

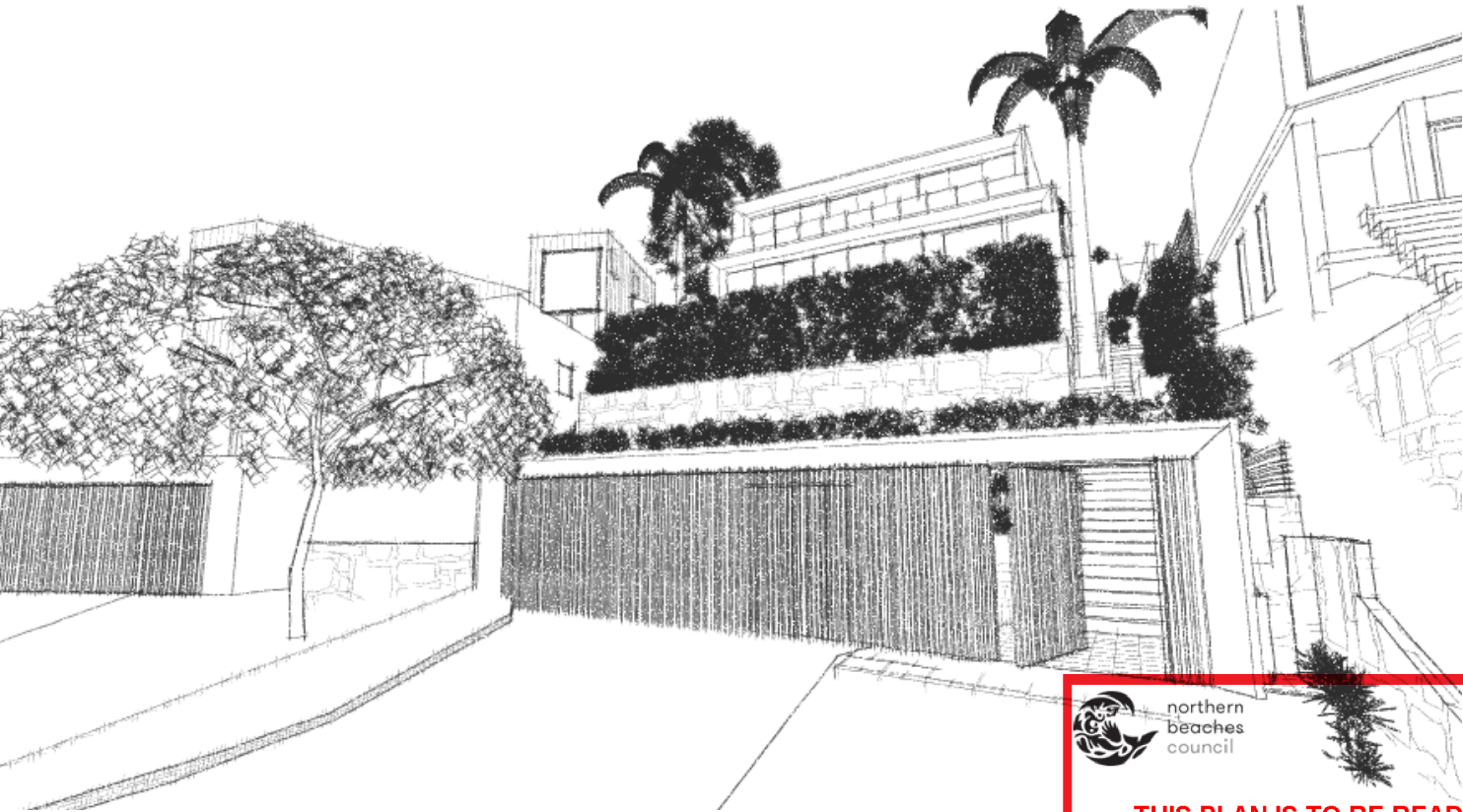
DEVELOPMENT APPLICATION

Bertucci Residence

246 WHALE BEACH ROAD WHALE BEACH NSW 2107
PROPOSED NEW DWELLING

DRAWING REGISTER

NO.	DRAWING	SCALE	REV	DATE
DA-01	COVER SHEET	NTS	C	MAY 2021
DA-02	SITE PLAN	1:200	C	MAY 2021
DA-03	DEMOLITION PLAN	1:200	A	JAN 2021
DA-04	GARAGE	1:100	B	APRIL 2021
DA-05	GROUND FLOOR	1:100	C	MAY 2021
DA-06	FIRST FLOOR PLAN	1:100	C	MAY 2021
DA-07	SECOND FLOOR PLAN	1:100	C	MAY 2021
DA-08	ELEVATIONS	1:100	C	MAY 2021
DA-09	ELEVATION	1:100	C	MAY 2021
DA-10	ELEVATION	1:100	C	MAY 2021
DA-11	ELEVATION	1:100	C	MAY 2021
DA-12	SECTION A:A	1:100	A	JAN 2021
DA-13	SECTION B:B	1:100	C	MAY 2021
DA-14	POOL DETAIL	1:100	A	JAN 2021
DA-15	LANDSCAPE CONCEPT	1:200	C	MAY 2021
DA-16	LANSCAPE DETAILS	NTS	A	JAN 2021
DA-17	SHADOW DIAGRAM	1:200	B	APRIL 2021
DA-18	WINDOW & SPEC.	NTS	A	JAN 2021



VIEW FROM WHALE BEACH ROAD



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

BUILDING DESIGN STATEMENT

In accordance with the provisions of Clause A2.2 of, The National Construction Code 2019 (NCC) Volume 2, I hereby certify that the design of this project as documented in drawings 1232-DA-01 through DA-18, meets the requirements of the NCC. The design follows established building design principles and is in accordance with all relevant Australian Standards. We hold Professional Indemnity and Public Liability Insurance to the satisfaction of the owner.

Regards

G. Seghers

GRANT SEGHERS B.Arch(Hon) Assoc Dip Surv.
Building Designer
GS DESIGN
ABN:93 370 632 963
0424 428 602



REFER TO GEOTECHNICAL INVESTIGATION REPORT
Ref:J3109 WHITE GEOTECHNICAL ENGINEERS

REFER TO STORMWATER DESIGN DOCUMENTATION
Ref:201222 D00-D11 NB CONSULTING ENGINEERS

ALL CONSTRUCTION TO MEET BAL 29 & BAL 19 - AS 3959 -2018 SECTION 3 & 7,
PLUS SECTION 7.5 OF PLANNING FOR BUSHFIRE PROTECTION -2019.
REFER TO BUSHFIRE ASSESSMENT REPORT REF:210630 PREPARED
BY BUILDING CODE & BUSHFIRE HAZARD SOLUTIONS PTY LTD.

NOTES	REV	DATE	AMENDMENT
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CAD Ref: 246 Whale Beach Rd DA09.pln
Grant Seghers Design

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PROJECT
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Lot 211 DP 15376
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39 Gondola Road
NORTH NARRABEEN NSW 2101
M:0424 428 602

DRAWING TITLE	SCALE	DRAWN BY	PLOT DATE
COVER SHEET	NTS@A3	GS	11/5/21
PROJECT NO.	DRAWING NO.	REVISION	
1232	DA-01	C	

LEGEND

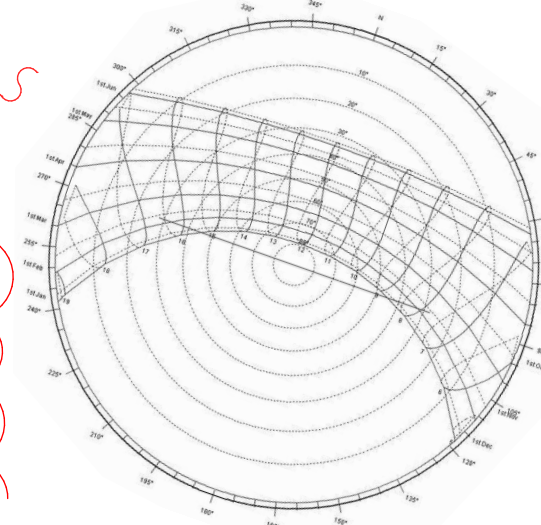
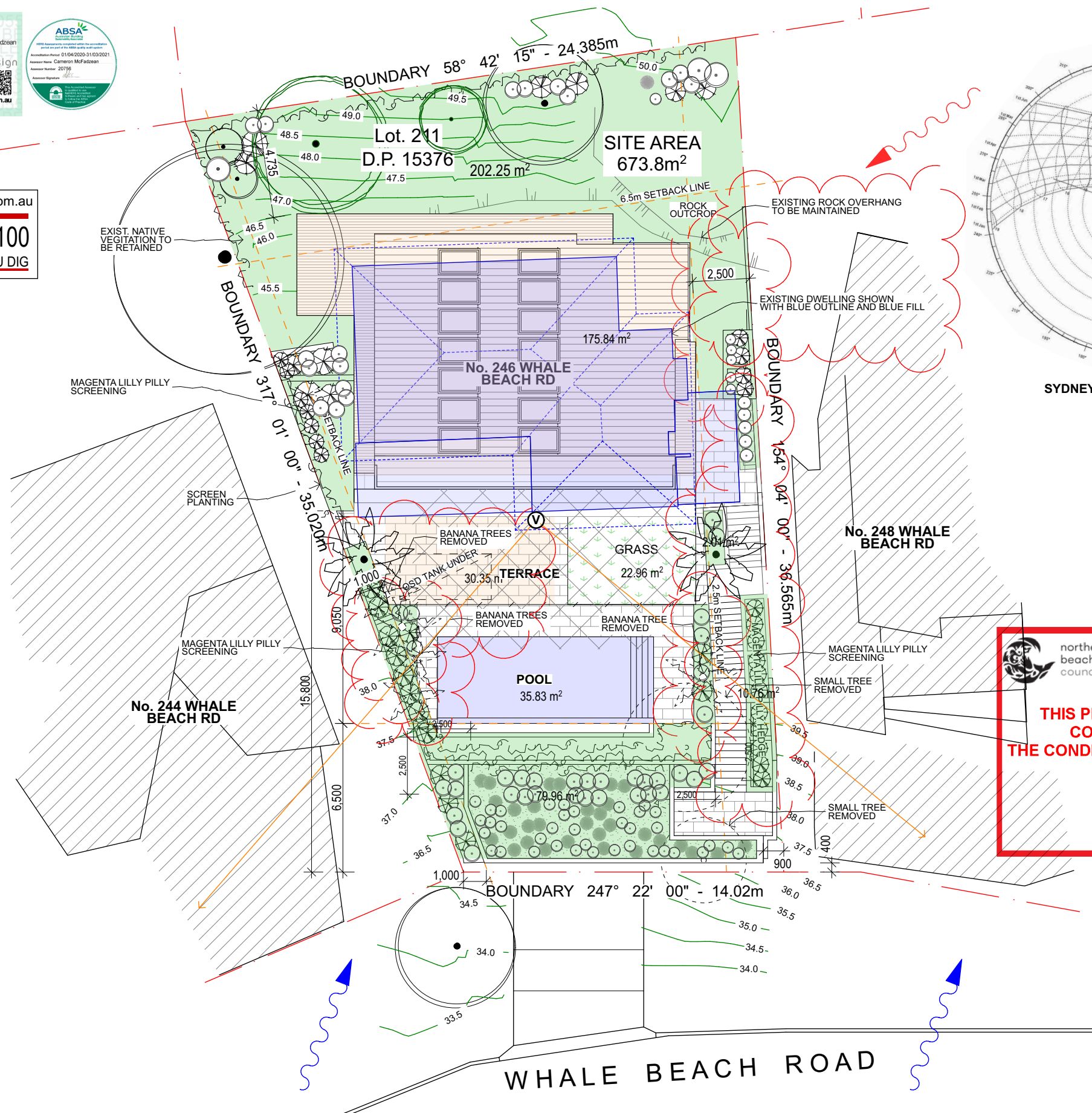
-  **LANDSCAPE AREA**
-  **PRIVATE OPEN SPACE**
-  **ROOF/SURFACE AREA DIRECTED TO RAINWATER/OSD TANK**
-  **VIEW TO WHALE BEACH & PACIFIC**
-  **PREVAILING WIND SOUTHERLY - COOL**
-  **PREVAILING WIND NORTHEAST - WARM**

NOTES

- EROSION CONTROL TO CONSIST OF STAKED GEOTECH FABRIC FENCES AND SOCKS.
- CONSTRUCTION FENCING AND ACCESS GATES TO FULLY SECURE THE CONSTRUCTION SITE BETWEEN THE EXISTING SIDE BOUNDARY FENCES
- "WARNING CONSTRUCTION SITE- DO NOT ENTER" SIGNAGE TO BE FIXED TO SECURITY FENCING
- ALL CONSTRUCTION TO MEET THE COMMITMENTS OUTLINED IN THE BASIX CERTIFICATE No. 1163311S

LANDSCAPE AREA

LOCATION	AREA (m ²)
Rear Yard & East & West Flanks	202.3
Grass Area on Terrace	23.0
Front Garden & Planters	80.0
East Planter Hedge	10.8
East Planter Cabbage Tree Palm	2.0
6% of Site Area (Pool Terrace)	40.4
Total Landscape Area	358.5
SITE AREA	673.8
Landscape % of Site Area	53.2%



SYDNEY SUN PATH DIAGRAM



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DA2021/0081

Site Plan

1:200

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DRAWING TITLE
SITE PLAN & SITE ANALYSIS PLAN

SCALE
1:200@A3

PROJECT NO.
1232

DRAWN BY
GS

PLOT DATE
11/5/21

DRAWING NO.
DA-02

REVISION
C

DEMOLITION NOTES

01 EXTENT OF WORKS: DEMOLITION

Perform work described here and shown on drawings including but not limited to:
Demolish in accordance with demolition drawings
Clean site thoroughly on completion

02 STANDARDS: DEMOLITION

COMPLY WITH APPLICABLE CLAUSES OF THESE BUILDING STANDARDS Current Edition.
AS 2187 Explosives - storage, transport and use, There are 5 parts to this standard 1993-1999.
AS 2436 1981 Guide to noise control on construction, maintenance and demolition sites.
AS 2601 2001 Demolition of structures.

Public and Property Protection: Provide measures required by municipal and state ordinances, laws, and regulations for the protection of surrounding property, footpaths, streets, kerbs, the public, occupants and workmen during demolition operations. Comply with the above ordinances, laws etc. in carrying out measures including barricades fences, warning lights and signs, rubbish chutes, etc.. No blasting for demolition purposes will be permitted. Exercise due care in executing this work. Make good to original condition, damage to structures to be retained and to adjacent property which results from demolition operations. Perform restoration work without expense to the Proprietor.

Comply throughout with the current edition of the National Construction Code (NCC) of Australia.

SEDIMENT CONTROL NOTES

01 EXTENT OF WORKS: SEDIMENT CONTROL

Perform work described here and shown on drawings including but not limited to:

Single means of entry/egress with shake down grid or entry platform.

Sediment control fences to be installed as shown on documents.

Geotextile socks to be used to protect public assets.

All stockpiles to be covered to prevent erosion and runoff.

Connect and Commission Stormwater network as soon as practicable.

Clean site thoroughly on completion

02 STANDARDS: SEDIMENT CONTROL

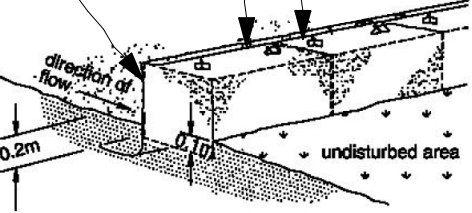
COMPLY WITH APPLICABLE CLAUSES OF THE NCC.

Comply throughout with the current edition of the National Construction Code (NCC) of Australia.

STAR PICKET 600mm INTO GROUND.
INTERLOCK BALES WITH SKEW PICKET

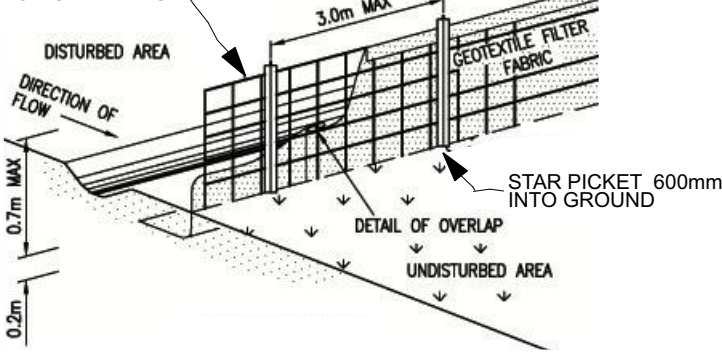
OVERLAP TOP 100MM AND PIN

GEOTEXTILE FABRIC



SEDIMENT FENCE - STAW BALE

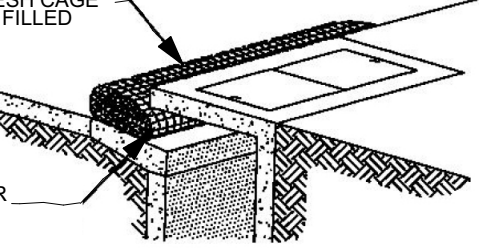
WIRE OR STEEL MESH



SEDIMENT FENCE - MESH

GEOTEXTILE WITH
WIRE MESH CAGE
GRAVEL FILLED

ENSURE 70MM GAP FOR
OVERFLOW



KERB & GRATE SEDIMENT TRAP

GARAGE EXCAVATION AREA
TO FORM MATERIAL STORAGE
TOOL STORAGE, WASTE/RECYCLE
BINS & SITE FACILITIES

EXISTING DRIVEWAY UTILISED
FOR DELIVERY/PICK-UP ACCESS

LEGEND



EXISTING DWELLING
TO BE DEMOLISHED



SEDIMENT CONTROL
FENCE DURING CONSTRUCTION
REFER TO DETAILS

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PROJECT
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DRAWING TITLE
**DEMOLITION PLAN &
SEDIMENT CONTROL**

SCALE
1:200@A3

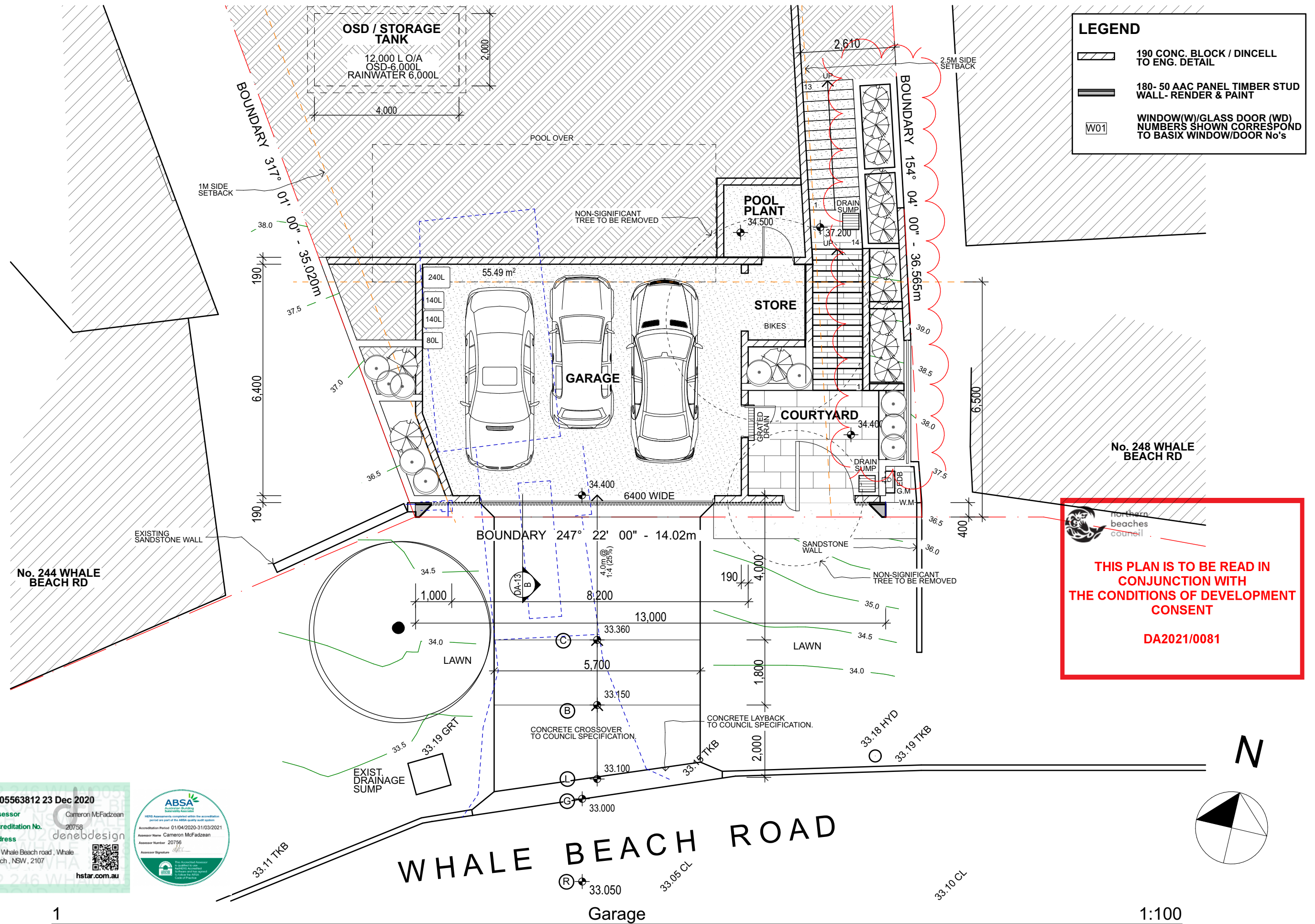
PROJECT NO.
1232

DRAWN BY
GS

PLOT DATE
1/2/21

DRAWING NO.
DA-03

REVISION
A



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Grant Seghers Design

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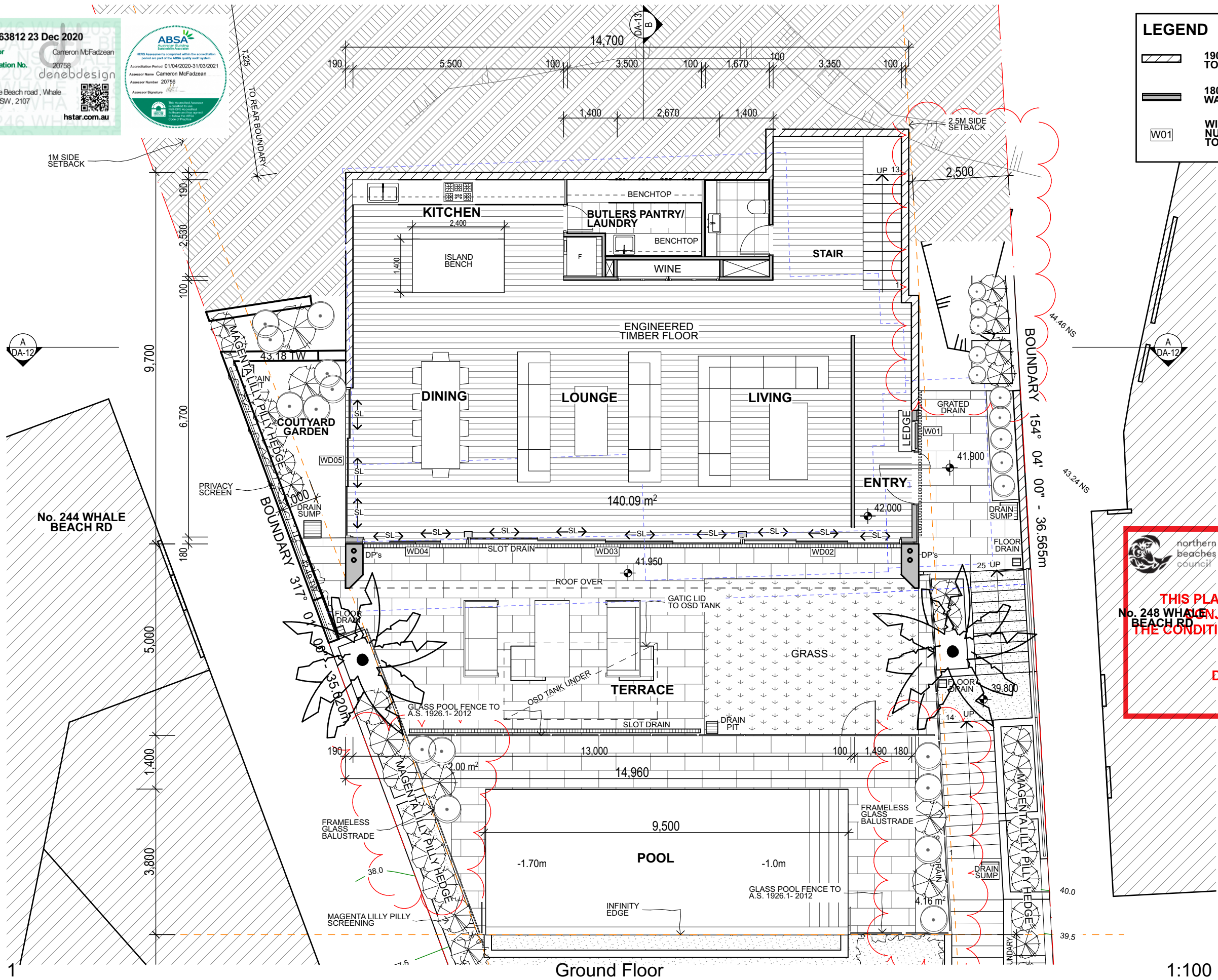
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DRAWING TITLE
GARAGE

SCALE	DRAWN BY	PLOT DATE
1:100@A3	GS	15/4/21
PROJECT NO.	DRAWING NO.	REVISION
1232	DA-04	B



LEGEND	
	190 CONC. BLOCK / DINCELL TO ENG. DETAIL
	180- 50 AAC PANEL TIMBER STUD WALL- RENDER & PAINT
	WINDOW(W)/GLASS DOOR (WD) NUMBERS SHOWN CORRESPOND TO BASIX WINDOW/DOOR No's

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

DA2021/0081

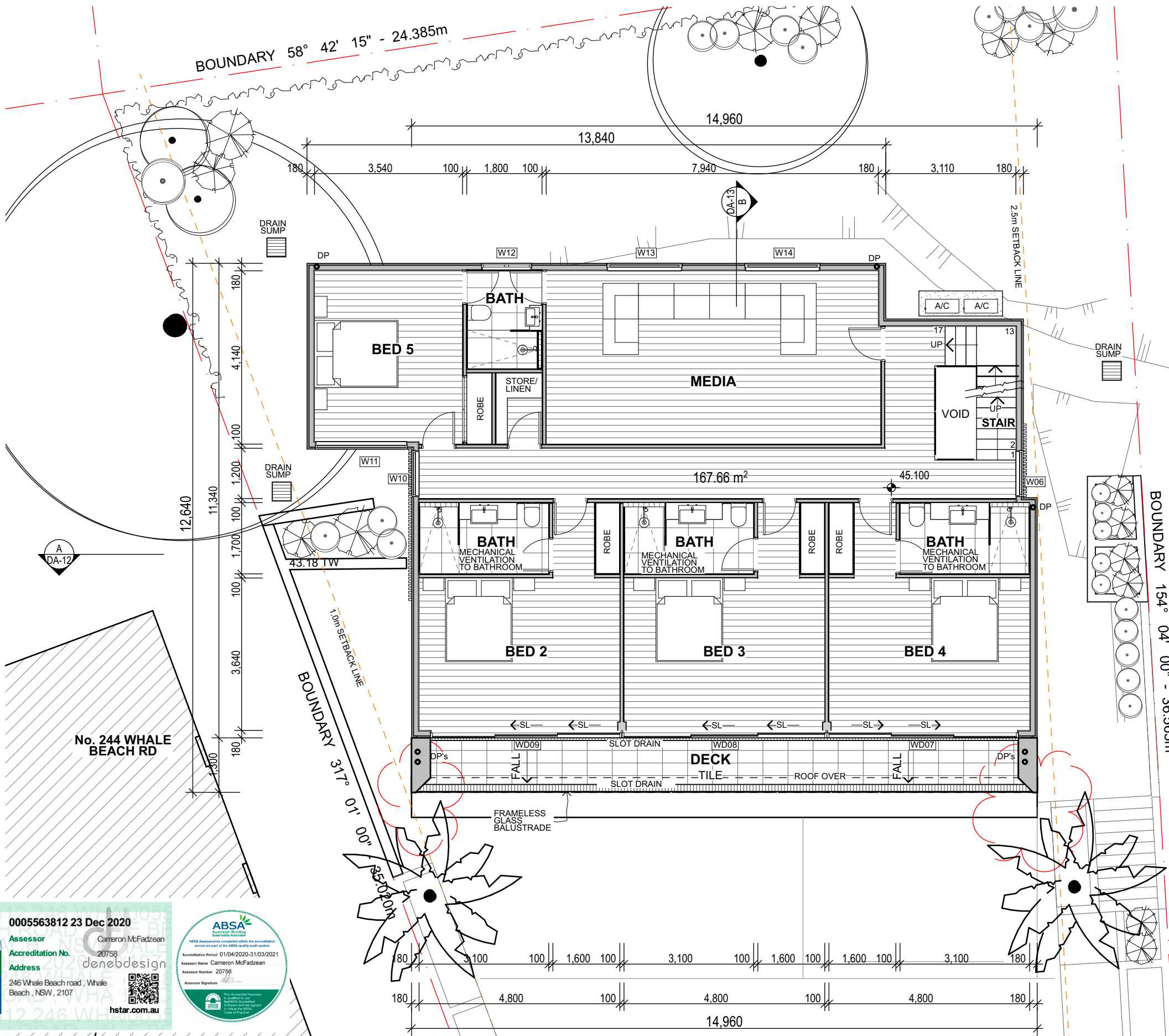
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Grant Seghers Design	
REV	DATE
A	JAN 2021
B	APRIL 2021
C	MAY 2021
AMENDMENT	
DEVELOPMENT APPLICATION	
GENERAL AMENDMENTS SHOWN CLOUDED	
PRIVACY HOODS EXTENDED TO GLASS BALUSTRADE, LANDSCAPED AREA INCREASED, AMENDMENTS SHOWN CLOUDED	



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DRAWING TITLE	
GROUND FLOOR	
SCALE	DRAWN BY
1:100@A3	GS
PROJECT NO.	DRAWING NO.
1232	DA-05
PLOT DATE	REVISION
11/5/21	C



LEGEND

- 190 CONC. BLOCK / DINCCELL TO ENG. DETAIL
- 180- 50 AAC PANEL TIMBER STUD WALL- RENDER & PAINT
- WINDOW(W)/GLASS DOOR (WD) NUMBERS SHOWN CORRESPOND TO BASIX WINDOW/DOOR No's

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DA2021/0081

0005563812 23 Dec 2020

Assessor Cameron McFadzean
Accreditation No. 20758
Address 246 Whale Beach road, Whale Beach, NSW, 2107
Assessor Number 20758
Assessor Signature [Signature]

ABSA
Australian Building Sustainability Association
Accreditation Period 01/04/2020-31/03/2021
Assessor Name: Cameron McFadzean
Assessor Number: 20758
Assessor Signature: [Signature]

5.4
NATIONWIDE HOUSE ENERGY RATING SCHEME
60.8
MUMI
www.nathers.gov.au

hstar.com.au

First Floor

1:100

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design

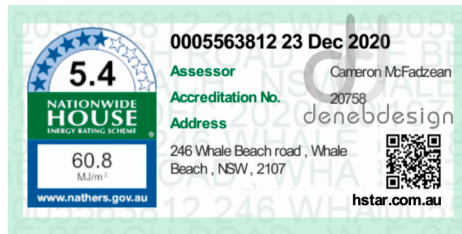
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DRAWING TITLE
FIRST FLOOR PLAN

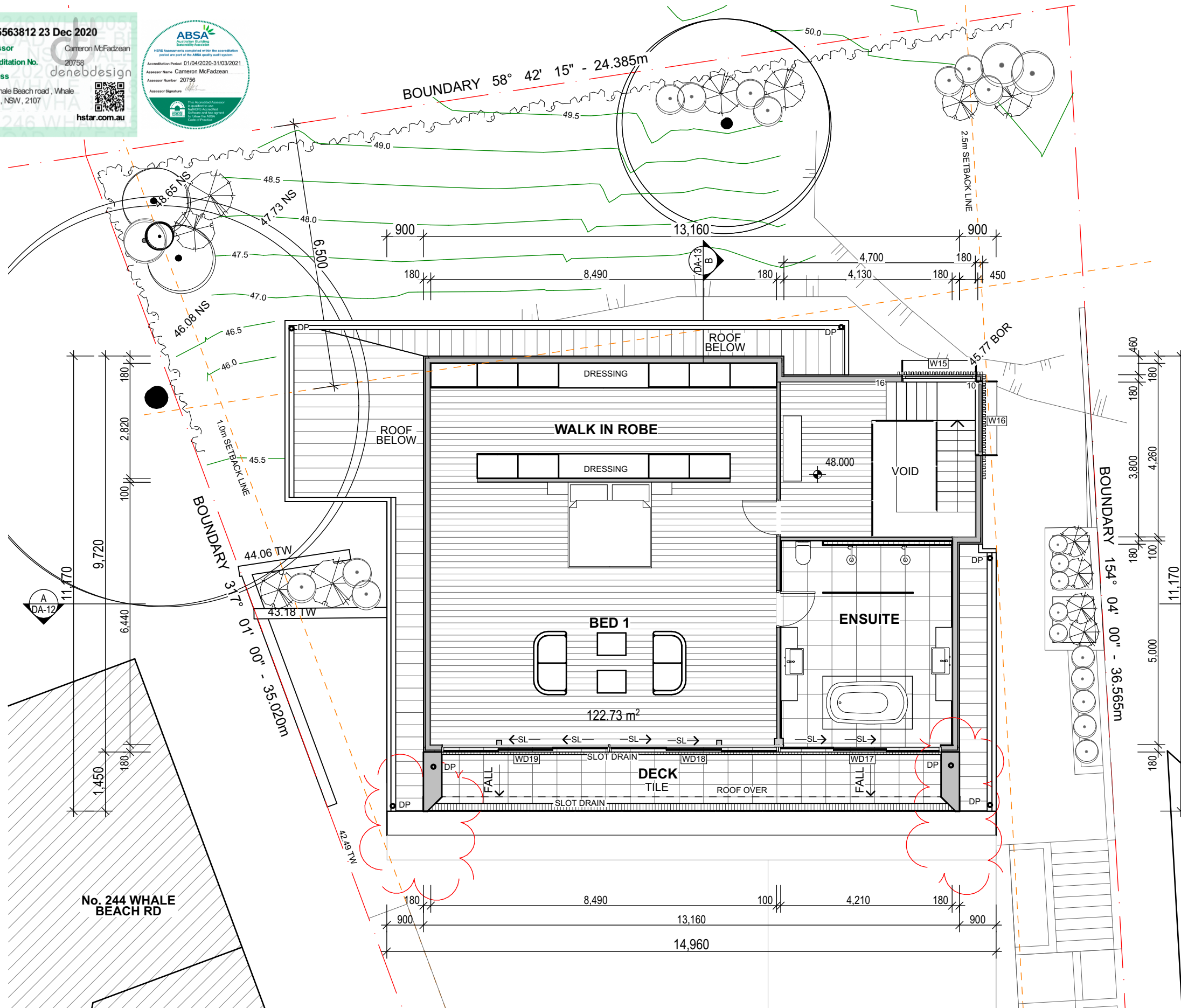
SCALE	DRAWN BY	PLOT DATE
1:100@A3	GS	11/5/21

PROJECT NO.	DRAWING NO.	REVISION
1232	DA-06	C



0005563812 23 Dec 2020

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Accreditation No. 20758
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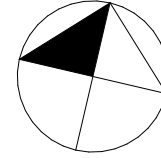


LEGEND	
	190 CONC. BLOCK / DINCELL TO ENG. DETAIL
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	WINDOW(W)/GLASS DOOR (WD) NUMBERS SHOWN CORRESPOND TO BASIX WINDOW/DOOR No's

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No. 248 WHALE BEACH RD

N



1

Second Floor

1:100

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DRAWING TITLE	
SECOND FLOOR PLAN	
SCALE	DRAWN BY
1:100@A3	GS
PROJECT NO.	DRAWING NO.
1232	DA-07
PLOT DATE	REVISION
11/5/21	C

0005563812 23 Dec 2020

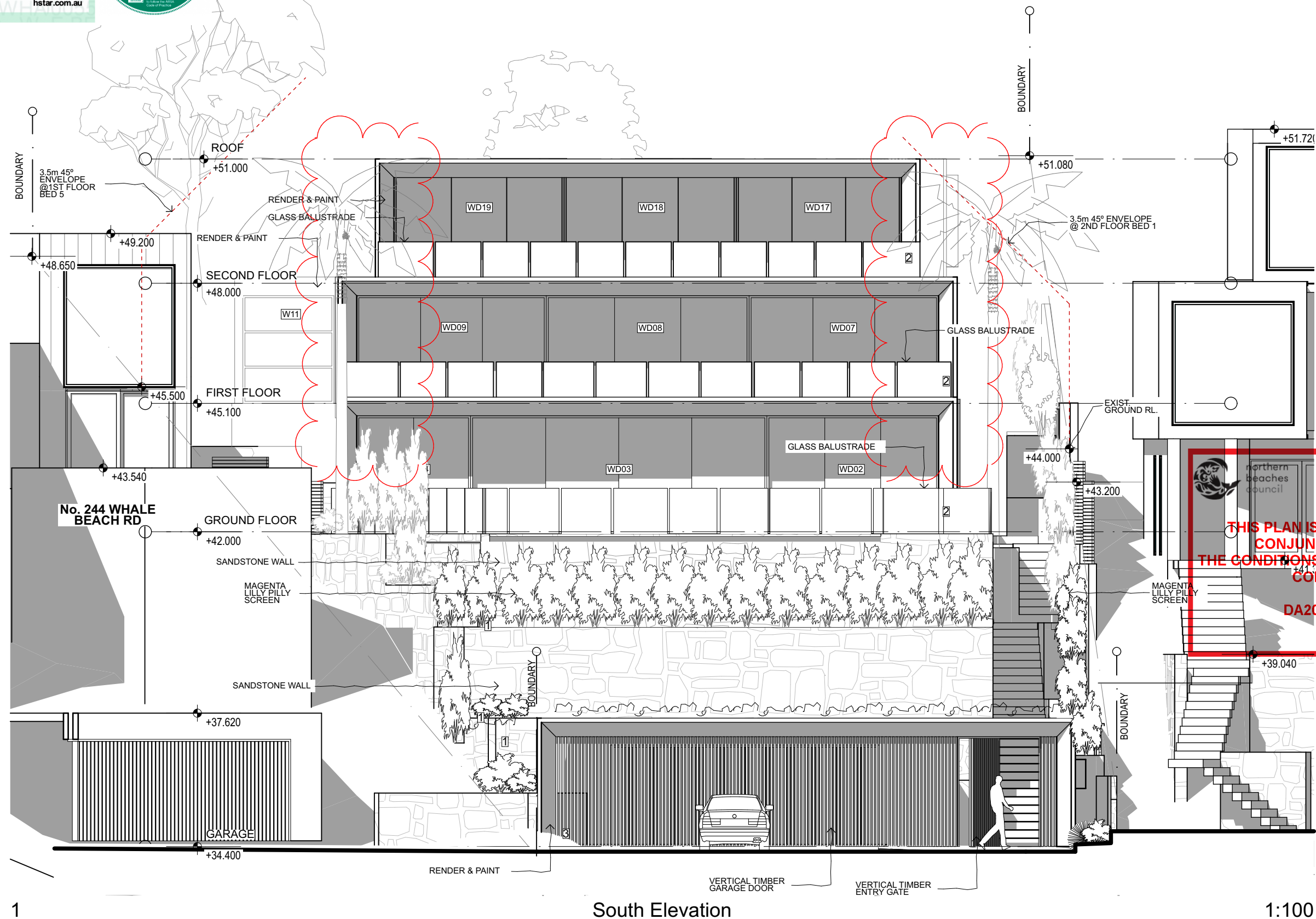
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5.4
NATIONWIDE
HOUSE
ENERGY RATING SCHEME
60.8
Mj/m²
www.nathers.gov.au



ALL CONSTRUCTION THIS FACADE TO MEET **BAL 19** - AS 3959 -2018 & SECTION 7.5 OF PLANNING FOR BUSHFIRE PROTECTION-2019.
REFER TO BUSHFIRE ASSESSMENT REPORT REF:210630 PREPARED BY BUILDING CODE & BUSHFIRE HAZARD SOLUTIONS PTY LTD.

- 1 SANDSTONE
- 2 RENDER - DULUX LEXICON HALF 4W
- 3 VERTICAL TIMBER SCREENING SPOTTED GUM



South Elevation

1:100

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DRAWING TITLE	SCALE	DRAWN BY	PLOT DATE
ELEVATIONS	1:100@A3	GS	11/5/21
PROJECT NO.	DRAWING NO.	REVISION	
1232	DA-08	C	

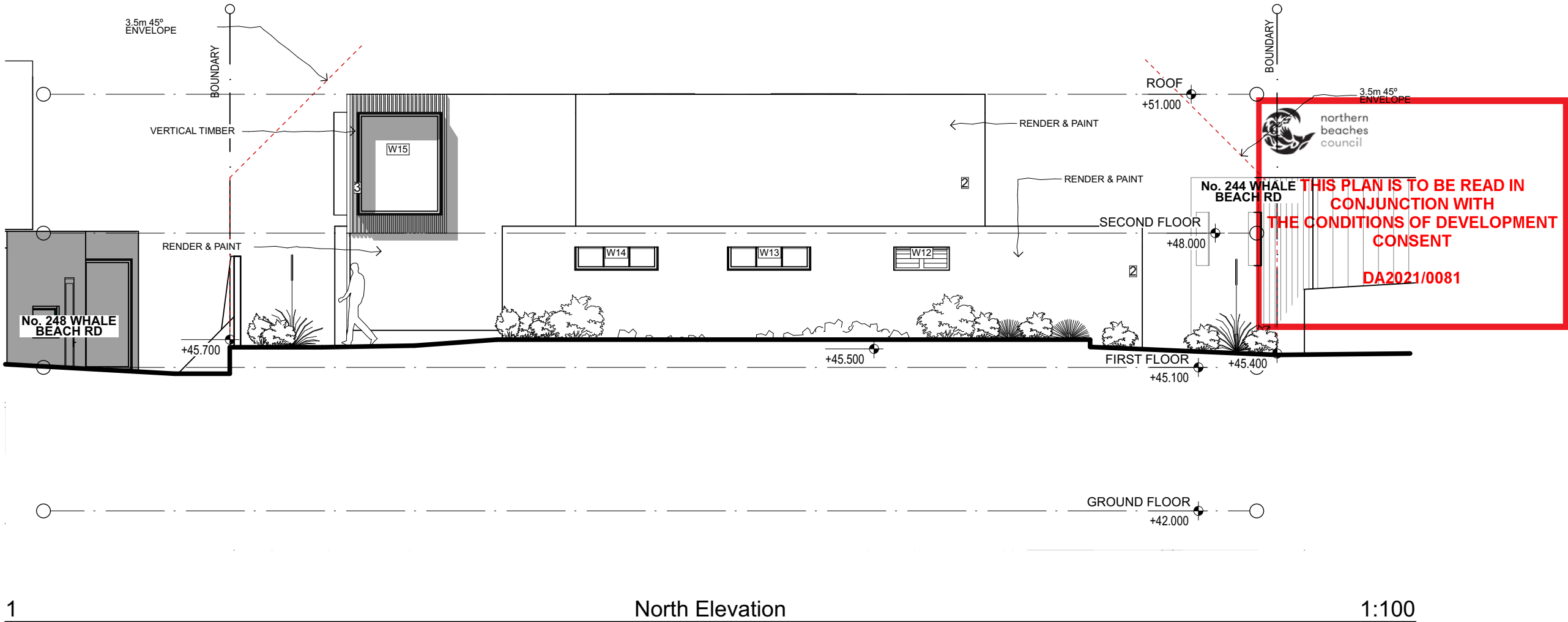
SCHEDULE OF EXTERNAL FINISHES

AREA	SUBSTRATE	FINISH	COLOUR
Walls - Ground Floor	Conc Block/ Dincell	Render & Paint	Dulux-Lexicon Half 4W
Walls - First Floor/Second Floor	AAC Panel Stud Frame	Render & Paint	Dulux-Lexicon Half 4W
Roof	Custom Orb Steel - Trimdeck	Colorbond	Colorbond - Windspray
Window/Glass Door Frame	Aluminium	Powdercoat	Woodland Grey
Walls/ Garage, Ground, First & Second	Vertical Timber on spacing frame	Pre-finished	Natural - Spotted Gum
Retaining Walls	Conc. Block-Dincell	Eco - Outdoor-Crackencak	Natural Sandstaone



- 1 SANDSTONE - ECO OUTDOOR-CRACKENBACK
- 2 RENDER - DULUX LEXICON HALF 4W
- 3 VERTICAL TIMBER SCREENING SPOTTED GUM

ALL CONSTRUCTION THIS FACADE TO MEET **BAL 29** - AS 3959 - 2018 & SECTION 7.5 OF PLANNING FOR BUSHFIRE PROTECTION - 2019. REFER TO BUSHFIRE ASSESSMENT REPORT REF:210630 PREPARED BY BUILDING CODE & BUSHFIRE HAZARD SOLUTIONS PTY LTD.



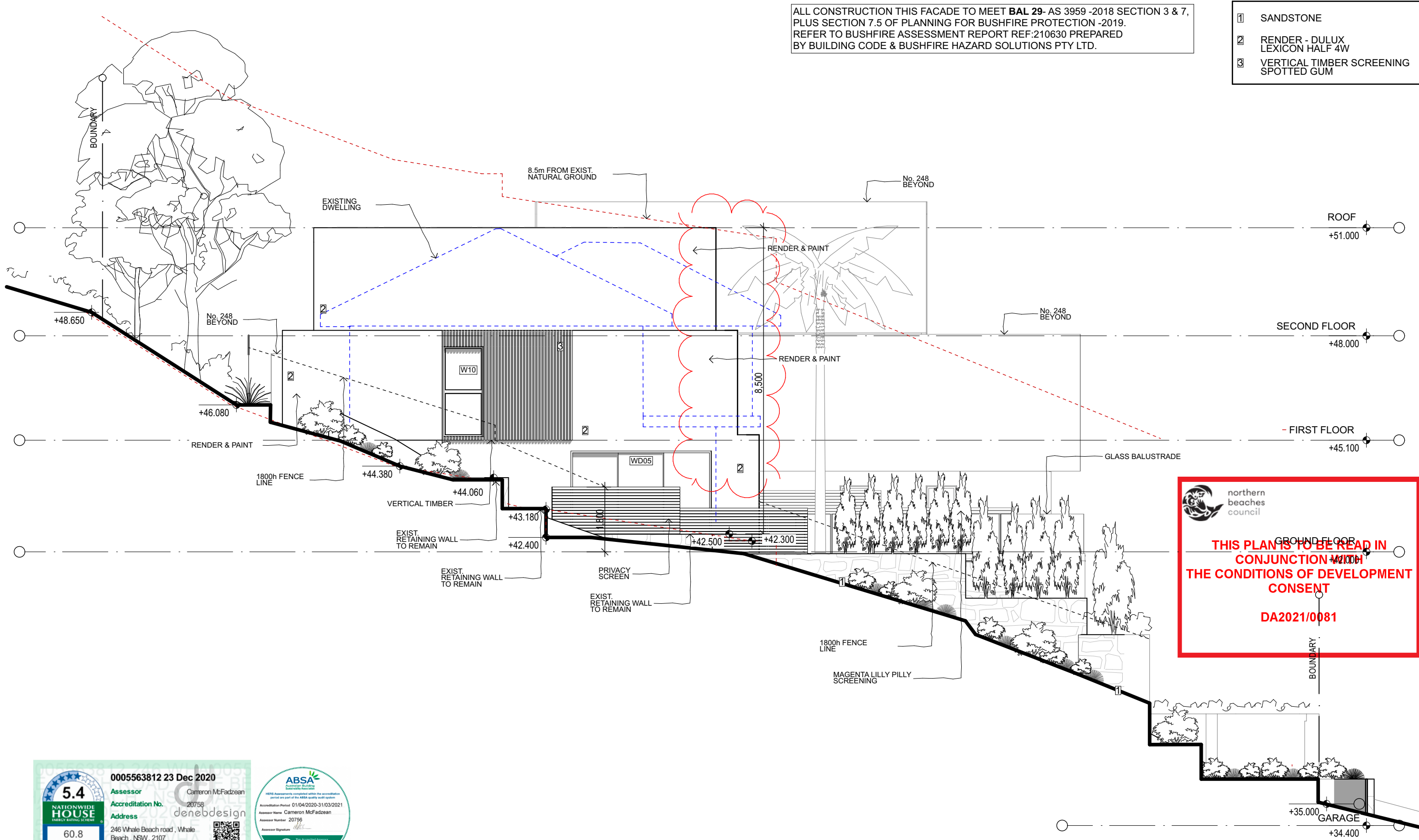
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ELEVATION
SCALE
1:100@A3
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1232
DRAWN BY
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PLOT DATE
11/5/21
REVISION
DA-09
C

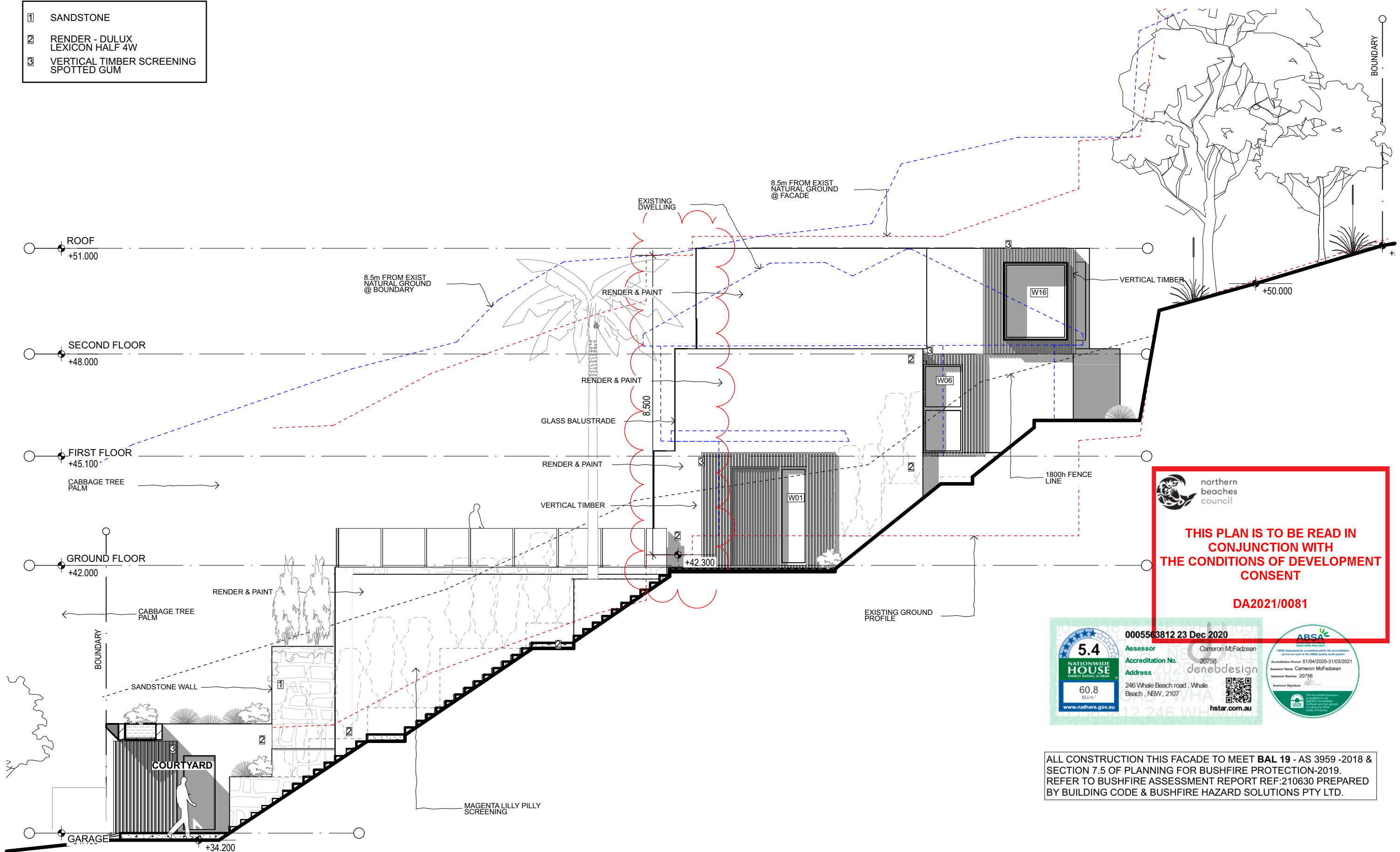


1

West Elevation

1:100

- 1 SANDSTONE
- 2 RENDER - DULUX LEXICON HALF 4W
- 3 VERTICAL TIMBER SCREENING SPOTTED GUM



1

East Elevation

1:100

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Figured dimensions to be used rather than scaling.			
All building work must be carried out in accordance with the National Construction Code (NCC) of Australia and all relevant Australian Standards.			
CAD Ref: 246 Whale Beach Rd DA09.pln			
Grant Seghers Design			

grantseghers design
Grant Seghers
0424 428 602
grant.seghers@bigpond.com
www.grantseghers.com.au

PROJECT	DRAWING TITLE	SCALE	DRAWN BY	PLOT DATE
Bertucci Residence 246 Whale Beach Road WHALE BEACH NSW 2107 Lot 211 DP 15376 grantseghersdesign 39 Gondola Road NORTH NARRABEEN NSW 2101 M:0424 428 602	ELEVATION	1:100@A3	GS	11/5/21
		PROJECT NO.	DRAWING NO.	REVISION
		1232	DA-11	C

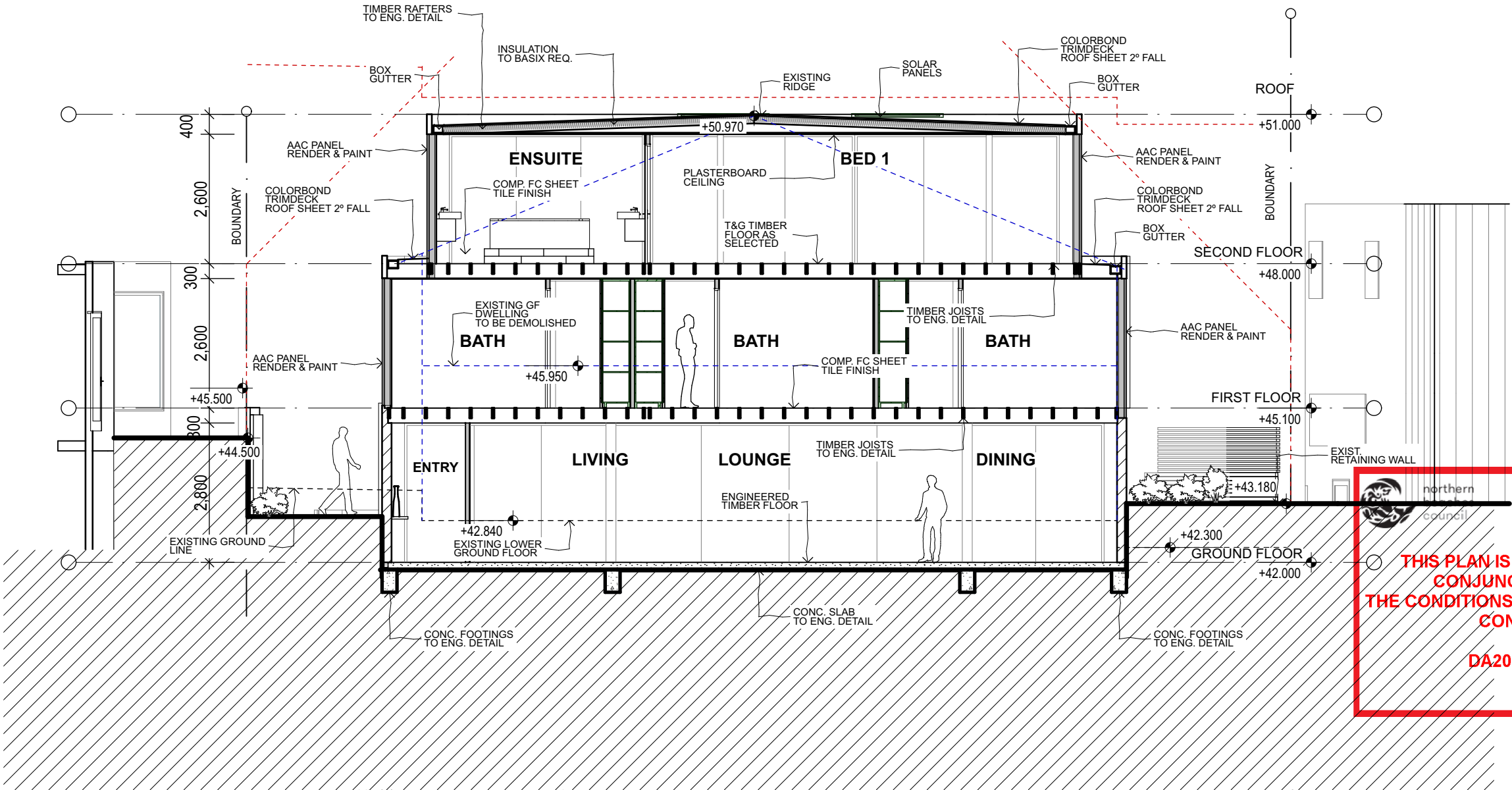
NOTES:
REFER TO INSULATION SPECIFICATION,
NATHERS CERTIFICATE AND BASIX CERTIFICATE



ALL CONSTRUCTION TO MEET BAL 29 & BAL 19 - AS 3959 -2018 &
SECTION 7.5 OF PLANNING FOR BUSHFIRE PROTECTION -2019.
REFER TO BUSHFIRE ASSESSMENT REPORT REF:210630 PREPARED
BY BUILDING CODE & BUSHFIRE HAZARD SOLUTIONS PTY LTD.

LEGEND

- 190 CONC. BLOCK / DINCCELL TO ENG. DETAIL
- 180- 50 AAC PANEL TIMBER STUD WALL- RENDER & PAINT



1

Section A:A

1:100

ALL CONSTRUCTION TO MEET BAL 29 & BAL 19 - AS 3959 -2018 SECTION 3 & 7,
PLUS SECTION 7.5 OF PLANNING FOR BUSHFIRE PROTECTION -2019.
REFER TO BUSHFIRE ASSESSMENT REPORT REF:210630 PREPARED
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NOTES
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Grant Seghers Design

REV	DATE	AMENDMENT
A	JAN 2021	DEVELOPMENT APPLICATION

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PROJECT
Bertucci Residence
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WHALE BEACH NSW 2107
Lot 211 DP 15376
grantseghersdesign
39 Gondola Road
NORTH NARRABEEN NSW 2101
M:0424 428 602

DRAWING TITLE
SECTION A:A

SCALE	DRAWN BY	PLOT DATE
1:100@A3	GS	1/2/21

PROJECT NO.	DRAWING NO.	REVISION
1232	DA-12	A

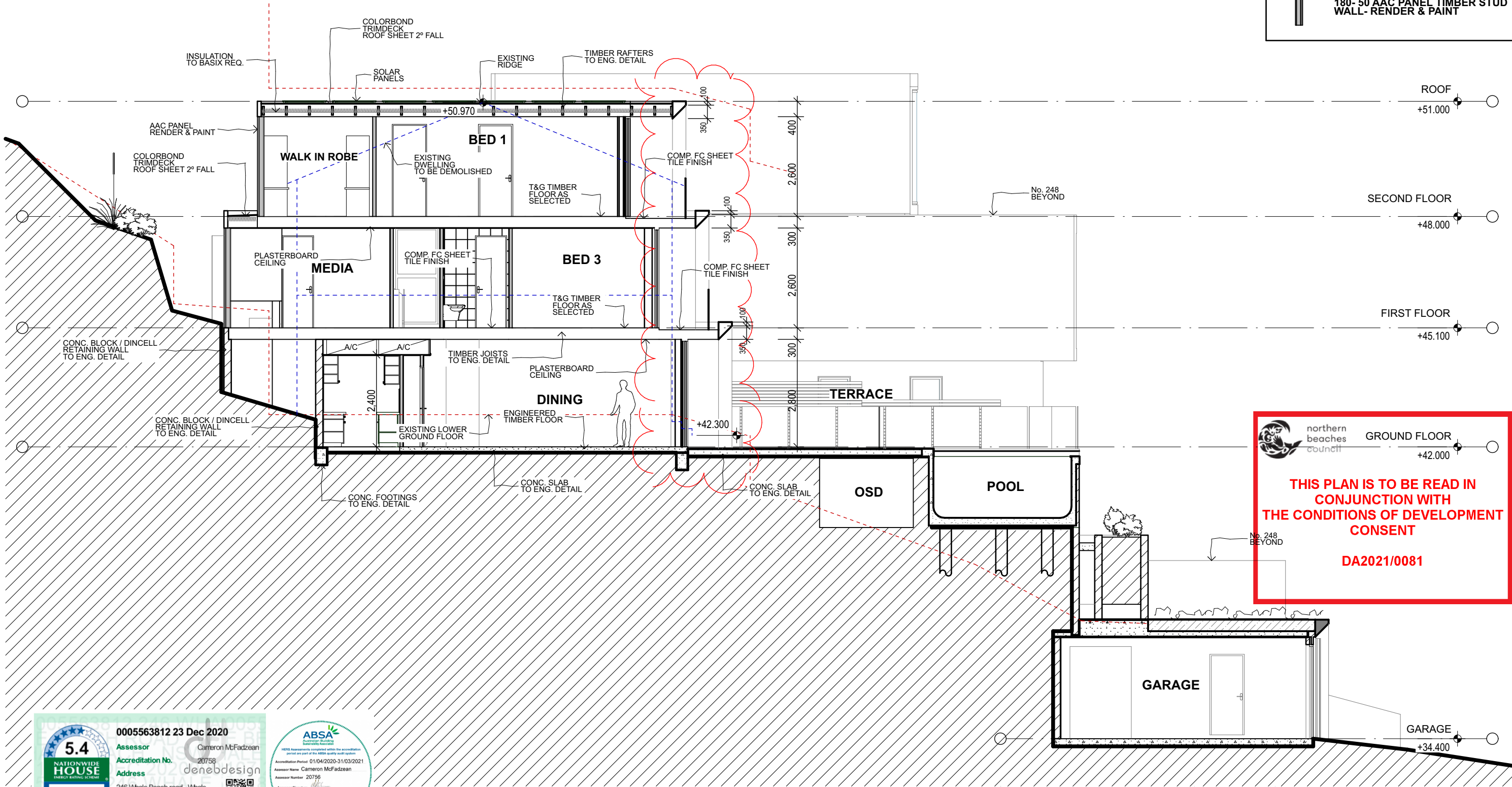
NOTES:
REFER TO INSULATION SPECIFICATION,
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ALL CONSTRUCTION TO MEET BAL 29 & BAL 19 - AS 3959 -2018 &
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LEGEND

190 CONC. BLOCK / DINCCELL
TO ENG. DETAIL

180- 50 AAC PANEL TIMBER STUD
WALL- RENDER & PAINT



5.4

NATIONWIDE
HOUSE

60.8

MUMI

www.nathers.gov.au

0005563812 23 Dec 2020

Assessor
Accreditation No.
Address

Cameron McFadzean

20758

246 Whale Beach road , Whale
Beach , NSW , 2107

hstar.com.au

ABSA

Australian Building
Sustainability Association

HWS Assessments completed within the accreditation
period are part of the ABSA quality seal system

Accreditation Period: 01/04/2020-31/03/2021

Assessor Name: Cameron McFadzean

Assessor Number: 20758

Assessor Signature

1 Section B:B 1:100

NOTES	REV	DATE	AMENDMENT
This drawing shall be read in conjunction with all other drawings and specifications for the project. Any discrepancies shall be referred to the building designer for clarification before proceeding with work. All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site. Figured dimensions to be used rather than scaling. All building work must be carried out in accordance with the National Construction Code (NCC) of Australia and all relevant Australian Standards. CAD Ref: 246 Whale Beach Rd DA09.pln Grant Seghers Design	A	JAN 2021	DEVELOPMENT APPLICATION
	B	APRIL 2021	GENERAL AMENDMENTS SHOWN CLOUDED
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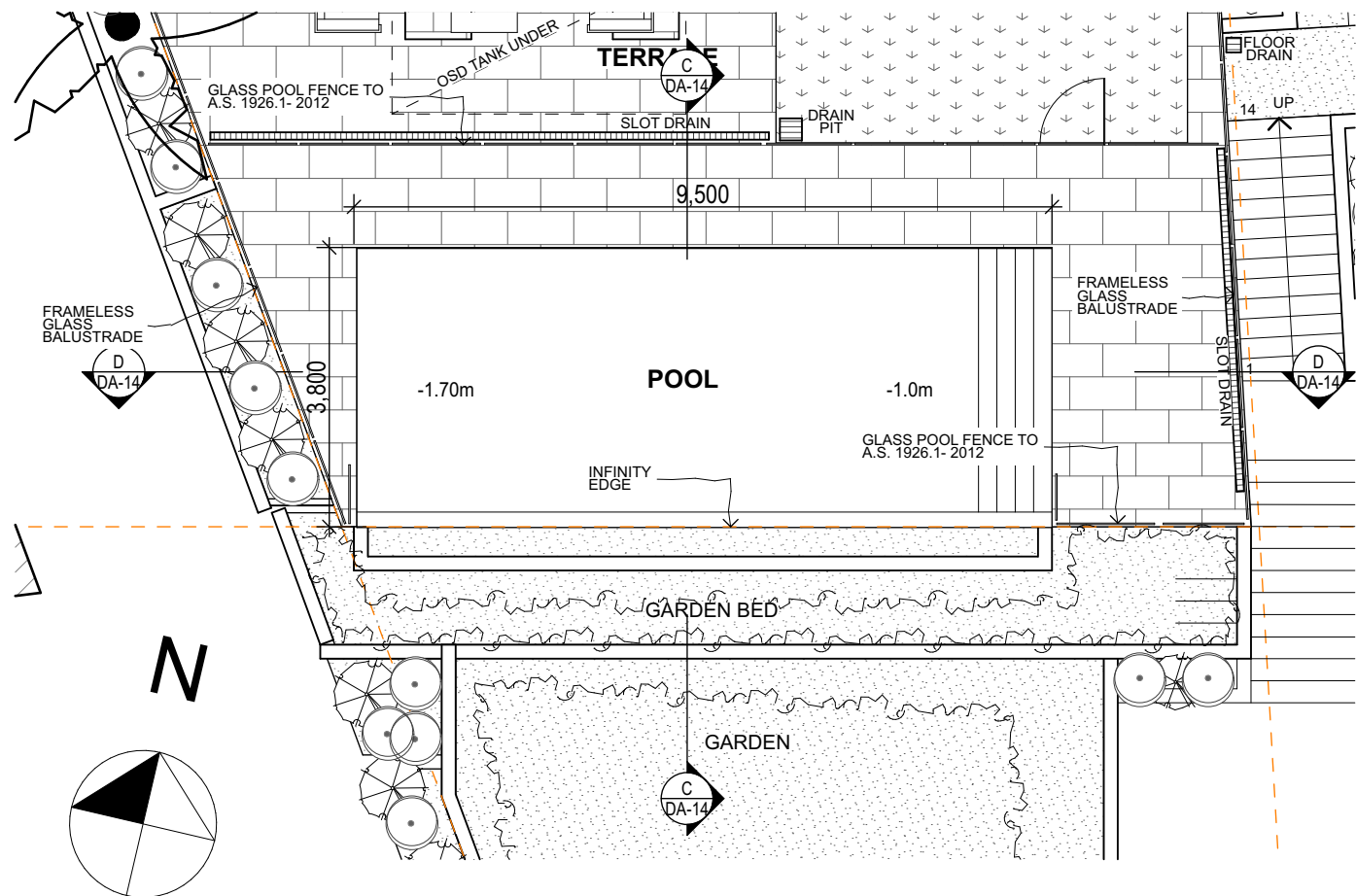
0424 428 602

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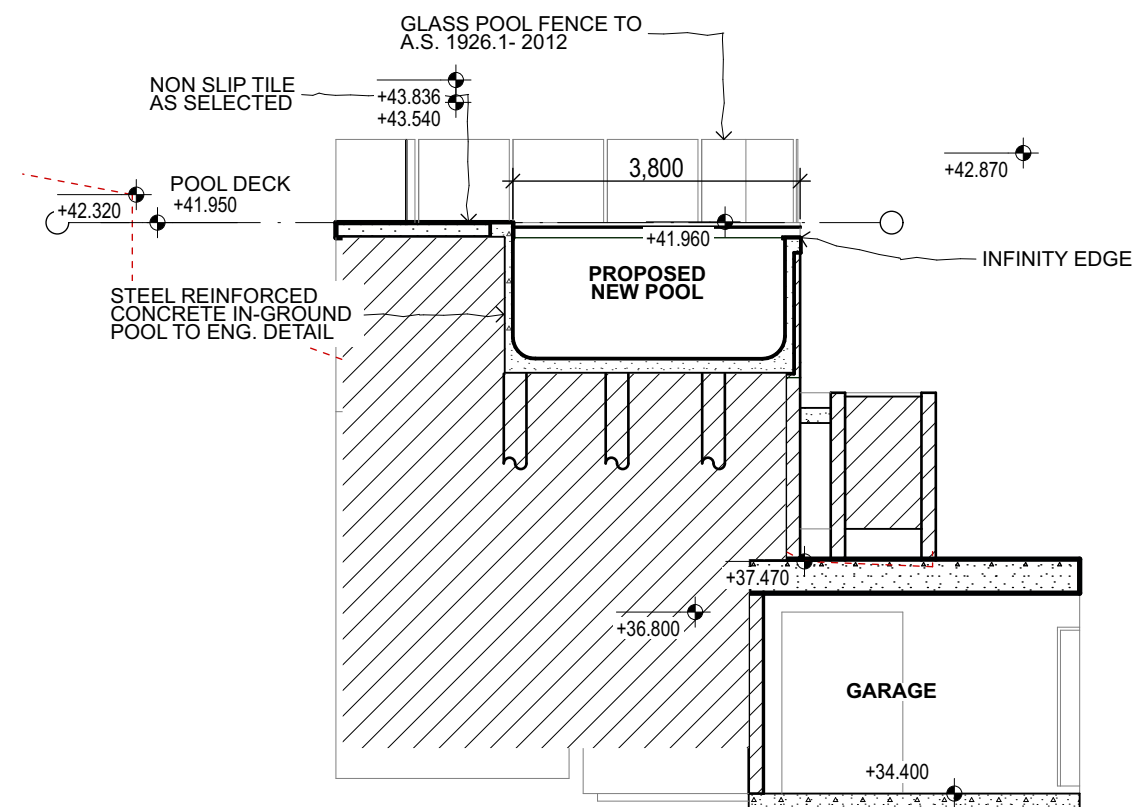
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PROJECT
Bertucci Residence
246 Whale Beach Road
WHALE BEACH NSW 2107
Lot 211 DP 15376
grantsegthersdesign
39 Gondola Road
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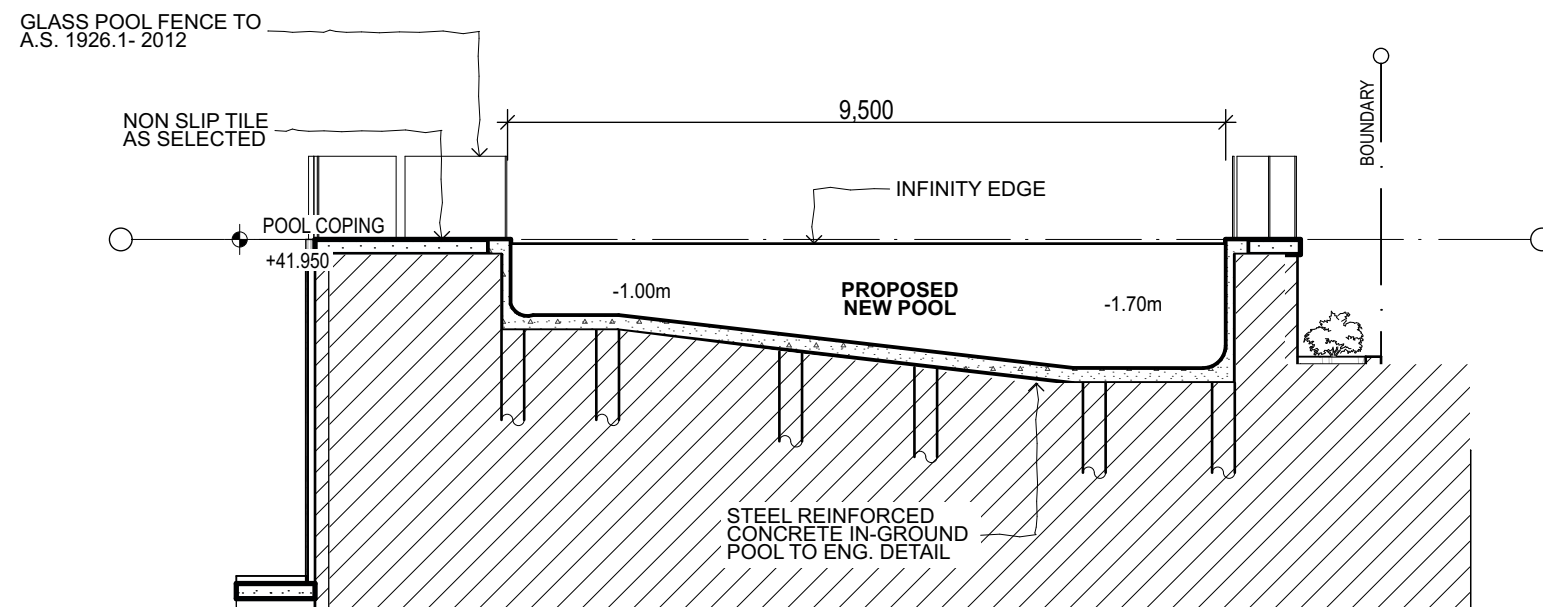
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SECTION B:B	1:100@A3	GS	11/5/21
PROJECT NO.	DRAWING NO.	REVISION	
1232	DA-13	C	



1 Pool Plan 1:100



2 Section C:C 1:100



3 Section D:D 1:100

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

DA2021/0081



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Grant Seghers Design

REV DATE
A JAN 2021

AMENDMENT
DEVELOPMENT APPLICATION

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design

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NORTH NARRABEEN NSW 2101
M:0424 428 602

DRAWING TITLE
POOL DETAIL

SCALE
1:100@A3

PROJECT NO.
1232

DRAWN BY
GS

DRAWING NO.
DA-14

PLOT DATE
1/2/21

REVISION
A