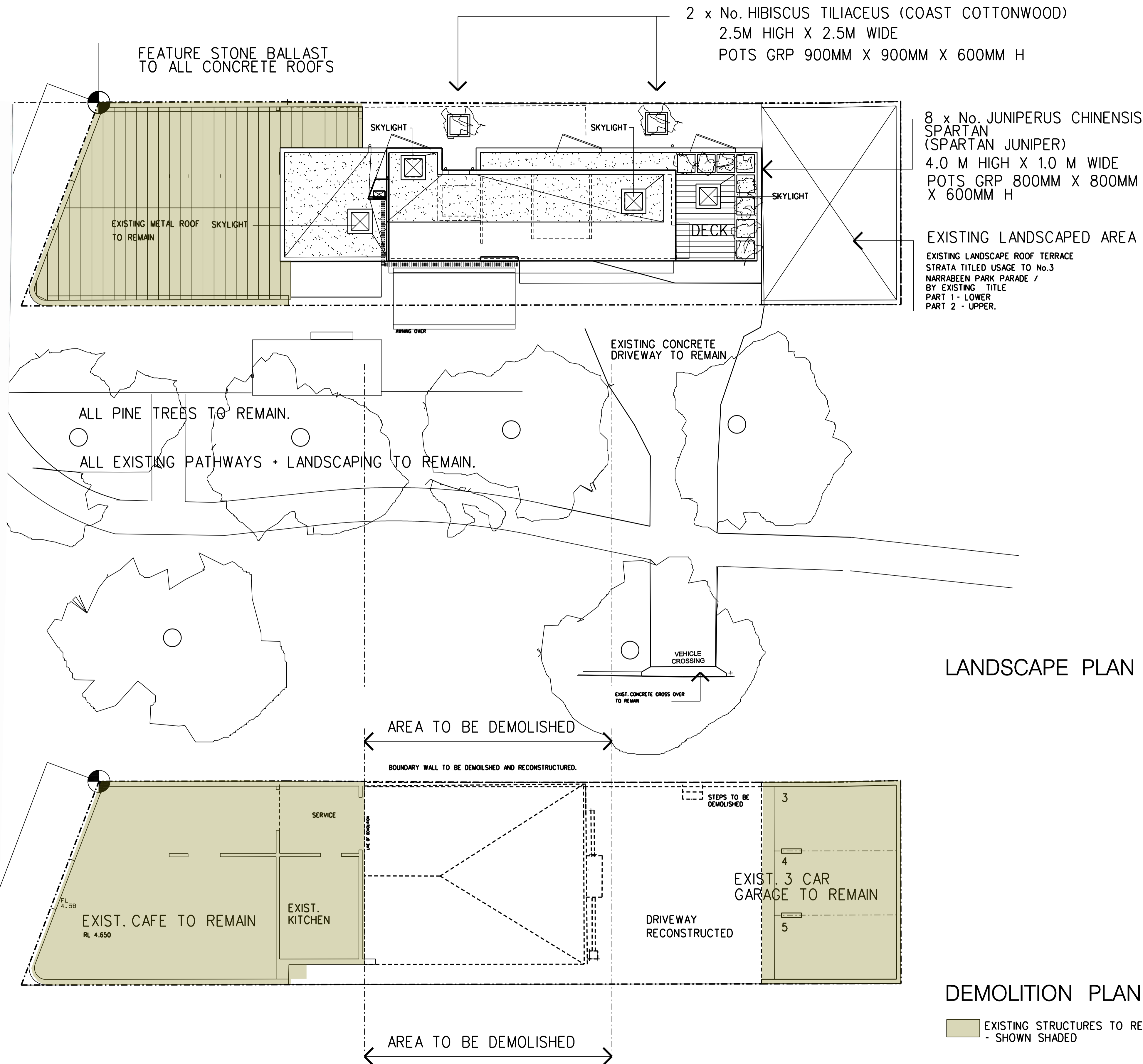


PLAN OR DOCUMENT CERTIFICATION
I am a qualified LANDSCAPE DESIGNER
I hold the following qualifications: Bachelor of Arts (Regional Science)
Associate Diploma in Applied Science (Landscape)
Further I am appropriately qualified to certify this component of the project
I hereby state that these plans or details comply with the conditions of
development consent, the provisions of the Building Code of Australia
and / or relevant Australian Industry Standards.
JULIE BENNETT 28/11/24 *[Signature]*
Name Date Signature

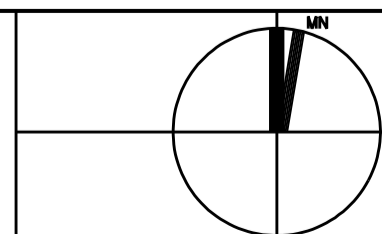


FINISHES KEY

- AW ALUM. WINDOW/DOOR WITH BLACK POWDERCOTE FINISH-
WEATHERSEALS TO ALL EXTERNAL WINDOWS AND DOORS
GLAZED / COMPLIANCE WITH - NCC - - BASIX CERT.
- CR REINFORCED CONCRETE DRIVEWAY TO STR.
ENGINEER'S DETAIL
- DP COLORBOND DOWNPIPE, GUTTERS / RAINWATER HEAD.
COLORBOND BASALT
- EB EXISTING PAINTED BRICKWORK / TO REMAIN.
- TF SELECTED ENGINEERED TIMBER FLOORING ON TIMBER
JOISTS TO ENG.DETAIL / FC SOFFIT OVER GARAGE
- FC BAY WINDOW UNITS/ CLADD IN HORIZ.COLOURBOND
SEALED CLADDING ON STEEL -TIMBER SUBFRAME TO DETAIL/
TO STR. ENGINEER'S DETAIL. - WITH SARKING AND INSUL.
TO PROVIDE A TOTAL R2.80 MIN.WALLS
INSULATED (R2.8) TOTAL CONSTRUCTION)
- AS STEEL - GLASS AWNING TO DETAIL.
- HW ELEC. OFF PEAK / HOT WATER SYSTEM
- KE CAFE EXHAUST
- MR EXIST. METAL ROOF TO REMAIN.
- CPT SELECTED CARPET
- NG EXISTING NATURAL GROUND LEVEL
- OF OFF FORM CONCRETE/ TO ENG.DETAIL.
- PB PLASTERBOARD LINED INTERNAL WALL WITH SELECTED
PAINT FINISH
- PC PLASTERBOARD SUSPENDED CEILING WITH SELECTED
PAINT FINISH
- PG GARAGE DOOR -AUTO SLIDING/ VERT.
STAINED TIMBER BATTENS OR SIMILAR
ON ALUMINIUM SUBFRAME/BLACK
- CT SELECTED CERAMIC / STONE TILES
- RB BUILT-IN WARDROBE
- RC REINFORCED CONCRETE SLAB TO STR. ENGINEER'S DETAIL
R3.0 INSULATION TO CEILINGS ADJACENT TO ROOFS.
CONCRETE ROOF SLAB UNDERSIDE LINED WITH
REFLECTIVE SARKING.
200MM (MIN) CONCRETE SLAB FLOOR THICKNESS
TO ALL LEVELS.
R2.0 INSULATION UNDER GROUND FLOOR LOBBY SLAB ONLY
R3.0 INSULATION UNDER SUSPENDED SLABS OVRE RES.
PARKING AND TERRACE AREAS.
- RF REINFORCED CONCRETE FOOTINGS TO STR. ENGINEER'S DETAIL
- RM RITEK XL - EXTERNAL THERMAL INSULATED WALL SYSTEM/
(R2.8 TOTAL CONSTRUCTION)
FINISH SKIM COAT -RENDER WITH SELECTED
PAINT FINISH
- BS ALUM. BALUSTRADE /VERT. TUBES WITH TOP RAIL,
BLACK POWDERCOTE FINISH
- GB GRAVEL BALAST OVER WATER PROOF MEMBRANE
- TC TIMBER BOARD CLADDING
- TF ENGINEERED TIMBER FLOOR BOARDS
- TR CONCRETE STAIR, WITH TIMBER TREADS
- VS VERTICAL STAINED TIMBER BATTENS OR
SIMILAR SCREEN / ON WELDED ALUM.
BOX SECTION SUB FRAME TO DETAIL.
- INTERNAL WALLS RYTEK UNINSULATED
ALL EXHAUST FANS SEALED
ALL RECESSED DOWN LIGHTS SEALED TO ALLOW
FOR UNINTERRUPTED CEILING INSULATION
CEILING FANS TP LIVING & ALL BEDROOMS /
MIN 1200MM DIA.

No.	DATE	AMENDMENT
A	09.10.24	GEN_ISSUE
B	12.10.24	GEN_ISSUE
C	15.11.24	DA_ISSUE

TRUE
NORTH



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EMAIL benettarchitects@gmail.com.au
NSW ARCH. REG. No. 3993

NOTES

- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- THIS DRAWING IS COPYRIGHT AND THE PROPERTY OF BENNETT ARCHITECTS & ASSOCIATES PTY LTD. AND MUST NOT BE RETAINED, COPIED OR USED WITHOUT THE CONSENT OF THE AUTHOR.
- ALL DIMENSIONS TO BE CHECKED AND VERIFIED ON SITE BEFORE COMMENCING FABRICATION.
- ALL CONSTRUCTION TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA, RELEVANT SAA STANDARDS AND LOCAL AUTHORITY REQUIREMENTS.

PROJECT
PROPOSED REDEVELOPMENT AT:
LOT 1 - D.P. 1005148
No. 1 NARRABEEN
PARK PARADE
NORTH NARRABEEN.
FOR:
J. ASLAN

DRAWING TITLE
LANDSCAPE PLAN
DEMOLITION PLAN

JOB No.	23119	DWG No.
SCALE	1:100	
DATE	09.24	
DRAWN	MRB	
CHECKED	MRB	

DA107^C

D11.10 Landscaped area

Standard	Permitted	Proposed	Compliance
D11.10	<p>SITE AREA 345 sq m</p> <p>50% required</p> <p>172.5 sq m required</p>	<p>NIL LANDSCAPING AS EXISTING</p> <p>Proposed elevated terraces and balconies — to maximize</p> <p>Deck 1..... 15.92 sq.m.</p> <p>Deck 2..... 5.95 sq.m.</p> <p>PART 2..... 52.68 sq.m.</p> <p>North Side Level 1...32.79 sq.m.</p> <p>Deck 3 + upper level side. 24.87 sq.m.</p> <p>Landscaped gravel roofs</p> <p>Lower20.09 sq m</p> <p>Upper26.22 sq m</p> <p>TOTAL..... 178.52 sq.m.</p> <p>DESIGNED % AGE = 51.74%</p>	Complies