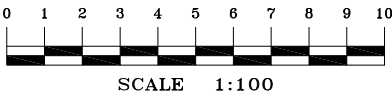


TITLE INDICATES THAT LOT 6 IN D.P.221176 IS SUBJECT TO:  
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)  
- K421257 COVENANT (NOT INVESTIGATED)



**LEGEND:**

AW = AWNING  
BL = BALCONY  
BLD = EXTERNAL BUILDING  
BRK = BOTTOM OF ROCK  
BW = BOTTOM WALL  
CL = CENTRELINE  
CON = CONCRETE  
DK = DECK  
DRN = DRAIN  
DS = DOOR SILL LEVEL  
FCE = FENCE  
FL = FLOOR LEVEL  
GRT = GRATE  
HL = HEAD LEVEL  
LAN = LANDING  
NS = NATURAL SURFACE  
PAT = PATIO  
PAV = PAVING  
PP = POWER POLE  
RF = TOP OF ROOF  
RR = ROOF RIDGE  
SIP = SEWER INSPECTION PIPE  
SMH = SEWER MANHOLE  
SL = SILL LEVEL  
STR = STAIRS  
TG = TOP OF GUTTER  
TKB = TOP OF KERB  
TR = TREE  
TRK = TOP OF ROCK  
TS = TOP STEPS  
TW = TOP WALL  
WM = WATER METER

— E0 — = ELECTRICITY OVERHEAD  
— S — = SEWER UNDERGROUND

TREE  
● = TRUNK, DIAMETER  
H = HEIGHT  
S = SPREAD, DIAMETER

**NOTES**

- A BOUNDARY SURVEY HAS BEEN UNDERTAKEN.
- WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
- IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
- THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JACQUELINE HAWORTH
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE)
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- COPYRIGHT © CMS SURVEYORS 2020.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

STEPHEN EMERY  
REGISTERED SURVEYOR BOSSI NUMBER 1605

**HORIZONTAL DATUM:**  
CO-ORDINATE SYSTEM: ASSUMED

**VERTICAL DATUM:**  
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
B.M. ADOPTED: SSM.8434  
R.L. 17.25 (ORDER 4)  
SOURCE: S.C.I.M.S. (28/05/2020)

2	DETAIL & LEVEL UPDATING	02/06/2020
1	FIRST ISSUE	20/07/2020

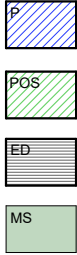
**CLIENT:**  
**JACQUELINE HAWORTH**  
**10 INALA PLACE**  
**NORTH NARRABEEN NSW 2101**

**SURVEY PLAN**  
**SHOWING DETAIL & LEVELS**  
**OVER LOT 66 IN D.P.221176**  
**10 INALA PLACE**  
**NORTH NARRABEEN NSW 2101**

**C.M.S. Surveyors Pty Limited**  
ACN: 096 240 201  
PO Box 463 Dee Why NSW 2099  
2/99A South Creek Road, Dee Why NSW 2099  
Telephone: (02) 9971 4802  
Facsimile: (02) 9971 4822  
E-mail: info@cmsurveyors.com.au

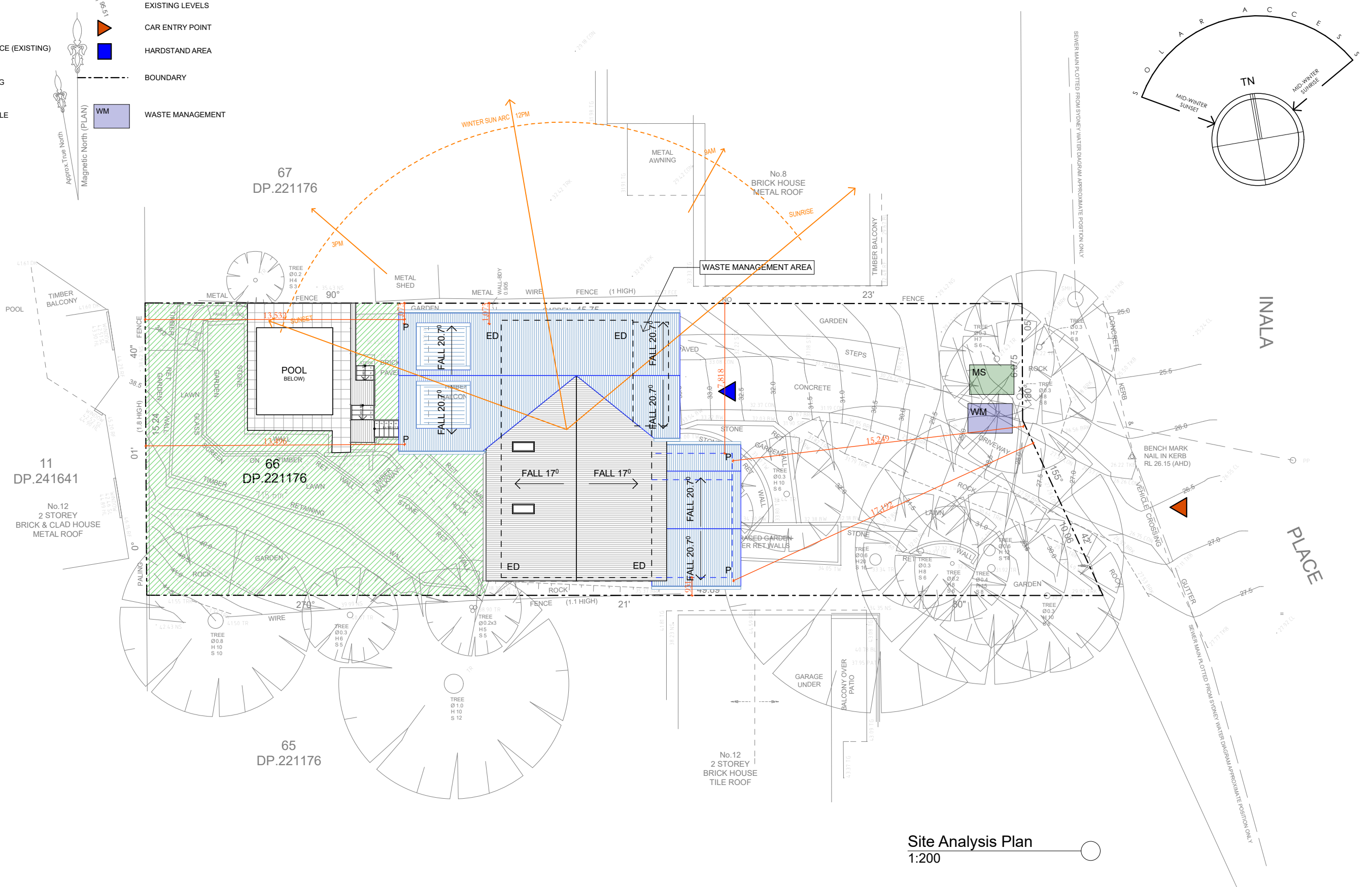
LGA: NORTHERN BEACHES		SHEET 1 OF	
SURVEYED ME/NS	DRAWN CJR/NS	CHECKED ME/NS	APPROVED DR/AF
SURVEY INSTRUCTION 325B	SCALE 1:100	DATE OF SURVEY 13/07/15 & 28/05/20	
DRAWING NAME 325Bdetail			ISSUE 2
CAD FILE 325Bdetail 2.dwg			

LEGEND

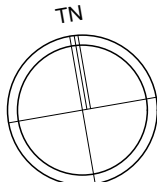


PROPOSED  
PRIVATE OPEN SPACE (EXISTING)  
EXISTING DWELLING  
MATERIAL STOCKPILE

EXISTING LEVELS  
CAR ENTRY POINT  
HARDSTAND AREA  
BOUNDARY  
WASTE MANAGEMENT



Site Analysis Plan  
1:200



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
FIGURED DIMENSIONS TAKE PRECEDENCE.  
The builder shall check and verify all dimensions  
and verify all errors and omissions to the  
Architect. Do not scale the drawings.  
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purposes until issued by the  
Architect for construction.

REV	DATE	DESCRIPTION

**Plan A**  
info@plansA.com.au

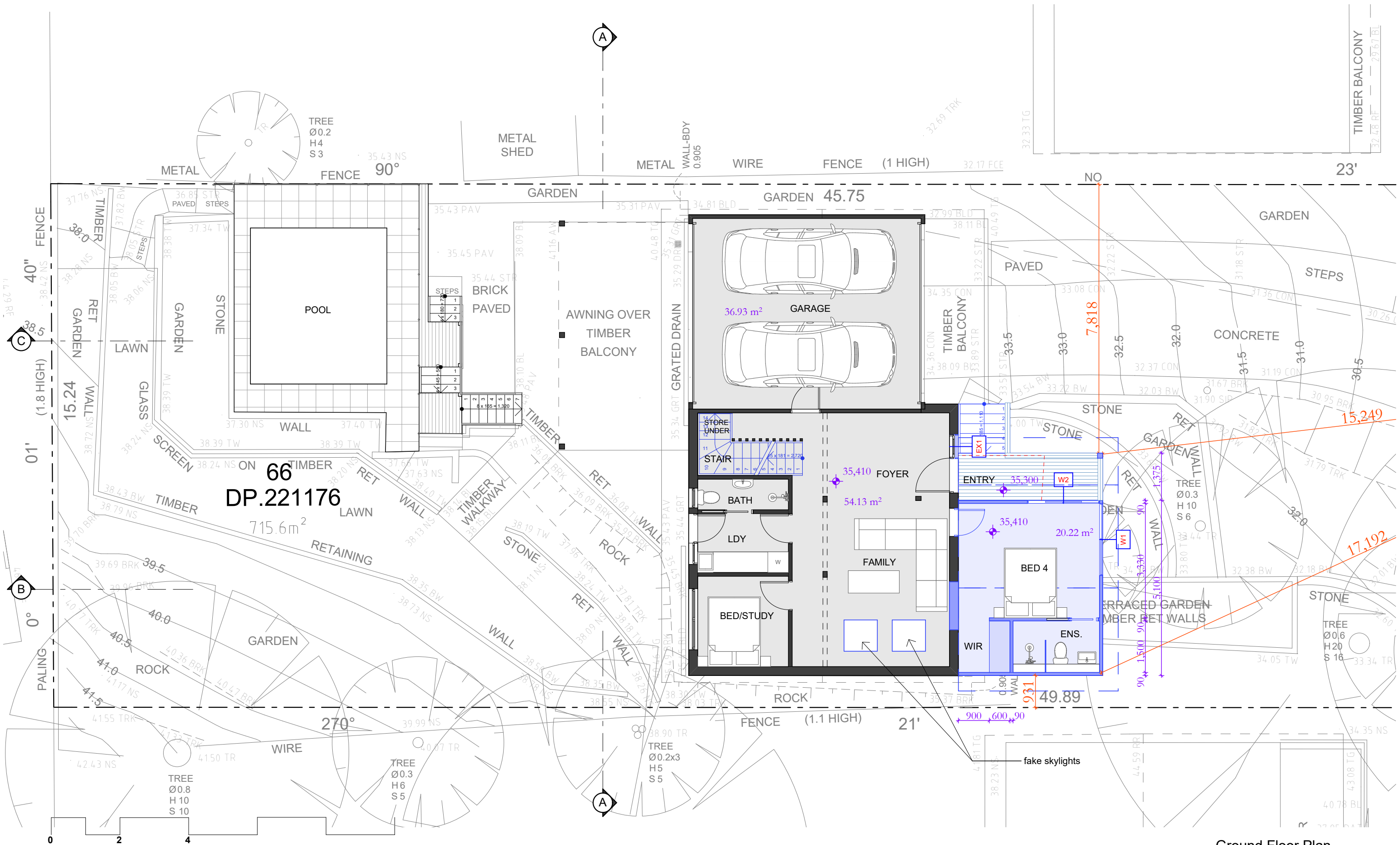
PROJECT: 10 Inala Place, North Narrabeen,  
2101, NSW  
Additions & Alterations  
LOT 66 in DP221176 - 715.6m2

CLIENT:  
Private

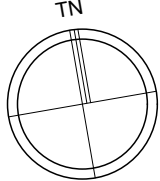
**Proposed Work**  
**Demolition**  
**Existing**

STATUS: DA		
DATE: 060720	SCALE: 1:200@A3	PROJECT NUMBER: 2009
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA3		





Ground Floor Plan  
1:100



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
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Architect for construction.

REV	DATE	DESCRIPTION

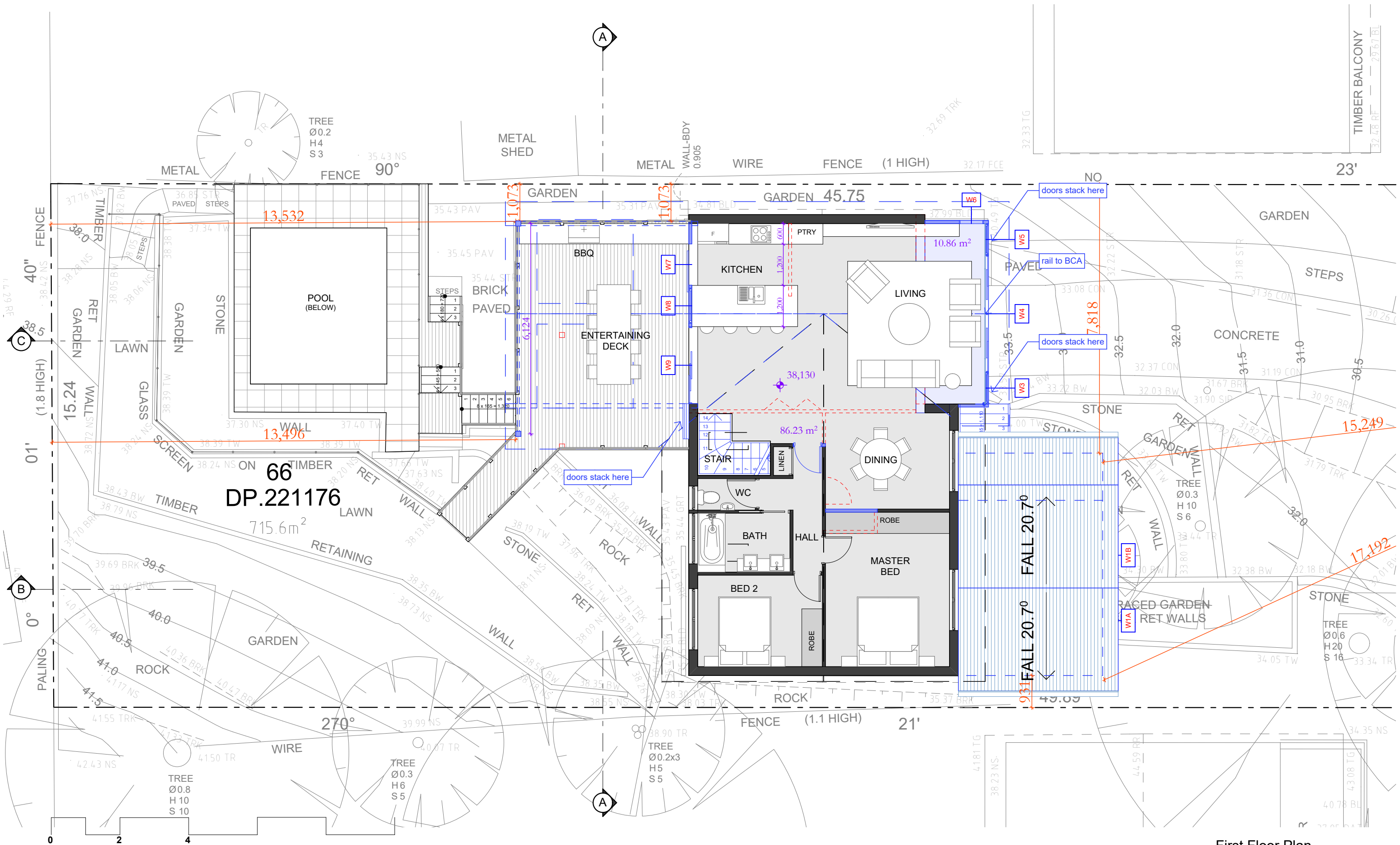
Plan A  
info@plansA.com.au

PROJECT: 10 Inala Place, North Narrabeen,  
2101, NSW  
Additions & Alterations  
LOT 66 in DP221176 - 715.6m2

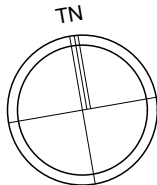
CLIENT:  
Private

- Proposed Work
- Demolition
- Existing

STATUS: DA		
DATE: 060720	SCALE: 1:100@A3	PROJECT NUMBER: 2009
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA4		



First Floor Plan  
1:100



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
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Architect. Do not scale the drawings.  
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purposes until issued by the  
Architect for construction.

REV	DATE	DESCRIPTION

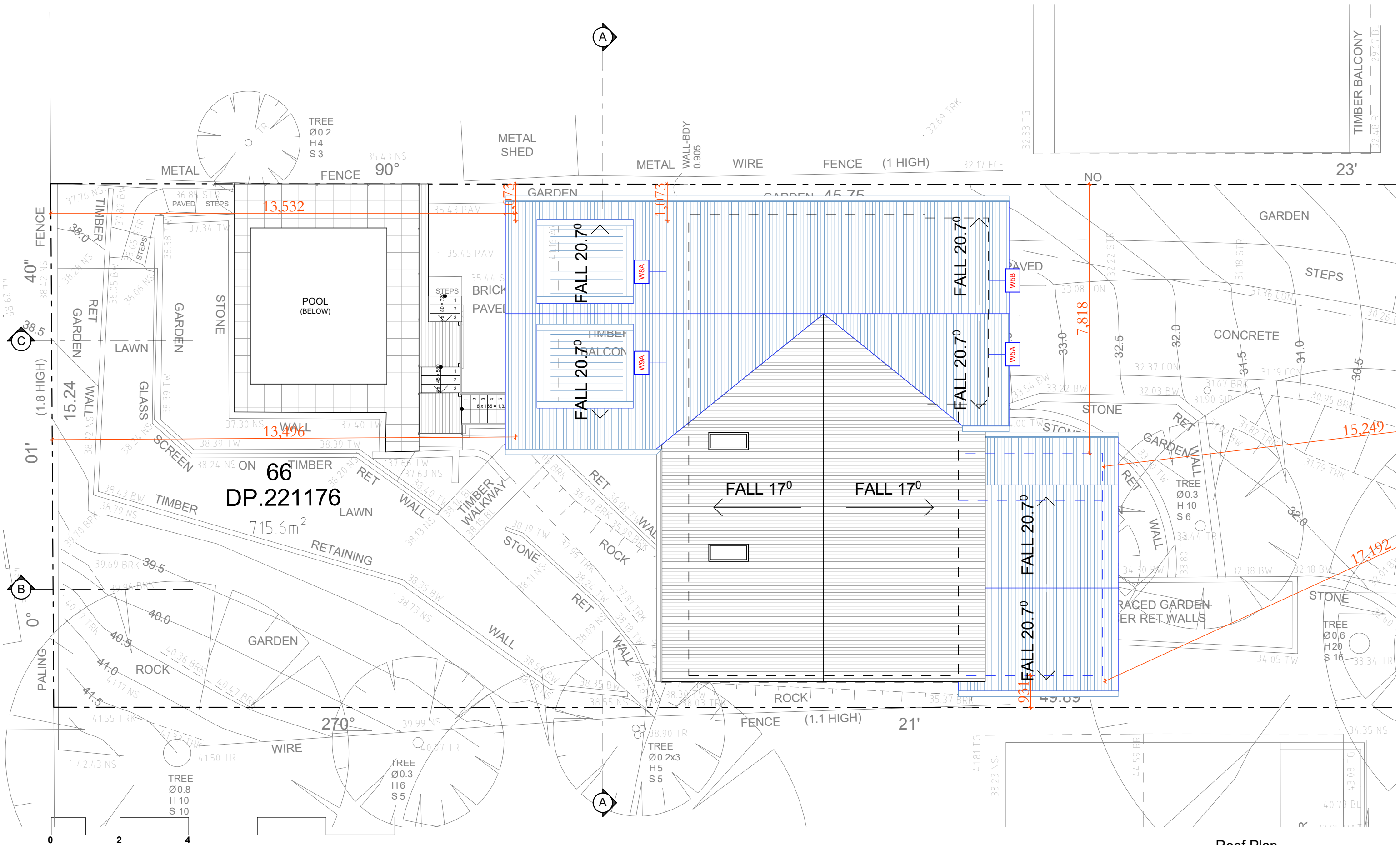
**Plan A**  
info@plansA.com.au

PROJECT: 10 Inala Place, North Narrabeen,  
2101, NSW  
Additions & Alterations  
LOT 66 in DP221176 - 715.6m2

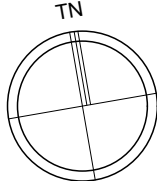
CLIENT:  
Private

= Proposed Work  
= Demolition  
= Existing

STATUS: DA		
DATE: 060720	SCALE: 1:100@A3	PROJECT NUMBER: 2009
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA5		



Roof Plan  
1:100



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
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Architect for construction.

REV	DATE	DESCRIPTION




Plan A

info@plansA.com.au

PROJECT: 10 Inala Place, North Narrabeen,  
2101, NSW  
Additions & Alterations  
LOT 66 in DP221176 - 715.6m2

CLIENT:

Private

 = Proposed Work  
 = Demolition  
 = Existing

STATUS:

DA

DATE:

060720

STAGE:

DA

DRAWING NO:

DA6

SCALE:

1:100@A3

DRAWN/DESIGNED:

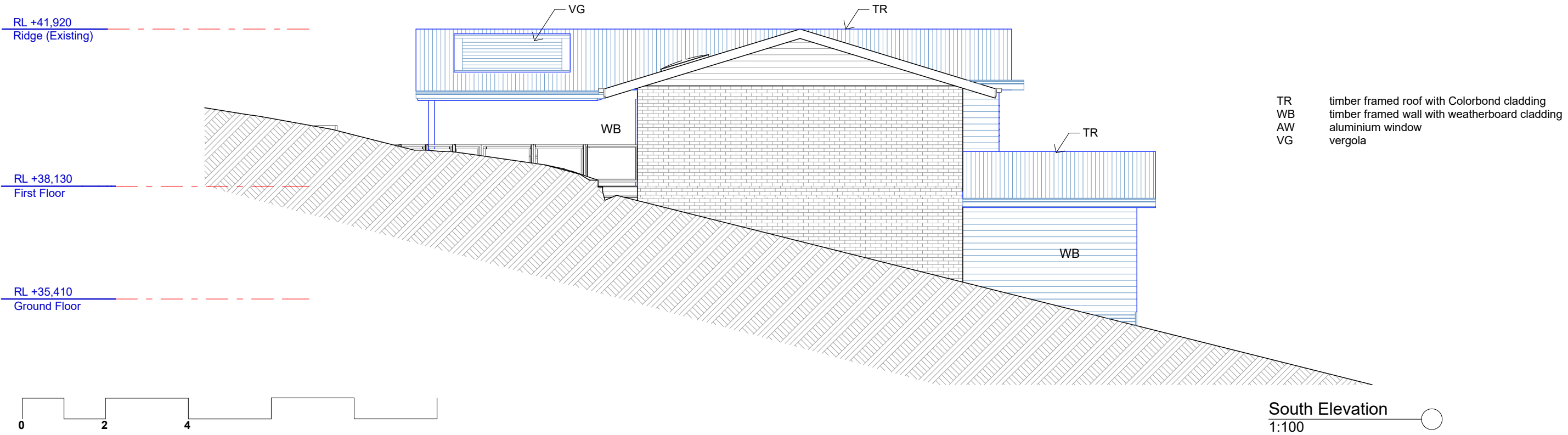
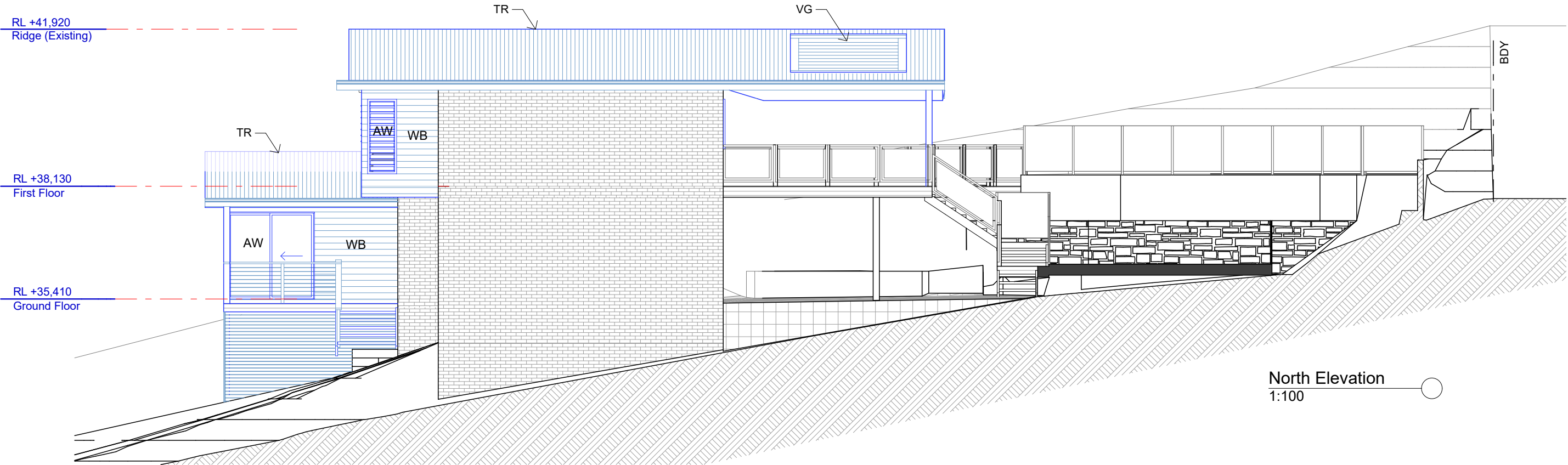
PB / MP

PROJECT NUMBER:

2009

ISSUE:





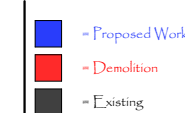
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
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REV	DATE	DESCRIPTION

**Plan A**  
info@plansA.com.au

PROJECT: 10 Inala Place, North Narrabeen,  
2101, NSW  
Additions & Alterations  
LOT 66 in DP221176 - 715.6m2

CLIENT:  
Private

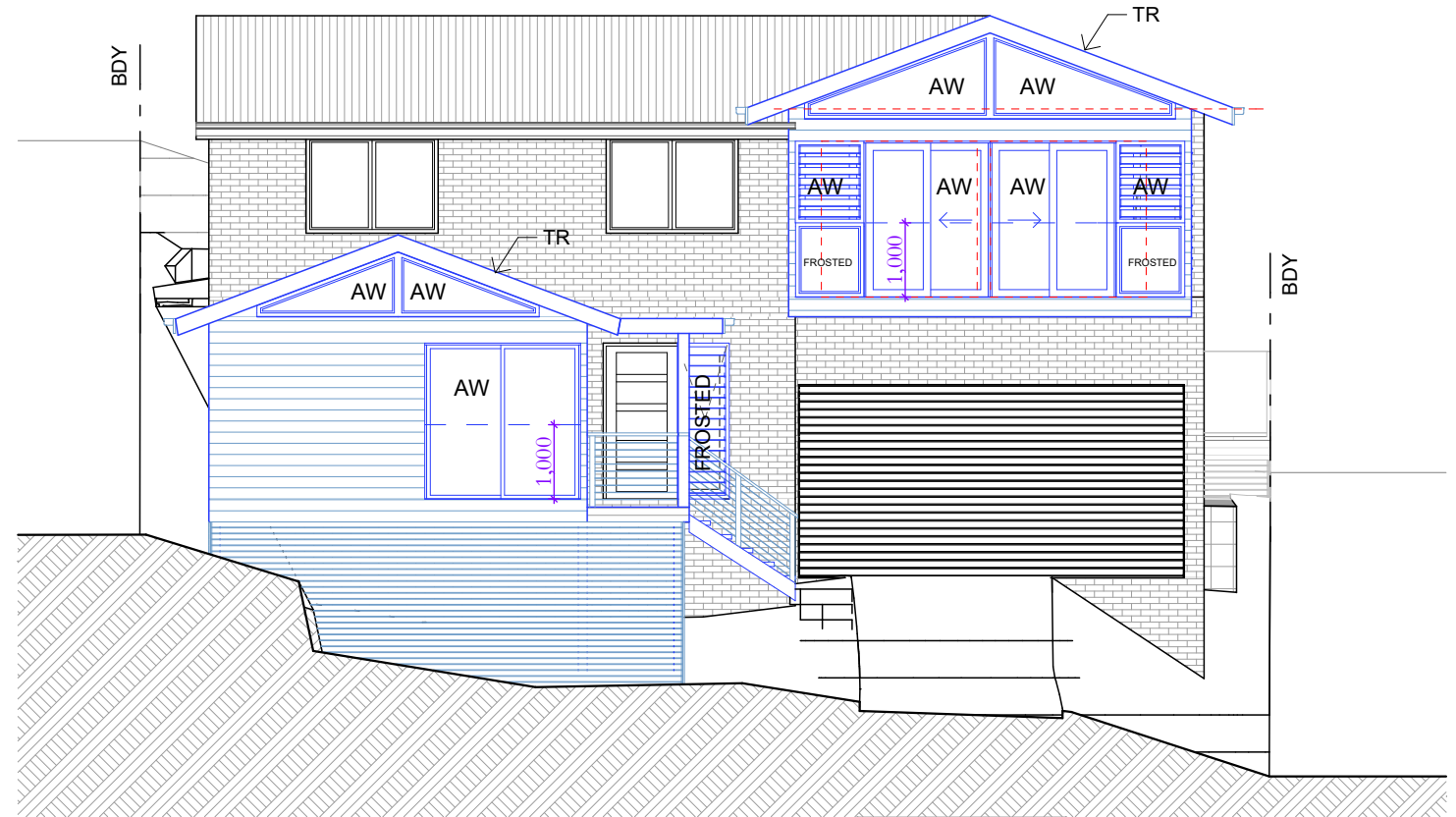


STATUS: DA		
DATE: 060720	SCALE: 1:100@A3	PROJECT NUMBER: 2009
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA7		

RL +41,920  
Ridge (Existing)

RL +38,130  
First Floor

RL +35,410  
Ground Floor

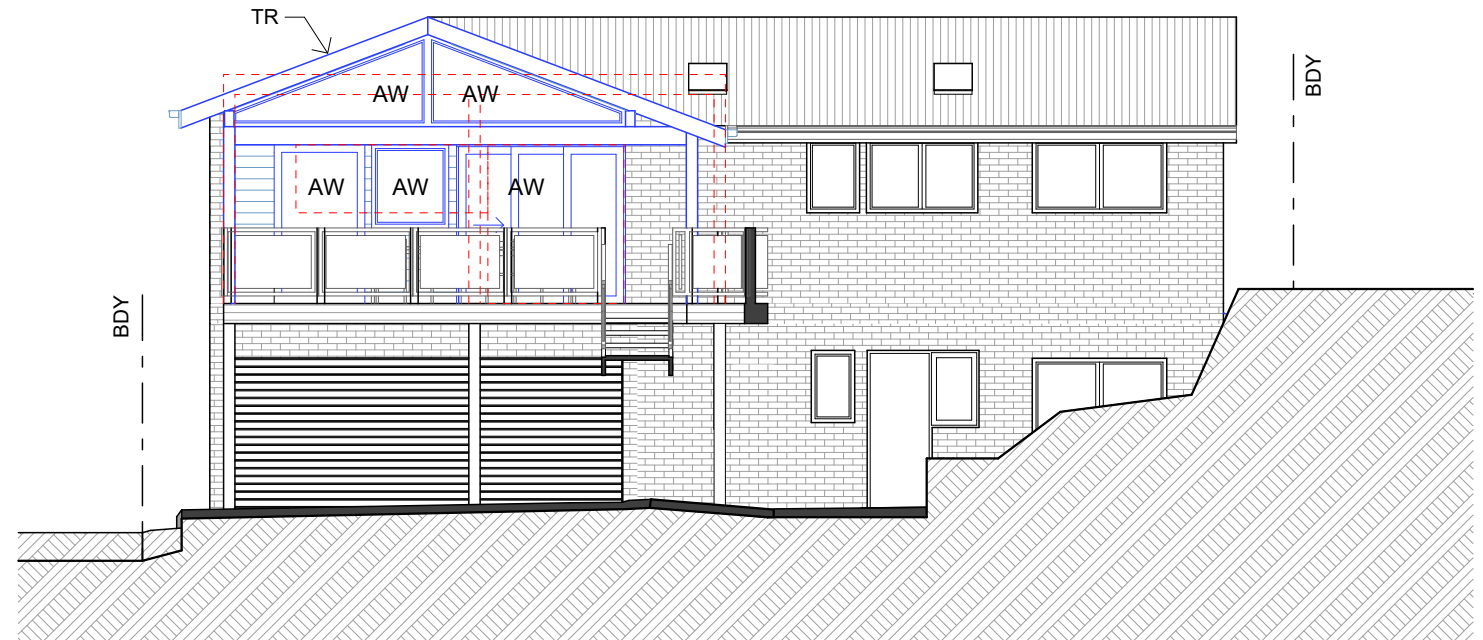


East Elevation  
1:100

RL +41,920  
Ridge (Existing)

RL +38,130  
First Floor

RL +35,410  
Ground Floor



West Elevation  
1:100

TR timber framed roof with Colorbond cladding  
WB timber framed wall with weatherboard cladding  
AW aluminium window  
VG vergola



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REV	DATE	DESCRIPTION

Plan A

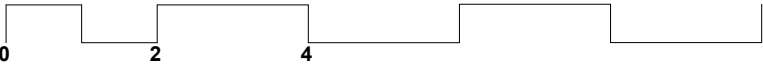
info@plansA.com.au

PROJECT: 10 Inala Place, North Narrabeen,  
2101, NSW  
Additions & Alterations  
LOT 66 in DP221176 - 715.6m2

CLIENT:  
Private

Legend:  
Blue square = Proposed Work  
Red square = Demolition  
Black square = Existing

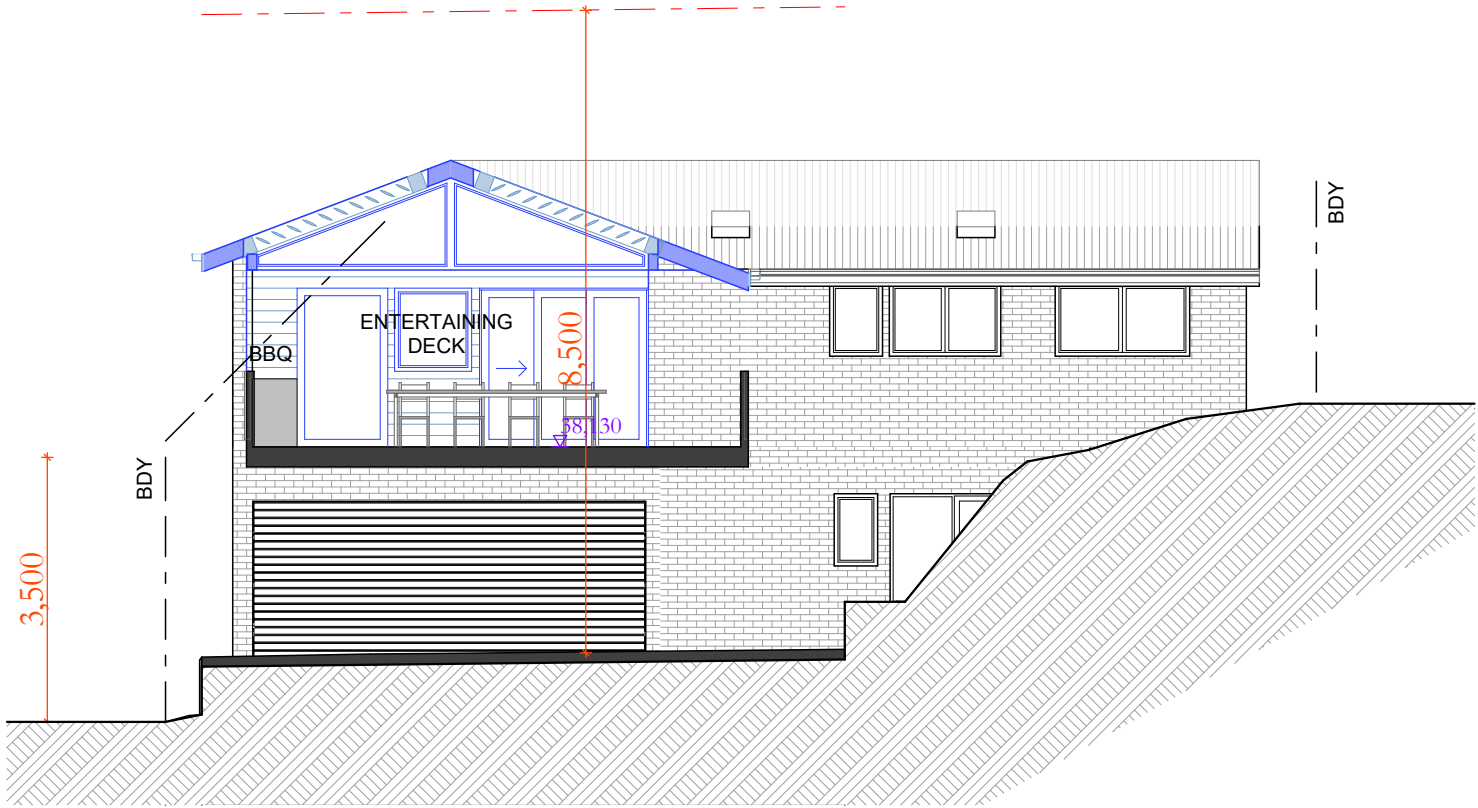
STATUS: DA		
DATE: 060720	SCALE: 1:100@A3	PROJECT NUMBER: 2009
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA8		



RL +41,920  
Ridge (Existing)

RL +38,130  
First Floor

RL +35,410  
Ground Floor



Section A-A  
1:100



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
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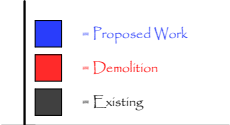
REV	DATE	DESCRIPTION

Plan A

info@plansA.com.au

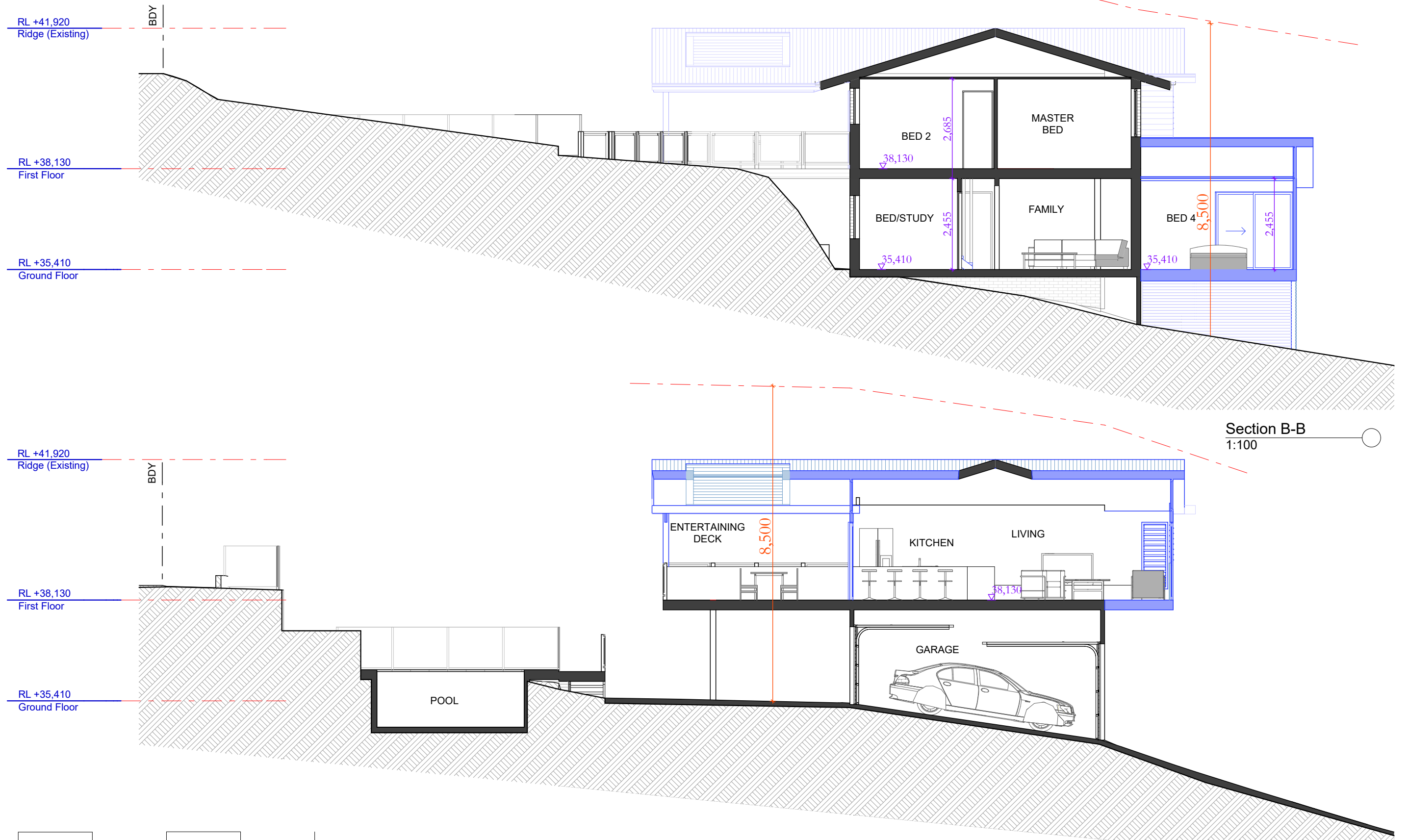
PROJECT: 10 Inala Place, North Narrabeen,  
2101, NSW  
Additions & Alterations  
LOT 66 in DP221176 - 715.6m2

CLIENT:  
Private



STATUS: DA		
DATE: 060720	SCALE: 1:100@A3	PROJECT NUMBER: 2009
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA9		








DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
FIGURED DIMENSIONS TAKE PRECEDENCE.  
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purposes until issued by the  
Architect for construction.

REV	DATE	DESCRIPTION

**Plan A**  
info@plansA.com.au

PROJECT: 10 Inala Place, North Narrabeen,  
2101, NSW  
Additions & Alterations  
LOT 66 in DP221176 - 715.6m2

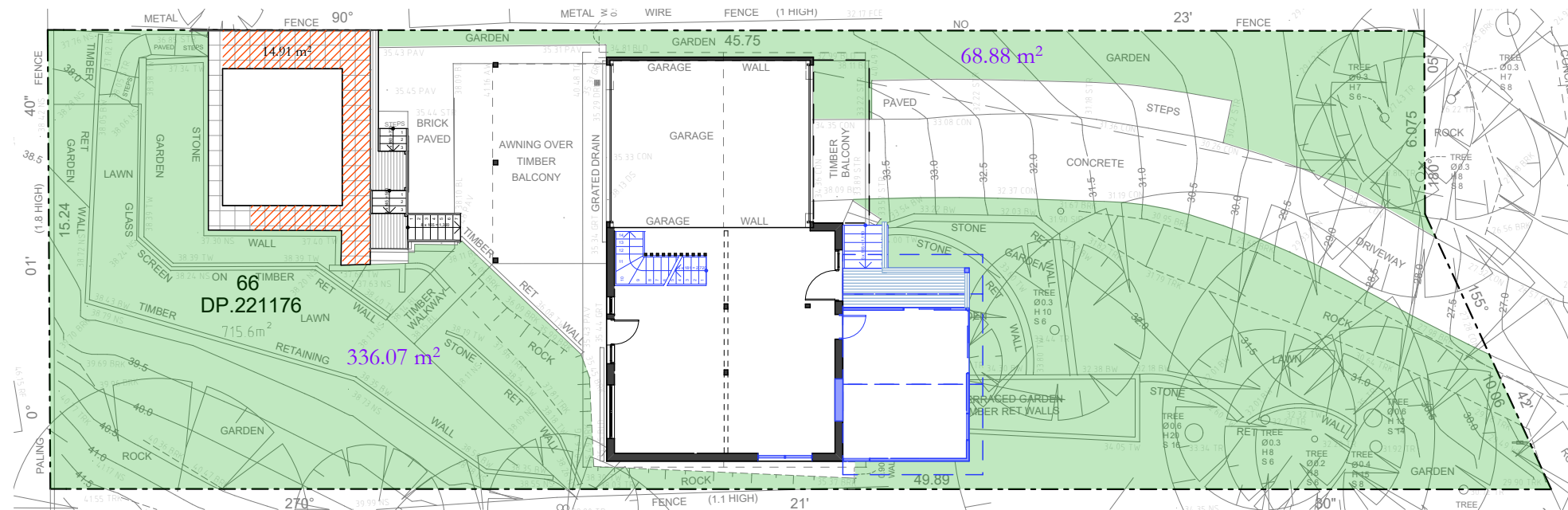
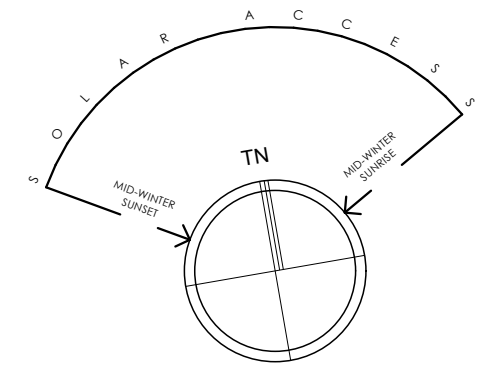
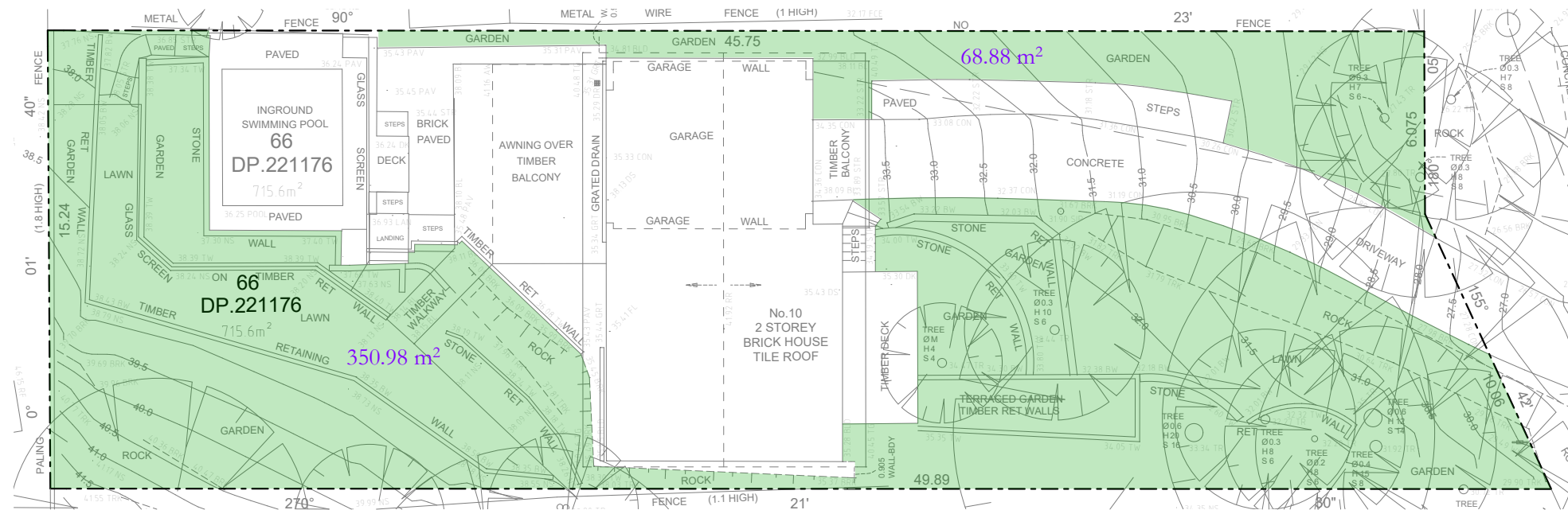
CLIENT:  
Private

 = Proposed Work  
 = Demolition  
 = Existing

STATUS:  
DA  
DATE:  
060720  
STAGE:  
DA  
DRAWING NO:  
DA10

SCALE:  
1:100@A3  
DRAWN/DESIGNED:  
PB / MP




PROJECT NUMBER:  
2009  
ISSUE:



SITE AREA = 715.6m<sup>2</sup>

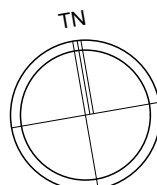
Landscaped Area Proposed Plan  
1:200

**LANDSCAPED AREA MIN. 60% SITE AREA = 429.36m<sup>2</sup>**

	LANDSCAPED AREA EXISTING	= 419.86m <sup>2</sup>
	LANDSCAPED AREA PROPOSED	= 404.95m <sup>2</sup>
	VARIATION	= 14.91m <sup>2</sup>

TOTAL LANDSCAPE PROPOSED = 419.86m<sup>2</sup>

**NO CHANGE TO LANDSCAPE AREA / LANDSCAPE COMPLIES**



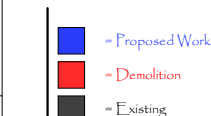
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
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Architect. Do not scale the drawings.  
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Architect for construction.

REV	DATE	DESCRIPTION
-----	------	-------------

*Plan A*  
info@plansA.com.au

PROJECT: 10 Inala Place, North Narrabeen,  
2101, NSW  
Additions & Alterations  
LOT 66 in DP221176 - 715.6m<sup>2</sup>

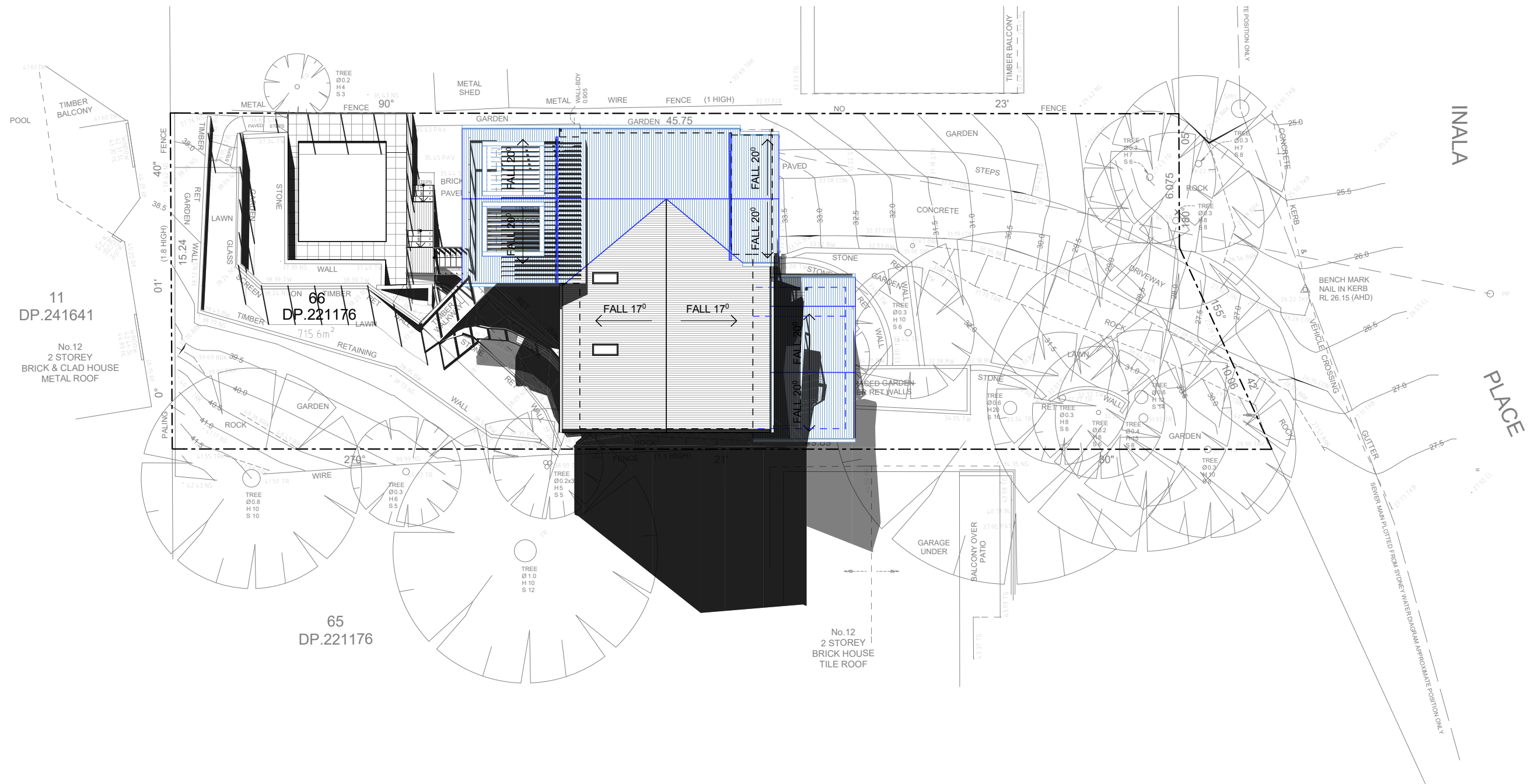
CLIENT: **Private**



STATUS: DA		
DATE: 150620	SCALE: 1:100@A3	PROJECT NUMBER: 2009
STAGE: DA	DRAWN/DESIGNER: PB / MP	1:200@A3
DRAWING NO: DA11		







Existing shadow



Proposed shadow

Solar June 21 - 12pm  
1:200



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.  
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REV	DATE	DESCRIPTION

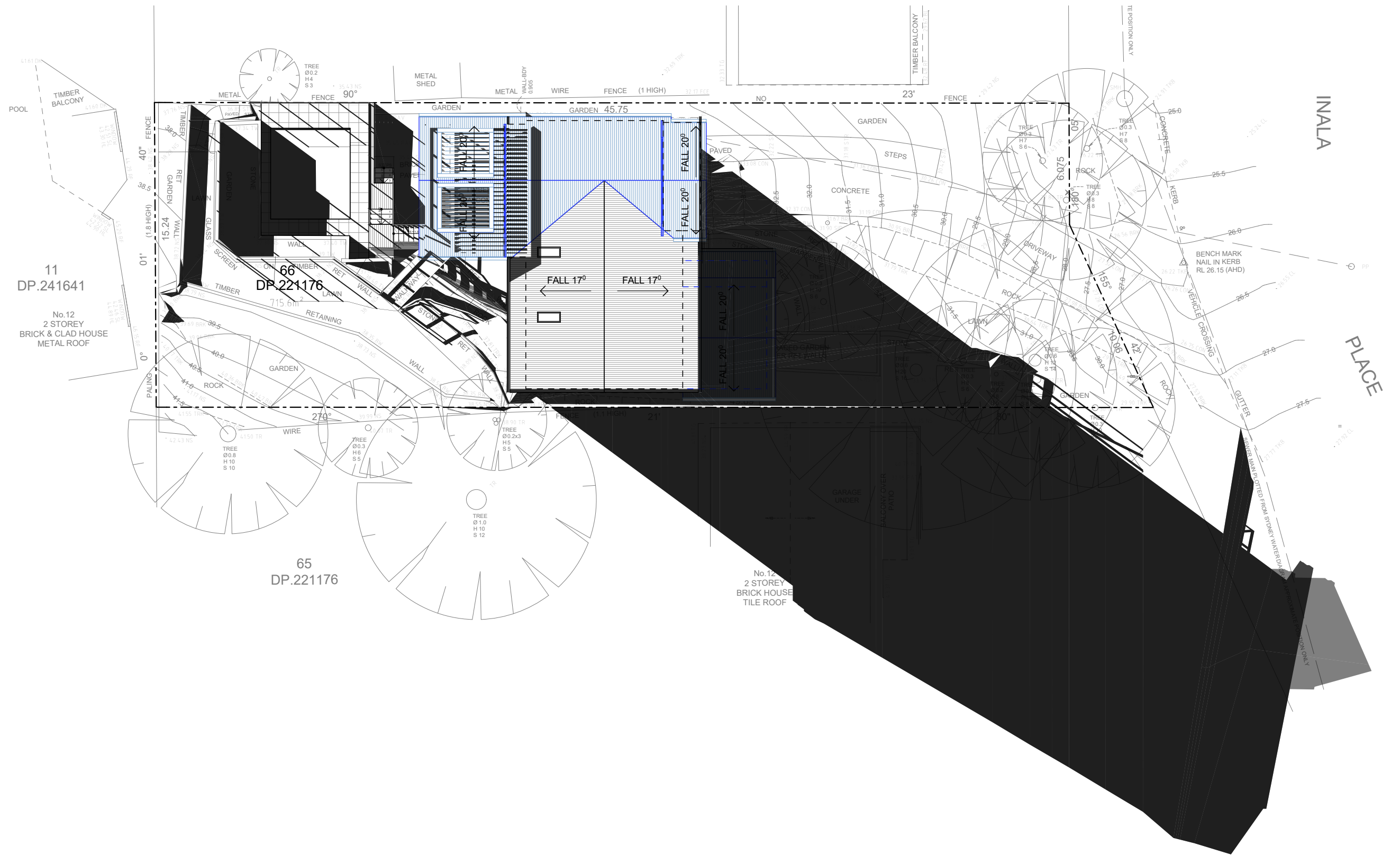
**Plan A**  
info@plansA.com.au

PROJECT: 10 Inala Place, North Narrabeen,  
2101, NSW  
Additions & Alterations  
LOT 66 in DP221176 - 715.6m2

CLIENT:  
Private

= Proposed Work  
= Demolition  
= Existing

STATUS: DA		
DATE: 150620	SCALE: 1:100@A3	PROJECT NUMBER: 2009
STAGE: DA	DRAWN/DESIGNER: PB / MP	no scale
DRAWING NO: DA13		



Existing shadow



Proposed shadow

Solar June 21 - 3pm  
1:200



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REV	DATE	DESCRIPTION

**Plan A**  
info@plansA.com.au

PROJECT: 10 Inala Place, North Narrabeen,  
2101, NSW  
Additions & Alterations  
LOT 66 in DP221176 - 715.6m2

CLIENT:  
Private

= Proposed Work  
= Demolition  
= Existing

STATUS: DA		
DATE: 150620	SCALE: 1:100@A3	PROJECT NUMBER: 2009
STAGE: DA	DRAWN/DESIGNER: PB / MP	no scale
DRAWING NO: DA14		

Alterations and Additions

Certificate number: A380158

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Monday, 15, June 2020  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Fixtures and systems		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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		Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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		
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)			
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)			
raked ceiling, pitched/skillion roof: framed	ceiling: R2.24 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)		

Description of project

Project address	
Project name	10 Inala DA
Street address	10 Inala Place North Narrabeen 2101
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 221176
Lot number	66
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.								✓	✓
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
			Height (m)	Distance (m)					
W1	S	1.4	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W2	S	1.9	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W3	E	1.9	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W3A	E	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W4	E	4.4	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W4A	E	0.9	0	0	eave/verandah/pergola/balcony >=450 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)			
W5	N	4.4	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W6	E	9.2	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W6A	E	1.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W6B	E	1.6	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W7	W	2.5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W8	W	1.1	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W8A	W	1.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W9	W	5	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
W9A	W	1.9	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.



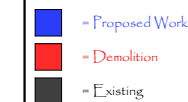
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.  
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

Plan A  
info@plansA.com.au

PROJECT: 10 Inala Place, North Narrabeen, 2101, NSW  
Additions & Alterations  
LOT 66 in DP221176 - 715.6m2

CLIENT:  
Private



STATUS: DA		
DATE: 150620	SCALE: 1:100@A3	PROJECT NUMBER: 2009
STAGE: DA	DRAWN/DESIGNED: PB / MP	
DRAWING NO: DA15		