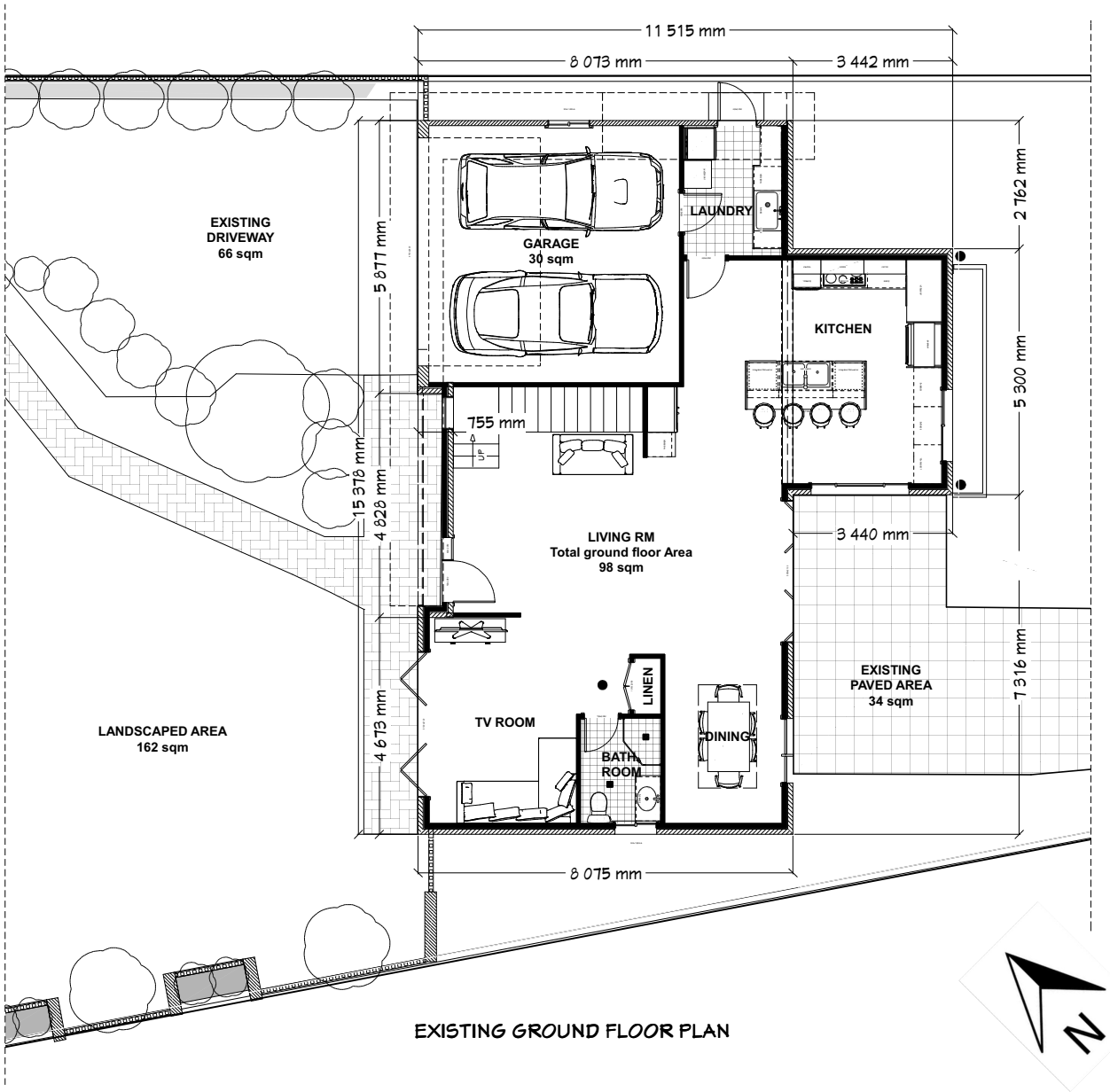
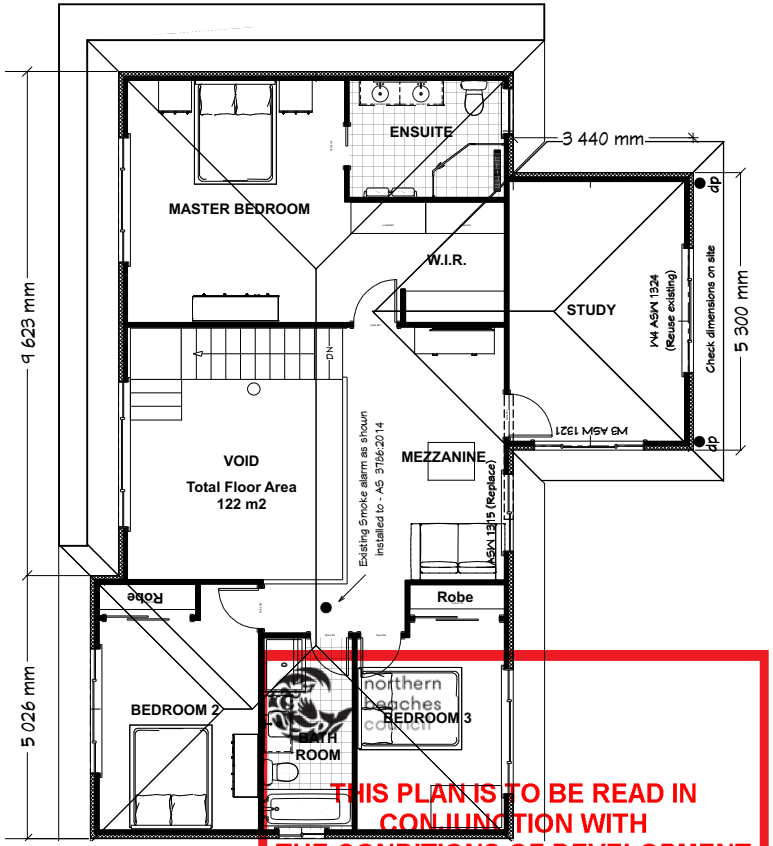


EXISTING GROUND FLOOR PLAN



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

DA2024/1611

EXISTING FIRST FLOOR PLAN

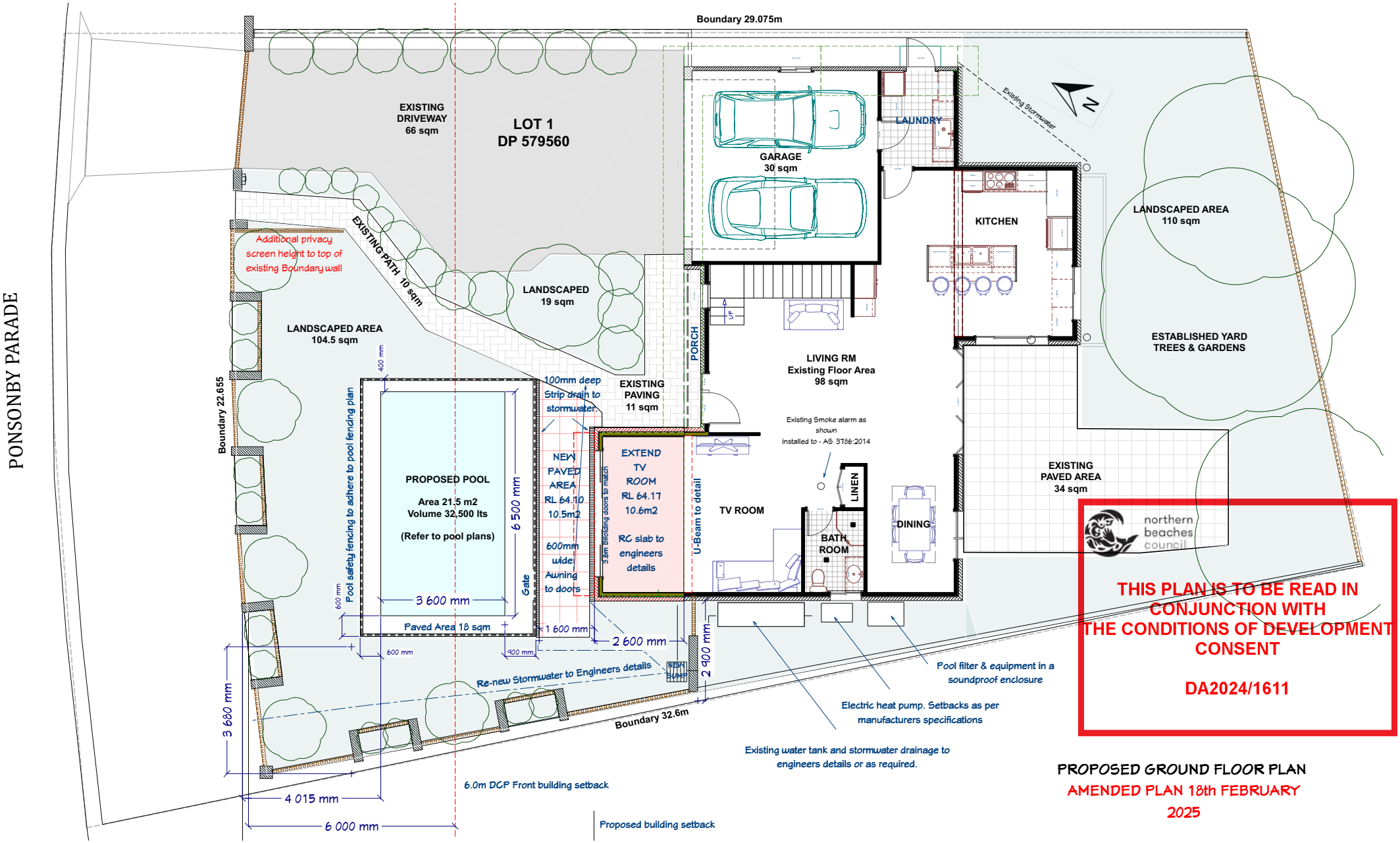
PROJECT:	PROPOSED ALTERATIONS & ADDITIONS	SCALE:	1 : 100mm
CLIENT:	NATHAN & ALEXANDRA PICKERING	DATE:	AMENDED PLAN 18th FEBRUARY 2025
SITE ADDRESS:	41A PONSONBY PARADE SEAFORTH NSW	SHEET:	Page 2 / 6

Planning 2 Build
Planning
Design & Drafting
DA & CDC Submissions
Email: tony@planning2build.com.au
Mobile: 0419 800 614

www.planning2build.com.au
ABN 23273311856

All works to be carried out in accordance with the requirements of the following:
Current National Construction Code
Building Code of Australia, including
All relevant Australian Standards.

All dimensions are to be checked and verified on site before commencement of work.



PROPOSED GROUND FLOOR PLAN
AMENDED PLAN 18th FEBRUARY 2025

PROJECT:	PROPOSED ALTERATIONS & ADDITIONS	SCALE:	1 : 100mm
CLIENT:	NATHAN & ALEXANDRA PICKERING	DATE:	AMENDED PLAN 18th FEBRUARY 2025
SITE ADDRESS:	41A PONSONBY PARADE SEAFORTH NSW	SHEET:	Page 3 / 6

Planning 2 Build
Planning
Design & Drafting
DA & CDC Submissions
Email: tony@planning2build.com.au
Mobile: 0419 800 614

www.planning2build.com.au
ABN 23273311856

All works to be carried out in accordance with the requirements of the following:
Current National Construction Code
Building Code of Australia, including
All relevant Australian Standards.

All dimensions are to be checked and verified on site before commencement of work.

RC FLOOR SLAB

Excavate for services and slab on ground all to engineers details.
Provide adequate step down to terrace slab with 100mm deep strip drain all to AS .3.1.3.3 Surface water drainage.
Provide 2 course step down and adequate termite barrier as per AS 3660.1–2014 Termite management
Provide an approved termite protection system to fully protect all framing members below floor level;
The Termite protection system should comply with the following: BCA Table 3.1.3.1 Acceptable termite management systems and Components

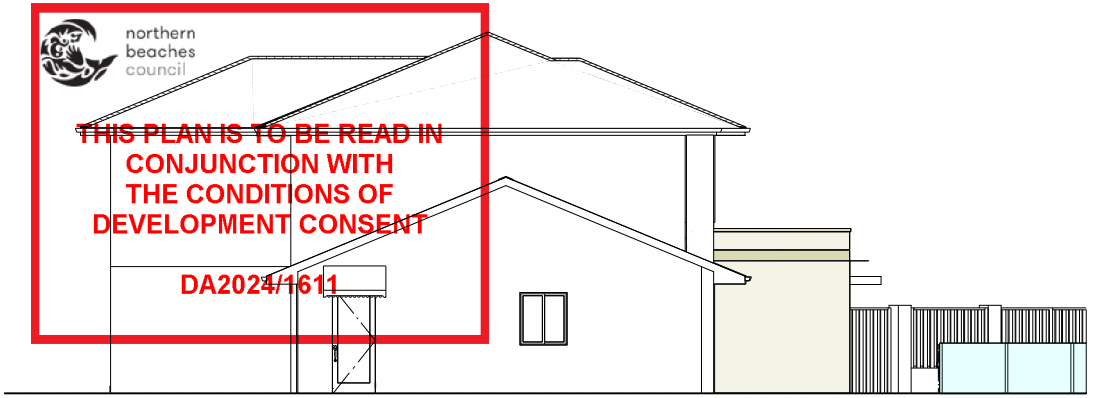
EXTERIOR WALLING

Matching brick veneer construction with rendered brickwork and matching corbal course.
terrace roof beams to be enclosed in timber framing and Polystyrene walling to match existing upper floor with matching corbals.
Supporting piers to terrace roofing all in rendered brickwork.

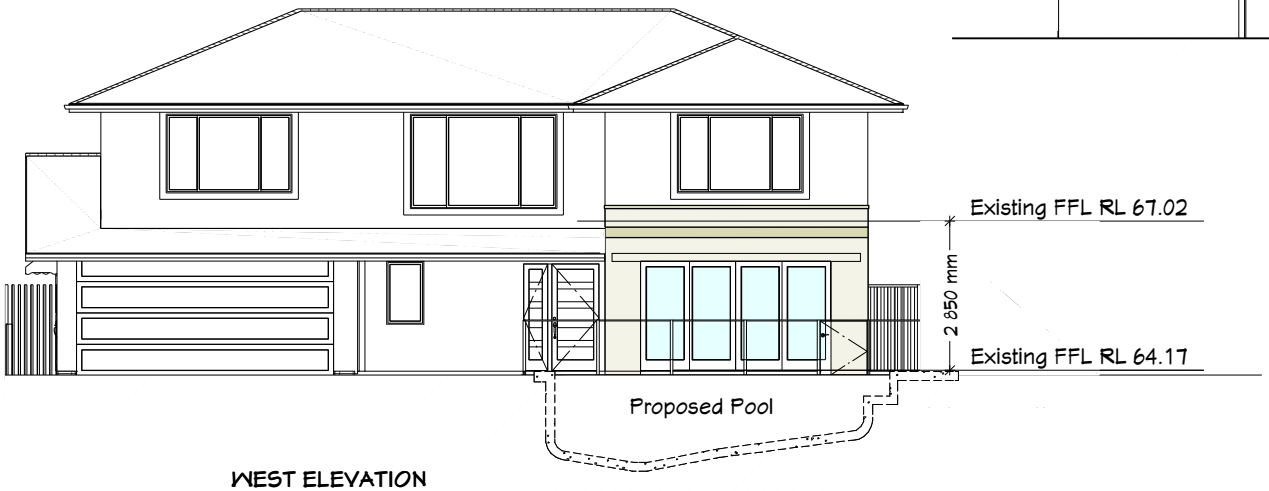
northern beaches council

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

DA2024/1611



NORTH ELEVATION



WEST ELEVATION

INTERNAL WALLS & CEILING

Use H2 treated framework all to AS 1684. Insulate walls as required using R.2.5 wall & ceiling batts
Plasterboard walls & Ceilings with timber fixings to match existing.

SLIDING DOOR

Use matching aluminium door as shown, glazed in accordance with BASIX requirements.
Install 600mm awning above doors to adhere to Basix requirements.

ROOFING

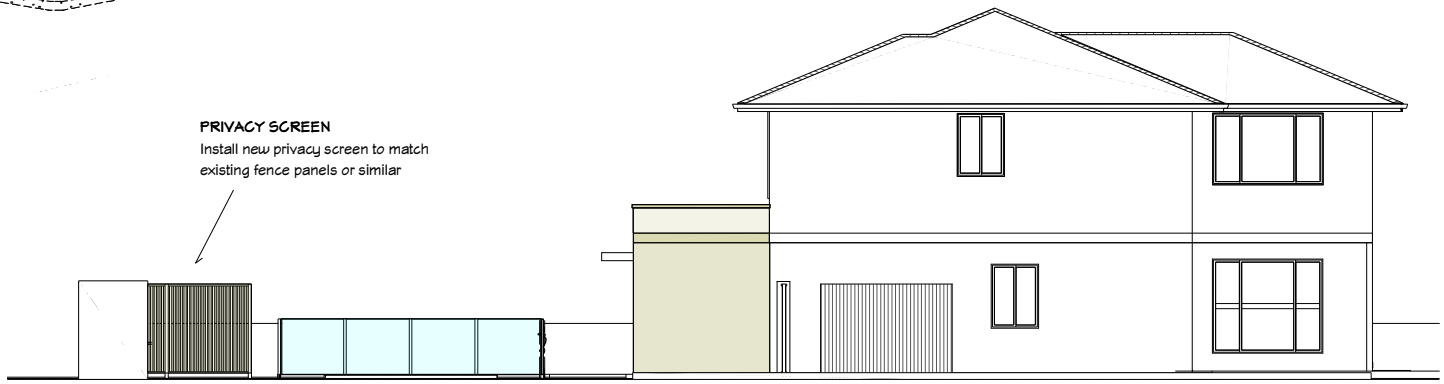
Use LVL rafters @ 3 degrees pitch with timber purlins and "Speedeck"colorbond roofing.
provide box gutter and parapet flashings all in colorbond as required.
Provide roof beams to terrace all to Engineers detail
Provide insulation using laminated foil blanket.

BASIX - Pool requirements

Pool and Spa
Rainwater tank
The applicant must install a rainwater tank of at least 978.91 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.
The applicant must configure the rainwater tank to collect rainwater runoff from at least 75 square metres of roof area.
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.
Outdoor swimming pool
The swimming pool must be outdoors
The swimming pool must not have a capacity greater than 33.26 kilolitres.
The swimming pool must have a pool cover.
The applicant must install a pool pump timer for the swimming pool.
The applicant must install the following heating system for the swimming pool that is part of this development: electric heat pump.

PRIVACY SCREEN

Install new privacy screen to match existing fence panels or similar



SOUTH ELEVATION

PROJECT:	**PROPOSED ALTERATIONS & ADDITIONS**	SCALE:	**1 : 100mm**
CLIENT:	**NATHAN & ALEXANDRA PICKERING**	DATE:	**AMENDED PLAN 18th FEBRUARY 2025**
SITE ADDRESS:	**41A PONSONBY PARADE SEAFORTH NSW**	SHEET:	**Page 4 / 6**

Planning 2 Build
Planning
Design & Drafting
DA & CDC Submissions
Email: tony@planning2build.com.au ☎ Mobile: 0419 800 614

www.planning2build.com.au
ABN 23273311856

bdaa ACCREDITED BUILDING DESIGNER
Building Designers Association of Australia Accreditation No 6405

All works to be carried out in accordance with the requirements of the following:
Current National Construction Code
Building Code of Australia, including
All relevant Australian Standards.

All dimensions are to be checked and verified on site before commencement of work.

GENERAL SCOPE - SPECIFICATION

NO	ITEM	DESCRIPTION
1	Preliminaries	Provide safe access to site including all work zones. All scaffolding to be erected and installed to Australian Standards. Site to be kept clean of debris and materials kept stored appropriately
2	Site Setting out	All relative boundaries and levels are to be located and checked as per the current survey.
3	Demolition	All demolition as required to be carried to the required WH&S guidelines and the Scaffolding Safe Code of Practice. Remove all debris from site as required
4	Asbestos & Hazardous	Check for hazardous substances including asbestos and remove safely to WH&S guidelines and the Safe Code of Practice for removing asbestos.
5	Workplace Health & Safety	The principle contractor is to ensure all construction and PCBU have the current licencing and white card before commencing work.
6	Excavation	Excavations to pool & slab areas as required.
7	Concreting	RC floor slab on ground and pool construction all to Engineers details
8	Masonry	All brickwork as required
9	Framework	All structural timber to be H2 treated and constructed in accordance with AS 1684
10	External finishes	Rendered brickwork and corbel to match existing.
11	Colour scheme	Selected by owner
12	Roof & Guttering	"Speedeck" Colorbond roofing on LVL rafters and 70x45 purlins New Colorbond box guttering and parapet flashings to detail.
13	Soffits	Use WR plasterboard ceilings to terrace
14	Fascia's & Barge boards	NA
15	Insulation	R2.5 Ceiling batts Throughout new ceilings 70mm thick Rockwool Soundscreen to internal walls.
16	Windows	Aluminium framed Window all glazing as per BASIX requirements
17	External Doors	Aluminium framed sliding door all glazing as per BASIX requirements
18	Flooring	150mm thick RC slab to engineers' details. Floor coverings to match existing
19	Internal Linings	Square set junctions to lower floor ceiling areas. Plasterboard linings to all walls and ceilings to match existing.
20	Door Jambs	NA
21	Internal Doors	NA
22	Architraves	68x18 FJ pine selected mouldings.
23	Skirtings	90x18 FJ pine selected mouldings

BASIX

Lighting

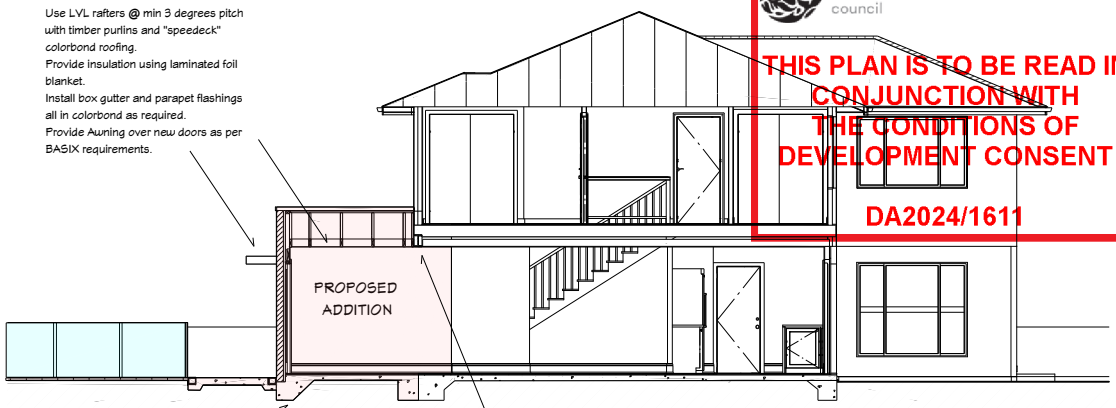
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or Light-emitting-diode (LED) lamps.

Construction Additional insulation required

Concrete slab on ground	nil
External wall: brick veneer	R1.160 (or R1.70 including construction)
Flat ceiling, pitched roof	ceiling: R1.30 (up), roof: foil/ sarking dark (solar absorptance > 0.70)

Windows

Glazing requirements			
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.			
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/ air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below			
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.			
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.			
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.			
Item	Height x Width	Shading device & Frame	Glazing requirements
W1	2.100 x 3.600	eave >=450 mm standard aluminium,	standard aluminium, single pyrolytic low-e, (Uvalue: 5.7, SHGC: 0.47)



northern beaches council

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

DA2024/1611

SECTION A-A

SECTION B-B

Provide an approved termite protection system to fully protect all framing members below floor level;
The Termite protection system should comply with the following:
BCA Table 3.1.3.1 Acceptable termite management systems and Components

PROJECT:	**PROPOSED ALTERATIONS & ADDITIONS**	SCALE:	**1 : 100mm**
CLIENT:	**NATHAN & ALEXANDRA PICKERING**	DATE:	**AMENDED PLAN 18th FEBRUARY 2025**
SITE ADDRESS:	**41A PONSONBY PARADE SEAFORTH NSW**	SHEET:	**Page 5 / 6**

Planning 2 Build
Planning
Design & Drafting
DA & CDC Submissions
Email: tony@planning2build.com.au ☎ Mobile: 0419 800 614

www.planning2build.com.au
ABN 23273311856

bdaa ACCREDITED BUILDING DESIGNER
Building Designers Association of Australia Accreditation No 6405

All works to be carried out in accordance with the requirements of the following:
Current National Construction Code
Building Code of Australia, including
All relevant Australian Standards.

All dimensions are to be checked and verified on site before commencement of work.

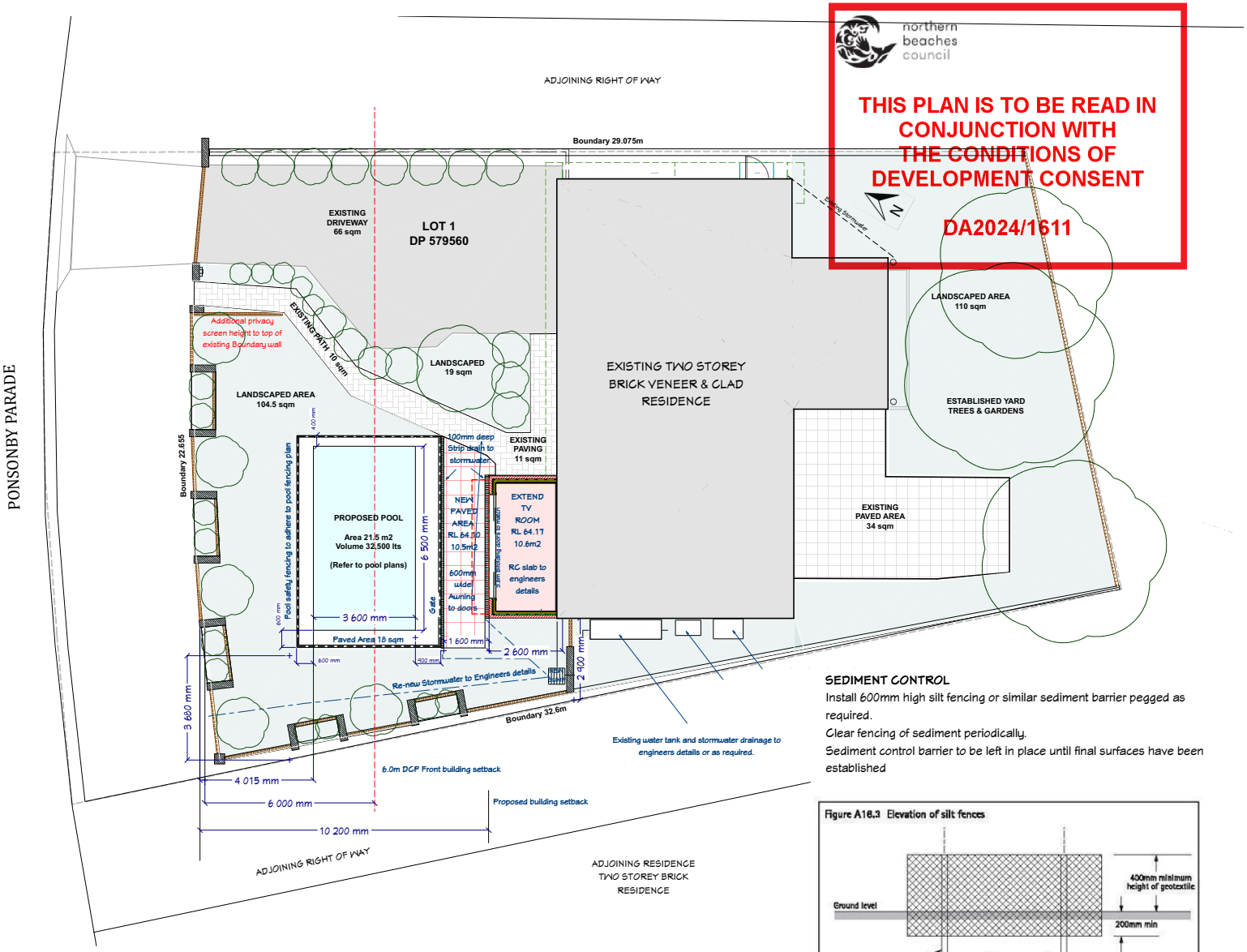
DIAL BEFORE YOU DIG
www.1100.com.au

WASTE MANAGEMENT
Check for Asbestos materials and use WH&S guidelines for its safe removal.
All waste to be sorted on site and removed for recycling or landfill as per the Waste Management Plan.
Ensure Waste materials are removed from site ASAP to ensure the safety of occupants and visitors to site.

STORMWATER & SERVICES
Provide additional stormwater drainage to be connected to the existing service.

SITE CALCULATIONS

SITE AREA	601 sqm
EXISTING FLOOR AREA	220sqm
EXISTING GARAGE	32.0 sqm
EXISTING HABITABLE FLOOR AREA	220 sqm
ADDITIONAL FLOOR AREA	10.6 sqm
PROPOSED TOTAL FLOOR AREA	230.6 sqm
FLOOR SPACE RATIO	**38.4 %**
LANDSCAPED AREA = 233.5sqm	**38.85 %**
EXISTING ROOF AREA	142 sqm
EXISTING DRIVEWAY	66 sqm
EXISTING PAVED	55 sqm
ADDITIONAL ROOFED & PAVED AREA	39.1 sqm
PROPOSED BUILT UPON AREA	302.1 sqm
BUILT UPON RATIO	**50.2 %**



SITE PLAN / SITE ANALYSIS
Scale 1 : 200mm

northern beaches council

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

DA2024/1611

SEDIMENT CONTROL
Install 600mm high silt fencing or similar sediment barrier pegged as required.
Clear fencing of sediment periodically.
Sediment control barrier to be left in place until final surfaces have been established

PROJECT:	**PROPOSED ALTERATIONS & ADDITIONS**	SCALE:	**1 : 100mm**
CLIENT:	**NATHAN & ALEXANDRA PICKERING**	DATE:	**AMENDED PLAN 18th FEBRUARY 2025**
SITE ADDRESS:	**41A PONSONBY PARADE SEAFORTH NSW**	SHEET:	**Page 6 / 6**

Planning 2 Build
Planning
Design & Drafting
DA & CDC Submissions
Email: tony@planning2build.com.au ☎ Mobile: 0419 800 614

www.planning2build.com.au
ABN 23273311856

bdaa ACCREDITED BUILDING DESIGNER
Building Designers Association of Australia Accreditation No 6405

All works to be carried out in accordance with the requirements of the following:
Current National Construction Code
Building Code of Australia, including
All relevant Australian Standards.

All dimensions are to be checked and verified on site before commencement of work.