

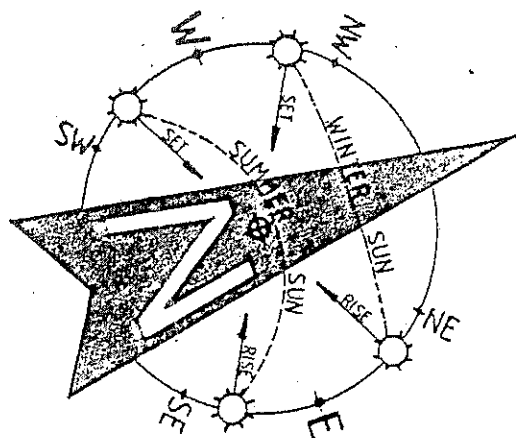
# **SITE PLAN** LOT 46 W.D.P. 11547



northern  
beaches  
council

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

**DA2020/1624**



## **NOTES:**

1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

## **DEVELOPMENT CALCULATIONS**

<b>SITE AREA</b>	<b>932.20 SQUARE METRES</b>	
<b>DESCRIPTION</b>	<b>EXISTING SQM</b>	<b>PROPOSED SQM</b>
FLOOR	94.75	94.75
ROOF	94.75	94.75
CARPORT	21.60	21.60
DECKS AND STAIRS	34.14	40.44
SHED	2.56	2.56
<b>TOTAL HARD SURFACE</b>	<b>153.05 (16.42%)</b>	<b>159.85 (17.15%)</b>

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3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.  
4. All timber construction to be in accordance with the "TIMBER FRAMING" code.  
5. Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.  
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.  
7. All electrical power & light outlets to be determined by owner.  
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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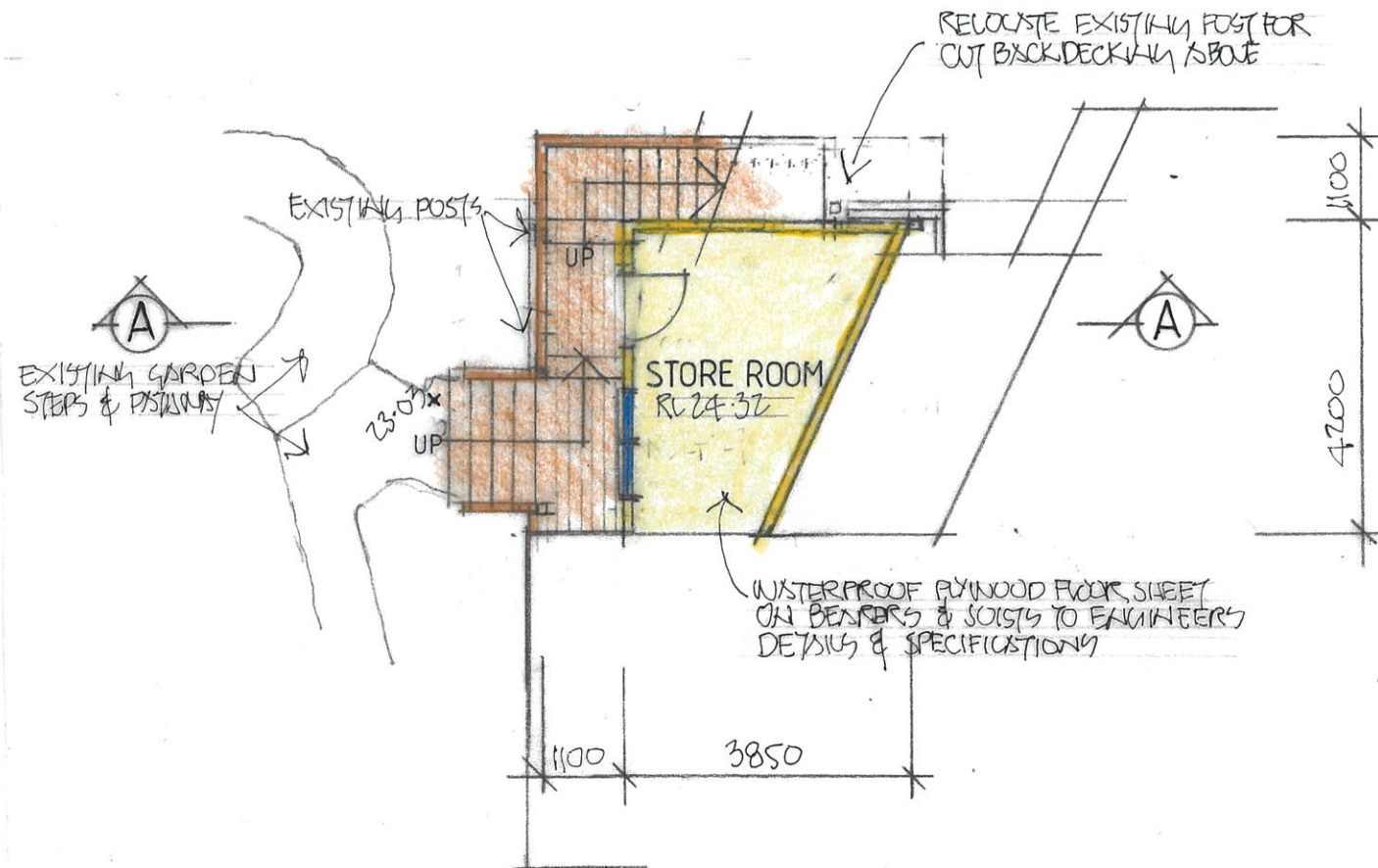
No.	AMENDMENT	DATE



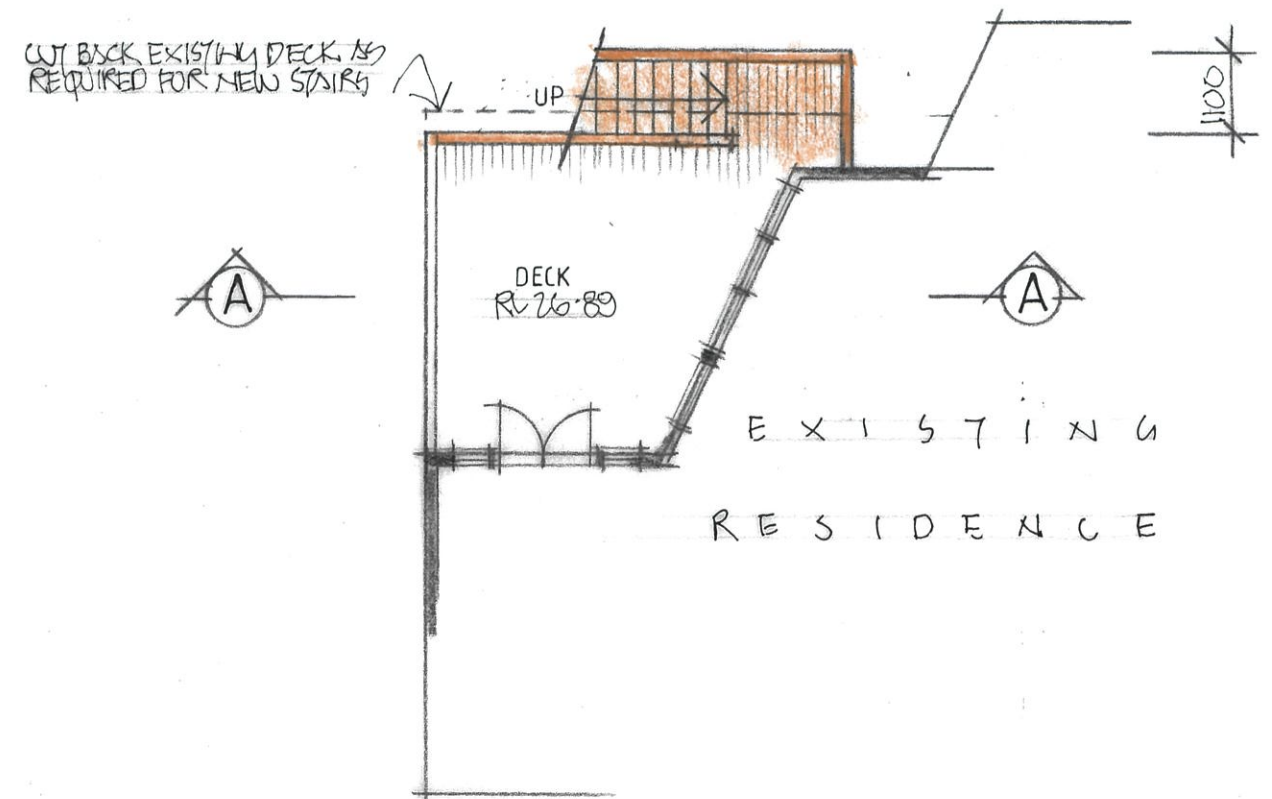
**J.D. EVANS and COMPANY**  
DESIGN AND BUILDING CONSULTANTS  
UNIT 7, 6 JUBILEE AVENUE, WARRIEWOOD 2102  
PHONE 9999 4566 MOBILE 0418 976 596  
www.jdeco.com.au email info@jdeco.com.au

PROJECT  
PROPOSED STAIRS & STORE ROOM  
No. 48 CAREFREE ROAD  
NORTH NARRABEEN N. S. W. 2101  
CLIENT  
TOM & HANNAH LYNAR

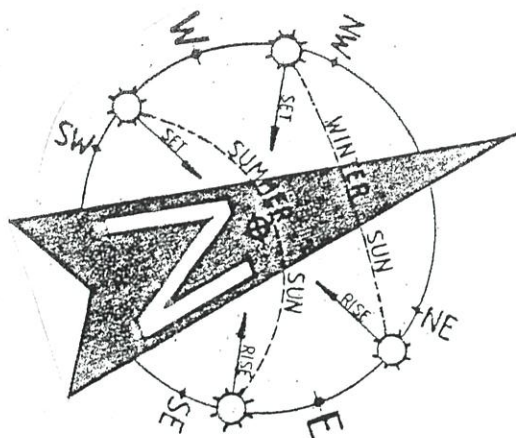
DATE 19/10/2020	SCALE 1:200
DRAWN JOE	CHECKED
DRAWING No. 2052-1	ISSUE



**LOWER FLOOR PLAN**



**UPPER FLOOR PLAN**



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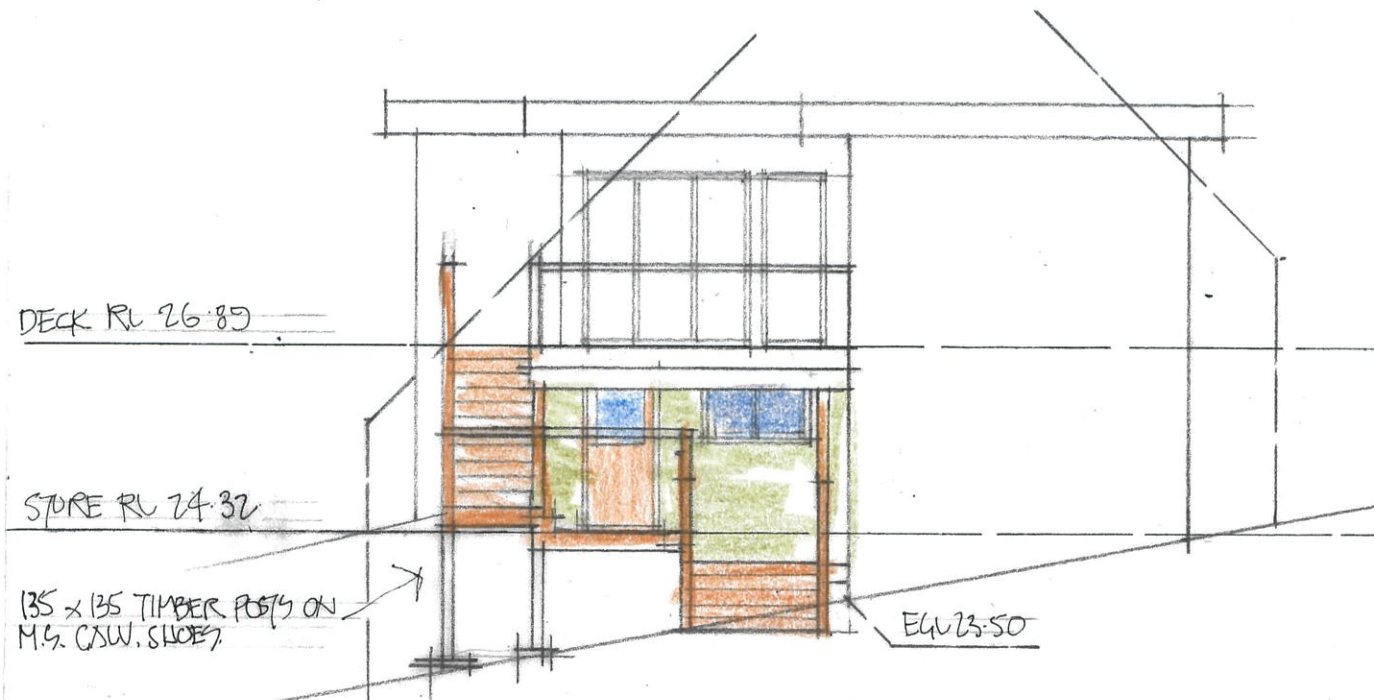


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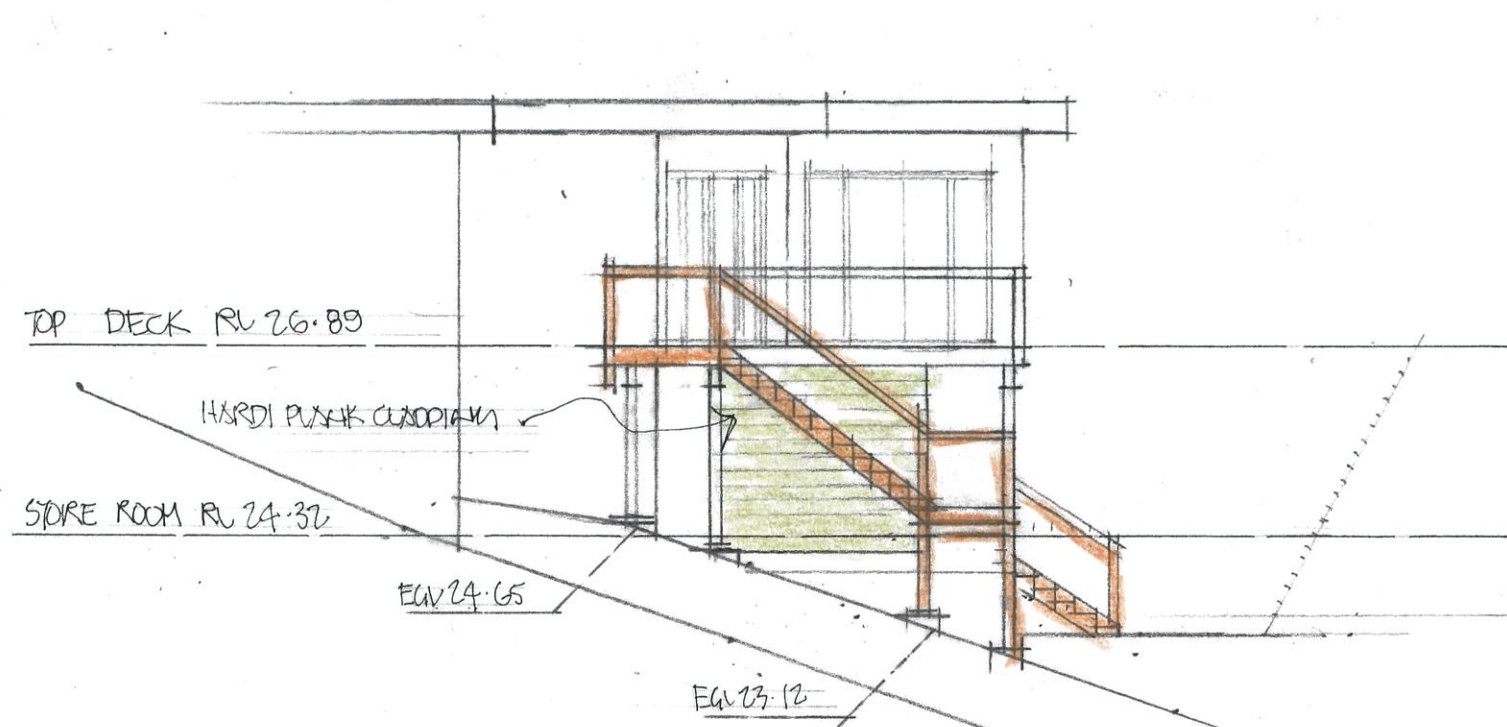
PROJECT  
**PROPOSED STAIRS & STORE ROOM**  
No. 48 CAREFREE ROAD  
NORTH NARRABEEN N.S.W. 2101  
CLIENT  
**TOM & HANNAH LYNAR**

DATE 19/10/2020	SCALE 1:100
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DRAWING No.	ISSUE
<b>2052-2</b>	





**SOUTH ELEVATION**

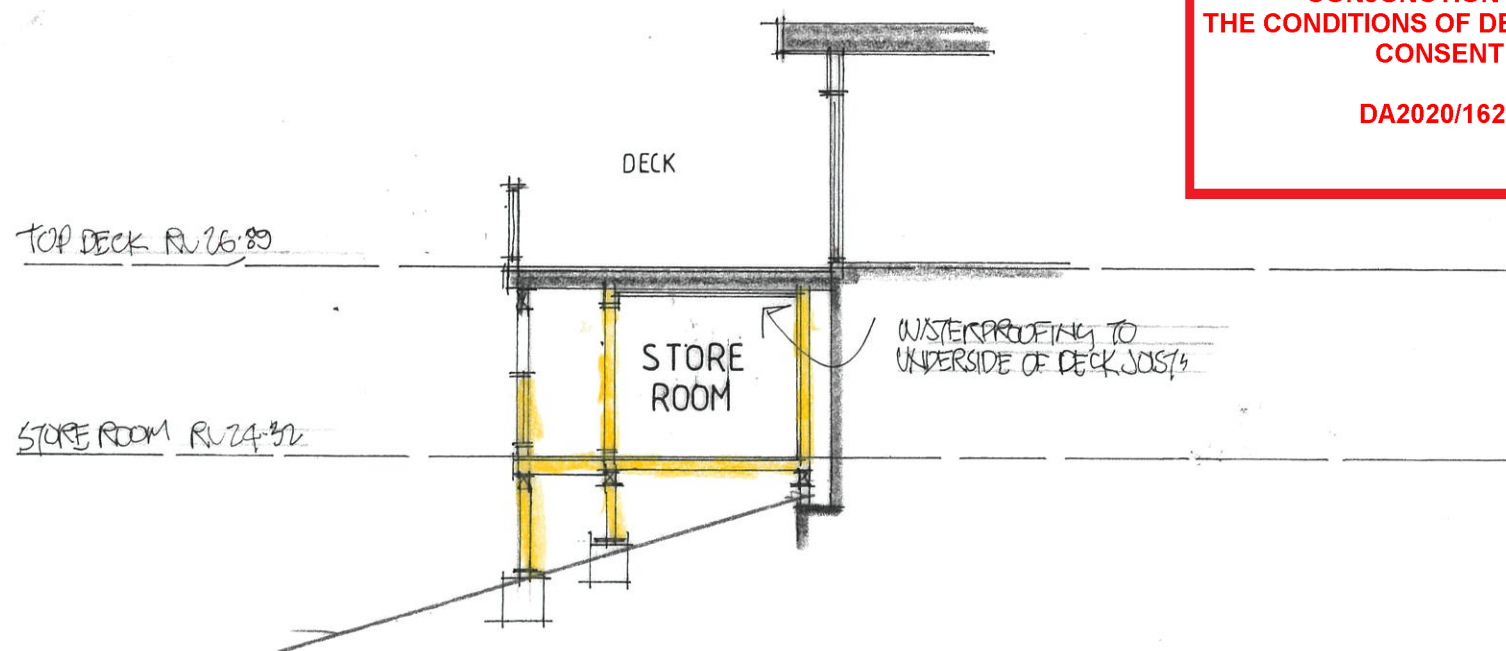


**WEST ELEVATION**



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**DA2020/1624**



**SECTION A - A**

**BASI Certificate**

Building Sustainability Index [www.basix.nsw.gov.au](http://www.basix.nsw.gov.au)

Alterations and Additions

Certificate number: A400748

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, 07, December 2020  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Tom & Hannah Lynar
Street address	48 Carefree Road North Narrabeen 2101
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 11547
Lot number	46
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).

**Certificate Prepared by** (please complete before submitting to Council or PCA)

Name / Company Name: J.D. Evans & Co Pty Ltd

ABN (if applicable): 72 001 636 693

**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.

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DRAWN	JDE	CHECKED	
DRAWING No.	2052-3		
ISSUE			