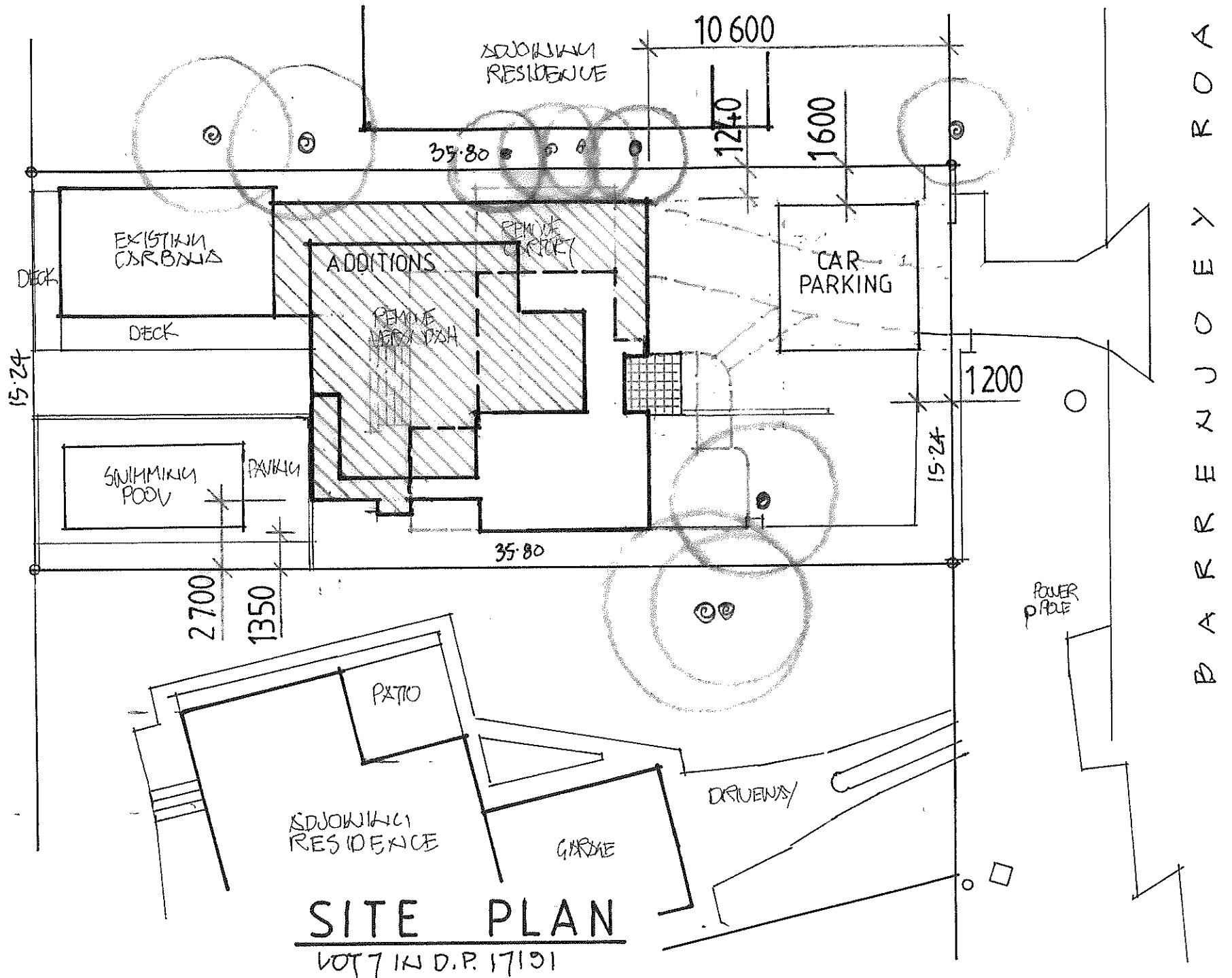


DEVELOPMENT CALCULATIONS

SITE AREA	545.60 SQUARE METRES	
DESCRIPTION	EXISTING SQM	PROPOSED SQM
RESIDENCE FLOOR	86.22	238.39
RESIDENCE ROOF	86.22	162.65
VERANDAH'S	21.60	-
CABANA	41.56	41.56
DRIVEWAY	15.75	6.50
CARPORT	17.60	-
CARPARKING	30.24	30.24
SWIMMING POOL	22.40	22.40
TOTAL HARD SURFACE	235.37 (43.14%)	268.39 (49.20%)
INCLUDING THE 6% VARIATION (32.74 SQM)		
FOR UNCOVERED DECK AREAS (OUTDOOR RECREATIONAL SPACE)		
TOTAL LANDSCAPING	260.74 (47.79%)	260.74 (47.79%)

ON-SITE CAR PARKING FACILITIES TO BE IN ACCORDANCE WITH THE CURRENT EDITION OF AUSTRALIAN STANDARD AS/NZS 2890.1-2004; PARKING FACILITIES PART 1

CARLETON



SITE PLAN

VOT 7 IN D.P. 17101

NOTES:

1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
 2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
 3. All work to be in accordance with BUILDING CODE of AUSTRALIA & to the satisfaction of local council requirements & other authorities.
 4. All timber construction to be in accordance with the "TIMBER FRAMING" code.
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 6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
 7. All electrical power & light outlets to be determined by owner.
 8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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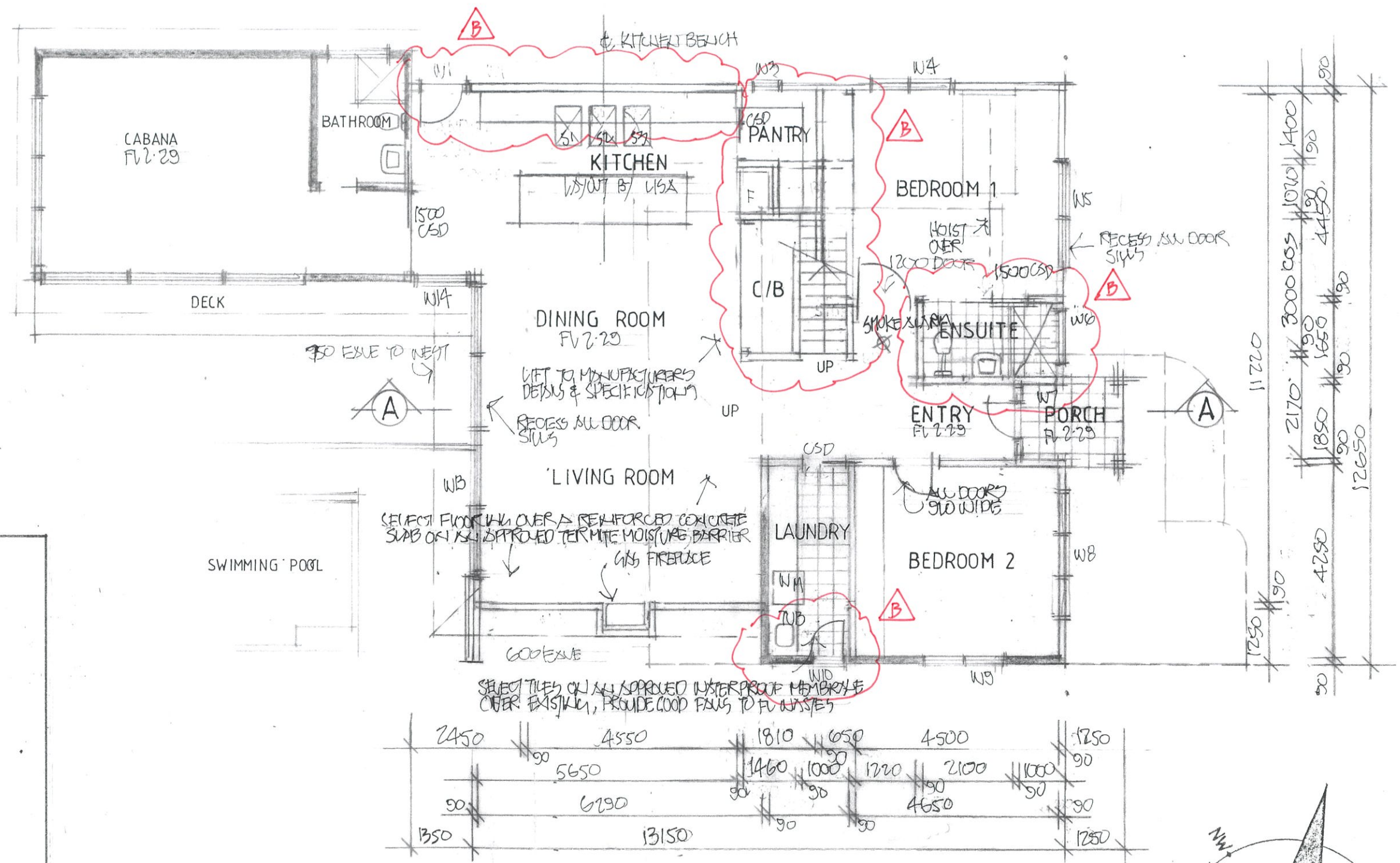
PROJECT: PROPOSED ALTERATIONS/ADDITION
 NO. 865 BARRENJOEY ROAD
 PALM BEACH N.S.W. 2108
 CLIENT:
 SIMON & LISA CAUSLEY



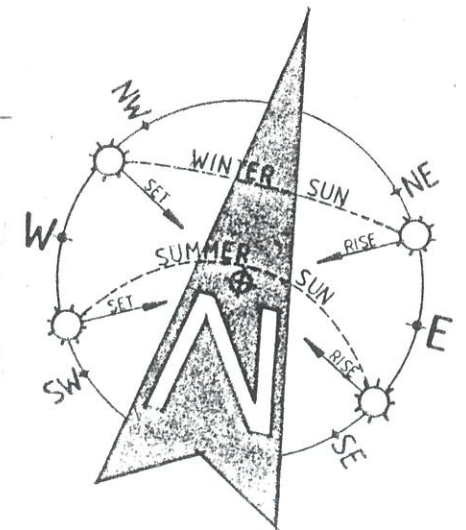
J.D. EVANS and COMPANY
 DESIGN AND BUILDING CONSULTANTS
 NO. 5 ELAINE AVENUE, AVALON BEACH 2107
 EMAIL: JDECO.AVALON@GMAIL.COM
 MOBILE: 0418 976 596

PROJECT:
 PROPOSED ALTERATIONS/ADDITION
 NO. 865 BARRENJOEY ROAD
 PALM BEACH N.S.W. 2108
 CLIENT:
 SIMON & LISA CAUSLEY

DATE: 10/11/2022 SCALE: 1:200
 DRAWN: JOE CHECKED:
 DRAWING NO.: 1928-1 ISSUE: B
 12/2/24



GROUND FLOOR PLAN



NOTES:

1. LIGHTING OF BATHROOM AND WC TO BE IN ACCORDANCE WITH NCC VOL. 2 PART 3.8.4.2 AND AS/NZS 1680.0 1768.
2. VENTILATION OF BATHROOMS, ENSUITES & WC'S TO BE IN ACCORDANCE WITH PART 3.8.5.2 OF THE BUILDING CODE OF AUSTRALIA AS / NZS 1680.2.
3. THE DOOR TO THE BATHROOM IS REQUIRED TO COMPLY WITH AND IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA PART 3.8.3.3 (TO EITHER OPEN OUTWARDS, SLIDE OR BE READILY REMOVABLE FROM THE OUTSIDE OF THE COMPARTMENT).
4. FIRE / SMOKE ALARMS TO BE IN ACCORDANCE WITH PART 3.7.2 OF THE NCC VOL. 2 PART 3.7.2. AND AS 3786.
5. TERMITE RISK MANAGEMENT TO BE IN ACCORDANCE WITH VOL. 2 PART 3.1.4 OR VOL. 1 PART B1.4 (I) AND INSTALLED IN ACCORDANCE WITH AS 3660.
6. SOUND INSULATION TO BE IN ACCORDANCE WITH PART 3.8.6.2 CLAUSES (a), (b) & (c) AND PART 3.8.6.3. OF THE NCC.
7. ALL EXTERNAL GLAZING TO HAVE A MAXIMUM REFLECTIVITY INDEX OF 25%.
8. ALL GLAZED ASSEMBLIES TO COMPLY WITH AS. 2047 AND AS. 1288.
9. WATERPROOFING OF ALL WET AREAS TO COMPLY WITH NCC VOL. 2 PART F1 & VOL. 2 PART 3.8.1 & CONSTRUCTED IN ACCORDANCE WITH AS 3740.
10. AN APPROVED NON-VENTILATED COVER OR SHIELD WHICH ALLOWS FOR THE INSULATION TO BE CLOSELY INSTALLED TO THE SIDES & TOP TO ALL DOWNLIGHTS.
11. STAIRS, HANDRAILS, BALUSTRADES & RAMPS TO BE CONSTRUCTED IN ACCORDANCE WITH NCC VOL. 2 PARTS 3.9.1 & 3.9.2 IN AS1657.
12. PROTECTION OF OPEN-ABLE WINDOWS MUST COMPLY WITH NCC VOL. 2 PART 3.9.2.5 (a) & (b) AND NCC VOL. 2 PART 3.9.5 (c) & (d).
13. GLAZING TO ALL BATHROOMS AND ENSUITES TO BE TOUGHENED GLASS.
14. SLIP RESISTANCE TO COMPLY WITH NCC AND AS4586.

NOTES:

1. THE BUILDER IS TO CHECK AND CONFIRM ALL NECESSARY DIMENSIONS AND LEVELS ON SITE PRIOR TO ORDERING MATERIALS AND COMMENCING CONSTRUCTION. DO NOT SCALE OFF THE DRAWING.
2. SHOULD ANY DEVELOPMENT OR CONSTRUCTION OCCUR ON OR NEAR BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE BY THE REGISTERED LAND SURVEYORS.

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
 2. All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
 3. All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
 4. All timber construction to be in accordance with the "TIMBER FRAMING" code.
 5. Any detailing in addition to what is supplied shall be resolved between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
 6. Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
 7. All electrical power & light outlets to be determined by owner.
 8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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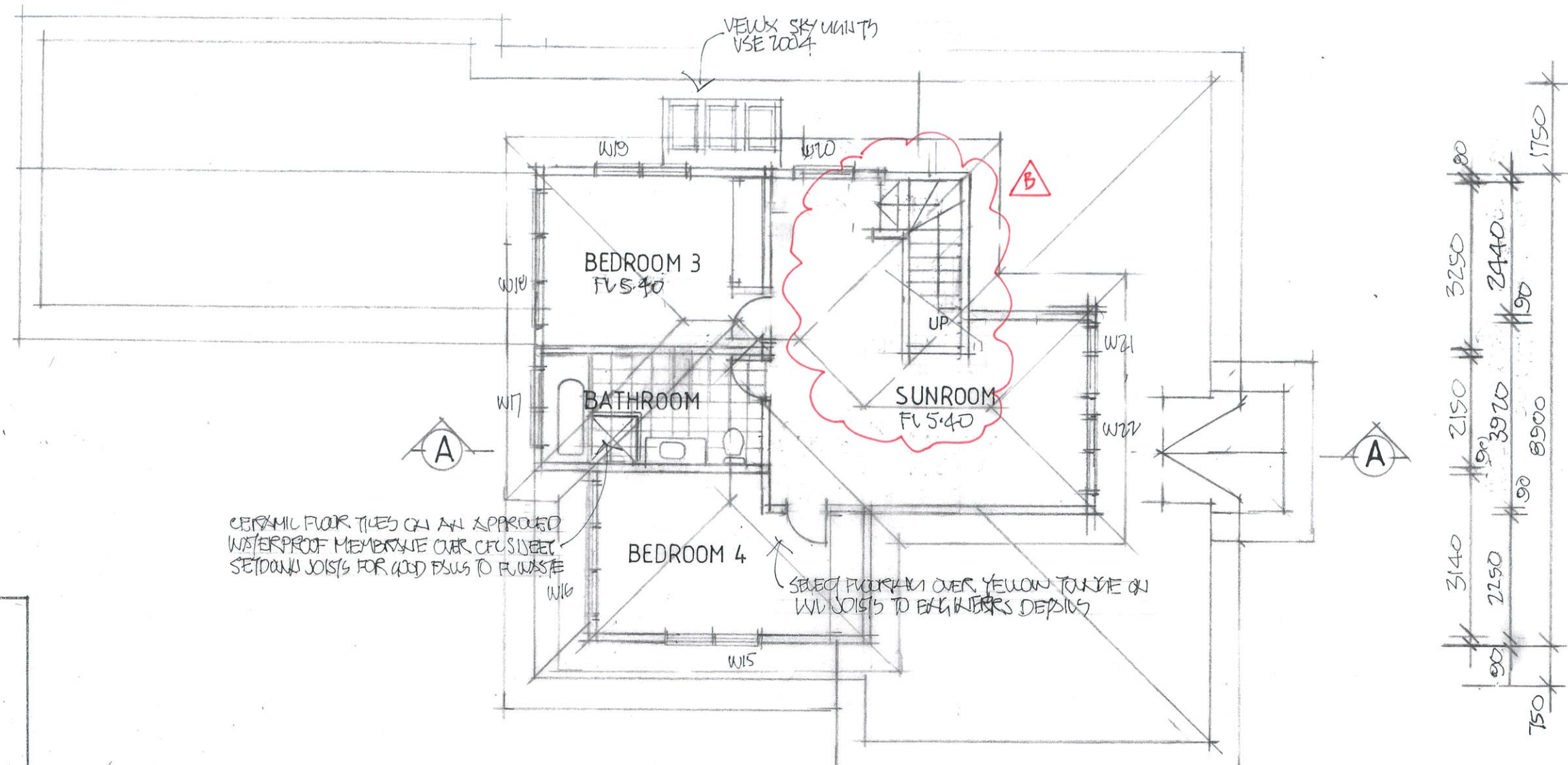
3. LIFT & WINDOWS NOTED
 A FLOOR LEVEL REDUCED
 No. AMENDMENT DATE



J.D. EVANS and COMPANY
 DESIGN AND BUILDING CONSULTANTS
 No. 5 ELAINE AVENUE, AVALON BEACH 2107
 EMAIL JDECO.AVALON@GMAIL.COM
 MOBILE 0418 976 596

PROJECT
 PROPOSED ALTERATIONS/ADDITION
 No. 865 BARRENJOEY ROAD
 PALM BEACH N. S. W. 2108
 CLIENT
 SIMON & LISA CAUSLEY

DATE 10/11/2022 SCALE 1:100
 DRAWN JOE CHECKED
 DRAWING No. 1928-2 ISSUE B
 13.2.24



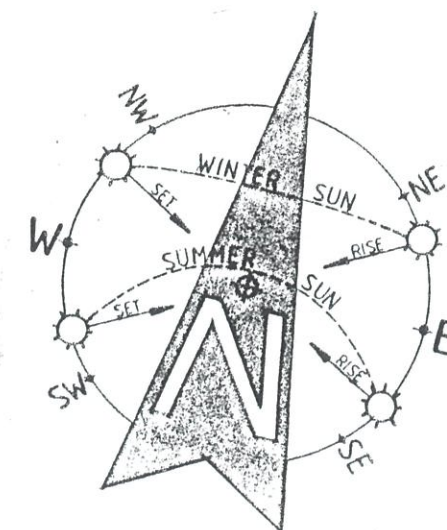
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FIRST FLOOR PLAN



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7. All electrical power & light outlets to be determined by owner.
8. Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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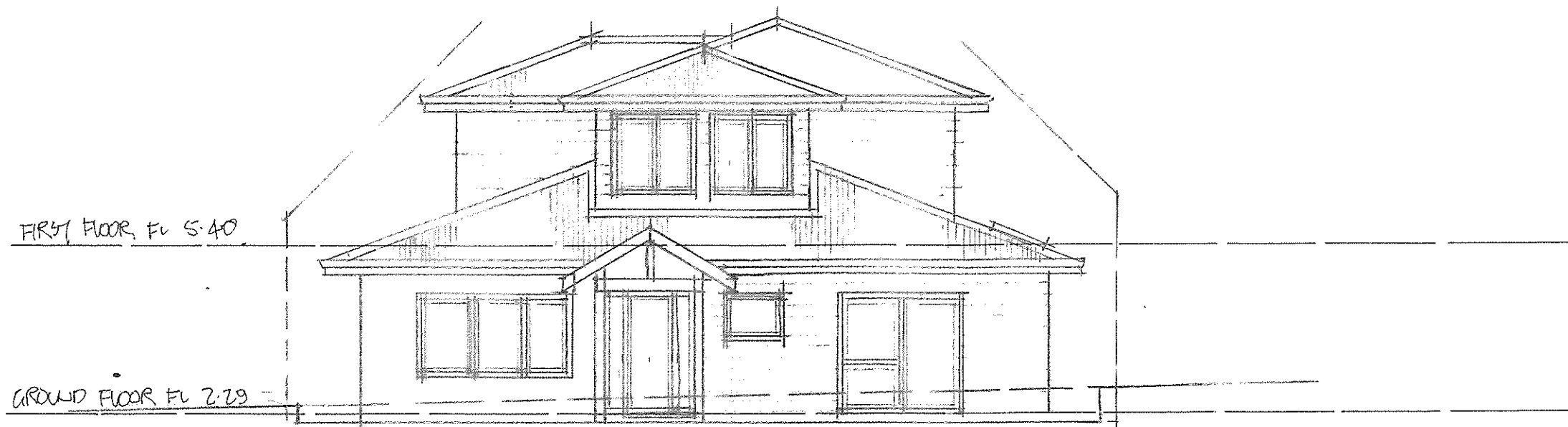
No.	AMENDMENT	DATE
1	5 LIFT & WINDOWS ADDED A FLOOR LEVEL REDUCED	10-7



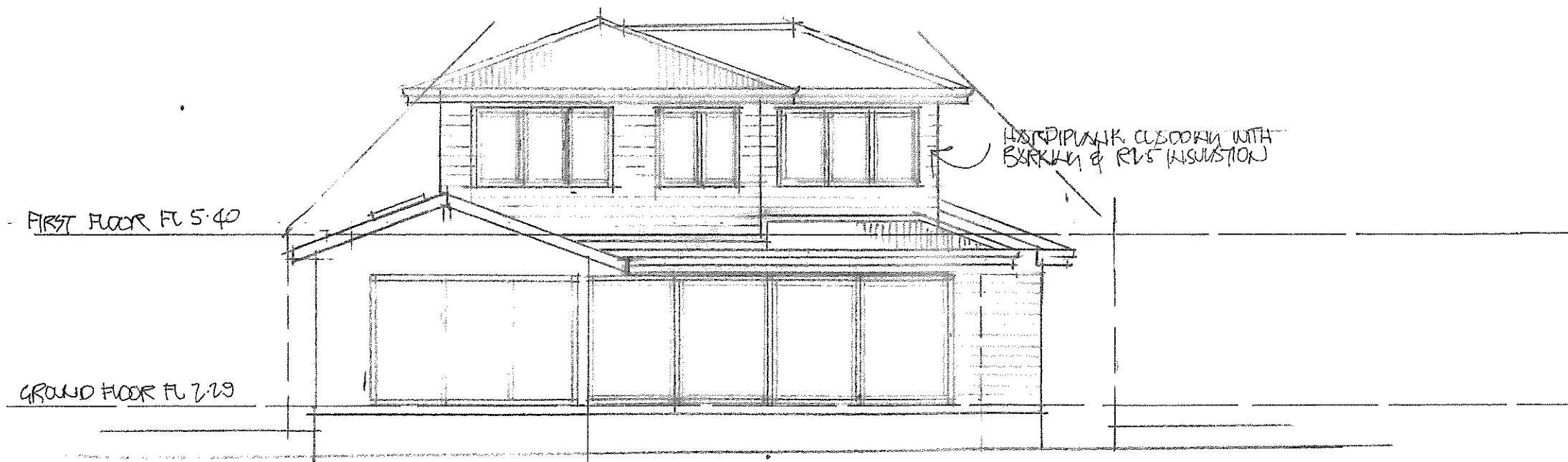
J.D. EVANS and COMPANY
DESIGN AND BUILDING CONSULTANTS
No. 5 ELAINE AVENUE, AVALON BEACH 2107
EMAIL JDECO.AVALON@GMAIL.COM
MOBILE 0418 976 596

PROJECT
PROPOSED ALTERATIONS/ADDITION
No. 865 BARRENJOEY ROAD
PALM BEACH N. S. W. 2108
CLIENT
SIMON & LISA CAUSLEY

DATE 10/11/2022	SCALE 1:100
DRAWN JOE	CHECKED
DRAWING NO.	ISSUE B
1928-3	12-2-24



EAST ELEVATION



WEST ELEVATION

WINDOW & GLAZED DOOR SCHEDULE

No.	HEIGHT	WIDTH	AREA
W1	2.40	2.10	5.04
W2	0.60	2.40	1.44
W3	1.00	0.60	0.60
W4	0.75	1.80	1.35
W5*	2.10	2.40	5.04
W6*	0.75	1.00	0.75
W7*	2.10	1.00	2.10
W8	1.50	2.75	4.13
W9	0.60	1.80	1.08
W10	2.10	1.80	3.78
W11	2.10	1.00	2.10
W12	2.10	1.00	2.10
W13	2.40	6.80	16.32
W14	2.40	1.20	2.88
W15	0.60	1.80	1.08
W16	1.50	2.70	1.35
W17	1.50	1.50	2.25
W18	1.50	2.40	3.60
W19	0.75	1.80	1.35
W20	1.20	1.00	1.20
W21*	1.50	1.50	2.25
W22*	1.50	1.50	2.25

NOTE:

- ALL WINDOWS & GLAZED DOORS TO BE FRAMED IMPROVED ALUMINIUM AND TO BE FITTED WITH, SINGLE CLEAR GLAZED (U - VALUE: 6.44, SHGC: 0.75).
- WINDOWS & GLAZED DOORS DENOTED THUS * TO BE FITTED WITH SINGLE PROLYTIC LOW - E GLAZING (U - VALUE: 4.48, SHGC: 0.46).

SKYLIGHT / ROOF WINDOW SCHEDULE

No.	HEIGHT	WIDTH	AREA
S1	0.55	0.98	0.54
S2	0.55	0.98	0.54
S3	0.55	0.98	0.54

NOTES:

- ALL SKYLIGHT / ROOF WINDOWS TO BE VELUX OPENABLE SKYLIGHTS VSE 2004 / C08.

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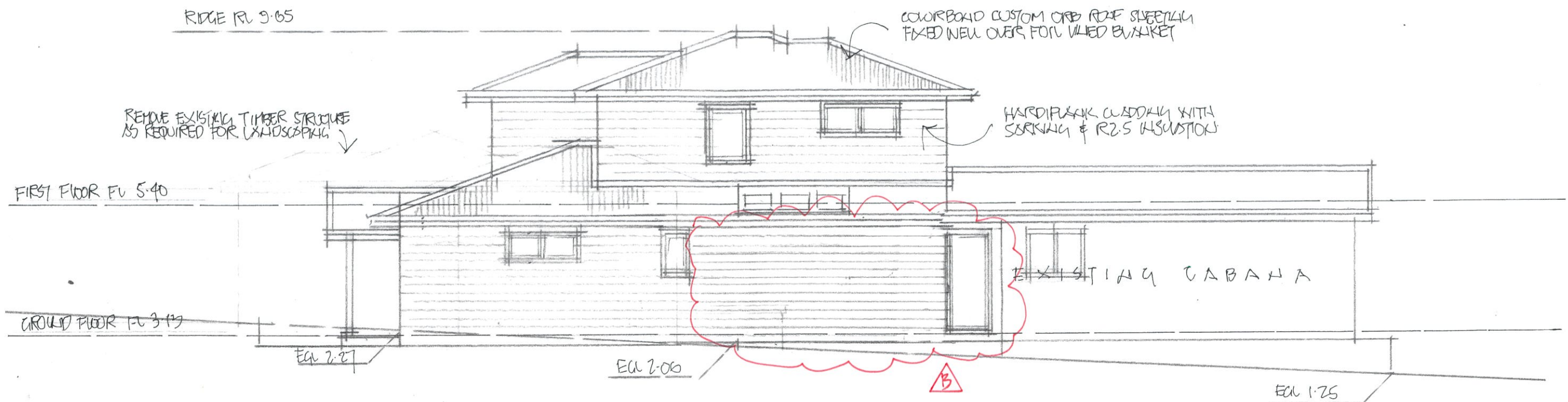
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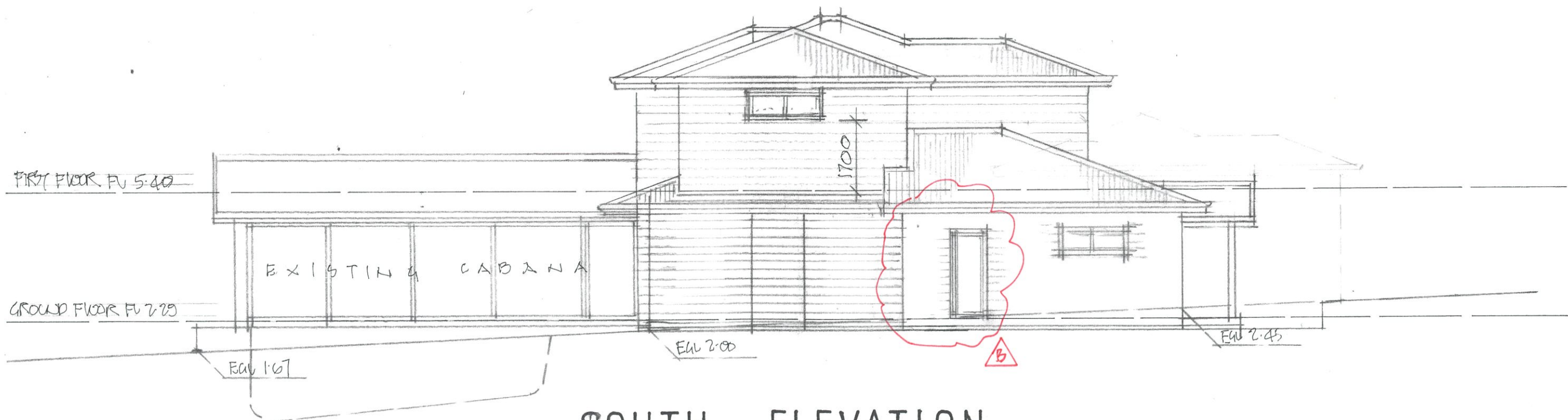
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 MOBILE 0418 976 596

PROJECT
 PROPOSED ALTERATIONS/ADDITION
 No. 865 BARRENJOEY ROAD
 PALM BEACH N. S. W. 2108
 CLIENT
 SIMON & LISA CAUSLEY

DATE 10/11/2022	SCALE 1:100
DRAWN JDE	CHECKED
DRAWING No. 1928-4	ISSUE B



NORTH ELEVATION



SOUTH ELEVATION

1. Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
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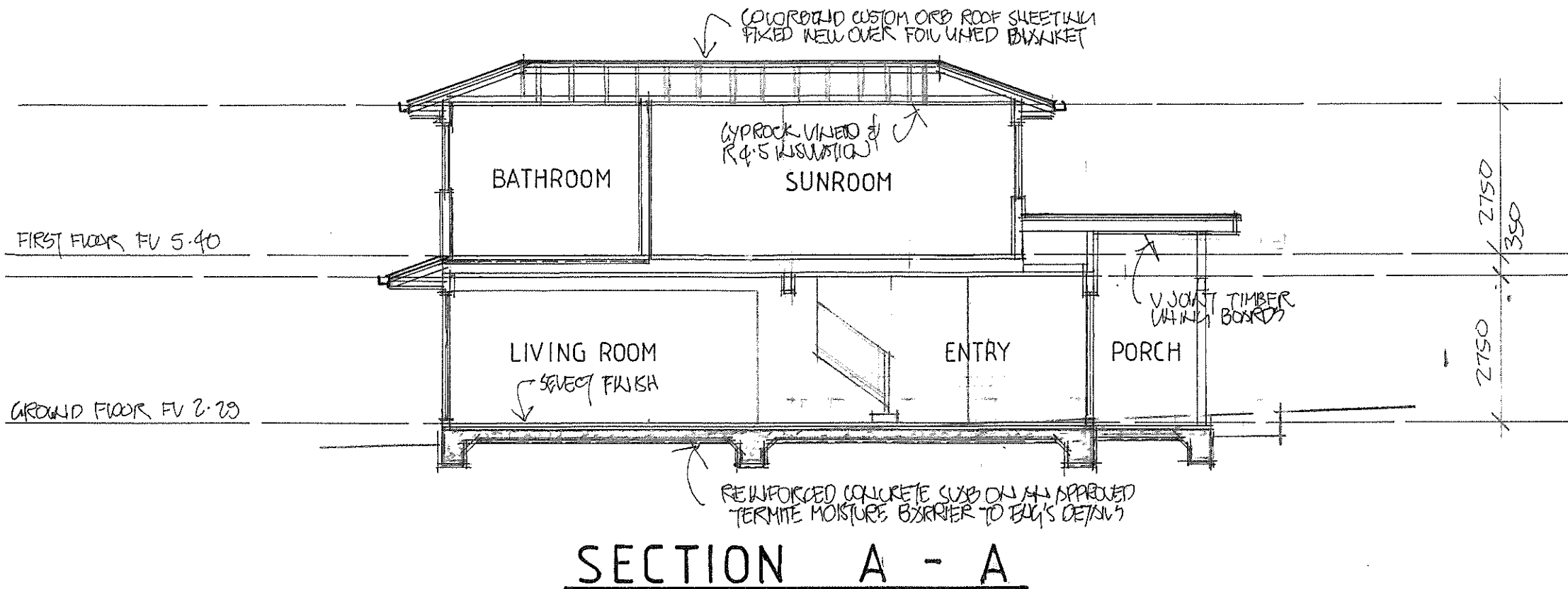
LIFT & WINDOWS ALTERED A FLOOR LEVEL REDUCED	
No.	DATE
AMENDMENT	



J.D. EVANS and COMPANY
DESIGN AND BUILDING CONSULTANTS
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PALM BEACH N.S.W. 2108
CLIENT
SIMON & LISA CAUSLEY

DATE 10/11/2022	SCALE 1:100
DRAWN JOE	CHECKED
DRAWING No.	ISSUE
1928-5	B
	12.2.24



BASI Certificate

Building Sustainability Index www.basi.nsw.gov.au

Alterations and Additions

Certificate number A483007_03

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIS Abbreviations and Definitions" dated 06/10/2017 published by the Department. This document is available at www.basi.nsw.gov.au

Secretary
Date of issue: Tuesday 18 July 2023
To be void: This certificate must be lodged within 3 months of the date of issue



Project address	Simon & Lisa Causley 62
Project name	865 Barrenjoey Road Palm Beach 2108
Street address	Palmwater Council
Local Government Area	Deposited Plan 17191
Plan type and number	7
Lot number	
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by	per se sample before submitting to Council or PCA
Name / Company Name	J.D. Evans & Co Pty Ltd
ABN (if applicable)	72 651 630 653

Systems and systems	Show on DA Plans	Show on GLCC Plans	Confirm
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			

Construction	Show on DA Plans	Show on GLCC Plans	Confirm
Insulation requirements			
The applicant must construct the new or altered construction (floor/ceiling walls and ceilings) in accordance with the specifications listed in the table below, except that additional insulation is not required where the area of new construction is less than 2m ² . Insulation specified is not required for parts of altered construction where insulation already exists			
Construction	Additional insulation required (R-value)	Value specified	
concrete slab on ground floor	nil		
suspended floor with open subfloor framed (R0.7)	R0.8 (down) (or R1.50 including construction)		
suspended floor with enclosed subfloor framed (R0.7)	R0.60 (down) (or R1.30 including construction)		
external wall framed (weatherboard, semi metal cladd)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling R1.0 (up), roof foil backed blanket (15 mm)	medium isolator absorbance 0.475 - 0.701	

Window/Door	Area of glass (m ²)	Level of shading (m)	Shading device	Frame and glazing type
W1	5.04	5	1	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W2	1.44	5	2	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W3	0.6	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W4	1.35	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W5	5.04	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single pyrolytic low-e, (U-value 4.48, SHGC 0.46)
W6	0.75	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single pyrolytic low-e, (U-value 4.48, SHGC 0.46)
W7	2.1	10	10	casual/verandah/pergola/balcony >750 mm improved aluminium, single pyrolytic low-e, (U-value 4.48, SHGC 0.46)
W8	4.13	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W9	5	105	5	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W10	3.78	15	11	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W11	2.1	5	1	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W12	2.1	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W13	16.32	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W14	2.85	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W15	1.03	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W16	1.35	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W17	2.25	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)

Window/Door	Area of glass (m ²)	Level of shading (m)	Shading device	Frame and glazing type
W18	3.6	10	10	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W19	1.35	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W20	1.3	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single clear, (U-value 6.44, SHGC 0.75)
W21	2.25	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single pyrolytic low-e, (U-value 4.48, SHGC 0.46)
W22	2.25	0	0	casual/verandah/pergola/balcony >750 mm improved aluminium, single pyrolytic low-e, (U-value 4.48, SHGC 0.46)

Skylights	Area of glazing (m ²)	Shading device	Frame and glazing type
S1	10.64	no shading	timber, low-E internal/argon fill/clear external, (or U-value 2.5, SHGC 0.455)
S2	0.54	no shading	timber, low-E internal/argon fill/clear external, (or U-value 2.5, SHGC 0.455)
S3	0.54	no shading	timber, low-E internal/argon fill/clear external, (or U-value 2.5, SHGC 0.455)

- Builder to check and confirm all necessary dimensions on site prior to construction. Do not scale the drawing.
- All dimensions that relate to site boundaries and easements are subject to verification by a site survey.
- All work to be in accordance with BUILDING CODE OF AUSTRALIA & to the satisfaction of local council requirements & other authorities.
- All timber construction to be in accordance with the "TIMBER FRAMING" code.
- Any detailing in addition to what is supplied shall be reviewed between the owner and the builder to the owner's approval, except for any structural details or design which is to be supplied by a Structural Engineer.
- Roof water & sub-soil drainage to be disposed of in the approved manner or as directed by local council inspectors.
- All electrical power & light outlets to be determined by owner.
- Make good and repair all existing finishes damaged by new work. Reuse existing materials where possible.

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J.D. EVANS and COMPANY PTY. LTD.
BUILDING DESIGN CONSULTANTS

No.	AMENDMENT	DATE
1	BUILT & FINISHED AS SHOWN	10/11/2022
2	AS SHOWN	10/11/2022

J.D. EVANS and COMPANY
DESIGN AND BUILDING CONSULTANTS
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PROJECT
PROPOSED ALTERATIONS/ADDITION
No. 865 BARRENJOEY ROAD
PALM BEACH N. S. W. 2108
CLIENT
SIMON & LISA CAUSLEY

DATE	10/11/2022	SCALE	1:100
DRAWN	JOE	CHECKED	
DRAWING No.	1928-6	ISSUE	B
			12-2-24