



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

DA2020/0358

RAISED DECK

HOUSE

ROOFLINE

Refer to Condition 6

← post at boundary.

Carport
colourbond
custom orb roof
sheeting.

- change position of approved stairs

Lower Deck

AL 2.53

open supporting posts and handrails
as per Australian Standards

increase height
of approved seating

SHED

ELEVATED GARDEN
CONCRETE
PATIO, \

2 STOREY TOWN HOUSES

Dated: 28 August 2020

			 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA PLANS DRAWN FOR APPROVAL	 SALLY GARDNER DESIGN AND DRAFT	 SustainAbility Design™ Specialist	47 Towradgi Street, Narrabeena, NSW, 2099 ABN 17 751 732 195 Sally mobile : 0414 731 685 Robert mobile : 0413 572 250 e-mail: robert@designanddraft.com.au http:// www.designanddraft.com.au	Clients Justin SINFIELD	Project	PROPOSED ALTERATIONS & ADDITIONS 58 LAGOON STREET, NARRABEEN				True North	Scale	1:100 @ A3		Job Number		2-1318	
A	20/12/18	Section 96 Modifications							Date	21 MAR. 2018			Drawn	R.G.		Drawing Number	A1	Rev.	A	
	Date	Amendments							Checked	S.G.										



northern
beaches
council

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Allow for separate taps in location
indicated for the washing machine
and keep separate to those for the
laundry tub.

Smoke detector alarms to be installed in accordance
with AS3786 and the National Construction Code of
Australia.

Provide Mechanical Ventilation to all
Internal Bathrooms.

RL3.2 Approved deck
and steps/seating

Proposed change existing
deck to same level as
new approved deck to RL3.2
(existing level 3.37)

Timber Deck
RL 3.20
(new area = 25.2m²)

Timber Deck
RL 3.37
(area = 19.34m²)

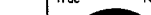
Rumpus
RL 3.42

Bath
RL 3.92

Double Garage
RL3.8

Gross Floor Area = 155.74m²
Timber Deck Area = 45.54m²
Total = 201.28m²

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B	21/01/19	Section 96 Modifications										Drawing Title PROPOSED GROUND FLOOR PLAN		Date 21 MAR. 2018		Drawn R.G.		Drawing Number A3		Rev. B	
A	11/10/18	Lower L'dry/Storage floor raised to RL3.5														Checked S.G.					
	Date	Amendments																			

Existing Ridge Level RL10.63

Existing Ceiling Level

Upper Level RL 5.98

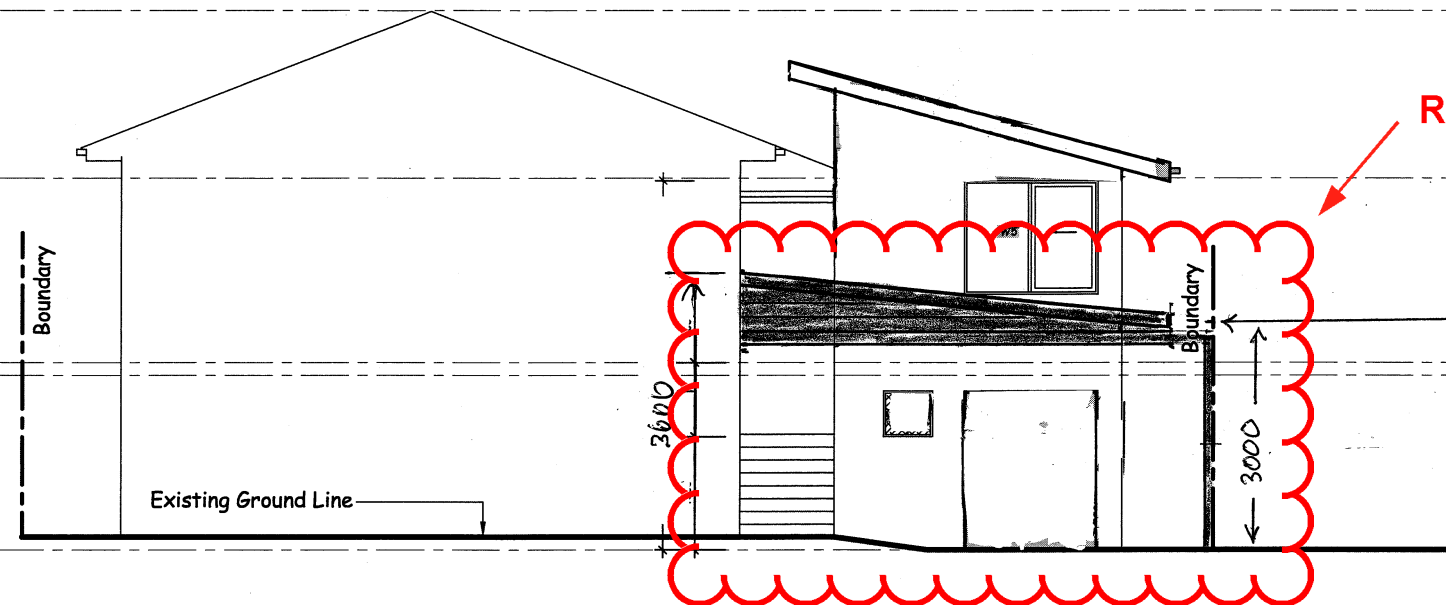
Upper Level RL 5.81

Laundry / Storage RL 3.5



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Refer to Condition 6

carport roof and weatherboard
facade to match house
post at boundary.

EASTERN ELEVATION

Existing Ridge Level RL10.63

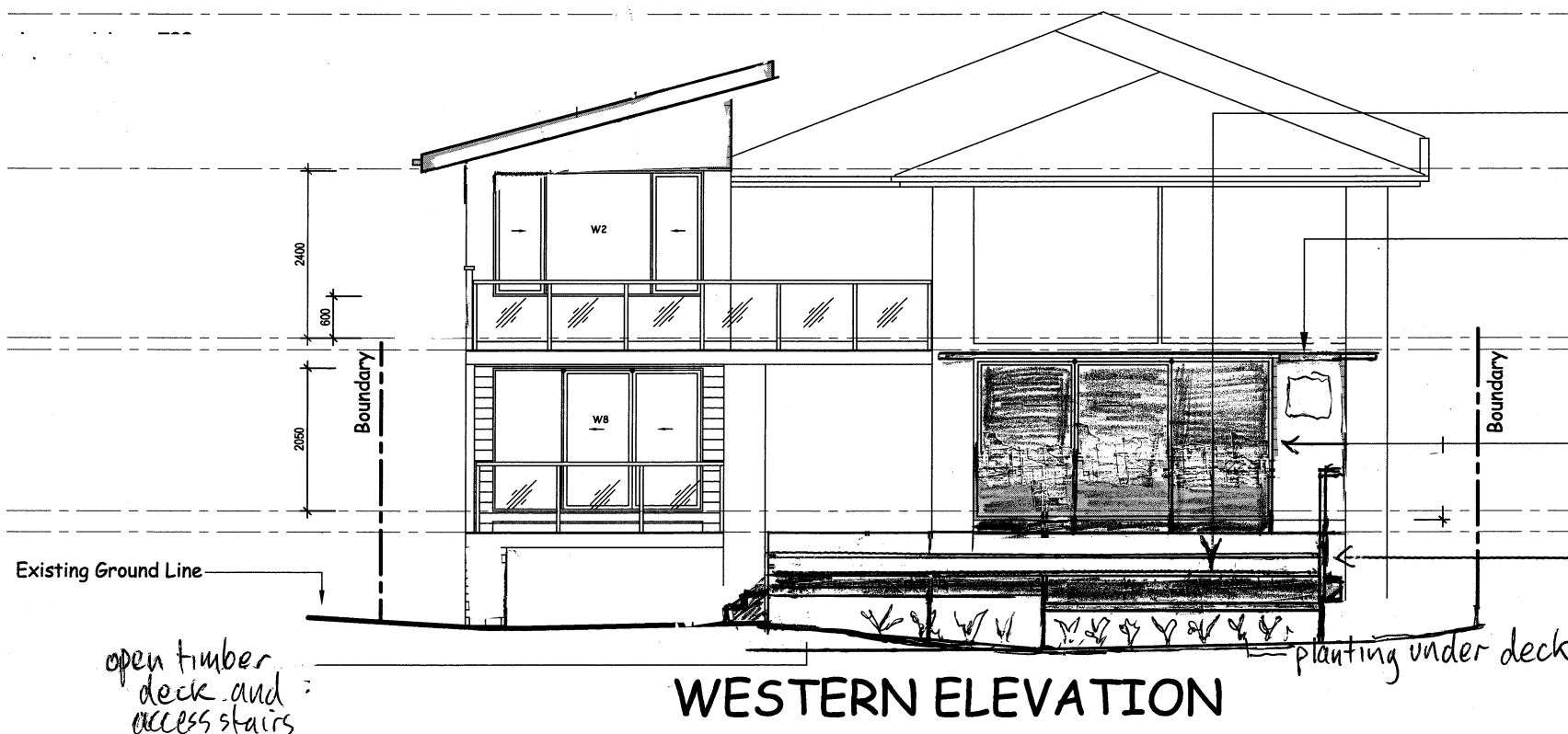
Existing Ceiling Level

Upper Level RL 5.98

Upper Level RL 5.81

Laundry / Storage RL 3.5

Lower Deck Level RL 3.20



WESTERN ELEVATION

Dated: 28 August 2020

B 21/01/19 Section 96 Modifications			bda			47 Towradgi Street, Narrabeena, NSW, 2099 ABN 17 751 732 195 Sally mobile : 0414 731 685 Robert mobile : 0413 572 250 e-mail: robert@designanddraft.com.au http:// www.designanddraft.com.au			Clients Justin SINFIELD			Project PROPOSED ALTERATIONS & ADDITIONS 58 LAGOON STREET, NARRABEEN			True North Scale 1:100 @ A3			Job Number 2-1318		
A 11/10/18 Lower floor raised to RL3.5 Upper floor raised to RL 3.98			BUILDING DESIGNERS SALLY GARDNER DESIGN AND DRAFT ASSOCIATION OF AUSTRALIA PLANS DRAWN FOR APPROVAL			Sally Gardner Design and Draft Sustainability Design Specialist			Drawing Title EAST & WEST ELEVATIONS			Date 21 MAR. 2018			Drawn R.G. Checked S.G.			Drawing Number A4		
Date Amendments																		Rev. B		

8.5m Maximum Building
Height

Existing Ridge Level RL10.63

Refer to Condition 6

Existing Ceiling Level

Upper Level RL 5.98

Upper Level RL 5.81

Laundry / Storage Level RL 3.50

open
carport →

post at
boundary →

6300

open deck with handrail to
Australian standards

NORTHERN ELEVATION

Existing Ridge Level RL10.63

Existing Ceiling Level

Upper Level RL 5.98

Upper Level RL 5.81

shade protection

open deck with
handrail to Australian standards

Rumpus RL 3.5

Deck RL 2.53

RL 2.08

planting under deck

open deck posts
as required

approved seating

SOUTHERN ELEVATION

Dated: 28 August 2020

B 21/01/19 Section 96 Modifications A 11/10/18 Lower floor raised to RL3.5 Upper floor raised to RL 3.98 Date Amendments	 BD BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA  SALLY GARDNER DESIGN AND DRAFT  SDS Sustainability Design Specialist	47 Towradgi Street, Narrabeena, NSW, 2099 ABN 17 751 732 195 Sally mobile : 0414 731 685 Robert mobile : 0413 572 250 e-mail: robert@designanddraft.com.au http:// www.designanddraft.com.au	Clients Justin SINFELD	Project PROPOSED ALTERATIONS & ADDITIONS 58 LAGOON STREET, NARRABEEN Drawing Title NORTH & SOUTH ELEVATIONS	True North Scale 1:100 @ A3 Date 21 MAR. 2018 Job Number 2-1318 Drawn R.G. Checked S.G. Drawing Number A5 Rev. B
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