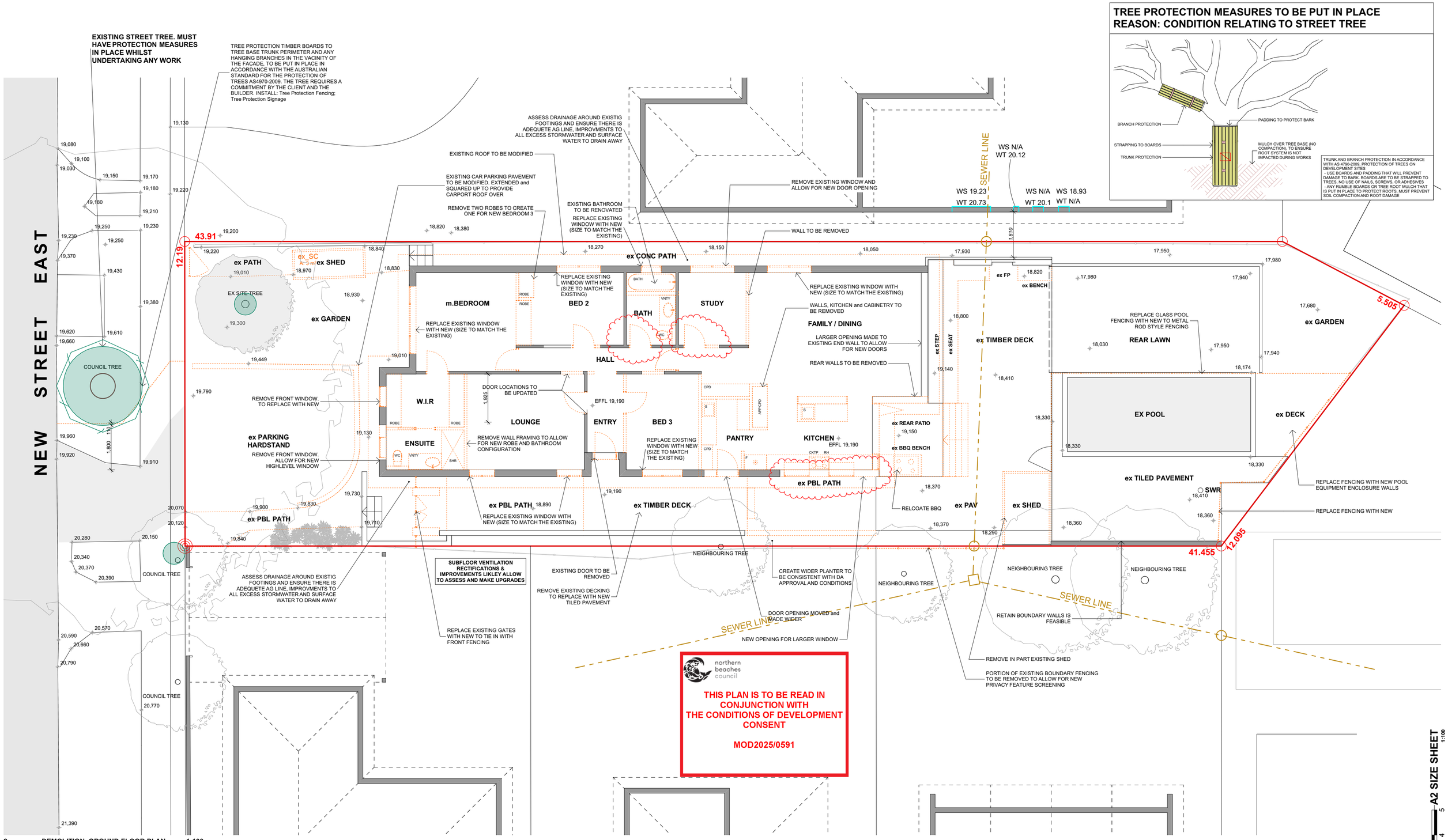


2. DEMOLITION_GROUND FLOOR PLAN 1:100

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

ALL DIMENSIONS TO BE CONFIRMED AND SURVEY PEG OUT TO BE UNDERTAKEN IN ACCORDANCE WITH THE CONDITIONS OF THE CONSENT

CODES, STANDARDS and CONDITIONS TO COMPLY WITH:
NCC (National Construction Code), 2022 with the ABCB Housing Provisions

REFER TO GA-000 OF THIS SET FOR NCC (BCA) PARTS TO COMPLY WITH

A2 SIZE SHEET 1:100 — 0 1 2 3 4 5

Q	RP	CLIENT REQUESTED CHANGES W 1 & 2 MADE HIGHLEVEL - INFILL EXISTING WD 2 & 3 ROBE CHANGES LAUNDRY CHANGE BAR REMOVED KITCHEN CHANGE AND NO BBQ ALCOVE PANTRY WALL MOVED AND FLOOR SMALLER ADDITIONAL SKYLIGHTS CARPORT ROOF PITCH MADE TO FALL TOWARDS HOUSE FOR SKYLIGHTS W 4 REMOVED	26.09.2025				
P	RP	GENERAL ARRANGEMENT FOR CONSTRUCTION - CC SUBMISSION	14.07.2025	S	RP	UPDATED WINDOW SCHEDULE	01.10.2025
O	RP	GENERAL ARRANGEMENT FOR CONSTRUCTION - CC SUBMISSION	30.06.2025	R	RP	UPDATED DOOR and WINDOW SCHEDULES	30.09.2025
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.
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 SUPERINTENDENTPRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.

GENERAL ARRANGEMENT
- FOR CONSTRUCTION

DIAL 1100 BEFORE YOU DIG

NORTH

LOT & DP: **LOT 12; DP 12383**
COUNCIL: **NORTHERN BEACHES COUNCIL** MANLY

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

DATE	DEC 2021	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A2	DEMOLITION GROUND FLOOR PLAN	GA-102	S
DRAWN	R P			

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 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.

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1779439_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 "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

This certificate is a revision of certificate number A1779439 lodged with the consent authority or certifier on 12 February 2025 with application PAN-506484.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary
Date of issue: Wednesday, 01 October 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.

NEW and EXISTING SMOKE ALARM REQUIREMENTS:
- ANY STOREY CONTAINING BEDROOMS, EVERY CORRIDOR or HALLWAY ASSOCIATED WITH A BEDROOM, OR IF THERE IS NO CORRIDOR or HALLWAY, IN AN AREA BETWEEN THE BEDROOMS and THE REMAINDER OF THE BUILDING; and
- EACH OTHER STOREY NOT CONTAINING BEDROOMS.

- WHERE A SMOKE ALARM IS LOCATED ON THE CEILING IT MUST BE - A MINIMUM OF 300mm AWAY FROM THE CORNER JUNCTION OF THE WALL and CEILING; and BETWEEN 500mm and 1500mm AWAY FROM THE HIGH POINT and APEXES OF THE CEILING, IF THE ROOM HAS A SLOPING CEILING.

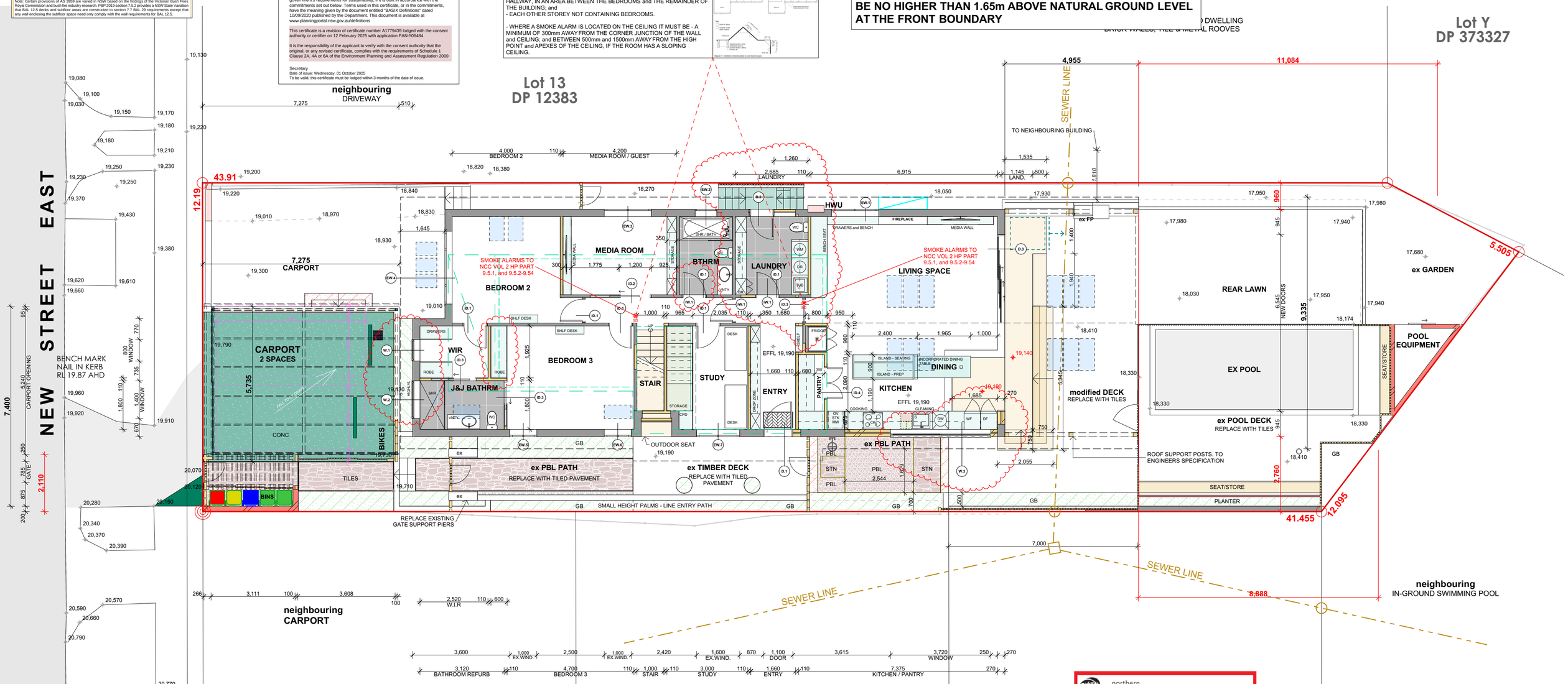
ALL CONDITIONS OF CONSENT 2025/008 dated 11.04.2025 ORIGINAL DA CONSENT

FLOODING: CONDITION 7-12. BUILDING ELEMENTS, FLOOR LEVELS, FENCING, STORAGE, POOLS MUST COMPLY WITH THESE CONDITIONS

CONDITION 14. DESIGN AMENDMENTS: VEHICLE GATE IS TO BE NO HIGHER THAN 1.65m ABOVE NATURAL GROUND LEVEL AT THE FRONT BOUNDARY

CONDITION 17. ROOF COLOUR IS SELECTED AS COLORBOND SHALE GREY (MEDIUM CLASSIFICATION) and SOLAR ABSORPTANCE VALUE OF 0.44 (>0.43)

REFER TO CONDITIONS 13 & 33 OF THE CONSENT DA2025/0088 FOR STORMWATER DRAINAGE REQUIREMENTS



2. UPDATED GROUND FLOOR PLAN 1:100

CODES, STANDARDS and CONDITIONS TO COMPLY WITH:

NCC (National Construction Code), 2022 with the ABCB Housing Provisions

REFER ALSO TO GA-000 OF THIS SET FOR NCC (BCA) PARTS

PART 3.3 – SURFACE WATER DRAINAGE/EXTERNAL STEP DOWN
Provide minimum 50mm step-down to external areas
PART 3.4 – TERMITE RISK MANAGEMENT
Provide physical or chemical system (as appropriate) to AS3660.1 & BCA Part 3.4
PART 6.2 – SUBFLOOR VENTILATION
Provide subfloor openings & ground clearance (climatic zone C):
- min clearance 150mm increasing to 400mm over 2m (ground clearance)
- min 77.5mm x 77.5mm nett opening/metre (subfloor ventilation openings)
PART 7 – WALL & ROOF CLADDING
Must be compliant with BCA Part 7 & DTS provisions (BCA Vol 2 A5G3)
NOTE: Off-form concrete walls only permissible to non-habitable rooms or when used in conjunction with additional cavity construction.
PART 9 – FIRE SEPARATION
External Wall (and any openings in that wall) within 900mm of boundary – provide min 60/60/60 FRL.
Separating Wall (eg duplex, terrace etc) – provide min 60/60/60 FRL (& Rw +Ctr 50+ Sound Separation system).
Separating Floor (eg secondary dwelling on top of non-ancillary garage) – provide min 30/30/30 FRL in accordance with DTS solution/approved system
PART 9.5 – SMOKE ALARMS
Provide hardwired, interconnected smoke alarms to every storey.
Predominantly located outside bedrooms protecting them from remainder of building
PART 10.2 - WET AREA WATERPROOFING
Provide floor wastes (FW) both inside and outside the shower area (unenclosed) (10.2.18).
Provide min 1: 80 fall to floor wastes inside and outside shower area (10.2.12).
Detail water resistant surface materials ie, tiles (10.2.10).
Waterproofing to AS3740 or BCA Part 10.2 (choice to be made by applicant)

VOL 2 H2D8 - EXTERNAL BALCONIES
Provide min 50mm-100mm step-down to external areas (dependent on property's wind classification to be determined by project engineer) - finished internal surface to finished external surface.
Provide min 1:100 fall away from dwelling to drain (provide overflow if enclosed).
Waterproof to AS4654.1 & AS4654.2
NOTE: please provide details/technical specification of pedestal tile system or threshold strip/channel drain if proposed.
PART 10.3 - ROOM HEIGHTS
HABITABLE ROOM - minimum 2.4m.
OTHER SPACES - minimum 2.1m (including kitchen, corridor, passageway etc, bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like).
Stairway, ramp, landing or the like - minimum 2.0m measured vertically above stairway treads nosing line or floor surface of ramp, landing or the like.
ATTIC - minimum 2.2m for at least two thirds of floor area.
NOTE: For rooms with sloping ceilings the minimum heights must be achieved for at least two thirds of the floor area (for the purposes of calculating the floor areas of a room or space, any part of that has a ceiling height of <1.5m is not included)
PART 10.4 - LAUNDRIES (incl those in cabinets & kitchens)
A dedicated laundry space comprising of at least one washtub & space for a washing machine must be provided. Laundries shall be waterproofed to AS3740 and provided with water resistant floors (tiled), graded and drained to a floor waste.
NOTE 1: Timber is not deemed water resistant by definition under NCC/BCA provisions.
NOTE 2: A kitchen sink or washbasin must not be counted as a laundry washtub.
NOTE 3: Mechanical ventilation is to be provided to laundries in cabinets or in rooms with no direct openings to outdoor air.
NOTE 4: No joinery will impede any water overflow path to floor waste

PART 10.6 & 10.8.2 - VENTILATION & EXHAUST SYSTEMS
For rooms with no opening to outdoor air, provide mechanical ventilation ducted to outdoor air:
- 25L/s - bathrooms and WCs
- 40L/s - kitchens and laundries
PART 11.3.7 & 11.3.8 - PROTECTION OF OPENABLE WINDOWS
BEDROOMS - where floor to surface below is >2m provide 1.7m sill height or child-safe restrictor/screen (no openings >125mm).
OTHER ROOMS - where floor to surface below is >4m openable part must be protected by a sill/barrier min 865mm above FFL with no horizontal elements between 150-760mm and permanently fixed with no openings >125mm.
PART 11 - STAIRS & HANDRAILS
Provide a slip-resistant treatment to treads/nosing strip/landings to AS4586 (Dry - P3, Wet - P4) and a continuous handrail for the full length of the flight.
Riser: min 115mm - max 190mm
Going/tread: min 240mm - max 355mm
Slope Relationship (2R+G): min 550mm - max 700mm
Riser/tread dimensions to be constant for each flight
PART 11.3 - BALUSTRADES
A continuous barrier must be provided along the side of a trafficable surface where it is possible to fall 1m or more to the surface beneath.
The height of the barrier must be not less than 1m above FFL (or not less than 865mm above the nosing line for stairs).
No horizontal elements to facilitate climbing between 150mm to 760mm where floor to ground level below is >4m (solid or vertically configured only).
Openings must be constructed so that they do no permit a 125mm sphere to pass through.

northern beaches council

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

MOD2025/0591

ALL DIMENSIONS TO BE CONFIRMED AND SURVEY PEG OUT TO BE UNDERTAKEN IN ACCORDANCE WITH THE CONDITIONS OF THE CONSENT

INTERNAL MEASUREMENTS HAVE NOT HAD A FINAL CHECK. ALL DIMENSIONS TO BE CONFIRMED ON SITE. ANY MAJOR DISCREPENCY IS TO BE ADVISED BEFORE ANY CONSTRUCTION WORK / FABRICATION IS UNDERTAKEN

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
- 900 — ACHIEVED SETBACK DIMENSION
- YELLOW - TIMBER BASED
- RED - MASONRY BASED
- ORANGE - DEMOLITION
- EARTHWORK

CODES, STANDARDS and CONDITIONS TO COMPLY WITH:

NCC (National Construction Code), 2022 with the ABCB Housing Provisions

REFER TO GA-000 OF THIS SET FOR NCC (BCA) PARTS TO COMPLY WITH

A2 SIZE SHEET 1:100 — 0 1 2 3 4 5

ISSUE	BY	DESCRIPTION	DATE
Q	RP	CLIENT REQUESTED CHANGES W 1 & 2 MADE HIGHLEVEL - INFILL EXISTING BED 2 & 3 ROBE CHANGES LAUNDRY CHANGE WC CHANGE KITCHEN CHANGE AND NO BBQ ALCOVE RETREAT BIGGER / BALCONY SMALLER ADDITIONAL SKYLIGHTS CARPORT ROOF PITCH MADE TO FALL TOWARDS HOUSE FOR SKYLIGHTS W 4 REMOVED	26.09.2025
P	RP	GENERAL ARRANGEMENT FOR CONSTRUCTION - CC SUBMISSION	14.07.2025
O	RP	GENERAL ARRANGEMENT FOR CONSTRUCTION - CC SUBMISSION	30.06.2025

ISSUE	BY	DESCRIPTION	DATE
S	RP	**UPDATED WINDOW SCHEDULE**	01.10.2025
R	RP	UPDATED DOOR and WINDOW SCHEDULES	30.09.2025

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.
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GENERAL ARRANGEMENT
- FOR CONSTRUCTION

DIAL 1100 BEFORE YOU DIG

NORTH

LOT & DP: **LOT 12; DP 12383**
COUNCIL: **NORTHERN BEACHES COUNCIL**
MANLY

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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	Sheet No	Issue
SCALE	AS NOTED @ A2	PROPOSED GROUND FLOOR PLAN	GA-103	S
DRAWN	R.P			

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 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.

BASIX™ Certificate
Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1779439_03

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This certificate is a revision of certificate number A1779439 lodged with the consent authority or certifier on 12 February 2025 with application PAN-506484.

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Secretary
Date of issue: Wednesday, 01 October 2025
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NEW and EXISTING SMOKE ALARM REQUIREMENTS:
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FLOODING: CONDITION 7-12. BUILDING ELEMENTS, FLOOR LEVELS, FENCING, STORAGE, POOLS MUST COMPLY WITH THESE CONDITIONS

CONDITION 14. DESIGN AMENDMENTS: VEHICLE GATE IS TO BE NO HIGHER THAN 1.65m ABOVE NATURAL GROUND LEVEL AT THE FRONT BOUNDARY

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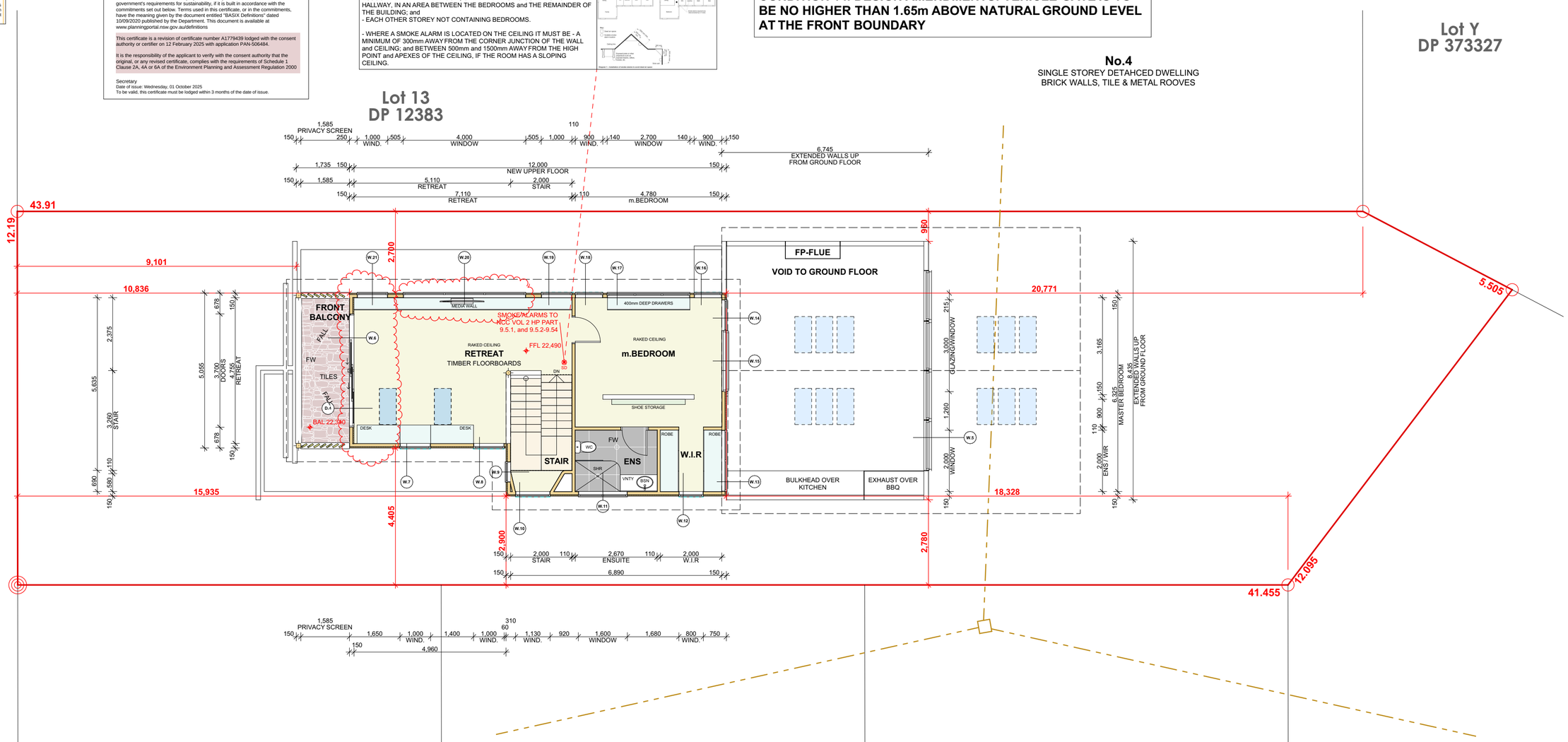

northern beaches council

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

MOD2025/0591

3. UPDATED FIRST FLOOR PLAN 1:100

CODES, STANDARDS and CONDITIONS TO COMPLY WITH:
NCC (National Construction Code), 2022 with the ABCB Housing Provisions

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Riser: min 115mm - max 190mm
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SYMBOLS + COLOURS:
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- BOUNDARY LINE - AS SURVEYED
- METAL / TILE — NEW ROOF
- EXISTING TO REMAIN
- DIRECTION OF ROOF FALL
- DIRECTION OF STORMWATER
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- 900 — ACHIEVED SETBACK DIMENSION
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A2 SIZE SHEET 1:100 — 0 1 2 3 4 5

A2 SIZE SHEET 1:100 — 0 1 2 3 4 5

ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE
Q	RP	CLIENT REQUESTED CHANGES W 1 & 3 MADE HIGHLEVEL - INFILL EXISTING BED 2 & 3 ROBE CHANGES LAUNDRY CHANGE BAR REMOVED BED 2 ROBE CHANGE AND NO BBQ ALCOVE RETREAT BIGGER / BALCONY SMALLER ADDITIONAL SKYLIGHTS CARPORT ROOF PITCH MADE TO FALL TOWARDS HOUSE FOR SKYLIGHTS H 4 REMOVED	26.09.2025				
P	RP	GENERAL ARRANGEMENT FOR CONSTRUCTION - CC SUBMISSION	14.07.2025	S	RP	**UPDATED WINDOW SCHEDULE**	**01.10.2025**
O	RP	GENERAL ARRANGEMENT FOR CONSTRUCTION - CC SUBMISSION	30.06.2025	R	RP	UPDATED DOOR and WINDOW SCHEDULES	30.09.2025

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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 SUPERINTENDENTPRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.

GENERAL ARRANGEMENT
- FOR CONSTRUCTION

DIAL 1100 BEFORE YOU DIG

NORTH

LOT & DP: **LOT 12; DP 12383**
COUNCIL: **NORTHERN BEACHES COUNCIL** MANLY

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

DATE	DEC 2021	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A2	**PROPOSED NEW FIRST FLOOR PLAN**	GA-104	**S**
DRAWN	R.P			

91.35m² OF NEW ROOF AREA

112.15m² (20.3%) OF DEEP SOIL LANDSCAPING AREA

REFER TO ENGINEERS STORMWATER DESIGN TO DRAINAGE AND DISCHARGE LAYOUT

ALL NEW ROOF AREAS TO HAVE METAL GUTTERS TO COLLECT WATER RUNOFF TO UNDERGROUND UPVC PIPE (min. 100dia). ENSURE APPROPRIATELY DIVERTED TO NEW RAINWATER TANK and OVERFLOW TO APPROVED DISCHARGE POINT.
ALL TO ENGINEER'S SPECIFICATION AND IN ACCORDANCE WITH THE MOST CURRENT EDITION OF AS3500

STORMWATER FROM RAINWATER TANK OVERFLOW TO CONNECT TO EXISTING SITE STORMATER SYSTEM. DIVERTED TO EXISTING STREET DISCHARGE POINT, WHERE LOCATED ADJACENT TO SITE - ALL TO ENGINEER'S SPECIFICATION and DETAILED DESIGN, AND COUNCIL'S CONDITIONS OF CONSENT.

NORTHERN and REAR LOW CORNER OF SITE TO BE FITTED WITH ABSORPTION TRENCH THAT COLLECTS AND SLOW REALEASES WATER INTO GARDENS and ANY EXCESS INTO THE SITE STORMWATER SYSTEM TO MITIGATE SURFACE WATER AND PREVENT NEIGHBOURING SITES BEING INUNDATED

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 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.

BASIX™Certificate
Building Sustainability Index
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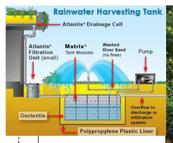
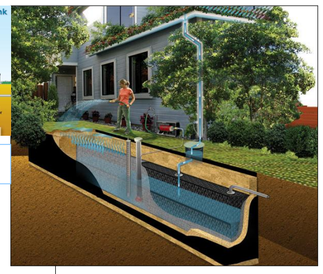
Alterations and Additions
Certificate number: A1779439_03

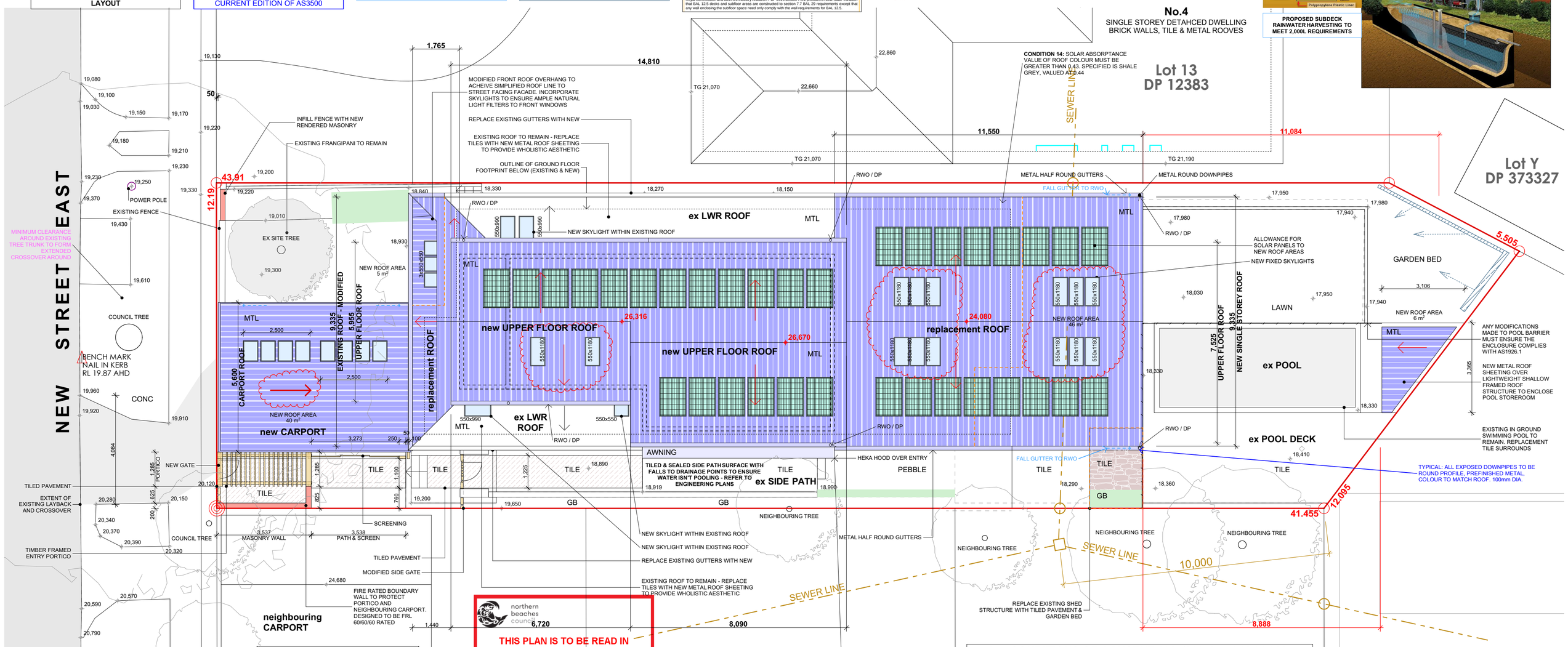




PROPOSED SUBDECK RAINWATER HARVESTING TO MEET 2,000L REQUIREMENTS

No.4
SINGLE STOREY DETAHCED DWELLING
BRICK WALLS, TILE & METAL ROOVES

CONDITION 14: SOLAR ABSORPTANCE VALUE OF ROOF COLOUR MUST BE GREATER THAN 0.43. SPECIFIED IS SHALE GREY, VALUED AT 0.44



4. PROPOSED_ROOF PLAN 1:100

northern beaches council

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

MOD2025/0591

CODES, STANDARDS and CONDITIONS TO COMPLY WITH:
NCC (National Construction Code), 2022 with the ABCB Housing Provisions

REFER ALSO TO GA-000 OF THIS SET FOR NCC (BCA) PARTS

PART 3.3 – SURFACE WATER DRAINAGE/EXTERNAL STEP DOWN
Provide minimum 50mm step-down to external areas
PART 3.4 – TERMITE RISK MANAGEMENT
Provide physical or chemical system (as appropriate) to AS3660.1 & BCA Part 3.4
PART 6.2 – SUBFLOOR VENTILATION
Provide subfloor openings & ground clearance (climatic zone C):
- min clearance 150mm increasing to 400mm over 2m (ground clearance)
- min 77.5mm x 77.5mm nett opening/metre (subfloor ventilation openings)
PART 7 – WALL & ROOF CLADDING
Must be compliant with BCA Part 7 & DTS provisions (BCA Vol 2 A5G3)
NOTE: Off-form concrete walls only permissible to non-habitable rooms or when used in conjunction with additional cavity construction.
PART 9 – FIRE SEPARATION
External Wall (and any openings in that wall) within 900mm of boundary – provide min 60/60/60 FRL.
Separating Wall (eg duplex, terrace etc) – provide min 60/60/60 FRL (& Rw +Ctr 50+ Sound Separation system).
Separating Floor (eg secondary dwelling on top of non-ancillary garage) – provide min 30/30/30 FRL in accordance with DTS solution/approved system
PART 9.5 – SMOKE ALARMS
Provide hardwired, interconnected smoke alarms to every storey.
Predominantly located outside bedrooms protecting them from remainder of building
PART 10.2 - WET AREA WATERPROOFING
Provide floor wastes (FW) both inside and outside the shower area (unenclosed) (10.2.18).
Provide min 1: 80 fall to floor wastes inside and outside shower area (10.2.12).
Detail water resistant surface materials ie, tiles (10.2.10).
Waterproofing to AS3740 or BCA Part 10.2 (choice to be made by applicant)

VOL 2 H2D8 - EXTERNAL BALCONIES
Provide min 50mm-100mm step-down to external areas (dependent on property's wind classification to be determined by project engineer) - finished internal surface to finished external surface.
Provide min 1:100 fall away from dwelling to drain (provide overflow if enclosed).
Waterproof to AS4654.1 & AS4654.2
NOTE: please provide details/technical specification of pedestal tile system or threshold strip/channel drain if proposed.
PART 10.3 - ROOM HEIGHTS
HABITABLE ROOM - minimum 2.4m.
OTHER SPACES - minimum 2.1m (including kitchen, corridor, passageway etc, bathroom, shower room, laundry, sanitary compartment, airlock, pantry, storeroom, garage, car parking area or the like).
Stairway, ramp, landing or the like - minimum 2.0m measured vertically above stairway treads nosing line or floor surface of ramp, landing or the like.
ATTIC - minimum 2.2m for at least two thirds of floor area.
NOTE: For rooms with sloping ceilings the minimum heights must be achieved for at least two thirds of the floor area (for the purposes of calculating the floor areas of a room or space, any part of that has a ceiling height of <1.5m is not included)
PART 10.4 - LAUNDRIES (incl those in cabinets & kitchens)
A dedicated laundry space comprising of at least one washtub & space for a washing machine must be provided. Laundries shall be waterproofed to AS3740 and provided with water resistant floors (tiled), graded and drained to a floor waste.
NOTE 1: Timber is not deemed water resistant by definition under NCC/BCA provisions.
NOTE 2: A kitchen sink or washbasin must not be counted as a laundry washtub.
NOTE 3: Mechanical ventilation is to be provided to laundries in cabinets or in rooms with no direct openings to outdoor air.
NOTE 4: No joinery will impede any water overflow path to floor waste

PART 10.6 & 10.8.2 - VENTILATION & EXHAUST SYSTEMS
For rooms with no opening to outdoor air, provide mechanical ventilation ducted to outdoor air:
- 25L/s - bathrooms and WCs
- 40L/s - kitchens and laundries
PART 11.3.7 & 11.3.8 - PROTECTION OF OPENABLE WINDOWS
BEDROOMS - where floor to surface below is >2m provide 1.7m sill height or child-safe restrictor/screen (no openings >125mm).
OTHER ROOMS - where floor to surface below is >4m openable part must be protected by a sill/barrier min 865mm above FFL with no horizontal elements between 150-760mm and permanently fixed with no openings >125mm.
PART 11 - STAIRS & HANDRAILS
Provide a slip-resistant treatment to treads/nosing strip/landings to AS4586 (Dry - P3, Wet - P4) and a continuous handrail for the full length of the flight.
Riser: min 115mm - max 190mm
Going/tread: min 240mm - max 355mm
Slope Relationship (2R+G): min 550mm - max 700mm
Riser/tread dimensions to be constant for each flight
PART 11.3 - BALUSTRADES
A continuous barrier must be provided along the side of a trafficable surface where it is possible to fall 1m or more to the surface beneath.
The height of the barrier must be not less than 1m above FFL (or not less than 865mm above the nosing line for stairs).
No horizontal elements to facilitate climbing between 150mm to 760mm where floor to ground level below is >4m (solid or vertically configured only).
Openings must be constructed so that they do no permit a 125mm sphere to pass through.

ALL CONDITIONS OF CONSENT 2025/008 dated 11.04.2025 ORIGINAL DA CONSENT

FLOODING: CONDITION 7-12. BUILDING ELEMENTS, FLOOR LEVELS, FENCING, STORAGE, POOLS MUST COMPLY WITH THESE CONDITIONS

CONDITION 14. DESIGN AMENDMENTS: VEHICLE GATE IS TO BE NO HIGHER THAN 1.65m ABOVE NATURAL GROUND LEVEL AT THE FRONT BOUNDARY

CONDITION 17. ROOF COLOUR IS SELECTED AS COLORBOND SHALE GREY (MEDIUM CLASSIFICATION) and SOLAR ABSORPTANCE VALUE OF 0.44 (>0.43)

REFER TO CONDITIONS 13 & 33 OF THE CONSENT DA2025/0088 FOR STORMWATER DRAINAGE REQUIREMENTS

ALL DIMENSIONS TO BE CONFIRMED AND SURVEY PEG OUT TO BE UNDERTAKEN IN ACCORDANCE WITH THE CONDITIONS OF THE CONSENT

INTERNAL MEASUREMENTS HAVE NOT HAD A FINAL CHECK. ALL DIMENSIONS TO BE CONFIRMED ON SITE. ANY MAJOR DISCREPENCY IS TO BE ADVISED BEFORE ANY CONSTRUCTION WORK / FABRICATION IS UNDERTAKEN

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
- 900 — ACHIEVED SETBACK DIMENSION
- YELLOW - TIMBER BASED
- RED - MASONRY BASED
- ORANGE - DEMOLITION
- EARTHWORK

CODES, STANDARDS and CONDITIONS TO COMPLY WITH:
NCC (National Construction Code), 2022 with the ABCB Housing Provisions

REFER TO GA-000 OF THIS SET FOR NCC (BCA) PARTS TO COMPLY WITH

A2 SIZE SHEET 1:100 — 0 1 2 3 4 5

Q	RP	CLIENT REQUESTED CHANGES W 1 & 2 MADE HIGH-LEVEL - INFILL EXISTING BED 2 & 3 ROBE CHANGES LAUNDRY CHANGE WIR REMOVED KITCHEN CHANGE AND NO BBQ ALCOVE RETREAT BIGGER / BALCONY SMALLER ADDITIONAL SKYLIGHTS ROOF CHANGED TO 2P PITCH MADE TO FALL TOWARDS HOUSE FOR SKYLIGHTS W 4 REMOVED	26.09.2025				
				S	RP	**UPDATED WINDOW SCHEDULE**	**01.10.2025**
P	RP	GENERAL ARRANGEMENT FOR CONSTRUCTION - CC SUBMISSION	14.07.2025				
O	RP	GENERAL ARRANGEMENT FOR CONSTRUCTION - CC SUBMISSION	30.06.2025	R	RP	UPDATED DOOR and WINDOW SCHEDULES	30.09.2025
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.
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.
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6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENTPRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.

GENERAL ARRANGEMENT
- FOR CONSTRUCTION

DIAL 1100 BEFORE YOU DIG

NORTH

LOT & DP: LOT 12; DP 12383
COUNCIL: NORTHERN BEACHES COUNCIL
MANLY

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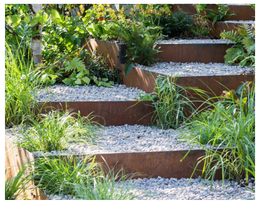
PROJECT
ALTERATIONS and ADDITIONS:
- Ground Floor Addition; New First Floor Addition; Internal and External Modifications; Rectifications and Improvements; and Landscape Concept
2 NEW STREET EAST, **BALGOWLAH NSW, 2093**

CLIENT
M & N DeGARIS

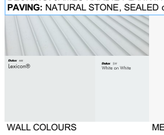
Designer
HARGROVES DESIGN CONSULTANTS
M: 0410 669 148
E: jacqui@hargroves.com.au

DATE	DEC 2021	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A2	PROPOSED ROOF PLAN incl. STORMWATER CONCEPT	GA-106	S
DRAWN	R.P			



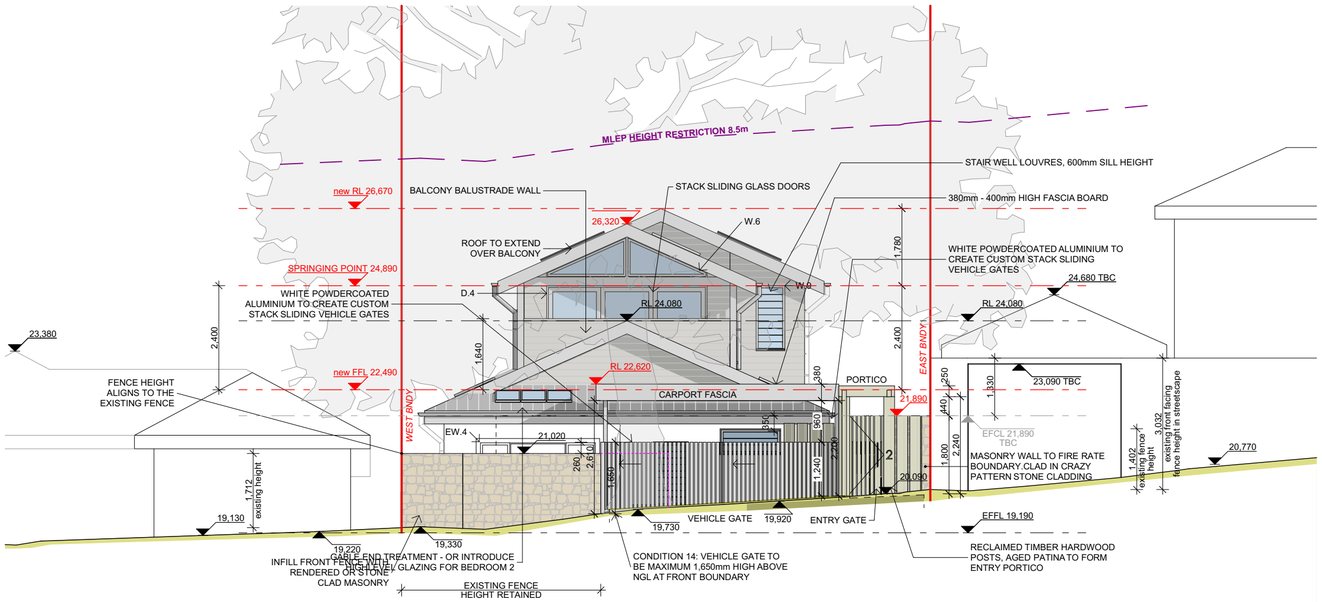
FINISHES:

ROOF: SHALE GREY (LIGHT - MATT LOW GLARE) - BCA MEDIUM CLASSIFICATION
WALLS: LEXICON or SNOW SEASON (WHITE) PAINTED RENDER
SHED WALLS: PAINTED RENDER
FASCIA: PAINTED WHITE ON WHITE or SURFMIST
CARPORT: SATIN WHITE POWDERCOAT
ROOF PLUMBING: SHALE GREY
DECKING: JAMES HARDIE PLANK IN WHITE
PAVING: NATURAL STONE, SEALED or CRUSHED GRAVEL WITH PAVERS

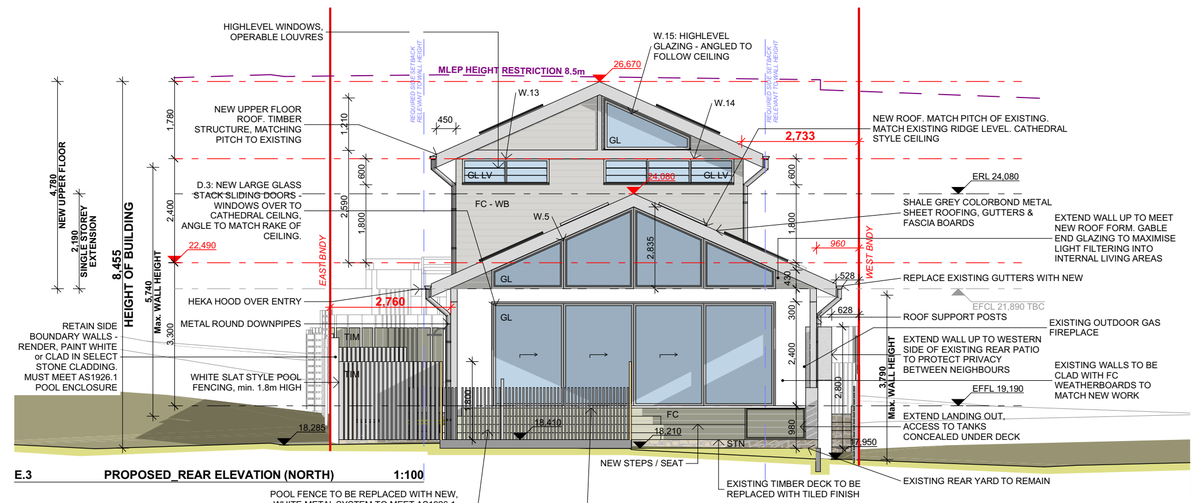


WALL COLOURS | METAL | GARDEN WALLS | SIDE PATH | PAVERS / TILES

3.4.1.5 Excessive Glare or Reflectivity Nuisance:
All external material and finishes incorporated into the development must consider and mitigate any excessive glare or reflectivity nuisance.
SHALE GREY (LIGHT - MATT LOW GLARE) - BCA MEDIUM CLASSIFICATION
CONDITION 17: SOLAR ABSORPTANCE TO BE GREATER THAN 0.43. COLORBOND SHALE GREY HAS A NOMINAL SA VALUE OF 0.44



E.1 PROPOSED NEW STREET ELEVATION (SOUTH) 1:100



E.3 PROPOSED_REAR ELEVATION (NORTH) 1:100

ALL CONDITIONS OF CONSENT 2025/008 dated 11.04.2025 ORIGINAL DA CONSENT

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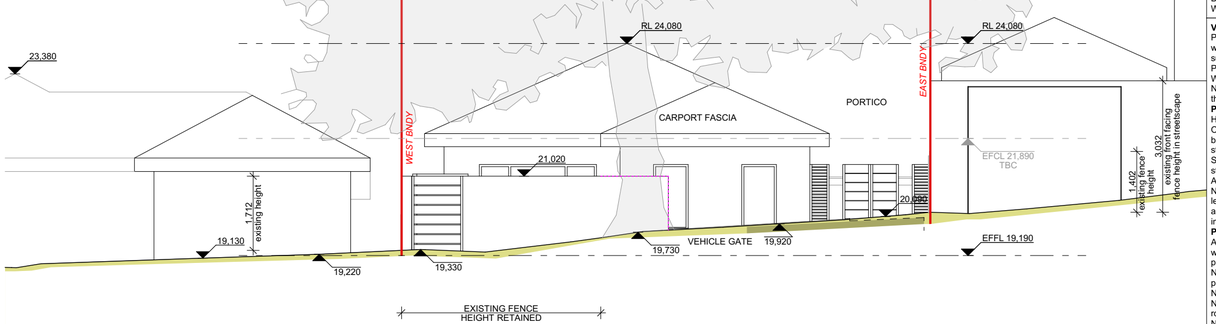
northern beaches council

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

MOD2025/0591



E.1 EXISTING NEW STREET ELEVATION (SOUTH) 1:100

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REFER ALSO TO GA-000 OF THIS SET FOR NCC (BCA) PARTS

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PART 7 – WALL & ROOF CLADDING
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NOTE: Off-form concrete walls only permissible to non-habitable rooms or when used in conjunction with additional cavity construction.
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VOL 2 H2D8 - EXTERNAL BALCONIES
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Openings must be constructed so that they do no permit a 125mm sphere to pass through.

BUSHFIRE ASSESSMENT BAL-12.5

Required construction level
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BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

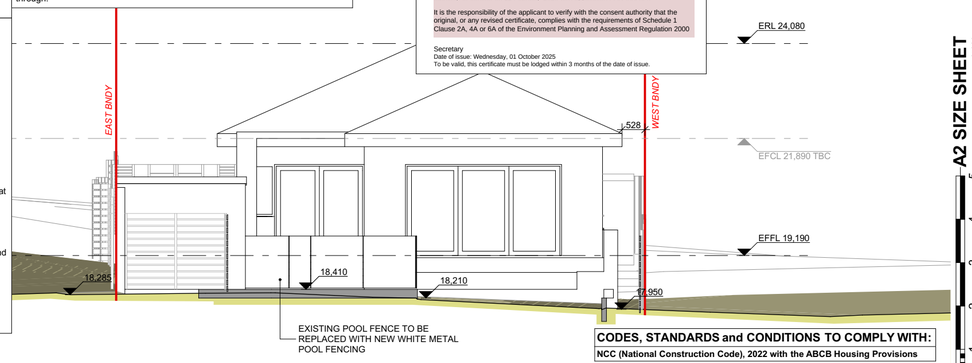
Certificate number: A1779439_03

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

This certificate is a revision of certificate number A1779439 lodged with the consent authority or certifier on 12 February 2025 with application PAN-506484.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary
Date of issue: Wednesday, 01 October 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



E.3 EXISTING_REAR ELEVATION (NORTH) 1:100

CODES, STANDARDS and CONDITIONS TO COMPLY WITH:

NCC (National Construction Code), 2022 with the ABCB Housing Provisions

REFER TO GA-000 OF THIS SET FOR NCC (BCA) PARTS TO COMPLY WITH

A2 SIZE SHEET 1:100

ISSUE	BY	DESCRIPTION	DATE
Q	RP	CLIENT REQUESTED CHANGES W.1 & 2 MADE HIGHLEVEL - INFILL EXISTING BED 2 & 3 ROBE CHANGES LAUNDRY CHANGE W.4 REMOVED KITCHEN CHANGE AND NO BBQ ALCOVE RETREAT BIGGER / BALCONY SMALLER ADDITIONAL SKYLIGHTS CARPORT ROOF PITCH MADE TO FALL TOWARDS HOUSE FOR SKYLIGHTS W.4 REMOVED	26.09.2025
P	RP	GENERAL ARRANGEMENT FOR CONSTRUCTION - CC SUBMISSION	14.07.2025
O	RP	GENERAL ARRANGEMENT FOR CONSTRUCTION - CC SUBMISSION	30.06.2025

ISSUE	BY	DESCRIPTION	DATE
S	RP	**UPDATED WINDOW SCHEDULE**	**01.10.2025**
R	RP	UPDATED DOOR and WINDOW SCHEDULES	30.09.2025

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.
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GENERAL ARRANGEMENT
- FOR CONSTRUCTION

DIAL 1100 BEFORE YOU DIG

NORTH

LOT & DP
LOT 12; DP 12383
COUNCIL
NORTHERN BEACHES COUNCIL
MANLY

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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**

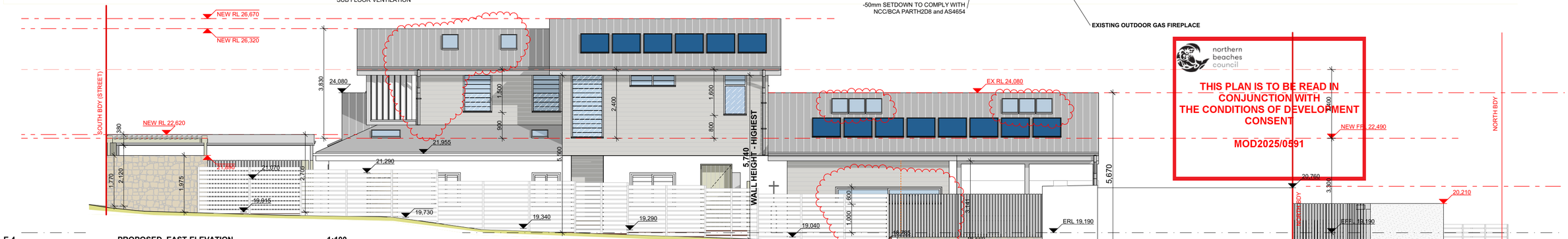
CLIENT
M & N DeGARIS

Designer
HARGROVES DESIGN CONSULTANTS
M: 0410 669 148
E: jacqui@hargroves.com.au

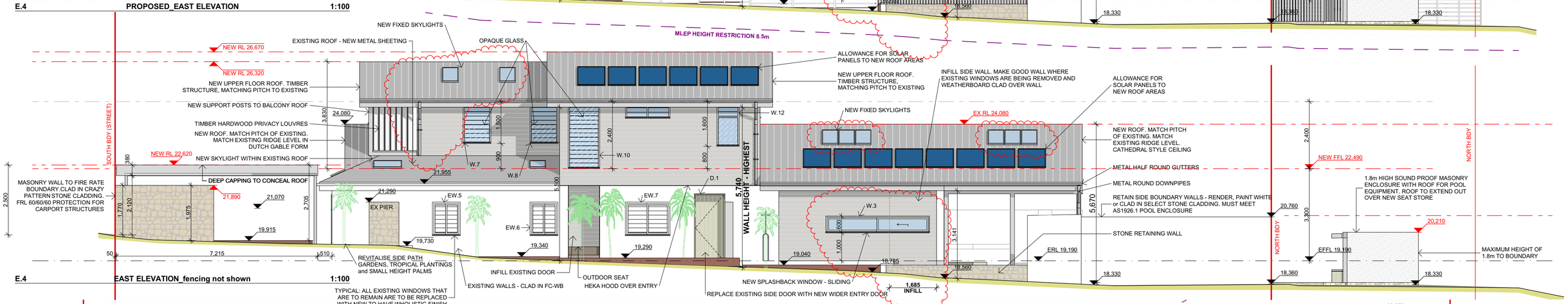
DATE	DEC 2021	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A2	**EXISTING & PROPOSED FRONT & REAR ELEVATIONS**	GA-110	**S**
DRAWN	R.P			

A2 SIZE SHEET 1:100

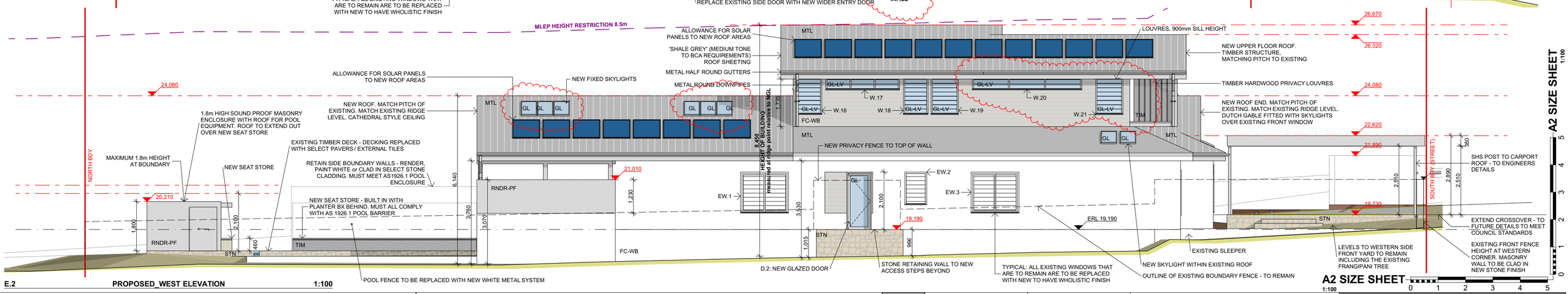
S.1 PROPOSED_LONG SECTION_CENTRE 1:100



E.4 PROPOSED_EAST ELEVATION 1:100



E.4 EAST ELEVATION_fencing not shown 1:100



E.2 PROPOSED_WEST ELEVATION 1:100

ISSUE	BY	DESCRIPTION	DATE
Q	RP	CLIENT REQUESTED CHANGES W.1 & 2 MADE HIGH-LEVEL - INFILL EXISTING W.3 REMOVED, SLIDE CHANGES SLIDER CHANGE BAR REMOVED KITCHEN CHANGE AND NO BBQ ALCOVE RETREAT BIGGER / BALCONY SMALLER W.4 REMOVED, W.5 ADDED CARPORT ROOF PITCH MADE TO FALL TOWARDS HOUSE FOR SKYLIGHTS W.4 REMOVED	26.09.2025
P	RP	GENERAL ARRANGEMENT FOR CONSTRUCTION - CC SUBMISSION	14.07.2025
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GENERAL ARRANGEMENT
- FOR CONSTRUCTION

DIAL 1100 BEFORE YOU DIG

NORTH

LOT & DP: LOT 12; DP 12383

COUNCIL: NORTHERN BEACHES COUNCIL MANLY

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PROJECT: ALTERATIONS and ADDITIONS:
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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 @ A2
DRAWN	R.P

TITLE: **PROPOSED SIDE ELEVATIONS & SECTION**

Sheet No: GA-111

Issue: S

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-assessment/basix

Alterations and Additions

Certificate number: A1779439_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 "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

This certificate is a revision of certificate number A1779439 lodged with the consent authority or certifier on 12 February 2025 with application PAN-506484.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Schedule 1 Clause 2A, 4A or 6A of the Environment Planning and Assessment Regulation 2000

Secretary
Date of issue: Wednesday, 01 October 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW GOVERNMENT

Project address	
Project name	Balgowlah Residence - ALTS & ADDS_03
Street address	2 NEW STREET EAST - BALGOWLAH 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 12383
Lot number	12
Section number	-

Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is $50,000 or more, and does not include a pool (and/or spa).
N/A	N/A

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: RP Design Studio

ABN (if applicable):

Fixtures and systems

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

Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
floor above existing dwelling or building.	nil	N/A
external wall: brick veneer	R1.16 (or R1.70 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Glazing requirements

Windows and glazed doors glazing requirements

Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
D.3	N	15.7	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.75)
W.5	N	7.58	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W.13	N	1.2	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W.14	N	1.8	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W.15	N	1.51	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
D.1	E	2.31	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W.3	E	2.23	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W.4	E	1.63	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W.7	E	1.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W.8	E	1.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W.10	E	2.71	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W.11	E	0.96	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W.12	E	1.28	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
D.4	S	8.88	0	0	eave/ verandah/ pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W.1	S	1.2	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W.2	S	0.84	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W.6	S	1.96	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W.9	S	0.44	0	0	eave/ verandah/ pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
D.2	W	1.72	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W.16	W	1.35	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W.17	W	1.62	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W.18	W	1.35	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W.19	W	1.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W.20	W	2.4	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)
W.21	W	1.5	0	0	eave/ verandah/ pergola/balcony >=450 mm	aluminium, single Lo-Tsol low-e, (U-value: 5.6, SHGC: 0.36)

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below.

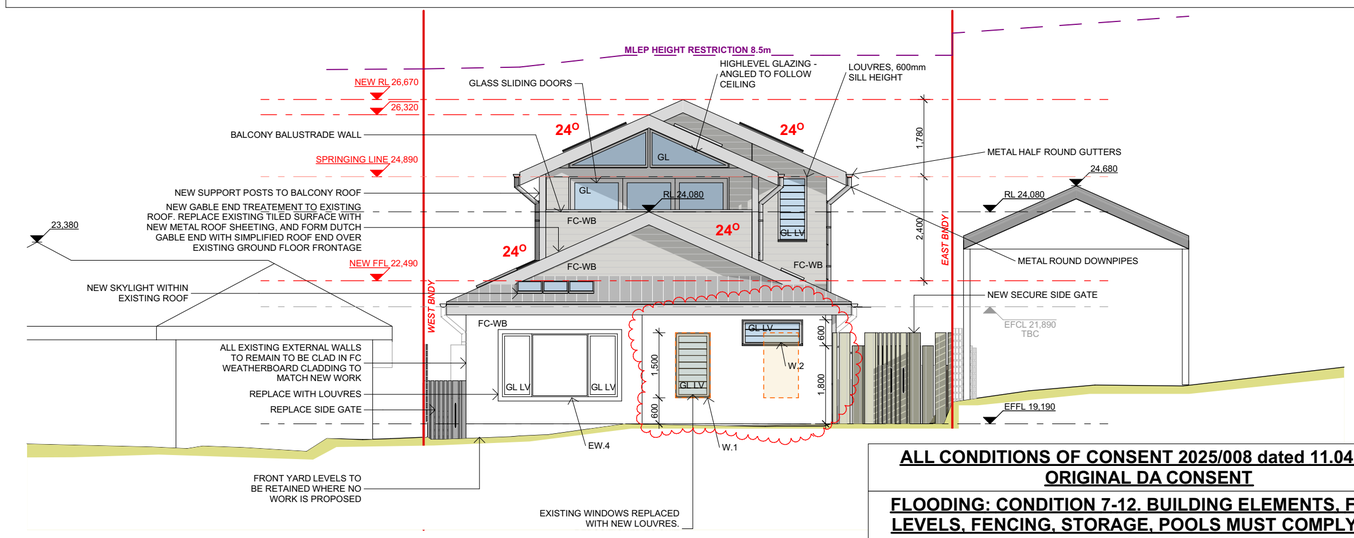
The following requirements must also be satisfied in relation to each skylight:

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

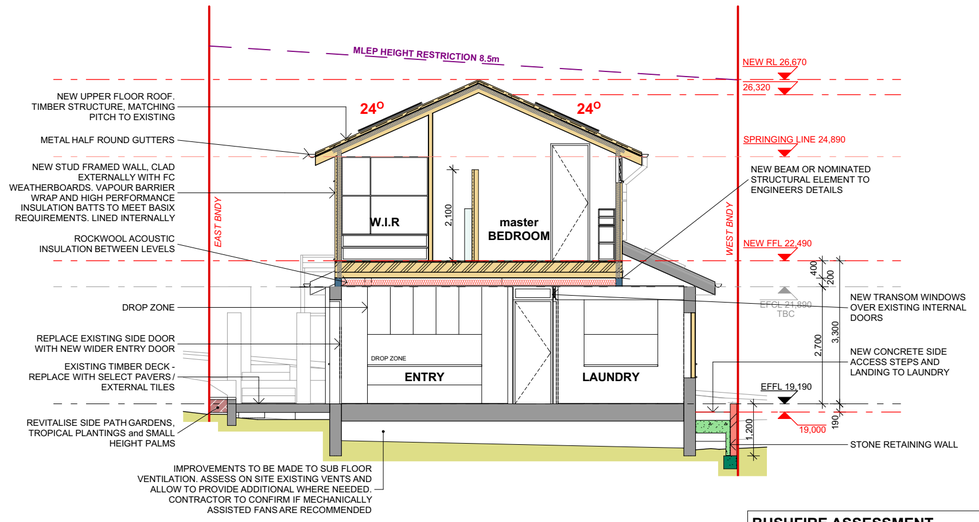
External awnings and louvres must fully shade the skylight above which they are situated when fully drawn or closed.

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	1.08	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)
S2	0.54	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)
S3	0.3	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)
S4	1.29	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)
S5	3.89	external adjustable awning or blind	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)



E.5 NEW SOUTH ELEVATION 1:100



S.4 PROPOSED_CROSS SECTION_ENTRY DOOR 1:100

ALL CONDITIONS OF CONSENT 2025/008 dated 11.04.2025 ORIGINAL DA CONSENT

FLOODING: CONDITION 7-12. BUILDING ELEMENTS, FLOOR LEVELS, FENCING, STORAGE, POOLS MUST COMPLY WITH THESE CONDITIONS

CONDITION 14. DESIGN AMENDMENTS: VEHICLE GATE IS TO BE NO HIGHER THAN 1.65m ABOVE NATURAL GROUND LEVEL AT THE FRONT BOUNDARY

CONDITION 17. ROOF COLOUR IS SELECTED AS COLORBOND SHALE GREY (MEDIUM CLASSIFICATION) and SOLAR ABSORPTANCE VALUE OF 0.44 (>0.43)

REFER TO CONDITIONS 13 & 33 OF THE CONSENT DA2025/0088 FOR STORMWATER DRAINAGE REQUIREMENTS

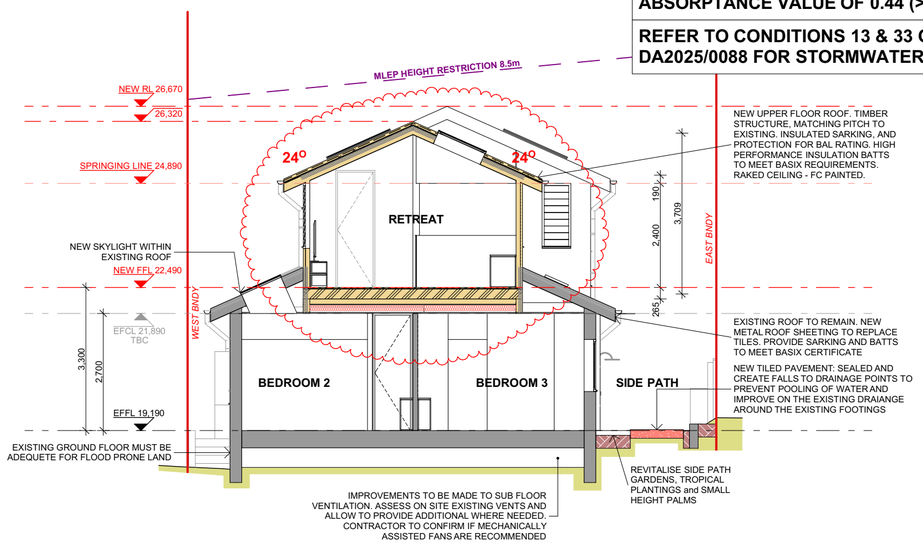
BUSHFIRE ASSESSMENT BAL-12.5

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 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.

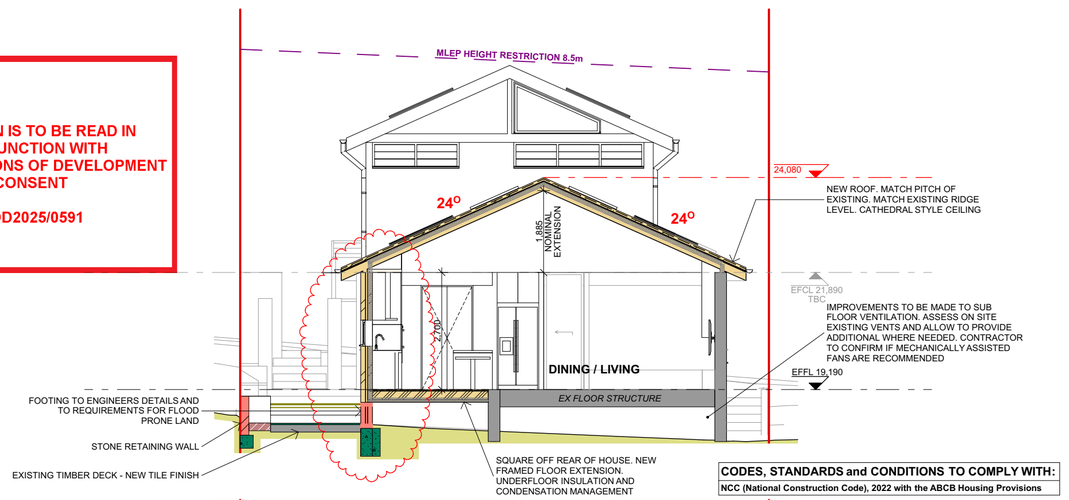


S.2 PROPOSED_CROSS SECTION_BALCONY 1:100

northern beaches council

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

MOD2025/0591



S.3 PROPOSED_CROSS SECTION_EXISTING REAR 1:100

CODES, STANDARDS and CONDITIONS TO COMPLY WITH:

NCC (National Construction Code), 2022 with the ABCB Housing Provisions

REFER TO GA-000 OF THIS SET FOR NCC (BCA) PARTS TO COMPLY WITH

A2 SIZE SHEET 1:100 — 0 1 2 3 4 5

ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE
Q	RP	CLIENT REQUESTED CHANGES W.1 & 2 MADE HIGHLEVEL - INFILL EXISTING W.3 REMOVED, NO CHANGES SIDEPATH CHANGE BAR REMOVED KITCHEN CHANGE AND NO BBQ ALCOVE RETREAT BIGGER / BALCONY SMALLER W.4 MADE SMALLER CARPORT ROOF PITCH MADE TO FALL TOWARDS HOUSE FOR SKYLIGHTS W.4 REMOVED	26.09.2025				
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Designer
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M: 0410 669 148
E: jacqui@hargroves.com.au

DATE	DEC 2021	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A2	PROPOSED SOUTH ELEVATION, CROSS SECTIONS & BASIX	GA-112	S
DRAWN	R.P			

A2 SIZE SHEET 1:100