

ALTERATIONS AND ADDITIONS TO RESIDENCE FOR
LIAM AND PARIS WEBB
LOT 69 DP16212
No. 125 RICKARD ROAD
NORTH NARRABEEN 2101

DRAWING LIST

- A1 SITE PLAN / SITE ANALYSIS PLAN
- A2 SPECIFICATION AND NOTES
- A3 EXISTING GROUND FLOOR PLAN
- A4 PROPOSED LOWER GROUND FLOOR PLAN
- A5 PROPOSED GROUND FLOOR PLAN
- A6 PROPOSED FIRST FLOOR PLAN
- A7 NORTH EAST AND NORTH WEST ELEVATIONS
MATERIALS AND FINISHES
- A8 SOUTH WEST AND SOUTH EAST ELEVATIONS
- A9 SECTIONS
- A10 LANDSCAPE PLAN
- A11 ROOF PLAN
- A12 SHADOW DIAGRAMS - JUNE 21st
- A13 BASIX REQUIREMENTS



RIGHT ANGLE

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P.O.Box 1049 SURRY HILLS 2010 ROBYN GOOD
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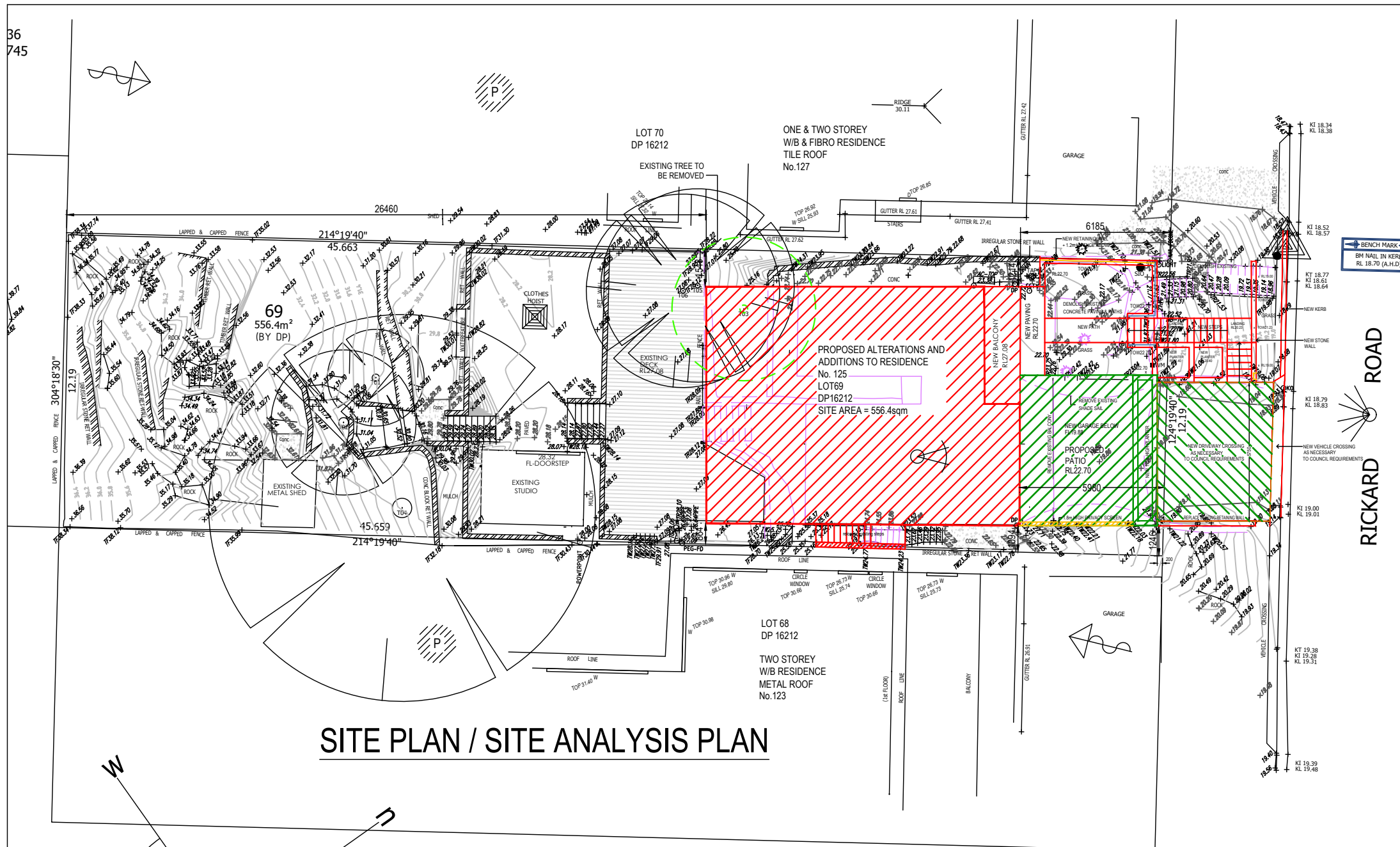
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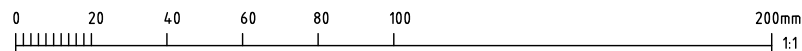
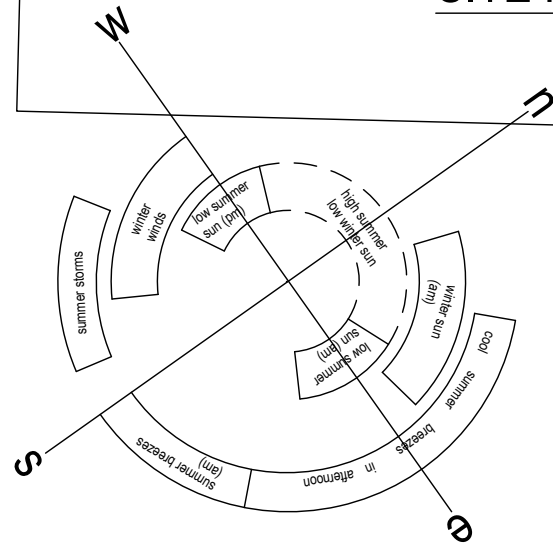
DWG NAME

COVER SHEET

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
AUG 2024	-	RADD24017	A0



SITE PLAN / SITE ANALYSIS PLAN



NOTES
 -CONFIRM ALL DIMENSIONS, SERVICES AND LEVELS ON SITE PRIOR TO STARTING WORK.
 -ALL BUILDING WORKS SHALL COMPLY WITH THE NATIONAL CONSTRUCTION CODE 2022, THE RELEVANT AUSTRALIAN STANDARDS AND THE LOCAL GOVERNMENT AUTHORITY.
 -ALL WORKS TO BE CARRIED OUT IN COMPLIANCE WITH THE APPROVED DEVELOPMENT APPLICATION AND THE CONDITIONS OF CONSENT AND OTHER RELEVANT LOCAL AUTHORITY REQUIREMENTS.
 -WORKS TO COMPLY WITH THE CURRENT BASIX CERTIFICATE.
 -COORDINATE WITH OTHER CONSULTANTS DOCUMENTATION REQUIREMENTS.
 -RIGHT ANGLE RECOMMEND A BOUNDARY PEGOUT BE CARRIED OUT BY A REGISTERED SURVEYOR PRIOR TO THE SETOUT OF THE CONSTRUCTION. DO NOT ASSUME THE EXISTING FENCE LINES ARE LOCATED ON THE BOUNDARY.
 -WHERE A SURVEY IS PROVIDED PLEASE REFER TO ALL NOTES AND CONDITIONS CONTAINED ON THE SURVEYORS PLANS.
 -WHERE SEWER PEGOUTS ARE PROVIDED PLEASE REFER TO ALL NOTES AND CONDITIONS CONTAINED ON THE PEGOUT DOCUMENT.
 -STAIRS, HANDRAILS AND BALUSTRADES TO COMPLY WITH NCC PART 11.2.1 AND PART 11.2.2
 PROVIDE NON SLIP RESISTANT WALKING SURFACES ON STAIRWAY TREADS AND LANDINGS NEAR THE EDGE OF NOSINGS OR A NOSING STRIP WITH A SLIP-RESISTANCE CLASSIFICATION OF NOT LESS THAN THAT LISTED IN TABLE 11.2.3

KEY:
 EGL = EXISTING GROUND LEVEL
 EL = EXISTING LEVEL
 FL = FLOOR LEVEL
 RL = REDUCED LEVEL
 +RL = EXISTING LEVEL
 COS = CHECK ON SITE
 UNO = UNLESS NOTED OTHERWISE
 TOW = TOP OF WALL
 BOW = BOTTOM OF WALL



SYMBOL LEGEND

- NEIGHBOURING PRIVATE OPEN SPACE
- PREVAILING WINDS
- VIEWS
- NOISE SOURCE

SCHEDULE OF TREES

	DIAMETER	HEIGHT	SPREAD
T01	0.3	5	4
T02	0.4	5	6
T03	0.3	5	6
T04	0.8	10	16
T05	0.2	4	8
T06	0.2	4	8



***ALL WORKS TO BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING REPORTS:**
 - GEOTECHNICAL ASSESSMENT BY ASECENTGEO

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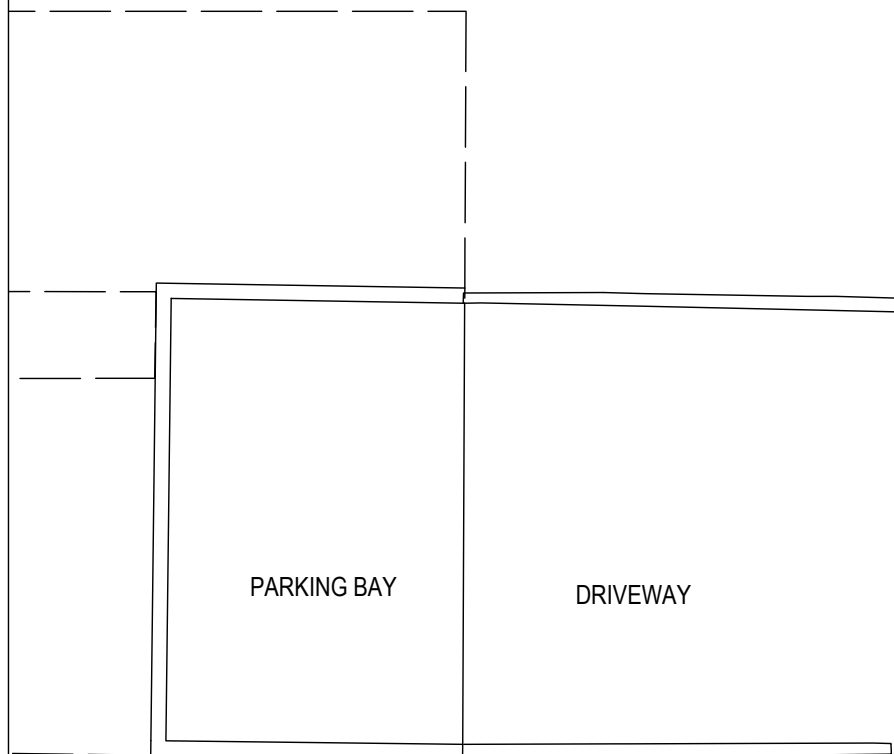
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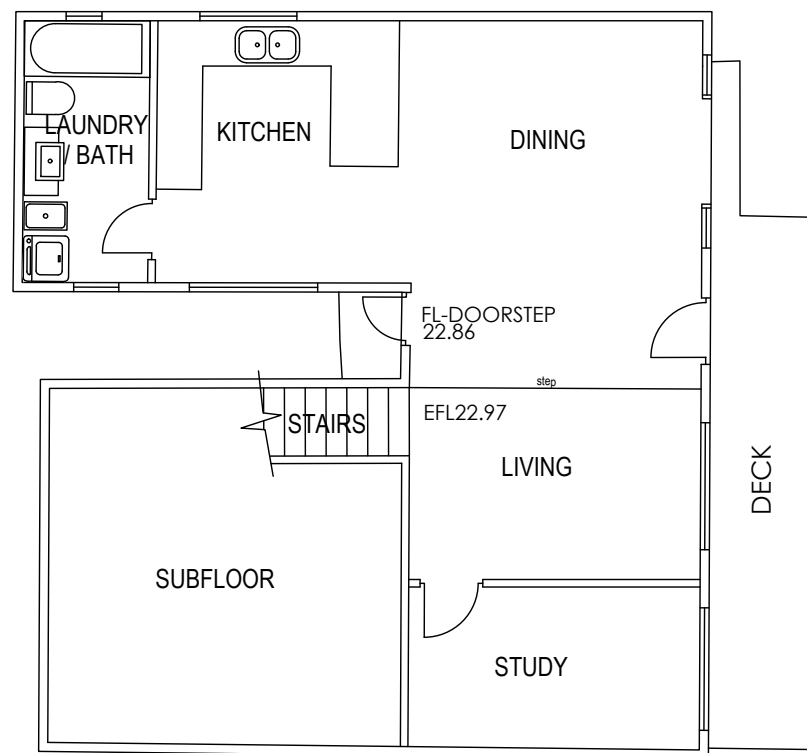
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DWG NAME
SITE PLAN / SITE ANALYSIS PLAN

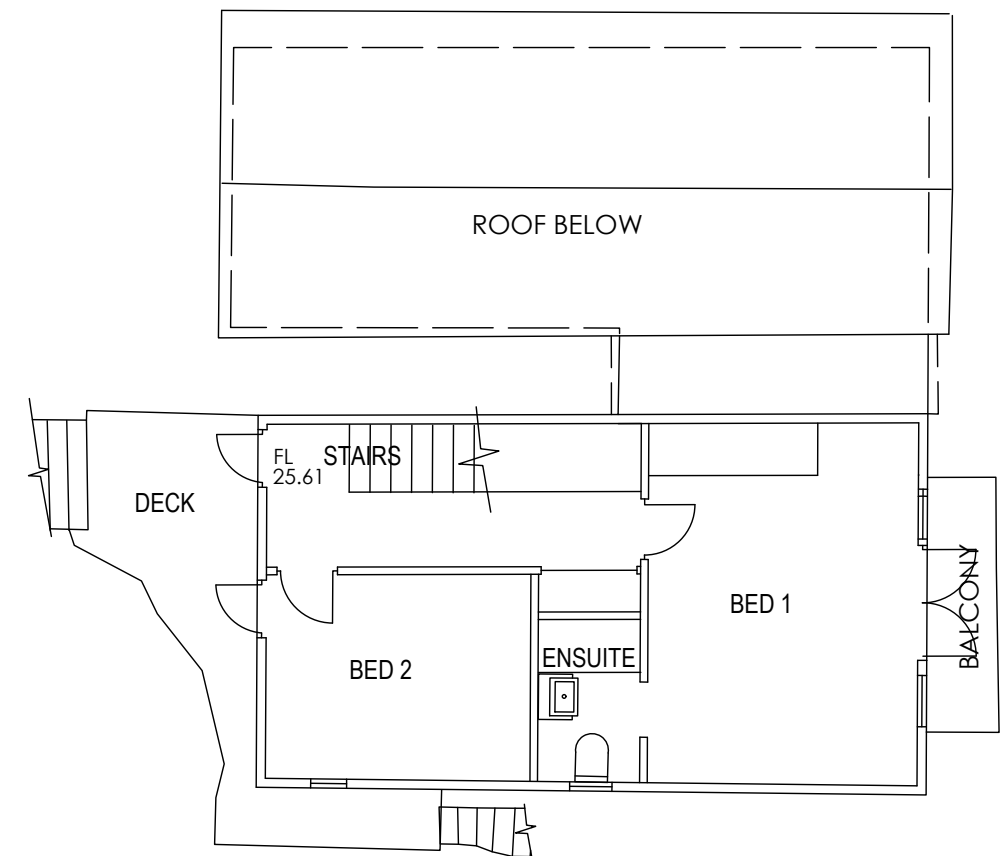
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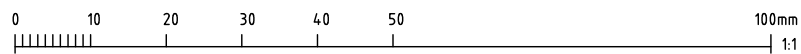
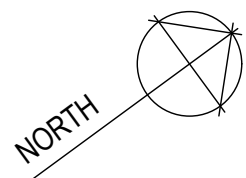
EXISTING LOWER GROUND FLOOR PLAN



EXISTING GROUND FLOOR PLAN



EXISTING FIRST FLOOR PLAN



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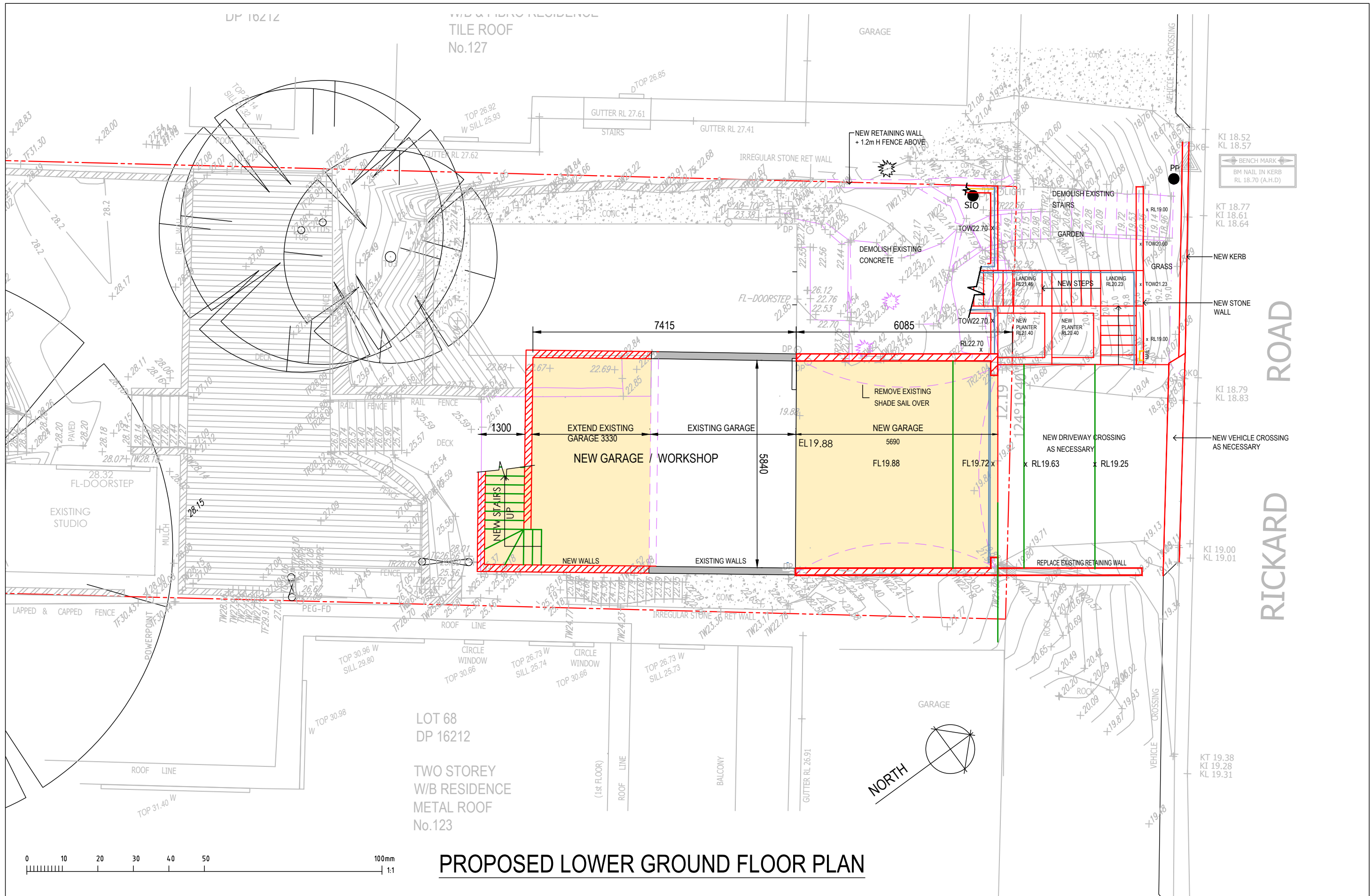
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DWG NAME
EXISTING FLOOR PLANS

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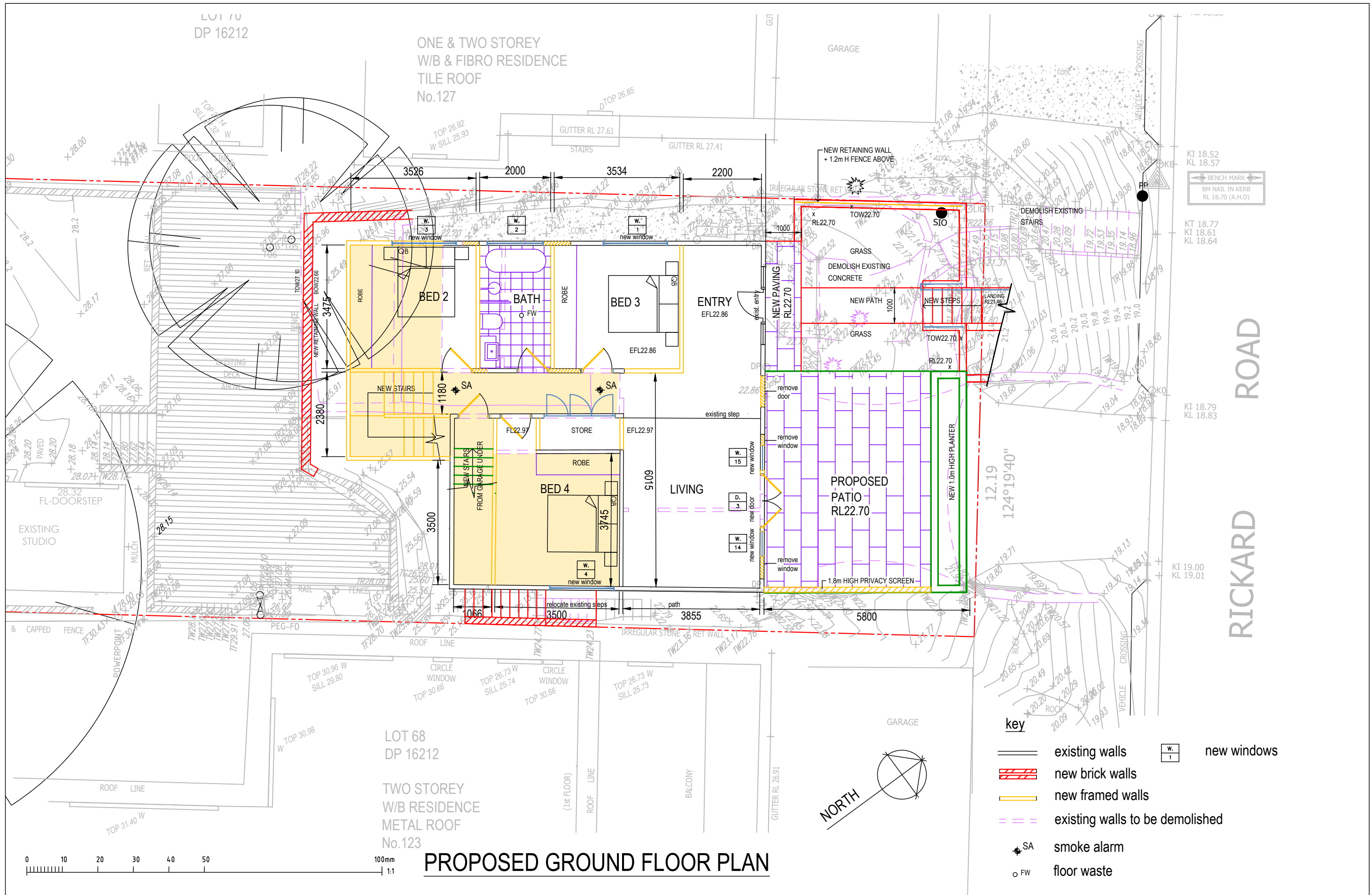
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DWG NAME			
PROPOSED LOWER GROUND FLOOR PLAN			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
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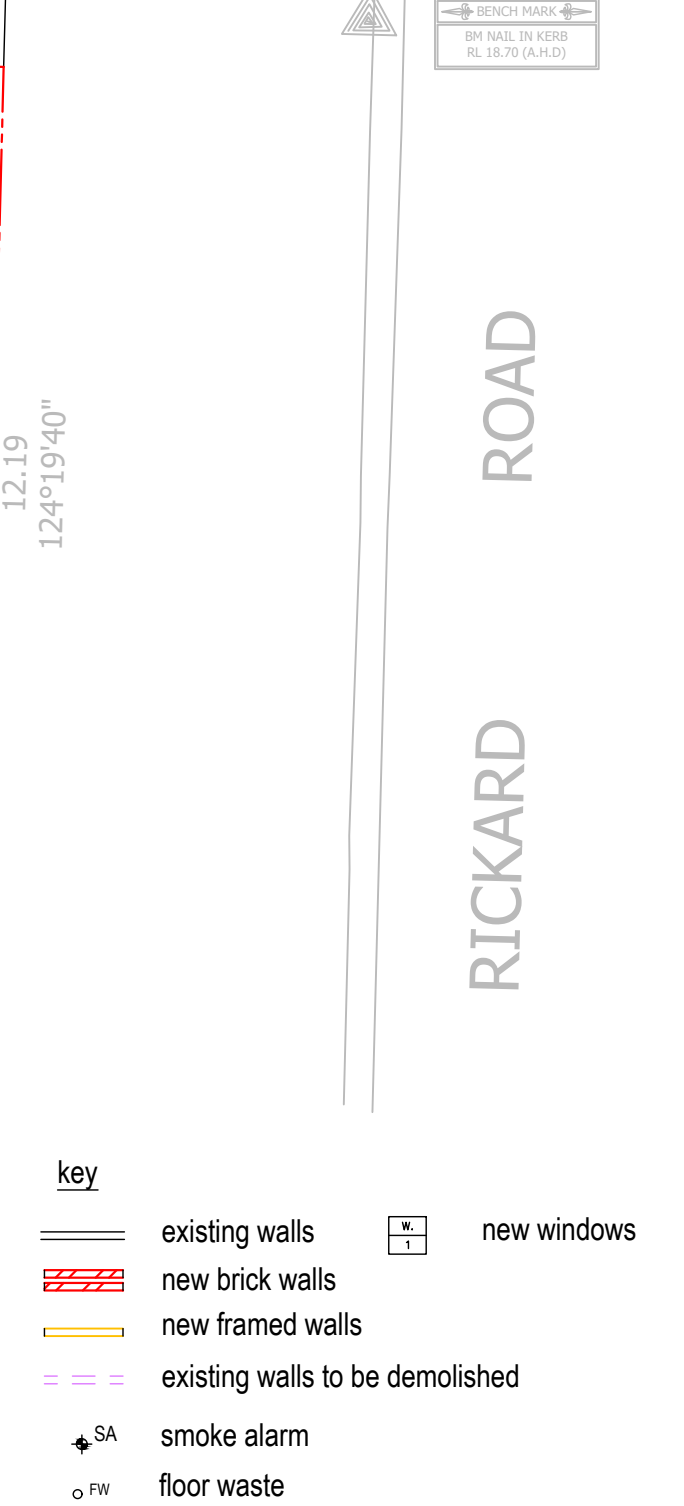
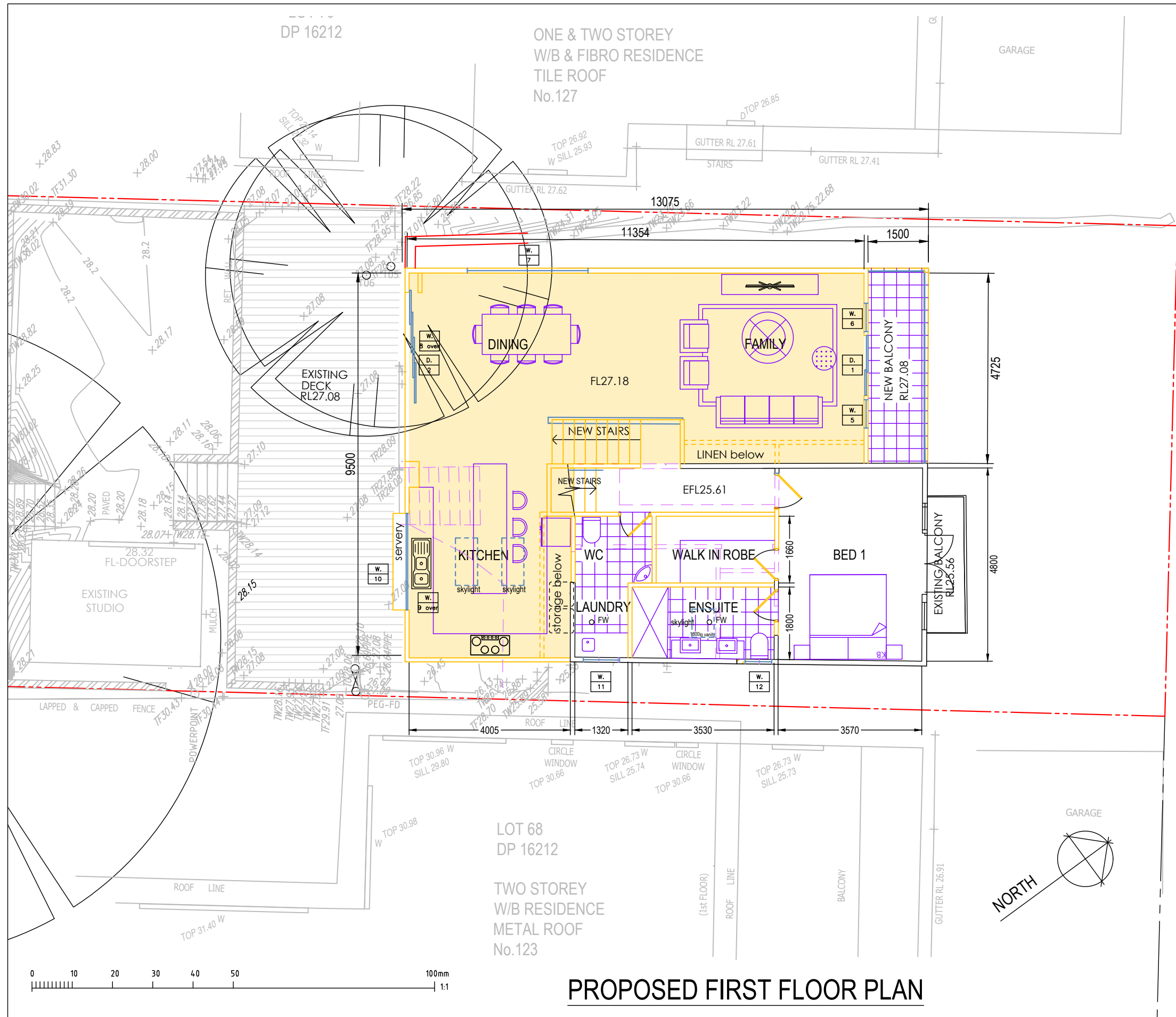
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DWG NAME			
PROPOSED GROUND FLOOR PLAN			
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PROPOSED FIRST FLOOR PLAN

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DWG NAME			
PROPOSED FIRST FLOOR PLAN			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
AUG 2024	1:100	RADD24017	A6

PROPOSED RIDGE
RL31.8

EXISTING RIDGE
RL28.86

EXISTING FIRST FLOOR (LOWER)
FL25.61

EXISTING CEILING
RL25.42

EXISTING GROUND FLOOR
FL22.97

EXISTING LOWER GROUND FLOOR
EL19.88

PROPOSED RIDGE
RL30.79

PROPOSED RIDGE
RL30.79

PROPOSED FIRST FLOOR (UPPER)
FL27.18

EXISTING GROUND FLOOR
FL22.86

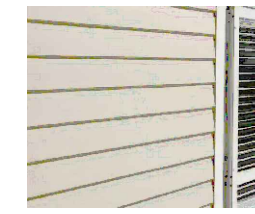
PROPOSED RIDGE
RL31.8

PROPOSED FIRST FLOOR (UPPER)
FL27.18

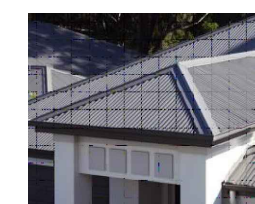
EXISTING CEILING
RL25.42

EXISTING GROUND FLOOR
FL22.86

- KEY
- CB - COLORBOND ROOFING
 - WB - WEATHERBOARD CLADDING
 - EB - EXISTING BRICK
 - NB - NEW BRICK TO MATCH EXISTING
 - TB - TIMBER
 - ST - STONE
 - NW - NEW WINDOW
 - EW - EXISTING WINDOW
 - ND - NEW DOOR
 - ED - EXISTING DOOR



CLADDING: JAMES HARFIE PRIMELINE NEWPORT WEATHERBOARD
COLOUR: BRIMSTONE SMOKE

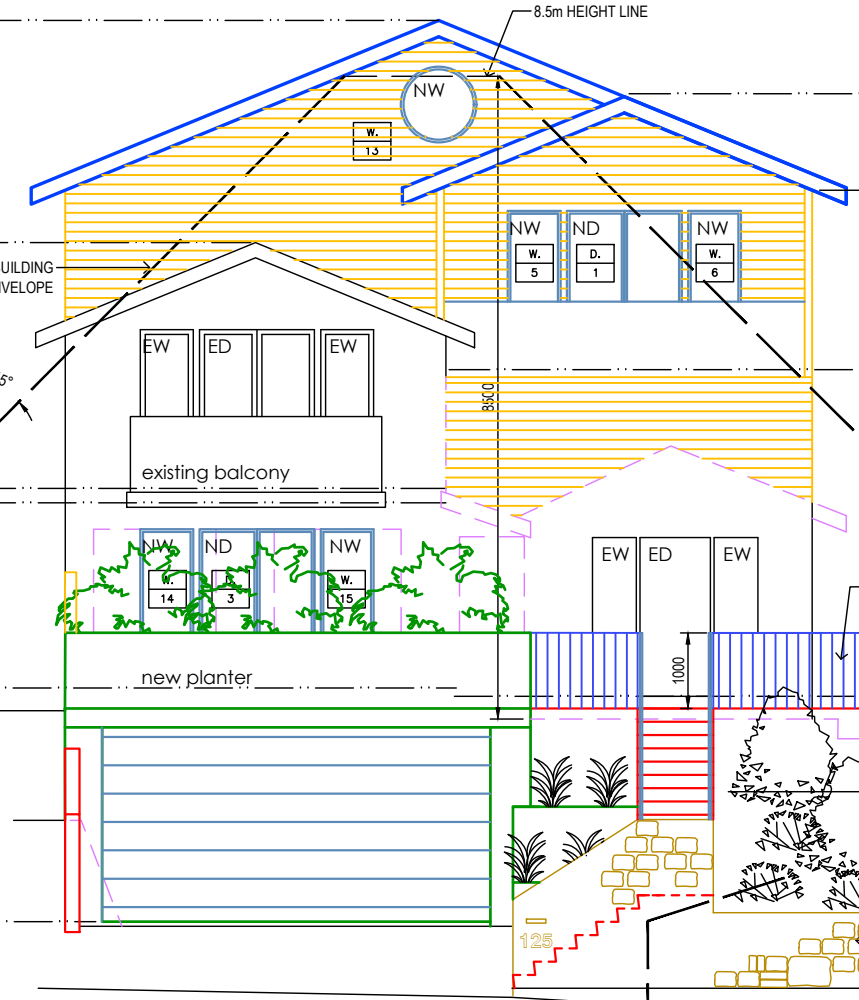


ROOFING: CUSTOM ORB
COLOUR: WOODLAND GREY

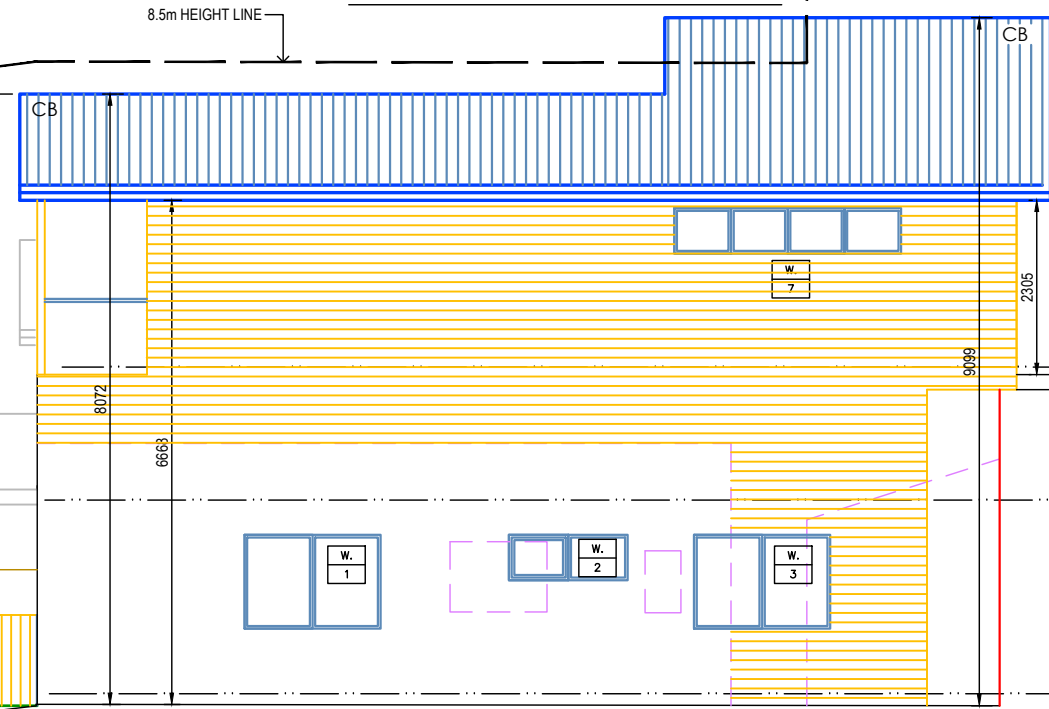


WINDOWS AND TRIM
COLOUR: SURF MIST

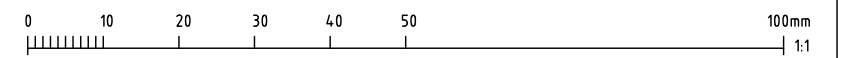
MATERIALS AND FINISHES



NORTH EAST ELEVATION



NORTH WEST ELEVATION



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DWG NAME			
NORTH EAST & NORTH WEST ELEVATION MATERIALS AND FINISHES			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
AUG 2024	1:100	RADD24017	A7

PROPOSED RIDGE
RL31.8

PROPOSED FIRST FLOOR (UPPER)
FL27.18

NEIGHBOURING
RESIDENCE
No. 127

BOUNDARY

4620

3600

2505

BUILDING
ENVELOPE

22°

4720

W.
8

W.
9

D.
2

W.
10

EXISTING
DECK
RL27.08

BOUNDARY

NEIGHBOURING
RESIDENCE
No. 123

SOUTH WEST ELEVATION

WINDOW SCHEDULE					
MARK	WIDTH mm	HEIGHT mm	HEAD	COMMENTS	ROOM LOCATION
W1.	1800	1240	2100		BED 2
W2.	1570	600	2100		BATH
W3.	1800	1240	2100		BED 3
W4.	1800	1240	2100		BED 4
W5.	700	2100	2100	TO MATCH BED 1	FAMILY
W6.	700	2100	2100	TO MATCH BED 1	FAMILY
W7.	600	3000	2100		DINING
W8.	4100	1700	-	TRIANGLE	DINING
W9.	4100	1700	-	TRIANGLE	DINING
W10.	2400	1200	2100	SERVERY	KITCHEN
W11.	600	900	2100		LAUNDRY
W12.	600	600	2100		ENSUITE
W13.	1000	1000	-	CIRCULAR	KITCHEN
W14.	700	2100	2100	TO MATCH BED 1	LIVING
W15.	700	2100	2100	TO MATCH BED 1	LIVING
D1.	1600	2100	2100	TO MATCH BED 1	FAMILY
D2.	4100	2100	2100		DINING
D3.	1600	2100	2100	TO MATCH BED 1	LIVING

-SIZES INDICATED AS GUIDELINE ONLY, CONFIRM ALL DIMENSIONS ON SITE PRIOR TO ORDERING

PROPOSED RIDGE
RL31.8

PROPOSED FIRST FLOOR (UPPER)
FL27.18

EXISTING
DECK
RL27.08

EXISTING FIRST FLOOR (LOWER)
FL25.61

EXISTING CEILING
RL25.42

EXISTING GROUND FLOOR
FL22.97

EXISTING LOWER GROUND FLOOR
EL19.88

3040

skylight

skylight

skylight

skylight

W.
11

W.
12

W.
4

W.
4

W.
4

W.
4

W.
4

W.
4

W.
4

W.
4

W.
4

W.
4

W.
4

W.
4

W.
4

W.
4

W.
4

8.5m HEIGHTLINE

PROPOSED RIDGE
RL30.79

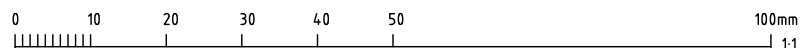
EXISTING RIDGE
RL28.86

1.8m HIGH DECORATIVE
PRIVACY SCREEN

BOUNDARY

SOUTH EAST ELEVATION

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 - WB - WEATHERBOARD CLADDING
 - EB - EXISTING BRICK
 - NB - NEW BRICK TO MATCH EXISTING
 - TB - TIMBER
 - ST - STONE
 - NW - NEW WINDOW
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 - ND - NEW DOOR
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DWG NAME
SOUTH WEST ELEVATION
SOUTH EAST ELEVATION

DATE: AUG 2024
SCALE AT A3: 1:100
JOB NUMBER: RADD24017
DWG NUMBER: A8

PROPOSED RIDGE
RL31.8

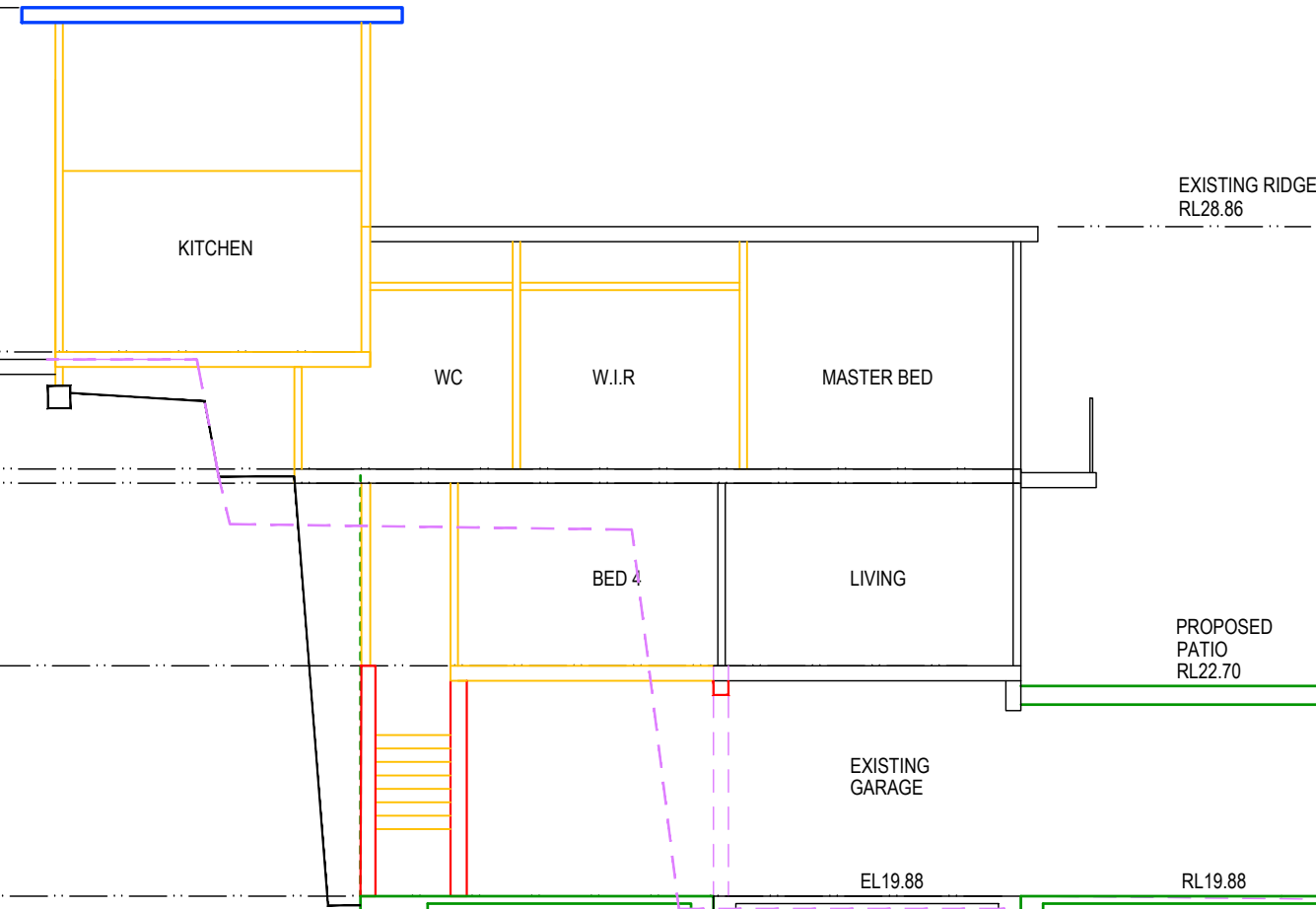
PROPOSED FIRST FLOOR (UPPER)
FL27.18

EXISTING FIRST FLOOR (LOWER)
FL25.61

EXISTING CEILING
RL25.42

EXISTING GROUND FLOOR
FL22.97

EXISTING LOWER GROUND FLOOR
EL19.88



SECTION A-A

EXISTING RIDGE
RL28.86

EXISTING DECK
RL27.08

WC

W.I.R.

MASTER BED

BED 4

LIVING

PROPOSED PATIO
RL22.70

EXISTING GARAGE

EL19.88

RL19.88

2000 @ 12.5%

2000 @ 19%

2000 @ 12.5%

EL19.82

RL19.00

PROPOSED RIDGE
RL30.79

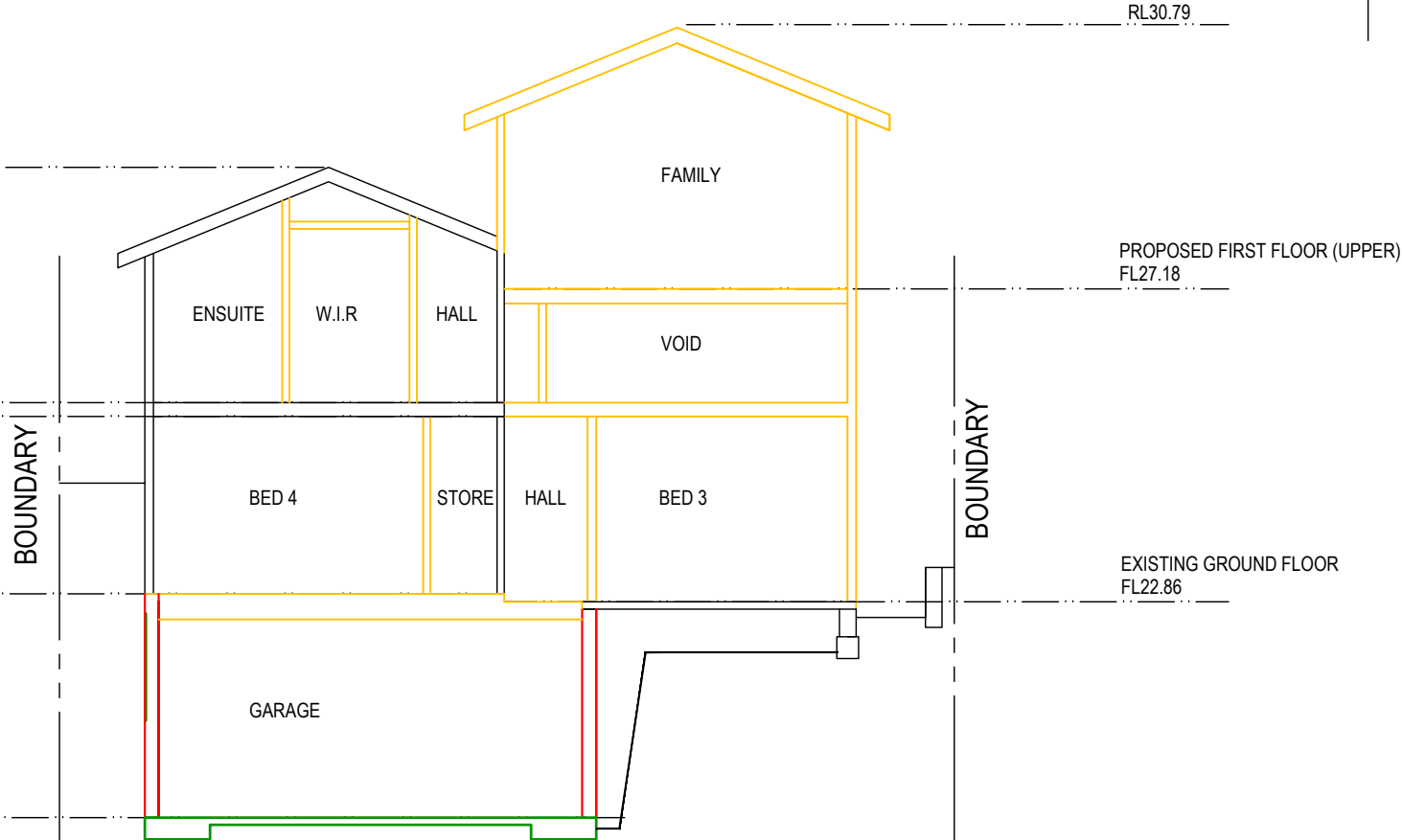
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EXISTING CEILING
RL25.42

EXISTING GROUND FLOOR
FL22.97

EXISTING LOWER GROUND FLOOR
EL19.88



SECTION B-B

PROPOSED FIRST FLOOR (UPPER)
FL27.18

ENSUITE

W.I.R.

HALL

FAMILY

VOID

BED 4

STORE

HALL

BED 3

GARAGE

EXISTING GROUND FLOOR
FL22.86



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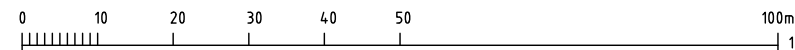
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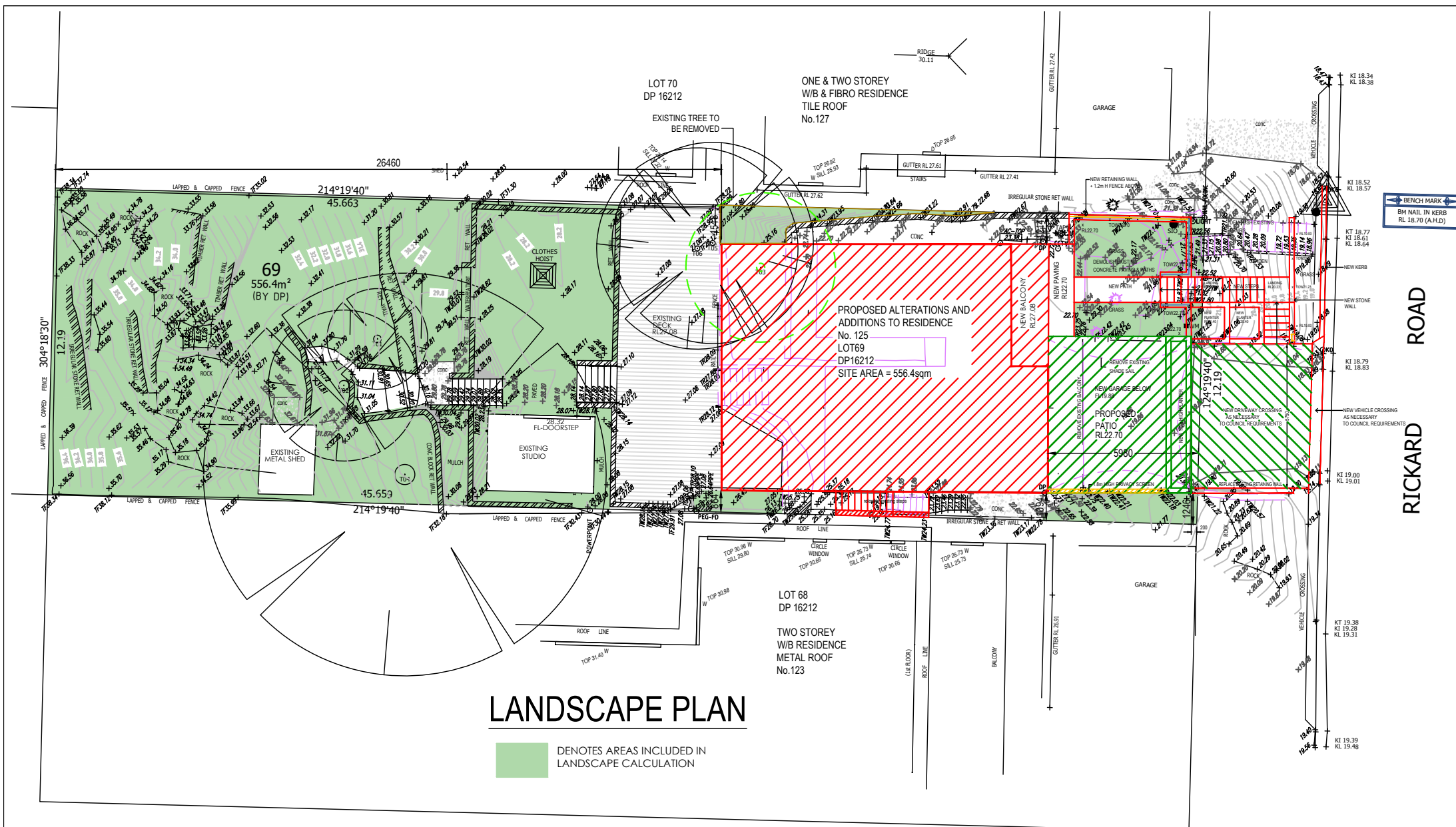
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SECTIONS

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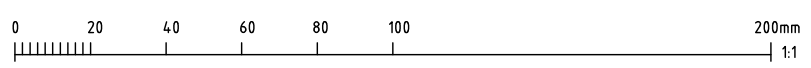
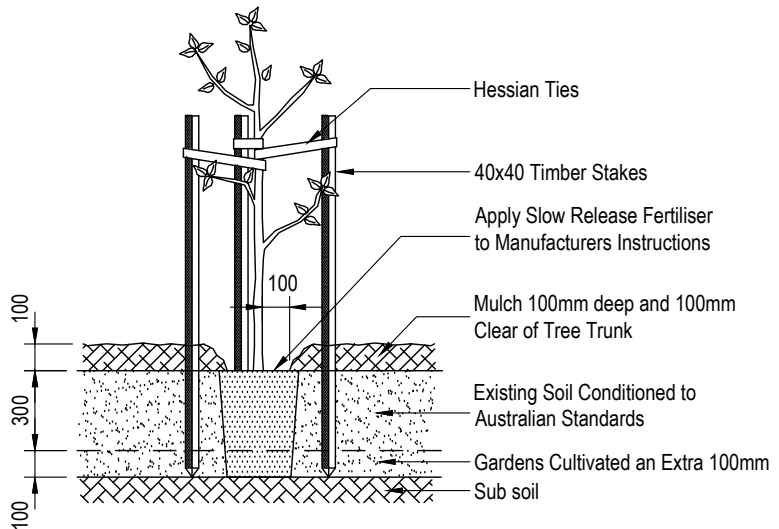
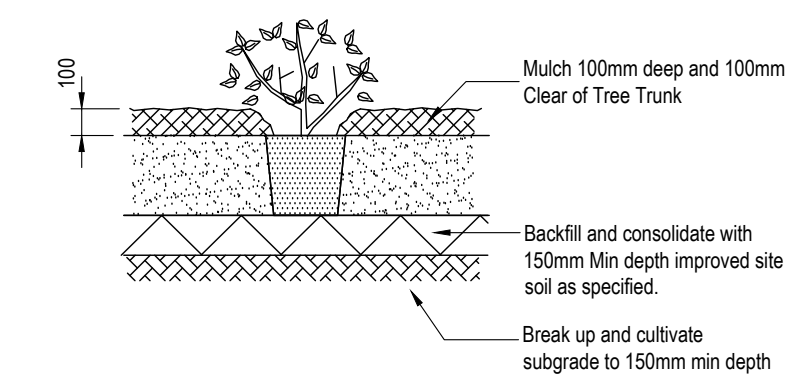


LANDSCAPE NOTES:

Check boundaries, levels, dimensions and locate services on site prior to starting work.
 Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements.
 Protect any trees to be retained to council requirements.
 Grade site to achieve proposed final grades. Cultivate sub grade to a depth of 300mm.
 Stockpile soil if suitable for reuse or provide landscape soil that meets Australian Standards to replace site top soil.
 Install plant material as per plan. Keep planting areas moist, stake plants as required and 'water in'. Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Apply as per manufacturer's instructions.
 Gardens are to be mulched to a 75mm depth using Native Leaf Litter Mulch or wood chip that meets Australian Standards. Keep mulch clear of all plant stems.
 Level turf areas and spread lawn food as per manufacturers instructions. Lay turf, water well and roll with turf roller. Keep moist at all times.
 Fill gaps and depressions with sand and allow 4 weeks before cutting.
 Paving to be laid on compacted surface of 50mm sand bedding on 100mm compacted fine crushed rock. Ensure ground below is also compacted. Check paving and setout prior to laying.
 Retaining walls and concrete driveways / paths to engineers details.

LANDSCAPE CALCULATION

SITE AREA	=	556.4m ²	
HARD SURFACE	AREA	% OF SITE	
HOUSE	=	127.8m ²	
EXIST REAR DECK	=	50.3m ²	
FRONT PATIO	=	35.7m ²	
PATHS AND STAIRS	=	44.6m ²	
STUDIO	=	13.1m ²	
SHED	=	6.2m ²	
TOTAL HARD SURFACE	=	277.7m²	50%
VARIATIONS			
6% OF THE SITE	=	33.4m ²	
PROPOSED LANDSCAPED	=	312.1m²	56%
EXISTING HARD SURFACE	=	261.9m ²	47%
VARIATION - 6% OF SITE	=	33.4m ²	
EXISTING LANDSCAPED	=	327.9m ²	59%
REQUIRED LANDSCAPED	=	333.8m ²	60%
38% OF THE FRONT YARD IS LANDSCAPED			



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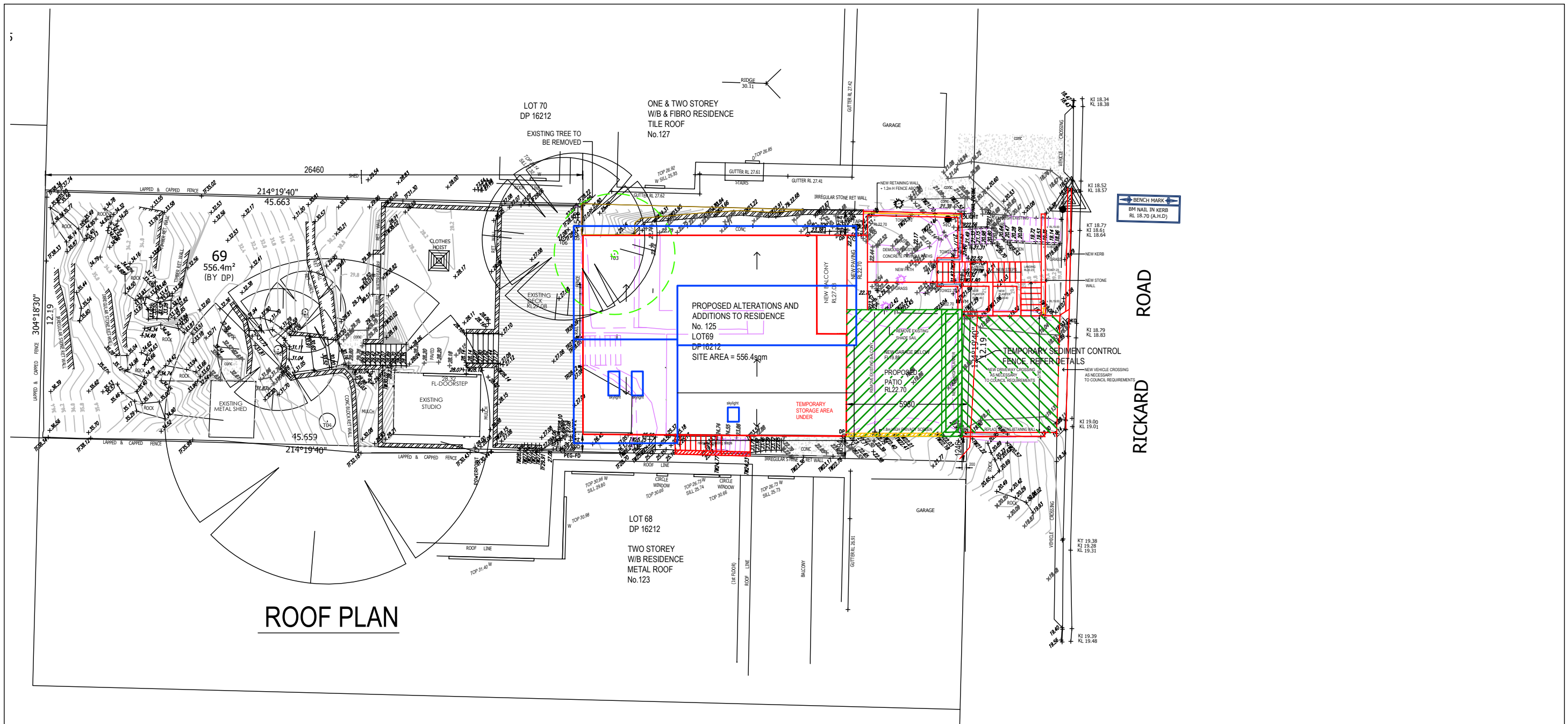
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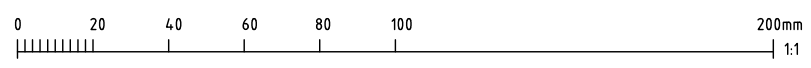
ALTERATIONS AND ADDITIONS
LIAM AND PARIS WEBB
 LOT 69 DP16212
 No. 125 RICKARD ROAD
 NORTH NARRABEEN 2101

DWG NAME
LANDSCAPE PLAN

DATE SCALE AT A3 JOB NUMBER DWG NUMBER
AUG 2024 1:200 RADD24017 A10



ROOF PLAN



RIGHT ANGLE
DESIGN & DRAFTING PTY LTD

P.O.Box 1049 SURRY HILLS 2010
PHONE: 6553-3606
EMAIL: info@rightangledesign.com.au
ABN: 70 150 745 556

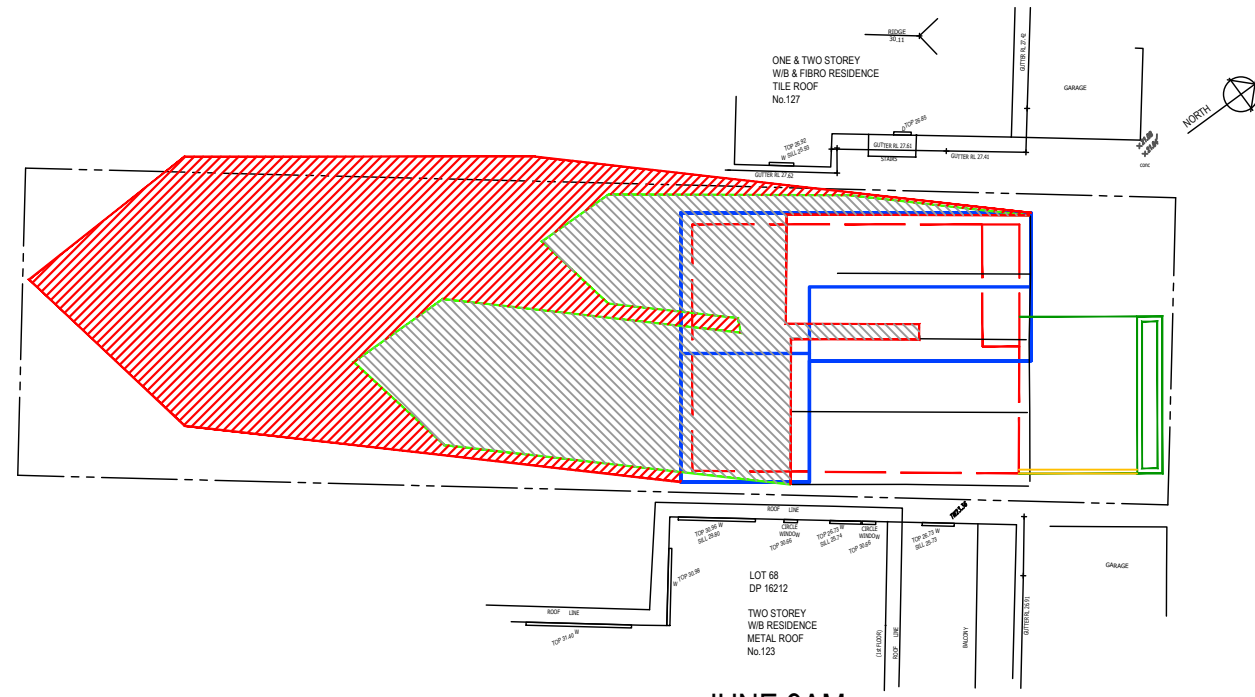
ROBYN GOOD
HORTICULTURE CERT III
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
NZCD ARCHITECTURAL DRAUGHTING

MEMBER: SWIMMING POOL & SPA ASSOCIATION
BUILDING DESIGNERS ASSOCIATION AUSTRALIA

ALTERATIONS AND ADDITIONS
LIAM AND PARIS WEBB
LOT 69 DP16212
No. 125 RICKARD ROAD
NORTH NARRABEEN 2101

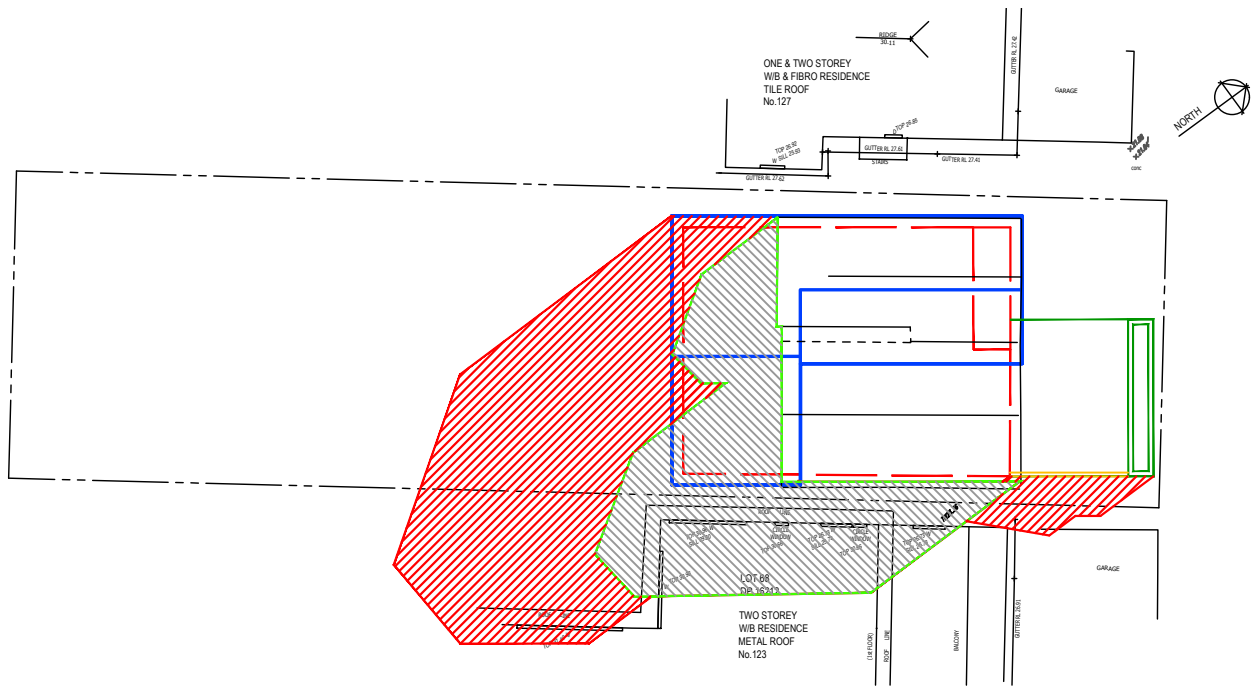
DWG NAME
ROOF PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
AUG 2024	1:200	RADD24017	A11



JUNE 9AM

DENOTES PROPOSED SHADOWS
 DENOTES EXISTING SHADOWS

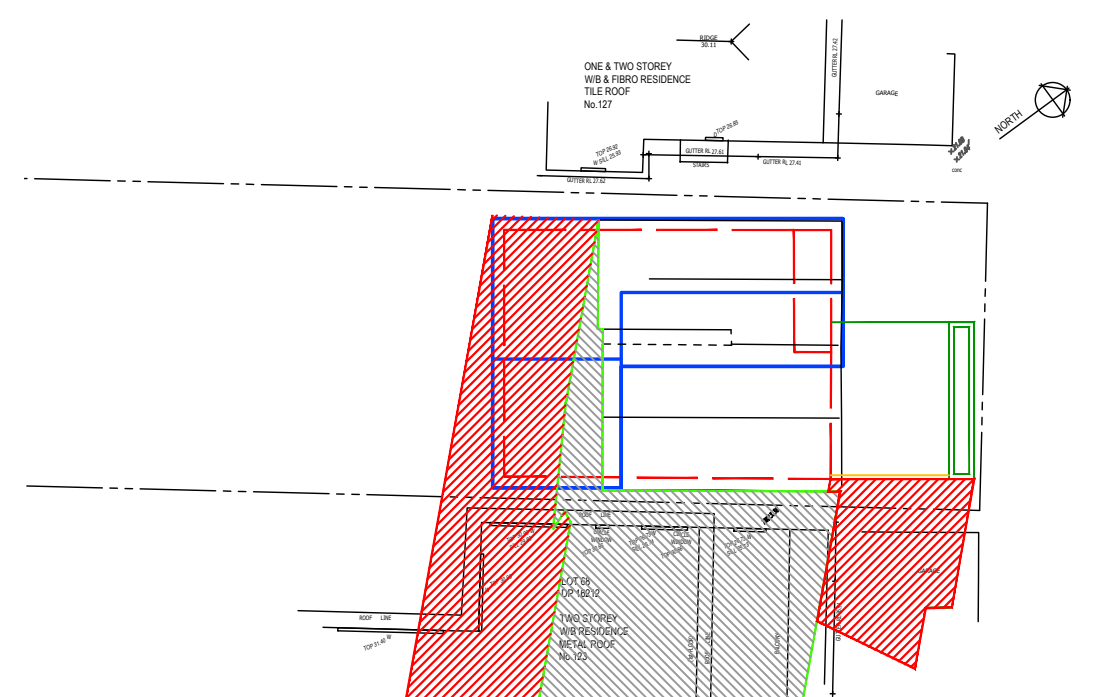


JUNE 12PM

DENOTES PROPOSED SHADOWS
 DENOTES EXISTING SHADOWS

RICKARD ROAD

RICKARD ROAD



JUNE 3PM

RICKARD ROAD

RIGHT ANGLE
 DESIGN & DRAFTING PTY LTD
 P.O.Box 1049 SURRY HILLS 2010 ROBYN GOOD
 PHONE: 6553-3606 HORTICULTURE CERT III
 EMAIL: info@rightangledesign.com.au ASSOC. DIPLOMA STRUCTURAL ENGINEERING
 ABN: 70 150 745 556 NZCD ARCHITECTURAL DRAUGHTING
 MEMBER: SWIMMING POOL & SPA ASSOCIATION
 BUILDING DESIGNERS ASSOCIATION AUSTRALIA

REVISIONS:

ALTERATIONS AND ADDITIONS
 LIAM AND PARIS WEBB
 LOT 69 DP16212
 No. 125 RICKARD ROAD
 NORTH NARRABEEN 2101

DWG NAME			
SHADOW DIAGRAMS JUNE 21st			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
AUG 2024	1:300	RADD24017	A12

Alterations and Additions

Certificate number: A1769778

Project address	
Project name	RADD24017 - Webb
Street address	125 RICKARD Road NORTH NARRABEEN 2101
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP16212
Lot number	69
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	RIGHT ANGLE DESIGN & DRAFTING PTY LTD
ABN (if applicable):	70150745556

Fixtures and systems		
Hot water		
The applicant must install the following hot water system in the development: solar (electric-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).		
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		
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
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	N/A
floor above existing dwelling or building.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R3.00 (up), roof: foil/sarking	dark (solar absorptance > 0.70)

Glazing requirements	
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 toned 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.	
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.	
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.	
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.	
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.	
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						
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	NW	2.2	3.7	3.5	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	NW	0.9	3.7	3.5	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	NW	2.2	3.7	2.1	awning (adjustable) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	SE	2.2	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W5	NE	1.47	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	NE	1.47	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W7	NW	1.8	0	0	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	SW	3.5	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W9	SW	3.5	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W10	SW	1.88	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)



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REVISIONS:

ALTERATIONS AND ADDITIONS
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LOT 69 DP16212
No. 125 RICKARD ROAD
NORTH NARRABEEN 2101

DWG NAME			
BASIX REQUIREMENTS			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
AUG 2024	-	RADD24017	A13