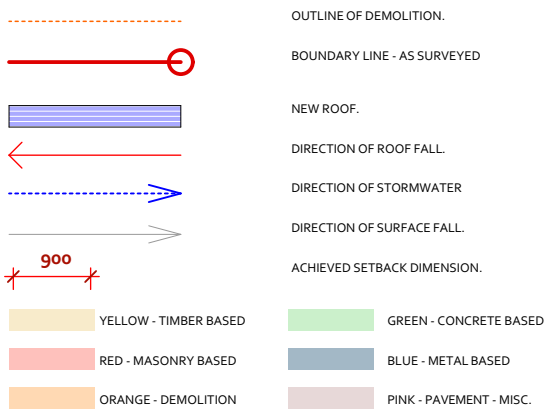


ALTERATIONS and ADDITIONS: to EXISTING ELEVATED SINGLE STOREY DETACHED STYLE HOUSE WITH CARPORT at No.4 WALSH STREET NORTH NARRABEEN NSW 2101

SYMBOLS + COLOURS:



THE INFORMATION PROVIDED ON THESE PLANS HAVE BEEN PRODUCED BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT, and THE CLIENT'S CONSULTANTS.

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LEGEND:	ABOVE FINISHED FLOOR LEVEL	HDR	HIGH HANDRAIL
AFFL	BAL	MDR	METAL DECK ROOF SHEETING
BLD	BSN	MTL	METAL SHEET OVERHEAD
BWK#	COL	O/H	PARAPET PAVEMENT
	CONC	PAR	PAINT FINISH
	COS	PF	POWER POLE
	OPT	PP	RENDER
	DR	RR	ROOF RIDGE
Ex	FB	RL	RELATIVE LEVEL
FC#	FCL	RT	ROOF TILE
	FFL	RWO	RAINWATER OUTLET
	FLUE	SHR	SHOWER
FP	GL	TD	TIMBER DECK
		TF	TIMBER FLOOR
		TFAS	TOP OF FASCIA
		TG	TOP OF GUTTER
		TILE	TILED FLOORING
		TYP	TYPICAL
		TW	TOP OF WALL
		WC	WATER CLOSET
		WM	TOILET SUITE
		WNTY	WINDOW
			WASHING MACHINE
			VANITY

4 WALSH STREET, NORTH NARRABEEN 2101

ALTERATIONS and ADDITIONS:

Works Include:

- Ground Floor Additions; Internal and External modifications; Rectifications and Improvements; and Landscape Concept.

PLANNING: CDC and Pittwater DCP

- Land Zoning: R2 - Low Density Residential
- FSR: (CDC) 290m²; DCP - N/A
- Height of Building: 8.5m
- Heritage: Not an Item; Not within a Heritage Conservation Area, and is not a Contributory Item.
- Bushfire Prone Land: Not in BPL
- Flood Risk: N/A
- No. of storeys: 2
- Wall height permissible: 7m - Streetscape varies in heights
- Building Envelope: (CDC) 4.5m @ 45°; (DCP) 3.5m @ 45°
- Landscape ratio: (CDC) 20% = 104.14m², 50% at the REAR; (DCP) 50% = 260.35m² 60% of Front Setback to be soft landscaping with 2 canopy trees. 1 canopy tree at the rear.
- Front setback: (CDC) Not permissible; (DCP) Follow precedents in the street or 6.5m, the greater. There is DCP exceptions based on irregular lot shape
- Side setback: 900mm, single storey, and ~2.6m second storey
- Rear setback: 6.5m
- Excavation: (CDC) guidelines; (DCP) No numerical requirement
- Private Open Space: (DCP) 80m², rear and level to building
- Site Coverage: N/A 45.3% = 236m²



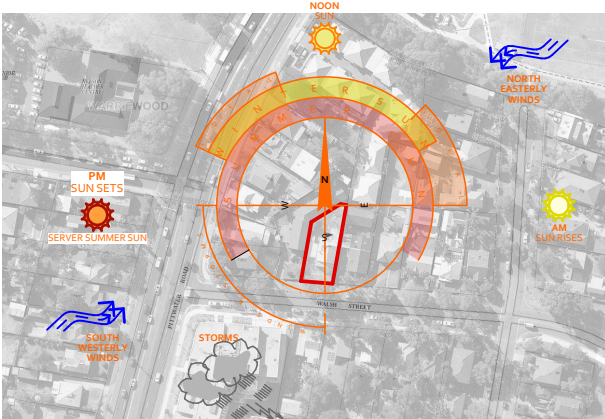
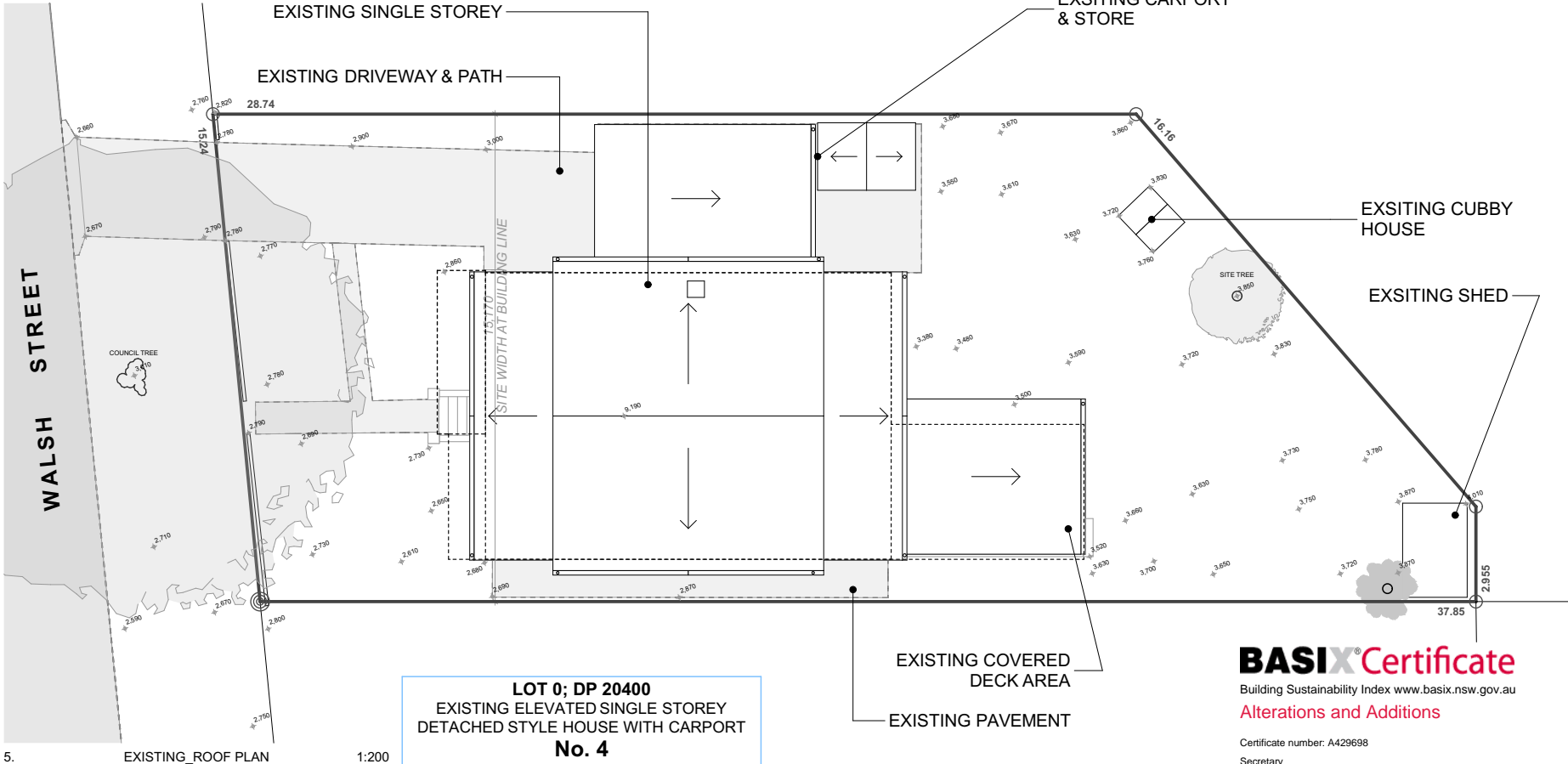
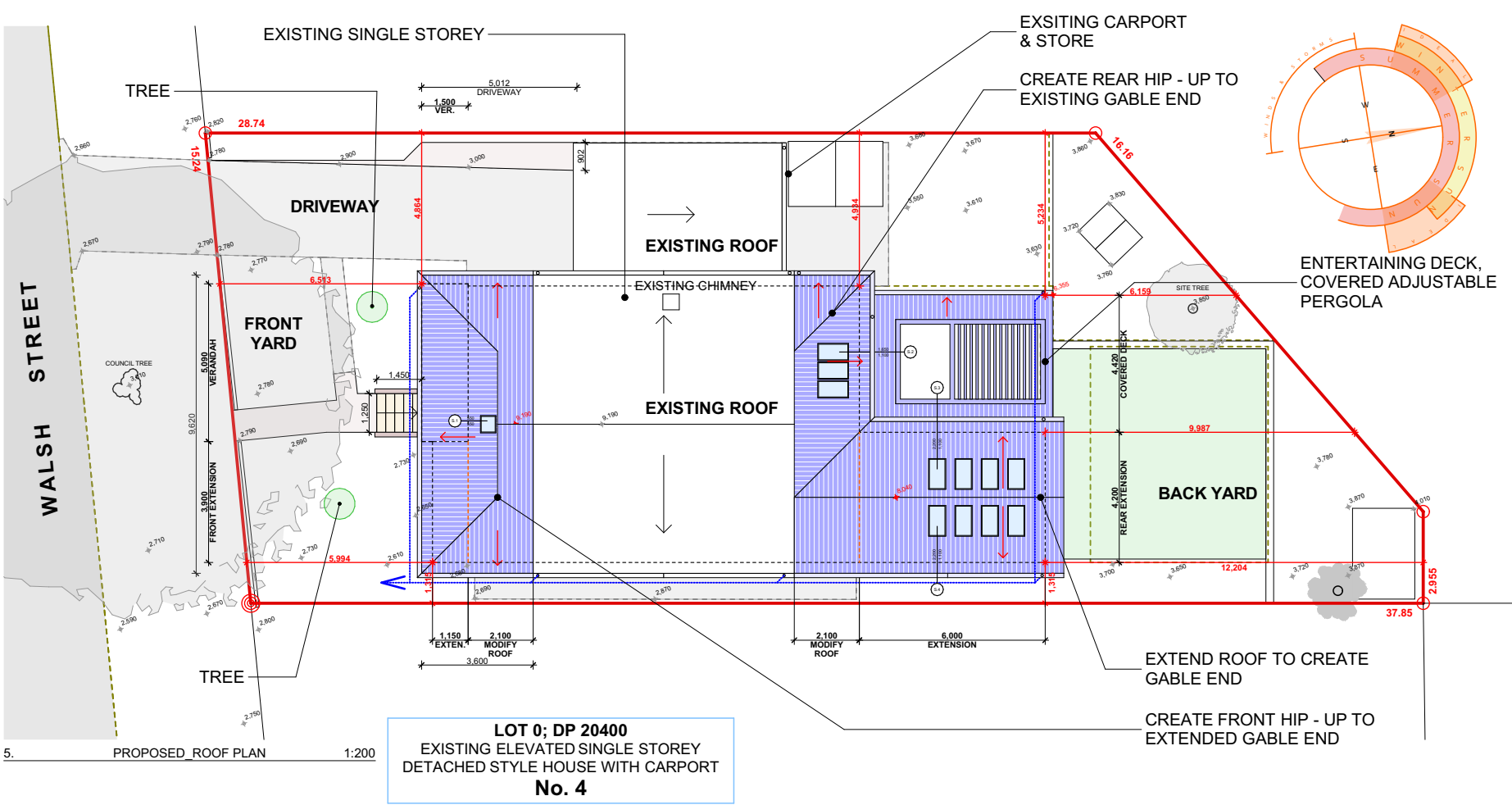
4. REAR YARD VIEW



3. AERIAL VIEW - sourced from SIX MAPS



2. STREETVIEW - BUILDING TO BE RETAINED AT THE FRONT



1. LOCATION & ANALYSIS PLAN

G	RP	ISSUED FOR DEVELOPMENT APPLICATION	01.09.2021				
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A	RP	ISSUED FOR INITIAL REVIEW	13.03.2021				
ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE

GENERAL NOTES

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DEVELOPMENT APPLICATION

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Project

ALTERATIONS and ADDITIONS:

- Ground Floor Additions; Internal and External modifications; Rectifications and Improvements; and Landscape Concept.

4 WALSH STREET, NORTH NARRABEEN NSW, 2101

Client

TCM CONSTRUCTION GROUP

Designer

HARGROVES DESIGN CONSULTANTS

M: 0410 669 148

E: jacqui@hargroves.com.au

Date

MARCH 2021

Scale

AS NOTED @ A3

Drawn

R.P.

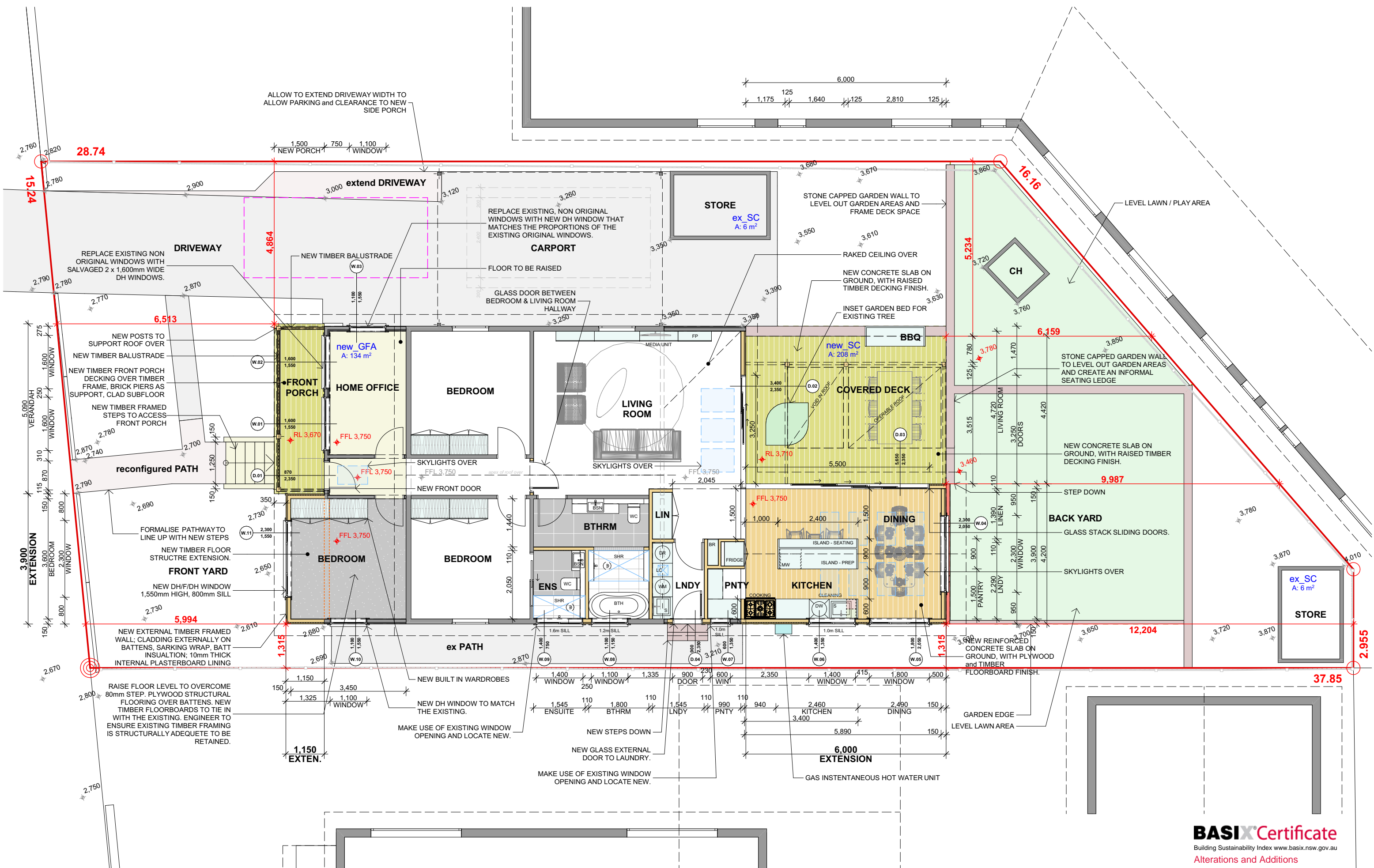
Site ANALYSIS & COVER SHEET

Sheet No

DA-100

Issue

G



2. PROPOSED_GROUND_FLOOR_PLAN 1:100

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Certificate number: A429698

Secretary

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Date

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Scale

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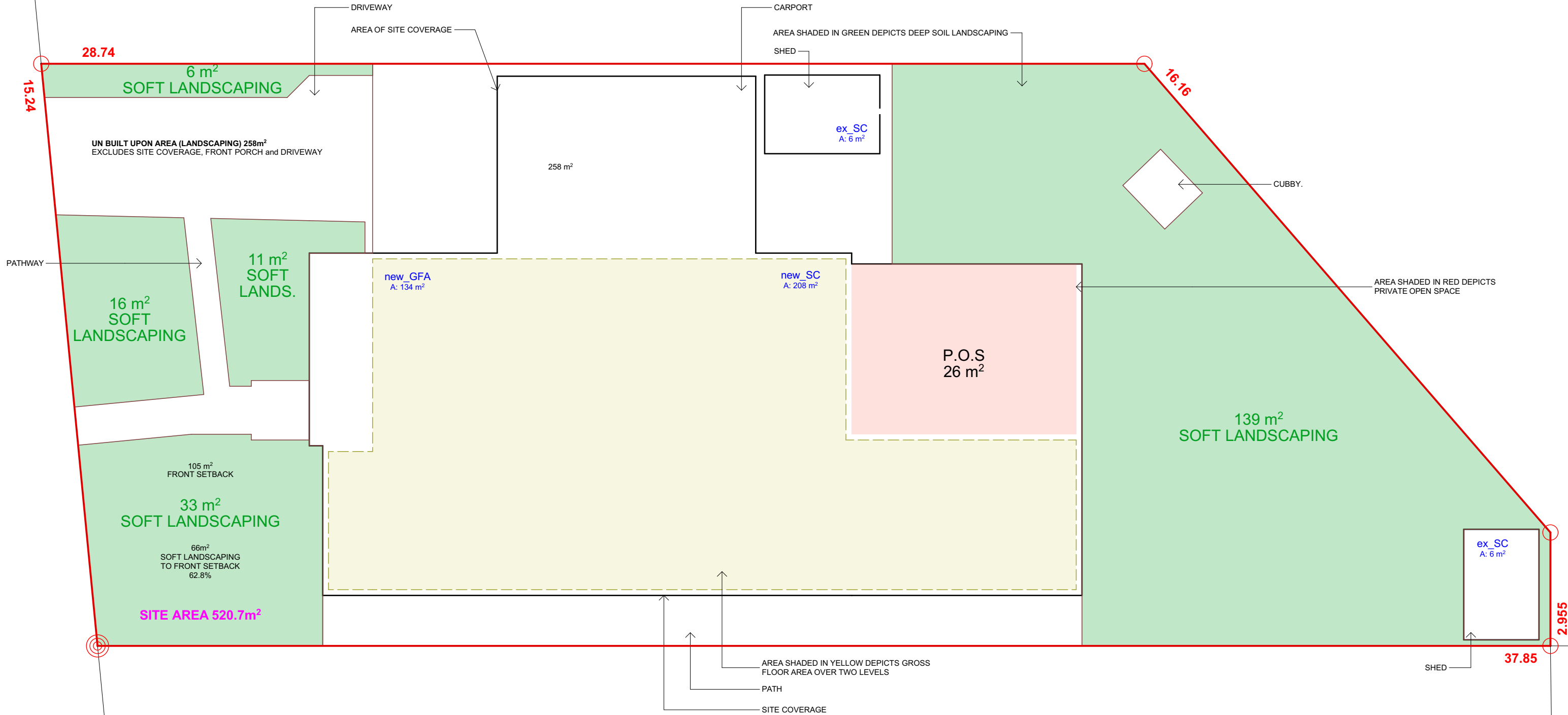
PROPOSED GROUND FLOOR PLAN

Sheet No

DA-103

Issue

G



<i>existing 106m²</i>	<i>existing 171m²</i>	<i>existing 202m²</i>	DEEP SOIL LANDSCAPING Total 205m² 39.3% (0.39:1)	PRINCIPAL PRIVATE OPEN SPACE (Covered Deck Area) Total 26m² 39.3% (0.39:1)
GFA / FSR Total GFA 134m² FSR 25.7% (0.26:1)	SITE COVERAGE Total SC 220m² 42.2% (0.42:1)	LANDSCAPING Total 258m² 49.5% (0.50:1)	FRONT SET BACK Total 105m² DEEP SOIL LANDSCAPING 66m² 62.8% (0.63:1)	
<i>ADDITIONAL 28m²</i>	<i>ADDITIONAL 49m²</i>			

5. SCHEDULE OF AREAS 1:100

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4 WALSH STREET, NORTH NARRABEEN NSW, 2101

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TCM CONSTRUCTION GROUP

Designer

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Date

MARCH 2021

Scale

AS NOTED @ A3

Drawn

R.P.

SCHEDULE OF AREAS
PLAN & COMPLIANCE
TABLE

Sheet No

DA-104

Issue

G

Certificate number: A429698

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Date of issue: Monday, 30, August 2021

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Alterations and Additions

ALL NEW ROOF AREAS TO HAVE METAL
GUTTERS TO COLLECT WATER RUNOFF TO
UNDERGROUND UPVC PIPE (min. 100dia).
ENSURE APPROPRIATELY DIVERTED TO
APPROVED EXISTING DISCHARGE POINT.
ALL TO ENGINEER'S SPECIFICATION AND IN
ACCORDANCE WITH THE MOST CURRENT
EDITION OF AS3500




<p>GENERAL NOTES</p> <p>1. ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS AND FLOOR AREAS ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.</p>
<p>DEVELOPMENT APPLICATION</p>



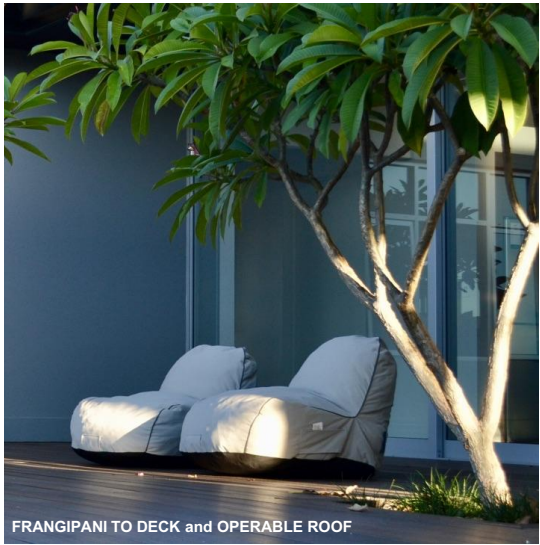
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North

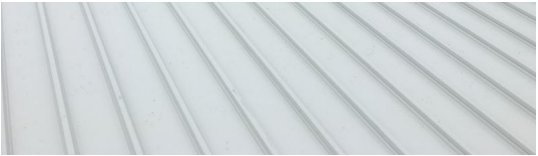


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<p>  HARGROVES DESIGN CONSULTANTS M: 0410 669 148 E: jacqui@hargroves.com.au </p>				
Date	MARCH 2021	Title	Sheet No	Issue
Scale	A5 NOTED @ A3	ROOF & STORMWATER CONCEPT PLAN	DA-105	G
Drawn	R.P			



FRANGIPANI TO DECK and OPERABLE ROOF



TEXTURES



TRIMMINGS and DETAILS



PROPOSED PERSPECTIVE



FINISHES:

ROOF: SURFMIST OR SHALE GREY
WALLS: SNOW SEASON (OFF WHITE)
TRIMMINGS and DETAILING: LEXICON or VIVID WHITE (WHITE)
VERANDAH and DECK: RAW COATED BLACKBUTT DECKING
ROOF PLUMBING: SURFMIST OR SHALE GREY
FASCIA and BARGE BOARDS: LEXICON or VIVID WHITE (WHITE)
DOOR and WINDOWS FRAMES: WHITE
OPERABLE ROOF SYSTEM: TO MATCH ROOFING.



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ALTERATIONS and ADDITIONS:
- Ground Floor Additions; Internal and External modifications; Rectifications and Improvements; and Landscape Concept.
4 WALSH STREET, NORTH NARRABEEN NSW, 2101

Client

TCM CONSTRUCTION GROUP

Designer

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M: 0410 669 148
E: jacqui@hargroves.com.au

Date

MARCH 2021

Scale

AS NOTED @ A3

Drawn

R.P.

FINISHES and IMAGERY

Sheet No

DA-106

Issue

G

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Alterations and Additions

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Secretary
Date of issue: Monday, 30, August 2021
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PROPOSED PERSPECTIVE



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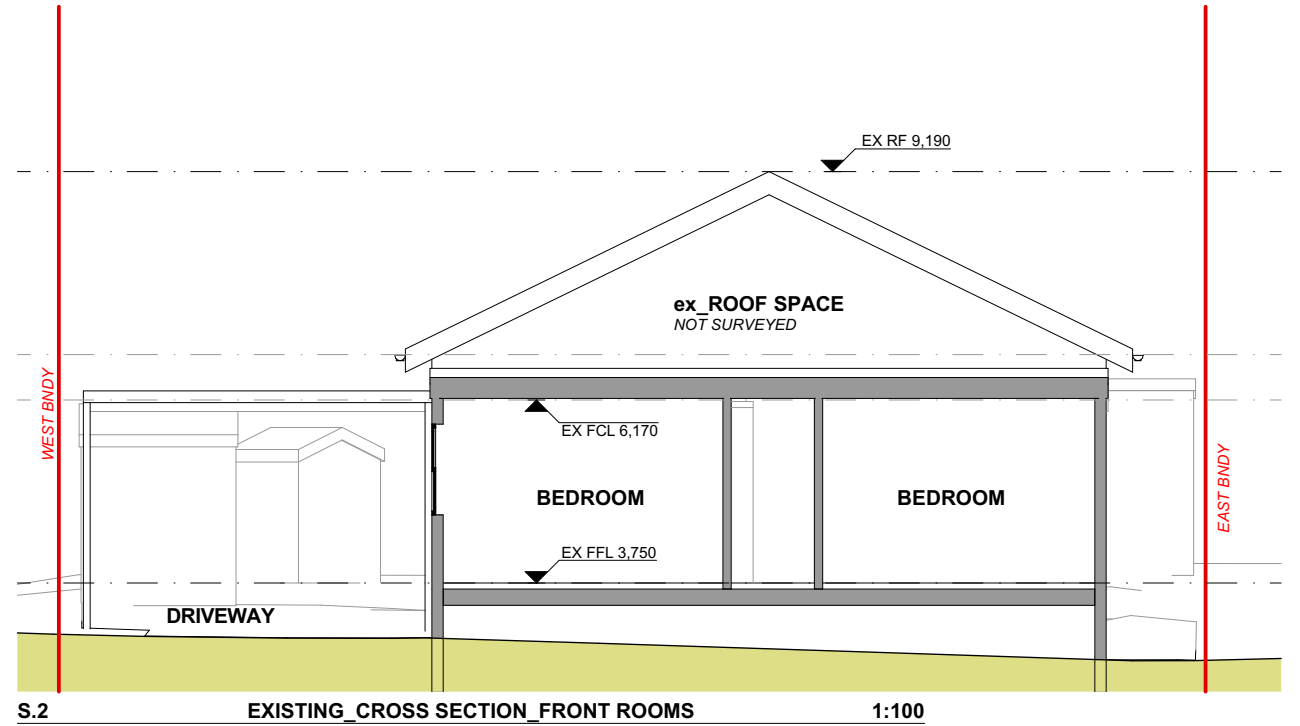
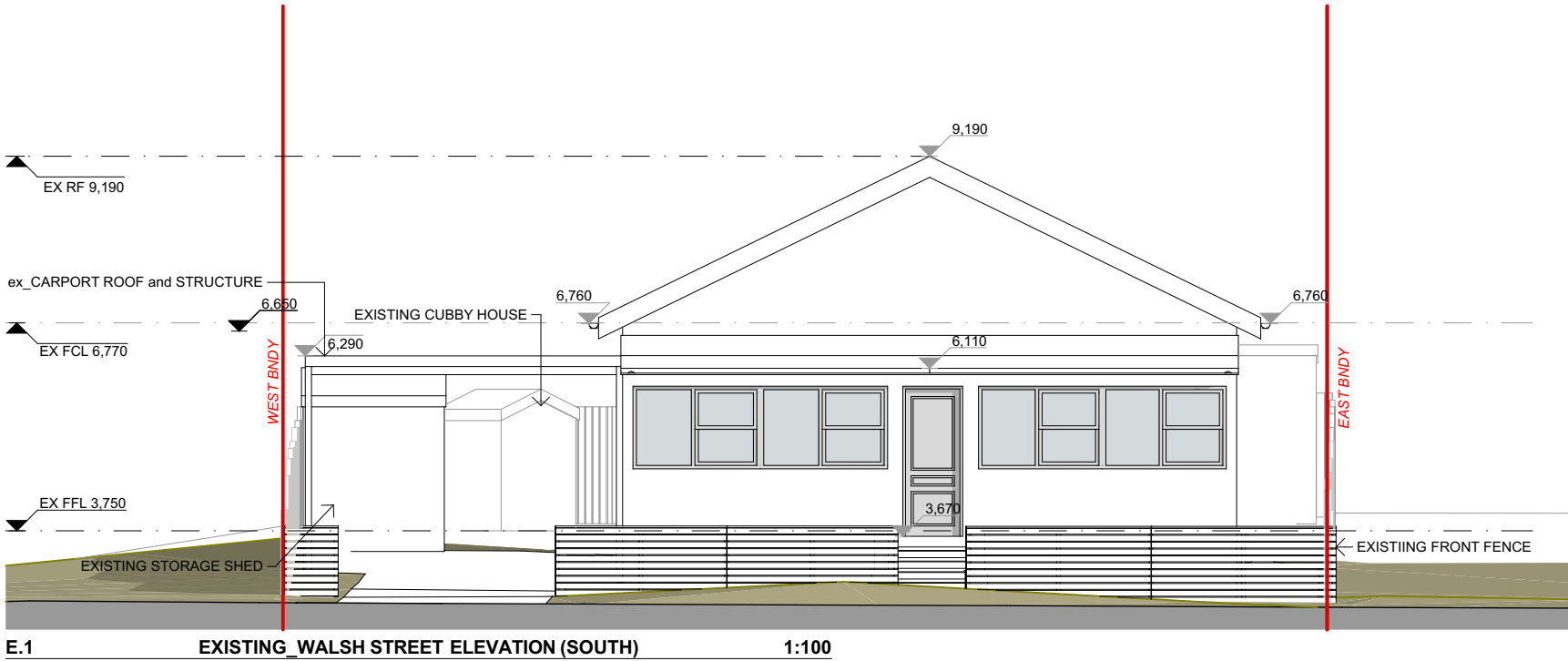
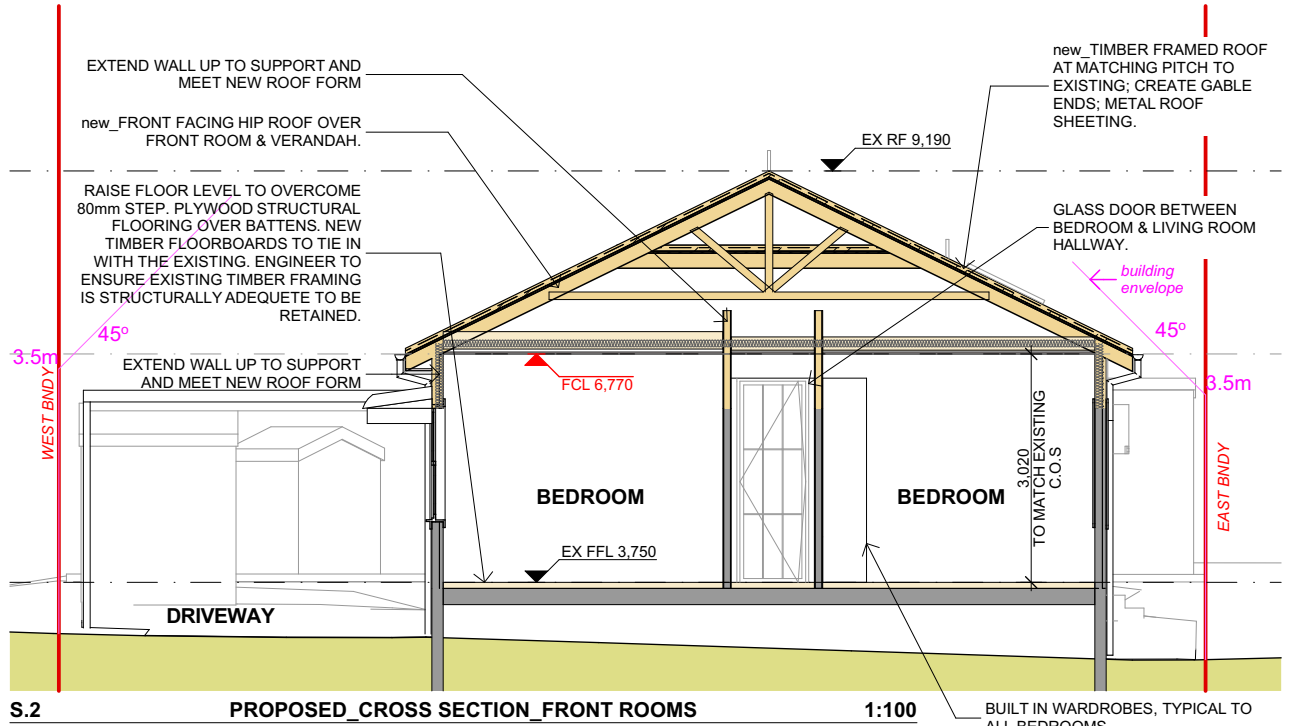
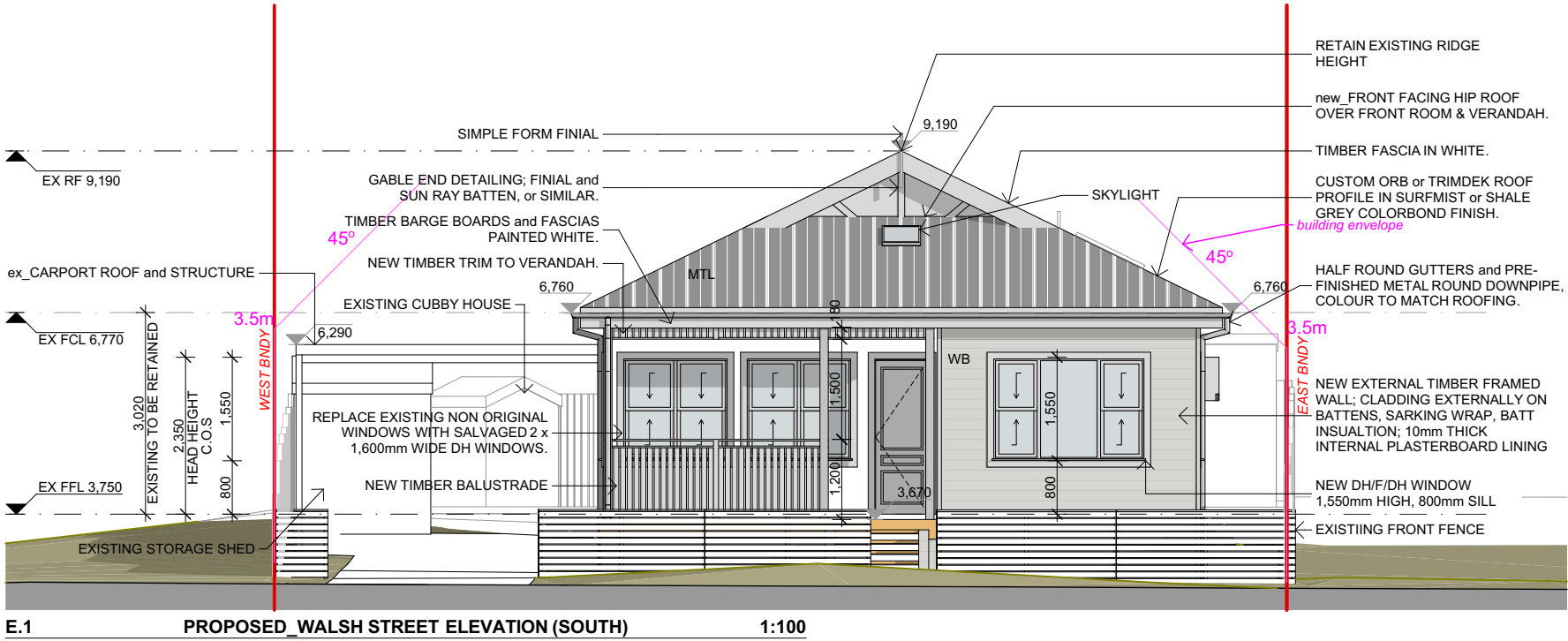
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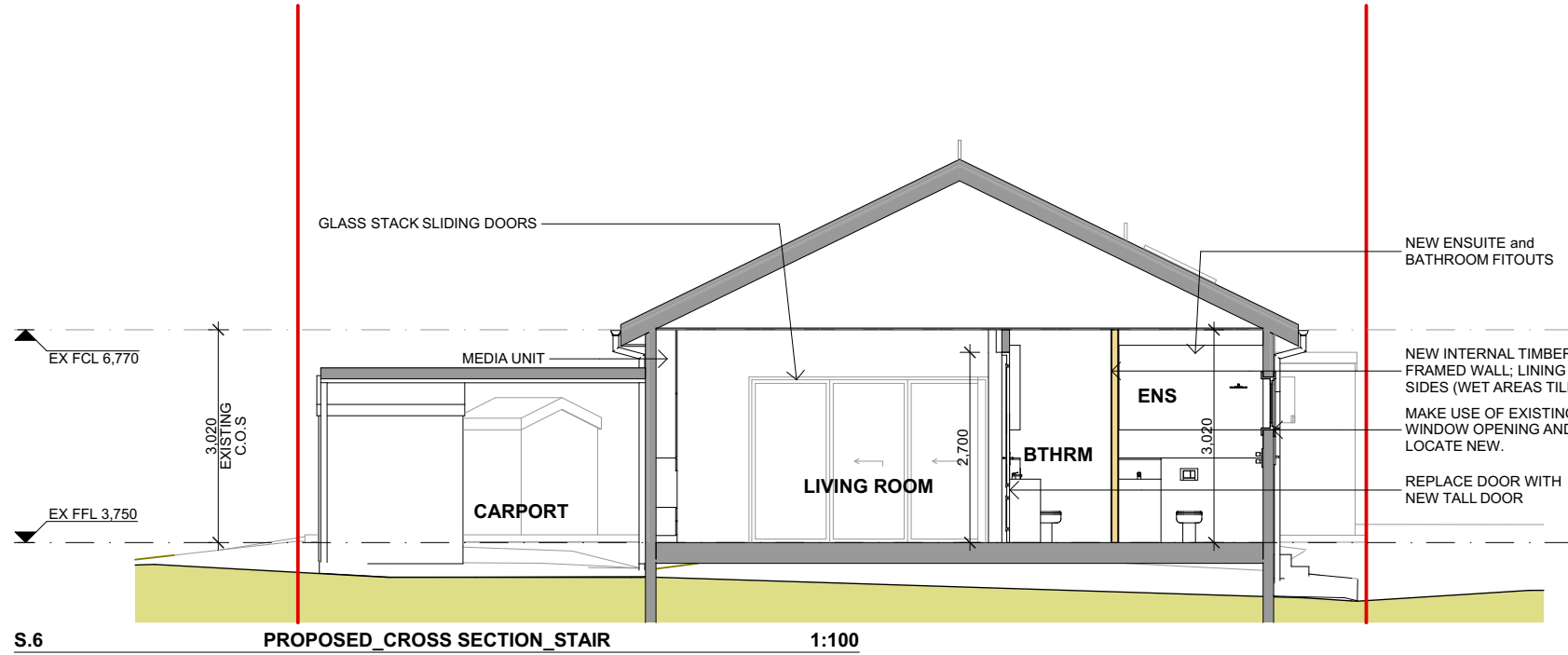
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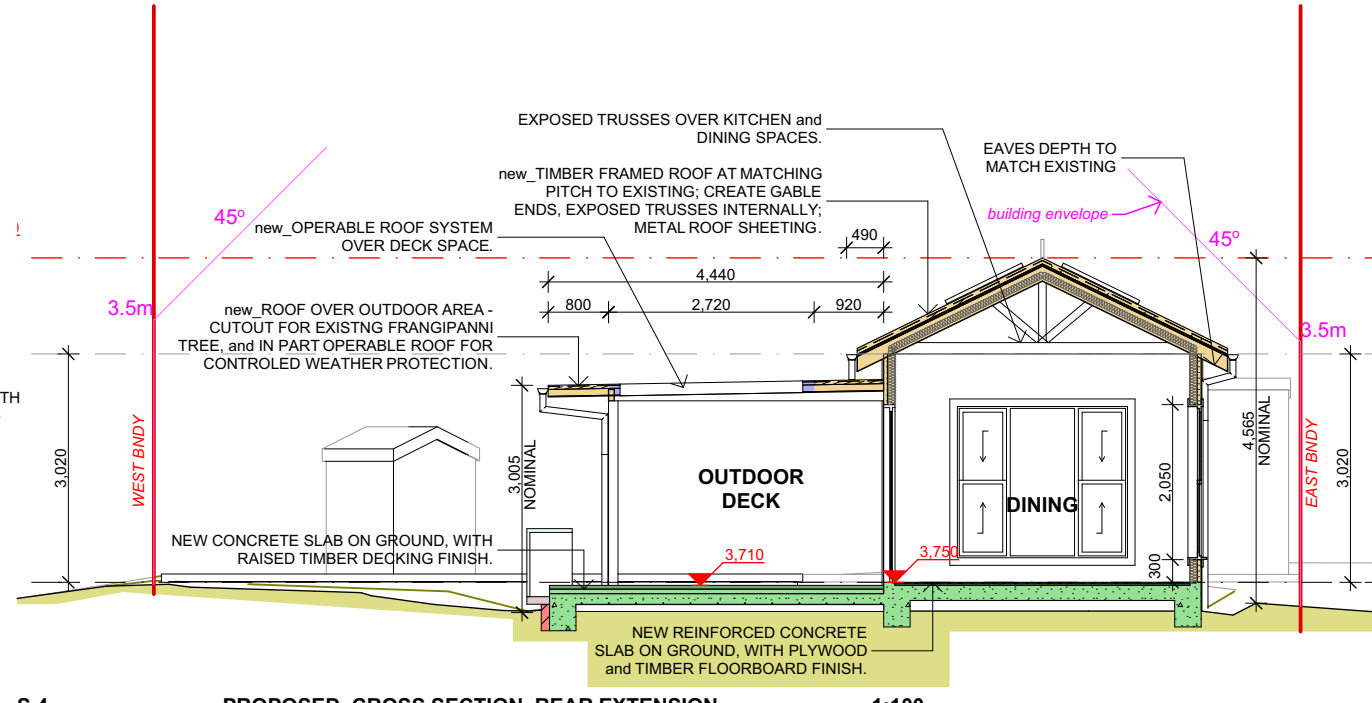
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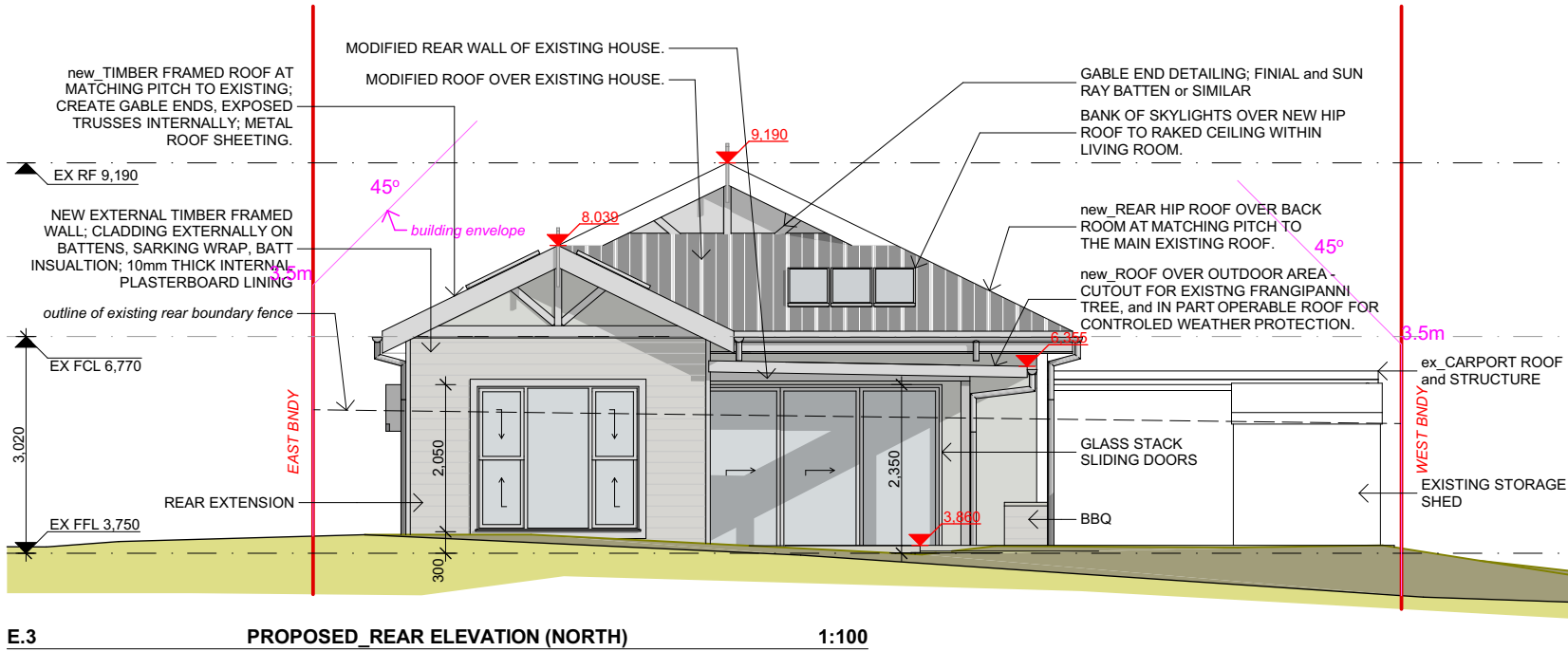
Date	MARCH 2021	Title	EXISTING & PROPOSED ELEVATION & SECTION	Sheet No	DA-110	Issue	G
Scale	AS NOTED @ A3	Drawn	R.P.				



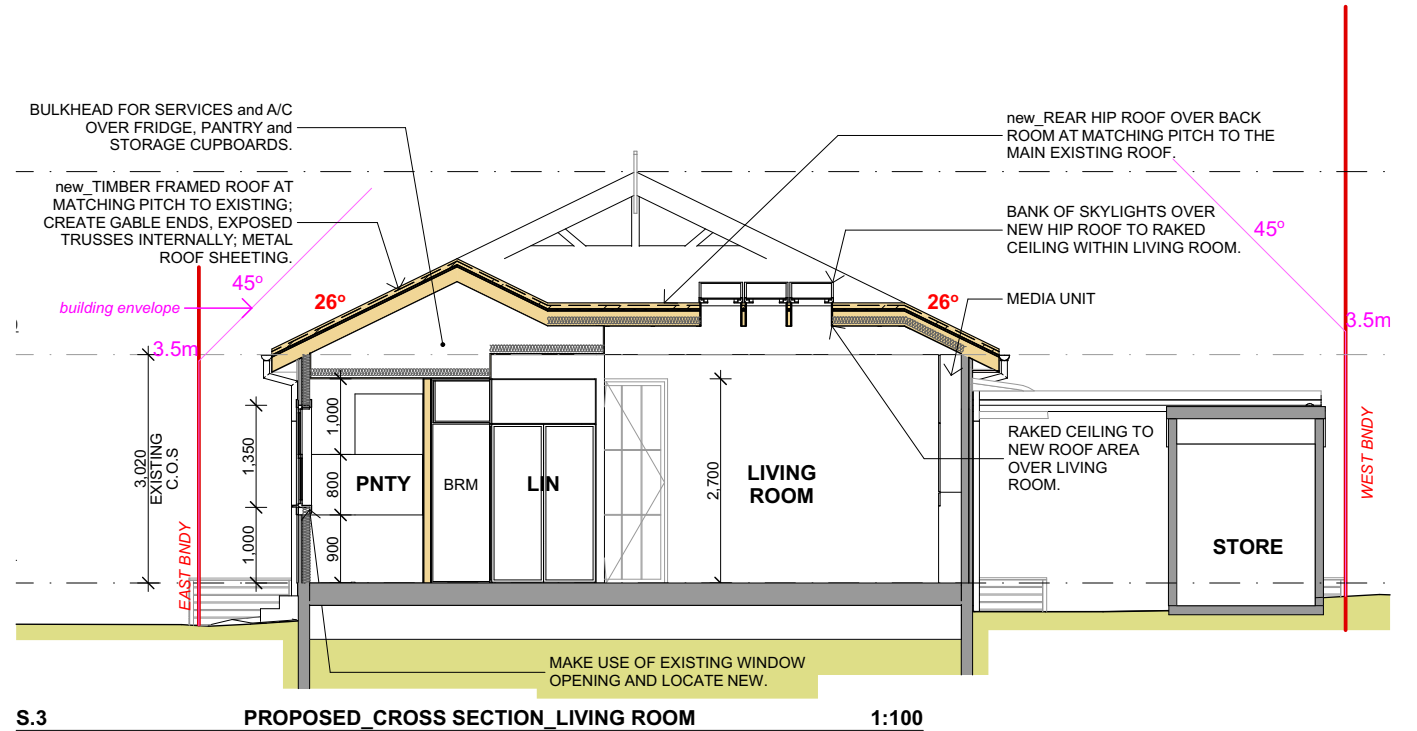
S.6 PROPOSED_CROSS SECTION_STAIR 1:100



S.4 PROPOSED_CROSS SECTION_REAR EXTENSION 1:100



E.3 PROPOSED_REAR ELEVATION (NORTH) 1:100



S.3 PROPOSED_CROSS SECTION_LIVING ROOM 1:100

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Alterations and Additions

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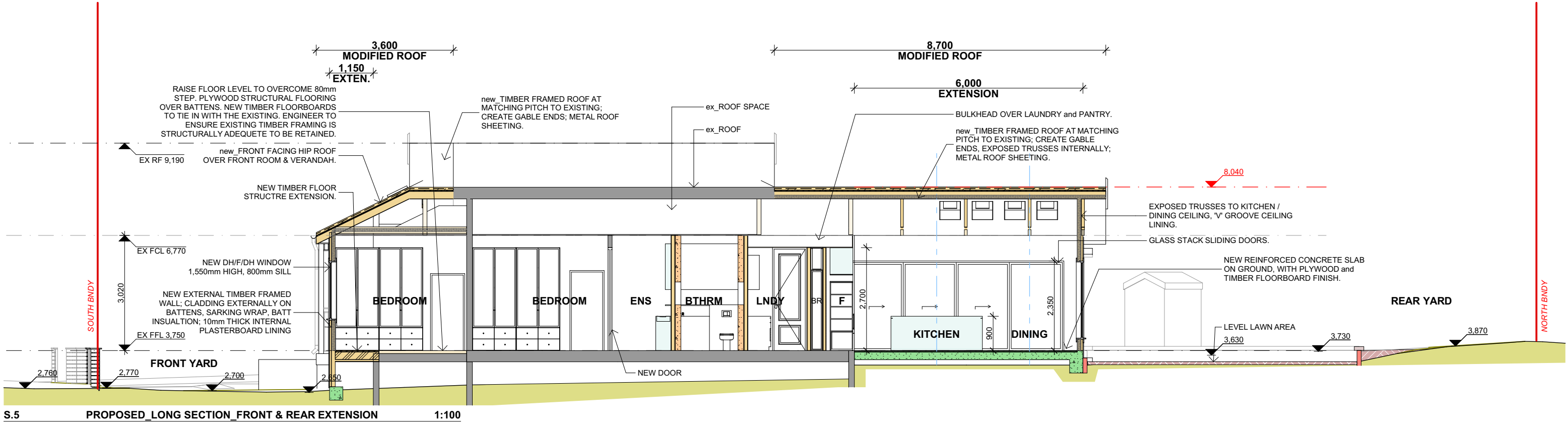


LOT & DP
LOT 0; DP 20400
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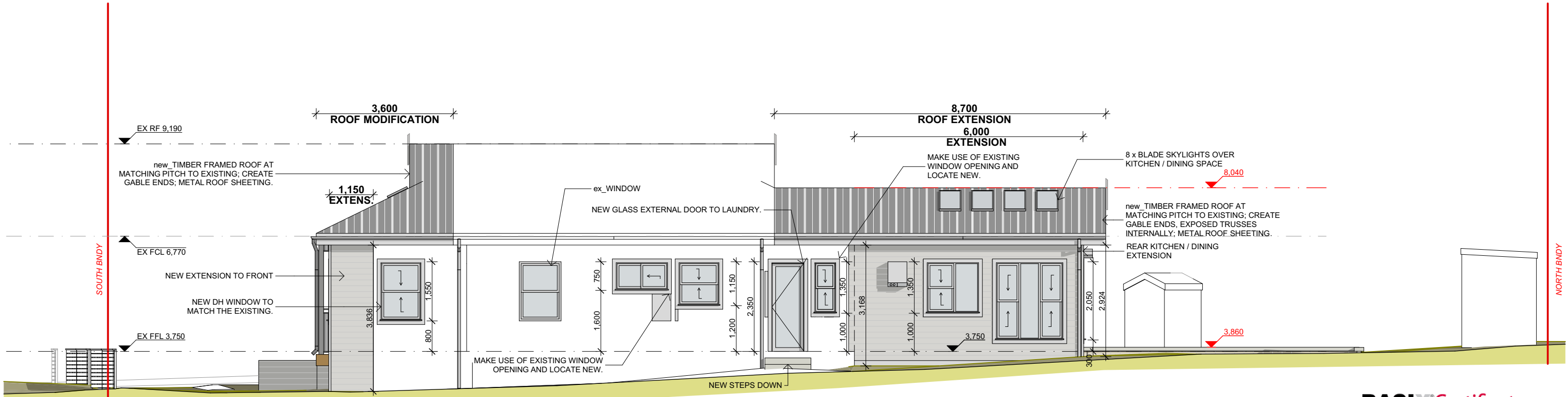
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Project
ALTERATIONS and ADDITIONS:
- Ground Floor Additions; Internal and External modifications; Rectifications and Improvements; and Landscape Concept.
4 WALSH STREET, NORTH NARRABEEN NSW, 2101
Client
TCM CONSTRUCTION GROUP

Designer
HARGROVES DESIGN CONSULTANTS
M: 0410 669 148
E: jacqui@hargroves.com.au
Date
MARCH 2021
Scale
AS NOTED @ A3
Drawn
R.P.
Title
PROPOSED ELEVATION & SECTIONS
Sheet No
DA-111
Issue
G



S.5 PROPOSED_LONG SECTION_FRONT & REAR EXTENSION 1:100



E.2 PROPOSED_EAST ELEVATION 1:100

BASIXCertificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A429698

Secretary
Date of issue: Monday, 30, August 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.

Designer

HARGROVES DESIGN CONSULTANTS

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4 WALSH STREET, NORTH NARRABEEN NSW, 2101

Client

TCM CONSTRUCTION GROUP

Date

MARCH 2021

Title

PROPOSED ELEVATION & SECTION

Scale

AS NOTED @ A3

Drawn

R.P.

Sheet No

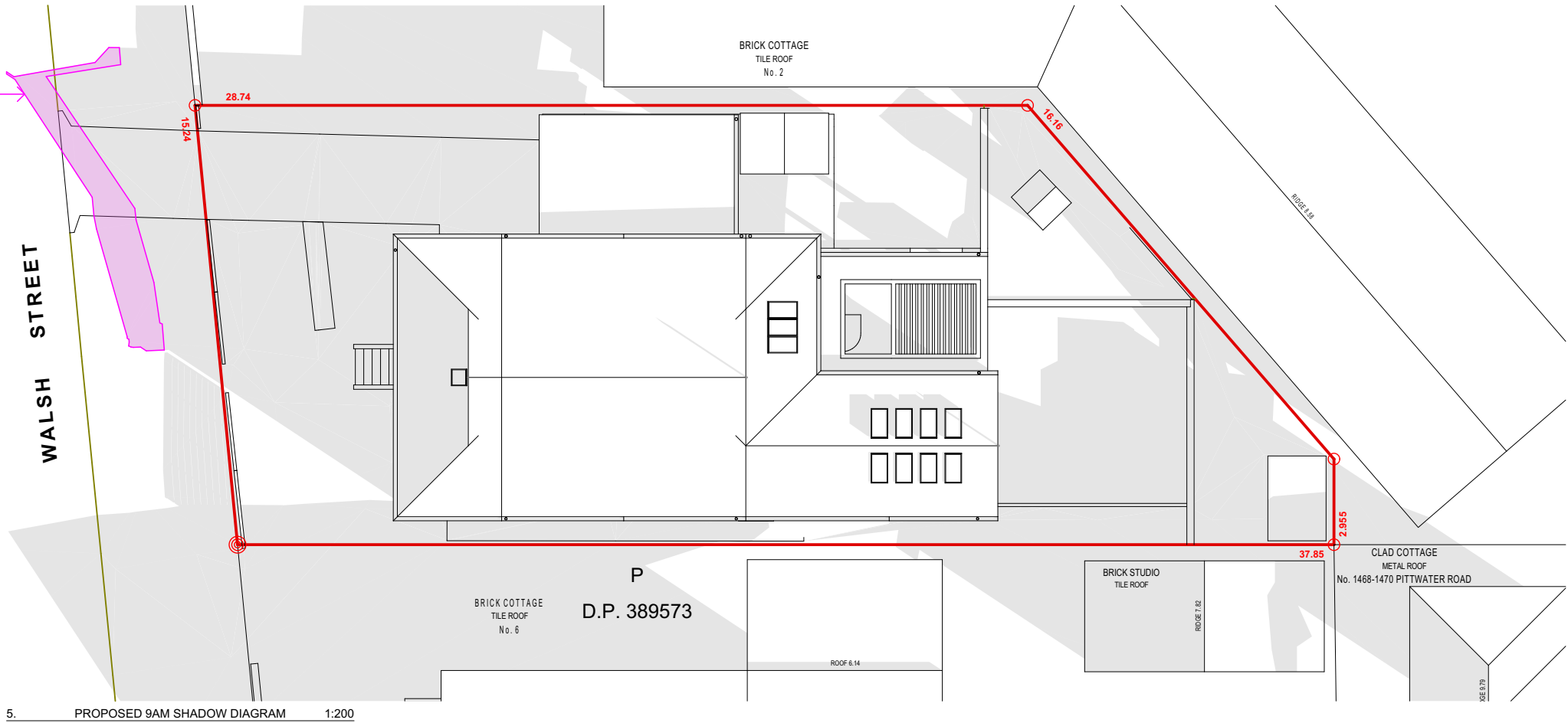
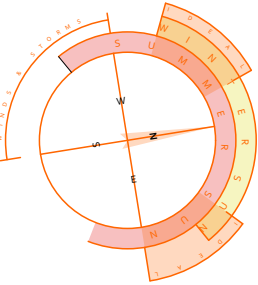
DA-112

Issue

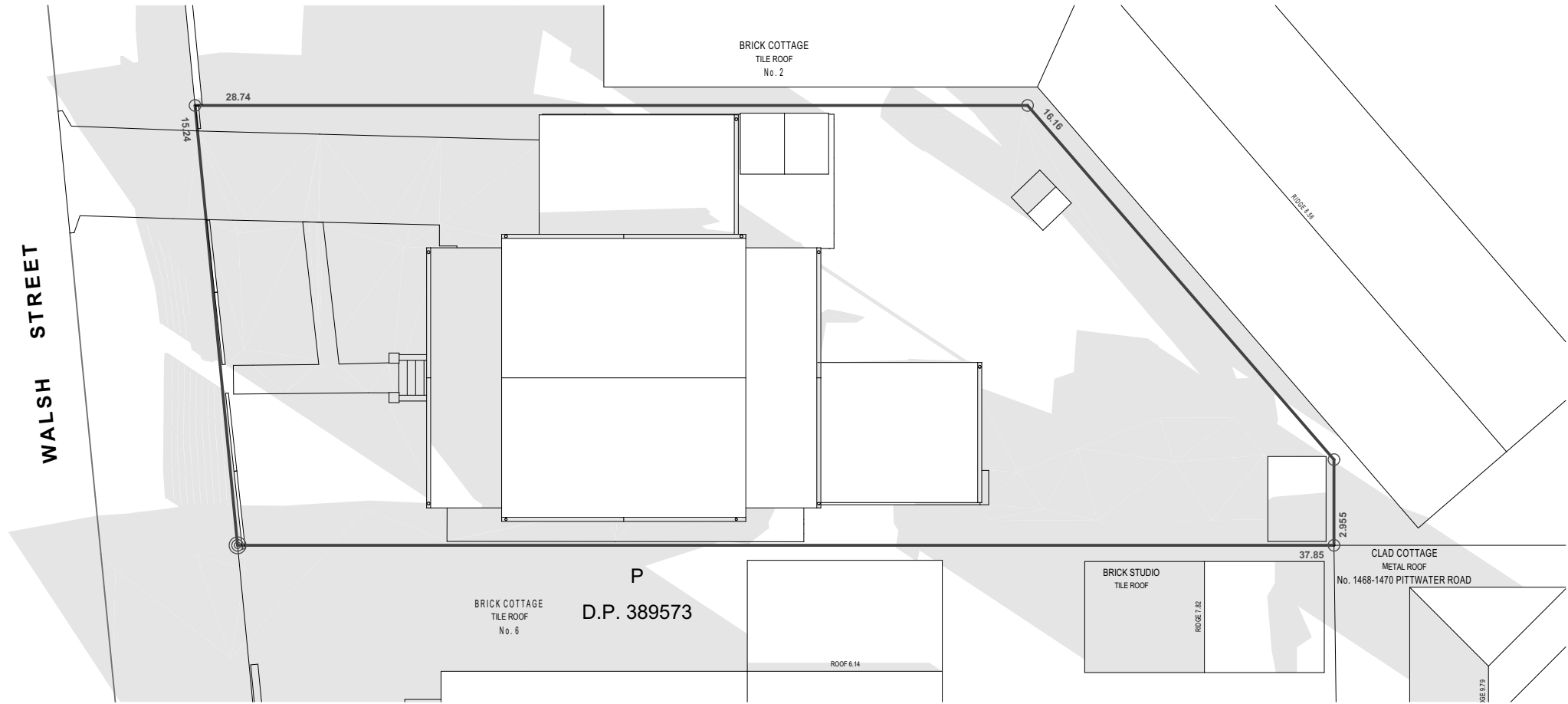
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G	RP	ISSUED FOR DEVELOPMENT APPLICATION	01.09.2021																																						
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ISSUE	BY	DESCRIPTION	DATE																																						

ADDITIONAL AREA OF OVERSHADOWING



5. PROPOSED 9AM SHADOW DIAGRAM 1:200



5. EXISTING 9AM SHADOW DIAGRAM 1:200

BASIX Certificate
Building Sustainability Index www.basix.nsw.gov.au
Alterations and Additions

Certificate number: A429698
Secretary
Date of issue: Monday, 30, August 2021
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TCM CONSTRUCTION GROUP

Designer

HARGROVES DESIGN CONSULTANTS

M: 0410 669 148
E: jacqui@hargroves.com.au

Date

MARCH 2021

Title

Scale

AS NOTED @ A3

9AM SHADOW DIAGRAMS

Drawn

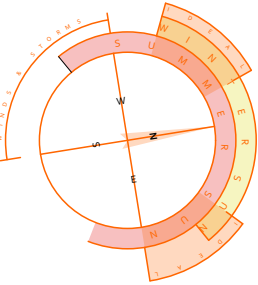
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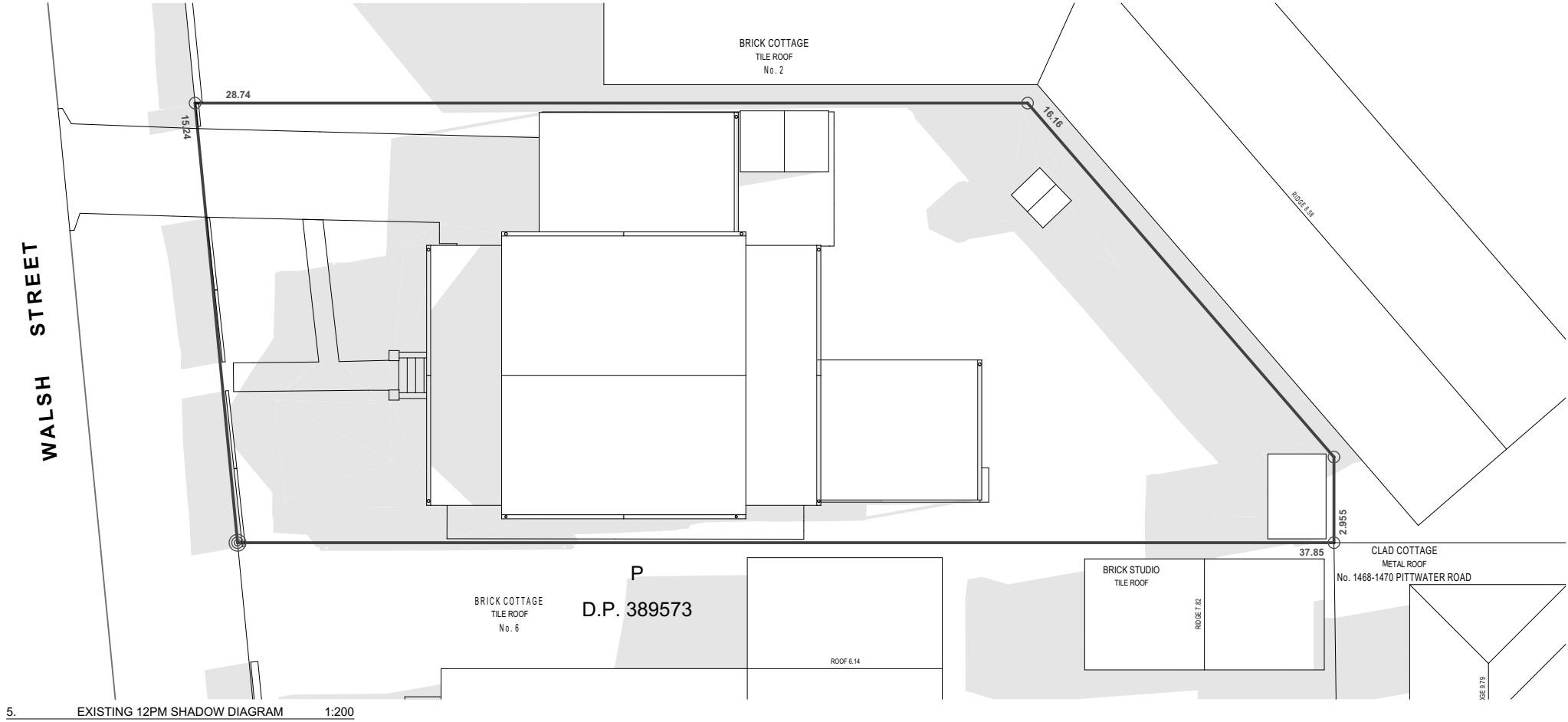
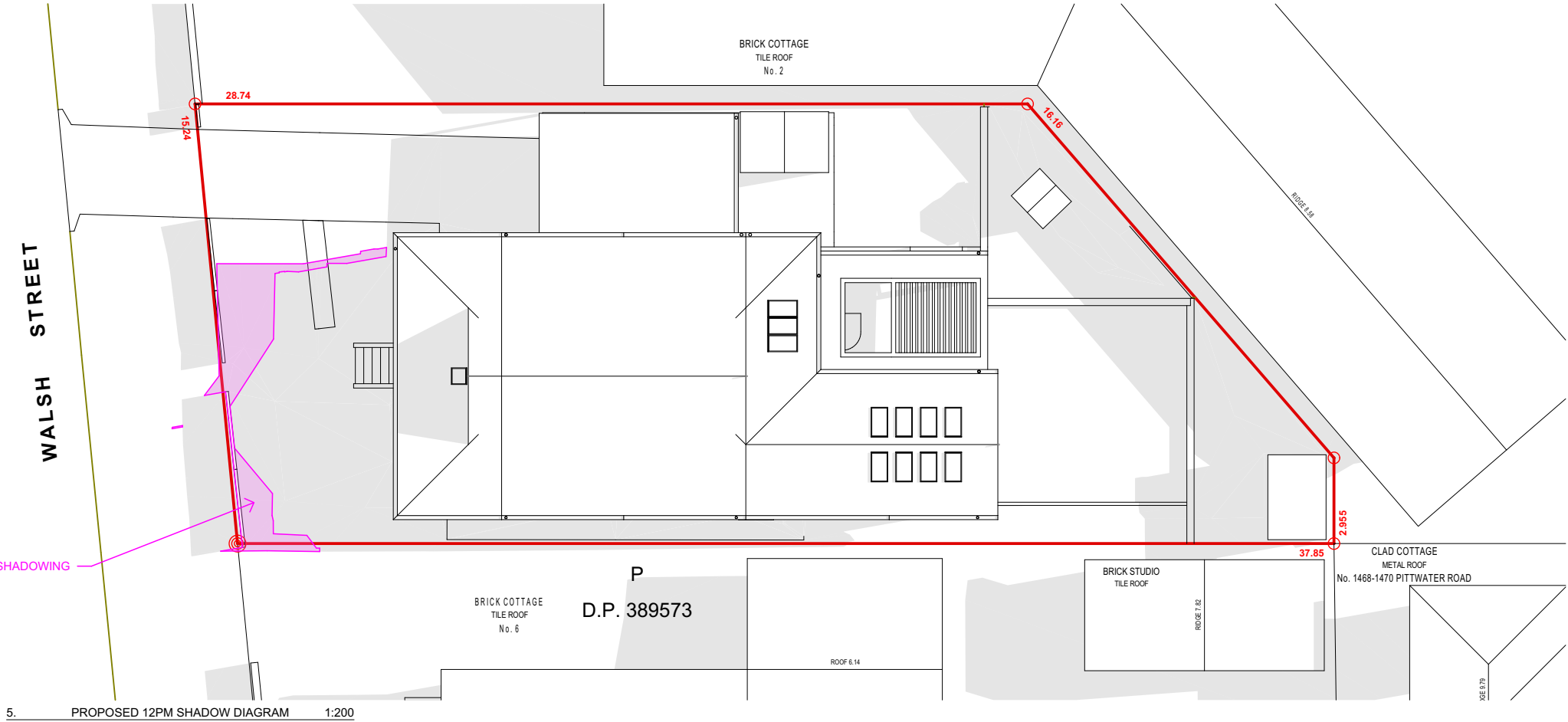
DA-116

Issue

G



ADDITIONAL AREA OF OVERSHADOWING



BASIX Certificate
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E: jacqui@hargroves.com.au

Date

MARCH 2021

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Scale

AS NOTED @ A3

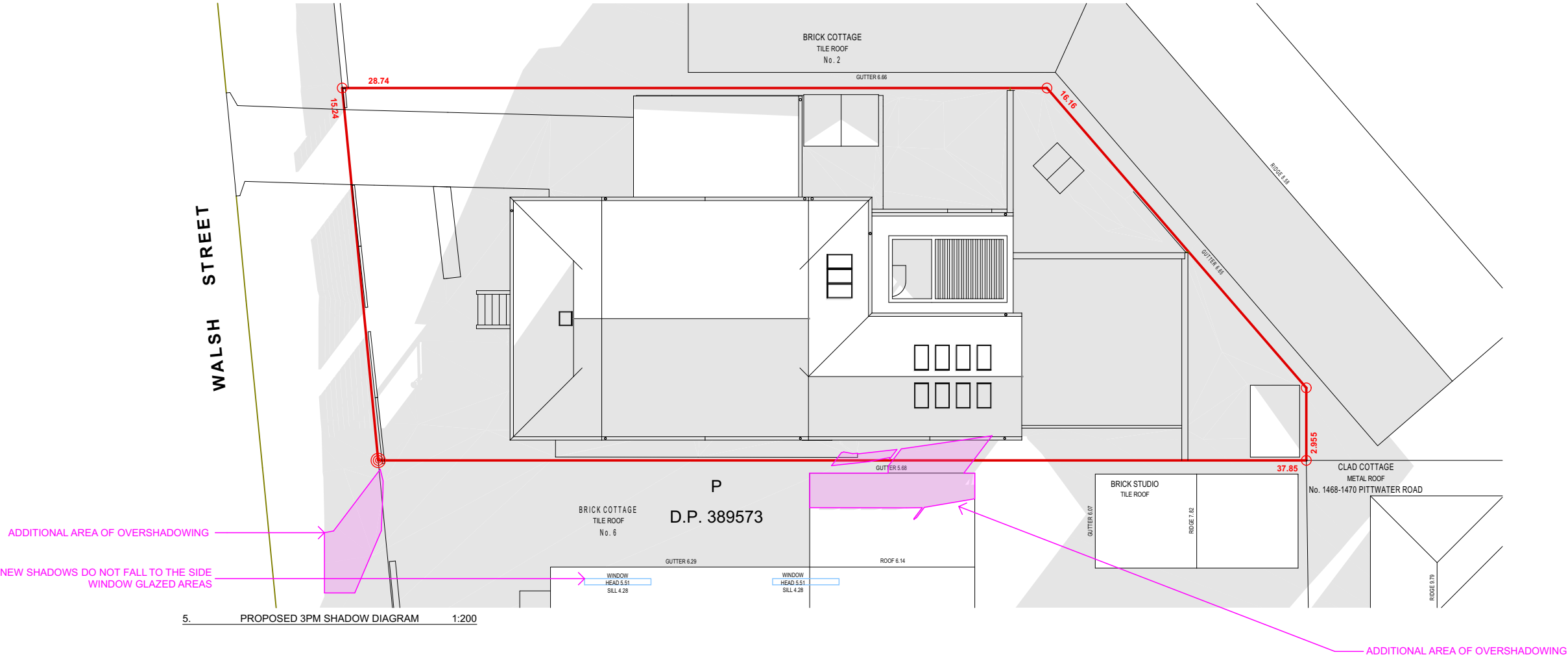
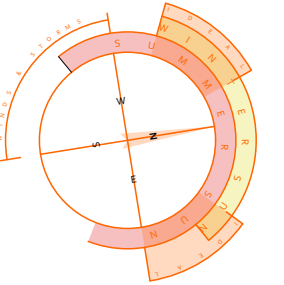
12PM SHADOW DIAGRAMS

Sheet No

DA-117

Issue

G



5. PROPOSED 3PM SHADOW DIAGRAM 1:200



5. EXISTING 3PM SHADOW DIAGRAM 1:200

G	RP	ISSUED FOR DEVELOPMENT APPLICATION	01.09.2021						
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ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE		

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4 WALSH STREET, NORTH NARRABEEN NSW, 2101

Client

TCM CONSTRUCTION GROUP

Designer

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Date

MARCH 2021

Title

3PM SHADOW DIAGRAMS

Sheet No

DA-118

Issue

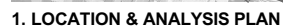
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Scale

AS NOTED @ A3

Drawn

R.P.



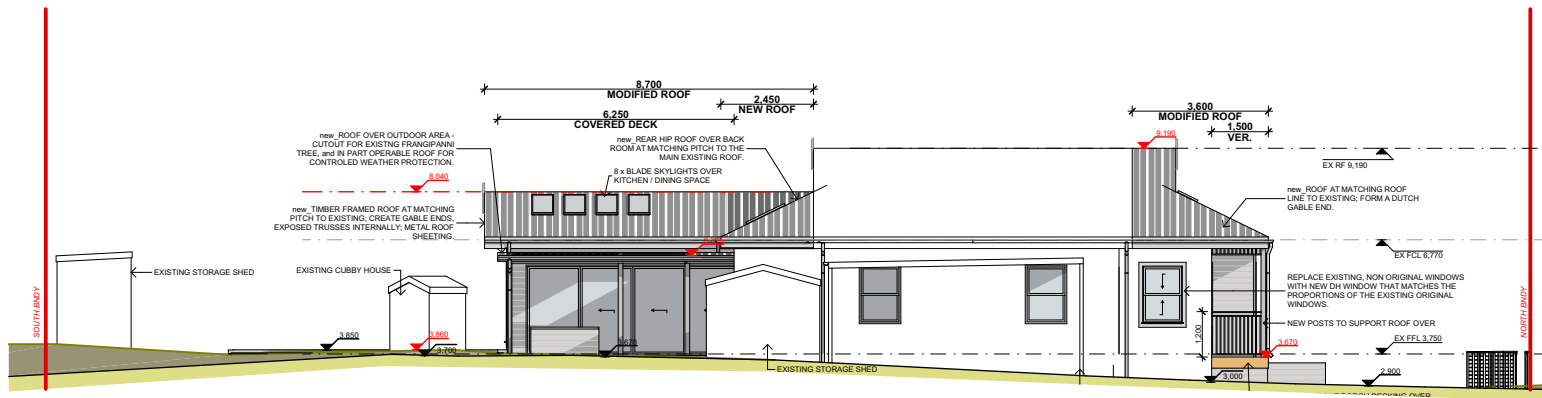
4 WALSH STREET, NORTH NARRABEEN 2101

ALTERATIONS and ADDITIONS:

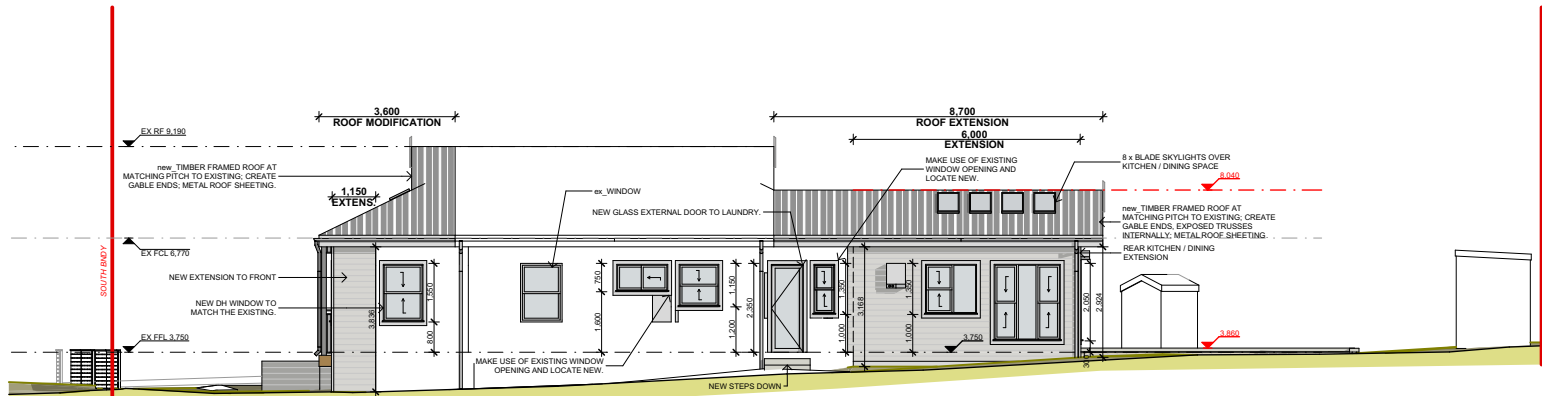
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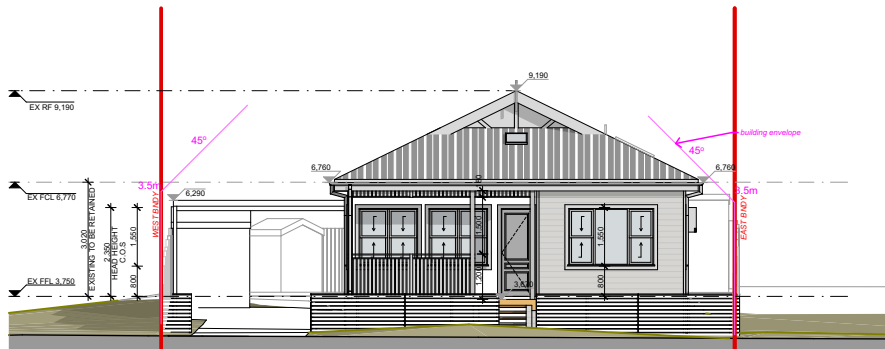
A	RP	ISSUE FOR DEVELOPMENT APPLICATION			01/03/20
ISSUE	BY	DESCRIPTION			DATE
Project					
ALTERATIONS and ADDITIONS: 4 WALSH STREET, NORTH NARRABEEN NSW 2101					
Designer					
HARGROVES DESIGN CONSULTANTS					
M: 0410 669 1410 E: jacqui@hargroves.com.au					
Name	2020/01	NOTIFICATION SITE PLAN			Sheet No.
Scale	N/A				DA-200
Date	S.F.				
Drawn					



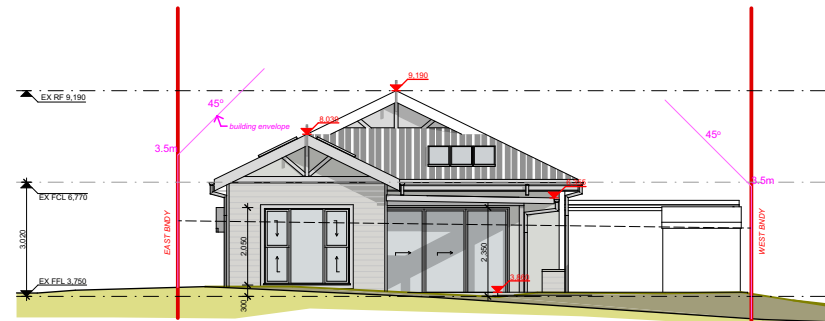
E.4 PROPOSED WEST ELEVATION



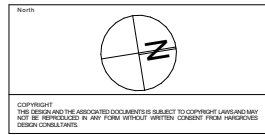
E.2 PROPOSED EAST ELEVATION



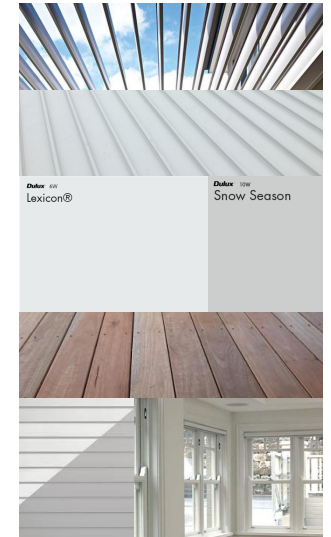
E.1 WALSH ST ELEVATION (SOUTH)



E.3 REAR ELEVATION (NORTH)



FINISHES



Rev	Description	Date
A	ISSUE FOR DEVELOPMENT APPLICATION	01/09/2021
B	ISSUE FOR DEVELOPMENT APPLICATION	01/09/2021
C	ISSUE FOR DEVELOPMENT APPLICATION	01/09/2021
D	ISSUE FOR DEVELOPMENT APPLICATION	01/09/2021
E	ISSUE FOR DEVELOPMENT APPLICATION	01/09/2021
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G	ISSUE FOR DEVELOPMENT APPLICATION	01/09/2021
H	ISSUE FOR DEVELOPMENT APPLICATION	01/09/2021
I	ISSUE FOR DEVELOPMENT APPLICATION	01/09/2021
J	ISSUE FOR DEVELOPMENT APPLICATION	01/09/2021
K	ISSUE FOR DEVELOPMENT APPLICATION	01/09/2021
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W	ISSUE FOR DEVELOPMENT APPLICATION	01/09/2021
X	ISSUE FOR DEVELOPMENT APPLICATION	01/09/2021
Y	ISSUE FOR DEVELOPMENT APPLICATION	01/09/2021
Z	ISSUE FOR DEVELOPMENT APPLICATION	01/09/2021

ALTERATIONS and ADDITIONS:
4 WALSH STREET, NORTH NARRABEEN
NSW 2101

Designer:
HARGROVES DESIGN CONSULTANTS
M: 0410 669 148
E: jacqui@hargroves.com.au

Date	2021	Issue	NOTIFICATION ELEVATIONS	Sheet No	DA-201	Issue	A
Scale	N.T.S.	Drawn	R.P.				