

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

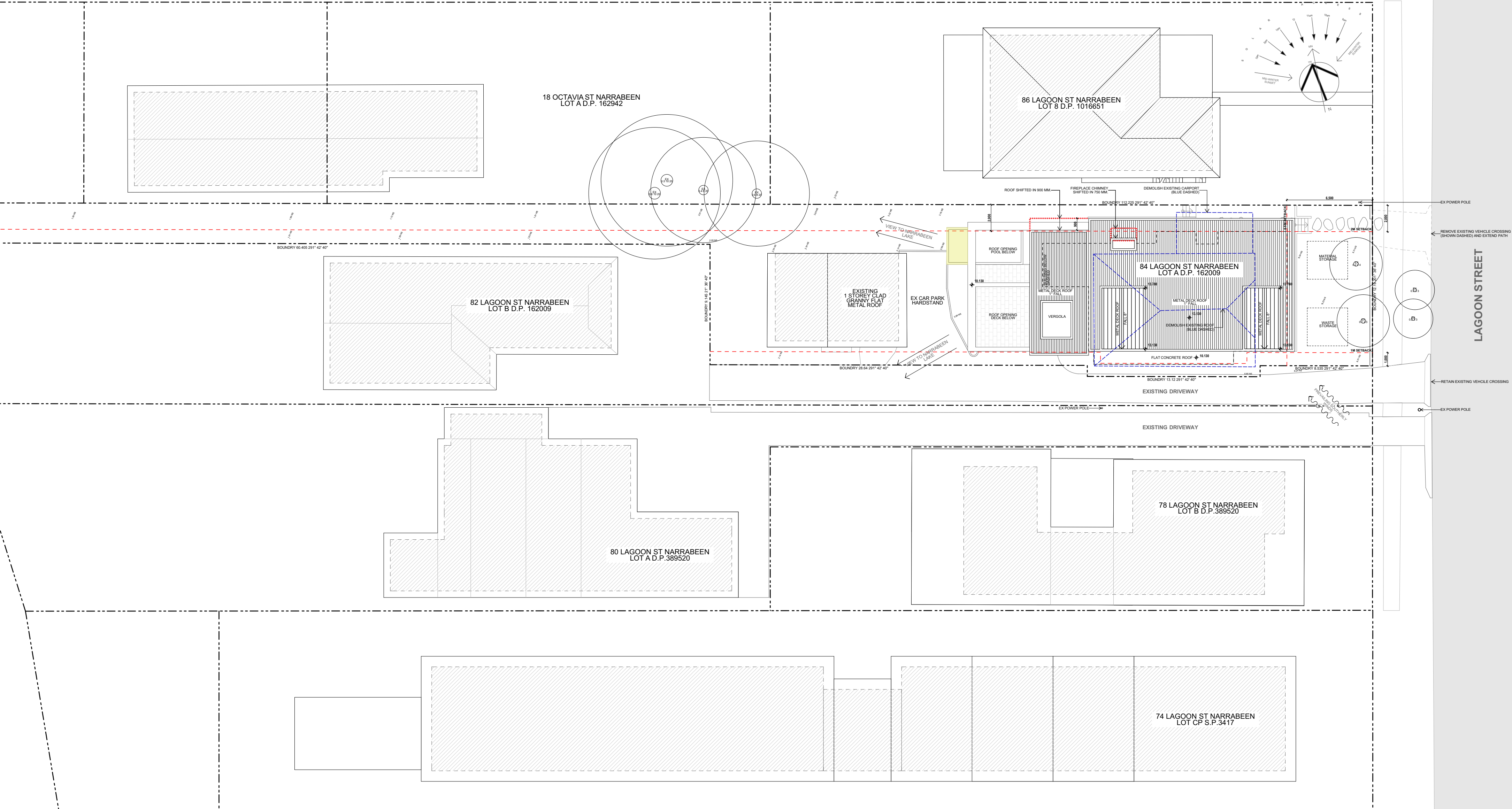
Window No.	Width	Height	Sill	Type	Area	External Blind
W01	3,000	700	1,400	Fixed & Sliding	2.10	No
W02	2,200	600	2,100	Fixed & Sliding	1.32	No
W03	1,650	2,700	0	Pivot Door	4.46	No
W04	2,700	1,200	1,500	Fixed & Sliding	3.24	YES
W05	3,000	1,200	1,500	Fixed & Sliding	3.60	YES
W06	1,400	1,000	900	Fixed & Sliding	1.40	No
W07	2,000	1,000	900	Fixed & Sliding	2.00	No
W08	1,900	1,200	700		2.28	
W08	2,400	1,000	900	Fixed & Sliding	2.40	No
W09	2,000	800	900		1.60	
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



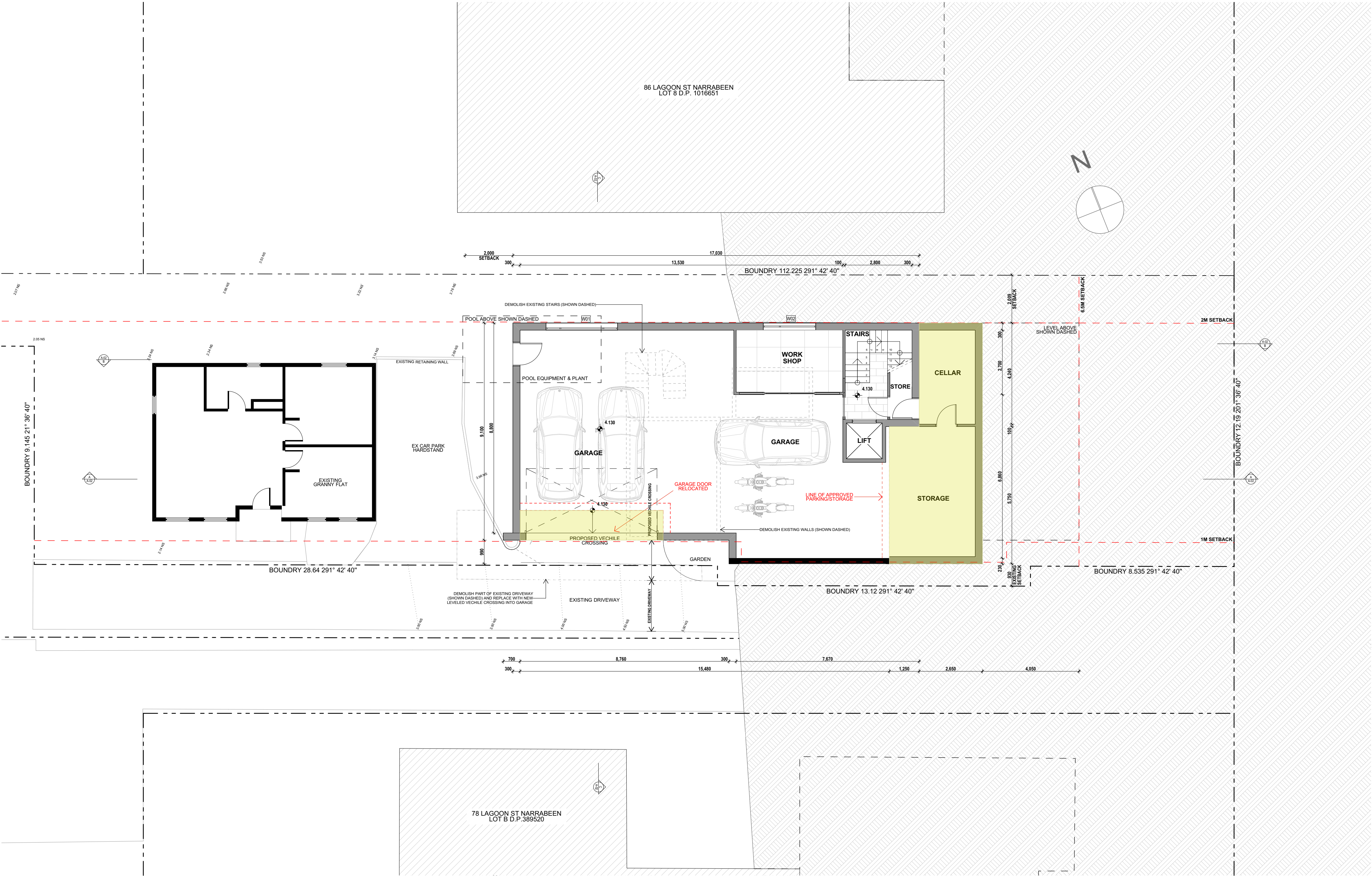
BASIX NOTES

- 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)

OCTAVIA STREET



Issue Date	Rev	Description	Drawn	Checked
01/08/24	A	DEVELOPMENT APPLICATIONS	TG	LT
26/02/25	B	SECTION 94(1)(b) VARIATION REQUESTED BY COUNCIL	EB	LT



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Issue Date	Rev	Description	Drawn	Checked
01/08/24	A	DEVELOPMENT APPLICATIONS	TG	LT
26/5/25	B	SECTION 4.55 APPLICATION	TG	LT

PROJECT	2411 - BEAMS
NEW HOUSE	
84 LAGOON ST, NARRABEEN, NSW, 2101	
LOWER GROUND FLOOR PLAN	
PROJECT NO.	2411
SCALE	1:100 @ A2
DATE	26/05/2025
DRAWING NO.	S4.55-02
REVISION	B



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01/08/24	A	DEVELOPMENT APPLICATIONS	TG	LT
26/5/25	B	SECTION 4.55 APPLICATION	TG	LT

PROJECT
2411 - BEAMS
 NEW HOUSE
 84 LAGOON ST, NARRABEEN, NSW, 2101
FLOOR PLAN

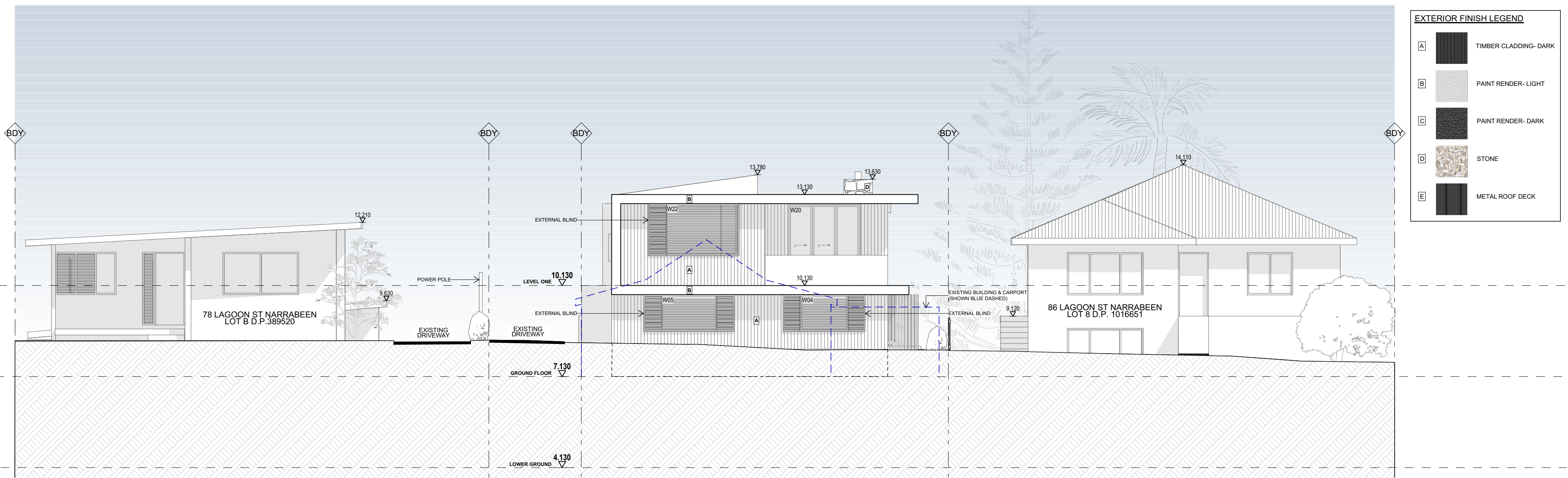
PROJECT NO. SCALE DATE DRAWING NO. REVISION
 2411 1:100 @ A2 26/05/2025 S4.55-03 B



PROJECT
2411 - BEAMS
NEW HOUSE
84 LAGOON ST, NARRABEEN, NSW, 2101

LEVEL 1 FLOOR PLAN

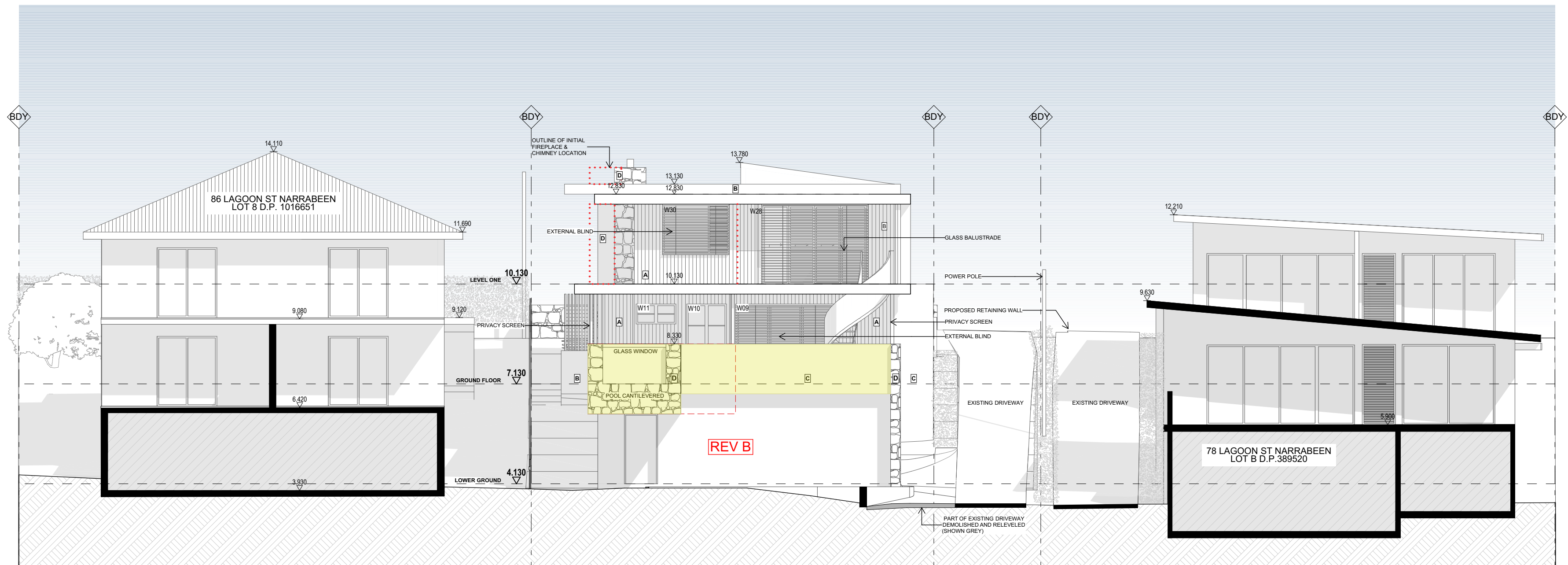
PROJECT NO.	SCALE	DATE	DRAWING NO.	REVISION
2411	1:100 @ A2	26/05/2025	S4.55-04	B



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

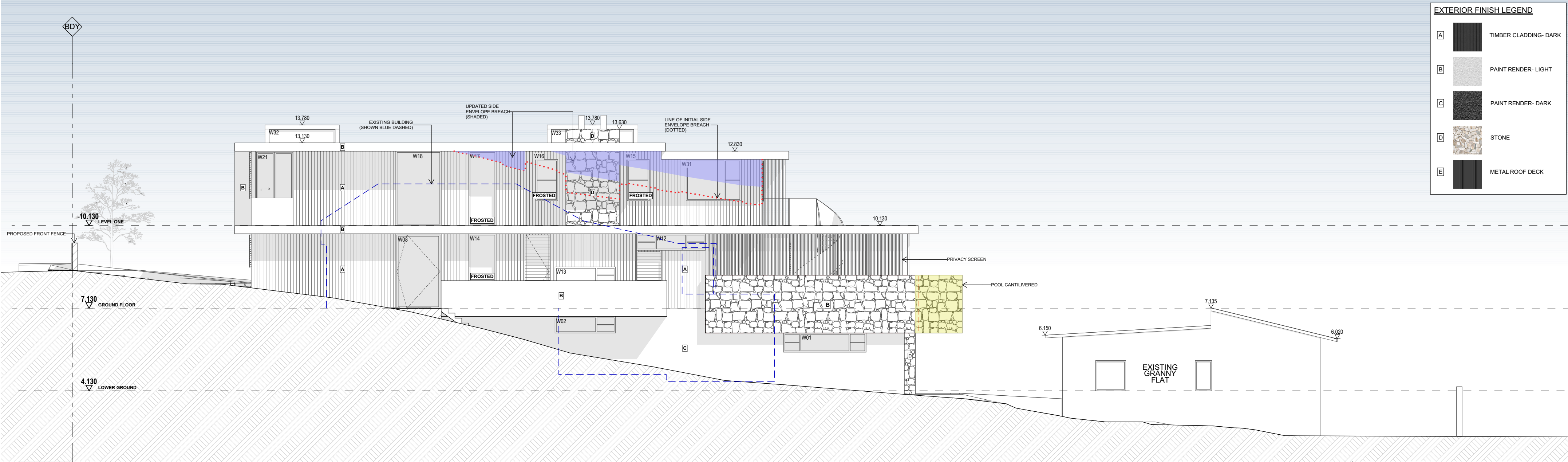
EAST ELEVATION

1:100



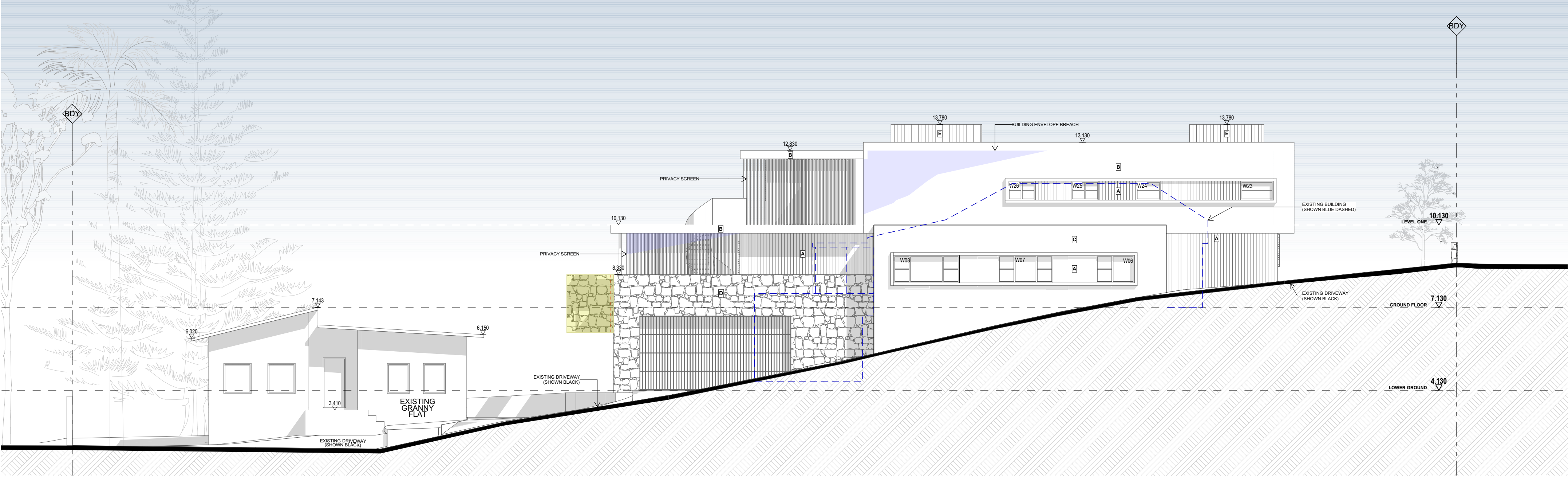
WEST ELEVATION

1:100



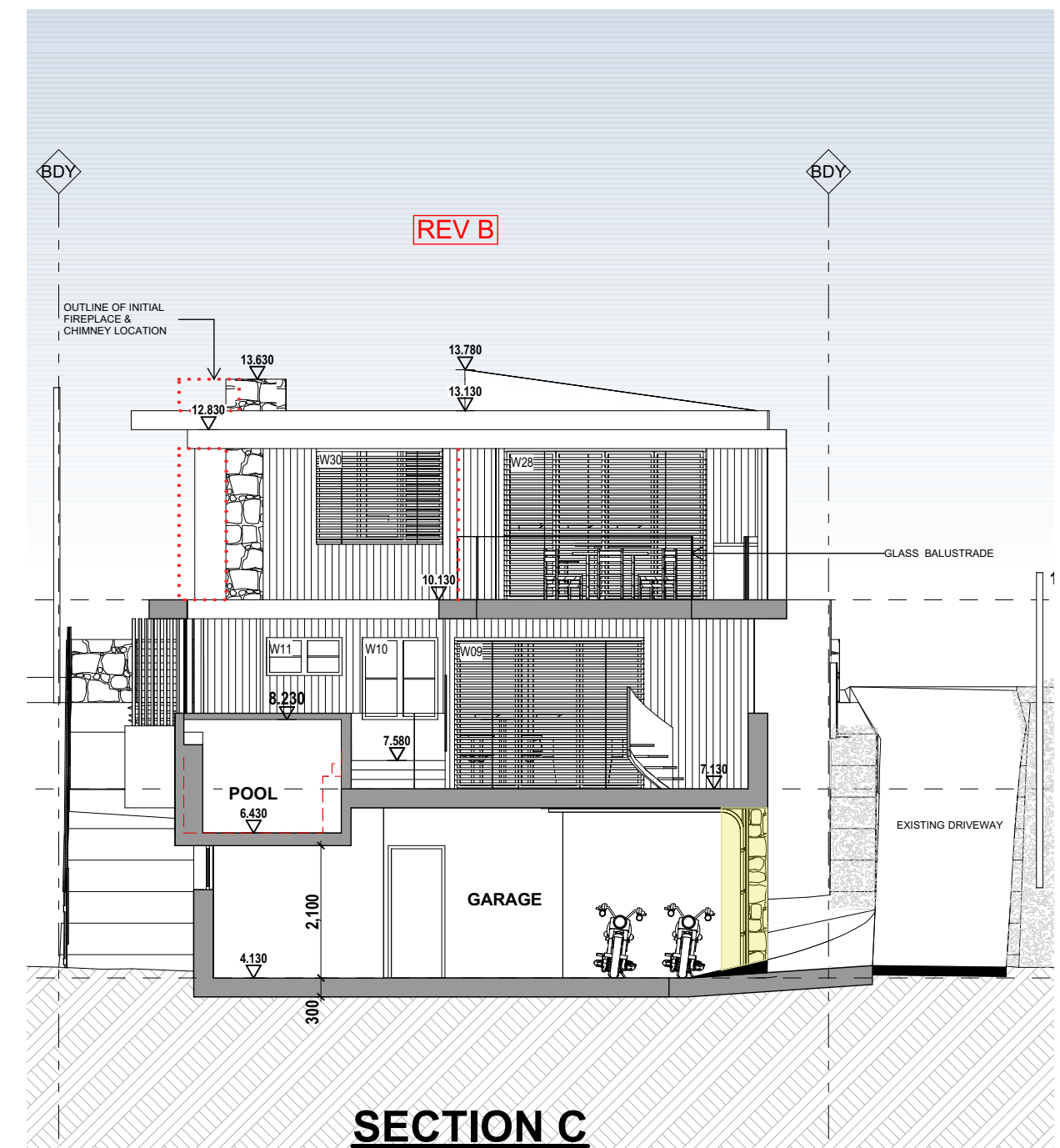
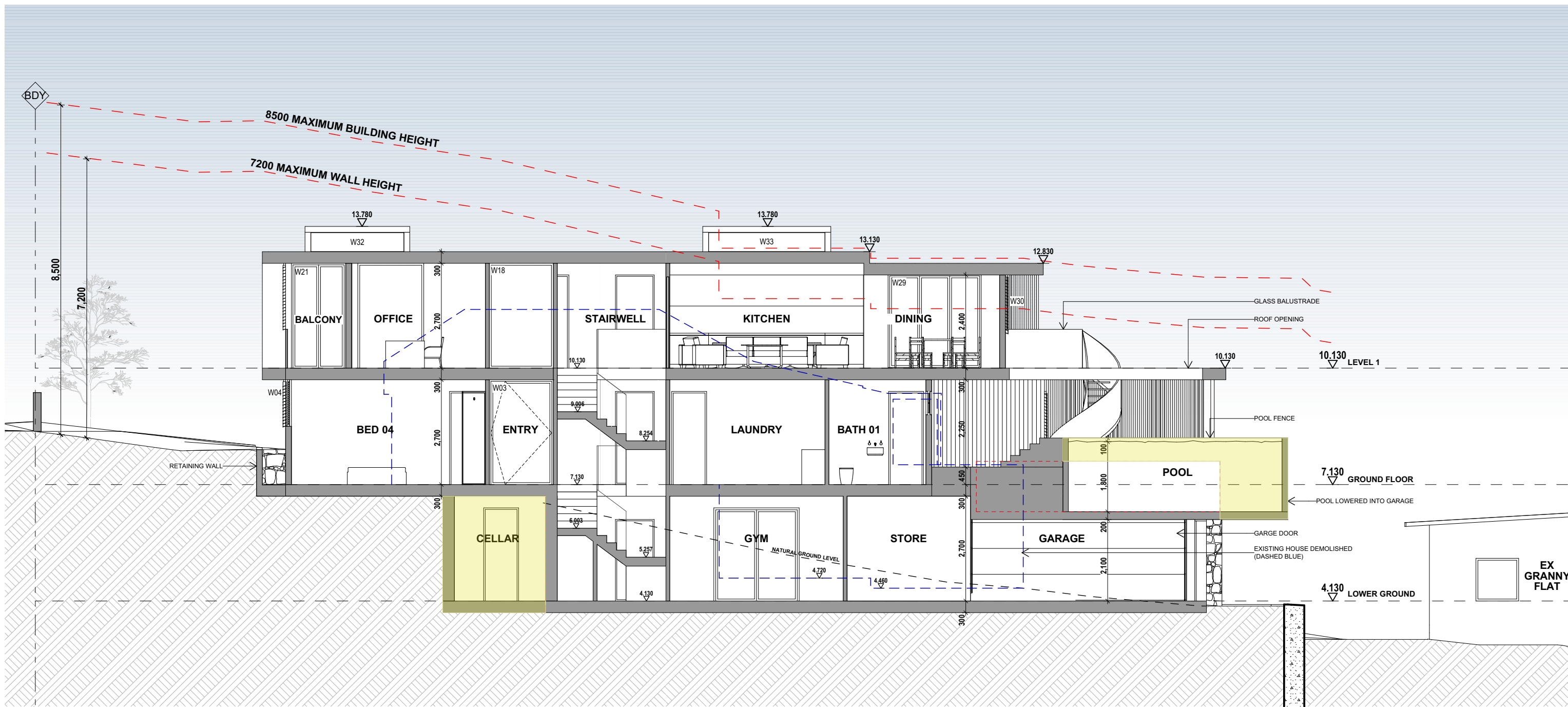
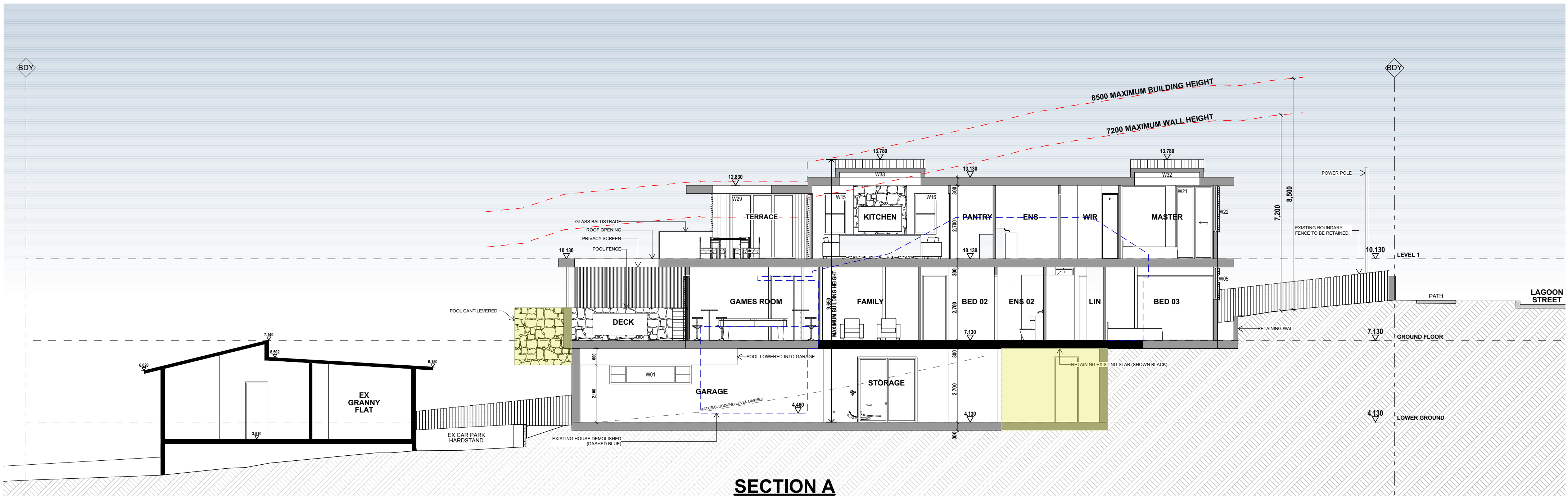
NORTH ELEVATION

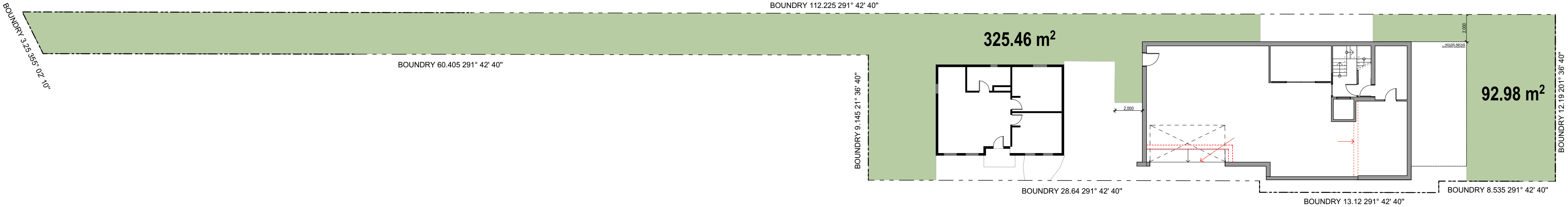
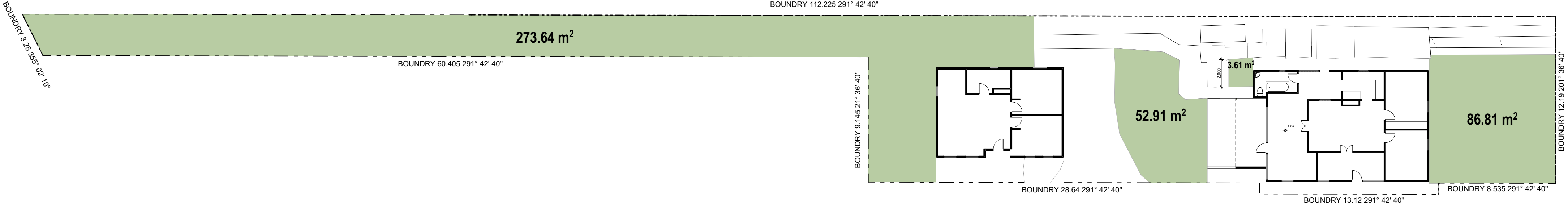
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SOUTH ELEVATION

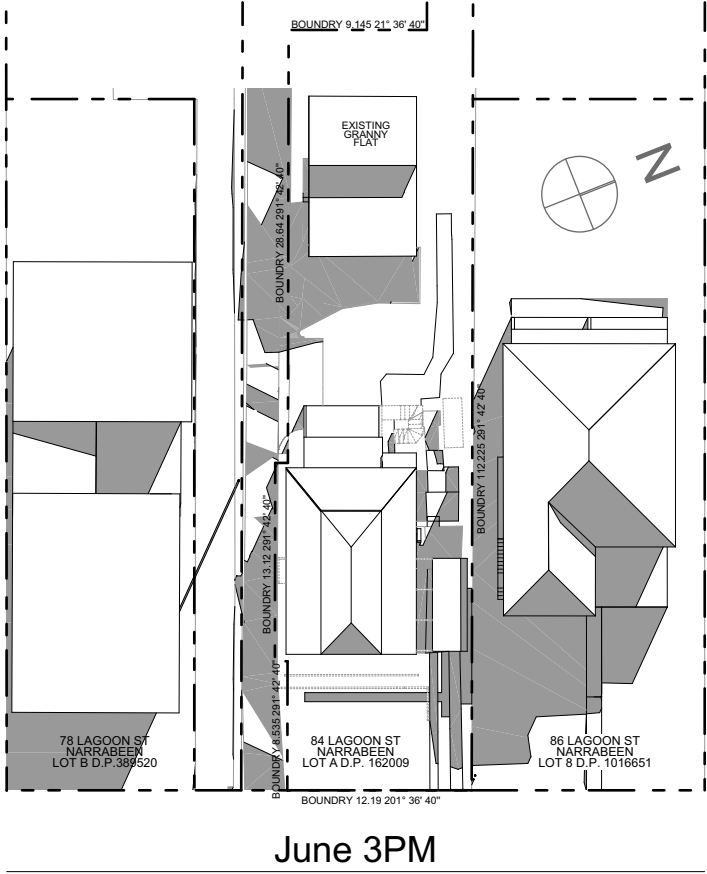
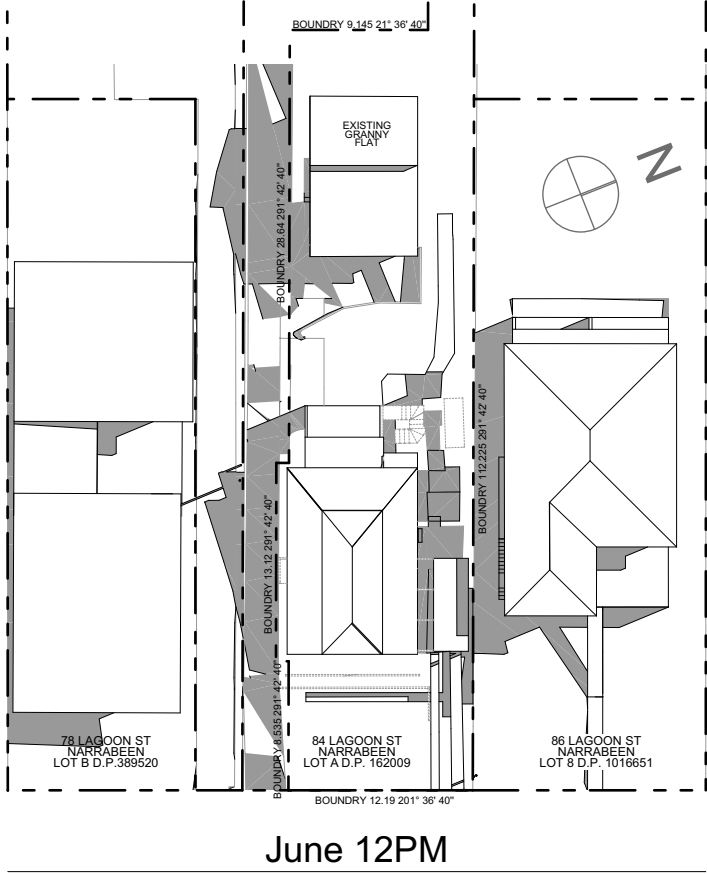
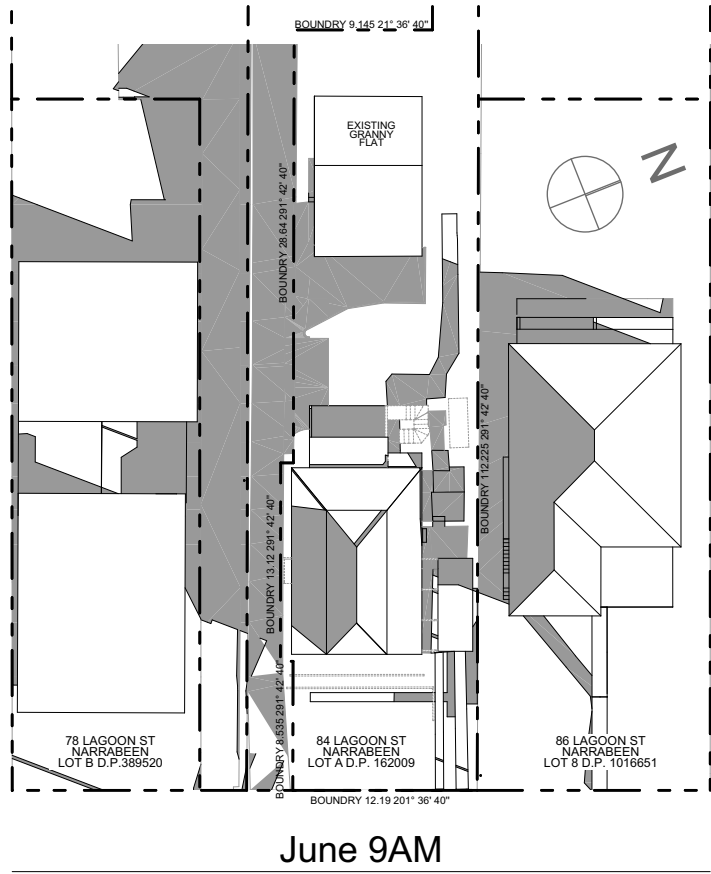
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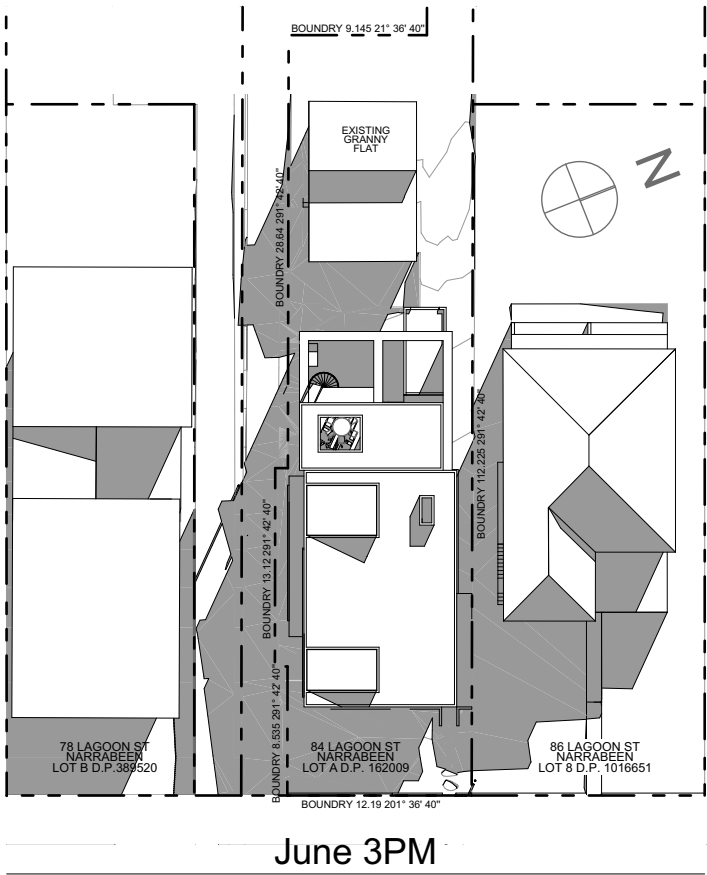
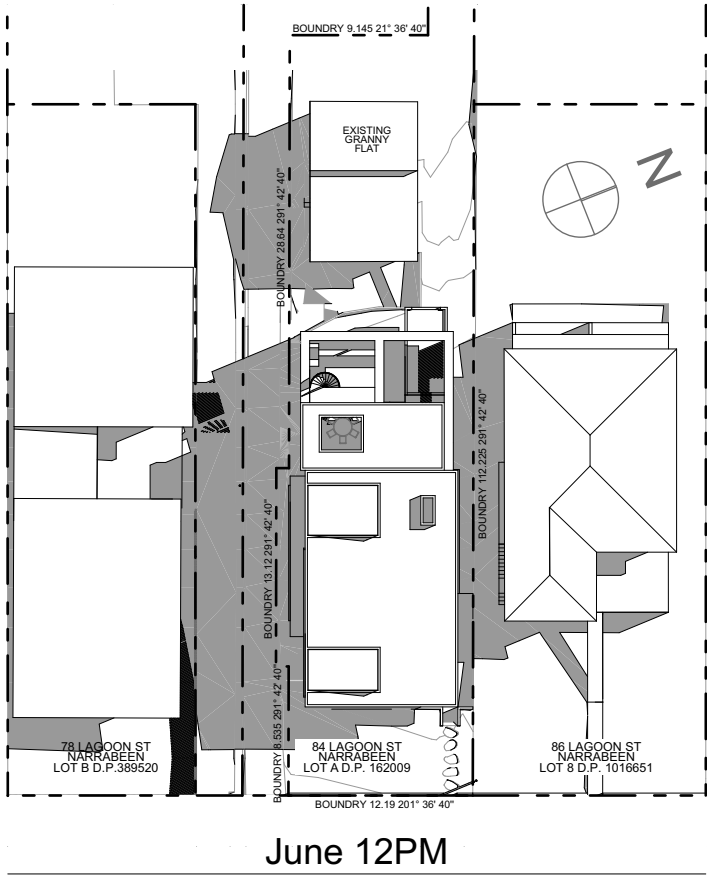
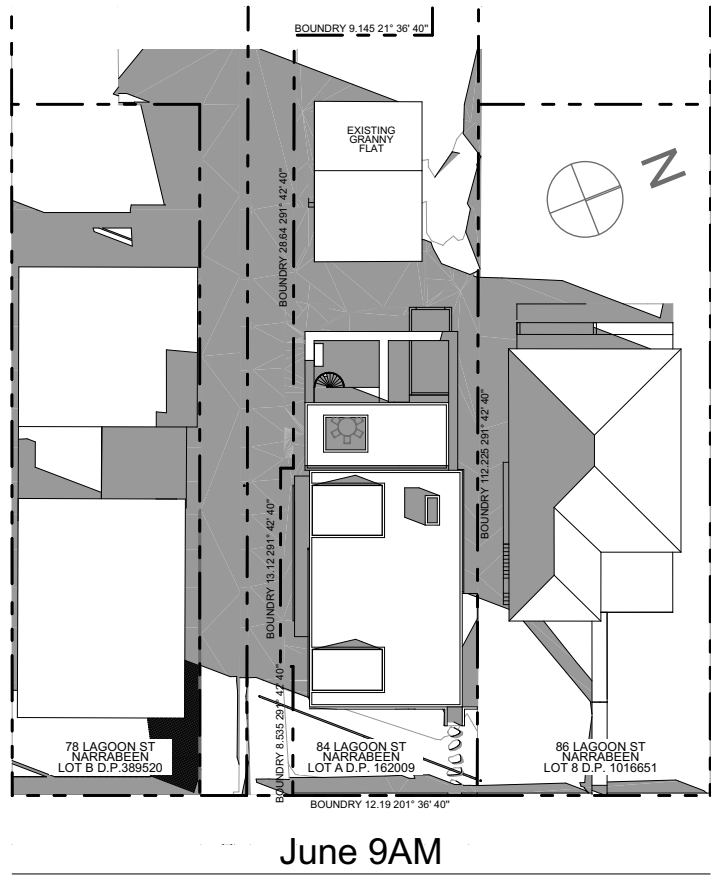


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01/08/24	A	DEVELOPMENT APPLICATIONS	TG	LT
26/5/25	B	SECTION 4.55 APPLICATION	TG	LT

EXISTING SHADOW DIAGRAMS



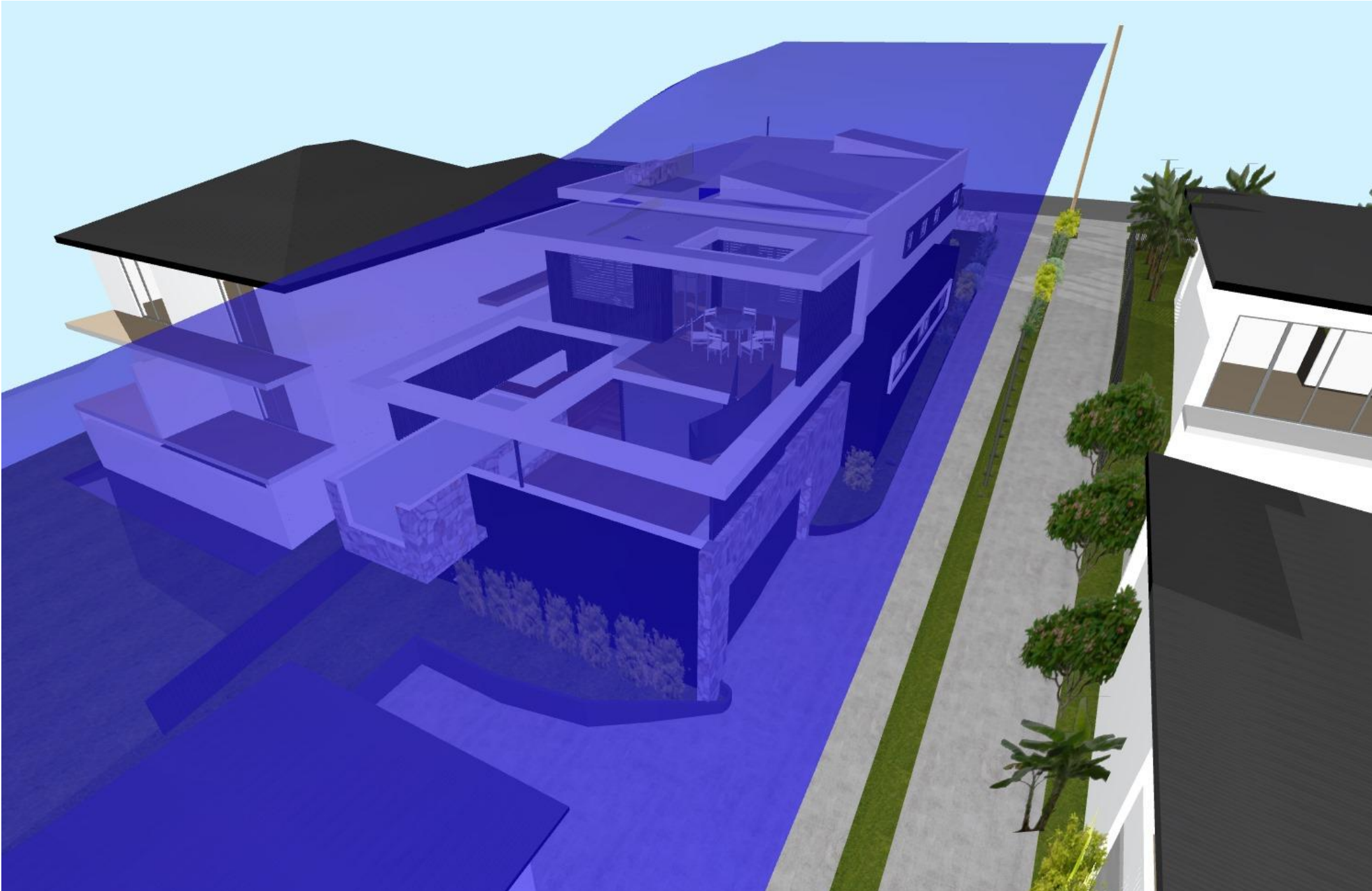
PROPOSED SHADOW DIAGRAMS



Issue Date	Rev	Description	Drawn	Checked
01/08/24	A	DEVELOPMENT APPLICATIONS	TG	LT
26/5/25	B	SECTION 4.55 APPLICATION	TG	LT



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

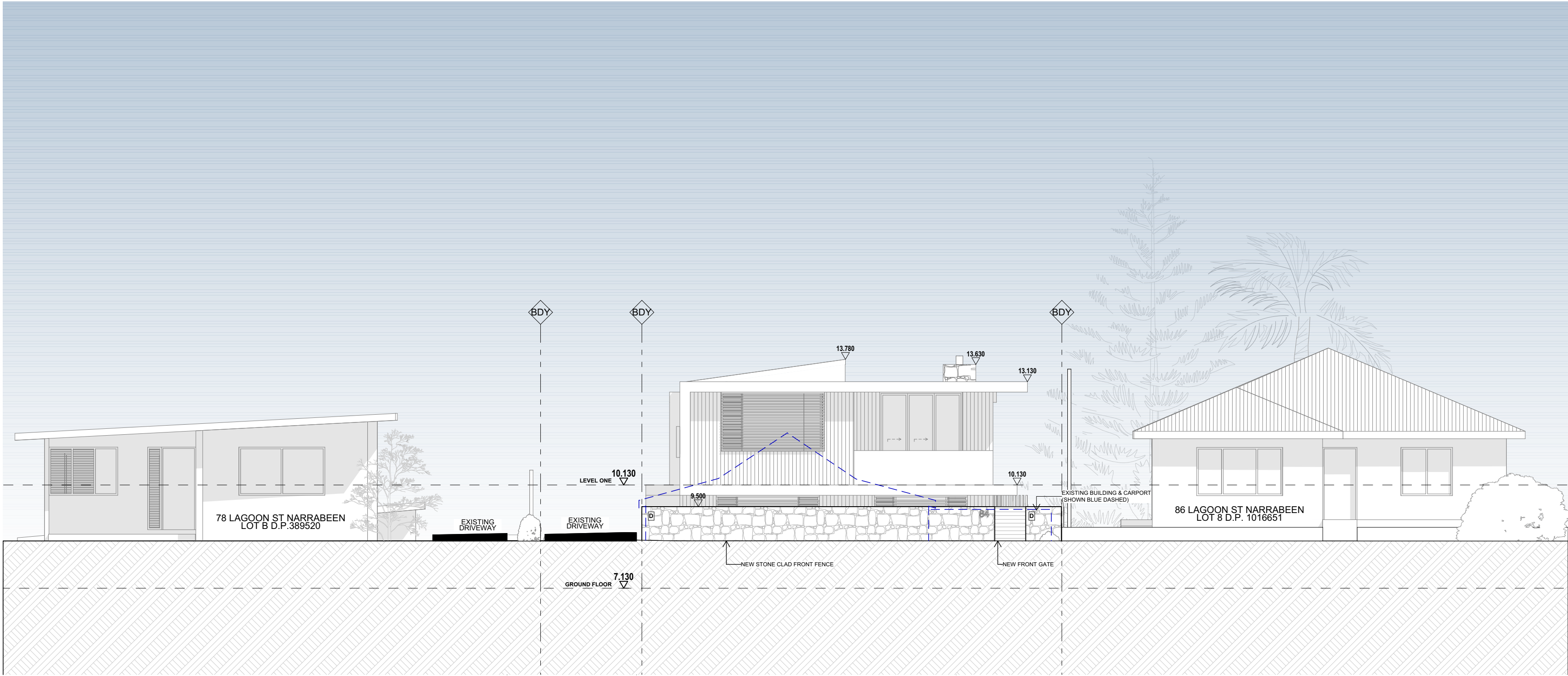
PAIN T RENDER- DARK

D

STONE

E

METAL ROOF DECK



FRONT FENCE ELEVATION

1:100



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Issue Date	Rev	Description	Drawn	Checked
13/03/25	A	ADDITIONAL INFORMATION REQUESTED BY COUNCIL	LE	LT
26/5/25	B	SECTION 4.55 APPLICATION	TG	LT

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NEW HOUSE	
84 LAGOON ST, NARRABEEN, NSW, 2101	
FRONT FENCE ELEVATION	
PROJECT NO. 2411	SCALE 1:100 @ A2
DATE 26/05/2025	S4.55-11
DRAWING NO.	REVISION B