

PROJECT TEAM

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**PRIVATE CERTIFIER**  
**PCA CERTIFIERS PTY LTD**  
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CONTACT: SEAN COGGIOLA

**COUNCIL**  
**NORTHERN BEACHES COUNCIL**  
TOWN HALL 1 BELGRAVE STREET MANLY NSW 2095  
PHONE: 99761500  
EMAIL: MANLY@NORTHERNBEACHES.NSW.GOV.AU  
CONTACT: GENERAL MANAGER

DWG SYMBOLS

- WINDOW LABEL  
DOOR LABEL  
JOINERY DETAIL REFERENCE  
VENTILATION GULLIE LABEL  
PRIVACY SCREEN  
PLAN/SECTION REFERENCE  
INTERNAL BUILDING SECTIONS  
SECTION LINES  
DETAILS  
ROOM LABELS & FLOOR FINISH  
FLOOR LEVEL RLS  
TOP OF ROOF RL 37.30  
TOP OF STRUCTURE RLS

DRAWING LIST

DWG NO.	DRAWING NAME	ISSUE	REVISION NO.	SCALE	DATE ISSUED
ARCHITECTURAL DRAWINGS					
GENERAL					
A.01	TITLE PAGE & SITE PLAN	DA	6	1:100	04.10.2021
A.02	GROUND FLOOR PLAN				
A.03	FIRST FLOOR PLAN				
A.04	ROOF PLAN				
A.05	SECTION X-X				
A.06	NORTH & EAST ELEVATIONS				
A.07	SOUTH & WEST ELEVATIONS				
D.08	LOS AREA CALCULATION PLAN				



ABBREVIATIONS

- AC AIR CONDITIONED  
ADH AUSTRALIAN HEIGHT DATUM  
AG AGGREGATE  
AL ALUMINIUM  
AW AWNING  
B BALUSTRADE  
BK BRICK WALL  
BHD BULKHEAD  
BOW BOTTOM OF WALL  
BM BENCH MARK  
BW BLOCKWORK WALL  
C CONCRETE  
CL CENTRE LINE  
CW CONCRETE WALL  
CLM COLUMN  
CFL CARPET  
DIM DIMENSION  
DN DOWNPIPE  
EJ EXPANSION JOINT  
EX EXISTING  
F FALL TO SLORED  
FG FINISHED FLOOR LEVEL  
FR FIRE RESISTANT  
FW FLOOR WASTE  
G GLASS  
GALV GALVANIZED  
H HYDRANT  
HWS HOT WATER SYSTEM  
LS LANDSCAPING  
LV LOUVER  
MR METAL ROOFING  
MV MECHANICAL VENTILATION  
NGL NATURAL GROUND LEVEL  
NOT NOT TO SCALE  
OFC OFF FORM CONCRETE  
OG OBSCURE GLAZING  
OH OVER HEAD  
PB SELECTED PAVING  
PFC PLASTERBOARD  
PL PLANTER  
PS PRIVACY SCREEN  
PW PLASTERBOARD WALL  
REF REFERENCE  
RW RENDERED & PAINTED WALL  
RWH RAIN WATER HEAD  
RL RAIN WATER PIPE  
RL REDUCED LEVEL  
RC REINFORCED CONCRETE  
SB ELECTRICAL SWITCH BOARD  
SC STEEL COLUMN  
SHR SHOWER  
SLD SLIDING DOOR  
SPEC SPECIFICATION  
SS STAINLESS STEEL  
SW STONE WALL  
STD STANDARD  
SWP STORM WATER PIT  
T TILE  
TD TIMBER DECKING  
TOW TOP OF WALL  
TYP TYPICAL  
UB UNIVERSAL BEAM  
US UNDERSIDE  
V VENTILATION  
W WINDOW  
WPM WATER PROOFING MEMBRANE

LEGEND

- EXISTING WALLS  
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MASONRY WALLS  
NEW BRICK WALLS (PAINT FINISH OR AS INDICATED)  
WALL  
NEW PLASTERBOARD WALL FRAMED LIGHT-WEIGHT  
CONCRETE  
REINFORCED CONCRETE OR OTHER TO ENGINEER DETAILS  
FLOOR  
SELECTED CARPET OVER ACOUSTIC UNDERLAY  
FLOOR  
LAMINATE FLOORS (ENGINEERED HARDWOOD FLOORING)  
FLOOR  
SELECTED TILES TO FALLS SET-OUT TO DETAIL  
FLOOR  
SELECTED SLIP FREE EXTERNAL PAVES TILES  
ROOF  
FLAT METAL ROOF (COLOURWORKS)  
PROPOSED  
ALT'S & ADD'S ALTERED/NEW WORKS  
PROPOSED  
NEW WALLS  
NEIGHBOURING PROPERTY  
ADJOINING HOUSES AS PER SURVEY PLAN  
DEMOLITION  
AS INDICATED

NOTES

- \* SITE SURVEY INFORMATION:**  
THE SITE INFORMATION HAS BEEN TRANSFERRED FROM THE C&A SURVEY PLAN #16245-2021. REFER TO THIS SURVEY DRAWING TO CONFIRM DIMENSIONS, EXISTING FEATURES, LEVELS & DATUM. SEM INTERNAL MEASUREMENTS BY THE ARCHITECT AND WALL WINDOW & DOOR LOCATION + SIZE ACCURACY T.B.C. ON SITE BY THE BUILDER.
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DU PLESSIS  
+ DU PLESSIS ARCHITECTS

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e@droom.com.au  
www.droom.com.au  
NSW REGISTERED ARCHITECT #7435  
NOMINATED ARCHITECT: Eugene du Plessis

PROJECT TITLE  
**HOUSE BROWN**  
House Alterations & Additions

CLIENT:  
**Wes & Melissa Brown**

ADDRESS:  
**30 Kalang Road**  
Ellanora Heights NSW 2101

DRAWING TITLE:  
**TITLE PAGE**  
SITE PLAN

DRAWN:  
**E DU PLESSIS**

CHECKED:  
**H DU PLESSIS**

SCALE:  
**1:100 [A2]**

DRAWING NO.:  
**A.01**

ISSUE:  
**6**

DATE:  
**04.10.2021**

DRAWING STATUS:  
**DEVELOPMENT APPLICATION**

Site Plan

SCALE 1:100/A2



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

DA2021/1874

scales  
1:20  
1:50  
1:100  
A2 SHEET



## BASIX COMMITMENTS

READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED BASIX CERTIFICATE SUBMITTED WITH THE DEVELOPMENT APPLICATION.

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- THE NEW ROOF COLOUR TO BE OF MEDIUM SOLAR ABSORBANCE.

LOT 2  
DP 236446

## Ground Floor Plan

SCALE 1:100/A2

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

**DA2021/1874**



## LEGEND

- EXISTING WALLS**
  - EXISTING HOUSE MASONRY WALLS TO BE RETAINED
- MASONRY WALLS**
  - NEW BRICK WALLS (PAINT FINISH or AS INDICATED)
- WALL**
  - NEW PLASTERBOARD WALL FRAMED LIGHT-WEIGHT
- CONCRETE**
  - REINFORCED CONCRETE OR OTHER TO ENGINEER DETAILS
- FLOOR**
  - SELECTED CARPET OVER ACOUSTIC UNDERLAY
- FLOOR**
  - TIMBER FLOORS (ENGINEERED HARDWOOD FLOORING)
- FLOOR**
  - SELECTED TILES TO FALLS SET-OUT TO DETAIL
- FLOOR**
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- ROOF**
  - FLAT METAL ROOFING (COLORBOND)
- PROPOSED**
  - ALT'S & ADDS ALTERED NEW WORKS
- PROPOSED**
  - NEW WALLS
- NEIGHBOURING PROPERTY**
  - ADJOINING HOUSES AS PER SURVEY PLAN
- DEMOLITION**
  - AS INDICATED

## NOTES

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NSW REGISTERED ARCHITECT #7435

NOMINATED ARCHITECT:  
Eugene du Plessis

PROJECT TITLE:  
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CLIENT:  
Wes & Melissa Brown

ADDRESS:  
30 Kalang Road  
Elanora Heights NSW 2101

DRAWING TITLE:  
GROUND FLOOR  
PLAN

DRAWN:  
E DU PLESSIS

CHECKED:  
H DU PLESSIS

SCALE:  
1:100 [A2]

DRAWING NO:  
A.02

ISSUE:  
6

DATE:  
04.10.2021

DRAWING STATUS:  
DEVELOPMENT APPLICATION

scales

1:20 1m 0.5m 0

1:50 2.5m 2m 1m 0

1:100 5m 4m 3m 2m 1m 0

A2 SHEET



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FLAT METAL ROOF (COLORBOND)
- PROPOSED DA**  
ALT'S & ADD'S ALTERED NEW WORKS
- PROPOSED**  
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- NEIGHBOURING PROPERTY**  
ADJOINING HOUSES AS PER SURVEY PLAN
- DEMOLITION**  
AS INDICATED
- BELETED**  
LEVELS

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E DU PLESSIS

CHECKED:  
H DU PLESSIS

SCALE:  
1:100 [A2]

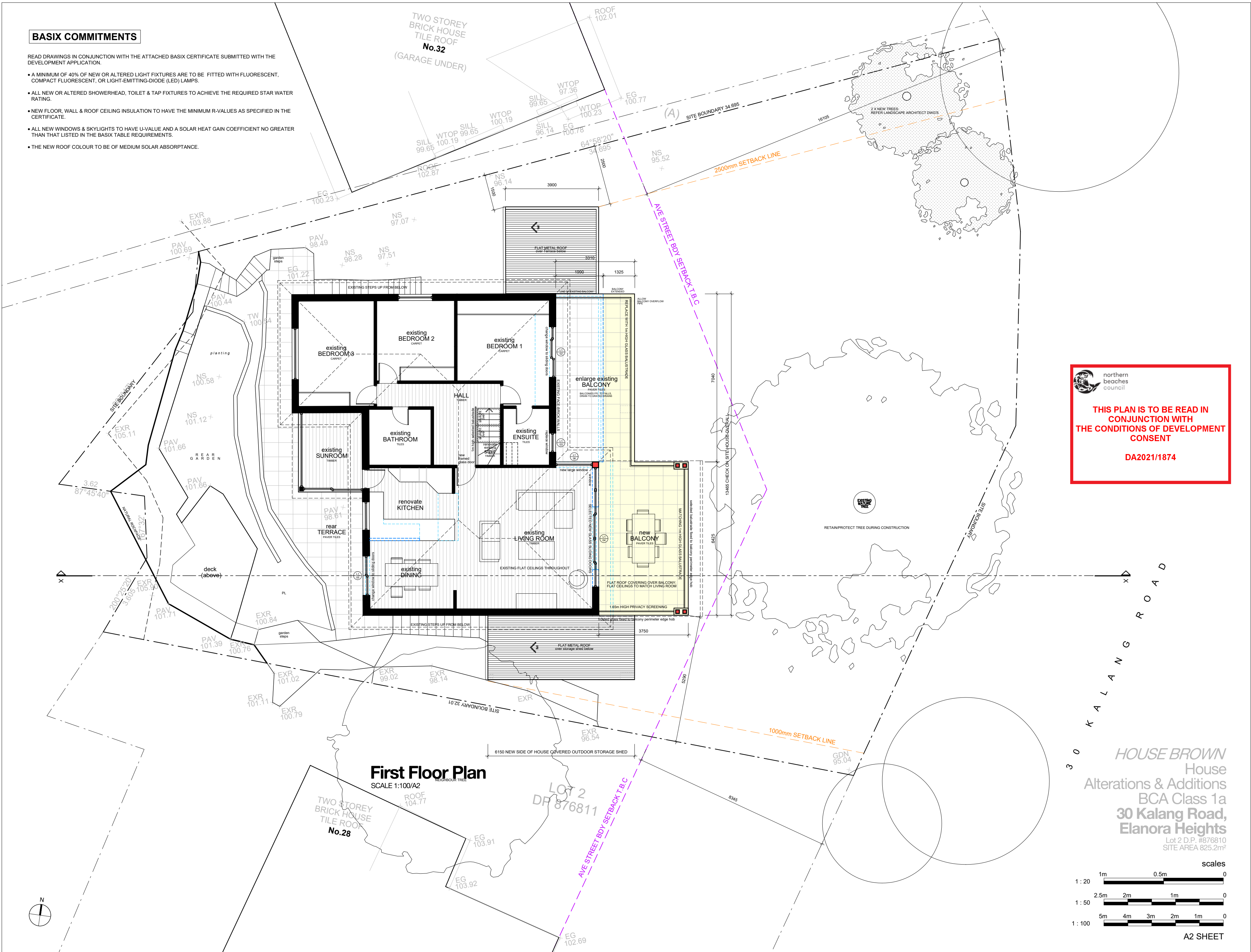
DRAWING NO.:

A.03

ISSUE:  
6

DATE:  
04.10.2021

DRAWING STATUS:  
DEVELOPMENT APPLICATION



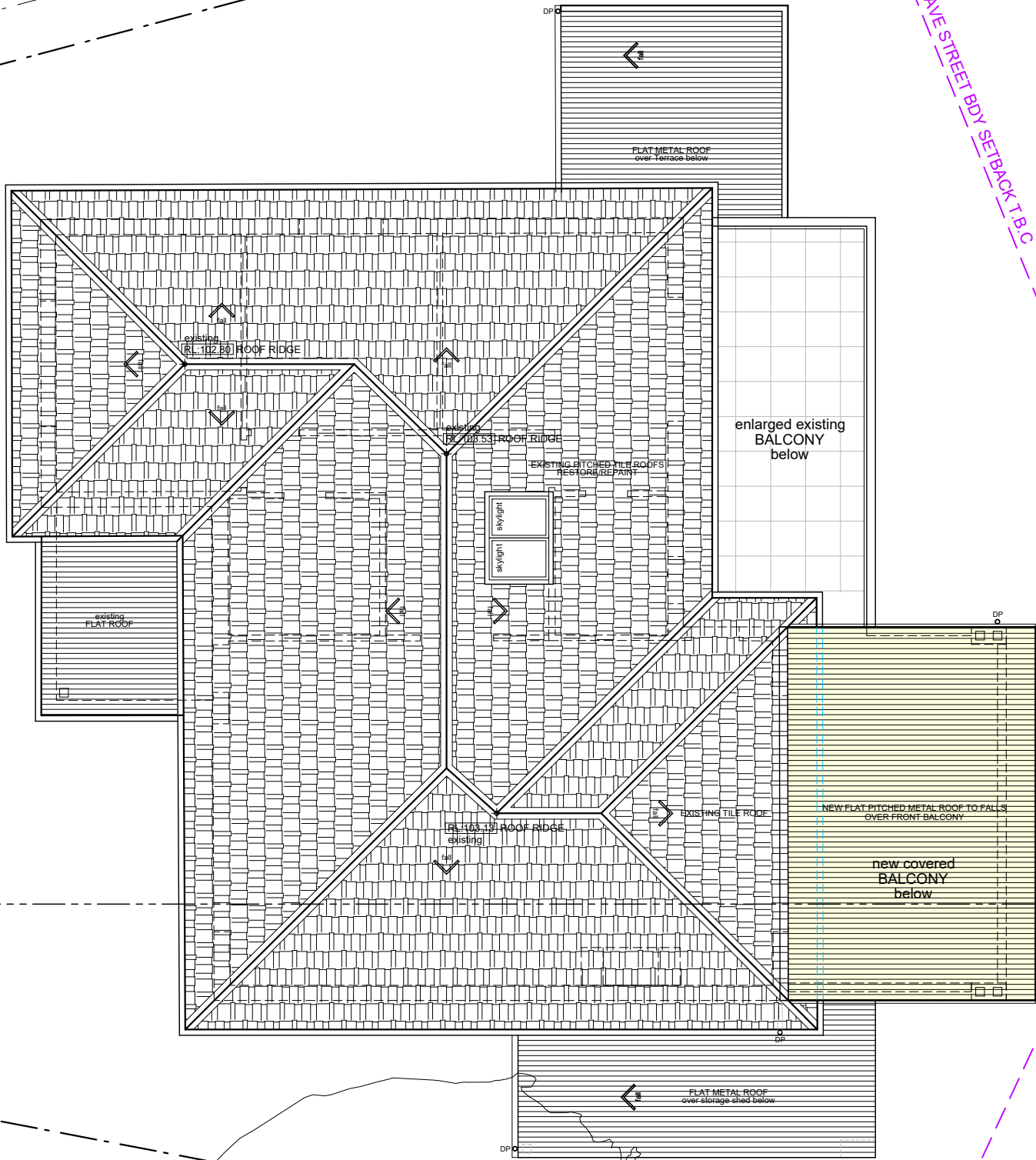


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TWO STOREY  
BRICK HOUSE  
TILE ROOF  
No.32  
(GARAGE UNDER)



**Roof Plan**  
SCALE 1:100/A2

TWO STOREY  
BRICK HOUSE  
TILE ROOF  
No.28

LOT 2  
DP 876811

AVE STREET BDY SETBACK T.B.C.

(A)



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CONSENT**

**DA2021/1874**

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AS INDICATED
- RELIEF**  
LEVELS

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ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AS, BCA AND COUNCIL BUILDING REQUIREMENTS.

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+ DU PLESSIS ARCHITECTS**

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www.droom.com.au

NSW  
REGISTERED  
ARCHITECT  
#7435

NOMINATED  
ARCHITECT:  
Eugene du Plessis

PROJECT TITLE:  
**HOUSE BROWN**  
House Alterations & Additions

CLIENT:  
**Wes & Melissa Brown**

ADDRESS:  
**30 Kalang Road**  
Elanora Heights NSW 2101

DRAWING TITLE:  
**ROOF  
PLAN**

DRAWN:  
E DU PLESSIS

CHECKED:  
H DU PLESSIS

SCALE:  
**1:100 [A2]**

DRAWING NO.:

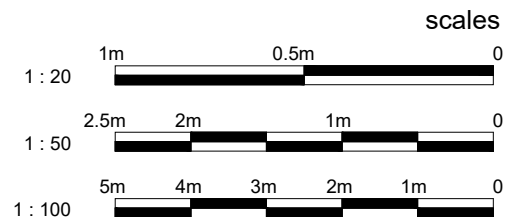
**A.04**

ISSUE:  
**6**

DATE:  
**04.10.2021**

DRAWING STATUS:  
**DEVELOPMENT APPLICATION**

**HOUSE BROWN**  
House  
Alterations & Additions  
BCA Class 1a  
**30 Kalang Road,**  
Elanora Heights  
Lot 2 D.P. #876810  
SITE AREA 825.2m²



**A2 SHEET**



BASIX COMMITMENTS

READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED BASIX CERTIFICATE SUBMITTED WITH THE DEVELOPMENT APPLICATION.

- A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
- ALL NEW OR ALTERED SHOWERHEAD, TOILET & TAP FIXTURES TO ACHIEVE THE REQUIRED STAR WATER RATING.
- NEW FLOOR, WALL & ROOF CEILING INSULATION TO HAVE THE MINIMUM R-VALUES AS SPECIFIED IN THE CERTIFICATE.
- ALL NEW WINDOWS & SKYLIGHTS TO HAVE U-VALUE AND A SOLAR HEAT GAIN COEFFICIENT NO GREATER THAN THAT LISTED IN THE BASIX TABLE REQUIREMENTS.
- THE NEW ROOF COLOUR TO BE OF MEDIUM SOLAR ABSORPTANCE.

LEGEND

- EXISTING WALLS  
EXISTING HOUSE MASONRY WALLS TO BE RETAINED
- MASONRY WALLS  
NEW BRICK WALLS (PAINT FINISH or AS INDICATED)
- WALL  
NEW PLASTERBOARD WALL FRAMED LIGHT-WEIGHT
- CONCRETE  
REINFORCED CONCRETE OR OTHER TO ENGINEER DETAILS
- FLOOR  
SELECTED CARPET OVER ACOUSTIC UNDERLAY
- FLOOR  
TIMBER FLOORS (ENGINEERED HARDWOOD FLOORING)
- FLOOR  
SELECTED TILES TO FALLS SET-OUT TO DETAIL
- FLOOR  
SELECTED SLIP FREE EXTERNAL PAVER TILES
- ROOF  
FLAT METAL ROOFING (COLORBOND)
- PROPOSED DA  
ALT'S & ADD'S ALTERED/NEW WORKS
- PROPOSED  
NEW WALLS
- NEIGHBOURING PROPERTY  
ADJOINING HOUSES AS PER SURVEY PLAN
- DEMOLITION  
AS INDICATED
- LEVELS

NOTES

- **SITE SURVEY INFORMATION:**  
THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM THE C&A SURVEY PLAN #16245-20/DET. REFER TO THIS SURVEY DRAWING TO CONFIRM BOUNDARIES, EXISTING FEATURES, LEVELS & DATUM. SEM INTERNAL MEASUREMENTS BY THE ARCHITECT AND WALL, WINDOW & DOOR LOCATION + SIZE ACCURACY T.B.G. ON SITE BY THE BUILDER.
- **COORDINATION:**  
REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS AND THE DOCUMENTATION OF OTHER CONSULTANTS WITH THE SPECIFICATION FOR BUILDING WORKS. REPORT DISCREPANCIES BETWEEN THE DOCUMENTS AND/OR WITH CONDITIONS ON SITE TO THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.
- **DETAIL DRAWINGS:**  
UNLESS NOTED OTHERWISE REFER TO DETAIL DRAWINGS FOR SET-OUT INFORMATION. DETAIL DRAWINGS AT LARGER SCALES TAKE PRECEDENCE OVER GENERAL ARRANGEMENT DRAWINGS AT SMALLER SCALES. IF IN DOUBT NOTIFY ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.
- **EXECUTION OF THE WORKS:**  
EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED), CURRENT EDITIONS OF RELEVANT AUSTRALIAN STANDARDS, OTHER PUBLISHED STANDARDS AND THE REQUIREMENTS OF COUNCIL AND/OR OTHER AUTHORITIES.

ISSUE	DATE	DESCRIPTION
1	03.03.2021	PRELIMINARY
2	15.03.2021	PRELIMINARY
3	18.03.2021	PRELIMINARY
4	11.04.2021	PRELIMINARY
5	08.07.2021	BULKIER AMENDED & CDC REVIEW
6	01.09.2021	DA CONSULTANT ISSUE
6	04.10.2021	NEC COUNCIL DA

CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

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NOMINATED  
ARCHITECT:  
Eugene du Plessis

PROJECT TITLE:  
HOUSE BROWN  
House Alterations & Additions

CLIENT:  
Wes & Melissa Brown

ADDRESS:  
30 Kalang Road  
Elanora Heights NSW 2101

DRAWING TITLE:  
SECTION X-X

DRAWN:  
E DU PLESSIS

CHECKED:  
H DU PLESSIS

SCALE:  
1:100 [A2]

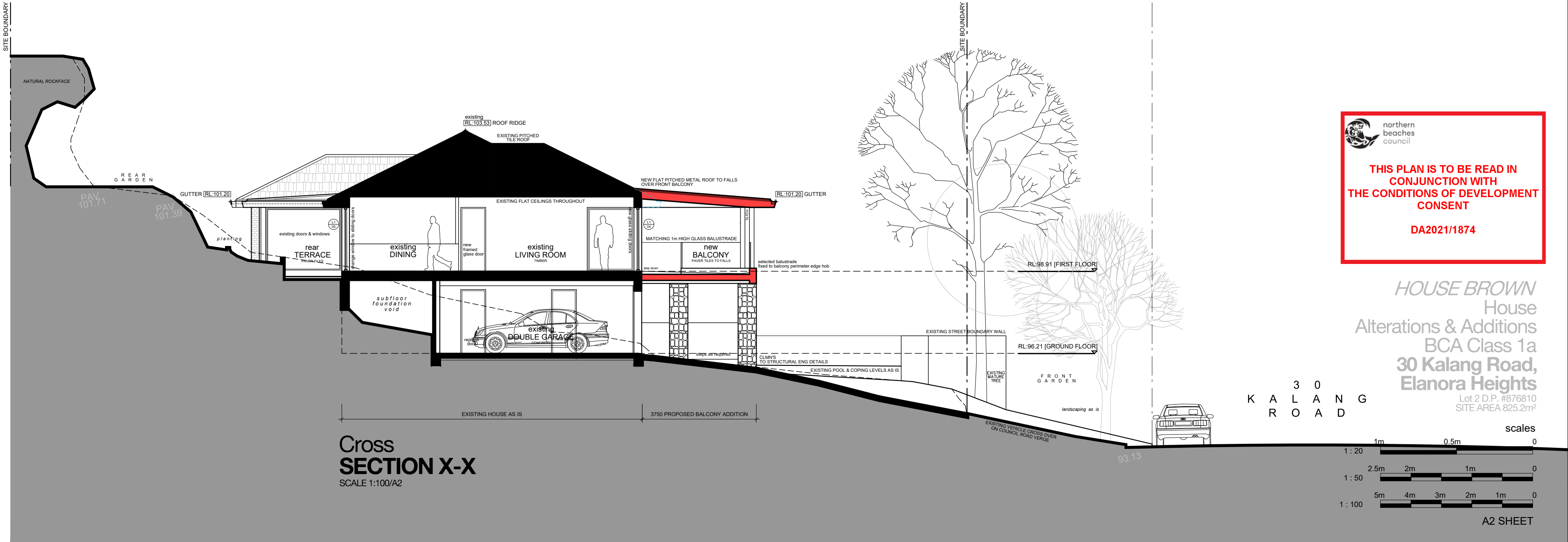
DRAWING NO.:

A.05

ISSUE:  
6

DATE:  
04.10.2021

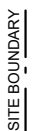
DRAWING STATUS:  
DEVELOPMENT APPLICATION





READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED BASIX CERTIFICATE SUBMITTED WITH THE DEVELOPMENT APPLICATION.















- LED



K A L A N G  
R O A D

scales  
 0  
 0  
 0  
 SHEET

# LEGEND

	<b>EXISTING WALLS</b> EXISTING HOARE MASONRY WALLS TO BE RETAINED
	<b>MASONRY WALLS</b> NEW PLASTER WALLS (PAINT FINISH OR AS INDICATED)
	<b>WALL</b> NEW BLACKBOARD WALL FRAMED LIGHT WEIGHT
	<b>CONCRETE</b> REINFORCED CONCRETE OR OTHER TO ENGINEER DETAIL
	<b>FLOOR</b> SELECTED CARPET OVER ACQUISHED UNDERLAY
	<b>FLOOR</b> TILES OVER ENGINEERED HARDWOOD FLOORING
	<b>FLOOR</b> SELECTED TILES TO FALLS SET-OUT TO DETAIL.
	<b>FLOOR</b> SELECTED SPLIT FREE EXTERNAL PAVEMENT TILES
	<b>ROOF</b> 7.5" MET. ROOFING [COLOR, COVERINGS]
	<b>PROPOSED DA</b> ALUMINUM PANELS ALTERNED NEW WORKS
	<b>PROPOSED NEW WALLS</b>
	<b>NEIGHBOURING PROPERTY</b> ADJOINING HOUSES AS PER SURVEY PLAN
	<b>DEMOLITION</b> AS INDICATED
	<b>LEVELS</b>

**SITE SURVEY INFORMATION:**  
THE SITE INFORMATION HEREIN HAS BEEN TRANSPOSED FROM THE C&A SURVEY PLAN #16245-20.DET. REFER TO THIS SURVEY DRAWING TO CONFIRM BOUNDARIES, EXISTING FEATURES, LEVELS & DATUM. SEMI INTERNAL MEASUREMENTS BY THE ARCHITECT AND WALL, WINDOW & DOOR LOCATION + SIZE ACCURACY T.B.C ON SITE BY THE BUILDER.

- COORDINATION:**  
REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS AND THE DOCUMENTATION OF OTHER INFORMATION FOR THE PREPARATION OF BIDDING DOCUMENTS. REPORT DISCREPANCIES BETWEEN THE DOCUMENTS AND/OR THE CONDITIONS ON SITE TO THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.
- DETAIL DRAWINGS:**  
DO NOT DETAIL UNLESS OTHERWISE REFER TO DETAIL DRAWINGS FOR THE WORKS. DETAIL DRAWINGS AT LARGER SCALES MAY TAKE PRECEDENCE OVER THE GENERAL ARRANGEMENT DRAWINGS AT SMALLER SCALES. IF IN DOUBT NOTIFY ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.
- EXECUTION OF THE WORKS:**  
EXECUTE THE WORKS IN COMPLIANCE WITH THE CURRENT EDITION OF THE BUILDING CODE OF AUSTRALIA (AS AMENDED) AND THE REQUIREMENTS OF THE AUSTRALIAN STANDARDS AND OTHER PUBLISHED STANDARDS AND THE REQUIREMENTS OF COUNCIL AND/OR OTHER AUTHORITIES.

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5	01.09.2021	DA CONSULTANT ISSUE
6	04.10.2021	NBC COUNCIL DA

CONTRACTORS TO VERIFY ALL DIMENSIONS ON SITE BEFORE COMMENCING WORK.

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**DU PLESSIS ARCHITECTS**

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NSW  
REGISTERED  
ARCHITECT:  
#7435

**NOMINATED  
ARCHITECT:**  
Eugene du Plessis

PROJECT TITLE:  
HOUSE BROWN  
House Alterations & Additions

CLIENT:  
Wes & Melissa Brown

ADDRESS:  
30 Kalang Road  
Elanora Heights NSW 2101

DRAWING TITLE:  
NORTH ELEVATION  
EAST ELEVATION

DRAWN:  E DU PLESSIS	CHECKED:  H DU PLESSIS
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SCALE:  
1:100 [A2]

DRAWING NO:

A.06

ISSUE:	DATE:
6	04.10.2021

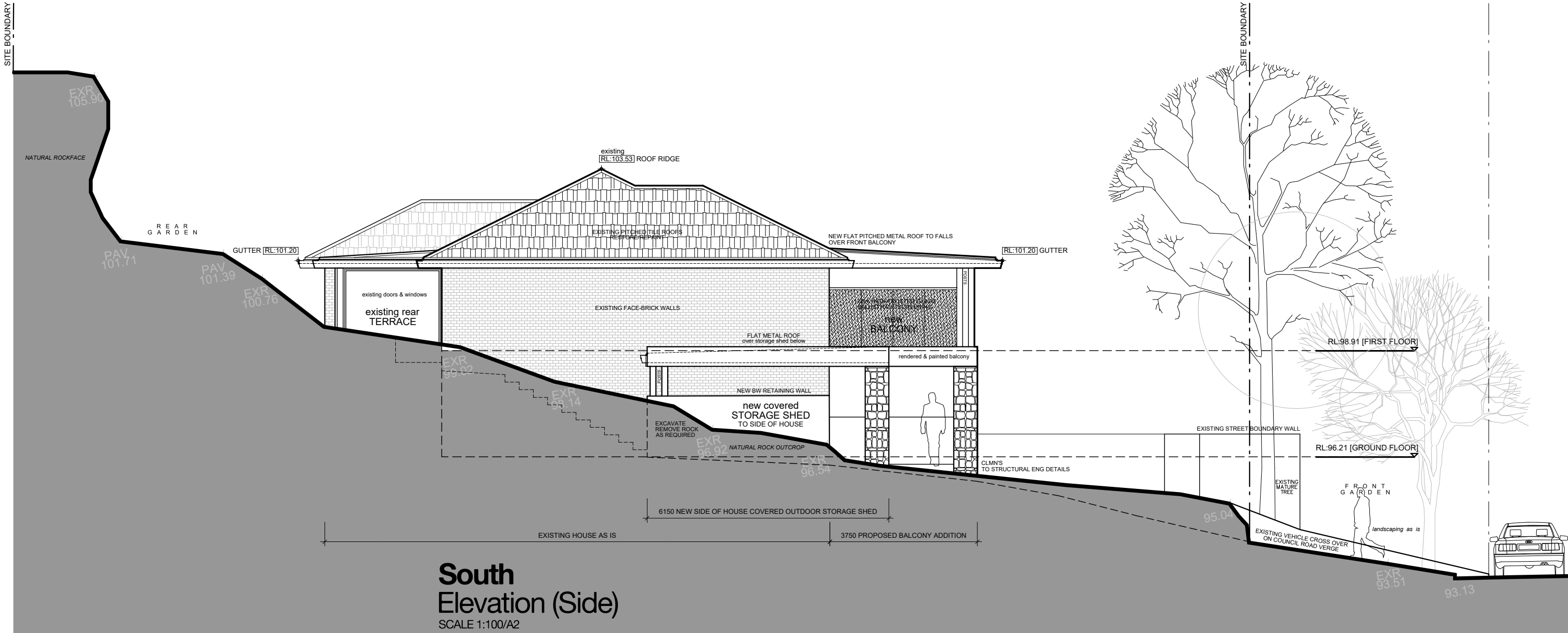
DRAWING STATUS:

DEVELOPMENT APPLICATION



BASIX COMMITMENTS

- READ DRAWINGS IN CONJUNCTION WITH THE ATTACHED BASIX CERTIFICATE SUBMITTED WITH THE DEVELOPMENT APPLICATION.
- A MINIMUM OF 40% OF NEW OR ALTERED LIGHT FIXTURES ARE TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
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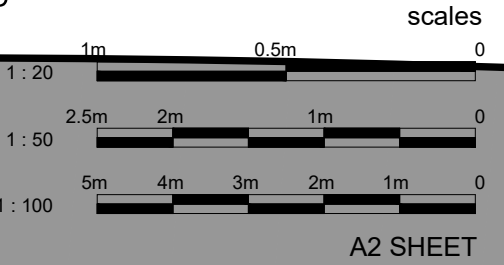


**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2021/1874**

**HOUSE BROWN**  
House  
Alterations & Additions  
BCA Class 1a  
30 Kalang Road,  
Elanora Heights

Lot 2 D.P. #B76810  
SITE AREA 825.2m<sup>2</sup>



LEGEND

- EXISTING WALLS  
EXISTING HOUSE MASONRY WALLS TO BE RETAINED
- MASONRY WALLS  
NEW BRICK WALLS (PAINT FINISH or AS INDICATED)
- WALL  
NEW PLASTERBOARD WALL FRAMED LIGHT-WEIGHT
- CONCRETE  
REINFORCED CONCRETE OR OTHER TO ENGINEER DETAILS
- FLOOR  
SELECTED CARPET OVER ACOUSTIC UNDERLAY
- FLOOR  
INNER FLOORS (ENGINEERED HARDWOOD FLOORING)
- FLOOR  
SELECTED TILES TO FALLS SET-OUT TO DETAIL
- FLOOR  
SELECTED SLIP FREE EXTERNAL PAVER TILES
- ROOF  
FLAT METAL ROOFING (COLORBOND)
- PROPOSED DA  
ALT'S & ADD'S ALTERED/NEW WORKS
- PROPOSED  
NEW WALLS
- NEIGHBOURING PROPERTY  
ADJOINING HOUSES AS PER SURVEY PLAN
- DEMOLITION  
AS INDICATED

NOTES

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6	04.10.2021	NBC COUNCIL DA

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+ DU PLESSIS ARCHITECTS

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ARCHITECT:  
Eugene du Plessis

PROJECT TITLE:  
HOUSE BROWN  
House Alterations & Additions

CLIENT:  
Wes & Melissa Brown

ADDRESS:  
30 Kalang Road  
Elanora Heights NSW 2101

DRAWING TITLE:  
SOUTH ELEVATION  
WEST ELEVATION

DRAWN:  
E DU PLESSIS

CHECKED:  
H DU PLESSIS

SCALE:  
SOUTH ELEVATION

DRAWING NO.:

A.07

ISSUE:  
6

DATE:  
04.10.2021

DRAWING STATUS:  
DEVELOPMENT APPLICATION