northern beaches council

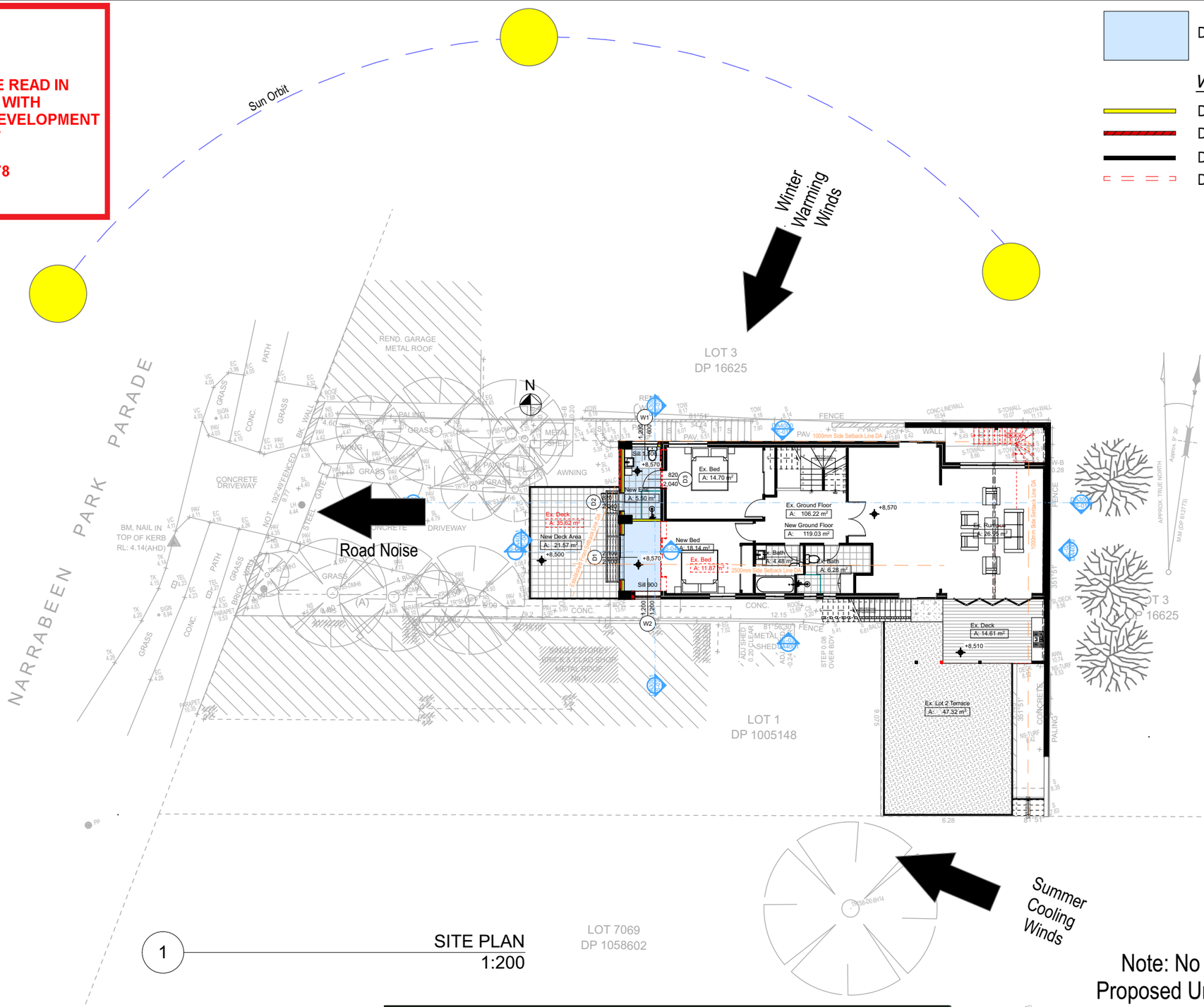
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/1778

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item



1 SITE PLAN
1:200

Note: No Excavation Or Fill Proposed Under This Application

Fixtures and systems

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.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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DA APPLICATION ONLY
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Email : greg@rapidplans.com.au

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ACCREDITED BUILDING DESIGNER

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NOTES
3 Narrabeen Park Parade, North Narrabeen is zoned R2-Low Density Residential
3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue

Construction
Timber Floor, Masonry Walls
Roof Timber to have R1.08 Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basix
Basix Certificate Number A1377533
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	400.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@45Deg	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m2)	Existing	Var.
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North N

Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

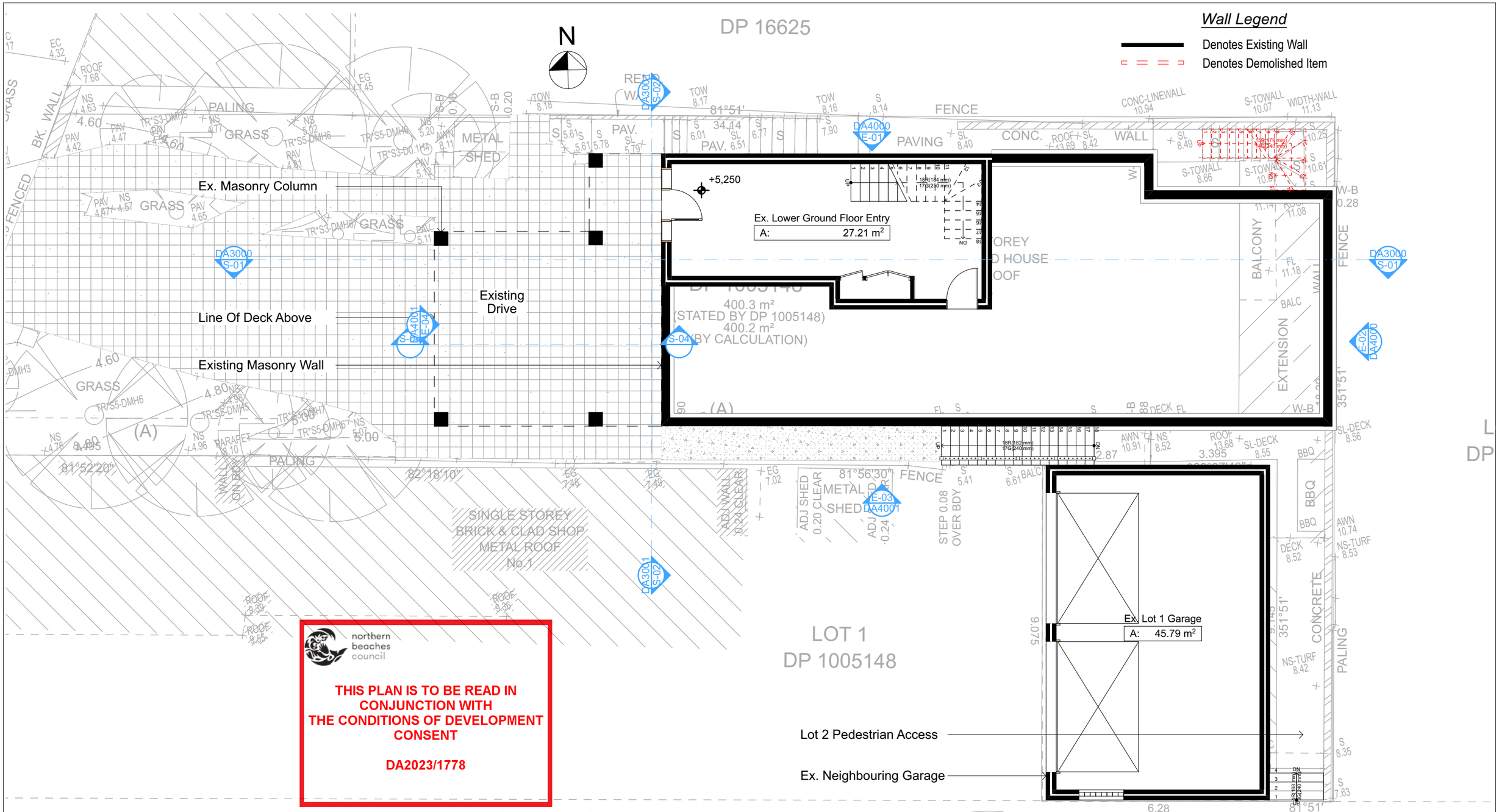
DRAWING TITLE : SITE AND LOCATION
SITE PLAN

PROJECT NAME :
Alterations & Additions

REVISION NO. -
DATE 4-03-2024

DRAWING NO.
DA1003

Plot Date: 12/4/24
Sheet Size: A3



northern beaches council

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

DA2023/1778

1 DEMOLITION BASEMENT/LOWER GROUND
1:100

All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	400.3m2	Yes	Building envelope	3.5m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (50% min)	Existing	Variation
Max Ceiling Ht Above Nat. GL	N/A	N/A	Impervious area (m2)	Existing	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	Estab.	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	N/A	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1&2.5m	Variation			

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ACCREDITED BUILDING DESIGNER

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North
N

Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1

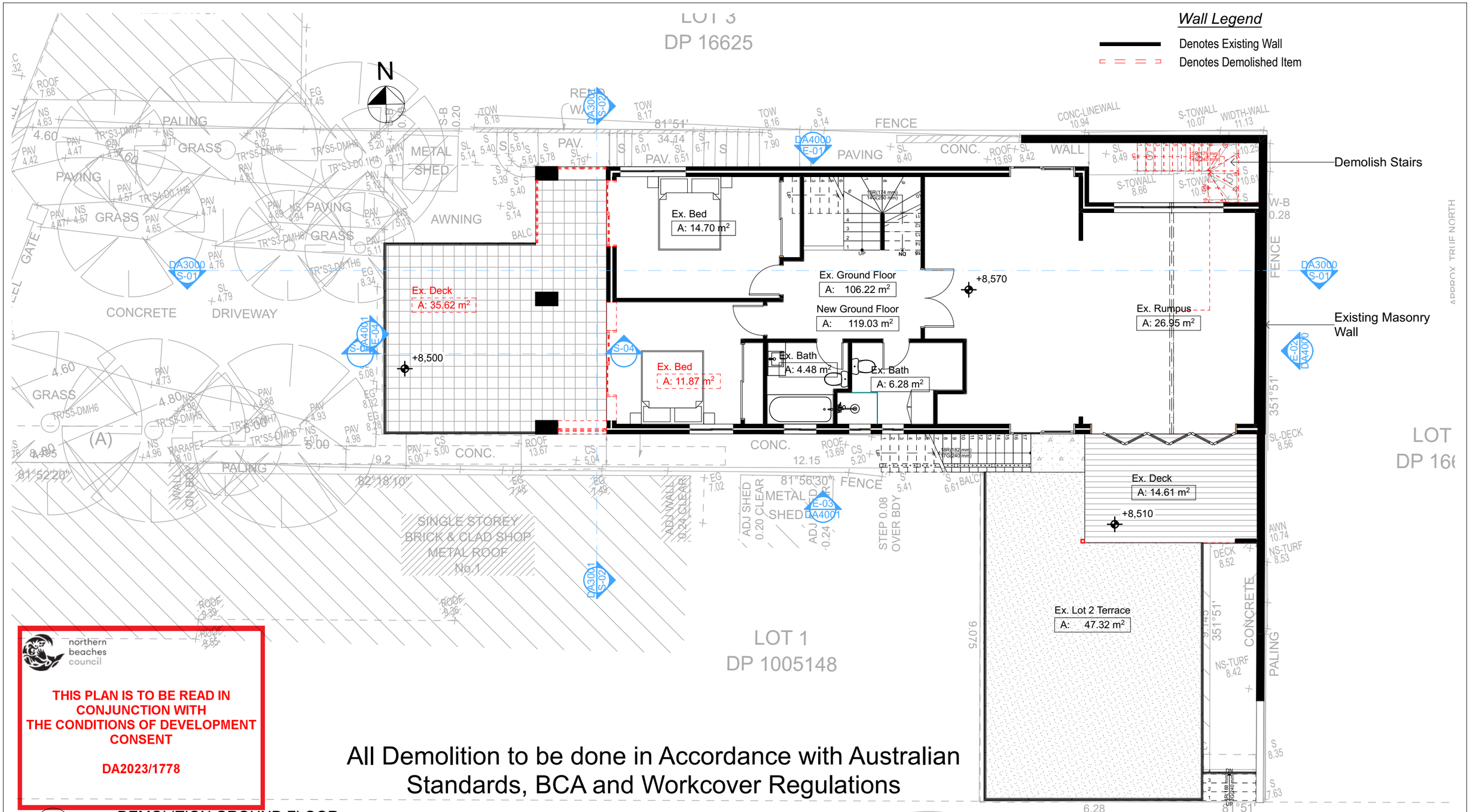
Client Nigel Bramley
Site: 3 Narrabeen Park Parade, North Narrabeen

Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Demolition Lower Ground Floor Plan

PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE.
4-03-2024
DRAWING NO.
DA1007



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DA2023/1778

All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

1 DEMOLITION GROUND FLOOR
1:100

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
3 Narrabeen Park Parade, North Narrabeen is zoned R2-Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item

Certifying
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Construction
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Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	400.3m2	Yes	Building envelope	3.5m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (50% min)	Existing	Variation
Max Ceiling Ht Above Nat. GL	N/A	N/A	Impervious area (m2)	Existing	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	Estab.	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	N/A	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1&2.5m	Variation			

Do not scale from drawings. Use figured dimensions only. Check all dimensions on site before commencing any work or preparing shop drawings. Report any discrepancies to the designer before proceeding with the work. Do not use these drawings for construction purposes until issued for construction by the designer. Do not use these drawings for any purpose other than those for which they are specifically prepared and issued.

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

ACCREDITED BUILDING DESIGNER

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North
N

Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1

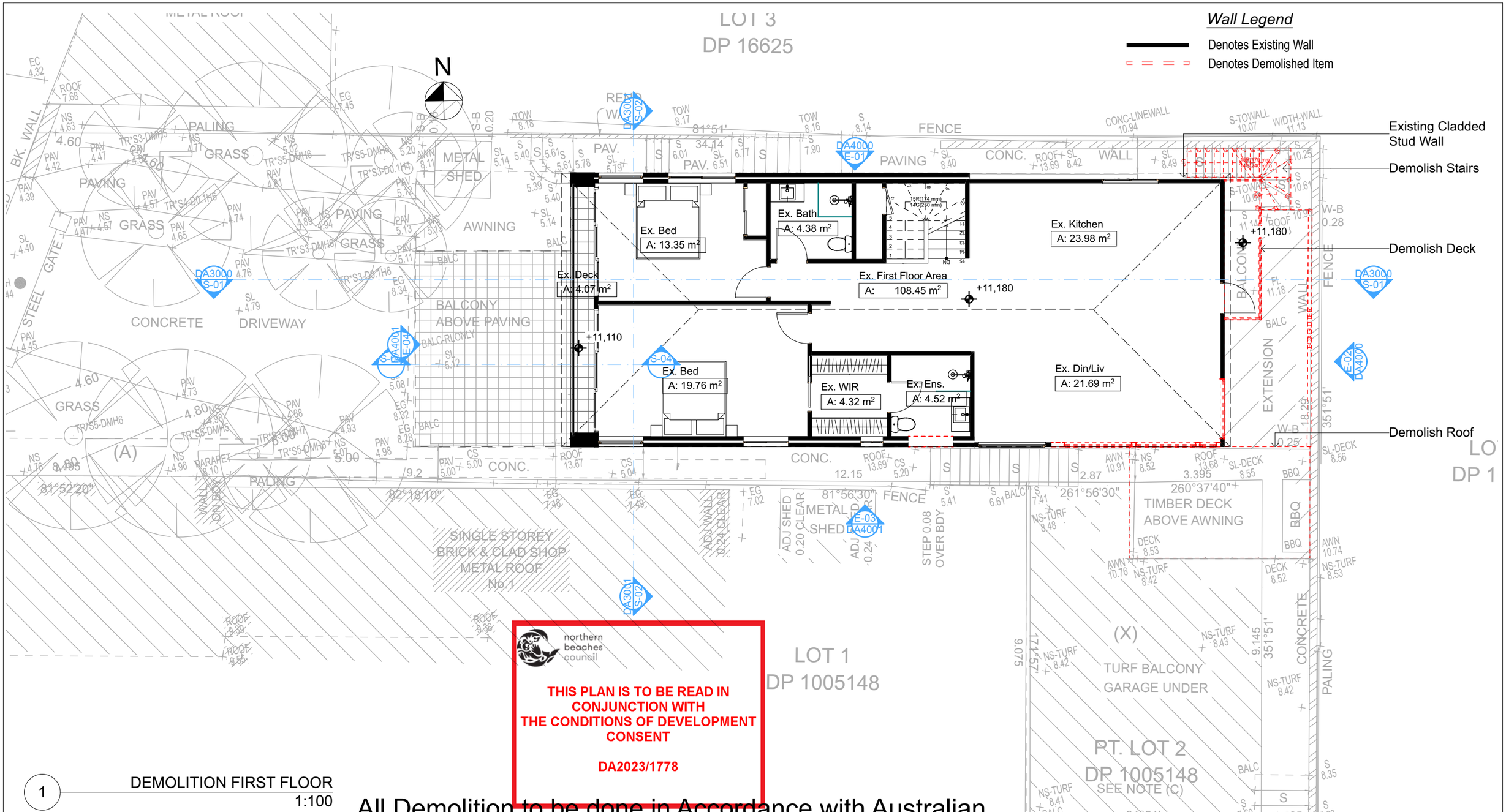
Client Nigel Bramley
Site: 3 Narrabeen Park Parade, North Narrabeen

Sheet Size: A3

DRAWING TITLE : SITE AND LOCATION
Demolition Ground Floor Plan

PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE.
4-03-2024
DRAWING NO.
DA1008



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

DA2023/1778

1 DEMOLITION FIRST FLOOR
1:100

All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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Front Setback (Min.)	Estab.	Yes	Maximum depth of fill (m)	N/A	Yes
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ACCREDITED BUILDING DESIGNER

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Project North
N

Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1
Client Nigel Bramley
Site: 3 Narrabeen Park Parade, North Narrabeen
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Demolition First Floor Plan

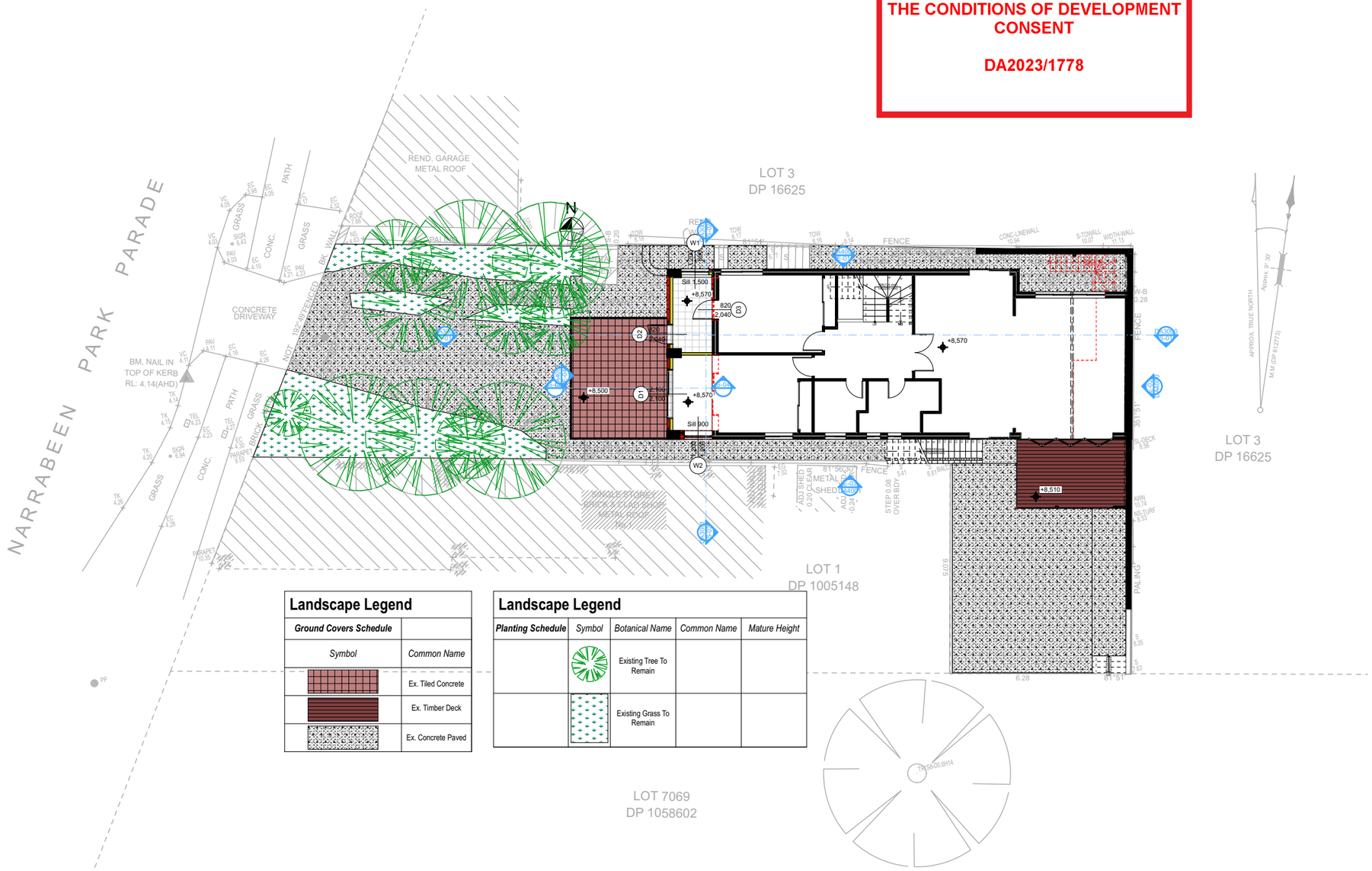
PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE.
4-03-2024
DRAWING NO.
DA1009

northern beaches council

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

DA2023/1778



Landscape Legend	
Ground Covers Schedule	
Symbol	*Common Name*
	Ex. Tiled Concrete
	Ex. Timber Deck
	Ex. Concrete Paved

Landscape Legend				
Planting Schedule	*Symbol*	*Botanical Name*	*Common Name*	*Mature Height*
		Existing Tree To Remain		
		Existing Grass To Remain		

1 LANDSCAPE PLAN
1:200

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Site Area	400.3m2	Yes
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Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@45Deg	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m2)	Existing	Var.
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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Project North N

Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO. RP0023BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE : SITE AND LOCATION
Landscape Plan

PROJECT NAME :
Alterations & Additions

REVISION NO. - DATE 4-03-2024

DRAWING NO. **DA1012**

Plot Date: 12/4/24
Sheet Size: A3

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DA APPLICATION ONLY
NOT FOR CONSTRUCTION

northern beaches council

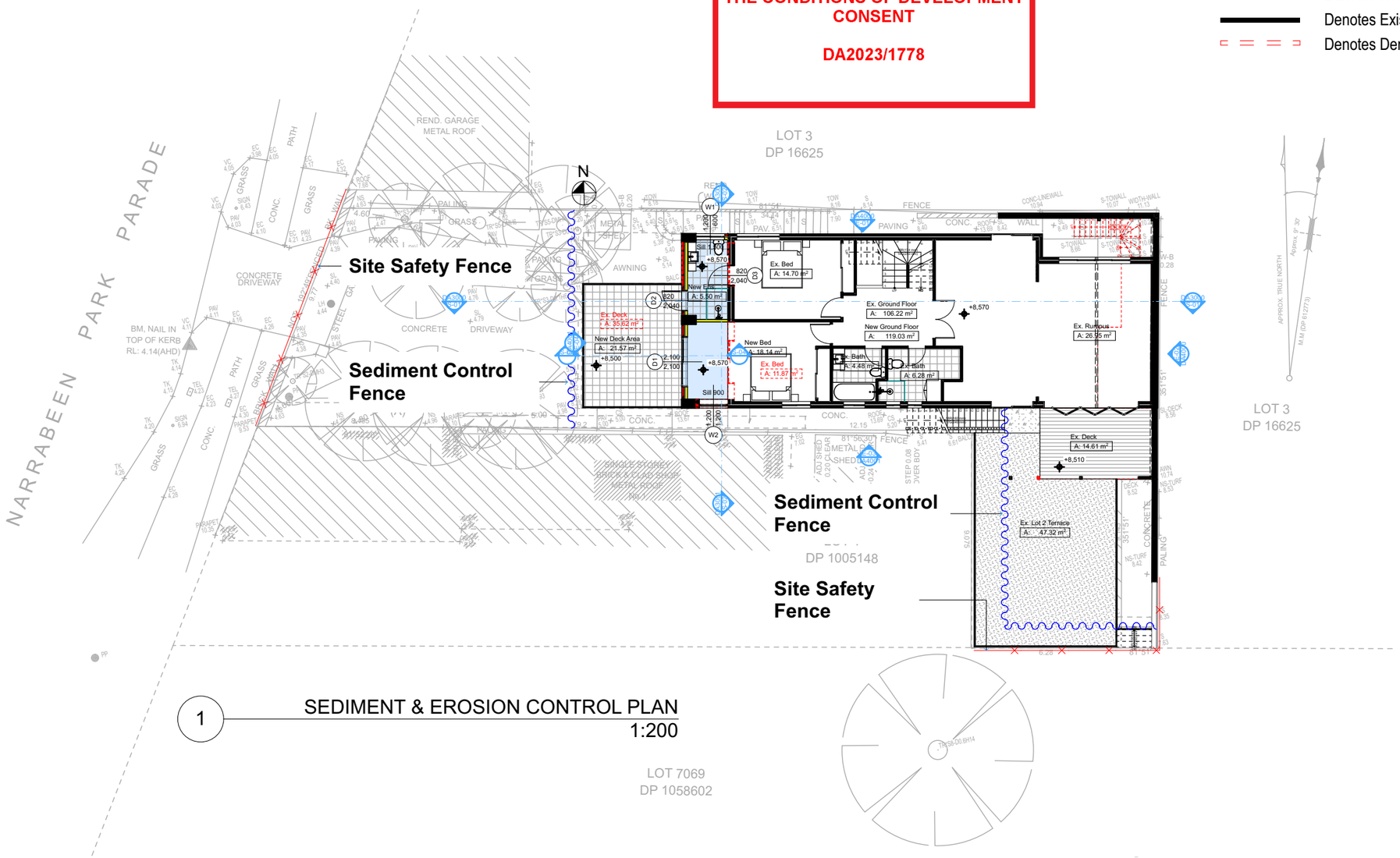
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/1778

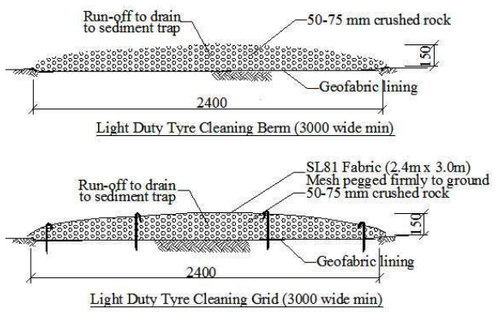
Denotes New Works

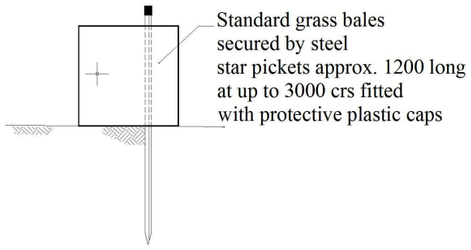
Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item

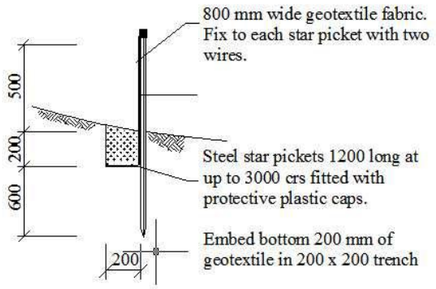


1 SEDIMENT & EROSION CONTROL PLAN
1:200





Typical Detail Grass Bale Sediment Barrier



Typical Detail Sediment Control Barrier

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NOTES
3 Narrabeen Park Parade, North Narrabeen is zoned R2-Low Density Residential
3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue

Construction
Timber Floor, Masonry Walls
Roof Timber to have R1.08 Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

Basix
Basix Certificate Number A1377533
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	400.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@45Deg	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m2)	Existing	Var.
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North
N

Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE : SITE AND LOCATION
Sediment & Erosion Plan

PROJECT NAME :
Alterations & Additions

REVISION NO. - DATE 4-03-2024

DRAWING NO.
DA1013

Plot Date: 12/4/24
Sheet Size: A3

northern beaches council

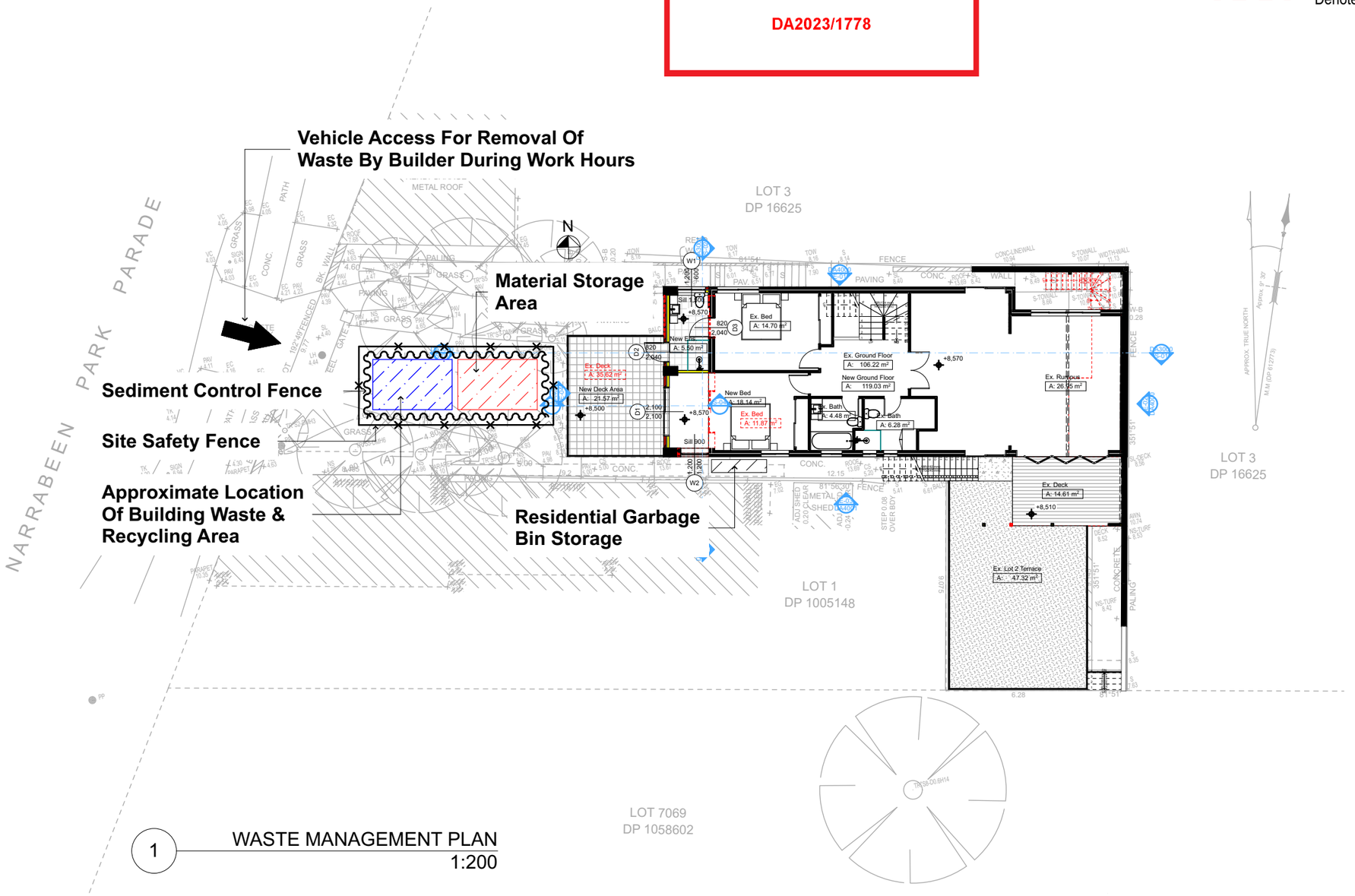
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/1778

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item



1 WASTE MANAGEMENT PLAN
1:200

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Rapid Plans
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Fax : (02) 9905-8865 Mobile : 0414-045-024
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New Works to be constructed shown in Shaded/Blue

Construction
Timber Floor, Masonry Walls
Roof Timber to have R1.08 Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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Site Information	Prop.	Comp.
Site Area	400.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@45Deg	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m2)	Existing	Var.
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North N

Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE : SITE AND LOCATION
Waste Management Plan

PROJECT NAME :
Alterations & Additions

REVISION NO.	DATE
-	4-03-2024

DRAWING NO.
DA1014

Plot Date: 12/4/24
Sheet Size: A3

northern beaches council

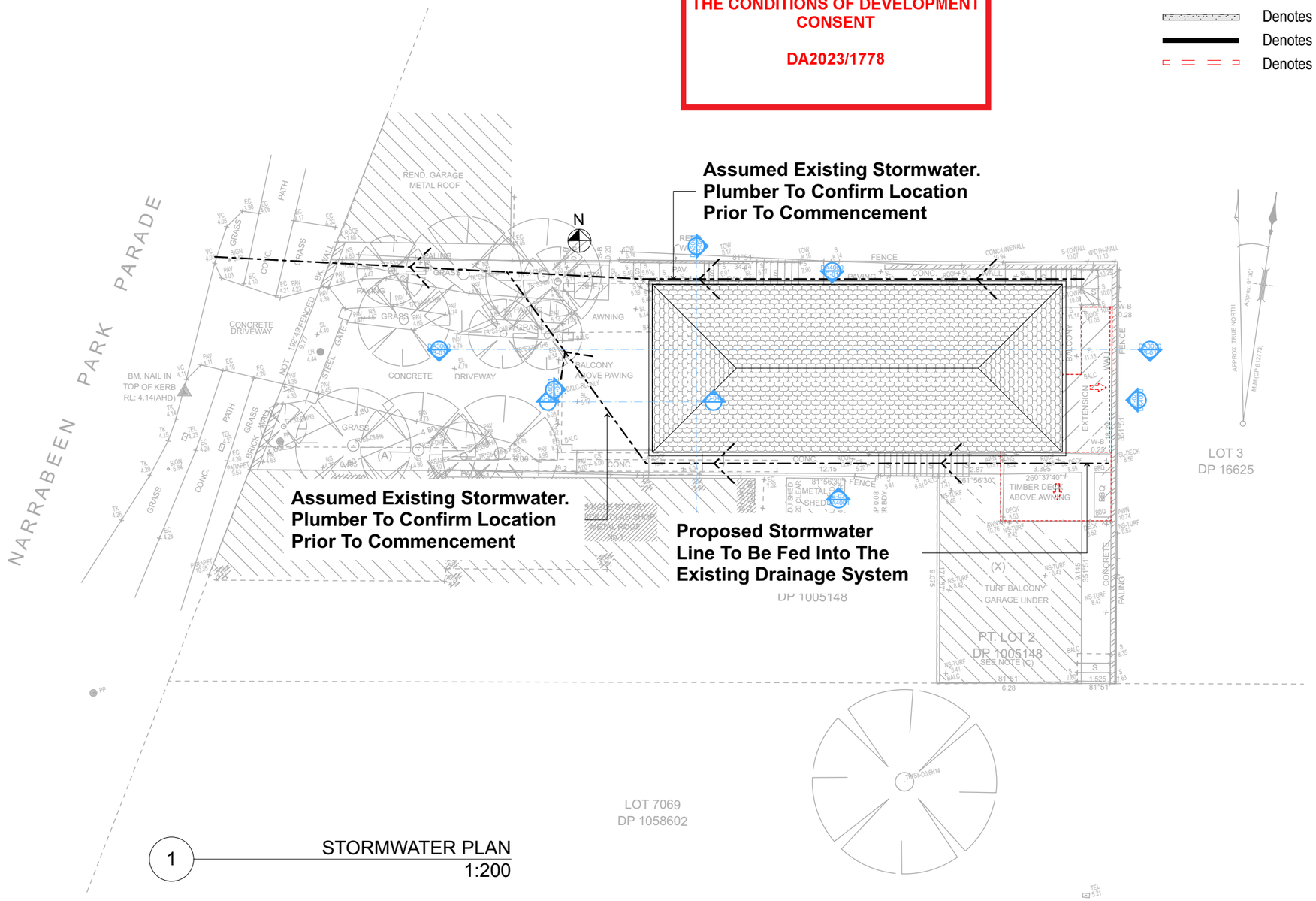
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/1778

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete Block Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item



1 STORMWATER PLAN 1:200

Plumber To Confirm Location Of Existing Stormwater/Sewer Prior To Commencement

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New Works to be constructed shown in Shaded/Blue

Construction
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Roof Timber to have R1.08 Insulation
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Glazing to BCA and AS01288-2047
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Site Information	Prop.	Comp.
Site Area	400.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@45Deg	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m2)	Existing	Var.
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North N

Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

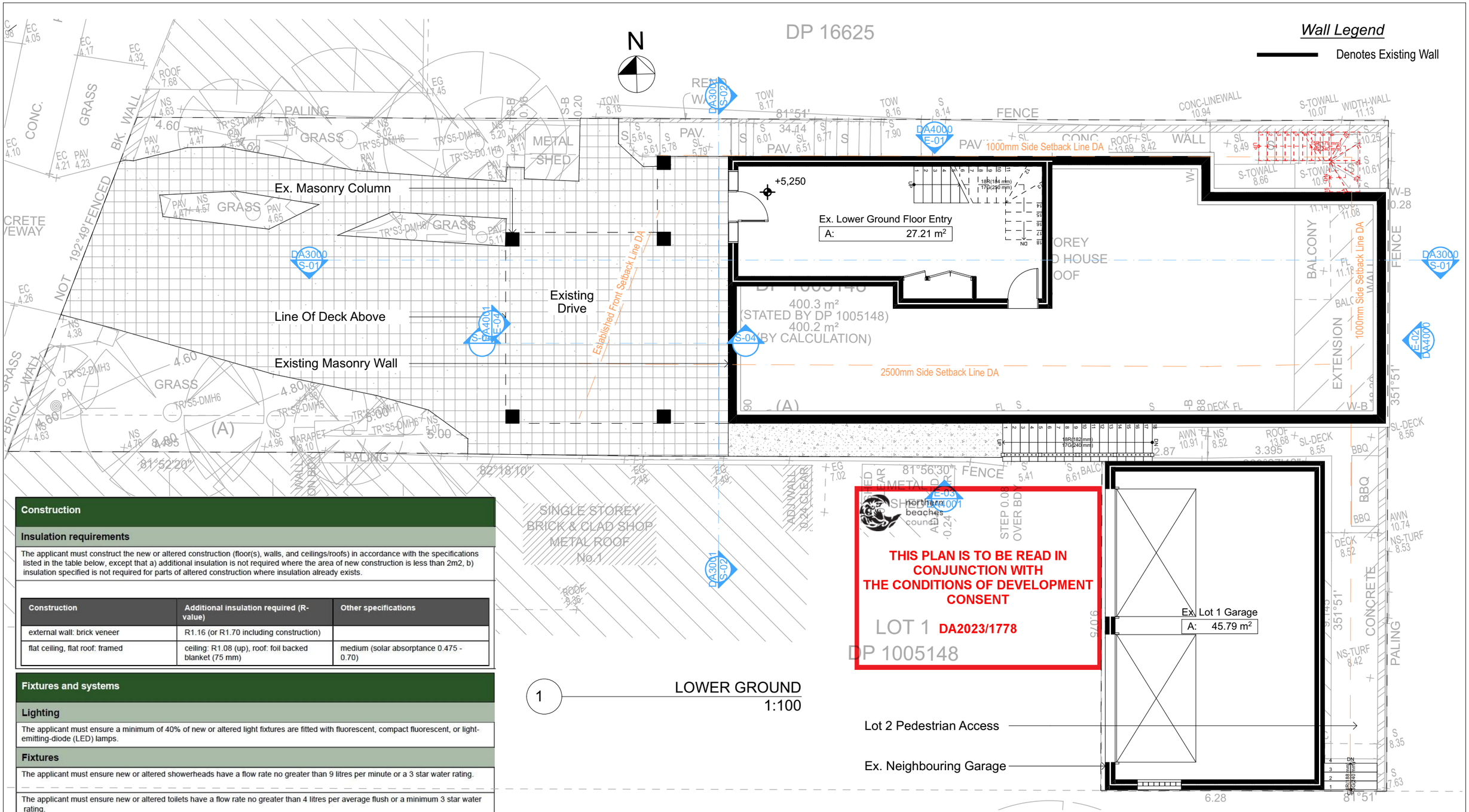
DRAWING TITLE : SITE AND LOCATION
Stormwater Plan

PROJECT NAME :
Alterations & Additions

REVISION NO.	DATE
-	4-03-2024

DRAWING NO.
DA1015

Plot Date: 12/4/24
Sheet Size: A3



1 LOWER GROUND
1:100

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Fixtures and systems

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.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
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All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item

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Waterproofing to BCA and AS 3740
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	400.3m2	Yes	Building envelope	3.5m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (50% min)	Existing	Variation
Max Ceiling Ht Above Nat. GL	N/A	N/A	Impervious area (m2)	Existing	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	Estab.	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	N/A	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1&2.5m	Variation			

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BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA
ACCREDITED BUILDING DESIGNER

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North
N

Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1
Client Nigel Bramley
Site: 3 Narrabeen Park Parade, North Narrabeen
Sheet Size: A3

DRAWING TITLE : PLANS
LOWER GROUND FLOOR

PROJECT NAME :
Alterations & Additions

REVISION NO. -
DATE. **4-03-2024**
DRAWING NO. **DA2001**

northern beaches council

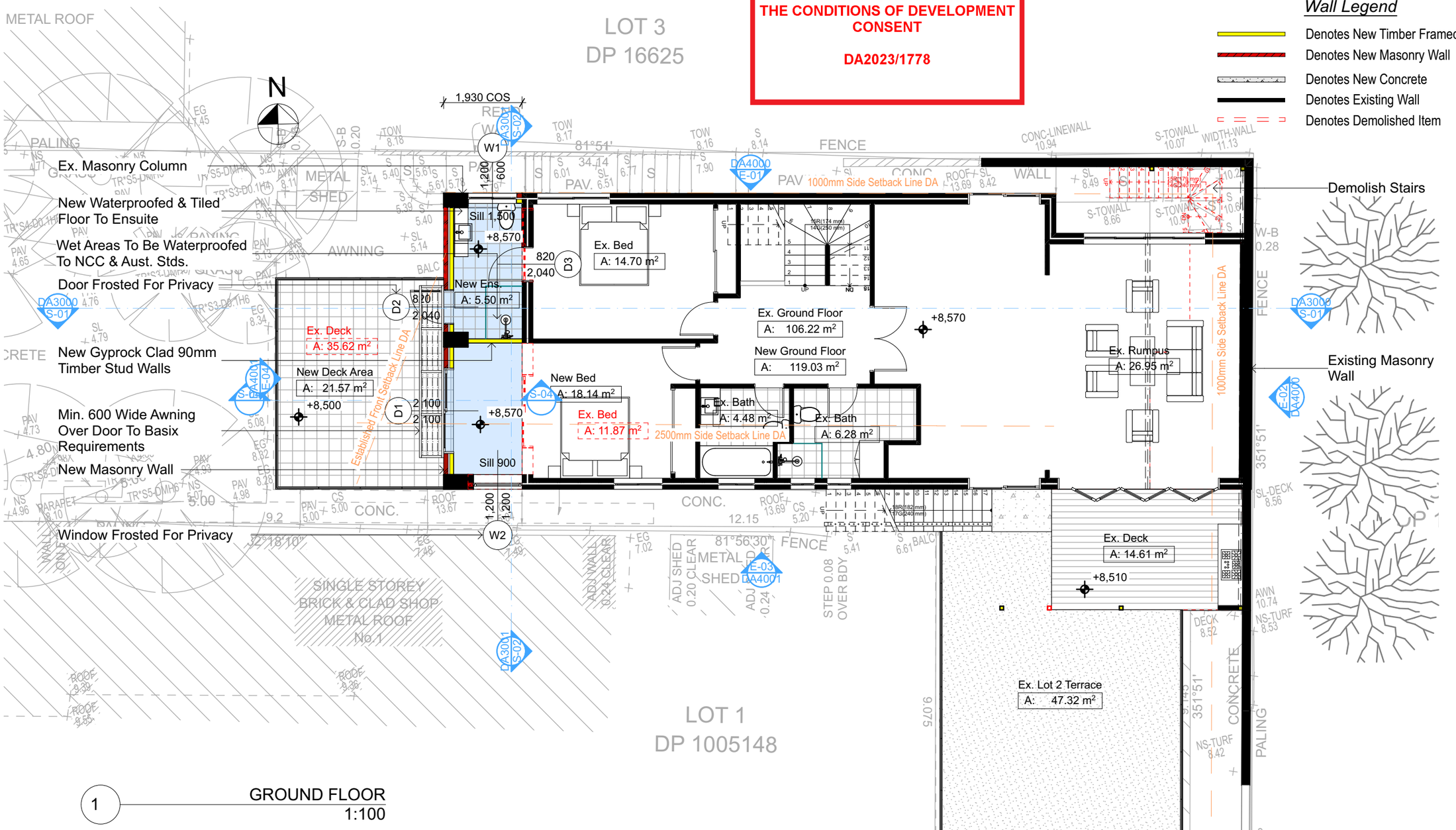
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/1778

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item



Fixtures and systems

Lighting

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Fixtures

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The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

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Construction	Additional insulation required (R-value)	Other specifications
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@45Deg	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m2)	Existing	Var.
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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Project North N

Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE : PLANS
GROUND FLOOR

PROJECT NAME :
Alterations & Additions

REVISION NO. -
DATE 4-03-2024

DRAWING NO.
DA2002

Plot Date: 12/4/24
Sheet Size: A3

northern beaches council

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

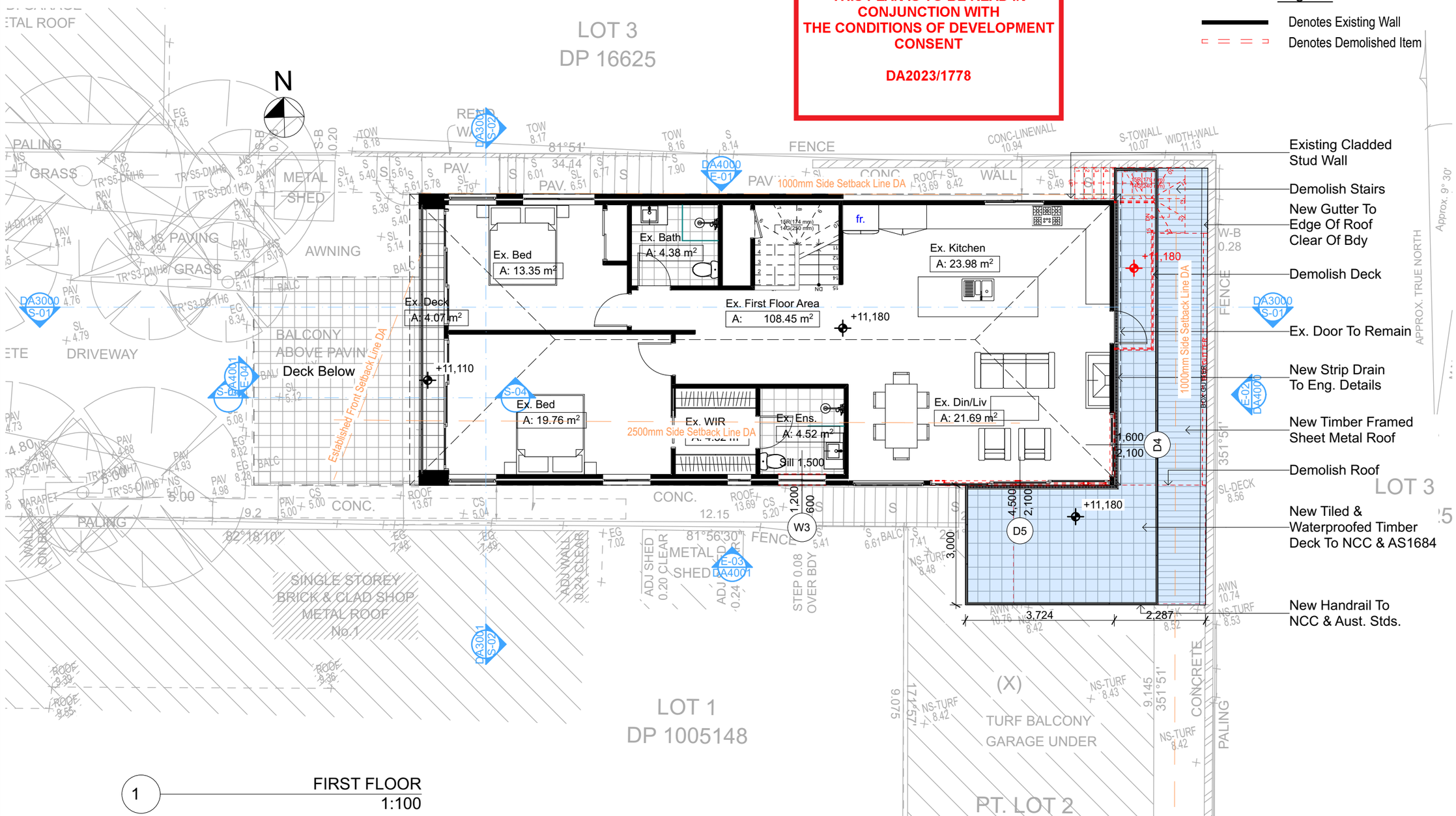
DA2023/1778

Denotes New Works

Legend

Denotes Existing Wall

Denotes Demolished Item



1 FIRST FLOOR
1:100

Fixtures and systems

Lighting

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Fixtures

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flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Existing Cladded Stud Wall

Demolish Stairs

New Gutter To Edge Of Roof Clear Of Bdy

Demolish Deck

Ex. Door To Remain

New Strip Drain To Eng. Details

New Timber Framed Sheet Metal Roof

Demolish Roof

New Tiled & Waterproofed Timber Deck To NCC & AS1684

New Handrail To NCC & Aust. Stds.

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NOTES
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3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue

Construction
Timber Floor, Masonry Walls
Roof Timber to have R1.08 Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS0128S-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basix
Basix Certificate Number A1377533
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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.
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.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	400.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@45Deg	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m2)	Existing	Var.
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North N

Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE : PLANS
FIRST FLOOR

PROJECT NAME :
Alterations & Additions

REVISION NO. -
DATE 4-03-2024

DRAWING NO.
DA2003

Plot Date: 12/4/24
Sheet Size: A3

northern beaches council

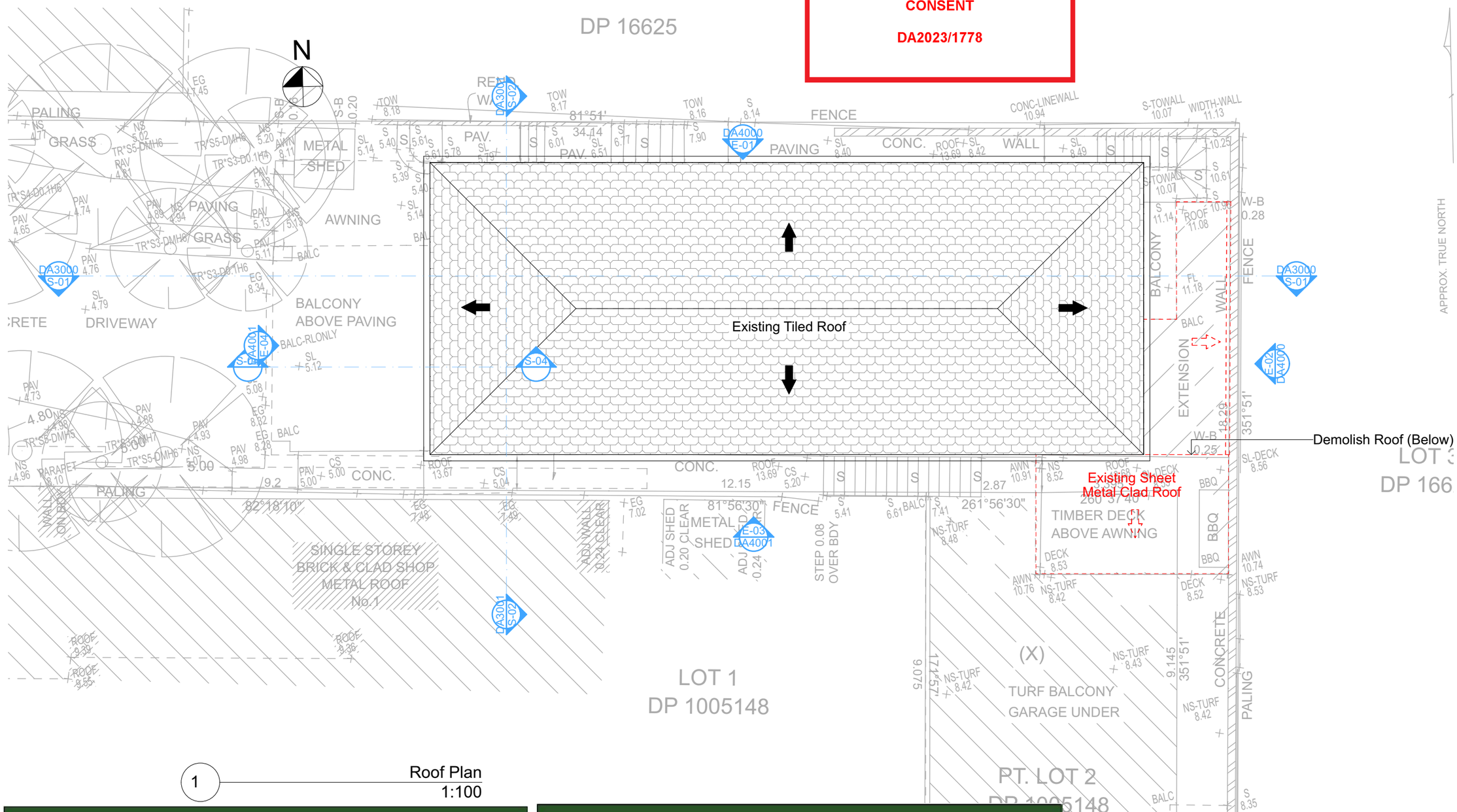
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/1778

Denotes New Works

Legend

Denotes Demolished Item



1 Roof Plan
1:100

Fixtures and systems

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.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

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Email : greg@rapidplans.com.au

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ACCREDITED BUILDING DESIGNER

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New Works to be constructed shown in Shaded/Blue

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Site Information	Prop.	Comp.
Site Area	400.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@45Deg	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m2)	Existing	Var.
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

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Project North N

Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE : PLANS **ROOF**

PROJECT NAME : **Alterations & Additions**

REVISION NO. - DATE 4-03-2024

DRAWING NO. **DA2004**

Plot Date: 12/4/24
Sheet Size: A3
File:/users/GBJ/ Plans 2023/RP0523Current Projects/RP0523BRA 3 Narrabeen Park Parade/ BRAMLE1-V22-DA Fixed Rev 1.pln

Fixtures and systems
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.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

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Construction	Additional insulation required (R-value)	Other specifications
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

Denotes New Works

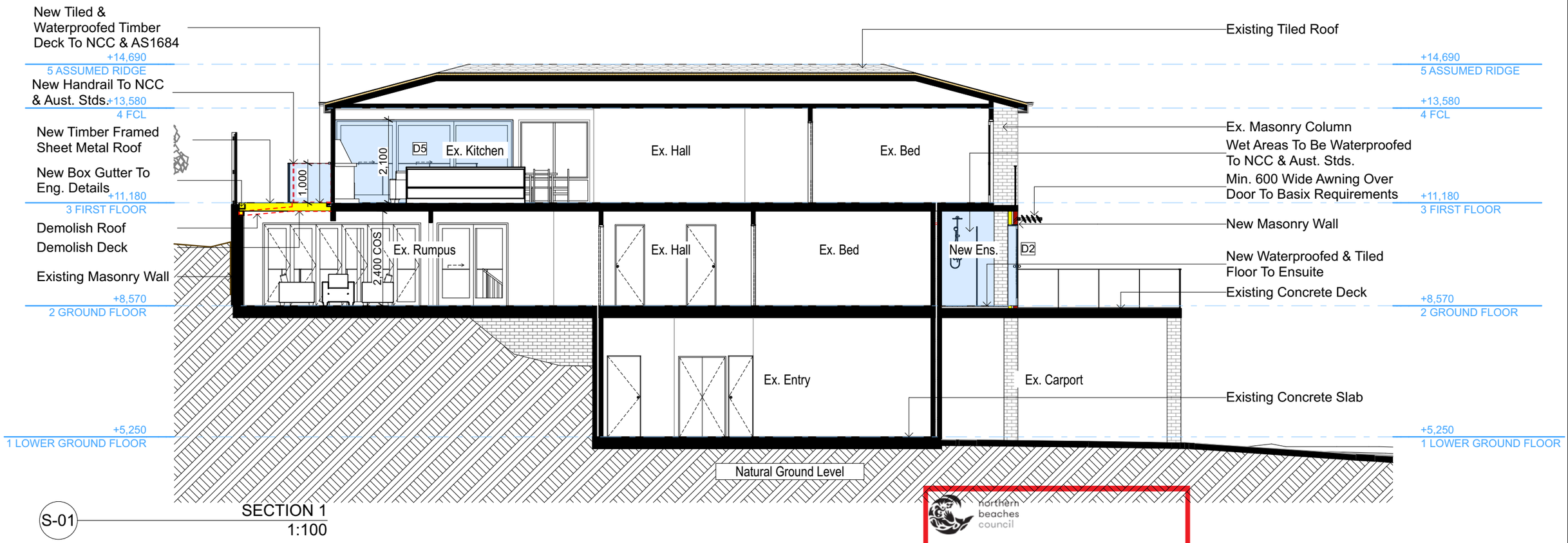
Wall Legend

Denotes New Timber Framed Wall/Floor

Denotes New Masonry Wall

Denotes Existing Wall

Denotes Demolished Item



S-01 SECTION 1
1:100

northern beaches council

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

DA2023/1778

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
3 Narrabeen Park Parade, North Narrabeen is zoned R2-Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item

Certifying
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Construction
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Insulation to External Masonry Walls R1.7
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Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A1377533
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	400.3m2	Yes	Building envelope	3.5m@45Deg	Variation
Housing Density (dwelling/m2)	1	Yes	% of landscape open space (50% min)	Existing	Variation
Max Ceiling Ht Above Nat. GL	N/A	N/A	Impervious area (m2)	Existing	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	N/A	Yes
Front Setback (Min.)	Estab.	Yes	Maximum depth of fill (m)	N/A	Yes
Rear Setback (Min.)	6.0m	N/A	No. of car spaces provided	2	Yes
Min. side bdy setback (Min.)	1&2.5m	Variation			

Do not scale from drawings. Use figured dimensions only. Do not use drawings for construction certificate application without written permission from Rapid Plans

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ACCREDITED BUILDING DESIGNER

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North
N

Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1

Client Nigel Bramley
Site: 3 Narrabeen Park Parade, North Narrabeen

Sheet Size: A3

DRAWING TITLE :
SECTIONS
SECTION 1

PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE.
4-03-2024
DRAWING NO.
DA3000

northern beaches council

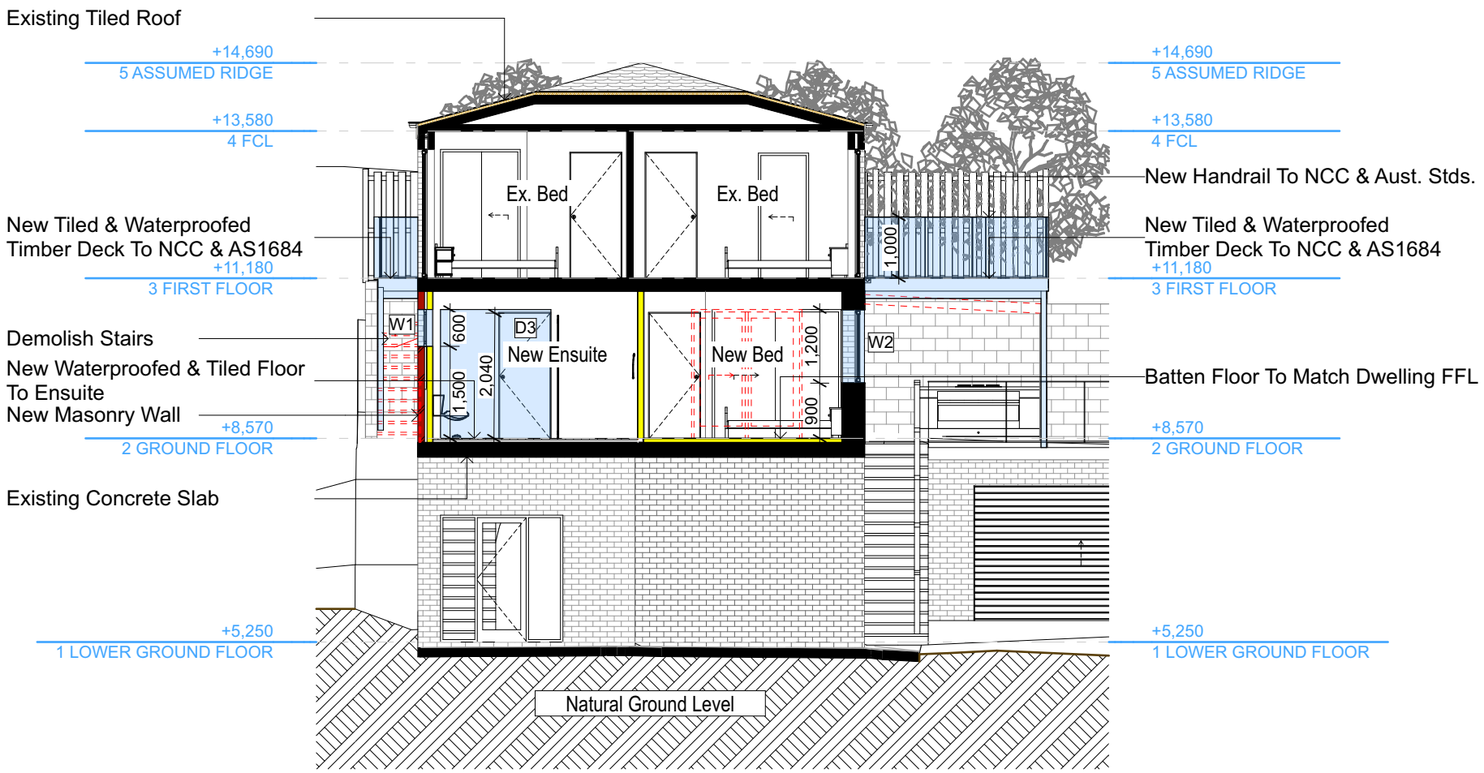
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/1778

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item



S-02 SECTION 2
1:100

Fixtures and systems
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.
Fixtures
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The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

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Construction	Additional insulation required (R-value)	Other specifications
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)

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DA APPLICATION ONLY
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NOTES
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All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue

Construction
Timber Floor, Masonry Walls
Roof Timber to have R1.08 Insulation
Insulation to External Masonry Walls R1.7
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All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	400.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@45Deg	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m2)	Existing	Var.
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North N

Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

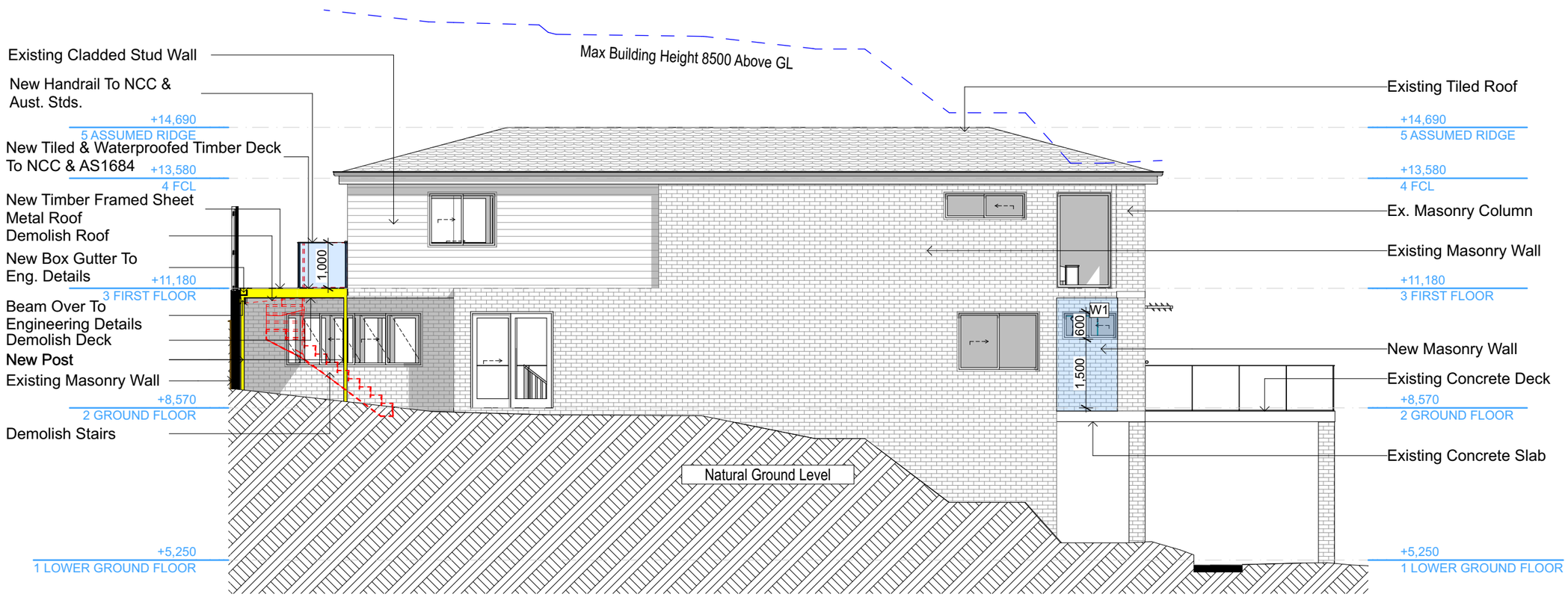
DRAWING TITLE : SECTIONS
SECTION 2

PROJECT NAME :
Alterations & Additions

REVISION NO. -
DATE 4-03-2024

DRAWING NO.
DA3001

Plot Date: 12/4/24
Sheet Size: A3



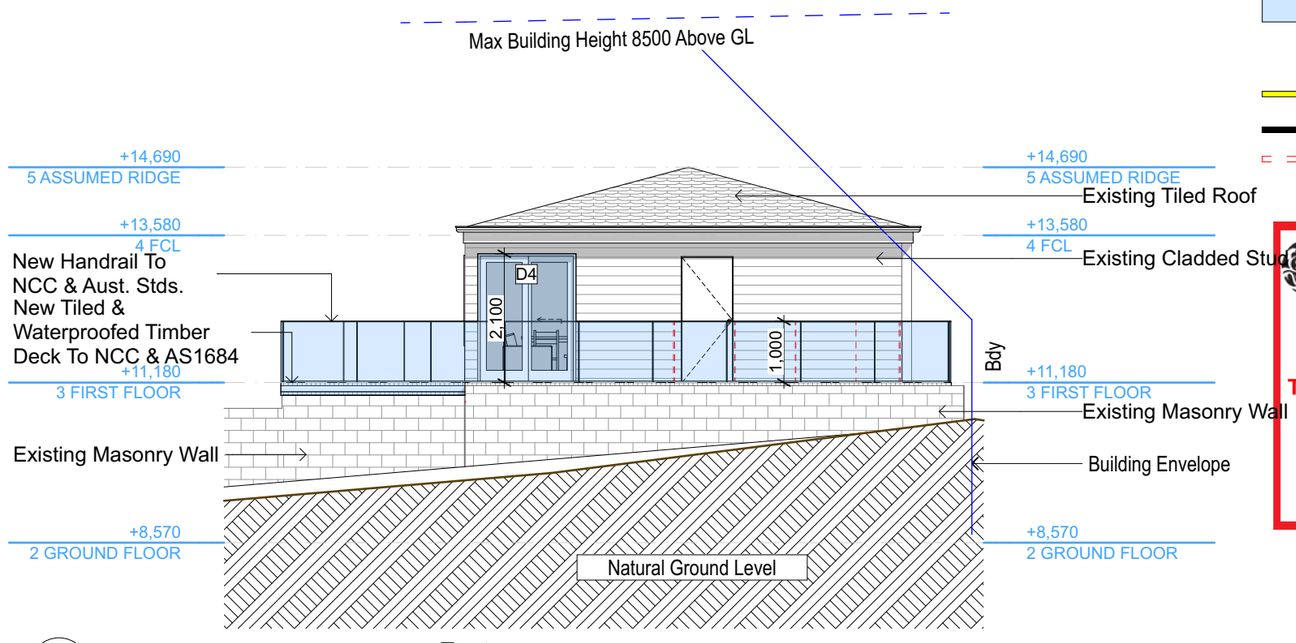
E-01 North 1:100

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.
The following requirements must also be satisfied in relation to 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. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.
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.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Glazing requirements

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	0.72	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	1.44	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	S	0.75	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	W	4.41	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D2	W	1.75	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4	E	3.36	1.8	2.2	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	S	9.45	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)



E-02 East 1:100

Denotes New Works

Wall Legend

Denotes New Timber Framed Wall

Denotes Existing Wall

Denotes Demolished Item

northern beaches council

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

DA2023/1778

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DA APPLICATION ONLY

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Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@45Deg	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m2)	Existing	Var.
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North N

Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

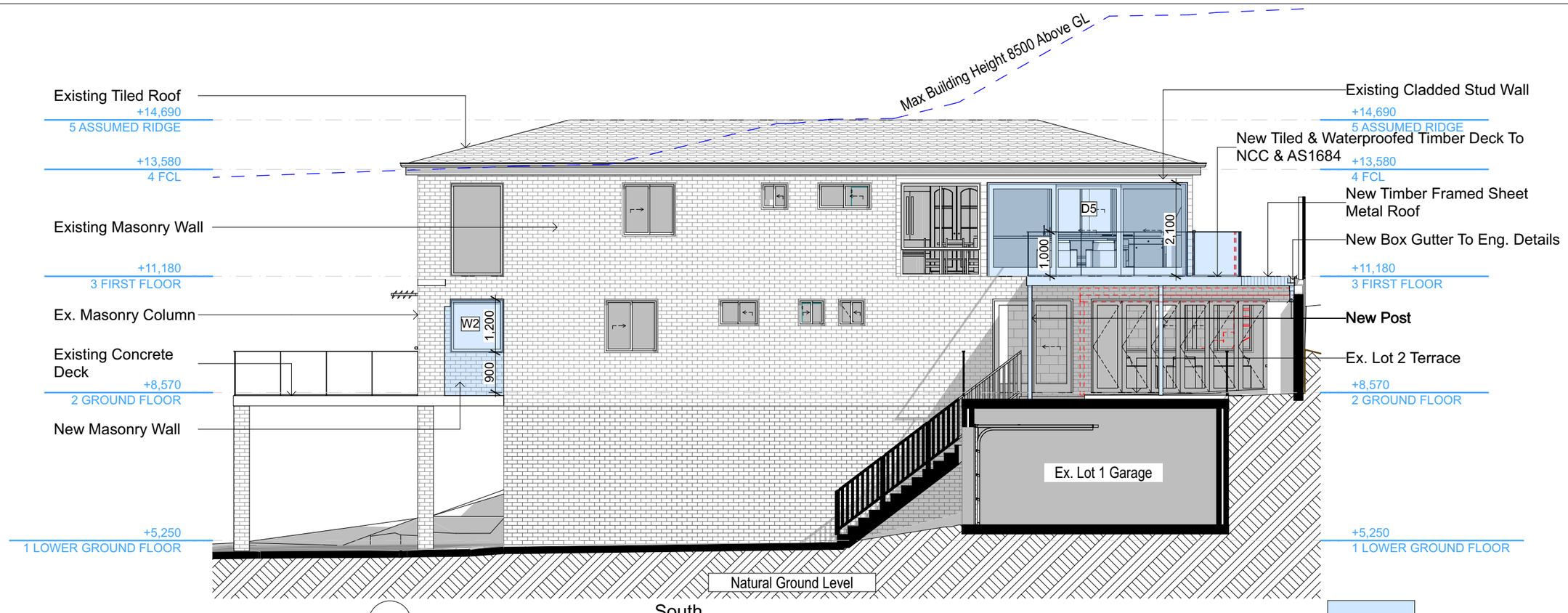
DRAWING TITLE : ELEVATIONS
ELEVATIONS 1

PROJECT NAME :
Alterations & Additions

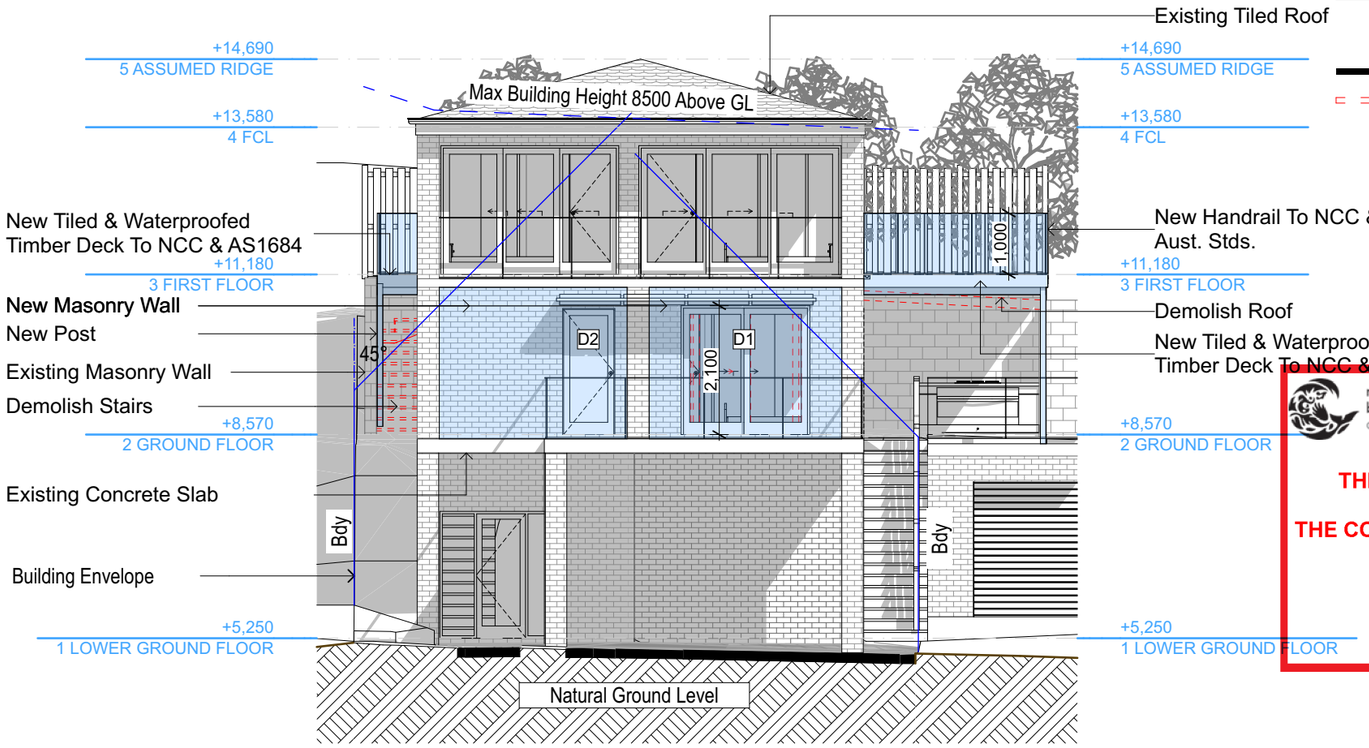
REVISION NO. - DATE 4-03-2024

DRAWING NO. **DA4000**

Plot Date: 12/4/24
Sheet Size: A3



E-03 South 1:100



E-04 West 1:100

Denotes New Works

Wall Legend

Denotes Existing Wall

Denotes Demolished Item

northern beaches council

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

DA2023/1778

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DA APPLICATION ONLY

NOT FOR CONSTRUCTION

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.

The following requirements must also be satisfied in relation to 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. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

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.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

Glazing requirements

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	N	0.72	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	1.44	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	S	0.75	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
D1	W	4.41	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D2	W	1.75	0	0	eave/ verandah/ pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D4	E	3.36	1.8	2.2	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
D5	S	9.45	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

NOTES
3 Narrabeen Park Parade, North Narrabeen is zoned R2-Low Density Residential
3 Narrabeen Park Parade, North Narrabeen is not considered a heritage item
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue

Construction
Timber Floor, Masonry Walls
Roof Timber to have R1.08 Insulation
Insulation to External Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

Basix
Basix Certificate Number A1377533
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor (s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.
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.
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	400.3m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	N/A
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Estab.	Yes
Rear Setback (Min.)	6.0m	N/A
Min. side bdy setback (Min.)	1&2.5m	Var.
Building envelope	3.5m@45Deg	Var.
% of landscape open space (50% min)	Existing	Var.
Impervious area (m2)	Existing	Var.
Maximum cut into gnd (m)	N/A	Yes
Maximum depth of fill (m)	N/A	Yes
No. of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North N

Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE : ELEVATIONS
ELEVATIONS 2

PROJECT NAME :
Alterations & Additions

REVISION NO. - DATE 4-03-2024

DRAWING NO. **DA4001**

Plot Date: 12/4/24
Sheet Size: A3

Fixtures and systems

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.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

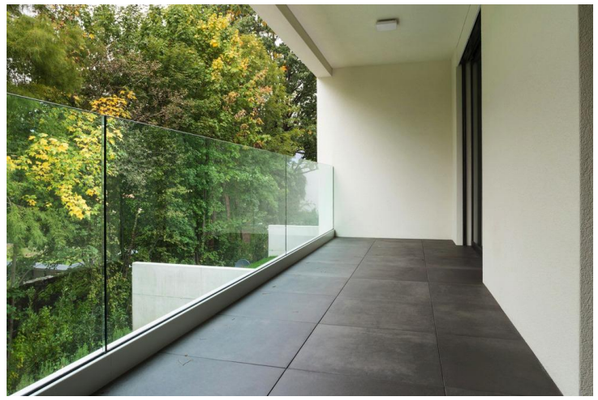
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
external wall: brick veneer	R1.16 (or R1.70 including construction)	
flat ceiling, flat roof: framed	ceiling: R1.08 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)



Denotes Tiled Deck (Typical).
Owner To Confirm Type & Colour

Denotes Alloy Doors & Windows (Typical).
Owner To Confirm Type & Colour

Denotes Painted Brick Wall (Typical).
Owner To Confirm Type & Colour

Denotes Glass Handrail (Typical).
Owner To Confirm Type & Colour

Glazing requirements

Windows and glazed doors

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northern beaches council

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DA2023/1778

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No. of car spaces provided	2	Yes

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Project North
N

Drawn | Checked GBJ
Plot Date: 12/4/24
Project NO. RP0523BRA
Project Status DA Rev1

Client Nigel Bramley

Site: 3 Narrabeen Park Parade, North Narrabeen

DRAWING TITLE SHADOW PLANS
MATERIAL & COLOUR SAMPLE BOARD

PROJECT NAME :
Alterations & Additions

REVISION NO. - DATE 4-03-2024

DRAWING NO.
DA5001

Plot Date: 12/4/24
Sheet Size: A3