

Bee & Lethbridge
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.

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

NEIGHBOURS PRIVATE OPEN SPACE

AWNING

TOP GND FLOOR WINDOW RL44.40
BOT RL43.85
TOP FIRST FLOOR WINDOW RL47.20
BOT RL45.95
TOP GND FLOOR WINDOW RL44.00
BOT RL42.75

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

NO. 6 ST JOHNS CLOSE

8

D.P. 240585

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

SITE INFORMATION:	
LOT Y, D.P.404005, 34 CONSUL RD., BROOKVALE. NSW 2100	
TOTAL SITE AREA:	1324m ²
EXIST. DWELLING FOOTPRINT EXCL. FRONT VERANDAH & ENTRY STAIRS	90.8m ²
PROPOSED FOOTPRINT OF REAR ADDITIONS OVER EXISTING SLAB	35.45m ²
EXISTING LANDSCAPE AREA	44.78% of site 592.9m ²
LANDSCAPE AREA TO BE REMOVED	0.0m ²
TOTAL PROPOSED LANDSCAPE OPEN SPACE AREA	44.78% of site 592.9m ²

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

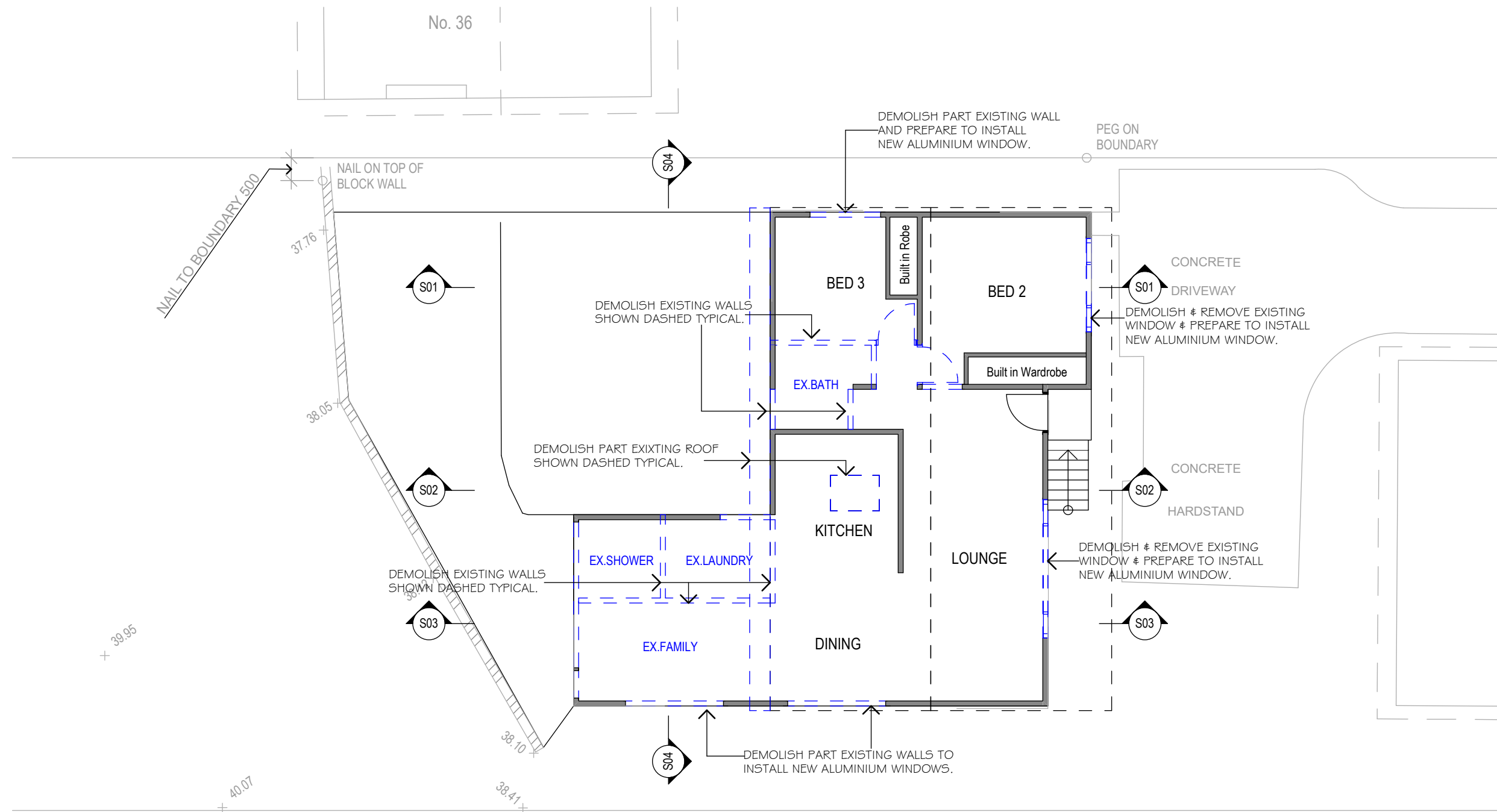
DATE: 5th February, 2020

SCALE: As Shown

DRAWN: L.K.S.

PROJECT REF: 1912 DA 03 Rev. A

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



GROUND FLOOR DEMOLITION PLAN
1:100

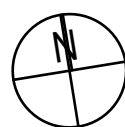
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DA2020/0098

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05-02-2020	A	DEVELOPMENT APPLICATION ISSUE

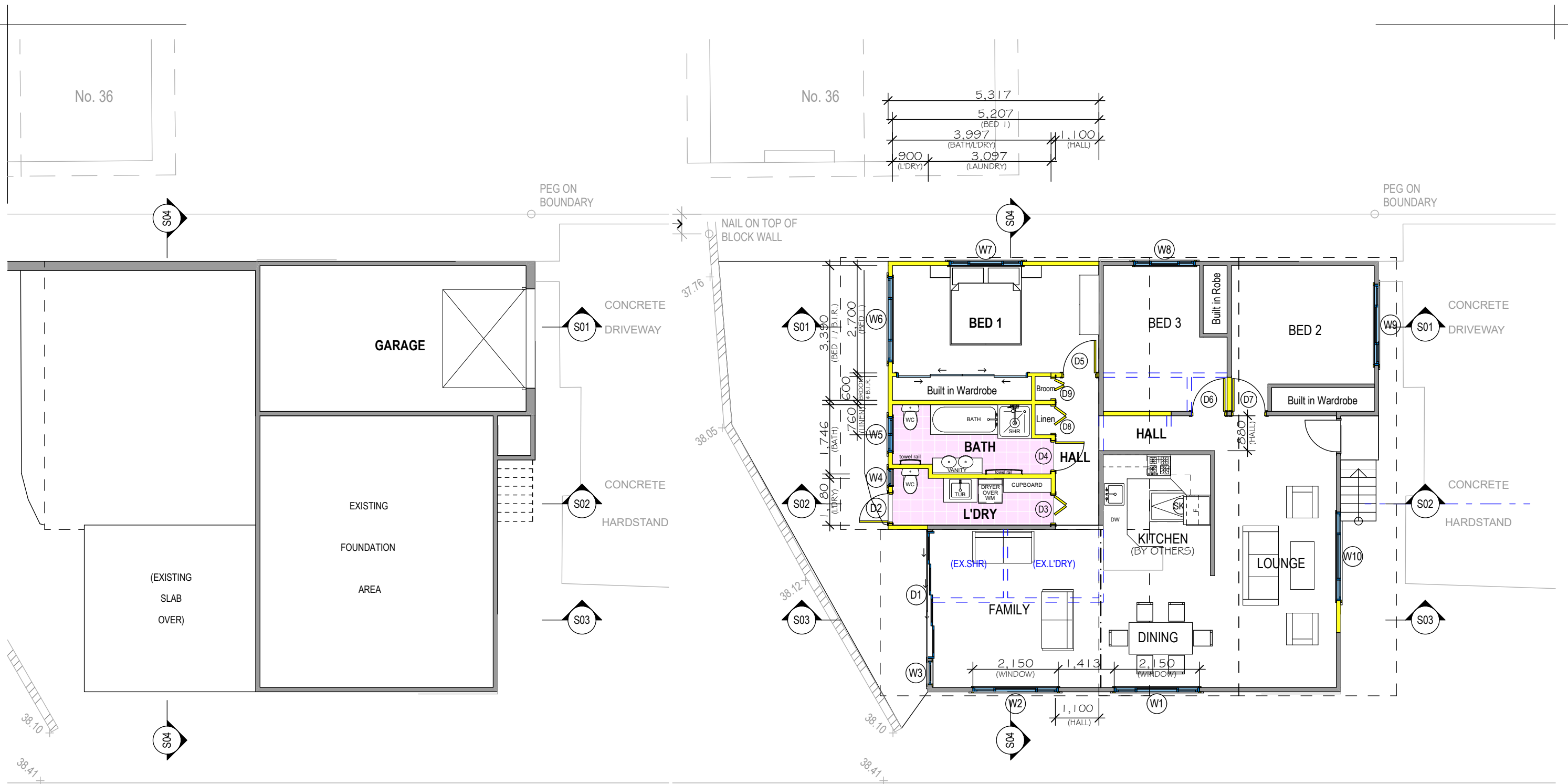
LKS DESIGN & DRAFTING
ABN 62343830351
ACCREDITED BUILDING DESIGNER
P.O. Box 4101, North Curl Curl, N.S.W. 2099
Mobile: 0418 662 771
Email: lks1@bigpond.net.au

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

CLIENT:
A. D. KEY
DRAWING TITLE:
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



northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
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CONSENT**

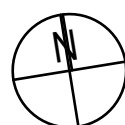
DA2020/0098

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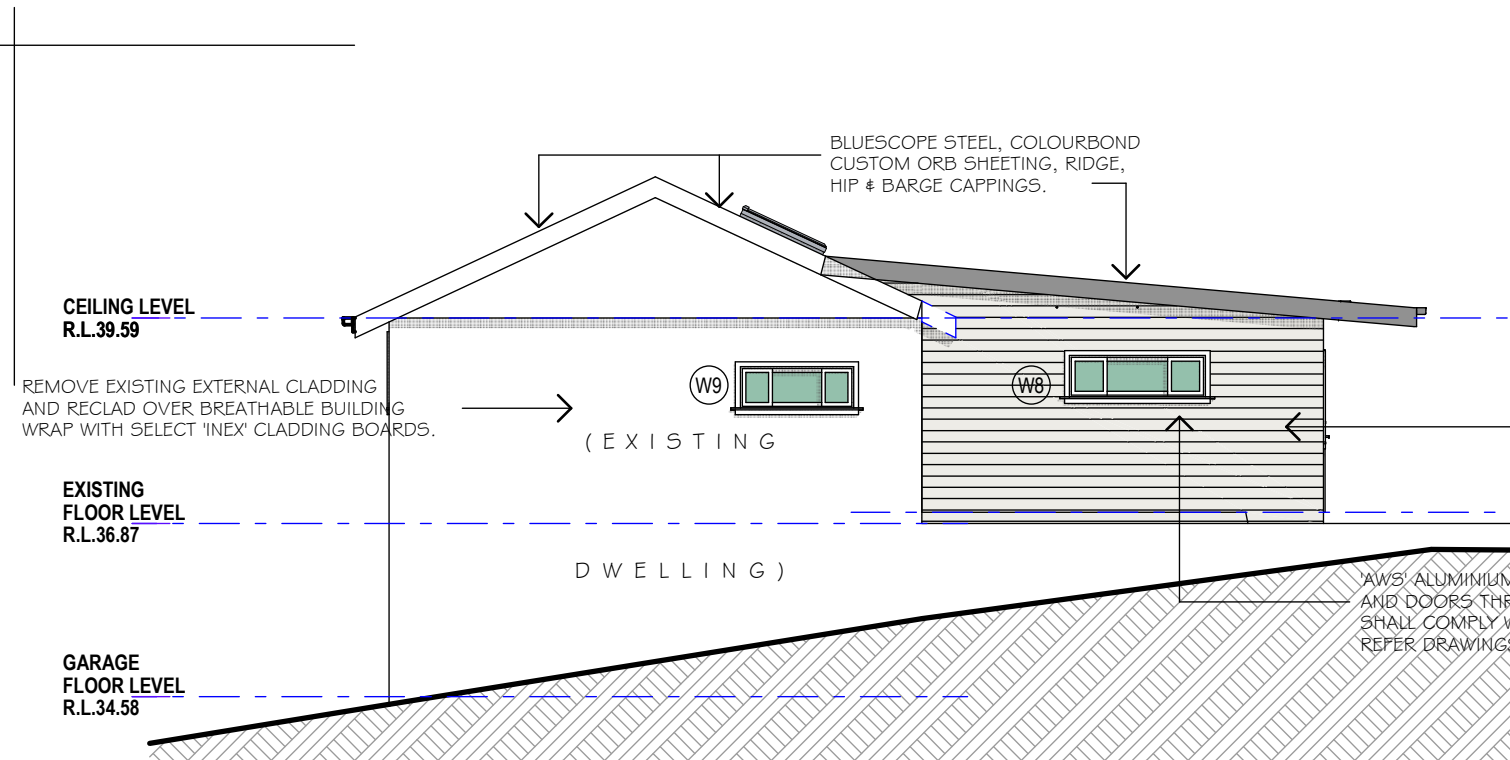
P.O. Box 4101, North Curl Curl, N.S.W. 2099
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Email: lks1@bigpond.net.au

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

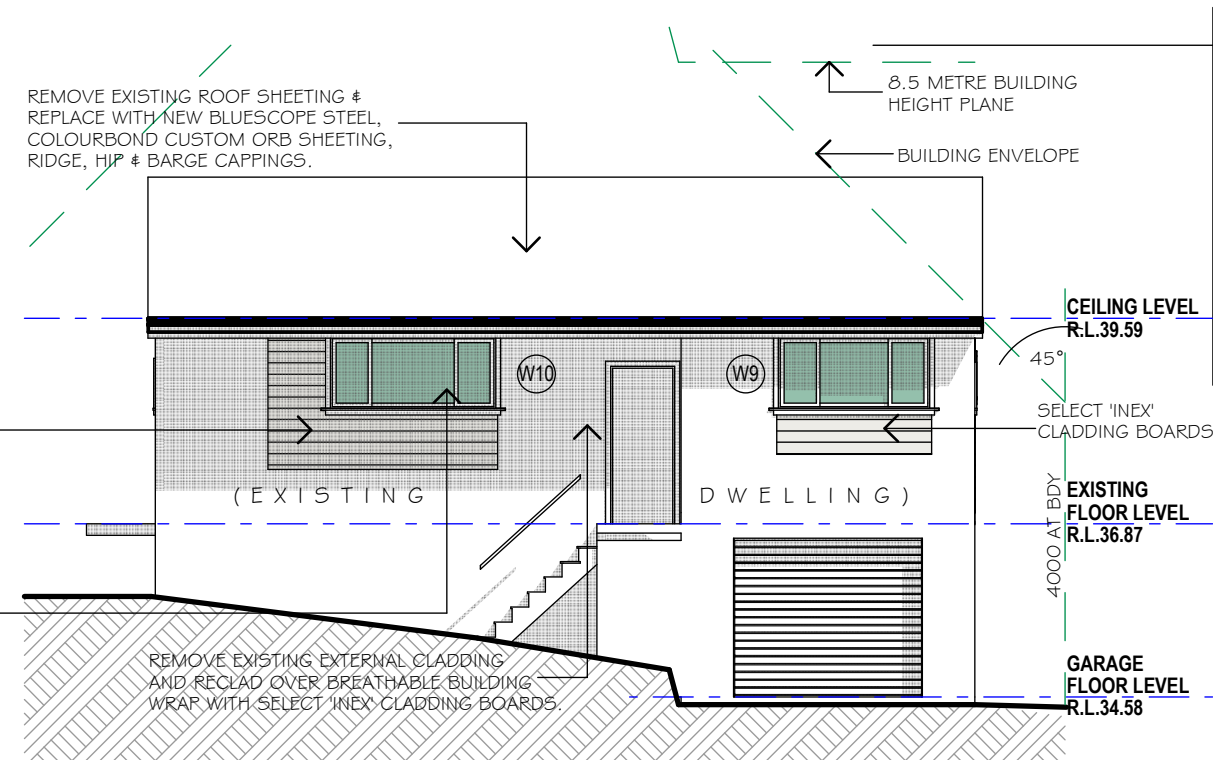
CLIENT:
A. D. KEY
DRAWING TITLE:
GARAGE AND GROUND
FLOOR PLANS

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

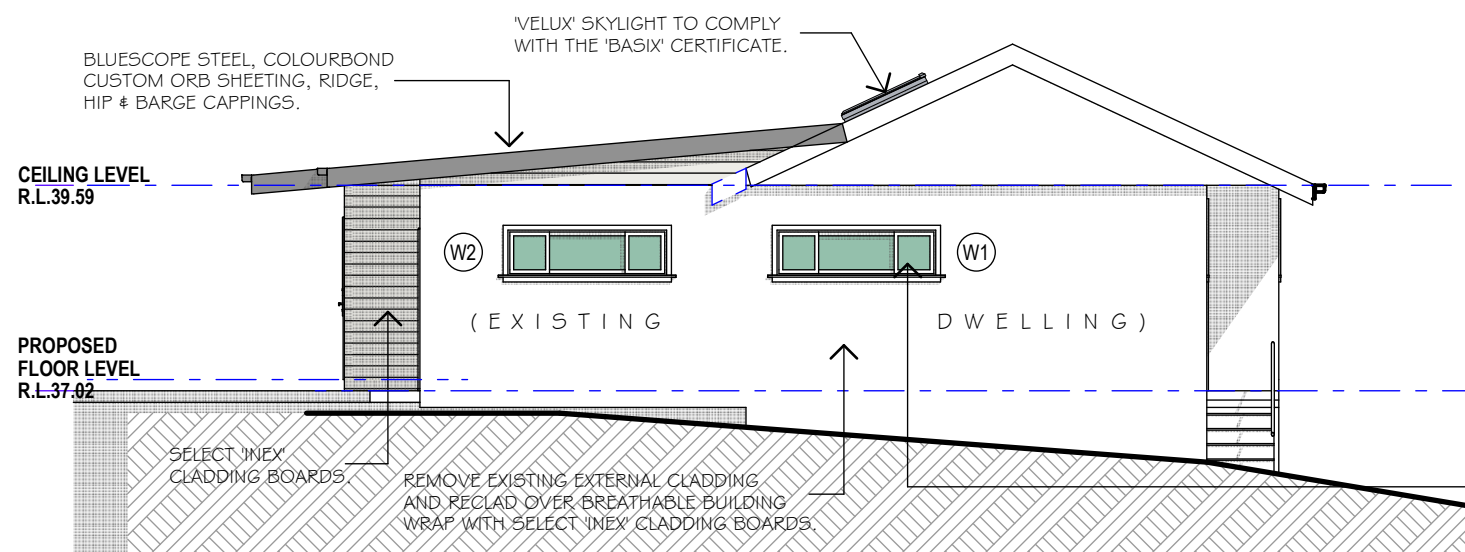
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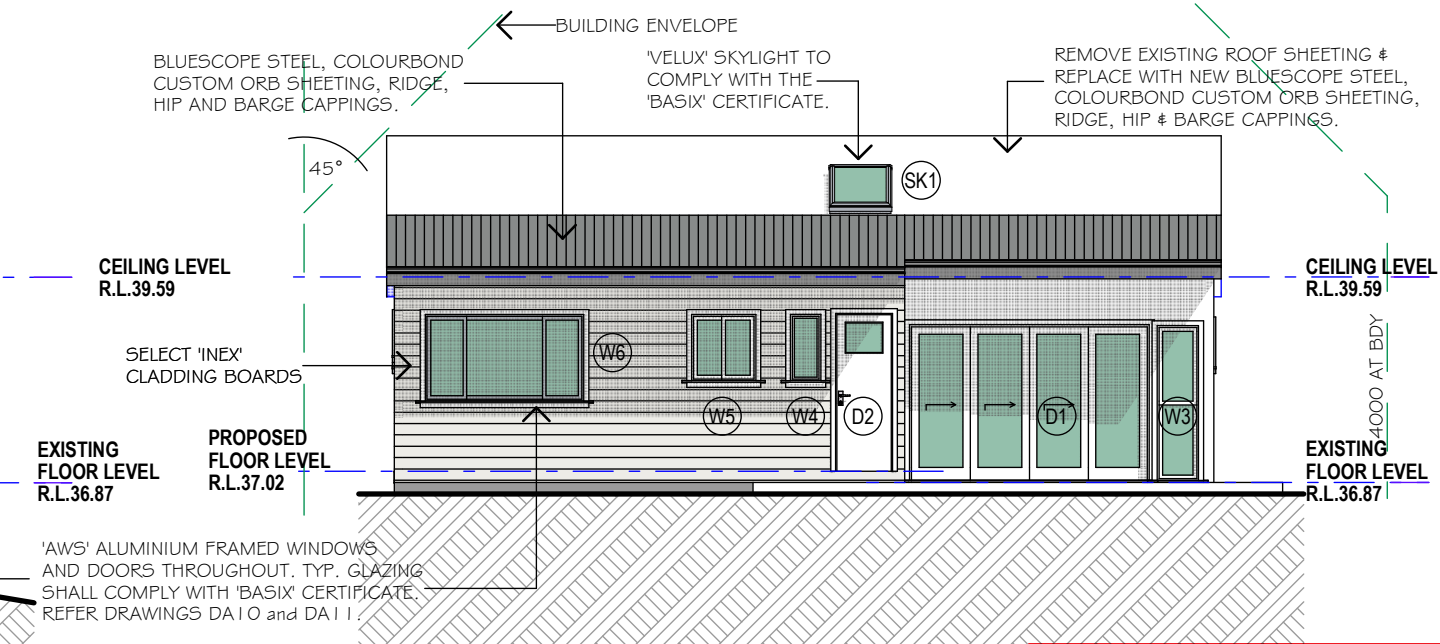
NORTH ELEVATION
1:100



EAST ELEVATION
1:100



SOUTH ELEVATION
1:100



WEST ELEVATION
1:100

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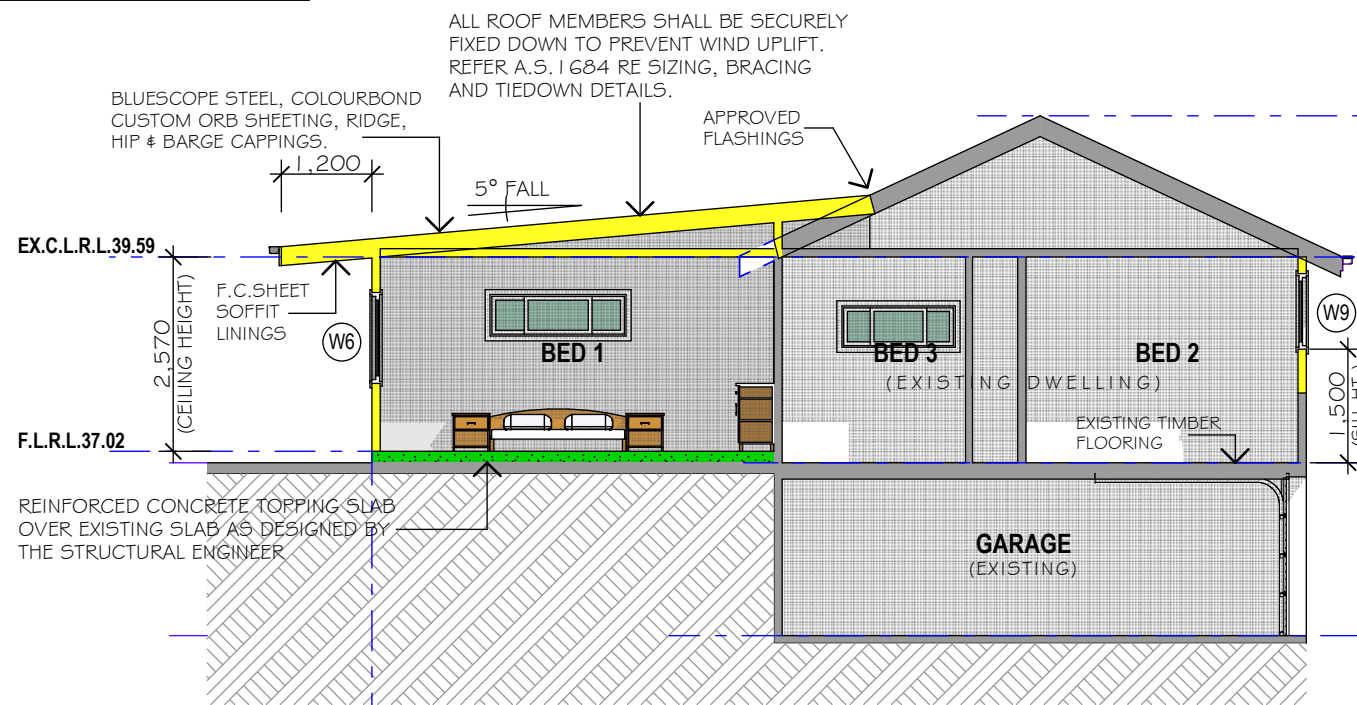
PROJECT:
PROPOSED ALTERATIONS
AND ADDITIONS
34 CONSUL ROAD,
BROOKVALE, N.S.W. 2100
LOT. Y. D.P.404005

CLIENT:
A. D. KEY
DRAWING TITLE:
NORTH, SOUTH, EAST AND
WEST ELEVATIONS

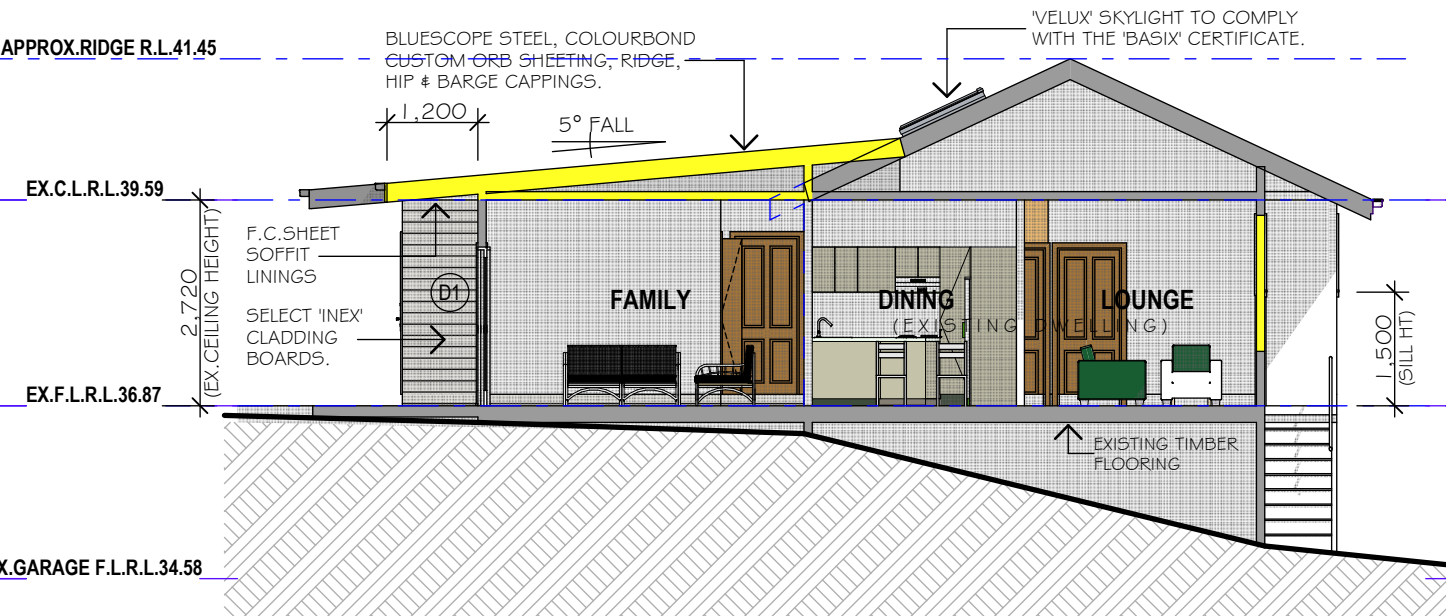
DATE: 5th February, 2020
SCALE: As Shown
DRAWN: L.K.S.
PROJECT REF: 1912 **DA 07** **Rev. A**

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CONSENT**
DA2020/0098

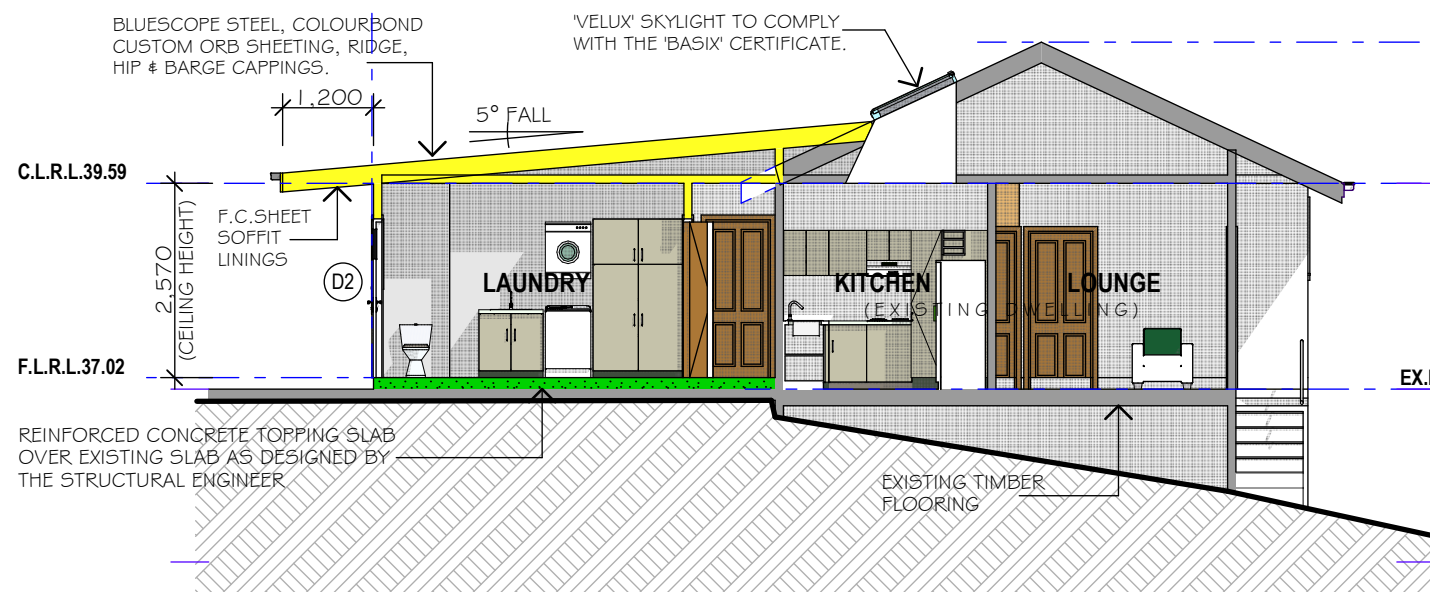
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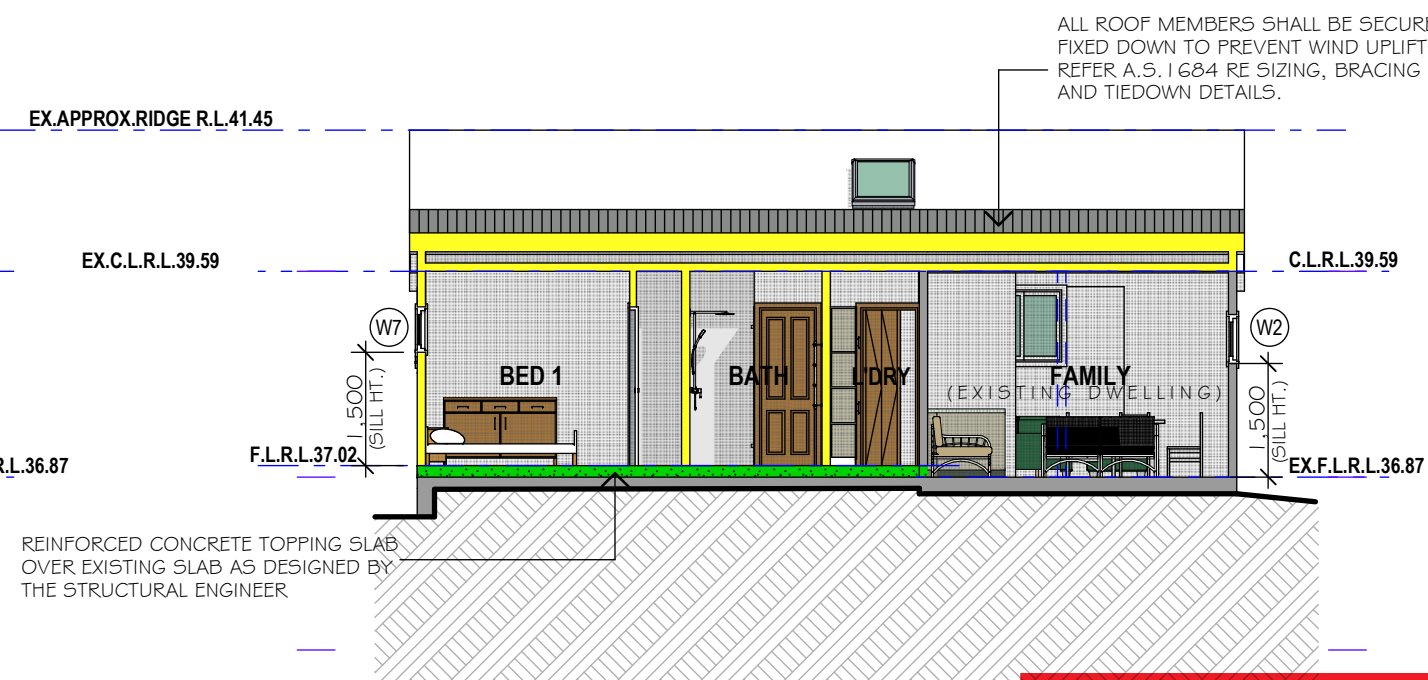
S01 SECTION 1:100



S03 SECTION 1:100



S02 SECTION 1:100



S04 SECTION 1:100

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ASSOCIATION OF AUSTRALIA
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05-02-2020	A	DEVELOPMENT APPLICATION ISSUE

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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:
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

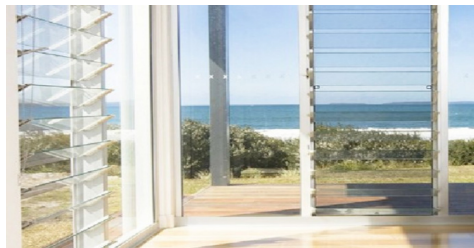
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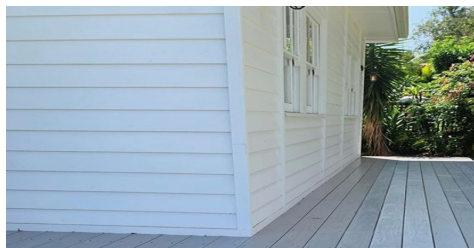
DEVELOPMENT APPLICATION ISSUE



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



'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.

 northern
beaches
council

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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