

# 84 LAGOON ST NARRABEEN 2101 NSW

## DEVELOPMENT APPLICATION- NEW HOUSE

### SITE DETAILS

**Council:** Northern Beaches Council  
**Address:** 84 Lagoon St, Narrabeen, NSW  
**Lot/Section/Plan no:** Lot A D.P. 162009

### DRAWING LIST

|      |                           |
|------|---------------------------|
|      |                           |
|      |                           |
| A-00 | COVER PAGE                |
| A-01 | SITE PLAN & ANALYSIS      |
| A-03 | GROUND FLOOR PLAN         |
| A-04 | LEVEL 1 FLOOR PLAN        |
| A-05 | EAST & WEST ELEVATION     |
| A-06 | NORTH AND SOUTH ELEVATION |
| A-07 | SECTIONS                  |
| A-08 | LANDSCAPE PLAN            |

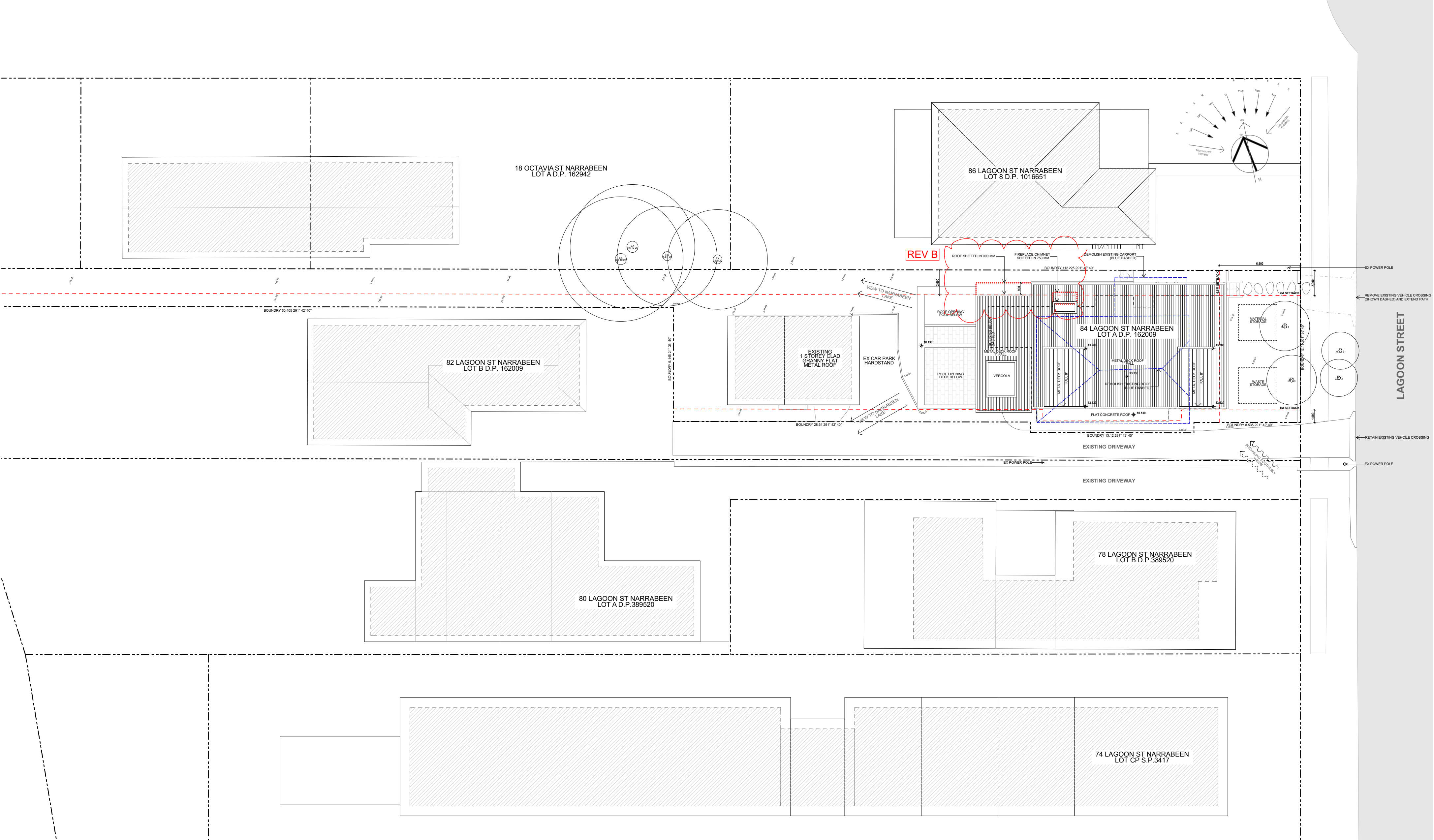
### GLAZING SCHEDULE

| Window No. | Width | Height | Sill  | Type            | Area | External Blind |
|------------|-------|--------|-------|-----------------|------|----------------|
| W01        | 3,000 | 700    | 1,400 | Fixed & Sliding | 2.10 | No             |
| W02        | 2,200 | 600    | 2,100 | Fixed & Sliding | 1.32 | No             |
| W03        | 1,650 | 2,700  | 0     | Pivot Door      | 4.46 | No             |
| W04        | 2,700 | 1,200  | 1,500 | Fixed & Sliding | 3.24 | YES            |
| W05        | 3,000 | 1,200  | 1,500 | Fixed & Sliding | 3.60 | YES            |
| W06        | 1,400 | 1,000  | 900   | Fixed & Sliding | 1.40 | No             |
| W07        | 2,000 | 1,000  | 900   | Fixed & Sliding | 2.00 | No             |
| W08        | 2,400 | 1,000  | 900   | Fixed & Sliding | 2.40 | No             |
| W09        | 3,000 | 2,400  | 0     | Sliding Stack   | 7.20 | YES            |
| W10        | 1,200 | 1,300  | 1,100 | Sliding         | 1.56 | No             |
| W11        | 1,200 | 600    | 1,800 | Sliding         | 0.72 | No             |
| W12        | 2,500 | 600    | 2,100 | Fixed & Sliding | 1.50 | No             |
| W13        | 2,200 | 600    | 900   | Fixed & Sliding | 1.32 | No             |
| W14        | 1,000 | 2,700  | 0     | Fixed           | 2.70 | No             |
| W15        | 800   | 1,500  | 900   | Sliding         | 1.20 | No             |
| W16        | 800   | 1,500  | 900   | Sliding         | 1.20 | No             |
| W17        | 1,000 | 2,700  | 0     | Fixed           | 2.70 | No             |
| W18        | 1,650 | 2,700  | 0     | Fixed & Sliding | 4.46 | No             |
| W20        | 2,400 | 2,700  | 0     | Sliding Stack   | 6.48 | No             |
| W21        | 1,400 | 2,700  | 0     | Sliding Stack   | 3.78 | No             |
| W22        | 3,000 | 1,700  | 1,000 | Fixed & Sliding | 5.10 | YES            |
| W23        | 1,200 | 700    | 900   | Fixed & Sliding | 0.84 | No             |
| W24        | 900   | 700    | 900   | Sliding         | 0.63 | No             |
| W25        | 1,000 | 700    | 900   | Slidng          | 0.70 | No             |
| W26        | 1,000 | 700    | 900   | Sliding         | 0.70 | No             |
| W28        | 3,200 | 2,400  | 0     | Sliding Stack   | 7.68 | Yes            |
| W29        | 2,400 | 2,400  | 16    | Sliding Stack   | 5.76 | No             |
| W30        | 2,000 | 1,500  | 900   | Fixed & Louver  | 3.00 | YES            |
| W31        | 2,000 | 1,500  | 900   | Fixed & Sliding | 3.00 | No             |
| W32        | 2,400 | 500    | 0     | Fixed           | 1.20 | No             |
| W33        | 3,000 | 500    | 0     | Fixed           | 1.50 | No             |



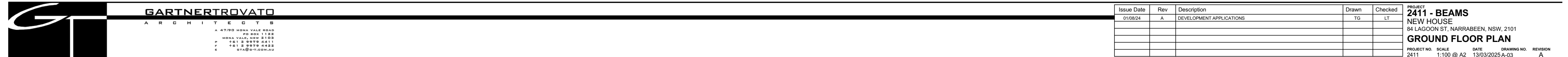
### BASIX NOTES

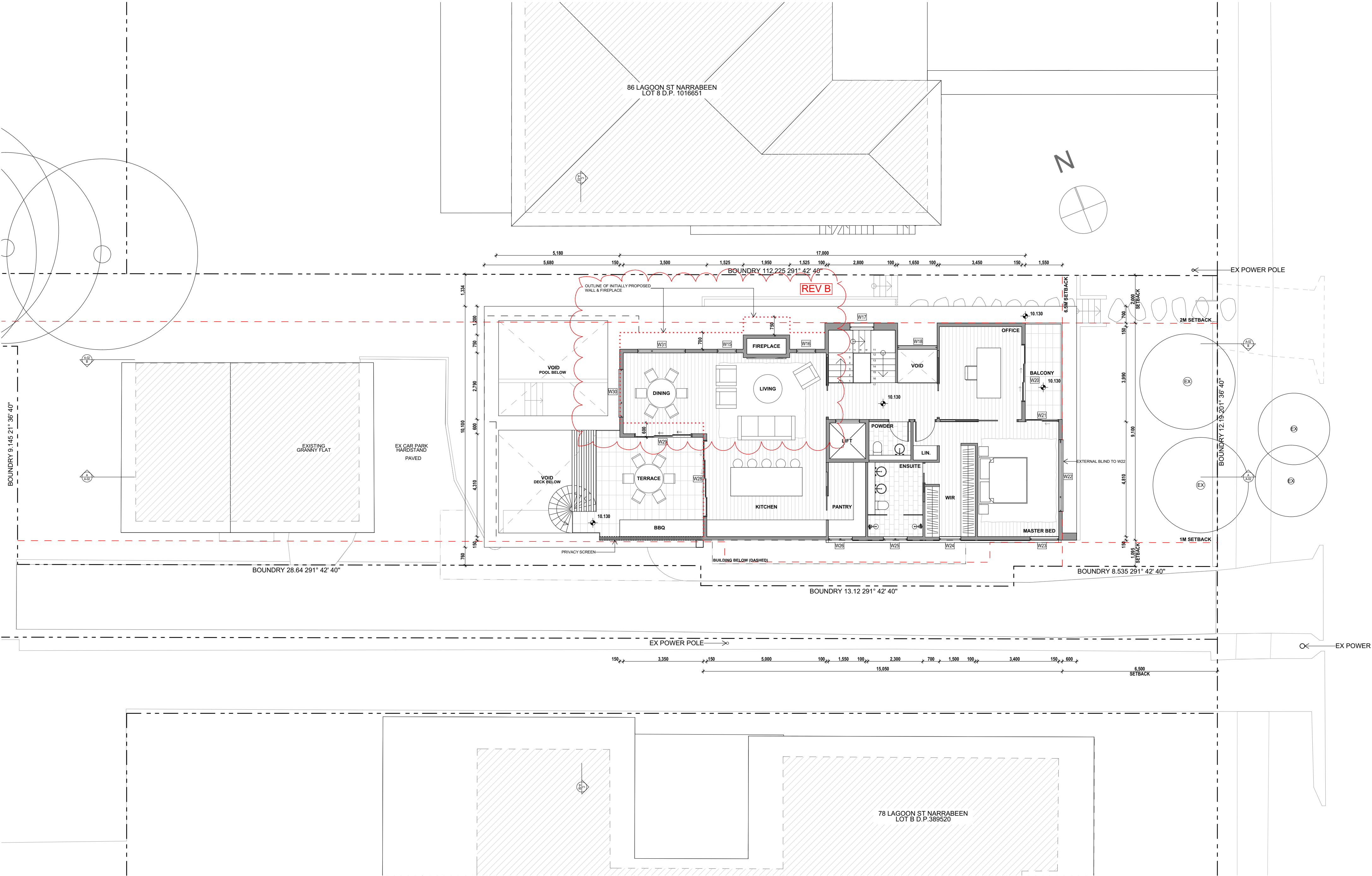
- metal roof (medium colour) with 70mm foil lined blanket
- R3.0 insulation to all ceilings adjacent to roof including terrace
- GF & FF external walls 50mm foam/reflective sarking + R3.0 insulation/plasterboard
- Internal walls adjacent to bathrooms & laundry to include R2.5 insulation
- LGF & GF 200mm concrete slabs
- R2.3 insulation to slabs on ground (GF level)
- R4.0 insulation under floors adjacent to garage & outdoor air
- FF framed with timber flooring/plywood bracing uninsulated
- Louvre window Breezway U=4.3 SHGC=0.57 +/-5%
- All sliding doors custom aluminium thermally broken frames/DG/low e U=2.5 SHGC=0.45 +/-5%
- All fixed windows custom aluminium thermally broken frames/DG/low e U=2.2 SHGC=0.49 +/-5%
- All sliding/double hung windows aluminium thermally broken frames/DG/low e U=2.9 SHGC=0.51 +/-10%
- Entry door aluminium thermally broken frames/DG/low e U=2.9 SHGC=0.44 +/-10%
- All recessed downlights sealed and to allow for uninterrupted ceiling insulation
- All exhaust fans sealed
- Fireplace sealed
- Outdoor venetians to W04, 05, 09, 22, 28 & 30
- Ceiling fans to living, office, family, games & all bedrooms (min 1200mm diameter)



| Issue Date | Rev | Description                                 | Drawn | Checked |
|------------|-----|---------------------------------------------|-------|---------|
| 01/08/24   | A   | DEVELOPMENT APPLICATIONS                    | TG    | LT      |
| 13/03/25   | B   | ADDITIONAL INFORMATION REQUESTED BY COUNCIL | LE    | LT      |
|            |     |                                             |       |         |
|            |     |                                             |       |         |
|            |     |                                             |       |         |

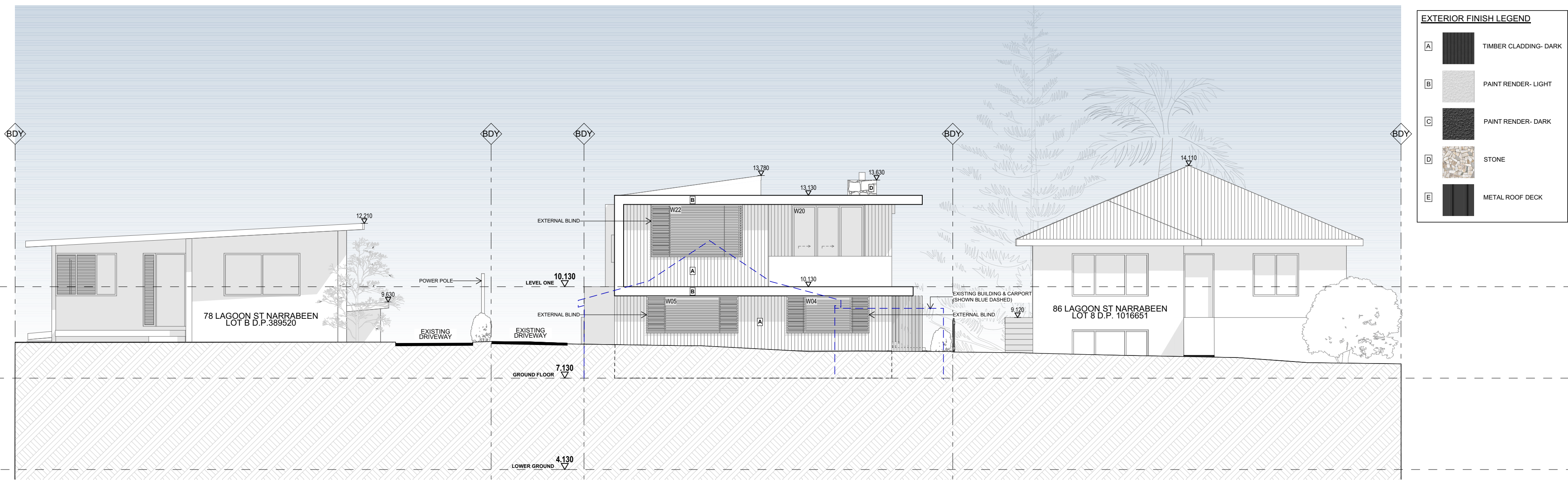






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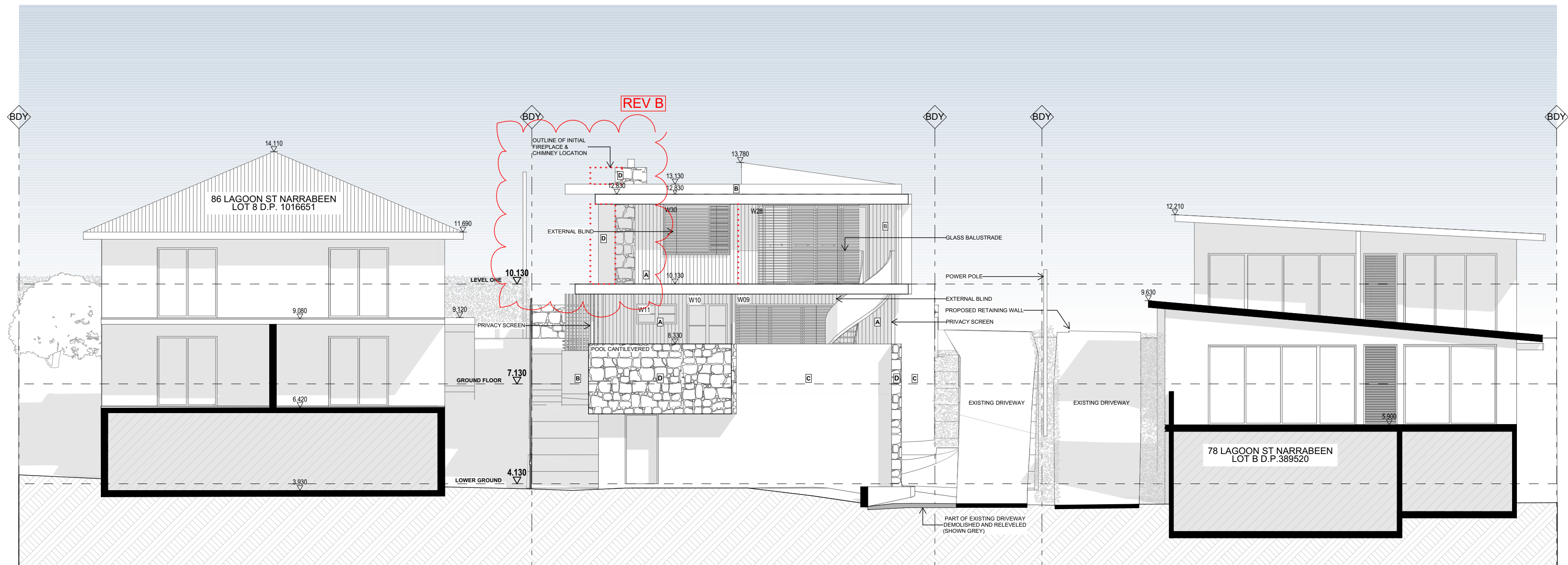
|                                    |                  |
|------------------------------------|------------------|
| PROJECT                            | 2411 - BEAMS     |
| NEW HOUSE                          |                  |
| 84 LAGOON ST, NARRABEEN, NSW, 2101 |                  |
| LEVEL 1 FLOOR PLAN                 |                  |
| PROJECT NO. 2411                   | SCALE 1:100 @ A2 |
| DATE 13/03/2025                    | REVISION B       |



| EXTERIOR FINISH LEGEND |  |                       |
|------------------------|--|-----------------------|
| A                      |  | TIMBER CLADDING- DARK |
| B                      |  | PAIN T RENDER- LIGHT  |
| C                      |  | PAIN T RENDER- DARK   |
| D                      |  | STONE                 |
| E                      |  | METAL ROOF DECK       |

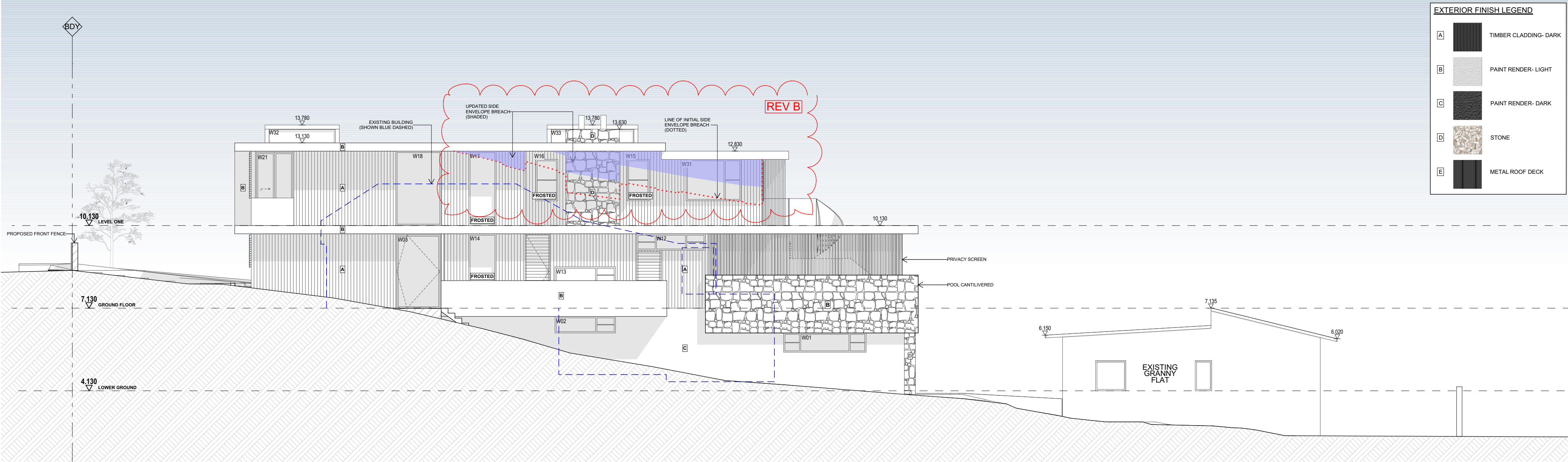
EAST ELEVATION

1:100



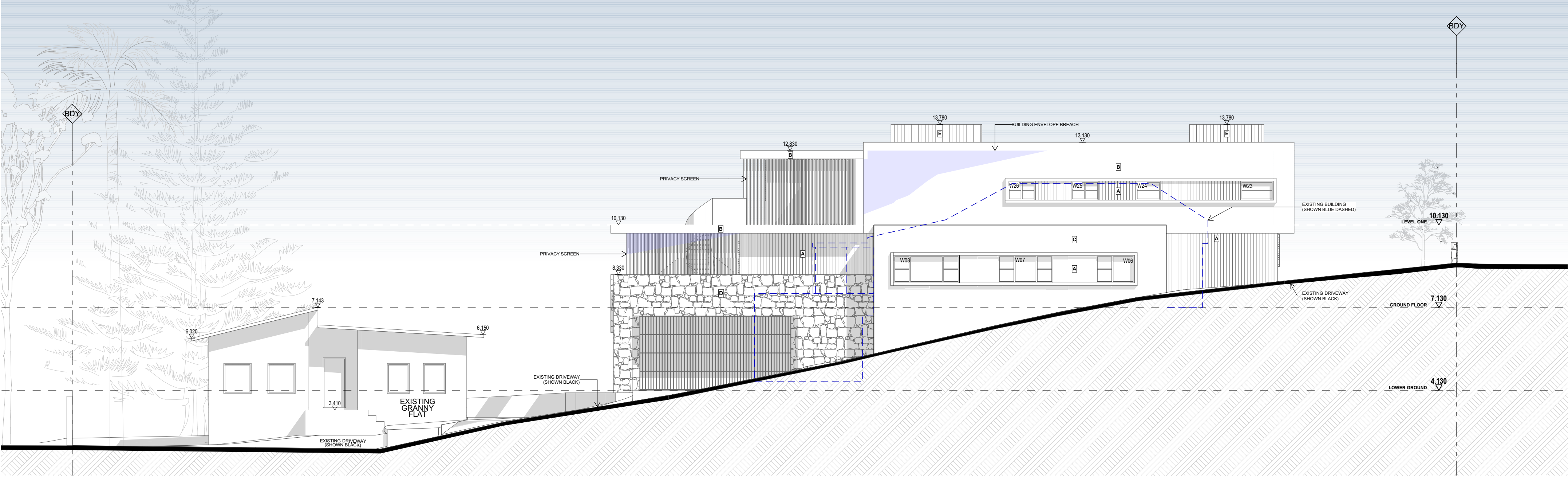
WEST ELEVATION

1:100



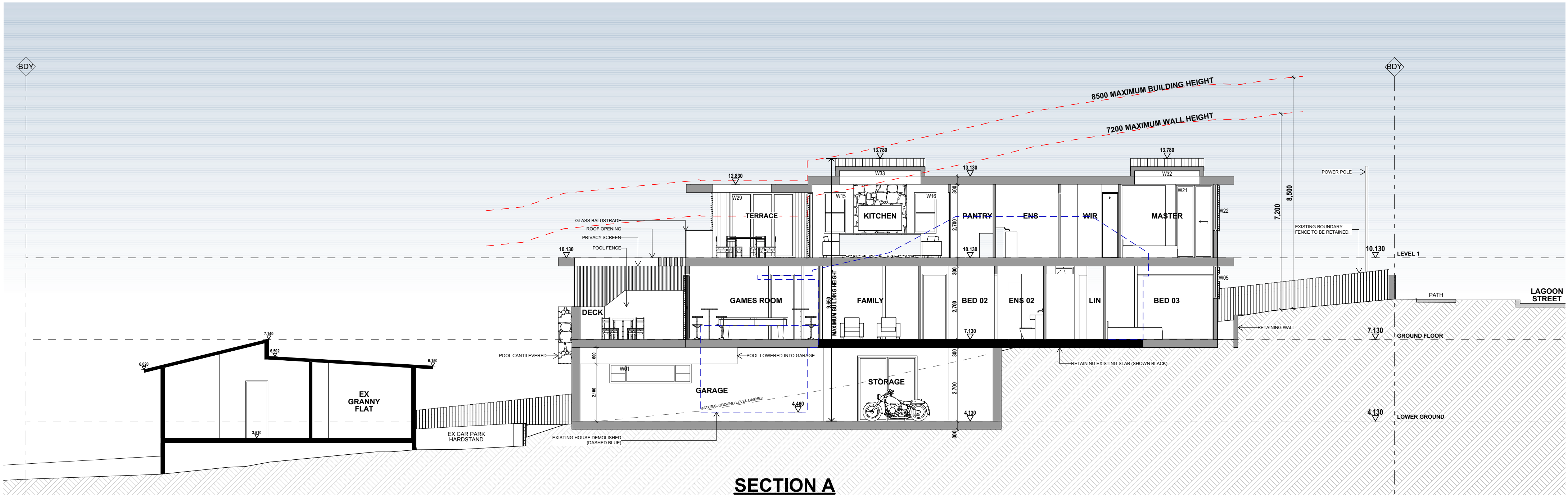
NORTH ELEVATION

1:100

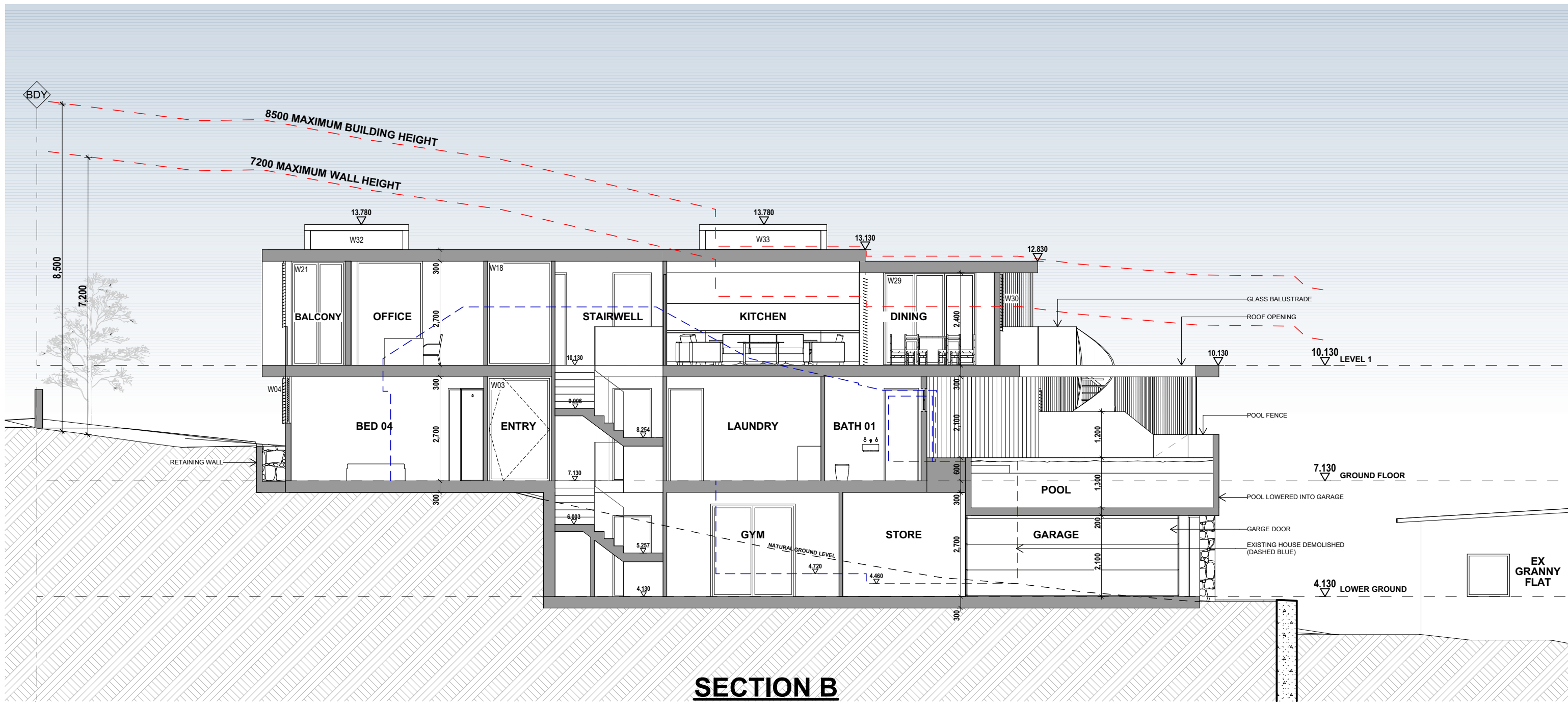


SOUTH ELEVATION

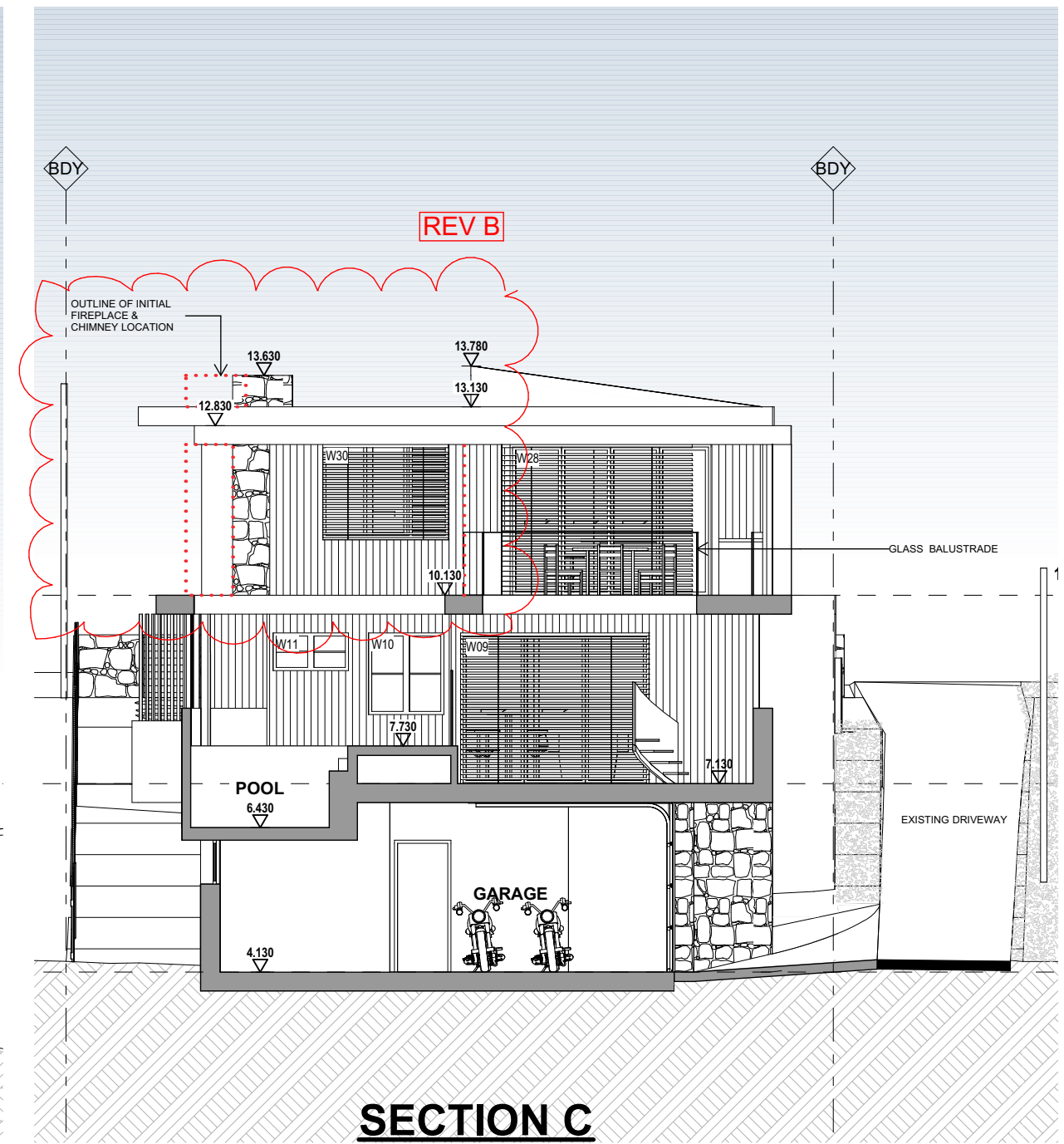
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SECTION A



SECTION B



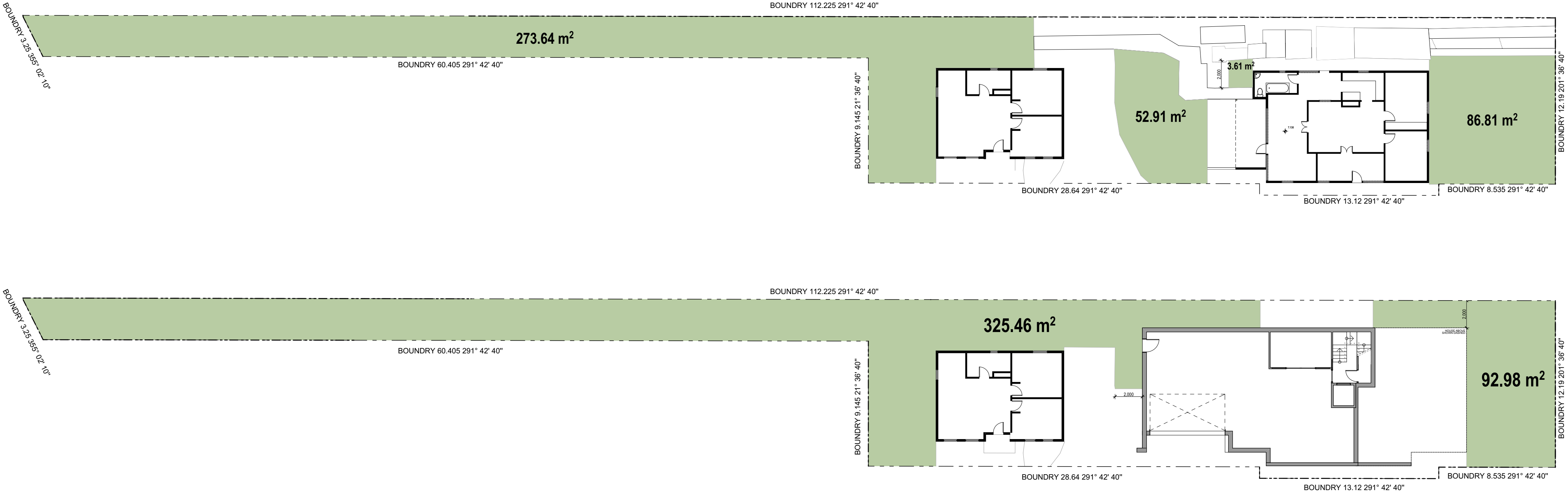
SECTION C

LANDSCAPE CALCULATIONS

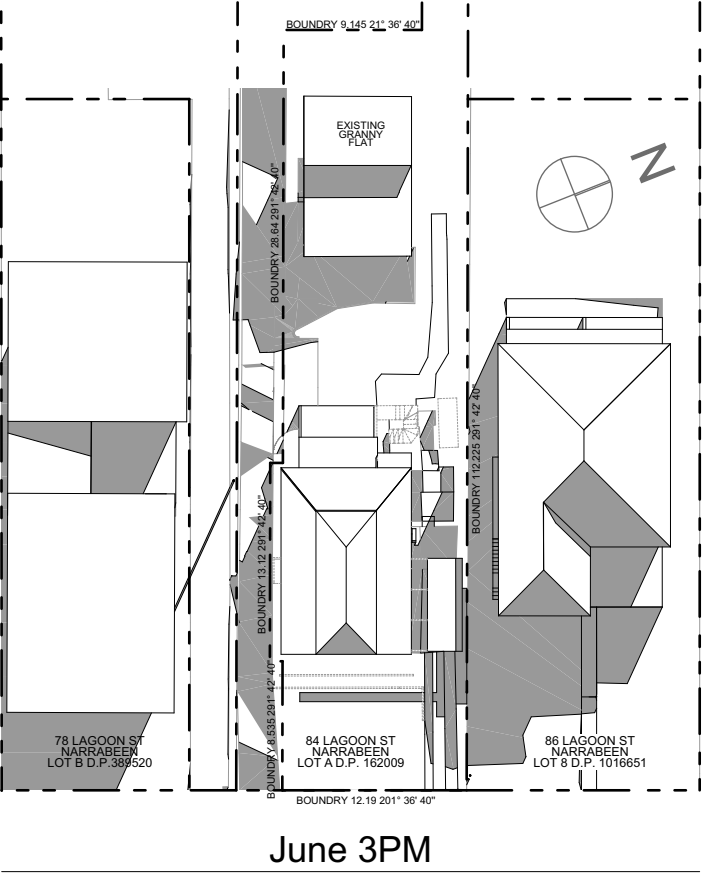
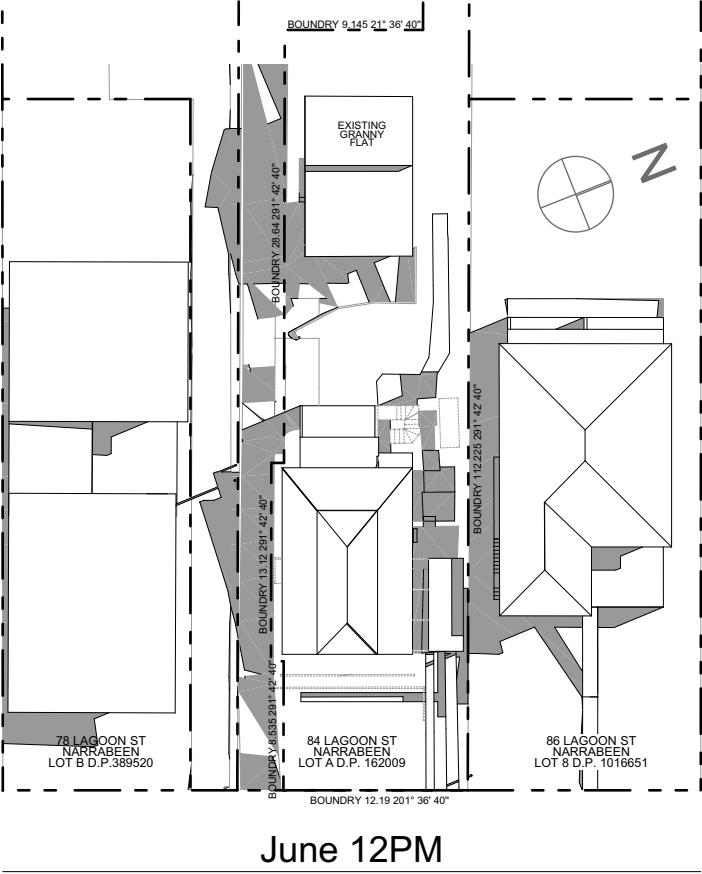
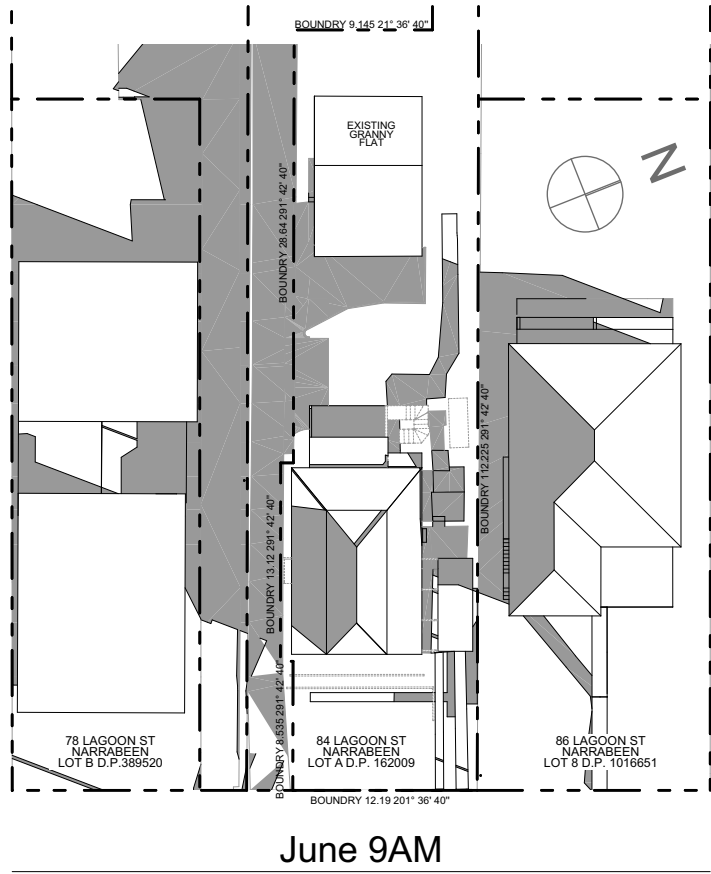
NET SITE AREA:  
784m<sup>2</sup>

EXISTING LANDSCAPE AREA:  
416.97m<sup>2</sup> or 53.1%

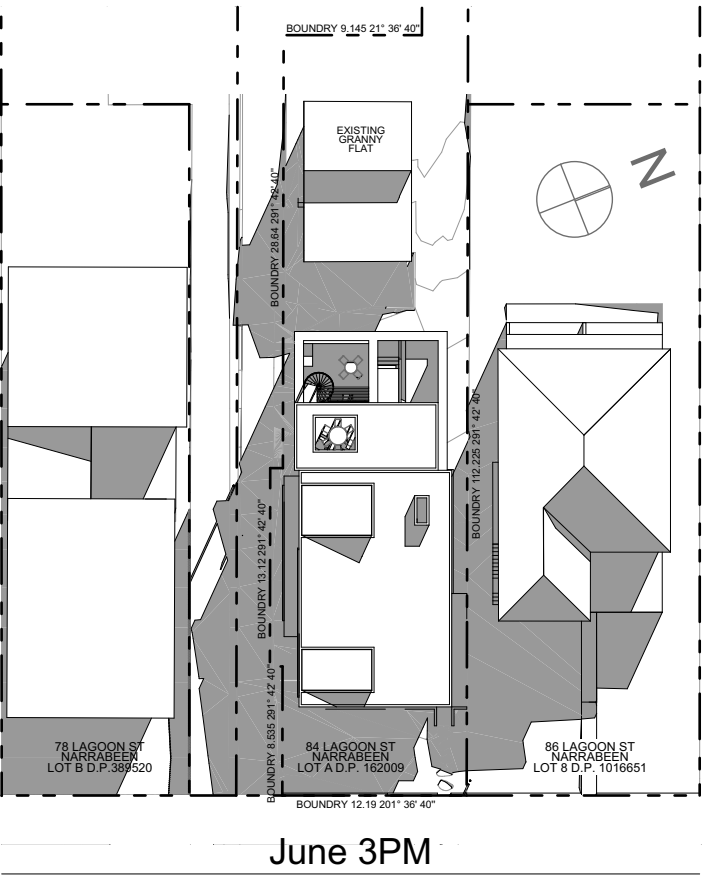
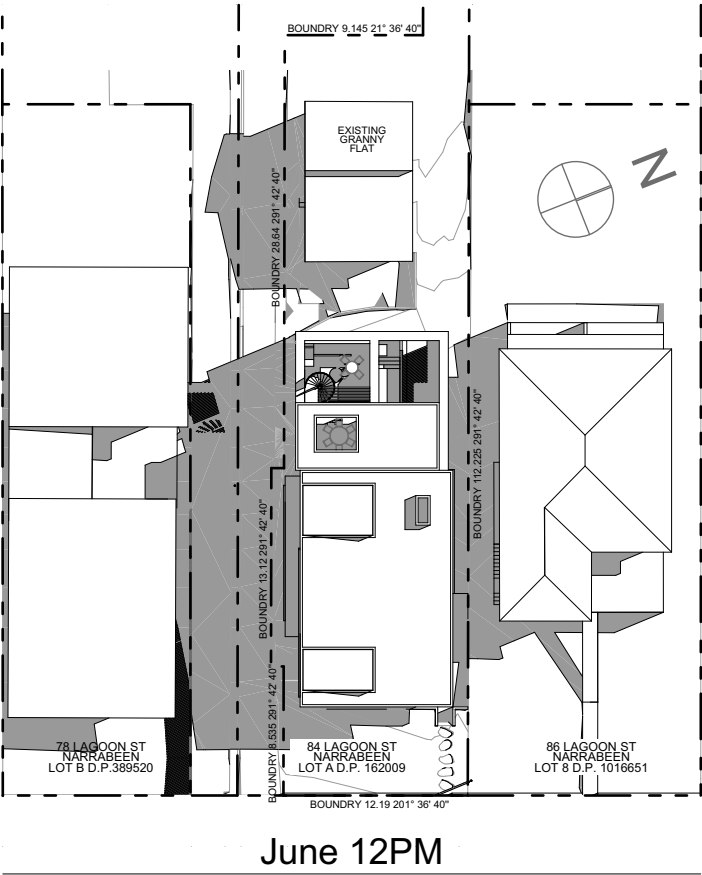
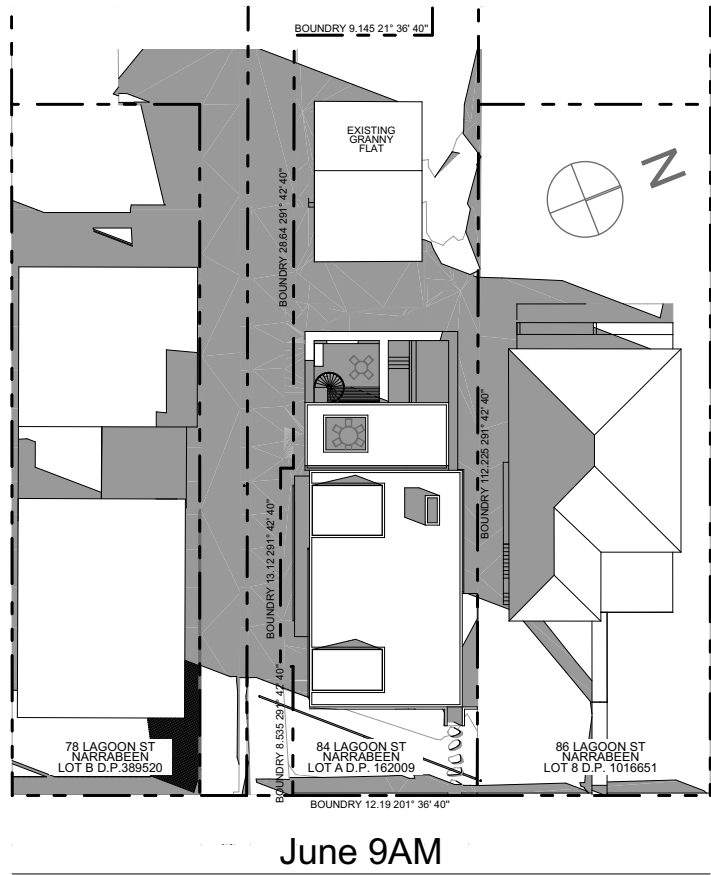
PROPOSED LANDSCAPE AREA:  
418.44 or 53.4%



EXISTING SHADOW DIAGRAMS

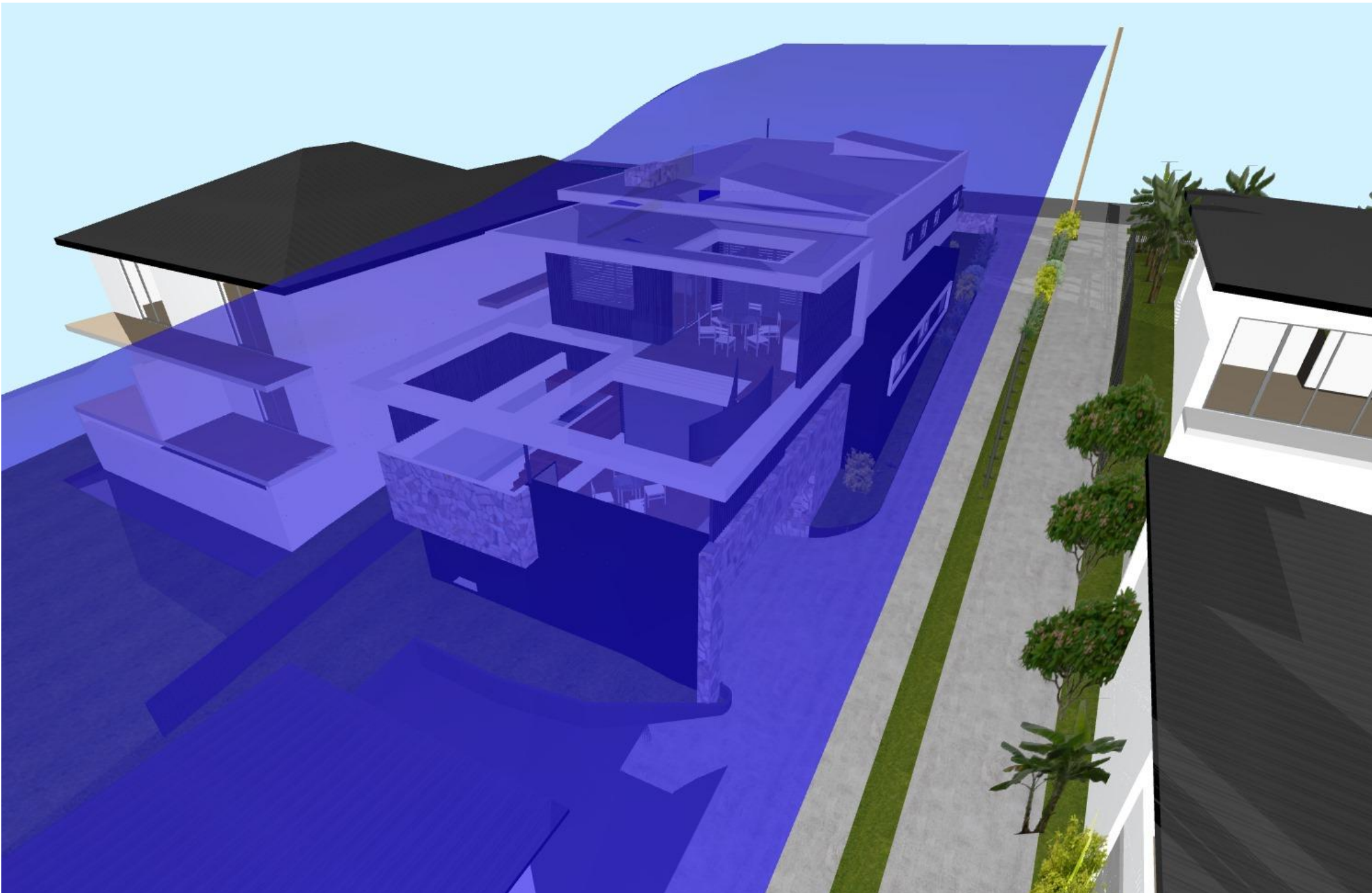


PROPOSED SHADOW DIAGRAMS





3D VIEW FROM LAGOON STREET



3D VIEW BUILDING HEIGHT ENVELOPE



3D VIEW FROM DRIVEWAY

EXTERIOR FINISH LEGEND

A

TIMBER CLADDING- DARK

B

PAIN T RENDER- LIGHT

C

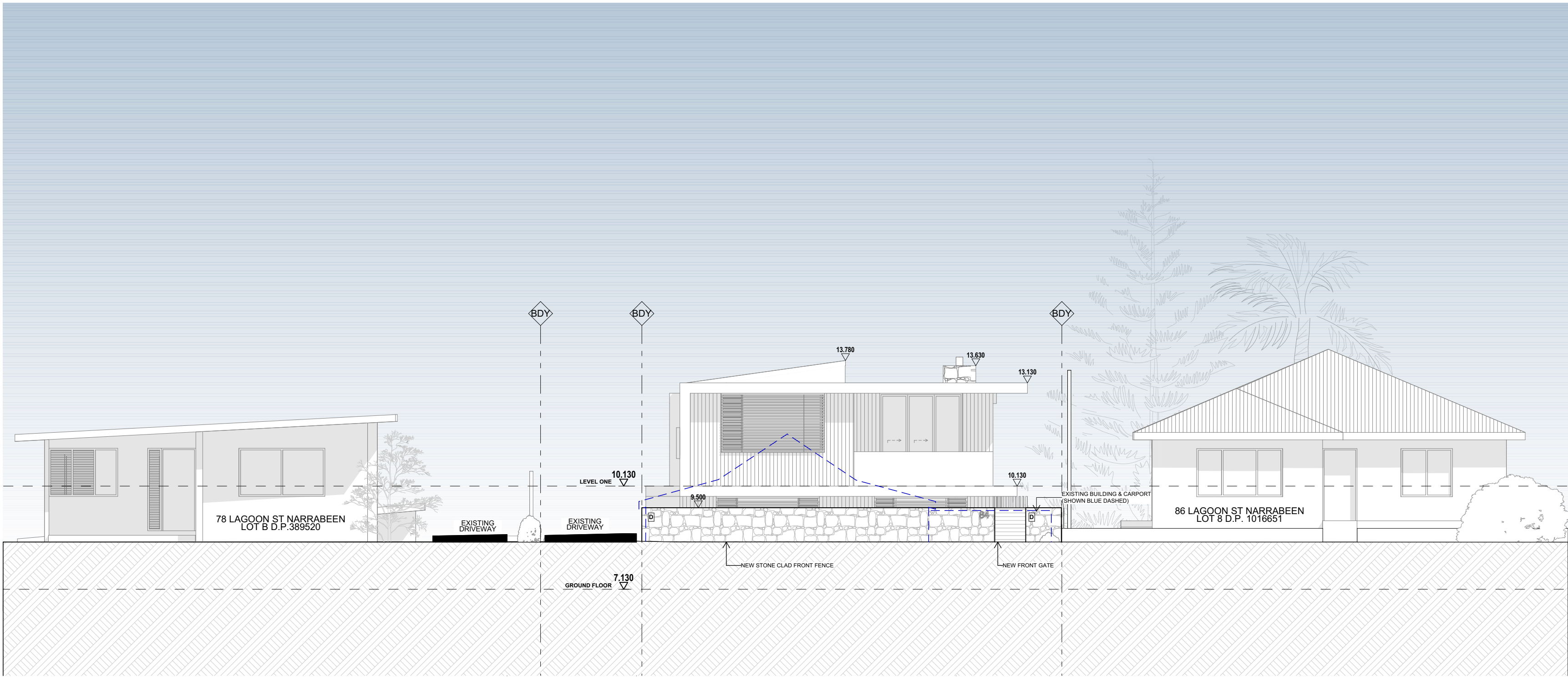
PAIN T RENDER- DARK

D

STONE

E

METAL ROOF DECK



FRONT FENCE ELEVATION

1:100