

DEVELOPMENT APPLICATION

Norton Residence

33 Taiyul Rd NORTH NARRABEEN NSW 2101

DRAWING REGISTER

NO.	DRAWING	SCALE	REV	DATE
DA-01	COVER SHEET	NTS	A	SEPT 2021
DA-02	SITE PLAN	1:200	A	SEPT 2021
DA-03	LOWER GROUND	1:100	A	SEPT 2021
DA-04	GROUND FLOOR PLAN	1:100	A	SEPT 2021
DA-05	FIRST FLOOR PLAN	1:100	A	SEPT 2021
DA-06	ELEVATIONS	1:100	A	SEPT 2021
DA-07	ELEVATIONS	1:100	A	SEPT 2021
DA-08	SECTIONS	1:100	A	SEPT 2021
DA-09	SHADOW DIAGRAM	1:200	A	SEPT 2021
DA-10	WINDOW SCHEDULE	NTS	A	SEPT 2021

NOTES:

ALL CONSTRUCTION TO MEET THE COMMITMENTS
OUTLINED IN BASIX CERTIFICATE No. A432525.

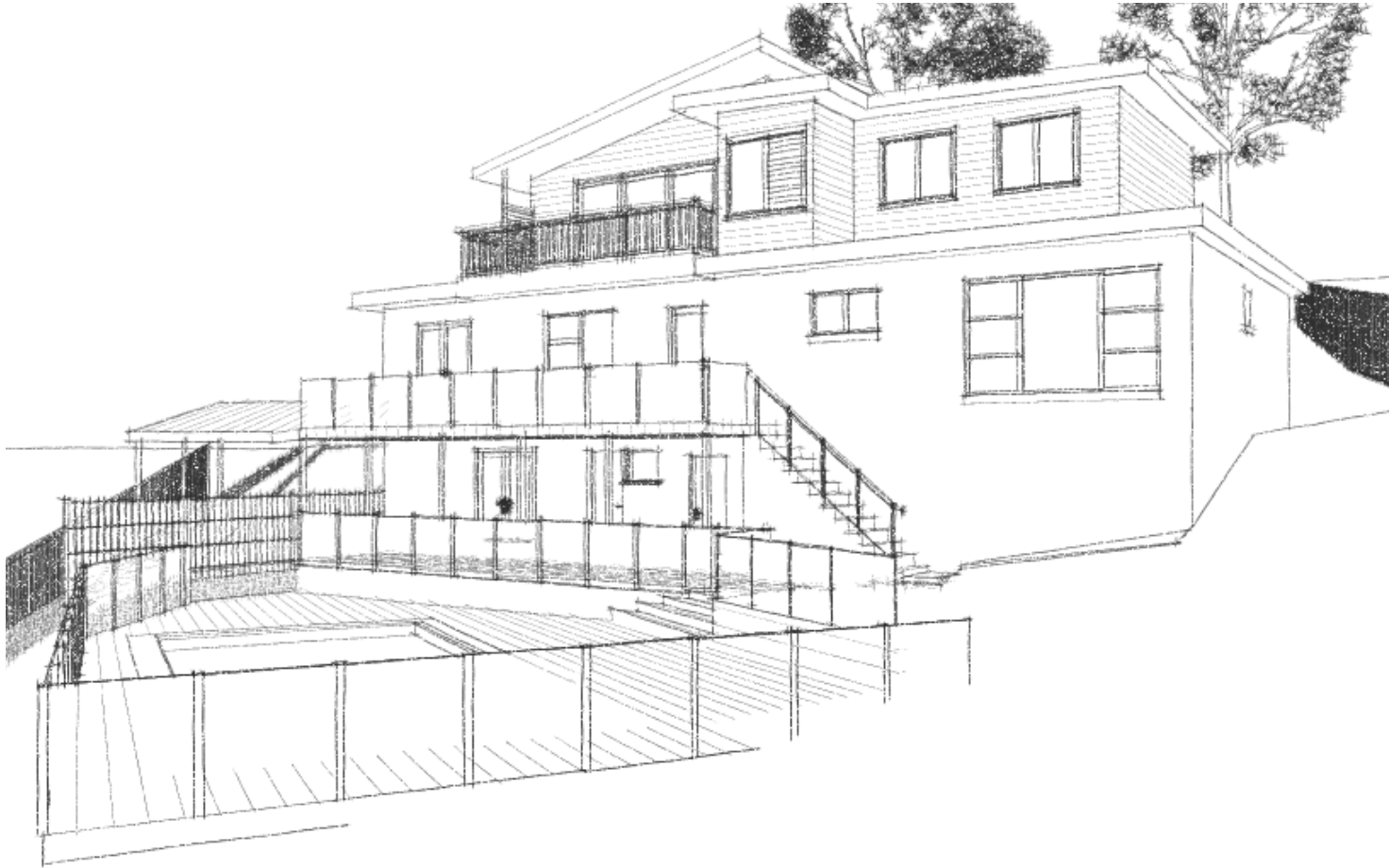
BUILDING DESIGN STATEMENT

In accordance with the provisions of Clause A2.2 of, The National Construction Code 2019 (NCC) Volume 2, I herby certify that the design of this project as documented in drawings 0420-DA-01 through DA-08, meets the requirements of the NCC. The design follows established building design principles and is in accordance with all relevant Australian Standards. We hold Professional Indemnity and Public Liability Insurance to the satisfaction of the owner.

Regards



GRANT SEGHERS B.Arch(Hon) Assoc Dip Surv.
Building Designer
GS DESIGN
ABN: 93 370 632 963
MOB: 0424 428 602



VIEW FROM NORTH EAST



VIEW FROM SOUTH WEST

NOTES	REV	DATE	AMENDMENT
This drawing shall be read in conjunction with all other drawings and specifications for the project. Any discrepancies shall be referred to the architect for clarification before proceeding with work. All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site. Figured dimensions to be used rather than scaling. All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards. CAD Ref: 33 Taiyul 06.pln Grant Seghers Design	A	SEPT 2021	DEVELOPMENT APPLICATION



Grant Seghers
0424 428 602
grant.seghers@bigpond.com
www.grantseghers.com.au

PROJECT
Norton Residence
33 Taiyul Rd
NORTH NARRABEEN NSW 2101
Lot 43 Sect.5 DP 6462
grantseghersdesign
39 Gondola Road
NORTH NARRABEEN NSW 2101
M:0424 428 602

DRAWING TITLE COVER SHEET

SCALE	DRAWN BY	PLOT DATE
NTS@A3	GS	5/10/21
PROJECT NO.	DRAWING NO.	REVISION
0420	DA-01	A

LEGEND

EXISTING
TO BE DEMOLISHED

PRIVATE OPEN SPACE

PROPOSED NEW
FIRST FLOOR

LANDSCAPE AREA
< 2m WIDE

SEDIMENT CONTROL
FENCE DURING CONSTRUCTION
REFER TO DETAIL 2

Ⓥ

DISTRICT VIEWS

PREVAILING WINDS

www.dialbeforeyoudig.com.au

DIAL1100

BEFORE YOU DIG

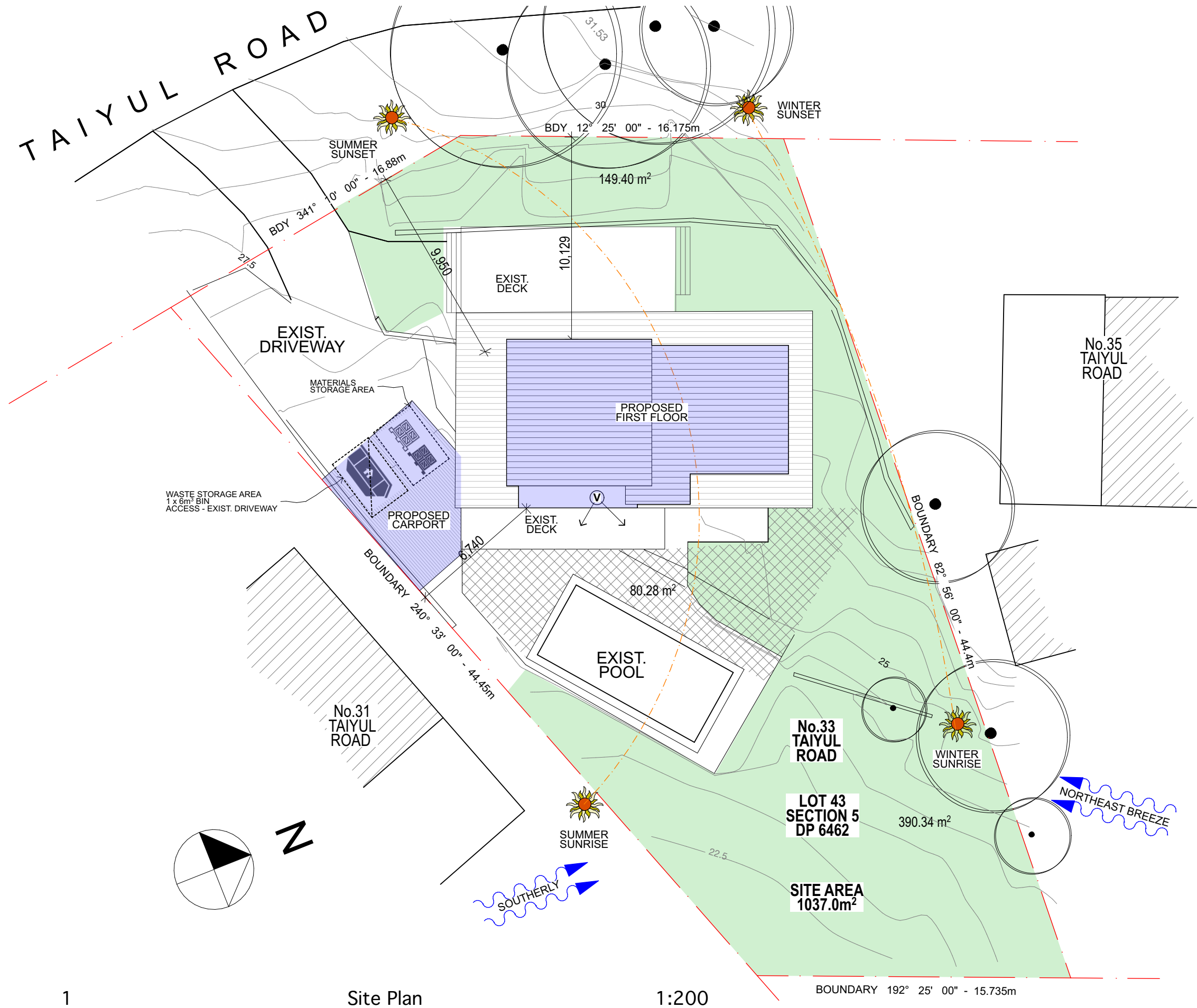
NOTES

EROSION CONTROL TO CONSIST OF STAKED GEOTECH FABRIC FENCES AND SOCKS.

CONSTRUCTION FENCING AND ACCESS GATES TO FULLY SECURE THE CONSTRUCTION SITE BETWEEN THE EXISTING SIDE BOUNDARY FENCES

"WARNING CONSTRUCTION SITE- DO NOT ENTER" SIGNAGE TO BE FIXED TO SECURITY FENCING

ALL CONSTRUCTION TO MEET THE COMMITMENTS OUTLINED IN BASIX CERTIFICATE No. A432525



NOTES

This drawing shall be read in conjunction with all other drawings and specifications for the project.

Any discrepancies shall be referred to the architect for clarification before proceeding with work.

All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.

Figured dimensions to be used rather than scaling.

All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.

CAD Ref: 33 Taiyul 06.pln

Grant Seghers Design

REV	DATE	AMENDMENT
A	SEPT 2021	DEVELOPMENT APPLICATION



grantsegthers
design

Grant Seghers
0424 428 602
grant.seghers@bigpond.com
www.grantsegthers.com.au

PROJECT

Norton Residence
33 Taiyul Rd
NORTH NARRABEEN NSW 2101
Lot 43 Sect.5 DP 6462

grantsegthersdesign
39 Gondola Road
NORTH NARRABEEN NSW 2101
M:0424 428 602

DRAWING TITLE

**SITE PLAN
SITE ANALYSIS PLAN**

SCALE	DRAWN BY	PLOT DATE
1:200@A3	GS	5/10/21

PROJECT NO.	DRAWING NO.	REVISION
0420	DA-02	A

LEGEND

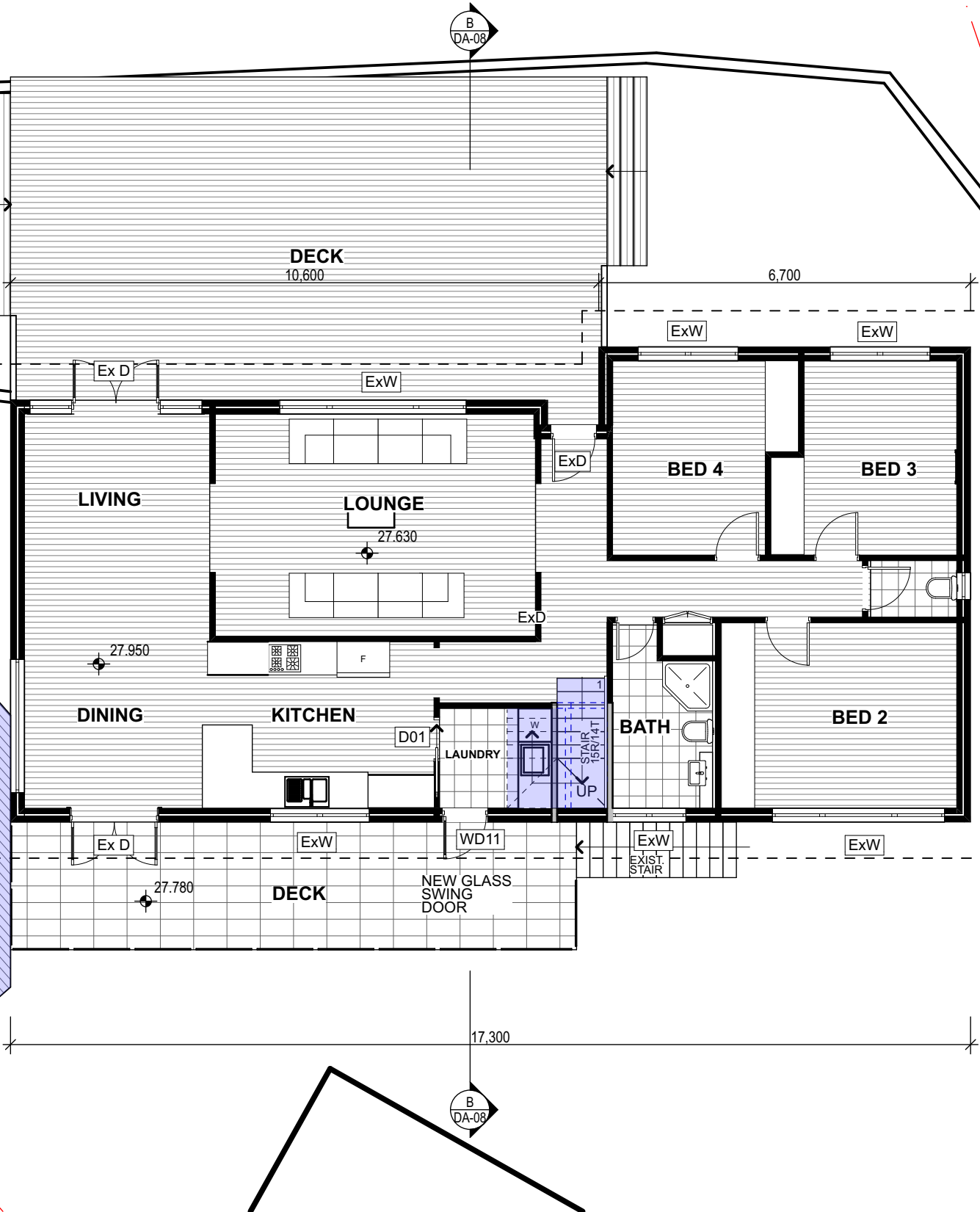
- PROPOSED NEW WORKS
- EXISTING WALLS UNALTERED
- NEW TIMBER STUD WALL
- EXISTING WALLS TO BE DEMOLISHED
- WINDOW/GLASS DOOR NUMBERS SHOWN CORRESPOND TO BASIX WINDOWS No's
- EXISTING WINDOW UNALTERED

IST.
EWAY

PROPOSED CARPORT ROOF

FALL 7°

BOUNDARY 240° 33' 00" - 44.45m



BOUNDARY 82° 56' 00" - 44.4m

Ground Floor

1:100

NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 33 Taiyul 06.pln
Grant Seghers Design

REV	DATE	AMENDMENT
A	SEPT 2021	DEVELOPMENT APPLICATION



grantseghers design

Grant Seghers
0424 428 602
grant.seghers@bigpond.com
www.grantseghers.com.au

PROJECT
Norton Residence
33 Taiyul Rd
NORTH NARRABEEN NSW 2101
Lot 43 Sect.5 DP 6462
grantseghersdesign
39 Gondola Road
NORTH NARRABEEN NSW 2101
M:0424 428 602

DRAWING TITLE
GROUND FLOOR PLAN

SCALE	DRAWN BY	PLOT DATE
1:100@A3	GS	5/10/21

PROJECT NO.	DRAWING NO.	REVISION
0420	DA-04	A

LEGEND

PROPOSED NEW WORKS

EXISTING WALLS UNALTERED

NEW TIMBER STUD WALL

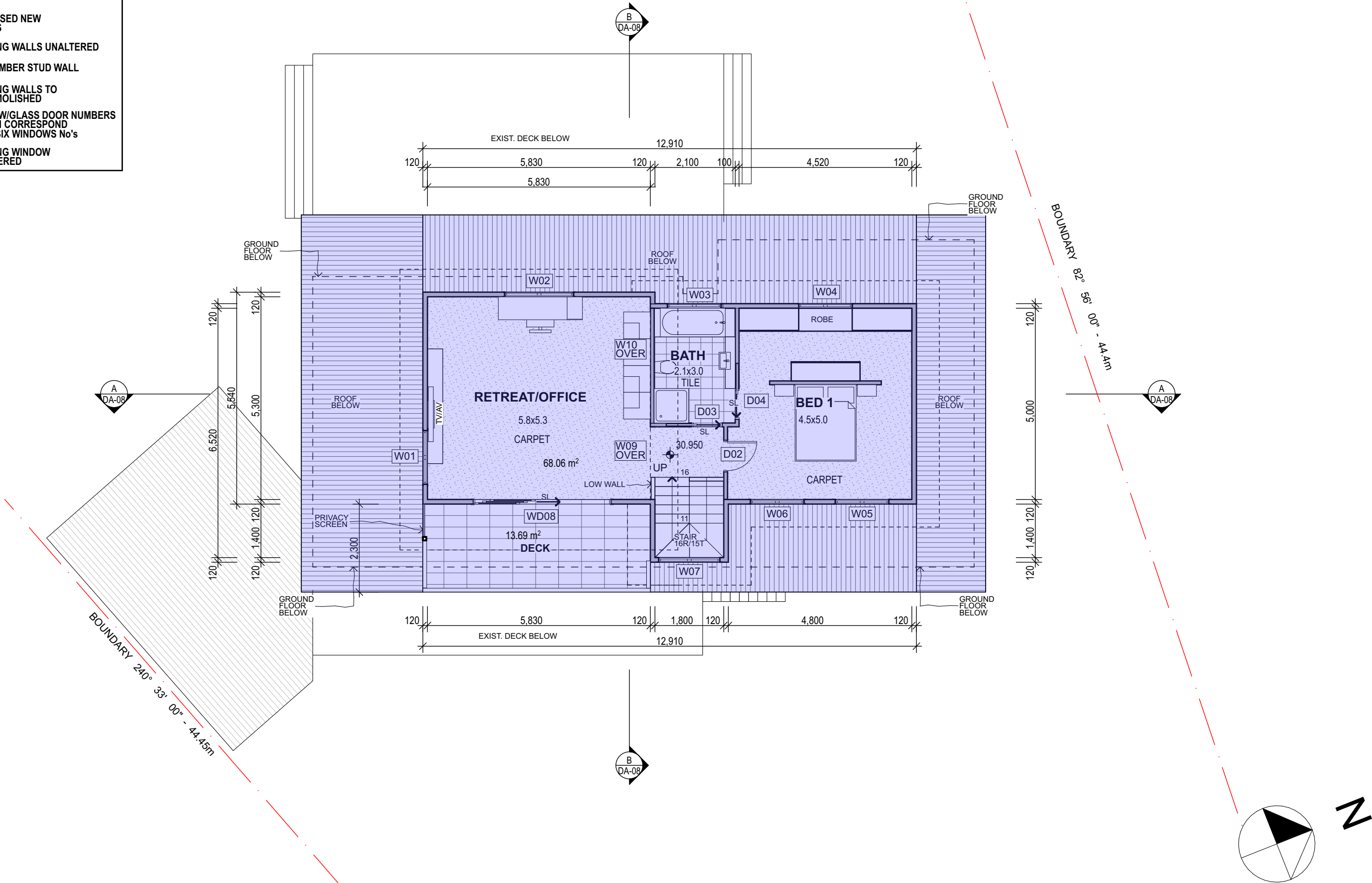
EXISTING WALLS TO BE DEMOLISHED

W01

WINDOW/GLASS DOOR NUMBERS SHOWN CORRESPOND TO BASIX WINDOWS No's

Ex.W

EXISTING WINDOW UNALTERED



NOTES

This drawing shall be read in conjunction with all other drawings and specifications for the project.

Any discrepancies shall be referred to the architect for clarification before proceeding with work.

All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.

Figured dimensions to be used rather than scaling.

All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.

CAD Ref: 33 Taiyul 06.pln

Grant Seghers Design

REV	DATE	AMENDMENT
A	SEPT 2021	DEVELOPMENT APPLICATION



grantseghers
design

Grant Seghers
0424 428 602
grant.seghers@bigpond.com
www.grantseghers.com.au

PROJECT
Norton Residence
33 Taiyul Rd
NORTH NARRABEEN NSW 2101
Lot 43 Sect.5 DP 6462

grantseghersdesign
39 Gondola Road
NORTH NARRABEEN NSW 2101
M:0424 428 602

DRAWING TITLE
FIRST FLOOR PLAN

SCALE	DRAWN BY	PLOT DATE
1:100@A3	GS	5/10/21

PROJECT NO.	DRAWING NO.	REVISION
0420	DA-05	A

LEGEND



PROPOSED NEW WORKS

W01

WINDOW/GLASS DOOR NUMBERS SHOWN CORRESPOND TO BASIX WINDOWS No's

Ex.W

EXISTING WINDOW UNALTERED

COLOUR SCHEME LEGEND

1

DULUX - FLOODED GUM GR12

2

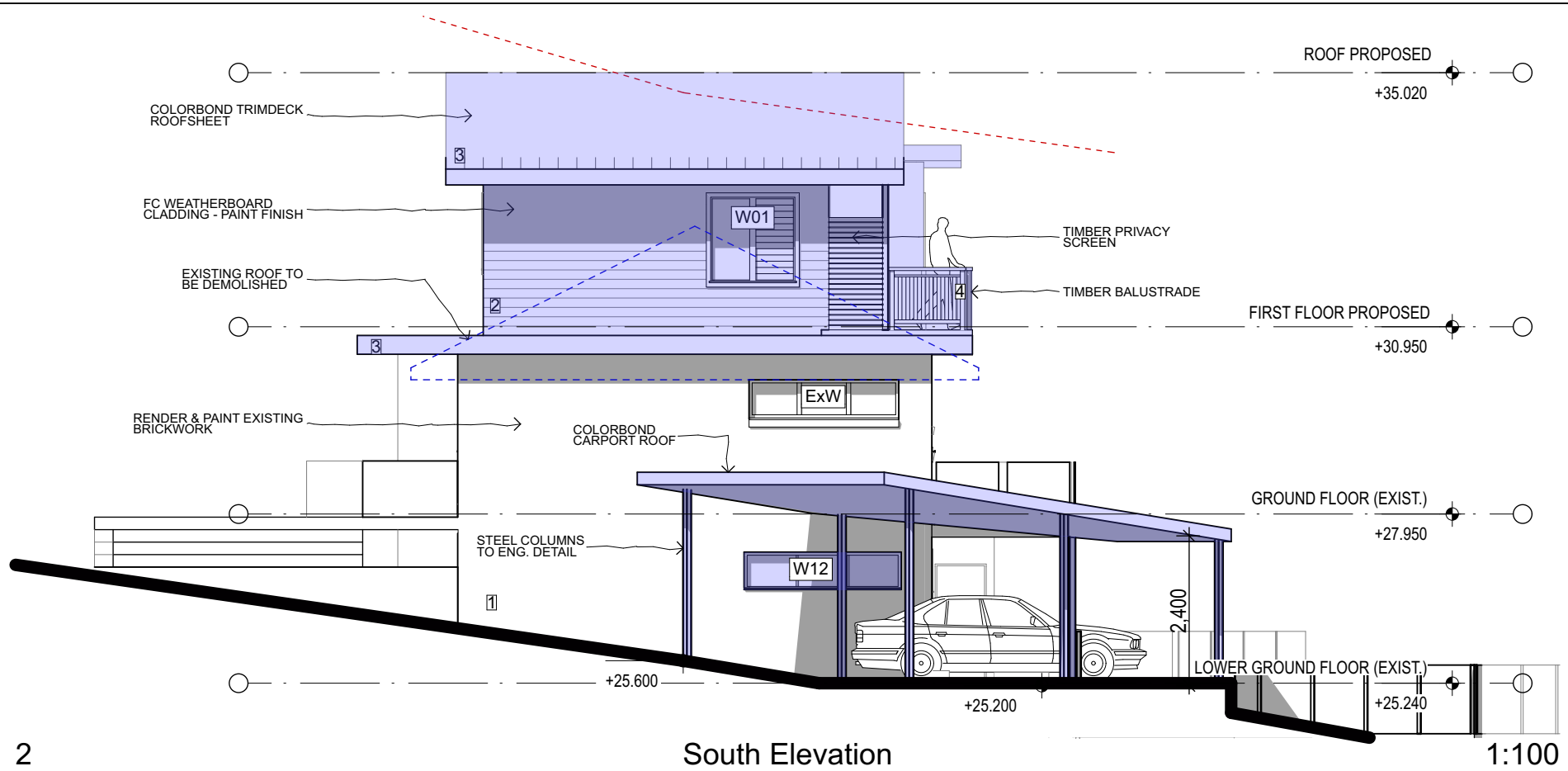
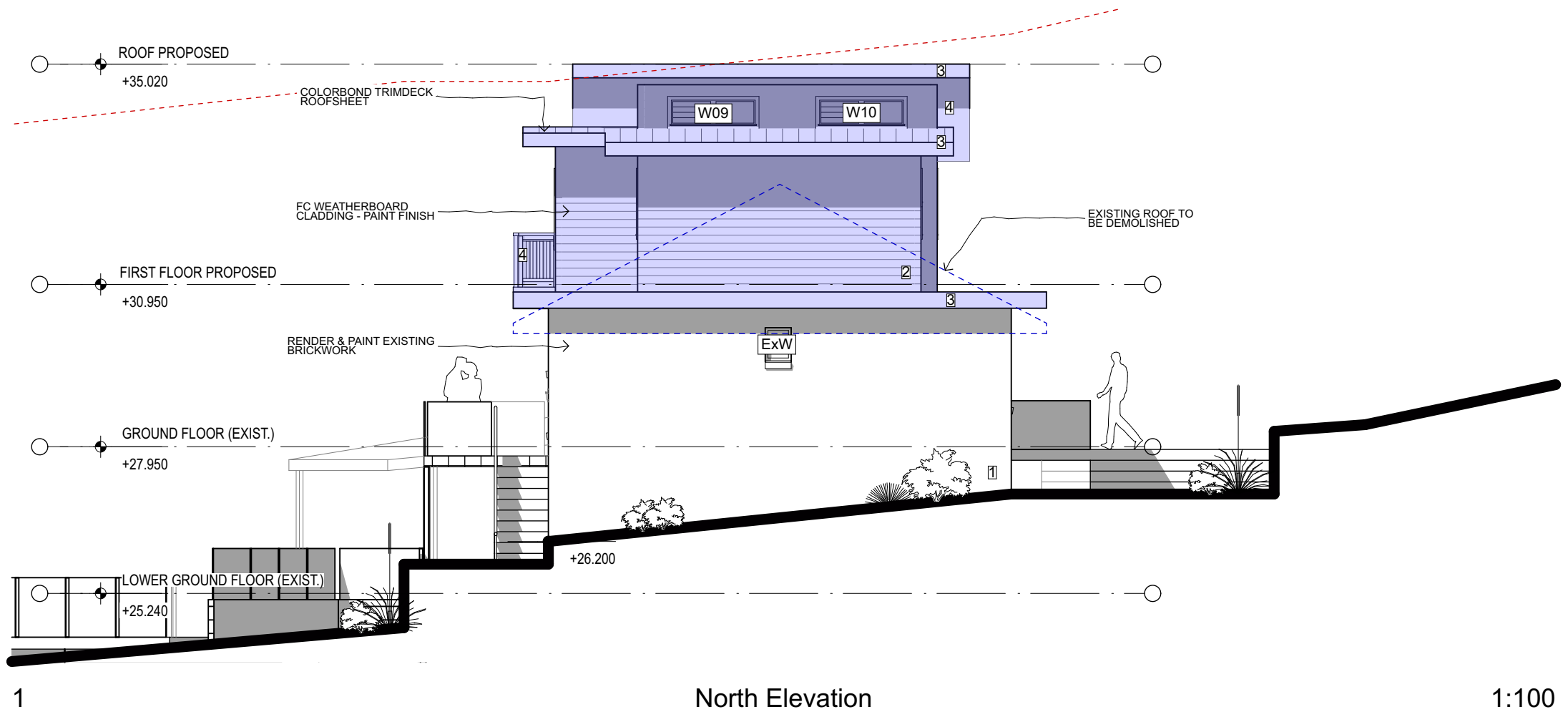
DULUX - TRANQUIL RETREAT GR24

3

COLORBOND - MONUMENT C29

4

DULUX - LEXICON HALF 4W



NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 33 Taiyul 06.pln
Grant Seghers Design

REV DATE
A SEPT 2021

AMENDMENT
DEVELOPMENT APPLICATION

LUX Build
Luxury Building Group Pty Ltd

grantseghers
design

Grant Seghers
0424 428 602
grant.seghers@bigpond.com
www.grantseghers.com.au

PROJECT
Norton Residence
33 Taiyul Rd
NORTH NARRABEEN NSW 2101
Lot 43 Sect.5 DP 6462
grantseghersdesign
39 Gondola Road
NORTH NARRABEEN NSW 2101
M:0424 428 602

DRAWING TITLE
ELEVATIONS

SCALE
1:100@A3
PROJECT NO.
0420

DRAWN BY
GS
DRAWING NO.
DA-06

PLOT DATE
5/10/21
REVISION
A

LEGEND

PROPOSED NEW WORKS

W01

WINDOW/GLASS DOOR NUMBERS SHOWN CORRESPOND TO BASIX WINDOWS No's

Ex.W

EXISTING WINDOW UNALTERED

COLOUR SCHEME LEGEND

1

DULUX - FLOODED GUM GR12

2

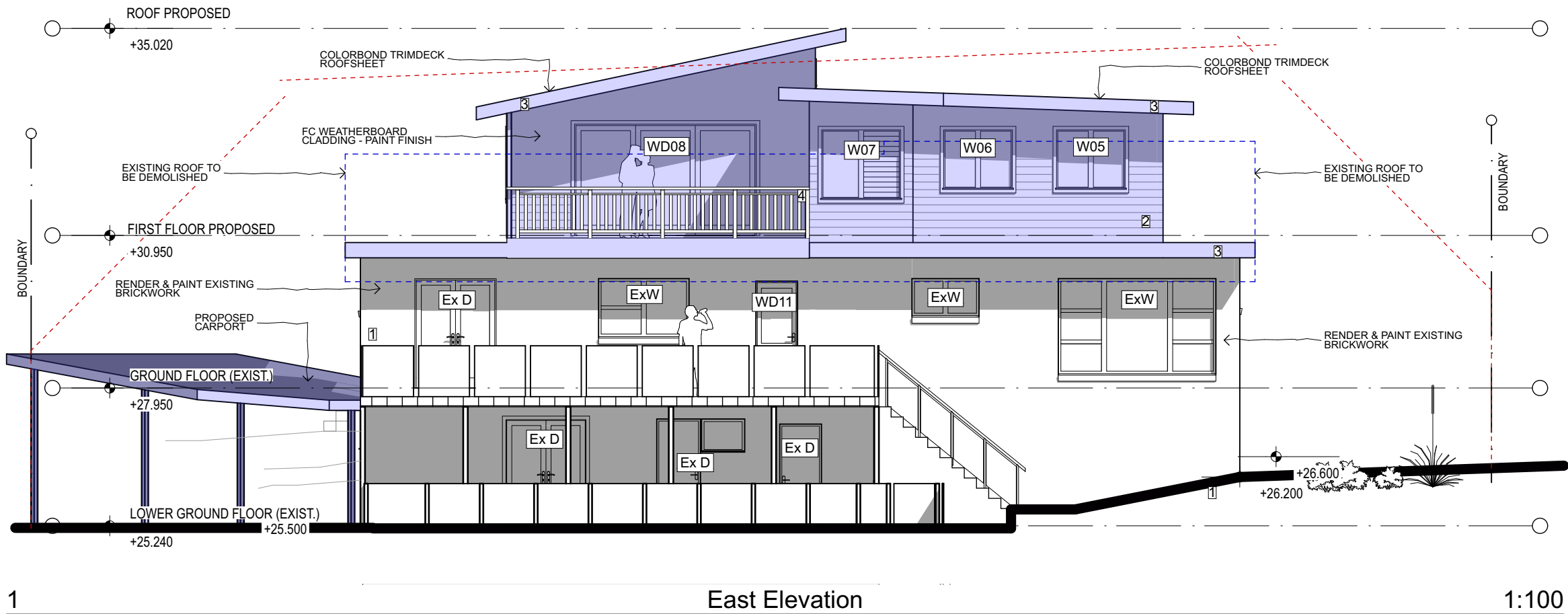
DULUX - TRANQUIL RETREAT GR24

3

COLORBOND - MONUMENT C29

4

DULUX - LEXICON HALF 4W



NOTES

This drawing shall be read in conjunction with all other drawings and specifications for the project.

Any discrepancies shall be referred to the architect for clarification before proceeding with work.

All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.

Figured dimensions to be used rather than scaling.

All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.

CAD Ref: 33 Taiyul 06.pln

Grant Seghers Design

REV DATE

A SEPT 2021

AMENDMENT

DEVELOPMENT APPLICATION



grantsegthers

design

Grant Seghers

0424 428 602

grant.seghers@bigpond.com

www.grantsegthers.com.au

PROJECT

Norton Residence

33 Taiyul Rd

NORTH NARRABEEN NSW 2101

Lot 43 Sect.5 DP 6462

grantsegthersdesign

39 Gondola Road

NORTH NARRABEEN NSW 2101

M:0424 428 602

DRAWING TITLE

ELEVATIONS

SCALE

1:100@A3

PROJECT NO.

0420

DRAWN BY

GS

PLOT DATE

5/10/21

DRAWING NO.

DA-07

REVISION

A

LEGEND

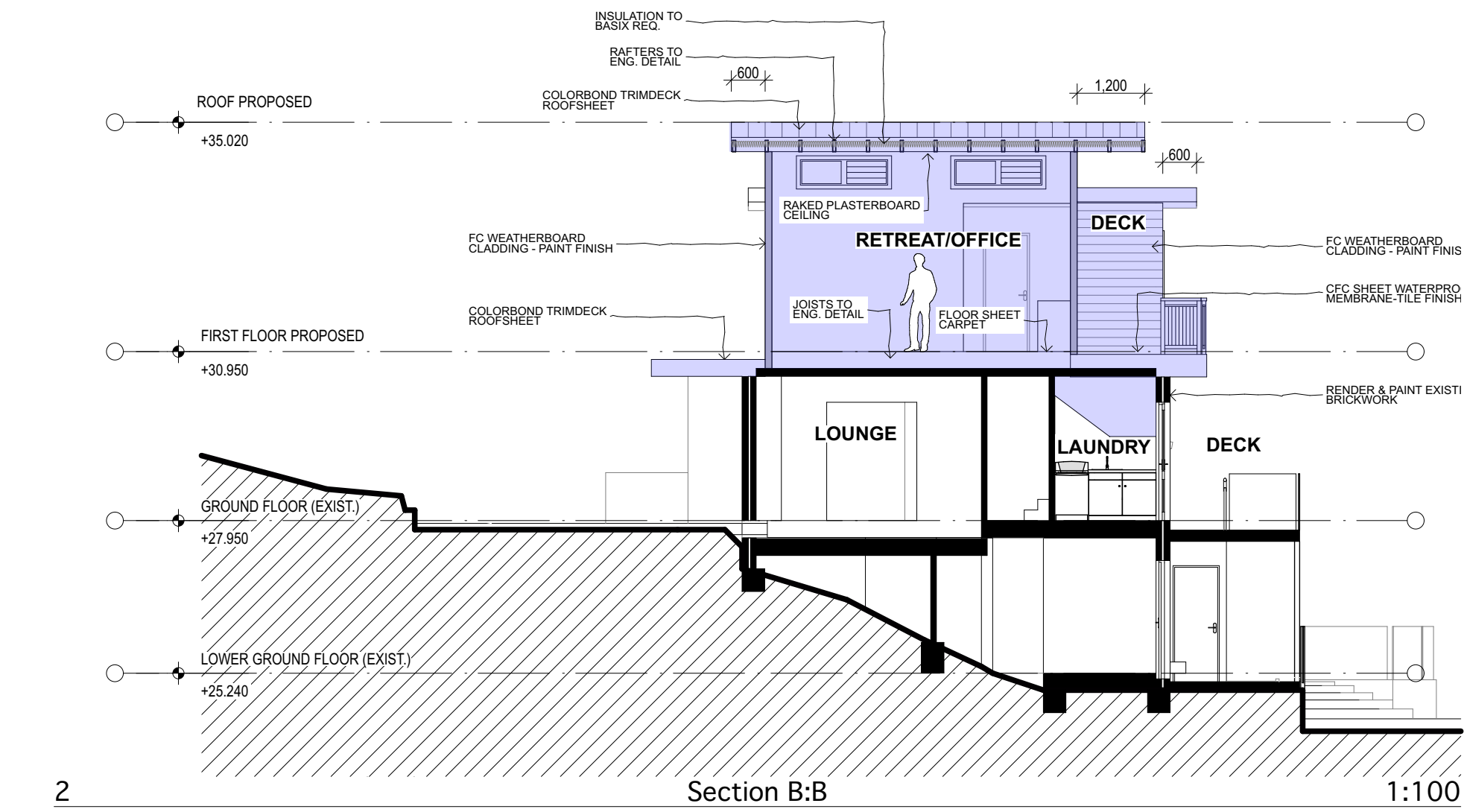
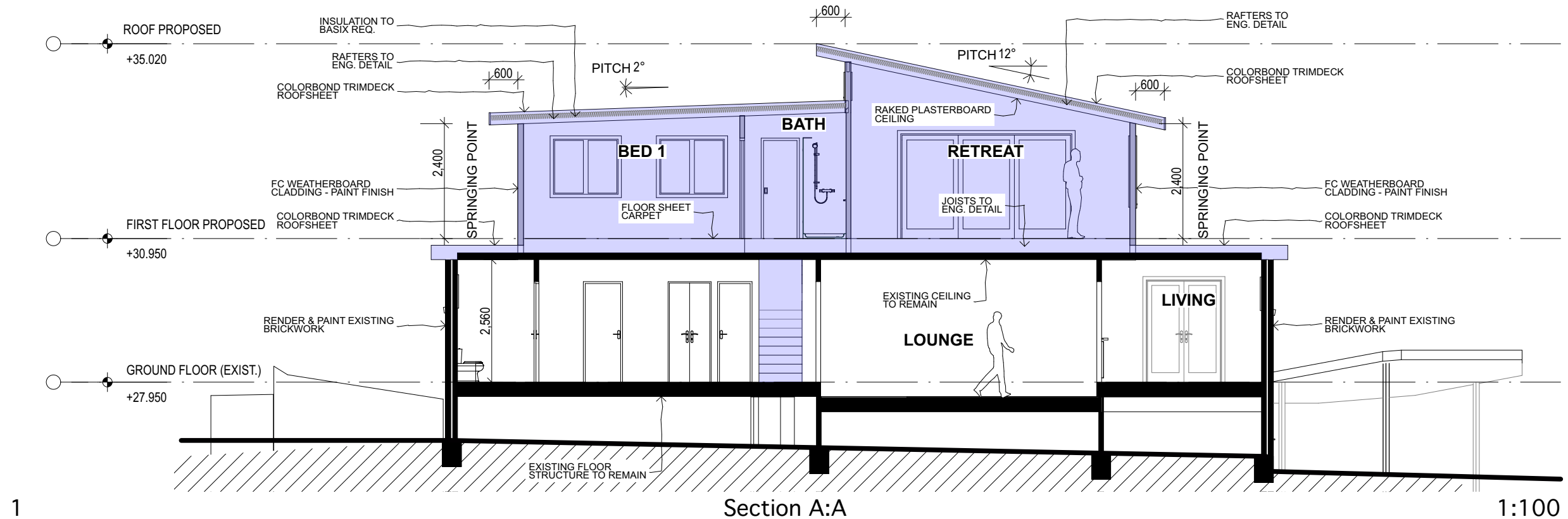
PROPOSED NEW WORKS

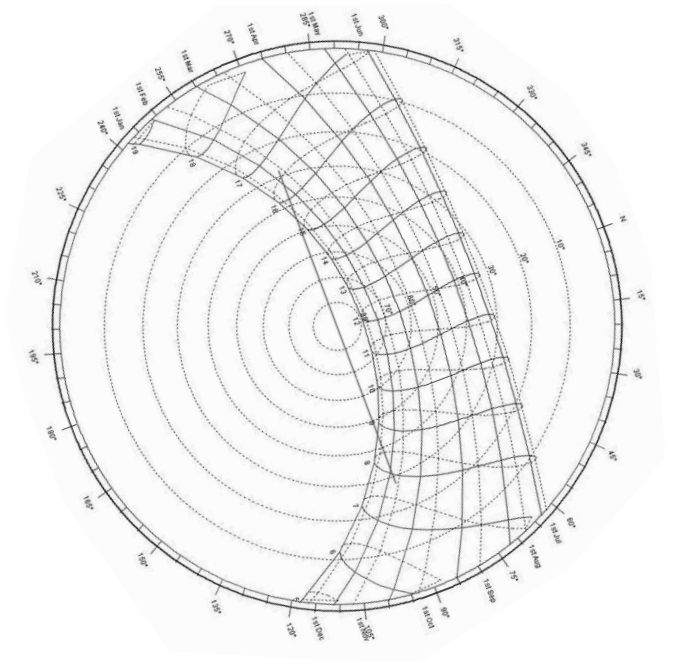
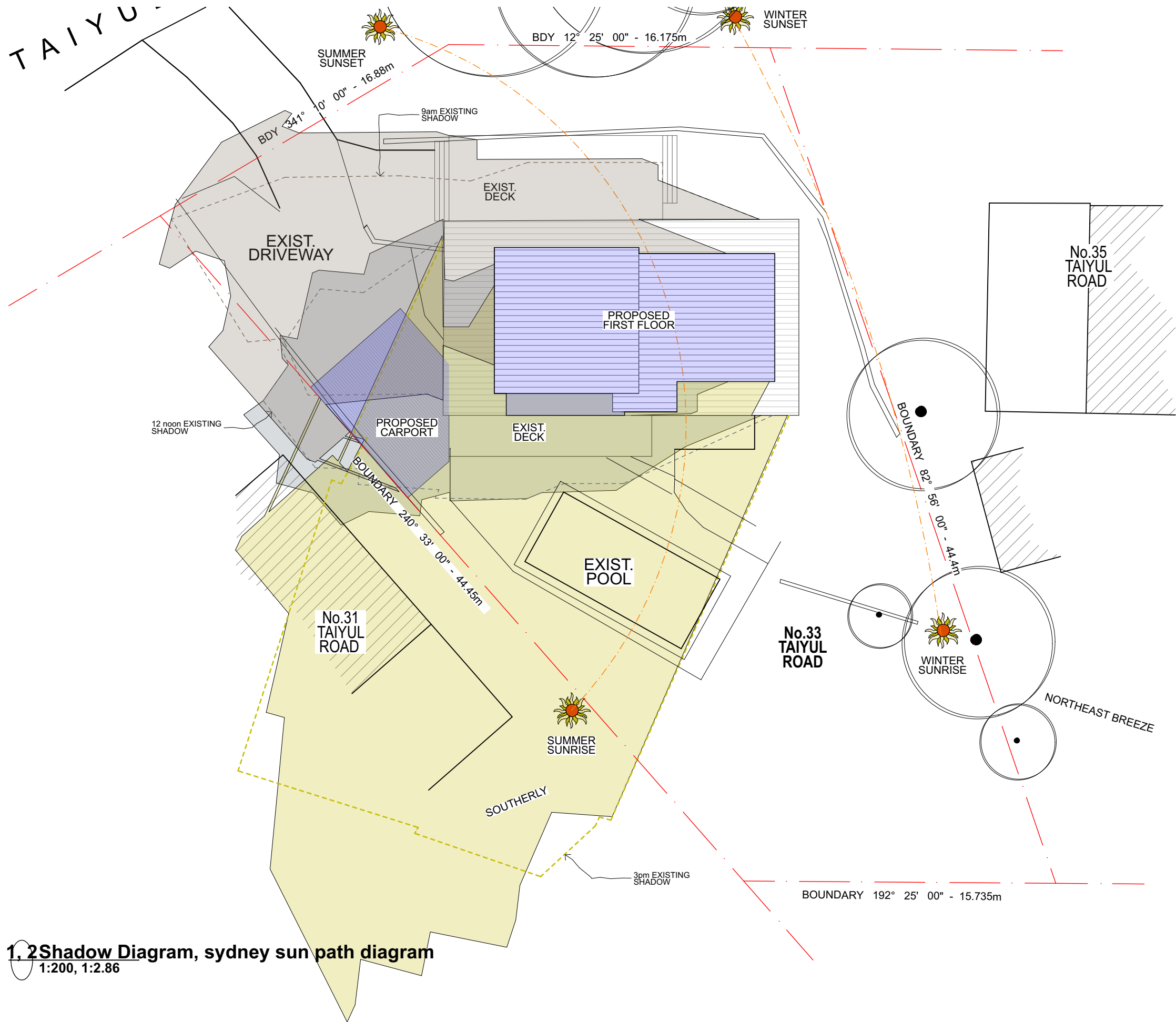
W01

WINDOW/GLASS DOOR NUMBERS SHOWN CORRESPOND TO BASIX WINDOWS No's

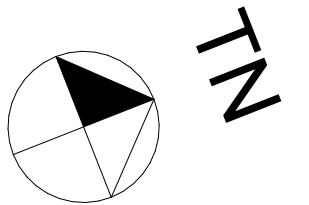
Ex.W

EXISTING WINDOW UNALTERED





SYDNEY SUN PATH DIAGRAM



SHADOWS CAST ON THE WINTER SOLSTICE JUNE 21

- 9 am
- 12 noon
- 3 pm

1, 2Shadow Diagram, sydney sun path diagram
1:200, 1:2.86

NOTES
This drawing shall be read in conjunction with all other drawings and specifications for the project.
Any discrepancies shall be referred to the architect for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the Building Code of Australia and all relevant Australian Standards.
CAD Ref: 33 Taiyul 06.pln
Grant Seghers Design

REV	DATE	AMENDMENT
A	SEPT 2021	DEVELOPMENT APPLICATION



grantseghers
design

Grant Seghers
0424 428 602
grant.seghers@bigpond.com
www.grantseghers.com.au

PROJECT
Norton Residence
33 Taiyul Rd
NORTH NARRABEEN NSW 2101
Lot 43 Sect.5 DP 6462

grantseghersdesign
39 Gondola Road
NORTH NARRABEEN NSW 2101
M:0424 428 602

DRAWING TITLE
SHADOW DIAGRAM

SCALE	DRAWN BY	PLOT DATE
1:200@A3	GS	5/10/21

PROJECT NO.	DRAWING NO.	REVISION
0420	DA-09	A

BASIX - WINDOW SCHEDULE						
WIn/Door No.	Orientation	Width	Height	W/D opening (m2)	Frame Type	Operation/ Notes
W01	S	1400	1400	1.96	Aluminium - Powder-coated	Fixed/Louvre
W02	W	1800	1200	2.16	Aluminium - Powder-coated	Fixed/Louvre
W03	W	1400	1200	1.68	Aluminium - Powder-coated	Louvre - Opaque
W04	W	1400	600	0.84	Aluminium - Powder-coated	Fixed/Louvre
W05	E	1400	1200	1.68	Aluminium - Powder-coated	Slide/Fixed
W06	E	1400	1200	1.68	Aluminium - Powder-coated	Slide/Fixed
W07	E	1600	1400	2.24	Aluminium - Powder-coated	Fixed/Louvre
WD08	E	3600	2200	7.92	Aluminium - Powder-coated	Fixed/Slide/Slide Sliding Door
W09	N	1600	500	0.8	Aluminium - Powder-coated	Highlight Louvre/Fixed
W10	N	1600	500	0.8	Aluminium - Powder-coated	Highlight Louvre/Fixed
WD11	E	820	2100	1.72	Aluminium - Powder-coated	Glass Hinged Swing Door
W12	S	2520	600	1.51	Aluminium - Powder-coated	Slide/Fixed/Slide

NOTES:

FLYSCREENS TO ALL
SLIDING & LOUVRE WINDOWS

ALUMINIUM FRAMED WINDOWS
POWDERCOAT FINISH COLOUR TBA

**REFER TO
BASIX CERTIFICATE No. A432525**