

SWIMMING POOL NOTE

- ALL POOL WORKS (FENCING, SELF CLOSING AND LOCKING GATES) TO COMPLY WITH THE SWIMMING POOL ACT 1992 (AS AMENDED 2012) AND THE SWIMMING POOLS REGULATION ACT 2008.
- POOL SURROUND TO BE TILED WITH LIMESTONE PAVERS, OWNER TO SPECIFY.

PROPOSED DECK PLAN

Project
PROPOSED ALTERATION
& ADDITIONS AT
76 ALAMEDA WAY
WARRIWOOD FOR
E BARTOLL

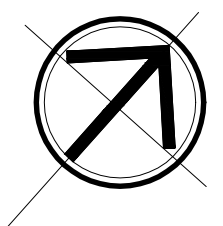
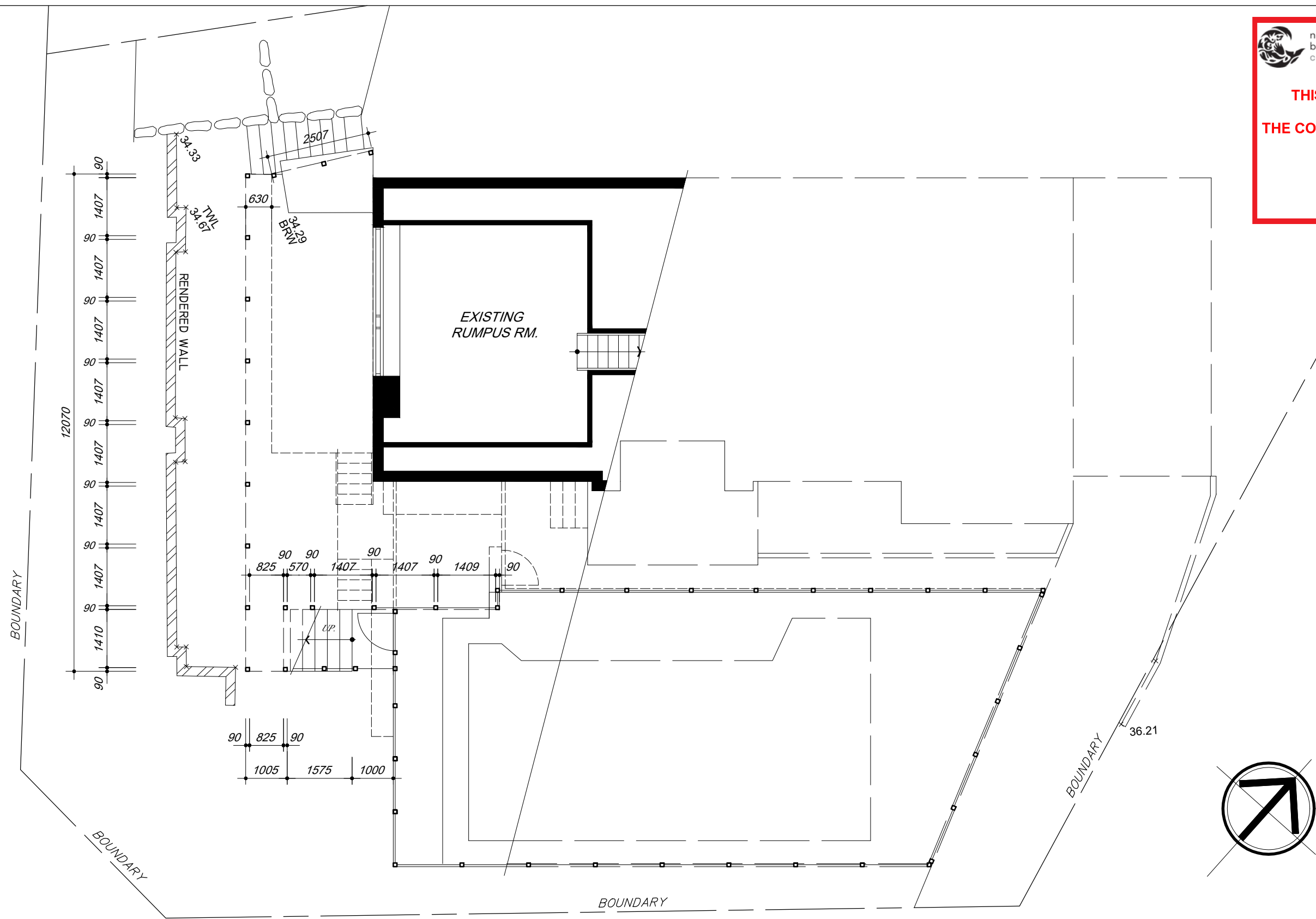
Title
**WORKING
DRAWING.**

Building Design
ALINEA DZINE PTY LTD
5 MONA VALE RD 94888999
PYMBLE 2073 0406 099 987

AMENDMENTS MADE TO PLAN ADDRESSING COUNCIL REQUIREMENTS AND N.C.C. CONTROLS. SHOWN THUS ON PLAN.		22.06.20
Rev	Amendment	Date
Drawn	Date	Scale
B B	JUNE 2019	1 : 100
Approved	Drawing No.	Rev
Director	19035-2	A

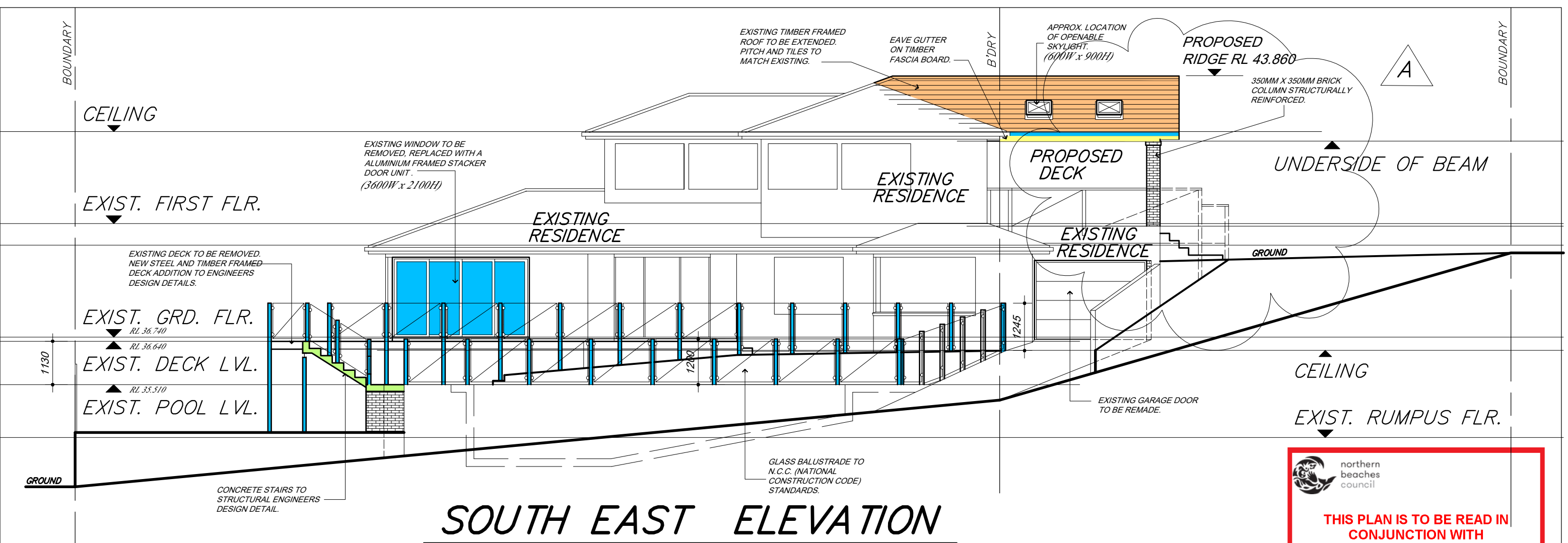
**THIS PLAN IS TO BE READ IN
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THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/0856




EXISTING LOWER GRD. FLOOR PLAN

Project PROPOSED ALTERATION & ADDITIONS AT 76 ALAMEDA WAY WARRIWOOD FOR E BARTOLL		Title WORKING DRAWING.		Building Design ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987	
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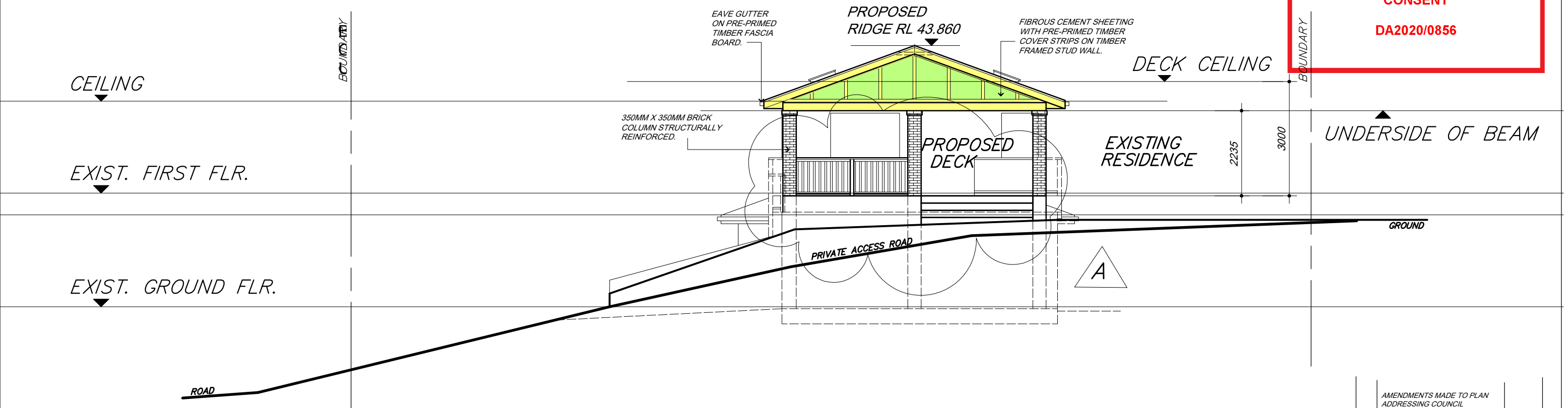


SOUTH EAST ELEVATION

 northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2020/0856



NORTH EAST ELEVATION

Project PROPOSED ALTERATION & ADDITIONS AT 76 ALAMEDA WAY WARRIWOOD FOR E BARTOLL		Title SOUTH EAST ELEVATION NORTH EAST ELEVATION		Building Design ALINEA DZINE PTY LTD 5 MONA VALE RD 94888999 PYMBLE 2073 0406 099 987		AMENDMENTS MADE TO PLAN ADDRESSING COUNCIL REQUIREMENTS AND N.C.C. CONTROLS SHOWN THUS ON PLAN.		22.06.20
Rev	Amendment							Date
Drawn	B B	Date	JUNE 2019	Scale	1 : 100			
Approved		Drawing No.	19035-4	Rev	A			
		Director						

SITE NOTES

- SITE AREA 703.90 M²
- EXIST.FLOOR AREA 192.00 M²
- NEW FLOOR AREA 00.00 M²
- TOTAL FLOOR AREA 192.00 M²
- F.S.R 0.28 TO 1

LANDSCAPING NOTE.

- NO INCREASE IN HARD SURFACES / SITE COVERAGE DUE TO PROPOSED DEVELOPMENT.
- EXISTING SOFT LANDSCAPED AREA HAS BEEN CALCULATED AT 176.70SQM OR 25.00% OF SITE AREA, SHOWN THUS ON PLAN.
- ADDITIONAL SOFT LANDSCAPED AREA HAS BEEN CALCULATED AT 31.00SQM, SHOWN THUS ON PLAN.
- TOTAL SOFT LANDSCAPED AREA HAS BEEN CALCULATED AT 207.70SQM OR 29.50% OF SITE AREA.

FINISH SCHEDULE

EXISTING DECK ROOF:	CONCRETE TILES TO MATCH EXISTING RESIDENCE.
GUTTERS AND DOWNPIPES:	COLORBOND WOODLAND GREY.
WINDOWS AND DOORS:	CLEAR ANODISED ALUMINIUM.
FASCIA, BARGE BOARDS:	WATPLY SOLAGARD SATIN ACRYLIC, COLORBOND WOODLAND GREY.
BRICK COLUMNS:	ACRYLIC RENDERED, COLOR TO MATCH EXISTING RESIDENCE.
GABLE END WALL AREA:	WATPLY SOLAGARD ACRYLIC COLOR TO MATCH EXISTING RESIDENCE.

WINDOW & DOOR SCHEDULE

W1	(600W x 941H)
D1	(3600W x 2100H)
D2	(1600W x 2100H)
S1	(600W x 900H)
S2	(600W x 900H)
S3	(600W x 900H)
S4	(600W x 900H)

STORMWATER NOTE

- ALL NEW GUTTERS AND DOWNPIPES TO BE CONNECTED TO THE EXISTING STORMWATER DRAINAGE SYSTEM, GRAVITY FED TO COUNCIL INFRASTRUCTURE IN ALAMEDA WAY.

ALAMEDA WAY

EXISTING DECK TO BE REMOVED.
PROPOSED DECK TO ENGINEERS DETAIL

EXISTING DECK TO BE REMOVED.
PROPOSED DECK OVER EXISTING GARAGE.

PROPOSED NEW DECK & ROOF ADDITION.

SWIMMING POOL NOTE

- ALL POOL WORKS (FENCING, SELF CLOSING AND LOCKING GATES) TO COMPLY WITH THE SWIMMING POOL ACT 1992 (AS AMENDED 2012) AND THE SWIMMING POOLS REGULATION ACT 2008.

EXISTING POOL FENCE MAINTENANCE.

(A) - RIGHT OF CARRIAGEWAY APPURTENANT TO THE SUBJECT LAND (VIDE DP233077)

SITE PLAN

page 1 / 3

BASIX Certificate
Building Sustainability Index www.basix.nsw.gov.au
Alterations and Additions

Certificate number: A354631

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 Alterations and Additions Definition" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 31, July 2019
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW Planning & Environment

Description of project

Project address	76 Alameda Way
Project name	76 Alameda Way Warriewood 2102
Street address	Northern Beaches Council
Local Government Area	Disposal Plan 233077
Plan type and number	11
Lot number	
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Seachange Design & Build Pty Ltd
ABN (if applicable): 56833949854

page 2 / 3

BASIX Certificate number: A354631

Glazing requirements

Windows and glazed doors	Shade on DA Plans	Show on CCCDC Plans & spaces	Certifier Check			
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 tinted 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.						
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass (m ²)	Overhead shading device	Shading device	Frame and glass type	
W1	NW	0.56	0	0	none	standard aluminium, single clear, (or U-value: 7.83, SHGC: 0.75)
D1	SW	7.56	0	0	none	standard aluminium, single clear, (or U-value: 7.83, SHGC: 0.75)
D2	SE	3.36	0	0	none	standard aluminium, single clear, (or U-value: 7.83, SHGC: 0.75)

Planning & Environment

Building Sustainability Index www.basix.nsw.gov.au

page 3 / 3

BASIX Certificate number: A354631

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a "Y" 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).

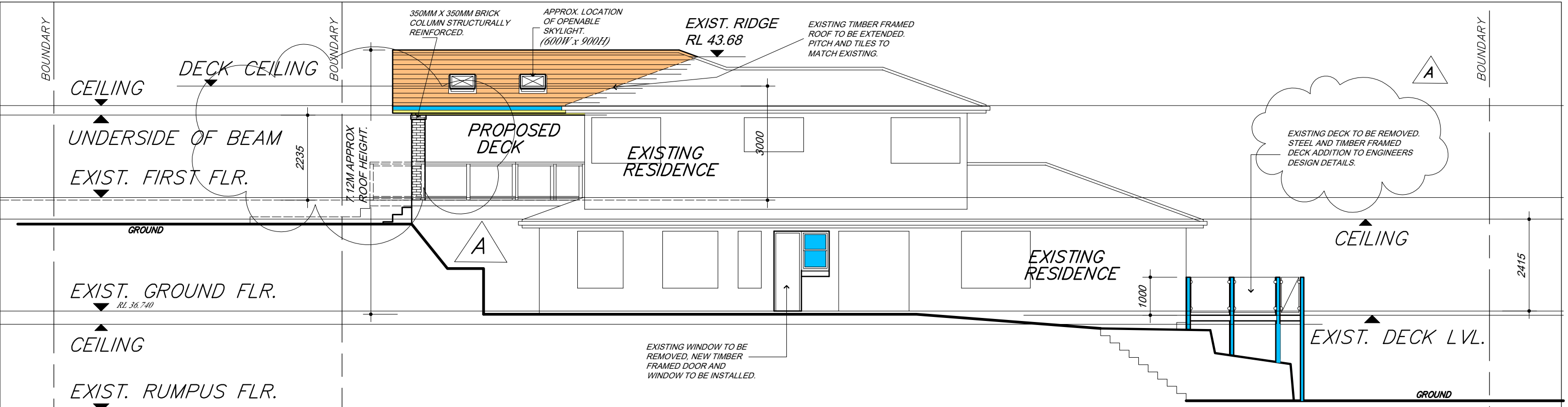
Commitments identified with a "Y" in the "Show on CCCDC plans & spaces" column must be shown in the plans and specifications accompanying the application for a construction certificate: complying development certificate for the proposed development.

Commitments identified with a "Y" 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.

Planning & Environment

Building Sustainability Index www.basix.nsw.gov.au

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		19035-5	A	



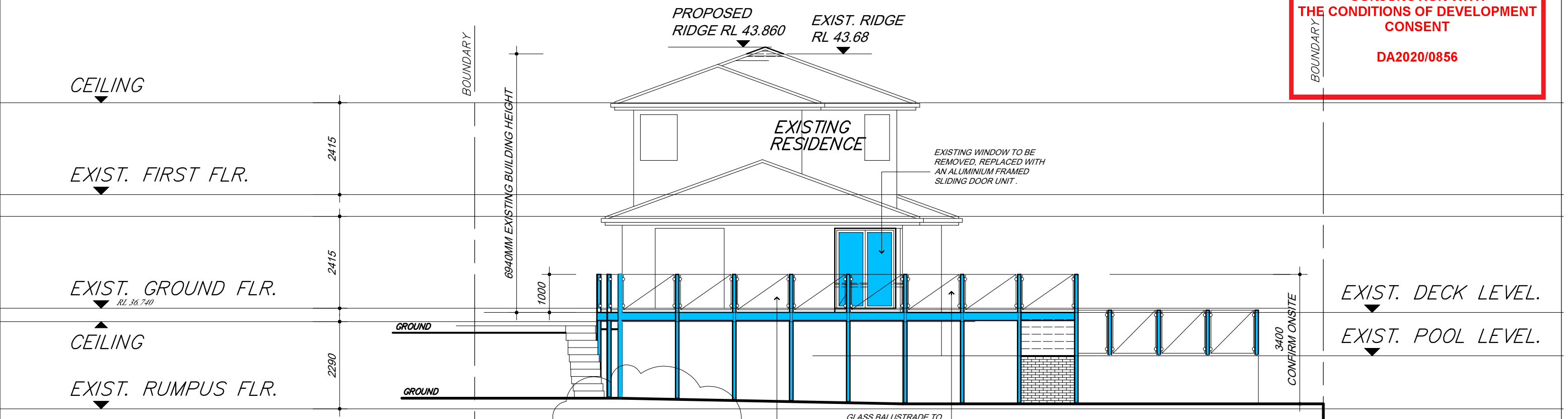
NORTH WEST ELEVATION



northern
beaches
council

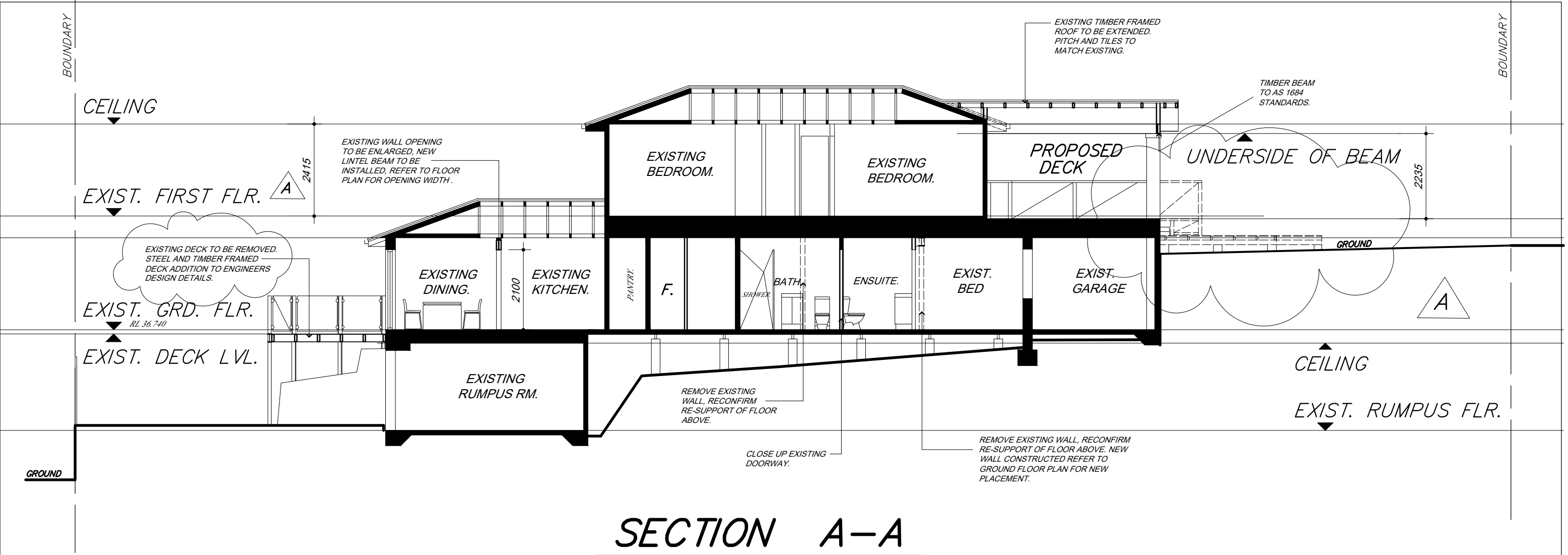
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SOUTH WEST ELEVATION

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Approved	Director	Drawing No.	19035-6	Rev	A		



SECTION A-A



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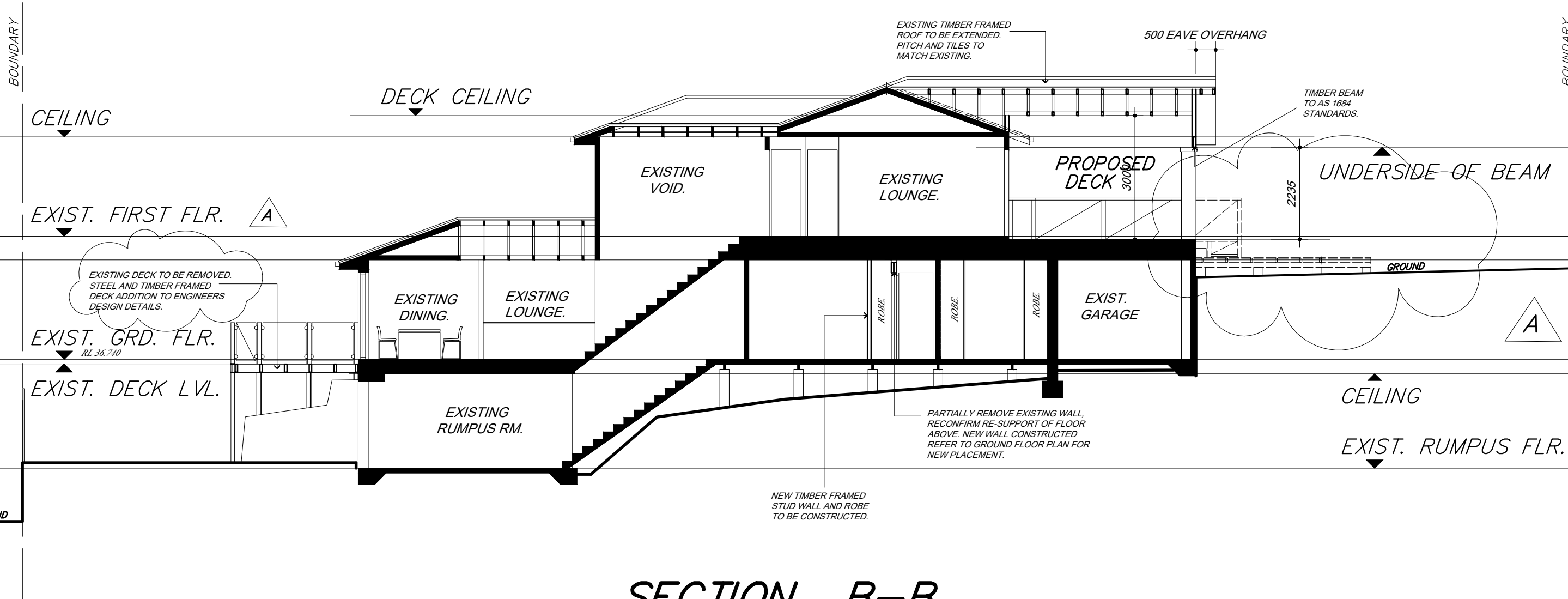
Project
PROPOSED ALTERATION
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WARRIEWOOD FOR
E BARTOLL

Title
SECTION A-A

Building Design
ALINEA DZINE PTY LTD
5 MONA VALE RD 94888999
PYMBLE 2073 0406 099 987

AMENDMENTS MADE TO PLAN
ADDRESSING COUNCIL
REQUIREMENTS AND
N.C.C. CONTROLS SHOWN THUS
ON PLAN.

Rev	Amendment	Date
A		22.06.20
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B B	JUNE 2019	1:100
Approved	Director	Drawing No. 19035-7
		Rev A



SECTION B-B



**THIS PLAN IS TO BE READ IN
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DA2020/0856

Project
**PROPOSED ALTERATION
& ADDITIONS AT
76 ALAMEDA WAY
WARRIEWOOD FOR
E BARTOLL**

Title

SECTION B-B

Building Design

ALINEA DZINE PTY LTD

5 MONA VALE RD 94888999

PYMBLE 2073 0406 099 987

AMENDMENTS MADE TO PLAN
ADDRESSING COUNCIL
REQUIREMENTS AND
N.C.C. CONTROLS SHOWN THUS
ON PLAN.

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22.06.20

Rev

Amendment

Date

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JUNE 2019

Date

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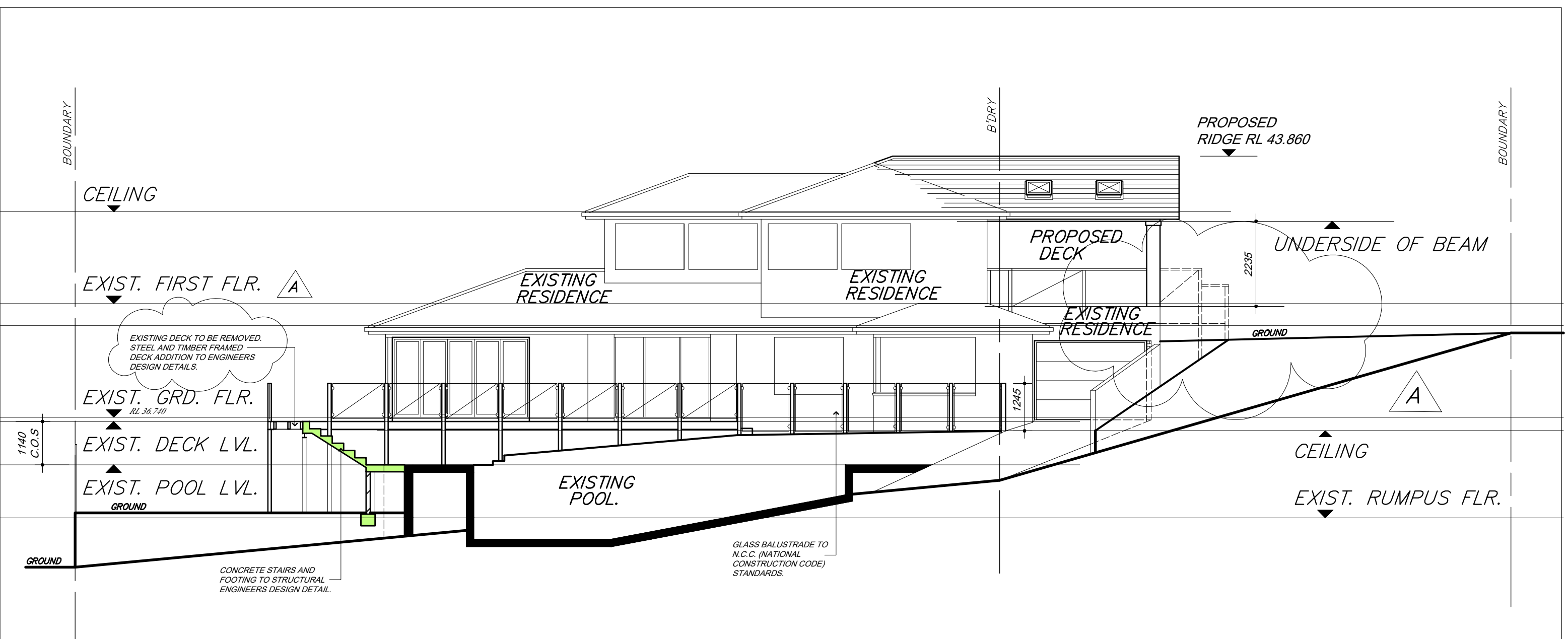
Approved

Director

19035-8

Rev

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SECTION C-C

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<div>Project</div> <div>PROPOSED ALTERATION & ADDITIONS AT 76 ALAMEDA WAY WARRIEWOOD FOR E BARTOLL</div>	<div>Title</div> <div>SECTION C-C</div>	<div>Building Design</div> <div>ALINEA DZINE PTY LTD</div> <div>5 MONA VALE RD 94888999</div> <div>PYMBLE 2073 0406 099 987</div>	<div><div><div><div><div></div><div></div></div><div>AMENDMENTS MADE TO PLAN ADDRESSING COUNCIL REQUIREMENTS AND N.C.C. CONTROLS SHOWN THUS ON PLAN.</div></div><div><div></div><div></div></div></div><div>22.06.20</div></div>	
		Rev	Amendment	Date
		Drawn B B	Date JUNE 2019	Scale 1 : 100
		Approved	Director	Drawing No. 19035-9
				Rev A