

ISSUE FOR DEVELOPMENT APPLICATION

Project: PROPOSED ADDITION & ALTERATIONS TO AN EXISTING RESIDENCE

Address: 19 CRANBROOK LANE, BELLEVUE HILL NSW 2023

Date: JUNE 2023

Revision: -

DA SHEET LIST

- A000 COVER SHEET - REV A
- A001 PERSPECTIVE VIEW 1 - REV A
- A002 PERSPECTIVE VIEW 2 - REV A
- A003 SITE PLAN - REV A
- A004 CONSTRUCTION MANAGEMENT PLAN - REV A
- A101 GROUND FLOOR - REV A
- A102 LOWER GROUND LEVEL - REV A
- A103 SUB FLOOR LEVEL - REV B
- A104 ROOF PLAN - REV A
- A201 NORTH ELEVATION - REV A
- A202 WEST ELEVATION - REV A
- A203 WEST ELEVATION (WITHOUT FENCE) - REV A
- A204 EAST ELEVATION - REV A
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- A302 SECTION B-B - REV A

DA SHEET LIST

- A401 SHADOW DIAGRAM 9AM (JUNE 21)
- A402 SHADOW DIAGRAM 12PM (JUNE 21)
- A403 SHADOW DIAGRAM 3PM (JUNE 21) ELEVATIONAL
- A404 SHADOW DIAGRAM 9AM (JUNE 21)
- A405 ELEVATIONAL SHADOW DIAGRAM 12PM (JUNE 21)
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- A501 BUILDABLE AREA & FLOORSPACE CALCULATIONS
- A502 DEEP SOIL CALCULATIONS
- A601 EXTERIOR FINISHES - ELEVATIONS
- A602 EXTERIOR FINISHES - REV A
- A603 DOOR & WINDOW SCHEDULE

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Rev	Issue	Date	Description
A	23.06.08	REVISED PER LEC PROCEEDINGS	

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Project
19 CRANBROOK LANE,
BELLEVUE HILL NSW 2023

Drawing
PERSPECTIVE VIEW
2

North
Scale
@A3
Date
2022
Job No.
21-6347
Drawing No.
A002 / -
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19 CRANBROOK LANE,
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Drawing

PERSPECTIVE VIEW
1

North

Scale

@A3

Date

2022

Job No.

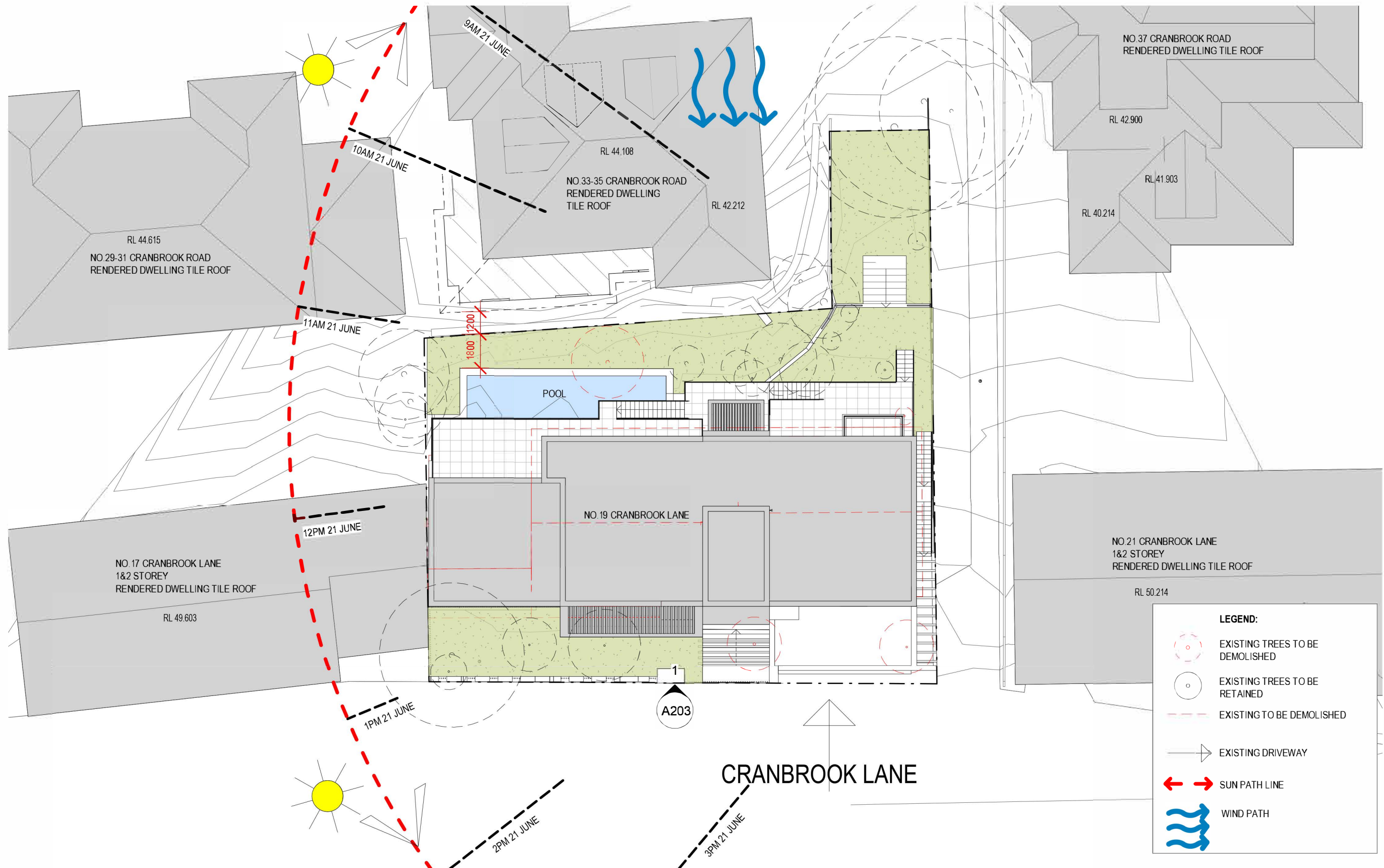
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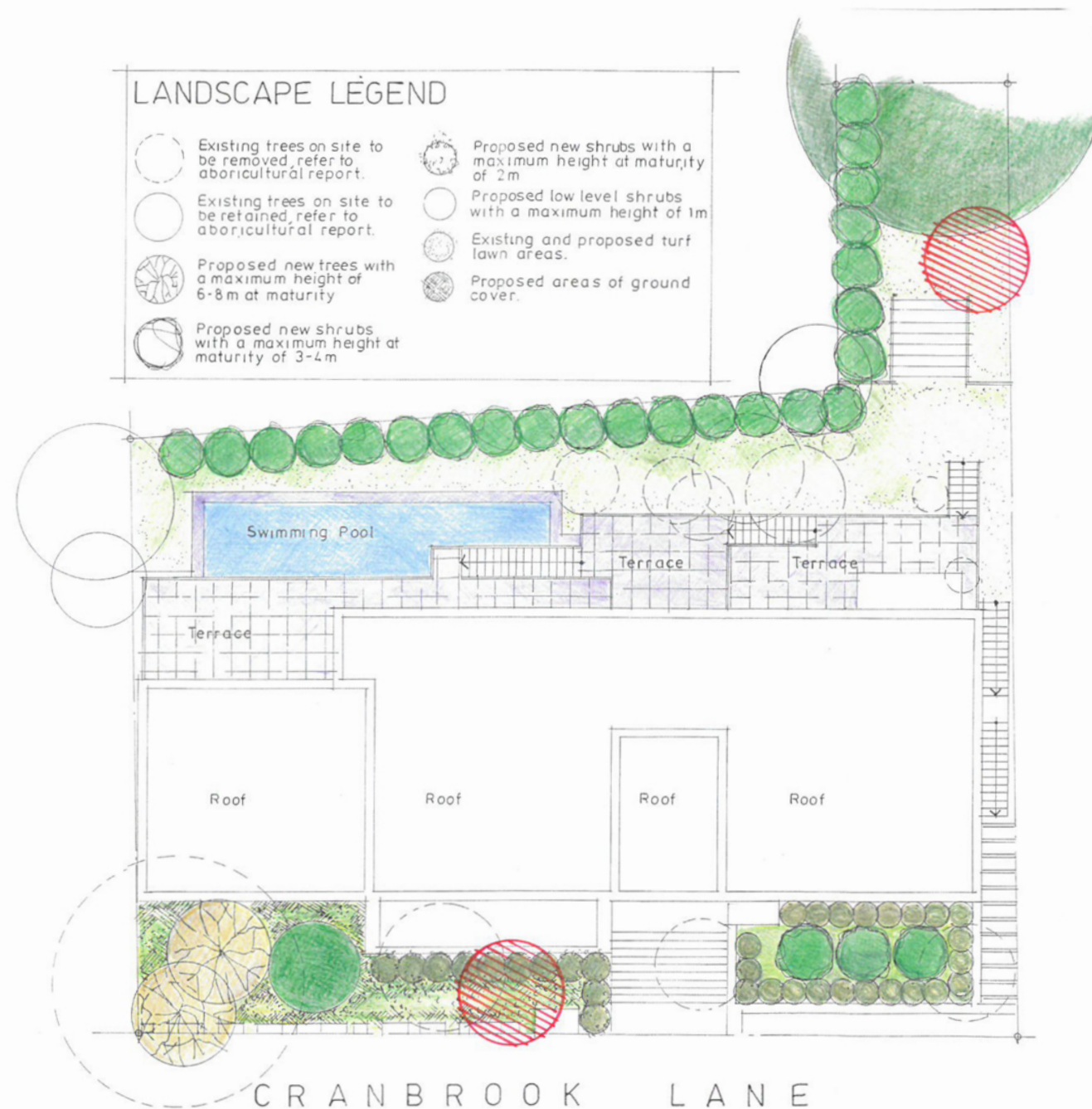
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Drawing
SITE PLAN

North
Scale
1 : 200@A3
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LANDSCAPE PLAN
Project
19 Cranbrook Lane, Bellevue Hill
NSW 2023

LANDSCAPE SELECTION

TREES

Acacia pendula 'Weeping Myall'
Gleditsia triacanthos 'Sunburst' Golden Honey Locust
Robinia pseudoacacia 'Frisia' Golden Robinia
Magnolia 'Little Gem' Dwarf Magnolia

LARGE SHRUBS

Backhousia citriodora 'Lemon Scented Myrtle'
Moraya paniculata 'Orange Jasmine'
Ficus 'Midnight Beauty'

MEDIUM SHRUBS

Gardenia florida 'Gardenia'
Camellia sasanqua 'Camellia'
Photinia fraseri 'Robusta'
Pittosporum tenuifolium cultivars 'Screenmaster'

SMALL SHRUBS

Buxus microphylla 'Japonica' Japanese box

GROUND COVER

Scaevola 'Diamond Gem' White Carpet



NOTE 2:
PROPOSED LOCATION OF TWO ADDITIONAL TREES TO BE PLANTED SHOWN IN RED AS PER THE RECOMMENDATION OF COUNCIL'S LANDSCAPE OFFICER.

THE ADDITIONAL TREES (2) ARE TO BE IN ACCORDANCE WITH COUNCIL'S RECOMMENDED TREE SPECIES.

CLIENT Ms Diana Ren
JOB NO 211520

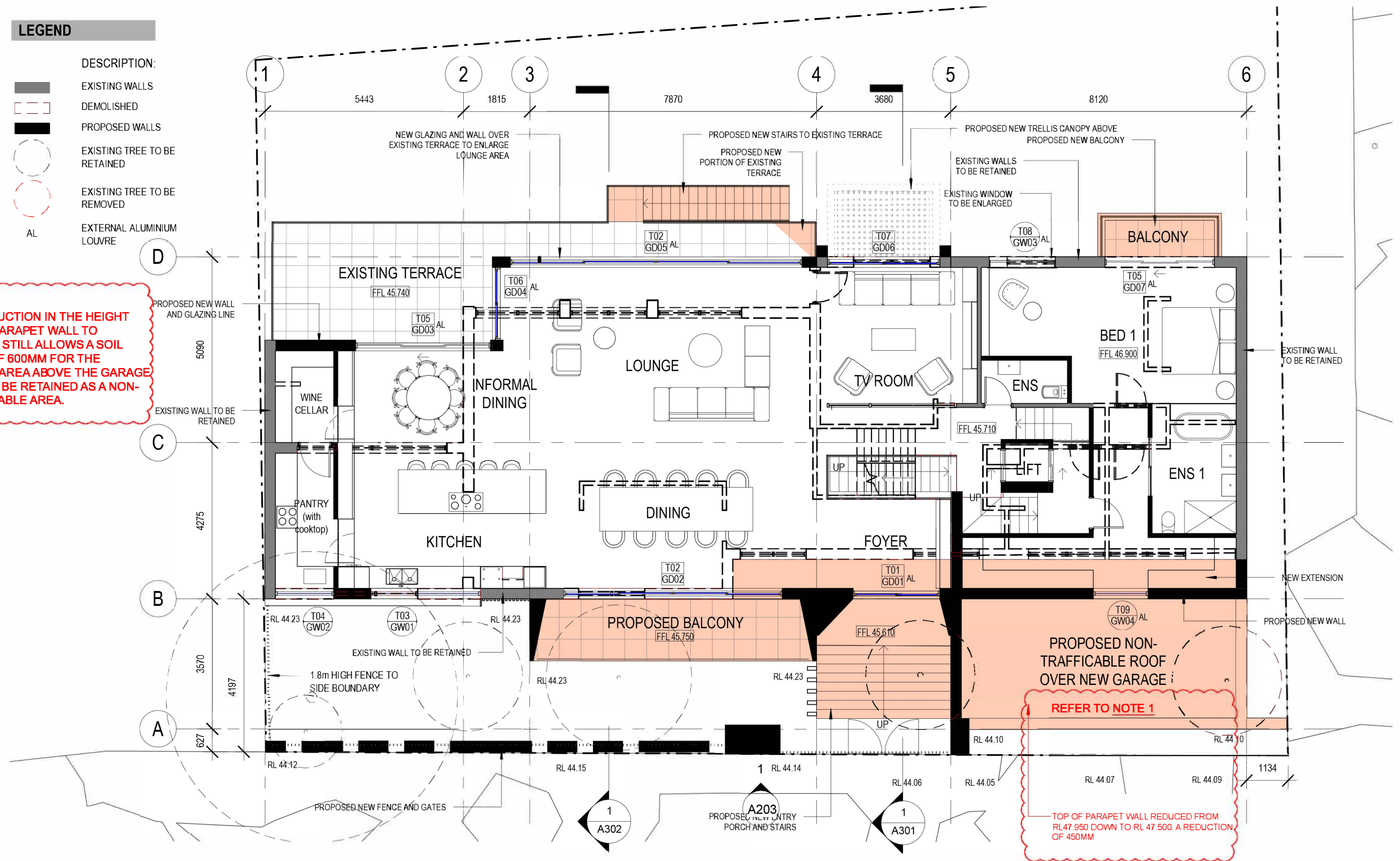
ROGER NAHUM PTY LTD
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DATED 12-4-2022

LEGEND

DESCRIPTION:

- EXISTING WALLS
- DEMOLISHED
- PROPOSED WALLS
- EXISTING TREE TO BE RETAINED
- EXISTING TREE TO BE REMOVED
- EXTERNAL ALUMINIUM LOUVRE

NOTE 1:
THE REDUCTION IN THE HEIGHT OF THE PARAPET WALL TO RL 47.500 STILL ALLOWS A SOIL DEPTH OF 600MM FOR THE GARDEN AREA ABOVE THE GARAGE ROOF TO BE RETAINED AS A NON-TRAFFLEABLE AREA.



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Project

19 CRANBROOK LANE,
BELLEVUE HILL NSW 2023

Drawing

GROUND FLOOR

North



Scale

1 : 100@A3

Date

Project date

Job No.

21-6347

Drawing No.

A101 / -

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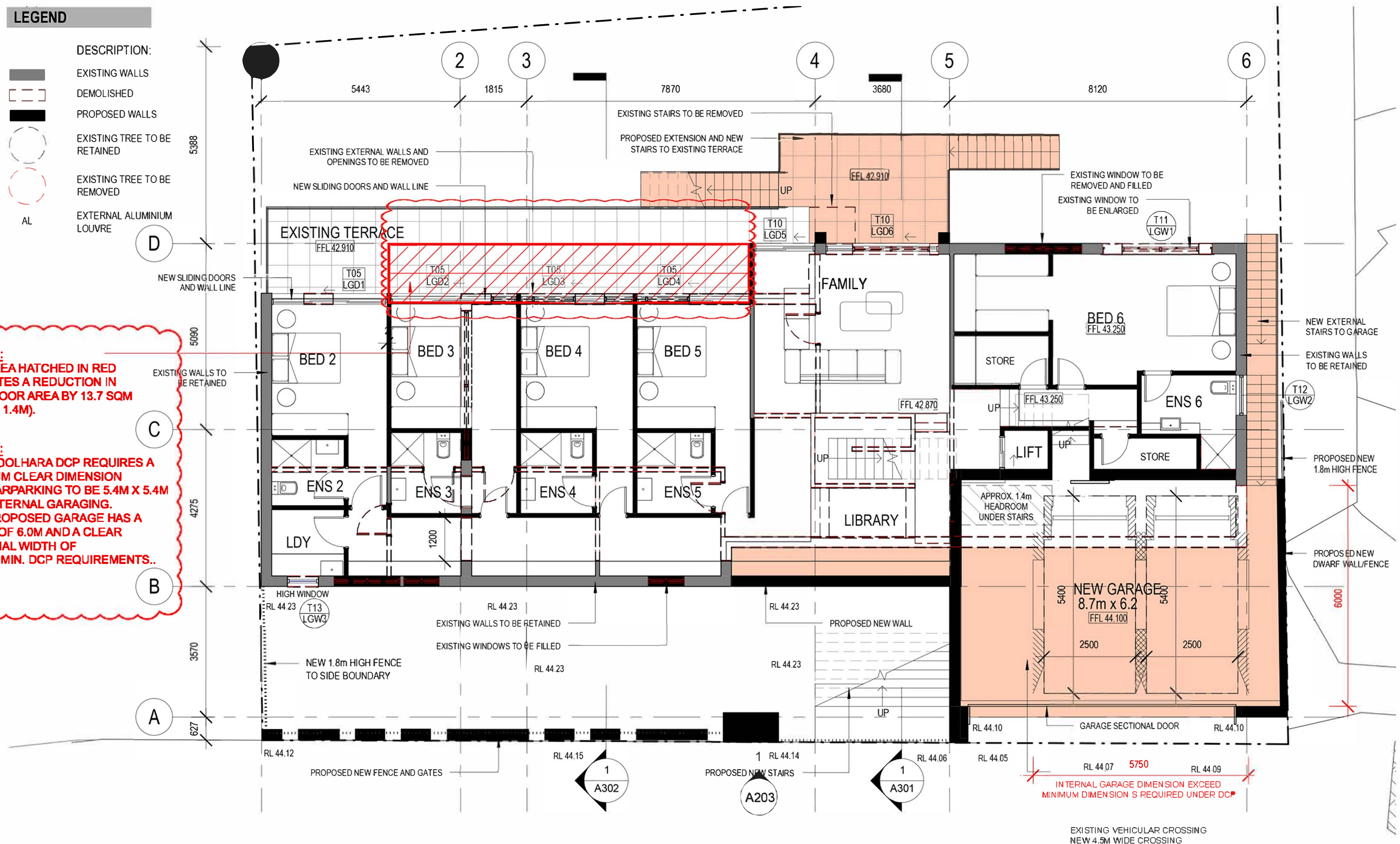
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LEGEND

DESCRIPTION:	
EXISTING WALLS	
DEMOLISHED	
PROPOSED WALLS	
EXISTING TREE TO BE RETAINED	
EXISTING TREE TO BE REMOVED	
EXTERNAL ALUMINIUM LOUVRE	

NOTE 1:
THE AREA HATCHED IN RED INDICATES A REDUCTION IN THE FLOOR AREA BY 13.7 SQM (9.8M X 1.4M).

NOTE 2:
THE WOOLHARA DCP REQUIRES A MINIMUM CLEAR DIMENSION FOR CARPARKING TO BE 5.4M X 5.4M FOR INTERNAL GARAGING. THE PROPOSED GARAGE HAS A DEPTH OF 6.0M AND A CLEAR INTERNAL WIDTH OF 5.750M MIN. DCP REQUIREMENTS..



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19 CRANBROOK LANE,
BELLEVUE HILL NSW 2023

Drawing

LOWER GROUND
LEVEL

North



Scale

1:100@A3

Date

2022

Job No.

21-6347

Drawing No.

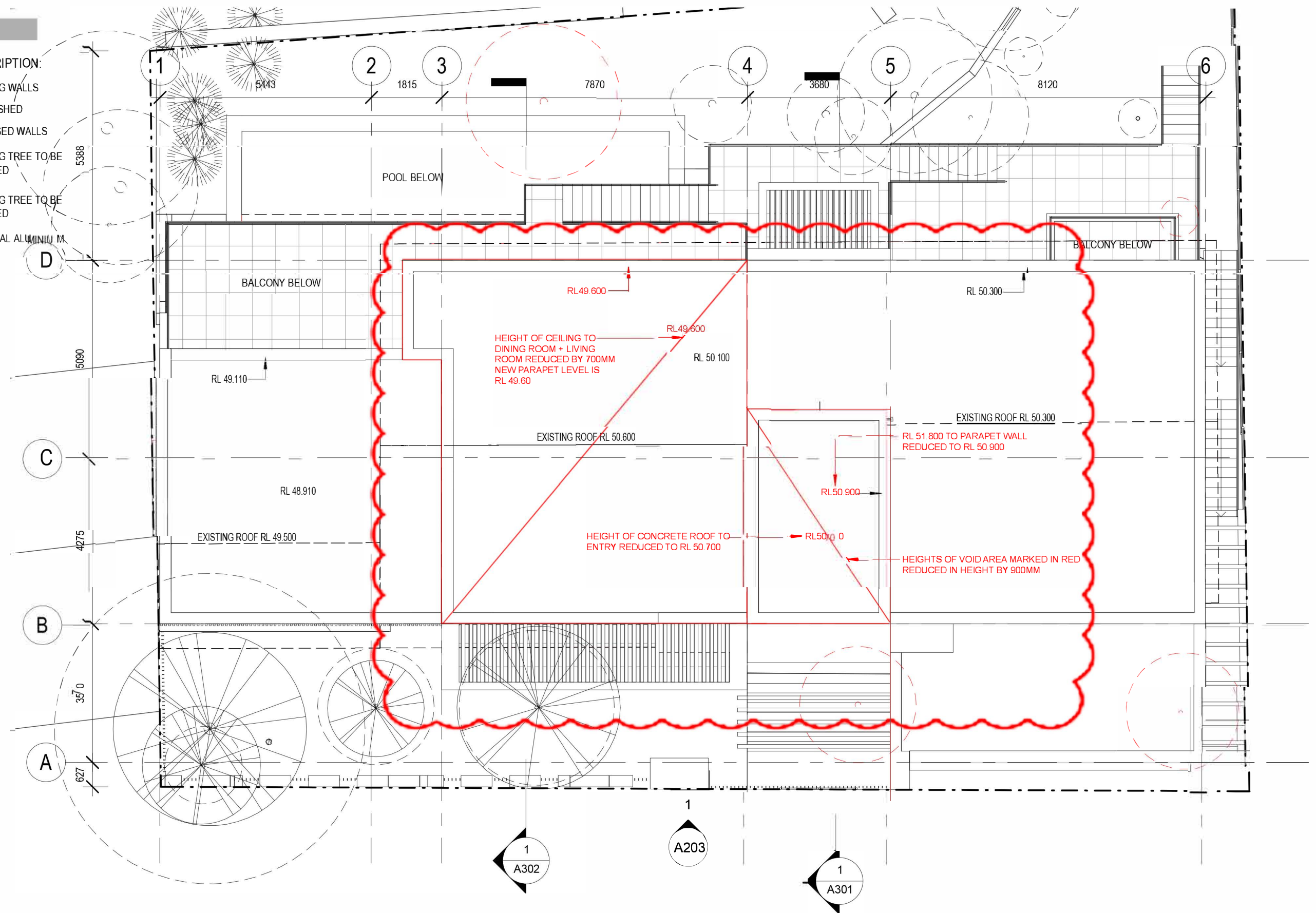
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LEGEND

- DESCRIPTION:
- EXISTING WALLS
 - DEMOLISHED
 - PROPOSED WALLS
 - EXISTING TREE TO BE RETAINED
 - EXISTING TREE TO BE REMOVED
 - EXTERNAL ALUMINIUM LOUVRE
 - AL



Rev

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Project

19 CRANBROOK LANE,
BELLEVUE HILL NSW 2023

Drawing

ROOF PLAN

North



Scale

1 : 100@A3

Date

2022

Job No.

21-6347

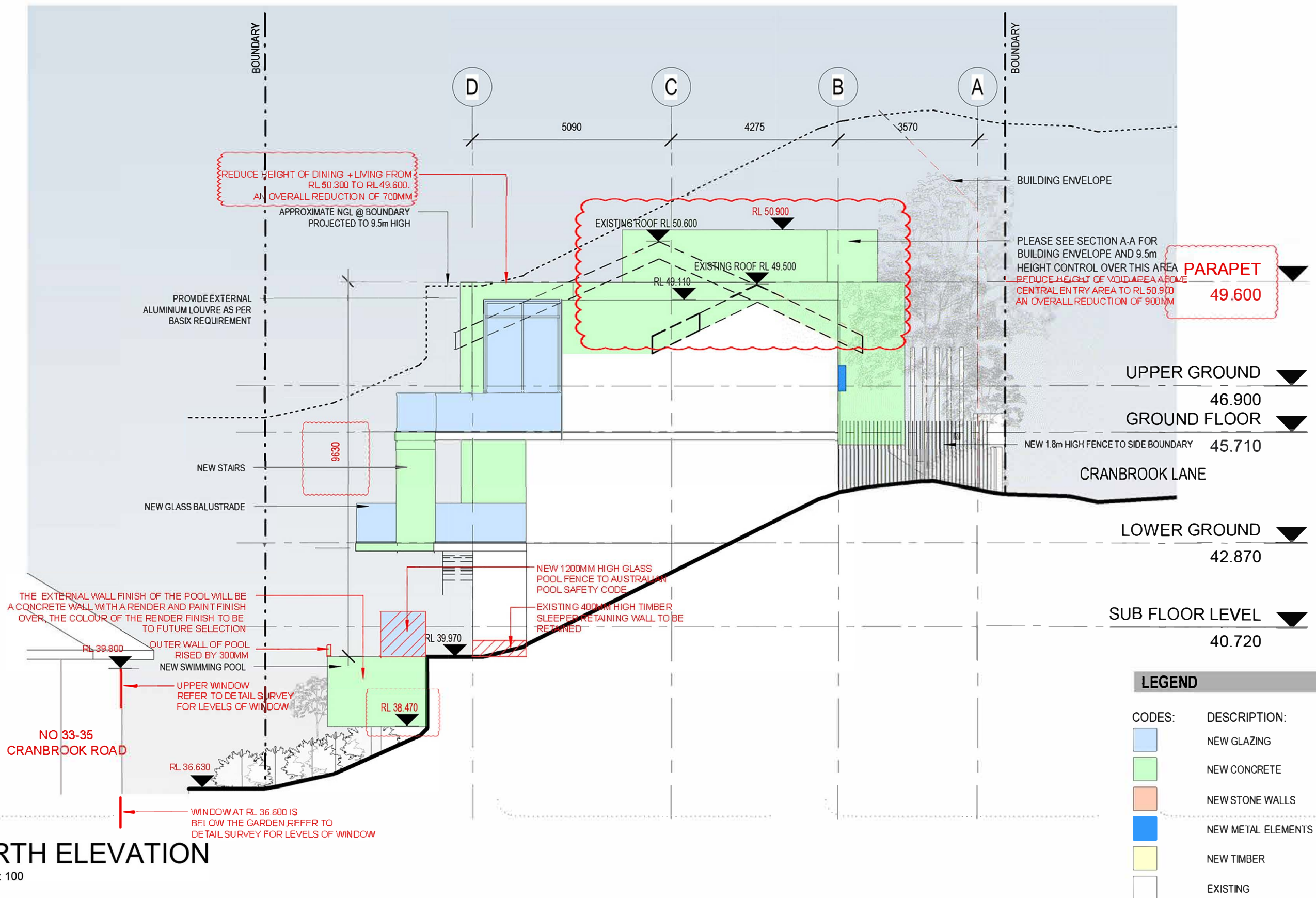
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1 NORTH ELEVATION

SCALE 1 : 100

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19 CRANBROOK LANE,
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Drawing

NORTH ELEVATION

North

Scale

1 : 100@A3

Date

Project date

Job No.

21-6347

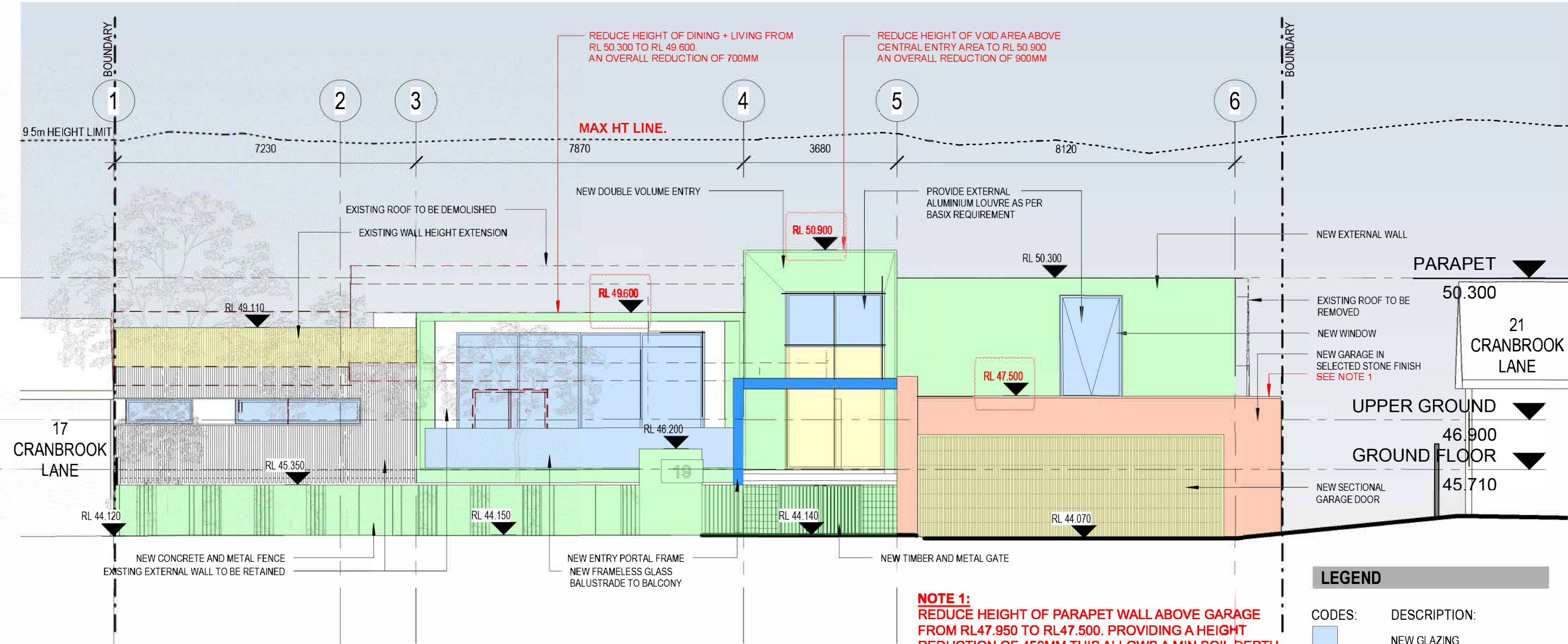
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NOTE 2:
THE HEIGHT OF DWELLING FROM CRANBROOK LANE IS WELL UNDER THE MAXIMUM HEIGHT LIMIT.



1 WEST ELEVATION
SCALE 1 : 100

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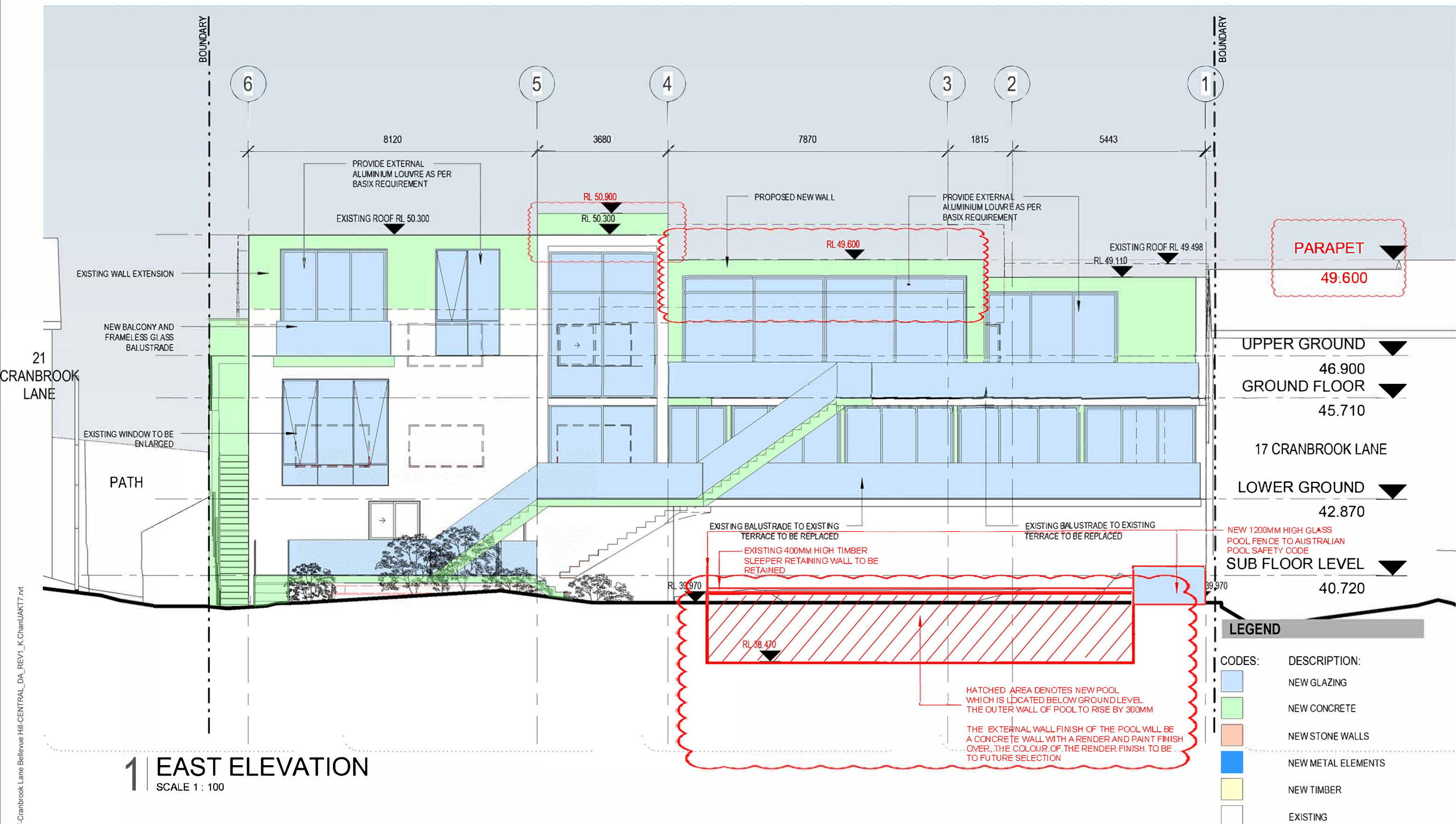
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Drawing
WEST ELEVATION

North
Scale
1 : 100@A3
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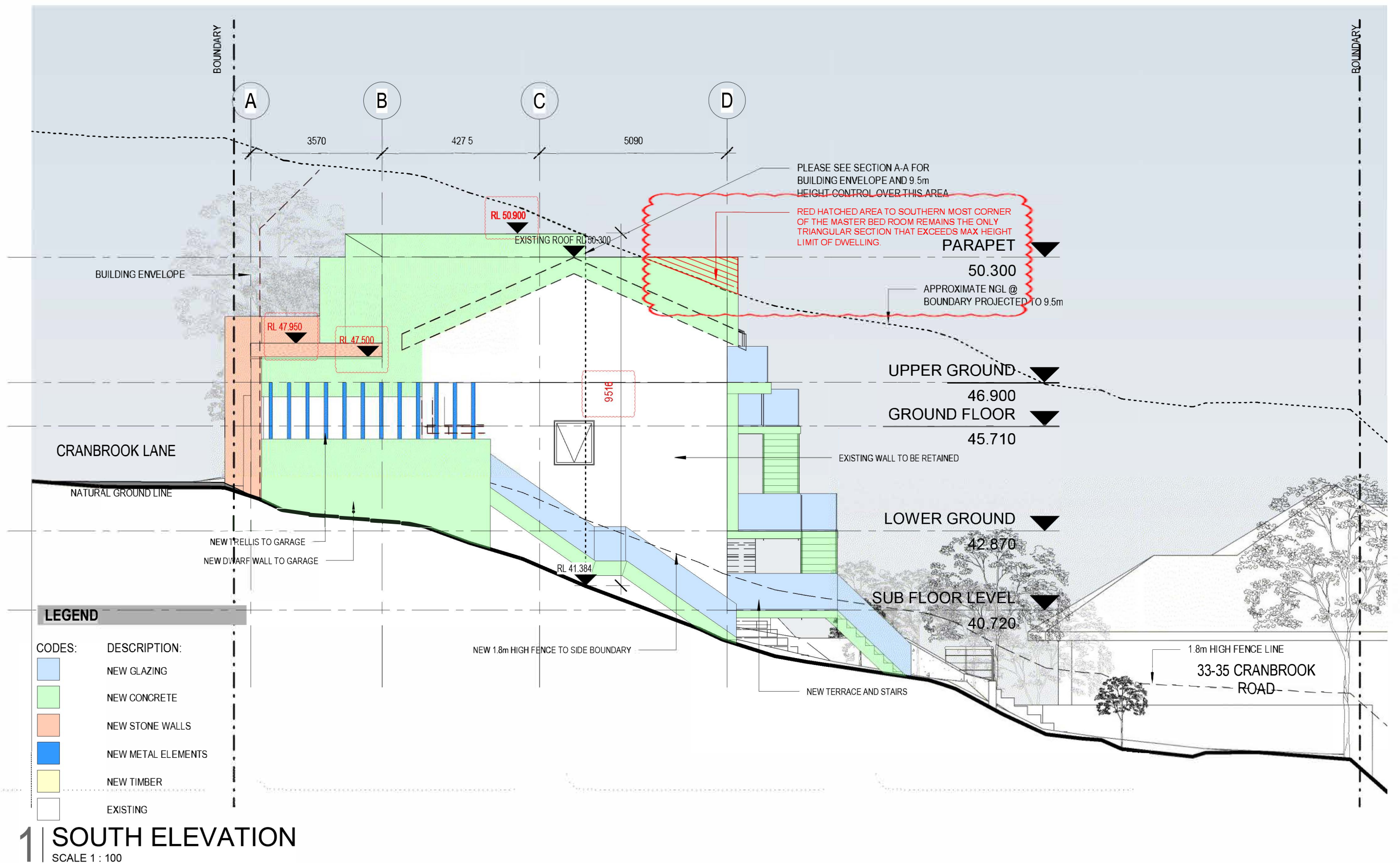
1 EAST ELEVATION

SCALE 1:100

Rev	Client	Project	Drawing	North	Scale	Date	Job No.	Drawing No.
Roger Nahum Pty Ltd. ABN 43 133 430 805 Issue Date Description A 23.06.08 REVISED PER LEC PROCEEDINGS	Ms. Diana Ren	19 CRANBROOK LANE, BELLEVUE HILL NSW 2023	EAST ELEVATION		1:100@A3	01/28/22	21-6347	A204 / -
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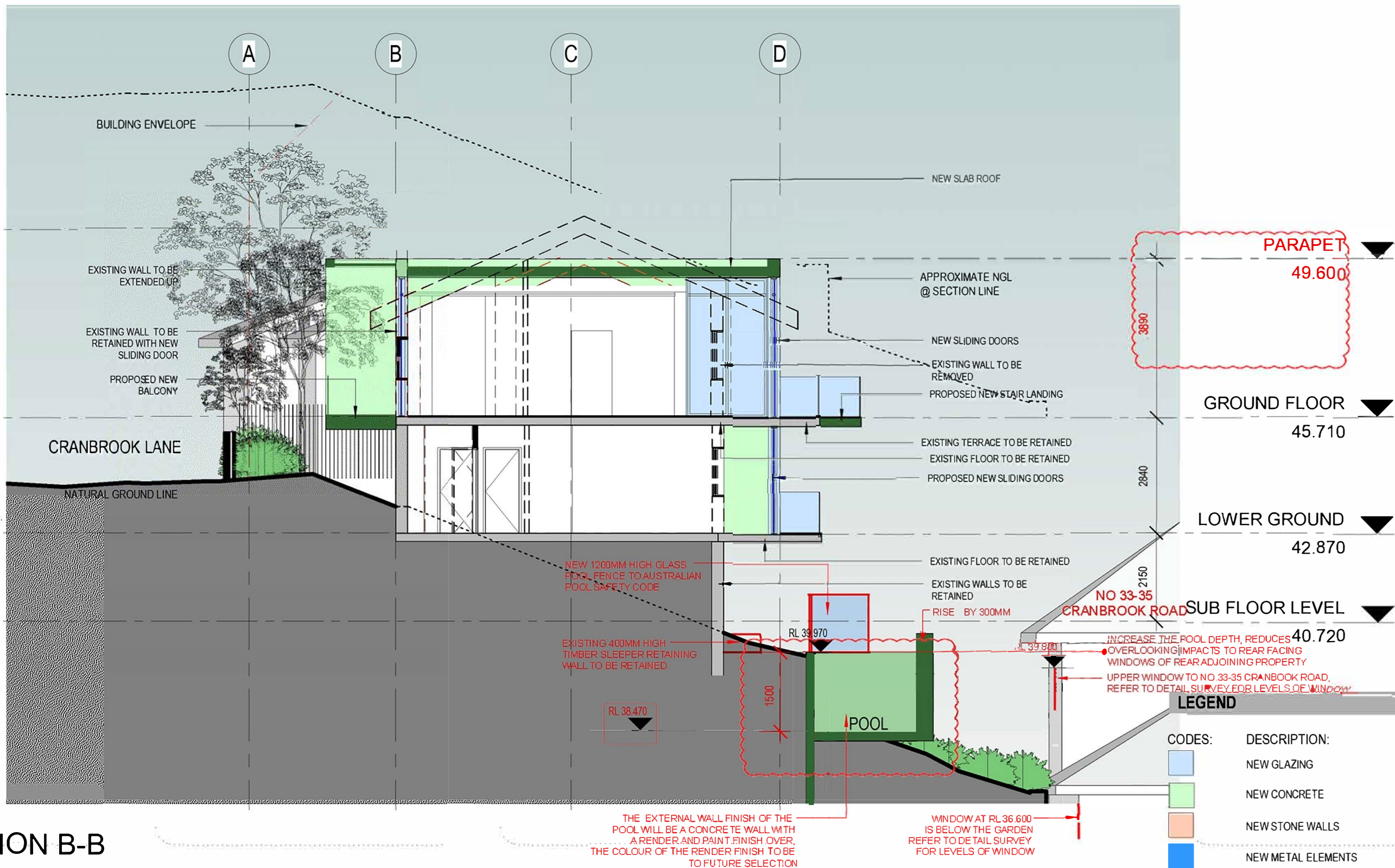
Drawing
SOUTH ELEVATION

North
Scale
Date
Job No.
Drawing No.

1 : 100@A3 01/28/22 21-6347 A205 / -

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1 SECTION B-B

SCALE 1 : 100

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Project

19 CRANBROOK LANE,
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Drawing

SECTION B-B

North

Scale

1 : 100@A3

Date

02/21/22

Job No.

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A302 / -

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