

# Development Application Plan Set

BLAND  
6 LOCKHART PLACE, BELROSE  
LOT 21 DP 236849

## Planning Controls -

Warringah Local Environmental Plan 2011

LOCAL AUTHORITIES -  
Northern Beaches Council

## SITE-

The site is located at -  
with a lot size of - 792.5m<sup>2</sup> (Deed)  
Northern Boundary - Arc 9.615m Radius 12.19m  
Southern Boundary - 39.835m  
Eastern Boundary - 43.635m  
Western Boundary - 27.47m

Zoning: R2 Low Density Residential  
Minimum Lot Size: 600m<sup>2</sup>  
Maximum Building Height: 8.5m  
Maximum Floor Space Ratio: N/A  
Heritage: N/A  
Land reservation Acquisition: N/A  
Foreshore Building Line: N/A  
Landslide Risk Land: Area A - Slope <5

All work is to be carried out in a professional manner and in accordance with the requirements of the:  
Relevant Local Authority Development Control Plan (DCP),  
Land and Environment Plan (LEP)  
State Environmental Planning Policy (SEPP).

All works are to comply with the National Construction Code and the Building Code of Australia (BCA).

All work is to be carried out in accordance with the BASIX Commitments for the project and the relevant Bush fire Attack Level (BAL Rating).

Contour levels are to be checked to confirm that cut and fill is required to reach nominated building heights.

Footings to be dug as per AS 2870.

Storm water to be hooked into the existing drainage system.

All proposed work as indicated on these plans will comply with Council's Storm water Management Guidelines.

All proposed work as indicated on these plans in regard to design and detail will comply with Council's Erosion & Sediment Control Plan.

Concrete construction is to comply with AS 3600.

Masonry construction is to comply with AS 4100.

Timber Construction is to comply with AS 1720.1 & AS 1684.

Steel Framework Construction as per AS 4100.

Stairs and landings to comply with D2.13 & D2.14 of the BCA.

Damp-proofing & weatherproofing are to comply with F2.5 (d) of the BCA.

Termite protection must be in accordance with AS 3660.1.

All additions & alterations are to be made match the existing dwelling where possible.

## Project Location -



Site Photo -

## A3 Plan Set -

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## Site Area Calculations-

Site Area -	792.5 m <sup>2</sup>
Existing Dwelling Footprint -	155.2m <sup>2</sup>
Area to be demolished -	46.6m <sup>2</sup>
Proposed Addition Footprint -	90.6m <sup>2</sup>
Existing Secondary Dwelling Footprint -	60m <sup>2</sup>
<b>TOTAL FOOTPRINT AREA -</b>	<b>305.8m<sup>2</sup></b>
<b>SITE COVERAGE -</b>	<b>32.7%</b>
Landscaped Area -	
Primary Dwelling -	280 m <sup>2</sup>
Secondary Dwelling -	120m <sup>2</sup>

Project Name:

Bland

Address:

6 Lockhart Place,  
Belrose  
Lot 21 DP 236849

Project Description:

Alterations & Additions Rev B

Drawing Name:

Title Page

Drawing Number:

240617-00

Scale:

NTS

Version:

Development Application  
Plans

Date:

20-02-2025

# AJH Design

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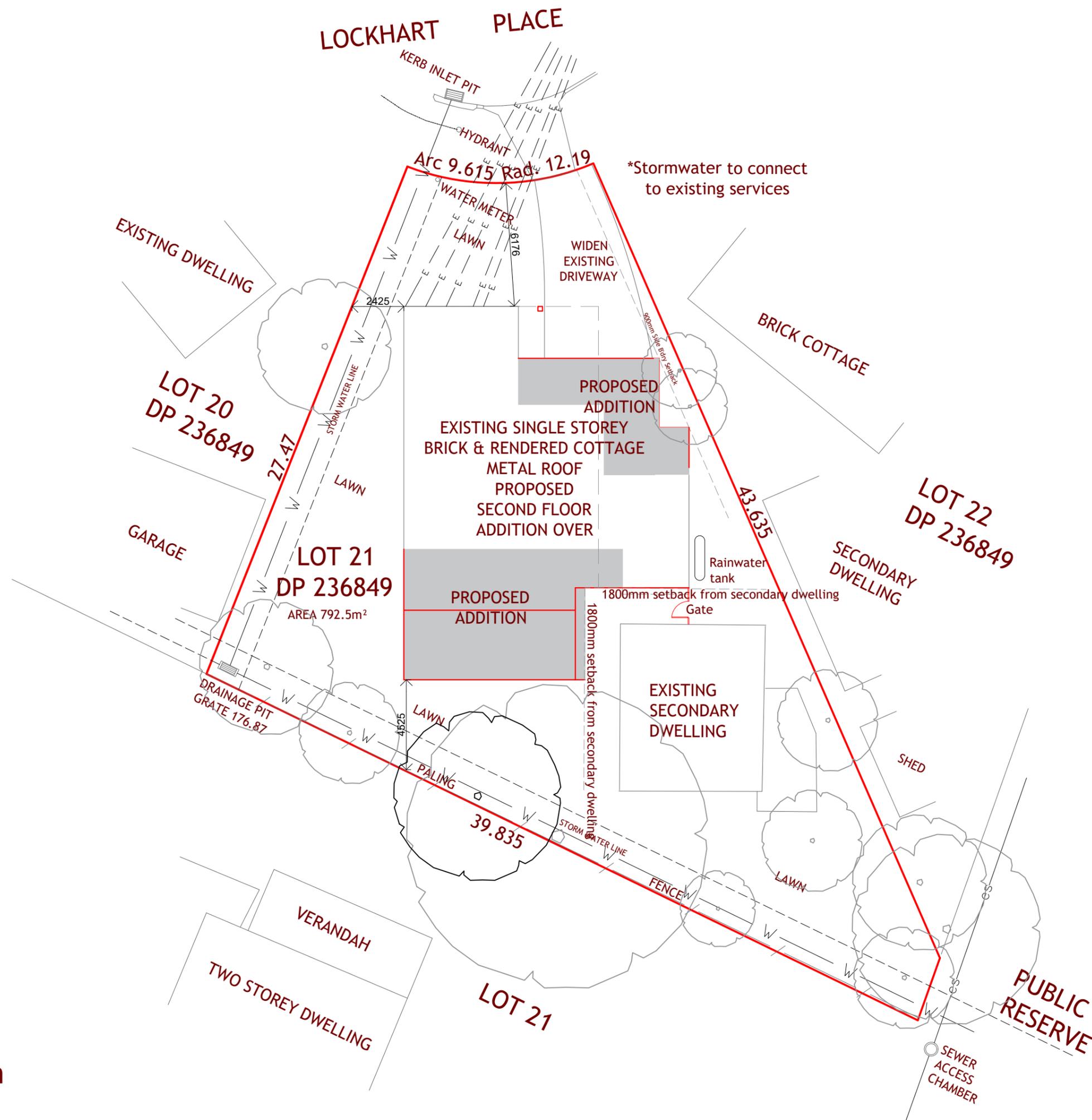
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# Site Plan



Project Name:  
**Bland**

Address:  
**6 Lockhart Place,  
 Belrose  
 Lot 21 DP 236849**

Project Description:  
**Alterations & Additions Rev B**

Drawing Name:  
**Site Plan**

Drawing Number:  
**240617-01**

Scale:  
**1:200 (A3)**

Version:  
**Development Application  
 Plans**

Date:  
**20-02-2025**



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Project Name:

Bland

Address:

6 Lockhart Place,  
Belrose  
Lot 21 DP 236849

Project Description:

Alterations & Additions Rev B

Drawing Name:

Lower Floor Plan

Drawing Number:

240617-02

Scale:

1:100 (A3)

Version:

Development Application  
Plans

Date:

20-02-2025

Orientation:



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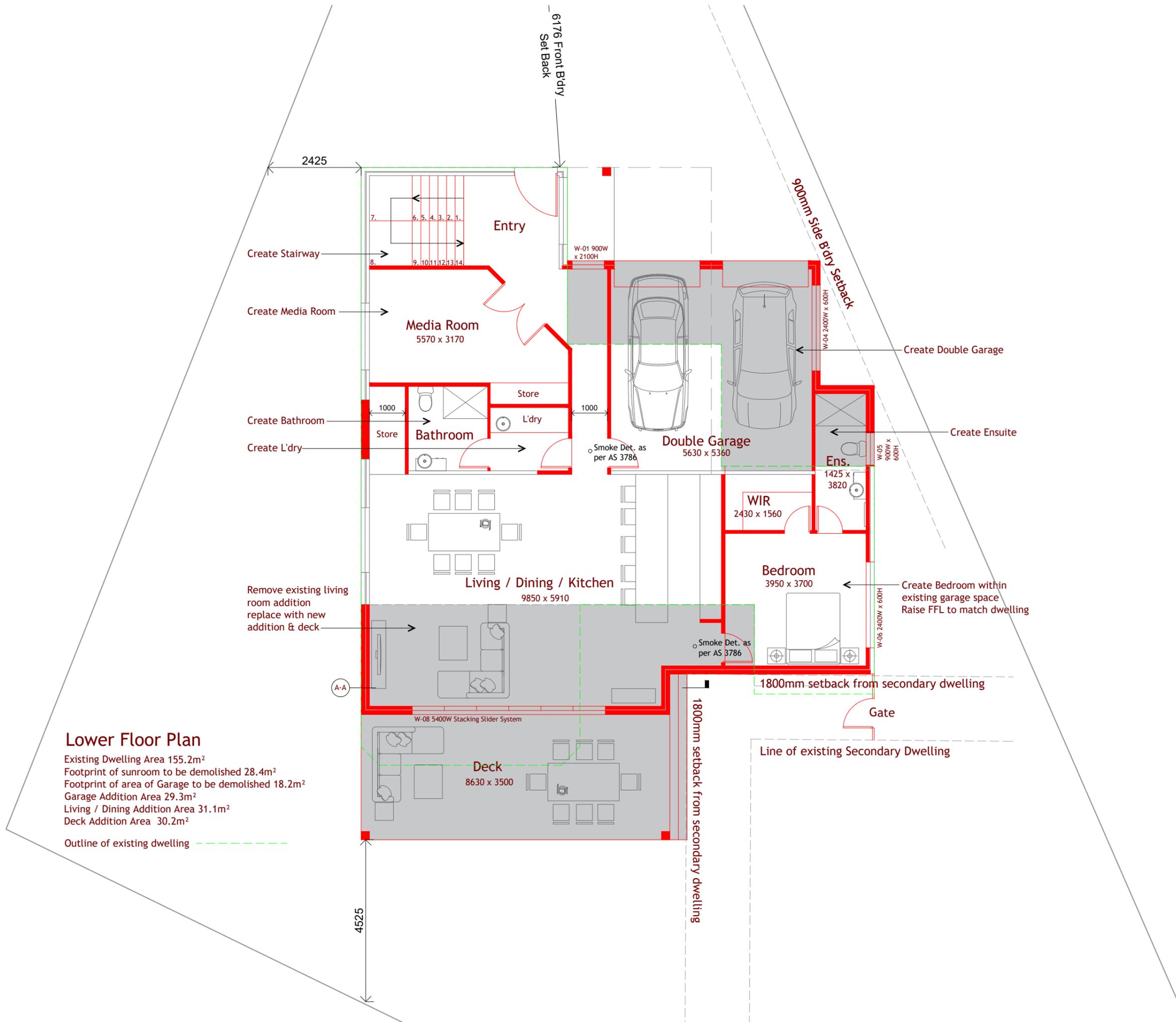


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### Lower Floor Plan

- Existing Dwelling Area 155.2m<sup>2</sup>
- Footprint of sunroom to be demolished 28.4m<sup>2</sup>
- Footprint of area of Garage to be demolished 18.2m<sup>2</sup>
- Garage Addition Area 29.3m<sup>2</sup>
- Living / Dining Addition Area 31.1m<sup>2</sup>
- Deck Addition Area 30.2m<sup>2</sup>

Outline of existing dwelling - - - - -

Project Name:

Bland

Address:

6 Lockhart Place,  
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Lot 21 DP 236849

Project Description:

Alterations & Additions Rev B

Drawing Name:

Upper Floor Plan

Drawing Number:

240617-03

Scale:

1:100 (A3)

Version:

Development Application  
Plans

Date:

20-02-2025

Orientation:



North

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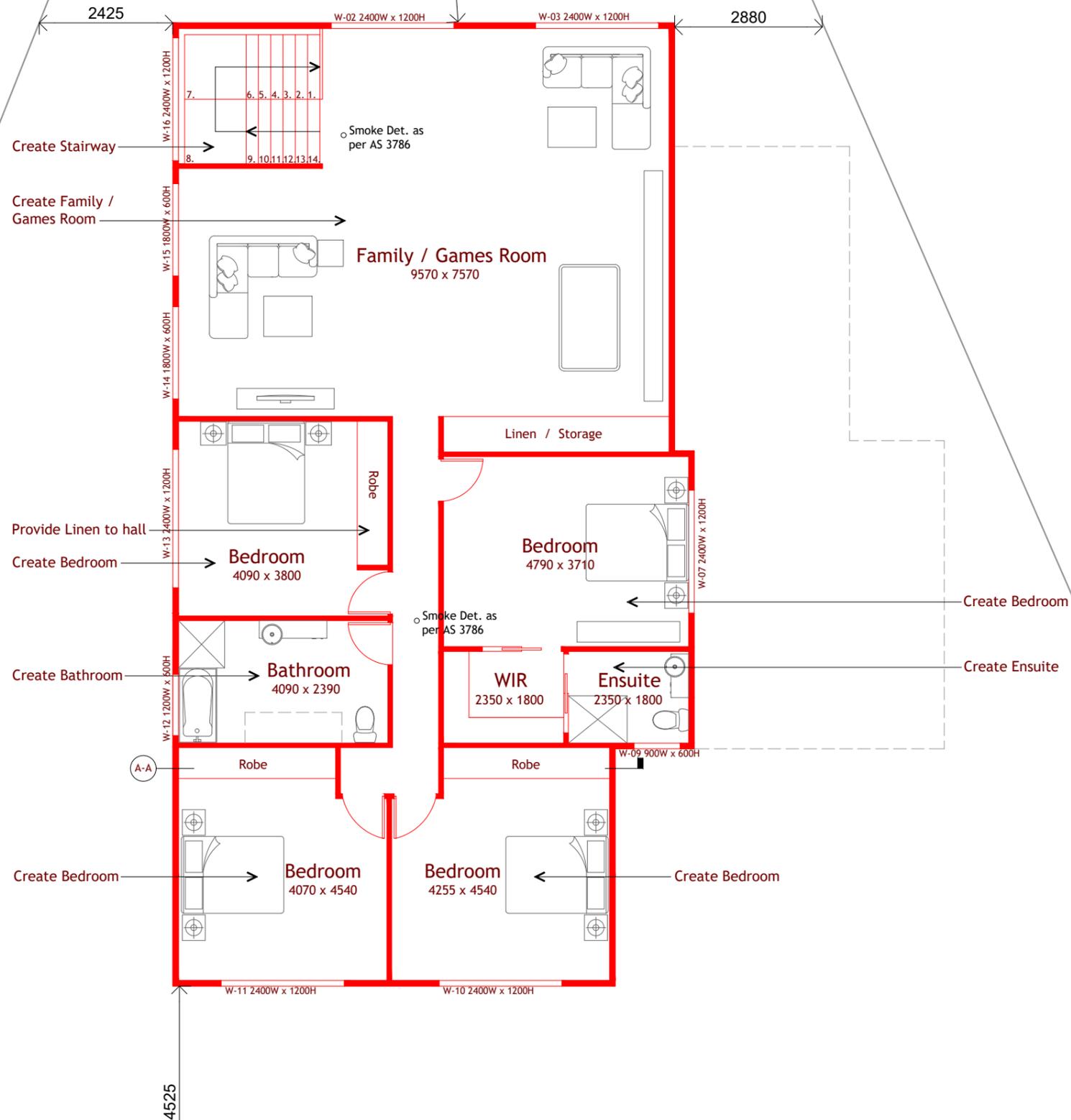
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6176 Front Bdy  
Set Back



## Upper Floor Plan

Living / Dining Addition Area 180.9m<sup>2</sup>

WEATHERTEK PRIMELOCK SMOOTH CLADDING OR SIMILAR IN 'SHALE GREY' OVER EXISTING BRICKWORK & AS PER AS1810, NCC 2022 & BCA

COLORBOND ROOF SHEETS IN 'WINDSPRAY' & AS PER AS 1562, NCC 2022 & BCA

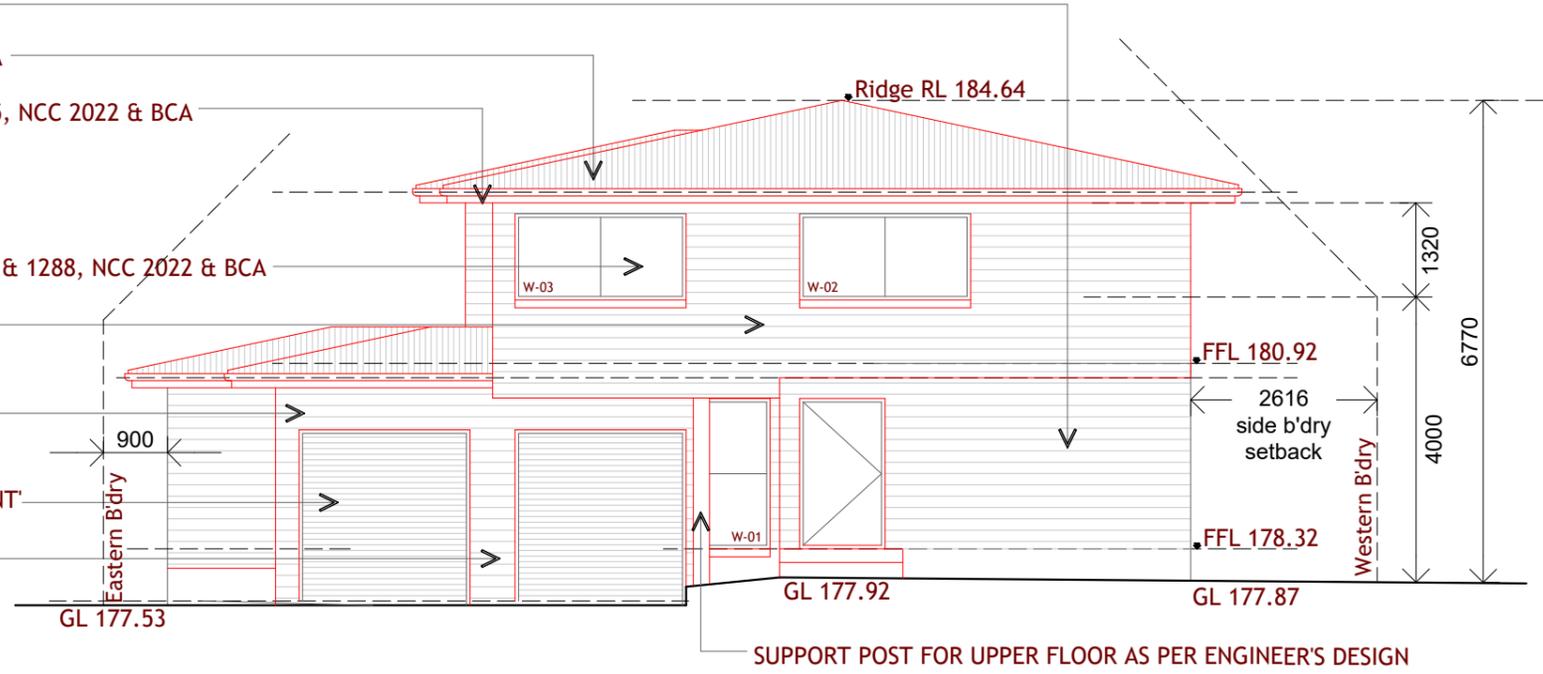
GUTTER, FASCIA & EAVES LINING IN 'WINDSPRAY' & AS PER AS 3500.3 & 3500.5, NCC 2022 & BCA

ALUMINUM FRAMED WINDOW IN COLOUR 'MONUMENT' & AS PER AS 2047, 2208 & 1288, NCC 2022 & BCA

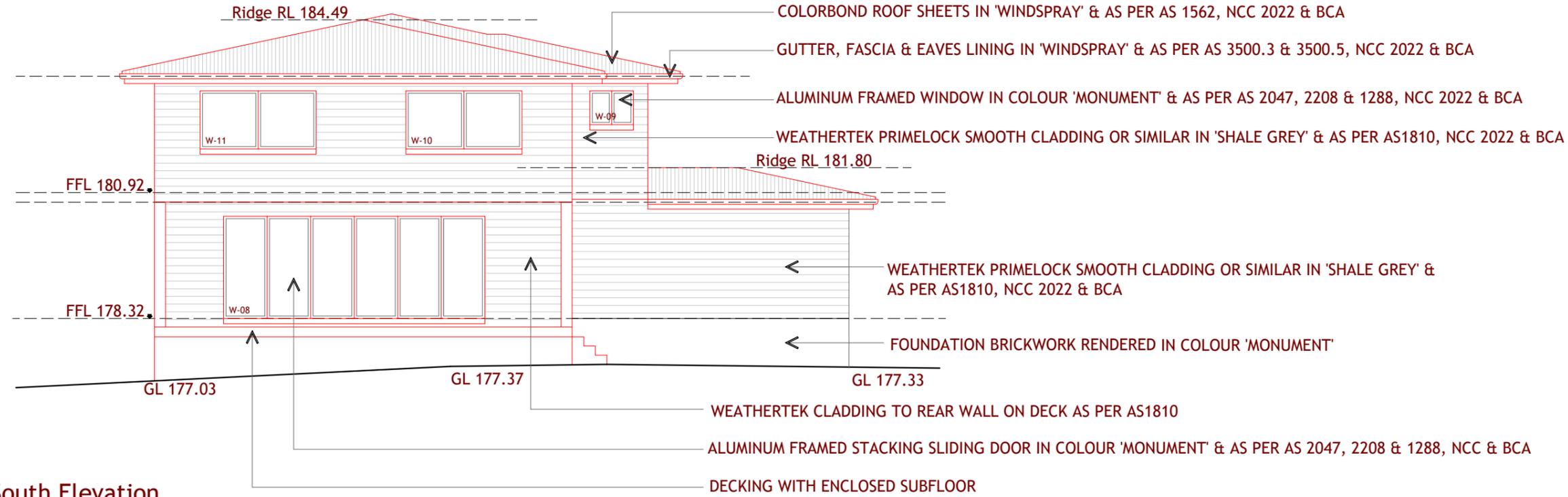
WEATHERTEK PRIMELOCK SMOOTH CLADDING OR SIMILAR IN 'SHALE GREY' & AS PER AS1810, NCC 2022 & BCA

WEATHERTEK PRIMELOCK SMOOTH CLADDING OR SIMILAR IN 'SHALE GREY' & AS PER AS1810, NCC 2022 & BCA

PROVIDE COLORBOND ROLLER DOORS -AS PER NCC 2022 IN COLOUR 'MONUMENT' UPPER FLOOR SUPPORT COLUMN BETWEEN DOORS AS PER ENGINEER'S DETAIL



North Elevation



South Elevation

Project Name:

Bland

Address:

6 Lockhart Place,  
Belrose  
Lot 21 DP 236849

Project Description:

Alterations & Additions Rev B

Drawing Name:

North & South Elevations &  
BASIX Commitment Table

Drawing Number:

240617-04

Scale:

1:100 (A3)

Version:

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Plans

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20-02-2025

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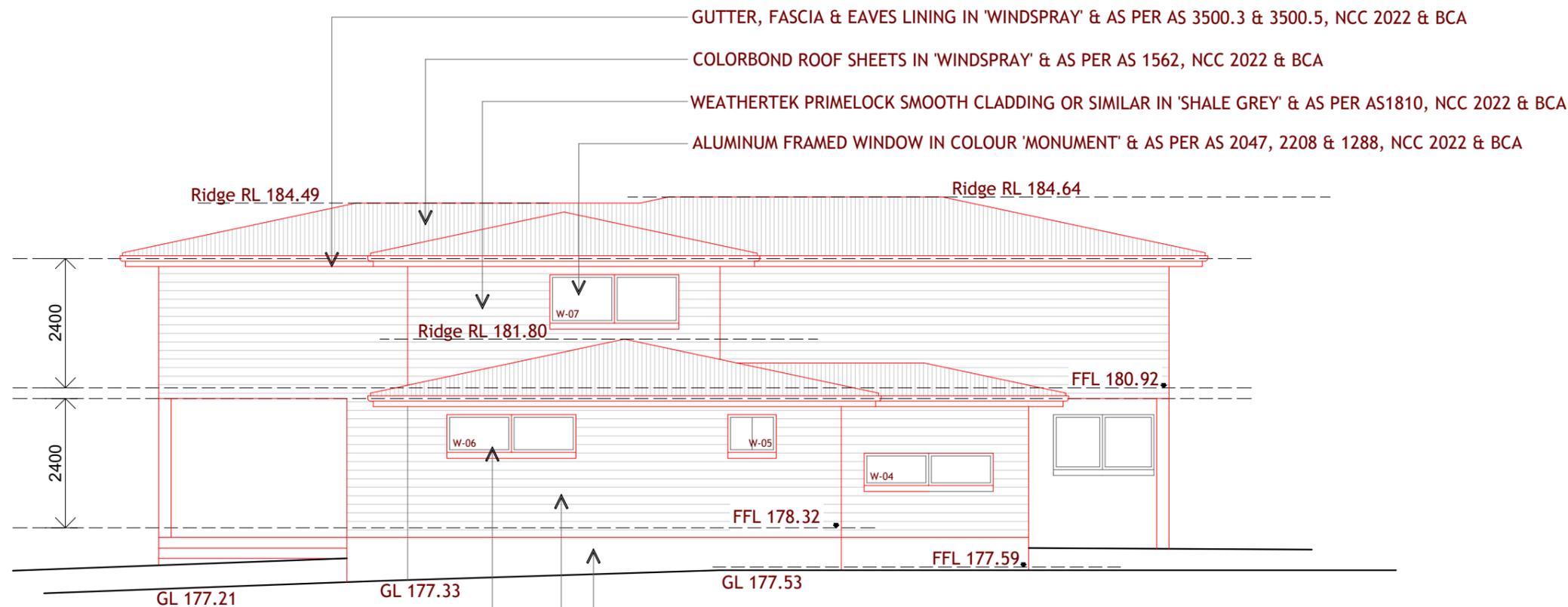
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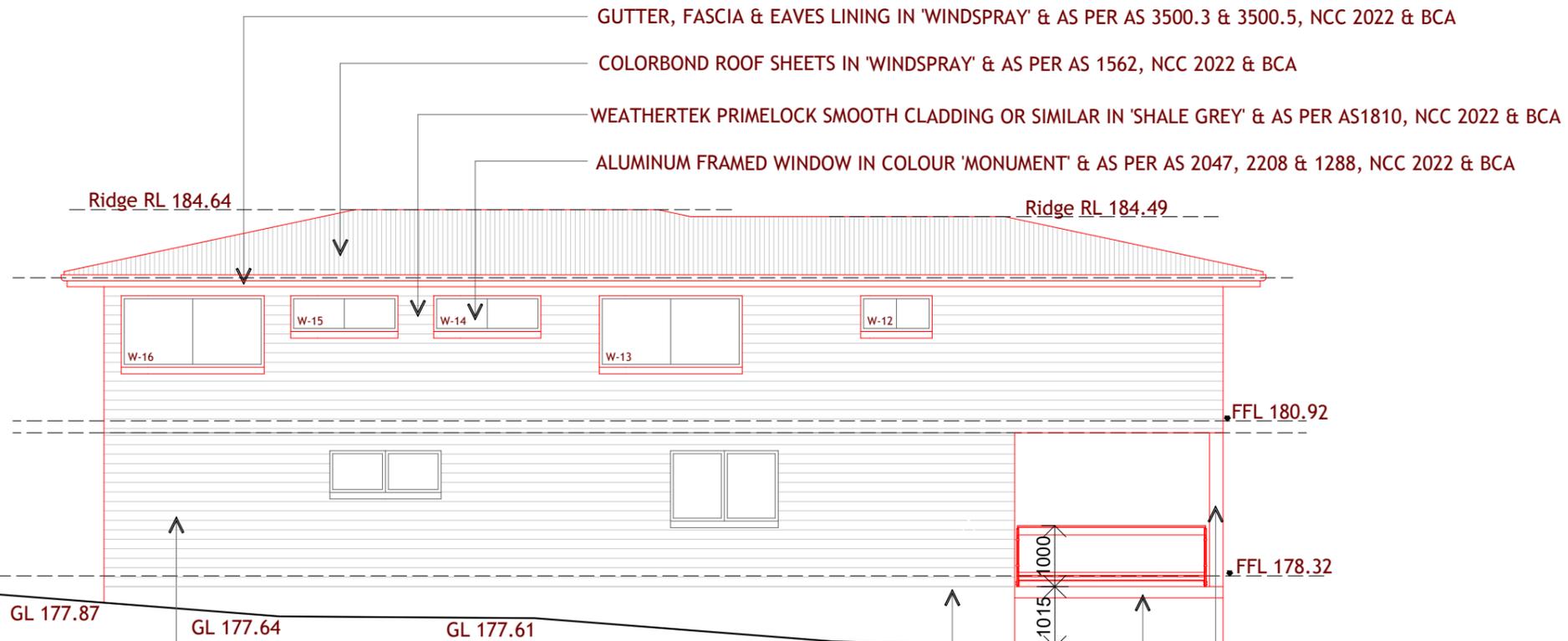
BASIX Commitment Table

Water Commitments:	Energy Commitments:	Thermal Comfort:	Lighting:																					
<b>FIXTURES</b> New / Altered Showerheads: Flow rate no greater than 9ltrs per minute or Minimum 3 Star Rating New / Altered Taps: Flow Rate no greater than 9ltrs per minute or Minimum 5 Star Rating New / Altered Toilets: Flow rate no greater than 4ltrs per flush or Minimum 5 Star Rating. Hot Water System: Gas Instantaneous <b>ALTERNATIVE WATER</b> A Rainwater tank of at least 2,000 ltrs capacity must be installed in accordance with the regulatory authority. Tank must be connected to at least one WC, Laundry and one outdoor tap.	<b>Construction:</b> Conc. Slab Nil Suspended Floor: Framed (Enclosed Sub-Floor) R0.7 External Wall: Brick R1.16 or (R1.7 inc construction) External Wall: Clad (weatherboard, fibro, metal) R1.3 or (R1.7 inc. construction) Internal Wall Shared with Garage .36 Flat Ceiling / Pitched Roof Ceiling: R 3.0 (up) Medium (Solar Apsorp. 0.475 - 0.70) Insulation must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia. <b>GLAZING</b> WINDOW No. REQUIREMENTS: 1,4,5,6,8,10,11,15 & 16 Improved Aluminum Single Clear 2,3,7,12,13 & 14 Improved Aluminum Single Clear (External Adjustable Louvre / Blind)	<b>VENTILATION</b> Kitchen must be fitted with an exhaust fan which is not ducted with operation to be manual on/off switch. Laundry must be fitted with an exhaust fan which is not ducted with operation to be manual on/off switch. Bathroom must be fitted with an exhaust fan which is not ducted with operation to be manual on/off switch.	<b>ARTIFICIAL LIGHTING</b> <table border="1"> <thead> <tr> <th>AREA</th> <th>Primarily lit by Fluorescent or LED Lamps</th> <th>Dedicated Fittings</th> </tr> </thead> <tbody> <tr> <td>Bedroom</td> <td>YES</td> <td>YES</td> </tr> <tr> <td>Living / Dining</td> <td>YES</td> <td>YES</td> </tr> <tr> <td>Kitchen</td> <td>YES</td> <td>YES</td> </tr> <tr> <td>Bath / WC</td> <td>YES</td> <td>YES</td> </tr> <tr> <td>Laundry</td> <td>YES</td> <td>YES</td> </tr> <tr> <td>Hallway</td> <td>YES</td> <td>YES</td> </tr> </tbody> </table> <b>NATURAL LIGHTING</b> A window and / or skylight must be installed in the kitchen of the dwelling. A window and / or skylight must be installed in the bathrooms & toilets of the dwelling. <b>OTHER REQUIREMENTS</b> A well ventilated refrigerator space must be provided.	AREA	Primarily lit by Fluorescent or LED Lamps	Dedicated Fittings	Bedroom	YES	YES	Living / Dining	YES	YES	Kitchen	YES	YES	Bath / WC	YES	YES	Laundry	YES	YES	Hallway	YES	YES
AREA	Primarily lit by Fluorescent or LED Lamps	Dedicated Fittings																						
Bedroom	YES	YES																						
Living / Dining	YES	YES																						
Kitchen	YES	YES																						
Bath / WC	YES	YES																						
Laundry	YES	YES																						
Hallway	YES	YES																						



East Elevation

- GUTTER, FASCIA & EAVES LINING IN 'WINDSPRAY' & AS PER AS 3500.3 & 3500.5, NCC 2022 & BCA
- COLORBOND ROOF SHEETS IN 'WINDSPRAY' & AS PER AS 1562, NCC 2022 & BCA
- WEATHERTEK PRIMELOCK SMOOTH CLADDING OR SIMILAR IN 'SHALE GREY' & AS PER AS1810, NCC 2022 & BCA
- ALUMINUM FRAMED WINDOW IN COLOUR 'MONUMENT' & AS PER AS 2047, 2208 & 1288, NCC 2022 & BCA
- FOUNDATION BRICKWORK RENDERED IN COLOUR 'MONUMENT'
- WEATHERTEK PRIMELOCK SMOOTH CLADDING OR SIMILAR IN 'SHALE GREY' & AS PER AS1810, NCC 2022 & BCA
- ALUMINUM FRAMED WINDOW IN COLOUR 'MONUMENT' & AS PER AS 2047, 2208 & 1288, NCC 2022 & BCA



West Elevation

- GUTTER, FASCIA & EAVES LINING IN 'WINDSPRAY' & AS PER AS 3500.3 & 3500.5, NCC 2022 & BCA
- COLORBOND ROOF SHEETS IN 'WINDSPRAY' & AS PER AS 1562, NCC 2022 & BCA
- WEATHERTEK PRIMELOCK SMOOTH CLADDING OR SIMILAR IN 'SHALE GREY' & AS PER AS1810, NCC 2022 & BCA
- ALUMINUM FRAMED WINDOW IN COLOUR 'MONUMENT' & AS PER AS 2047, 2208 & 1288, NCC 2022 & BCA
- FOUNDATION BRICKWORK RENDERED IN COLOUR 'MONUMENT'
- DECKING WITH ENCLOSED SUBFLOOR
- SUPPORT POST FOR UPPER FLOOR AS PER ENGINEER'S DESIGN
- WEATHERTEK CLADDING OVER EXISTING BRICKWORK AS PER OWNER'S SPECIFICATIONS & AS PER AS1810

Project Name:

Bland

Address:

6 Lockhart Place,  
Belrose  
Lot 21 DP 236849

Project Description:

Alterations & Additions Rev B

Drawing Name:

East & West Elevations

Drawing Number:

240617-05

Scale:

1:100 (A3)

Version:

Development Application  
Plans

Date:

20-02-2025

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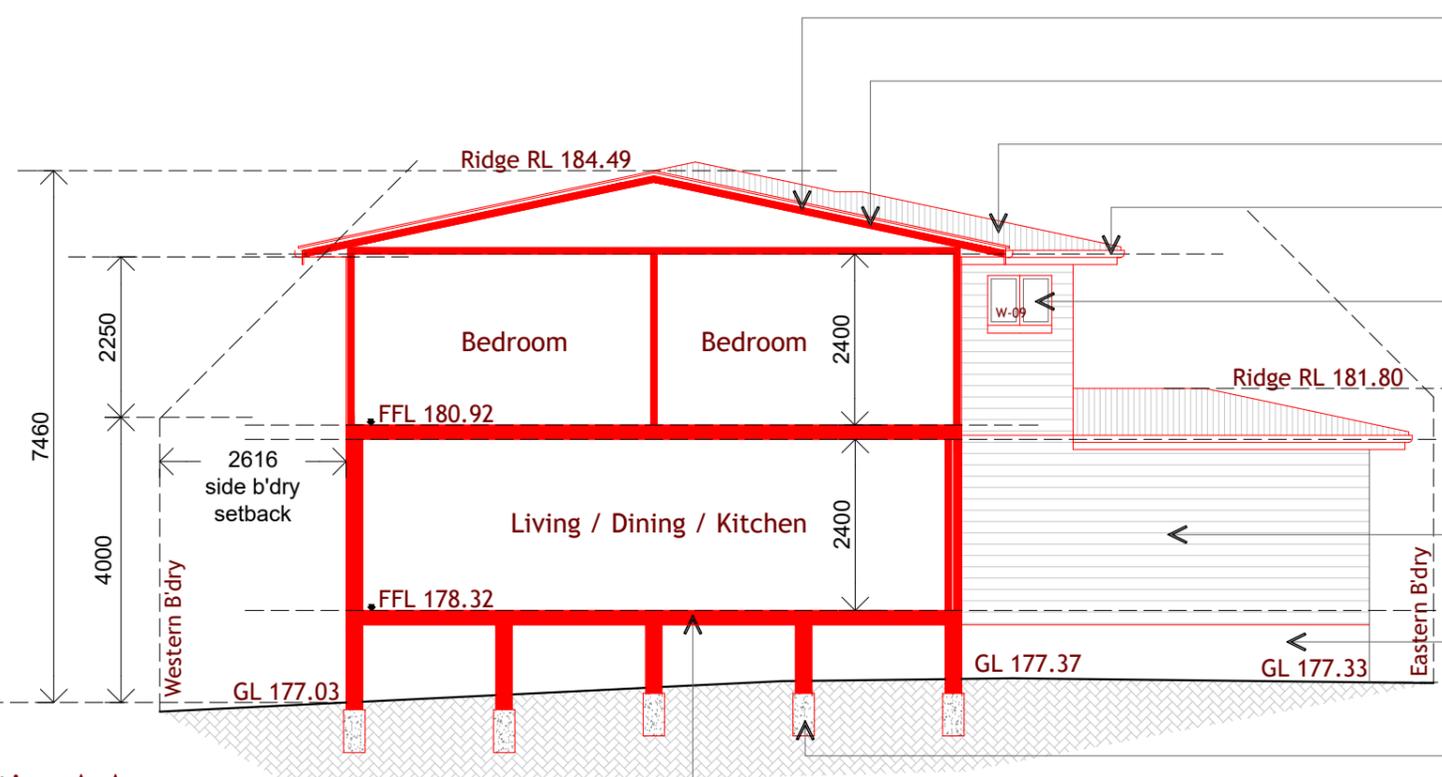


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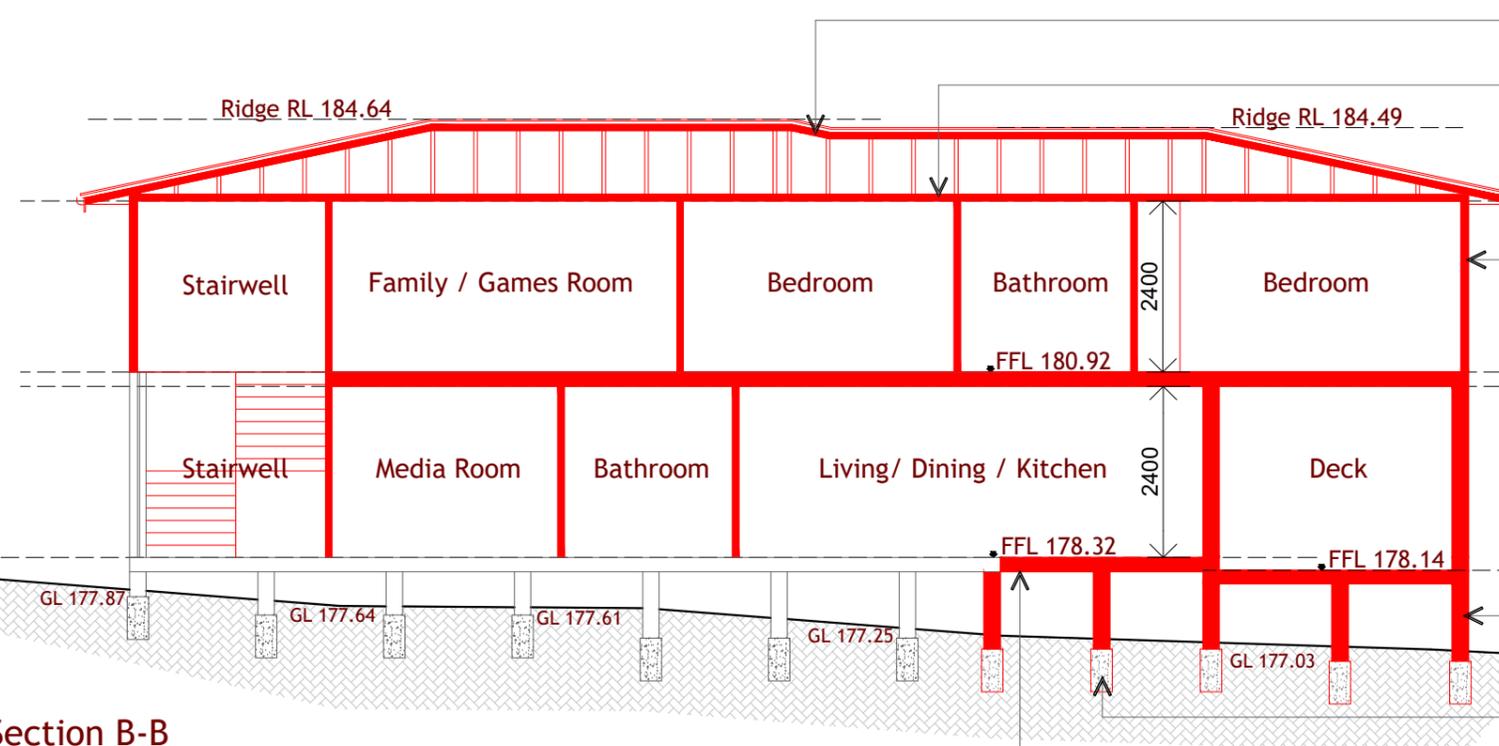
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Section A-A

- INSULATION AS PER BASIX
- TIMBER ROOF TRUSSES @ 17° PITCH & AS PER AS 1684, NCC & BCA
- COLORBOND ROOF SHEETS IN 'WINDSPRAY' & AS PER AS 1562, NCC 2022 & BCA
- GUTTER, FASCIA & EAVES LINING IN 'WINDSPRAY' & AS PER AS 3500.3 & 3500.5, NCC 2022 & BCA
- ALUMINUM FRAMED WINDOW IN COLOUR 'MONUMENT' & AS PER AS 2047, 2208 & 1288, NCC 2022 & BCA
- WEATHERTEK PRIMELOCK SMOOTH CLADDING OR SIMILAR IN ' SHALE GREY' & AS PER AS1810, NCC 2022 & BCA
- FOUNDATION BRICKWORK RENDERED IN COLOUR 'MONUMENT'
- PIERS & FOOTINGS AS PER ENGINEER'S PLANS & AS PER AS 2870
- TIMBER FRAMEWORK AS PER AS 1684, NCC & BCA



Section B-B

- TIMBER ROOF TRUSSES @ 17° PITCH & AS PER AS 1684, NCC & BCA
- INSULATION AS PER BASIX
- WEATHERTEK PRIMELOCK SMOOTH CLADDING OR SIMILAR IN ' SHALE GREY' & AS PER AS1810, NCC 2022 & BCA
- FOUNDATION BRICKWORK RENDERED IN COLOUR 'MONUMENT'
- PIERS & FOOTINGS AS PER ENGINEER'S PLANS & AS PER AS 2870
- TIMBER FRAMEWORK AS PER AS 1684, NCC & BCA

Project Name:  
**Bland**

Address:  
**6 Lockhart Place,  
Belrose  
Lot 21 DP 236849**

Project Description:  
**Alterations & Additions Rev B**

Drawing Name:  
Section A-A  
Section B-B  
Window Schedule  
Finishes Schedule

Drawing Number:  
**240617-06**

Scale:  
**1:100 (A3)**

Version:  
**Development Application  
Plans**

Date:  
**20-02-2025**

Window Schedule			Window Schedule		
No.	Description	Orientation	No.	Description	Orientation
W-01	900W x 2100H Aluminum framed sliding window	North	W-09	900W x 2100H Aluminum framed sliding window	South
W-02	2400W x 1200H Aluminum framed sliding window - Fall Safe conditions applied +External Adj Louvre / Blind	North	W-10	2400W x 1200H Aluminum framed sliding window - Fall Safe conditions applied	South
W-03	2400W x 1200H Aluminum framed sliding window - Fall Safe conditions applied +External Adj Louvre / Blind	North	W-11	2400W x 1200H Aluminum framed sliding window - Fall Safe conditions applied	South
W-04	2400W x 600H Aluminum framed sliding window	East	W-12	1200W x 600H Aluminum framed sliding window +External Adj Louvre / Blind	West
W-05	900W x 600H Aluminum framed Sliding window	East	W-13	2400W x 1200H Aluminum framed Sliding window - Fall safe conditions applied +External Adj Louvre / Blind	West
W-06	2400W x 600H Aluminum framed sliding window	East	W-14	1800W x 600H Aluminum framed sliding window +External Adj Louvre / Blind	West
W-07	2400W x 900H Aluminum framed Sliding window - Fall safe conditions applied +External Adj Louvre / Blind	East	W-15	1800W x 600H Aluminum framed Sliding window	West
W-08	5400W x 2100H Aluminum framed stacking slider system	South	W-16	2100W x 1200H Aluminum framed sliding window - Fall safe conditions applied	West

Finishes Schedule	
Item	Description
ROOF CLADDING	Standard Colorbond roof sheets in colour - 'Windspray'
GUTTER, FASCIA & DP	Standard Colorbond in colour - 'Windspray'
FOUNDATION WALL	Foundation Brickwork rendered in colour - 'Monument'
WALL CLADDING	Weathertek Primelock smooth cladding or similar in colour - 'Shale Grey'
WINDOWS	Aluminum framed sliding windows in colour - 'Monument'
STACKING DOORS	Aluminum framed sliding windows in colour - 'Monument'
ROLLER DOORS	Colorbond Roller Doors in colour - 'Monument'

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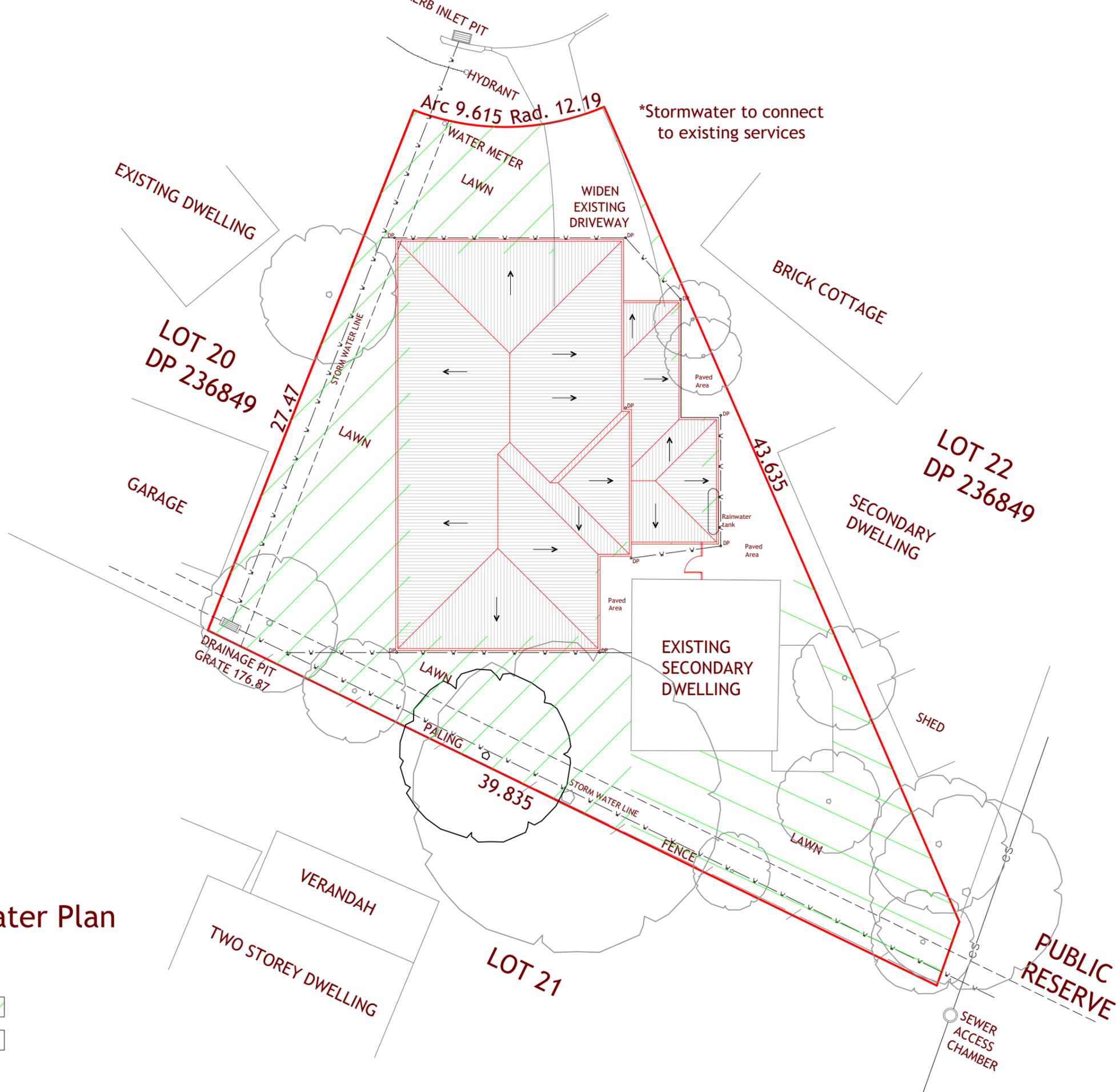
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LOCKHART PLACE



### Roof & Stormwater Plan Landscape Area

- Site Area 792.5m<sup>2</sup>
- Landscape Area for Primary Dwelling 280m<sup>2</sup>
- Landscape Area for Secondary Dwelling 120m<sup>2</sup>

Project Name:  
**Bland**

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**6 Lockhart Place,  
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Lot 21 DP 236849**

Project Description:  
**Alterations & Additions Rev B**

Drawing Name:  
**Roof & Stormwater Plan  
Landscape Areas**

Drawing Number:  
**240617-07**

Scale:  
**1:200 (A3)**

Version:  
**Development Application  
Plans**

Date:  
**20-02-2025**



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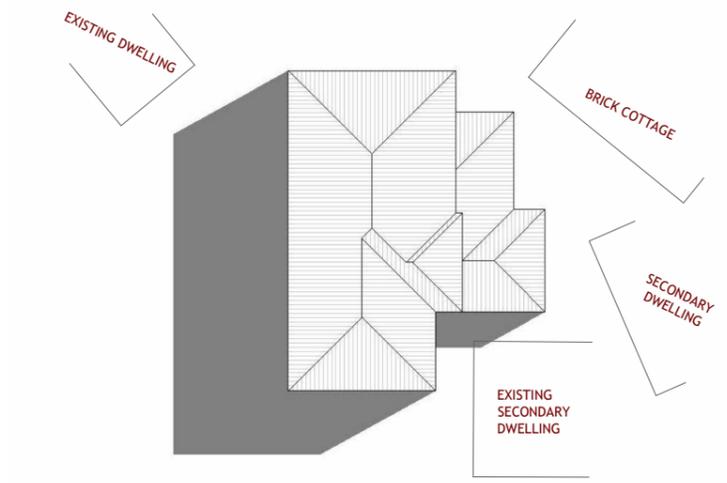


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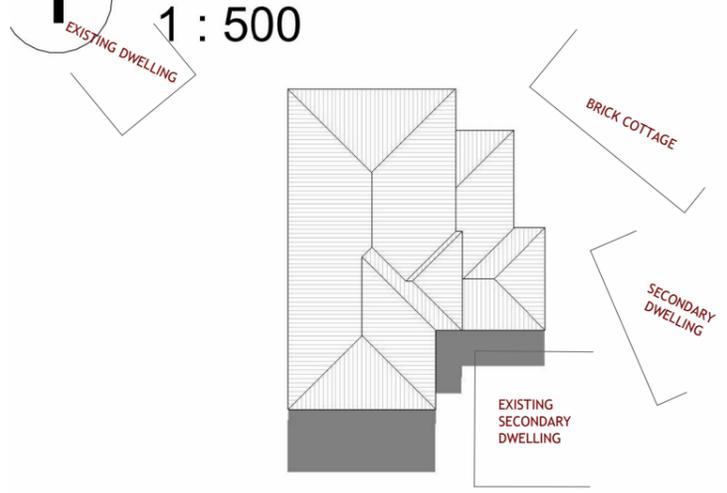
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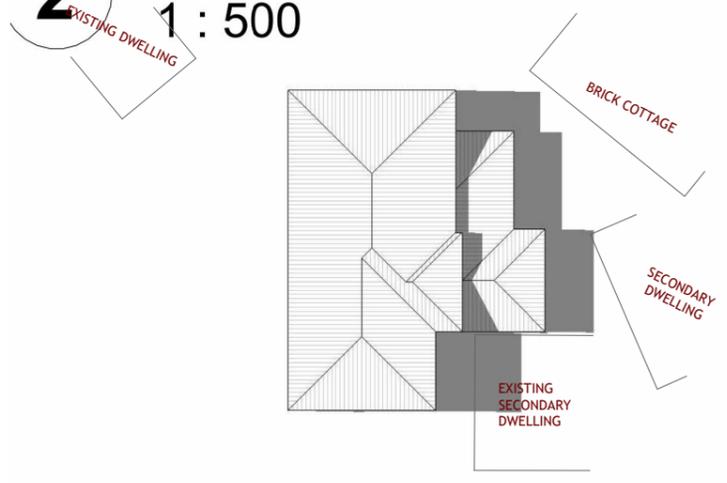
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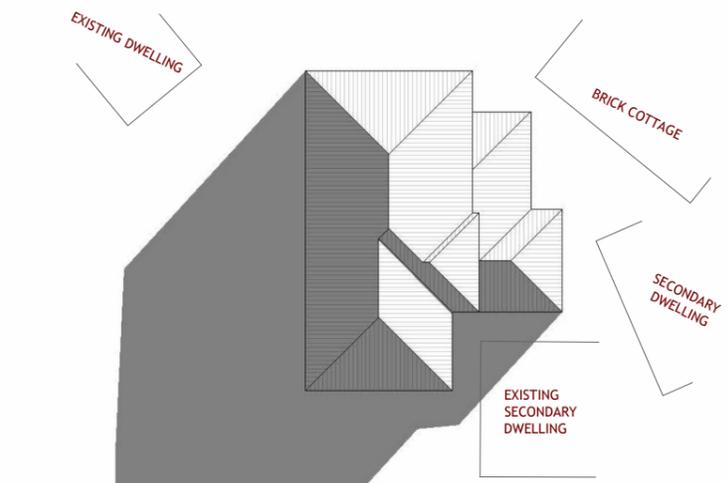
**1** March 21st 9am



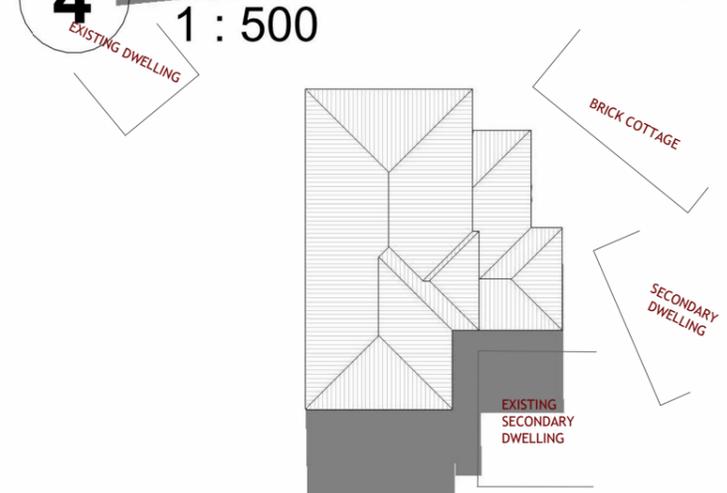
**2** March 21st 12pm



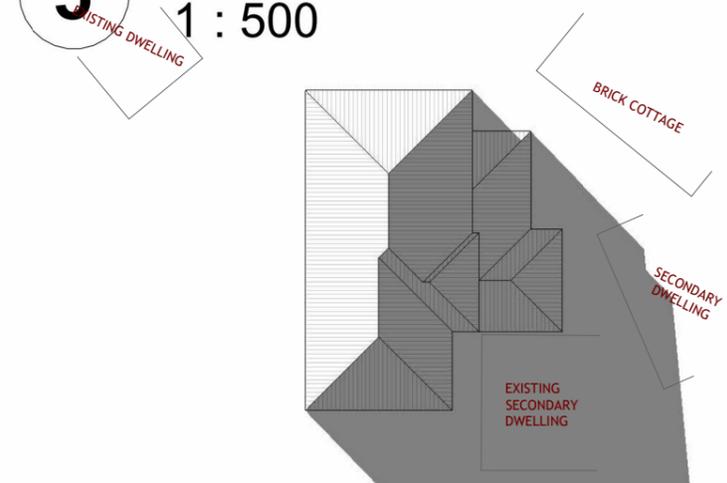
**3** March 21st 3pm



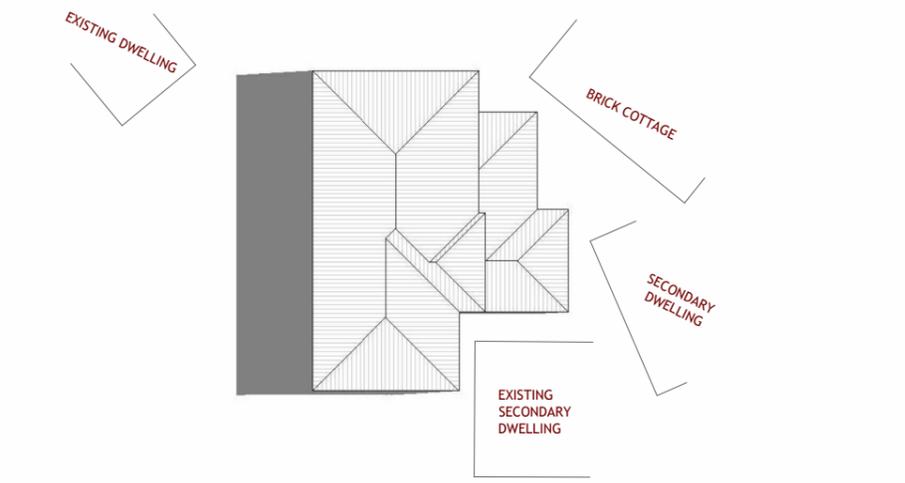
**4** June 21st 9am



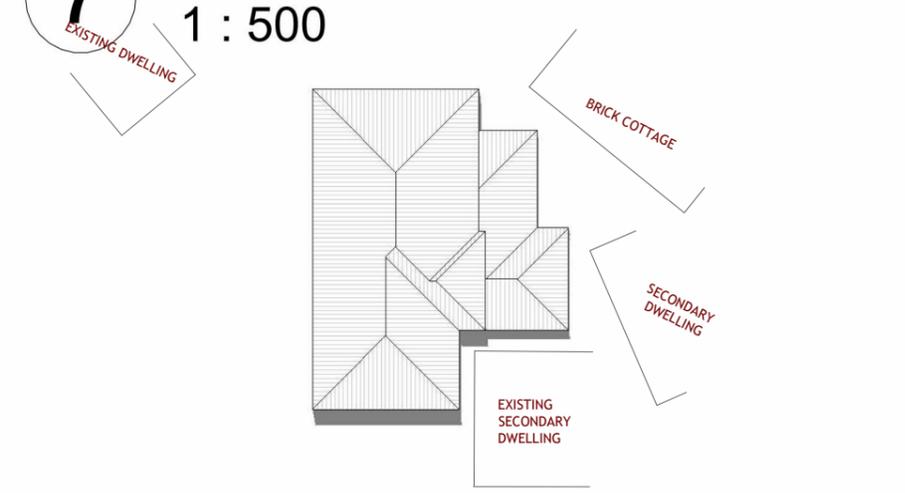
**5** June 21st 12pm



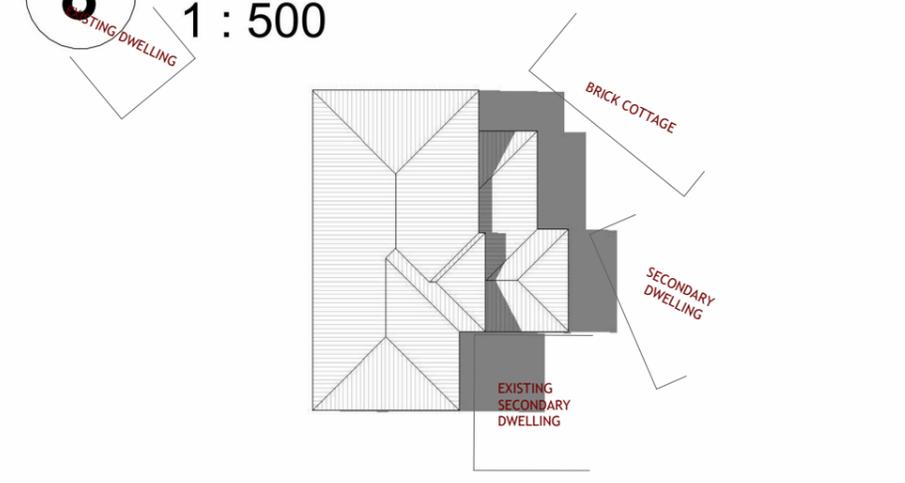
**6** June 21st 3pm



**7** December 21st 9am



**8** December 21st 12pm



**9** December 21st 3pm

Project Name:  
**Bland**

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Project Description:  
**Alterations & Additions Rev B**

Drawing Name:  
**Shadow Diagrams**

Drawing Number:  
**240617-08**

Scale:  
**NTS**

Version:  
**Development Application  
Plans**

Date:  
**20-02-2025**

Orientation:  
  
North

**AJH  
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