



DEVELOPMENT APPLICATION
Alterations and Additions to an
Existing dwelling

34 CONSUL ROAD
BROOKVALE. N.S.W. 2100

applicant:

A. D. Key

LOCALITY PLAN

DA - DRAWING SCHEDULE:

- DA 01: COVER SHEET, LOCALITY AND DRAWING SCHEDULE
- DA 02: SURVEY PLAN
- DA 03: SITE EVALUATION PLAN, and SITE INFORMATION
- DA 04: LANDSCAPE CALCULATION PLAN
- DA 05: DEMOLITION PLAN
- DA 06: GARAGE AND GROUND FLOOR PLANS
- DA 07: NORTH, SOUTH, EAST AND WEST ELEVATIONS
- DA 08: SECTION S01, SECTION S02, SECTION S03 AND SECTION S04.
- DA 09: ROOF PLAN, CONCEPT DRAINAGE PLAN & TYPICAL SILT FENCE DETAIL
- DA 10: WINDOW SCHEDULE & DOOR SCHEDULE & SKYLIGHT SCHEDULE
- DA 11: 'BASIX' CERTIFICATE A367420 SHTS. 1, 2, 3 & 4.
- DA 12: 'BASIX' CERTIFICATE A367420 SHTS. 5, 6, 7.
- DA 13: WASTE MANAGEMENT & MINIMISATION DETAILS AND MATERIALS STORAGE
- DA 14: MATERIALS FINISHES SAMPLE SHEET, MATERIALS SPECIFICATION-SCHEDULE OF FINISHES.

THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION.
NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER.
DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION.
DO NOT SCALE OFF THE DRAWINGS. ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

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DATE	REV.	AMENDMENT
05-02-2020	A	DEVELOPMENT APPLICATION ISSUE

LKS DESIGN & DRAFTING
ABN 62343830351
ACCREDITED BUILDING DESIGNER

P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

PROJECT:
PROPOSED ALTERATIONS
AND ADDITIONS

34 CONSUL ROAD,
BROOKVALE. N.S.W. 2100
LOT. Y. D.P.404005

CLIENT:
A. D. KEY

DRAWING TITLE:
COVER SHEET, LOCALITY
AND DRAWING SCHEDULE

DATE: 5th February, 2020

SCALE: As Shown

DRAWN: L.K.S.

PROJECT REF: 1912 DA 01 Rev. A

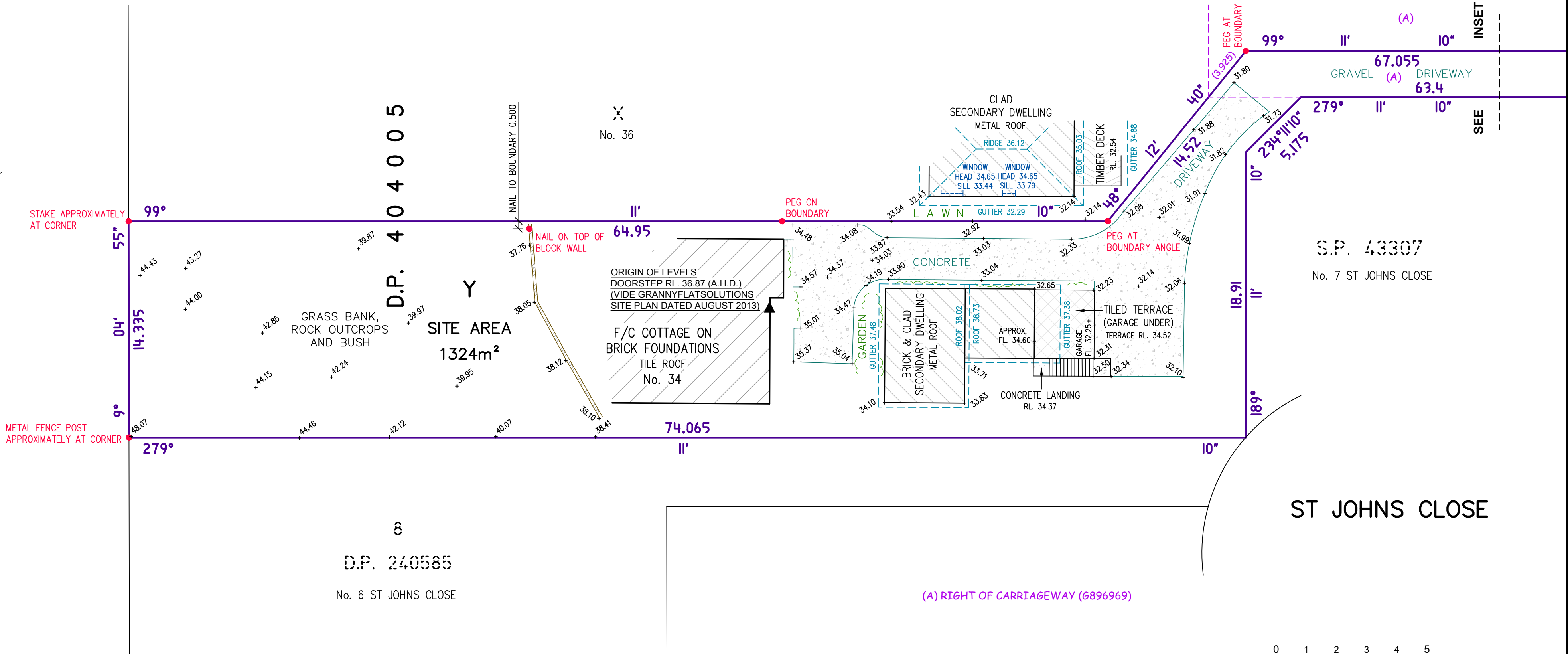
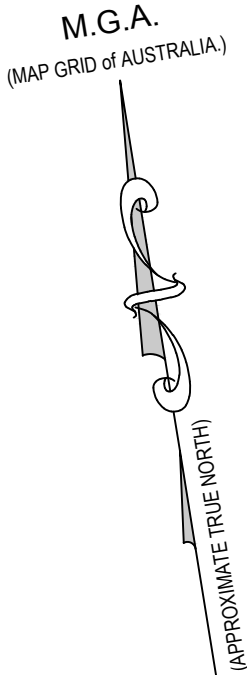
NOTE:
ALL CONSTRUCTION SHALL BE CONSTRUCTED TO A MINIMUM STANDARD OF SECTION 3
(CONSTRUCTION GENERAL) AND SECTION 6 (BAL19) OF A.S.39592009 'CONSTRUCTION OF
BUILDINGS IN BUSHFIRE PRONE AREAS' and SECTION A3.7 OF THE NSW RURAL FIRE SERVICE
ADDENDUM TO APENDIX 3 OF 'PLANNING FOR BUSHFIRE PROTECTION 2006', AND ALL
RECOMMENDATIONS OF 'BUSHFIRE RISK ASSESSMENT REPORT' BY PLANNING FOR BUSHFIRE
PROTECTION.

DEVELOPMENT APPLICATION ISSUE

NOTES:

- 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 2) AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.
- 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM P.M. 8227 RL 32.827 A.H.D.
- 4) NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN UNDERTAKEN.
- 5) SPOT LEVELS ARE ACCURATE.
- 6) BEARINGS SHOWN ARE ON M.G.A.-(MAP GRID of AUSTRALIA).

Warren L. Bee
WARREN L. BEE
REGISTERED SURVEYOR N.S.W.
IDENTIFICATION No. 448

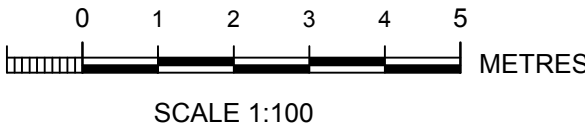


No. 36

S.P. 43307
No. 7 ST JOHNS CLOSE

ST JOHNS CLOSE

(A) RIGHT OF CARRIAGEWAY (G896969)



Bee & Lethbridge
Quality Surveying & Development Solutions

Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box. 330, Forestville, NSW 2087
Phone: 9451 6757 Fax: 9975 3535
Email: survey@beeeth.com.au
ABN: 13 003 194 447
www.beeeth.com.au

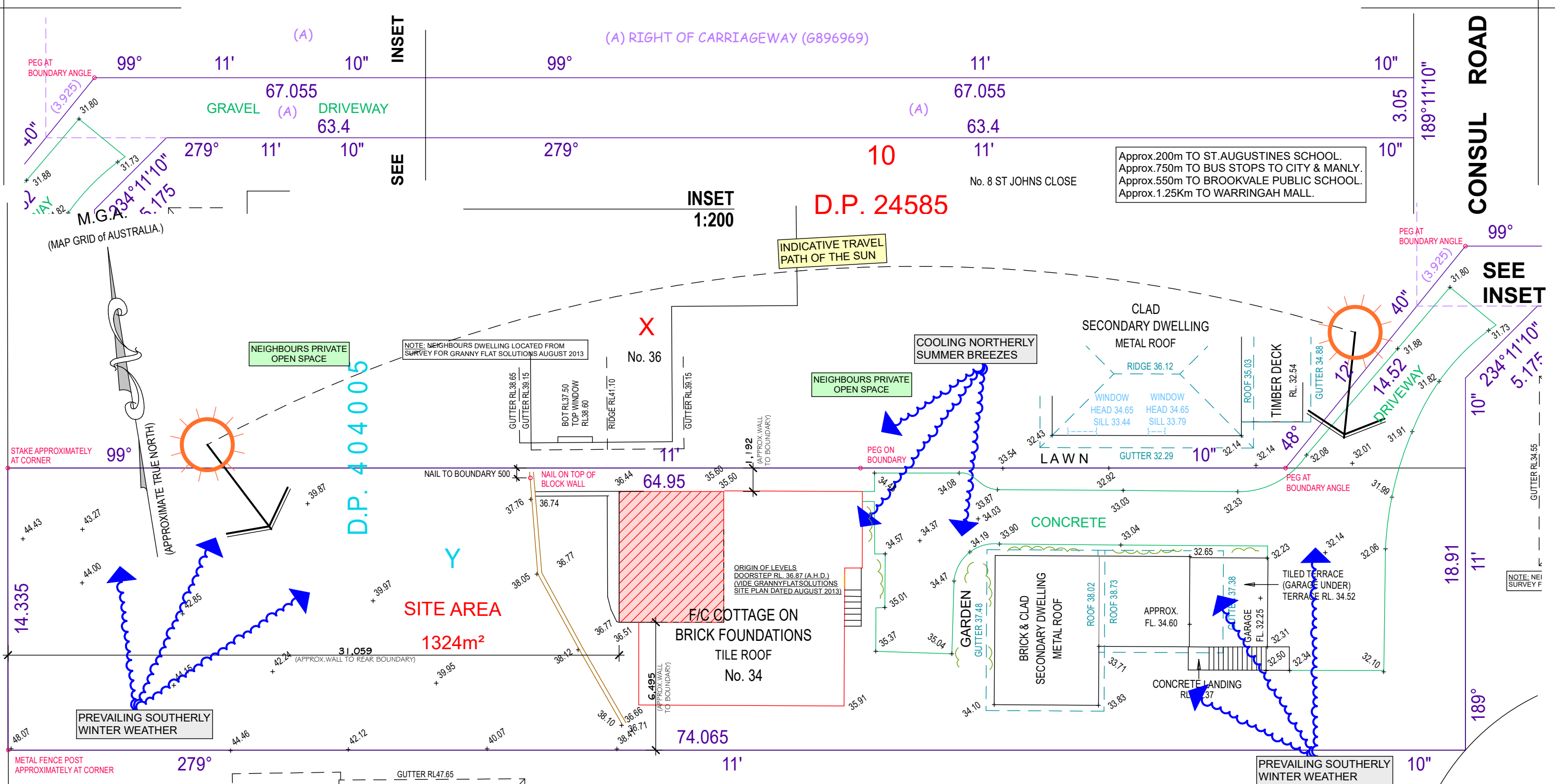
LEGEND

GUTTER DENOTES TOP OF GUTTER

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS &
PHYSICAL FEATURES OVER PART OF LOT Y IN D.P. 404005
KNOWN AS No. 34 CONSUL ROAD, BROOKVALE.

L.G.A.: NORTHERN BEACHES

CLIENT Mr ANDREW KEY			REF No.
PROPERTY No. 34 CONSUL ROAD, BROOKVALE			21413
DATUM A.H.D.	SCALE 1:200 @ A2	DATE DEC' 2019	SHEET No. 1 of 1
SURVEYED W.B./J.H.	DRAWN J.M./R.M.	DWG No. 21413A	REV No. 00



Bee & Lethbridge
Quality Surveying & Development Solutions
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Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box. 330, Forestville, NSW 2087
Phone: 9451 6757 Fax: 9975 3535
Email: survey@beeleth.com.au
ABN: 13 003 194 447
www.beeleth.com.au

NOTE: NEIGHBOURS DWELLING LOCATED FROM SURVEY FOR GRANNY FLAT SOLUTIONS AUGUST 2013

NOTE: NEIGHBOURS DWELLING LOCATED FROM SURVEY FOR GRANNY FLAT SOLUTIONS AUGUST 2013

PROPOSED ALTERATIONS AND ADDITIONS

8

D.P. 240585

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
CHARTERED ACCREDITED MEMBER
ACCREDITATION No.6120

DATE	REV.	AMENDMENT
05-02-2020	A	DEVELOPMENT APPLICATION ISSUE

LKS DESIGN & DRAFTING
ABN 62343830351
ACCREDITED BUILDING DESIGNER

P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

PROJECT:
PROPOSED ALTERATIONS AND ADDITIONS
34 CONSUL ROAD,
BROOKVALE, N.S.W. 2100
LOT. Y. D.P.404005

CLIENT:
A. D. KEY

DRAWING TITLE:
SITE EVALUATION PLAN &
SITE INFORMATION

DATE: 5th February, 2020

SCALE: As Shown

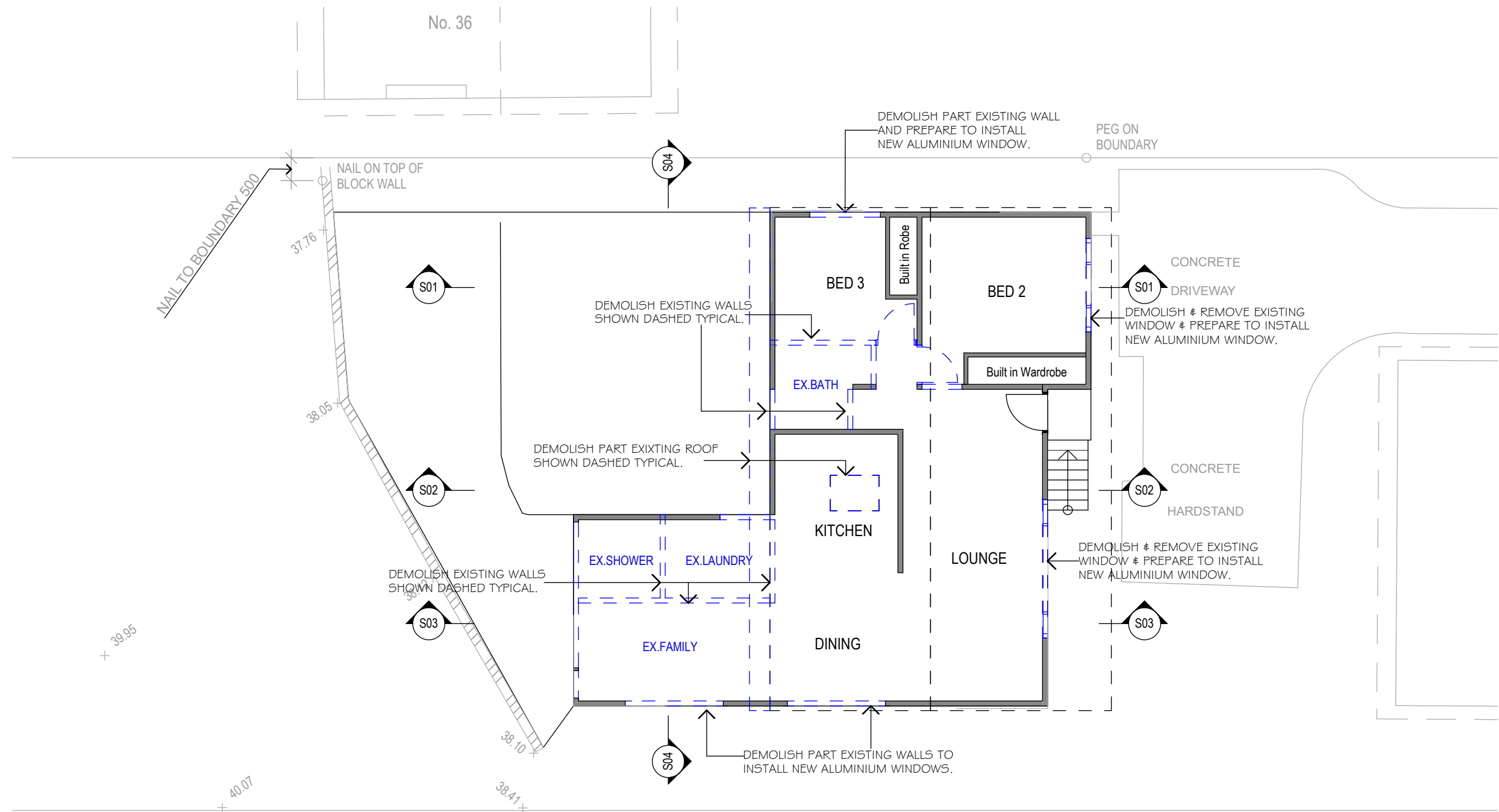
DRAWN: L.K.S.

PROJECT REF: 1912 DA 03 Rev. A

SITE INFORMATION:
LOT Y, D.P.404005, 34 CONSUL RD., BROOKVALE. NSW 2100

TOTAL SITE AREA:	1324m²
EXIST. DWELLING FOOTPRINT EXCL. FRONT VERANDAH & ENTRY STAIRS	90.68m²
PROPOSED FOOTPRINT OF REAR ADDITIONS OVER EXISTING SLAB	35.45m²
EXISTING LANDSCAPE AREA	44.78% of site 592.9m²
LANDSCAPE AREA TO BE REMOVED	0.0m²
TOTAL PROPOSED LANDSCAPE OPEN SPACE AREA	44.78% of site 592.9m²

DEVELOPMENT APPLICATION ISSUE

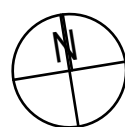


GROUND FLOOR DEMOLITION PLAN
1:100

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bdaa
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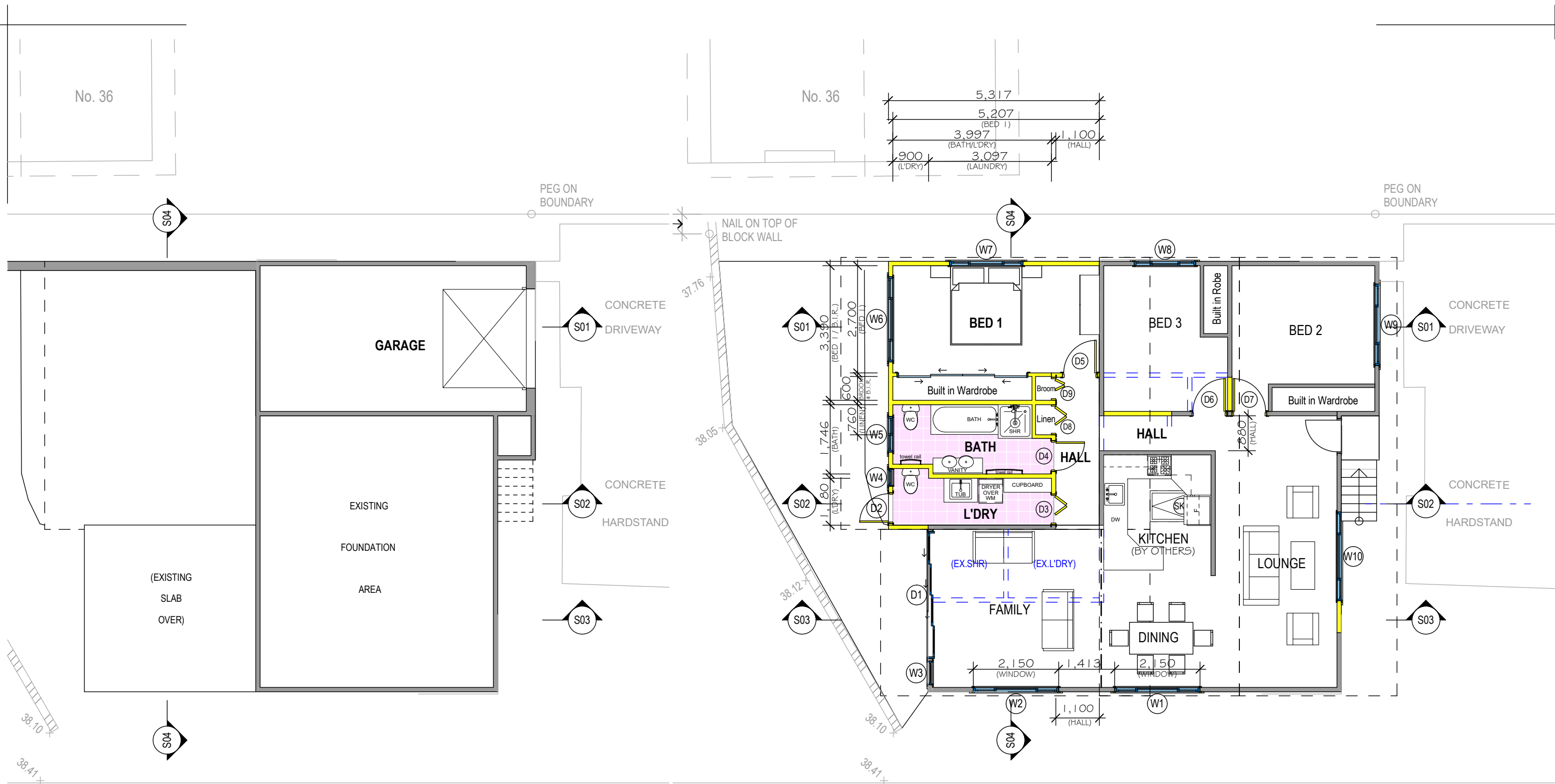
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 Email: lks1@bigpond.net.au

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 AND ADDITIONS
 34 CONSUL ROAD,
 BROOKVALE, N.S.W. 2100
 LOT. Y. D.P.404005

CLIENT:
 A. D. KEY
DRAWING TITLE:
 DEMOLITION PLAN

DATE: 5th February, 2020
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 1912 **DA 05** **Rev. A**

DEVELOPMENT APPLICATION ISSUE



GARAGE FLOOR LEVEL
1:100

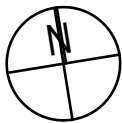
GROUND FLOOR LEVEL
1:100

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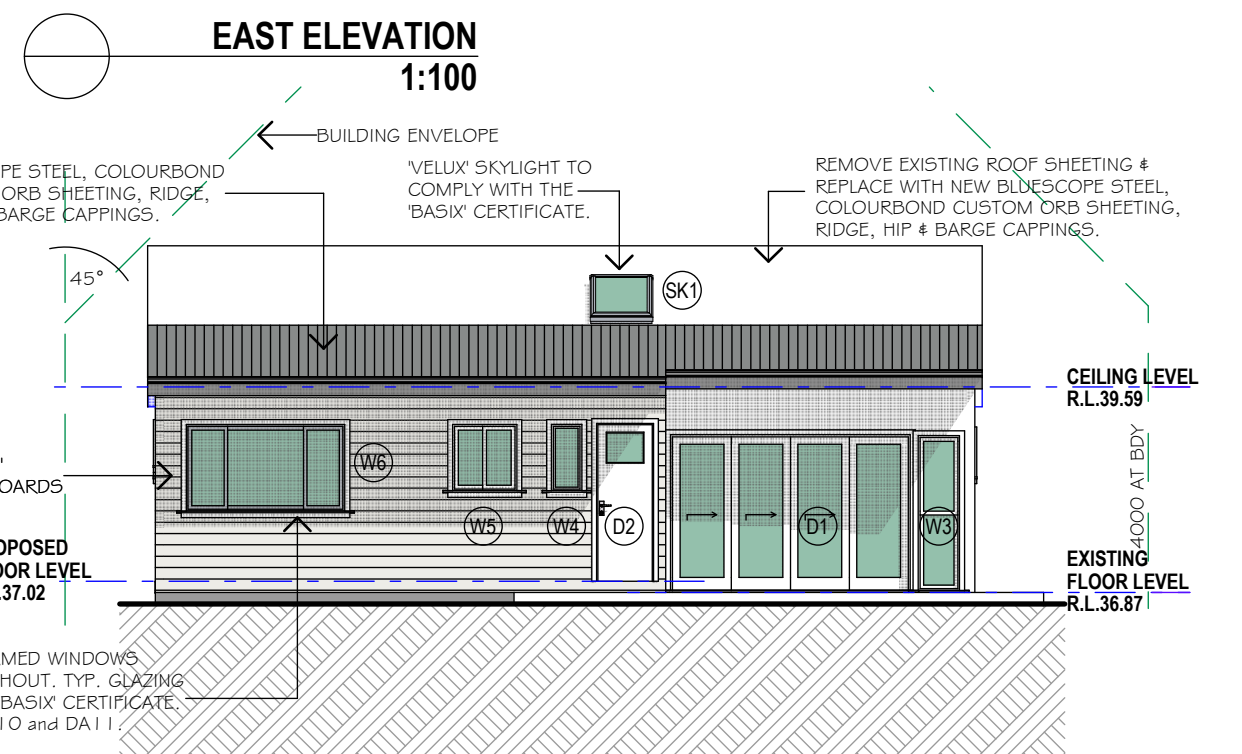
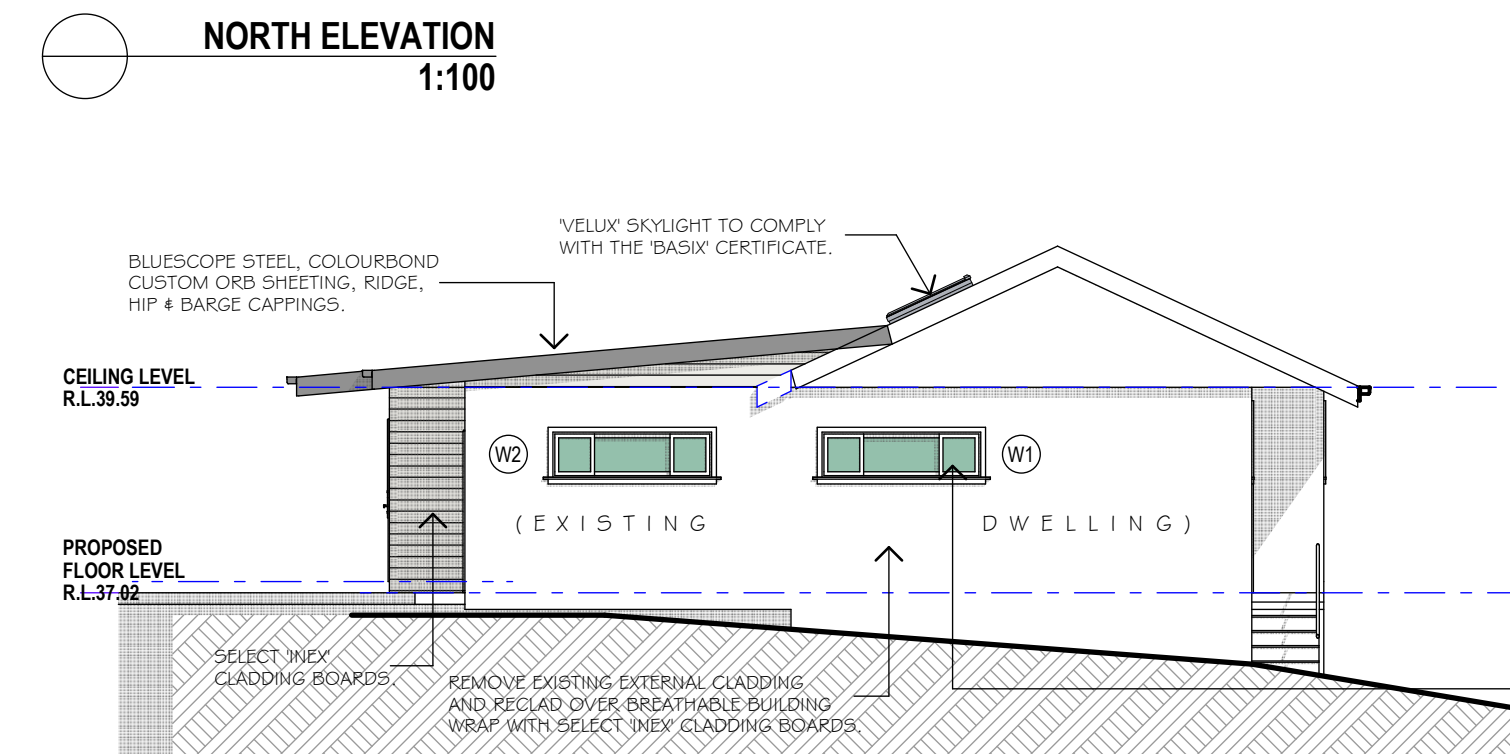
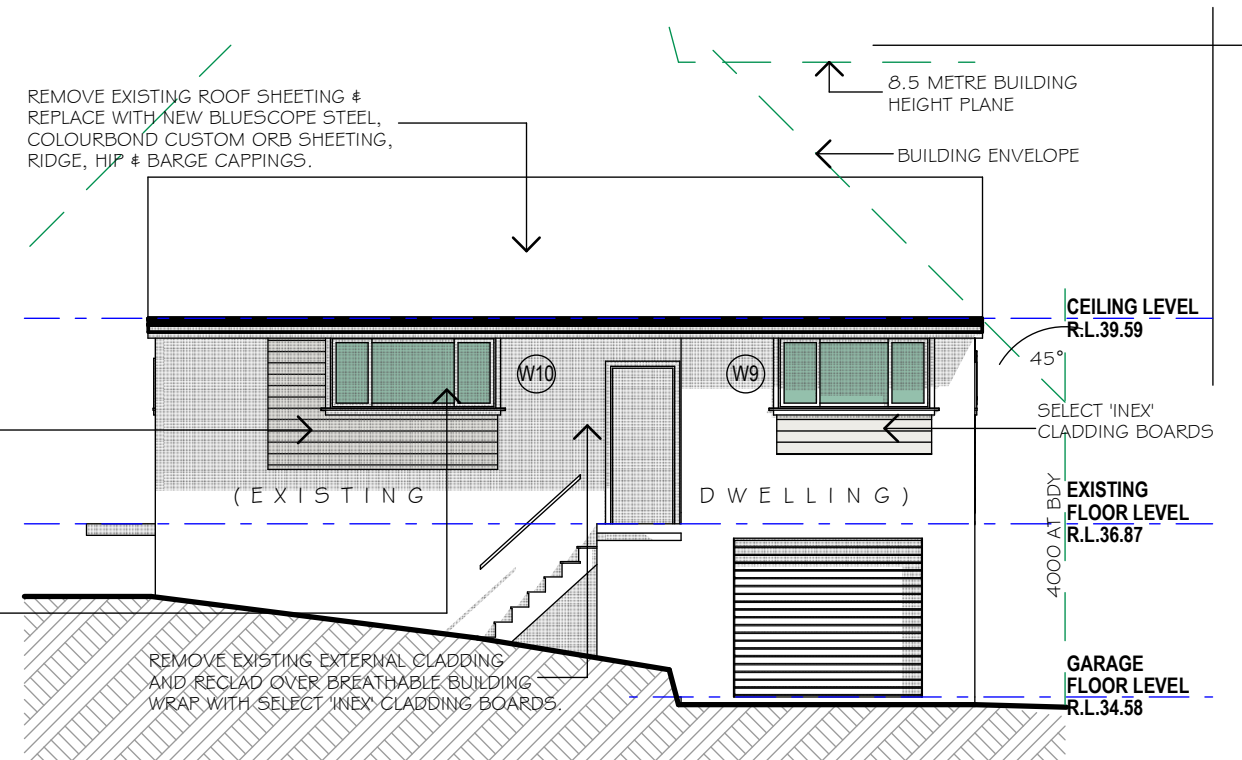
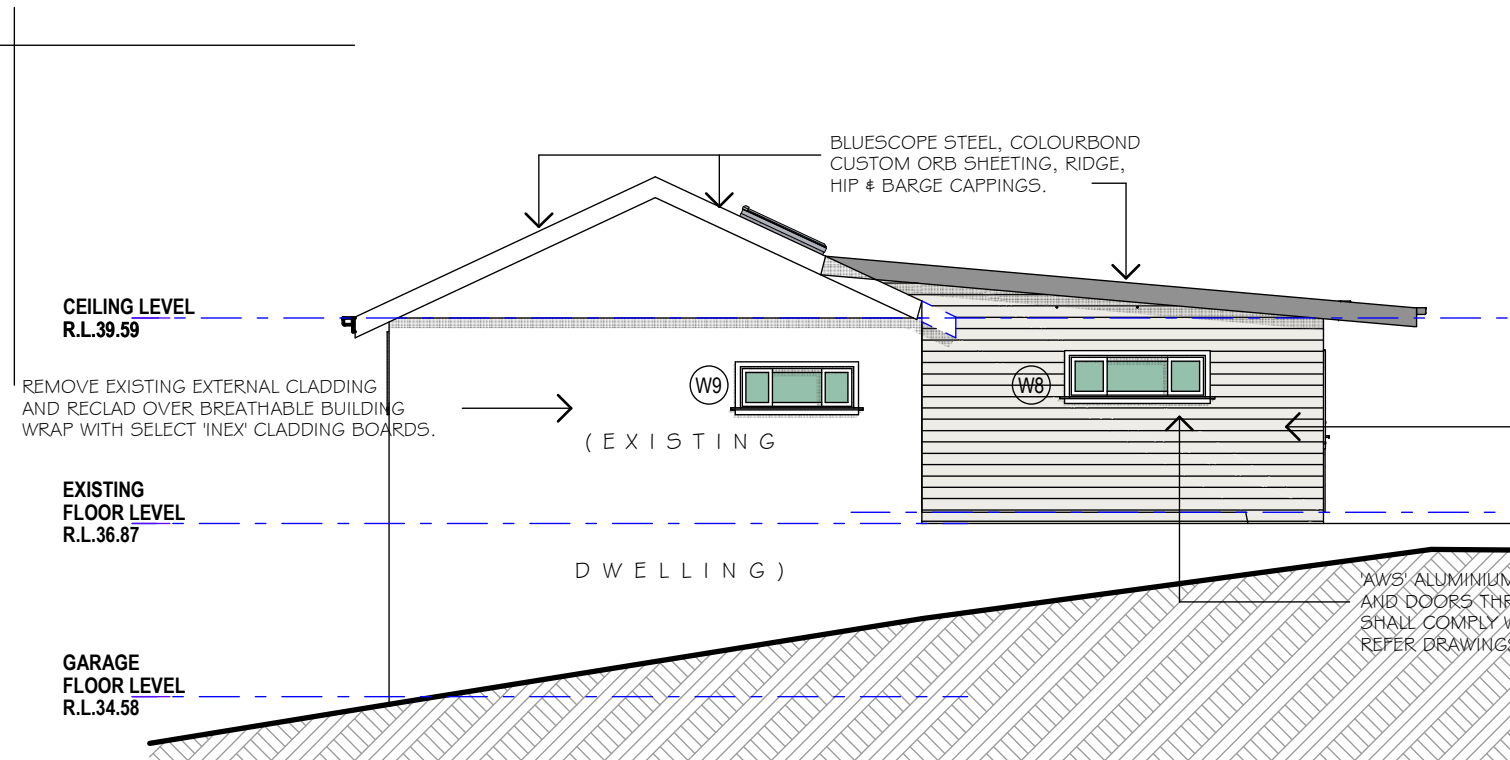
P.O. Box 4101, North Curl Curl, N.S.W. 2099
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PROJECT:
PROPOSED ALTERATIONS
AND ADDITIONS
34 CONSUL ROAD,
BROOKVALE, N.S.W. 2100
LOT. Y. D.P.404005

DEVELOPMENT APPLICATION ISSUE

CLIENT:
A. D. KEY
DRAWING TITLE:
GARAGE AND GROUND
FLOOR PLANS

DATE: 5th February, 2020
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 1912 **DA 06** **Rev. A**



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bdaa
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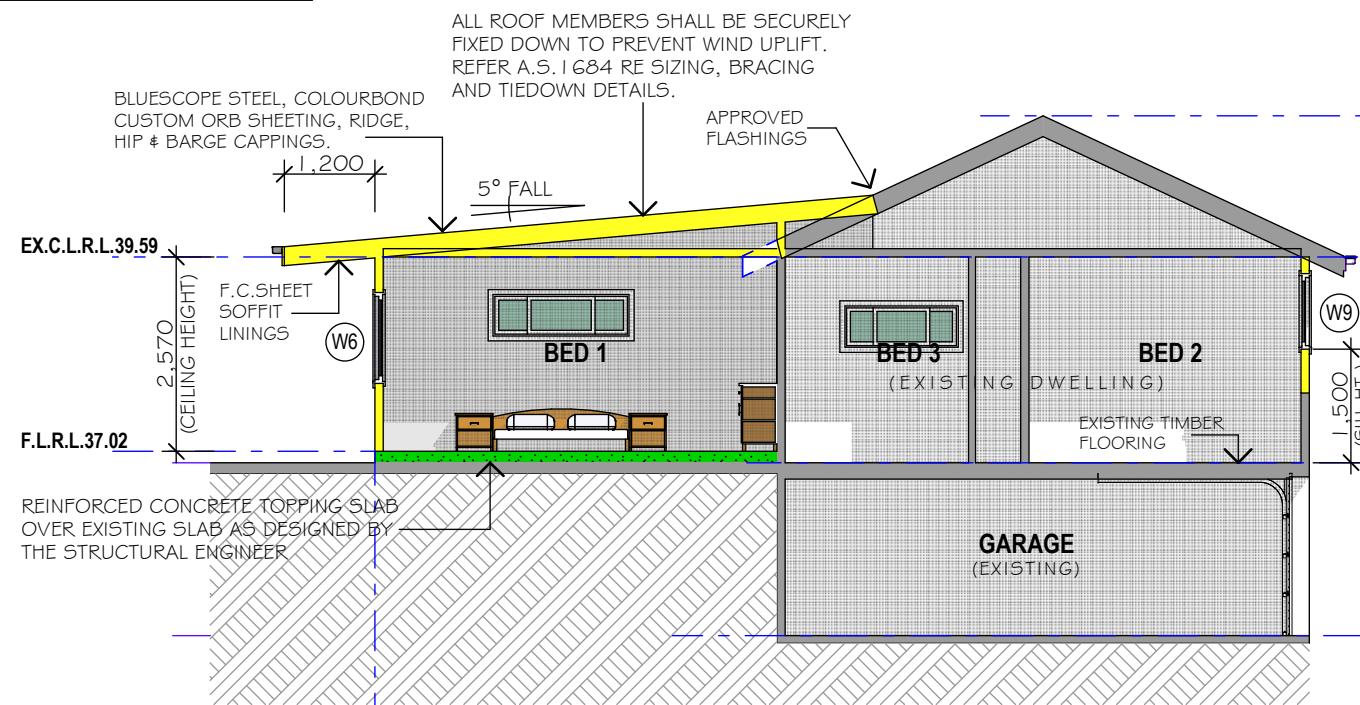
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DRAWING TITLE:
NORTH, SOUTH, EAST AND
WEST ELEVATIONS

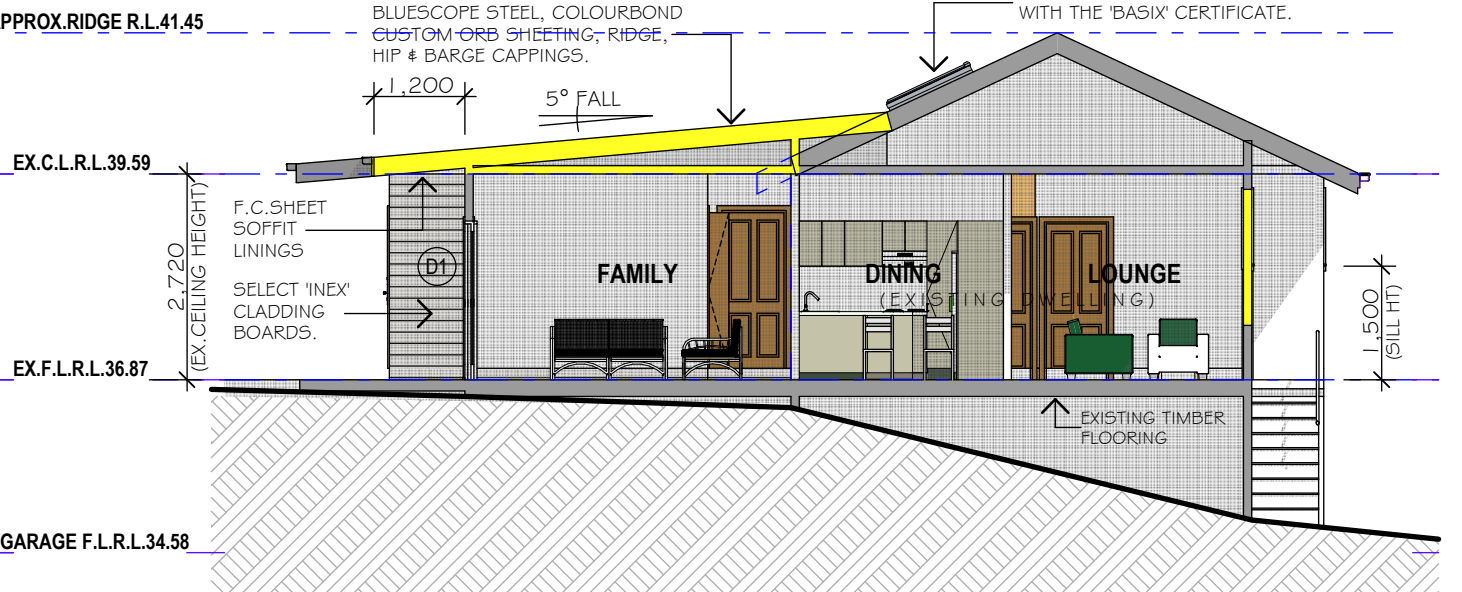
DATE: 5th February, 2020
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 1912 **DA 07** **Rev. A**

DEVELOPMENT APPLICATION ISSUE



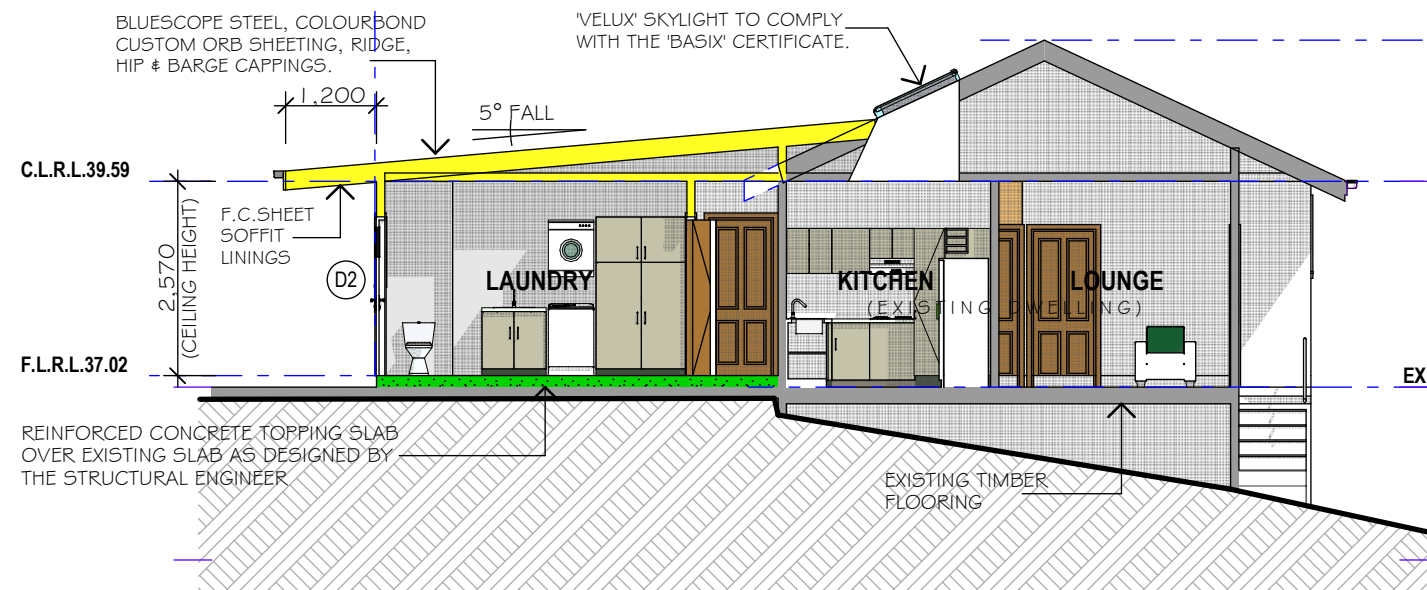
S01

SECTION
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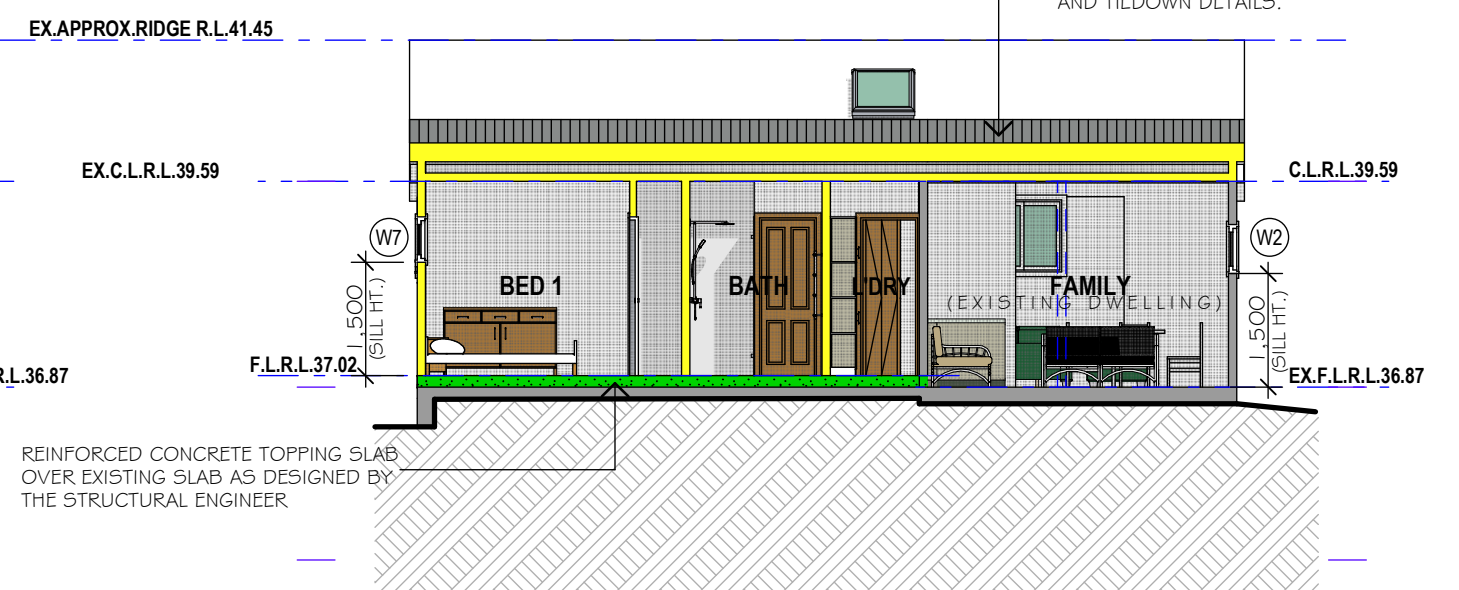
S03

SECTION
1:100



S02

SECTION
1:100



S04

SECTION
1:100

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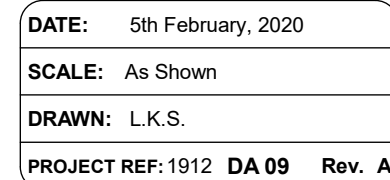
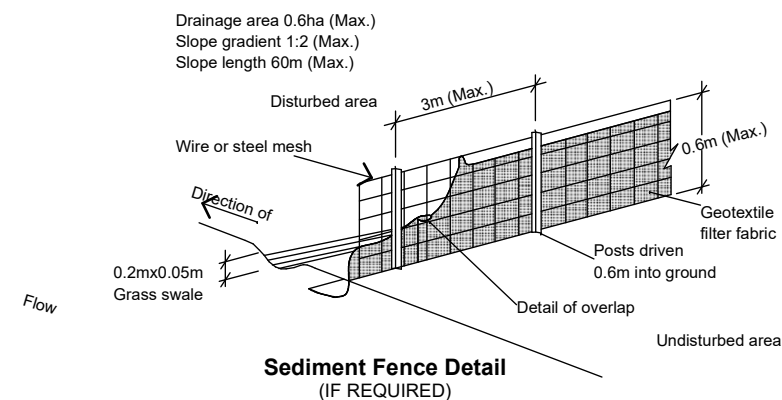
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LOT. Y. D.P.404005







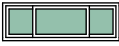












CLIENT:
A. D. KEY
DRAWING TITLE:
SECTION S01, SECTION S02,
SECTION S03 & SECTION S04

DATE: 5th February, 2020
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 1912 DA 08 Rev. A

DEVELOPMENT APPLICATION ISSUE



PROJECT:
PROPOSED ALTERATIONS
AND ADDITIONS
34 CONSUL ROAD,
BROOKVALE. N.S.W. 2100
LOT. Y. D.P.404005

WINDOW SCHEDULE									
NO.	SIZE (W x H)	AREA (Frame & Glass)	LOCATION	TYPE	ORIENTATION	OVERSHADOWING	SHADING DEVICE	FRAME & GLAZING TYPE (Minimum BASIX Requirements)	View from Opening Side
W1	2,150×650	1.39m2	DINING	SLIDING	SOUTH	NONE	NONE	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75	
W2	2,150×650	1.39m2	FAMILY	SLIDING	SOUTH	NONE	NONE	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75	
W3	600×2,100	1.26m2	FAMILY	DOUBLE HUNG	WEST	NONE	EAVE/VERANDAH/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75	
W4	450×930	0.41m2	LAUNDRY	AWNING	WEST	NONE	EAVE/VERANDAH/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75	
W5	900×930	0.83m2	BATH	SLIDING	WEST	NONE	EAVE/VERANDAH/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75	
W6	2,150×1,200	2.58m2	BED 1	SLIDING	WEST	NONE	EAVE/VERANDAH/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75	
W7	1,850×600	1.11m2	BED 1	SLIDING	NORTH	NONE	NONE	STANDARD ALUMINIUM, SINGLE TONED, (OR U-VALUE: 7.57, SHGC: 0.57	
W8	1,550×600	0.93m2	BED 3	SLIDING	NORTH	NONE	NONE	STANDARD ALUMINIUM, SINGLE TONED, (OR U-VALUE: 7.57, SHGC: 0.57	
W9	2,050×1,000	2.05m2	BED 2	SLIDING	EAST	NONE	EAVE/VERANDAH/PERGOLA/ BALCONY>=600mm	STANDARD ALUMINIUM, SINGLE TONED, (OR U-VALUE: 7.57, SHGC: 0.57	
W10	2,240×1,000	2.24m2	LOUNGE	SLIDING	EAST	NONE	EAVE/VERANDAH/PERGOLA/ BALCONY>=600mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75	
DOOR SCHEDULE									
NO.	SIZE (W x H)	AREA (Frame & Glass)	LOCATION	TYPE	ORIENTATION	OVERSHADOWING	SHADING DEVICE	FRAME & GLAZING TYPE (Minimum BASIX Requirements)	View from Opening Side
D1	3,200×2,100	6.72m2	FAMILY	STACKING SLIDING	WEST	NONE	EAVE/VERANDAH/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75	
D2	776×2,100	0.81m2	LAUNDRY	SELECT EXTERNAL HINGED	WEST	NONE	EAVE/VERANDAH/PERGOLA/ BALCONY>=900mm	STANDARD ALUMINIUM, SINGLE CLEAR, (OR U-VALUE: 7.63, SHGC: 0.75	
D3	776×2,100	N.A.	LAUNDRY	SELECT INTERNAL BIFOLD	N.A.	N.A.	N.A.	N.A.	
D4	776×2,100	N.A.	BATH	SELECT INTERNAL HINGED	N.A.	N.A.	N.A.	N.A.	
D5	876×2,100	N.A.	BED 1	SELECT INTERNAL HINGED	N.A.	N.A.	N.A.	N.A.	
D6	876×2,100	N.A.	BED 3	SELECT INTERNAL HINGED	N.A.	N.A.	N.A.	N.A.	
D7	876×2,100	N.A.	BED 2	SELECT INTERNAL HINGED	N.A.	N.A.	N.A.	N.A.	
D8	760×2,100	N.A.	LINEN	SELECT INTERNAL BIFOLD	N.A.	N.A.	N.A.	N.A.	
D9	580×2,100	N.A.	BROOM	SELECT INTERNAL BIFOLD	N.A.	N.A.	N.A.	N.A.	
SKYLIGHT SCHEDULE									
NO.	SIZE (W x H)	AREA (Frame & Glass)	LOCATION	TYPE	OVERSHADOWING	SHADING DEVICE	FRAME & GLAZING TYPE (Minimum BASIX Requirements)		
SK1	780×1,180	0.92m2	KITCHEN	FIXED	NONE	NONE	TIMBER, DOUBLE CLEAR/AIRFILL, (OR U-VALUE: 4.3, SHGC: 0.5)		

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AND ADDITIONS

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LOT. Y. D.P.404005

CLIENT:
A. D. KEY

DRAWING TITLE:
WINDOW SCHEDULE AND
DOOR SCHEDULE AND
SKYLIGHT SCHEDULE

DATE: 5th February, 2020

SCALE: As Shown

DRAWN: L.K.S.

PROJECT REF: 1912 DA 10 Rev. A

DEVELOPMENT APPLICATION ISSUE

BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A367420

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 05 February 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	KEY
Street address	34 Consul Road Brookvale 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 404005
Lot number	Y
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: lks design & drafting
ABN (if applicable): 62343830351

BASIX Certificate number: A367420

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Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓ ✓ ✓	✓ ✓ ✓

Planning, Industry & Environment

Building Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number: A367420

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Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
concrete slab on ground floor	nil				
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
flat ceiling, pitched roof	ceiling: R0.95 (up), roof: foil backed blanket (75 mm)	dark (solar absorbance > 0.70)			

Planning, Industry & Environment

Building Sustainability Index www.basix.nsw.gov.au

BASIX Certificate number: A367420

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Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door. The following requirements must also be satisfied in relation to each window and glazed door: Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.	✓ <		

Planning, Industry & Environment

Building Sustainability Index www.basix.nsw.gov.au

TH
NC
DR
DC
CC

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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
CHARTERED ACCREDITED MEMBER
ACCREDITATION No.6120



05-02-2020	A	DEVELOPMENT APPLICATION ISSUE
DATE	REV.	AMENDMENT

LKS DESIGN & DRAFTING
ABN 62343830351
ACCREDITED BUILDING DESIGNER

P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

PROJECT:
PROPOSED ALTERATIONS
AND ADDITIONS
34 CONSUL ROAD,
BROOKVALE, N.S.W. 2100
LOT. Y. D.P.404005

CLIENT:
A. D. KEY
DRAWING TITLE:
'BASIX' CERTIFICATE
A367420 SHT'S 1, 2, 3 and 4

DATE: 5th February, 2020
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 1912 **DA 11** **Rev. A**

DEVELOPMENT APPLICATION ISSUE

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
W6	W	2.53	0	0	eave/verandah/ pergola/ balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W7	N	1.11	0	0	none	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)		
W8	N	0.93	0	0	none	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)		
W9	E	2.05	0	0	eave/verandah/ pergola/ balcony >=600 mm	standard aluminium, single toned, (or U-value: 7.57, SHGC: 0.57)		
W10	E	2.24	0	0	eave/verandah/ pergola/ balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D1	W	6.72	0	0	eave/verandah/ pergola/ balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D2	W	0.81	0	0	eave/verandah/ pergola/ balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
Skylights								
The applicant must install the skylights in accordance with the specifications listed in the table below.						✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:							✓	✓
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.							✓	✓
Skylights glazing requirements								
Skylight number	Area of glazing inc. frame (m2)	Shading device			Frame and glass type			
S1	0.92	no shading			timber, double clear/air fill, (or U-value: 4.3, SHGC: 0.6)			

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 & 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 for the development may be issued.

THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION DO NOT SCALE OFF THE DRAWINGS. ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

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05-02-2020	A	DEVELOPMENT APPLICATION ISSUE
DATE	REV.	AMENDMENT

LKS DESIGN & DRAFTING
ABN 62343830351
ACCREDITED BUILDING DESIGNER

P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

PROJECT:
PROPOSED ALTERATIONS
AND ADDITIONS

34 CONSUL ROAD,
BROOKVALE, N.S.W. 2100
LOT. Y. D.P.404005

CLIENT:
A. D. KEY

DRAWING TITLE:
'BASIX' CERTIFICATE
A367420 SHTS. 5, 6 and 7

DATE: 5th February, 2020

SCALE: As Shown

DRAWN: L.K.S.

PROJECT REF: 1912 DA 12 Rev. A

DEVELOPMENT APPLICATION ISSUE

WASTE MINIMISATION AND SORTING

THE AIM OF THIS SECTION IS TO ASSIST IN REDUCING THE AMOUNT OF MATERIAL GOING TO LANDFILL, AND TO INCREASE THE AMOUNT OF MATERIAL RECYCLED, THUS REDUCING ITS EMBODIED ENERGY AND INCREASING ITS USEFULNESS. THIS WILL ALSO RESULT IN SIGNIFICANT SAVINGS FOR THE PROJECT. WASTE MINIMISATION BEST PRACTICE SHALL BE ADHERED TO DURING THE COURSE OF THE WORKS.

1. THE BUILDER SHALL KEEP THE WORKS CLEAN AND TIDY. THE BUILDER SHALL ISSUE A DIRECTIVE TO ALL PERSONS WORKING ON THE SITE, USING AN A3 (420mm x 300mm) SIGN IN THE MOST PROMINENT POSITION AS POSSIBLE, AS FOLLOW;

'DON'T GET WASTED - GET SORTED'

EACH SUBCONTRACTOR IS RESPONSIBLE FOR THEIR WASTE AND RECYCLABLE MATERIAL IN THE APPROPRIATE CONTAINERS PROVIDED.

2. THE BUILDER SHALL PROVIDE RUBBISH CONTAINERS OR SKIPS AND REMOVE FROM THE SITE TO A SUITABLE RECYCLING STATION AS SOON AS THE CONTAINER IS FULL, IF THE MATERIAL IN NON-RECYCLABLE IT SHALL BE TAKEN TO A LICENCED LANDFILL. THE BUILDER IS RESPONSIBLE FOR PAYING ALL FEES AND CHARGES ASSOCIATED WITH DISPOSING MATERIALS NAD MUST KEEP RECEIPTS TO DOCUMENT WHERE THE MATERIAL HAS BEEN RECYCLED/DISPOSED OF. RUBBISH MUST NOT BE HEAPED ON THE GROUND OR PLACED ON THE GARDEN.

3. THE BUILDER SHALL ENSURE THAT ALL RUBBISH, WASTE AND OFFCUTS FROM EACH TRADE SUBCONTRACTOR SHALL BE PLACED BY THAT TRADE SUBCONTRACTOR INTO A CONTAINER OR SKIP BIN TO BE PROVIDED BY THE BUILDER.

ALL WASTE SHALL BE SORTED BY THE RELEVANT TRADE SUBCONTRACTORS INTO THE FOLLOWING CATAGORIES, AND DISPOSED OF AS SPECIFIED:

- FOOD SCRAPS & NON-RECYCLABLE FOOD CONTAINERS FROM WORKERS ON SITE:** - RUBBISH BIN FOR CARRYING TO EITHER AN APPROVED LOCAL TRANSFER STATION, LICENCED LANDFILL, OR FOR WEEKLY COLLECTION BY COUNCIL IN AN APPROVED BIN. (THE BUILDER SHALL ENQUIRE OF COUNCIL AS TO WHICH DAYS COLLECTIONS ARE MADE).
- PAPER, BOTTLES AND CANS FROM WORKER'S PERSONAL WASTE:** - RECYCLING CONTAINERS FOR WEEKLY COLLECTION BY COUNCIL AS ABOVE, OR TAKEN TO A LOCAL RECYCLING DEPOT IF NO PICKUP SERVICE IS AVAILABLE.
- PLASTIC PALLET WRAP:** - TO BE PLACED IN A DEDICATED AREA FOR PLASTIC RECYCLING WHERE AVAILABLE, OR PLACED IN THE GENERAL WASTE CONTAINER OR SKIP BIN IF NO OTHER OPTION EXISTS.
- STEEL PALLET STRAPS, STEEL OFF CUTS, ROOFING SHEETS, ALUMINIUM OFF CUTS ETC:** - TO BE PLACED IN A DEDICATED SKIP BIN OR CONTAINER FOR RECYCLING.
- USED PALLET:** - SHALL BE STACKED BY TYPE IN A LOCATION ALLOWING EASY TRUCK ACCESSFOR PICKUP BY SPECIALIST CONTRACTOR. THIS SHALL BE ORGANISED BY THE BUILDER.
- MASONRY WASTE, OFF CUTS:** - SHALL BE SENT IN PURE LOADS TO THE NEAREST LOCAL CRUSHER OR OTHER APPROVED RECYCLING CENTRE.
- TIMBER OFF CUTS:** - IF NOT CHEMICALLY TREATED OR PAINTED SHALL BE SENT FOR RECYCLING EITHER BY GRINDING INTO MULCH OR BY OTHER APPROVED METHOD. TREATED TIMBER SHALL BE SENT TO A LICENCED LANDFILL.
- PLASTERBOARD OFF CUTS:** - SHALL BE STACKED IN AN UNDERCOVER LOCATION THAT ALLOWS EASY TRUCK ACCESS FOR PICKUP BY A SPECIALIST CONTRACTOR. THIS SHALL BE ORGANISED BY THE PLASTERING CONTRACTOR OR THE BUILDER.
- ALL OTHER NON-RECYCLABLE WASTE:** - SHALL BE PLACED IN A SPECIFIED CONTAINER AND TAKEN TO A LICENCED LANDFILL STATION AT REGULAR INTERVALS.

ALL DEMOLITION MATERIALS, AND WASTE AND OFF CUTS SHALL BECOME THE PROPERTY OF THE BUILDER, AND SHALL BE PLACED IN THE CORRECT CONTAINER OR SKIP BIN PROVIDED, OR REMOVED FROM THE SITE BY THE CONTRACTOR AS SOON AS PRACTICABLE.

WITH THE EXCEPTION OF METALS, MASONRY MATERIALS AND TIMBER, AD HOC RUBBISH PILES ON THE GROUND ARE NOT PERMITTED, AND ALL RUBBISH AS DEFINED ABOVE SHALL BE SORTED IN AN ENCLOSED CONTAINER OR SKIP UNTIL FULL, AND THEN REMOVED. NO SUCH CONTAINER OR SKIP BIN MAY BE STORED IN ANY PLACE THAT CONTRAVENES COUNCIL DIRECTIVES.

DEVELOPMENT APPLICATION ISSUE

CLIENT:
A. D. KEY

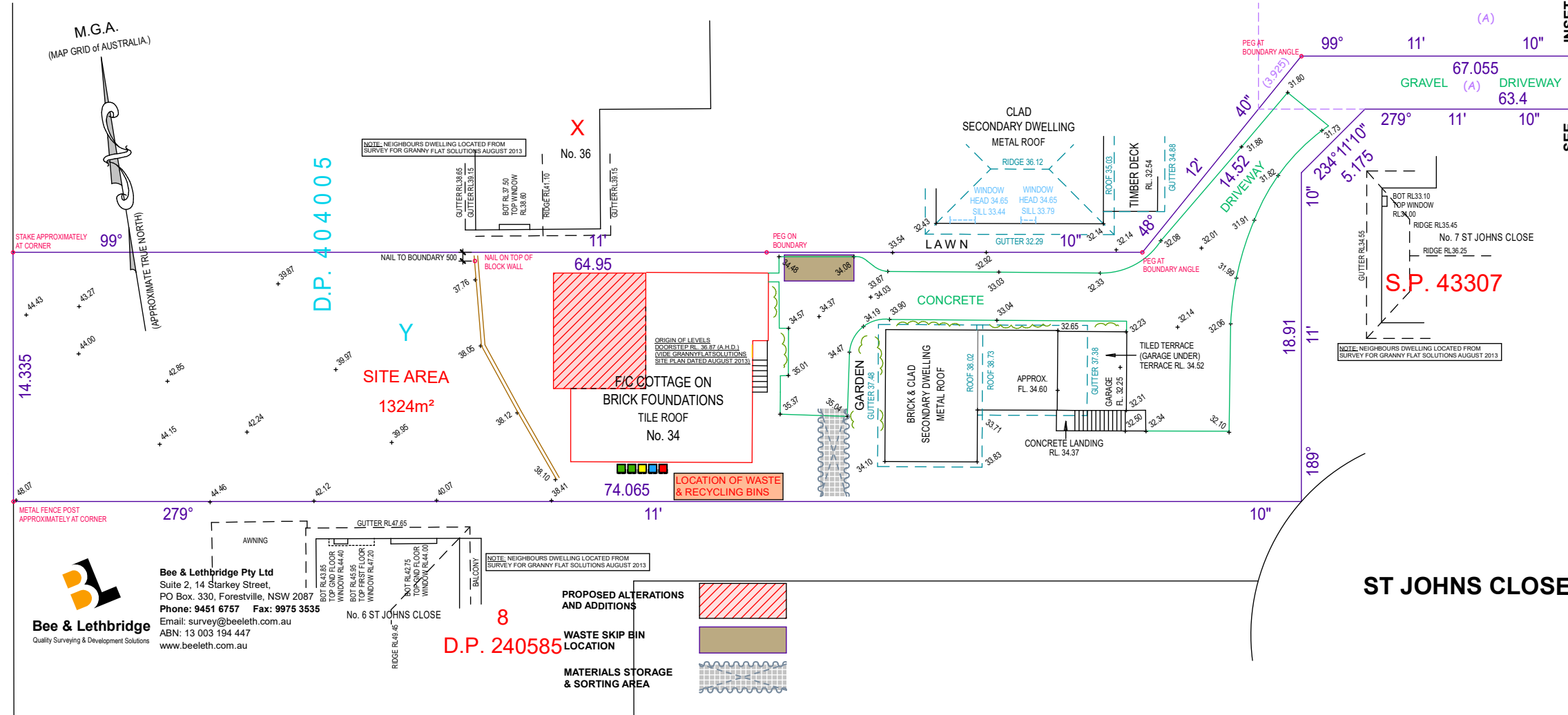
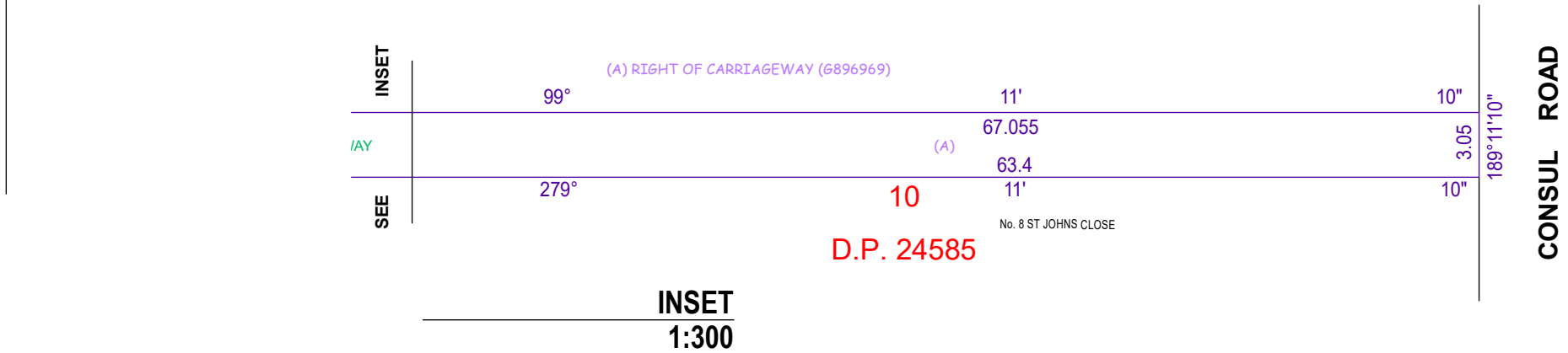
DRAWING TITLE:
WASTE MANAGEMENT &
MINIMISE DETAILS &
MATERIALS STORAGE

DATE: 5th February, 2020

SCALE: As Shown

DRAWN: L.K.S.

PROJECT REF: 1912 DA 13 Rev. A

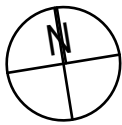


WASTE MANAGEMENT PLAN
1:300

THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION. DO NOT SCALE OFF THE DRAWINGS. ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

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bdca
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA
CHARTERED ACCREDITED MEMBER
ACCREDITATION No.6120



DATE	REV.	AMENDMENT
05-02-2020	A	DEVELOPMENT APPLICATION ISSUE

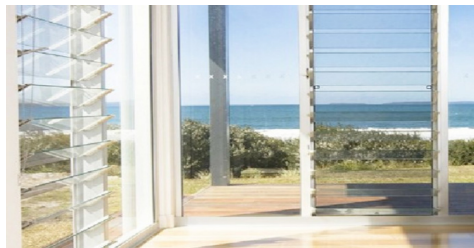
LKS DESIGN & DRAFTING
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ACCREDITED BUILDING DESIGNER
P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

PROJECT:
PROPOSED ALTERATIONS
AND ADDITIONS
34 CONSUL ROAD,
BROOKVALE, N.S.W. 2100
LOT. Y. D.P.404005

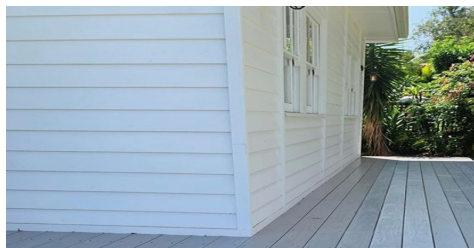
ON-GOING WASTE MANAGEMENT				Describe how you intend to ensure ongoing management of waste on-site (eg. Lease conditions, caretaker/ manager on site)
Type Of Waste To Be Generated	Expected Vol. Per Week	Proposed On-Site Storage And Treatment Facilities	Destination	
General Household Waste	80 lt / week	Council's Bin	Council's Contractor	
Glass & Metal, Paper	120 lt / alternate weeks	Council's Recycling Bin	Council's Contractor	
Garden Waste, Grass Clippings	240 lt / fortnight	Council's Bin	Council's Contractor	



BLUESCOPE STEEL COLOURBOND CUSTOMORB
ROOF SHEETING AND CAPPINGS. COLOUR
TO COMPLY WITH BCA CLASSIFICATION
OF DARK (SOLAR ABSORPTANCE 0.475 - 0.70)



'AWS' ALUMINIUM FRAMED
WINDOWS & DOORS THROUGHOUT



'INEX' CLADDING BOARDS FIXED OVER
VAPOUR PERMEABLE MEMBRANE.



'KNAUFINSULATION' GLASSWOOL-EARTHWOOL BATTS
R2.0 EXTERNAL WALL INSULATION BATTS
& R2.0 CEILING INSULATION BATTS AS
REQUIRED BY THE 'BASIX' CERTIFICATE No.XXXXXXXX



'ENVIROSEAL PROCTORWRAP' RESIDENTIAL
VAPOUR PERMEABLE BUILDING WRAP



ROOF SHEETING 'COLORBOND' STEEL
COLOUR: BASALT, Solar Absorpstance =0.69,
BCA Classification = D

MATERIALS SPECIFICATION - SCHEDULE OF FINISHES

- ROOF COVERING : BLUESCOPE STEEL, COLOURBOND CUSTOM ORB SHEETING, RIDGE, HIP & BARGE CAPPINGS. COLOUR - BASALT, BCA CLASSIFICATION, DARK.
- ROOF INSULATION: 75MM FOIL BACKED INSULATION BLANKET UNDER ROOF SHEETING + R2.0 INSULATION BATTS TO CEILINGS
- ROOF GUTTERS: COLOURBOND STEEL, COLOUR - BASALT.
- RAINWATER PIPES: COLOURBOND STEEL, COLOUR - BASALT.
- CEILING LININGS: GYPSUM PLASTERBOARD OVER R2.0 'EARTHWOOL' CEILING INSULATION.
- WALL FRAMING: 90 x 45 TIMBER FRAMING
- WALL COVERING : 'INEX' CLADDING BOARDS FIXED OVER 'ENVIROSEAL PROCTORWRAP' VAPOUR PERMEABLE BUILDING WRAP. COLOUR - WHITE AS SELECTED
- WALLS INTERNAL: GYPSUM PLASTERBOARD LININGS TO NEW FRAMED WALLS. PAINT FINISH AS DIRECTED.
- WALL INSULATION: R2.0 'EARTHWOOL' WALL INSULATION THROUGHOUT.
- FLOOR : REINFORCED CONCRETE SLAB FLOOR TO STRUCTURAL ENGINEERS DESIGN.
- SOFFITT LININGS: F.C.SHEET LININGS TO MATCH EXISTING DWELLING.
- CORNICE: GYPSUM PLASTERBOARD OR AS SELECTED BY THE OWNERS
- SKIRTING & ARCHITRAVES: AS SELECTED BY THE OWNERS
- INTERNAL DOORS: TIMBER PANELLED & AS SELECTED BY THE OWNERS.
- WINDOWS & DOORS: ALUMINIUM FRAMED WINDOWS & DOORS. WINDOWS & DOORS SHALL HAVE WEATHER STRIPPING ALL ROUND, & GLAZING SHALL COMPLY WITH THE ATTACHED 'BASIX' CERTIFICATE A367420 DATED 5th February, 2020

NOTE:
ALL CONSTRUCTION SHALL BE CONSTRUCTED TO A MINIMUM STANDARD OF SECTION 3 (CONSTRUCTION GENERAL) AND SECTION 6 (BAL19) OF A.S.39592009 'CONSTRUCTION OF BUILDINGS IN BUSHFIRE PRONE AREAS' and SECTION A3.7 OF THE NSW RURAL FIRE SERVICE ADDENDUM TO APENDIX 3 OF 'PLANNING FOR BUSHFIRE PROTECTION 2006', AND ALL RECOMMENDATIONS OF 'BUSHFIRE RISK ASSESSMENT REPORT' BY PLANNING FOR BUSHFIRE PROTECTION.

THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS ON SITE PRIOR TO CONSTRUCTION. NOTIFY ANY ERRORS, DISCREPANCIES OR OMISSIONS TO THE BUILDING DESIGNER. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED FOR CONSTRUCTION. DO NOT SCALE OFF THE DRAWINGS. ALL BOUNDARIES AND CONTOURS SUBJECT TO SURVEY.

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05-02-2020	A	DEVELOPMENT APPLICATION ISSUE
DATE	REV.	AMENDMENT

LKS

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ABN 62343830351
ACCREDITED BUILDING DESIGNER

P.O. Box 4101, North Curl Curl, N.S.W. 2099

Mobile: 0418 662 771

Email: lks1@bigpond.net.au

PROJECT:
PROPOSED ALTERATIONS
AND ADDITIONS

34 CONSUL ROAD,
BROOKVALE. N.S.W. 2100
LOT. Y. D.P.404005

DEVELOPMENT APPLICATION ISSUE

CLIENT:
A. D. KEY

DRAWING TITLE:
MATERIALS FINISHES
SAMPLE SHEET, MATERIALS
SPECIFICATION-SCHEDULE
OF FINISHES

DATE: 5th February, 2020

SCALE: As Shown

DRAWN: L.K.S.

PROJECT REF: 1912 DA 14 Rev. A