

6.3

NATIONWIDE
HOUSE

ENERGY RATING SCHEME

46.9

MJ/m²

www.nathers.gov.au

000667971618 Oct 2021

Assessor Martin Pinson

Accreditation No. DMN/19/1921

Address

11 Oak Street , North
Narrabeen , NSW , 2101

hstar.com.au

11 OAK STREET, NORTH NARRABEEN

LOT 27 IN DP6544	
SITE AREA:	693.0m ²

AREA BREAKDOWN

GROUND FLOOR	201.7m ²
FIRST FLOOR	153.6m ²
TOTAL	355.3m ²

LANDSCAPING

PROPOSED LANDSCAPED AREA	259.8m ²	37.5%
AREA BETWEEN FRONT BOUNDARY AND DWELLING	113.5m ²	
PROPOSED LANDSCAPED FRONT YARD	54.1m ²	39.1%
REQUIRED LANDSCAPED FRONT YARD	68.1m ²	60%
EXISTING TREE		PROPOSED TREE

**THIS PLAN IS TO BE READ IN
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CONSENT**

DA2021/2260

DSA

DANIEL SIRIC
ARCHITECTS

Nominated Architect: Daniel Siric NSW ARB No. 9115 (M) 0414 670 218

REV	DATE	DESCRIPTION
F	24.05.2021	DRAFT FLOOR PLANS
G	30.06.2021	DRAFT FLOOR PLANS
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K	31.08.2021	DRAFT DA
L	09.11.2021	DA ISSUE
N	17.03.2022	DA ISSUE - ADD. INFO.

NORTH:

PROJECT:

PROPOSED NEW SINGLE DWELLING

11 OAK STREET
NORTH NARRABEEN NSW 2101
LOT 27 IN DP6544

SITE PLAN

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Date: 17.03.2022

A001N

DEMOLITION NOTES

ALL DEMOLITION WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

A.

COMPLIANCE WITH THE REQUIREMENTS OF AUSTRALIAN STANDARD AS 2601 'THE DEMOLITION OF STRUCTURES' WITH SPECIFIC REFERENCE TO HEALTH AND SAFETY OF THE PUBLIC, HEALTH AND SAFETY OF THE SITE PERSONNEL, PROTECTION OF ADJOINING BUILDINGS AND PROTECTION OF THE IMMEDIATE ENVIRONMENT;

B.

ALL WORKS INVOLVING THE DEMOLITION, REMOVAL, TRANSPORT AND DISPOSAL OF ASBESTOS CEMENT MUST BE CARRIED OUT IN ACCORDANCE WITH THE 'WORKSAFE CODE OF PRACTICE FOR REMOVAL OF ASBESTOS' AND THE REQUIREMENTS OF THE WORKCOVER AUTHORITY OF NSW AND THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER

C.

ALL BUILDING MATERIALS ARISING FROM THE DEMOLITION MUST BE DISPOSED OF IN AN APPROVED MANNER IN ACCORDANCE WITH **NORTHERN BEACHES** COUNCIL WASTE MANAGEMENT REQUIREMENTS AND ANY APPLICABLE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER

D.

SANITARY DRAINAGE, STORMWATER DRAINAGE, WATER, ELECTRICITY AND TELECOMMUNICATIONS MUST BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE AUTHORITIES

E.

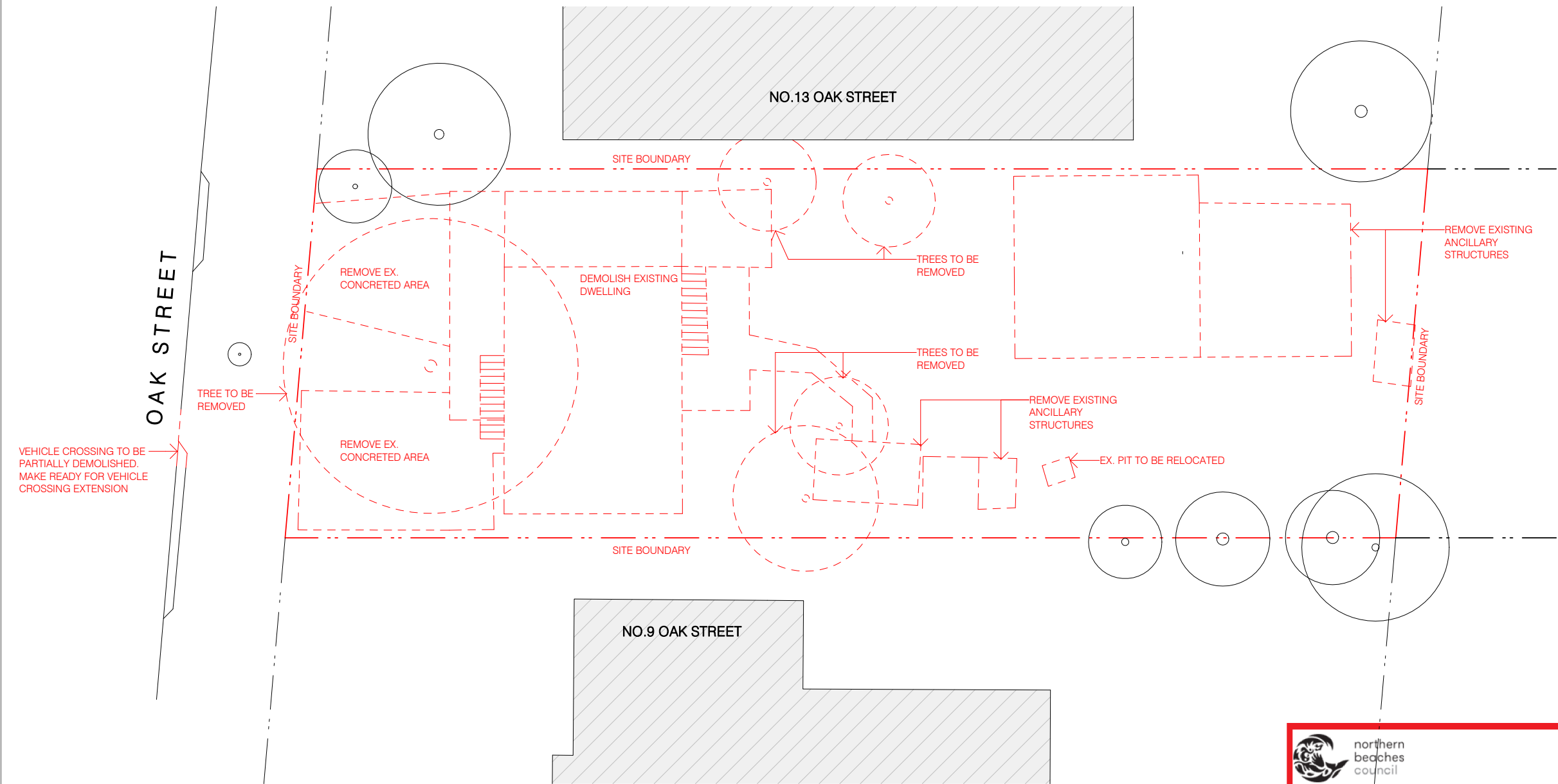
THE GENERATION OF DUST AND NOISE ON SITE MUST BE CONTROLLED

F.

THE SITE MUST BE SECURED TO PROHIBIT UNAUTHORISED ENTRY

G.

THE PERSON ACTING ON THIS CONSENT MUST ENSURE THAT ALL CONTRACTORS AND SUBCONTRACTORS ASSOCIATED WITH THE DEMOLITION ARE FULLY AWARE OF THESE REQUIREMENTS



northern
beaches
council

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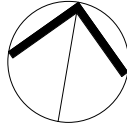
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A003 N

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The ground floor plan shows a single dwelling with the following features and dimensions:

- Garage:** Single garage, 4000mm wide, 8000mm long.
- Laundry:** 2930mm wide, 1200mm deep.
- Lift:** 1200mm wide, 2000mm deep.
- Storage:** 1200mm wide, 1200mm deep.
- Kitchen/Dining/Lounge:** 6000mm wide, 14000mm long.
- Alfresco:** 4700mm wide, 1170mm deep.
- Pool:** 6000mm wide, 1500mm deep. Max capacity: 27KL.
- Bedrooms:** Main bedroom (2400mm x 2400mm), Carer's room (1200mm x 2000mm), and two other bedrooms (each 2500mm diameter).
- Other rooms:** Entry, WC, Storage, AC, RWT - 3000L, REF.
- Setbacks:** 1500mm front, 1000mm side, 1000mm rear.
- Site Boundary:** 23000mm wide, 2500mm deep.
- Orientation:** North arrow pointing towards the top right.

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GROUND FLOOR PLAN

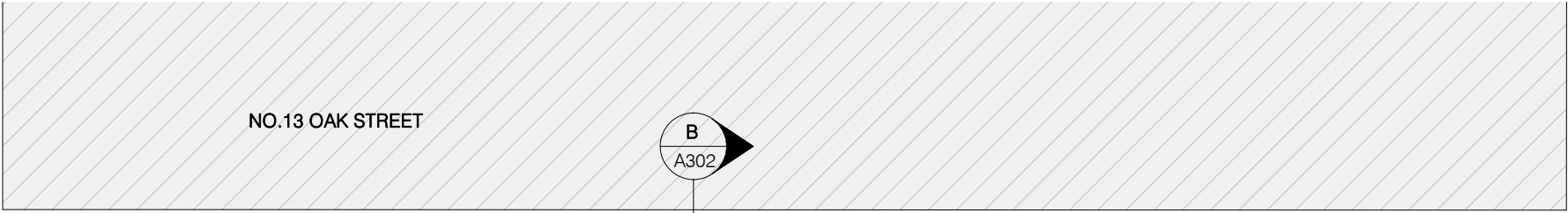
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A101

N



6.3

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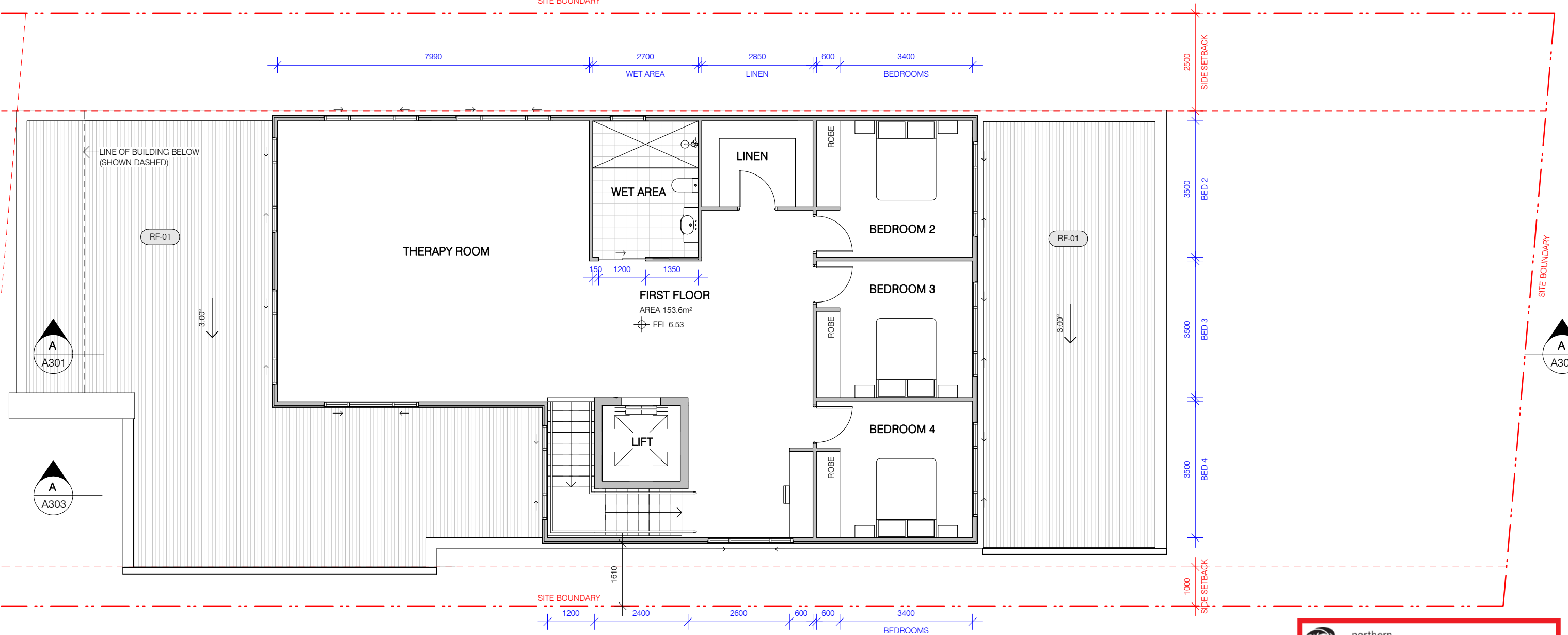
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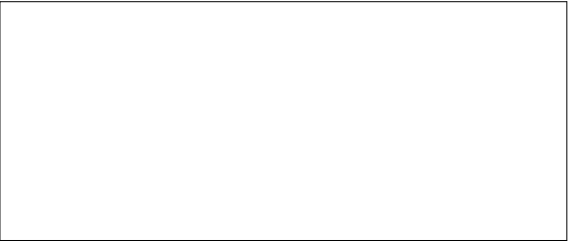
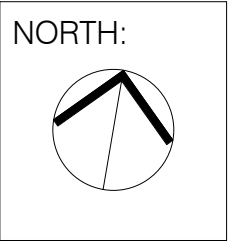
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FIRST FLOOR PLAN

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A102

N

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OAK STREET



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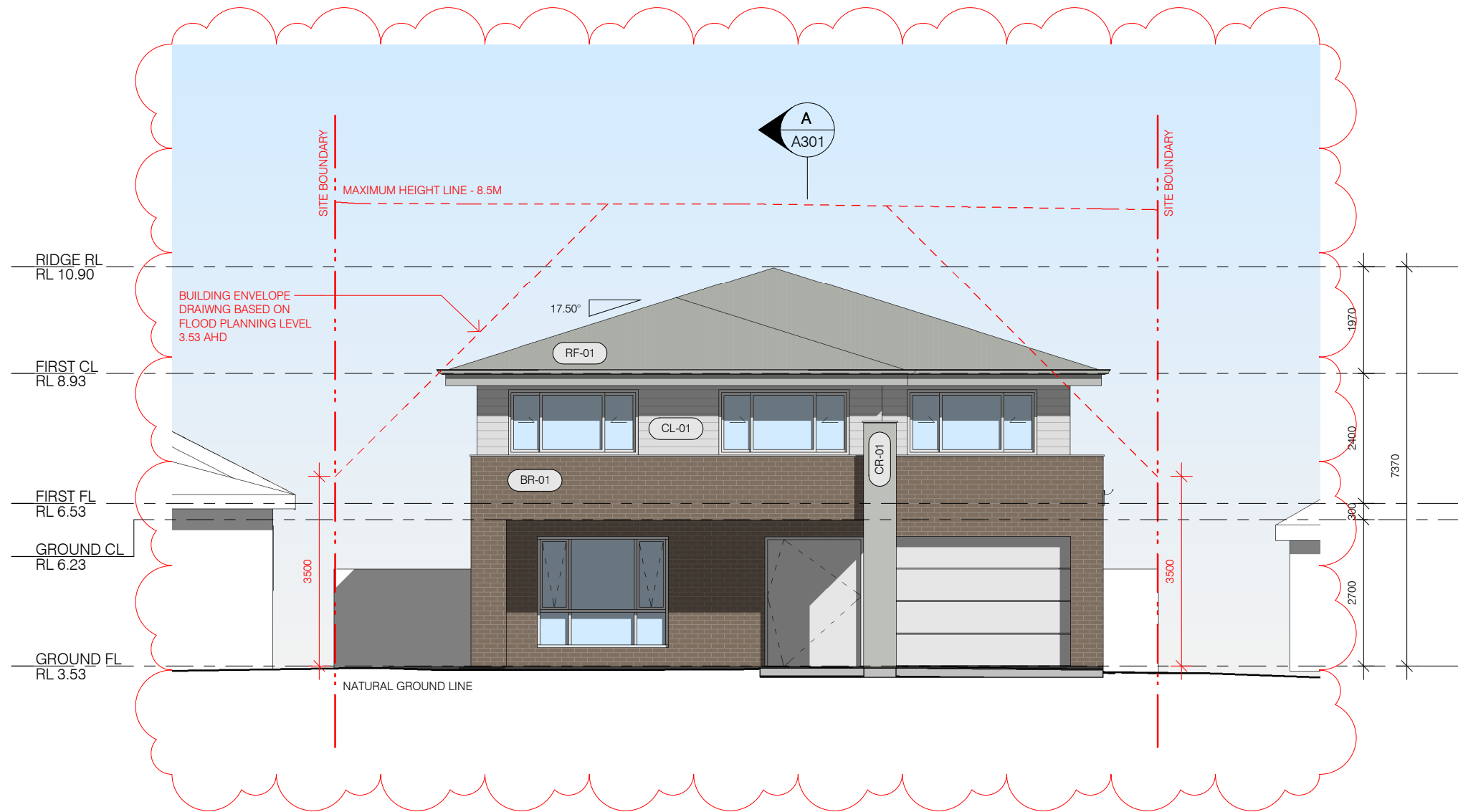
ROOF PLAN

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A103 N



MATERIALS AND FINISHES			
BR-01	BRICK TYPE 01	AUSTRAL "BOWRAL BROWN"	
CL-01	CLADDING TYPE 01	JAMES HARDIE LINEA WEATHERBOARD CLADDING PAINT FINISH - DULUX "VIVID WHITE"	
CN-01	CONCRETE TYPE 01	COLOURED CONCRETE - CONCRETE COLOUR SYSTEMS - STALLION	
CR-01	CEMENT RENDER TYPE 01	PAINT FINISH - DULUX "WOMBAT FOREST"	
RF-01	ROOFING TYPE 01	LYSAGHT SPANDEK ROOFING FINISH - COLORBOND "SHALE GREY"	
NOTE: GUTTERS AND FASCIAS TO MATCH COLORBOND "SHALE GREY" WINDOW FRAMES TO BE POWDERCOATED WHITE			

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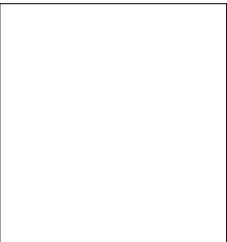
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WEST ELEVATION (FACADE)

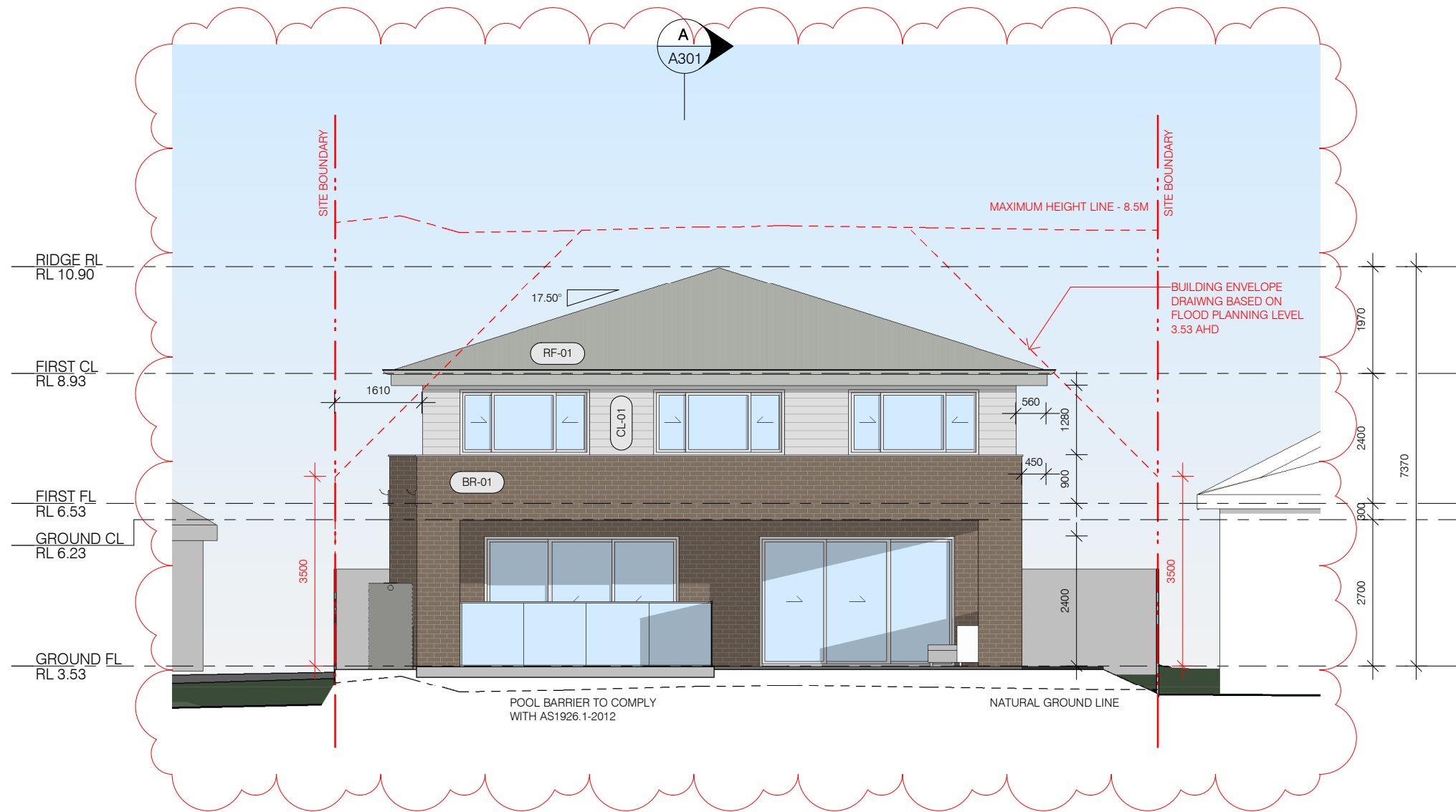
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A201

N



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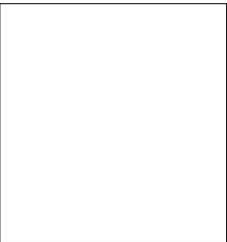
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EAST ELEVATION

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A202 N



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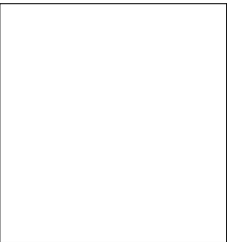
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A203 N



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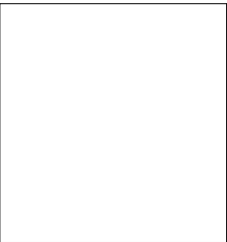


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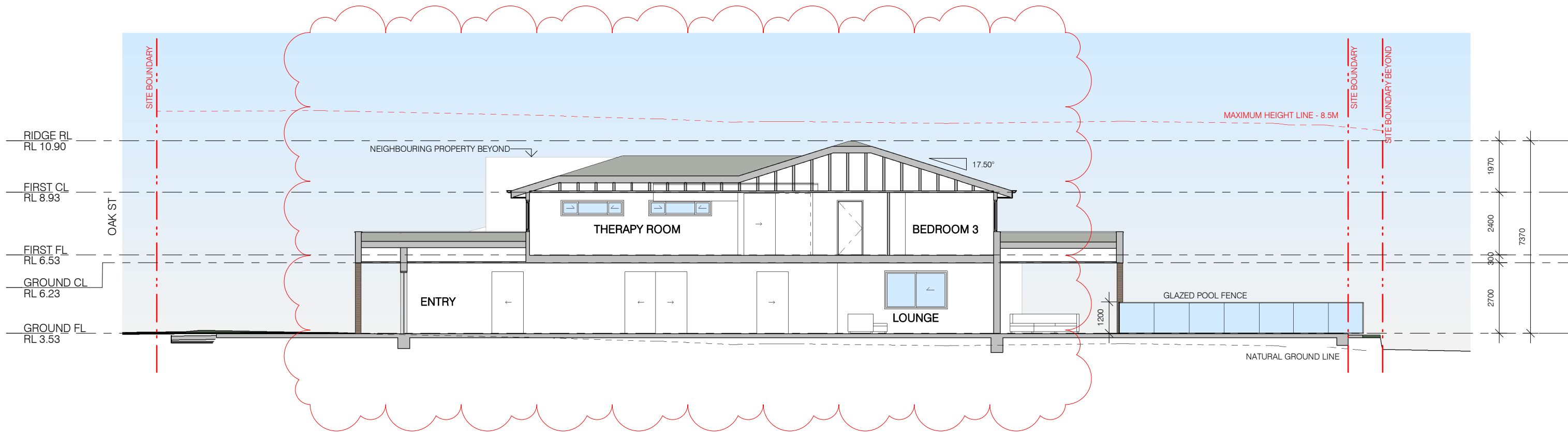
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A204 N



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LONG SECTION

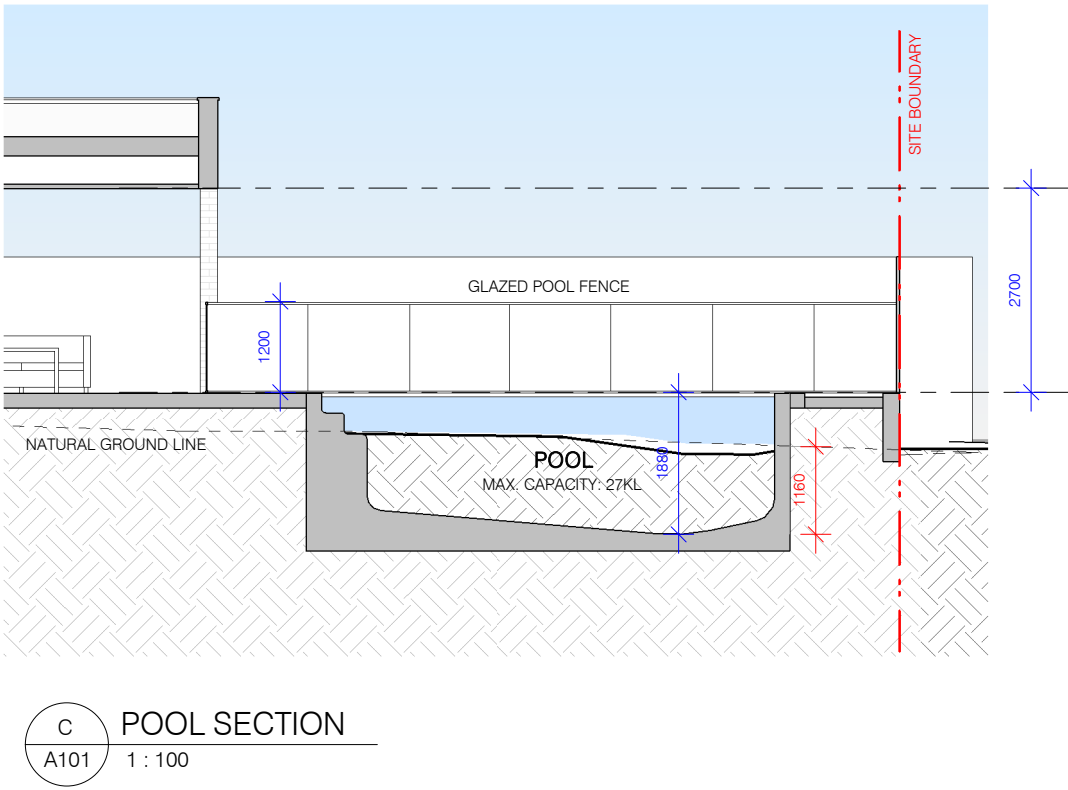
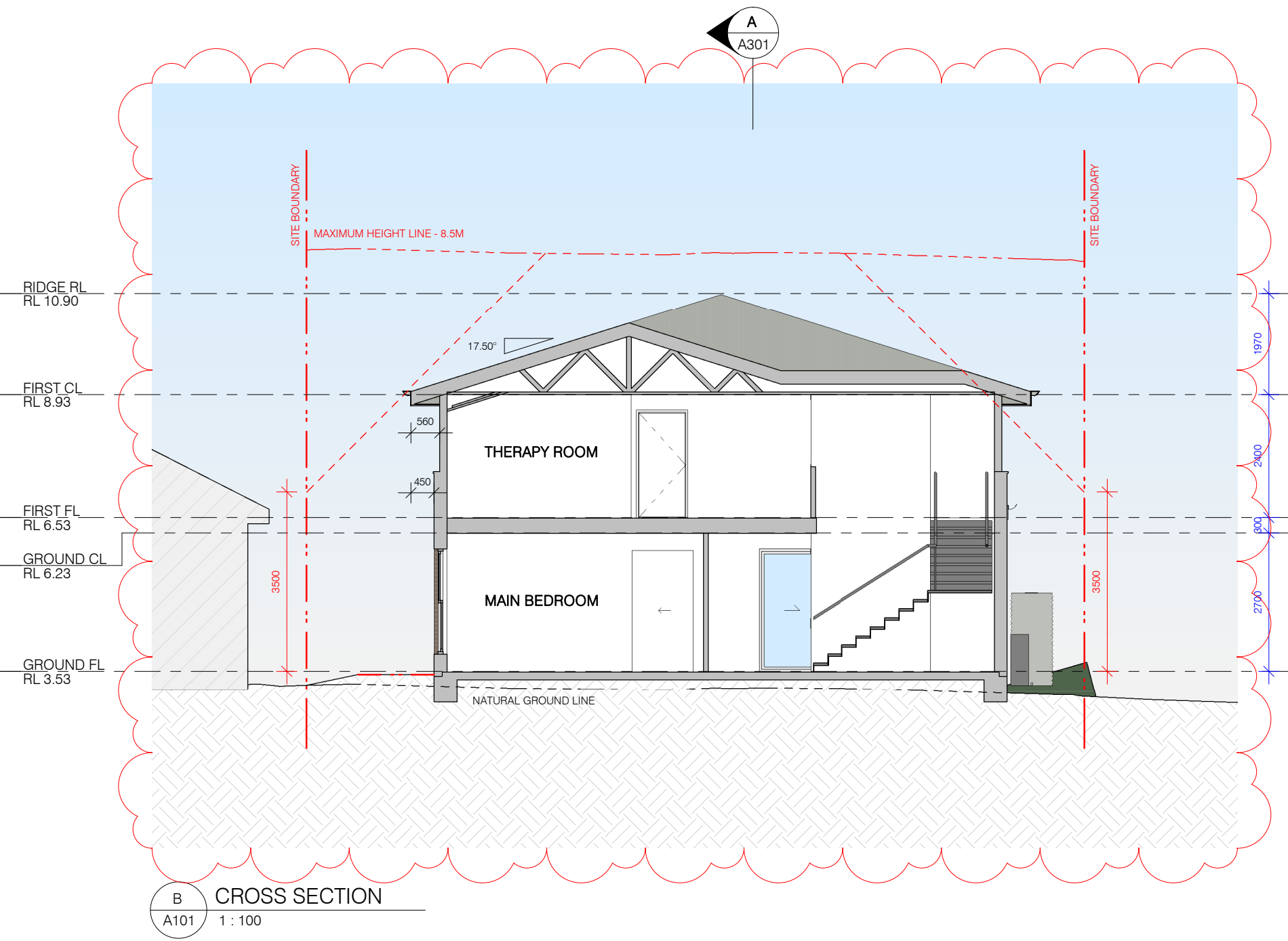
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A301

N



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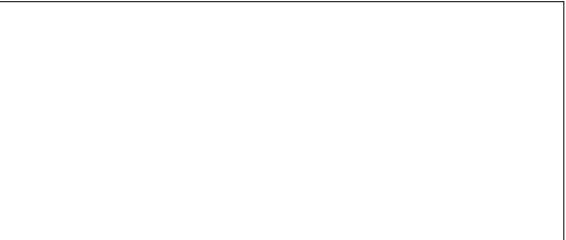
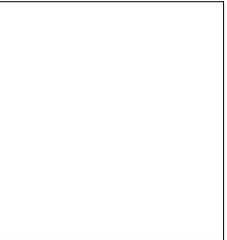
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2021/2260

 **0006679716 18 Oct 2021**
Assessor Martin Pinson
Accreditation No. DMN/19/1921
Address
11 Oak Street , North
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46.9 MJ/m²
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DSA
DANIEL SIRIC ARCHITECTS
Nominated Architect: Daniel Siric NSW ARB No. 9115 (M) 0414 670 218

REV	DATE	DESCRIPTION
H	08.07.2021	DRAFT CONCEPT
J	13.07.2021	DRAFT CONCEPT
K	31.08.2021	DRAFT DA
L	09.11.2021	DA ISSUE
N	17.03.2022	DA ISSUE - ADD. INFO.



PROJECT:
PROPOSED NEW SINGLE DWELLING

11 OAK STREET
NORTH NARRABEEN NSW 2101
LOT 27 IN DP6544

SECTIONS		
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	Date: 17.03.2022	
	A302	N

