



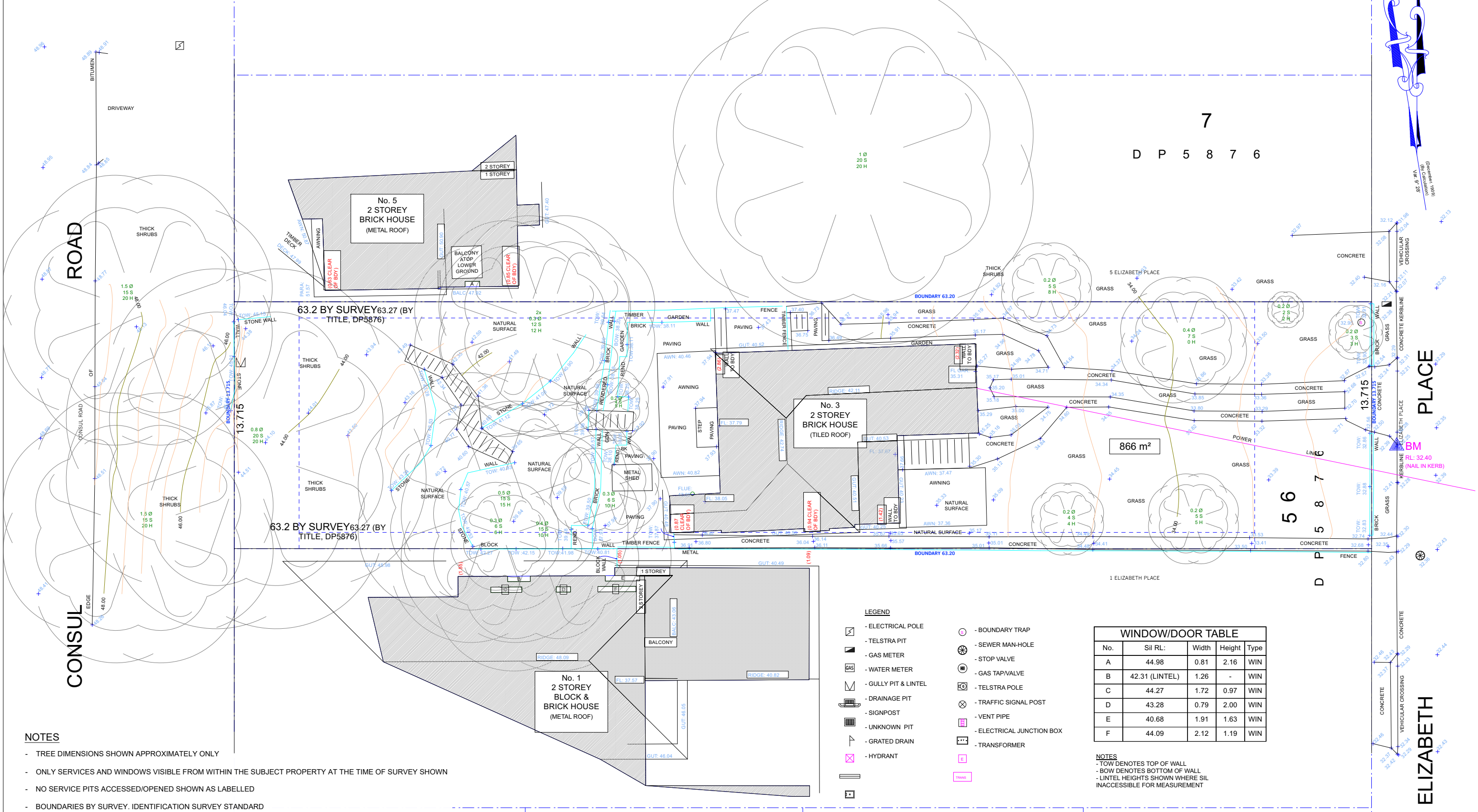
NEW RESIDENCE

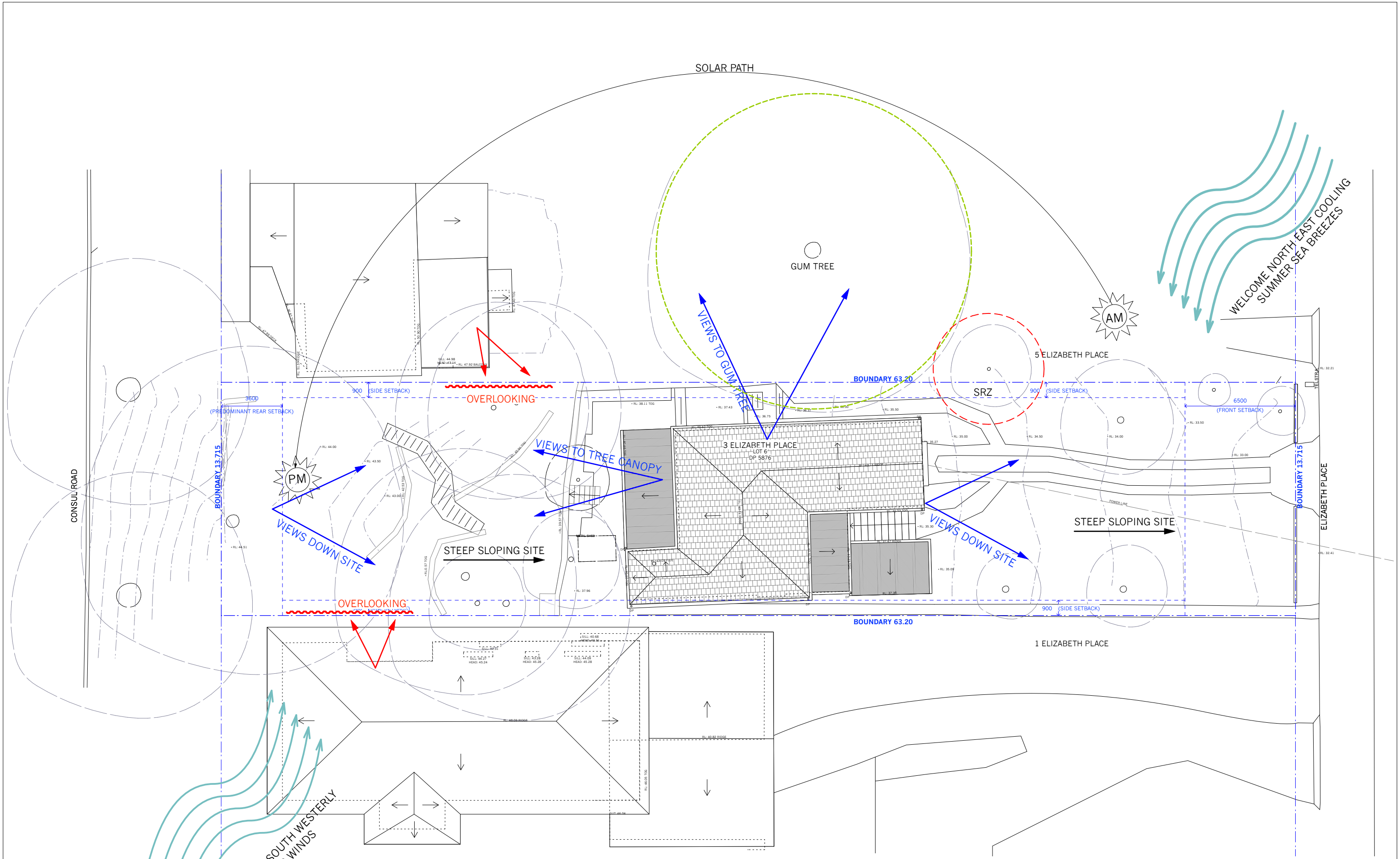
3 ELIZABETH PLACE BROOKVALE
LOT 6, DP 5876.

COMPLIANCE TABLE	PERMISSIBLE	EXISTING	PROPOSED
ZONING	R2 - LOW DENSITY RESIDENTIAL	-	-
BUILDING HEIGHT	8.5M	6.7M	-
(PRIMARY DWELLING)	-	-	5.48M
(SECONDARY DWELLING)	-	-	6.6M
FRONT SETBACK	6.5M	21.38M	11.54M
REAR SETBACK	6.0M	-	5.85M
SIDE SETBACK	0.9M	0.87M	0.9M
FLOOR AREA (PRIMARY + SECONDARY)	-	116.4SQM	228 SQM
(PRIMARY DWELLING)	-	-	168 SQM
(SECONDARY DWELLING)	-	-	60 SQM
SITE AREA	866 SQM	-	-
PRIVATE OPEN SPACE (POS)	MINIMUM 60 SQM (5M MIN)	58 SQM	74 SQM
LANDSCAPED AREA	40% OF SITE AREA = 346.4 SQM	480 SQM	370 SQM

PROJECT New Residence 3 Elizabeth Place, Brookvale			PROJECT # ELI	
CLIENT Kathie Pisto		DATE # 2/12/22	DWG #	000
DWG Title		SCALE @ A3 NTS		
		DRAWN AS		
		CHKD MR	REVISION	A







PROJECT		New Residence 3 Elizabeth Place, Brookvale		PROJECT #	ELI
CLIENT		Kathie Pisto		DATE #	2/12/22
DWG		Site Analysis		SCALE @ A3	1:200
				DRAWN	AS
				CHKD	MR
				REVISION	A

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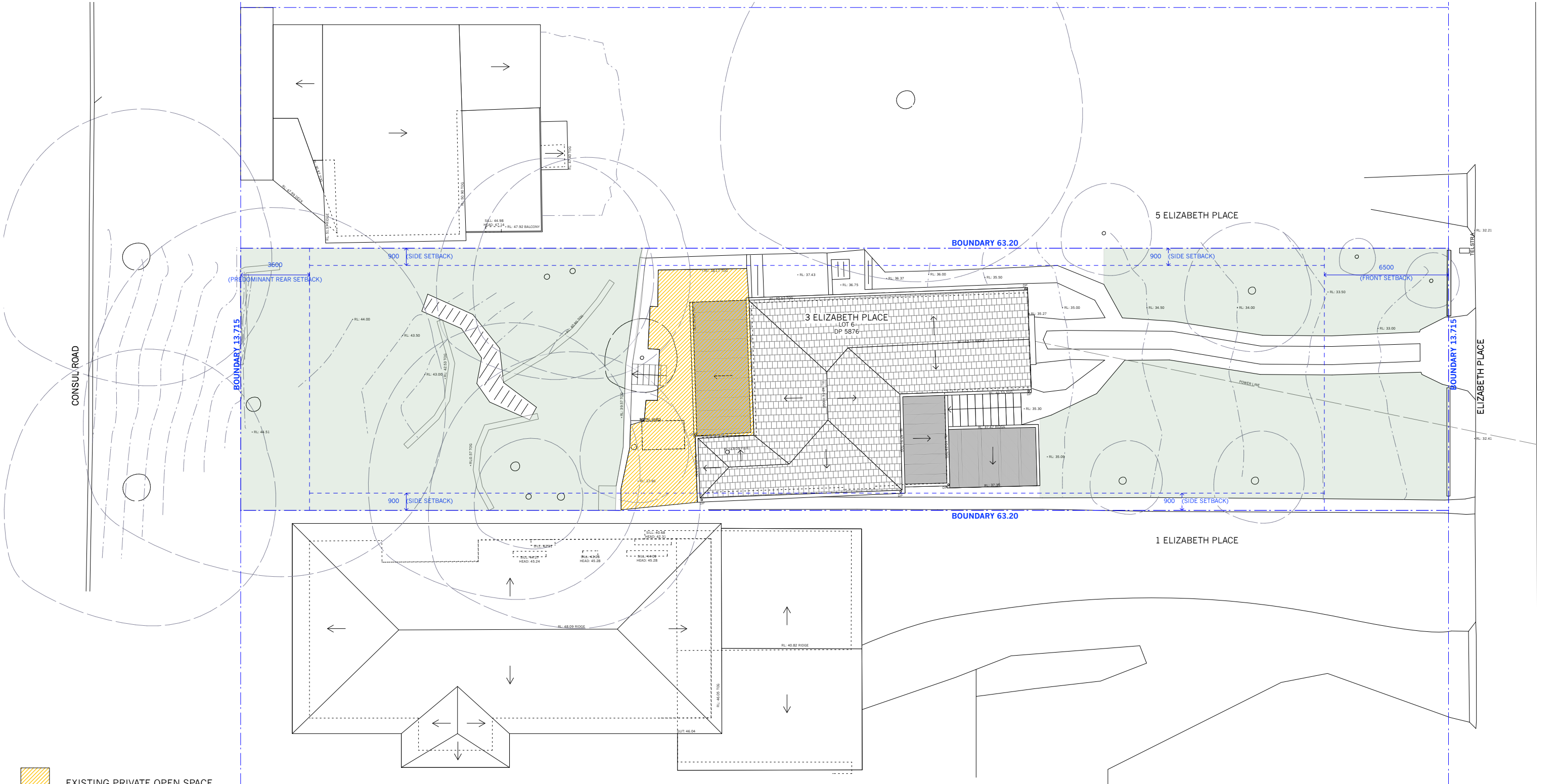
NOTES:
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- EXISTING PRIVATE OPEN SPACE
- EXISTING LANDSCAPED AREA

PROJECT		New Residence 3 Elizabeth Place, Brookvale		PROJECT #	ELI
CLIENT		Kathie Pisto		DATE #	2/12/22
DWG		Existing Site Plan		SCALE @ A3	1:200
				DRAWN	AS
				CHKD	MR
				REVISION	A

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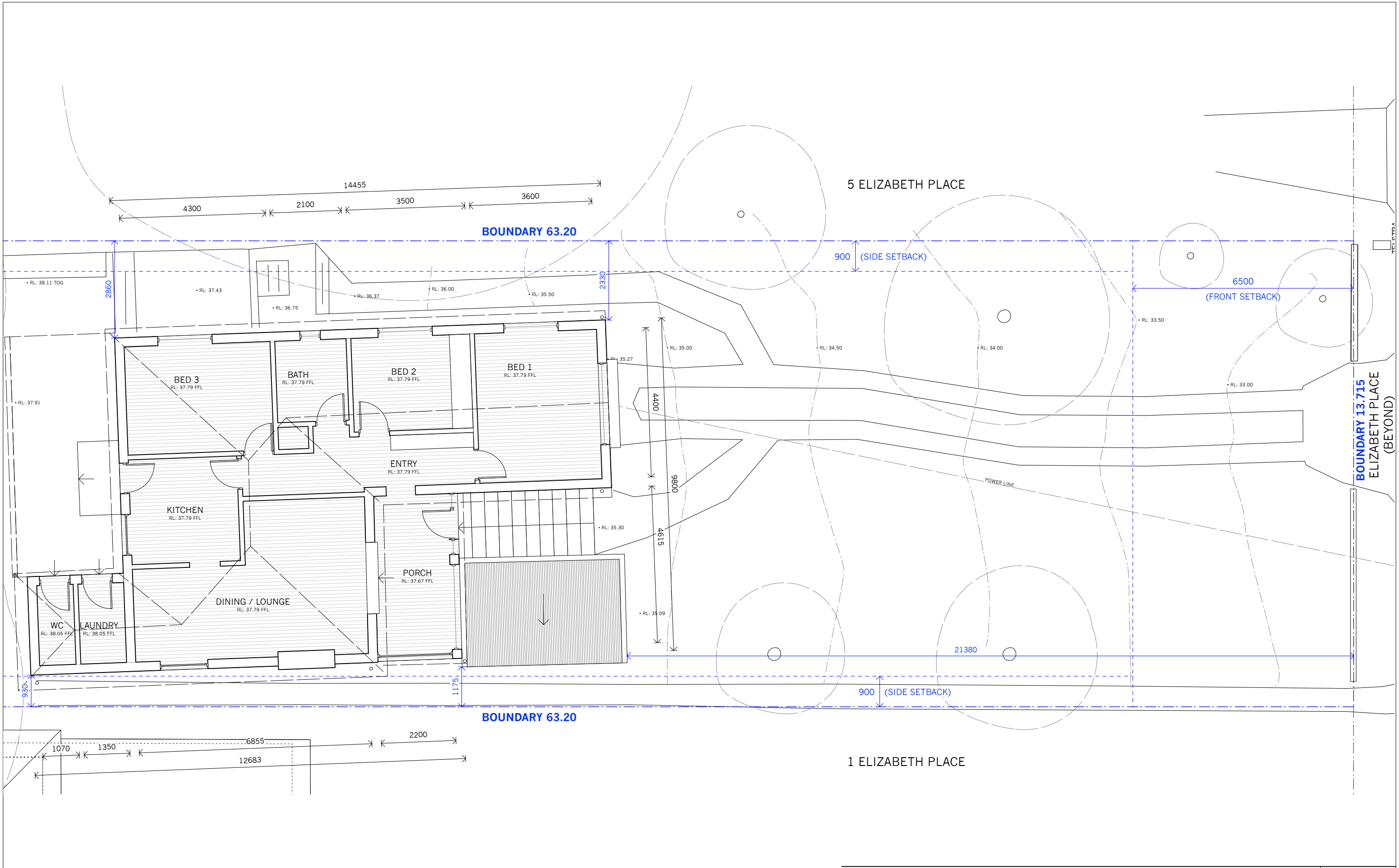
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PROJECT

New Residence | 3 Elizabeth Place, Brookvale

CLIENT

Kathie Pisto

DWG

Existing | Ground Floor Plan

PROJECT #

ELI

DATE #

2/12/22

DWG #

004

SCALE @ A3

1:100

DRAWN

AS

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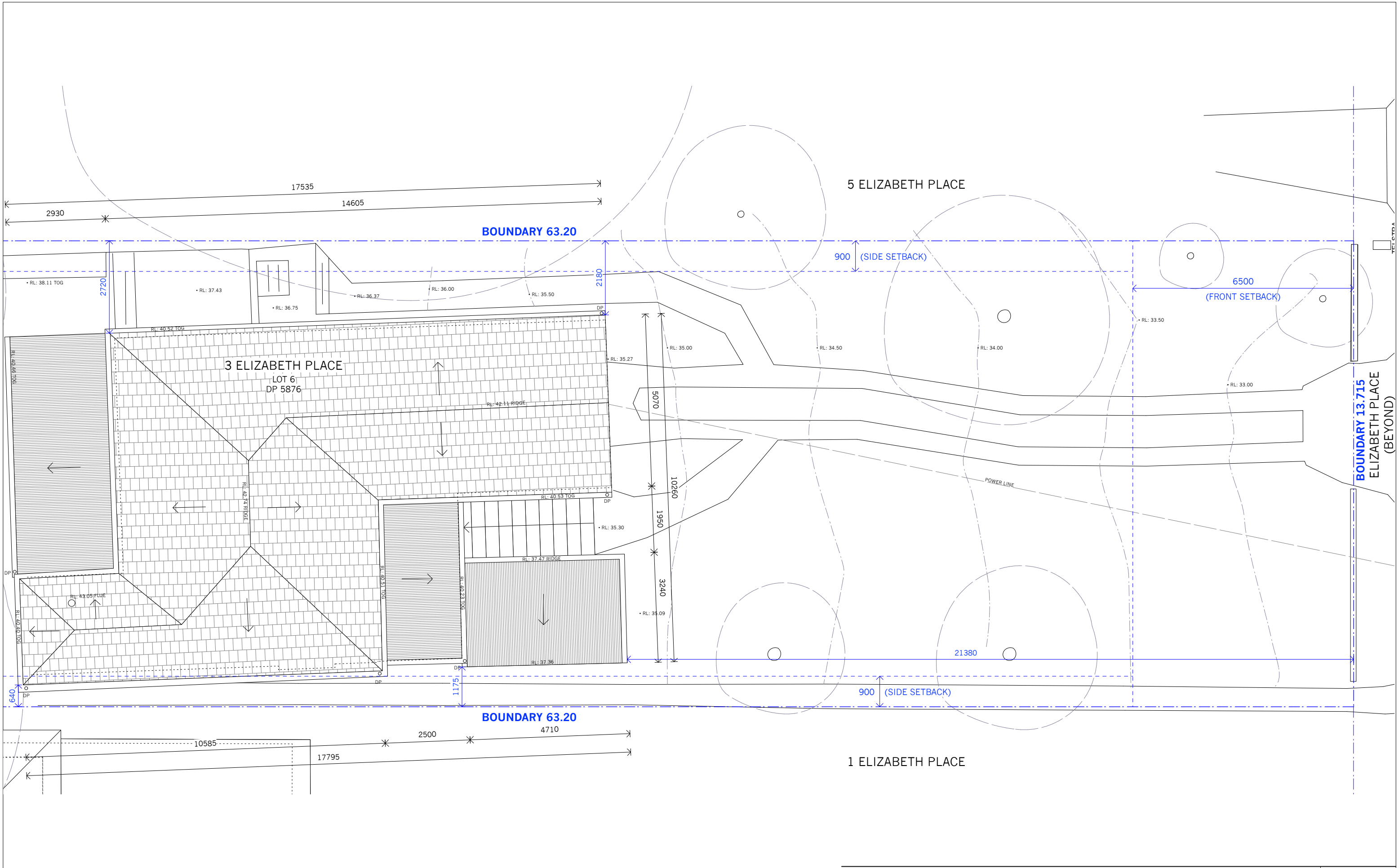
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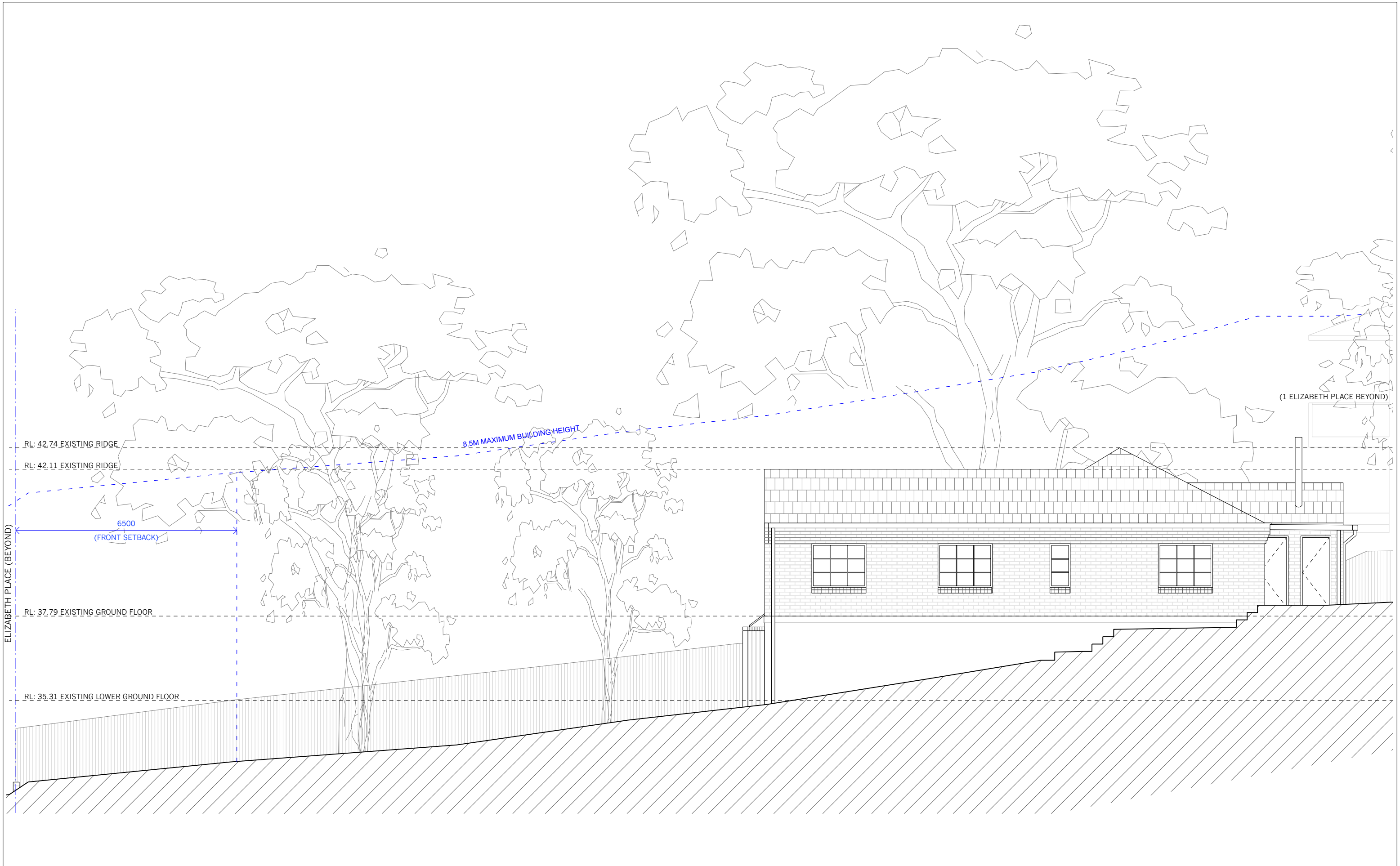


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PROJECT	New Residence 3 Elizabeth Place, Brookvale	PROJECT #	ELI
CLIENT	Kathie Pisto	DATE #	2/12/22
DWG	Existing Roof Plan	DWG #	006
		SCALE @ A3	1:100
		DRAWN	AS
		CHKD	MR
		REVISION	A

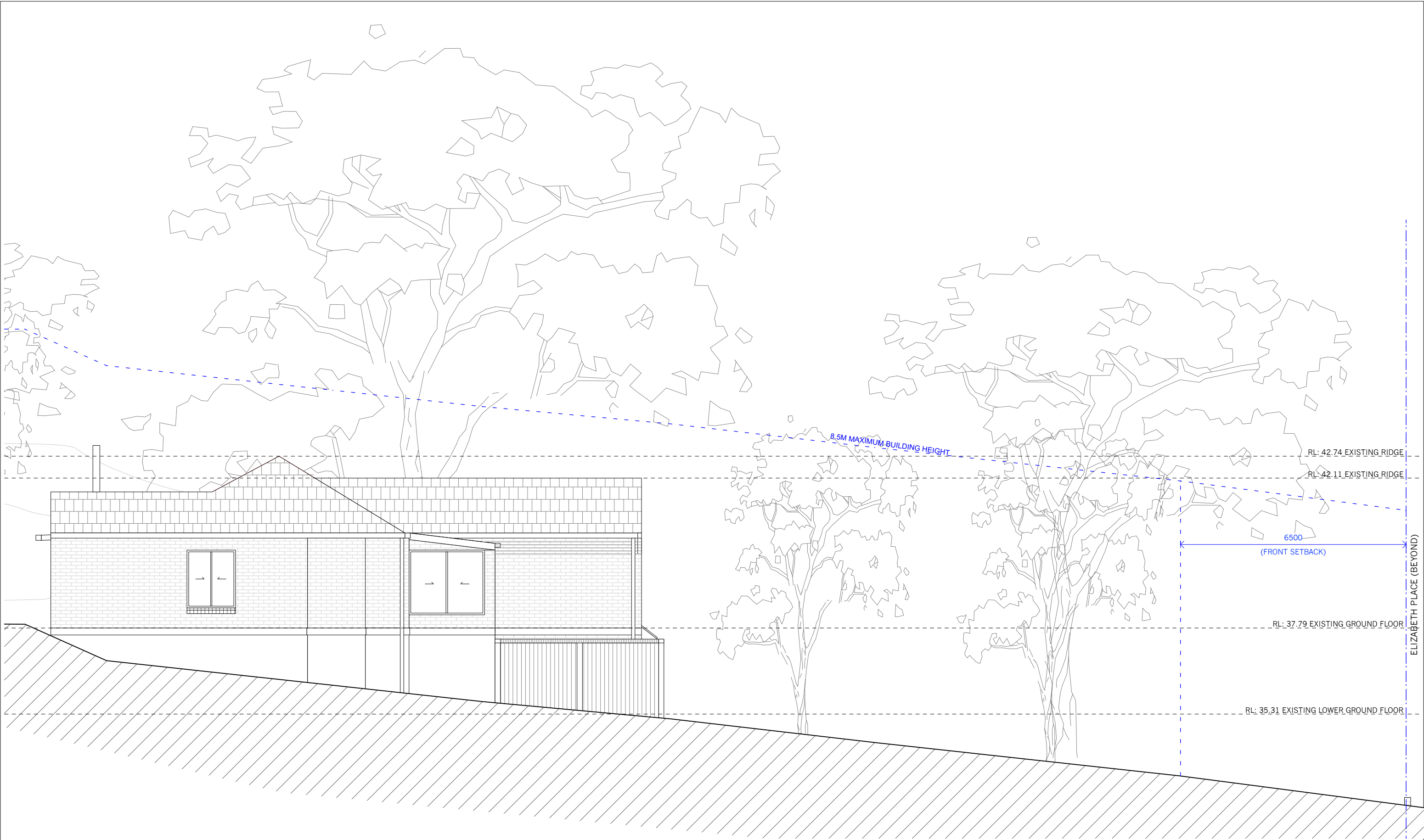


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PROJECT New Residence 3 Elizabeth Place, Brookvale		PROJECT # ELI	
CLIENT Kathie Pisto	DATE #	2/12/22	DWG #
	SCALE @ A3	1:100	007
	DRAWN	AS	
	CHKD	MR	REVISION
DWG Existing North Elevation		A	



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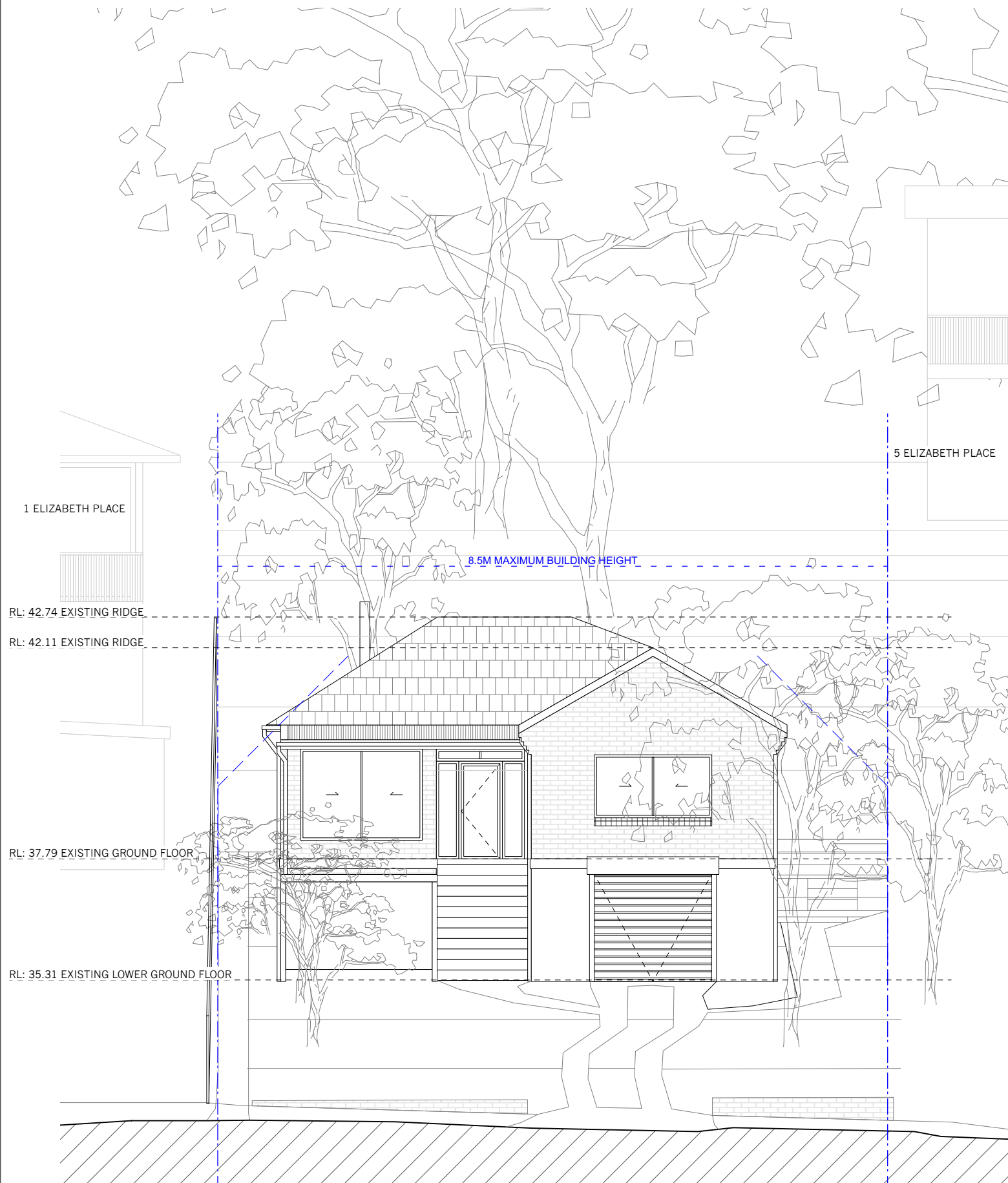
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PROJECT New Residence 3 Elizabeth Place, Brookvale			PROJECT # ELI	
CLIENT Kathie Pisto	DATE #	2/12/22	DWG # 008	
	SCALE @ A3	1:100		
	DRAWN	AS		
DWG Existing South Elevation	CHKD	MR	REVISION	A

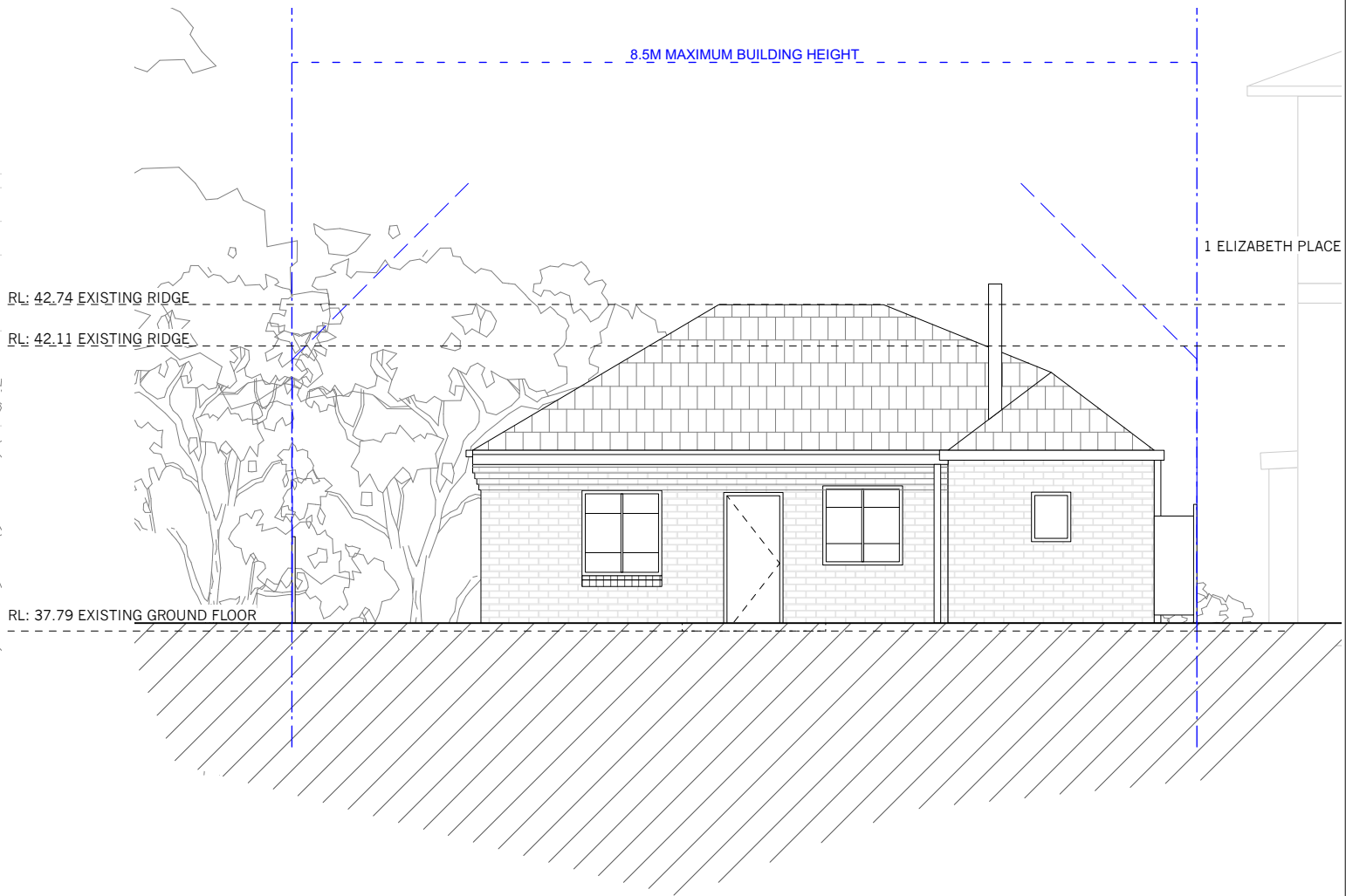
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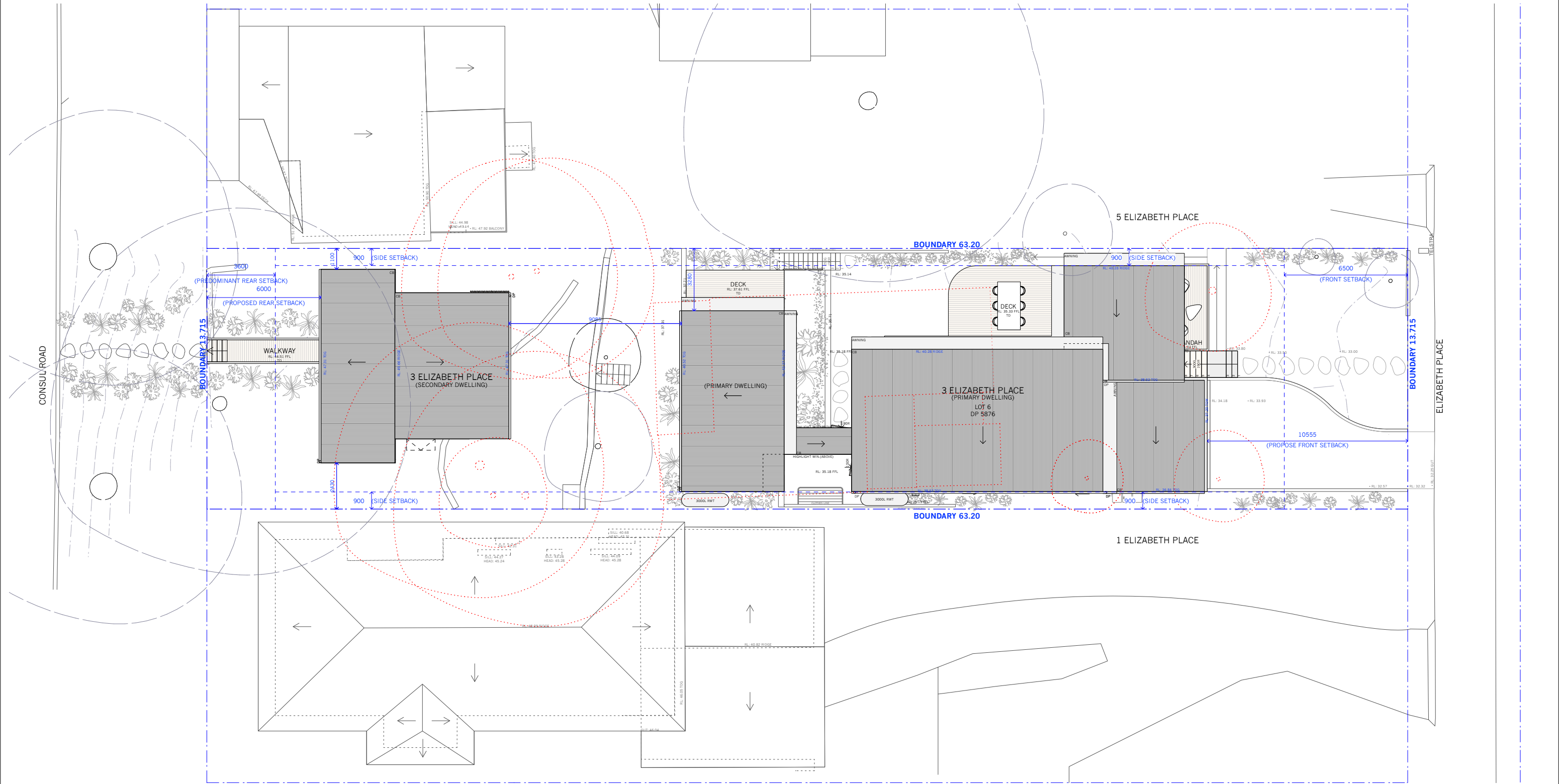


3 Existing | East Elevation



4 Existing | West Elevation

PROJECT New Residence 3 Elizabeth Place, Brookvale				PROJECT # ELI	
CLIENT Kathie Pisto		DATE # 2/12/22	DWG #	009	
DWG Existing East + West Elevations		SCALE @ A3 1:100			
		DRAWN AS			
		CHKD	MR	REVISION	A



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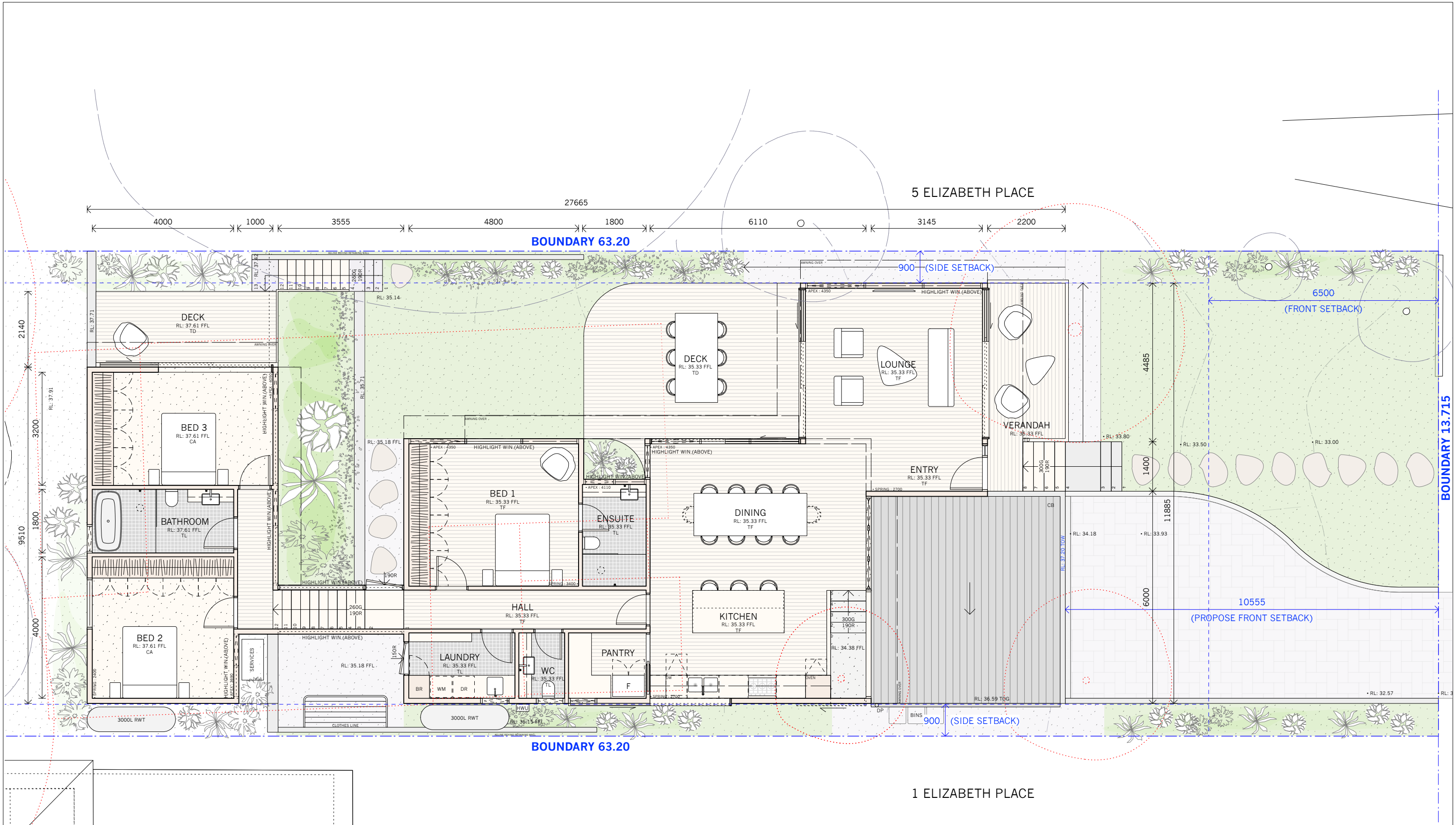


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PROJECT New Residence 3 Elizabeth Place, Brookvale			PROJECT # ELI
CLIENT Kathie Pisto	DATE #	2/12/22	DWG #
	SCALE @ A3	1:200	010
	DRAWN	AS	
	CHKD	MR	REVISION A
DWG Proposed Site Plan			



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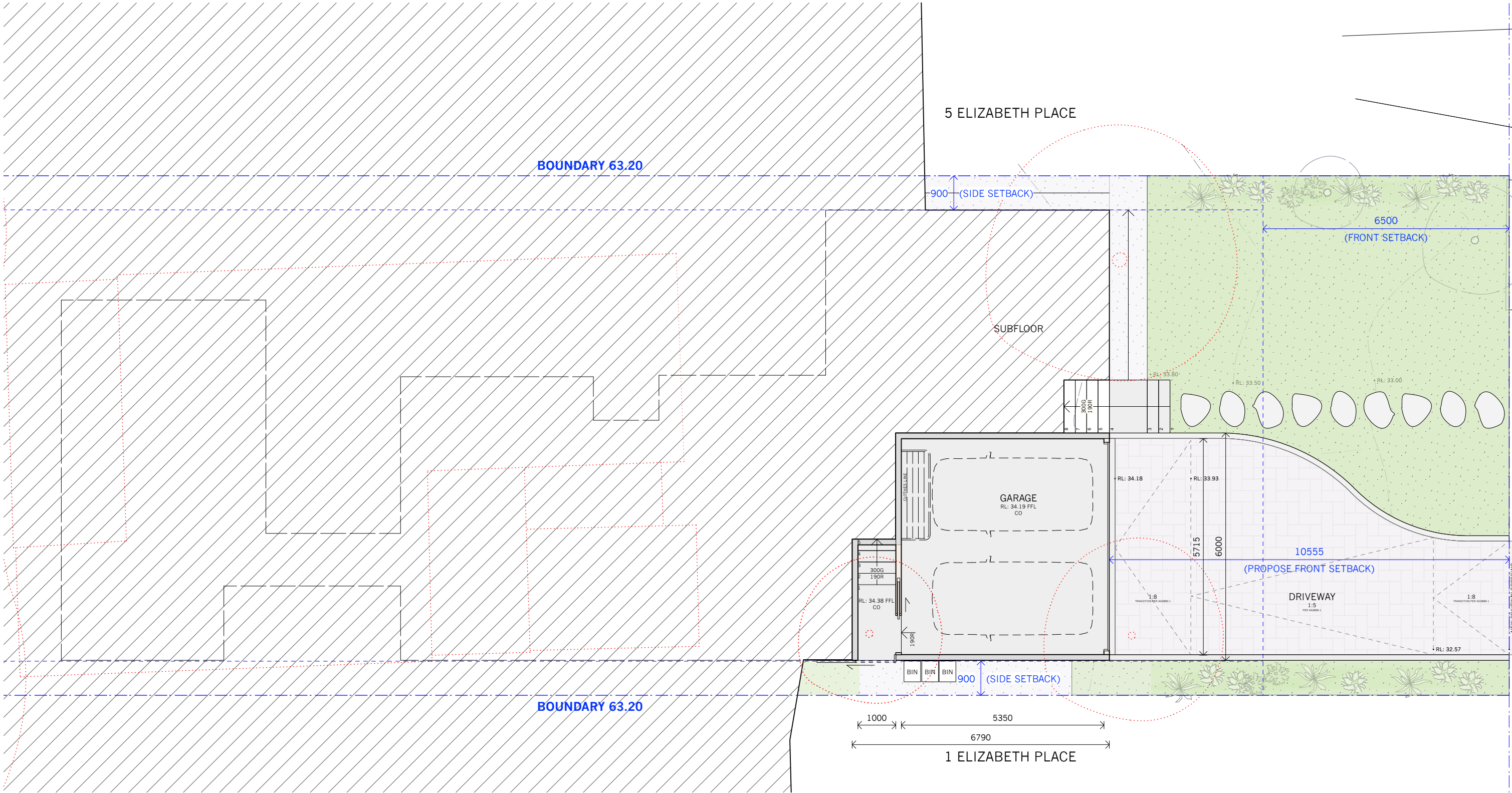


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PROJECT	New Residence 3 Elizabeth Place, Brookvale			PROJECT #	ELI
CLIENT	Kathie Pisto			DATE #	2/12/22
DWG	Proposed Primary Dwelling Ground Floor Plan			DWG #	011
	SCALE @ A3	1:100		DRAWN	AS
	CHKD	MR	REVISION		A



PROJECT New Residence 3 Elizabeth Place, Brookvale				PROJECT # ELI	
CLIENT Kathie Pisto		DATE #	2/12/22	DWG #	012
		SCALE @ A3	1:100		
DWG Proposed Primary Dwelling Lower Ground Floor		DRAWN	AS		
		CHKD	MR	REVISION	A

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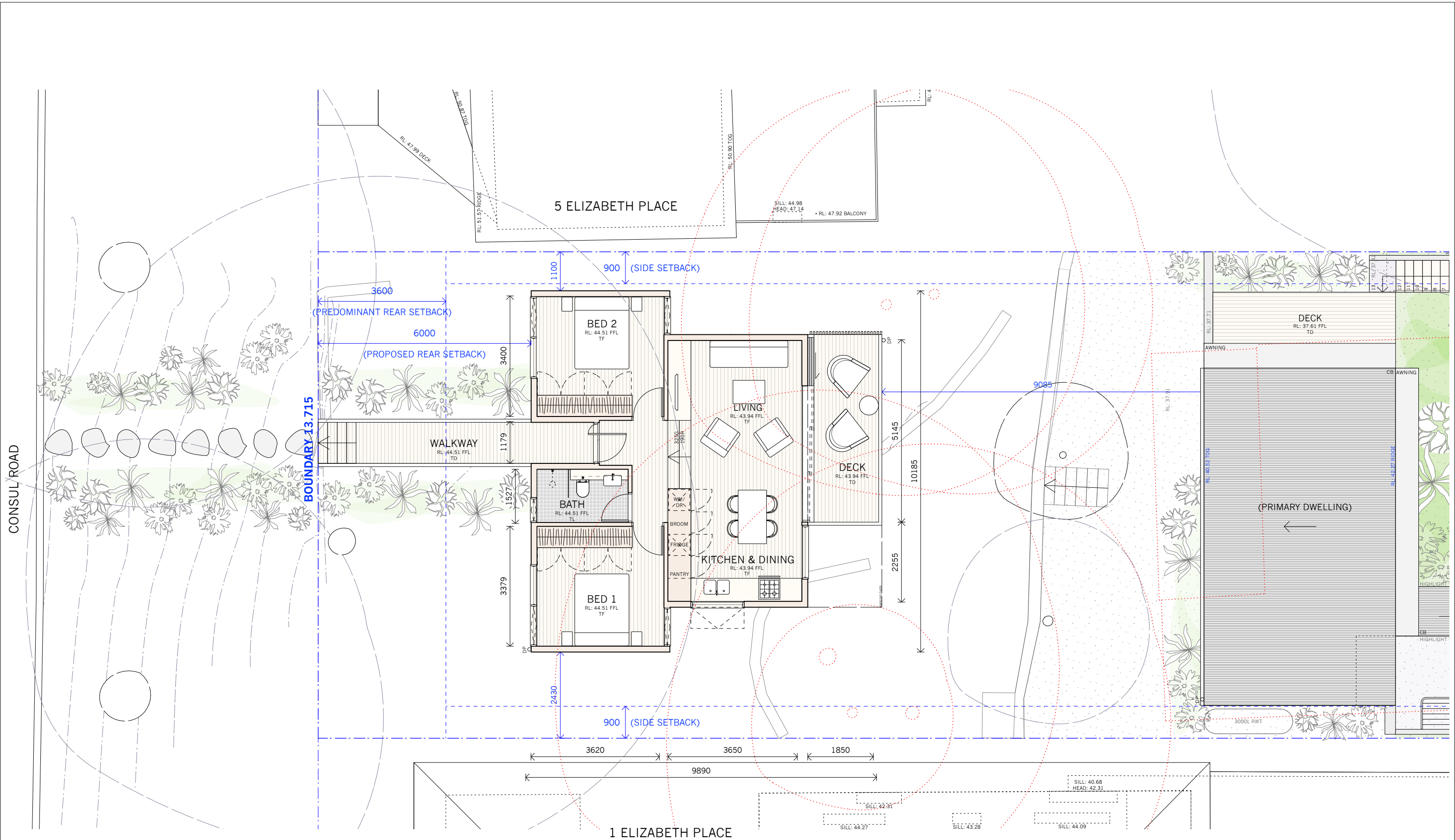
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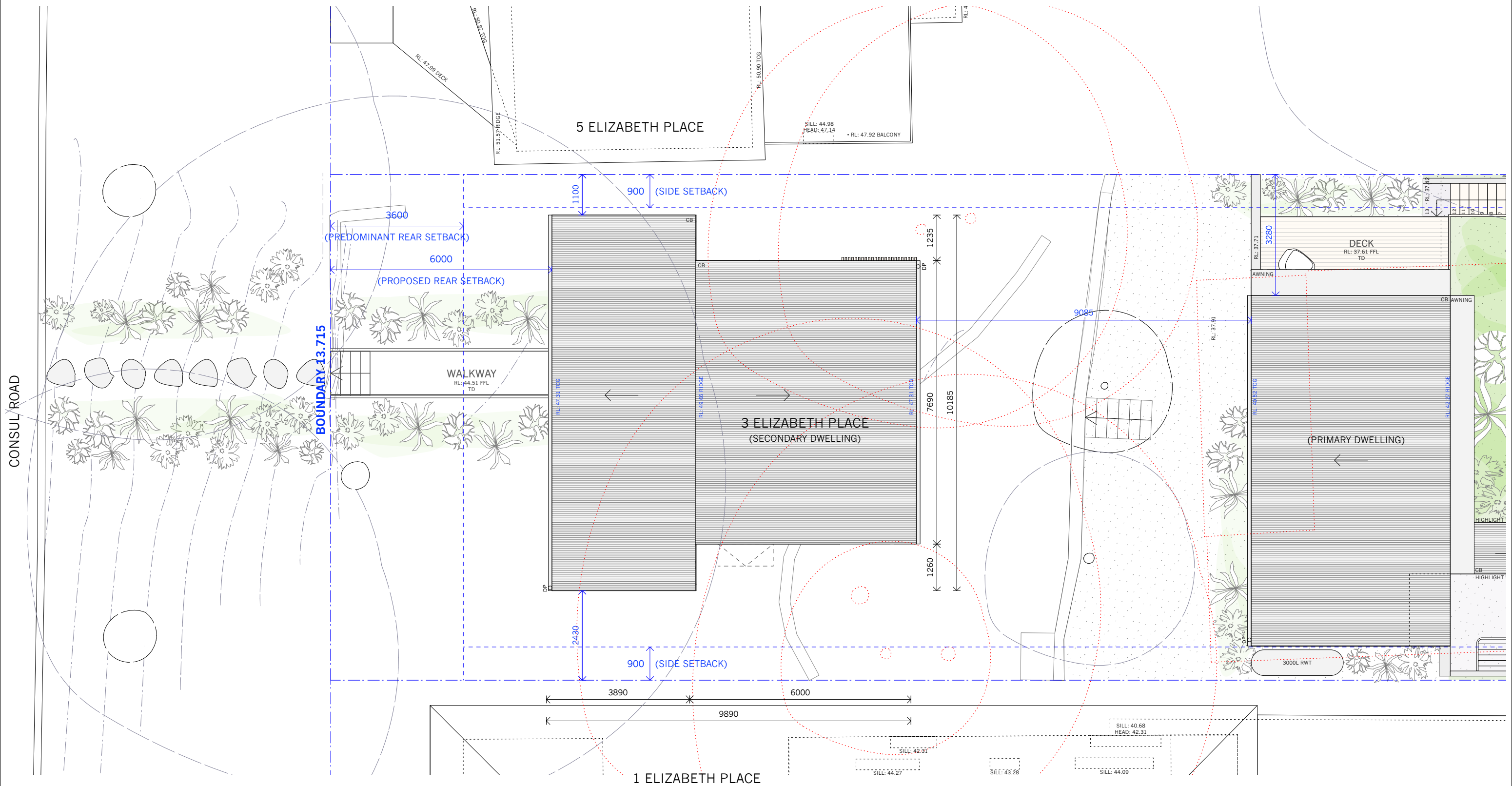


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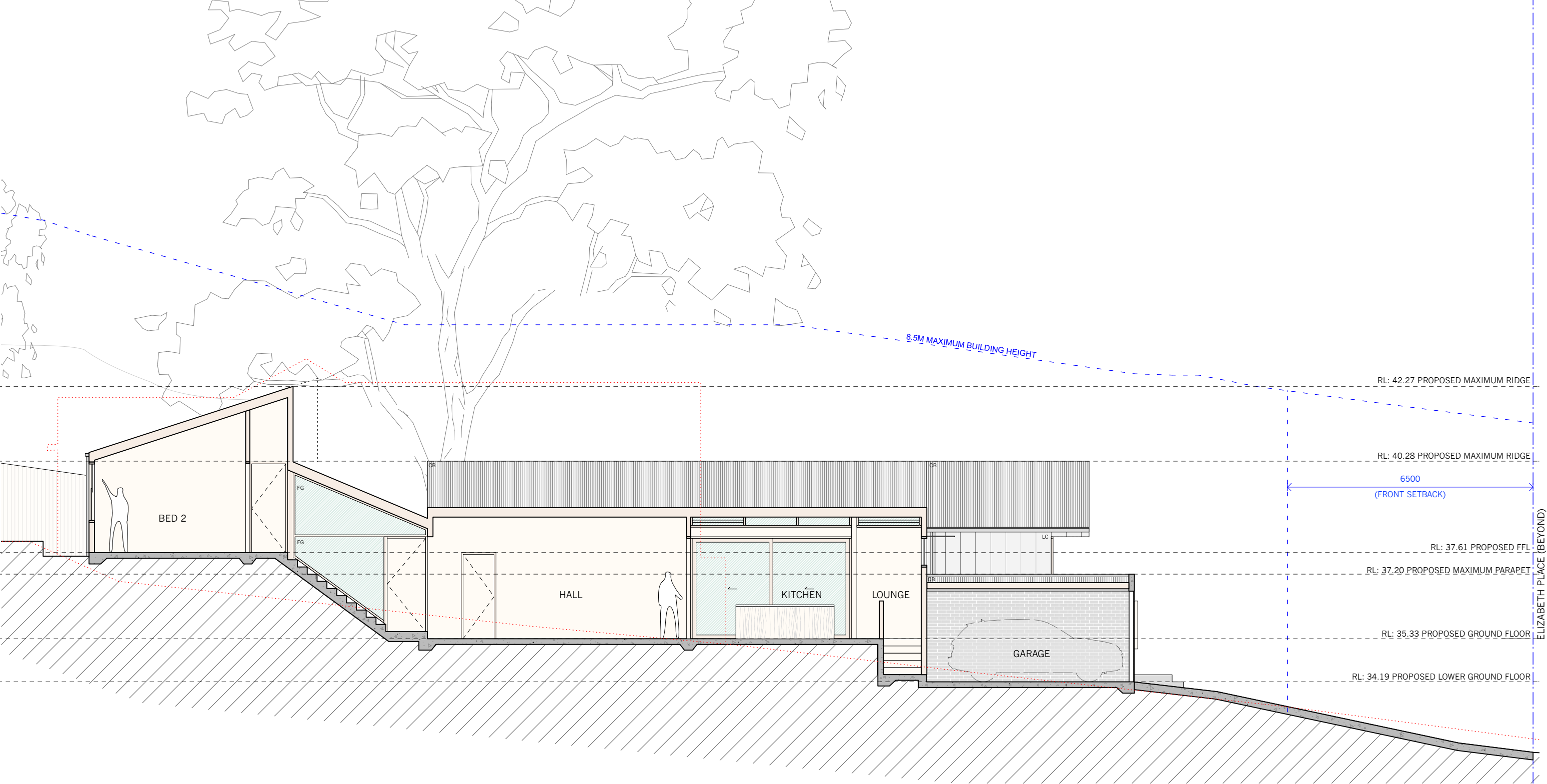
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PROJECT	New Residence 3 Elizabeth Place, Brookvale		PROJECT #	ELI
CLIENT	Kathie Pisto	DATE #	2/12/22	DWG #
DWG	Proposed Secondary Dwelling Roof Plan	SCALE @ A3	1:100	015
		DRAWN	AS	
		CHKD	MR	REVISION
				A

MATERIALS SCHEDULE	
ITEM	DESCRIPTION
CG	CLEAR GLASS PER BASIX
FG	FIXED GLASS PER BASIX
LC	LIGHT WEIGHT CLADDING PER BASIX
LG	LOUVRE GLASS WINDOW PER BASIX
CB	COLORBOND ROOF PER BASIX (SURFMIST)
BK	BLOCKWORK
TF	TIMBER FLOOR T&G HARDWOOD FOR CLEAR FINISH
TD	HARDWOOD TIMBER DECKING FOR OIL FINISH
TL	TILE
TS	TIMBER SCREEN TO DETAIL/BASIX
CA	CARPET
DP	DOWNPIPE - CONSOLIDATE EXISTING & MATCH FOR NEW WORK



PROJECT		PROJECT #		
New Residence 3 Elizabeth Place, Brookvale		ELI		
CLIENT	Kathie Pisto	DATE #	2/12/22	
		DWG #	016	
DWG	Proposed Primary Dwelling Section	SCALE @ A3		1:100
		DRAWN		AS
		CHKD	MR	
		REVISION	A	

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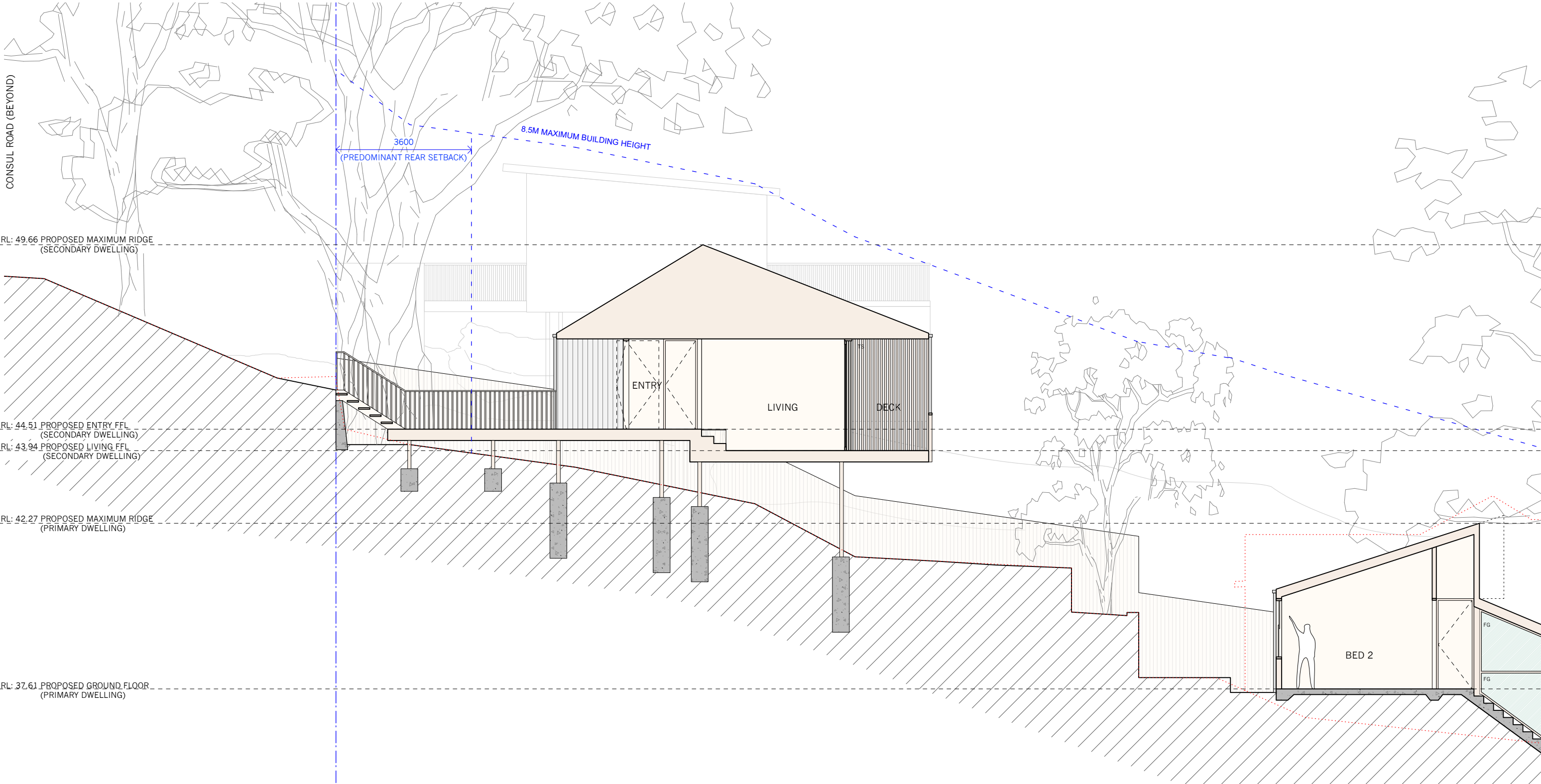
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TL	TILE
TS	TIMBER SCREEN TO DETAIL/BASIX
CA	CARPET
DP	DOWNPIPE - CONSOLIDATE EXISTING & MATCH FOR NEW WORK



PROJECT New Residence 3 Elizabeth Place, Brookvale			PROJECT # ELI
CLIENT Kathie Pisto	DATE # 2/12/22	DWG #	017
	SCALE @ A3 1:100		
	DRAWN AS		
DWG Proposed Secondary Dwelling Section	CHKD MR	REVISION A	

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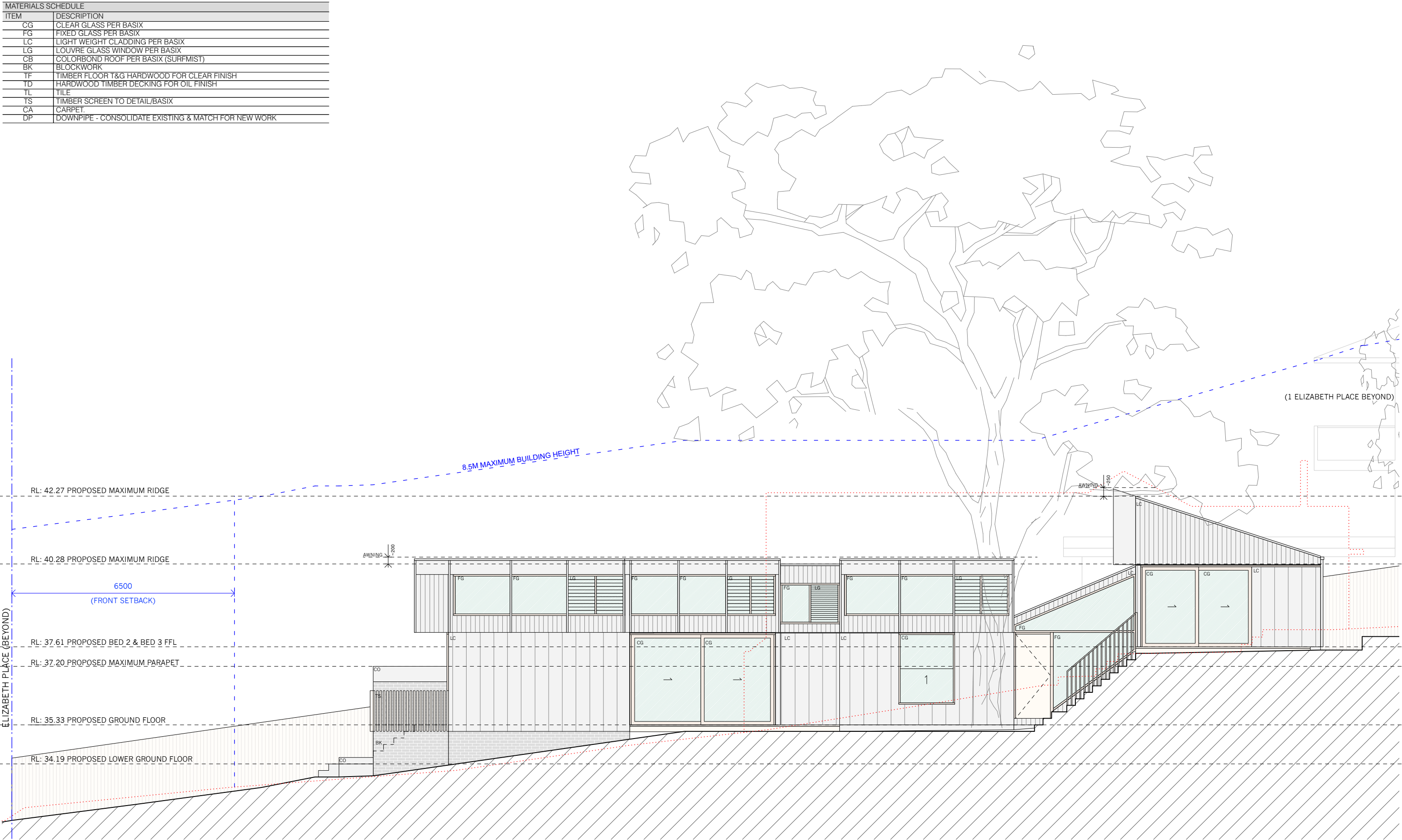
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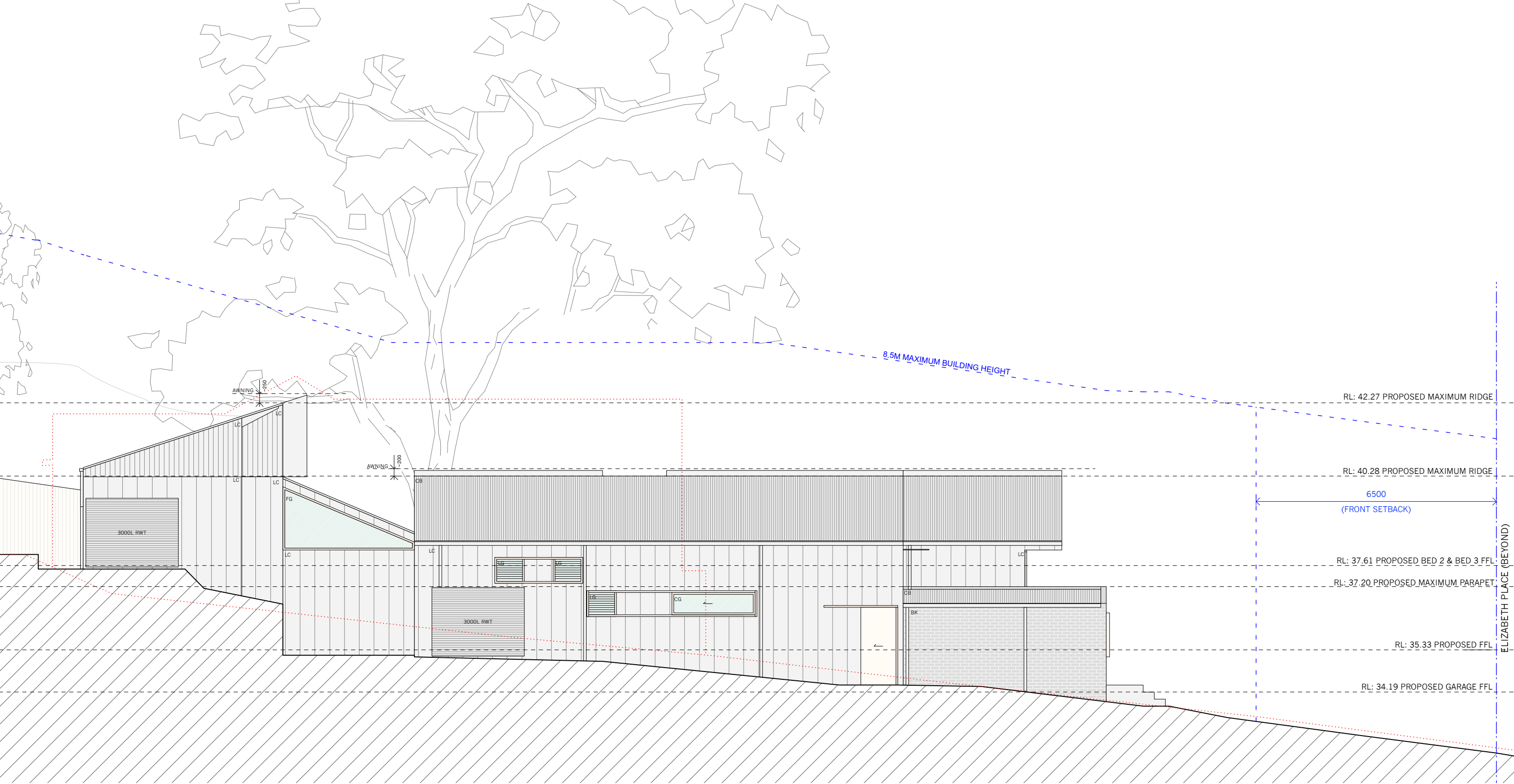
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CLIENT Kathie Pisto	DATE # 2/12/22	DWG # 018	
	SCALE @ A3 1:100		
DWG Proposed Primary Dwelling North Elevation	DRAWN AS		
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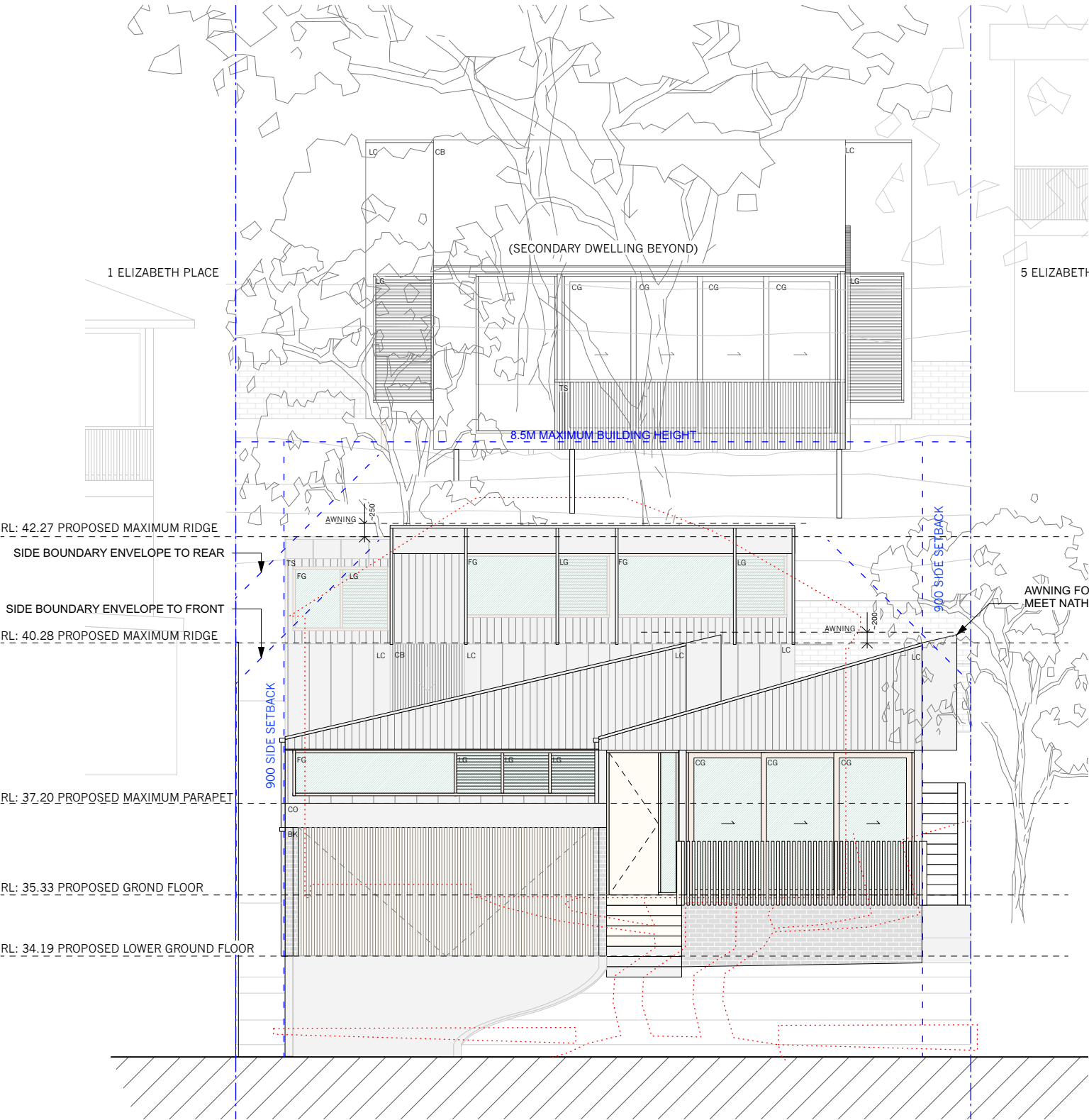
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New Residence 3 Elizabeth Place, Brookvale		ELI	
CLIENT	DATE #	2/12/22	DWG #
	SCALE @ A3	1:100	019
DWG	DRAWN	AS	
	CHKD	MR	REVISION
Proposed Primary Dwelling South Elevation		A	

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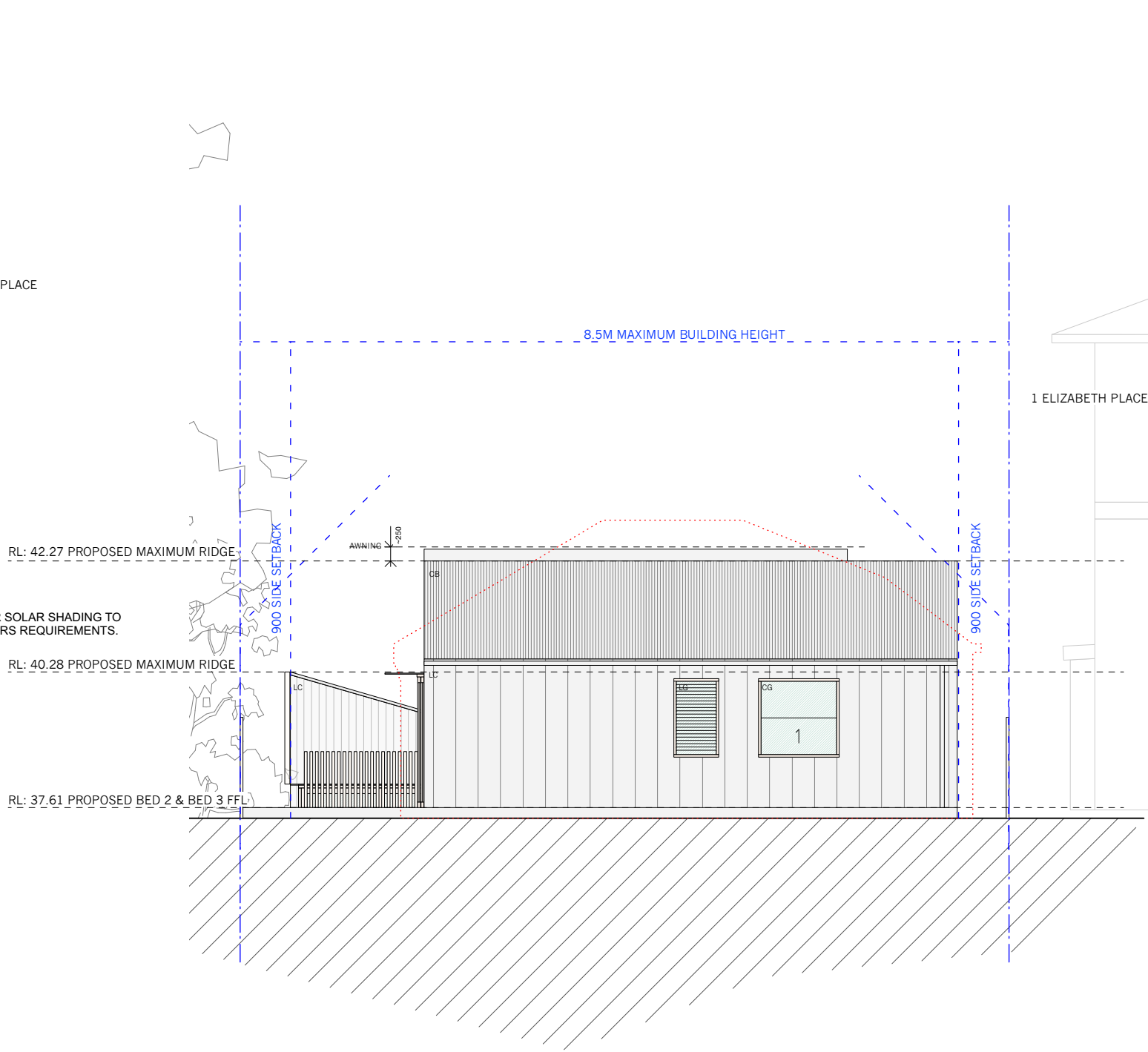
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1 East Elevation



2 West Elevation

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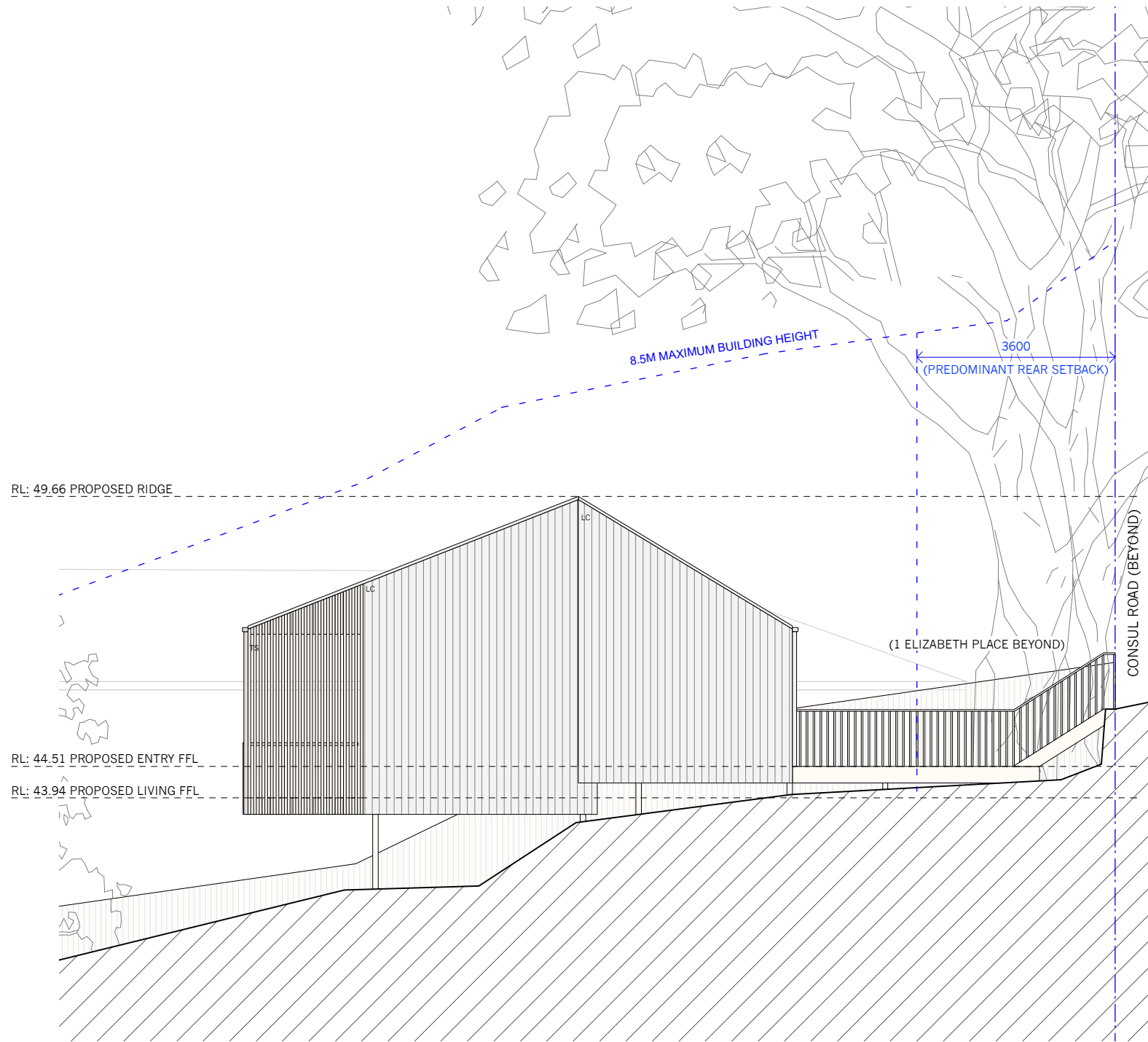
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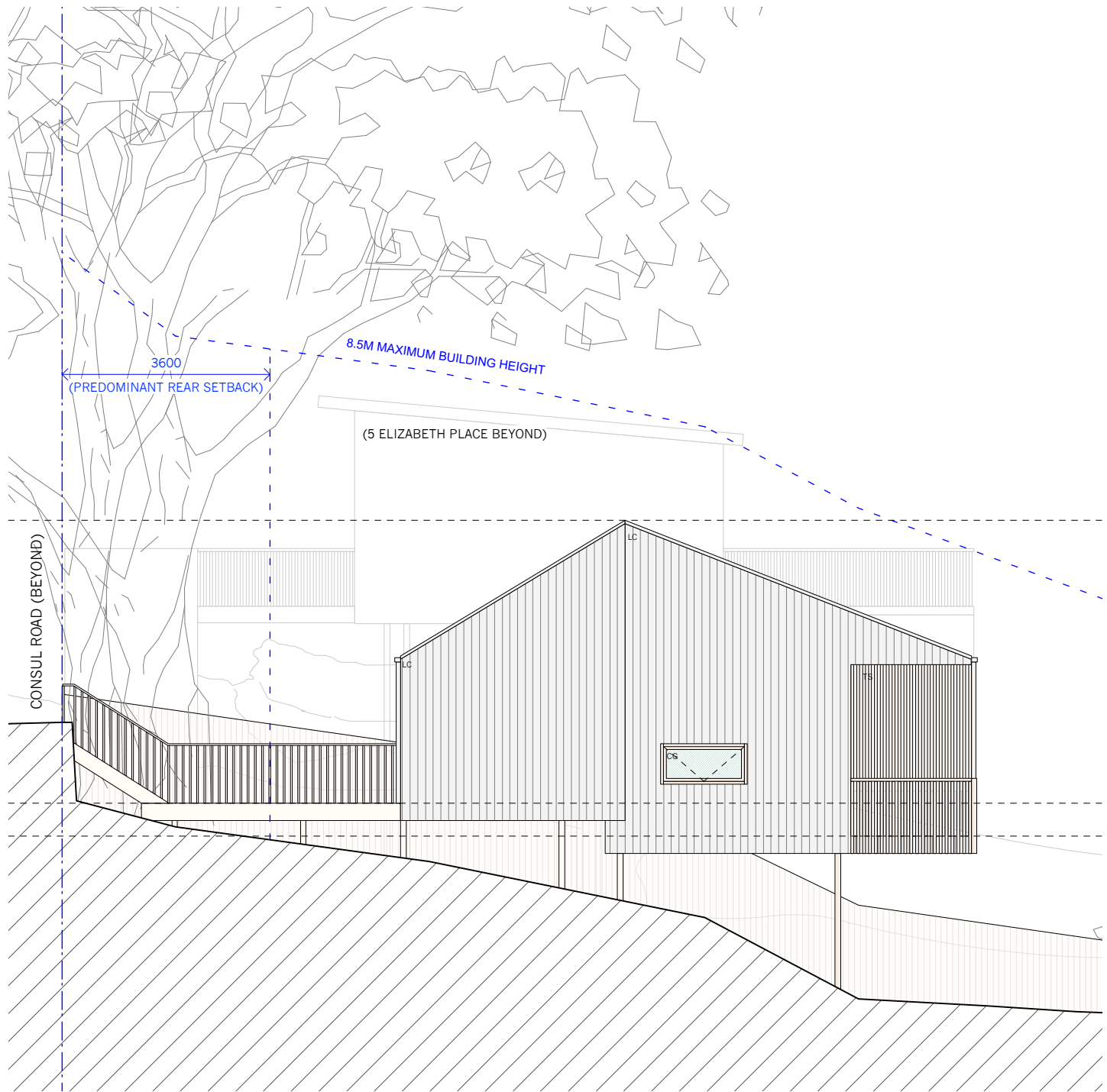
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CLIENT Kathie Pisto	DATE # 2/12/22	DWG # 020
	SCALE @ A3 1:100	
DWG Proposed Primary Dwelling East + West Elevations	DRAWN AS	
	CHKD MR	REVISION A

MATERIALS SCHEDULE	
ITEM	DESCRIPTION
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FG	FIXED GLASS PER BASIX
LC	LIGHT WEIGHT CLADDING PER BASIX
LG	LOUVRE GLASS WINDOW PER BASIX
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CA	CARPET
DP	DOWNPIPE - CONSOLIDATE EXISTING & MATCH FOR NEW WORK



1

North Elevation

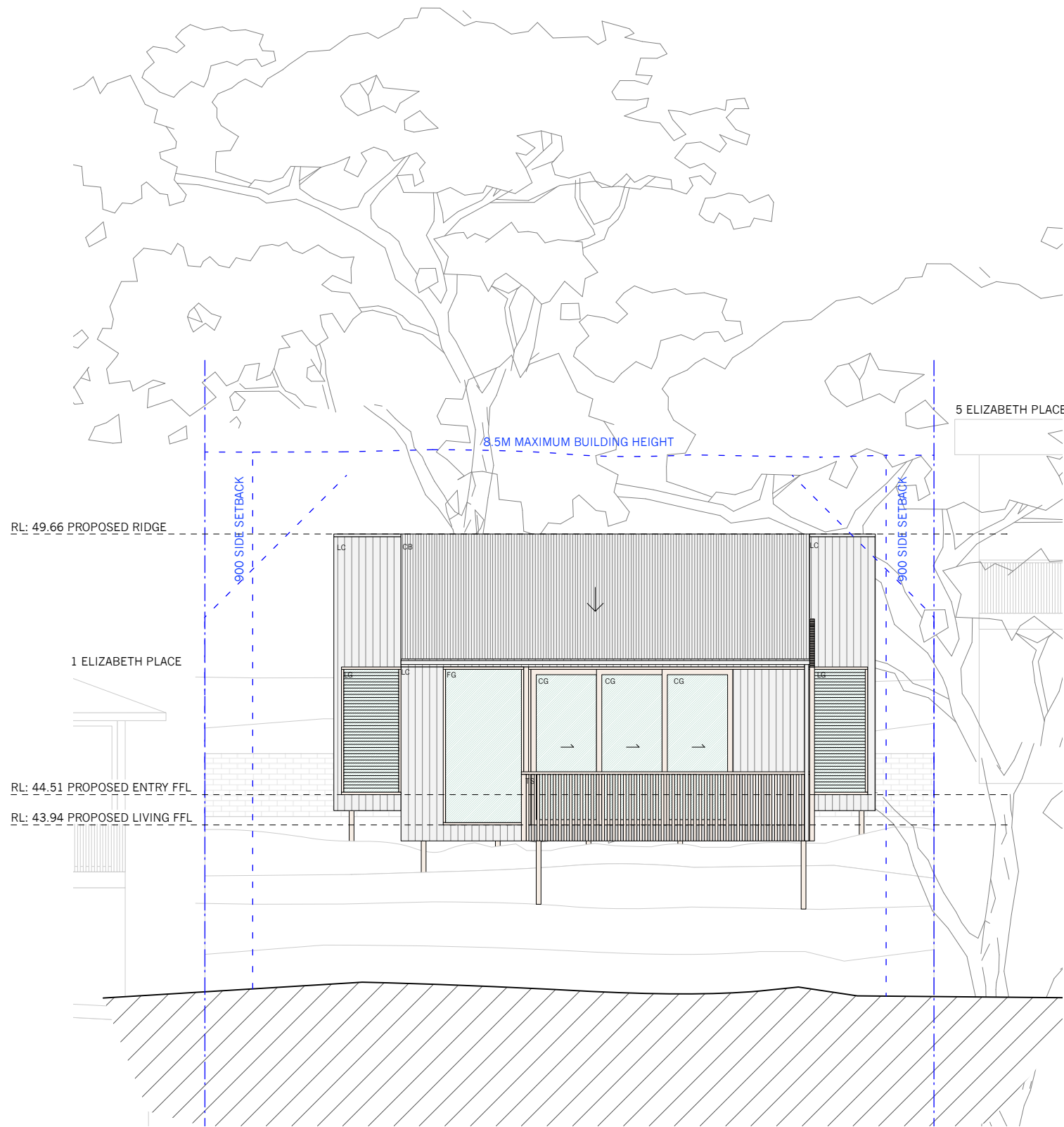


2

South Elevation

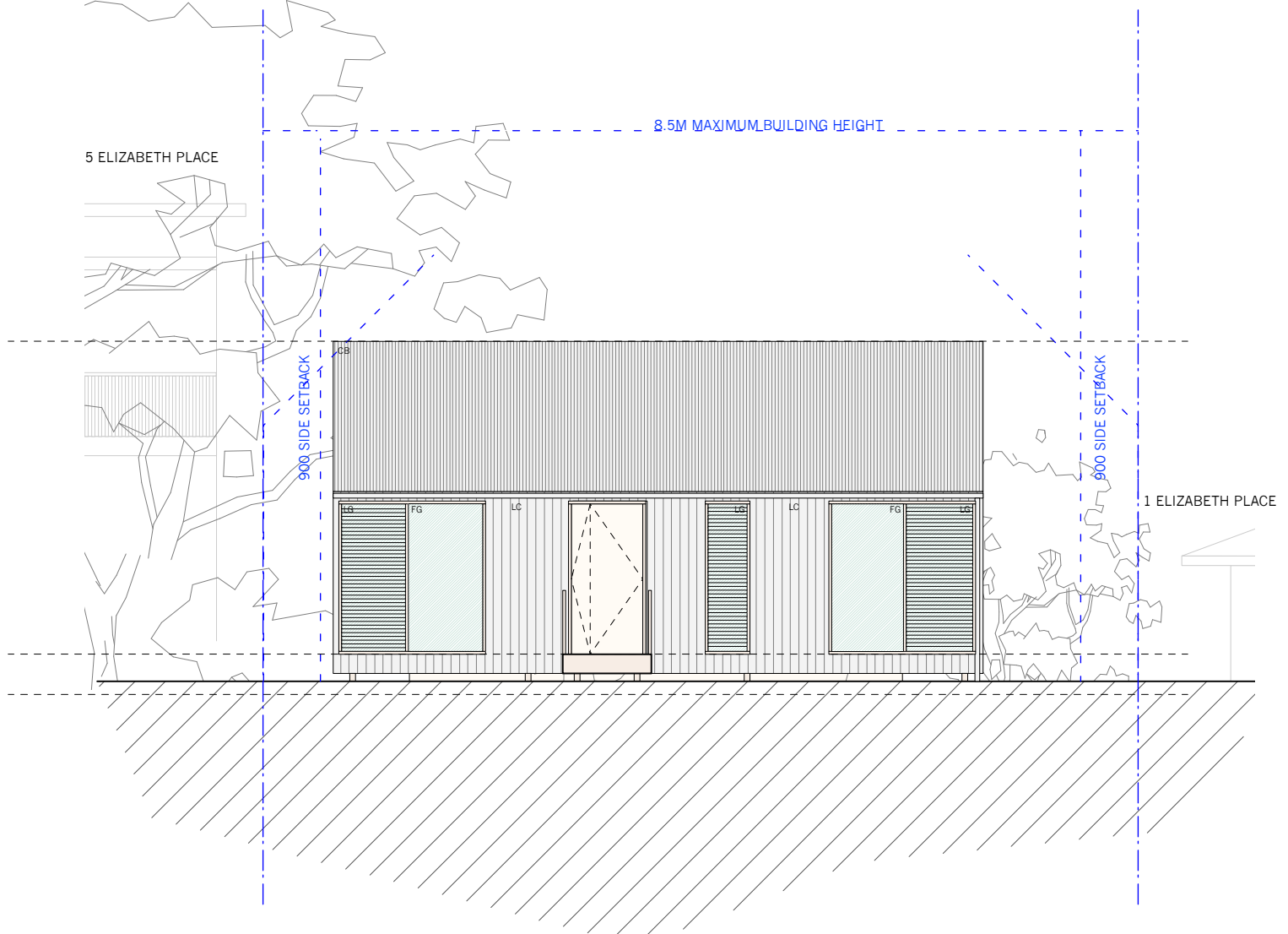
PROJECT		PROJECT #	
New Residence 3 Elizabeth Place, Brookvale		ELI	
CLIENT		DATE #	DWG #
Kathie Pisto		2/12/22	
DWG		SCALE @ A3	1:100
Proposed Secondary Dwelling North + South Elevations		DRAWN	AS
		CHKD	MR
		REVISION	A

MATERIALS SCHEDULE	
ITEM	DESCRIPTION
CG	CLEAR GLASS PER BASIX
FG	FIXED GLASS PER BASIX
LC	LIGHT WEIGHT CLADDING PER BASIX
LG	LOUVRE GLASS WINDOW PER BASIX
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1

East Elevation



2

West Elevation

PROJECT			PROJECT #
New Residence 3 Elizabeth Place, Brookvale			ELI
CLIENT		DATE #	DWG #
Kathie Pisto		2/12/22	022
DWG		SCALE @ A3	1:100
Proposed Secondary Dwelling East + West Elevations		DRAWN	AS
		CHKD	MR
		REVISION	A

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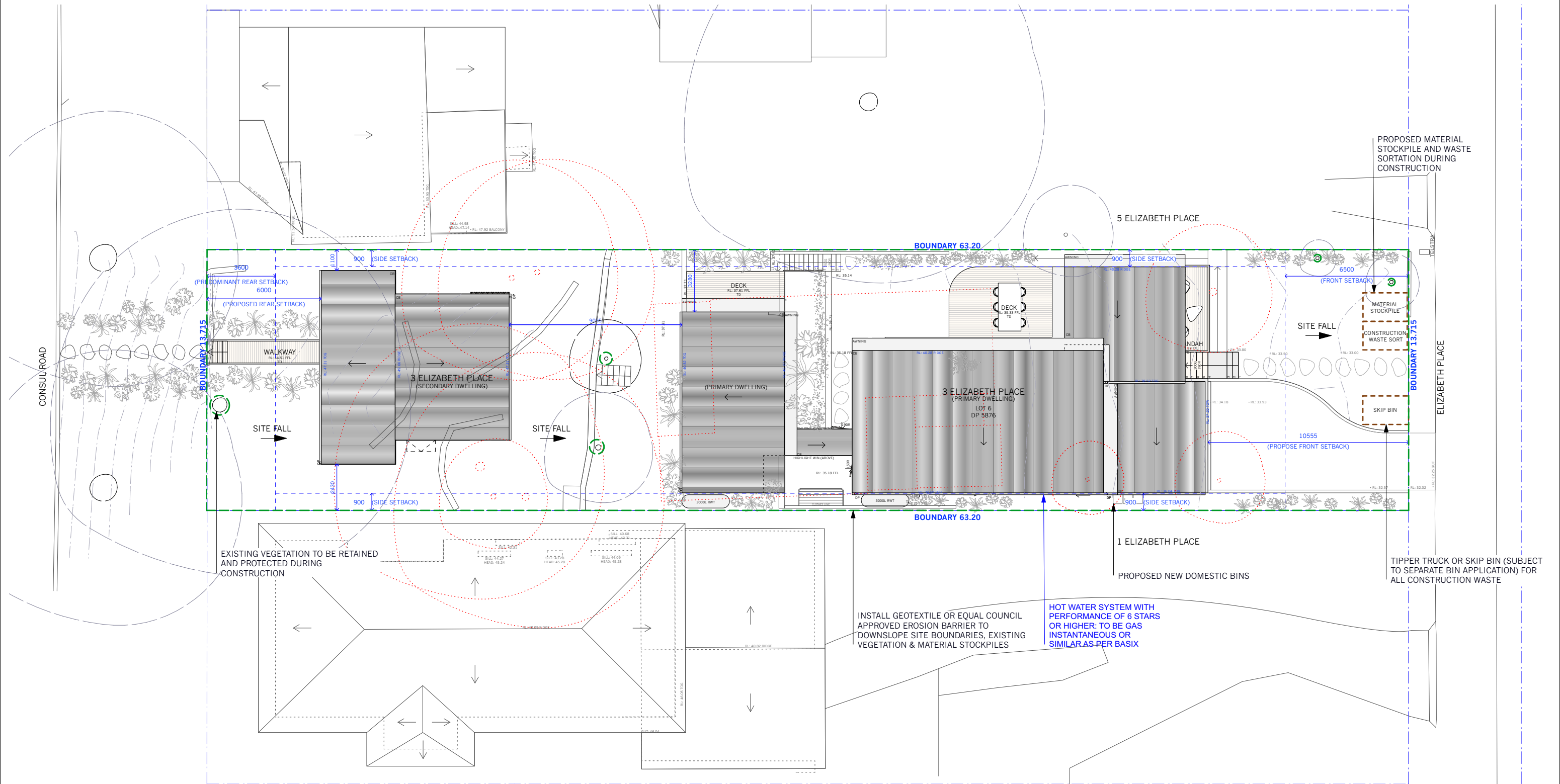
DEVELOPMENT APPLICATION
REVISION

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DEVELOPMENT APPLICATION ONLY

NOTES:
DO NOT SCALE OFF DRAWINGS. USE DIMENSIONS.
A SURVEY IS REQUIRED TO ENSURE CORRECT
RELATIONSHIP TO SITE BOUNDARIES.

A	2/12/22	DEVELOPMENT APPLICATION
ISSUE	DATE	REVISION
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PROJECT	New Residence 3 Elizabeth Place, Brookvale		PROJECT #	ELI
CLIENT	Kathie Pisto	DATE #	2/12/22	DWG #
DWG	Proposed Soil, Water, Waste Management Plan	SCALE @ A3	1:200	024
		DRAWN	AS	
		CHKD	MR	REVISION
				A



BW - LIGHT COLOURED BRICK



TF - HARDWOOD (BLACKBUTT OR EQUAL) T&G STRIP FLOORING OR SIMILAR



LC - LIGHT WEIGHT CLADDING FOR LIGHT STAIN OR PAINT FINISH



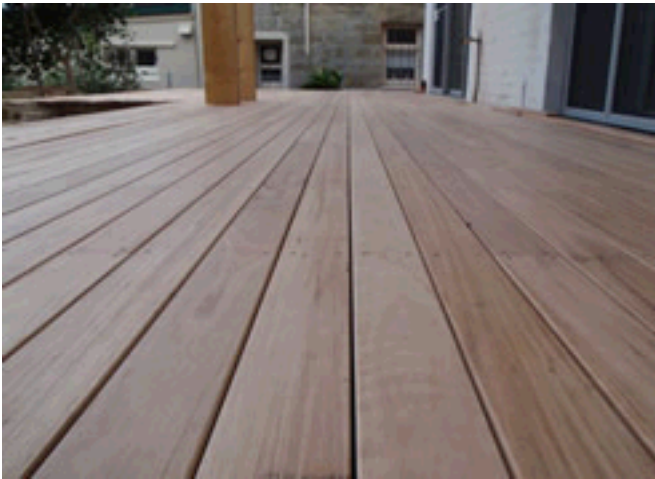
CO - CONCRETE SLAB FOR TROWEL FINISH OR SIMILAR



CB - COLORBOND 'SURFMIST' ROOF SHEETING OR SIMILAR



TS - TIMBER SCREEN - NATURAL PAINT OR STAIN FINISH



TD - BLACK BUTT OR SPOTTED GUM TIMBER DECKING OR SIMILAR

MATERIALS SCHEDULE	
ITEM	DESCRIPTION
CG	CLEAR GLASS PER BASIX
FG	FIXED GLASS PER BASIX
LC	LIGHT WEIGHT CLADDING PER BASIX
LG	LOUVRE GLASS WINDOW PER BASIX
CB	COLORBOND ROOF PER BASIX (SURFMIST)
BK	BLOCKWORK
TF	TIMBER FLOOR T&G HARDWOOD FOR CLEAR FINISH
TD	HARDWOOD TIMBER DECKING FOR OIL FINISH
TL	TILE
TS	TIMBER SCREEN TO DETAIL/BASIX
CA	CARPET
DP	DOWNPIPE - CONSOLIDATE EXISTING & MATCH FOR NEW WORK

PROJECT		PROJECT #	
New Residence 3 Elizabeth Place, Brookvale		ELI	
CLIENT	Kathie Pisto		DATE # 2/12/22
			SCALE @ A3 NTS
			DRAWN AS
DWG	Schedule of Colours and Materials		CHKD MR REVISION A
		025	

