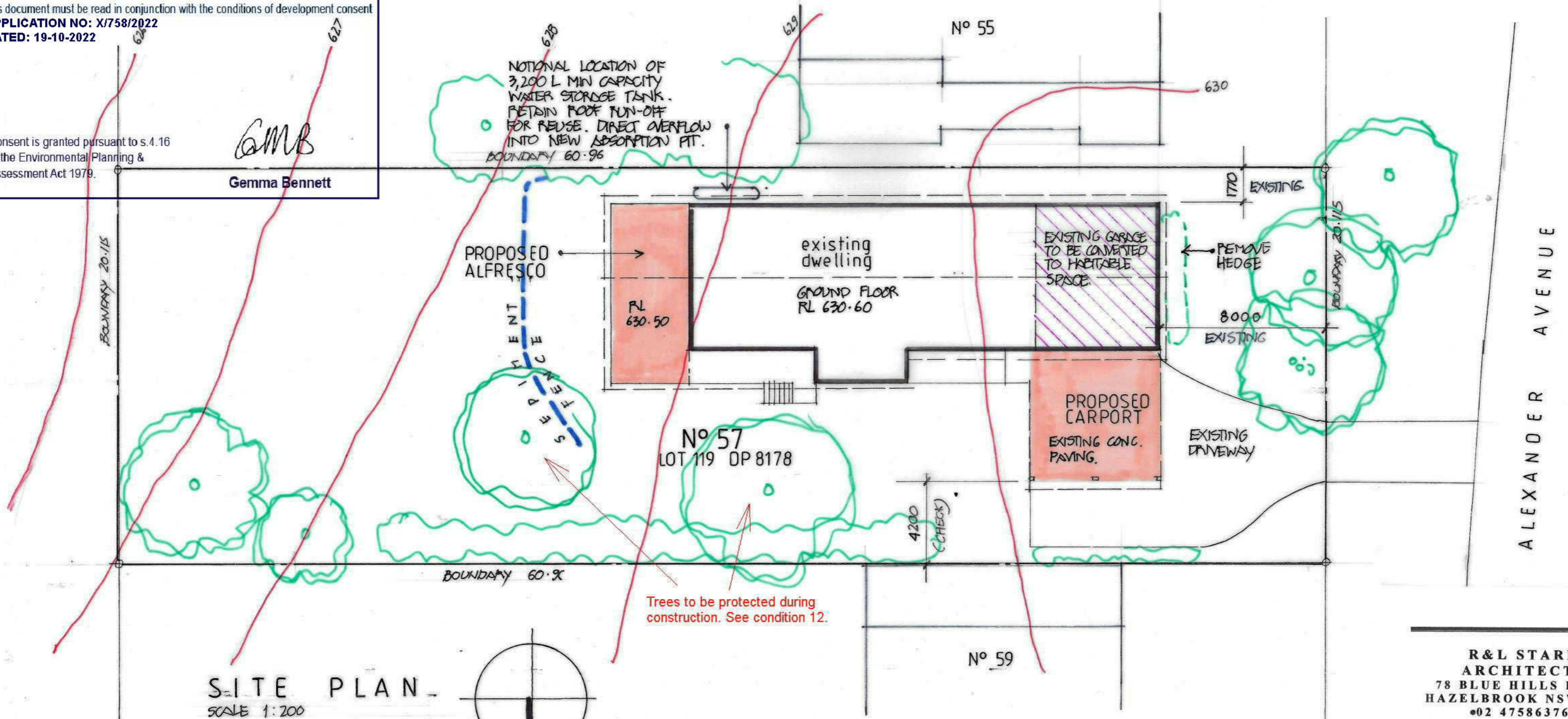


This document must be read in conjunction with the conditions of development consent  
**APPLICATION NO: X1758/2022**  
**DATED: 19-10-2022**

Consent is granted pursuant to s.4.16  
of the Environmental Planning &  
Assessment Act 1979.

*GMB*  
**Gemma Bennett**



**SITE PLAN**  
 SCALE 1:200

**NOTES:**

- INSTALL SEDIMENT CONTROL MEASURES BEFORE COMMENCING ANY EXCAVATION OR EARTHWORKS.
- LOCATE STOCKPILES OF BUILDING MATERIALS AWAY FROM DRAINAGE PATHS AND UPHILL OF SEDIMENT BARRIERS.
- DO NOT LOCATE STOCKPILES ON ROAD RESERVE OR ACCESS WAYS.
- INSTALL SEDIMENT CONTROL DOWN SLOPE OF DISTURBED AREAS. REGULARLY MAINTAIN AT NO MORE THAN 70% CAPACITY UNTIL CONSTRUCTION IS COMPLETE AND THE SITE IS STABILISED.
- PROGRESSIVELY STABILISE THE SITE AS SOON AS POSSIBLE AFTER CONSTRUCTION, SO THAT NO AREA REMAINS EXPOSED TO EROSION DAMAGE FOR MORE THAN 14 DAYS.

**CALCULATIONS**

SITE AREA	: 1226.21 m <sup>2</sup>
BUILDING SITE COVER	
EXISTING	: 183.4 m <sup>2</sup> (14.9%)
PROPOSED	: 225.65 m <sup>2</sup> (18.4% PERMISSIBLE)
LANDSCAPED AREA	: 840.6 m <sup>2</sup> (68.55% x 5 ITB)

**R&L STARR  
 ARCHITECTS**  
 78 BLUE HILLS ROAD  
 HAZELBROOK NSW 2779  
 ☎02 47586376

**ALTERATIONS & ADDITIONS TO  
 EXISTING DWELLING AT  
 No 57 ALEXANDER AVENUE,  
 HAZELBROOK, NSW**

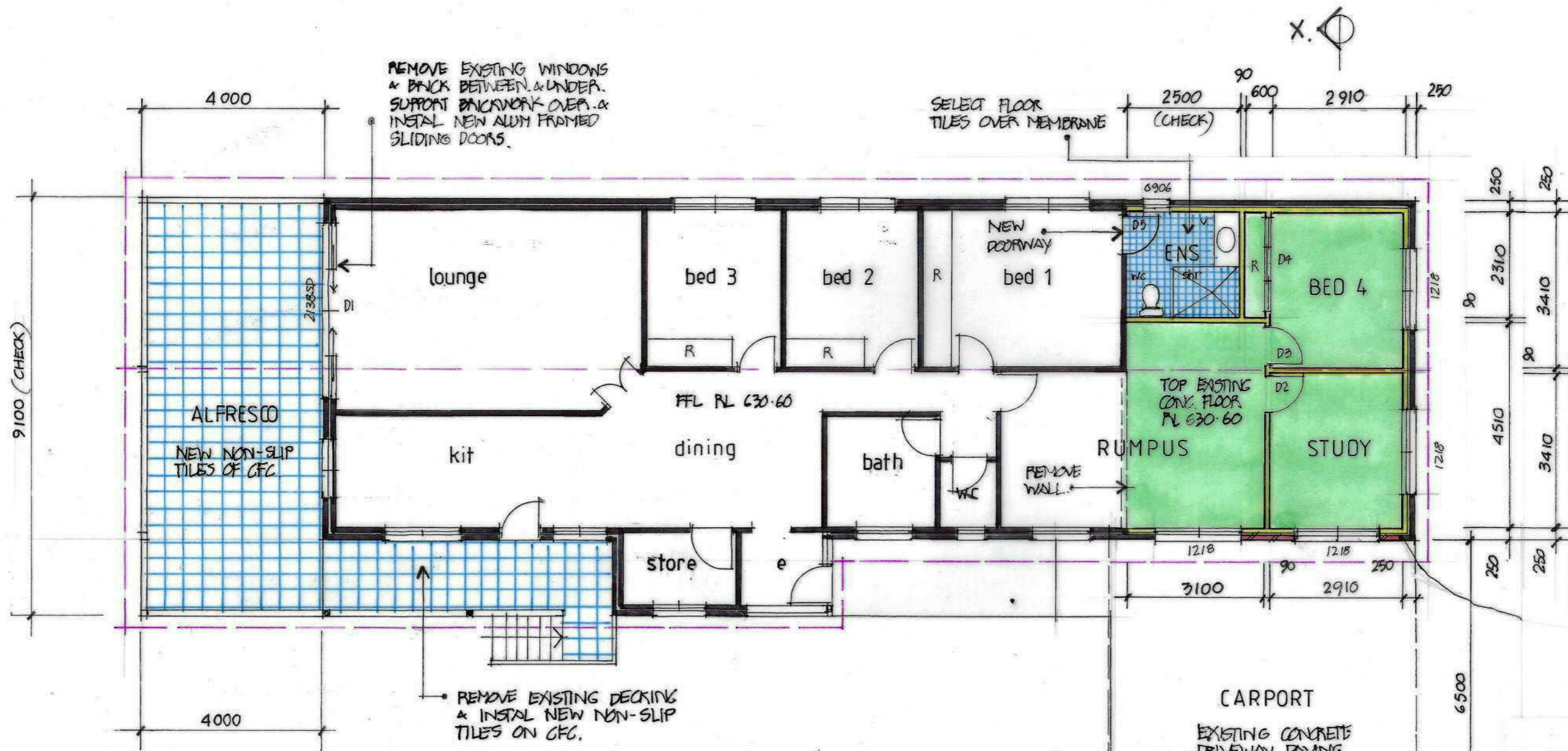
FOR  
**ADAM SCOTT**

SITE PLAN

Scale: 1:200 Drawn: RJS  
 Date: APRIL 2022 Checked:

**2182/02 A**

Dwg No



**GROUND FLOOR PLAN.**  
SCALE 1:100

**R & L STARR ARCHITECTS**  
78 BLUE HILLS ROAD  
HAZELBROOK NSW 2779  
02 47586376

ALTERATIONS & ADDITIONS TO  
EXISTING DWELLING AT  
No 57 ALEXANDER AVENUE,  
HAZELBROOK, NSW

FOR  
ADAM SCOTT

GROUND FLOOR PLAN

**DEVELOPMENT CONSENT APPROVED**

This document must be read in conjunction with the conditions of development consent  
**APPLICATION NO: X/758/2022**  
**DATED: 19-10-2022**

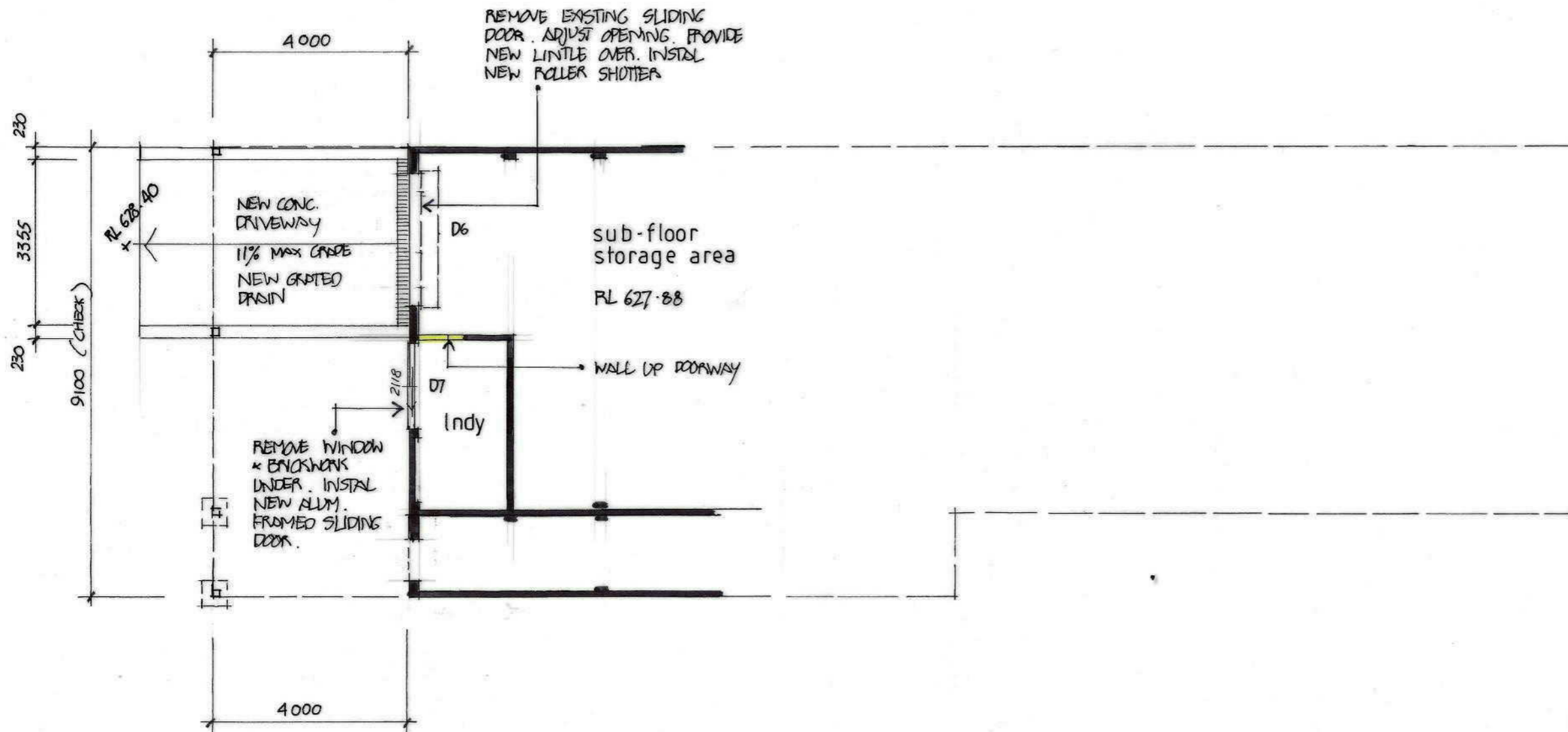
Consent is granted pursuant to s.4.16 of the Environmental Planning & Assessment Act 1979.

*GMB*  
Gemma Bennett

Scale: 1:100 Drawn RJS  
Date: APRIL 2022 Checked

**2182/03**

Dwg No



LOWER GROUND FLOOR PLAN  
SCALE 1:100

R & L STARR  
ARCHITECTS  
78 BLUE HILLS ROAD  
HAZELBROOK NSW 2779  
02 47586376

ALTERATIONS & ADDITIONS TO  
EXISTING DWELLING AT  
No 57 ALEXANDER AVENUE,  
HAZELBROOK, NSW

FOR  
ADAM SCOTT

LOWER GROUND FLOOR PLAN

Scale: 1:100 Drawn: RJS  
Date: APRIL 2022 Checked:

2182/04

Dwg No

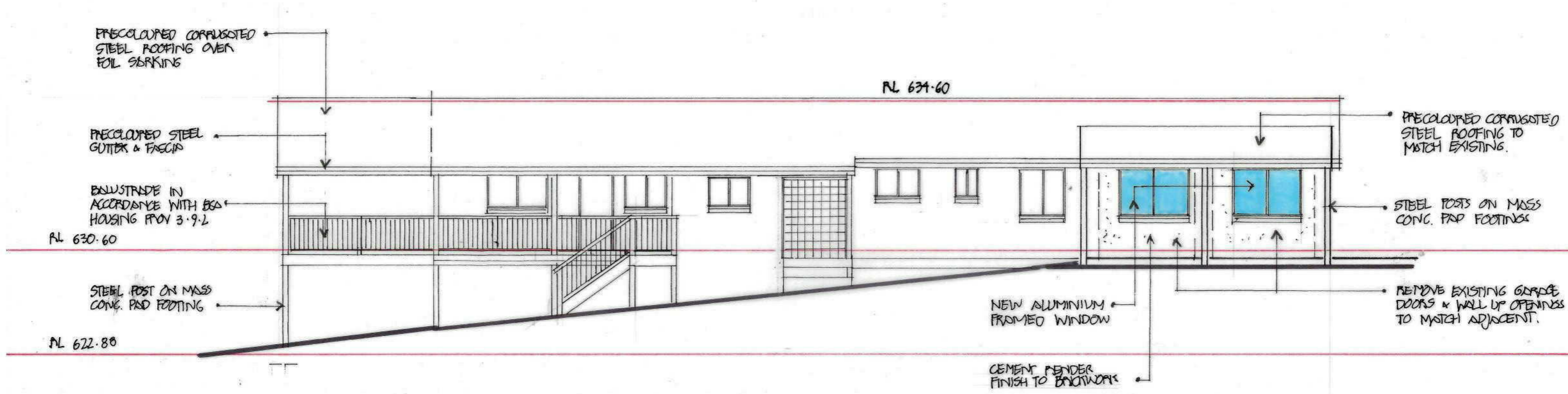


DEVELOPMENT CONSENT  
APPROVED

This document must be read in conjunction with the conditions of development consent  
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Consent is granted pursuant to s.4.16  
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Assessment Act 1979.

Gemma Bennett



**NORTH ELEVATION.**  
SCALE 1:100



**WEST ELEVATION.**  
SCALE 1:100

**R & L STARR ARCHITECTS**  
78 BLUE HILLS ROAD  
HAZELBROOK NSW 2779  
02 47586376

ALTERATIONS & ADDITIONS TO  
EXISTING DWELLING AT  
No 57 ALEXANDER AVENUE,  
HAZELBROOK, NSW

FOR  
ADAM SCOTT

NORTH & WEST ELEVATIONS

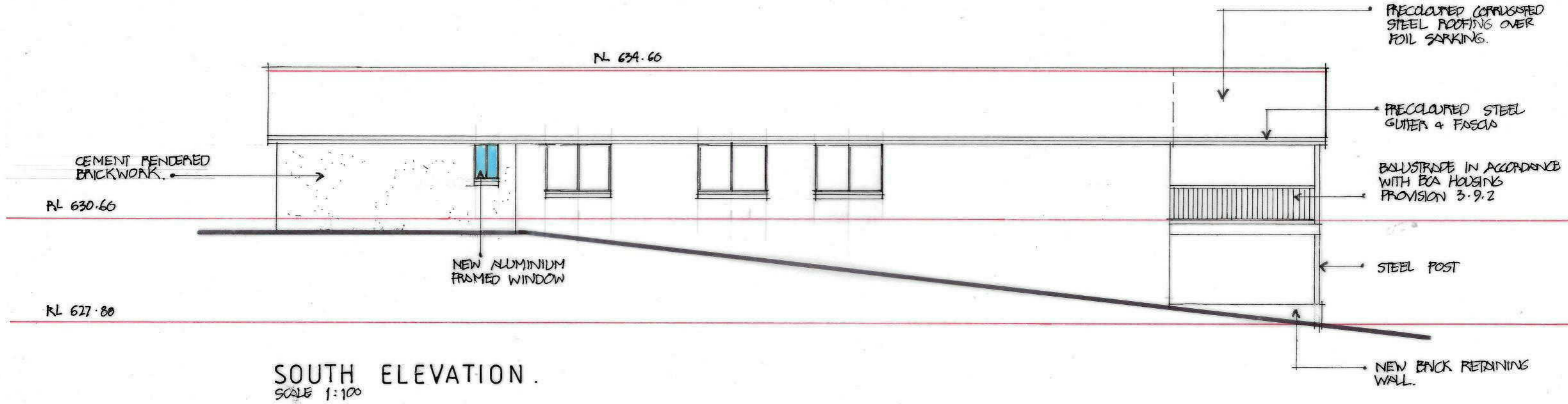
 **DEVELOPMENT CONSENT APPROVED**

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APPLICATION NO: X1758/2022  
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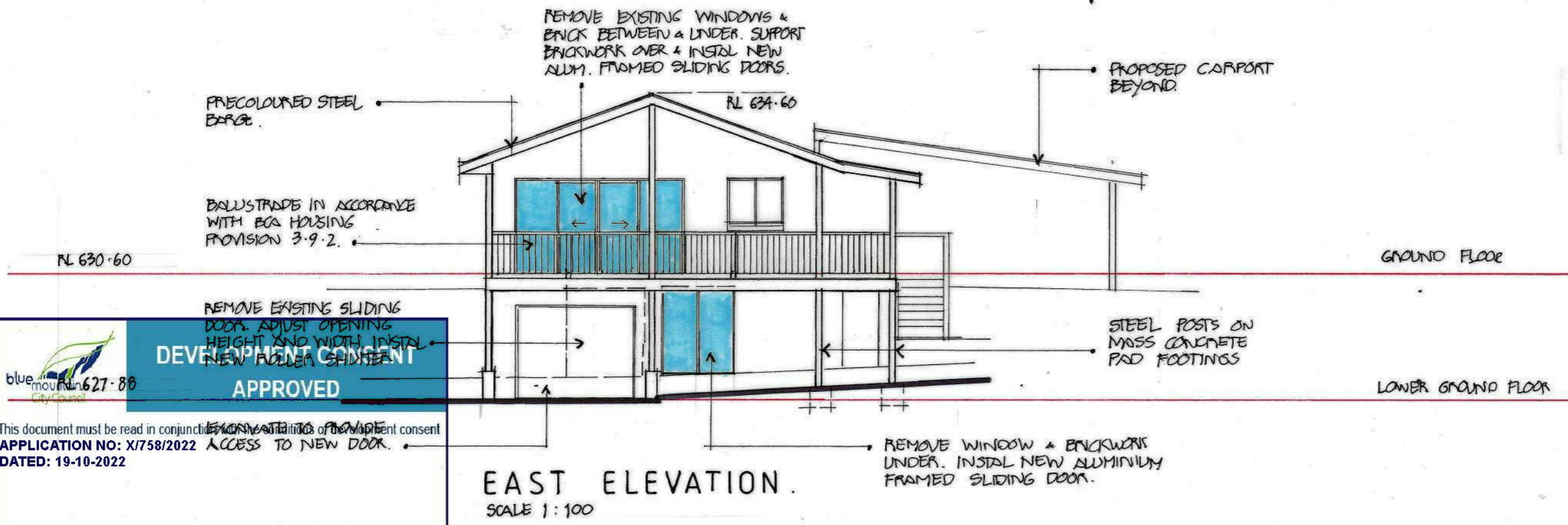
Consent is granted pursuant to s.4.16 of the Environmental Planning & Assessment Act 1979.

  
**Gemma Bennett**

Scale: 1:100 Drawn: RJS  
Date: APRIL 2022 Checked:  
**2182/05**  
Dwg No



**SOUTH ELEVATION.**  
SCALE 1:100



**EAST ELEVATION.**  
SCALE 1:100

**R & L STARR ARCHITECTS**  
78 BLUE HILLS ROAD  
HAZELBROOK NSW 2779  
02 47586376

ALTERATIONS & ADDITIONS TO EXISTING DWELLING AT No 57 ALEXANDER AVENUE, HAZELBROOK, NSW

FOR  
**ADAM SCOTT**

SOUTH & EAST ELEVATIONS

Scale: 1:100 Drawn: RJS  
Date: APRIL 2022 Checked:

**2182/06**

Dwg No

**DEVELOPMENT CONSENT APPROVED**

blue mountain 627-88 City Council

This document must be read in conjunction with the conditions of the development consent.  
APPLICATION NO: X/758/2022  
DATED: 19-10-2022

ENVIRONMENT TO PROVIDE ACCESS TO NEW DOOR.

Consent is granted pursuant to s.4.16 of the Environmental Planning & Assessment Act 1979.

*GMB*

**Gemma Bennett**

## SCHEDULE OF BASIX COMMITMENTS

- At least 40% of new light fittings must be fitted with fluorescent, compact fluorescent or light-emitting-diode lamps.
- All new showerheads must have a flow rate no greater than 9 litres per minute or a 3 star rating.
- All new toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
- All new taps must have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.
- New external brick veneer walls must have insulation with a minimum R-value of 1.66.
- Windows and glazed doors must be in accordance with the following schedule:

## Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m <sup>2</sup> )	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W1	S	0.54	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	W	2.16	0	0	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W3	W	2.16	0	0	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	N	2.16	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	N	2.16	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	E	7.98	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

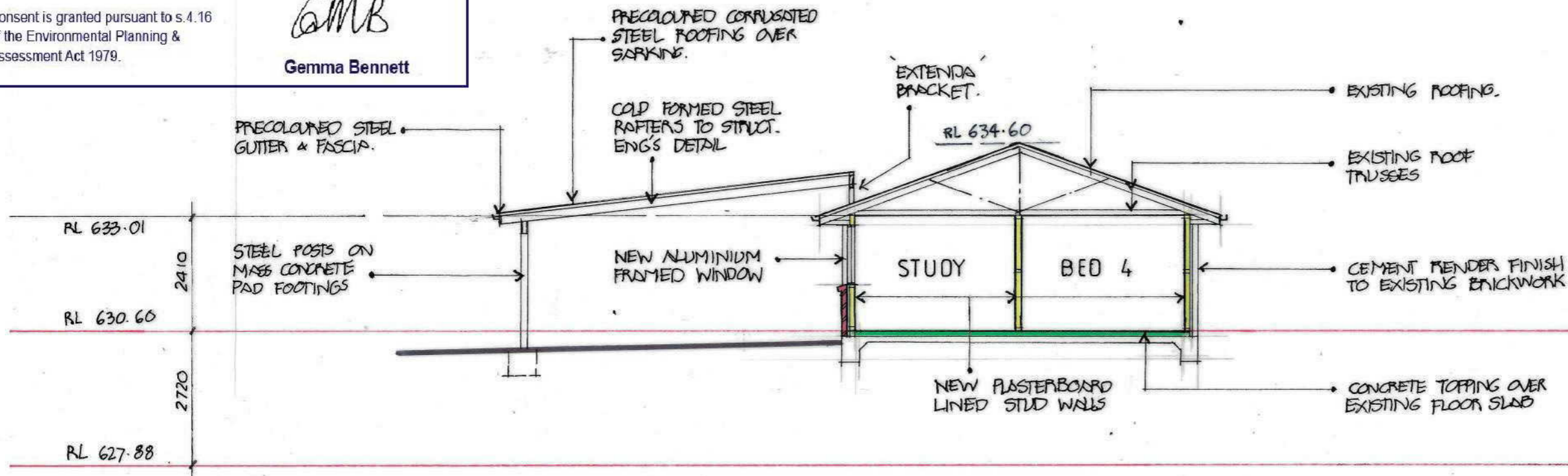


**DEVELOPMENT CONSENT  
APPROVED**

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**DATED: 19-10-2022**

Consent is granted pursuant to s.4.16  
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*GMB*  
**Gemma Bennett**



**SECTION X-X**  
SCALE 1:100

**R & L STARR  
ARCHITECTS**  
78 BLUE HILLS ROAD  
HAZELBROOK NSW 2779  
•02 47586376•

ALTERATIONS & ADDITIONS TO  
EXISTING DWELLING AT  
No 57 ALEXANDER AVENUE,  
HAZELBROOK, NSW

FOR  
**ADAM SCOTT**

SECTION X X & BASIX COMMITMENTS

Scale: 1:100 Drawn: RJS  
Date: APRIL 2022 Checked:

**2182/07**

Dwg No