

84 LAGOON ST NARRABEEN 2101 NSW

DEVELOPMENT APPLICATION- NEW HOUSE

SITE DETAILS

Council: Northern Beaches Council
Address: 84 Lagoon St, Narrabeen, NSW
Lot/Section/Plan no: Lot A D.P. 162009

DRAWING LIST

A-00	COVER PAGE
A-01	SITE PLAN & ANALYSIS
A-02	LOWER GROUND FLOOR PLAN
A-03	GROUND FLOOR PLAN
A-04	LEVEL 1 FLOOR PLAN
A-05	EAST & WEST ELEVATION
A-06	NORTH AND SOUTH ELEVATION
A-07	SECTIONS
A-08	LANDSCAPE PLAN
A-09	SHADOW DIAGRAMS

GLAZING SCHEDULE

Window No.	Width	Height	Sill	Type	Area	External Blind
W01	3,000	700	1,400	Fixed & Sliding	2.10	No
W02	2,200	600	2,100	Fixed & Sliding	1.32	No
W03	1,650	2,700	0	Pivot Door	4.46	No
W04	2,700	1,200	1,500	Fixed & Sliding	3.24	YES
W05	3,000	1,200	1,500	Fixed & Sliding	3.60	YES
W06	1,400	1,000	900	Fixed & Sliding	1.40	No
W07	2,000	1,000	900	Fixed & Sliding	2.00	No
W08	2,400	1,000	900	Fixed & Sliding	2.40	No
W09	3,000	2,400	0	Sliding Stack	7.20	YES
W10	1,200	1,300	1,100	Sliding	1.56	No
W11	1,200	600	1,800	Sliding	0.72	No
W12	2,500	600	2,100	Fixed & Sliding	1.50	No
W13	2,200	600	900	Fixed & Sliding	1.32	No
W14	1,000	2,700	0	Fixed	2.70	No
W15	800	1,500	900	Sliding	1.20	No
W16	800	1,500	900	Sliding	1.20	No
W17	1,000	2,700	0	Fixed	2.70	No
W18	1,650	2,700	0	Fixed & Sliding	4.46	No
W20	2,400	2,700	0	Sliding Stack	6.48	No
W21	1,400	2,700	0	Sliding Stack	3.78	No
W22	3,000	1,700	1,000	Fixed & Sliding	5.10	YES
W23	1,200	700	900	Fixed & Sliding	0.84	No
W24	900	700	900	Sliding	0.63	No
W25	1,000	700	900	Slidng	0.70	No
W26	1,000	700	900	Sliding	0.70	No
W28	3,200	2,400	0	Sliding Stack	7.68	Yes
W29	2,400	2,400	16	Sliding Stack	5.76	No
W30	2,000	1,500	900	Fixed & Louver	3.00	YES
W31	2,000	1,500	900	Fixed & Sliding	3.00	No
W32	2,400	500	0	Fixed	1.20	No
W33	3,000	500	0	Fixed	1.50	No



BASIX NOTES

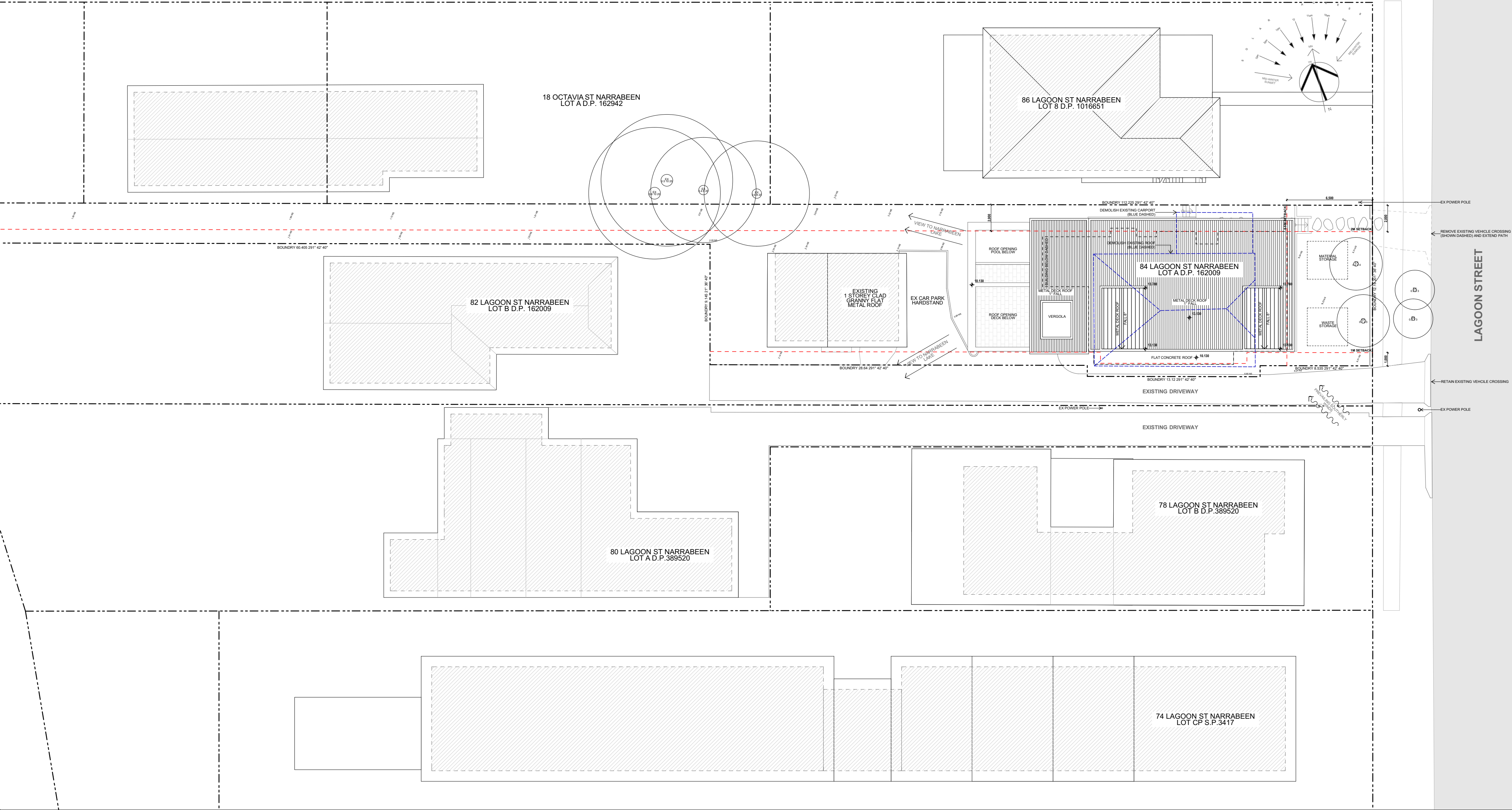
- metal roof (medium colour) with 70mm foil lined blanket
- R3.0 insulation to all ceilings adjacent to roof including terrace
- GF & FF external walls 50mm foam/reflective sarking + R3.0 insulation/plasterboard
- Internal walls adjacent to bathrooms & laundry to include R2.5 insulation
- LGF & GF 200mm concrete slabs
- R2.3 insulation to slabs on ground (GF level)
- R4.0 insulation under floors adjacent to garage & outdoor air
- FF framed with timber flooring/plywood bracing uninsulated
- Louvre window Breezway U=4.3 SHGC=0.57 +/-5%
- All sliding doors custom aluminium thermally broken frames/DG/low e U=2.5 SHGC=0.45 +/-5%
- All fixed windows custom aluminium thermally broken frames/DG/low e U=2.2 SHGC=0.49 +/-5%
- All sliding/double hung windows aluminium thermally broken frames/DG/low e U=2.9 SHGC=0.51 +/-10%
- Entry door aluminium thermally broken frames/DG/low e U=2.9 SHGC=0.44 +/-10%
- All recessed downlights sealed and to allow for uninterrupted ceiling insulation
- All exhaust fans sealed
- Fireplace sealed
- Outdoor venetians to W04, 05, 09, 22, 28 & 30
- Ceiling fans to living, office, family, games & all bedrooms (min 1200mm diameter)



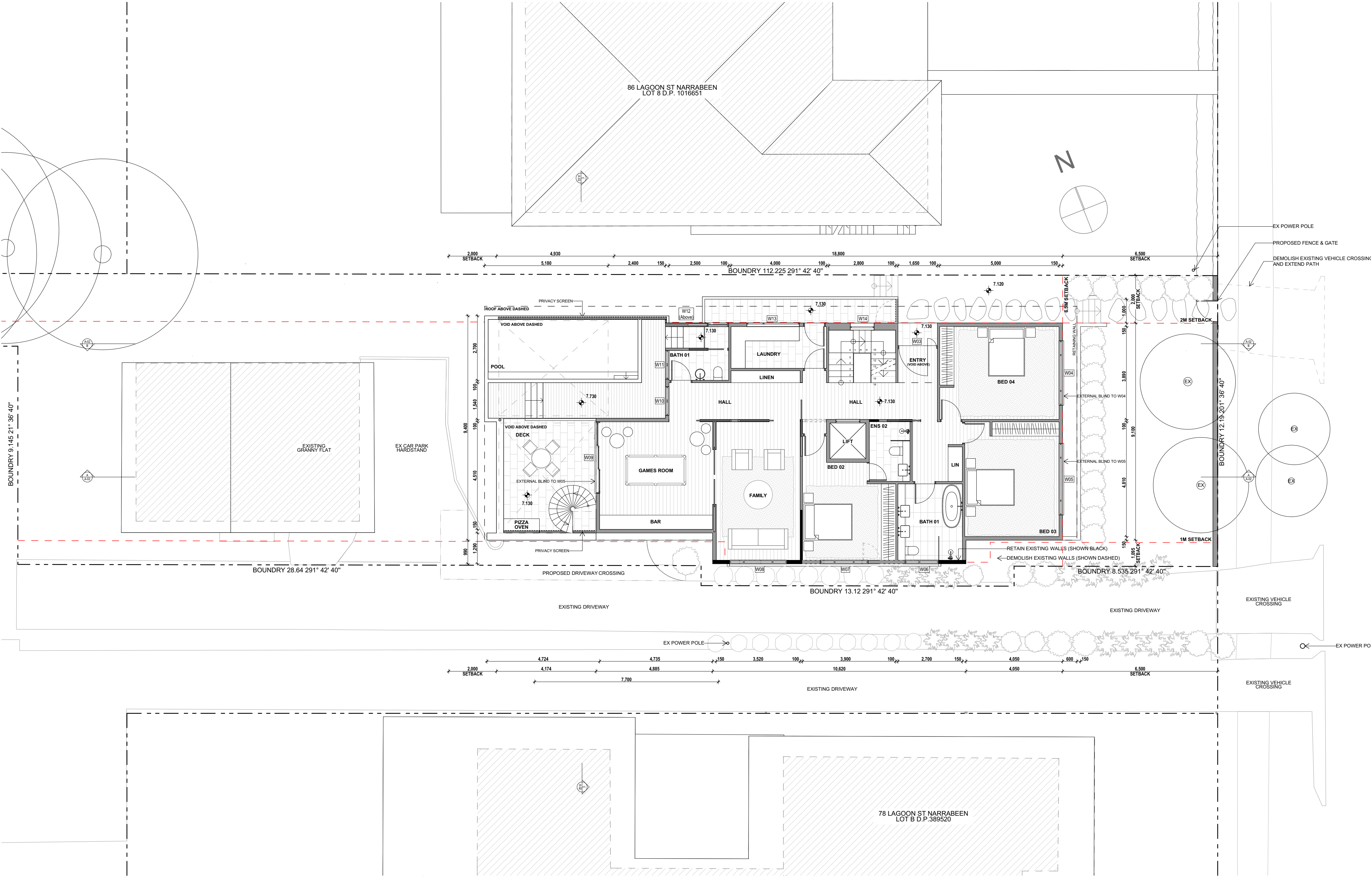
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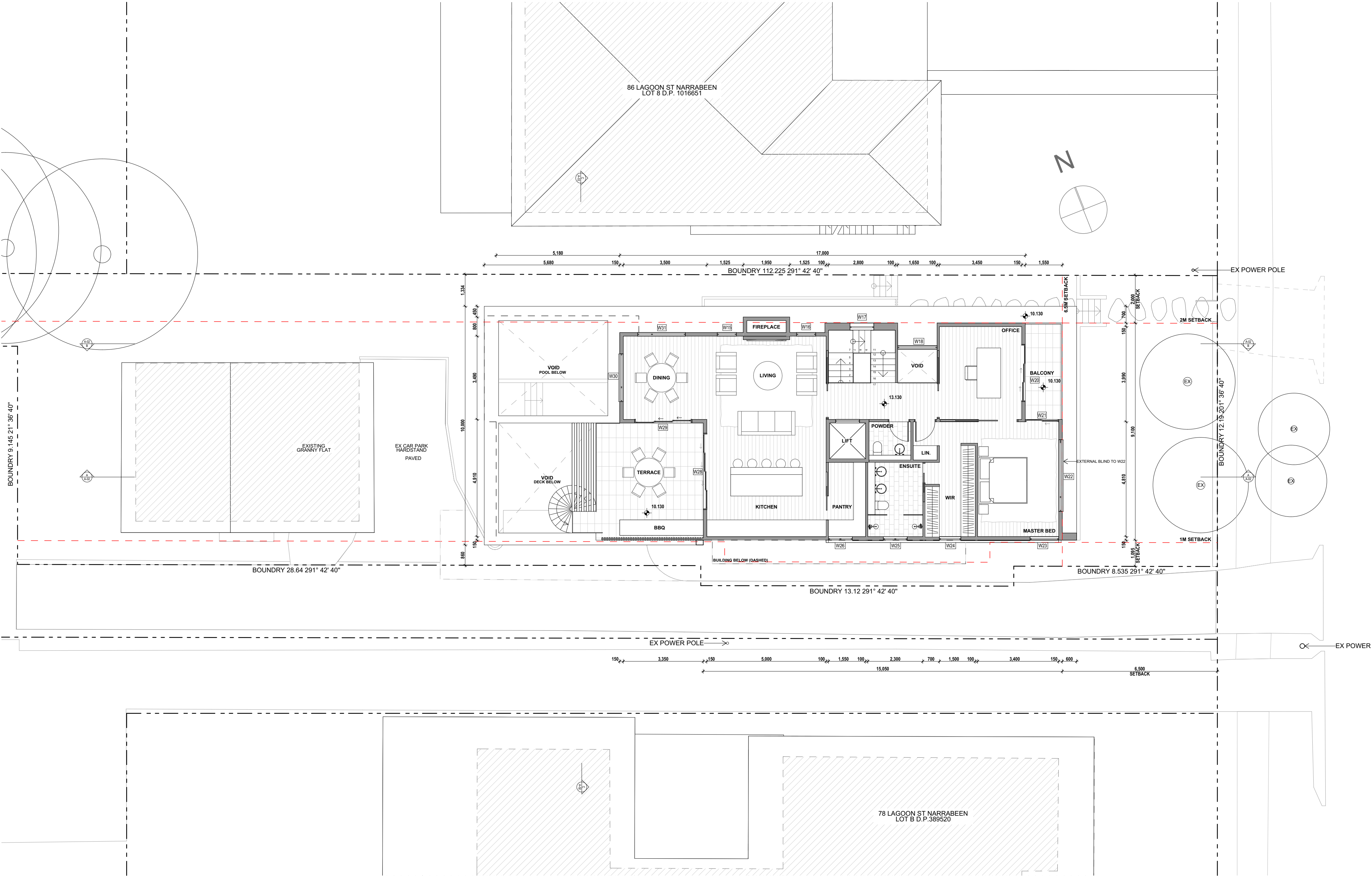
Issue Date	Rev	Description	Drawn	Checked	PROJECT
01/08/24	A	DEVELOPMENT APPLICATIONS	TG	LT	2411 - BEAMS
					NEW HOUSE
					84 LAGOON ST, NARRABEEN, NSW, 2101
					COVER PAGE
					PROJECT NO. SCALE DATE DRAWING NO. REVISION
					2411 @ A2 27/11/2024 A-00 A

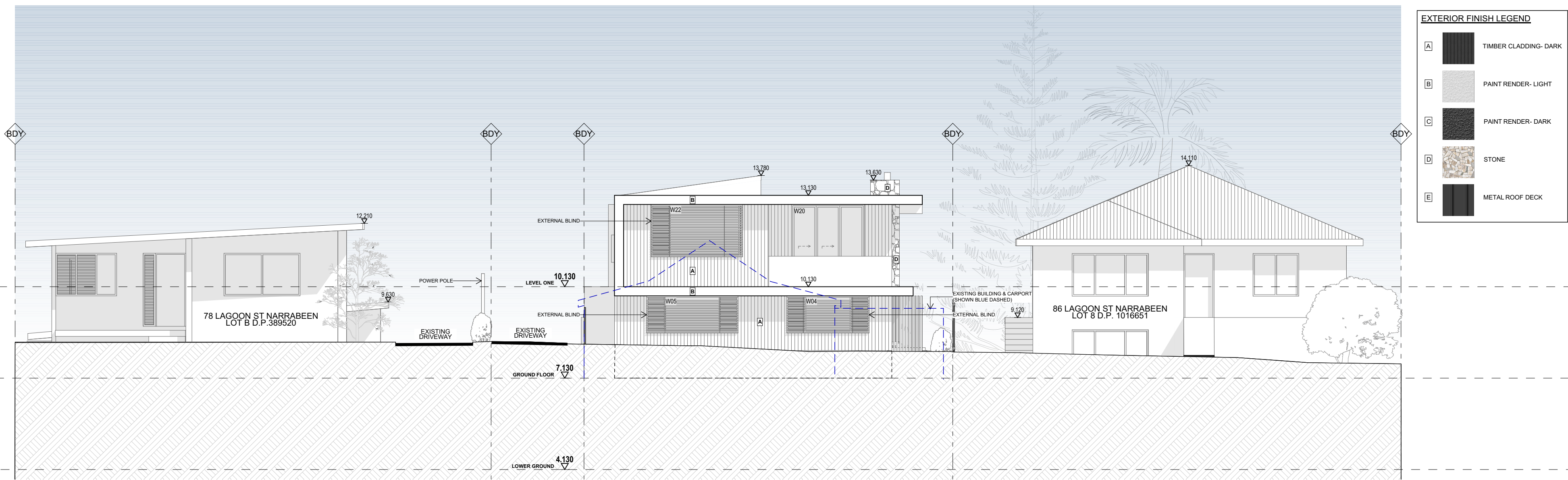
OCTAVIA STREET







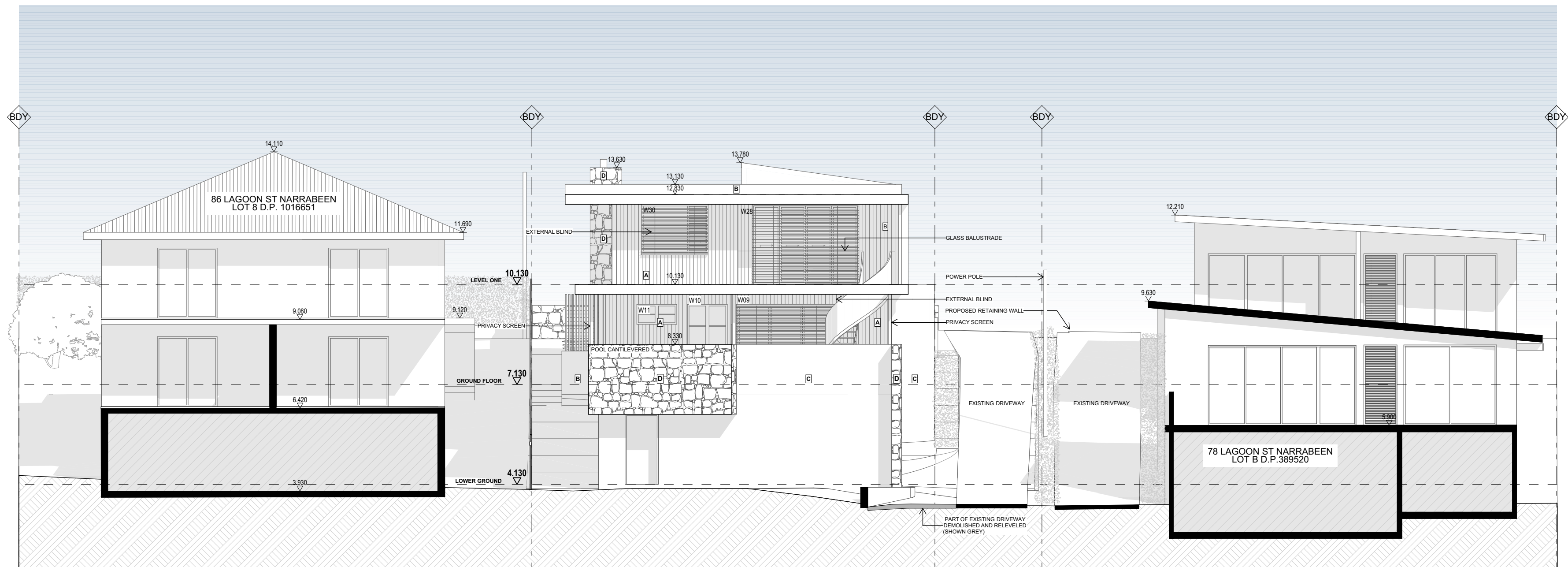




EXTERIOR FINISH LEGEND		
A		TIMBER CLADDING- DARK
B		PAIN T RENDER- LIGHT
C		PAIN T RENDER- DARK
D		STONE
E		METAL ROOF DECK

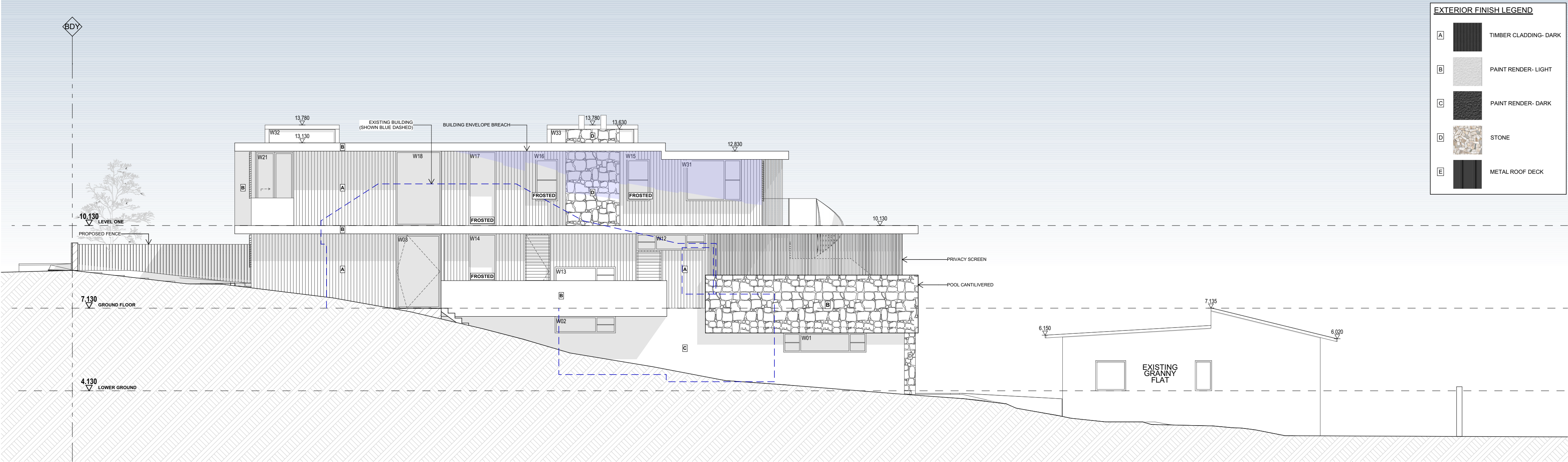
EAST ELEVATION

1:100



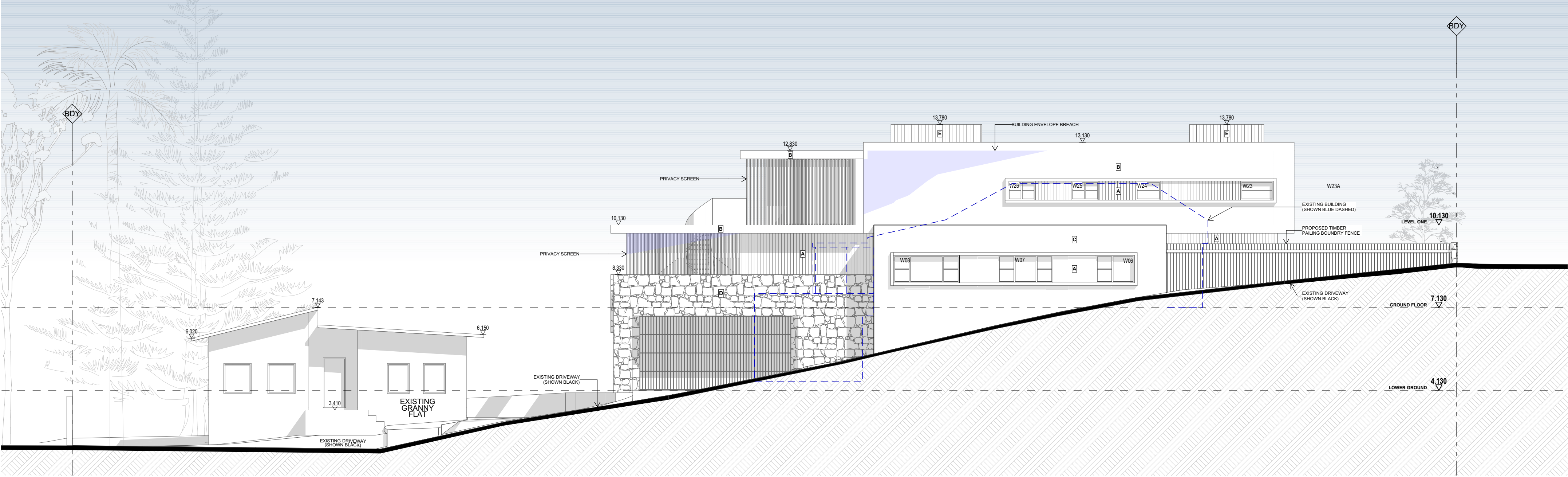
WEST ELEVATION

1:100



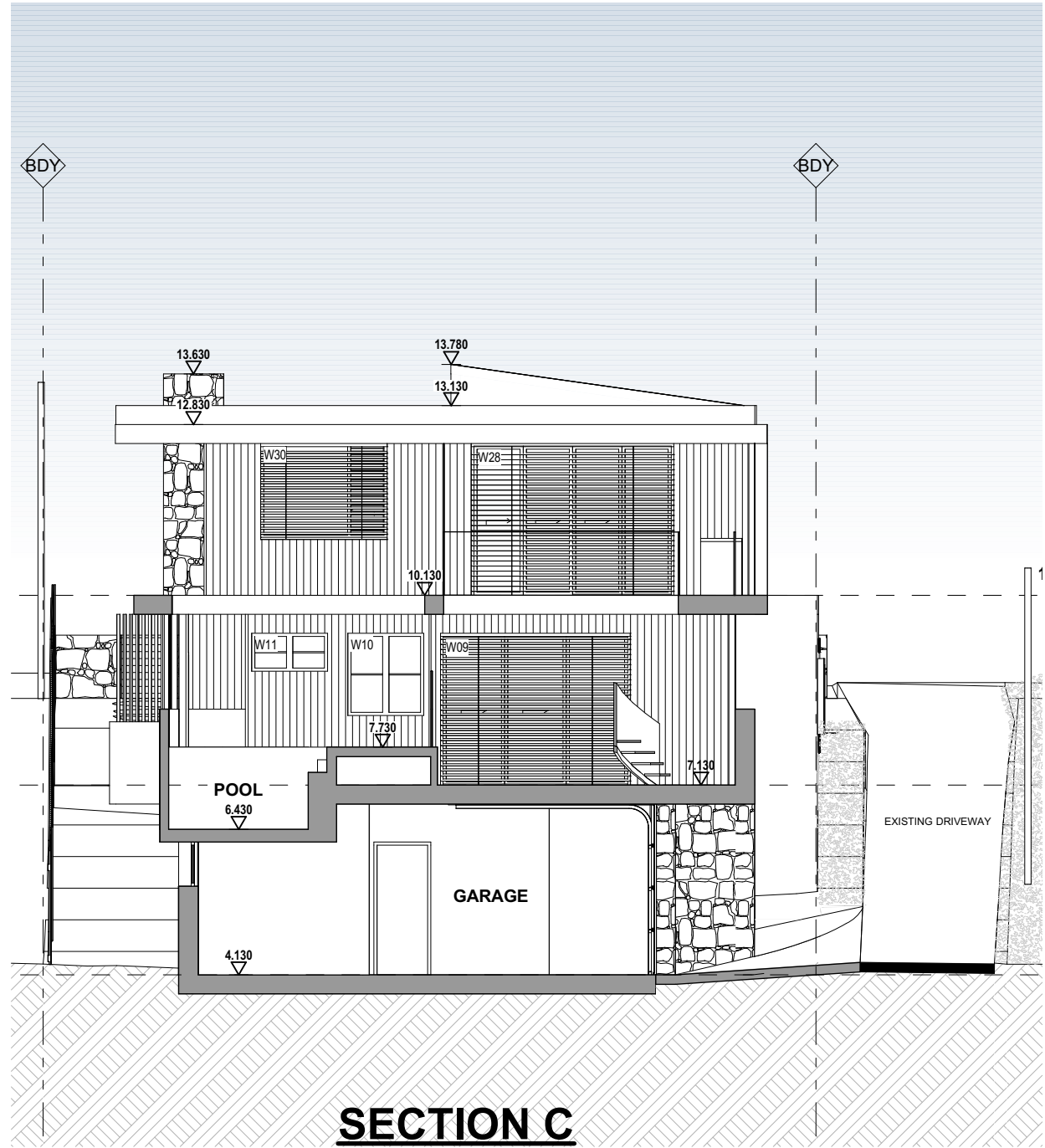
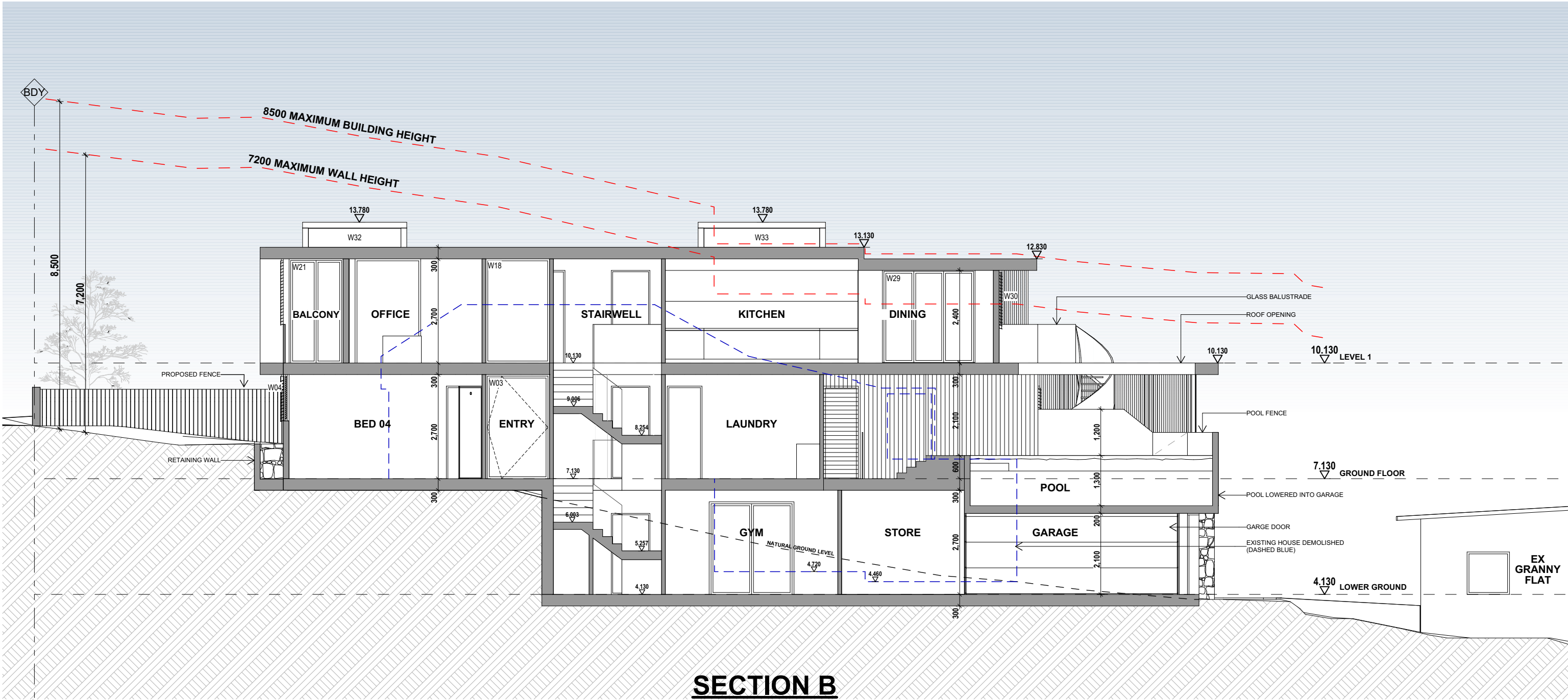
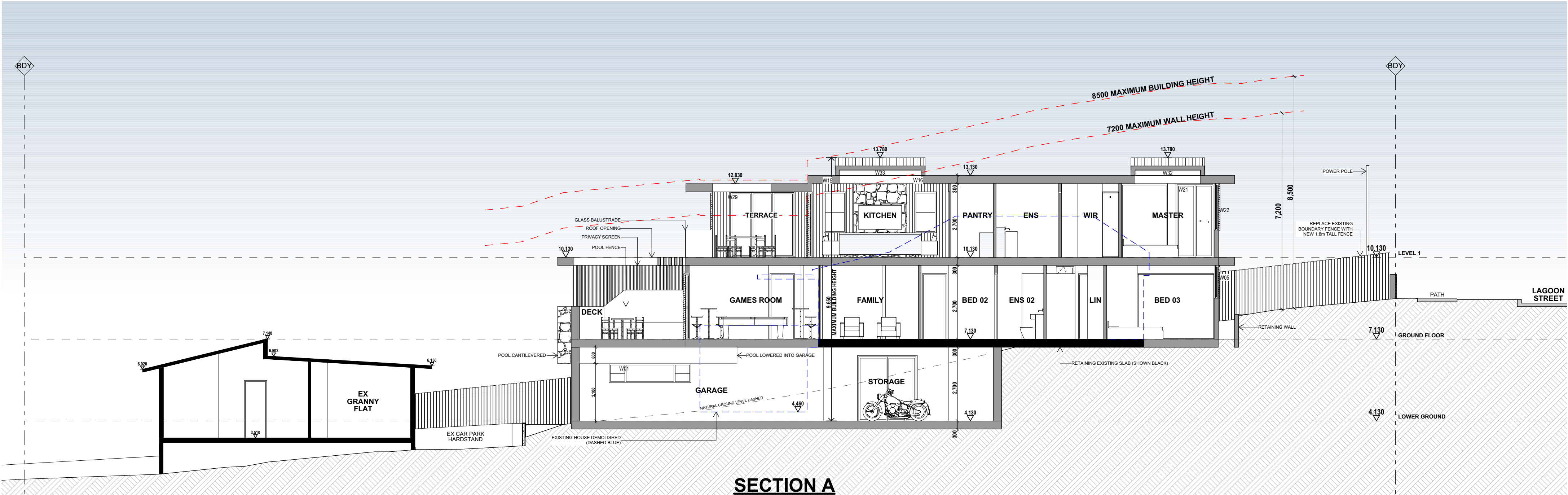
NORTH ELEVATION

1:100



SOUTH ELEVATION

1:100

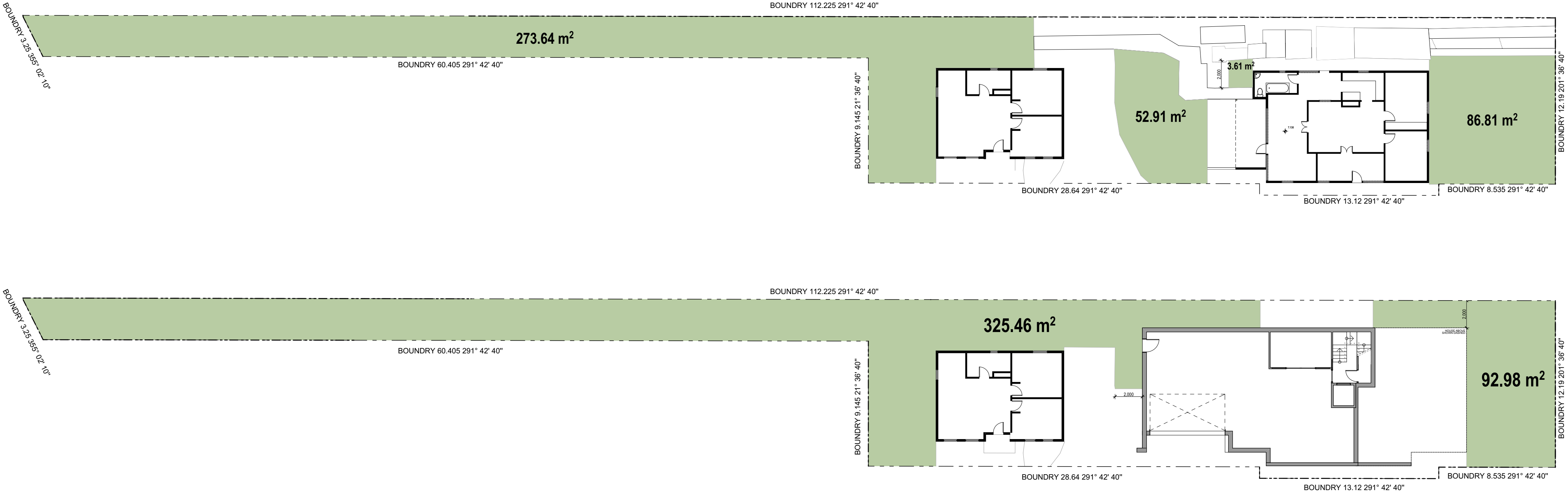


LANDSCAPE CALCULATIONS

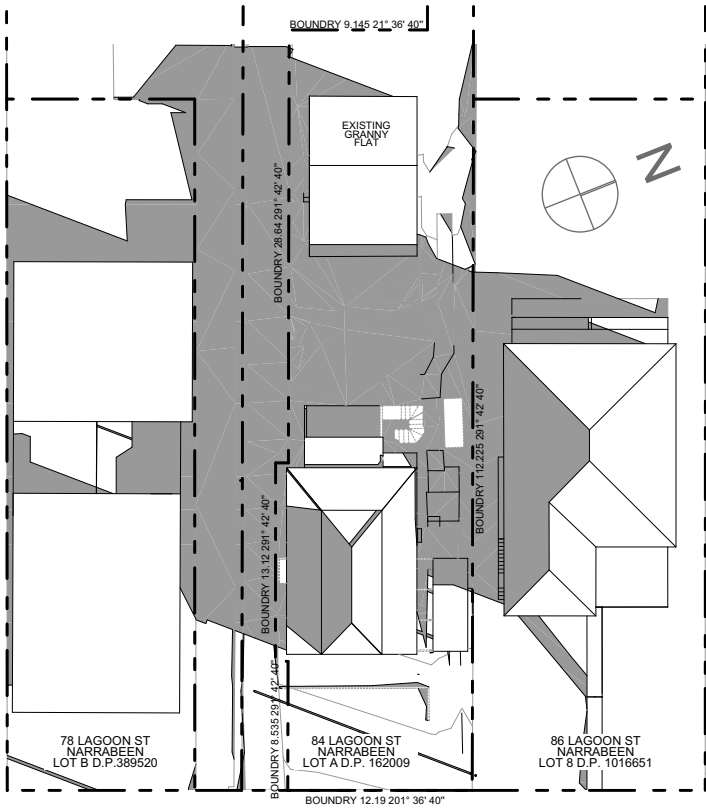
NET SITE AREA:
784m²

EXISTING LANDSCAPE AREA:
416.97m² or 53.1%

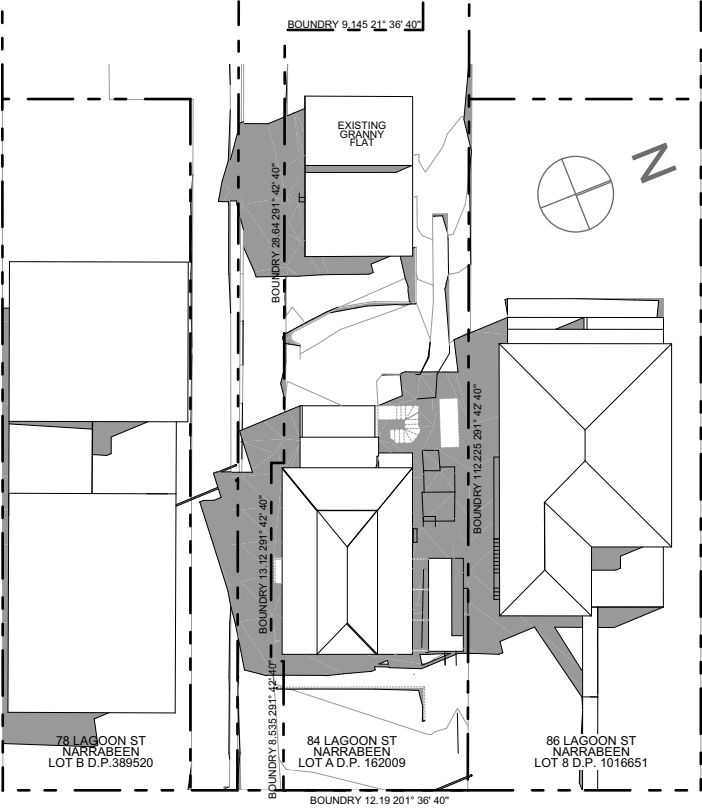
PROPOSED LANDSCAPE AREA:
418.44 or 53.4%



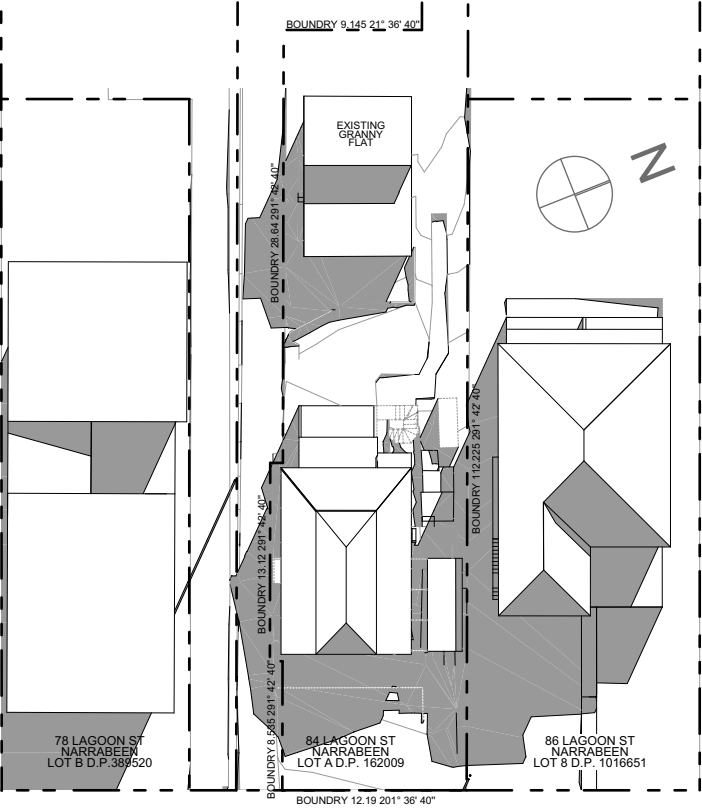
EXISTING SHADOW DIAGRAMS



June 9AM

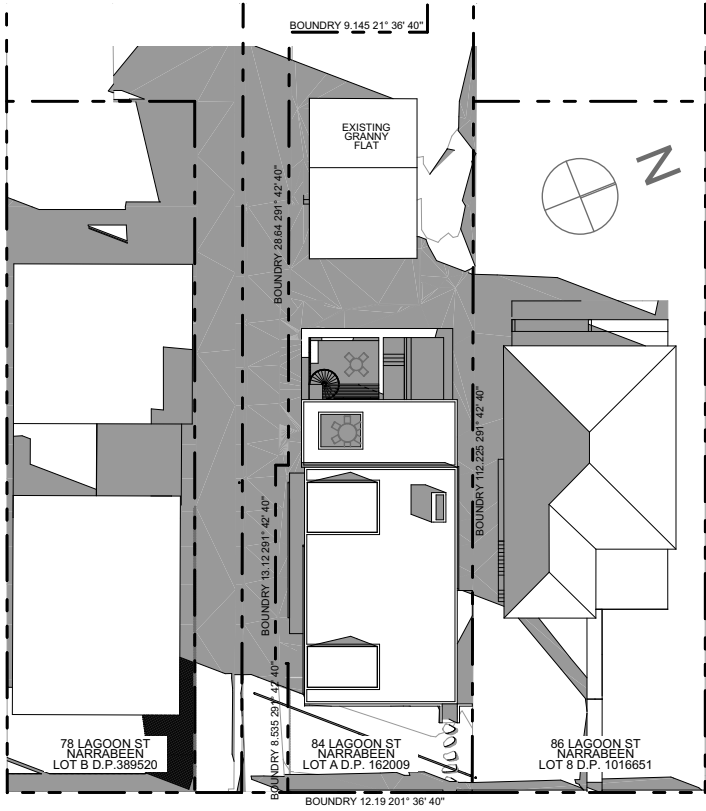


June 12PM

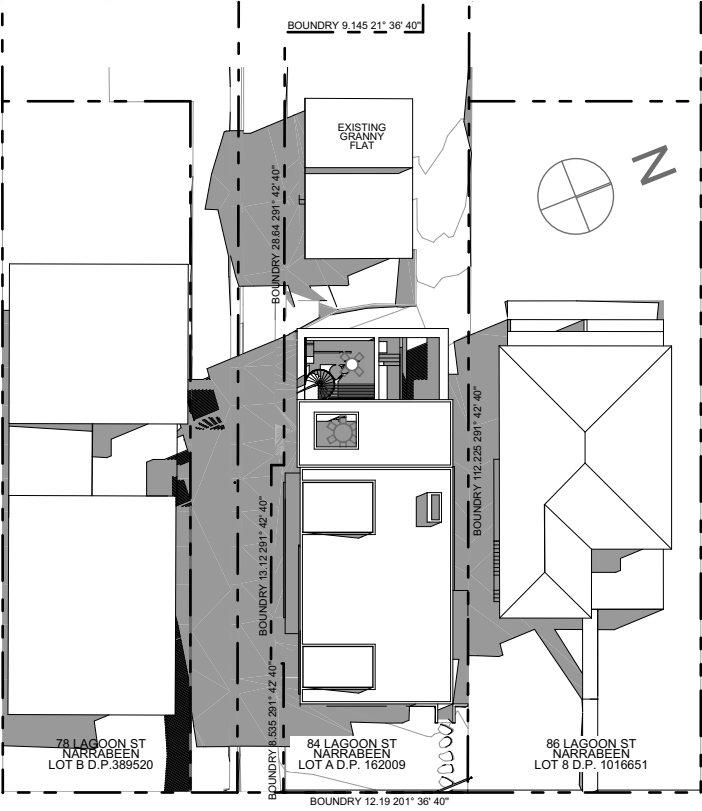


June 3PM

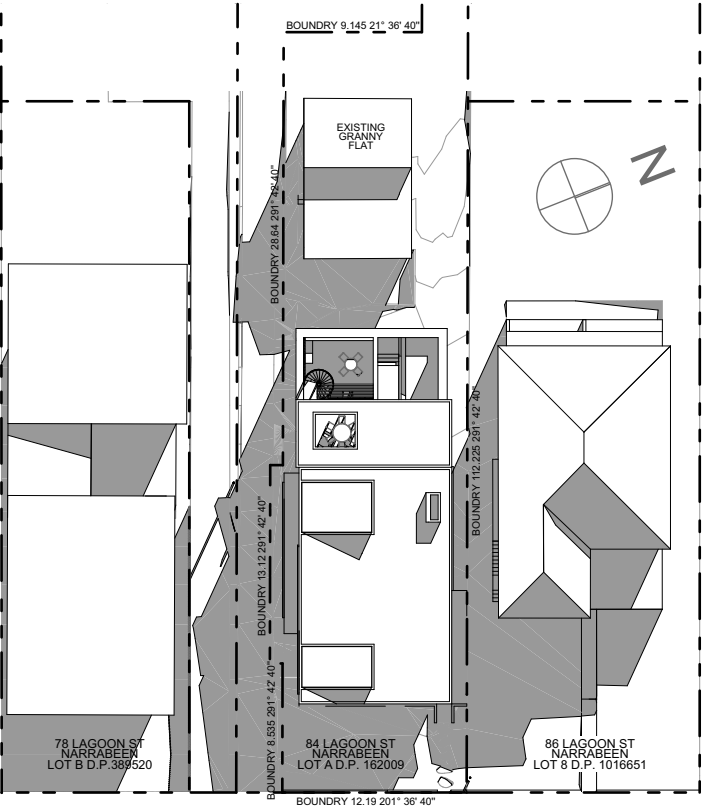
PROPOSED SHADOW DIAGRAMS



June 9AM



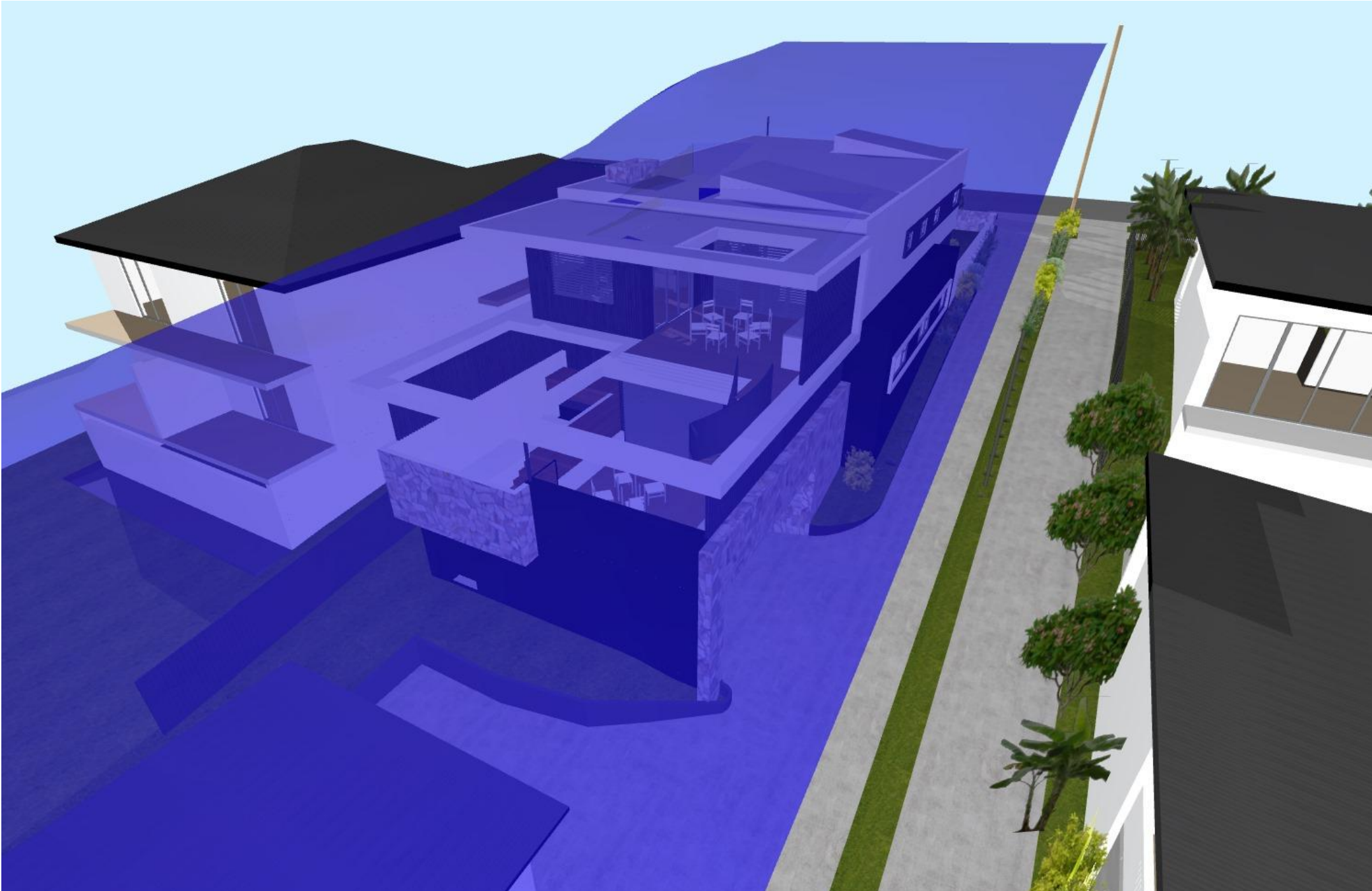
June 12PM



June 3PM



3D VIEW FROM LAGOON STREET



3D VIEW BUILDING HEIGHT ENVELOPE



3D VIEW FROM DRIVEWAY