185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888
CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

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 toned/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.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

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.

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	W	4.59	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W2	S	1.1	0	0	none	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W3	S	1.1	0	0	none	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W4	S	1.1	5	4	none	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W5	S	1.1	3.5	4	none	standard aluminium, toned/air gap/ clear, (U-value: 5.31, SHGC: 0.48)
W6	S	1.1	5.6	2.5	projection/ height above sill ratio >=0.36	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W7	S	1.1	5.6	2.5	projection/ height above sill ratio >=0.36	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W8	S	0.73	4.9	3.4	projection/ height above sill ratio >=0.36	standard aluminium, toned/air gap/ clear, (U-value: 5.31, SHGC: 0.48)
W9	N	1.23	5.6	2.5	none	standard aluminium, toned/air gap/ clear, (U-value: 5.31, SHGC: 0.48)
W10	N	2.45	5.6	2.5	projection/ height above sill ratio >=0.36	standard aluminium, toned/air gap/ clear, (U-value: 5.31, SHGC: 0.48)
D6	N	1.9	6	2.5	projection/ height above sill ratio >=0.43	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W401	W	4.34	0	0	projection/ height above sill ratio >=0.43	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W402	S	0.86	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W403	S	0.86	1.8	3.5	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, toned/air gap/ clear, (U-value: 5.31, SHGC: 0.48)
W404	S	0.54	1	2.5	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W405	S	3.1	1.8	2.5	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, toned/air gap/ clear, (U-value: 5.31, SHGC: 0.48)
W406	S	0.54	1	2.5	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, toned/air gap/ clear, (U-value: 5.31, SHGC: 0.48)
W407	S	0.54	1	2.5	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W408	S	0.85	1.8	2.5	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W409	N	0.25	0	0	projection/ height above sill ratio >=0.43	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W410	N	0.73	2.1	3.4	projection/ height above sill ratio >=0.43	standard aluminium, toned/air gap/ clear, (U-value: 5.31, SHGC: 0.48)
W411	W	0.73	1.8	4.5	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
W412	N	1.45	1.6	2.5	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/ clear, (U-value: 5.31, SHGC: 0.48)
W413	N	1.44	1.6	2.5	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, toned/air gap/ clear, (U-value: 5.31, SHGC: 0.48)
W414	N	3.71	0	0	projection/ height above sill ratio >=0.36	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
D201	E	7.68	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
D202	E	11.61	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
D203	E	7.68	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
D204	W	7.1	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)
D1	E	11.4	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, clear/air gap/ clear, (U-value: 5.34, SHGC: 0.67)

BASIX® Certificate
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A505848_03

Sheet List Table

Number	Sheet Title
A101	COVER SHEET AND NOTES
A102	SITE PLAN AND COMPLIANCE TABLE
A103	PROPOSED GROUND FLOOR PLAN
A104	PROPOSED FIRST FLOOR PLAN
A105	ELEVATIONS (1)
A106–	ELEVATIONS (2)
A107	SECTIONS
A108	POOL PLAN
A109	SCHEDULES (A)
A110	SCHEDULES
A111	NOTIFICATION PLAN
A112	NOTIFICATION PLAN (A)
A201	SITE ANALYSIS PLAN
A203–C	SHADOW DIAGRAMS – EXISTING
A203–A	SHADOW DIAGRAMS
A204	ROOF PLAN
A205	CONSTRUCTION MANAGMENT PLAN
A206	LANDSCAPING CONCEPT PLAN
A301	EXISTING GROUND FLOOR PLAN
A302	EXISTING FIRST FLOOR PLAN

Hot water

The applicant must install the following hot water system in the development: gas instantaneous.

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.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

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 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
suspended floor above garage: framed (R0.7).	nil	N/A
floor above existing dwelling or building.	nil	N/A
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: single skin autoclaved aerated concrete (AAC) (AAC: 75 mm)	R1.03 (or R1.70 including construction)	
external wall: other/undecided	R1.70 (including construction)	
internal wall shared with garage: single skin masonry (R0.18)	nil	
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R1.74 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)

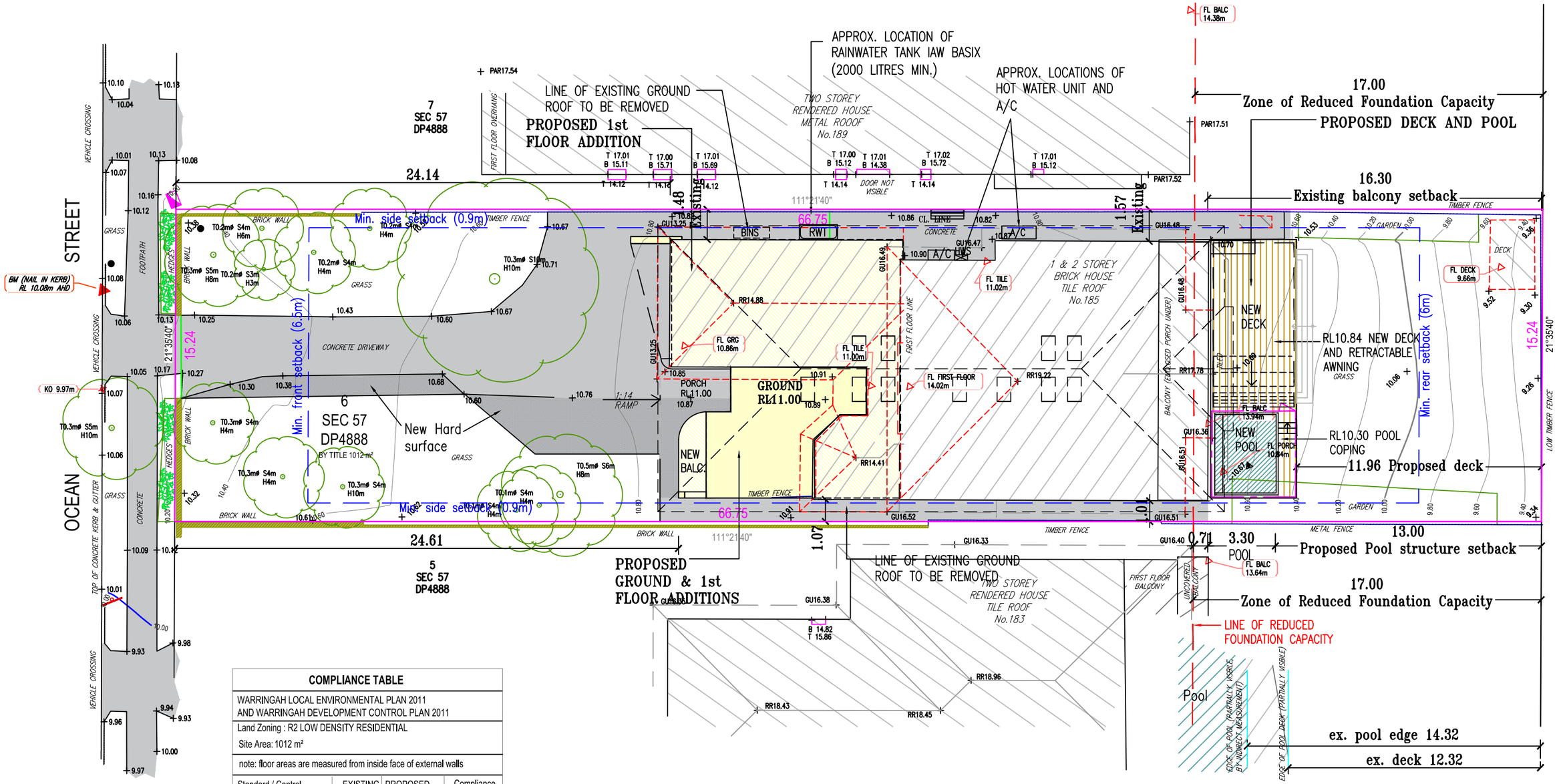
house plan.design.drafting
ABN 74 542 321 461

House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: COVER SHEET AND NOTES

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A101	B



COMPLIANCE TABLE			
WARRINGAH LOCAL ENVIRONMENTAL PLAN 2011 AND WARRINGAH DEVELOPMENT CONTROL PLAN 2011			
Land Zoning : R2 LOW DENSITY RESIDENTIAL Site Area: 1012 m²			
note: floor areas are measured from inside face of external walls			
Standard / Control	EXISTING	PROPOSED	Compliance
Ground floor area	162 m²	200 m²	N/A
First floor area excl. voids	137 m²	255 m²	N/A
Dwellings gross floor area	299 m²	455 m²	N/A
Attached garage	66 m²	unchanged	
Existing Ground patio	31 m²	unchanged	
Existing first floor balcony	31 m²	unchanged	
Proposed first floor balcony	-	5.4 m²	N/A
Max. height limit		8.46 m	8.5 m-YES
Max. wall height limit		5.93 m	7.2 m-YES
Front setback	24.14m - unchanged		6.5 m-YES
Side setbacks	1.48 m - North- unchanged 1.01 m - South- unchanged		0.90 m-YES
Hard surface		227 m²	
Landscaping	EXISTING 527 m² 52.0%	PROPOSED > 405 m² 40%	40%-YES

1 SITE PLAN AND COMPLIANCE TABLE
1:200

BOUNDARY LINES
EXISTING
DEMOLISH
NEW DEVELOPMENT
REMOVE TREE SUBJECT TO COUNCIL PERMIT

THE STORMWATER DRAINAGE SYSTEM MUST BE DESIGNED AND CONSTRUCTED IN ACCORDANCE WITH AUSTRALIAN STANDARD AS3500.3:2015

* NOTE: CONTRACTOR TO IMPLEMENT SEDIMENT CONTROL MEASURE DURING CONSTRUCTION AS REQUIRED BY COUNCIL – REFER EROSION CONTROL PLAN

THE DEVELOPMENT SHALL COMPLY WITH THE SWIMMING POOLS ACT 1992, SWIMMING POOL REGULATION 2008, BUILDING CODE OF AUSTRALIA AND/OR AS 1926.1–2007 – SWIMMING POOL SAFETY.

1.2M HIGH POOL GLASS FENCE AND GATE IAW THE SWIMMING POOLS ACT, AS1926.1–2012 & COUNCIL REQUIREMENTS.

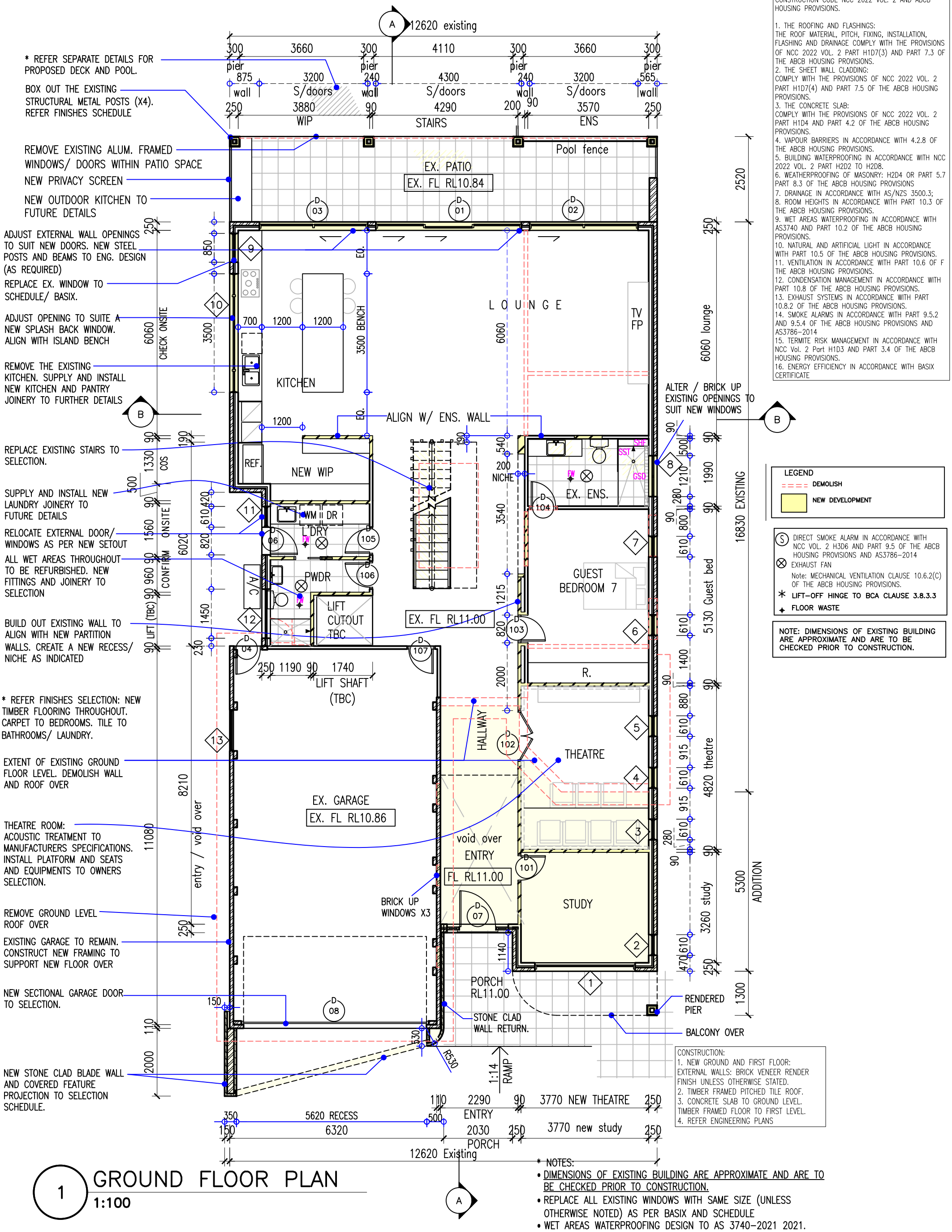
CONNECT POOL TO SEWER AS PER COUNCIL REGULATION

house plan.design.drafting
ABN 74 542 321 461
House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: SITE PLAN AND COMPLIANCE TABLE

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A102	B



SUMMARY OF COMPLIANCE WITH THE NATIONAL CONSTRUCTION CODE NCC 2022 VOL. 2 AND ABCB HOUSING PROVISIONS.

1. THE ROOFING AND FLASHINGS:
THE ROOF MATERIAL, PITCH, FIXING, INSTALLATION, FLASHING AND DRAINAGE COMPLY WITH THE PROVISIONS OF NCC 2022 VOL. 2 PART H1D7(3) AND PART 7.3 OF THE ABCB HOUSING PROVISIONS.
2. THE SHEET WALL CLADDING:
COMPLY WITH THE PROVISIONS OF NCC 2022 VOL. 2 PART H1D7(4) AND PART 7.5 OF THE ABCB HOUSING PROVISIONS.
3. THE CONCRETE SLAB:
COMPLY WITH THE PROVISIONS OF NCC 2022 VOL. 2 PART H1D4 AND PART 4.2 OF THE ABCB HOUSING PROVISIONS.
4. VAPOUR BARRIERS IN ACCORDANCE WITH 4.2.8 OF THE ABCB HOUSING PROVISIONS.
5. BUILDING WATERPROOFING IN ACCORDANCE WITH NCC 2022 VOL. 2 PART H2D2 TO H2D8.
6. WEATHERPROOFING OF MASONRY: H2D4 OR PART 5.7 PART 8.3 OF THE ABCB HOUSING PROVISIONS
7. DRAINAGE IN ACCORDANCE WITH AS/NZS 3500.3;
8. ROOM HEIGHTS IN ACCORDANCE WITH PART 10.3 OF THE ABCB HOUSING PROVISIONS.
9. WET AREAS WATERPROOFING IN ACCORDANCE WITH AS3740 AND PART 10.2 OF THE ABCB HOUSING PROVISIONS.
10. NATURAL AND ARTIFICIAL LIGHT IN ACCORDANCE WITH PART 10.5 OF THE ABCB HOUSING PROVISIONS.
11. VENTILATION IN ACCORDANCE WITH PART 10.6 OF F THE ABCB HOUSING PROVISIONS.
12. CONDENSATION MANAGEMENT IN ACCORDANCE WITH PART 10.8 OF THE ABCB HOUSING PROVISIONS.
13. EXHAUST SYSTEMS IN ACCORDANCE WITH PART 10.8.2 OF THE ABCB HOUSING PROVISIONS.
14. SMOKE ALARMS IN ACCORDANCE WITH PART 9.5.2 AND 9.5.4 OF THE ABCB HOUSING PROVISIONS AND AS3786–2014
15. TERMITE RISK MANAGEMENT IN ACCORDANCE WITH NCC Vol. 2 Part H1D3 AND PART 3.4 OF THE ABCB HOUSING PROVISIONS.
16. ENERGY EFFICIENCY IN ACCORDANCE WITH BASIX CERTIFICATE

LEGEND
DEMOLISH
NEW DEVELOPMENT

(S) DIRECT SMOKE ALARM IN ACCORDANCE WITH NCC VOL. 2 H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS AND AS3786–2014
EXHAUST FAN
Note: MECHANICAL VENTILATION CLAUSE 10.6.2(C) OF THE ABCB HOUSING PROVISIONS.
LIFT–OFF HINGE TO BCA CLAUSE 3.8.3.3
FLOOR WASTE

NOTE: DIMENSIONS OF EXISTING BUILDING ARE APPROXIMATE AND ARE TO BE CHECKED PRIOR TO CONSTRUCTION.

CONSTRUCTION:
1. NEW GROUND AND FIRST FLOOR:
EXTERNAL WALLS: BRICK VENEER RENDER FINISH UNLESS OTHERWISE STATED.
2. TIMBER FRAMED PITCHED TILE ROOF.
3. CONCRETE SLAB TO GROUND LEVEL.
TIMBER FRAMED FLOOR TO FIRST LEVEL.
4. REFER ENGINEERING PLANS

1 GROUND FLOOR PLAN
1:100

* NOTES:
- DIMENSIONS OF EXISTING BUILDING ARE APPROXIMATE AND ARE TO BE CHECKED PRIOR TO CONSTRUCTION.
- REPLACE ALL EXISTING WINDOWS WITH SAME SIZE (UNLESS OTHERWISE NOTED) AS PER BASIX AND SCHEDULE
- WET AREAS WATERPROOFING DESIGN TO AS 3740–2021 2021. WINDOW SILL HEIGHT ABOVE 1800MM WITHIN THE SHOWER AREA
- DEMOLISH HIGHLIGHTED WALLS TO ENGINEER'S DESIGN. BUILDER TO ENSURE STRUCTURAL STABILITY AND MAKE GOOD OF ALL SURFACES.

house plan.design.drafting
ABN 74 542 321 461

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: PROPOSED GROUND FLOOR PLAN

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A103	B

LEGEND
DEMOLISH
NEW DEVELOPMENT

DIRECT SMOKE ALARM IN ACCORDANCE WITH NCC VOL. 2 H3D6 AND PART 9.5 OF THE ABCB HOUSING PROVISIONS AND AS3786–2014
EXHAUST FAN
Note: MECHANICAL VENTILATION CLAUSE 10.6.2(C) OF THE ABCB HOUSING PROVISIONS.
LIFT–OFF HINGE TO BCA CLAUSE 3.8.3.3
FW FLOOR WASTE

12620 EXISTING
300 pier 250 | 3660 3880 bed 1 | 300 pier 90 | 4120 4490 lounge | 300 pier 90 | 3650 3570 bed 2 /ens | 300 pier 250
880 wall | 3200 S/ DOORS | 240 wall | 4300 S/ DOORS | 240 wall | 3200 S/ DOORS | 570 wall

NEW ROOF STRUCTURE OVER FIRST FLOOR – 0.60m EAVES (TYPICAL)
NEW POST SUPPORT THE EXTENDED ROOF OVER SIDE BALCONIES
OPEN GABLE OVER
REPLACE EX. WINDOW TO SCHEDULE
BOX OUT THE EXISTING STRUCTURAL METAL POSTS
EXTEND PITCHED ROOF OVER EXISTING BALCONY (0.60m EAVES).
NEW POST SUPPORT THE EXTENDED ROOF OVER SIDE BALCONIES
SELECTED BALUSTRADE 1m MIN. HEIGHT TO AS1170.1
REMOVE EXISTING ALUM. FRAMED WINDOWS WITHIN BALCONY SPACE
NEW ALUM. FRAMED GLAZING AS PER BASIX AND SCHEDULE
ADJUST EXTERNAL WALL OPENINGS TO SUIT NEW DOORS. STEEL POSTS AND BEAMS TO ENG. DESIGN (AS REQUIRED)
EXISTING WALL TO REMAIN
EXISTING EXTERNAL BRICK WALL TO REMAIN AND RECEIVE NEW RENDER/ PAINT TO SELECTION
NEW SKYLIGHT OVER TO SCHEDULE
BUILD OUT EXISTING WALL TO ALIGN WITH NEW PARTITION WALLS. WALL END TO ALIGN WITH NEW RAISED CEILING OVER
ALTER EXISTING OPENINGS TO SUIT NEW WINDOWS
ALL WET AREAS THROUGHOUT TO BE REFURBISHED. NEW FITTINGS AND JOINERY TO SELECTION
CREATE A RECESS/ NICHE WITHIN BUILT OUT WALL TO FUTURE DETAILS.
REMOVE EXISTING STAIRS AND ALTER VOID. SELECTED BALUSTRADE 1m MIN. HEIGHT TO AS1170.1
SKYLIGHTS OVER. REFER SETOUT PLAN AND BASIX
NEW PARTITION WALL TO ALIGN WITH VOID WALLS FROM GROUND LEVEL.
SELECTED BALUSTRADE 1m MIN. HEIGHT TO AS1170.1
REDUCED ROOF PITCH AND 8.5M MAX. HEIGHT
20° ROOF PITCH
NEW ROOF STRUCTURE OVER FIRST FLOOR – 0.60m EAVES (TYPICAL)
300mm THICK RENDERED WALL
1m MIN. HEIGHT RENDERED BALUSTRADE WALL AND HANDRAIL TO AS1170.1

EX. BALCONY
EX. BEDROOM 1
LOUNGE
EX. BEDROOM 2
REMOVE VANITY
WIR
NEW JOINERY
NEW ENS.
STAIRS VOID
LIFT CUTOUT TBC
NEW BEDROOM 4
ROBE
LINEN
ENS
RUMPUS
BEDROOM 3
WIR
ENS
ROBE
ENTRY VOID
NEW BEDROOM 5
NEW BEDROOM 6
Arched window
NEW BALCONY
BRICK EX. WINDOWS
D201 D202 D203 D204 D301 D302 D303 D304 D305 D306 D307 D308 D309 D310 D311 D312 D313 D314 D315
408 409 410 411 412 413 414 415 416 417 418 401 402 403 404 405 406 407

4890 bed 1 | 6250 lounge | 4700 bed 2 | 2520 EXISTING
7980 EXISTING | 2500 wir | 2830 | 12620 EXISTING
4310 VOID | 3110 (TBC) | 4540 EXISTING | 2830
LIFT (TBC) | 2410 | 1860
5520 | 3470 Bed 4 | 2750 | 3620 bed 3
2650 | 2730
11290 EXISTING | 4400 void | 3440 bed 5 | 2580 | 4460 bed 6 | 2800
9500 ADDITION

CONSTRUCTION:
1. NEW GROUND AND FIRST FLOOR: EXTERNAL WALLS: BRICK VENEER RENDER FINISH UNLESS OTHERWISE STATED.
2. TIMBER FRAMED PITCHED TILE ROOF.
3. CONCRETE SLAB TO GROUND LEVEL. TIMBER FRAMED FLOOR TO FIRST LEVEL.
4. REFER ENGINEERING PLANS

(BELOW) STONE CLAD BLADE WALL AND COVERED FEATURE PROJECTION.
250 3280 ENS. 90 600 4290 RUMPUS 90 1880 WIR 90 1800 ENS 250
250 3880 ENS. 90 1150 250 2290 VOID 90 3770 BED 6 250
600
250 5720 bed 5 250
6220 2130 3970 BALCONY 300 WALL

* NOTES:
- DIMENSIONS OF EXISTING BUILDING ARE APPROXIMATE AND ARE TO BE CHECKED PRIOR TO CONSTRUCTION.
- REPLACE ALL EXISTING WINDOWS WITH SAME SIZE (UNLESS OTHERWISE NOTED) TO BASIX AND SCHEDULE
- WET AREAS WATERPROOFING DESIGN TO AS 3740–2021 2021. WINDOW SILL HEIGHT ABOVE 1800MM WITHIN THE SHOWER AREA
- DEMOLISH HIGHLIGHTED WALLS TO ENGINEER'S DESIGN. BUILDER TO ENSURE STRUCTURAL STABILITY AND MAKE GOOD OF ALL SURFACES.

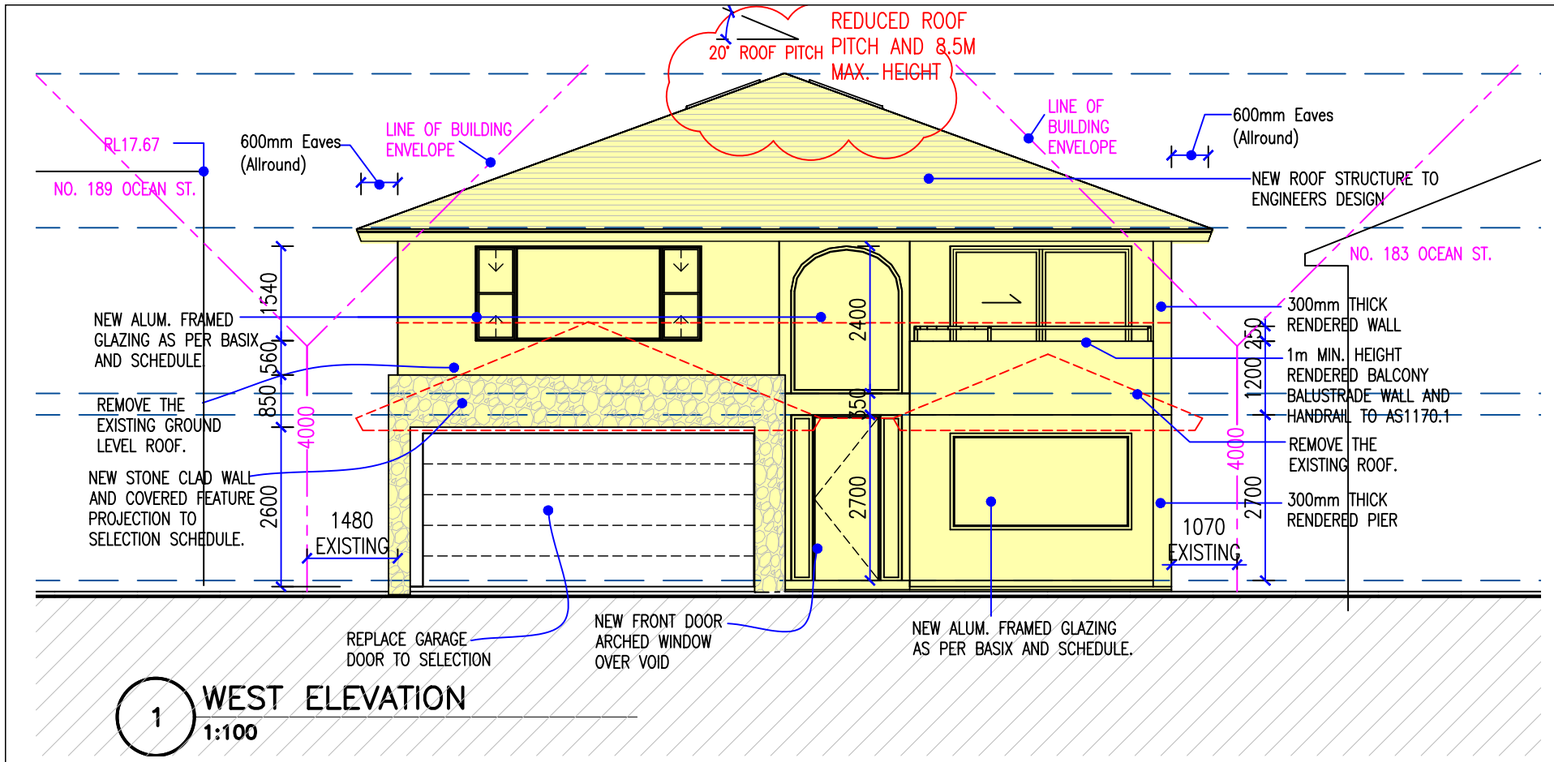
1 FIRST FLOOR PLAN
1:100

house plan.design.drafting
ABN 74 542 321 461 ©copyright
House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

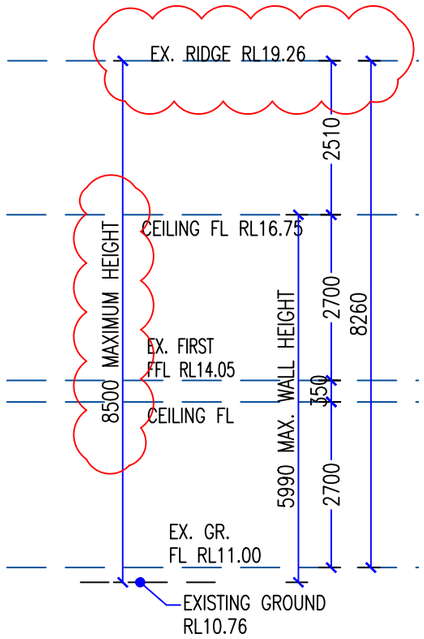
Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: PROPOSED FIRST FLOOR PLAN

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A104	B

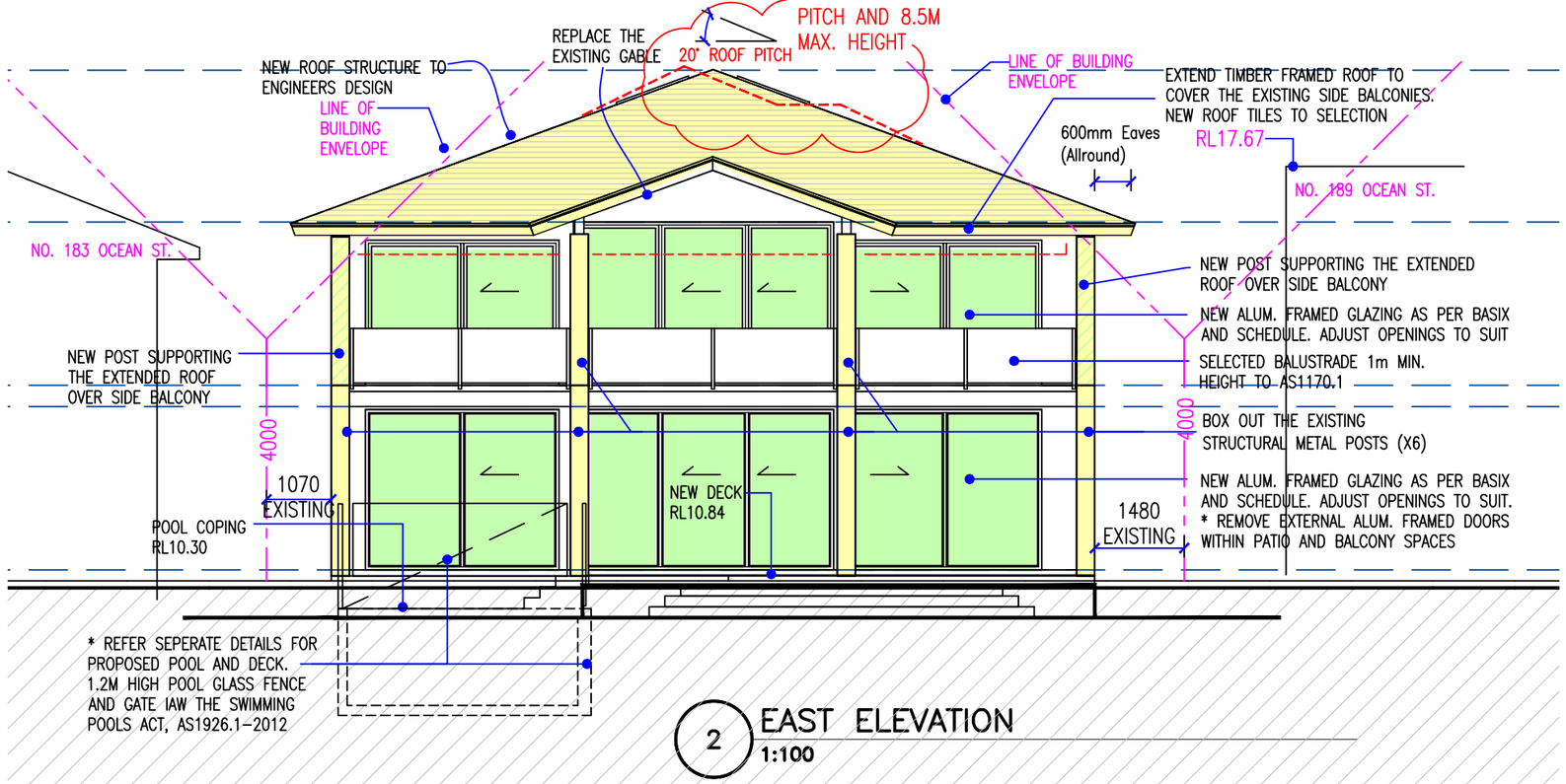


1 WEST ELEVATION
1:100

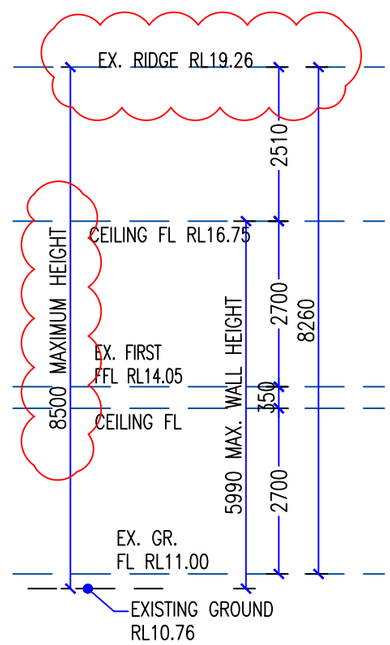


NOTES: PROTECTION OF OPENABLE WINDOWS IAW CURRENT BCA CLAUSE 3.9.2.6 (BEDROOMS) AND CLAUSE 3.9.2.7 (OTHER ROOMS)

Child–safe devices or screens are required for all bedroom windows where the sill of the window is less than 1.7m above the floor level and the level beneath the floor is greater than 2 metres.



2 EAST ELEVATION
1:100

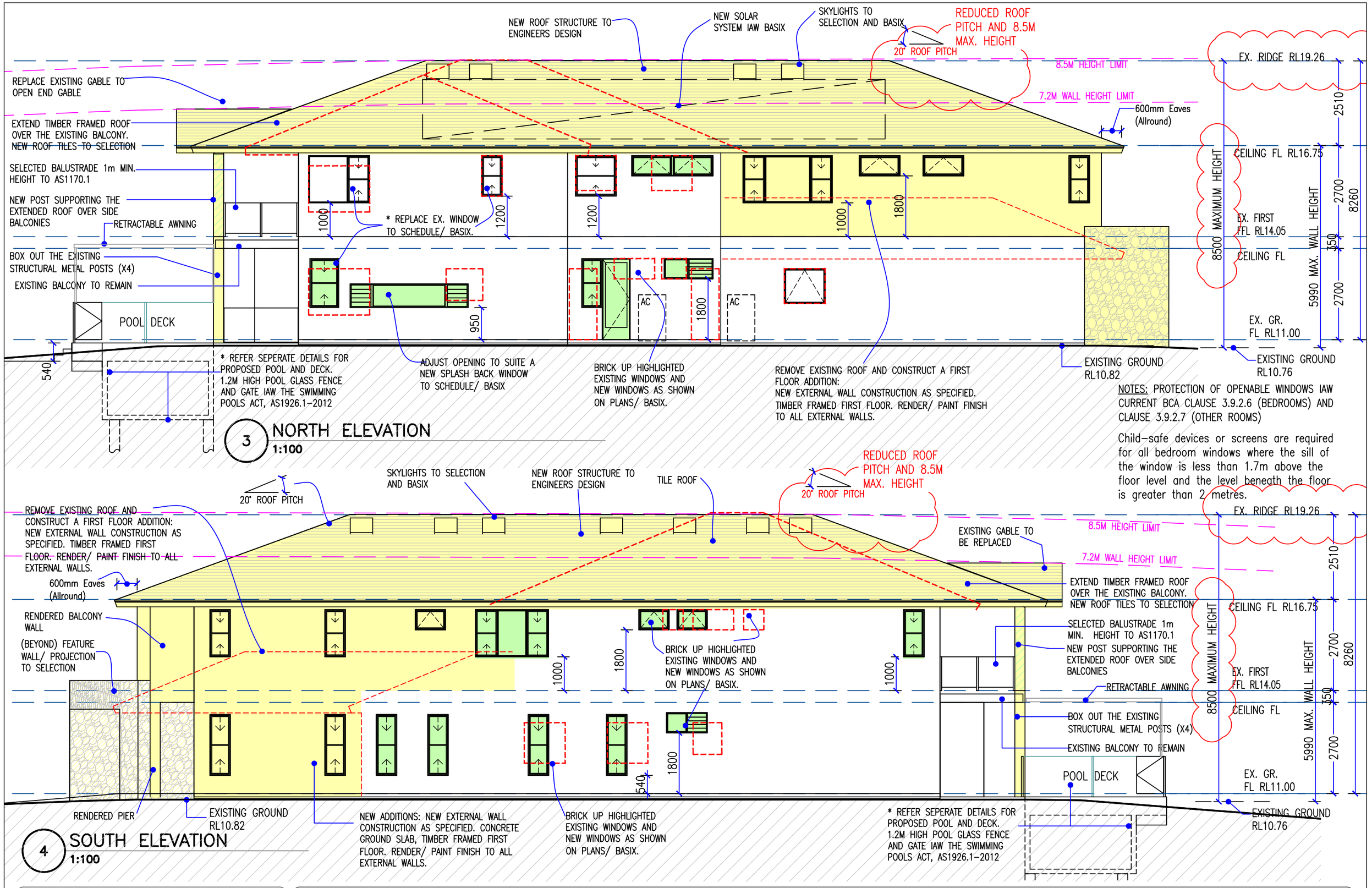


house plan.design.drafting
ABN 74 542 321 461 ©copyright
House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: ELEVATIONS (1)

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A105	B



3 NORTH ELEVATION
1:100

NOTES: PROTECTION OF OPENABLE WINDOWS IAW CURRENT BCA CLAUSE 3.9.2.6 (BEDROOMS) AND CLAUSE 3.9.2.7 (OTHER ROOMS)

Child–safe devices or screens are required for all bedroom windows where the sill of the window is less than 1.7m above the floor level and the level beneath the floor is greater than 2 metres.

4 SOUTH ELEVATION
1:100

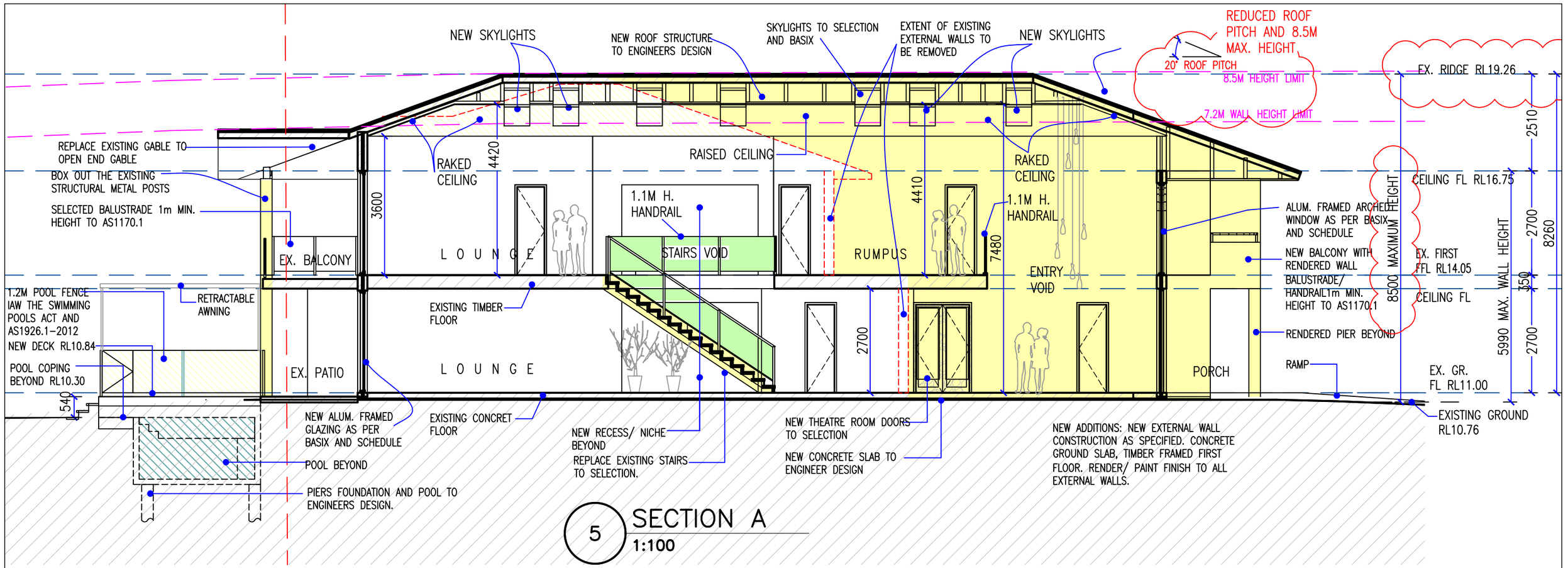
house plan.design.drafting
ABN 74 542 321 461
House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888

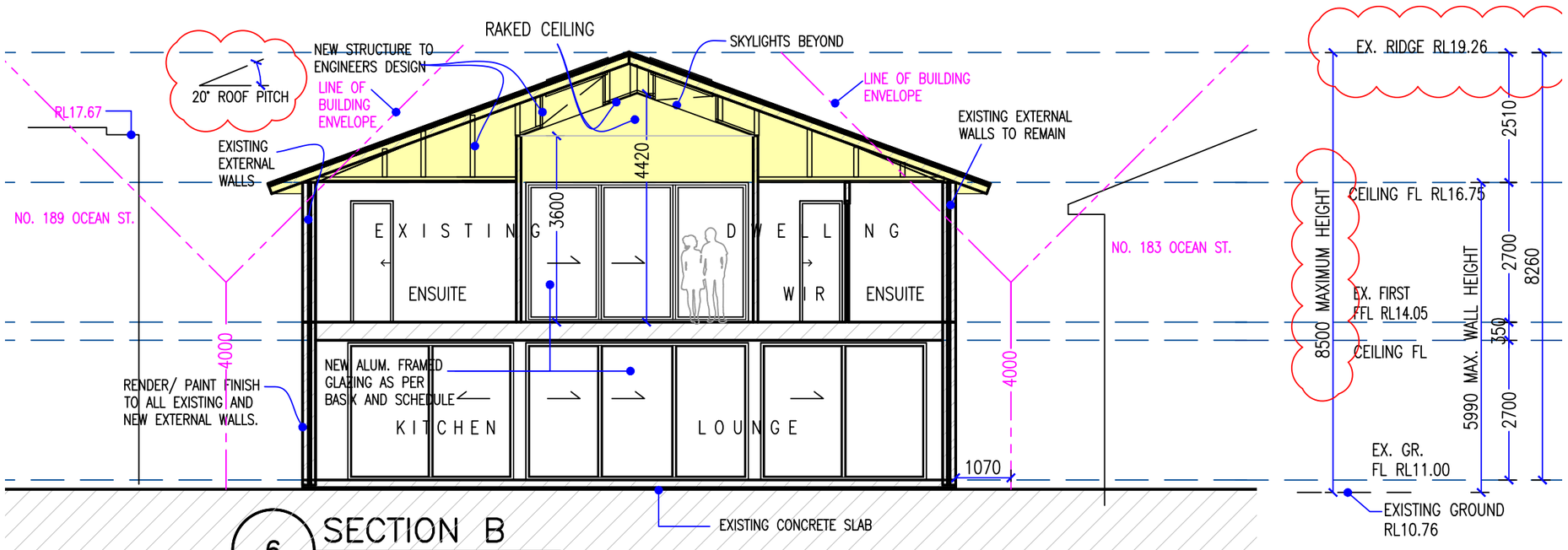
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: ELEVATIONS (2)

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A106-	B



5 SECTION A
1:100



6 SECTION B
1:100

NOTES: PROTECTION OF OPENABLE WINDOWS IAW CURRENT BCA CLAUSE 3.9.2.6 (BEDROOMS) AND CLAUSE 3.9.2.7 (OTHER ROOMS)

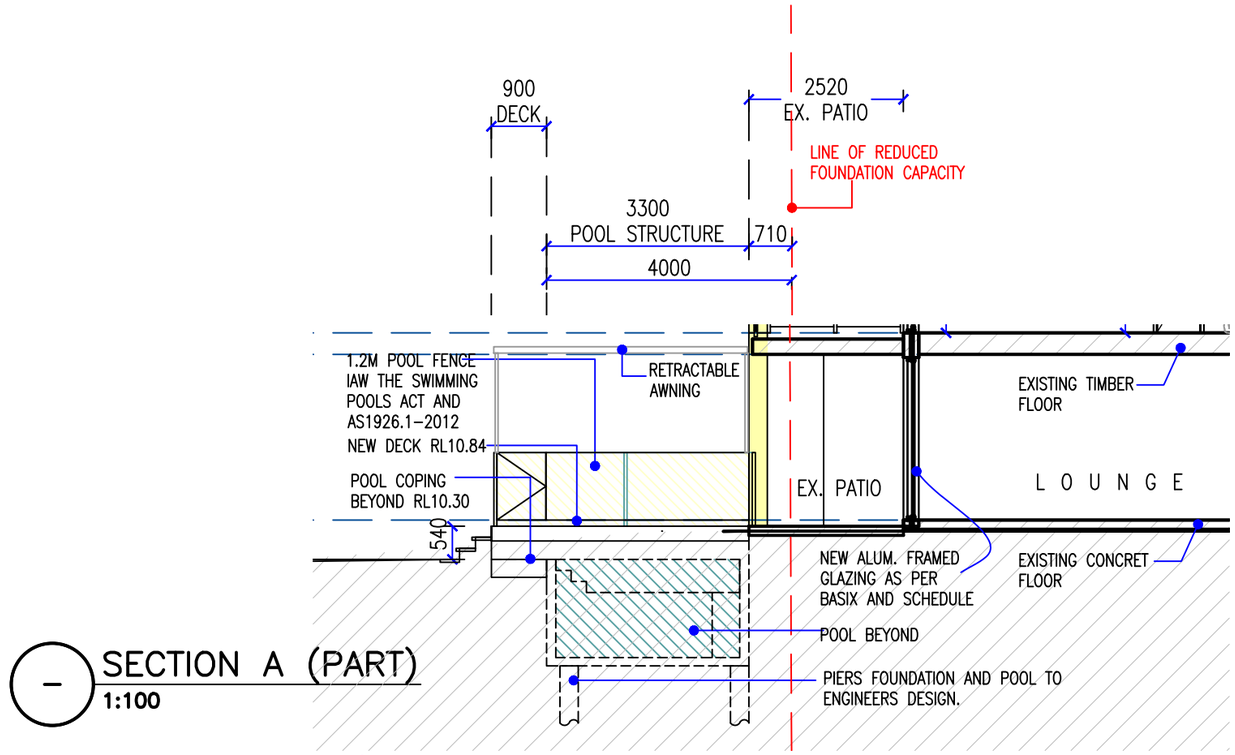
Child–safe devices or screens are required for all bedroom windows where the sill of the window is less than 1.7m above the floor level and the level beneath the floor is greater than 2 metres.

house plan.design.drafting
ABN 74 542 321 461 ©copyright
House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

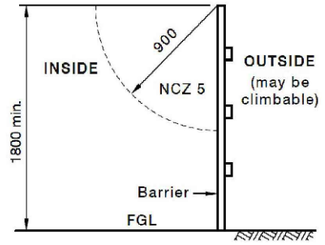
Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: SECTIONS

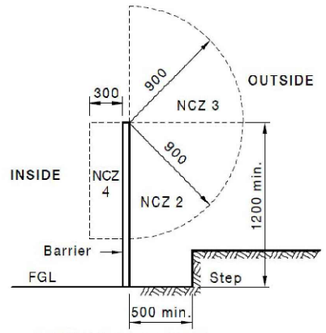
Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A107	B



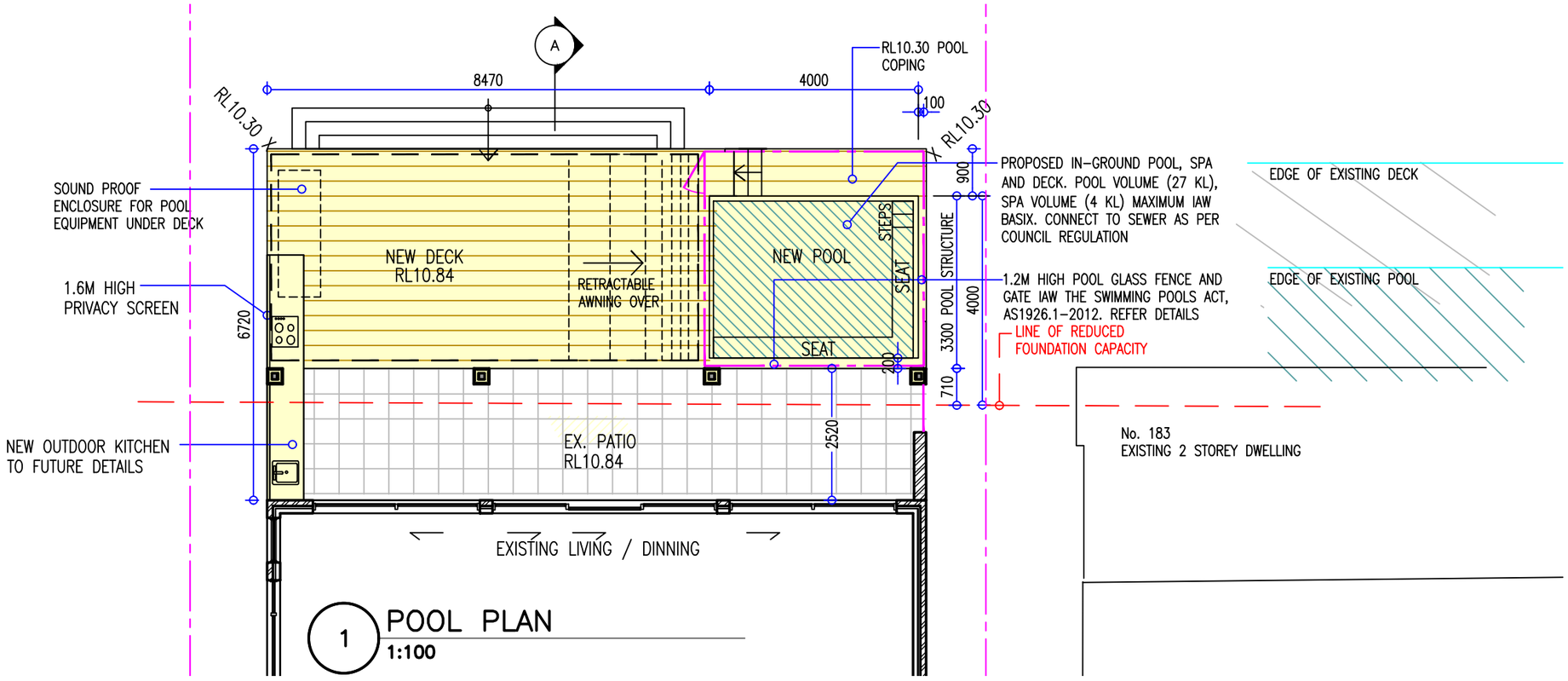
SECTION A (PART)
1:100



(a) Boundary barrier 1800 mm min.



(a) NCZ 2 at top of barrier



1 POOL PLAN
1:100

house plan.design.drafting
ABN 74 542 321 461

House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: POOL PLAN

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A108	B

Notes:

1. Window and door sizes are nominal. Suppliers' standard sizes may vary.
2. The builder to verify sizes of frames & openings before ordering windows and doors.

GROUND FLOOR

WINDOW SCHEDULE

No.	SIZE WD	SIZE HGT	Head	Sill	*CONFIRM SIZES BEFORE ORDERING Style	AREA
1	2960	1570	2400	830	FIX WINDOW	4.588
2	610	1800	2340	540	ANEETA	1.098
3	610	1800	2340	540	ANEETA	1.098
4	610	1800	2340	540	ANEETA	1.098
5	610	1800	2340	540	ANEETA	1.098
6	610	1800	2340	540	ANEETA	1.098
7	610	1800	2340	540	ANEETA	1.098
8	1210	600	2400	1800	LOUVRE – FIX (OBSCURE)	.726
9	850	1450	2400	950	ANEETA	1.233
10	3500	700	1650	950	SPLASHBACK WINDOW – OBSCURE – 1 FIX – 2 LOUVRED	2.45
11	610	1450	2400	950	ANEETA (OBSCURE)	.884
12	1450	600	2400	1800	LOUVRE – FIX (OBSCURE)	.87
13	1210	1030	2100	1070	Awning	1.271

FIRST FLOOR

WINDOW SCHEDULE

No.	SIZE WD	SIZE HGT	Head	Sill	Style	AREA
401	1810	2400	2400	0	ARCHED FIX WINDOW	4.344
402	610	1400	2400	1000	ANEETA	.854
403	610	1400	2400	1000	ANEETA	.854
404	900	600	2400	1800	AWNING (OBSCURE)	.54
405	2170	1400	2400	1000	ANEETA (2) – FIX	3.038
406	900	600	2400	1800	AWNING (OBSCURE)	.54
407	900	600	2400	1800	AWNING (OBSCURE)	.54
408	610	1400	2400	1000	ANEETA	.854
409	1810	1400	2400	1000	ANEETA – FIX	2.534
410	610	1200	2400	1200	ANEETA	.732
411	610	1200	2400	1200	ANEETA	.732
412	1210	1200	2400	1200	ANEETA (OBSCURE)	1.452
413	2410	600	2400	1800	AWNING 2 PANE (OBSCURE)	1.446
414	2650	1400	2400	1000	ANEETA (2) – FIX	3.71
415	1210	600	2400	1800	AWNING (OBSCURE)	.726
416	1210	600	2400	1800	AWNING (OBSCURE)	.726
417	610	1400	2400	1000	ANEETA	.854
418	3680	1540	2400	860	ANEETA (2) – FIX	5.704

SKYLIGHTS

3 singles 665x1275	(OPERABLE TBC)
2 SETS of 4x 665x1275	(OPERABLE TBC)

GROUND FLOOR

DOOR SCHEDULE

No.	SIZE WD	SIZE HGT	*CONFIRM SIZES BEFORE ORDERING Style	Area
1	4300	2650	SLIDING DOORS (3 PANEL)	11.395
2	3200	2650	SLIDING DOORS (2 PANEL)	8.48
3	3200	2650	SLIDING DOORS (2 PANEL)	8.48
4	820	2340	EXTERNAL SOLID DOOR	1.919
6	820	2400	FRENCH DOOR (OBSCURE)	1.968
7	1810	2700	ENTRY ASSEMBLY	4.887
8	5400	2500	SECTIONAL GARAGE DOOR	13.5

101	820	2340	INTERNAL DOOR
102	1500	2340	NEW – THEARE ROOM DOOR
103	820	2340	INTERNAL DOOR
104	820	2340	INTERNAL DOOR
105	820	2340	INTERNAL DOOR
106	820	2340	INTERNAL DOOR
107	820	2340	INTERNAL DOOR

DOOR SCHEDULE

No.	SIZE WD	SIZE HGT	Style	Area
201	3200	2400	SLIDING DOORS (2 PANEL)	7.68
202	4300	2700	SLIDING DOORS (3 PANEL)	11.61
203	3200	2400	SLIDING DOORS (2 PANEL)	7.68
204	2960	2400	SLIDING DOORS (2 PANEL)	7.104

301	820	2340	INTERNAL DOOR
302	820	2340	INTERNAL DOOR
303	820	2340	INTERNAL CAVITY SLIDING DOOR
304	820	2340	INTERNAL CAVITY SLIDING DOOR
305	820	2340	INTERNAL CAVITY SLIDING DOOR
306	820	2340	INTERNAL CAVITY SLIDING DOOR
307	820	2340	INTERNAL DOOR
308	820	2340	INTERNAL DOOR
309	820	2340	INTERNAL DOOR
310	820	2340	INTERNAL DOOR
311	820	2340	INTERNAL DOOR
312	820	2340	INTERNAL DOOR
313	820	2340	INTERNAL DOOR
314	820	2340	INTERNAL DOOR
315	820	2340	INTERNAL CAVITY SLIDING DOOR

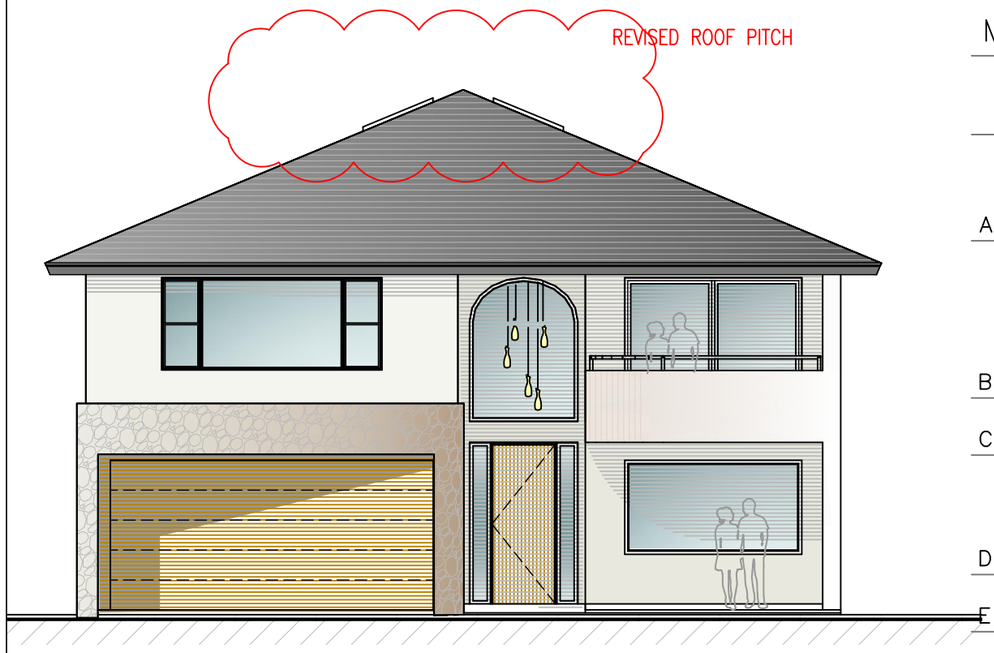
house plan.design.drafting
ABN 74 542 321 461 ©copyright
House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888

Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: SCHEDULES (A)

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A109	B



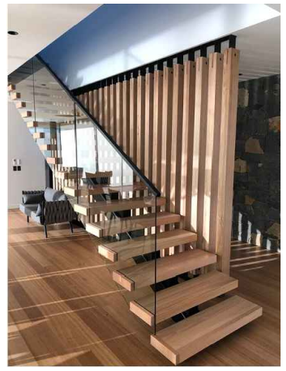
FRONT VIEW – CONCEPT

MATERIALS AND COLOUR SELECTION

	LOCATION	MATERIAL	COLOUR	SAMPLE
A	EXISTING EXTERNAL WALL	EXISTING BRICK – RENDER AND PAINT FINISH	BEIGE OR WARM LIGHT GREY (FROM NEUTRAL TONES COLOUR PALETTE)	
B	NEW EXTERNAL WALL	BRICK VENEER (TBC)		
C	ROOF CLADDING	NULOK CERAMIC TILES	GREY	
D	GARAGE DOORS	COLORBOND METAL	WOOD EFFECT	
E	WINDOW FRAMES	ALUMINUM FRAMED	PAINT (TBC)	
F	FEATURE WALL	STONE OR SIMILAR	NATURAL FINISH/ COLOUR	

ROOF TILES – CONCEPT

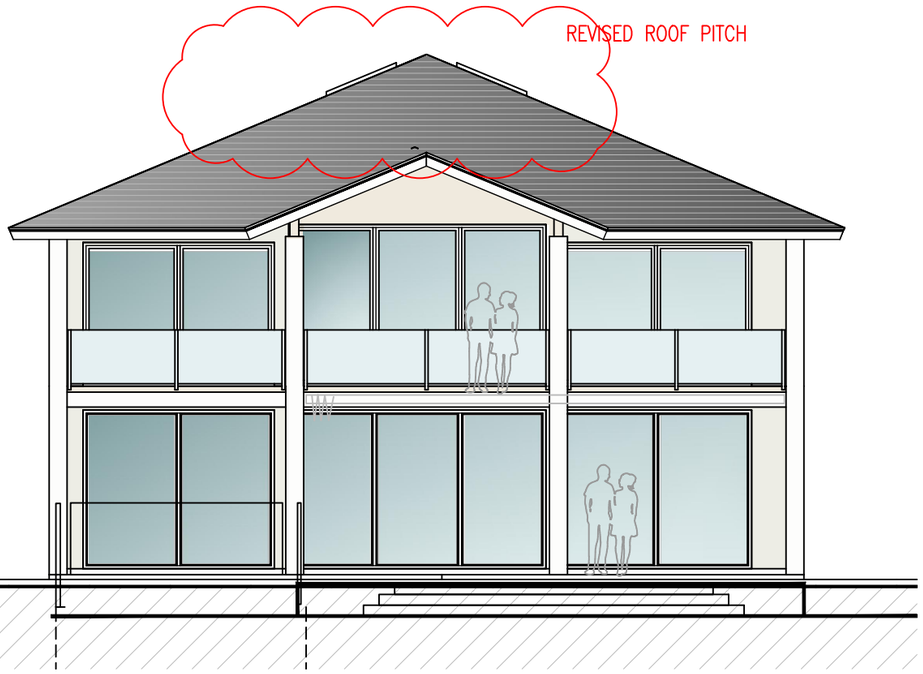
FEATURE WALL– CONCEPT



INTERNAL STAIRS – CONCEPT

3D VIEW – CONCEPT

RETRACTABLE AWNING – CONCEPT



REAR VIEW – CONCEPT

POOL FENCING– CONCEPT

house plan.design.drafting
ABN 74 542 321 461

www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888

Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: SCHEDULES

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A110	B

LEGEND

(NEW) 1ST FLOOR WINDOW SILL LEVEL < 1.7M

EXTENT OF BUILDING

EXTENT OF 1ST FLOOR ADDITION

(1) NUMBER OF BUILDING LEVELS

NORTH & NORTH EAST WINDS : PLEASANT BREEZE COOL IN SUMMER WARM IN WINTER

NORTH

STREET

OCEAN

7 SEC 57 DP4888

6 SEC 57 DP4888 BY TITLE 1012m²

185 OCEAN STREET

BM (NAIL IN KERB) RL 10.08m AHD

VEHICLE AND PEDESTRIAN ACCESS

CONCRETE DRIVEWAY

EXISTING VIEWS CORRIDOR

EXISTING VEGETATION GARDEN

ADJACENT EXISTING BATHS AND ROBES

OPAQUE OPAQUE

OPAQUE OPAQUE

TWO STOREY RENDERED HOUSE

FIRST FLOOR OVERHANG

WINTER SUN PATH

SUMMER SUN PATH

WINTER SUNRISE

ADJACENT PRIVATE OPEN SPACE

BEACH VIEWS

BEACH ACCESS

24.14

66.75

111°21'40"

24.61

15.24

21°35'40"

1.48 Existing

1.57 Existing

16.30 Existing balcony setback

BINS

RWT

BEDROOM

ENS

ENS

BEDROOM

EXISTING BATH & ROBE

EXISTING BEDROOM

No.185

EXISTING TWO STOREY

EXCISING BALCONY

ENCLOSED PORCH UNDER

SUMMER SUNRISE NEW DECK

RL10.84 NEW DECK AND RETRACTABLE AWNING

PRINCIPLE PRIVATE OPEN SPACE

NEW FIRST FLOOR ADDITION

PORCH RL11.00

NEW BALCONY

NEW BEDROOM

ENS

EXISTING BEDROOM

ENS

ENS

EXISTING LIVING

FL FIRST FLOOR 14.02m

FL TILE 11.00m

FL GRG 10.86m

NEW POOL

RL10.30 POOL COPING

11.96 Proposed deck

13.00 Proposed Pool structure setback

17.00 Zone of Reduced Foundation Capacity

LINE OF REDUCED FOUNDATION CAPACITY

ADJACENT PRIVATE OPEN SPACE

ex. pool edge 14.32

ex. deck 12.32

TWO STOREY RENDERED HOUSE WITH ROOF No.183

OPAQUE

SOUTH WESTERLY HOT IN SUMMER COLD IN WINTER

FIRST FLOOR BALCONY

UNCOVERED BALCONY

POOL

Pool

EDGE OF POOL (PARTIALLY VISIBLE BY INDIRECT MEASUREMENT)

EDGE OF POOL DECK (PARTIALLY VISIBLE)

BRICK WALL

TIMBER FENCE

METAL FENCE

LOW TIMBER FENCE

GRASS

FOOTPATH

HEDGES

CONCRETE

TOP OF CONCRETE KERB & GUTTER

VEHICLE CROSSING

1:14 RAMP

GARDEN

DECK

FL DECK 9.66m

FL BALC 14.38m

FL BALC 13.64m

FL PORCH 10.84m

FL BALC 13.54m

1 SITE ANALYSIS PLAN

1:200

house plan.design.drafting

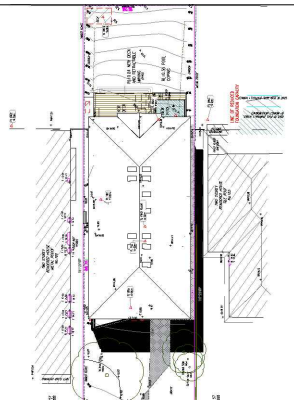
ABN 74 542 321 461 ©copyright
House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888

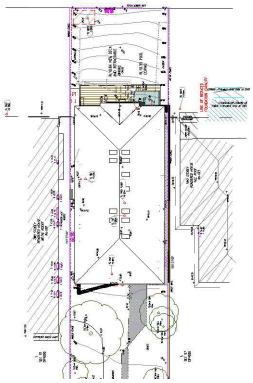
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: SITE ANALYSIS PLAN

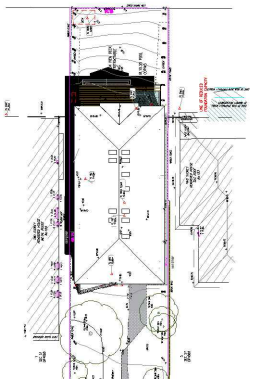
Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A201	B



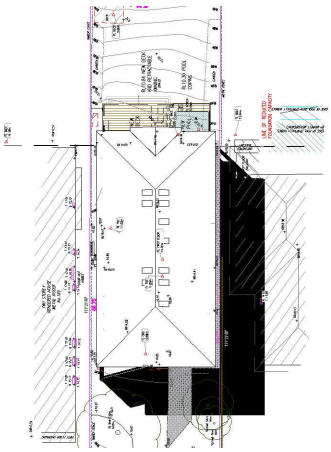
1 9AM – 21 DECEMBER
SCALE 1:1000 @A4



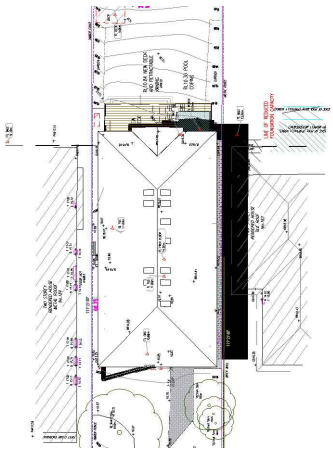
2 12PM – 21 DECEMBER
SCALE 1:1000 @A4



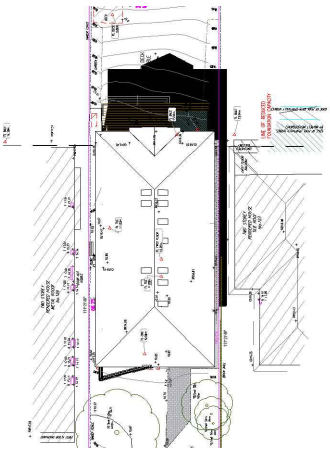
3 3PM – 21 DECEMBER
SCALE 1:1000 @A4



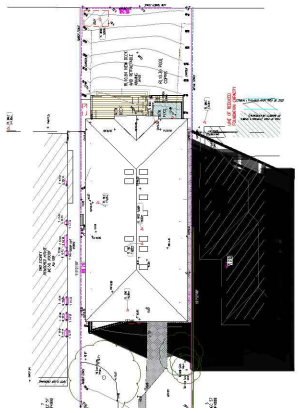
1 9AM – 21 MARCH
SCALE 1:1000 @A4



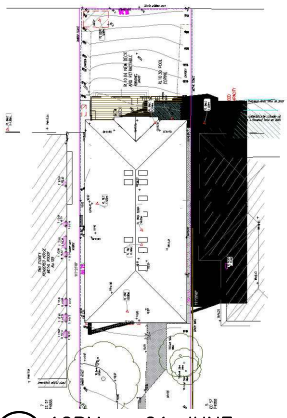
2 12PM – 21 MARCH
SCALE 1:1000 @A4



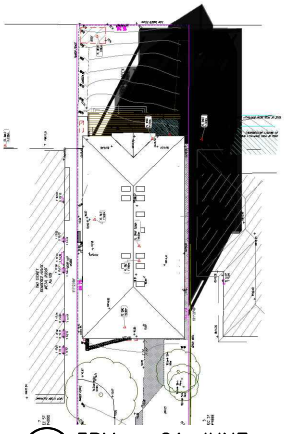
3 3PM – 21 MARCH
SCALE 1:1000 @A4



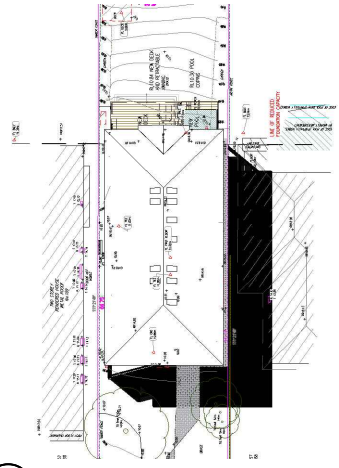
1 9AM – 21 JUNE
SCALE 1:1000 @A4



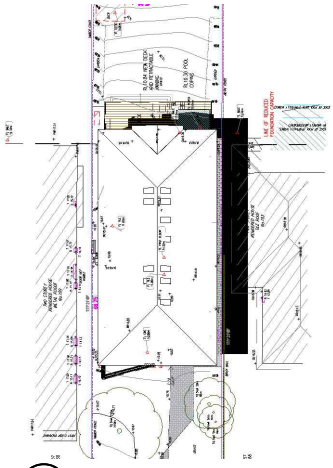
2 12PM – 21 JUNE
SCALE 1:1000 @A4



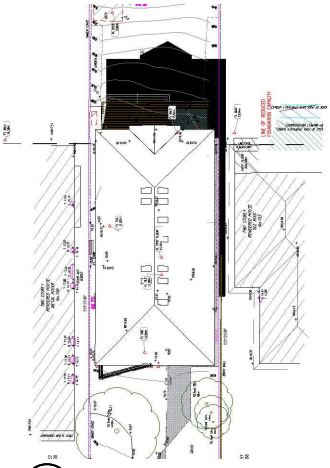
3 3PM – 21 JUNE
SCALE 1:1000 @A4



1 9AM – 21 SEPTEMBER
SCALE 1:1000 @A4



2 12PM – 21 SEPTEMBER
SCALE 1:1000 @A4



3 3PM – 21 SEPTEMBER
SCALE 1:1000 @A4

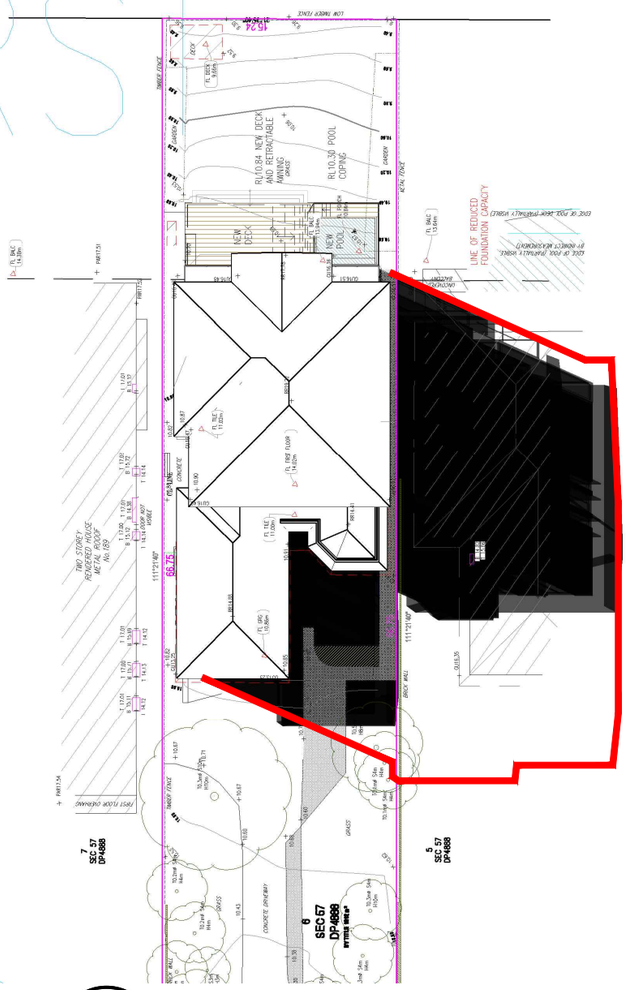
MAXIMUM SHADOWS CAST BY PROPOSED NEW DEVELOPMENT

house plan.design.drafting
ABN 74 542 321 461 ©copyright
House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

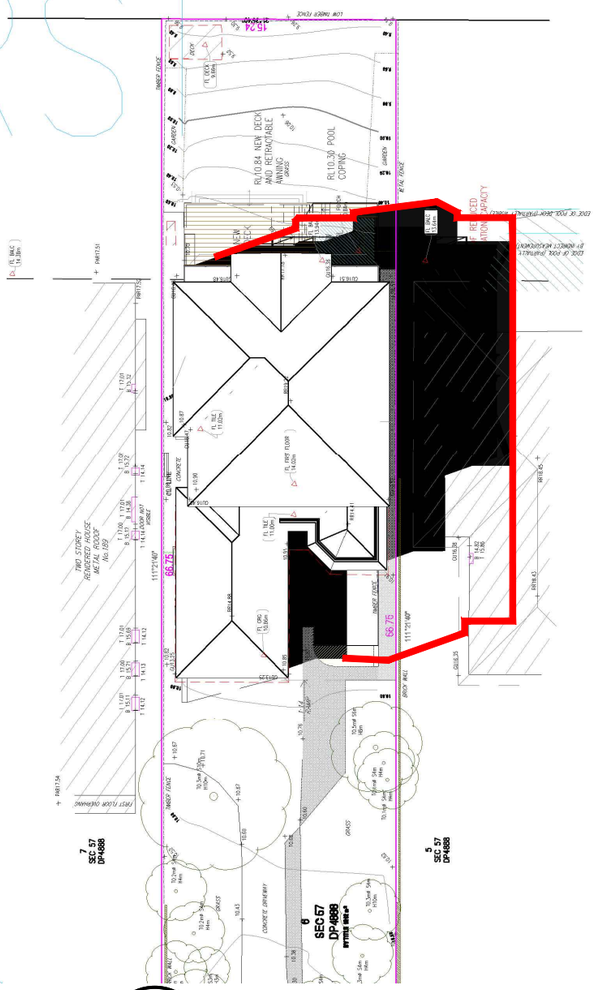
Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: SHADOW DIAGRAMS

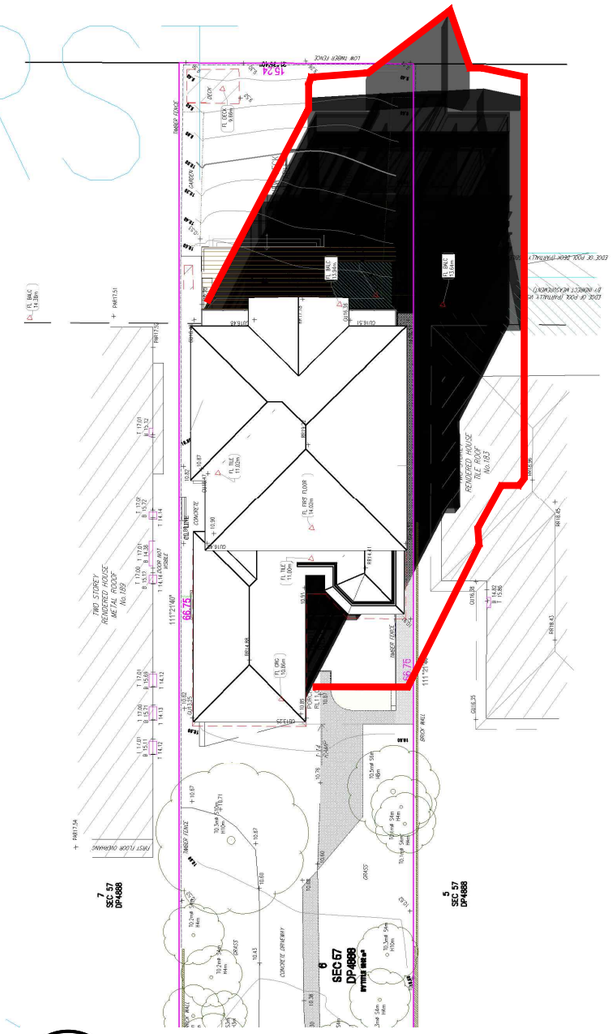
Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A203-A	B



1 9AM – 21 JUNE
EXISTING SCALE 1:400



2 12PM – 21 JUNE
EXISTING SCALE 1:400



3 3PM – 21 JUNE
EXISTING SCALE 1:400

	MAXIMUM SHADOWS CAST BY PROPOSED NEW DEVELOPMENT ON JUNE 21st (WINTER SOLSTICE)
	EXISTING MAXIMUM SHADOWS CAST ON JUNE 21st (WINTER SOLSTICE)

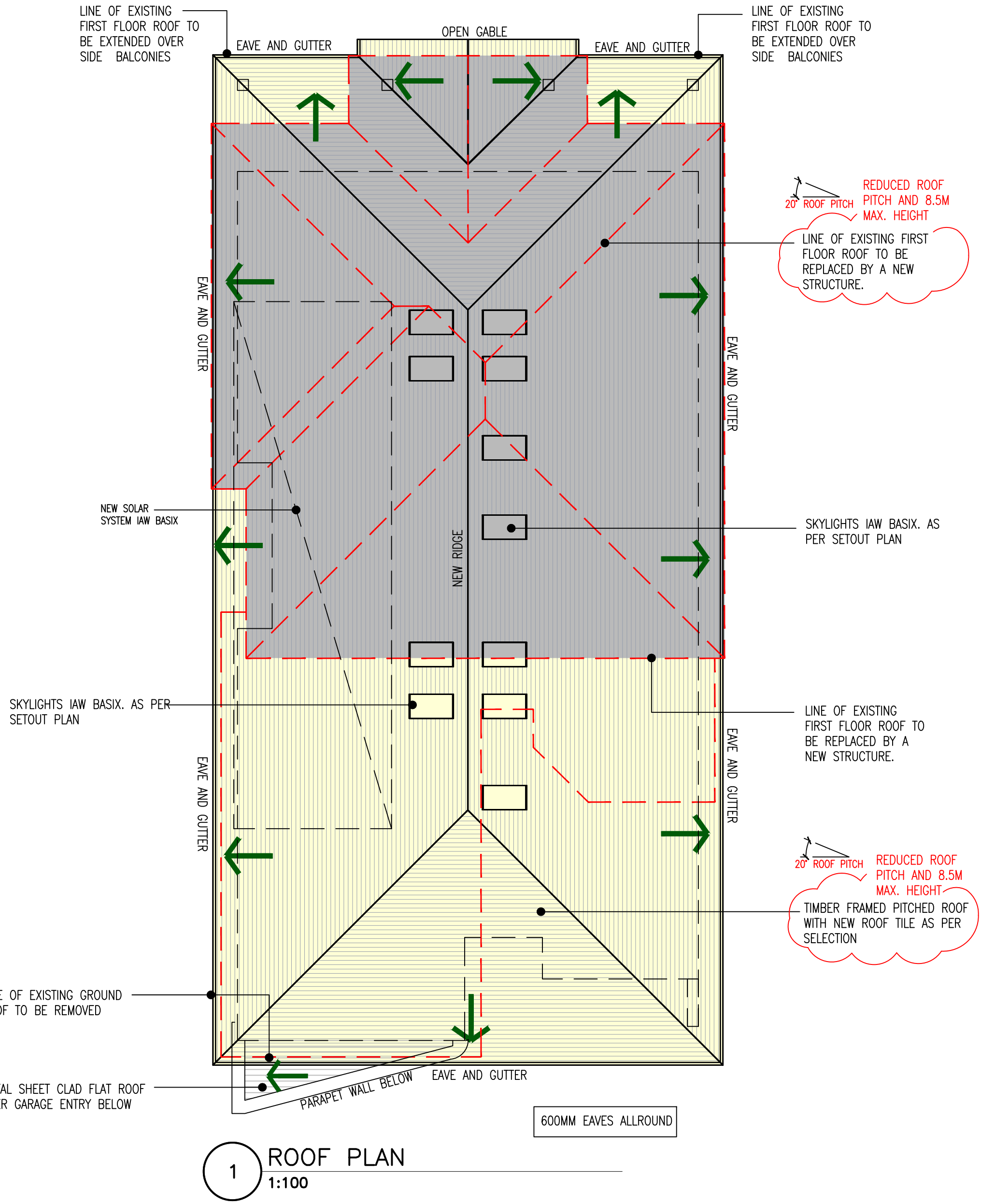
house plan.design.drafting
ABN 74 542 321 461

House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: SHADOW DIAGRAMS - EXISTING

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A203-C	B



1 ROOF PLAN
1:100

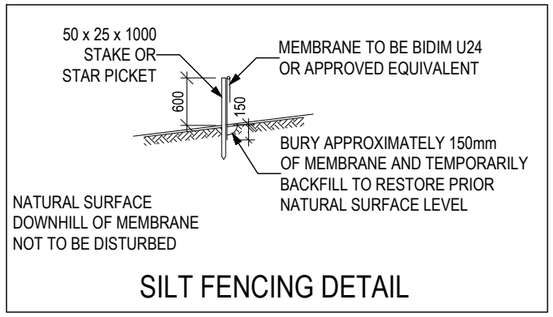
house plan.design.drafting
ABN 74 542 321 461

www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: ROOF PLAN

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A204	B



SILT FENCING DETAIL

SEDIMENT FILTER FENCE NOTES
1. Setout posts along the length of the proposed fence. Space posts a maximum of 3m apart and drive them at least 0.6m into the ground.
2. Excavate a trench approximately 0.1m wide and 0.2m deep along the line of posts and upslope from the barrier
3. Fasten wire mesh securely to the upslope side of posts. Use heavy-duty wire staples at lease 2.5cm long and tie wire. Extend the wire mesh 0.15m into the trench wire fence reinforcement for sediment fences must be a minimum of 14 gauge & have a maximum mesh spacing of 0.15m
4. Fasten the filter fabric to the uphill side of the fence posts, & extend it 0.2m into the trench. The height of the fence should not exceed 0.6m.
5. Cut the filter fabric from a continuous roll to avoid the use of joints. When joints are necessary, splice the filter cloth at a support post, with a minimum 0.15m overlap, & securely fasten both ends to the post.
6. Back fill the trench over the toe of the fabric & compact soil
7. Inspect & repair fence after each rain event for undercutting, sagging and overtopping.

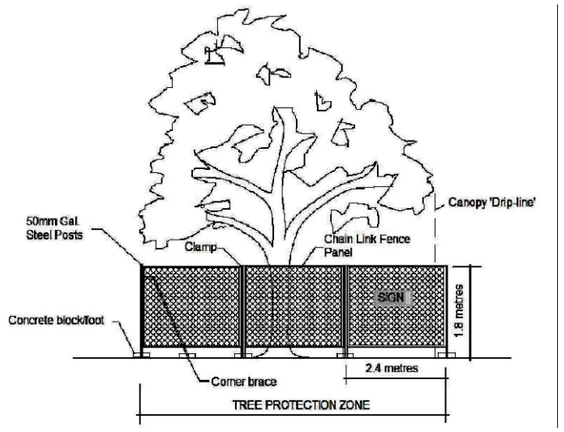
All trees and their protection zones on and around the site identified for retention are to be protected according to Australian Standard AS 4970 – 2009 Protection of Trees on Development Sites using the methods outlined in that Standard.

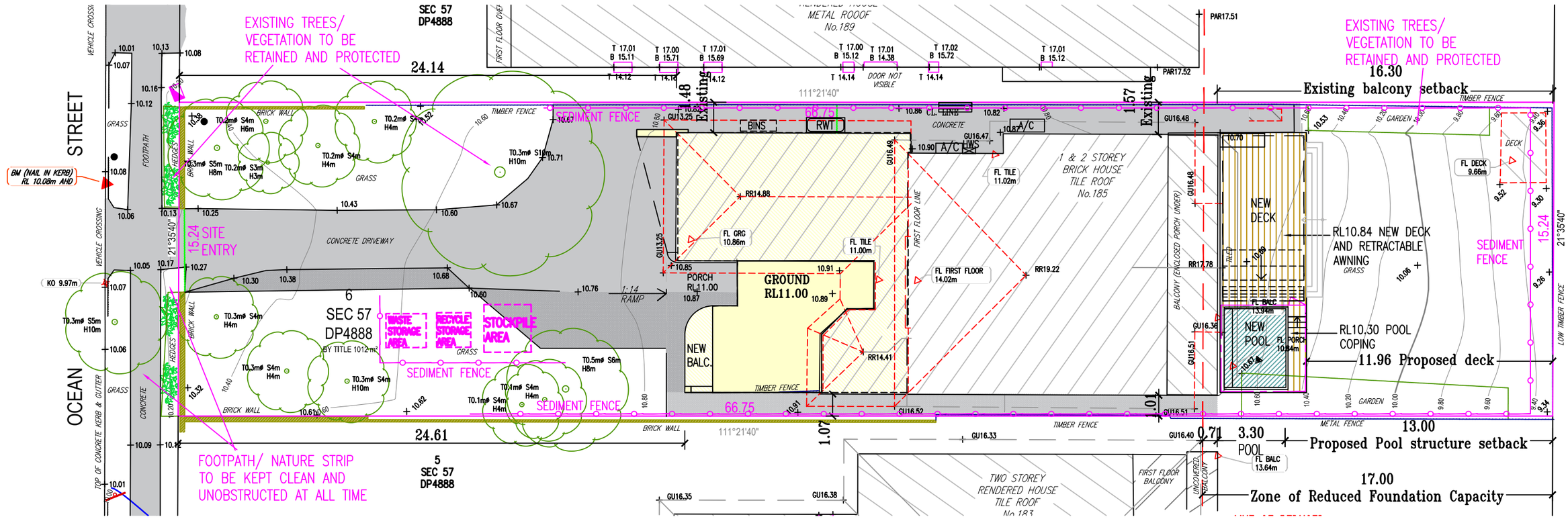
LEGEND

- EXISTING BUILDINGS
- PROPOSED DEVELOPMENT
- DESIGNATED AREA
- SEDIMENT FENCE

CONNECT NEW ROOF GUTTERS TO EXISTING STORMWATER DRAINAGE SYSTEM AND COUNCIL APPROVED KERB OULET

Tree protection measures details:
TREE PROTECTION FENCING: AS-4970-2009
Protection of Trees on Development Sites Standards All Trees shall be protected prior to and during construction from all activities that may result in detrimental impact by erecting a suitable protective fence in the positions as indicated on the Tree Protection detail. As a minimum, the fence shall consist of temporary chain wire panels of 1.8 metres in height, supported by steel stakes as required and fastened together and supported to prevent sideways movement using corner braces where required. The fence shall be erected prior to the commencement of any work on-site and shall be maintained in good condition for the duration of construction.





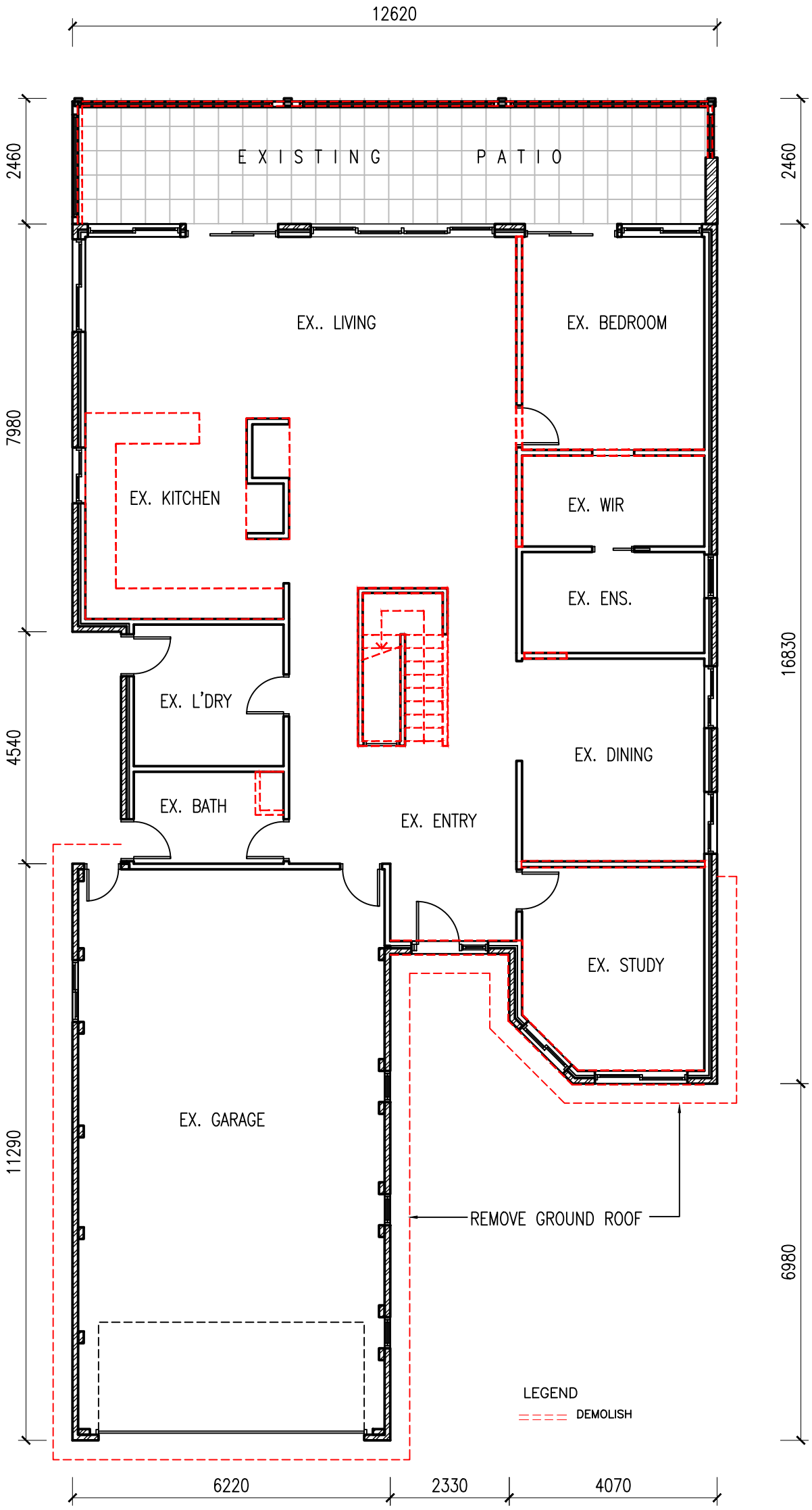
1 CONSTRUCTION MANAGEMENT PLAN
1:200

house plan.design.drafting
ABN 74 542 321 461 ©copyright
House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888
Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: CONSTRUCTION MANAGMENT PLAN

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A205	B



1 EXISTING GROUND FLOOR PLAN

1:100

house plan.design.drafting
ABN 74 542 321 461

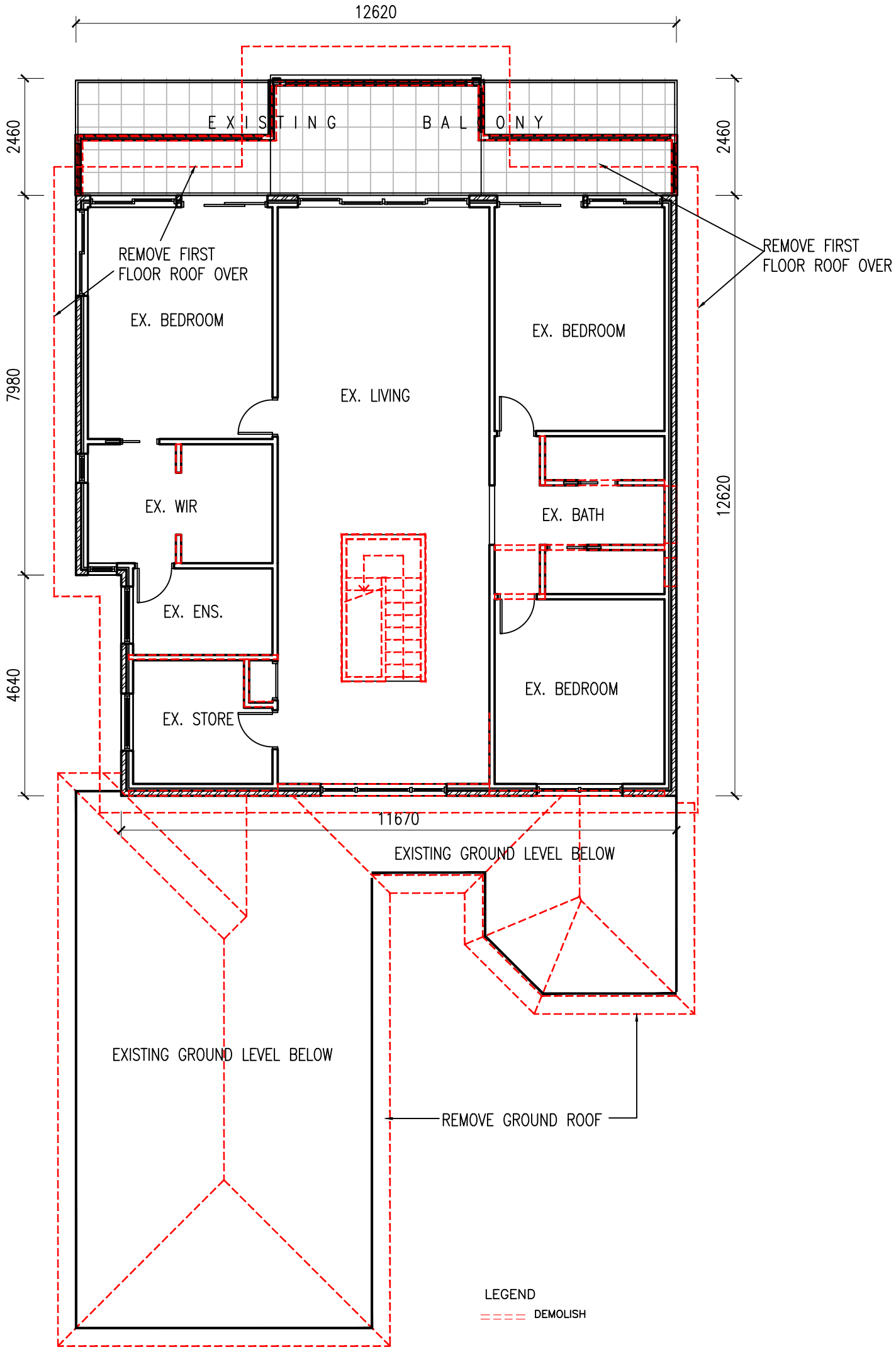
House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888

Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: EXISTING GROUND FLOOR PLAN

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A301	B



1 EXISTING FIRST FLOOR PLAN

1:100

house plan.design.drafting
ABN 74 542 321 461 ©copyright
House Plan Design and Drafting services
www.HousePlanDrafting.com.au
Samuel George - B.SC. of Architecture Engineering
Building Designers Assoc. of Australia - Member
ph: +61 404 013 693
info@houseplandrafting.com.au

Address: 185 OCEAN STREET NARRABEEN NSW 2101
LOT 6 SEC 57 DP 4888

Project: CONSTRUCTION OF ALTERATIONS, ADDITIONS & A POOL

Drawing Title: EXISTING FIRST FLOOR PLAN

Date	Scale	Drw no	Revision
23/01/2024	AS NOTED @ A3	A302	B