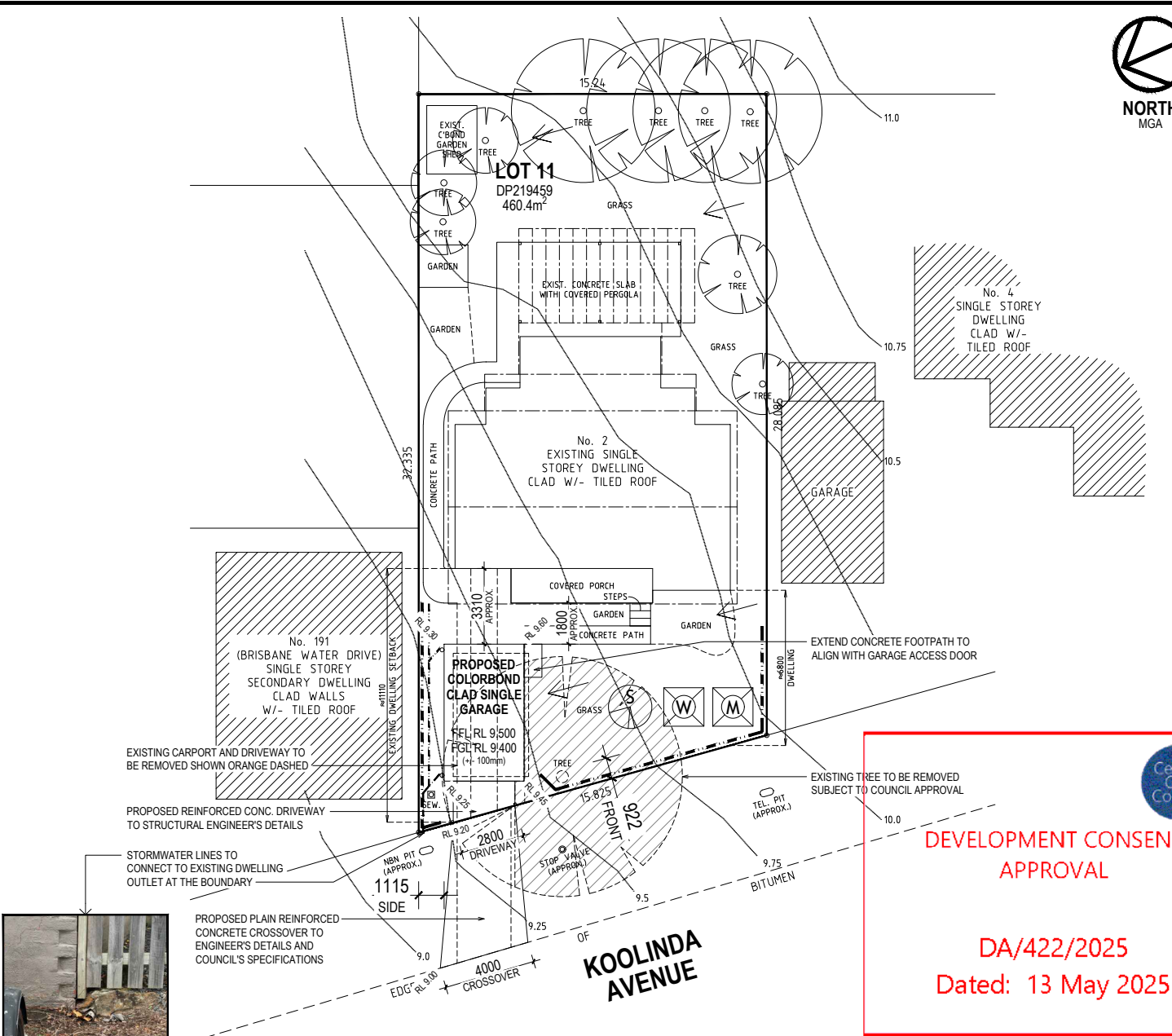
RH Side Elevation



Rear Elevation



LH Side Elevation



**DEVELOPMENT CONSENT
APPROVAL**

DA/422/2025
Dated: 13 May 2025



SITE SETOUT / CONCEPT STORMWATER & EROSION & SEDIMENT CONTROL PLAN

NEIGHBOUR NOTIFICATION PLAN



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