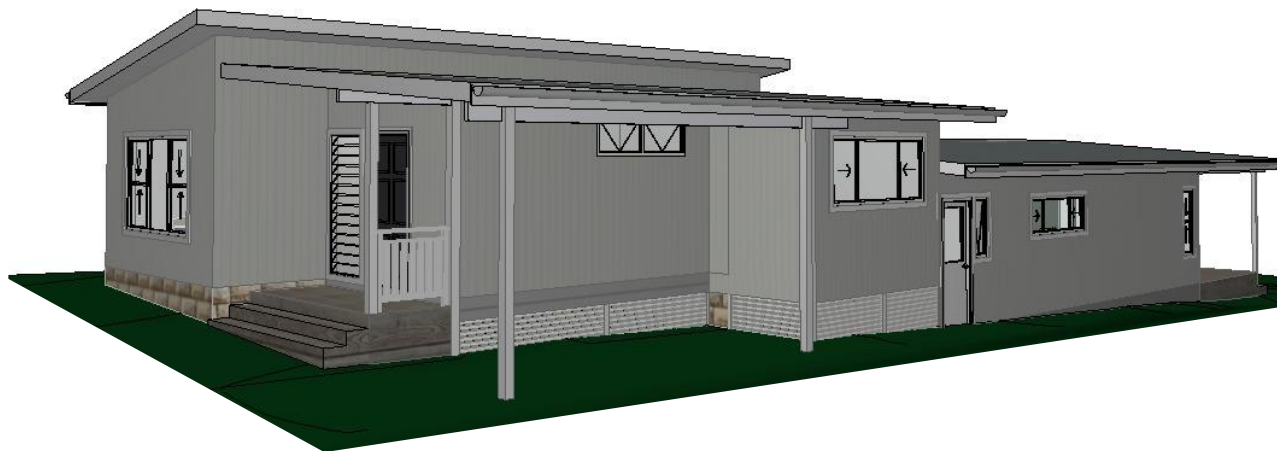


DEVELOPMENT APPLICATION

ALTERATIONS + ADDITIONS No. 18 PARR PARADE, NARRAWEENA



ARTISTS IMPRESSIONS



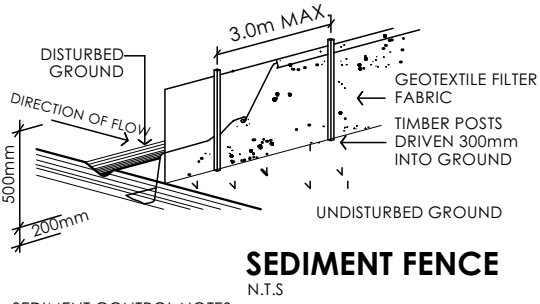
DRAWING INDEX		
DRAWING #	DRAWING NAME	REVISION
1	COVER PAGE	b
2	SITE PLAN + SITE ANALYSIS PLAN	b
3	FLOOR PLAN	b
4	PROPOSED FLOOR PLAN	b
5	ELEVATIONS	b
6	ELEVATION + SECTION A-A	b
7	ROOF PLAN	b
8	BASIX COMMITMENTS + WINDOW SCHEDULE	b
9	LANDSCAPE PLAN	b

Friday, April 23, 2021

SITE CALCULATIONS

SITE AREA	465.97 m ²
LANDSCAPED AREA	44% 205.25 m ²
FSR RESIDENCE	0.40: 1
EXISTING LIVING	101.90 m ²
PROPOSED LIVING	84.91 m ²
TOTAL LIVING	186.81 m ²
EXISTING DECK AREAS (TO BE DEMOLISHED)	41.39 m ²
PROPOSED DECK AREAS	20.45 m ²
EXISTING CARPORT (TO BE DEMOLISHED)	23.73 m ²
PROPOSED CARPORT	16.19 m ²

ANY NEW CONSTRUCTION WITHIN 900mm OF THE BOUNDARY MUST HAVE A FRL OF 60/60/60 IN ACCORDANCE WITH THE BCA



- SEDIMENT FENCE**
N.T.S.
- SEDIMENT CONTROL NOTES
1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO COUNCIL REQUIREMENTS.
 2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
 3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
 4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
 5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
 6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
 7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

SITE NOTES:

- REMOVE EXISTING STRUCTURES ON SITE AS NOTED
- NO KNOWN WATERCOARSES OR WATERWAYS ON SITE
- CUT AND FILL SHOWN ON SECTION
- PROVIDE SILTATION BARRIER AS REQUIRED BY COUNCIL
- STORMWATER TO HYDRAULIC ENGINEERS DESIGN AND DETAILS. REFER TO DRAWINGS PREPARED BY E2 CIVIL AND STRUCTURAL DESIGN
- NO EXISTING TREES TO BE REMOVED
- THE BUILDING SITE IS TO BE SECURED BY A SAFETY FENCE TO PROHIBIT UNAUTHORISED PUBLIC ACCESS DURING THE COURSE OF CONSTRUCTION
- ALL LEVELS ARE TO AHD

BASIX Certificate

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

Alterations and Additions

Certificate number: A367476_02

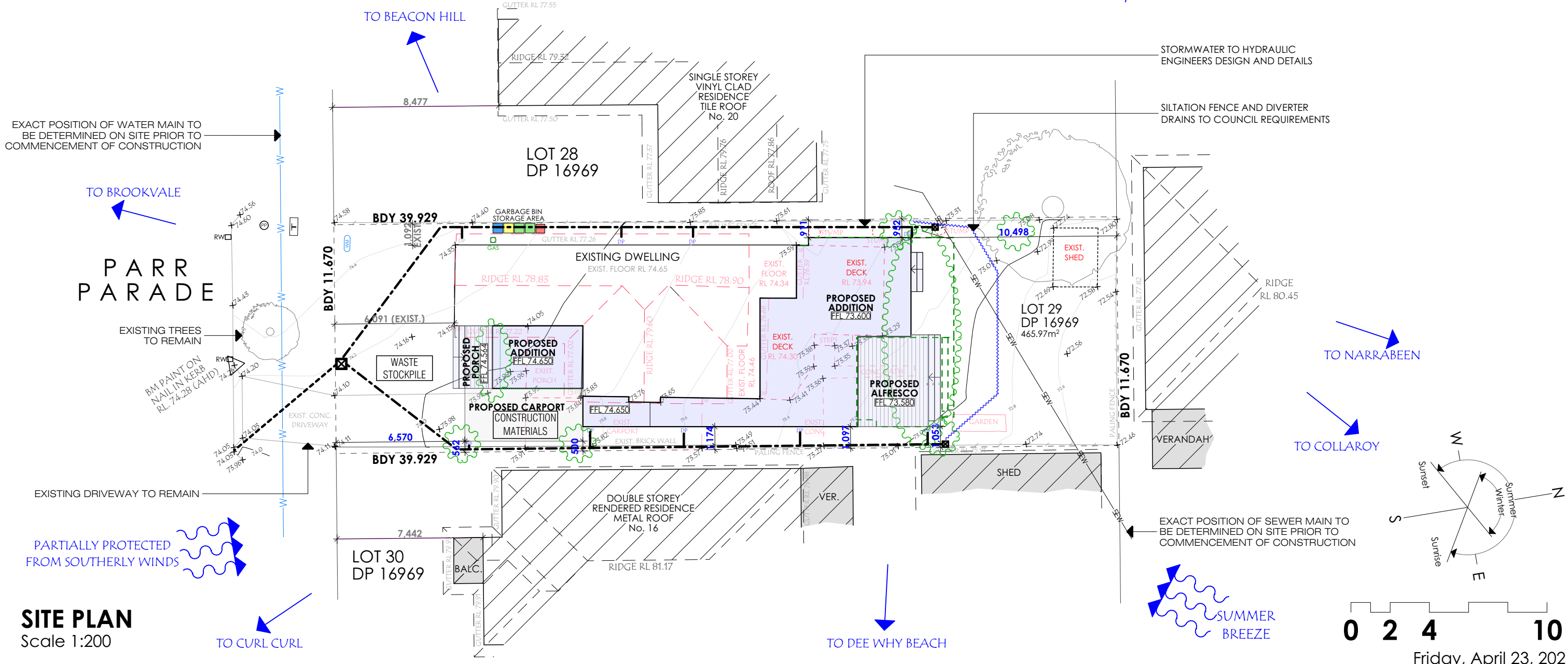
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Friday, 12, March 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	18 Parr Parade, Narrabeena_02
Street address	18 Parr Parade Narrabeena 2099
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 16969
Lot number	29
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name	AENEC - Office: 02 9994 8906
ABN (if applicable)	32612556377



SITE PLAN
Scale 1:200

ISSUE	DATE	AMENDMENT
a	06.02.2020	DA SUBMISSION
b	11.03.2021	SECTION 4.55 SUBMISSION
c	23.04.2021	MINOR AMENDMENT TO WINDOW NUMBERS

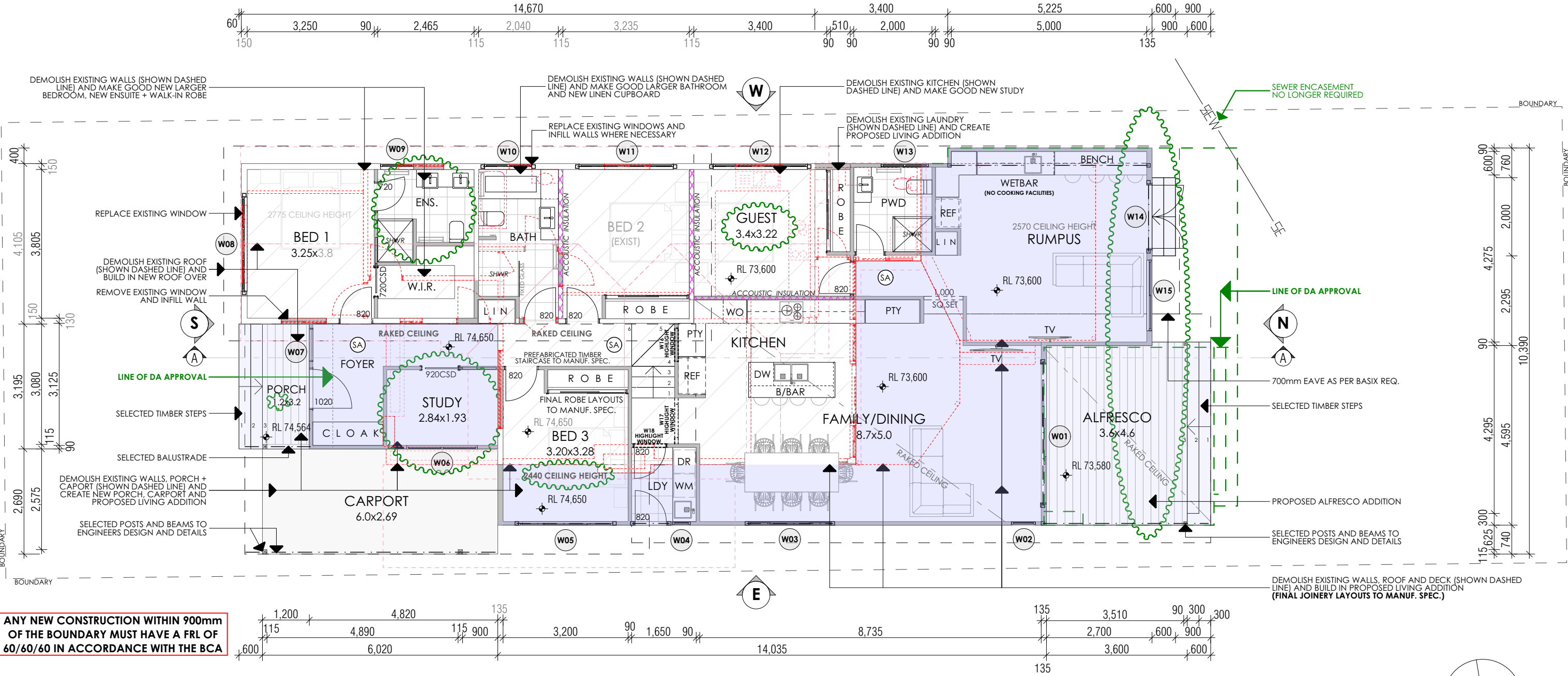
PROJECT:	ALTERATIONS + ADDITIONS LOT 29 DP 16969 No. 18 PARR PARADE, NARRAWEENA
CLIENT:	WADE

SHEET TITLE:	SITE PLAN + SITE ANALYSIS PLAN	REVISION:	C
SCALE:	1:200	PROJECT No:	1911
			2/9

AREA TABLE	AREA m2	SURFACE m2
SELECTED ROOF SHEETING	263.25	265.19
TOTAL	263.25 m²	265.19 m²

LIVING AREA (EXISTING)	101.90
LIVING AREA (ADDITION)	84.91
PORCH (ADDITION)	3.83
ALFRESCO (ADDITION)	16.62
CARPORT (ADDITION)	16.19
TOTAL	223.45 m²

SMOKE ALARM NOTE
SMOKE ALARMS TO BE LOCATED "BETWEEN EACH AREA CONTAINING BEDROOMS AND THE REMAINDER OF THE DWELLING" RELEVANT TO PART 3.7.5 OF THE BCA AND INSTALLED BY AN ELECTRICIAN IN ACCORDANCE WITH AS3786



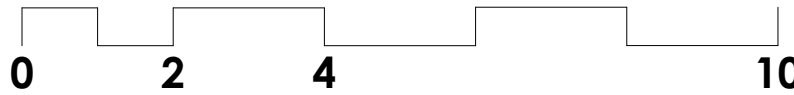
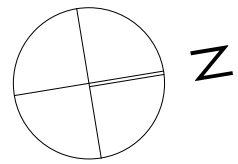
ANY NEW CONSTRUCTION WITHIN 900mm OF THE BOUNDARY MUST HAVE A FRL OF 60/60/60 IN ACCORDANCE WITH THE BCA

FLOOR PLAN

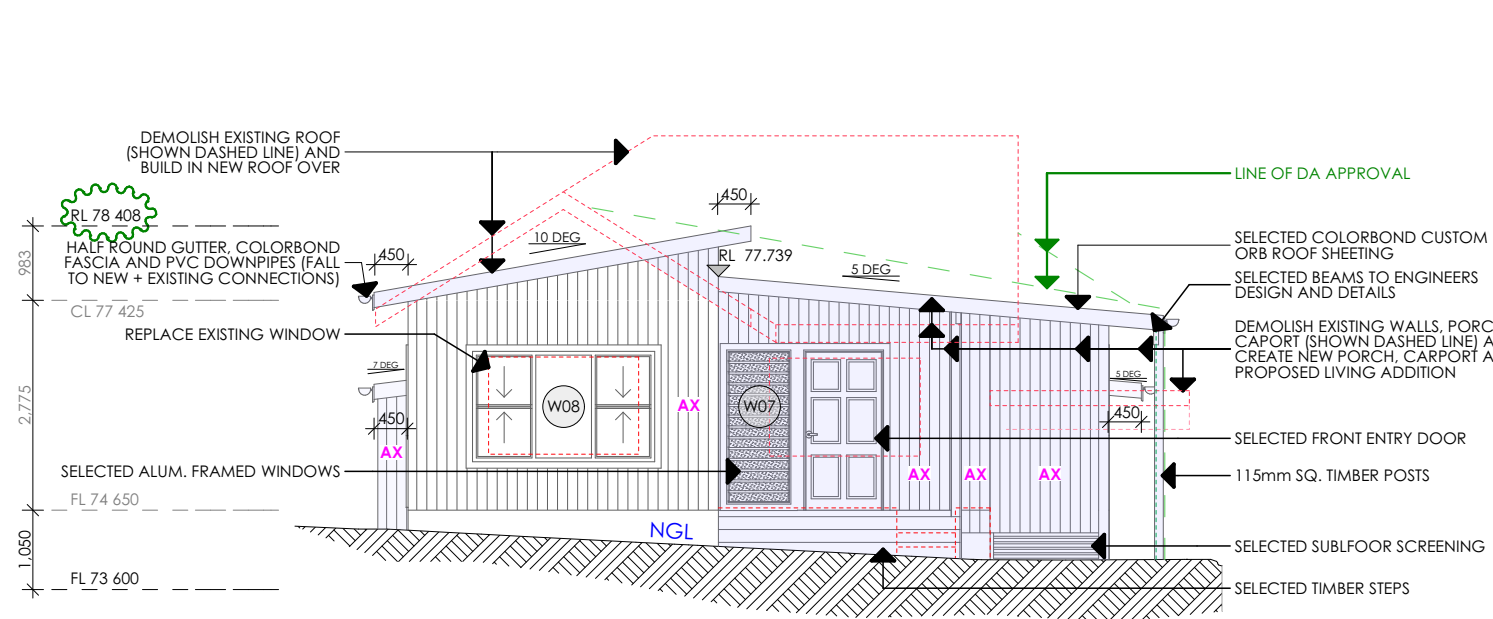
Scale 1:100

LEGEND

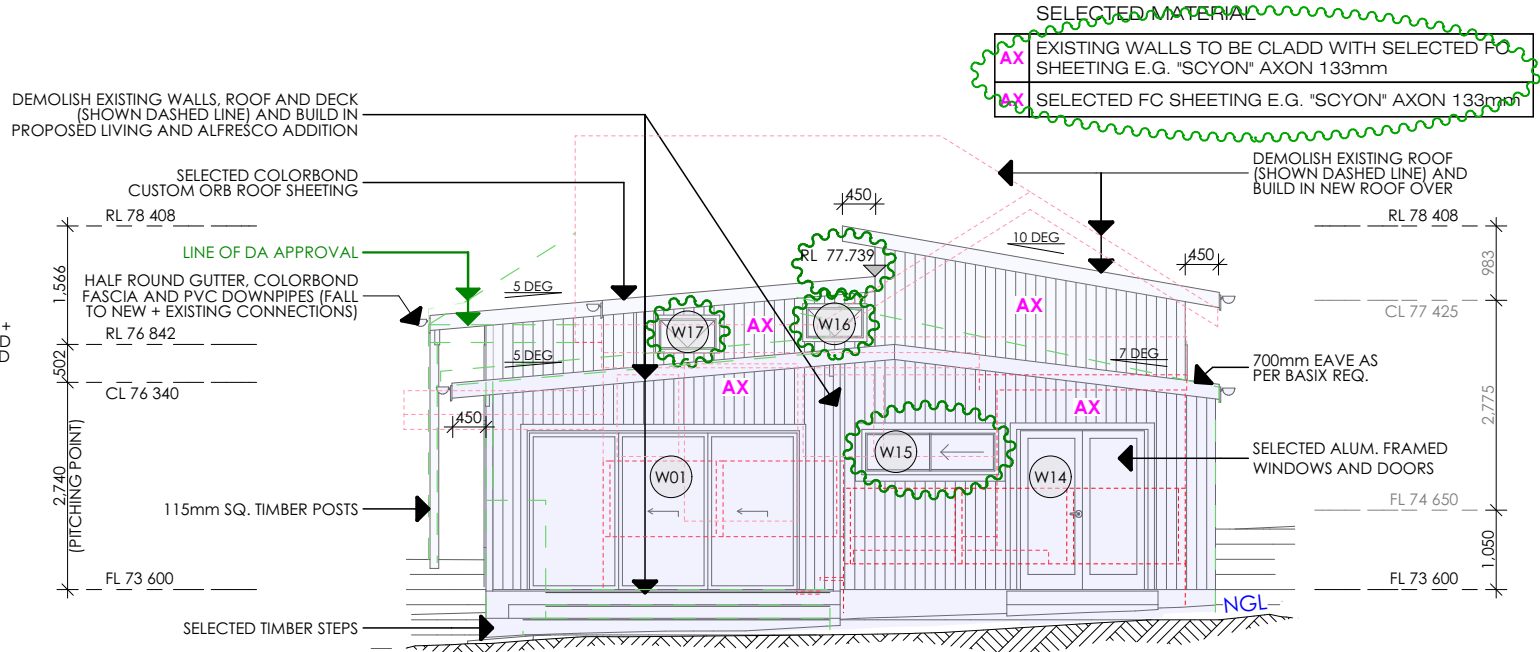
- = EXISTING WALLS
- = PROPOSED WALLS
- - - = EXISTING WALLS TO BE REMOVED



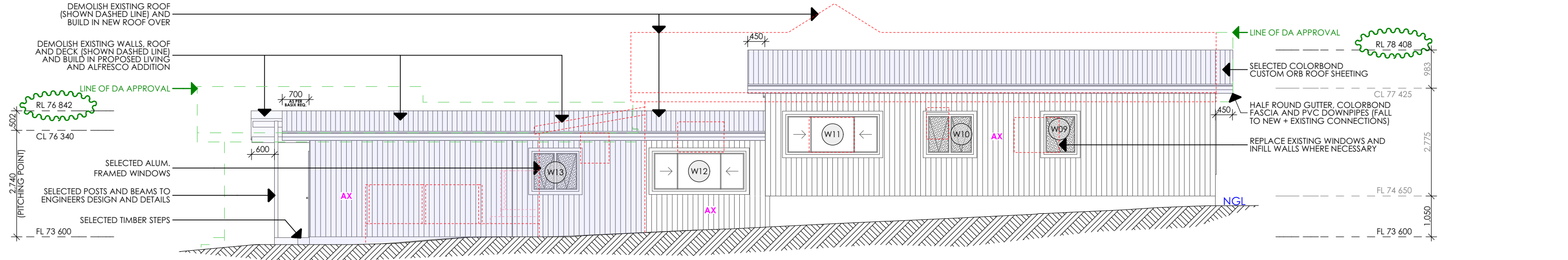
Friday, April 23, 2021



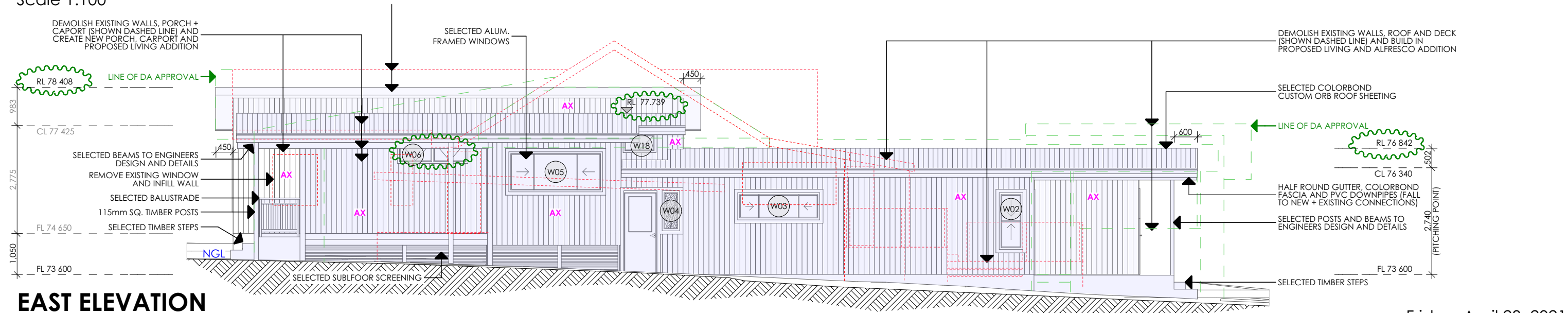
SOUTH ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100



EAST ELEVATION
Scale 1:100

AX	EXISTING WALLS TO BE CLADD WITH SELECTED FC SHEETING E.G. "SCYON" AXON 133mm
AX	SELECTED FC SHEETING E.G. "SCYON" AXON 133mm



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m: 0418 225 440 | e: jay.ukalovic@aapt.net.au

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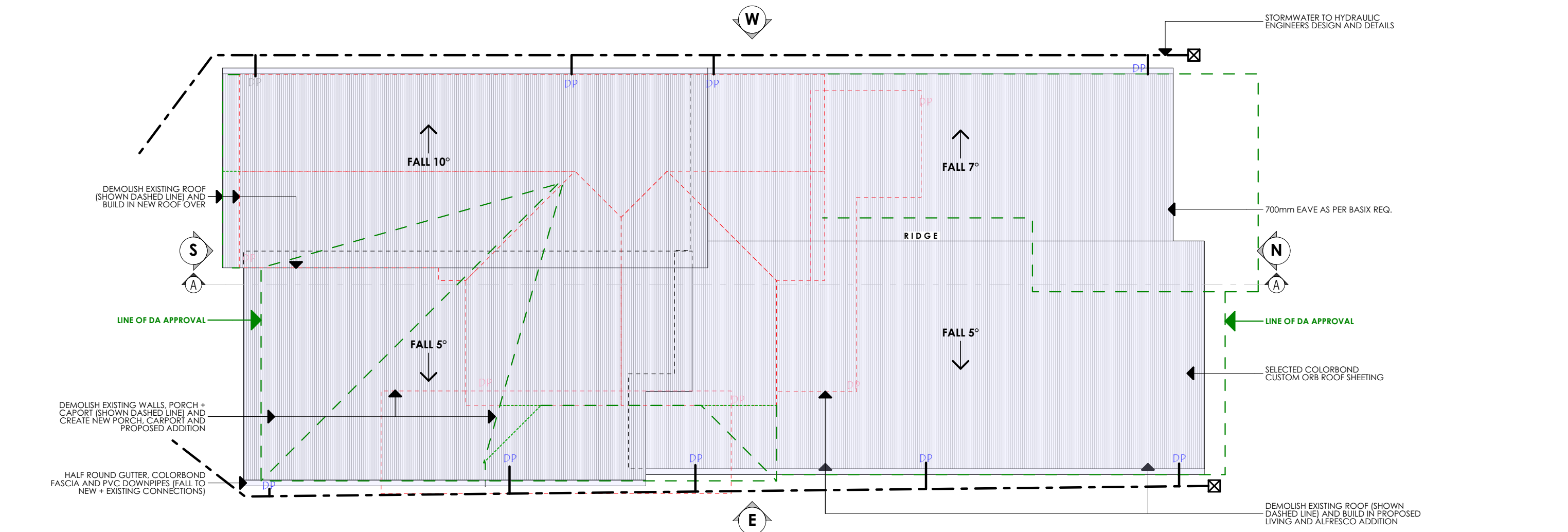
PROJECT:	ALTERATIONS + ADDITIONS
	LOT 29 DP 16969 No. 18 PARR PARADE, NARRAWEENA
CLIENT:	WADE

SCALE:
1:100

PROJECT No:
1911

REVISION:	C
6	9

AREA TABLE	AREA m2	SURFACE m2
SELECTED ROOF SHEETING	263.25	265.19
TOTAL	263.25 m ²	265.19 m ²



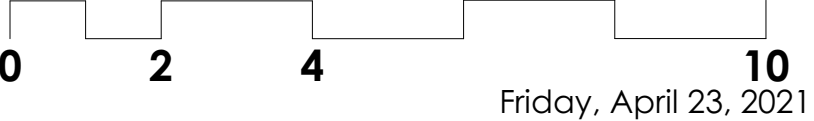
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ROOF PLAN

Scale 1:100

LEGEND

- PROPOSED ROOF SHEETING
- EXISTING ROOF TO BE REMOVED



AREA TABLE	AREA m2	SURFACE m2
SELECTED ROOF SHEETING	263.25	265.19
	263.25 m ²	265.19 m ²


TOTAL

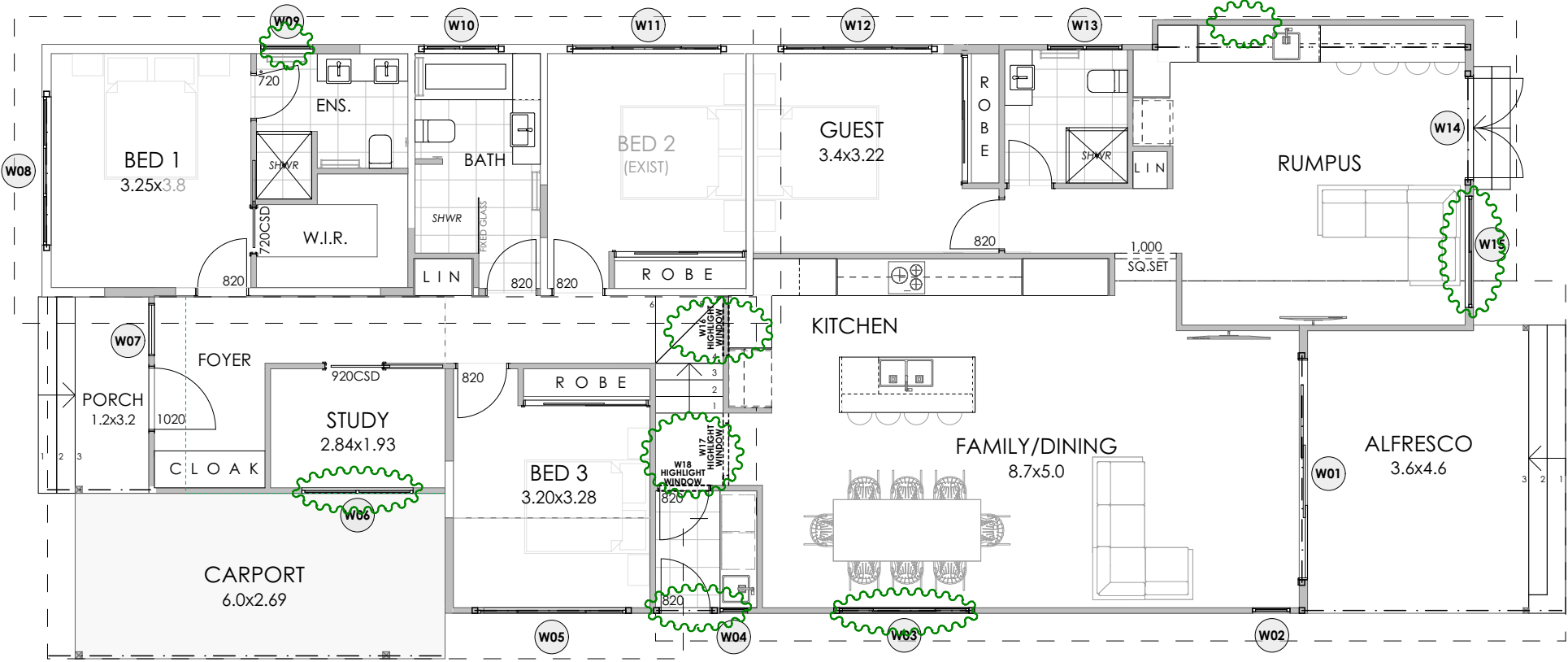
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LIVING AREA (ADDITION)	84.91
PORCH (ADDITION)	3.83
ALFRESCO (ADDITION)	16.62
CARPORT (ADDITION)	16.19
TOTAL	223.45 m²

WINDOW SCHEDULE			
WINDOW #	HEIGHT	WIDTH	3D IMAGE
W01	2,100	3,600	
W02	1,460	610	
W03	700	2,110	
W04	1,030	450	
W05	1,030	2,410	
W06	600	1,810	
W07	2,038	850	
W08	1,460	2,410	
W09	1,030	850	
W10	1,030	1,210	
W11	1,030	2,410	
W12	1,030	2,410	
W13	1,030	1,210	
W14	2,100	1,640	
W15	600	1,810	
W16	500	850	
W17	500	850	
W18	500	850	

NOTES: WINDOW SCHEDULE REFERS TO FRAME OPENING SIZES.
ALL SIZES TO BE CONFIRMED PRIOR TO ORDERING.
REFER TO SELECTED MANUFACTURER FOR SPECIFICATIONS

BASIX COMMITMENTS

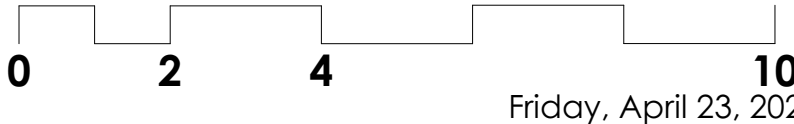
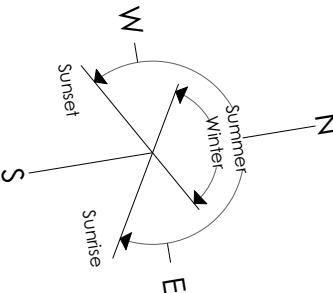
Project Specification		Form # AE0.3		Australian Energy Efficiency Consulting E:info@aenec.com.au P:0416 316 204		 www.aenec.com.au	
Project Address: 18 Parr Parade, Narraweena							
BASIX CERTIFICATION NUMBER: A367476_02							
This Project Specification outlines ONLY some of the BASIX commitments. For the full list, you must refer to BASIX document.							
External Walls Specification:							
Type	Material	Insulation	Colour	Detail			
Framed	Framed	R1.30	-	As per drawings			
Internal Walls specification:							
Type	Material	Insulation	Colour	Detail			
Framed	Plasterboard	Nil	-	-			
Roof Specification:							
Type	Material	Insulation	Colour	Detail			
Framed	As per Drawings	R3.00 + sarking	Dark	As per drawings			
Floors Specification:							
Type	Material	Insulation	Covering	Detail			
Masonry	Concrete	Nil	-	Slab on ground			
Framed	As per Drawings	R0.80	-	Above outdoor air			
Window Specification:							
Frame material	Glazing	U Value	SHGC	Detail			
Aluminum	Single	7.63 or Lower	0.75 or Lower	See BASIX			
Aluminum	Single - Low E	5.70 or Lower	0.47 or Lower	See BASIX			
Skylight Specification:							
Frame material	Glazing	U Value	SHGC	Detail			
n/a	n/a	-	-	-			
U Value	SHGC	Detail	NOTES: 1. ALL DOWNLIGHTS TO BE : APPROVED NON VENTILATED WITH FIRERATED COVER/SHIELD TO ALLOW CONTINUOUS INSTALLATION OF INSULATION 2.ALL vents and/or wall openings to be the 'SEALED' type. 3. All insulation is to be installed in accordance with AS/NZS 4859.1 4. All windows to comply with AS2047				
Various Notes if Applicable:							
Showerheads	3 star no grater than 9l/min flow rate						
Toilet Flush	3 star or no grater than 4 litres/flush						
Kitchen taps	3 star no grater than 9l/min flow rate						
Bathroom taps	3 star no grater than 9l/min flow rate						
Rainwater tank	N/A	Hot Water	Gas Instantaneous				



FLOOR PLAN

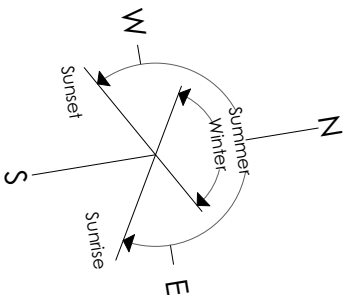
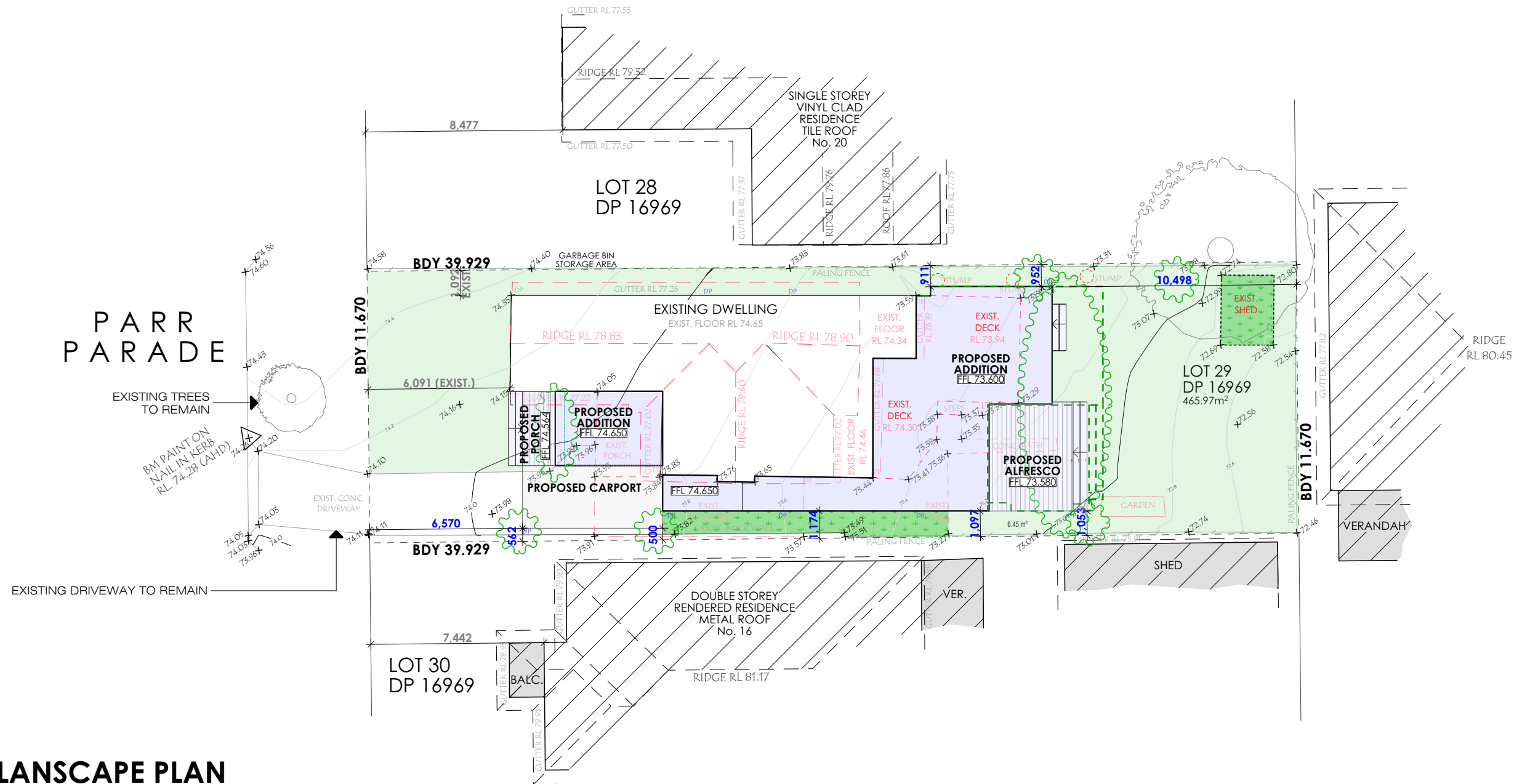
Scale 1:100

LEGEND
= EXISTING WALLS
= PROPOSED WALLS



Friday, April 23, 2021

LEGEND		
	DENOTES EXISTING TREES TO REMAIN	
	EXISTING TOTAL LANDSCAPED AREA (INCLUDING AREAS LESS THAN 2M WIDE)	229.12m ²
	DENOTES EXISTING TOTAL LANDSCAPED AREA TO REMAIN (INCLUDING AREAS LESS THAN 2M WIDE)	192.27m ²
	DENOTES PROPOSED LANDSCAPED AREA (INCLUDING AREAS LESS THAN 2M WIDE)	19.45m ²
	PROPOSED TOTAL LANDSCAPED AREA (INCLUDING AREAS LESS THAN 2M WIDE)	211.72m ²
TOTAL SITE AREA		465.97m ²
EXISTING LANDSCAPED AREA		43.46%
PROPOSED LANDSCAPED AREA		35.50%
PROVIDE PINE BARK or LEAF MULCH TO ALL GARDEN BEDS		



0 2 4 10

Friday, April 23, 2021

LANDSCAPE PLAN

Scale 1:200

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CLIENT:	WADE

SHEET TITLE:
LANDSCAPE PLAN

SCALE:
1:200

PROJECT No:
1911

REVISION:
C
9/9