

NO CHANGES TO EXISTING LAYBACK AND CROSSING ON THE COUNCIL'S VERGE ARE PROPOSED

EXISTING CROSSING TO REMAIN

OUTLINE OF EXISTING DRIVEWAY. NEW CONCRETE DRIVEWAY PROPOSED

1 SITE PLAN

A101 1 : 200

KEEP THE HEDGE FOR PRIVACY AND NOISE CONTROL

	LANDSCAPED AREA
	HARD SURFACE
	SITE COVERAGE
	POOL

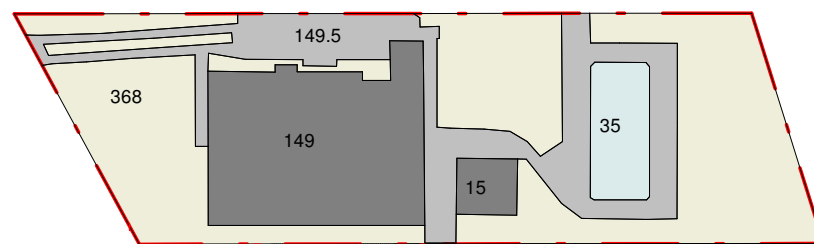
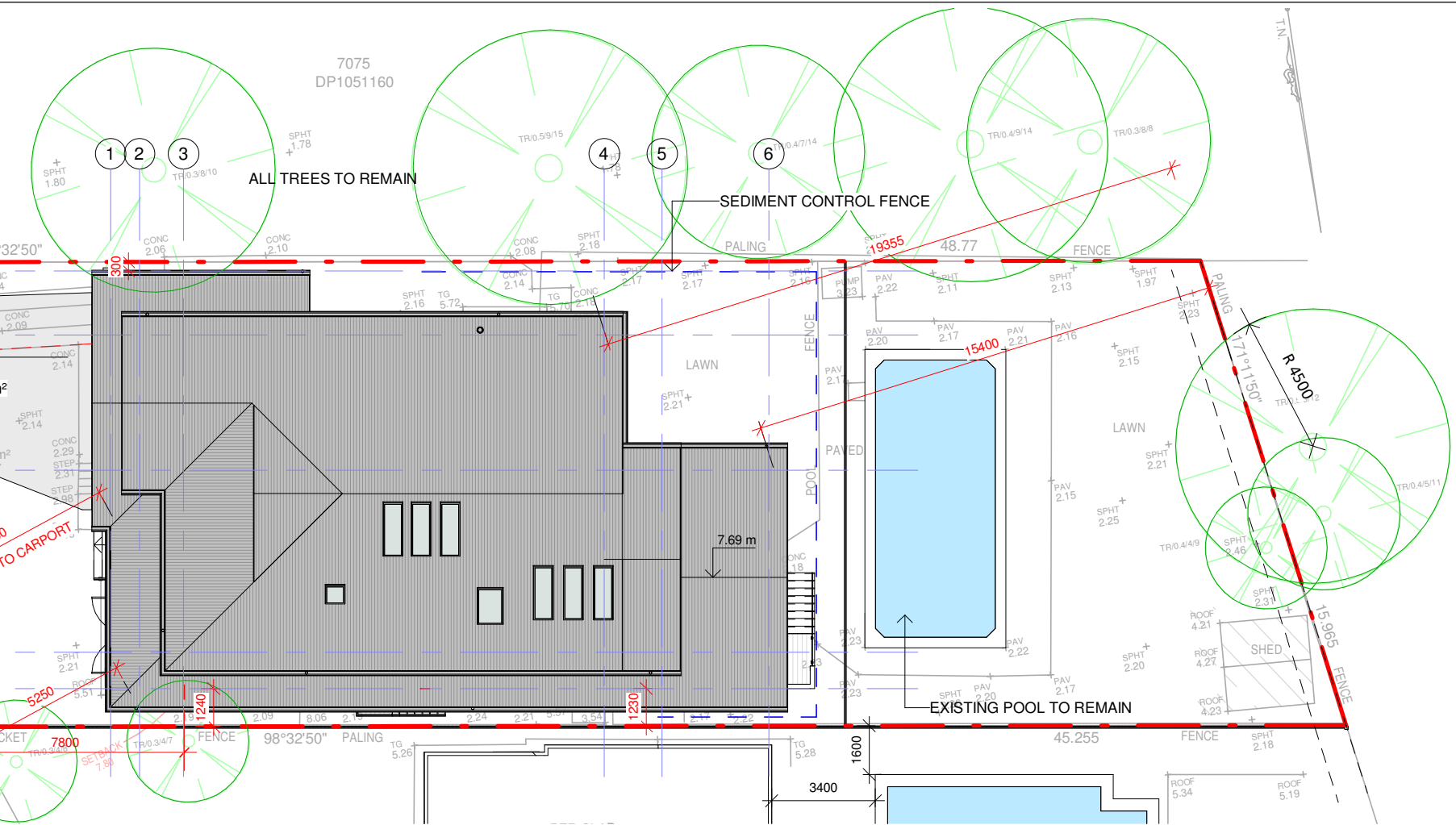
CALCULATION TABLE

TITLE:	LOT 1 DP 24227		
ZONE	R2 - LOW DENSITY RESIDENTIAL		
HAZARDS	-		
SITE AREA	717.2m ²		
MAX. BUILDING HEIGHT	Hmax = 8.5 m		
	EXISTING	PROPOSED	REQUIRED
GROSS FLOOR AREA	115m ²	140+143=283m ²	
GARAGE / CARPORT	0m ²	49m ²	
SITE COVERAGE	164m ² / 23%	251m ² /35%	
HARD SURFACE	149.5m ² / 21%	72.5m ² / 10%	
POOL WATER SURFACE	35m ² / 5%	35m ² / 5%	
LANDSCAPED AREA	368.7m ² / 51%	358.7m ² / 50%	

Do not scale from plans. All dimensions and levels shown on plan are subject to confirmation on site.

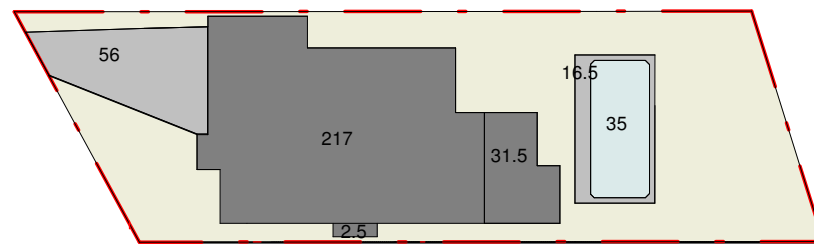
ISSUE	DATE	DESCRIPTION	DRWN	CHKD
	18.10.2023	MEASURED DRAWINGS	TM	KM
	13.04.2024	CONCEPT 3.1	KM	
5	25.11.2024	DA ISSUE	KM	
1	03.04.2025	DA ISSUE - REV (NEW BUILD)		

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2 SITE ANALYSIS - EXISTING

A101 1 : 500

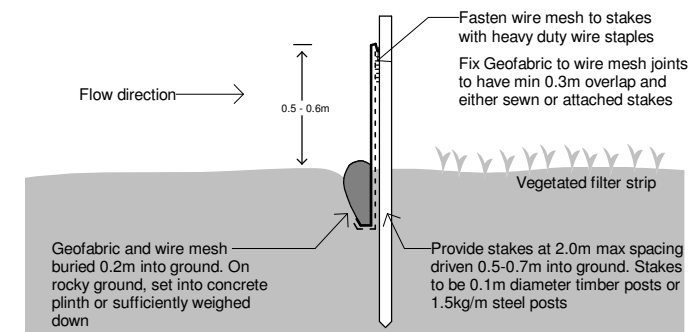


4 SITE ANALYSIS - PROPOSED

A101 1 : 500

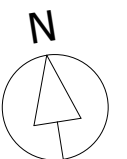
DISTURBED AREA

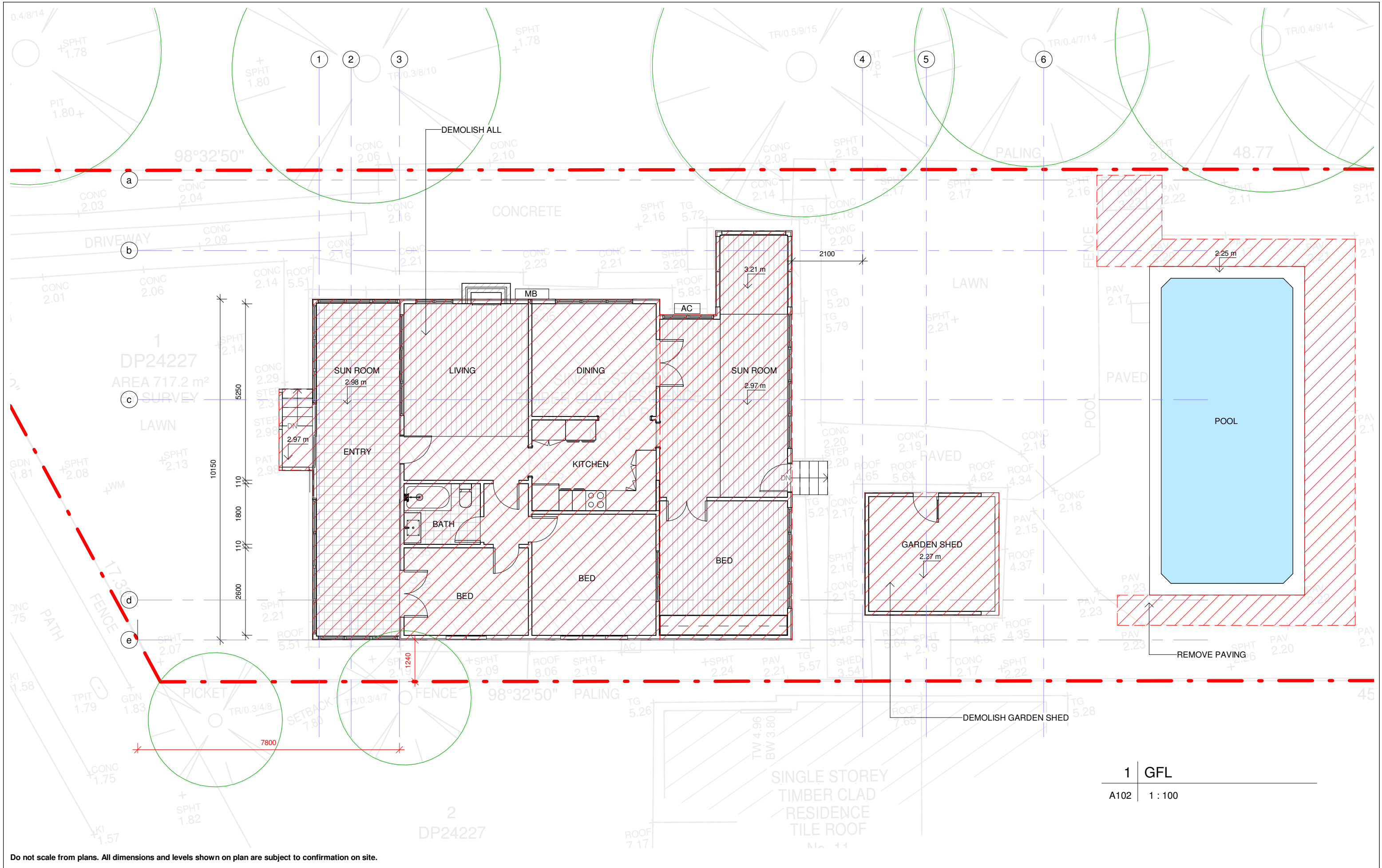
UNDISTURBED AREA



SILT FENCE DETAIL & NOTES:

- Silt fences should be installed on a site as early as possible, ideally before excavation or other soil disturbance begins
- Install a silt fence down-slope from the construction area, always along the contour (curve) of the slope you are protecting – don't install in straight lines
- Significant downward slopes should use the curved installation method
- Stockpiles of soil and building materials must be contained by a silt fence
- Leave the silt fence in place until vegetation is established, or sediment is stabilised
- Silt fencing requires frequent inspections, particularly after each runoff event (storm, rainfall etc.), to check for damage or clogging of the fence by silt and debris
- Silt fences are best used for sites where the soil disturbance area is up to 0.5 of a hectare





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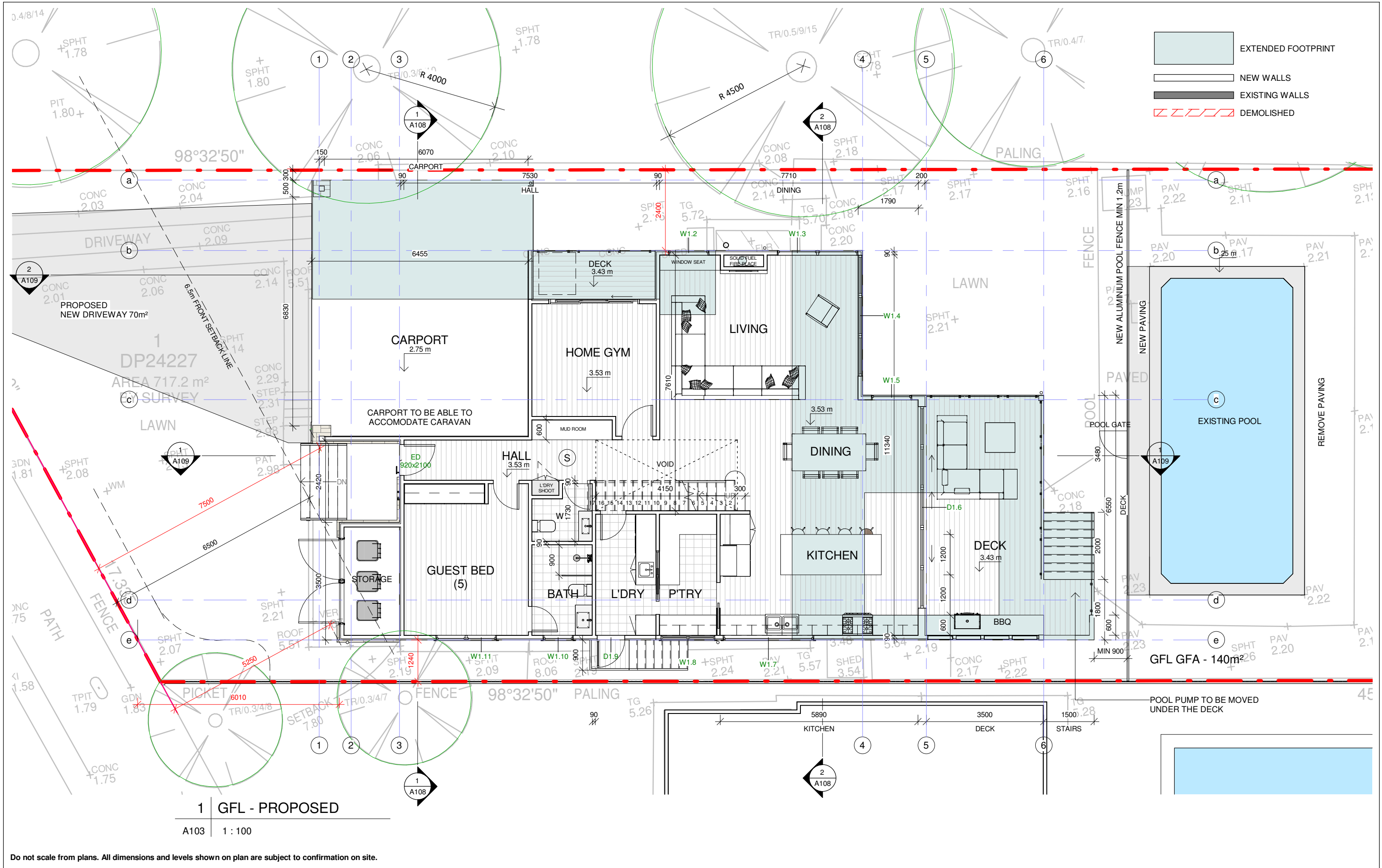
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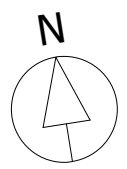
PROJECT TITLE:	NEW BUILD
PROJECT NO.:	2023-015
AT:	13 GARDEN STREET, NORTH NARRABEEN 2101
FOR:	PETER & PHOEBE BRISBANE

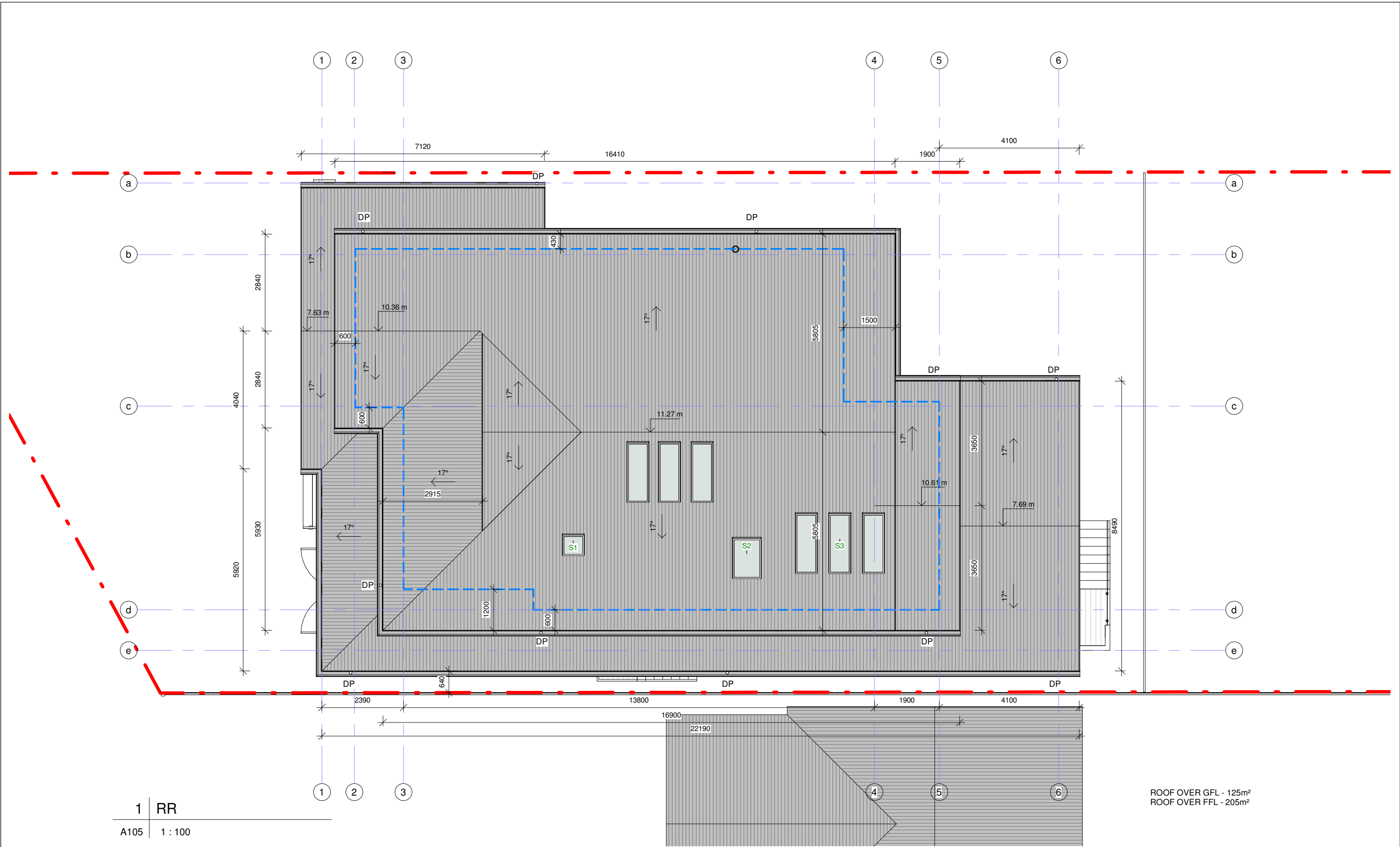
SHEET TITLE:	GFL - EXISTING & DEMOLITION
SHEET NO:	A102
SCALE A3:	1 : 100



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	18.10.2023	MEASURED DRAWINGS	TM	KM
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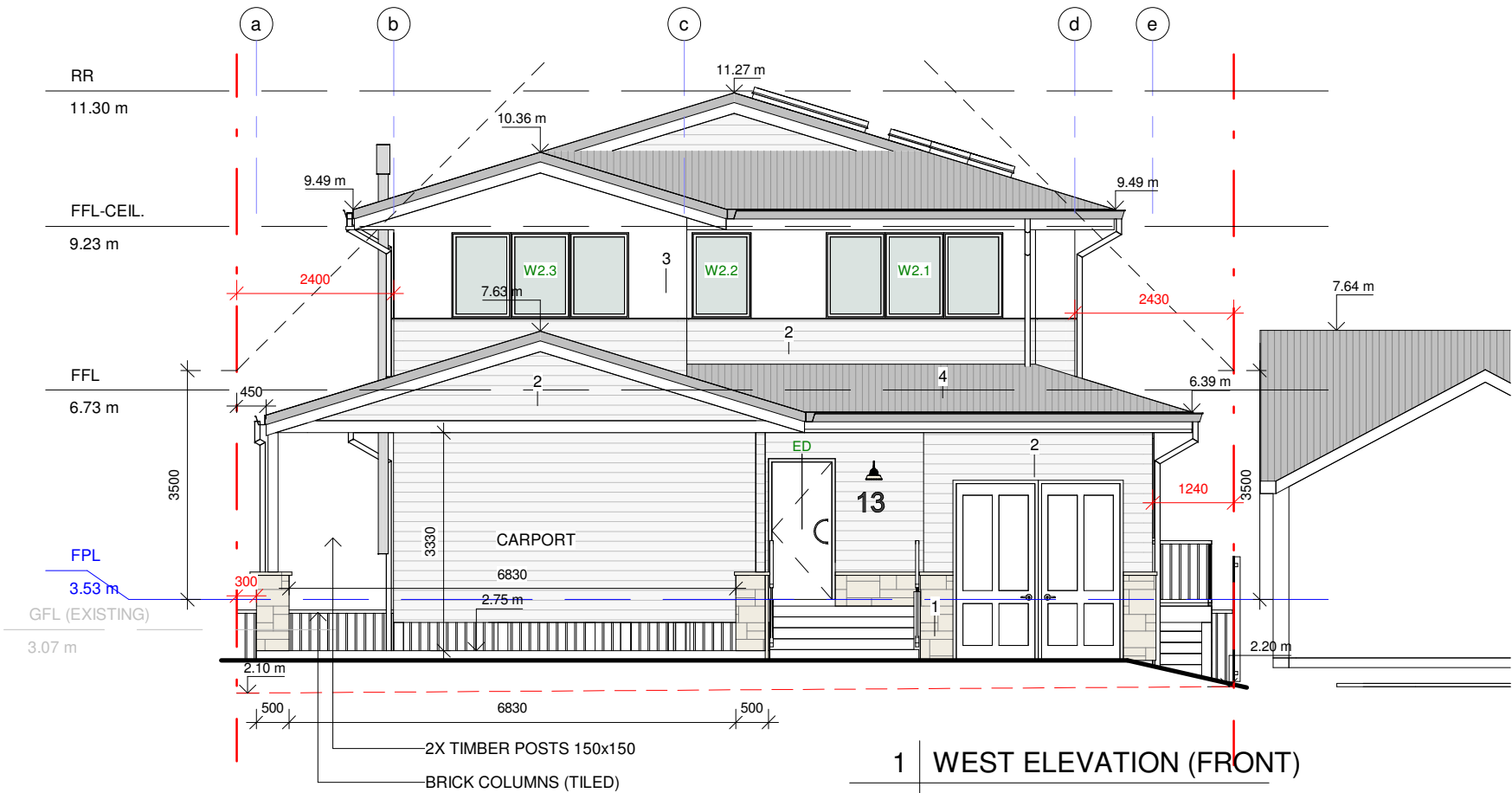
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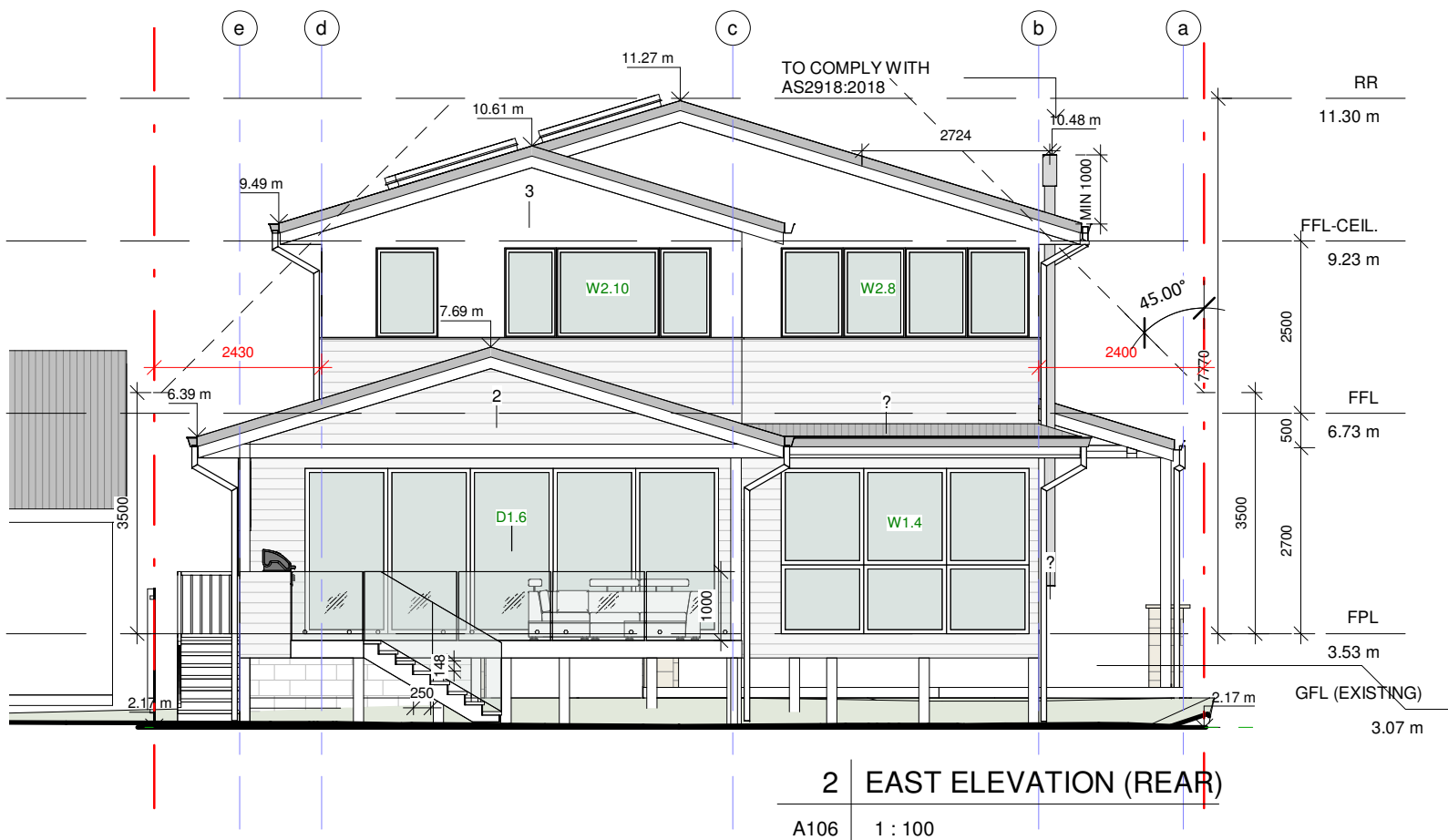


PROJECT TITLE:	NEW BUILD
PROJECT NO.:	2023-015
AT:	13 GARDEN STREET, NORTH NARRABEEN 2101
FOR:	PETER & PHOEBE BRISBANE

SHEET TITLE:	ROOF PLAN
SHEET NO:	A105
SCALE A3:	1 : 100



EXTERNAL FINISHES	
1	SELECTED SANDSTONE TILES
2	JH LINEA WEATHERBOARD 150mm OR SIMILAR
3	JH FINE TEXTURE CLADDING OR SIMILAR
4	LYSAGHT CUSTOM ORB OR SIMILAR
5	TIMBER POSTS 150X150



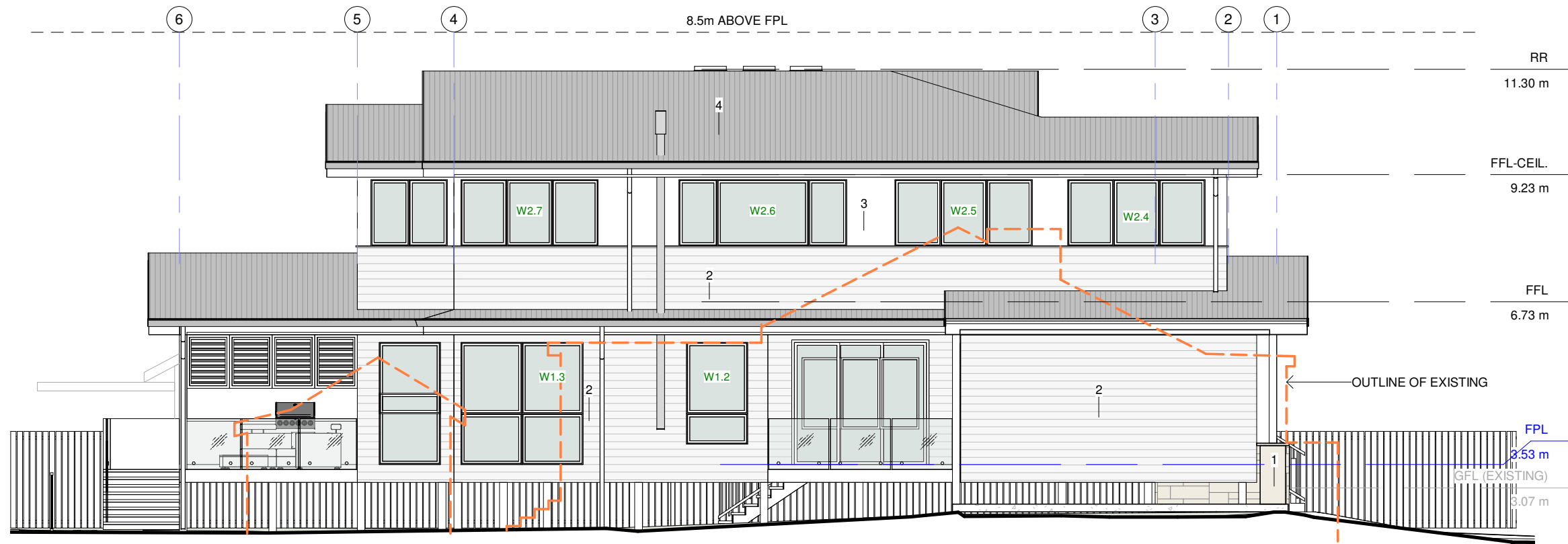
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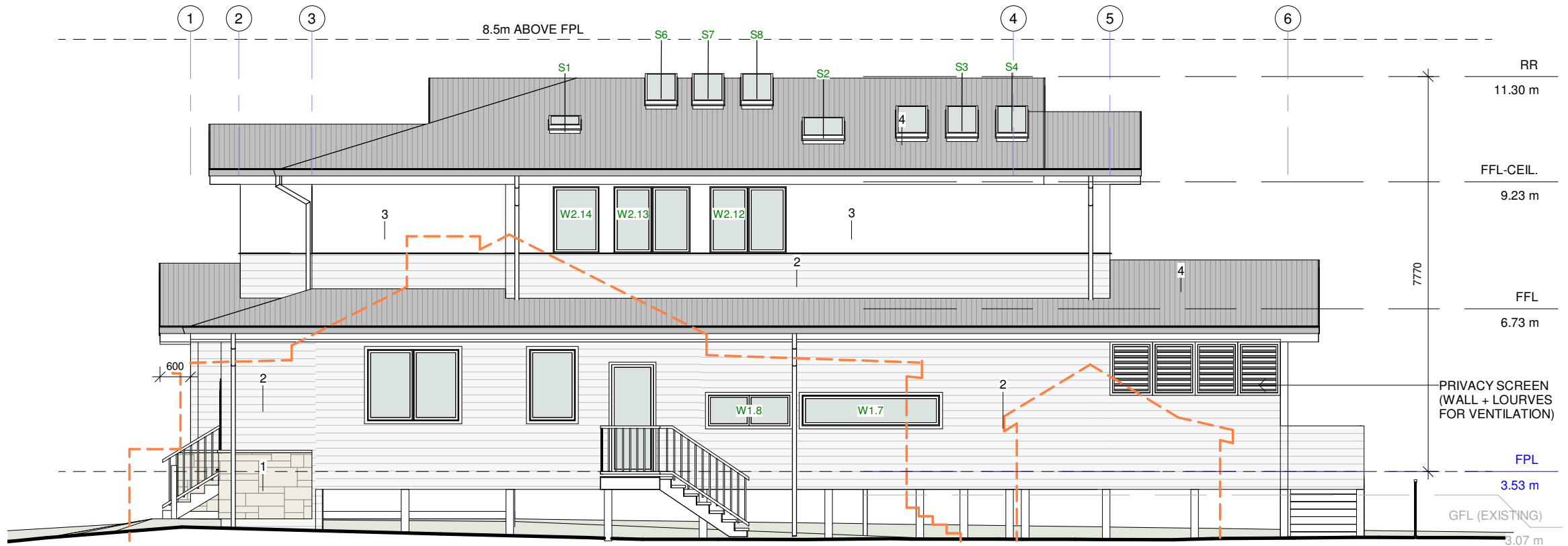
PROJECT TITLE:	NEW BUILD
PROJECT NO.:	2023-015
AT:	13 GARDEN STREET, NORTH NARRABEEN 2101
FOR:	PETER & PHOEBE BRISBANE

SHEET TITLE:	ELEVATIONS
SHEET NO:	A106
SCALE A3:	As indicated



1 NORTH ELEVATION

A107 1 : 100



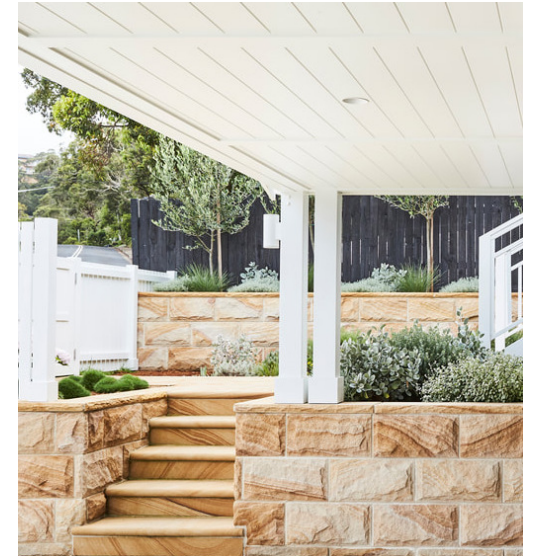
2 SOUTH ELEVATION

A107 1 : 100

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EXTERNAL FINISHES

1	SELECTED SANDSTONE TILES
2	JH LINEA WEATHERBOARD 150mm OR SIMILAR
3	JH FINE TEXTURE CLADDING OR SIMILAR
4	LYSAGHT CUSTOM ORB OR SIMILAR
5	TIMBER POSTS 150X150



SANDSTONE TILES



LINEA WEATHERBOARD



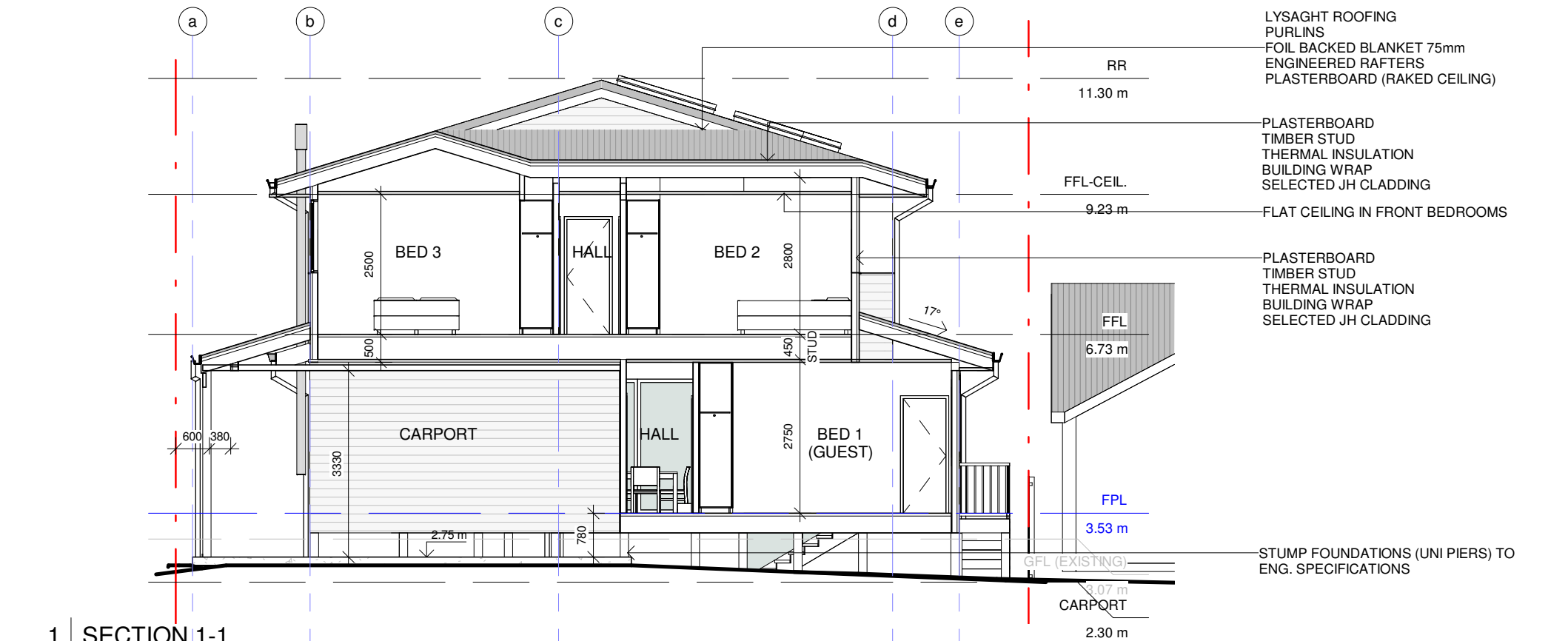
ROOF COLOUR: WINDSPRAY

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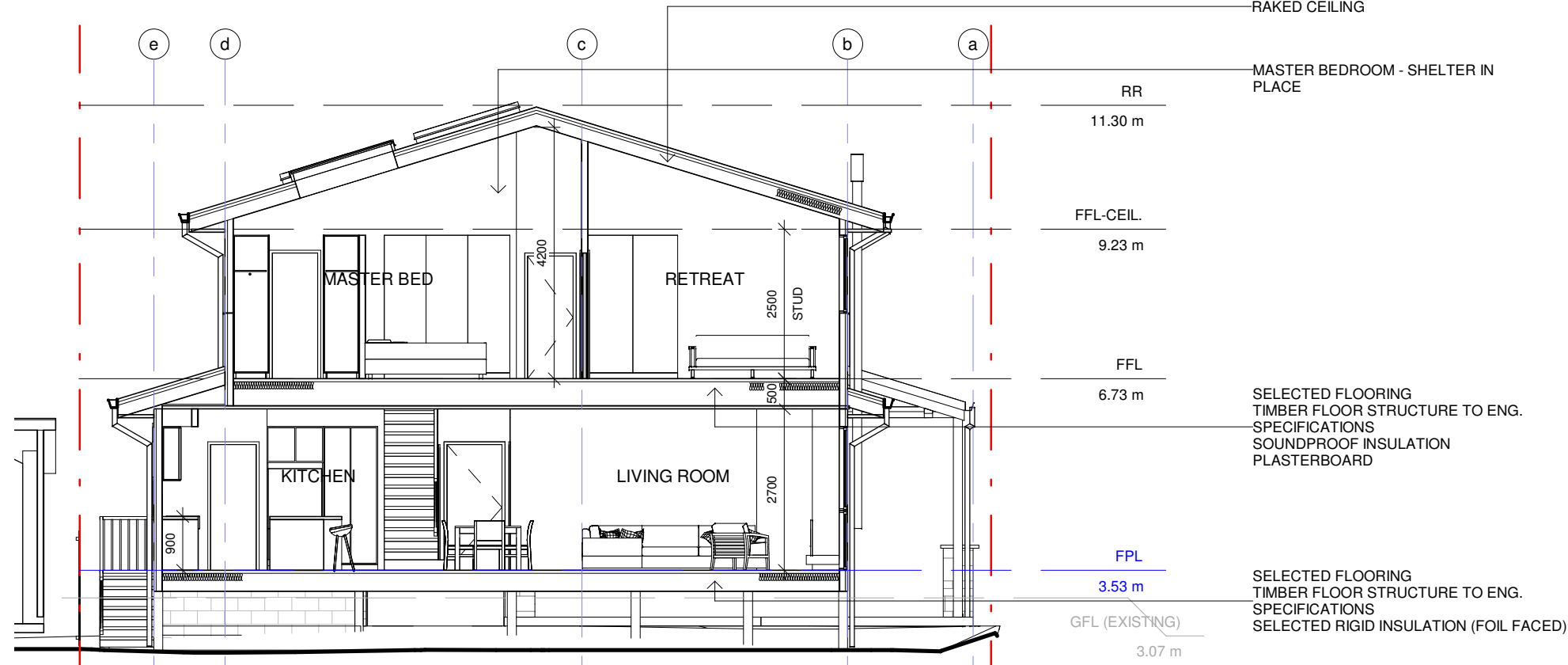
PROJECT TITLE: NEW BUILD
PROJECT NO.: 2023-015
AT: 13 GARDEN STREET,
NORTH NARRABEEN 2101
FOR: PETER & PHOEBE BRISBANE

SHEET TITLE: ELEVATIONS
SHEET NO: A107
SCALE A3: As indicated



1 SECTION 1-1

A108 1 : 100



2 SECTION 2-2

A108 1 : 100

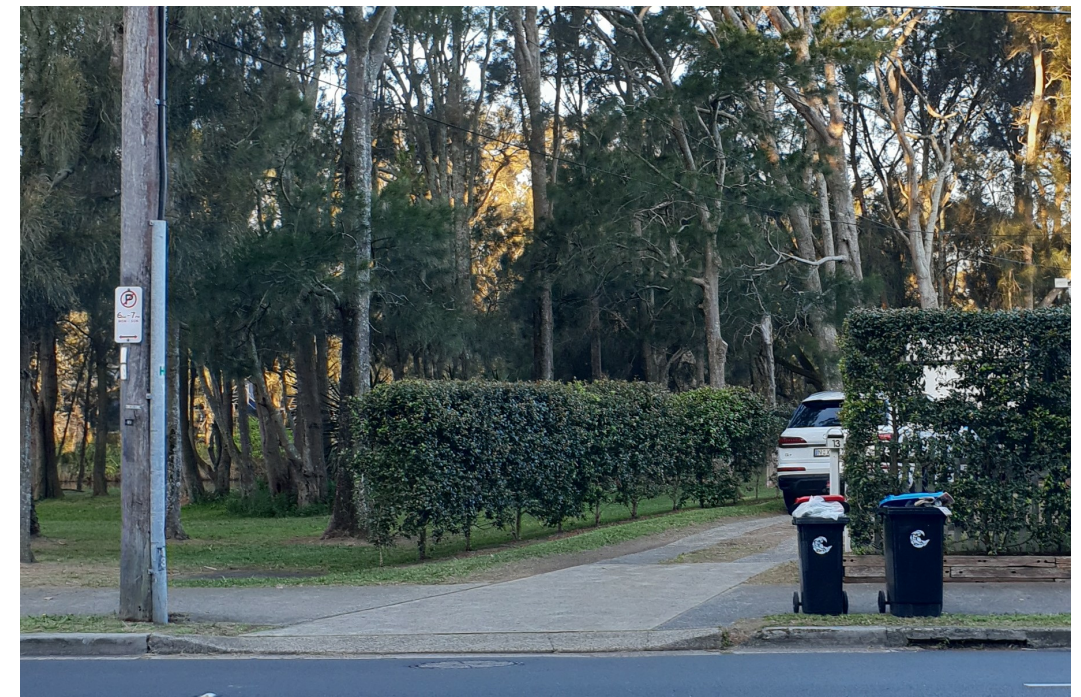
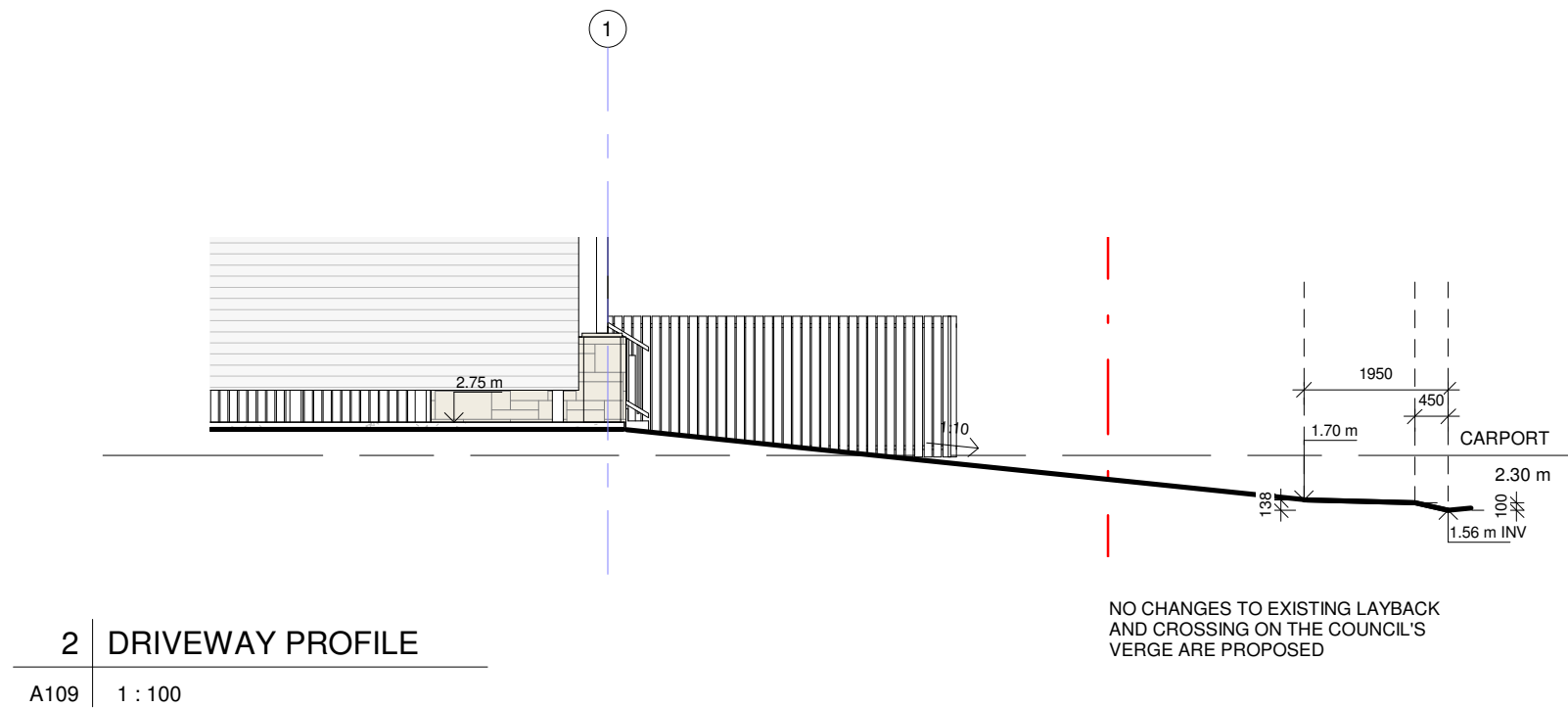
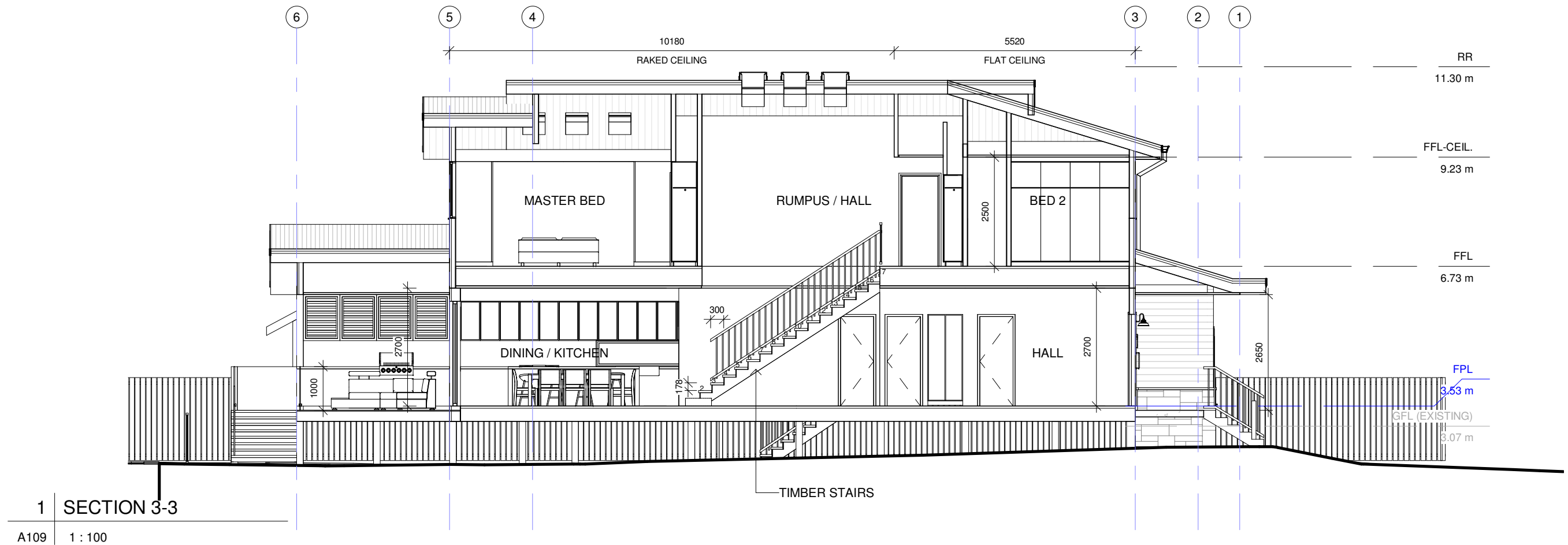
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PROJECT TITLE: NEW BUILD
PROJECT NO.: 2023-015
AT: 13 GARDEN STREET,
NORTH NARRABEEN 2101
FOR: PETER & PHOEBE BRISBANE

SHEET TITLE: SECTIONS
SHEET NO: A108
SCALE A3: 1 : 100



EXISTING CROSSING. NO CHANGES ARE PROPOSED ON THE COUNCIL'S VERGE. THE NEW DRIVEWAY EXTENDS PAST THE BOUNDARY LINE

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PROJECT TITLE: NEW BUILD
PROJECT NO.: 2023-015
AT: 13 GARDEN STREET,
NORTH NARRABEEN 2101
FOR: PETER & PHOEBE BRISBANE

SHEET TITLE: SECTION & DRIVEWAY PROFILE
SHEET NO: A109
SCALE A3: 1 : 100

SYMBOL	D1.1	W1.2	W1.3	W1.4	W1.5	W1.7
VIEW FROM OUTSIDE						
SIZE (W/ H)	SIZE (2600/ 2400)	SIZE (1200/ 2000)	SIZE (2400/ 2400)	SIZE (3600/ 2400)	SIZE (1200/ 2400)	SIZE (2700/ 600)
OPENING	SLIDING	AWNING	SLIDING	SLIDING	SASH	FIXED
BAR LAYOUTS	-	-	-	-	-	-
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
LEVEL / ROOM	GFL - MEDIA	GFL - LIVING	GFL - LIVING	GFL - LIVING	GFL - DINING	GFL - KITCHEN
ORIENTATION	NORTH	NORTH	NORTH	EAST	NORTH	SOUTH
QTY	1	1	1	1	1	1
GLASS						

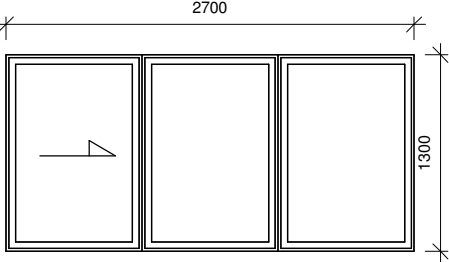
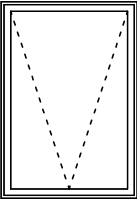
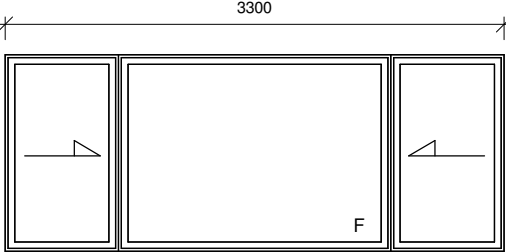
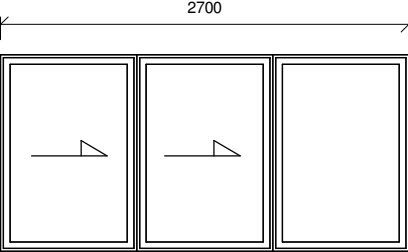
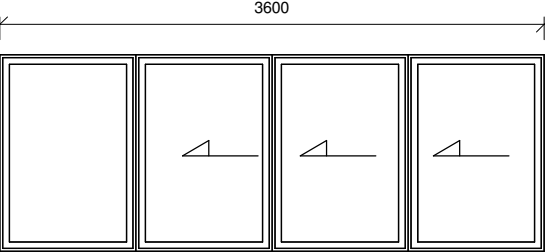
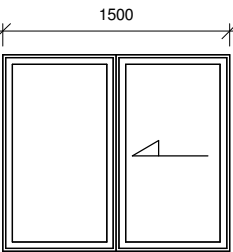
SYMBOL	D1.6	W1.8	D1.9	W1.10	W1.11	S2	S1	S2 / S3 / S4 / S6 / S7 / S8
VIEW FROM OUTSIDE								
SIZE (W/ H)	SIZE (6000/ 2400)	SIZE (1600/600)	SIZE (820/2100)	SIZE (900/1400)	SIZE (1800/ 1400)	SIZE (800/ 1200)	SIZE (600/ 600)	SIZE (600/ 1800)
OPENING	SLIDING	SLIDING	HINGED	AWNING	SLIDING	SKYLIGHT	SKYLIGHT	SKYLIGHT
BAR LAYOUTS	-			-	-			
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
LEVEL / ROOM	GFL - KITCHEN & DINING	GFL - L'DRY	GFL - PANTRY	GFL - BATH	GFL - GUEST BED	FFL - HALL & ENSUITE	FFL - BATH	FFL - W/R & MASTER
ORIENTATION	EAST	SOUTH	SOUTH	SOUTH	SOUTH	-		
QTY	1	1	1	1	1	2	1	6
GLASS				OPAQUE IN BATH				

NOTE: WINDOW SCHEDULE IS FOR THE BASIX AND PRICING PURPOSES ONLY.
ALL SIZES SHOULD BE CHECKED ON SITE PRIOR THE ORDER.
ALL WINDOWS AND DOORS ARE SHOWN FROM THE EXTERIOR

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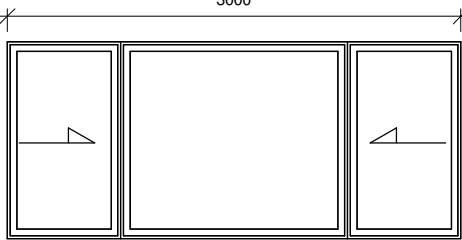
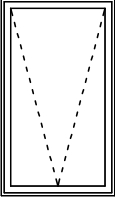
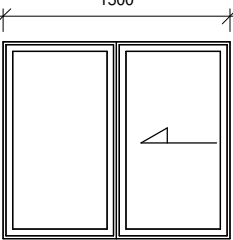
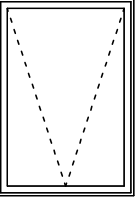
SYMBOL	W2.1 / W2.3 / W2.4 / W2.5 / W2.7	W2.2	W2.6	W2.7	W2.8	W2.9
VIEW FROM OUTSIDE						
SIZE (W / H)	SIZE (2700/ 1300)	SIZE (900/ 1300)	SIZE (3300/ 1300)	SIZE (2700/ 1300)	SIZE (3600/ 1300)	SIZE (1500/ 1300)
OPENING	SLIDING	AWNING	SLIDING	SLIDING	SLIDING	SLIDING
BAR LAYOUTS	-	-	-	-	-	-
FRAME	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
LEVEL / ROOM	FFL - BED2, BED 3, BED 4, RUMPUS	FFL - HALL	FFL - HALL	FFL - RETREAT	FFL - RETREAT	FFL - MASTER BED
ORIENTATION	WEST (2) / NORTH (3)	WEST	NORTH	NORTH	EAST	NORTH
QTY	5	1	1	1	1	1
GLASS						

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BASIX COMMITMENTS

FIXTURES AND SYSTEMS		
LIGHTING	MIN 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FLUORESCENT, COMPACT FLUORESCENT OR LED LAMPS	
FIXTURES	SHOWERHEADS	MIN 3 STAR RATING
	TOILET FLUSHING SYSTEM	MIN 3 STAR RATING
	TAPS	MIN 3 STAR RATING
	HOT WATER	ELECTRIC HEAT PUMP SYSTEM ELIGABLE TO CREATE RENEWABLE ENERGY CERTIFICATES
CONSTRUCTION		
INSULATION	SUSPENDED FLOOR - FRAMED	R0.8 (DOWN) OR R1.5 INCL CONSTRUCTION
	EXTERNAL WALL - FRAMED	R1.3 (OR R1.7 INCL. CONSTRUCTION)
	RAKED CEILING - FRAMED	CEILING R1.74 UP. ROOF: FOIL BACKED BLANKET 75mm SOLAR ABSORPTANCE 0.475-0.7
GLAZING		

WINDOWS AND GLAZED DOORS
U-VALUE 6.44, SHGC: 0.75 OR
U-VALUE 4.48, SHGC: 0.46
FOR DETAILS REFER TO BASIX CERTIFICATE A1754952

W2.10	W2.11	W2.12 / W2.13 (OPAQUE)	W2.14 (OPAQUE)
			
SIZE (3000/ 1300)	SIZE (600/ 1300)	SIZE (1500/ 1300)	SIZE (900/ 1300)
SLIDING	AWNING	SLIDING	AWNING
-	-	-	-
ALUMINIUM	ALUMINIUM	ALUMINIUM	ALUMINIUM
FFL - MASTER BED	FFL - W/R	FFL - ENSUITE / BATH / WC	FFL - WC
EAST	EAST	SOUTH	SOUTH
1	1	2	
		OPAQUE	OPAQUE

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AT:	13 GARDEN STREET, NORTH NARRABEEN 2101
FOR:	PETER & PHOEBE BRISBANE

SHEET TITLE:	WINDOW & DOOR SCHEDULE
SHEET NO:	A110.2
SCALE A3:	As indicated