

TN

TURNING SWEEP PATHS FOR
B85 VEHICLES TO AS2890.1.2004

DRIVEWAY AND TURNING AREA
ON EXISTING GRADE

10 000

2.63x

x2.57

GARDEN

x2.56

GARDEN

PATH

2.60x

x2.56

EXISTING

2.54x

CROSSING

RETAIN EXISTING LAYBACK AND CROSSING

RL 2.56

CARPORT

1

x2.51

5 750

RL 3.53
ENTRY

STUDY

GARDEN

LAWN

CARSPACE
3 000

GARDEN

x2.46

GARDEN

FOOTPATH

x2.65

pit

x2.72

2.72x

x2.70

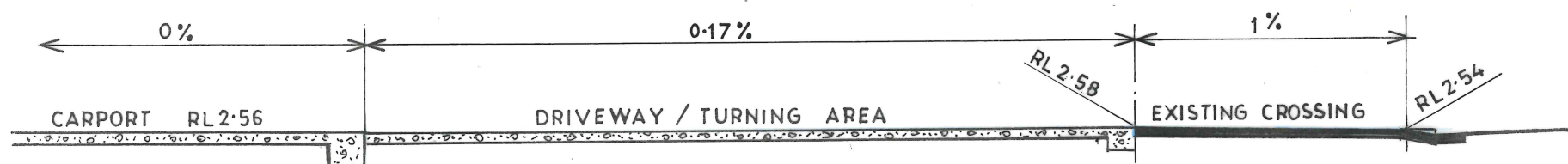
pole

2.59x

PITTWATER ROAD
(BUS LANE)

FRONT YARD AND DRIVEWAY PLAN

Issue	Date	Revision
A	16-12-20	Driveway and turning area revised. Turning swept paths added.



SECTION 1

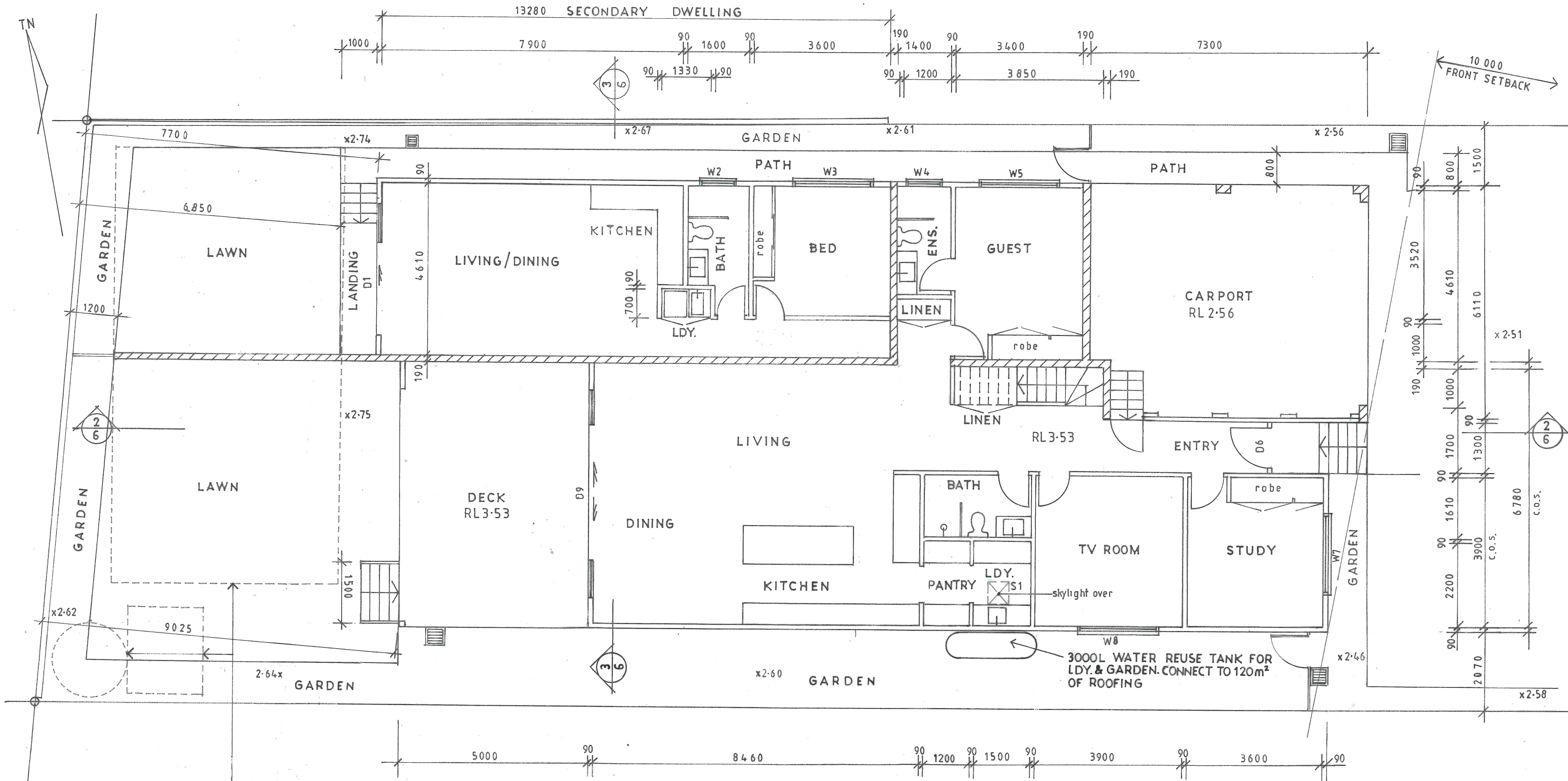
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NEW DWELLING INCLUDING SECONDARY DWELLING 1545 PITTWATER ROAD NARRABEEN LOT 3 DP6544 CLIENT BEECRAFT P/L		
FRONT YARD AND DRIVEWAY PLAN		
DATE MARCH 2020	DRAWN J.WRIGHT	DRG. NO. 03-20-PIT
SCALE 1:100	ISSUE: DA	SHEET NO. 1A



Window & Door Schedule

All windows and doors to be aluminium framed

Legend	Height x Width	Description
D1	2250 x 3500	Stacking glass doors
W2	800 x 1000	Glass louvres
W3,5,7,8	1200 x 2100	Glass louvre/fixed/louvre
W4	800 x 1000	Glass louvres
D6	2250 x 1000	Glass entry door
D9	2250 x 5500	Stacking glass doors

Glazing Note

D1 -W5, W7,W8 to be glazed with single clear glass to achieve a total system U-value: 6.70, SHGC: 0.70

D6 to be glazed with single clear glass to achieve a total system U-value: 6.70, SHGC: 0.57

D9 to be glazed with single clear glass to achieve a total system U-value: 5.40, SHGC:0.58

Skylight Note

S1 to be 0.35m2 maximum in area & glazed to achieve a total system U-value:4.8,SHGC:0.59

GROUND FLOOR PLAN

Issue	Date	Revision
A	16-12-20	Deck off rear of secondary dwelling deleted.

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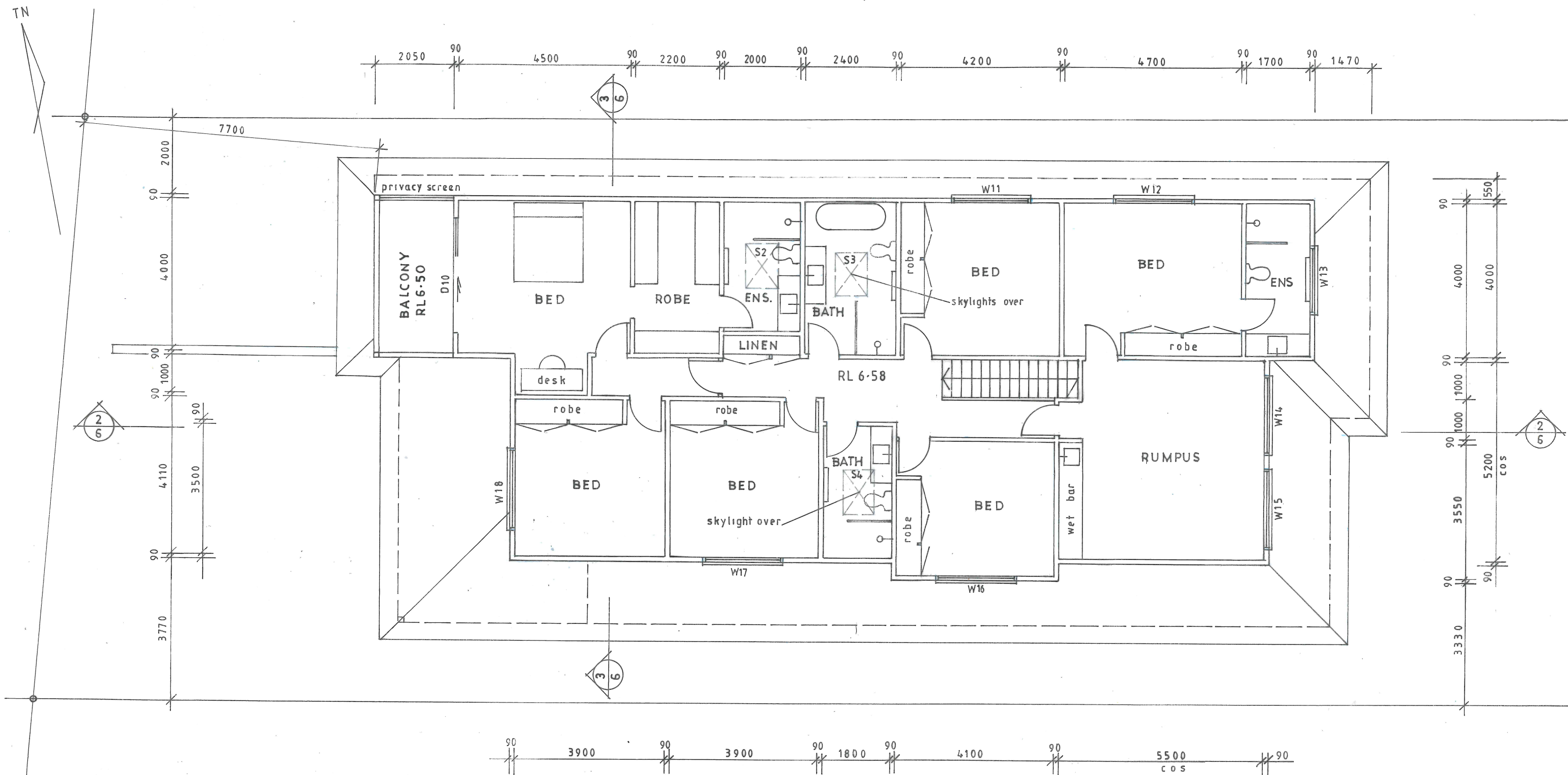
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**NEW DWELLING INCLUDING
SECONDARY DWELLING**
1545 PITTWATER ROAD
NARRABEEN LOT 3 DP6544

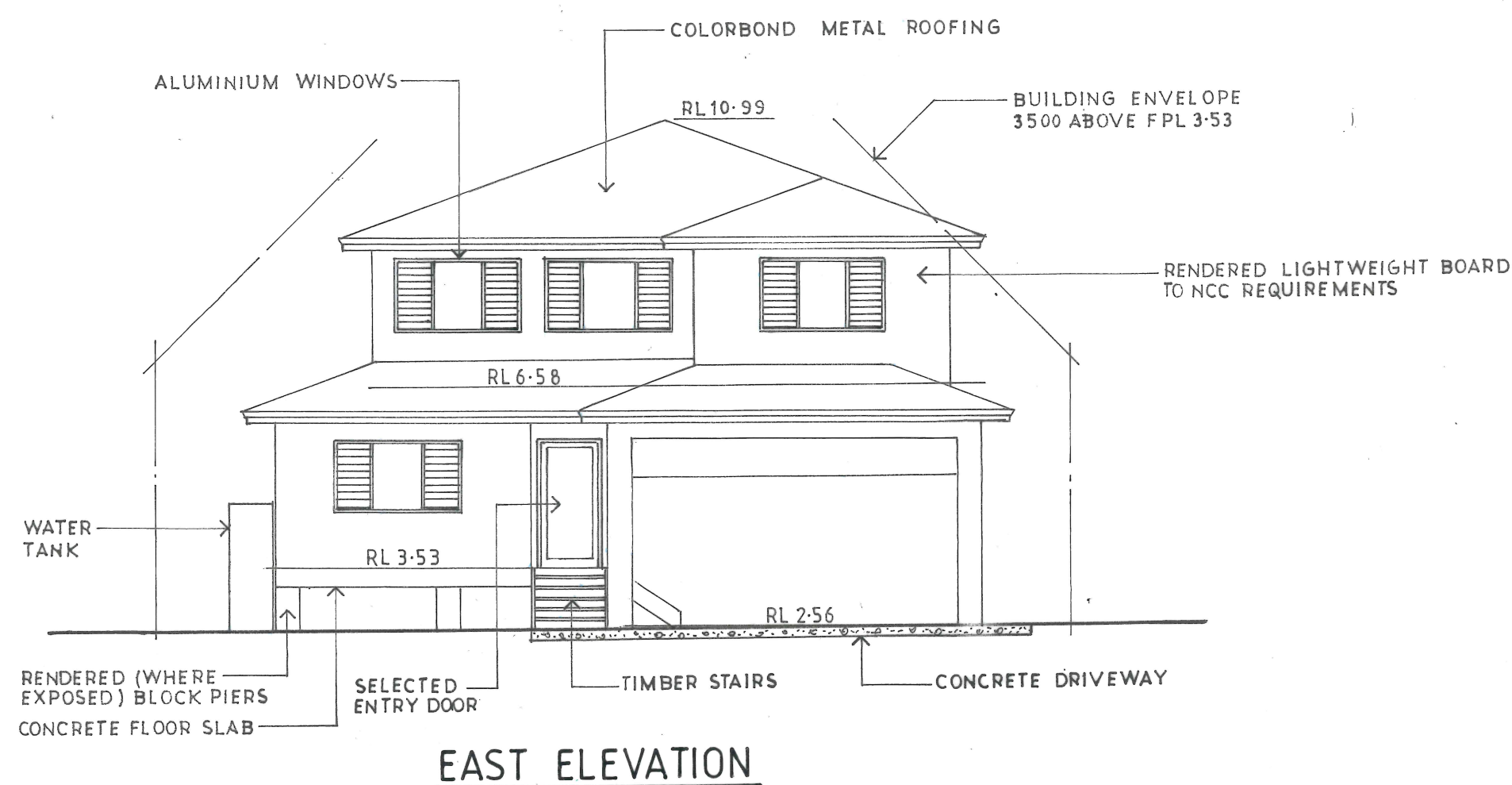
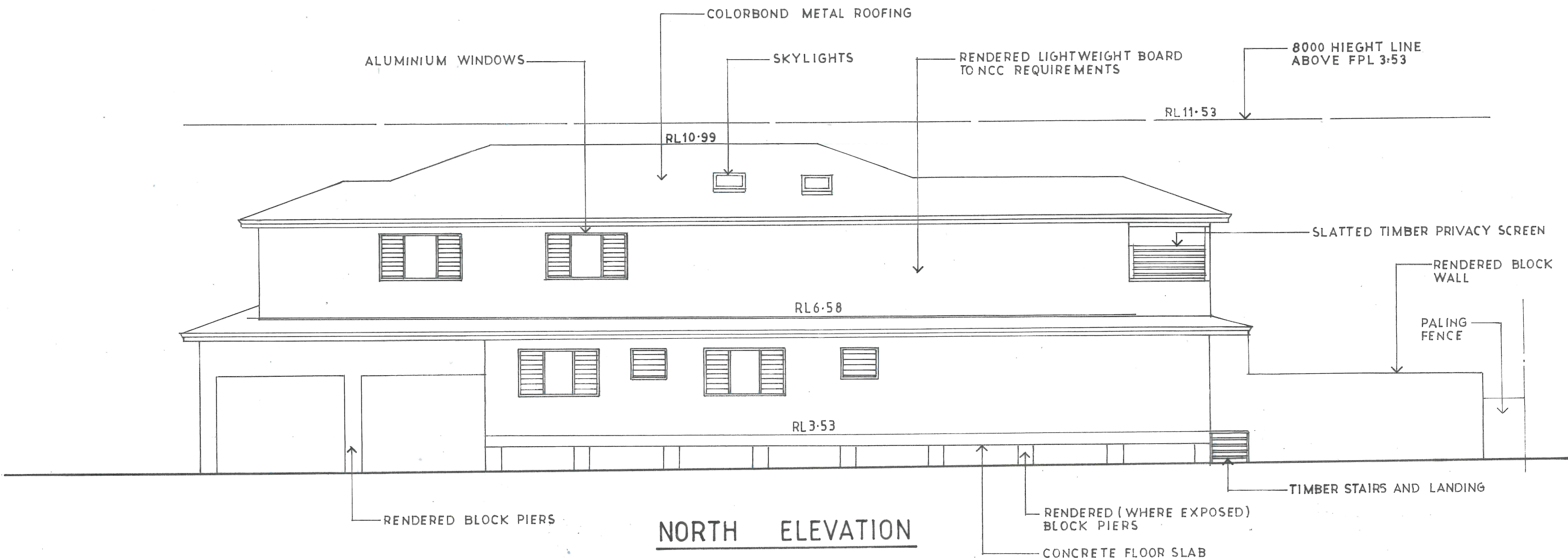
CLIENT
BEECRAFT P/L

GROUND FLOOR PLAN

DATE	DRAWN	DRG. NO.
MARCH 2020	J.WRIGHT	03-20-PIT
SCALE	ISSUE:	SHEET NO.
1:100	DA	2 A



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NEW DWELLING INCLUDING SECONDARY DWELLING 1545 PITTWATER ROAD NARRABEEN LOT 3 DP6544 CLIENT BEECRAFT P/L								
FIRST FLOOR PLAN								
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DATE MARCH 2020	DRAWN J.WRIGHT	DRG. NO. 03-20-PIT						
SCALE 1:100	ISSUE: DA	SHEET NO. 3 A						



Issue	Date	Revision
A	16-12-20	Deck off rear of secondary dwelling deleted.

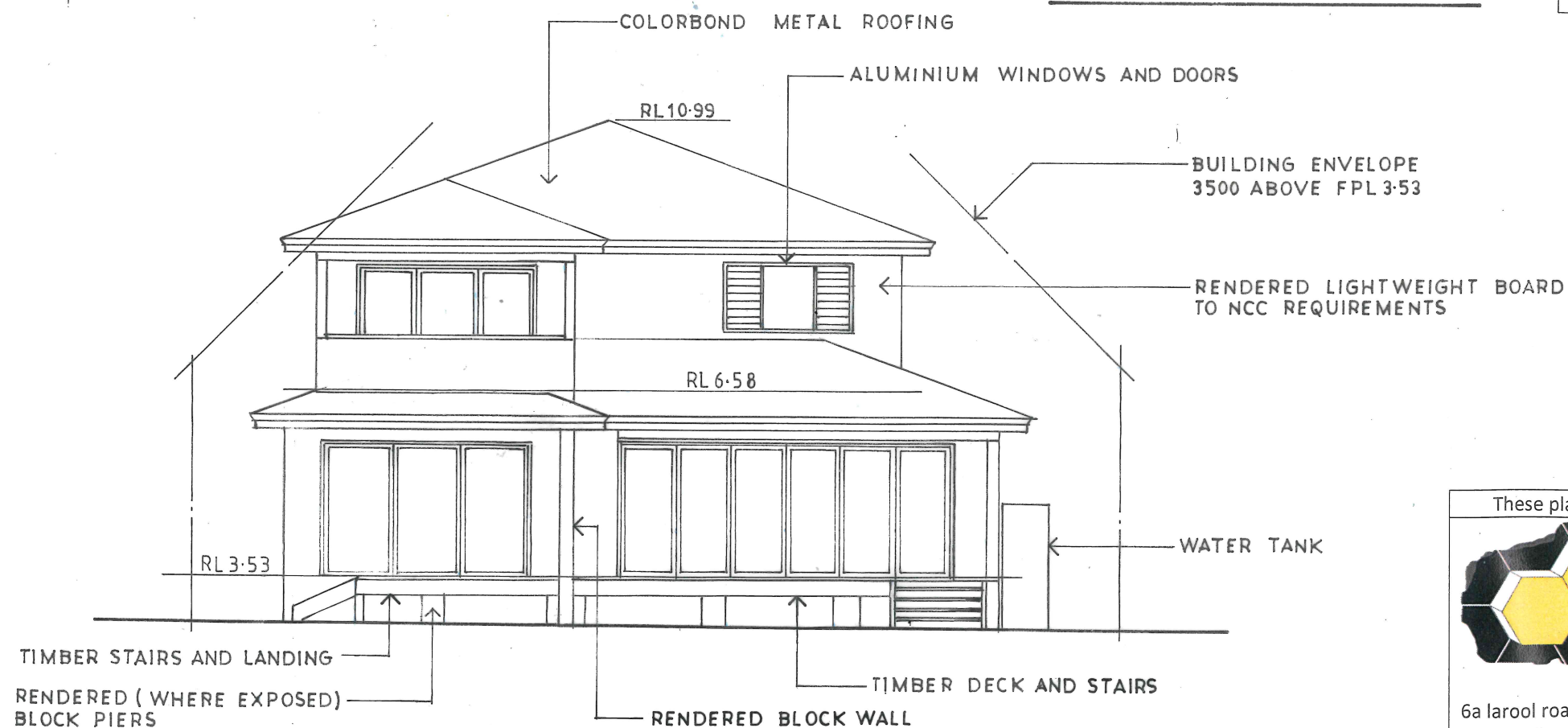
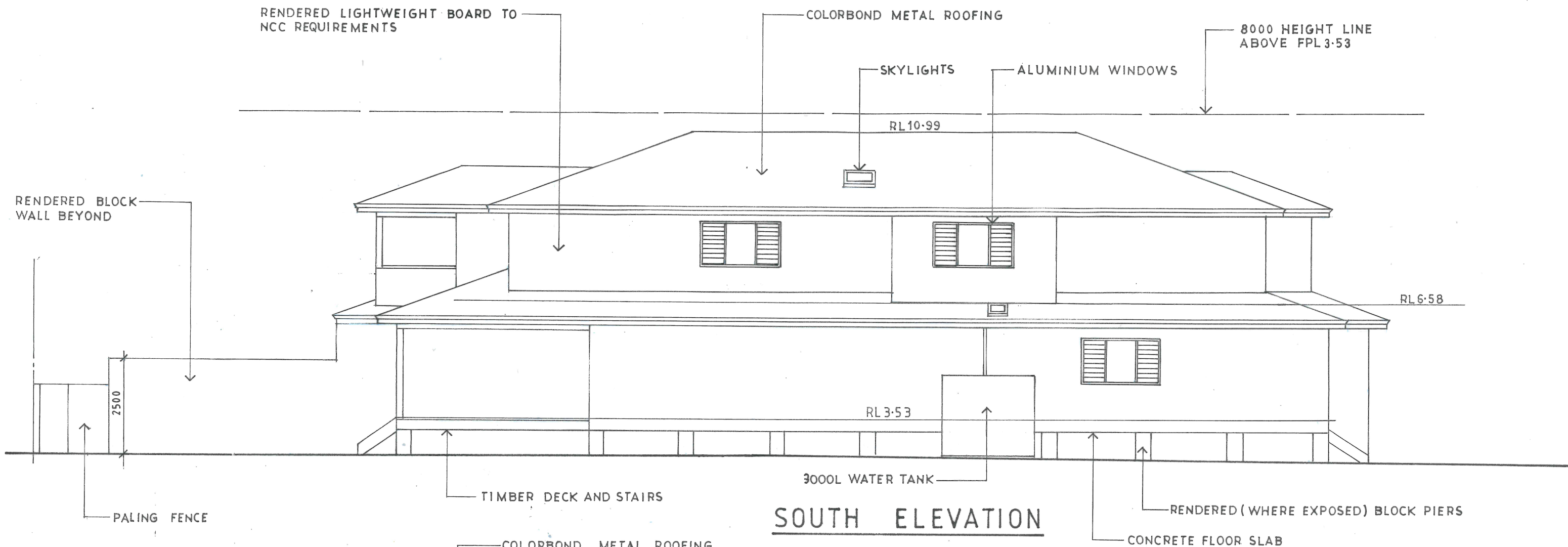
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NEW DWELLING INCLUDING SECONDARY DWELLING 1545 PITTWATER ROAD NARRABEEN LOT 3 DP6544		
CLIENT BEECRAFT P/L		
NORTH AND EAST ELEVATION		
DATE MARCH 2020	DRAWN J.WRIGHT	DRG. NO. 03-20-PIT
SCALE 1:100	ISSUE: DA	SHEET NO. 4 A



Issue	Date	Revision
A	16-12-20	Deck off rear of secondary dwelling deleted.

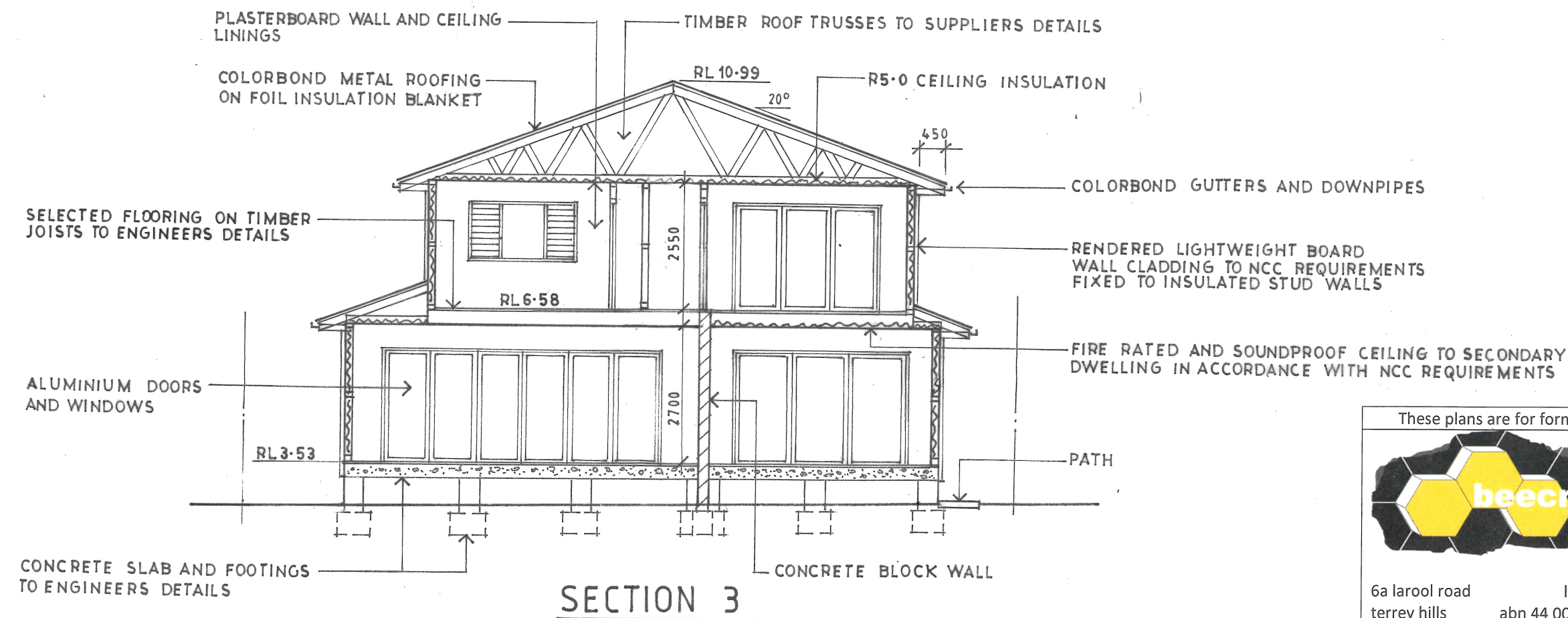
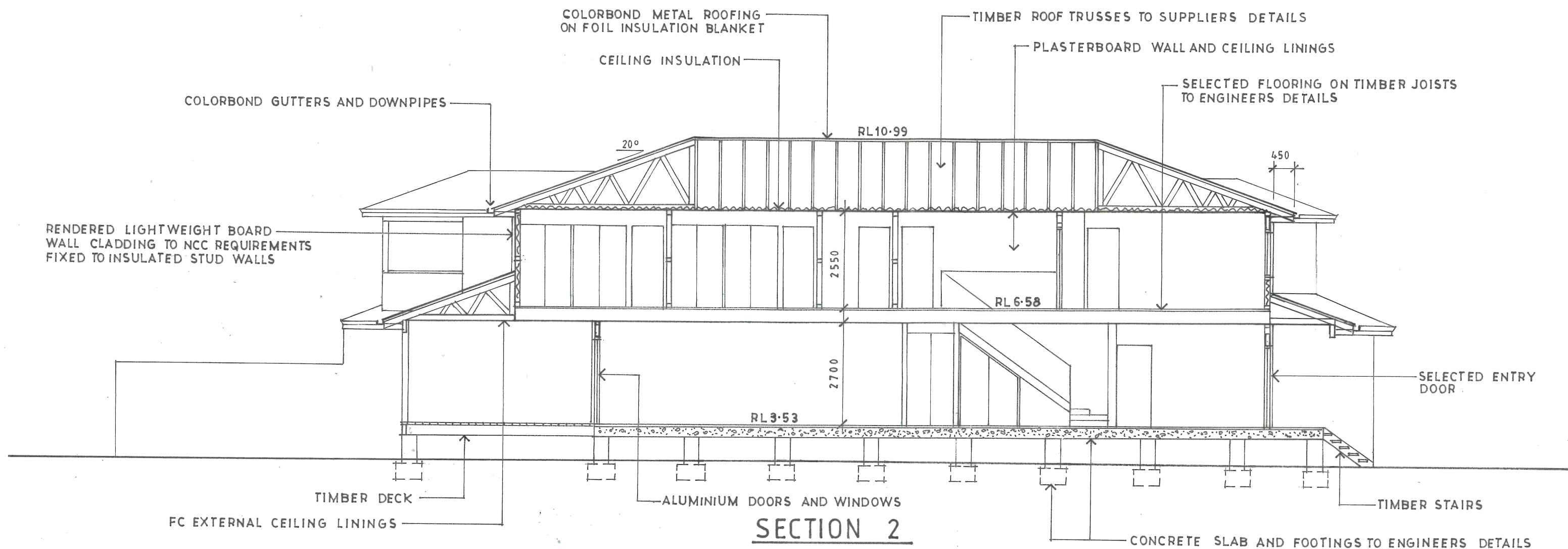
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CLIENT BEECRAFT P/L		
SOUTH AND WEST ELEVATION		
DATE MARCH 2020	DRAWN J.WRIGHT	DRG. NO. 03-20-PIT
SCALE 1:100	ISSUE: DA	SHEET NO. 5 A

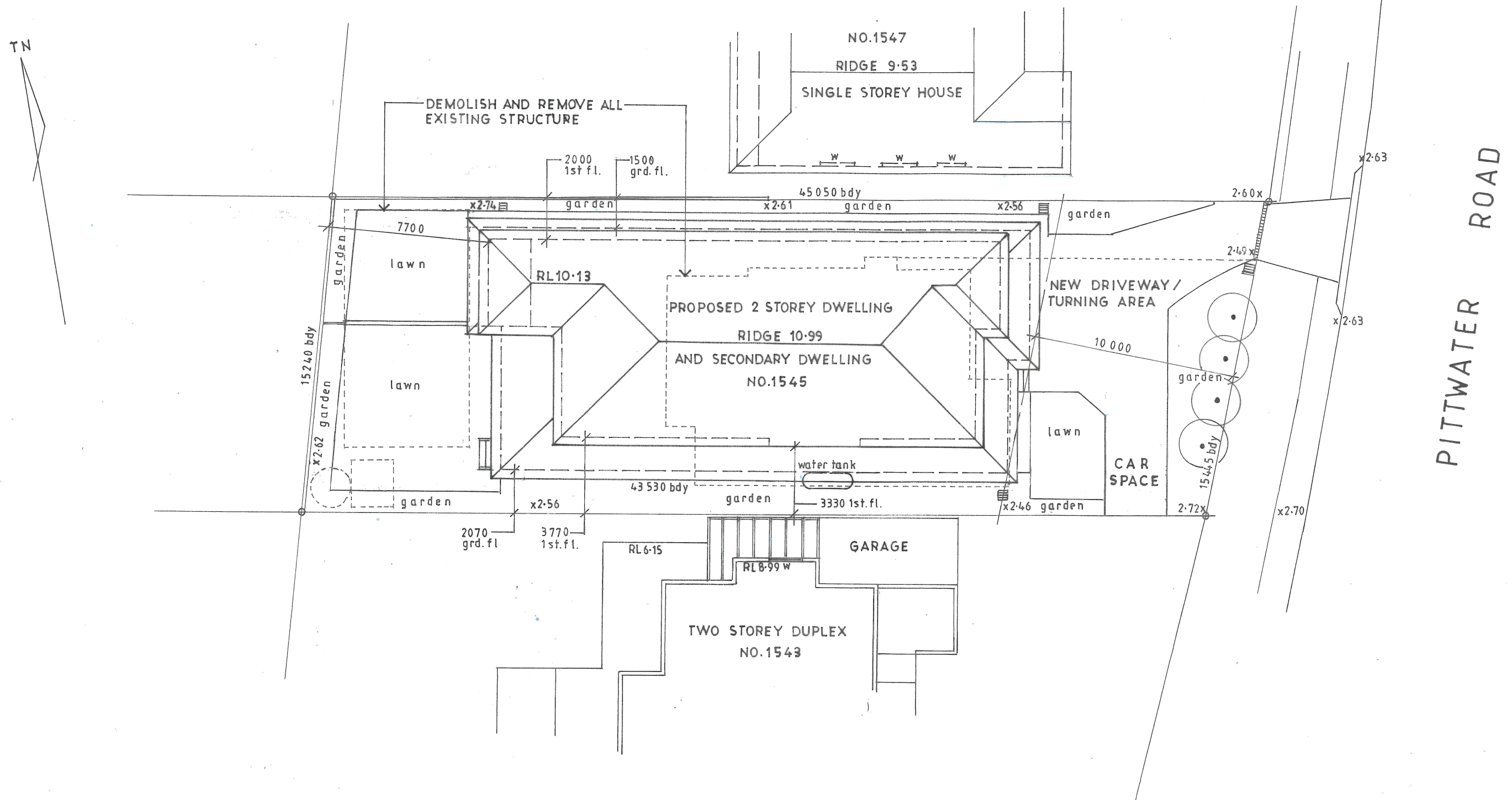


Issue	Date	Revision
A	16-12-20	Deck off rear of secondary dwelling deleted.

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NEW DWELLING INCLUDING SECONDARY DWELLING 1545 PITTWATER ROAD NARRABEEN LOT 3 DP6544 CLIENT BEECRAFT P/L		
SECTIONS		
DATE MARCH 2020	DRAWN J. WRIGHT	DRG. NO. 03-20-PIT
SCALE 1:100	ISSUE: DA	SHEET NO. 6 A

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SITE PLAN

Site Calculations m²

Site Area	672
Floor Areas	
Principle Dwelling	
Ground Floor.....	143.0
First Floor.....	194.2
GFA.....	337.2
 Secondary dwelling.....	61.2
Allowable 25% of Principle Dwelling GFA	84.3

Landscaped Area

Vegetated areas including side path less than 1m wide.....	278.0
Rear deck to principle dwelling and landing deck of secondary dwelling as impervious landscaping (5.7%).....	38.0
Total (47%).....	316.0
Required (50%).....	336.0

Issue	Date	Revision
A	16-12-20	Deck off rear of secondary dwelling deleted. Driveway and turning area revised. Site Calculations revised.

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NEW DWELLING INCLUDING SECONDARY DWELLING 1545 PITTWATER ROAD NARRABEEN LOT 3 DP6544		
CLIENT BEECRAFT P/L		
SITE PLAN		
DATE MARCH 2020	DRAWN J.WRIGHT	DRG. NO. 03-20-PIT
SCALE 1:200	ISSUE: DA	SHEET NO. 7 A

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Multi Dwelling

Certificate number: 1124584M

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 Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 03 September 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	1545 Pittwater Road, North Narrabeen
Street address	1545 Pittwater Road North Narrabeen 2101
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 6544
Lot no.	3
Section no.	-
Project type	
No. of residential flat buildings	0
No. of units in residential flat buildings	0
No. of multi-dwelling houses	0
No. of single dwelling houses	2
Site details	
Site area (m²)	672
Roof area (m²)	345
Non-residential floor area (m²)	0.0
Residential car spaces	3
Non-residential car spaces	0

Project summary		
Project name	1545 Pittwater Road, North Narrabeen	
Street address	1545 Pittwater Road North Narrabeen 2101	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 6544	
Lot no.	3	
Section no.	-	
No. of residential flat buildings	0	
No. of units in residential flat buildings	0	
No. of multi-dwelling houses	0	
No. of single dwelling houses	2	
Project score		
Water	✓ 44	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 50	Target 50

Common area landscape	
Common area lawn (m²)	0.0
Common area garden (m²)	0.0
Area of indigenous or low water use species (m²)	0.0
Assessor details	
Assessor number	20322
Certificate number	8888888888
Climate zone	56
Project score	
Water	✓ 44 Target 40
Thermal Comfort	✓ Pass Target Pass
Energy	✓ 50 Target 50

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

2. Commitments for single dwelling houses

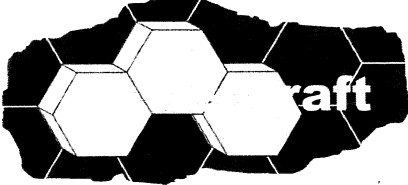
(a) Dwellings

(i) Water	
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.	
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.	
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.	
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).	
(g) The pool or spa must be located as specified in the table.	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	

	Fixtures					Appliances		Individual pool			Individual spa			
Dwelling no.	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	5 star	5 star	5 star	no	-	-	-	-	-	-	-	-	-

Dwelling no.	Alternative water source							
	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up
1	individual water tank (no. 1)	Tank size (min) 3000.0 litres	To collect run-off from at least: 120.0 square metres of roof area; 0.0 square metres of impervious area; 0.0 square metres of garden and lawn area; and 0.0 square metres of planter box area.	yes	no	yes	no	no

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NEW DWELLING INCLUDING SECONDARY DWELLING
1545 PITTWATER ROAD
NARRABEEN LOT 3 DP6544

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BASIX WATER COMMITMENTS

DATE MARCH 2020	DRAWN J.WRIGHT	DRG. NO. 03-20-PIT
SCALE NO SCALE	ISSUE: DA	SHEET NO. 8

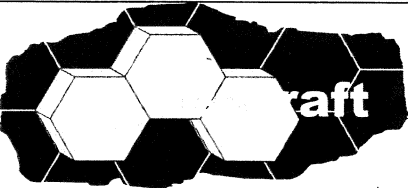
(ii) Energy	
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.	
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.	
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.	
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.	
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.	
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".	
(j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.	

Hot water		Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
Dwelling no.	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
1	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off
All other dwellings	gas instantaneous 6 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	natural ventilation only, or no laundry	-

Cooling			Heating		Artificial lighting					Natural lighting		
Dwelling no.	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of bathrooms &/or toilets	Main kitchen
1	ceiling fans + 1-phase airconditioning 5 Star (old label) (zoned)	ceiling fans + 1-phase airconditioning 5 Star (old label) (zoned)	gas fixed flued heater 5 Star	-	7 (dedicated)	3 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	0	-
All other dwellings	ceiling fans + 1-phase airconditioning 5 Star (old label) (zoned)	ceiling fans + 1-phase airconditioning 5 Star (old label) (zoned)	gas fixed flued heater 5 Star	-	1	1	yes	yes	yes	yes	0	-

Individual pool		Individual spa		Appliances & other efficiency measures								
Dwelling no.	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	gas cooktop & electric oven	-	yes	-	-	-	-	yes

Alternative energy	
Dwelling no.	Photovoltaic system (min rated electrical output in peak kW)
All dwellings	-

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NEW DWELLING INCLUDING SECONDARY DWELLING 1545 PITTWATER ROAD NARRABEEN LOT 3 DP6544		
CLIENT BEECRAFT P/L		
BASIX ENERGY COMMITMENTS		
DATE MARCH 2020	DRAWN J.WRIGHT	DRG. NO. 03-20-PIT
SCALE NO SCALE	ISSUE: DA	SHEET NO. 9
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BASIX Certificate Centre
Thermal Comfort Specification Summary

ABSA Assessor # 20322

NatHERS Certificate # 0005123390

The items specified below are those used in the above certificate. These items must be noted on the architectural plans or include this specification block.

Windows	Glass Type	Frame Type	U Value	SHGC Value	
ALM-002-03 A	Single Low E	Aluminium	5.40	0.58	To D9 & D10
ALM-001-01 A	Single Clear	Aluminium	6.70	0.57	To D6
ALM-002-01 A	Single Clear	Aluminium	6.70	0.70	To remainder

Alternative products with different glazing and frame types can be used if they have a lower U value and a SHGC value tolerance of + or - 5%.

Skylights	Glass Type	Frame Type	U Value	SHGC Value	
Skylight Standard Type	Double Clear	Aluminium	5.4	0.69	
External Wall Type	Insulation	Colour	Description		
Concrete Block + Plasterboard Internally	R2.0 (or total R Value 2.41)	Medium	As per plans		
FC Style Sheeting on Frame	Sisalation+R2.0 (or total R Value 2.24)	Medium	As per plans		
Internal Wall Type	Insulation	Description			
Concrete Block + Plasterboard	As per NCC Requirements	For Dividing or Party walls			
Plasterboard + Frame	R2.0	To Bathrooms and into roof space			
Plasterboard + Frame	None	To remainder as per plan			
Floor Type	Insulation	Floor Finishes	Description		
Concrete (Suspended)	R2.0	Timber, Carpet & Tiles	To Ground Floor as per plans.		
Framed	R2.0	Carpet & Tiles	To First Floor "Open Under" areas		
Framed	R2.0 (Minimum or as per NCC)	Carpet & Tiles	To First Floor over Unit 2		
Framed	None	Carpet & Tiles	To remainder of First Floor over Unit 1		
Ceiling Type	Insulation	Description			
Plasterboard	R4.0	To Unit 2 below Balcony			
Plasterboard	(See above)	For Unit 2 below Unit 1			
Plasterboard	None	To Unit 1 below First Floor			
Plasterboard	R5.0	To remainder as per plan			
Roof Type	Insulation	Colour	Description		
Framed + Tiles (Balconies)	Total R value of 4.49 Up & 4.53 Down	Medium	As per plans		
Metal Sheeting	Anticon 55 or similar	Medium	As per plans		

NB: Total R Value includes the insulation listed in Ceiling Type

External Shade Devices:

None required for simulation

Additional items:

Roof Ventilation:	None
Sealed Exhaust Fans:	Yes (self closing)
Seals to Windows:	Yes - to AS2047
Seals to doors:	Yes - to AS2047

Ventilated Skylights:	No
Insulated Garage door:	N/A
Approved Sealed LED Downlights:	Yes (if downlights installed)
Approved Downlight Covers:	Not required

NB: LED Downlights must be sealed to eliminate ventilation.

BASIX Construction Areas

Unit 1

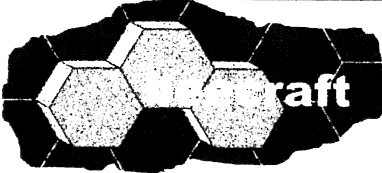
Suspended Floor / Open Subfloor
186 m²

Unit 2

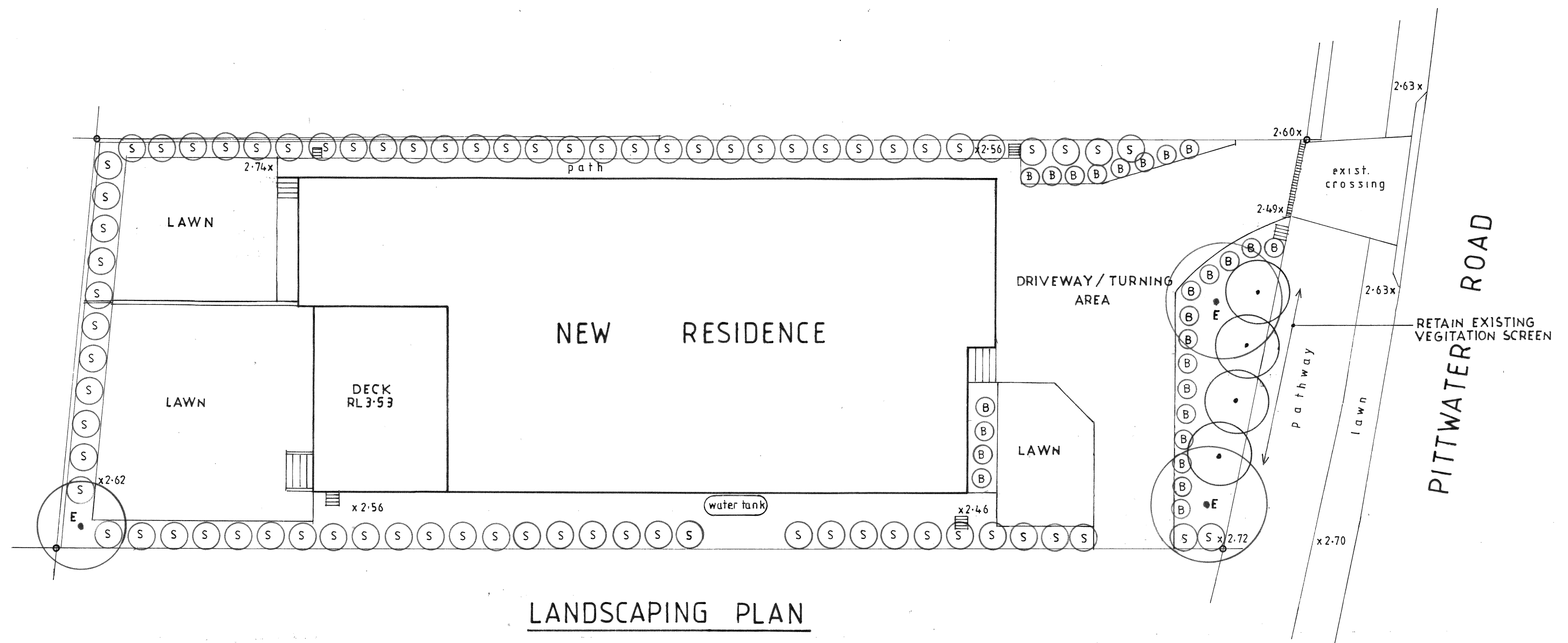
Suspended Floor / Open Subfloor
62 m²

NB: Builder to ensure compliance with all relevant NCC requirements



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		CLIENT BEECRAFT P/L	
		THERMAL COMFORT SPECIFICATIONS	
DATE MARCH 2020		DRAWN J.WRIGHT	DRG. NO. 03-20-PIT
SCALE NO SCALE		ISSUE: DA	SHEET NO. 10

TN



LANDSCAPING PLAN

Planting & Maintenance Specification

1. A pH test to be performed prior to planting and corrected if result is unacceptable.
2. Turf to be laid on 100mm topsoil over 150mm deep prepared area. Care taken to hand cultivate in any area where tree roots exist to preserve health of tree.
3. Planting beds to have quality compost mixed through top 300mm of existing or new soil.
4. All garden beds to be mulched with a minimum of 75 thick cover of leaf litter or other mulch.
5. All garden beds to be fertilized with Dynamic Lifter after planting. Water well into soil after spreading.
6. Fertilizing should take place at least every Spring, preferably during both Spring and Autumn periods (September – November and March – April)
7. Hedged species to be pruned every Spring (September) and also Autumn (March). Light to medium pruning is recommended to keep a dense habit.
8. Newly planted trees should be secured with stakes and suitable ties to prevent rocking by wind. Planting holes for plant material should be large enough in size to take root ball and back filling of good quality planting mix.

Landscaping Certification

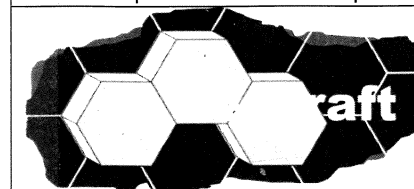
J. Wright
 Julie Wright Certificate of Horticulture
 37 McKillop Road
 Beacon Hill NSW

Plant Schedule

Legend	Common Name	Botanical Name	Qty.	Pot Size	Height
S	Syzygium	Syzygium Australe "southern aussie"	74	150mm	Hedged to 3m
E	Blueberry Ash	Elaeocarpus reticulatus	3	300mm	8m
B	Buxus	Buxus microphylla	25	100mm	600mm

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NEW DWELLING INCLUDING SECONDARY DWELLING

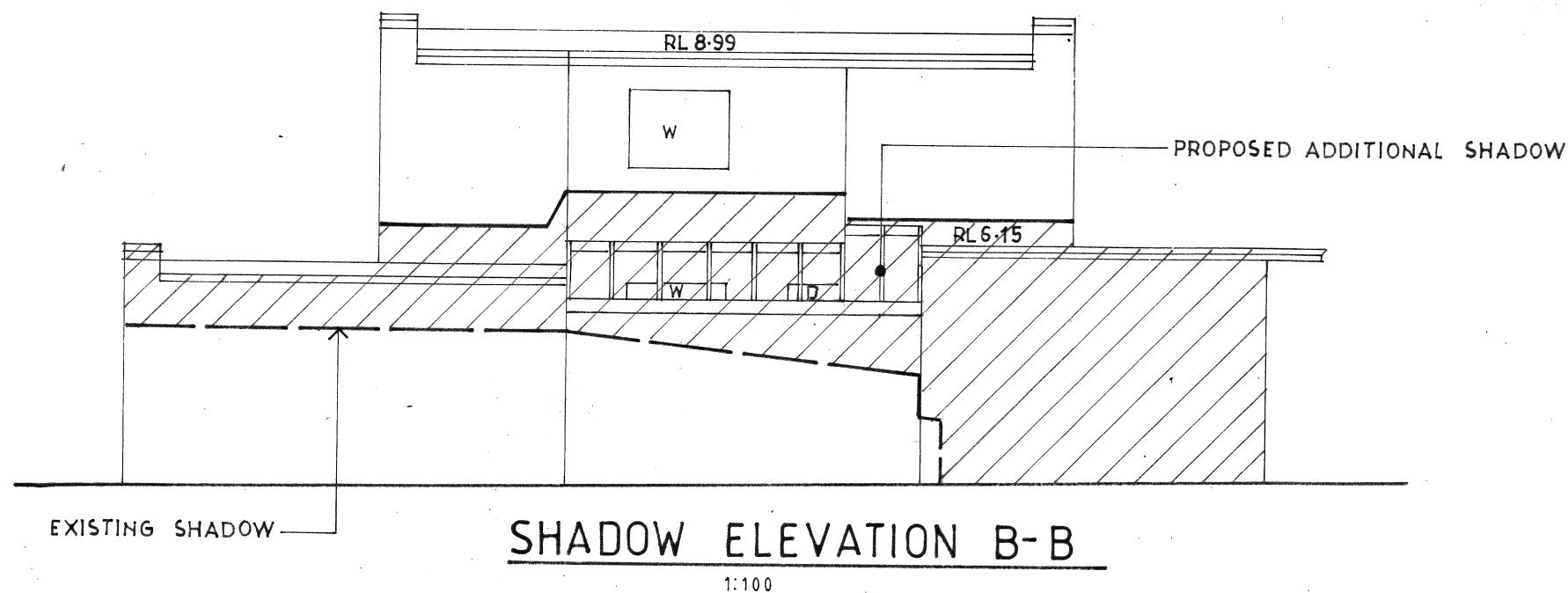
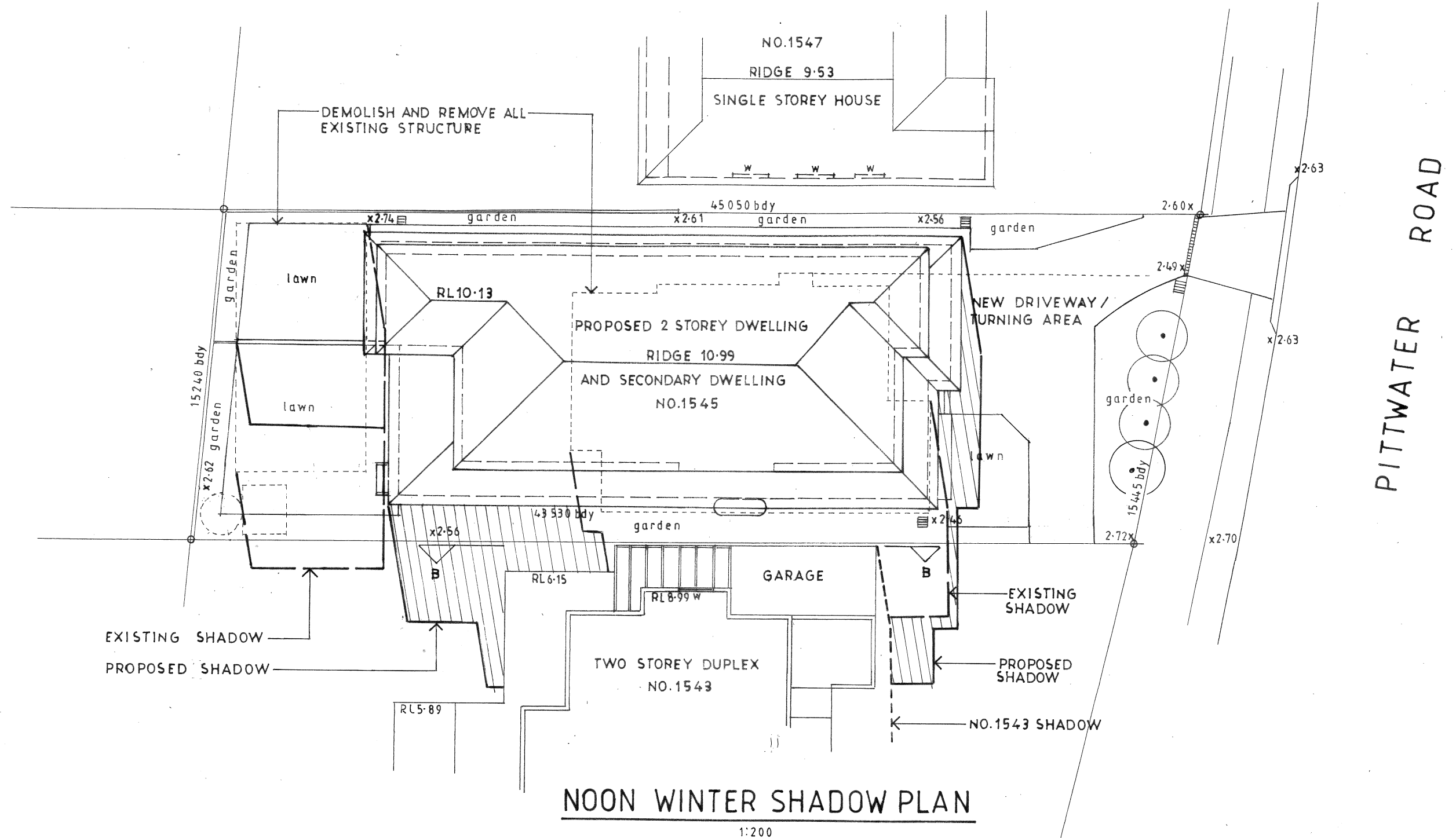
1545 PITTWATER ROAD
 NARRABEEN LOT 3 DP6544

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LANDSCAPING PLAN

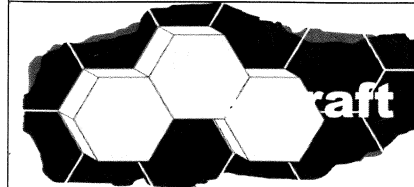
DATE MARCH 2020	DRAWN J.WRIGHT	DRG. NO. 03-20-PIT
SCALE 1:150	ISSUE: DA	SHEET NO. 11 A

TN



Issue	Date	Revision
A	16-12-20	Deck off rear of secondary dwelling deleted.

These plans are for formal planning assessment (DA or CDC) only not for construction



6a larool road
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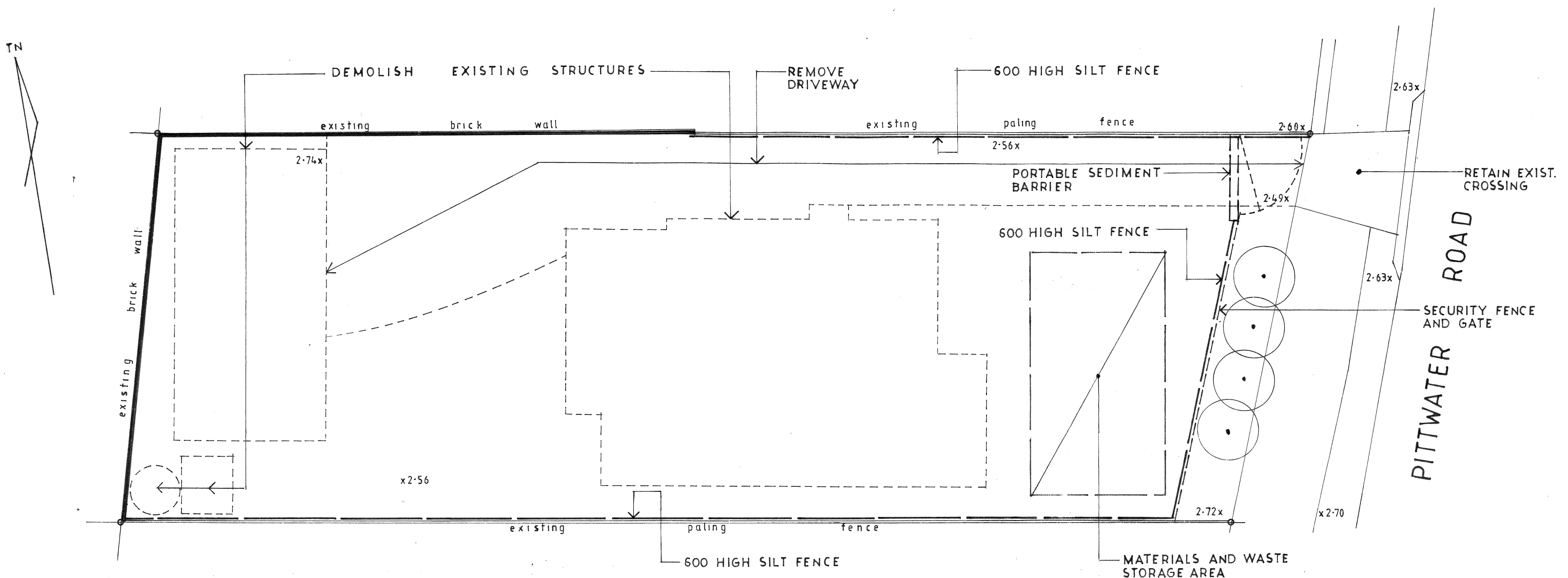
NEW DWELLING INCLUDING SECONDARY DWELLING

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NOON WINTER SHADOW PLAN

DATE	DRAWN	DRG. NO.
MARCH 2020	J.WRIGHT	03-20-PIT
SCALE	ISSUE:	SHEET NO.
1:200, 1:100	DA	13 A



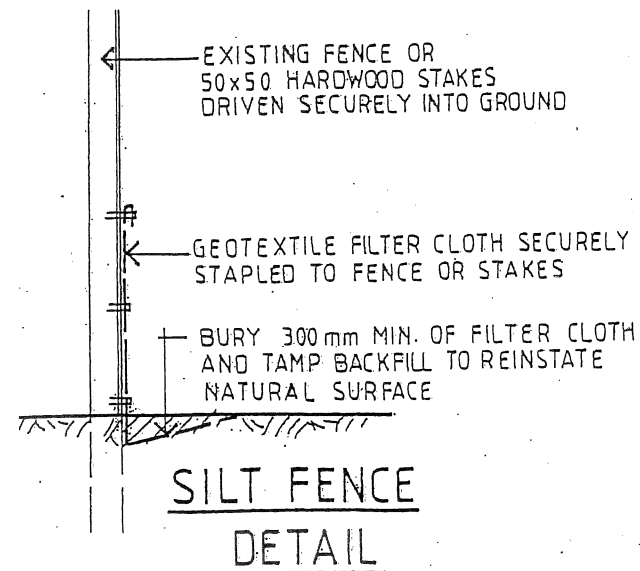
Sediment and Erosion Control

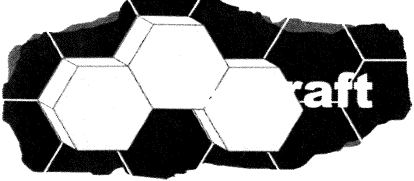
- Install 600 high silt fence as shown.
- Clear fences of sediment periodically and after periods of heavy rain.
- Repair any damage to silt fence immediately.
- Brush clean truck tyres before leaving site.
- Clean up spillages outside silt fence immediately.
- Sediment control measures to be left in place until boundary fences and landscaping works commence.

DEMOLITION PLAN AND SEDIMENT EROSION CONTROL DETAILS

Demolition Notes

- Contractors to visit site to become familiar and verify existing conditions. The demolition details shown on this drawing serve as a guide to the contractor in his evaluation of the extent of demolition but shall not be all inclusive.
- Contractors shall be responsible for providing and maintaining dust control measures during the demolition and construction period.
- All construction areas, traffic and associated areas shall be kept clean of debris by the contractor daily.
- The contractor responsible for demolition works shall co-ordinate any asbestos removal required with a licensed asbestos removal contractor.
- All works generally to be carried out in accordance with Work Cover NSW guidelines and legislative requirements.
- Prior to commencement of demolition works install sediment control measures.



These plans are for formal planning assessment (DA or CDC) only not for construction		
		
NEW DWELLING INCLUDING SECONDARY DWELLING 1545 PITTWATER ROAD NARRABEEN LOT 3 DP6544		
CLIENT BEECRAFT P/L		
DEMOLITION PLAN AND SEDIMENT EROSION CONTROL DETAILS		
DATE MARCH 2020	DRAWN J.WRIGHT	DRG. NO. 03-20-PIT
SCALE 1:150	ISSUE: DA	SHEET NO. 15

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Schedule of Finishes

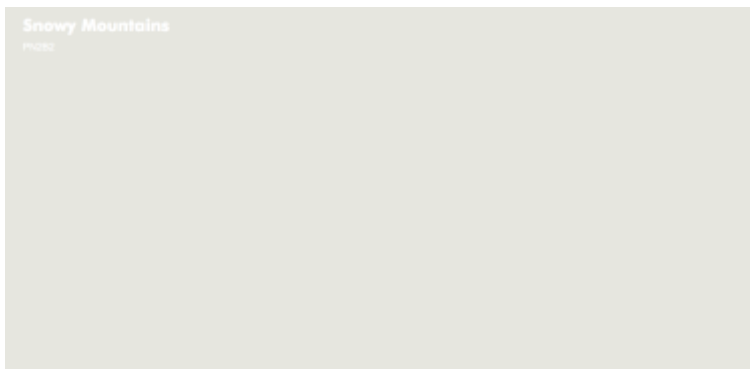
New Dwelling and Secondary Dwelling
1545 Pittwater Road, North Narrabeen



COLORBOND METAL ROOFING AND GUTTERS – COLORBOND MONUMENT



RENDERED WALL FINISH – DULUX PAVING STONE



EAVES AND EXPOSED TIMBER – DULUX SNOWY MOUNTAINS

ALUMINIUM WINDOWS AND DOORS – WHITE

TIMBER MERBAU DECKS – NATURAL STAIN