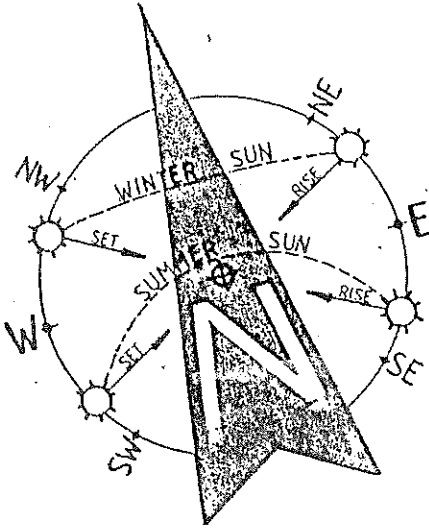


NARRABEEN PARK PARADE



SITE PLAN

LOT 21 IN D.P. 15763

DEVELOPMENT CALCULATIONS		
SITE AREA	605.30 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
RESIDENCE FLOOR	207.10	226.20
RESIDENCE ROOF	95.202	99.20
VERANDAH	11.20	26.85
PORCH	—	4.32
CARPORT	15.00	34.72
AWNING	8.10	—
PARKING	27.00	—
DRIVEWAY & TURNING	109.20	77.80
SWIMMING POOL & DECK	39.46	70.78
GAZBO	—	8.10
SHED	6.90	—
INCLUDING THE 6% VARIATION FOR UNCOVERED DECK AREAS (RECREATIONAL SPACE)	36.32	36.32
TOTAL HARD SURFACE	275.74 (45.55%)	285.45 (47.16%)

- NOTES:**
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 2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.


 northern beaches council
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DA2022/1054

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 J.D. EVANS and COMPANY PTY. LTD.
 BUILDING DESIGN CONSULTANTS

No.	AMENDMENT	DATE


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 UNIT 7, 6 JUBILEE AVENUE, WARRIEWOOD 2102
 PHONE 9999 4566 MOBILE 0418 976 596
 www.jdeco.com.au

PROJECT
PROPOSED ALTERATION/ADDITIONS
No. 34 NARRABEEN PARK PARADE
WARRIEWOOD N. S. W. 2102
 CLIENT
JAMES & AMANDA WHITEHEAD

DATE	15/02/2022	SCALE	1:200
DRAWN	JDE	CHECKED	
DRAWING No.	2088-1		
ISSUE			

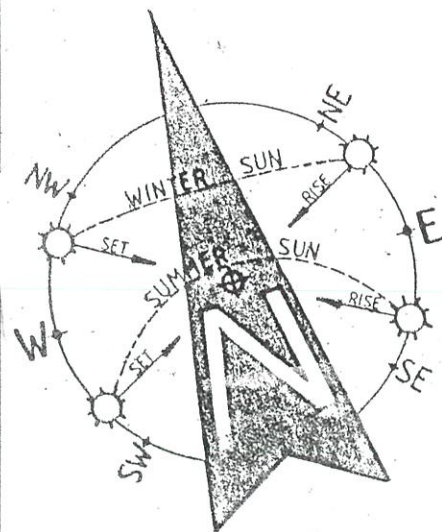
NOTES:

1. LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH NCC VOL. 2 PART 3.8.4.2 AND AS/NZS 1680.0 1768.
2. VENTILATION OF BATHROOMS, ENSUITES & WC'S TO BE IN ACCORDANCE WITH PART 3.8.5.2 OF THE BUILDING CODE OF AUSTRALIA AS / NZS 1680.2.
3. THE DOOR TO THE BATHROOM IS REQUIRED TO COMPLY WITH AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA PART 3.8.3.3 (TO EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT).
4. FIRE / SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE NCC VOL. 2 PART 3.7.2. AND AS 3786.
5. TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH VOL. 2 PART 3.1.4 OR VOL. 1 PART B1.4 (I) AND INSTALLED IN ACCORDANCE WITH AS 3660.
6. SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6.2 CLAUSES (a), (b) & (c) AND PART 3.8.6.3. OF THE NCC.
7. ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
8. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
9. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH NCC VOL. 2 PART F1 & VOL. 2 PART 3.8.1 & CONSTRUCTED IN ACCORDANCE WITH AS 3740.
10. AN APPROVED NON-VENTILATED COVER OR SHEILD WHICH ALLOWS FOR THE INSULATION TO BE CLOSELY INSTALLED TO THE SIDES & TOP TO ALL DOWNLIGHTS.
11. STAIRS, HANDRAILS, BALUSTRADES & RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH NNC VOL. 2 PARTS 3.9.1 & 3.9.2 IN AS1657.
12. PROTECTION OF OPEN-ABLE WINDOWS MUST COMPLY WITH NCC VOL. 2 PART 3.9.2.5 (a) & (b) AND NCC VOL. 2 PART 3.9.5 (c) & (d).
13. GLAZING TO ALL BATHROOMS AND ENSUITES TO BE TOUGHENED GLASS.
14. SLIP RESISTANCE TO COMPLY WITH NCC AND AS4586.



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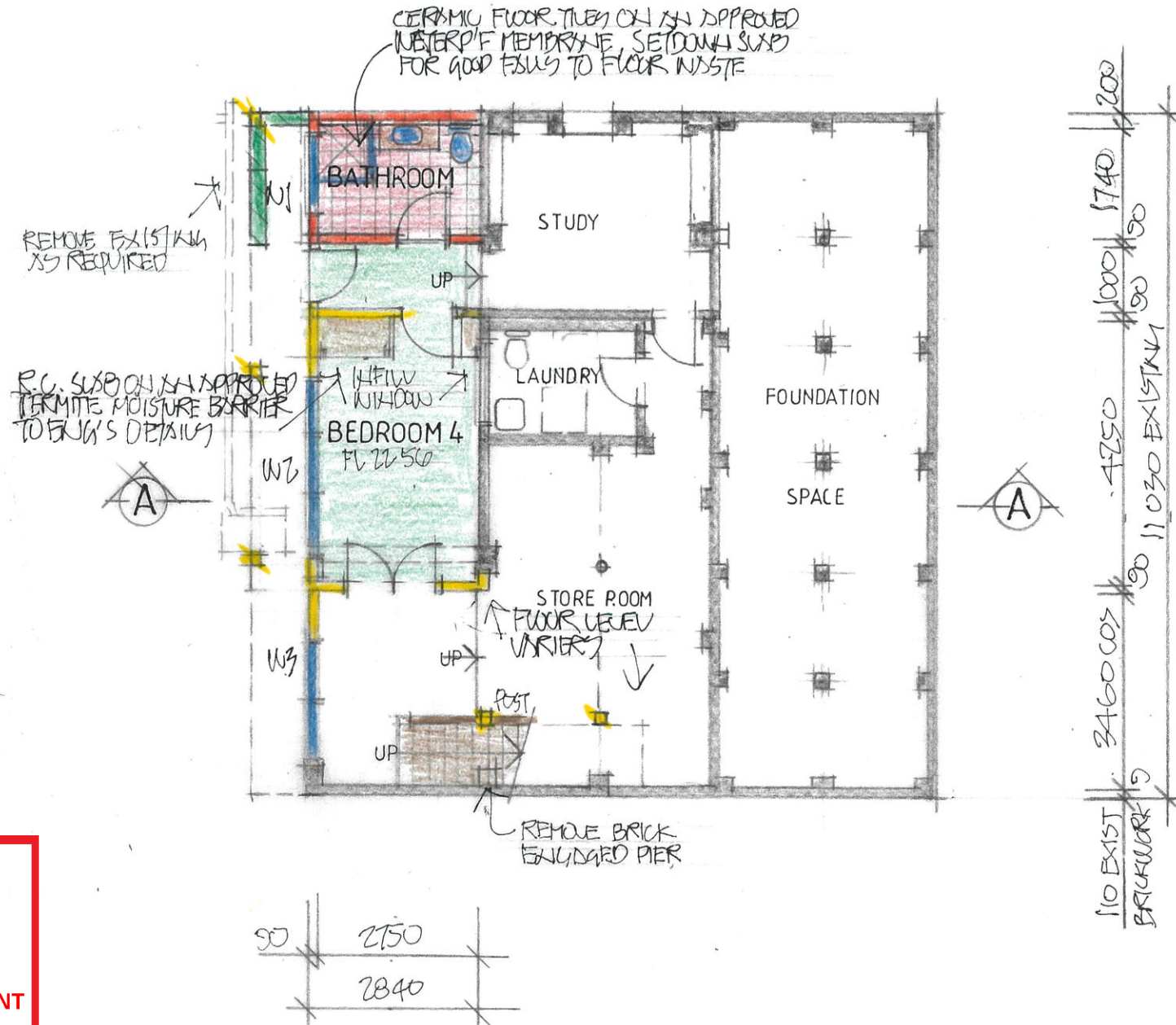
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PROJECT
PROPOSED ALTERATION/ADDITIONS
No. 34 NARRABEEN PARK PARADE
WARRIWOOD N. S. W. 2102
CLIENT
JAMES & AMANDA WHITEHEAD

DATE 15/02/2022	SCALE 1:100
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DRAWING No. 2088-2	ISSUE



LOWER GROUND FLOOR PLAN

WINDOW & GLAZED DOOR SCHEDULE

No.	HEIGHT	WIDTH	AREA
W1	0.90	1.50	1.35
W2	2.10	3.00	6.30
W3	2.10	3.00	6.30
W4*	1.50	3.00	4.50
W5	2.10	3.00	6.30

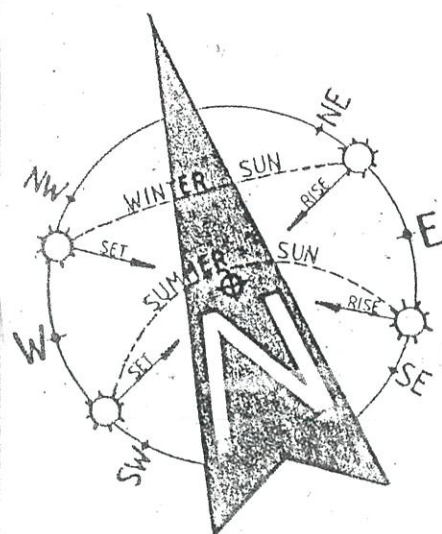
NOTE:

1. ALL WINDOWS & GLAZED DOORS TO BE IMPROVED ALUMINIUM
2. WINDOWS & GLAZED DOORS TO BE FITTED WITH, SINGLE CLEAR GLAZED (U - VALUE: 6.44, SHGC: 0.75).
3. WINDOWS & GLAZED DOORS DENOTED THUS * TO BE FITTED WITH SINGLE PROLYTIC LOW - E GLAZING (U - VALUE: 4.48, SHGC: 0.46).



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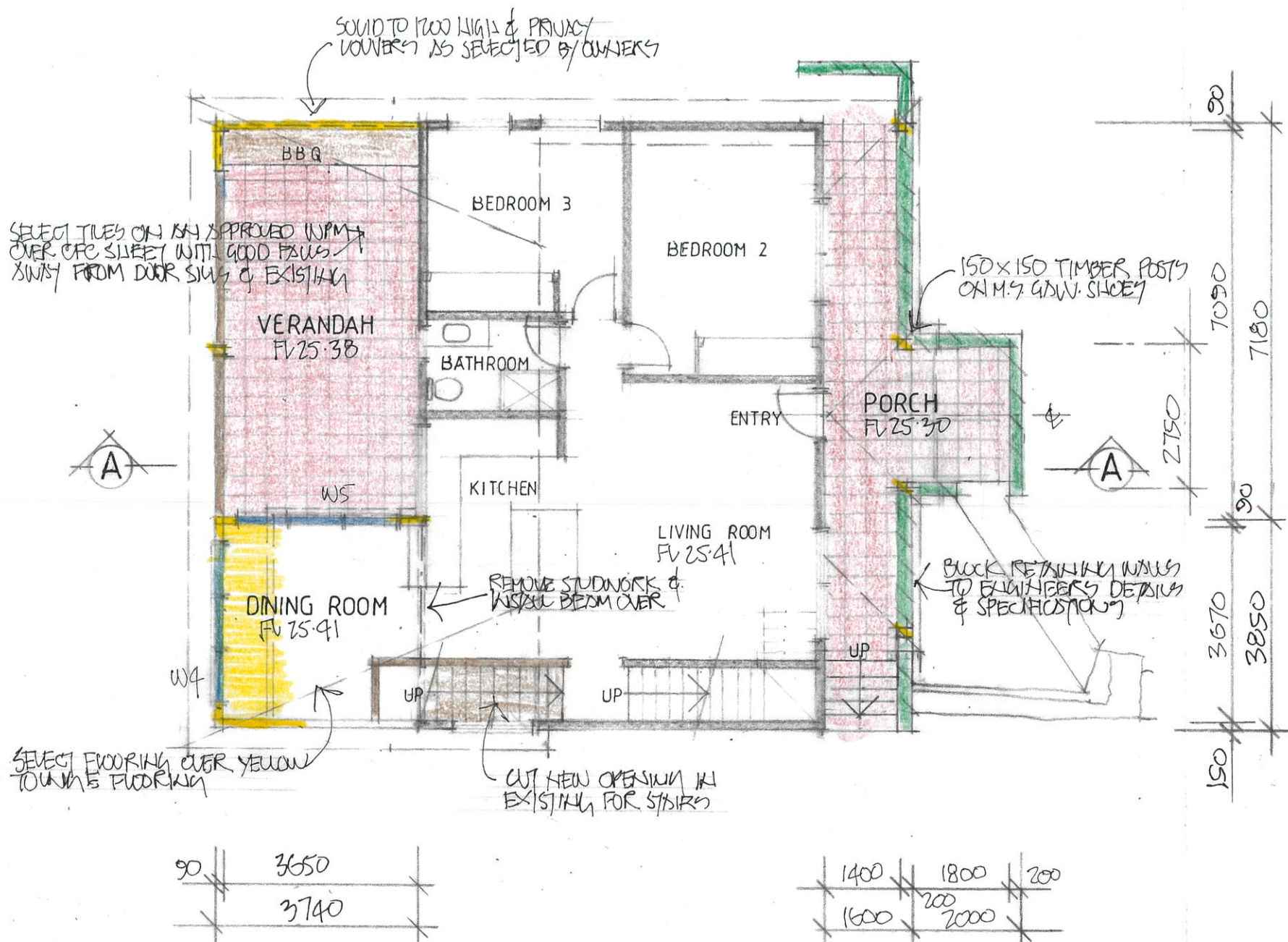
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CLIENT
JAMES & AMANDA WHITEHEAD

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DRAWN JDE	CHECKED
DRAWING No.	ISSUE
2088-3	

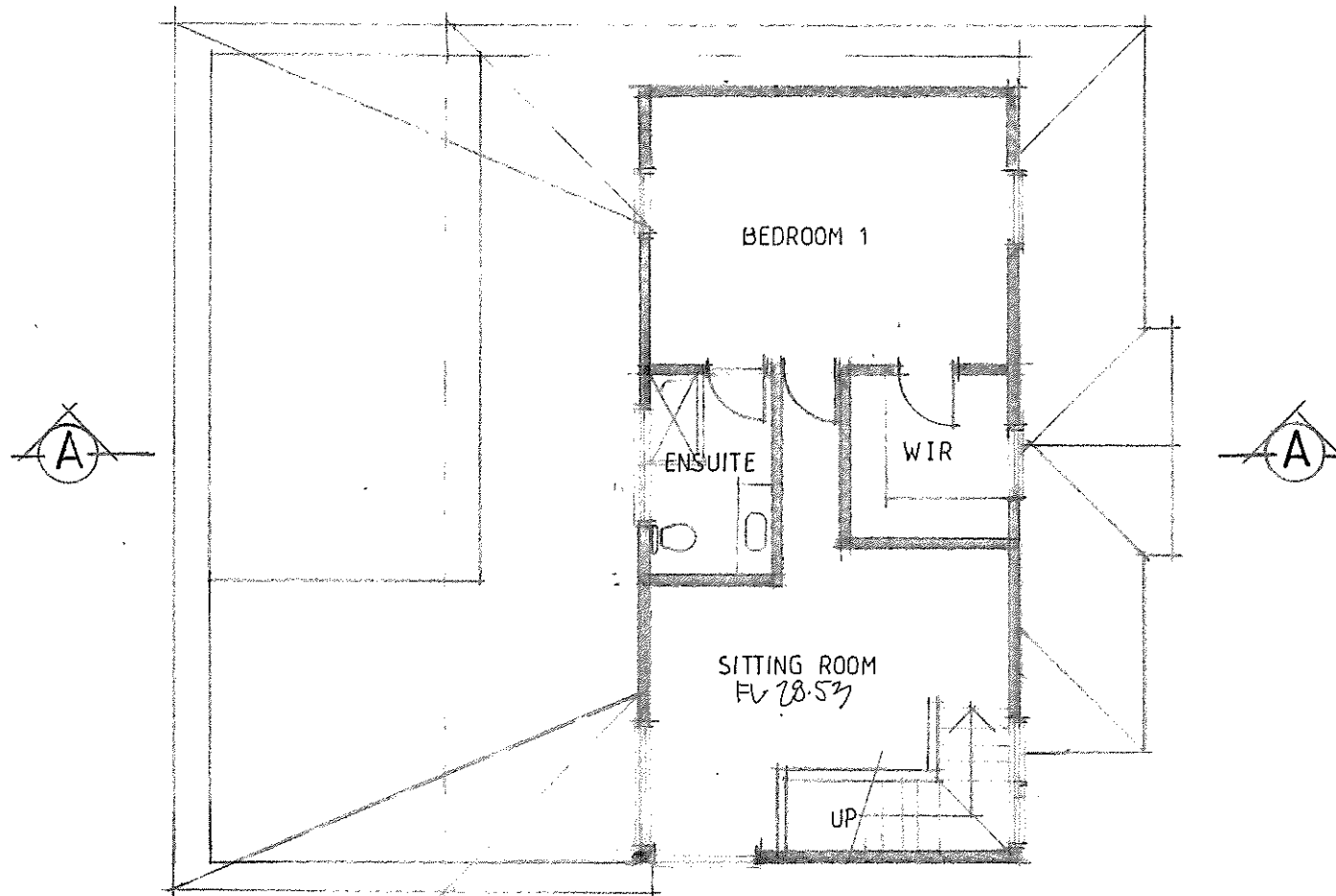


UPPER GROUND FLOOR PLAN

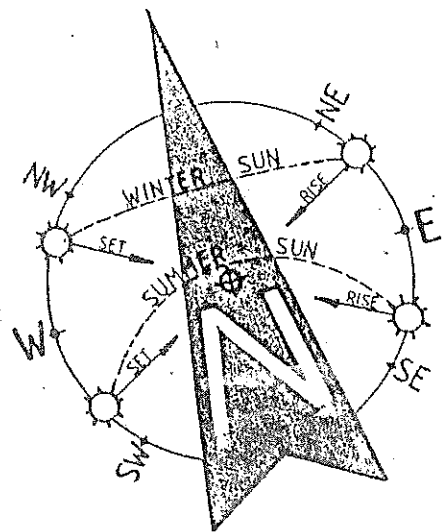


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FIRST FLOOR PLAN



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DATE 15/02/2022 SCALE 1:100,
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DRAWING No. 2088-4 ISSUE

BASI Certificate

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

Alterations and Additions

Certificate number A455225

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 05/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Tuesday, 05 April 2022
To be valid, this certificate must be lodged within 3 months of the date of issue



Project address	James & Amanda Whitehead
Project name	34 Narrabeen Park Parade Warriewood 2102
Local Government Area	Plawater Council
Plan type and number	Deposited Plan 15763
Lot number	21
Section number	
Project type	Separate dwelling house
Type of alteration and addition	My renovation work valued at \$50,000 or more, and includes a pool (and/or spa)

Certificate Prepared by (please complete below submitting to Council or PCA)
Name / Company Name J.D. Evans & Co Pty Ltd
ABN (if applicable): 72 061 636 693

Pool and Spa	Show on DA Plans	Show on CC/DC Plans & Specs	Compliance Check
Rainwater tank The applicant must install a rainwater tank of at least 1793 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities. The applicant must configure the rainwater tank to collect rainwater runoff from at least 45 square metres of roof area. The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool. Outdoor swimming pool The swimming pool must be outdoors. The swimming pool must not have a capacity greater than 36 kilolitres. The applicant must install a pool pump timer for the swimming pool. The applicant must not incorporate any heating system for the swimming pool that is part of this development.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Construction

Show on DA Plans

Show on CC/DC Plans & Specs

Compliance Check

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceiling/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor	nil	
floor above existing dwelling or building	nil	
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling: pitched/skillion roof: framed	ceiling: R2.04 (up), roof: thermocollular reflective	dark (solar absorptance > 0.70)

Lighting	Show on DA Plans	Show on CC/DC Plans & Specs	Compliance Check
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.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Fixtures The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating. The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating. The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>

Glazing requirements						Show on DA Plans	Show on CC/DC Plans & Specs	Compliance Check
Windows and glazed doors						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.								
The following requirements must also be satisfied in relation to each window and glazed door:								
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/low-e glazing, or tinted/air gap/low-e glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
Windows and glazed doors glazing requirements								
Window/door	Orientation	Area of glass (m ²)	Overhang/height (m)	Distance (m)	Shading device	Frame and glass type		
W1	W	1.35	0	0	leave/verandah/pergola/balcony >= 900 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)		
W2	SW	6.3	0	0	leave/verandah/pergola/balcony >= 900 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)		
W3	W	6.3	0	0	leave/verandah/pergola/balcony >= 750 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)		
W4	W	4.5	0	0	leave/verandah/pergola/balcony >= 900 mm	improved aluminium, single pyrolytic low-e (U-value: 4.48, SHGC: 0.46)		
W5	N	6.3	0	0	leave/verandah/pergola/balcony >= 900 mm	improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)		

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/DC 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 "Compliance check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

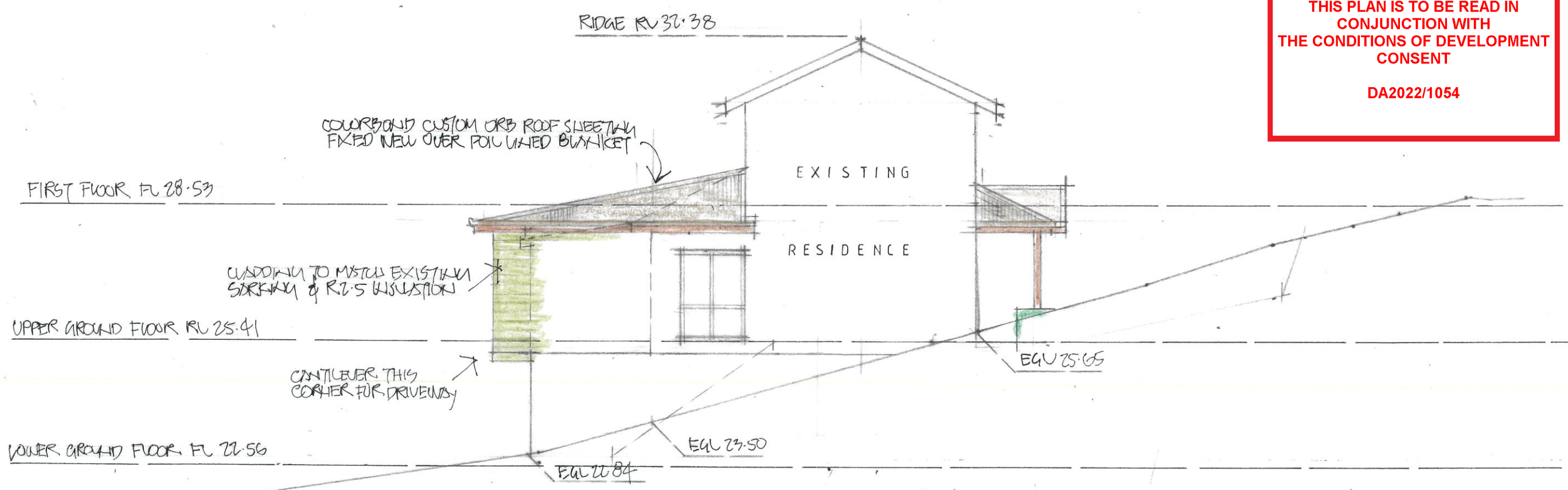


EAST ELEVATION


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SOUTH ELEVATION

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CLIENT
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DATE	15/02/2022	SCALE	1:100
DRAWN	JOE	CHECKED	
DRAWING No.	2088-5		
ISSUE			



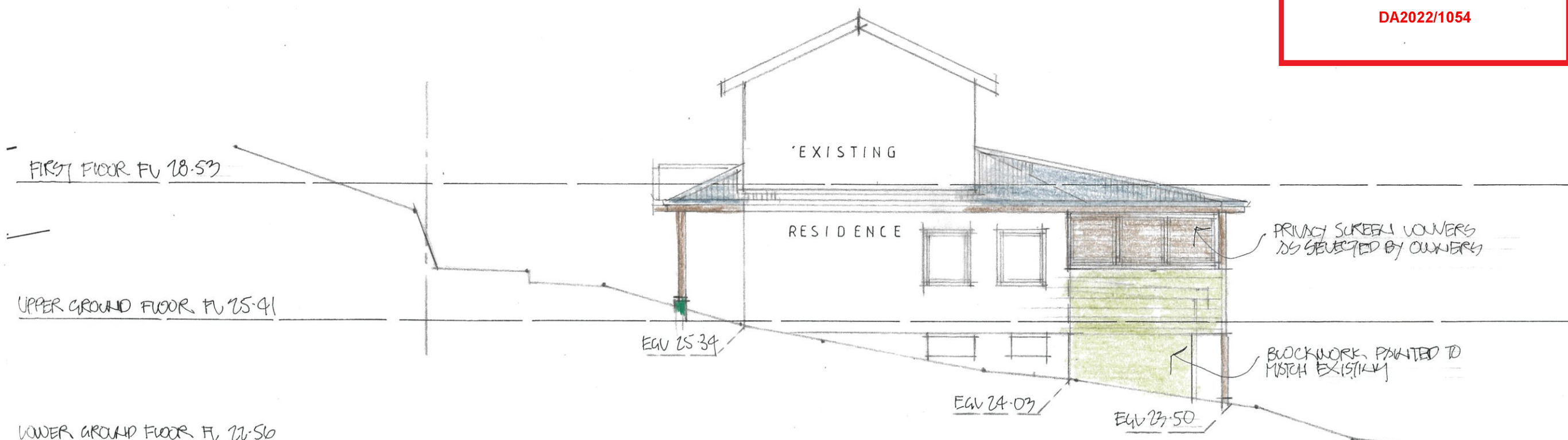
WEST ELEVATION



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DA2022/1054



NORTH ELEVATION

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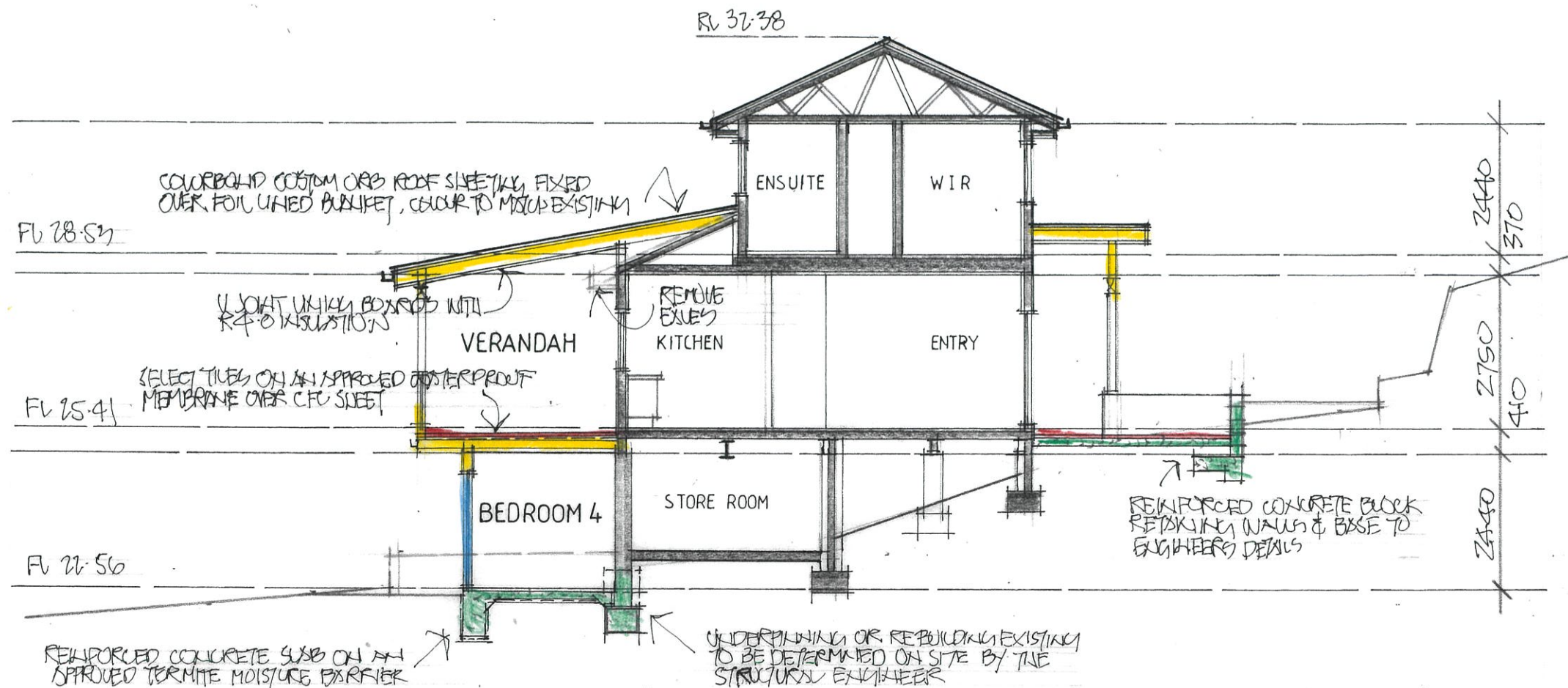
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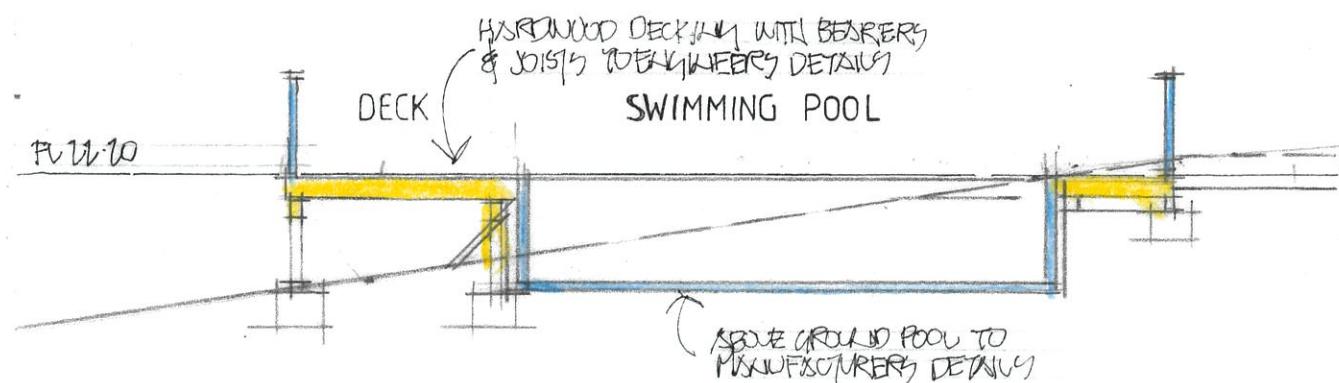
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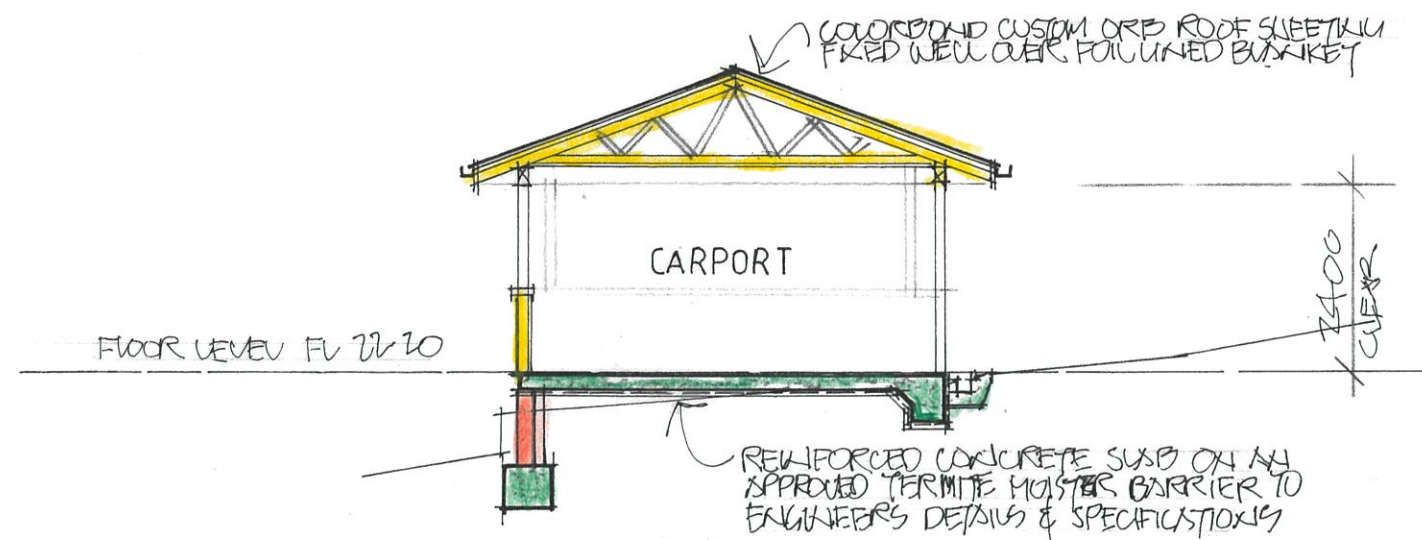
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DRAWING No.	2088-6		
ISSUE			



SECTION A - A



SECTION B - B



SECTION C - C



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J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS

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

PROJECT
PROPOSED ALTERATION/ADDITIONS
No. 34 NARRABEEN PARK PARADE
WARRIEWOOD N. S. W. 2102
CLIENT
JAMES & AMANDA WHITEHEAD

DATE 15/02/2022	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No. 2088-7	ISSUE

NOTE:

1. POOL FENCING IS TO BE DESIGNED, LOCATED AND MAINTAINED IN ACCORDANCE WITH THE SWIMMING POOL ACT 2012 AS AMENDED. AS 1926.1 - 2012 LOCATION OF SAFETY BARRIER FENCING FOR PRIVATE SWIMMING POOLS.
2. A RESUSCITATION AND EXTERNAL CARDIAC COMPRESSION CHART IS TO BE AFFIXED AND MAINTAINED IN A PROMINENT LOCATION ADJACENT TO POOL AREA.
3. ALL POOL OVERFLOW WATER AND WASTE WATER FROM THE FILTRATION PROCESS IS TO BE DIRECTED TO THE SEWER.
4. HARDWOOD DECKING, BEARERS AND JOISTS TO BE IN ACCORDANCE WITH AS1684 . 2-2006, RESIDENTIAL TIMBER FRAMED CONSTRUCTION.

NON-SOLID POOL BARRIER

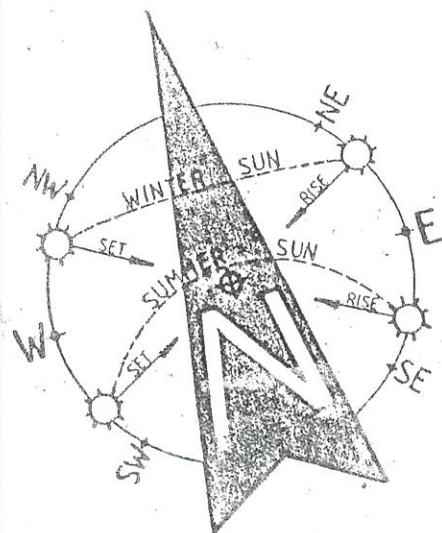
PROVIDE COMPLIANT POOL FENCE AS 1926.1 2012 BOUNDARY FENCE MIN. 1.80m (INSIDE)
POOL FENCE MIN. 1.20m (OUTSIDE)
SURROUNDING POOL ONLY (NOT STRUCTURES)



northern
beaches
council

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

DA2022/1054



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.

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
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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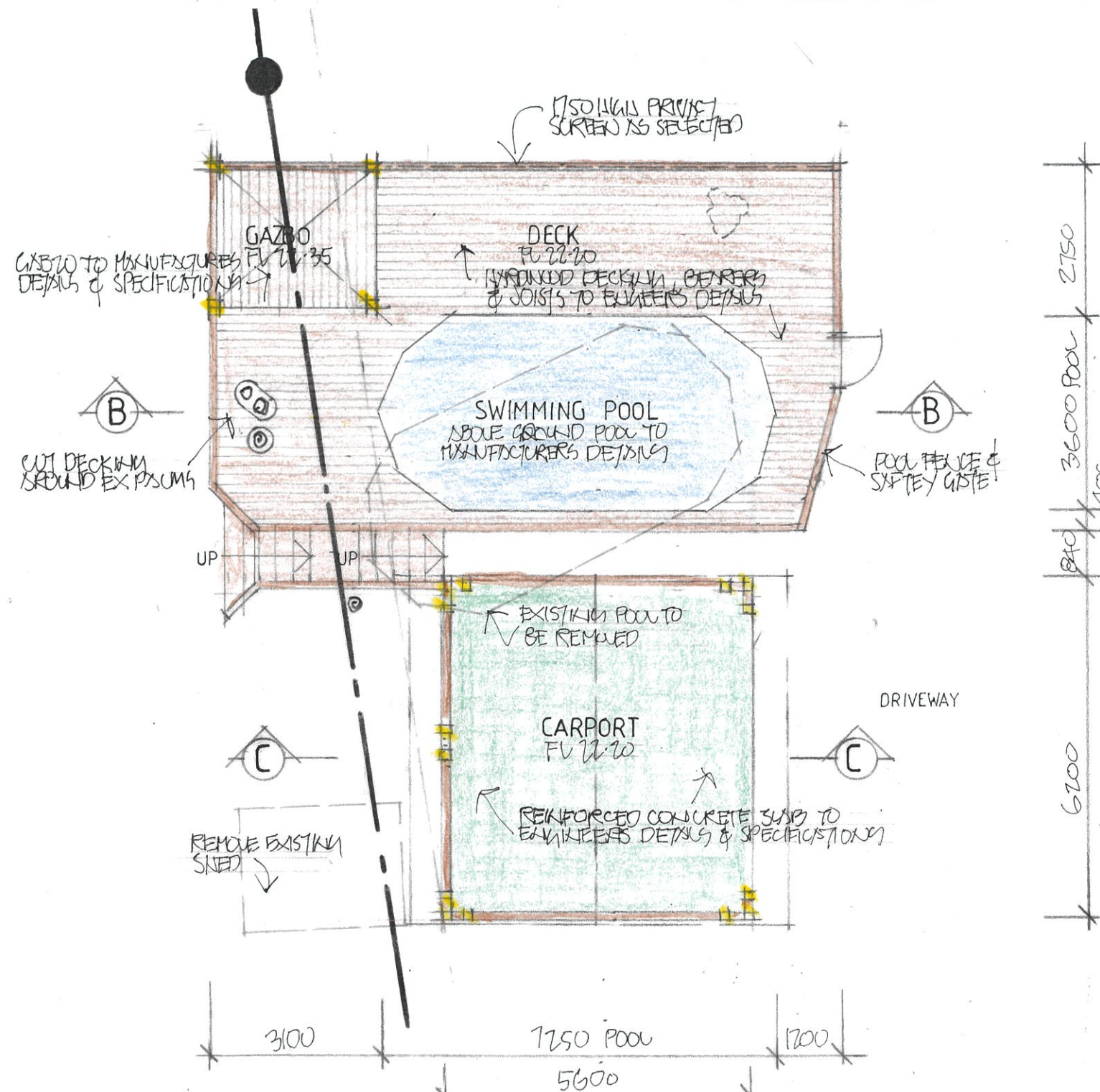
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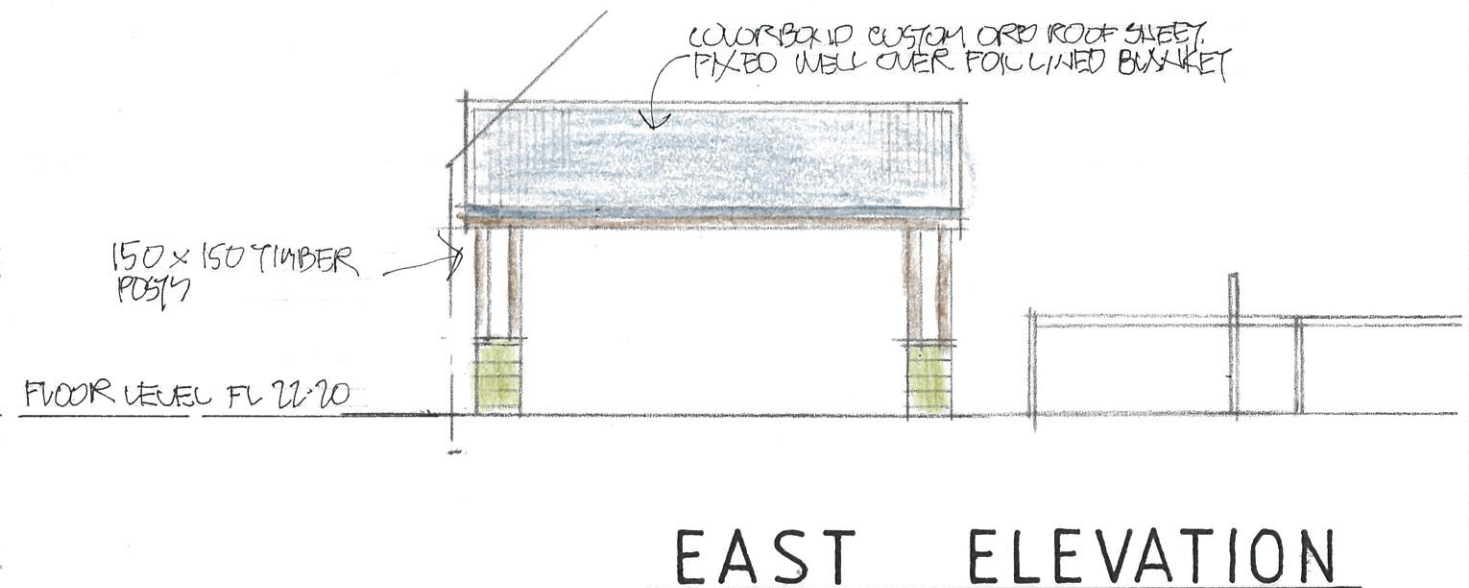
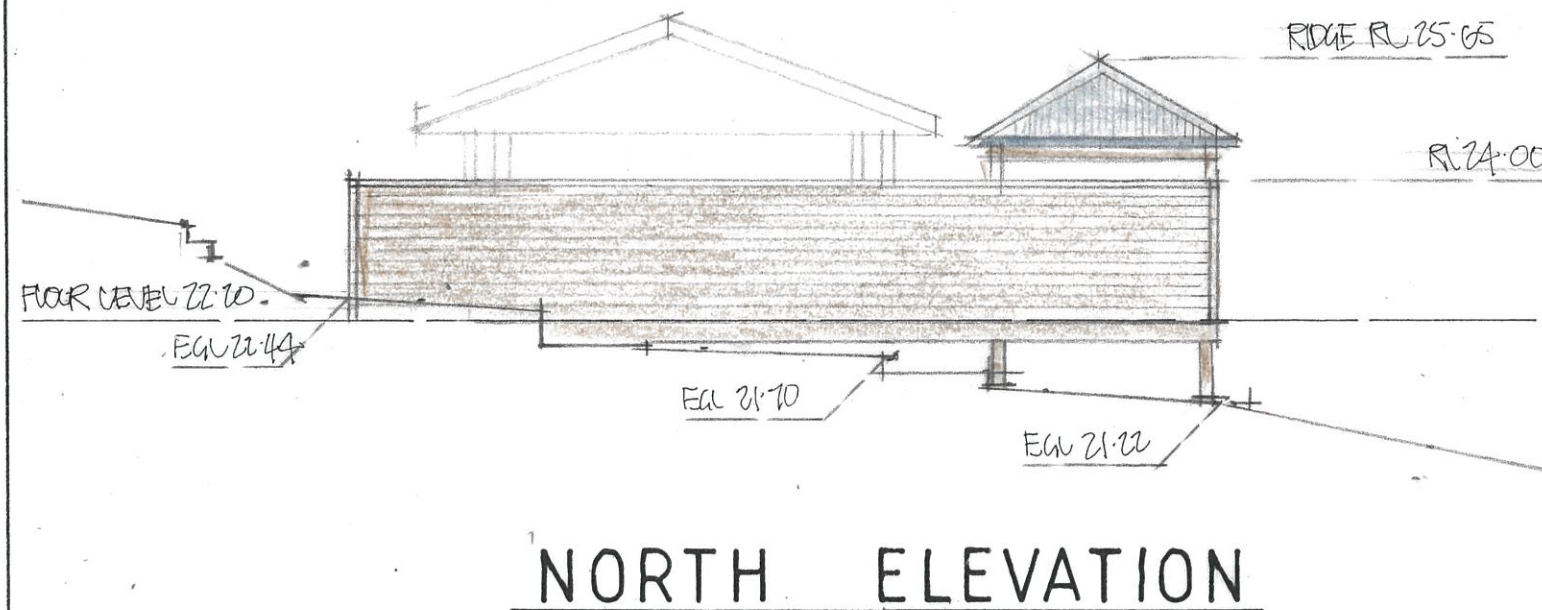
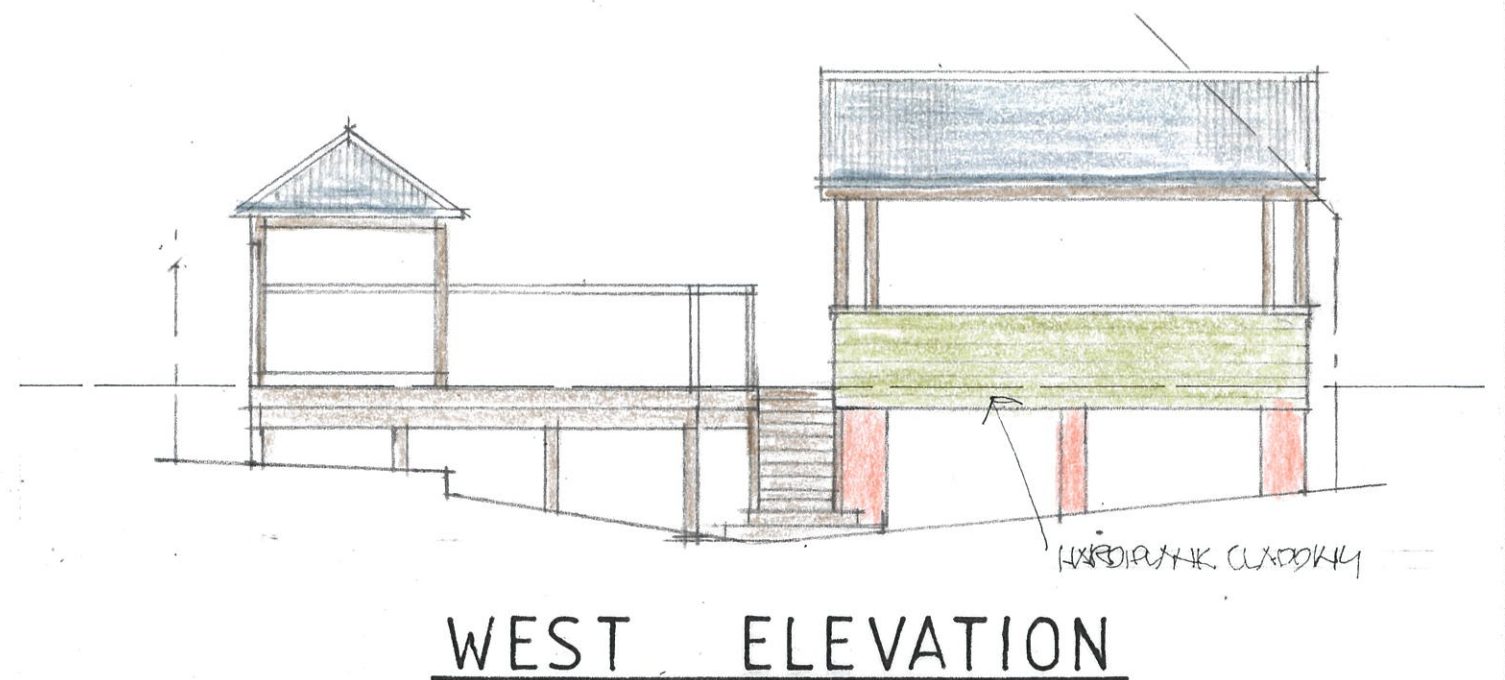
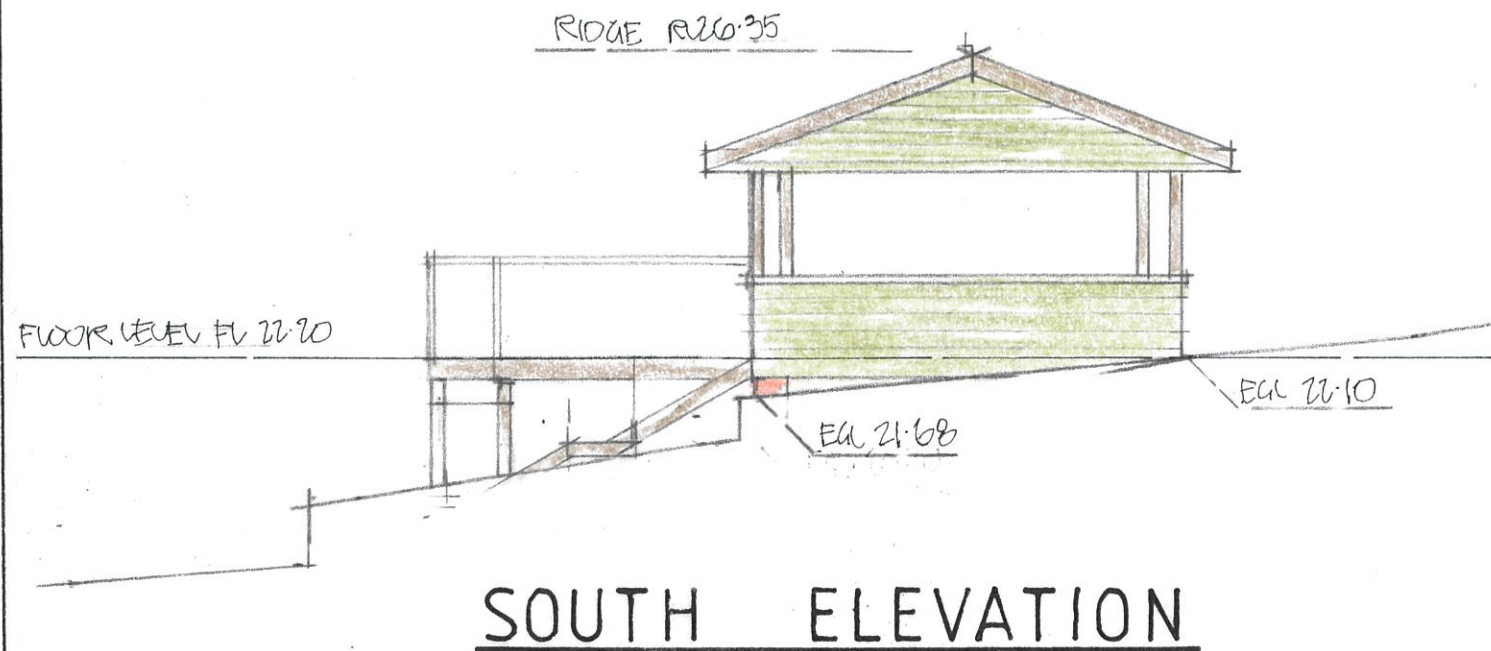
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SWIMMING POOL & CARPORT FLOOR PLAN

LANDSCAPING ADJACENT TO SWIMMING POOL

PLANTING WITHIN THE VICINITY OF THE POOL ENCLOSURE MUST BE OF A SPECIES & STYLE THAT WILL COMPLY WITH AS 1926.1 TO ENSURE THAT THERE ARE NO CLIMABLE/FOOTHOLD FEATURES. BOUNDARY FENCES MUST BE 1.8m HIGH ABOVE THE POOL ENCLOSURE LEVEL MEASURED 500mm FROM THE BASE OF THIS FENCE.



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