

Preliminary Only
DEVELOPMENT APPLICATION

PROPOSED HARDWARE & BUILDING SUPPLIES

LOT 4 SEC 3 DP 30928, 38 ORCHARD ROAD, BROOKVALE NSW 2010

ARCHITECTURAL DRAWING SCHEDULE

DRAWING NO.	DRAWING NAME	REVISION	ISSUE DATE
A001	COVER SHEET	H	27/05/2019
A002	SITE ANALYSIS	G	27/05/2019
A003	EXISTING AND DEMOLITION PLAN	G	27/05/2019
A100	SITE PLAN	H	27/05/2019
A101	GROUND FLOOR PLAN	J	27/05/2019
A102	FIRST FLOOR PLAN	J	27/05/2019
A103	ROOF PLAN	D	27/05/2019
A200	ELEVATIONS AND FINISHES	E	27/05/2019
A300	SECTIONS	E	27/05/2019
A903	A4 NOTIFICATION PLAN	C	27/05/2019

ARCHITECT: REID CAMPBELL
BCA CONSULTANT: MCKENZIE GROUP
STRUCTURAL ENGINEER: NORTHROP
TOWN PLANNING: BBF PLANNERS
FIRE ENGINEER: I - FIRE
TRAFFIC ENGINEER: STANTEC

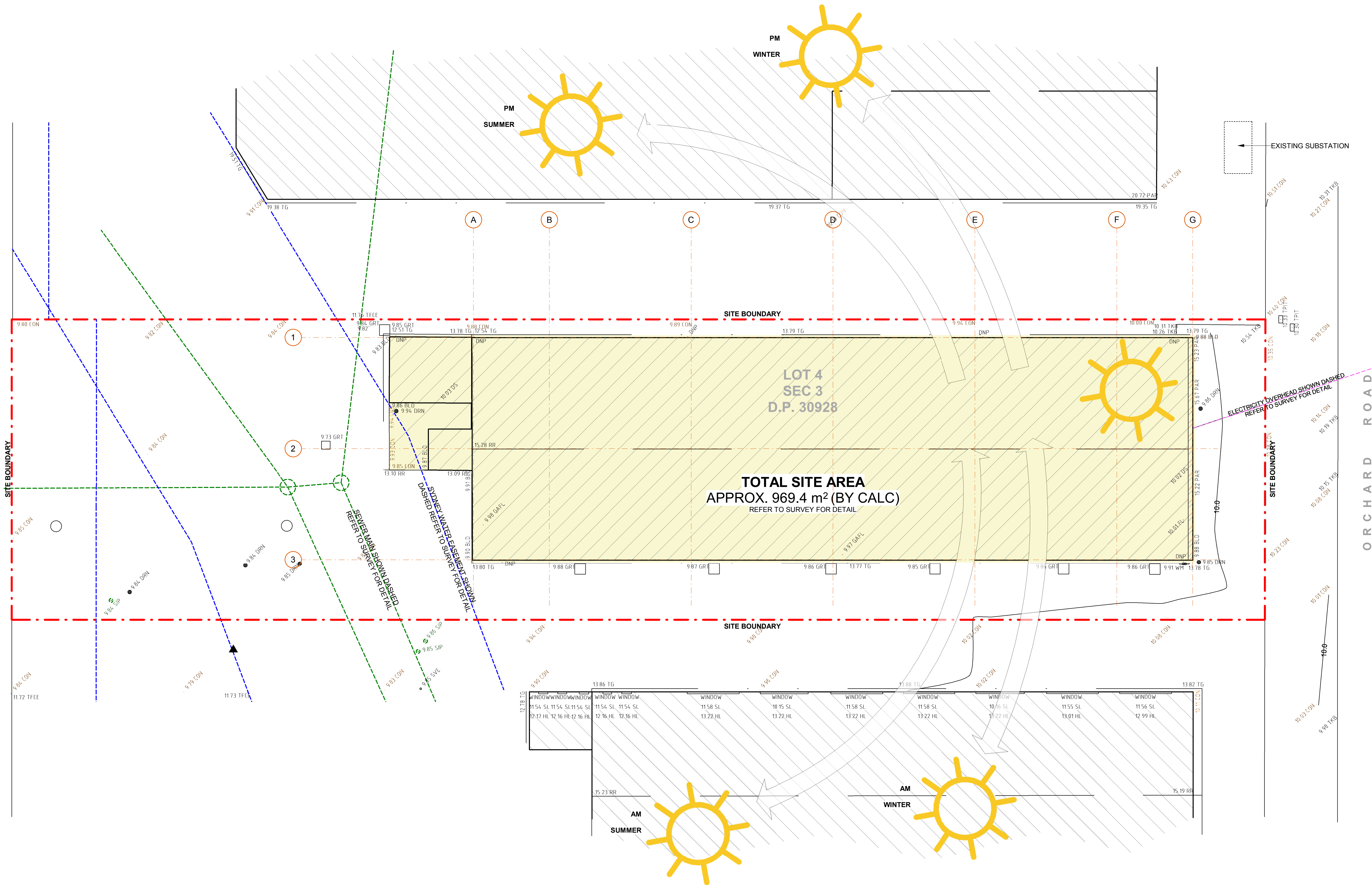
CONTEXT PLAN





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

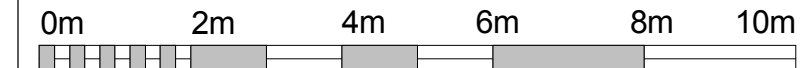
DA2019/0743



LEGEND	
	EXISTING WALLS
	PROPOSED WALLS
	SITE BOUNDARY
	BUILDING SETBACK
	SYDNEY WATER EASEMENT
	SEWER MAIN
	ELECTRICITY OVERHEAD
	PROPOSED DEVELOPMENT

ABBREVIATION	
DP OF	DOWN PIPE OVER FLOW
BG	BOX GUTTER
FE	FIRE EXIT DOOR
ERSD	EXISTING ROLLER SHUTTER DOOR
ESP	EXISTING SEWER PIT

- NOTES**
1. ALL FFL LEVELS +500mm.
 2. ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
 3. ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.
 4. ALL FITOUT WORKS SHOWN BLUE.
 5. ALL AREAS ARE INDICATIVE AND ARE SUBJECT TO CONFIRMATION ON SITE



VISUAL SCALE 1:100 @ A1

Drawing Title SITE ANALYSIS	
Drawing Number 118122_DA_A002	Issue G

1 SITE ANALYSIS

1 : 100

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NSW Registered Architect Song Kitcharoyothin, 7895

Issue	Description	Date
A	ISSUE FOR INFORMATION	30/11/18
B	ISSUE FOR INFORMATION	25/01/19
C	ISSUE FOR INFORMATION	05/02/19
D	DRAFT DA SET	27/02/19
G	FINAL ISSUE FOR DA	27/05/2019
E	ISSUED FOR INFORMATION	15/05/19
F	DRAFT DA SET	23/05/19

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Level 15, 124 Walker Street
North Sydney NSW 2060 Australia
Tel: 61 02 9954 5011 Email: sydney@reidcampbell.com
Fax: 61 02 9954 4946 Web: www.reidcampbell.com

DEVELOPMENT APPLICATION

Client

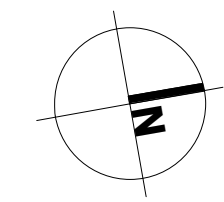
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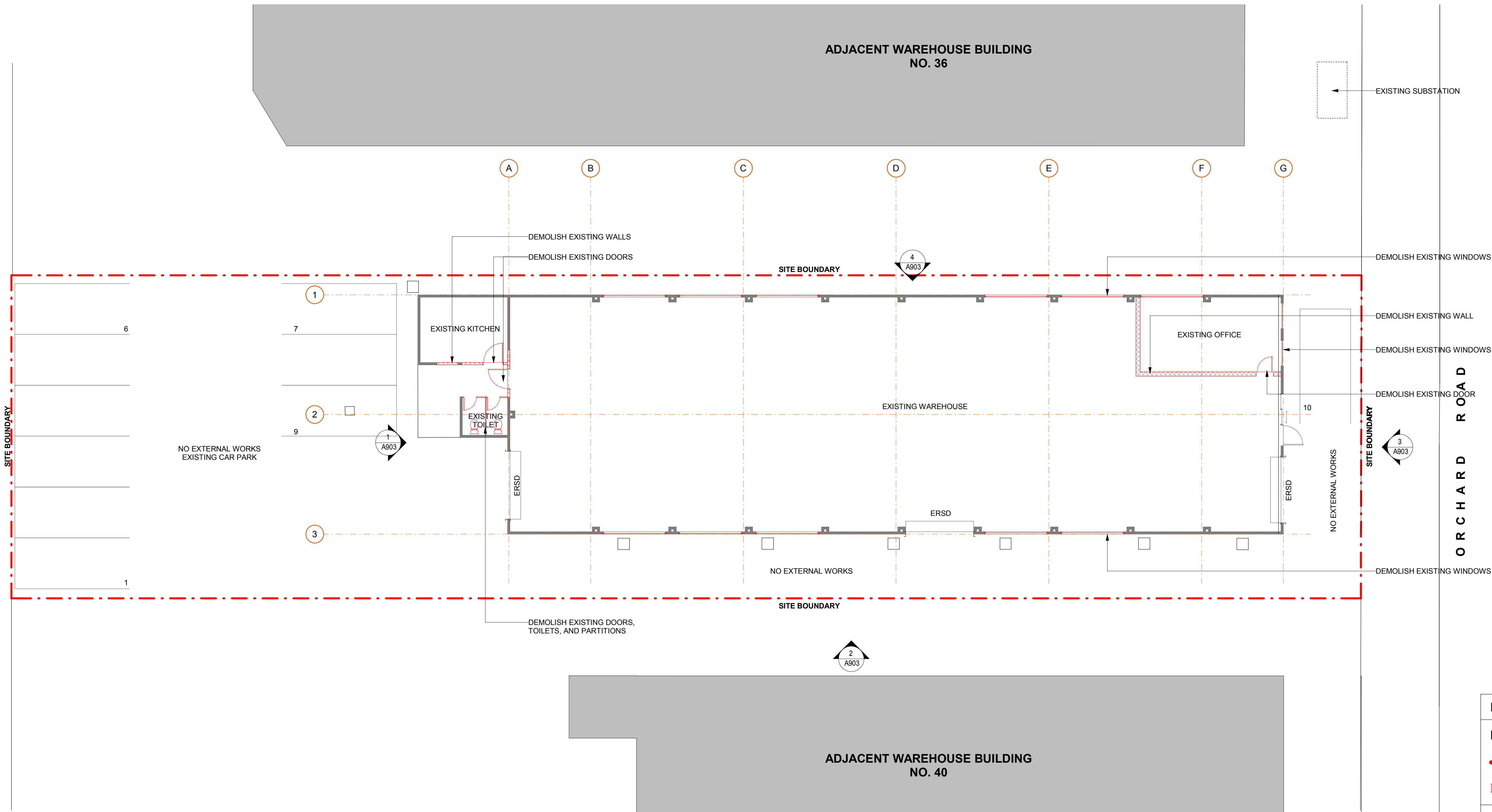
Managing Consultant

Project
PROPOSED HARDWARE & BUILDING SUPPLIES
LOT 4 SEC 3 DP 30928, 38 ORCHARD ROAD, BROOKVALE NSW 2101

Drawn Checked Print Date
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North Point





1 EXISTING / DEMOLITION PLAN
1 : 100

 **northern beaches council**

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DEVELOPMENT APPLICATION

Client

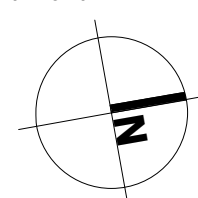
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Managing Consultant

Project
PROPOSED HARDWARE & BUILDING SUPPLIES
LOT 4 SEC 3 DP 30928, 38 ORCHARD ROAD, BROOKVALE NSW 2010

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North Point






Drawing Title

EXISTING AND DEMOLITION PLAN

Drawing Number
118122_DA_A003

Issue
G

LEGEND

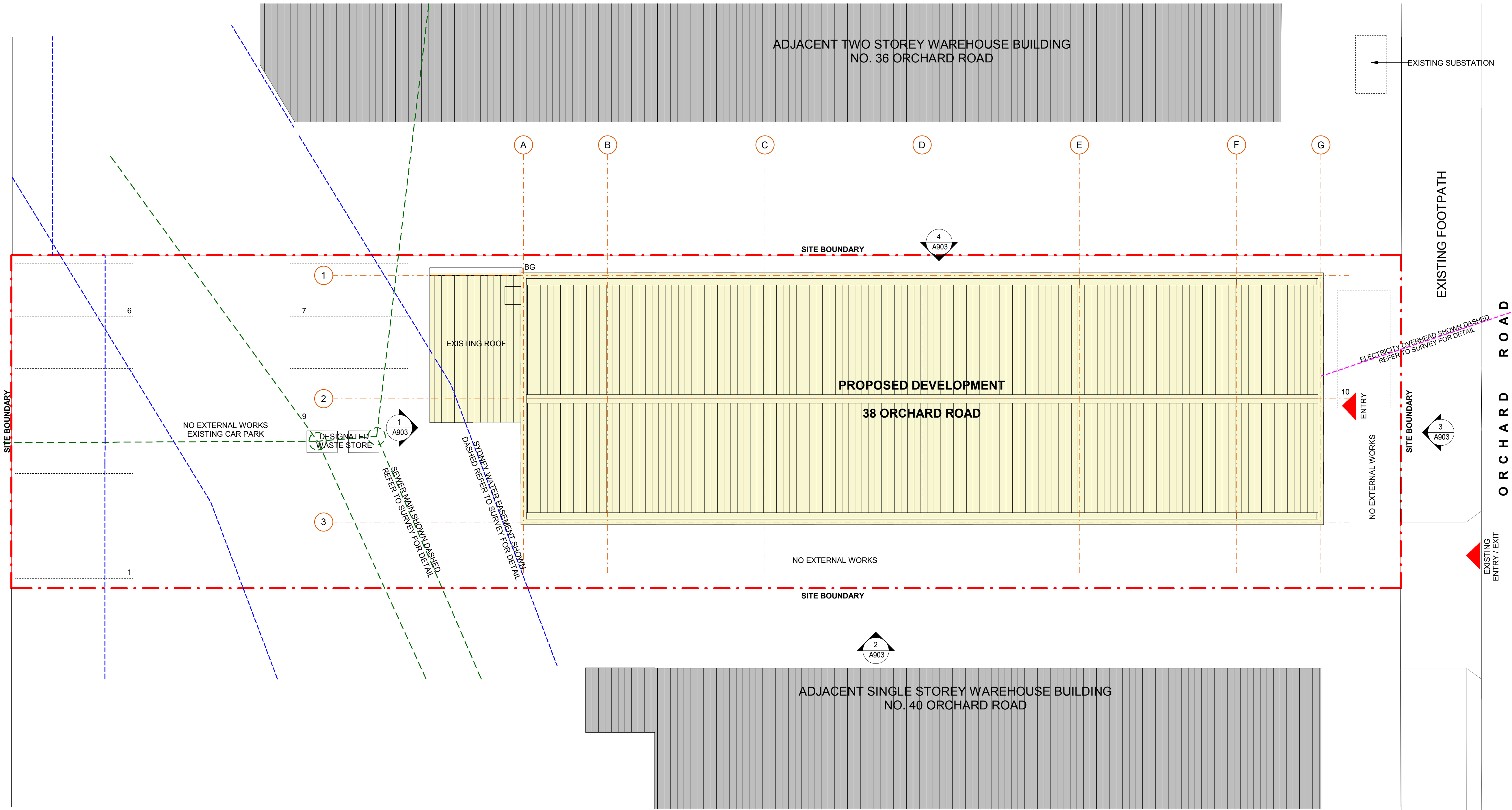
	PROPOSED WALLS
	SITE BOUNDARY
	DEMOLISHED COMPONENTS

ABBREVIATION

DP OF	DOWN PIPE OVER FLOW
EG	EAVES GUTTER
FE	FIRE EXIT DOOR
ERSD	EXISTING ROLLER SHUTTER DOOR
ESP	EXISTING SEWER PIT

NOTES

1. ALL FFL LEVELS $\pm 500\text{mm}$.
2. ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
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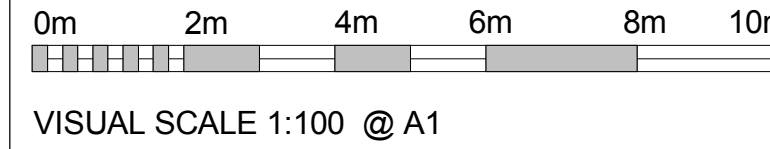
DEVELOPMENT SCHEDULE

SITE AREA (APPROX.)	969.4m²
BUILDING AREAS	
EXISTING GROUND FLOOR AREA	403m²
PROPOSED LEVEL 1 AREA	371m²
TOTAL BUILDING AREA	774m²
PROPOSED CAR PARKING SPACES	10
* ALL AREAS ARE APPROXIMATE ONLY AND ARE TO BE CONFIRMED ON SITE	

LEGEND	
	EXISTING WALLS
	PROPOSED WALLS
	SITE BOUNDARY
	BUILDING SETBACK
	SYDNEY WATER EASEMENT
	SEWER MAIN
	ELECTRICITY OVERHEAD
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ABBREVIATION	
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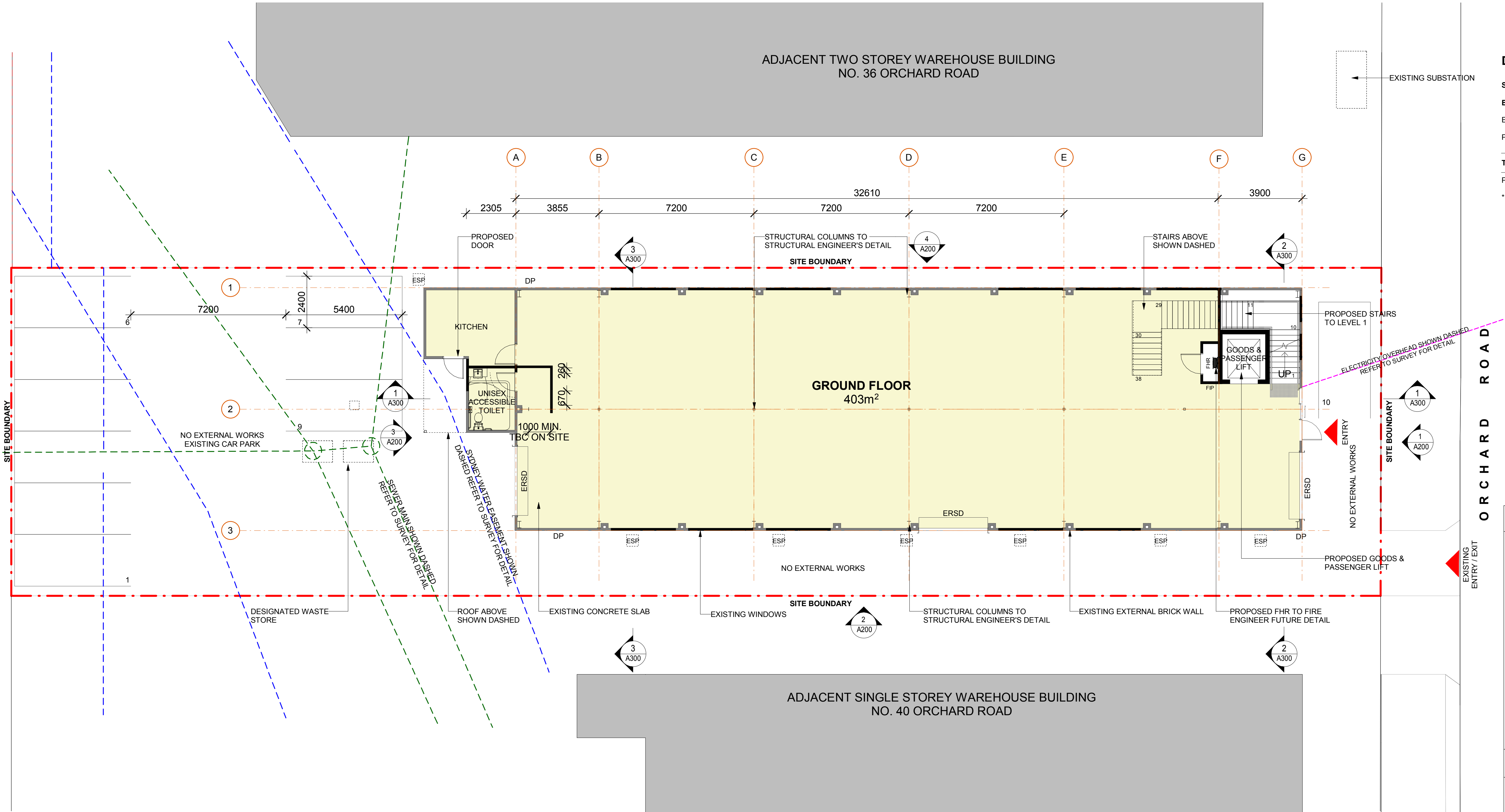
- NOTES
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1 SITE PLAN
1 : 100

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DA2019/0743

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	A	ISSUE FOR INFORMATION	30/11/18						SITE PLAN	
	B	ISSUE FOR INFORMATION	22/01/19							
	C	ISSUE FOR INFORMATION	25/01/19							
	D	ISSUE FOR INFORMATION	05/02/19							
	E	DRAFT DA SET	27/02/19							
	H	FINAL ISSUE FOR DA	27/05/2019							
	F	ISSUED FOR INFORMATION	15/05/19							
G	DRAFT DA SET	23/05/19								
<div>Drawing Number</div> <div>118122_DA_A100</div>										



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BUILDING AREAS	
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LEGEND

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	SITE BOUNDARY
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	SYDNEY WATER EASEMENT
	SEWER MAIN
	ELECTRICITY OVERHEAD
	PROPOSED DEVELOPMENT

ABBREVIATION

DP OF	DOWN PIPE OVER FLOW
BG	BOX GUTTER
FE	FIRE EXIT DOOR
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NOTES

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0m 2m 4m 6m 8m 10m

VISUAL SCALE 1:100 @ A1

1 GROUND FLOOR PLAN

1 : 100



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DEVELOPMENT APPLICATION

Client

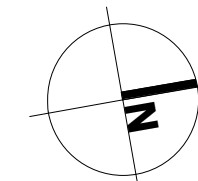
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Managing Consultant

Project
PROPOSED HARDWARE & BUILDING SUPPLIES
LOT 4 SEC 3 DP 30928, 38 ORCHARD ROAD, BROOKVALE NSW 2010

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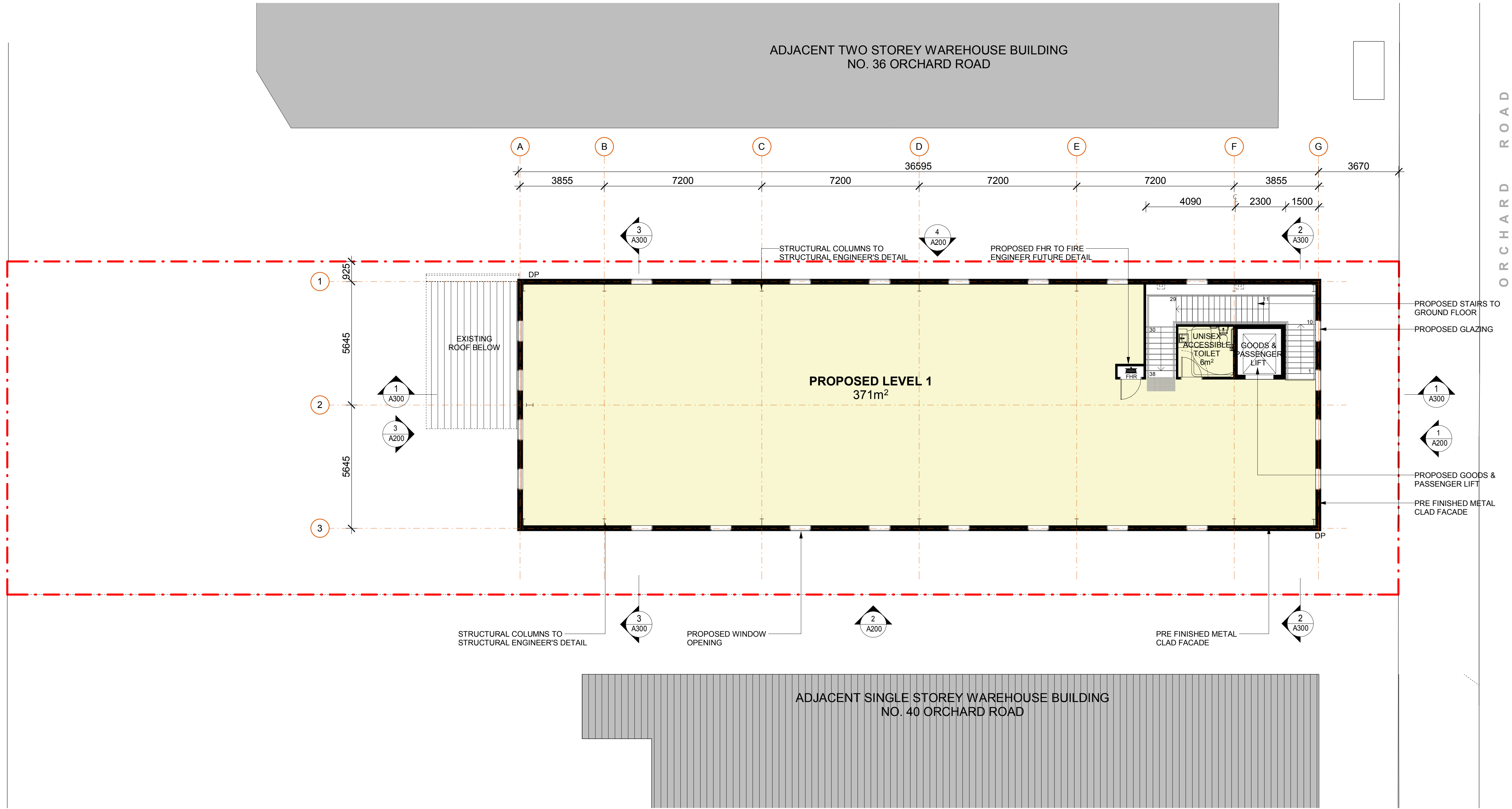
North Point



Drawing Title
GROUND FLOOR PLAN

Drawing Number
118122_DA_A101

Issue
J

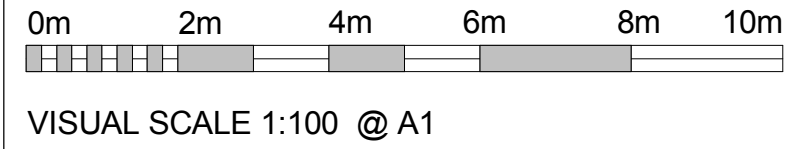


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ABBREVIATION	
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1 FIRST FLOOR PLAN

1 : 100

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DA2019/0743

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DEVELOPMENT APPLICATION

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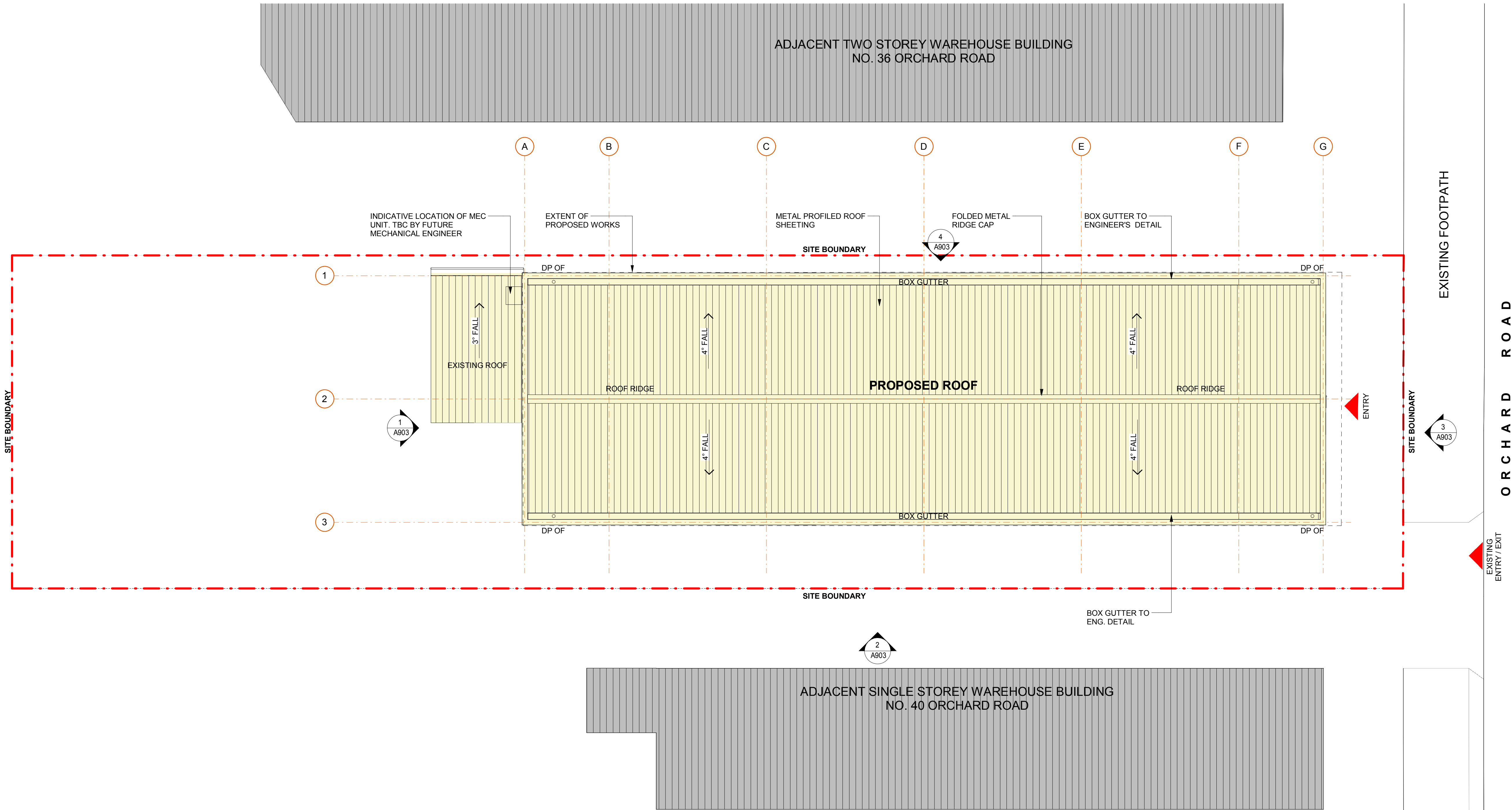
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Managing Consultant

Project
PROPOSED HARDWARE & BUILDING SUPPLIES
LOT 4 SEC 3 DP 30928, 38 ORCHARD ROAD, BROOKVALE NSW 2010
Drawn: SS Checked: JW Print Date: 27/05/2019 4:28:48 PM



Drawing Title
FIRST FLOOR PLAN
Drawing Number
118122_DA_A102
Issue
J



LEGEND

- EXISTING WALLS
- PROPOSED WALLS
- SITE BOUNDARY
- BUILDING SETBACK
- SYDNEY WATER EASEMENT
- SEWER MAIN
- ELECTRICITY OVERHEAD
- PROPOSED DEVELOPMENT

ABBREVIATION

- | | |
|-------|------------------------------|
| DP OF | DOWN PIPE OVER FLOW |
| BG | BOX GUTTER |
| FE | FIRE EXIT DOOR |
| ERSD | EXISTING ROLLER SHUTTER DOOR |
| ESP | EXISTING SEWER PIT |

NOTES

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VISUAL SCALE 1:100 @ A1

1 ROOF PLAN
1 : 100

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DEVELOPMENT
APPLICATION

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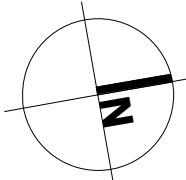
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L A N C
B L A C K

Managing Consultant

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PROPOSED HARDWARE &
BUILDING SUPPLIES
LOT 4 SEC 3 DP 30928, 38 ORCHARD
ROAD, BROOKVALE NSW 2010

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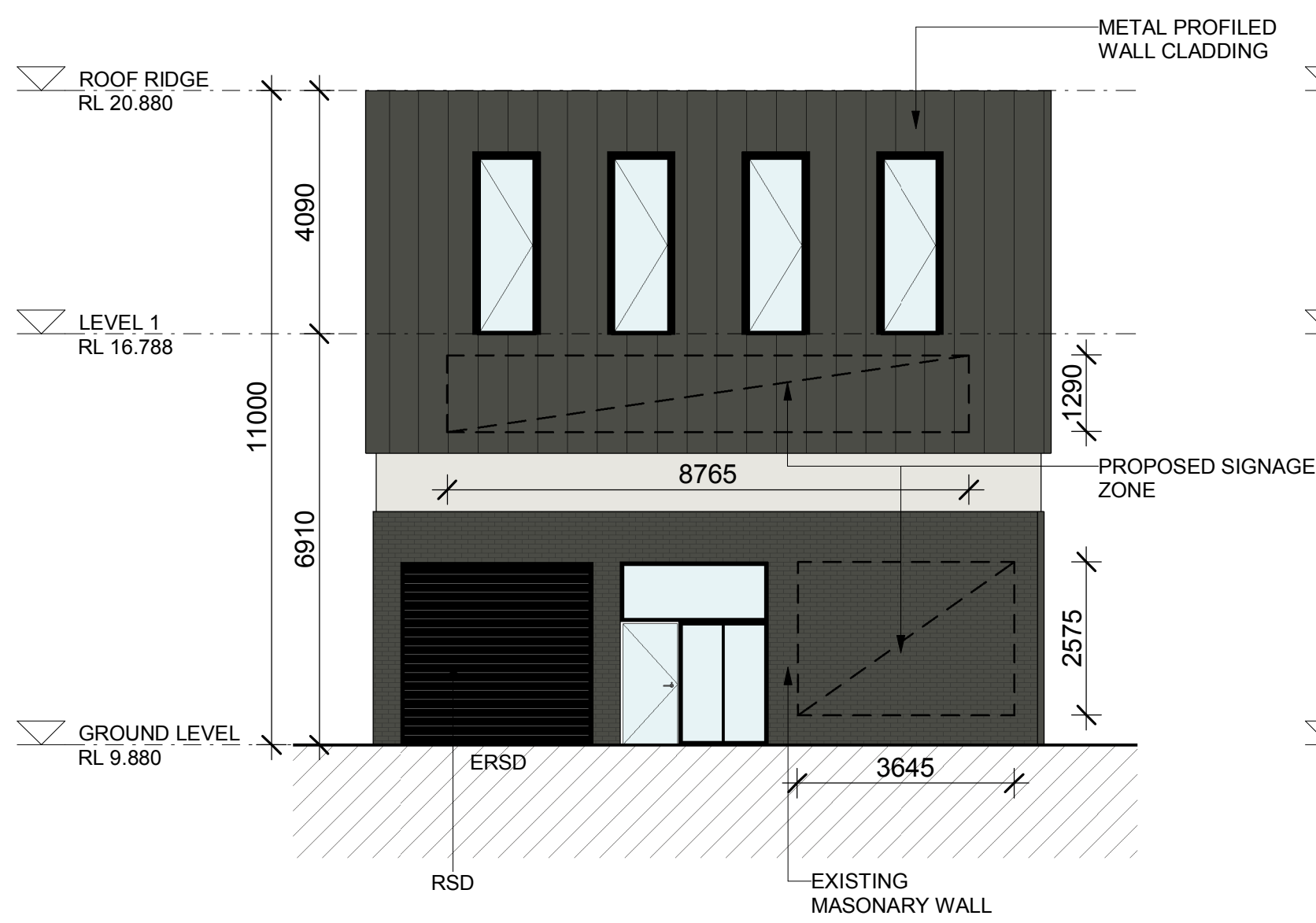
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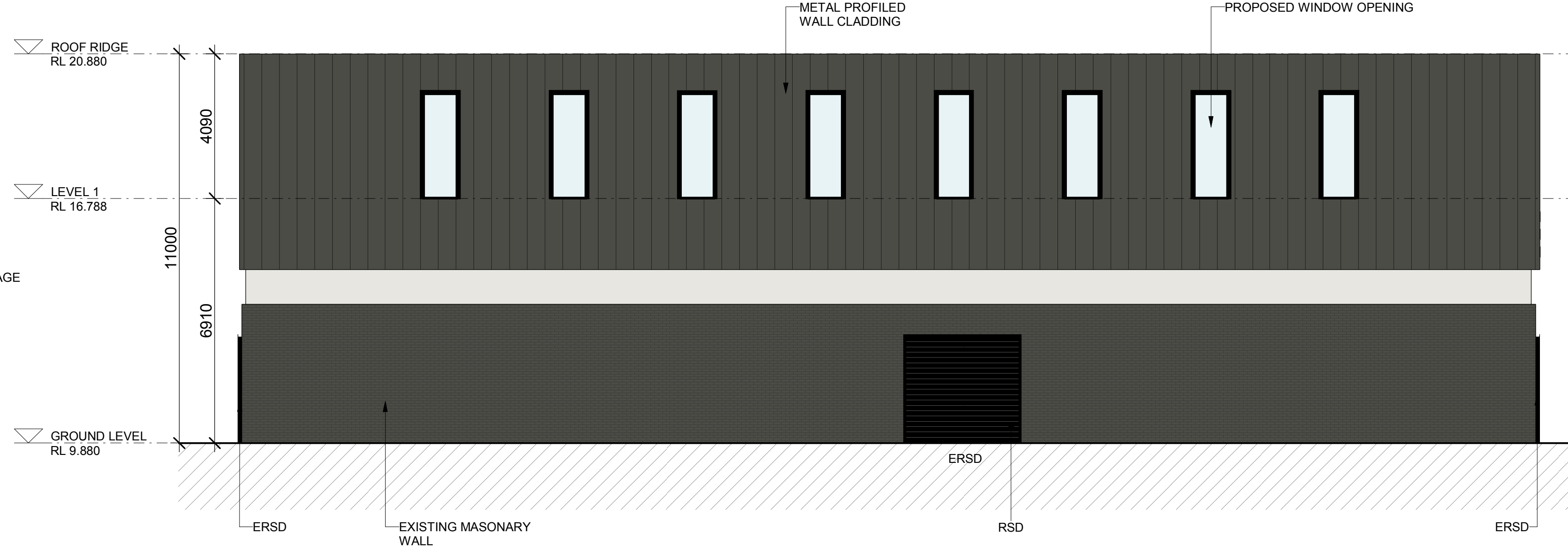
Drawing Title
ROOF PLAN

Drawing Number
118122_DA_A103

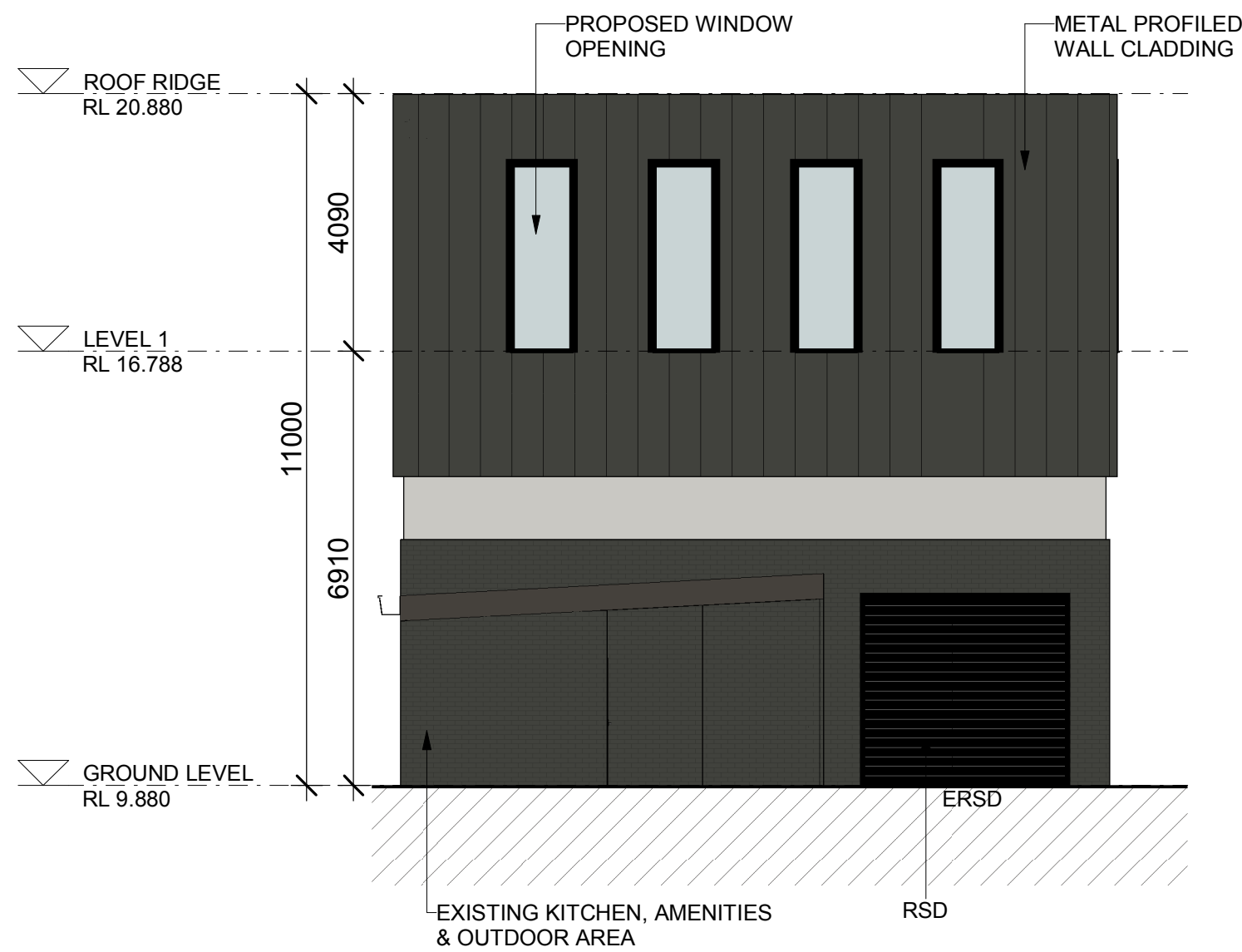
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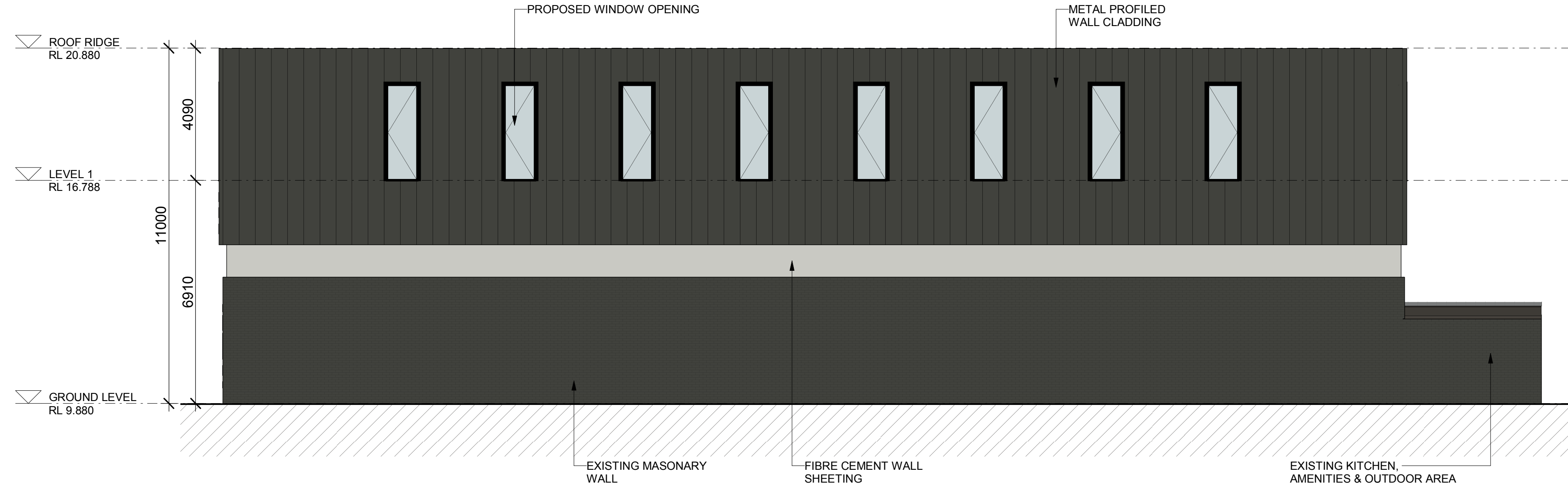
1 NORTH ELEVATION
1 : 100



2 EAST ELEVATION
1 : 100



3 SOUTH ELEVATION
1 : 100



4 WEST ELEVATION
1 : 100

CC

CORE COLOUR SCHEME

RF1

METAL PROFILED ROOF SHEETING 'WINDSPRAY'

BR1

PAINTED EXISTING BRICKFACE 'WOODLAND GREY'

WC1

METAL PROFILED WALL CLADDING 'WOODLAND GREY'

WC2

FIBRE CEMENT WALL SHEETING 'WHITSUNDAY ISLAND'

WC3

GLAZING

WC4

RSD

HORIZONTAL METAL SHEETING

ABBREVIATION

DP	DOWN PIPE
EG	EAVES GUTTER
FE	FIRE EXIT DOOR
ERSD	EXISTING ROLLER SHUTTER DOOR
ESP	EXISTING SEWER PIT

NOTES

1.

ALL FFL LEVELS ±500mm.

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0m2m4m6m8m10m

VISUAL SCALE 1:100 @ A1

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B	ISSUE FOR CLIENT REVIEW	12/02/19
C	DRAFT DA SET	27/02/19
E	FINAL ISSUE FOR DA	27/05/2019
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DEVELOPMENT APPLICATION

Client

BLACK BLANC

Managing Consultant

Project

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LOT 4 SEC 3 DP 30928, 38 ORCHARD ROAD, BROOKVALE NSW 2010

Drawn

SS

Checked

JW

Print Date

27/05/2019 4:28:52 PM

North Point

Drawing Title

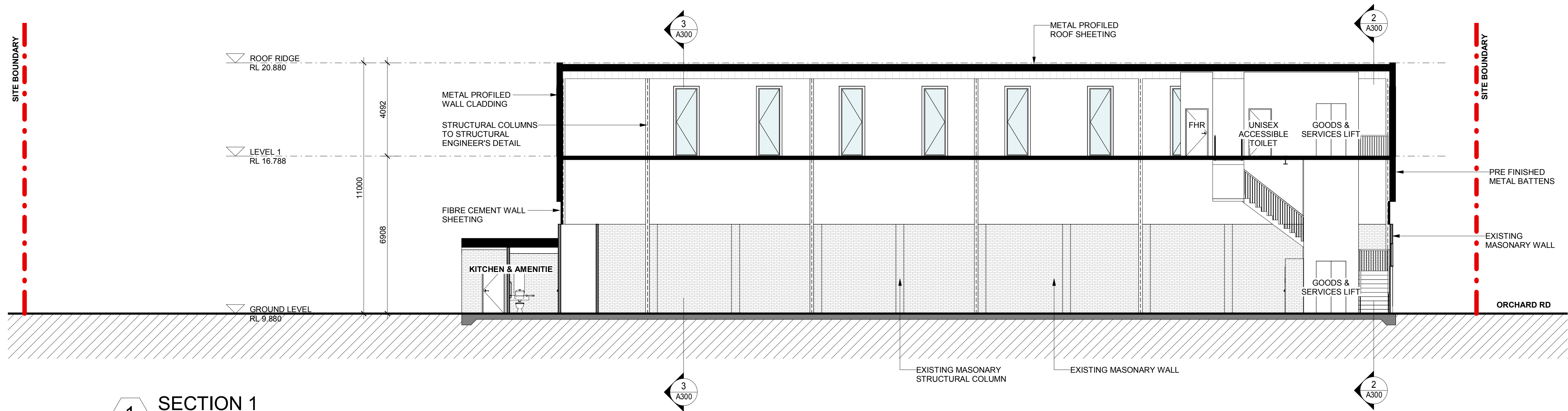
ELEVATIONS AND FINISHES

Drawing Number

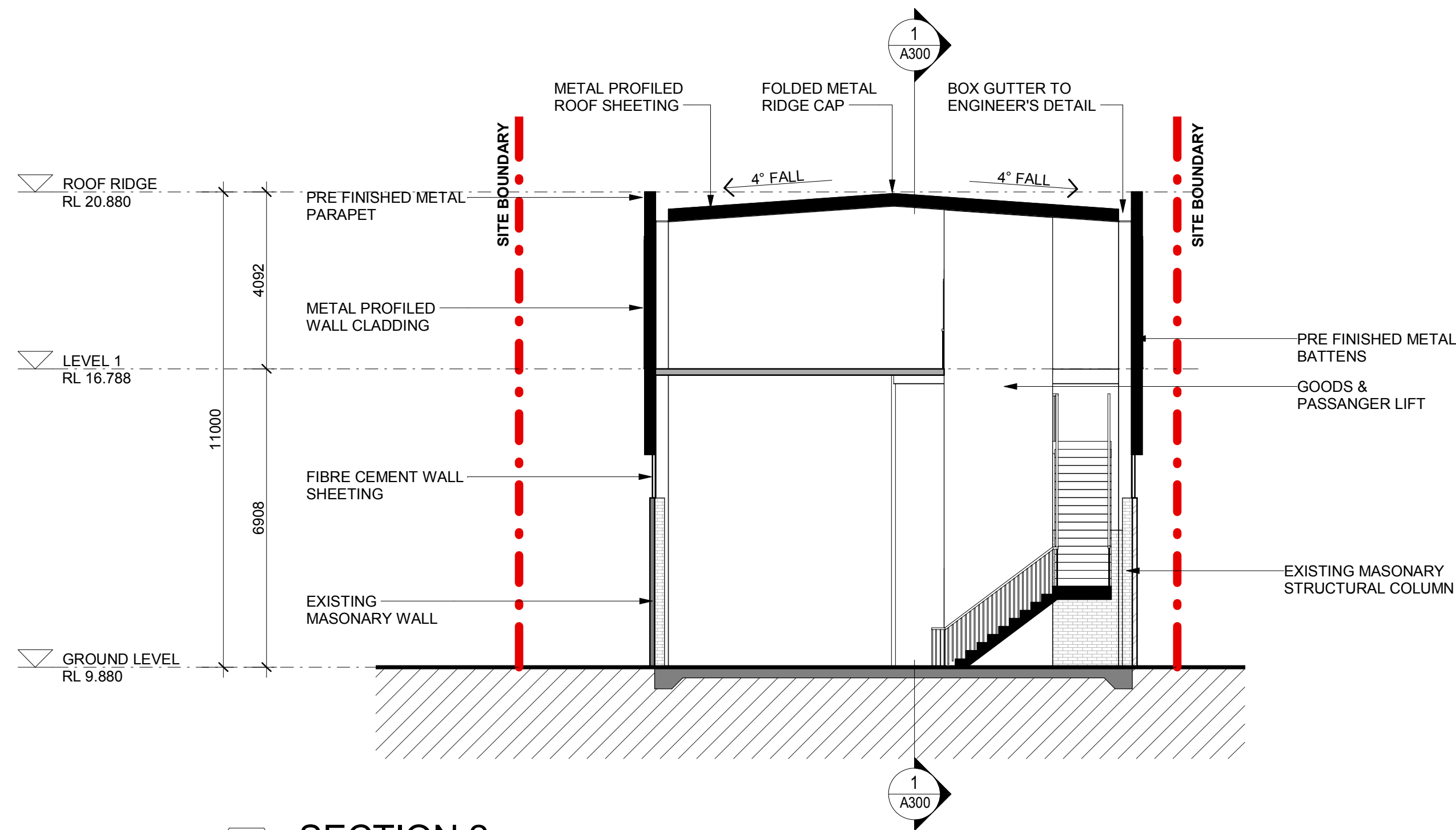
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Issue

E



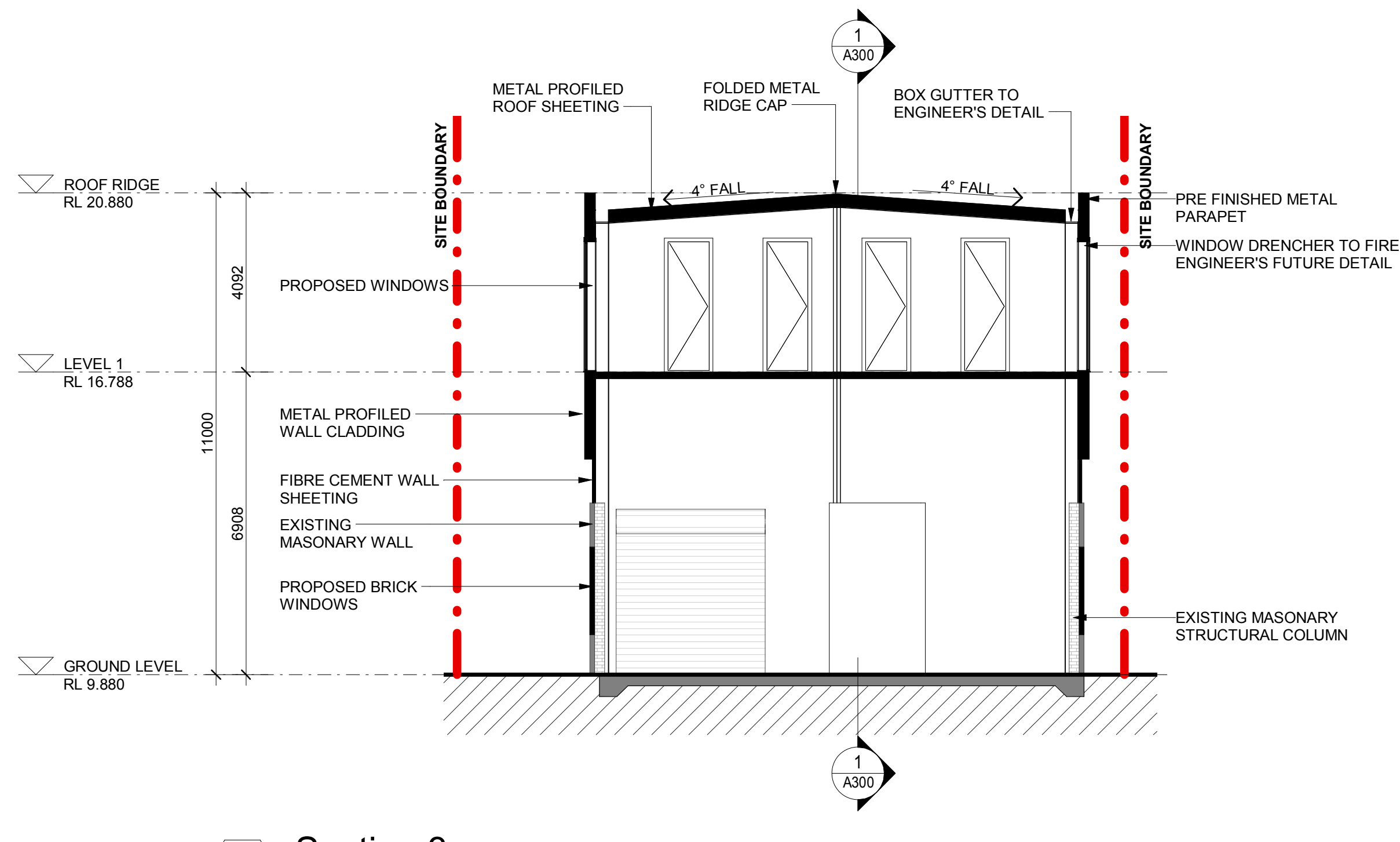
1 SECTION 1
1 : 100



2 SECTION 2
1 : 100

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DA2019/0743



3 Section 3
1 : 100

LEGEND

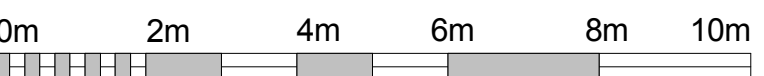
- . - . - SITE BOUNDARY
- EXISTING WALLS FLOORS
- PROPOSED WALLS AND FLOORS

ABBREVIATION

DP	DOWN PIPE
EG	EAVES GUTTER
FE	FIRE EXIT DOOR
ERSD	EXISTING ROLLER SHUTTER DOOR
ESP	EXISTING SEWER PIT

NOTES

- ALL FFL LEVELS ±500mm.
- ALL LEVELS AND EXTENTS ARE INDICATIVE & SHOULD BE READ IN CONJUNCTION WITH CIVIL ENG. DWGS FOR FINAL LEVELS OF ALL EARTH WORKS AND EXCAVATION.
- ALL LANDSCAPING TO LANDSCAPE ARCHITECT'S DETAILS.
- ALL FITOUT WORKS SHOWN BLUE.
- ALL AREAS ARE INDICATIVE AND ARE SUBJECT TO CONFIRMATION ON SITE



VISUAL SCALE 1:100 @ A1

Notes
This drawing and design is subject to Reid Campbell (NSW) Pty Ltd copyright and may not be reproduced without prior written consent.
Contractor to verify all dimensions on site before commencing work.
Report all discrepancies to project manager prior to construction.
Figured dimensions to be taken in preference to scaled drawings.
All work is to conform to relevant Australian Standards and other Codes as applicable, together with other Authorities' requirements and regulations.
NSW Registered Architect Song Kitcharoyothin, 7895

Issue	Description	Date
A	ISSUE FOR CLIENT REVIEW	08/02/19
B	ISSUE FOR CLIENT REVIEW	12/02/19
C	DRAFT DA SET	27/02/19
E	FINAL ISSUE FOR DA	27/05/2019
D	DRAFT DA SET	23/05/19

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DEVELOPMENT APPLICATION

Client

**ONVIL
BLACK**

Managing Consultant

Project
PROPOSED HARDWARE & BUILDING SUPPLIES
LOT 4 SEC 3 DP 30928, 38 ORCHARD ROAD, BROOKVALE NSW 2010

North Point

Drawn Checked Print Date
SS MF 27/05/2019 4:28:54 PM

Drawing Title

SECTIONS

Drawing Number
118122_DA_A300

Issue
E