

Site Location

SITE DETAILS

Address

128A Garden Street, North Narrabeen, N.S.W, 2101

Titles

Lot 2, DP 238326

Land Area

438.60 SqM

Zone

R2 Low Density Residential

Flood Control lot

Medium Flood Risk Planning Precinct

Low Flood Risk Planning Precinct

Bushfire Prone

Not within a bushfire Zone

Heritage Conservation Area

Not within a heritage or draft heritage conservation area

Local Heritage Item

Not a local heritage item

Landslip Risk

Acid Sulfate Soils Map - Class 5

SEPP - Coastal Management 2018

Sand

NOTE

Internal Alterations to be approved through the Electronic Housing Code SEPP 2008, Part 4 Housing Alterations Code. Alterations do not result in:

- A change of classification of the building

- Any additional separate dwelling.

- A change to the floor area of the dwelling

- A change to the footprint of the dwelling.

- An increase in the existing building height of the dwelling

- More than a 5% change in the pitch of the roof

- An enclosure of any carport.

As there is no increase to existing floor area, no survey has been provided.

CODE

Existing Residence

Proposed Internal Alterations

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

DA2019/0909

bda

BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

Accreditation Number 6255

PLANS DRAWN FOR APPROVAL

Sally Gardner Design and Draft

SDS

Sustainability Design™ Specialist

47 Towradgi Street, Narrabeena, NSW, 2099

ABN 17 751 732 195

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Clients

Tom + Marianne TURNBULL

Project

Proposed Internal Alterations

128A Garden Street, North Narrabeen, N.S.W. 2101

Drawing Title

Site Plan

Approx. True North

Scale

1:200

Drawn

SK

Date

05th, June 2019

@sheet size

A3

Checked

SG

Job Number

19-0304

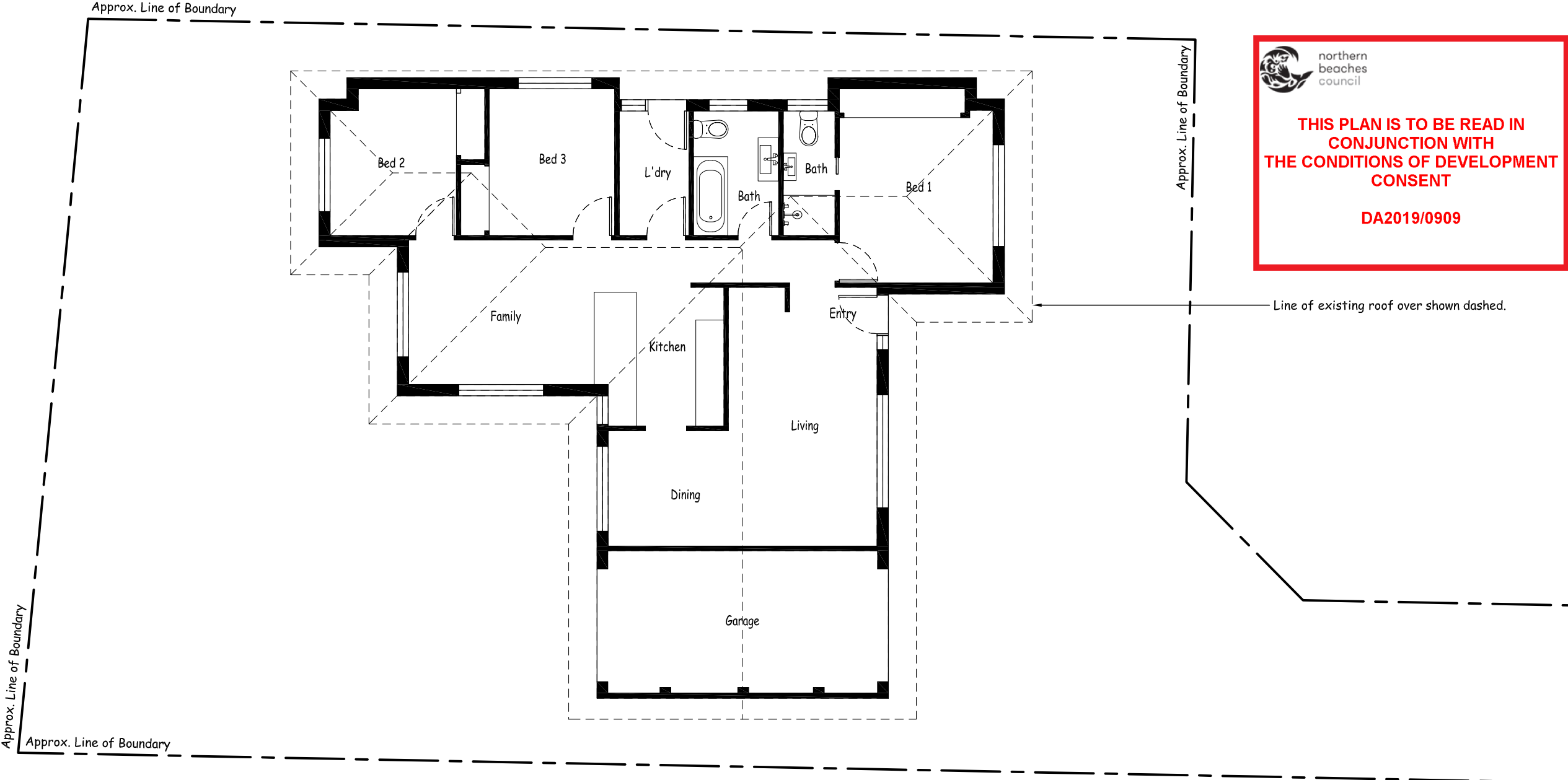
Drawing Number

S1

Revision

-

All works to be approved under Part 4  
Housing Alterations Code. Subdivision 1 in  
the SEEP 2008  
As there is no increase to existing floor  
area, no survey has been provided.



**PLUMBING**  
Building on existing reinforced concrete floor slab.  
Plumbing to new kitchen and laundry to be taken through existing bathroom wall and joinery carcass where possible.  
Ensure no or minimal floor penetrations.

**CEILING**  
Gypsumboard lining to ceilings where walls are being removed.

**EXISTING BATHROOM + EN-SUITE**  
Existing bathroom and En-suite to be retained as is.

**TILE FIXING**  
Floors  
Provide floor tiles as selected by client to laundry, with falls in accordance with B.C.A. standards.  
Walls:  
Provide wall tiles as selected by client to Laundry.  
Full height wall tiling to Laundry unless specified by client otherwise.

**SMOKE + FIRE DETECTION**  
Provide mains powered smoke and fire detection devices.  
Smoke alarms to be installed to AS3786 and to Part 3.7.2 of the B.C.A.  
Confirm location on site.

**WINDOWS + DOORS**  
Provide and install new improved aluminium doors and windows where tagged in correspondence with BASIX report.  
Install in accordance with manufacturers instructions.

**TOTAL FLOOR AREA**  
Existing Floor Area - 126.15m<sup>2</sup>  
Proposed Floor Area - 126.15m<sup>2</sup>  
(0m<sup>2</sup> xtra)  
  
All works to be approved under Part 4 Housing Alterations Code. Subdivision 1 in the SEEP 2008  
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Refer to drawing A2 for all dimensions.

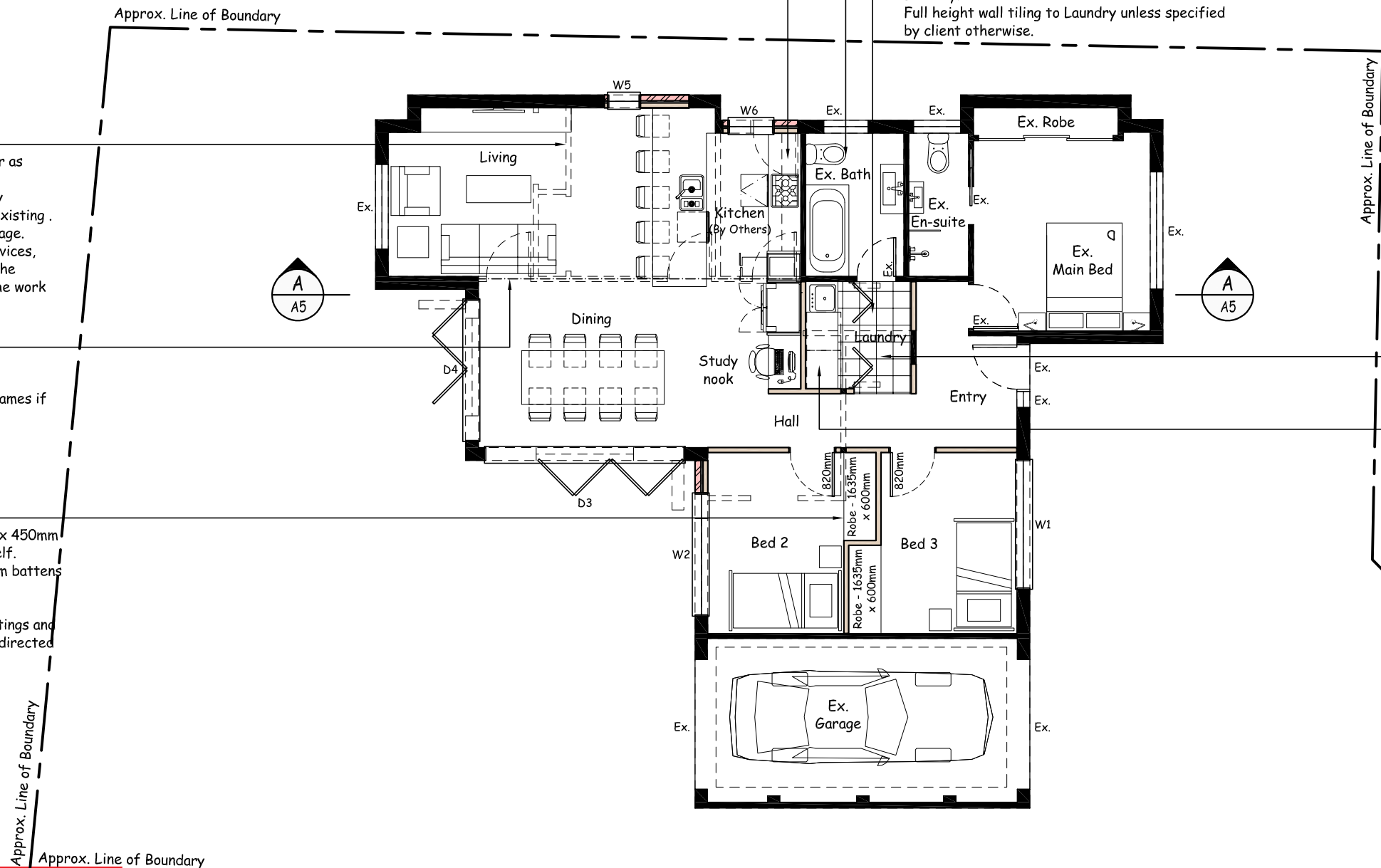
**WET AREAS**  
Wet Areas shall be adequately flashed to ensure no water penetration to adjoining construction.

**LAUNDRY**  
Allow for separate taps for the washing machine and keep separate for those of the laundry tub.  
Exact layout to be confirmed.  
Liaise with client.  
In accordance with Part 3.8.32, one washtub must be installed in a laundry.

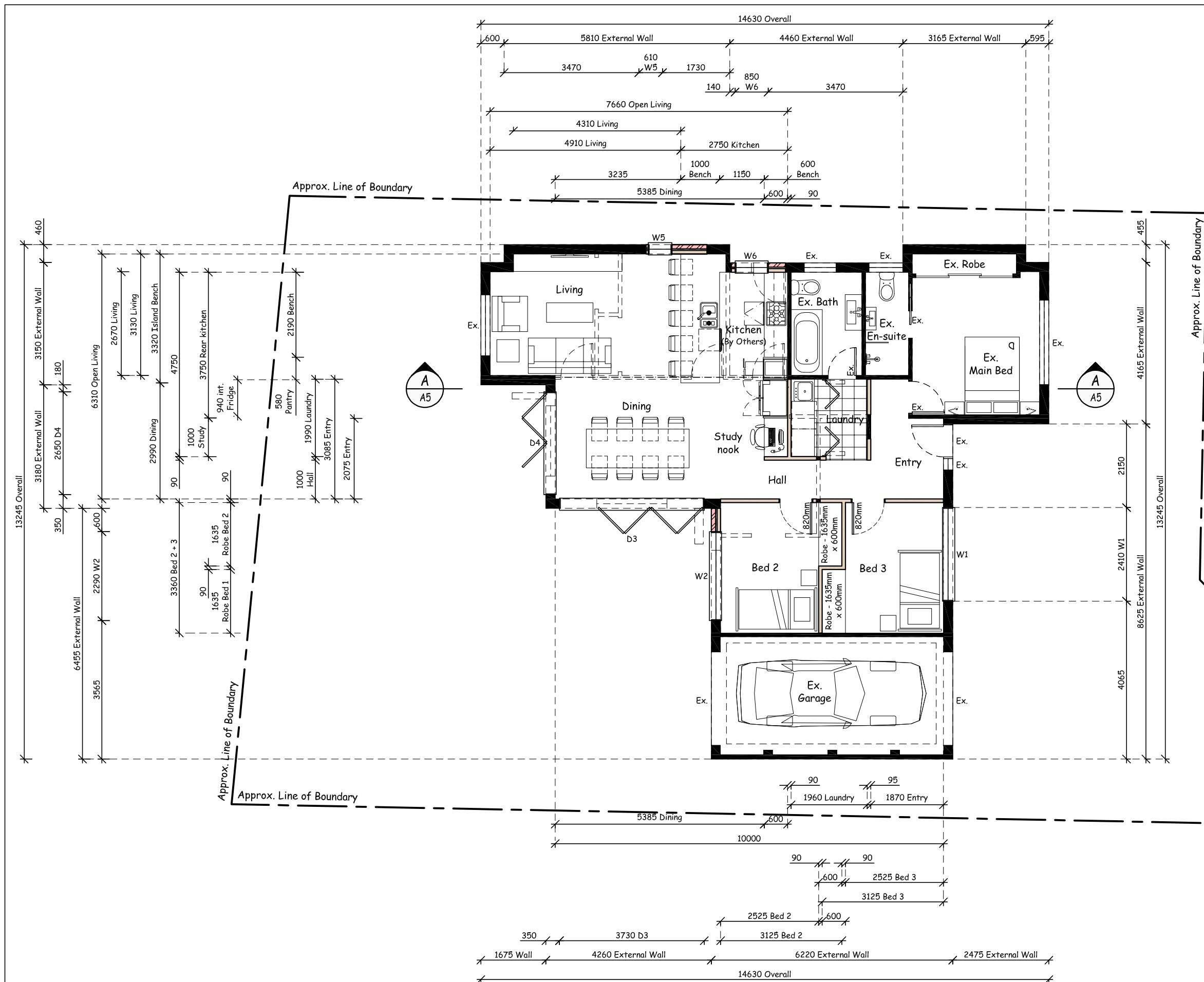
**DEMOLITION**  
Demolish items as indicated (dashed) or as required to allow for new construction.  
-Allow for rubbish removal if necessary  
-Make good floors and walls to match existing.  
-Protect any items for reuse from damage.  
-Disconnect and terminate existing services, pipelines etc. as necessary to protect the existing property and persons within the work area.

**BEAM**  
Indicates Beam over.  
all beams, refer to engineers drawings.  
Structural beams to be concealed in frames if possible.

**WARDROBES**  
All wardrobes allow for 1x 18mm thick x 450mm deep edged stripped particle board shelf.  
Shelf to be supported on 50mm x 25mm battens to sides and back.  
Similar size batten under front.  
Provide 20mm dia, hanging rail with fittings and supports to underside of shelf (unless directed by owners otherwise.)



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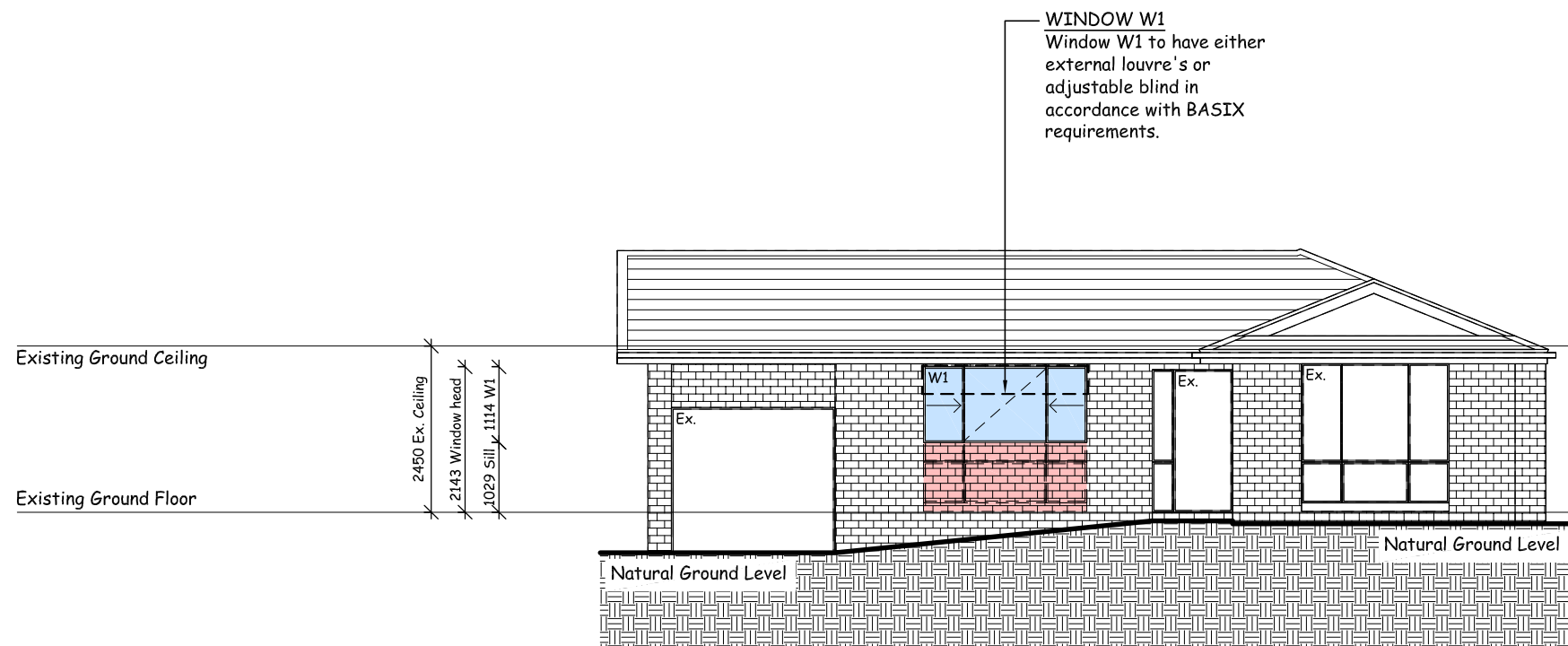
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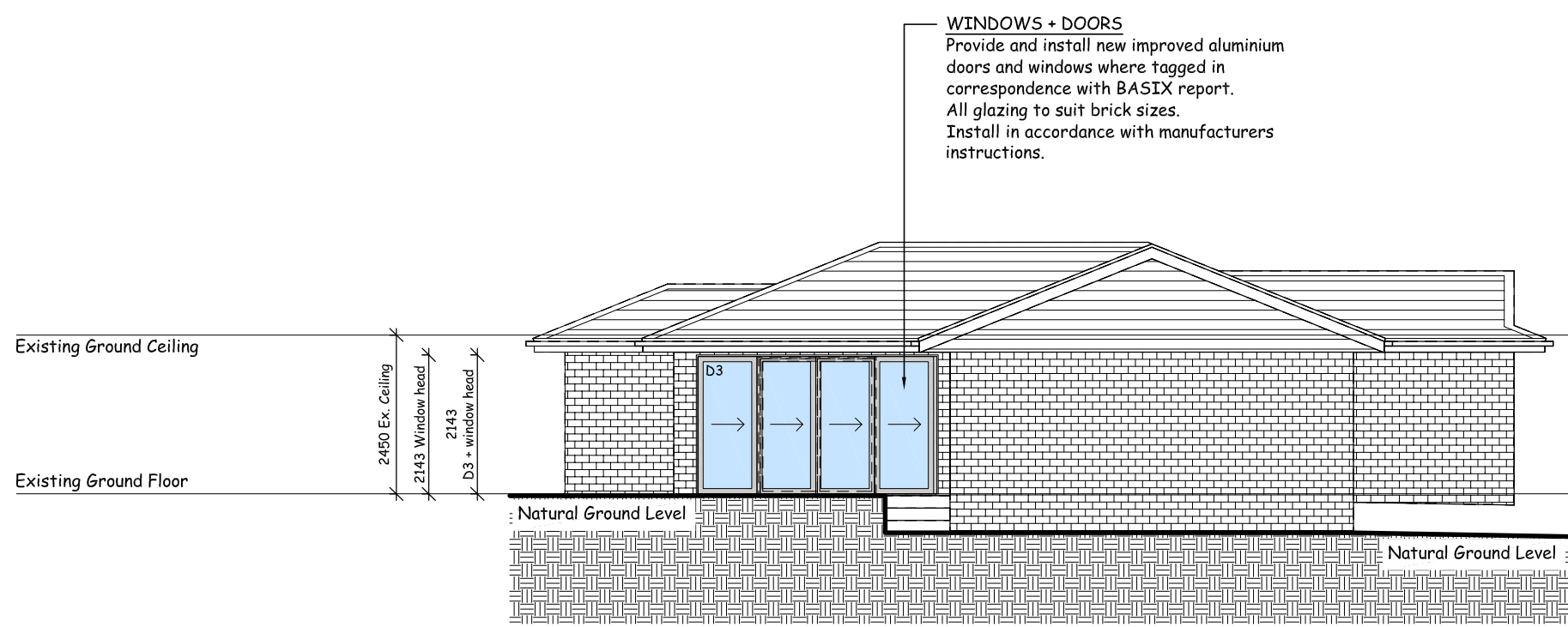
**WINDOW W1**  
Window W1 to have either external louvre's or adjustable blind in accordance with BASIX requirements.

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## Elevation - North East



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All glazing to suit brick sizes.  
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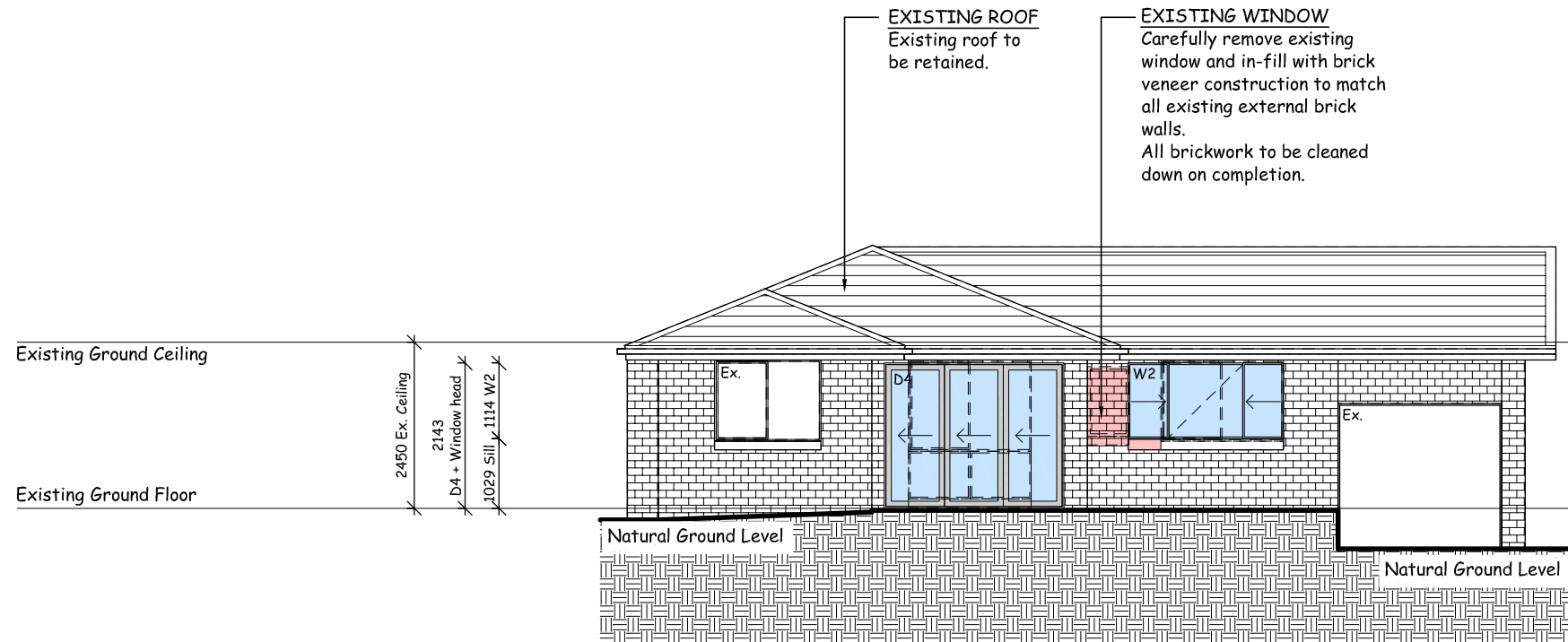


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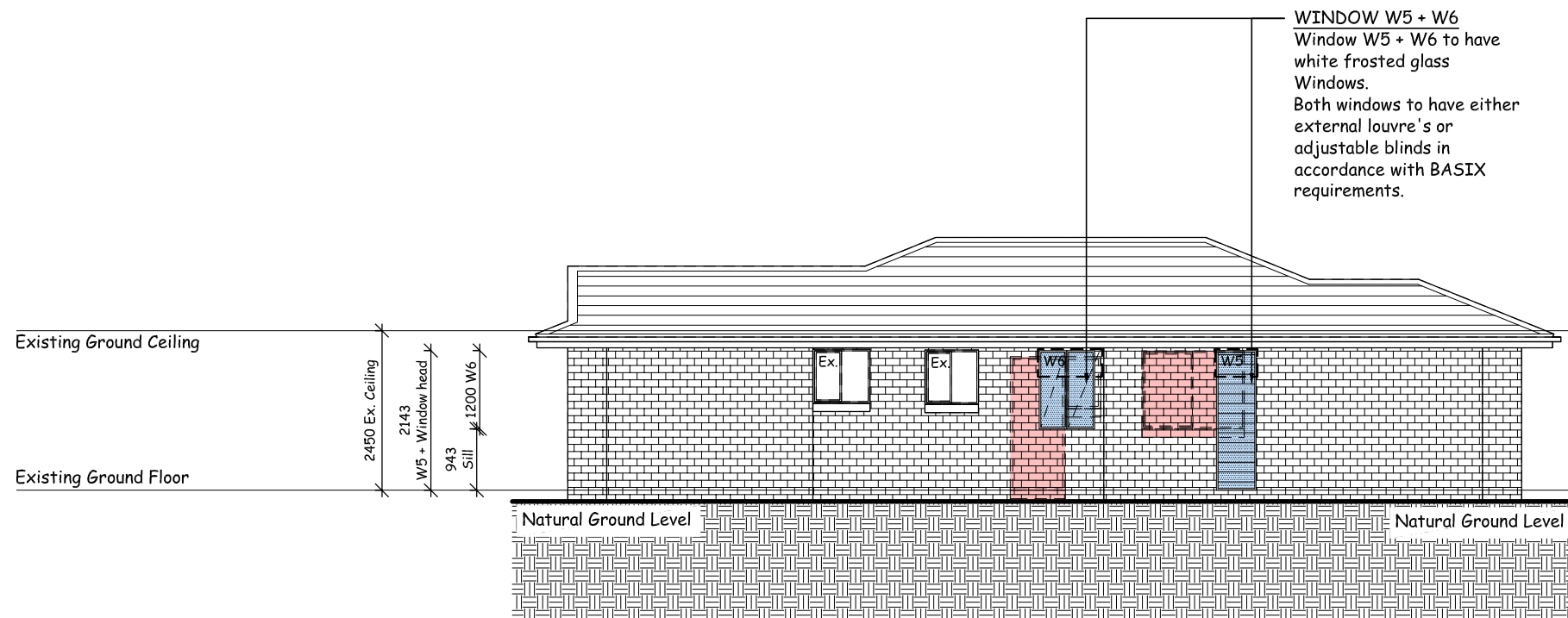
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## Elevation - South East



Elevation - South West



Elevation - North West

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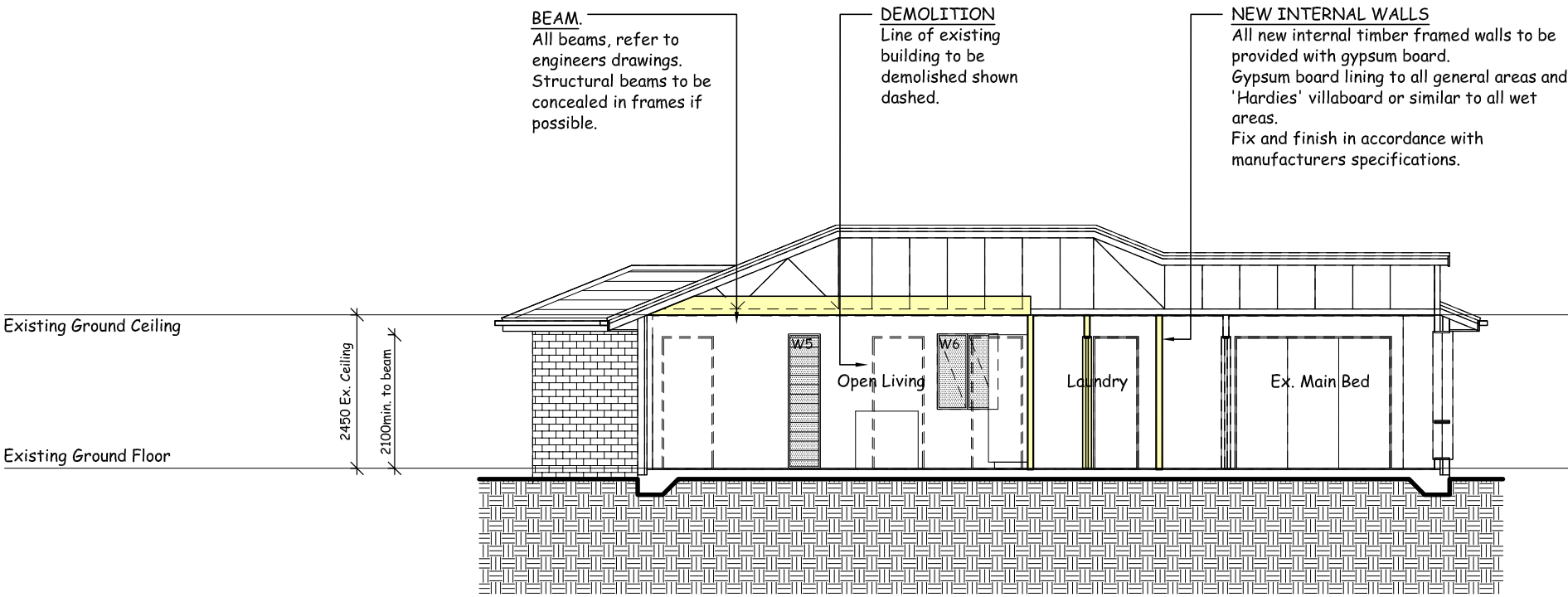
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A-A - Long Section