

SITE PLAN

Scale 1:200

PRELIMINARY ONLY
NOT FOR
CONSTRUCTION
ISSUED FOR D.A.

SITE CRITERIA

No.19 CORKERY CRESCENT ALLAMBIE HEIGHTS N.S.W. 2100
LOT 6 SEC. 12 D.P. 758016

SITE AREA = 640.8 sq. m.
EXISTING HARDSTAND = 313.1 sq. m.
EXISTING SOFT OPEN SPACE = 327.7 sq. m.

PROPOSED CROSS-OVER AREA = 17.3 sq. m.
PROPOSED GARAGE FLOOR AREA = 44.9 sq. m.
PROPOSED TERRACE OVER GARAGE = 44.9 sq. m.

PROPOSED GROUND FLOOR AREA = 189.2 sq. m.
PROPOSED GROUND FLOOR FRONT DECK AREA = 22.3 sq. m.
PROPOSED GROUND FLOOR REAR DECK AREA = 27.7 sq. m.
PROPOSED TOTAL FIRST FLOOR AREA = 117.8 sq. m.

DWELLING ROOF AREA = 269.6 sq. m.

2 CAR PARKING SPACES PROVIDED IN GARAGE

POST SOFT OPEN SPACE AREA = 330.1 sq. m. 51.5 %
POST HARDSTAND OPEN SPACE AREA = 90.0 sq. m.
POST TOTAL OPEN SPACE = 420.1 sq. m.
HARDSTAND POST DEVELOPEMENT = 257.6 sq. m.
TOTAL HARDSTAND POST DEVELOPEMENT = 313.7 sq. m. 48.5 %

PROPOSED LANDSCAPE SPACE >2.0m = 286.4 sq. m. 44.7 %
PROPOSED LANDSCAPE SPACE <2.0m = 43.7 sq. m.

REQUIRED OSD AREA = SITE AREA x 40% = 256.3 sq.m.
POST OSD AREA (ROOF + IMPERVIOUS PERVIOUS) = 342.5 sq. m. 53.4 %

IF IN
DOUBT
ASK

NOTES:-

1. ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE NATHERS REPORT.
2. EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
3. AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
4. AN APPROVED RATED INSULATION MATERIAL TO BE PLACED IN THE CEILING SPACE WITHIN THE PERIMETER OF ALL EXTERNAL WALLS IN ACCORDANCE WITH THE BASIX REPORT.
5. AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
6. ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
7. EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
8. ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
9. ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
10. ALL PAINTING TO OWNERS REQUIREMENTS.
11. ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
12. ALL GLAZING TO CODE AS1288
13. ALL PEST TREATMENT TO CODE AS3660.1-2000
14. SMOKE ALARM DENOTED SA ON PLAN TO BCA 3.7.2 & AS3786
15. ALL WATERPROOFING TO WET AREAS TO CODE AS3740
16. ALL TIMBER FRAMING TO CODE AS1684
17. ALL WORK CARRIED OUT TO BE IN ACCORDANCE WITH THE BCA.

GENERAL NOTES AND BCA / NCC COMPLIANCE

- EARTHWORKS METHOD OF EXCAVATION AND FILL TO COMPLY WITH PART 3.1.1. B.C.A.
- TERMITE RISK MANAGEMENT TO COMPLY WITH PART 3.1.3 OF THE B.C.A. AND AS3660-1
- FOOTINGS AND SLABS TO COMPLY WITH PART 3.2 OF THE B.C.A. , AS2870 AND ENGINEERS DETAILS
- MASONRY CONSTRUCTION TO COMPLY WITH PART 3.3 OF THE B.C.A. AND AS3700
- TIMBER FRAMING TO COMPLY WITH PART 3.4 OF THE B.C.A AND AS1684
- GLAZING TO COMPLY WITH PART 3.6 OF THE B.C.A. AND AS1288
- SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF THE B.C.A. AND AS3786
- STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 OF THE B.C.A.
- BALISTRADES AND OTHER BARRIERS TO COMPLY WITH PART 3.9.2 OF THE B.C.A.
- NATURAL LIGHT TO COMPLY WITH PART 3.8.4 OF THE B.C.A.
- VENTILATION TO COMPLY WITH PART 3.8.5 OF THE B.C.A.
- ALL DAMP AND WEATHERPROOFING TO COMPLY WITH PART 3.8 OF THE B.C.A.
- ROOFING TO COMPLY WITH PART 3.5.1 OF THE B.C.A. AND AS/NZ1562
- FLOOR SURFACES OF WATER CLOSETS, SHOWER COMPARTMENTS AND THE A LIKE TO BE OF MATERIALS IMPERVIOUS TO MOISTURE AND WALLS FINISHED WITH AN APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF PART 3.8 OF THE B.C.A. AND AS3740
- CLOTHS WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.

BASIX REQUIREMENTS

TO BE READ INCONJUNCTION WITH THE
BASIX CERTIFICATE NUMBER 1395456S

ROOF AREA TO TANK TO BE USED
FOR TOILET FLUSHING, COLD WATER
CLOTHS WASHING AND GARDEN
TAPS SUPPLY (MINIMUM)

269.6 sq.m.

WATER STORAGE TANK CAPACITY..... 6,400 MIN. LITRES

NEW SHOWER HEAD MINIMUM RATING 3 STAR RATING

NEW TOILET MINIMUM RATING 3 STAR RATING

ALL NEW TAP FITTINGS MINIMUM RATING 3 STAR RATING

GLAZING TO ALUMINIUM FRAMED WINDOWS AND TIMBER DOORS OR OTHERWISE
NOTED ARE TO BE IN ACCORDANCE WITH THE NATHERS/BASIX REPORT

ROOF COLOUR MEDIUM (NCC) - SA < 0.40 - 6.0

FLOOR ABOVE ENCLOSED SUBFLOOR R2.5 RATING

FLOOR ABOVE GARAGE N.A.

FLOOR BED 1, 2 & 3 (CANTILEVERED) R2.5 RATING

ROOF SHEETING ON INSULATION R1.3 RATING

EXTERNAL WALLS INSULATION R2.5 RATING

INTERNAL WALLS INSULATION N.A.

CEILING INSULATION R5.0 RATING

(EXCLUDES GARAGE CEILING)

INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THRU-OUT 0 sq.m.

OF THE SITE TO BE PLANTED REFER LANDSCAPE PLAN.

HOT WATER SERVICE TO BE INSTANTANEOUS GAS WITH A MINIMUM 5.5 STAR RATING.

COOLING SYSTEM TO BE IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE A
1-PHASE AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0-3.5 OR
BETTER PLUS A CEILING FAN TO BEDROOM ONLY. THE COOLING SYSTEM MUST
MUST PROVIDE FOR DAY/NIGHT ZONING BETWEEN LIVING & BEDROOM AREAS.

HEATING SYSTEM IN AT LEAST 1 LIVING AREA & 1 BEDROOM TO BE 1-PHASE
AIR CONDITIONING WITH AN ENERGY RATING OF EER 3.0 - 3.5 OR BETTER.

FIXED OUTDOORS CLOTHES DRYING LINE TO BE INSTALLED

INDUCTION COOKER WITH ELECTRIC OVEN.

APPLICANT MUST ENSURE THAT THE "PRIMARY TYPE OF ARTIFICIAL LIGHTING"
IS FLUORESCENT OR LIGHT EMITTING DIODE (LED) LIGHTING IN EACH OF THE
FOLLOWING ROOMS, AND WHERE THE "DEDICATED" APPEARS, THE FITTINGS
FOR THOSE LIGHTS MUST ONLY BE CAPABLE OF ACCEPTING FLUORESCENT OR
LIGHT EMITTING DIODE (LED) LAMPS:

. THE LAUNDRY, AT LEAST 3 OF THE BEDROOMS (DEDICATED)

. STUDY, 4 LIVING/DINING ROOMS (DEDICATED)

. ALL BATHROOMS/TOILETS, KITCHEN, HALLWAYS (DEDICATED)



CLASSIC
BUILDING & DESIGN
Incorporating Classic Country Cottages

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PROJECT

**PROPOSED NEW DWELLING
19 CORKERY CRESCENT
ALLAMBIE HEIGHTS**

FOR

T. MANION & S. DAVIS

DATE **MAR. 2023** SCALE **1:200**

JOB No.

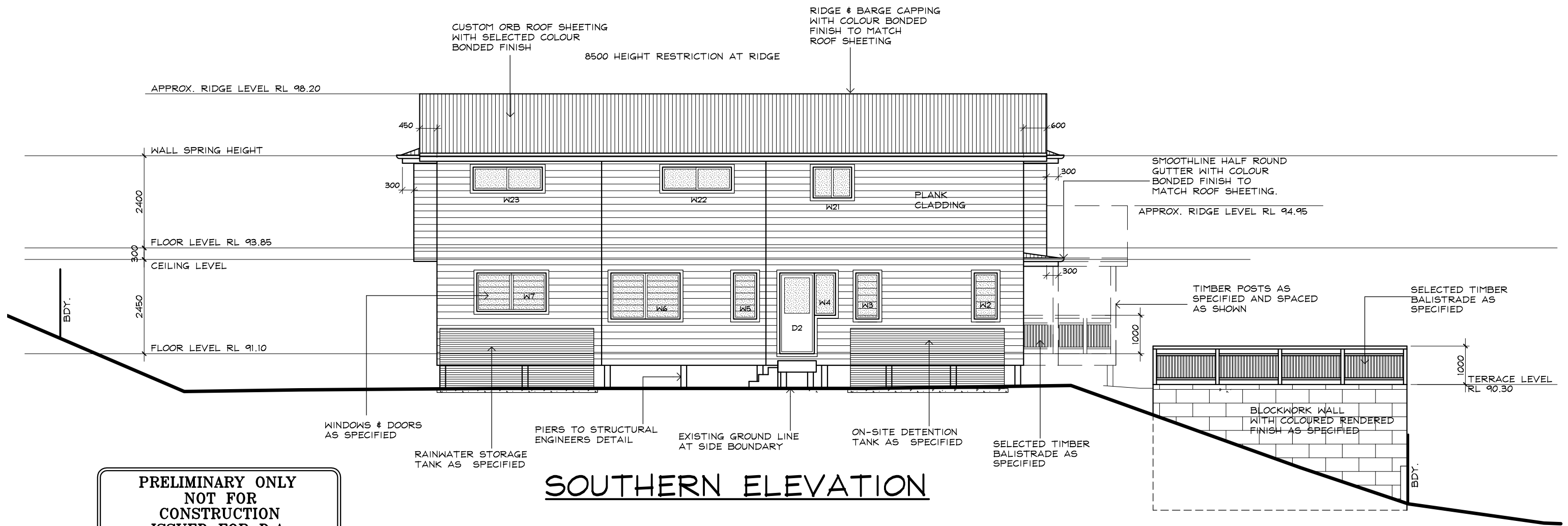
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DWG. No.

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REV

01



SOUTHERN ELEVATION



STREET ELEVATION



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PROPOSED NEW DWELLING
19 CORKERY CRESCENT
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DATE **MAR. 2023** SCALE **1:100**

JOB No. **CC172** DWG. No. **05** REV **01**

8500 HEIGHT RESTRICTION AT RIDGE

APPROX. RIDGE LEVEL RL 98.20

RIDGE & BARGE CAPPING
WITH COLOUR BONDED
FINISH TO MATCH
ROOF SHEETING

CUSTOM ORB ROOF SHEETING
WITH SELECTED COLOUR
BONDED FINISH

SELECTED TIMBER
BALISTRAD AS SPECIFIED

BLOCKWORK WALL
WITH COLOURED RENDERED
FINISH AS SPECIFIED

FLOOR LEVEL RL 87.03

SMOOTHLINE HALF ROUND
GUTTER WITH COLOUR
BONDED FINISH TO
MATCH ROOF SHEETING.

WALL SPRING HEIGHT

2400

FLOOR LEVEL RL 91.10

WINDOWS & DOORS
AS SPECIFIED

FLUE FROM
FIREPLACE

WALL CLADDING
AS SPECIFIED

PIERS TO STRUCTURAL
ENGINEERS DETAIL

EXISTING GROUND LINE
AT BOUNDARY

NORTHERN ELEVATION

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RIDGE & BARGE CAPPING
WITH COLOUR BONDED
FINISH TO MATCH
ROOF SHEETING

SMOOTHLINE HALF ROUND
GUTTER WITH COLOUR
BONDED FINISH TO
MATCH ROOF SHEETING.

CUSTOM ORB ROOF SHEETING
WITH SELECTED COLOUR
BONDED FINISH

APPROX. RIDGE LEVEL RL 98.20

APPROX. RIDGE LEVEL RL 96.0

SIDE BOUNDARY
ENVELOPE

WALL CLADDING
AS SPECIFIED

TIMBER POSTS AS
SPECIFIED AND SPACED
AS SHOWN

FLOOR LEVEL RL 91.10

SELECTED TIMBER
BALISTRAD AS
SPECIFIED

PIERS TO STRUCTURAL
ENGINEERS DETAIL

EXISTING GROUND LINE
AT FRONT WALL

EASTERN ELEVATION

IF IN
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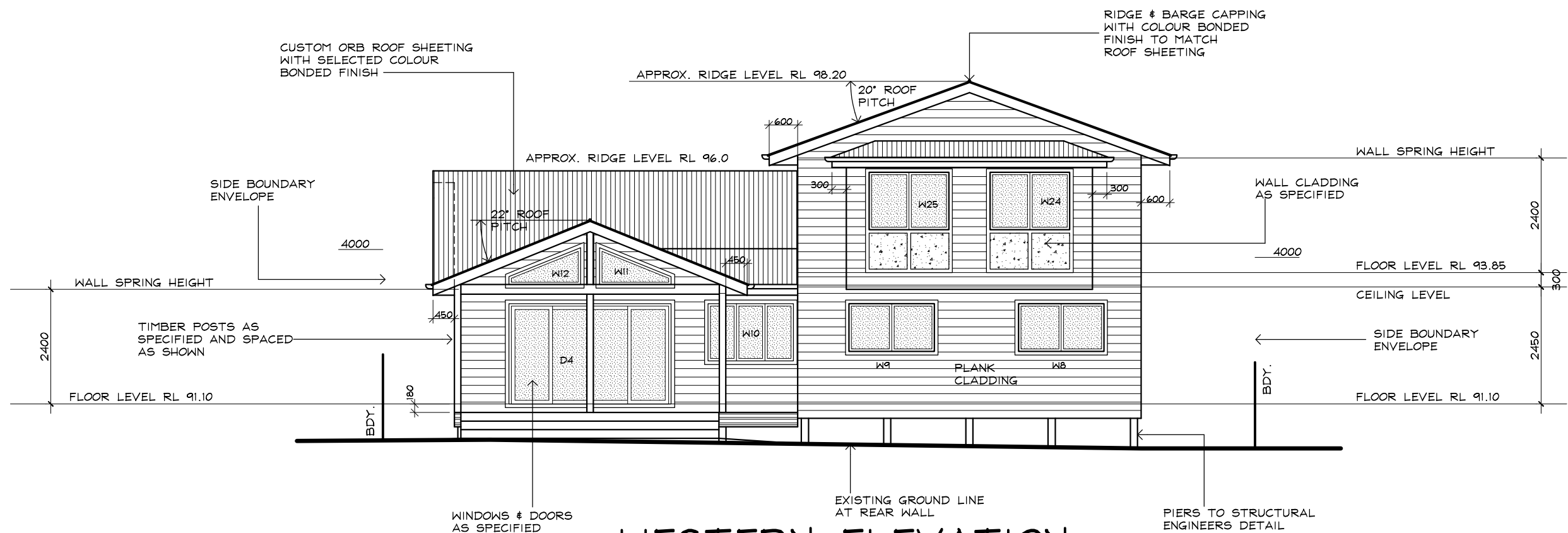
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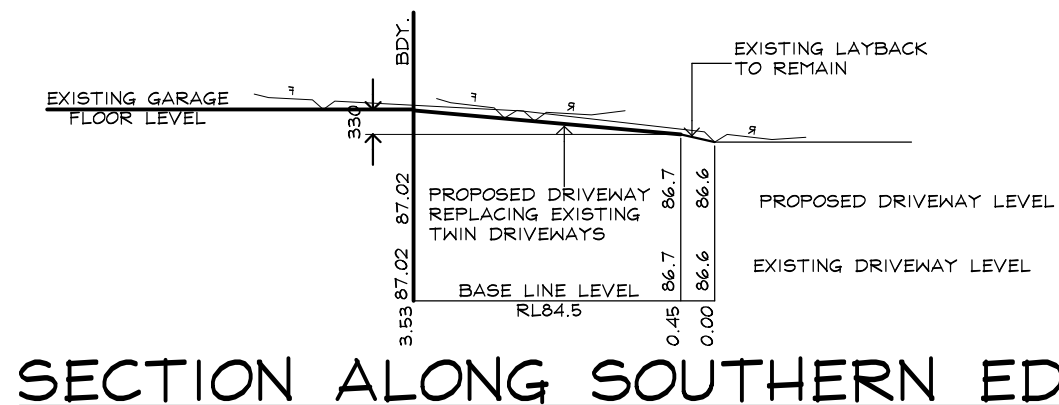
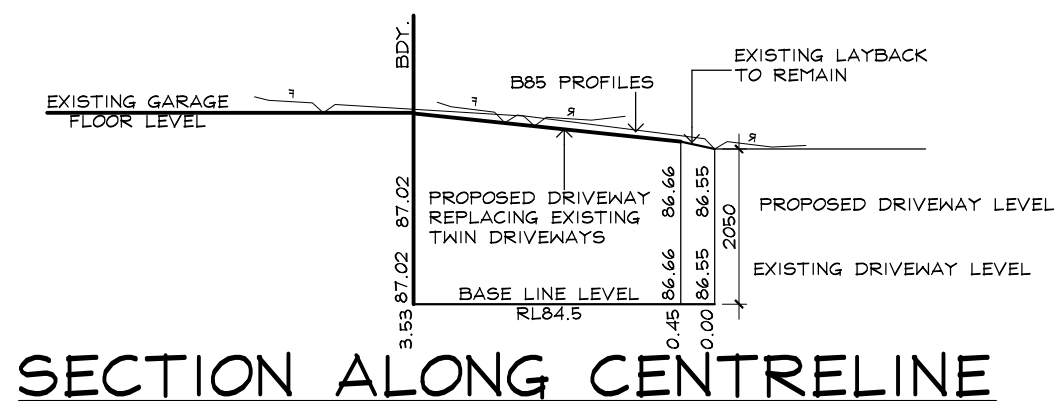
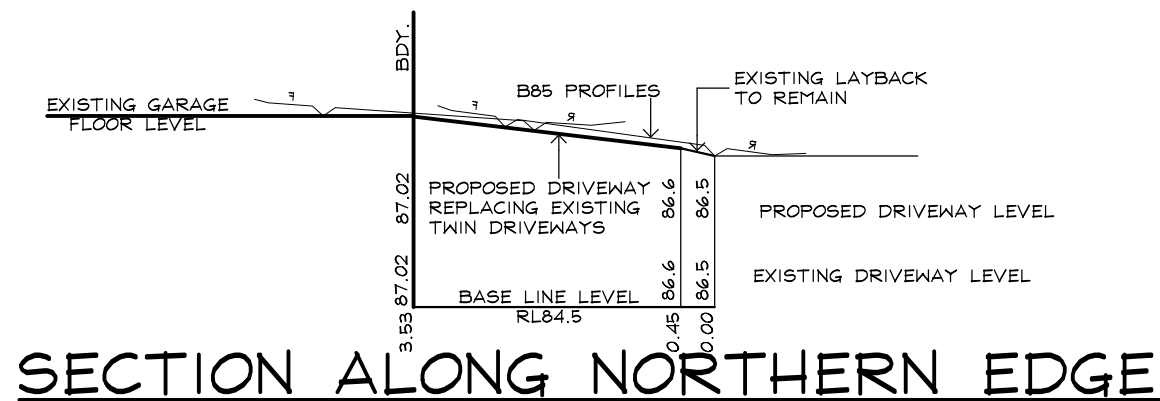
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REV

01



WESTERN ELEVATION



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