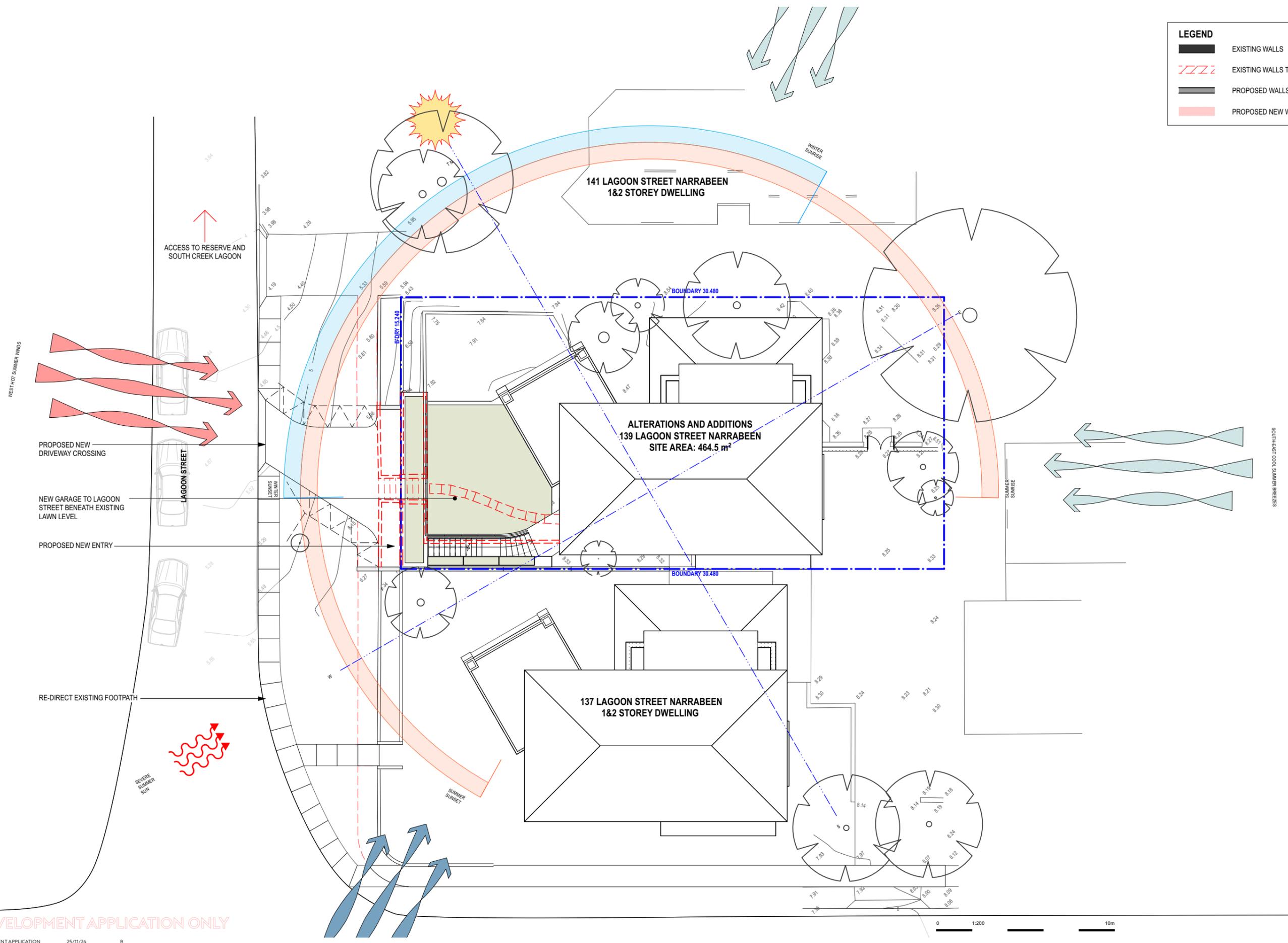


**LEGEND**

-  EXISTING WALLS
-  EXISTING WALLS TO BE DEMOLISHED
-  PROPOSED WALLS
-  PROPOSED NEW WORKS



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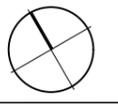
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ALTERATIONS AND ADDITIONS  
139 LAGOON STREET NARRABEEN

SITE PLAN AND SITE ANALYSIS  
1:200 @ A3

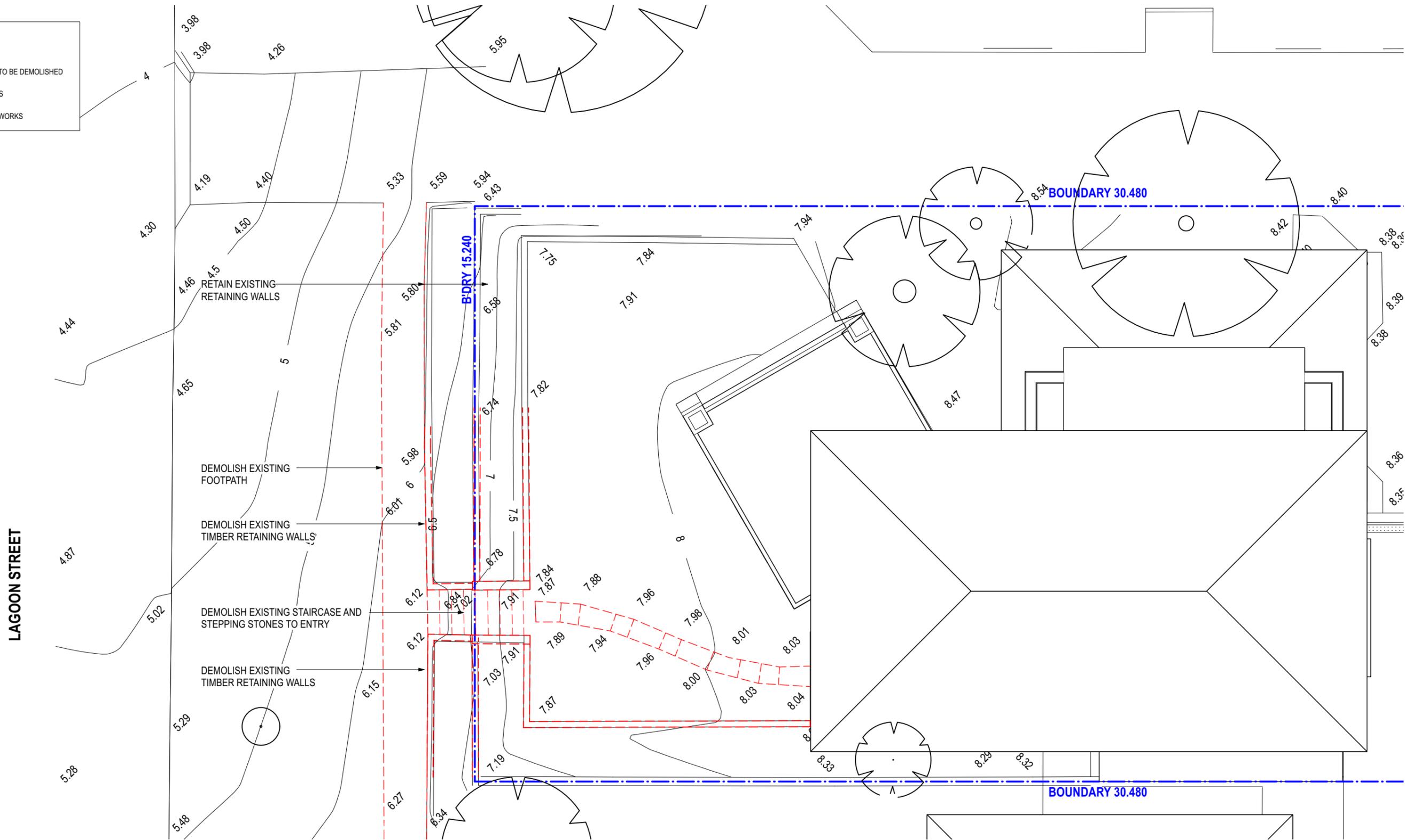
2122 A001 B  
OCTOBER 2024



0 1:200 10m

**LEGEND**

- EXISTING WALLS
- EXISTING WALLS TO BE DEMOLISHED
- PROPOSED WALLS
- PROPOSED NEW WORKS



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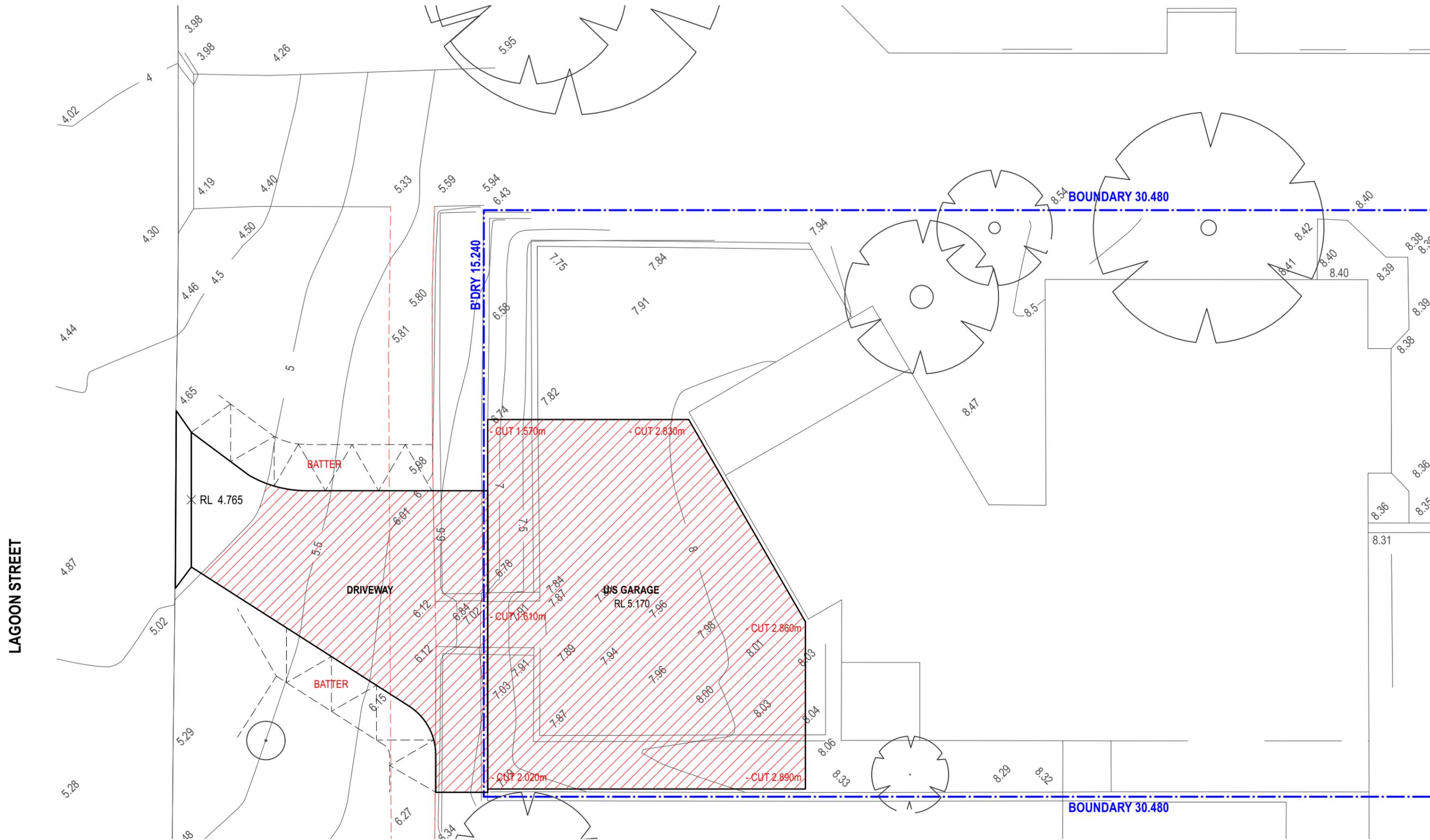
DEMOLITION PLAN  
1:100 @ A3



2122 A002 B  
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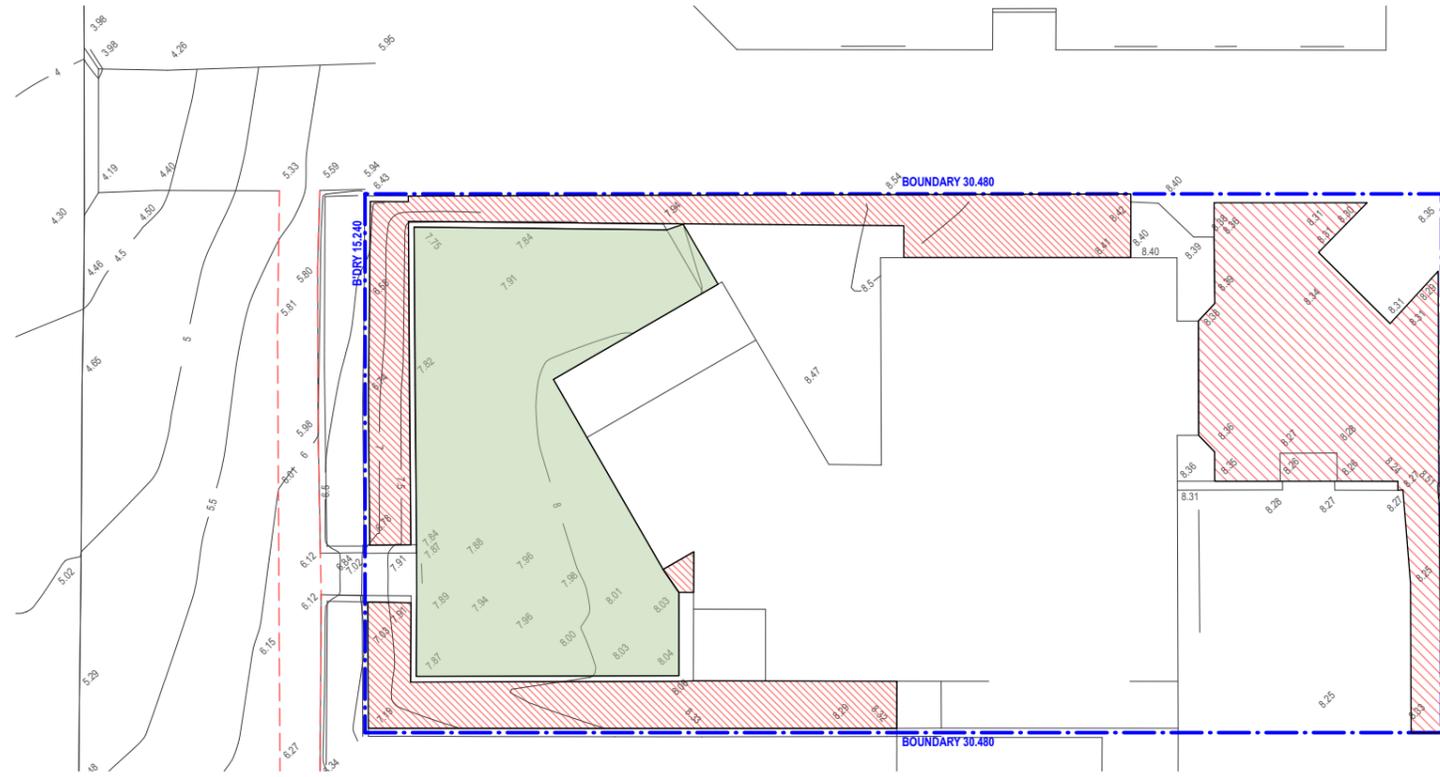
EXCAVATION PLAN  
1:100 @ A3



2122 A003 B  
OCTOBER 2024

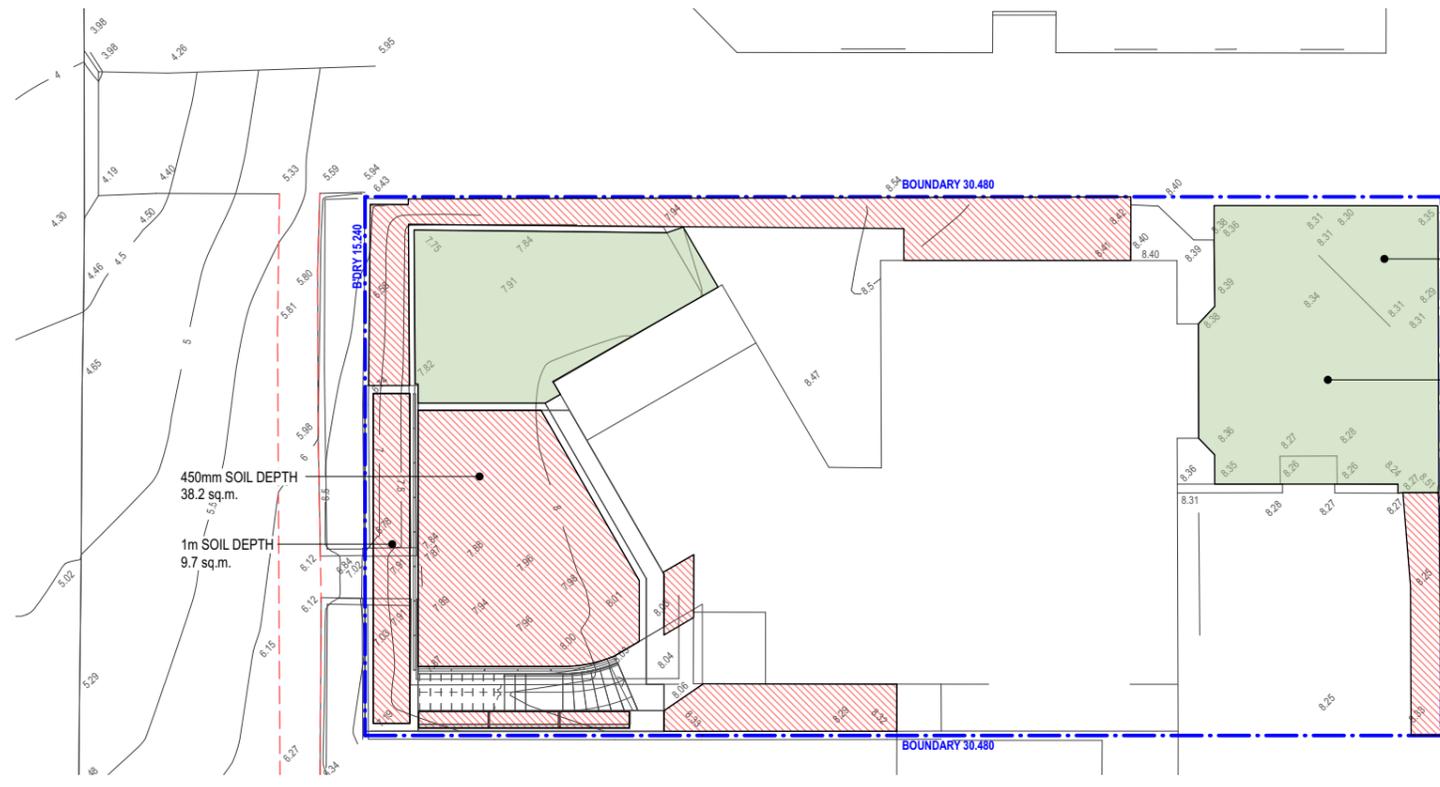
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**EXISTING LANDSCAPE OPEN SPACE CALCULATION**

TOTAL SITE AREA	464.5 sq.m.		
LANDSCAPE OPEN SPACE CONTROL	185.8 sq.m.	40%	
LANDSCAPE OPEN SPACE AS PER COUNCIL DEFINITION	81.2 sq.m.	17%	DOES NOT COMPLY
ADDITIONAL LANDSCAPE OPEN SPACE (NON-OFFICIAL)	107.4 sq.m.	23%	IN ADDITION WITH ABOVE, COMPLIES



**PROPOSED LANDSCAPE OPEN SPACE CALCULATION**

TOTAL SITE AREA	464.5 sq.m.		
LANDSCAPE OPEN SPACE CONTROL	185.8 sq.m.	40%	
LANDSCAPE OPEN AS PER COUNCIL DEFINITION	83.8 sq.m.	18%	+1% TO EXISTING CONDITION
ADDITIONAL LANDSCAPE OPEN SPACE (NON-OFFICIAL)	102.6 sq.m.	22%	
TOTAL LANDSCAPE OPEN SPACE (AS PER COUNCIL DEFINITION AND NON-OFFICIAL AREAS)	186.4 sq.m.	40%	AS PER EXISTING CONDITION

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LANDSCAPE AREA CALCULATION  
 1:200 @ A3

2122

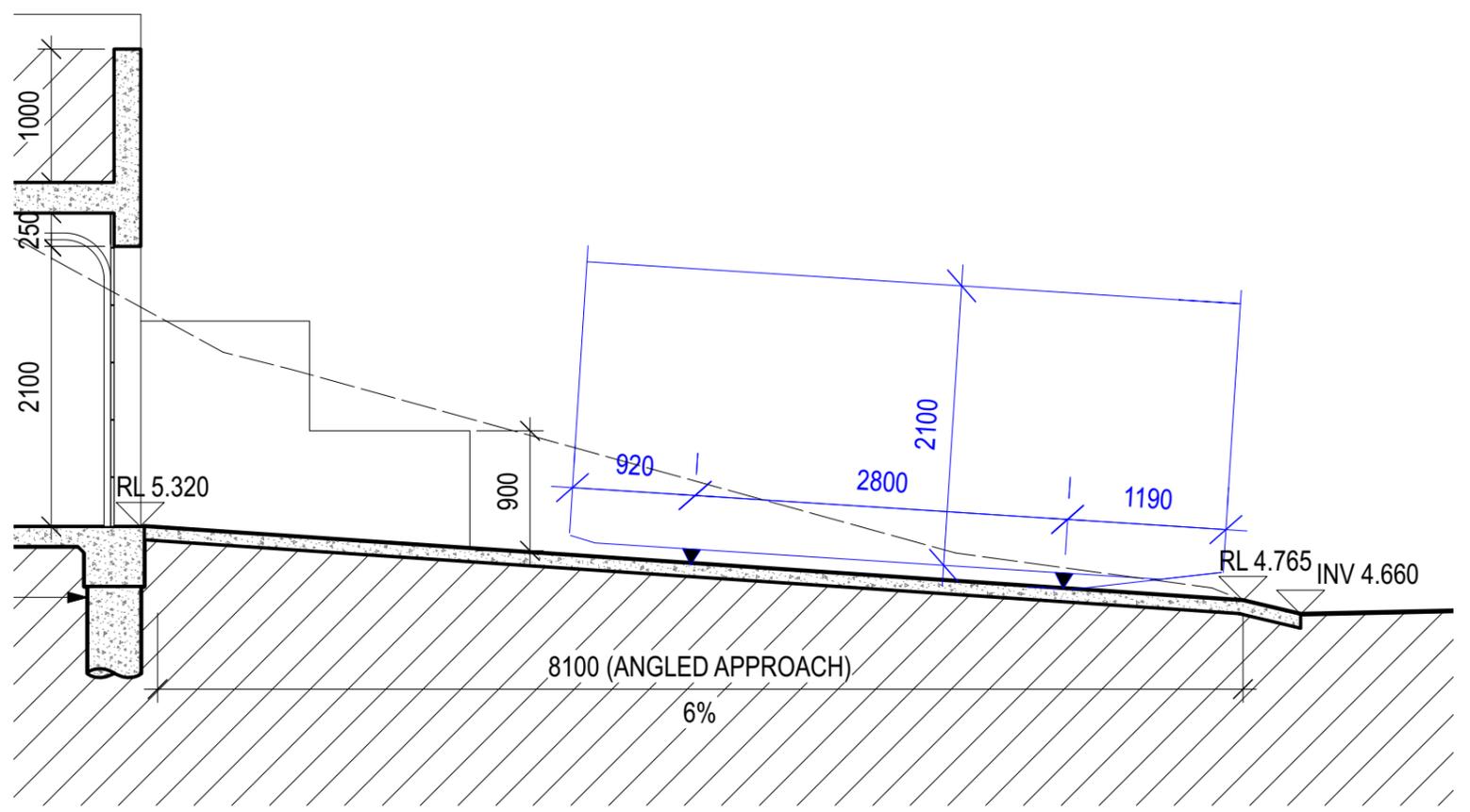
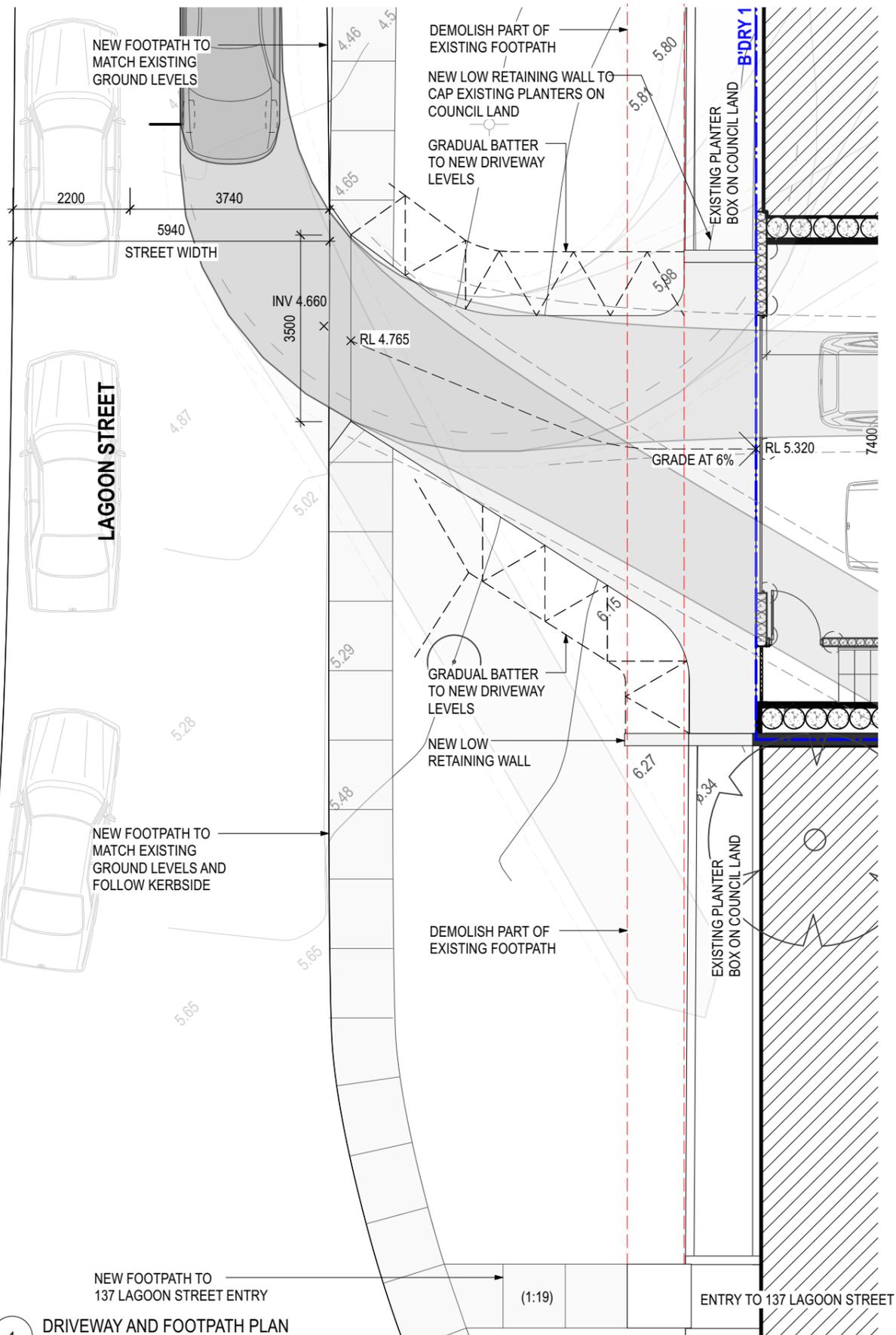
A005

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ALTERATIONS AND ADDITIONS

139 LAGOON STREET NARRABEEN

DRIVEWAY PROFILE PLAN

1:100 @ A3

2122 A006 B

OCTOBER 2024



ACCESS TO RESERVE AND SOUTH CREEK LAGOON

(NEIGHBOUR'S DRIVEWAY)

BOUNDARY 30.480

EXISTING RETAINING WALL  
B'DRY 15.240

EXISTING RETAINING WALL

EXISTING RETAINING WALL

EXISTING GROUND LEVEL TO BE RETAINED

NEW PLANTER WALL TO CAP END OF EXISTING RETAINING WALLS ON COUNCIL LAND

NEW GARAGE TO LAGOON STREET BENEATH EXISTING GROUND LEVEL

PROPOSED NEW UNDERCOVER PEDESTRIAN ACCESS TO REPLACE EXISTING

GARAGE ROOF LAWN  
RL 8.350

NO CHANGE TO EXISTING DWELLING

EXISTING BOUNDARY WALL TO BE RETAINED

BOUNDARY 30.480

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# ALTERATIONS AND ADDITIONS 139 LAGOON STREET NARRABEEN

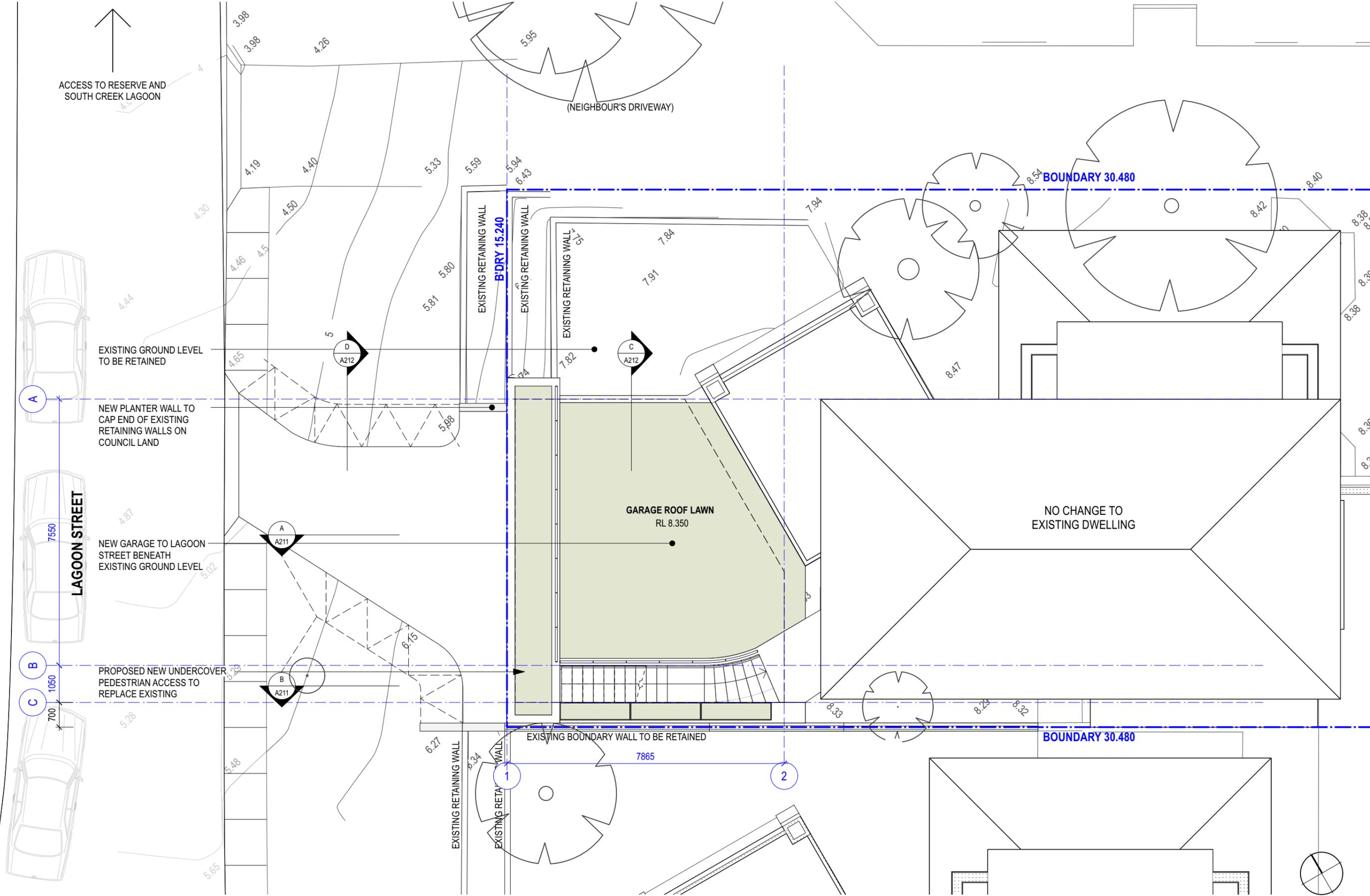
PROPOSED GROUND FLOOR PLAN  
1:100 @ A3

2122 A100 B  
OCTOBER 2024

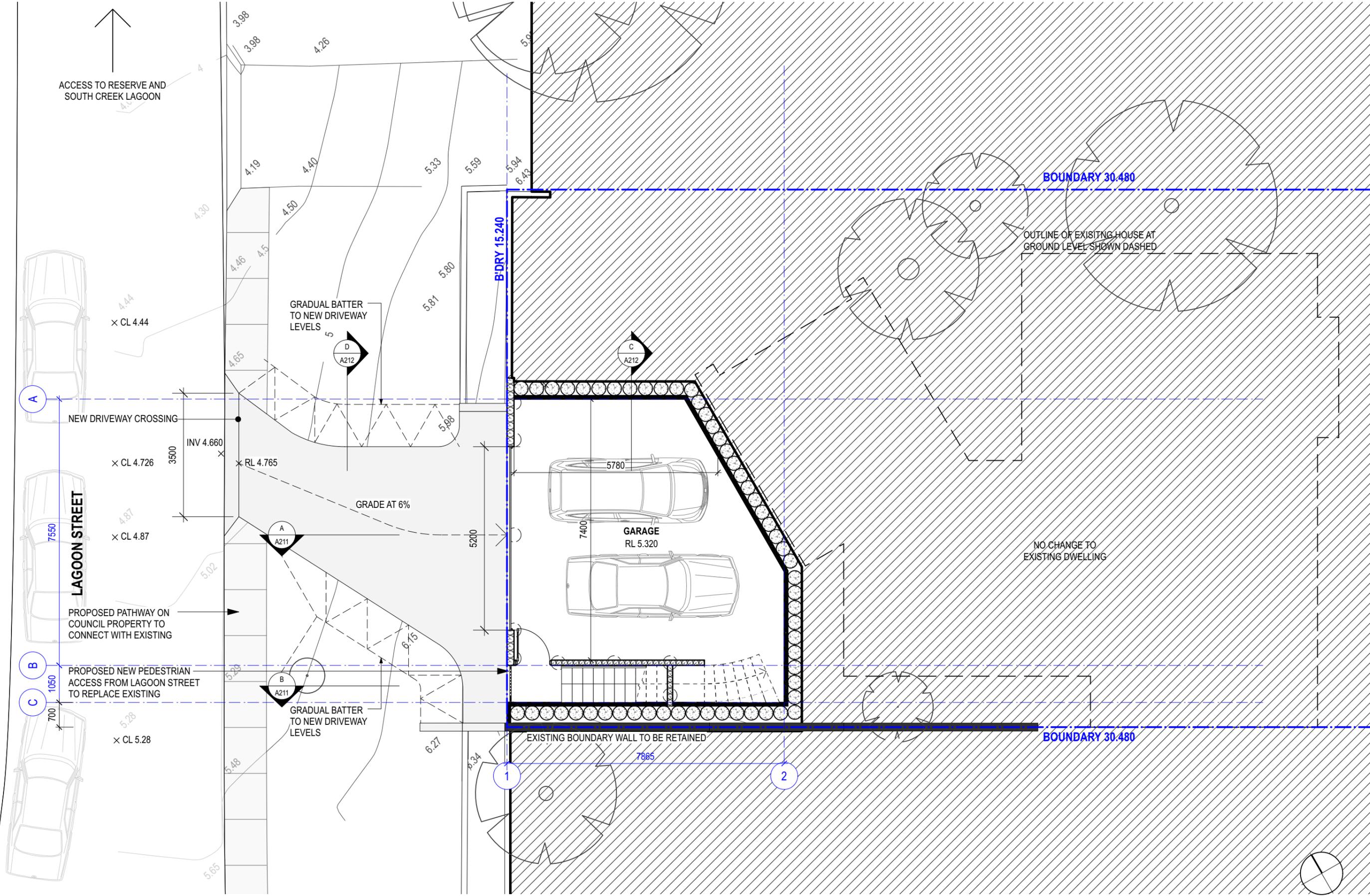
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0 1:100 5m



ACCESS TO RESERVE AND SOUTH CREEK LAGOON



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ALTERATIONS AND ADDITIONS  
 139 LAGOON STREET NARRABEEN

PROPOSED GARAGE FLOOR PLAN  
 1:100 @ A3



2122 A101 B  
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**EXTERNAL FINISHES**



**EP1**  
DARK GREY - EXTERNAL PAINT



**TB1**  
TIMBER-LOOK GARAGE DOOR



**M1**  
METAL GATE AND METAL BALUSTRADE



**TR**  
TIMBER RETAINING WALL TO MATCH EXISTING



EXISTING PLANTING  
TO BE RETAINED

**PLANTING SELECTION**



**STAR JASMINE**  
*Trachelospermum jasminoides*



**KANGAROO PAW**  
*Anigozanthos 'Yellow Gem'*



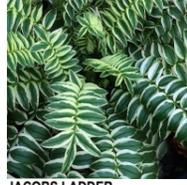
**TAR BUSH**  
*Eremophila glabra*



**HOSTA BLAZING SADDLES**  
*Hosta plantaginea*



**LESSER KNOTWEED**  
*Persicaria affinis*



**JACOBS LADDER**  
*Polemonium caeruleum*



**COMMON BOX**  
*Buxus sempervirens*



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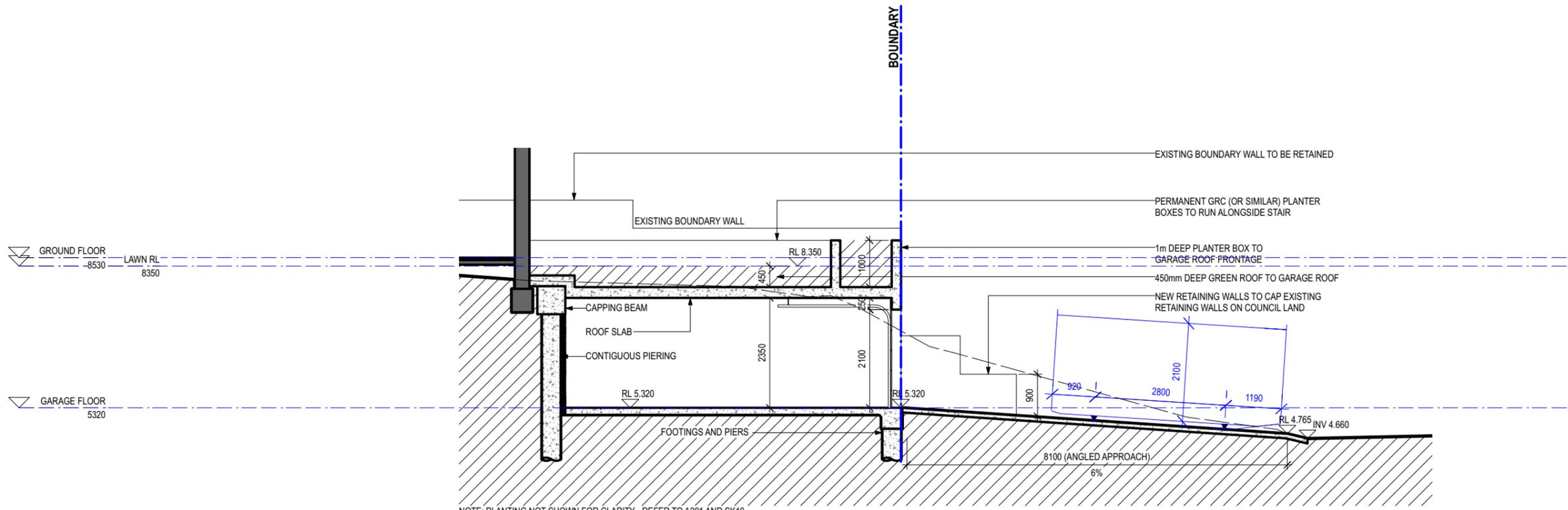
EXTERNAL FINISHES  
AND LANDSCAPING  
1:100 @ A3

0 1:100 5m

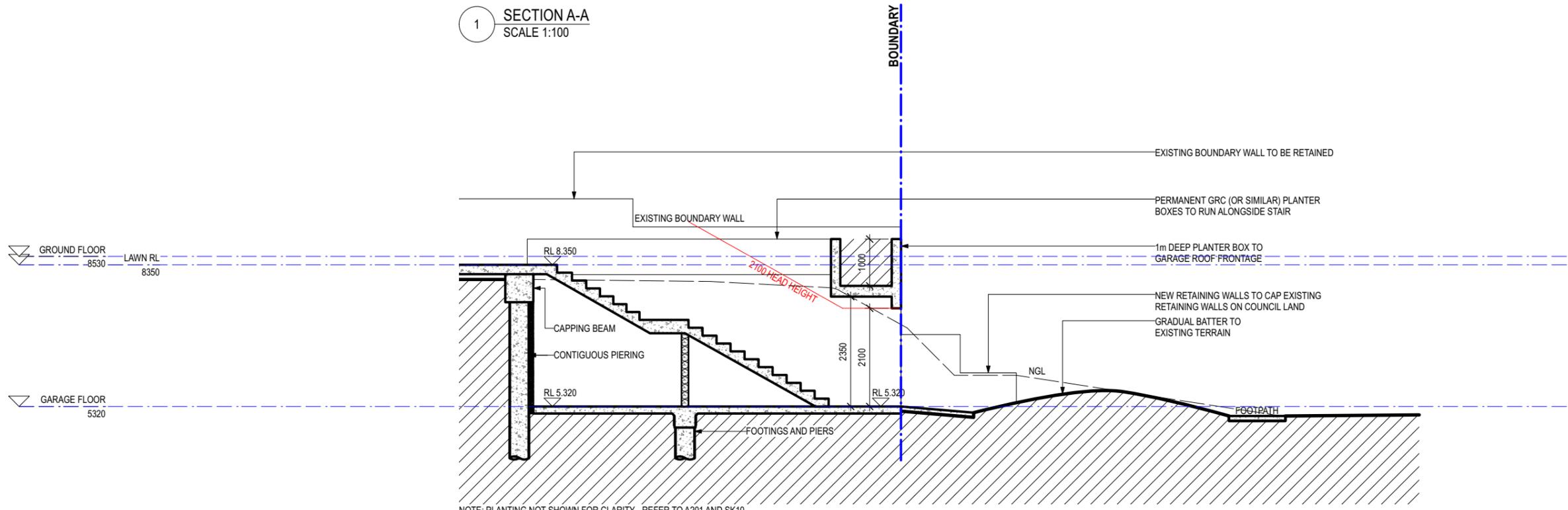
2122 A201 B  
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1 SECTION A-A  
SCALE 1:100



2 SECTION B-B  
SCALE 1:100

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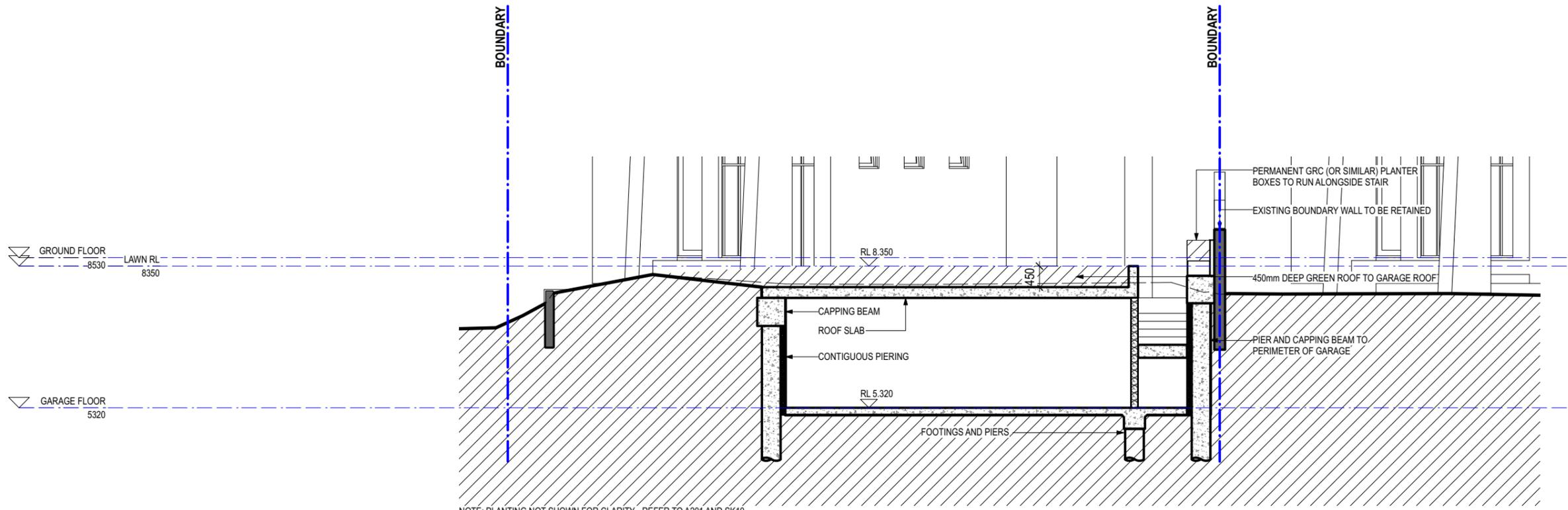
SECTIONS  
1:100 @ A3



2122 A211 D  
OCTOBER 2024

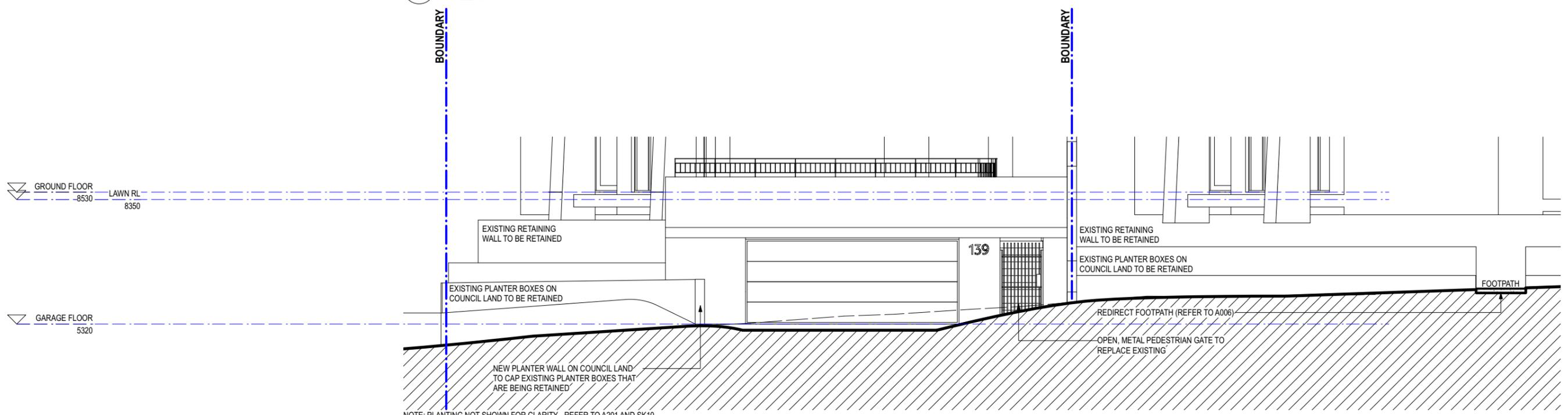
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NOTE: PLANTING NOT SHOWN FOR CLARITY - REFER TO A201 AND SK10

1 SECTION C-C  
SCALE 1:100



NOTE: PLANTING NOT SHOWN FOR CLARITY - REFER TO A201 AND SK10

2 SECTION D-D  
SCALE 1:100

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SECTIONS  
1:100 @ A3



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ALTERATIONS AND ADDITIONS  
139 LAGOON STREET NARRABEEN

PHOTOMONTAGE  
NTS

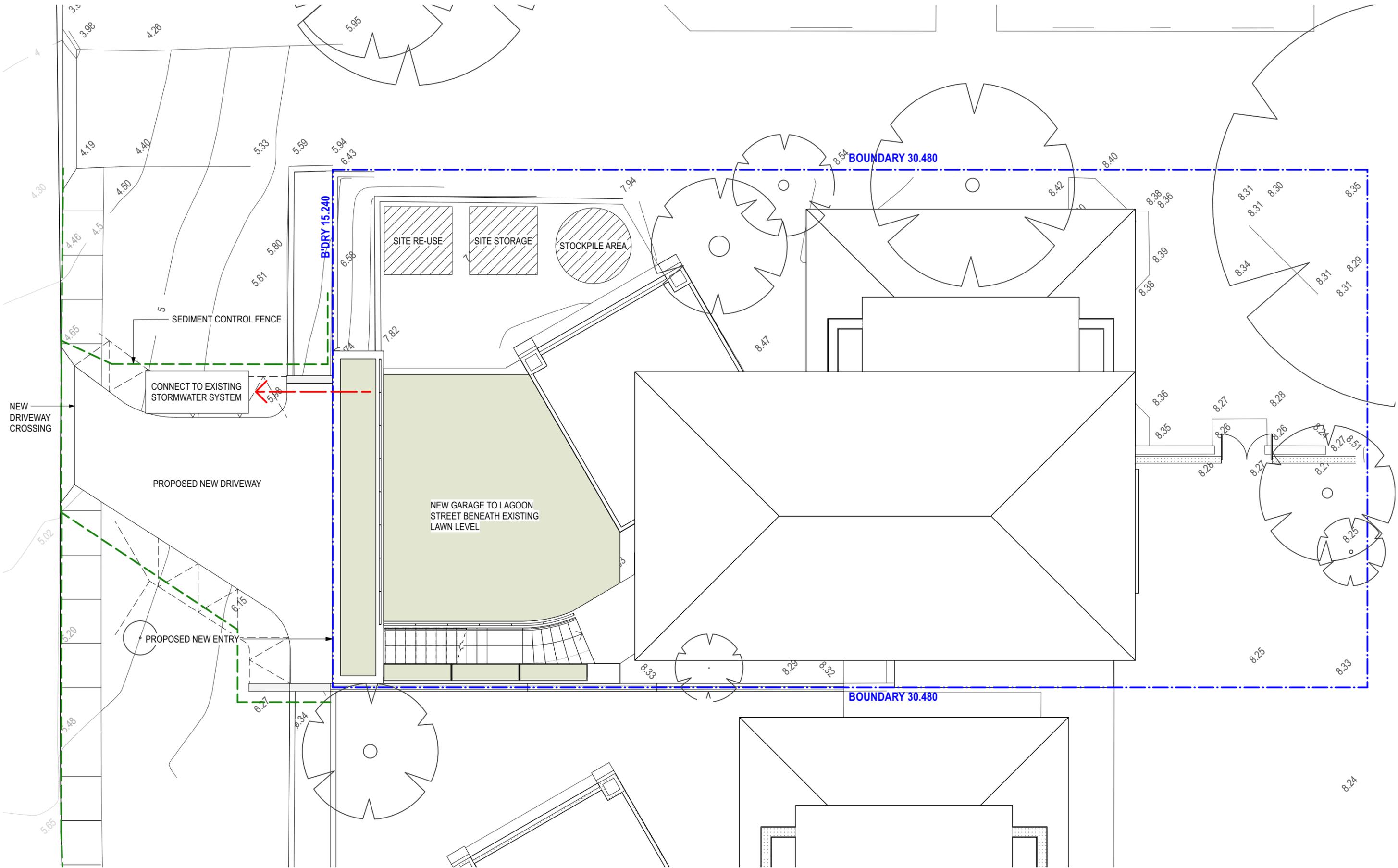
2122  
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SK10

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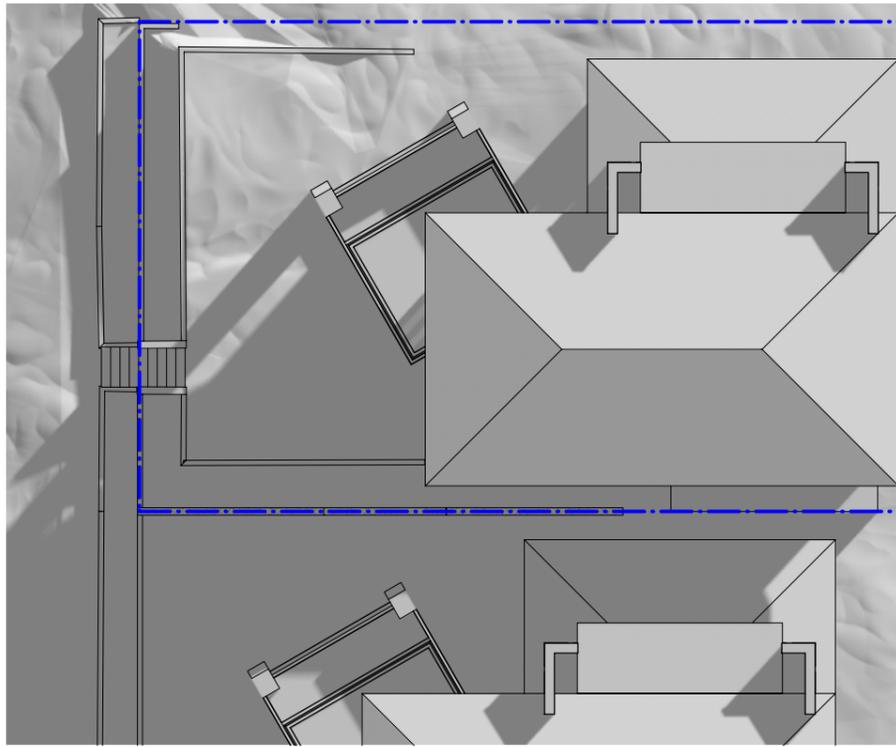
SEDIMENT AND STORMWATER  
 MANAGEMENT PLAN  
 1:100 @ A3

2122 SK11  
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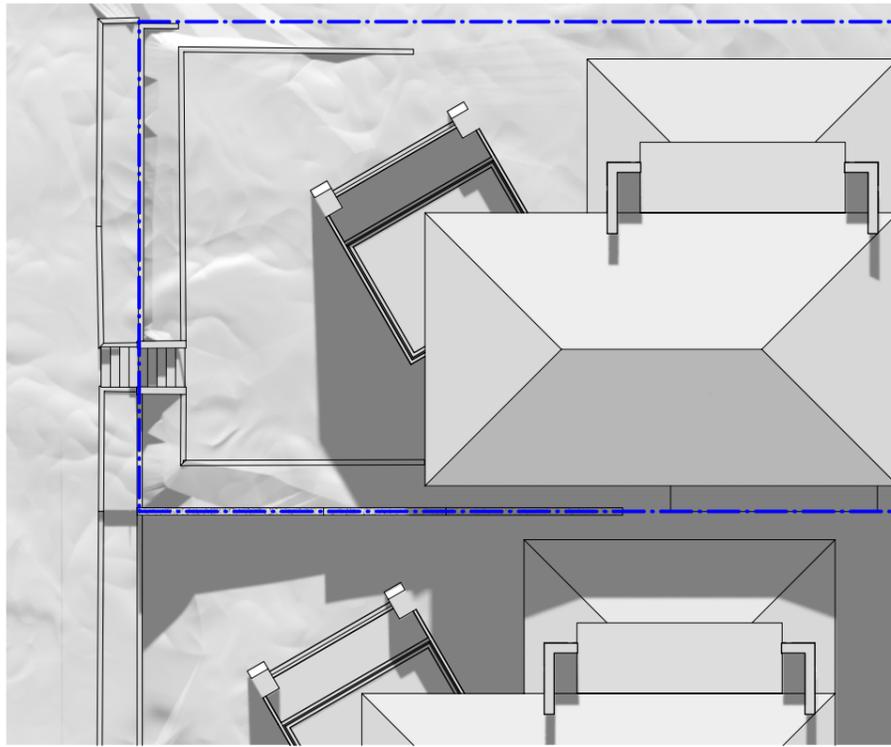
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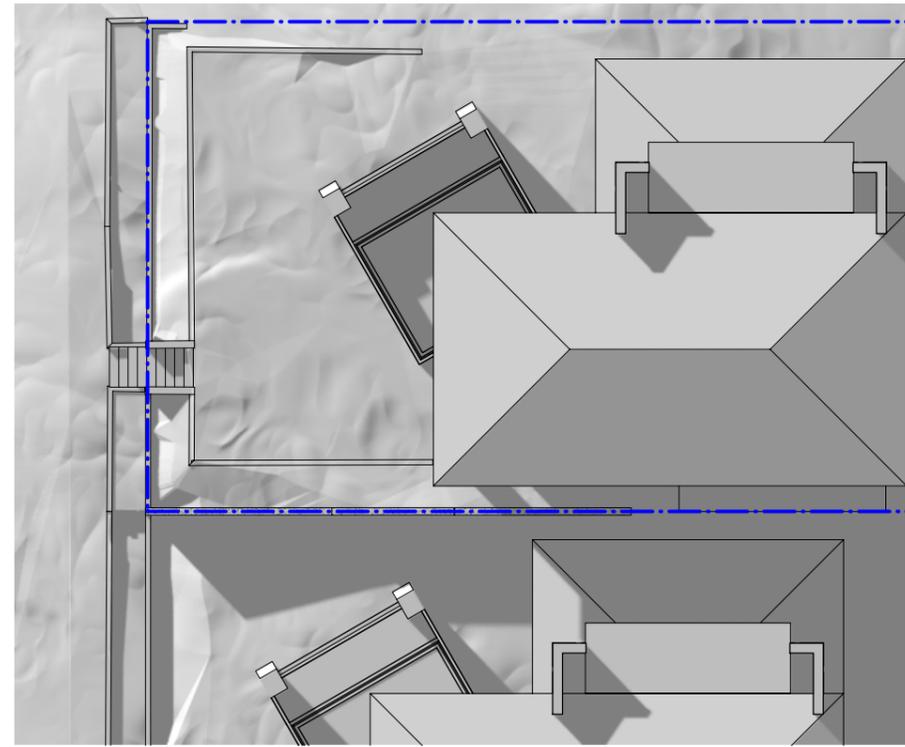




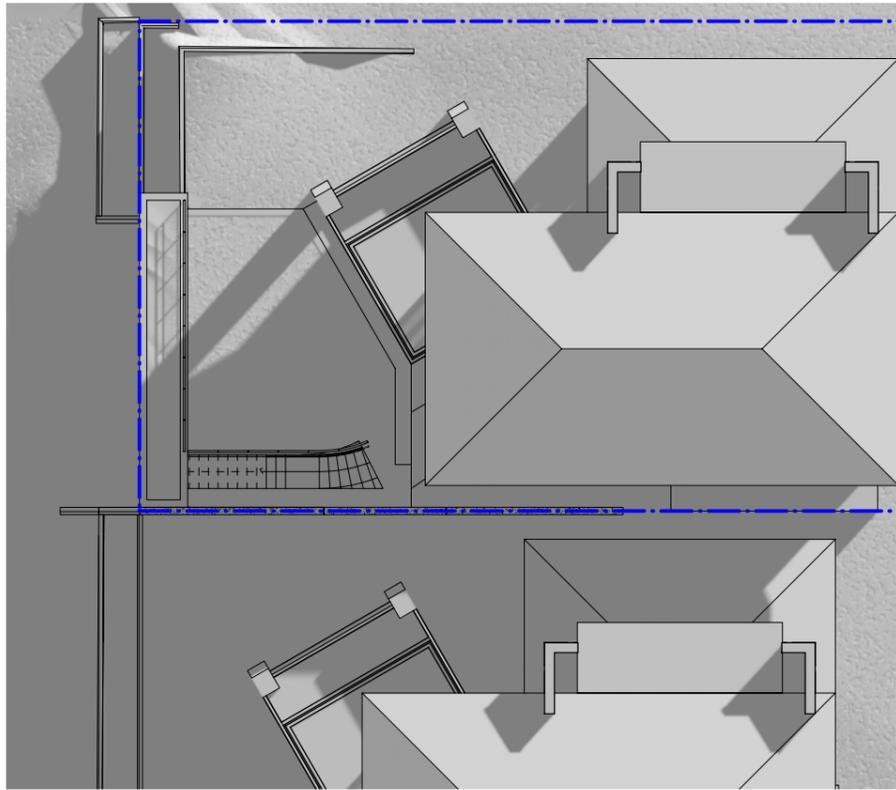
1 WINTER 0900 - EXISTING SHADOW DIAGRAM



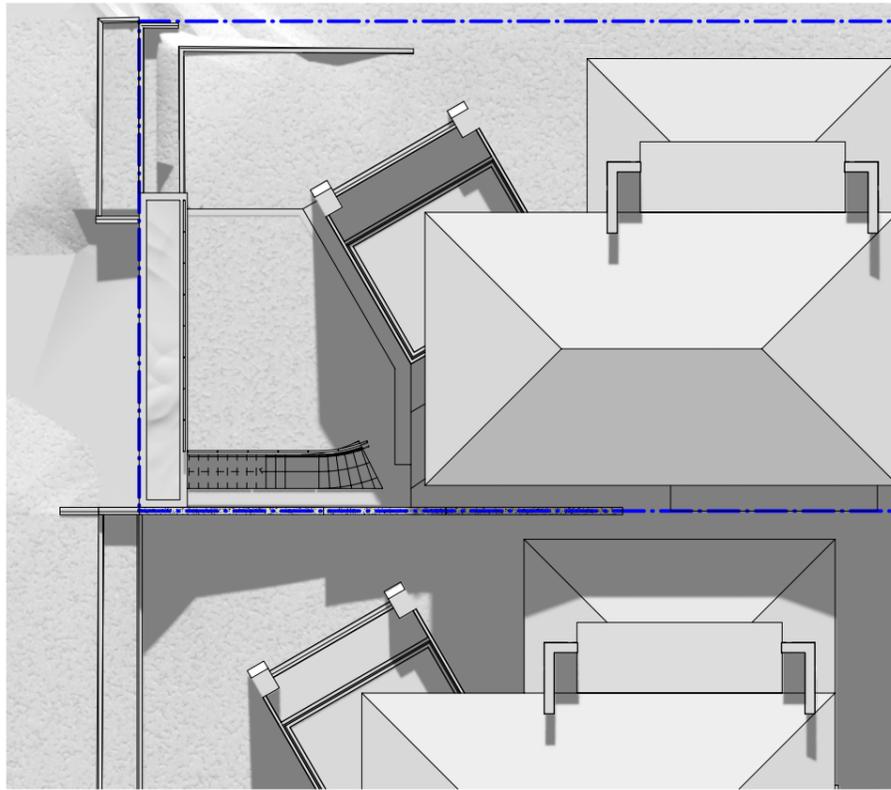
3 WINTER 1200 - EXISTING SHADOW DIAGRAM



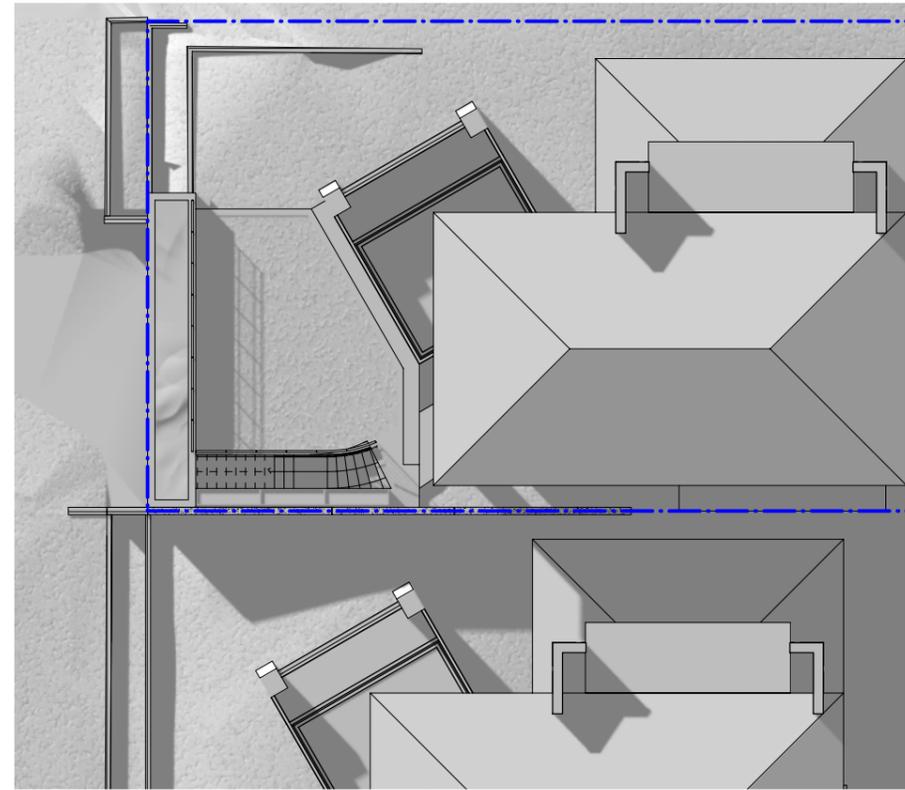
5 WINTER 1500 - EXISTING SHADOW DIAGRAM



2 WINTER 0900 - PROPOSED SHADOW DIAGRAM



4 WINTER 1200 - PROPOSED SHADOW DIAGRAM



6 WINTER 1500 - PROPOSED SHADOW DIAGRAM

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SHADOW DIAGRAM - WINTER  
 NTS

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SK12

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