

DEVELOPMENT APPLICATION

ALTERATIONS AND ADDITIONS + PLUNGE POOL No. 18 GRENFELL AVENUE, NORTH NARRABEEN

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

Alterations and Additions

Certificate number: A417178

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, 04 June 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.

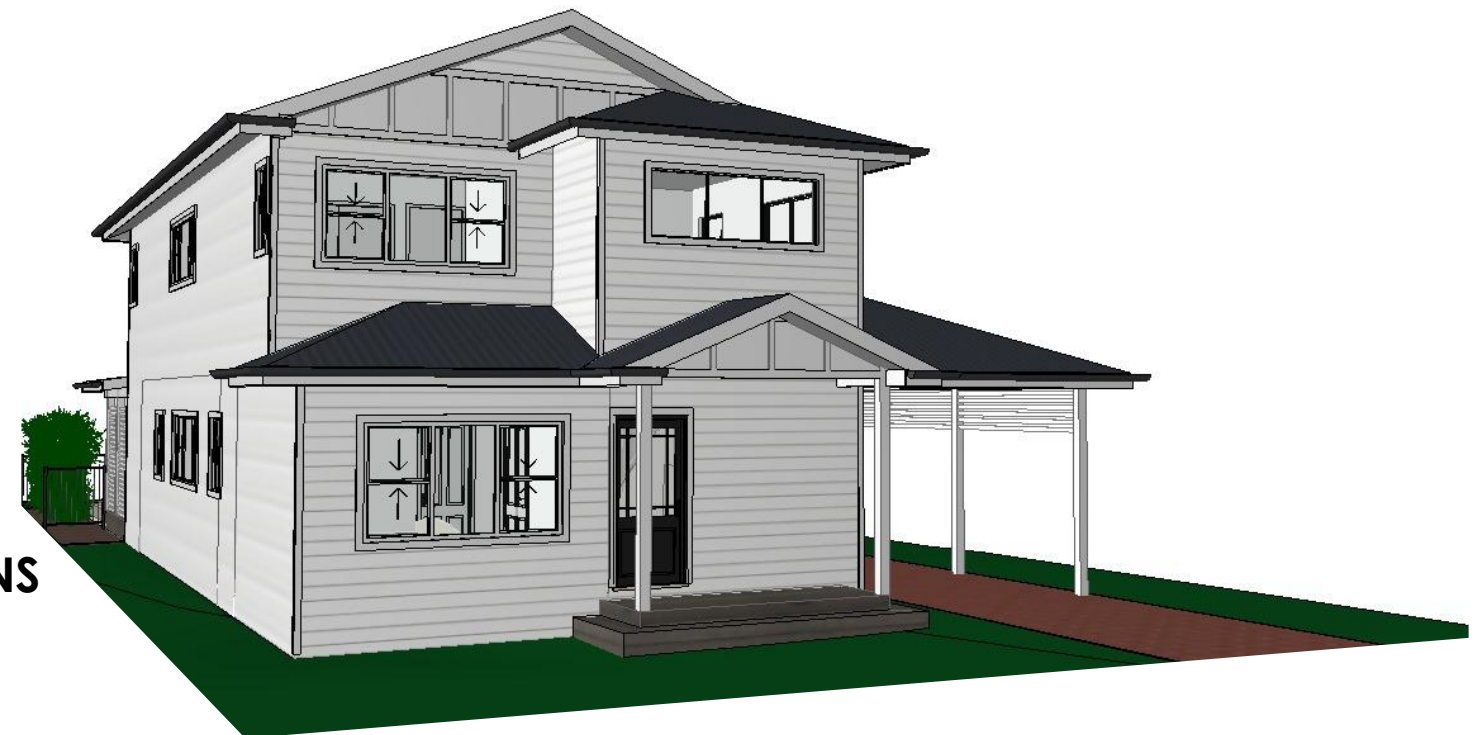
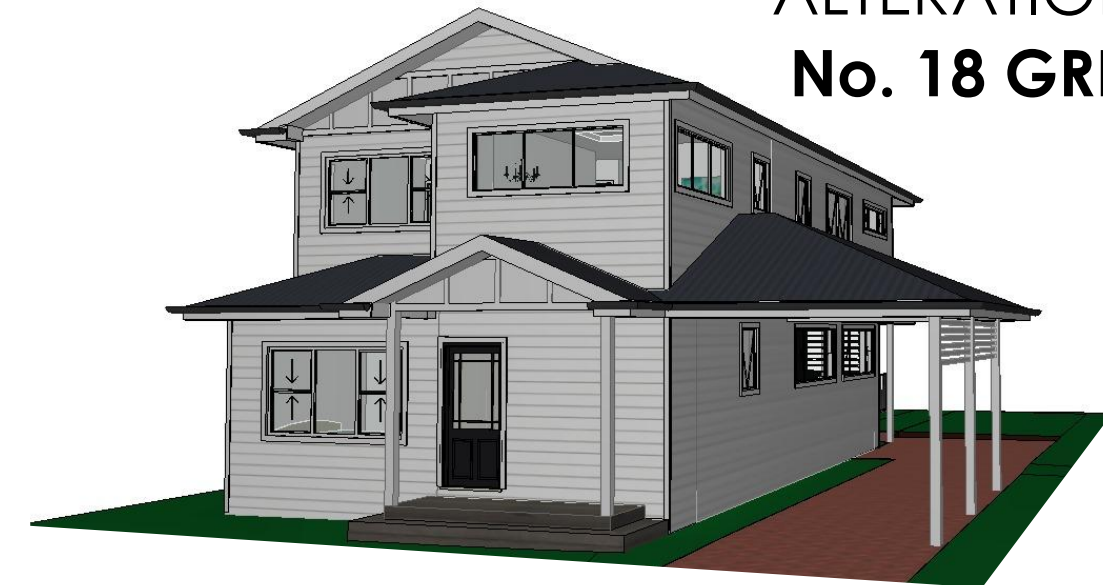


Description of project

Project address	18 Grenfell Avenue, North Narrabeen
Project name	18 Grenfell Avenue North Narrabeen 2101
Street address	18 Grenfell Avenue North Narrabeen 2101
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 16685
Lot number	52
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 includes 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): 32812556377

ARTISTS IMPRESSIONS



DRAWING INDEX		
DRAWING #	DRAWING NAME	REVISION
1	COVER PAGE	b
2	SITE PLAN + SITE ANALYSIS PLAN	b
3	LOWER FLOOR PLAN	b
4	PROPOSED LOWER FLOOR PLAN	b
5	UPPER FLOOR PLAN	b
6	ELEVATIONS	b
7	ELEVATIONS	b
8	SECTIONS	b
9	WINDOW SCHEDULE + POOL LAYOUT	b
10	SHADOW DIAGRAMS AT 9AM	b
11	SHADOW DIAGRAMS AT 12PM	b
12	SHADOW DIAGRAMS AT 3PM	b
13	LANDSCAPE PLAN	b



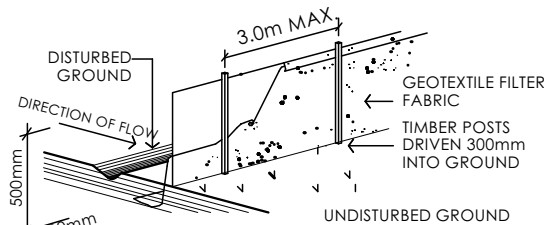
Friday, August 27, 2021

SITE NOTES:

- REMOVE EXISTING STRUCTURES ON SITE AS NOTED
- NO KNOWN WATERCOARSES OR WATERWAYS ON SITE
- CUT AND FILL SHOWN ON POOL SECTIONS
- PROVIDE SILTATION BARRIER AS REQUIRED BY COUNCIL
- STORMWATER TO BE CONNECTED INTO EXISTING SYSTEM
- EXISTING TREES TO BE REMOVED SHOWN DASHED LINE
- 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
- DRAINAGE/STORMWATER INDICATIVE ONLY:- SUBJECT TO SITE CONDITIONS
- **ALL BUILDING MATERIALS USED OR LOCATED BELOW RL 3.54m AHD MUST BE FLOOD COMPATIBLE REFER TO FLOOD RISK MANAGEMENT REPORT PREPARED BY PITTWATER DATA SERVICES PTY LTD**

SITE CALCULATIONS

SITE AREA	469.12 m ²
LANDSCAPED AREA 35%	164.49 m ²
FSR	0.42: 1
RESIDENCE	
EXISTING LIVING	98.72 m ²
PROPOSED LIVING	112.19 m ²
TOTAL LIVING	210.91 m ²
EXISTING DECK AREAS (EXISTING VERANDAH TO BE DEMOLISHED)	20.48 m ²
PROPOSED DECK AREAS	42.85 m ²
PROPOSED CARPORT	24.03 m ²
EXISTING GARAGE	42.61 m ²



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.

TO FRENCHS FOREST

PARTIALLY PROTECTED
FROM SOUTHERLY WINDS

G R E N F E L L
A V E N U E

STORMWATER TO BE CONNECTED INTO
EXISTING SYSTEM OR STREET GUTTER

EXISTING PAVED DRIVEWAY TO REMAIN

SELECTED BOLARDS TO 1% AEP
MAXIMUM WATER LEVEL RL 3.04m AHD

EXACT POSITION OF WATER MAIN TO
BE DETERMINED ON SITE PRIOR TO
COMMENCEMENT OF CONSTRUCTION

TO COLLAROY

SITE PLAN
Scale 1:200

Friday, August 27, 2021

AREA TABLE	AREA m2	SURFACE m2
SELECTED ROOF SHEETING	208.09	225.11
TOTAL	208.09 m²	225.11 m²

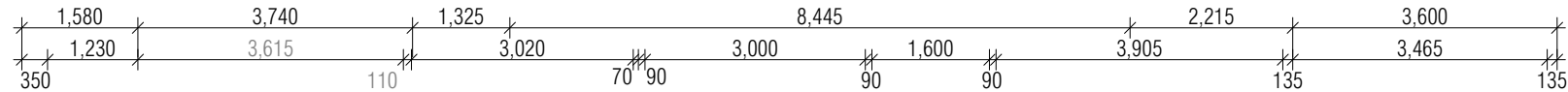
ANY NEW CONSTRUCTION WITHIN 900mm OF THE BOUNDARY MUST HAVE A FRL OF 60/60/60 IN ACCORDANCE WITH THE BCA

ALL BUILDING MATERIALS USED OR LOCATED BELOW RL 3.54m AHD MUST BE FLOOD COMPATABLE

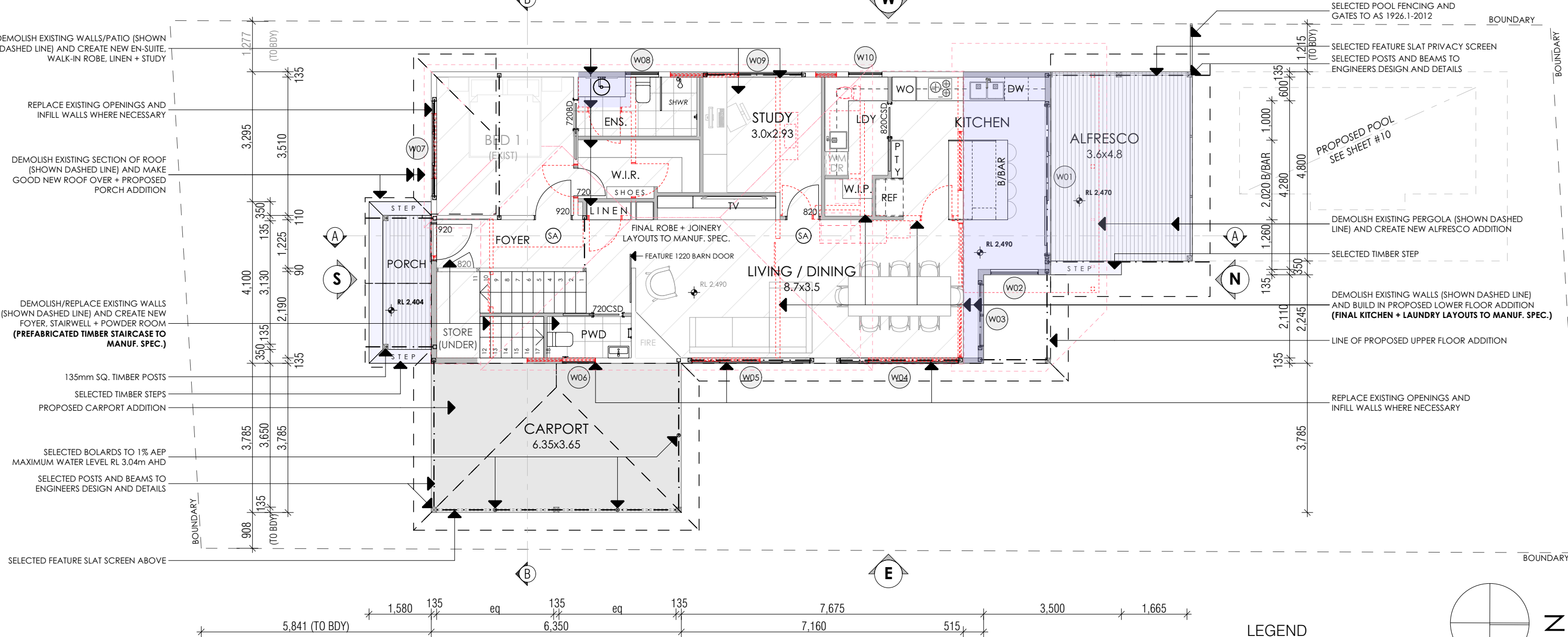
MECHANICAL VENTILATION DISCHARGE TO BCA PART 3.8.7.4 REQUIREMENTS

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

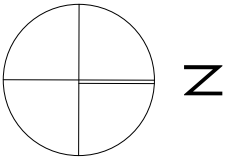
LOWER LEVEL (EXISTING)	98.72
LOWER LEVEL (ADDITION)	12.56
EXISTING PATIO TO BE CONVERTED INTO LIVING AREA	1.19
UPPER LEVEL (ADDITION)	98.44
PORCH (ADDITION)	4.33
ALFRESCO (ADDITION)	17.28
POOL SURROUNDS (ADDITION)	21.24
CARPORT (ADDITION)	24.03
GARAGE (EXISTING)	42.61
TOTAL	320.40 m²



NOTES FOR ENGINEER:
- MINIMISE SUBFLOOR POSTS
- PREFERABLY DURAGAL OR EQUIV.



- LEGEND
- EXISTING WALLS
 - PROPOSED WALLS
 - EXISTING WALLS TO BE REMOVED



LOWER FLOOR PLAN
Scale 1:100

Friday, August 27, 2021

AREA TABLE	AREA m2	SURFACE m2
SELECTED ROOF SHEETING	208.09	225.11
TOTAL	208.09 m²	225.11 m²

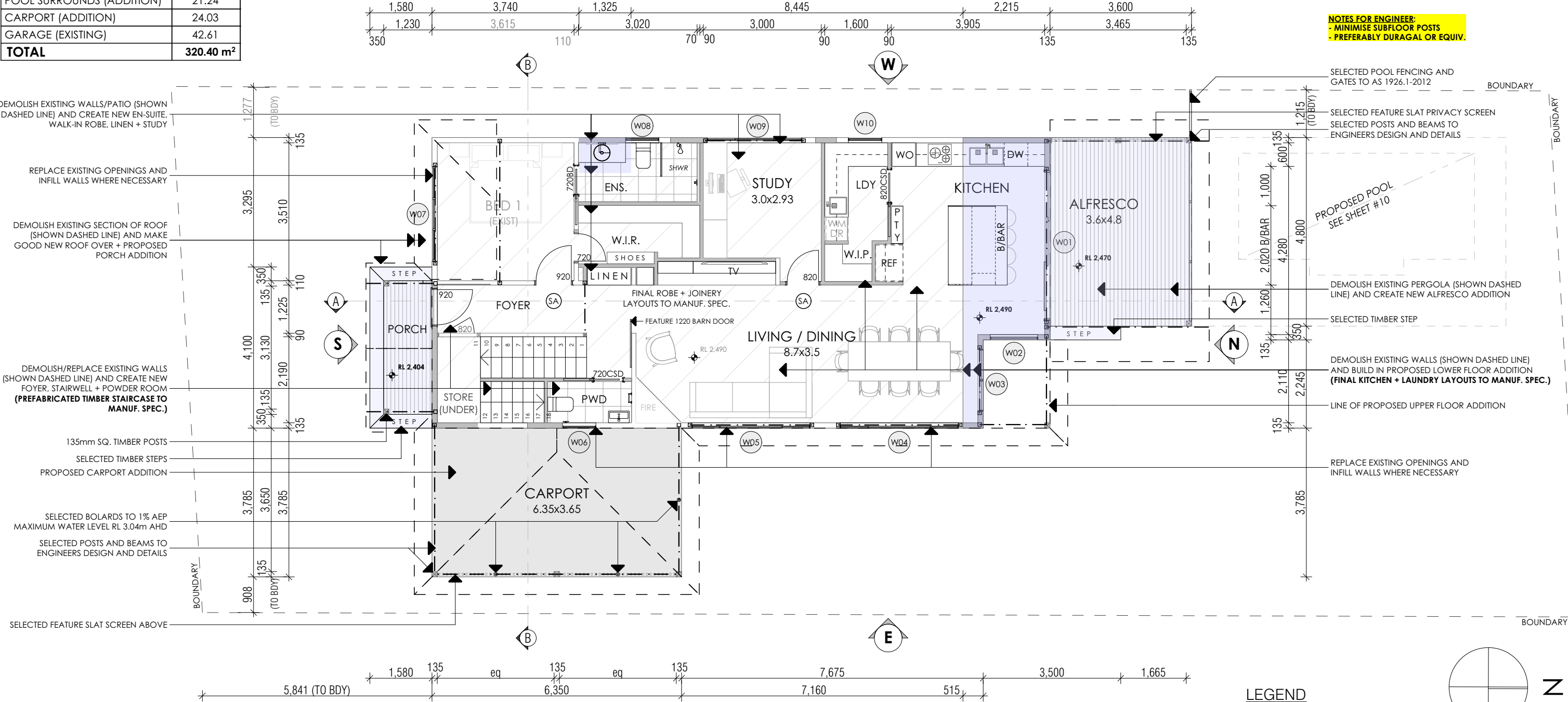
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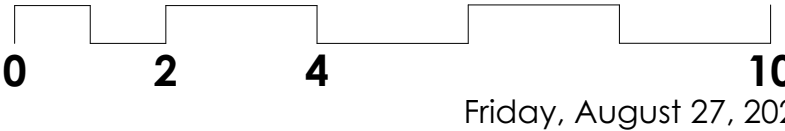
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PROPOSED LOWER FLOOR PLAN

Scale 1:100

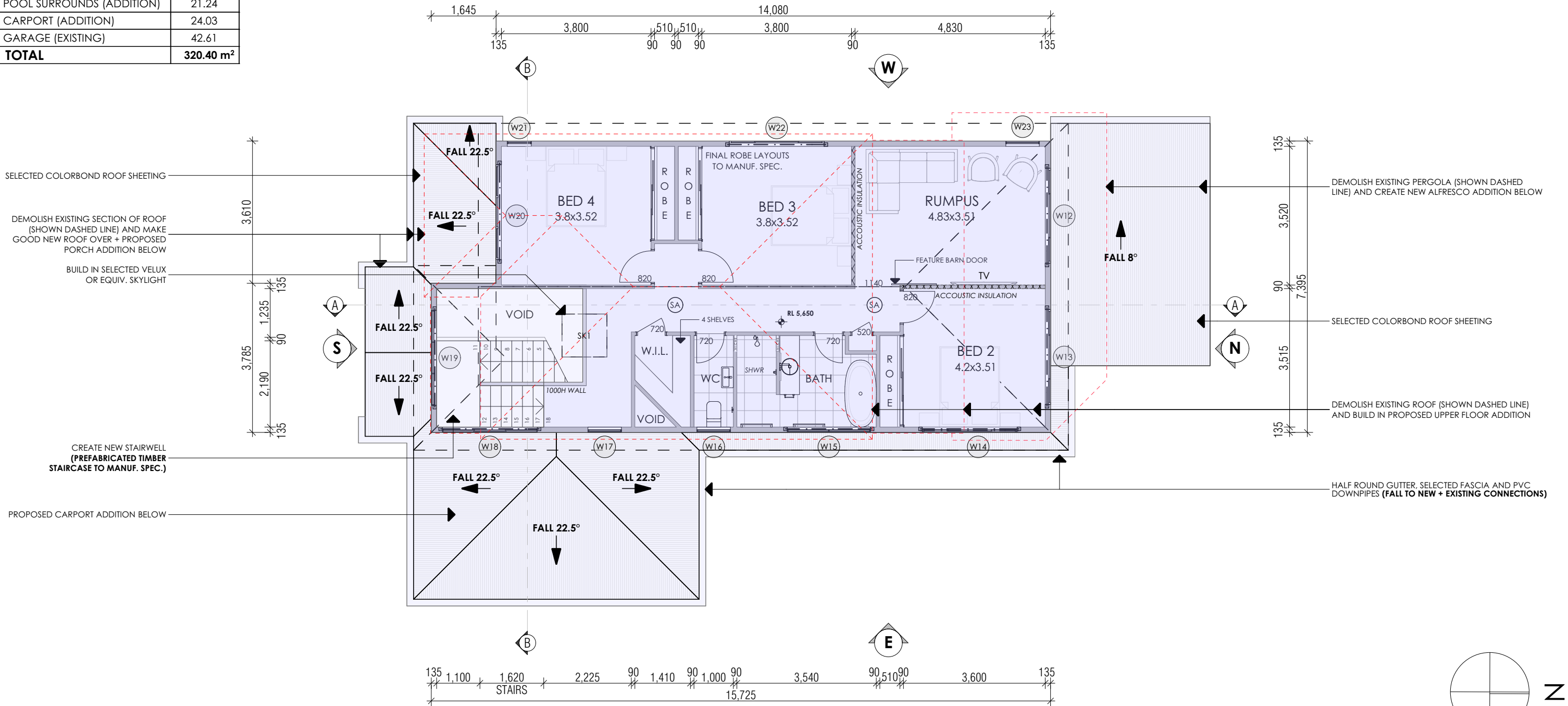


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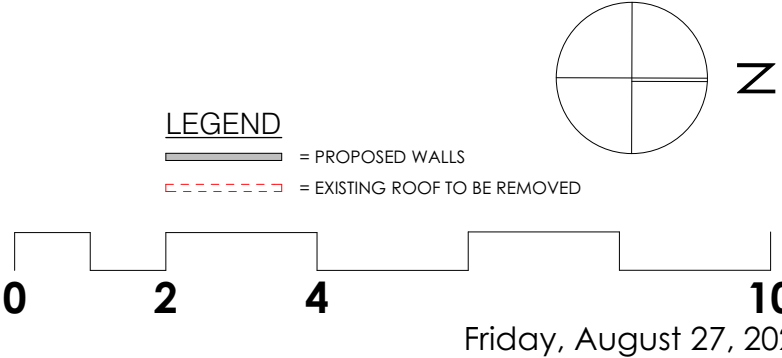
MECHANICAL VENTILATION DISCHARGE TO BCA PART 3.8.7.4 REQUIREMENTS

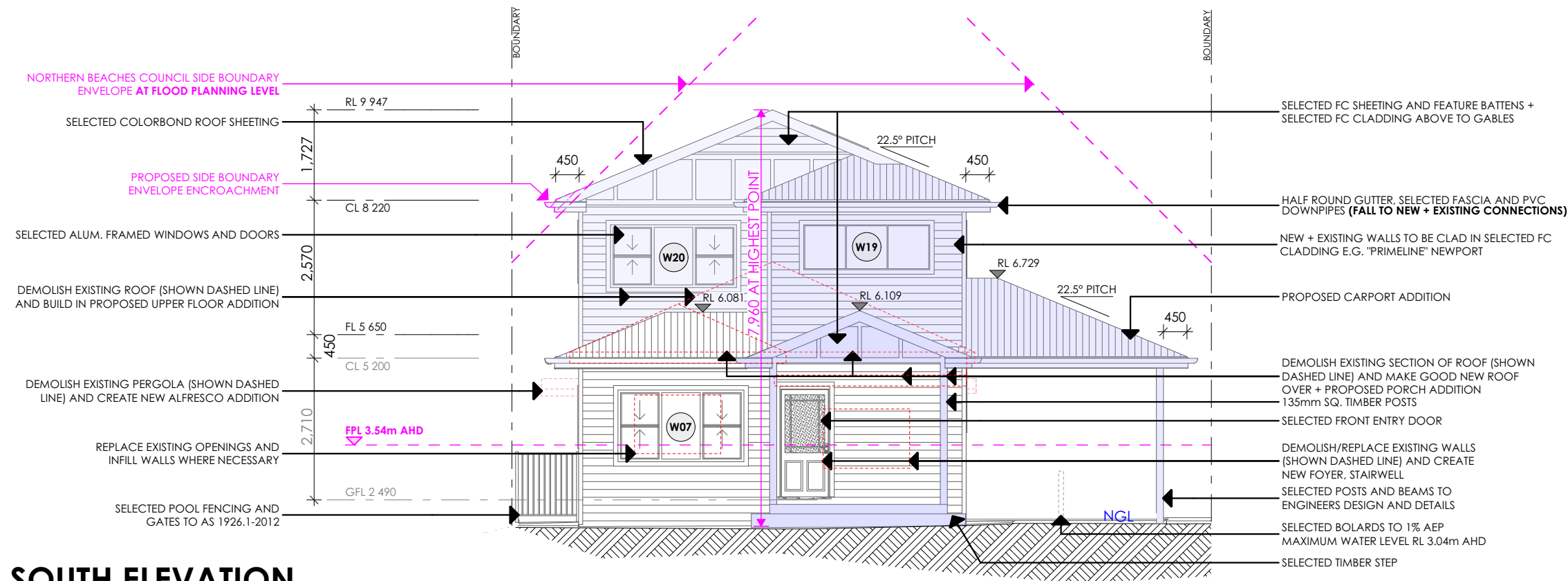
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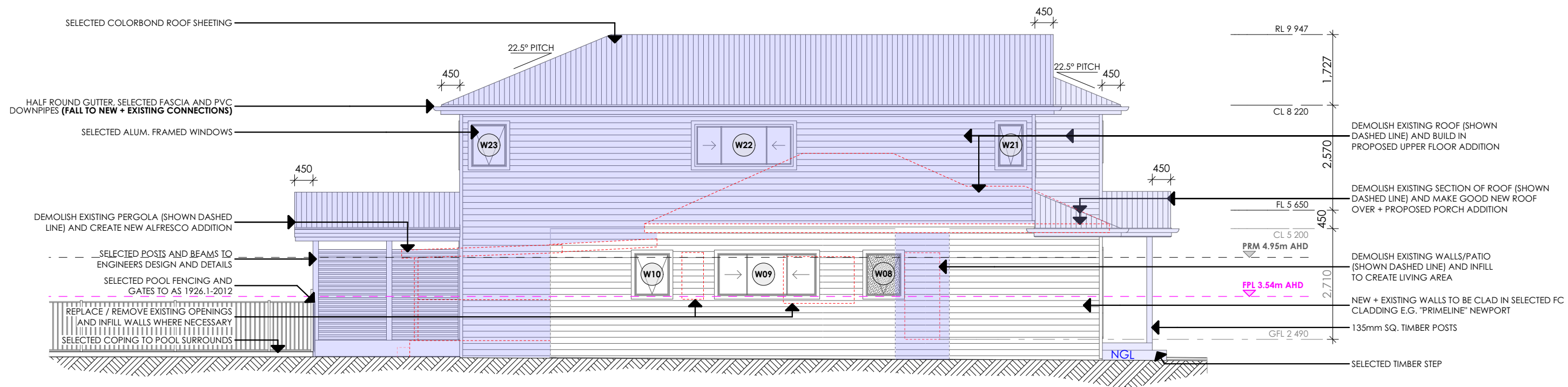
UPPER FLOOR PLAN

Scale 1:100

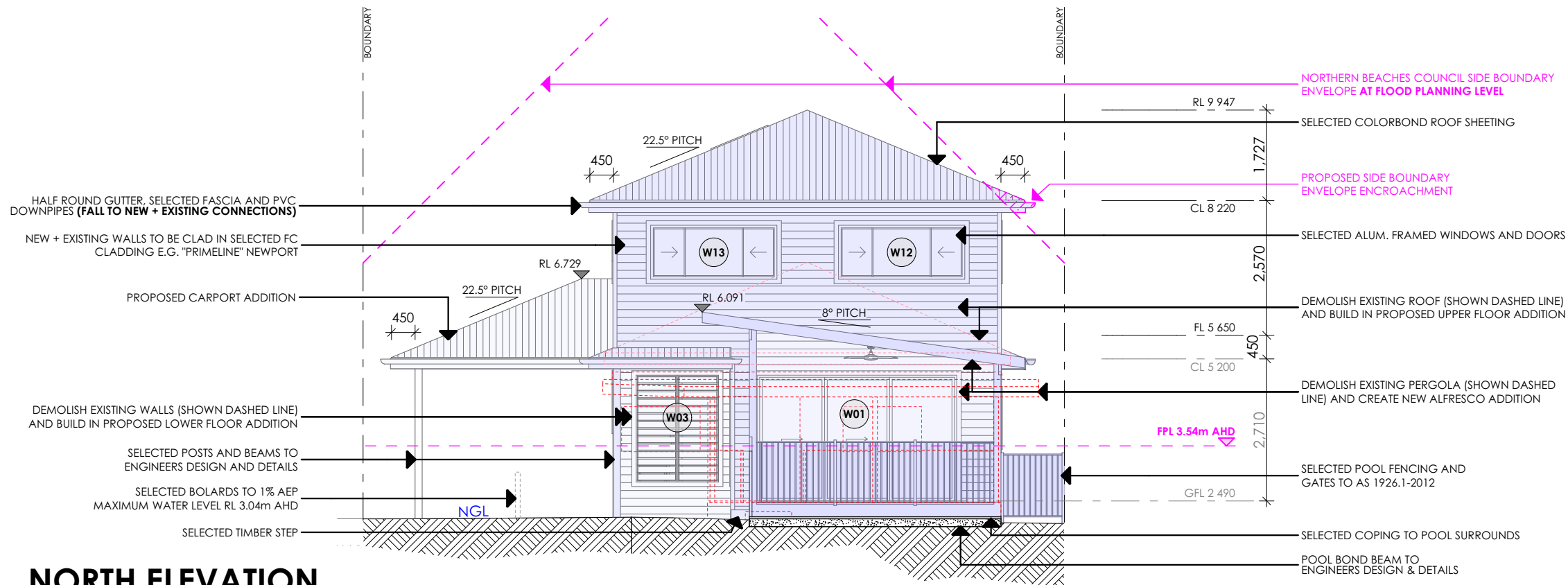




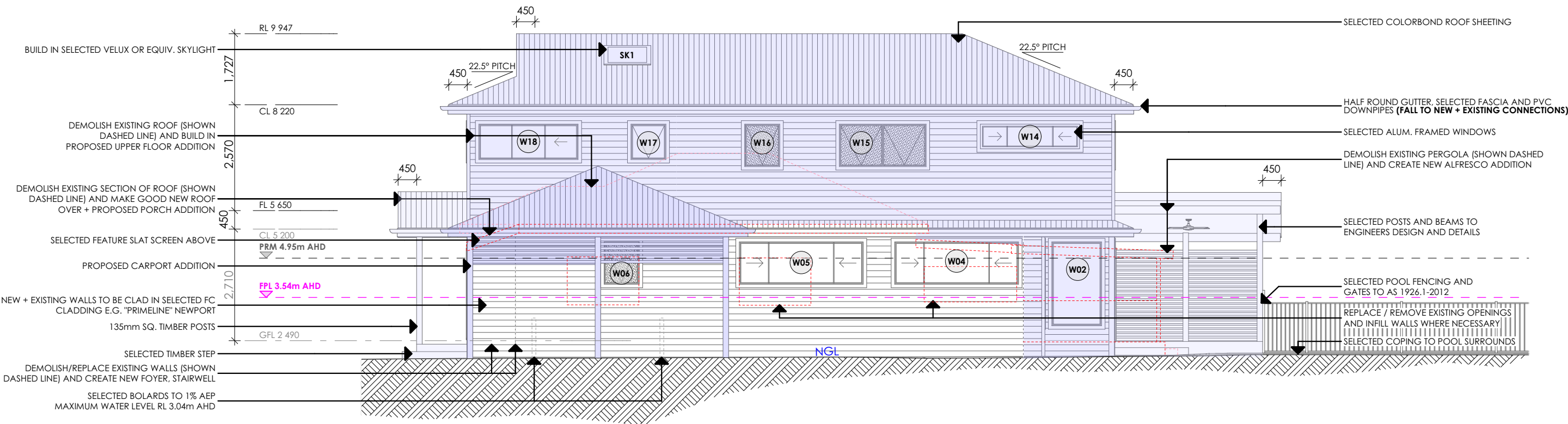
SOUTH ELEVATION
Scale 1:100



WEST ELEVATION
Scale 1:100



NORTH ELEVATION
Scale 1:100



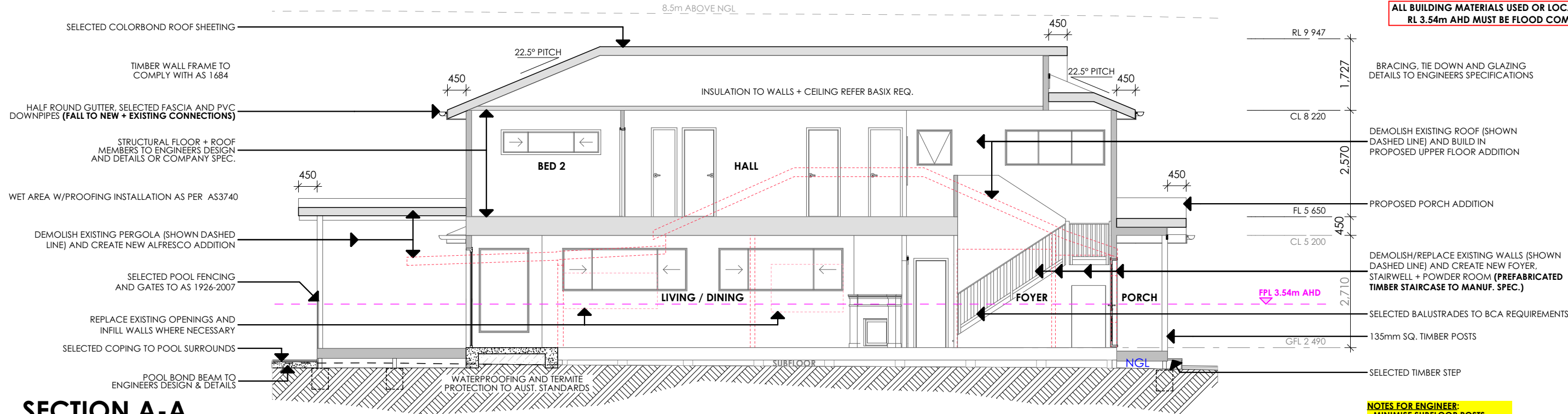
EAST ELEVATION
Scale 1:100

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ACCORDANCE WITH THE BCA

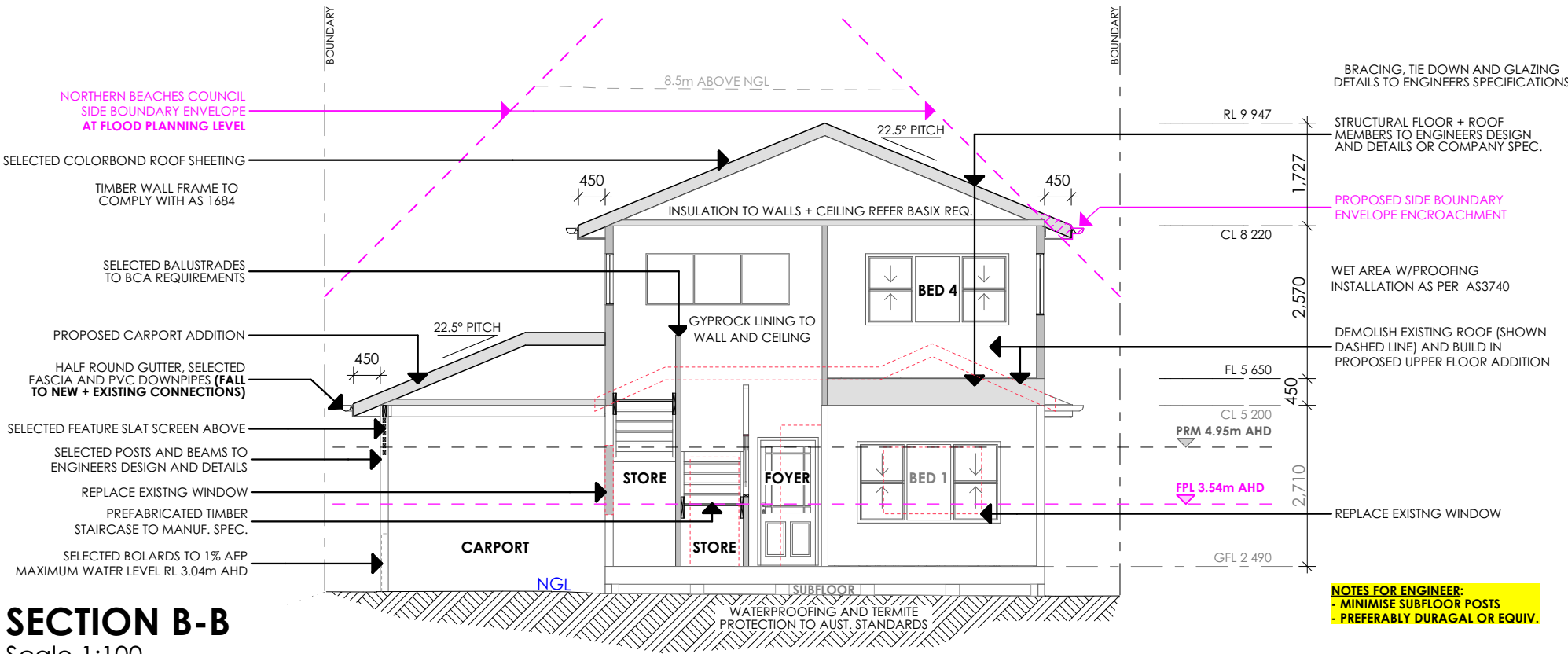
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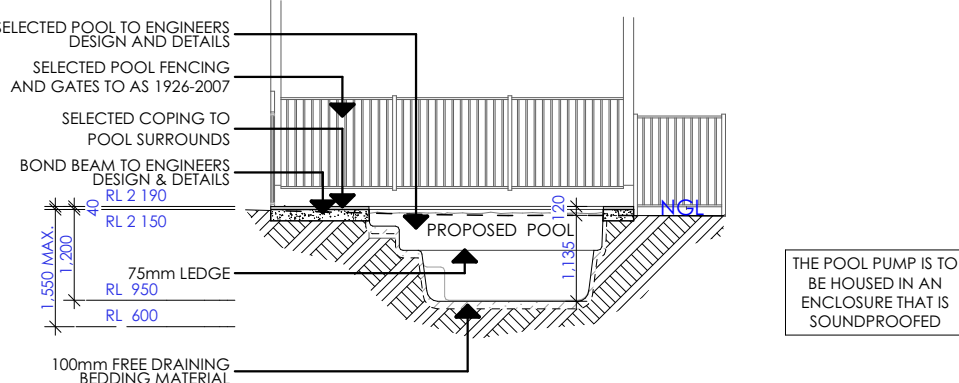
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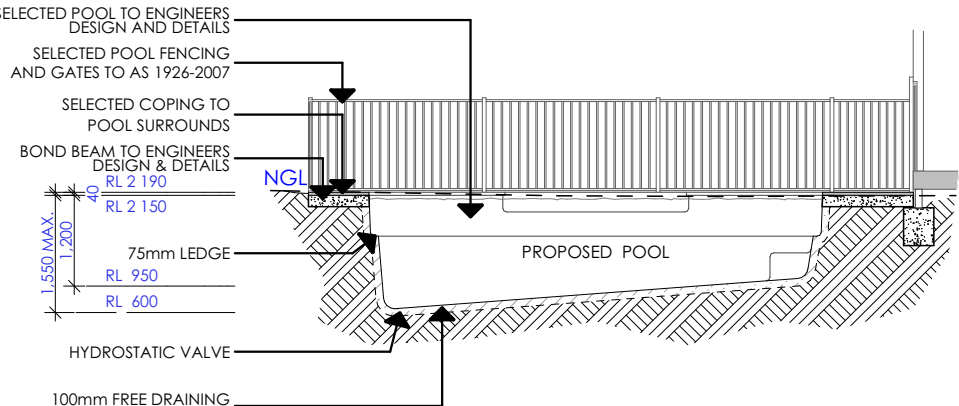
SECTION A-A
Scale 1:100



SECTION B-B
Scale 1:100



SECTION C-C
Scale 1:100



SECTION D-D
Scale 1:100

Friday, August 27, 2021

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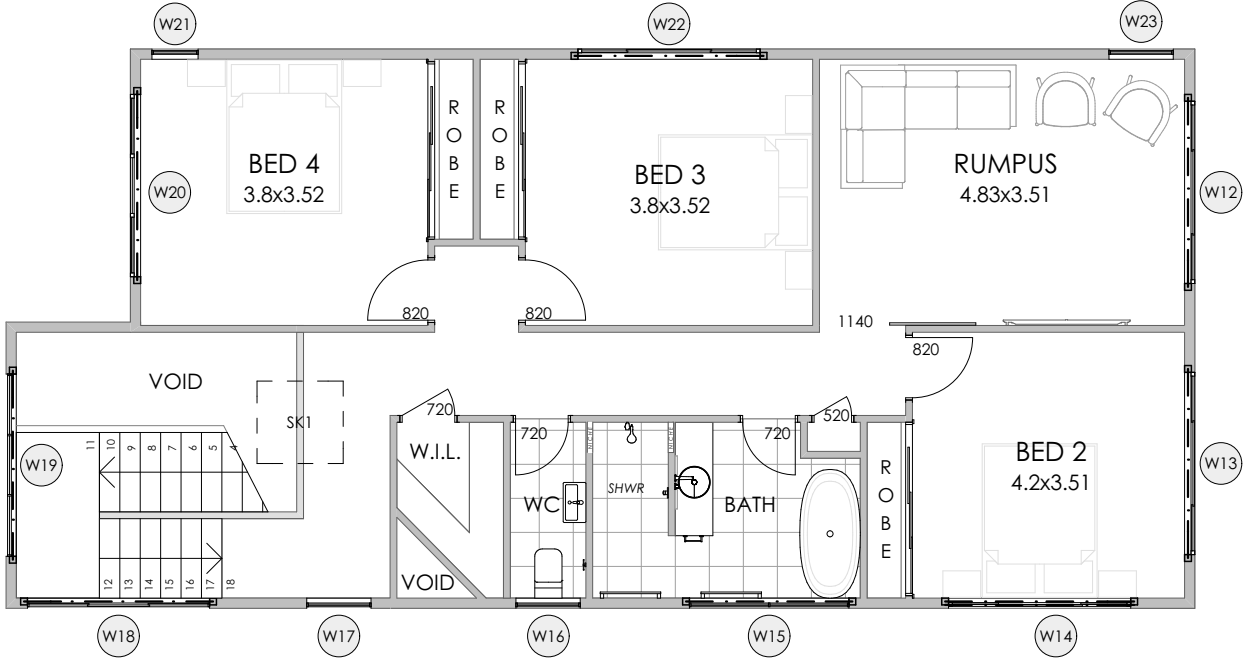
WINDOW SCHEDULE			
WINDOW #	HEIGHT	WIDTH	FRONT VIEW
W01	2,400	3,800	
W02	2,038	1,210	
W03	2,038	1,570	
W04	1,030	3,010	
W05	1,030	3,010	
W06	1,030	850	
W07	1,370	2,410	
W08	1,030	850	
W09	1,030	2,410	
W10	1,030	850	
W12	1,030	2,410	
W13	1,030	2,410	
W14	600	2,410	
W15	1,030	2,110	
W16	1,030	850	
W17	860	850	
W18	860	2,410	
W19	860	2,410	
W20	1,200	2,410	
W21	1,030	610	
W22	1,030	2,410	
W23	1,030	850	

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

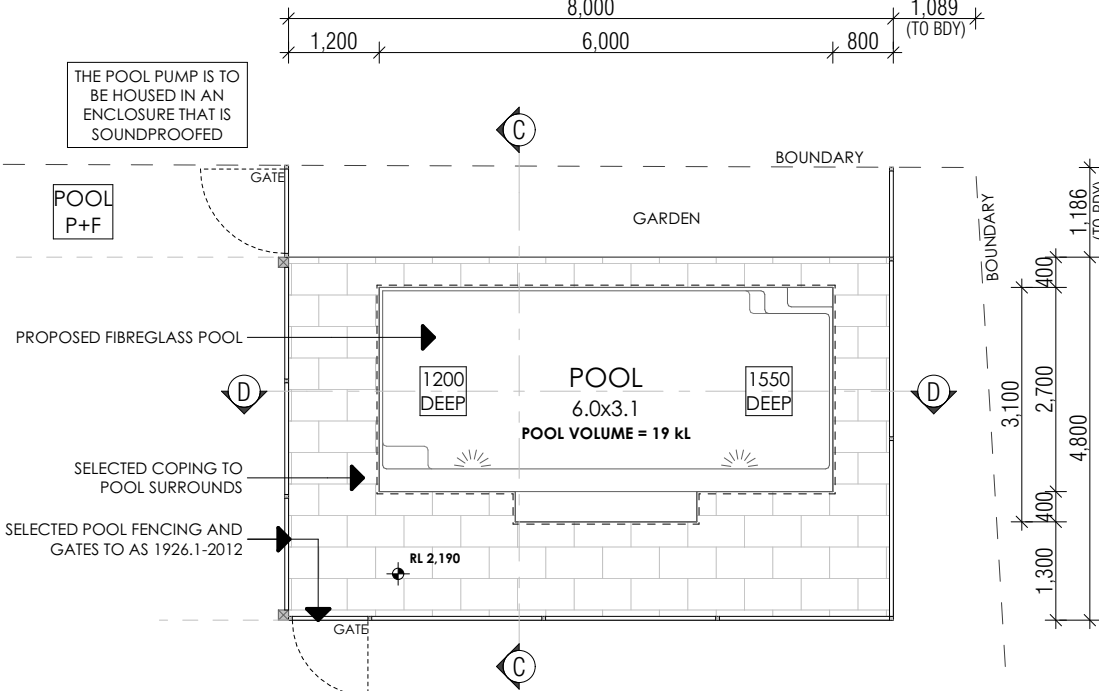
SKYLIGHT SCHEDULE					
SKYLIGHT #	LOCATION	TYPE	WIDTH	HEIGHT	VELUX. CODE
SK1	STAIRWELL	FIXED	1,140	1,180	S06

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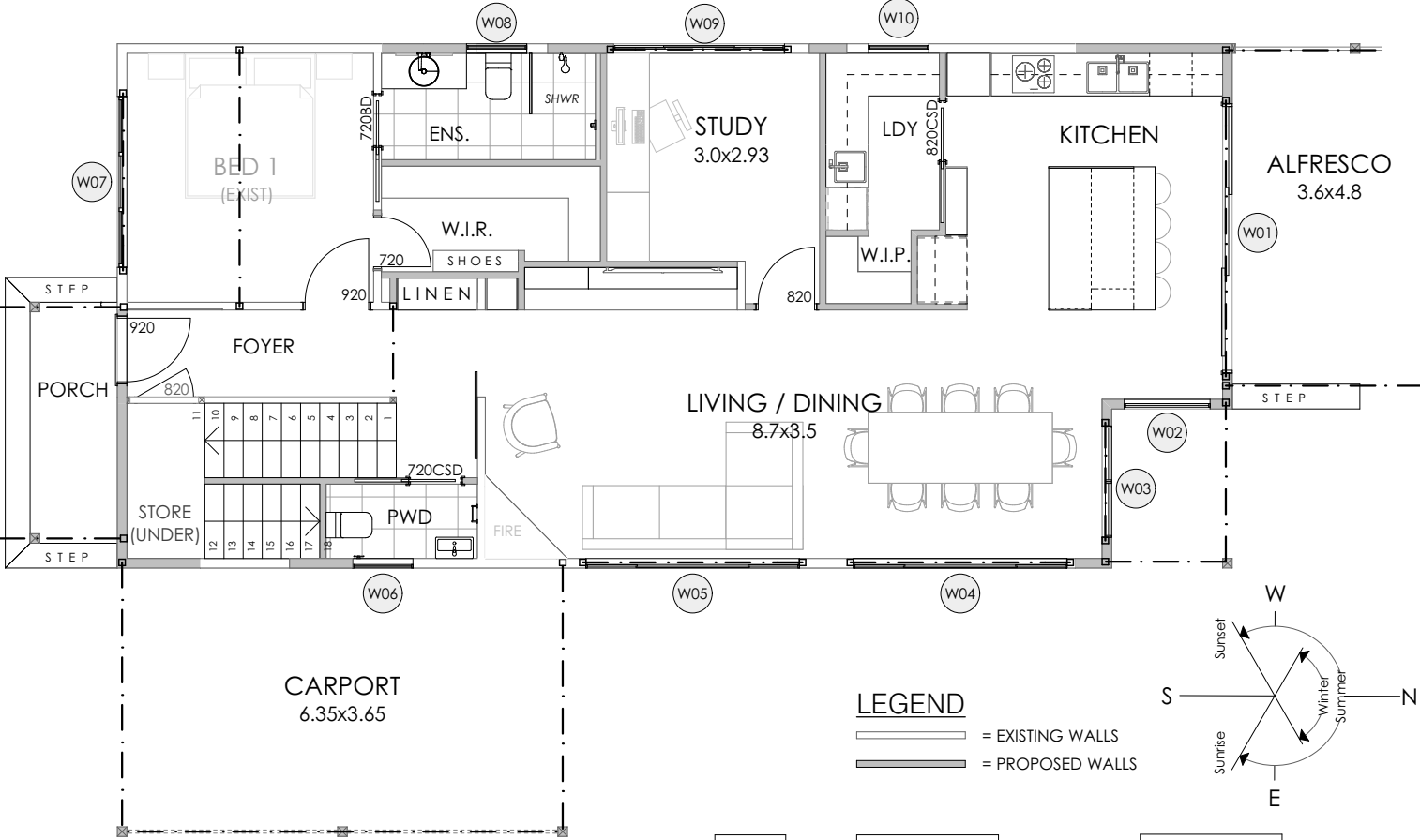
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UPPER FLOOR PLAN
Scale 1:100




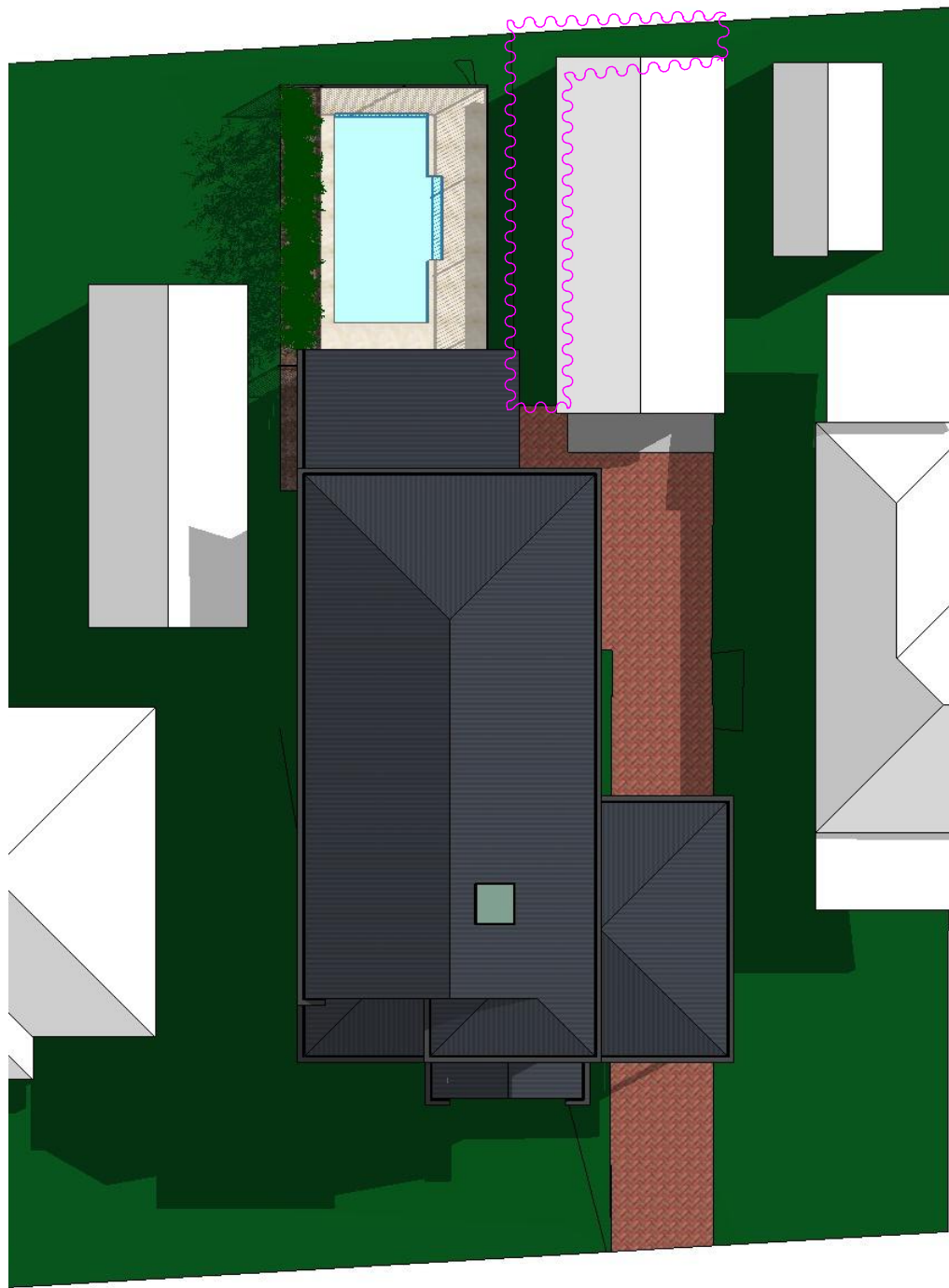
POOL LAYOUT
Scale 1:100



LOWER FLOOR PLAN
Scale 1:100

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 Grenfell Avenue, North Narrabeen				
BASIX CERTIFICATION NUMBER: A417178						
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	Added Insulation	Colour	Detail		
Framed	Framed	R1.30	-	As per drawings		
Internal Walls specification:						
Type	Material	Added Insulation	Colour	Detail		
Framed	Plasterboard	Nil	-	-		
Roof Specification:						
Type	Material	Added Insulation	Colour	Detail		
Framed	As per Drawings	R3.00 + sarking	Dark	As per drawings		
Floors Specification:						
Type	Material	Added Insulation	Covering	Detail		
Framed	As per Drawings	Nil	-	Above dwelling - internal		
Framed	As per Drawings	R0.80	-	Above outdoor air		
Framed	As per Drawings	R0.60	-	Above enclosed subfloor		
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: Timber	Glazing: Double					
U Value: 4.30 or lower	SHGC: 0.50 or lower	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 9lt/min flow rate					
Toilet Flush	3 star or no grater than 4 litres/flush					
Kitchen taps	3 star no grater than 9lt/min flow rate					
Bathroom taps	3 star no grater than 9lt/min flow rate					
Rainwater tank	962 litres min. with 50m2 roof run-off	Pool = 19kL	N/A			



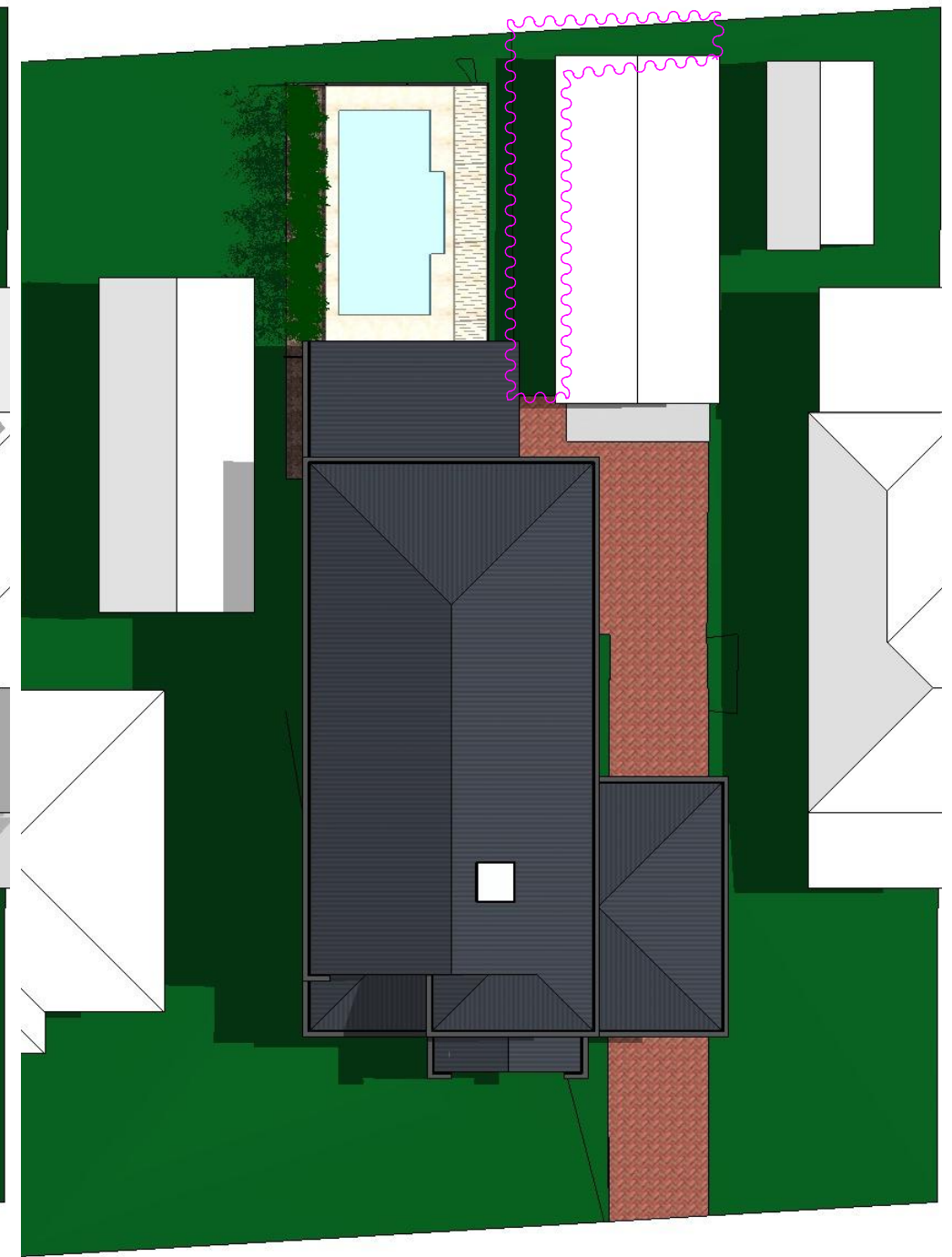
GRENFELL AVENUE

21 MAR 9AM



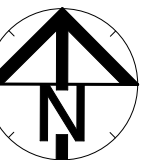
GRENFELL AVENUE

21 JUNE 9AM

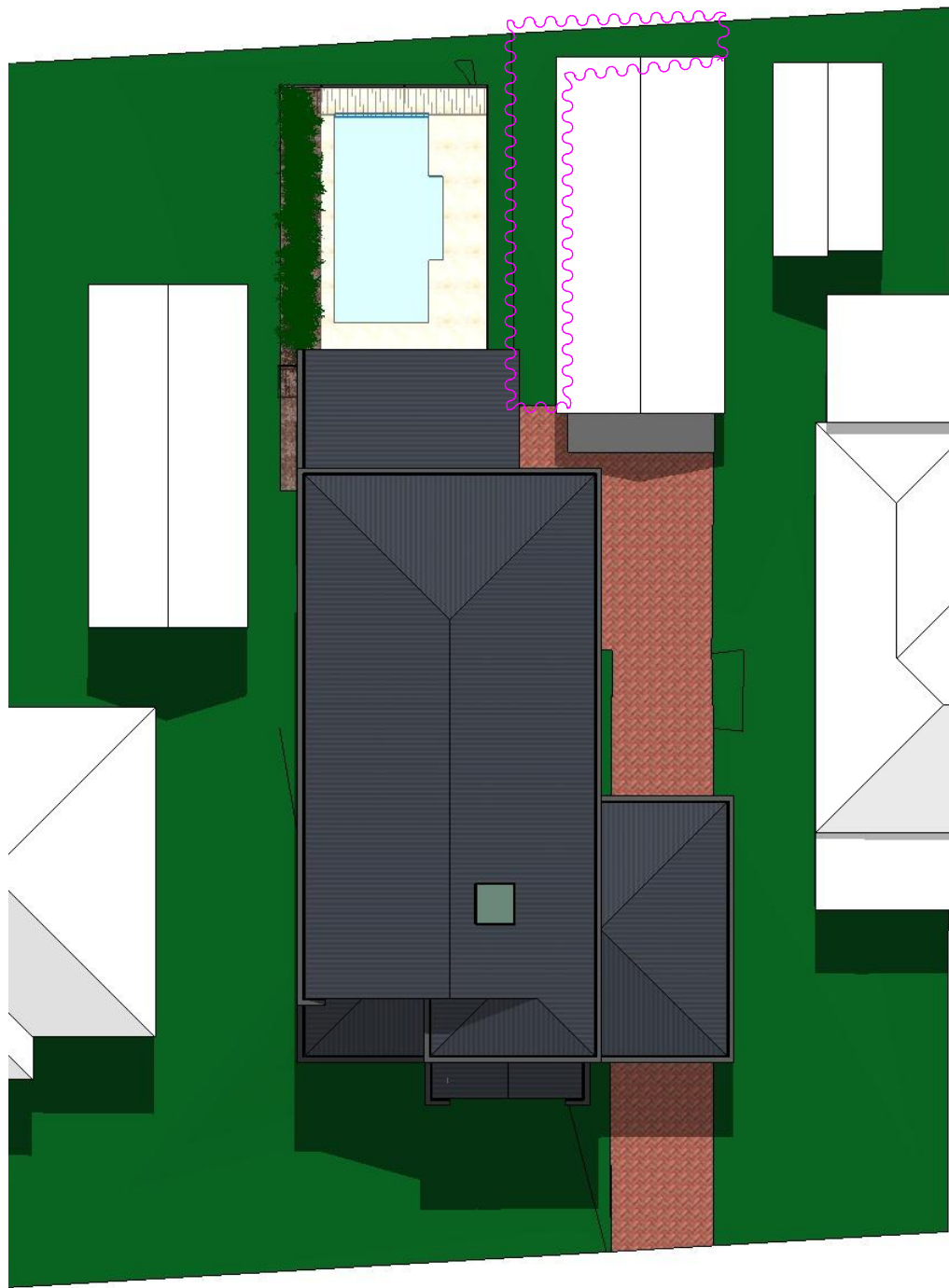


GRENFELL AVENUE

21 DEC 9AM

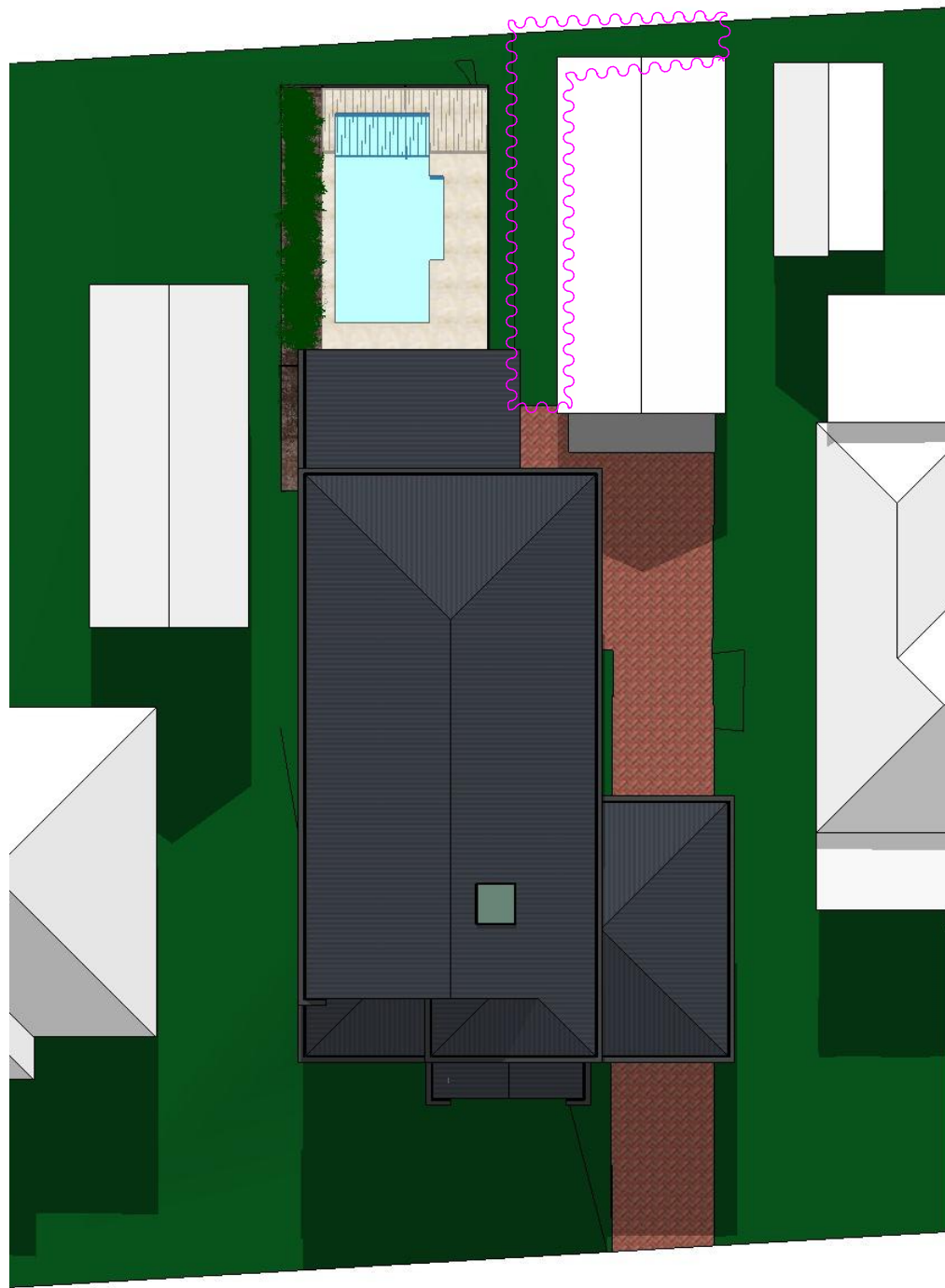


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GRENFELL AVENUE

21 MAR 12PM



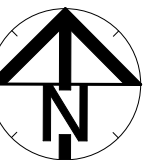
GRENFELL AVENUE

21 JUN 12PM

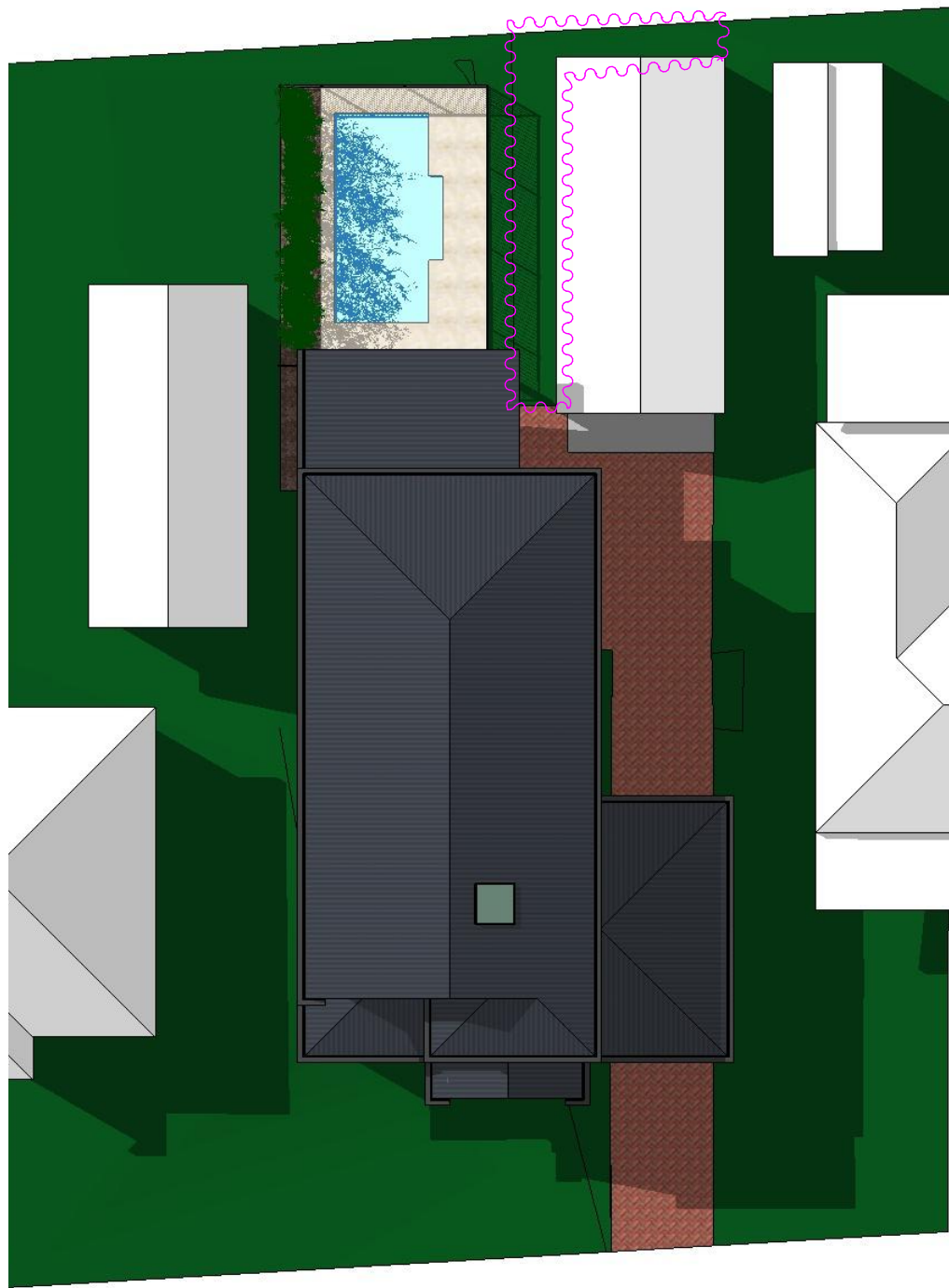


GRENFELL AVENUE

21 DEC 12PM

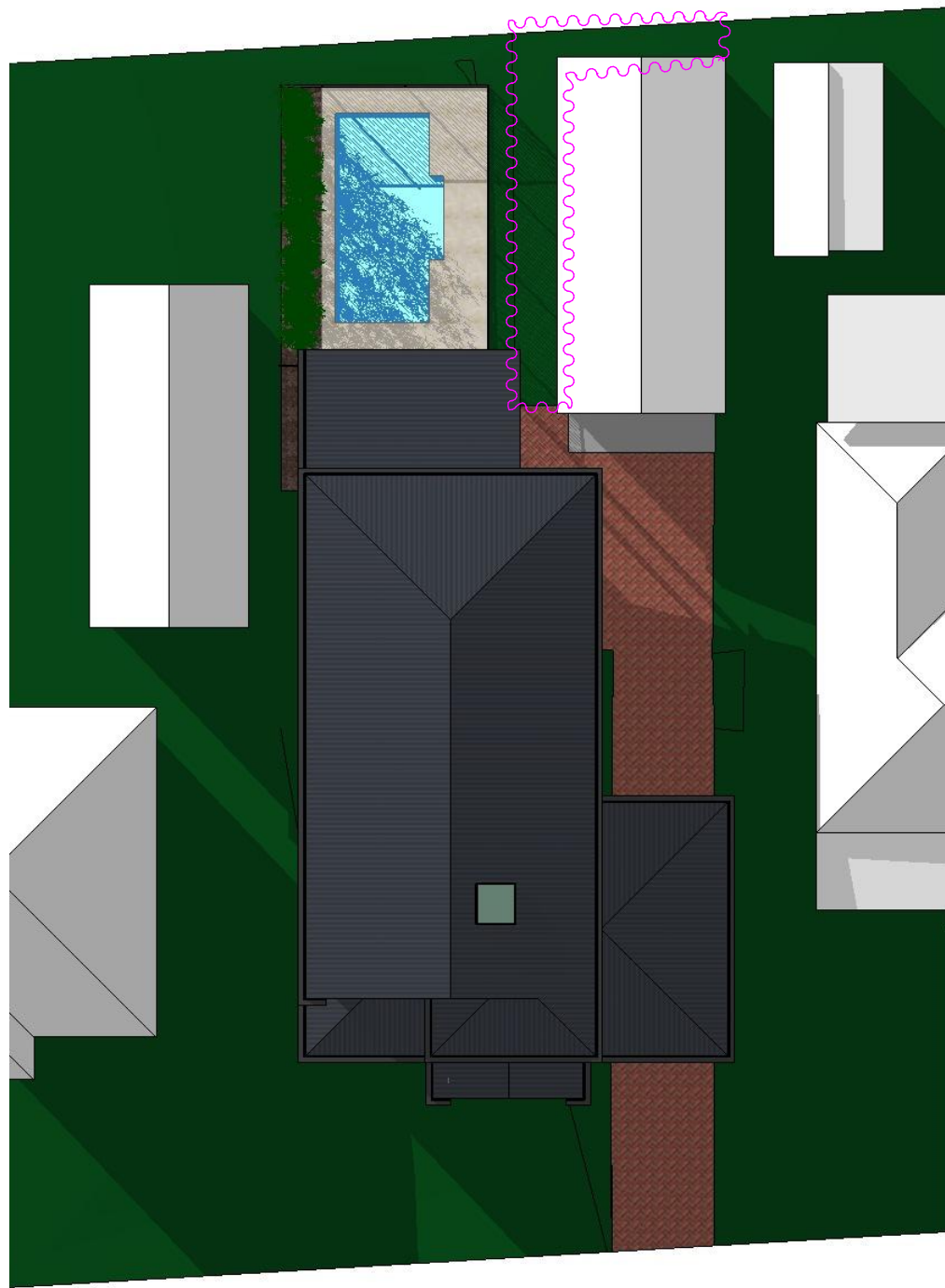


Friday, August 27, 2021



GRENFELL AVENUE

21 MAR 3PM



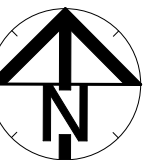
GRENFELL AVENUE

21 JUN 3PM



GRENFELL AVENUE

21 DEC 3PM



Friday, August 27, 2021

G R E N F E L L
A V E N U E

LANDSCAPE PLAN

Scale 1:200

LEGEND		
	DENOTES EXISTING TREES TO REMAIN	
	EXISTING TOTAL LANDSCAPED AREA (INCLUDING AREAS LESS THAN 2M WIDE)	199.48m ²
	DENOTES EXISTING TOTAL LANDSCAPED AREA TO REMAIN (INCLUDING AREAS LESS THAN 2M WIDE)	143.67m ²
	DENOTES PROPOSED LANDSCAPED AREA (INCLUDING AREAS LESS THAN 2M WIDE)	0.60m ²
	PROPOSED TOTAL LANDSCAPED AREA (INCLUDING AREAS LESS THAN 2M WIDE)	144.27m ²
	DENOTES EXISTING PAVED AREAS TO REMAIN (PROVIDING A PERMEABLE SURFACE)	76.01m ²
	DENOTES EXISTING PAVED AREAS TO BE REMOVED (PROVIDING A PERMEABLE SURFACE)	20.09m ²
	DENOTES PROPOSED PAVED AREAS (PROVIDING A PERMEABLE SURFACE)	1.19m ²
	PROPOSED TOTAL PERMEABLE/PAVED AREA	97.29m ²
	TOTAL SITE AREA	469.12m ²
	EXISTING LANDSCAPED AREA	28.0%
	PROPOSED LANDSCAPED AREA	11.3%
	PROPOSED LANDSCAPED/PERMEABLE AREA	32.0%
	PROPOSED LANDSCAPED/PERMEABLE AREA	150.32m ²
PROVIDE PINE BARK or LEAF MULCH TO ALL GARDEN BEDS		

