

SITE PLAN

Scale 1:200

SITE CRITERIA

No. 19 MORESBY PLACE ALLAMBIE HEIGHTS N.S.W. 2100
LOT 19 D.P. 28394

SITE AREA	= 625.8	sq. m.
EXISTING HARDSTAND	= 313.8	sq. m.
EXISTING SOFT OPEN SPACE	= 312.0	sq. m.
PROPOSED DRIVEWAY AREA	= 40.9	sq. m.
PROPOSED GARAGE FLOOR AREA UNDER GROUND FLOOR	= 52.5	sq. m.
PROPOSED GROUND FLOOR AREA	= 155.2	sq. m.
PROPOSED GROUND FLOOR FRONT DECK AREA	= 23.6	sq. m.
PROPOSED GROUND FLOOR REAR DECK AREA	= 29.2	sq. m.
PROPOSED TOTAL FIRST FLOOR AREA	= 92.5	sq. m.
DWELLING ROOF AREA	= 210.9	sq. m.
2 CAR PARKING SPACES PROVIDED IN GARAGE		
POST SOFT OPEN SPACE AREA	= 380.1	sq. m. 60.7%
POST HARDSTAND OPEN SPACE AREA	= 54.0	sq. m.
POST TOTAL OPEN SPACE	= 434.1	sq. m.
HARDSTAND POST DEVELOPMENT	= 191.7	sq. m.
TOTAL HARDSTAND POST DEVELOPMENT	= 245.7	sq. m. 39.3%

REQUIRED OSD AREA = SITE AREA x 40% = 250.3 sq.m.
POST OSD AREA (ROOF + IMPERVIOUS PERVIOUS) = 249.7 sq. m. 39.9%

IF IN
DOUBT
ASK

BASIX REQUIREMENTS

TO BE READ IN CONJUNCTION WITH THE
BASIX CERTIFICATE NUMBER 1374624M

ROOF AREA TO TANK TO BE USED FOR TOILET FLUSHING, COLD WATER CLOTHES WASHING AND GARDEN TAPS SUPPLY (MINIMUM)	210.9	sq.m.
WATER STORAGE TANK CAPACITY	2,000	MIN. LITRES
NEW SHOWER HEAD MINIMUM RATING	3	STAR RATING
NEW TOILET MINIMUM RATING	4	STAR RATING
ALL NEW TAP FITTINGS MINIMUM RATING	4	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 - SA < 0.40 < 0.60	
FLOOR ABOVE ENCLOSED SUBFLOOR	R2.0	RATING
FLOOR ABOVE GARAGE	N.A.	
ROOF SHEETING ON INSULATION	R1.3	RATING
EXTERNAL WALLS INSULATION	R2.5	RATING
INTERNAL WALLS INSULATION	N.A.	
CEILING INSULATION	(GARAGE, LAUNDRY, POWDER ROOM & BATHROOM)	
INDIGENOUS OR LOW WATER USE SPECIES OF VEGETATION THE GROUND OF THE SITE TO BE PLANTED REFER LANDSCAPE PLAN.		
HOT WATER SERVICE TO BE ELECTRIC HEAT PUMP AIR SOURCE PERFORMANCE OF FEWER THAN 15STC's OR BETTER.		
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 5 OF THE BEDROOMS (DEDICATED)
. STUDY, 4 LIVING/DINING ROOMS (DEDICATED)
. ALL BATHROOMS/TOILETS, KITCHEN, HALLWAYS (DEDICATED)

NOTES:-

- ALL GLAZING TO WINDOWS & DOORS SHALL BE IN ACCORDANCE WITH THE NATHERS REPORT.
- EXTERNAL WALL CLADDING SHALL BE SELECTED PLANK CLADDING WITH A SPECIFIED PAINTED COLOUR FINISH.
- AN APPROVED RATED INSULATION TO ALL EXTERNAL TIMBER FRAMED WALLS IN ACCORDANCE WITH THE BASIX REPORT.
- 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.
- AN APPROVED RATED CONDENSATION BLANKET PLACED UNDER ROOF SHEETING THRU-OUT IN ACCORDANCE WITH THE BASIX REPORT.
- ROOF FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
- EXTERNAL WALL FINISHES TO BE IN ACCORDANCE WITH THE BASIX REPORT.
- ALL WINDOWS AND DOORS TO HAVE WEATHER STRIPPING.
- ALL WINDOWS & DOORS AS NOTED ON PLAN WITH SPECIFIED COLOUR FINISH.
- ALL PAINTING TO OWNERS REQUIREMENTS.
- ALL POWER OUTLETS & SWITCHES TO OWNERS REQUIREMENTS.
- ALL GLAZING TO CODE AS1288.
- ALL PEST TREATMENT TO CODE AS3660.1-2000
- SMOKE ALARM DENOTED SA ON PLAN TO BCA 3.7.2 & AS3786
- ALL WATERPROOFING TO WET AREAS TO CODE AS3740
- ALL TIMBER FRAMING TO CODE AS1684
- 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.
- BALUSTRADES 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
- CLOTHES WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.



OFFICE - 39 GAVENLOCK ROAD TUGGERAH 2259
P.O. BOX 5240 CHITTAWAY BAY N.S.W. 2281
Tel : (02) 4352 1189 Fax : (02) 4352 1198
Builders Lic. 158741C ABN 65 687 862 151

© This drawing and design remains the property of CLASSIC COUNTRY COTTAGES and may not be copied in whole or in part without prior approval of CLASSIC COUNTRY COTTAGES

PROJECT
PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS

Mr. R. & Mrs. L. MERRY

DATE **DEC, 2022** SCALE **1:200**

JOB No. **CC171** DWG. No. **01** REV **01**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2023/0191



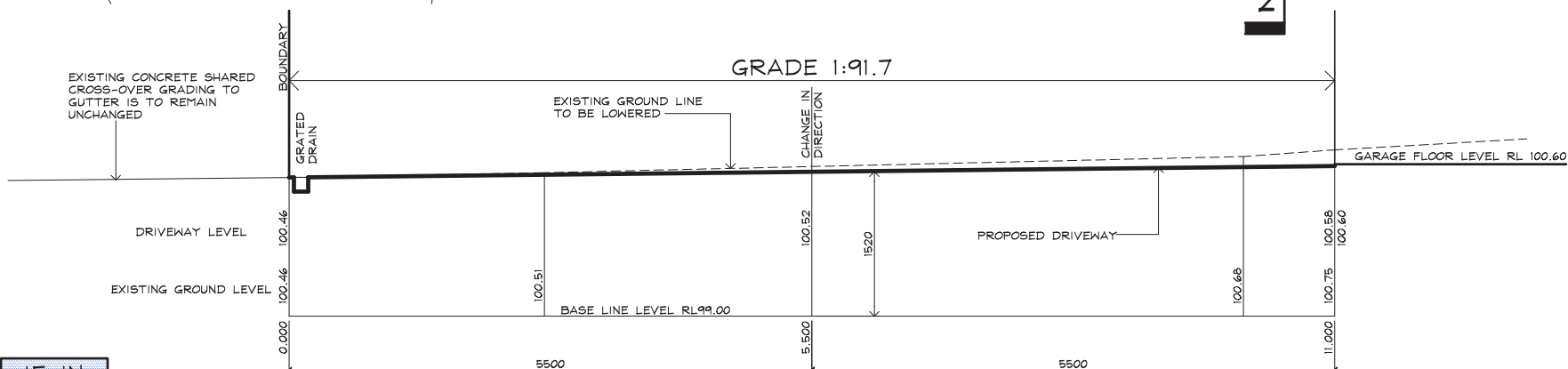
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2023/0191

GARAGE FLOOR PLAN

Garage Floor Plan details:

- Garage Floor Level: RL 100.60
- Rainwater Tank
- Carparking Outline in accordance with AS2890.1
- R.C. Slab with Steel Trowel Finish and to Struct. Engineers Details
- Steel Support Beam over with Steel Posts Built into Wall Framing to Struct. Engineers Details
- 200 Series Blockwork Sub-Floor Perimeter Walls
- Sub-Floor to be Enclosed to be in accordance with the Bush Fire Report
- Concrete Driveway to Detail & Levels Noted
- Garage Door as Noted
- Boundary
- Existing Concrete Driveways to Adjoining Properties
- Existing Common Concrete Cross-over to Remain Unchanged
- Gate Pillar
- Dimensions: 8360, 7980, 8080, 100.95, 100.94, 101.53, 100.72, 100.73, 100.64, 100.58, 100.51, 100.52, 100.46, 100.40, 100.32, 100.31, 100.36, 100.38, 100.45, 101.26, 101.22, 101.42, 101.53, 101.87, 101.78, 101.63, 101.58, 101.54, 101.48, 101.35, 101.32, 101.28, 101.24, 101.20, 101.16, 101.12, 101.08, 101.04, 101.00, 100.96, 100.92, 100.88, 100.84, 100.80, 100.76, 100.72, 100.68, 100.64, 100.60, 100.56, 100.52, 100.48, 100.44, 100.40, 100.36, 100.32, 100.28, 100.24, 100.20, 100.16, 100.12, 100.08, 100.04, 100.00, 99.96, 99.92, 99.88, 99.84, 99.80, 99.76, 99.72, 99.68, 99.64, 99.60, 99.56, 99.52, 99.48, 99.44, 99.40, 99.36, 99.32, 99.28, 99.24, 99.20, 99.16, 99.12, 99.08, 99.04, 99.00, 98.96, 98.92, 98.88, 98.84, 98.80, 98.76, 98.72, 98.68, 98.64, 98.60, 98.56, 98.52, 98.48, 98.44, 98.40, 98.36, 98.32, 98.28, 98.24, 98.20, 98.16, 98.12, 98.08, 98.04, 98.00, 97.96, 97.92, 97.88, 97.84, 97.80, 97.76, 97.72, 97.68, 97.64, 97.60, 97.56, 97.52, 97.48, 97.44, 97.40, 97.36, 97.32, 97.28, 97.24, 97.20, 97.16, 97.12, 97.08, 97.04, 97.00, 96.96, 96.92, 96.88, 96.84, 96.80, 96.76, 96.72, 96.68, 96.64, 96.60, 96.56, 96.52, 96.48, 96.44, 96.40, 96.36, 96.32, 96.28, 96.24, 96.20, 96.16, 96.12, 96.08, 96.04, 96.00, 95.96, 95.92, 95.88, 95.84, 95.80, 95.76, 95.72, 95.68, 95.64, 95.60, 95.56, 95.52, 95.48, 95.44, 95.40, 95.36, 95.32, 95.28, 95.24, 95.20, 95.16, 95.12, 95.08, 95.04, 95.00, 94.96, 94.92, 94.88, 94.84, 94.80, 94.76, 94.72, 94.68, 94.64, 94.60, 94.56, 94.52, 94.48, 94.44, 94.40, 94.36, 94.32, 94.28, 94.24, 94.20, 94.16, 94.12, 94.08, 94.04, 94.00, 93.96, 93.92, 93.88, 93.84, 93.80, 93.76, 93.72, 93.68, 93.64, 93.60, 93.56, 93.52, 93.48, 93.44, 93.40, 93.36, 93.32, 93.28, 93.24, 93.20, 93.16, 93.12, 93.08, 93.04, 93.00, 92.96, 92.92, 92.88, 92.84, 92.80, 92.76, 92.72, 92.68, 92.64, 92.60, 92.56, 92.52, 92.48, 92.44, 92.40, 92.36, 92.32, 92.28, 92.24, 92.20, 92.16, 92.12, 92.08, 92.04, 92.00, 91.96, 91.92, 91.88, 91.84, 91.80, 91.76, 91.72, 91.68, 91.64, 91.60, 91.56, 91.52, 91.48, 91.44, 91.40, 91.36, 91.32, 91.28, 91.24, 91.20, 91.16, 91.12, 91.08, 91.04, 91.00, 90.96, 90.92, 90.88, 90.84, 90.80, 90.76, 90.72, 90.68, 90.64, 90.60, 90.56, 90.52, 90.48, 90.44, 90.40, 90.36, 90.32, 90.28, 90.24, 90.20, 90.16, 90.12, 90.08, 90.04, 90.00, 89.96, 89.92, 89.88, 89.84, 89.80, 89.76, 89.72, 89.68, 89.64, 89.60, 89.56, 89.52, 89.48, 89.44, 89.40, 89.36, 89.32, 89.28, 89.24, 89.20, 89.16, 89.12, 89.08, 89.04, 89.00, 88.96, 88.92, 88.88, 88.84, 88.80, 88.76, 88.72, 88.68, 88.64, 88.60, 88.56, 88.52, 88.48, 88.44, 88.40, 88.36, 88.32, 88.28, 88.24, 88.20, 88.16, 88.12, 88.08, 88.04, 88.00, 87.96, 87.92, 87.88, 87.84, 87.80, 87.76, 87.72, 87.68, 87.64, 87.60, 87.56, 87.52, 87.48, 87.44, 87.40, 87.36, 87.32, 87.28, 87.24, 87.20, 87.16, 87.12, 87.08, 87.04, 87.00, 86.96, 86.92, 86.88, 86.84, 86.80, 86.76, 86.72, 86.68, 86.64, 86.60, 86.56, 86.52, 86.48, 86.44, 86.40, 86.36, 86.32, 86.28, 86.24, 86.20, 86.16, 86.12, 86.08, 86.04, 86.00, 85.96, 85.92, 85.88, 85.84, 85.80, 85.76, 85.72, 85.68, 85.64, 85.60, 85.56, 85.52, 85.48, 85.44, 85.40, 85.36, 85.32, 85.28, 85.24, 85.20, 85.16, 85.12, 85.08, 85.04, 85.00, 84.96, 84.92, 84.88, 84.84, 84.80, 84.76, 84.72, 84.68, 84.64, 84.60, 84.56, 84.52, 84.48, 84.44, 84.40, 84.36, 84.32, 84.28, 84.24, 84.20, 84.16, 84.12, 84.08, 84.04, 84.00, 83.96, 83.92, 83.88, 83.84, 83.80, 83.76, 83.72, 83.68, 83.64, 83.60, 83.56, 83.52, 83.48, 83.44, 83.40, 83.36, 83.32, 83.28, 83.24, 83.20, 83.16, 83.12, 83.08, 83.04, 83.00, 82.96, 82.92, 82.88, 82.84, 82.80, 82.76, 82.72, 82.68, 82.64, 82.60, 82.56, 82.52, 82.48, 82.44, 82.40, 82.36, 82.32, 82.28, 82.24, 82.20, 82.16, 82.12, 82.08, 82.04, 82.00, 81.96,

2



Scale 1:50 (VERTICAL & HORIZONTAL)

IF IN
DOUBT
ASK



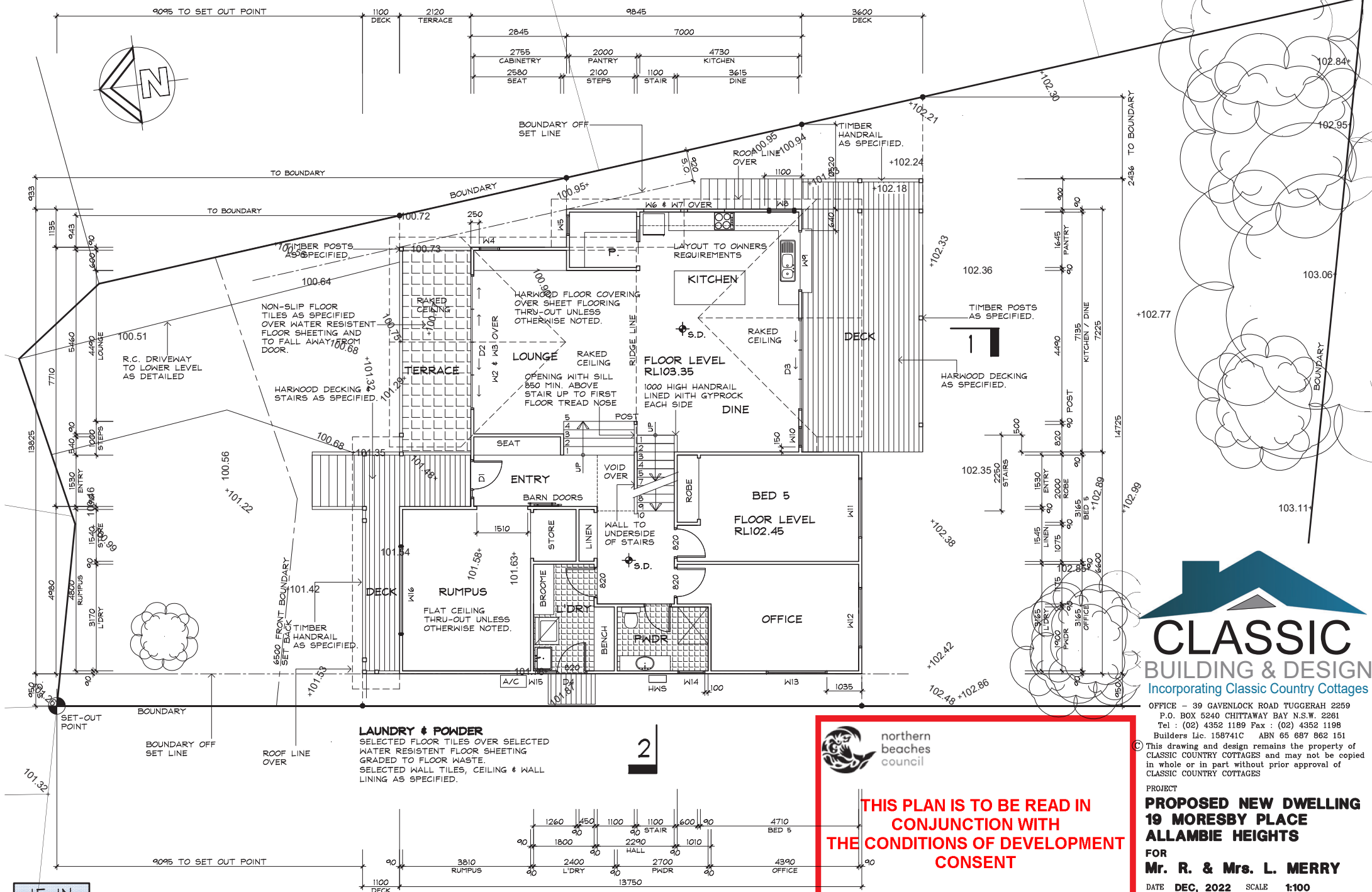
OFFICE - 39 GAVENLOCK ROAD TUGGERAH 2259
P.O. BOX 5240 CHITTAWAY BAY N.S.W. 2261
Tel : (02) 4352 1189 Fax : (02) 4352 1198
Builders Lic. 158741C ABN 65 687 862 151

© This drawing and design remains the property of CLASSIC COUNTRY COTTAGES and may not be copied in whole or in part without prior approval of CLASSIC COUNTRY COTTAGES

PROJECT
PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS
FOR
Mr. R. & Mrs. L. MERRY

DATE **DEC, 2022** SCALE **1:100**

JOB No.	DWG. No.	REV
CC171	02	01



CLASSIC
BUILDING & DESIGN
Incorporating Classic Country Cottages

OFFICE - 39 GAVENLOCK ROAD TUGGERAH 2259
P.O. BOX 5240 CHITTAWAY BAY N.S.W. 2261
Tel : (02) 4352 1189 Fax : (02) 4352 1198
Builders Lic. 158741C ABN 65 687 862 151
© This drawing and design remains the property of CLASSIC COUNTRY COTTAGES and may not be copied in whole or in part without prior approval of CLASSIC COUNTRY COTTAGES

PROJECT
PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS
FOR
Mr. R. & Mrs. L. MERRY
DATE DEC, 2022 SCALE 1:100
JOB No. CC171 DWG. No. 03 REV 01



DA2023/0191



Builders Lic. 158741C ABN 65 667 662 151
 (C) This drawing and design remains the property of
 CLASSIC COUNTRY COTTAGES and may not be copied
 in whole or in part without prior approval of
 CLASSIC COUNTRY COTTAGES

**PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS**

Mr. R. & Mrs. L. MERRY

DATE **DEC, 2022** SCALE **1:100**

REV

01

IF IN
DOUBT
ASK

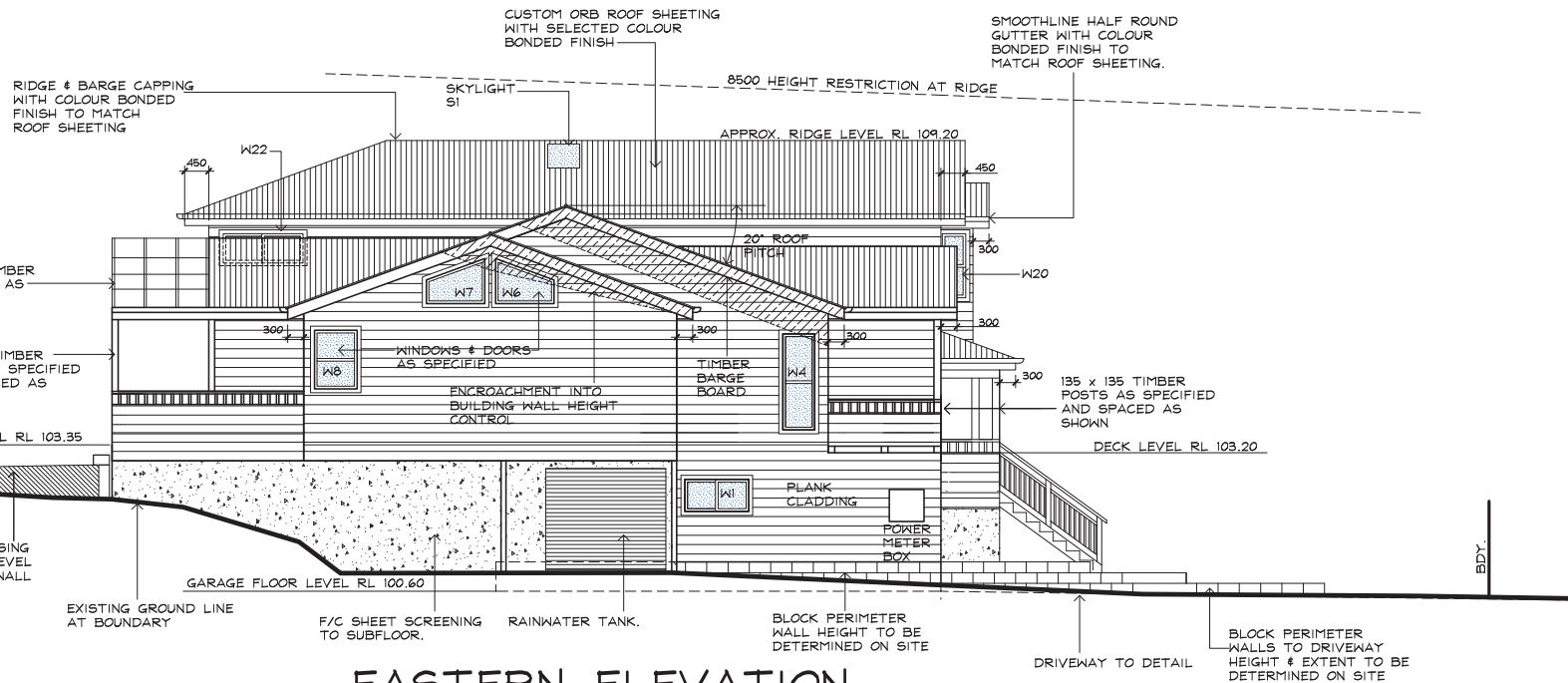
FIRST FLOOR PLAN



northern
beaches
council

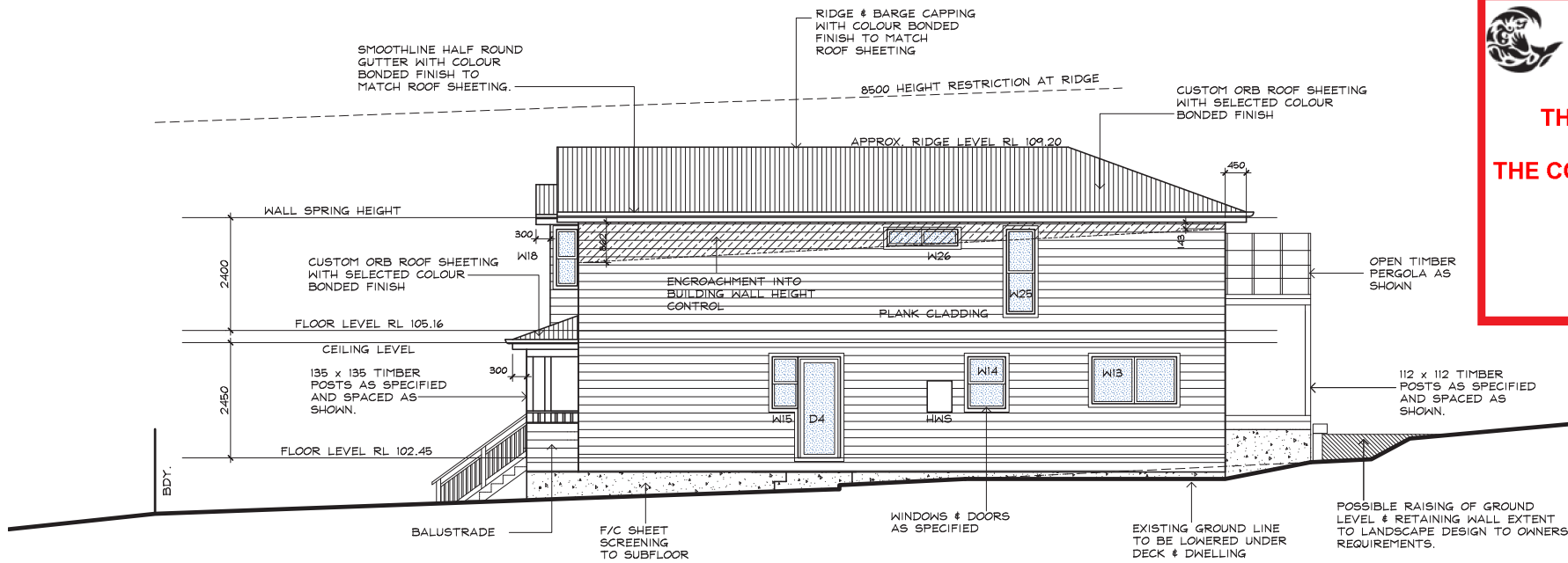
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/0191

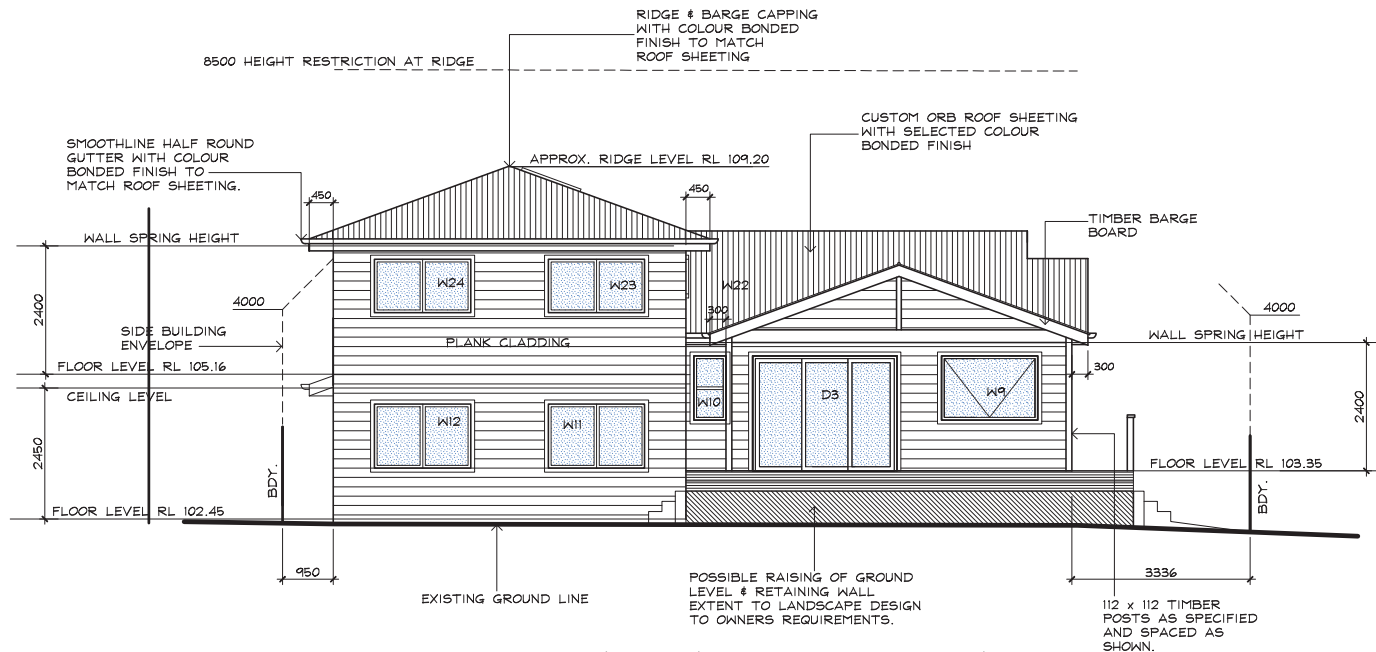


**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/0191



WESTERN ELEVATION



SOUTHERN ELEVATION

CLASSIC
BUILDING & DESIGN
Incorporating Classic Country Cottages

OFFICE - 39 GAVENLOCK ROAD TUGGERAH 2259
P.O. BOX 5240 CHITTAWAY BAY N.S.W. 2261
Tel : (02) 4352 1189 Fax : (02) 4352 1198
Builders Lic. 158741C ABN 65 687 862 151

© This drawing and design remains the property of
CLASSIC COUNTRY COTTAGES and may not be copied
in whole or in part without prior approval of
CLASSIC COUNTRY COTTAGES

PROJECT
**PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS**

FOR
Mr. R. & Mrs. L. MERRY

DATE **DEC, 2022** SCALE **1:100**

JOB No. **CC171** DWG. No. **06** REV **01**

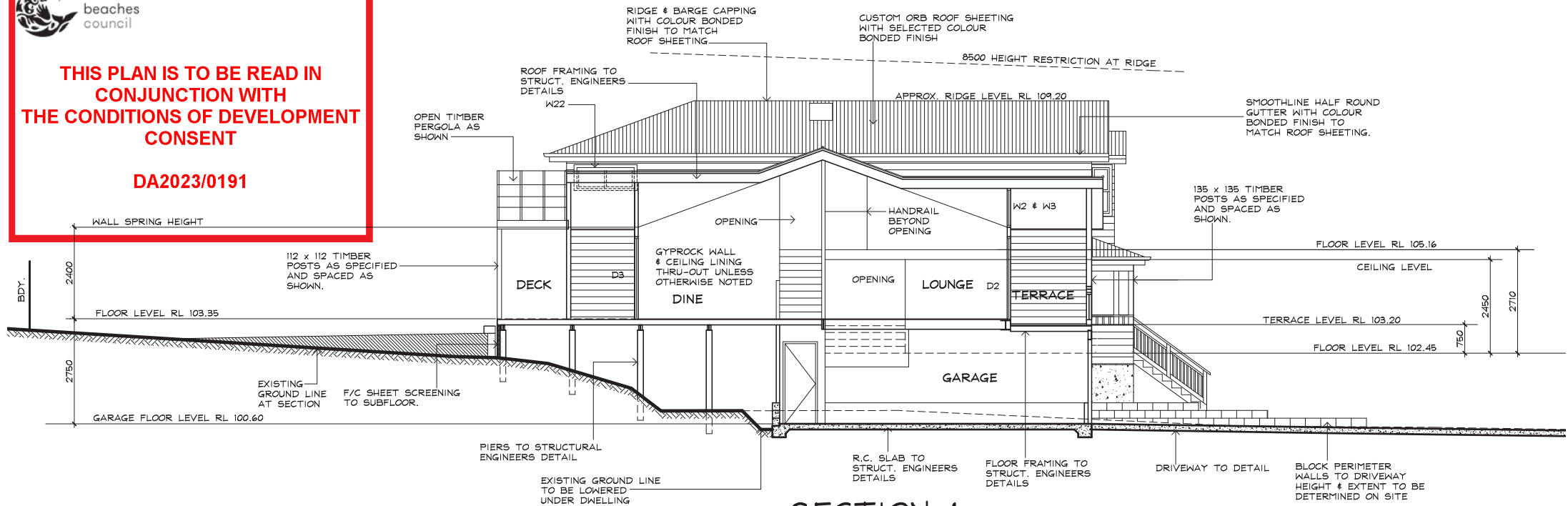
IF IN
DOUBT
ASK



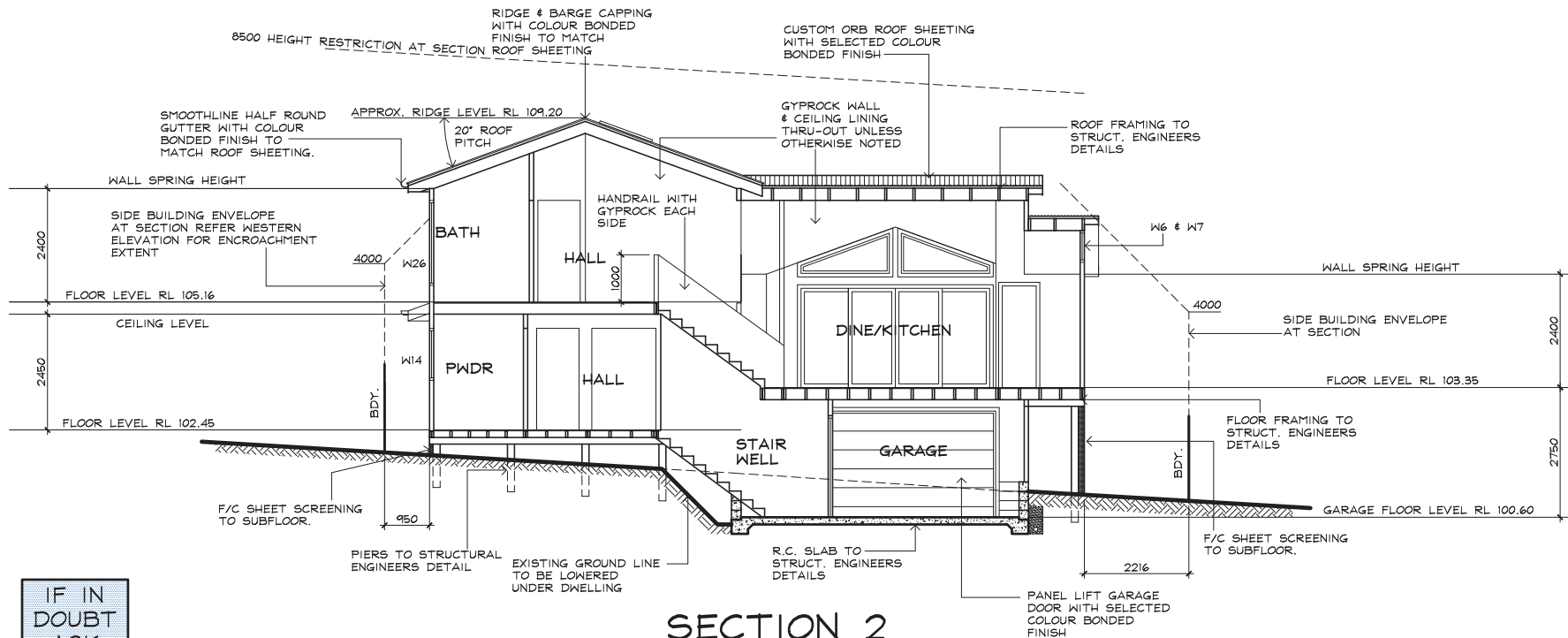
northern
beaches
council

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

DA2023/0191



SECTION 1



SECTION 2



OFFICE - 39 GAVENLOCK ROAD TUGGERAH 2259
P.O. BOX 5240 CHITTAWAY BAY N.S.W. 2261
Tel : (02) 4352 1189 Fax : (02) 4352 1198
Builders Lic. 158741C ABN 65 687 862 151

© This drawing and design remains the property of CLASSIC COUNTRY COTTAGES and may not be copied in whole or in part without prior approval of CLASSIC COUNTRY COTTAGES

**PROPOSED NEW DWELLING
19 MORESBY PLACE
ALLAMBIE HEIGHTS**

**FOR
Mr. R. & Mrs. L. MERRY**

DATE **DEC, 2022** SCALE **1:100**

JOB No. **CC171** DWG. No. **07** REV **01**

IF IN
DOUBT
ASK