


 northern
beaches
council

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

DA2021/2502

SITE PLAN

LOT 1 DP 246637	
AREA CALCULATIONS	
SITE AREA	557.5m ²
APPROX. EXISTING GROSS FLOOR AREA (EXCLUDING GARAGE)	81.42m ²
PROPOSED NEW GROSS FLOOR AREA	174.42m ²
PROPOSED GARAGE AREA	36m ²
EXISTING LANDSCAPED AREA	312m ²
TOTAL NEW LANDSCAPED AREA	271.66m ²

TRUE NORTH:


NOTES (E & OE)

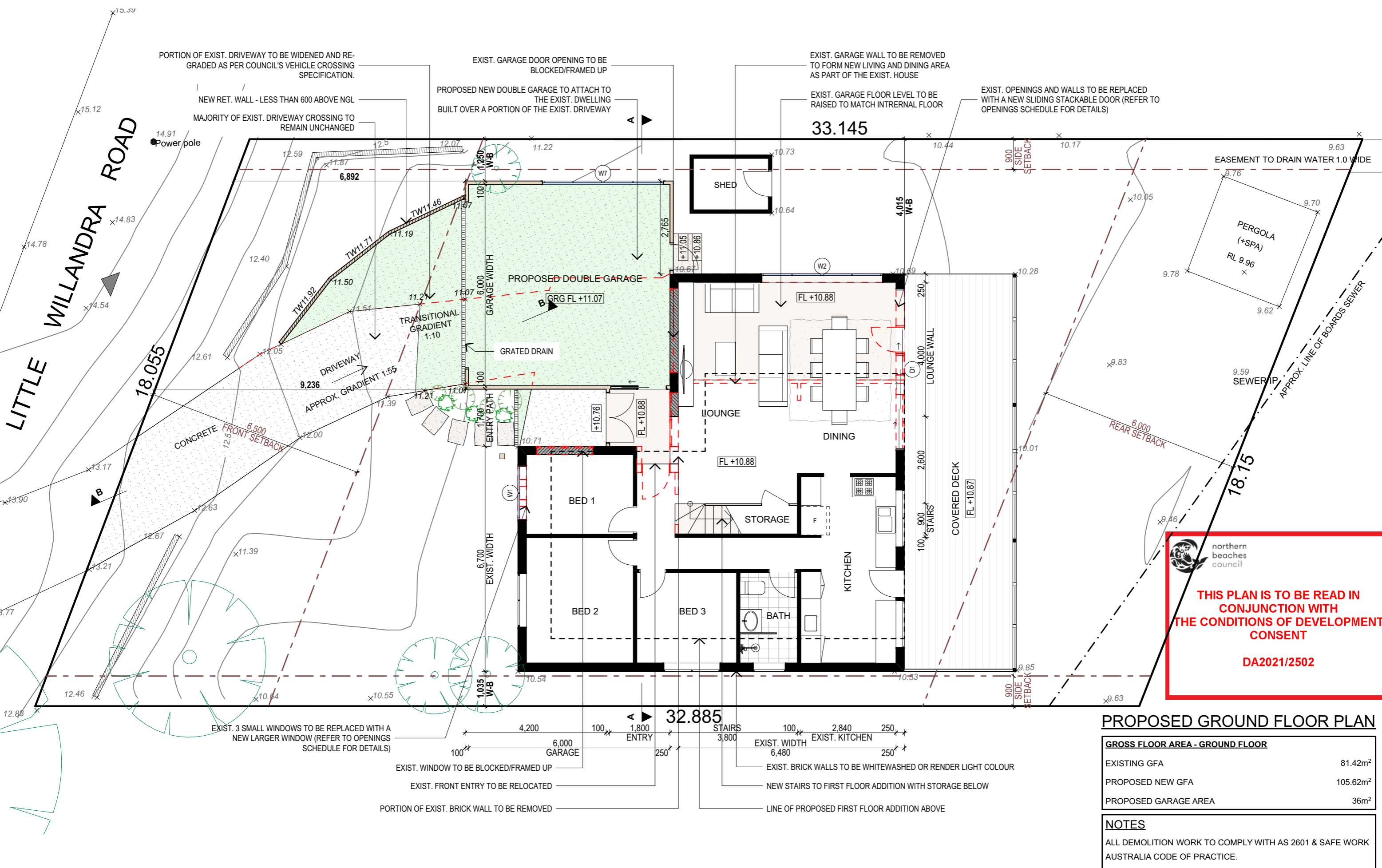
- All structures including stormwater & drainage to engineer's details.
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ACN 651 693 346

REV:	DATE:	DESCRIPTION:
A	12.11.2021	AMENDMENTS TO PRELIM DRAWINGS
B	23.11.2021	AMENDMENTS TO PRELIM DRAWINGS
C	01.12.2021	DA DRAWINGS ISSUED

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 56 LITTLE WILLANDRA RD, CORMER.	DRAWING TITLE: SITE ANALYSIS PLAN
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DATE: JUN/21	DRAWN BY: CA	SCALE: 1:200 @ A3
JOB No: 911/21	CHECKED BY: JJ	DRAWING No: DA.02



PROPOSED GROUND FLOOR PLAN

GROSS FLOOR AREA - GROUND FLOOR	
EXISTING GFA	81.42m ²
PROPOSED NEW GFA	105.62m ²
PROPOSED GARAGE AREA	36m ²

NOTES	
ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.	

TRUE NORTH:



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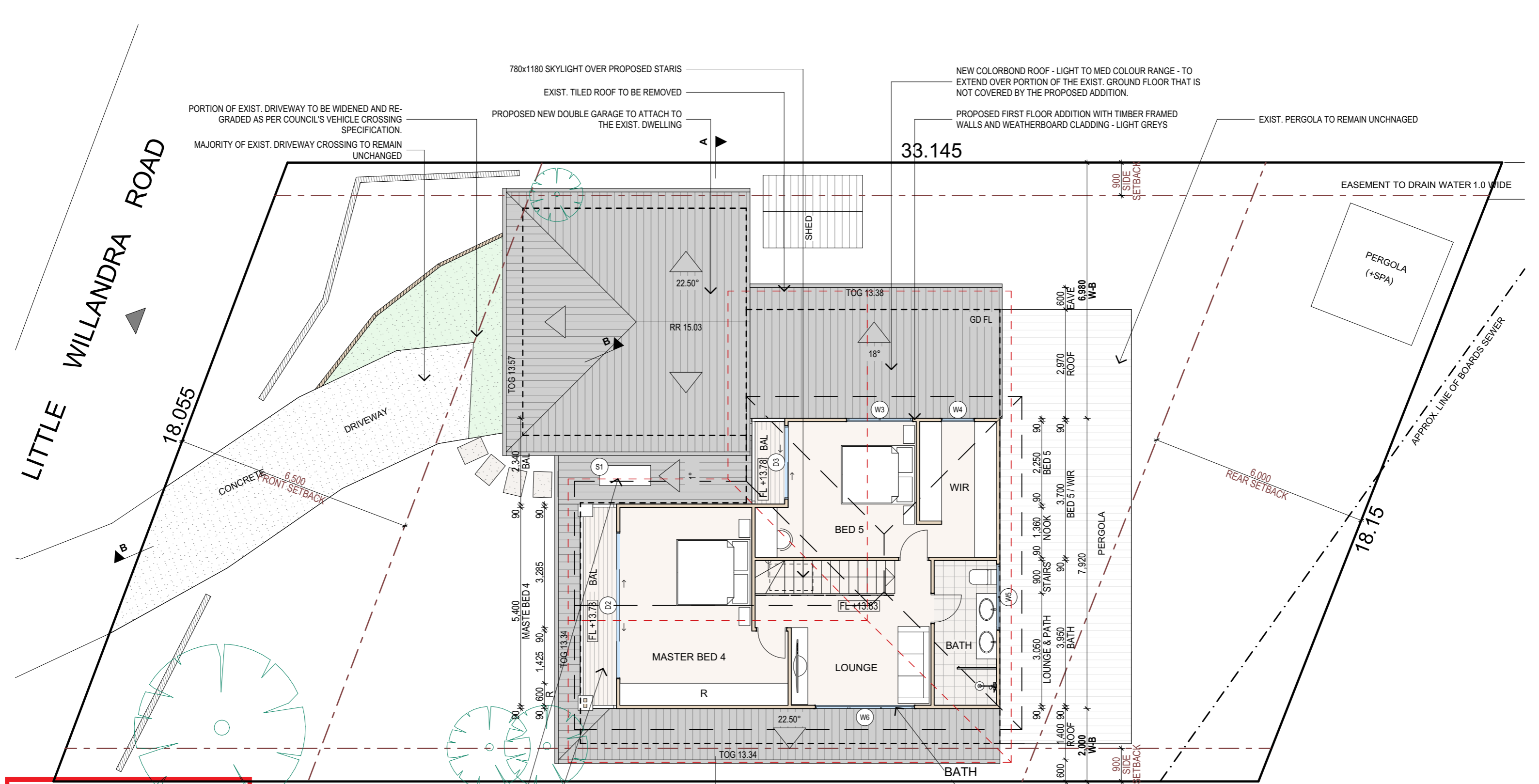
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DRAWING TITLE: PROPOSED GROUND FLOOR FLOOR PLAN

DATE: JUN/21	DRAWN BY: CA	SCALE: 1:100 @ A3
JOB No: 911/21	CHECKED BY: JJ	DRAWING No: DA.06



PROPOSED FIRST FLOOR PLAN

GROSS FLOOR AREA - FIRST FLOOR

NEW GFA 68.80m²

NOTES

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DA2021/2502

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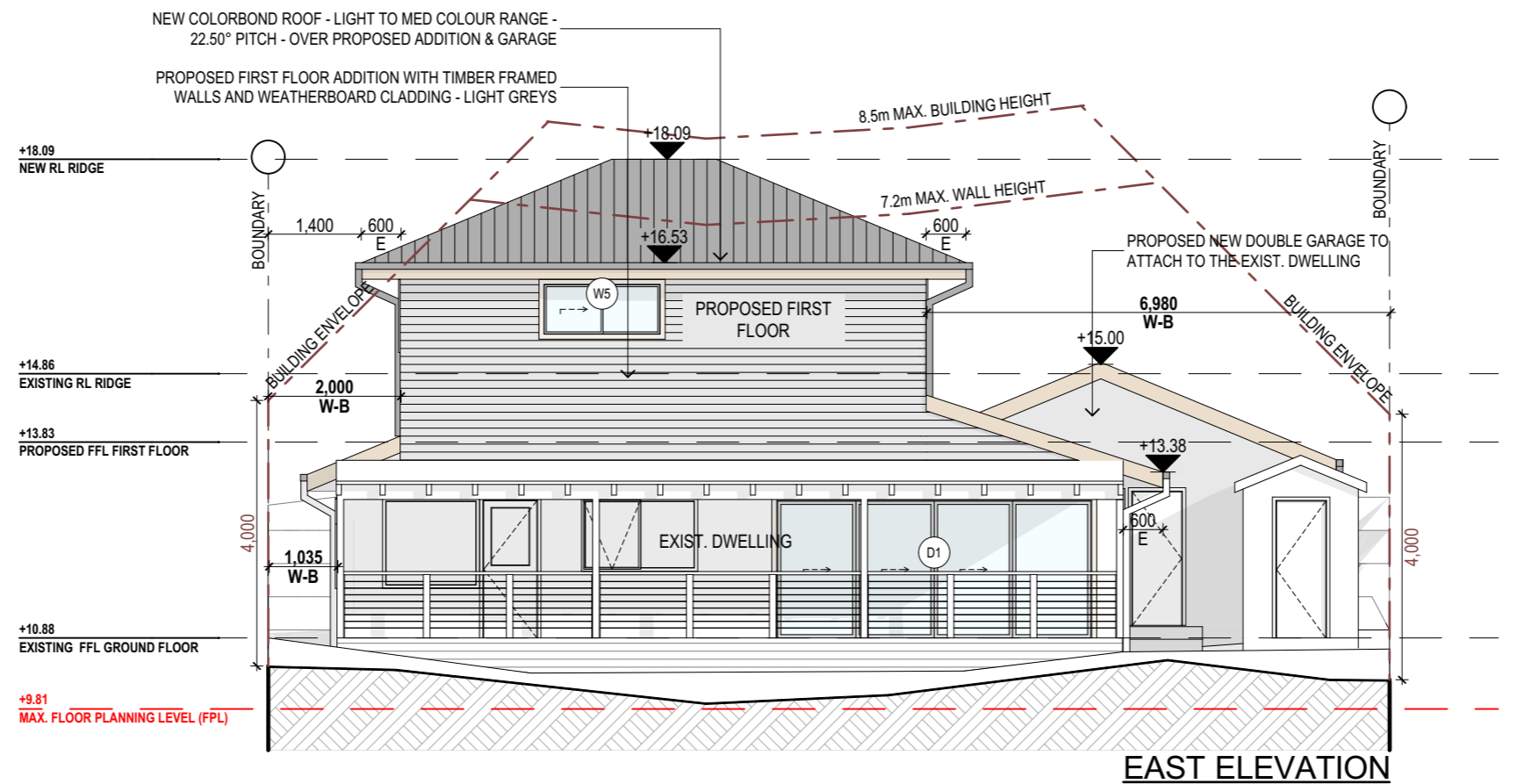
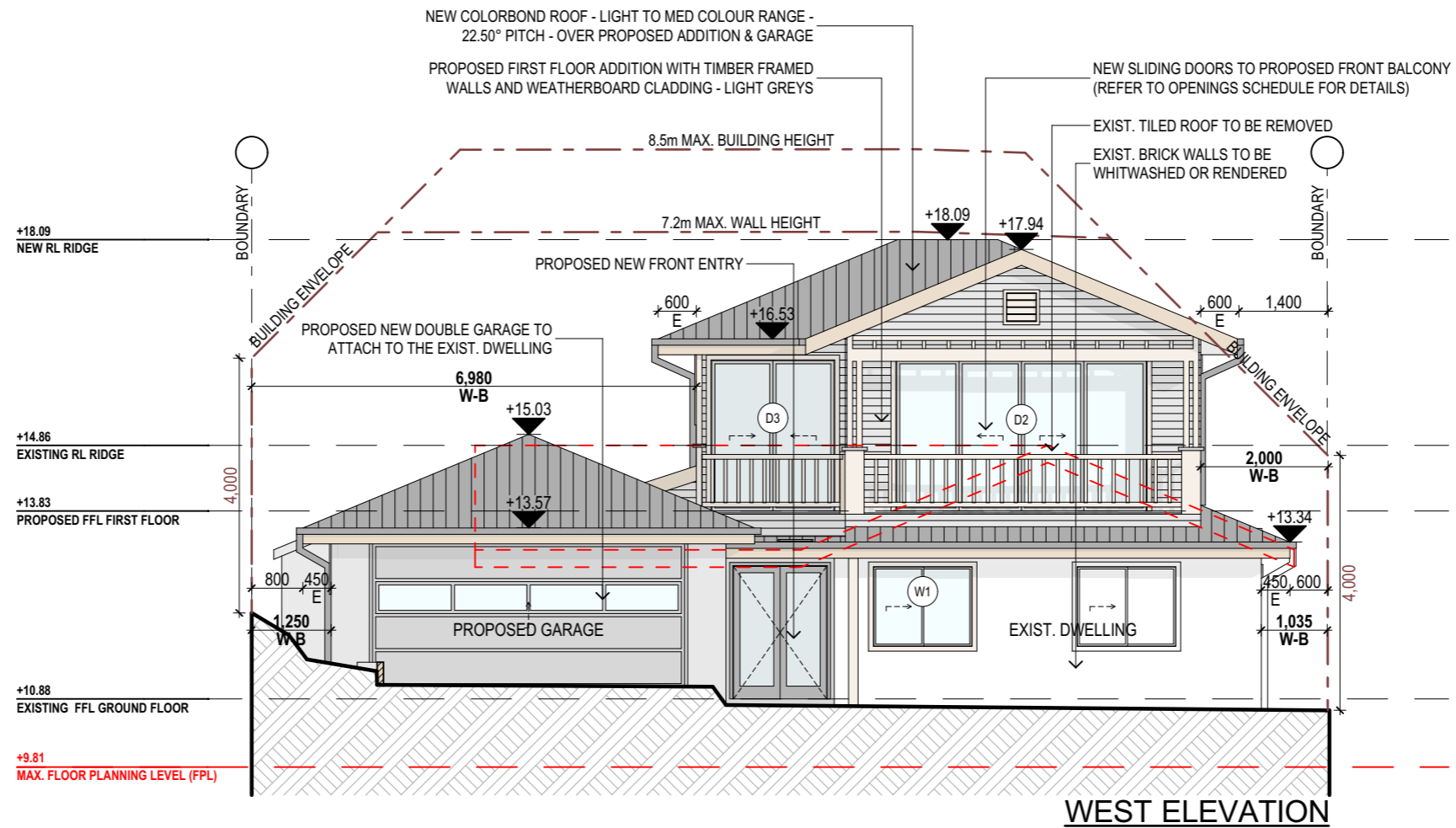
PROPOSED ALTERATIONS AND ADDITIONS

56 LITTLE WILLANDRA RD, CORMER.

DRAWING TITLE:

PROPOSED FIRST FLOOR FLOOR PLAN

DATE:	DRAWN BY:	SCALE:
JUN/21	CA	1:100 @ A3
JOB No:	CHECKED BY:	DRAWING No:
911/21	JJ	DA.07





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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 56 LITTLE WILLANDRA RD, CORMER.
DRAWING TITLE: PROPOSED ELEVATIONS SHEET 1

DATE: JUN/21	DRAWN BY: CA	SCALE: 1:100 @ A3
JOB No: 911/21	CHECKED BY: JJ	DRAWING No: DA.08

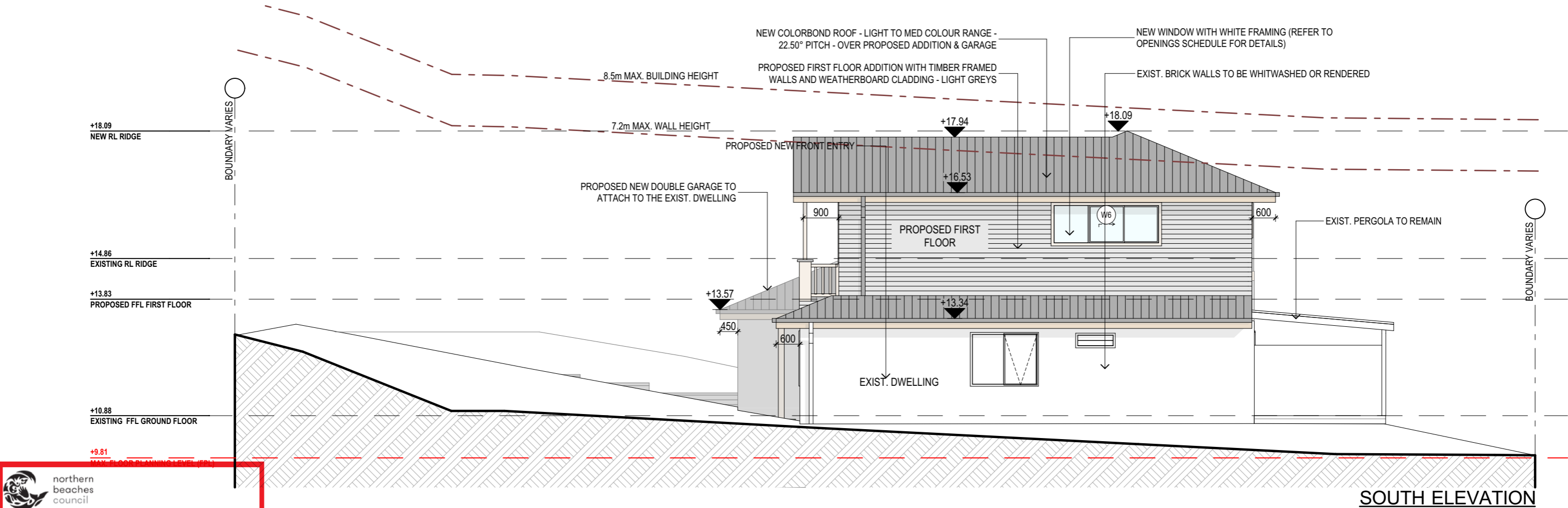


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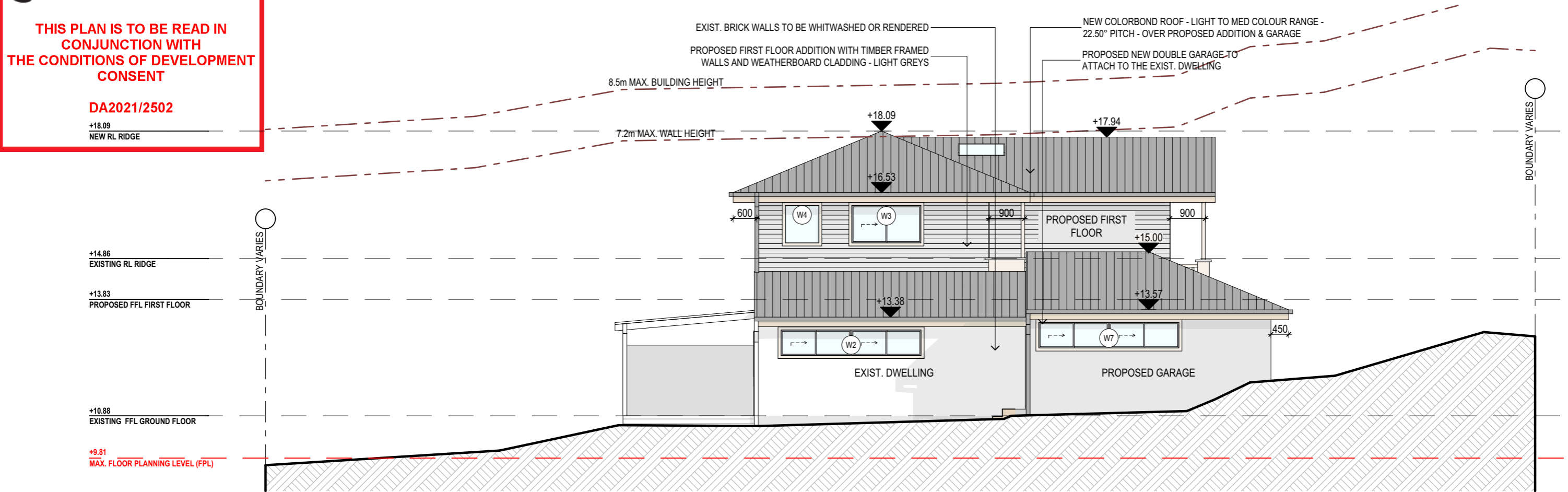
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DA2021/2502

+18.09
NEW RL RIDGE



SOUTH ELEVATION



NORTH ELEVATION

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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 56 LITTLE WILLANDRA RD, CORMER.
DRAWING TITLE: PROPOSED ELEVATIONS SHEET 2

DATE: JUN/21	DRAWN BY: CA	SCALE: 1:100 @ A3
JOB No: 911/21	CHECKED BY: JJ	DRAWING No: DA.09

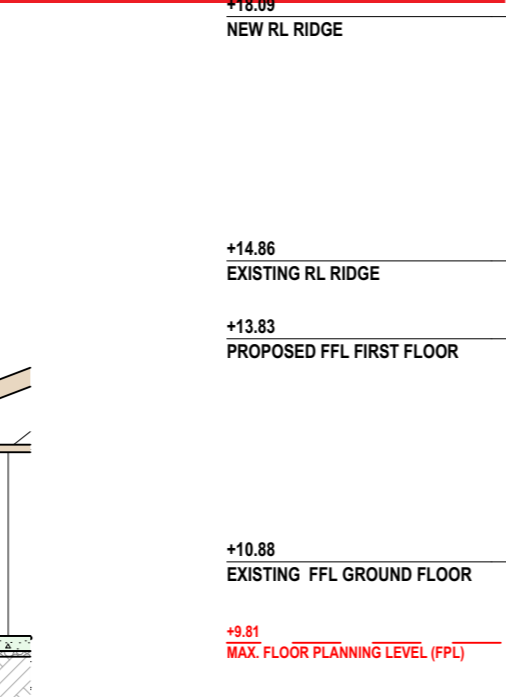
BASIX INCLUSIONS FOR 56 LITTLE WILLANDRA RD, CORMER.

40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

SHOWER RATING	MIN. 3 STARS
TAP RATING	MIN. 3 STARS
WC RATING	MIN. 3 STARS

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)
Concrete slab on ground floor	Nil
Floor above existing dwelling or building	Nil
External wall: Framed (Weatherboard, fibro, Metal clad)	R1.30 (or R1.70 including construction)
Flat ceiling, pitched roof	Ceiling: R1.45 (up), Roof: foil backed blanket (55mm). Medium solar absorptance 0.475 - 0.70)

Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	Standard aluminium, single pyrolytic low-e, (or U-value: 5.7, SHGC: 0.47)
W1, W2, W3, W4, W5, W6, W7, D1, D2, D3.	W5



INTERNAL LINING
- PROVIDE PLASTERBOARD LINING.
- INSTALL TO MANUFACTURERS SPECIFICATIONS & AS 2589

- GARAGE FLOOR TO BE REINFORCED CONCRETE SLAB IN ACCORDANCE WITH AS2870.
- FIRST FLOOR TO BE TIMBER FRAMED FINISHED WITH T&G HARDWOOD FLOORING.

- PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWERS
WALLS TO MANUFACTURES INSTRUCTIONS

- SHALL BE INSTALLED TO COMPLY WITH AS1684 AS AMENDED FOR TIMBER COMPONENTS OR AS3620 FOR LIGHTWEIGHT STEEL FRAMING SECTIONS OR AS PER THE NASH ALTERNATIVES TO AS 3623.

- SHALL BE INSTALLED IN ACCORDANCE WITH ASS660.

- DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS/NZS 1562.

- COLORBOND ROOF CLADDING

- SHALL BE IN ACCORDANCE WITH NCC VOL.1 PART B1.4 OR VOL.2 PART 3.2.3.
- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH CURRENT EDITIONS OF THE AS3600.

- FOOTINGS TO BE IN ACCORDANCE WITH AS1480.
- FOOTINGS TO BE IN ACCORDANCE WITH NCC VOL.2 PARTS 3.2.3, 3.2.4 AND 3.2.5
- ALL REINFORCEMENTS SHALL CONFORM TO AS1302, AS1303 AND AS1304.

- CONSTRUCTION OF MASONRY BUILDINGS SHALL BE AS PER AS3700 OR AS4773.

- ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.

- TO COMPLY WITH NCC VOL.2 PART 3.4
- GROUND FLOOR TIMBERS SHALL BE ONLY OF HARDWOOD, CYPRESS PINE OR PRESSURE TREATED RADIATA OR CANADA PINE BELOW A HEIGHT OF 300mm ABOVE FINISHED GROUND LEVEL AND MUST NOT BE BUILT INTO BRICKWORK.
- SUBFLOOR VENTILATION SHALL CONFORM TO NCC VOL.2 PART 3.4.1.
- IN BUSHFIRE PRONE AREAS SPECIAL CONDITIONS APPLY.
- WHERE TERMITE BARRIERS NEED TO BE INSPECTED, 400mm CLEARANCE IS REQUIRED BETWEEN THE UNDERSIDE OF BEARER AND GROUND SURFACE.
- USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY.
- DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION.
- PROVIDE STRUCTURE BRACING IN ACCORDANCE WITH AS1684
- PROVIDE STRUCTURE TIEDOWN IN ACCORDANCE WITH AS1684
- USE GALVANISED FIXINGS WHERE EXPOSED TO WEATHER.

- SHALL BE IN ACCORDANCE WITH NCC VOL.2 PART 3.1.3 OR VOL.1 PART B1.4.

- SELECTION AND INSTALLATION OF METAL RAINWATER GOODS REFER TO AS2180
- FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON FLASHING AND OVER FLASHING, WITH AT LEAST 100mm OVERLAP.
- PROVIDE FOR INDEPENDENT MOVEMENT BETWEEN ROOF AND PROJECTION.

- TO COMPLY WITH TO AS4455 MANSORY BUILDING BLOCKS/PAVER.

- 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS

- ALL FRAMED WINDOWS SHALL BE INSTALLED IN ACCORDANCE WITH AS2047-48 FOR ALUMINIUM WINDOWS AND AS2047 FOR TIMBER WINDOWS.
- ALUMINIUM FRAMED WINDOWS AND DOORS.
- WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS.

- NCC VOL 2 PARTS 3.9.1 AND 3.9.2
- RELATIONSHIP OF RISE TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED TO GOING SHALL BE BETWEEN 1:2 AND 1:1.35 UNLESS OTHERWISE DIRECTED OR AS PERMITTED IN AS1657.
- BALUSTRADES SHALL BE PROVIDED TO ALL LANDINGS, RAMPS, DECKS, ROOFS AND OTHER ELEVATED PLATFORMS WHERE THE VERTICAL DISTANCE FROM THAT LEVEL IS MORE THAN 1m ABOVE THE ADJOINING FLOOR OR FINISHED GROUND LEVEL.
- THE HEIGHT OF BALUSTRADE MUST BE A MINIMUM OF 1m HIGH ABOVE LANDING AND NOT LESS THAN 865mm ABOVE THE NOSINGS OF ANY STAIR TREADS OR FLOOR RAMP AND HAVE NO OPENING GREATER THAN 125mm.
- THE HEIGHT OF BALUSTRADE TO THE NEW STAIRCASES IS TO BE MEASURED A MINIMUM 865mm ABOVE THE NOSING LINE AND HAVE NO OPENING GREATER NO OPENING GREATER THAN 125mm.

- MATERIALS TO BE USED FOR SURFACES OF FLOORS, STAIR LANDING, STEPS AND NOSINGS SHALL BE IN ACCORDANCE WITH THE CLASSIFICATIONS FOR SLIP RESISTANCE AS APPLY IN AS4586 AND HB198.

EAVES GUTTERS, VALLEY GUTTERS AND DOWPIPES

- TO COMPLY WITH AS/NZS 2179 FOR METAL AND AS1273 FOR UPVC COMPONENTS.
- NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER LINE
- COLORBOND GUTTERS AND DOWNPIPES
- MINIMUM SLOPE OF EAVES AND GUTTERS 1:200

- NCC VOL.1 PARTS B 1.4, D 3.12, F1.13 OR NCC VOL.2 PART 3.6

- NCC VOL 2 PART 3.7.2, FIRE/SMOKE DETECTORS COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY AND SHALL BE INSTALLED IN ACCORDANCE WITH AS3786.
- INSTALLATIONS IN BUILDINGS OTHER THAN CLASS 1 AND 10 MUST BE INSTALLED AND MANAGED TO COMPLY WITH NCC SPEC. E2.2a.
- MULTIPLE ALARMS WITHIN HOUSES AND SOLE OCCUPANCY UNITS MUST BE HARD WIRED AND INTERCONNECTED.

- ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT.
- ALL WASTE SHALL BE COVERED DURING TRANSPORTATION.
- WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED CONTRACTOR TO A APPROVED LANDFILL SITE.

- A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCILS STORMWATER SYSTEM.

ALL PLANS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIS CERTIFICATE, BUSHFIRE AND GEOTECH REPORTS.

	<p>NOTES (E & OF)</p> <ul style="list-style-type: none"> ● All structures including stormwater & drainage to engineer's details. ● Do not obtain dimensions by scaling drawings. ● All dimensions are to be checked on site prior to starting work. ● These drawings are to be read in conjunction with all other consultant's drawings and specifications. ● All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements. ● New materials are to be used throughout unless otherwise noted. ● Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.
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DRAWING TITLE: SECTION / BASIX

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