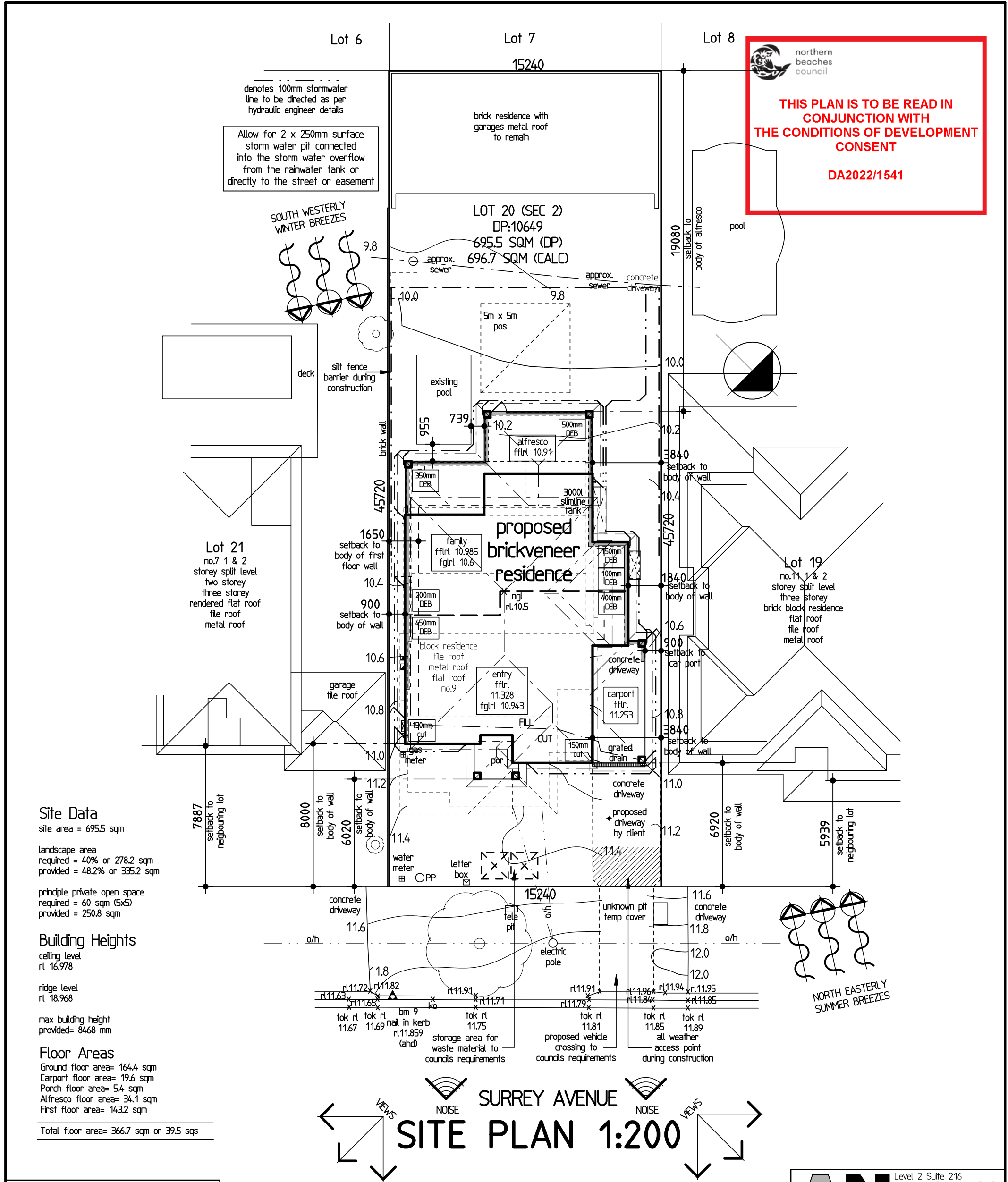




Site Data

site area = 695.5 sqm

landscape area
required = 40% or 278.2 sqm
provided = 48.2% or 335.2 sqm

principle private open space
required = 60 sqm (5x5)
provided = 250.8 sqm

Building Heights

ceiling level
rl 16.978

ridge level
rl 18.968

max building height
provided= 8468 mm

Floor Areas

Ground floor area= 164.4 sqm
Carport floor area= 19.6 sqm
Porch floor area= 5.4 sqm
Alfresco floor area= 34.1 sqm
First floor area= 143.2 sqm

Total floor area= 366.7 sqm or 39.5 sqs

**BELLRIVER**

Level 2, 2 Burbank Place Baulkham Hills 2153
P: (02) 8858 6100 F: (02) 8850 6205

FOR
MR S. & MRS S. ELL

AT
LOT 20 SEC 2, N°9 SURREY AVENUE,
COLLARROY
DP10649

COUNCIL
Northern Beaches

ESTATE

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DRIVEWAY PROFILE

-Refer to Amuna Civil Engineering Stormwater Design Plan

Revision 1 29.06.2022 issued for Section 68 Application

- Project No. ACE22023

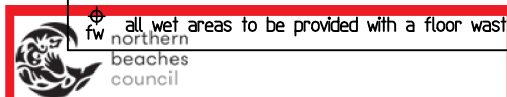
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DESIGN GROUP
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E	Re-site to DA	DB	5.9.22
D	Amendments	AJ	21.7.22
C	Amendments	DF	13.4.22
B	CC Plans	DB	9.3.22
A	Siting	RL	9.2.22
REV	DESCRIPTION	DWN	DATE
house type	Brookhaven 38	DRAWING N°:	AND-35428
facade	Custom	SHEET	2 of 9
hand	RH	JOB N°:	403995
		MASTER	Custom

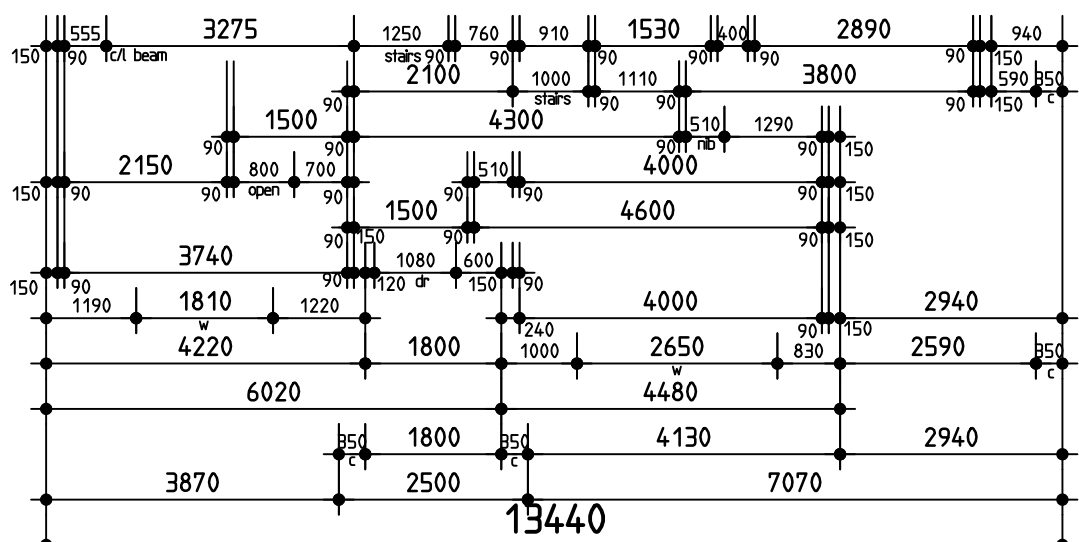
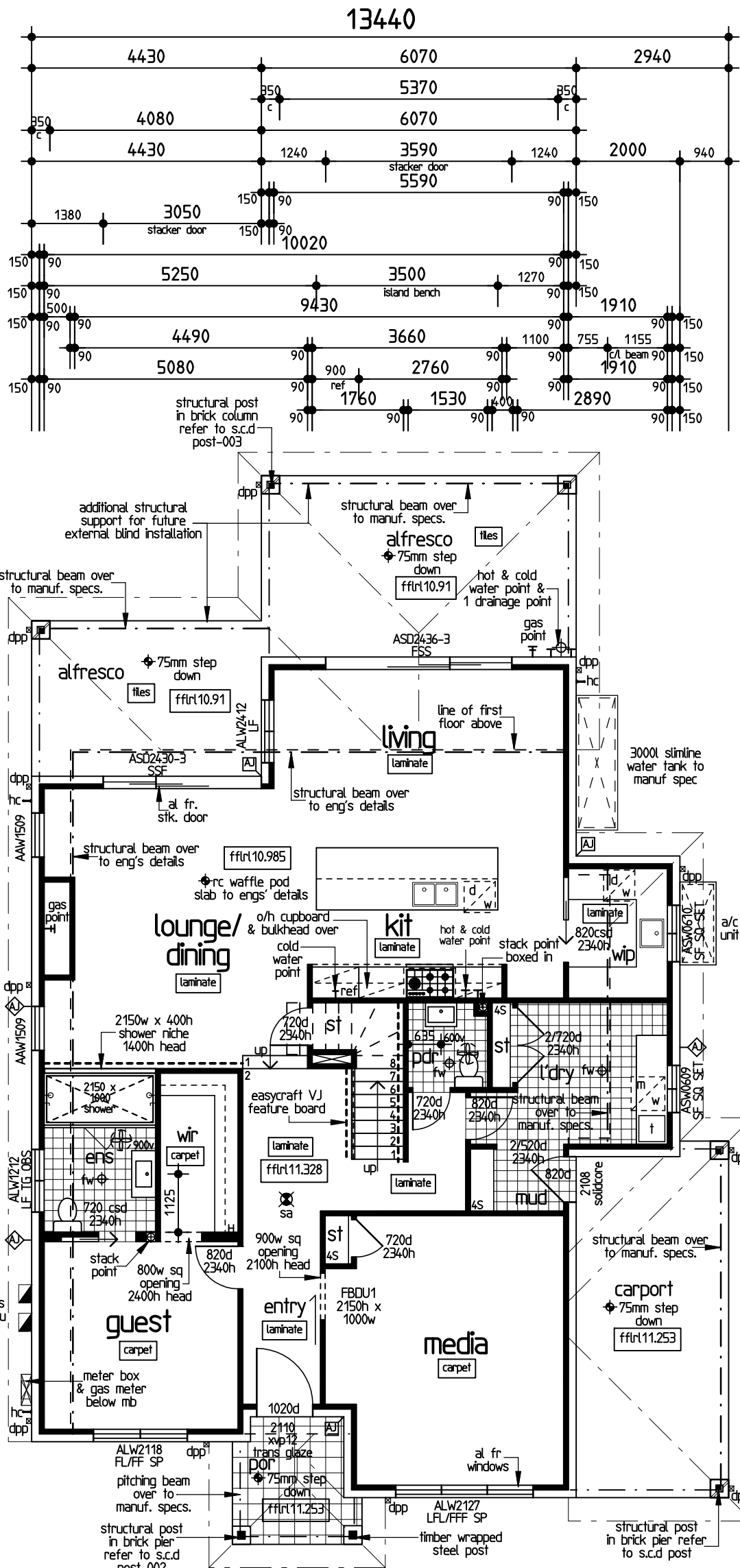
- mixer
- shower head
- bath spout
- In-tile floor waste to all wet areas throughout
- drainage points through wall & allow additional bracing for floating vanities
- underfloor heating to guest ensuite with analogue thermostat to manuf. specs.
- temporary set kitchen window 920mm above ffl with sq set reveals see s.c.d wall - 003

- denotes exhaust system to be installed as per flow rates specified in NCC Part 3.8.7.3 & must be discharged directly via shaft or duct to outdoor air or ventilated roof space as per NCC part 3.8.7.4
- hard wired photo-electric smoke alarms to be installed as per NCC part 3.7.5 & AS 3786
- articulation joints will be provided in brickwork in accordance with the requirements of Clause 3.3.5.13 of Volume 2 of the NCC and associated standard AS4773.1-2015



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

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GROUND FLOOR PLAN 1:100



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FOR MR S. & MRS S. ELL

AT LOT 20 SEC 2, N°9 SURREY AVENUE, COLLAROY DP10649

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FIRST FLOOR PLAN 1:100

denotes exhaust system to be installed as per flow rates specified in NCC Part 3.8.7.3 & must be discharged directly via shaft or duct to outdoor air or ventilated roof space as per NCC part 3.8.7.4

hard wired photo-electric smoke alarms to be installed as per NCC part 3.7.5 & AS 3786

articulation joints will be provided in brickwork in accordance with the requirements of Clause 3.3.5.13 of Volume 2 of the NCC and associated standard AS4773.1-2015

all wet areas to be provided with a floor waste

northern beaches council

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E

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9.3.22

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Brookhaven 38

DRAWING N°:

AND-35428

facade

Custom

SHEET

4 of 9

hand

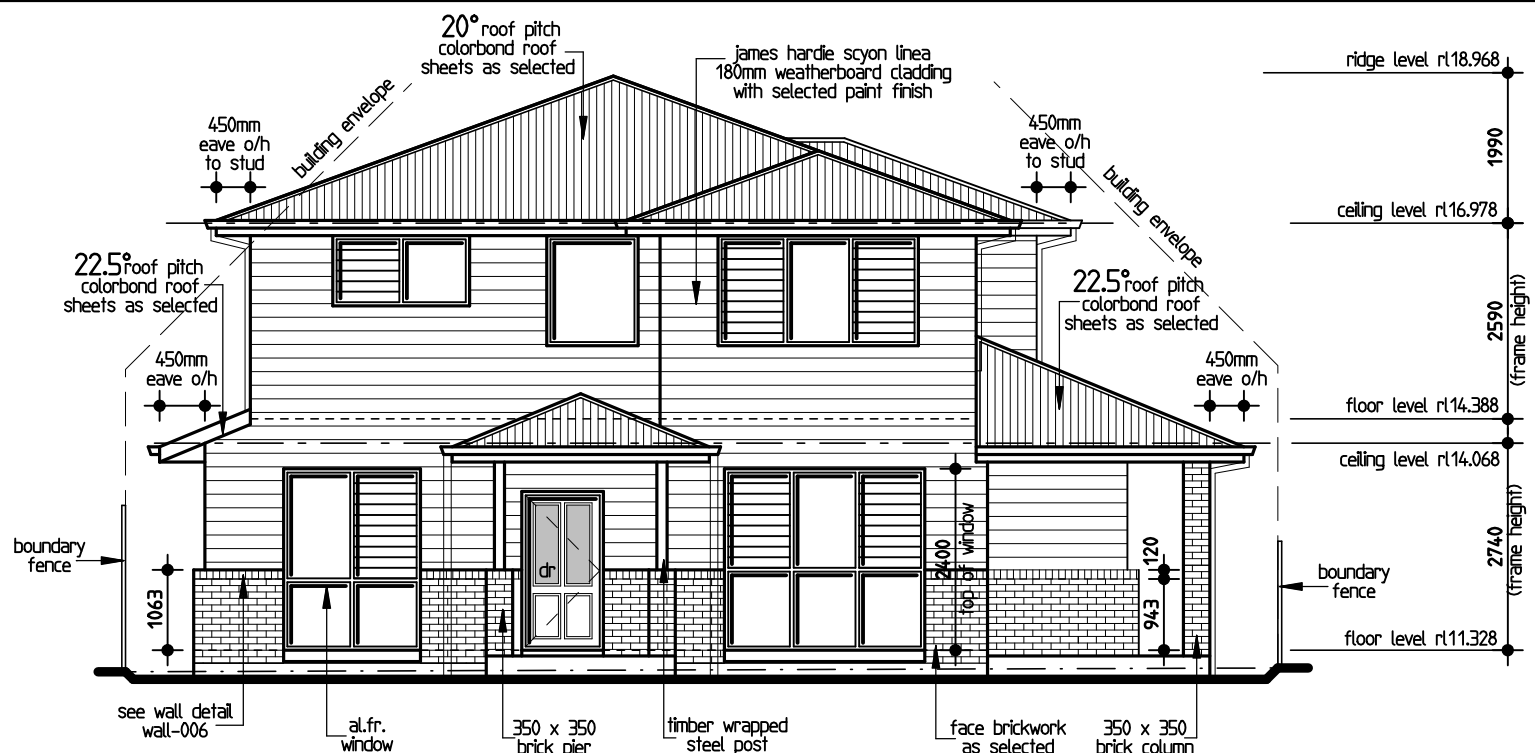
RH

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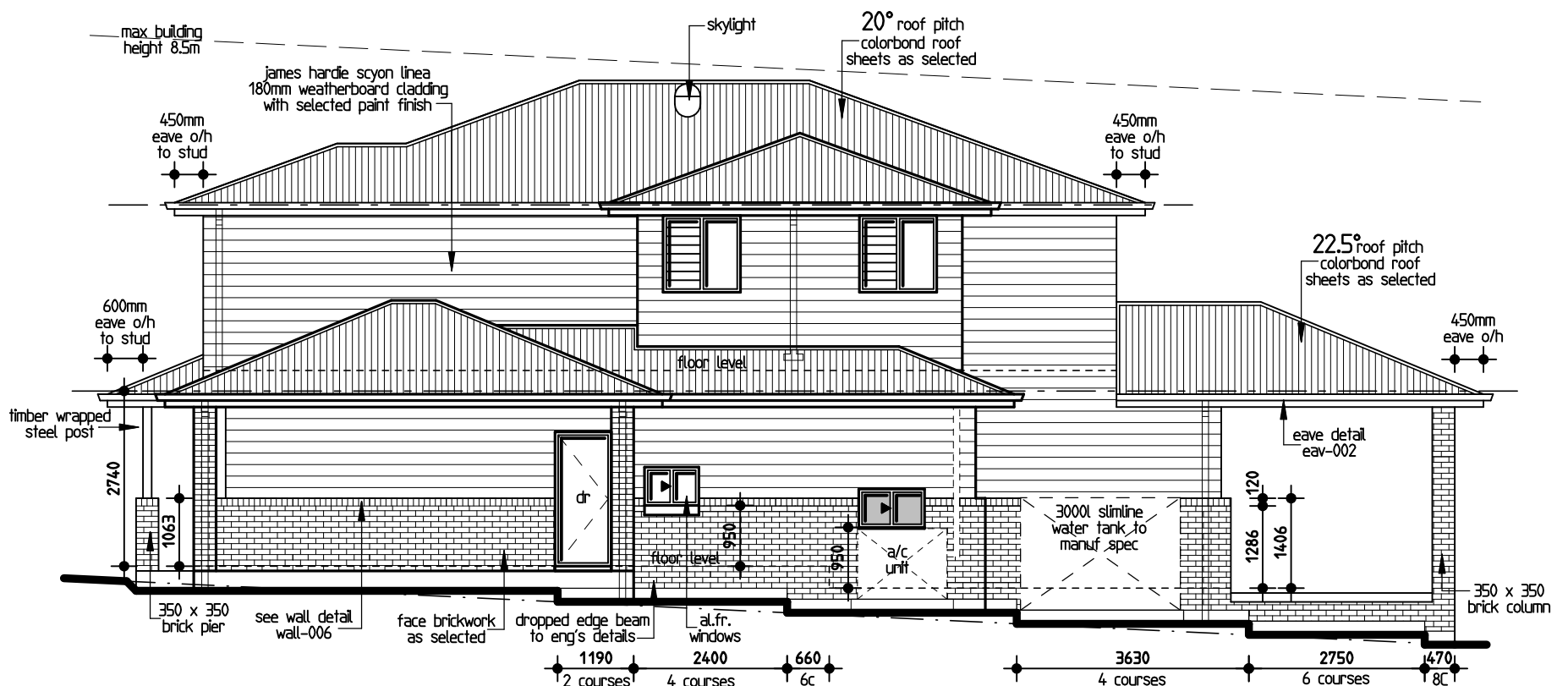
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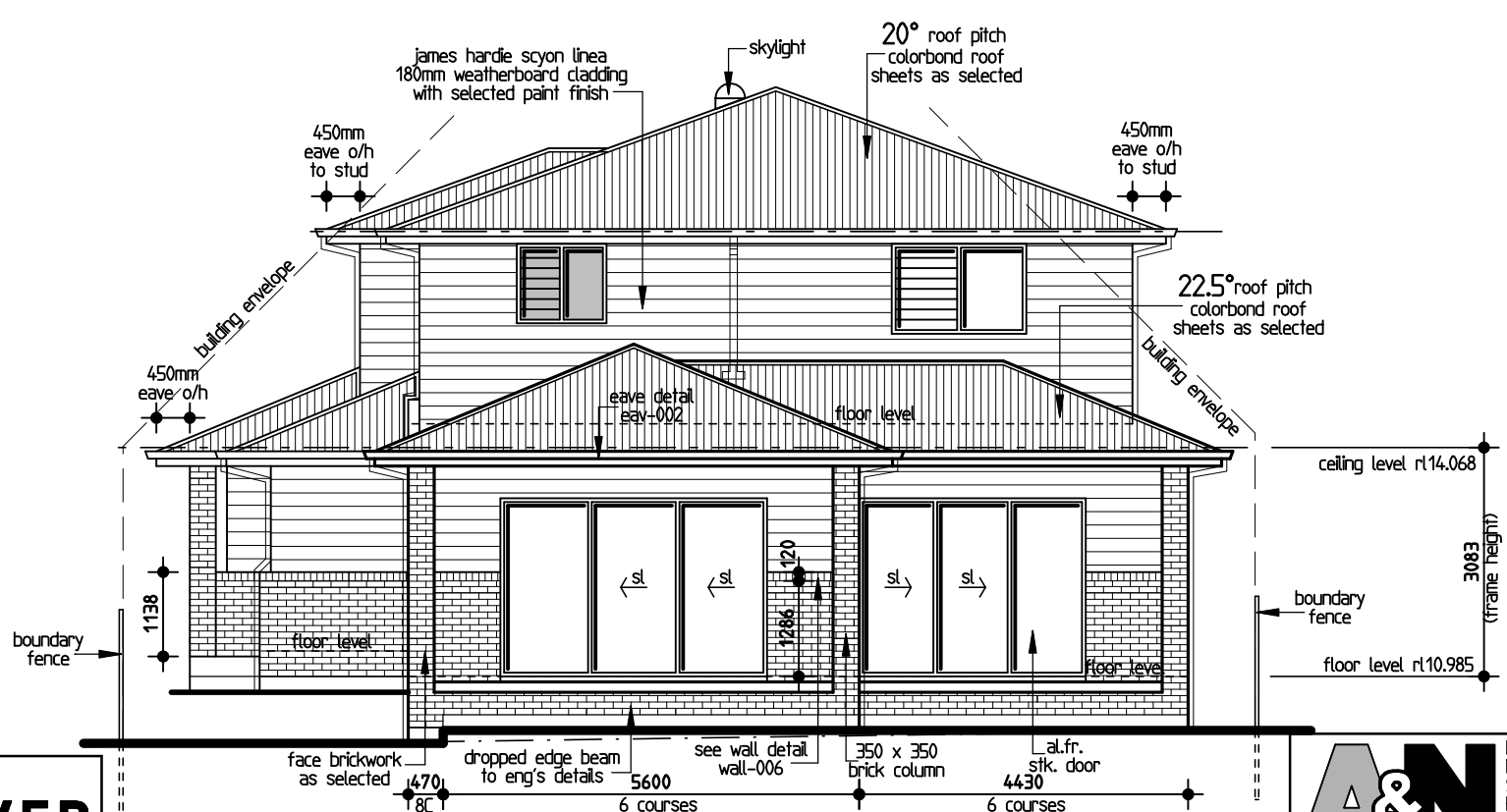
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NORTH EAST ELEVATION 1:100



NORTH WEST ELEVATION 1:100



SOUTH WEST ELEVATION 1:100



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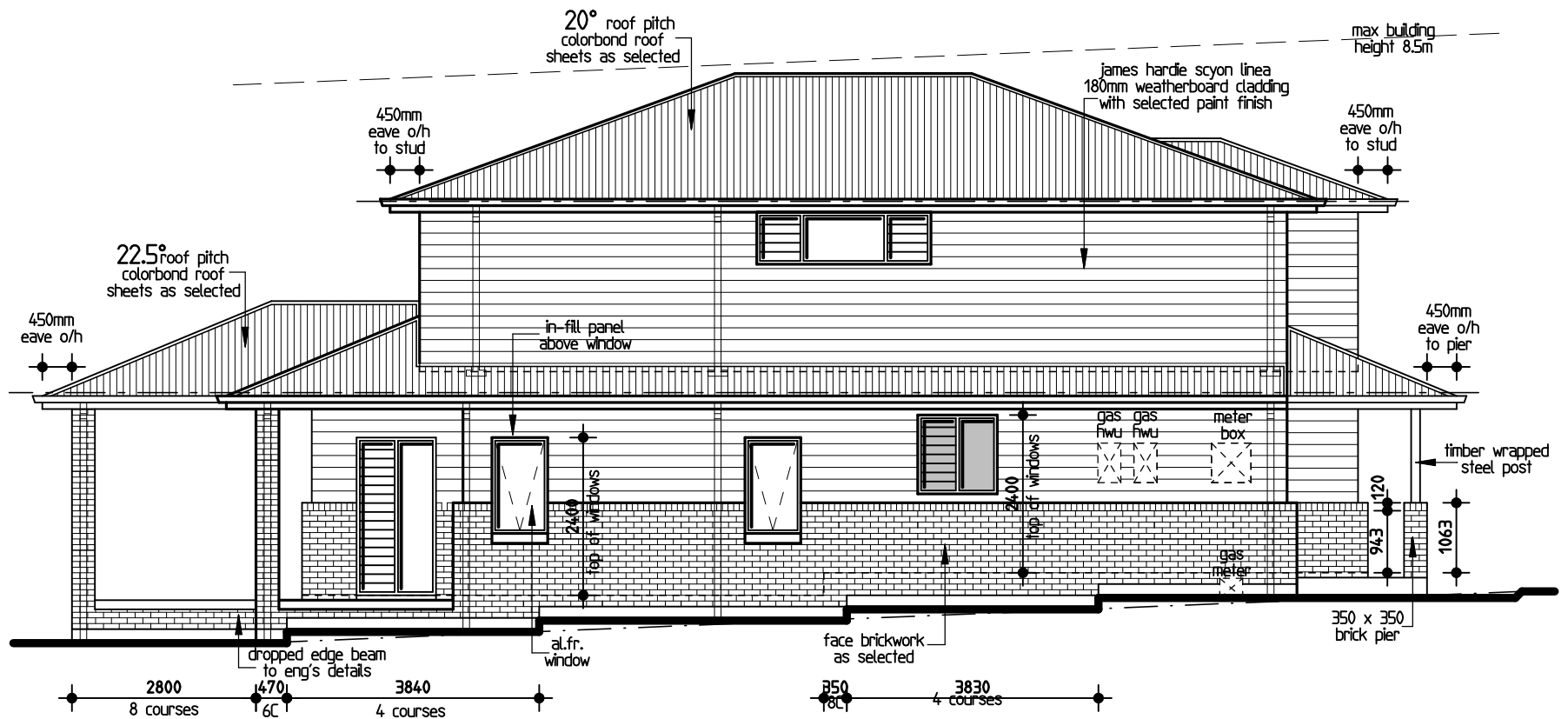
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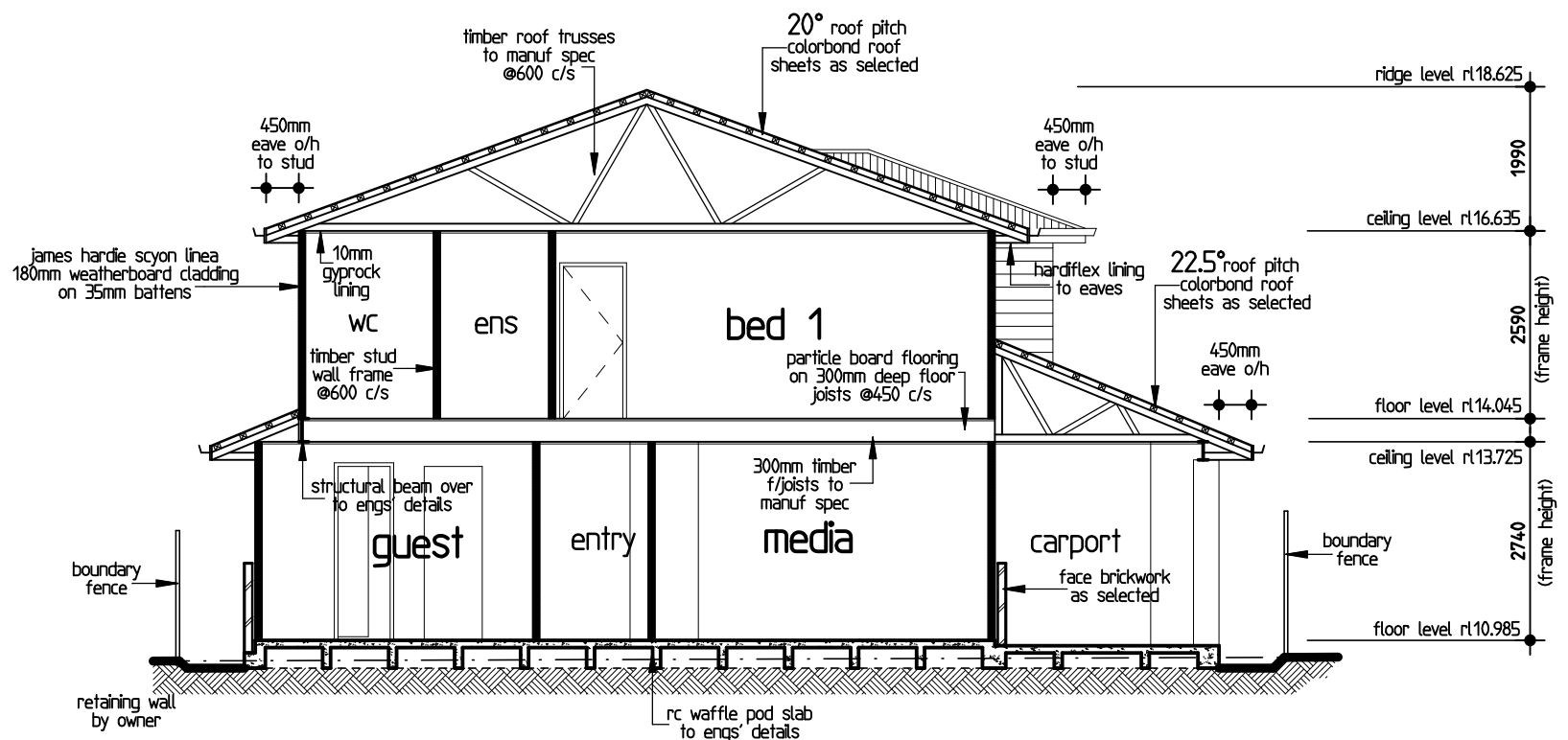


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SOUTH EAST ELEVATION 1:100



SECTION A-A 1:100

Key construction and insulation materials

(see BASIX & NatHERS certificate for all commitment details)

- vapour control wall wrap to external framed walls
- R2.0 batts to external walls of living areas (excludes garage)
- R2.0 batts to internal walls between garage & living
- R4.1 batts to ceiling of living areas (excludes garage)
- R3.1 soundscreen to floor structure between ground & first floor
- 55mm anticon blanket underside of roof



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