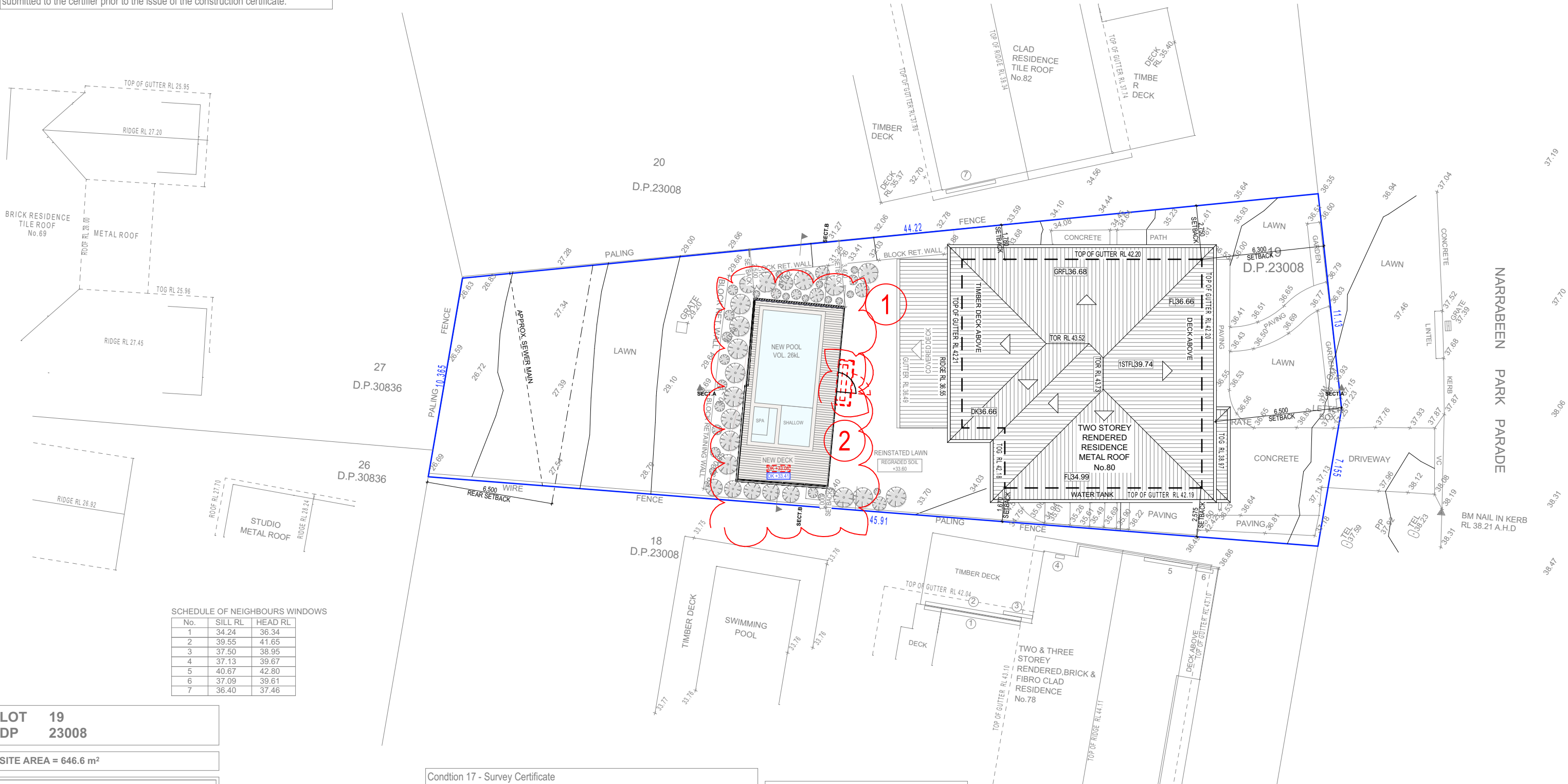


Condtion 11 - External finishes to Roof
Basix require medium solar absorptance 0.475 - 0.70

The external finish to the roof shall have a solar absorbance (SA) greater than 0.43 in accordance with the requirements of the BASIX Certificate to minimise solar reflections to neighboring properties. Any roof with a reflective finish is not permitted.
Green roofs and areas where solar panels (PV) are installed are excluded from conforming to the SA range. Details demonstrating compliance are to be submitted to the certifier prior to the issue of the construction certificate.

S4.55 MODIFICATION CHANGES

1. POOL COPING & STRUCTURE RAISED
2. POOL ENTRY STAIRS REMOVED
3. PROPOSED WINDOW



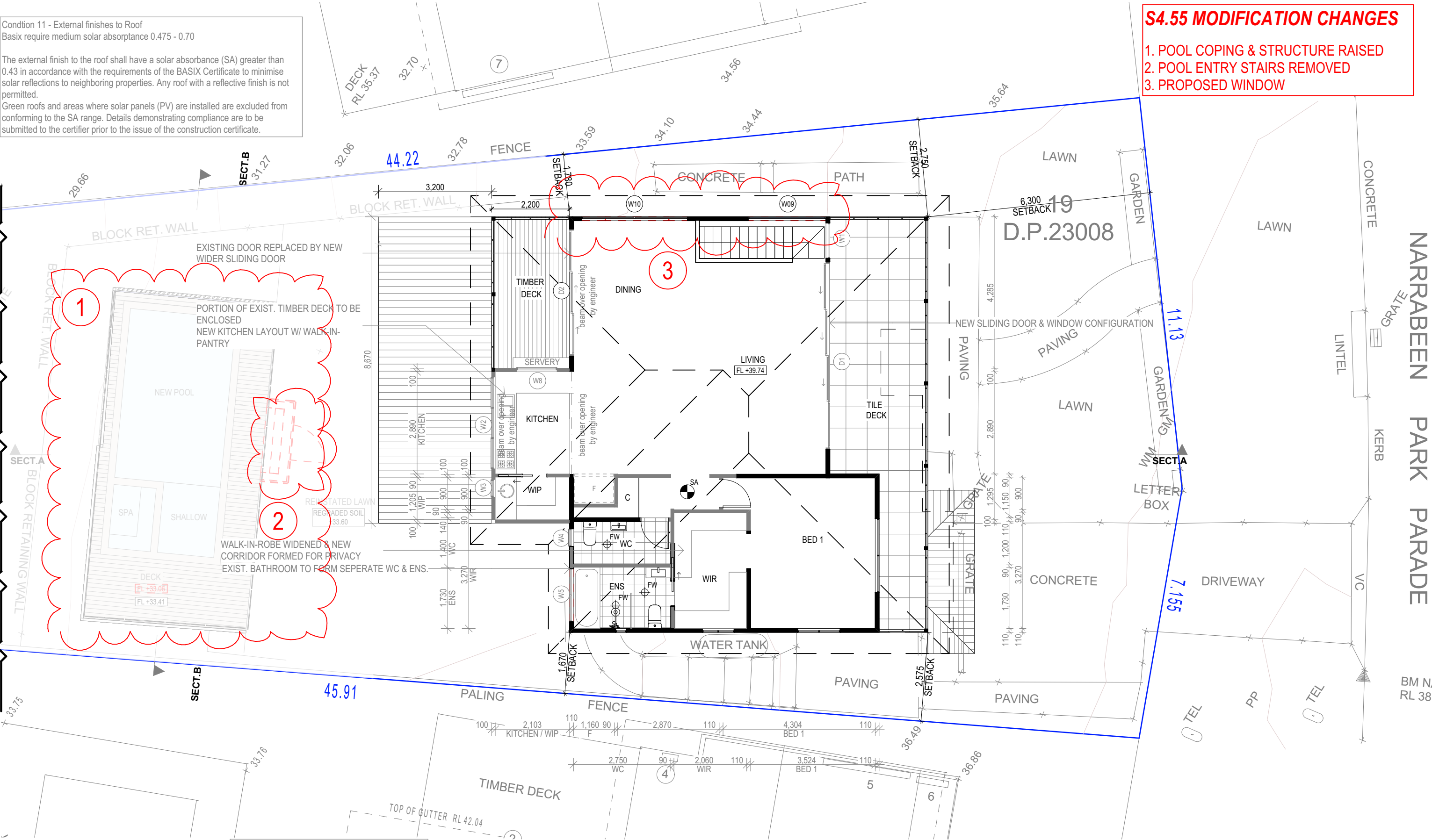
Condition 11 - External finishes to Roof
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S4.55 MODIFICATION CHANGES

1. POOL COPING & STRUCTURE RAISED
2. POOL ENTRY STAIRS REMOVED
3. PROPOSED WINDOW



PROPOSED FIRST FLOOR PLAN

NOTES

ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

GFA - FIRST FLOOR

EXISTING FIRST FLOOR AREA	83.8m ²
PROPOSED FIRST FLOOR AREA	93m ²

KEY:

SA HARD WIRED SMOKE ALARM

FW FLOOR WASTE

TRUE NORTH:

NOTES (E & OE)

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ACN 651 693 346

REV:	DATE:	DESCRIPTION:
B	01.05.24	ADDITIONAL INFO. ISSUE
C	07.08.24	CC DRAWINGS
D	22.08.24	CC DRAWINGS UPDATED
E	27.08.24	DETAILS ADDED
F	28.11.24	CLIENT CHANGES
G	02.12.24	CONSTRUCTION CERTIFICATE
H	24.03.25	S4.55 MODIFICATION

PROPOSED ALTERATIONS AND ADDITIONS

80 NARRABEEN PARK PARADE, WARRIEWOOD 2102

CLIENT: JON + FIONA BROCK

DRAWING TITLE: PROPOSED FIRST FLOOR PLAN

DATE:	DRAWN BY:	SCALE:
MAR/25	PP	1:100 @ A3
JOB No:	CHECKED BY:	DRAWING No:
1144/23	JJ	S2

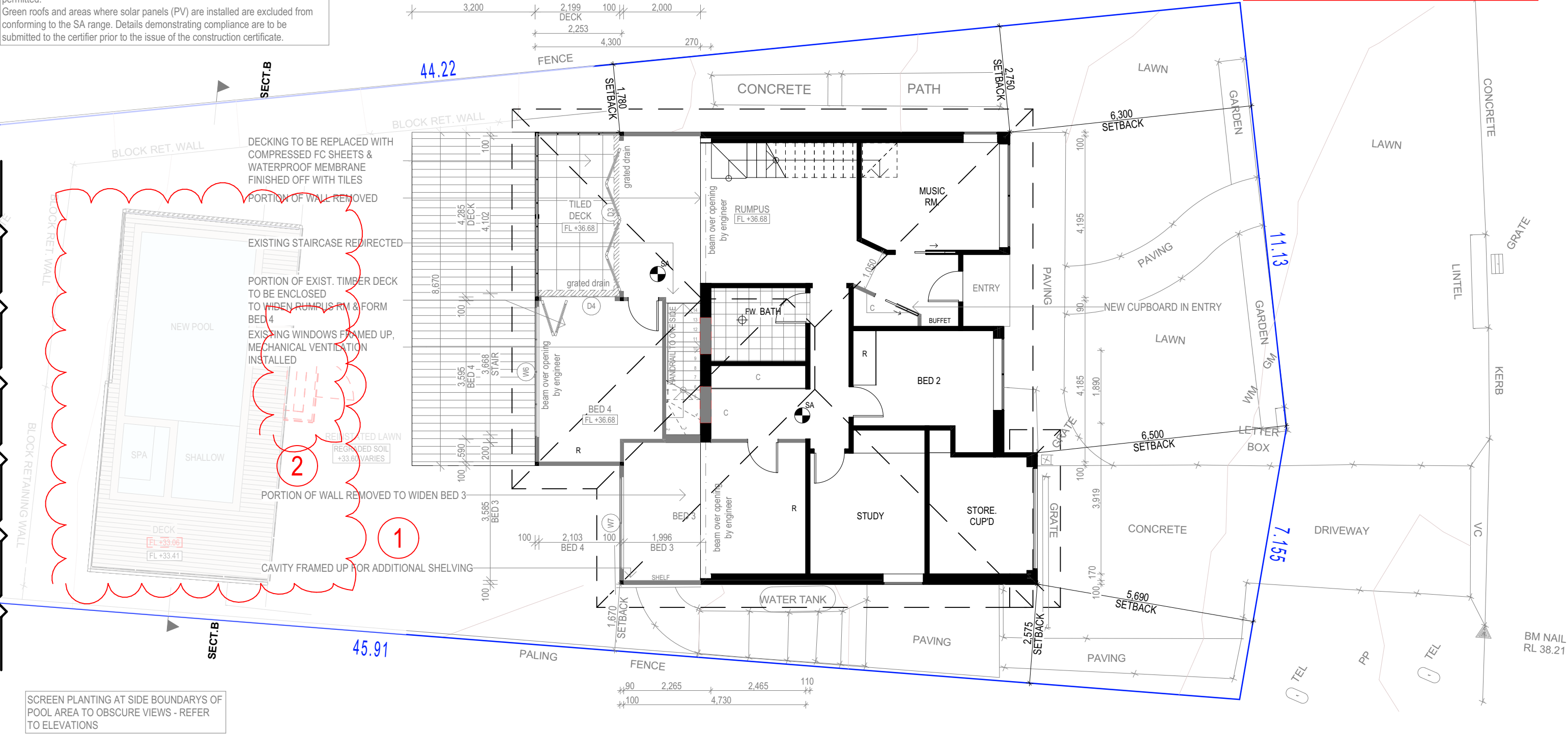
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The external finish to the roof shall have a solar absorbance (SA) greater than 0.43 in accordance with the requirements of the BASIX Certificate to minimise solar reflections to neighboring properties. Any roof with a reflective finish is not permitted.

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S4.55 MODIFICATION CHANGES

1. POOL COPING & STRUCTURE RAISED
2. POOL ENTRY STAIRS REMOVED
3. PROPOSED WINDOW



PROPOSED GROUND FLOOR PLAN

NOTES

ALL DEMOLITION WORK TO COMPLY WITH AS 2601 & SAFE WORK AUSTRALIA CODE OF PRACTICE.

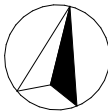
GFA - GROUND FLOOR

EXISTING GROUND FLOOR AREA	83.6m ²
PROPOSED GROUND FLOOR AREA	118.6m ²

KEY:

SA	HARD WIRED SMOKE ALARM
FW	FLOOR WASTE

TRUE NORTH:



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G	02.12.24	CONSTRUCTION CERTIFICATE
H	24.03.25	S4.55 MODIFICATION

PROPOSED ALTERATIONS AND ADDITIONS
80 NARRABEEN PARK PARADE, WARRIEWOOD 2102
CLIENT:
JON + FIONA BROCK

DRAWING TITLE:
PROPOSED GROUND FLOOR PLAN

DATE:
MAR/25

JOB No:
1144/23

DRAWN BY:
PP

CHECKED BY:
JJ

SCALE:
1:100 @ A3

DRAWING No:
S3

1. POOL COPING & STRUCTURE RAISED
2. POOL ENTRY STAIRS REMOVED
3. PROPOSED WINDOW

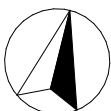


ALL DEMOLITION WORK TO COMPLY WITH AS 2601 &
SAFE WORK AUSTRALIA CODE OF PRACTICE.

EXISTING LOWER GR. FL. AREA	13.3m ²
PROPOSED LOWER GR. FL. AREA STORAGE NOT INCLUDED	52.3m ²

SA
HARD WIRED SMOKE ALARM

FW
FLOOR WASTE



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G	02.12.24	CONSTRUCTION CERTIFICATE
H	24.03.25	S4.55 MODIFICATION

DRAWING TITLE:
PROPOSED LOWER GROUND FLOOR PLAN

DRAWING No:

S4

+43.73
RL RIDGE

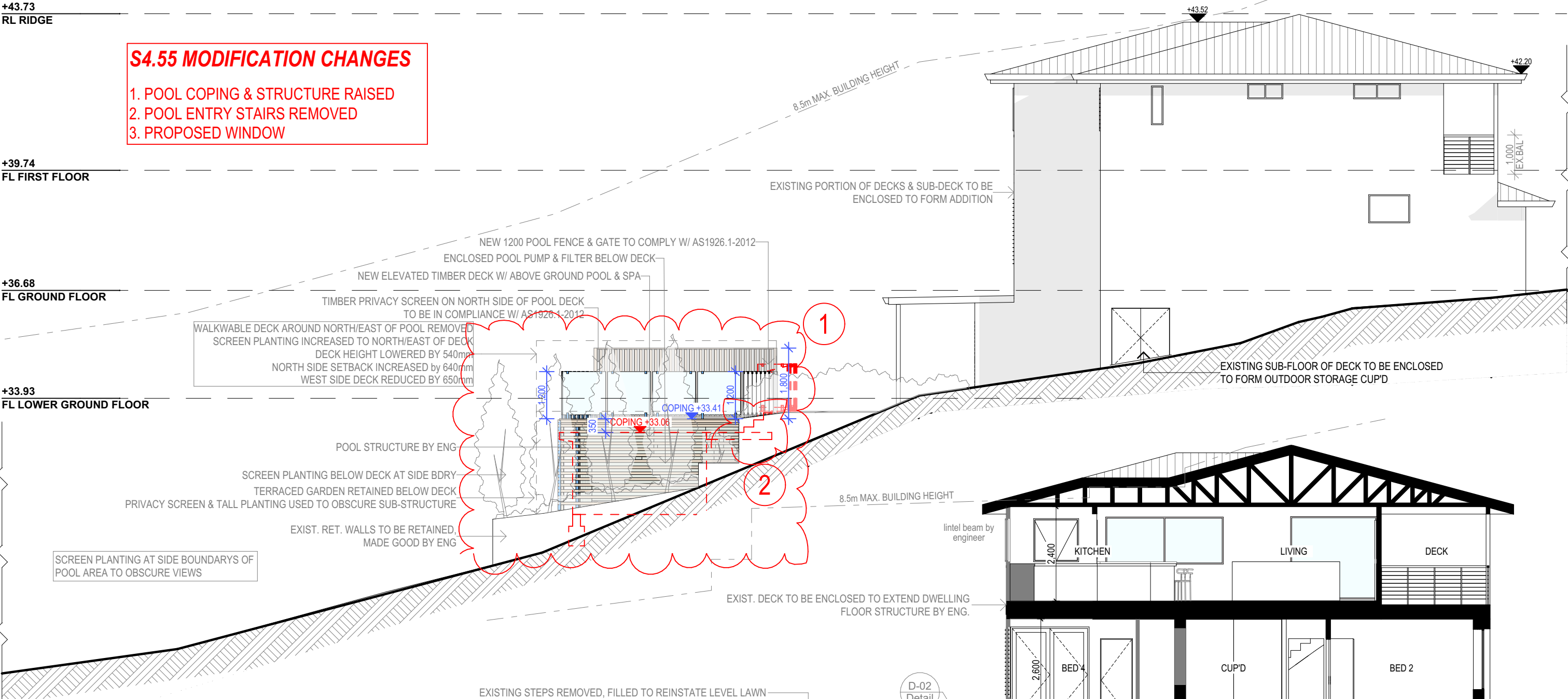
S4.55 MODIFICATION CHANGES

1. POOL COPING & STRUCTURE RAISED
2. POOL ENTRY STAIRS REMOVED
3. PROPOSED WINDOW

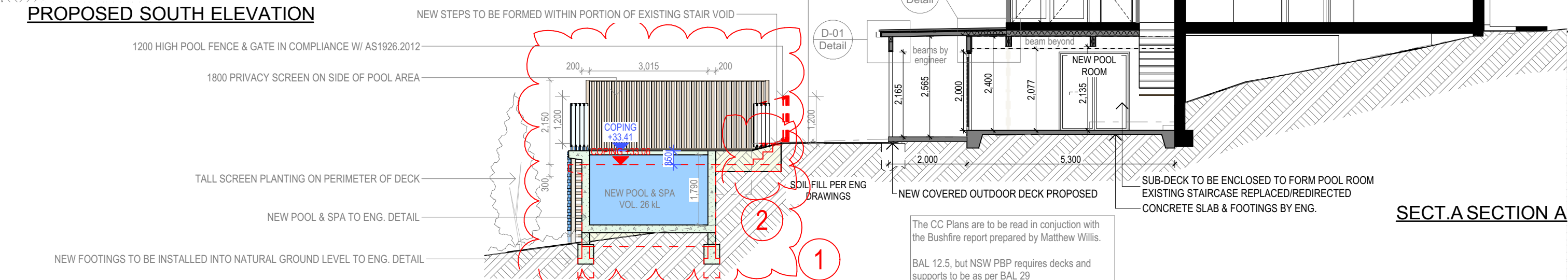
+39.74
FL FIRST FLOOR

+36.68
FL GROUND FLOOR

+33.93
FL LOWER GROUND FLOOR



PROPOSED SOUTH ELEVATION



SECT.A SECTION A

NOTES (E & OE)

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H	24.03.25	S4.55 MODIFICATION

PROPOSED ALTERATIONS AND ADDITIONS
80 NARRABEEN PARK PARADE, WARRIEWOOD 2102
CLIENT:
JON + FIONA BROCK
DRAWING TITLE:
PROPOSED ELEVATIONS SHEET 2

DATE: MAR/25	DRAWN BY: PP	SCALE: 1:100 @ A3
JOB No: 1144/23	CHECKED BY: JJ	DRAWING No: S6

+43.73
RL RIDGE

+39.74
FL FIRST FLOOR

+36.68
FL GROUND FLOOR

+33.93
FL LOWER GROUND FLOOR

NEW WIDER SLIDING DOORS

EXISTING WINDOW REMOVED,
NEW WINDOWS PROPOSED

AWNING FOR BASIX (ADJUSTABLE)

PORTION OF EXIST. COVERED DECK TO BE RETAINED

EXISTING DECK TO BE ENCLOSED TO FORM ADDITION

NEW DECK W/ ROOF OVER

HIDDEN CAVITY SLIDING DOORS

TIMBER PRIVACY SCREEN ON NORTH SIDE OF POOL DECK
TO BE IN COMPLIANCE W/ AS1925.2012

1200 GLASS POOL FENCE COMPLIANT W/ AS1926.1-2012

NEW ELEVATED DECK & ABOVE-GROUND POOL

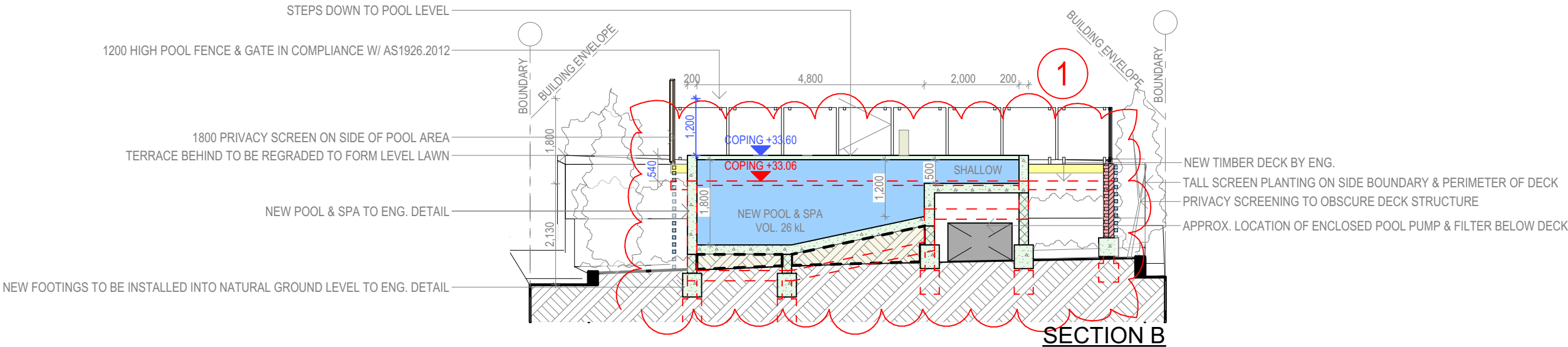
SCREEN PLANTING AT SIDE BDY
TERRACED GARDEN RETAINED BELOW DECK
PRIVACY SCREEN & TALL PLANTING USED
TO OBSCURE SUB-STRUCTURE

SCREEN PLANTING AT SIDE BOUNDARYS OF
POOL AREA TO OBSCURE VIEWS

S4.55 MODIFICATION CHANGES

1. POOL COPING & STRUCTURE RAISED
2. POOL ENTRY STAIRS REMOVED
3. PROPOSED WINDOW

PROPOSED WEST ELEVATION



NOTES (E & OE)

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F	28.11.24	CLIENT CHANGES
G	02.12.24	CONSTRUCTION CERTIFICATE
H	24.03.25	S4.55 MODIFICATION

PROPOSED ALTERATIONS AND ADDITIONS
80 NARRABEEN PARK PARADE, WARRIEWOOD 2102
CLIENT:
JON + FIONA BROCK

DRAWING TITLE:
PROPOSED ELEVATIONS SHEET 3

DATE:
MAR/25

DRAWN BY:
PP

SCALE:
1:100 @ A3

JOB No:
1144/23

CHECKED BY:
JJ

DRAWING No:
S7

NOTES

DESIGNATED SITE MANAGER/BUILDER

PRIOR TO COMMENCEMENT OF WORK A SITE MANAGER OR BUILDER MUST BE NOMINATED. THE SITE MANAGER OR BUILDER WILL BE RESPONSIBLE AND LIABLE FOR ALL WORKS CARRIED OUT ON THE SITE. THIS ASSUMES THE RESPONSIBILITY FOR THE ACTIONS OF ALL SUBCONTRACTED PARTIES AS WELL AS ADVISING THEM OF COUNCIL'S REQUIREMENTS WHEN CARRYING OUT WORKS.

TOPSOIL MANAGEMENT

PRIOR TO THE STRIPPING OF TOPSOIL, THE VEGETATIVE COVER MUST BE REDUCED BY EITHER SLASHING OR MOWING. ALL TOPSOIL IS TO BE RETAINED AND PROTECTED FOR REUSE ON SITE. SOIL STOCKPILES MUST NOT BE LOCATED ON NATURE STRIPS, FOOTPATHS, ROADWAYS, KERBS, ACCESSWAYS, WITHIN DRAINAGE LINES/FLOWS/PATHS OR AROUND OR AGAINST TREE SHRUBS. SEDIMENT CONTROL MEASURES MUST BE INCORPORATED WITH ANY RESULTING STOCKPILE. THE STOCKPILE CAN BE PROTECTED FROM EROSION BY COVERING IT WITH AN IMPERVIOUS MATERIAL, IN CONJUNCTION WITH THE INSTALLATION OF A SEDIMENT FENCE AROUND IT. IF STOCKPILES ARE TO REMAIN FOR MORE THAN ONE MONTH THEY ARE TO BE GRASSED IMMEDIATELY AND STABILISED WITHIN FOURTEEN DAYS. SURPLUS TOPSOIL MUST BE REASONABLY REMOVED FROM SITE.

BUILDING MATERIAL STOCKPILING

SUFFICIENT AREA MUST BE ALLOCATED WITHIN THE SITE FOR SUCH STORAGE OF BUILDING MATERIALS, DEMOLITION WASTE, WASTE CONTAINERS, ETC. AS WILL BE REQUIRED.

SEDIMENT FENCES

A SEDIMENT FENCE SHOULD BE LOCATED ALONG THE DOWNSLOPE BOUNDARY(S) OF THE SITE, ON THE CONSTRUCTION SIDE OF THE TURF FILTER STRIP OR NATIVE VEGETATION, AND AROUND ALL STOCKPILES OF MATERIAL ON THE SITE.

DUST CONTROL

ALL TRUCKS/UTES MUST COVER THEIR LOADS AT ALL TIMES. APPROPRIATE METHODS ARE TO BE EMPLOYED TO PREVENT BLOWING DUST CREATING AN UNACCEPTABLE HAZARD OR NUISANCE ON THE SITE OR DOWN WIND. PRODUCTION OF DUST CAN BE MINIMISED BY LIMITING AREA OF EARTHWORKS, WATERING AND PROGRESSIVE VEGETATION. WHERE DUST IS CREATED AS A RESULT WORKS AND/OR SOIL EXPOSURE, THE BARE SOIL AREAS MUST BE WATERED, DURING AND/OR AT THE END OF EACH DAY TO LAY THE DUST. EARTH MOVING ACTIVITIES SHOULD BE AVOIDED WHERE WINDS ARE SUFFICIENTLY STRONG ENOUGH TO RAISE VISIBLE DUST.

EROSION & SEDIMENT CONTROLS

APPROPRIATE EROSION AND SEDIMENT CONTROLS MUST BE IMPLEMENTED ON ALL SITES THAT INVOLVE SOIL DISTURBANCE. THE MEASURES MUST BE IN PLACE PRIOR TO THE COMMENCEMENT OF WORK. THOSE CONTROLS ARE TO BE MONITORED AND MAINTAINED IN ORDER TO SERVE THEIR INTENDED FUNCTION FOR THE DURATION OF THE WORKS OR UNTIL SUCH TIME AS THE SITE IS FULLY STABILISED. IF ANY CONTROLS ARE DAMAGED OR BECOME INEFFECTIVE DURING THE COURSE OF THE WORKS THEY ARE TO BE REINSTATED OR REPLACED IMMEDIATELY. SUFFICIENT ACCESS TO THESE CONTROLS MUST BE PROVIDED IN CASE OF THE NEED TO REPAIR.

SEDIMENT TRAPS

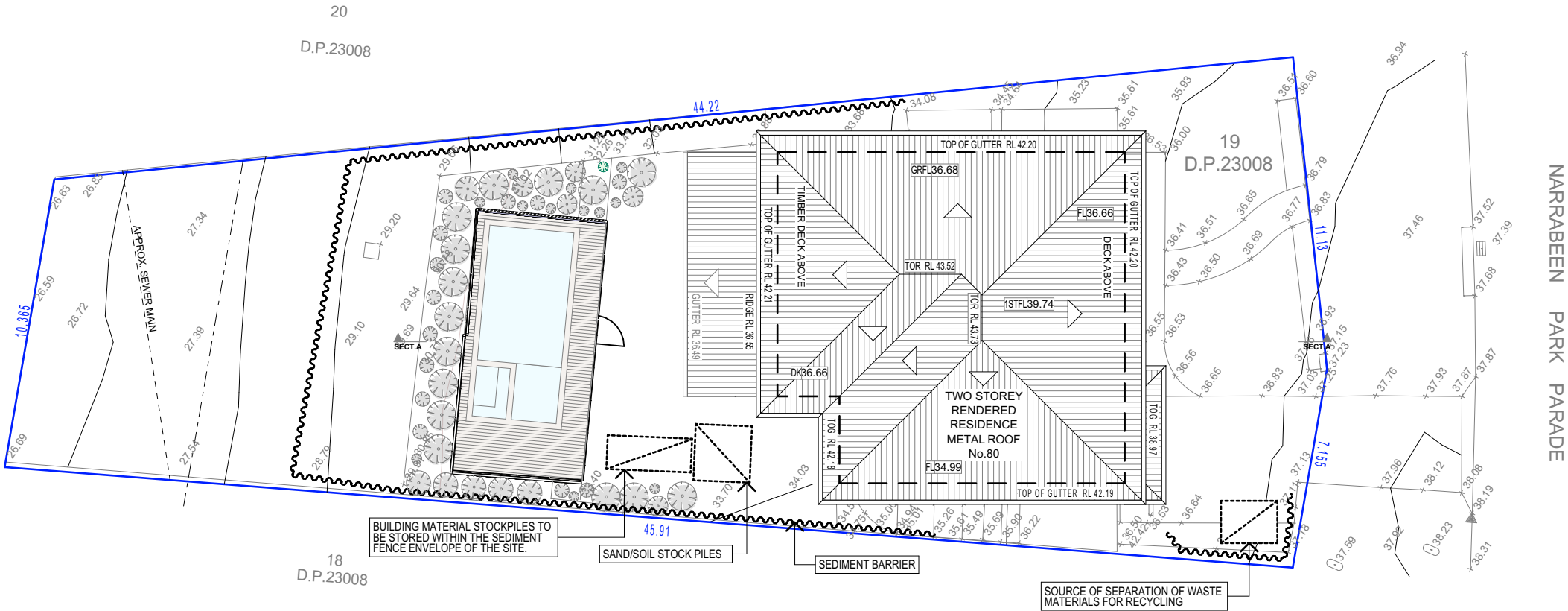
WHERE A SEDIMENT FENCE IS NOT USED APPROPRIATE SEDIMENT TRAPS SHOULD BE LOCATED AT ALL POINTS WHERE STORMWATER LEAVES THE CONSTRUCTION SITE OR LEAVES THE GUTTER AND ENTERS THE DRAINAGE SYSTEM. A COMMON TECHNIQUE IS THE GRAVEL SAUSAGE.

DIVERSION CHANNELS

A DIVERSION CHANNEL IS AN EXCAVATED EARTH DITCH OR PATH. THESE STRUCTURES ARE USED TO INTERCEPT AND DIRECT RUN-OFF TO A DESIRED LOCATION WHERE POSSIBLE. ALL STORMWATER RUN-OFF FLOWING ONTO DISTURBED AREAS, INCLUDING STOCKPILES, MUST BE INTERCEPTED, DIVERTED AND/OR SAFELY DISPOSED OF. THIS CAN BE ACHIEVED BY CONSTRUCTING A TEMPORARY EARTH BANK AROUND THE UPSLOPE EXTENT OF THE CONSTRUCTION SITE WHERE THE DIVERSION DOES NOT AFFECT THE NEIGHBOURING PROPERTIES.

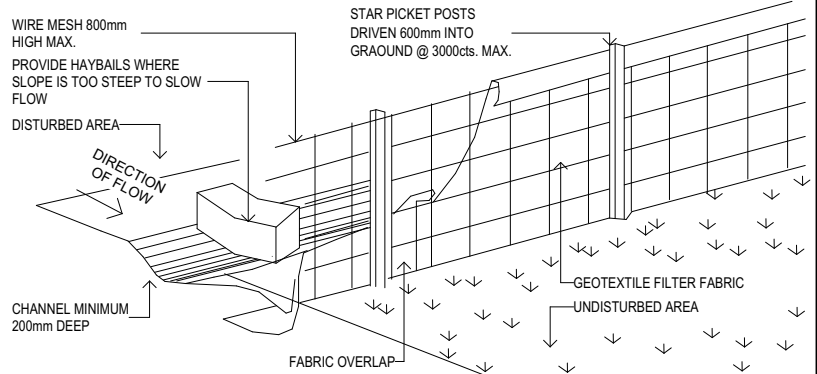
VEHICLE MOVEMENTS

TO LIMIT DISTURBANCE TO THE SITE AND TRACKING OF MATERIAL ONTO THE STREET ALL VEHICLES AND PLANT EQUIPMENT ARE TO USE A SINGLE ENTRY/EXIT POINT UNLESS COUNCIL HAS APPROVED ALTERNATIVE ARRANGEMENTS. ACCESS POINTS AND PARKING AREAS ARE TO BE STABILISED WITH COMPACTED SUB-GRADE ASAP AFTER THEIR FORMATION. IF SPILLAGE DOES OCCUR IT IS TO BE CONTAINED IMMEDIATELY AND CAREFULLY REMOVED. THE AREA AFFECTED IS TO BE RESTORED TO A STANDARD EQUAL TO OR BETTER THAN ITS PREVIOUS CONDITION. ALL VEHICLES ARE TO BE WASHED PRIOR TO EXISTING THE SITE. THIS SERVES THE PURPOSE OF REMOVING SITE MATERIAL ON THE VEHICLE AND PREVENTS IT FROM BEING DEPOSITED ON THE ROAD NETWORK ADJACENT TO THE SITE AND THUS, THE STORMWATER SYSTEM. NO VEHICLE ASSOCIATED WITH THE WORK IS TO BE PARKED ON A FOOTPATH OR PUBLIC RESERVE. ALL VEHICLES VISITING THE SITE DURING DEMOLITION, EXCAVATION AND/OR CONSTRUCTION WORKS, ARE TO COMPLY WITH THE PARKING REQUIREMENTS IN THAT AREA.

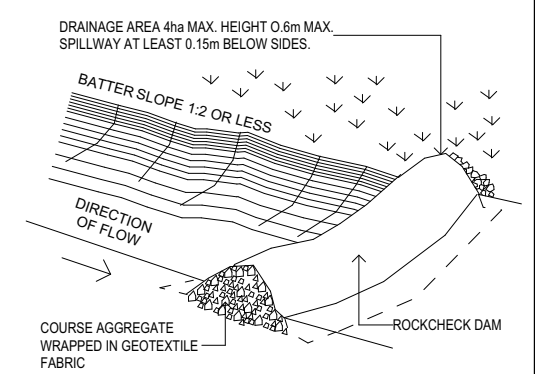


EROSION & SEDIMENT CONTROL PLAN

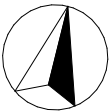
TYPICAL SEDIMENT FENCE - nts



TYPICAL DIVERSION CHANNEL - nts



TRUE NORTH:



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F	28.11.24	CLIENT CHANGES
G	02.12.24	CONSTRUCTION CERTIFICATE
H	24.03.25	S4.55 MODIFICATION

PROPOSED ALTERATIONS AND ADDITIONS
80 NARRABEEN PARK PARADE, WARRIEWOOD 2102

CLIENT:
JON + FIONA BROCK

DRAWING TITLE:
EROSION & SEDIMENT CONTROL / WASTE
MANAGFMFNT PI AN

DATE:
MAR/25

DRAWN BY:
PP

SCALE:
1:200 @ A3

JOB No:
1144/23

CHECKED BY:
JJ

DRAWING No:
S8



NO CHANGES

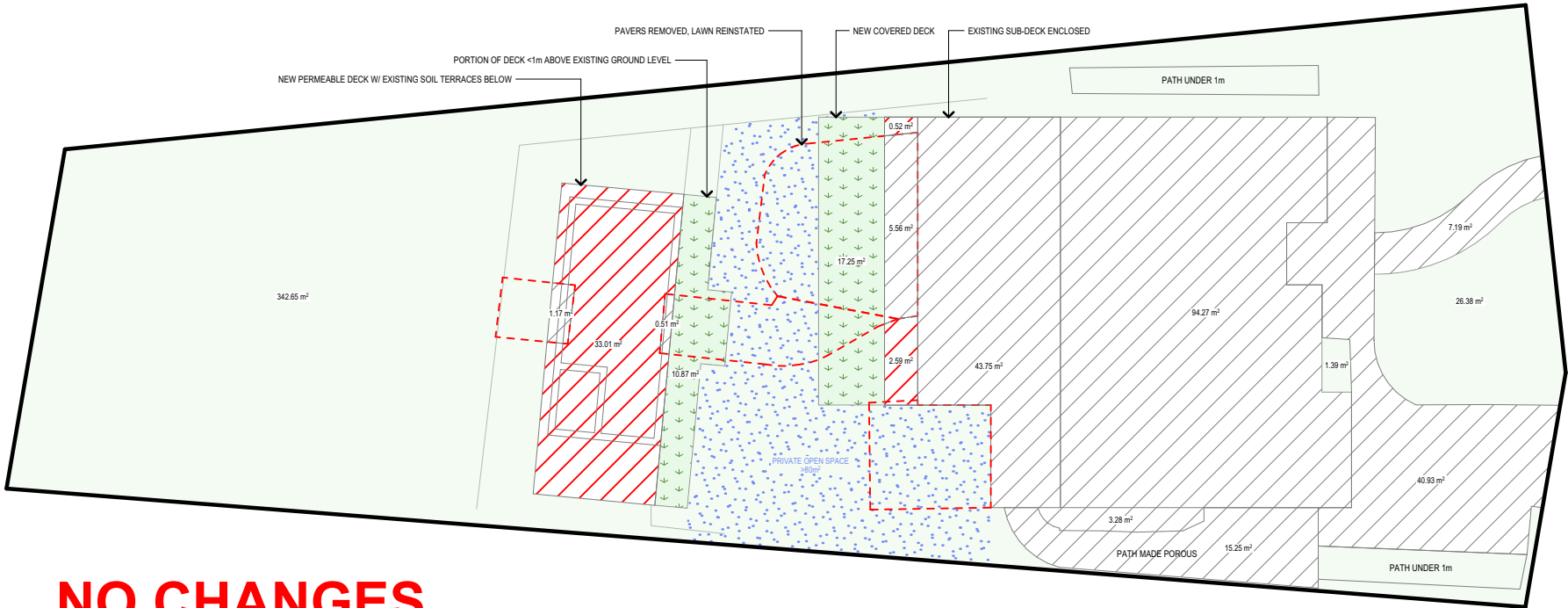
EXISTING LANDSCAPED AREA PLAN

CALCULATIONS			
SITE AREA			646.5m²
LANDSCAPE CONTROL		60%	387.9m²
RECREATIONAL AREA		6%	38.79m²
EXISTING LANDSCAPED AREA		60.7%	392.79m²
TOTAL NEW LANDSCAPED AREA		61.6%	398.54m²
EXISTING HARD SURFACE AREA			253.78m²
HARD SURFACE AREA TO BE RETAINED			211.91m²
NEW HARD SURFACE AREA			36.12m²
TOTAL HARD SURFACE AREA		38.4%	248.03m²

COMPLIES

PRIVATE OPEN SPACE CONTROL		TOTAL POS 80m²	W/ PRINCIPAL OPEN SPACE 16m²
PRIVATE OPEN SPACE AVAILABLE		>80m²	>16m²

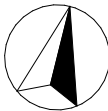
COMPLIES



NO CHANGES

PROPOSED LANDSCAPED AREA PLAN

TRUE NORTH:



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H	24.03.25	S4.55 MODIFICATION

PROPOSED ALTERATIONS AND ADDITIONS
80 NARRABEEN PARK PARADE, WARRIEWOOD 2102
CLIENT:
JON + FIONA BROCK

DRAWING TITLE:
LANDSCAPED AREA CALCULATION PLAN

DATE:
MAR/25

JOB No:
1144/23

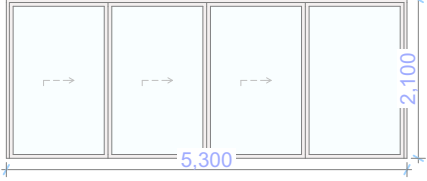

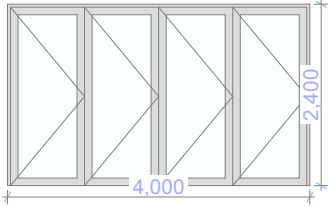
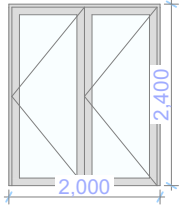
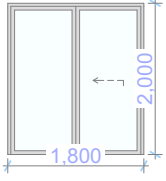
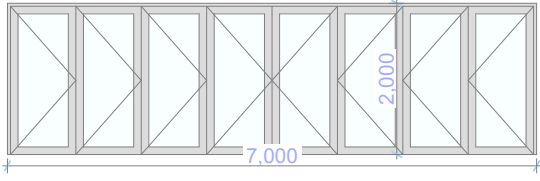
DRAWN BY:
PP

CHECKED BY:
JJ

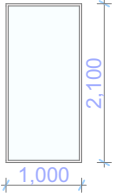
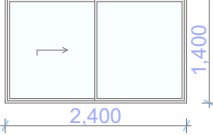
SCALE:
1:1, 1:200 @ A3

DRAWING No:
S9

DOOR SCHEDULE

LABEL ID	D1	D2	D3	D4	D5	D6
ORIENTATION	EAST	WEST	WEST	NORTH	NORTH	WEST
ELEVATION						
AREA FOR BASIX	11.13	7.56	9.60	4.80	3.60	14.00
LOCATION	LIVING ROOM	DINING	EXTENSION ONTO BALCONY	BEDROOM	POOL ROOM	POOL ROOM
TYPE	SLIDING DOOR	SLIDING DOOR	BIFOLDING DOOR	BIFOLDING DOOR	SLIDING DOOR	BIFOLDING DOOR

WINDOW SCHEDULE

LABEL ID	W1	W2	W3	W4	W5	W6	W7	W8	W09	W10
ORIENTATION	EAST	WEST	WEST	WEST	WEST	WEST	WEST	NORTH	NORTH	NORTH
ELEVATION										
AREA FOR BASIX	2.10	2.86	0.55	0.55	1.65	6.12	3.36	1.27	4.62	3.60
LOCATION	STAIRWELL	KITCHEN	WIP	WC	ENS	BEDROOM	BEDROOM	KITCHEN	LIVING	DINING
TYPE	FIXED	TOP HUNG + FIXED	TOP HUNG	TOP HUNG	LOUVRED WINDOWS	LOUVRED + FIXED	SLIDING	TOP HUNG	FIXED	FIXED
NOTES								GAS ASSISTED		

NOTES

FRAME OPENING DIMENSIONS FOR WINDOWS & DOORS TO BE CONFIRMED ON SITE PRIOR TO ORDERING.

NOTES (E & OE)

- All structures including stormwater & drainage to engineer's details.
- Do not obtain dimensions by scaling drawings.
- All dimensions are to be checked on site prior to starting work.
- These drawings are to be read in conjunction with all other consultant's drawings and specifications.
- All workmanship & materials shall be in accordance with the requirements of current editions including amendments of the National Construction Code, relevant Australian Standards & local council requirements.
- New materials are to be used throughout unless otherwise noted.
- Concrete footings, slab, structural beams or any other structural members are to be designed by a practicing engineer.

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ACN 651 693 346

REV:	DATE:	DESCRIPTION:
B	01.05.24	ADDITIONAL INFO. ISSUE
C	07.08.24	CC DRAWINGS
D	22.08.24	CC DRAWINGS UPDATED
E	27.08.24	DETAILS ADDED
F	28.11.24	CLIENT CHANGES
G	02.12.24	CONSTRUCTION CERTIFICATE
H	24.03.25	S4.55 MODIFICATION

PROPOSED ALTERATIONS AND ADDITIONS
80 NARRABEEN PARK PARADE, WARRIEWOOD 2102
CLIENT:
JON + FIONA BROCK

DRAWING TITLE:
OPENINGS SCHEDULE

DATE:
MAR/25

JOB No:
1144/23

DRAWN BY:
PP

CHECKED BY:
JJ

SCALE:
1:1 @ A3

DRAWING No:
S10