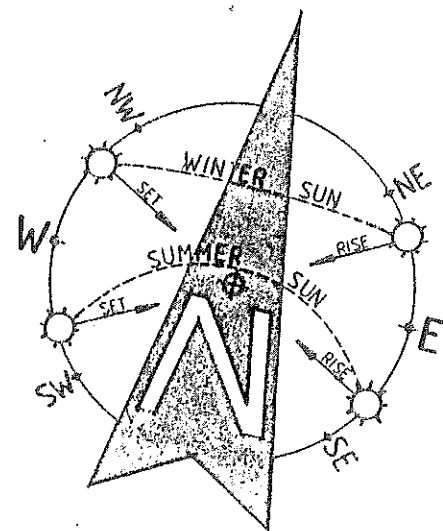
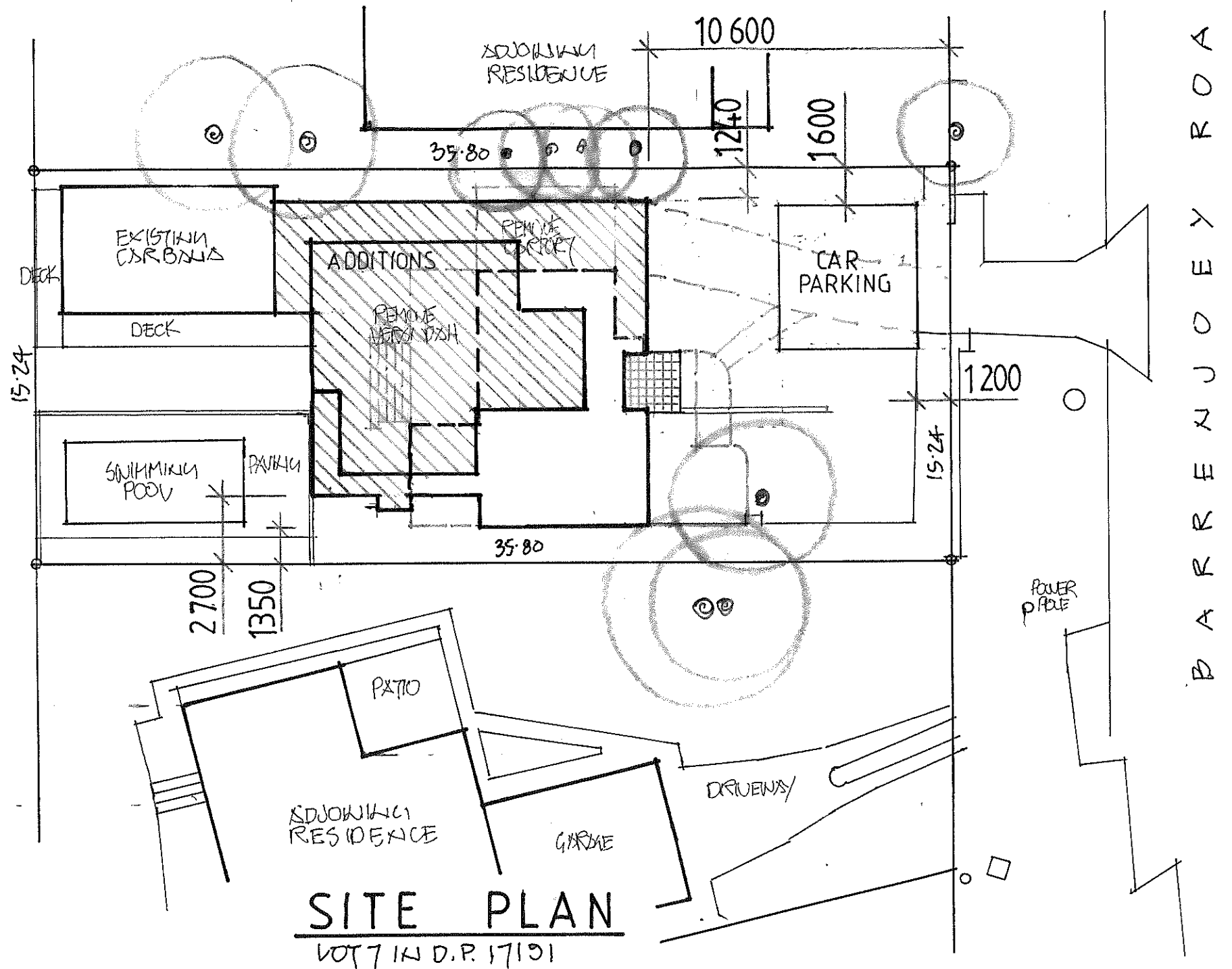


SITE AREA	545.60 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
RESIDENCE FLOOR	86.22	238.39
RESIDENCE ROOF	86.22	162.65
VERANDAH'S	21.60	-
CABANA	41.56	41.56
DRIVEWAY	15.75	6.50
CARPORT	17.60	-
CARPARKING	30.24	30.24
SWIMMING POOL	22.40	22.40
TOTAL HARD SURFACE	235.37 (43.14%)	268.39 (49.20%)
INCLUDING THE 6% VARATATION (32.74 SQM)		
FOR UNCOVERD DECK AREAS (OUTDOOR RECREATIONAL SPACE)		
TOTAL LANDSCAPING	260.74 (47.79%)	260.74 (47.79%)

[illegible]

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2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.



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BUILDING DESIGN CONSULTANTS

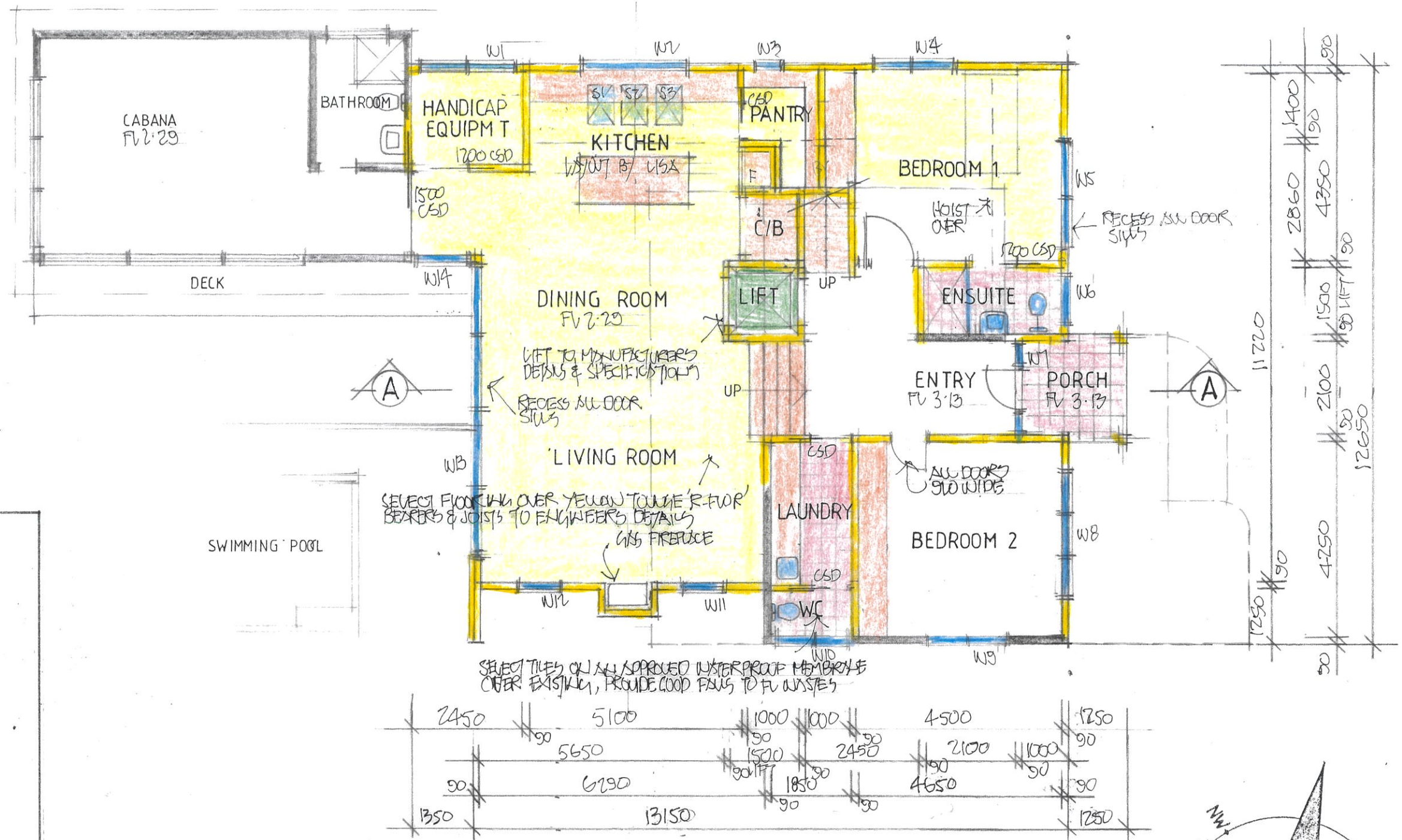
1	REDESIGNED	9-3
1	DEVELOP C&S CORRECTED	10-7
No.	AMENDMENT	DATE



J.D. EVANS and COMPANY
DESIGN AND BUILDING CONSULTANTS
NO. 5 ELAINE AVENUE, AVALON BEACH 2107
EMAIL JD@CO.AVALON@GMAIL.COM
MOBILE 0418 976 596

DATE 10/11/2022	SCALE 1:200
DRAWN JOE	CHECKED

DRAWING No.	ISSUE
1928-1	A 0.3m



NOTES:

1. LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH NCC VOL. 2 PART 3.8.4.2 AND AS/NZS 1680.0 1768.
2. VENTILATION OF BATHROOMS, ENSUITES & WC'S TO BE IN ACCORDANCE WITH PART 3.8.5.2 OF THE BUILDING CODE OF AUSTRALIA AS / NZS 1680.2.
3. THE DOOR TO THE BATHROOM IS REQUIRED TO COMPLY WITH AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA PART 3.8.3.3 (TO EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT).
4. FIRE / SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE NCC VOL. 2 PART 3.7.2. AND AS 3786.
5. TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH VOL. 2 PART 3.1.4 OR VOL. 1 PART B1.4 (I) AND INSTALLED IN ACCORDANCE WITH AS 3660.
6. SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6.2 CLAUSES (a), (b) & (c) AND PART 3.8.6.3. OF THE NCC.
7. ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
8. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
9. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH NCC VOL. 2 PART F1 & VOL. 2 PART 3.8.1 & CONSTRUCTED IN ACCORDANCE WITH AS 3740.
10. AN APPROVED NON-VENTILATED COVER OR SHIELD WHICH ALLOWS FOR THE INSULATION TO BE CLOSELY INSTALLED TO THE SIDES & TOP TO ALL DOWNLIGHTS.
11. STAIRS, HANDRAILS, BALUSTRADES & RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOL. 2 PARTS 3.9.1 & 3.9.2 IN AS1657.
12. PROTECTION OF OPEN-ABLE WINDOWS MUST COMPLY WITH NCC VOL. 2 PART 3.9.2.5 (a) & (b) AND NCC VOL. 2 PART 3.9.5 (c) & (d).
13. GLAZING TO ALL BATHROOMS AND ENSUITES TO BE TOUGHENED GLASS.
14. SLIP RESISTANCE TO COMPLY WITH NCC AND AS4586.

NOTES:

1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
4. All timber construction to be in accordance with the "TIMBER FRAMING" code.
5. Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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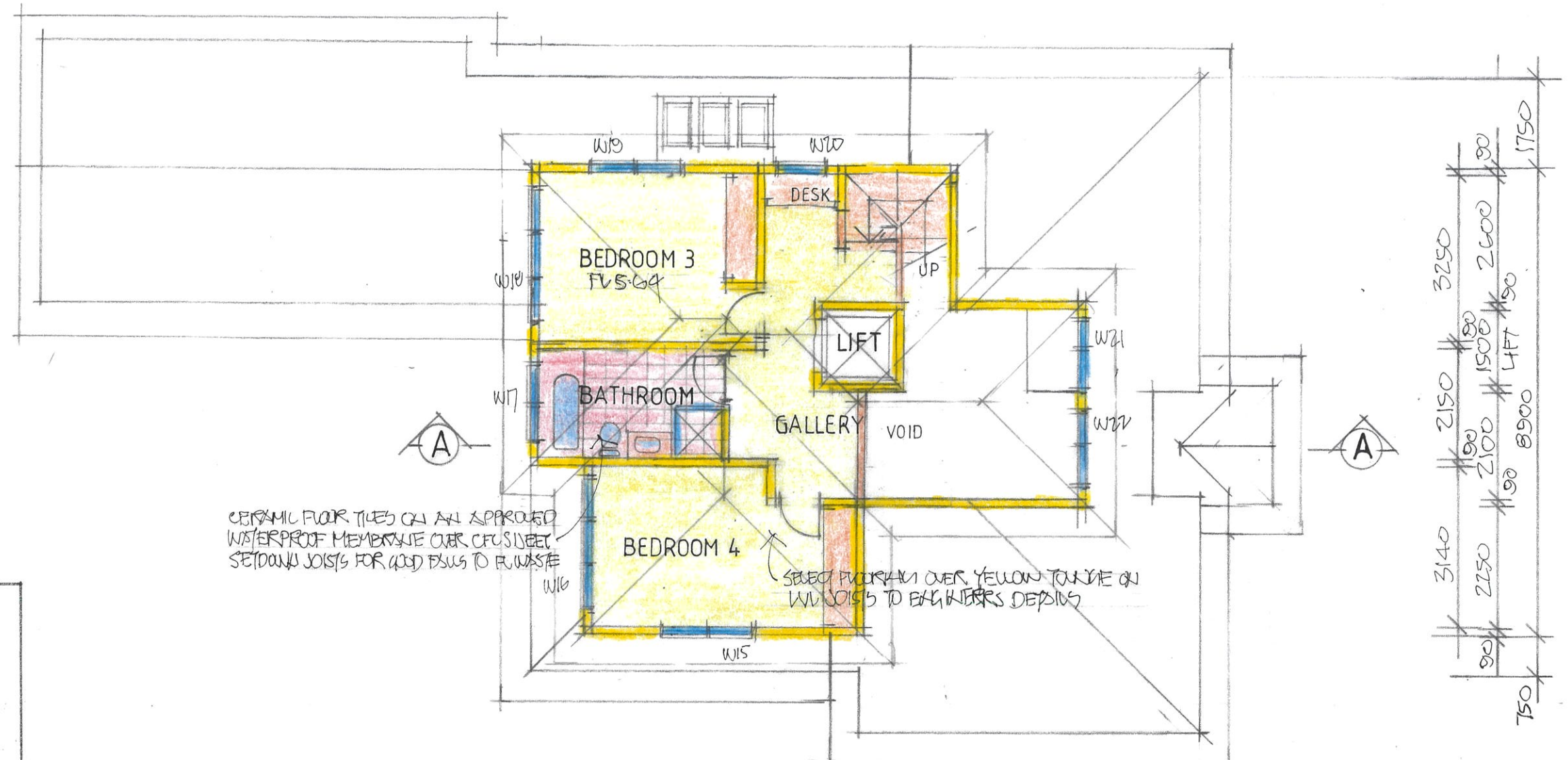
No.	AMENDMENT	DATE
1	REDESIGNED	5/3



J.D. EVANS and COMPANY
DESIGN AND BUILDING CONSULTANTS
NO. 5 ELAINE AVENUE, AVALON BEACH 2107
EMAIL: JDECO.AVALON@GMAIL.COM
MOBILE 0418 976 596

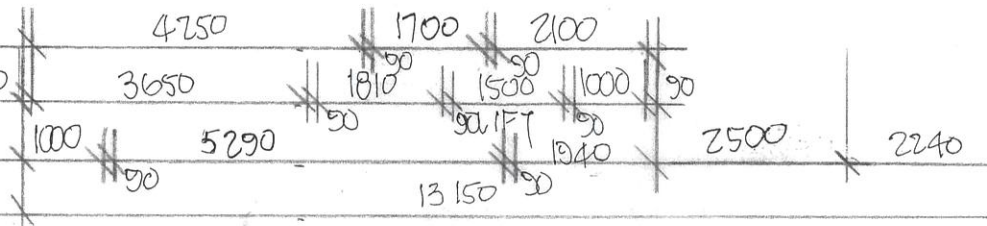
PROJECT
PROPOSED ALTERATIONS/ADDITION
No. 865 BARRENJOEY ROAD
PALM BEACH N. S. W. 2108
CLIENT
SIMON & LISA CAUSLEY

DATE 10/11/2022 SCALE 1:100
DRAWN JOE CHECKED
DRAWING No. **1928-2** ISSUE A
9/3/23

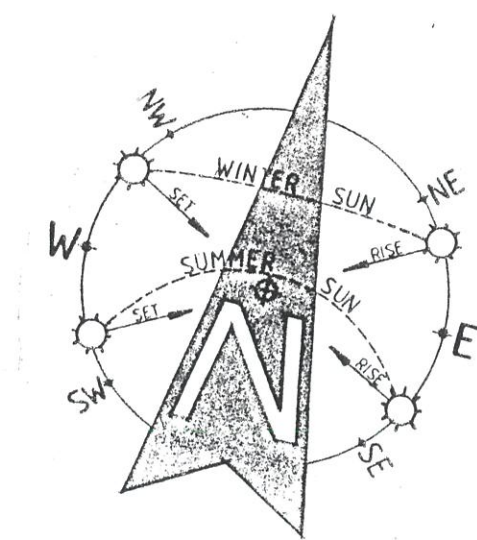


CERAMIC FLOOR TILES ON AN APPROVED WATERPROOF MEMBRANE OVER CFC/SUBJECT SETDOWNS JOISTS FOR GOOD FLOOR TO FLOOR

SELECT PLYWOOD OVER YELLOW TONGUE ON WOOD JOISTS TO BACKWALLS DEPENDS



FIRST FLOOR PLAN

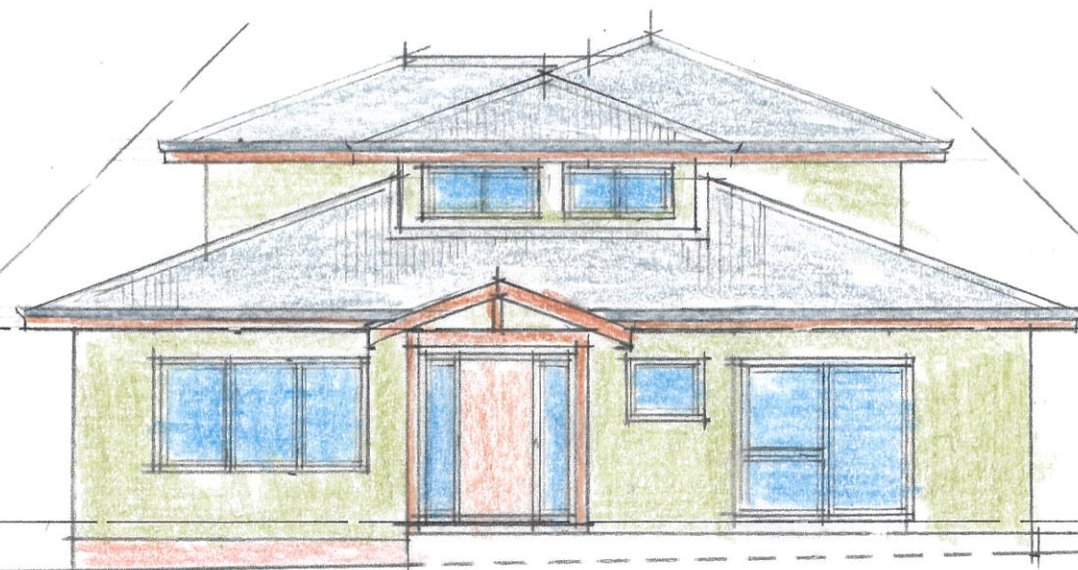


- NOTES:**
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- NOTES:**
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FIRST FLOOR FL 5.64

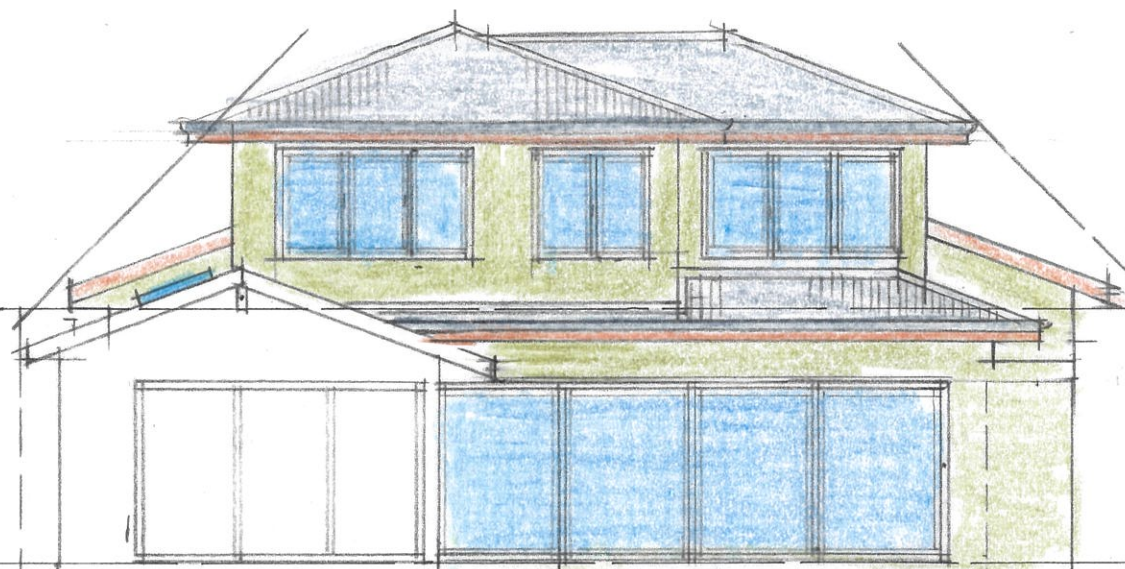
GROUND FLOOR FL 3.13



EAST ELEVATION

FIRST FLOOR FL 5.64

GROUND FLOOR FL 2.13



WEST ELEVATION

WINDOW & GLAZED DOOR SCHEDULE

No.	HEIGHT	WIDTH	AREA
W1	2.10	2.10	4.41
W2	0.60	2.40	1.44
W3	1.00	0.60	0.60
W4	0.75	1.80	1.35
W5*	2.10	2.40	5.04
W6*	0.75	1.00	0.75
W7*	2.10	1.00	2.10
W8	1.50	2.75	4.13
W9	0.60	1.80	1.08
W10	2.10	1.80	3.78
W11	1.00	1.50	1.50
W12	1.00	1.50	1.50
W13	2.40	6.80	16.32
W14	2.40	1.20	2.88
W15	0.60	1.80	1.08
W16	1.50	2.70	1.35
W17	1.50	1.50	2.25
W18	1.50	2.40	3.60
W19	0.75	1.80	1.35
W20	1.20	1.00	1.20
W21*	0.75	1.50	1.13
W22*	0.75	1.50	1.13

NOTE:

- ALL WINDOWS & GLAZED DOORS TO BE FRAMED IMPROVED ALUMINIUM AND TO BE FITTED WITH, SINGLE CLEAR GLAZED (U - VALUE: 6.44, SHGC: 0.75).
- WINDOWS & GLAZED DOORS DENOTED THUS * TO BE FITTED WITH SINGLE PROLYTIC LOW - E GLAZING (U - VALUE: 4.48, SHGC: 0.46).

SKYLIGHT / ROOF WINDOW SCHEDULE

No.	HEIGHT	WIDTH	AREA
S1	0.55	0.98	0.54
S2	0.55	0.98	0.54
S3	0.55	0.98	0.54

NOTES:

- ALL SKYLIGHT / ROOF WINDOWS TO BE VELUX OPENABLE SKYLIGHTS VSE 2004 / C08.

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7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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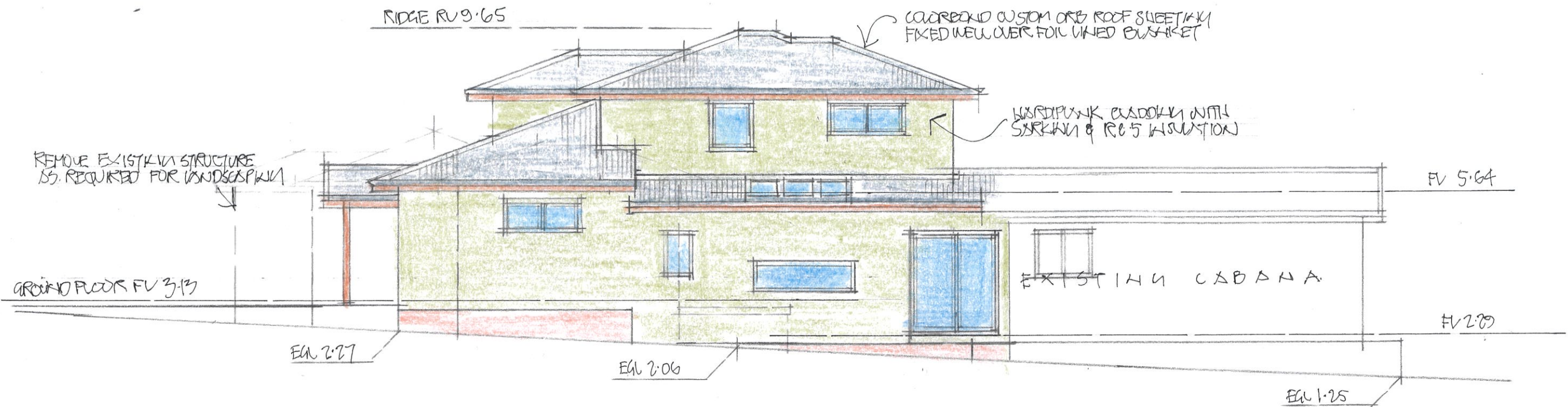
1. REDSKIN
No. AMENDMENT DATE



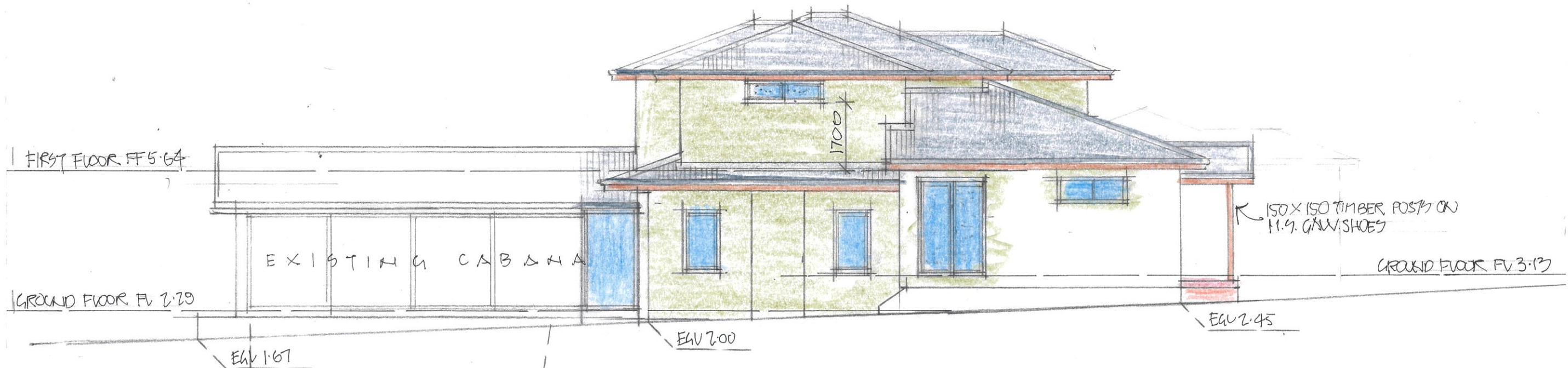
J.D. EVANS and COMPANY
DESIGN AND BUILDING CONSULTANTS
NO. 5 ELAINE AVENUE, AVALON BEACH 2107
EMAIL JDECO.AVALON@GMAIL.COM
MOBILE 0418 976 596

PROJECT
PROPOSED ALTERATIONS/ADDITION
No. 865 BARRENJOEY ROAD
PALM BEACH N.S.W. 2108
CLIENT
SIMON & LISA CAUSLEY

DATE 10/11/2022 SCALE 1:100
DRAWN JOE CHECKED
DRAWING No. **1928-4** ISSUE **A**
2322



NORTH ELEVATION



SOUTH ELEVATION

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
 2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
 3. All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
 4. All timber construction to be in accordance with the "TIMBER FRAMING" code.
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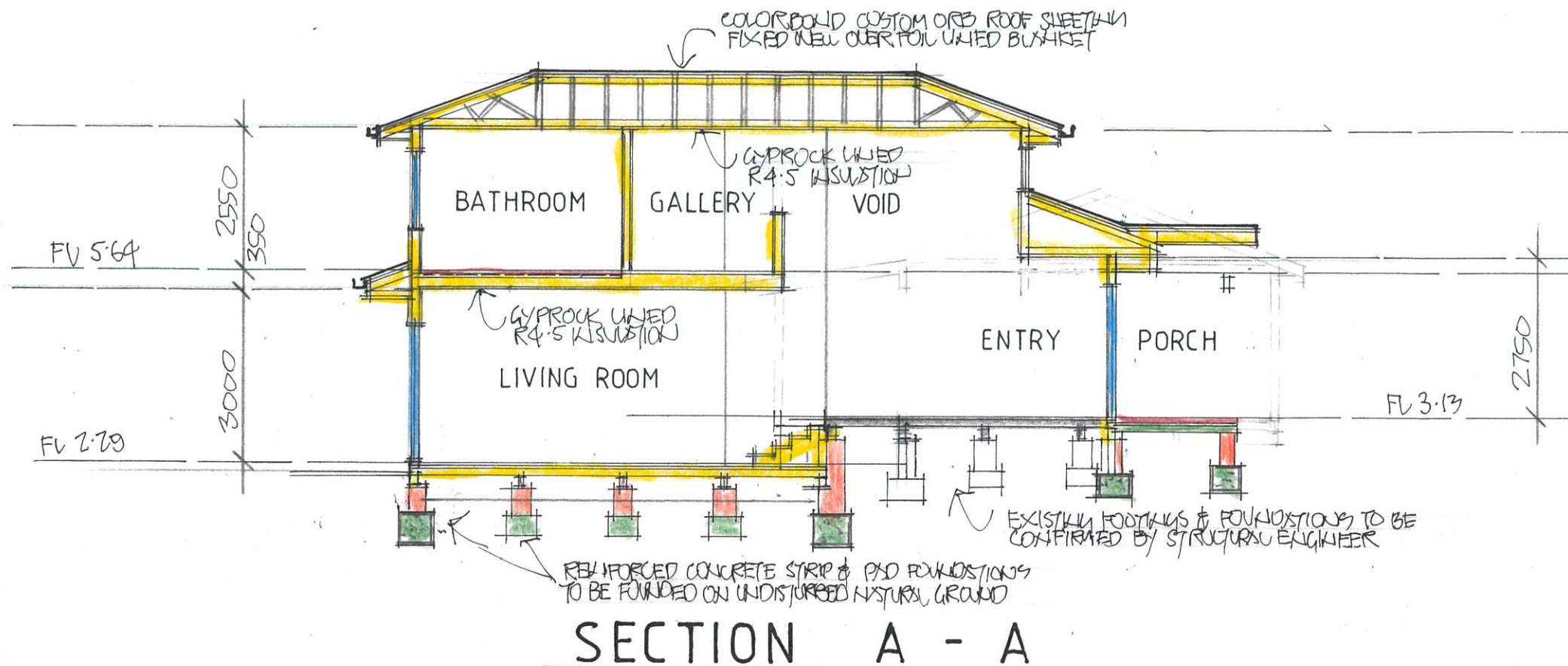
APPROVED	23
No.	DATE
AMENDMENT	



J.D. EVANS and COMPANY
 DESIGN AND BUILDING CONSULTANTS
 NO. 5 ELAINE AVENUE, AVALON BEACH 2107
 EMAIL JDECO.AVALON@GMAIL.COM
 MOBILE 0418 976 596

PROJECT
PROPOSED ALTERATIONS/ADDITION
 No. 865 BARRENJOEY ROAD
 PALM BEACH N.S.W. 2108
CLIENT
 SIMON & LISA CAUSLEY

DATE 10/11/2022	SCALE 1:100
DRAWN JOE	CHECKED
DRAWING No. 1928-5	ISSUE A



BASI Certificate

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

Alterations and Additions

Certificate number: A483602_02

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 Definitions" dated 06/10/2017 published by the Department. This document is available at www.basi.nsw.gov.au

Secretary
Date of issue: Wednesday, 08, March 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	Simon & Lisa Causley, 02
Street address	865 Barrenjoey Road Palm Beach 2108
Local Government Area	Pittwater Council
Plan type and number	Deposited Plan 17191
Lot number	7
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: J.D. Evans & Co Pty Ltd

ABN (if applicable): 72 001 636 693

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 improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or tinted/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.								
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.								
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.								
Windows and glazed doors glazing requirements								
Window / door No.	Orientation	Area of glass in frame (m ²)	Height (m)	Distance (m)	Shading device	Frame and glass type		
W1	N	4.41	1.5	1	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W2	N	1.44	1.5	2	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W3	N	0.6	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W4	N	1.35	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W5	E	5.04	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W6	E	0.76	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W7	E	2.1	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W8	E	4.13	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W9	S	1.08	1.5	1	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W10	S	3.78	1.5	1	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W11	S	1.5	1.5	1	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W12	S	1.5	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W13	W	16.32	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W14	S	2.88	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W15	S	1.08	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W16	W	1.35	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W17	W	2.25	0	0	eave/verandah/pergola/balcony	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door No.	Orientation	Area of glass in frame (m ²)	Height (m)	Distance (m)	Shading device	Frame and glass type		
W18	W	3.6	0	0	>=900 mm eave/verandah/pergola/balcony	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W19	N	1.35	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W20	N	1.2	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W21	E	1.13	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W22	E	1.13	0	0	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
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 in frame (m ²)	Shading device	Frame and glass type					
S1	10.54	no shading	timber, low-E internal argon fill/clear external, (or U-value: 2.6, SHGC: 0.456)					
S2	0.54	no shading	timber, low-E internal argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)					
S3	0.54	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.								

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
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4. All timber construction to be in accordance with the "TIMBER FRAMING" code.
5. Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
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8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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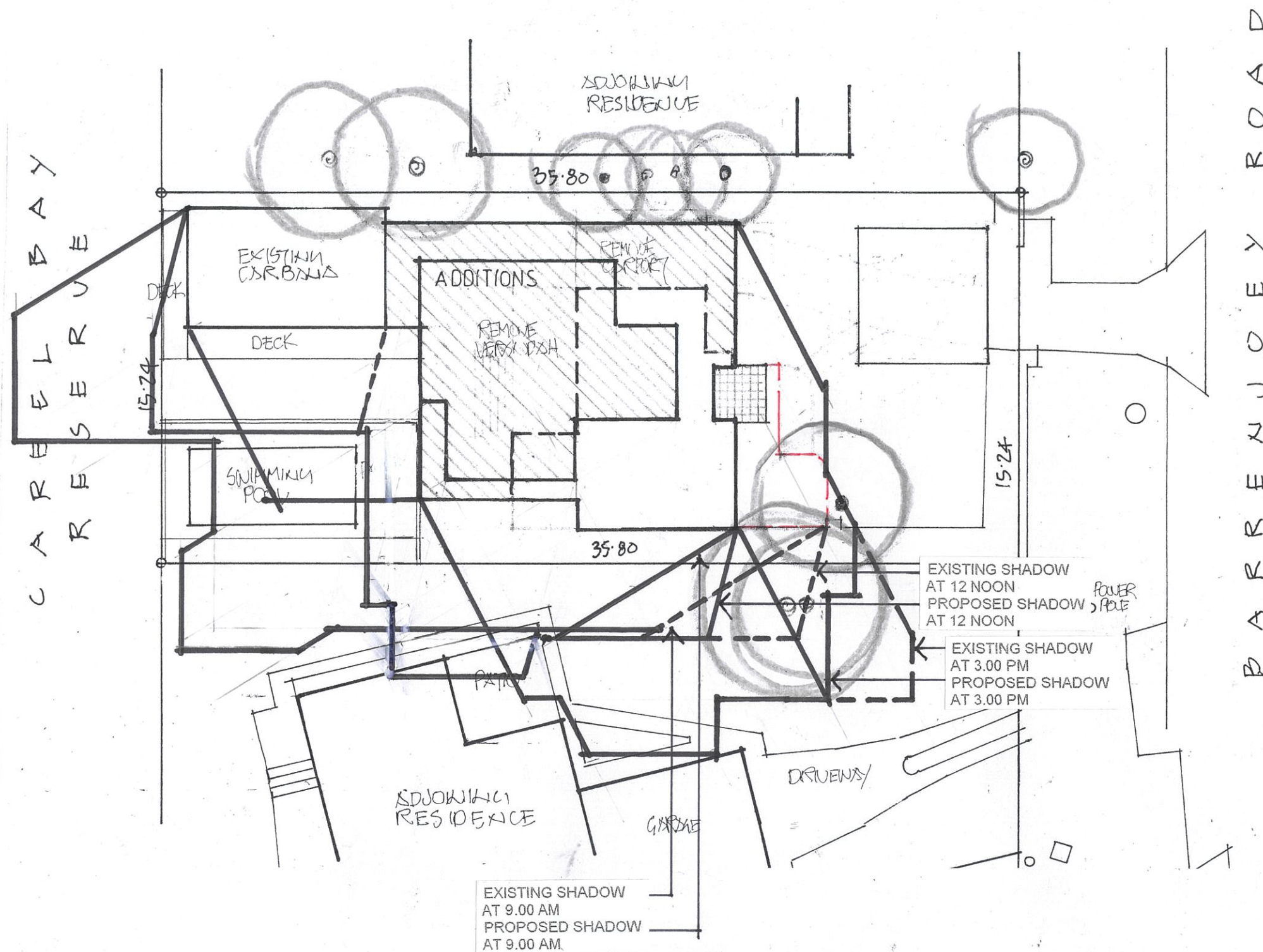
A REDESIGNED		93
No.	AMENDMENT	DATE



J.D. EVANS and COMPANY
DESIGN AND BUILDING CONSULTANTS
NO. 5 ELAINE AVENUE, AVALON BEACH 2107
EMAIL JDECO.AVALON@GMAIL.COM
MOBILE 0418 976 596

PROJECT
PROPOSED ALTERATIONS/ADDITION
No. 865 BARRENJOEY ROAD
PALM BEACH N.S.W. 2108
CLIENT
SIMON & LISA CAUSLEY

DATE 10/11/2022	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No. 1928-6	ISSUE A

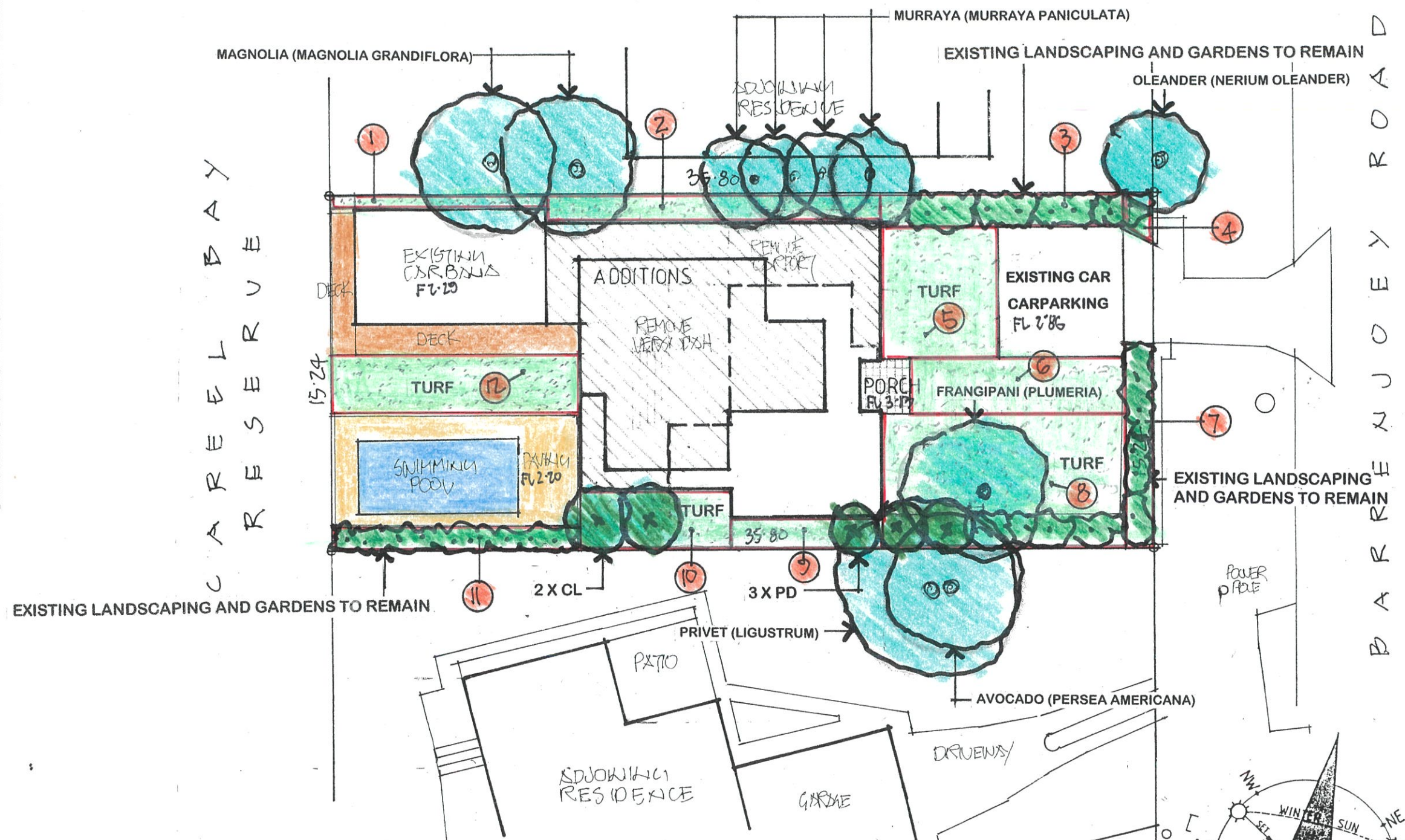


DATE 10/11/2022	SCALE 1:200
DRAWN JOE	CHECKED

DRAWING No.	ISSUE
1928-9	

CALCULATIONS

AREA	SIZE SQM
1.	5.70
2.	26.00
3.	16.64
4.	2.40
5.	29.12
6.	21.39
7.	10.565
8.	62.38
9.	9.24
10.	17.18
11.	10.60
12.	26.00
TOTAL	228.00
INCLUDING THE 6% VARIATION (32.74SQM)	
FOR UNCOVERD DECK AND PAVING	
TOTAL LANDSCAPE	260.74 (47.79%)



NOTE: THERE ARE NO ENDEMIC SPECIES WITHIN 5.00 METRES FOR THE PROPOSED WORKS

PLANTING SCHEDULE FOR LOWLANDS

SYMBOL	BOTANICAL NAME	COMMON NAME	POT SIZE	NO. OFF	HEIGHT	SPREAD
SHRUBS						
CL	CALLISTEMON LINEARIS	NARROW-LEAFED BOTTLEBRUSH	5Ltr	2	2.0-3.0	2.0-3.0
PD	PULTENAEA DAPHNOIDES	PULTENAEA	5Ltr	3	2.0-3.0	1.5
GROUND COVERS / SCRAMBLERS						
KR	KENNEDIA RUBICUNDA	DUSKY CORAL PEA				
VH	VIOLA HEDERACEA	NATIVE VIOLET				

LANDSCAPE CONCEPT PLAN

ALL CIVIL STRUCTURAL AND HYDRAULIC WORKS ASSOCIATED WITH THIS PROJECT SHALL BE TO THE RELEVANT ENGINEER'S DETAILS. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING. ALL DIMENSIONS & LEVELS TO BE VERIFIED BY THE CONTRACTOR ON SITE.



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 5.3.23