

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.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO AND COMPLY WITH THE BCA, HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND and OVERHEAD SERVICES, and FLOOR AREAS CHECKED AND VERIFIED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.

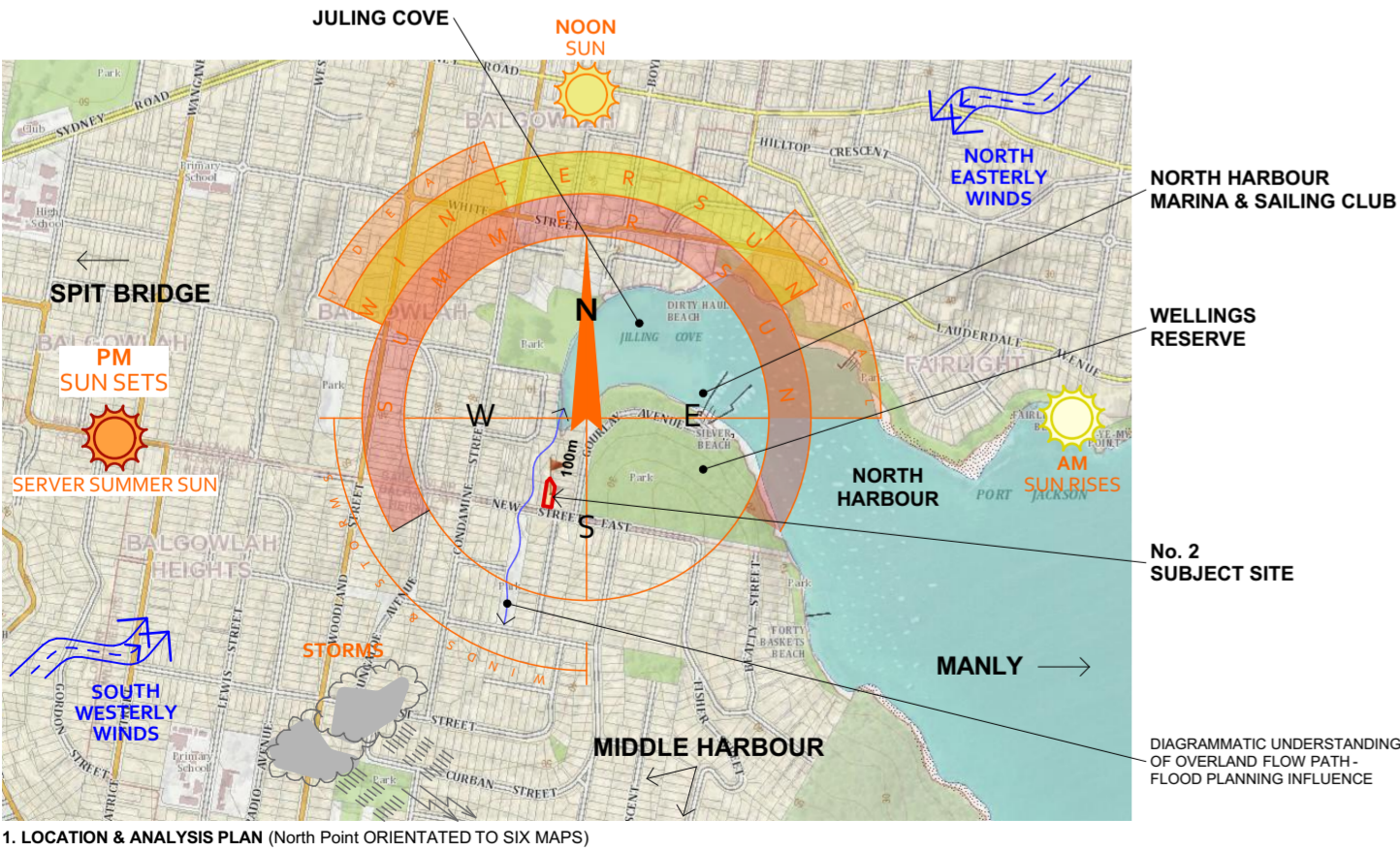
LEGEND:	ABOVE FINISHED FLOOR LEVEL	H	HIGH HANDRAIL
AFFL	BAL	MDR	METAL DECK ROOF SHEETING
BO	BOX GUTTER - TO ENGINEER'S DETAILS	MTL	METAL SHEET
BLD	BUILDING	OH	OVERHEAD
BSN	BASIN	PMP	PAVEMENT
BWKF	BRICKWORK - COLOUR/FINISH	PVF	PAINT FINISH
COL	COLUMN	PP	POWER POLE
CONC	CONCRETE	R	READER
COS	CONFIRM ON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



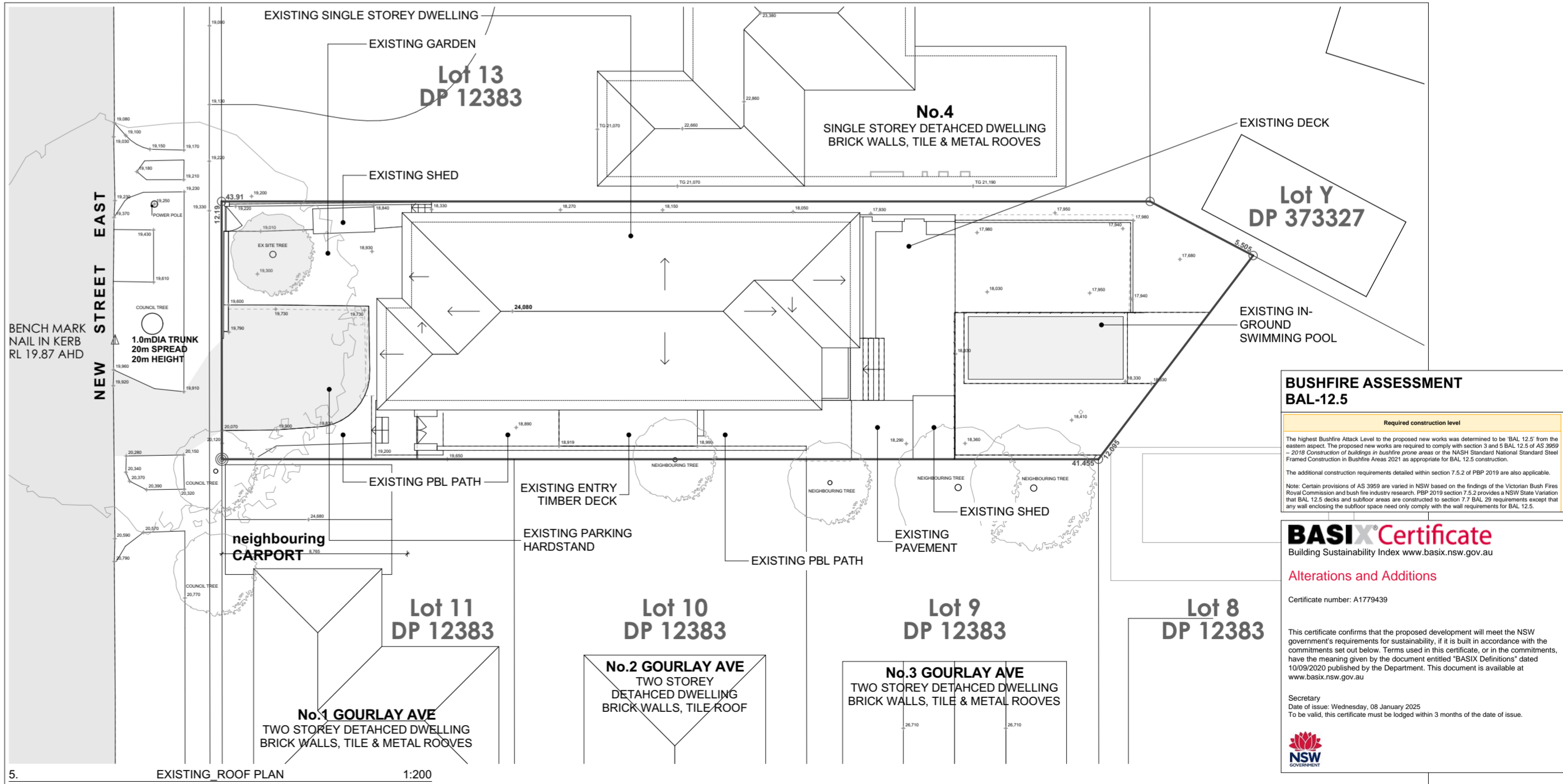
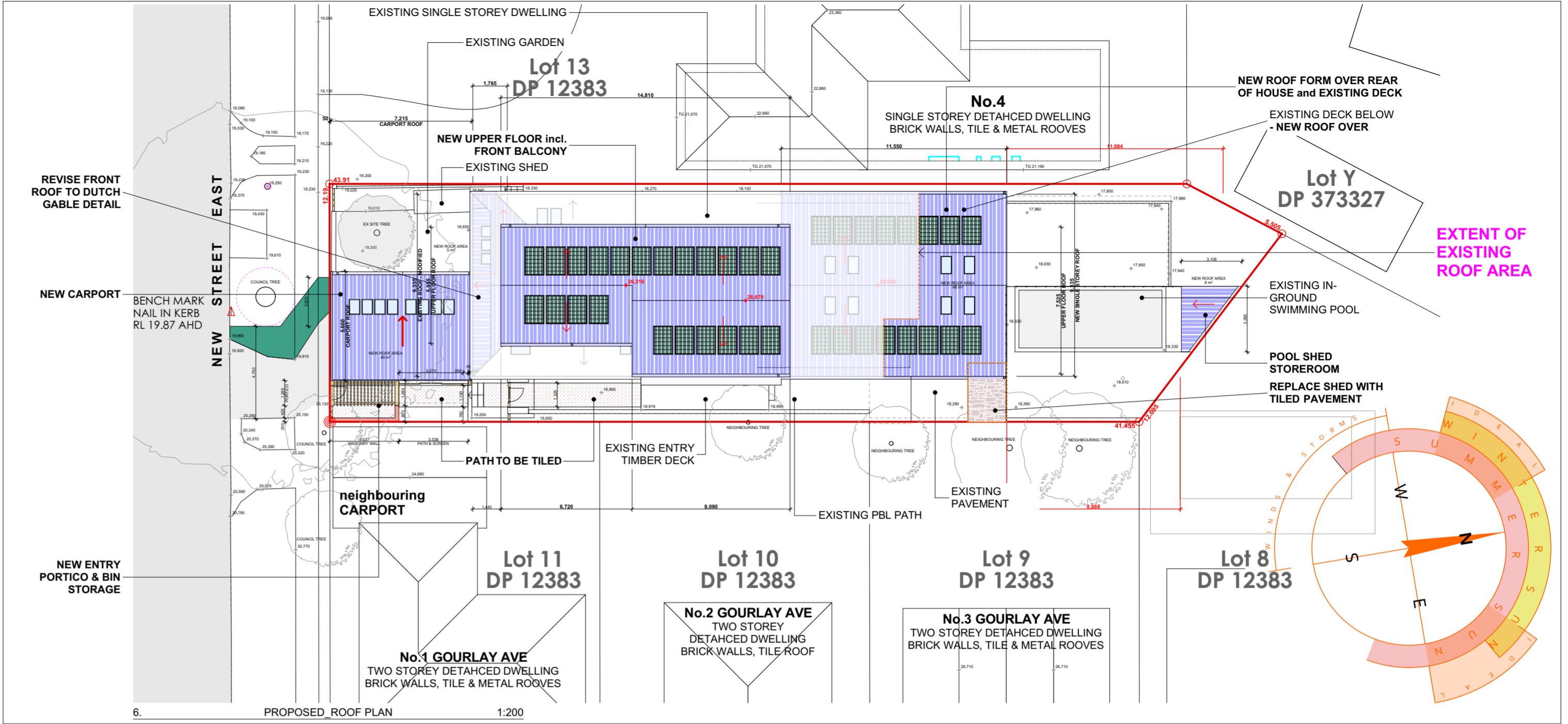
4. REAR VIEW OF EXISTING BUILDING



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.

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 subfloor areas are constructed to section 7.7 BAL 20 requirements except that any wall enclosing the subfloor 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						
C	RP	UPPER FLOOR (ISSUED FOR CONSIDERATION)	25.02.2022						
B	RP	ISSUED FOR CLIENT APPROVAL	24.02.2022						
A	RP	ISSUED FOR INITIAL REVIEW	10.01.2022	H	RP	DEVELOPMENT APPLICATION SUBMISSION	09.01.2022		
ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE		

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

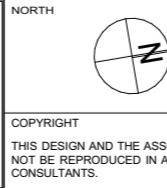
- NOT FOR APPROVALS or CONSTRUCTION

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 CONSSENT.

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

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND and OVERHEAD SERVICES, and FLOOR AREAS CHECKED AND VERIFIED.

6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.



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

Designer

HARGROVES DESIGN CONSULTANTS

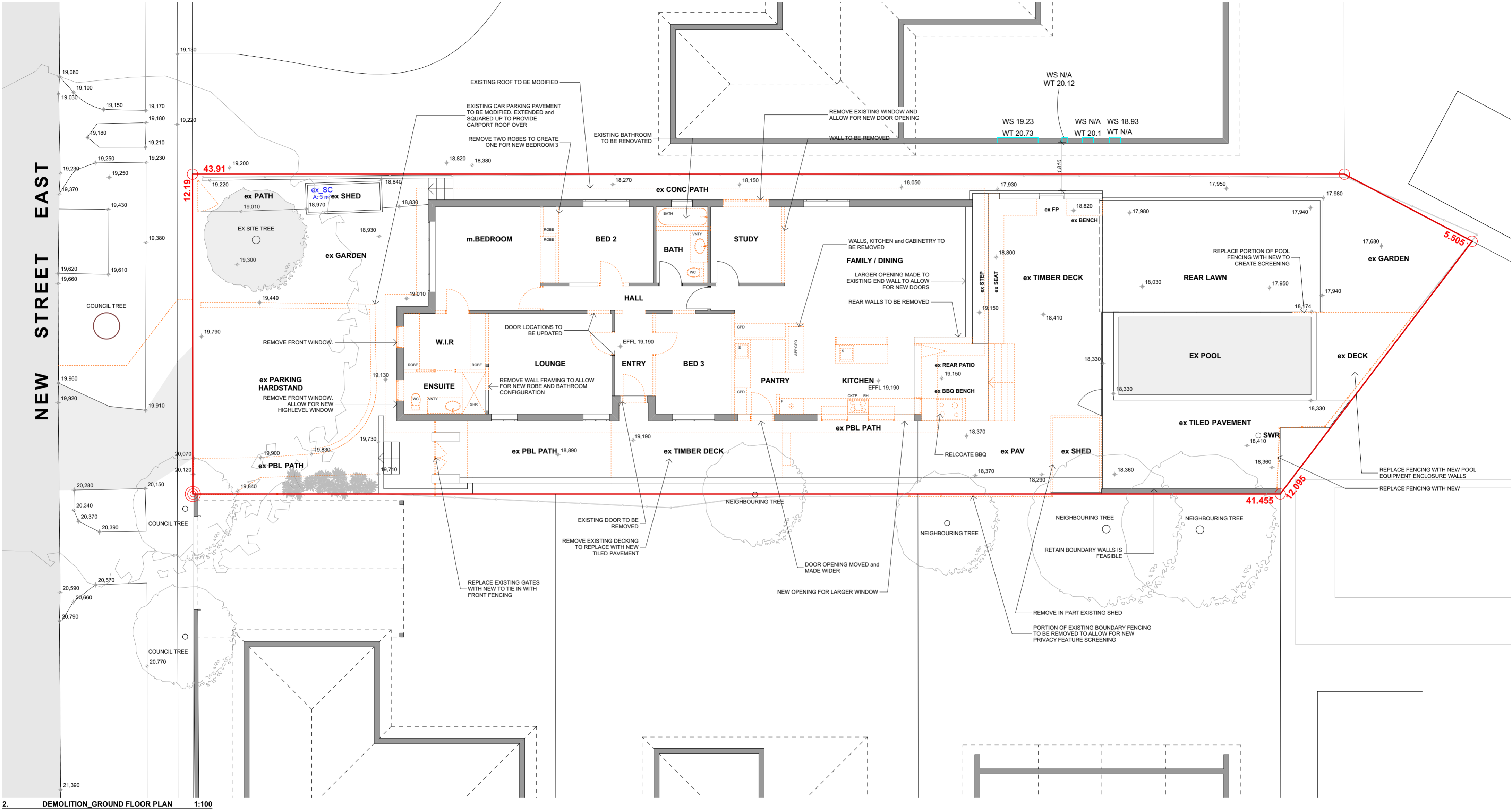
M: 0410 669 148
E: jacqui@hargroves.com.au

DATE DEC 2021 **TITLE** **SITE ANALYSIS & COVER SHEET**

SCALE AS NOTED **AS NOTED**

DRAWN R.P.

Sheet No **DA-100** **Issue** **H**



2. DEMOLITION_GROUND FLOOR PLAN 1:100

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

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 CONSENT.
4. THE INFORMATION PROVIDED ON THESE PLANS HAVE BEEN PRODUCED BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT, and the CLIENT'S CONSULTANTS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND and OVERHEAD SERVICES, and FLOOR AREAS CHECKED AND VERIFIED.
6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.



NORTH



LOT & DP

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

M: 0410 669 148
E: jacqui@hargroves.com.au

DATE DEC 2021 **TITLE** DEMOLITION GROUND FLOOR PLAN
SCALE AS NOTED **PLAN**
DRAWN R.P.

Sheet No DA-102 **Issue** H

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						
C	RP	UPPER FLOOR ISSUED FOR CONSIDERATION	25.02.2022						
B	RP	ISSUED FOR CLIENT APPROVAL	24.02.2022						
A	RP	ISSUED FOR INITIAL REVIEW	10.01.2022	H	RP	DEVELOPMENT APPLICATION SUBMISSION	09.01.2022		
ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE		

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 3999 - 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 Fires 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 covered to section 7.5.2.2. Requirements except that any wall enclosing the outdoor space need only comply with the wall requirements for BAL 12.5.

BASIX Certificate

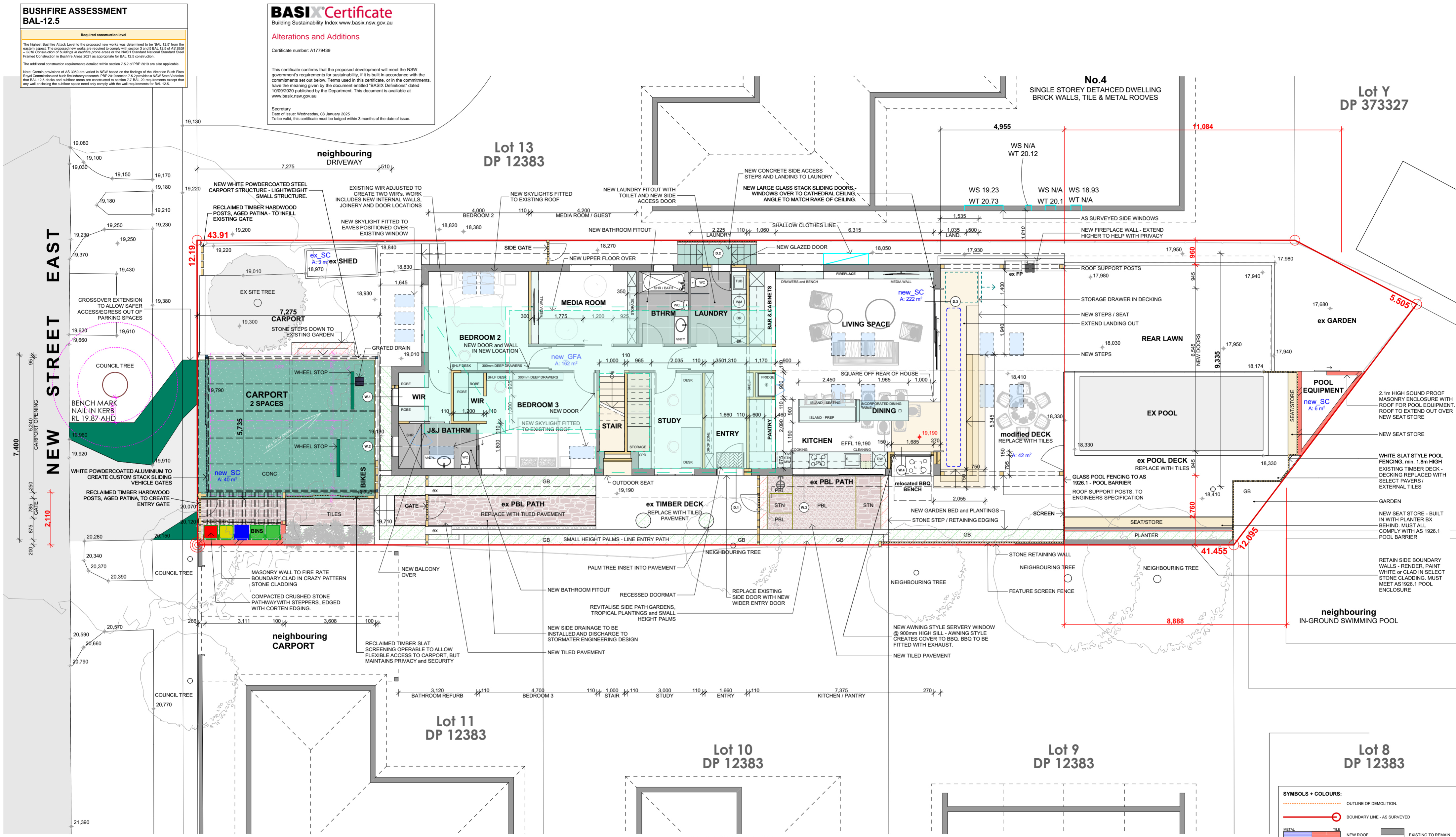
Building Sustainability Index www.basix.nsw.gov.au

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.



2. PROPOSED_GROUND FLOOR PLAN 1:100

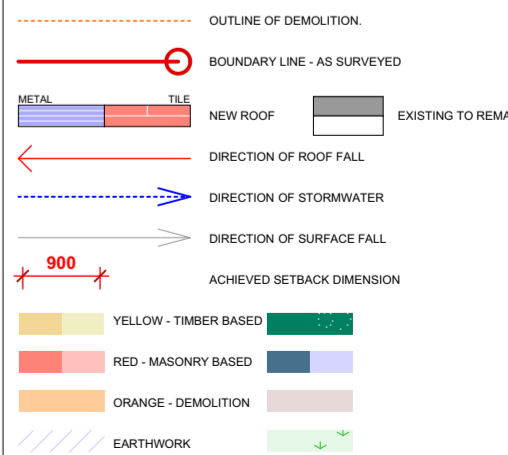
No.1 GOURLAY AVE
TWO STOREY DETACHED DWELLING
BRICK WALLS, TILE & METAL ROOFS

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

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

Lot 8
DP 12383

SYMBOLS + COLOURS:



HARGROVES DESIGN CONSULTANTS

M: 0410 669 148
E: jacqui@hargroves.com.au

DATE: DEC 2021 TITLE: PROPOSED GROUND FLOOR PLAN DA-103

SCALE: AS NOTED DRAWN: R.P.

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

LOT & DP:
LOT 12; DP 12383

COUNCIL:
NORTHERN BEACHES COUNCIL

MANLY

NORTH



COPYRIGHT

THIS DESIGN AND THE ASSOCIATED DOCUMENTS ARE SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM HARGROVES DESIGN CONSULTANTS



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 CONSENT.

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

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND AND OVERHEAD SERVICES, AND FLOOR AREAS CHECKED AND VERIFIED.

6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK OR FABRICATION OF ITEMS.

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

ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE
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				
C	RP	UPPER FLOOR ISSUED FOR CONSIDERATION	25.02.2022				
B	RP	ISSUED FOR CLIENT APPROVAL	24.02.2022				
A	RP	ISSUED FOR INITIAL REVIEW	10.01.2022	H	RP	DEVELOPMENT APPLICATION SUBMISSION	09.01.2022

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 8 BAL 12.5 of AS 3999 - 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 Fires 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 29 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

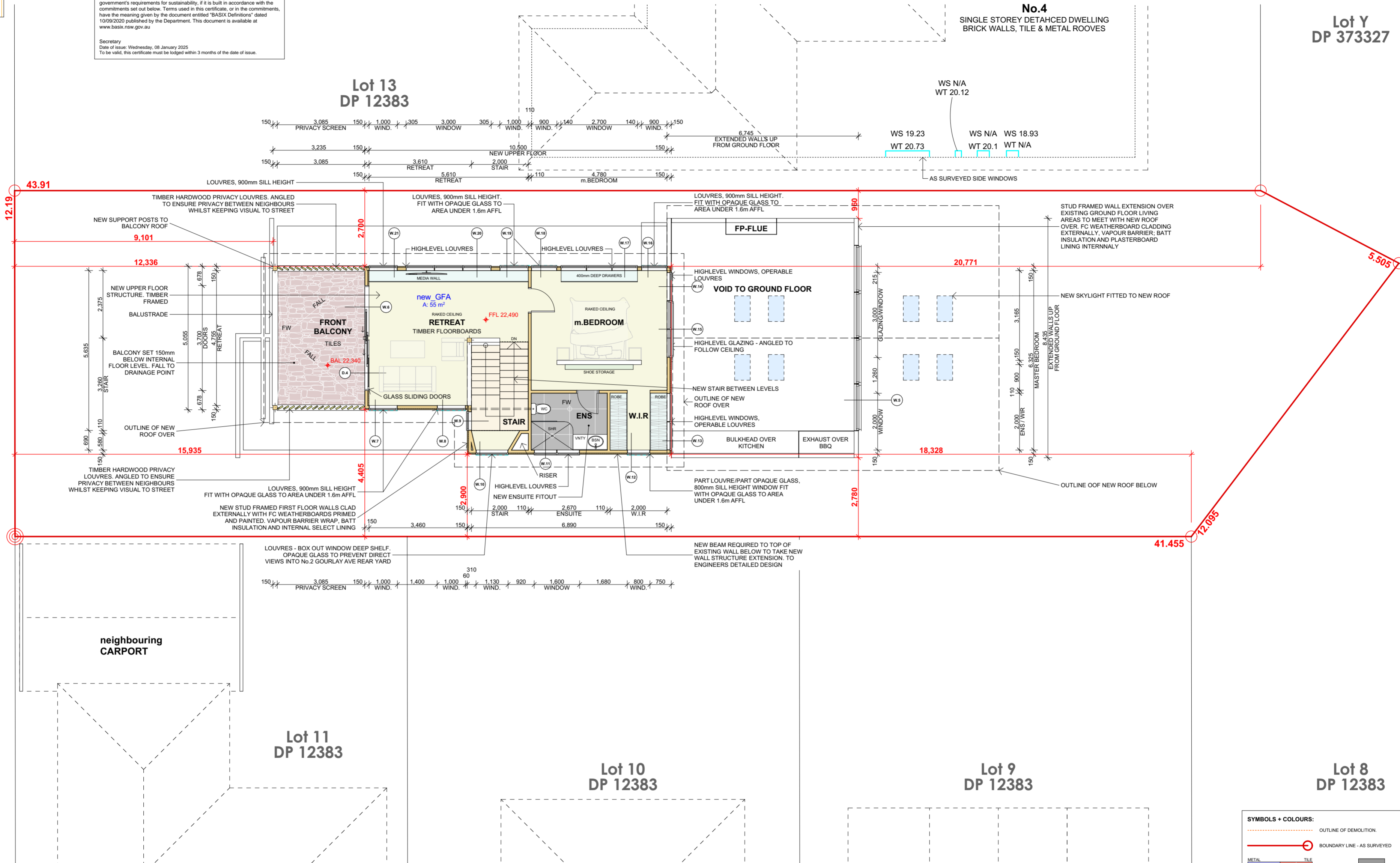
Secretary
Date of issue: Wednesday, 08 January 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.

**Lot 13
DP 12383**

**Lot Y
DP 373327**

NEW STREET EAST

BENCH MARK
NAIL IN KERB
RL 19.87 AHD



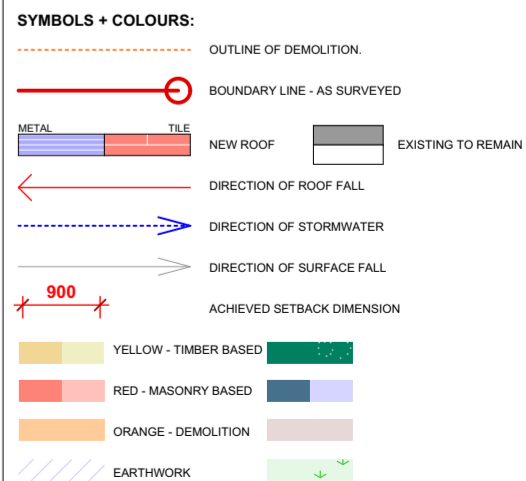
3. PROPOSED_FIRST FLOOR PLAN 1:100

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**



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 CONSSENT.
4. THE INFORMATION PROVIDED ON THESE PLANS HAVE BEEN PRODUCED BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT, and the CLIENT'S CONSULTANTS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND and OVERHEAD SERVICES, and FLOOR AREAS CHECKED AND VERIFIED.
6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.



NORTH



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

Designer

HARGROVES DESIGN CONSULTANTS

M: 0410 669 148
E: jacqui@hargroves.com.au

DATE

DEC 2021

SCALE

AS NOTED

DRAWN

R.P.

PROPOSED NEW FIRST FLOOR PLAN

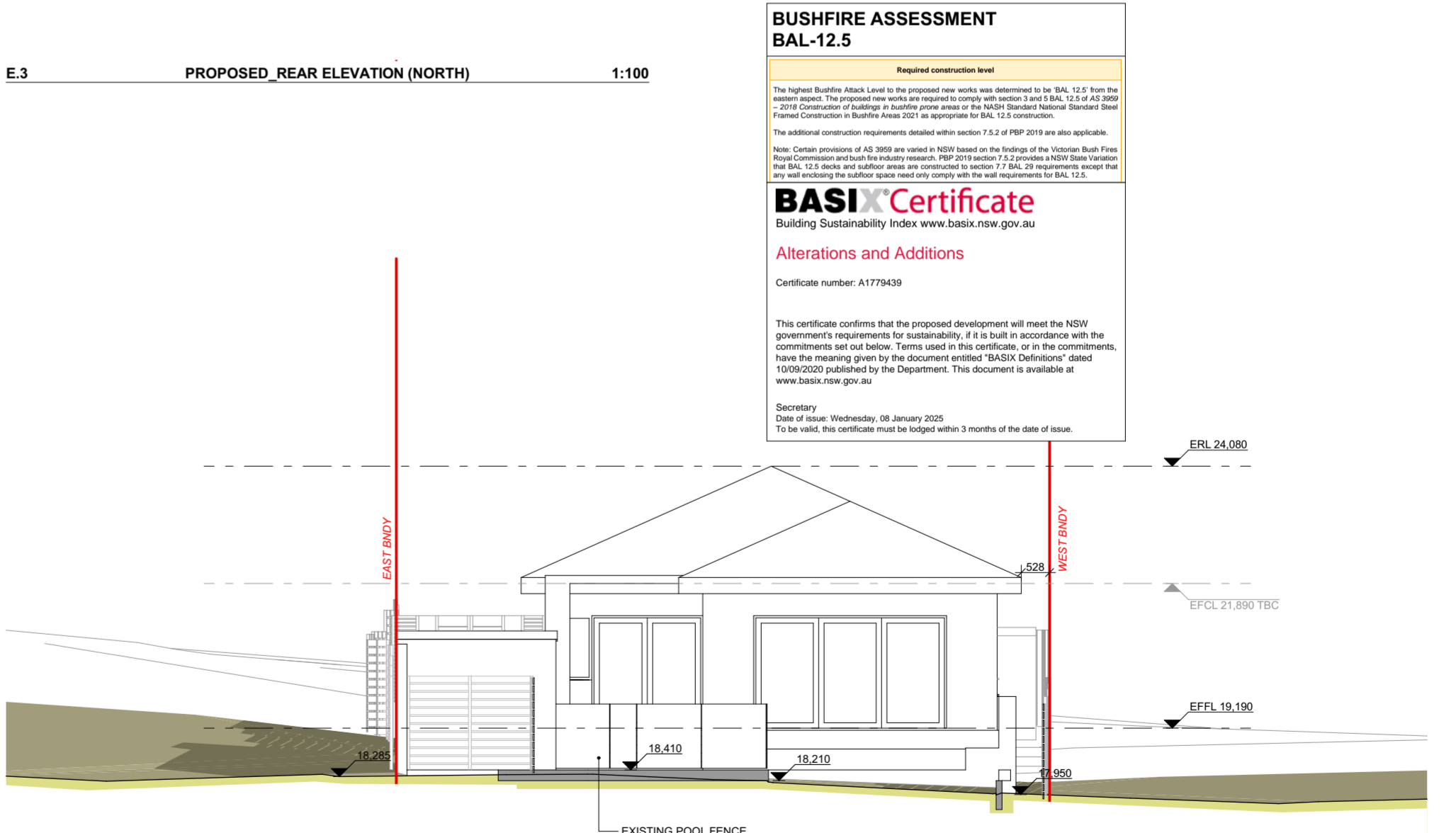
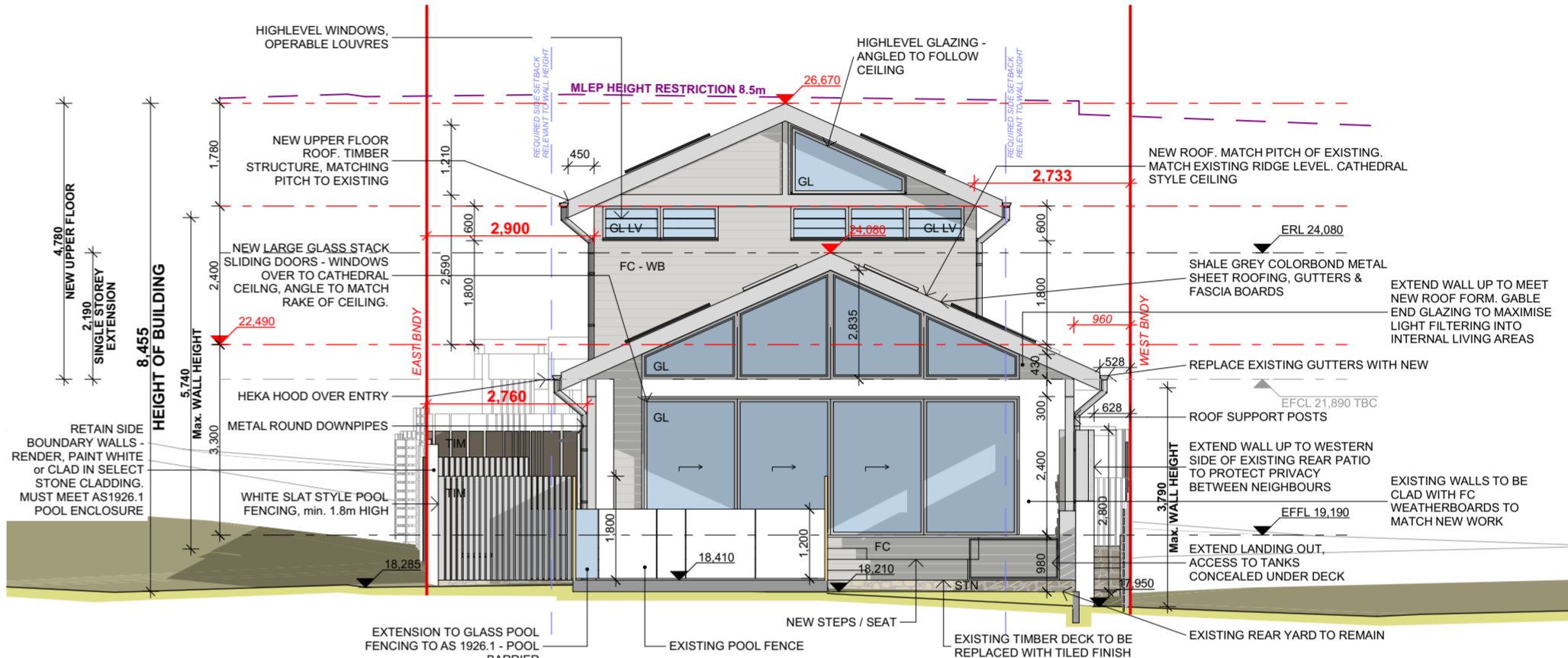
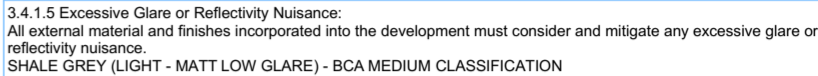
Sheet No

DA-104

Issue

H

Designer				HARGROVES DESIGN CONSULTANTS M: 0410 669 148 E: jacqui@hargroves.com.au	
DATE	OCT 2024	CONSTRUCTION MANAGEMENT PLAN incl. Sediment / Erosion Control		Sheet No	H
SCALE	AS NOTED @ A3			DA-107	
DRAWN	R.P				



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

M: 0410 669 148
argroves.com.au

DATE	DEC 2021	TITLE	Sheet No
SCALE	AS NOTED @ A2	EXISTING & PROPOSED FRONT & REAR ELEVATIONS	DA-110
DRAWN	R.P		

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.

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

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND AND OVERHEAD SERVICES, AND FLOOR AREAS CHECKED AND VERIFIED.

6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK OR FABRICATION OF ITEMS.



COPYRIGHT

THIS DESIGN AND THE ASSOCIATED DOCUMENTS ARE SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM HARGROVES DESIGN CONSULTANTS.

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

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 NBSR (Standard National Standard Steel Framed Construction in Bushfire Areas 2021 as appropriate for BAL 12.5 construction.

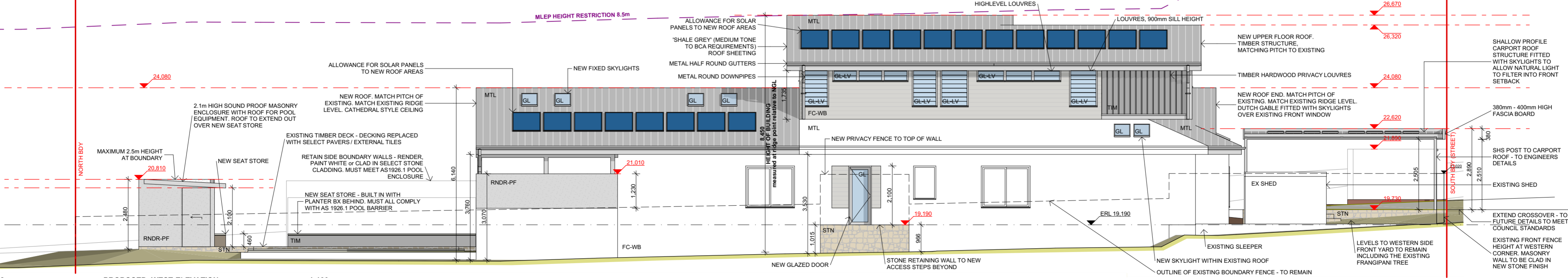
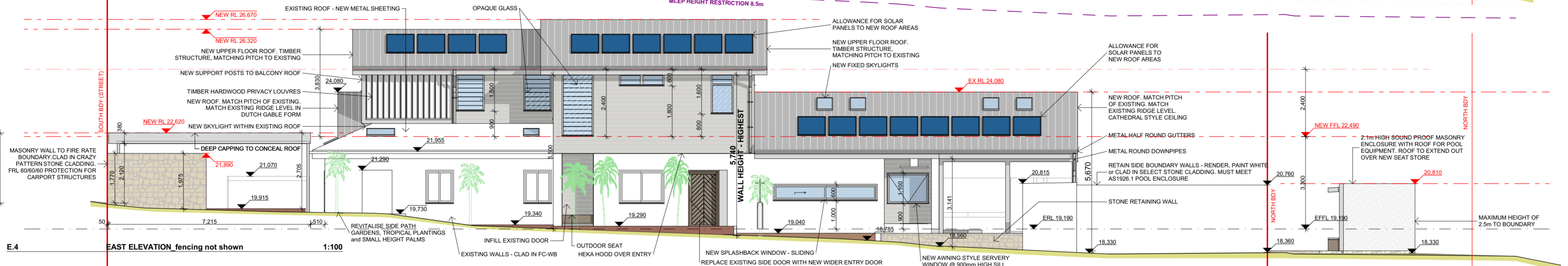
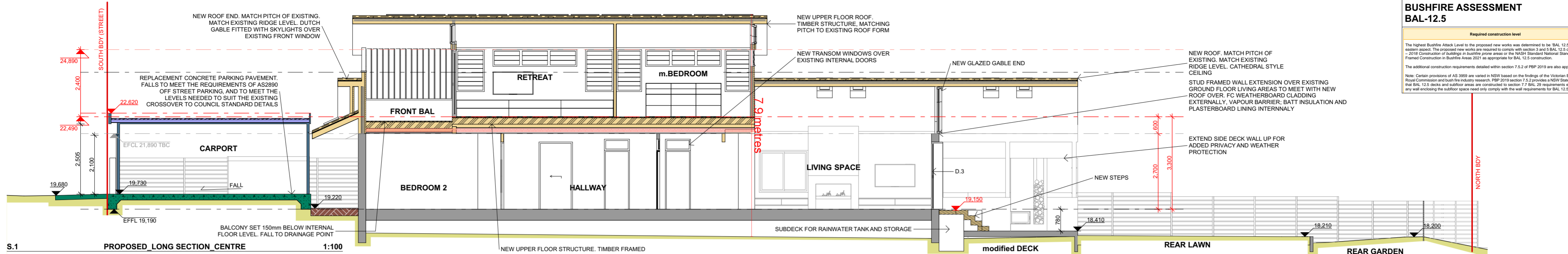
The additional construction requirements detailed within section 7.5.2 of PBP 2019 are also applicable.

Note: Certain provisions of AS 3959 are varied in NSW based on the findings of the Victorian Bush Fire Royal Commission and both the industry research, PBP 2019 section 7.5.2 provides a NSW Bush Variation that BAL 12.5 decks and outdoor areas are constructed to section 7.7 BAL 29 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



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				
C	RP	UPPER FLOOR ISSUED FOR CONSIDERATION	25.02.2022				
B	RP	ISSUED FOR CLIENT APPROVAL	24.02.2022				
A	RP	ISSUED FOR INITIAL REVIEW	10.01.2022	H	RP	DEVELOPMENT APPLICATION SUBMISSION	09.01.2022
ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE

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.

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

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND AND OVERHEAD SERVICES, AND FLOOR AREAS CHECKED AND VERIFIED.

6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.



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

CLIENT
M & N DeGARIS

PROPOSED SIDE ELEVATIONS & SECTION

DATE: DEC 2021
SCALE: AS NOTED
DRAWN: R.P.

HARGROVES DESIGN CONSULTANTS

M: 0410 669 148
E: jacqui@hargroves.com.au

Sheet No: DA-111
Issue: H

DRAWING	R.P	CROSS SECTIONS & BASIS	DATE
---------	-----	------------------------	------



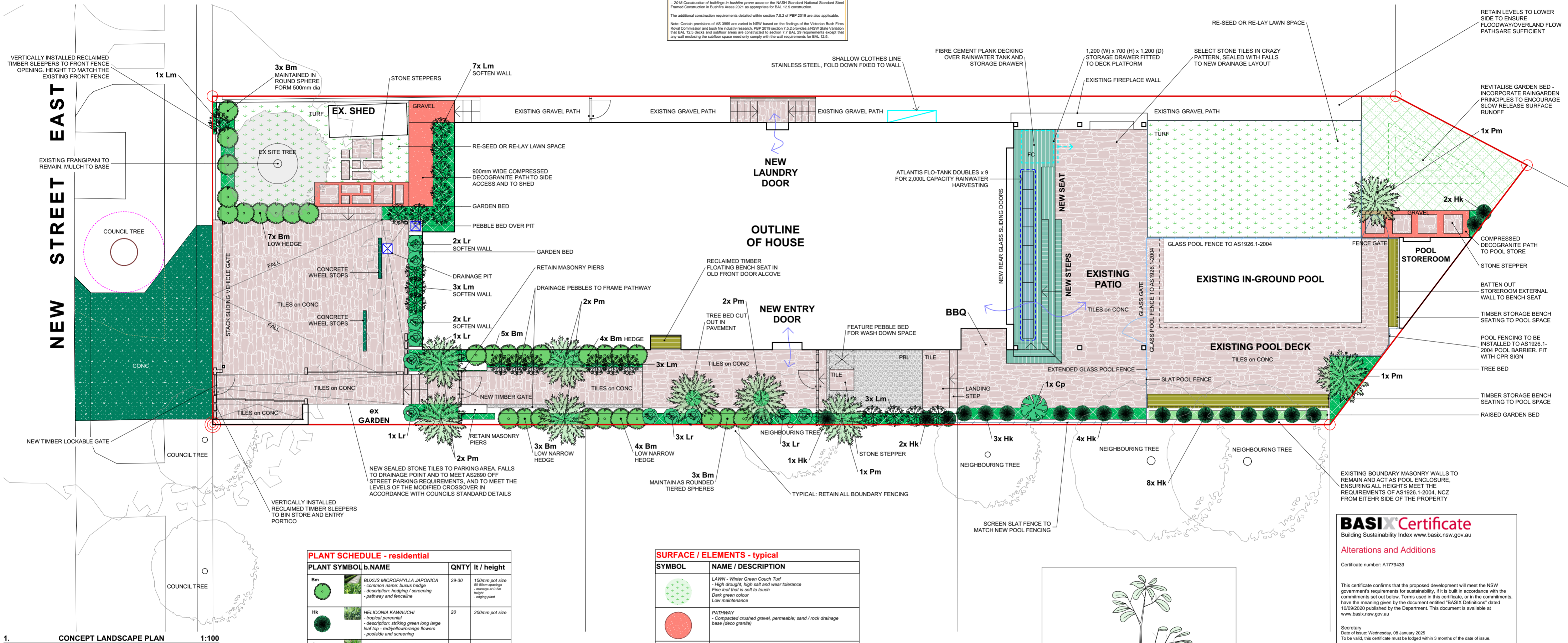
**BUSHFIRE ASSESSMENT
BAL-12.5**







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 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 Fires Royal Commission and bush fire industry research. PBP 2019 section 7.5.2 provides a NSW State Variation that BAL 12.5 decks and subfloor areas are constructed to section 7.7 BAL 29 requirements except that any wall enclosing the subfloor space need only comply with the wall requirements for BAL 12.5.

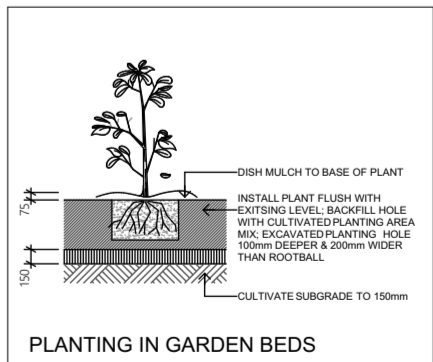
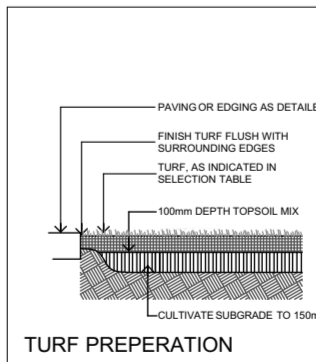
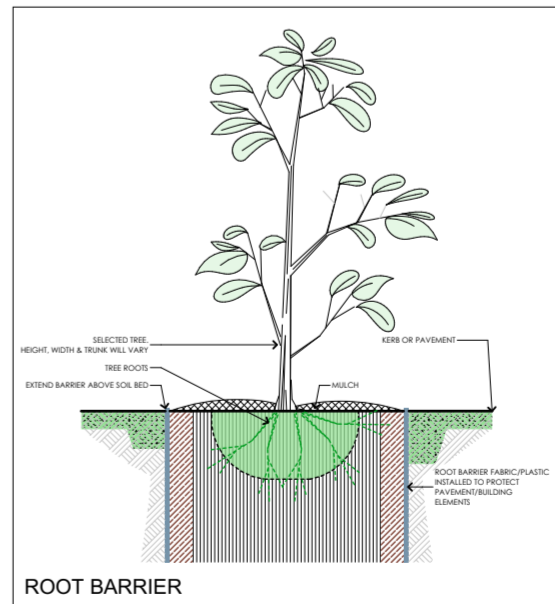
**PLANT SCHEDULE - residential**

PLANT SYMBOL	b.NAME	QNTY	lt / height
	BUXUS MICROPHYLLA JAPONICA - common name: boxus hedge - description: hedging / screening - pathway and fence line	29-30	150mm pot size 50-60cm spacing - mergeage at 0.5m height - edging plant
	HELICONIA KAWAUCHI - tropical perennial - description: striking green long large leaf - foliage - red yellow/orange flowers - poolside and screening	20	200mm pot size
	CYCAS PALM , small variety - description: ornamental tropical plant - poolside	1	200mm pot size
	LIRIOPE MUSCARI - common name: just right Liriope - description: native strappy leaf grass - fence line and poolside	20	200mm pot size
	LIGULARIA REIFORMIS - common name: tractor seat plants - description: ornamental leaf plant - feature garden and pathway	10	14mm pot size
	ARCHONTOPHOENIX CUNNINGHAMIANA - common name: bangalow palm - description: slow growing, slender trunk - entry framing	9	300mm pot size

NOTES:
1. All tree stock to be sourced in accordance with tests and measurements contained within AS2303-2015 – Tree Stock for Landscape Use.

SURFACE / ELEMENTS - typical

SYMBOL	NAME / DESCRIPTION
	LAWN - Winter Green Couch Turf - High drought, high salt and wear tolerance - Fine leaf that is soft to touch - Dark green colour - Low maintenance
	PATHWAY - Compacted crushed gravel, permeable; sand / rock drainage base (deco granite)
	PLANTING AREA, MULCH TO TREE BASE AND EXISTING PLANTS, APPROPRIATE FOR HEALTHY GROWTH. - Topsoil, planting mixture & pebble or mulch topping as required - permeable
	DECKING STEPS AND LANDING OVER RAINWATER TANK - WITH STORAGE DRAWER - James HARDIE - Fibre Cement Plank in White
	EDGING TREATMENT - metal / corten shapesser edging with stakes
	TILES / PAVERS - stone - sealed - in crazy pattern



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 10/09/2006 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

CONCEPT PLAN FOR DEVELOPMENT APPLICATION

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					
C	RP	UPPER FLOOR ISSUED FOR CONSIDERATION	25.02.2022					
B	RP	ISSUED FOR CLIENT APPROVAL	24.02.2022					
A	RP	ISSUED FOR INITIAL REVIEW	10.01.2022	H	RP	DEVELOPMENT APPLICATION SUBMISSION		09.01.2025
ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION		DATE

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 CONSENT.

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

5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND AND OVERHEAD SERVICES, AND FLOOR AREAS CHECKED AND VERIFIED.

6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK OR FABRICATION OF ITEMS.



NORTH



COPYRIGHT

THIS DESIGN AND THE ASSOCIATED DOCUMENTS ARE SUBJECT TO COPYRIGHT LAWS AND MAY NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM HARGROVES DESIGN CONSULTANTS

LOT & DF

LOT 12; DP 12383

COUNCIL
NORTHERN BEACHES COUNCIL
MANLY

PROJECT

2 NEW STREET EAST, BALGOWLAH NSW, 2093

CLIENT
M & N DeGARIS

Designer

HARG

11

DATE	DEC 202
SCALE	AS NOTED @ 42

Designer
HARGROVES DESIGN CONSULTANTS

M: 0410 669 148
E: jacqui@hargroves.com.au

DATE	DEC 2021	TITLE	Sheet No
SCALE	AS NOTED @ 1/2"	CONCEPT LANDSCAPE PLAN	DA-113

	02	CONCEPT LANDSCAPE PLAN	DA-115
DRAWN	02		