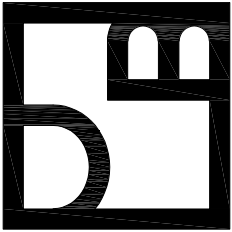


DESIGN DRAWINGS - DEVELOPMENT APPLICATION - 19-02-25

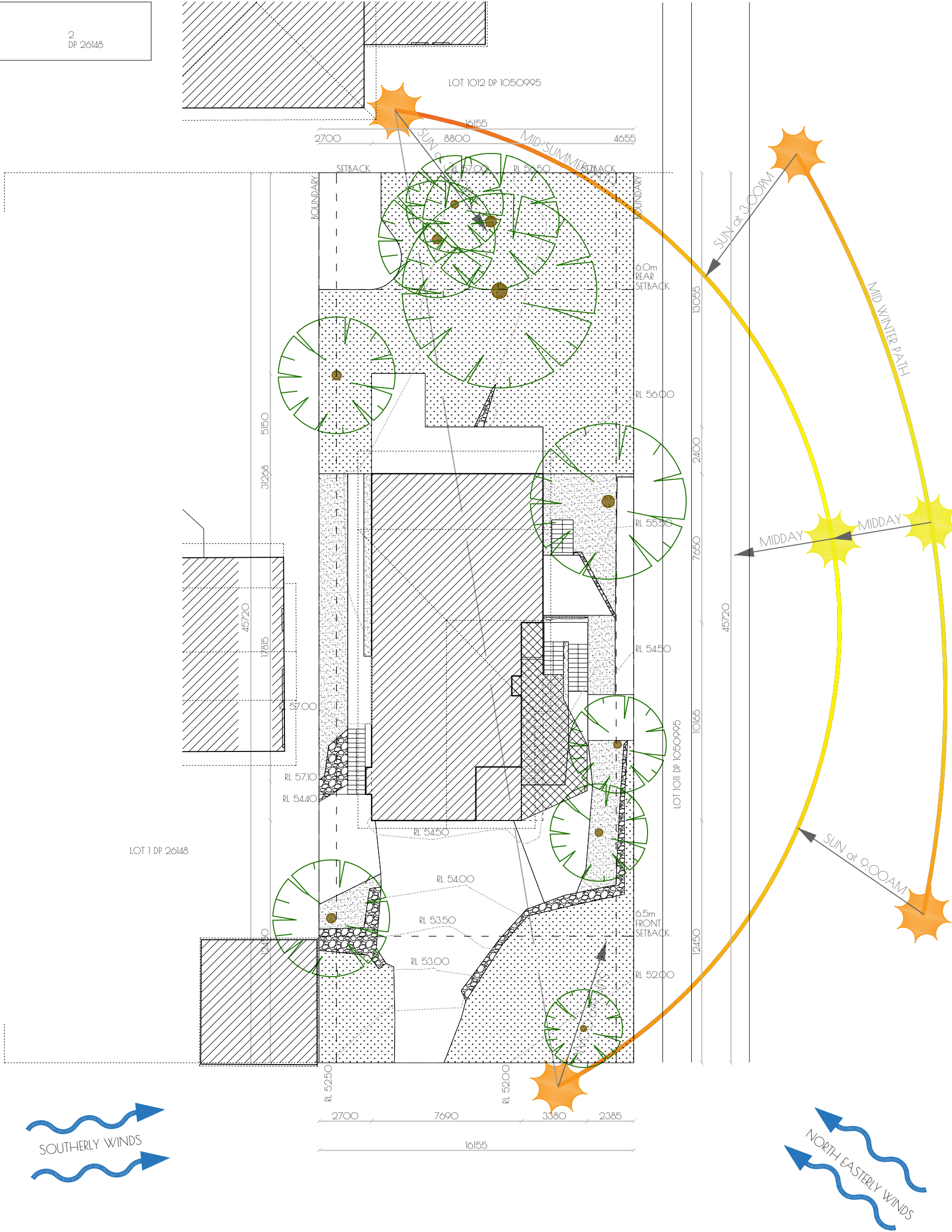
INCLUDING:

- DW/G. NO.: 00	- COVER	DATE - 19-02-25
- DW/G. NO.: 01	- SITE ANALYSIS	DATE - 19-02-25
- DW/G. NO.: 02	- SITE PLAN	DATE - 19-02-25
- DW/G. NO.: 03	- EXISTING - Floor Plans - Lower Ground Floor	DATE - 19-02-25
- DW/G. NO.: 04	- EXISTING - Floor Plans - Ground Floor	DATE - 19-02-25
- DW/G. NO.: 05	- EXISTING - Floor Plans - Roof Plan	DATE - 19-02-25
- DW/G. NO.: 06	- EXISTING - Elevations	DATE - 19-02-25
- DW/G. NO.: 07	- EXISTING - Elevations	DATE - 19-02-25
- DW/G. NO.: 08	- EXISTING - Schematic Sections	DATE - 19-02-25
- DW/G. NO.: 09	- EXISTING DWELLING	DATE - 19-02-25
- DW/G. NO.: 10	- PROPOSAL - Floor Plans - Lower Ground Floor	DATE - 19-02-25
- DW/G. NO.: 11	- PROPOSAL - Floor Plans - Ground Floor	DATE - 19-02-25
- DW/G. NO.: 12	- PROPOSAL - Floor Plans - First Floor	DATE - 19-02-25
- DW/G. NO.: 13	- PROPOSAL - Floor Plans - Roof Plan	DATE - 19-02-25
- DW/G. NO.: 14	- PROPOSAL - Elevations	DATE - 19-02-25
- DW/G. NO.: 15	- PROPOSAL - Elevations	DATE - 19-02-25
- DW/G. NO.: 16	- PROPOSAL - Sections	DATE - 19-02-25
- DW/G. NO.: 17	- PROPOSAL - Sections	DATE - 19-02-25
- DW/G. NO.: 18	- PROPOSAL - Window Schedule	DATE - 19-02-25
- DW/G. NO.: 19	- Shadow Diagram	DATE - 19-02-25
- DW/G. NO.: 20	- Drainage Plan	DATE - 19-02-25
- DW/G. NO.: 21	- Erosion and Sediment Plan	DATE - 19-02-25

SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784O44.

job: 106 VICTOR ROAD - NARRAWEENA NSW		dwg. no.: 00	
drawing title: COVER		job. no.: 24023	
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.		scale: N/A	
client: Steve and Wendy Aitken		drawn: D. Bank	
building designer: Danny Bank		date: 19-02-25	
106 Victor Road Narraweena NSW 2099		amendment/issue no./date:	
+61416697760 Copyright © Danny Bank		Development Application	
204/4 Gerbera Place Kellyville NSW 2155			

SITE DETAILS:
LOT NUMBER: 2
DP NUMBER: DP 26148



0.5 0.5 0.5 0.5 0.5
1 1 1 1 1
ruler in meters



SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784044.

job: 106 VICTOR ROAD - NARRAWEENA NSW

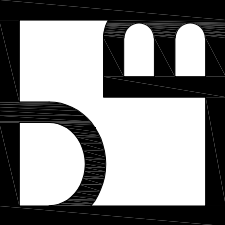
dwg. no: 01




drawing title: Site Analysis
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.

client: Steve and Wendy Aitken
106 Victor Road
Narraweena NSW 2099

building designer: Danny Bank
+61416697760
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Kellyville NSW 2155

job. no: 24.023
scale: 1:200-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application

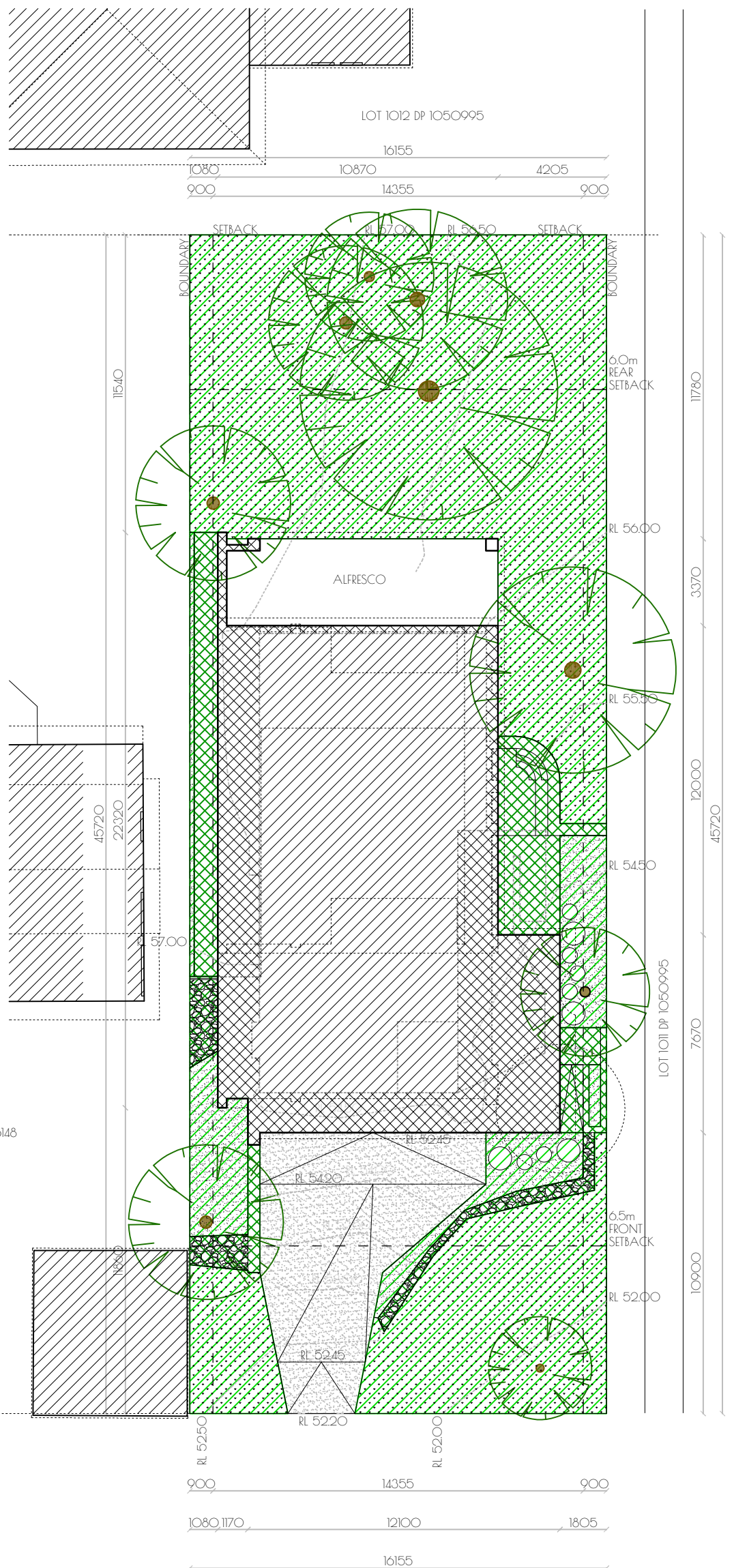


SITE DETAILS:			
LOT NUMBER:	2		
DP NUMBER:	DP 26148		
SITE COVERAGE CALCULATION:			
SITE AREA:	738.6m2	100%	
EXISTING SITE COVERAGE:	175.2m2	23.7%	
- Primary dwelling + garage:	145.9m2		
- Balcony + stairs:	29.3m2		
PROPOSAL SITE COVERAGE:	267.5m2	36.2%	
- Primary dwelling:	232.7m2		
- Alfresco:	34.8m2		
 SOFT LANDSCAPE:	355.3m2		
 HARD LANDSCAPE:	54.9m2		
TOTAL:	<u>410.2m2</u>	<u>55.5%</u>	
 DRIVEWAY:	<u>60.9m2</u>	<u>8.3%</u>	
TOTALS:	<u>738.6m2</u>	<u>100%</u>	

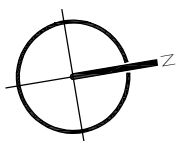
GFA CALCULATION:		
EXISTING:		
Existing Primary dwelling:	130.6m2	
Existing garage (excl. GFA):	40.7m2	
TOTAL GFA EXISTING:	130.6m2	17.7%
PROPOSAL:		
Proposed Lower Ground Floor:	26.6m2	
Proposed Ground Floor:	164.5m2	
Proposed First Floor:	83.2m2	
Proposed garage (excl. GFA):	53.6m2	
Garden Storage (excl. GFA):	4.7m2	
Proposed alfresco (excl. GFA):	33.5m2	
TOTAL GFA PROPOSAL:	274.3m2	37.1%

SEE DRAWING SET IN CONJUNCTION WITH:

BASIX CERTIFICATE (EcoMaxHomes):
Certificate number: A1784044



ruler in meters



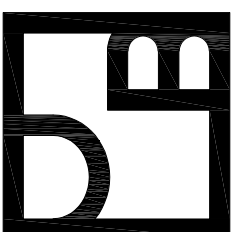
orientation

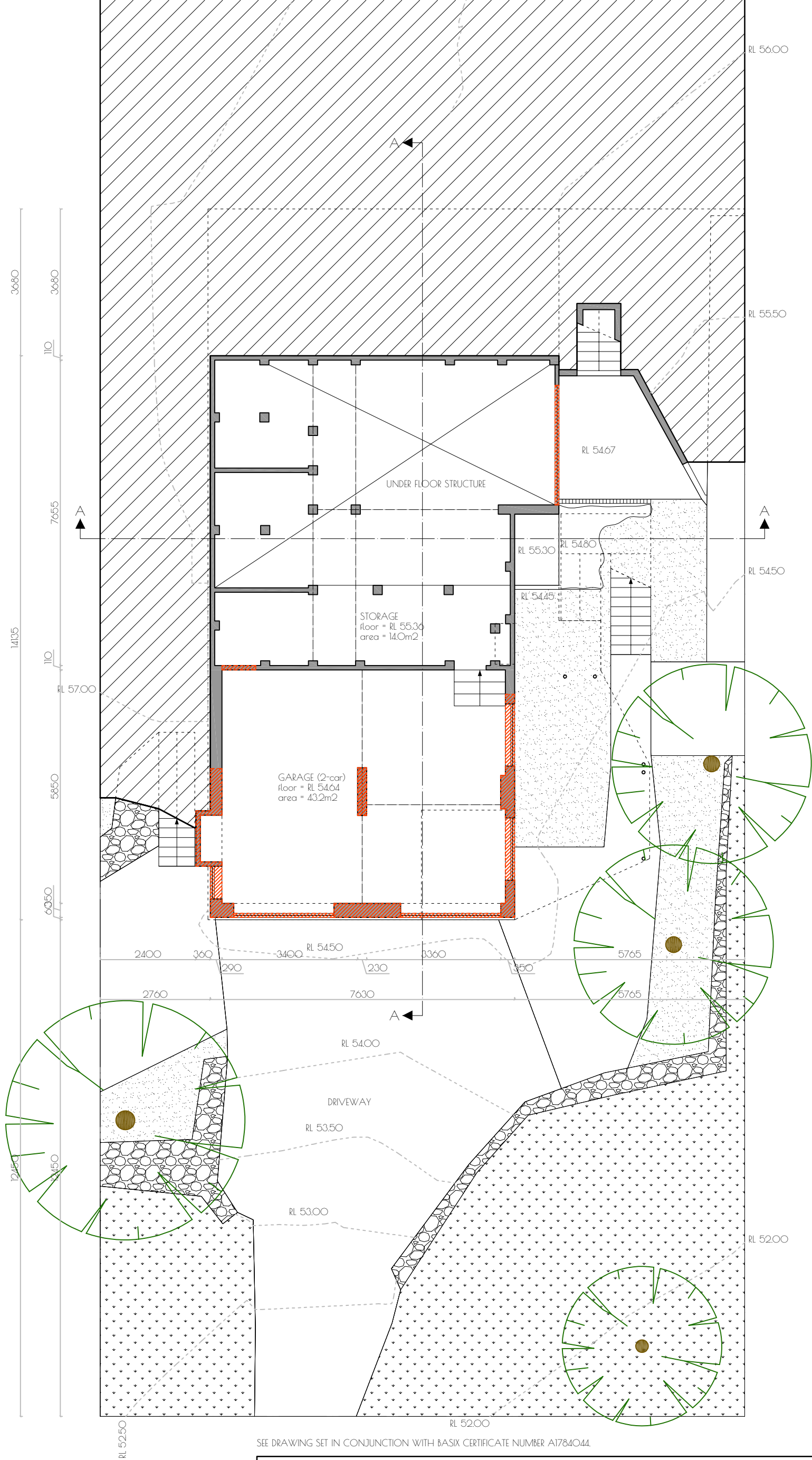
SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784044.

<div style="display: flex; justify-content: space-between; align-items: center;"> <div style="width: 15%;">job:</div> <div style="width: 85%; font-size: 2em; font-weight: bold;">106 VICTOR ROAD - NARRAWEENA NSW</div> </div>	
drawing title:	Site Plan
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.	
client: Steve and Wendy Aitken	building designer: Danny Bank
106 Victor Road Narraweena NSW 2099	<div style="display: flex; justify-content: space-between;"> <div> +61416697760 Copyright © Danny Bank </div> <div> 204/4 Gerbera Place Kellyville NSW 2155 </div> </div>

job. no.: 24023	scale: 1:200-A3
drawn: D. Bank	date: 19-02-25
amendment/issue no/date:	
Development Application	

dwg. no.: 02





SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784044.

job: 106 VICTOR ROAD - NARRAWEENA NSW

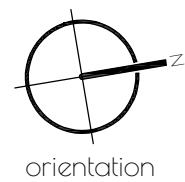
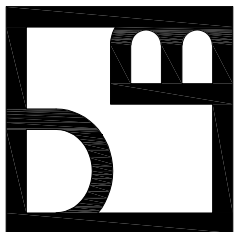
dwg. no.: 03

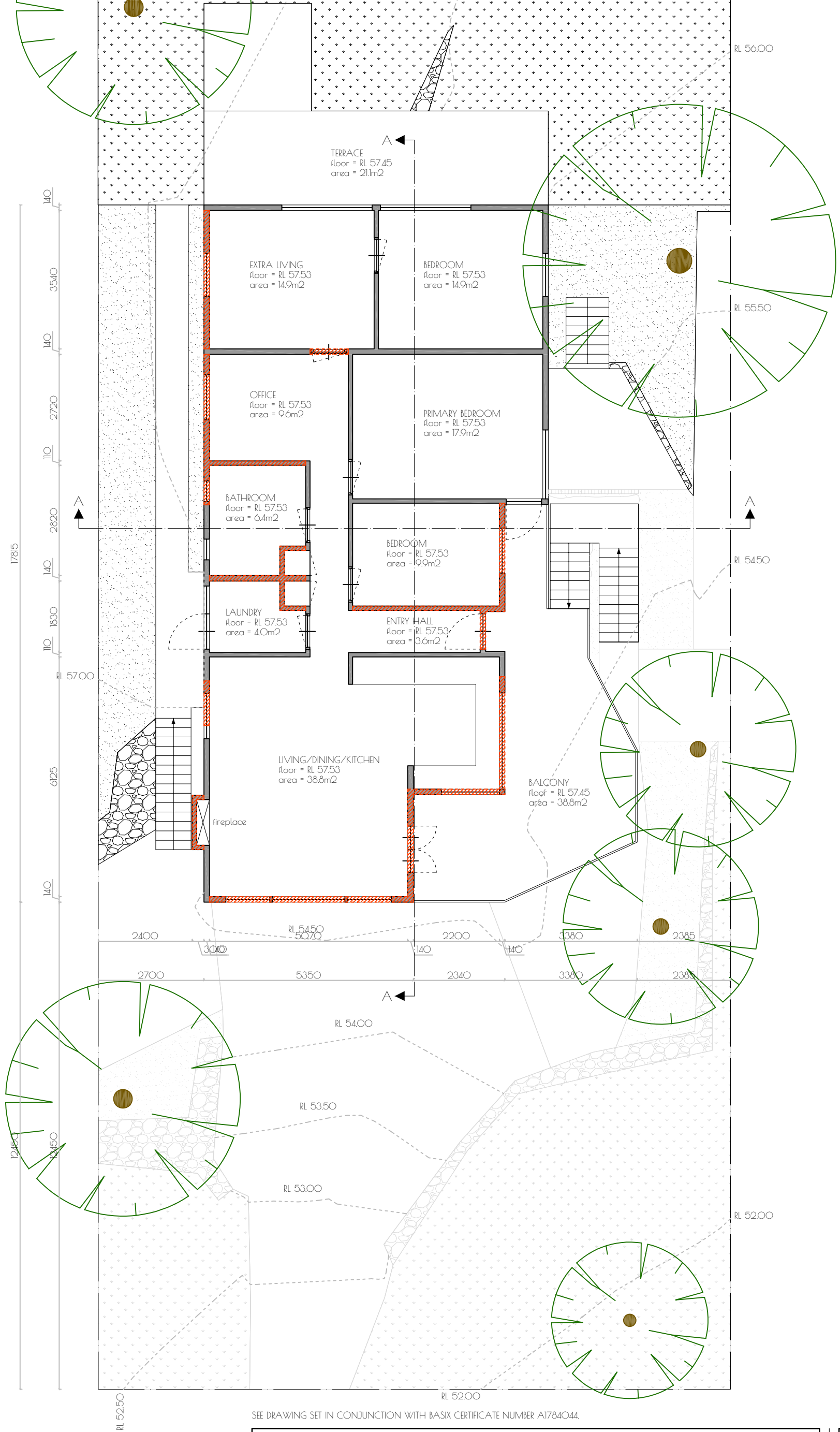
drawing title: EXISTING - Floor Plans - Lower Ground Floor
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.

client: Steve and Wendy Aitken
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Narraweena NSW 2099

building designer: Danny Bank
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Kellyville NSW 2155

job. no.: 24.023
scale: 1:100-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application





0.5 0.5 0.5 0.5 0.5
1 1.5 2 2.5
ruler in meters



TO BE DEMOLISHED

SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784O44.

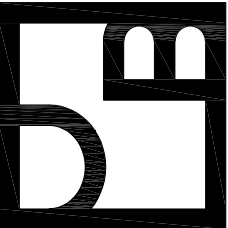
job: 106 VICTOR ROAD - NARRAWEENA NSW

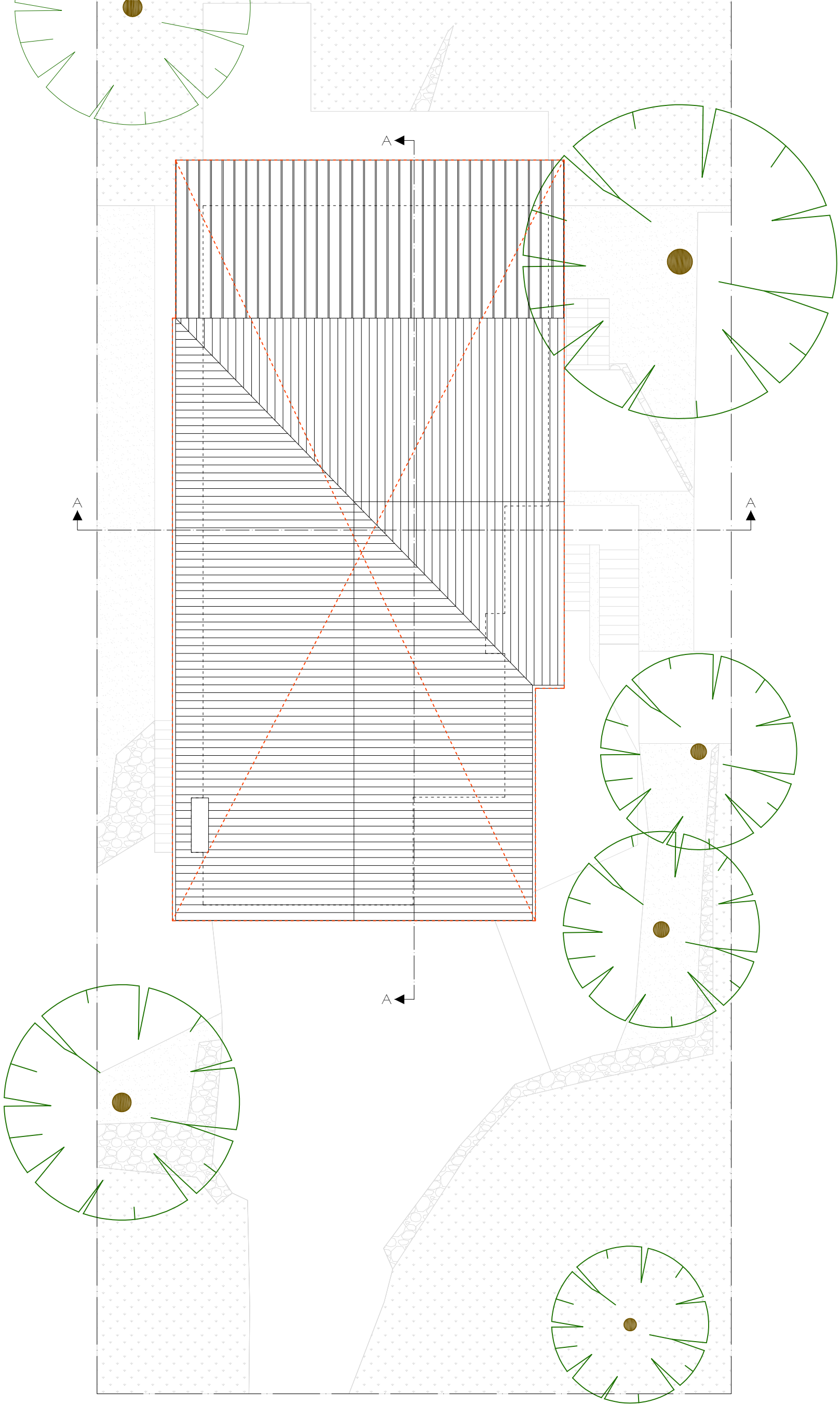
dwg. no.: 04

drawing title: EXISTING - Floor Plans - Ground Floor
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.

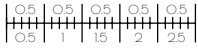
client: Steve and Wendy Aitken
106 Victor Road
Narraweena NSW 2099
building designer: Danny Bank
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Copyright © Danny Bank
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Kellyville NSW 2155

job. no.: 24.023
scale: 1:100-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application

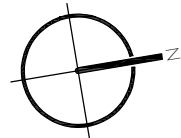




SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784O44.



ruler in meters



orientation

TO BE DEMOLISHED

job: 106 VICTOR ROAD - NARRAWEENA NSW

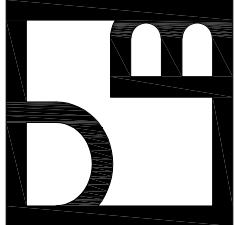
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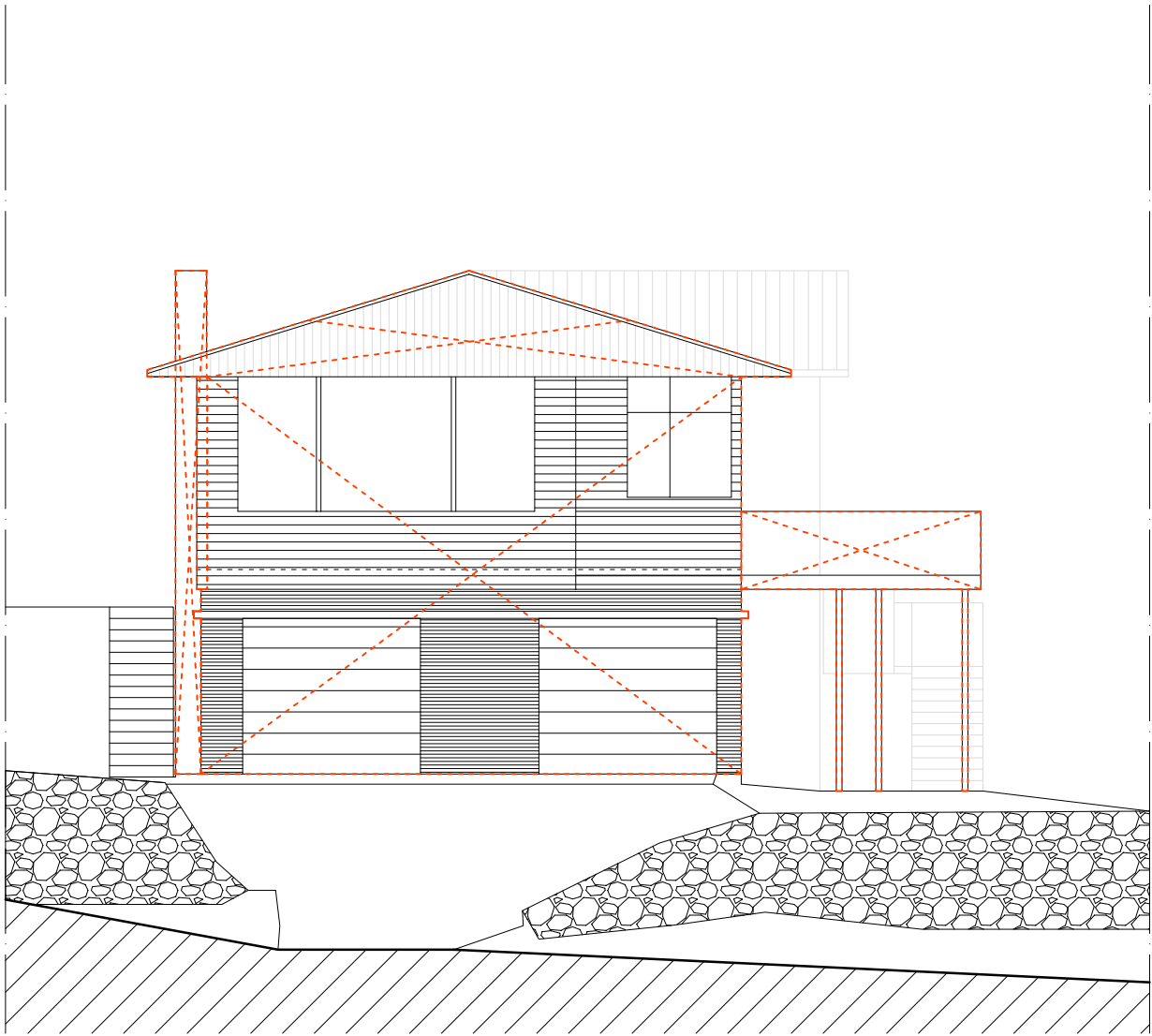
drawing title: EXISTING - Floor Plans - Roof Plan
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.

client: Steve and Wendy Aitken
106 Victor Road
Narraweena NSW 2099

building designer: Danny Bank
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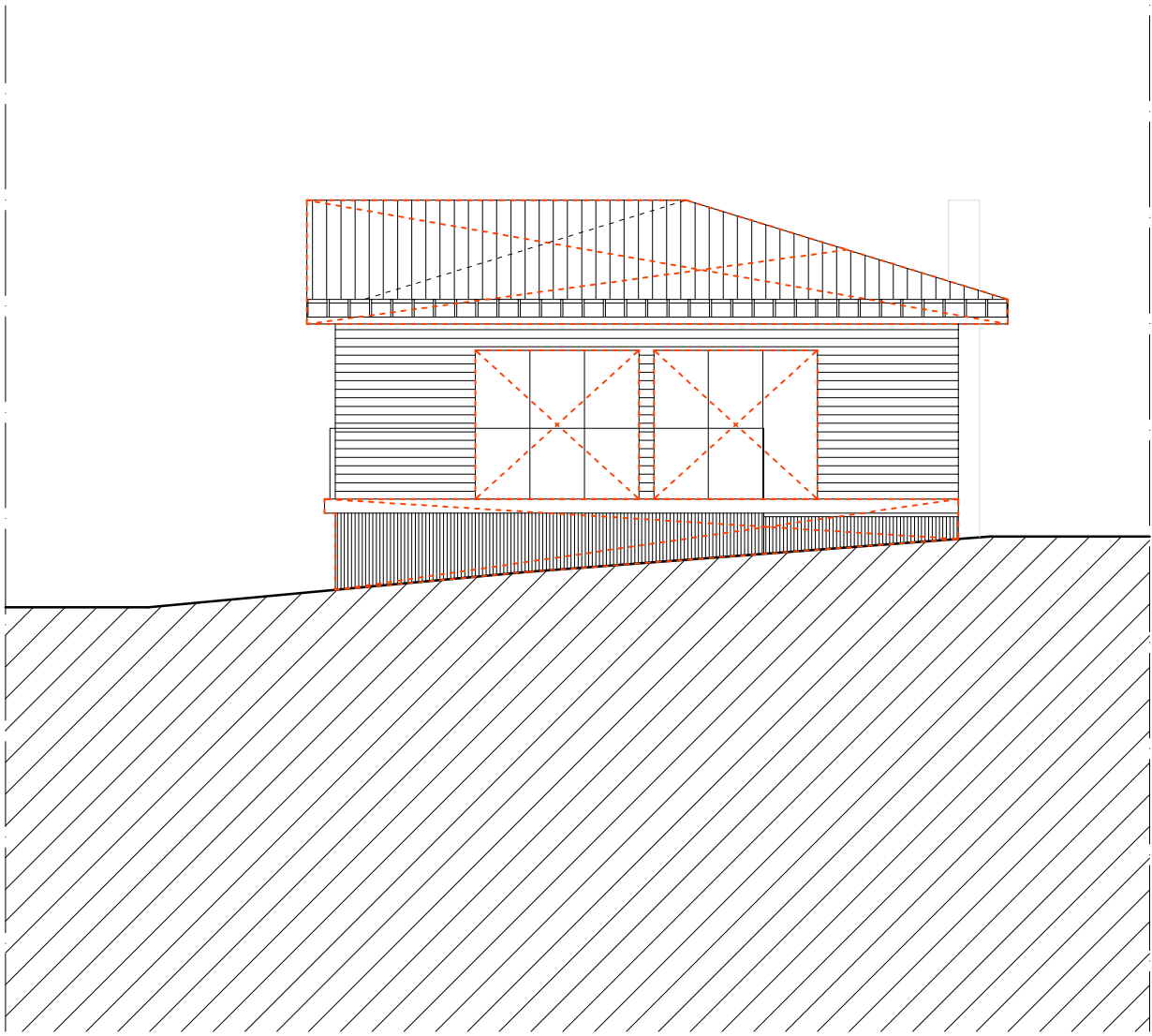
job. no.: 24.O23
scale: 1:100-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application





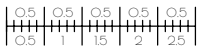
FRONT ELEVATION - EAST

Seen from front boundary line



REAR ELEVATION - WEST

Existing ground level taken at ending rear terrace



ruler in meters

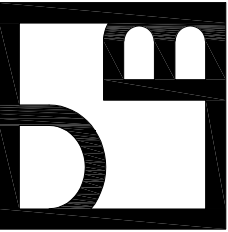
TO BE DEMOLISHED

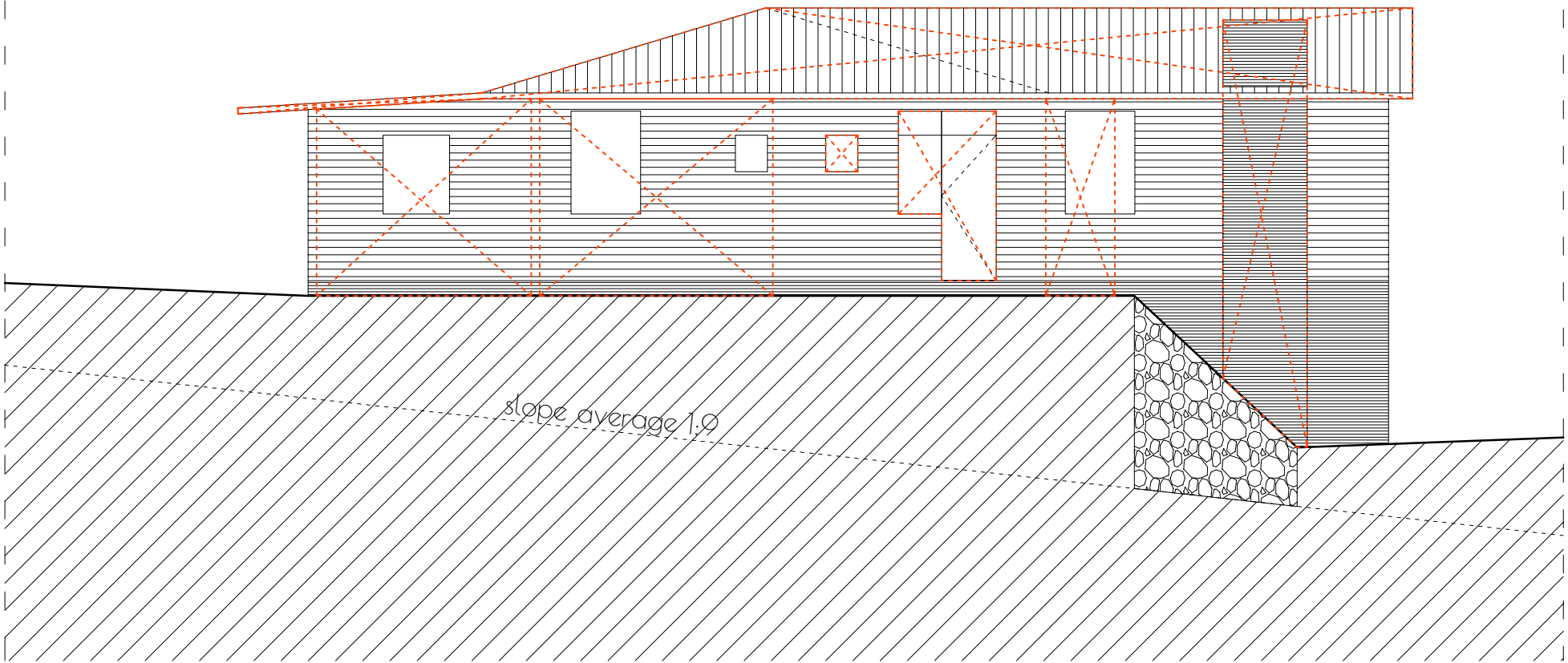
SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784O44.

job: 106 VICTOR ROAD - NARRAWEENA NSW	
drawing title: EXISTING - Elevations	
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.	
client: Steve and Wendy Aitken 106 Victor Road Narraweena NSW 2099	building designer: Danny Bank +61416697760 Copyright © Danny Bank 204/4 Gerbera Place Kellyville NSW 2155

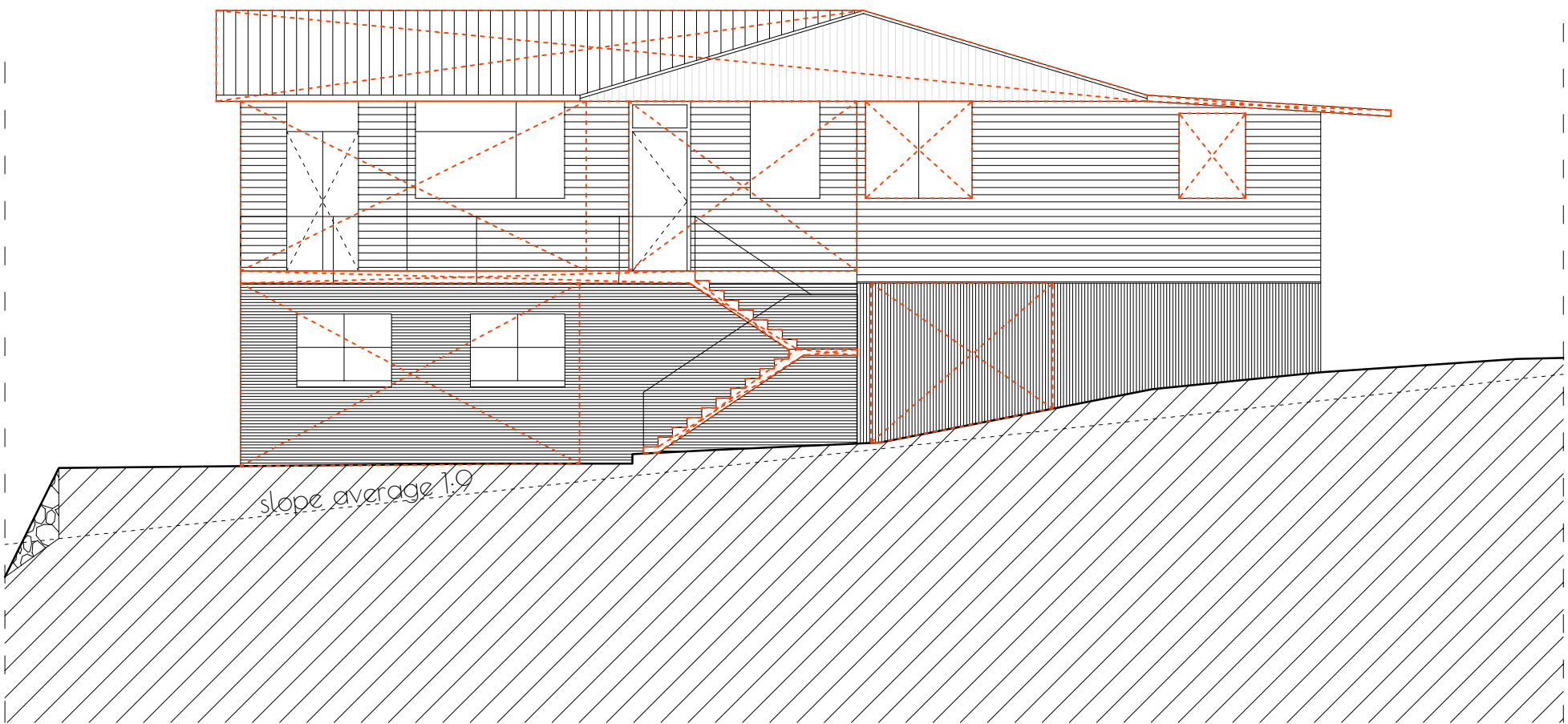
dwg. no.: 06

job. no.: 24023
scale: 1:100-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application





SIDE ELEVATION - SOUTH
Existing ground level taken 900mm from boundary



SIDE ELEVATION - NORTH
Existing ground level taken 900mm from boundary



ruler in meters

TO BE DEMOLISHED

SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784044.

job: 106 VICTOR ROAD - NARRAWEENA NSW

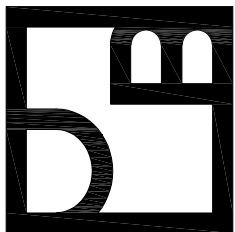
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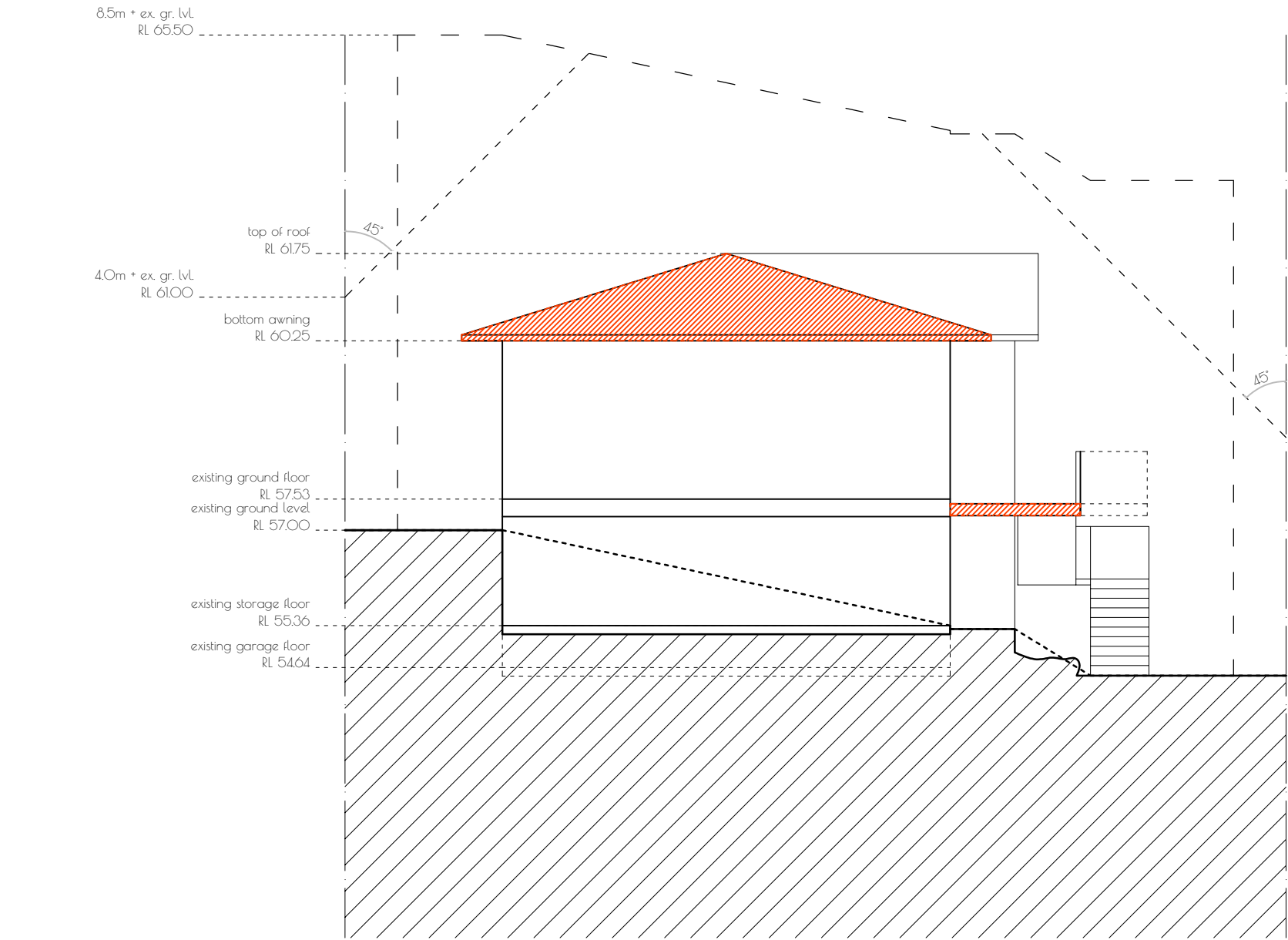
drawing title: EXISTING - Elevations
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.

client: Steve and Wendy Aitken
106 Victor Road
Narraweena NSW 2099

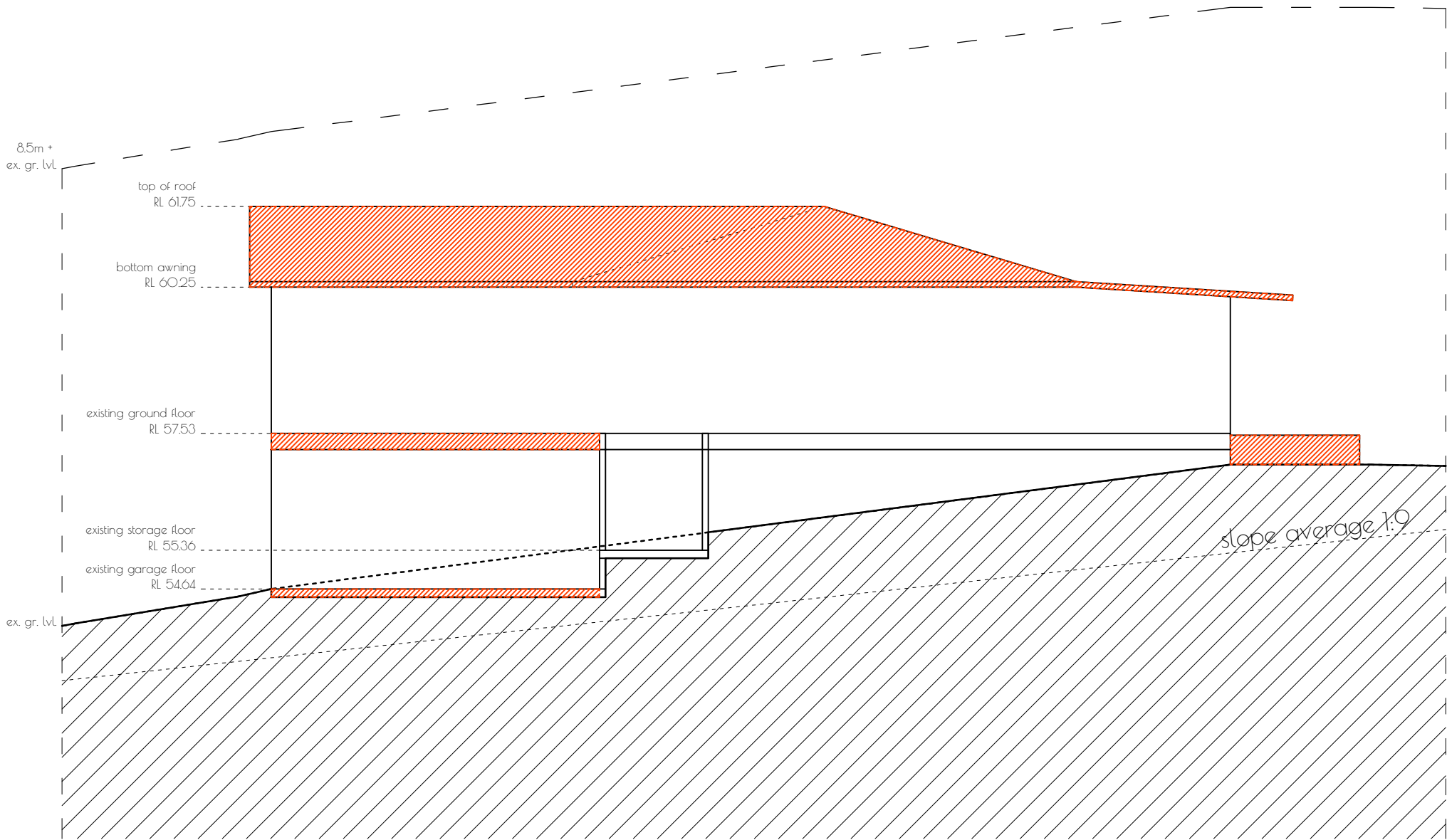
building designer: Danny Bank
+61416697760
Copyright © Danny Bank
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Kellyville NSW 2155

job. no.: 24.023
scale: 1:100-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application





SECTION A-A
Seen from East to West



SECTION B-B
Seen from North to South



TO BE DEMOLISHED

SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784O44.

job: 106 VICTOR ROAD - NARRAWEENA NSW

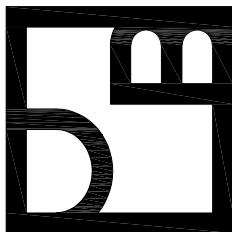
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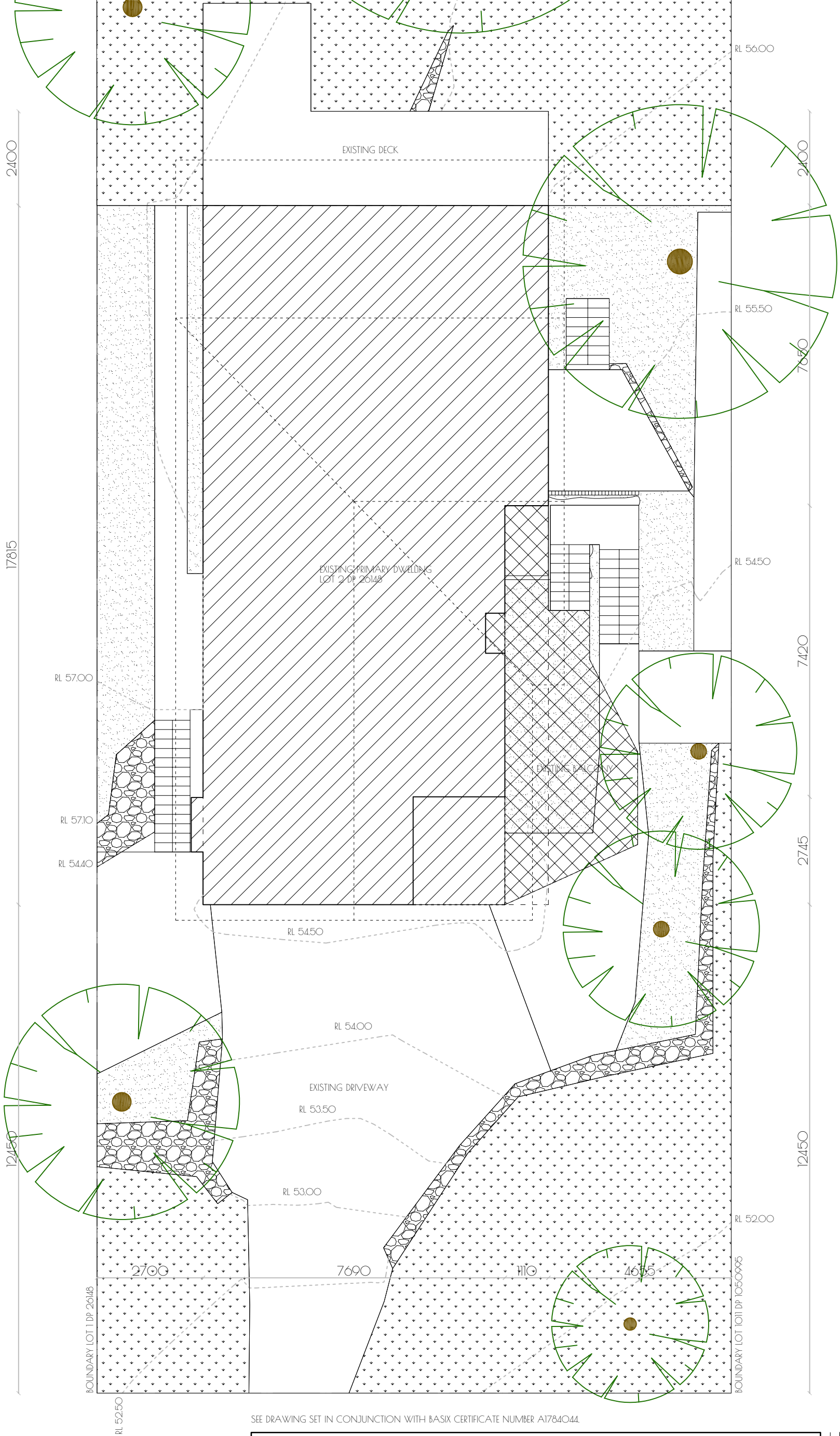
drawing title: EXISTING - Schematic Sections
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.

client: Steve and Wendy Aitken
106 Victor Road
Narraweena NSW 2099

building designer: Danny Bank
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Kellyville NSW 2155

job. no.: 24.023
scale: 1:100-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application





SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784O44.



LEGEND	
	SA smoke alarm (BCA3.7.5)
	MV mech. vent. discharge
	MB meter box
	SB switch board
	DP down pipe rain water
	SP solar panel min. 0.44kw

job: 106 VICTOR ROAD - NARRAWEENA NSW

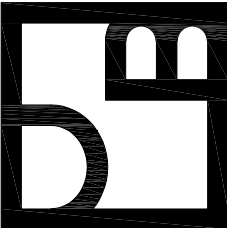
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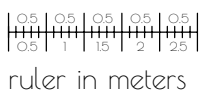
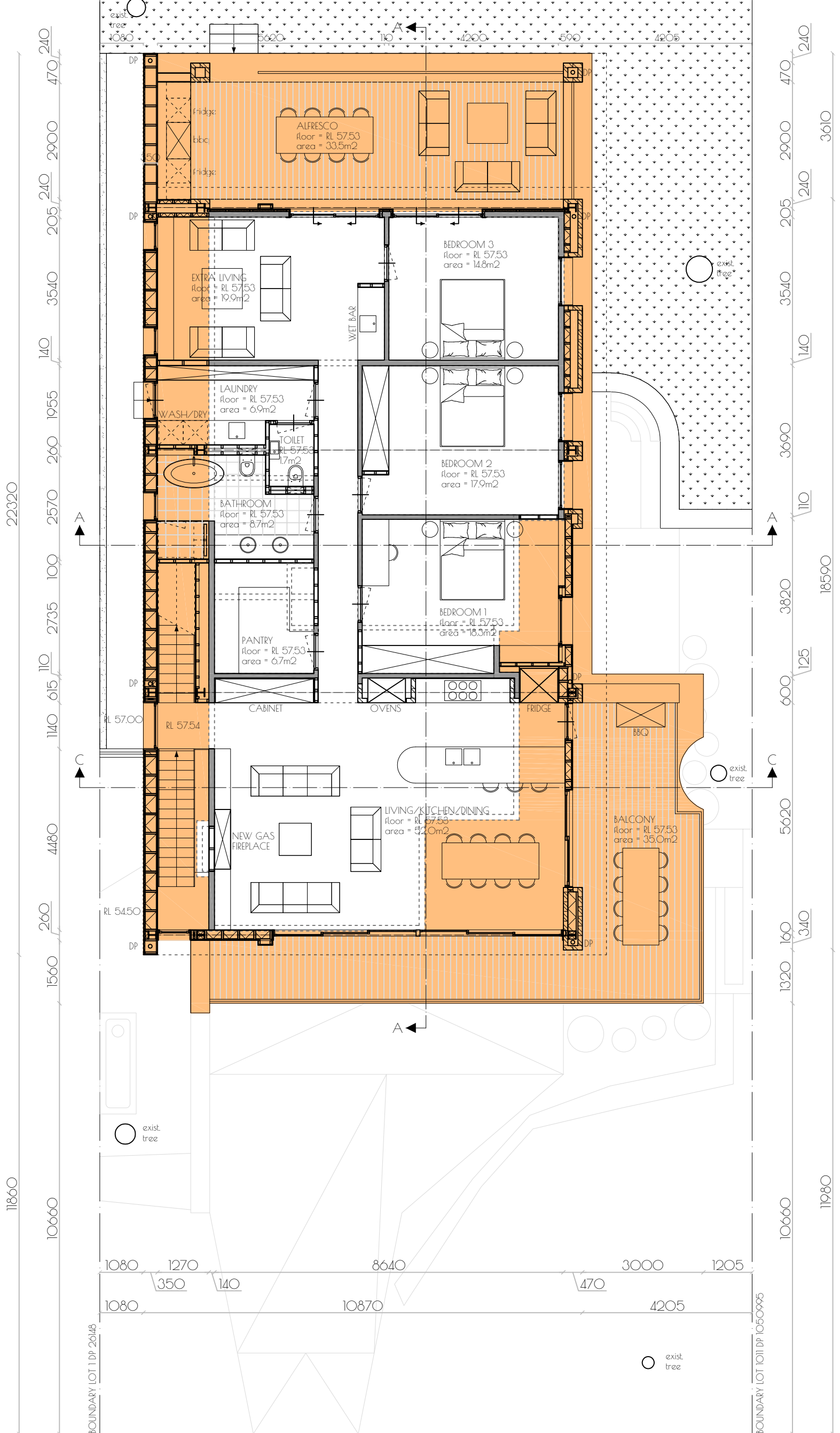
drawing title: EXISTING DWELLING
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.

client: Steve and Wendy Aitken
106 Victor Road
Narraweena NSW 2099

building designer: Danny Bank
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Kellyville NSW 2155

job. no.: 24.023
scale: 1:100-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application

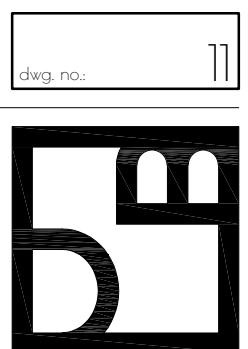


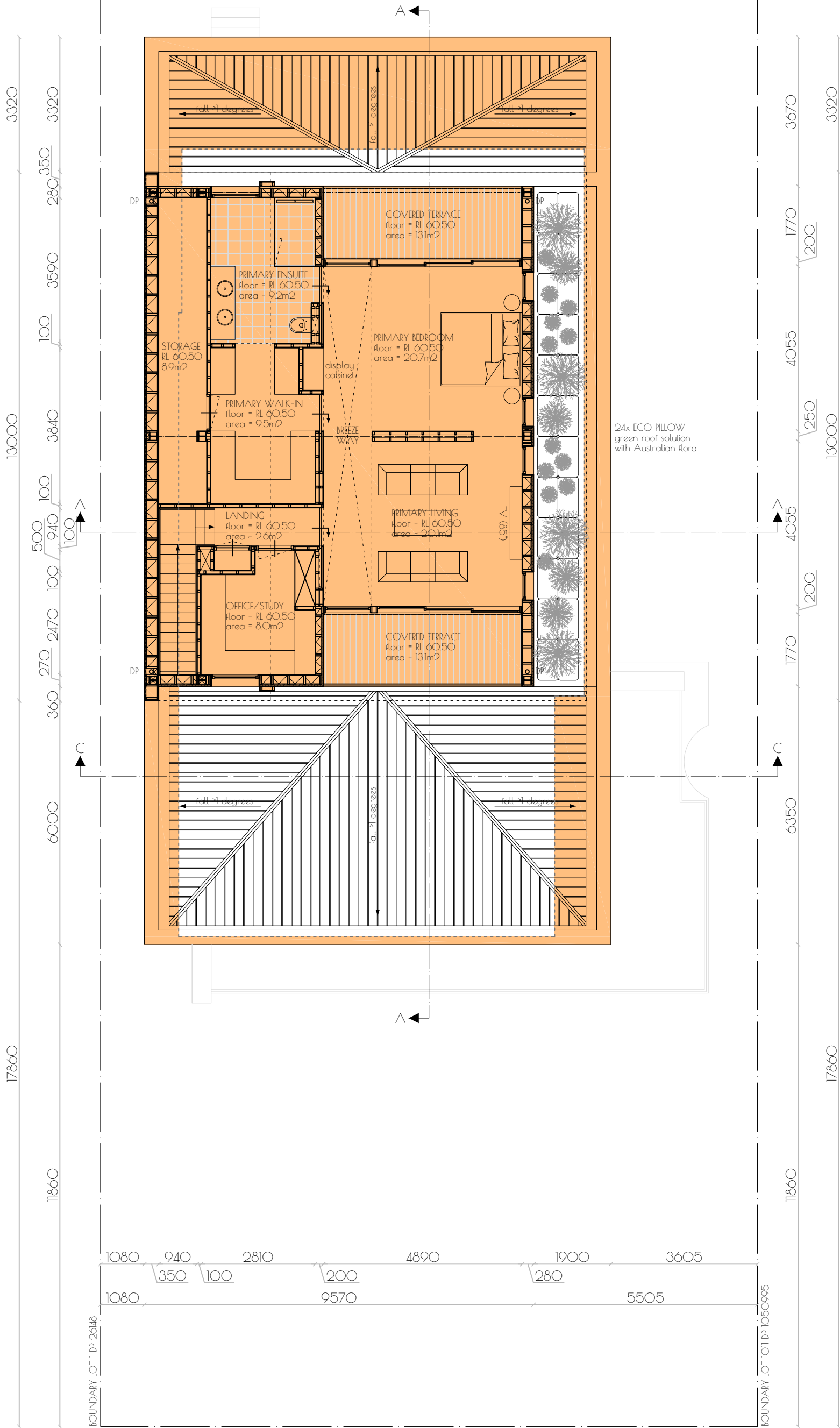


LEGEND	
	ext. wall - Hardie 75mm
	ext. wall - Corrugated
	brickwork - face brick
	concrete
	insulation
	gyproc separation wall
	besser block
	existing walls, floors, structure
	SA smoke alarm (BCA3.75)
	MV mech. vent. discharge
	MB meter box
	SB switch board
	DP down pipe rain water
	SP solar panel min. 0.44kw

SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784044.

job: 106 VICTOR ROAD - NARRAWEENA NSW	
drawing title: PROPOSAL - Floor Plans - Ground Floor	
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.	
client: Steve and Wendy Aitken 106 Victor Road Narraweena NSW 2099	building designer: Danny Bank +61416697760 Copyright © Danny Bank 204/4 Gerbera Place Kellyville NSW 2155
job. no.: 24.023 scale: 1:100-A3 drawn: D. Bank date: 19-02-25 amendment/issue no./date: Development Application	





0.5 0.5 0.5 0.5 0.5
1 1 1 1 1
ruler in meters



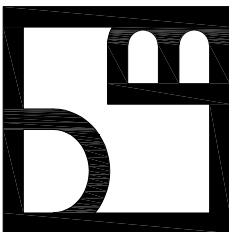
LEGEND	
	SA smoke alarm (BCA3.7.5)
	MV mech. vent. discharge
	MB meter box
	SB switch board
	DP down pipe rain water
	SP solar panel min. 0.44kw

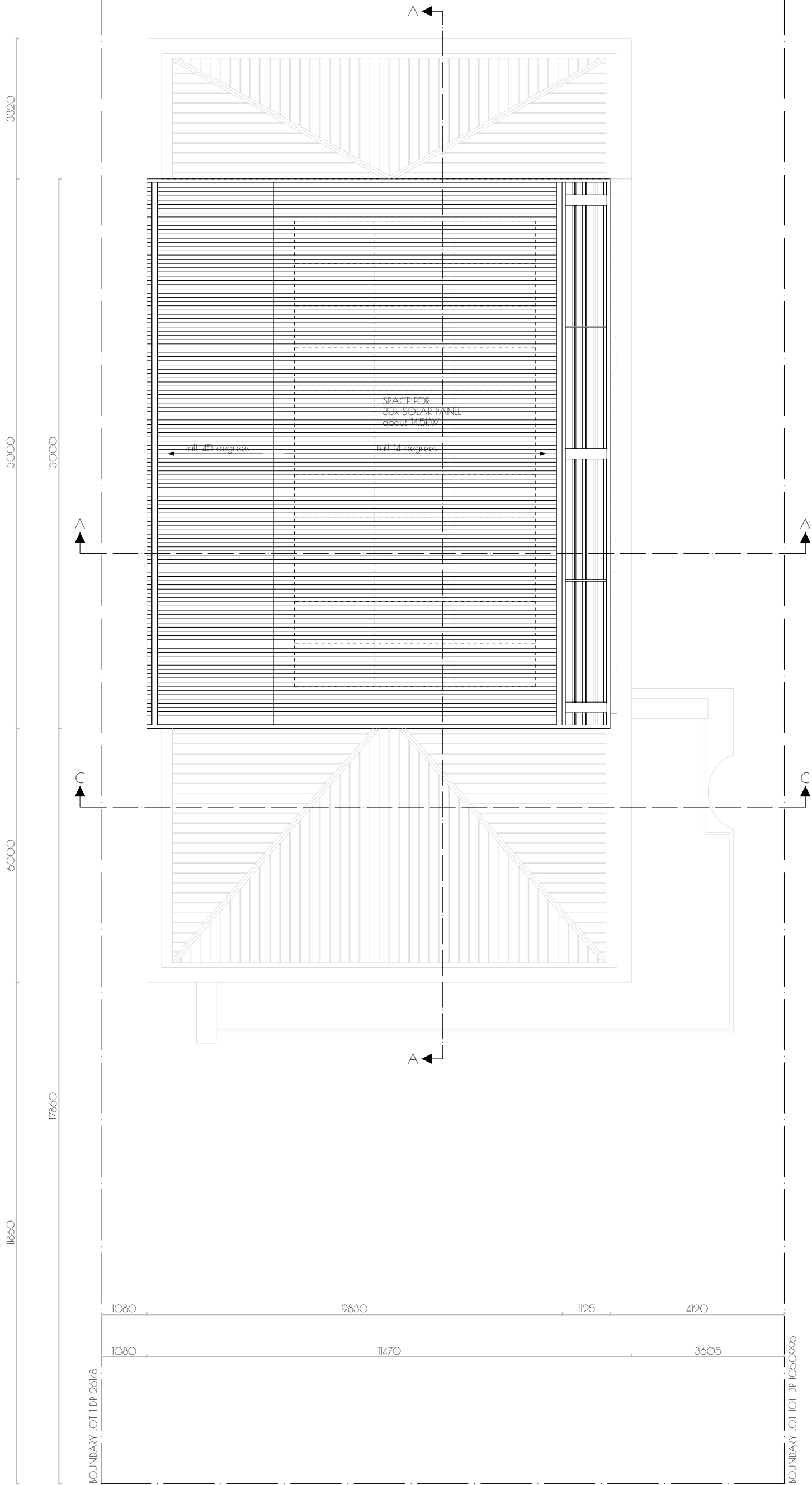
existing structure
new/added

SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784044.

job: 106 VICTOR ROAD - NARRAWEENA NSW	
drawing title: PROPOSAL - Floor Plans - First Floor	
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.	
client: Steve and Wendy Aitken 106 Victor Road Narrabeena NSW 2099	building designer: Danny Bank +61416697760 Copyright © Danny Bank 204/4 Gerbera Place Kellyville NSW 2155

dwg. no.: 12
job. no.: 24.023
scale: 1:100-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application





LEGEND	
	SA smoke alarm (BCA3.7.5)
	MV mech. vent. discharge
	MB meter box
	SB switch board
	DP down pipe rain water
	SP solar panel min. 0.44kw

SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784044.

job: 106 VICTOR ROAD - NARRAWEENA NSW

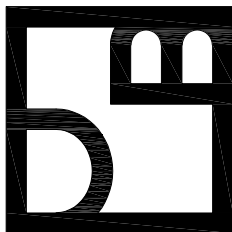
dwg. no.: 13

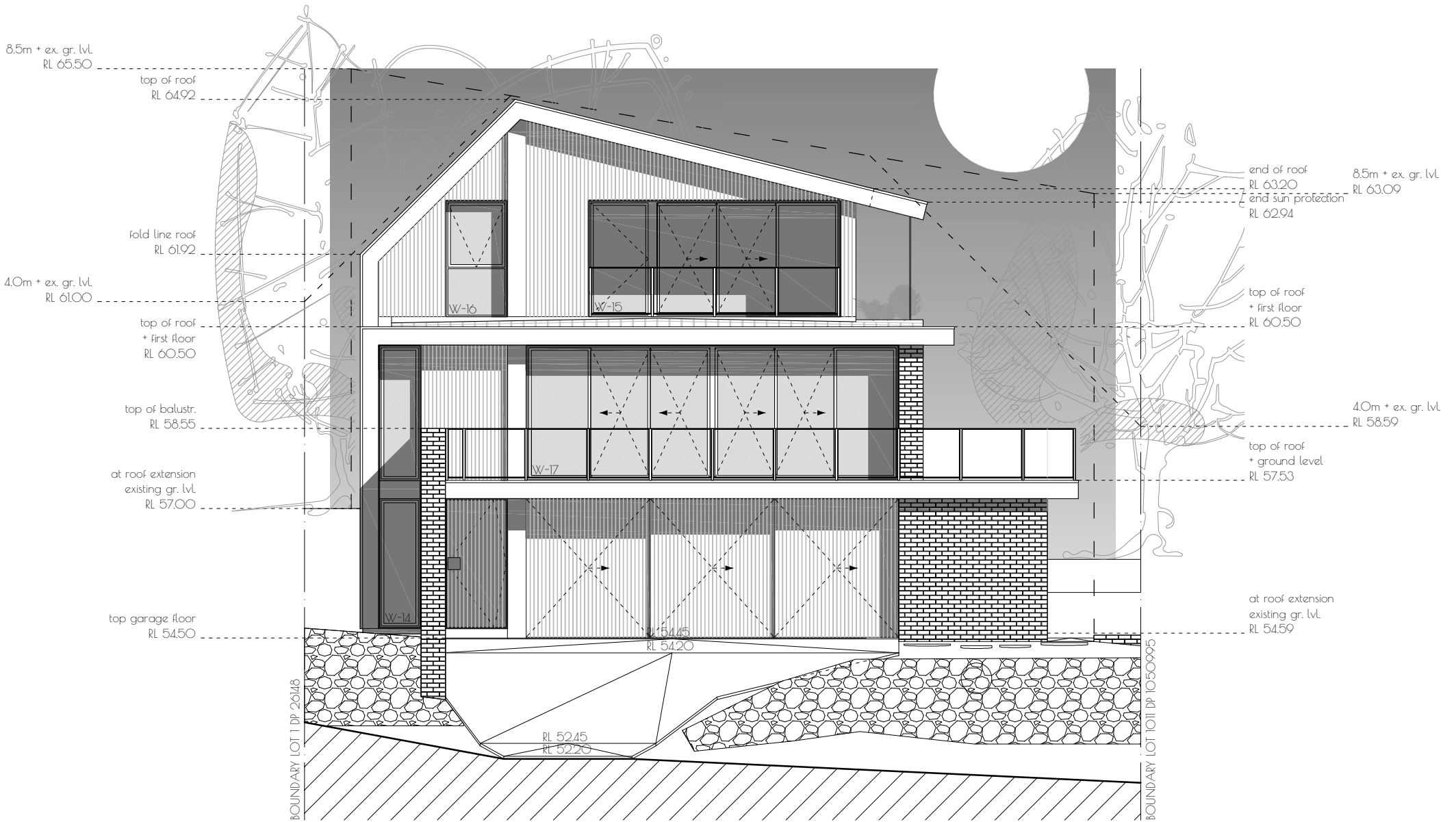
drawing title: PROPOSAL - Floor Plans - Roof Plan
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.

client: Steve and Wendy Aitken
106 Victor Road
Narrabeena NSW 2099

building designer: Danny Bank
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Kellyville NSW 2155

job. no.: 24.023
scale: 1:100-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application





FRONT ELEVATION - EAST
Height envelope shown is at existing ground level where roof extension starts



REAR ELEVATION - WEST
Existing ground level taken at ending rear alfresco

0.5 0.5 0.5 0.5 0.5
1 15 2 25
ruler in meters

SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784044.

job: 106 VICTOR ROAD - NARRAWEENA NSW

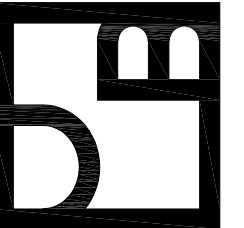
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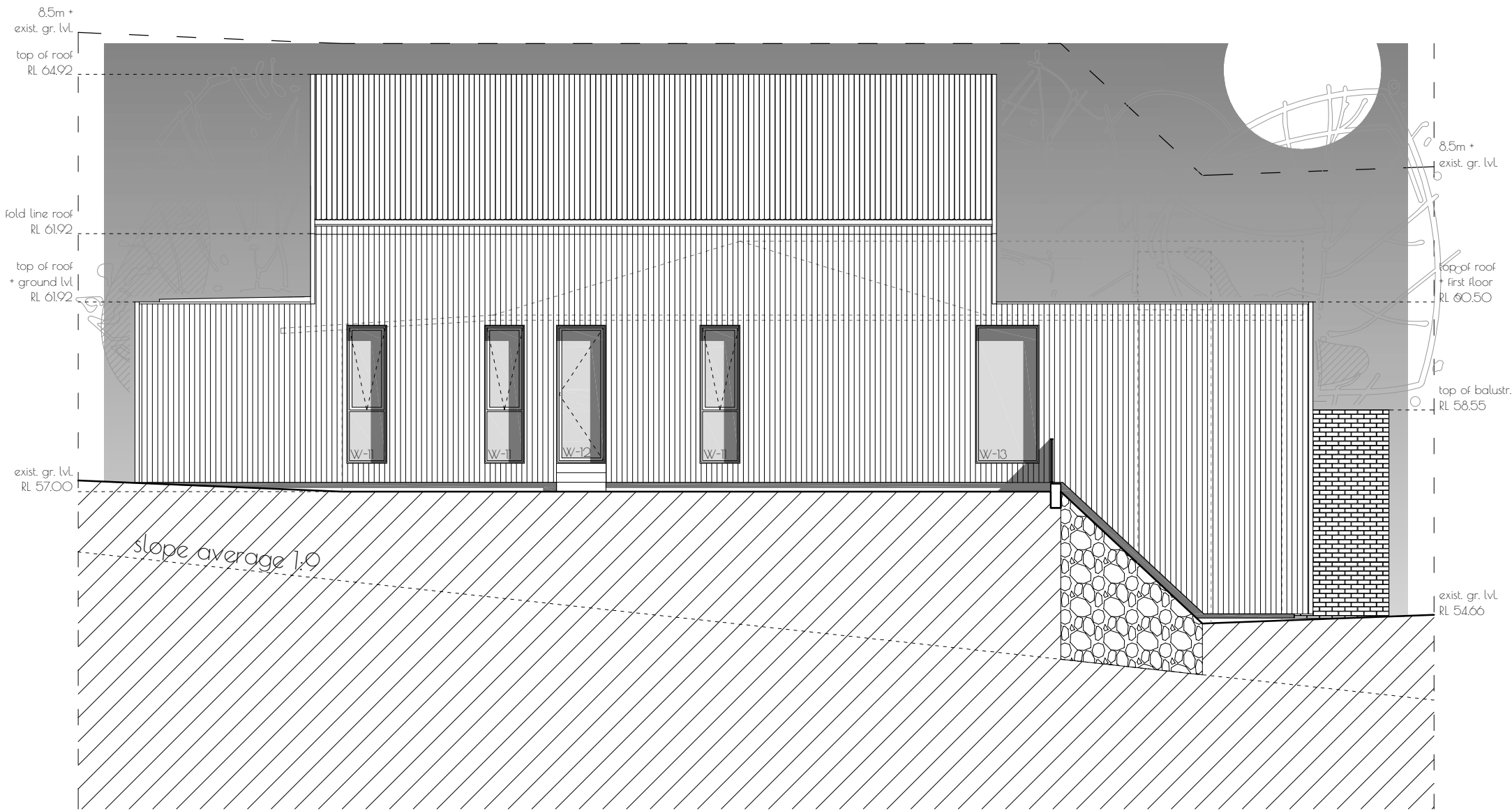
drawing title: PROPOSAL - Elevations
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.

client: Steve and Wendy Aitken
106 Victor Road
Narra-weena NSW 2099

building designer: Danny Bank
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Kellyville NSW 2155

job. no.: 24.023
scale: 1:100-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application





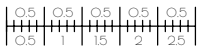
SIDE ELEVATION - SOUTH

Existing ground level taken 900mm from boundary LOT 1 DP 26148



SIDE ELEVATION - NORTH

Existing ground level taken 900mm from boundary LOT 1011 DP 1050995



ruler in meters

SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784044.

job: 106 VICTOR ROAD - NARRAWEENA NSW

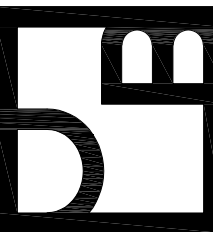
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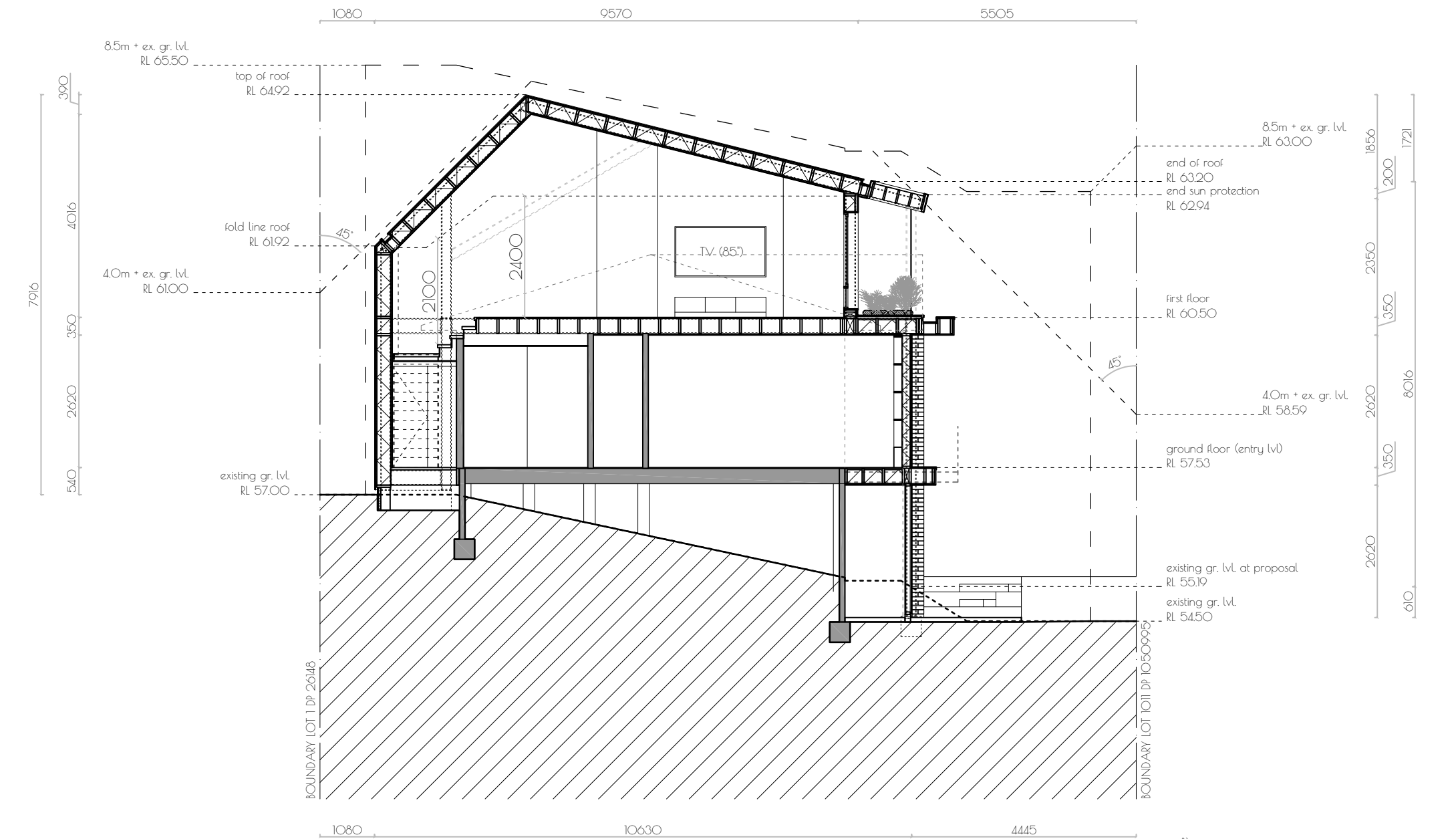
drawing title: PROPOSAL - Elevations
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.

client: Steve and Wendy Aitken
106 Victor Road
Narraweena NSW 2099

building designer: Danny Bank
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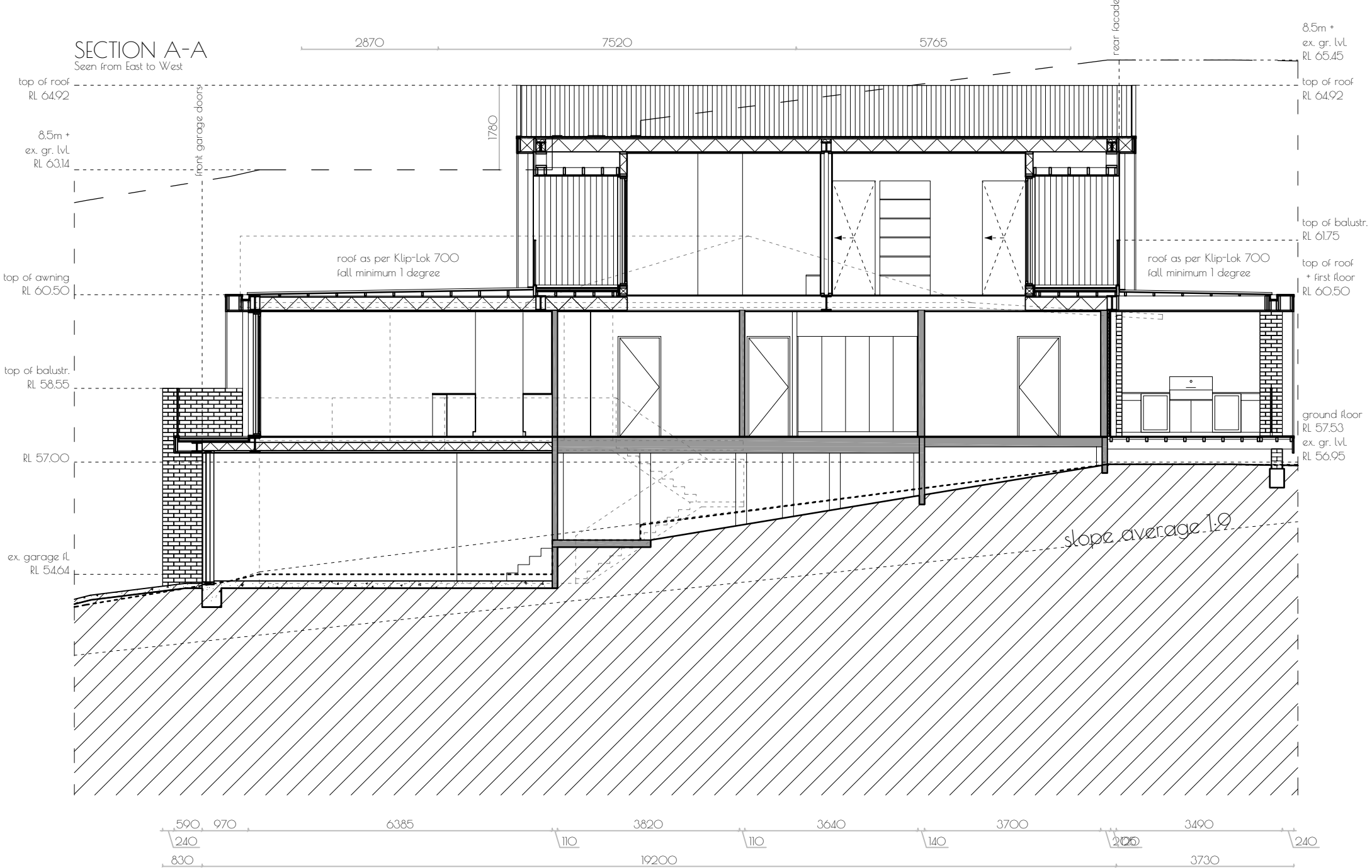
job. no.: 24.023
scale: 1:100-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application





SECTION A-A

Seen from East to West



SECTION B-B

Seen from North to South

SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784044.

job: 106 VICTOR ROAD - NARRAWEENA NSW

dwg. no.: 16

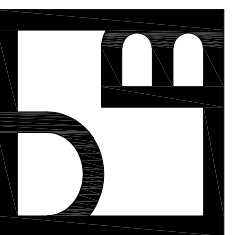
drawing title: PROPOSAL - Sections
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.

client: Steve and Wendy Aitken
106 Victor Road
Narraweena NSW 2099

building designer: Danny Bank
+61416697760
Copyright © Danny Bank
204/4 Gerbera Place
Kellyville NSW 2155

job. no.: 24.023
scale: 1:100-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application

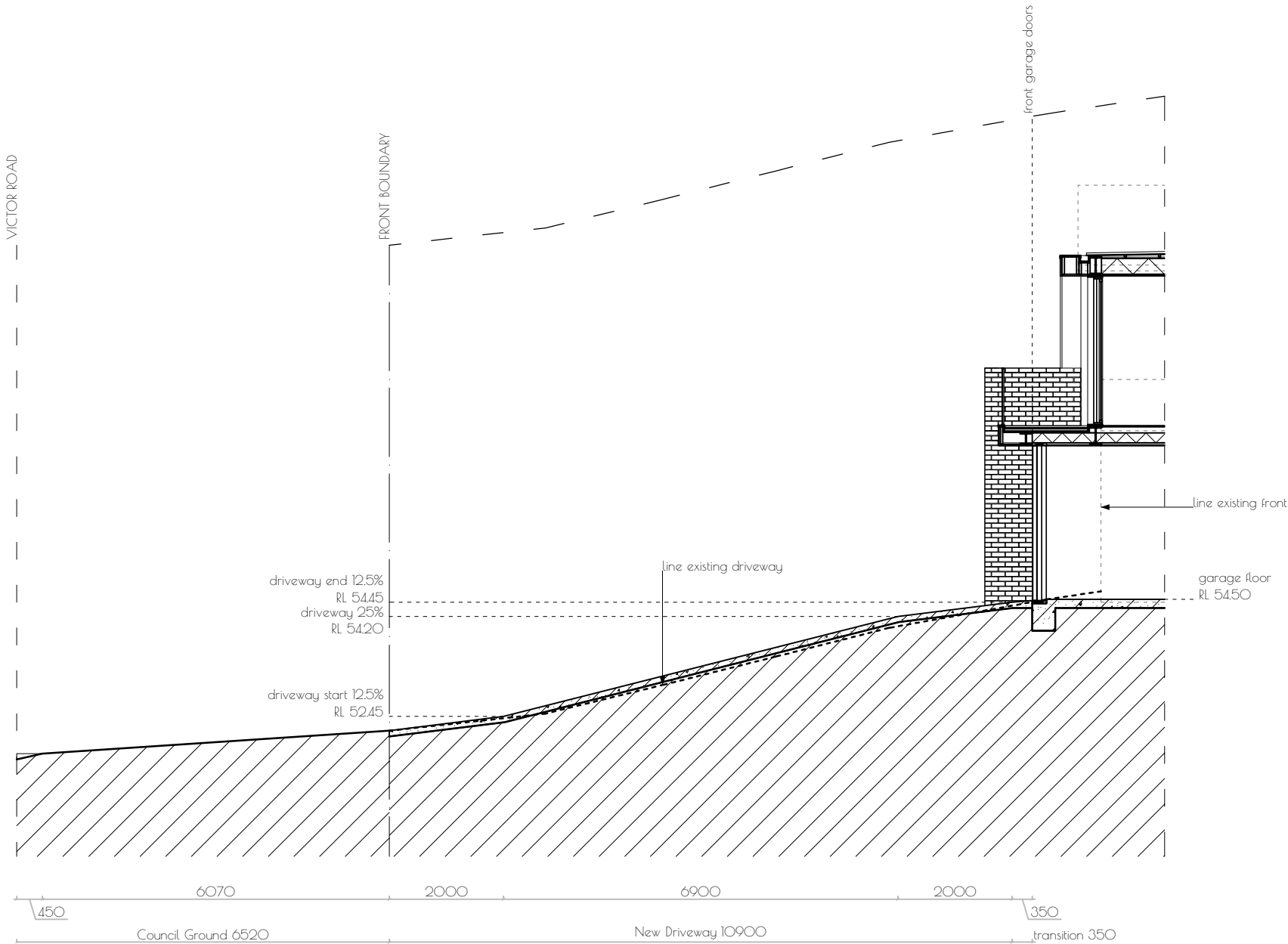
LEGEND	
	ext. wall - Hardie 75mm
	ext. wall - Corrugated brickwork - face brick
	concrete
	insulation
	gyproc separation wall
	besser block
	existing walls, floors, structure
	SA smoke alarm (BCA3.7.5)
	MV mech. vent. discharge
	MB meter box
	SB switch board
	DP down pipe rain water
	SP solar panel min. 0.44kw



0.5 0.5 0.5 0.5
0.5 1 1.5 2 2.5
ruler in meters



SECTION C-C
Seen from East to West



SECTION DRIVEWAY
New driveway + Existing driveway

SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784044.



ruler in meters

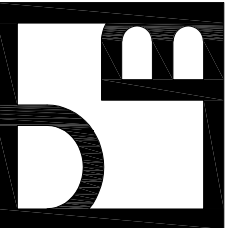
106 VICTOR ROAD - NARRAWEENA NSW

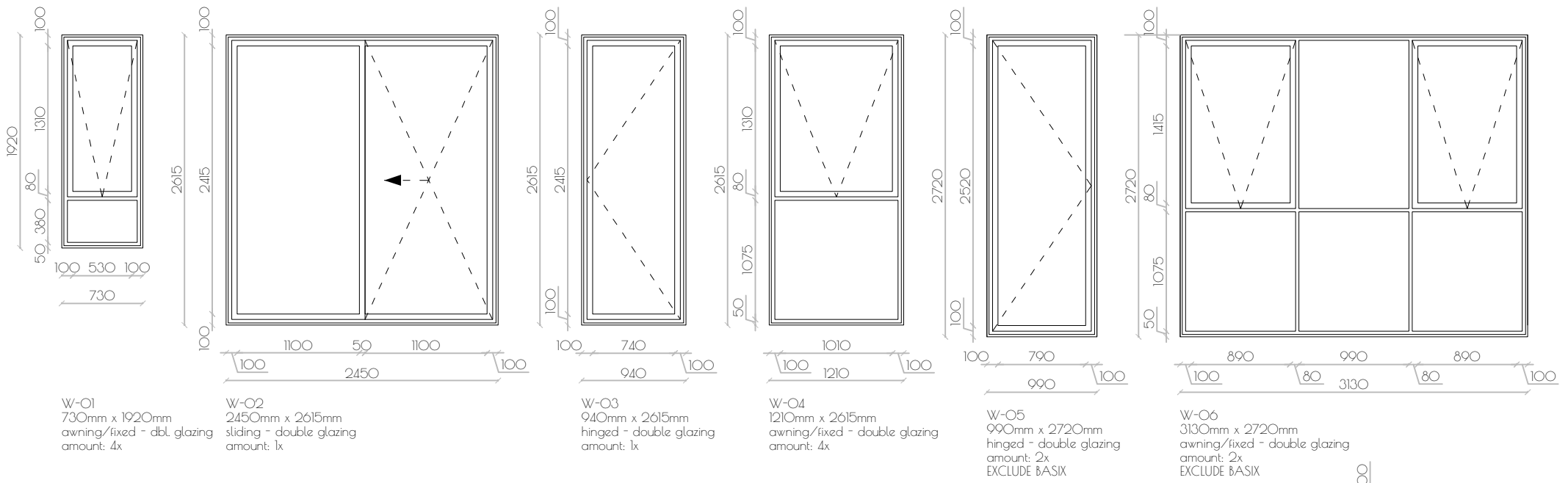
dwg. no.: 17

LEGEND	
	SA smoke alarm (BCA3.7.5)
	MV mech. vent. discharge
	MB meter box
	SB switch board
	DP down pipe rain water
	SP solar panel min. 0.44kw

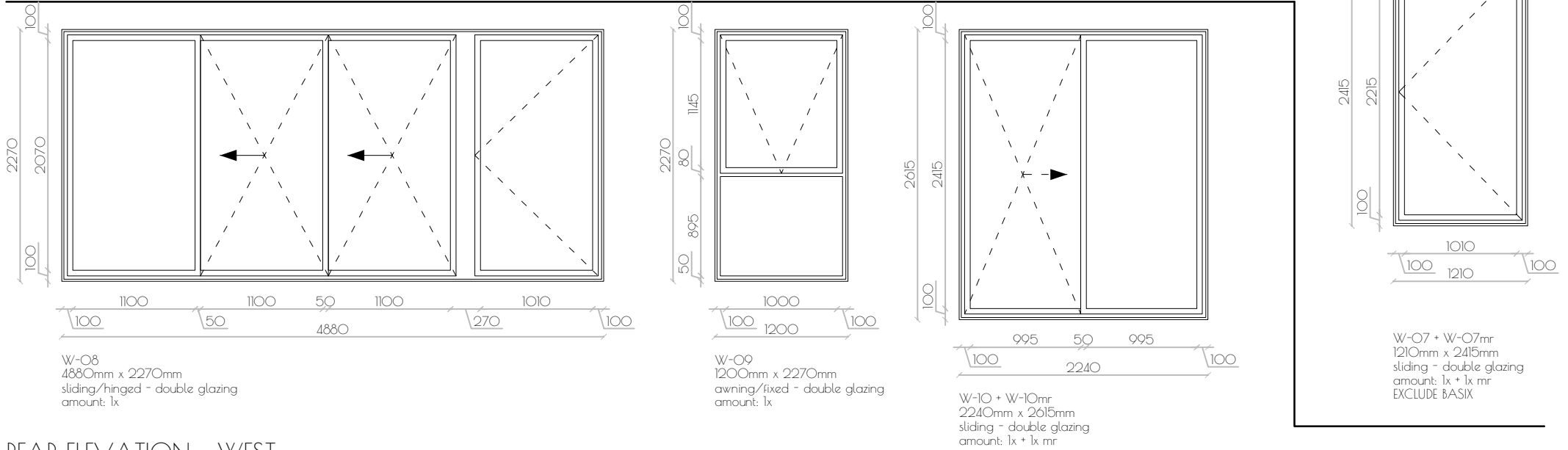
drawing title:		PROPOSAL - Sections	
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.			
client: Steve and Wendy Aitken		building designer: Danny Bank	
106 Victor Road Narraweena NSW 2099		+61416697760 Copyright © Danny Bank 204/4 Gerbera Place Kellyville NSW 2155	

job. no.:	24.023
scale:	1:100-A3
drawn:	D. Bank
date:	19-02-25
amendment/issue no./date:	
Development Application	

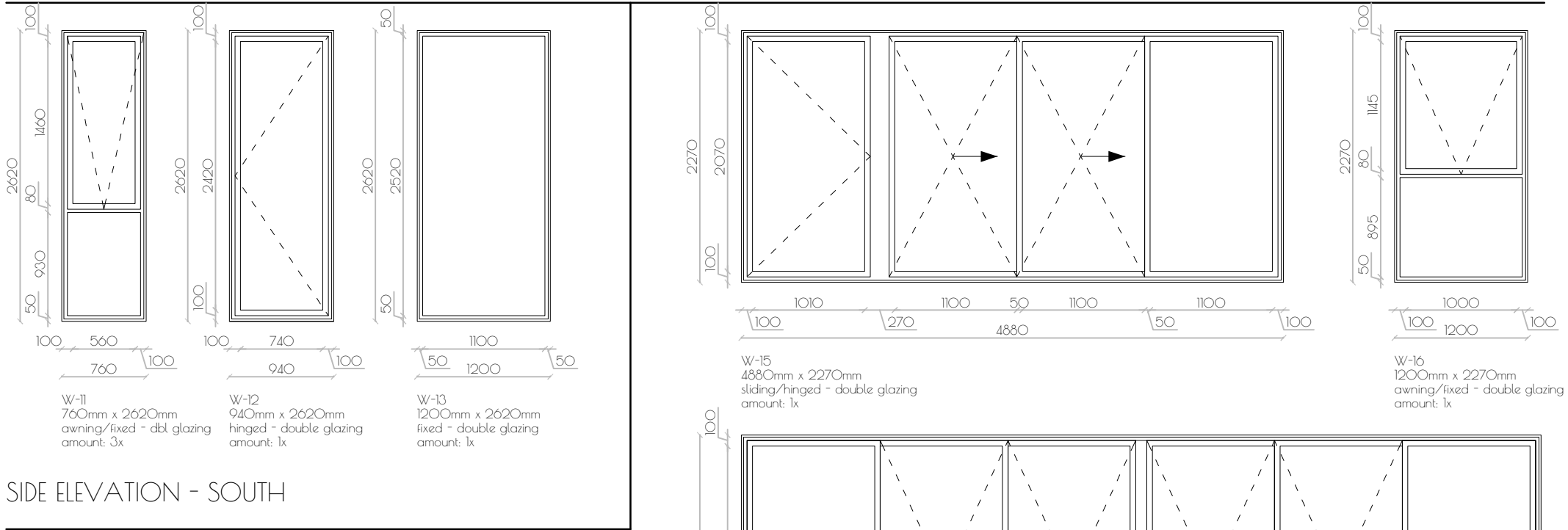




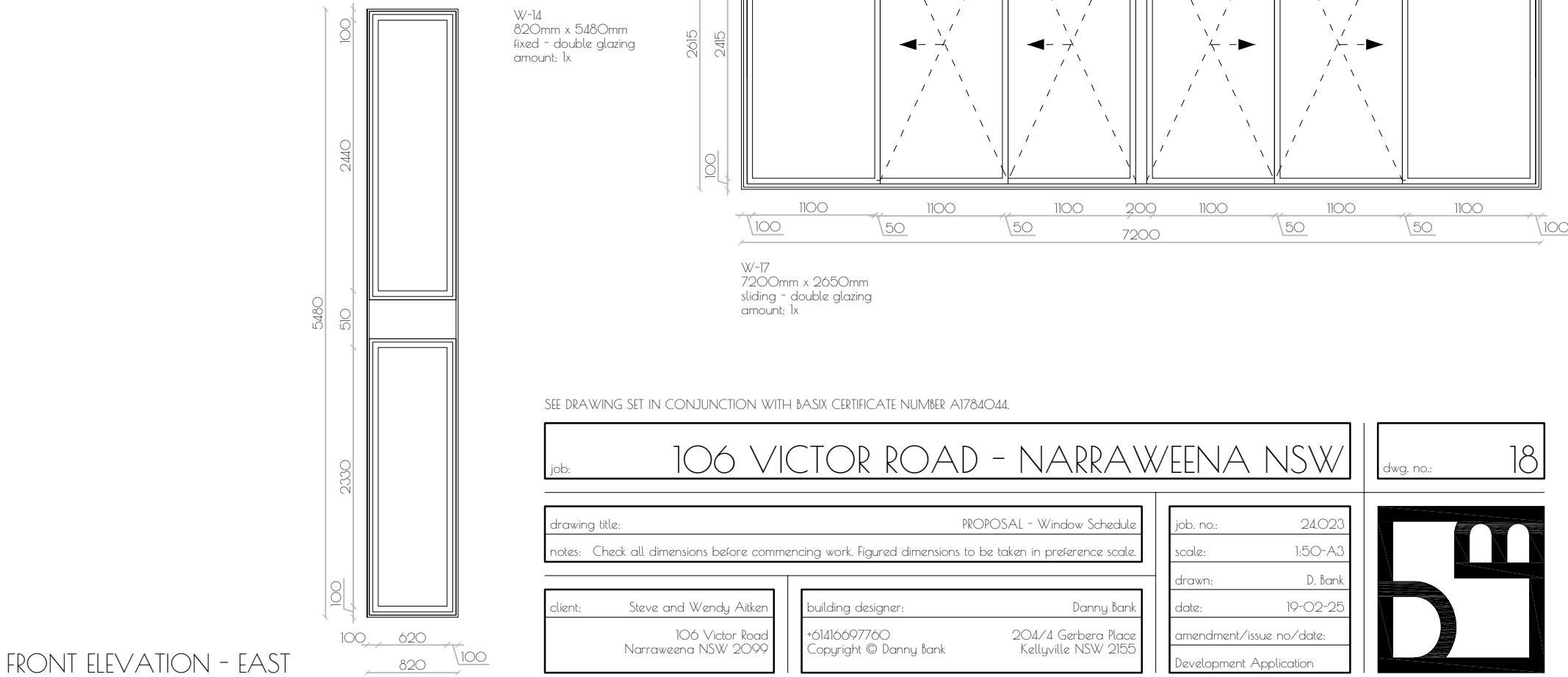
SIDE ELEVATION - NORTH



REAR ELEVATION - WEST



SIDE ELEVATION - SOUTH



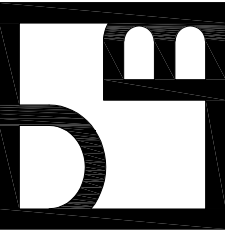
FRONT ELEVATION - EAST

SEE DRAWING SET IN CONJUNCTION WITH BASIX CERTIFICATE NUMBER A1784044.

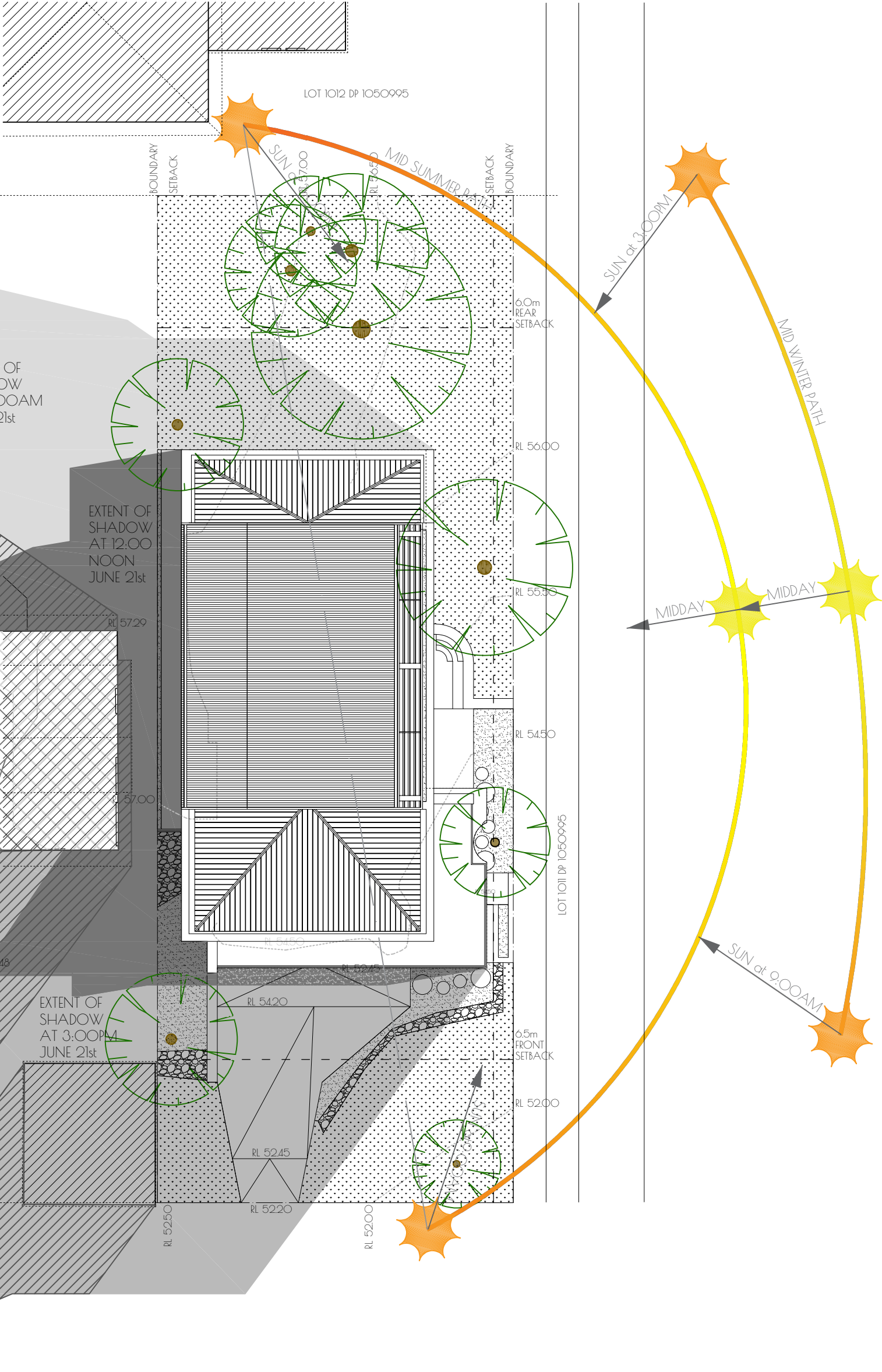
job:	106 VICTOR ROAD - NARRAWEENA NSW	
drawing title:	PROPOSAL - Window Schedule	
notes:	Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.	
client:	Steve and Wendy Aitken	building designer:
	106 Victor Road Narraweena NSW 2099	Danny Bank
	+61416697760 Copyright © Danny Bank	204/4 Gerbera Place Kellyville NSW 2155

job. no.:	24.023
scale:	1:50-A3
drawn:	D. Bank
date:	19-02-25
amendment/issue no./date:	
Development Application	

dwg. no.: 18



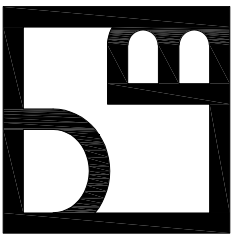
SITE DETAILS:
LOT NUMBER: 2
DP NUMBER: DP 26148



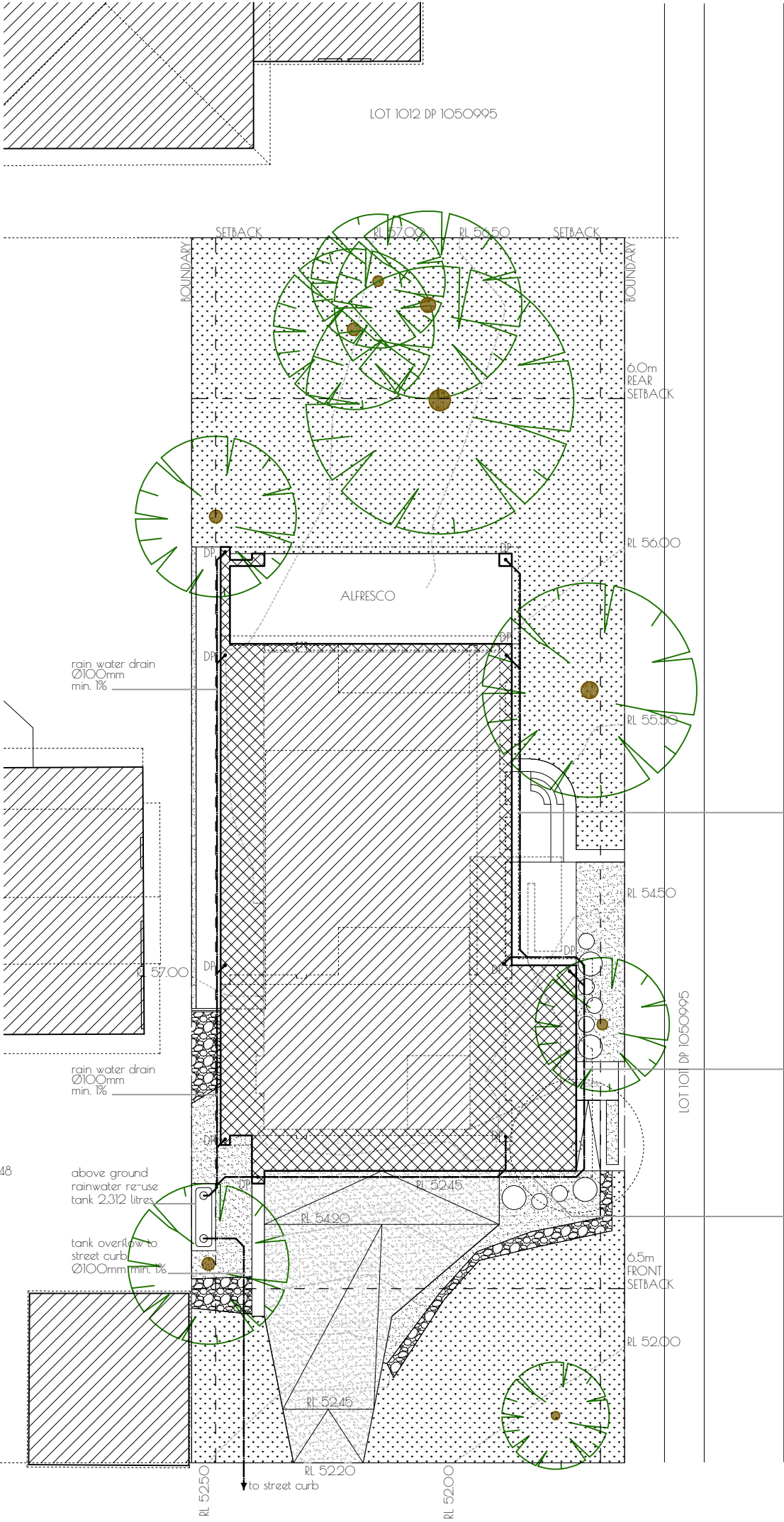
job: 106 VICTOR ROAD - NARRAWEENA NSW	
drawing title: Shadow Diagram	
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.	
client: Steve and Wendy Aitken	building designer: Danny Bank
106 Victor Road Narraweena NSW 2099	+61416697760 Copyright © Danny Bank
	204/4 Gerbera Place Kellyville NSW 2155

job. no.: 24.023
scale: 1:200-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application

dwg. no.: 19

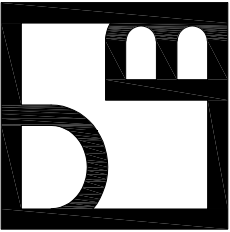


SITE DETAILS:
LOT NUMBER: 2
DP NUMBER: DP 26148



job: 106 VICTOR ROAD - NARRAWEENA NSW	
drawing title: Drainage Plan	
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.	
client: Steve and Wendy Aitken 106 Victor Road Narraweena NSW 2099	building designer: Danny Bank +61416697760 Copyright © Danny Bank 204/4 Gerbera Place Kellyville NSW 2155

dwg. no.: 20
job. no.: 24.023
scale: 1:200-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application



SITE DETAILS:

LOT NUMBER:2

DP NUMBER:DP 26148

LEGEND

Storage recycling bins for segregated waste

Waste stockpile & material sorting area

Material stockpile area

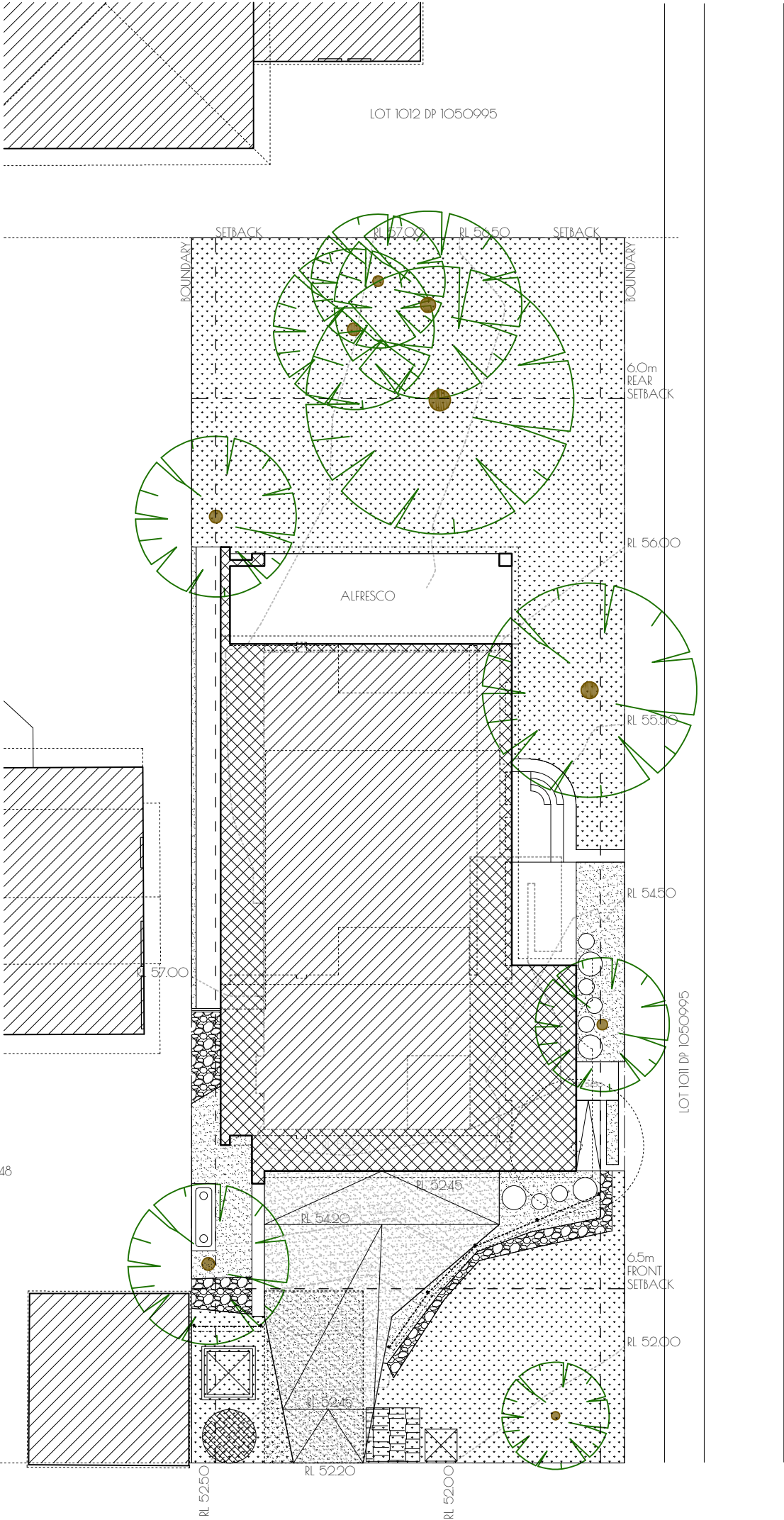
Temporary builders driveway to EPA requirements

Chemical toilet

Fit standard 600 high green silt fence (min. 200mm in the ground)

NOTE:

All waste materials to be taken to an approved waste disposal site



job: 106 VICTOR ROAD - NARRAWEENA NSW	
drawing title: Erosion and Sediment Plan	
notes: Check all dimensions before commencing work. Figured dimensions to be taken in preference scale.	
client: Steve and Wendy Aitken 106 Victor Road Narraweena NSW 2099	building designer: Danny Bank +61416697760 Copyright © Danny Bank 204/4 Gerbera Place Kellyville NSW 2155

dwg. no.: 21
job. no.: 24.023
scale: 1:200-A3
drawn: D. Bank
date: 19-02-25
amendment/issue no./date:
Development Application

