

7) BARINGS SHOWN ARE ON MAGNETIC MERIDIAN.

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SITE ANALYSIS PLAN

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35 BRISBANE AVENUE, MT KURING-GAI NSW 2080
PH: (02) 9457 9303 MOB: 0411 758 479
email : admin@bvdesigns.com.au



OVERHEAD ELECTRIC LINES
BOARDS SEWER
TELECOMMUNICATION LINES
WATER LINES
GAS LINES

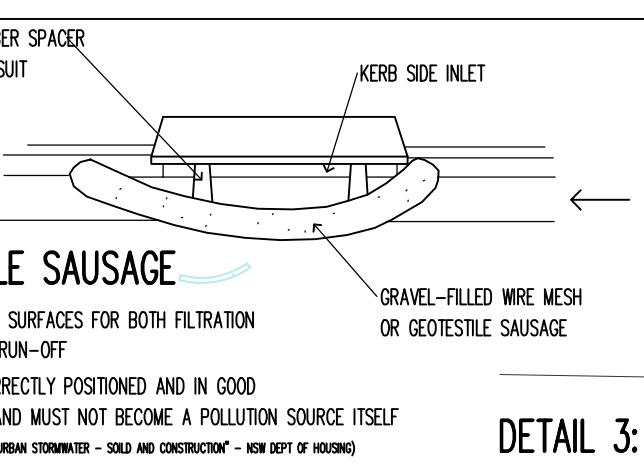
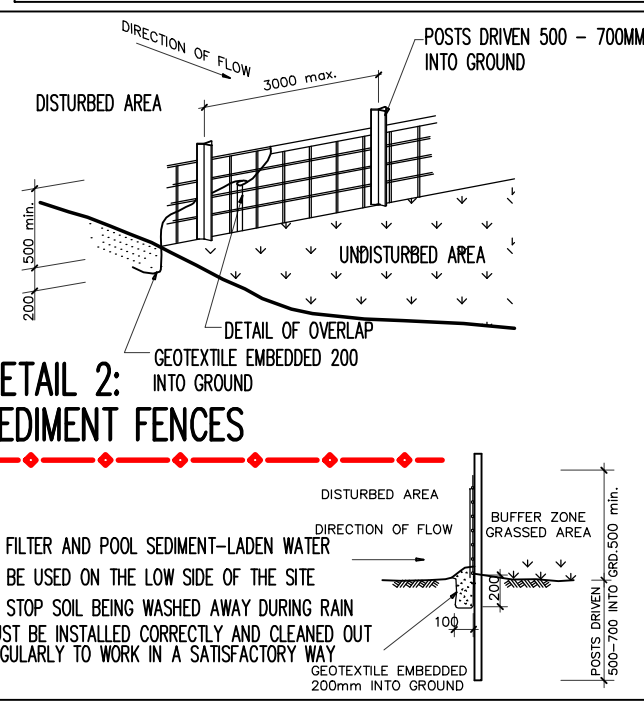
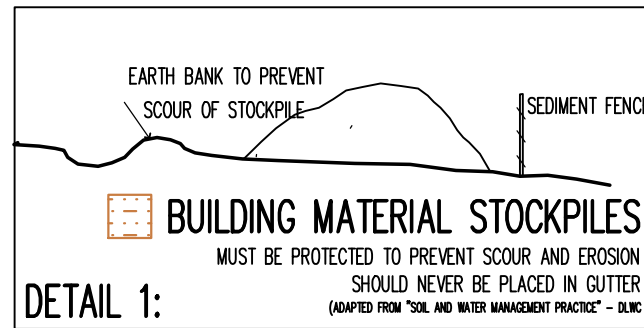
WARREN L. BEE
REGISTERED SURVEYOR N.S.W.
IDENTIFICATION No. SU000448

L.G.A.: NORTHERN BEACHES

CLIENT Mr J. & Mrs A. WHITEHEAD				REF No.
PROPERTY No. 34 NARRABEEN PARK PARADE, WARRIEWOOD				22308
DATUM	A.H.D.	SCALE 1:100 @ A1	DATE 09/10/2024	SHEET No. 1 of 1
SURVEYED	W.B./L.P.	DRAWN S.C./L.B.	DWG No. 22308A	REV No. 00

REF No.

22308



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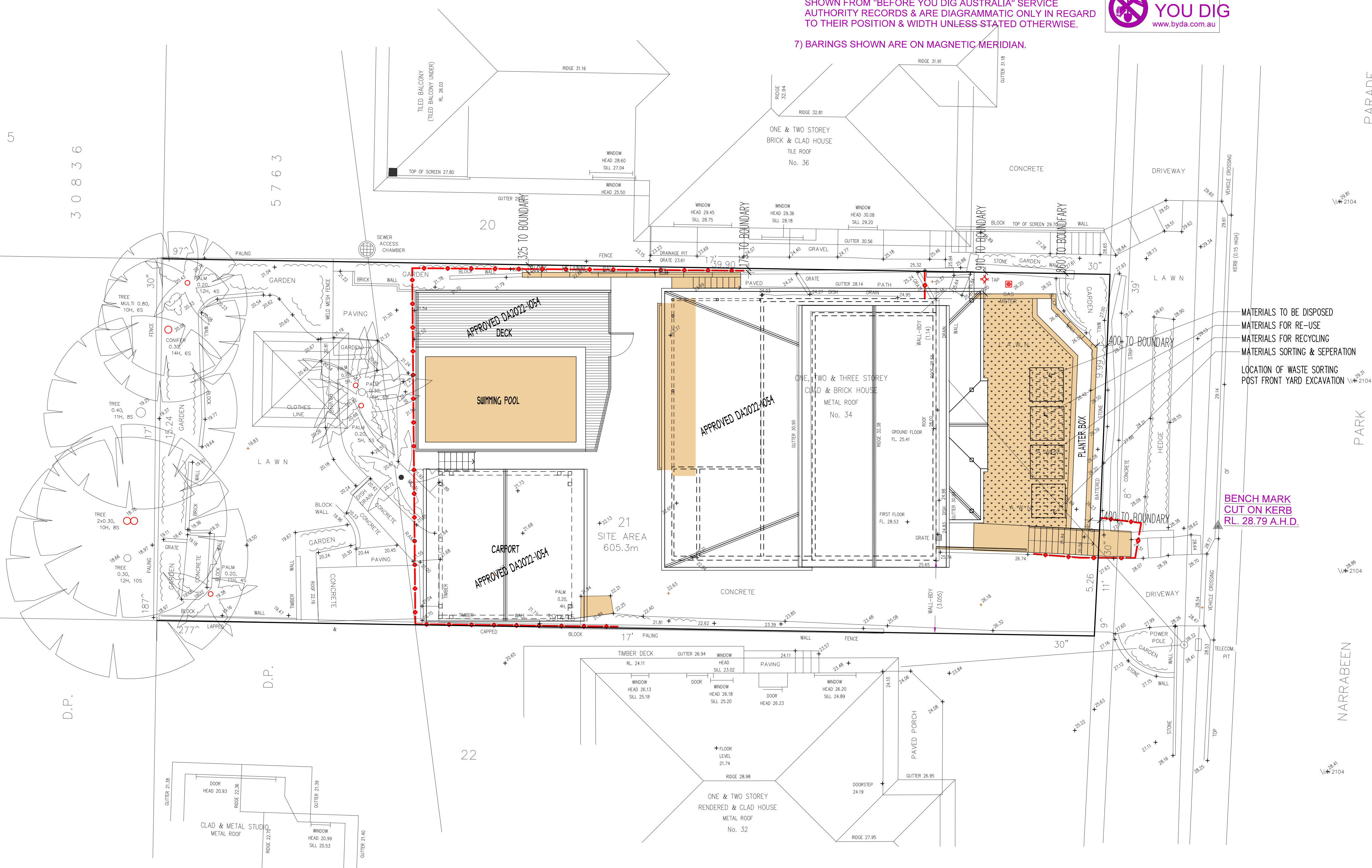
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Bee & Lethbridge
Quality Surveying & Development Solutions

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Suite 2, 14 Starkey Street,
PO Box 330, Forestville, NSW 2087
Phone: 9451 6757
Email: survey@beeleth.com.au
ABN: 13 003 194 447
www.beeleth.com.au

LEGEND

TREE
0.10, 45
DENOTES APPROX. 0.1m DIAMETER OF TREE
DENOTES APPROX. 5m HEIGHT OF TREE
DENOTES APPROX. 4m SPREAD OF TREE

WATER LINES
GAS LINES

OVERHEAD ELECTRIC LINES
BOARDS SEWER
TELECOMMUNICATION LINES

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PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS & PHYSICAL FEATURES OVER LOT 21 IN D.P. 15763 KNOWN AS No. 34 NARRABEEN PARK PARADE, WARRIEWOOD.

L.G.A.: NORTHERN BEACHES

CLIENT	Mr J. & Mrs A. WHITEHEAD	REF No.	22308
PROPERTY	No. 34 NARRABEEN PARK PARADE, WARRIEWOOD	SHEET No.	1 of 1
DATUM	A.H.D.	SCALE	1:100 @ A1
SURVEYED	W.B./L.P.	DATE	09/10/2024
		DWG No.	22308A
		REV No.	00

NOTES:

- 1) A BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
- 2) OFFSET DIMENSIONS TO BOUNDARIES HEREON MUST NOT BE USED FOR CONSTRUCTION.
- 3) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 4) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM S.S.M. 24641 RL 32.061 A.H.D.
- 5) TREE SPREADS ARE DIAGRAMMATIC ONLY AD ARE NOT SYMMETRICAL.
- 6) UNDERGROUND (NON VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "BEFORE YOU DIG AUSTRALIA" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 7) BARINGS SHOWN ARE ON MAGNETIC MERIDIAN.

INVESTIGATION OF "BEFORE YOU DIG AUSTRALIA" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR EAR THE SITE.

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:
- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATIONS
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXCESSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

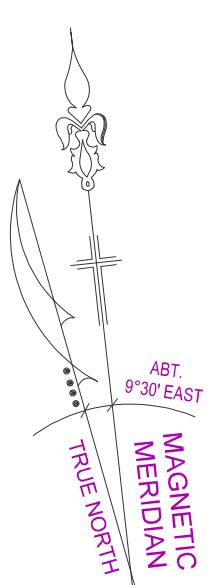
MINIMISE YOUR RISK AND CHECK BEFORE YOU DIG AUSTRALIA.
WWW.BYDA.COM.AU



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ISSUE REVISION	ISSUE DATE	ISSUED FOR	ISSUED BY
A	28/05/25	MODIFICATION SECTION 4.55 SUBMISSION	RH



PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT:
**34 NARRABEEN PARK PARADE
WARRIEWOOD NSW 2102**

FOR:
WHITEHEAD RESIDENCE

Scale	1:100 @ A1	Date	DECEMBER 2024
Drawn by	PT	Drawing/Job No.	0868/24
Sheet No.	S4.55-02	Revision Issue	A

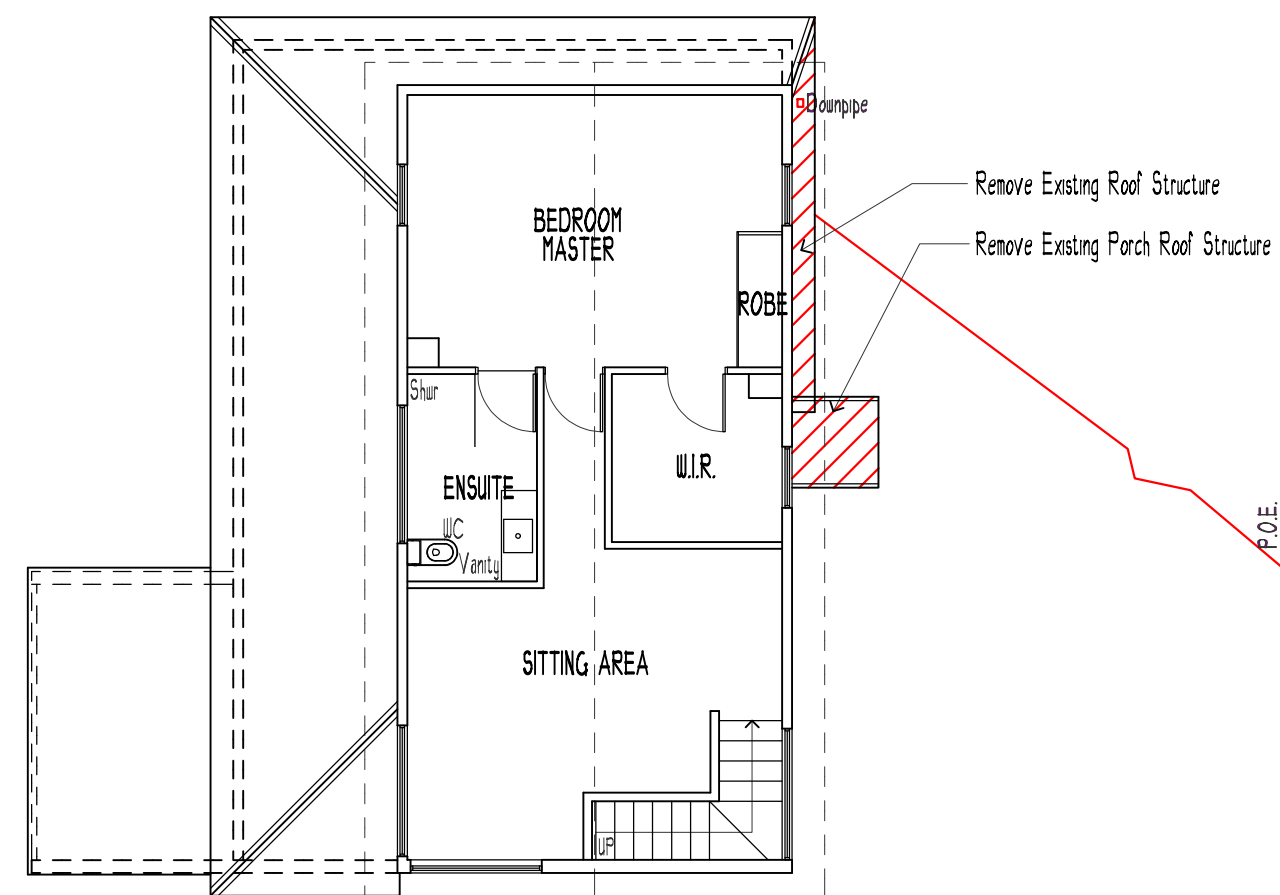
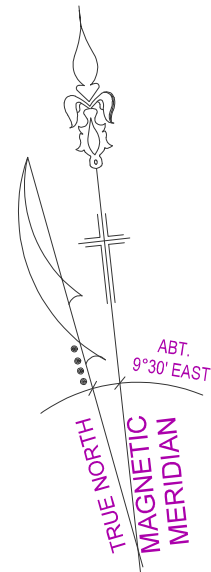
PROPOSED SITE PLAN

bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

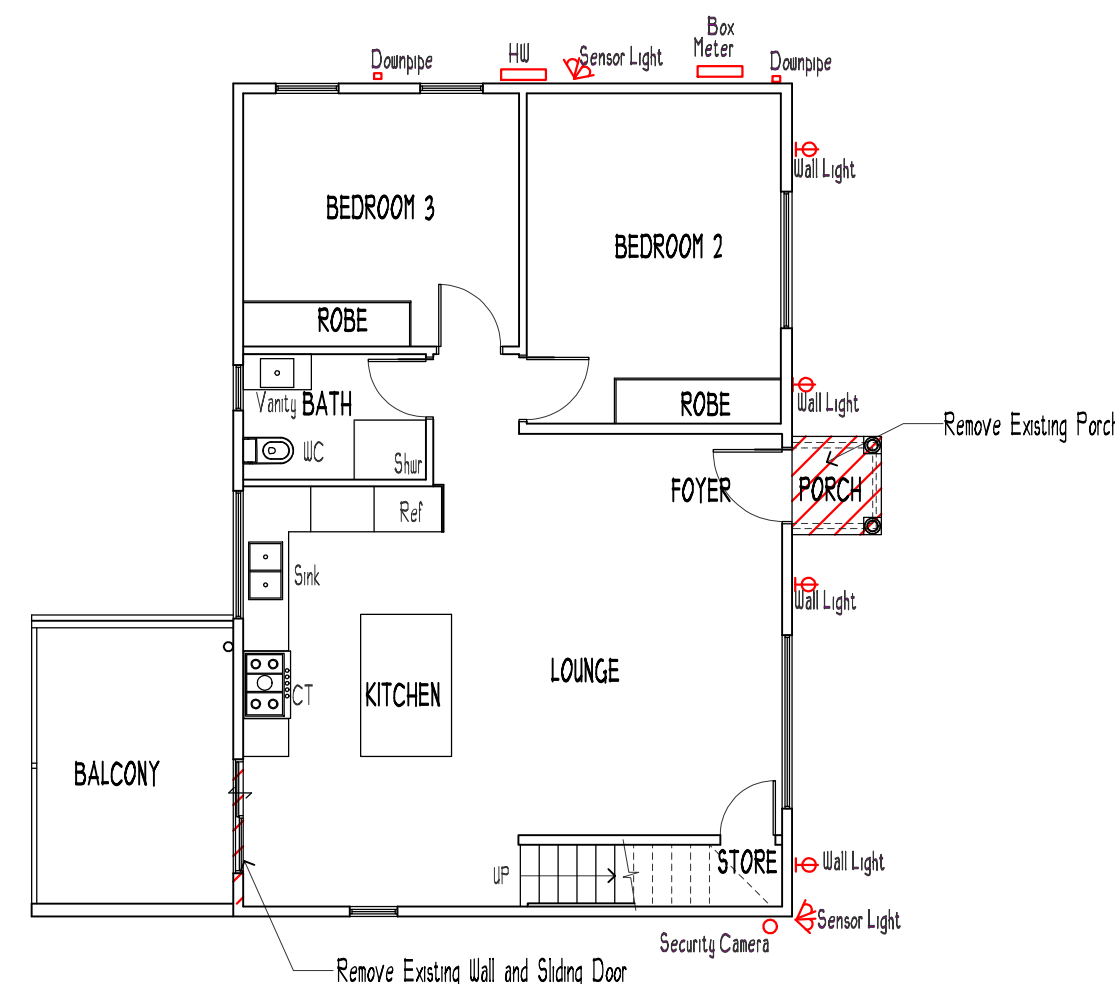
Accreditation No. 10579 - 23

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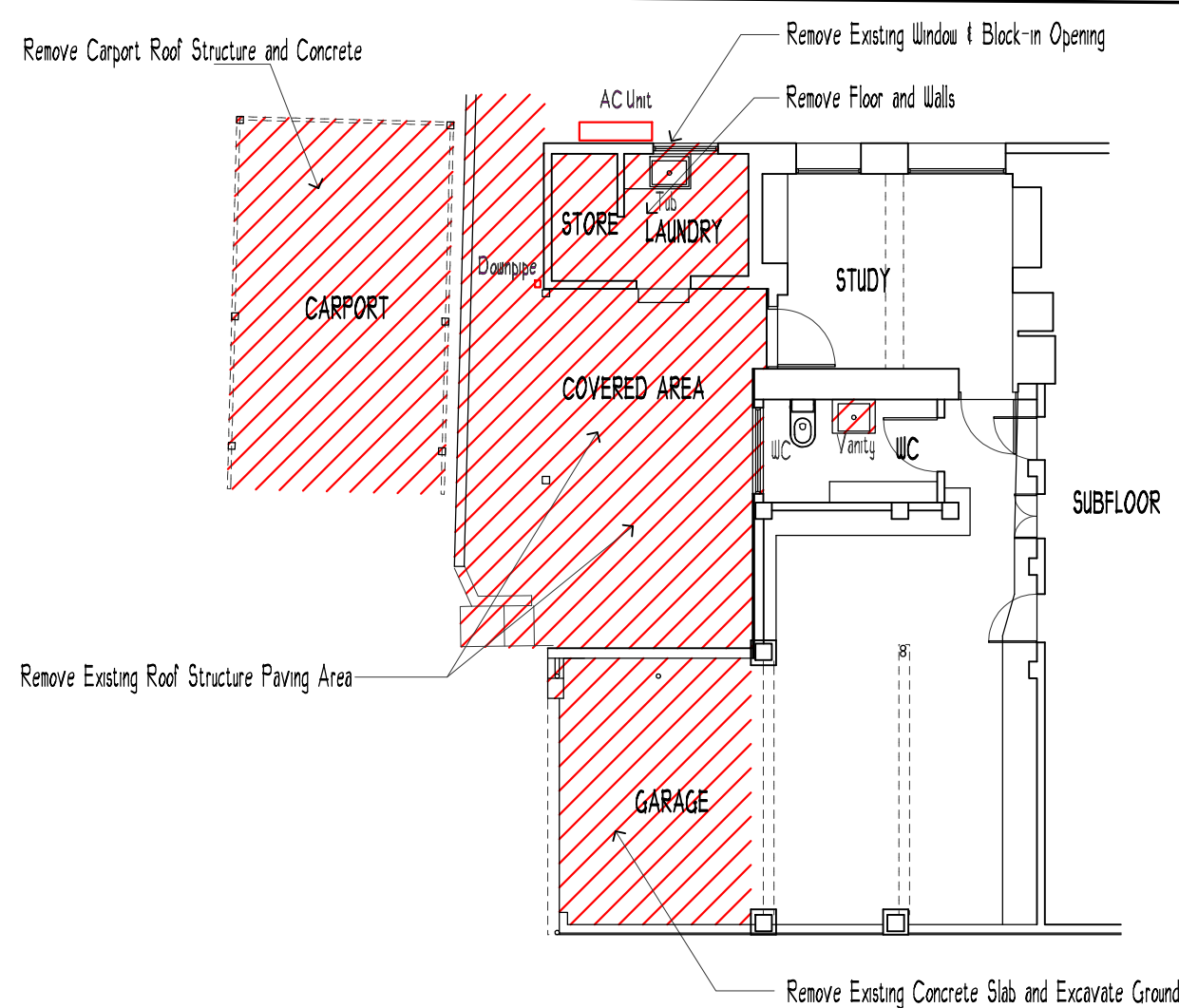
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email: admin@bvdesigns.com.au



EXISTING FIRST FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING LOWER FLOOR PLAN

EXISTING FIRST FLOOR CEILING LEVEL RL 31.01

EXISTING FIRST FLOOR LEVEL RL 28.53

EXISTING GROUND FLOOR CEILING LEVEL

EXISTING GROUND FLOOR LEVEL RL 25.41

EXISTING LAUNDRY FLOOR LEVEL RL 23.62

EXISTING STUDY FLOOR LEVEL RL 23.215



EXISTING EASTERN ELEVATION

EXISTING FIRST FLOOR CEILING LEVEL RL 31.01

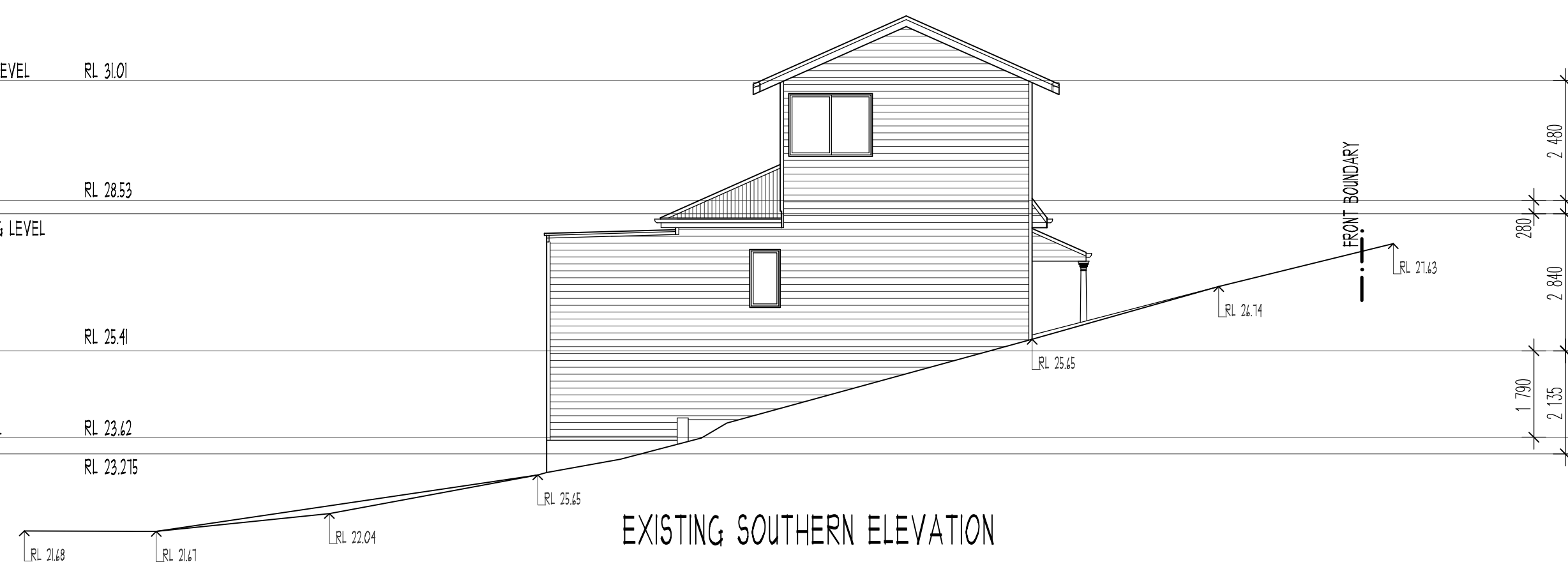
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EXISTING GROUND FLOOR CEILING LEVEL

EXISTING GROUND FLOOR LEVEL RL 25.41

EXISTING LAUNDRY FLOOR LEVEL RL 23.62

EXISTING STUDY FLOOR LEVEL RL 23.215



EXISTING SOUTHERN ELEVATION

EXISTING FIRST FLOOR CEILING LEVEL RL 31.01

EXISTING FIRST FLOOR LEVEL RL 28.53

EXISTING GROUND FLOOR CEILING LEVEL

EXISTING GROUND FLOOR LEVEL RL 25.41

EXISTING LAUNDRY FLOOR LEVEL RL 23.62

EXISTING STUDY FLOOR LEVEL RL 23.215



EXISTING WESTERN ELEVATION

EXISTING FIRST FLOOR CEILING LEVEL RL 31.01

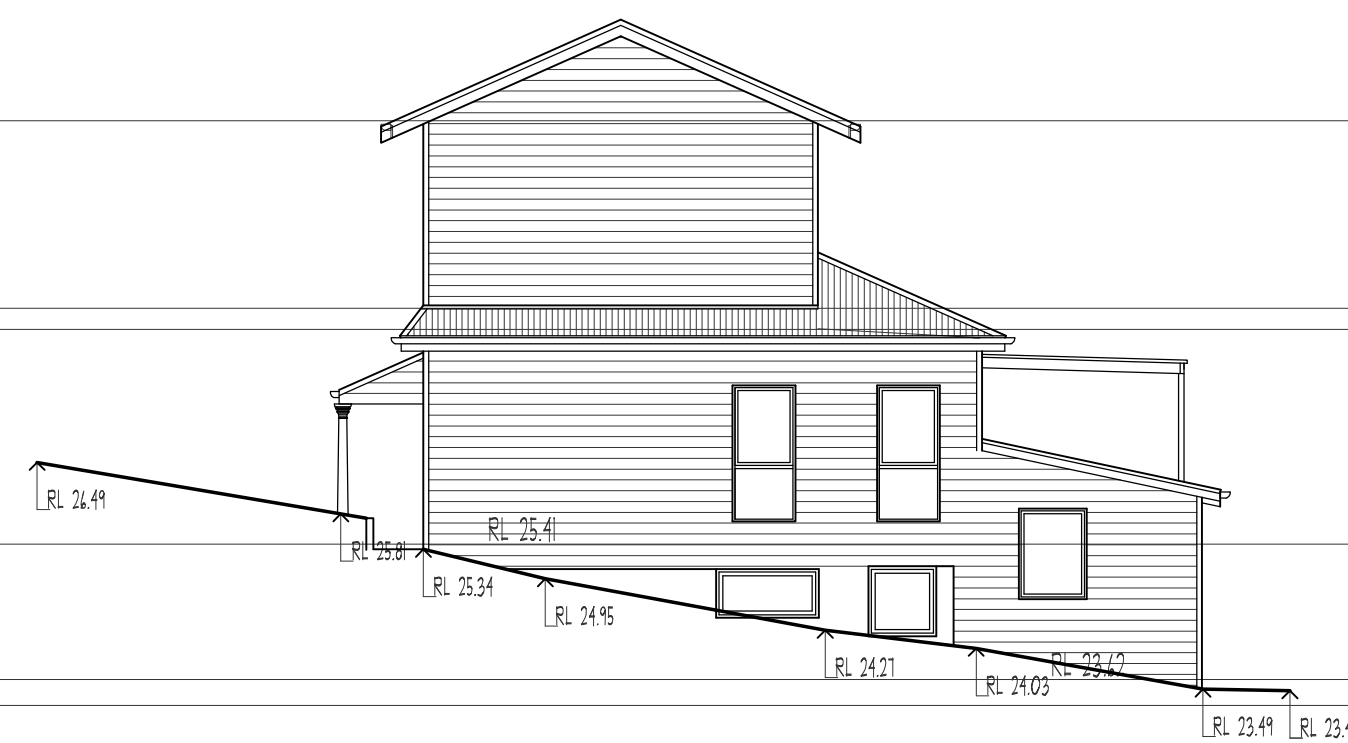
EXISTING FIRST FLOOR LEVEL RL 28.53

EXISTING GROUND FLOOR CEILING LEVEL

EXISTING GROUND FLOOR LEVEL RL 25.41

EXISTING LAUNDRY FLOOR LEVEL RL 23.62

EXISTING STUDY FLOOR LEVEL RL 23.215



EXISTING NORTHERN ELEVATION

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PROPOSED ALTERATIONS & ADDITIONS TO RESIDENCE AT :
34 NARRABEEN PARK PARADE
WARREWOOD NSW 2102
FOR :
WHITEHEAD RESIDENCE

Scale 1:100 @ A1	Date DECEMBER 2024
Drawn by PT	Drawing/Job No. 0868/24
Sheet No. S4.55-03	Revision Issue A

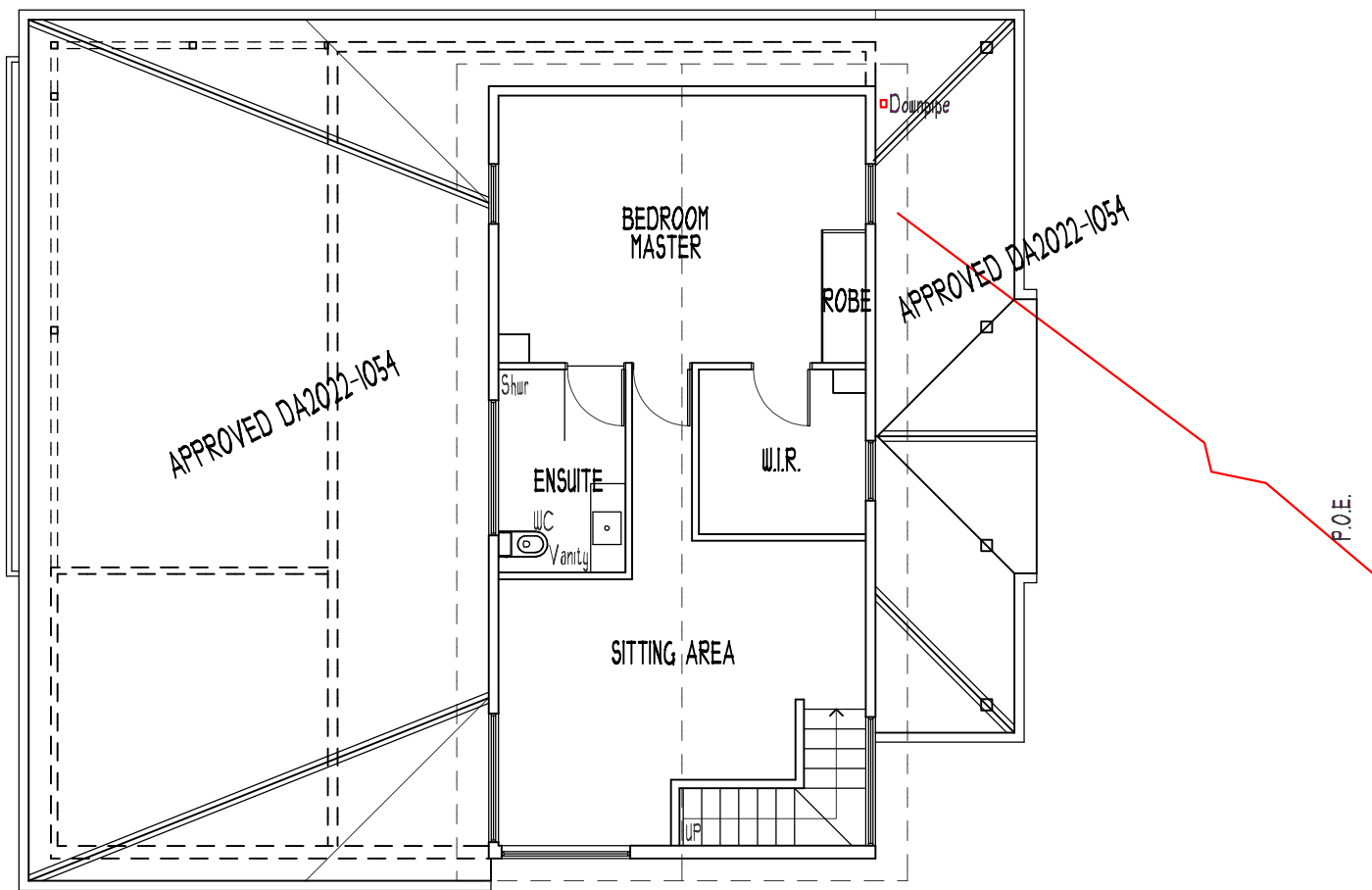
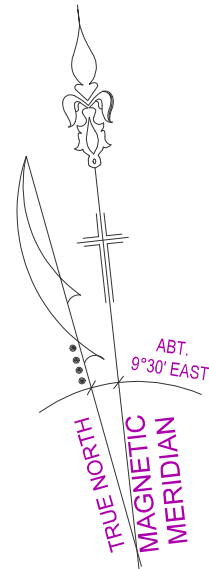
EXISTING PLANS & ELEVATIONS



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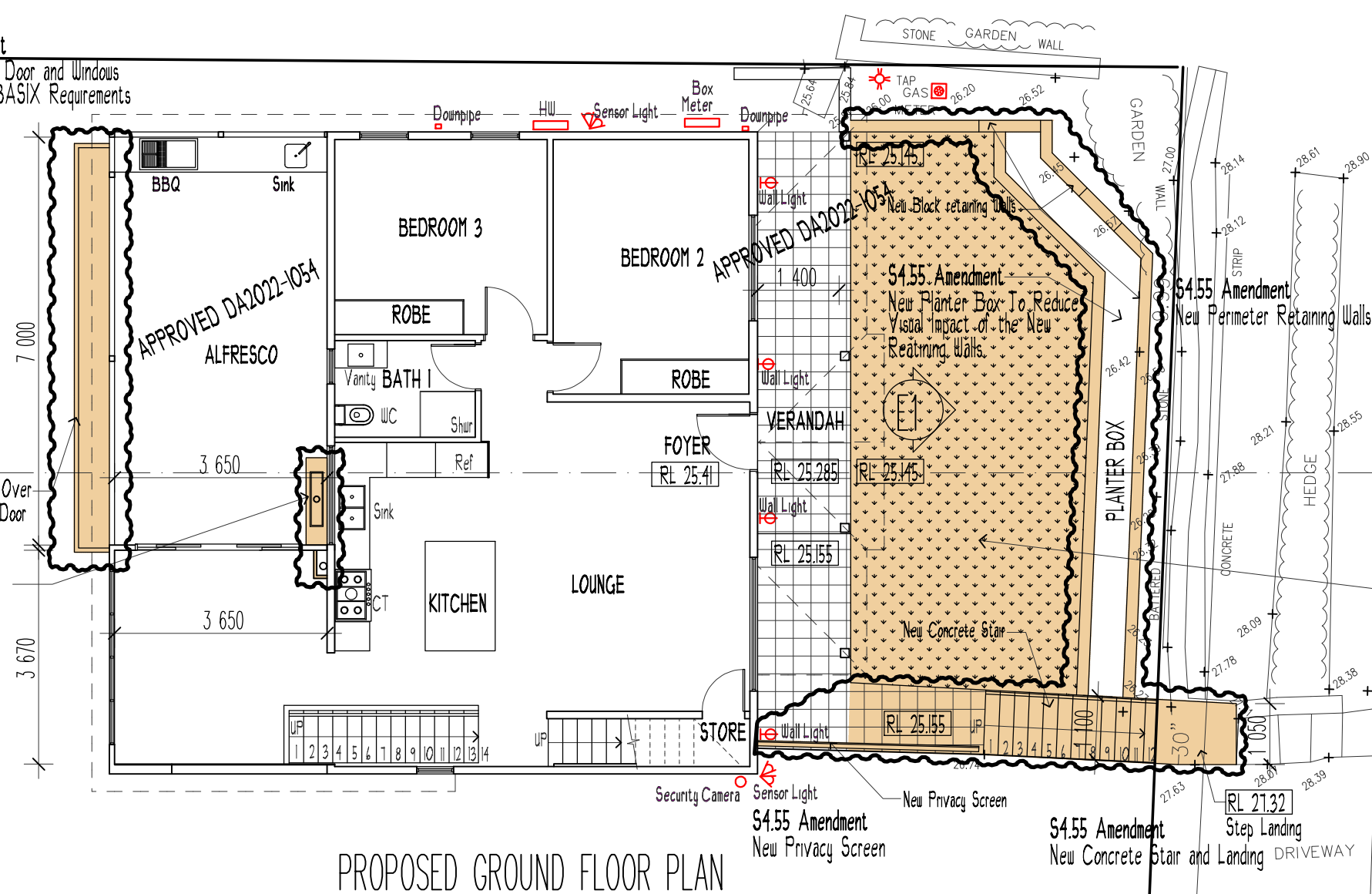


PROPOSED FIRST FLOOR PLAN

WINDOWS AND DOORS SCHEDULE

- W 1 900 x 1450 ALUMINIUM FRAME SLIDING WINDOW WITH OBSCURED GLAZING
W 2 2100 x 3000 ALUMINIUM FRAME SLIDING WINDOW
D 1 2040 x 820 FULL GLAZED DOOR
D 2 2100 x 1810 ALUMINIUM FRAME SLIDING DOOR

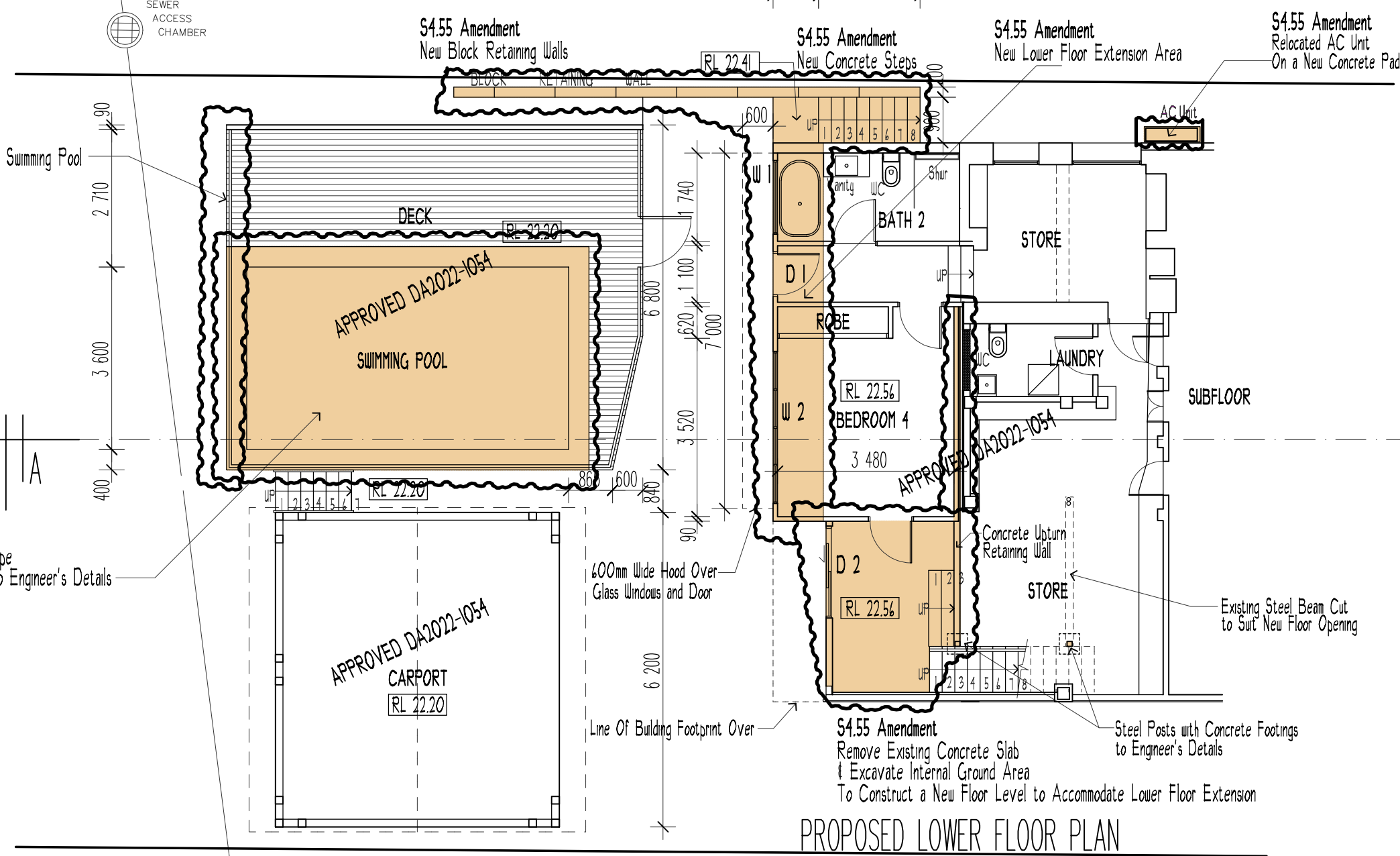
S4.55 Amendment
New Hood Over Door and Windows
to Comply with BASIX Requirements



PROPOSED GROUND FLOOR PLAN

S4.55 Amendment
Removed Approved Gazebo
and Deck Area to Rear of Swimming Pool

S4.55 Amendment
Amended Swimming Pool Shape
Concrete Pool & Coping To Engineer's Details



PROPOSED LOWER FLOOR PLAN

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1792208

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.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 16 April 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	34 Narrabeen Park Parade
Street address	34 NARRABEEN PARK - WARREWOOD 2102
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP15763
Lot number	21
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for any renovation work is \$50,000 or more, and includes a pool (and/or spa).
N/A	N/A
Certificate Prepared by	
(please complete before submitting to Council or PCA)	
Name / Company Name	FRYS BUILDING CONSULTANCY PTY LTD
ABN (if applicable)	64631418543

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank			
The applicant must install a rainwater tank of at least 1235.94 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 rainwater runoff from at least 120 square metres of roof area.		✓	✓
The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.		✓	✓
Outdoor swimming pool			
The swimming pool must be outdoors.	✓	✓	✓
The swimming pool must not have a capacity greater than 35 kilolitres.	✓	✓	✓
The applicant must install a pool pump timer for the swimming pool.		✓	✓
The applicant must not incorporate any heating system for the swimming pool that is part of this development.		✓	✓

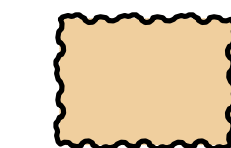
Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m ² , b) insulation specified is not required for parts of altered construction where insulation already exists.			
Construction	Additional insulation required (R-value)	Other specifications	
concrete slab on ground floor:	nil	N/A	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.			
The following requirements must also be satisfied in relation to each window and glazed door:			
Each window or glazed door with standard aluminium or timber frames and single clear or tinted glass may either match the description, or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.			
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.			
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	W	1.3	3.79	7	projection/ height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D1	W	1.87	3.79	7	projection/ height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	W	6.3	3.79	7	projection/ height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D2	W	3.8	3.79	7	projection/ height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

NEW BASIX ASSESSMENT REPORT



AMENDED SCOPE OF WORKS FOR S4.55

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34 NARRABEEN PARK PARADE
WARREWOOD NSW 2102
FOR :
WHITEHEAD RESIDENCE

Scale 1:100 @ A1	Date DECEMBER 2024
Drawn by PT	Drawing/Job No. 0868/24
Sheet No. S4.55-04	Revision Issue A

PROPOSED FLOOR PLANS



Accreditation No. 10579 - 23

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