

SITE ANALYSIS PLAN 1:200

LOT 9  
DP 7827  
SITE AREA = 886.5m<sup>2</sup>

GROSS FLOOR AREA (NO CHANGE)		m2
EXISTING SECONDARY DWELLING		46.64

NEW FLOOR AREA (NOT GFA)		m2
ATTIC STORAGE FLOOR AREA		103.77

**BASIX REQUIREMENTS**  
NO REQUIREMENTS FOR THIS PROPOSED DEVELOPMENT  
REFER TO THE CERTIFICATE ATTACHED TO THIS APPLICATION

TRUE NORTH:

**NOTES (E & OE)**

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**JJ Drafting**

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REV:	DATE:	DESCRIPTION:
A	03/06/2021	FOR COUNCIL - CHANGE TO PITCHED ROOF
B	03/06/2021	FOR COUNCIL - FIRE RATED WALL NOTES

PROJECT DETAILS:

PROPOSED ALTERATIONS AND ADDITIONS  
156 WARRIEWOOD RD, WARRIEWOOD NSW 2102

DRAWING TITLE:

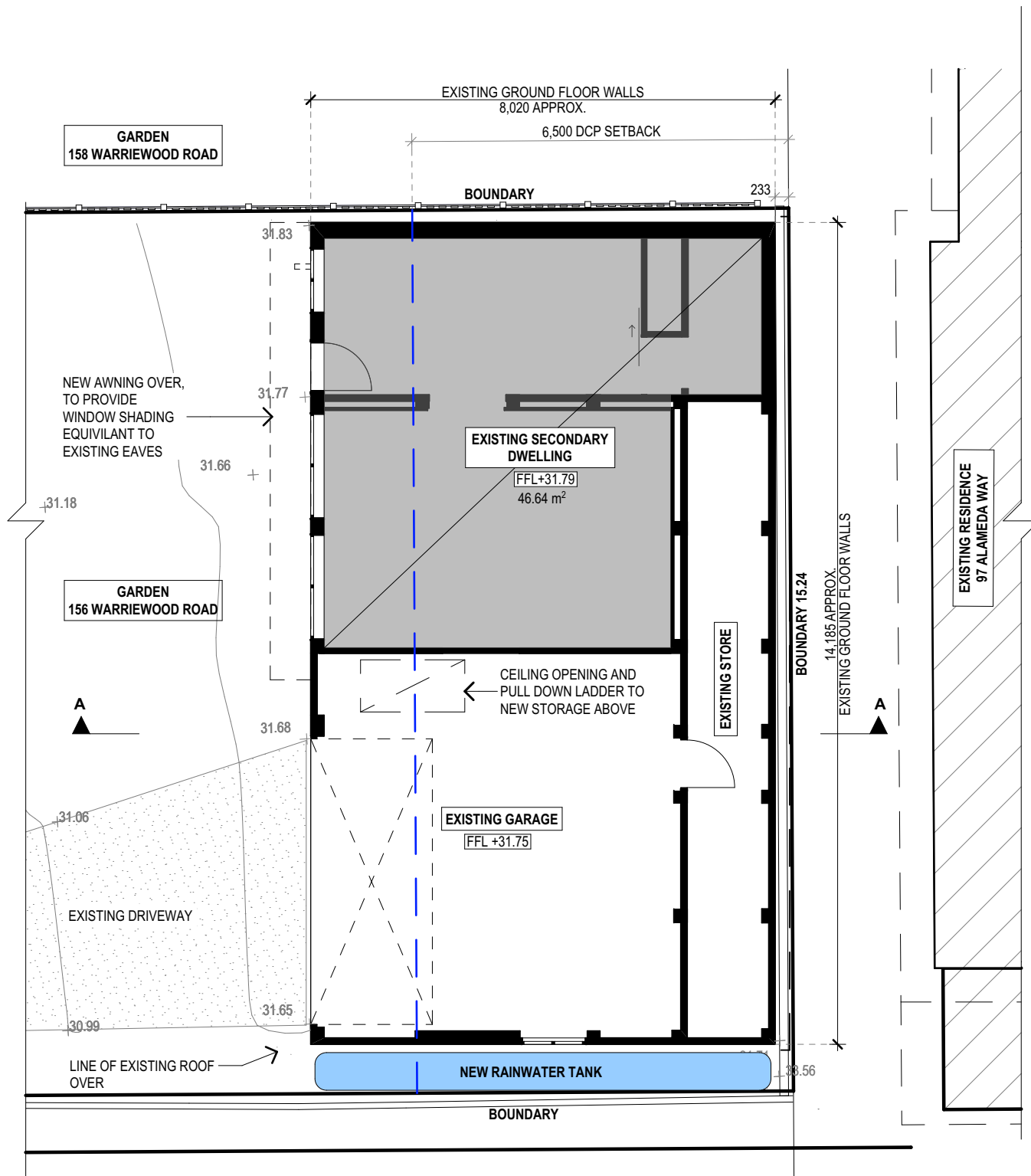
SITE ANALYSIS PLAN

DATE:	03/21	DRAWN BY:	MS	SCALE:	1:200 @ A3
JOB No:	880/21	CHECKED BY:	JJ	DRAWING No:	DA.01

northern beaches council

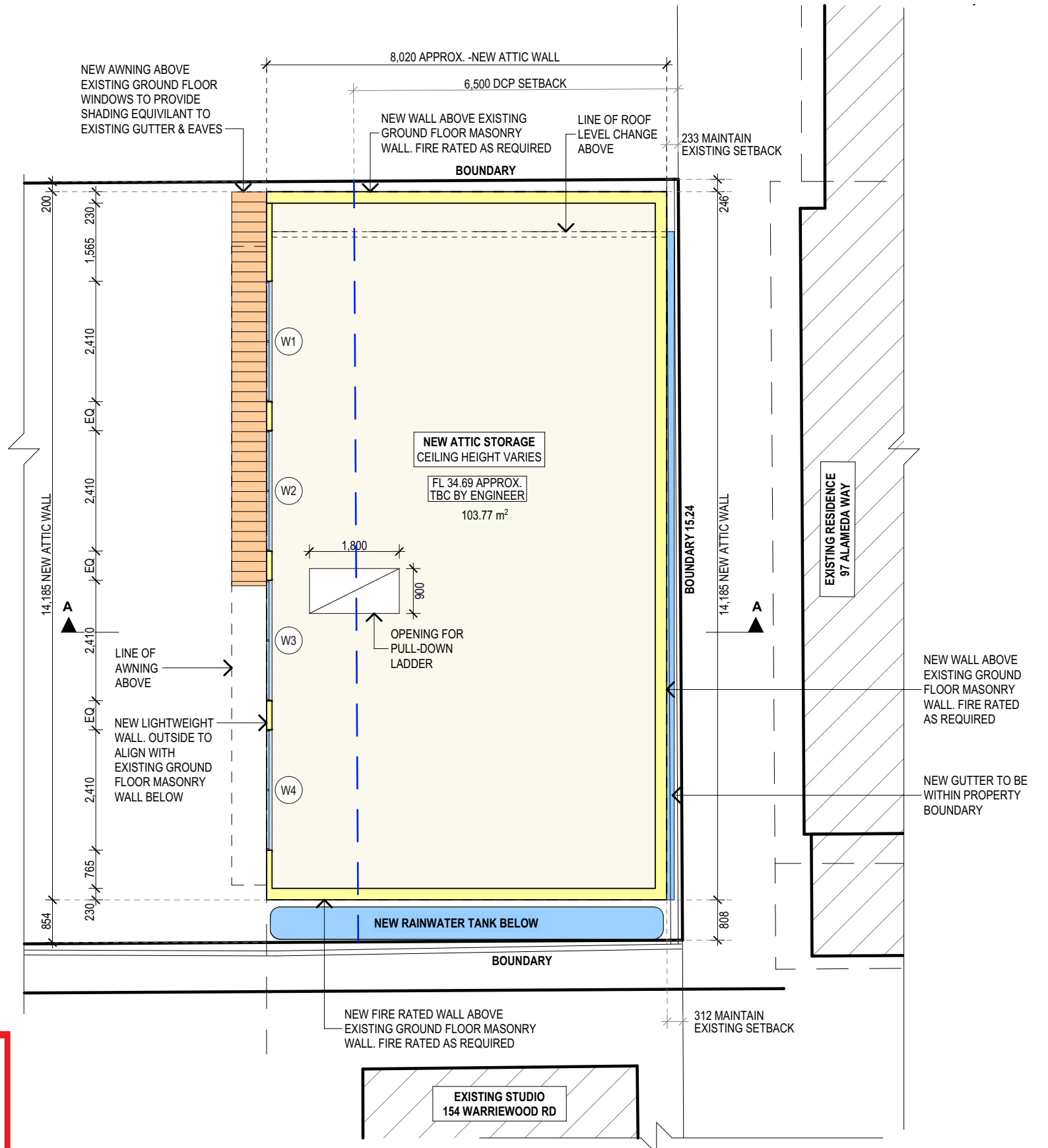
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/0377



GROUND FLOOR PLAN

1:100



ATTIC STORAGE FLOOR PLAN

1:100

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**DA2021/0377**

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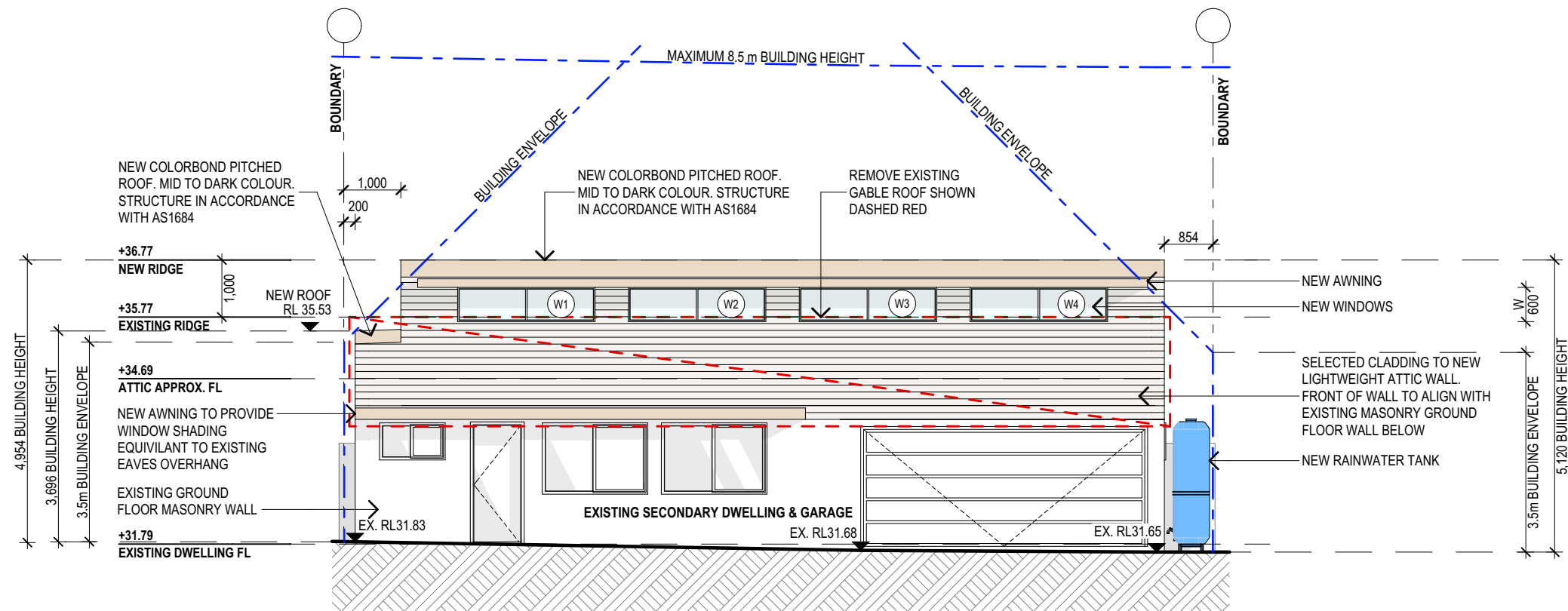
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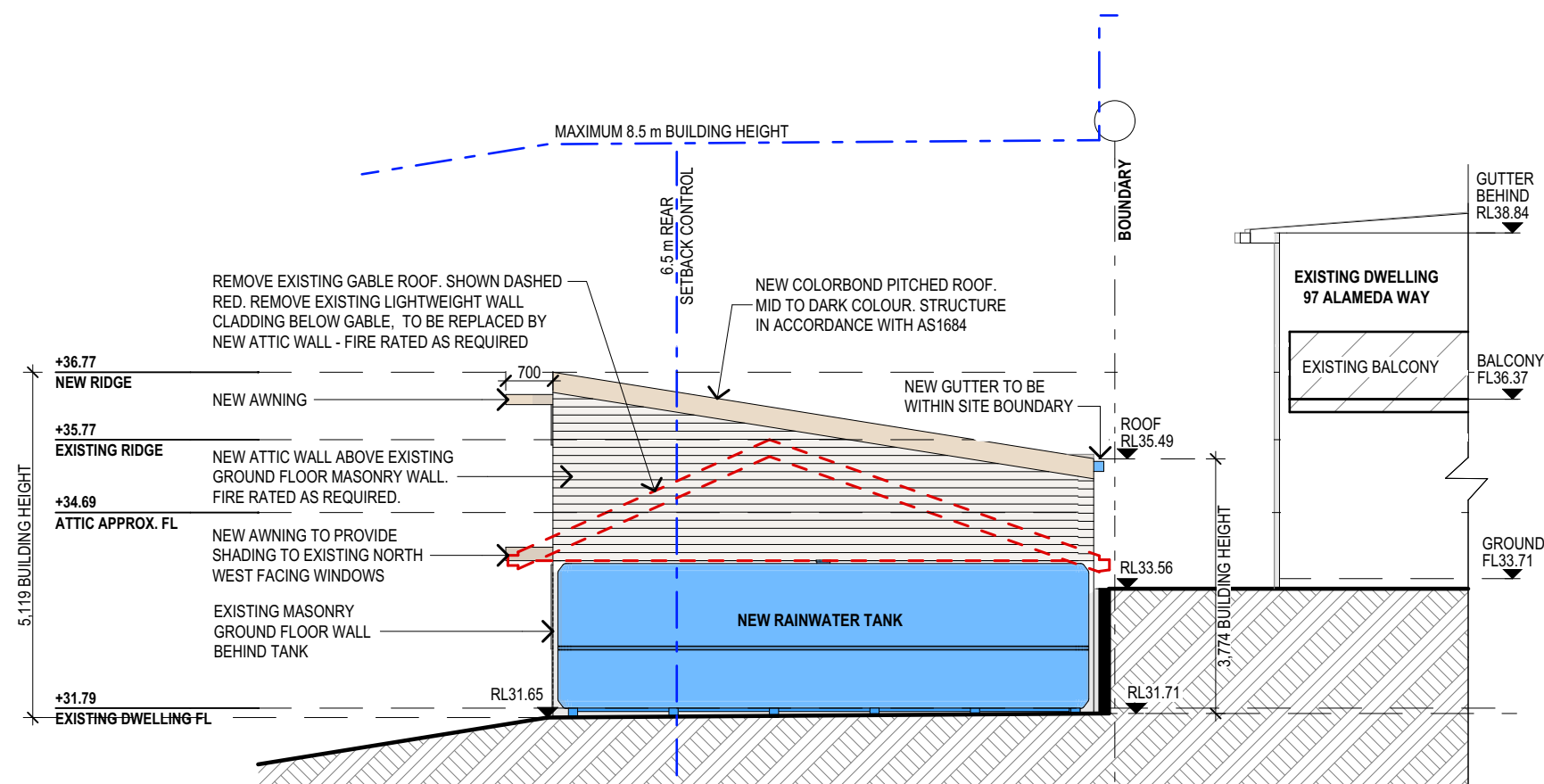
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A	03/06/2021	FOR COUNCIL - CHANGE TO PITCHED ROOF
B	03/06/2021	FOR COUNCIL - FIRE RATED WALL NOTES

PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 156 WARRIEWOOD RD, WARRIEWOOD NSW 2102
DRAWING TITLE: FLOOR PLANS

DATE: 03/21	DRAWN BY: MS	SCALE: 1:100 @ A3
JOB No: 880/21	CHECKED BY: JJ	DRAWING No: DA.03



SOUTHWEST ELEVATION 1:100



SOUTHEAST ELEVATION 1:100

 northern  
beaches  
council

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**DA2021/0377**

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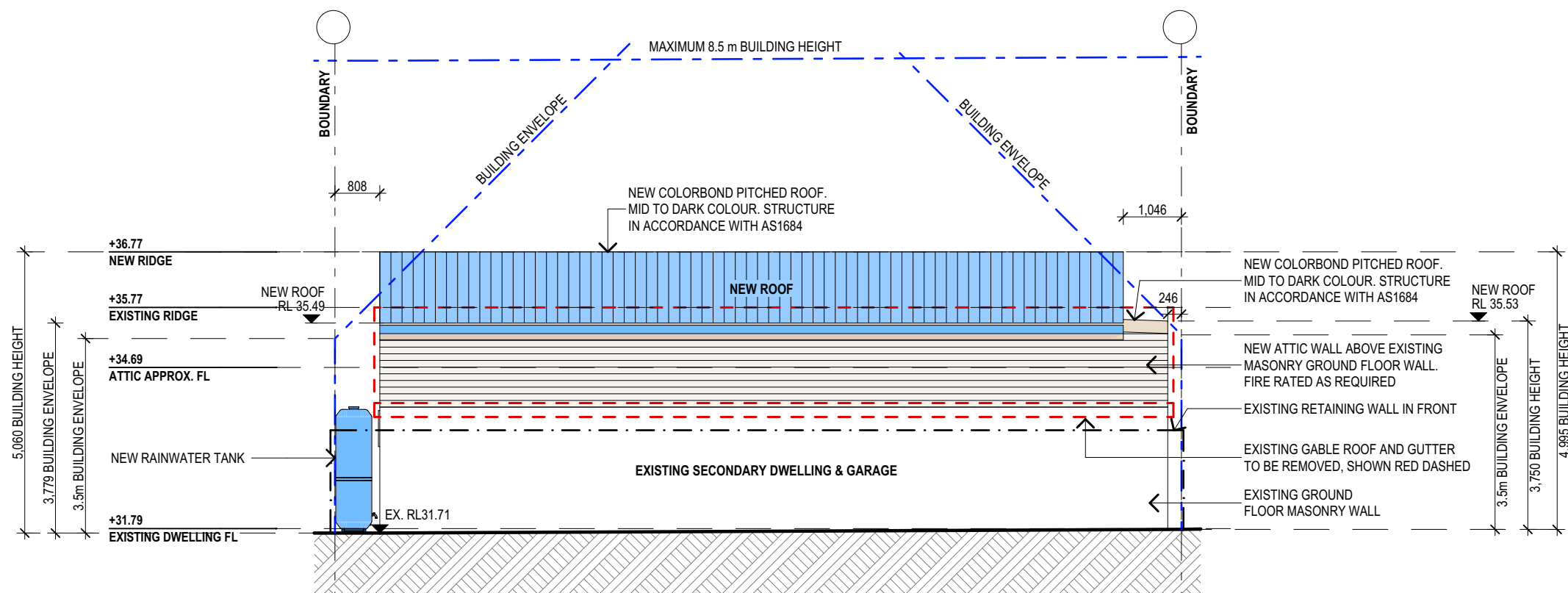
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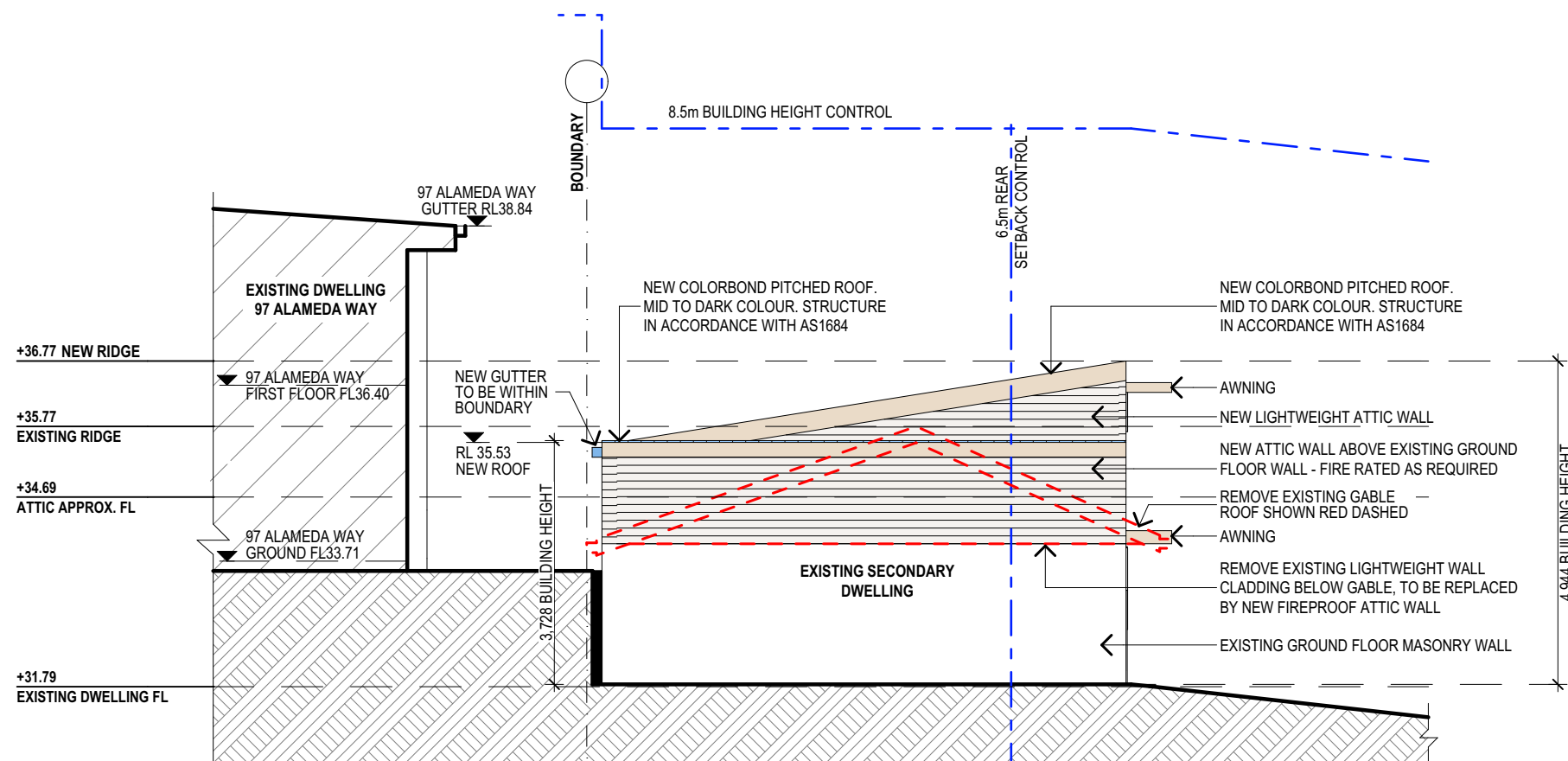
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PROJECT DETAILS: PROPOSED ALTERATIONS AND ADDITIONS 156 WARRIEWOOD RD, WARRIEWOOD NSW 2102
DRAWING TITLE: ELEVATIONS SHEET 1

DATE: 03/21	DRAWN BY: MS	SCALE: 1:100 @ A3
JOB No: 880/21	CHECKED BY: JJ	DRAWING No: DA.06



NORTHEAST ELEVATION 1:100



NORTHWEST ELEVATION 1:100



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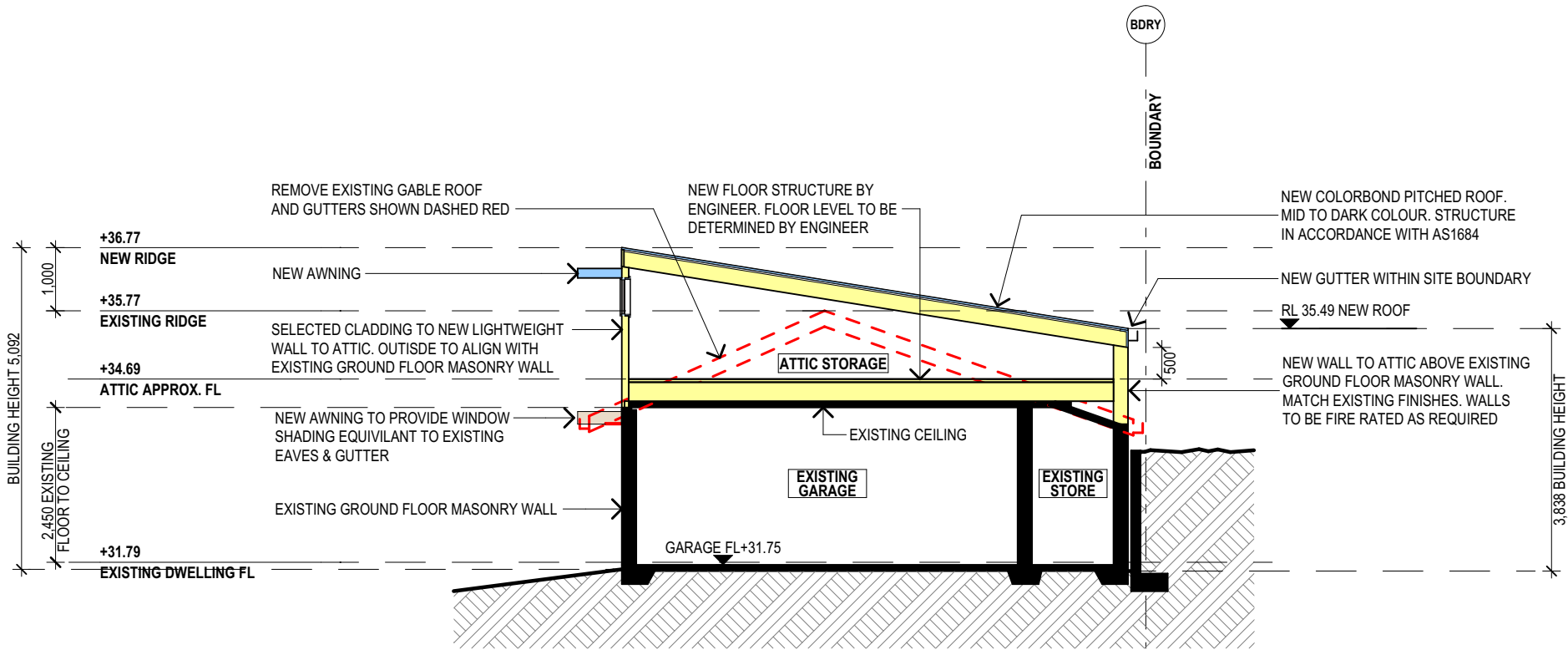
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PROPOSED ALTERATIONS AND ADDITIONS
156 WARRIEWOOD RD, WARRIEWOOD NSW 2102
DRAWING TITLE:
ELEVATIONS SHEET 2

DATE:	DRAWN BY:	SCALE:
03/21	MS	1:100 @ A3
JOB No:	CHECKED BY:	DRAWING No:
880/21	JJ	DA.07





SECTION A-A 1:100



northern  
beaches  
council

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DA2021/0377

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SPECIFICATION NOTES

- INTERNAL LINING**

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

**EXTERNAL WALLS:**

  - BRICK VENEER WALLS WITH SELECTED BRICKS TO DWELLING.
  - LIGHTWEIGHT TIMBER CLADDING OR SIMILAR TO SINGLE GARAGE/GYM.

**FLOOR:**

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

**BEARERS AND JOISTS:**

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

**PROFILED STEEL ROOF:**

  - NCC VOL.2 PART 3.5.1.
  - DESIGN AND INSTALLATION SHALL BE IN ACCORDANCE WITH AS/NZS 1562.

**ROOFING:**

  - COLORBOND ROOF CLADDING

**CONCRETE BLOCKS OR BRICKS:**

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

**BRICK AND BLOCKWORK:**

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

  - TIMBER TO COMPLY WITH AS1170.2 OR AS4055.
  - ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS1684 AND 1720 AS APPLICABLE.

**TIMBER FRAMING:**

  - 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.

**TERMITE CONTROL:**

  - TO BE IN ACCORDANCE WITH TO AS3660.1
  - SHALL BE IN ACCORDANCE WITH NCC VOL.2 PART 3.1.3 OR VOL.1 PART B1.4.

**FLASHING AND CAPPINGS:**

  - 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.
- LIGHTING:**

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

**DOOR & WINDOWS:**

  - 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.

**LADDER:**

  - AS PER AS 1657: FIXED PLATFORMS, WALKWAYS, STAIRWAYS AND LADDERS. TO COMPLY WITH ALL RELEVANT SECTIONS OF NCC AUSTRALIA.

**SLIP RESISTANCE:**

  - 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.

**STORMWATER:**

**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
- GLAZING:**

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

**SMOKE DETECTORS/ALARMS:**

  - 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.

**WASTE MANAGEMENT:**

  - 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.

**SEDIMENT CONTROL:**

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

**NOTE:**

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DRAWING TITLE: SECTION	JOB No:  880/21	CHECKED BY:  JJ	DRAWING No:  DA.08