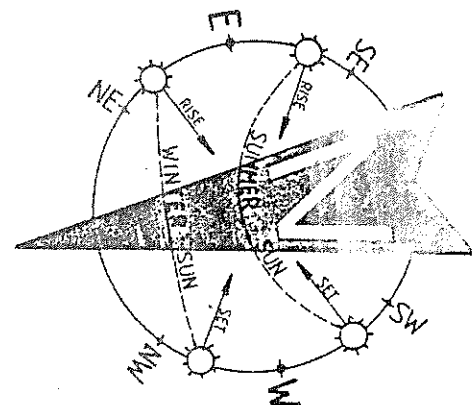
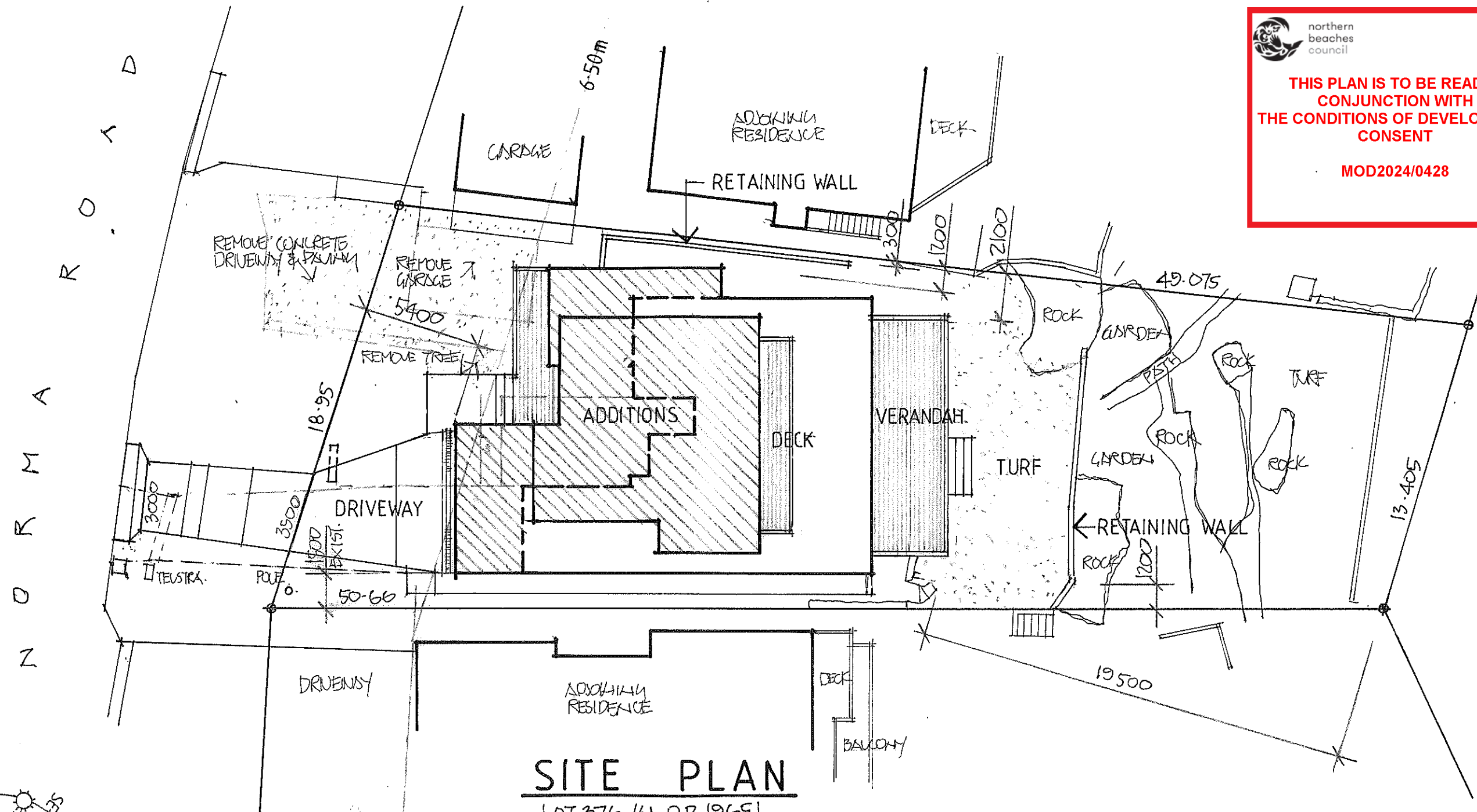


THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

MOD2024/0428



**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.

**ISSUED FOR CONSTRUCTION**

**DEVELOPMENT CALCULATIONS**

SITE AREA	782.50 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
FLOOR	185.57	387.22
ROOF	154.25	219.80
GARAGE	21.68	—
VERANDAH'S	—	67.76
DRIVEWAY	41.60	39.20
PAVING	86.72	—
<b>TOTAL HARD SURFACE</b>	<b>304.25 (38.88%)</b>	<b>326.76 (41.76%)</b>

**CONSTRUCTION NOTES**

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J.D. EVANS and COMPANY PTY. LTD.  
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NO.	AMENDMENT	DATE
1	ISSUED FOR CONSTRUCTION	30-4-2019
2	GENERAL IMPROVEMENTS	30-8-2019



**J.D. EVANS and COMPANY**  
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UNIT 7, 6 JUBILEE AVENUE, WARRIEWOOD 2102  
PHONE 9999 4566 MOBILE 0418 976 596  
www.jdeco.com.au email info@jdeco.com.au

PROJECT  
PROPOSED ALTERATIONS/ADDITIONS  
No. 35 NORMA ROAD  
PALM BEACH N. S. W. 2108  
CLIENT  
DAVID & ANNA BRACEY

DATE 8/10/2019	SCALE 1:200
DRAWN JDE	CHECKED
DRAWING No. 1995-1	ISSUE 30-1-24



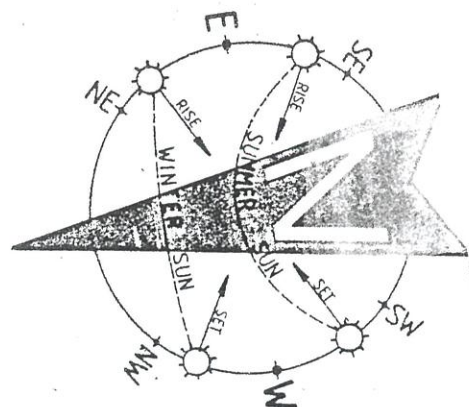
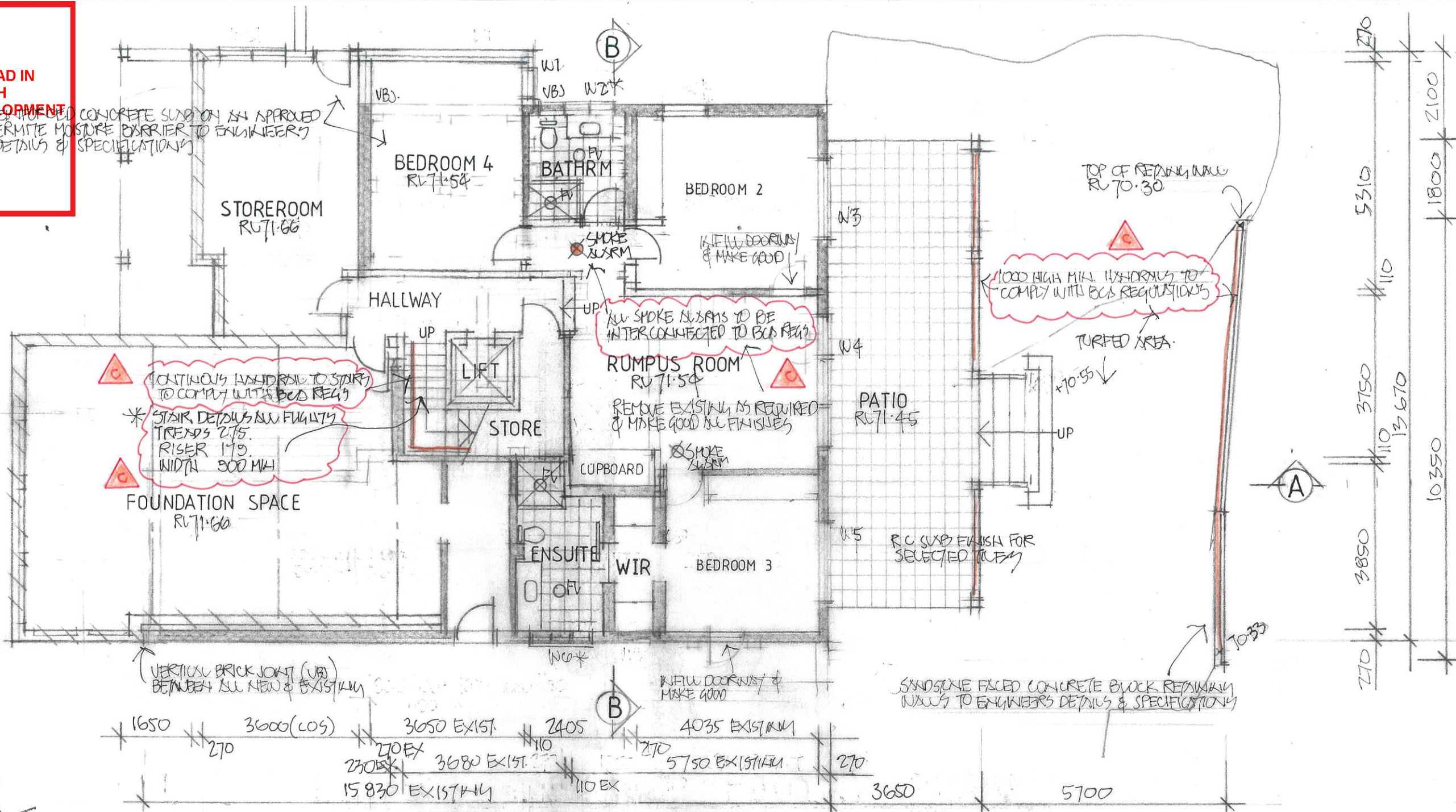


northern  
beaches  
council

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

MOD2024/0428

REQUIRED CONCRETE SLAB ON AN APPROVED  
TERMITE MOISTURE BARRIER TO ENGINEER'S  
DETAILS & SPECIFICATIONS



## LOWER GROUND FLOOR PLAN

ISSUED FOR CONSTRUCTION

### NOTES:

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

### SCHEDULE OF BASIX COMMITMENTS

#### WATER COMMITMENTS

##### FIXTURES:

- ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
- ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
- ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.

#### THERMAL COMFORT COMMITMENTS

##### CONSTRUCTION INSULATION REQUIREMENTS

- THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A388275, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.

##### WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS

- THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER A388275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.
- FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.

##### NATURAL LIGHTING

- THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
- THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

#### ENERGY COMMITMENTS

##### HOT WATER

- THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.

##### LIGHTING

- THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

##### VENTILATION

- THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
  - AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
  - KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
  - LAUNDRY: NATURAL VENTILATION ONLY.

##### NATURAL LIGHTING

- THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
- THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

## CONSTRUCTION NOTES

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C. RIDGEWAY CO. NOTICE B. ISSUED FOR CONSTRUCTION A. GENERAL AMENDMENTS	30.7 15.1 30.8
NO.	AMENDMENT
DATE	



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PHONE 9999 4566 MOBILE 0418 976 596  
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PROJECT  
PROPOSED ALTERATIONS/ADDITIONS  
No. 35 NORMA ROAD  
PALM BEACH N. S. W. 2108  
CLIENT  
DAVID & ANNA BRACEY

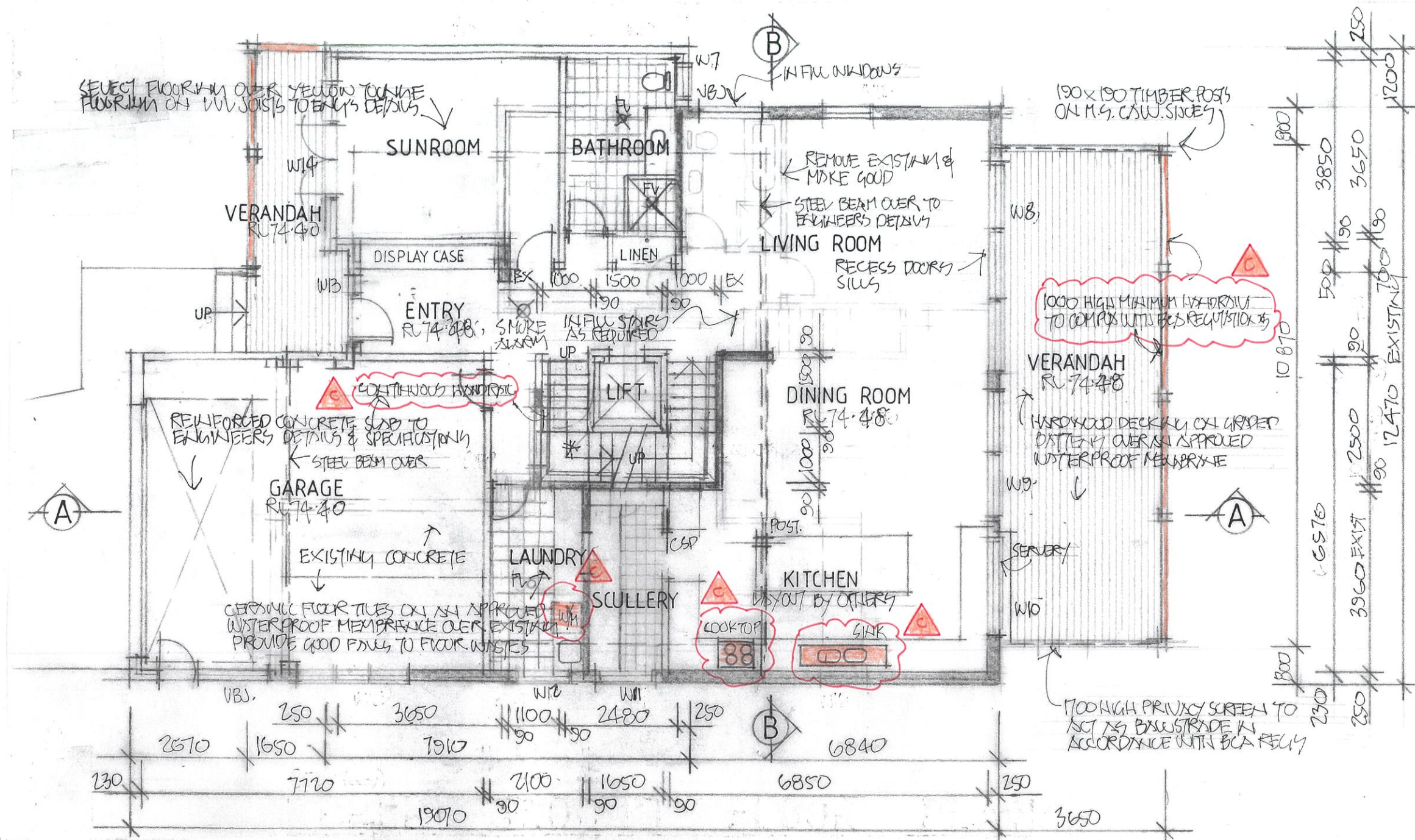
DATE 8/10/2019 SCALE 1:100  
DRAWN JOE CHECKED  
DRAWING No. 1995-2 ISSUE C  
30.7.24





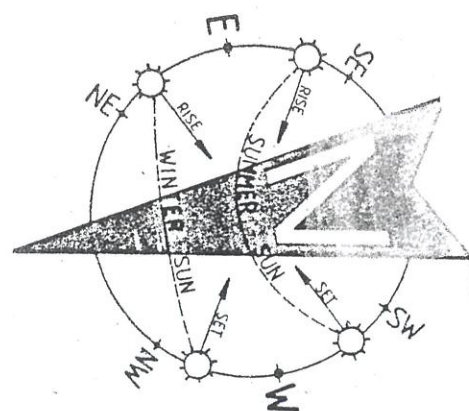
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CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT

MOD2024/0428



## UPPER GROUND FLOOR PLAN

ISSUED FOR CONSTRUCTION



### 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.

### SCHEDULE OF BASIX COMMITMENTS

#### WATER COMMITMENTS

- FIXTURES:
1. ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
  2. ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
  3. ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.

#### THERMAL COMFORT COMMITMENTS

- CONSTRUCTION INSULATION REQUIREMENTS
1. THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A368275, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.
- WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS
1. THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER A368275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR
  2. FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.

#### ENERGY COMMITMENTS

- HOT WATER
1. THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.
- LIGHTING
1. THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
- VENTILATION
1. THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
    - a. AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
    - b. KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
    - c. LAUNDRY: NATURAL VENTILATION ONLY.
- NATURAL LIGHTING
1. THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
  2. THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

### CONSTRUCTION NOTES

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No.	AMENDMENT	DATE
1	ISSUED FOR CONSTRUCTION	29/11/24
2	GENERAL AMENDMENTS	30/11/24



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PROJECT  
PROPOSED ALTERATIONS/ADDITIONS  
No. 35 NORMA ROAD  
PALM BEACH N. S. W. 2108  
CLIENT  
DAVID & ANNA BRACEY

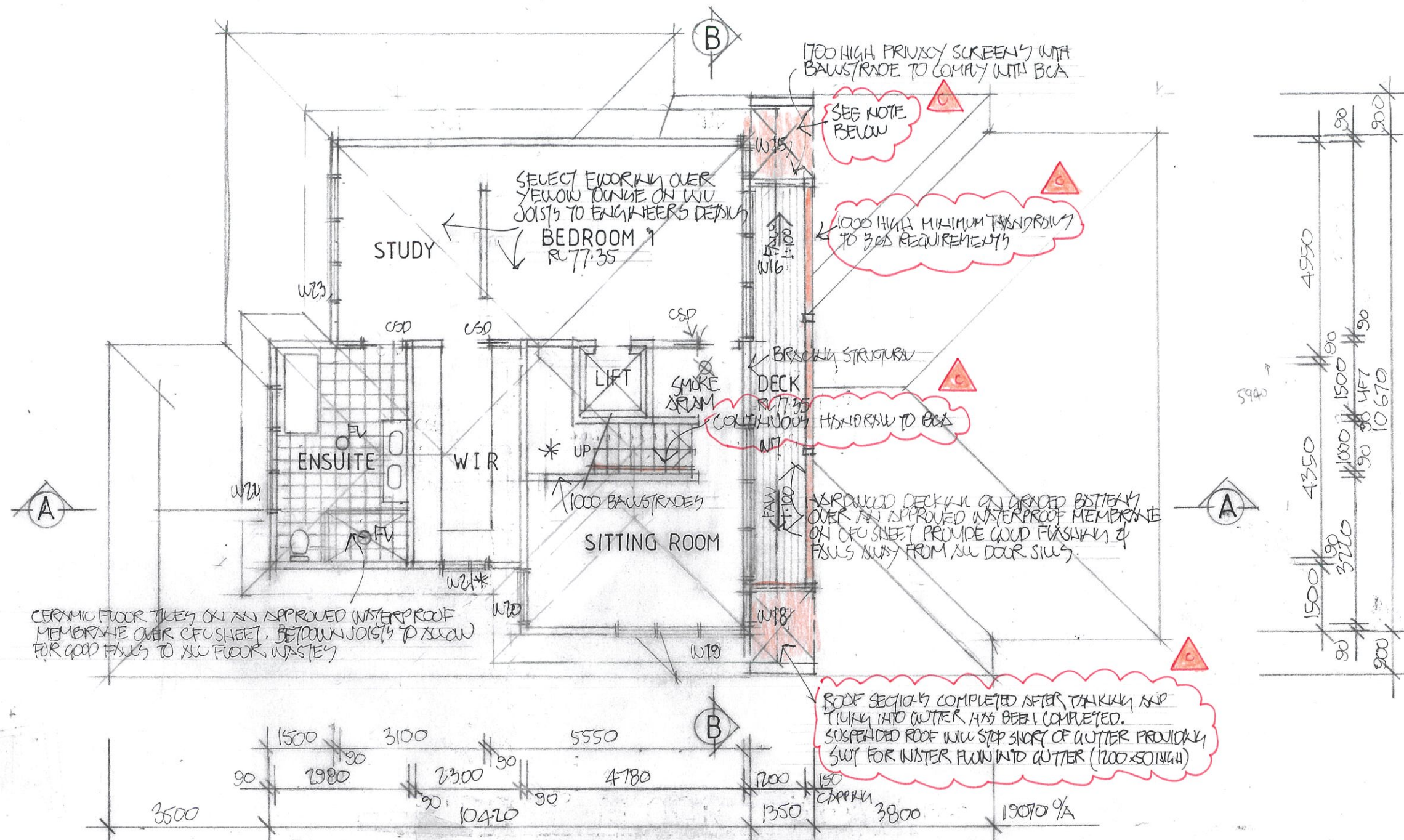
DATE 8/10/2019	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No. 1995-3	ISSUE 30.7.24





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

MOD2024/0428



## FIRST FLOOR PLAN

ISSUED FOR CONSTRUCTION

### 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.
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No.	AMENDMENT	DATE
1	ISSUED FOR CONSTRUCTION	28/7/2019
2	ISSUED FOR CONSTRUCTION	30/7/2019



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www.jdeco.com.au email info@jdeco.com.au

PROJECT  
PROPOSED ALTERATIONS/ADDITIONS  
No. 35 NORMA ROAD  
PALM BEACH N. S. W. 2108  
CLIENT  
DAVID & ANNA BRACEY

DATE 8/10/2019 SCALE 1:100,  
DRAWN JOE CHECKED  
DRAWING No. 1995-4 ISSUE 30/7/2019

### SCHEDULE OF BASIX COMMITMENTS

#### WATER COMMITMENTS

##### FIXTURES:

1. ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
2. ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
3. ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.

#### THERMAL COMFORT COMMITMENTS

##### CONSTRUCTION INSULATION REQUIREMENTS

1. THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A368275, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.

##### WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS

1. THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER A368275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR
2. FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.

#### ENERGY COMMITMENTS

##### HOT WATER

1. THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.

##### LIGHTING

1. THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.

##### VENTILATION

1. THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
  - a. AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
  - b. KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
  - c. LAUNDRY: NATURAL VENTILATION ONLY.

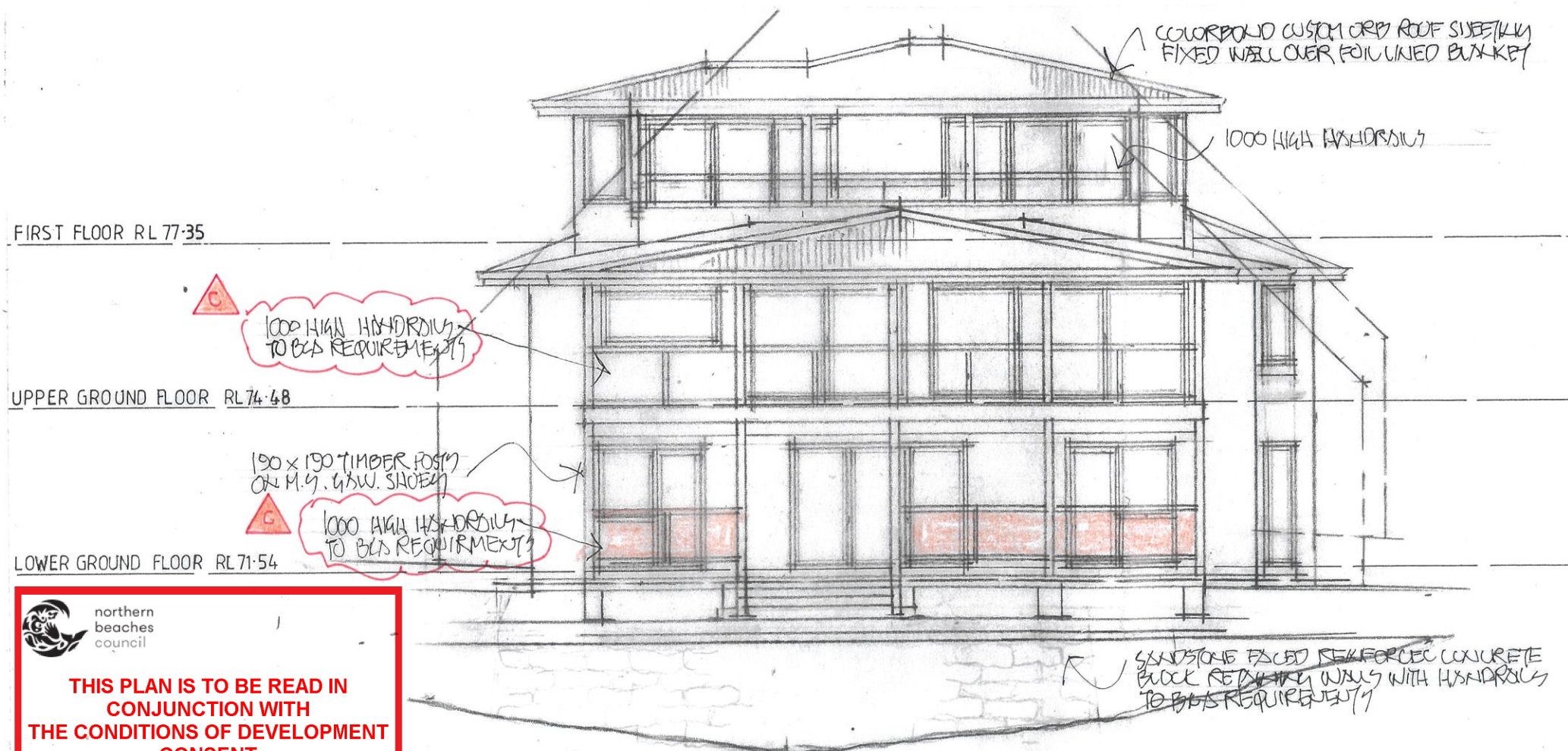
##### NATURAL LIGHTING

1. THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
2. THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.





# NORTH ELEVATION



# SOUTH ELEVATION

## SCHEDULE OF BASIX COMMITMENTS

- WATER COMMITMENTS**
- FIXTURES:**
- ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
  - ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
  - ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
- THERMAL COMFORT COMMITMENTS**
- CONSTRUCTION INSULATION REQUIREMENTS**
- THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A388275, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.
- WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS**
- THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER A388275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.
  - FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.
- ENERGY COMMITMENTS**
- HOT WATER**
- THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.
- LIGHTING**
- THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
- VENTILATION**
- THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
    - AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
    - KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
    - LAUNDRY: NATURAL VENTILATION ONLY.
- NATURAL LIGHTING**
- THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
  - THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

## WINDOW & GLAZED DOOR SCHEDULE

No.	HEIGHT	WIDTH	AREA
W1	2.10	0.75	1.58
W2*	0.75	1.50	1.13
W3	2.10	1.80	3.78
W4	2.10	3.30	6.93
W5	2.10	1.80	3.78
W6*	0.90	1.50	1.59
W7	1.50	0.60	0.90
W8	2.10	4.50	9.45
W9	2.10	2.70	5.67
W10	1.00	2.10	2.10
W11	1.00	1.20	1.20
W12	1.00	1.20	1.20
W13	2.10	0.60	1.262
W14	2.10	2.40	5.04
W15	1.50	0.75	1.03
W16	2.10	3.30	6.93
W17	2.10	3.30	6.93
W18	1.50	0.75	1.13
W19	0.75	2.70	2.04
W20	1.20	0.90	1.08
W21*	1.20	0.90	1.08
W22	2.70	1.20	3.24
W23	2.70	1.50	4.05

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



**northern beaches council**

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

**MOD2024/0428**

**CONSTRUCTION NOTES**

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BUILDING DESIGN CONSULTANTS

C RATES HEIGHT & CONCRETE		30.1
ISSUED FOR CONSTRUCTION		12.1
A GENERAL AMENDMENT		30.8
No.	AMENDMENT	DATE



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PROJECT  
PROPOSED ALTERATIONS/ADDITIONS  
No. 35 NORMA ROAD  
PALM BEACH N. S. W. 2108  
CLIENT  
DAVID & ANNA BRACEY

DATE 8/10/2019 SCALE 1:100

DRAWN JDE CHECKED

DRAWING No. 1995-5 ISSUE 30.724



FIRST FLOOR RL 77.35

1700 HIGH PRIVACY SCREENED SCISSOR BALUSTRADE IN ACCORDANCE WITH BCA REQS  
UPPER GROUND FLOOR RL 74.48

1000 HIGH BALUSTRADE  
LOWER GROUND FLOOR RL 71.54

## EAST ELEVATION

FIRST FLOOR RL 77.35

UPPER GROUND FLOOR RL 74.48

LOWER GROUND FLOOR RL 71.54

## WEST ELEVATION

### CONSTRUCTION NOTES

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No.	AMENDMENT	DATE
1	RIDGE DETAILS, CEILING NOTES ISSUED FOR CONSTRUCTION A GENERAL AMENDMENT	20/7/2019
2		20/7/2019



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No. 35 NORMA ROAD  
PALM BEACH N.S.W. 2108  
CLIENT  
DAVID & ANNA BRACEY

DATE 8/10/2019	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No. 1995-6	ISSUE 30.7.24

SCHEDULE OF BASIX COMMITMENTS	
WATER COMMITMENTS	
FIXTURES:	
1.	ALL NEW & ALTERED SHOWER HEADS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
2.	ALL NEW & ALTERED TOILET FLUSHING SYSTEMS TO HAVE A FLOW RATE NO GREATER THAN 4 LITRES PER AVERAGE FLUSH OR A MINIMUM 3 STAR WATER RATING.
3.	ALL NEW & ALTERED TAPS TO HAVE A FLOW RATE NO GREATER THAN 9 LITRES PER MINUTE OR 3 STAR WATER RATING.
THERMAL COMFORT COMMITMENTS	
CONSTRUCTION INSULATION REQUIREMENTS	
1.	THE PROJECT MUST BE CONSTRUCTED IN ACCORDANCE WITH ALL THERMAL PERFORMANCE SPECIFICATIONS SET OUT IN THE CERTIFICATE NUMBER A368275, AND IN ACCORDANCE WITH THOSE ASPECTS OF THE DEVELOPMENT APPLICATION WHICH WERE USED TO CALCULATE THOSE SPECIFICATIONS.
WINDOWS & GLAZED DOORS GLAZING REQUIREMENTS	
1.	THE APPLICANT MUST INSTALL THE WINDOWS, GLAZED DOORS AND SHADING DEVICES, IN ACCORDANCE WITH THE SPECIFICATIONS LISTED IN THE CERTIFICATE NUMBER, A368275. RELEVANT OVERSHADOWING SPECIFICATIONS MUST BE SATISFIED FOR EACH WINDOW AND GLAZED DOOR.
2.	FOR PROJECTIONS DESCRIBED IN MILLIMETRES, THE LEADING EDGE OF EACH EAVE, PERGOLA, VERANDAH, BALCONY OR AWNING MUST NOT BE OR MORE THAN 500MM ABOVE THE HEAD OF A WINDOW OR HEAD OF A GLAZED DOOR & NO MORE THAN 2400MM ABOVE THE SILL.
ENERGY COMMITMENTS	
HOT WATER	
1.	THE APPLICANT MUST HAVE A HOT WATER SYSTEM WITH A HIGH ENERGY RATING OF GAS INSTANTANEOUS.
LIGHTING	
1.	THE APPLICANT MUST HAVE A MINIMUM OF 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS.
VENTILATION	
1.	THE APPLICANT MUST HAVE INSTALLED THE FOLLOWING EXHAUST SYSTEM:
a.	AT LEAST 1 BATHROOM: NO MECHANICAL VENTILATION (IE. NATURAL).
b.	KITCHEN: INDIVIDUAL FAN, NOT DUCTED; OPERATION CONTROL: MANUAL SWITCH ON/OFF.
c.	LAUNDRY: NATURAL VENTILATION ONLY.
NATURAL LIGHTING	
1.	THE DEVELOPMENT MUST HAVE A WINDOW IN THE KITCHEN FOR NATURAL VENTILATION.
2.	THE DEVELOPMENT MUST HAVE A WINDOW IN ALL BATHROOMS AND TOILETS FOR NATURAL VENTILATION.

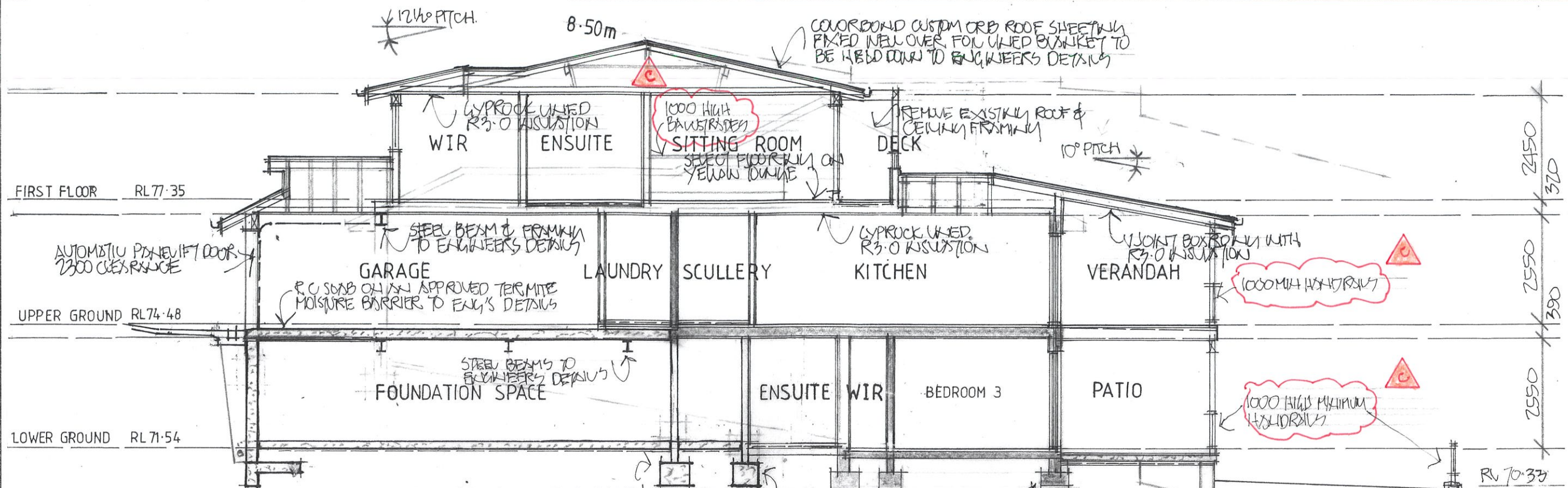


**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**


**MOD2024/0428**

**ISSUED FOR CONSTRUCTION**



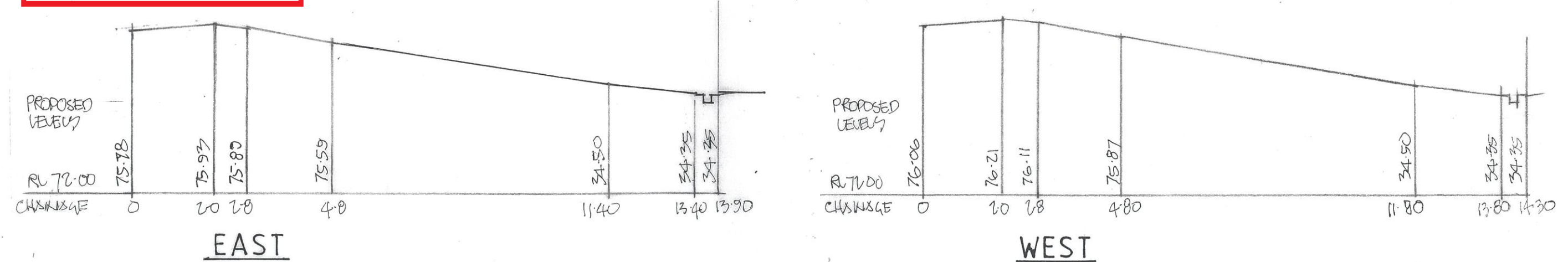


# SECTION A - A

 northern beaches council

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

**MOD2024/0428**



## LONGITUDINAL SECTION THROUGH DRIVEWAY

**ISSUED FOR CONSTRUCTION**

**CONSTRUCTION NOTES**

ALL BUILDING WORKS MUST BE CARRIED OUT WITH THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE (NCC 2022) & THE ABCB HOUSING PROVISIONS.

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

No.	AMENDMENT	DATE
1	ISSUED FOR CONSTRUCTION	30-7
2	REVISIONS	30-7

 **J.D. EVANS and COMPANY**

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PROJECT  
**PROPOSED ALTERATIONS/ADDITIONS**  
No. 35 NORMA ROAD  
PALM BEACH N. S. W. 2108  
CLIENT  
**DAVID & ANNA BRACEY**

DATE 8/10/2019	SCALE 1:100
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