



Demolition of Garage & Construction of new Garage & Attached Secondary Dwelling above

26A Lakeview Pde Warriewood NSW 2102

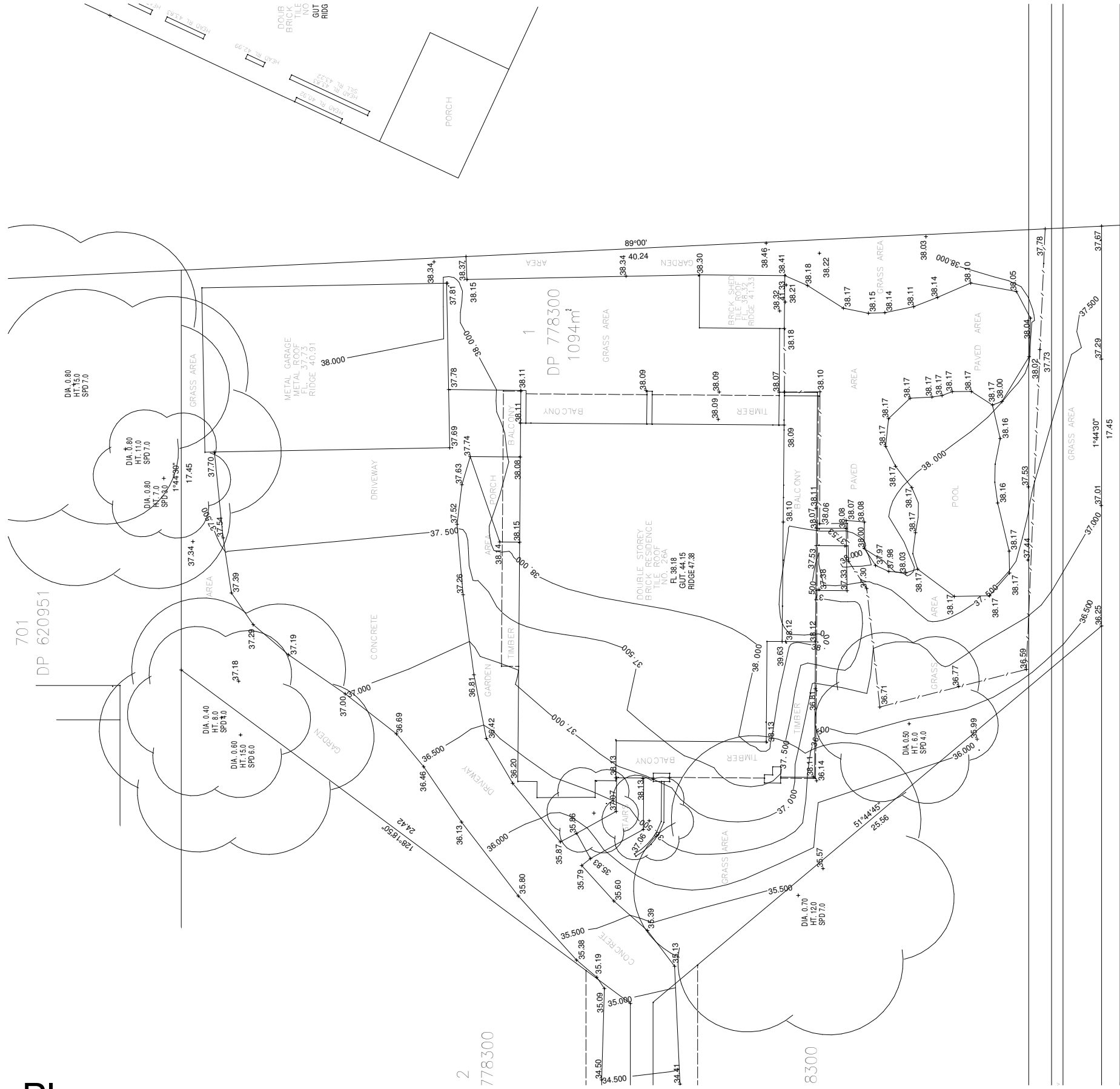
Sheet List			
Sheet No	Sheet Name	Revision	Current Revision Date
00	Cover Page	D	25/11/2024
01	Survey Plan	D	25/11/2024
02	Site Analysis Plan	D	25/11/2024
03	Site Plan & Roof Plan	D	25/11/2024
04	Ground Floor Plan	D	25/11/2024
05	First Floor Plan	D	25/11/2024
06	Elevations	D	25/11/2024
07	Elevations	D	25/11/2024
08	Sections	D	25/11/2024
09	Shadow Diagrams June 21st	D	25/11/2024
10	Shadow Diagrams June 21st	D	25/11/2024
11	Calculation Plans (FSR)	D	25/11/2024
12	Landscape Calculation Plan	D	25/11/2024
13	Landscape Concept Plan	A	25/11/2024
14	Demolition & Erosion, Sediment & Control Plan	A	25/11/2024
15	External Finishes Schedule	D	25/11/2024
16	Perspectives	D	25/11/2024
17	Window Schedule & Basix Commitments	D	25/11/2024
18	Basix Commitments	B	25/11/2024

BASIX SUMMARY	
WATER	
SHOWER HEAD	3 STAR
TOILET FLUSHING SYSTEMS	4 STAR
KITCHEN TAPS	5 STAR
BATHROOM TAPS	5 STAR
RAIN WATER TANK SIZE	2500L
INDIGENOUS / LOW WATER USE SPECIES (m2)	NONE
ENERGY	
HOT WATER SYSTEM	ELECTRIC HEAT PUMP +
VENTILATION SYSTEM	INDIVIDUAL FAN, DUCTED TO FACADE OR ROOF MANUAL SWITCH ON/OFF
COOLING SYSTEM	1-PHASE AIR CONDITIONING
HEATING SYSTEM	1-PHASE AIR CONDITIONING
CLOTHES LINE	OUTDOOR
COOKTOP TYPE	ELECTRIC
OVEN TYPE	ELECTRIC
PV SYSTEM SIZE	NO

1

Survey Plan

1 : 200



SURVEY PLAN PREPARED BY CHAMI & ASSOCIATES
 DATE: 16/04/2024
 DRAWING NUMBER: 4341CD

No.	Description	Date
A	Draft	3/10/2024
B	Development Application	24/10/2024
C	Basix Added	7/11/2024
D	RFI	25/11/2024

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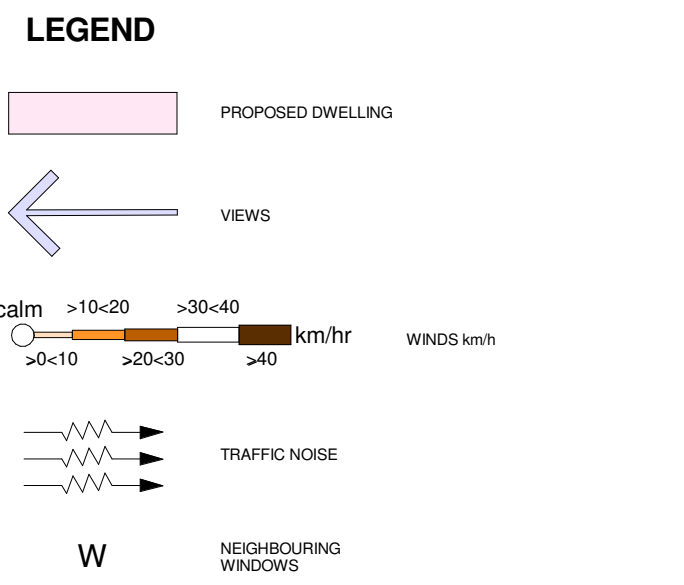
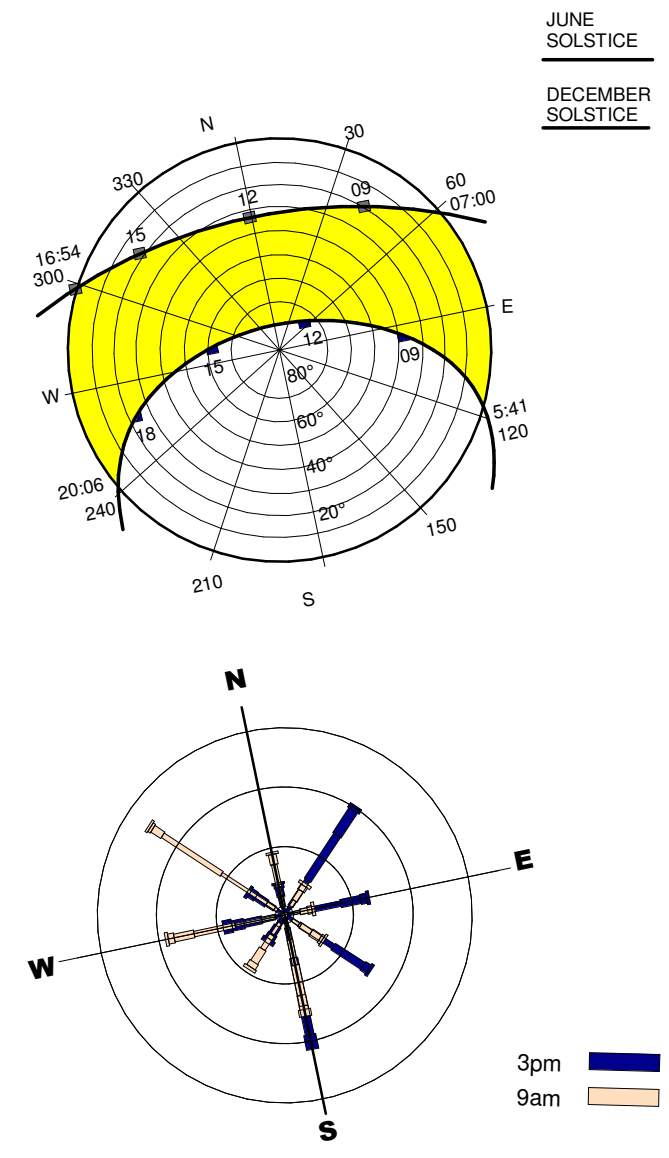
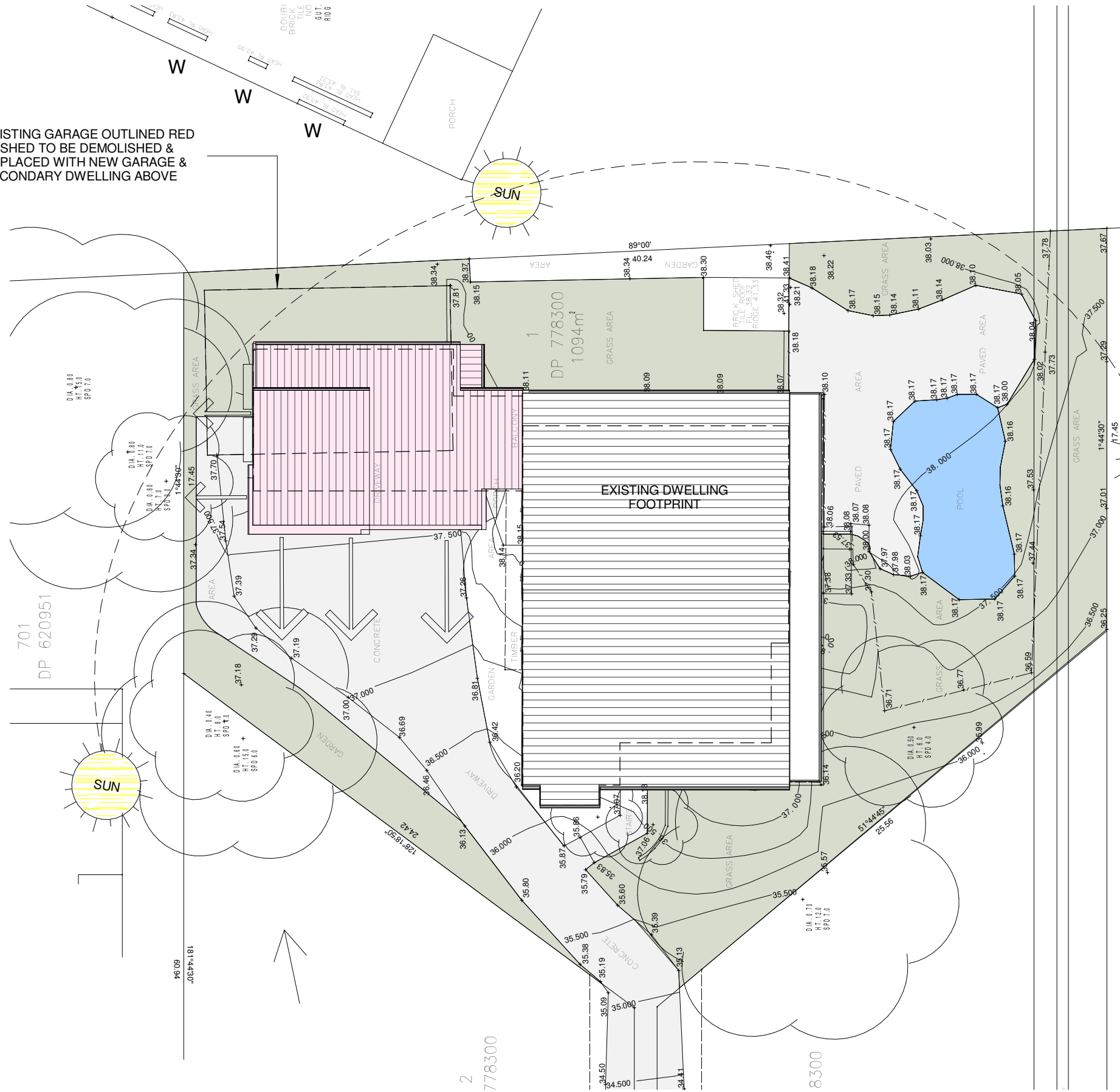


Survey Plan
 Demolition of Garage & Construction of new Garage & Attached Secondary Dwelling above
 26A Lakeview Pde Warriewood NSW 2102

Job No.	2499	Sheet No.	01
Scale	1 : 200 @ A3	Issue.	D

A. 1/64 Riverside Road, Chipping Norton NSW 2170
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 E. admin@pagano.com.au
 Nominated Architects:
 Alfredo Pagano 6774

EXISTING GARAGE OUTLINED RED DASHED TO BE DEMOLISHED & REPLACED WITH NEW GARAGE & SECONDARY DWELLING ABOVE

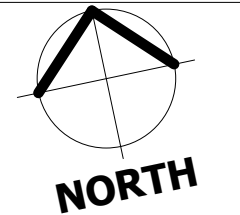


1 Site Analysis Plan

1 : 200

No.	Description	Date
A	Draft	3/10/2024
B	Development Application	24/10/2024
C	Basix Added	7/11/2024
D	RFI	25/11/2024

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Site Analysis Plan
 Demoliton of Garage & Contruccion of new Garage & Attached Secondary Dwelling above
 26A Lakeview Pde Warriewood NSW 2102

Job No.	2499	Sheet No.	02
Scale	1 : 200 @ A3	Issue.	D

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 Nominated Architects:
 Alfredo Pagano 6774

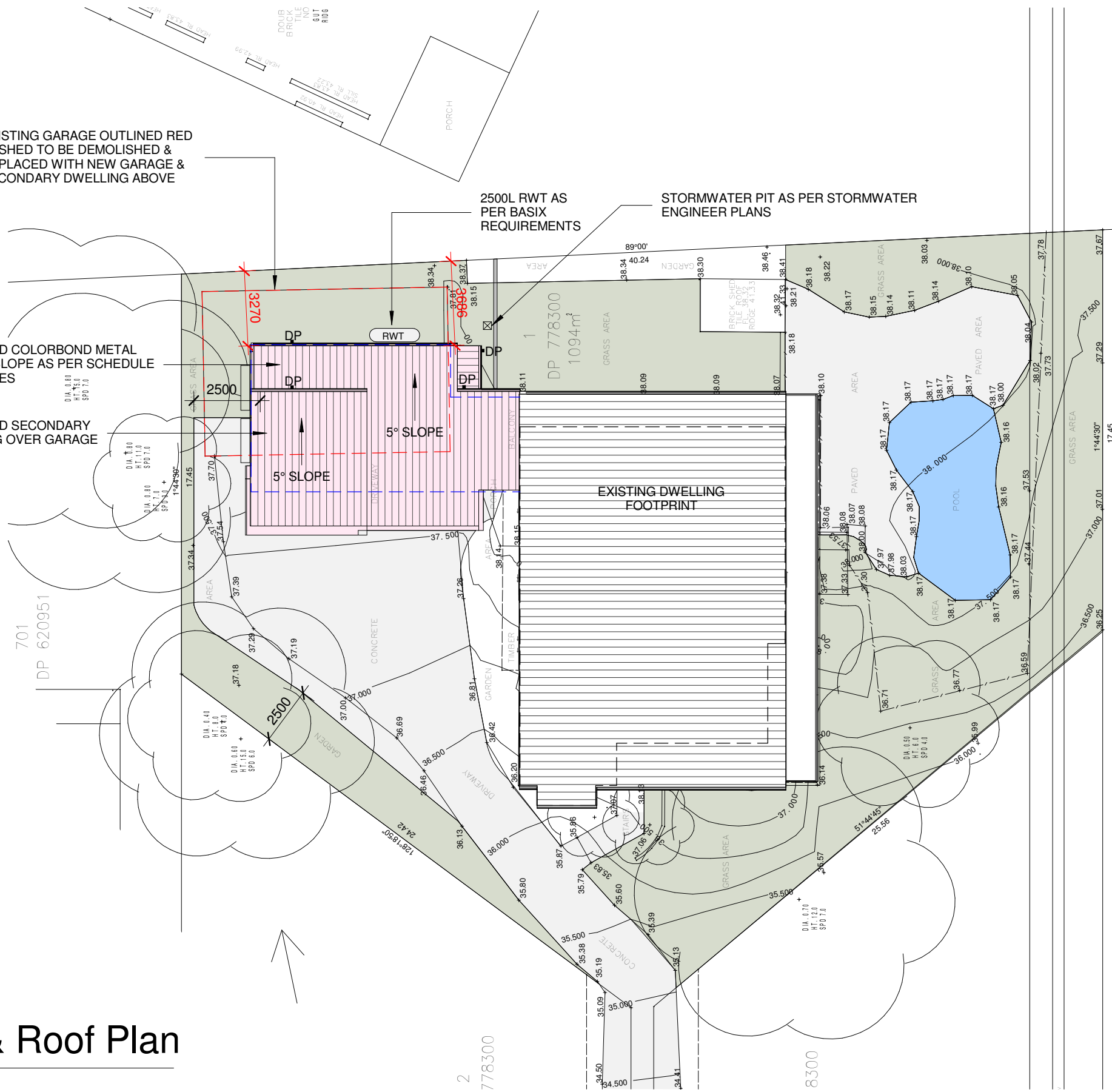
EXISTING GARAGE OUTLINED RED
DASHED TO BE DEMOLISHED &
REPLACED WITH NEW GARAGE &
SECONDARY DWELLING ABOVE

2500L RWT AS
PER BASIX
REQUIREMENTS

STORMWATER PIT AS PER STORMWATER
ENGINEER PLANS

PROPOSED COLORBOND METAL
ROOF 5° SLOPE AS PER SCHEDULE
OF FINISHES

PROPOSED SECONDARY
DWELLING OVER GARAGE



1

Site & Roof Plan

1 : 200

No.	Description	Date
A	Draft	3/10/2024
B	Development Application	24/10/2024
C	Basix Added	7/11/2024
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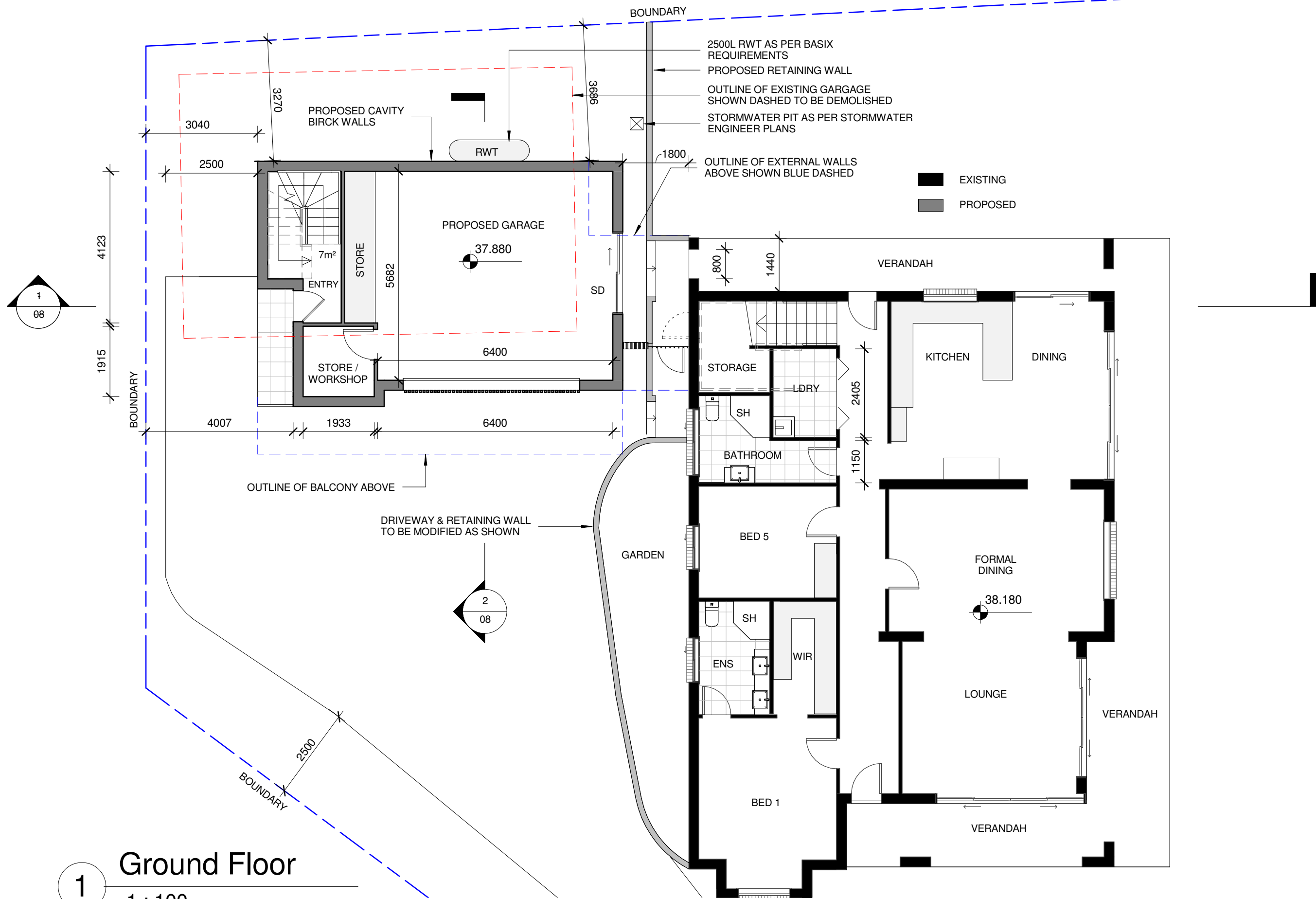
Site Plan & Roof Plan

Demolition of Garage & Construction of new Garage & Attached
Secondary Dwelling above

26A Lakeview Pde Warriewood NSW 2102

Job No.	2499	Sheet No.	03
Scale	1 : 200 @ A3	Issue.	D
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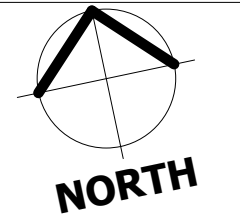




1 Ground Floor
 1 : 100


No.	Description	Date
A	Draft	3/10/2024
B	Development Application	24/10/2024
C	Basix Added	7/11/2024
D	RFI	25/11/2024

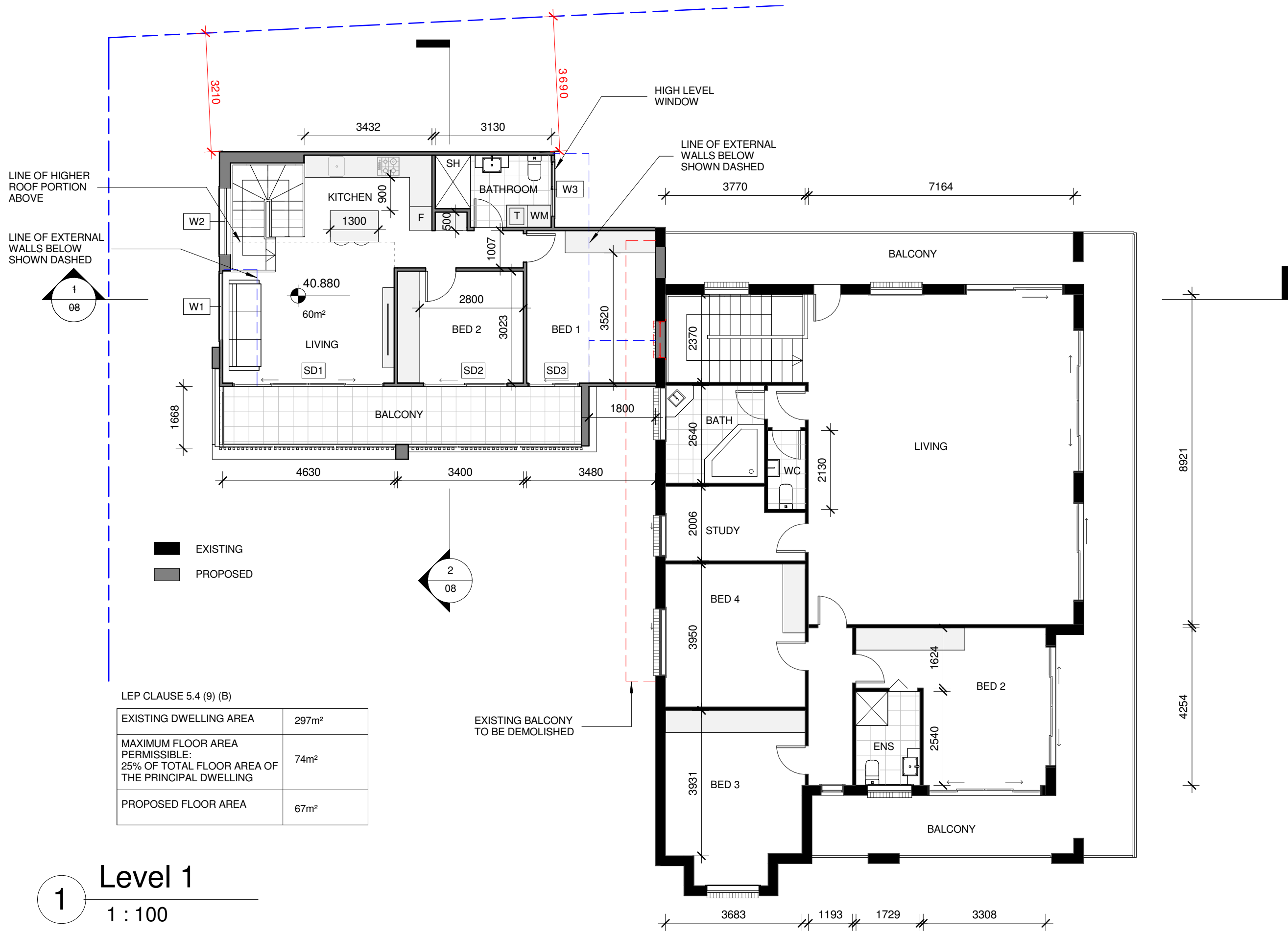
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Ground Floor Plan
 Demoliton of Garage & Contruccion of new Garage & Attached Secondary Dwelling above
 26A Lakeview Pde Warriewood NSW 2102

Job No.	2499	Sheet No.	04
Scale	1 : 100 @ A3	Issue.	D
A. 1/64 Riverside Road, Chipping Norton NSW 2170 P. 02 9755 1318 E. admin@pagano.com.au Nominated Architects: Alfredo Pagano 6774			

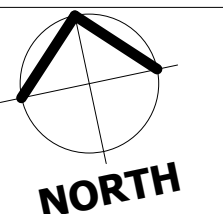




1 Level 1
 1 : 100


No.	Description	Date
A	Draft	3/10/2024
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D	RFI	25/11/2024

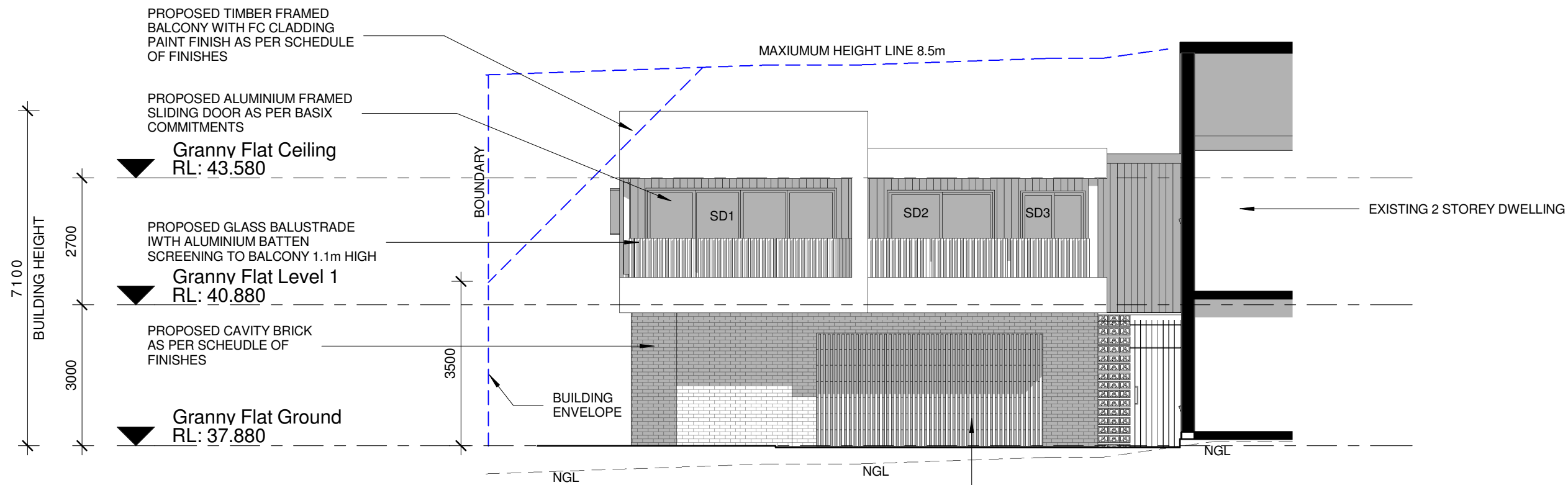
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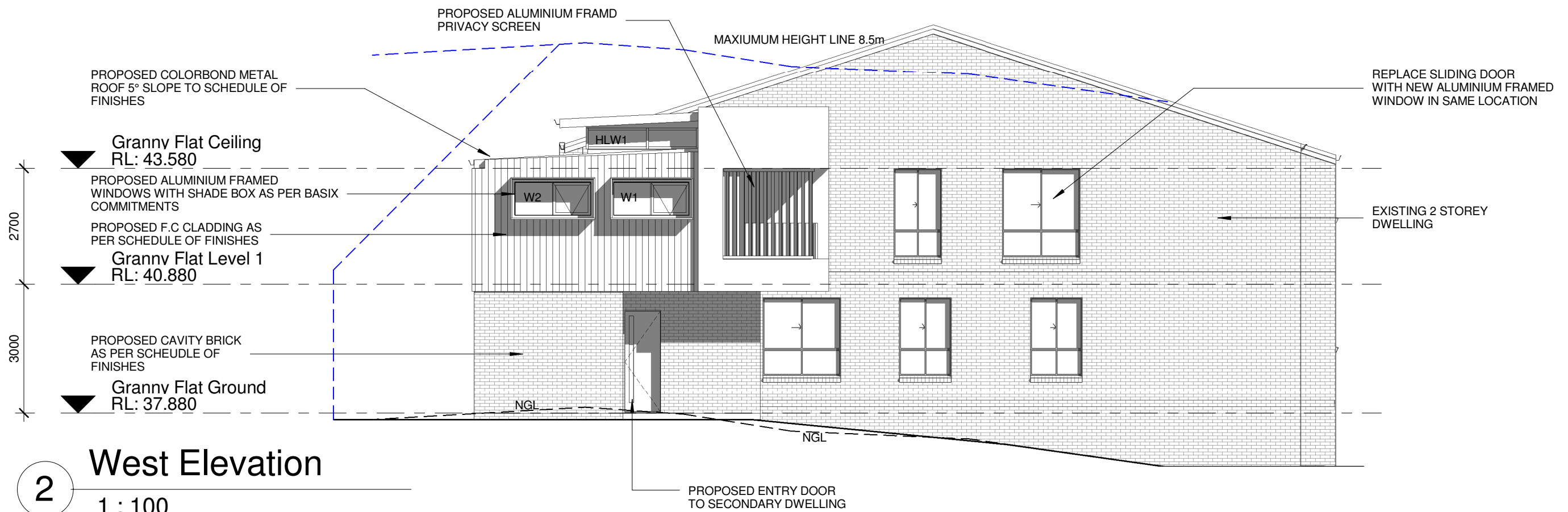
First Floor Plan
 Demolition of Garage & Construction of new Garage & Attached Secondary Dwelling above
 26A Lakeview Pde Warriewood NSW 2102

Job No.	2499	Sheet No.	05
Scale	1 : 100 @ A3	Issue.	D
A. 1/64 Riverside Road, Chipping Norton NSW 2170 P. 02 9755 1318 E. admin@pagano.com.au Nominated Architects: Alfredo Pagano 6774			





1 South Elevation
1 : 100



2 West Elevation
1 : 100

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Elevations

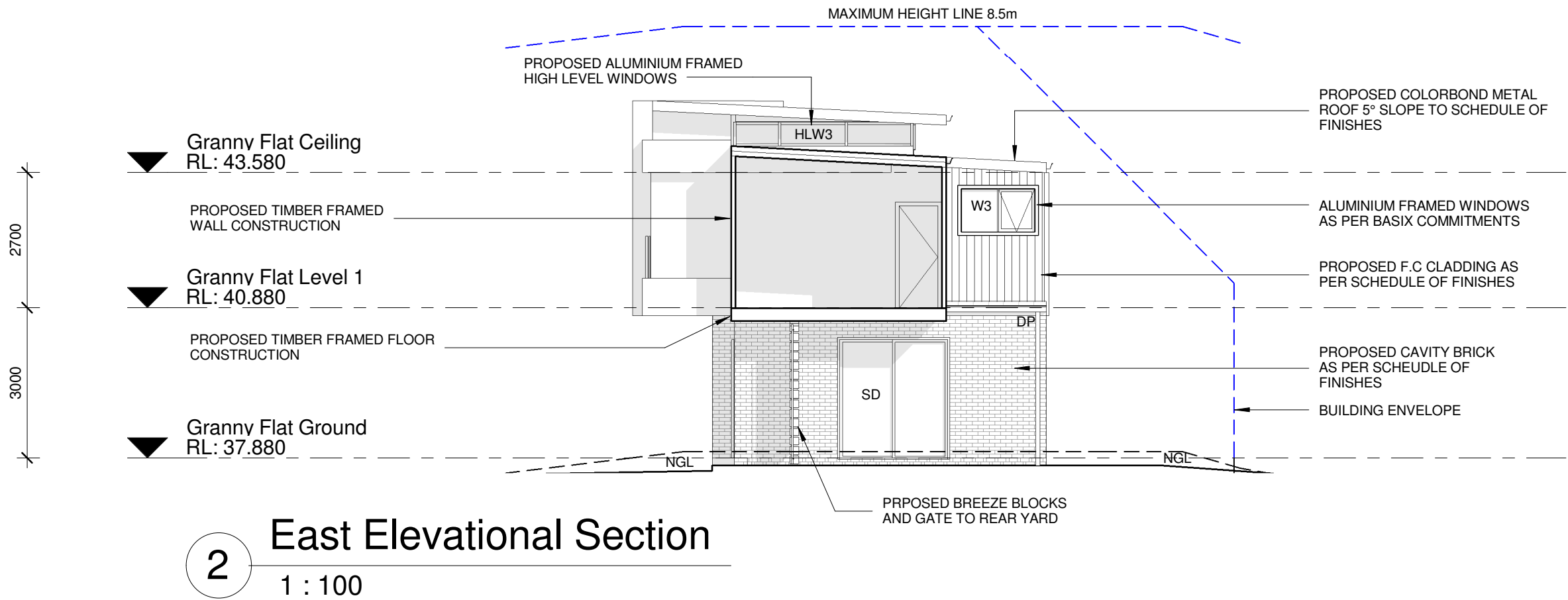
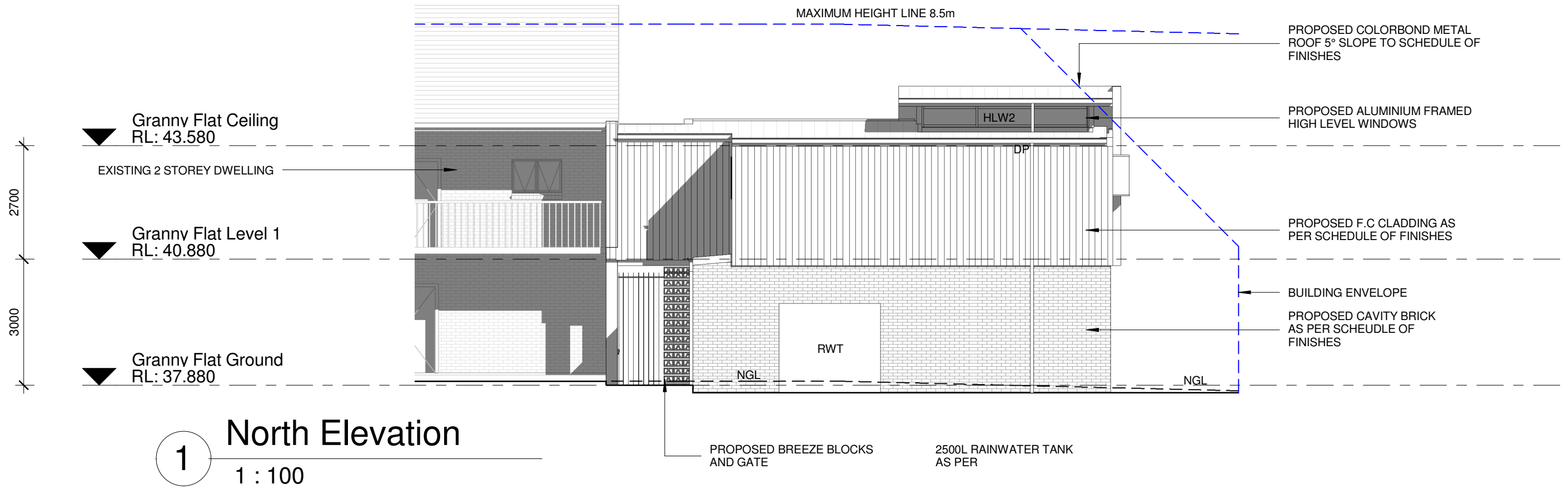
Demoliton of Garage & Contruction of new Garage & Attached Secondary Dwelling above

26A Lakeview Pde Warriewood NSW 2102

Job No.	2499	Sheet No.	06
Scale	1 : 100 @ A3	Issue.	D

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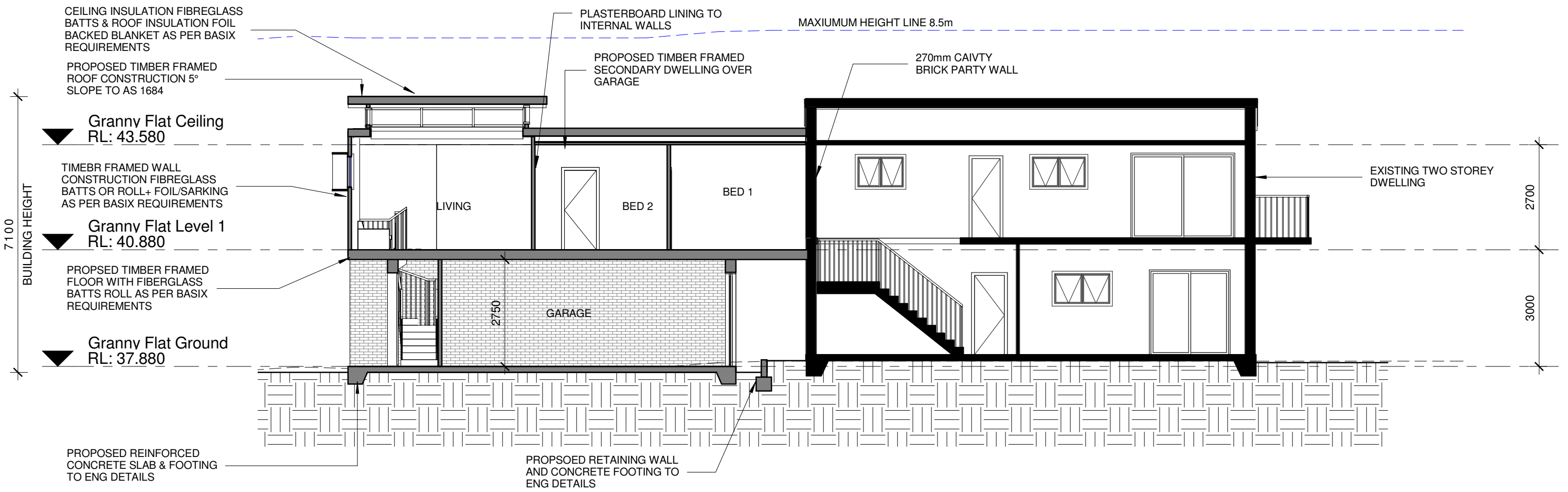
No.	Description	Date
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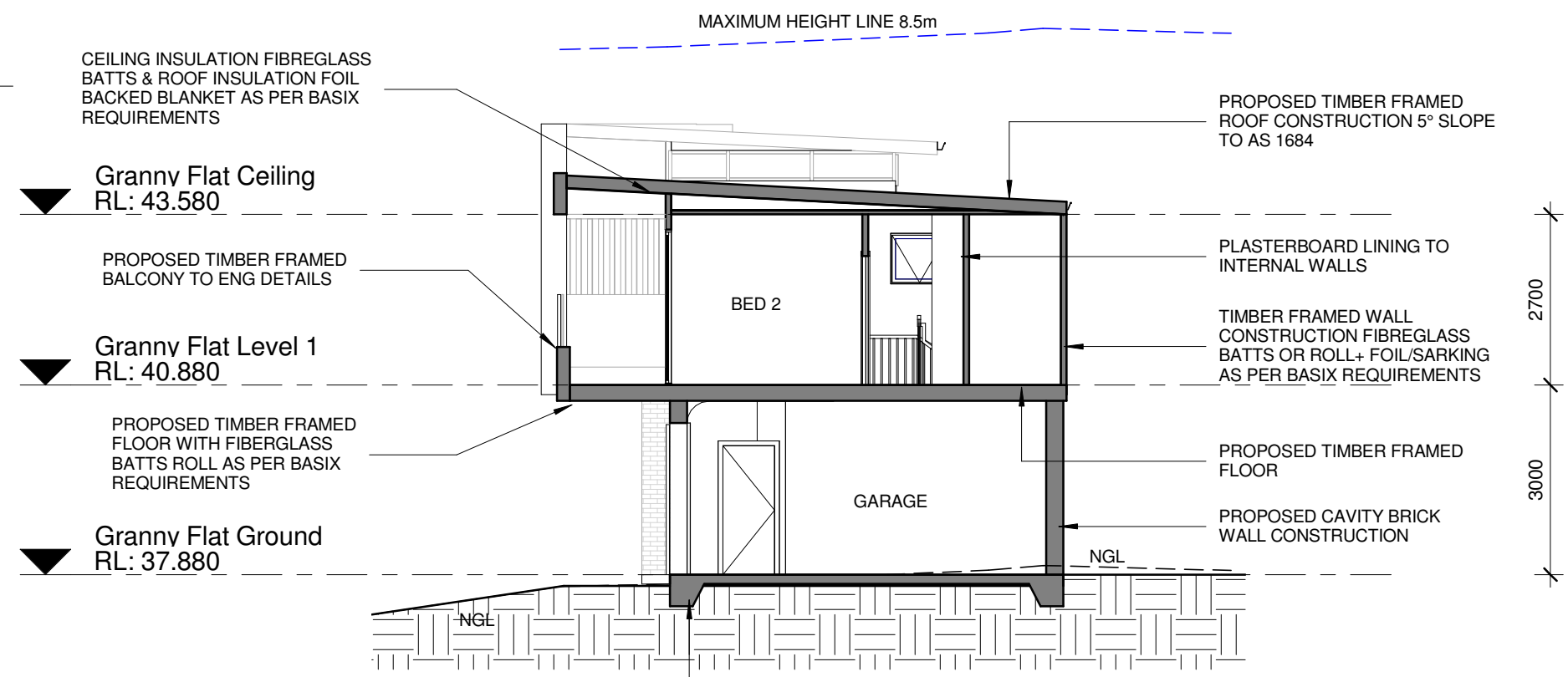
Elevations
Demolition of Garage & Construction of new Garage & Attached Secondary Dwelling above
26A Lakeview Pde Warriewood NSW 2102

Job No.	2499	Sheet No.	07
Scale	1 : 100 @ A3	Issue.	D
A. 1/64 Riverside Road, Chipping Norton NSW 2170 P. 02 9755 1318 E. admin@pagano.com.au Nominated Architects: Alfredo Pagano 6774			





Section 1
1 : 100




Section 2
1 : 100

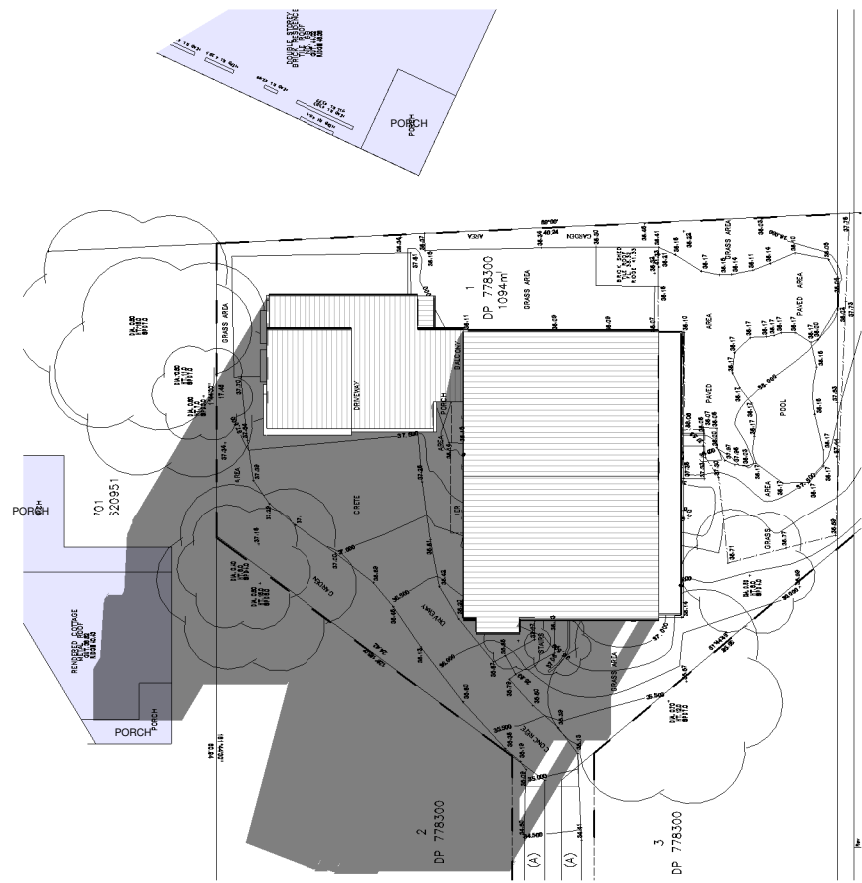
No.	Description	Date
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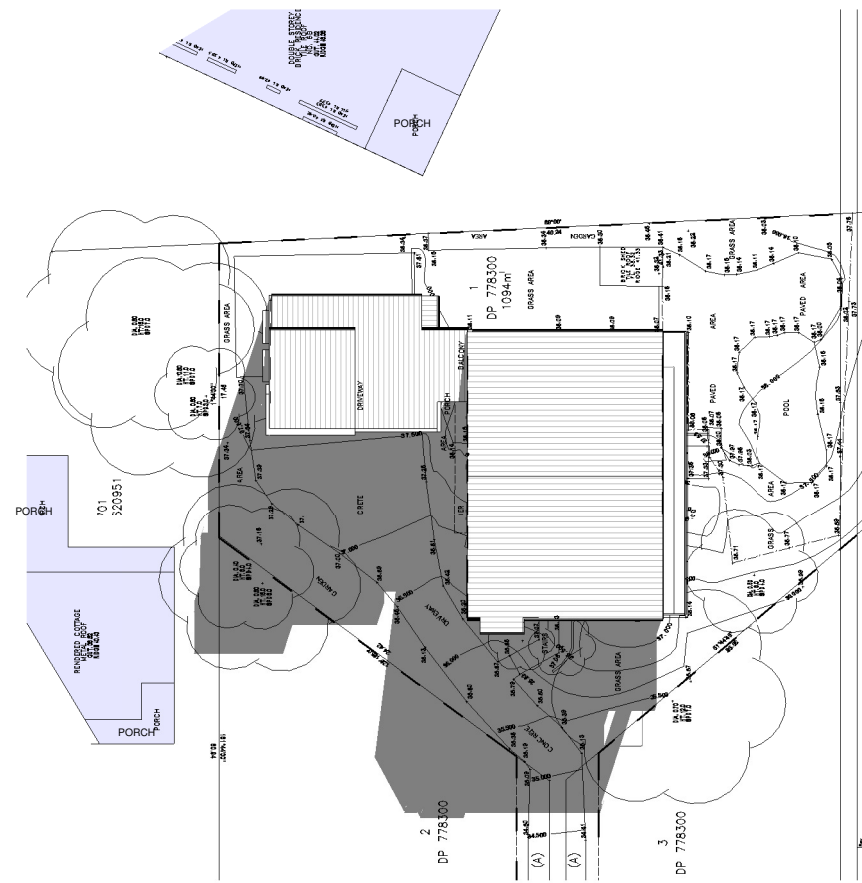
Sections
Demoliton of Garage & Contruaction of new Garage & Attached Secondary Dwelling above
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Job No.	2499	Sheet No.	08
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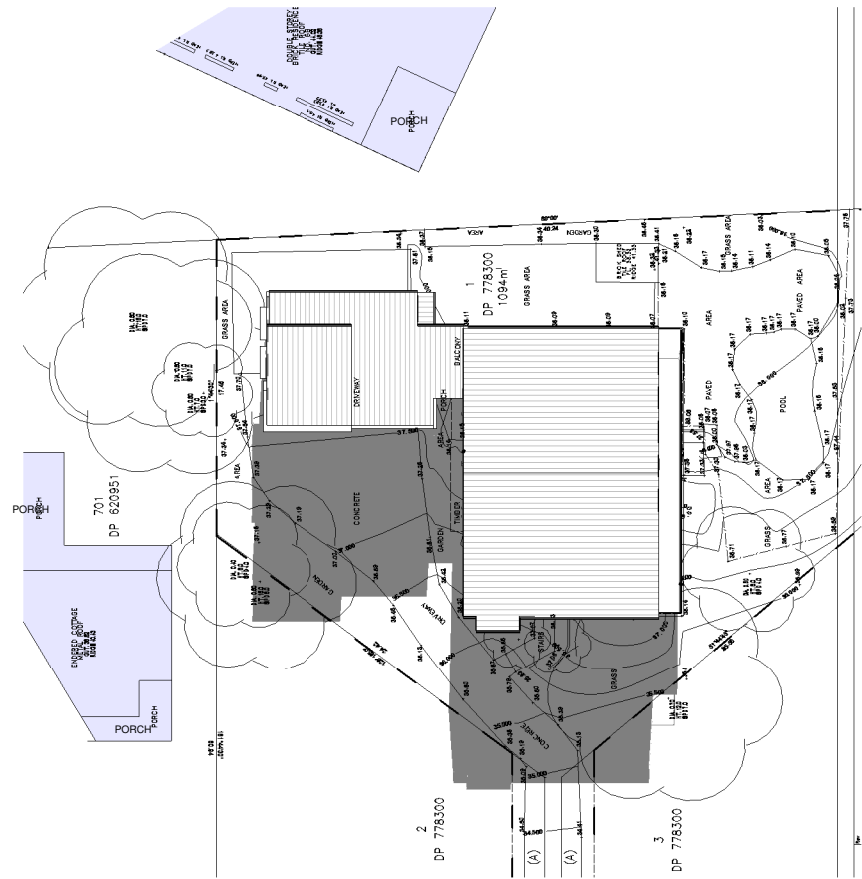




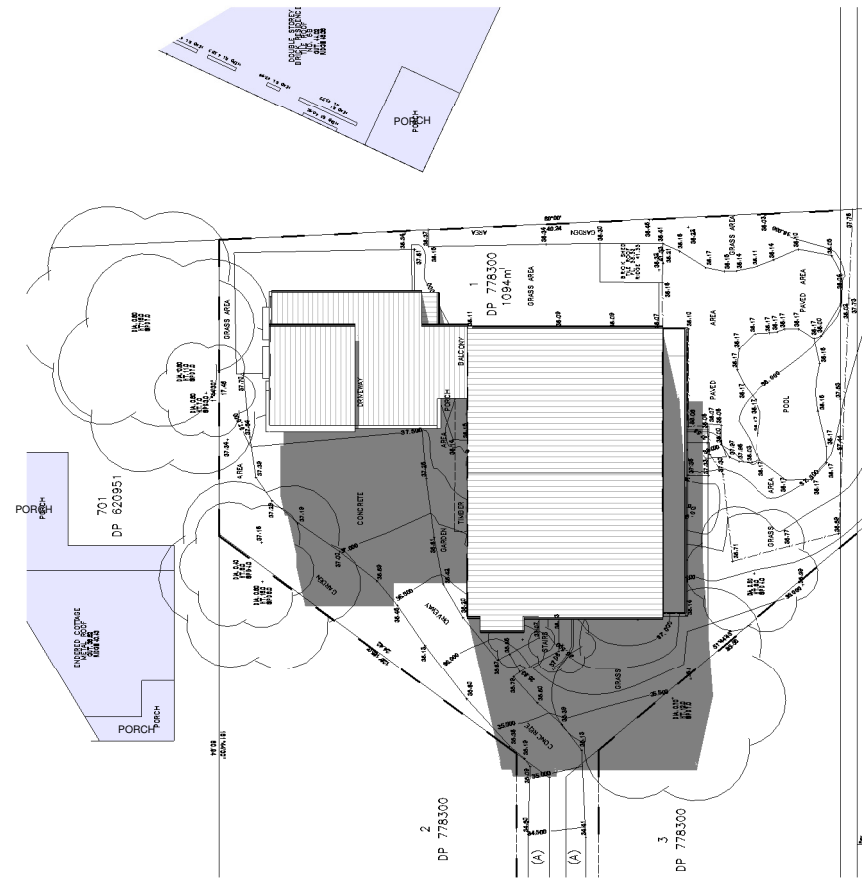
SHADOW DIAGRAM 9AM



SHADOW DIAGRAM 10AM



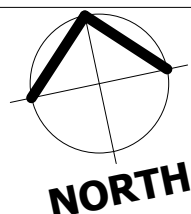
SHADOW DIAGRAM 11AM




SHADOW DIAGRAM 12PM

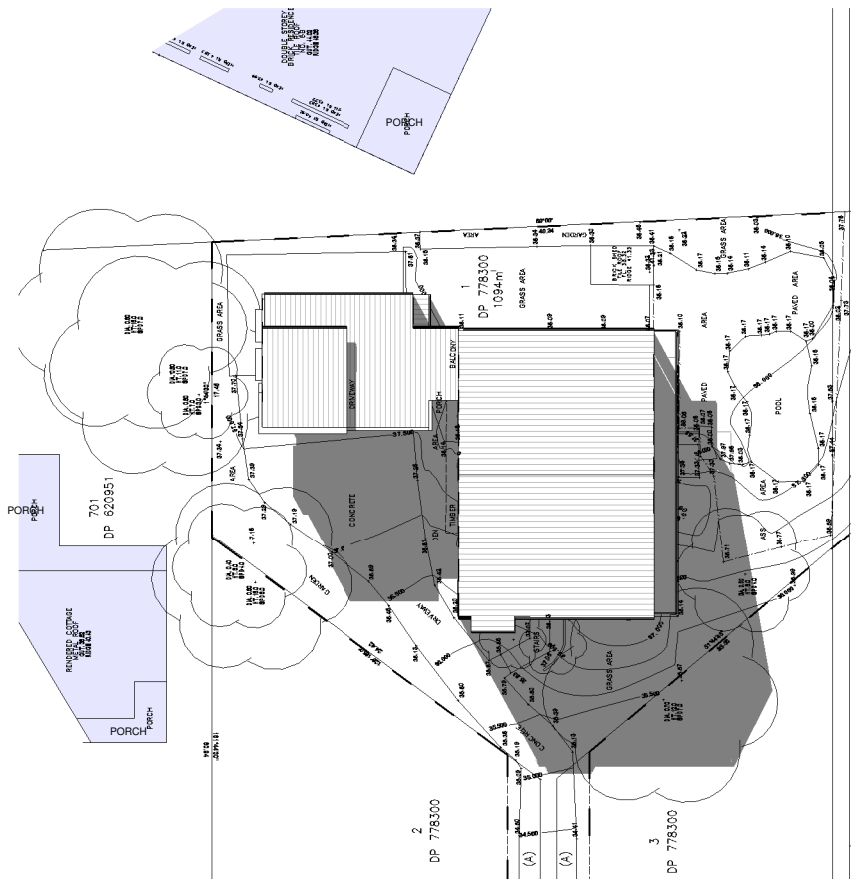
No.	Description	Date
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D	RFI	25/11/2024

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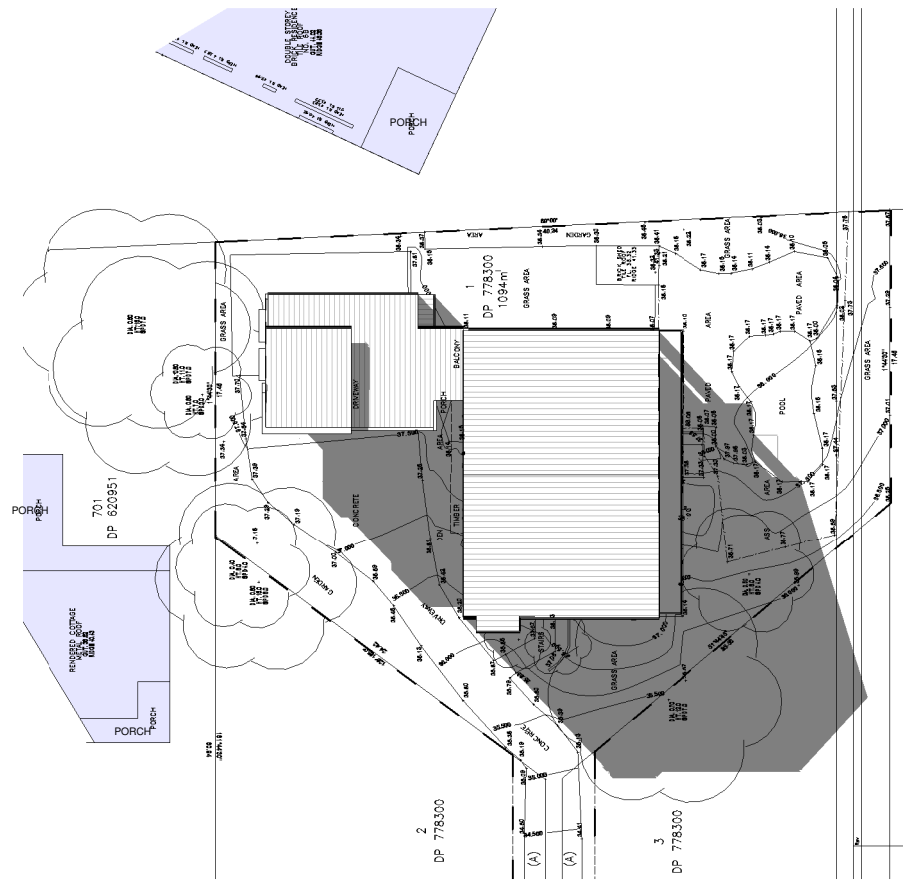


Shadow Diagrams June 21st
 Demolition of Garage & Construction of new Garage & Attached Secondary Dwelling above
 26A Lakeview Pde Warriewood NSW 2102

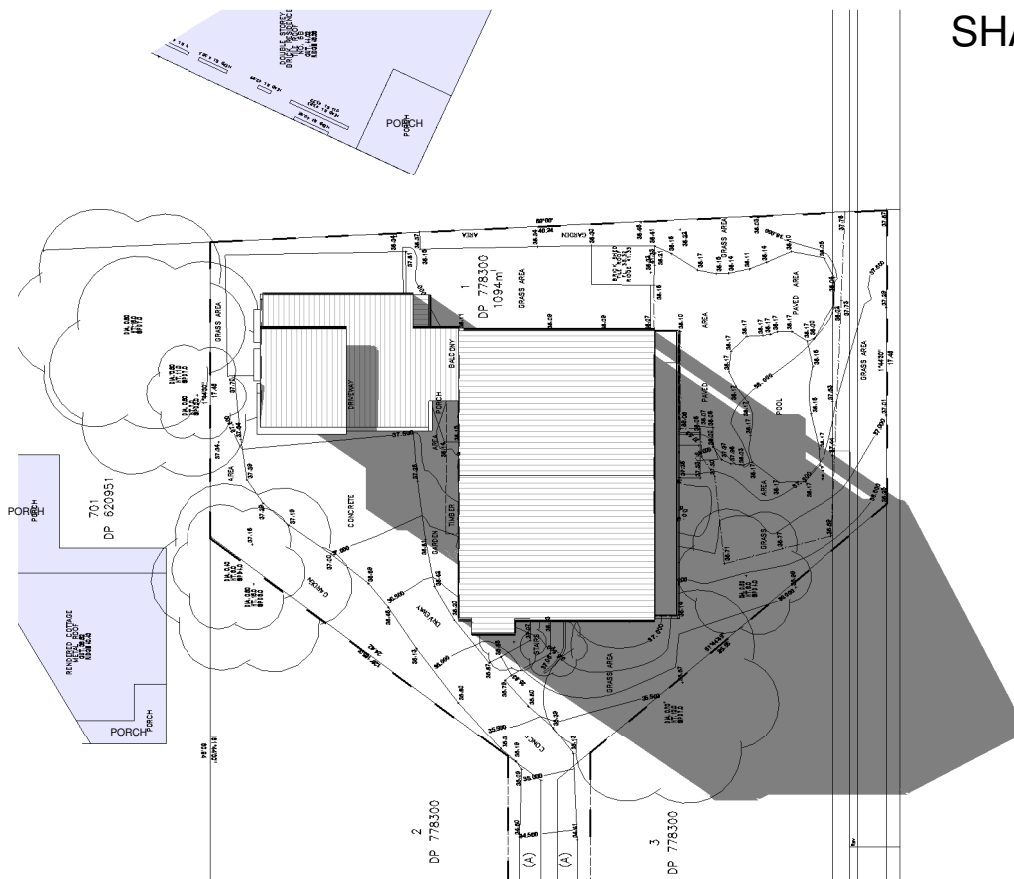
Job No.	2499	Sheet No.	09
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SHADOW DIAGRAM 1pm



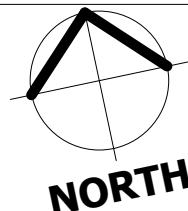
SHADOW DIAGRAM 2pm



SHADOW DIAGRAM 3pm

No.	Description	Date
A	Draft	3/10/2024
B	Development Application	24/10/2024
C	Basix Added	7/11/2024
D	RFI	25/11/2024

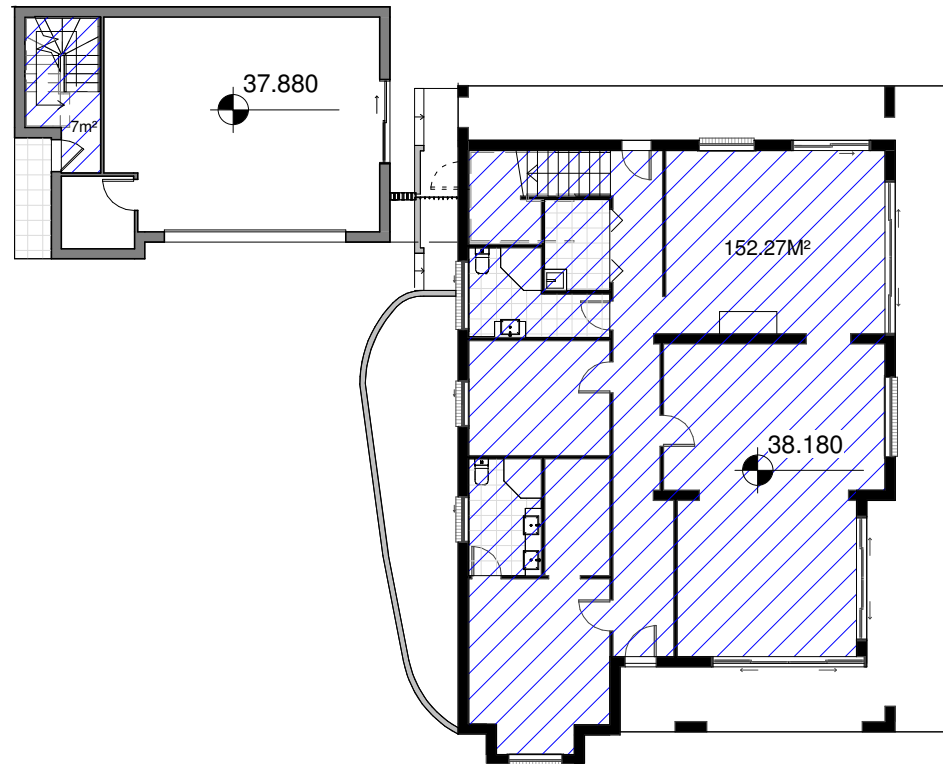
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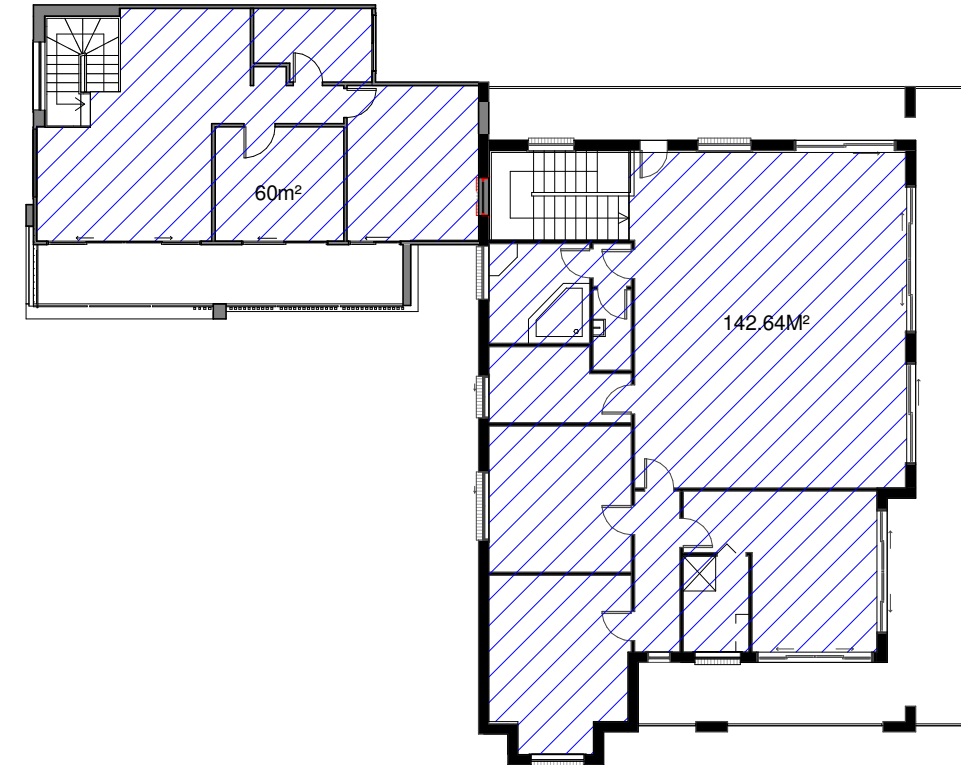
Shadow Diagrams June 21st
 Demoliton of Garage & Contruction of new Garage & Attached Secondary Dwelling above
 26A Lakeview Pde Warriewood NSW 2102

Job No.	2499	Sheet No.	10
Scale	1 : 450 @ A3	Issue.	D
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1 GF Calculation Plan (FSR)
1 : 200

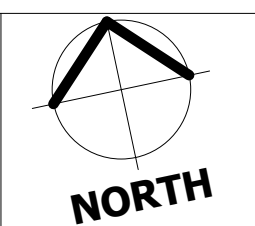


2 FF Calculation Plan (FSR)
1 : 200

FLOOR AREA CALCULATIONS	DWELLING
EXISTING DWELLING AREA	297m ²
MAXIMUM FLOOR AREA PERMISSIBLE 25% OF TOTAL FLOOR AREA OF THE PRINCIPAL DWELLING	74m ²
PROPOSED FLOOR AREA	67m²

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Calculation Plans (FSR)
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26A Lakeview Pde Warriewood NSW 2102

Job No. 2499	Sheet No. 11
Scale 1 : 200 @ A3	Issue. D
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LANDSCAPE CALCULATIONS

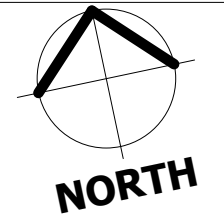
TOTAL SITE AREA	1094m ²
MINIMUM LANDSCAPED AREA	656.4m ² 60%
EXISTING LANDSCAPE AREA	415.5m ² 38%
PROPOSED LANDSCAPED AREA	427.5m ² 39%

VARIATION PROPOSED

1 Landscape Calculation Plan
1 : 200

No.	Description	Date
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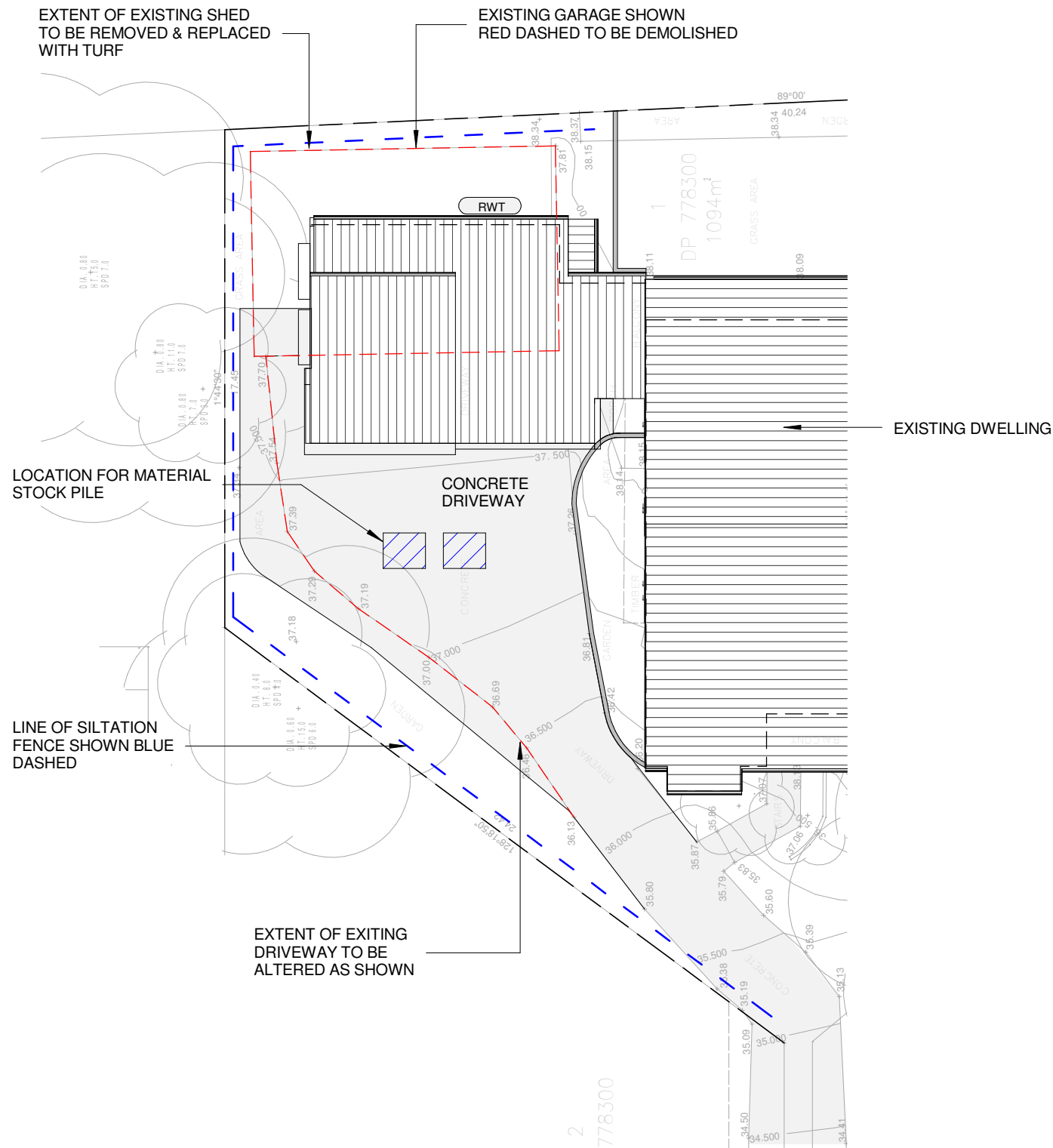
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Landscape Calculation Plan
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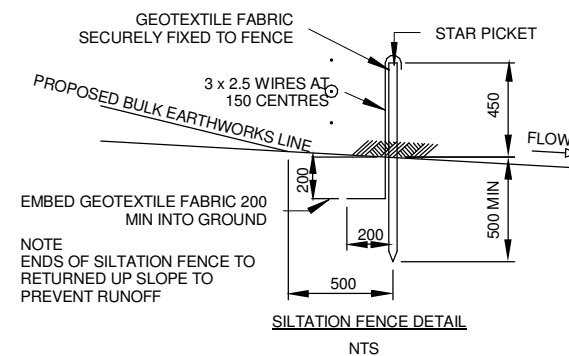
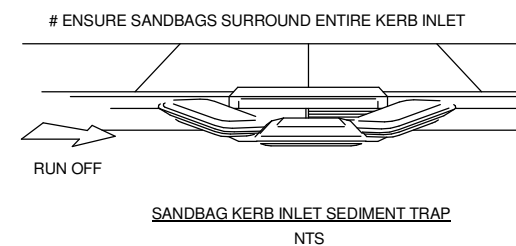
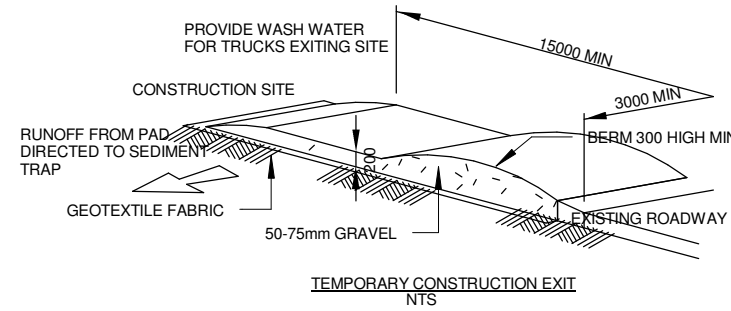
Job No.	2499	Sheet No.	12
Scale	1 : 200 @ A3	Issue.	D

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SEDIMENT CONTROL NOTES:

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY SITE MANAGER.
2. MINIMISE DISTURBED AREAS.
3. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTER AND FOOTPATHS.
4. DRAINAGE IS TO BE CONNECTED TO STORMWATER SYSTEM AS SOON AS POSSIBLE.
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
6. ALL POLLUTED RUNOFF IS TO BE RETAINED AND TREATED ON SITE.
7. ALL DISTURBED AREAS ARE TO BE RE-STABILIZED/ RE-VEGETATED.



ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSTALLED PRIOR TO ANY DEMOLITION WORKS. REFER TO STORMWATER ENGINEER'S DETAILS FOR ANY ADDITIONAL INFORMATION

ANY EXISTING BUILDINGS TO BE DEMOLISHED ON SITE. ALL EXISTING PITS TO BE COVERED DURING DEMOLITION.

REFER TO SEDIMENT & EROSION CONTROL PLAN FOR MORE SITE ESTABLISHMENT DETAIL

ALL DEMOLITION MUST BE CARRIED OUT IN ACCORDANCE WITH AS 2601-2001, THE DEMOITION OF STRUCTURES

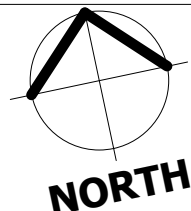


1 Demolition & Erosion, Sediement & Control Plan

1 : 200

No.	Description	Date
A	RFI	25/11/2024

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Demolition & Erosion, Sediment & Control Plan

Demoliton of Garage & Contruaction of new Garage & Attached Secondary Dwelling above

26A Lakeview Pde Warriewood NSW 2102

Job No.	2499	Sheet No.	14
Scale	As indicated @ A3	Issue.	A

A. 1/64 Riverside Road, Chipping Norton NSW 2170
P. 02 9755 1318
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Nominated Architects:
Alfredo Pagano 6774





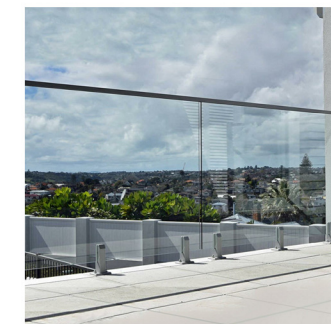
COLOURBOND SURFMIST METAL ROOF SHEETS



DULUX WHITE DUNE HALF OR SIMILAR



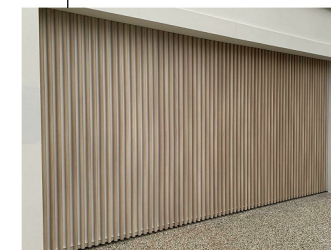
WHITE ALUMINIUM FRAMED DOORS & WINDOWS)



GLASS BALUSTRADES (OR SIMILAR)



SURFMIST WEATHERTEX CLADDING OR SIMILAR



TIMBER BATTEN LOOK GARAGE DOOR




WHITE PAINTED BRICK OR SIMILAR

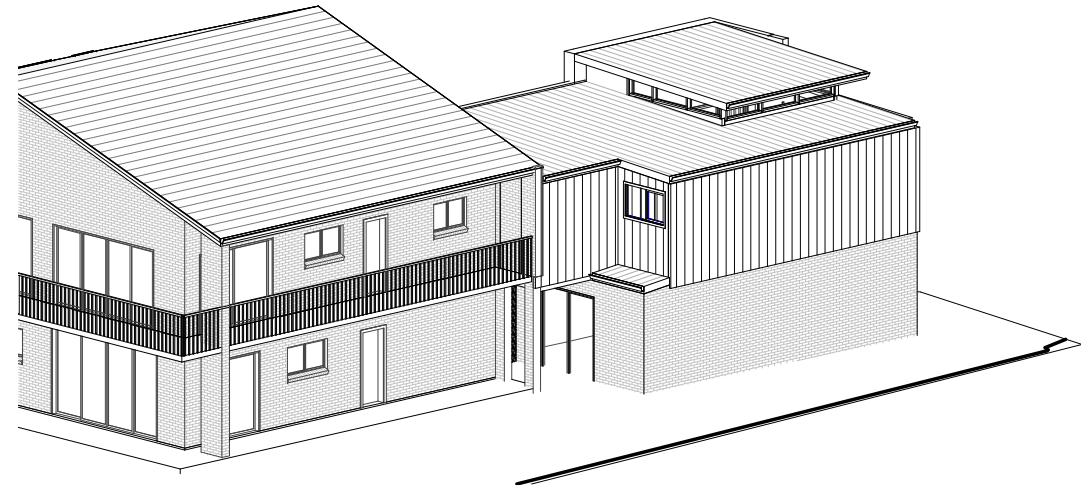
No.	Description	Date
A	Draft	3/10/2024
B	Development Application	24/10/2024
C	Basix Added	7/11/2024
D	RFI	25/11/2024

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External Finishes Schedule

Demoliton of Garage & Contruction of new Garage & Attached Secondary Dwelling above
26A Lakeview Pde Warriewood NSW 2102


Job No.	2499	Sheet No.	15
Scale	@ A3	Issue.	D
A. 1/64 Riverside Road, Chipping Norton NSW 2170 P. 02 9755 1318 E. admin@pagano.com.au Nominated Architects: Alfredo Pagano 6774			



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Perspectives
 Demolition of Garage & Construction of new Garage & Attached Secondary Dwelling above
 26A Lakeview Pde Warriewood NSW 2102

Job No.	2499	Sheet No.	16
Scale	@ A3	Issue.	D
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Window Schedule				
Mark	Area	Height	Width	Glazing
1	1.44 m ²	800	1800	Aluminium Max U-Value 3.28 SHGC 0.45
2	1.44 m ²	800	1800	Aluminium Max U-Value 3.28 SHGC 0.45
3	1.35 m ²	900	1500	Aluminium Max U-Value 3.28 SHGC 0.45

HIGH LEVEL WINDOW				
Mark	Area	Height	Width	Glazing
HLW1	1.08m ²	600	1800	Aluminium Max U-Value 3.28 SHGC 0.45
HLW2	1.8m ²	600	3000	Aluminium Max U-Value 3.28 SHGC 0.45
HLW3	1.32m ²	600	2200	Aluminium Max U-Value 3.28 SHGC 0.45

External Door Schedule				
Mark	Area	Height	Width	Finish
1	9.60 m ²	2400	4000	Aluminium Max U-Value 2.89 SHGC 0.48
2	5.28 m ²	2400	2200	Aluminium Max U-Value 2.89 SHGC 0.48
3	2.73 m ²	2100	1300	Aluminium Max U-Value 2.89 SHGC 0.48

Grand total: 3

REFER TO NatHERS CERTIFICATE NO. #HR-CSP17R-01

BASIX[®] Certificate

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

Single Dwelling

Certificate number: 1771455S

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 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary

Date of issue: Monday, 04 November 2024

To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.



Project summary		
Project name	26A Lakeview Parade	
Street address	26A LAKEVIEW Parade WARRIEWOOD 2102	
Local Government Area	Northern Beaches Council	
Plan type and plan number	Deposited Plan DP778300	
Lot no.	1	
Section no.	-	
Project type	dwelling house (attached) - secondary dwelling	
No. of bedrooms	2	
Project score		
Water	✓ 41	Target 40
Thermal Performance	✓ Pass	Target Pass
Energy	✓ 70	Target 68
Materials	✓ -36	Target n/a

Certificate Prepared by

Name / Company Name: Green Rate

ABN (if applicable): 50948071327

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 2500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 90 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: <ul style="list-style-type: none"> at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.) 		✓	✓

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
Assessor details and thermal loads			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate and the "Construction" and "Glazing" tables below.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.	✓	✓	✓

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Window Schedule & Basix Commitments

Demolition of Garage & Construction of new Garage & Attached Secondary Dwelling above

26A Lakeview Pde Warriewood NSW 2102

Job No.	2499	Sheet No.	17
Scale	@ A3	Issue.	D

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P. 02 9755 1318
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Nominated Architects:
Alfredo Pagano 6774



Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Construction			
The applicant must construct the floors, walls, roofs, ceilings and glazing of the dwelling in accordance with the specifications listed in the tables below.	✓	✓	✓
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✓

Construction	Area - m ²	Insulation
floor - suspended floor above garage, hard wood; frame: timber - H2 treated softwood.	74	fibreglass batts or roll
garage floor - concrete slab on ground.	40	none
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	all external walls	fibreglass batts or roll+ foil/sarking
external garage wall: cavity brick; frame: no frame.	92	none
internal wall: plasterboard; frame: timber - H2 treated softwood.	49	none
ceiling and roof - flat ceiling / pitched roof, framed - metal roof, timber - H2 treated softwood.	91.25	ceiling: fibreglass batts or roll; roof: foil backed blanket.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazing			
The applicant must install windows, glazed doors and skylights as described in the table below, in accordance with the specifications listed in the table.	✓	✓	✓

Frames	Maximum area - m ²
aluminium	26
timber	0
uPVC	0
steel	0
composite	0

Glazing	Maximum area - m ²
single	0
double	26
triple	0

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 2 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 2 star (average zone)		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 2 star (average zone)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - non ducted; Energy rating: 2 star (average zone)		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓ ✓ ✓	✓ ✓ ✓
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 1 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

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Basix Commitments

Demoliton of Garage & Contruotion of new Garage & Attached Secondary Dwelling above

26A Lakeview Pde Warriewood NSW 2102

Job No.	2499	Sheet No.	18
Scale	@ A3	Issue.	B

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