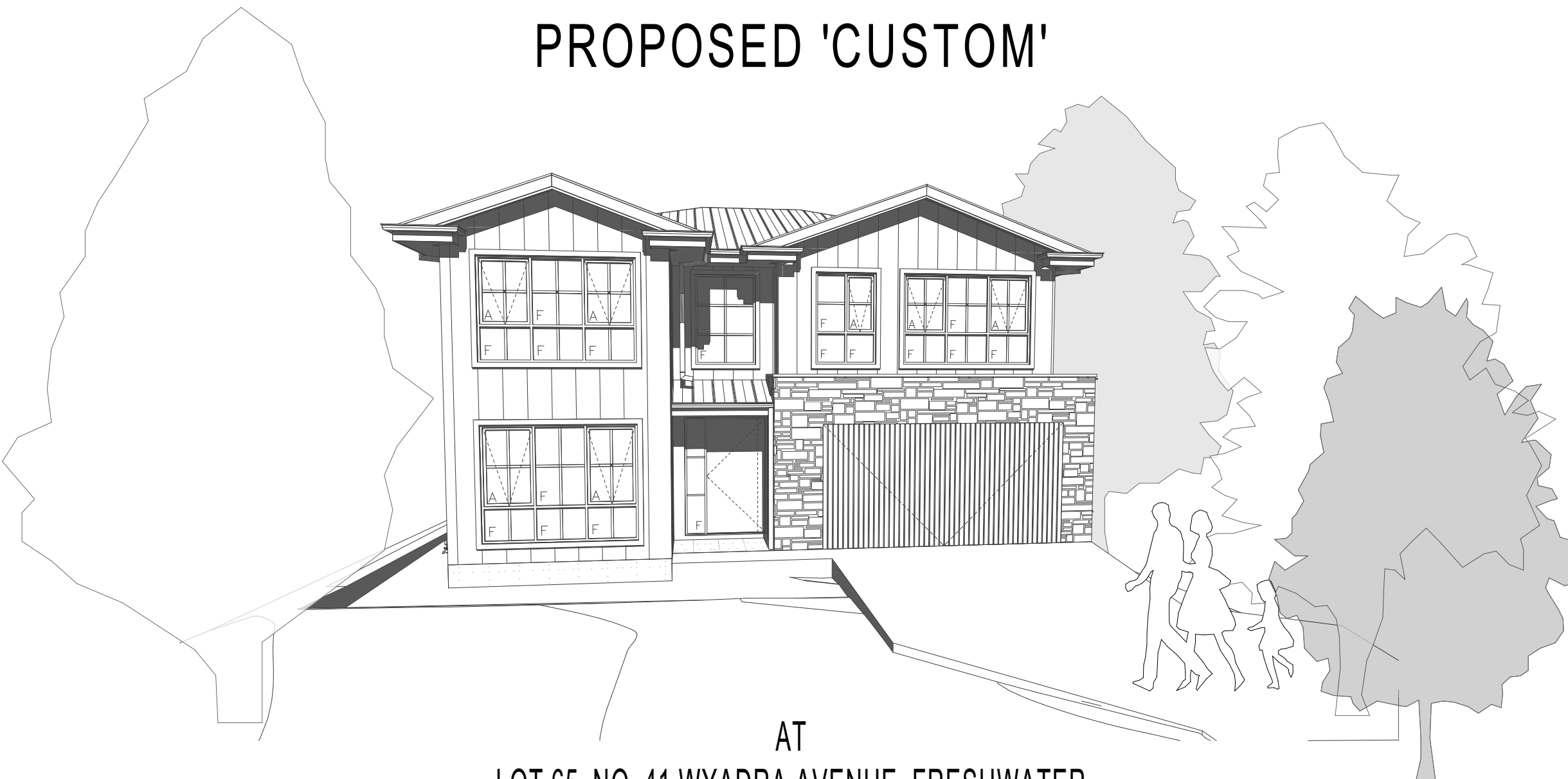


PROPOSED 'CUSTOM'



AT
LOT 65, NO. 41 WYADRA AVENUE, FRESHWATER
FOR
WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID

SCHEDULE OF DRAWINGS

[illegible]

LODGEMENT PLANS

Hall&Hart

PAGE NO: 1 of 25	REV: H
---------------------	-----------



Certificate No. #HR-10RFAB-07

Scan QR code or follow website link for rating details.

Assessor name

Jose Solorzano

Accreditation No.

DMN/24/2221

Property Address

9, Woodbury Road, St Ives,
NSW, 2075

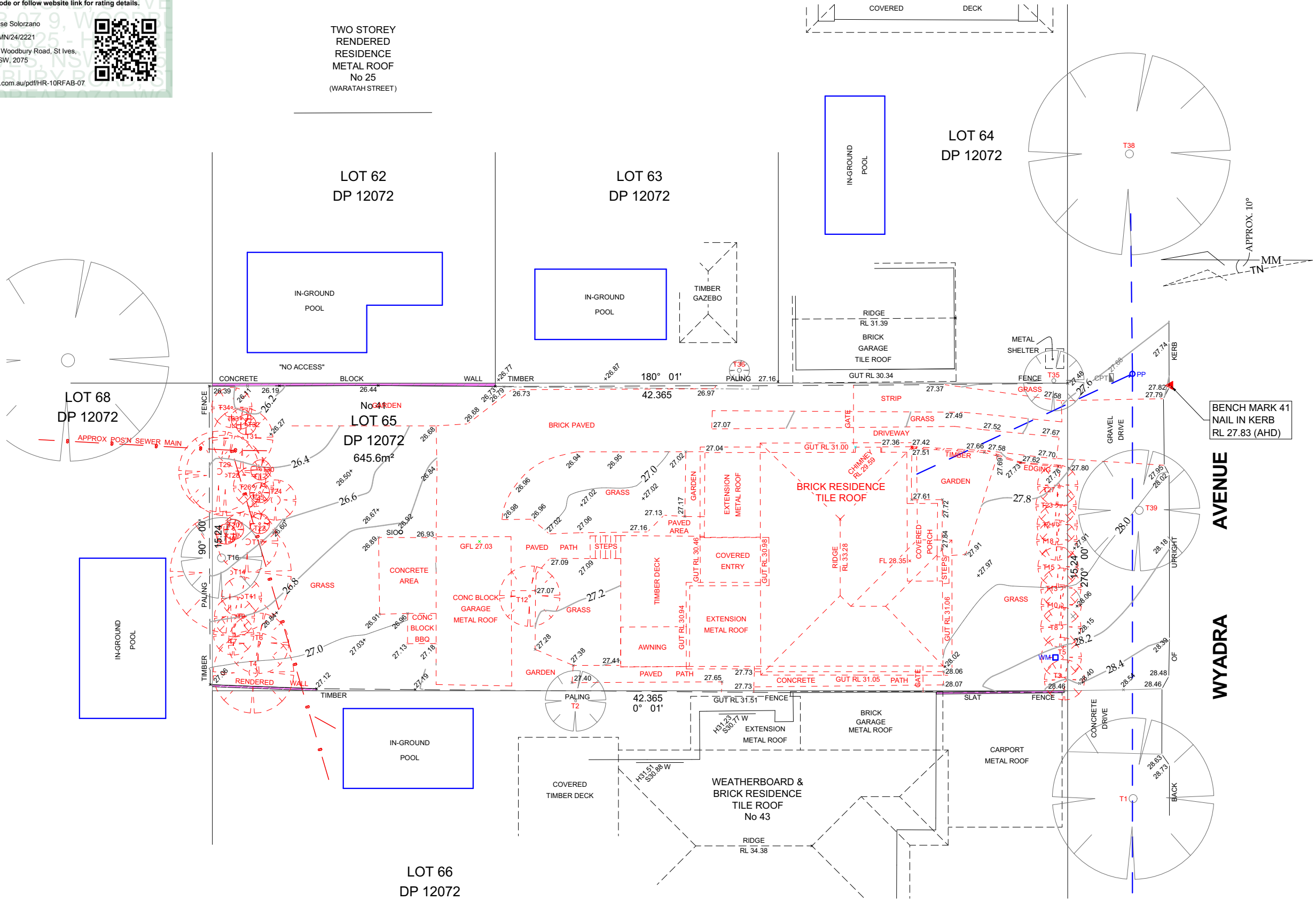
http://www.hero-software.com.au/pdf/HR-10RFAB-07



TWO STOREY
RENDERED
RESIDENCE
METAL ROOF
No 25
(WARATAH STREET)

EARTHWORKS LEGEND

— EXISTING
- - - TO BE REMOVED



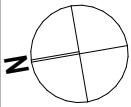
Hall&Hart

PO BOX 2005, PARRAMATTA NSW 2150
TELEPHONE: (02) 8662 0037
WEBSITE: WWW.HALLHARTHOMES.COM.AU
BUILDERS LICENCE No: 275897C

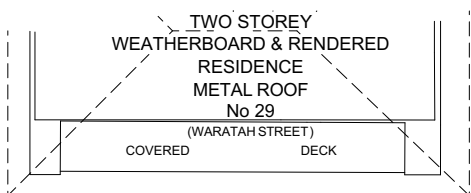
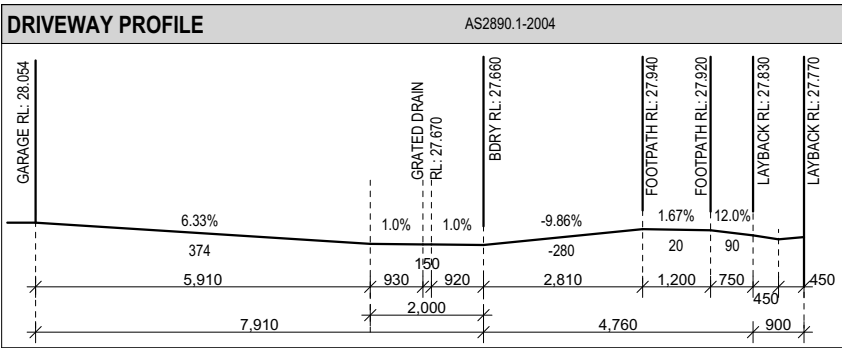
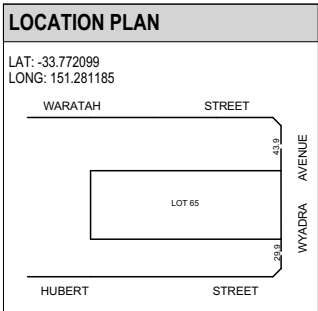
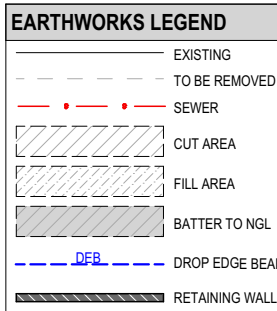
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FOR:	WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	
ADDRESS:	LOT 65, NO. 41 WYADRA AVENUE FRESHWATER	
COUNCIL:	NORTHERN BEACHES COUNCIL	DP No: 12072

HOUSE TYPE	CUSTOM
MODEL:	CUSTOM
FACADE:	RH
GARAGE SIDE:	Q3 2024
INCLUSIONS:	
DRAWING:	DEMOLITION PLAN



DRAWN:	JS	CHECKED:	JS	LODGE MENT:		DA/CC
DATE DRAWN:	01/07/2025			JOB NO:		H0665
SCALE:	1:200 @ A3			PAGE NO:	2 of 25	REV: H

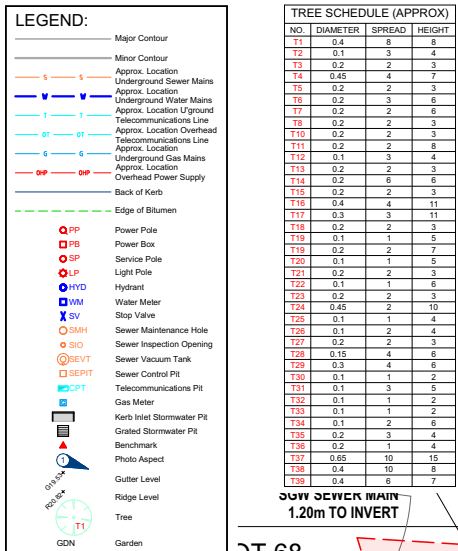


SURVEY NOTES

- CONTOURS SHOWN HAVE BEEN INTERPOLATED FROM SPOT LEVELS TAKEN ON-SITE AND ARE A REPRESENTATION OF THE TOPOGRAPHY ONLY
- DIMENSIONS SHOWN (BEARINGS AND DISTANCES) HAVE BEEN DETERMINED BY LAND AND PROPERTY INFORMATION PLANS ONLY. BOUNDARIES HAVE NOT BEEN ACCURATELY DETERMINED.
- SERVICES SHOWN HAVE BEEN LOCATED WHERE POSSIBLE BY FIELD SURVEY. PRIOR TO ANY SITE WORKS, THE RELEVANT AUTHORITY SHOULD BE CONTACTED TO DETERMINE EXACT POSITION OF ANY UNDERGROUND PIPES, CABLES ETC.
- DIMENSIONS OF ANY TREES SHOWN ON THE PLAN ARE APPROX.

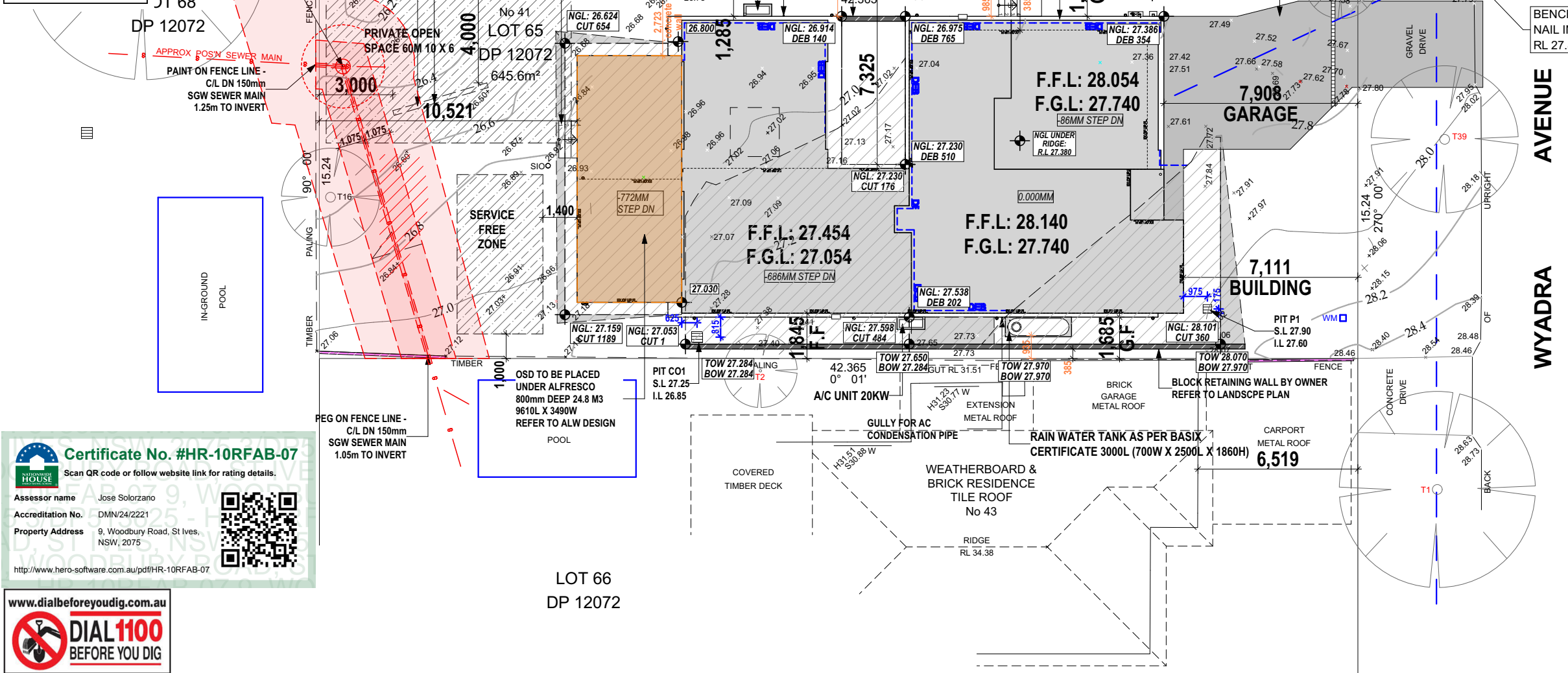
GENERAL NOTES

- STORMWATER DISCHARGE INTO DESIGNATED DISCHARGE POINT TO PCA REQUIREMENTS
- SEWER TO LOCAL AUTHORITY REQUIREMENTS
- ALL GROUND LINES ARE TO BE VERIFIED ON-SITE BY THE BUILDER
- FINAL LOCATION OF BUILDING TO BE VERIFIED ON-SITE BY REGISTERED SURVEYOR
- WRITTEN DIMENSIONS TO TAKE PRECEDENCE OVER SCALING. ANY DISCREPANCIES TO BE REFERRED BACK TO HALL & HART HOMES BEFORE PROCEEDING
- RETAINING WALLS WHERE REQUIRED - TO BE PROVIDED BY THE OWNER
- TREES TO BE REMOVED WHERE REQUIRED - TO BE REMOVED BY THE OWNER



TREE SCHEDULE (APPROX)

NO.	DIAMETER	SPREAD	HEIGHT
11	0.4	3	6
12	0.1	3	4
13	0.2	2	3
14	0.45	4	7
15	0.2	2	3
16	0.2	3	6
17	0.2	2	6
18	0.2	2	3
19	0.2	2	3
20	0.1	3	4
21	0.2	2	3
22	0.1	1	6
23	0.2	2	3
24	0.45	2	10
25	0.1	1	4
26	0.1	2	4
27	0.2	2	3
28	0.15	4	6
29	0.3	4	6
30	0.1	1	2
31	0.1	3	5
32	0.1	1	2
33	0.1	1	2
34	0.1	2	6
35	0.2	3	4
36	0.2	1	4
37	0.65	10	15
38	0.4	10	8
39	0.4	6	7



DEVELOPMENT CONTROLS - NORTHERN BEACHES COUNCIL (WARRINGAH)

CONTROLS	REQ'D	PROPOSED	COMPLIES
LOT SIZE M²		645.6	
MAXIMUM OVERALL HEIGHT	8.50m	8.295m	YES
WALL HEIGHT Walls are not to exceed 7.2m from ground level (existing) to the underside of the ceiling on the uppermost floor of the building.	7.20m	6.854m	YES
SETBACKS FROM FRONT B'DY TO BUILDING LINE	6.50m	7.11m	YES
SETBACKS FROM SIDE BOUNDARIES Ground floor	RHS 0.90m LHS 0.90m	1.285m 1.685m	YES YES
SETBACKS FROM REAR BOUNDARIES Ground floor	RHS 0.90m LHS 0.90m	1.845m 1.845m	YES YES
SIDE BOUNDARY BUILDING ENVELOPE RHS - 5M AND 45 DEGREES (leaves can encroach) LHS - 5M AND 45 DEGREES (leaves can encroach)	YES YES	YES YES	YES YES
MINIMUM LANDSCAPED AREA REQ'D M² 40% of site area exclude any driveways, paved areas, roofed areas, tennis courts, carparking, and stormwater structures, decks etc, and any open space area with a dimension of less than 2m	258.24m²	259.14	YES
PRIVATE OPEN SPACE dwelling houses with 3 or more bedrooms (minimum dimension for PP0S of 5m)	60.00m²	60.00m²	YES
GARAGES, CARPORTS & CAR PARKING SPACES Min. off street parking spaces required	2	2	YES
EXCAVATION Max excavation below natural ground level	1.00m	1.189m	NO
FILL Max fill	1.00m	0.765m	YES



Hall&Hart

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TELEPHONE: (02) 8662 0037
WEBSITE: WWW.HALL-HART-HOMES.COM.AU
BUILDERS LICENCE No: 275897C

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FOR: **WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID**

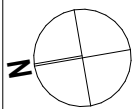
ADDRESS: **LOT 65, NO. 41 WYADRA AVENUE FRESHWATER**

COUNCIL: **NORTHERN BEACHES COUNCIL**

DP No: **12072**

HOUSE TYPE
MODEL: **CUSTOM**
FACADE: **CUSTOM**
GARAGE SIDE: **RH**
INCLUSIONS: **Q3 2024**

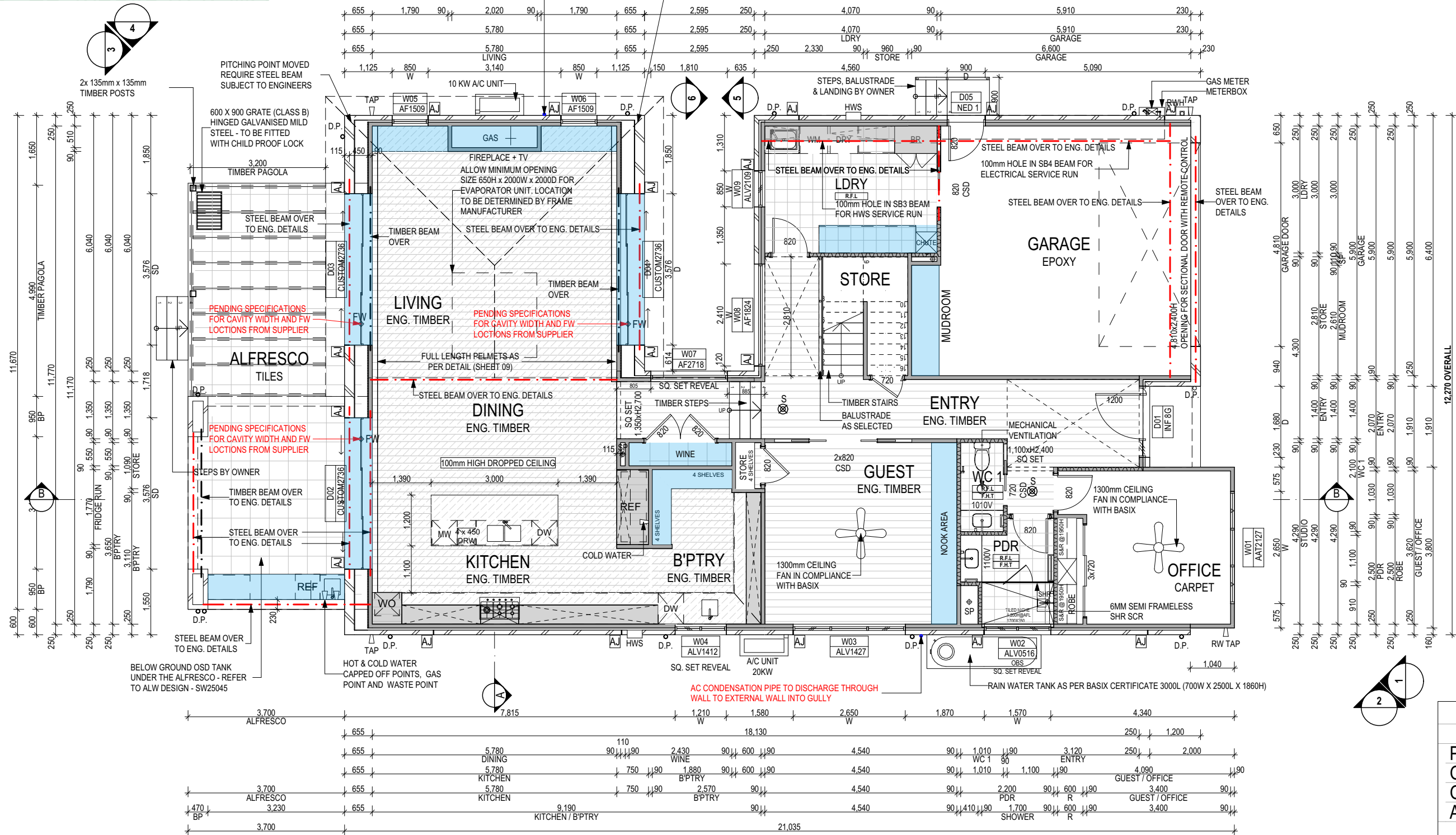
DRAWING: **SITE PLAN**



DRAWN: **JS**
CHECKED: **JS**
LODGE: **DA/CC**

DATE DRAWN: **01/07/2025**
JOB NO: **H0665**

SCALE: **1:200 @ A3**
PAGE NO: **3 of 25**
REV: **H**



INT WALL INSULATION
R2.7 SOUNDSCREEN
PROVISIONAL ALLOWANCE ITEMS

NOTES
STEEL & H/W TIMBER POSTS TO ENG'S DETAILS TO SUPPORT STEEL BEAMS OVER TO BE LOCATED WITHIN TIMBER STUD WALL FRAMES, REFER TO STRUCTURAL ENGINEERS PLANS FOR POST TYPE & LOCATIONS
ELECTRICAL & GAS METER POSITIONS ARE APPROX. AND TO BE CONFIRMED BY CONTRACTORS ON SITE TO CLOSEST POINT OF CONNECTION
ALL GLAZING TO COMPLY WITH AS 1288 - 2006 GLASS IN BUILDINGS
ALL TOUGHENED GLASS TO COMPLY WITH CLAUSE 3.6.4.5 OF THE BCA AND AS 1288 - 2006 GLASS IN BUILDINGS
AIR CONDITIONING DUCT AND OUTLET LOCATIONS ARE INDICATIVE ONLY AND MAY BE ADJUSTED ONSITE AS REQUIRED
NOTE: ENSURE ALL 90MM FRAMED EXTERNAL WALLS TO BE BATTENED OUT WITH CLADDING FIXED TO 35MM BATTENS

⊗ S DENOTES LOCATION OF SMOKE ALARM

INSULATION
R2.7 EXTERNAL WALL INSULATION (INCLUDING INTERNAL WALL BETWEEN GARAGE & HOUSE) EXCLUDE DOUBLE BRICK WALL
R7.0 CEILING INSULATION + R2.5 450mm PERIMETER BATTS TO GROUND FLOOR OVER LIVING (EXCLUDING CEILINGS OVER GARAGE & LAUNDRY)
R2.7 SOUNDSCREEN INSULATION TO THE DWELLING BETWEEN GROUND FLOOR AND FIRST FLOOR
SARKING TO ALL EXTERNAL WALLS
R2.7 SOUNDSCREEN INSULATION TO BATH 1, BATH2, PDR, LAUNDRY, WC 1, BED3, BED 4 & BETWEEN OFFICE & ENTRY & ENS & BED 2
R7.0 CEILING INSULATION + R2.5 600mm PERIMETER BATTS TO FIRST FLOOR

FLOOR AREA

PORCH	5.41
GROUND FLOOR	193.32
GARAGE	40.00
ALFRESCO	37.26
	275.99 m²
FIRST FLOOR	172.41
BALCONY	21.45
	193.86 m²
	469.85 m²

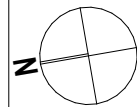
Hall&Hart

PO BOX 2005, PARRAMATTA NSW 2150
TELEPHONE: (02) 8662 0037
WEBSITE: WWW.HALL-HART-HOMES.COM.AU
BUILDERS LICENCE No: 275897C

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FOR: **WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID**
ADDRESS: **LOT 65, NO. 41 WYADRA AVENUE
FRESHWATER**
COUNCIL: **NORTHERN BEACHES COUNCIL**
DP No: **12072**

HOUSE TYPE
MODEL: **CUSTOM**
FACADE: **CUSTOM**
GARAGE SIDE: **RH**
INCLUSIONS: **Q3 2024**
DRAWING: **GROUND FLOOR PLAN**



DRAWN: **JS**
CHECKED: **JS**
LODGEMENT: **DA/CC**
DATE DRAWN: **01/07/2025**
JOB NO: **H0665**
SCALE: **1:100 @ A3**
PAGE NO: **4 of 25**
REV: **H**

PROVIDE HEBEL POWER FLOOR TO FIRST FLOOR JOIST SYSTEM

INT WALL INSULATION

R2.7 SOUNDSCREEN

PROVISIONAL ALLOWANCE ITEMS

NOTES

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FOR:

WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID

ADDRESS:

LOT 65, NO. 41 WYADRA AVENUE
FRESHWATER

COUNCIL:

NORTHERN BEACHES COUNCIL

DP No:

12072

HOUSE TYPE

MODEL: CUSTOM
FACADE: CUSTOM
GARAGE SIDE: RH
INCLUSIONS: Q3 2024

DRAWING:

FIRST FLOOR PLAN

DRAWN:

JS

CHECKED:

JS

LODGEMENT:

DA/CC

DATE DRAWN:

01/07/2025

JOB NO:

H0665

SCALE:

1:100 @ A3

PAGE NO:

5 of 25

REV:

H



Certificate No. #HR-10RFAB-07

Scan QR code or follow website link for rating details.

Assessor name

Jose Solorzano

Accreditation No.

DMN/24/2221

Property Address

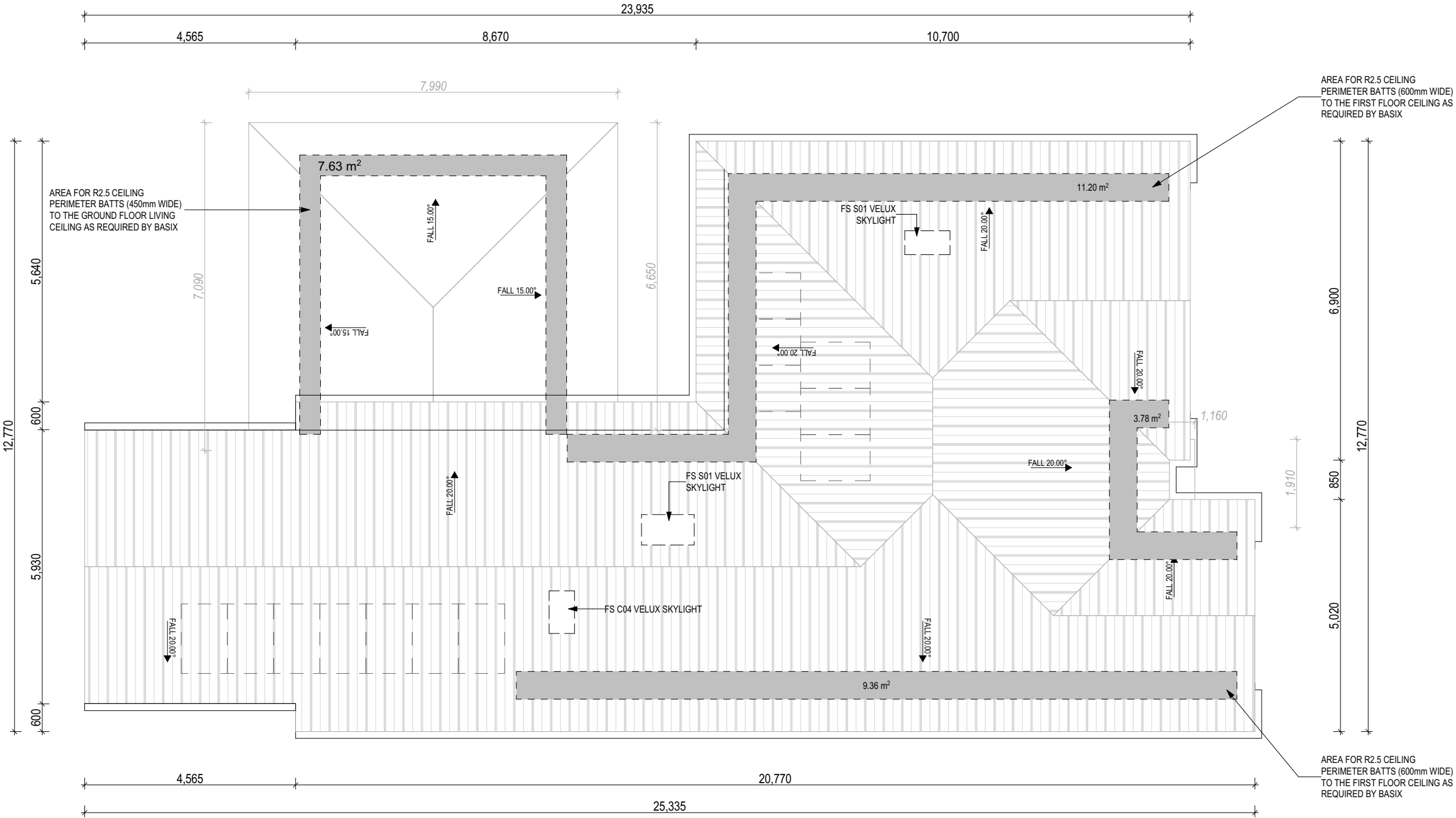
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NSW, 2075

http://www.hero-software.com.au/pdf/HR-10RFAB-07



PROVIDE 5KW SOLAR SYSTEM WITH
EV CHARGER - PHOTOVOLTAIC
PANELS & CONFIGURATIONS
SUBJECT TO PROVIDER'S ADVICE

ROOF CALCULATIONS		
	TYPE	PITCH
		NET TOP SURFACE AREA m²
GROUND CEILING	KLIPLOK 700 SHEET ROOF	15.00°
	KLIPLOK 700 SHEET ROOF	20.00°
FIRST FLOOR CEILING		
		KLIPLOK 700 SHEET ROOF
		20.00°
		245.20
		308.66 m²
PROVISIONAL ALLOWANCE ITEMS		



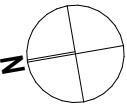
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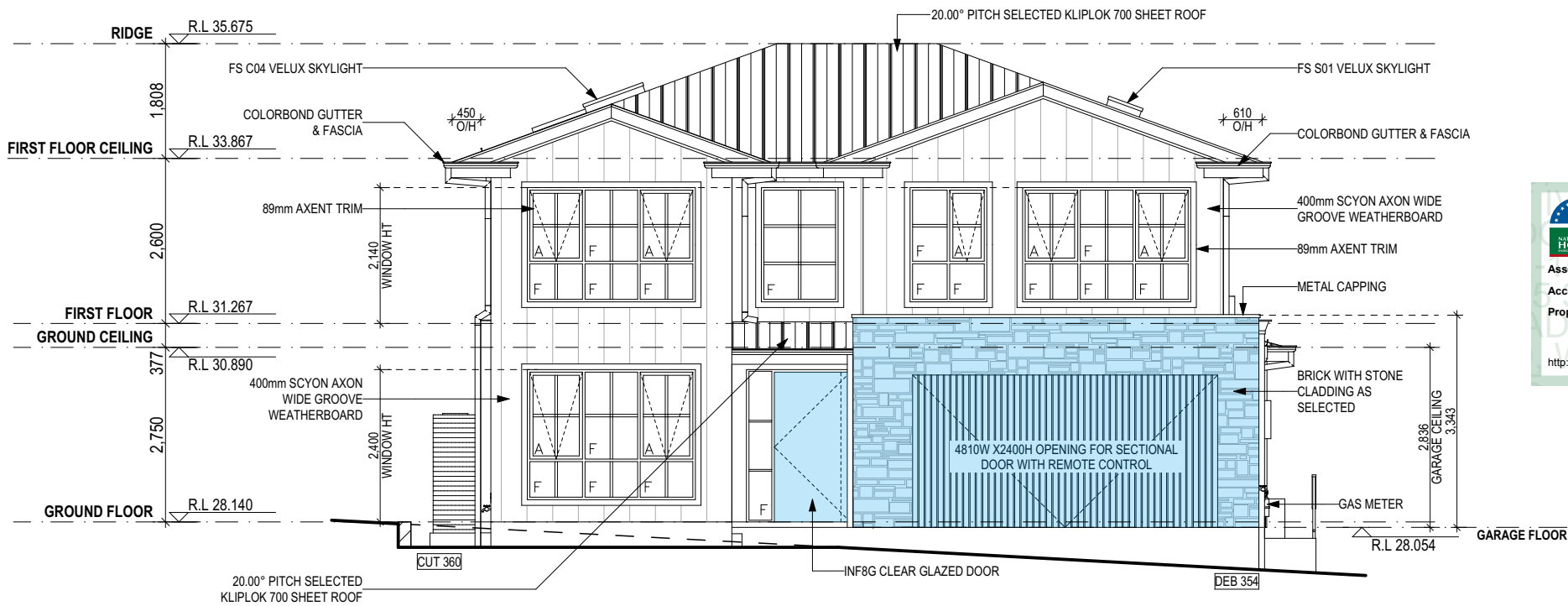
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FOR:	WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	
ADDRESS:	LOT 65, NO. 41 WYADRA AVENUE FRESHWATER	
COUNCIL:	NORTHERN BEACHES COUNCIL	DP No: 12072

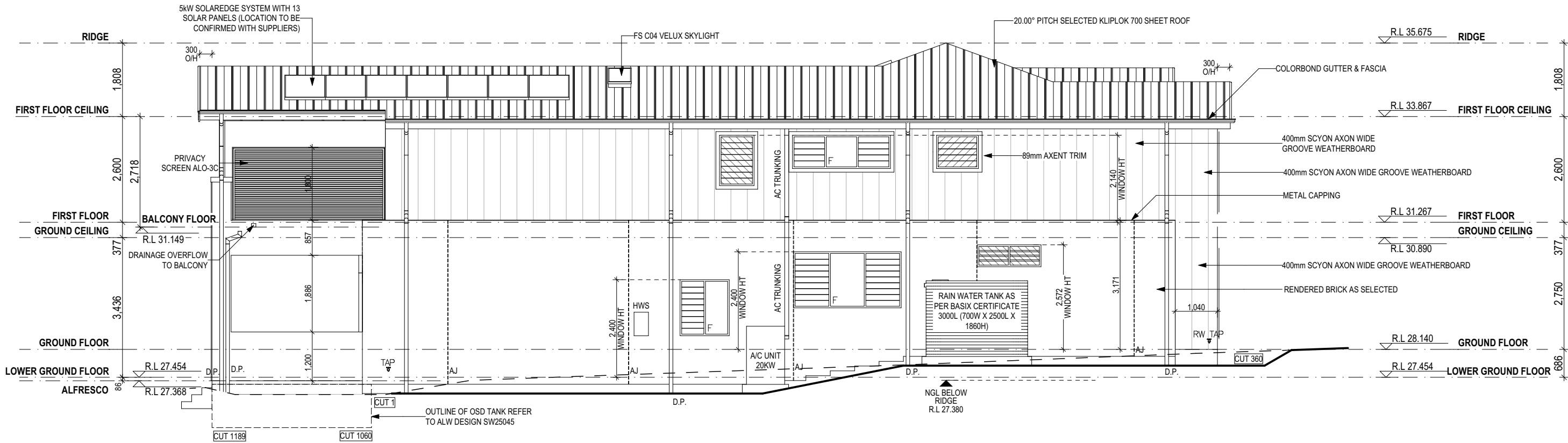
HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024
DRAWING:	ROOF PLAN



DRAWN:	JS	CHECKED:	JS	LODGEMENT:	DA/CC
DATE DRAWN:	01/07/2025		JOB NO:	H0665	
SCALE:	1:100 @ A3		PAGE NO:	6 of 25	REV: H



ELEVATION 1
1:100



ELEVATION 2
1:100

PROVIDE HEBEL POWER FLOOR TO
FIRST FLOOR JOIST SYSTEM



ARTICULATION JOINTS

DENOTES ARTICULATION JOINT IN
BRICKWORK. FINAL LOCATION TO
BE VERIFIED ON SITE BY THE
BUILDER IN ACCORDANCE WITH
CLAUSE 3.3.1.8 OF THE NCC.

WINDOW/DOOR INFILLS

PLEASE NOTE: BRICKWORK HEAD HEIGHT
ABOVE WINDOWS AND/OR DOORS IS
INDICATIVE ONLY. THIS MAY REQUIRE
ALUMINIUM ANGLES OR TIMBER STORM
MOULDS TO SUIT. PLEASE NOTE, THIS IS
ALIGNED WITH OUR DISPLAY HOME FINISHES.

BATTEN LIGHTWEIGHT WALLS

PLEASE NOTE: ENSURE ALL 90MM FRAMED
EXTERNAL WALLS TO BE BATTENED OUT WITH
CLADDING FIXED TO 35MM BATTENS

Hall&Hart

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ADDRESS:
LOT 65, NO. 41 WYADRA AVENUE
FRESHWATER

COUNCIL:
NORTHERN BEACHES COUNCIL

DP No:
12072

HOUSE TYPE
MODEL: CUSTOM
FACADE: CUSTOM
GARAGE SIDE: RH
INCLUSIONS: Q3 2024

DRAWING:
ELEVATIONS 1

DRAWN:
JS

CHECKED:
JS

LODGEMENT:
DA/CC

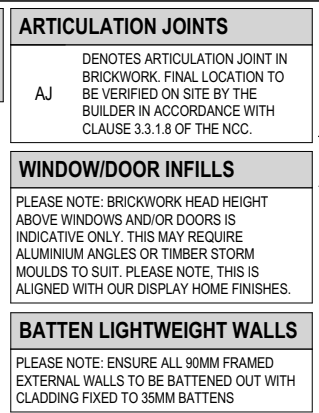
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01/07/2025

JOB NO:
H0665

SCALE:
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PAGE NO:
7 of 25

REV:
H



ELEVATION 4

1:100

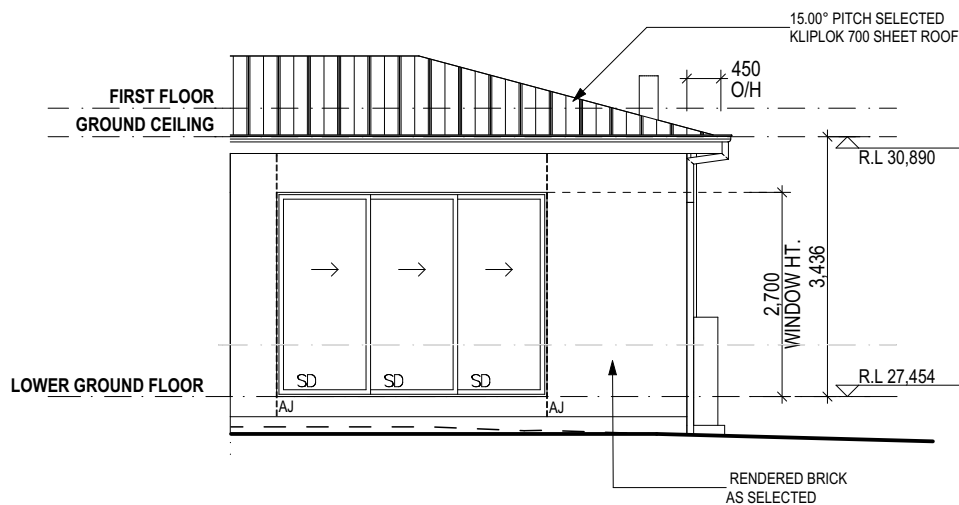
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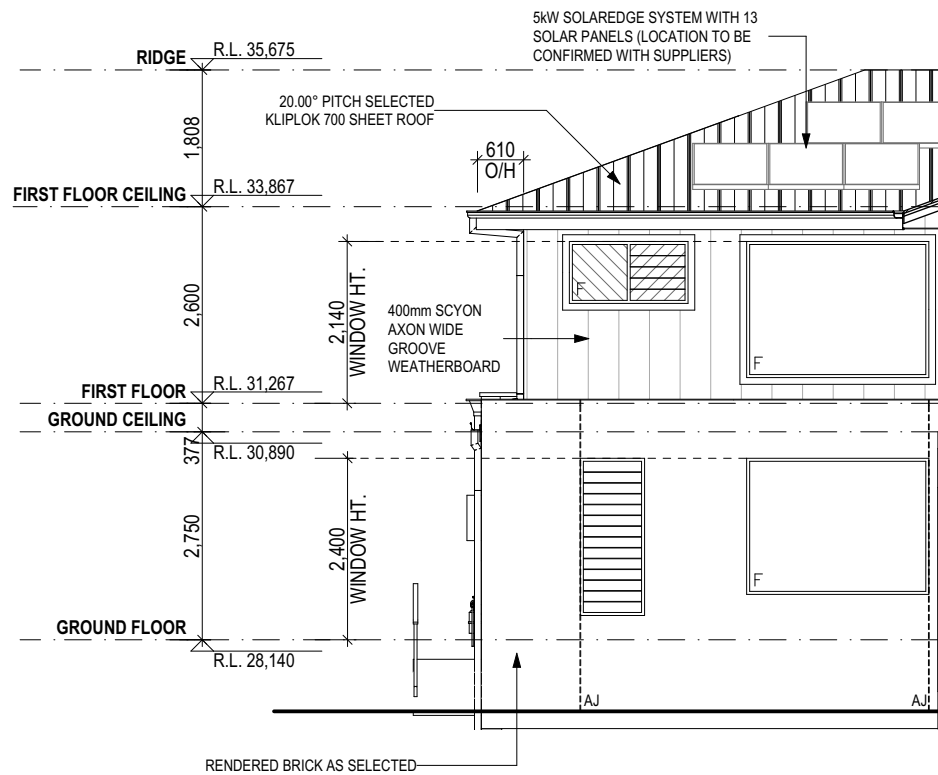
FOR:		WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	
ADDRESS:		LOT 65, NO. 41 WYADRA AVENUE FRESHWATER	
COUNCIL:		NORTHERN BEACHES COUNCIL	DP No: 12072

HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024
DRAWING:	ELEVATIONS 2

DRAWN: JS	CHECKED: JS	LODGE MENT: DA/CC	
DATE DRAWN: 01/07/2025		JOB NO: H0665	
SCALE: 1:100 @ A3		PAGE NO: 8 of 25	REV: H



ELEVATION 5
1:100



ELEVATION 6
1:100

90MM TIMBER STUDS
10MM PLASTERBOARD

90x45MM TIMBER BATTENS

10
125
145
10
90
10

ARTICULATION JOINTS

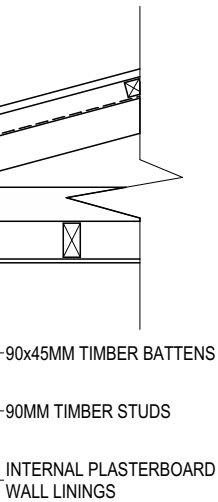
DENOTES ARTICULATION JOINT IN BRICKWORK. FINAL LOCATION TO BE VERIFIED ON SITE BY THE BUILDER IN ACCORDANCE WITH CLAUSE 3.3.1.8 OF THE NCC.

WINDOW/DOOR INFILLS

PLEASE NOTE: BRICKWORK HEAD HEIGHT ABOVE WINDOWS AND/OR DOORS IS INDICATIVE ONLY. THIS MAY REQUIRE ALUMINIUM ANGLES OR TIMBER STORM MOULDS TO SUIT. PLEASE NOTE, THIS IS ALIGNED WITH OUR DISPLAY HOME FINISHES.

BATTEN LIGHTWEIGHT WALLS

PLEASE NOTE: ENSURE ALL 90MM FRAMED EXTERNAL WALLS TO BE BATTENED OUT WITH CLADDING FIXED TO 35MM BATTENS



PELMET DETAIL
1:20



Hall&Hart

PO BOX 2005, PARRAMATTA NSW 2150
TELEPHONE: (02) 8662 0037
WEBSITE: WWW.HALLHARTHOMES.COM.AU
BUILDERS LICENCE No: 275897C

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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID

ADDRESS: LOT 65, NO. 41 WYADRA AVENUE
FRESHWATER

COUNCIL: NORTHERN BEACHES COUNCIL

DP No: 12072

HOUSE TYPE
MODEL: CUSTOM
FACADE: CUSTOM
GARAGE SIDE: RH
INCLUSIONS: Q3 2024

DRAWING: ELEVATIONS 3

DRAWN: JS

CHECKED: JS

LODGEMENT: DA/CC

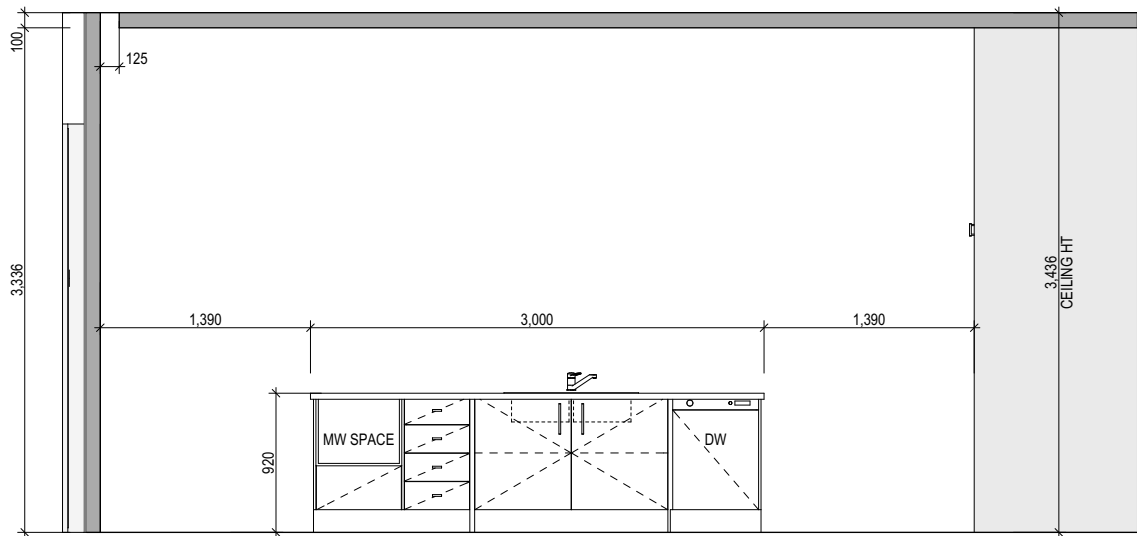
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JOB NO: H0665

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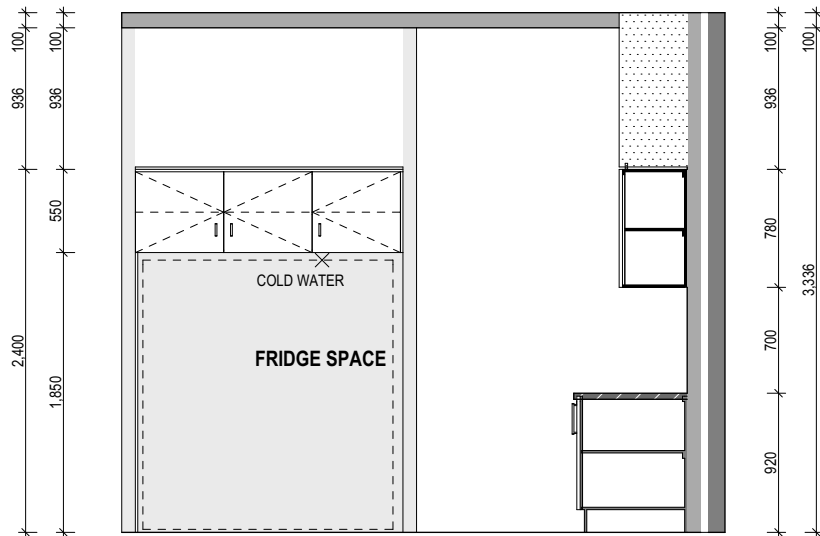
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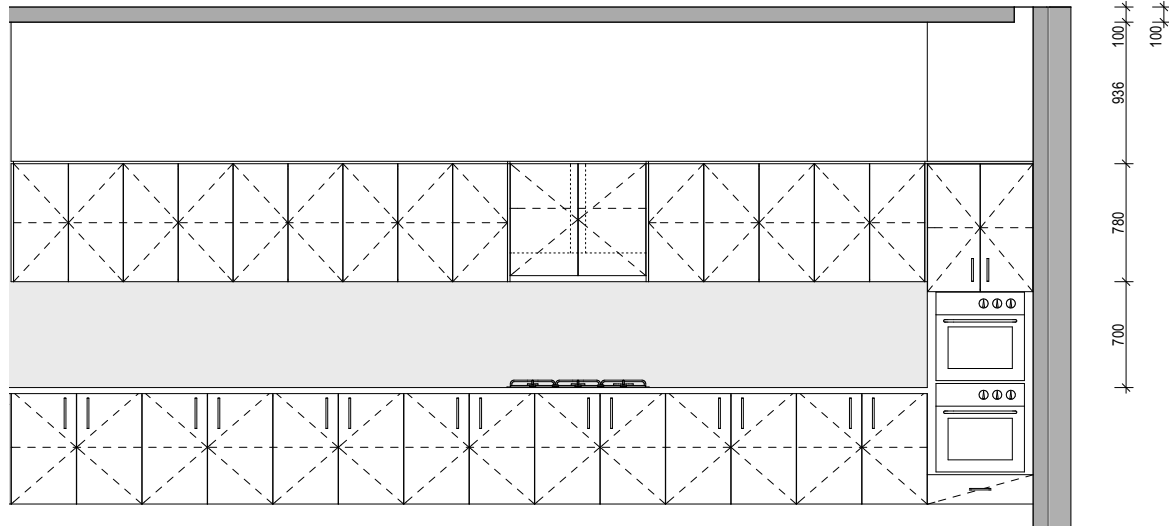
KITCHEN 01

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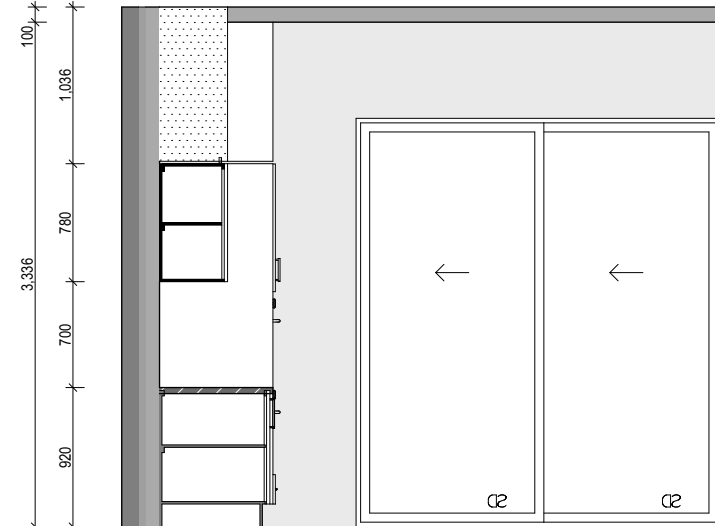
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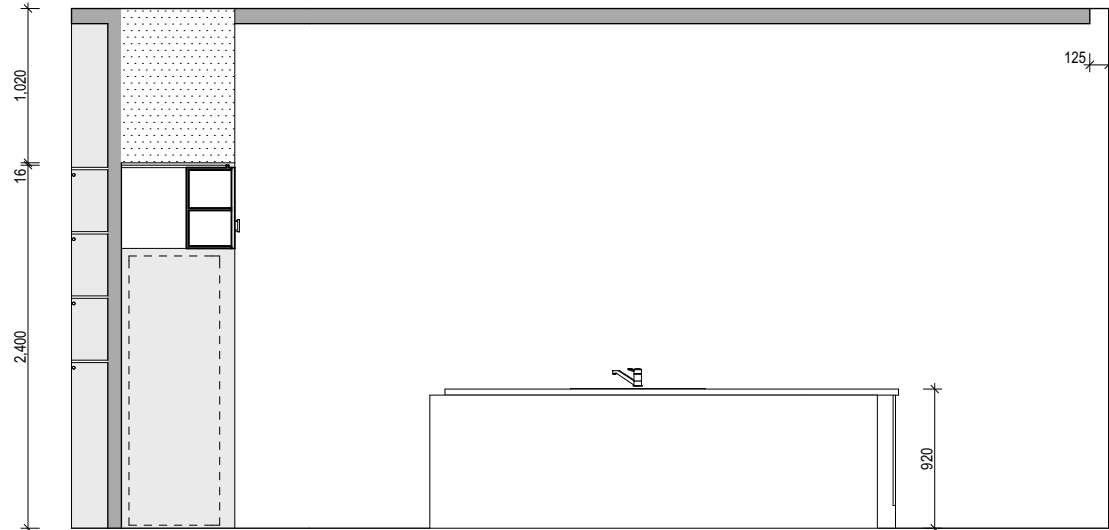
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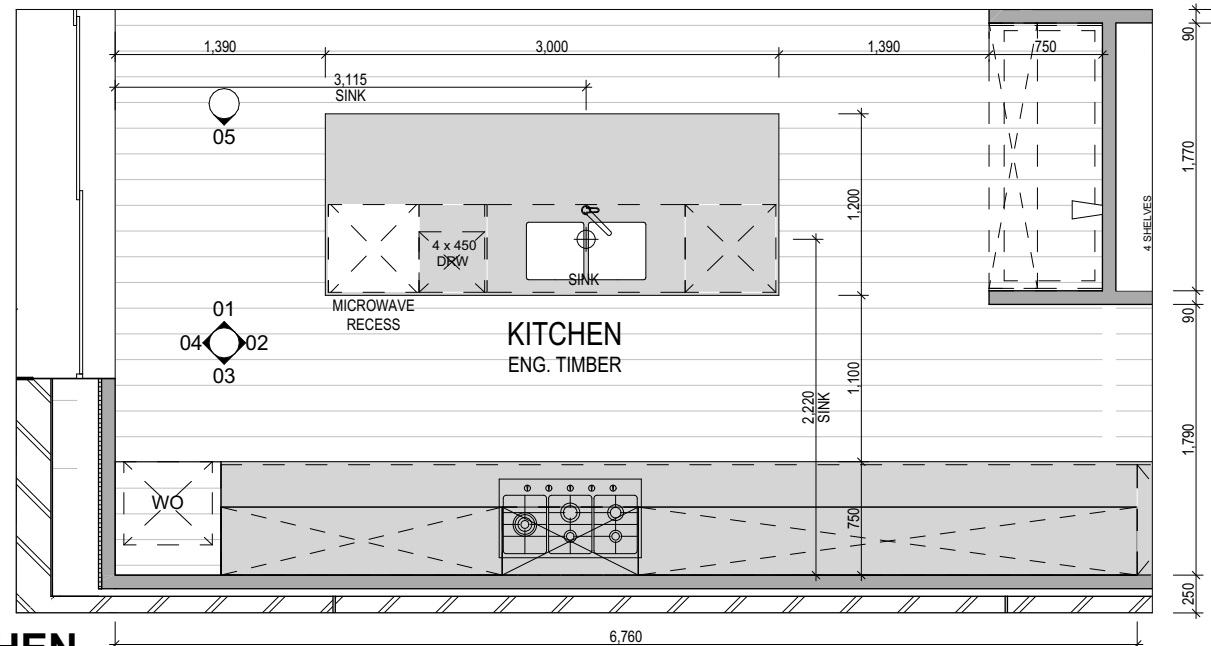
KITCHEN 04

1:50



KITCHEN 05

1:50



KITCHEN

1:50

LEGEND

DTR	DOUBLE TOWEL RAIL
F.H.T	FULL HEIGHT TILES
FW	FLOOR WASTE
HTR	HAND TOWEL RAIL
R.F.L	RECESSED FLOOR LEVEL
RH	ROBE HOOK
STR	SINGLE TOWEL RAIL
TRH	TOILET ROLL HOLDER
U.F.H	UNDER FLOOR HEATING
	WALL TILES

NOTES:

- ALL WET AREA DIMENSIONS ARE TAKEN FROM STRUCTURAL FLOOR AND STRUCTURAL WALL
- BLOCKING TO BE INSTALLED TO ALL BATHROOM ACCESSORIES

Hall&Hart

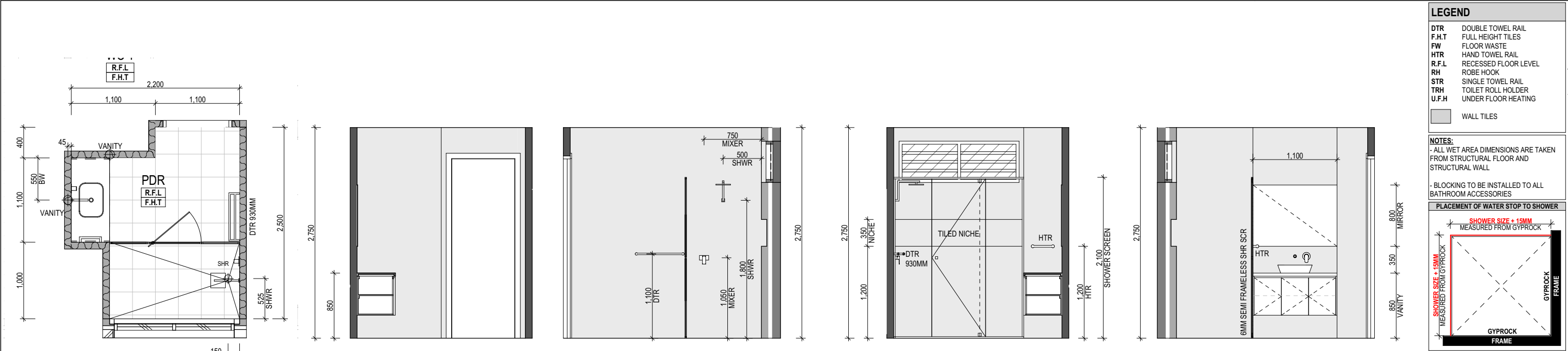
PO BOX 2005, PARRAMATTA NSW 2150
TELEPHONE: (02) 8662 0037
WEBSITE: WWW.HALL-HART-HOMES.COM.AU
BUILDERS LICENCE No: 275897C

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FOR:	WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	
ADDRESS:	LOT 65, NO. 41 WYADRA AVENUE FRESHWATER	
COUNCIL:	NORTHERN BEACHES COUNCIL	DP No: 12072

HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024
DRAWING:	INTERNAL DETAILS 1

DRAWN:	JS	CHECKED:	JS	LODGEMENT:	DA/CC
DATE DRAWN:	01/07/2025		JOB NO:	H0665	
SCALE:	1:50 @ A3		PAGE NO:	11 of 25	REV: H



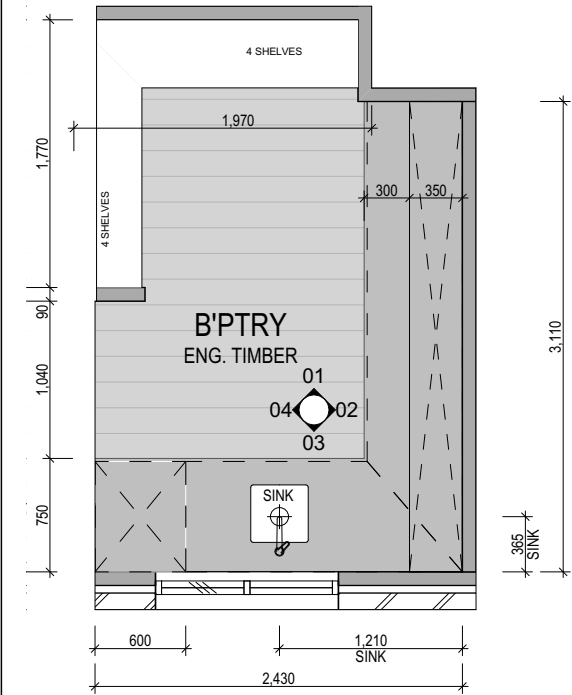
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1:50

PDR 01
1:50

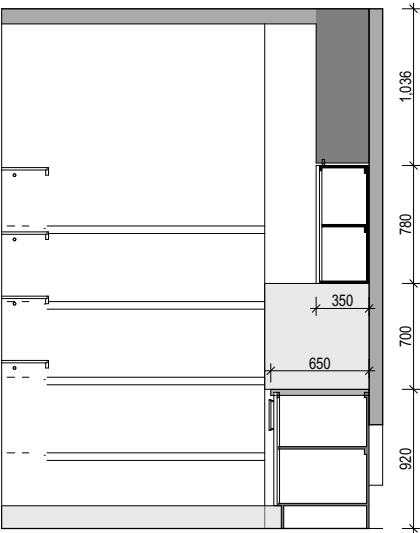
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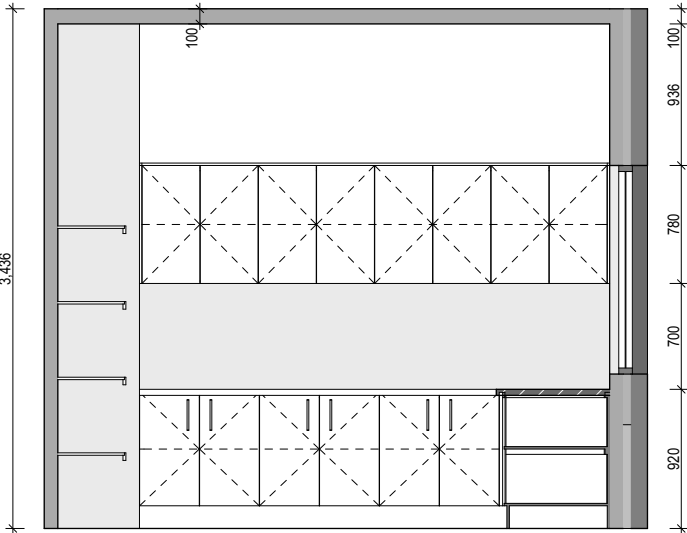
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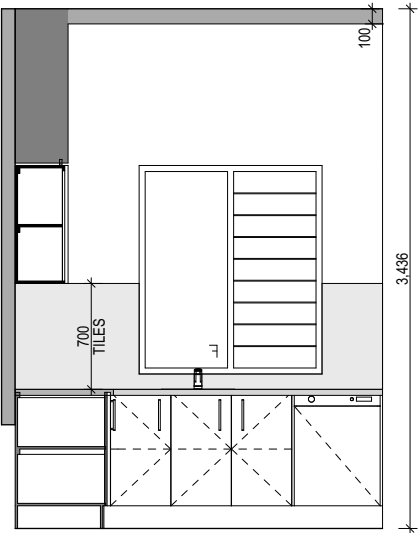
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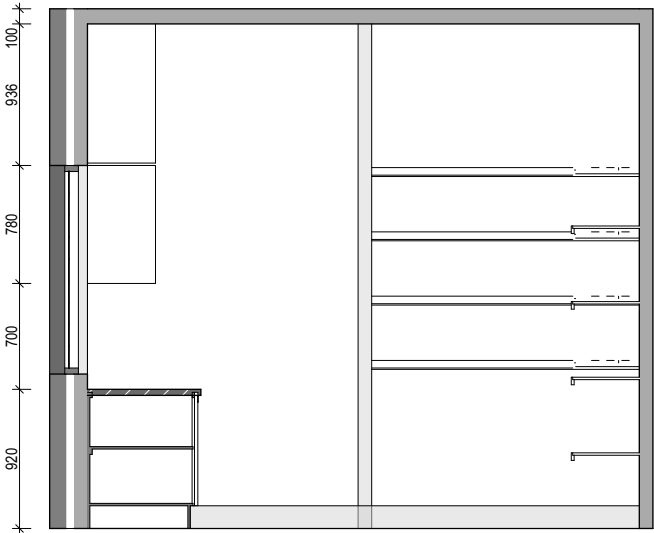
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1:50



B/PTRY 02
1:50



B/PTRY 03
1:50



B/PTRY 04
1:50

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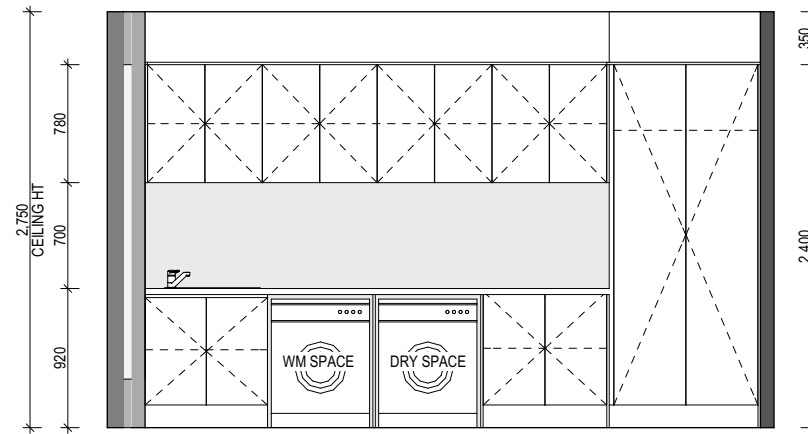
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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE
FRESHWATER
COUNCIL: NORTHERN BEACHES COUNCIL
DP No: 12072

HOUSE TYPE
MODEL: CUSTOM
FACADE: CUSTOM
GARAGE SIDE: RH
INCLUSIONS: Q3 2024
DRAWING: INTERNAL DETAILS 2

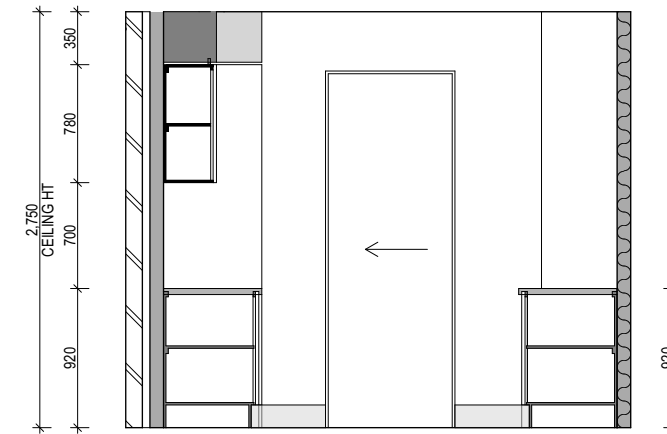
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LODGE: DA/CC
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JOB NO: H0665
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PAGE NO: 12 of 25
REV: H

1:50



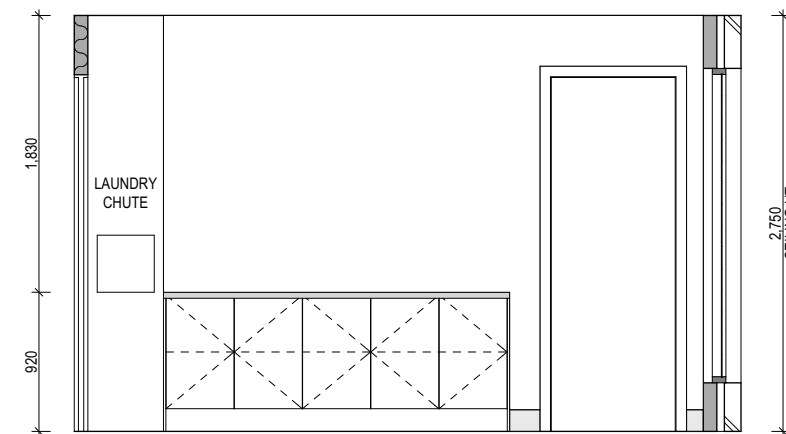
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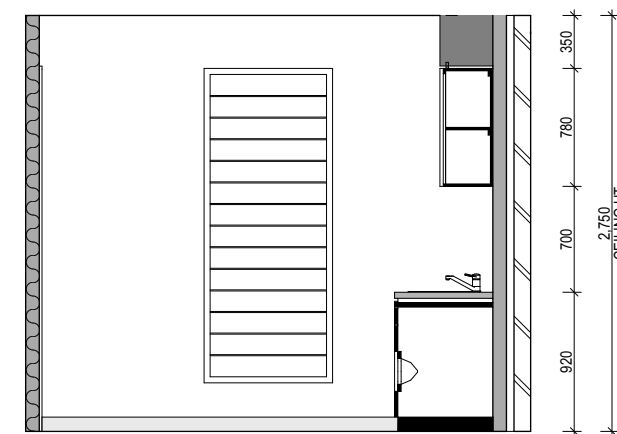
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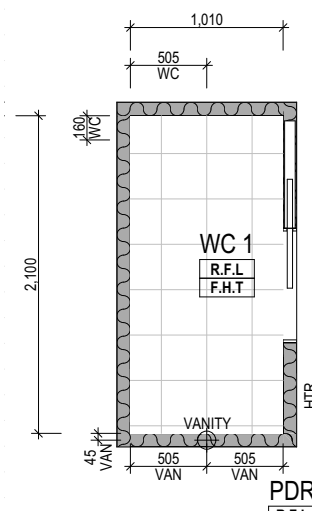
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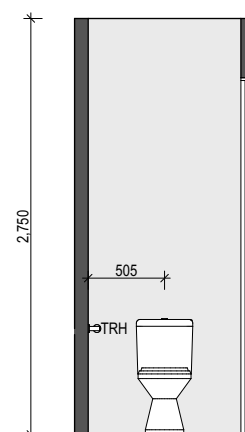
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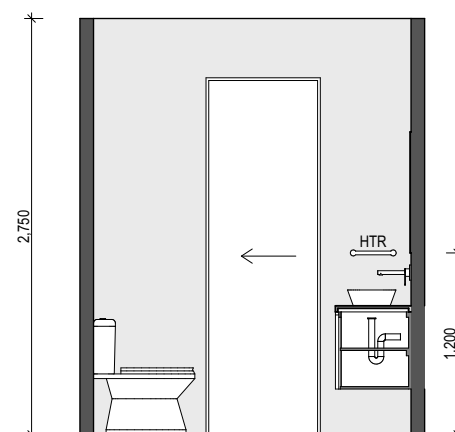
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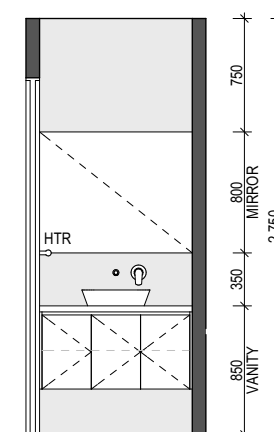
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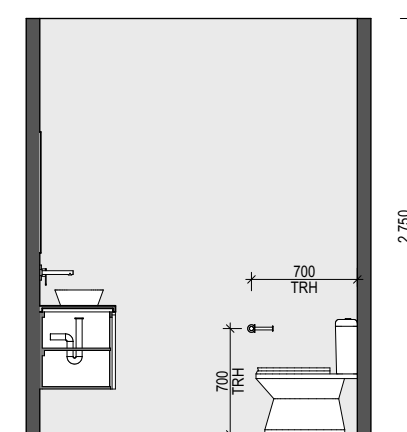
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1:50



WC 1 03

1:50




WC 1 04

1:50

LEGEND

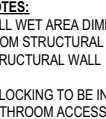
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F.H.T	FULL HEIGHT TILES
FW	FLOOR WASTE
HTR	HAND TOWEL RAIL
R.F.L	RECESSED FLOOR LEVEL
RH	ROBE HOOK
STR	SINGLE TOWEL RAIL
TRH	TOILET ROLL HOLDER
U.F.H	UNDER FLOOR HEATING

 WALL TILES

NOTES:

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- BLOCKING TO BE INSTALLED TO ALL BATHROOM ACCESSORIES

PLACEMENT OF WATER STOP TO SHOWER



Hall&Hart

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WEBSITE: WWW.HALLHARTHOMES.COM.AU
BUILDERS LICENCE No: 275897C

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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID

ADDRESS: LOT 65, NO. 41 WYADRA AVENUE
FRESHWATER

COUNCIL: **NORTHERN BEACHES COUNCIL**

DP No:	12072
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HOUSE TYPE

MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024

DRAWING:	INTERNAL DETAILS 3
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<p>DRAWN:</p> <p>JS</p>

DATE DRAWN:
01/07/2025

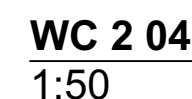
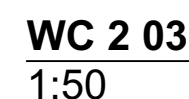
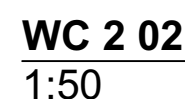
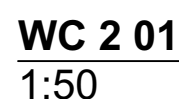
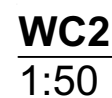
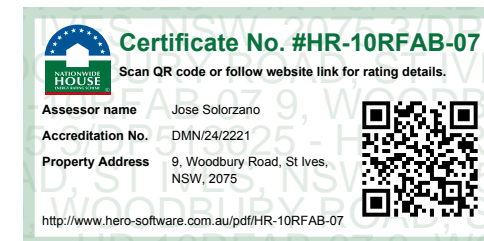
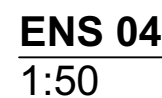
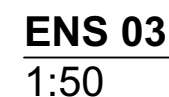
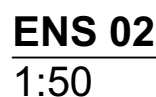
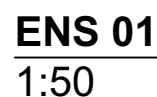
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CHECKED:	JS
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LODGE MENT:	DA/CC
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JOB NO:	H0665
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PAGE NO: 13 of 25	REV: H
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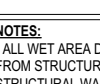
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F.H.T	FULL HEIGHT TILES
FW	FLOOR WASTE
HTR	HAND TOWEL RAIL
R.F.L	RECESSED FLOOR LEVEL
RH	ROBE HOOK
STR	SINGLE TOWEL RAIL
TRH	TOILET ROLL HOLDER
U.F.H	UNDER FLOOR HEATING

 WALL TILES

NOTES:

- ALL WET AREA DIMENSIONS ARE TAKEN FROM STRUCTURAL FLOOR AND STRUCTURAL WALL
- BLOCKING TO BE INSTALLED TO ALL BATHROOM ACCESSORIES

PLACEMENT OF WATER STOP TO SHOW



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FOR:		WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	
ADDRESS:		LOT 65, NO. 41 WYADRA AVENUE FRESHWATER	
COUNCIL:		NORTHERN BEACHES COUNCIL	DP No: 12072

HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024
DRAWING:	INTERNAL DETAILS 4

DRAWN: JS	CHECKED: JS	LODGE MENT: DA/CC	
DATE DRAWN: 01/07/2025		JOB NO: H0665	
SCALE: 1:50 @ A3		PAGE NO: 14 of 25	REV: H



Certificate No. #HR-10RFAB-07

Scan QR code or follow website link for rating details.

Assessor name

Jose Solorzano

Accreditation No.

DMN/24/2221

Property Address

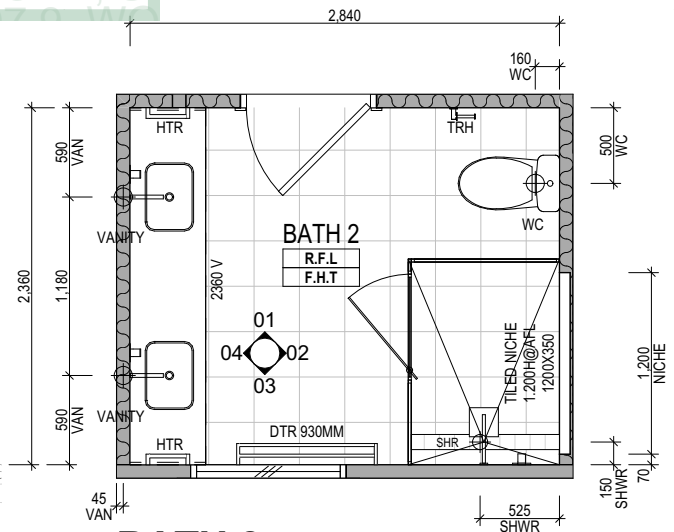
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NSW, 2075

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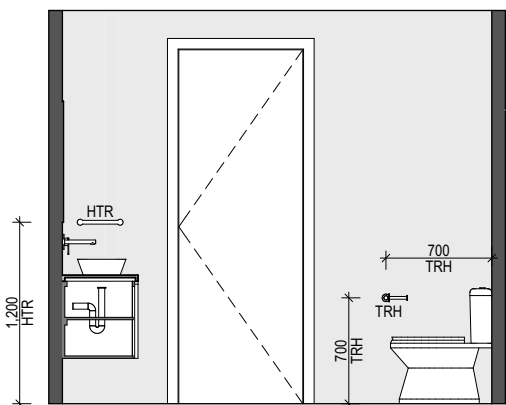
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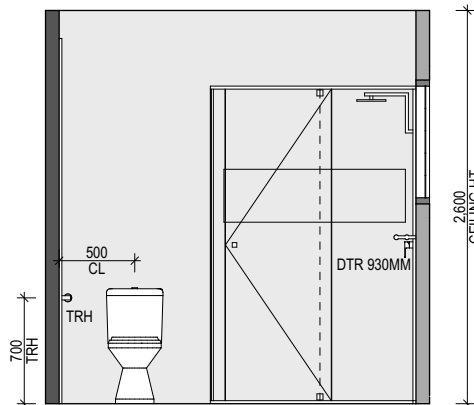
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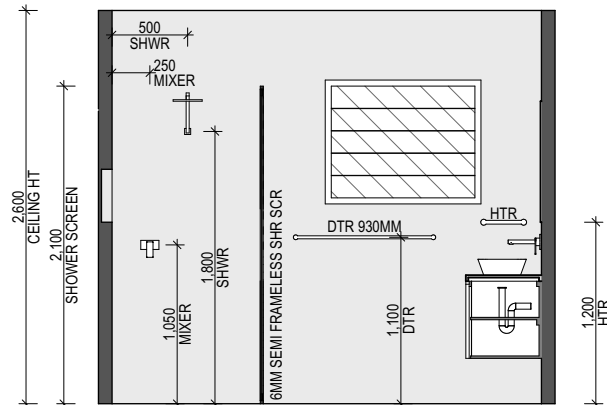
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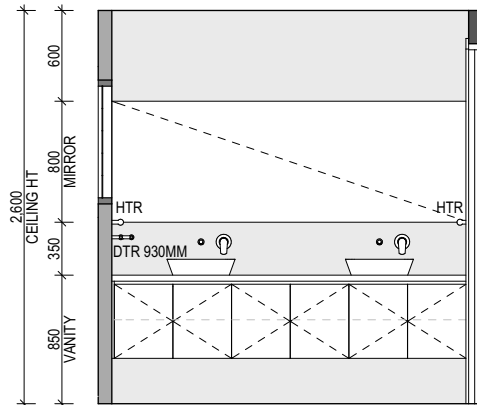
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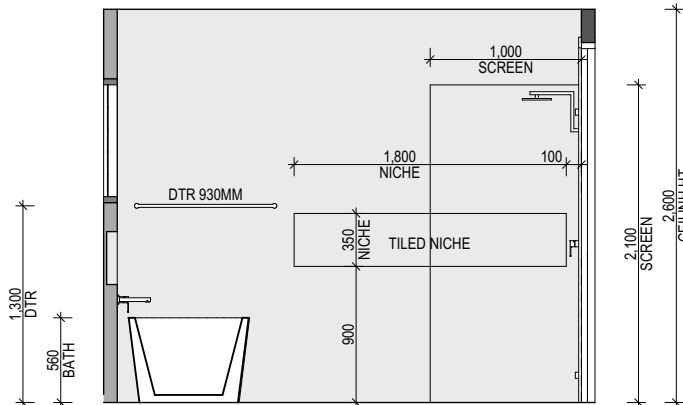
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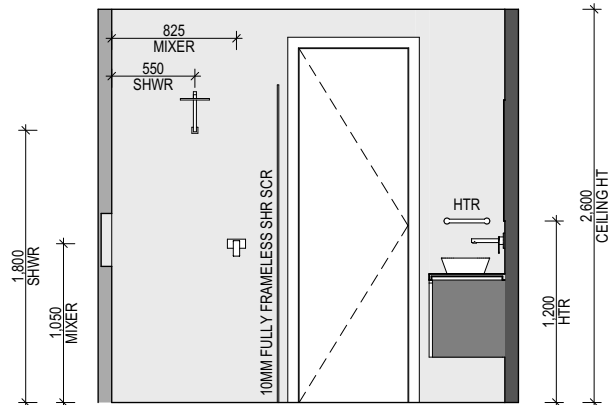
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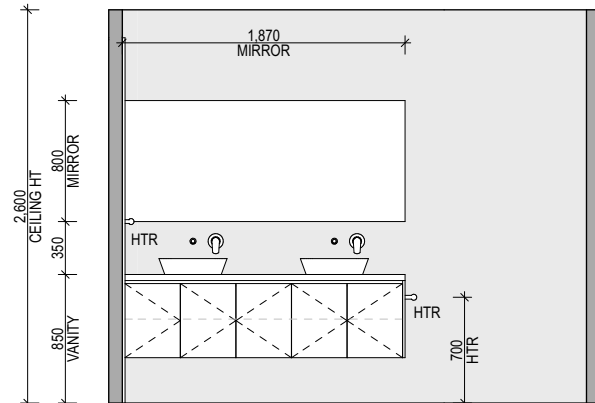
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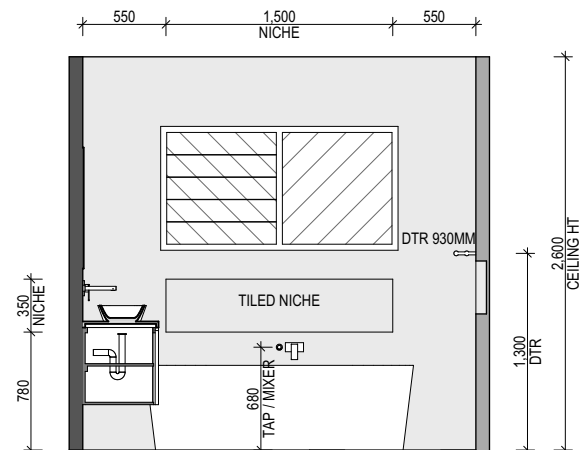
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1:50



BATH 1 03

1:50



BATH 1 04

1:50

LEGEND

DTR

DOUBLE TOWEL RAIL

F.H.T

FULL HEIGHT TILES

FW

FLOOR WASTE

HTR

HAND TOWEL RAIL

R.F.L

RECESSED FLOOR LEVEL

RH

ROBE HOOK

STR

SINGLE TOWEL RAIL

TRH

TOILET ROLL HOLDER

U.F.H

UNDER FLOOR HEATING

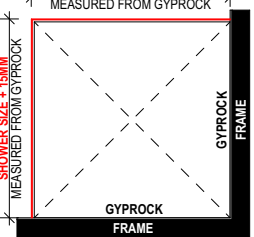
WALL TILES

NOTES:

- ALL WET AREA DIMENSIONS ARE TAKEN FROM STRUCTURAL FLOOR AND STRUCTURAL WALL

- BLOCKING TO BE INSTALLED TO ALL BATHROOM ACCESSORIES

PLACEMENT OF WATER STOP TO SHOWER



Hall&Hart

PO BOX 2005, PARRAMATTA NSW 2150
TELEPHONE: (02) 8662 0037
WEBSITE: WWW.HALL-HART-HOMES.COM.AU
BUILDERS LICENCE No: 275897C

NOTES:
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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID

ADDRESS: LOT 65, NO. 41 WYADRA AVENUE
FRESHWATER

COUNCIL: NORTHERN BEACHES COUNCIL

DP No: 12072

HOUSE TYPE
MODEL: CUSTOM
FACADE: CUSTOM
GARAGE SIDE: RH
INCLUSIONS: Q3 2024

DRAWING: INTERNAL DETAILS 5

DRAWN: JS

CHECKED: JS

LODGEMENT: DA/CC

DATE DRAWN: 01/07/2025

JOB NO: H0665

SCALE: 1:50 @ A3

PAGE NO: 15 of 25

REV: H

WINDOW SCHEDULE												
ID	ELEV. VIEW	SASH TYPE	SIZE		SILL HEIGHT	HEAD HEIGHT	FRAME TYPE	SQR SET	OBS	GLAZING	ROOM NAME	NOTE
			H	W								
W01		AAT	2,050	2,650	350	2,400	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	OFFICE	INDIVIDUALLY GLAZED
W02		ALV	539	1,570	2,033	2,572	PARAGON	Y	<input checked="" type="checkbox"/>	OBSCURE	PDR	
W03		ALV	1,379	2,650	1,021	2,400	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E - TO FIXED	GUEST	TOUGH TO LOUVRE
W04		ALV	1,379	1,210	1,021	2,400	PARAGON	Y	<input type="checkbox"/>	DOUBLE GLAZED LOW-E - TO FIXED	B'PTRY	TOUGH TO LOUVRE
W05		AF	1,460	850	1,240	2,700	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	LIVING	INDIVIDUALLY GLAZED
W06		AF	1,460	850	1,240	2,700	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	LIVING	INDIVIDUALLY GLAZED
W07		AF	2,700	1,810	0	2,700	PARAGON	Y	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	ENTRY	SITE GLAZING
W08		AF	1,800	2,410	600	2,400	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	ENTRY	SITE GLAZING
W09		ALV	2,079	850	321	2,400	PARAGON	N	<input type="checkbox"/>	CLEAR V TOUGH	LDRY	
W10		AAT	1,800	2,650	340	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	BED 4	INDIVIDUALLY GLAZED SAFELINE SCREEN
W11		AAT	1,800	1,210	340	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	STUDY 1	INDIVIDUALLY GLAZED
W12		AF	1,800	1,210	340	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	ATRIUM	INDIVIDUALLY GLAZED
W13		AAT	1,800	2,650	340	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	BED 3	INDIVIDUALLY GLAZED SAFELINE SCREEN
W14		ALV	819	1,030	1,321	2,140	PARAGON	Y	<input checked="" type="checkbox"/>	OBSCURE	BATH 2	
W15		ALV	819	2,410	1,321	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E - TO FIXED	BED 2	WINDOW RESTRICTOR TOUGH TO LOUVRE

WINDOW SCHEDULE												
ID	ELEV. VIEW	SASH TYPE	SIZE		SILL HEIGHT	HEAD HEIGHT	FRAME TYPE	SQR SET	OBS	GLAZING	ROOM NAME	NOTE
			H	W								
W16		ALV	1,239	850	901	2,140	PARAGON	Y	<input checked="" type="checkbox"/>	OBSCURE	ENS	
W17		ALV	1,239	3,000	901	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E - TO FIXED	MASTER BED	WINDOW RESTRICTOR TOUGH TO LOUVRE
W18		AF	1,800	1,810	340	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	HALL	SITE GLAZING
W19		AF	1,800	2,410	340	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E	VOID	SITE GLAZING
W20		ALV	819	1,570	1,321	2,140	PARAGON	Y	<input checked="" type="checkbox"/>	OBSCURE	BATH 1	
W21		ALV	679	850	1,461	2,140	PARAGON	Y	<input checked="" type="checkbox"/>	OBSCURE	WC 2	
W22		ALV	539	2,410	1,601	2,140	PARAGON	N	<input type="checkbox"/>	DOUBLE GLAZED LOW-E - TO FIXED	BED 4	WINDOW RESTRICTOR TOUGH TO LOUVRE

EXTERNAL DOOR SCHEDULE									
ID	ELEV. VIEW	DESCRIPTION	SASH TYPE	SIZE		FRAME TYPE	GLAZING	ROOM NAME	NOTE
				H	W				
D01		INF8G CLEAR GLAZED DOOR	DOOR	2,400	1,680	STANDARD	STANDARD	ENTRY	
D02		N/A	CUSTOM	2,700	3,576	STANDARD	STANDARD	KITCHEN	
D03		N/A	CUSTOM	2,700	3,576	STANDARD	STANDARD	LIVING	
D04		N/A	CUSTOM	2,700	3,576	STANDARD	STANDARD	LIVING	
D05		NED 1 CLEAR GLAZED DOOR	DOOR	2,400	900	PARAGON	CLEAR V TOUGH	GARAGE	
D06		2X NEDD 8 CLEAR GLAZED DOORS WITH SIDELIGHTS	DOOR	2,400	3,410	PARAGON	DOUBLE GLAZED LOW-E	MASTER BED	INDIVIDUALLY GLAZED



<div>Hall&Hart</div> <div>PO BOX 2005, PARRAMATTA NSW 2150 TELEPHONE: (02) 8662 0037 WEBSITE: WWW.HALLHARTHOMES.COM.AU BUILDERS LICENCE No: 275897C</div>	NOTES: PLEASE NOTE DETAILS SHOWN ON THESE PLANS ARE INTENDED TO BE ACCURATE. HOWEVER, INFORMATION WRITTEN INTO INDIVIDUAL CONTRACTS WILL TAKE PRECEDENCE OVER PLANS - ALL DIMENSIONS ARE IN MILLIMETRES - DO NOT SCALE - USE WRITTEN DIMENSIONS CHECK ALL DIMENSIONS PRIOR TO COMMENCEMENT OF WORKS. FIGURED DIMENSIONS TO BE TAKEN IN REFERENCE TO SCALING. CONFIRM ALL DIMENSIONS ON SITE. DISCLAIMER: HALL & HART HOMES PTY LTD WILL TAKE NO RESPONSIBILITY FOR ANY VERBAL DISCUSSIONS OR INTERACTIONS. ALL CHANGES AND SPECIAL INCLUSIONS MUST BE DOCUMENTED IN WRITING AND SHOWN ON PLANS. THIS DRAWING IS THE PROPERTY OF HALL & HART HOMES REPRODUCTION, COPYING OR USE IN PART OR WHOLE WITHOUT WRITTEN PERMISSION IS STRICTLY PROHIBITED, LEGAL ACTION WILL BE TAKEN AGAINST OFFENDERS.	FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	HOUSE TYPE: MODEL: CUSTOM FACADE: CUSTOM GARAGE SIDE: RH INCLUSIONS: Q3 2024	DRAWN: JS	CHECKED: JS	LODGEMENT: DA/CC
		ADDRESS: LOT 65, NO. 41 WYADRA AVENUE FRESHWATER		DATE DRAWN: 01/07/2025		JOB NO: H0665
		COUNCIL: NORTHERN BEACHES COUNCIL	DP No: 12072	DRAWING: WINDOW AND EXT DOOR SCHEDULE	SCALE: NTS	PAGE NO: 16 of 25 REV: H

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1802211S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Tuesday, 01 July 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



When submitting this BASIX certificate with a development application or complying development certificate application, it must be accompanied by NatHERS certificate HR-Q87GRJ-01.

Project summary		
Project name	Brocklehurst & MacDiarmid	
Street address	41 WYADRA Avenue FRESHWATER 2096	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP12072	
Lot no.	65	
Section no.	-	
Project type	dwelling house (detached)	
No. of bedrooms	6	
Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 93	Target 72
Materials	✔ -64	Target n/a

Certificate Prepared by	
Name / Company Name: JOSE SOLORZANO	
ABN (if applicable):	

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1802211S Tuesday, 01 July 2025 page 1/9

Description of project

Project address		Assessor details and thermal loads	
Project name	Brocklehurst & MacDiarmid	NatHERS assessor number	DMN/24/2221
Street address	41 WYADRA Avenue FRESHWATER 2096	NatHERS certificate number	HR-Q87GRJ-01
Local Government Area	Northern Beaches Council	Climate zone	56
Plan type and plan number	Deposited Plan DP12072	Area adjusted cooling load (MJ/ m²·year)	14
Lot no.	65	Area adjusted heating load (MJ/ m²·year)	16
Section no.	-		
Project type		Project score	
Project type	dwelling house (detached)	Water	✓ 40 Target 40
No. of bedrooms	6	Thermal Performance	✓ Pass Target Pass
Site details		Energy	✓ 93 Target 72
Site area (m²)	646	Materials	✓ -64 Target n/a
Roof area (m²)	306		
Conditioned floor area (m²)	273.7		
Unconditioned floor area (m²)	34.3		
Total area of garden and lawn (m²)	259		
Roof area of the existing dwelling (m²)	0		

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Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 74 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">all toilets in the development		✓	✓
<ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓	✓

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Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

BASIX Department of Planning, Housing and Infrastructure www.basix.nsw.gov.au Version: 4.03 / EUCALYPTUS_03_01_0 Certificate No.: 1802211S Tuesday, 01 July 2025 page 4/9

Thermal Performance and Materials commitments			
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓
Construction			
Construction	Area - m²	Insulation	
floor - concrete slab on ground, waffle pod slab.	166.1	none	
floor - above habitable rooms or mezzanine, AAC panel (75 mm); frame: timber - H2 treated softwood.	113	fibreglass batts or roll	
floor - suspended floor above garage, AAC panel (75 mm); frame: timber - H2 treated softwood.	30.5	fibreglass batts or roll	
garage floor - concrete slab on ground, waffle pod slab.	36.8	none	
external wall: brick veneer; frame: timber - H2 treated softwood.	124.15	fibreglass batts or roll	
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	135.3	fibreglass batts or roll	
external garage wall: brick veneer; frame: timber - H2 treated softwood.	21.75	fibreglass batts or roll	
external garage wall: cavity brick; frame: no frame.	5.2	none	
internal wall: plasterboard; frame: timber - H2 treated softwood.	114.1	fibreglass batts or roll	
internal wall: plasterboard; frame: timber - H2 treated softwood.	100.4	none	
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	308.66	ceiling: fibreglass batts or roll; roof: foil backed blanket.	

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Thermal Performance and Materials commitments			
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓
Frames		Maximum area - m2	
aluminium		96.8	
timber		1	
uPVC		0	
steel		0	
composite		0	
Glazing		Maximum area - m2	
single		16.6	
double		81.2	
triple		0	

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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 6 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: please select		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓	✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
The applicant must install a photovoltaic system as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
The photovoltaic system must consist of: <ul style="list-style-type: none">one set of photovoltaic collectors with the capacity to generate at least 2.64 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing northanother set of photovoltaic collectors with the capacity to generate at least 3.08 peak kilowatts of electricity, installed at an angle between 10 degrees and 25 degrees to the horizontal facing west	✓	✓	✓
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

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Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate (either interim or final) for the development may be issued.

**Certificate No. #HR-10RFAB-07**
Scan QR code or follow website link for rating details.

Assessor name Jose Solorzano
Accreditation No. DMN/24/2221
Property Address 9, Woodbury Road, St Ives, NSW, 2075
<http://www.hero-software.com.au/pdf/HR-10RFAB-07>



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Hall&Hart

PO BOX 2005, PARRAMATTA NSW 2150
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FOR:	WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	
ADDRESS:	LOT 65, NO. 41 WYADRA AVENUE FRESHWATER	
COUNCIL:	NORTHERN BEACHES COUNCIL	DP No: 12072

HOUSE TYPE	MODEL: CUSTOM FACADE: CUSTOM GARAGE SIDE: RH INCLUSIONS: Q3 2024	DRAWN: JS CHECKED: JS DATE DRAWN: 01/07/2025 SCALE: NTS	LODGEMENT: DA/CC JOB NO: H0665 PAGE NO: 17 of 25 REV: H
DRAWING:	BASIX		



Certificate No. #HR-10RFAB-07

Scan QR code or follow website link for rating details.

Assessor name

Jose Solorzano

Accreditation No.

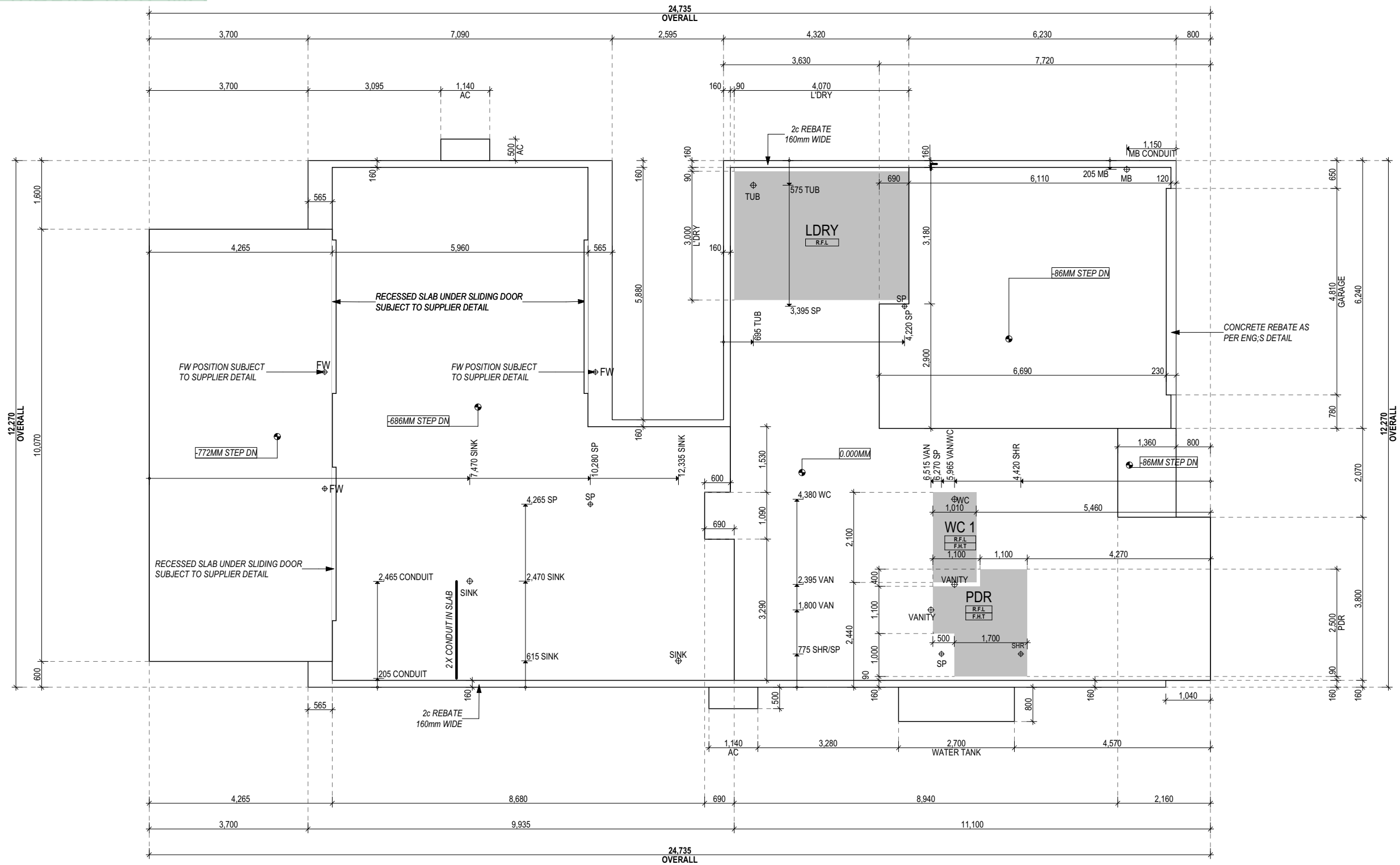
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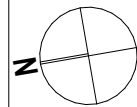
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ADDRESS:	LOT 65, NO. 41 WYADRA AVENUE FRESHWATER	
COUNCIL:	NORTHERN BEACHES COUNCIL	DP No: 12072

HOUSE TYPE	CUSTOM
MODEL:	CUSTOM
FACADE:	RH
GARAGE SIDE:	Q3 2024
INCLUSIONS:	
DRAWING:	SLAB/DRAINAGE PLANS



DRAWN:	JS	CHECKED:	JS	LODGEMENT:	DA/CC
DATE DRAWN:	01/07/2025			JOB NO:	H0665
SCALE:	1:100 @ A3			PAGE NO:	18 of 25
				REV:	H



Certificate No. #HR-10RFAB-07

Scan QR code or follow website link for rating details.

Assessor name

Jose Solorzano

Accreditation No.

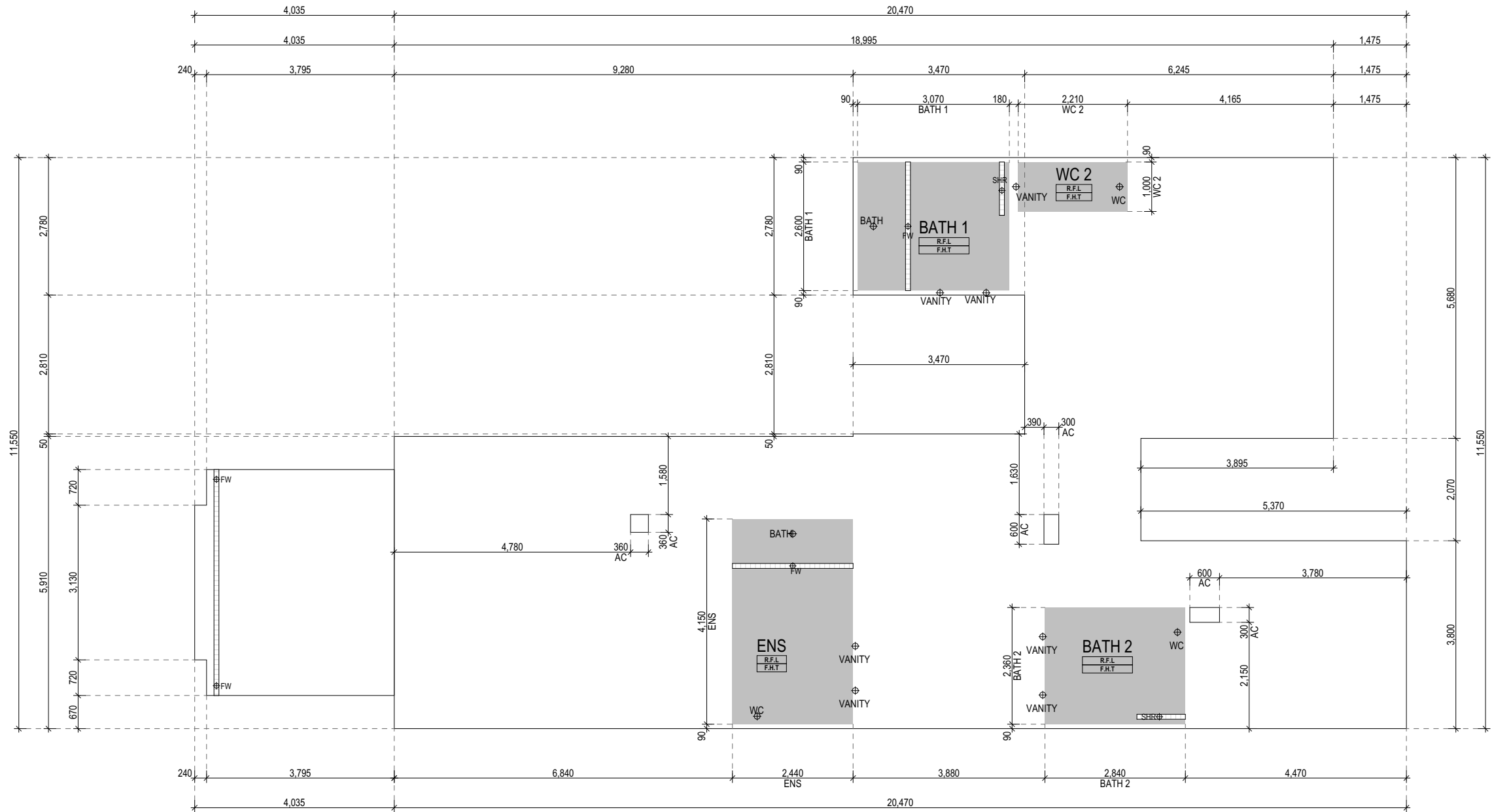
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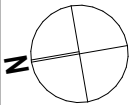
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TELEPHONE: (02) 8662 0037
WEBSITE: WWW.HALLHARTHOMES.COM.AU
BUILDERS LICENCE No: 275897C

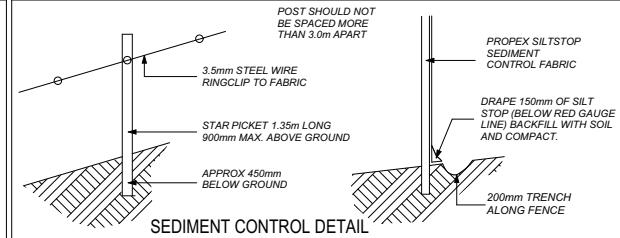
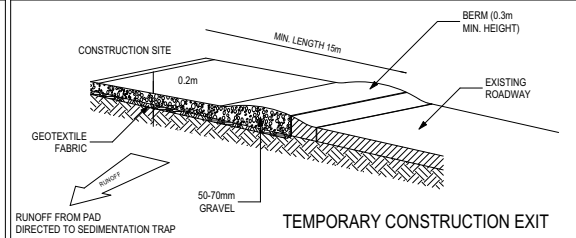
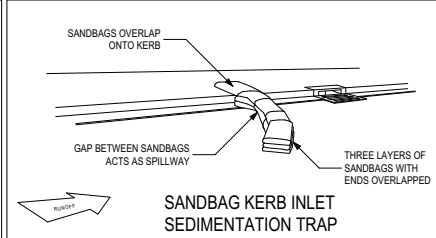
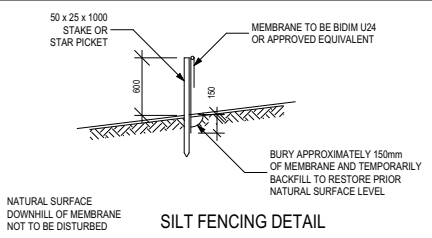
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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE FRESHWATER	
COUNCIL: NORTHERN BEACHES COUNCIL	DP No: 12072

HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024
DRAWING: MID FLOOR PLAN	



DRAWN: JS	CHECKED: JS	LODGEMENT: DA/CC	
DATE DRAWN: 01/07/2025		JOB NO: H0665	
SCALE: 1:100 @ A3	PAGE NO: 19 of 25	REV: H	



SITEWORK STAGES

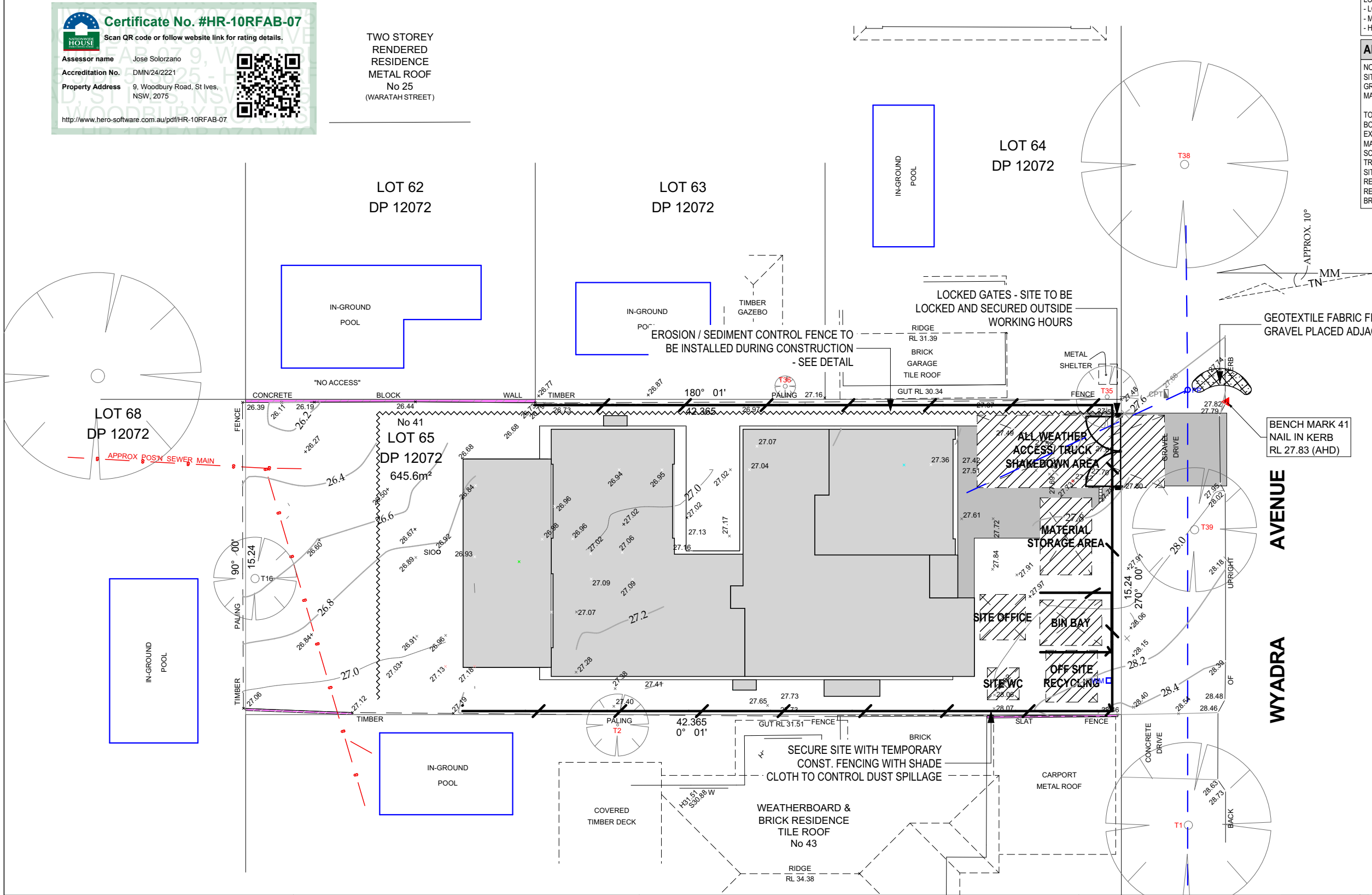
NOTE: THE SITE CONSTRUCTION WORKS WILL BE COMPLETED IN THE FOLLOWING STAGES:
STAGE 1: SITE SETUP (ONE OFF)
STAGE 2: DETAILED DEMOLITION AND SALVAGE (LOW CYCLE)
STAGE 3: GENERAL DEMOLITION, PILING AND EXCAVATION (MEDIUM CYCLE)
STAGE 4: SURFACE EXCAVATION AND UNDERPINNING (MEDIUM CYCLE)
STAGE 5: BULK EXCAVATION (HIGH CYCLE)
STAGE 6: CRANE INSTALLATION (ONE OFF)
STAGE 7: BUILDING STRUCTURE (HIGH CYCLE)
STAGE 8: CRANE REMOVAL(ONE OFF)
STAGE 9: CONSTRUCTION GENERALLY (MEDIUM CYCLE)

DEFINITIONS
- ONE OFF: SINGLE DAYS OF ACTIVITY FOR DELIVERY AND INSTALLATION ASSOCIATED WITH 'ONE STREET' MOBILE CRANE AGE SUBJECT TO SEPARATE CRANE AGE PERMITS OR THE USE OF LOW LOADER EQUIPMENT FOR HEAVY MACHINERY DELIVERY.
- LOW CYCLE: FEW TRUCK MOVEMENTS UP TO 1 PER HOUR (8 PER DAY)
- MEDIUM CYCLE: INCREASING TRUCK MOVEMENT UP TO 2 PER HOUR (16 PER DAY)
- HIGH CYCLE: HIGH TRUCK MOVEMENTS UP TO 3 PER HOUR (24 PER DAY)

ANTICIPATED DUST DISTURBANCE

NOTE: THE FOLLOWING CONSTRUCTION PROCESSES ARE ANTICIPATED TO GENERATE DUST:
SITE CLEARANCE
GROUND EXCAVATION
MASONRY MATERIAL DELIVERY

TO CONTROL DUST, A COMBINATION OF THE FOLLOWING MEASURES WILL BE IMPLEMENTED:
BOUNDARY FENCES FITTING WITH SHADE CLOTH
EXCAVATION - TO BE WATERED DOWN AT THE EXCAVATION FACE
MATERIAL STOCK PILES - TO BE WATERED DOWN AND COVERED WITH PLASTIC
SCAFFOLD - TO BE FITTED WITH SHADE CLOTH
TRUCKS - TIPPER TRAYS TO BE COVERED WITH PROTECTIVE SHADE CLOTH
SITE DISTURBANCE - KEEP TO A MINIMUM AT ANY ONE TIME
REDUCE WORKS ON HIGH WIND DAYS
REGULAR CLEAR DRY SEDIMENT MATERIAL FROM SEDIMENT BARRIERS
BROOM SWEEPING TO BE KEPT TO A MINIMUM



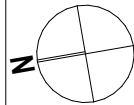
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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE FRESHWATER
COUNCIL: NORTHERN BEACHES COUNCIL
DP No: 12072

HOUSE TYPE
MODEL: CUSTOM
FACADE: CUSTOM
GARAGE SIDE: RH
INCLUSIONS: Q3 2024
DRAWING: SITE MANAGEMENT/SEDIMENT PLAN



DRAWN: JS	CHECKED: JS	LODGE: DA/CC
DATE DRAWN: 01/07/2025		JOB NO: H0665
SCALE: 1:200 @ A3	PAGE NO: 20 of 25	REV: H



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Assessor name

Jose Solorzano

Accreditation No.

DMN/24/2221

Property Address

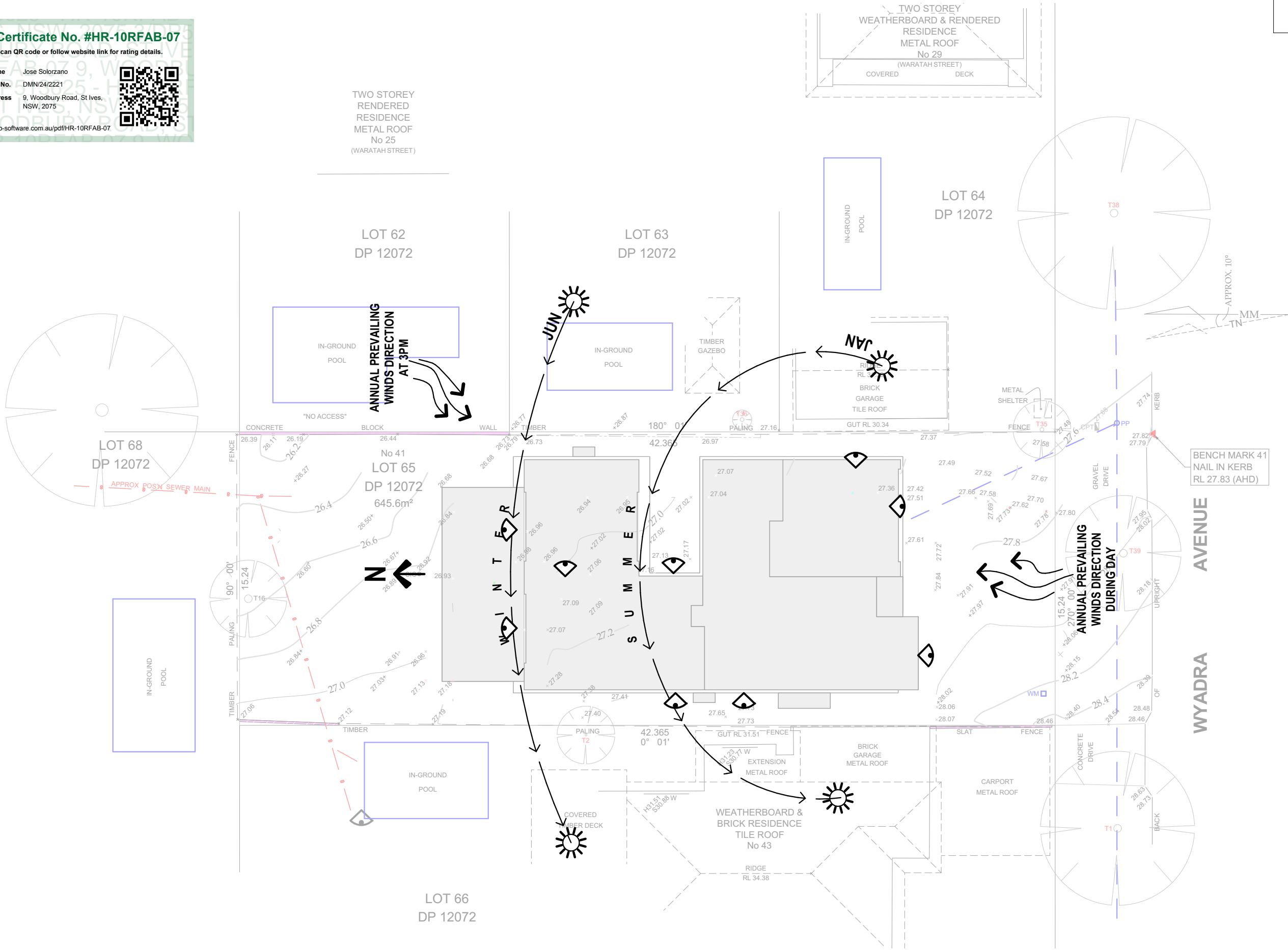
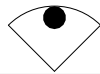
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SITE ANALYSIS LEGEND

WINDOW VIEWS



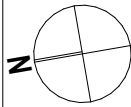
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FOR:	WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	
ADDRESS:	LOT 65, NO. 41 WYADRA AVENUE FRESHWATER	
COUNCIL:	NORTHERN BEACHES COUNCIL	DP No: 12072

HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024
DRAWING:	SITE ANALYSIS



DRAWN:	JS	CHECKED:	JS	LODGEMENT:	DA/CC
DATE DRAWN:	01/07/2025			JOB NO:	H0665
SCALE:	1:200 @ A3			PAGE NO:	21 of 25
				REV:	H



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Assessor name

Jose Solorzano

Accreditation No.

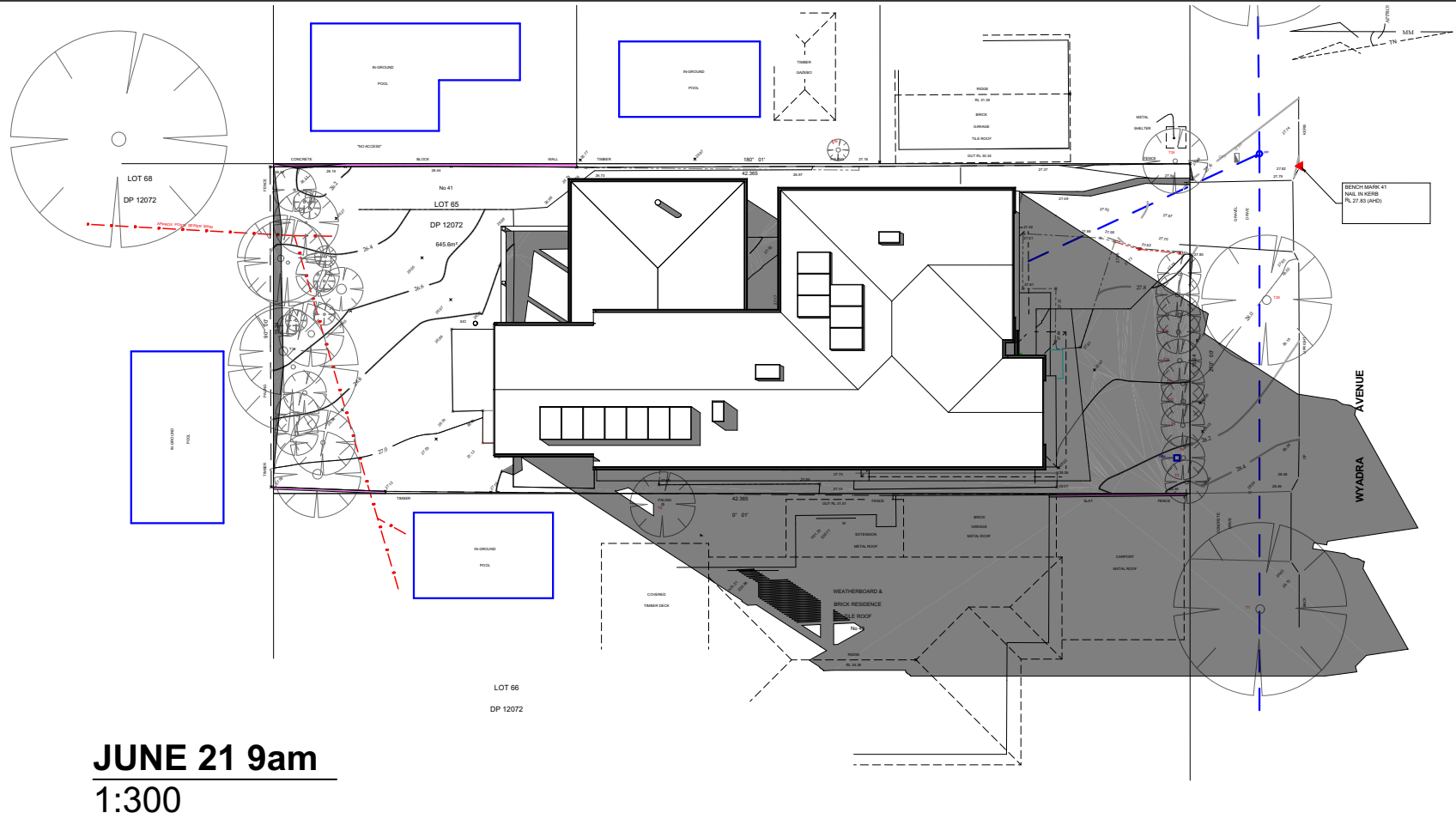
DMN/24/2221

Property Address

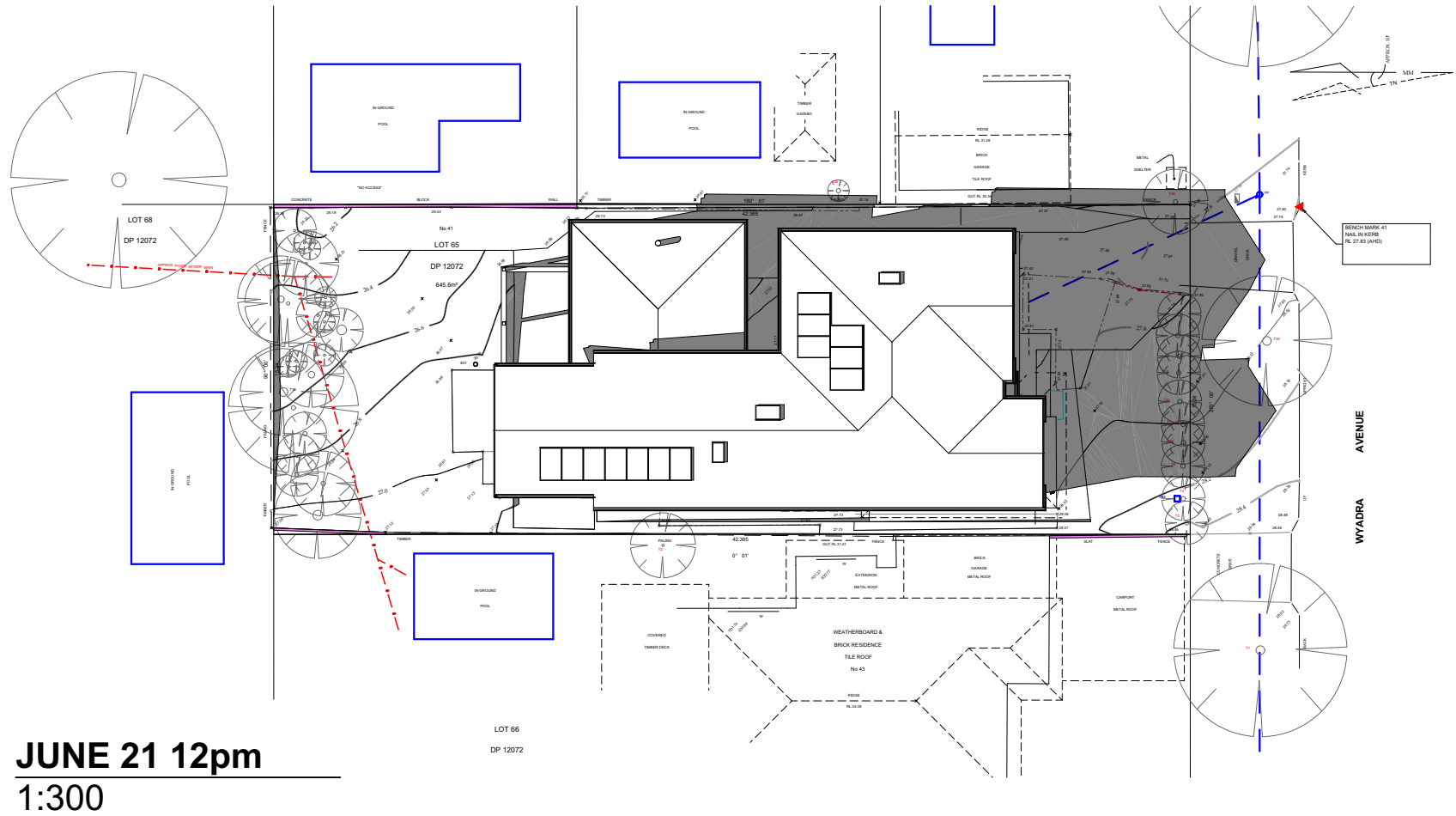
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JUNE 21 9am
1:300



JUNE 21 12pm
1:300

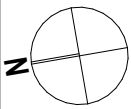
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FOR:	WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	
ADDRESS:	LOT 65, NO. 41 WYADRA AVENUE FRESHWATER	
COUNCIL:	NORTHERN BEACHES COUNCIL	DP No: 12072

HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024
DRAWING:	JUNE SHADOW DIAGRAMS



DRAWN:	JS	CHECKED:	JS	LODGEMENT:	DA/CC
DATE DRAWN:	01/07/2025		JOB NO:	H0665	
SCALE:	1:300 @ A3		PAGE NO:	22 of 25	REV: H



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Assessor name

Jose Solorzano

Accreditation No.

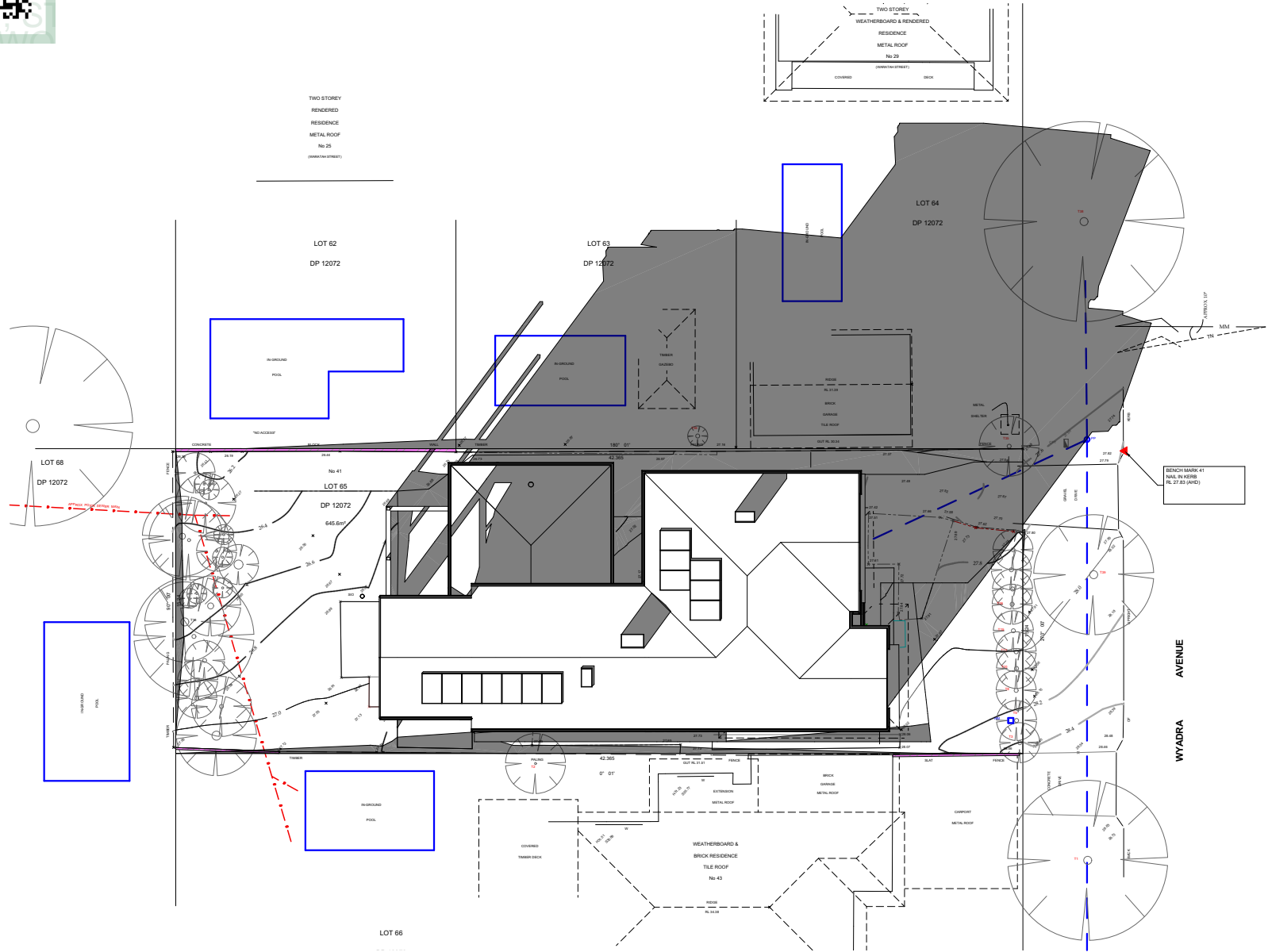
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JUNE 21 3pm
1:300

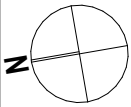
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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID	
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE FRESHWATER	
COUNCIL: NORTHERN BEACHES COUNCIL	DP No: 12072

HOUSE TYPE	
MODEL:	CUSTOM
FACADE:	CUSTOM
GARAGE SIDE:	RH
INCLUSIONS:	Q3 2024
DRAWING:	JUNE SHADOW DIAGRAMS



DRAWN: JS	CHECKED: JS	LODGEMENT: DA/CC	
DATE DRAWN: 01/07/2025		JOB NO: H0665	
SCALE: 1:300 @ A3	PAGE NO: 23 of 25	REV: H	



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Assessor name

Jose Solorzano

Accreditation No.

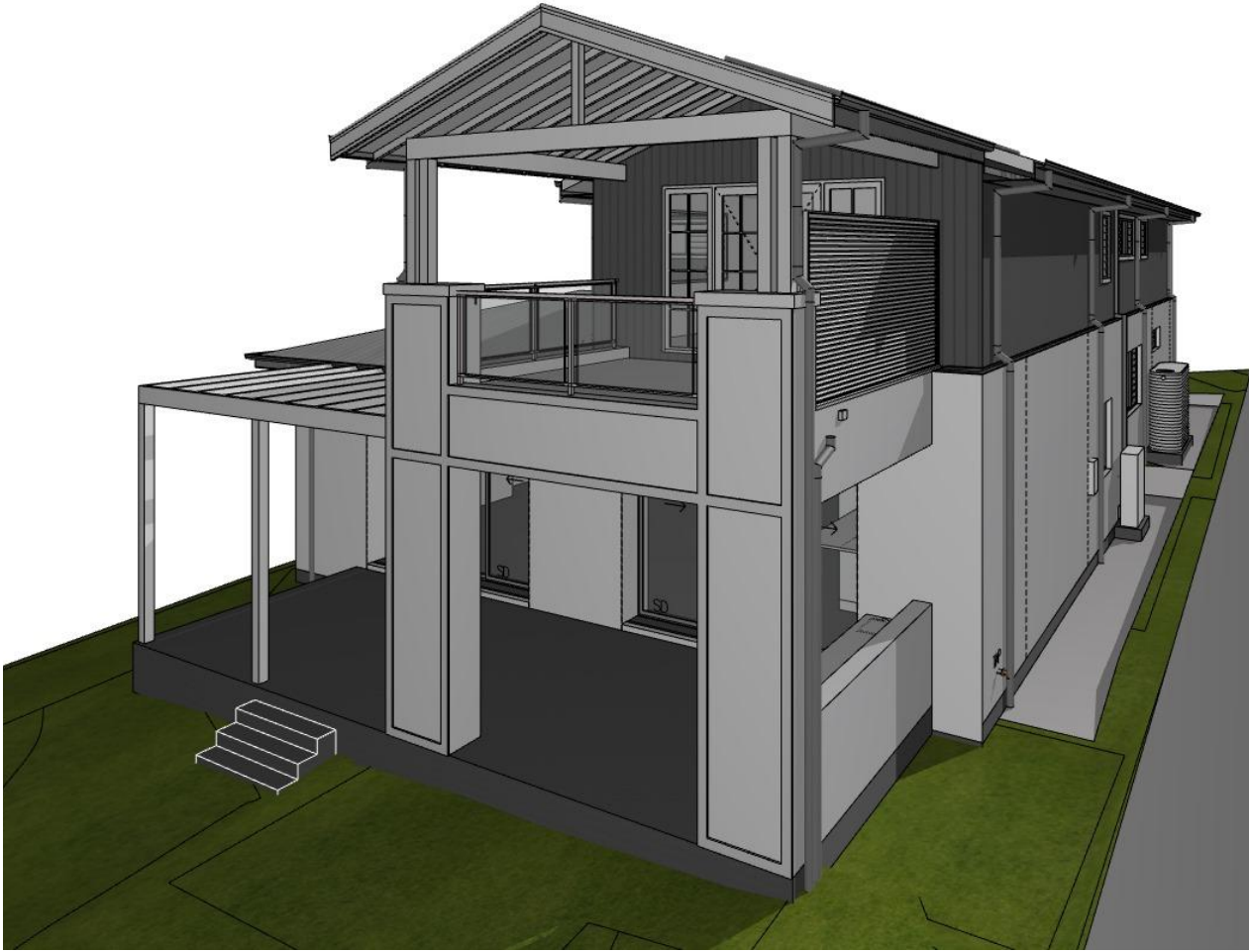
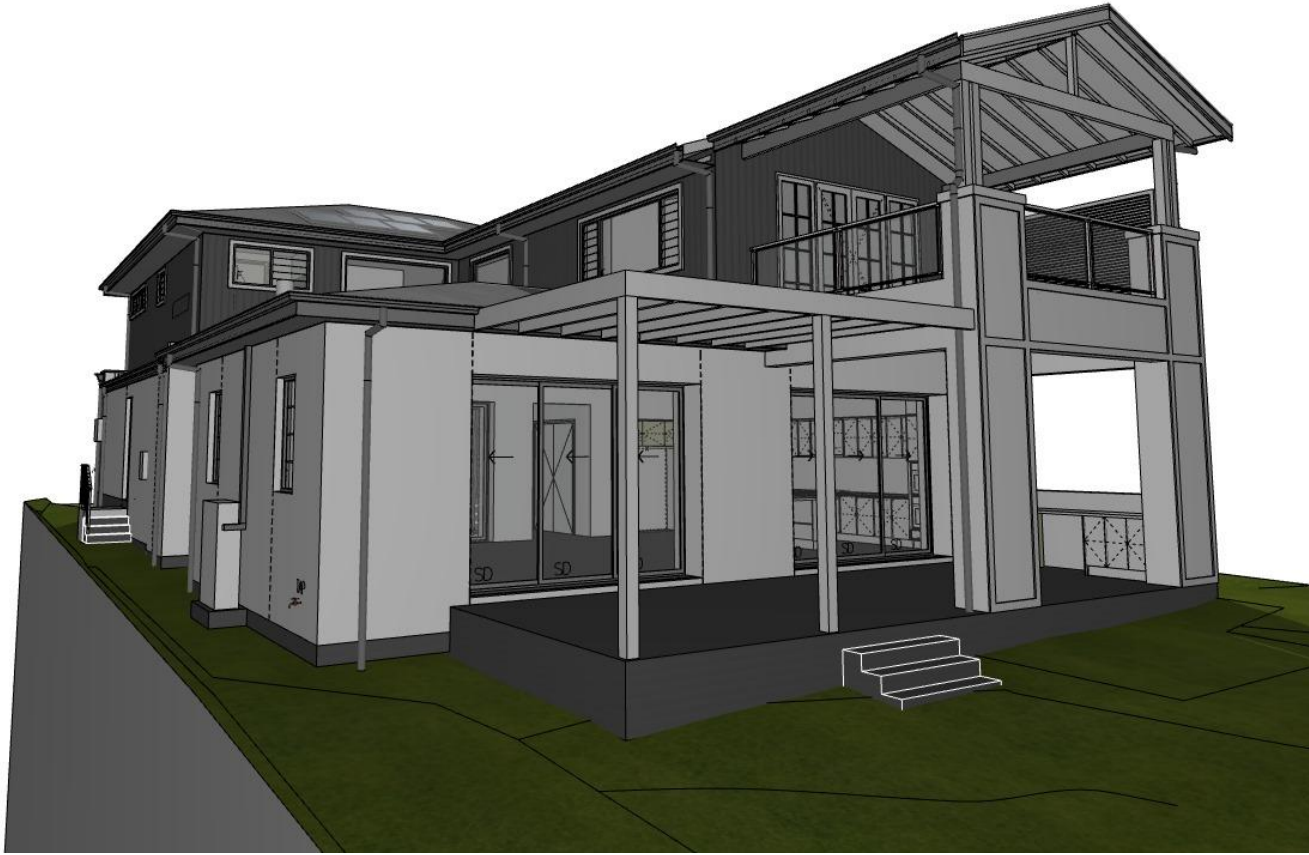
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FOR:
WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID

ADDRESS:
LOT 65, NO. 41 WYADRA AVENUE
FRESHWATER

COUNCIL:
NORTHERN BEACHES COUNCIL

DP No:
12072

HOUSE TYPE
MODEL: CUSTOM
FACADE: CUSTOM
GARAGE SIDE: RH
INCLUSIONS: Q3 2024
DRAWING: PERSPECTIVES

DRAWN: JS	CHECKED: JS	LODGEMENT: DA/CC
DATE DRAWN: 01/07/2025		JOB NO: H0665
SCALE: NTS	PAGE NO: 24 of 25	REV: H



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Assessor name

Jose Solorzano

Creditation No.

HR-10RFAB-07

Property Address

ARTICULATION JOINT

BV

BASIN WASTE

BP

BRICK PIER

B'HEAD

BULKHEAD



BOW	BOTTOM OF WALL
CPBDS	CUPBOARDS
DEB	DROP EDGE BEAM
DN	DOWN
DP	DOWN PIPE
DRW	DRAWER
DRY	DRYER
DW	DISH WASHER
ENG	ENGINEERING
ENS	ENSUITE
FFL	FINISHED FLOOR LEVEL
FGL	FINISHED GROUND LEVEL
FW	FLOOR WASTE
HWS	HOT WATER SYSTEM
LDRY	LAUNDRY
LOH	LIFT OFF HINGE
MB	METER BOX
NGL	NATURAL GROUND LEVEL
PDR	POWDER
PTRY	PANTRY
REF	REFRIGERATOR
RL	REDUCED LEVEL
RWT	RAIN WATER TANK
S	SMOKE ALARM
SCR	SCREEN
SHR	SHOWER
SP	STACK POINT
TOW	TOP OF WALL
WIP	WALK IN PANTRY
WIR	WALK IN ROBE
WM	WASHING MACHINE

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FOR: WILLIAM DAVID BROCKLEHURST & ELIZABETH KATE MELROSE MACDIARMID		HOUSE TYPE MODEL: CUSTOM FACADE: CUSTOM GARAGE SIDE: RH INCLUSIONS: Q3 2024		DRAWN: JS	CHECKED: JS	LODGEMENT: DA/CC			
ADDRESS: LOT 65, NO. 41 WYADRA AVENUE FRESHWATER				DATE DRAWN: 01/07/2025		JOB NO: H0665			
COUNCIL: NORTHERN BEACHES COUNCIL	DP No: 12072			SCALE: NTS		PAGE NO: 25 of 25	REV: H		