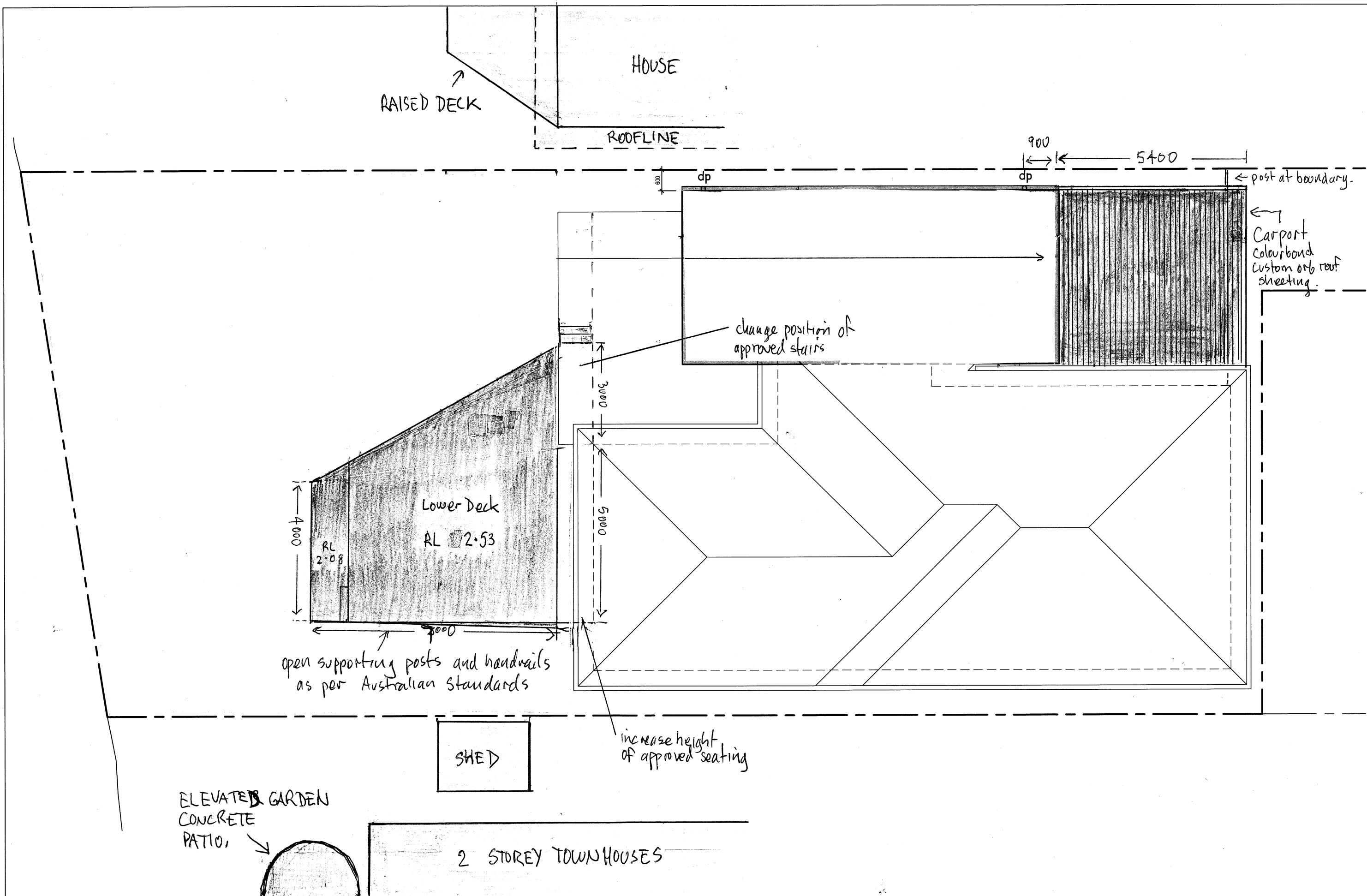




			  	47 Towradgi Street, Narrabeena, NSW, 2099 ABN 17 751 732 195 Sally mobile : 0414 731 685 Robert mobile : 0413 572 250 e-mail: robert@designanddraft.com.au http:// www.designanddraft.com.au	Clients Justin SINFIELD	Project PROPOSED ALTERATIONS & ADDITIONS 58 LAGOON STREET, NARRABEEN		Scale 1:100 @ A3	Job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

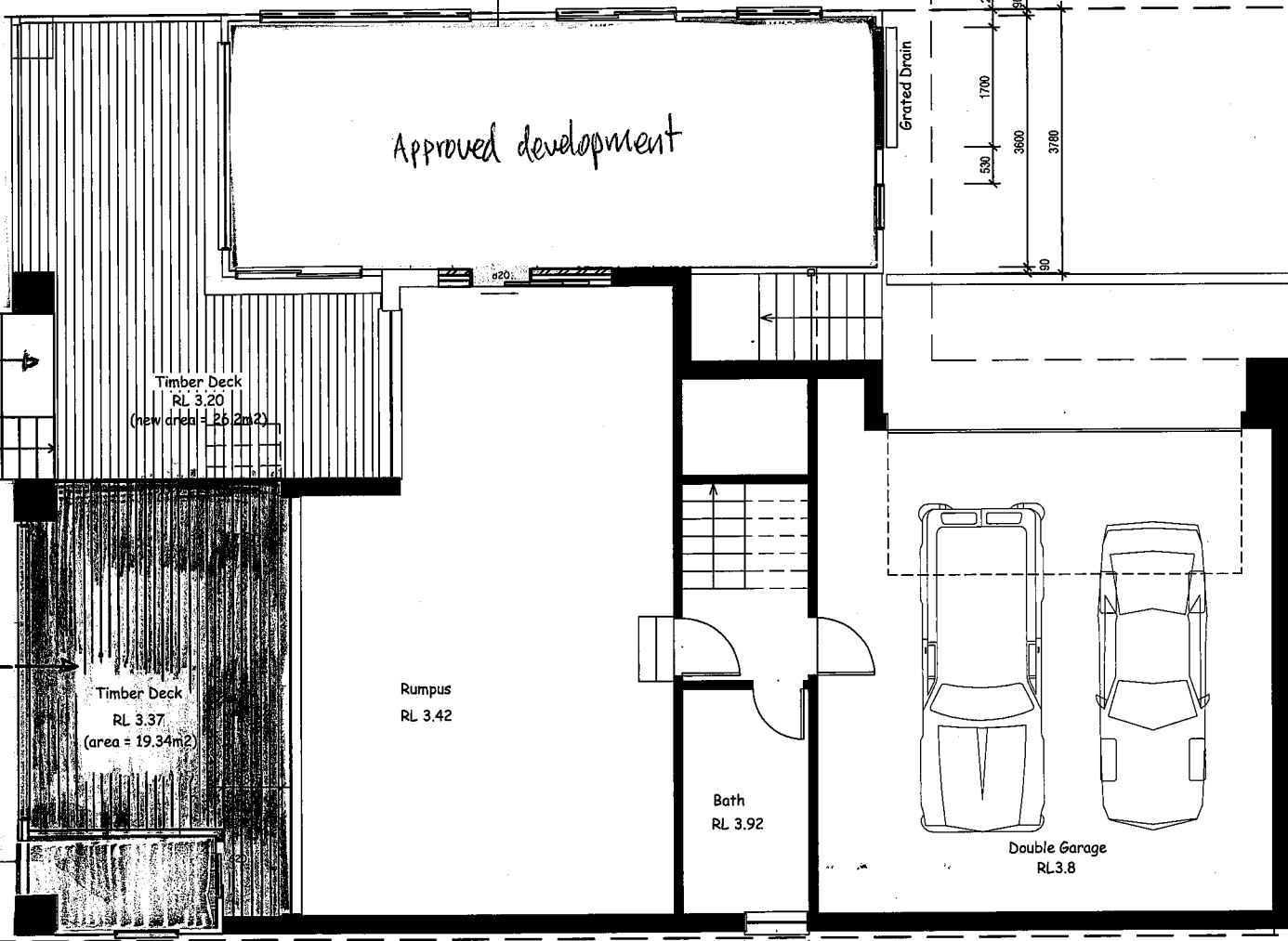
Allow for separate taps in location indicated for the washing machine and keep separate to those for the laundry tub.

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

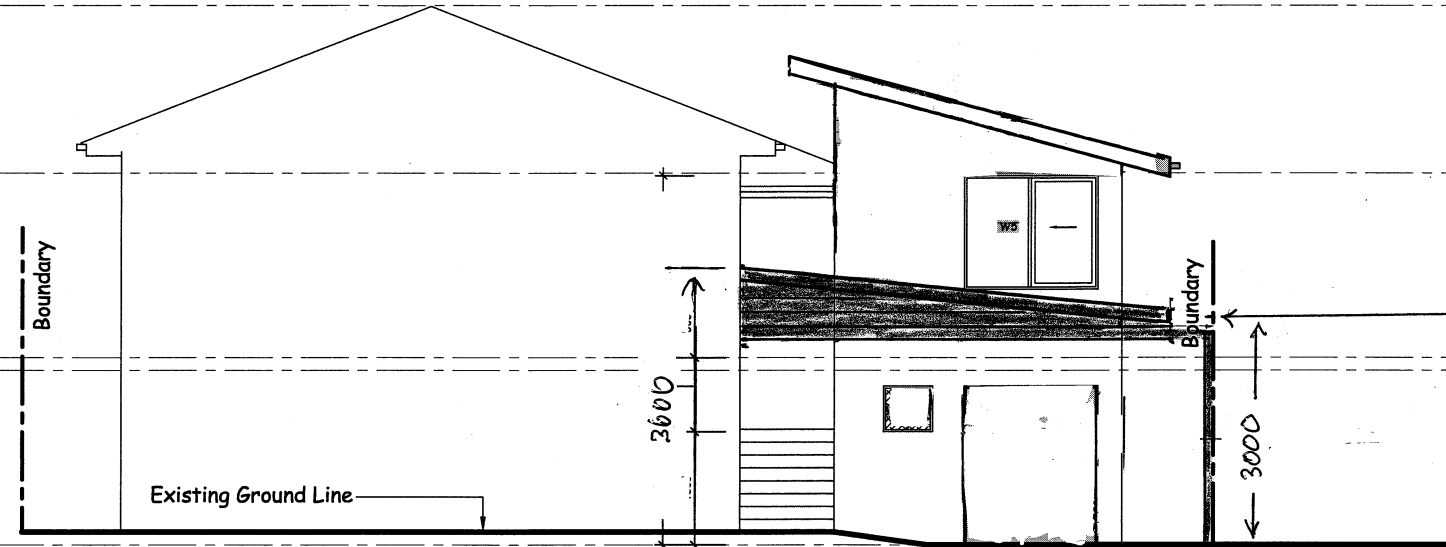
Proposed change existing deck to same level as new approved deck to RL3.2 (existing level 3.37)



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

			 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA <i>SALLY GARDNER DESIGN AND DRAFT</i> PLANS DRAWN FOR APPROVAL	 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		
B	21/01/19	Section 96 Modifications					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										

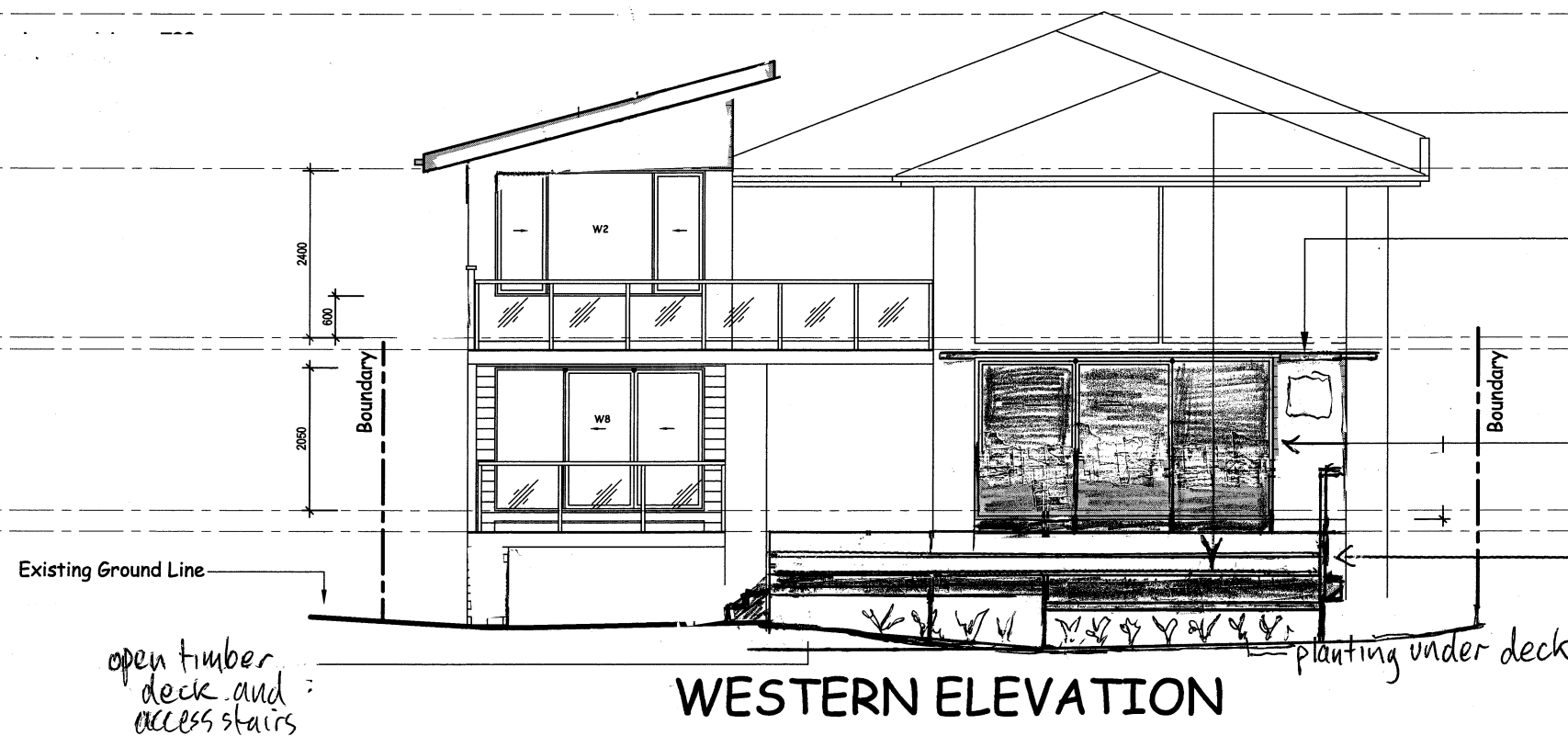
Laundry / Storage RL 3.5



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

EASTERN ELEVATION

Lower Deck Level RL 3.20



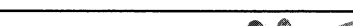
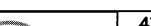
- open deck with handrail

— minimum 300mm
shade projection

change existing approved windows and full glass to sliding doors

- adjust height of approved seating.

WESTERN ELEVATION

			   BUILDING DESIGNERS SALLY GARDNER DESIGN AND DRAFT ASSOCIATION OF AUSTRALIA PLANS DRAWN FOR APPROVAL 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		
B	21/01/19	Section 96 Modifications				Date	Drawn R.G.			Drawing Number A4	Rev. B	
A	11/10/18	Lower floor raised to RL3.5 Upper floor raised to RL 3.98				21 MAR. 2018	Checked S.G.					
	Date	Amendments										

8.5m Maximum Building Height

Existing Ridge Level RL10.63

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

Rumpus RL 3.5

Deck RL 2.53

RL 2.08

shade protection

open deck with handrail to Australian standards

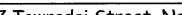
Boundary

planting under deck

open deck posts as required

approved seating

SOUTHERN ELEVATION

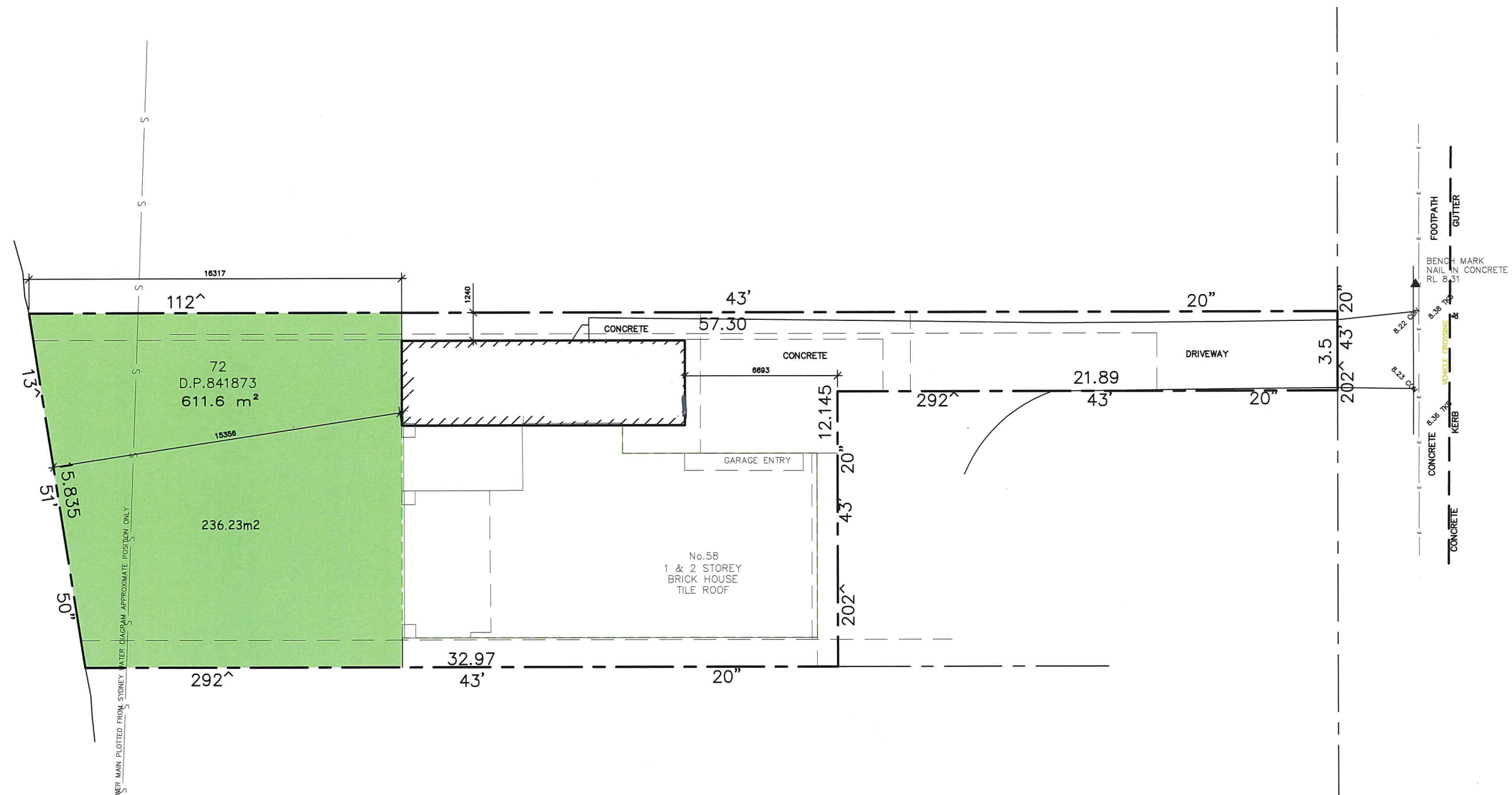
			 BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA	 SALLY GARDNER DESIGN AND DRAFT PLANS DRAWN FOR APPROVAL	 SustainAbility Design™ Specialist	47 Towradgi Street, Narrabeena, NSW, 2099 ABN 17 751 732 195 Sally mobile : 0414 731 685 Robert mobile : 0413 572 250 e-mail: robert@designanddraft.com.au http:// www.designanddraft.com.au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

NARRABEEN LAGOON

STREET

(BITUMEN FORMATION)

LAGOON



SITE DEVELOPMENT CALCULATIONS

	Proposed	NSW Housing Code Control	Compliance
Site Area:	611.6m ²		
Site Coverage maximum	23.44% (143.33m ²)	50% (305.8m ²)	YES
Floor Area maximum	346.30m ²	380m ²	YES
Building Height maximum	7.00m	8.5m	YES
Side Setback North Façade <= 4.5m wall height	1.240m	0.9m refer elevation	YES
Side Setback North Façade >4.5m wall height	1.238m	1.24m refer elevation	YES
Rear Building Setback <= 4.5m wall height	15.36m	3m	YES
Rear Building Setback > 4.5m wall height	15.36m	8m	YES
Landscaped Area minimum >= 1.5m wide	38.63% (236.23m ²)	30% (183.48m ²)	YES

Denotes Proposed Landscape Area
(excludes less than 1.5m wide)

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A	24/5/16	Section 96 modifications				Drawing Title	SITE PLAN & CALCULATIONS	Date	19 JUNE 2013		Drawn	R.G.	Drawing Number S1	Rev. A	
	Date	Amendments						Checked	S.G.						