

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 - 792.5m² (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: 600m²
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 checks 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 -

Title Page - 00

Site Plan - 01

Lower Floor Plan - 02

Upper Floor Plan - 03

North & South Elevations
BASIX Commitment Table - 04

East & West Elevations - 05

Section A-A, Section B-B
Window Schedule
Finishes Schedule - 06

Roof & Stormwater Plan
Landscaped Areas Plan - 07

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Site Area Calculations-

Site Area - 792.5 m²
Existing Dwelling Footprint - 155.2m²
Area to be demolished - 46.6m²
Proposed Addition Footprint - 90.6m²
Existing Secondary Dwelling Footprint - 60m²

TOTAL FOOTPRINT AREA - 305.8m²
SITE COVERAGE - 32.7%

Landscaped Area -
Primary Dwelling - 280 m²
Secondary Dwelling - 120m²

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

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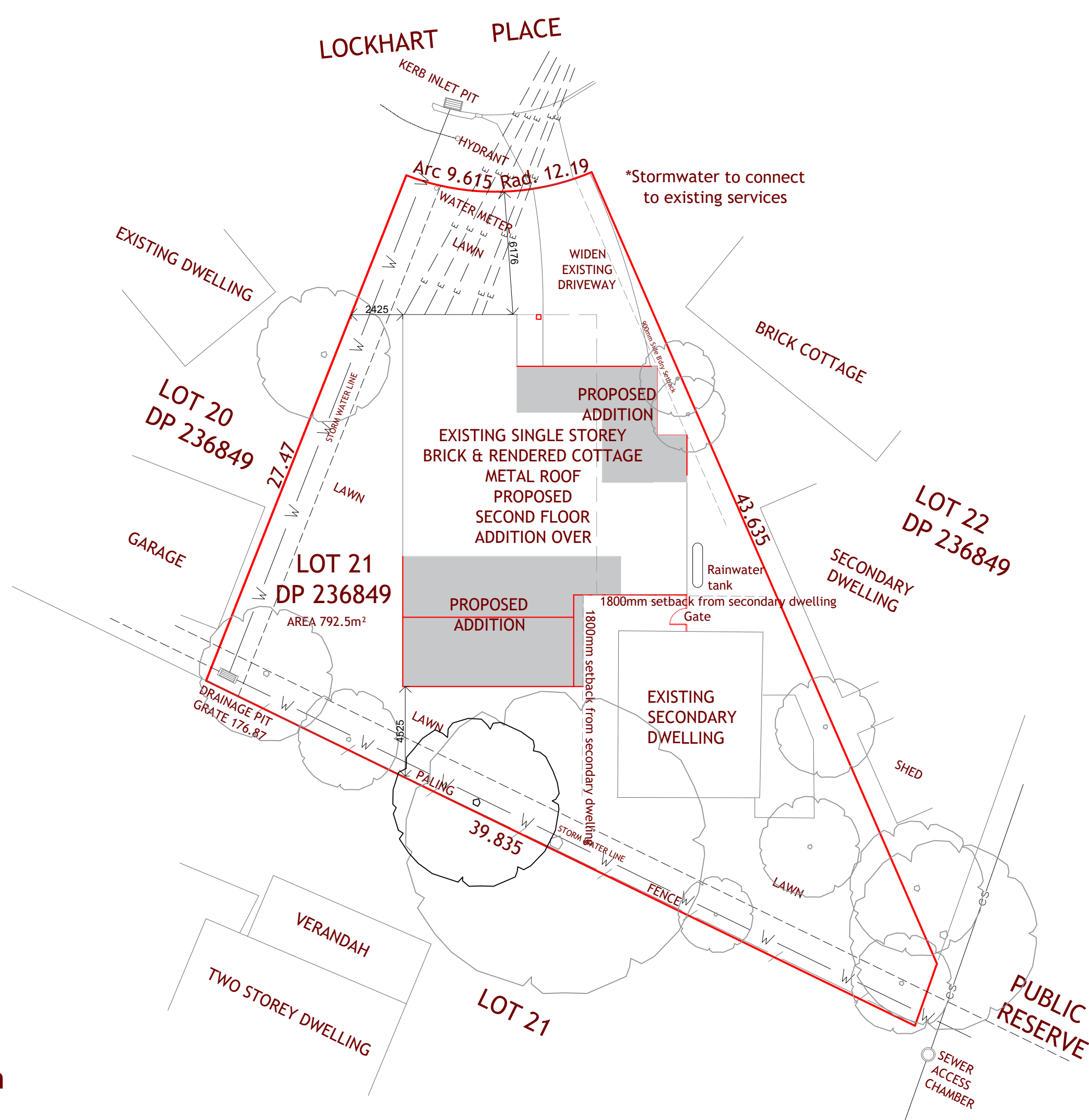


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Site Plan

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

Orientation:

North

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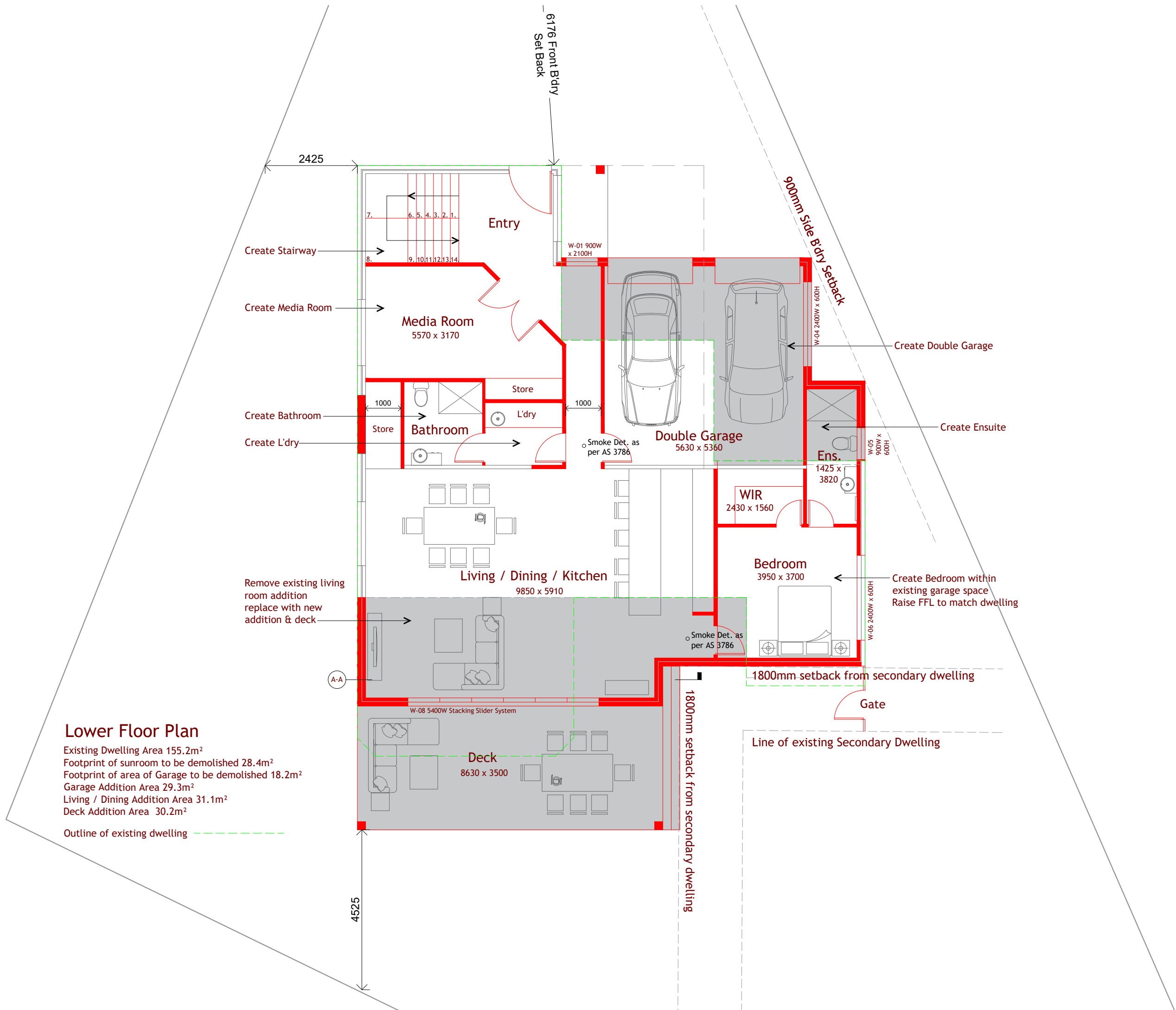


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Lower Floor Plan

Existing Dwelling Area 155.2m²
Footprint of sunroom to be demolished 28.4m²
Footprint of area of Garage to be demolished 18.2m²
Garage Addition Area 29.3m²
Living / Dining Addition Area 31.1m²
Deck Addition Area 30.2m²

Outline of existing dwelling

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:

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Plans

Date:

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Orientation:



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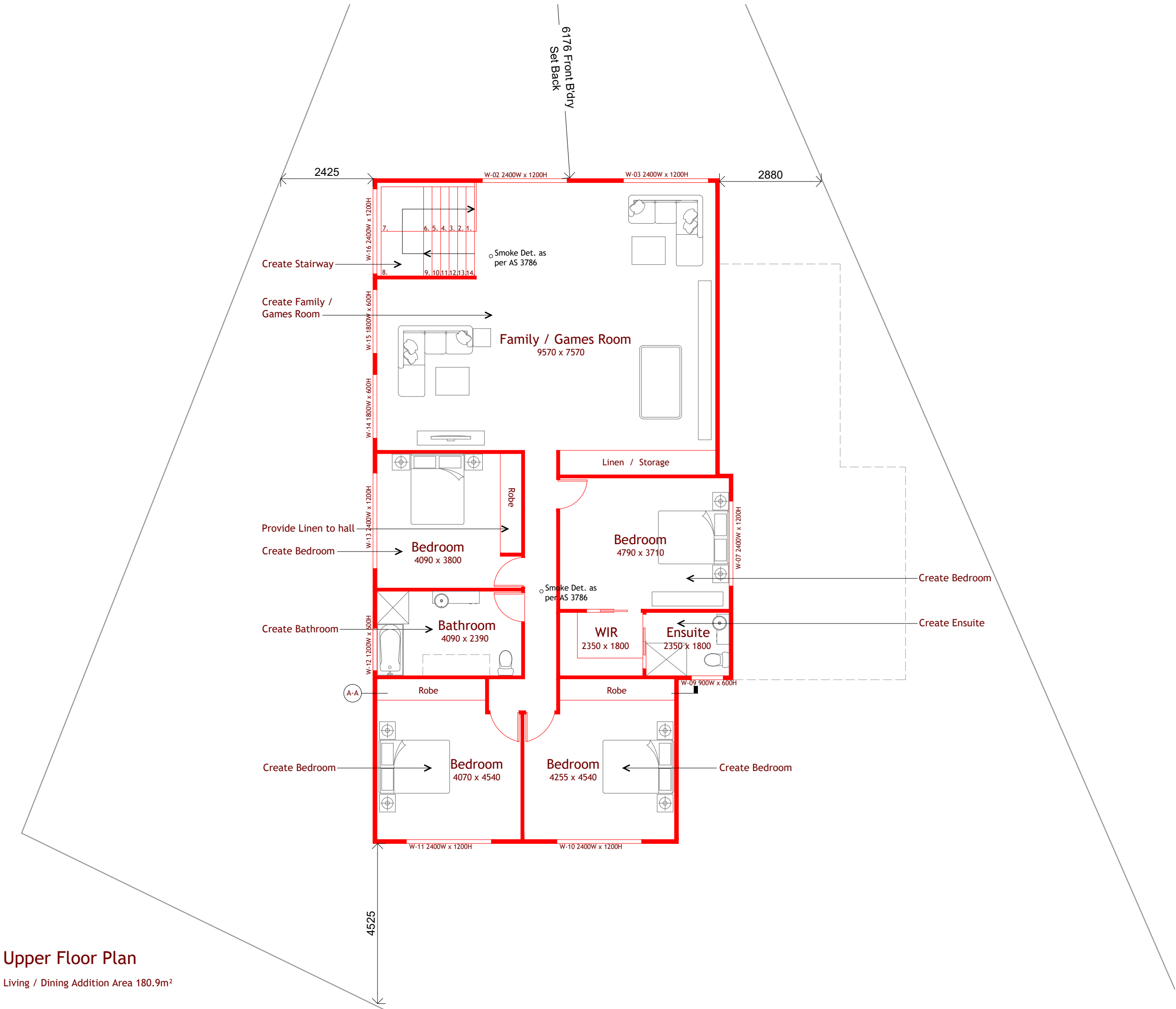


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Project Name:

Bland

Address:

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Project Description:

Alterations & Additions Rev B

Drawing Name:

Upper Floor Plan

Drawing Number:

240617-03

Scale:

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Version:

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Date:

20-02-2025

Orientation:



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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

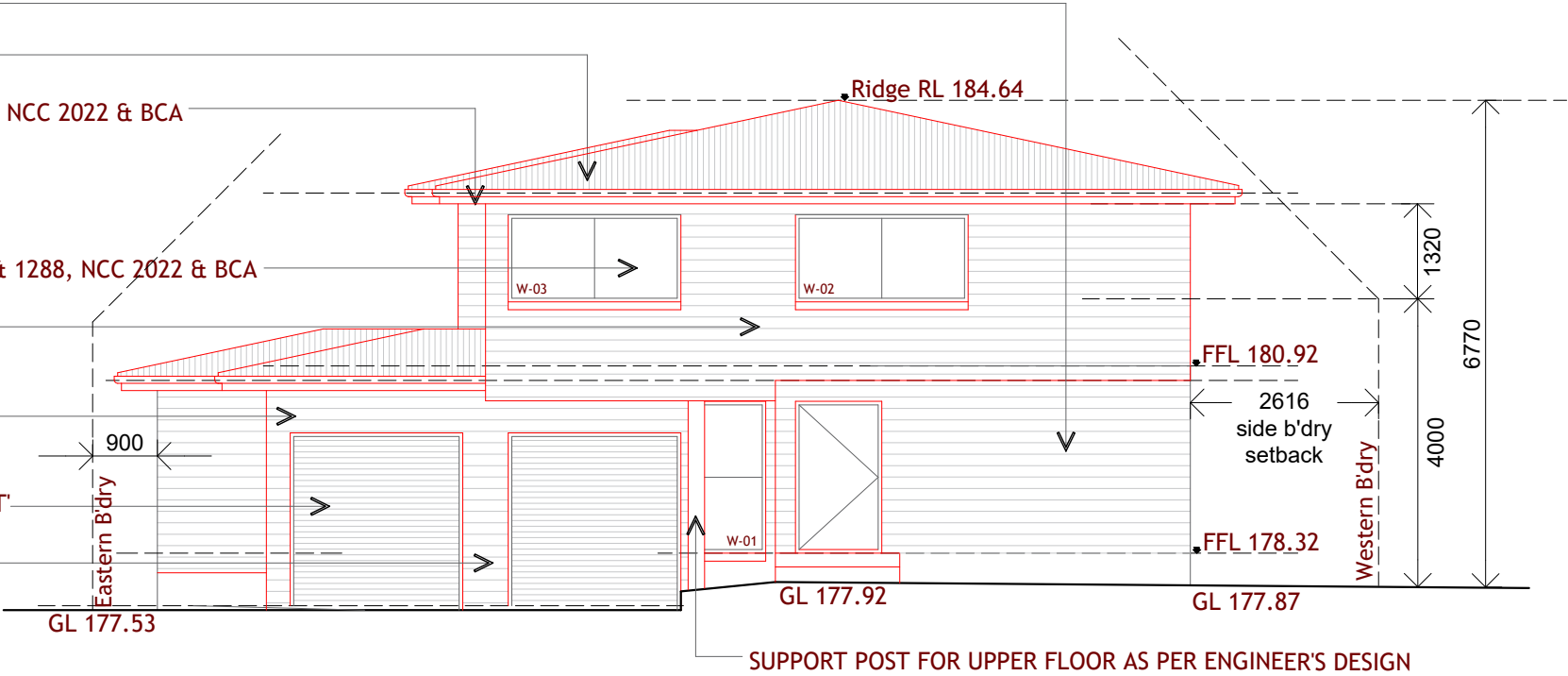
GUTTER, FASCIA & EAVES LINING IN 'WINDSPRAY' & AS PER AS 3500.3 & 3500.5, NCC 2022 & BCA

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

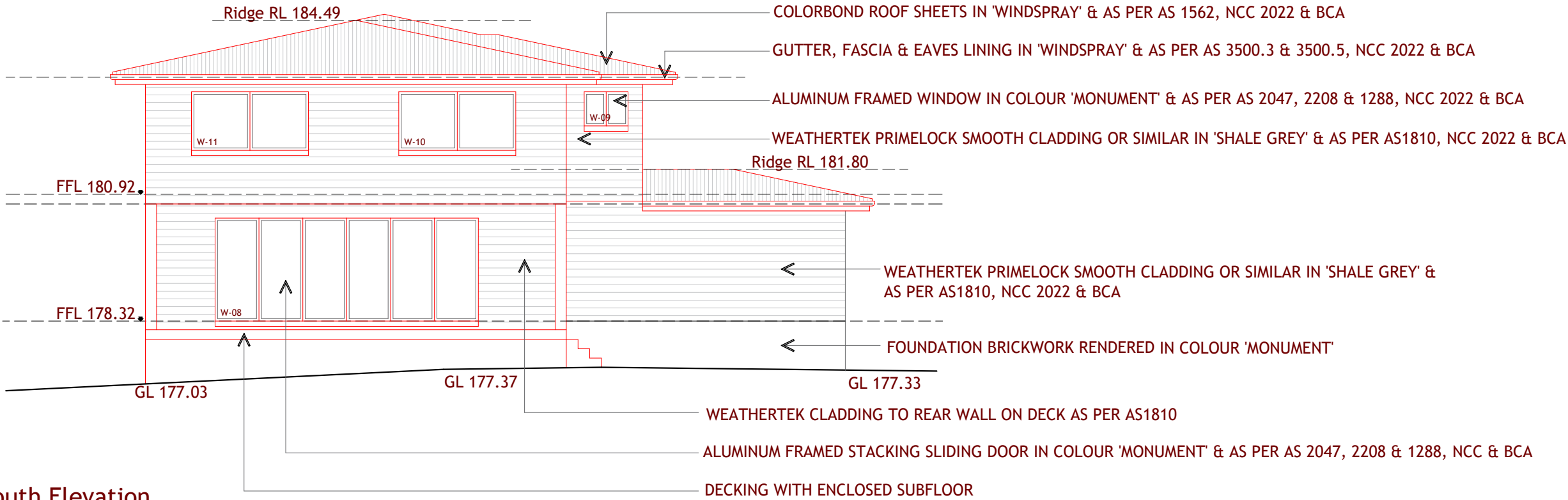
WEATHERTEK PRIMELOCK SMOOTH CLADDING OR SIMILAR IN 'SHALE GREY' &
AS PER AS1810, NCC 2022 & BCA

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

BASIX Commitment Table			
Water Commitments:	Energy Commitments:	Thermal Comfort:	Lighting:
FIXTURES 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 ALTERNATIVE WATER 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.	Construction: Conc. Slab Suspended Floor: Framed (Enclosed Sub-Floor) R0.7 External Wall: Brick External Wall: Clad (weatherboard, fibro, metal) Internal Wall Shared with Garage .36 Flat Ceiling / Pitched Roof Insulation must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia. GLAZING WINDOW No. 1,4,5,6,8,10,11,15 & 16 2,3,7,12,13 & 14	Additional Insulation: Nil R0.6 (or R1.3 inc. construction) R1.16 or (R1.7 inc construction) R1.3 or (R1.7 inc. construction) Nil Ceiling: R 3.0 (up) Medium (Solar Apsorp. 0.475 - 0.70) REQUIREMENTS: Improved Aluminum Single Clear Improved Aluminum Single Clear (External Adjustable Louvre / Blind)	VENTILATION 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. ARTIFICIAL LIGHTING AREA Primarily lit by Fluorescent or LED Lamps Dedicated Fittings Bedroom Living / Dining Kitchen Bath / WC Laundry Hallway YES YES YES YES YES YES YES YES YES YES YES YES NATURAL LIGHTING 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. OTHER REQUIREMENTS A well ventilated refrigerator space must be provided.

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Address:

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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:

Development Application
Plans

Date:

20-02-2025

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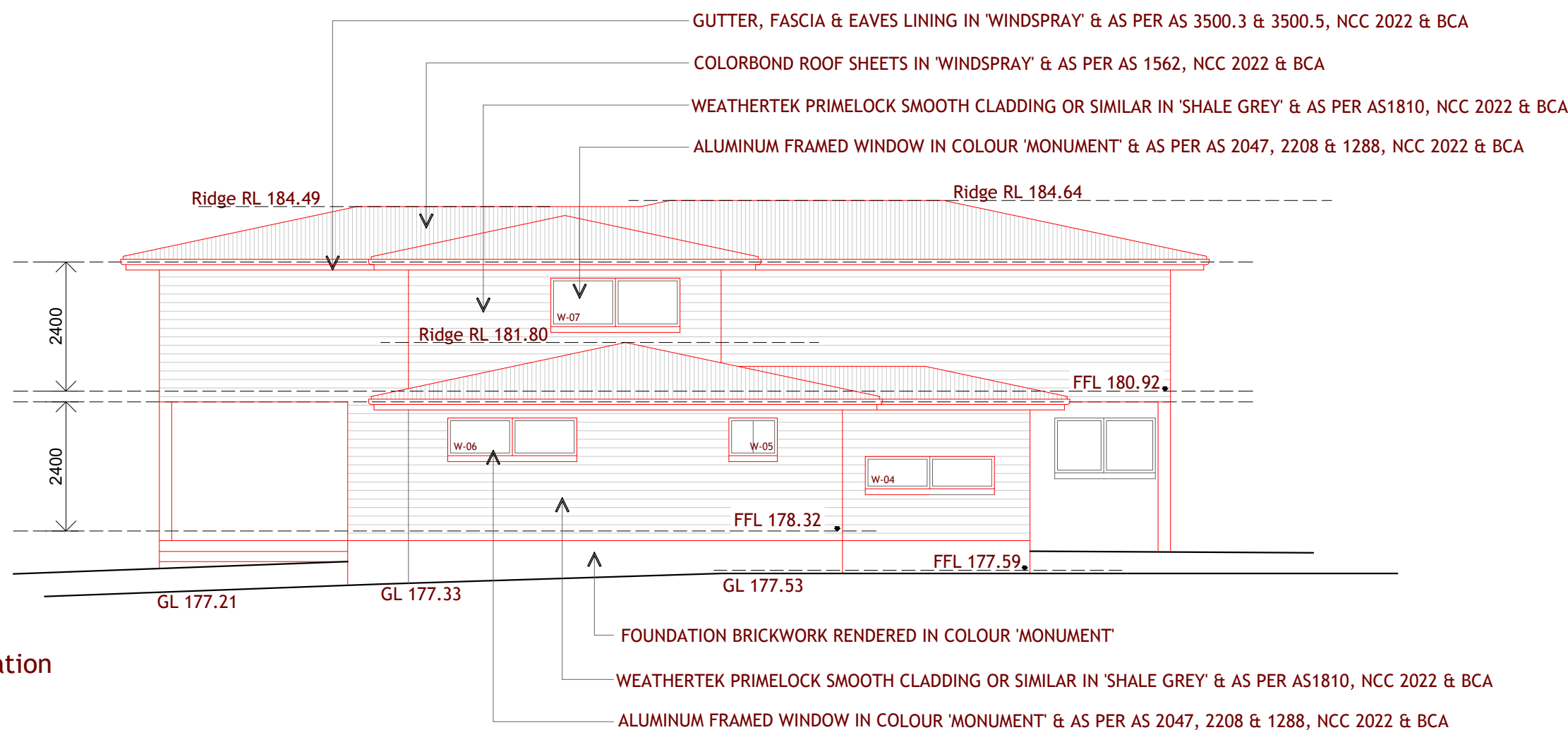


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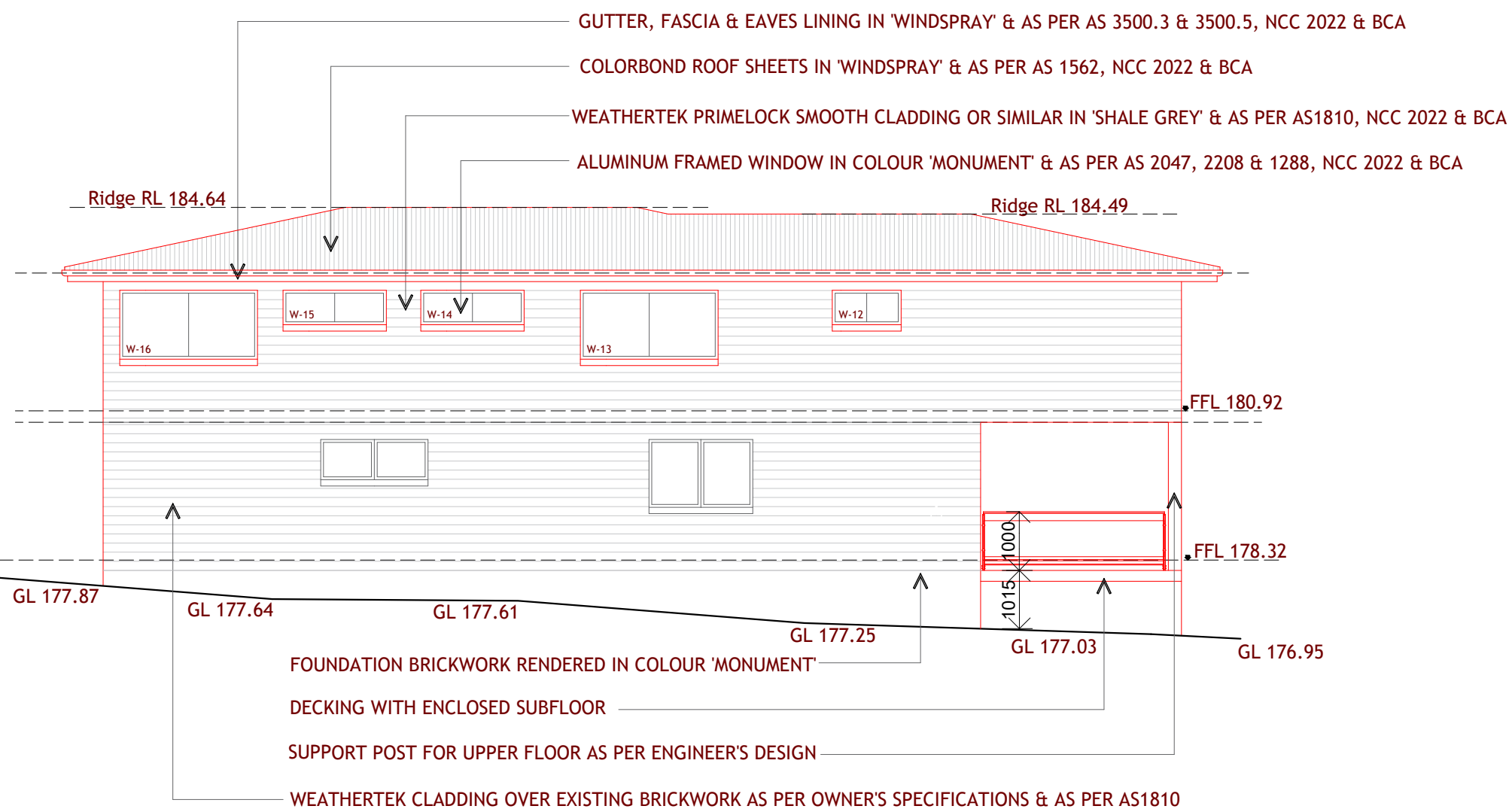
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East Elevation



West Elevation

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Bland

Address:

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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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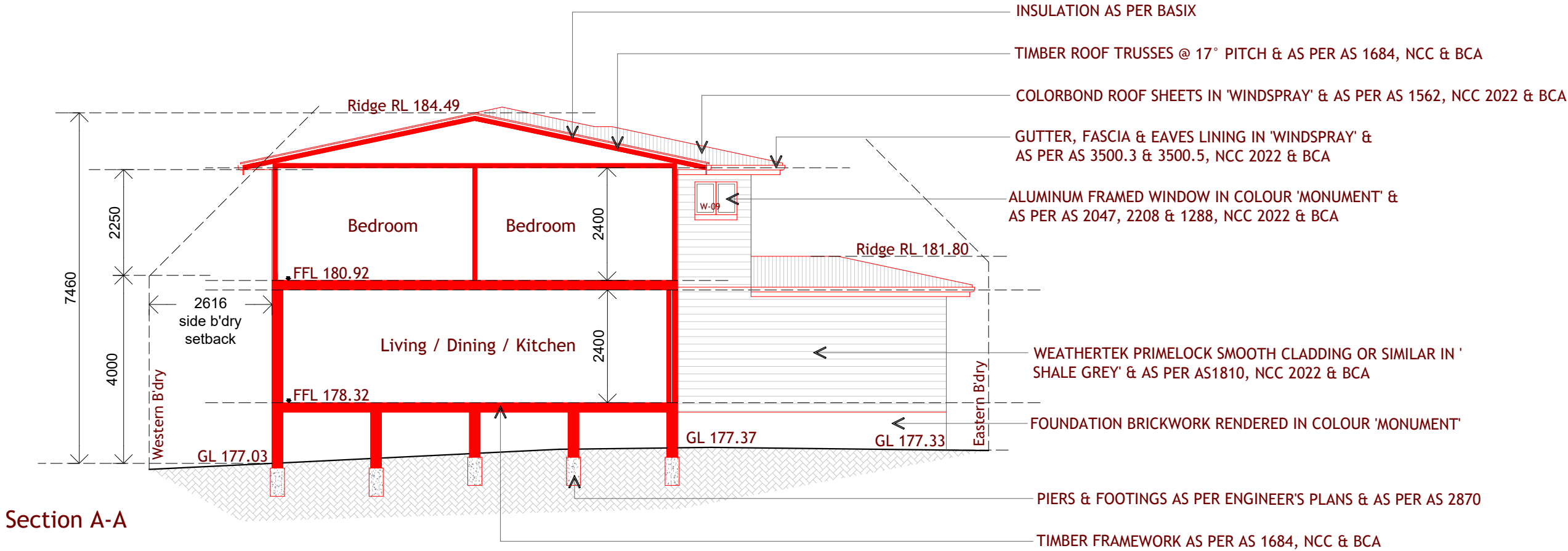


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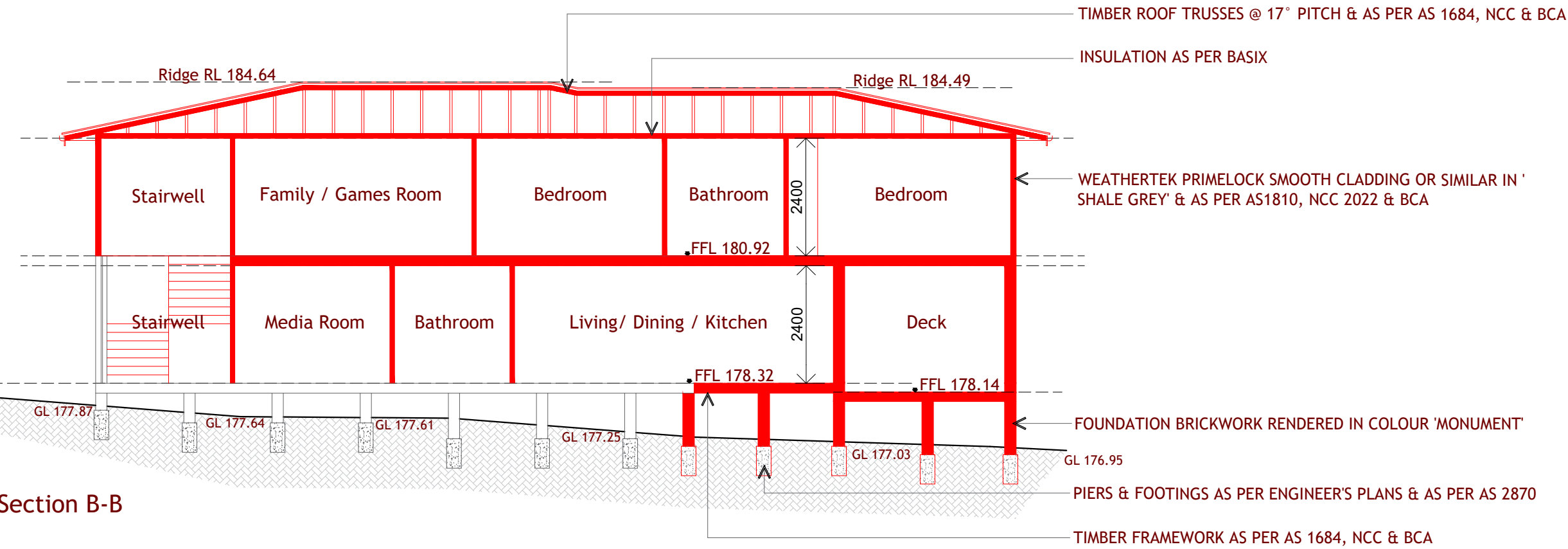
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Section A-A



Section B-B

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'
STAKING DOORS	Aluminum framed sliding windows in colour - 'Monument'
ROLLER DOORS	Colorbond Roller Doors in colour - 'Monument'

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Bland

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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:
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Plans**

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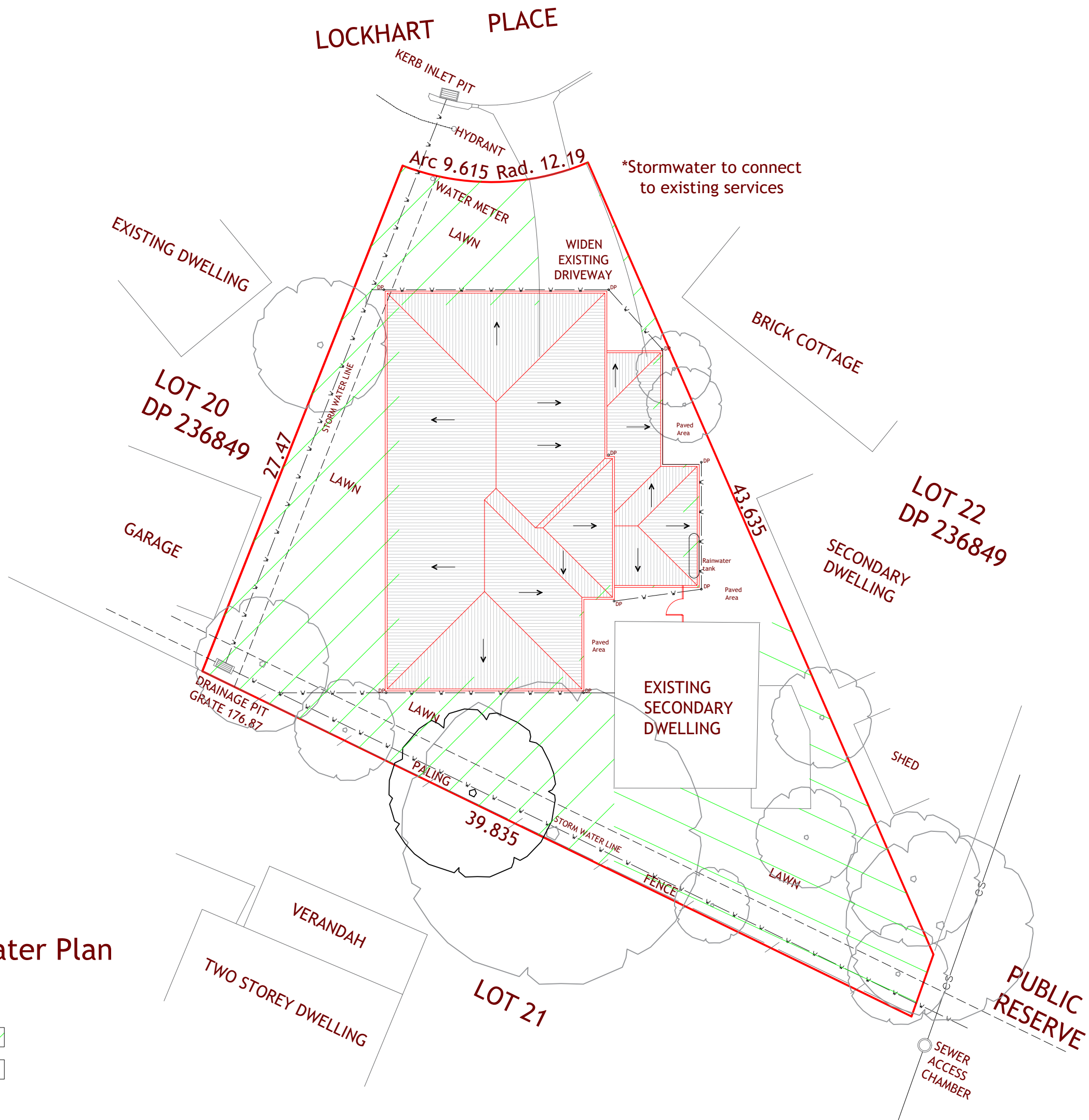
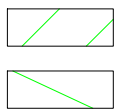
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Roof & Stormwater Plan Landscape Area

Site Area 792.5m²
Landscaped Area for
Primary Dwelling 280m²
Landscaped Area for
Secondary Dwelling 120m²



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Project Description:
Alterations & Additions Rev B


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

Drawing Number:
240617-07

Scale:
1:200 (A3)

Version:
**Development Application
Plans**

Date:
20-02-2025

Orientation:

North

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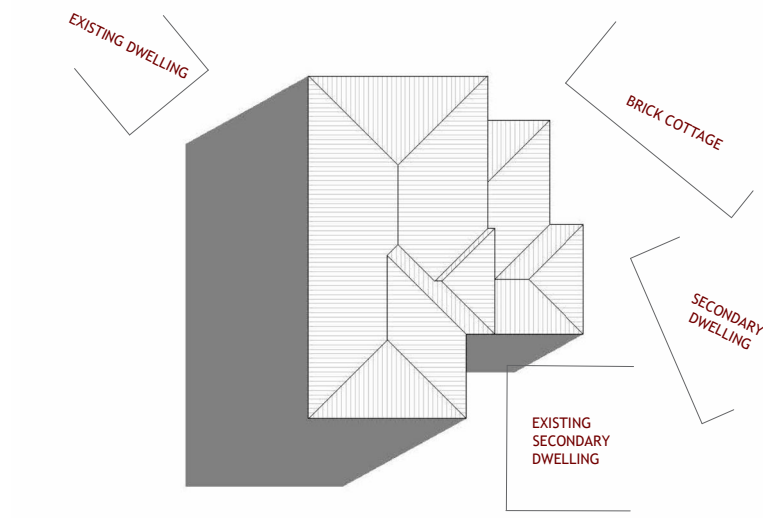


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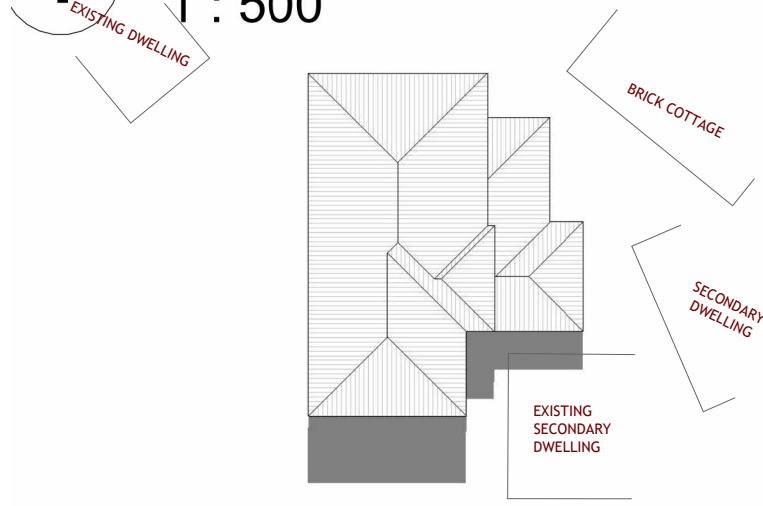
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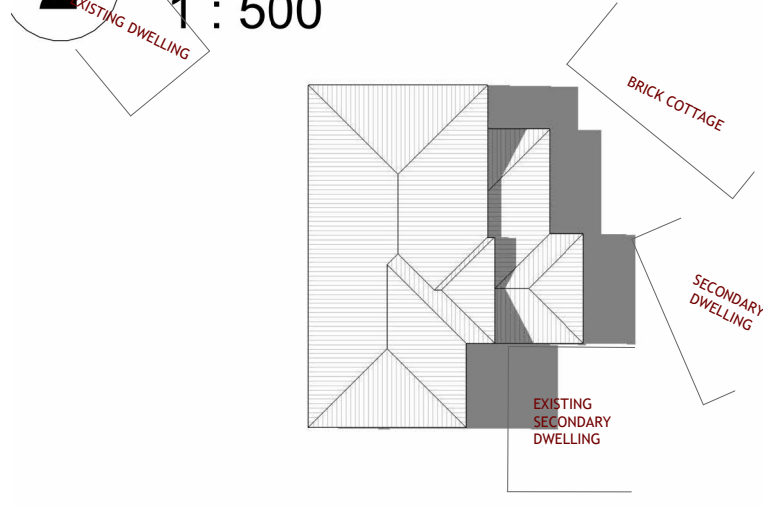
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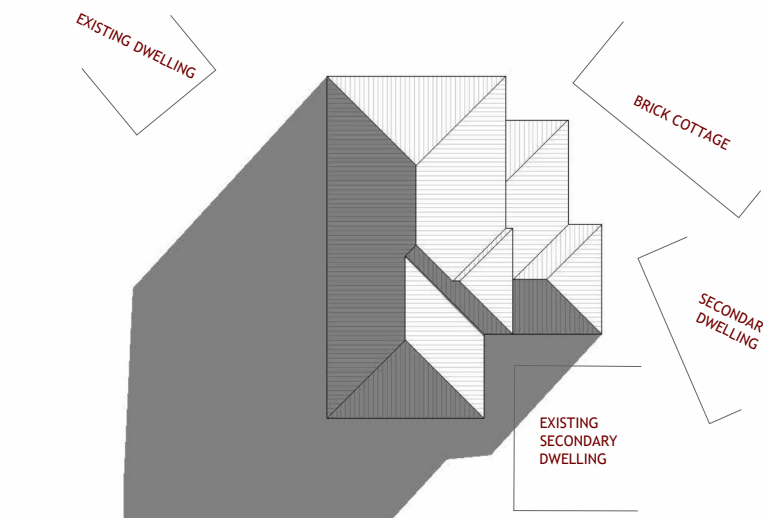
1 March 21st 9am
1 : 500



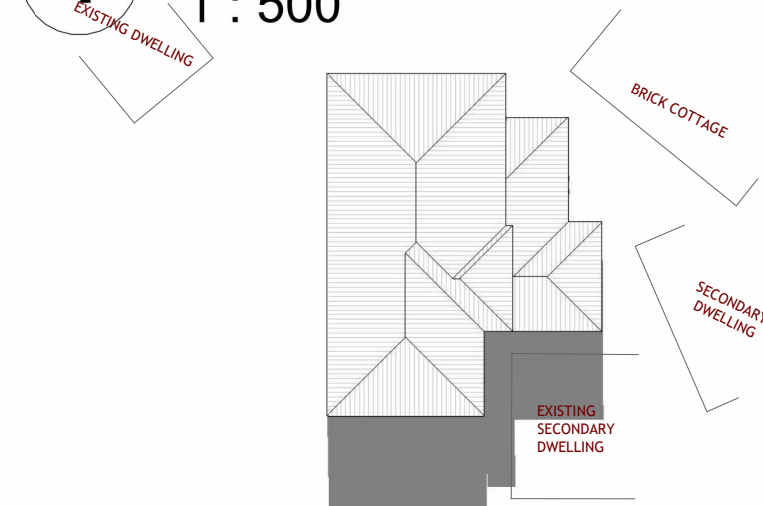
2 March 21st 12pm
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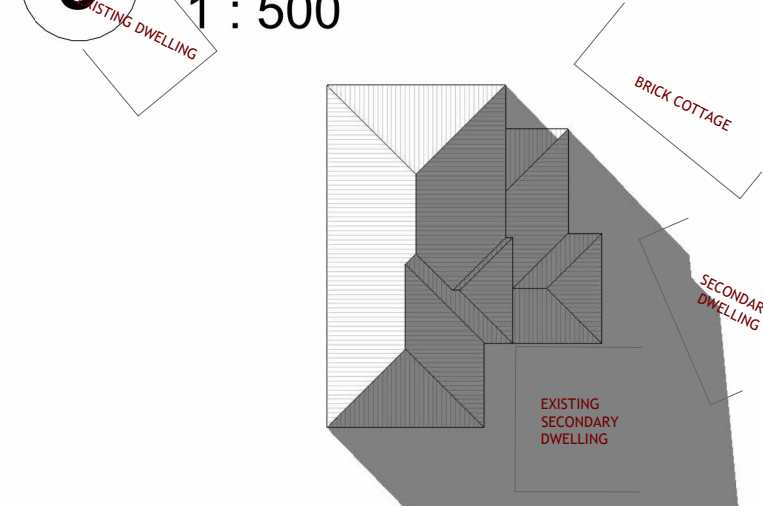
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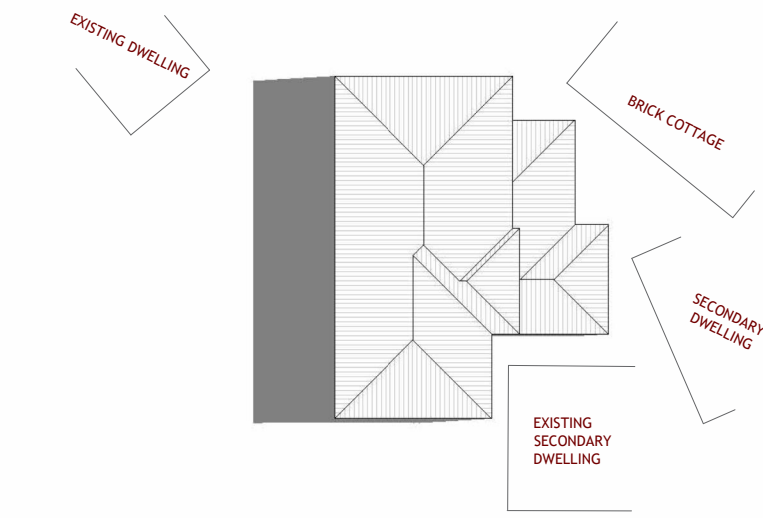
4 June 21st 9am
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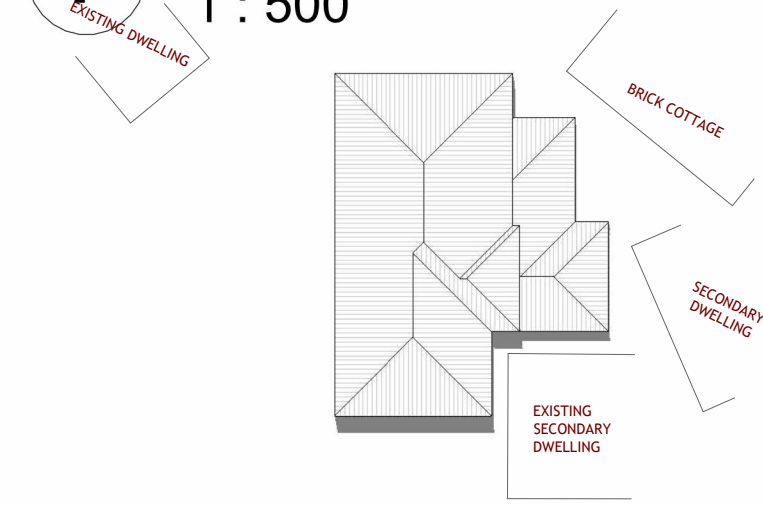
5 June 21st 12pm
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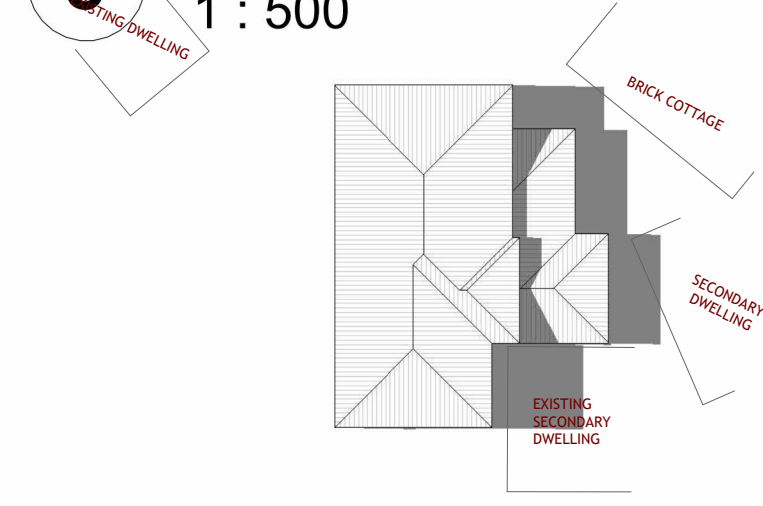
6 June 21st 3pm
1 : 500



7 December 21st 9am
1 : 500



8 December 21st 12pm
1 : 500



9 December 21st 3pm
1 : 500

Project Name:
Bland

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

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

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