

Smoke detector alarms to be installed in accordance with AS3786 and the National Construction Code of Australia.



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

DA2020/0567

5
D.P.214534

0.9m Side Setback

6
D.P.514865
559.4m²



6.5m Front Setback

To all Wardrobes, allow for providing one 1800mm edge stripped particleboard shelf 450mm wide, supported on 50 x 25mm battens to sides and back, along with a similar batten under front edge. Provide 20mm dia. hanging rail with fittings and supports to underside of shelf, unless owners direct otherwise.

To Linen Cupboards: provide five 18mm edge stripped particleboard shelves x 450 wide, supported on 50 x 25 battens to both sides and back edge along with a similar batten under front edge, unless owners direct otherwise.



0.9m Side Setback

7
D.P.514865

Colorbond "Custom-Orb" roof sheeting fixed to framing or trusses in accordance with the manufacturers specifications. Colour to match existing roof or as selected by owners. Reflective sarking to be installed under sheeting. Provide all ridge, barge and other fittings as required to complete the roof and leave fully cleaned.

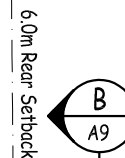
Provide Colorbond downpipes in accordance with Hydraulic Engineer's details. Colour as selected by owners. Connect head to gutter & foot to drainage system with brackets at 2700mm max. spacing, with a minimum of 2 brackets per downpipe. All new downpipes are to be connected to the existing stormwater system that discharges to an existing Council stormwater collection system.

Timber Framed Pergola to owners selection, constructed to N.C.C. Requirements and Engineer's details.



Timber Fascia Boards shall be of seasoned solid timber primed or stained all round prior to fixing and not less than 19mm finished thickness for 600mm maximum centres.

Provide Colorbond Guttering to all new eaves in accordance with Hydraulic Engineer's details. Set gutter with sufficient fall to all downpipes and secure with brackets max. 1200mm apart.



90 1220
c.o.s.
1200 400 500 700

1
D.P.1081104

Construct raised platform for bed to permit min. 2100mm head height above existing stairs this location.

S.P.47652



New timber framed Terrace as indicated. Finish to be tiles as selected by owners laid over compressed fibre cement sheet flooring, fixed to joists in accordance with manufacturers instructions. Seal with approved waterproofing membrane. Lay mortar bed for floor tiles with min. 1:100 fall towards outside edge.

BEDROOM WINDOW NOTE:
All new bedroom windows, where the floor level of the room is 2.0m or more above outside finished ground level, must be supplied with either permanently fixed robust mesh screens or permanent window locks which prevent the window from opening more than 125mm, if the lowest operable portion of the window is within 1.7m of the floor, in accordance with NCC requirements, for child safety.

14
D.P.5963



PROPOSED UPPER FLOOR AREA = 75.17m²
(measured to outside face of external walls)

A	26/8/20	Cabana roof & pergola altered Upper Terrace altered
date		amendment

Note:
Wet areas shall be adequately flashed to ensure no water penetration to adjoining construction. Shower recess shall be waterproofed with an appropriate flexible epoxy coating covering the whole of the shower floor area. All wall junctions in the shower area shall be flashed to a height of a least 1800mm.

1
D.P.1081104

Smoke detector alarms to be installed in accordance with AS3786 and the National Construction Code of Australia.

5
D.P.214534

6
D.P.514865
559.4m²

S.P.47652

Timber framed stairs with closed risers, style as selected by owners, constructed to NCC requirements. Provide a continuous handrail to each flight and a slip resistant finish to treads.

 northern beaches council

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

DA2020/0567

7
D.P.514865

Tile Fixing
Floors: Provide tiles as selected to all W.C., Bathroom, Laundry and other wet areas indicated, with falls where required.
Walls: Provide to all W.C., Bathroom, Laundry and other wet areas indicated as follows :-
1500mm high tiled skirting generally
Floor to Ceiling all bathrooms and Powder rooms
450mm high splashbacks over tubs and vanities.

If a member which provides structural support to the work is subject to attack by subterranean termites, provide a physical barrier protection system to the new work by 1 or more of the means allowed for under AS 3660.1

1.8m high privacy screen to match existing or as otherwise selected by owners. Constructed in accordance with current Australian Standard AS1926.1-2012 and any subsequent relevant amendments to the code.

1.2m high Glass pool safety fence and gate as selected by owners, in accordance with current Australian Standard AS1926.1-2012 and any subsequent relevant amendments to the code.

PROPOSED GROUND FLOOR AREA = 95.1m²
(measured to outside face of external walls)

14
D.P.5963

A	26/8/20	Privacy screen added to pool deck
	date	amendment

1
D.P.1081104

5
D.P.214534

6
D.P.514865
559.4m²

Concrete stairs, constructed to NCC requirements and Engineer's details. Provide a continuous handrail to each flight and a slip resistant finish to treads.

 northern
beaches
council

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

DA2020/0567

S.P.47652

7
D.P.514865

Demolish items as indicated (dashed) or as required to allow for new _____ construction and if necessary, rubbish removal. Make good floors & walls to match existing. Protect any items indicated for reuse from damage. Disconnect and terminate existing services, pipelines etc. in a workman like manner. Provide barricades, hoardings, tarpaulines etc. as necessary to protect the existing property and persons within the work area.

If a member which provides structural support to the work is subject to attack by subterranean termites, provide a physical barrier protection system to the new work by 1 or more of the means allowed for under AS 3660.1

A	26/8/20	Cabana roof support posts deleted
	date	ammendment






47 Towradgi Street, Narrabeena, NSW, 2099
ABN 17 751 732 195

Clients
Jill + Richard
PILLING

Project	Proposed Alterations + Addition 6 Bellevue Place, North Curl Curl, N.S.W. 2099
Drawing Title	Proposed Lower Ground Plan

True North

Scale	1:100
Drawn	SK
Date	11 November 2019

@sheet size	A3
Checked	SG

Job Number	19-0327	
Drawing Number	A3	Revision
		A

14
D.P.5963



northern
beaches
council

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

DA2020/0567

Existing Roof Ridge Level RL 38.570

Existing Ceiling Level

Existing Upper Floor Level FFL 33.650

Existing Ceiling Level

Existing Ground Floor Level FFL 30.390

Proposed Cabana Floor Level FFL 30.240

Proposed Carport Floor Level FFL 26.730



WEST ELEVATION

A	26/8/20	Cabana roof & Upper Terrace altered
	date	amendment

Existing Roof Ridge Level RL 38.570

Existing Ceiling Level

Existing Upper Floor Level FFL 33.650

Existing Ceiling Level

Existing Ground Floor Level FFL 30.390

Proposed Cabana Floor Level FFL 30.240

Blockwork retaining wall this elevation to Engineers specifications.

Proposed Carport Floor Level FFL 26.730

Timber Framed Pergola to owners selection, constructed to N.C.C. Requirements and Engineer's details.

8.5m Maximum Building Height

Weatherboard cladding as selected by owners.

A cement render finish is to be applied to all external exposed brickwork & blockwork. Render is to have a painted finish to match existing residence or as selected by owners.

Existing roof to be retained

Powder coated aluminium framed windows & doors to owners selection, (refer schedule on Drg. N2).

New 1.0m high glass balustrade as selected by owners to NCC requirements

A cement render finish is to be applied to all external exposed brickwork. Render is to have a painted finish to match existing residence or as selected by owners.

125 x 125 Square timber posts as confirmed by Engineer.

Existing Ground Line

1.8m high privacy screen to match existing or as otherwise selected by owners. Constructed in accordance with current Australian Standard AS1926.1-2012 and any subsequent relevant amendments to the code.

1.2m high Glass pool safety fence and gate as selected by owners, in accordance with current Australian Standard AS1926.1-2012 and any subsequent relevant amendments to the code.

SOUTH ELEVATION



northern
beaches
council

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

DA2020/0567

A	26/8/20	Cabana roof & Upper Terrace altered
date		amendment

Existing Roof Ridge Level RL 38.570

Existing Ceiling Level

Existing Upper Floor Level FFL 33.650

Existing Ceiling Level

Existing Ground Floor Level FFL 30.390

Proposed Cabana Floor Level FFL 30.240

Proposed Carport Floor Level FFL 26.730

A cement render finish is to be applied to all external exposed brickwork. Render is to have a painted finish to match existing residence or as selected by owners.

New 1.0m high balustrade as selected by owners to NCC requirements

Weatherboard cladding as selected by owners.

125 x 125 Square timber posts as confirmed by Engineer.

Glass pool fence and gate as selected by owners, in accordance with current Australian Standard AS1926.1-2012 and any subsequent relevant amendments to the code.

125 x 125 Square timber posts as confirmed by Engineer.

Timber framed stairs with open risers, style as selected by owners, constructed to NCC requirements. Provide a continuous handrail to each flight and a slip resistant finish to treads.

Existing roof to be retained

W4 requires a minimum 350mm shade projection be provided above window in accordance with Basix requirements.

Existing Ground Line

Powder coated aluminium framed windows & doors to owners selection, (refer schedule on Drg. N2).

EAST ELEVATION

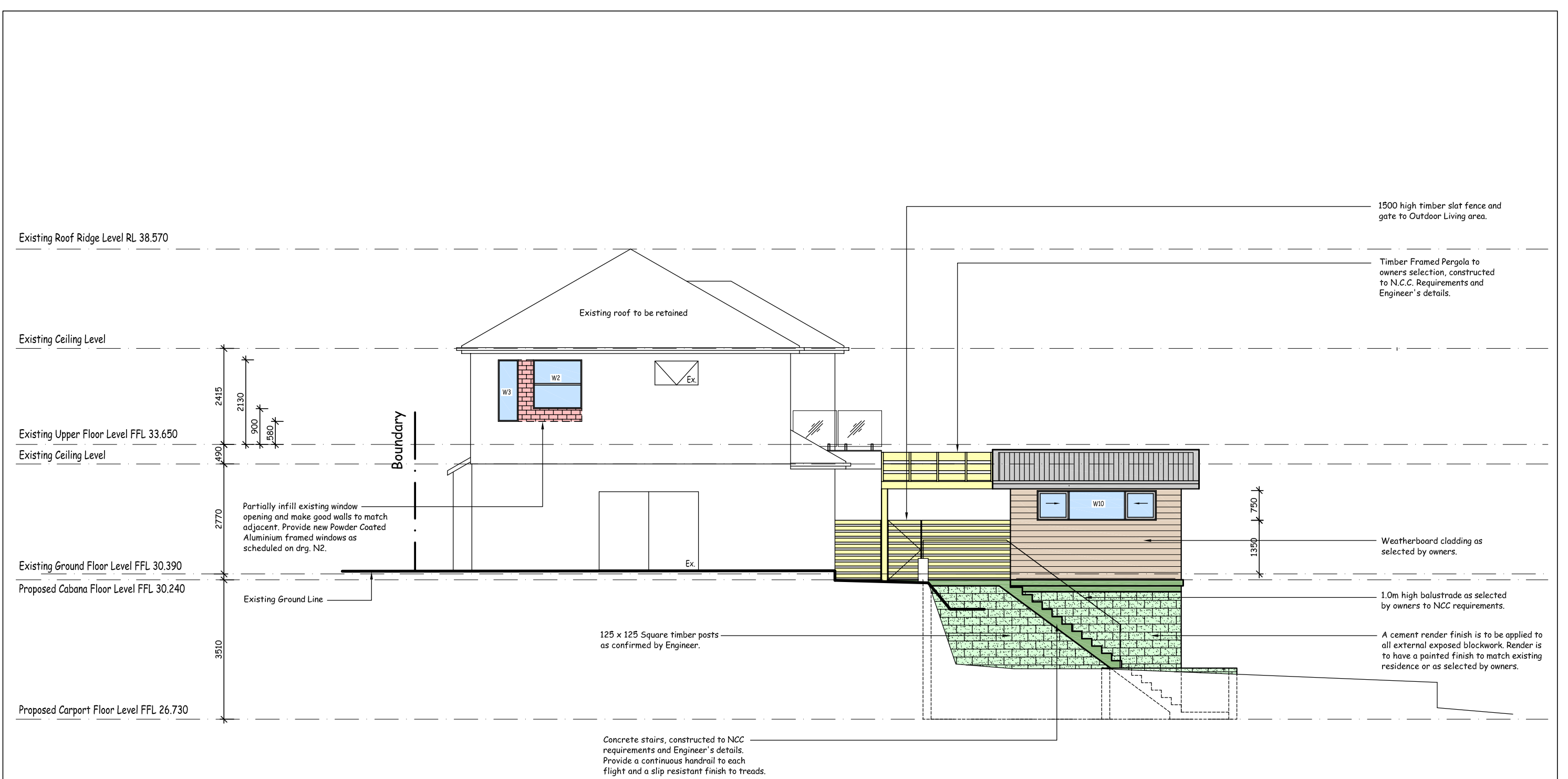


northern
beaches
council

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

DA2020/0567

A	26/8/20	Cabana roof & Upper Terrace altered
	date	amendment



NORTH ELEVATION

 northern
beaches
council

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

DA2020/0567

A	26/8/20	Cabana roof & Upper Terrace altered
	date	amendment

Existing Roof Ridge Level RL 38.570

Existing Ceiling Level

Existing Upper Floor Level FFL 33.650

Existing Ceiling Level

Existing Ground Floor Level FFL 30.390

Proposed Cabana Floor Level FFL 30.240

Proposed Carport Floor Level FFL 26.730

Natural Ground Line

8.5m Maximum Building Height

Structural roof framing to Engineer's details.

Gypsumboard lining to timber framed ceilings.

New concrete slab to Engineer's requirements

Existing landscape wall Line

RL 33.520

Cabana

Outdoor Living

Exist Main Bed

Bed 2

Living

Meals

Sub-floor

Carport

3360

Provide new brickwork skin to support slab over, built off existing footing if suitable.

Blockwork retaining wall this elevation to Engineers specifications. Finish to be cement render and painted to owners colour selection.

Boundary

PAINTING

All paints or other coatings shall be of the best quality materials & of approved manufacture. All priming materials shall be of an approved brand and compatible to the finishing coats to be applied over them. External joinery intended to be painted, shall be primed on all faces at the place of assembly. Colours to be chosen by Owners. Where new or altered works adjoin existing painted surfaces, allow for repainting existing surfaces to provide uniform appearances. Only ZERO-VOC or LOW-VOC paints and primers are to be used.



northern
beaches
council

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

DA2020/0567

SECTION A - A

Sanitary Plumbing: Provide & connect all new & relocated fittings indicated to drainage system through wastes & traps as required by the Authority.
Water Service: Extend from existing service with copper pipe to allow new & relocated fittings & hose cocks as indicated on plan & terminate with pressure cocks all to Authorities requirements.
Hotwater: Provide copper water service which is fully lagged to all new & existing fittings as required.

All sanitary drainage must be concealed in service ducts or otherwise hidden from external view to the satisfaction of the Responsible Authority.

A	26/8/20	Cabana roof & Pergola lowered date amendment
---	---------	---

Existing Roof Ridge Level RL 38.570

Existing Ceiling Level

Existing Upper Floor Level FFL 33.650

Existing Ceiling Level

Existing Ground Floor Level FFL 30.390

Proposed Cabana Floor Level FFL 30.240

Proposed Carport Floor Level FFL 26.730

8.5m Maximum Building Height

Building Envelope

Structural floor framing to Engineer's details.

125 x 125 Square timber posts as confirmed by Engineer.

Concrete strip footing to Engineer's requirements.

Bed 2

Hall

Bed 4

Living

Pool

Sub-floor

Natural Ground Line

Boundary

BRICKWORK
All brickwork shall be built in accordance with AS1640, to the heights shown on the drawings. All exposed brickwork must be cleaned down on completion. Spacing of piers is related to span and spacing of bearers. Minimum size of 230 x 230 and up to 1500mm high, then increase to 350 x 350 in lower portion, for extra height. Engaged piers to be a minimum 230 x 110, spaced generally at not more than 1800mm centres, to support floor framing. Install bituminous coated aluminium dampcourse into all brickwork, including free standing piers, at a height not less than 3 courses above finished ground level and lapped 150 at joints and laid in 2 runs in cavity walls or as otherwise directed.

SECTION B - B

Existing Ceiling Level

Existing Upper Floor Level FFL 33.650

Existing Ceiling Level

Existing Ground Floor Level FFL 30.390

Proposed Cabana Floor Level FFL 30.240

Proposed Carport Floor Level FFL 26.730

8.5m Maximum Building Height

Building Envelope

Structural roof framing to Engineer's details.

Concrete floor slab to Engineer's details.

RL 33.520

12°

300

2400

Powder

Cabana

4.5mm thk. "Hardiflex" lining to all exterior eaves, or equivalent, fixed to manufacturers instructions.

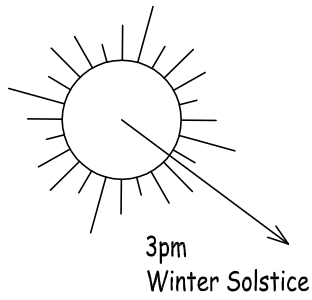
Natural Ground Line

Boundary

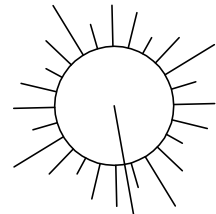
Blockwork retaining wall this elevation to Engineers specifications. Finish to be cement render and painted to owners colour selection.

SECTION C - C

A	26/8/20	Cabana roof & Upper Terrace altered
	date	amendment

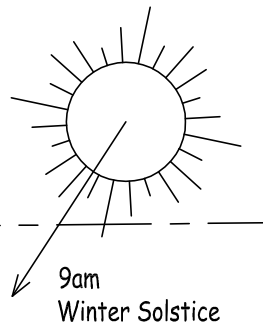


12 noon
Summer/Winter Solstice



Prevailing Summer
Cooling Breezes

5
D.P.214534



9am
Winter Solstice



northern
beaches
council

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

DA2020/0567

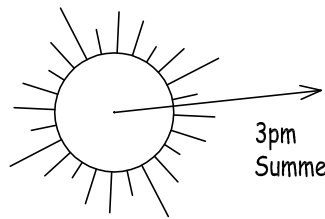
BELLEVUE

District Views

BENCH MARK
NAIL IN KERB
RL 23.27 (AHD)

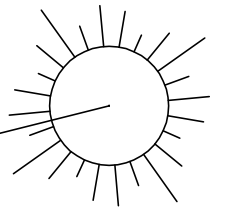
PLACE

3pm
Summer Solstice



9am
Summer Solstice

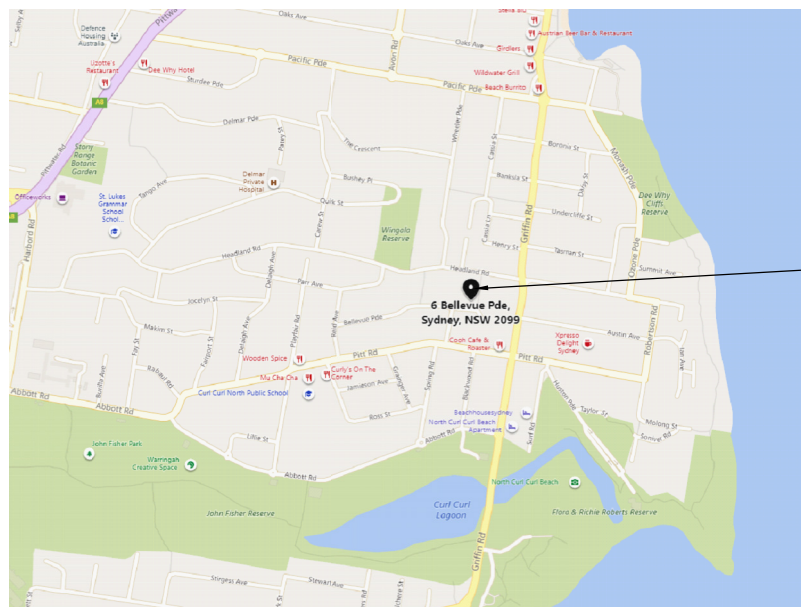
S.P.47652



No.40A
(GRIFFIN ROAD)
RENDERED RESIDENCE
METAL ROOF

14
D.P.5963

Prevailing Winter
Chilling Winds



SITE LOCATION

