

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

STORMWATER LAYOUT IS DIAGRAMMATIC ONLY AND NO REPRESENTATION IS MADE AS TO THE AS-BUILT LOCATION OF STORMWATER ASSETS (INCLUDING SURFACE INLET PITS) OR THE TYPE OF SYSTEM USED (CHARGED OR GRAVITY FED). ALL STORMWATER DESIGN IS SUBJECT TO CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS OR CHANGES AT THE DISCRETION OF THE BUILDER. THE STORMWATER SYSTEM IS NOT SUITABLE FOR ANY OTHER USE. ALL SURFACE WATER DRAINAGE MUST BE MANAGED BY OWNER INCLUDING INSTALLATION OF ADDITIONAL DISCHARGE LINES AND INLETS AS REQUIRED. THE BUILDER PROVIDES CAPACITY FOR DISPOSAL OF ROOF COLLECTED STORMWATER ONLY AND TAKES NO RESPONSIBILITY FOR OVERFLOW OR DAMAGE TO PROPERTY IF OWNER ADDS ADDITIONAL DISCHARGE LOADS TO EXISTING STANDARD PROVISIONS.

DRIVEWAY AND RETAINING WALLS BY OWNER UNLESS NOTED OTHERWISE IN THE SCOPE OF WORK AND/OR COLOUR SELECTIONS DOCUMENTATION.

PROPOSED TREES BY OWNER AFTER HANDOVER UNLESS NOTED OTHERWISE IN THE TENDER DOCUMENTATION.

APPROX. CUT/FILL		
CUT	30.15m³	67.84t
FILL	32.61m³	73.37t
DIFFERENCE	2.46m³	5.54t
EVEN CUT & FILL		

+/- 100mm TOLERANCE TO NOMINATED FINISHED FLOOR LEVELS.
SUBJECT TO MAXIMUM DRIVEWAY PROFILE AND/OR ANY FLOOD RELATED LEVELS

OVERHEAD POWER LINES ARE PRESENT

BAL-29 BUSHFIRE REQUIREMENTS
SEE SHEET 1 (COVER SHEET) FOR DETAILS

LOT 1
DP 1139826
72°54'00"
47.595M



northern
beaches
council

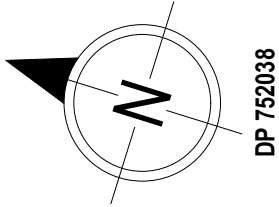
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/1549

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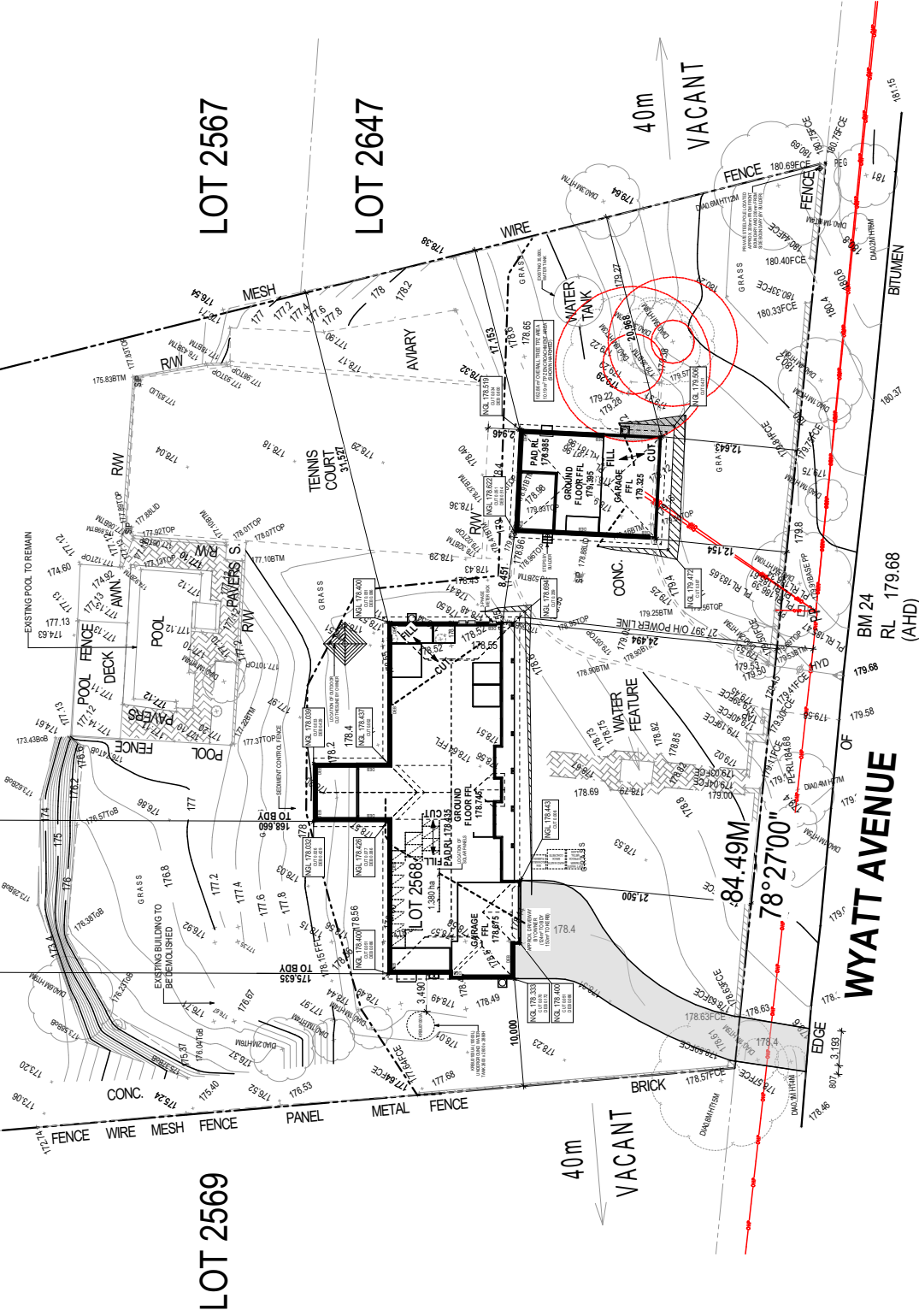


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COPYRIGHT:	14	SLAB AND DRAINAGE CHECK		JVA	2023.10.23	ADDRESS:		FACADE DESIGN:		FACADE CODE:		
© 2024	15	PCV 012 ADDED- NCC		JVA	2023.10.31	24 WYATT AVE, BELROSE NSW 2085		COUNTY PAVILION FACADE		F-BROCYP01		
	16	AMENDED AS PER PCV13		LFL	09/02/2024	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:	SCALES:	
	17	AMENDED AS PER PCV14 - HYDRAULICS		LFL	13/02/2024	2568 / - / 752038		COUNCIL:		3 / 31	1:600	
						TO BE ADVISED		LOCALITY PLAN				



EXISTING TREE TO BE REMOVED

EXISTING TREE TO REMAIN



SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PRELIM. CONSTRUCTION DRAWING

DATE: 17/10/2023
DRAFTING OFFICE: SYDNEY

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

- SUSTAINABILITY REQUIREMENTS
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ALL MECHANICAL VENTILATION TO BE DISCHARGED TO OUTDOOR AIR AS PER NCC 2022 REQUIREMENTS

FIRE RESISTANT PLASTERBOARD TO BE INSTALLED BEHIND COOKTOP

ALL EXTERIOR STEPS AND LANDINGS BY CUSTOMER UNLESS NOTED OTHERWISE

ALL GROUND FLOOR BULKHEAD AND SQUARE SET OPENING FRAMES TO BE 2455 ABOVE FFL UNLESS NOTED OTHERWISE

ALL GROUND FLOOR INTERNAL DOORS TO BE 2340 HIGH UNLESS NOTED OTHERWISE

REFER TO WINDOW AND DOOR SCHEDULES FOR FULL DETAILS OF ALL WINDOWS AND DOORS. PLEASE NOTE WINDOW AND DOOR SIZES ARE BASED ON MANUFACTURERS SPECIFICATIONS AT DEPOSIT STAGE AND MAY DIFFER SLIGHTLY TO THE SIZES NOMINATED IN THE SCOPE OF WORKS DUE TO MANUFACTURING CHANGES AT THE TIME OF CONSTRUCTION.

UNLESS NOTED OTHERWISE ALL ROOMS ARE REFERENCED AS FOLLOWS:

A
D
B
C

WALL FRAMES AND TRUSSES TO BE UPGRADED TO SUIT AN N3 (W41N) WIND CLASSIFICATION

HEBEL ARTICULATION JOINT LOCATION TO MANUFACTURERS SPECIFICATIONS

BAL-29 BUSHFIRE REQUIREMENTS SEE SHEET 1 (COVER SHEET) FOR DETAILS

PROVIDE FLATBACK GUTTER UPGRADE

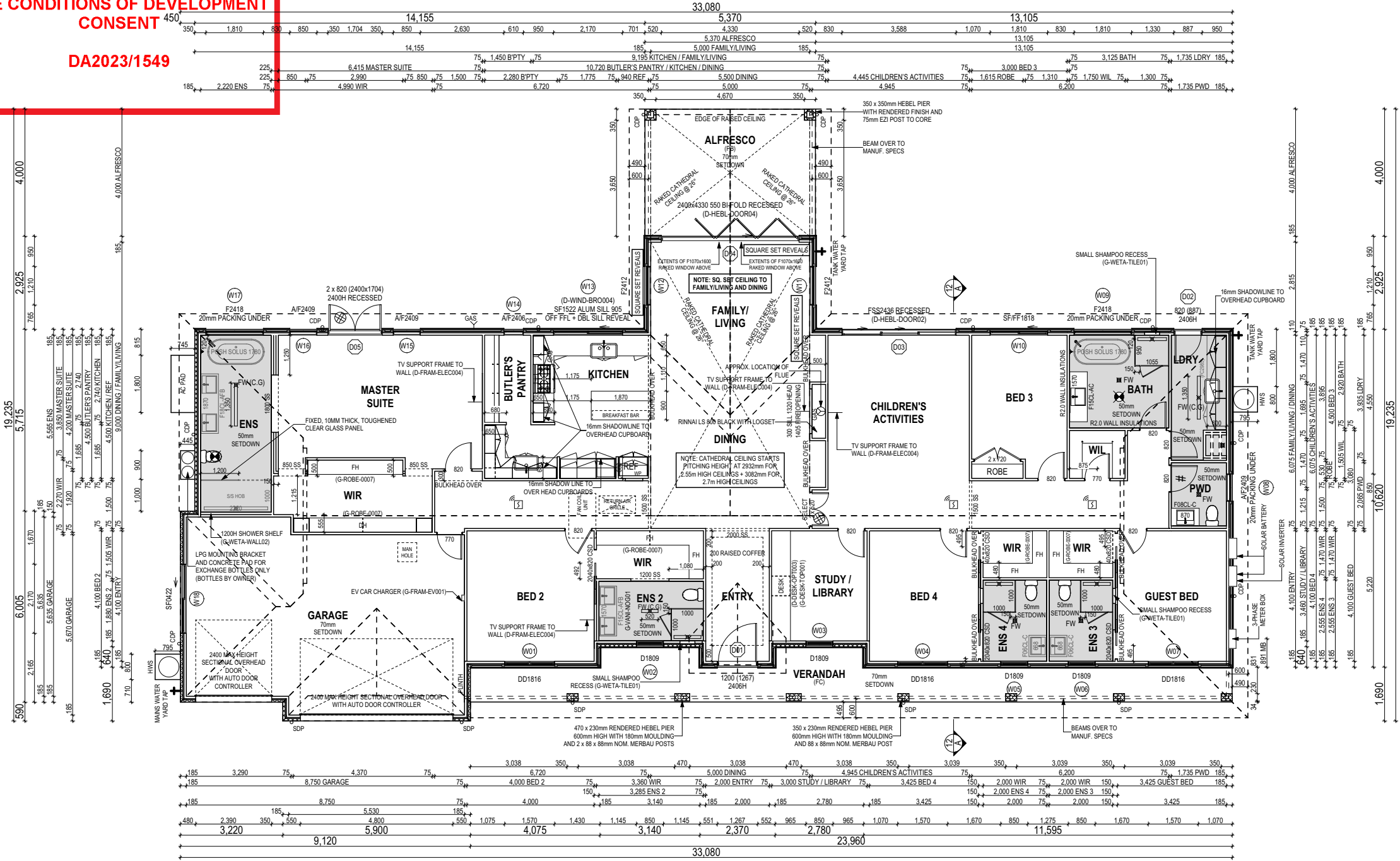
PROVIDE AND INSTALL SINGLE PHASE SPLIT SYSTEM AIR CONDITIONER. EXACT LOCATION TO BE DETERMINED IN CONJUNCTION WITH CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS.

ANY PART OF THE FASCIA, GUTTERING OR DOWNPIPE THAT IS WITHIN 450mm OF ANY BOUNDARY IS TO BE NON-COMBUSTIBLE IN ACCORDANCE WITH NCC 2022

ALL EXTERIOR SLABS TO BE GRADED BY CONCRETE TO ACHIEVE APPROX. 1:100 FALL TO OUTSIDE EDGE WITH MAXIMUM CROSSFALL OF 30mm OVER ENTIRE SLAB.

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

DA2023/1549



LEGEND	
HS / WS	HOBBY SPOUT / WALL SPOUT
	FACE BRICK / COMMON BRICK
	HEBEL
	SOUND INSULATION
AJ	BRICK ARTICULATION JOINT
SDP	STANDARD DOWNPIPE
CDP	CHARGED DOWNPIPE
	EXHAUST FAN
L.B.W	LOAD BEARING WALL
	THIS DOOR OPENS FIRST
	INTERCONNECTED SMOKE ALARM
# UC	LIFT OFF HINGE / UNDERCUT
+	WATER POINT
WP	FRIDGE WATER POINT
GAS	GAS BAYONET

ALL DIMENSIONS ARE FRAME DIMENSIONS

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SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

PRELIM. CONSTRUCTION DRAWING

DATE: 17/10/2023
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	17	AMENDED AS PER PCV14 - HYDRAULICS		LFL	13/02/2024	2568 / - / 752038		COUNCIL:				
						TO BE ADVISED		GROUND FLOOR PLAN		7 / 31	1:150	

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- SUSTAINABILITY REQUIREMENTS
- SITE CLASSIFICATION
- GENERAL BUILDING INFORMATION

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DA2023/1549

LEGEND

- | | |
|---------|----------------------------|
| HS / WS | HOB SPOUT / WALL SPOUT |
| | FACE BRICK / COMMON BRICK |
| | HEBEL |
| | SOUND INSULATION |
| AJ | BRICK ARTICULATION JOINT |
| SDP | STANDARD DOWNSPIPE |
| CDP | CHARGED DOWNSPIPE |
| | EXHAUST FAN |
| L.B.W | LOAD BEARING WALL |
| | THIS DOOR OPENS FIRST |
| | INTERCONNECTED SMOKE ALARM |
| # UC | LIFT OFF HINGE / UNDERCUT |
| + | WATER POINT |
| WP | FRIDGE WATER POINT |
| GAS | GAS BAYONET |

WALL FRAMES AND TRUSSES TO BE UPGRADED TO SUIT AN N3 (W41N) WIND CLASSIFICATION

MIN. 1200mm CEILING FANS WITHOUT LIGHTS TO STUDIO GAMES ROOM

HEBEL ARTICULATION JOINT LOCATION TO MANUFACTURERS SPECIFICATIONS

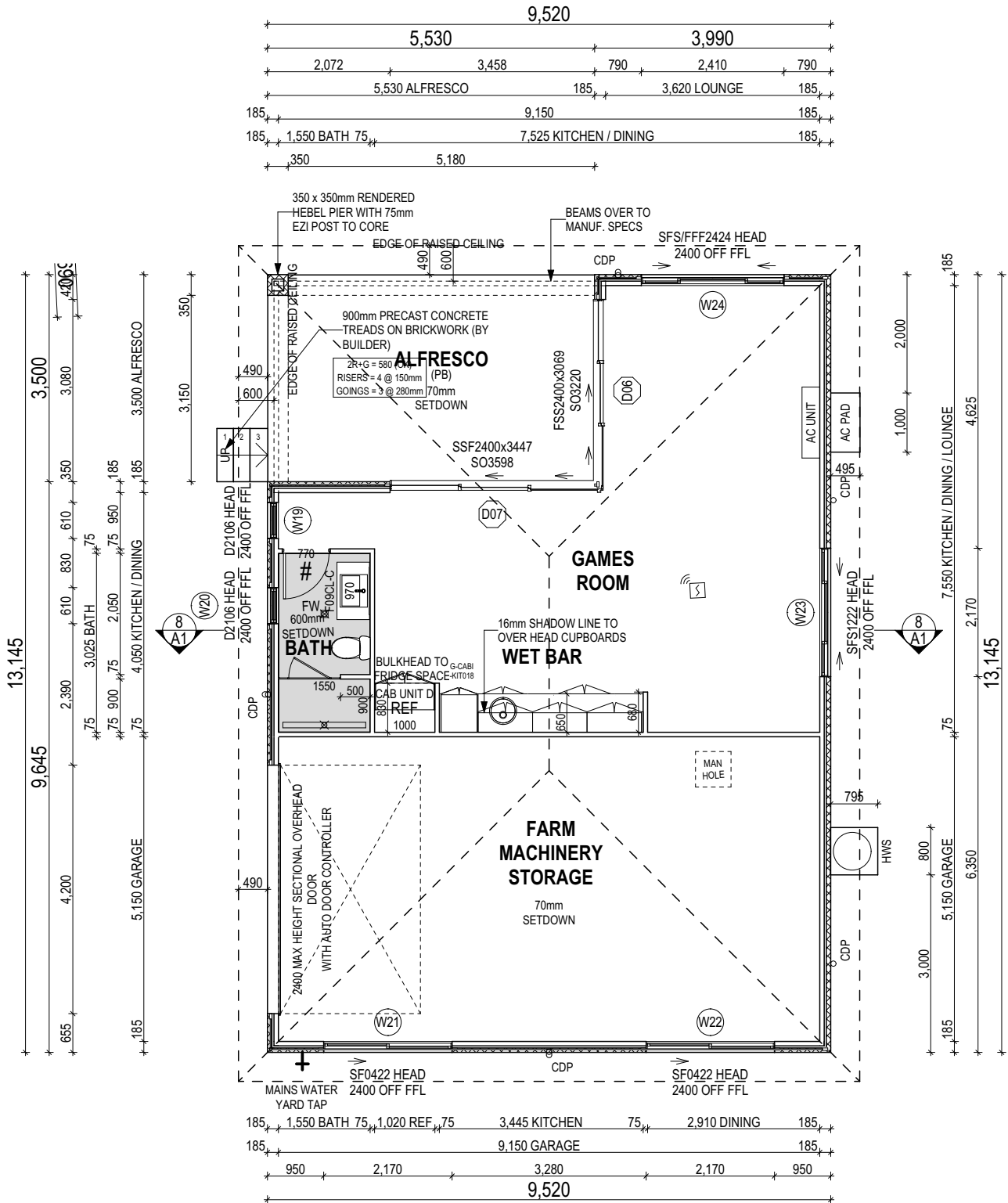
BAL-29 BUSHFIRE REQUIREMENTS SEE SHEET 1 (COVER SHEET) FOR DETAILS

PROVIDE FLATBACK GUTTER UPGRADE

PROVIDE AND INSTALL SINGLE PHASE SPLIT SYSTEM AIR CONDITIONER. EXACT LOCATION TO BE DETERMINED IN CONJUNCTION WITH CONTRACTORS RECOMMENDATIONS AND/OR ANY CONSTRUCTION CONSTRAINTS.

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SUBJECT TO NCC 2022 (1 MAY 2023) WATERPROOFING & PLUMBING

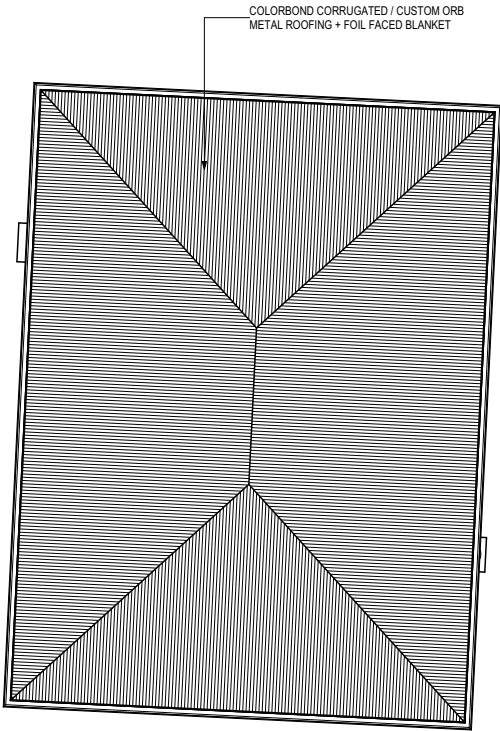
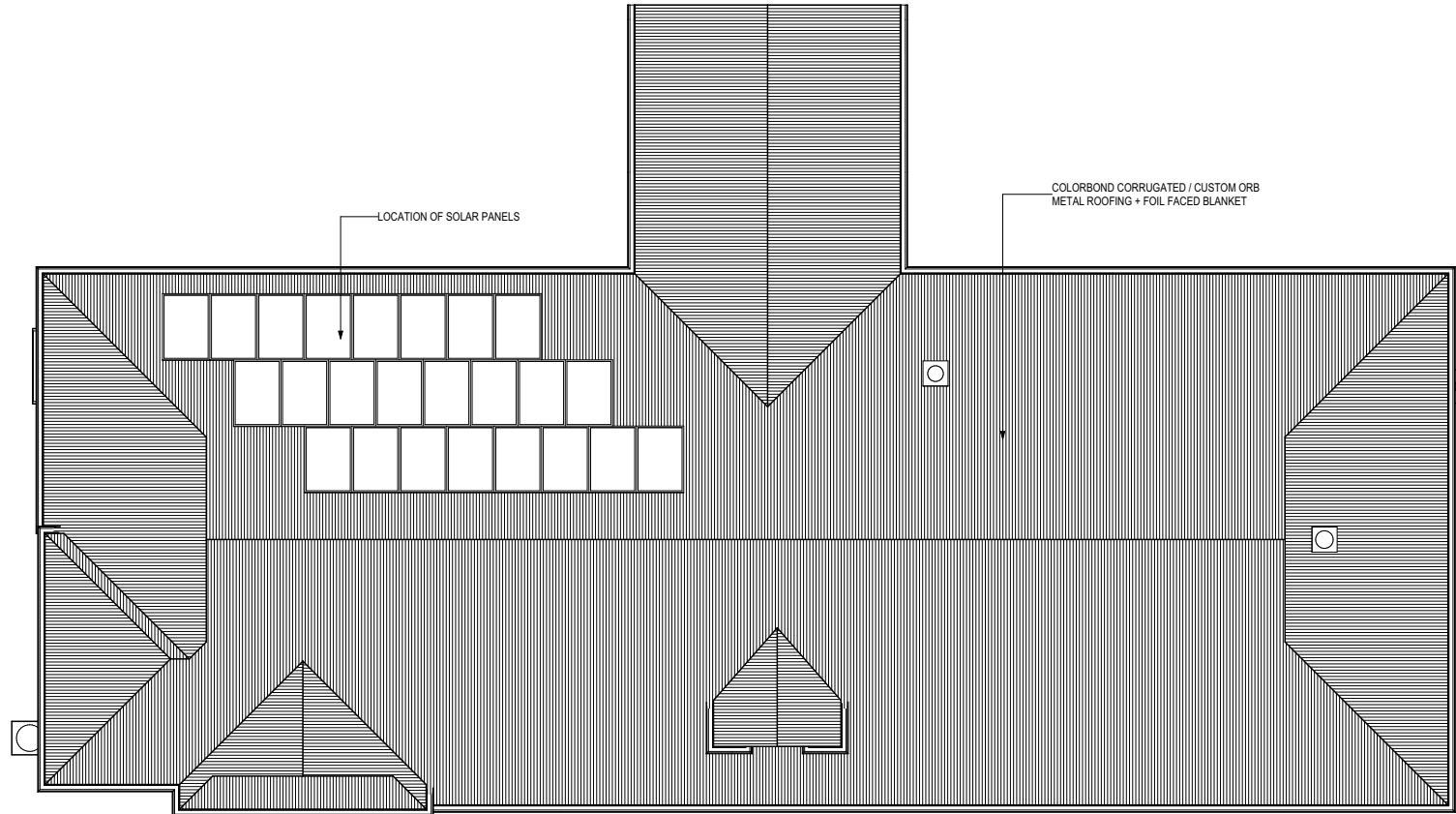
PRELIM. CONSTRUCTION DRAWING

DATE: 17/10/2023 DRAFTING OFFICE: SYDNEY



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	16	AMENDED AS PER PCV13	LFL	09/02/2024	LOT / SECTION / DP:	SHEET TITLE:	SHEET No.:	SCALES:	
	17	AMENDED AS PER PCV14 - HYDRAULICS	LFL	13/02/2024	2568 / - / 752038	STUDIO FLOOR PLAN	8 / 31	1:100	606935
					COUNCIL:	TO BE ADVISED			

PROVIDE FLATBACK
GUTTER UPGRADE



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CONSENT**

DA2023/1549

ROOF PLAN
SCALE: 1:175

**SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING**

PRELIM. CONSTRUCTION DRAWING

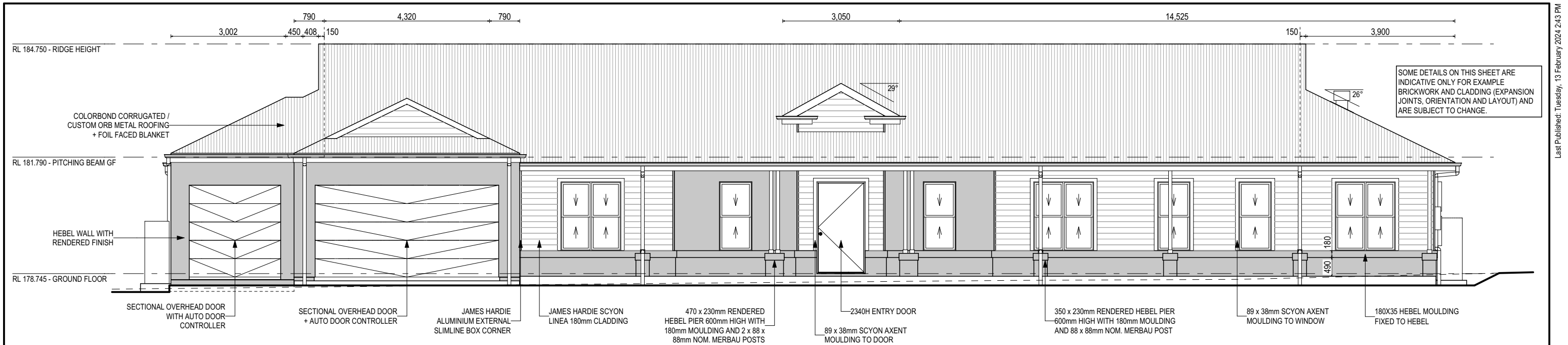
DATE: 17/10/2023
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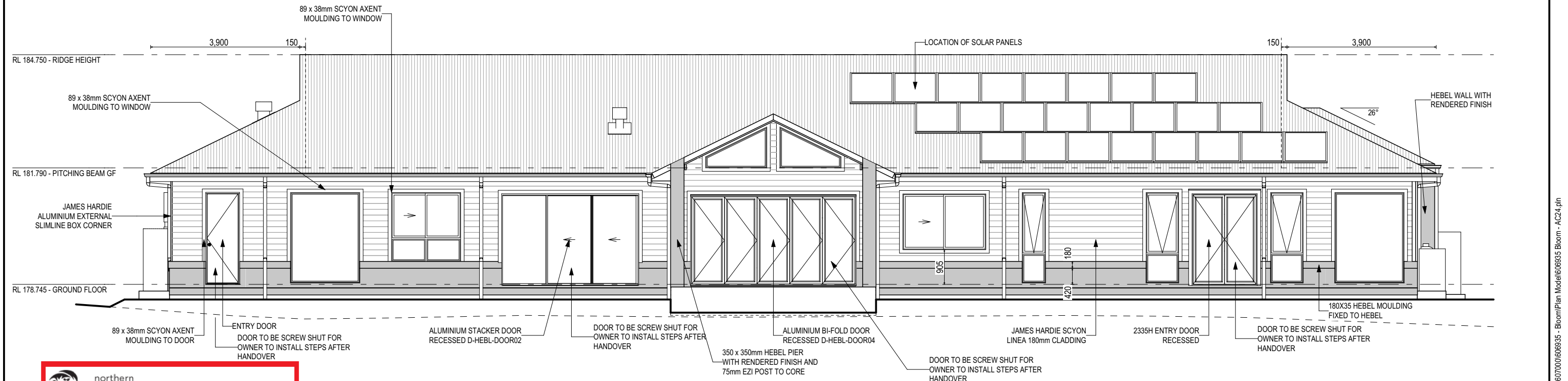
**BAL-29 BUSHFIRE REQUIREMENTS
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		14	SLAB AND DRAINAGE CHECK	JVA 2023.10.23	LOT / SECTION / DP: 2568 / - / 752038	SHEET TITLE: ROOF PLAN	SHEET No.: 9 / 31	
		15	PCV 012 ADDED- NCC	JVA 2023.10.31	COUNCIL: TO BE ADVISED	SCALES: 1:175		
		16	AMENDED AS PER PCV13	LFL 09/02/2024				
		17	AMENDED AS PER PCV14 - HYDRAULICS	LFL 13/02/2024				



FRONT ELEVATION (SOUTH - BAL 29)
SCALE: 1:100



REAR ELEVATION (NORTH - BAL 29)
SCALE: 1:100

 **northern beaches council**

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DA2023/1549

PROVIDE FLATBACK GUTTER UPGRADE

BAL-29 BUSHFIRE REQUIREMENTS
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HEBEL ARTICULATION JOINT LOCATION TO MANUFACTURERS SPECIFICATIONS

REFER TO SHEET 1 (COVER SHEET) FOR ALL BUILDING INFORMATION REGARDING:

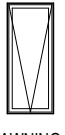
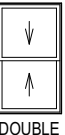
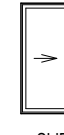
- SUSTAINABILITY REQUIREMENTS
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SH = SNAP HEADER SILL

GLASS TYPE LEGEND

	
CLEAR	OBSCURE

WINDOW TYPE LEGEND

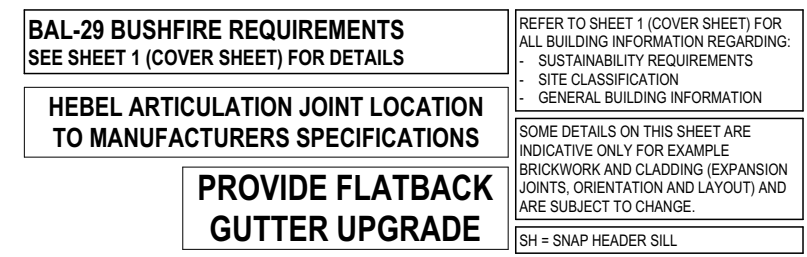
				
AWNING	DOUBLE HUNG	FIXED	LOUVRE	SLIDING

SUBJECT TO NCC 2022 (1 MAY 2023)
WATERPROOFING & PLUMBING

PRELIM. CONSTRUCTION DRAWING

DATE: 17/10/2023
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 mcdonald jones FIND YOURSELF AT HOME	SPECIFICATION: COUNTRY LIVING	REVISION	DRAWN	CLIENT:	HOUSE DESIGN:	HOUSE CODE:	DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE. 606935
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		14 SLAB AND DRAINAGE CHECK	JVA 2023.10.23	ADDRESS:	FACADE DESIGN:	FACADE CODE:	
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		17 AMENDED AS PER PCV14 - HYDRAULICS	LFL 13/02/2024	2568 / - / 752038	ELEVATIONS	11 / 31	SCALES: 1:100
				COUNCIL: TO BE ADVISED			



Architectural section drawing of a building. The drawing shows a cross-section with a gabled roof. The roof pitch is indicated as 26°. The drawing includes the following labels and dimensions:

- Dimensions:**
 - Overall height: 6.401 O/A HEIGHT
 - Ground floor level: RL 187.745 - GROUND FLOOR
 - Pitching beam level: RL 181.790 - PITCHING BEAM GF
 - Ridge height: RL 184.750 - RIDGE HEIGHT
 - Internal width dimensions: 750 and 600
 - Overall width dimension: 3.045
- Internal Layout:**
 - CHILDREN'S ACTIVITIES:** The left side of the main room.
 - BED 4:** The right side of the main room.
 - VERANDAH:** A small area on the far right.
- Structural Details:**
 - PLASTERBOARD CEILING LININGS:** Indicated on the ceiling.
 - PLASTERBOARD INTERNAL WALL LININGS:** Indicated on the walls.
 - FC SHEETING:** Indicated on the floor.

Architectural elevation drawing of a building facade. The drawing includes the following components and dimensions:

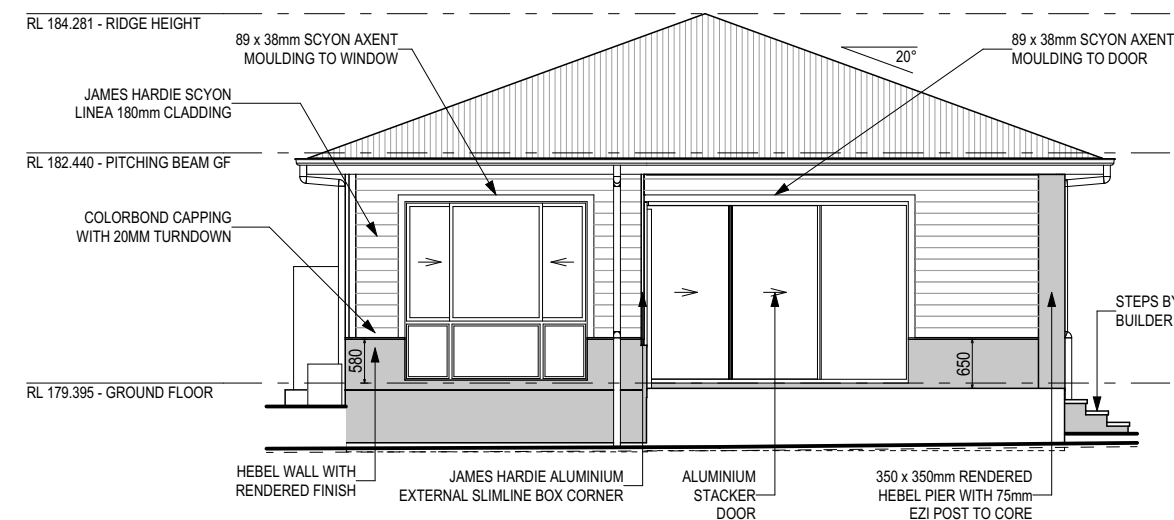
- Dimensions:**
 - Overall width: 3,900 + 4,900 + 3,900
 - Ridge height: RL 184.750
 - Pitching beam GF: RL 181.790
 - Ground floor: RL 178.745
 - Vertical dimensions on the left: 790, 300, 150
 - Vertical dimensions on the right: 180, 420
 - Horizontal dimension on the right: 4,110
 - Roof pitch: 26°
- Components and Labels:**
 - APPROX. LOCATION OF WIND DRIVEN VENTILATOR
 - 89 x 38mm SCYON AXENT MOULDING TO WINDOW
 - JAMES HARDIE ALUMINIUM EXTERNAL SLIMLINE BOX CORNER
 - HEBEL WALL WITH RENDERED FINISH
 - 350 x 230mm RENDERED HEBEL PIER 600mm HIGH WITH 180mm MOULDING AND 88 x 88mm NOM. MERBAU POST
 - 3-PHASE METER BOX
 - SOLAR BATTERY
 - SOLAR INVERTER
 - 89 x 38mm SCYON AXENT MOULDING TO WINDOW
 - HOT WATER SERVICE
 - JAMES HARDIE SCYON LINEA 180mm CLADDING
 - 180X35 HEBEL MOULDING FIXED TO HEBEL
 - 350 x 350mm HEBEL PIER WITH RENDERED FINISH AND 75mm EZI POST TO CORE

SUBJECT TO NCC 2022
(1 MAY 2023)
WATERPROOFING & PLUMBING

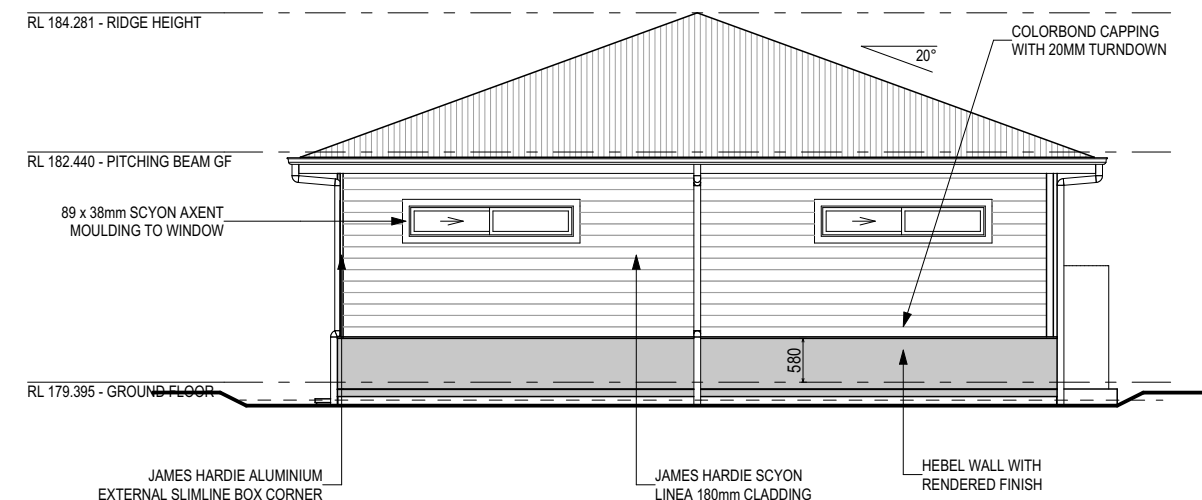
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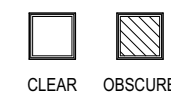
LEFT ELEVATION (NORTH - BAL 29)
SCALE: 1:100



RIGHT ELEVATION (SOUTH - BAL 29)
SCALE: 1:100



DATE: 17/10/2023
DRAFTING OFFICE: SYDNEY



HEBEL ARTICULATION JOINT LOCATION TO MANUFACTURERS SPECIFICATIONS

LIVING		REVISION		DRAWN		CLIENT:		HOUSE DESIGN:		HOUSE CODE:		DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS ONLY. CHECK AND VERIFY DIMENSIONS AND LEVELS PRIOR TO THE COMMENCEMENT OF ANY WORK. ALL DISCREPANCIES TO BE REPORTED TO THE DRAFTING OFFICE.		
	13	ARBORIST COORDINATION		LFL	20.10.2023	MS DOROTHY FRANCESSE BLOOM		BRONTE EXEC GRANDE MANOR ONE		H-BROCLAS11421				
	14	SLAB AND DRAINAGE CHECK		JVA	2023.10.23	ADDRESS:		FACADE DESIGN:		FACADE CODE:				
	15	PCV 012 ADDED- NCC		JVA	2023.10.31	24 WYATT AVE, BELROSE NSW 2085		COUNTY PAVILION FACADE		F-BROCYP01				
	16	AMENDED AS PER PCV13		LFL	09/02/2024	LOT / SECTION / DP:		SHEET TITLE:		SHEET No.:			SCALES:	
	17	AMENDED AS PER PCV14 - HYDRAULICS		LFL	13/02/2024	2568 / - / 752038		COUNCIL: TO BE ADVISED		STUDIO ELEVATIONS / SECTION		13 / 31	1:100	606935