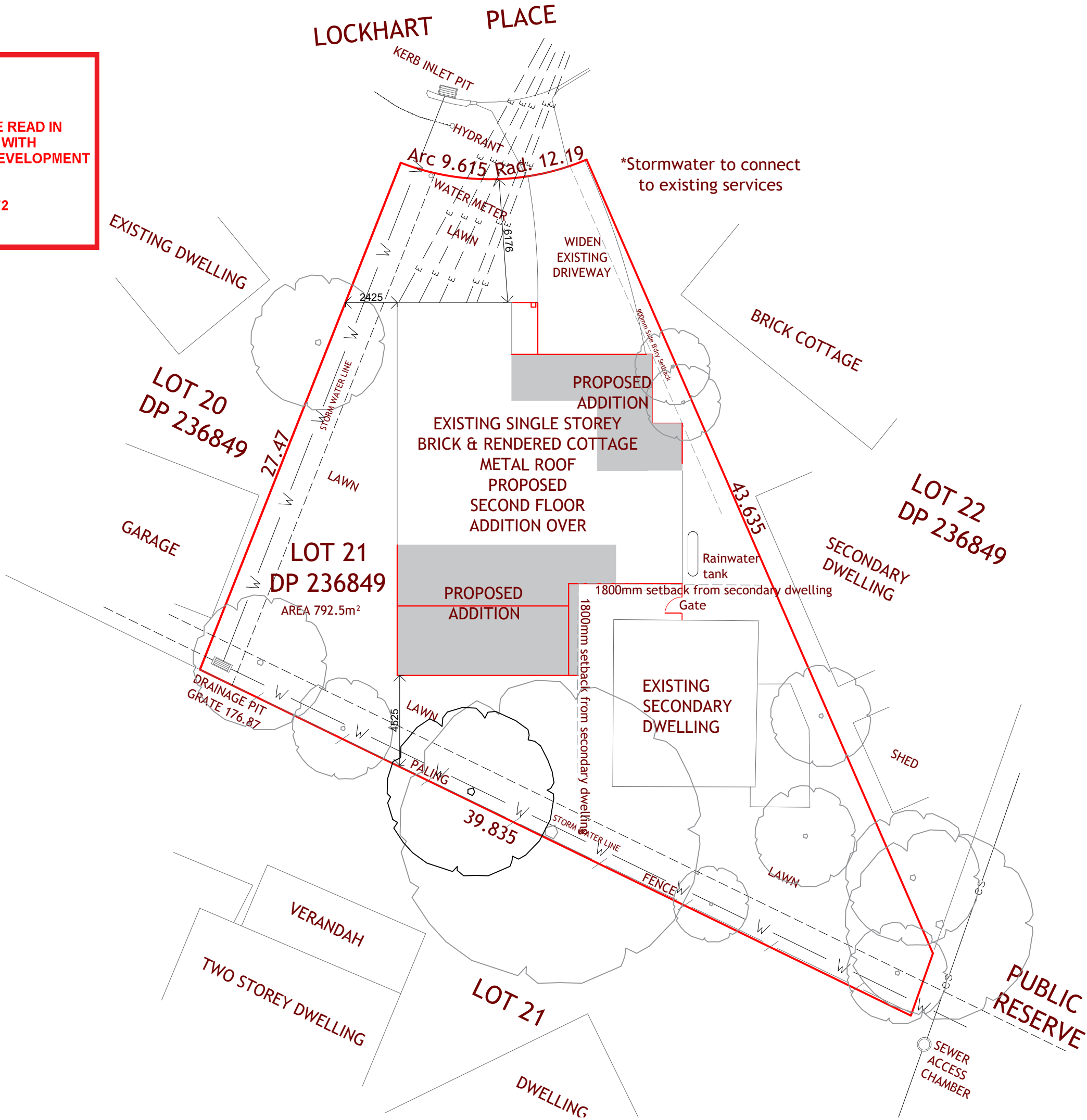


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DA2025/0272



Project Name:
Bland

Address:
**6 Lockhart Place,
Belrose
Lot 21 DP 236849**

Project Description:
Alterations & Additions

Drawing Name:
Site Plan

Drawing Number:
240617-01

Scale:
1:200 (A3)

Version:
**Development Application
Plans**

Date:
02-07-2025

Orientation:

North

**AJH
Design**

0490 372 522
ajhdesign@outlook.com
ABN 82 620 448 167



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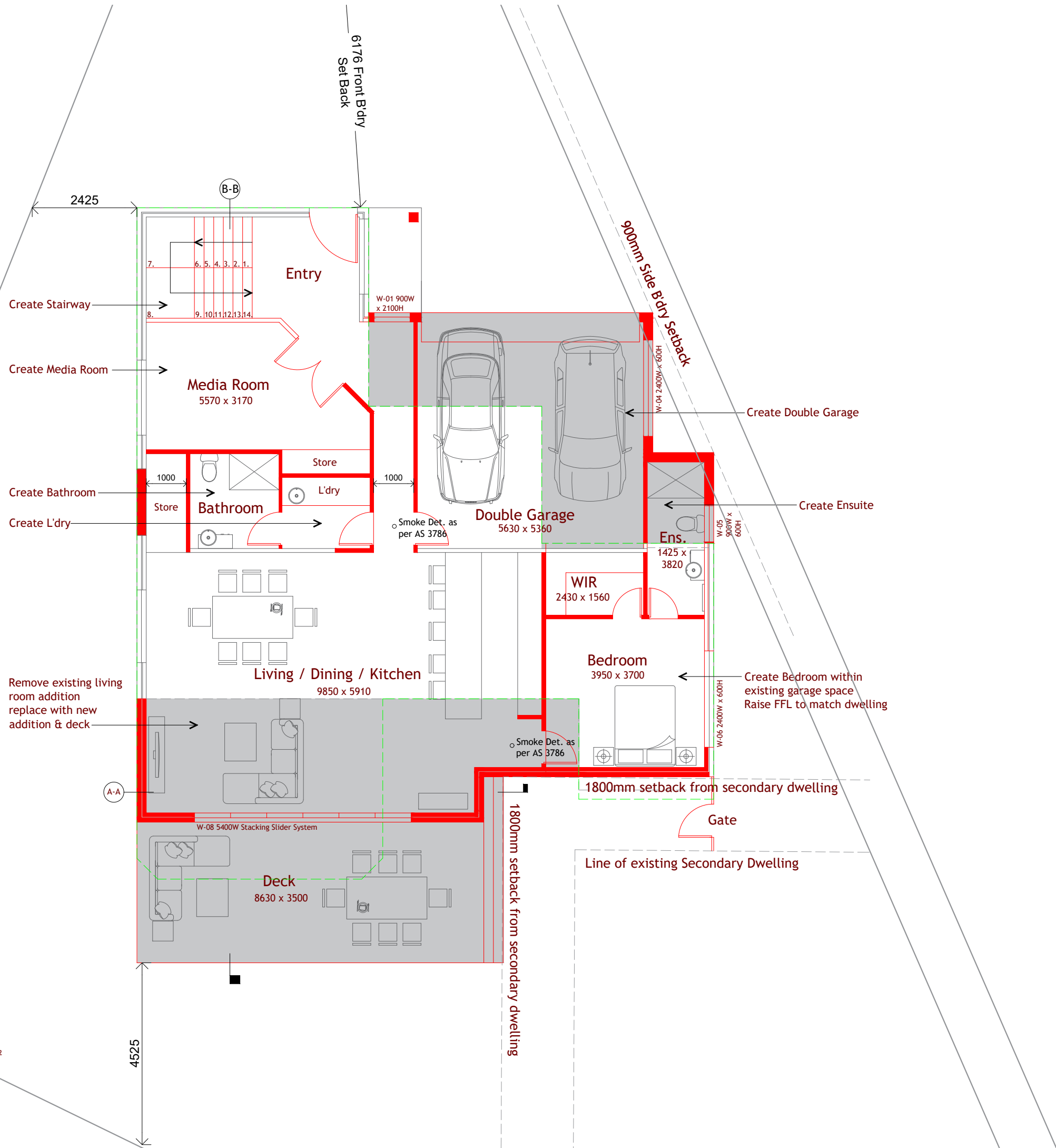
Site Plan



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Project Name:

Bland

Address:

6 Lockhart Place,
Belrose
Lot 21 DP 236849

Project Description:

Alterations & Additions

Drawing Name:

Lower Floor Plan

Drawing Number:

240617-02

Scale:

1:100 (A3)

Version:

Development Application
Plans

Date:

02-07-2025

Orientation:

North

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Lower Floor Plan

Existing Dwelling Area 155.2m²
Footprint of sunroom to be demolished 28.4m²
Footprint of area of Garage to be demolished 18.2m²
Garage Addition Area 29.3m²
Living / Dining Addition Area 31.1m²
Deck Addition Area 30.2m²

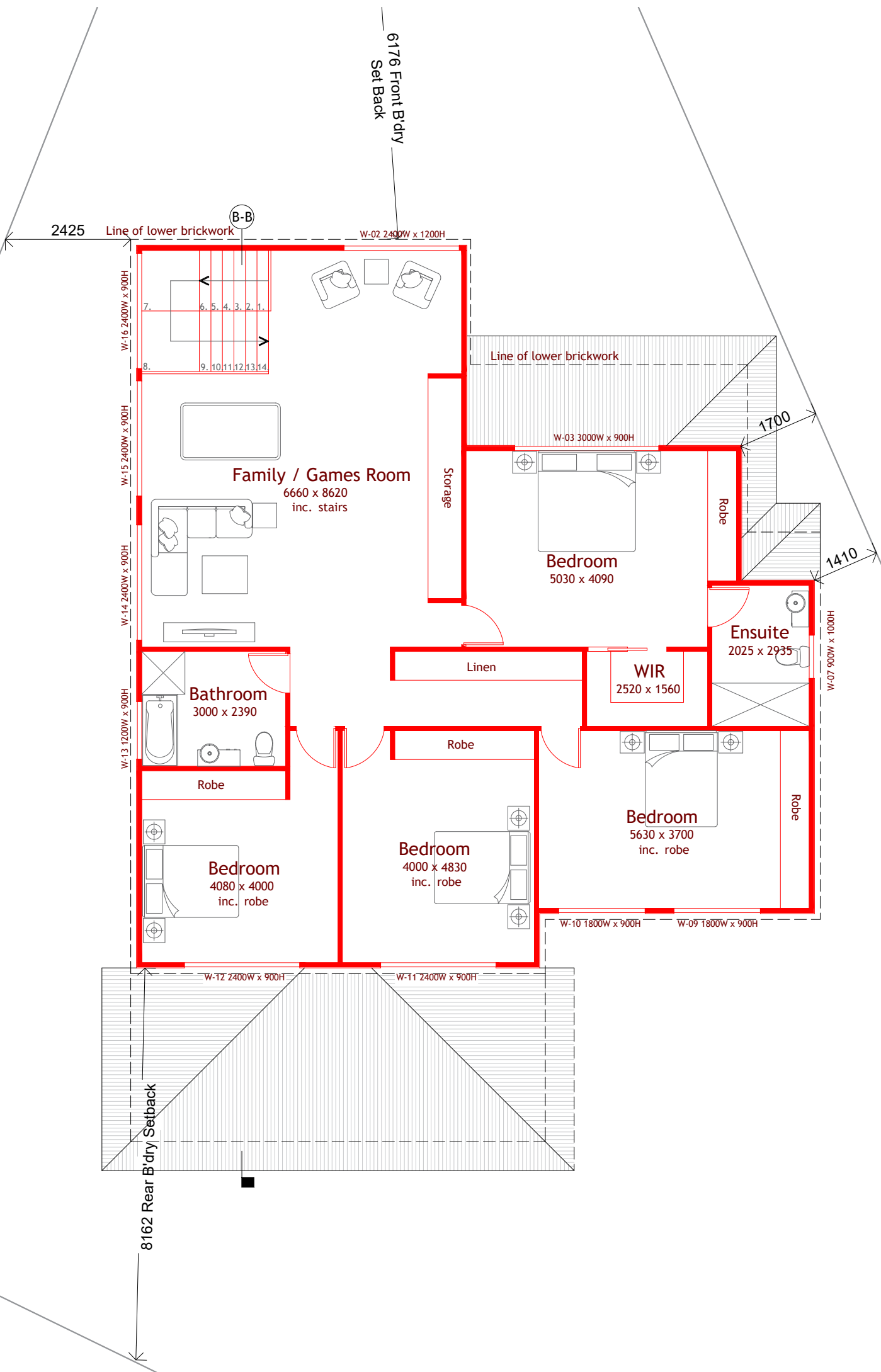
Outline of existing dwelling



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DA2025/0272



Project Name:

Bland

Address:

6 Lockhart Place,
Belrose
Lot 21 DP 236849

Project Description:

Alterations & Additions

Drawing Name:

Upper Floor Plan

Drawing Number:

240617-03

Scale:

1:100 (A3)

Version:

Development Application
Plans

Date:

02 - 07 - 2025

Orientation:



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Upper Floor Plan

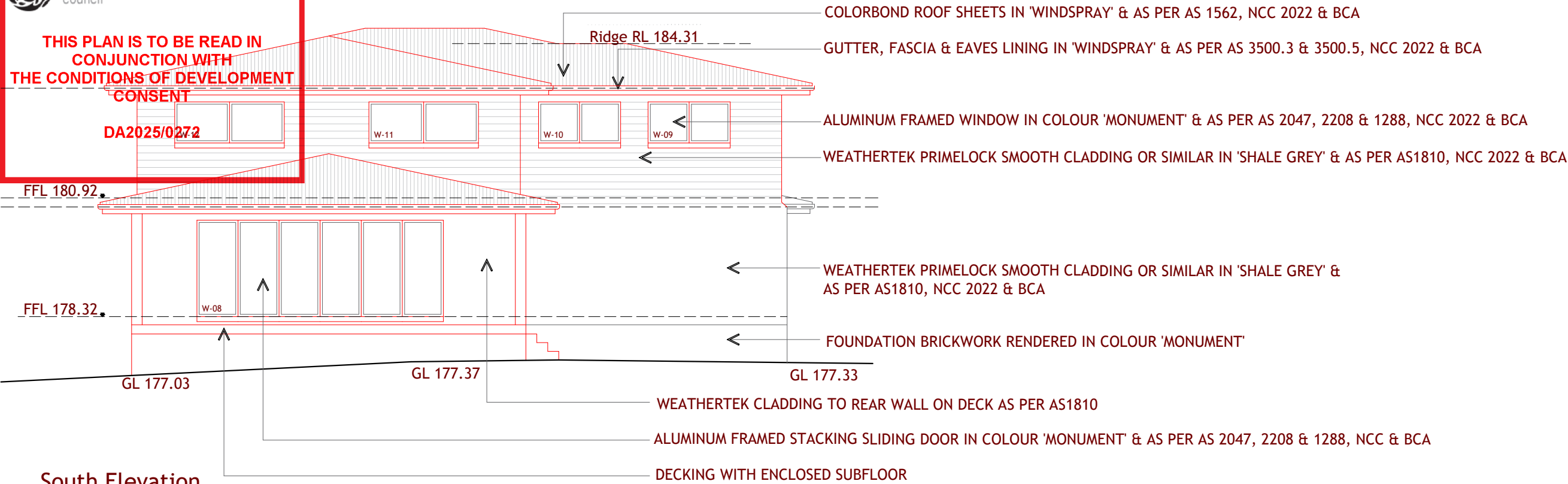
Living / Dining Addition Area 169.4m²



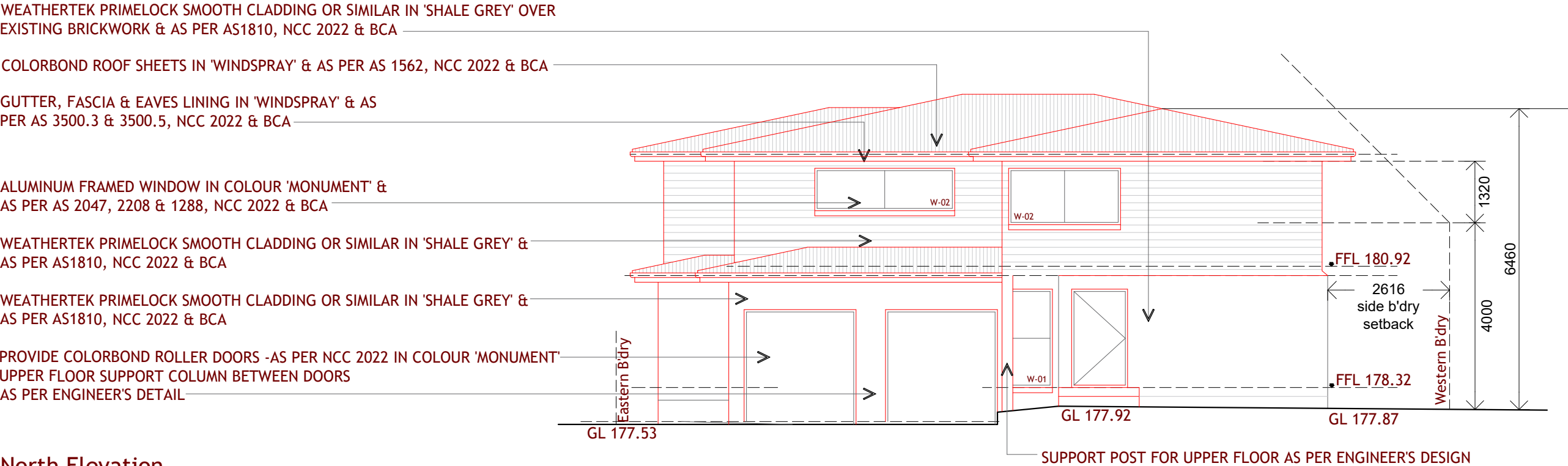
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South Elevation



North Elevation

Project Name:

Bland

Address:

6 Lockhart Place,
Belrose
Lot 21 DP 236849

Project Description:

Alterations & Additions

Drawing Name:

North & South Elevations

Drawing Number:

240617-04

Scale:

1:100 (A3)

Version:

Development Application
Plans

Date:

02-07-2025

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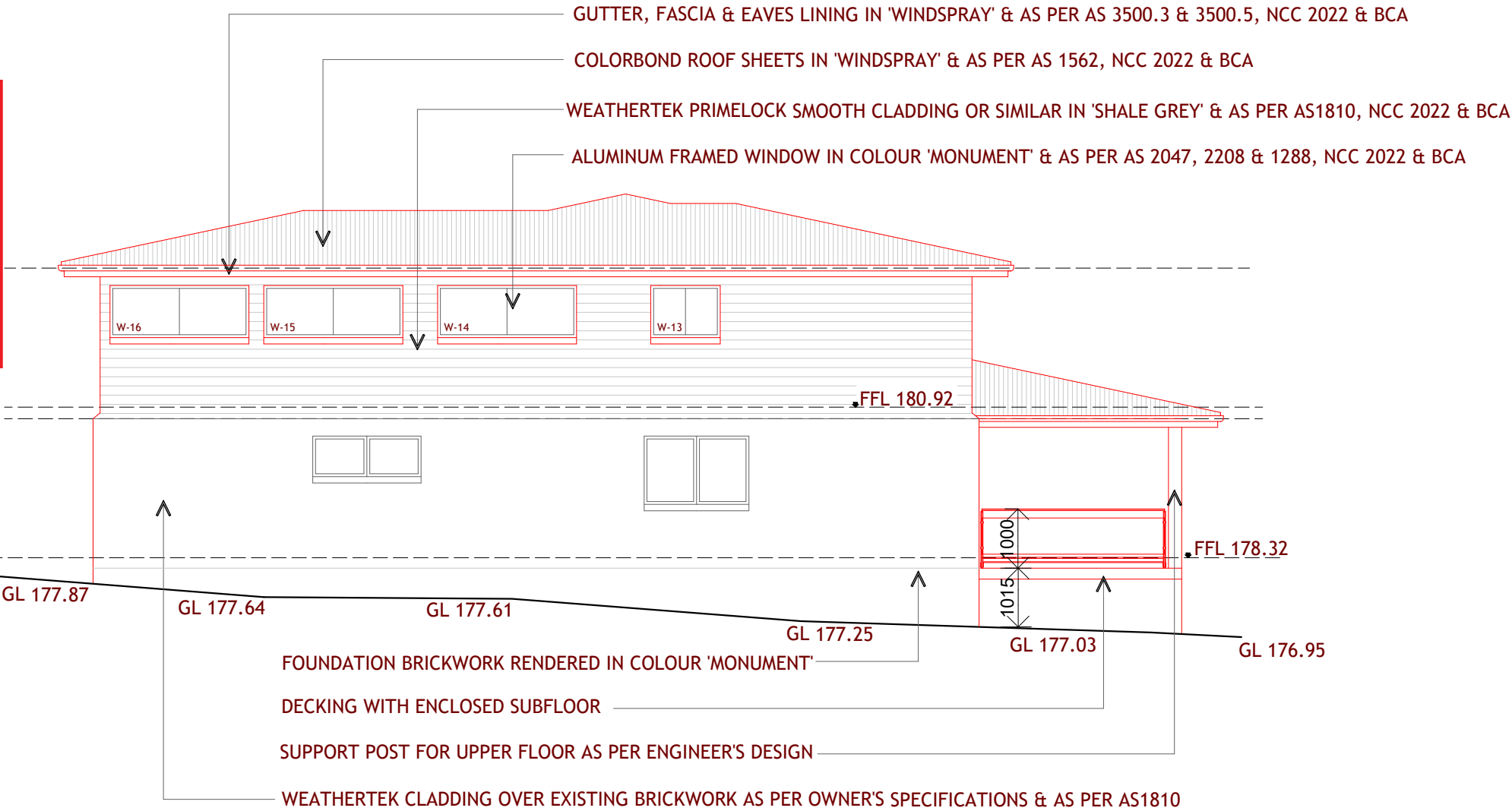


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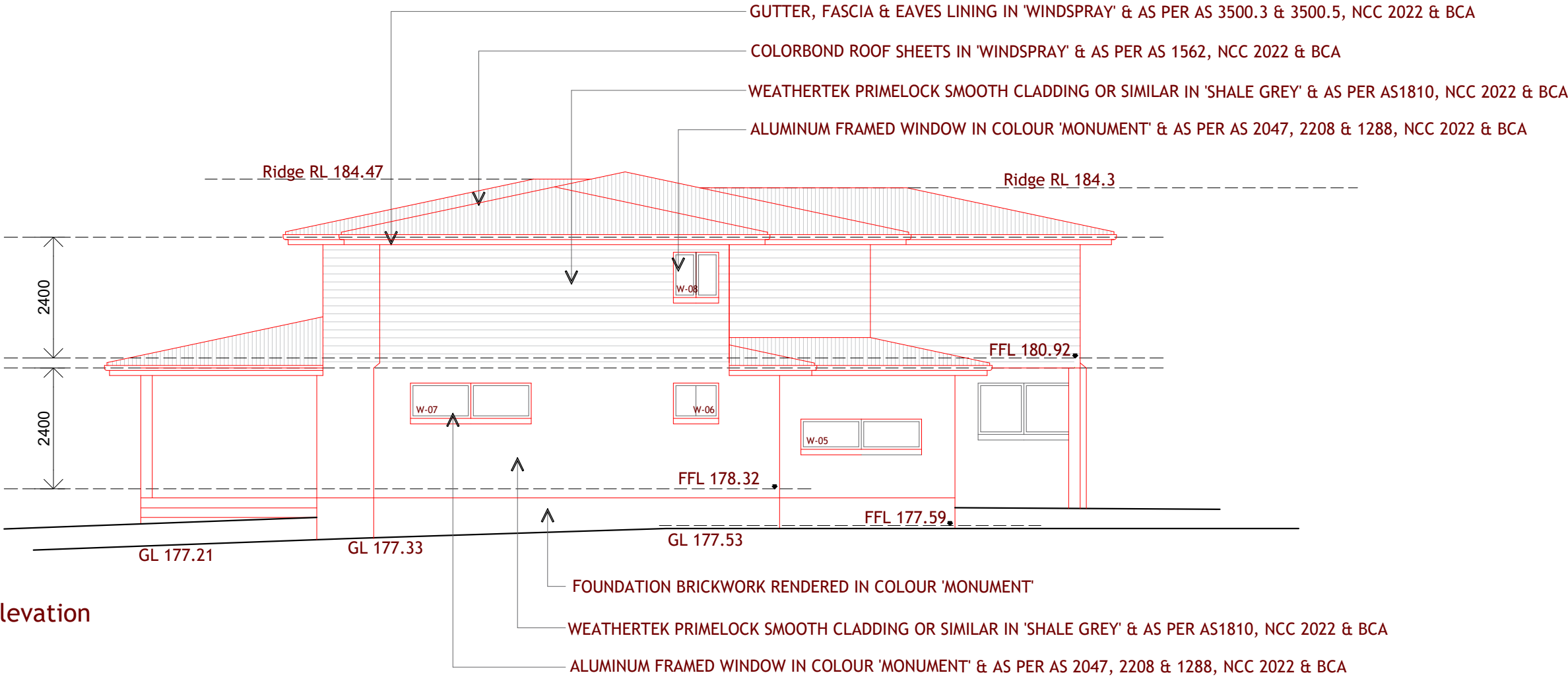
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West Elevation



East Elevation



Project Name:

Bland

Address:

6 Lockhart Place,
Belrose
Lot 21 DP 236849

Project Description:

Alterations & Additions

Drawing Name:

East & West Elevations

Drawing Number:

240617-05

Scale:

1:100 (A3)

Version:

Development Application
Plans

Date:

02-07-2025

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Section A-A

INSULATION AS PER BASIX

TIMBER ROOF TRUSSES @ 17° PITCH & AS PER AS 1684, NCC & BCA

COLORBOND ROOF SHEETS IN 'WINDSPRAY' & AS PER AS 1562, NCC 2022 & BCA

GUTTER, FASCIA & EAVES LINING IN 'WINDSPRAY' &
AS PER AS 3500.3 & 3500.5, NCC 2022 & BCA

ALUMINUM FRAMED WINDOW IN COLOUR 'MONUMENT' &
AS PER AS 2047, 2208 & 1288, NCC 2022 & BCA

WEATHERTEK PRIMELOCK SMOOTH CLADDING OR SIMILAR IN '
SHALE GREY' & AS PER AS1810, NCC 2022 & BCA

FOUNDATION BRICKWORK RENDERED IN COLOUR 'MONUMENT'

PIERS & FOOTINGS AS PER ENGINEER'S PLANS & AS PER AS 2870

TIMBER FRAMEWORK AS PER AS 1684, NCC & BCA

Project Name:

Bland

Address:

6 Lockhart Place,
Belrose
Lot 21 DP 236849

Project Description:

Alterations & Additions

Drawing Name:

Section A-A
Window Schedule
Finishes Schedule

Drawing Number:

240617-06

Scale:

1:100 (A3)

Version:

Development Application
Plans

Date:

02-07-2025

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ABN 82 620 448 167



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Window Schedule

No.	Description	Orientation	No.	Description	Orientation
W-01	900W x 2100H Aluminum framed sliding window	North	W-09	1800W x 900H Aluminum framed sliding window	South
W-02	2400W x 1200H Aluminum framed sliding window - Fall Safe conditions applied +External Adj Louvre / Blind	North	W-10	1800W x 900H Aluminum framed sliding window - Fall Safe conditions applied	South
W-03	3000W x 900H Aluminum framed sliding window - Fall Safe conditions applied +External Adj Louvre / Blind	North	W-11	2400W x 900H Aluminum framed sliding window - Fall Safe conditions applied	South
W-04	2400W x 600H Aluminum framed sliding window	East	W-12	2400W x 900H Aluminum framed sliding window +External Adj Louvre / Blind	West
W-05	900W x 600H Aluminum framed Sliding window	East	W-13	1200W x 900H Aluminum framed Sliding window - Fall safe conditions applied +External Adj Louvre / Blind	West
W-06	2400W x 600H Aluminum framed sliding window	East	W-14	2400W x 900H Aluminum framed sliding window +External Adj Louvre / Blind	West
W-07	900W x 1000H Aluminum framed Sliding window - Fall safe conditions applied +External Adj Louvre / Blind	East	W-15	2400W x 900H Aluminum framed Sliding window	West
W-08	5400W x 2100H Aluminum framed stacking slider system	South	W-16	2100W x 900H Aluminum framed sliding window - Fall safe conditions applied	West

Finishes Schedule

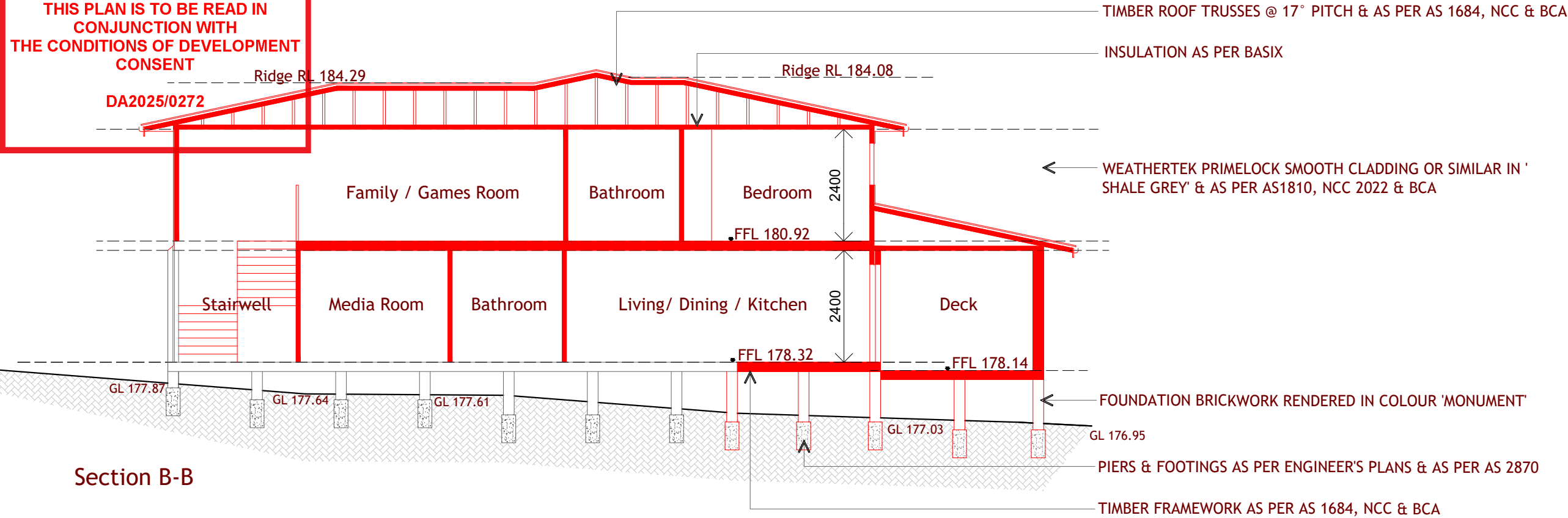
Item	Description
ROOF CLADDING	Standard Colorbond roof sheets in colour - 'Windspray'
GUTTER, FASCIA & DP	Standard Colorbond in colour - 'Windspray'
FOUNDATION WALL	Foundation Brickwork rendered in colour - 'Monument'
WALL CLADDING	Weathertek Primelock smooth cladding or similar in colour - 'Shale Grey'
WINDOWS	Aluminum framed sliding windows in colour - 'Monument'
STAKING DOORS	Aluminum framed sliding windows in colour - 'Monument'
ROLLER DOORS	Colorbond Roller Doors in colour - 'Monument'



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Section B-B

Project Name:

Bland

Address:

6 Lockhart Place,
Belrose
Lot 21 DP 236849

Project Description:

Alterations & Additions

Drawing Name:

Section B-B
BASIX Commitment

Drawing Number:

240617-07

Scale:

1:100 (A3)

Version:

Development Application
Plans

Date:

02-07-2025

BASIX Commitment Table																												
Water Commitments:		Energy Commitments:		Thermal Comfort:	Lighting:																							
FIXTURES New / Altered Showerheads: Flow rate no greater than 9ltrs per minute or Minimum 3 Star Rating New / Altered Taps: Flow Rate no greater than 9ltrs per minute or Minimum 5 Star Rating New / Altered Toilets: Flow rate no greater than 4ltrs per flush or Minimum 5 Star Rating. Hot Water System: Gas Instantaneous <u>ALTERNATIVE WATER</u> A Rainwater tank of at least 2,000 ltrs capacity must be installed in accordance with the regulatory authority. Tank must be connected to at least one WC, Laundry and one outdoor tap.		Construction: Conc. Slab Suspended Floor: Framed (Enclosed Sub-Floor) R0.7 External Wall: Brick External Wall: Clad (weatherboard, fibro, metal) Internal Wall Shared with Garage .36 Flat Ceiling / Pitched Roof Insulation must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia. <u>GLAZING</u> WINDOW No. 1,4,5,6,8,10,11,12,15 & 16 2,3,7,13 & 14		Additional Insulation: Nil R0.6 (or R1.3 inc. construction) R1.16 or (R1.7 inc construction) R1.3 or (R1.7 inc. construction) Nil Ceiling: R 3.0 (up) Medium (Solar Apsorp. 0.475 - 0.70) REQUIREMENTS: Improved Aluminum Single Clear Improved Aluminum Single Clear (External Adjustable Louvre / Blind)		VENTILATION Kitchen must be fitted with an exhaust fan which is not ducted with operation to be manual on/off switch. Laundry must be fitted with an exhaust fan which is not ducted with operation to be manual on/off switch. Bathroom must be fitted with an exhaust fan which is not ducted with operation to be manual on/off switch.	ARTIFICIAL LIGHTING <table><tr><th>AREA</th><th>Primarily lit by Fluorescent or LED Lamps</th><th>Dedicated Fittings</th></tr><tr><td>Bedroom</td><td>YES</td><td>YES</td></tr><tr><td>Living / Dining</td><td>YES</td><td>YES</td></tr><tr><td>Kitchen</td><td>YES</td><td>YES</td></tr><tr><td>Bath / WC</td><td>YES</td><td>YES</td></tr><tr><td>Laundry</td><td>YES</td><td>YES</td></tr><tr><td>Hallway</td><td>YES</td><td>YES</td></tr></table> <u>NATURAL LIGHTING</u> A window and / or skylight must be installed in the kitchen of the dwelling. A window and / or skylight must be installed in the bathrooms & toilets of the dwelling. <u>OTHER REQUIREMENTS</u> A well ventilated refrigerator space must be provided.	AREA	Primarily lit by Fluorescent or LED Lamps	Dedicated Fittings	Bedroom	YES	YES	Living / Dining	YES	YES	Kitchen	YES	YES	Bath / WC	YES	YES	Laundry	YES	YES	Hallway	YES	YES
AREA	Primarily lit by Fluorescent or LED Lamps	Dedicated Fittings																										
Bedroom	YES	YES																										
Living / Dining	YES	YES																										
Kitchen	YES	YES																										
Bath / WC	YES	YES																										
Laundry	YES	YES																										
Hallway	YES	YES																										

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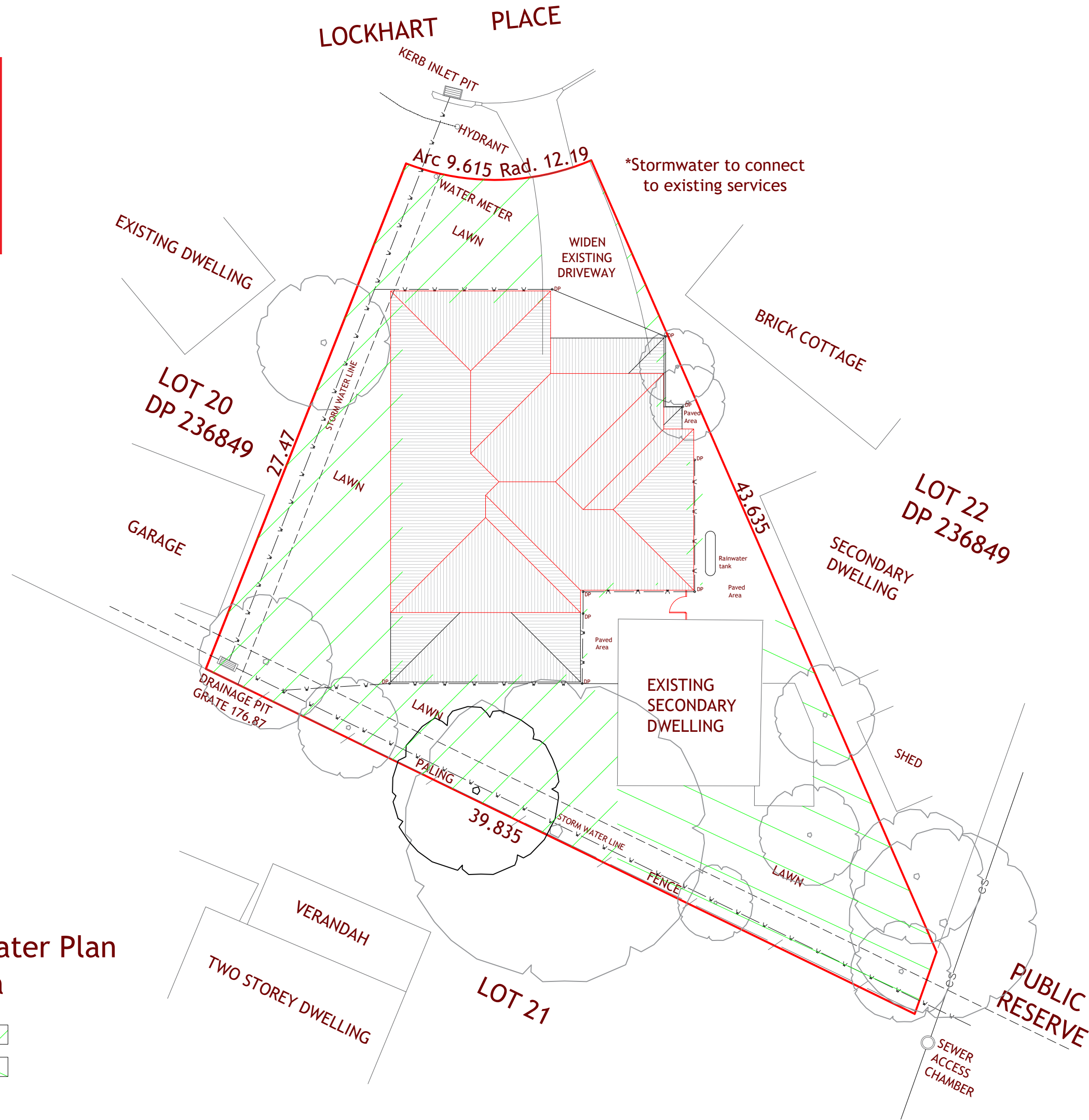
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Roof & Stormwater Plan Landscape Area

Site Area 792.5m²
Landscape Area for
Primary Dwelling 280m²
Landscape Area for
Secondary Dwelling 120m²

Project Name:
Bland

Address:
**6 Lockhart Place,
Belrose
Lot 21 DP 236849**

Project Description:
Alterations & Additions

Drawing Name:
**Roof & Stormwater Plan
Landscape Areas**

Drawing Number:
240617-08

Scale:
1:200 (A3)

Version:
**Development Application
Plans**

Date:
02-07-2025

Orientation:

North

AJH Design

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ajhdesign@outlook.com
ABN 82 620 448 167

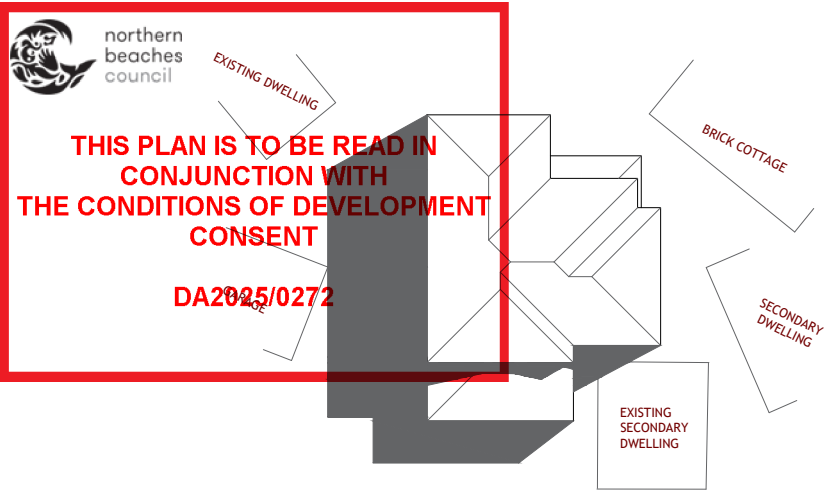


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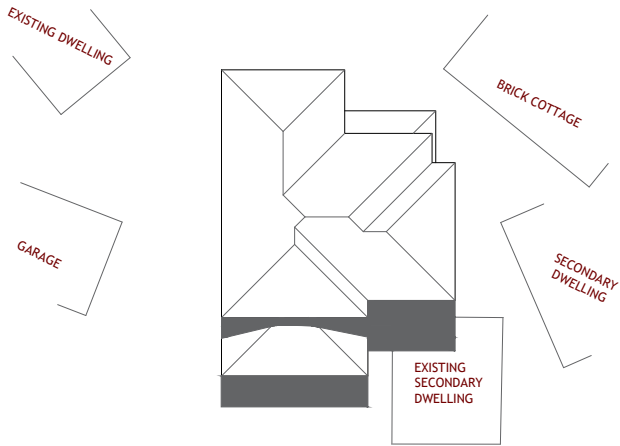
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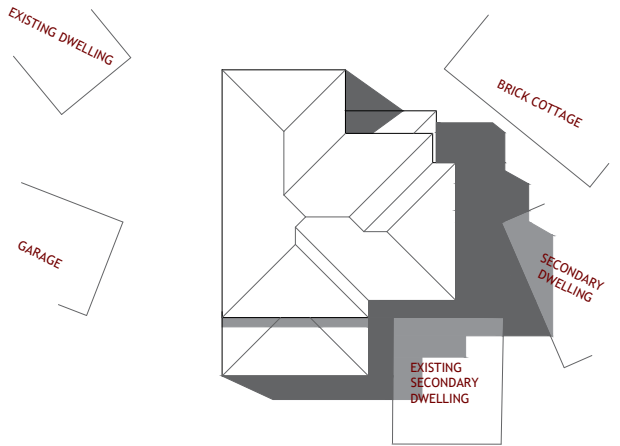
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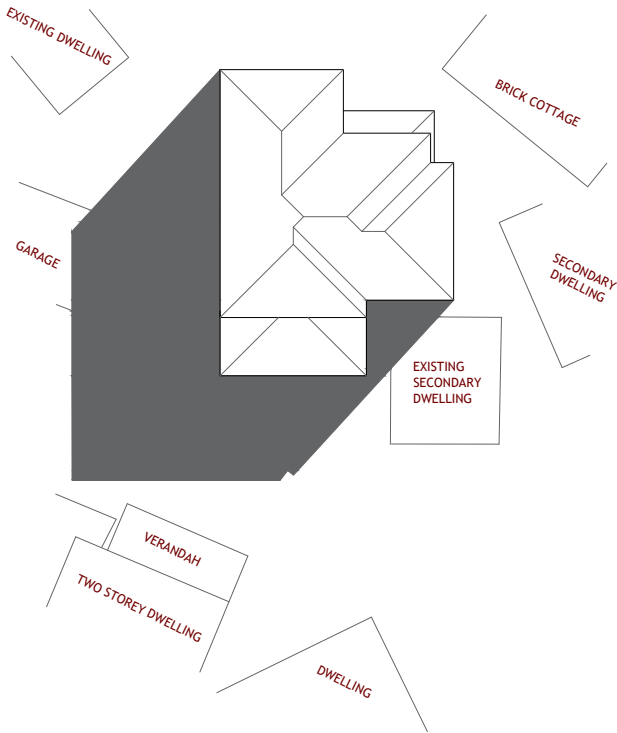
01 - March 21st 9am



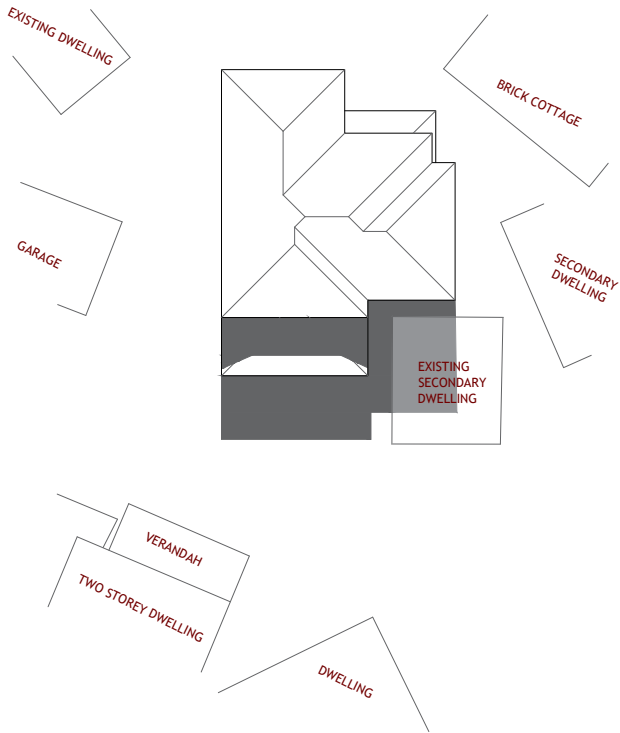
02 - March 21st 12pm



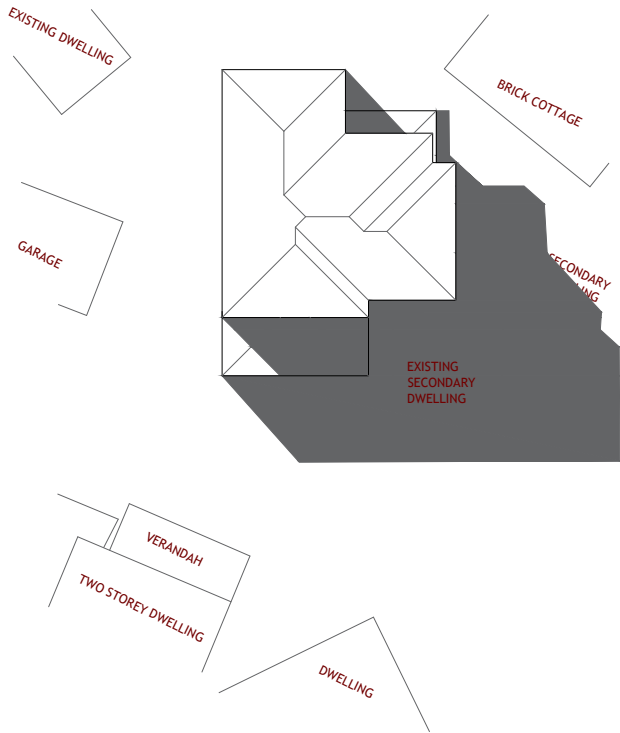
03 - March 21st 3pm



04 - June 21st 9am



05 - June 21st 12pm



06 - June 21st 3pm

Project Name:

Bland

Address:

6 Lockhart Place,
Belrose
Lot 21 DP 236849

Project Description:

Alterations & Additions

Drawing Name:

Shadow Diagrams
March & June

Drawing Number:

240617-09

Scale:

1:500 (A3)

Version:

Development Application
Plans

Date:

02-07-2025

Orientation:



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