

SCALE

 northern beaches council

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2020/0705**

**NOTES**

- CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT-
- NOTIFY SUPERINTENDANT OF ANY DISCREPANCIES ON DRAWINGS-
- UNDERTAKE WORKS IN ACCORDANCE WITH BUILDING OWNERS REQUIREMENTS-
- ALL WORKS TO COMPLY WITH LOCAL BUILDING AUTHORITIES REQUIREMENTS-
- ALL WORKS SUBJECT TO COUNCIL APPROVAL
- ALL WORKS TO BE SUBJECT TO A FULL BCA REVIEW PRIOR TO CONSTRUCTION

DRAWING NAME:

**SITE PLAN**

PROJECT NAME:

**SHOP TOP HOUSING**  
SYDENHAM RD, BROOKVALE  
UNIT 3 - LEVEL 1,



PROJECT MANAGER:

**BERMAGUI CONSTRUCTIONS  
PTY LTD**

DRAFTING SERVICES:

**NICOLE SELLIN DESIGN**

DRAWING STATUS:

**ISSUE FOR DA**

DRAWING NO:

**A01**

DRAWING SCALE:

1:200 @ A3

REVISION:

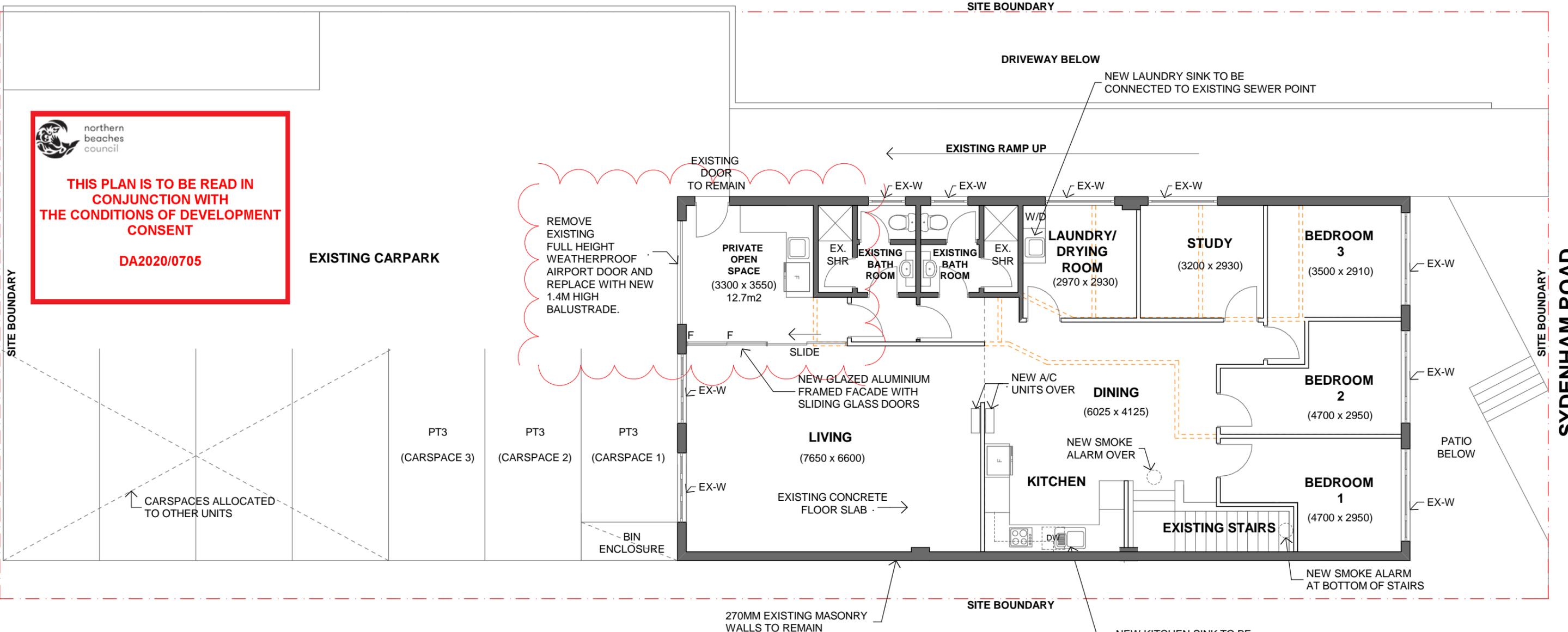
**A**



**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2020/0705**

**EXISTING CARPARK**



**LEGEND**

- NEW PAINTED PLASTERBOARD WALLS - FULL HEIGHT WITH INSULATION
- EXISTING PAINTED PLASTERBOARD WALLS TO BE MODIFIED/ DEMOLISHED TO SUIT NEW LAYOUT.
- EXISTING MASONRY WALLS TO BE RETAINED
- EX-W EXISTING WINDOW TO REMAIN
- NEW SMOKE DETECTORS
- W/D NEW WASHING MACHINE AND DRYER



**NOTES**

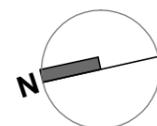
- INSTALL NEW SMOKE ALARMS TO TOP AND BOTTOM OF STAIRS IN ACCORDANCE WITH AS3786
- ALL BEDROOM WINDOWS TO BE FITTED WITH CHILD PROOF LOCKS IN ACCORDANCE WITH THE BCA
- 60/60/60 FRL SEPARATION BETWEEN LOWERLEVEL AND TO EXISTING STAIRS IN ACCORDANCE WITH THE BCA
- ALL WINDOWS TO COMPLY WITH THE BCA
- ALL PENETRATIONS TO COMPLY WITH THE BCA.
- CONFIRM ALL DIMENSIONS ON SITE PRIOR TO COMMENCEMENT-
- NOTIFY SUPERINTENDANT OF ANY DISCREPANCIES ON DRAWINGS-
- UNDERTAKE WORKS IN ACCORDANCE WITH BUILDING OWNERS REQUIREMENTS-
- ALL WORKS TO COMPLY WITH LOCAL BUILDING AUTHORITIES REQUIREMENTS-
- ALL WORKS SUBJECT TO COUNCIL APPROVAL
- ALL WORKS TO BE SUBJECT TO A FULL BCA REVIEW PRIOR TO CONSTRUCTION

DRAWING NAME:

**PROPOSED FLOOR PLAN**

PROJECT NAME:

**SHOP TOP HOUSING  
SYDENHAM RD, BROOKVALE  
UNIT 3 - LEVEL 1,**



PROJECT MANAGER:

**BERMAGUI CONSTRUCTIONS  
PTY LTD**

DRAFTING SERVICES:

**NICOLE SELLIN DESIGN**

DRAWING STATUS:

**ISSUE FOR DA**

DRAWING SCALE:

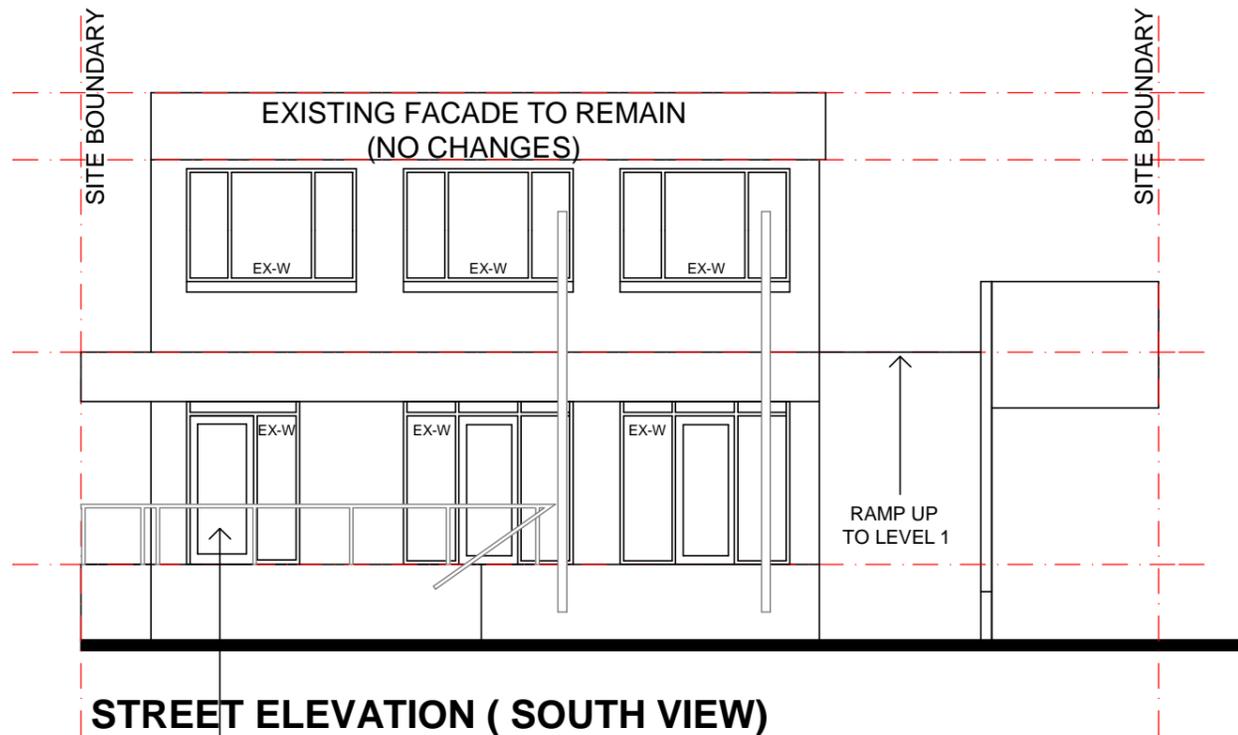
1:100 @ A3

DRAWING NO:

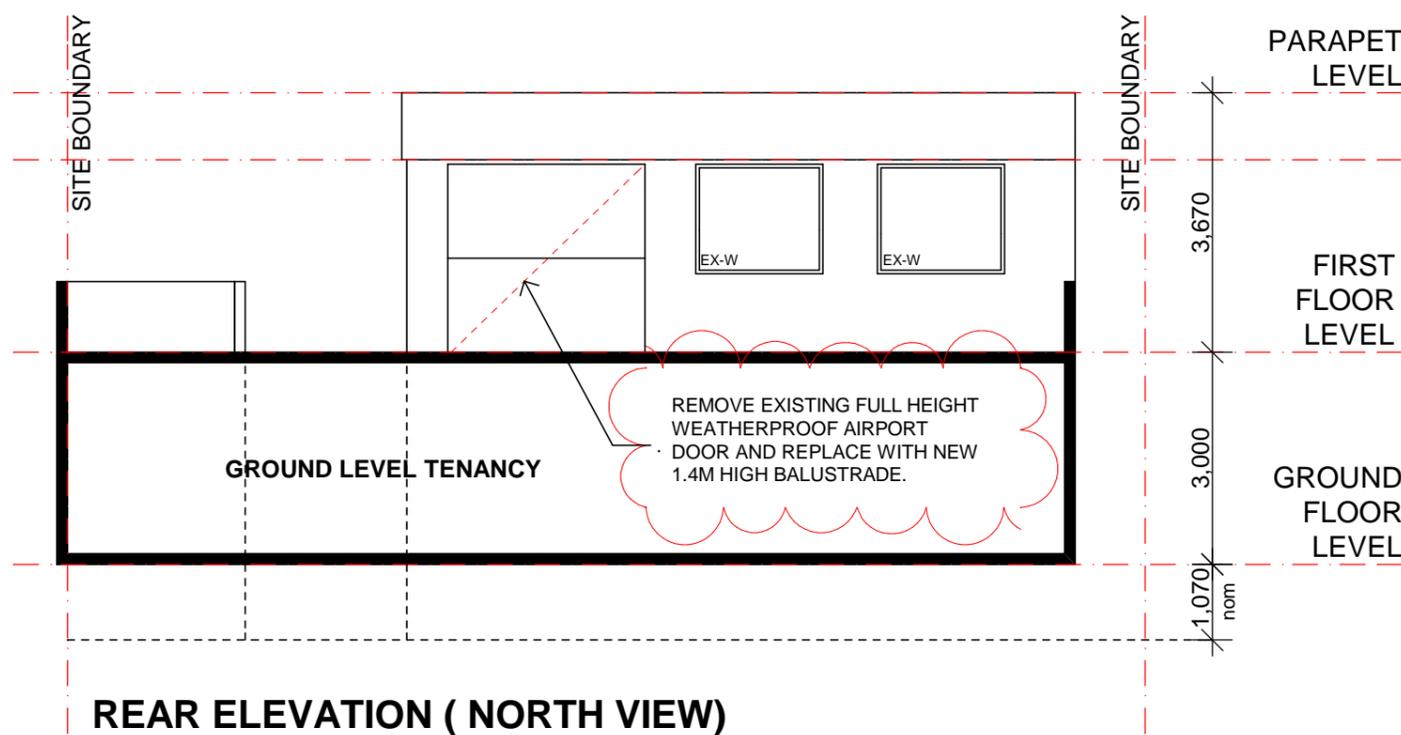
**A02**

REVISION:

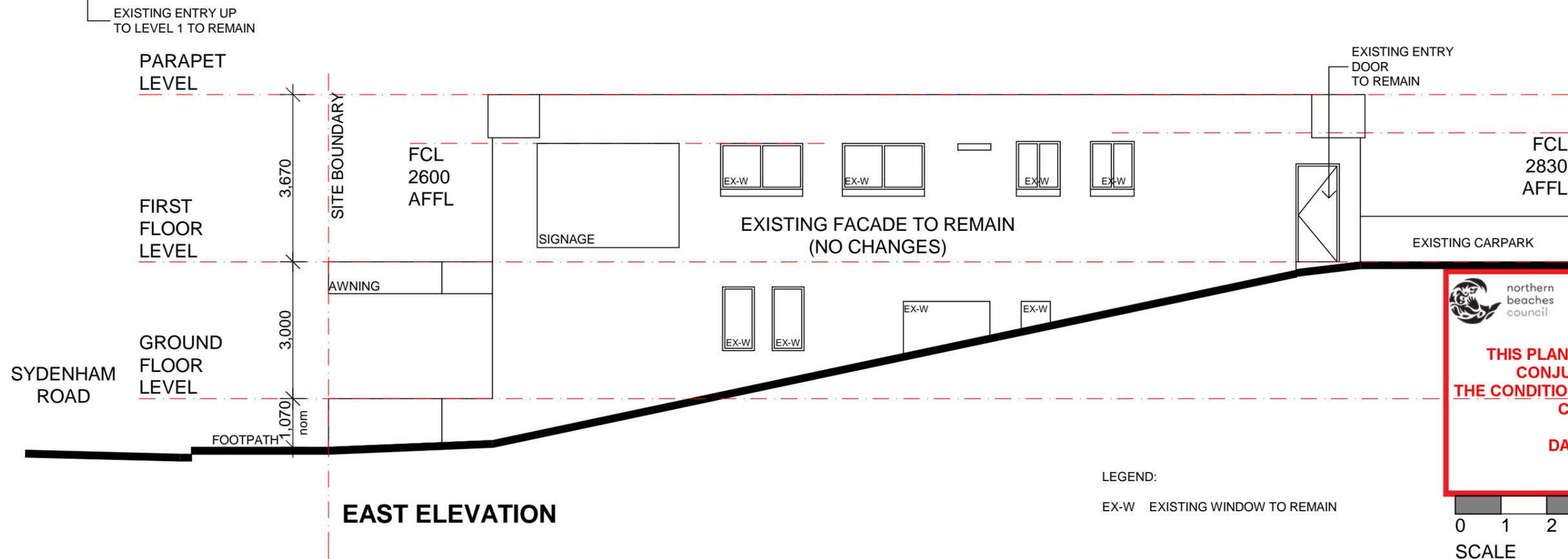
**C**



**STREET ELEVATION ( SOUTH VIEW)**



**REAR ELEVATION ( NORTH VIEW)**



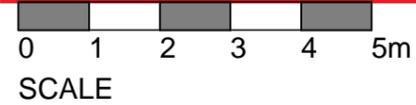
**EAST ELEVATION**

 northern beaches council

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2020/0705**

LEGEND:  
EX-W EXISTING WINDOW TO REMAIN



|                                    |   |   |  |                              |
|------------------------------------|---|---|--|------------------------------|
| DRAWING NAME:<br><b>ELEVATIONS</b> | PROJECT NAME:<br><b>SHOP TOP HOUSING</b>      | PROJECT MANAGER:<br><b>BERMAGUI CONSTRUCTIONS PTY LTD</b> | DRAWING STATUS:<br><b>ISSUE FOR DA</b> | DRAWING SCALE:<br>1:100 @ A3 |
|                                    | 1 SYDENHAM RD, BROOKVALE<br>UNIT 3 - LEVEL 1, | DRAFTING SERVICES:<br><b>NICOLE SELLIN DESIGN</b>         | DRAWING NO:<br><b>A06</b>              | REVISION:<br><b>B</b>        |