

# DWELLING ALTERATIONS for Mrs Robyn Felton

LOT C IN DP 76733 4 GOODWIN STREET NARRABEEN NSW 2101

Stage: DA STAGE

## Drawing Schedule

A.00	COVER PAGE
A.01	PROPOSED. SITE & ROOF PLAN
A.01.1	SITE ANALYSIS PLAN
A.01.2	SHADOW DIAGRAM
A.01.3	SITE SILTATION & MANAGEMENT PLAN
A.02	PROPOSED. FLOOR PLAN
A.02.1	EXTERNAL WINDOW & DOOR SCHEDULE
A.02.2	BASIX COMMITMENTS
A.03	EXISTING. FLOOR PLAN
A.04	PROPOSED. ELEVATIONS – 1 & 2
A.05	PROPOSED. ELEVATIONS – 3 & 4
A.06	PROPOSED. MATERIAL & FINISHES SCHEDULE-1 OF 2
A.06.1	PROPOSED. MATERIAL & FINISHES SCHEDULE- 2 OF 2
A.07	PROPOSED. SECTION A-A

## Revision Schedule

Revision	Date	Amendments
01	14/05/21	ISSUED FOR CLIENT REVIEW – PER CLIENT MEETING 18.04.21
02	08/08/21	ISSUED FOR CLIENT REVIEW – PER CLIENT MEETING 26.06.21
03	12/09/21	ISSUED FOR CLIENT REVIEW – PER CLIENT MEETING 30.08.21 & 01.09.21
04	04/12/21	ISSUED FOR CLIENT REVIEW – PER CLIENT EMAIL 17.11.21
05	08/12/21	ISSUED FOR CLIENT REVIEW – PER CLIENT EMAIL 08.12.21
06	24/12/21	CDC ISSUE FOR CLIENT REVIEW – PER PCA DAVID R. EMAILS 10.12.21 & 13.12.21
07	14/01/22	ISSUED FOR CLIENT REVIEW – PER CLIENT EMAIL 11.01.22
08	28/01/22	ISSUED FOR CDC
09	01/02/22	ISSUED FOR CDC – PER CLIENT EMAIL 30.01.22
10	15/03/22	ISSUED FOR CLIENT REVIEW – PER CLIENT EMAIL 24.02.22
11	24/03/22	ISSUED FOR CLIENT REVIEW – PER CLIENT EMAIL 20–22.03.22
12	29/03/22	ISSUED FOR CLIENT REVIEW – PER CLIENT EMAIL 28.03.22
13	11/04/22	ISSUED FOR CLIENT REVIEW – UPDATED TO SUIT SURVEY
14	11/04/22	ISSUED FOR CIVIL CONSULTANT CO-ORDINATION
15	23/04/22	ISSUE FOR DA



Design 'n' Sketch  
TURNING IMAGINATION INTO DESIGN  
47 WARRIEWOOD RD, WARRIEWOOD NSW 2102  
MOBILE: 0413 725 780 ABN: 32362475935  
E-MAIL: steven.rowtlep@hotmail.com

SITE INFORMATION

EXISTING GROUND	172.21m <sup>2</sup>
ADDITION GROUND	8.56m <sup>2</sup>
EX. DECK	26.22m <sup>2</sup>
ADDITION TO DECK	13.58m <sup>2</sup>
EXISTING VERANDAH	29.12m <sup>2</sup>
EXISTING GARAGE	39.26m <sup>2</sup>
TOTAL RESIDENCE	288.95m <sup>2</sup>
TOTAL RESIDENCE FOOTPRINT	288.95m <sup>2</sup>
SITE AREA	622.40m <sup>2</sup>
SITE COVERAGE	46.42% or 0.461
MAX ALLOWED	50% or 0.51
ALT. & ADD. RESIDNECE ROOF	99.80m
RETAINED EX. RESIDNECE ROOF	169.79m <sup>2</sup>
EX. GARAGE ROOF	42.01m <sup>2</sup>
TOTAL ROOF AREA	311.60m <sup>2</sup>

NOTE: INTERNAL AREAS HAVE BEEN CALCULATED INCLUSIVE OF WALL THICKNESS

SITE NOTES

CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.

EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY. THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.

THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE ARCHOTECTURAL SPECIFICATION PROVIDED.

BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE.

SEDIMENT BARRIERS ARE TO BE CUSTOMISED SITE SPECIFIC REFER TO SEDIMENT CONTROL PLAN FOR DETAILS WITH DUST PREVENTION MEASURES TO BE MAINTAINED AT ALL TIMES.

ALL SITEWORKS AND EXTERNAL SURROUNDS INDICATED ARE ILLUSTRATIVE ONLY WITH ALL TO BE VERIFIED IF REQUIRED WITH A SURVEY BY A REGISTERED SURVEYOR PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION

TEMPORARY SECURITY FENCING WHERE REQUIRED TO PREVENT PUBLIC ACCESS ONTO SITE.

THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE OWNER WITH ANY THIRD PARTY OBTAINING PLANS TO OBTAIN APPROVAL BY THE AUTHOR PRIOR.

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY IF REQUIRED.

THIS SITE PLAN IS NOT A "SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002.

CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH A REGISTERED SURVEYOR.

THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF ILLUSTRATING INTENT OF NEW WORKS. EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.

DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.

FOR ALL HYDRAULIC SYSTEMS INCLUDING ANY APPLICABLE WATER TANK, DOWNPIPES AND ALL STORMWATER DESIGN, SITE RETENTION SYSTEM AND STORMWATER OVERFLOW CONNECTION AND DRAINAGE LEVELS ARE TO BE INSTALLED IN ACCORDANCE WITH NCC/BCA '19, AUSTRALIAN STANDARDS ALSO ANY COUNCIL OR LOCAL AUTHORITY REQUIREMENTS / CONDITIONS AND TO CLIENT SATISFACTION WITH OUTCOME BUILDERS RESPONSIBILITY TO BE INSTALLED BY A LICENCE PLUMBER

DEMOLITION NOTES

- CAP OFF EXISTING PLUMBING AND ELECTRICAL WORKS AS NECESSARY BY CERTIFIED TRADESPERSON.
- MODIFIED BRICKWORK TO BE TOOTHED INTO EXISTING WHERE APPLICABLE AND CAVITY TO REMAIN CONTINUOUS AT ALL TIMES.
- EXISTING MATERIALS TO BE REUSED TO OWNERS DETAIL BUILDER TO CONFIRM PRIOR TO CONSTRUCTION.
- ANY MATERIALS REMOVED FROM SITE MUST BE DISPOSED OF AS PER COUNCIL REGULATIONS.
- INVESTIGATION SHOULD BE UNDERTAKEN BEFORE ALL WORKS THAT REQUIRES EXCAVATION.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE. THE RELEVANT AUTHORITY SHOULD BE CONTACTED FOR POSSIBLE LOCATION OR FURTHER UNDERGROUND SERVICES AND DETAILED LOCATION OF ALL SERVICES.
- DEMOLITION BY BUILDER IN ACCORDANCE WITH AS2601-2001: "THE DEMOLITION OF STRUCTURES".
- ESSENTIAL FIRST STEP IS CARRY OUT DIAL BEFORE YOU DIG PROCEDURE VISIT [www.1100.com.au](http://www.1100.com.au) WITH IT BEING THE BUILDERS RESPONSIBILITY AND ANY DAMAGE TO BE FIXED AT THE BUILDERS EXPENSE.
- THE BUILDER AND/OR SUBCONTRACTOR WILL BE RESPONSIBLE FOR THE COORDINATION, INSPECTION, VERIFICATION, RELOCATION AND RECONNECTION OF ALL THE EXISTING SERVICES OUT ON THE SITE AND GENERALLY INCLUDING THE FOLLOWING:

- SEWERAGE
- WATER SERVICE
- ELECTRICAL/MATV/TELEPHONE
- STORMWATER/CIVIL

WHERE ASBESTOS REMOVAL IS REQUIRED, THE BUILDER WILL PROVIDE WRITTEN CERTIFICATION THE SITE IS ASBESTOS FREE FROM A QUALIFIED ASBESTOS SPECIALIST CONTRACTOR PRIOR TO ANY NEW CONSTRUCTION WORKS IS TO BE COMMENCED.

WORD ABBREVIATION LEGEND

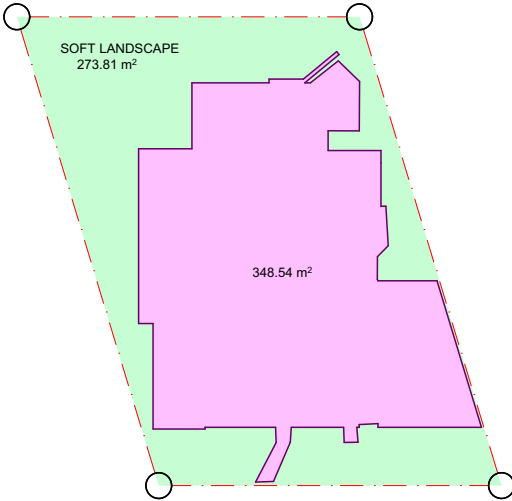
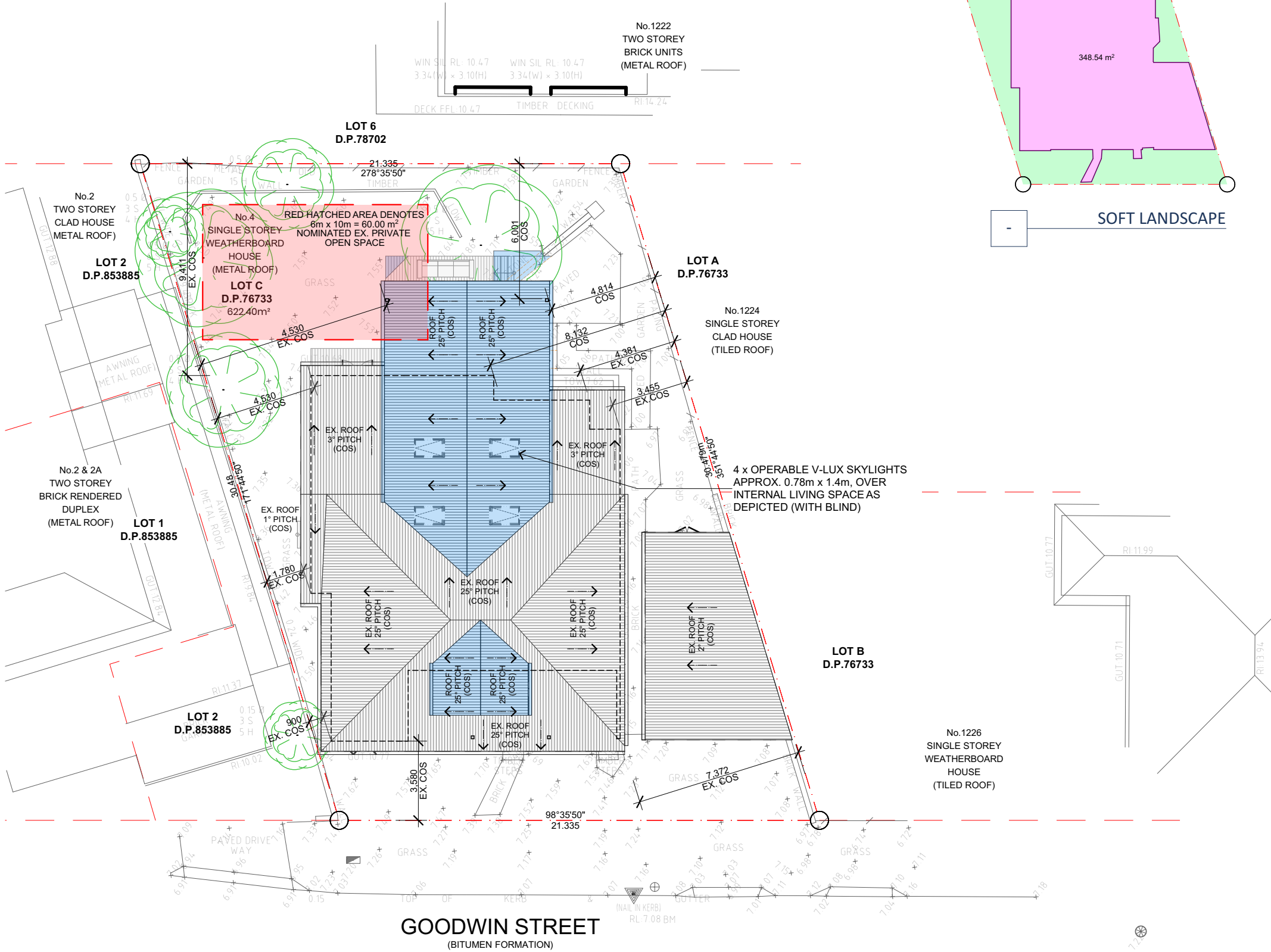
- RW - RETAINING WALL
- TRW - TOP OF RETAINING WALL
- BRW - BOTTOM OF RETAINING WALL
- FGL - FINISHED GROUND LEVEL
- FE - FENCING 1.2m (TYPE VARIES)
- DFE - DOOR WAY IN FENCING WITH NOMINATED DOOR SIZE
- NGL - NATURAL GROUND LEVEL
- COS - CONFIRM ON SITE

LEGEND

- DENOTES NEW SCOPE EXTENT
- DENOTES SITES EXISTING APPROXIMATE RELEVANT TREE LOCATION EXTENT (TO REMAIN)
- EXISTING FENCING EXTENT AS INDICATED
- DENOTES BUILDING OUTLINE
- DENOTES DIRECTION ROOF SLOPE IN REGARDS TO RAINWATER RUN OFF ALONG WITH NOMINATED ROOF PITCH
- NEW ROOF 'XX.X°' PITCH

**WARNING**  
UNDERGROUND  
ELECTRICITY LINES

**WARNING**  
EXISTING SERVICES  
UNDERGROUND

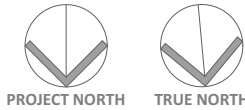


SOFT LANDSCAPE

THE COPYRIGHT IN THIS DESIGN AND DRAWING REMAINS THE PROPERTY OF DESIGN 'N' SKETCH AND MAY NOT BE COPIED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN 'N' SKETCH

DO NOT SCALE OF DRAWINGS WITH FIGURED DIMENSIONS AND SETOUTS TO BE VERIFIED PRIOR TO COMMENCEMENT, OMISSIONS OR DISCREPANCIES TO BE NOTIFIED TO BUILDER / PROPRIETOR

ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL APPLICABLE AUSTRALIAN STANDARDS, AS WELL AS COUNCIL CONDITIONS OF CONSENT AND THE REQUIREMENTS OF ALL STATUTORY AUTHORITIES



PROPRIETOR  
Mrs Robyn Felton

COUNCIL  
Northern Beaches Council

PROJECT  
DA STAGE  
EXISTING PROPERTY  
AT LOT C IN DP 76733  
4 GOODWIN STREET  
NARRABEEN NSW 2101

SHEET TITLE:  
PROPOSED. SITE & ROOF PLAN

DESIGN 'N' SKETCH  
TURNING IMAGINATION INTO DESIGN  
17 WARRIOR ROAD, 1ST FLOOR, WARRIOR NSW 2102  
MOBILE: 0413 725 780 A/N: 32362475935  
E-MAIL: steven.swalling@hotmail.com

SCALE 1:200@A3  
DRAWN SJR DATE 23/04/2022

DRAWING NUMBER 2021.54  
A.01

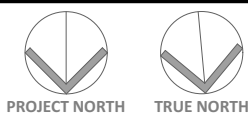
REV: 15

PLOT DATE: 23/04/2022





THE COPYRIGHT IN THIS DESIGN AND DRAWING REMAINS THE PROPERTY OF DESIGN 'N' SKETCH AND MAY NOT BE COPIED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN 'N' SKETCH. DO NOT SCALE OF DRAWINGS WITH FIGURED DIMENSIONS AND SETOUTS TO BE VERIFIED PRIOR TO COMMENCEMENT, OMISSIONS OR DISCREPANCIES TO BE NOTIFIED TO BUILDER / PROPRIETOR. ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL APPLICABLE AUSTRALIAN STANDARDS, AS WELL AS COUNCIL CONDITIONS OF CONSENT AND THE REQUIREMENTS OF ALL STATUTORY AUTHORITIES.



PROPRIETOR  
Mrs Robyn Felton

COUNCIL  
Northern Beaches Council

PROJECT  
DA STAGE  
EXISTING PROPERTY  
AT LOT C IN DP 76733  
4 GOODWIN STREET  
NARRABEEN NSW 2101

SHEET TITLE:  
SITE ANALYSIS PLAN

DESIGN 'N' SKETCH  
TURNING IMAGINATION INTO DESIGN  
11 WARRIOR ROAD, THE MANLY GROUP NSW 2102  
MOBILE: 0413 725 785 A&N: 32362475935  
E-MAIL: steven.walling@hotmail.com

SCALE NTS@A3  
DRAWN SJR DATE 23/04/2022

DRAWING NUMBER 2021.54  
A.01.1

REV: 15

PLOT DATE: 23/04/2022



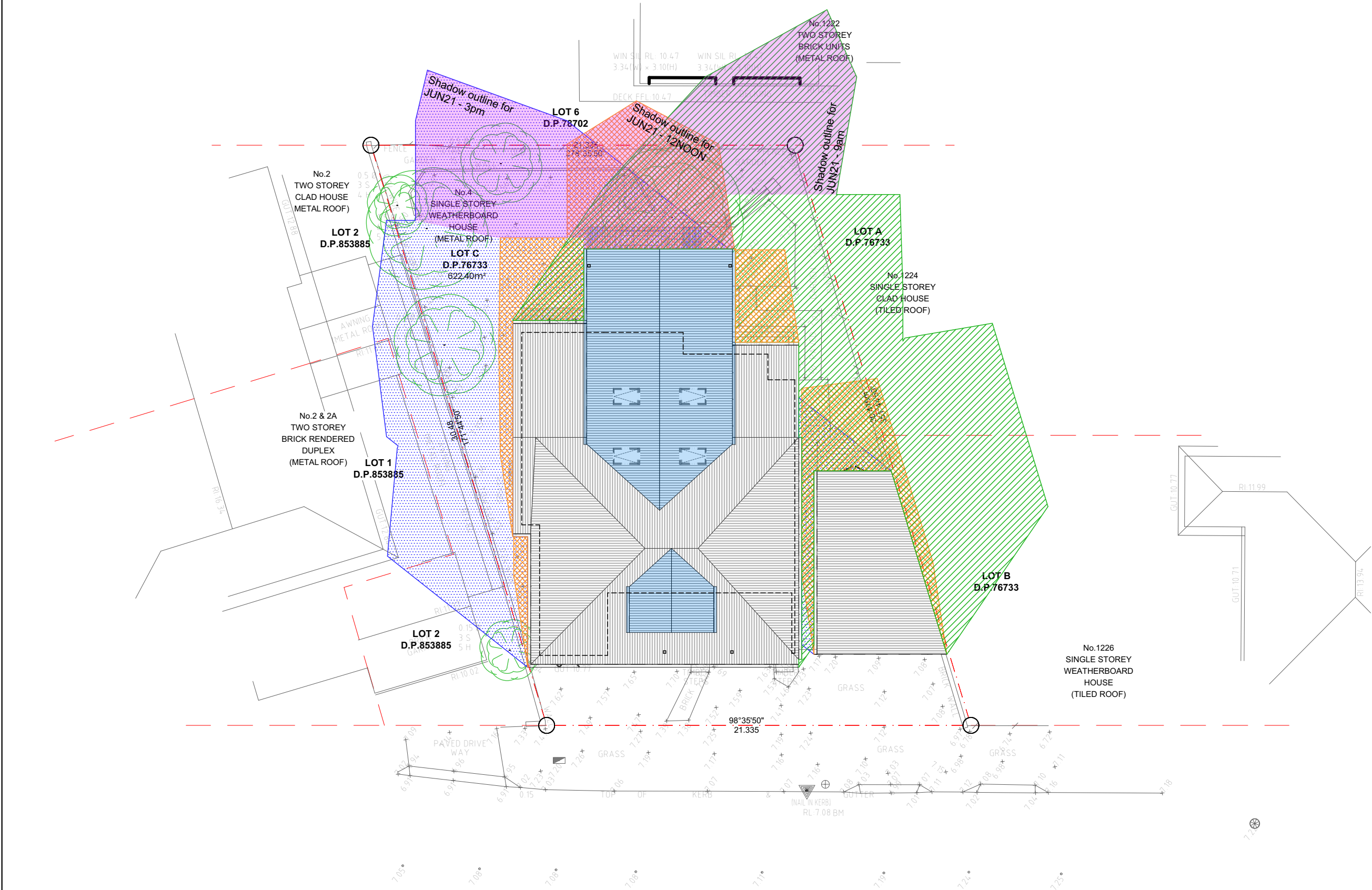
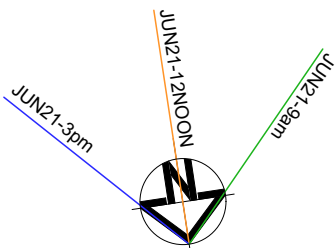
LEGEND

Shadow outline for JUN21 - 9am

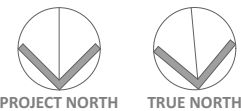
Shadow outline for JUN21 - 12NOON

Shadow outline for JUN21 - 3pm

New Shadow outline of New Scope area



THE COPYRIGHT IN THIS DESIGN AND DRAWING REMAINS THE PROPERTY OF DESIGN 'N' SKETCH AND MAY NOT BE COPIED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN 'N' SKETCH. DO NOT SCALE OF DRAWINGS WITH FIGURED DIMENSIONS AND SETOUTS TO BE VERIFIED PRIOR TO COMMENCEMENT, OMISSIONS OR DISCREPANCIES TO BE NOTIFIED TO BUILDER / PROPRIETOR. ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL APPLICABLE AUSTRALIAN STANDARDS, AS WELL AS COUNCIL CONDITIONS OF CONSENT AND THE REQUIREMENTS OF ALL STATUTORY AUTHORITIES.



PROPRIETOR  
Mrs Robyn Felton

COUNCIL  
Northern Beaches Council

PROJECT  
DA STAGE  
EXISTING PROPERTY  
AT LOT C IN DP 76733  
4 GOODWIN STREET  
NARRABEEN NSW 2101

SHEET TITLE:  
SHADOW DIAGRAM

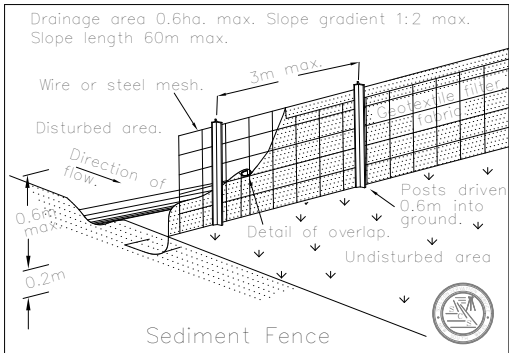


TURNING IMAGINATION INTO DESIGN  
17 WARRINGAH ROAD, WARRINGAH NSW 2102  
MOBILE: 0413 725 780 A&N: 32362475935  
E-MAIL: steven.rowling@hotmail.com

SCALE 1:200@A3  
DRAWN SJR DATE 23/04/2022

DRAWING NUMBER 2021.54  
A.01.2

REV: 15



## SEDIMENT CONTROL NOTES

- INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON THIS DRAWING AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
- IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION AND CONTROL OR BY COUNCIL REQUIREMENTS, REFER TO 'URBAN EROSION AND SEDIMENT CONTROL', GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.

## WORD ABBREVIATION LEGEND

RW - RETAINING WALL  
TRW - TOP OF RETAINING WALL  
BRW - BOTTOM OF RETAINING WALL  
FGL - FINISHED GROUND LEVEL  
FE - FENCING 12m (TYPE VARIES)  
DFE - DOOR WAY IN FENCING WITH NOMINATED DOOR SIZE  
NGL - NATURAL GROUND LEVEL  
COS - CONFIRM ON SITE

## LEGEND

- DENOTES NEW SCOPE EXTENT
- DENOTES SITES EXISTING APPROXIMATE RELEVANT TREE LOCATION EXTENT (TO REMAIN)
- EXISTING FENCING EXTENT AS INDICATED
- DENOTES BUILDING OUTLINE
- DENOTES DIRECTION ROOF SLOPE IN REGARDS TO RAINWATER RUN OFF ALONG WITH NOMINATED ROOF PITCH
- NEW ROOF 'XX.X' PITCH

**WARNING**  
UNDERGROUND  
ELECTRICITY LINES

**WARNING**  
EXISTING SERVICES  
UNDERGROUND



TEMPORARY PORTABLE TOILET

NOMINAL LOCATION OF BUILDING MATERIAL AND BUILDERS WASTE, RECYCLE STOCKPILES AREA WITH SEDIMENT CONTROL IN ACCORDANCE WITH COUNCIL REQUIREMENTS.

APPROX. LOCATION OF PERIMETER SAFETY FENCE DURING CONSTRUCTION

LOT 6  
D.P.78702

No.2  
TWO STOREY  
CLAD HOUSE  
(METAL ROOF)  
LOT 2  
D.P.853885

No.4  
SINGLE STOREY  
WEATHERBOARD  
HOUSE  
(METAL ROOF)  
LOT C  
D.P.76733  
622.40m<sup>2</sup>

No.2 & 2A  
TWO STOREY  
BRICK RENDERED  
DUPLEX  
(METAL ROOF)  
LOT 1  
D.P.853885

LOT 2  
D.P.853885

No.1222  
TWO STOREY  
BRICK UNITS  
(METAL ROOF)

APPROX. LOCATION OF TEMPORARY SEDIMENTATION CONTROL FENCE TO COUNCIL REQUIREMENTS TO BE USED DURING CONSTRUCTION REFER TO SEDIMENT CONTROL NOTES AND DETAIL ON SHEET

GRADED MARTERN DRAIN TO SILTATION FENCE

LOT A  
D.P.76733

No.1224  
SINGLE STOREY  
CLAD HOUSE  
(TILED ROOF)

APPROX. LOCATION OF PERIMETER SAFETY FENCE DURING CONSTRUCTION

LOT B  
D.P.76733

No.1226  
SINGLE STOREY  
WEATHERBOARD  
HOUSE  
(TILED ROOF)

GOODWIN STREET  
(BITUMEN FORMATION)



PROJECT NORTH

TRUE NORTH

PROPRIETOR  
Mrs Robyn Felton

COUNCIL  
Northern Beaches Council

PROJECT  
DA STAGE  
EXISTING PROPERTY  
AT LOT C IN DP 76733  
4 GOODWIN STREET  
NARRABEEN NSW 2101

SHEET TITLE:  
SITE SILTATION & MANAGEMENT PLAN



TURNING IMAGINATION INTO DESIGN  
17 WARRIOR ROAD, 100, WARRIOR ROAD, NSW 2102  
MOBILE: 0413 725 780 - A&N: 32362475935  
E-MAIL: steven.roasting@hotmail.com

SCALE @A3  
DRAWN SJR DATE 23/04/2022

DRAWING NUMBER 2021.54  
A.01.3

REV: 15

PLOT DATE: 23/04/2022

THE COPYRIGHT IN THIS DESIGN AND DRAWING REMAINS THE PROPERTY OF DESIGN 'N' SKETCH AND MAY NOT BE COPIED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN 'N' SKETCH  
DO NOT SCALE OF DRAWINGS WITH FIGURED DIMENSIONS AND SETOUTS TO BE VERIFIED PRIOR TO COMMENCEMENT, OMISSIONS OR DISCREPANCIES TO BE NOTIFIED TO BUILDER / PROPRIETOR  
ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL APPLICABLE AUSTRALIAN STANDARDS, AS WELL AS COUNCIL CONDITIONS OF CONSENT AND THE REQUIREMENTS OF ALL STATUTORY AUTHORITIES

C:\Users\Steveo\Documents\CAD JOBS\54 John - 4 Goodwin St Narrabeen\CAD Directory\03 DEVELOPMENT APPLICATION\02 DA-V3\2021.54 - John - 4 Goodwin St Narrabeen.pln

NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- SUPPLY AND INSTALL 'BIFLEX' CHEMICAL TERMITE TREATMENT (UNLESS OTHERWISE APPROVED) TO COMPLY WITH AS3660.1 AND MANUFACTURER'S SPECIFICATIONS
- ALL BRICKWORK (INCLUDING BRICK VENEER) SHALL BE IN ACCORDANCE WITH AS3700- MASONRY CODE
- ALL TIMBER FRAMING SHALL BE IN ACCORDANCE WITH AS1684. - UNLESS OTHERWISE APPROVED ROOF FRAMING SHALL BE OF TRADITIONAL TIMBER FRAMED CONSTRUCTION
- FOR ALL STRUCTURAL MEMBERS, FOOTINGS, & LOAD BARING WALLS REFER TO STRUCTURAL DOCUMENTATION PREPARED BY ENGINEERS.
- NOMINATED NEW WALLS WITH OPENINGS AS INDICATED TO HOUSE WITH NEW WINDOWS AND DOOR UNITS. BUILDER TO ENSURE THAT APPROPRIATE CLADDING, INSULATION BATTS AND SARKING IS CONSTRUCTED FOR FIRE RATING. WEATHER PROOFING AND THERMAL ADEQUACY (REFER TO BASIX CERTIFICATE FOR THERMAL RATING), ALL TO BE IN ACCORDANCE WITH NCC/BCA '19 AND AUSTRALIAN STANDARDS AND LOCAL STATUTORY AUTHORITY REQUIREMENTS.

WORD ABBREVIATION LEGEND

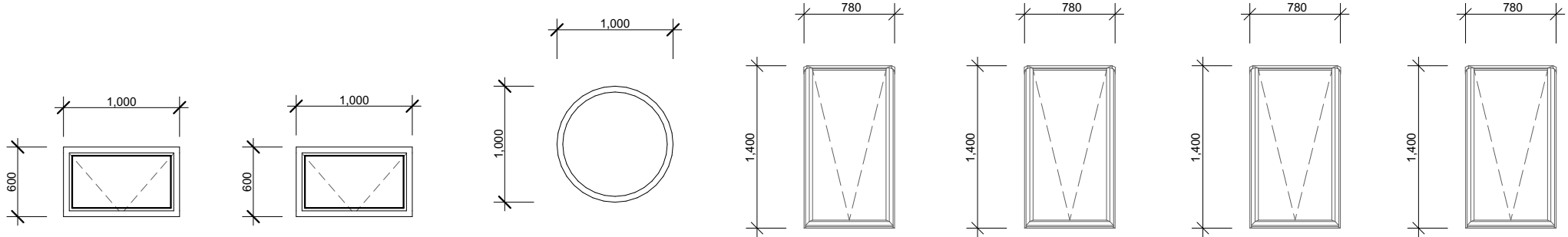
- WORD ABBREVIATION DEFINITIONS:
- CF - CARPETED FLOORING
  - CT - COOKTOP
  - CTF - CERAMIC TILED FLOOR
  - COS - CONFIRM ON SITE
  - D - DRYER MACHINE SPACE
  - DW - DISHWASHER SPACE
  - EX - EXISTING
  - F - FRIDGE SPACE
  - FL - FLOOR TILES
  - FP - FIRE PLACE
  - FSC - GAS FREESTANDING COOKER
  - FW - FLOOR WASTE
  - HWS - HOT WATER SYSTEM
  - LGD - LINEAL GRATED DRAIN
  - MV - MECHANICAL VENTILATION
  - P - PANTRY
  - S - SINK
  - SD - SMOKE DETECTOR
  - T - TUB
  - TR - TOWEL RAIL
  - UBO - UNDER BENCH OVEN
  - W - WASHING MACHINE SPACE

LEGEND

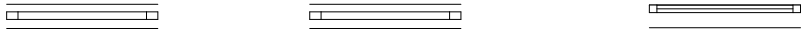
- NEW INTERNAL AND EXTERNAL WALLS
- RETAINED EXISTING WALLS
- DENOTES EXISTING BUILDING ELEMENTS REMOVED
- EXISTING BUILDING FOOTPRINT AREA
- DENOTES NEW SCOPE EXTENT
- DOOR TYPES AND SIZE IS NOMINAL:
  - D - SOLID CORE DOOR
  - BSD - BARN STYLE SLIDING DOOR
  - CSD - CAVITY SLIDING DOOR
  - STD - SLIDING STACKER DOOR
  - ESD - EXISTING SLIDING DOOR
- WINDOW TYPES AND WIDTHS
  - EW - EXISTING WINDOW
  - AW - AWNING WINDOW
  - DW - DOUBLE HUNG WINDOW
  - SW - SLIDING WINDOW
  - FW - FIXED WINDOW
  - LW-LOUVRE WINDOW
- FINISHED FLOOR AT RELATIVE LEVEL WORKED OF ASSUMED HIEGHTS COS
- DENOTES MECHANICAL VENTILATION WITH EXHAUST DUCTED EXTERNALLY
- DENOTES FLOOR WASTE
- SMOKE DETECTOR IN NOMINATED LOCATION IN ACCORDANCE WITH BCA/NCC '16 VOL2 P3.7.2 'SMOKE ALARMS & AS3786
- TYPE OF OPENING IN WALL NOTED AS A SQUARE SET OPENING WITH NOMINAL OPENING OVERALL SIZE



ELEVATION VIEW

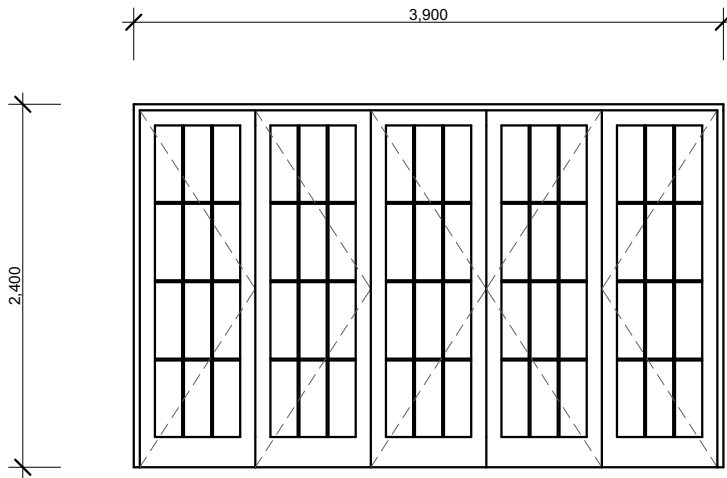


PLAN VIEW



WINDOW TAG	W1	W2	W3	S1	S2	S3	S4
TYPE	AWNING	AWNING	FIXED	OPERABLE	OPERABLE	OPERABLE	OPERABLE
MATERIAL	TIMBER	TIMBER	TIMBER	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FINISH COLOUR	WEATHER GRADE PAINT WHITE	WEATHER GRADE PAINT WHITE	WEATHER GRADE PAINT WHITE	POWDERCOAT BLACK	POWDERCOAT BLACK	POWDERCOAT BLACK	POWDERCOAT BLACK

ELEVATION VIEW



PLAN VIEW



WINDOW TAG	D01
TYPE	BI-FOLD DOOR
MATERIAL	TIMBER
FINISH COLOUR	WEATHER GRADE PAINT WHITE

WORD ABBREVIATION LEGEND

WORD ABBREVIATION DEFINITIONS:  
FS - FLY SCREENS  
SW - SLIDING WINDOW  
AW - AWNING WINDOW  
DW - DOUBLE HUNG  
LW - LOUVRE WINDOW  
SD - SLIDING DOOR  
HD - ALUMINIUM HINGED DOOR  
FG - FROSTED GLASS  
CSG - CRIMS SAFE FLYSCREEN GUARD  
TP - TIMBER PANELLING  
F - CLEAR FIXED GLASS

NOTES

1. WINDOW DIMENSIONS TO BE MEASURED ON SITE TO SUIT AS CONSTRUCTED WINDOW OPENINGS PRIOR TO FABRICATION;
2. SHOP DRAWINGS TO BE SUPPLIED TO BUILDER / CLIENT FOR APPROVAL PRIOR TO FABRICATION OF WINDOWS;
3. NOTE ALL WINDOWS AND SLIDING DOORS ARE TO HAVE FLYSCREENS ON OPENABLE SASH;
4. POWERCOATED ALUMINIUM WINDOW AND DOOR FRAMES ARE TO BE PREMIUM RESIDENTIAL QUALITY;
5. WINDOWS ELEVATIONS ARE SHOWN FROM EXTERIOR VIEW WITH OPERABLE SIDES TO BE CONFIRMED WITH CLIENT;
6. MANUFACTURER TO ENSURE THAT BASIX CERTIFICATE GLAZING REQUIREMENTS TO BE COMPLIED WITH (REFER TO BASIX);
7. STANDARD ALUMINIUM FRAME WINDOW WITH CLEAR GLASS (SHGC-0.75, U Value - 7.63)
8. GLAZED ASSEMBLES COMPLY WITH AS2047 & 1288

THE COPYRIGHT IN THIS DESIGN AND DRAWING REMAINS THE PROPERTY OF DESIGN 'N' SKETCH AND MAY NOT BE COPIED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN 'N' SKETCH  
DO NOT SCALE OF DRAWINGS WITH FIGURED DIMENSIONS AND SETOUTS TO BE VERIFIED PRIOR TO COMMENCEMENT, OMISSIONS OR DISCREPANCIES TO BE NOTIFIED TO BUILDER / PROPRIETOR  
ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL APPLICABLE AUSTRALIAN STANDARDS, AS WELL AS COUNCIL CONDITIONS OF CONSENT AND THE REQUIREMENTS OF ALL STATUTORY AUTHORITIES

PROPRIETOR  
Mrs Robyn Felton

COUNCIL  
Northern Beaches Council

PROJECT  
DA STAGE  
EXISTING PROPERTY  
AT LOT C IN DP 76733  
4 GOODWIN STREET  
NARRABEEN NSW 2101

SHEET TITLE:  
EXTERNAL WINDOW & DOOR SCHEDULE



TURNING IMAGINATION INTO DESIGN  
17 WARRINGAH ROAD, WARRINGAH NSW 2102  
MOBILE: 0413 725 780 - A&N: 0282475935  
E-MAIL: steven.swalling@hotmail.com

SCALE 1:50@A3  
DRAWN SJR DATE 23/04/2022

DRAWING NUMBER  
A.02.1

REV:  
15



GLAZING BASIX COMMITMENTS			
FRAME AND GLASS TYPE, SHADING DEVICE			
W1	timber or uPVC, single clear,	(or U-value: 3.99, SHGC: 0.4)	projection / height above sill ratio > =0.23
W2	timber or uPVC, single clear,	(or U-value: 3.99, SHGC: 0.4)	projection / height above sill ratio > =0.23
W3	timber or uPVC, single clear,	(or U-value: 5.71, SHGC: 0.66)	eaves / verandah / pergola / balcony >=900mm
D01	timber or uPVC, single clear,	(or U-value: 5.71, SHGC: 0.66)	eaves / verandah / pergola / balcony >=900mm
S1	aluminium, moulded plastic single clear,	(or U-value:6.21, SHGC: 0.808)	external adjustable awning or blind
S2	aluminium, moulded plastic single clear,	(or U-value:6.21, SHGC: 0.808)	external adjustable awning or blind
S3	aluminium, moulded plastic single clear,	(or U-value:6.21, SHGC: 0.808)	external adjustable awning or blind
S4	aluminium, moulded plastic single clear,	(or U-value:6.21, SHGC: 0.808)	external adjustable awning or blind

BASIX COMMITMENTS
<b>FIXTURES AND SYSTEMS</b> "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.  <b>CONSTRUCTION</b> "CONSTRUCTION" 1. SUSPENDED FLOOR WITH ENCLOSED SUBFLOOR: FRAMED (R0.7) 2. EXTERNAL WALL : FRAMED (WEATHERBOARD, FIBRO, METAL CLAD) 3. RAKED CEILING, PITCHED/SKILLION ROOF: FRAMED.  "ADDITIONAL INSULATION REQUIRED (R-VALUE)" 1. R0.60 (DOWN) (OR R1.30 INCLUDING CONSTRUCTION) 2. R1.30 (OR R1.70 INCLUDING CONSTRUCTION) 3. CEILING: R3.00 (UP), ROOF: FOIL/SARKING  "OTHER SPECIFICATIONS" 1. NIL 2. NIL 3. DARK (SOLAR ABSORPTANCE > 0.70)

REFERENCED BASIX CERTIFICATE : A455975\_02, DATED [16.04.2022]  
NOTE: TO CHECK CURRENT REFERRING BASIX CERTIFICATE AS IT IS TO BE REFERRED TO.  
THEREFORE THE CURRENT BASIX COMMITMENTS OVERRIDES THE ABOVE. ALSO THE  
ABOVE DOES NOT OUTLINE ALL BASIX REQUIREMENTS.

THE COPYRIGHT IN THIS DESIGN AND DRAWING REMAINS THE PROPERTY OF DESIGN 'N' SKETCH AND MAY NOT BE COPIED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN 'N' SKETCH  
DO NOT SCALE OF DRAWINGS WITH FIGURED DIMENSIONS AND SETOUTS TO BE VERIFIED PRIOR TO COMMENCEMENT, OMISSIONS OR DISCREPANCIES TO BE NOTIFIED TO BUILDER / PROPRIETOR

ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL APPLICABLE AUSTRALIAN STANDARDS, AS WELL AS COUNCIL CONDITIONS OF CONSENT AND THE REQUIREMENTS OF ALL STATUTORY AUTHORITIES

PROPRIETOR  
Mrs Robyn Felton

COUNCIL  
Northern Beaches Council

PROJECT  
DA STAGE  
EXISTING PROPERTY  
AT LOT C IN DP 76733  
4 GOODWIN STREET  
NARRABEEN NSW 2101

SHEET TITLE:  
BASIX COMMITMENTS



Design 'n' Sketch  
TURNING IMAGINATION INTO DESIGN  
17 WARRIMUR RD, WARRIMUR NSW 2102  
MOBILE: 0413 725 780 ABN: 32362475935  
E-MAIL: steven.roxling@hotmail.com

SCALE NTS@A3  
DRAWN SJR DATE 23/04/2022

DRAWING NUMBER 2021.54  
A.02.2

REV: 15



WORD ABBREVIATION LEGEND

WORD ABBREVIATION DEFINITIONS:  
CF - CARPETED FLOORING  
CT - COOKTOP  
CTF - CERAMIC TILED FLOOR  
COS - CONFIRM ON SITE  
D - DRYER MACHINE SPACE  
DW - DISHWASHER SPACE  
EX - EXISTING  
F - FRIDGE SPACE  
FL - FLOOR TILES  
FP - FIRE PLACE  
FSC - GAS FREESTANDING COOKER  
FW - FLOOR WASTE  
HWS - HOT WATER SYSTEM  
LGD - LINEAL GRATED DRAIN  
MV - MECHANICAL VENTILATION  
P - PANTRY  
S - SINK  
SD - SMOKE DETECTOR  
T - TUB  
TR - TOWEL RAIL  
UBO - UNDER BENCH OVEN  
W - WASHING MACHINE SPACE

LEGEND

NEW INTERNAL AND EXTERNAL WALLS

RETAINED EXISTING WALLS

DENOTES EXISTING BUILDING ELEMENTS REMOVED

EXISTING BUILDING FOOTPRINT AREA

DENOTES NEW SCOPE EXTENT

D820

DOOR TYPES AND SIZE IS NOMINAL:  
D - SOLID CORE DOOR  
BSD - BARN STYLE SLIDING DOOR  
CSD - CAVITY SLIDING DOOR  
STD - SLIDING STACKER DOOR  
ESD - EXISTING SLIDING DOOR

EW710

WINDOW TYPES AND WIDTHS  
EW - EXISTING WINDOW  
AW - AWNING WINDOW  
DW - DOUBLE HUNG WINDOW  
SW - SLIDING WINDOW  
FW - FIXED WINDOW  
LW - LOUVRE WINDOW

FFL +0.000

FINISHED FLOOR AT RELATIVE LEVEL WORKED OF ASSUMED HIEGHTS COS

MV

DENOTES MECHANICAL VENTILATION WITH EXHAUST DUCTED EXTERNALLY

FW

DENOTES FLOOR WASTE

SD

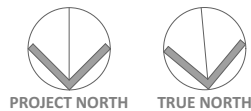
SMOKE DETECTOR IN NOMINATED LOCATION IN ACCORDANCE WITH BCA/NCC '16 VOL2 P3.7.2 'SMOKE ALARMS & AS3786

SSO 1270W x 2400H

TYPE OF OPENING IN WALL NOTED AS A SQUARE SET OPENING WITH NOMINAL OPENING OVERALL SIZE



THE COPYRIGHT IN THIS DESIGN AND DRAWING REMAINS THE PROPERTY OF DESIGN 'N' SKETCH AND MAY NOT BE COPIED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN 'N' SKETCH  
DO NOT SCALE OF DRAWINGS WITH FIGURED DIMENSIONS AND SETOUTS TO BE VERIFIED PRIOR TO COMMENCEMENT, OMISSIONS OR DISCREPANCIES TO BE NOTIFIED TO BUILDER / PROPRIETOR  
ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL APPLICABLE AUSTRALIAN STANDARDS, AS WELL AS COUNCIL CONDITIONS OF CONSENT AND THE REQUIREMENTS OF ALL STATUTORY AUTHORITIES



PROPRIETOR  
Mrs Robyn Felton

COUNCIL  
Northern Beaches Council

PROJECT  
DA STAGE  
EXISTING PROPERTY  
AT LOT C IN DP 76733  
4 GOODWIN STREET  
NARRABEEN NSW 2101

SHEET TITLE:  
EXISTING FLOOR PLAN

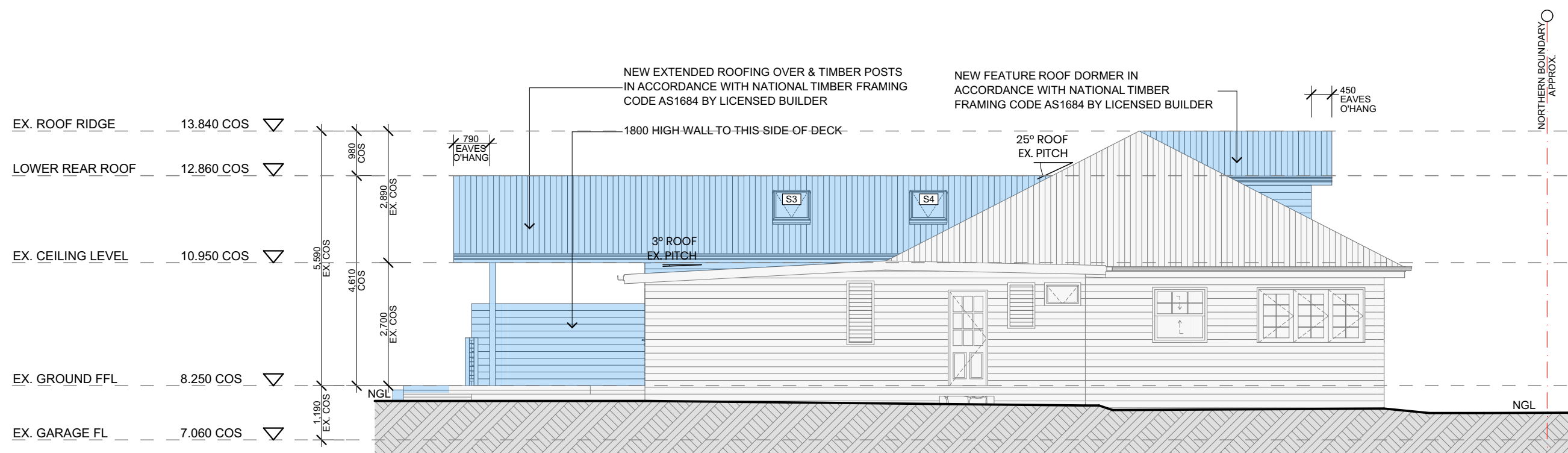


Design 'n' Sketch  
TURNING IMAGINATION INTO DESIGN  
17 WARRIOR ROAD, NEW LONDON NSW 2102  
MOBILE: 0413 725 780 A&N: 32562475935  
E-MAIL: steven.roddip@hotmail.com

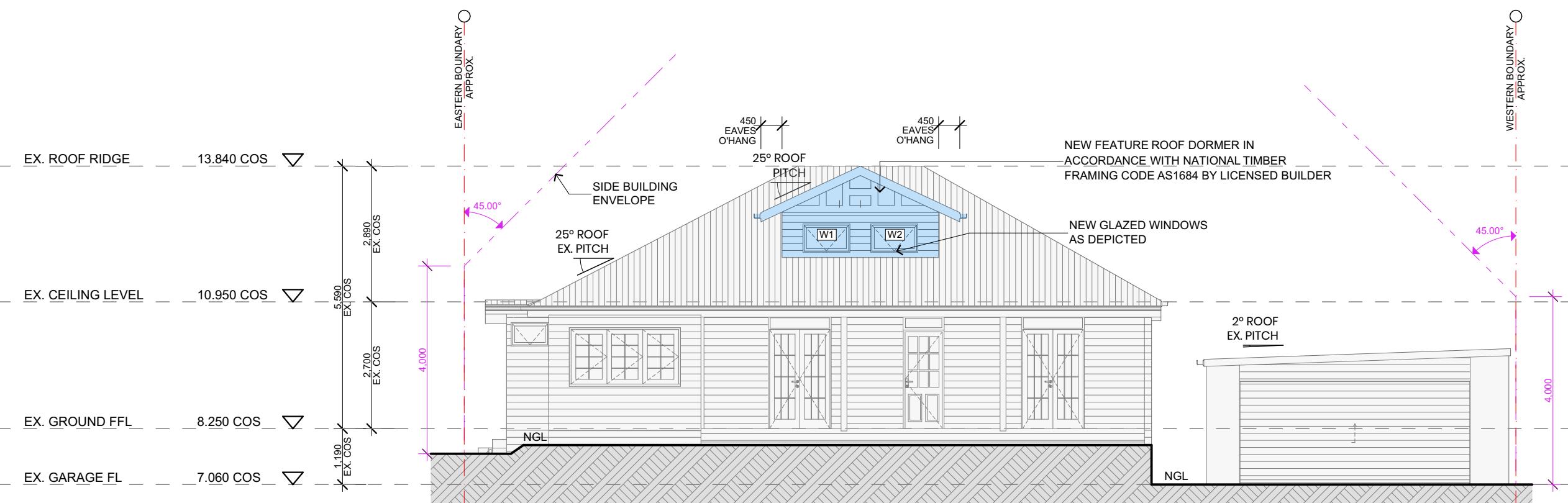
SCALE 1:100@A3  
DRAWN SJR DATE 23/04/2022

DRAWING NUMBER 2021.54  
A.03  
REV: 15

PLOT DATE: 23/04/2022



1 EASTERN ELEVATION



2 NORTHERN ELEVATION (FRONT)

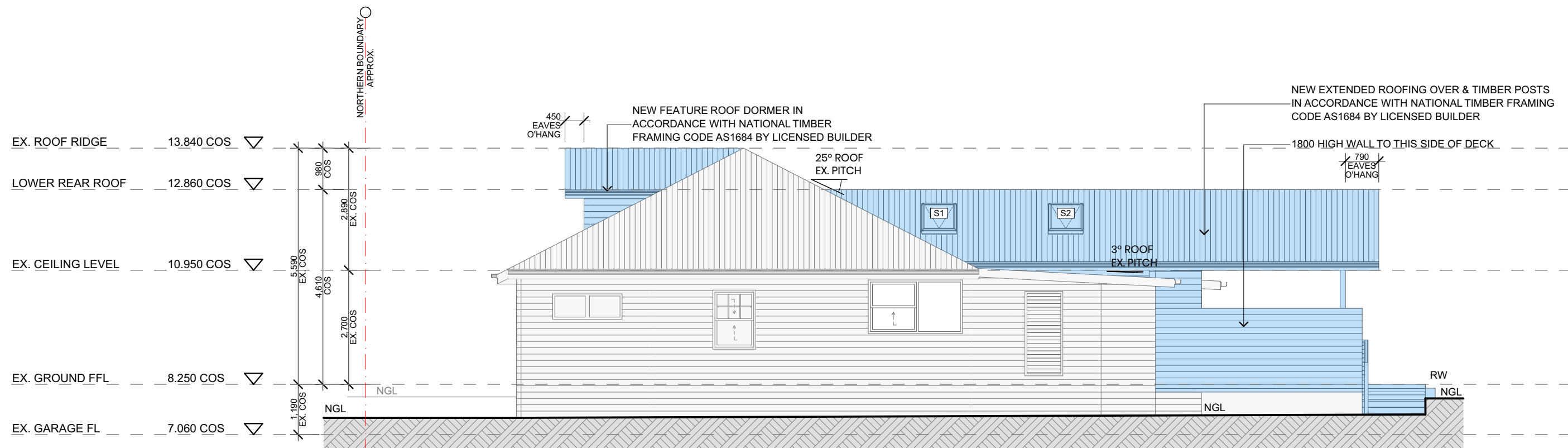
**NOTES**

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL FINISHES ARE TO BE CONFIRMED BY THE BUILDER WITH THE CLIENT PRIOR TO PROCUREMENT AND INSTALLATION.

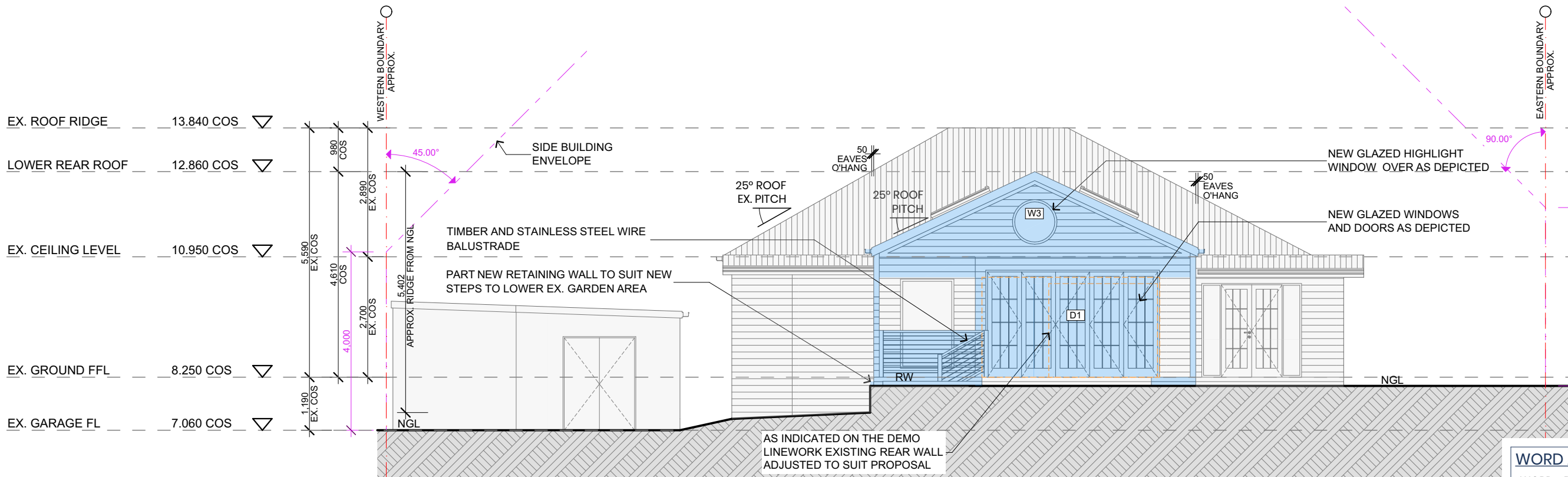
LEGEND	
	DENOTES EXISTING BUILDING EXTENT
	DENOTES NEW SCOPE EXTENT

WORD ABBREVIATION LEGEND	
WORD ABBREVIATION DEFINITIONS:	
COS	- CONFIRM ON SITE
FGL	- FINISHED GROUND LEVEL
NGL	- NATURAL GROUND LEVEL
RW	- RETAINING WALL
TRW	- TOP OF RETAINING WALL
BRW	- BOTTOM OF RETAINING WALL





3 WESTERN ELEVATION



4 SOUTHERN ELEVATION

**LEGEND**

□ DENOTES EXISTING BUILDING EXTENT

■ DENOTES NEW SCOPE EXTENT

**NOTES**

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL FINISHES ARE TO BE CONFIRMED BY THE BUILDER WITH THE CLIENT PRIOR TO PROCUREMENT AND INSTALLATION.

**WORD ABBREVIATION LEGEND**

WORD ABBREVIATION DEFINITIONS:

- COS - CONFIRM ON SITE
- FGL - FINISHED GROUND LEVEL
- NGL - NATURAL GROUND LEVEL
- RW - RETAINING WALL
- TRW - TOP OF RETAINING WALL
- BRW - BOTTOM OF RETAINING WALL

NOTES

- THESE 3D VIEWS ARE FOR ILLUSTRATING DESIGN INTENT AND MAY VARY SLIGHTLY TO BUILT FORM
- EXACT SUPPLIERS / MANUFACTUERS OF PRODUCTS MAY VARY TO NOMINATION ON PLAN BUT ANY ALTERNATIVE PRODUCTS MUST BE BETTER OR EQUIVELANT TO THOSE AND MUST BE SUPPLIED TO THE CLIENT FOR APPROVAL PRIOR.
- NOT ALL FINISHES HAVE BEEN NOMINATED AS THESE WILL NOT IMPACT STREET SCAPE BUT WILL BE CHOSEN TO COUNCIL CONTROL REQUIREMENTS

MATERIAL AND FINISHES SCHEDULE

<div>AS1</div>	JAMES HARDIE - AXON SCYON 133mm PAINTED IN DULUX - WEATHERSHIELD LOW SHEEN 'WHISPER WHITE' CODE: SWIC2
<div>GFD</div>	LYSAGHT QUAD GUTTER WITH NOVALINE FASCIA SYSTEM & DOWNPIPES COLOUR TO MATCH COLORBOND COLOUR 'MONUMENT'
<div>PT1</div>	WEATHER EXTERIOR GRADE WHITE PAINT FINISH
<div>TW1</div>	TREND WINDOWS & DOORS - FRAMES MATT WHITE
<div>TP1</div>	TIMBER DECKING - TASMANIAN STAIN
<div>MSR</div>	ROOFING- MATERIALS METAL SHEET COLORBOND CUSTOM ORB - COLORBOND COLOUR 'MONUMENT'



THE COPYRIGHT IN THIS DESIGN AND DRAWING REMAINS THE PROPERTY OF DESIGN 'N' SKETCH AND MAY NOT BE COPIED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN 'N' SKETCH  
DO NOT SCALE OF DRAWINGS WITH FIGURED DIMENSIONS AND SETOUTS TO BE VERIFIED PRIOR TO COMMENCEMENT, OMISSIONS OR DISCREPANCIES TO BE NOTIFIED TO BUILDER / PROPRIETOR  
ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL APPLICABLE AUSTRALIAN STANDARDS, AS WELL AS COUNCIL CONDITIONS OF CONSENT AND THE REQUIREMENTS OF ALL STATUTORY AUTHORITIES

PROPRIETOR  
Mrs Robyn Felton

COUNCIL  
Northern Beaches Council

PROJECT  
DA STAGE  
EXISTING PROPERTY  
AT LOT C IN DP 76733  
4 GOODWIN STREET  
NARRABEEN NSW 2101

SHEET TITLE:  
PROPOSED MATERIAL & FINISHES-1 OF 2



Design 'n' Sketch  
TURNING IMAGINATION INTO DESIGN  
17 WARRIOR ROAD, WARRIOR ROAD, NSW 2102  
MOBILE: 0413 725 780 ABN: 32362475935  
E-MAIL: steven.roberts@hotmail.com

SCALE NTS@A3  
DRAWN SJR DATE 23/04/2022

DRAWING NUMBER	2021.54 A.06	REV: 15
----------------	-----------------	------------

PLOT DATE: 23/04/2022



NOTES

- THESE 3D VIEWS ARE FOR ILLUSTRATING DESIGN INTENT AND MAY VARY SLIGHTLY TO BUILT FORM
- EXACT SUPPLIERS / MANUFACTURERS OF PRODUCTS MAY VARY TO NOMINATION ON PLAN BUT ANY ALTERNATIVE PRODUCTS MUST BE BETTER OR EQUIVELANT TO THOSE AND MUST BE SUPPLIED TO THE CLIENT FOR APPROVAL PRIOR.
- NOT ALL FINISHES HAVE BEEN NOMINATED AS THESE WILL NOT IMPACT STREET SCAPE BUT WILL BE CHOSEN TO COUNCIL CONTROL REQUIREMENTS

MATERIAL AND FINISHES SCHEDULE

<div></div>	AS1	JAMES HARDIE - AXON SCYON 133mm PAINTED IN DULUX - WEATHERSHIELD LOW SHEEN 'WHISPER WHITE' CODE: SWIC2
<div></div>	GFD	LYSAGHT QUAD GUTTER WITH NOVALINE FASCIA SYSTEM & DOWNPIPES COLOUR TO MATCH COLORBOND COLOUR 'MONUMENT'
<div></div>	PT1	WEATHER EXTERIOR GRADE WHITE PAINT FINISH
<div></div>	TW1	TREND WINDOWS & DOORS - FRAMES MATT WHITE
<div></div>	TP1	TIMBER DECKING - TASMANIAN STAIN
<div></div>	MSR	ROOFING- MATERIALS METAL SHEET COLORBOND CUSTOM ORB - COLORBOND COLOUR 'MONUMENT'



THE COPYRIGHT IN THIS DESIGN AND DRAWING REMAINS THE PROPERTY OF DESIGN 'N' SKETCH AND MAY NOT BE COPIED IN WHOLE OR PART WITHOUT THE EXPRESS WRITTEN PERMISSION OF DESIGN 'N' SKETCH  
DO NOT SCALE OF DRAWINGS WITH FIGURED DIMENSIONS AND SETOUTS TO BE VERIFIED PRIOR TO COMMENCEMENT, OMISSIONS OR DISCREPANCIES TO BE NOTIFIED TO BUILDER / PROPRIETOR  
ALL WORKS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA AND ALL APPLICABLE AUSTRALIAN STANDARDS, AS WELL AS COUNCIL CONDITIONS OF CONSENT AND THE REQUIREMENTS OF ALL STATUTORY AUTHORITIES

PROPRIETOR  
Mrs Robyn Felton

COUNCIL  
Northern Beaches Council

PROJECT  
DA STAGE  
EXISTING PROPERTY  
AT LOT C IN DP 76733  
4 GOODWIN STREET  
NARRABEEN NSW 2101

SHEET TITLE:  
PROPOSED MATERIAL & FINISHES-2 OF 2



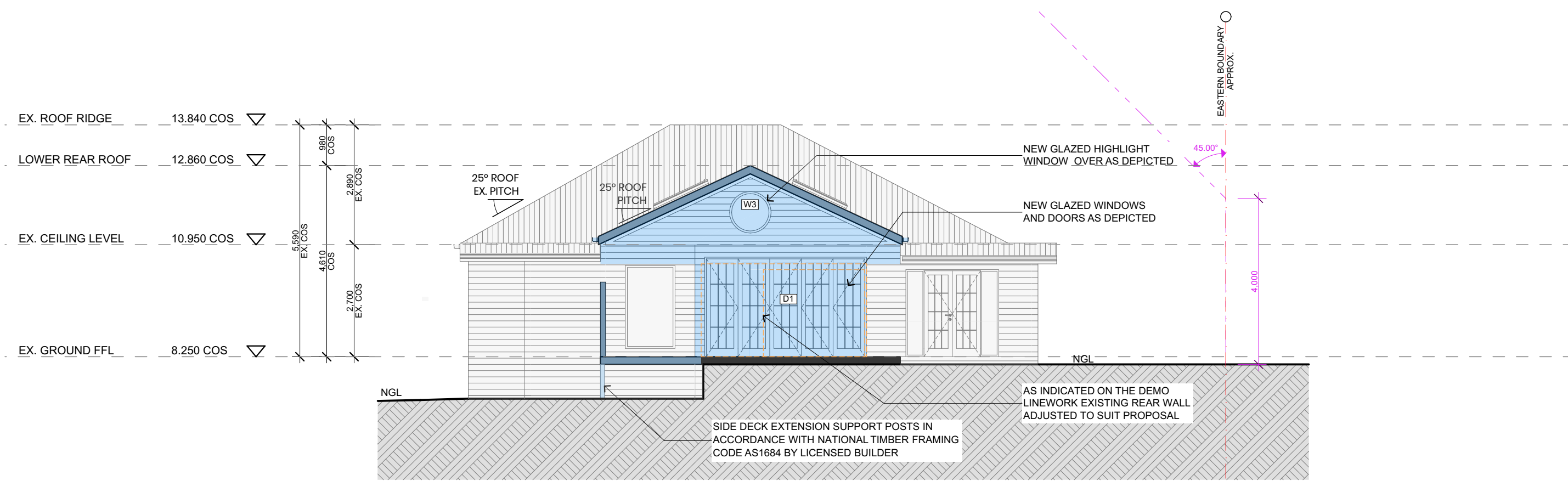
TURNING IMAGINATION INTO DESIGN  
17 WARRIOR ROAD, THE BAYVIEW, NSW 2102  
MOBILE: 0413 725 780 A/N: 32362475935  
E-MAIL: steven.roberts@hotmail.com

SCALE NTS@A3  
DRAWN SJR DATE 23/04/2022

DRAWING  
NUMBER  
2021.54  
A.06.1

REV:  
15

PLOT DATE: 23/04/2022



1 SECTION A-A

- NOTES**
- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
  - ALL FINISHES ARE TO BE CONFIRMED BY THE BUILDER WITH THE CLIENT PRIOR TO PROCUREMENT AND INSTALLATION.

WORD ABBREVIATION LEGEND	
WORD ABBREVIATION DEFINITIONS:	
COS	CONFIRM ON SITE
FGL	FINISHED GROUND LEVEL
NGL	NATURAL GROUND LEVEL
RW	RETAINING WALL
TRW	TOP OF RETAINING WALL
BRW	BOTTOM OF RETAINING WALL