

## SITE PLAN

Scale 1:200

### SITE CRITERIA

No.52A CONSUL ROAD BROOKVALE N.S.W. 2100  
LOT 1 D.P. 26168

SITE AREA .....	= 641.5	sq. m. (BY CALC.)
EXISTING LOWER GROUND FLOOR AREA .....	= 50.3	sq. m.
PROPOSED LOWER GROUND FLOOR AREA .....	= 5.9	sq. m.
POST LOWER GROUND FLOOR AREA .....	= 55.2	sq. m.
EXISTING GROUND FLOOR AREA .....	= 71.8	sq. m.
PROPOSED GROUND FLOOR AREA .....	= 34.5	sq. m.
POST GROUND FLOOR AREA .....	= 106.3	sq. m.
PROPOSED GROUND FLOOR FRONT DECK AREA .....	= 19.1	sq. m.
PROPOSED GROUND FLOOR REAR DECK AREA .....	= 21.2	sq. m.
PROPOSED TOTAL FIRST FLOOR AREA .....	= 72.1	sq. m.
PROPOSED FIRST FLOOR FRONT DECK AREA .....	= 9.7	sq. m.
POST LOWER ROOF AREA .....	= 66.5	sq. m.
POST UPPER ROOF AREA .....	= 100.9	sq. m.
POST ROOF AREA .....	= 167.4	sq. m.
POST LANDSCAPED AREA > 2.0m WIDE .....	= 349.7	sq. m. 54.5 %
POST LANDSCAPED AREA < 2.0m WIDE .....	= 28.3	sq. m.
POST SOFT OPEN SPACE AREA .....	= 379.0	sq. m.
POST HARDSTAND OPEN SPACE AREA .....	= 95.1	sq. m.
POST TOTAL OPEN SPACE .....	= 474.1	sq. m.
TOTAL HARDSTAND POST DEVELOPEMENT .....	= 262.5	sq. m. 40.9 %

### NOTES:-

- ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE BASIX AND THE BUSH FIRE REPORTS.
- EXTERNAL WALL CLADDING SHALL BE SELECTED IN ACCORDANCE WITH THE BUSH FIRE REPORT WITH A SPECIFIED PAINTED COLOUR FINISH.
- AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
- AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
- AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
- ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT AND THE BUSH FIRE REPORT.
- EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT. AND THE BUSH FIRE REPORT.
- ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
- ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
- ALL PAINTING TO OWNERS REQUIREMENTS.
- ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
- ALL GLAZING TO CODE AS1288
- ALL PEST TREATMENT TO CODE AS3660.1-2000
- SMOKE ALARM DENOTED SA ON PLAN TO BCA 3.7.2 & AS3786
- ALL WATERPROOFING TO WET AREAS TO CODE AS3740
- ALL TIMBER FRAMING TO CODE AS1684
- ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

IF IN  
DOUBT  
ASK

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Date AUG. 2023

Drawn HENK.

Scale 1:200

Job No. 230402-01

### NOTES:-

- Builder to check and confirm all necessary dimensions on site prior to the commencement of construction. DO NOT SCALE THE DRAWING
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Project

**PROPOSED ALTERATIONS & ADDITIONS  
52A CONSUL ROAD BROOKVALE**

FOR

**Mr. M. & Mrs. J. ANDERSON**

## BASIX REQUIREMENTS

TO BE READ INCONJUNCTION WITH THE  
BASIX CERTIFICATE NUMBER \*

ROOF AREA TO TANK TO BE USED  
FOR GARDEN USE ..... 170 sq.m.

WATER STORAGE TANK CAPACITY ..... 5000 MIN. LITRES

NEW SHOWER HEAD MINIMUM RATING ..... 3 STAR RATING

NEW TOILET MINIMUM RATING ..... 3 STAR RATING

ALL NEW TAP FITTINGS MINIMUM RATING ..... 3 STAR RATING

GLAZING TO ALUMINIUM FRAMED WINDOWS AND DOORS OR OTHERWISE  
NOTED ARE TO BE IN ACCORDANCE WITH THE BASIX & BUSH FIRE REPORTS

ROOF COLOUR ..... MEDIUM 0.45 - 0.70 SA

FLOOR ABOVE ENCLOSED SUBFLOOR ..... R2.5 RATING

ROOF SHEETING ON INSULATION ..... R1.3 RATING

EXTERNAL WALLS INSULATION ..... R2.5 RATING

RAKED CEILING INSULATION ..... R2.5 RATING

HEAT PUMP HOT WATER SERVICE

COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE A  
1-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0-3.5 OR  
BETTER PLUS A CEILING FAN TO BEDROOM ONLY. THE COOLING SYSTEM MUST  
MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.

HEATING SYSTEM IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE 1-PHASE  
AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0 - 3.5 OR BETTER.

ELECTRIC FIRE PLACE

FIXED OUTDOORS CLOTHES DRYING LINE TO BE INSTALLED

INDUCTION COOKER WITH ELECTRIC OVEN.

APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING"  
IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE  
FOLLOWING ROOMS, AND WHERE THE "DEDICATED" APPEARS, THE FITTINGS  
FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR  
LIGHT EMITTING DIODE (LED) LAMPS:

- THE LAUNDRY, AT LEAST 5 OF THE BEDROOMS (DEDICATED)
- STUDY, LIVING/DINING, FAMILY & RUMPUS ROOMS (DEDICATED)
- ALL BATHROOMS/TOILETS, KITCHEN, HALLWAYS (DEDICATED)

### NOTE:-

ALL CONSTRUCTION TO BE CARRIED OUT IN STRICT  
ACCORDANCE WITH THE BUSH FIRE REPORT PREPARED  
BY CONTROL LINE CONSULTING.



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

**DA2023/1596**

### REV. A:- 23/01/2024

COVERED TERRACE REDUCED, PRIVACY SCREEN WITH  
ACCESS DOOR, & PRIVACY SCREEN PLANTING ADDED

**DEVELOPEMENT**

**APPLICATION ISSUE**



**LOWER FLOOR PLAN**

Scale 1:100

The plan shows a building footprint with the following areas and features:

- GARAGE:** APPROX. FLOOR RL 43.66. Contains two cars. Dimensions include 3500mm width and 4220mm total width.
- STORE:** Located at the rear right. Dimensions include 820mm depth and 1000mm width.
- ENTRY:** APPROX. FLOOR RL 43.90. Features a staircase labeled "SELECTED TIMBER STAIRS WITH CLOSED RISERS".
- EXISTING WALLS TO REMAIN / TO BE REMOVED:** Indicated by solid and dashed lines respectively.
- DOORS AND WINDOWS:** Includes "EXIST. WINDOW", "EXIST. DOOR", and "ALUMINIUM FRAMED LOUVRED DOOR WITH MESHING".
- OUTSIDE FEATURES:** "SLENDER WEAVER BAMBOO PRIVACY SCREEN PLANTING", "DRAINAGE SUMP", "ROCK EXCAVATION LINE", and "EXISTING PAVED AREA TO REMAIN".
- STRUCTURAL NOTES:** "EXISTING BRICK RETAINING WALL TO BE REMOVED & REPLACED TO STRUCTURAL ENGINEERS RECOMMENDATIONS", "EXISTING CONCRETE TURNING AREA TO REMAIN", and "EXISTING LOWER FLOOR = 50.3 POST LOWER FLOOR = 55.2".
- LEVELS:** Various spot levels are noted, such as RL 43.75, RL 43.66, and RL 43.90.
- Other Labels:** "LINE OF BUILDING OVER", "EXISTING DRIVEWAY", "EXISTING PARKING AREA", and "EXISTING CONCRETE TURNING AREA TO REMAIN".

# DEVELOPEMENT

## APPLICATION ISSUE

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REV A - 23-01-2024

PRIVACY SCREEN PLANTING INDICATED

IF IN  
DOUBT  
ASK

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Date AUG. 2023  
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Scale 1:100  
Job No. 230402-02

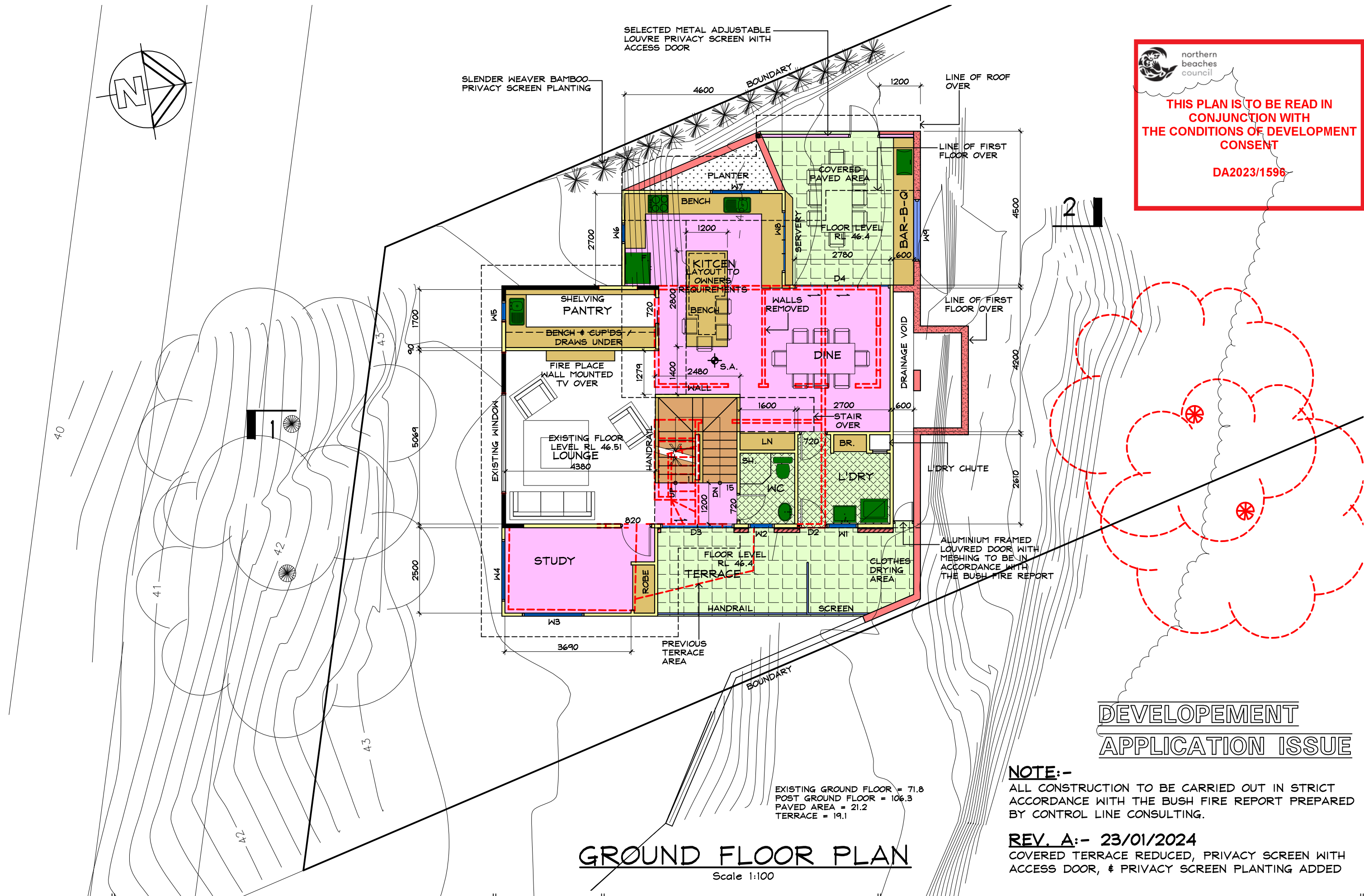
**NOTES: –**

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Project **PROPOSED ALTERATIONS & ADDITIONS**  
**52A CONSUL ROAD BROOKVALE**  
 FOR **Mr. M. & Mrs. J. ANDERSON**





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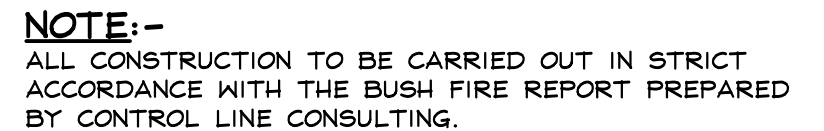
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Date AUG. 2023  
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Job No. 230402-03

**NOTES: —**

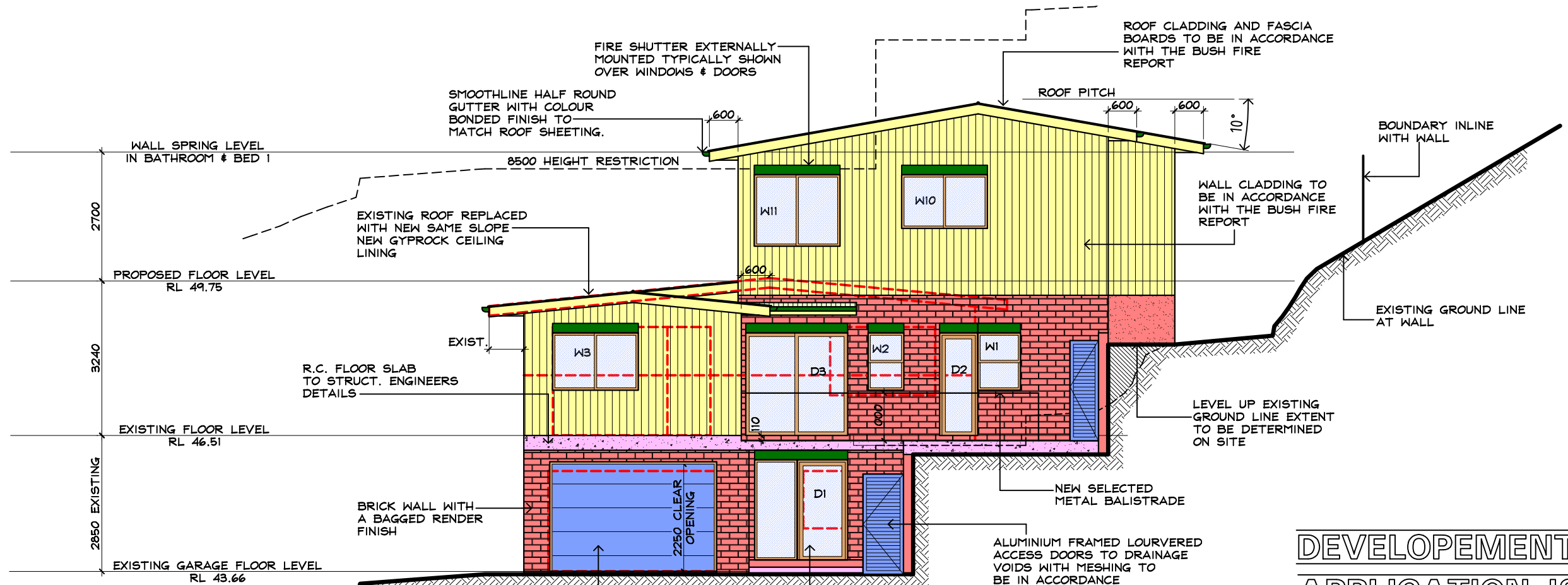
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Project	PROPOSED ALTERATIONS & ADDITIONS 52A CONSUL ROAD BROOKVALE
FOR	Mr. M. & Mrs. J. ANDERSON



# DEVELOPEMENT APPLICATION ISSUE

Project	PROPOSED ALTERATIONS & ADDITIONS 52A CONSUL ROAD BROOKVALE
FOR	Mr. M. & Mrs. J. ANDERSON



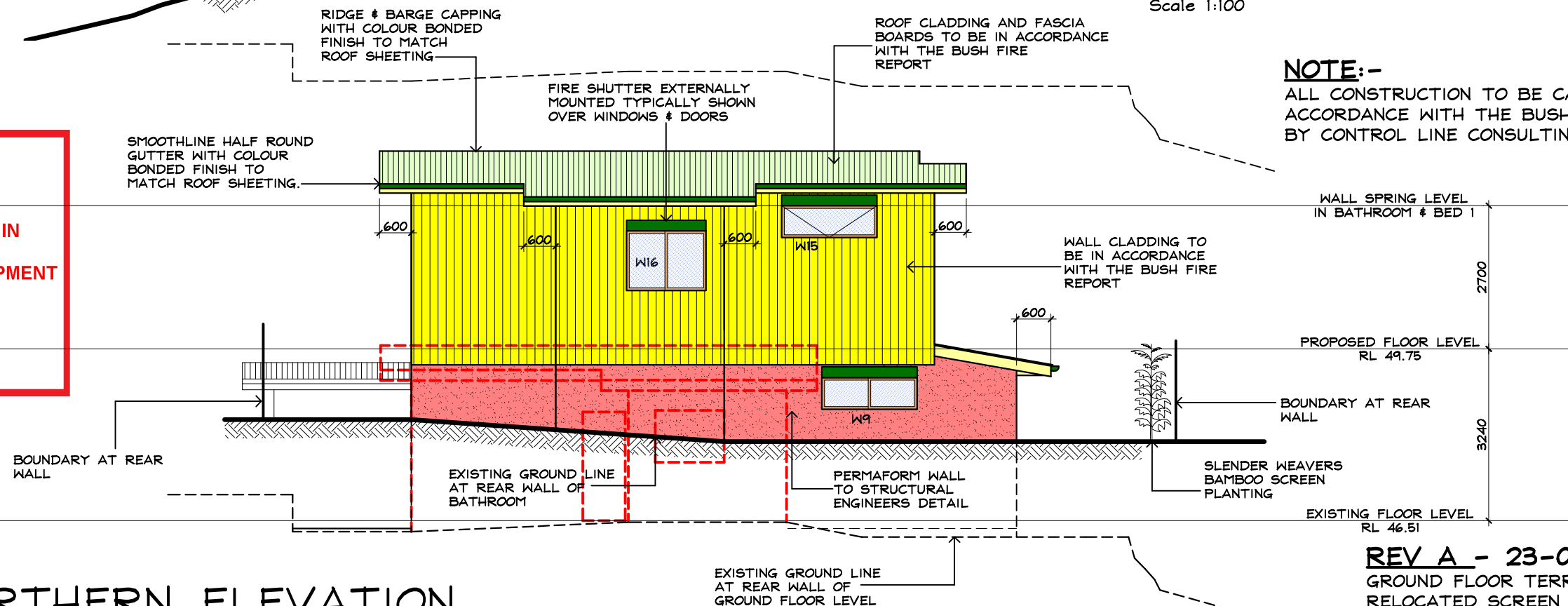
## DEVELOPEMENT APPLICATION ISSUE

### EASTERN ELEVATION

Scale 1:100

#### NOTE:-

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### NORTHERN ELEVATION

Scale 1:100

#### REV A - 23-01-2024

GROUND FLOOR TERRACE WALL  
RELOCATED SCREEN PLANTING  
ADDED TO NORTHERN ELEVATION.

 northern  
beaches  
council

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**DA2023/1596**

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Date AUG. 2023  
Drawn **HENK.**  
Scale 1:100  
Job No.230402-05

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**52A CONSUL ROAD BROOKVALE**  
FOR **Mr. M. & Mrs. J. ANDERSON**

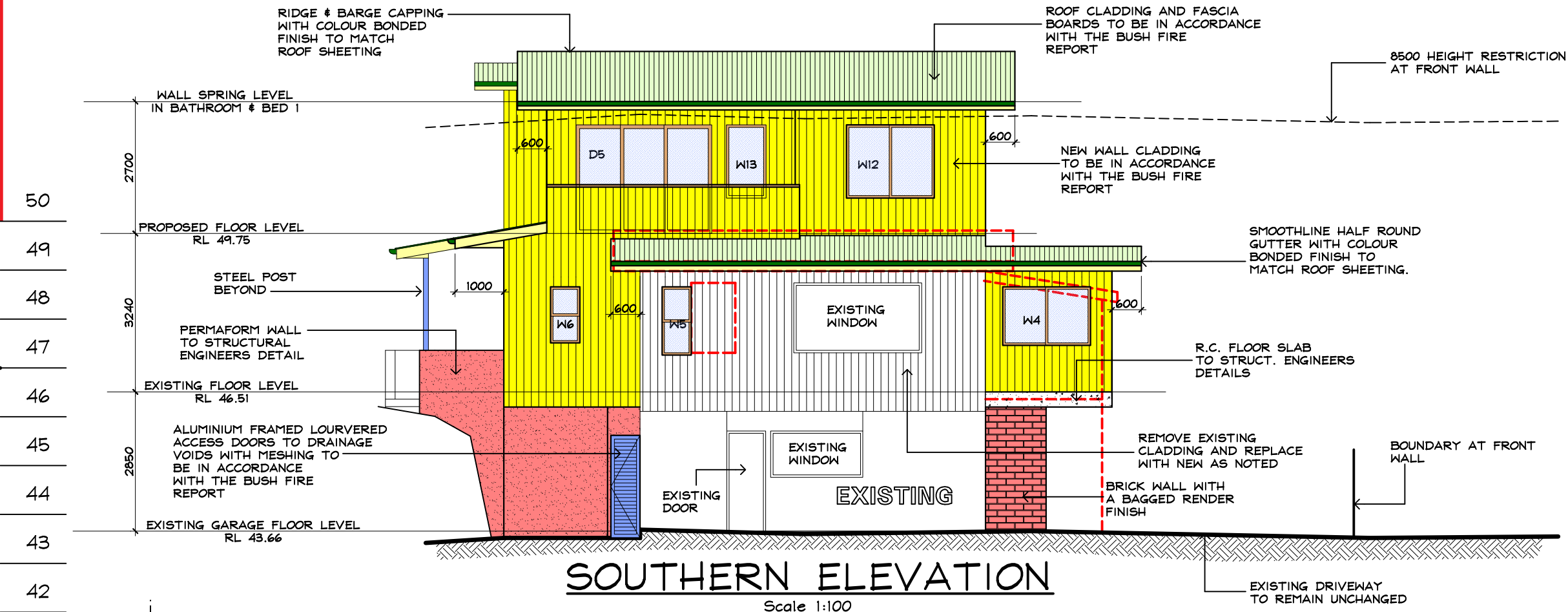




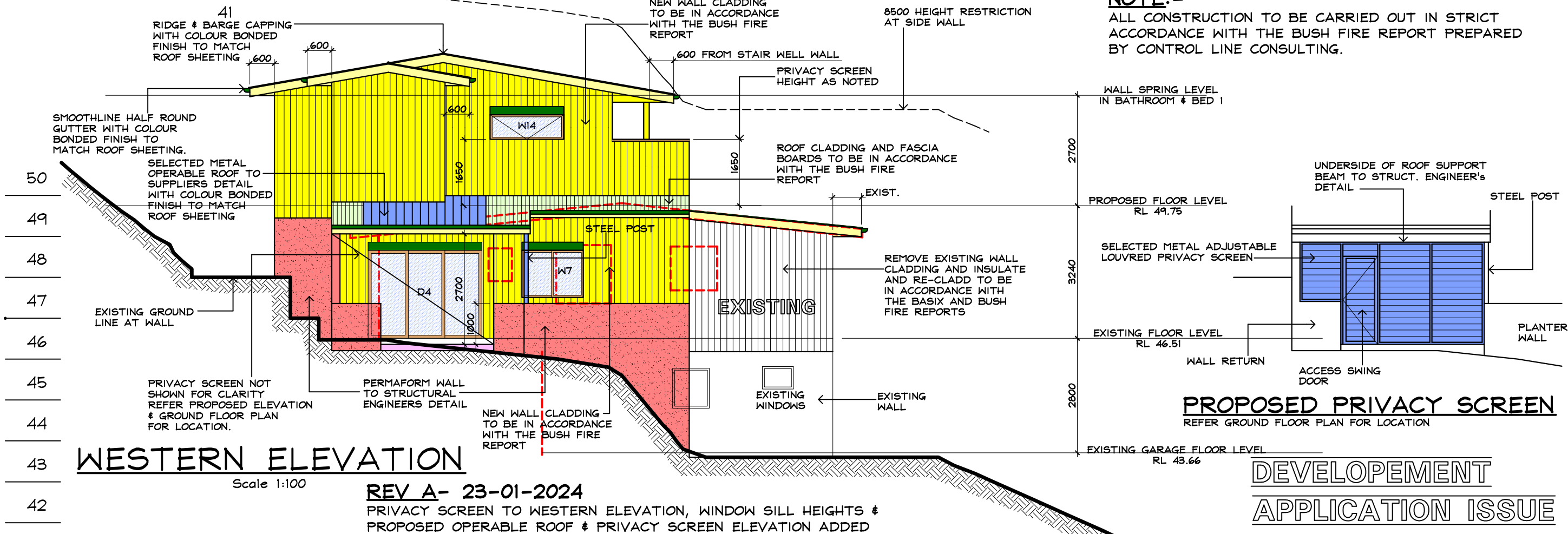
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DA2023/1596



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**REV A- 23-01-2024**  
PRIVACY SCREEN TO WESTERN ELEVATION, WINDOW SILL HEIGHTS &  
PROPOSED OPERABLE ROOF & PRIVACY SCREEN ELEVATION ADDED

**DEVELOPEMENT  
APPLICATION ISSUE**

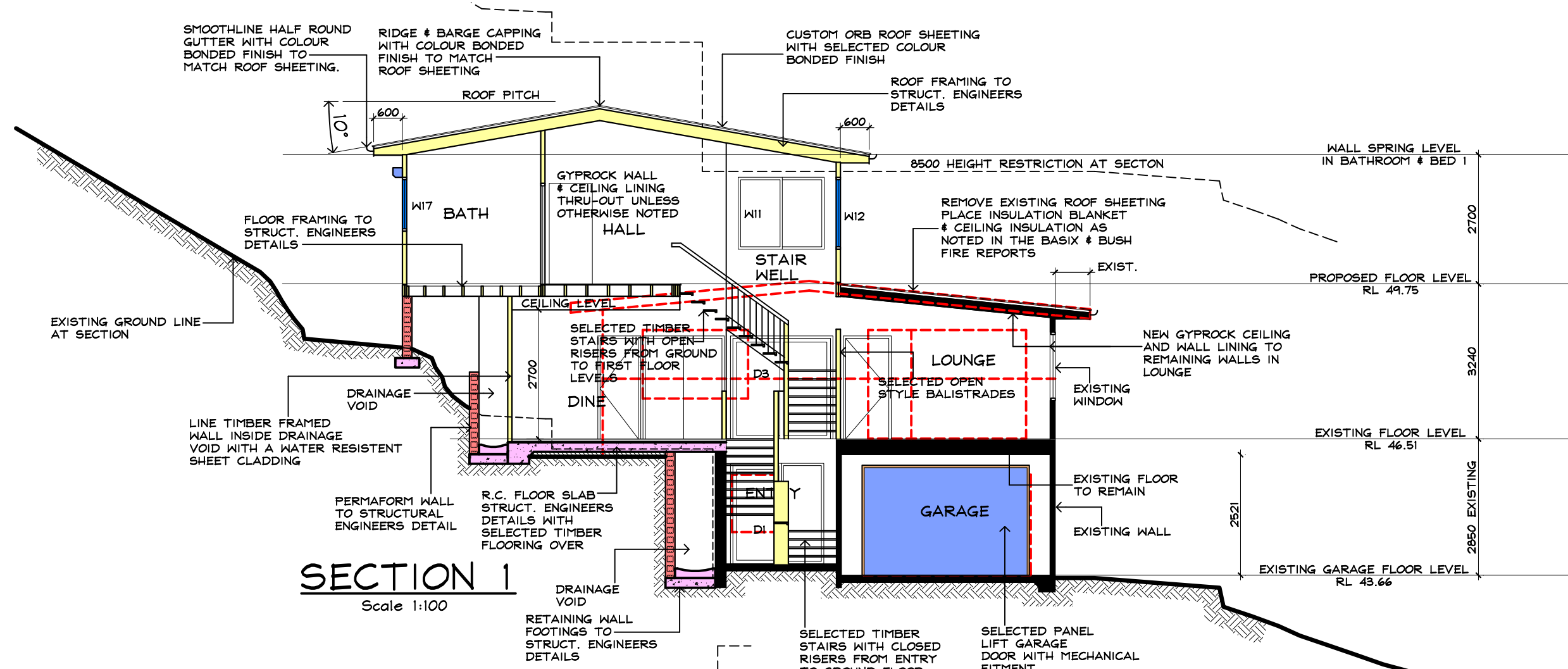
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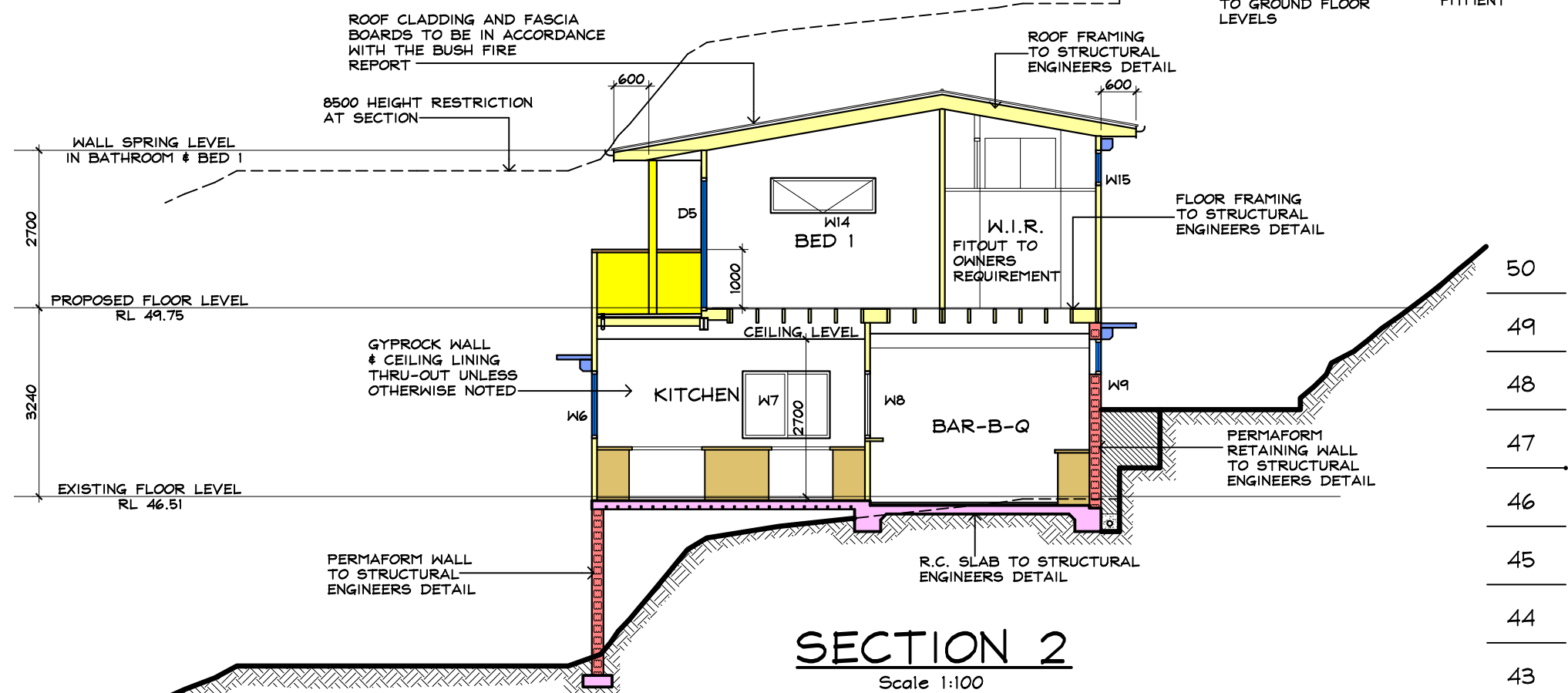
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Job No.230402-06

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FOR **Mr. M. & Mrs. J. ANDERSON**



**SECTION 1**  
Scale 1:100



**SECTION 2**  
Scale 1:100

 northern beaches council

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**DA2023/1596**

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**DEVELOPEMENT APPLICATION ISSUE**

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Date AUG. 2023  
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Scale 1:100  
Job No.230402-07

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