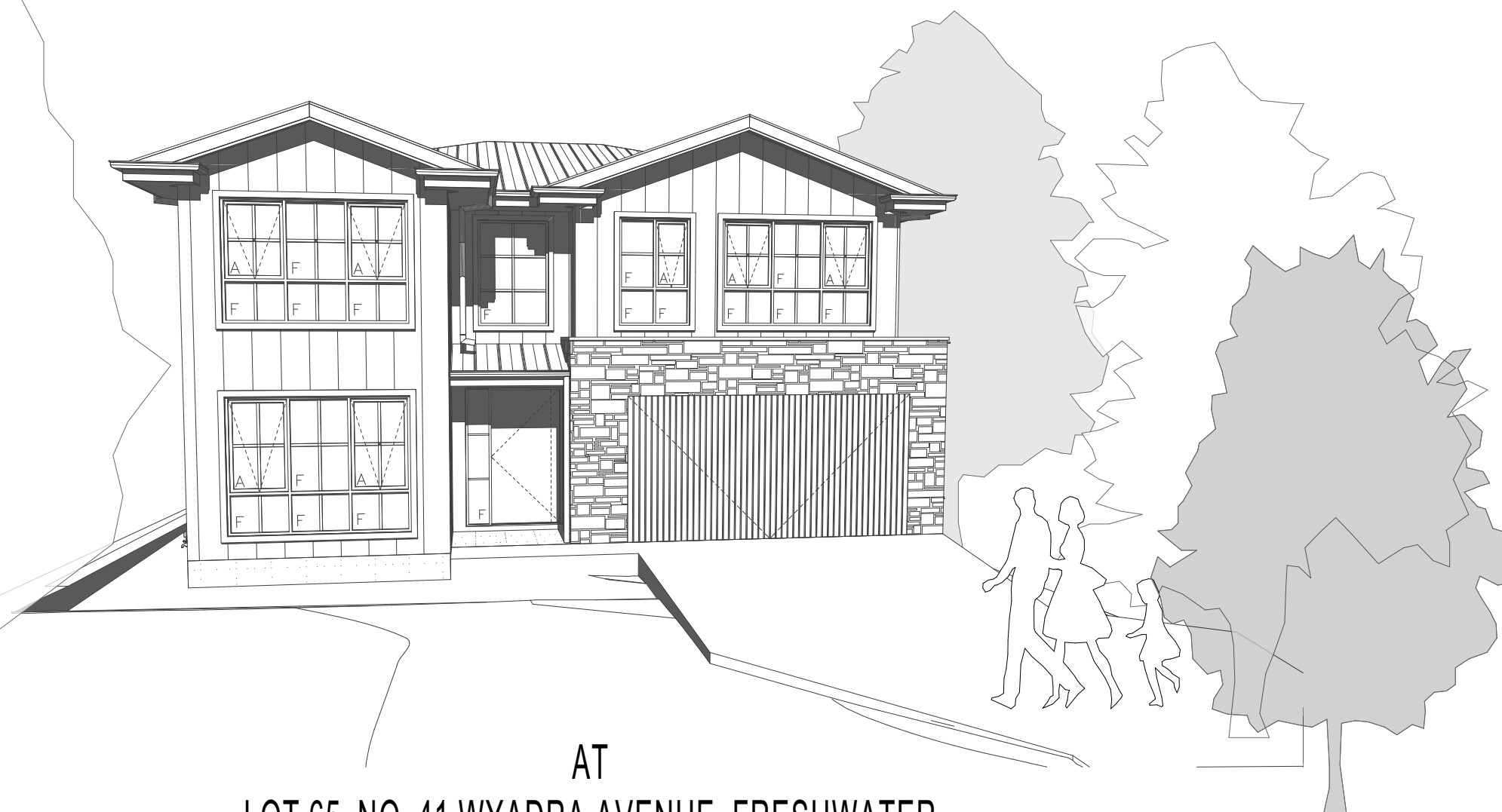


## PROPOSED 'CUSTOM'



AT  
LOT 65, NO. 41 WYADRA AVENUE, FRESHWATER  
FOR  
WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID

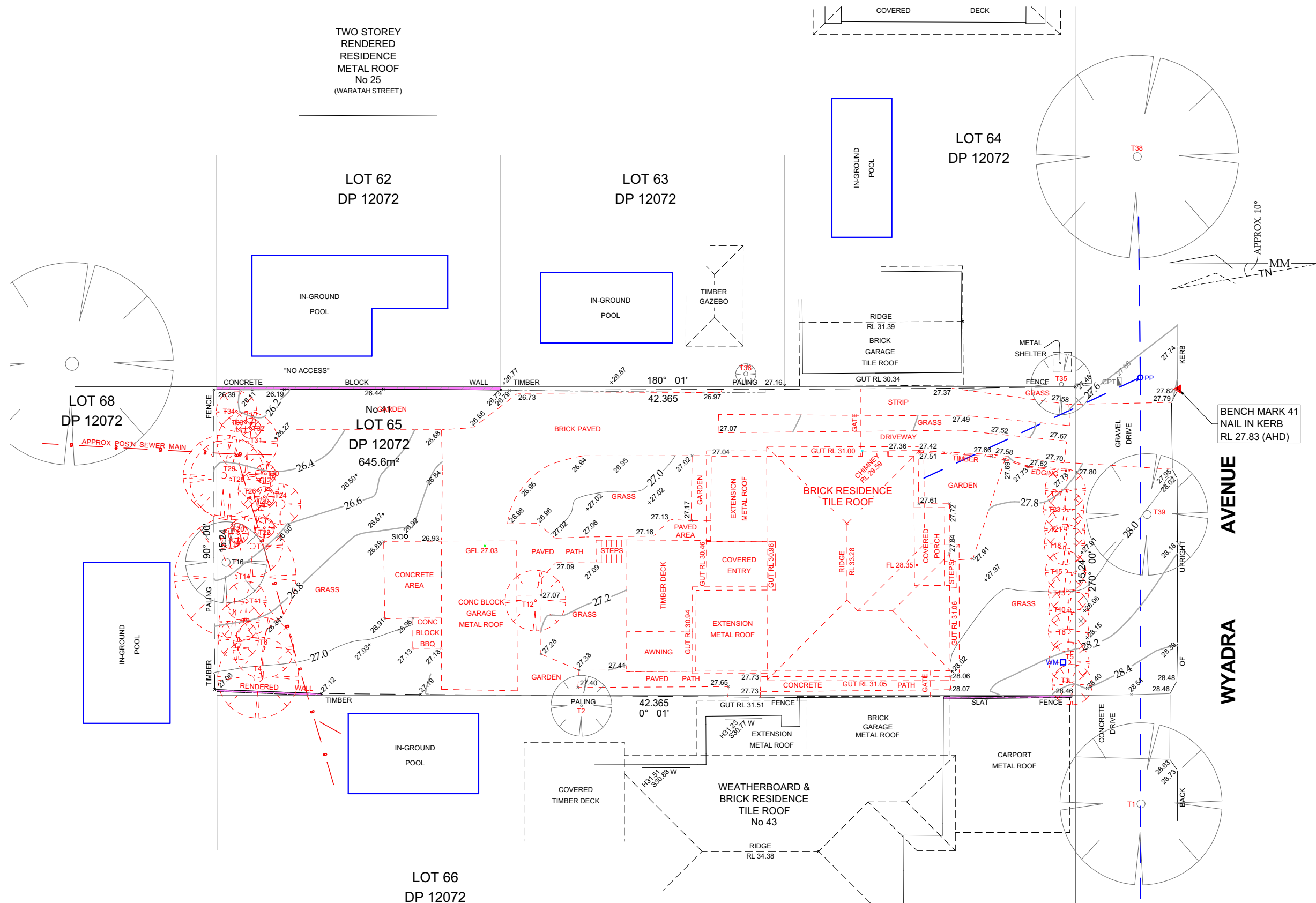
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SCALE:	PAGE NO:	REV:
NTS	1 of 25	H

\_\_\_\_\_ EXISTING  
- - - - - TO BE REMOVED

[www.dialbeforeyoudig.com.au](http://www.dialbeforeyoudig.com.au)

 **DIAL 1100**  
BEFORE YOU DIG



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TELEPHONE: (02) 8662 0037  
WEBSITE: [WWW.HALLHARTHOMES.COM.AU](http://WWW.HALLHARTHOMES.COM.AU)  
BUILDERS LICENCE No: 275897C

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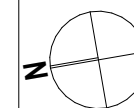
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ADDRESS: LOT 65, NO. 41 WYADRA AVENUE  
FRESHWATER

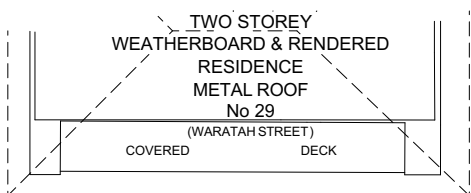
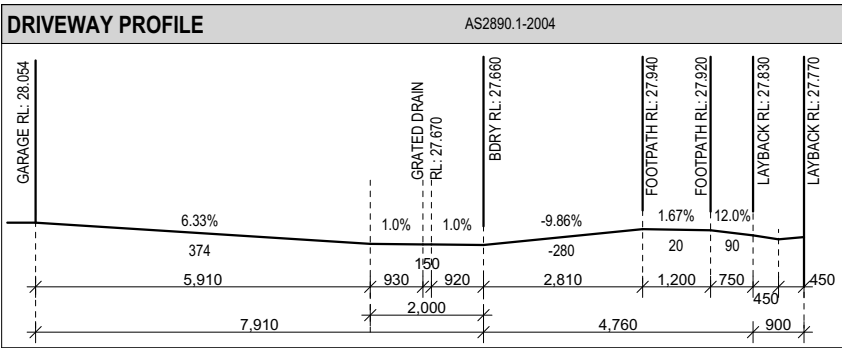
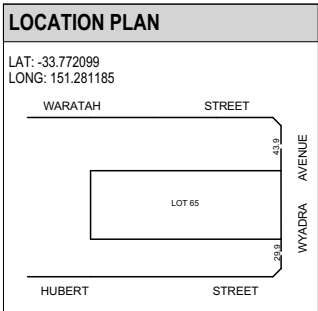
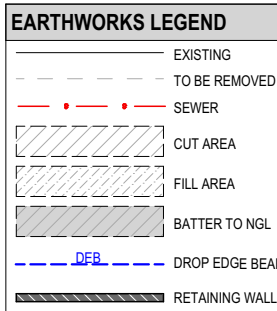
COUNCIL:	NORTHERN BEACHES COUNCIL	DP No:	12072
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HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024

DRAWING:	DEMOLITION PLAN
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DRAWN: <b>JS</b>	CHECKED: <b>JS</b>	LODGEEMENT: <b>DA/CC</b>	
DATE DRAWN: <b>01/07/2025</b>		JOB NO: <b>H0665</b>	
SCALE: <b>1:200 @ A3</b>		PAGE NO: <b>2 of 25</b>	REV: <b>H</b>

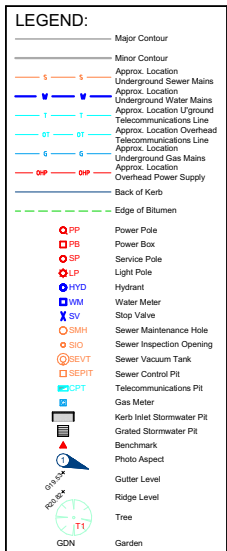


**SURVEY NOTES**

- CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY
- DIMENSIONS SHOWN (BEARINGS AND DISTANCES) HAVE BEEN DETERMINED BY LAND AND PROPERTY INFORMATION PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.
- SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITION OF ANY UNDERGROUND PIPES, CABLES ETC.
- DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROX.

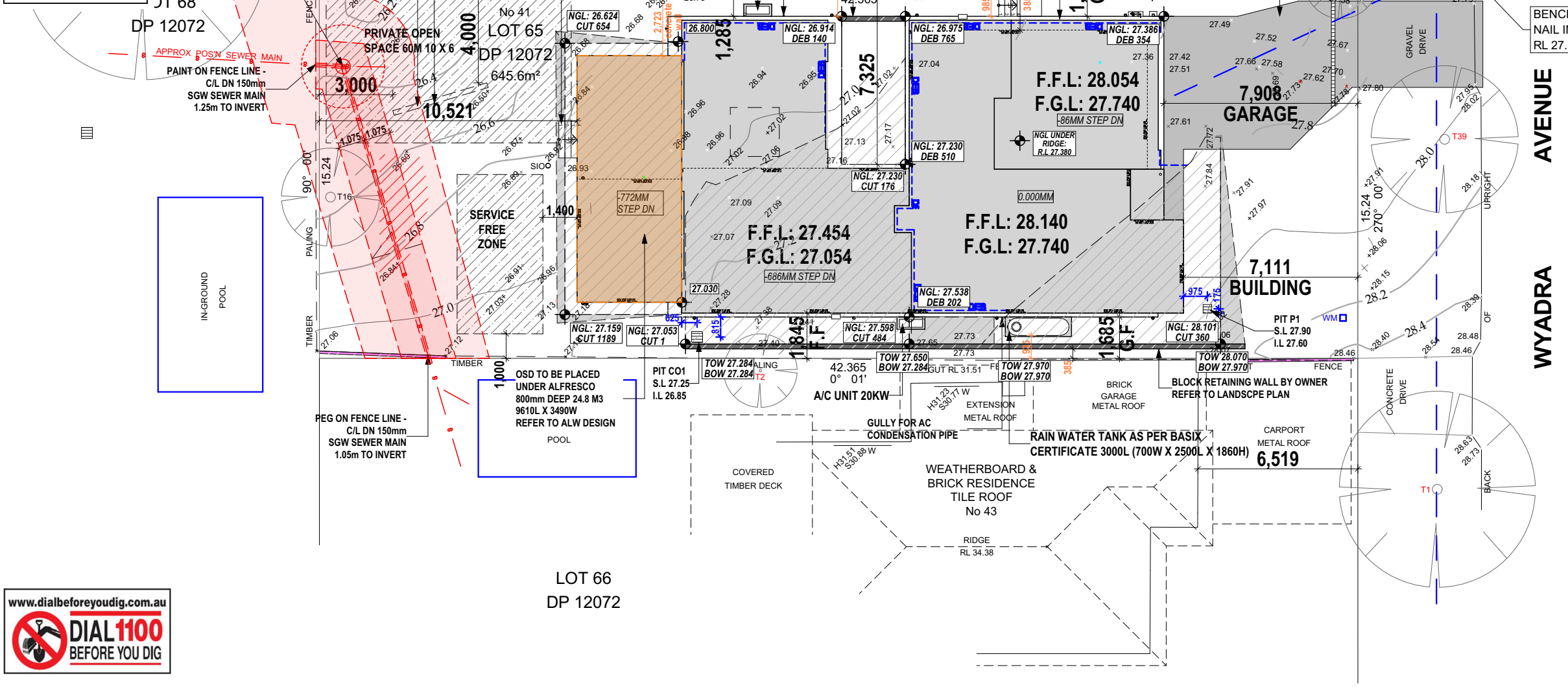
**GENERAL NOTES**

- STORMWATER DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- SEWER TO LOCAL AUTHORITY REQUIREMENTS
- ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER
- FINAL LOCATION OF BUILDING TO BE VERIFIED ON-SITE BY REGISTERED SURVEYOR
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY DISCREPANCIES TO BE REFERRED BACK TO HALL & HART HOMES BEFORE PROCEEDING
- RETAINING WALLS WHERE REQUIRED - TO BE PROVIDED BY THE OWNER
- TREES TO BE REMOVED WHERE REQUIRED - TO BE REMOVED BY THE OWNER



**TREE SCHEDULE (APPROX)**

NO.	DIAMETER	SPREAD	HEIGHT
11	0.4	3	6
12	0.1	3	4
13	0.2	2	3
14	0.45	4	7
15	0.2	2	3
16	0.2	3	6
17	0.2	2	6
18	0.2	2	3
19	0.2	2	3
20	0.1	3	4
21	0.2	2	3
22	0.1	1	6
23	0.2	2	3
24	0.45	2	10
25	0.1	1	4
26	0.1	2	4
27	0.2	2	3
28	0.15	4	6
29	0.3	4	6
30	0.1	1	2
31	0.1	3	5
32	0.1	1	2
33	0.1	1	2
34	0.1	2	6
35	0.2	3	4
36	0.2	1	4
37	0.85	10	15
38	0.4	10	8
39	0.4	5	7



**LANDSLIDE AFFECTED SITE AREA A - SLOPE <5**

**TREE & VEGETATION PRESERVATIONS PROVISIONS APPLY TO THIS SITE**

THE PIT LOCATIONS AND DIMENSIONS ARE APPROXIMATE AND FINAL LOCATION MAY BE ADJUSTED AT THE PLUMBER'S DISCRETION OR DUE TO SITE CONDITIONS.

**DEVELOPMENT CONTROLS - NORTHERN BEACHES COUNCIL (WARRINGAH)**

CONTROLS	REQ'D	PROPOSED	COMPLIES
<b>LOT SIZE M²</b>		<b>645.6</b>	
<b>MAXIMUM OVERALL HEIGHT</b>	8.50m	8.295m	YES
<b>WALL HEIGHT</b> Walls are not to exceed 7.2m from ground level (existing) to the underside of the ceiling on the uppermost floor of the building.	7.20m	6.854m	YES
<b>SETBACKS FROM FRONT B'DY TO BUILDING LINE</b>	6.50m	7.11m	YES
<b>SETBACKS FROM SIDE BOUNDARIES</b> Ground floor	RHS 0.90m LHS 0.90m	1.285m 1.685m	YES YES
<b>SETBACKS FROM REAR BOUNDARIES</b> Ground floor	RHS 0.90m LHS 0.90m	1.845m 1.845m	YES YES
<b>SETBACKS FROM BUILDING ENVELOPE</b> RHS - 5M AND 45 DEGREES (leaves can encroach) LHS - 5M AND 45 DEGREES (leaves can encroach)	YES YES	YES YES	YES YES
<b>MINIMUM LANDSCAPED AREA REQ'D M²</b> 40% of site area exclude any driveways, paved areas, roofed areas, tennis courts, carparking, and stormwater structures, decks etc, and any open space area with a dimension of less than 2m	258.24m²	259.14	YES
<b>PRIVATE OPEN SPACE</b> dwelling houses with 3 or more bedrooms (minimum dimension for PP0S of 5m)	60.00m²	60.00m²	YES
<b>GARAGES, CARPORTS &amp; CAR PARKING SPACES</b> Min. off street parking spaces required	2	2	YES
<b>EXCAVATION</b> Max excavation below natural ground level	1.00m	1.189m	NO
<b>FILL</b> Max fill	1.00m	0.765m	YES



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BUILDERS LICENCE No: 275897C

**NOTES:**

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FOR: **WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID**

ADDRESS: **LOT 65, NO. 41 WYADRA AVENUE FRESHWATER**

COUNCIL: **NORTHERN BEACHES COUNCIL**

HOUSE TYPE: **CUSTOM**

MODEL: **CUSTOM**

FACADE: **RH**

GARAGE SIDE: **Q3 2024**

INCLUSIONS: **Q3 2024**

DRAWING: **SITE PLAN**

DRAWN: **JS**

CHECKED: **JS**

LODGE: **DA/CC**

DATE DRAWN: **01/07/2025**

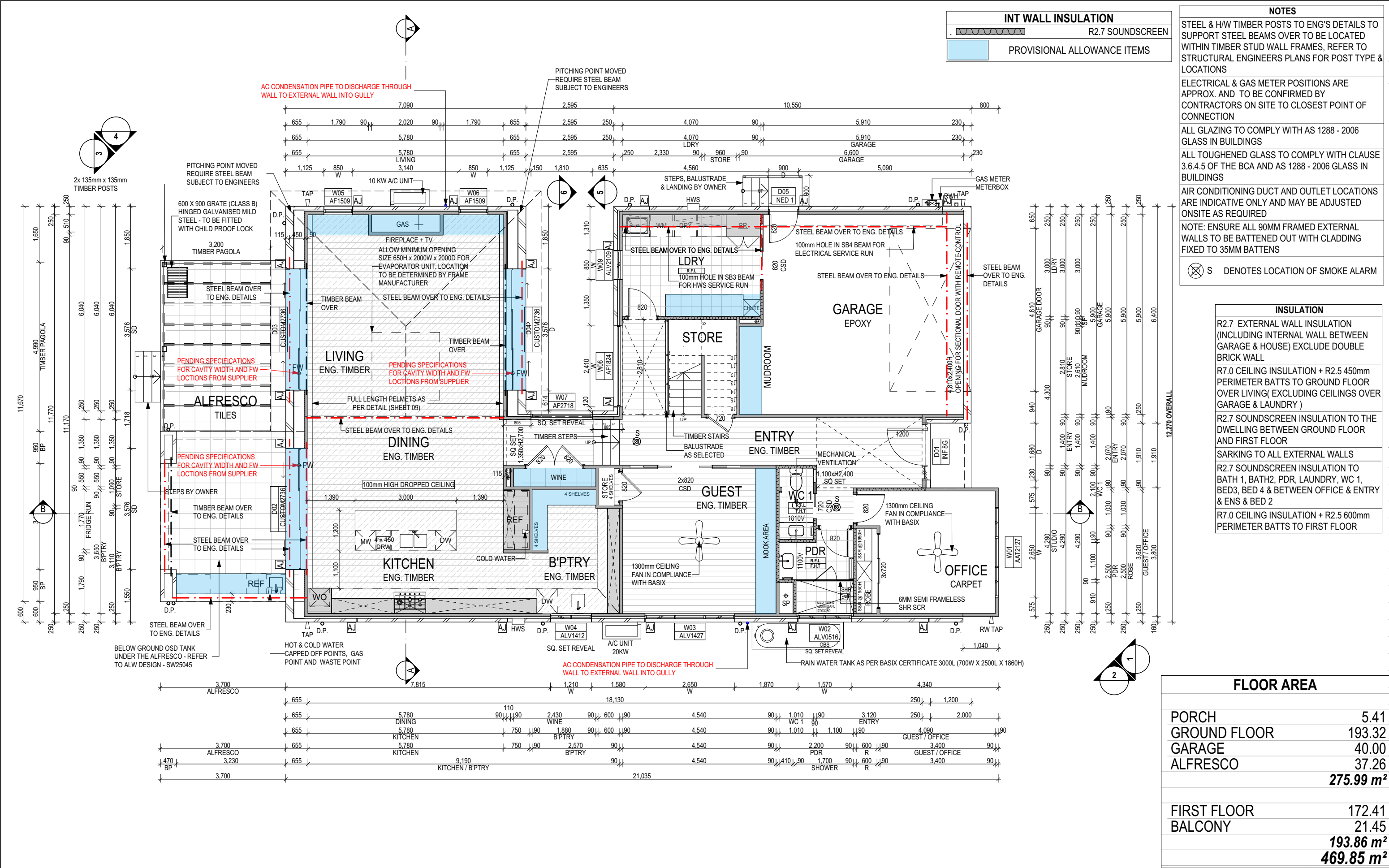
JOB NO: **H0665**

SCALE: **1:200 @ A3**

PAGE NO: **3 of 25**

REV: **H**





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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID

ADDRESS: LOT 65, NO. 41 WYADRA AVENUE  
FRESHWATER

COUNCIL: NORTHERN BEACHES COUNCIL

DP No: 12072

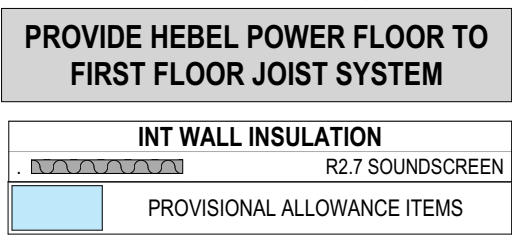
HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
GARAGE SIDE: RH  
INCLUSIONS: Q3 2024


DRAWING: GROUND FLOOR PLAN

DRAWN: JS  
CHECKED: JS  
LODGEMENT: DA/CC

DATE DRAWN: 01/07/2025  
JOB NO: H0665

SCALE: 1:100 @ A3  
PAGE NO: 4 of 25  
REV: H



NOTES	
STEEL & H/W TIMBER POSTS TO ENG'S DETAILS TO SUPPORT STEEL BEAMS OVER TO BE LOCATED WITHIN TIMBER STUD WALL FRAMES. REFER TO STRUCTURAL ENGINEERS PLANS FOR POST TYPE & LOCATIONS	
ELECTRICAL & GAS METER POSITIONS ARE APPROX. AND TO BE CONFIRMED BY CONTRACTORS ON SITE TO CLOSEST POINT OF CONNECTION	
ALL GLAZING TO COMPLY WITH AS 1288 - 2006 GLASS IN BUILDINGS	
ALL TOUNGHENED GLASS TO COMPLY WITH CLAUSE 3.6.4.5 OF THE BCA AND AS 1288 - 2006 GLASS IN BUILDINGS	
AIR CONDITIONING DUCT AND OUTLET LOCATIONS ARE INDICATIVE ONLY AND MAY BE ADJUSTED ONSITE AS REQUIRED	
NOTE: ENSURE ALL 90MM FRAMED EXTERNAL WALLS TO BE BATTENED OUT WITH CLADDING FIXED TO 35MM BATTENS	
 S DENOTES LOCATION OF SMOKE ALARM	

INSULATION
R2.7 EXTERNAL WALL INSULATION (INCLUDING INTERNAL WALL BETWEEN GARAGE & HOUSE) EXCLUDE DOUBLE BRICK WALL
R7.0 CEILING INSULATION + R2.5 450mm PERIMETER BATTS TO GROUND FLOOR OVER LIVING( EXCLUDING CEILINGS OVER GARAGE & LAUNDRY )
R2.7 SOUNDSREEN INSULATION TO THE DWELLING BETWEEN GROUND FLOOR AND FIRST FLOOR
SARKING TO ALL EXTERNAL WALLS
R2.7 SOUNDSREEN INSULATION TO BATH 1, BATH2, PDR, LAUNDRY, WC 1, BED3, BED 4 & BETWEEN OFFICE & ENTRY & ENS & BED 2
R7.0 CEILING INSULATION + R2.5 600mm PERIMETER BATTS TO FIRST FLOOR

FLOOR AREA	
PORCH	5.41
GROUND FLOOR	193.32
GARAGE	40.00
ALFRESCO	37.26
	<b>275.99 m<sup>2</sup></b>
FIRST FLOOR	172.41
BALCONY	21.45
	<b>193.86 m<sup>2</sup></b>
	<b>469.85 m<sup>2</sup></b>

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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE <b>FRESHWATER</b>	
COUNCIL: NORTHERN BEACHES COUNCIL	DP No: 12072

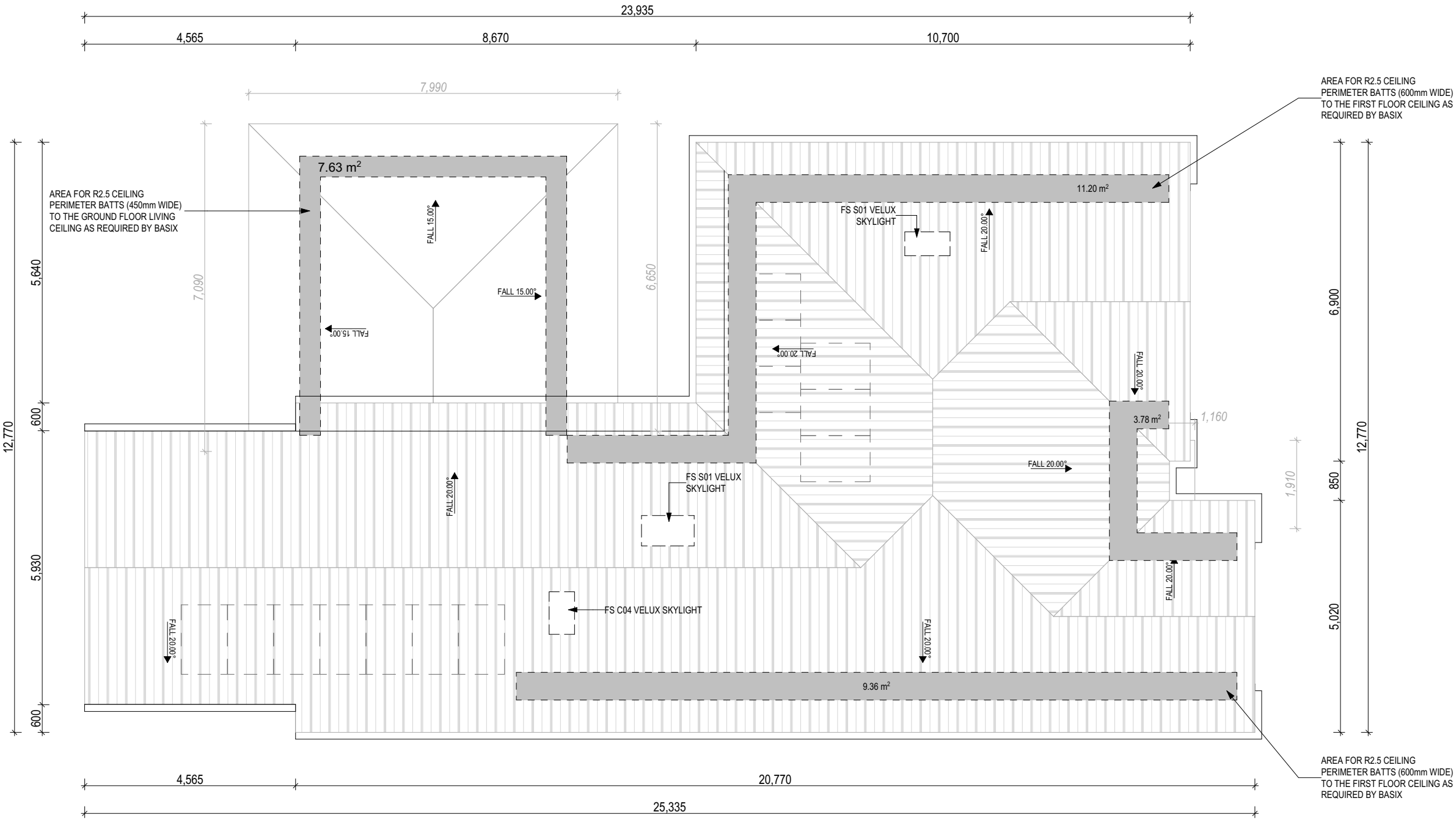
HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024
DRAWING:	
FIRST FLOOR PLAN	



DRAWN: JS	CHECKED: JS	LODGEMENT: DA/CC	
DATE DRAWN: 01/07/2025		JOB NO: H0665	
SCALE: 1:100 @ A3		PAGE NO: 5 of 25	REV: H

PROVIDE 5KW SOLAR SYSTEM WITH  
EV CHARGER - PHOTOVOLTAIC  
PANELS & CONFIGURATIONS  
SUBJECT TO PROVIDER'S ADVICE

ROOF CALCULATIONS		
TYPE	PITCH	NET TOP SURFACE AREA m²
GROUND CEILING		
KLIPLOK 700 SHEET ROOF	15.00°	55.47
KLIPLOK 700 SHEET ROOF	20.00°	7.99
FIRST FLOOR CEILING		
KLIPLOK 700 SHEET ROOF	20.00°	245.20
		308.66 m²
PROVISIONAL ALLOWANCE ITEMS		



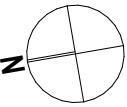
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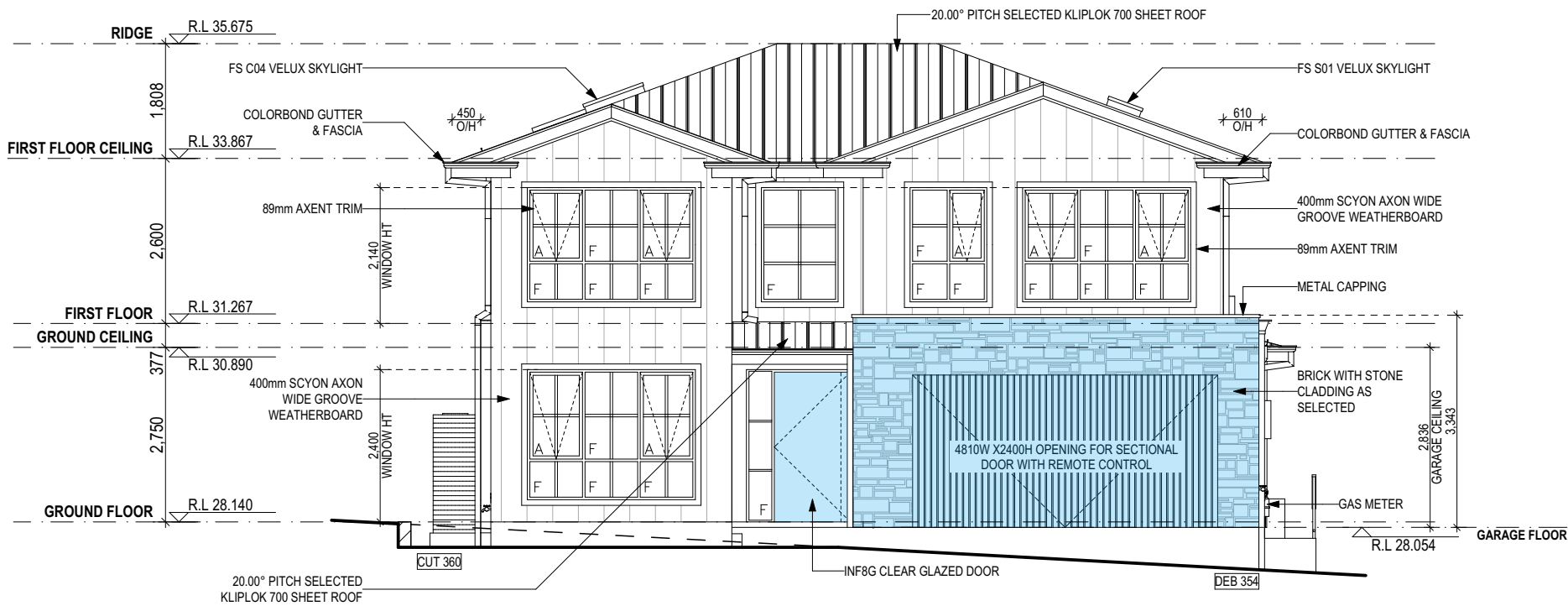
FOR:	WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	
ADDRESS:	LOT 65, NO. 41 WYADRA AVENUE FRESHWATER	
COUNCIL:	NORTHERN BEACHES COUNCIL	DP No: 12072

HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024
DRAWING:	ROOF PLAN



DRAWN:	JS	CHECKED:	JS	LODGE MENT:	DA/CC
DATE DRAWN:	01/07/2025			JOB NO:	H0665
SCALE:	1:100 @ A3			PAGE NO:	6 of 25
				REV:	H





PROVIDE HEBEL POWER FLOOR TO FIRST FLOOR JOIST SYSTEM

ARTICULATION JOINTS

DENOTES ARTICULATION JOINT IN BRICKWORK. FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH CLAUSE 3.3.1.8 OF THE NCC.

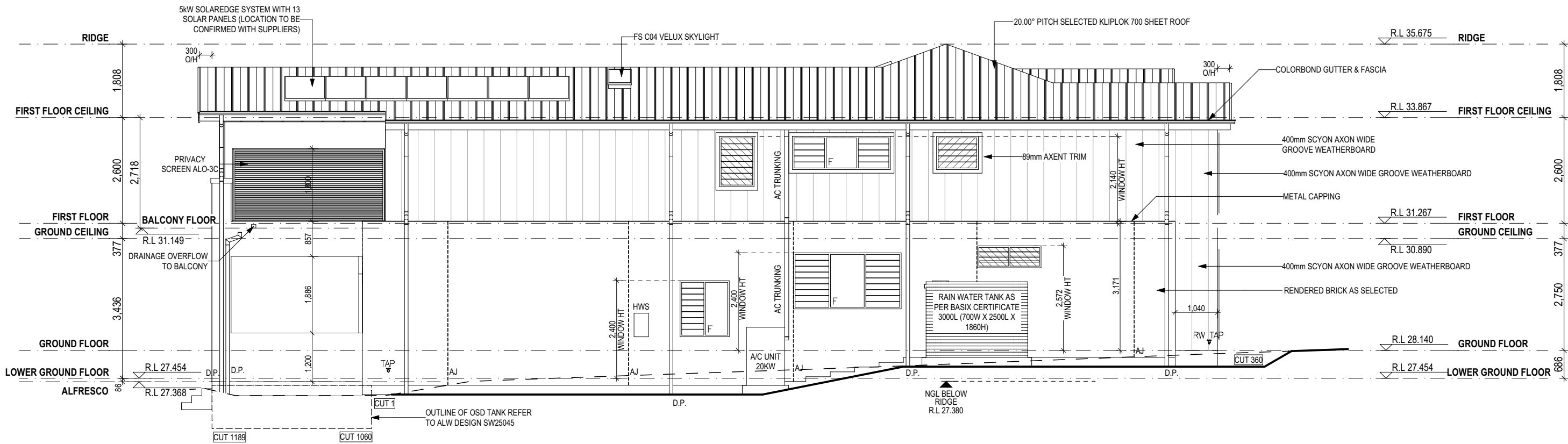
WINDOW/DOOR INFILLS

PLEASE NOTE: BRICKWORK HEAD HEIGHT ABOVE WINDOWS AND/OR DOORS IS INDICATIVE ONLY. THIS MAY REQUIRE ALUMINIUM ANGLES OR TIMBER STORM MOULDS TO SUIT. PLEASE NOTE, THIS IS ALIGNED WITH OUR DISPLAY HOME FINISHES.

BATTEN LIGHTWEIGHT WALLS

PLEASE NOTE: ENSURE ALL 90MM FRAMED EXTERNAL WALLS TO BE BATTENED OUT WITH CLADDING FIXED TO 35MM BATTENS

ELEVATION 1  
1:100



ELEVATION 2  
1:100

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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID

ADDRESS: LOT 65, NO. 41 WYADRA AVENUE  
FRESHWATER

COUNCIL: NORTHERN BEACHES COUNCIL

DP No: 12072

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
GARAGE SIDE: RH  
INCLUSIONS: Q3 2024

DRAWING: ELEVATIONS 1

DRAWN: JS

CHECKED: JS

LODGEMENT: DA/CC

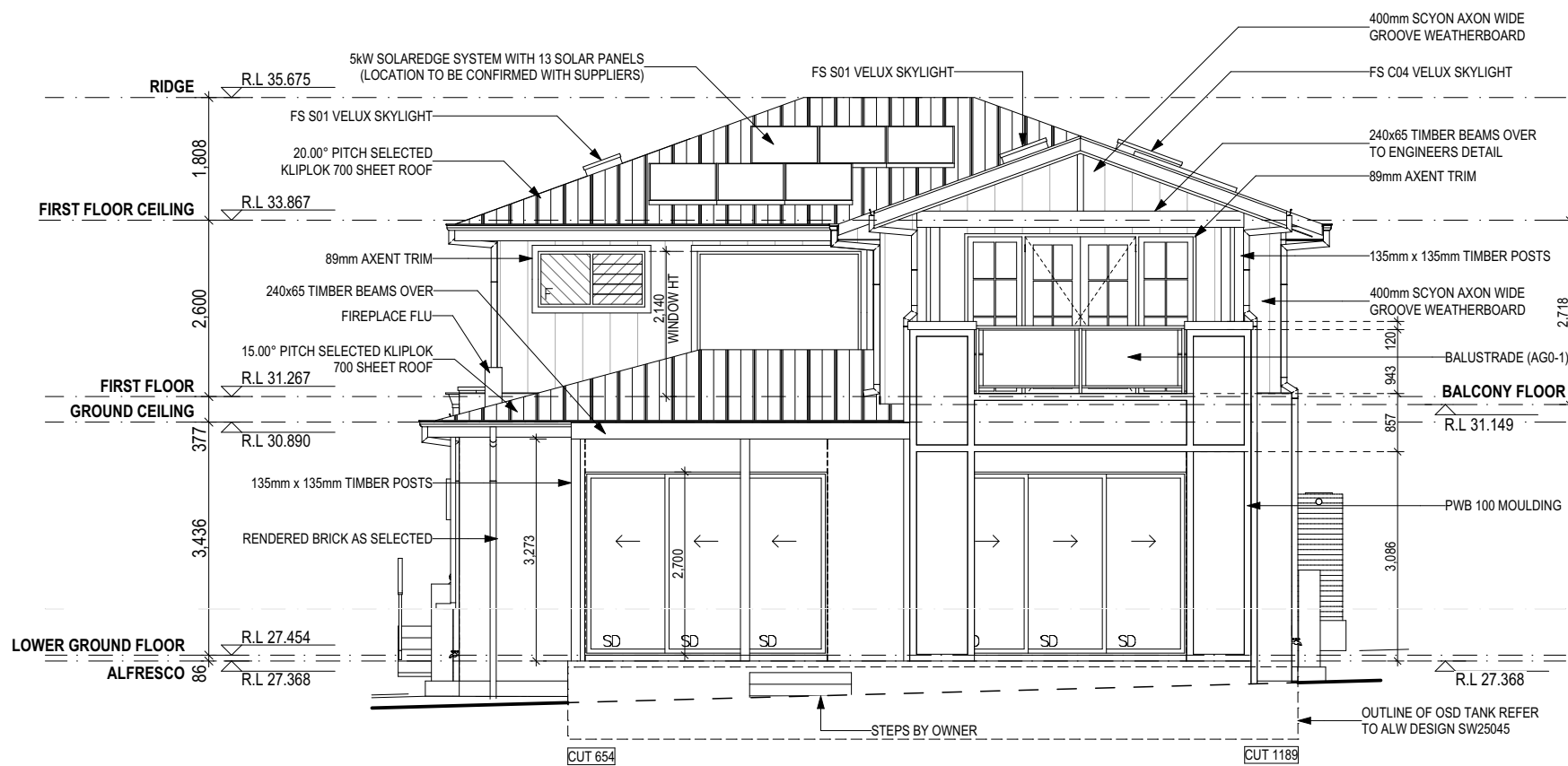
DATE DRAWN: 01/07/2025

JOB NO: H0665

SCALE: 1:100 @ A3

PAGE NO: 7 of 25

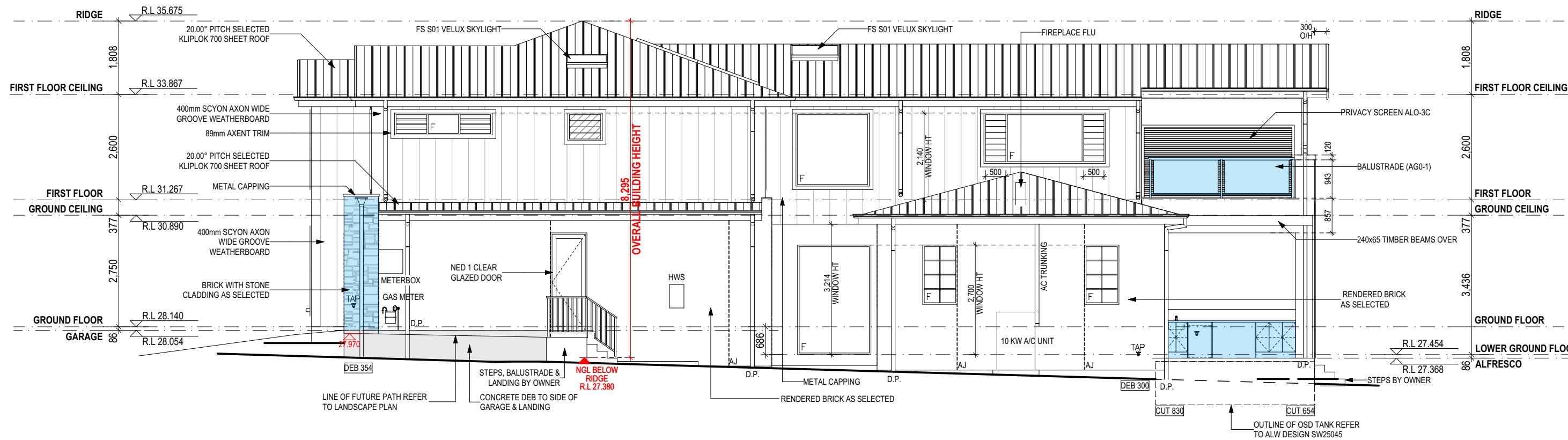
REV: H



PROVIDE HEBEL POWER FLOOR TO FIRST FLOOR JOIST SYSTEM

ARTICULATION JOINTS	
AJ	DENOTES ARTICULATION JOINT IN BRICKWORK. FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH CLAUSE 3.3.1.8 OF THE NCC.
WINDOW/DOOR INFILLS	
PLEASE NOTE: BRICKWORK HEAD HEIGHT ABOVE WINDOWS AND/OR DOORS IS INDICATIVE ONLY. THIS MAY REQUIRE ALUMINIUM ANGLES OR TIMBER STORM MOULDS TO SUIT. PLEASE NOTE, THIS IS ALIGNED WITH OUR DISPLAY HOME FINISHES.	
BATTEN LIGHTWEIGHT WALLS	
PLEASE NOTE: ENSURE ALL 90MM FRAMED EXTERNAL WALLS TO BE BATTENED OUT WITH CLADDING FIXED TO 35MM BATTENS	

ELEVATION 3  
1:100



ELEVATION 4  
1:100

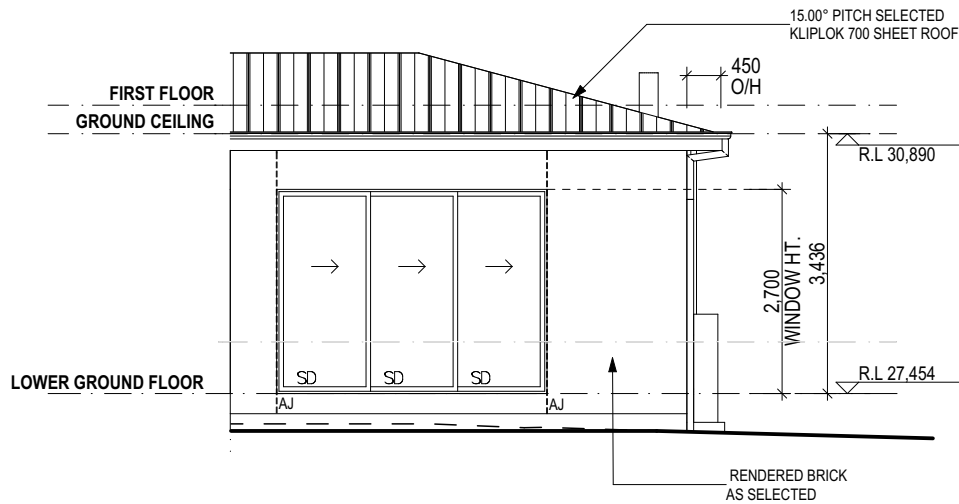
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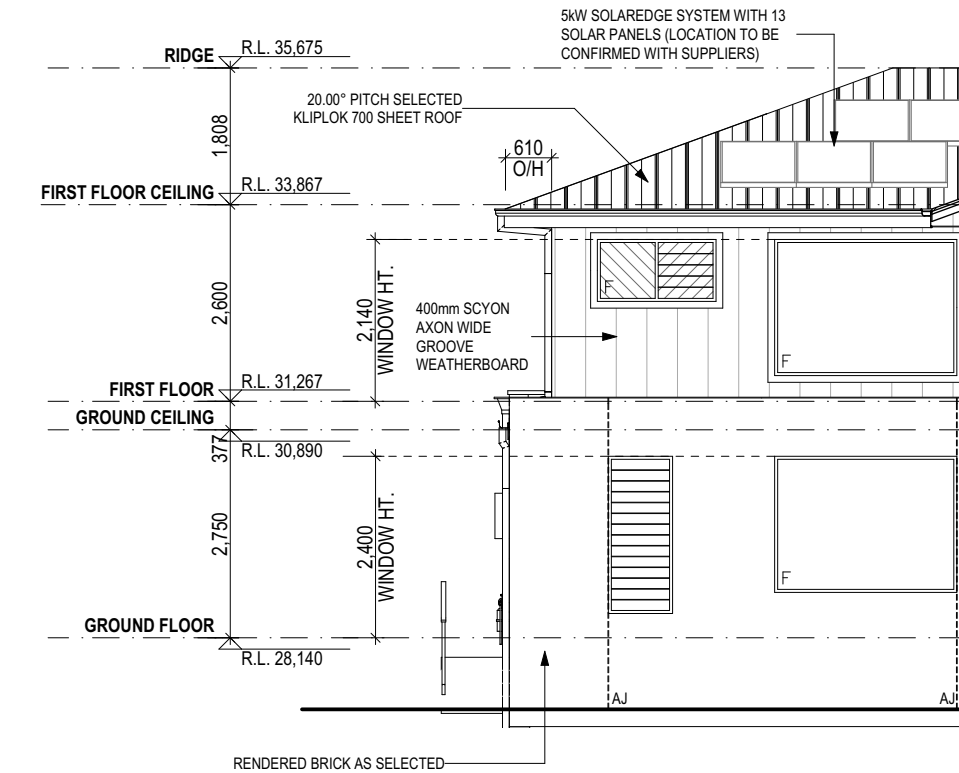
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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID		HOUSE TYPE MODEL: CUSTOM FACADE: CUSTOM GARAGE SIDE: RH INCLUSIONS: Q3 2024		DRAWN: JS	CHECKED: JS	LODGE MENT: DA/CC	
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE FRESHWATER				DATE DRAWN: 01/07/2025		JOB NO: H0665	
COUNCIL: NORTHERN BEACHES COUNCIL	DP No: 12072			DRAWING: ELEVATIONS 2		SCALE: 1:100 @ A3	

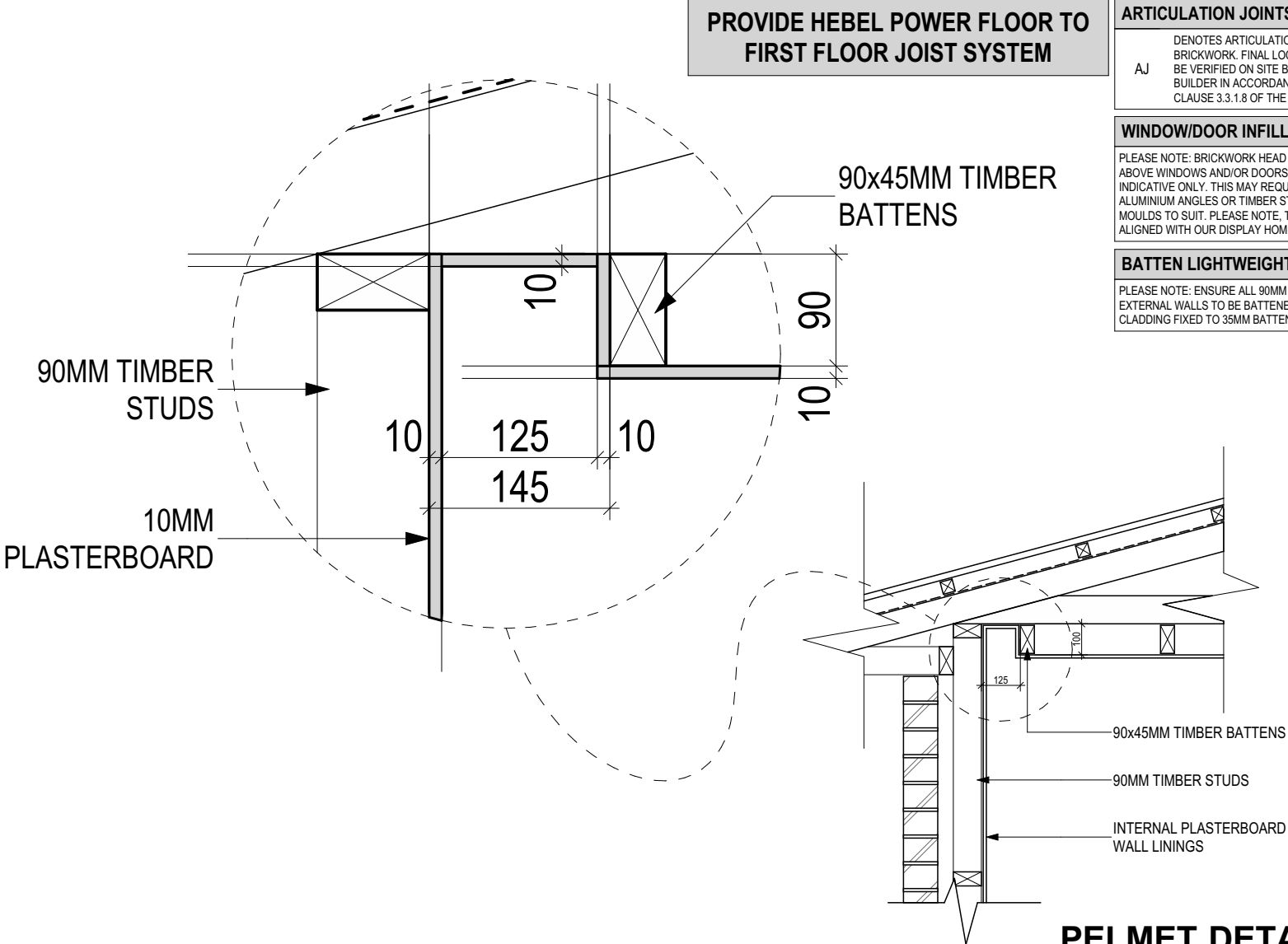




ELEVATION 5  
1:100



ELEVATION 6  
1:100



PELMET DETAIL  
1:20

PROVIDE HEBEL POWER FLOOR TO  
FIRST FLOOR JOIST SYSTEM

ARTICULATION JOINTS

DENOTES ARTICULATION JOINT IN  
BRICKWORK. FINAL LOCATION TO  
BE VERIFIED ON SITE BY THE  
BUILDER IN ACCORDANCE WITH  
CLAUSE 3.3.1.8 OF THE NCC.

WINDOW/DOOR INFILLS

PLEASE NOTE: BRICKWORK HEAD HEIGHT  
ABOVE WINDOWS AND/OR DOORS IS  
INDICATIVE ONLY. THIS MAY REQUIRE  
ALUMINIUM ANGLES OR TIMBER STORM  
MOULDS TO SUIT. PLEASE NOTE, THIS IS  
ALIGNED WITH OUR DISPLAY HOME FINISHES.

BATTEN LIGHTWEIGHT WALLS

PLEASE NOTE: ENSURE ALL 90MM FRAMED  
EXTERNAL WALLS TO BE BATTENED OUT WITH  
CLADDING FIXED TO 35MM BATTENS

Hall&Hart

PO BOX 2005, PARRAMATTA NSW 2150  
TELEPHONE: (02) 8662 0037  
WEBSITE: WWW.HALLHARTHOMES.COM.AU  
BUILDERS LICENCE No: 275897C

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FOR:  
WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID

ADDRESS:  
LOT 65, NO. 41 WYADRA AVENUE  
FRESHWATER

COUNCIL:  
NORTHERN BEACHES COUNCIL

DP No:  
12072

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
GARAGE SIDE: RH  
INCLUSIONS: Q3 2024

DRAWING:  
ELEVATIONS 3

DRAWN:  
JS

CHECKED:  
JS

LODGE MENT:  
DA/CC

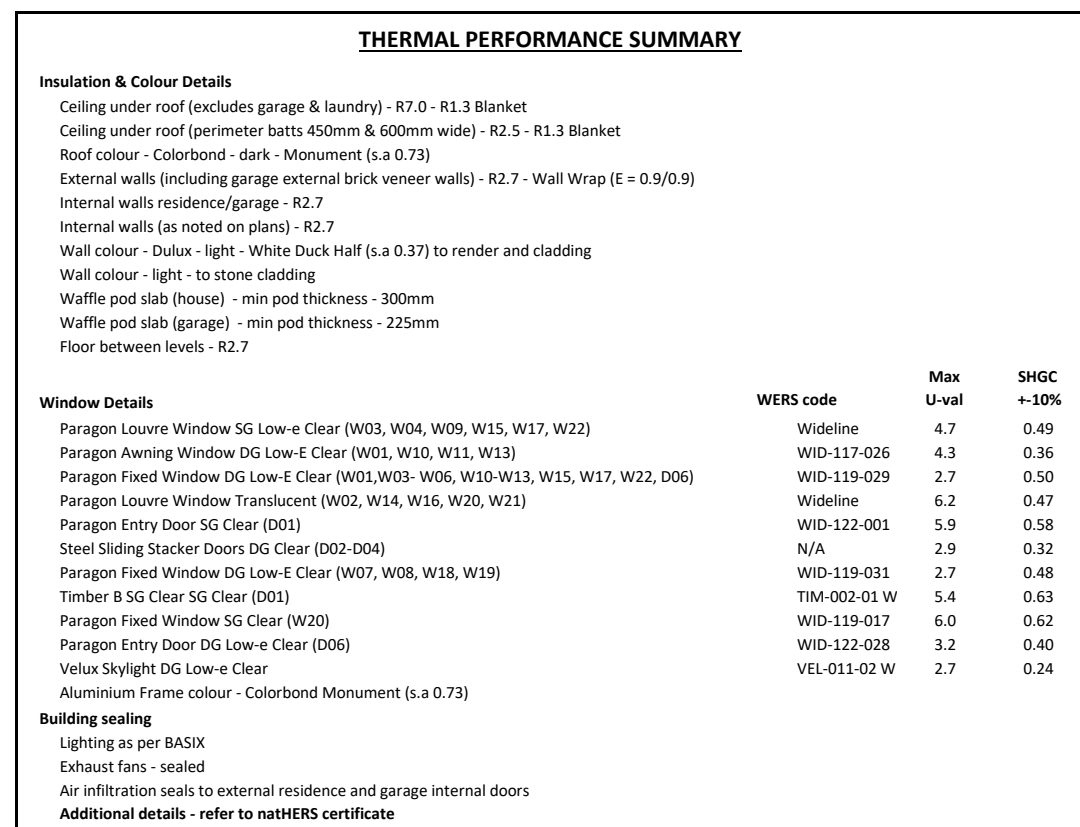
DATE DRAWN:  
01/07/2025

JOB NO:  
H0665

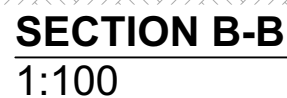
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PAGE NO:  
9 of 25

REV:  
H



**SECTION A-A**  
1:100

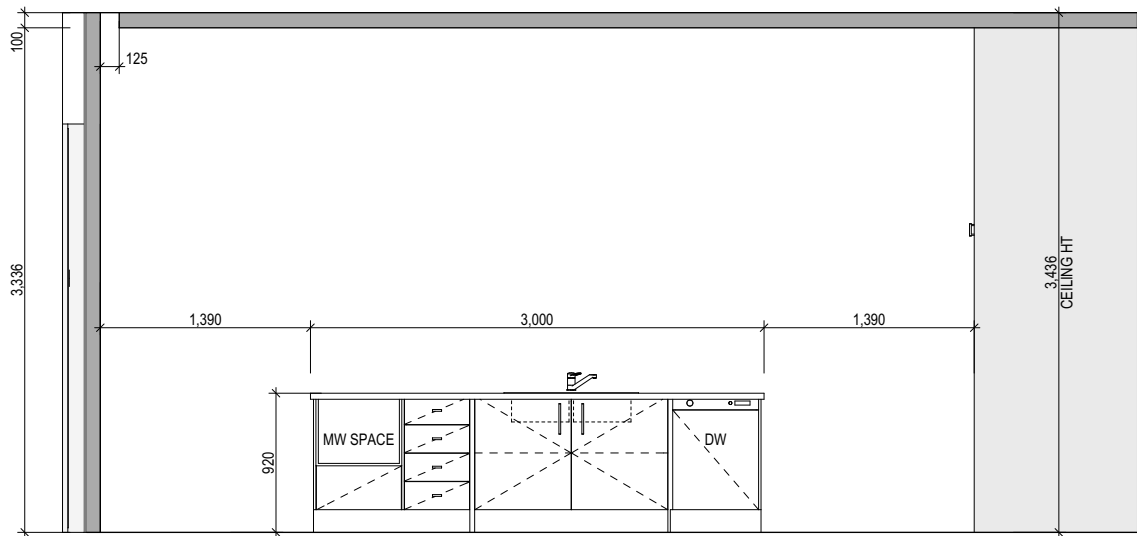


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BUILDERS LICENCE No: 275897C

FOR:		WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	
ADDRESS:		LOT 65, NO. 41 WYADRA AVENUE FRESHWATER	
COUNCIL:	NORTHERN BEACHES COUNCIL	DP No:	12072

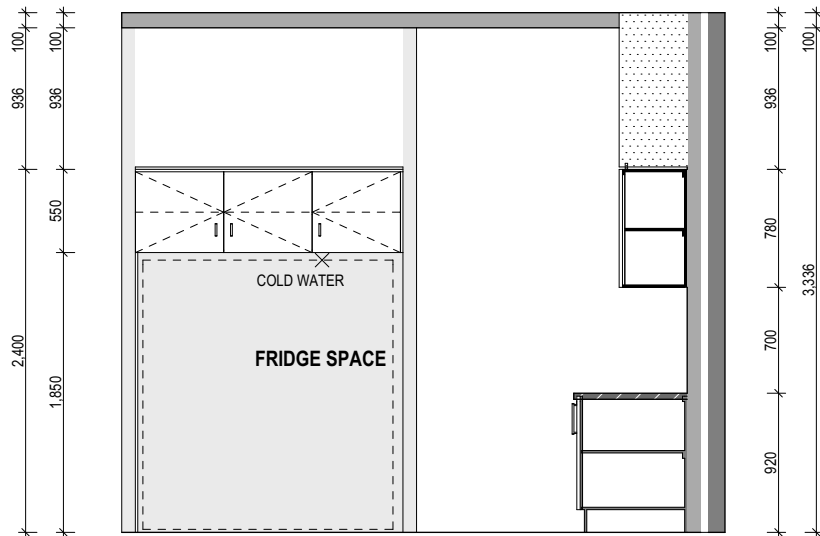
HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024
DRAWING:	SECTIONS

DRAWN: <b>JS</b>	CHECKED: <b>JS</b>	LODGE MENT: <b>DA/CC</b>	
DATE DRAWN: <b>01/07/2025</b>		JOB NO: <b>H0665</b>	
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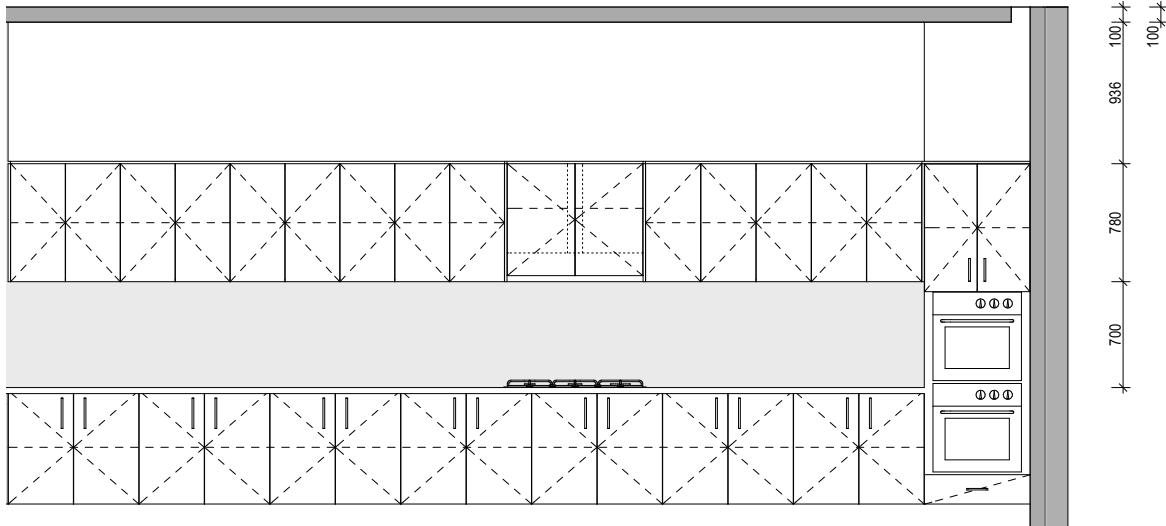
KITCHEN 01

1:50



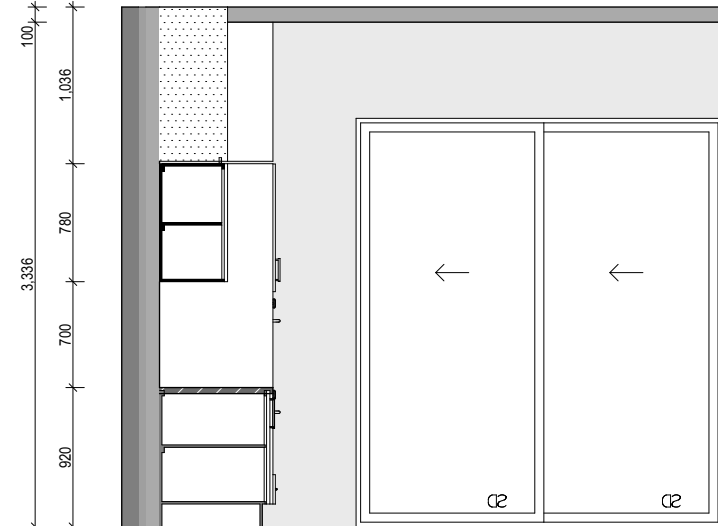
KITCHEN 02

1:50



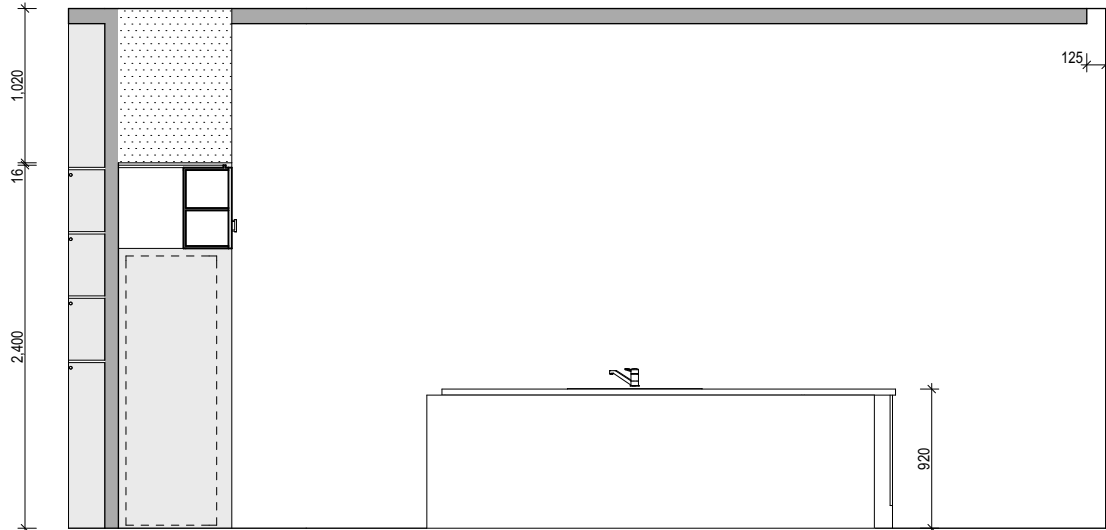
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1:50



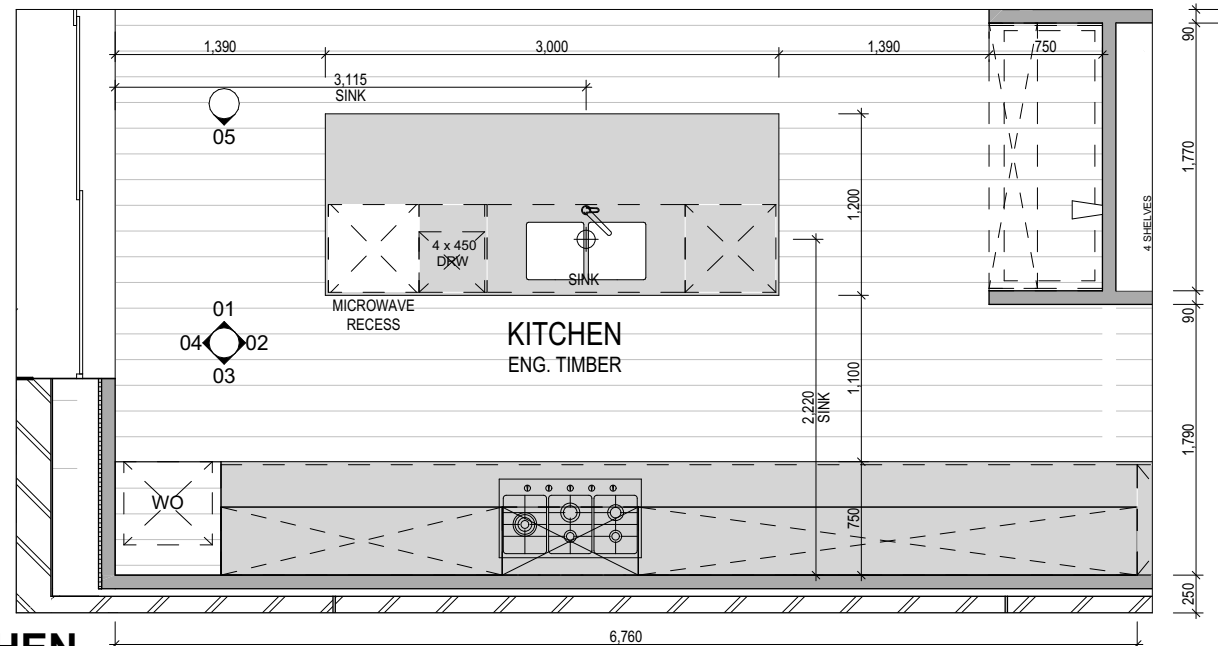
KITCHEN 04

1:50



KITCHEN 05

1:50



KITCHEN

1:50

LEGEND

DTR	DOUBLE TOWEL RAIL
F.H.T	FULL HEIGHT TILES
FW	FLOOR WASTE
HTR	HAND TOWEL RAIL
R.F.L	RECESSED FLOOR LEVEL
RH	ROBE HOOK
STR	SINGLE TOWEL RAIL
TRH	TOILET ROLL HOLDER
U.F.H	UNDER FLOOR HEATING
	WALL TILES

NOTES:

- ALL WET AREA DIMENSIONS ARE TAKEN FROM STRUCTURAL FLOOR AND STRUCTURAL WALL  
- BLOCKING TO BE INSTALLED TO ALL BATHROOM ACCESSORIES

Hall&Hart

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ADDRESS: LOT 65, NO. 41 WYADRA AVENUE  
FRESHWATER

COUNCIL: NORTHERN BEACHES COUNCIL

DP No: 12072

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
GARAGE SIDE: RH  
INCLUSIONS: Q3 2024

DRAWING: INTERNAL DETAILS 1

DRAWN: JS

CHECKED: JS

LODGEMENT: DA/CC

DATE DRAWN: 01/07/2025

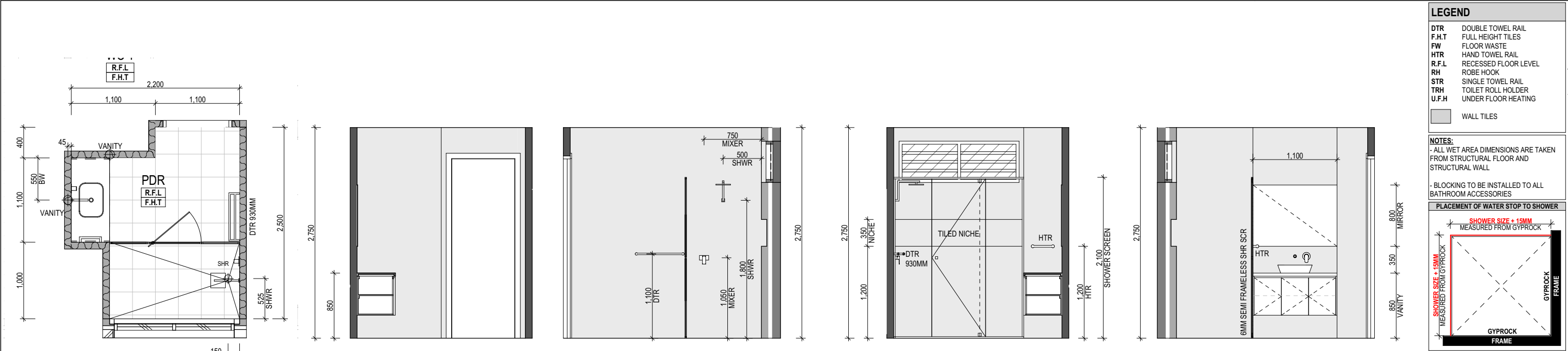
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REV: H





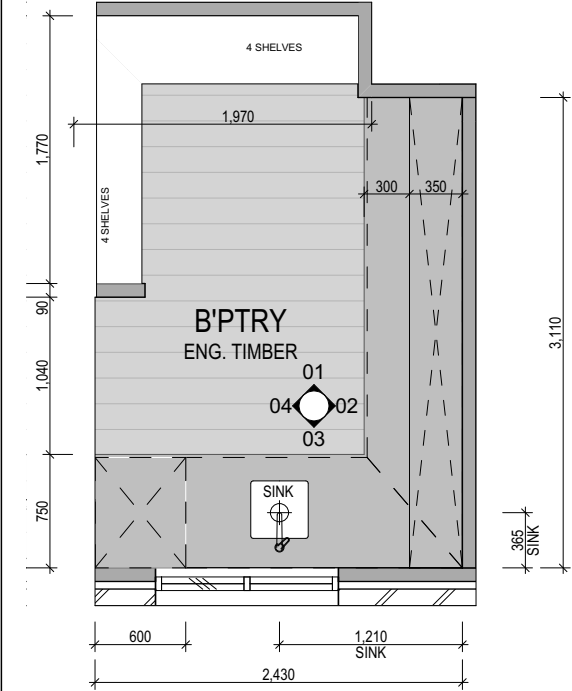
**POWDER**  
1:50

**PDR 01**  
1:50

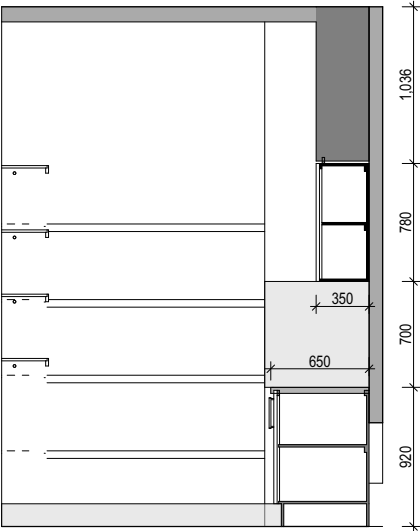
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1:50

**PDR 03**  
1:50

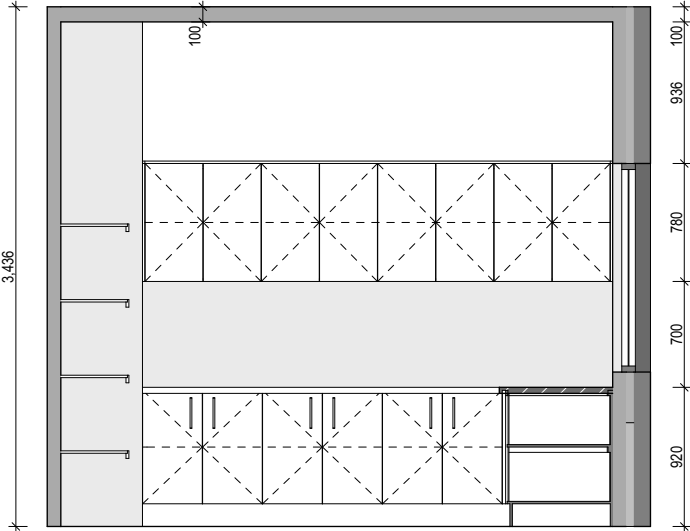
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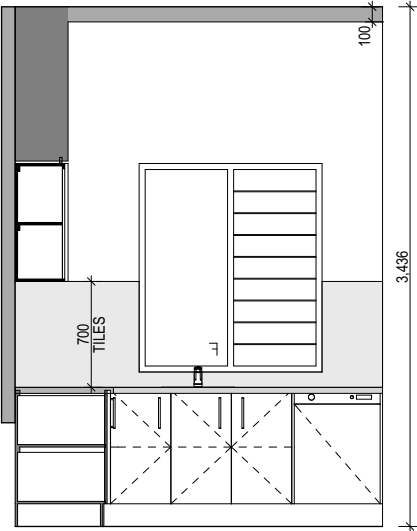
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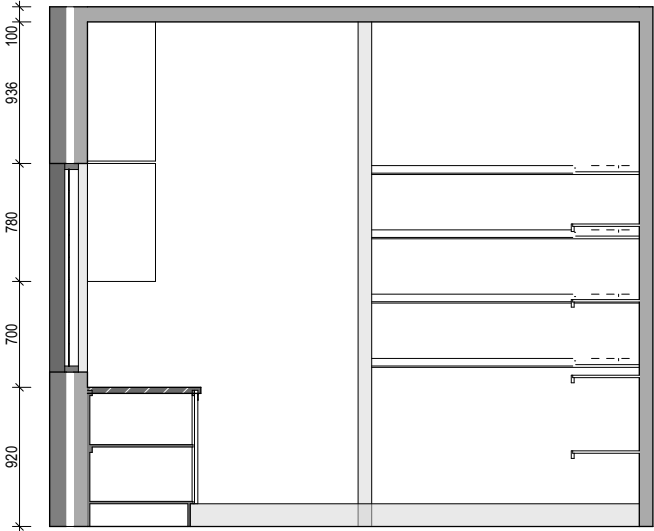
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1:50



**B/PTRY 02**  
1:50



**B/PTRY 03**  
1:50



**B/PTRY 04**  
1:50

Hall&Hart

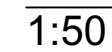
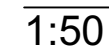
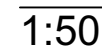
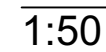
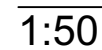
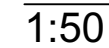
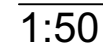
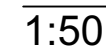
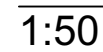
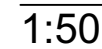
PO BOX 2005, PARRAMATTA NSW 2150  
TELEPHONE: (02) 8662 0037  
WEBSITE: WWW.HALLHARTHOMES.COM.AU  
BUILDERS LICENCE No: 275897C

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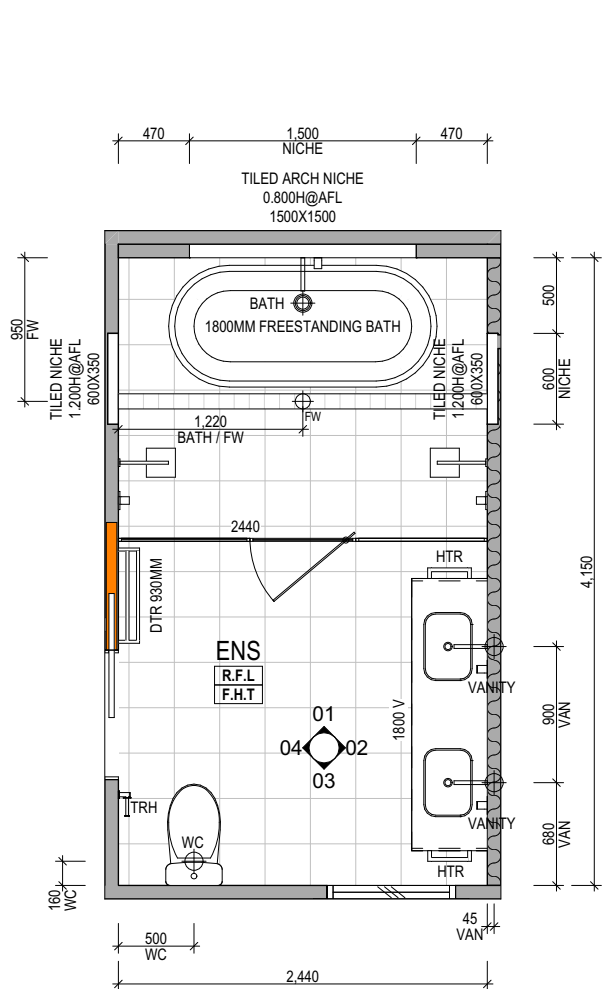
FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID  
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE  
FRESHWATER  
COUNCIL: NORTHERN BEACHES COUNCIL  
DP No: 12072

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
GARAGE SIDE: RH  
INCLUSIONS: Q3 2024  
DRAWING: INTERNAL DETAILS 2

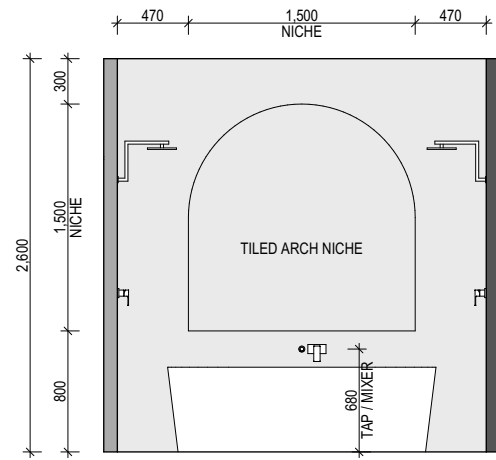
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LODGE MENT: DA/CC  
DATE DRAWN: 01/07/2025  
JOB NO: H0665  
SCALE: 1:50 @ A3  
PAGE NO: 12 of 25  
REV: H



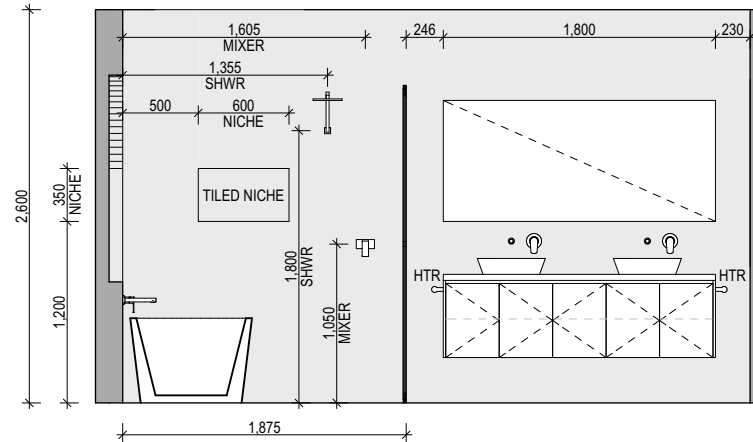
FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID		HOUSE TYPE MODEL: CUSTOM FACADE: CUSTOM GARAGE SIDE: RH INCLUSIONS: Q3 2024		DRAWN: JS	CHECKED: JS	LODGE MENT: DA/CC	
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE FRESHWATER				DATE DRAWN: 01/07/2025		JOB NO: H0665	
COUNCIL: NORTHERN BEACHES COUNCIL	DP No: 12072			DRAWING: INTERNAL DETAILS 3		SCALE: 1:50 @ A3	



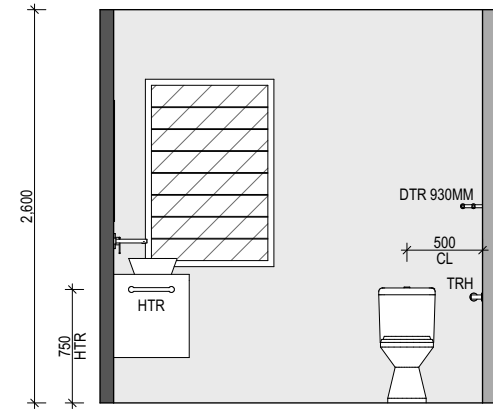
**ENSUITE**  
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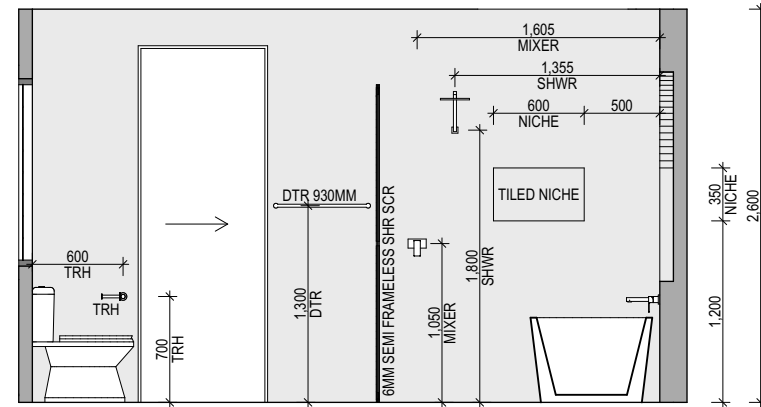
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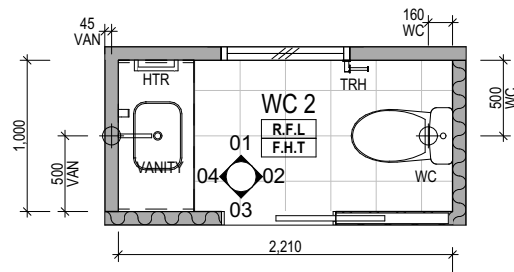
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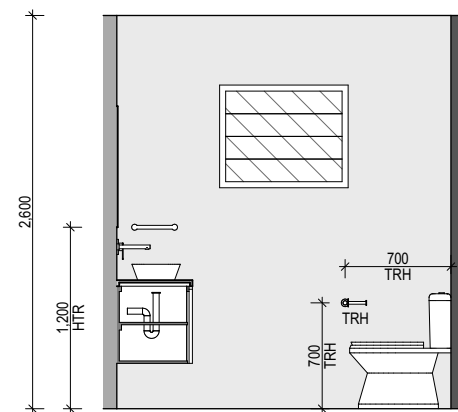
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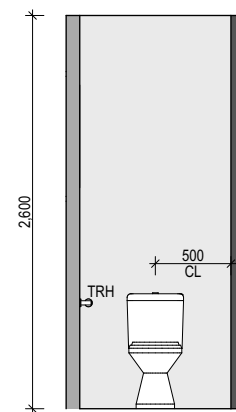
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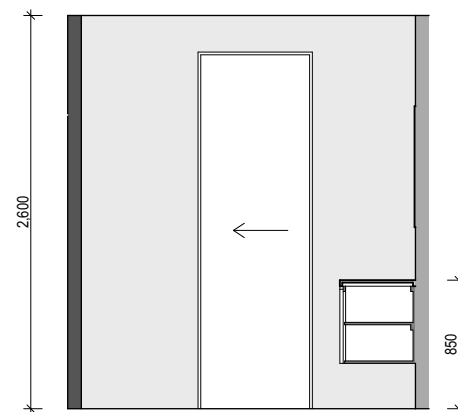
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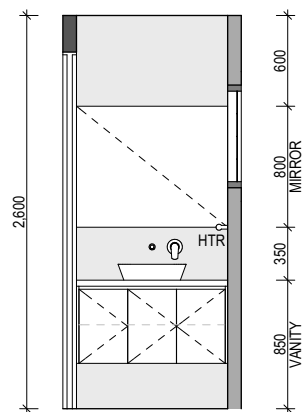
**WC 2 01**  
1:50



**WC 2 02**  
1:50



**WC 2 03**  
1:50



**WC 2 04**  
1:50

**LEGEND**

DTR DOUBLE TOWEL RAIL  
F.H.T FULL HEIGHT TILES  
FW FLOOR WASTE  
HTR HAND TOWEL RAIL  
R.F.L RECESSED FLOOR LEVEL  
RH ROBE HOOK  
STR SINGLE TOWEL RAIL  
TRH TOILET ROLL HOLDER  
U.F.H UNDER FLOOR HEATING

WALL TILES

**NOTES:**

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- BLOCKING TO BE INSTALLED TO ALL BATHROOM ACCESSORIES

**PLACEMENT OF WATER STOP TO SHOWER**

SHOWER SIZE + 15MM  
MEASURED FROM GYPROCK

GYPROCK FRAME

Hall&Hart

PO BOX 2005, PARRAMATTA NSW 2150  
TELEPHONE: (02) 8662 0037  
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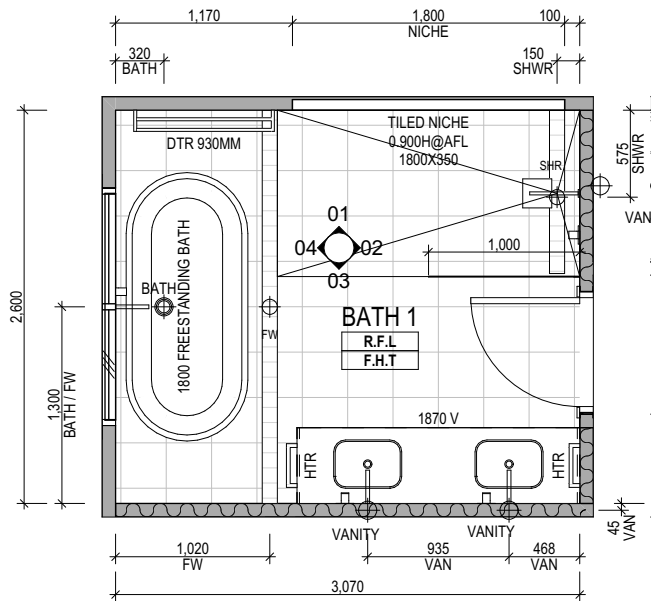
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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID  
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE  
FRESHWATER  
COUNCIL: NORTHERN BEACHES COUNCIL  
DP No: 12072

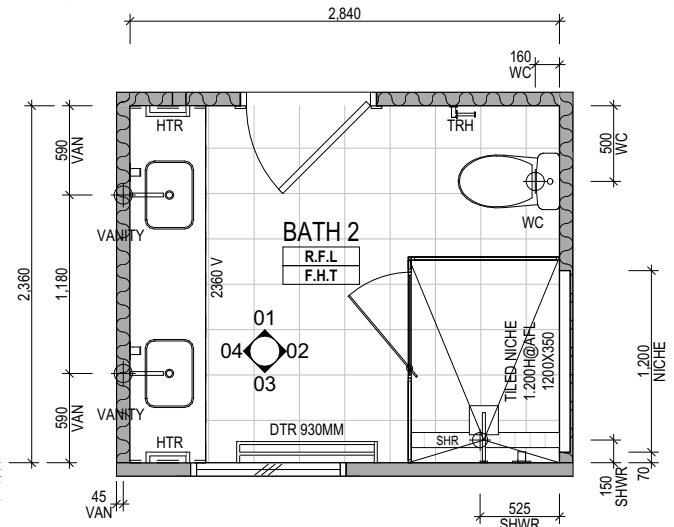
HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
GARAGE SIDE: RH  
INCLUSIONS: Q3 2024  
DRAWING: INTERNAL DETAILS 4

DRAWN: JS  
CHECKED: JS  
LODGE: DA/CC  
DATE DRAWN: 01/07/2025  
JOB NO: H0665  
SCALE: 1:50 @ A3  
PAGE NO: 14 of 25  
REV: H

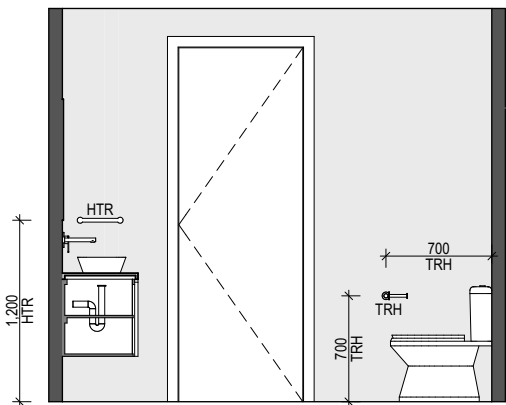




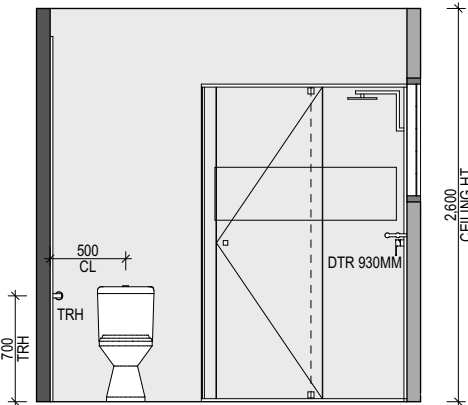
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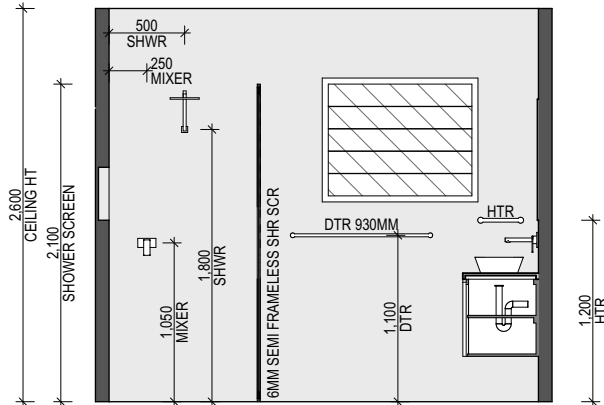
**BATH 2**  
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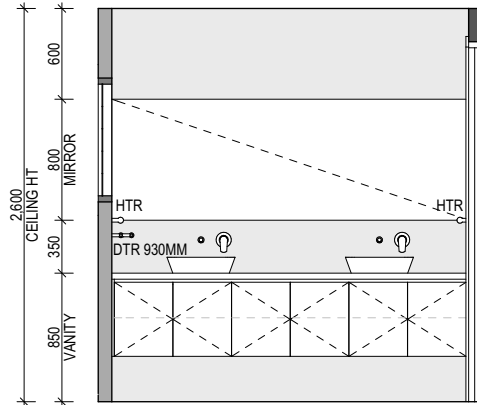
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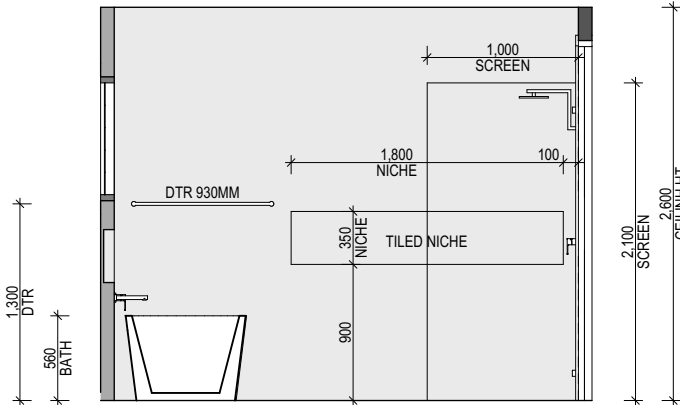
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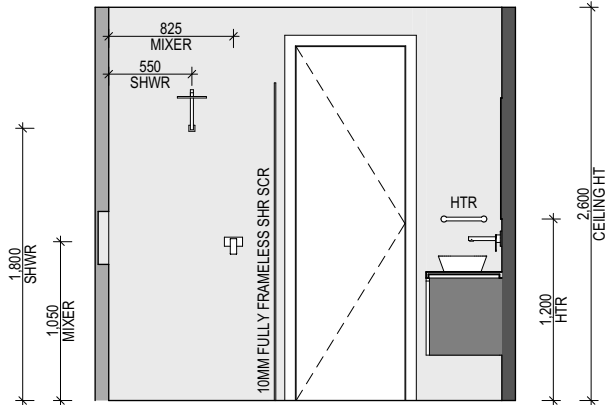
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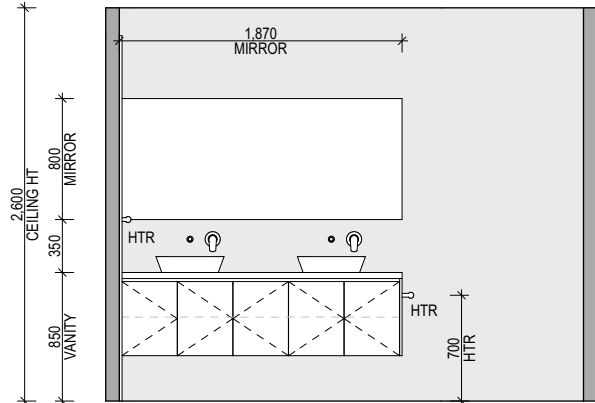
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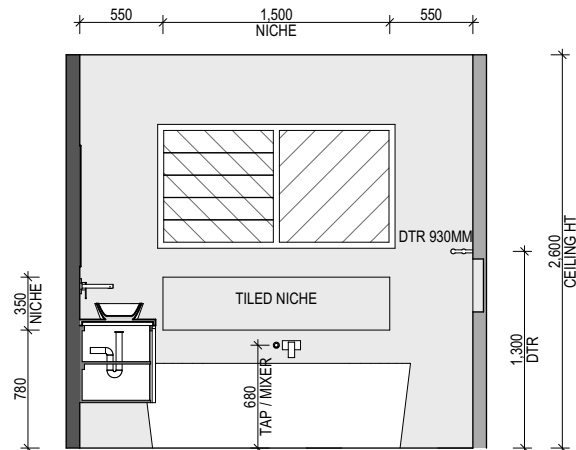
**BATH 1 01**  
1:50



**BATH 1 02**  
1:50



**BATH 1 03**  
1:50



**BATH 1 04**  
1:50

**LEGEND**

DTR DOUBLE TOWEL RAIL  
F.H.T FULL HEIGHT TILES  
FW FLOOR WASTE  
HTR HAND TOWEL RAIL  
R.F.L RECESSED FLOOR LEVEL  
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U.F.H UNDER FLOOR HEATING

WALL TILES

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**PLACEMENT OF WATER STOP TO SHOWER**

SHOWER SIZE + 15MM MEASURED FROM GYPROCK

GYPROCK FRAME

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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID  
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE  
FRESHWATER  
COUNCIL: NORTHERN BEACHES COUNCIL  
DP No: 12072

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
GARAGE SIDE: RH  
INCLUSIONS: Q3 2024  
DRAWING: INTERNAL DETAILS 5

DRAWN: JS  
CHECKED: JS  
LODGEMENT: DA/CC  
DATE DRAWN: 01/07/2025  
JOB NO: H0665  
SCALE: 1:50 @ A3  
PAGE NO: 15 of 25  
REV: H

WINDOW SCHEDULE												
ID	ELEV. VIEW	SASH TYPE	SIZE		SILL HEIGHT	HEAD HEIGHT	FRAME TYPE	SQR SET	OBS	GLAZING	ROOM NAME	NOTE
			H	W								
W01		AAT	2,050	2,650	350	2,400	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	OFFICE	INDIVIDUALLY GLAZED
W02		ALV	539	1,570	2,033	2,572	PARAGON	Y	<input checked="" type="checkbox"/>	OBSCURE	PDR	
W03		ALV	1,379	2,650	1,021	2,400	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E - TO FIXED	GUEST	TOUGH TO LOUVRE
W04		ALV	1,379	1,210	1,021	2,400	PARAGON	Y	<input type="checkbox"/>	DOUBLE GLAZED LOW-E - TO FIXED	B'PTRY	TOUGH TO LOUVRE
W05		AF	1,460	850	1,240	2,700	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	LIVING	INDIVIDUALLY GLAZED
W06		AF	1,460	850	1,240	2,700	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	LIVING	INDIVIDUALLY GLAZED
W07		AF	2,700	1,810	0	2,700	PARAGON	Y	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	ENTRY	SITE GLAZING
W08		AF	1,800	2,410	600	2,400	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	ENTRY	SITE GLAZING
W09		ALV	2,079	850	321	2,400	PARAGON	N	<input type="checkbox"/>	CLEAR V TOUGH	LDRY	
W10		AAT	1,800	2,650	340	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	BED 4	INDIVIDUALLY GLAZED SAFELINE SCREEN
W11		AAT	1,800	1,210	340	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	STUDY 1	INDIVIDUALLY GLAZED
W12		AF	1,800	1,210	340	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	ATRIUM	INDIVIDUALLY GLAZED
W13		AAT	1,800	2,650	340	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	BED 3	INDIVIDUALLY GLAZED SAFELINE SCREEN
W14		ALV	819	1,030	1,321	2,140	PARAGON	Y	<input checked="" type="checkbox"/>	OBSCURE	BATH 2	
W15		ALV	819	2,410	1,321	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E - TO FIXED	BED 2	WINDOW RESTRICTOR TOUGH TO LOUVRE

WINDOW SCHEDULE												
ID	ELEV. VIEW	SASH TYPE	SIZE		SILL HEIGHT	HEAD HEIGHT	FRAME TYPE	SQR SET	OBS	GLAZING	ROOM NAME	NOTE
			H	W								
W16		ALV	1,239	850	901	2,140	PARAGON	Y	<input checked="" type="checkbox"/>	OBSCURE	ENS	
W17		ALV	1,239	3,000	901	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E - TO FIXED	MASTER BED	WINDOW RESTRICTOR TOUGH TO LOUVRE
W18		AF	1,800	1,810	340	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	HALL	SITE GLAZING
W19		AF	1,800	2,410	340	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	VOID	SITE GLAZING
W20		ALV	819	1,570	1,321	2,140	PARAGON	Y	<input checked="" type="checkbox"/>	OBSCURE	BATH 1	
W21		ALV	679	850	1,461	2,140	PARAGON	Y	<input checked="" type="checkbox"/>	OBSCURE	WC 2	
W22		ALV	539	2,410	1,601	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E - TO FIXED	BED 4	WINDOW RESTRICTOR TOUGH TO LOUVRE

EXTERNAL DOOR SCHEDULE									
ID	ELEV. VIEW	DESCRIPTION	SASH TYPE	SIZE		FRAME TYPE	GLAZING	ROOM NAME	NOTE
				H	W				
D01		INF8G CLEAR GLAZED DOOR	DOOR	2,400	1,680	STANDARD	STANDARD	ENTRY	
D02		N/A	CUSTOM	2,700	3,576	STANDARD	STANDARD	KITCHEN	
D03		N/A	CUSTOM	2,700	3,576	STANDARD	STANDARD	LIVING	
D04		N/A	CUSTOM	2,700	3,576	STANDARD	STANDARD	LIVING	
D05		NED 1 CLEAR GLAZED DOOR	DOOR	2,400	900	PARAGON	CLEAR V TOUGH	GARAGE	
D06		2X NEDD 8 CLEAR GLAZED DOORS WITH SIDELIGHTS	DOOR	2,400	3,410	PARAGON	DOUBLE GLAZED LOW-E	MASTER BED	INDIVIDUALLY GLAZED

## BASIX™Certificate

Building Sustainability Index  
www.planningportal.nsw.gov.au/development-and-assessment/basix

### Single Dwelling

Certificate number: 1802211S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary  
Date of issue: Tuesday, 01 July 2025  
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-Q87GRJ-01.

Project summary		
Project name	Brocklehurst & MacDiarmid	
Street address	41 WYADRA Avenue FRESHWATER 2096	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP12072	
Lot no.	65	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	6	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 93	Target 72
Materials	✔ -64	Target n/a

Certificate Prepared by	
Name / Company Name:	JOSE SOLORIZANO
ABN (if applicable):	

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS\_03\_01\_0 Certificate No.: 1802211S Tuesday, 01 July 2025 page 1/9

## Description of project

Project address		Assessor details and thermal loads	
Project name	Brocklehurst & MacDiarmid	NatHERS assessor number	DMN24/2221
Street address	41 WYADRA Avenue FRESHWATER 2096	NatHERS certificate number	HR-Q87GRJ-01
Local Government Area	Northern Beaches Council	Climate zone	56
Plan type and plan number	Deposited Plan DP12072	Area adjusted cooling load (MJ/ m²·year)	14
Lot no.	65	Area adjusted heating load (MJ/ m²·year)	16
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached)	Water	✓ 40 Target 40
No. of bedrooms	6	Thermal Performance	✓ Pass Target Pass
Site details		Energy	✓ 93 Target 72
Site area (m²)	646	Materials	✓ -64 Target n/a
Roof area (m²)	306		
Conditioned floor area (m²)	273.7		
Unconditioned floor area (m²)	34.3		
Total area of garden and lawn (m²)	259		
Roof area of the existing dwelling (m²)	0		

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### Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 74 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"><li>all toilets in the development</li></ul>		✓	✓
<ul style="list-style-type: none"><li>at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)</li></ul>		✓	✓

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS\_03\_01\_0 Certificate No.: 1802211S Tuesday, 01 July 2025 page 3/9

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS\_03\_01\_0 Certificate No.: 1802211S Tuesday, 01 July 2025 page 4/9

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓
Construction	Area - m²	Insulation	
floor - concrete slab on ground, waffle pod slab.	166.1	none	
floor - above habitable rooms or mezzanine, AAC panel (75 mm); frame: timber - H2 treated softwood.	113	fibreglass batts or roll	
floor - suspended floor above garage, AAC panel (75 mm); frame: timber - H2 treated softwood.	30.5	fibreglass batts or roll	
garage floor - concrete slab on ground, waffle pod slab.	36.8	none	
external wall: brick veneer; frame: timber - H2 treated softwood.	124.15	fibreglass batts or roll	
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	135.3	fibreglass batts or roll	
external garage wall: brick veneer; frame: timber - H2 treated softwood.	21.75	fibreglass batts or roll	
external garage wall: cavity brick; frame: no frame.	5.2	none	
internal wall: plasterboard; frame: timber - H2 treated softwood.	114.1	fibreglass batts or roll	
internal wall: plasterboard; frame: timber - H2 treated softwood.	100.4	none	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	308.66	ceiling: fibreglass batts or roll; roof: foil backed blanket.	

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS\_03\_01\_0 Certificate No.: 1802211S Tuesday, 01 July 2025 page 5/9

Thermal Performance and Materials commitments		Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing				
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.		✓	✓	✓
Frames	Maximum area - m2			
aluminium	96.8			
timber	1			
uPVC	0			
steel	0			
composite	0			
Glazing	Maximum area - m2			
single	16.6			
double	81.2			
triple	0			

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS\_03\_01\_0 Certificate No.: 1802211S Tuesday, 01 July 2025 page 6/9

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: please select		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS\_03\_01\_0 Certificate No.: 1802211S Tuesday, 01 July 2025 page 7/9

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
The photovoltaic system must consist of: <ul style="list-style-type: none"><li>one set of photovoltaic collectors with the capacity to generate at least 2.64 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing north</li><li>another set of photovoltaic collectors with the capacity to generate at least 3.08 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing west</li></ul>	✓	✓	✓
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS\_03\_01\_0 Certificate No.: 1802211S Tuesday, 01 July 2025 page 8/9

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS\_03\_01\_0 Certificate No.: 1802211S Tuesday, 01 July 2025 page 9/9

# Hall&Hart

PO BOX 2005, PARRAMATTA NSW 2150  
TELEPHONE: (02) 8662 0037  
WEBSITE: WWW.HALL-HARTHOMES.COM.AU  
BUILDERS LICENCE No: 275897C

**NOTES:**  
PLEASE NOTE DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE. HOWEVER, INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS - ALL DIMENSIONS ARE IN MILLIMETRES - DO NOT SCALE - USE WRITTEN DIMENSIONS CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS. FIGURED DIMENSIONS TO BE TAKEN IN REFERENCE TO SCALING. CONFIRM ALL DIMENSIONS ON SITE.  
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FOR:

WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID

ADDRESS:

LOT 65, NO. 41 WYADRA AVENUE  
FRESHWATER

COUNCIL:

NORTHERN BEACHES COUNCIL

DP No:

12072

HOUSE TYPE

MODEL: CUSTOM  
FACADE: CUSTOM  
GARAGE SIDE: RH  
INCLUSIONS: Q3 2024

DRAWING:

BASIX

DRAWN:

JS

CHECKED:

JS

LODGEMENT:

DA/CC

DATE DRAWN:

01/07/2025

JOB NO:

H0665

SCALE:

NTS

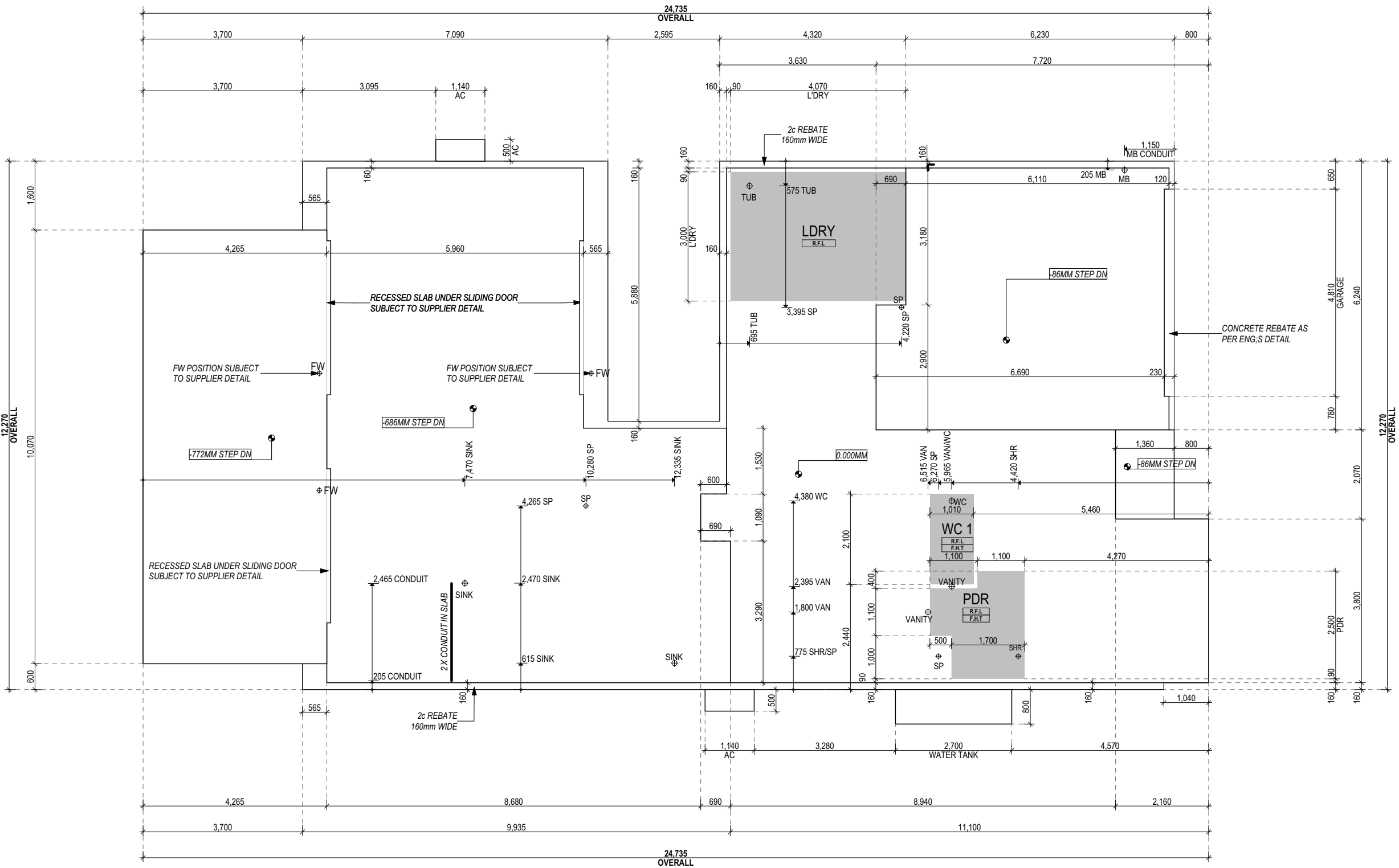
PAGE NO:

17 of 25

REV:

H





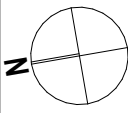
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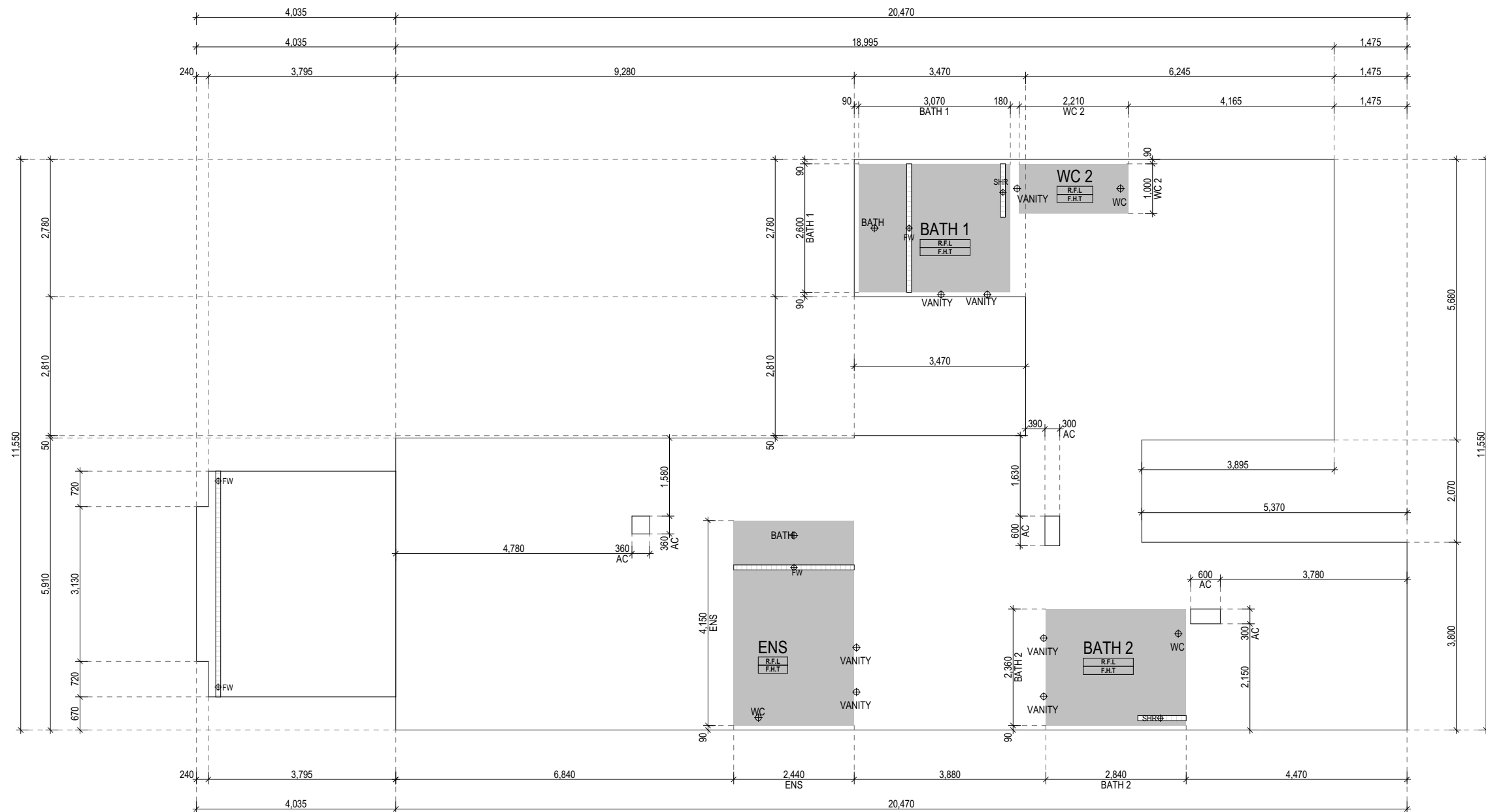
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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID  
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE  
FRESHWATER  
COUNCIL: NORTHERN BEACHES COUNCIL  
DP No: 12072

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
GARAGE SIDE: RH  
INCLUSIONS: Q3 2024  
DRAWING: SLAB/DRAINAGE PLANS



DRAWN: JS	CHECKED: JS	LODGEMENT: DA/CC
DATE DRAWN: 01/07/2025		JOB NO: H0665
SCALE: 1:100 @ A3	PAGE NO: 18 of 25	REV: H



Hall&Hart

PO BOX 2005, PARRAMATTA NSW 2150  
TELEPHONE: (02) 8662 0037  
WEBSITE: WWW.HALLHARTHOMES.COM.AU  
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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID

ADDRESS: LOT 65, NO. 41 WYADRA AVENUE  
FRESHWATER

COUNCIL: NORTHERN BEACHES COUNCIL

DP No: 12072

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
GARAGE SIDE: RH  
INCLUSIONS: Q3 2024

DRAWING: MID FLOOR PLAN



DRAWN: JS

CHECKED: JS

LODGEMENT: DA/CC

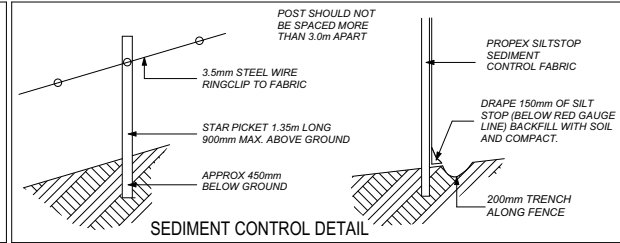
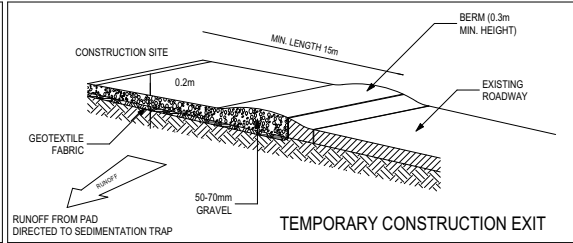
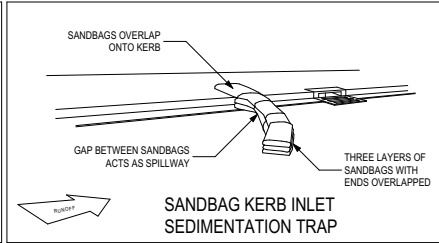
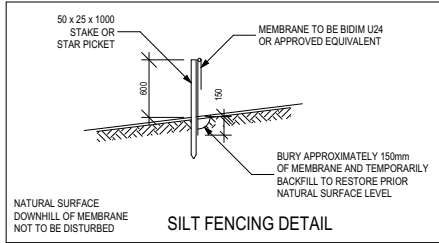
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JOB NO: H0665

SCALE: 1:100 @ A3

PAGE NO: 19 of 25

REV: H



## SITEWORK STAGES

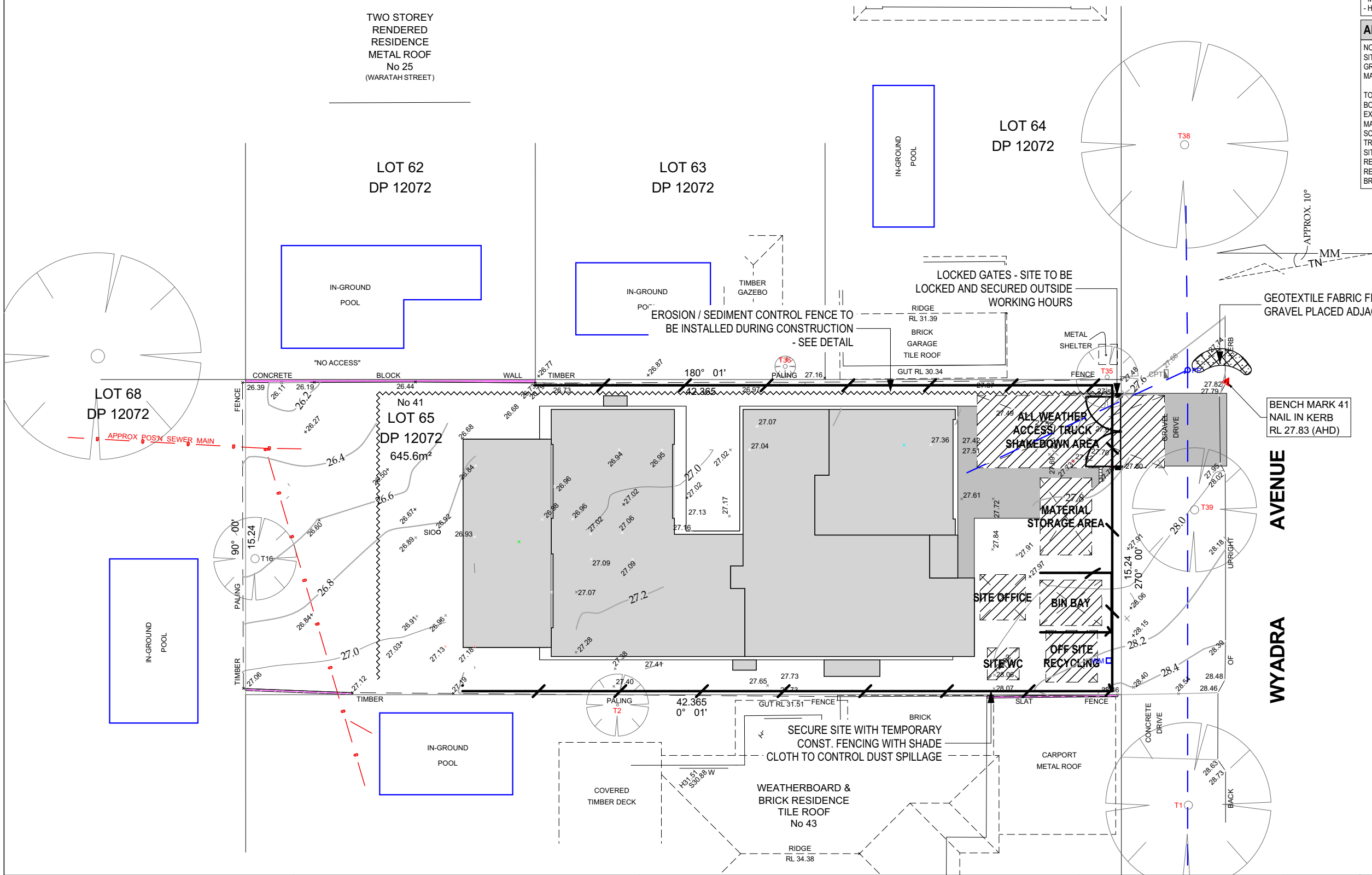
NOTE: THE SITE CONSTRUCTION WORKS WILL BE COMPLETED IN THE FOLLOWING STAGES:  
STAGE 1: SITE SETUP (ONE OFF)  
STAGE 2: DETAILED DEMOLITION AND SALVAGE (LOW CYCLE)  
STAGE 3: GENERAL DEMOLITION, PILING AND EXCAVATION (MEDIUM CYCLE)  
STAGE 4: SURFACE EXCAVATION AND UNDERPINNING (MEDIUM CYCLE)  
STAGE 5: BULK EXCAVATION (HIGH CYCLE)  
STAGE 6: CRANE INSTALLATION (ONE OFF)  
STAGE 7: BUILDING STRUCTURE (HIGH CYCLE)  
STAGE 8: CRANE REMOVAL(ONE OFF)  
STAGE 9: CONSTRUCTION GENERALLY (MEDIUM CYCLE)

DEFINITIONS  
- ONE OFF: SINGLE DAYS OF ACTIVITY FOR DELIVERY AND INSTALLATION ASSOCIATED WITH 'ONE STREET' MOBILE CRANE AGE SUBJECT TO SEPARATE CRANE AGE PERMITS OR THE USE OF LOW LOADER EQUIPMENT FOR HEAVY MACHINERY DELIVERY.  
- LOW CYCLE: FEW TRUCK MOVEMENTS UP TO 1 PER HOUR (8 PER DAY)  
- MEDIUM CYCLE: INCREASING TRUCK MOVEMENT UP TO 2 PER HOUR (16 PER DAY)  
- HIGH CYCLE: HIGH TRUCK MOVEMENTS UP TO 3 PER HOUR (24 PER DAY)

## ANTICIPATED TRUCK DISTURBANCE

NOTE: THE FOLLOWING CONSTRUCTION PROCESSES ARE ANTICIPATED TO GENERATE DUST:  
SITE CLEARANCE  
GROUND EXCAVATION  
MASONRY MATERIAL DELIVERY

TO CONTROL DUST, A COMBINATION OF THE FOLLOWING MEASURES WILL BE IMPLEMENTED:  
BOUNDARY FENCES FITTING WITH SHADE CLOTH  
EXCAVATION - TO BE WATERED DOWN AT THE EXCAVATION FACE  
MATERIAL STOCK PILES - TO BE WATERED DOWN AND COVERED WITH PLASTIC  
SCAFFOLD - TO BE FITTED WITH SHADE CLOTH  
TRUCKS - TIPPER TRAYS TO BE COVERED WITH PROTECTIVE SHADE CLOTH  
SITE DISTURBANCE - KEEP TO A MINIMUM AT ANY ONE TIME  
REDUCE WORKS ON HIGH WIND DAYS  
REGULAR CLEAR DRY SEDIMENT MATERIAL FROM SEDIMENT BARRIERS  
BROOM SWEEPING TO BE KEPT TO A MINIMUM



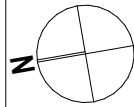
# Hall&Hart

PO BOX 2005, PARRAMATTA NSW 2150  
TELEPHONE: (02) 8662 0037  
WEBSITE: WWW.HALLHARTHOMES.COM.AU  
BUILDERS LICENCE No: 275897C

**NOTES:**  
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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID  
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE FRESHWATER  
COUNCIL: NORTHERN BEACHES COUNCIL  
DP No: 12072

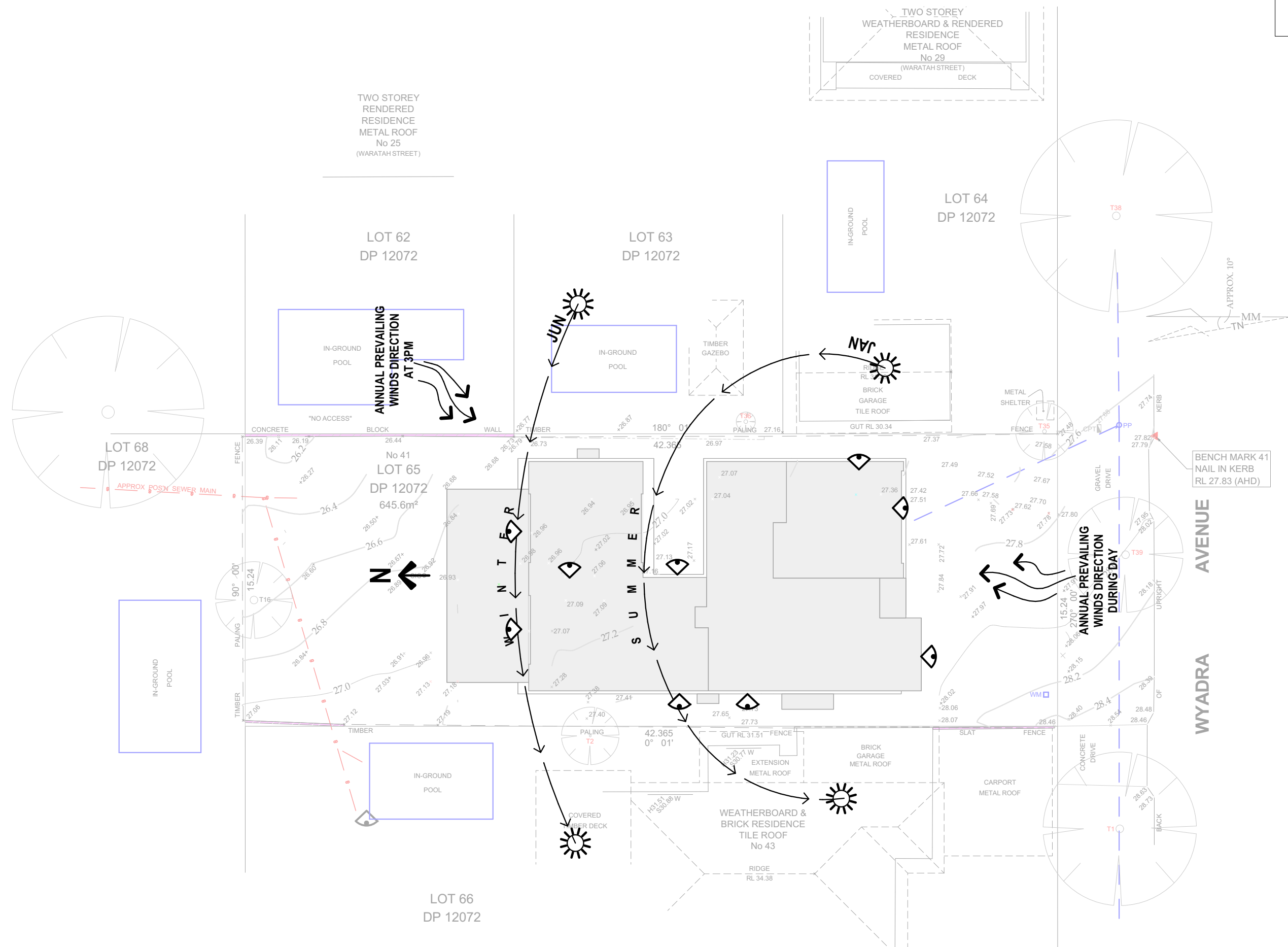
HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
GARAGE SIDE: RH  
INCLUSIONS: Q3 2024  
DRAWING: SITE MANAGEMENT/SEDIMENT PLAN



DRAWN: JS	CHECKED: JS	LODGEMENT: DA/CC
DATE DRAWN: 01/07/2025		JOB NO: H0665
SCALE: 1:200 @ A3	PAGE NO: 20 of 25	REV: H



## WINDOW VIEWS



Hall&amp;Hart

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TELEPHONE: (02) 8662 0037  
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BUILDERS LICENCE No: 275897C

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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID

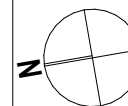
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE  
FRESHWATER

COUNCIL: NORTHERN BEACHES COUNCIL

DP No:	12072
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HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024

DRAWING: SITE ANALYSIS



DRAWN:	JS
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CHECKED:  
JS

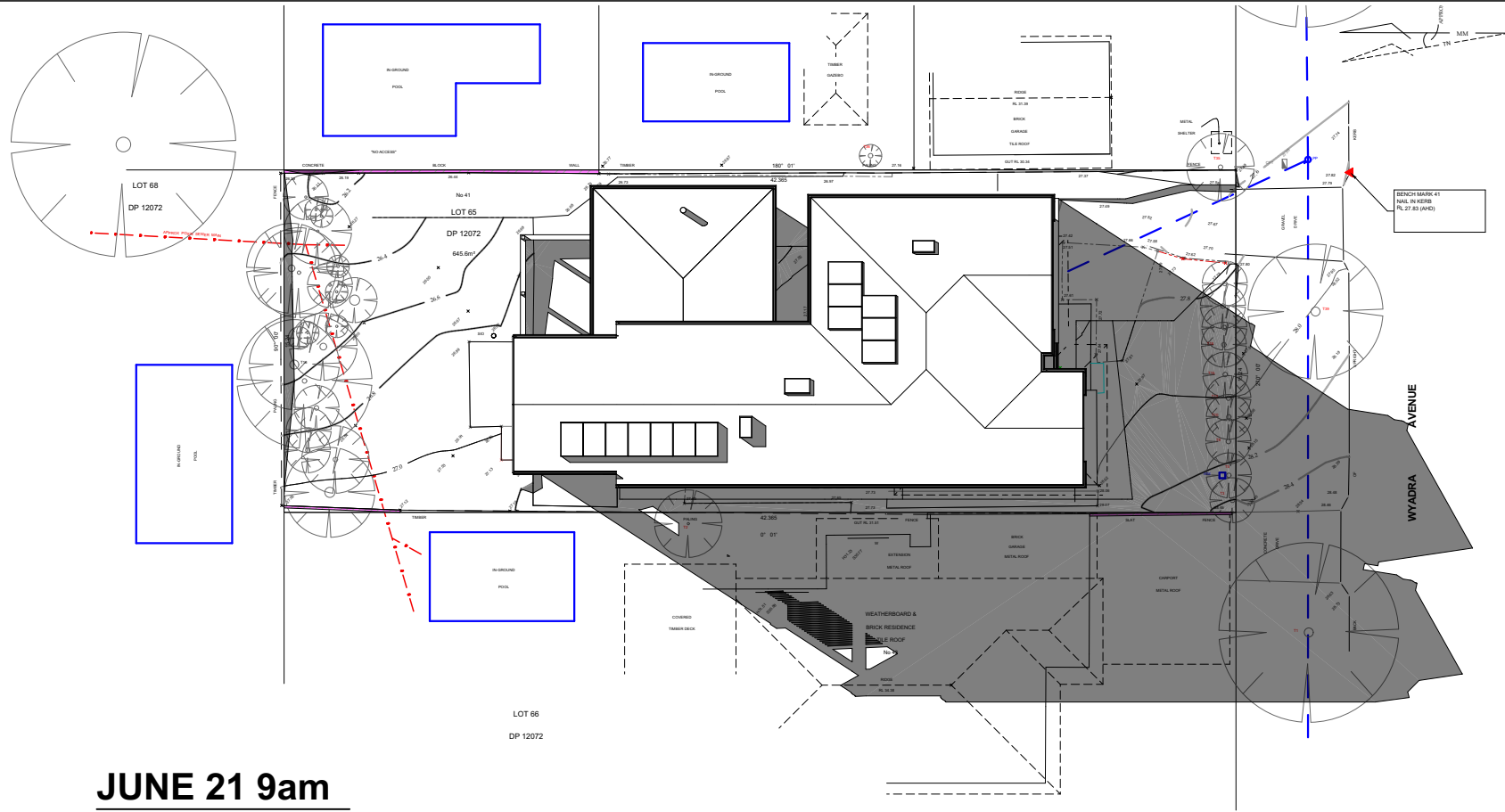
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DATE DRAWN:  
01/07/2025

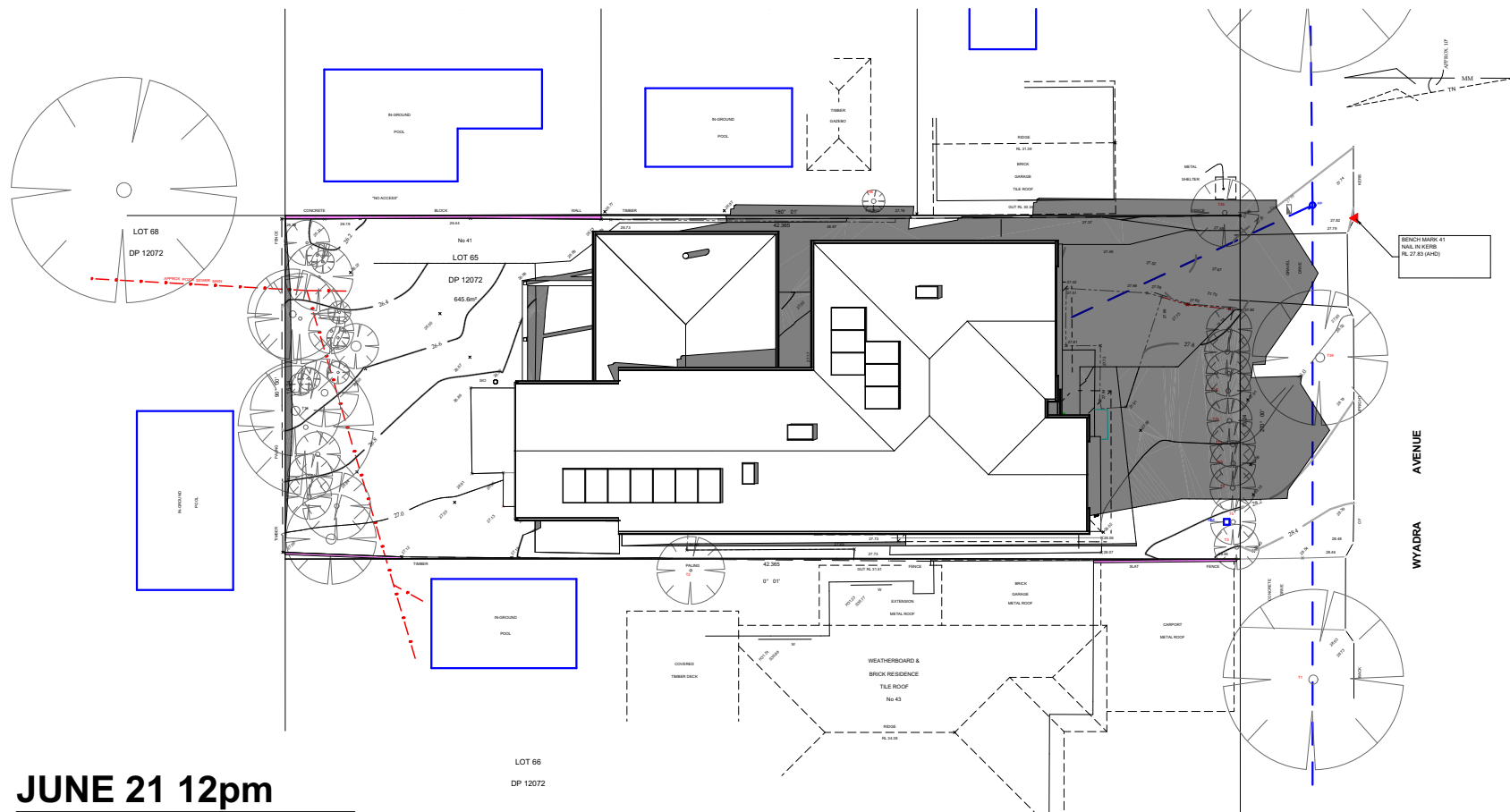
JOB NO:	H0665
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SCALE: 1:200 @ A3

PAGE NO: 21 of 25	REV:
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**JUNE 21 9am**  
1:300



**JUNE 21 12pm**  
1:300

**Hall&Hart**

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FOR:  
**WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID**

ADDRESS:  
**LOT 65, NO. 41 WYADRA AVENUE  
FRESHWATER**

COUNCIL:  
**NORTHERN BEACHES COUNCIL**

DP No:  
**12072**

HOUSE TYPE  
MODEL: CUSTOM  
FACADE: CUSTOM  
GARAGE SIDE: RH  
INCLUSIONS: Q3 2024

DRAWING:  
**JUNE SHADOW DIAGRAMS**



DRAWN:  
**JS**

CHECKED:  
**JS**

LODGEMENT:  
**DA/CC**

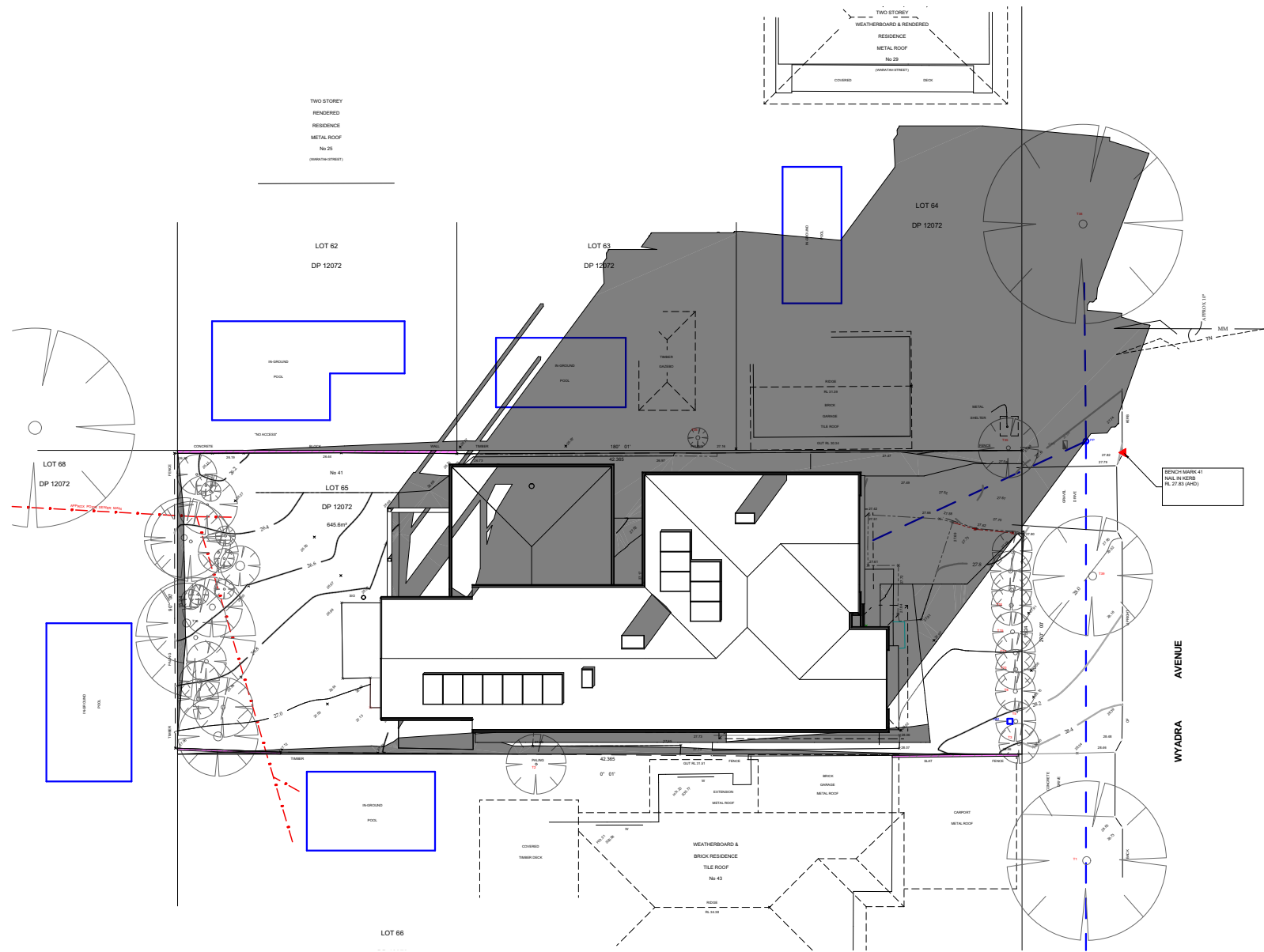
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**01/07/2025**

JOB NO:  
**H0665**

SCALE:  
**1:300 @ A3**

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REV:  
**H**



**JUNE 21 3pm**  
**1:300**

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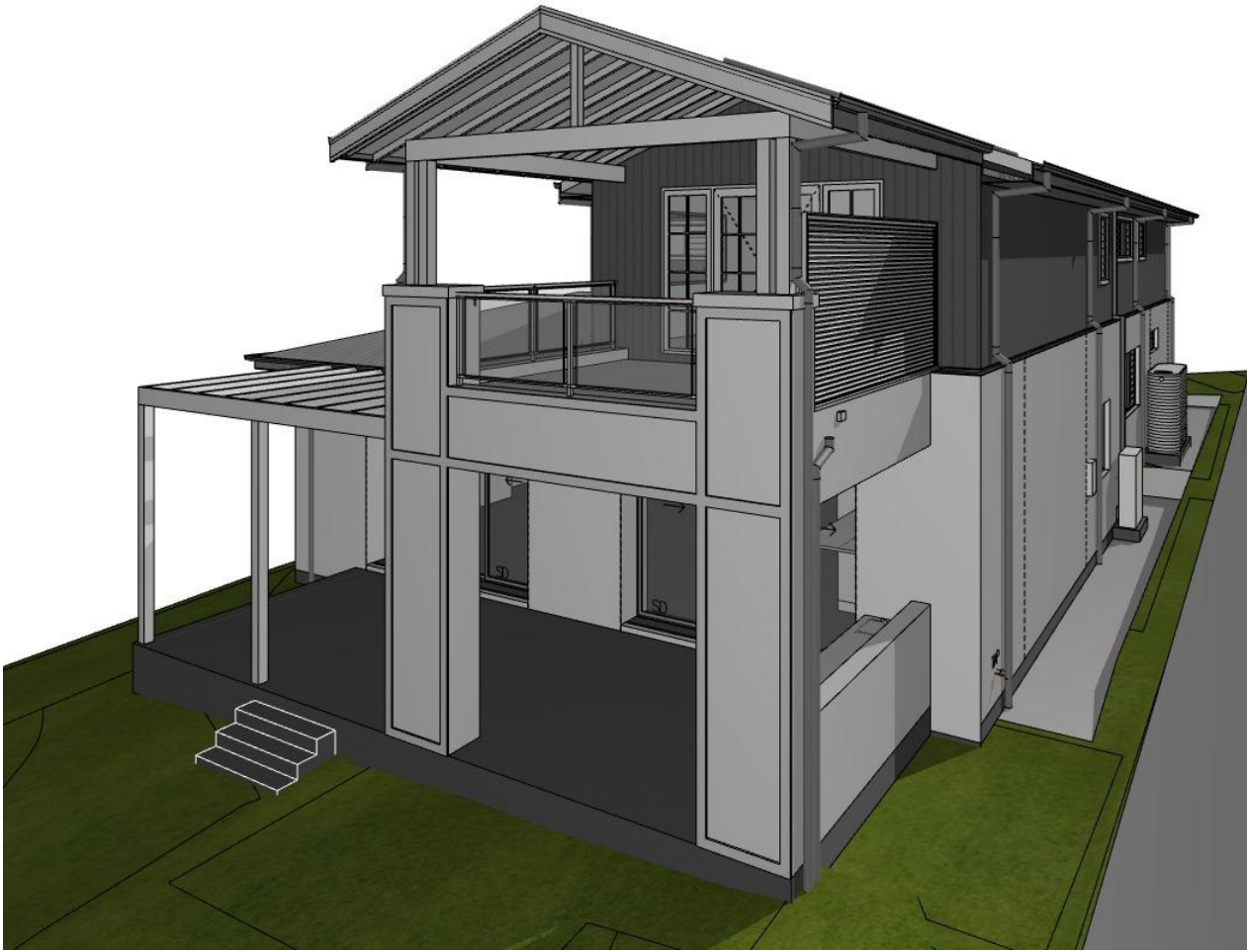
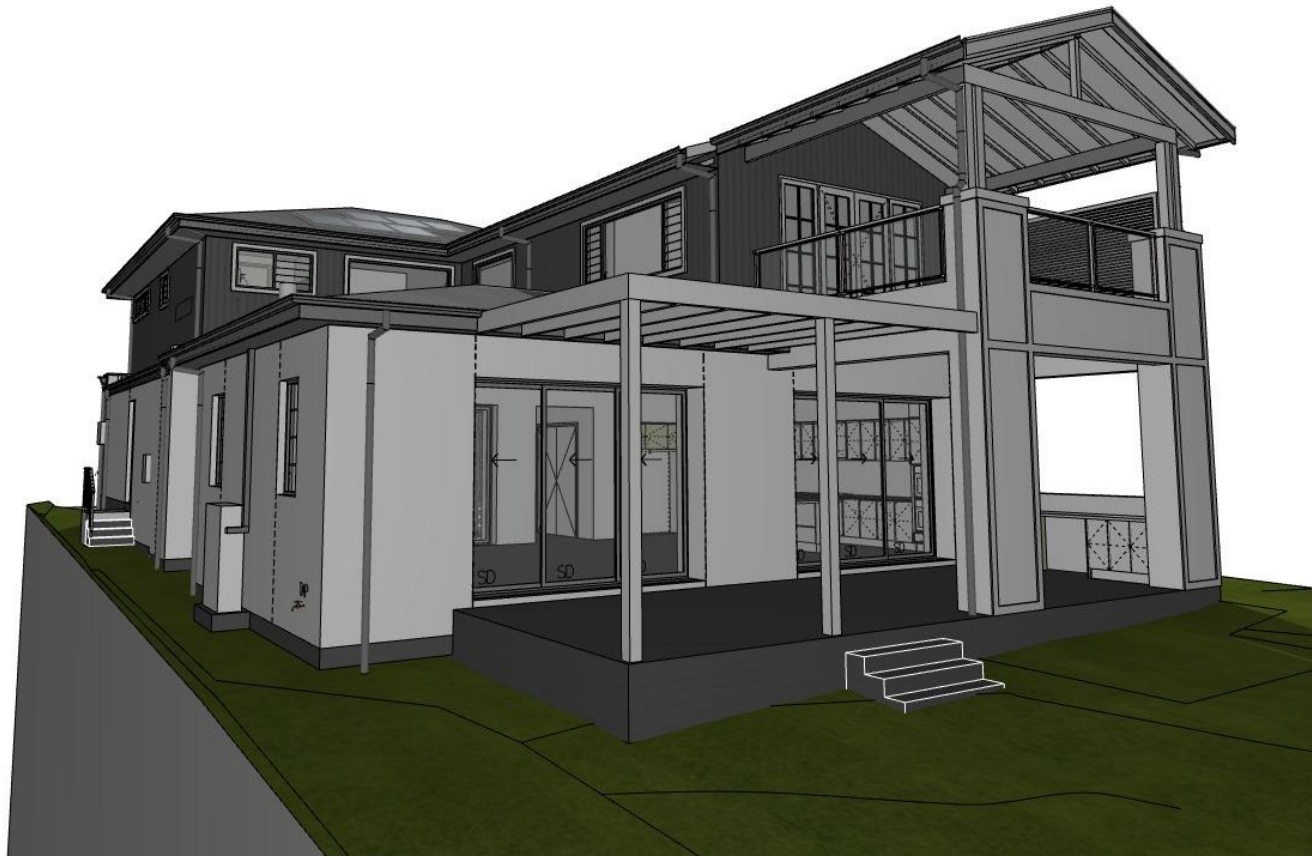
FOR: **WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID**  
ADDRESS: **LOT 65, NO. 41 WYADRA AVENUE  
FRESHWATER**  
COUNCIL: **NORTHERN BEACHES COUNCIL** DP No: **12072**

HOUSE TYPE  
MODEL: **CUSTOM**  
FACADE: **CUSTOM**  
GARAGE SIDE: **RH**  
INCLUSIONS: **Q3 2024**  
DRAWING: **JUNE SHADOW DIAGRAMS**



DRAWN: <b>JS</b>	CHECKED: <b>JS</b>	LODGEMENT: <b>DA/CC</b>
DATE DRAWN: <b>01/07/2025</b>		JOB NO: <b>H0665</b>
SCALE: <b>1:300 @ A3</b>	PAGE NO: <b>23 of 25</b>	REV: <b>H</b>





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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE FRESHWATER	
COUNCIL: NORTHERN BEACHES COUNCIL	DP No: 12072

HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024
DRAWING:	PERSPECTIVES

DRAWN: JS	CHECKED: JS	LODGEMENT: DA/CC
DATE DRAWN: 01/07/2025		JOB NO: H0665
SCALE: NTS	PAGE NO: 24 of 25	REV: H



LEGEND	
AC	AIR CONDITIONING
AJ	ARTICULATION JOINT
BW	BASIN WASTE
BP	BRICK PIER
B'HEAD	BULKHEAD
BOW	BOTTOM OF WALL
CPBDS	CUPBOARDS
DEB	DROP EDGE BEAM
DN	DOWN
DP	DOWN PIPE
DRW	DRAWER
DRY	DRYER
DW	DISH WASHER
ENG	ENGINEERING
ENS	ENSUITE
FFL	FINISHED FLOOR LEVEL
FGL	FINISHED GROUND LEVEL
FW	FLOOR WASTE
HWS	HOT WATER SYSTEM
LDRY	LAUNDRY
LOH	LIFT OFF HINGE
MB	METER BOX
NGL	NATURAL GROUND LEVEL
PDR	POWDER
PTRY	PANTRY
REF	REFRIGERATOR
RL	REDUCED LEVEL
RWT	RAIN WATER TANK
S	SMOKE ALARM
SCR	SCREEN
SHR	SHOWER
SP	STACK POINT
TOW	TOP OF WALL
WIP	WALK IN PANTRY
WIR	WALK IN ROBE
WM	WASHING MACHINE

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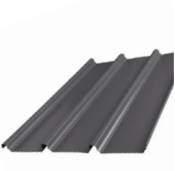
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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID		HOUSE TYPE MODEL: CUSTOM FACADE: CUSTOM GARAGE SIDE: RH INCLUSIONS: Q3 2024		DRAWN: JS	CHECKED: JS	LODGEMENT: DA/CC	
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE FRESHWATER				DATE DRAWN: 01/07/2025		JOB NO: H0665	
COUNCIL: NORTHERN BEACHES COUNCIL	DP No: 12072			DRAWING: ACRONYMS & ABBREVIATIONS		SCALE: NTS	PAGE NO: 25 of 25








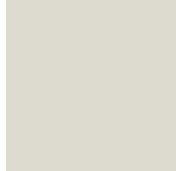
**KLIPLOCK 700**  
Colorbond  
Monument




**WINDOW FRAMES**  
Wideline  
Monument Matt



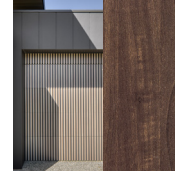
**GUTTER, FASCIA**  
Dulux/Colorbond  
Monument




**RENDER**  
Dulux  
White Duck Half



**FRONT DOOR**  
Parkwood Custom  
Pivot Door



**GARAGE DOOR**  
Knotwood Battens  
Queensland Walnut



**STONE**  
Gather Co  
Bombala

Signed by:  
*Ellie MacDiarmid*  
352FB023E0B8413...

6/3/2025

DocuSigned by:  
*William Brocklehurst*  
F33F2CE661F84B8...

6/3/2025

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