



LOCATION DIAGRAM



3 BROOKVALE AVE BROOKVALE

LIST OF DRAWINGS

ARCHITECTURAL

- A01C LOCATION DIAGRAM
- A02A SITE ANALYSIS PLAN
- A03C BASEMENT FLOOR PLAN
- A04C GROUND FLOOR PLAN
- A05C FIRST FLOOR PLAN
- A06C MEZZANINE FLOOR PLAN
- A07C ROOF PLAN
- A08C ELEVATIONS
- A09C SECTIONS
- A10A SHADOW DIAGRAMS
- A11A SHADOW DIAGRAMS
- A12A EXTERNAL COLOUR SCHEDULE
- A13A PLAN SHOWING RE-DEVELOPMENT OF ADJOINING LOTS
- A14A DEMOLITION PLAN

CIVIL

- C1B COVER SHEET & NOTES
- C2B STORMWATER MANAGEMENT PLAN
- C3B STORMWATER MANAGEMENT DETAILS SHEET No.1
- C4B STORMWATER MANAGEMENT DETAILS SHEET No.2
- C5B STORMWATER MANAGEMENT DETAILS SHEET No.3
- C6B EROSION & SEDIMENT CONTROL NOTES
- C7B EROSION & SEDIMENT CONTROL PLAN
- C8B EROSION & SEDIMENT CONTROL DETAIL SHEET
- C9B ON SITE DETENTION CHECKLIST
- Q1B STORMWATER QUALITY SHEET 1 OF 2
- Q2B STORMWATER QUALITY SHEET 2 OF 2

LANDSCAPE

- L_1-D LANDSCAPE SITE PLAN
- L_2-B LANDSCAPE PLANTING PLAN

SURVEY

PLAN OF LOT 17 IN D.P. 6040
AT No. 2 BROOKVALE AVE., BROOKVALE.
BY: Bee & Lethbridge Pty Ltd Surveying
DATE: 9 September 2020
REF: 21800

LEGEND

C

A

26/2/22

10/12/21

REVISIONS TO HEIGHT

REVISIONS MIRRORING UNITS

ISSUE

DATE

AMENDMENTS

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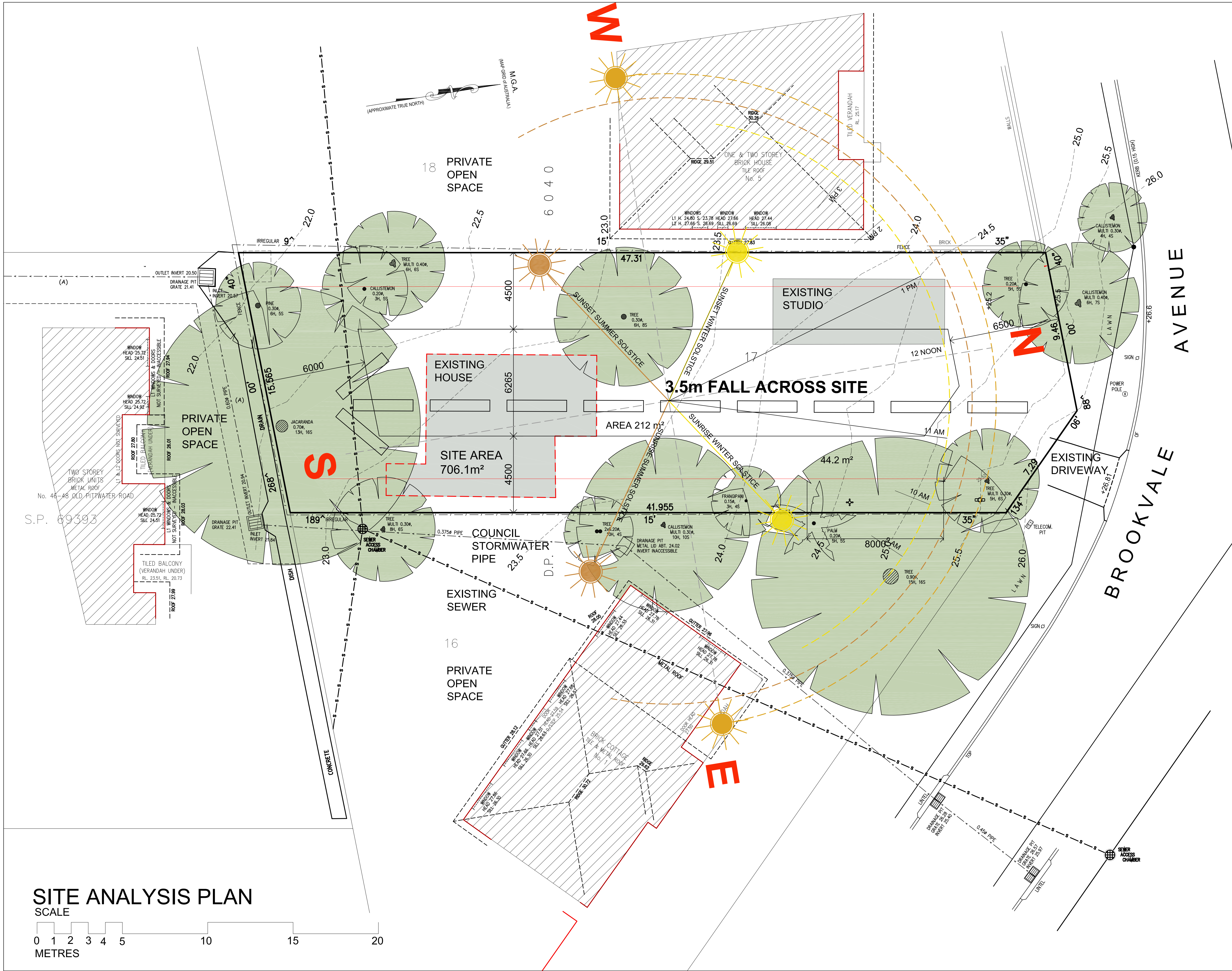
Client
PRIMO DESIGN PTY LTD

Project
**3 BROOKVALE AVE
BROOKVALE**

Drawing
LOCATION DIAGRAM

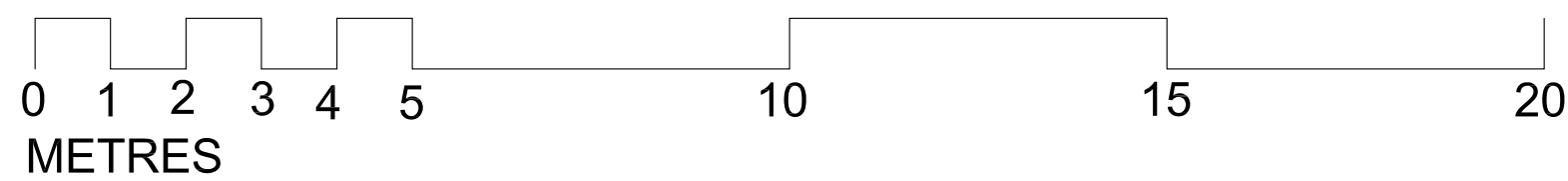
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Job No	2005		
Version	DA	Drawing No	A01C

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SITE ANALYSIS PLAN

SCALE



LEGEND

ISSUE	DATE	REVISIONS MIRRORING UNITS	AMENDMENTS
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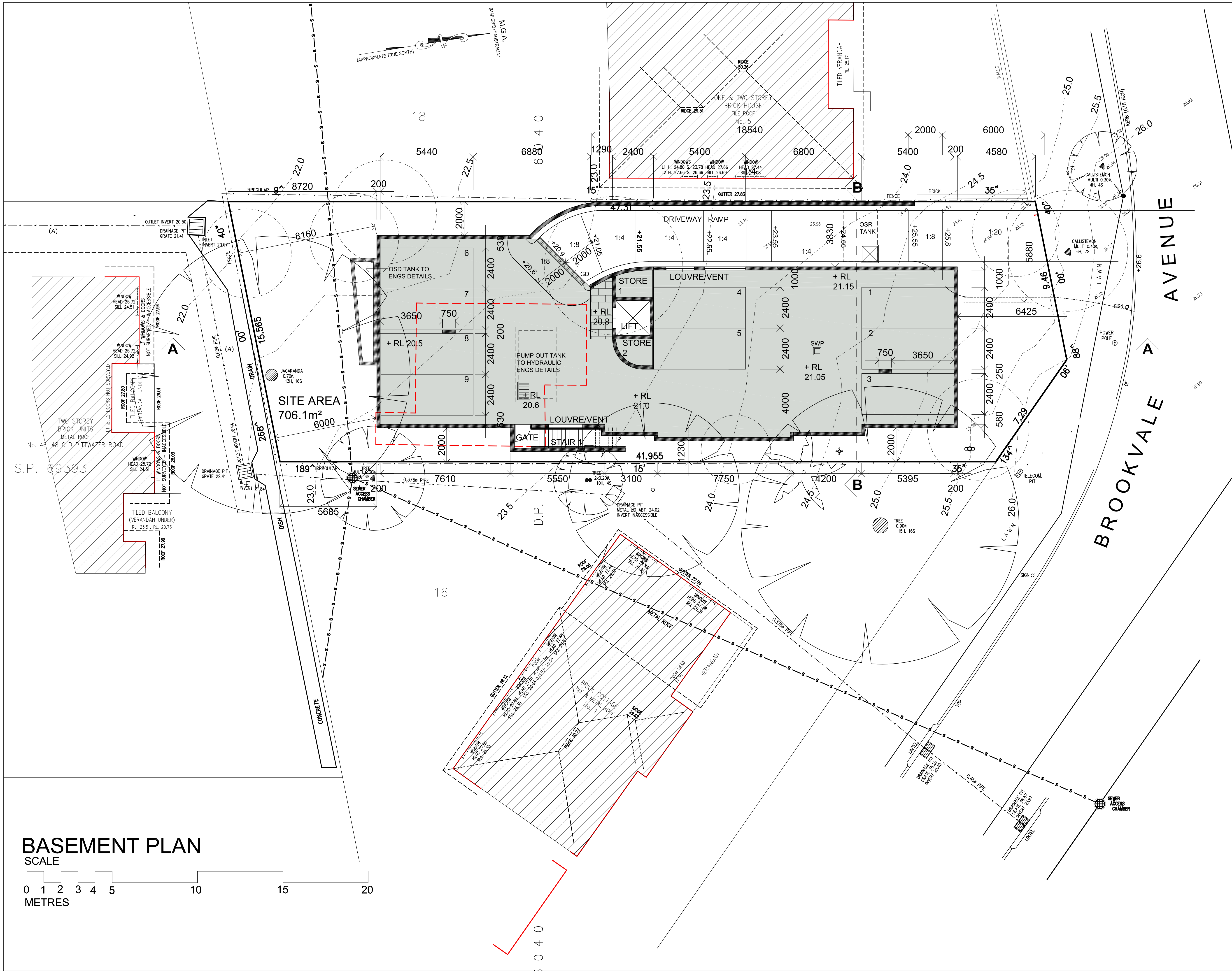
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Project
**3 BROOKVALE AVE
BROOKVALE**

Drawing
SITE ANALYSIS PLAN

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Plotted 11/01/2022 4:56 PM	
Job No 2005	
Version DA	Drawing No A02A

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LEGEND

C	26/2/22	REVISIONS TO HEIGHTS
A	10/12/21	REVISIONS MIRRORING UNITS
ISSUE	DATE	AMENDMENTS



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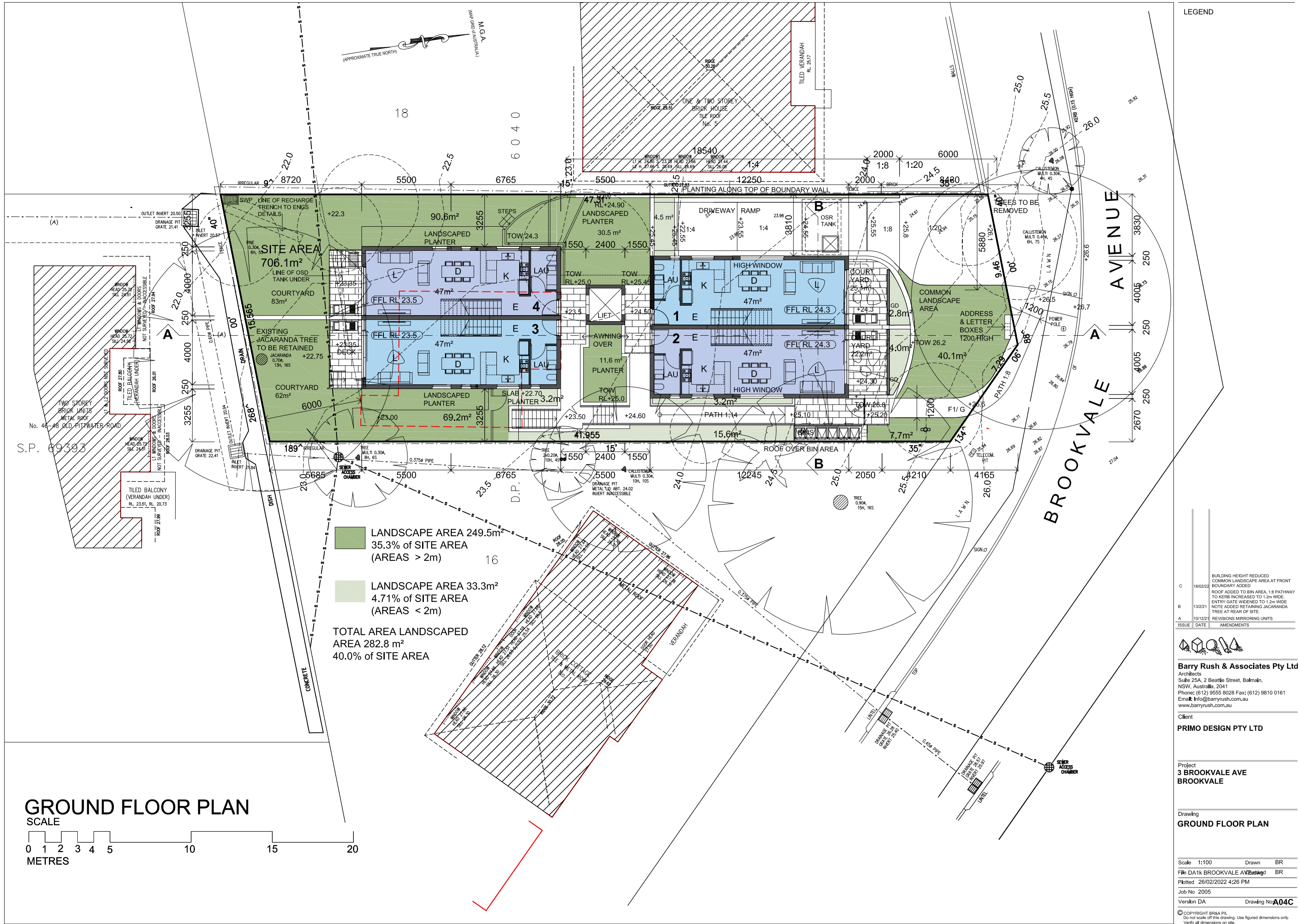
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Project
**3 BROOKVALE AVE
BROOKVALE**

Drawing
BASEMENT PLAN

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Job No	2005		
Version	DA	Drawing No	A03C

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LEGEND

C	18/02/22	BUILDING HEIGHT REDUCED COMMON LANDSCAPE AREA AT FRONT BOUNDARY ADDED
	13/2/21	ROOF ADDED TO BIN AREA, 1.8 PATHWAY TO KERB INCREASED TO 1.2m WIDE ENTRY GATE WIDENED TO 1.2m WIDE NOTE ADDED RETAINING JACARANDA TREE AT REAR OF SITE.
	10/12/21	REVISIONS MIRRORING UNITS
	ISSUE	DATE



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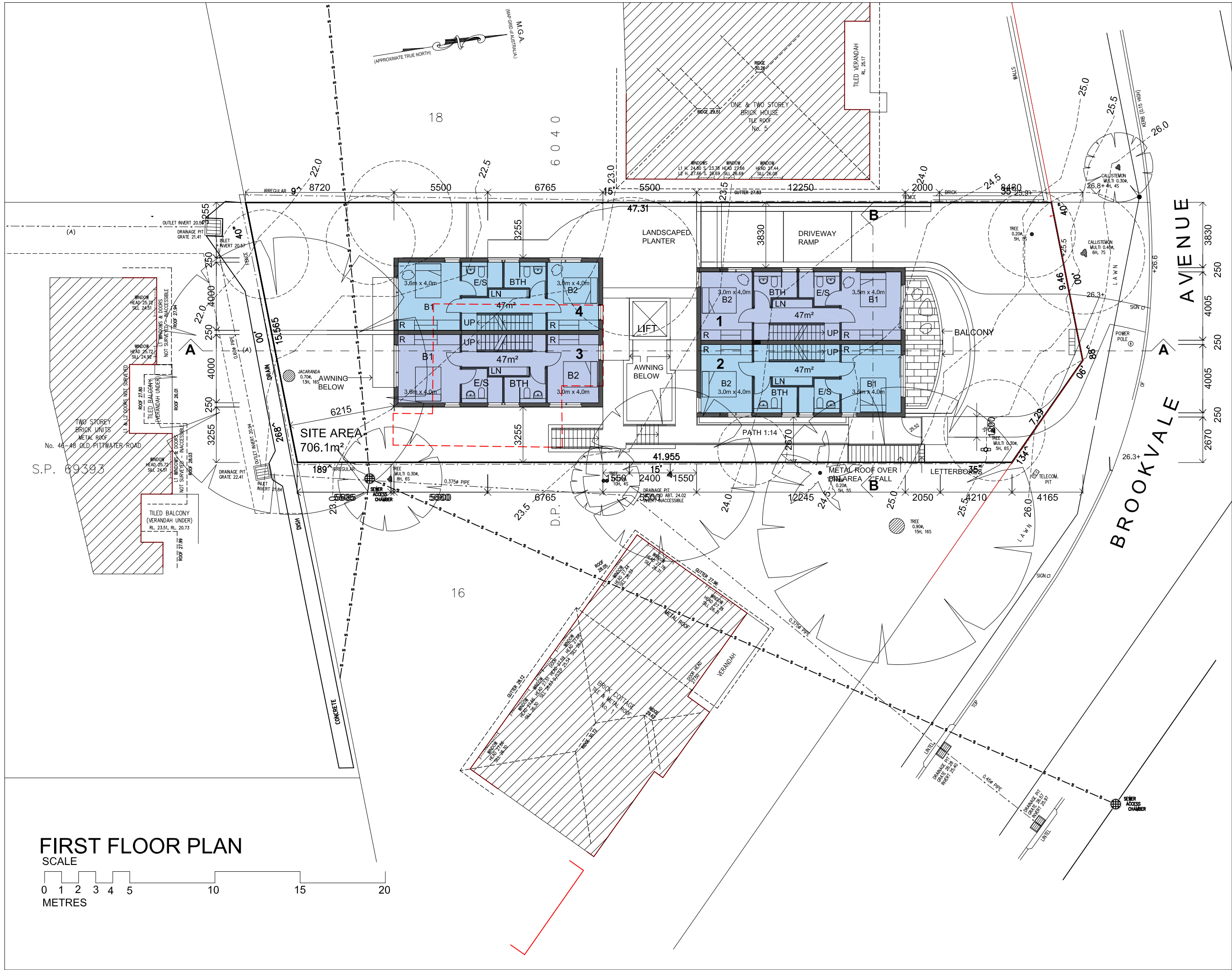
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Project
**3 BROOKVALE AVE
BROOKVALE**

Drawing
GROUND FLOOR PLAN

Scale	1:100	Drawn	BR
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Plotted	26/02/2022 4:26 PM		
Job No	2005		
Version	DA	Drawing No	A04C

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LEGEND

C	18/02/22	BUILDING HEIGHT REDUCED
A	10/12/21	REVISIONS MIRRORING UNITS
ISSUE	DATE	AMENDMENTS



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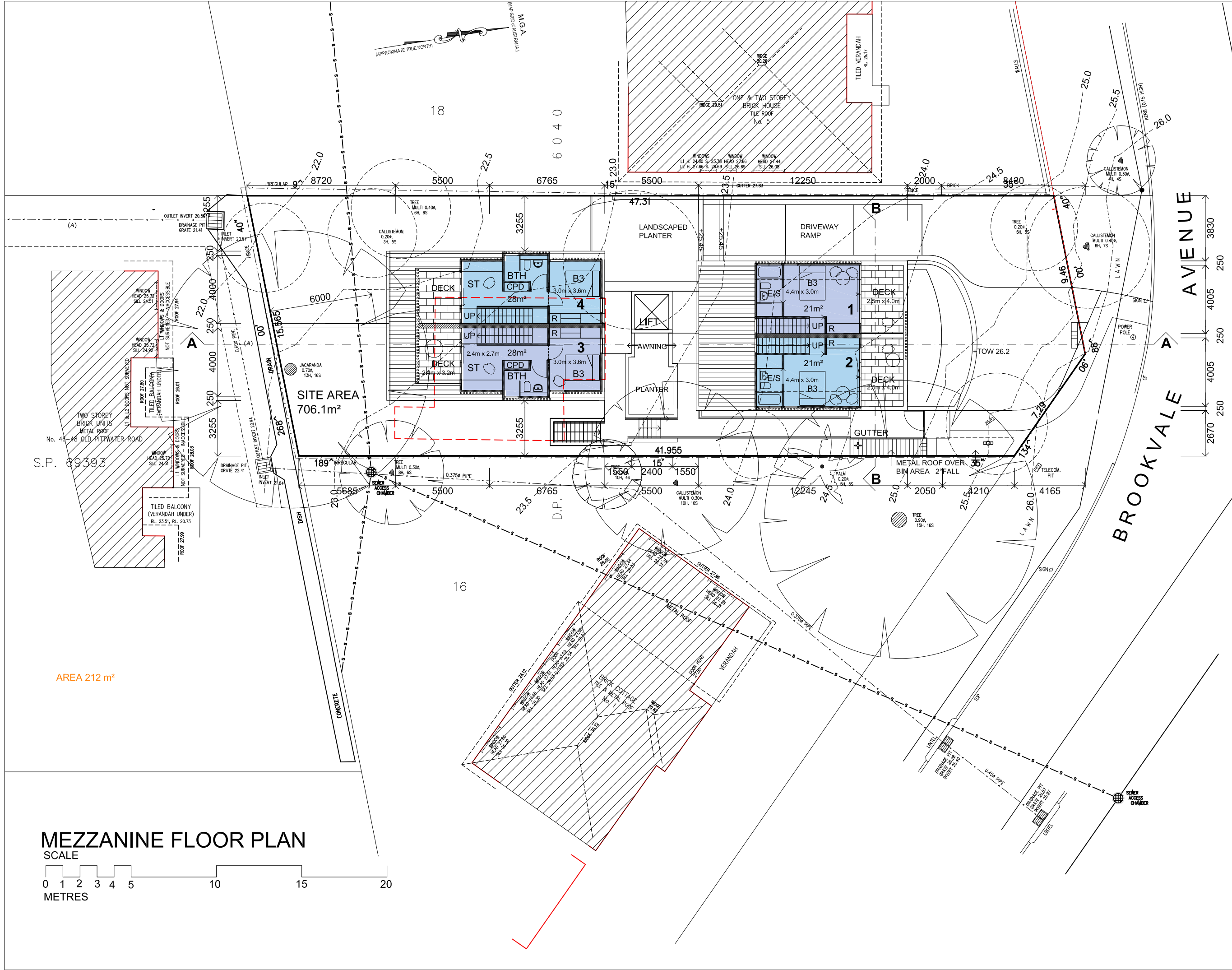
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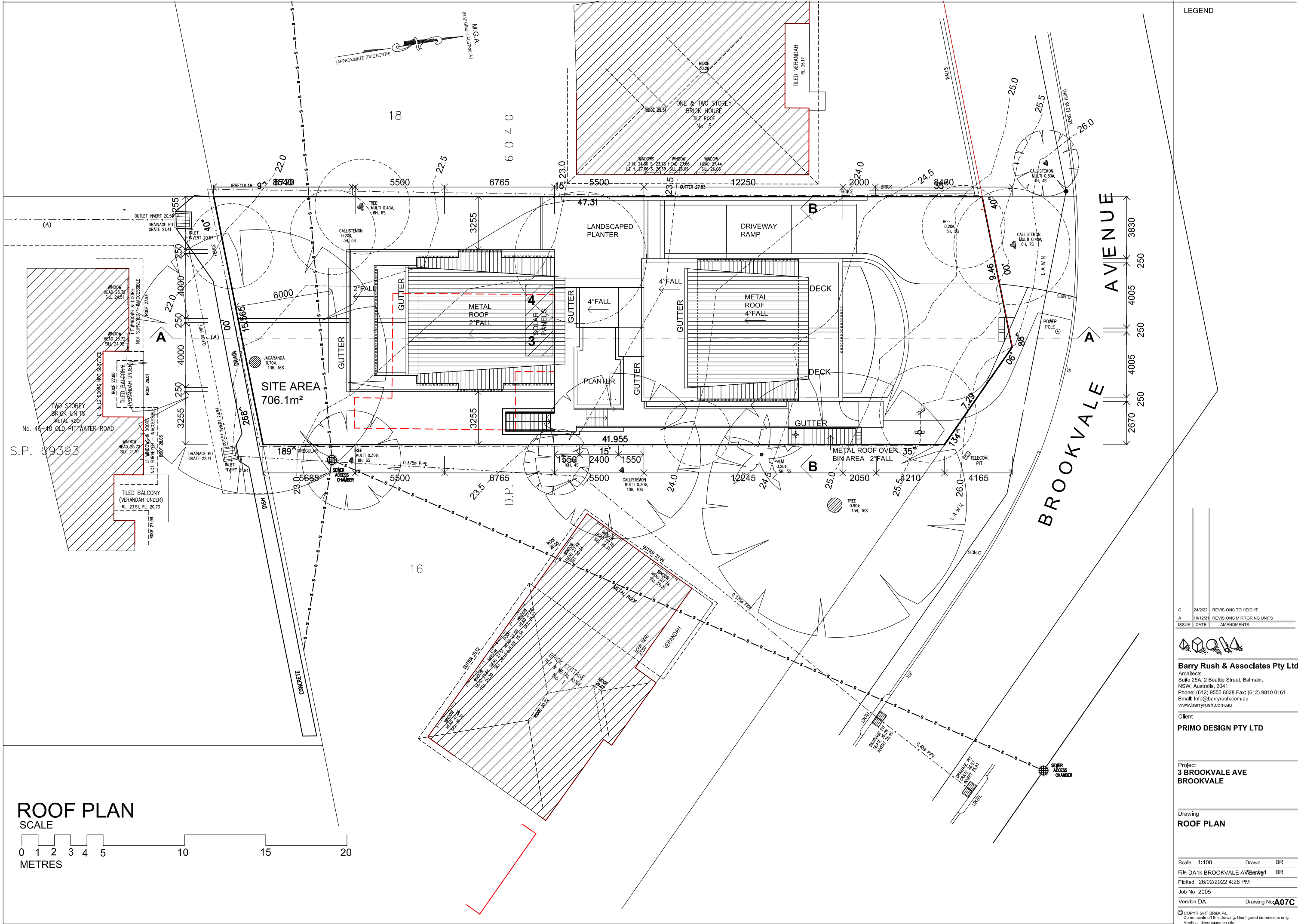
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**3 BROOKVALE AVE
BROOKVALE**

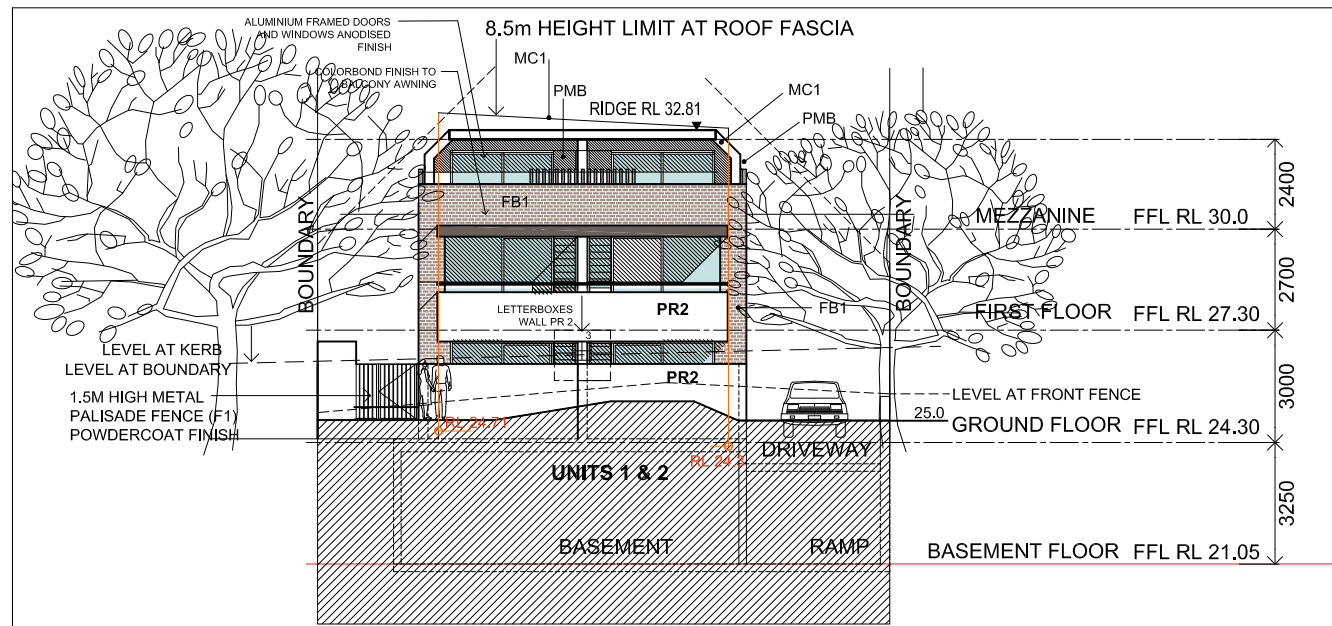
Drawing
FIRST FLOOR PLAN

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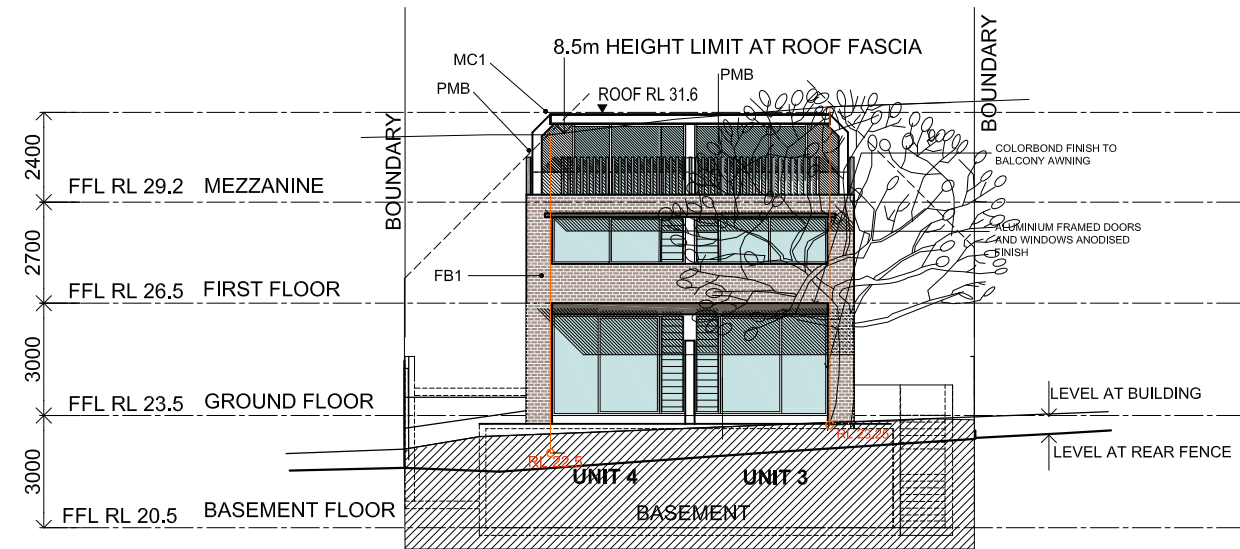
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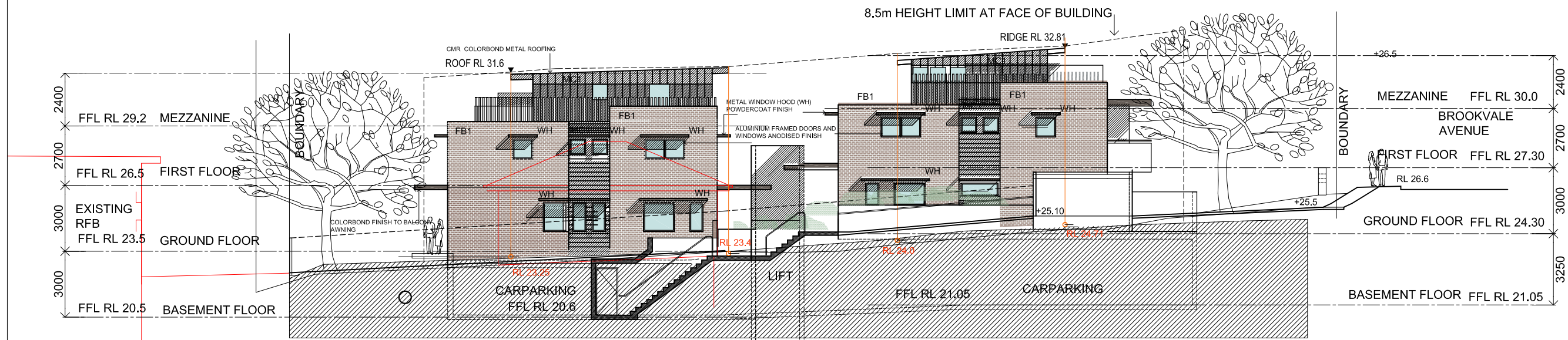




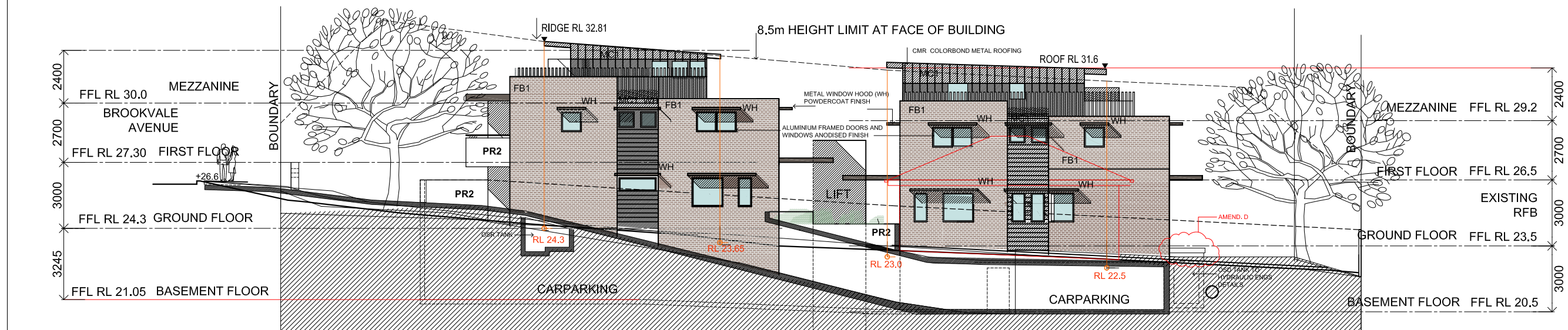
NORTH ELEVATION



SOUTH ELEVATION



EAST ELEVATION



WEST ELEVATION

LEGEND

D	25/03/22	AMENDMENT TO WEST ELEVATION
C	18/02/22	BUILDING HEIGHT REDUCED
B	7/02/22	DIMENSIONS ADDED TO ELEVATIONS
A	10/12/21	REVISIONS MIRRORING UNITS
ISSUE	DATE	AMENDMENTS



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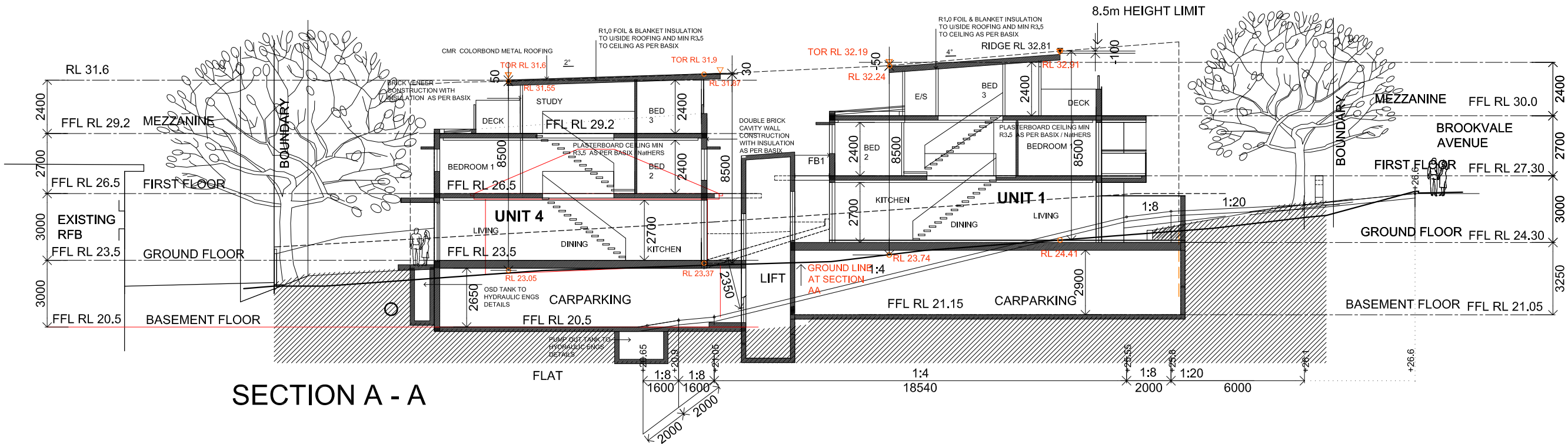
Client
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Project
**3 BROOKVALE AVE
BROOKVALE**

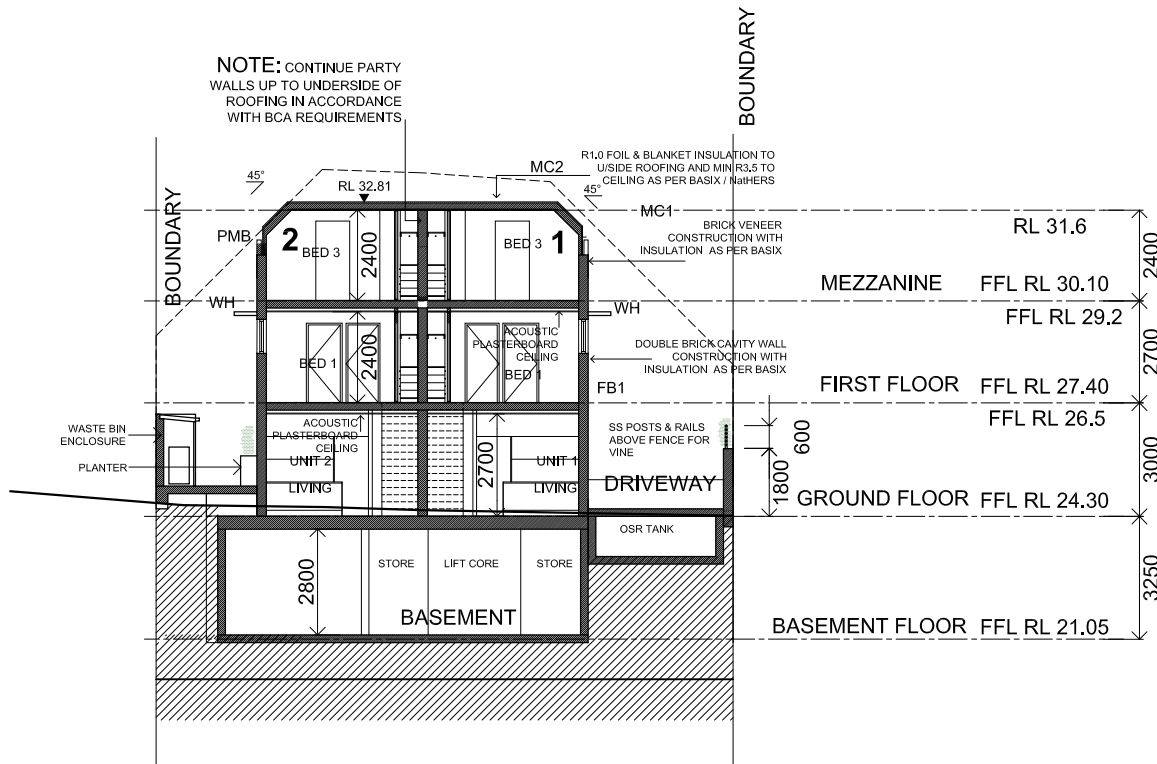
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ELEVATIONS

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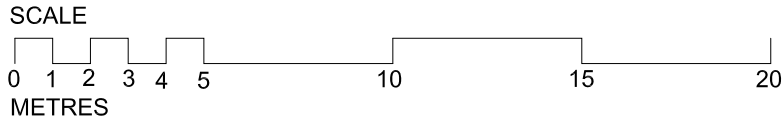
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SECTION A - A



SECTION B - B



May 2021		BSA Reference: 16843			
Building Sustainability Assessments		Ph: (02) 4962 3439			
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au			
Important Note					
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.					
If different construction elements are applied then the Assessor Certificate is no longer valid.					
Thermal Performance Specifications (does not apply to garage)					
External Wall Construction		Added Insulation			
Brick Veneer & Lightweight (Mezzanine level)		R2.0			
Cavity Brick		R1.0			
Internal Wall Construction		Added Insulation			
Plasterboard on studs (internal to units)		None			
Cavity Brick (party walls)		None			
Ceiling Construction		Added Insulation			
Plasterboard		R3.5 to ceilings adjacent to roof space and decks above			
Roof Construction		Colour		Added Insulation	
Metal		Any		Foil + R1.0 blanket	
Concrete		Any		None	
Floor Construction		Covering		Added Insulation	
Concrete		As drawn		R1.0 to floors adjacent to carpark	
Windows					
Glass and frame type		U Value	SHGC Range	Area sq m	
Performance glazing Type A		5.40	0.44 - 0.54	Unit 3 & 4	
Performance glazing Type B		5.40	0.52 - 0.64	Unit 3 & 4	
ALM-001-01 A	Aluminium Type A Single clear	6.70	0.51 - 0.63	Unit 1 & 2	
ALM-002-01 A	Aluminium Type B Single clear	6.70	0.63 - 0.77	Unit 1 & 2	
Type A windows are awning windows, bifolds, casements, tilt 'n' turn' windows, entry doors, french doors					
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvres					
Skylights		Glass and frame type	U Value	SHGC	Area sq m
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified					
External Window Shading		(eaves, verandahs, pergolas, awnings etc)			
All shade elements modelled as drawn					
Ceiling Penetrations		(downlights, exhaust fans, flues etc)			
No adjustment has been made for losses to insulation arising from ceiling penetrations.					
Ceiling Fans used in the Modelling and to be installed in the following areas					
Living areas = None, Bedrooms = None					

3 Brookvale Ave				
SUMMARY OF BASIX COMMITMENTS FOR EACH UNIT				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the CURRENT BASIX Certificate for Complete details. For definitions refer to basix.nsw.gov.au				
WATER COMMITMENTS				
Fixtures				
4 Star Shower Heads		Yes (> 4.5 but <= 6 L/min)		
5 Star Kitchen / Basin Taps		Yes	4 Star Toilet	Yes
Alternative Water (common tank)				
Minimum Tank Size (L)		5000	Collected from Roof Area (m2)	100
Tank Connected To:				
Irrigation of 95m2 of common landscape				
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water		Gas Instantaneous 6 Star		
Cooling System	Living	3 Phase A/C Zoned		EER 3.0 - 3.5
	Bedrooms	3 Phase A/C Zoned		EER 3.0 - 3.5
Heating System	Living	3 Phase A/C Zoned		EER 3.0 - 3.5
	Bedrooms	3 Phase A/C Zoned		EER 3.0 - 3.5
Ventilation	1 x Bathroom	Fan ducted to exterior		Manual on/off
	Kitchen	Fan ducted to exterior		Manual on/off
	Laundry	Natural ventilation		N/A
Natural Lighting	Window/Skylight in Kitchen			Yes
	Window/Skylight in Bathrooms/Toilets			Yes to 4
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms		All	Dedicated Yes
	Number of Living/Dining rooms		All	Dedicated Yes
	Kitchen		Yes	Dedicated Yes
	All Bathrms/Toilets		Yes	Dedicated Yes
	Laundry		Yes	Dedicated Yes
	All Hallways		Yes	Dedicated Yes
OTHER COMMITMENTS				
Ventilated refrigerator space		Yes		
Stove/Oven		Gas cooktop & electric oven		
Alternative Energy		Photovoltaic System: 0.7 kw each to Unit 3 & Unit 4		

C	18/02/22	BUILDING HEIGHT REDUCED
B	7/02/22	DIMENSIONS ADDED TO SECTION AA
A	10/12/21	REVISIONS MIRRORING UNITS
ISSUE	DATE	AMENDMENTS



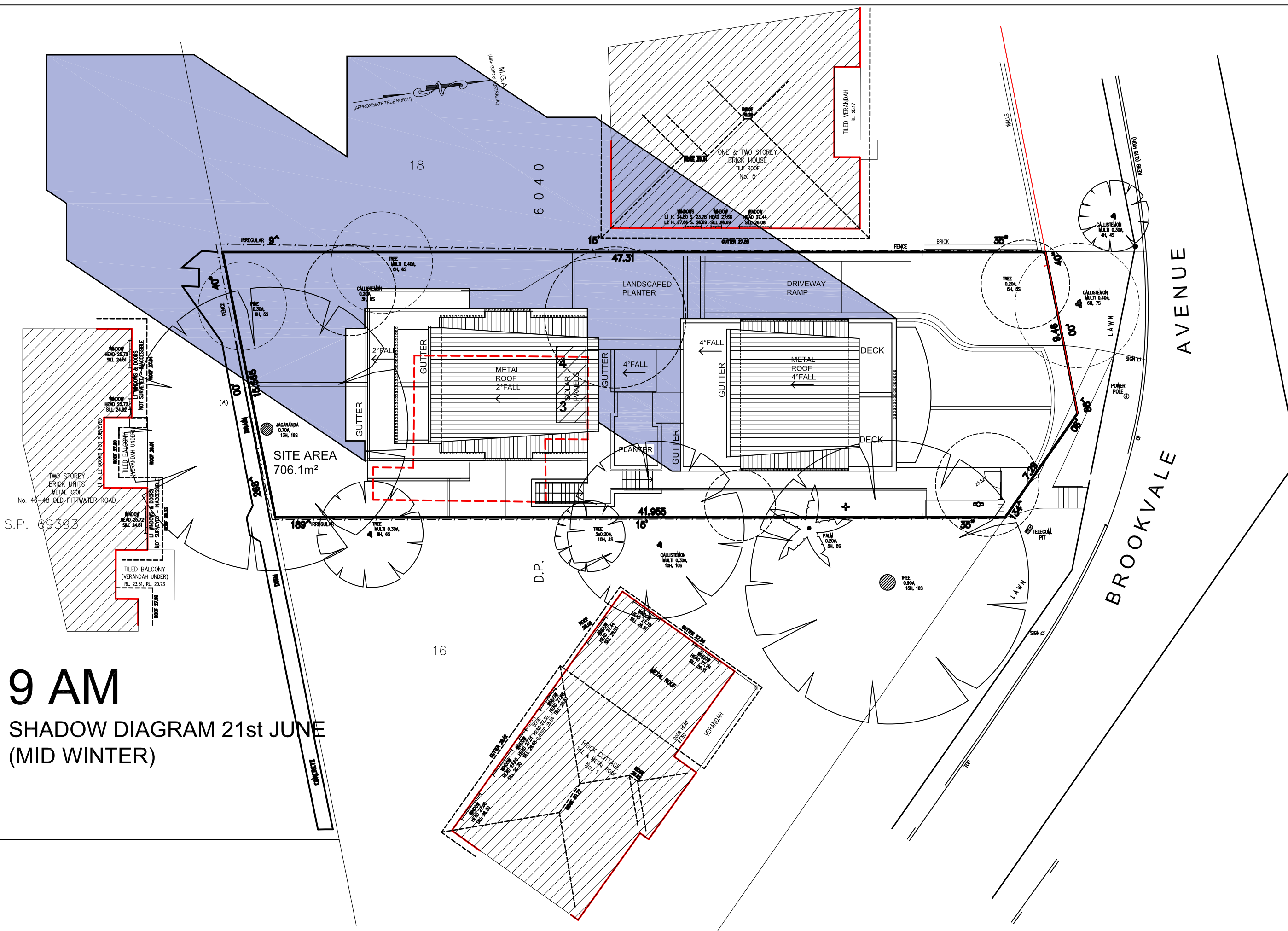
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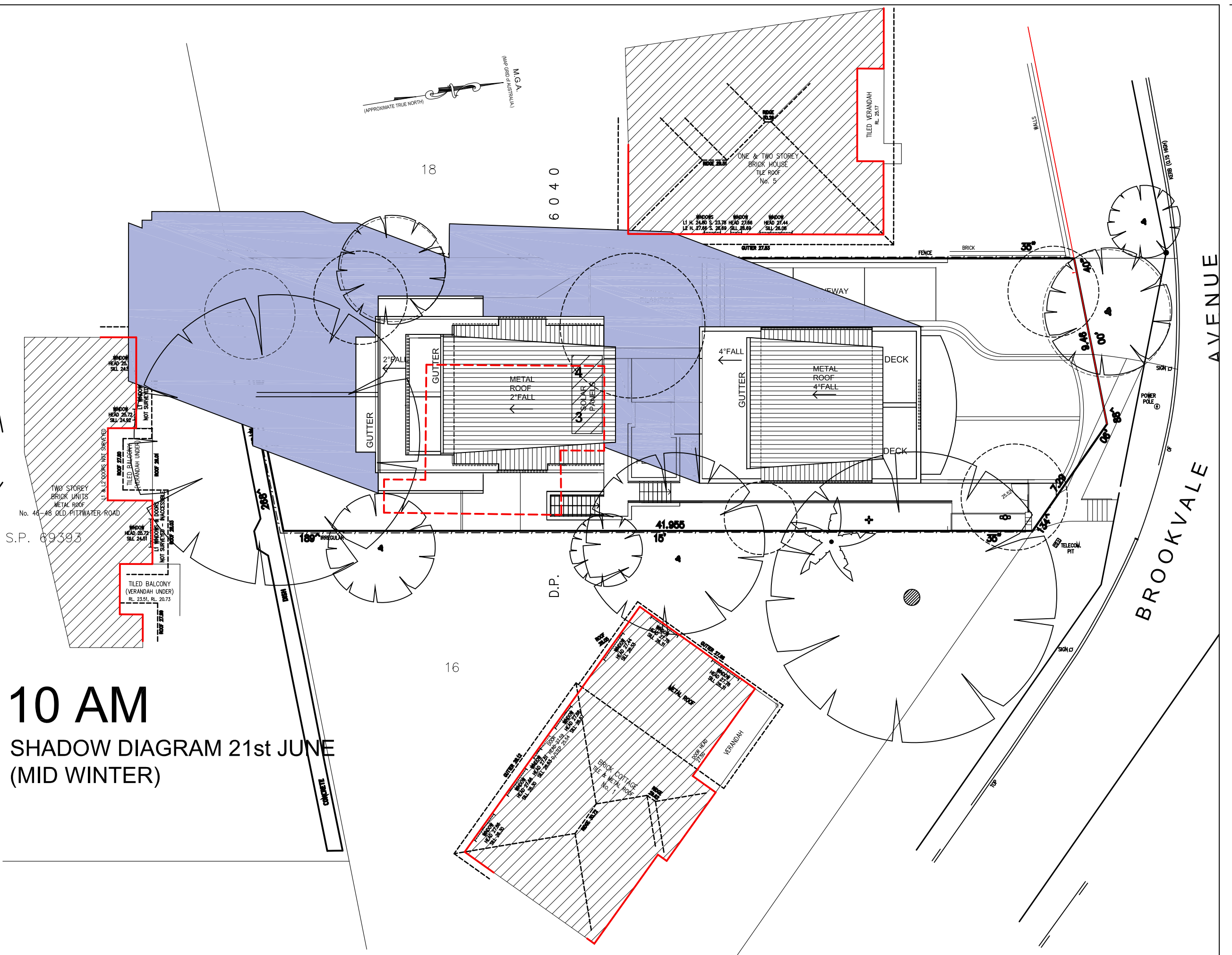
Project
3 BROOKVALE AVE
BROOKVALE

Drawing
SECTIONS

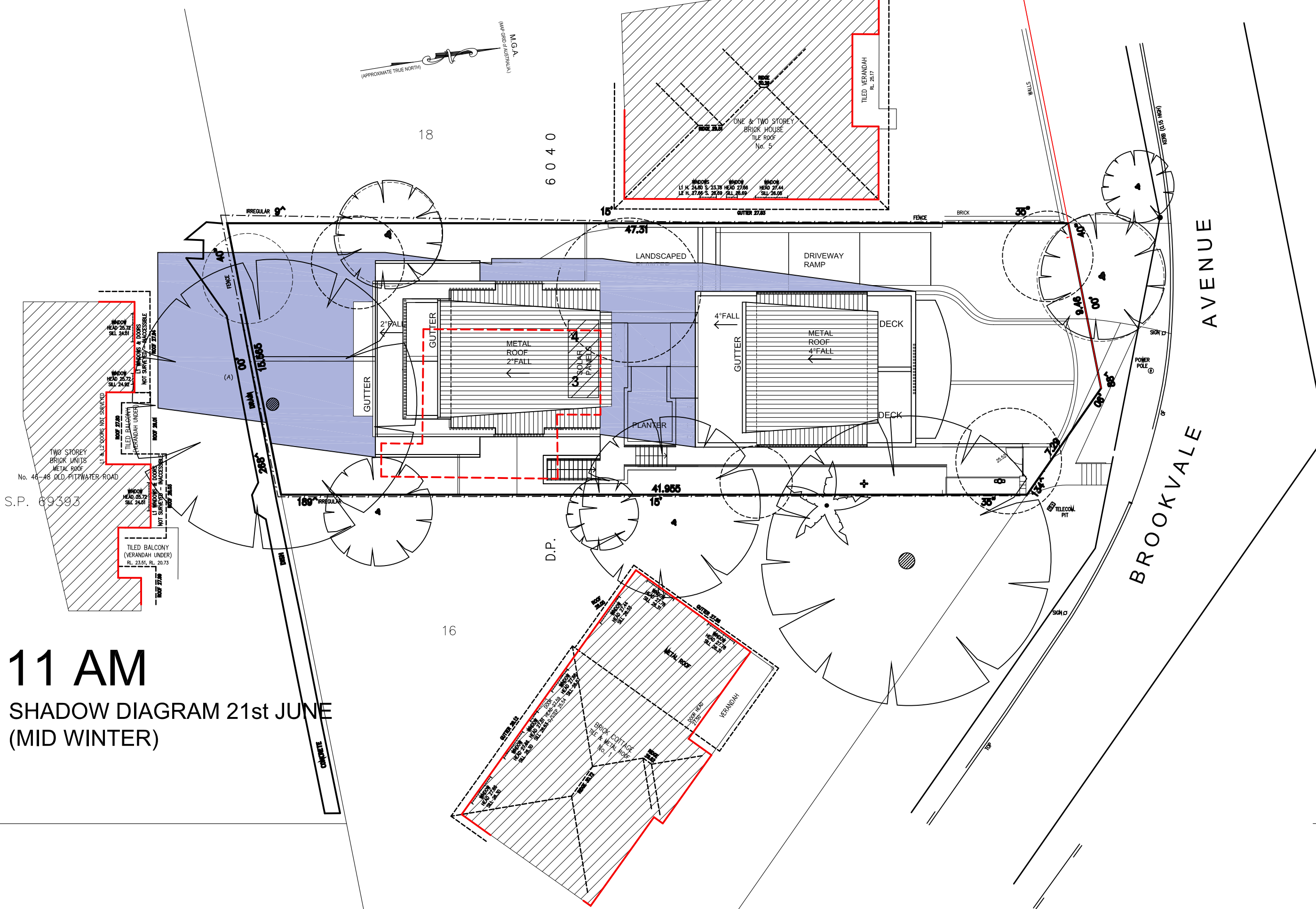
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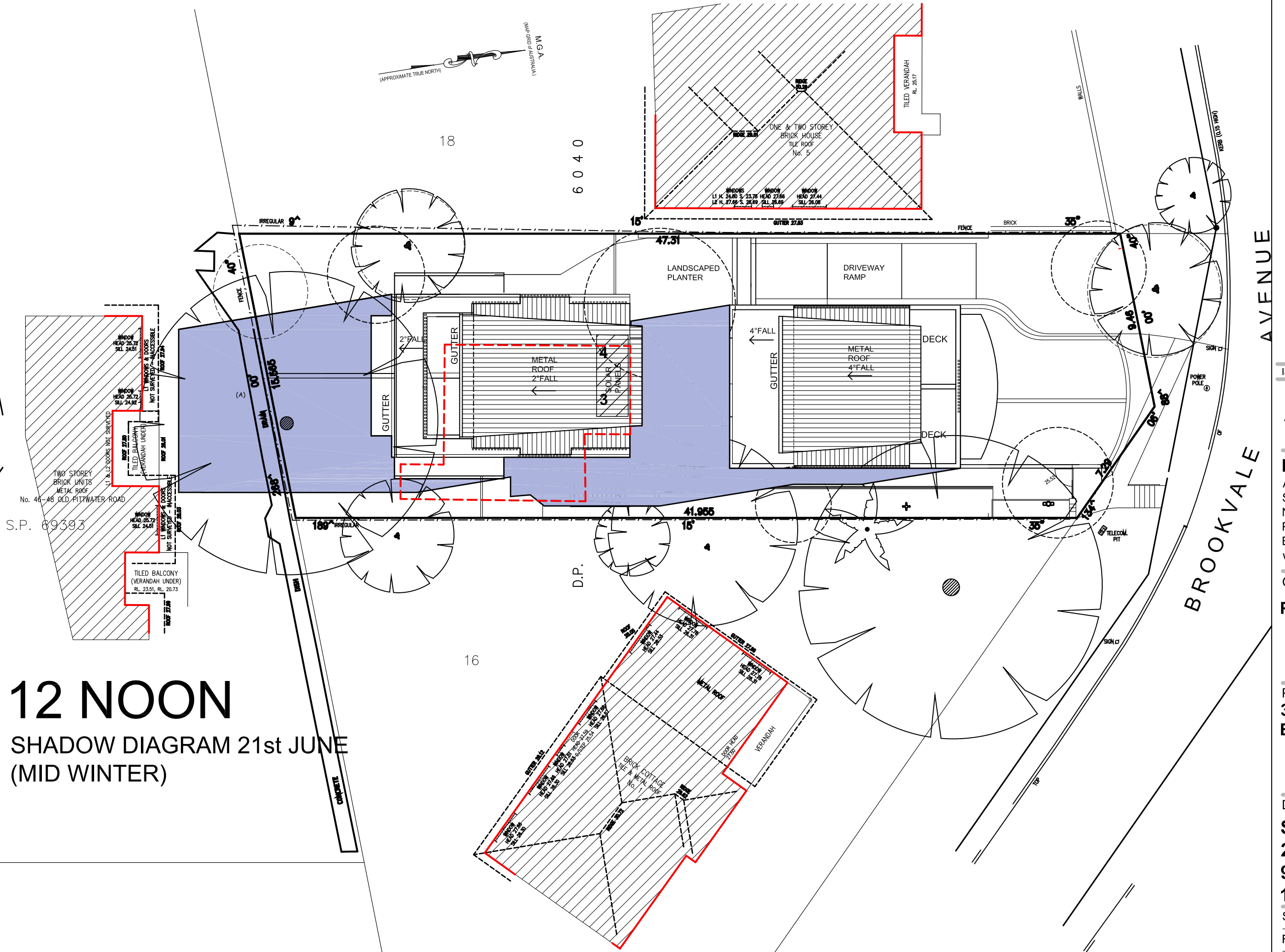
9 AM
SHADOW DIAGRAM 21st JUNE
(MID WINTER)



10 AM
SHADOW DIAGRAM 21st JUNE
(MID WINTER)



11 AM
SHADOW DIAGRAM 21st JUNE
(MID WINTER)



12 NOON
SHADOW DIAGRAM 21st JUNE
(MID WINTER)

LEGEND

ISSUE	DATE	AMENDMENTS
1		
2		
3		
4		
5		

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Project
**3 BROOKVALE AVE
BROOKVALE**

Drawing
**SHADOW DIAGRAMS
21st June (Mid Winter)
9am, 10am, 11am and
12 Noon**

Scale 1:200 Drawn BR

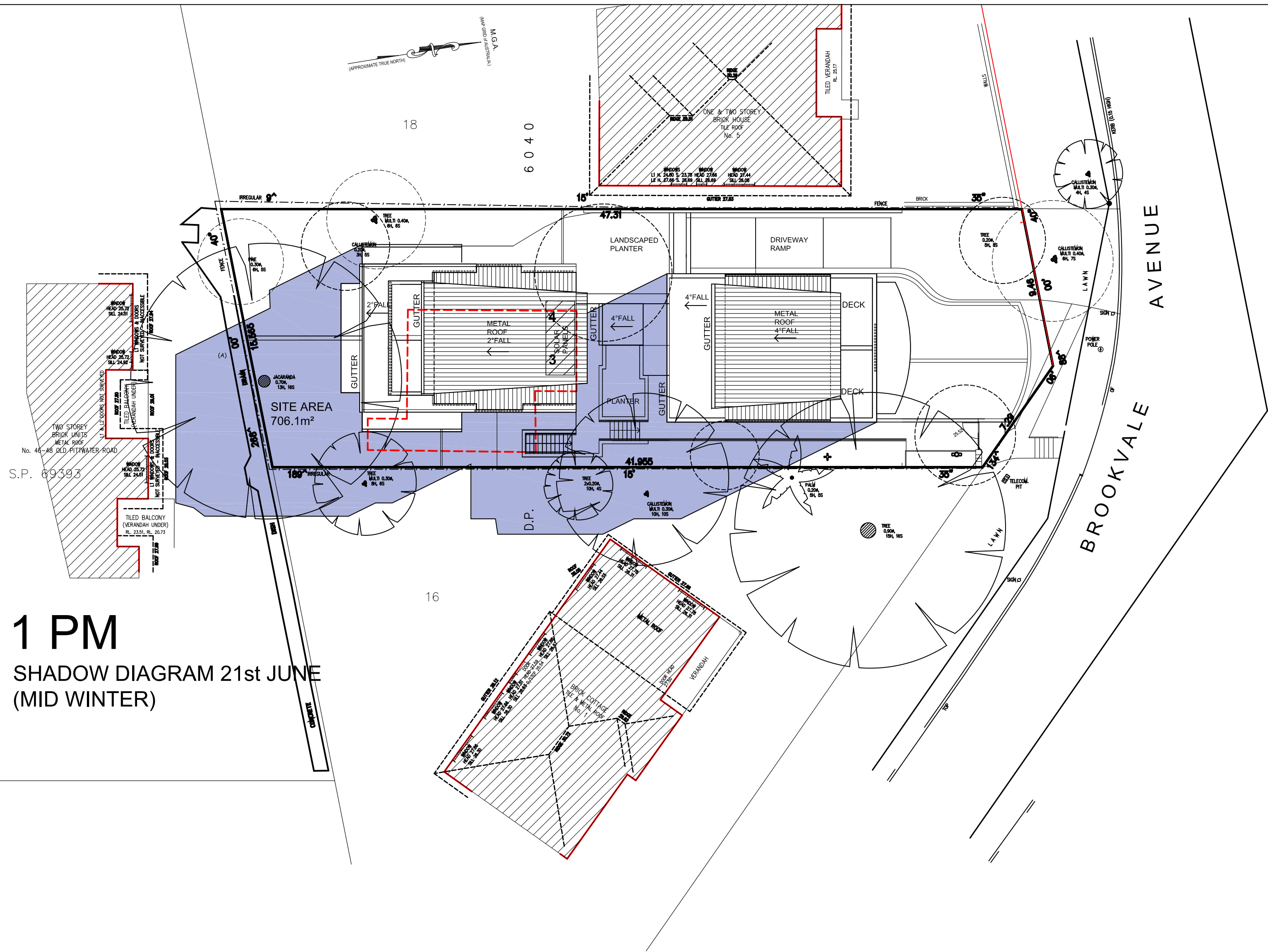
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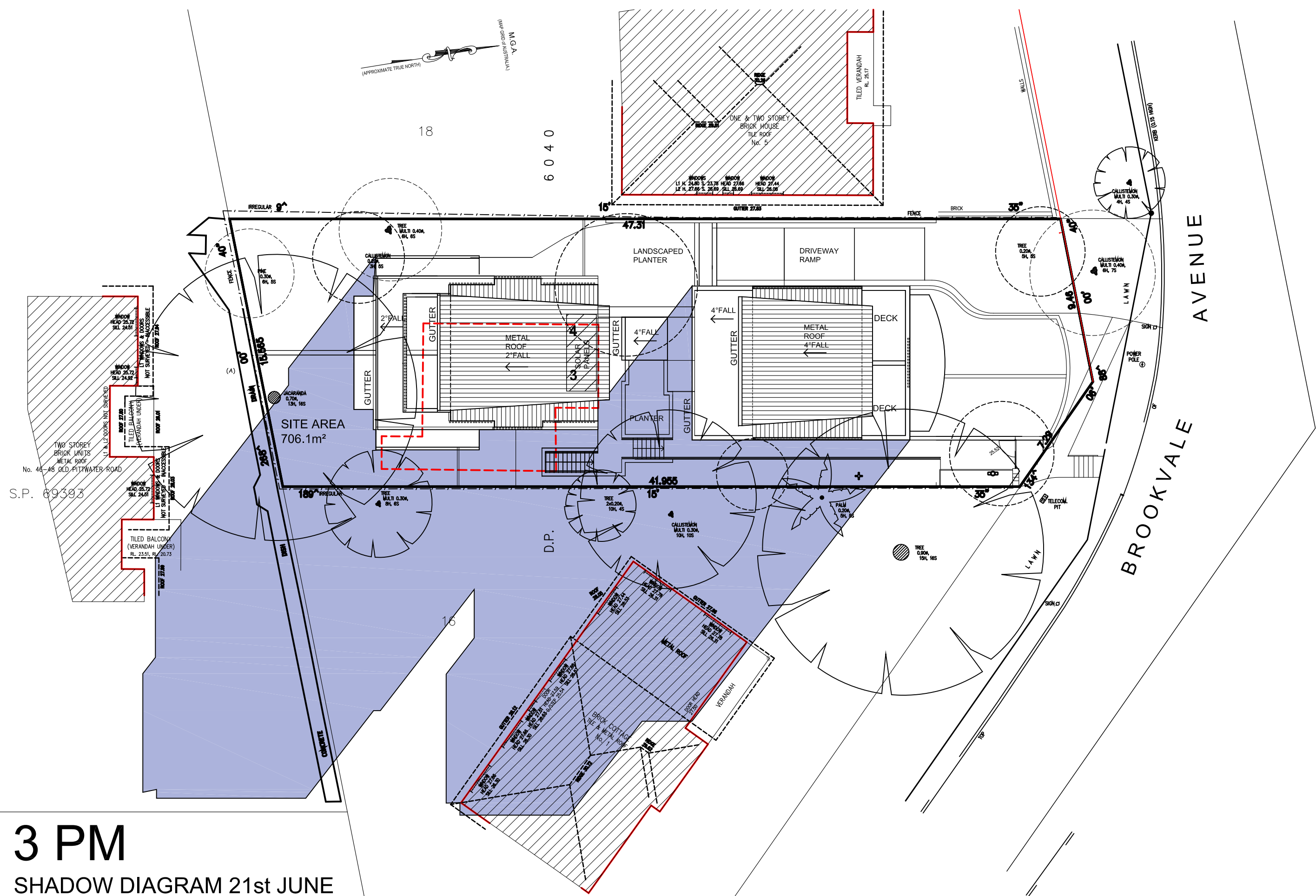
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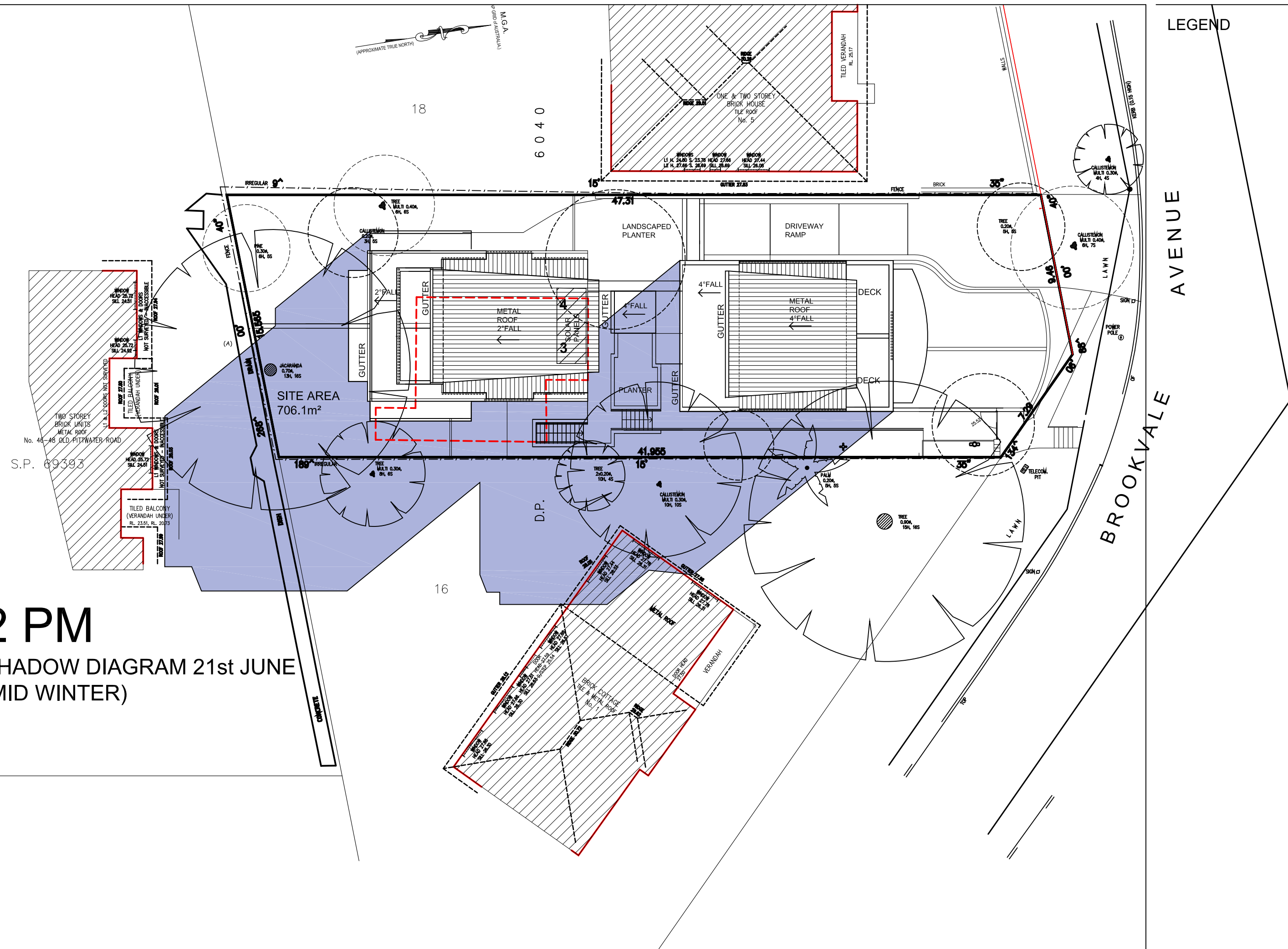
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1 PM
SHADOW DIAGRAM 21st JUNE
(MID WINTER)

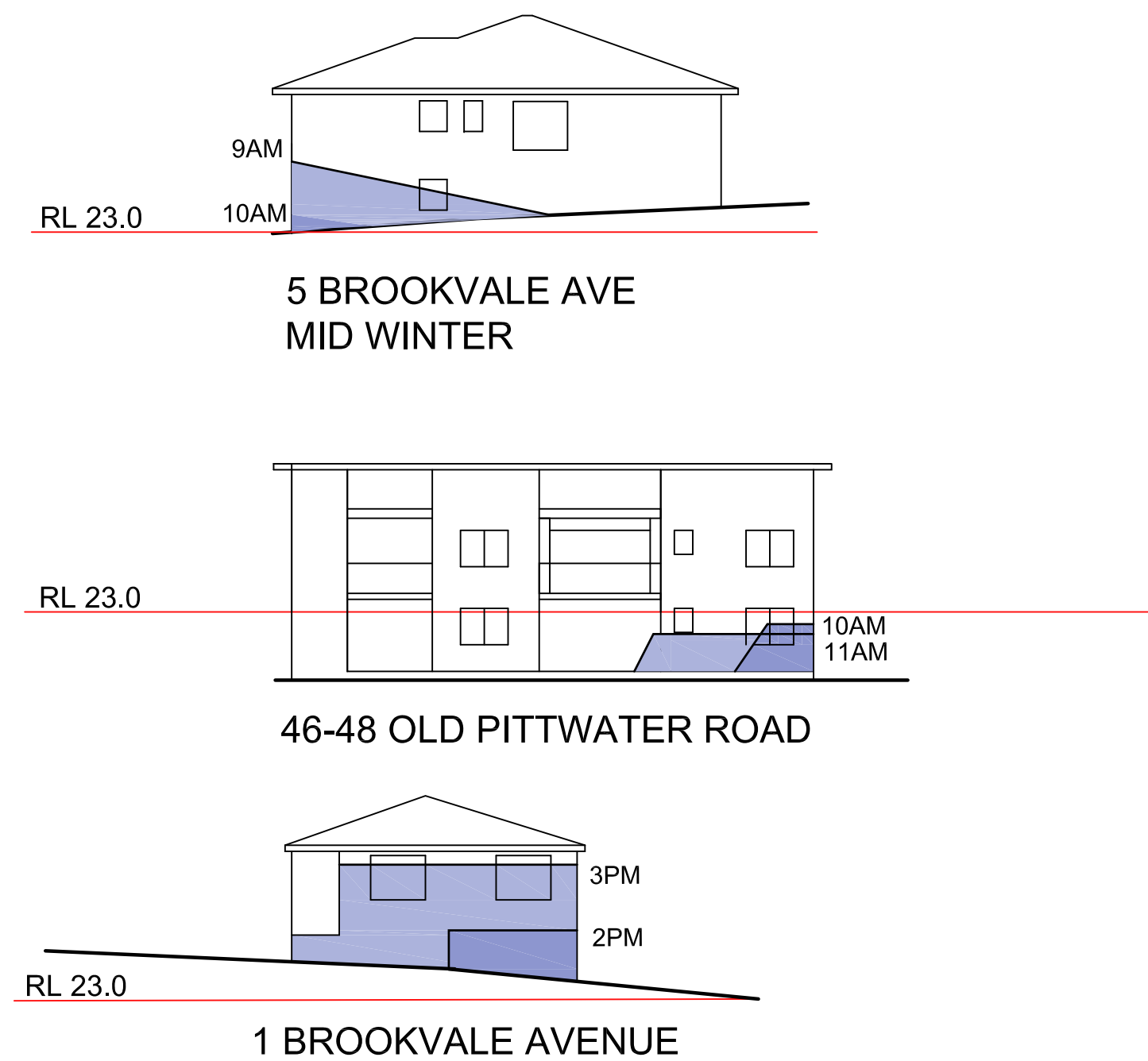


3 PM
SHADOW DIAGRAM 21st JUNE
(MID WINTER)



2 PM
SHADOW DIAGRAM 21st JUNE
(MID WINTER)

ELEVATIONAL SHADOW DIAGRAMS
21st JUNE
(MID WINTER)



LEGEND

ISSUE DATE AMENDMENTS



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Client

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Project
**3 BROOKVALE AVE
BROOKVALE**

Drawing
**SHADOW DIAGRAMS
21st June (Mid Winter)
1pm, 2pm & 3pm**

Scale 1:200 Drawn BR

File DA1h shadows BROOKVALE AVE BR

Plotted 11/01/2022 4:56 PM

Job No 2005

Version DA

Drawing No: **A11A**

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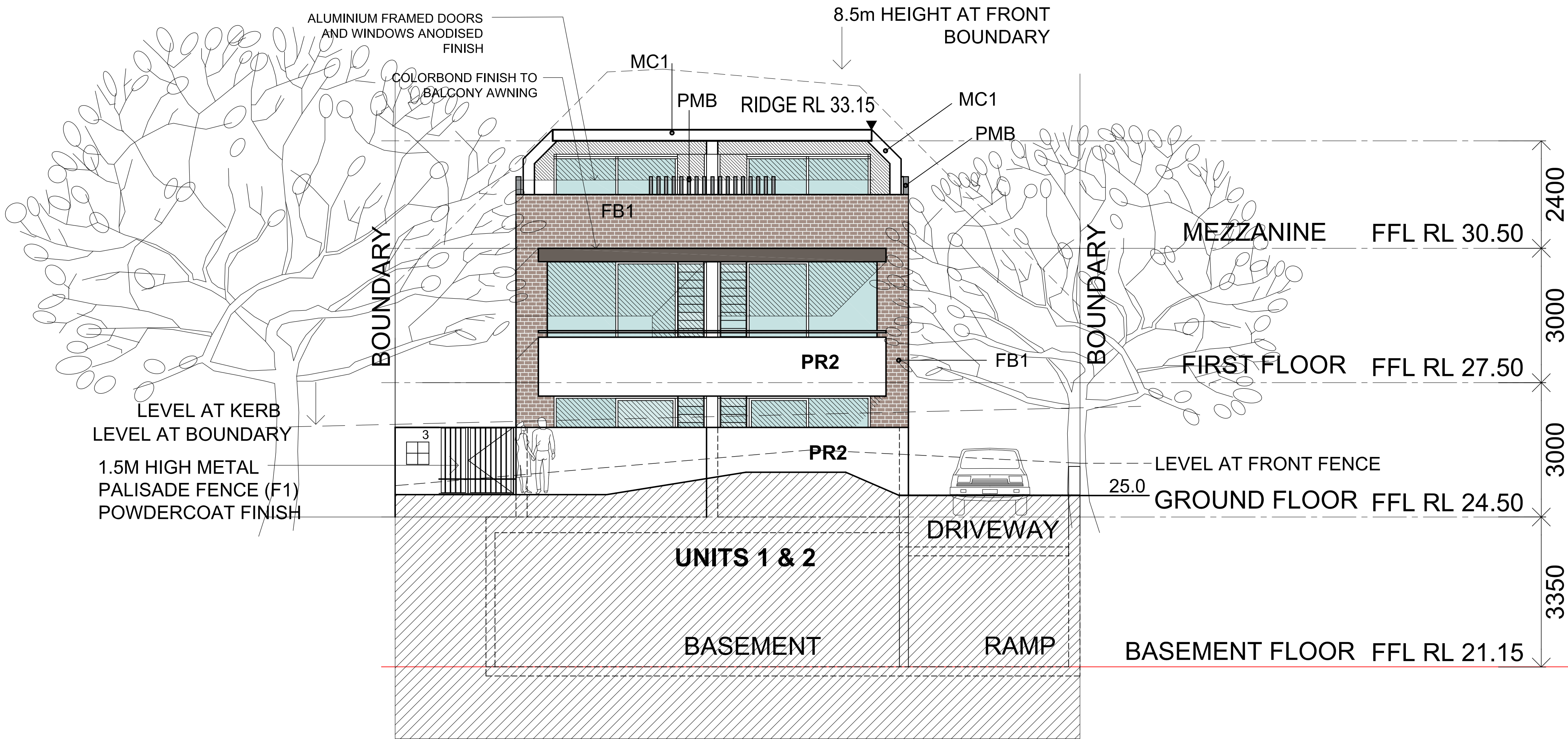
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Project
**3 BROOKVALE AVE
BROOKVALE**

Drawing
**EXTERNAL COLOUR
SCHEDULE**

Scale	1:100	Drawn	BR
File	DA1h BROOKVALE AVE.dwg	Checked	BR
Plotted	11/01/2022 4:56 PM		
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Version	DA	Drawing No:	A12A

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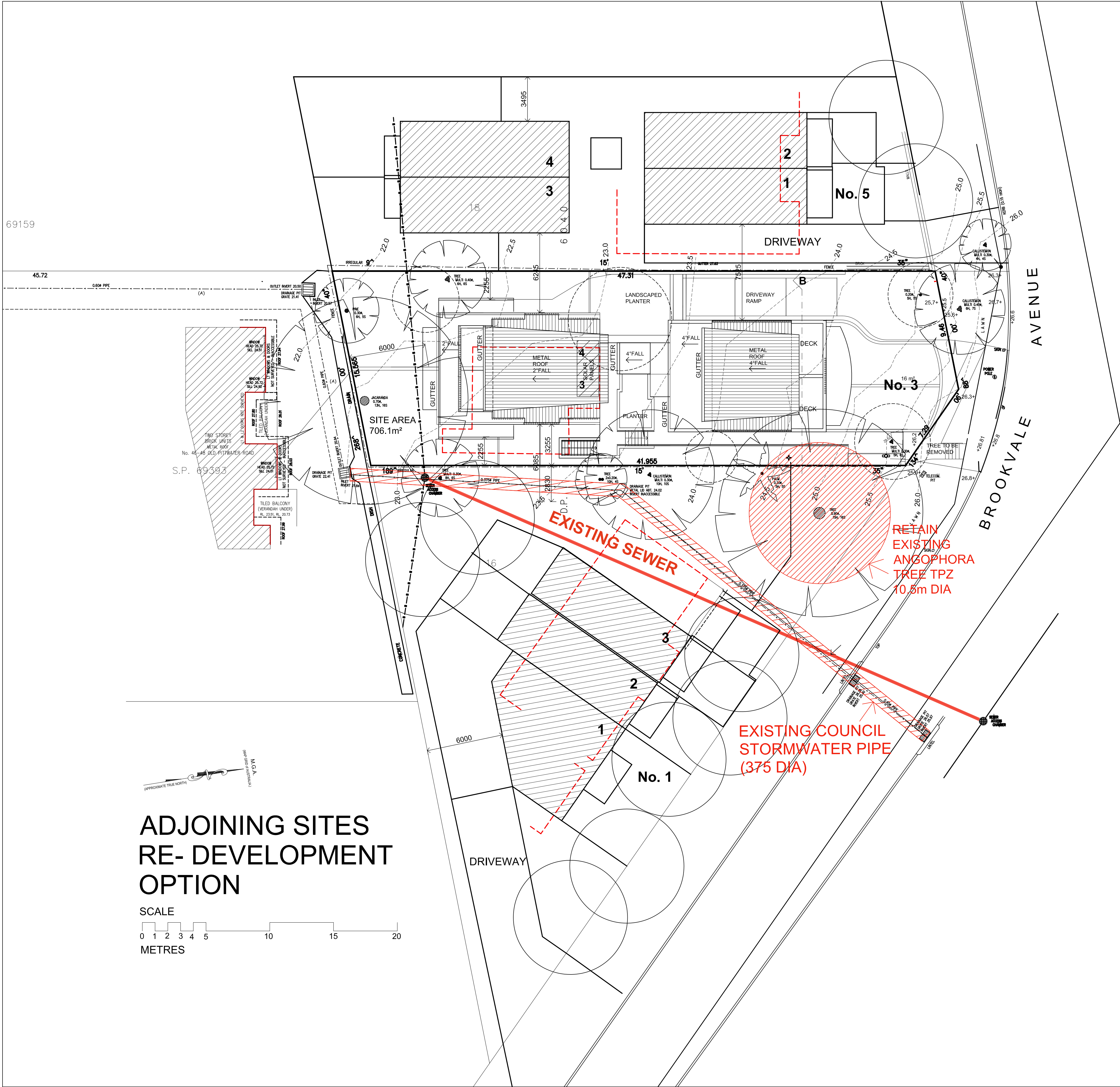


NORTH ELEVATION

EXTERNAL COLOUR/FINISHES SCHEDULE

CODE	LOCATION		DESCRIPTION	COLOUR
CDR/ MC2	ROOFING/ GUTTER/ DOWNPIPE/		METAL DECK/ MC2 FLASHING	BASALT
FB1	WALLS		FACE BRICK	BOWRAL MURRAY GREY
MC1	WALLS		METAL WALL CLADDING STANDING SEAM	BASALT
PR1	BALCONY/ COLUMNS STRUCTURE		OFF-FORM CONCRETE SKIM COAT RENDER + GRANOSITE SMOOTH PAINT	WATTYL ASTOR WHITE
PR2	BALCONY'S & SITE WALLS		OFF-FORM CONCRETE SKIM COAT RENDER + GRANOSITE SMOOTH PAINT	WATTYL ASTOR WHITE
PMB	BALCONY/ ALUMINIUM BATTENS		BALCONIES - POWDERCOATED METAL VERTICAL BATTENS	BASALT

CODE	LOCATION		DESCRIPTION	COLOUR
WH	WINDOW HOODS		METAL POWDERCOATED	MONUMENT
ANODISED AL	WINDOWS & DOORS		ANODISED ALUMNIUM	SATIN CHARCOAL GREY
SS	HANDRAILS		STAINLESS STEEL	SS MATT
AWNING/ WA	AWNING ABOVE ENTRYS		COLORBOND	TERRAIN
F1/F5	METAL FENCE 600,1200 & 1500 HIGH		METAL FENCING TO DETAIL	DULUX MONUMENT



LEGEND

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Client

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Project
**3 BROOKVALE AVE
BROOKVALE**

Drawing
**PLAN SHOWING POSSIBLE
RE-DEVELOPMENT OF
ADJOINING LOTS IN
BROOKVALE AVENUE**

Scale 1:100 Drawn BR

File DA1h BROOKVALE AVE.dwg

Plotted 11/01/2022 4:56 PM

Job No 2005

Version DA Drawing No: **A13A**

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