

DA ISSUE
NOT FOR CONSTRUCTION

REVISION	

northern beaches council

peterdownes
multi-award winner designs

address 77 Riviera rd, Avalon 2107
phone 0488 662 445 www.peterdownes.com

PROJECT	Proposed alterations and additions to existing dwelling at 48 Lindley Ave, Narrabeen
DRAWING	Site Plan

DRAWN SD	CHECKED PD
SCALE 1 : 200	DATE 18.8.19
DRG. No. A3	1912 01

WINDOW AND DOOR SCHEDULE					
Mark	Orientation	Width	Height	Glazed m2	Description
W1	S	4270	800	3.4	1 fixed, 2 louvre
W2	S	2470	800	2.0	1 fixed
W3	S	2500	800	2.0	1 fixed, 1 louvre
W4	S	2500	800	2.0	1 fixed, 1 louvre
W5	N	880	1400	1.2	1 fixed, 1 louvre
W6	N	580	1400	0.8	1 fixed, 1 louvre
D1	S	1700	2400	4.1	1 fixed, 1 swing
D2	N	5645	2700	15.2	3 stacking
D3	N	5645	2700	15.2	3 stacking
D4	N	1400	2700	3.8	2 swing

total new glazed area = 49.8

WINDOW AND DOOR NOTES

Builder to confirm all dimensions onsite prior to ordering new glazing.

All windows and doors to be powder coated aluminium.

All glazing to be to BASIX specifications.

BUILDING NOTES

All work to be carried out by suitably licensed and qualified tradesmen, and to comply with all relevant standards and Councils requirements.

Main contractor to be responsible for obtaining all necessary inspection certificates.

An approved sedimentation control system is to be installed and maintained for the duration of the contract (refer to ESCP).

Smoke alarms are to be fitted in accordance with Building Code of Australia requirements.

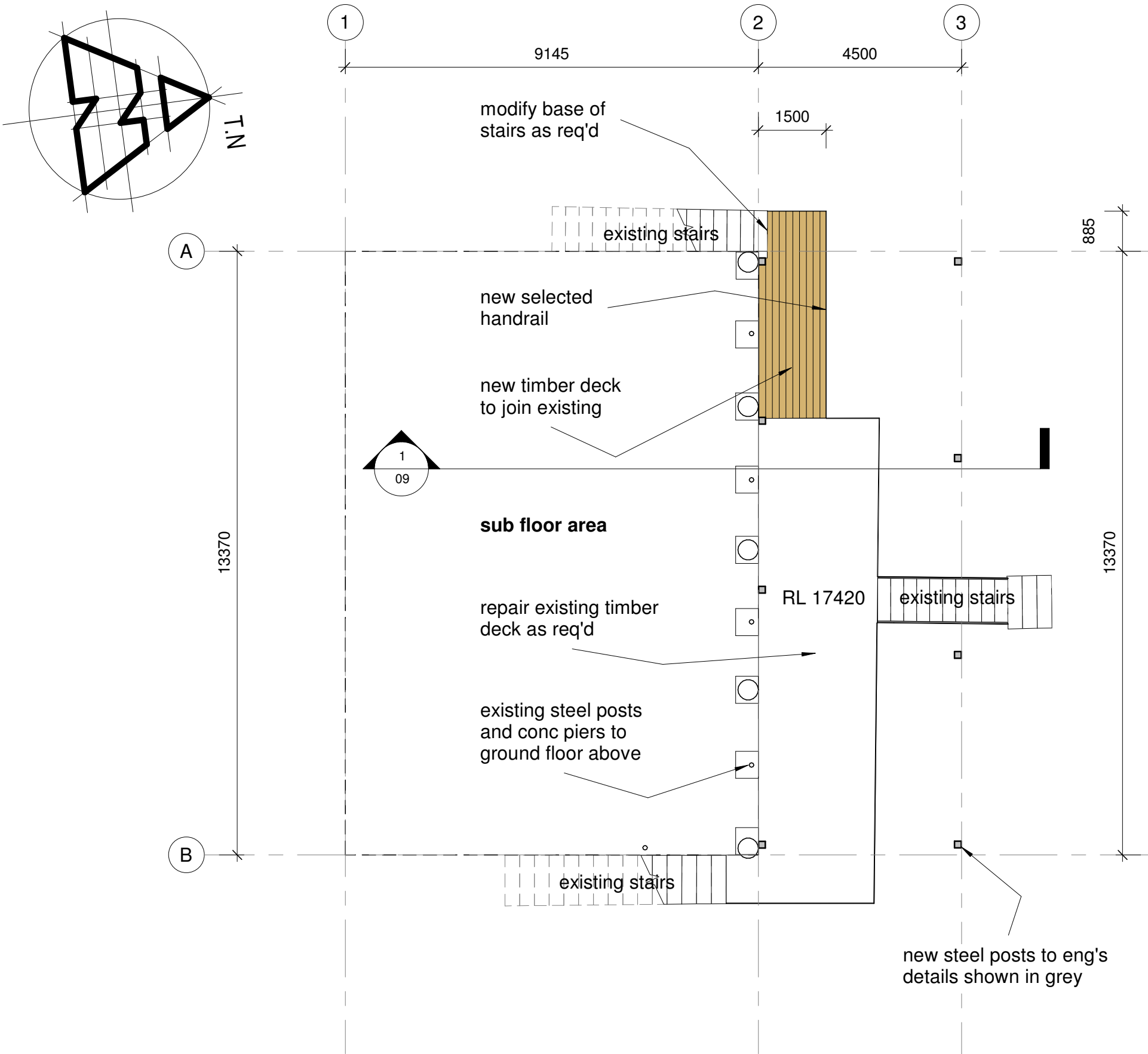
Termite protection is to be in the form of a physical barrier (eg Termimesh or similar) - no chemical barriers to be used.

DEMOLITION NOTES

All demolition work to be carried in accordance with the SWMMP.

Adjoining properties to be adequately protected at all times.

Asbestos (if encountered) is to be removed and disposed of by a suitably qualified contractor.



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All work to Geotech, Arborist and BASIX requirements.

REVISION

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

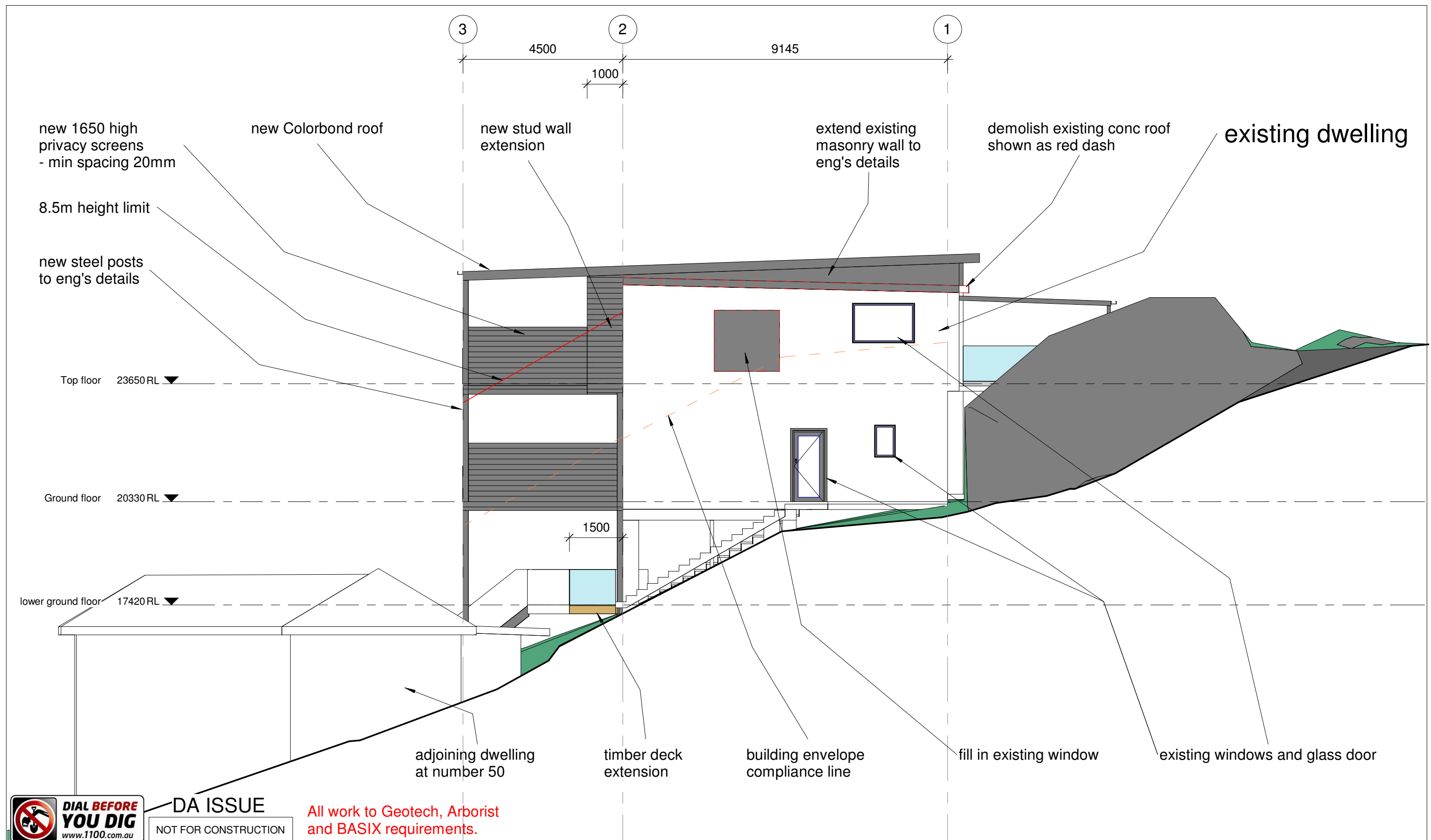
DA2019/1161

BUILDING DESIGNERS AUSTRALIA NSW

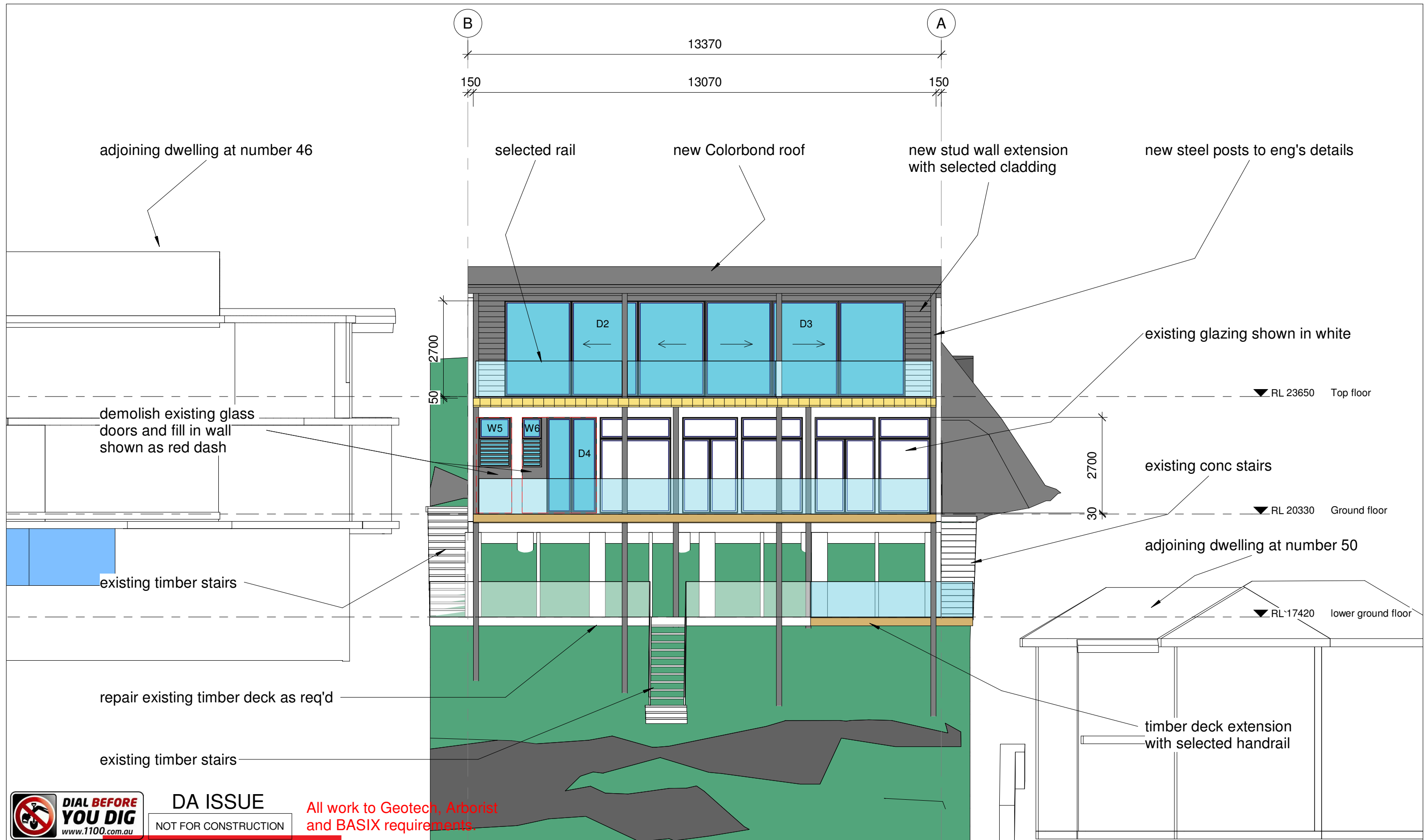
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PROJECT Proposed alterations and additions to existing dwelling at 48 Lindley Ave, Narrabeen	DRAWN SD	CHECKED PD
	SCALE 1 : 100	DATE 18.8.19
DRAWING Lower Ground Floor / W&D / Notes	DRG. No. A3 1912 04	



REVISION	 <p>northern beaches council</p> <p>THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT</p> <p>DA2019/1161</p>	 <p>peterdownes multi-award winner designs</p> <p>address 77 Riviera rd, Avalon 2107 phone 0488 662 445 www.peterdownes.com</p>	PROJECT Proposed alterations and additions to existing dwelling at 48 Lindley Ave, Narrabeen		DRAWN SD	CHECKED PD
			DRAWING WEST		SCALE 1 : 100	DATE 18.8.19
					DRG. No.	
					A3	1912 06



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PROJECT

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Narrabeen

DRAWING

NORTH

DRAWN

SD

SCALE

1 : 100

DRG. No.

A3

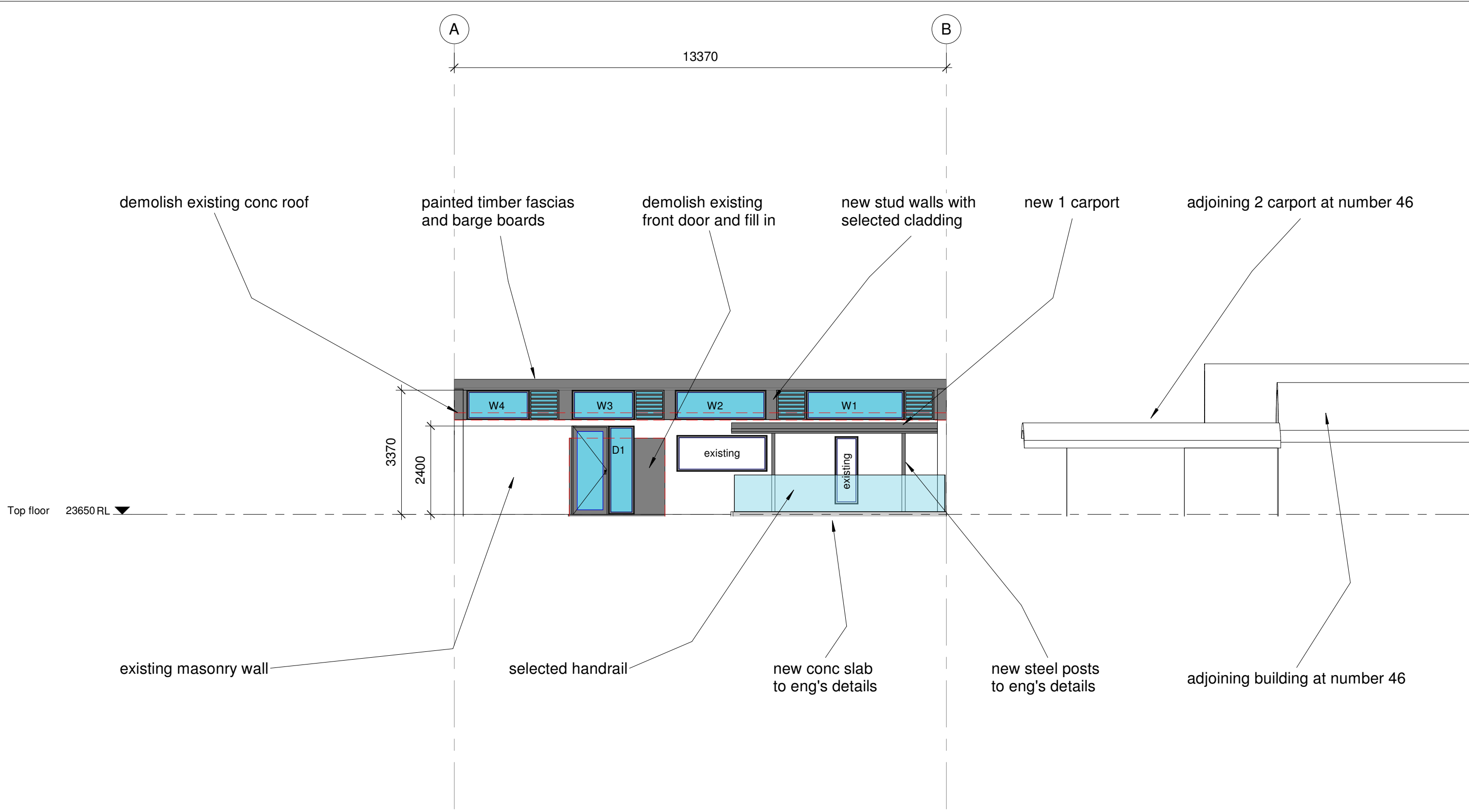
CHECKED

PD

DATE

18.8.19

1912 07



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DRAWING

SOUTH

DRAWN

SD

SCALE

1 : 100

DRG. No.

A3

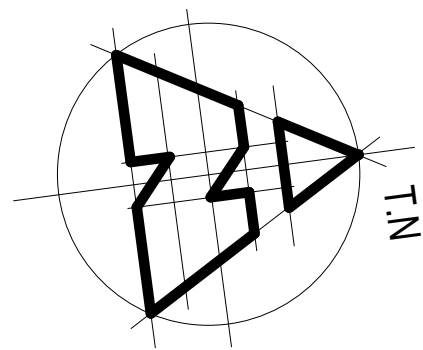
CHECKED

PD

DATE

18.8.19

1912 08



new roof area m2
house 194.6
carport 25.8
total = 220.4

1

2

3

9145

4500

A

new Colorbond roof

150mm half round gutter

new Colorbond carport roof

2 degrees

RL 26810

demolish existing conc roof
shown as red dash

13370

5600

RL 25975

2 degrees

RL 26140

carport roof
under

B

240

150

4600



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DRAWING

Roof Plan

DRAWN

SD

CHECKED

PD

SCALE

1 : 100

DATE

18.8.19

DRG. No.

A3

1912 10