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
- 900 — ACHIEVED SETBACK DIMENSION
- 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:

AFFL	ABOVE FINISHED FLOOR LEVEL	H	HIGH
BAL	BALUSTRADE	HDR	HANDRAIL
BG	BOX GUTTER - TO ENGINEER'S DETAILS	MDR	METAL DECK ROOF SHEETING
BLD	BUILDING	MTL	METAL SHEET
BSN	BASIN	O/H	OVERHEAD
BWK#	BRICKWORK-COLOUR/FINISH	PAR	PARAPET
COL	COLUMN	PAV	PAVEMENT
CONC	CONCRETE	PF	PAINT FINISH
COS	CONFIRM ON SITE	PP	POWER POLE
CPT	CARPET	R	RENDER
DP	DOWNPIPE	RR	ROOF RIDGE
DR	DRYER	RL	RELATIVE LEVEL
Ex.	EXISTING	RT	ROOF TILE
FB	FACE BRICK	RWO	RAINWATER OUTLET
FC#	FIBRE CEMENT SHEETING-TYPE	SHR	SHOWER
FCL	FINISHED CEILING LEVEL	TD	TIMBER DECK
FFL	FINISHED FLOOR LEVEL	TF	TIMBER FLOOR
FLUE	FIRE PLACE FLUE	TFAS	TOP OF FASCIA
FP	FIRE PLACE - INTERNAL	TG	TOP OF GUTTER
GL	GLASS-TO BASIX REQUIREMENTS	TILE	TILED FLOORING
		TYP	TYPICAL
		TW	TOP OF WALL
		WC	WATER CLOSET *TOILET SUITE*
		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

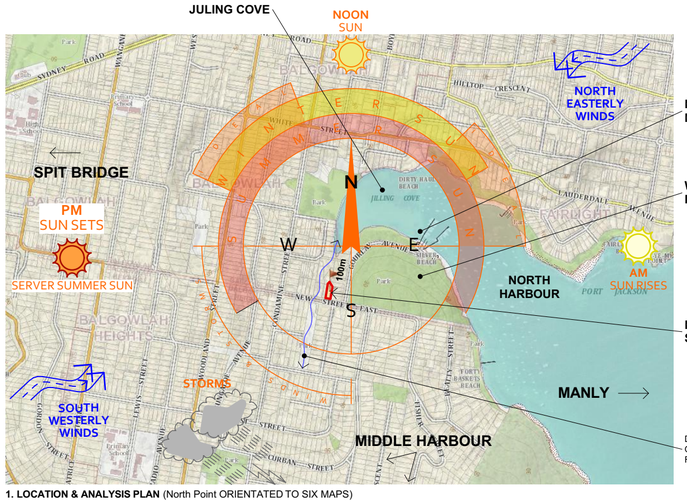
SITE AREA: 550.1m²
SITE WIDTH: 12.19m

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

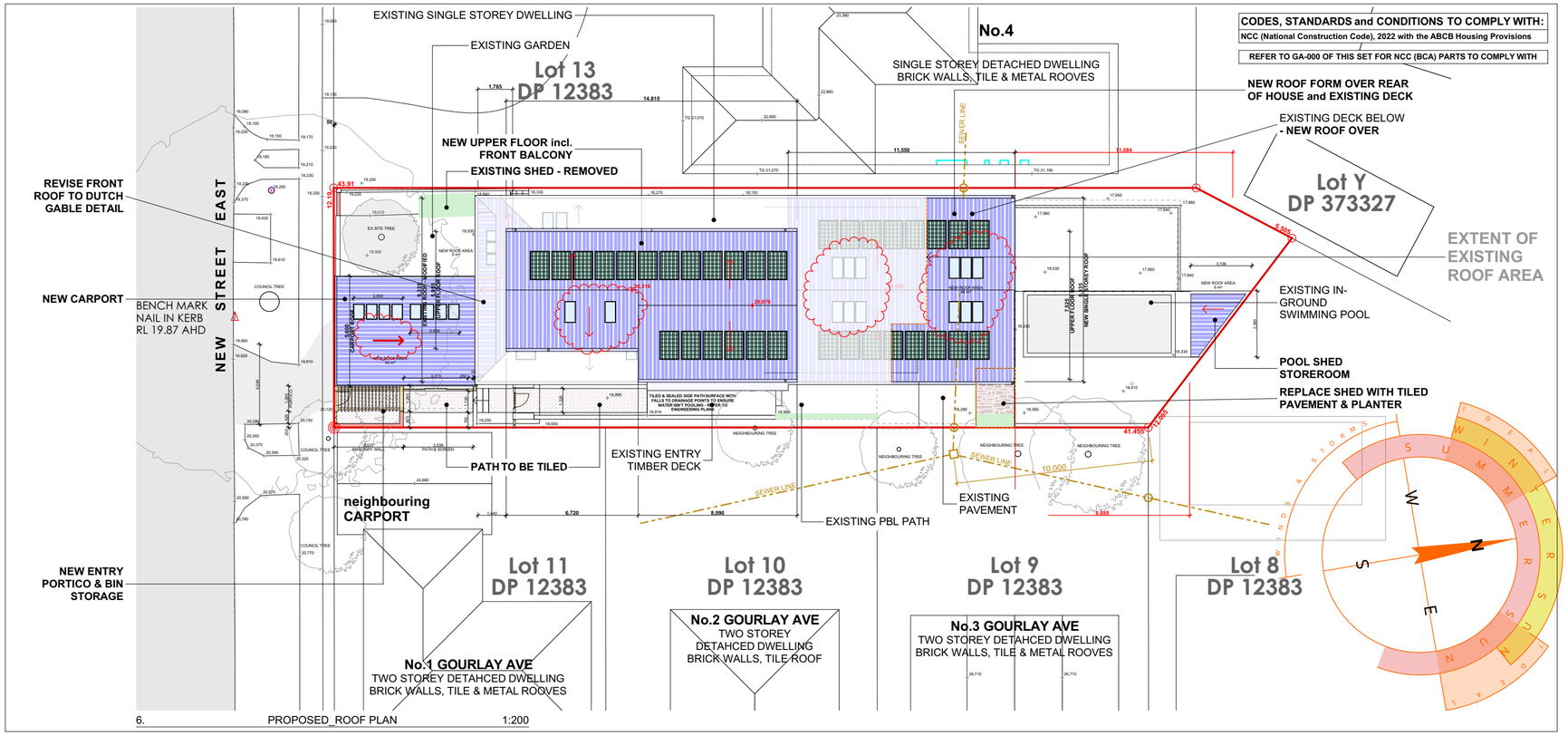
4. REAR VIEW OF EXISTING BUILDING

3. AERIAL VIEW - sourced from SIX MAPS

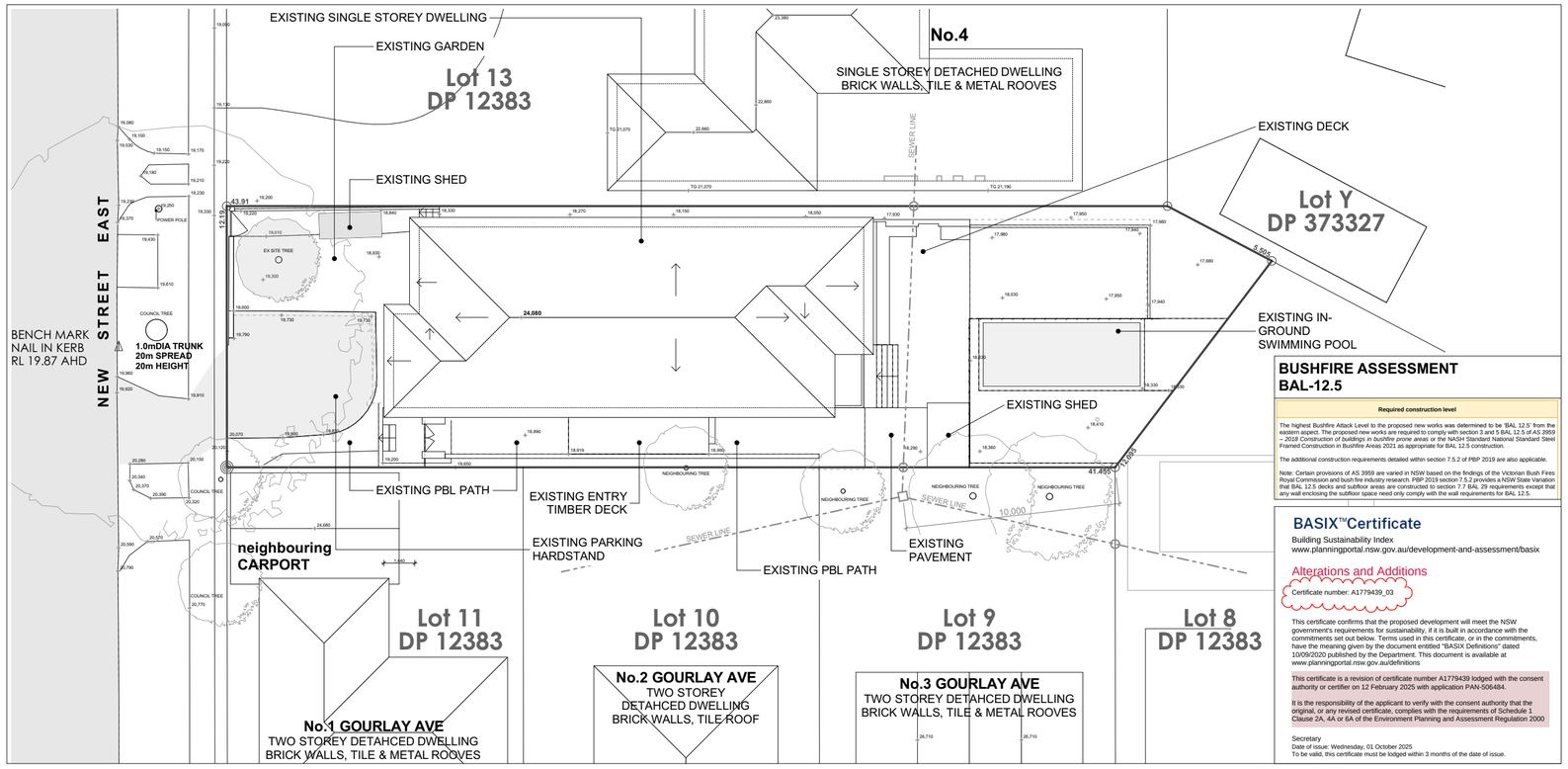
2. STREETVIEW - BUILDING TO BE RETAINED



1. LOCATION & ANALYSIS PLAN (North Point ORIENTATED TO SIX MAPS)



6. PROPOSED_ROOF PLAN 1:200



5. EXISTING_ROOF PLAN 1:200

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 noted 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 sub/floor areas are constructed to section 7.7 BAL 29 requirements except that any wall enclosing the sub/floor 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.

A2 SIZE SHEET

ISSUE	BY	DESCRIPTION	DATE
Q	RP	CLIENT REQUESTED CHANGES W 1 & 2 MADE HIGHLEVEL - INFILL EXISTING BED 2 & 3 ROBE CHANGES LAUNDRY CHANGE UNIT REMOVED KITCHEN CHANGE AND NO BBQ ALCOVE RETREAT BIGGER / BALCONY SMALLER ADDITIONAL SKYLIGHTS ROOF CHANGED TO 5° 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.
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.
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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

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	SITE ANALYSIS & COVER SHEET	GA-100	S
DRAWN	R.P.			

A2 SIZE SHEET

CODES, STANDARDS and CONDITIONS TO COMPLY WITH:

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

3 Site Preparation:
Earthwork to be carried out in accordance with the requirements of the Environmental Planning & Assessment Act 1979, conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D3, along with H2D2, HP3 Part 3.2 Earthworks, Part 3.3 Drainage and Part 3.4 Termite risk management
Scope: Area allocated for levelling and carport with side access. Any excavation requirements to nominated depth for footings and services. Footings to be investigated and Engineer to nominate underpinning requirements if needed. All other areas will have minimal removal of soil for service trenching, new footings and landscaping levels. All earthwork excavation in accordance with Conditions of Consent, and the around the bases of any existing trees must adhere to AS 4790-2009 .

3 Stormwater drainage:
Conditions of the development consent and the relevant requirements of Section H, Part H2 Volume 2 NCC 2022, H2D2, HP3 Part 3.3; and AS/NZ 3500(2021) Part 3 - Stormwater drainage; AS/NZ 3500(2021) Part 5 - Domestic Installations - section 5 - Stormwater drainage
Scope: Stormwater in accordance with Conditions of Consent, 10 & 27. Engineering Plans and Specifications.

3 Termite Protection:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, HP3 Part 3.4; and AS 3660.1(2014) - Protection of buildings from subterranean termites
Certificate to be supplied by installer.

4 Footings and Slabs:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D4 along with H2D3 HP4 Part 4.2. AS 2870(2011) - Residential slabs and footings; AS 3600(2018) - Concrete structures; AS 2159(2009) - Piling: Design and installation
Scope: All structural details by a Registered Structural Engineer, together with a written statement certifying that the design complies with the nominated Standards, and Conditions of the Consent.

5 Masonry:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D5 along with H2D4, HP5; and AS 3700(2018) - Masonry Code; Lintels in Masonry Part 5.6 of HP5.
Scope: Any new masony work to rear walls. Lintels and creating new opening in any existing brickwork

6 Framing:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D6 along with H2D5, HP6, and Part 6.2 Subfloor Ventilation, and Part 6.3 Structural Steel Members; and AS 1684(2021) - Residential: frame construction, AS 4100(2020) - Steel structures
Scope: New Lightweight wall construction and any new Internal partition walls.

7 Roof and Wall cladding, including Roof Plumbing:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D7 along with H2D6, HP7. Part 7.2 Sheet Roofing; and AS 1562.1(2018) - Metal Roof Sheeting. Part 7.4 of the NCC, Gutters and Downpipes; and AS/NZ 3500(2021) Part 2 - Stormwater Drainage; AS/NZ 3500(2021) Part 5 - Domestic Installation, section 5- Stormwater Drainage. Part 7.5 Timber and Composite wall cladding for Cappings, Cladding including soffits, and flashings to openings; AS 4200 (2017) Pliable building membranes and underlays; AS 2908 (2000) Cellulose-cement products - Flat sheet
Scope: New Roofing and Roof Plumbing

8 Glazing:
Conditions of the development consent and the relevant requirements of Section H, Part H1 Volume 2 NCC 2022, H1D8 along with H2D7, HP8 Part 8.1 and 8.3; and AS 1288(2021) - Glass in buildings; AS 2047(2014) - Windows in buildings
Certification of compliance upon completion of the glazing for glass balustrading. All external door and window glazing must be in accordance with the BASIX certificate

9 Fire Safety:
Conditions of the development consent and the relevant requirements of Section H, Part H3 Volume 2 NCC 2022, H3D6, HP3 Part 9.5; and AS3786 (2014) Smoke Alarms. Part 9.2 Fire separation of external Walls
Ensure Smoke Alarms, new and existing, are installed in accordance with NCC Vol2 H3D6 ABCB HP Part 9.5.1, and Parts 9.5.2 to 9.5.4

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.

10 Health and Amenity:
All Health and Amenity must be carried out in accordance with the relevant requirements of Section H, Part H4 Volume 2 NCC 2022, H4P1 HP10 Part 10.2; and ASAS4654 (2012) Waterproofing Membranes
Scope: Waterproofing as per general Specification Details.

Room Heights H4P2 HP10 Part 10.3; Facilities H4P3 HP10 Part 10.4; Light H4P4 HP10 Part 10.5; Ventilation H4P5 HP10 Part 10.6; Sound Insulation H4P6 HP10 Part 10.7; Condensation Management H4P7 HP 10 Part 10.8
Scope: Any new internal refurbishment works - refer to Architectural Plans. Subfloor Ventilation Improvements and Air Purifier Systems

11 Safe Movement and Access:
All Stair elements must be carried out in accordance with the relevant requirements of Section H, Part H5 Volume 2 NCC 2022, H5P1 HP11 Part 11.2 Stairway and ramp construction
All Fall Prevention elements must be carried out in accordance with the relevant requirements of Section H, Part H5 Volume 2 NCC 2022, H5P2 HP11 Part 11.3, and all Balustrades and Barriers to H5D3 HP11 Part 11.3 Barriers and Handrails
Scope: Ensure new stairs comply. Privacy Screening. New Balustrade to Balcony. New upper floor windows - protection of openings

13 Energy Efficiency: Not yet in force, NSW PART H6. Refer to NCC 2019 Amd 1
Building Fabric Part 3.12.1 of the most current edition of the BCA (volume 2)
External Glazing Part 3.12.2 of the most current edition of the BCA (volume 2)
Building Sealing Part 3.12.3 of the most current edition of the BCA (volume 2)
Air Movement Part 3.12.4 of the most current edition of the BCA (volume 2)
Services Part 3.12.5 of the most current edition of the BCA (volume 2)
Scope: BASIX Certificate Applies to internal refurbishments. 3 star water ratings for any new tapware and toilets. LED Light Fittings. Any replacement of HWU

BASIX CERTIFICATE A1779439_3

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

Alterations and Additions

Certificate number: A1779439_03

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

Project address	
Project name	Balgowlah Residence - ALTS & ADDS_03
Street address	1 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):

BRICK VENEER WALLS: TOTAL R-VALUE 1.70
FRAMED AND CLAD EXTERNAL WALLS: TOTAL R-VALUE 1.70
RAKED CEILINGS: TOTAL R-VALUE 2.50 WITH SHALE GREY ROOF (MEDIUM)
BATTS TO BE EQUAL TO BRADFORD GOLD SELECTIONS

ALL CONDITIONS OF CONSENT DA 2025/0088 dated 11.04.2025

NOTICE OF DETERMINATION OF A DEVELOPMENT APPLICATION

Application Number:	DA2025/0088 PAN-506484
Applicant:	Matthew Degaris 2 New Street BALGOWLAH NSW 2093
Property:	Lot 12 DP 12383 2 New Street BALGOWLAH NSW 2093
Description of Development:	Alterations and additions to a dwelling house
Determination:	Approved Consent Authority: Northern Beaches Council
Date of Determination:	10/04/2025
Date from which the consent operates:	11/04/2025
Date on which the consent lapses:	11/04/2030

1. **Approved Plans and Supporting Documentation**
Development must be carried out in accordance with the following approved plans (stamped by Council) and supporting documentation, except where the conditions of this consent expressly require otherwise.

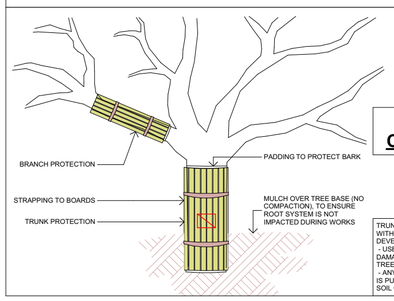
Approved Plans				
Plan Number	**Revision Number**	**Plan Title**	**Drawn By**	**Date of Plan**
DA-100	K	SITE ANALYSIS & COVER SHEET	HARGROVES DESIGN CONSULTANTS	31.03.2025
DA-102	K	DEMOLITION GROUND FLOOR PLAN	HARGROVES DESIGN CONSULTANTS	31.03.2025
DA-103	K	PROPOSED GROUND FLOOR PLAN	HARGROVES DESIGN CONSULTANTS	31.03.2025
DA-104	H	PROPOSED NEW FIRST FLOOR PLAN	HARGROVES DESIGN CONSULTANTS	09.01.2025
DA-106	K	PROPOSED ROOF PLAN incl. STORMWATER CONCEPT	HARGROVES DESIGN CONSULTANTS	31.03.2025
DA-107	H	CONSTRUCTION MANAGEMENT PLAN incl Sediment/ Erosion Control	HARGROVES DESIGN CONSULTANTS	08.01.2025
DA-110	K	EXISTING & PROPOSED FRONT & REAR ELEVATIONS	HARGROVES DESIGN CONSULTANTS	31.03.2025
DA-111	K	PROPOSED SIDE ELEVATIONS & SECTION	HARGROVES DESIGN CONSULTANTS	31.03.2025
DA-112	J	PROPOSED SOUTH ELEVATION, CROSS SECTIONS & BASIX	HARGROVES DESIGN CONSULTANTS	20.03.2025
DA-113	K	CONCEPT LANDSCAPE PLAN	HARGROVES DESIGN CONSULTANTS	31.03.2025

Approved Reports and Documentation			
Document Title	**Version Number**	**Prepared By**	**Date of Document**
Bushfire Assessment Report	-	Australian Bushfire Consulting Services	3rd December 2024
BASIX Certificate (A1779439)	-	RP Design Studio	08 January 2025
Waste Management Plan	-	Applicant	30/01/2025
Construction Impact & Management Statement & Preliminary Tree Plan of Management	-	Growing My Way Tree Consultants	March 2025
Stormwater Management Plan (DWG NO: C01, C02)	A	Gilcon Structural Engineers	28/01/2025

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

TREE PROTECTION MEASURES TO BE PUT IN PLACE
REASON: CONDITION RELATING TO STREET TREE



REFER ALSO TO CONDITIONS 21-23.

TRUNK AND BRANCH PROTECTION IN ACCORDANCE WITH AS 4790-2009, PROTECTION OF TREES ON DEVELOPMENT SITES
- USE BOARDS AND PADDING THAT WILL PREVENT DAMAGE TO BARK. BOARDS ARE TO BE STRAPPED TO TREES. NO USE OF NAILS, SCREWS, OR ADHESIVES
- ANY RUMBLE BOARDS OR TREE ROOT MULCH THAT IS PUT IN PLACE TO PROTECT ROOTS, MUST PREVENT SOIL COMPACTION AND ROOT DAMAGE

CONDITION 12. WASTE MANAGEMENT PLAN - PROVIDED

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

CONDITION 16. THESE PLANS AND SPECIFICATIONS REFERENCE THE AUSTRALIAN STANDARDS, AND THE CONTRACTOR IS TO ENSURE THE RELEVANT AUSTRALIAN STANDARDS ARE CARRIED OUT

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

ANY WORKS NEAR OVERHEAD POWERLINES OR UNDERGROUND SERVICES MUST ADHERED TO AUSGRID NETWORK STANDARDS AND SAFEWORK NSW CODES OF PRACTICE

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

BEFORE YOU DIG!

REFER TO THE GENERAL REQUIREMENTS CONDITION 4 OF DA2025/008 HOURS OF WORK AND DEMOLITION INCLUDING LIMITS ON MACHINERY

REFER ALSO TO GA-107 CONSTRUCTION MANAGEMENT PLAN including SEDIMENT & EROSION CONTROL, WASTE MANAGEMENT & TREE PROTECTION MEASURES AND CONDITION 20. REFER ALSO TO STRUCTURAL & STORMWATER ENGINEERING RECOMMENDATIONS FOR SITE PREPERATION & EXISTING TREE MANAGEMENT

REFER TO SYDNEY WATER TAP IN REFERRAL FOR INFORMATION RELATING TO SYDNEY WATER ASSETS. WATER SERVICING CO-ORDINATOR ENGAGED TO DO FINAL ASSESSMENT

Sydney WATER

Building plan assessment application

Application number: 2106548
Property address: 2 E New St, Balgowlah 2093
Lot details: Lot 12, Deposited Plan 12383
Property Number: 3255124

01/04/2025

Dear Rebecca Popovic

Your building plan assessment application requires

FURTHER ASSESSMENT

The proposed location of one or more of your buildings or excavation works may impact our assets. You will need to engage a Water Servicing Coordinator to complete your assessment.

Please read the details below to understand the reasons why your application was referred.

REASONS
Application automatically referred by system

NEXT STEPS

1. Engage a Water Servicing Coordinator to complete your assessment. Visit www.sydneywater.com.au and go to the Listed providers page in the plumbing, building and developing section for a list of coordinators.
2. Take this referral to the Water Servicing Coordinator so they can complete the application for you.
3. You will need to use the following Sydney Water reference number when you contact the Water Servicing Coordinator .

REF-150174269

A2 SIZE SHEET

A2 SIZE SHEET

ISSUE	BY	DESCRIPTION	DATE
Q	RP	CLIENT REQUESTED CHANGES W.1 & 2 MADE HIGHLEVEL - INFILL EXISTING SB2.2 & 3 ROBE CHANGES LAUNDRY CHANGE BENCH CHANGE KITCHEN CHANGE AND NO BBQ ALCOVE RETREAT BIGGER / BALCONY SMALLER ADDITIONAL SKYLIGHTS GARGOIT 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
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R	RP	UPDATED DOOR and WINDOW SCHEDULES	30.09.2025

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GENERAL ARRANGEMENT
- FOR CONSTRUCTION

DIAL 1100 BEFORE YOU DIG

NORTH

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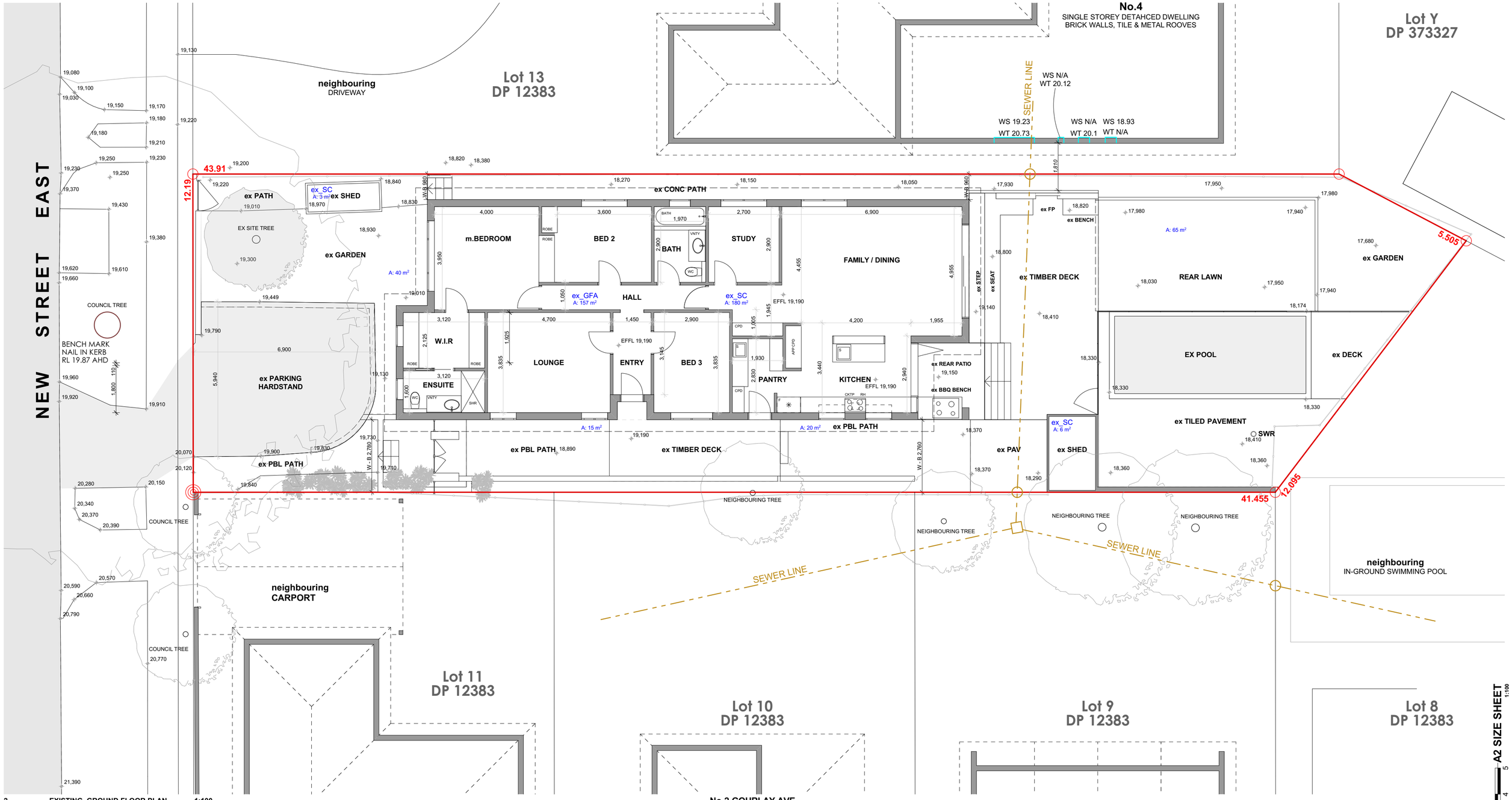
PROJECT
ALTERATIONS and ADDITIONS:
- Ground Floor Addition; New First Floor Addition; Internal and External Modifications; Rectifications and Improvements; and Landscape Concept
2 NEW STREET EAST, **BALGOWLAH NSW, 2093**

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	NOTES & SPECIFICATION	GA-000	S
DRAWN	R.P			



2. EXISTING_GROUND FLOOR PLAN 1:100

A2 SIZE SHEET 1:100

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

ISSUE	BY	DESCRIPTION	DATE
Q	RP	CLIENT REQUESTED CHANGES W + B 3 MASTER WALK-IN LEVEL - INFILL EXISTING BED 2 & 3 ROBE CHANGES LAUNDRY CHANGE BAR 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.
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

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LOT 12; DP 12383

COUNCIL
NORTHERN BEACHES COUNCIL
MANLY

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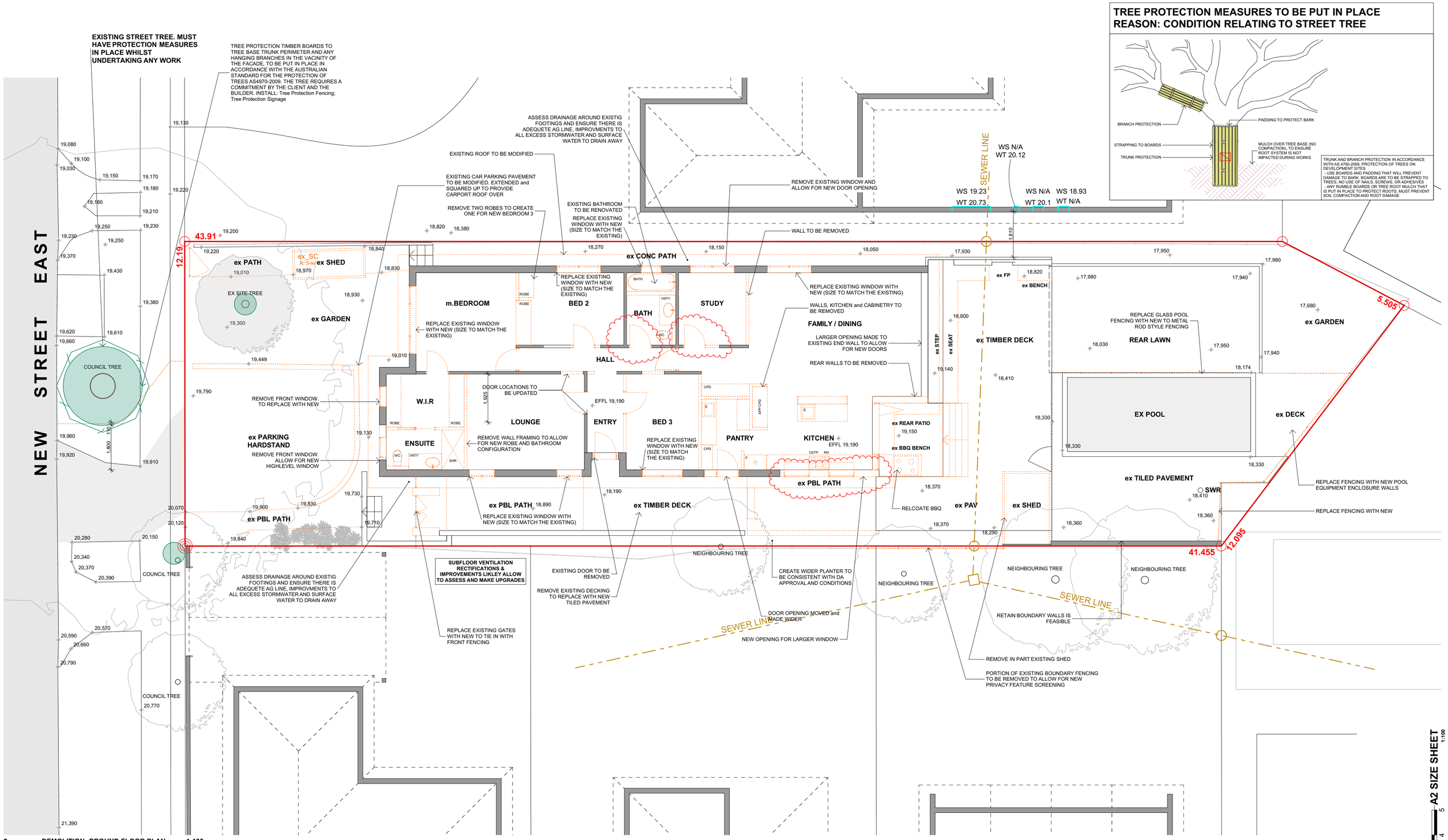
PROJECT
ALTERATIONS and ADDITIONS:
- Ground Floor Addition; New First Floor Addition; Internal and External Modifications; Rectifications and Improvements; and Landscape Concept
2 NEW STREET EAST, **BALGOWLAH NSW, 2093**

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 GROUND FLOOR PLAN	GA-101	S
DRAWN	R.P			



TREE PROTECTION MEASURES TO BE PUT IN PLACE
REASON: CONDITION RELATING TO STREET TREE

TRUNK AND BRANCH PROTECTION IN ACCORDANCE WITH AS 4790-2009, PROTECTION OF TREES ON DEVELOPMENT SITES
- USE BOARDS AND PADDING THAT WILL PREVENT DAMAGE TO BARK. BOARDS ARE TO BE STRAPPED TO TREES. NO USE OF NAILS, SCREWS, OR ADHESIVES
- ANY RUMBLE BOARDS OR TREE ROOT MULCH THAT IS PUT IN PLACE TO PROTECT ROOTS, MUST PREVENT SOIL COMPACTION AND ROOT DAMAGE

2. DEMOLITION_GROUND FLOOR PLAN 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

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

Q	RP	CLIENT REQUESTED CHANGES W 1 & 2 MADE HIGHLEVEL - INFILL EXISTING BED 2 & 3 ROBE CHANGES LAUNDRY CHANGE BAR REMOVED KITCHEN CHANGE AND NO BBQ ALCOVE PANTRY DOOR WALL AND DOOR 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

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GENERAL ARRANGEMENT
- FOR CONSTRUCTION

DIAL 1100 BEFORE YOU DIG

NORTH

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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
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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.

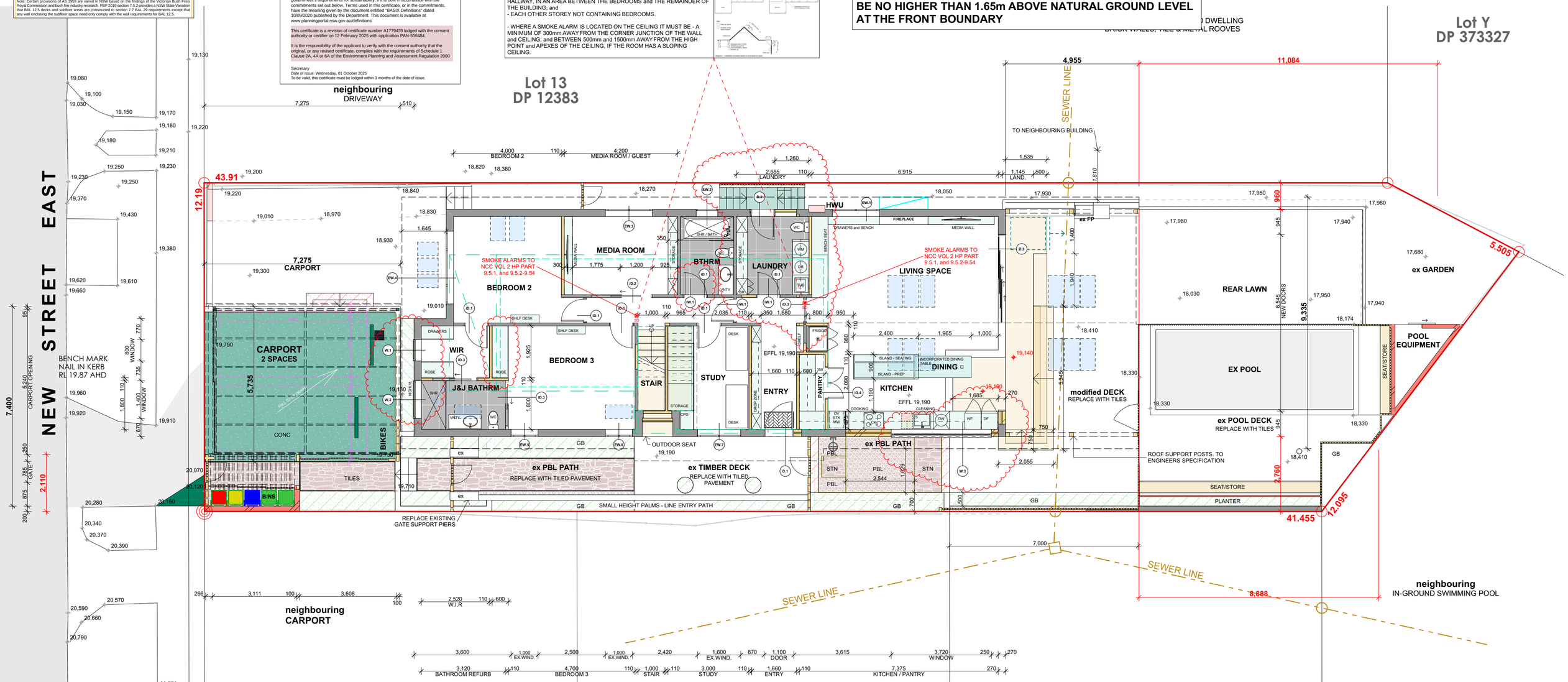
ALL CONDITIONS OF CONSENT 2025/008 dated 11.04.2025 ORIGINAL DA CONSENT

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.

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
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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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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	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.

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

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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

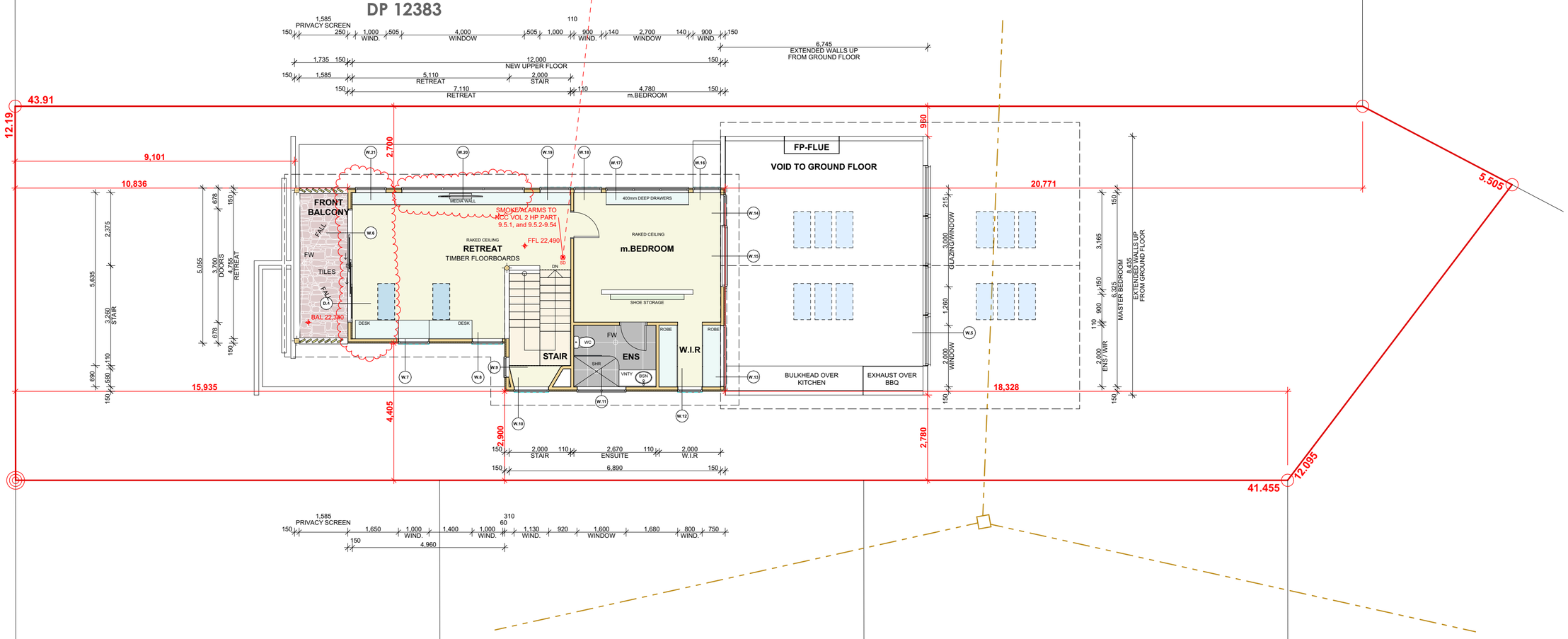
No.4
SINGLE STOREY DETAHCED DWELLING
BRICK WALLS, TILE & METAL ROOVES

Lot Y
DP 373327

Lot 13
DP 12383

NEW STREET EAST

BENCH MARK
NAIL IN KERB
RL 19.87 AHD



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Waterproofing to AS3740 or BCA Part 10.2 (choice to be made by applicant)

VOL 2 H2D8 - EXTERNAL BALCONIES
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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.

3. UPDATED FIRST FLOOR PLAN 1:100

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

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 BED 2 & 3 ROBE CHANGES LAUNDRY CHANGE BAR REMOVED BED 4 ROBE CHANGE AND NO BBQ ALCOVE RETREAT BIGGER / BALCONY SMALLER ADDITIONAL SKYLIGHTS GARPORT 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

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.
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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 NEW FIRST FLOOR PLAN**	GA-104	**S**
DRAWN	R.P			

SITE AREA: 550.1m²

SITE COVERAGE: 269.25m²

48.9% SITE COVERAGE

MDCP Clause 4.1.5.1 Open Space and Landscaping

OPEN SPACE AREA 3
Requirement: 55% (302.55m²) area with average 3x3m

PROPOSAL RESULT:
54.9% (302.27m²) GENERALLY COMPLIES

AREA INCLUDES DECK AREA - PARTIALLY COVERED
~~AREA INCLUDES NEW BALCONY - ABOVE GROUND~~

MDCP Clause 4.1.5.2 Open Space and Landscaping

LANDSCAPING
Requirement: 35% of min. req Open Space (105.79m²)

PROPOSAL RESULT:
37.5% (113.59m²) COMPLIES

AREA ONLY INCLUDES min. 0.5m WIDTH & DEPTH > 1m

MDCP Clause 4.1.5.3 Open Space and Landscaping

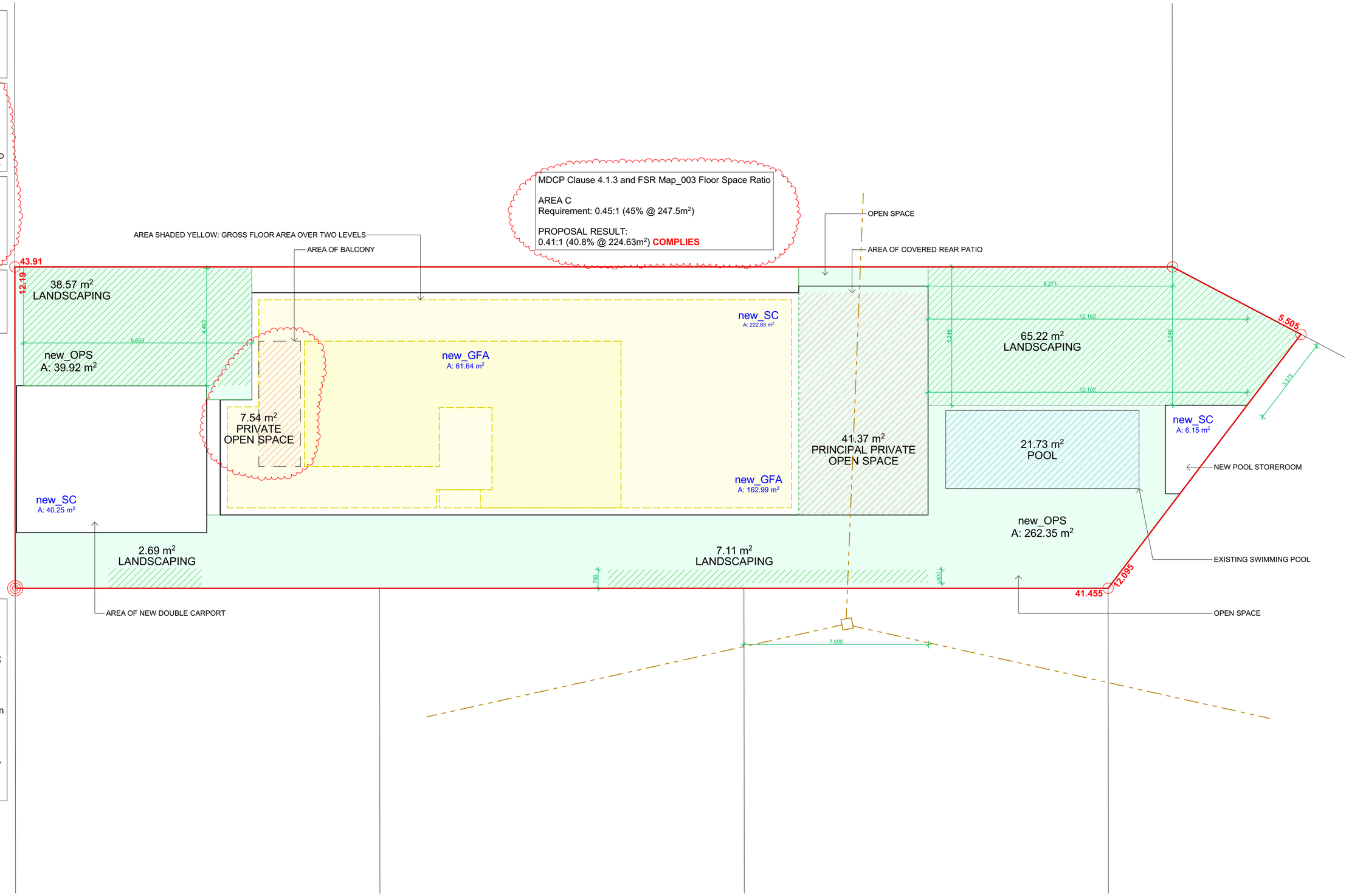
PRIVATE OPEN SPACE
Requirement: 18m²

PROPOSAL RESULT:
48.91m² COMPLIES

MDCP Clause 4.1.3 and FSR Map_003 Floor Space Ratio

AREA C
Requirement: 0.45:1 (45% @ 247.5m²)

PROPOSAL RESULT:
0.41:1 (40.8% @ 224.63m²) **COMPLIES**



Total Open Space means that part of a site which is designed or designated to be used for active or passive recreation and includes:

Landscaped area (see LEP meaning); Open Space Above Ground as defined in this DCP; Hard paved areas (un-enclosed pedestrian walkways and access paths pergolas, clothes drying and barbeque areas); Swimming pools occupying less than 30 percent of total open space; and Private open space (including principal private open space) as defined in this DCP.
but excludes:
any area for parking (including garages; carports; hardstands and vehicular access to that parking);
out buildings (including sheds, cabanas, cubby houses and the like).

5. SCHEDULE OF AREAS 1:100

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

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GENERAL ARRANGEMENT
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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
SCALE	AS NOTED @ A2
DRAWN	R.P

TITLE
SCHEDULE OF AREAS PLAN

Sheet No
GA-105

Issue
S

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.

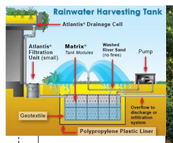
NORTHERN and REAR LOW CORNER OF SITE TO BE FITTED WITH ABSORPTION TRENCH THAT COLLECTS AND SLOW REALEASES WATER INTO GARDENS and ANY EXCESS INTO THE SITE STORMWATER SYSTEM TO MITIGATE SURFACE WATER AND PREVENT NEIGHBOURING SITES BEING INUNDATED

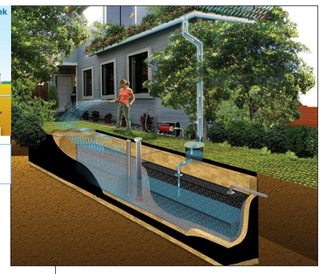
BUSHFIRE ASSESSMENT
BAL-12.5

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

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

Lot 13
DP 12383

Lot Y
DP 373327

NEW STREET EAST

MINIMUM CLEARANCE AROUND EXISTING TREE TRUNK TO FORM EXTENDED CROSSOVER AROUND

19,080 · 19,100 · 19,030 · 19,150 · 19,170 · 19,220 · 19,180 · 19,210 · 19,230 · 19,250 · 19,330 · 19,370 · 19,200 · 19,220 · 19,430 · 19,010 · 19,300 · 19,610 · 19,960 · 19,920 · 19,910 · 18,840 · 18,330 · 18,270 · 18,150 · 18,930 · 17,950 · 17,980 · 17,940 · 18,030 · 18,330 · 18,410 · 18,360 · 18,290 · 18,919 · 18,990 · 19,200 · 19,650 · 18,890 · 20,120 · 20,280 · 20,150 · 20,340 · 20,370 · 20,390 · 20,320 · 20,590 · 20,570 · 20,790 · 20,770

1,765 · 14,810 · 50 · 22,860 · 22,660 · TG 21,070 · TG 21,070 · TG 21,190 · 11,550 · 11,084 · 43,91 · 12,19 · 5,505 · 12,095 · 41,455 · 10,000 · 8,888 · 6,720 · 8,090 · 1,440 · 24,680 · 26,316 · 26,670 · 24,080

MODIFIED FRONT ROOF OVERHANG TO ACHEIVE SIMPLIFIED ROOF LINE TO STREET FACING FACADE. INCORPORATE SKYLIGHTS TO ENSURE AMPLE NATURAL LIGHT FILTERS TO FRONT WINDOWS

REPLACE EXISTING GUTTERS WITH NEW

EXISTING ROOF TO REMAIN - REPLACE TILES WITH NEW METAL ROOF SHEETING TO PROVIDE WHOLISTIC AESTHETIC

OUTLINE OF GROUND FLOOR FOOTPRINT BELOW (EXISTING & NEW)

INFILL FENCE WITH NEW RENDERED MASONRY

EXISTING FRANGIPANI TO REMAIN

POWER POLE · EXISTING FENCE · EX SITE TREE · COUNCIL TREE · BENCH MARK NAIL IN KERB RL 19.87 AHD · CONC

NEW ROOF AREA 5 m² · NEW ROOF AREA 40 m² · NEW ROOF AREA 46 m² · NEW ROOF AREA 6 m²

EXISTING ROOF - MODIFIED · UPPER FLOOR ROOF · CARPORT ROOF · replacement ROOF · new UPPER FLOOR ROOF · ex LWR ROOF · new CARPORT · replacement ROOF · UPPER FLOOR ROOF · NEW SINGLE STOREY ROOF · ex POOL · ex POOL DECK · ex SIDE PATH · neighbouring CARPORT

MTL · 550x990 · 550x550 · 3x550x550 · 550x1180 · 2,500 · 9,335 · 5,955 · 5,600 · 3,273 · 7,525 · 3,106 · 3,365

RWO / DP · NEW SKYLIGHT WITHIN EXISTING ROOF · METAL HALF ROUND GUTTERS · METAL ROUND DOWNPIPES · FALL GUTTER TO RWO · ALLOWANCE FOR SOLAR PANELS TO NEW ROOF AREAS · NEW FIXED SKYLIGHTS · GARDEN BED · LAWN · ANY MODIFICATIONS MADE TO POOL BARRIER MUST ENSURE THE ENCLOSURE COMPLIES WITH AS1926.1 · NEW METAL ROOF SHEETING OVER LIGHTWEIGHT SHALLOW FRAMED ROOF STRUCTURE TO ENCLOSE POOL STOREROOM · EXISTING IN GROUND SWIMMING POOL TO REMAIN. REPLACEMENT TILE SURROUNDS · TYPICAL: ALL EXPOSED DOWNPIPES TO BE ROUND PROFILE, PREFINISHED METAL, COLOUR TO MATCH ROOF. 100mm DIA.

TILED PAVEMENT · EXTENT OF EXISTING LAYBACK AND CROSSOVER · NEW GATE · COUNCIL TREE · TIMBER FRAMED ENTRY PORTICO · SCREENING · MASONRY WALL · PATH & SCREEN · TILED PAVEMENT · MODIFIED SIDE GATE · FIRE RATED BOUNDARY WALL TO PROTECT PORTICO AND NEIGHBOURING CARPORT. DESIGNED TO BE FRL 60/60/60 RATED · AWNING · TILED & SEALED SIDE PATH SURFACE WITH FALLS TO DRAINAGE POINTS TO ENSURE WATER ISN'T POOLING - REFER TO ENGINEERING PLANS · HEKA HOOD OVER ENTRY · PEBBLE · TILE · GB · NEIGHBOURING TREE · NEW SKYLIGHT WITHIN EXISTING ROOF · NEW SKYLIGHT WITHIN EXISTING ROOF · REPLACE EXISTING GUTTERS WITH NEW · EXISTING ROOF TO REMAIN - REPLACE TILES WITH NEW METAL ROOF SHEETING TO PROVIDE WHOLISTIC AESTHETIC · METAL HALF ROUND GUTTERS · SEWER LINE · REPLACE EXISTING SHED STRUCTURE WITH TILED PAVEMENT & GARDEN BED · HOOD COVERS TO DRAIN DIRECTLY TO GARDEN SPACE

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

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For rooms with no opening to outdoor air, provide mechanical ventilation ducted to outdoor air:
- 25L/s - bathrooms and WCs
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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.
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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
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Slope Relationship (2R+G): min 550mm - max 700mm
Riser/tread dimensions to be constant for each flight
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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

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SYMBOLS + COLOURS:
OUTLINE OF DEMOLITION.
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

4. PROPOSED_ROOF PLAN 1:100

ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE
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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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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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- 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			

SYMBOLS:

- SEDIMENT / SECURITY FENCE, REFER TO FIGURE 3.
- SAND BAGS, SEDIMENT CONTROL
- PORTA LOO - SERVICED FORTNIGHTLY
- OFF STREET CONSTRUCTION VEHICLE PARKING DURING CONSTRUCTION.
- COVERED STOCKPILES DURING CONSTRUCTION
- CONSTRUCTION WASTE MANAGEMENT BIN LOCATION PICK UP FROM THE STREET.
- TREE PROTECTION
- EXISTING ELEMENTS TO BE DEMOLISHED

SOIL CONSERVATION NOTES:
TYPICAL
a) Prior to any clearing or excavation a temporary sediment trap arrangment shall be made to ensure the capture of any water bourne material generated from the site.
b) Provide a sediment fence as shown on this plan.
c) Where possible do not extend land disturbance activities of any essential construction activity.

DURING CONSTRUCTION
f) Siltation protection described above shall be maintained during the course of construction.
g) Newly constructed pits shall be protected from any sediment entry.
h) Once in place, no siltation protection shall be removed without council approval.
i) After each storm, all sediment traps shall be cleaned and replaced if required.
j) Building operations such as brick cutting, washing tools or brushes and mixing mortor are not permitted on public roadways or footways or in any other locations which could lead to the discharge of materials into the stormwater drainage system.
k) Stockpiles of topsoil, sand, aggregate, soil or other material shall not be located on any drainage line or easment, natural watercourse, footpath or roadway.
l) Installation of gutters, downpipes and the connection of downpipes to the stormwater disposal system to be done prior to the fixing of roof cladding.
m) Other methods of sediment controls may be required by the council and shall be complied with.

BUILDER TO ENSURE ROAD ACCESS IS AVAILABLE AT ALL TIMES FOR LOCAL RESIDENTS.

WHERE EXISTING TREES ARE TO BE RETAINED; TREE PROTECTION TO BE PUT IN PLACE THROUGHOUT CONSTRUCTION PROGRAM. REFER TO GA-102 and FIGURE 3 ON THIS PAGE

PORT-A-LOO ON SITE DURING ENTIRE CONSTRUCTION PERIOD; MUST BE REGULALRY MAINTAINED.

SKIP BIN and OTHER WASTE/RECYCLING MANAGEMENT BINS FOR PICK-UP & COLLECTION - ACCESSIBLE FROM ROAD.

OFF STREET CONSTRUCTION VEHICLE PARKING AREA (UTE or CAR SPOT); OR 1 x MEDIUM RIGID VEHICLE SPOT (CONFIRM HEIGHT CLEARANCES). MUST HAVE ALL VEHICLES CLEANED - FREE OF DEBRIS AND SOIL/DUST WHEN EXITING THE SITE.

TYPICAL NOTE: EXISTING ELEMENTS and AREAS SHOWN IN ORANGE / DOTTED AREA TO BE DEMOLISHED/ALTERED.

ALL MATERIALS and PRODUCT STOCKPILES TO FRONT - MUST BE SECURE and COVERED AT ALL TIMES.

SAND BAGS TO BE IMPLEMENTED AND MAINTAINED DURING CONSTRUCTION. REFER FIGURE 1

SITE ACCESS. ENSURE VEHICLES THAT LEAVE SITE ARE CLEANED AND AREN'T TRACKING DEBRIS, SEDIMENT ALONG ROADWAY.

FIGURE 1

CONSTRUCTION BARRIER FENCING IN ACCORDANCE WITH COUNCIL'S REQUIREMENTS, APPROPRIATE SIGNAGE AND ACCESS GATES TO BE PUT IN PLACE.

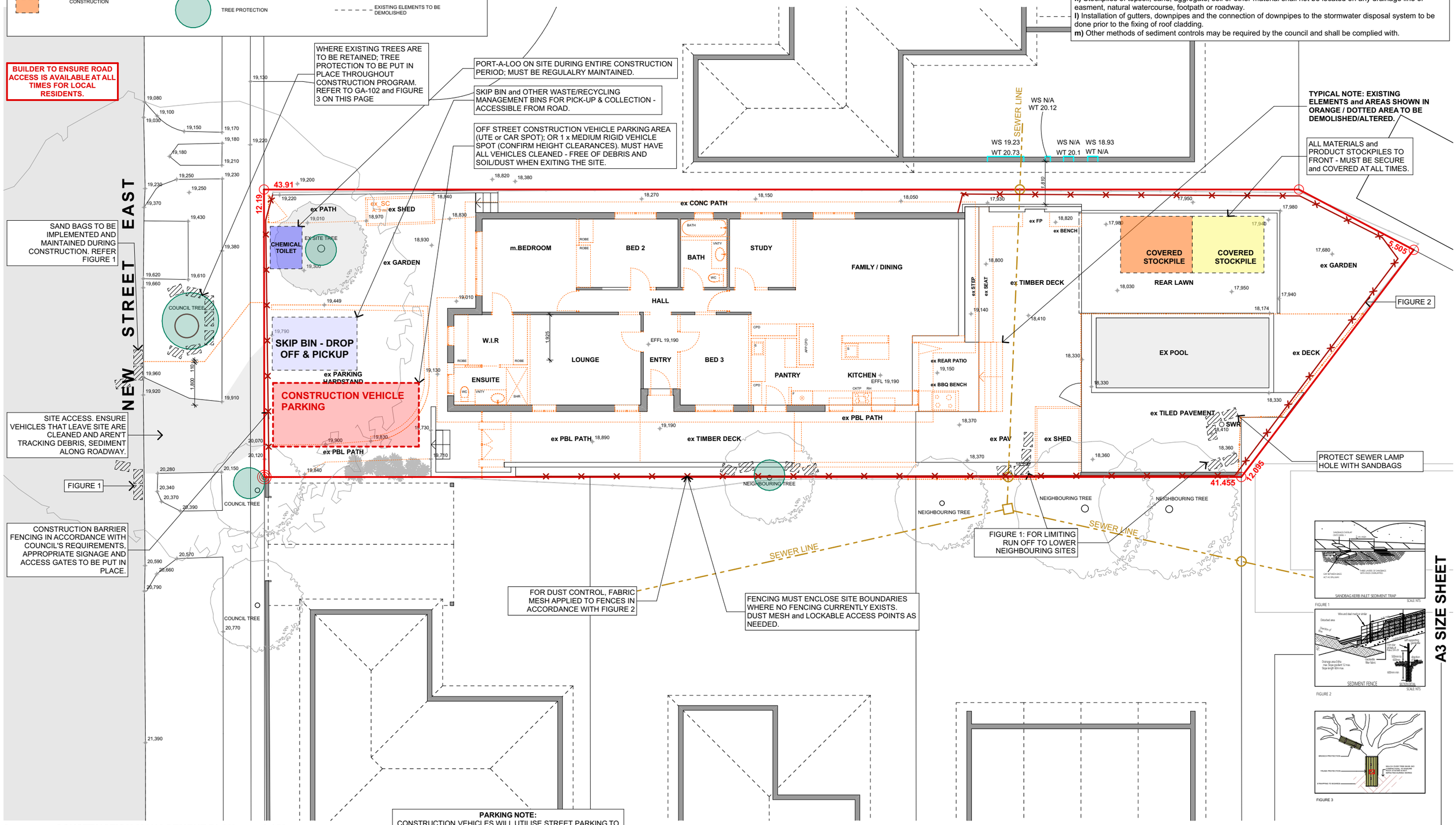
FIGURE 2

PROTECT SEWER LAMP HOLE WITH SANDBAGS

FIGURE 1: FOR LIMITING RUN OFF TO LOWER NEIGHBOURING SITES

FOR DUST CONTROL, FABRIC MESH APPLIED TO FENCES IN ACCORDANCE WITH FIGURE 2

FENCING MUST ENCLOSE SITE BOUNDARIES WHERE NO FENCING CURRENTLY EXISTS. DUST MESH and LOCKABLE ACCESS POINTS AS NEEDED.



2. CONSTRUCTION MANAGEMENT PLAN 1:150

PARKING NOTE:
CONSTRUCTION VEHICLES WILL UTILISE STREET PARKING TO NEW STREET, WHERE UNABLE TO ACCESS ON SITE.

ANY REQUIREMENT FOR DELIVERIES / WASTE MANAGEMENT WILL REQUIRE SAFE TRAFFIC CONTROL ALONG STREET

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

A3 SIZE SHEET

A3 SIZE SHEET

ISSUE	BY	DESCRIPTION	DATE
Q	RP	CLIENT REQUESTED CHANGES W 1 & 2 MADE HIGHLEVEL - INFILL EXISTING BED 2 & 3 ROBE CHANGES LAUNDRY CHANGE BAR REMOVED KITCHEN CHANGE AND NO BBQ ALCOVE ADDITIONAL SKYLIGHT - BALCONY SMALLER ADDITIONAL SKYLIGHT CARPORT ROOF PITCH MADE TO FALL TOWARDS HOUSE FOR SKYLIGHTS W 4 REMOVED	26.09.2025
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ISSUE	BY	DESCRIPTION	DATE
S	RP	**UPDATED WINDOW SCHEDULE**	**01.10.2025**
R	RP	UPDATED DOOR and WINDOW SCHEDULES	30.09.2025

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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	OCT 2024	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A3	**CONSTRUCTION MANAGEMENT PLAN incl. Sediment / Erosion Control**	GA-107	**S**
DRAWN	R.P			

CLIENT COMPOSED LOOK & FEEL FOR INTERIORS

GENERALLY WHITES WITH OFF-WHITES FOR ALL INTERIORS

WHITE CONCRETE OR MICROCEMENT OR RENDER FINISHES WITH BLONDE OR WHITE TIMBERS FOR WARMTH, TEXTURE AND DEPTH

ROUNDED HARDWARE, HANDLES AND EDGES TO SOFTEN

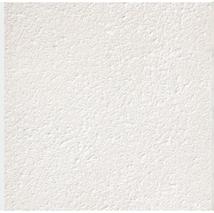
CATHEDRAL CEILING

TALL DOORS

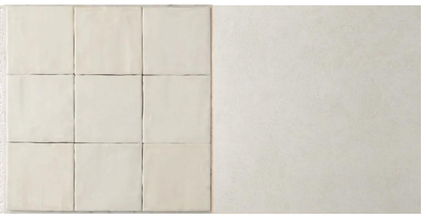
ANY TIMBERS TO BE BLONDE OR WHITE WASHED OAKS, SUBTLE WARMTH

DULUX VIVID WHITE

DULUX LEXICON HALF

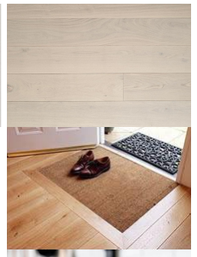


MICROCEMENT (HAZE or MIST)



BONE WALL TILES AND MATT SYDNEY WHITE FLOOR TILES

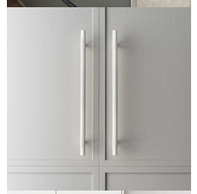
INTERNAL SPECIFICATIONS



PEARL WHITE OR DANISH WHITE OAK FLOORBOARDS

RECESSED ENTRY DOOR COIR MATTING

WHITE CONCRETE OR MICROCEMENT BENCHTOPS THROUGHOUT - SPLASHBACKS TO MATCH



ROUNDED WHITE HANDLES WITH VERY NARROW DOOR FRONTS TO CABINETRY

CABINETRY GENERALLY: WHITE OR OFF WHITE MAIN SELECTION. ANY NEED FOR DEPTH, WHITE GRAIN FINISH - PICTURED HERE: ALASKAN NUANCE GRAIN BY LAMINEX

SIMPLE CATHEDRAL STYLE CEILING - NO COLLAR TIE - FRAMING BY ENGINEER TO COVER SPAN. ALL WHITE. SKYLIGHTS AS DOCUMENTED

WHITE LIGHT FITTINGS THROUGHOUT

TALL DOORS THROUGHOUT

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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	OCT 2024	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A3	**MOOD BOARD: FOR LOOK & FEEL - INTERNAL FINISHES**	GA-108	**S**
DRAWN	R.P			

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

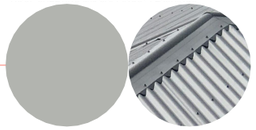
Alterations and Additions

Certificate number: A1779439_03

EXTERNAL SPECIFICATIONS

WHITE SATIN METAL FRAMES
- ALL EXTERNAL DOORS AND WINDOWS

COLORBOND SHALE GREY
- ROOF SHEETING and CAPPINGS / FLASHINGS



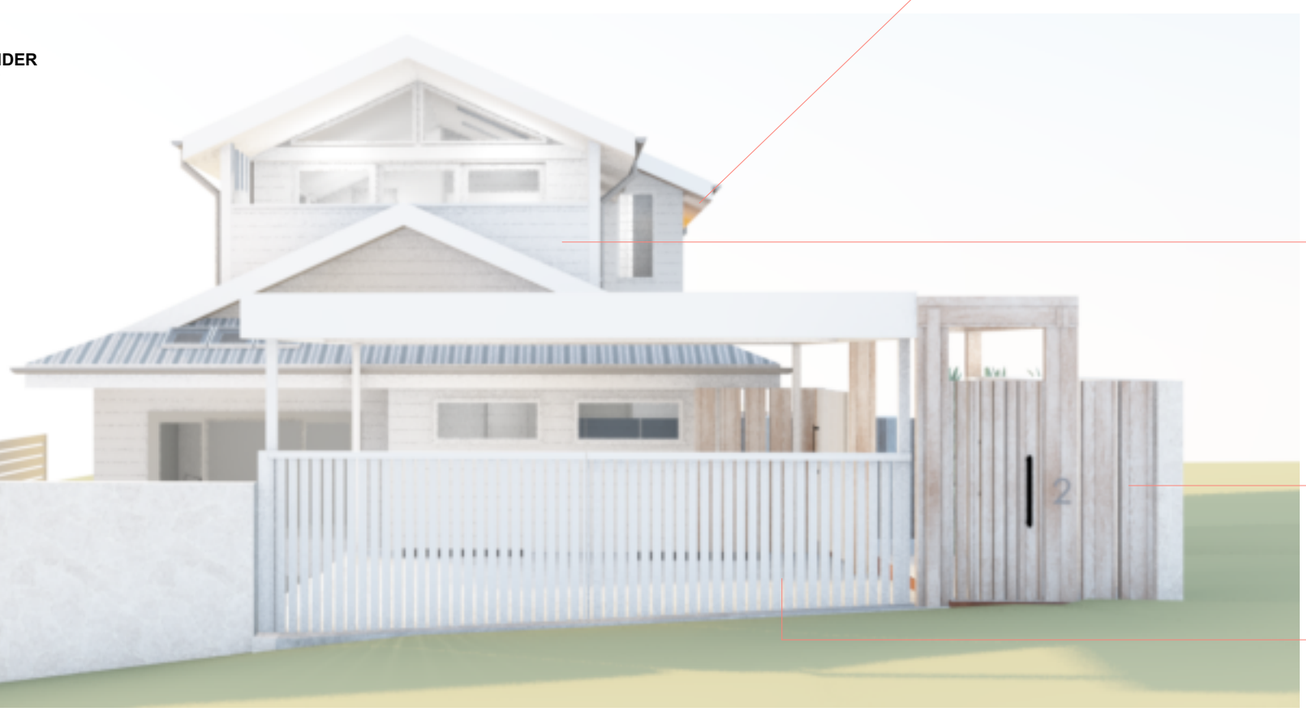
MEDIUM COLOUR UNDER THE NCC (BCA) CLASSIFICATION SA VALUE 0.44

COLORBOND / DULUX SHALE GREY
- ROOF PLUMBING ELEMENTS: HALF ROUND GUTTERS and ROUND DOWNPIPES

DULUX WHITE on WHITE
OR SATIN WHITE METAL FINISH
- PRIVACY SCREEN

DULUX WHITE on WHITE
- SOFFIT and EXPOSED RAFTER TAILS

MASONRY FENCE FINISH - STONE CLAD or RENDER
- FRONT FENCE, AND ALL OTHER EXISTING MASONRY LANDSCAPING OR FENCE WALLS (UNO)



DULUX LEXICON
- CLADDING and PAINTED EXTERNAL WALLS

DULUX WHITE on WHITE
- SCREENING, GATES AND FENCING

BLONDE / LIME WASHED TIMBERS
- PART FENCING, ANY FEATURE BATTENS

GATE
White Aluminium

LIMESTONE TILES and VOLCANIC PEBBLES
- SIDE PATHWAY, PATIO, POOL PAVEMENT and LANDSCAPE WALL CLADDING

LIMESTONE LOOK FOR COLOUR TONING

DARK TONE PEBBLES FOR DURABILITY AND RETENTION OF COLOUR

ISSUE	BY	DESCRIPTION	DATE
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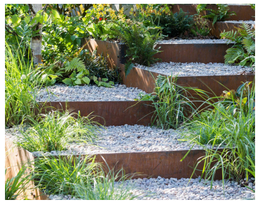
DATE	OCT 2024	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A3	**EXTERNAL FINISHES**	GA-109	**S**
DRAWN	R.P			

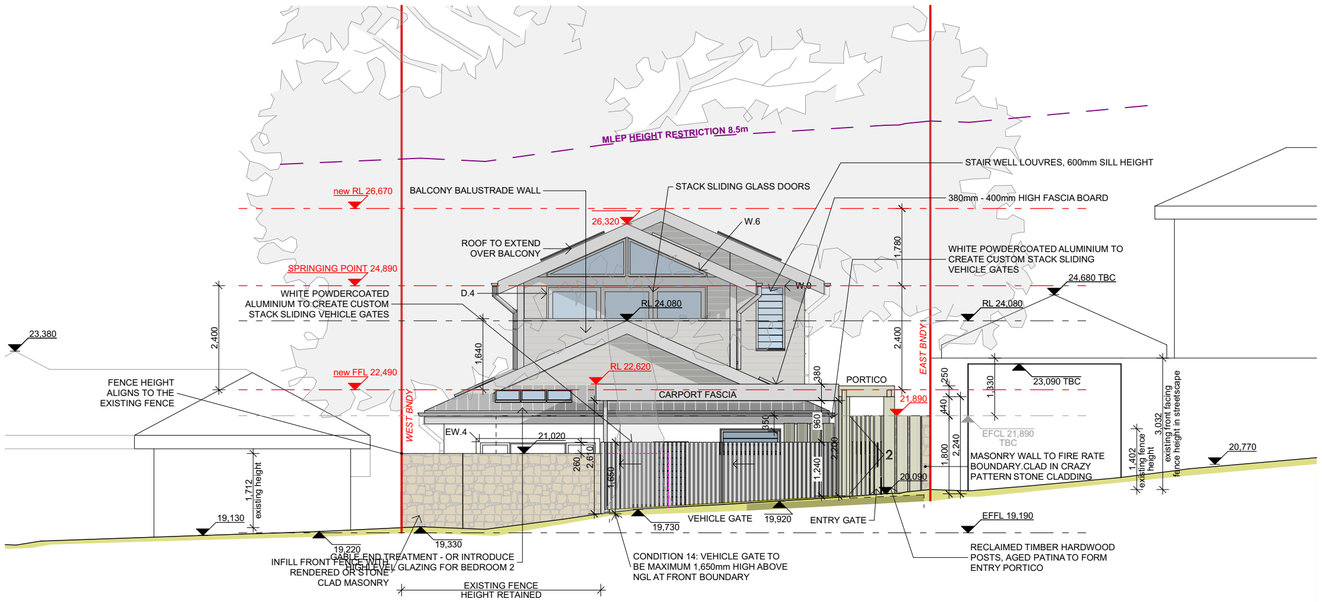


FINISHES:

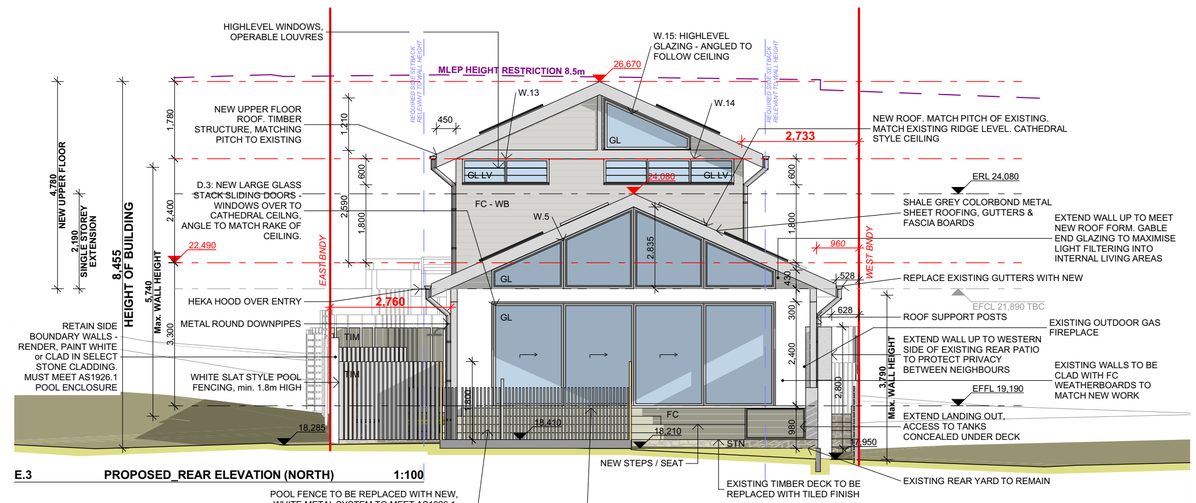
ROOF: SHALE GREY (LIGHT - MATT LOW GLARE) - BCA MEDIUM CLASSIFICATION
WALLS: LEXICON or SNOW SEASON (WHITE) PAINTED RENDER
SHED WALLS: PAINTED RENDER
FASCIA: PAINTED WHITE ON WHITE or SURFMIST
CARPORT: SATIN WHITE POWDERCOAT
ROOF PLUMBING: SHALE GREY
DECKING: JAMES HARDIE PLANK IN WHITE
PAVING: NATURAL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

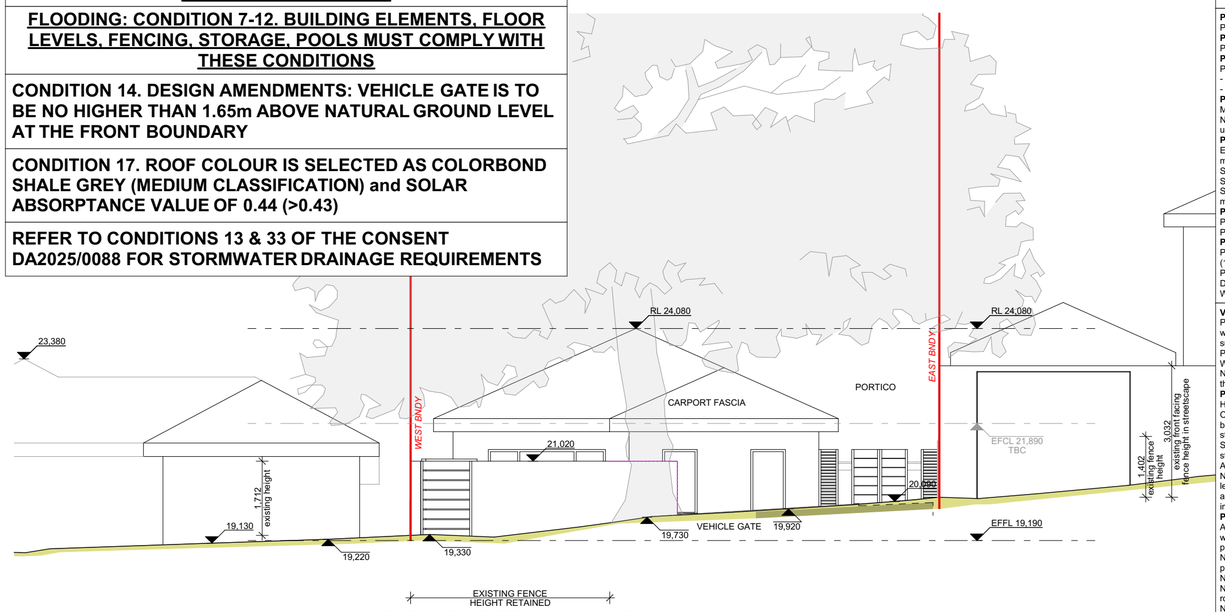
ALL CONDITIONS OF CONSENT 2025/008 dated 11.04.2025 ORIGINAL DA CONSENT

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



E.1 EXISTING NEW STREET ELEVATION (SOUTH) 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.

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

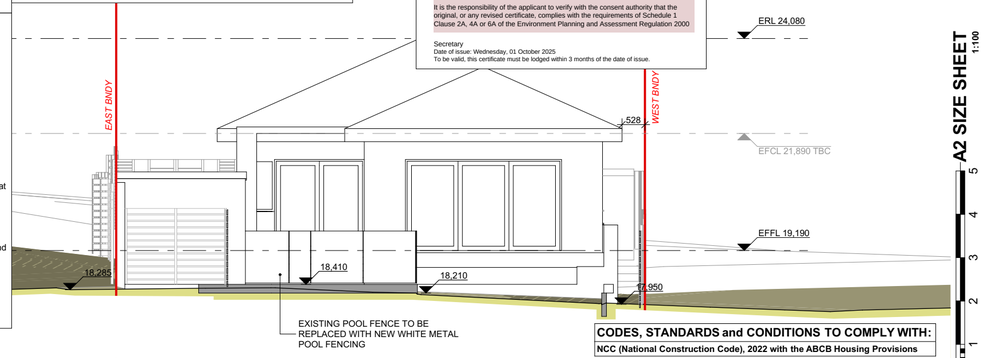
Certificate number: A1779439_03

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.



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

A2 SIZE SHEET 1:100

ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE
Q	RP	CLIENT REQUESTED CHANGES W.1 & 2 MADE HIGHLEVEL - INFILL EXISTING BED 2 & 3 ROBE CHANGES LAUNDRY CHANGE W.8 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	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

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

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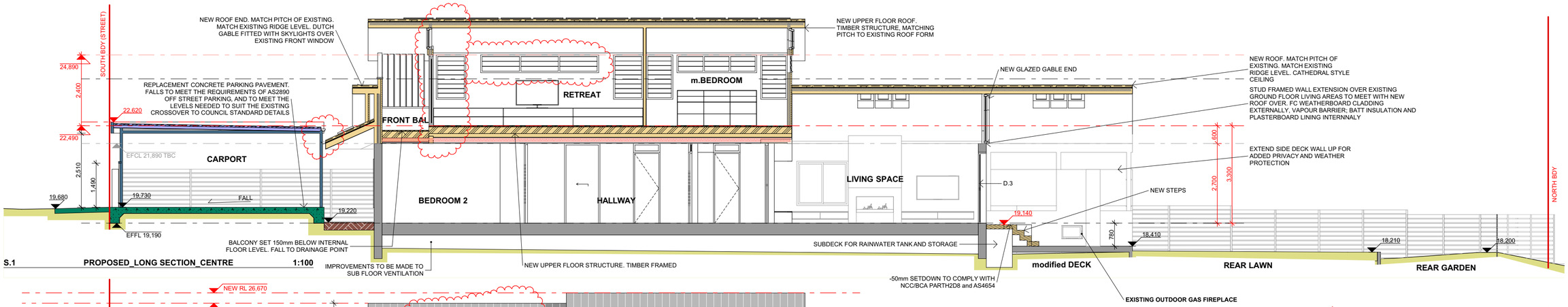
PROJECT
ALTERATIONS and ADDITIONS:
- Ground Floor Addition; New First Floor Addition; Internal and External Modifications; Rectifications and Improvements; and Landscape Concept
2 NEW STREET EAST, **BALGOWLAH NSW, 2093**

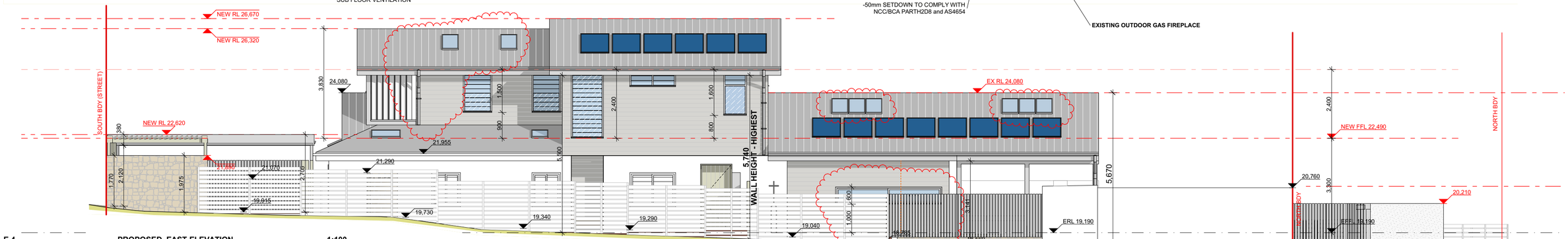
CLIENT
M & N DeGARIS

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

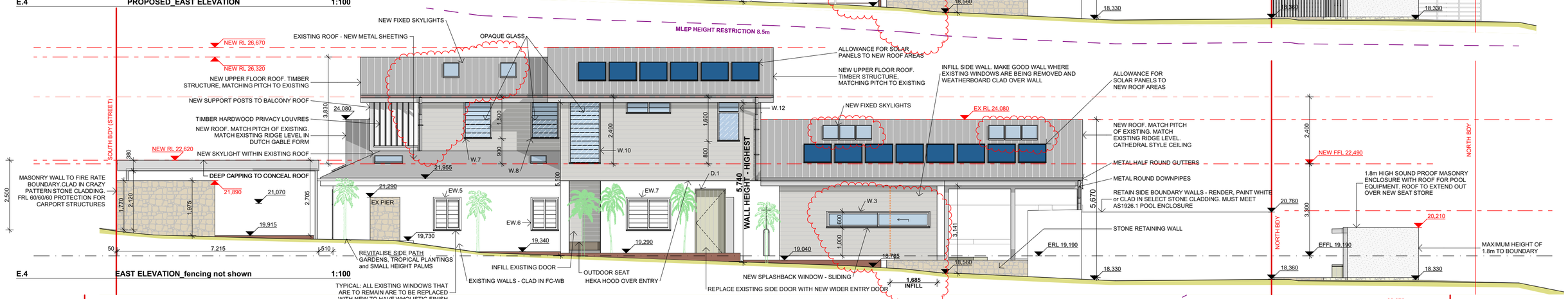
DATE	DEC 2021	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A2	**EXISTING & PROPOSED FRONT & REAR ELEVATIONS**	GA-110	**S**
DRAWN	R.P			



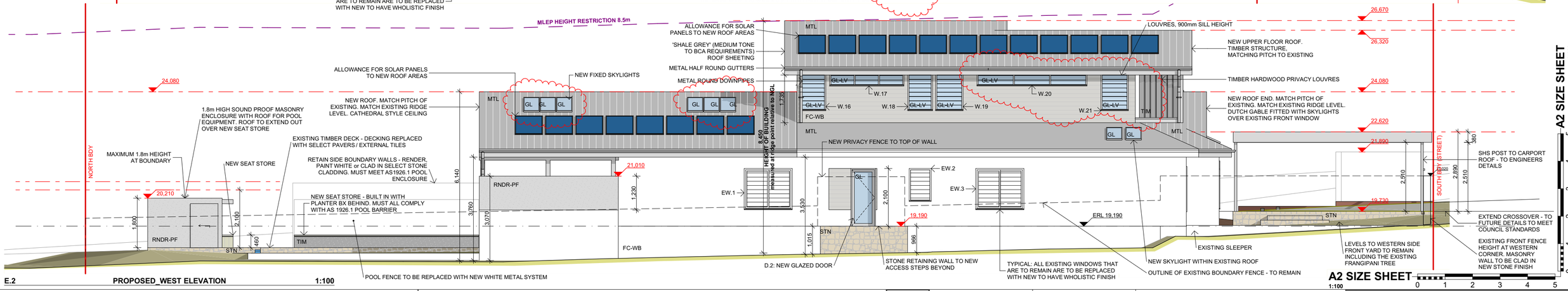
S.1 PROPOSED_LONG SECTION_CENTRE 1:100



E.4 PROPOSED_EAST ELEVATION 1:100



E.4 EAST ELEVATION_fencing not shown 1:100



E.2 PROPOSED_WEST ELEVATION 1:100

A2 SIZE SHEET 1:100

Q	RP	CLIENT REQUESTED CHANGES W.1 & 2 MADE HIGH-LEVEL - INFILL EXISTING W.3 MADE SMALLER THE CHANGES SIDEDOOR 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				
P	RP	GENERAL ARRANGEMENT FOR CONSTRUCTION - CC SUBMISSION	14.07.2025	S	RP	UPDATED WINDOW SCHEDULE	01.10.2025
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ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE

GENERAL NOTES

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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 SIDE ELEVATIONS & SECTION	GA-111	S
DRAWN	R.P			

BASIX™ Certificate

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

Alterations and Additions

Certificate number: A1779439_03

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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.

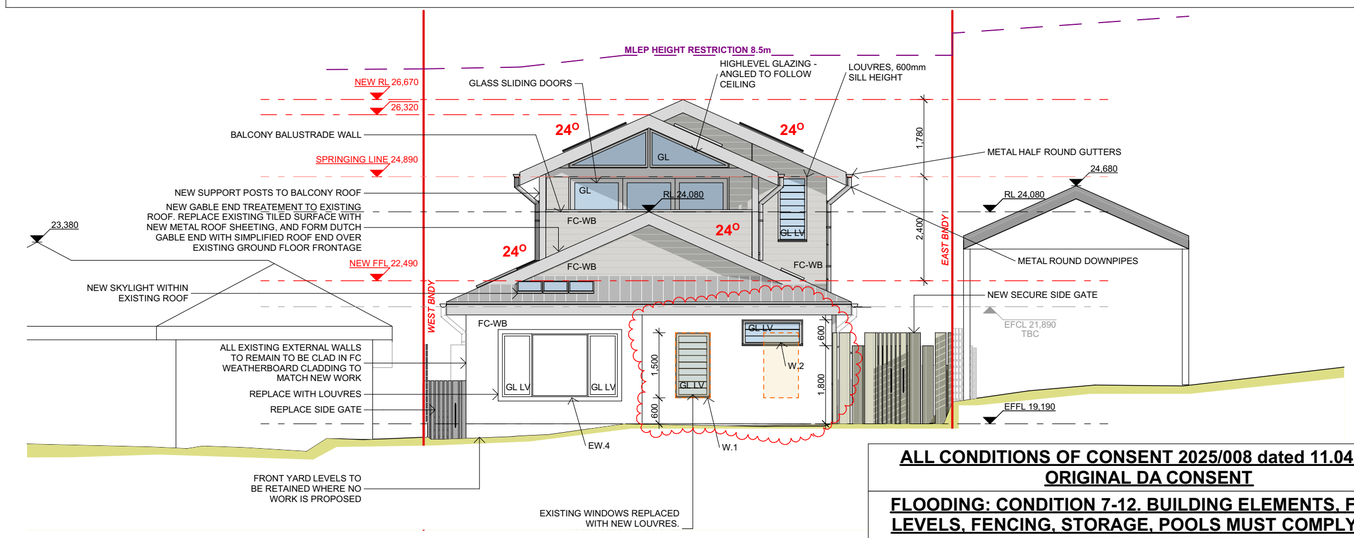
The following requirements must also be satisfied in relation to each skylight:

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

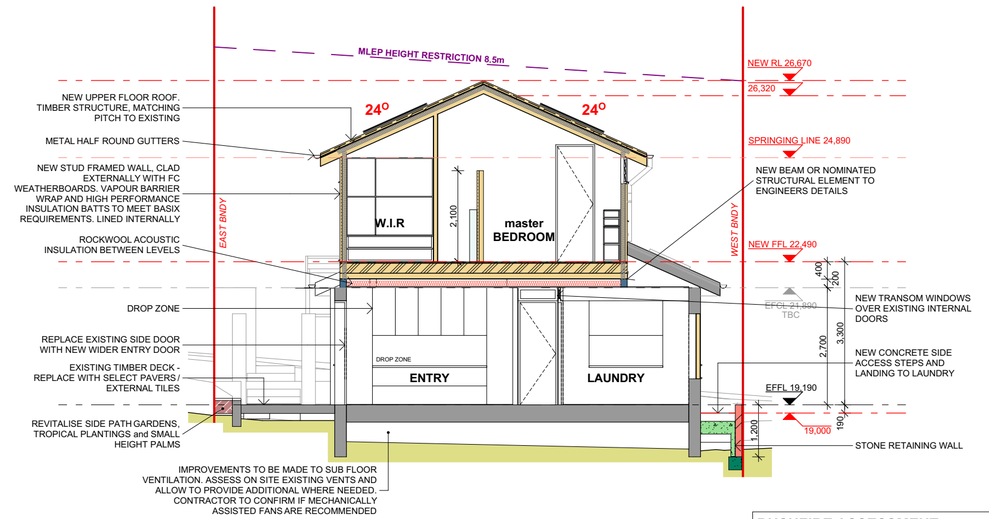
ALL CONDITIONS OF CONSENT 2025/008 dated 11.04.2025 ORIGINAL DA CONSENT

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



S.4 PROPOSED_CROSS SECTION_ENTRY DOOR 1:100

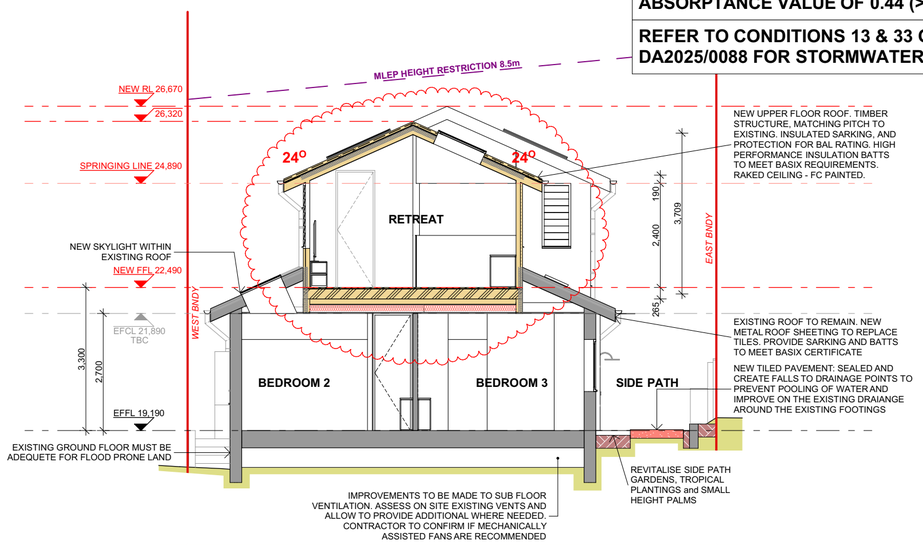
BUSHFIRE ASSESSMENT BAL-12.5

Required construction level

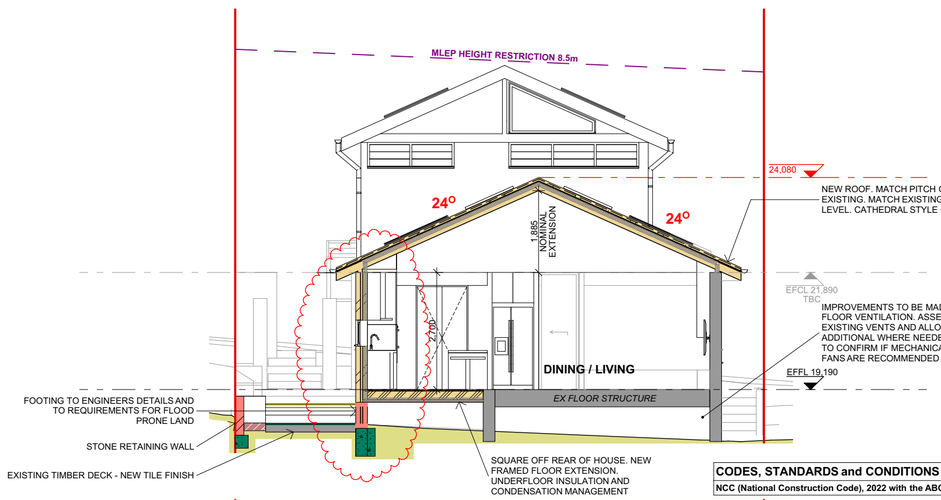
The highest Bushfire Attack Level to the proposed new works was determined to be 'BAL 12.5' from the eastern aspect. The proposed new works are required to comply with section 3 and 5 BAL 12.5 of *AS 3959 – 2018 Construction of buildings in bushfire prone areas* or the NASH Standard National Standard 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



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 REMOVE CHANGES SLIDEOUT 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	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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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

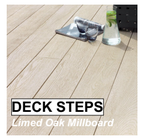
TITLE: **PROPOSED SOUTH ELEVATION, CROSS SECTIONS & BASIX**

Sheet No: GA-112

Issue: S

A2 SIZE SHEET 1:100 0 1 2 3 4 5

POOL FENCE
Aluminium



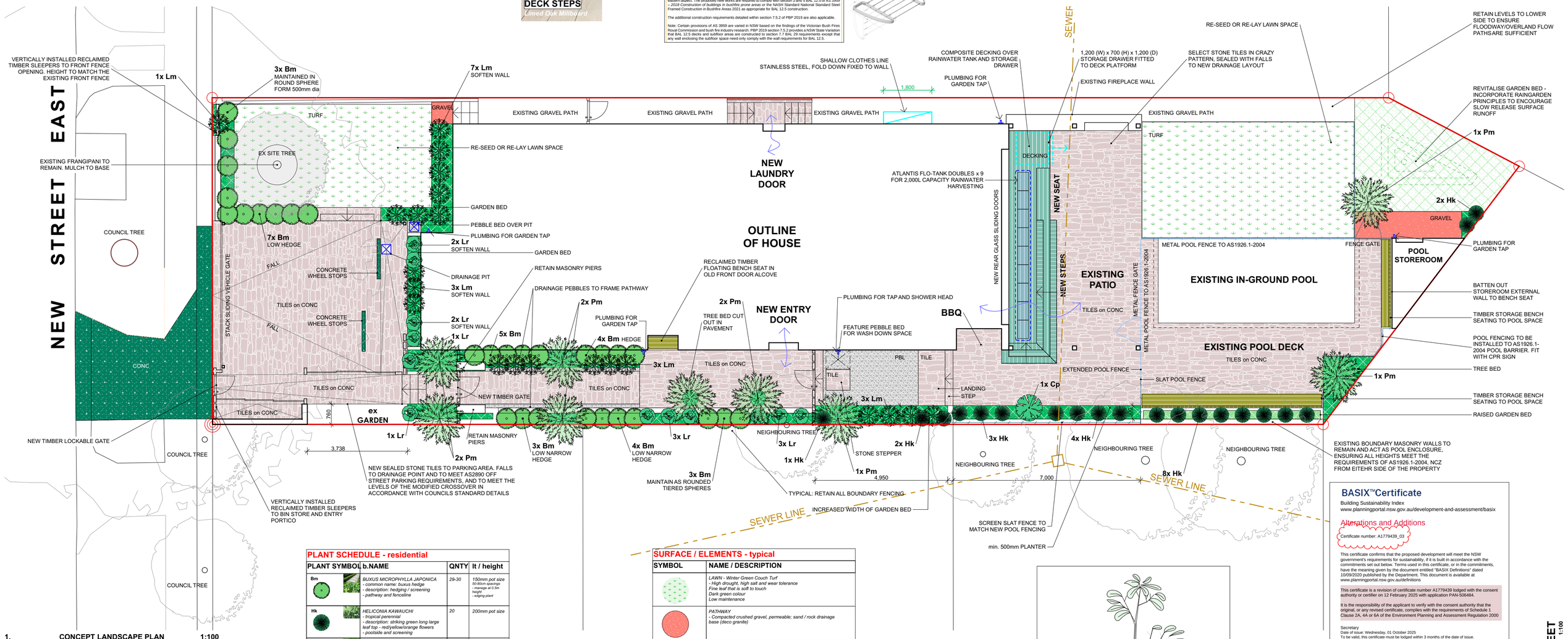
BUSHFIRE ASSESSMENT BAL-12.5

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.



1. CONCEPT LANDSCAPE PLAN 1:100

THIS PLAN HAS BEEN PRODUCED FOR THE PURPOSES OF DEVELOPMENT APPLICATION WITH NORTHERN BEACHES COUNCIL AND IS A CONCEPT PLAN ONLY

CONCEPT PLAN FOR DEVELOPMENT APPLICATION

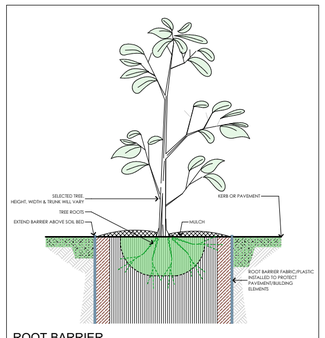
PLANT SCHEDULE - residential

PLANT SYMBOL	b.NAME	QNTY	lt / height
Bm	*BUXUS MICROPHYLLA JAPONICA* - common name: buxus hedge - description: hedging / screening - pathway and fenceline	29-30	*150mm pot size* 50-80cm spacings - manage at 0.5m height - edging plant
Hk	*HELICONIA KAWAUCHI* - tropical perennial - description: striking green long large leaf top - red/yellow/orange flowers - poolside and screening	20	*200mm pot size*
Cp	*CYCAS PALM, small variety* - description: ornamental tropical plant - poolside	1	*200mm pot size*
Lm	*LIRIOPE MUSCARI* - common name: just right Liriope - description: native strappy leaf grass - fence line and poolside	20	*200mm pot size*
Lr	*LIGULARIA RENIFORMIS* - common name: tractor seat plants - description: ornamental leaf plant - feature garden and pathway	10	*14mm pot size*
Pm	*ARCHONTOPHOENIX CUNNINGHAMIANA* - common name: bangalow palm - description: slow growing, slender trunk - entry framing	9	*300mm pot size*

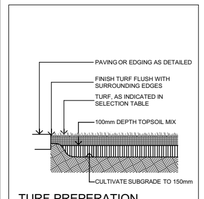
NOTES:
1. All tree stock to be sourced in accordance with tests and measurements contained within AS2303-2015 – Tree Stock for Landscape Use.

SURFACE / ELEMENTS - typical

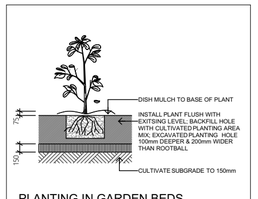
SYMBOL	NAME / DESCRIPTION
	LAWN - Winter Green Couch Turf *- High drought, high salt and wear tolerance* *Fine leaf that is soft to touch* *Dark green colour* *Low maintenance*
	PATHWAY *- Compacted crushed gravel, permeable; sand / rock drainage base (deco granite)*
	PLANTING AREA, MULCH TO TREE BASE 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 shapscper edging with stakes*
	TILES / PAVERS *- stone - sealed - in crazy pattern*



ROOT BARRIER



TURF PREPERATION



PLANTING IN GARDEN BEDS

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.

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

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ISSUE	BY	DESCRIPTION	DATE
Q	RP	CLIENT REQUESTED CHANGES W 1 & 2 WIDE HIGHLEVEL - INFILL EXISTING BED 2 & 3 ROBE CHANGES BED 2 ENSUITE CHANGE BAR REMOVED KITCHEN CHANGE AND NO BBQ ALCOVE LAUNDRY DOOR MOVED WAY SMALLER ADDITIONAL SKYLIGHTS CARPORT ROOF PITCH MADE TO FALL TOWARDS HOUSE FOR SKYLIGHTS W 4 REMOVED	26.09.2025
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ISSUE	BY	DESCRIPTION	DATE
S	RP	**UPDATED WINDOW SCHEDULE**	**01.10.2025**
R	RP	UPDATED DOOR and WINDOW SCHEDULES	30.09.2025

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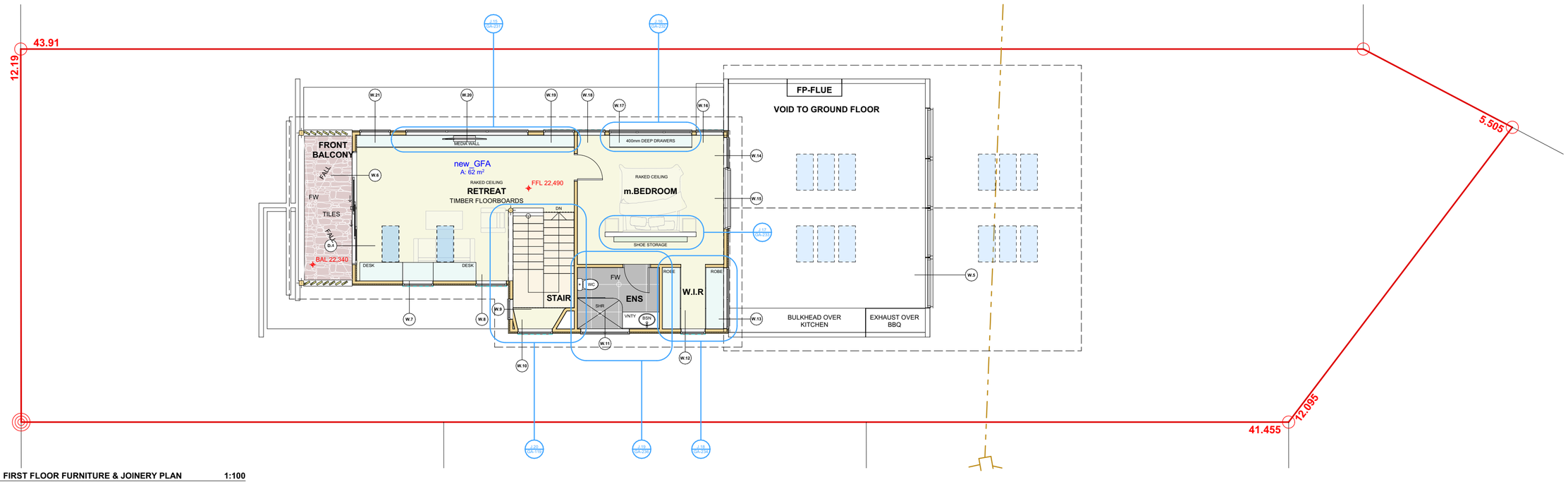
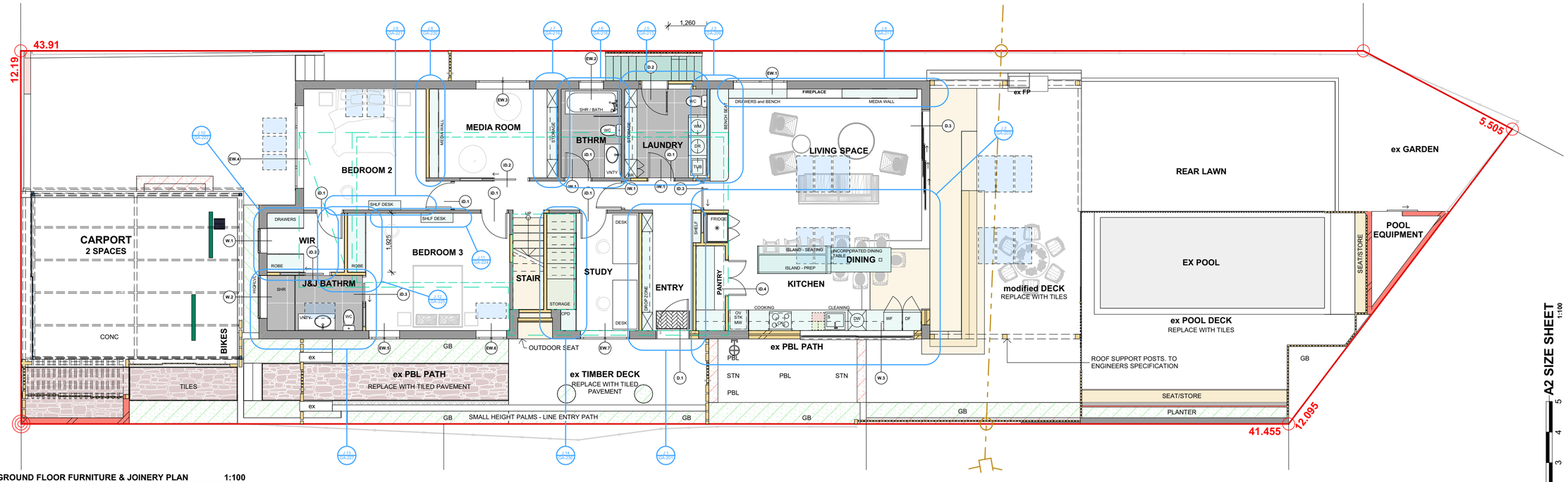
DATE	DEC 2021	TITLE	Sheet No / Issue
SCALE	AS NOTED @ A2	CONCEPT LANDSCAPE PLAN	GA-113 / S
DRAWN	R.P		



2. FIRST FLOOR FURNITURE & JOINERY PLAN 1:100

NEW STREET EAST



1. GROUND FLOOR FURNITURE & JOINERY PLAN 1:100

A2 SIZE SHEET 1:100

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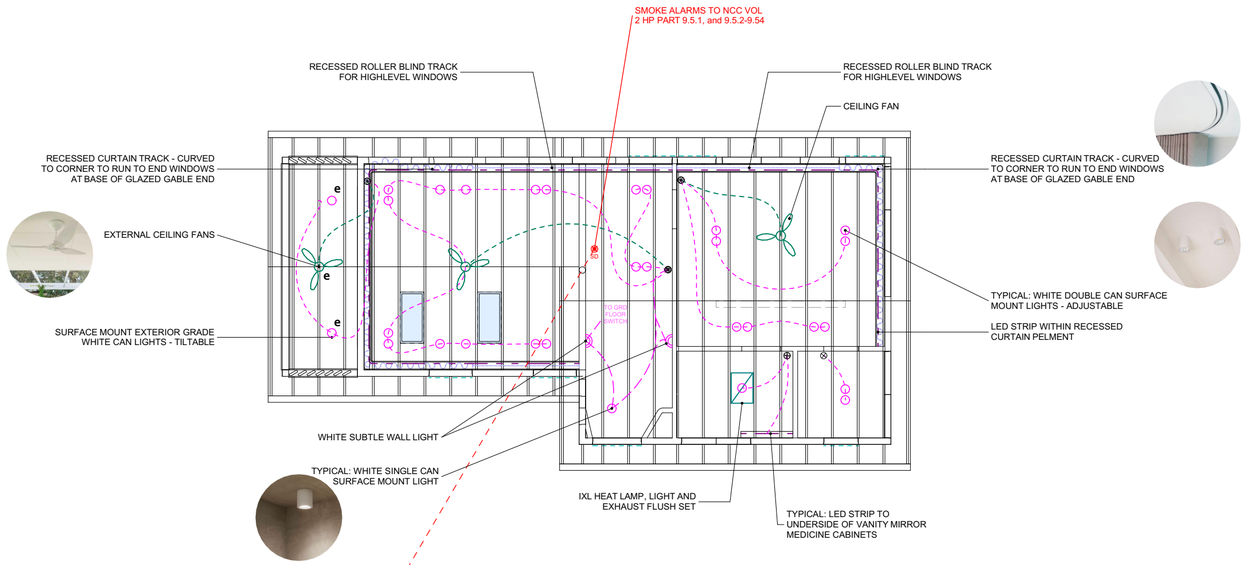
DATE	DEC 2021	TITLE	Sheet No / Issue
SCALE	AS NOTED @ A2	FURNITURE & JOINERY LAYOUTS	GA-114 / S
DRAWN	R.P		

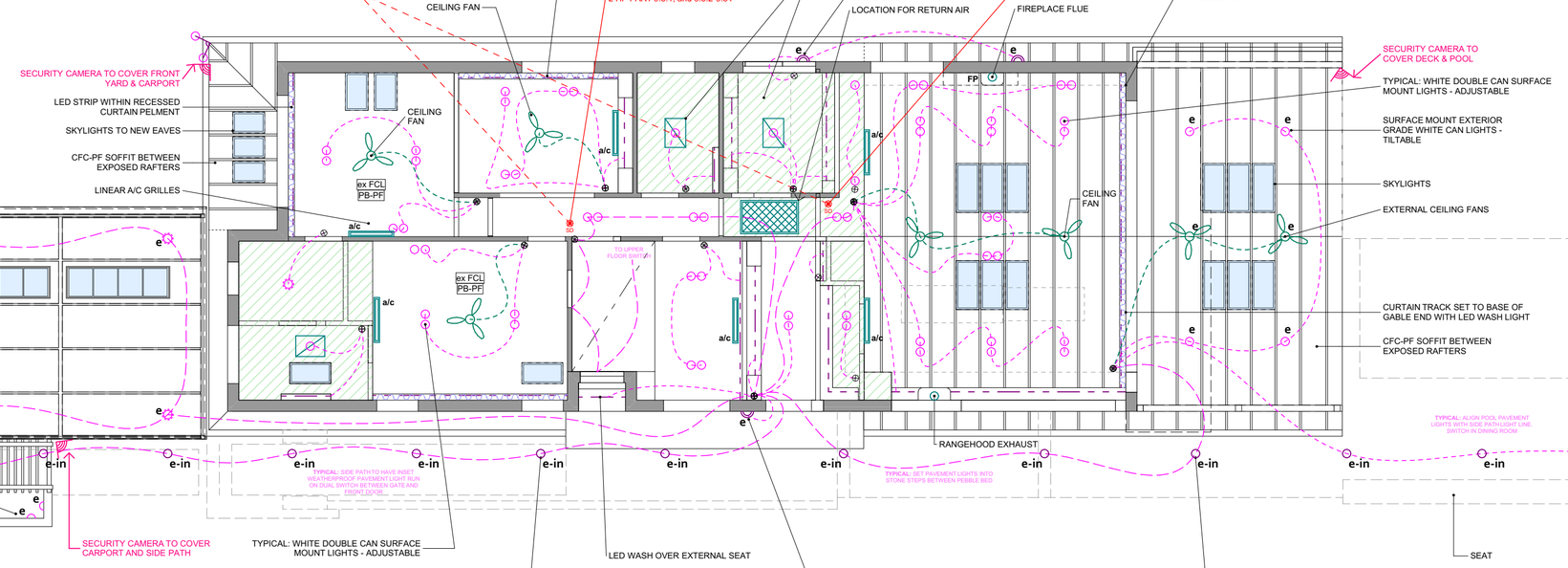
PRELIMINARY - FOR DISCUSSION



2. REFLECTED CEILING PLAN - FIRST FLOOR 1:100

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.



1. REFLECTED CEILING PLAN - GROUND 1:100

SCHEDULE OF SYMBOLS

- RECESSED CEILING LIGHTS - INTERNAL
- SURFACE MOUNTED CEILING LIGHTS - INTERNAL
- ADJUSTABLE RECESSED CEILING LIGHTS - INTERNAL
- RECESSED MOUNTED LIGHTS - EXTERNAL
- WALL MOUNTED LIGHTS HEIGHTS AS NOMINATED
- WALL MOUNTED LIGHTS HEIGHTS AS NOMINATED - EXTERNAL
- LED STRIP LIGHTING - CABINET or PROFILE LIGHTING
- SURFACE MOUNTED LED TUBE LIGHT
- ALLOCATION FOR FLOOR or DESK LAMP
- FEATURE LIGHT
- FEATURE LIGHT TO NOMINATED BASINS
- INTERNAL or EXTERNAL CEILING FAN
- ONE WAY BANK OF LIGHTS TO WALL or FAN SWITCH
- TWO WALL BANK OF LIGHTS TO WALL SWITCH
- MULTIPLE LIGHT AT DIFFERENT LEVELS
- HARD WIRED SMOKE DETECTOR PART 3.5.7 OF THE BCA
- MECHANICAL EXHAUST AND HEAT SYSTEM
- LINEAR AIR SLOT FOR AIR CONDITIONING
- APPROX LINE OF AC DUCTING
- EXHAUST RUN TO OUTSIDE
- LOWERED CEILING, OR FRAMED OUT BULKHEAD FOR VRV A/C SYSTEM

ALLOW FOR SECURITY SYSTEM - INDICATIVE PLAN FOR CONTRACTOR ALLOWANCES

CEILING & ELECTRICAL NOTES:

1. ALLOW FOR NEW LINEAR GRILL A/C OUTLETS TO CEILING OF UPPER FLOOR - DUCTED A/C WITH EXTERNAL COMPRESSSOR.

2. PROVIDE NEW INSULATION TO CEILINGS - BETWEEN FLOORS ALLOW min. R3.0 ROCKWOOL BATTS; TO CEILING AT ROOF AREA, min. HIGH PERFORMANCE 150mm THICK GOLD CEILING BATTS. RONDO SHADOWLINE CORNICE THROUGHOUT

3. THE LIGHTING & ELECTRICAL LAYOUT IS INDICATIVE FOR PRICING PURPOSES. FINAL LAYOUT and EXTENT OF FITTINGS IS TO BE CO-ORDINATED ON SITE WITH THE INTERIOR DESIGNER.

4. EXISTING CEILINGS TO REMAIN WHERE POSSIBLE - ALLOW FOR NEW PAINT FINISH.

5. WHERE CEILING IS TO BE ALTERED BY NEW WORKS, ALLOW FOR ALL REPAIRS, PATCHING AND MAKING GOOD TO ALL SURFACES TO MATCH THE EXISTING, INCLUDING CORNICES and TRIMS.

6. ALL EXISTING LIGHT FITTINGS TO BE UPDATED - CONFIRM NUMBER ON SITE

7. ALL LIGHTS TO BE DIMMABLE

AIR CONDITIONING NOTES:

1. VRV AC GRILLES ABOVE ROBES THROUGHOUT, UNLESS NOTED OTHERWISE OR IF ROBE SPACE DOES NOT ALLOW.

HOT WATER UNIT:

1. REPLACE EXISTING HOT WATER UNIT WITH A GAS INSTENTANEOUS UNIT TO EXTERIOR OF KITCHEN WALL, RECESS AND LOCKABLE UNIT

THESE PLANS MUST BE READ IN CONJUNCTION WITH JOINERY / WET ROOM DETAILS FOR LED STRIP LOCATIONS/SIZES, AS WELL AS ELECTRICAL REQUIREMENTS

AIR PURIFICATION:

1. INSTALL PREMIUM AIR PURIFICATION SYSTEM TO DUCTED AIR CONDITIONING ON BOTH LEVELS

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DATE	DEC 2021	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A2	REFLECTED CEILING PLANS	GA-115	S
DRAWN	R.P			

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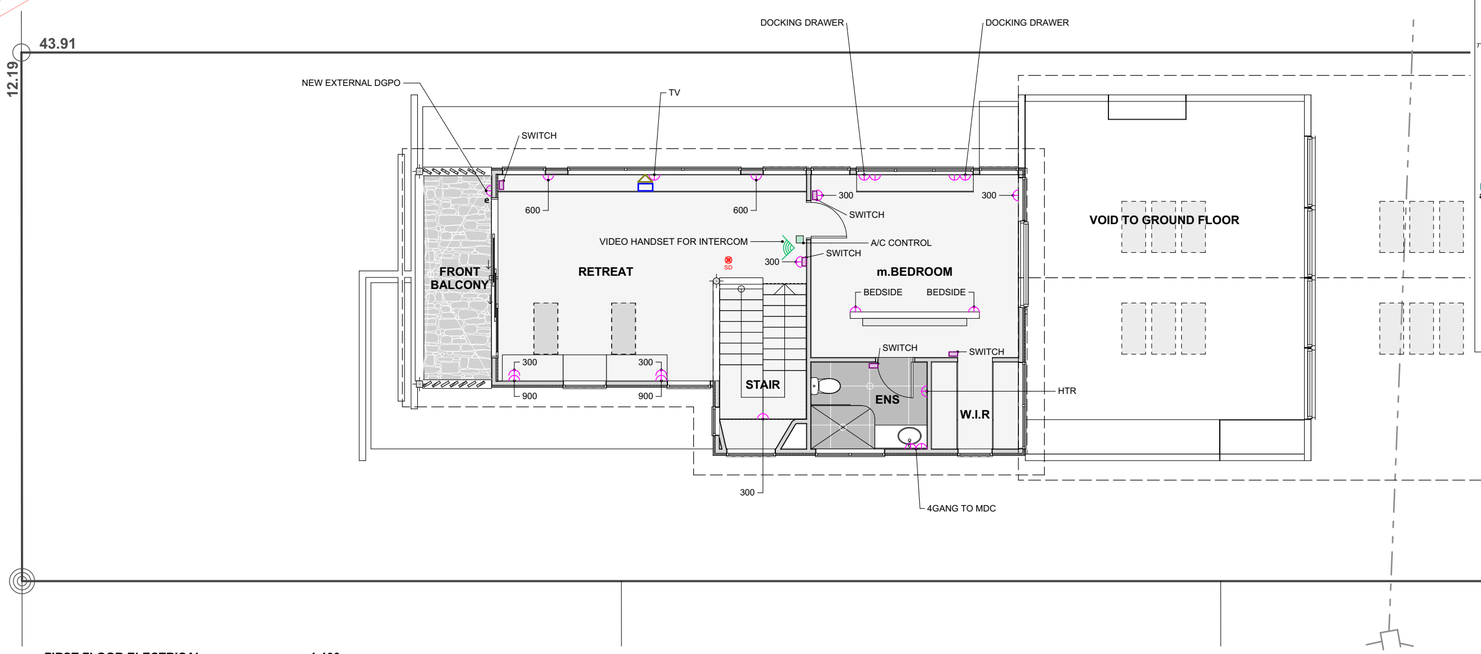

2. FIRST FLOOR ELECTRICAL 1:100

SCHEDULE OF SYMBOLS

- DOUBLE or 4 GANG GPO
  DSK / BNCH - at 300mm above bench level (desk or kitchen bench)
  300 - at 300mm above finished floor level
  O/H - overhead for rangehood or other highlevel appliance/unit
  MDC / JN - inside / back of joinery unit confirm on site
- DOUBLE GPO or 4 GANG GPO with 2 x USB OUTLETS

TYPICAL: ELECTRICIAN TO ENSURE CLIENT IS SATISFIED WITH LOCATION PRIOR TO INSTALLATION

- CAT 6 DATA OUTLET
- RG6 CABLE
- LIGHTING SWITCH - MULTI PANEL - REFER RCP's
- MECHANICAL CONTROL
- a/c — A/C - DUCTED SYSTEM - LINEAR GRILLES
- PIR — PIR SENSOR ANTENNA
- MS — MOTION SENSOR - TO CEILING
- GAS POINT
- CAMERA / SCREEN TO GATE (RING CAMERA)
- INTERCOM

ALLOW FOR SECURITY SYSTEM - INDICATIVE PLAN FOR CONTRACTOR ALLOWANCES

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6. ALL EXISTING LIGHT FITTINGS TO BE UPDATED - CONFIRM NUMBER ON SITE

7. ALL LIGHTS TO BE DIMMABLE

AIR CONDITIONING NOTES:

1. VRV AC GRILLES ABOVE ROBES THROUGHOUT, UNLESS NOTED OTHERWISE OR IF ROBE SPACE DOES NOT ALLOW.

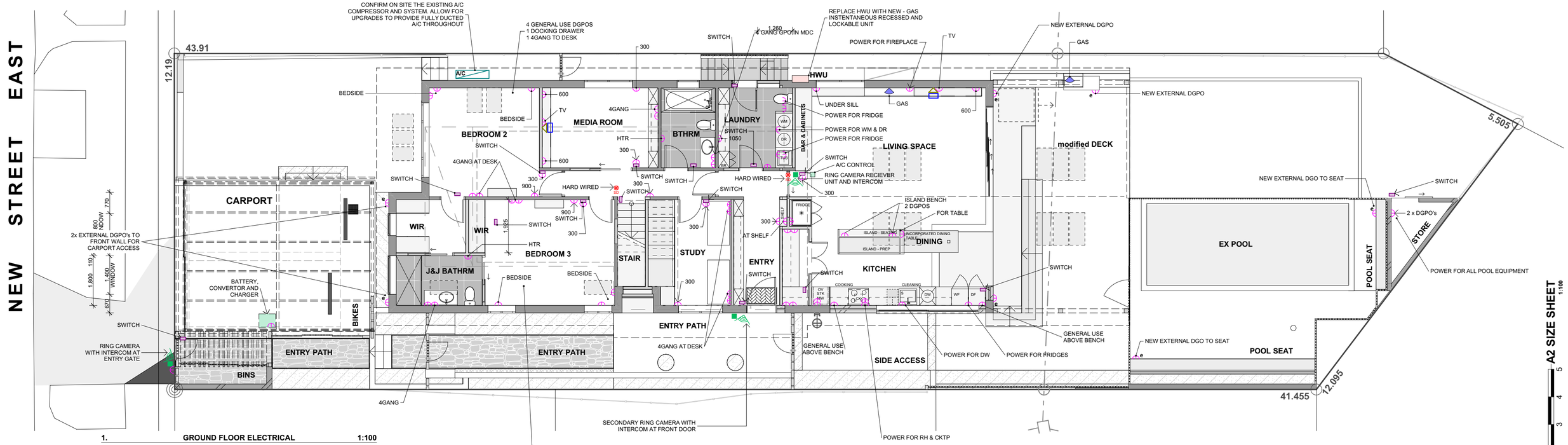
HOT WATER UNIT:

1. REPLACE EXISTING HOT WATER UNIT WITH A GAS INSTENTANEOUS UNIT TO EXTERIOR OF KITCHEN WALL, RECESS AND LOCKABLE UNIT

THESE PLANS MUST BE READ IN CONJUNCTION WITH JOINERY / WET ROOM DETAILS FOR LED STRIP LOCATIONS/SIZES, AS WELL AS ELECTRICAL REQUIREMENTS

SKYLIGHTS and ANY HIGH LEVEL GLAZING:

ALLOW FOR ELECTRIC BLINDS TO ALL SKYLIGHTS or HIGHLEVEL, UNACCESSIBLE GLAZING - INCLUDE POWER and SWITCHES FOR EACH



1. GROUND FLOOR ELECTRICAL 1:100

A2 SIZE SHEET 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

ISSUE	BY	DESCRIPTION	DATE
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 STUDY MADE SMALLER AND DOOR SWINGS 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

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2. DO NOT SCALE OFF DRAWINGS.

GENERAL ARRANGEMENT
- FOR CONSTRUCTION

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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**

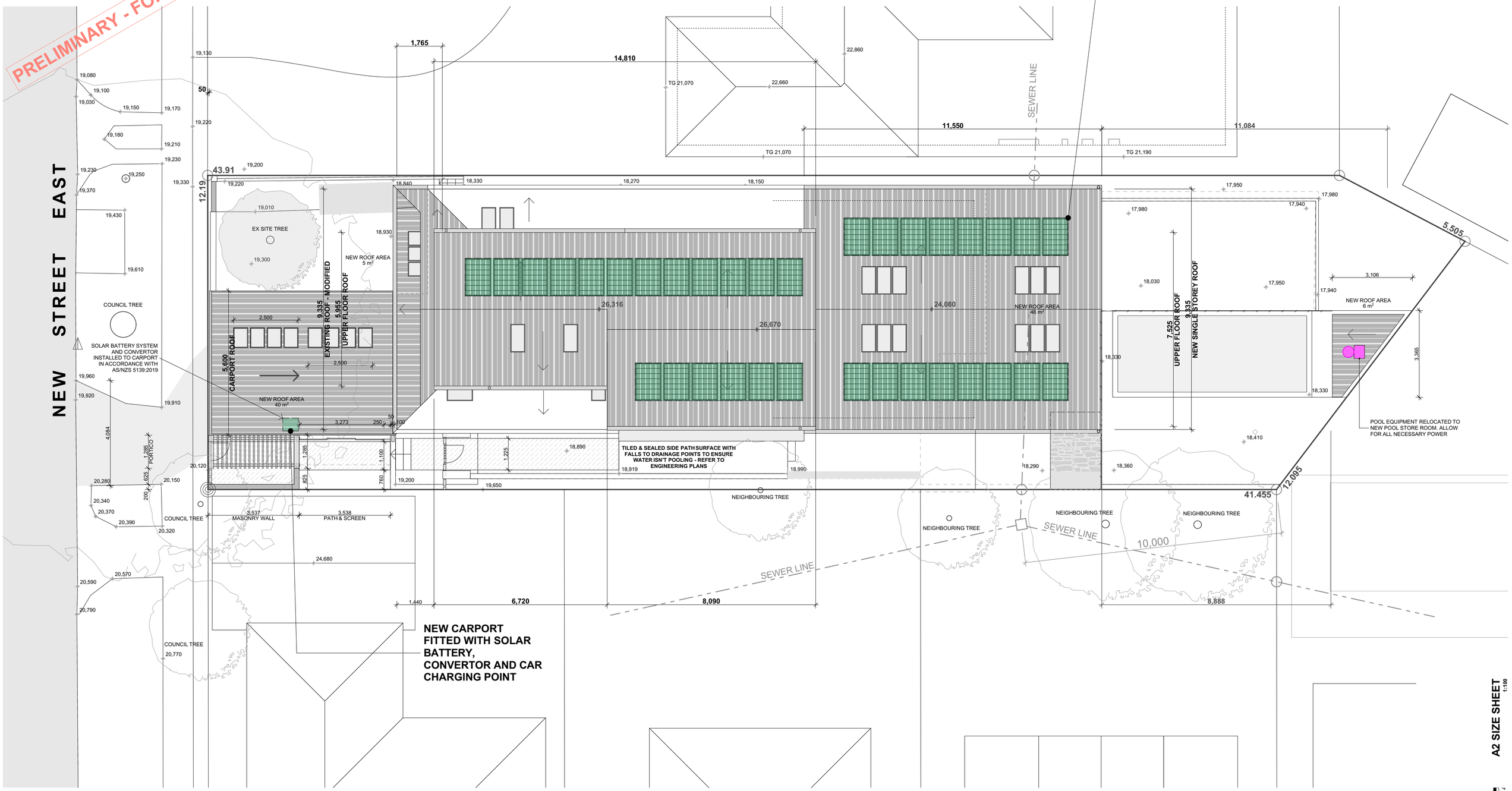
CLIENT
M & N DeGARIS

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

DATE	DEC 2021	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A2	ELECTRICAL PLAN - GROUND & FIRST FLOOR	GA-116	S
DRAWN	R.P			

PRELIMINARY - FOR DISCUSSION

SOLAR NOTES:
ALLOW TO INSTALL SOLAR BATTERY, SOLAR CONVERTOR, METER AND CAR CHARGING POINT WITHIN CARPORT



4. PROPOSED_ROOF PLAN 1:100

A2 SIZE SHEET 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 HIGH-LEVEL - INFILL EXISTING BED 2 & 3 ROBE CHANGES LAUNDRY CHANGE BAR REMOVED BED 4 ENSUITE 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
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R	RP	UPDATED DOOR and WINDOW SCHEDULES	30.09.2025

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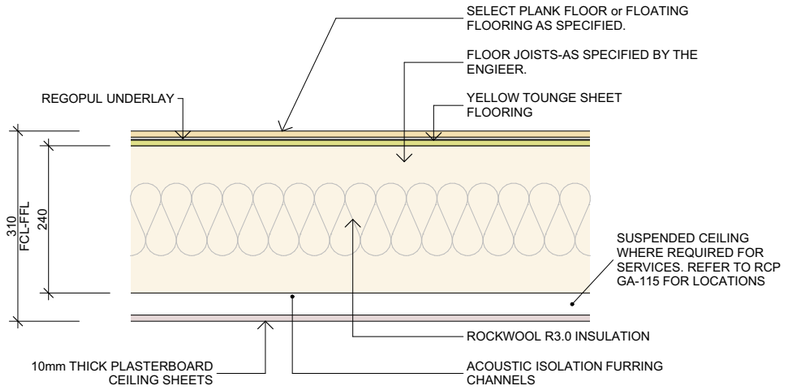
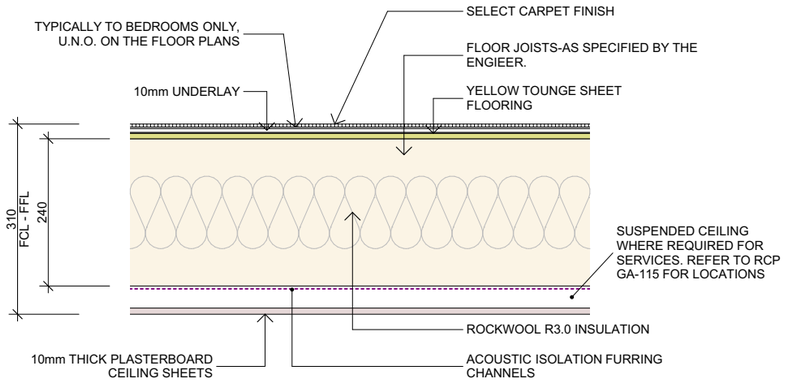
Designer
HARGROVES DESIGN CONSULTANTS
M: 0410 669 148
E: jacqui@hargroves.com.au

DATE	DEC 2021	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A2	ELECTRICAL PLAN - ROOF LEVEL	GA-117	S
DRAWN	R.P			



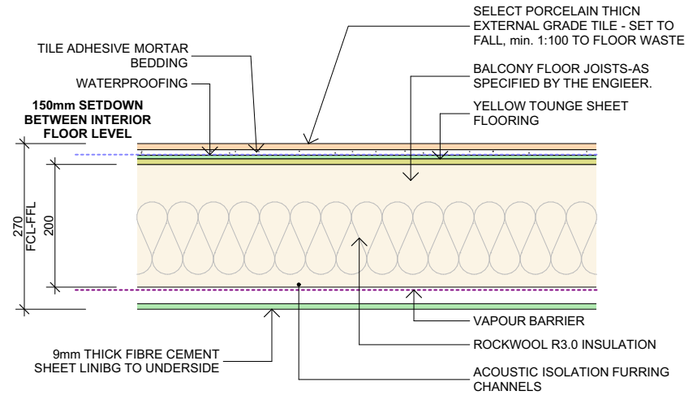
FLOOR DETAIL 1: MAIN UPPER FLOOR - SECTION VIEW

FC1 FLOOR/CEILING DETAIL 1 1:10



FLOOR DETAIL 2: MAIN UPPER FLOOR - CARPET FINISH - SECTION VIEW

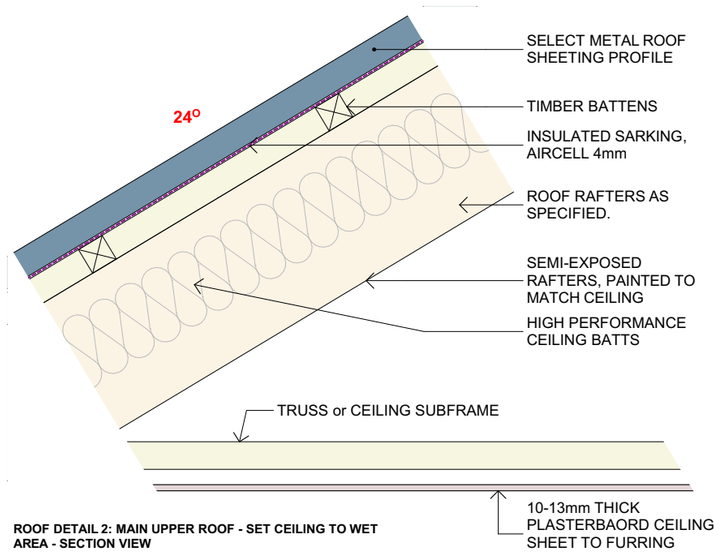
FC2 FLOOR/CEILING DETAIL 2 1:10



FLOOR DETAIL 3: BALCONY - SECTION VIEW

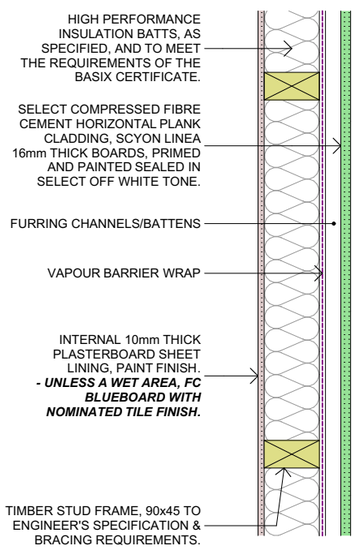
FC2 FLOOR/CEILING DETAIL 3 1:10

PRELIMINARY - TO BE CO-ORDINATED WITH FINAL ENGINEERING

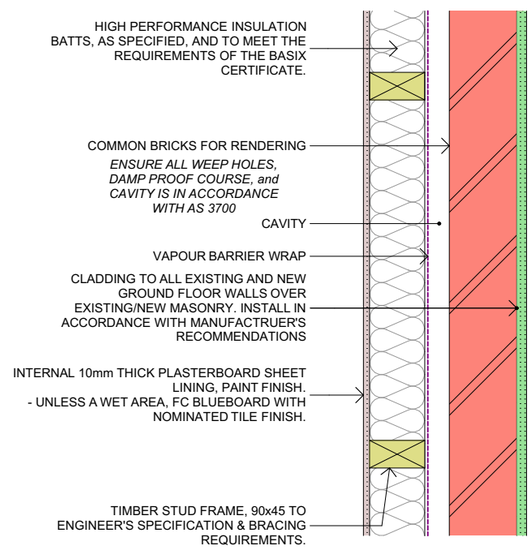


ROOF DETAIL 2: MAIN UPPER ROOF - SET CEILING TO WET AREA - SECTION VIEW

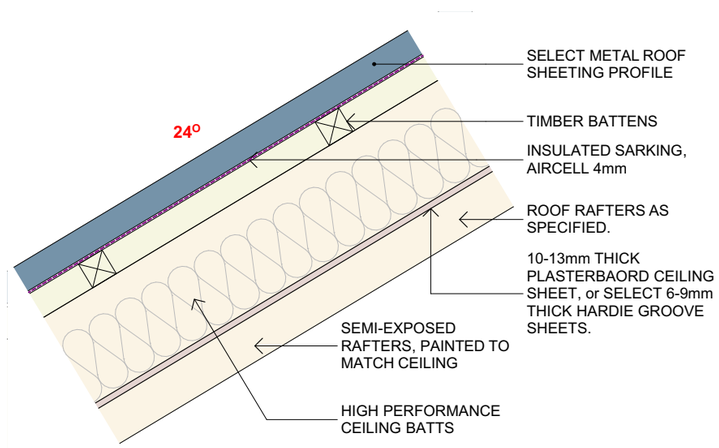
RD2 ROOF DETAIL 2 1:10



WT1 WALL TYPE 1 - PLAN VIEW 1:10



WT3 WALL TYPE 3 - PLAN VIEW 1:10



ROOF DETAIL 1: MAIN UPPER ROOF - SECTION VIEW

RD1 ROOF DETAIL 1 1:10

STANDARD DETAILS

1. CONTRACTOR TO ENSURE REFERENCE IS MADE TO OVERALL LAYOUTS AND SETOUTS
2. CONTRACTOR TO REFERENCE ALL STRUCTURAL ENGINEERING SPECIFICATIONS AND DETAILS. ANY MAJOR DISCREPENCY IN SIZING IS TO BE ADVISED BEFORE PROCEEDING

A3 SIZE SHEET 1:10

A3 SIZE SHEET 0 0.5

ISSUE	BY	DESCRIPTION	DATE
Q	RP	CLIENT REQUESTED CHANGES 1: 1 & 2 MADE HIGHLEVEL INFILL EXISTING BED 2 & 3 ROBE CHANGES LAUNDRY CHANGE BAR REMOVED KITCHEN CHANGE AND NO BBQ ALCOVE ASTREAT BIGGER / BALCONY SMALLER W 3 ADJUSTED SMALLER CARPORT ROOF PITCH MADE TO FALL TOWARDS HOUSE FOR SKYLIGHTS W 4 REMOVED	26.09.2025
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ISSUE	BY	DESCRIPTION	DATE
S	RP	**UPDATED WINDOW SCHEDULE**	**01.10.2025**
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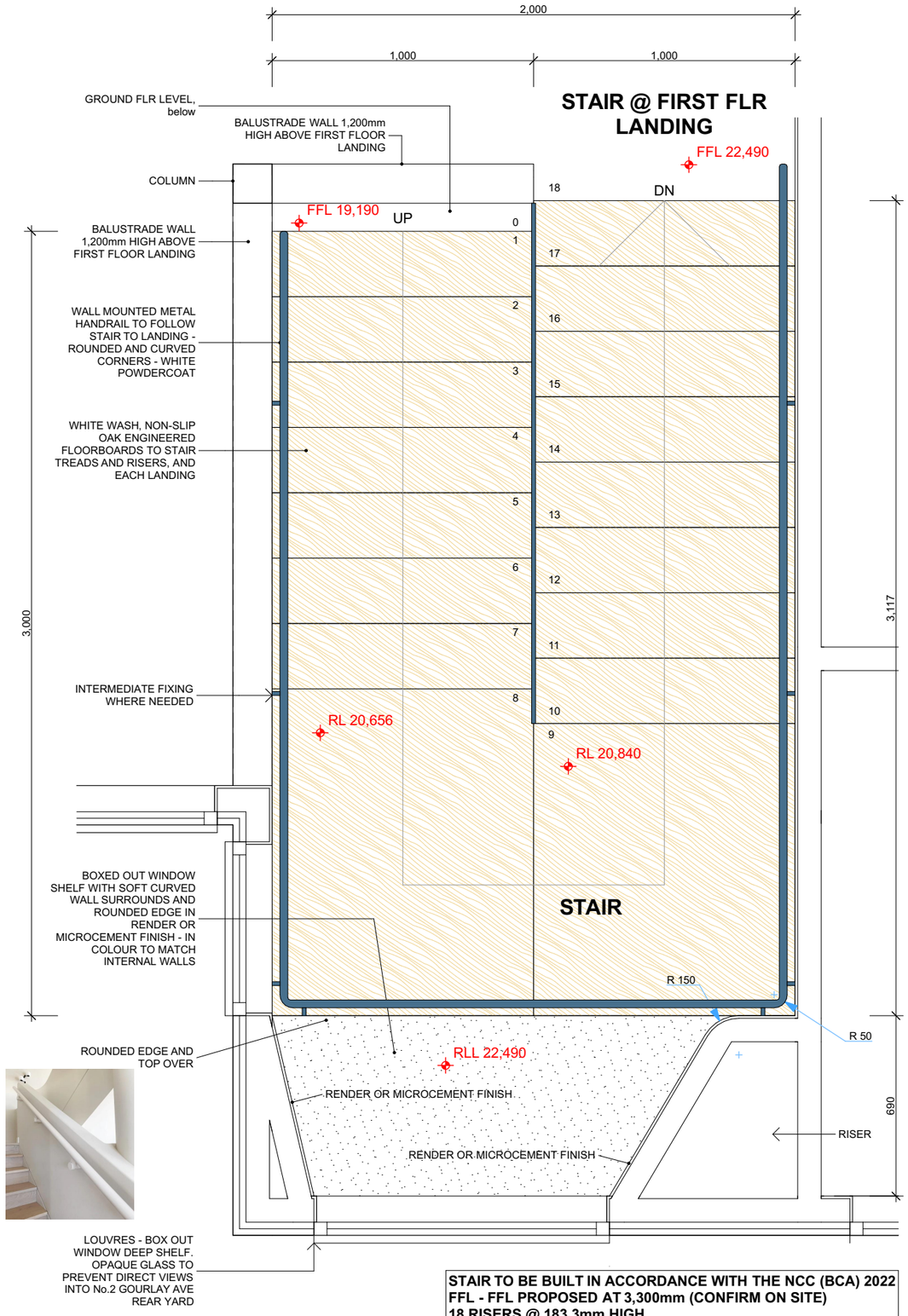
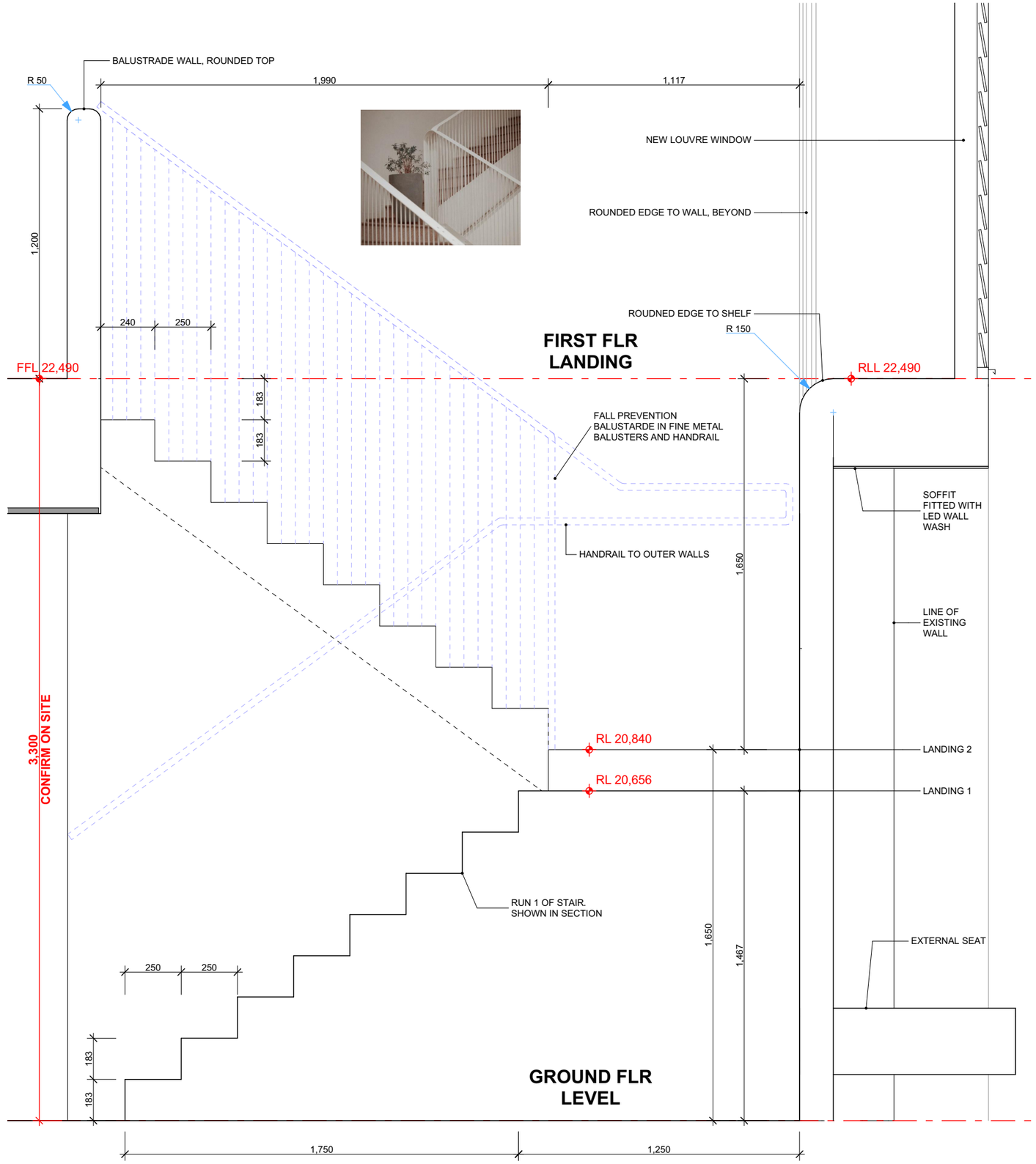
E: jacqui@hargroves.com.au

DATE	OCT 2024	TITLE	Sheet No	Issue
SCALE	AS NOTED @ A3	**TYPICAL DETAILS**	GA-118	**S**
DRAWN	R.P			



STAIR TO BE BUILT IN ACCORDANCE WITH THE NCC (BCA) 2022
FFL - FFL PROPOSED AT 3,300mm (CONFIRM ON SITE)
18 RISERS @ 183.3mm HIGH
15 TREADS @ 250mm DEEP
2 LANDINGS

J.20 STAIR PLAN DETAIL AT FIRST FLOOR 1:20



J.20-S.A STAIR SECTION A 1:20

ISSUE	BY	DESCRIPTION	DATE	ISSUE	BY	DESCRIPTION	DATE
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SCALE	AS NOTED @ A3	STAIR DETAILS	GA-119	S
DRAWN	R.P			