

ALTERATIONS and ADDITIONS: to EXISTING DETACHED STYLE SINGLE STOREY RENDERED HOUSE at No.2 NEW STREET EAST BALGOWLAH NSW 2093

SYMBOLS + COLOURS:

OUTLINE OF DEMOLITION.

BOUNDARY LINE - AS SURVEYED

METAL TILE NEW ROOF EXISTING TO REMAIN

DIRECTION OF ROOF FALL

DIRECTION OF STORMWATER

DIRECTION OF SURFACE FALL

ACHIEVED SETBACK DIMENSION

900

YELLOW - TIMBER BASED GREEN - CONCRETE BASED

RED - MASONRY BASED BLUE - METAL BASED

ORANGE - DEMOLITION PINK - GENERAL PAVEMENT

EARTHWORK LIGHT GREEN - PERM. LANDS

THE INFORMATION PROVIDED ON THESE PLANS HAVE BEEN PRODUCED BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT, and THE CLIENT'S CONSULTANTS.

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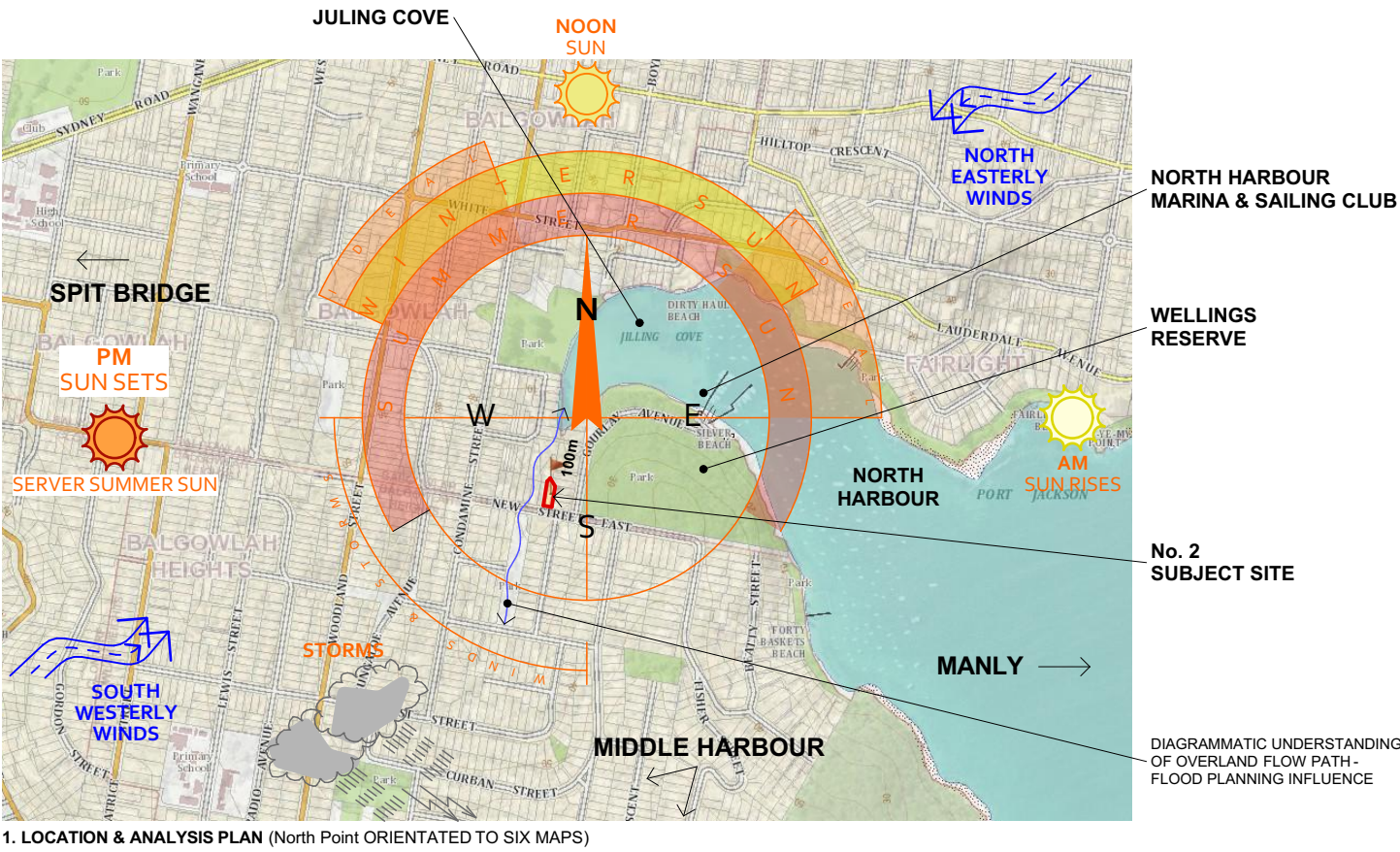
LEGEND:	ABOVE FINISHED FLOOR LEVEL	H	HIGH HANDRAIL
AFFL	BAL	MDR	METAL DECK ROOF SHEETING
BO	BOX GUTTER - TO ENGINEER'S DETAILS	MTL	METAL SHEET OVERHEAD
BLD	BUILDING	OH	OVERHEAD
BSN	BASIN	PAV	PAVEMENT
BWKF	BRICKWORK - COLOUR/FINISH	PP	PAINT FINISH
COL	COLUMN	R	POWER POLE
CONC	CONCRETE	RR	ROOF RIDGE
COS	CONFIRM ON SITE	RL	RELATIVE LEVEL
CPT	CARPET	RT	ROOF TILE
DP	DOWNPIPE	RVO	RAINWATER OUTLET
DR	DRYER	SHR	SHOWER
EX	EXISTING	TD	TIMBER DECK
FB	FACE BRICK	TF	TIMBER FLOOR
FCB	FIBRE CEMENT SHEETING - TYPE	TFAS	TOP OF FACIA
FCL	FINISHED CEILING	TG	TOP OF GUTTER
FFL	FINISHED FLOOR	TYP	TILED FLOORING
FLUE	LEVEL	TW	TOP OF WALL
FP	FIRE PLACE FLUE	WC	WATER CLOSET
GL	INTERNAL GLASS - TO BASIX REQUIREMENTS	WIN	WINDOW
		WM	WASHING MACHINE
		VNTY	VANITY

2 NEW STREET EAST, BALGOWLAH 2093

ALTERATIONS and ADDITIONS:

Works Include:

- Ground Floor Addition; New First Floor Addition; Internal and External Modifications; Rectifications and Improvements; and Landscape Concept



SITE AREA: 550.1m²
SITE WIDTH: 12.19m

PLANNING: MANLY LEP & DCP 2013

- Land Zoning: R2 - Low Density Residential
- FSR: 0.45:1 (247.5m²)
- Site Coverage: Open Space requirement. Max SC. 247.55m²
- Height of Building: 8.5m
- Heritage: Not an Item; Not within a Heritage Conservation Area, and is not a Contributory Item.
- Bushfire Prone Land: Yes is within Bushfire Prone Land
- Flood Risk: Low and Medium Risk
- No. of storeys: Max. 2
- Building Envelope: no less than 1/3 of proposed height
- Landscape ratio: Open Space Area 3 (OS3): 55% = 302.55m², 35% of that to be Landscaped (with 25% max. above ground-balcony or the like). 3m min. dimension, 1m spoil depth and at least a 12sqm clear space.
- Front setback: Prevailing Setback - neighbouring carport
- Side setback: 1/3 of wall height
- Rear setback: 8m
- Private Open Space: 18m², rear and level to building.
- Foreshore Building Line / Scenic Protection: Yes
- Acid Sulfate Soils: Class 5
- Geotechnical Hazard: Not in Landslip Risk
- Biodiversity: N/A
- Pool: N/A - Existing Pool - no new work
- Secondary Dwelling: N/A



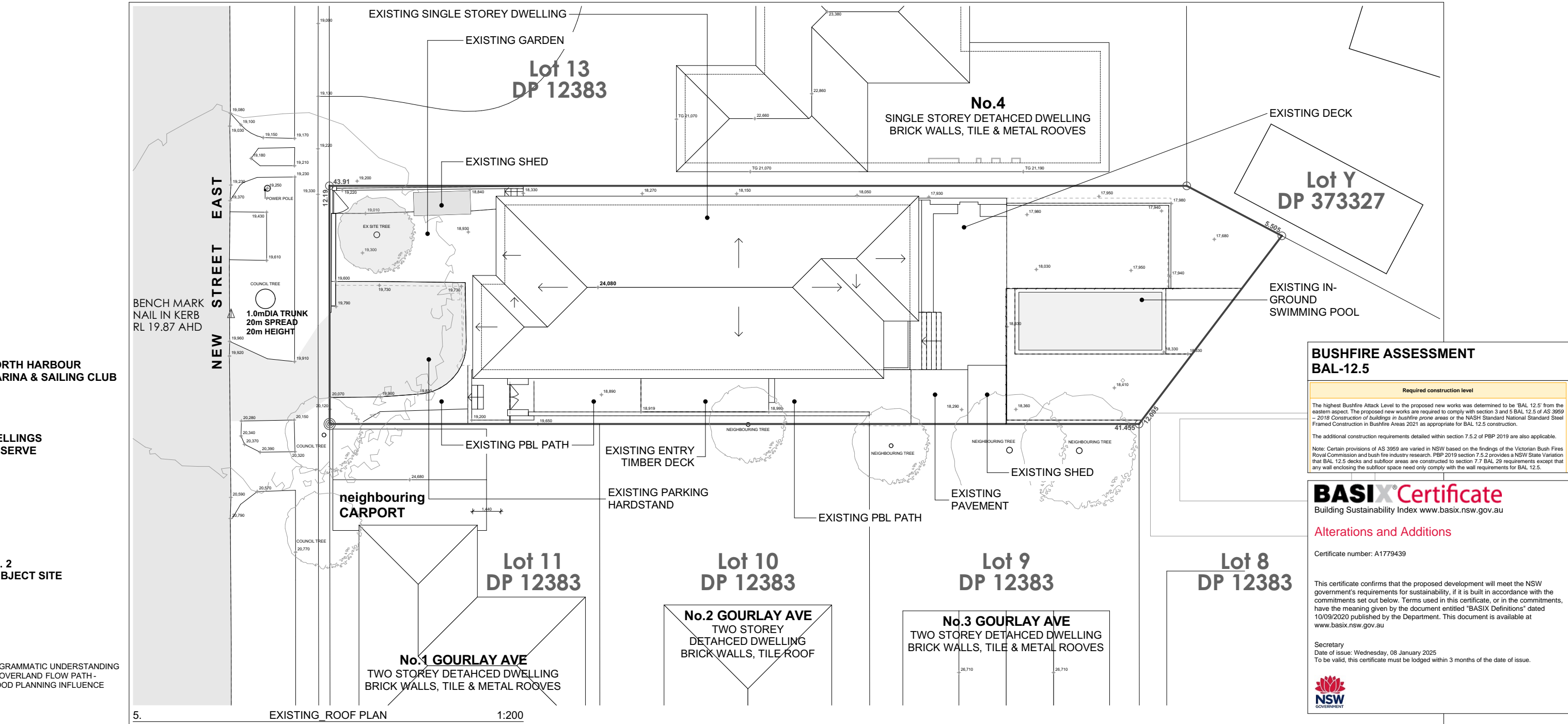
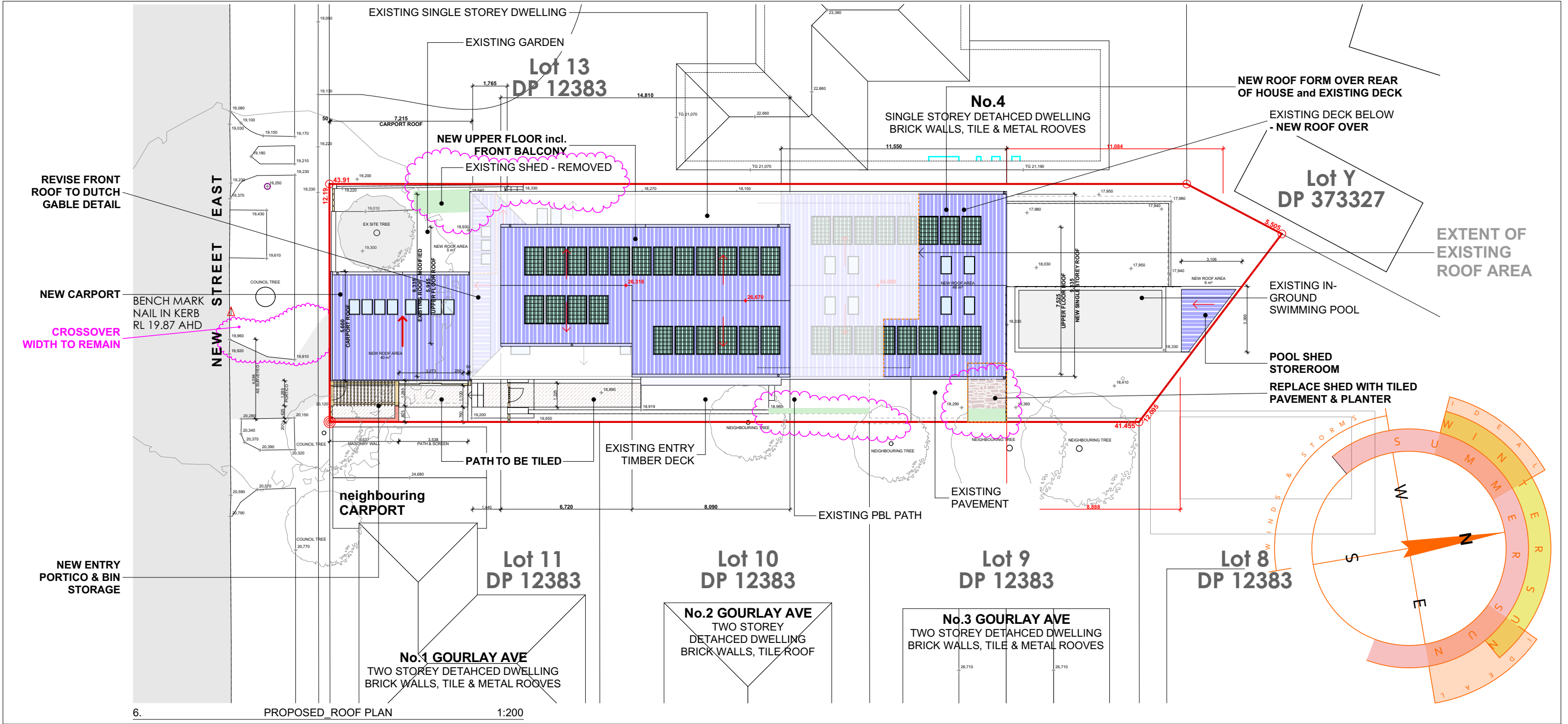
4. REAR VIEW OF EXISTING BUILDING



3. AERIAL VIEW - sourced from SIX MAPS



2. STREETVIEW - BUILDING TO BE RETAINED



BUSHFIRE ASSESSMENT BAL-12.5

Required construction level

The highest Bushfire Attack Level to the proposed new works was determined to be BAL 12.5 from the eastern aspect. The proposed new works are required to comply with section 3 and 5 BAL 12.5 of AS 3959 - 2018 Construction of buildings in bushfire prone areas or the NASH Standard National Standard Steel Framed Construction in Bushfire Areas 2021 as appropriate for BAL 12.5 construction.

The additional construction requirements detailed within section 7.5.2 of PBP 2019 are also applicable.

Note: Certain provisions of AS 3959 are varied in NSW based on the findings of the Victorian Bush Fire Royal Commission and bush fire industry research. PBP 2019 section 7.5.2 provides a NSW State Variation that BAL 12.5 decks and outdoor areas are constructed to section 7.7 BAL 20 requirements except that any wall enclosing the outdoor space need only comply with the wall requirements for BAL 12.5.

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

Alterations and Additions

Certificate number: A1779439

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 "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 08 January 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW

G	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	26.11.2024		
F	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	15.11.2024		
E	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	14.11.2024		
D	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	01.11.2024	K	RP
C	RP	UPPER FLOOR (ISSUED FOR CONSIDERATION)	25.02.2022	J	RP
B	RP	ISSUED FOR CLIENT APPROVAL	24.02.2022	I	RP
A	RP	ISSUED FOR INITIAL REVIEW	10.01.2022	H	RP
ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY

GENERAL NOTES

1. ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS AND FLOOR AREAS ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.

2. DO NOT SCALE OFF DRAWINGS.

DEVELOPMENT APPLICATION

- NOT FOR APPROVALS or CONSTRUCTION

3. ALL BUILDING WORK IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION or AS APPROVED EDITION OF THE BCA (NATIONAL CONSTRUCTION CODE), THE AUSTRALIAN STANDARDS AND CONDITIONS OF CONSIST.

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LOT & DP

LOT 12; DP 12383

COUNCIL

NORTHERN BEACHES COUNCIL

MANLY

PROJECT

ALTERATIONS and ADDITIONS:

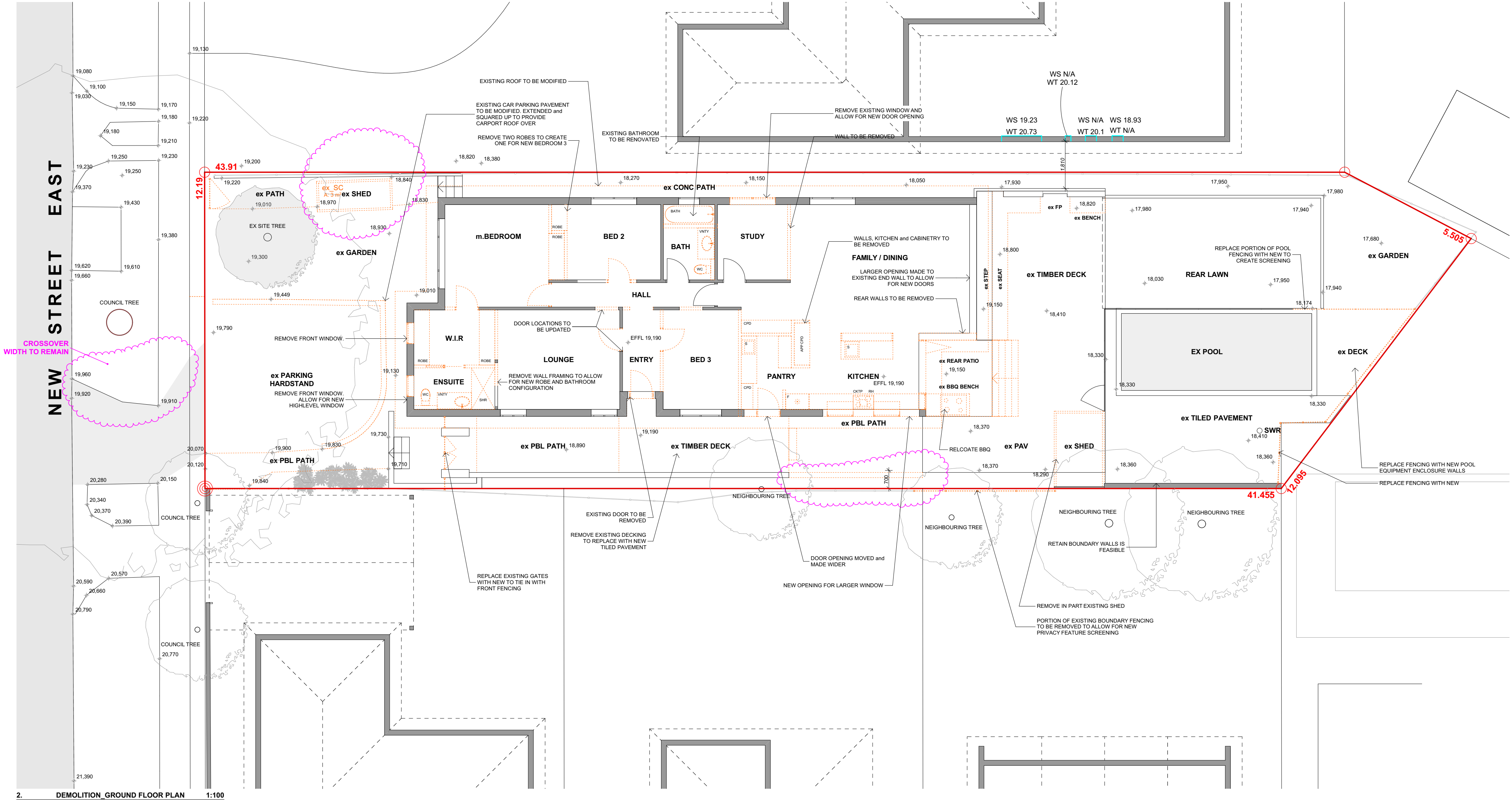
- Ground Floor Addition; New First Floor Addition; Internal and External Modifications; Rectifications and Improvements; and Landscape Concept

2 NEW STREET EAST, BALGOWLAH NSW, 2093

CLIENT

M & N DeGARIS

DATE	DEC 2021	TITLE	SITE ANALYSIS & COVER SHEET	Sheet No	DA-100	Issue	K
SCALE	AS NOTED	AS NOTED					
DRAWN	R.P.						



2. DEMOLITION_GROUND FLOOR PLAN 1:100

G	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	26.11.2024			
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ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION

DEMOLITION NOTE:
ALL DEMOLITION WORKS TO BE DONE IN ACCORDANCE WITH AS2601 and CONSENT AUTHORITY CONDITIONS.

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LOT 12; DP 12383
COUNCIL
NORTHERN BEACHES COUNCIL
MANLY

MEASUREMENTS HAVE NOT BEEN CHECKED.
ALL DIMENSIONS TO BE CONFIRMED PRIOR TO DESIGN DEVELOPMENT.

PROJECT
ALTERATIONS and ADDITIONS:
- Ground Floor Addition; New First Floor Addition; Internal and External Modifications; Rectifications and Improvements; and Landscape Concept
2 NEW STREET EAST, BALGOWLAH NSW, 2093

CLIENT
M & N DeGARIS

Designer
HARGROVES DESIGN CONSULTANTS
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E: jacqui@hargroves.com.au

DATE	DEC 2021	TITLE	DEMOLITION GROUND FLOOR	Sheet No	DA-102	Issue	K
SCALE	AS NOTED	PLAN					
DRAWN	R.P.						

BUSHFIRE ASSESSMENT
BAL-12.5

Required construction level

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BASIX Certificate

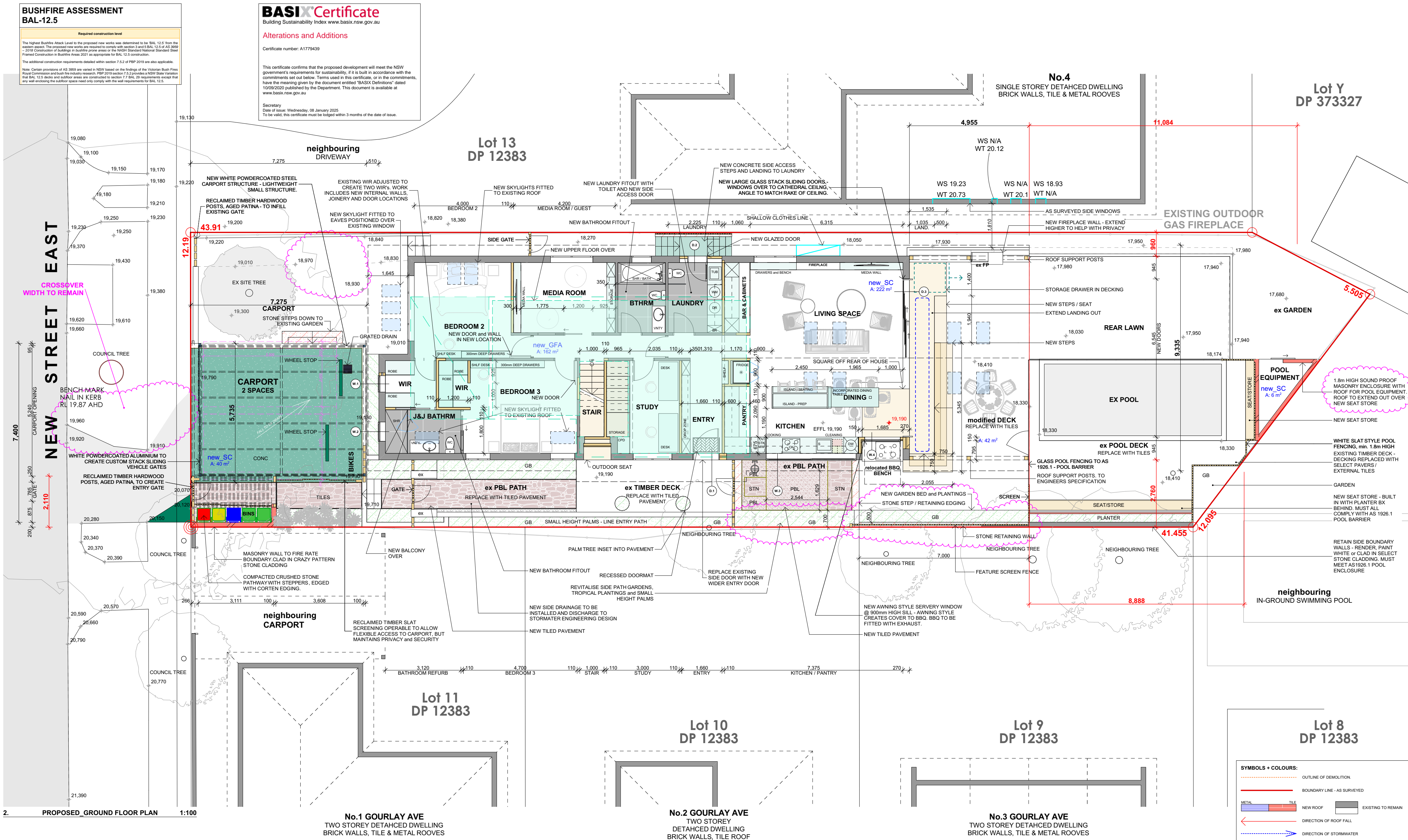
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Secretary
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2. PROPOSED_GROUND FLOOR PLAN 1:100

No.1 GOURLAY AVE
TWO STOREY DETACHED DWELLING
BRICK WALLS, TILE & METAL ROOVES

No.2 GOURLAY AVE
TWO STOREY DETACHED DWELLING
BRICK WALLS, TILE ROOF

No.3 GOURLAY AVE
TWO STOREY DETACHED DWELLING
BRICK WALLS, TILE & METAL ROOVES

Lot 8
DP 12383

SYMBOLS + COLOURS:

- OUTLINE OF DEMOLITION.
- BOUNDARY LINE - AS SURVEYED
- METAL TILE
- NEW ROOF
- DIRECTION OF ROOF FALL
- DIRECTION OF STORMWATER
- DIRECTION OF SURFACE FALL
- ACHIEVED SETBACK DIMENSION
- 900
- YELLOW - TIMBER BASED
- RED - MASONRY BASED
- ORANGE - DEMOLITION
- EARTHWORK
- EXISTING TO REMAIN

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2 NEW STREET EAST, BALGOWLAH NSW, 2093

CLIENT
M & N DeGARIS

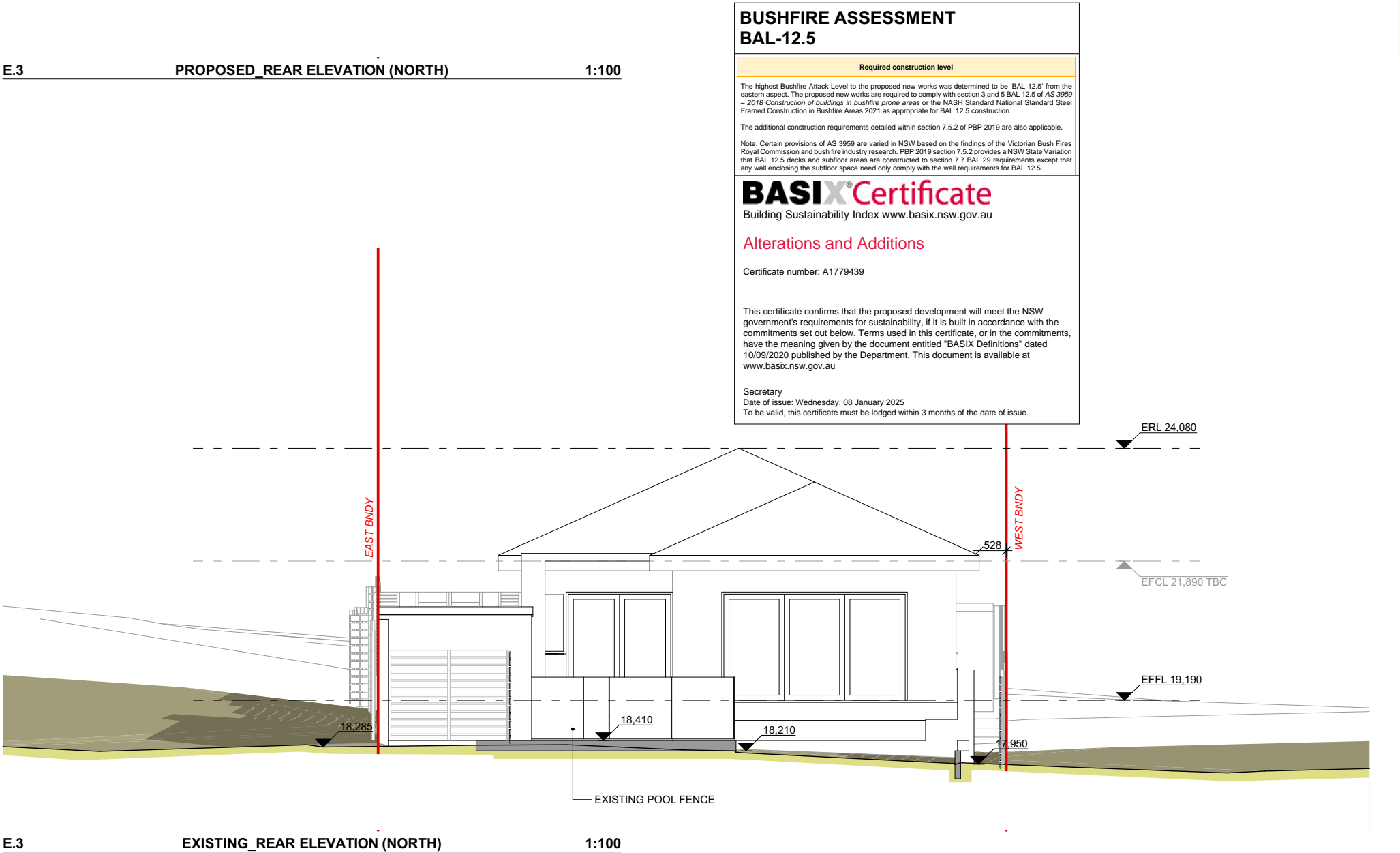
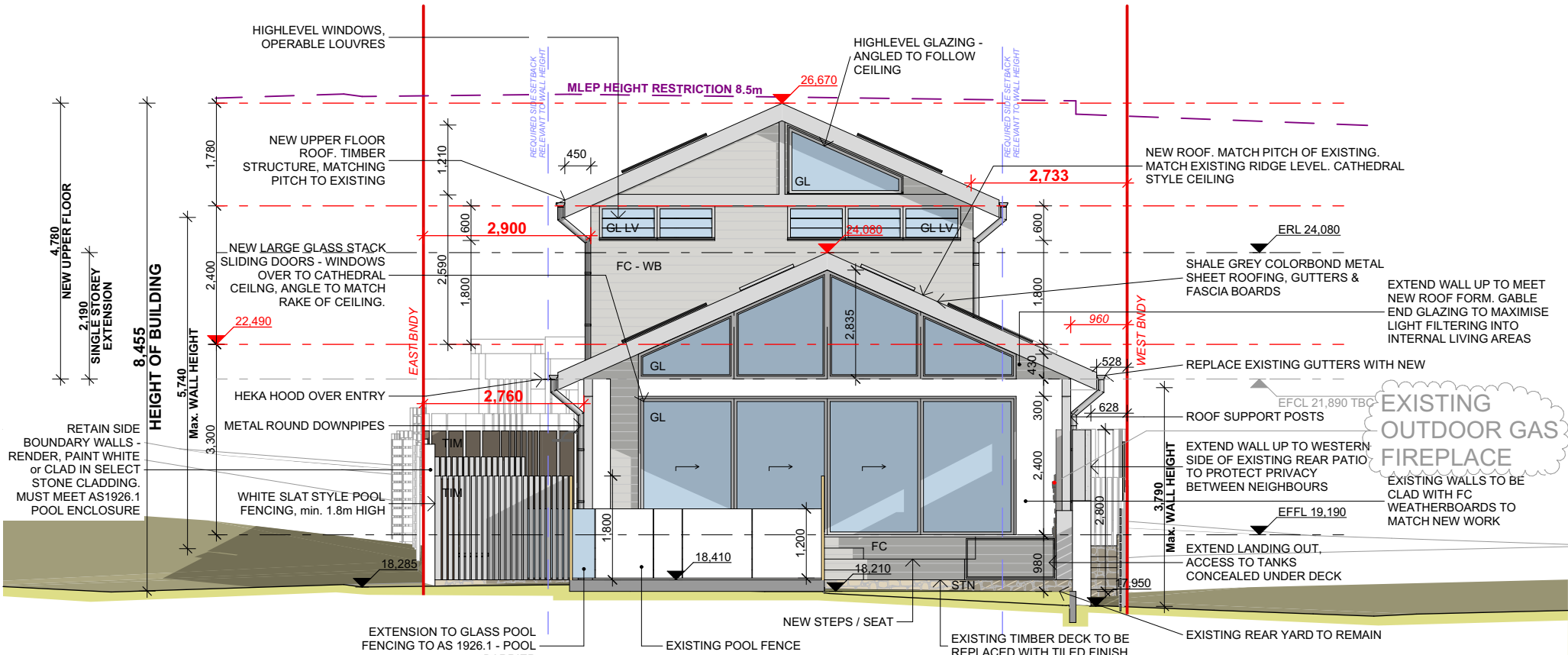
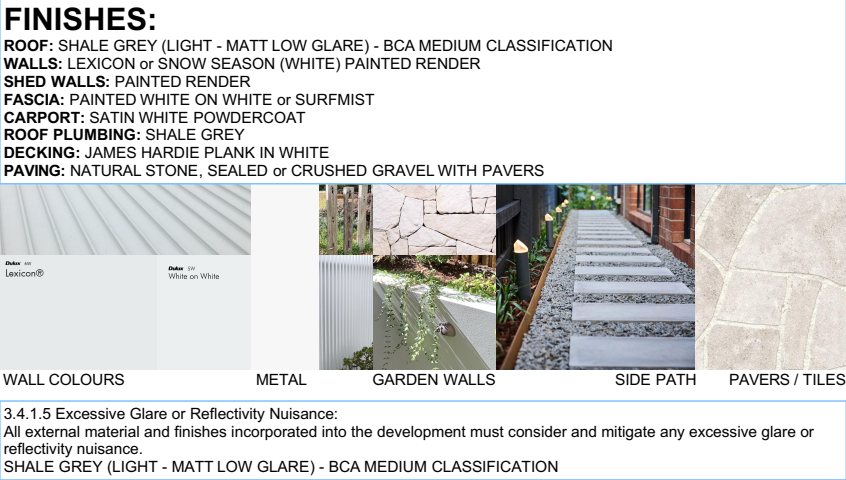
Designer
HARGROVES DESIGN CONSULTANTS

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DATE DEC 2021 TITLE
SCALE AS NOTED @ A2
DRAWN R.P.
PROPOSED GROUND FLOOR PLAN

Sheet No
DA-103
Issue
K

G	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	26.11.2024				
F	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	15.11.2024				
E	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	14.11.2024				
D	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	01.11.2024	K	RP	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	31.03.2025
C	RP	UPPER FLOOR ISSUED FOR CONSIDERATION	25.02.2025	J	RP	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	20.03.2025
B	RP	ISSUED FOR CLIENT APPROVAL	24.02.2025	I	RP	DEVELOPMENT APPLICATION - ADDITIONAL INFORMATION	07.03.2025
A	RP	ISSUED FOR INITIAL REVIEW	10.01.2025	H	RP	DEVELOPMENT APPLICATION SUBMISSION	09.01.2025
ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE

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LOT 12: DP 12383

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PROJECT

ALTERATIONS and ADDITIONS:

2 NEW STREET EAST, BALGOWLAH NSW, 2093

CLIENT
M & N DeGARIS

Designer
HARGROVES DESIGN CONSULTANTS

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DATE	C
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TITLE

	St
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et No

182

10

Required construction level

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

Certificate number: A1779439



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2 NEW STREET EAST, BALGOWLAH NSW, 2093

M & N DeGARIS

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DATE	DEC 2021	TITLE	Sheet No	ISSU
SCALE	AS NOTED @ 1/2"	PROPOSED SIDE ELEVATIONS &	DA-111	K

SCALE	AS NOTED @ A2	PROPOSED SIDE ELEVATIONS & SECTION	DA-111	K
DRAWN	J. P.			

DA-111 K

