

CONTENTS

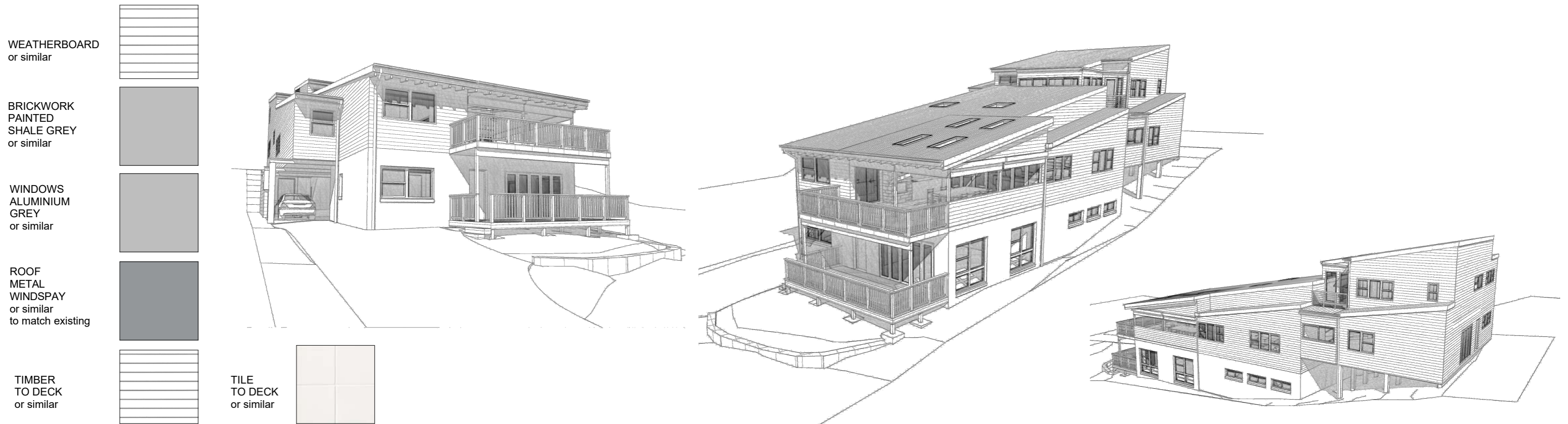
- DA1 MATERIALS AND FINISHES
- DA2 SURVEY
- DA3 SITE ANALYSIS AND WASTE MNGMNT PLAN
- DA4 LOWER FLOOR PLAN
- DA5 GROUND FLOOR PLAN
- DA6 FIRST FLOOR PLAN
- DA7 ROOF PLAN
- DA8 ELEVATIONS, N
- DA9 ELEVATIONS, S
- DA10 ELEVATIONS, E, W
- DA11 SECTION A-A
- DA12 LANDSCAPED OPEN SPACE PLAN
- DA13 STORMWATER MNGMNT CONCEPT PLAN
- DA14 SAFETY NOTES
- DA15 SEDIMENT CONTROL PLAN
- DA16 SOLAR JUNE 21-9AM
- DA17 SOLAR JUNE 21-12PM
- DA18 SOLAR JUNE 21-3PM
- DA19 BASIX

8 walker ave, narrabeen

private residence

alterations & additions
development application

architectural perspectives



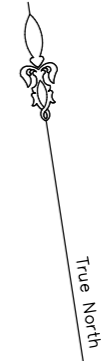


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 Builder Lic no 62547C, ABN 47 121 229 166.

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

Project : Additions & Alterations
 DA
 8 Walker Ave, Narrabeen
 Lot 8 Sec C in DP 6445 - 696.8m²
 Client : Private Residence
 Drawing - Survey

Drawn/Designed : PB/MW
 Date : 081124
 Project Number : 2433
 Scale : 1:200 @ A3
 Drawing No. : DA2
 Issue :



A	FIRST ISSUE	30/08/24
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A FIELD SURVEY OF THE BOUNDARIES HAS BEEN UNDERTAKEN. OFFSETS FROM STRUCTURES TO BOUNDARY SHOULD NOT BE USED FOR CONSTRUCTION SETOUT.
 IF CONSTRUCTION ON OR NEAR BOUNDARIES IS UNDERTAKEN THE BOUNDARIES OF THE LAND SHOULD BE MARKED OR THE WORKS SETOUT BY A REGISTERED SURVEYOR.

- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF LYNDAL FOOTE
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (db 100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY EXCEPT AT SPOT LEVELS SHOWN. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.
- COPYRIGHT WATERVIEW SURVEYING SERVICES
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

MICHAEL K. JOYCE
 REGISTERED SURVEYOR I.D. 8268



1A Mona Street Mona Vale NSW 2103
 ACN 610 583 572
 michael@wvsurveying.com.au
 0474 843 180

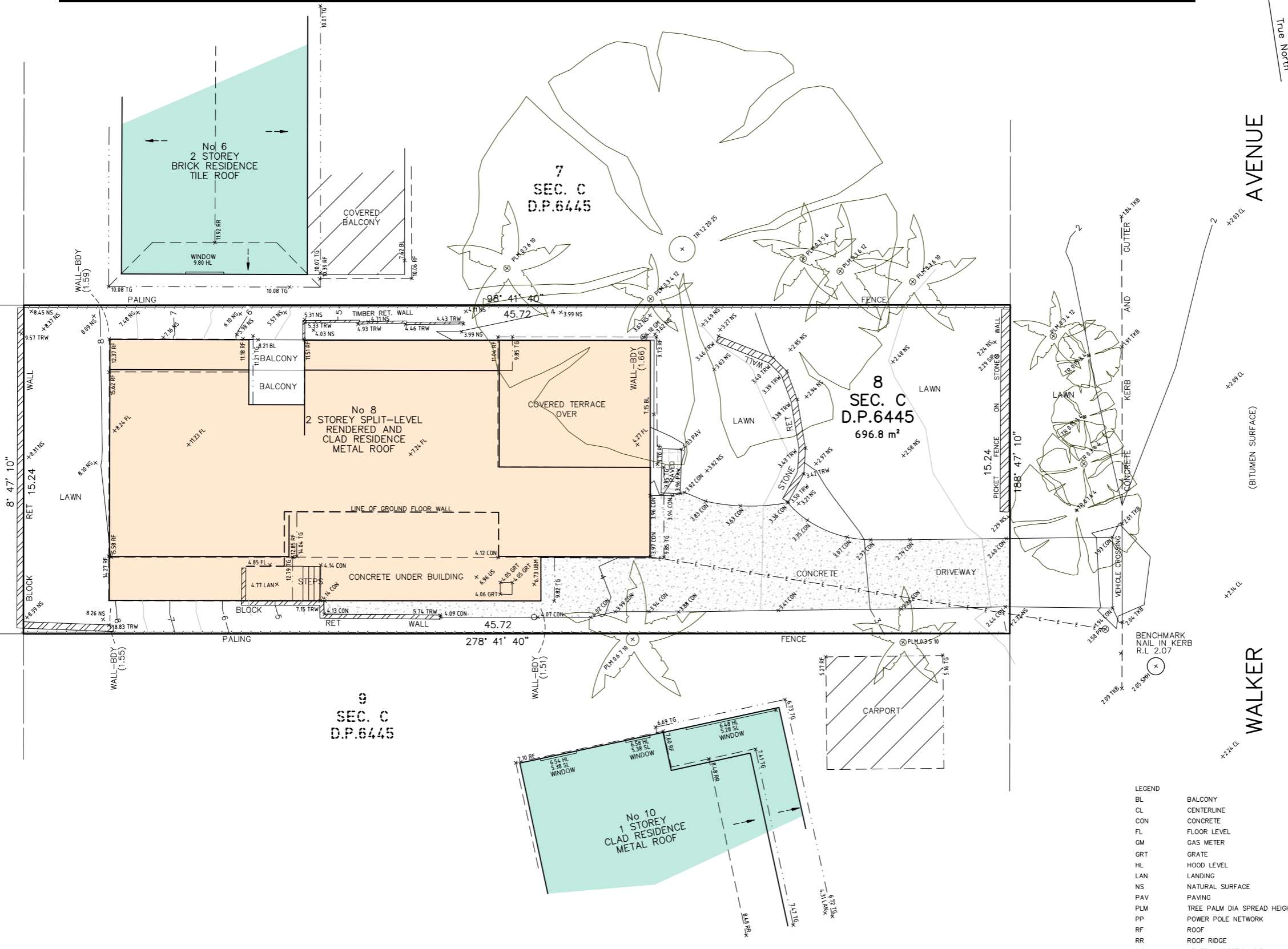
Vertical Datum
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. SSM 70570
 R.L. 1.419
 SOURCE: S.C.I.M.S. 23/8/2024

Client Details
 LYNDAL FOOTE
 8 WALKER AVE
 NARRABEEN NSW 2101

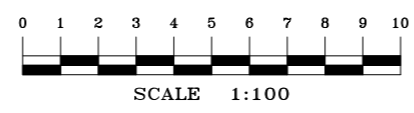
Drawing Title
 DETAIL AND LEVELS OVER
 8 WALKER AVE
 NARRABEEN NSW 2101
 BEING LOT 8 SCE. C IN DP.6445

PROJECT: 1933	PAGE 1 OF 1
Date of survey 23/08/2024	Drawing No. 1933detail 1
Scale 1:100 @ A1	Rev. A

33
 SEC. C
 D.P.7090



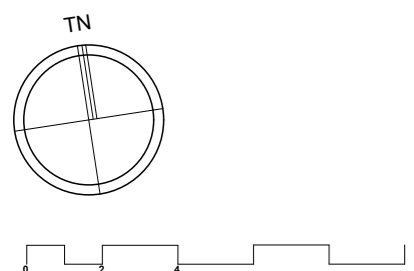
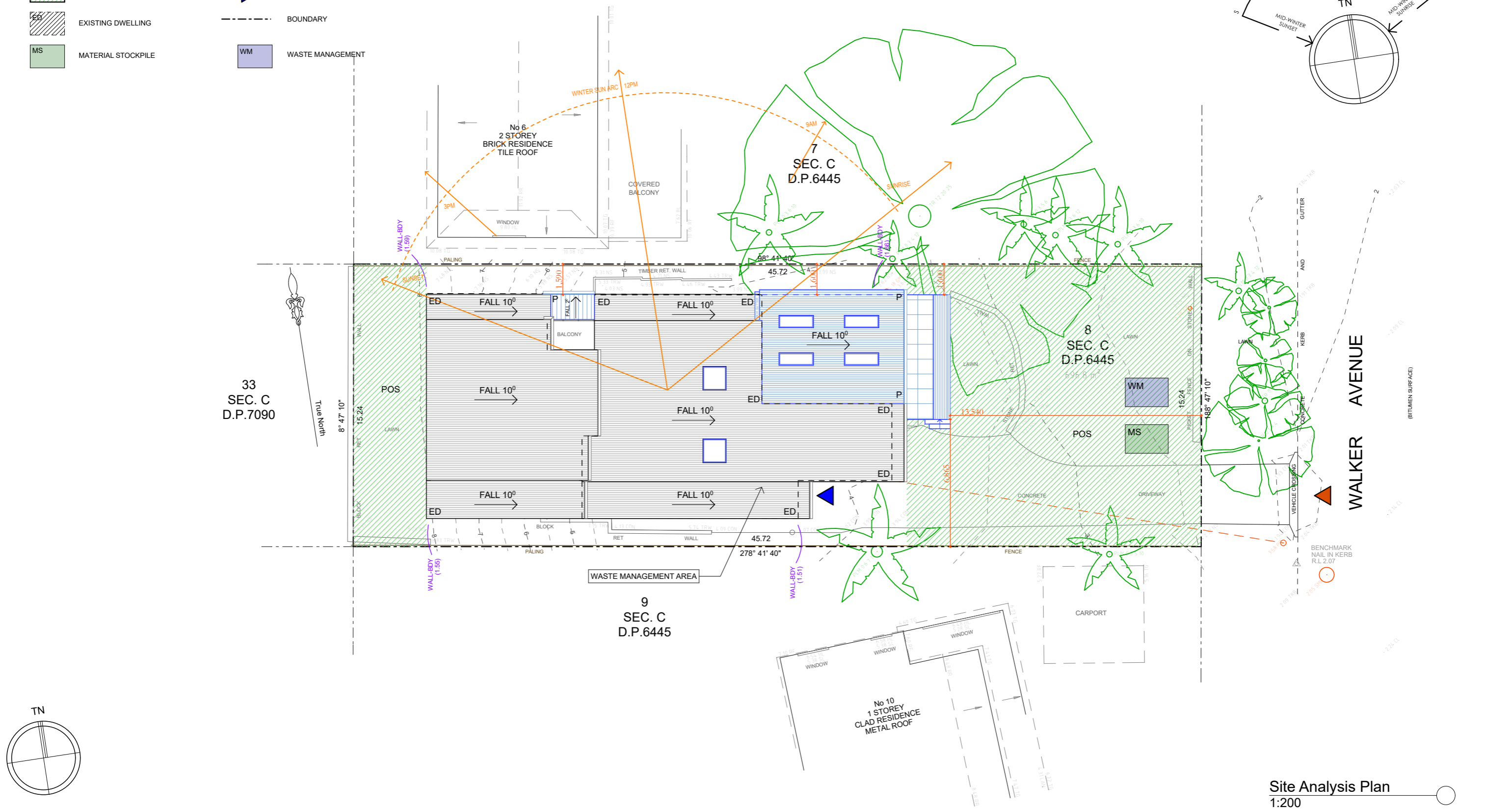
TITLE INDICATES THAT LOT 8 SEC. C IN D.P.6445 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S).



- LEGEND
- BL BALCONY
 - CL CENTERLINE
 - CON CONCRETE
 - FL FLOOR LEVEL
 - GM GAS METER
 - GRT GRATE
 - HL HOOD LEVEL
 - LAN LANDING
 - NS NATURAL SURFACE
 - PAV PAVING
 - PLM TREE PALM DIA SPREAD HEIGHT
 - PP POWER POLE NETWORK
 - RF ROOF
 - RR ROOF RIDGE
 - SIP SEWER INSPECTION PIT
 - SL SILL LEVEL
 - SMH SEWER MAN HOLE
 - TG TOP OF GUTTER
 - TKB TOP OF KERB
 - TR TREE DIA SPREAD HEIGHT
 - TRW TOP OF RETAINING WALL
 - UBM BOTTOM BEAM
 - US UNDERSIDE

LEGEND

- PROPOSED
- PRIVATE OPEN SPACE (EXISTING)
- EXISTING DWELLING
- MATERIAL STOCKPILE
- EXISTING LEVELS
- CAR ENTRY POINT
- CARPORT ENTRY POINT
- BOUNDARY
- WASTE MANAGEMENT



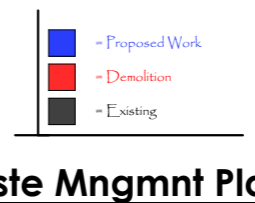
Site Analysis Plan
1:200

Date :	Issue :	Description :

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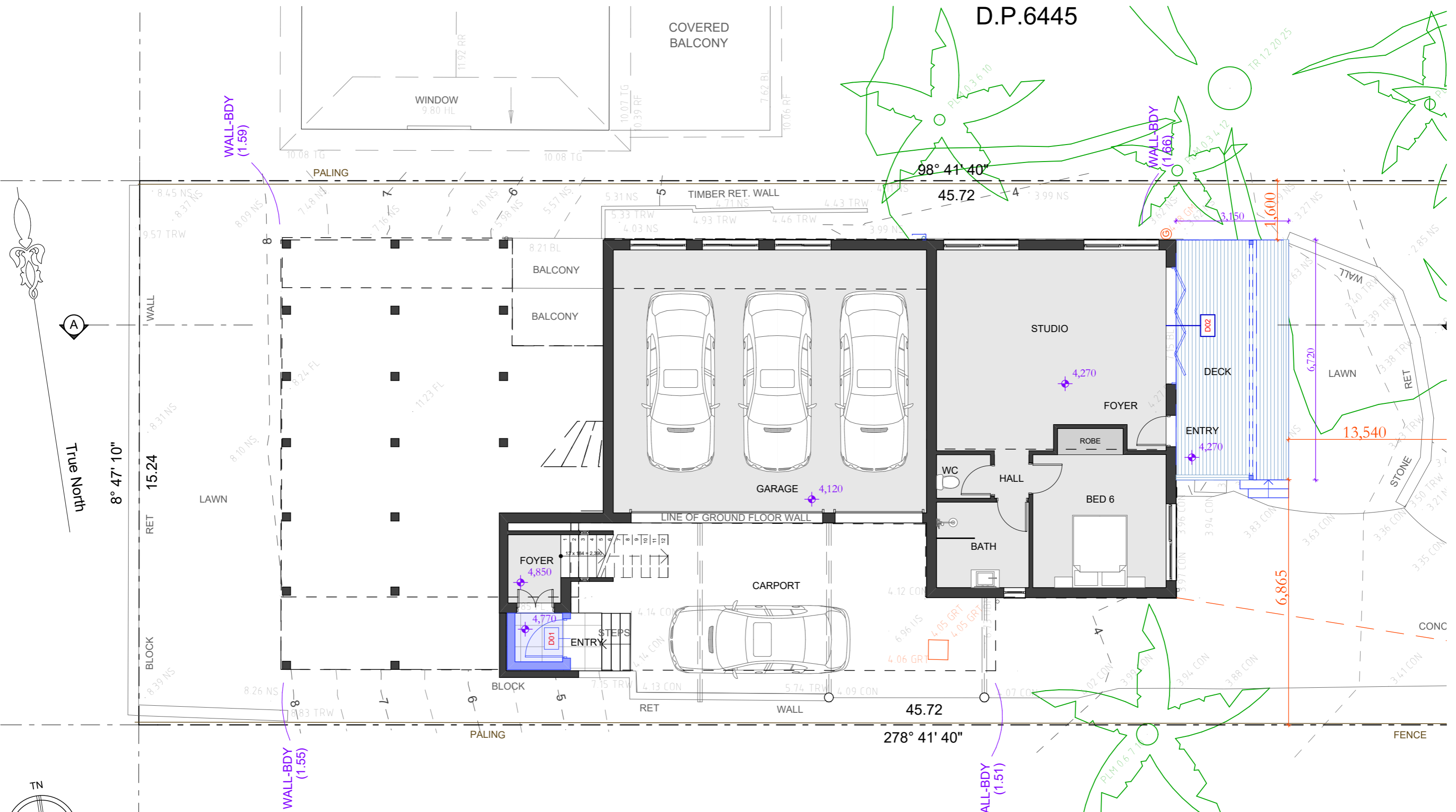


Project : Additions & Alterations
DA
8 Walker Ave, Narrabeen
Lot 8 Sec C in DP 6445 - 696.8m2
Client : Private Residence
Drawing : - Site Analysis Plan & Waste Mngmnt Plan



Drawn/Designed : PB/MW
Project Number : 2433
Drawing No. : DA3
Date : 081124
Scale : 1:200 @ A3
Issue :

D.P.6445



9
SEC. C
D.P.6445

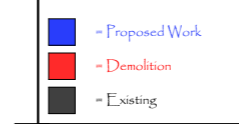
Lower Floor Plan
1:100

Date :	Issue :	Description :

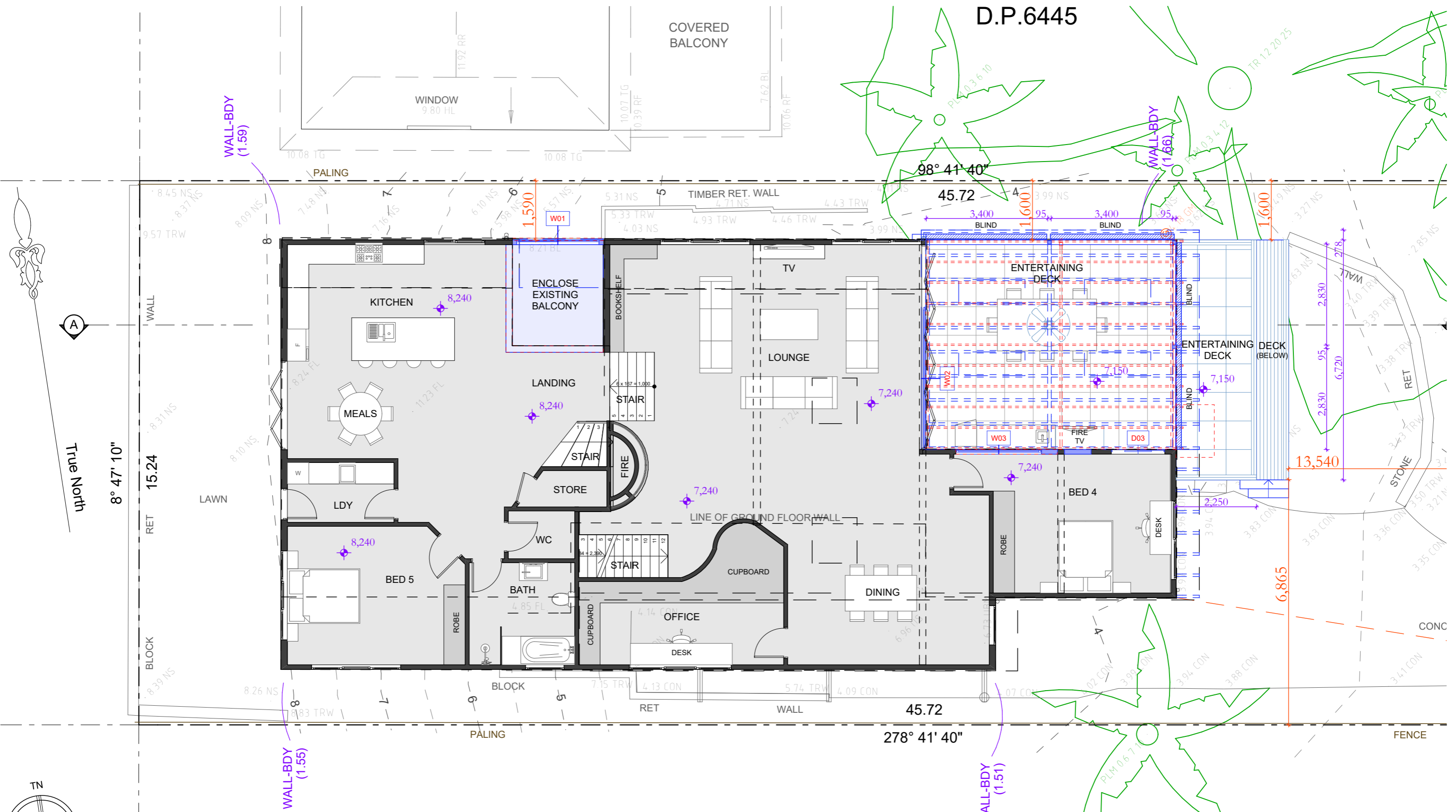
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Project : Additions & Alterations
DA
8 Walker Ave, Narrabeen
Lot 8 Sec C in DP 6445 - 696.8m2
Client : Private Residence
Drawing : - Lower Floor Plan

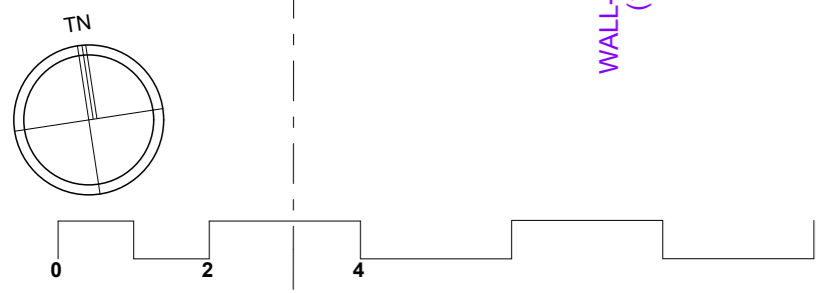


Drawn/Designed : PB/MW
Project Number : 2433
Drawing No. : DA4
Date : 081124
Scale : 1:100 @ A3
Issue :



9
SEC. C
D.P.6445

Ground Floor Plan
1:100



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Project : Additions & Alterations
DA
8 Walker Ave, Narrabeen
Lot 8 Sec C in DP 6445 - 696.8m2
Client : Private Residence
Drawing : - **Ground Floor Plan**

- - Proposed Work
- - Demolition
- - Existing

Drawn/Designed : PB/MW
Project Number : **2433**
Drawing No. : **DA5**
Date : 081124
Scale : 1:100 @ A3
Issue :

Date : Issue : Description :

D.P.6445

COVERED BALCONY

WINDOW

WALL-BDY (1.59)

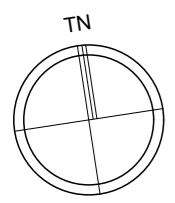
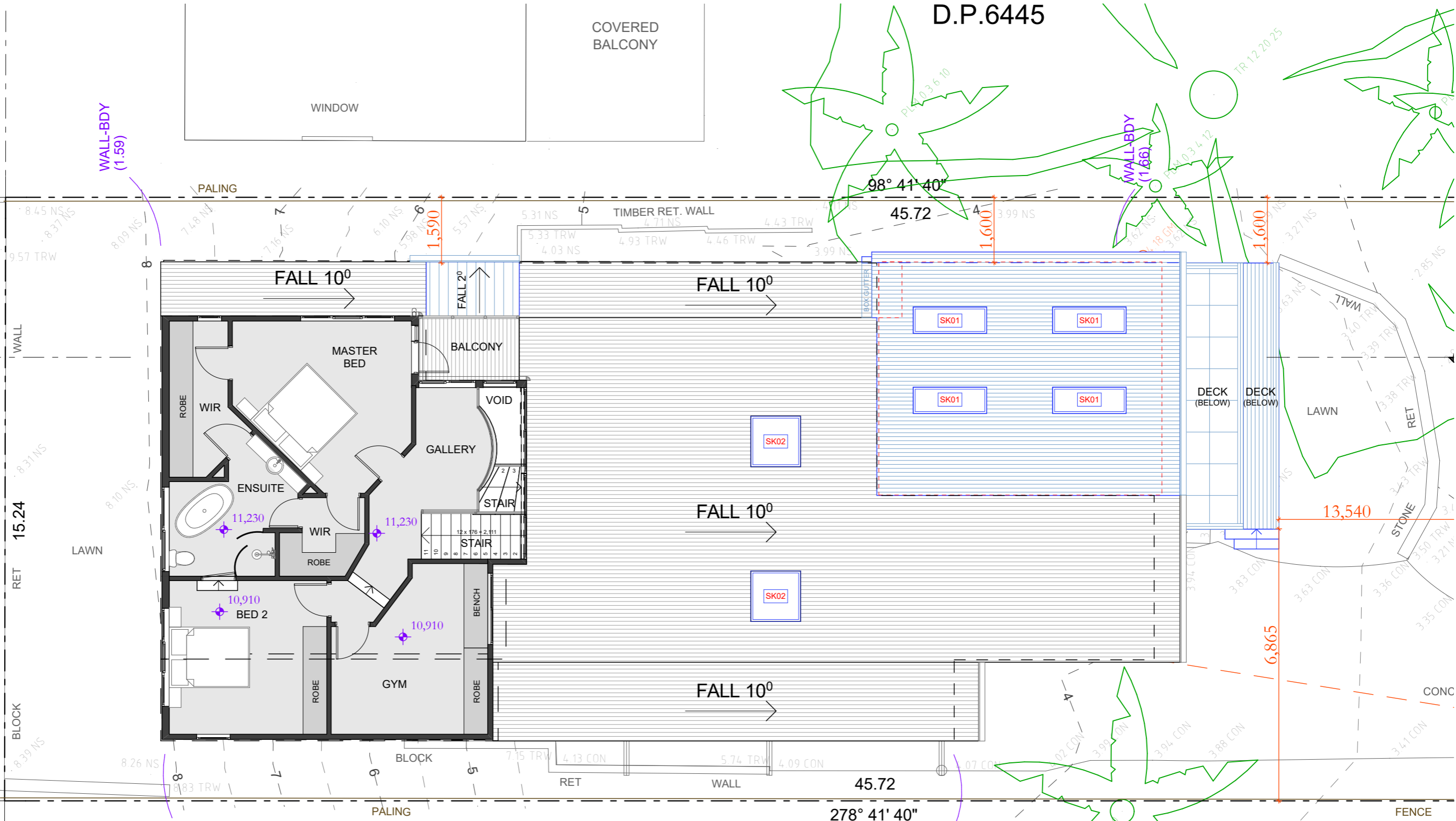
WALL-BDY (1.66)



A

True North

8° 47' 10"



9
SEC. C
D.P.6445

First Floor Plan
1:100

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.



Project : Additions & Alterations
DA
8 Walker Ave, Narrabeen
Lot 8 Sec C in DP 6445 - 696.8m2
Client : Private Residence
Drawing : - **First Floor Plan**

- - Proposed Work
- - Demolition
- - Existing

Drawn/Designed : PB/MW	Date : 081124
Project Number : 2433	Scale : 1:100 @ A3
Drawing No. : DA6	Issue :

D.P.6445

COVERED BALCONY

WINDOW

WALL-BDY (1.59)

WALL-BDY (1.66)

PALING

98° 41' 40"

45.72

1,600

1,600

FALL 10°

FALL 2°

FALL 10°

FALL 10°

FALL 10°

FALL 10°

FALL 10°

FALL 10°

A

True North

8° 47' 10"

15.24

14.77 RE

8

PALING

45.72

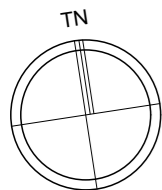
278° 41' 40"

WALL-BDY (1.51)

13,540

6,865

FENCE



9 SEC. C D.P.6445

Roof Plan 1:100

Date :	Issue :	Description :

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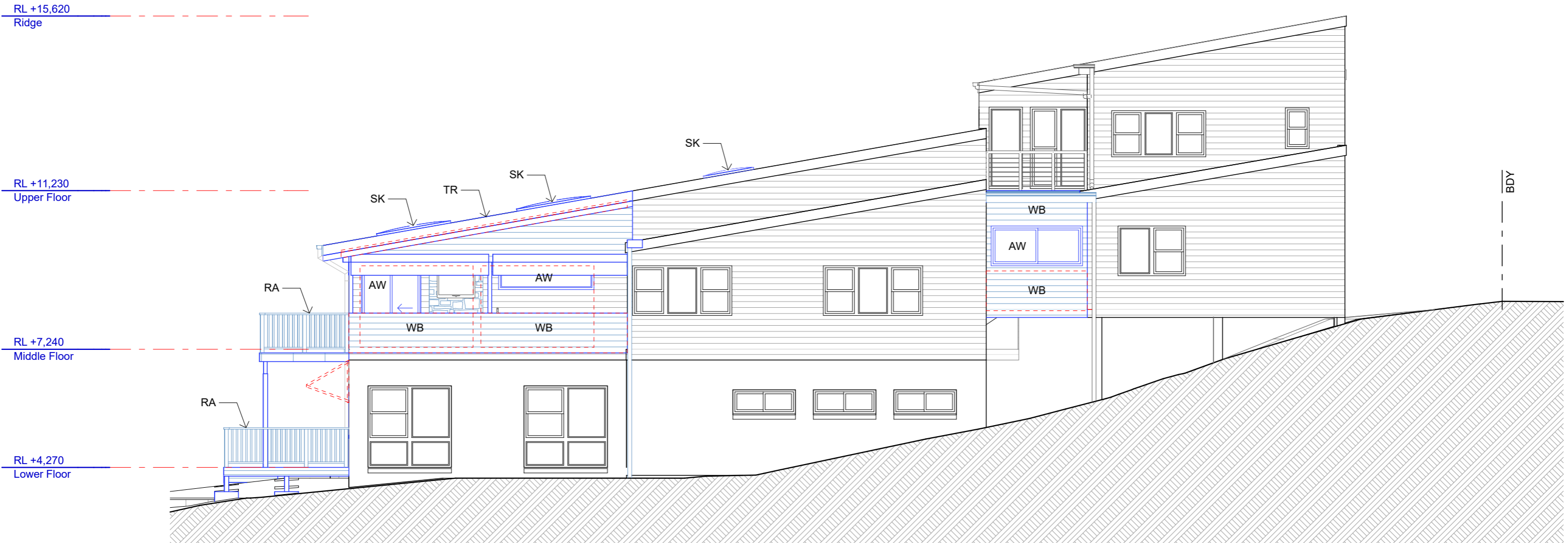
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Project : Additions & Alterations
 DA
 8 Walker Ave, Narrabeen
 Lot 8 Sec C in DP 6445 - 696.8m2
 Client : Private Residence
 Drawing : - **Roof Plan**

- - Proposed Work
- - Demolition
- - Existing

Drawn/Designed : PB/MW
 Project Number : **2433**
 Drawing No. : **DA7**
 Date : 081124
 Scale : 1:100 @ A3
 Issue :

TR timber framed Colorbond roof
 WB weatherboard wall
 AW aluminium window
 RA rail to BCA/NCC 2022
 SK skylight



North Elevation
 1:100



Date :	Issue :	Description :

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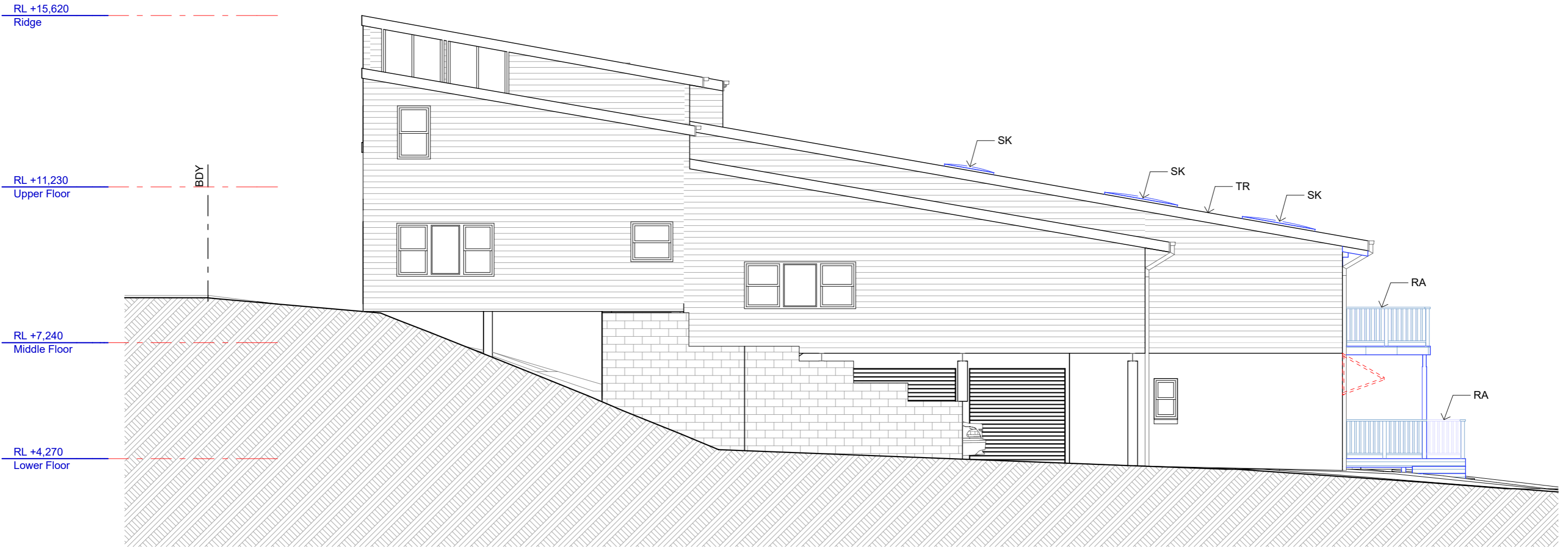
Northern beaches designs
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 M: 0432 125 244. Accreditation no. bdaa 6369
 Builder Lic no 62547C, ABN 47 121 229 166.

Project : Additions & Alterations
 DA
 8 Walker Ave, Narrabeen
 Lot 8 Sec C in DP 6445 - 696.8m2
 Client : Private Residence
 Drawing : - Elevations, N

- - Proposed Work
- - Demolition
- - Existing

Drawn/Designed : PB/MW
 Project Number : **2433**
 Drawing No. : **DA8**
 Date : 081124
 Scale : 1:100 @ A3
 Issue :

TR timber framed Colorbond roof
 WB weatherboard wall
 AW aluminium window
 RA rail to BCA/NCC 2022
 SK skylight



South Elevation
 1:100



Date :	Issue :	Description :

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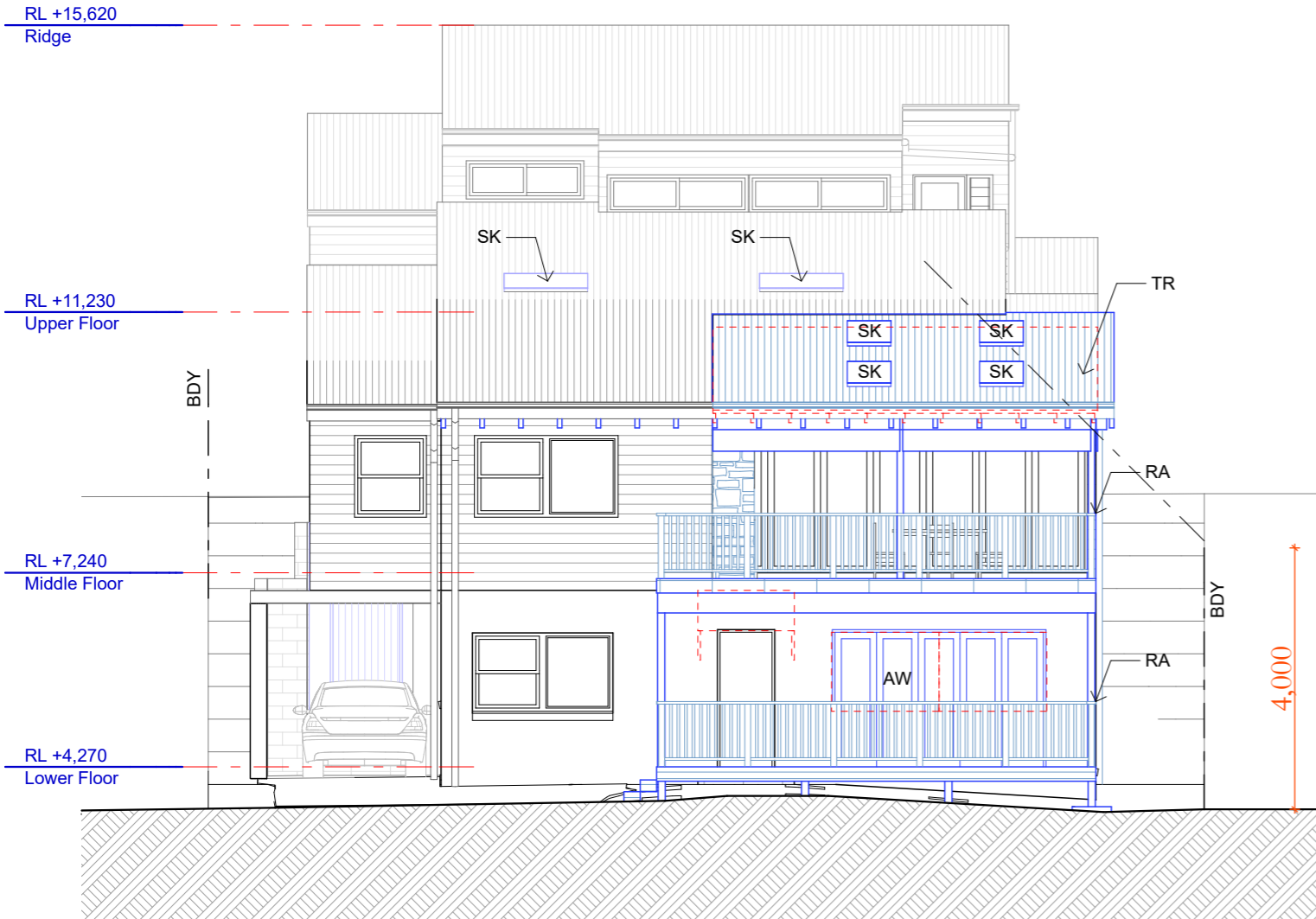


Project : Additions & Alterations
 DA
 8 Walker Ave, Narrabeen
 Lot 8 Sec C in DP 6445 - 696.8m2
 Client : Private Residence
 Drawing : - Elevations, S



Drawn/Designed : PB/MW
 Project Number : 2433
 Drawing No. : DA9
 Date : 081124
 Scale : 1:100 @ A3
 Issue :

TR timber framed Colorbond roof
 WB weatherboard wall
 AW aluminium window
 RA rail to BCA/NCC 2022
 SK skylight



East Elevation
 1:100



West Elevation
 1:100



Date :	Issue :	Description :

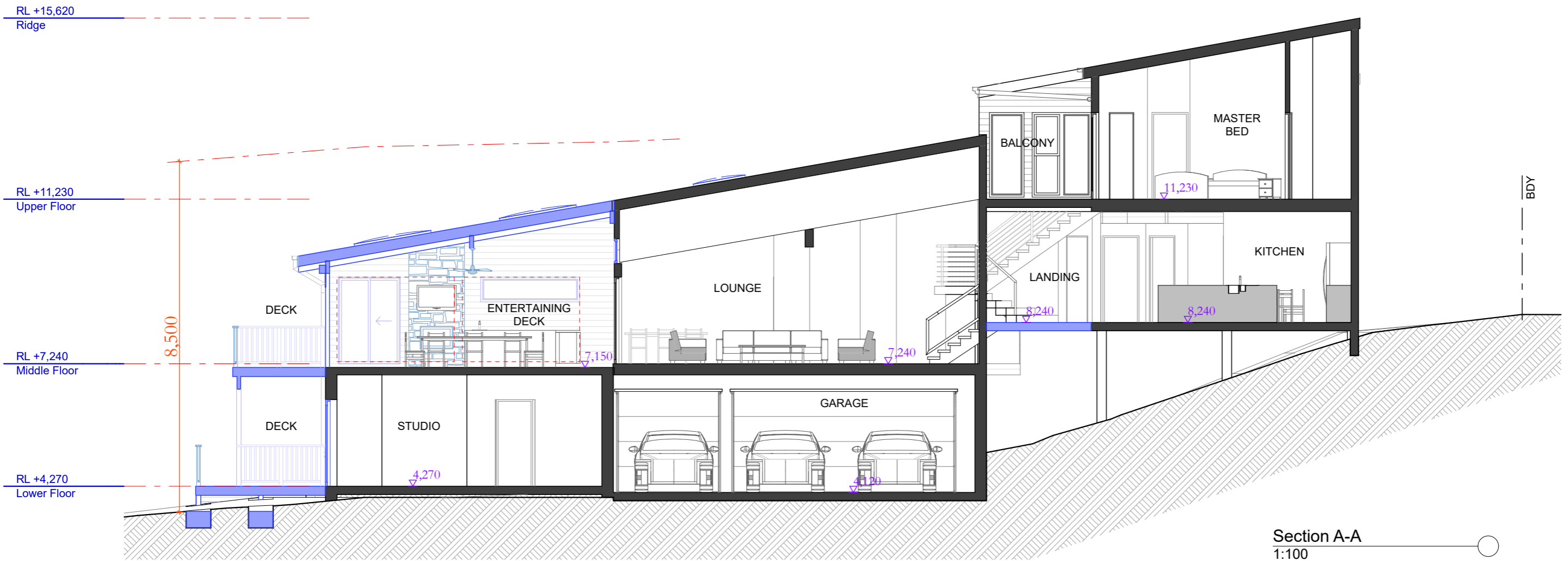
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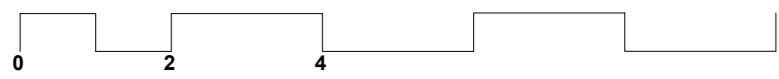
Project : Additions & Alterations
 DA
 8 Walker Ave, Narrabeen
 Lot 8 Sec C in DP 6445 - 696.8m2
 Client : Private Residence
 Drawing : - Elevations, E, W



Drawn/Designed : PB/MW
 Project Number : 2433
 Drawing No. : DA10
 Date : 081124
 Scale : 1:100 @ A3
 Issue :



Section A-A
1:100



Date :	Issue :	Description :

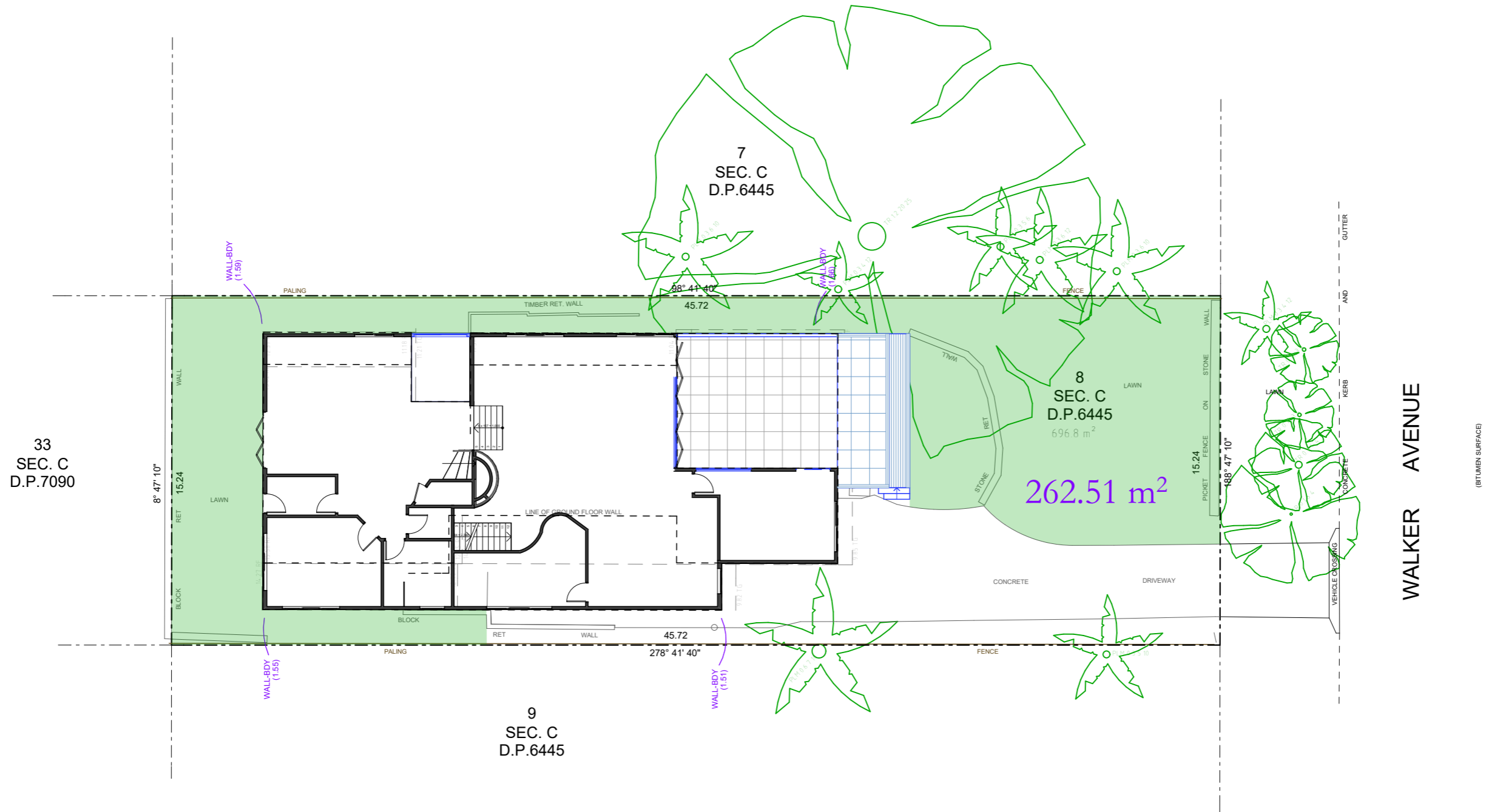
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Project : Additions & Alterations
DA
8 Walker Ave, Narrabeen
Lot 8 Sec C in DP 6445 - 696.8m2
Client : Private Residence
Drawing : - Section, A-A

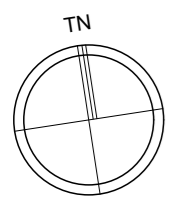
- - Proposed Work
- - Demolition
- - Existing

Drawn/Designed : PB/MW	Date : 081124
Project Number : 2433	Scale : 1:100 @ A3
Drawing No. : DA11	Issue :



Landscaped Open Space Proposed
1:200

SITE AREA = 696.8m²
 LANDSCAPED AREA MIN. 40% SITE AREA = 278.72m²
 LANDSCAPED AREA PROPOSED = 262.51m² (37.7%)

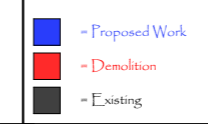


Date :	Issue :	Description :

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Project : Additions & Alterations
 DA
 8 Walker Ave, Narrabeen
 Lot 8 Sec C in DP 6445 - 696.8m²
 Client : Private Residence

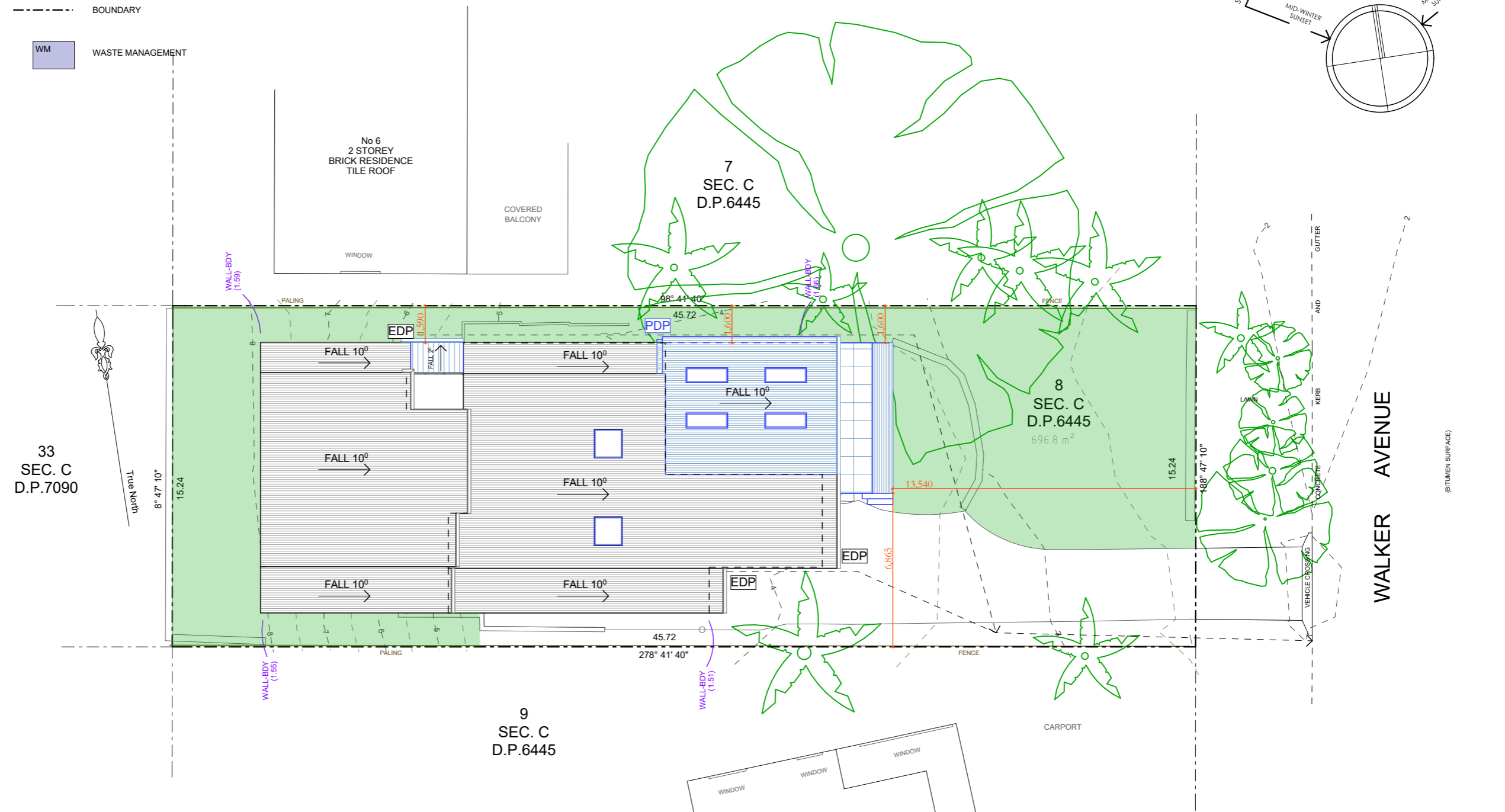
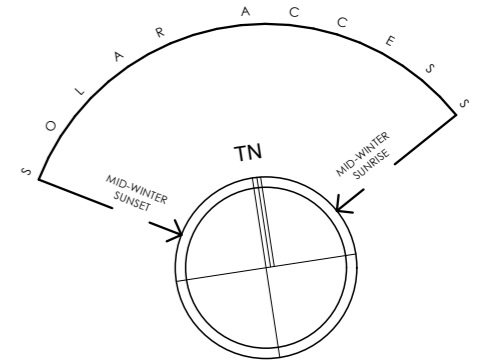


Drawing : - Landscaped Open Space Plan

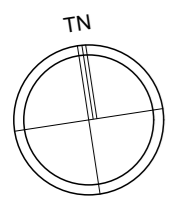
Drawn/Designed : PB/MW
 Project Number : 2433
 Drawing No. : **DA12**
 Date : 081124
 Scale : 1:200 @ A3
 Issue :

LEGEND

- PROPOSED
- PRIVATE OPEN SPACE (EXISTING)
- EXISTING DWELLING
- MATERIAL STOCKPILE
- EXISTING LEVELS
- CAR ENTRY POINT
- CARPORT ENTRY POINT
- BOUNDARY
- WASTE MANAGEMENT



STORMWATER DETAILS.
 No increase in impervious area by 50m2. No OSD required for alterations. New downpipes connected to existing stormwater lines & discharged to existing approved front street drainage system.



Stormwater Mngmnt Concept Plan
 1:200



Date :	Issue :	Description :

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Project : Additions & Alterations
 DA
 8 Walker Ave, Narrabeen
 Lot 8 Sec C in DP 6445 - 696.8m2
Client : Private Residence

- Proposed Work
- Demolition
- Existing

Drawn/Designed : PB/MW
Project Number : 2433
Drawing No. : DA13
Date : 081124
Scale : 1:200 @ A3
Issue :

Drawing : - Stormwater Mngmnt Concept Plan

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE

For houses or other low-rise buildings where scaffolding is appropriate:

Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.

For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified

If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.

FLOOR FINISHES By Owner

If designer has not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.

STEPS, LOOSE OBJECTS AND UNEVEN SURFACES

Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.

Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard. Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road: Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.

For building where on-site loading/unloading is restricted: Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.

For all buildings:

Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL

Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.

Locations with underground power:

Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.

Locations with overhead power lines:

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.

All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:

If this existing building was constructed prior to:

1990 - it therefore may contain asbestos

1986 - it therefore is likely to contain asbestos

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10. OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012 and all licensing requirements.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace. All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work. Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

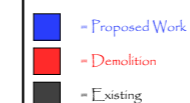
Work Health and Safety Regulation - important information

Date :	Issue :	Description :

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Project : Additions & Alterations
DA
8 Walker Ave, Narrabeen
Lot 8 Sec C in DP 6445 - 696.8m2
Client : Private Residence
Drawing : - **Safety Notes**



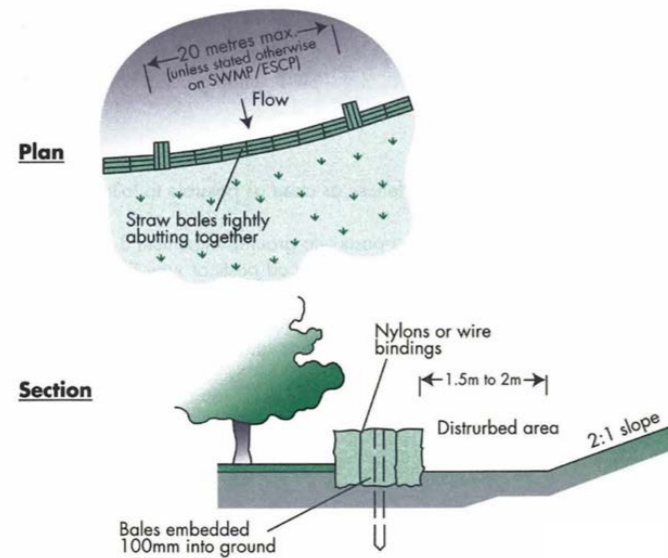
Drawn/Designed : PB/MW
Date : 081124
Project Number : **2433**
Scale : 1:200 @ A3
Drawing No. : **DA14**
Issue :

SEDIMENT CONTROL PLAN

EROSION & SEDIMENT NOTES.

Minimise area to be cleared and leave as much vegetation as possible. Install temporary fences to define 'no go' areas that are not to be disturbed.
 Install sediment fence(s) along the low side of the site before work begins.
 Divert water around the work site and stabilise channels, but ensure that you do not flood the neighbouring property. Establish a single stabilised entry/exit point. Clearly mark the access point and give an access map that has a delivery point indicated for all supplies.
 Leave or lay a kerb-side turf strip (for example, the nature strip) to slow the speed of water flows and to trap sediment.
 Check the erosion and sediment controls every day and keep them in good working condition.
 Stockpile topsoil within the sediment controlled zone.
 Always be aware of the weather forecast.
 Stabilise exposed earth banks (e.g. vegetation, erosion control mats).
 Fill in and compact all trenches immediately after services have been laid.
 Install site waste receptacles (mini-skip, bins, wind-proof litter receptors).
 Sweep the road and footpath every day and put soil behind the sediment controls. Hosing down roads and footpaths is unacceptable.
 Connect downpipes from the guttering to the stormwater drain as soon as the roof is installed.
 Revegetate the site as soon as possible. The erosion and sediment control devices must be kept in place until 70% of the site has been revegetated.

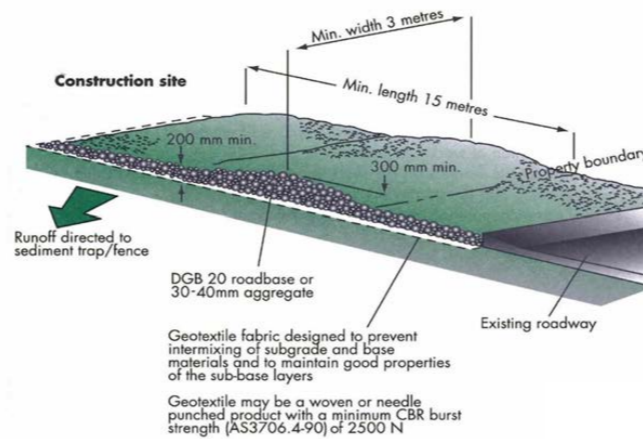
STRAW BALES



Construction Notes

1. Construct the straw bale filter as close as possible to being parallel to the contours of the site.
2. Place bales lengthwise in a row with ends tightly abutting. Use straw to fill any gaps between bales. Straws are to be placed parallel to ground.
3. Ensure that the maximum height of the filter is one bale.
4. Embed each bale in the ground 75 mm to 100 mm and anchor with two 1.2 metre star pickets or stakes. Angle the first star picket or stake in each bale towards the previously laid bale. Drive them 600 mm into the ground and, if possible, flush with the top of the bales. Where star pickets are used and they protrude above the bales, ensure they are fitted with safety caps.
5. Where a straw bale filter is constructed downslope from a disturbed batter, ensure the bales are placed 1 to 2 metres downslope from the toe.
6. Establish a maintenance program that ensures the integrity of the bales is retained - they could require replacement each two to four months.

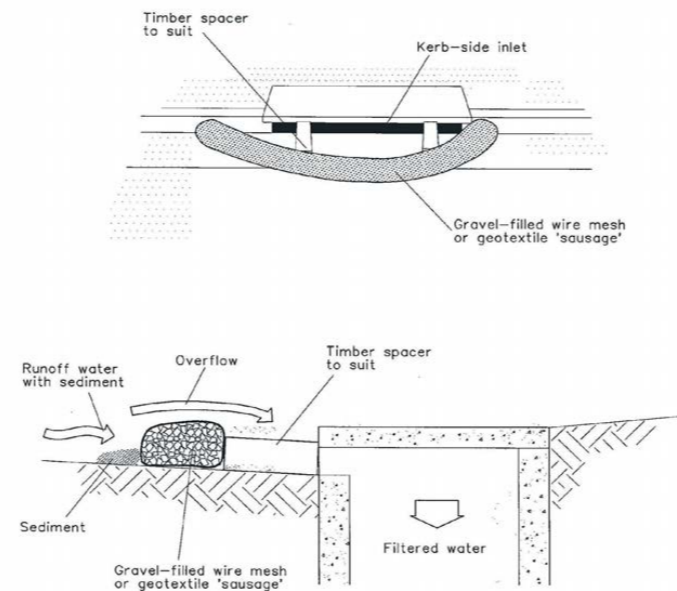
STABILISED ENTRY / EXIT



Construction Notes

1. Strip at least 150 mm of topsoil, level area and stockpile on site if space available.
2. Compact sub-grade.
3. Cover area with needle-punched geotextile.
4. Construct a 200 mm thick pad over geotextile using aggregate at least 40 mm in size. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
5. Construct diversion hump immediately within boundary to divert water to a sediment fence or other sediment trap.

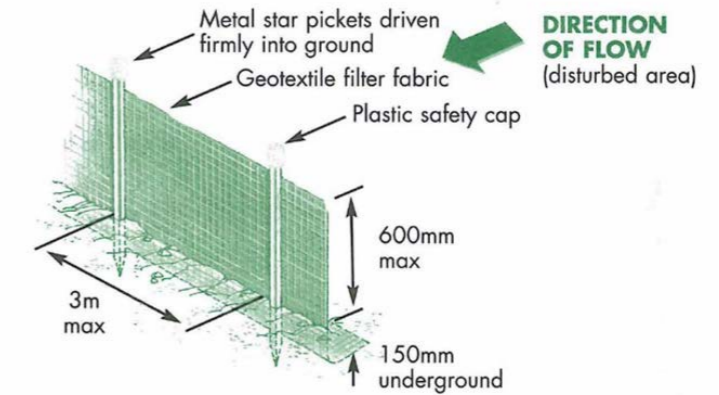
INLET SEDIMENT TRAP



Construction Notes

1. Install filters to kerb inlets only at sag points.
2. Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
3. Form an elliptical cross-section about 150 mm high x 400 mm wide.
4. Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacer blocks.
5. Form a seal with the kerb to prevent sediment bypassing the filter.
6. Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden waters cannot pass between.

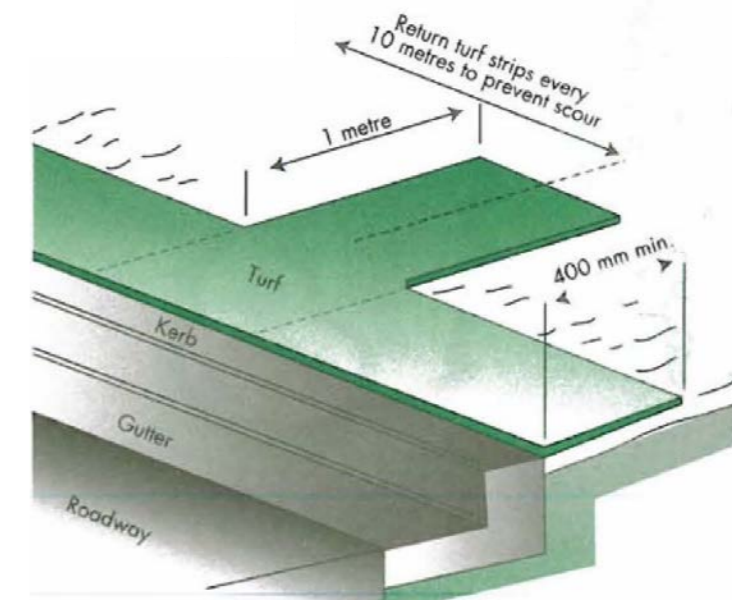
SEDIMENT FENCING



Construction Notes

1. Construct sediment fences as close as possible to follow the contours of the site.
2. Drive 1.5 metre long posts into ground, maximum 3 metres apart.
3. Staple to 40 mm square hardwood posts or wire tied to steel posts.
4. Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
5. Backfill trench over base of fabric and compact on both sides.

GRASS FILTER STRIPS



Construction Notes

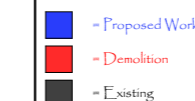
1. Install a 400-mm minimum wide roll of turf on the footpath next to the kerb and at the same level as the top of the kerb.
2. Lay 1.4 metre long turf strips normal to the kerb every 10 metres.
3. Rehabilitate disturbed soil behind the

Date :	Issue :	Description :

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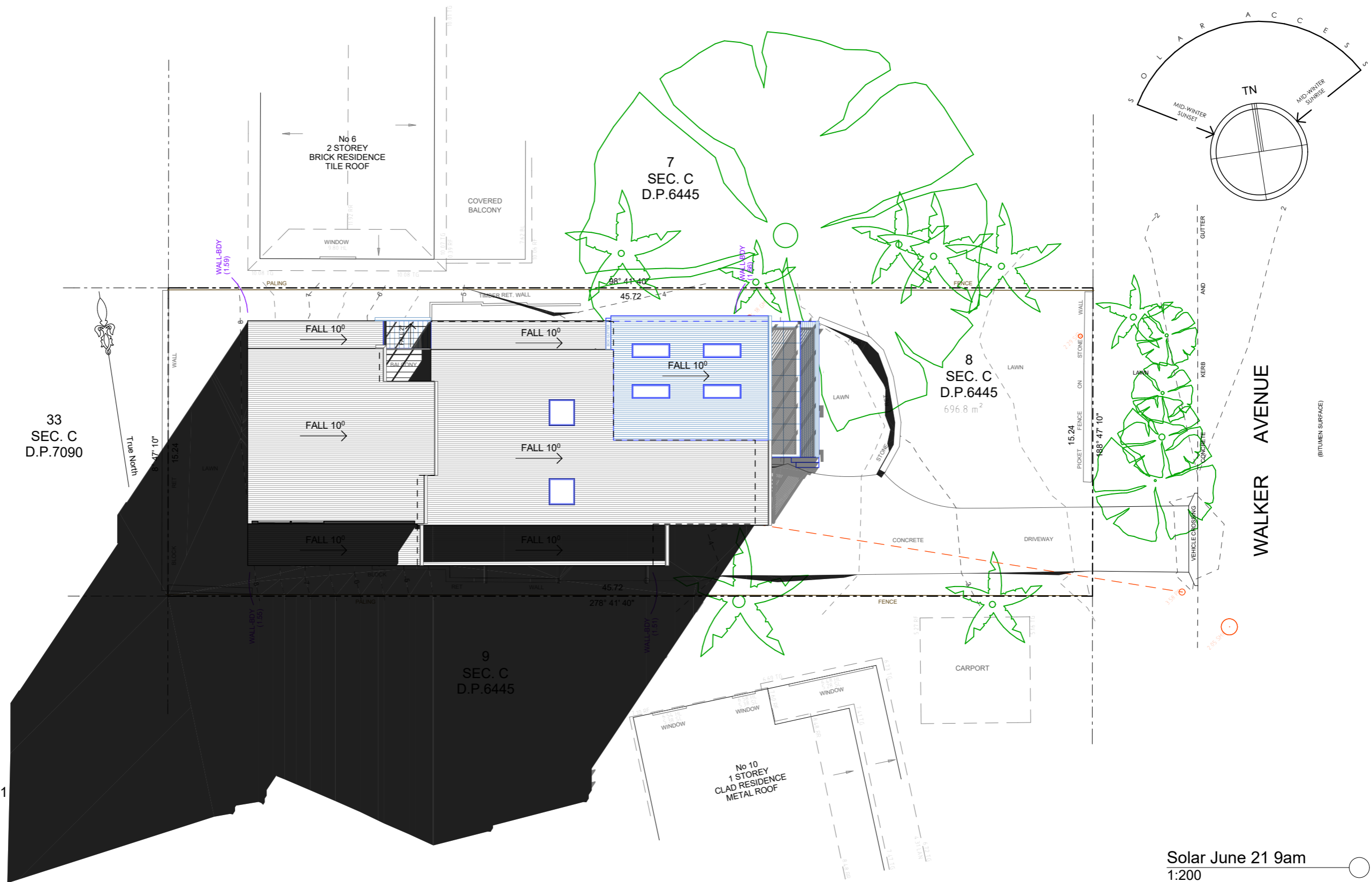


Project : Additions & Alterations
 DA
 8 Walker Ave, Narrabeen
 Lot 8 Sec C in DP 6445 - 696.8m2
 Client : Private Residence



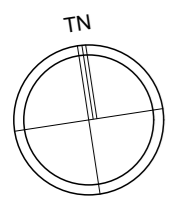
Drawn/Designed : PB/MW
 Date : 081124
 Project Number : 2433
 Scale : 1:200 @ A3
 Drawing No. : DA15
 Issue :

Drawing : - Sediment Control Plan



Existing shadow June 21

Proposed shadow June 21



Solar June 21 9am
1:200

Date :	Issue :	Description :

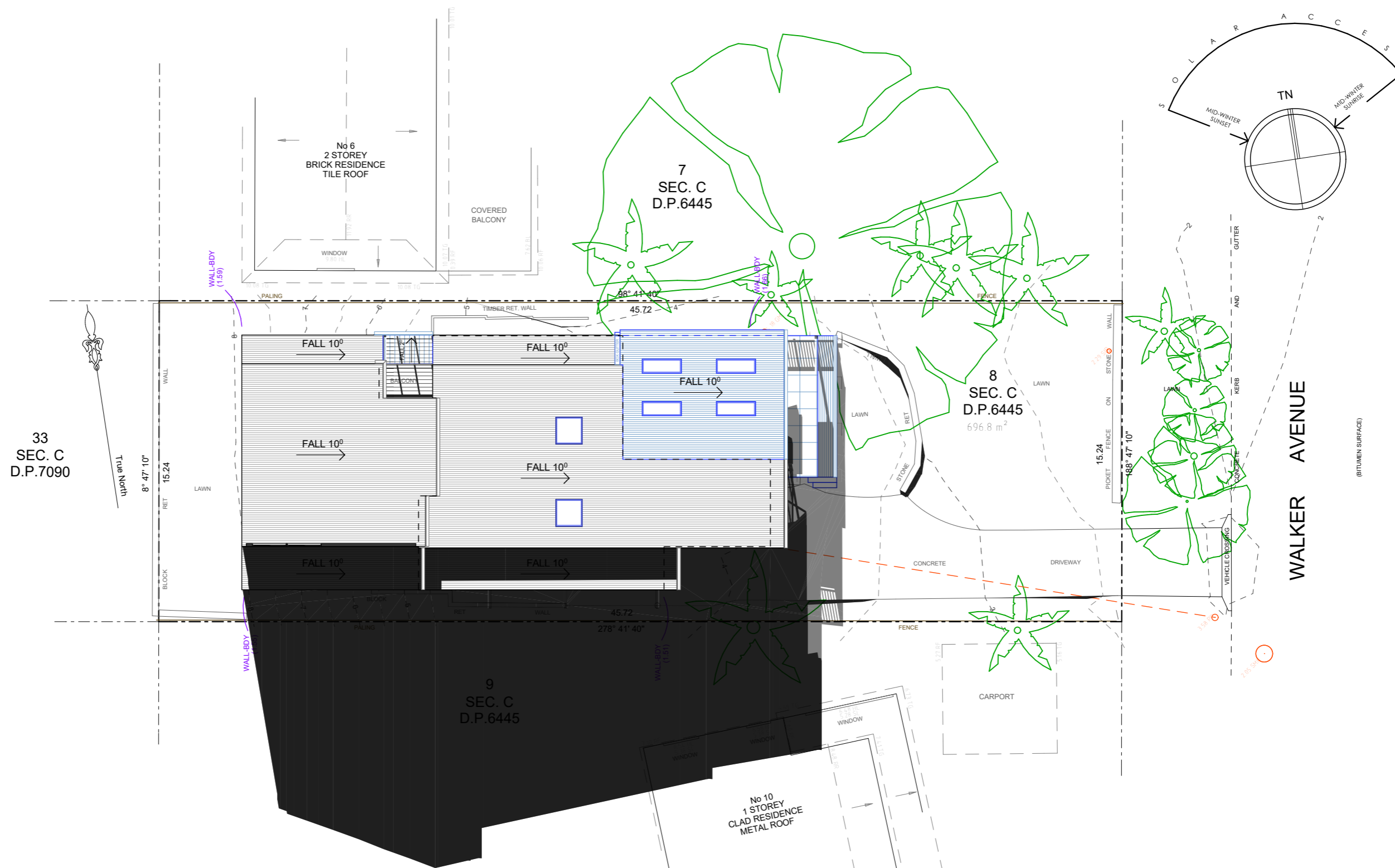
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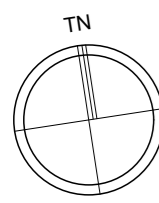
Project : Additions & Alterations
DA
not to scale
8 Walker Ave, Narrabeen
Lot 8 Sec C in DP 6445 - 696.8m2
Client : Private Residence
Drawing : - Solar June 21-9am

- - Proposed Work
- - Demolition
- - Existing

Drawn/Designed : PB/MW
Date : 081124
Project Number : 2433
Scale : no scale
Drawing No. : **DA16**
Issue :



Existing shadow June 21
 Proposed shadow June 21



Solar June 21 12pm
 1:200



Date :	Issue :	Description :

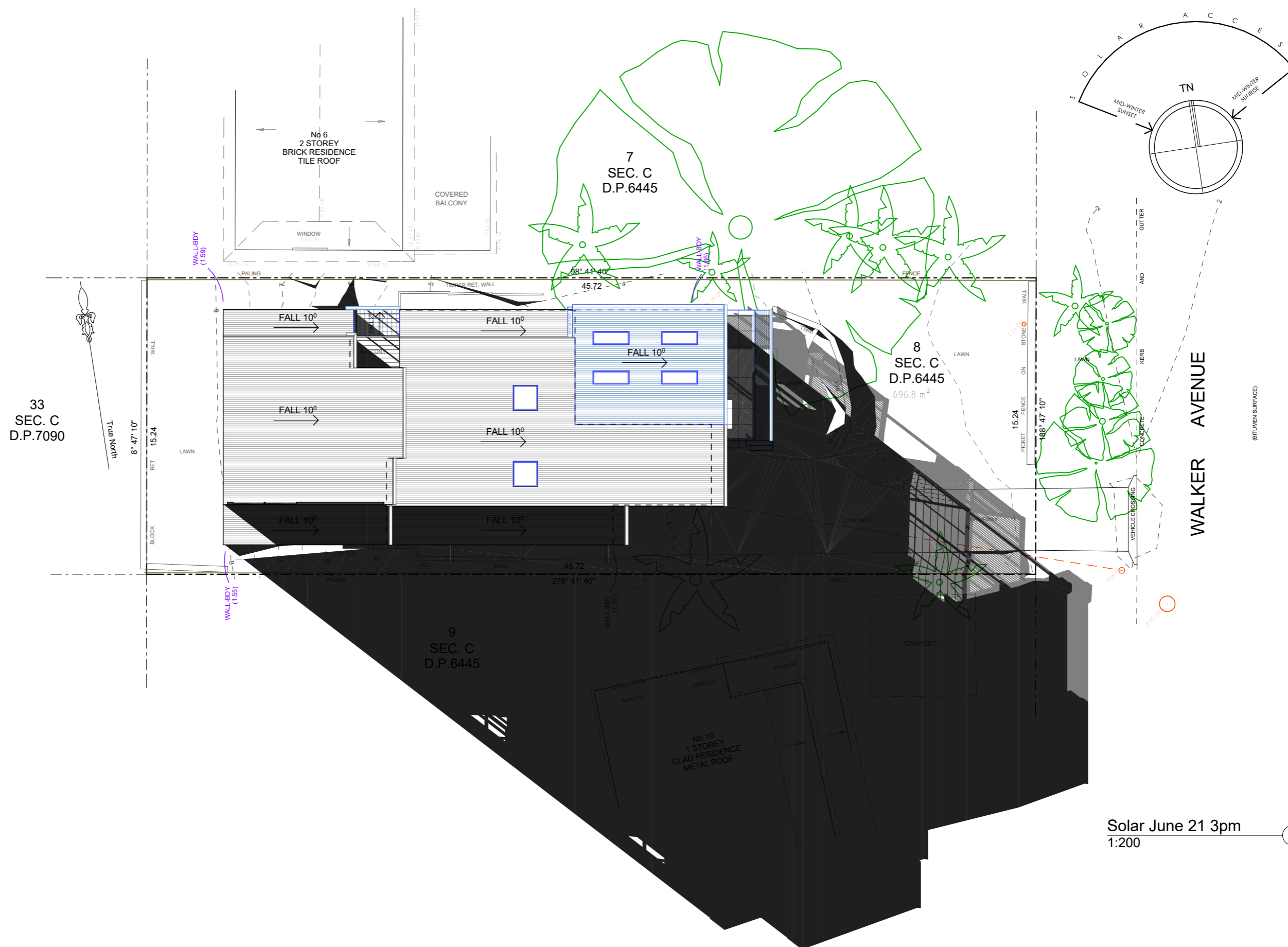
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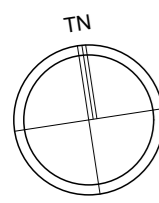
Project : Additions & Alterations
 DA
 not to scale
 8 Walker Ave, Narrabeen
 Lot 8 Sec C in DP 6445 - 696.8m2
 Client : Private Residence
 Drawing : - Solar June 21-12pm

- - Proposed Work
- - Demolition
- - Existing

Drawn/Designed : PB/MW	Date : 081124
Project Number : 2433	Scale : no scale
Drawing No. : DA17	Issue :



Existing shadow June 21
 Proposed shadow June 21



Solar June 21 3pm
1:200

Date :	Issue :	Description :

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 Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations
 DA
 not to scale
 8 Walker Ave, Narrabeen
 Lot 8 Sec C in DP 6445 - 696.8m2
 Client : Private Residence
 Drawing : - **Solar June 21-3pm**

- Proposed Work
- Demolition
- Existing

Drawn/Designed : PB/MW	Date : 081124
Project Number : 2433	Scale : no scale
Drawing No. : DA18	Issue :

Alterations and Additions

Certificate number: A1771534

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 04 November 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	WALKER
Street address	8 WALKER Avenue NARRABEEN 2101
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP6445
Lot number	8
Section number	C
Project type	
Dwelling type	Dwelling house (attached)
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:	Whnigate trust
ABN (if applicable):	47 121 229 166

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.		✓	✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check						
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.	✓	✓	✓						
<table border="1"> <thead> <tr> <th>Construction</th> <th>Additional insulation required (R-value)</th> <th>Other specifications</th> </tr> </thead> <tbody> <tr> <td>raked ceiling, pitched/skillion roof: framed</td> <td>ceiling: R1.74 (up), roof: foil backed blanket (55 mm)</td> <td>dark (solar absorptance > 0.70)</td> </tr> </tbody> </table>	Construction	Additional insulation required (R-value)	Other specifications	raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (55 mm)	dark (solar absorptance > 0.70)			
Construction	Additional insulation required (R-value)	Other specifications							
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (55 mm)	dark (solar absorptance > 0.70)							

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.		✓	✓
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							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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	N	2.3	2.1	2.5	external louvre/blind (adjustable)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	E	2.4	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W3	N	1.44	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D2	E	6.86	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D3	N	3.15	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Skylights						
The applicant must install the skylights in accordance with the specifications listed in the table below.				✓	✓	✓
The following requirements must also be satisfied in relation to each skylight:					✓	✓
Each skylight 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.					✓	✓
Skylights glazing requirements						
Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type			
S1	5.01	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			
S2	2.55	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)			

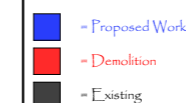
Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Date :	Issue :	Description :

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Project : Additions & Alterations
DA
8 Walker Ave, Narrabeen
Lot 8 Sec C in DP 6445 - 696.8m2
Client : Private Residence
Drawing : - **BASIX**



Drawn/Designed : PB/MW
Project Number : **2433**
Drawing No. : **DA19**
Date : 081124
Scale :
Issue :