

D.P. 404005

D.P. 24585

SITE AREA  
1324m<sup>2</sup>

F/C COTTAGE ON  
BRICK FOUNDATIONS  
TILE ROOF  
No. 34

CLAD  
SECONDARY DWELLING  
METAL ROOF

BRICK & CLAD  
SECONDARY DWELLING  
METAL ROOF

**SITE INFORMATION:**

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

<b>TOTAL SITE AREA:</b>	<b>1324m<sup>2</sup></b>
EXIST. DWELLING FOOTPRINT EXCL. FRONT VERANDAH & ENTRY STAIRS	90.8m <sup>2</sup>
PROPOSED FOOTPRINT OF REAR ADDITIONS OVER EXISTING SLAB	35.45m <sup>2</sup>
EXISTING LANDSCAPE AREA	44.78% of site 592.9m <sup>2</sup>
LANDSCAPE AREA TO BE REMOVED	0.0m <sup>2</sup>
<b>TOTAL PROPOSED LANDSCAPE OPEN SPACE AREA</b>	<b>44.78% of site 592.9m<sup>2</sup></b>

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2020/0098

northern beaches council

**SITE EVALUATION PLAN  
1:200**

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

**LKS DESIGN & DRAFTING**  
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

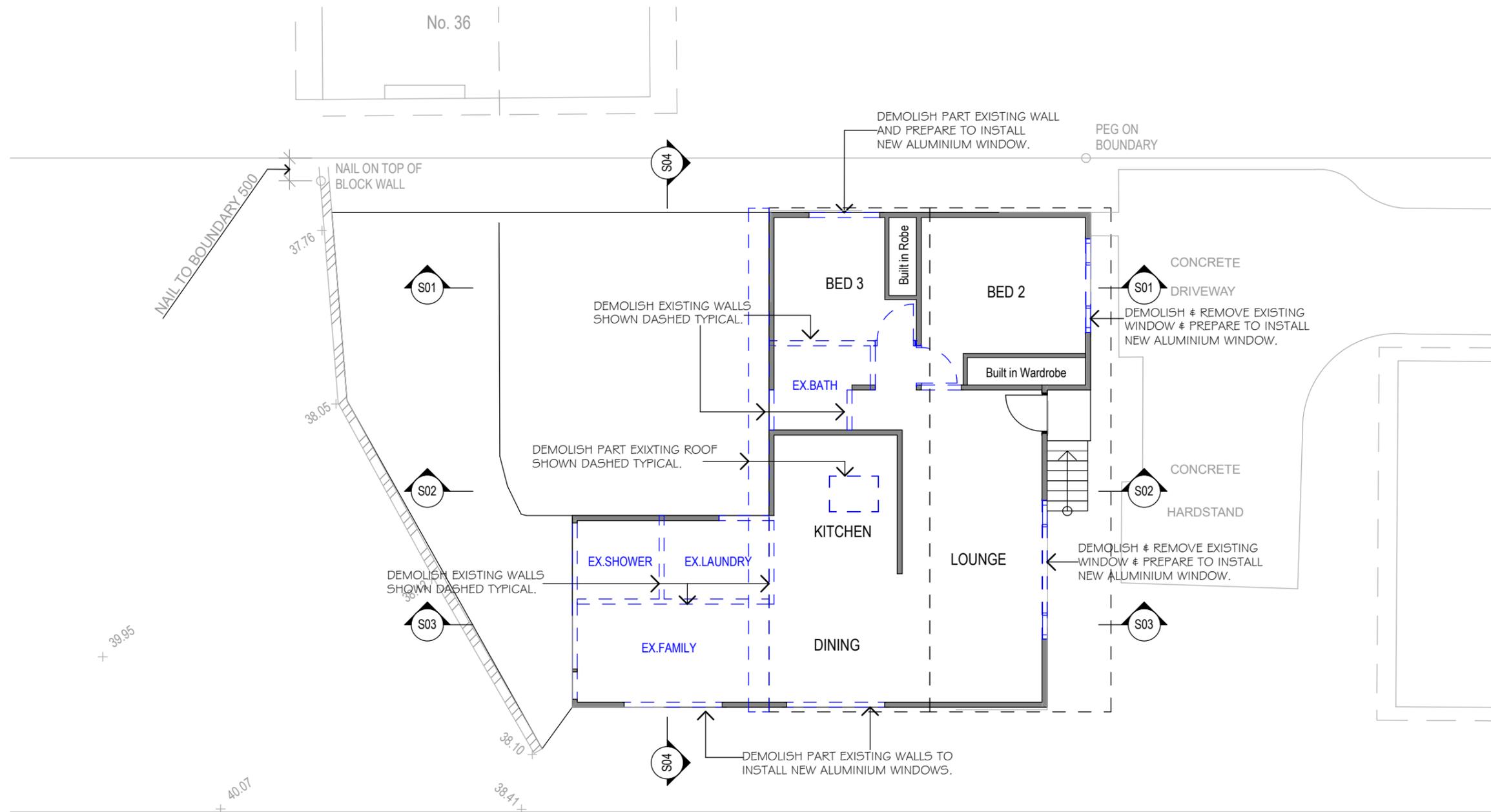
**Bee & Lethbridge Pty Ltd**  
Suite 2, 14 Starkey Street,  
PO Box. 330, Forestville, NSW 2087  
Phone: 9451 6757 Fax: 9975 3535  
Email: survey@beeleth.com.au  
ABN: 13 003 194 447  
www.beeleth.com.au

Quality Surveying & Development Solutions  
THE BUILDER SHALL CHECK ALL DIMENSIONS AND LEVELS 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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**bdaa**  
BUILDING DESIGNERS  
ASSOCIATION OF AUSTRALIA  
CHARTERED ACCREDITED MEMBER  
ACCREDITATION No.6120






  
**GROUND FLOOR DEMOLITION PLAN**  
**1:100**


 northern beaches council  
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**DA2020/0098**

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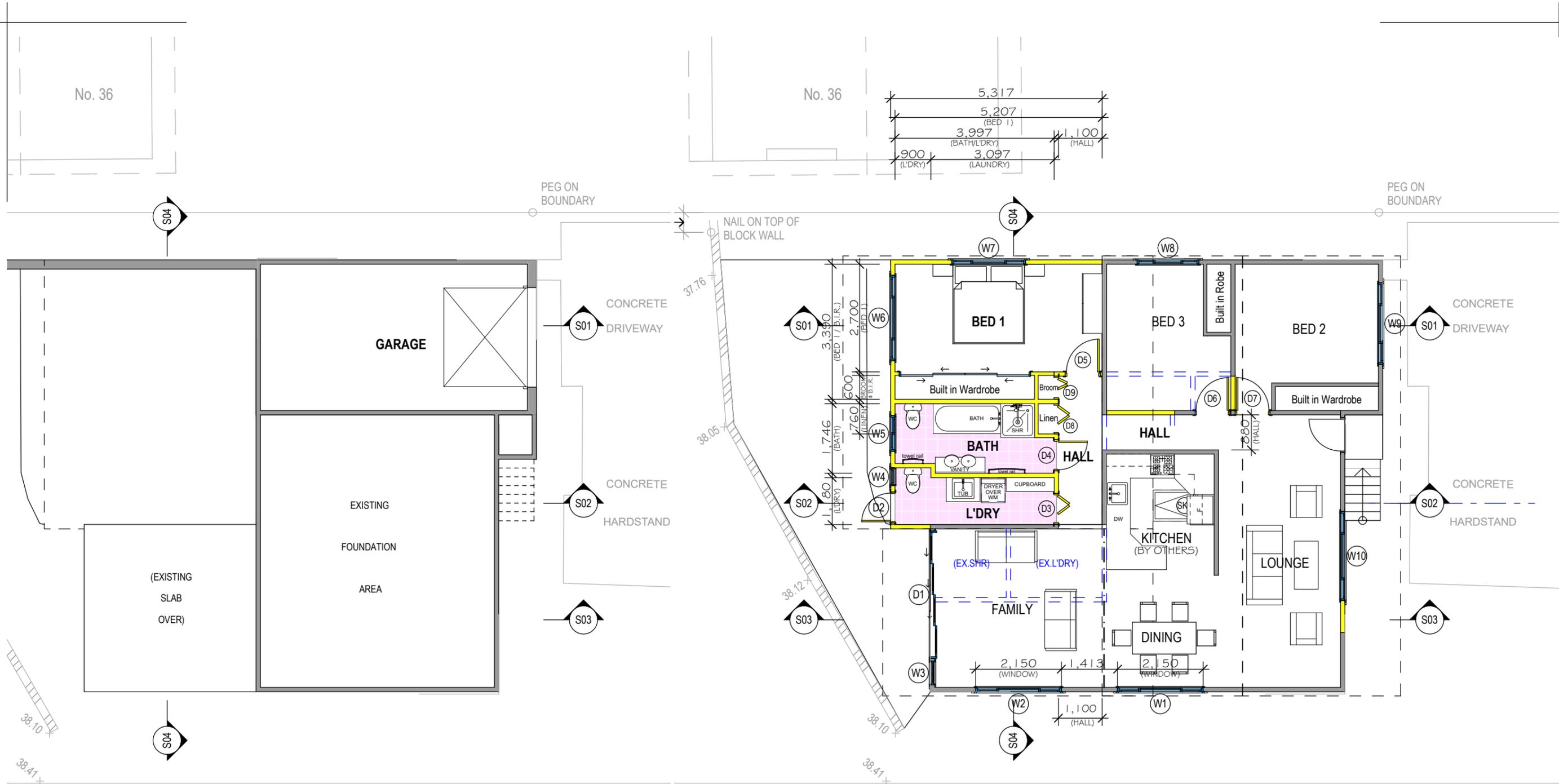
**LKS DESIGN & DRAFTING**  
 ABN 62343830351  
 ACCREDITED BUILDING DESIGNER  
 P.O. Box 4101, North Curl Curl, N.S.W. 2099  
 Mobile: 0418 662 771  
 Email: lks1@bigpond.net.au

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

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

**DEVELOPMENT APPLICATION ISSUE**

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



**GARAGE FLOOR LEVEL**  
1:100

**GROUND FLOOR LEVEL**  
1:100

**northern beaches council**

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

**DA2020/0098**

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**PROJECT:**  
PROPOSED ALTERATIONS AND ADDITIONS

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

**CLIENT:**  
A. D. KEY

**DRAWING TITLE:**  
GARAGE AND GROUND FLOOR PLANS

**DATE:** 5th February, 2020

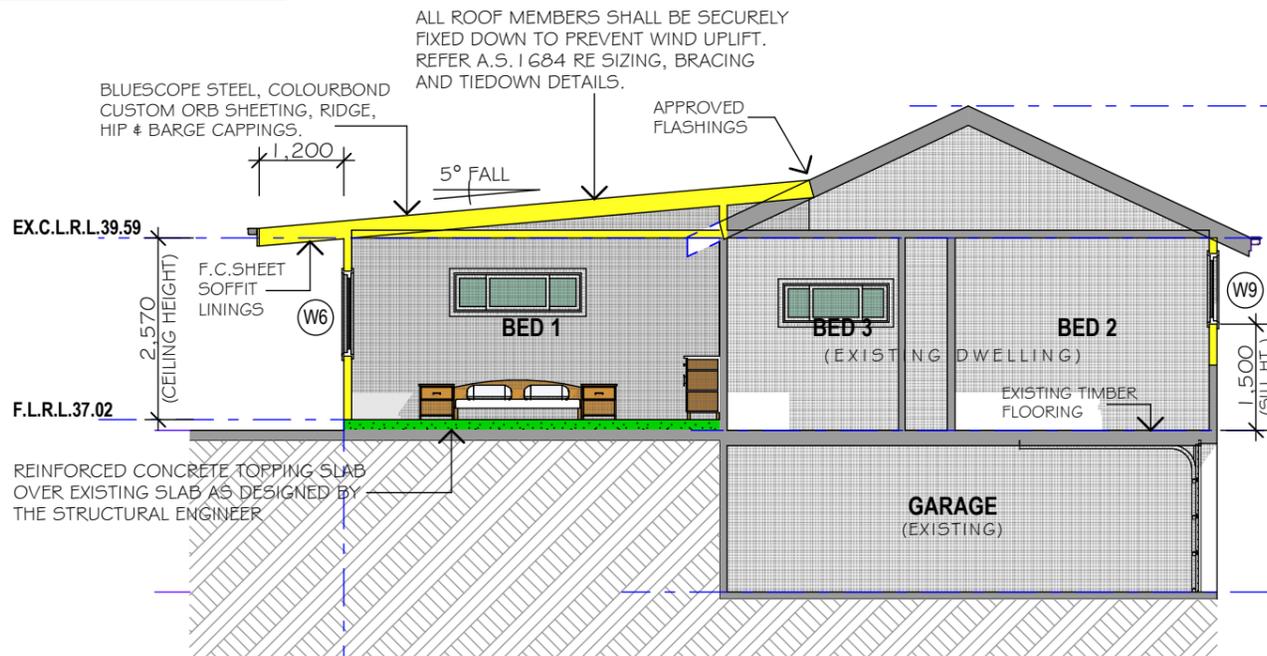
**SCALE:** As Shown

**DRAWN:** L.K.S.

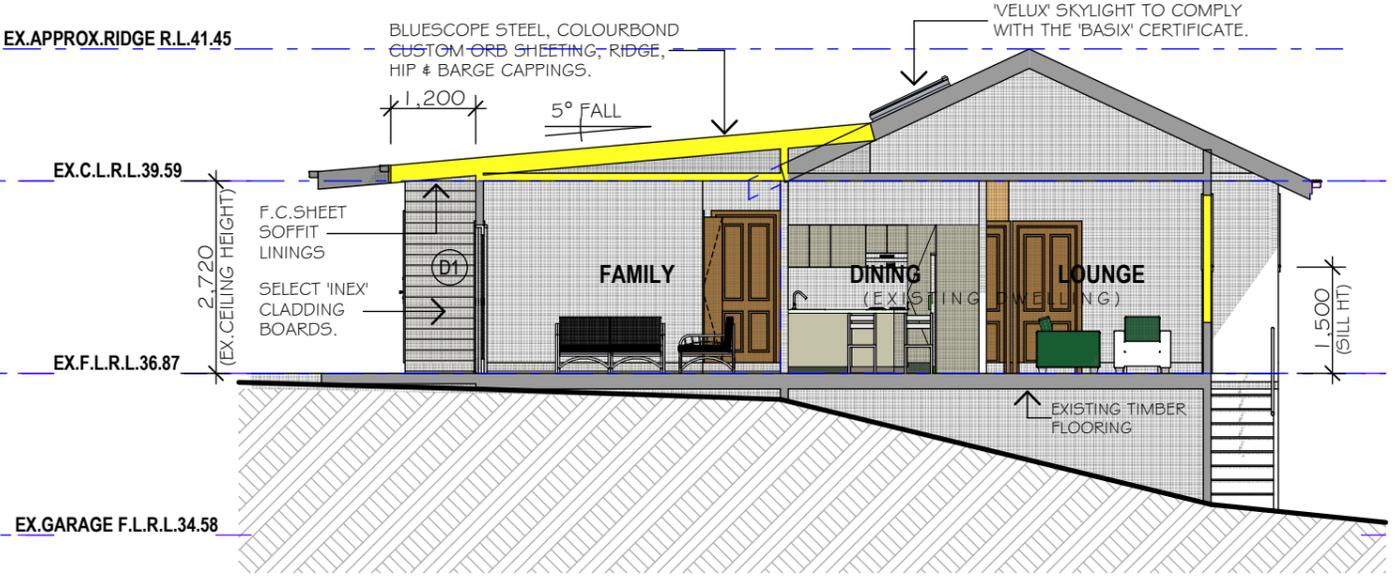
**PROJECT REF:** 1912 DA 06 Rev. A

**DEVELOPMENT APPLICATION ISSUE**

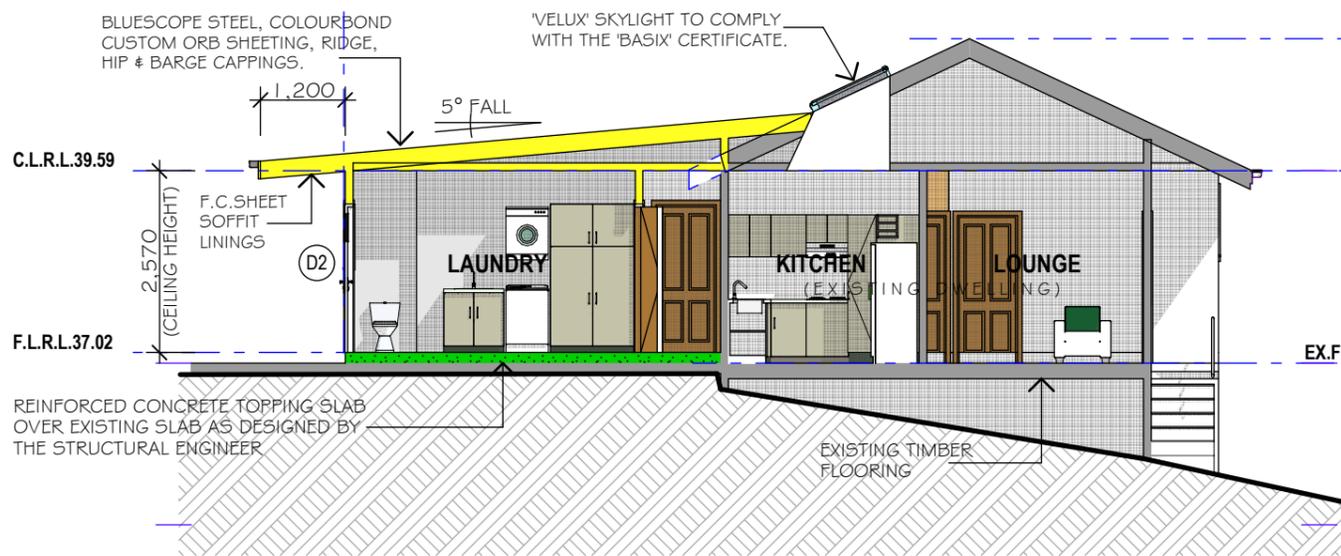




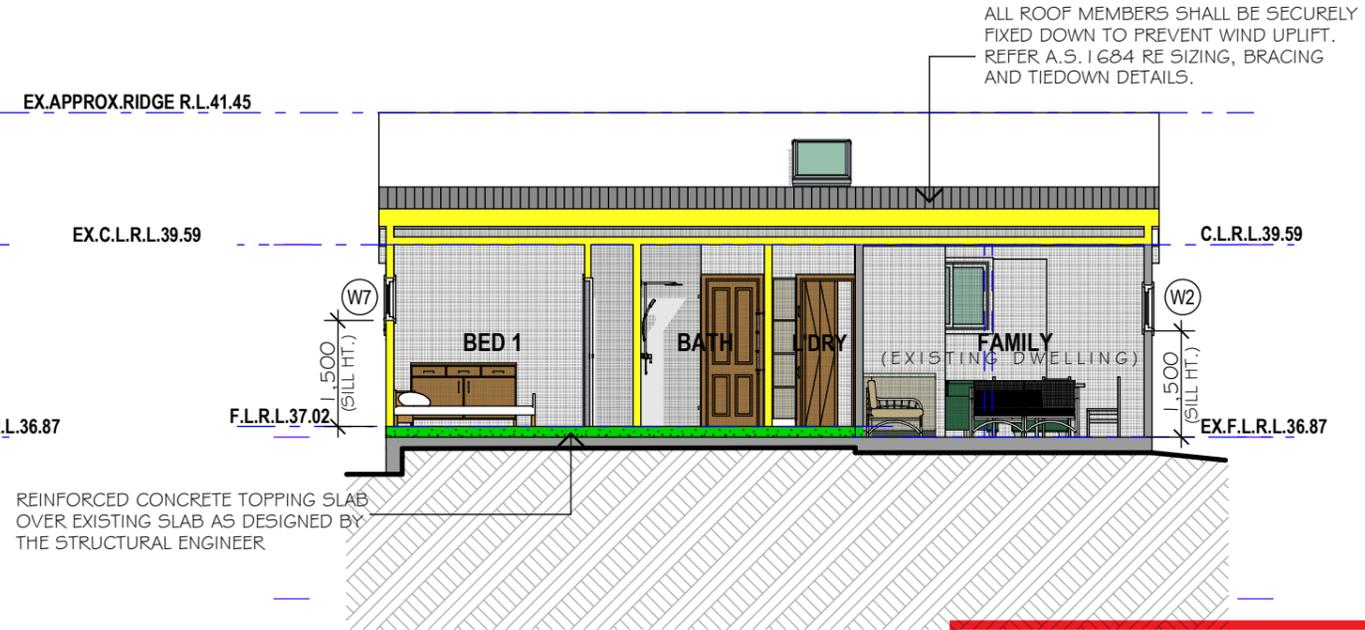
**S01** SECTION 1:100



**S03** SECTION 1:100



**S02** SECTION 1:100



**S04** SECTION 1:100

ALL ROOF MEMBERS SHALL BE SECURELY FIXED DOWN TO PREVENT WIND UPLIFT. REFER A.S. 1684 RE SIZING, BRACING AND TIEDOWN DETAILS.

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05-02-2020	A	DEVELOPMENT APPLICATION ISSUE

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**PROJECT:**  
 PROPOSED ALTERATIONS AND ADDITIONS  
 34 CONSUL ROAD,  
 BROOKVALE, N.S.W. 2100  
 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

**northern beaches council**

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

**DA2020/0098**

**DEVELOPMENT APPLICATION ISSUE**



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



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



'AWS' ALUMINIUM FRAMED WINDOWS & DOORS THROUGHOUT



'ENVIROSEAL PROCTORWRAP' RESIDENTIAL VAPOUR PERMEABLE BUILDING WRAP



'INEX' CLADDING BOARDS FIXED OVER VAPOUR PERMEABLE MEMBRANE.



ROOF SHEETING 'COLORBOND' STEEL COLOUR: BASALT, Solar Absorpstace =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.



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**DA2020/0098**

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**PROJECT:**  
 PROPOSED ALTERATIONS AND ADDITIONS

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

**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**

DEVELOPMENT APPLICATION ISSUE