



22
BREAM

Multi-Dwelling Development

**Certificate No. 0012898560**

Scan QR code or follow website link for rating details.

Assessor name
Noura Al Hazzouri

Accreditation No.
DMN/18/1891

Property Address
22 & 22a Bream
Road, Ettalong Beach
NSW, 2257



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Version 2025.0

ARTISTS IMPRESSION

Barlor Projects Pty. Ltd.		
Lot 2 IN DP12384- 22 & 22a Bream Road, Ettalong Beach 2257		
FRONT PAGE		
Scale: 1:1	ISSUE A	
Job No: RAD26002	Sheet: 1.1	
Date: 7/04/2026	 ACCREDITED BUILDING DESIGNER	
Drawn by: Sandra Trad		



ARTISTS IMPRESSION

Multi-Dwelling Development

Barlor Projects Pty. Ltd.		
Lot 2 IN DP12384- 22 & 22a Bream Road, Ettalong Beach 2257		
UNIT 2 COURTYARD ARTIST IMPRESSION		
Scale:	ISSUE A	
Job No: RAD26002	Sheet: 1.2	
Date: 7/04/2026	 ACCREDITED BUILDING DESIGNER	
Drawn by: Sandra Trad		

red apple design

Sandra Trad m 0431479201 e sandra@redappledesign.com.au



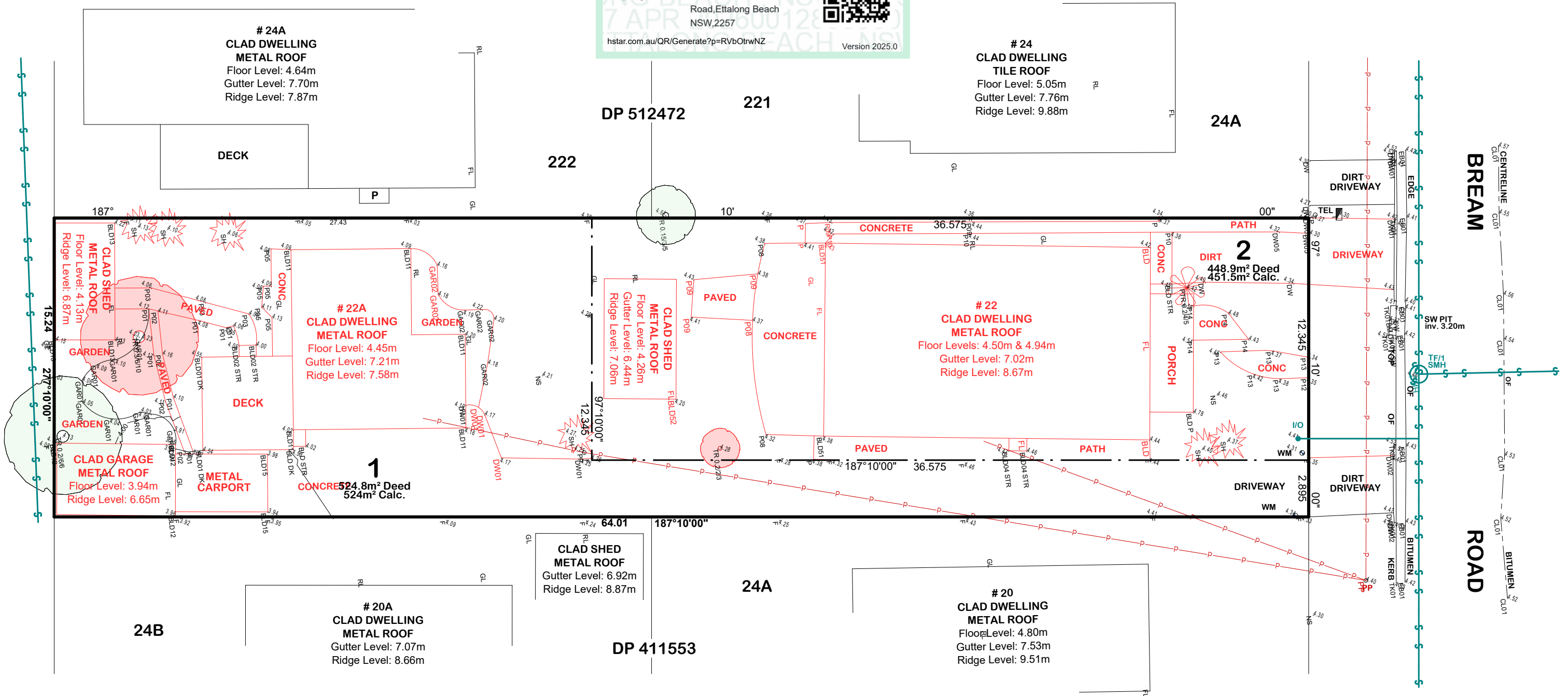
Multi-Dwelling Development

ARTISTS IMPRESSION

Barlor Projects Pty. Ltd.		
Lot 2 IN DP12384- 22 & 22a Bream Road, Ettalong Beach 2257		
UNIT 1 COURTYARD ARTIST IMPRESSION		
Scale:	ISSUE A	
Job No: RAD26002	Sheet: 1.3	
Date: 7/04/2026		
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NOTE: BEARINGS, DISTANCES AND AREAS OF BOUNDARIES ARE FROM LRS RECORDS ONLY. THEY ARE ON MAGNETIC/GRID MERIDIAN. IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY MAYBE NECESSARY

Multi-Dwelling Development

Barlor Projects Pty. Ltd.

Lot 2 IN DP12384- 22 & 22a Bream Road, Ettalong Beach 2257

DEMOLITION PLAN

Scale: 1:200, 1:1

Job No: RAD26002

Date: 7/04/2026

Drawn by: Sandra Trad

ISSUE A

Sheet: 2.1



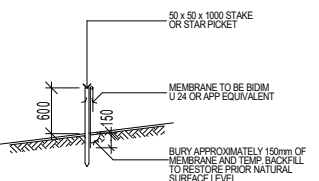
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DEMOLITION PLAN

Note: Builder to verify all dimensions and levels prior to and during construction works.
Note: Builder to provide on-site temporary site fencing to building platform, as required.
Note: Surveyor to check levels on site to set finished floor level as required, prior to works commencing.
Note: Refer to separate Stormwater & Driveway Plans for Design Details being provided by Consulting Engineers.

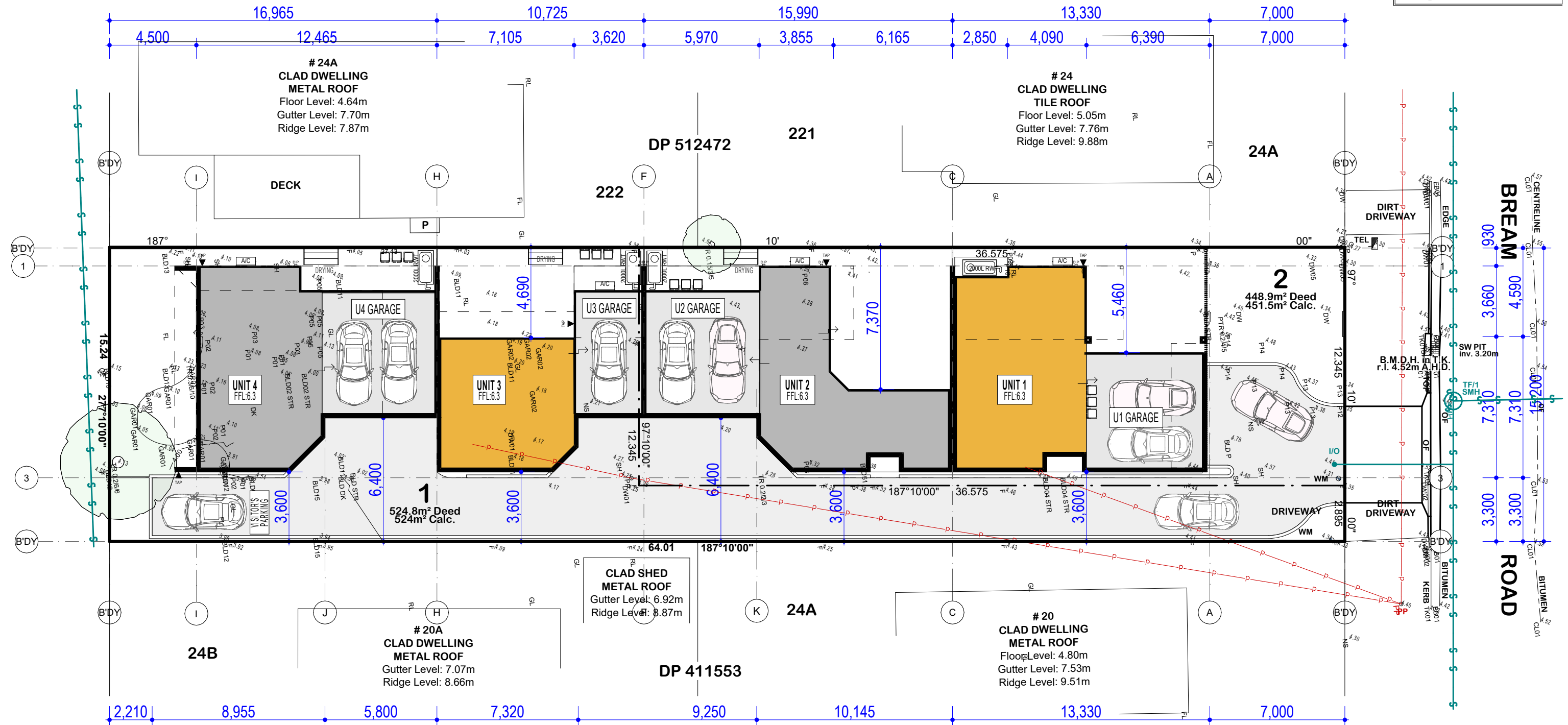
Sediment Fence Installation



Construction Notes

- Construct sediment fences as close as possible to follow the contours of the site.
- Drive 1.5 metre long posts into ground, maximum 3 metres apart.
- Staple to 40 mm square hardwood posts or wire tied to steel posts.
- Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
- Backfill trench over base of fabric and compact on both sides.

SILT FENCING DETAIL



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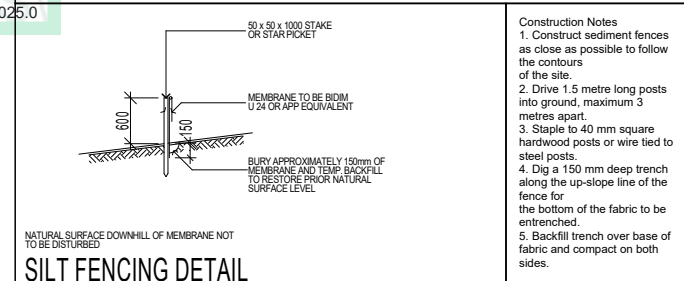
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Sediment Fence Installation



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Lot 2 IN DP12384- 22 & 22a Bream Road, Ettalong Beach 2257

EARTHWORKS & SITE PLAN

Scale: 1:200, 1:1

Job No: RAD26002

Date: 7/04/2026

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Sheet: 2.2



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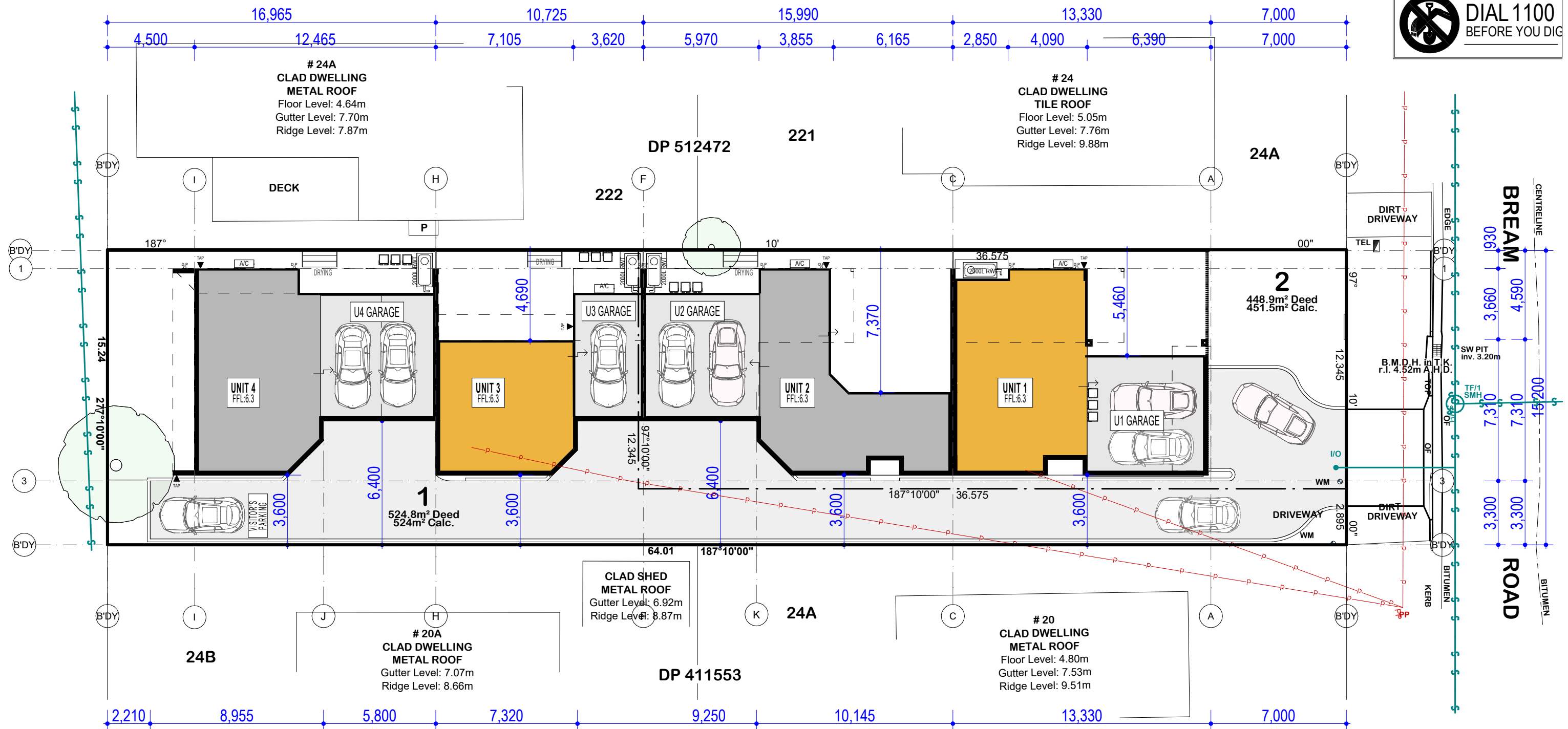
EARTHWORKS & SITE PLAN

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SITE PLAN

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Note: Builder to provide on-site temporary site fencing to building platform, as required.
Note: Surveyor to check levels on site to set finished floor level as required, prior to works commencing.
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Sediment Fence Installation

50 x 50 x 1000 STAKE OR STAR PICKET

MEMBRANE TO BE BDM U 24 OR APP EQUIVALENT

BURY APPROXIMATELY 150mm OF MEMBRANE AND TEMP BACKFILL TO RESTORE PRIOR NATURAL SURFACE LEVEL

NATURAL SURFACE DOWNHILL OF MEMBRANE NOT TO BE DISTURBED

SILT FENCING DETAIL

Construction Notes

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2. Drive 1.5 metre long posts into ground, maximum 3 metres apart.
3. Staple to 40 mm square hardwood posts or wire tied to steel posts.
4. Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
5. Backfill trench over base of fabric and compact on both sides.

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SITE PLAN

Scale: 1:200, 1:1

Job No: RAD26002

Date: 7/04/2026

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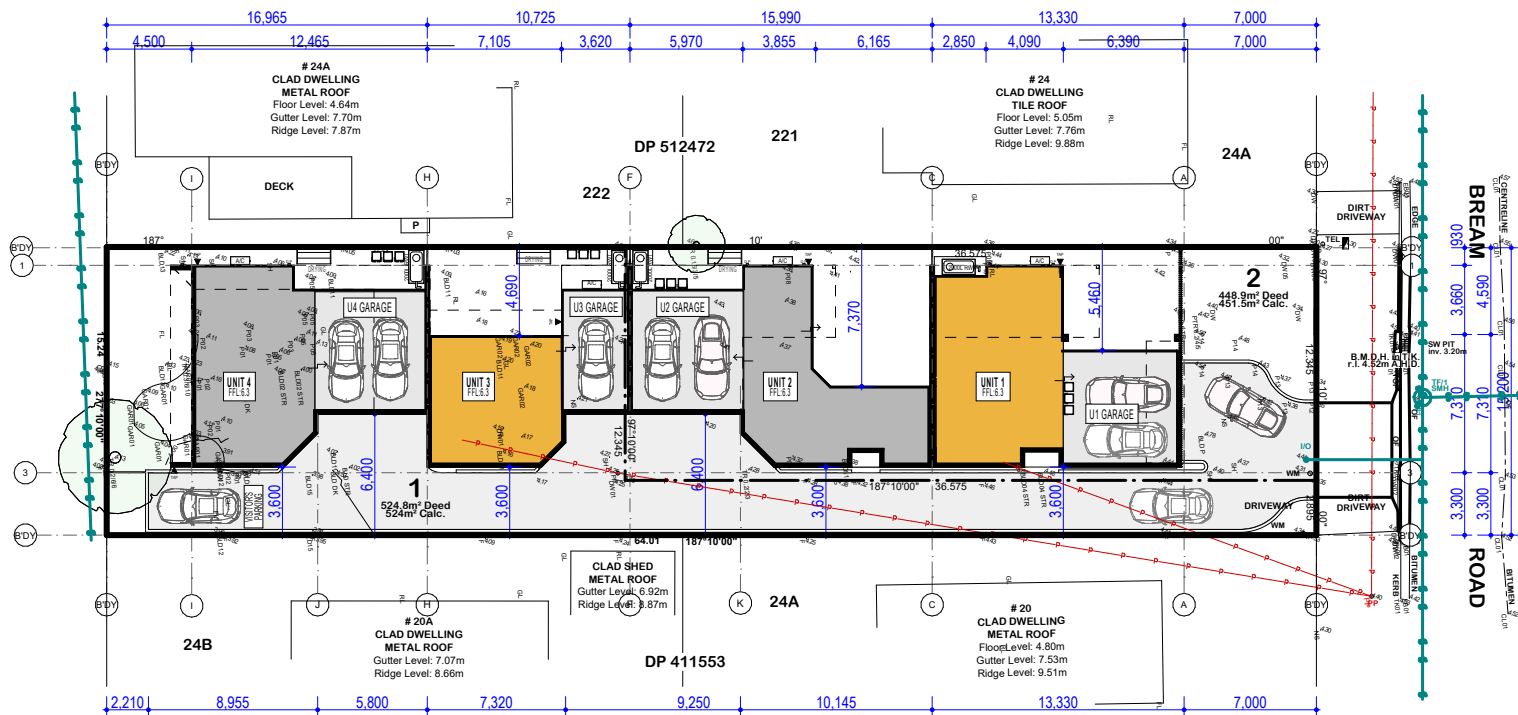
ISSUE A

Sheet: 2.3



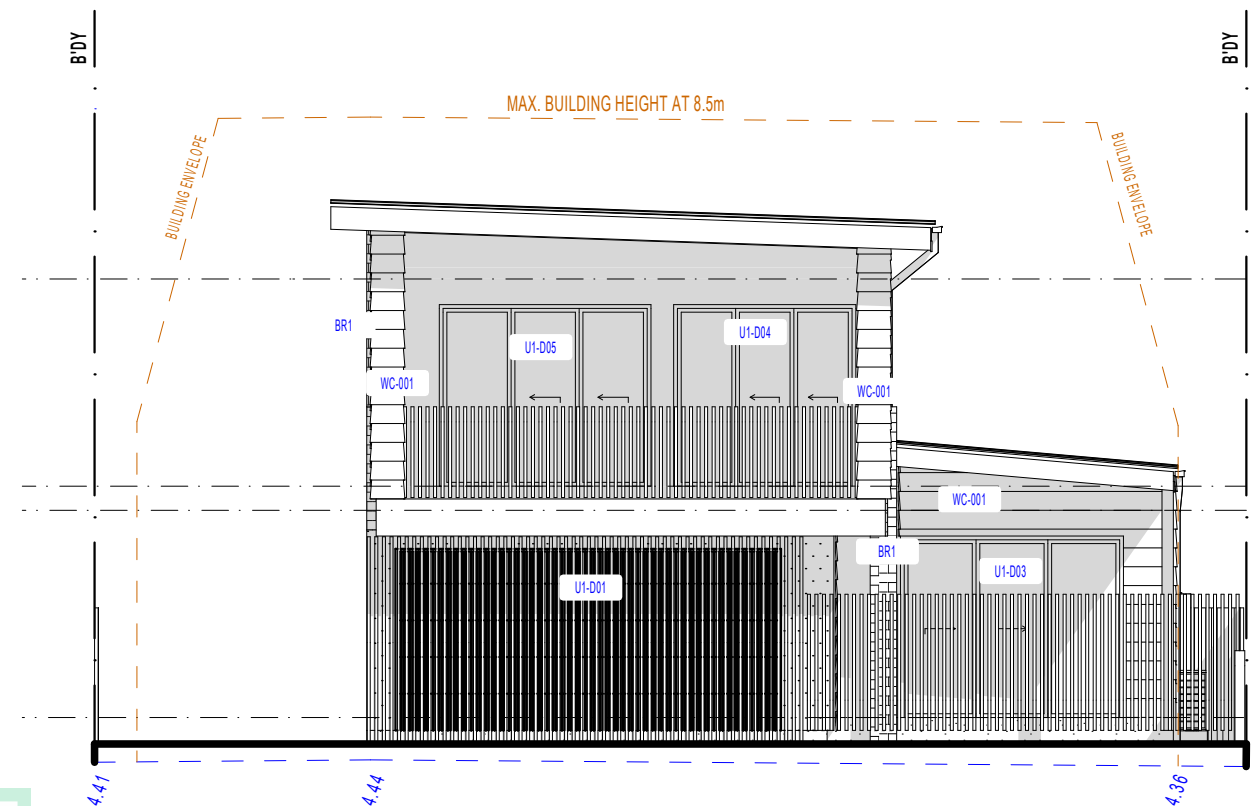
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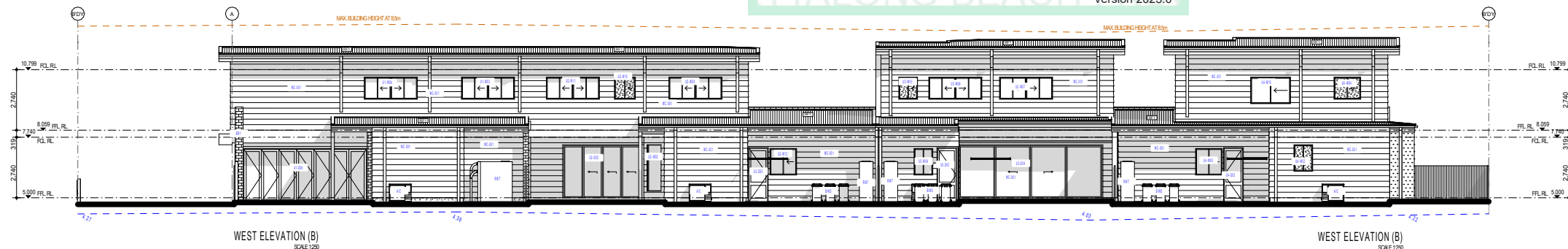


SITE PLAN
SCALE 1:400

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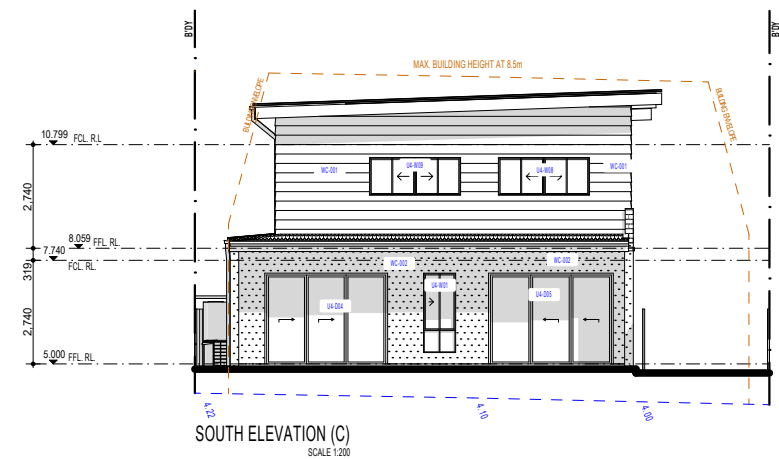


NORTH ELEVATION (A)
SCALE 1:100

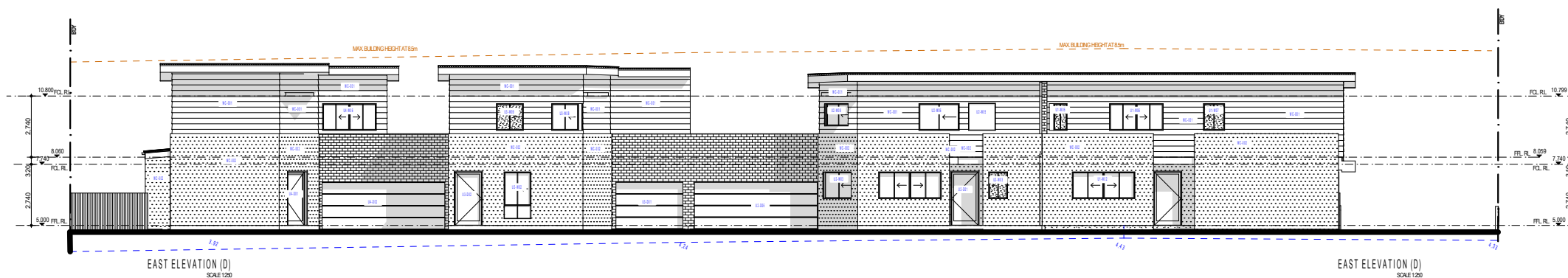


WEST ELEVATION (B)
SCALE 1:250

WEST ELEVATION (B)
SCALE 1:250



SOUTH ELEVATION (C)
SCALE 1:200



EAST ELEVATION (D)
SCALE 1:250

EAST ELEVATION (D)
SCALE 1:250

Multi-Dwelling Development

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Lot 2 IN DP12384- 22 & 22a Bream Road, Ettalong Beach 2257

NOTIFICATION

Scale: 1:400, 1:100, 1:250,
1:200, 1:1

Job No: RAD26002

Date: 7/04/2026

Drawn by: Sandra Trad

ISSUE A
Sheet: 2.4

bdca
ACCREDITED
BUILDING DESIGNER

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PROPOSED PLANTING CHARACTER



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Barlor Projects Pty. Ltd.

Lot 2 IN DP12384- 22 & 22a Bream Road, Ettalong Beach 2257

PLANTING CHARACTER

Scale: 1:100, 1:120, 1:1

Job No: RAD26002

Date: 7/04/2026

Drawn by: Sandra Trad

ISSUE A

Sheet: 2.6



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PLANTING SCHEDULE

CODE	BOTANICAL NAME	COMMON NAME	Typical mature height (metre)	Pot Sizes	Quantity
TREES					
CA	<i>Cupanio p sis anacardioides</i>	Tuckeroo	12	100L	1
LN	<i>Lagerstroemia indica x fauriei 'Natchez'</i>	White Cre pe Myrtle	8	100L	1
BS	<i>Banksia serrata</i>	Old Man Banksia	15	100L	1
DD	<i>Dracaena draco</i>	Dra gon Tree	4	200L	1
MG	<i>Magnolia grandiflora 'Teddy Bear'</i>	Teddy Bear Magnolia	5	75L	4
SHRUBS & FEATURE PLANTS					
Vib odo	<i>Viburnum odoratissimum</i>	Sweet Viburnum Hed ge	3	200mm	43
Rha exc	<i>Rhap is excelsa</i>	Lad y Palm	3	200mm	25
Dyp lut	<i>Dyp sis lutescens</i>	Golden Cane Palm	3	200mm	2
Aga att	<i>Ag ave attenuata x A gave ocahui</i>	Agave Blue Glo w	0.5	200mm	5
Tha xan	<i>Thaumato phyllum xanadu</i>	Xanadu	2	200mm	9
Alo mac	<i>Alocasia macrorrhiza</i>	Giant Taro	2	200mm	10
Asp ela	<i>Aspidistra elatior</i>	Cast Iron Plant	1	200mm	17
Cas gla	<i>Casuarina glauca</i>	Cousin It	0.5	200mm	45
Wes fru	<i>Westrin gia fruticosa</i>	Coastal rosemar y	1	200mm	13
Rha spi	<i>Rhagodia s pinescens</i>	Salt Bush	1	200mm	4
Cor alb	<i>Correa alba</i>	White Correa	1	200mm	25
GROUNDCOVERS, SPREADING PLANTS & GRASSES					
Poa lab	<i>Poa labillardierei</i>	Tussock Grass	1	150mm	22
Dia cae	<i>Dianella caerulea</i>	Blue Flax-lily	0.5	150mm	6
Dic re p	<i>Dichondra re pens</i>	Dichondra lawn	0.2	150mm	77
Chr a pi	<i>Chrysoce phalum a piculatum</i>	Yellow Buttons	0.2	150mm	20

TREES



Cupaniopsis anacardioides



Lagerstroemia indica



Banksia serrata



Dracaena draco



Magnolia 'Teddy Bear'

SHRUBS & FEATURE PLANTS



Viburnum odoratissimum



Rhaps excelsa



Dypsis lutescens



Agave Blue Glow



ThaumatoPHYLLUM xanadu



Alocasia macrorrhiza



Aspidistra elatior



Casuarina glauca



Westringia fruticosa



Rhagodia spinescens



Correa alba

GROUNDCOVERS, SPREADING PLANTS & GRASSES



Poa labillardierei



Dianella caerulea



Dichondra repens



Chrysocephalum apiculatum

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PLANTING SCHEDULE		
Scale:	1:100, 1:120, 1:1	
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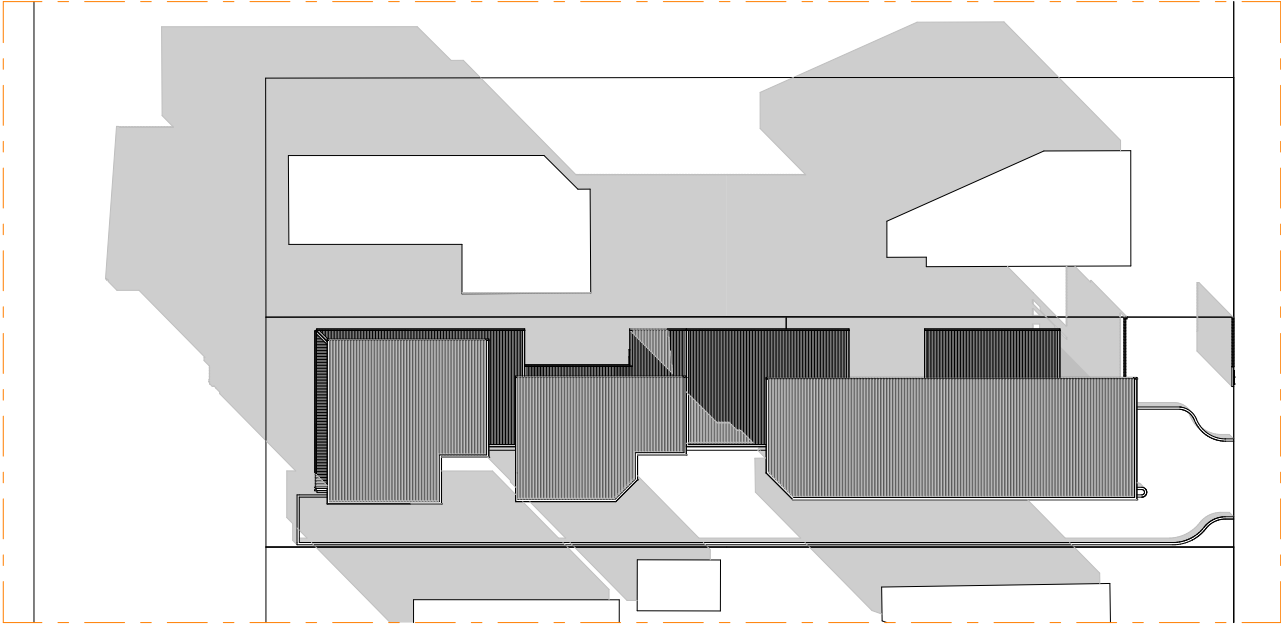
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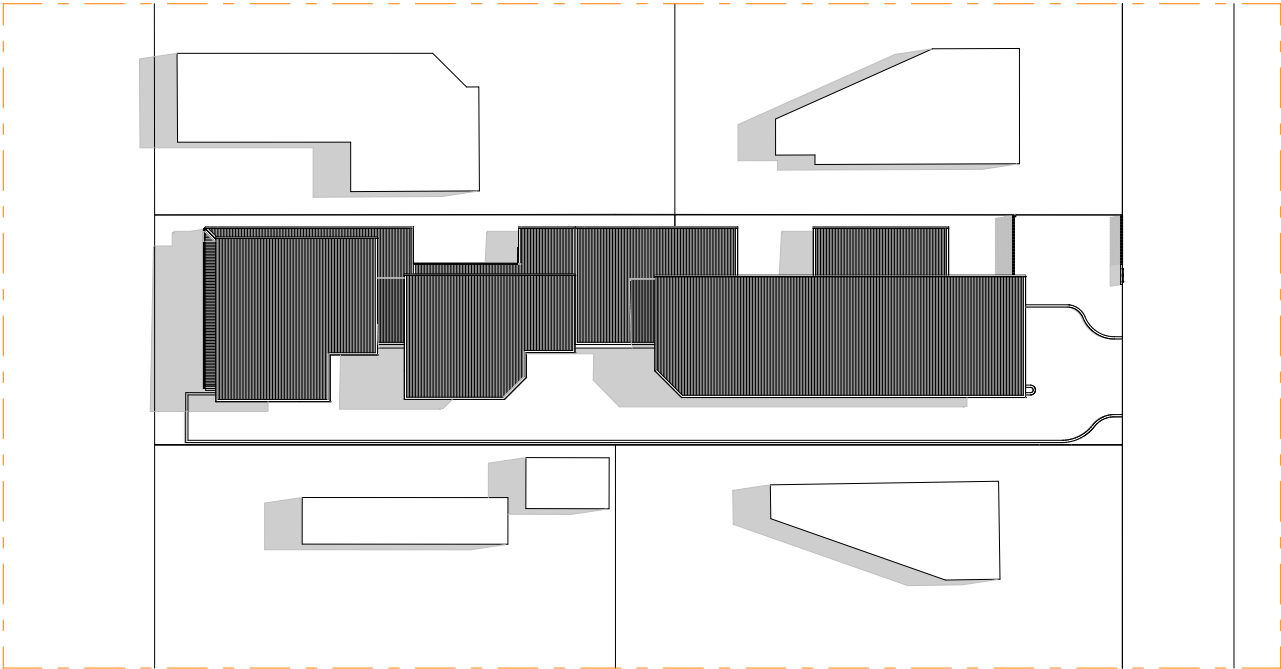
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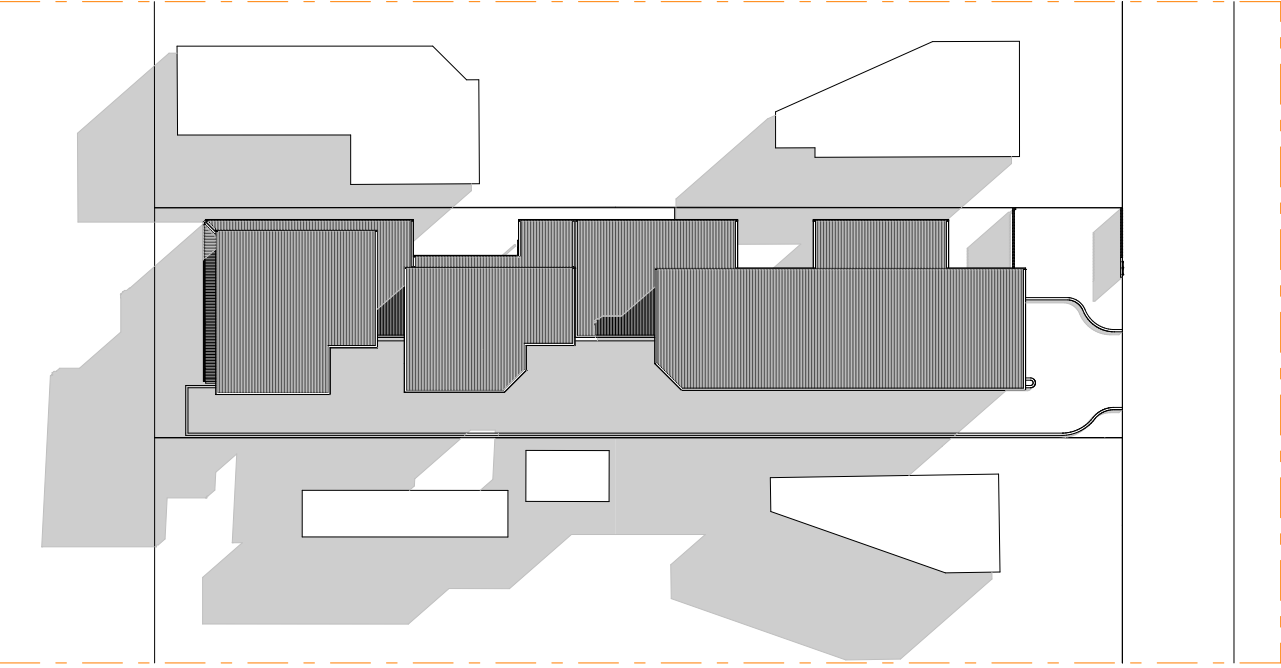
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JUNE 21ST 9:00am - SHADOW



JUNE 21ST 12:00pm - SHADOW



JUNE 21ST 3:00pm - SHADOW



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Multi-Dwelling Development

Barlor Projects Pty. Ltd.

Lot 2 IN DP12384- 22 & 22a Bream Road, Ettalong Beach 2257

JUNE SHADOW DIAGRAMS

Scale: 1:500, 1:1

Job No: RAD26002

Date: 7/04/2026

Drawn by: Sandra Trad

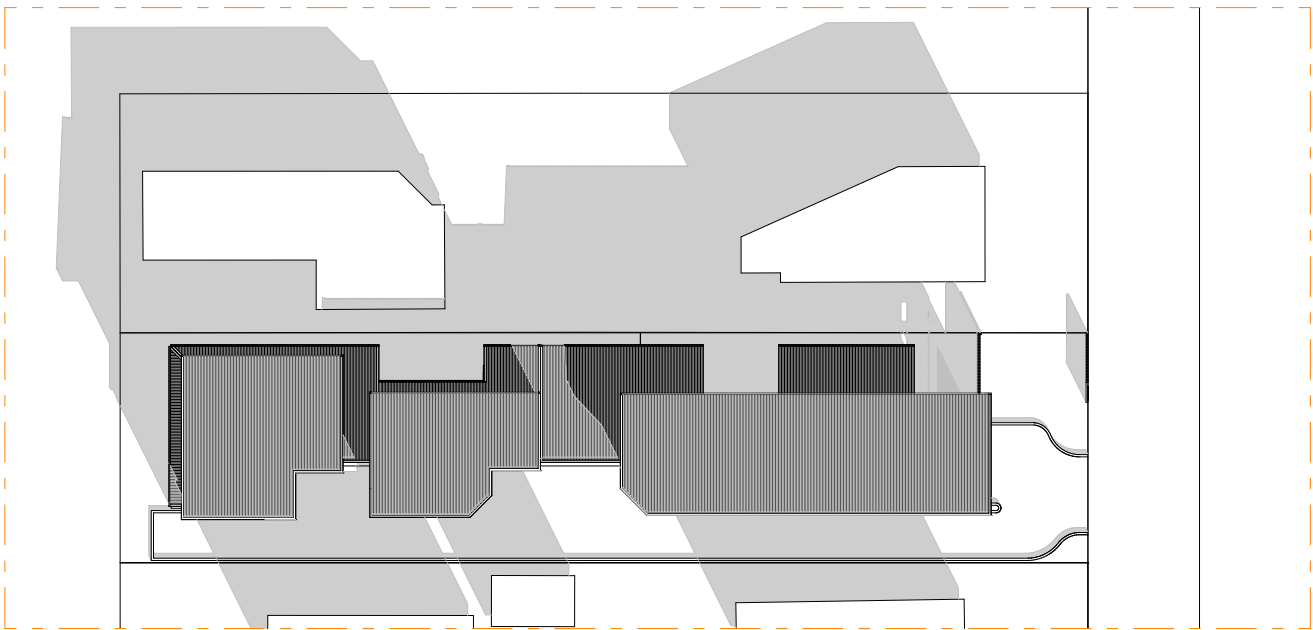
ISSUE A

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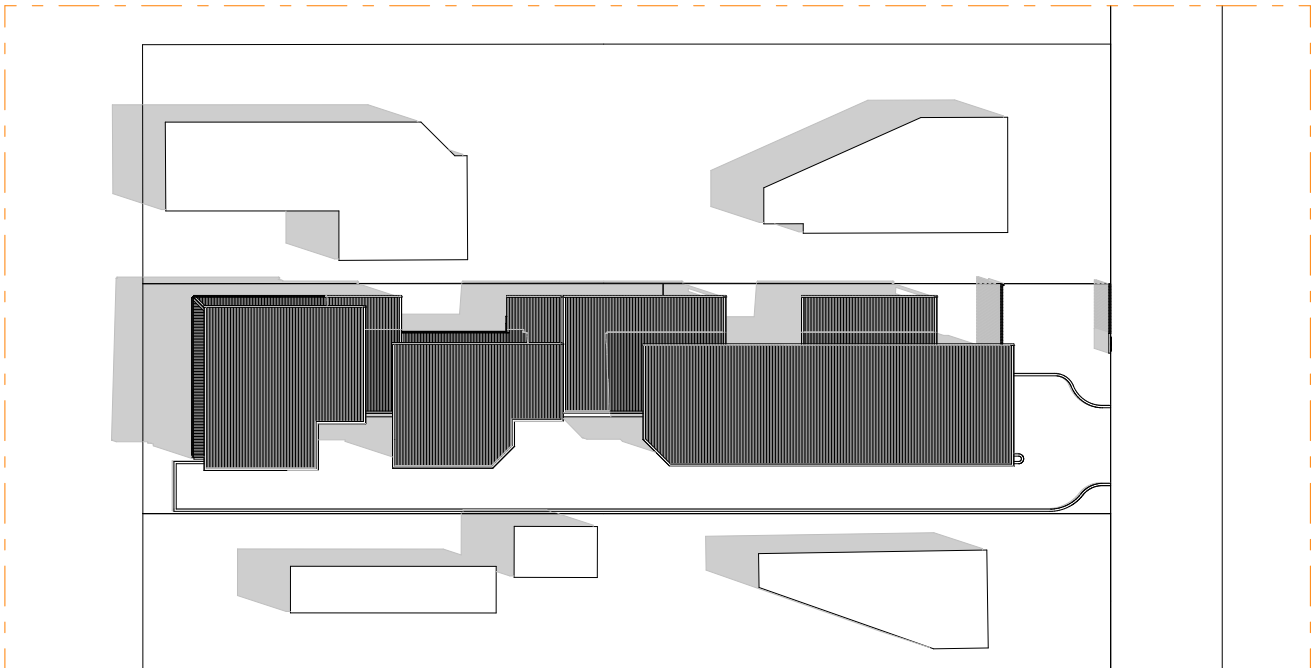


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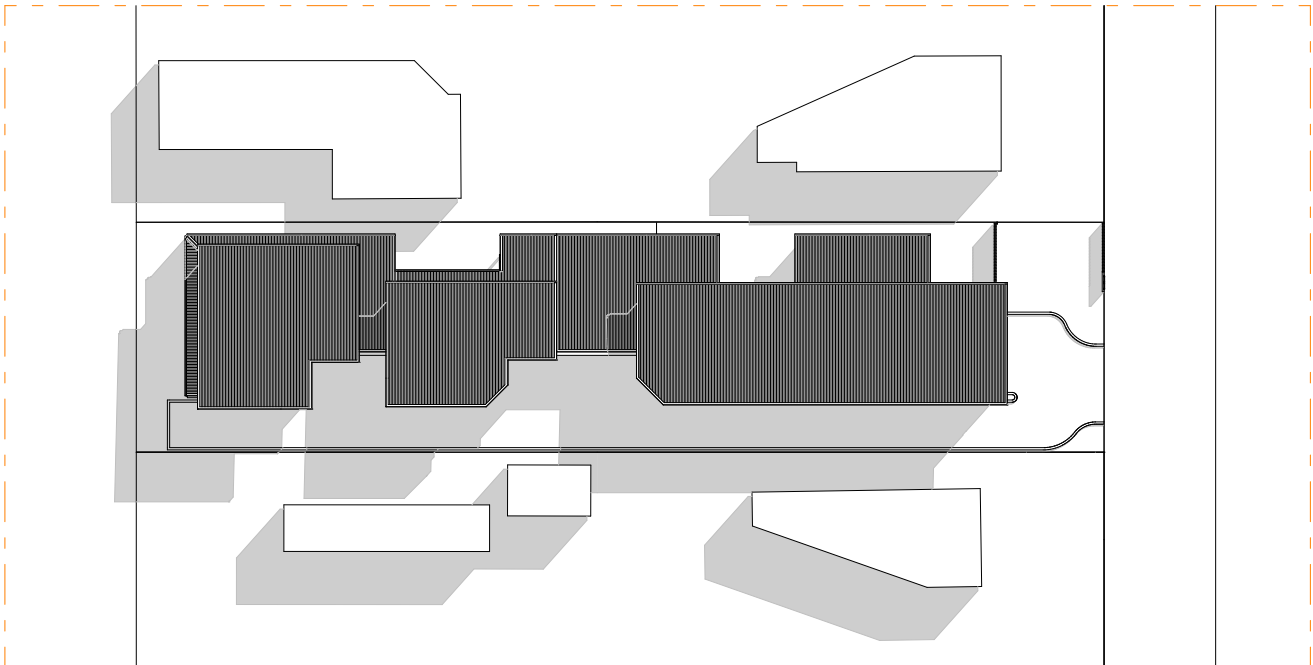
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MARCH 21ST 9:00am - SHADOW



MARCH 21ST 12:00pm - SHADOW



MARCH 21ST 3:00pm - SHADOW

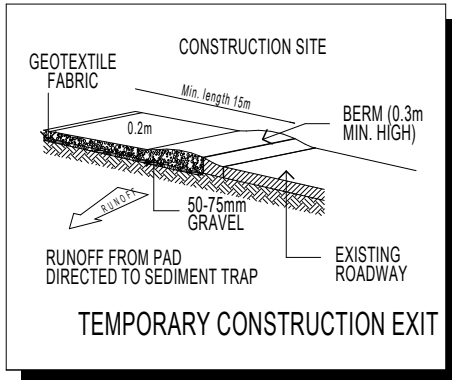
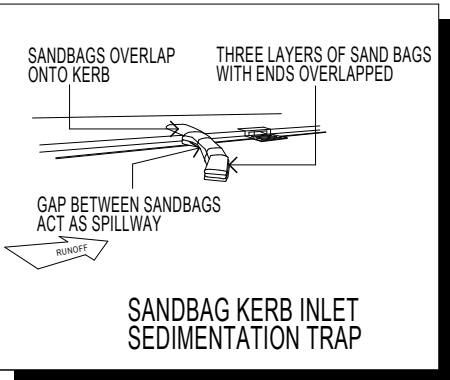
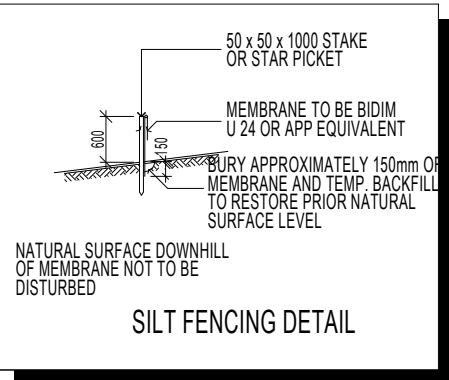
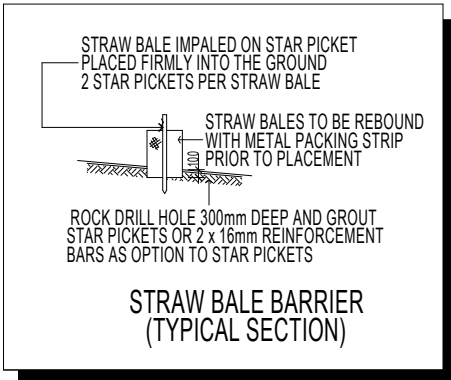
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Lot 2 IN DP12384- 22 & 22a Bream Road, Ettalong Beach 2257		
MARCH SHADOW DIAGRAMS		
Scale: 1:500, 1:1	ISSUE A	 ACCREDITED BUILDING DESIGNER
Job No: RAD26002	Sheet: 2.9	
Date: 7/04/2026		
Drawn by: Sandra Trad		



DUST CONTROL MEASURES:

IF THE SITE BECOMES DUSTY DURING HOTTER MONTHS
(FIRSTLY) WILL SPRINKLE WATER ON THE DUST

ANY AREA OF ROAD BASE WILL BE POSITIONED FOR HEAVY
VEHICLES TO REDUCE & PROVIDE AN AREA TO WASH TRUCKS
OFF (IF REQUIRED)

NOISE & VIBRATION MEASURES:

ALL EXCAVATION WILL BE CARRIED OUT BETWEEN THE TIME
SETOUT IN THE COUNCIL CONDITIONS

MACHINERY SIZE WILL BE KEPT TO A MINIMUM REQUIRED FOR
THE JOB

KEY	
	SOLAR ACCESS
	NUMBER OF STOREY'S
	PREVAILING WINDS
	NOISE
	VEHICULAR SITE ENTRY
	HWS
	PRIVATE OPEN SPACE
	OVERLOOKING
	RAINWATER TANK
	A/C UNIT (if required)

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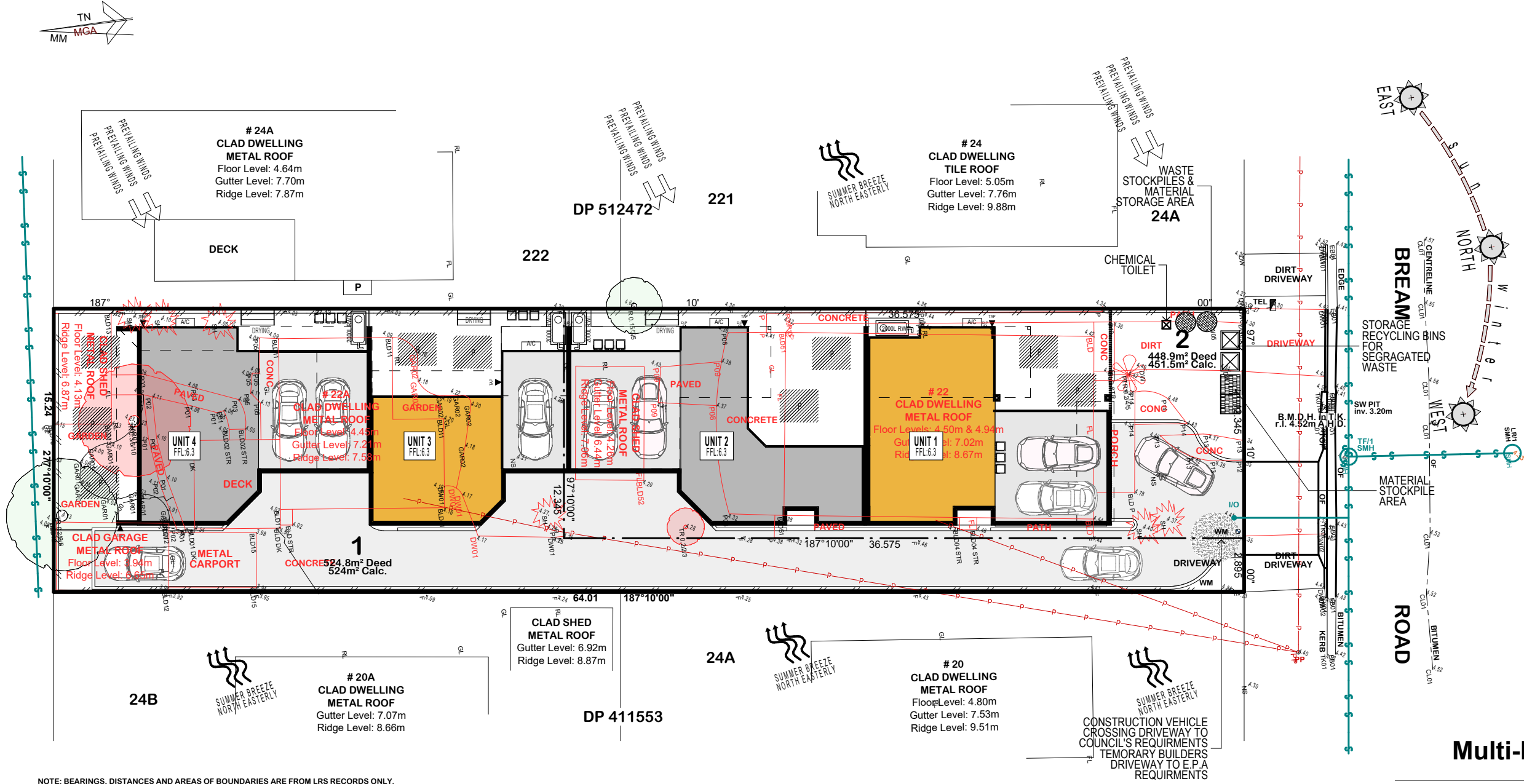
**DIAL 1100
BEFORE YOU DIG**

NOTE:
Floor wastes are required in areas with
showers.

Note:
Mechanical light and ventilation to any bath
room, WC and Laundry that does not have
access to natural supply.

The National Construction Code (NCC) 2022
requires that all floor wastes in wet areas
have a gradient to the waste of between
1:50 and 1:80:

1. The minimum continuous fall of the floor
plane to the waste must be 1:80
2. The maximum continuous fall of the floor
plane to the waste must be 1:50



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WASTE & SEDIMENT CONTROL PLAN

Scale: 1:100, 1:120, 1:250, 1:1
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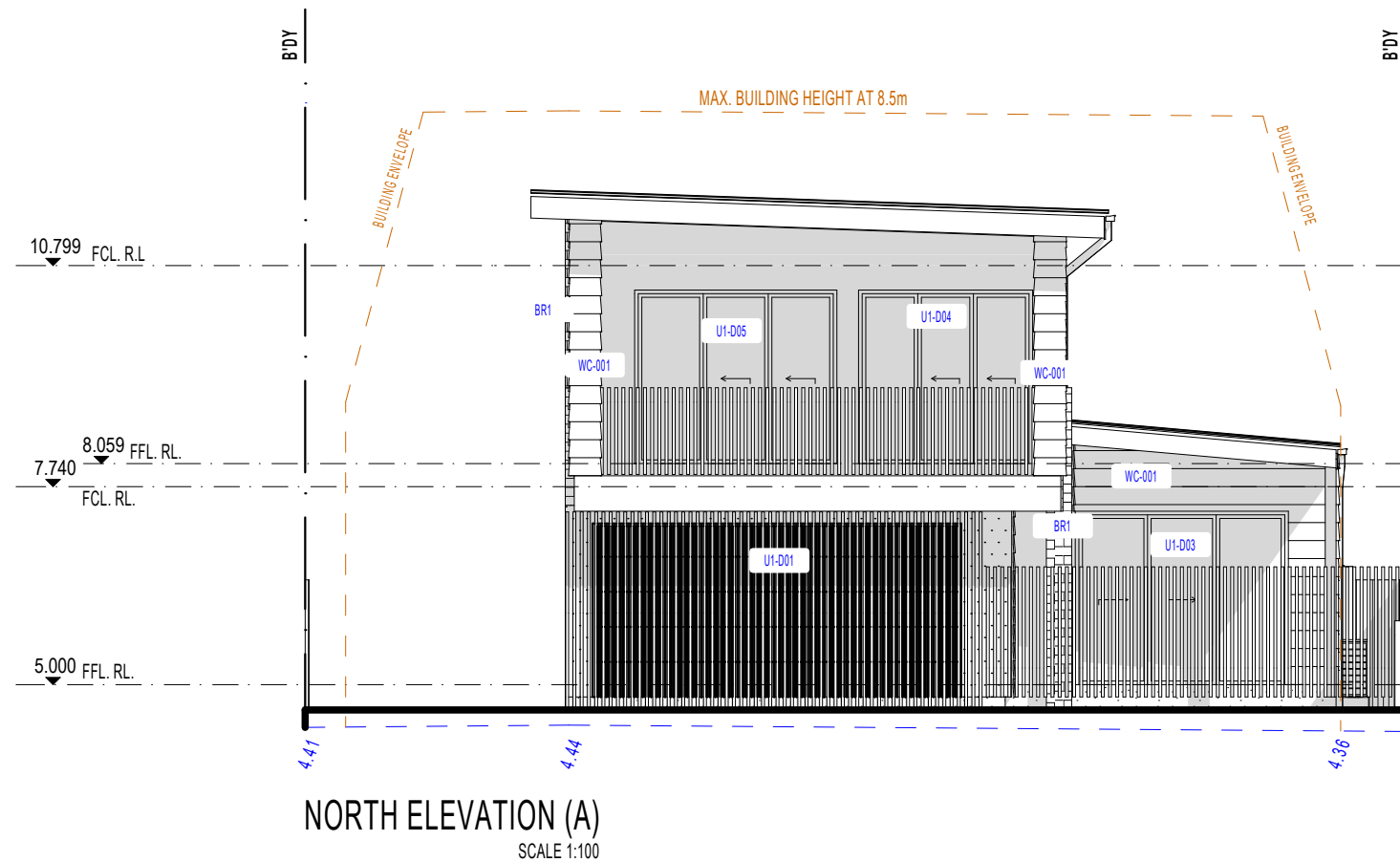
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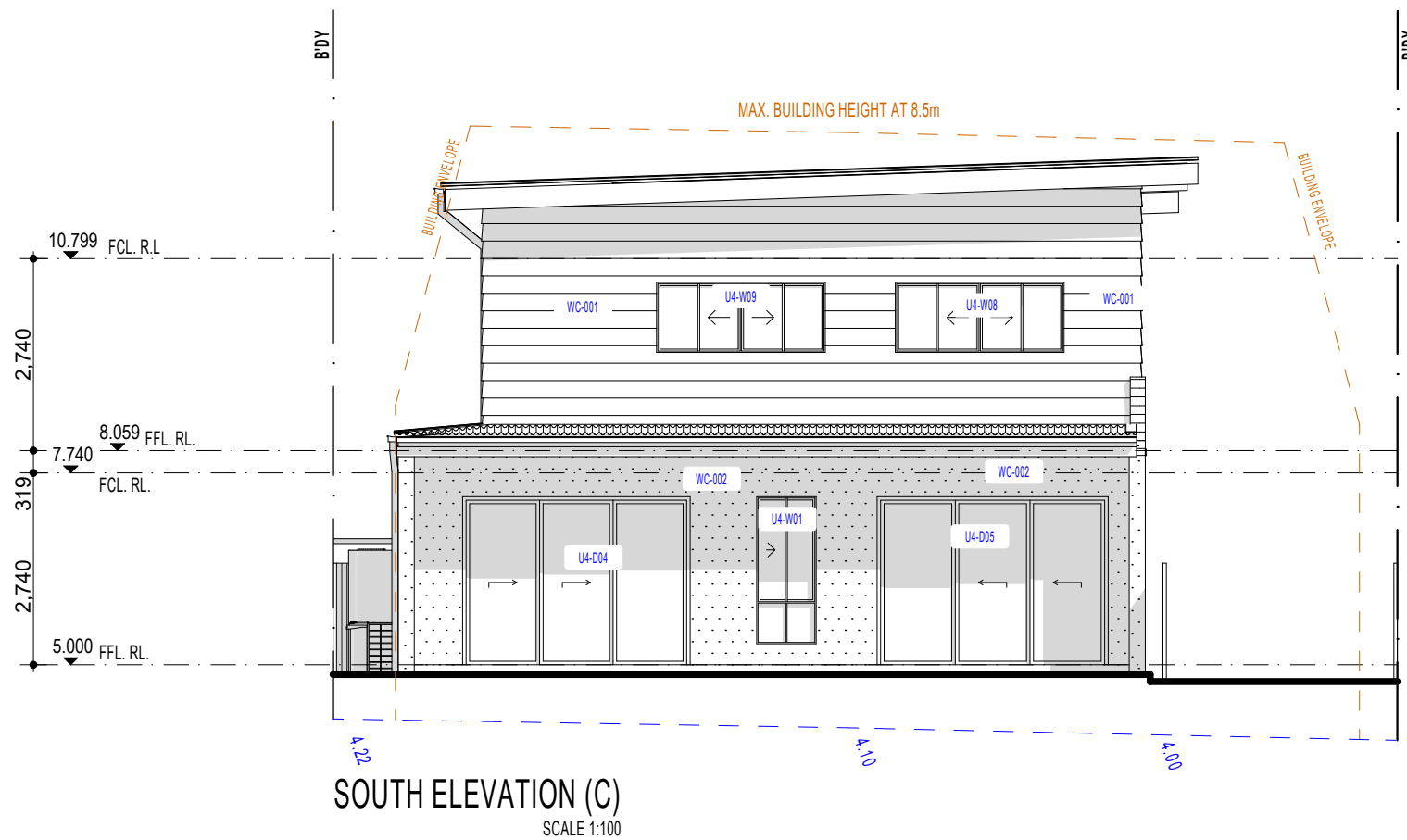
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NORTH ELEVATION (A)
SCALE 1:100



SOUTH ELEVATION (C)
SCALE 1:100

STANDARDS SUMMARY
CONCRETE - To AS2870.1-1996 and AS3600-2009. TERMITE PROTECTION - To comply with the provisions of Part 3.1.3 of the NCC and with AS3660.1-2000. SMOKE DETECTORS - To comply with the provisions of Part 3.7.2 of the NCC & to relevant Australian Standards. MASONRY - To comply with AS 3700. BRICK TIES & ARTICULATION JOINTS - To AS 3700. TIMBER - To AS1684.2 - 2010. WET AREAS - To comply with the provisions of Part 3.8.1 of the NCC & to relevant Australian Standards. INSULATION - Bulk Insulation to AS3999-1992, Sarking to AS4200.1-1994. ROOFING - Concrete tiles to AS2049-2002 to be fixed in accordance with AS2050-2002, plumbing to AS3500-2003. GLASS - All glazing to conform to AS1288-2006.

EXTERNAL FINISHES
CL - 150 x 150 TIMBER COLUMN - DULUX LEXICON QUARTER OR SIMILAR
RT - BRICK BAG AND PAINT - DULUX LEXICON QUARTER OR SIMILAR
CLT - SELECTED LIGHTWEIGHT CLADDING
RF1 - COLORBOND ROOFING - LIGHT COLOUR
BG - COLORBOND BARGE BOARD
W - POWDER COATED ALUMINIUM FRAMED WINDOWS & DOORS
DR1 - HUMES FRONT ENTRY DOORS
SDR1 - COLORBOND STEEL PANEL LIFT GARAGE DOOR
F1 - 1800 HIGH COLORBOND FENCING
P1 - PAINTED TIMBER BEAMS AND RAFTERS AT ALFRESCOS

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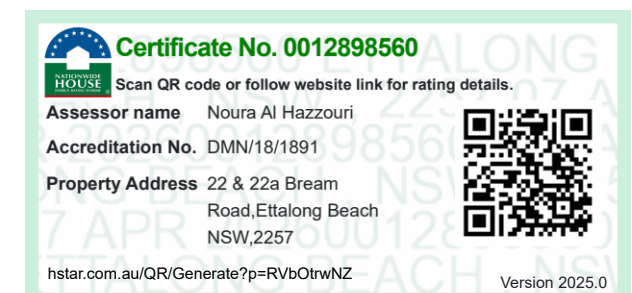
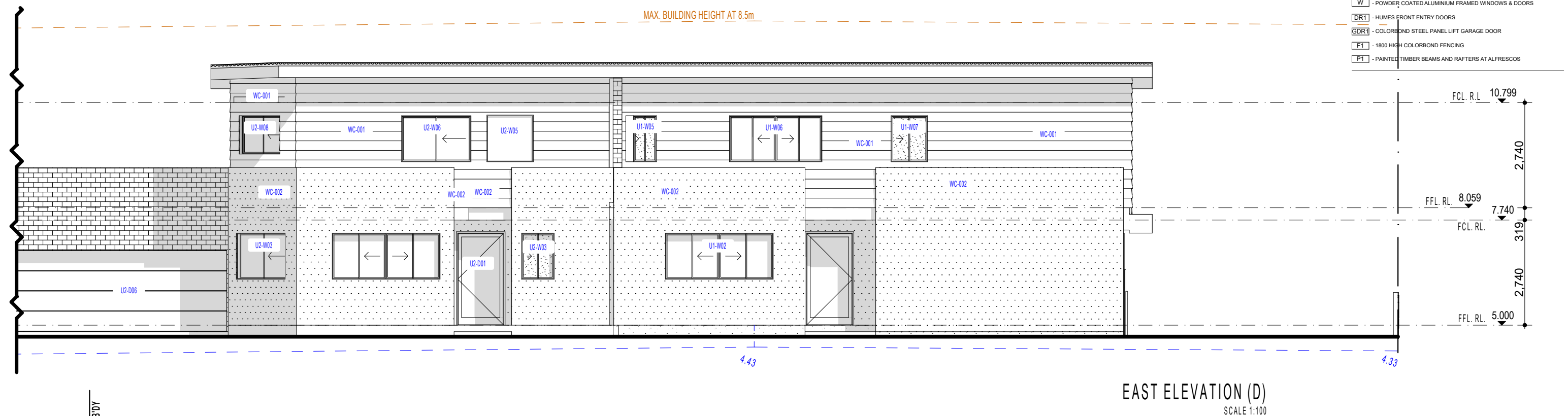
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ELEVATIONS

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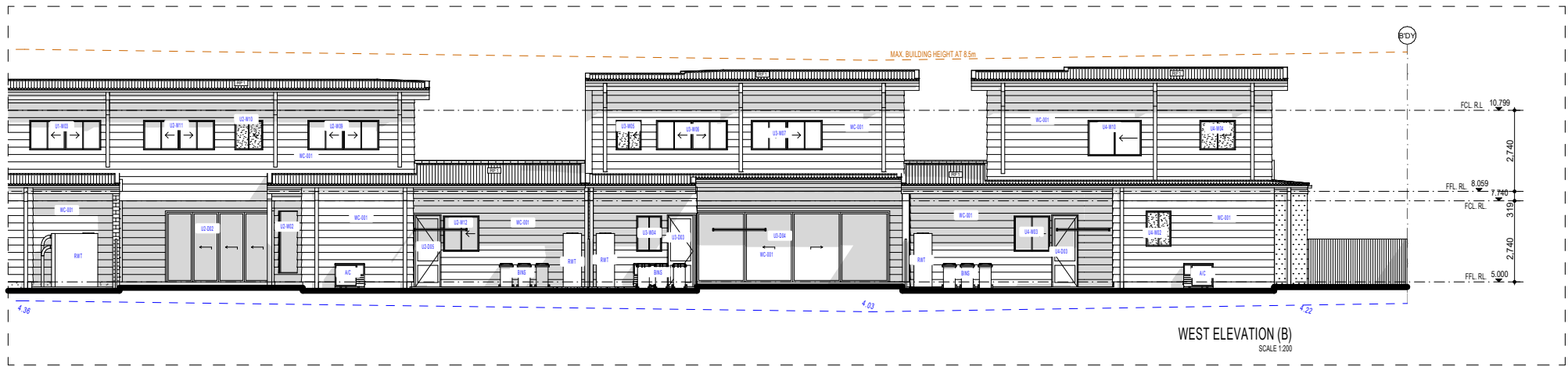
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ELEVATIONS

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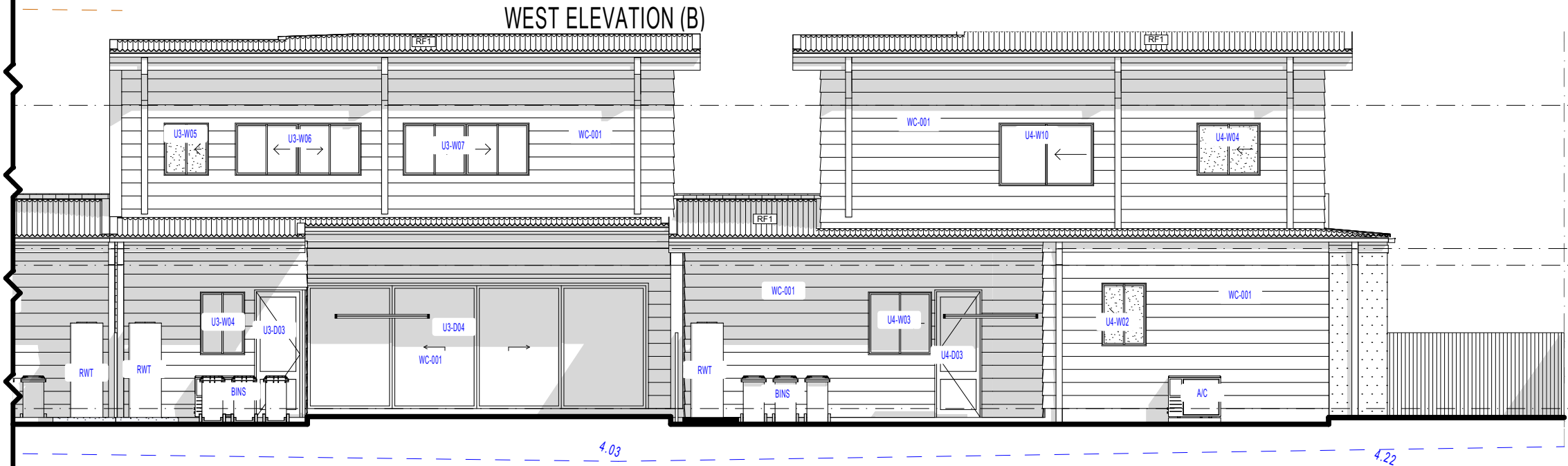
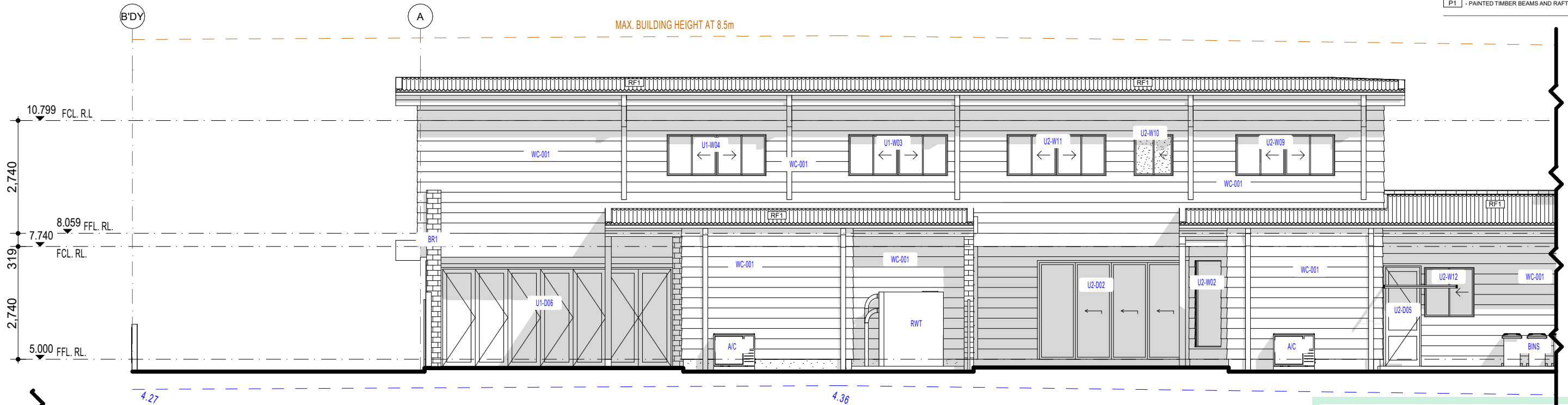


STANDARDS SUMMARY

CONCRETE - To AS2870.1-1996 and AS3600-2009.
TERMITE PROTECTION - To comply with the provisions of Part 3.1.3 of the NCC and with AS3660.1-2000.
SMOKE DETECTORS - To comply with the provisions of Part 3.7.2 of the NCC & to relevant Australian Standards.
MASONRY - To comply with AS 3700.
BRICK TIES & ARTICULATION JOINTS - To AS 3700.
TIMBER - To AS1684.2 - 2010.
WET AREAS - To comply with the provisions of Part 3.8.1 of the NCC & to relevant Australian Standards.
INSULATION - Bulk Insulation to AS3999-1992, Sarking to AS4200.1-1994.
ROOFING - Concrete tiles to AS2049-2002 to be fixed in accordance with AS2050-2002, plumbing to AS3500-2003.
GLASS - All glazing to conform to AS1288-2006.

EXTERNAL FINISHES

- CL - 150 x 150 TIMBER COLUMN - DULUX LEXICON QUARTER OR SIMILAR
RT - BRICK BAG AND PAINT - DULUX LEXICON QUARTER OR SIMILAR
CLT - SELECTED LIGHTWEIGHT CLADDING
RF1 - KLIP-LOCK ROOFING - LIGHT COLOUR
BG - COLORBOND BARGE BOARD
W - POWDER COATED ALUMINIUM FRAMED WINDOWS & DOORS
DR1 - HUMES FRONT ENTRY DOORS
SDR1 - COLORBOND STEEL PANEL LIFT GARAGE DOOR
F1 - 1800 HIGH COLORBOND FENCING
P1 - PAINTED TIMBER BEAMS AND RAFTERS AT ALFRESCOS



WEST ELEVATION (B)
SCALE 1:100

Certificate No. 0012898560
Scan QR code or follow website link for rating details.
Assessor name Noura Al Hazzouri
Accreditation No. DMN/18/1891
Property Address 22 & 22a Bream Road, Ettalong Beach NSW, 2257
hstar.com.au/QR/Generate?p=RVbOtrwNZ
Version 2025.0

Multi-Dwelling Development

Barlor Projects Pty. Ltd.

Lot 2 IN DP12384- 22 & 22a Bream Road, Ettalong Beach 2257

ELEVATIONS

Scale: 1:100, 1:200, 1:1
Job No: RAD26002
Date: 7/04/2026
Drawn by: Sandra Trad

ISSUE A
Sheet: 2.20



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