

G.J. Gardner. HOMES

PROJECT: NEW DWELLING
ADDRESS: 12 SCALES PARADE
BALGOWLAH HEIGHTS

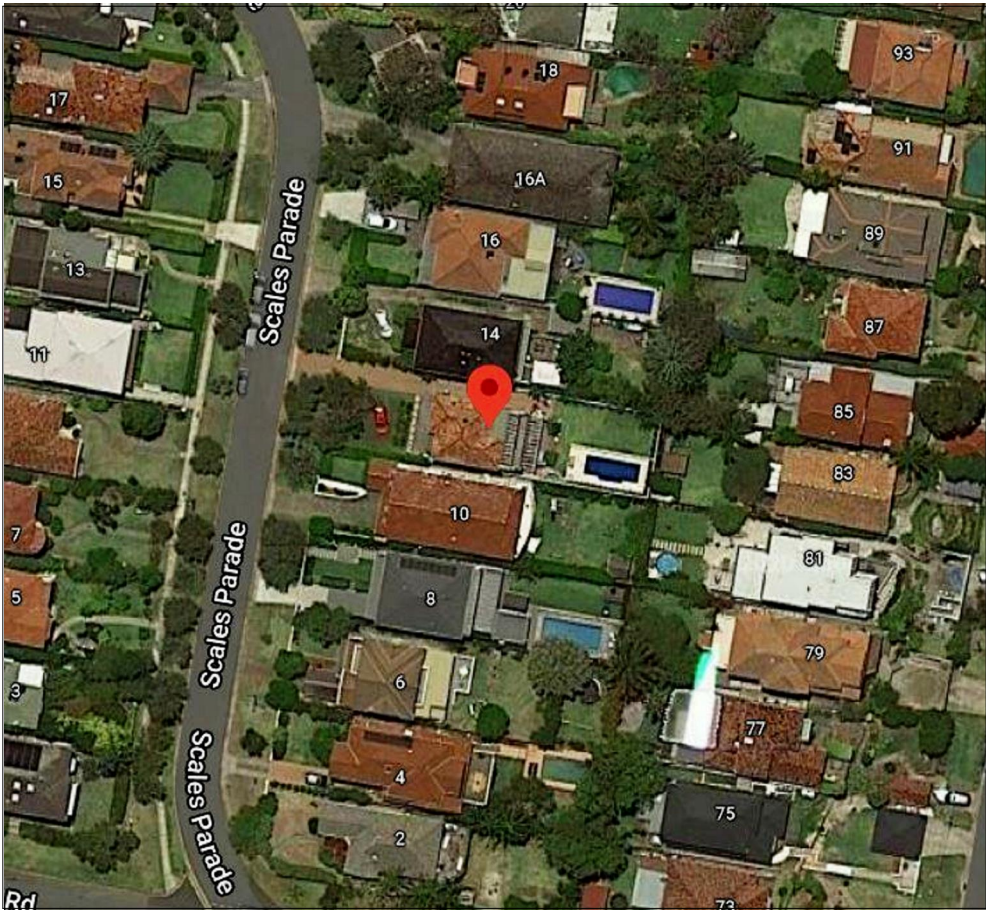
LOT #: 30
DP #: 5840

DRAWING LIST

DRAWING No	DRAWING NAME	REVISION	DATE
A01	COVER SHEET	F	15/12/2020
A02	EXISTING SURVEY PLAN	F	15/12/2020
A03	SITE PLAN	F	15/12/2020
A04	LANDSCAPE PLAN	F	15/12/2020
A05	GROUND FLOOR PLAN	F	15/12/2020
A06	FIRST FLOOR PLAN	F	15/12/2020
A07	ELEVATIONS	F	15/12/2020
A08	ELEVATIONS	F	15/12/2020
A09	SECTIONS	F	15/12/2020
A10	DEMOLITION PLAN	F	15/12/2020
A11	SHADOW DIAGRAM	F	15/12/2020
A12	EROSION & SEDIMENT PLAN	F	15/12/2020
A13	BASIX COMMITMENT	F	15/12/2020
A14	WASTE MANAGEMENT	F	15/12/2020
A15	SITE ANALYSIS	F	15/12/2020
A16	DRIVEWAY DETAIL	F	15/12/2020
A17	CONCRETE SLAB PLAN	F	15/12/2020

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE
A	FIRST ISSUE	31/08/2020
B	CHANGES AS PER EMAIL 03/09/2020	10/09/2020
C	CHANGES AS PER EMAIL 17/09/2020	24/09/2020
D	CHANGES AS PER EMAIL 08/10/2020	16/10/2020
E	CHANGES AS PER EMAIL 22/10/2020	03/11/2020
F	UPDATE TO FULL SET DA ISSUE	15/12/2020



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G.J. Gardner. HOMES
Builders Details

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TO G.J. GARDNER HOMES

DRAFTERS:
KJR
SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
MILLER
DRAWING TITLE:
COVER SHEET
SCALE: 1 : 100

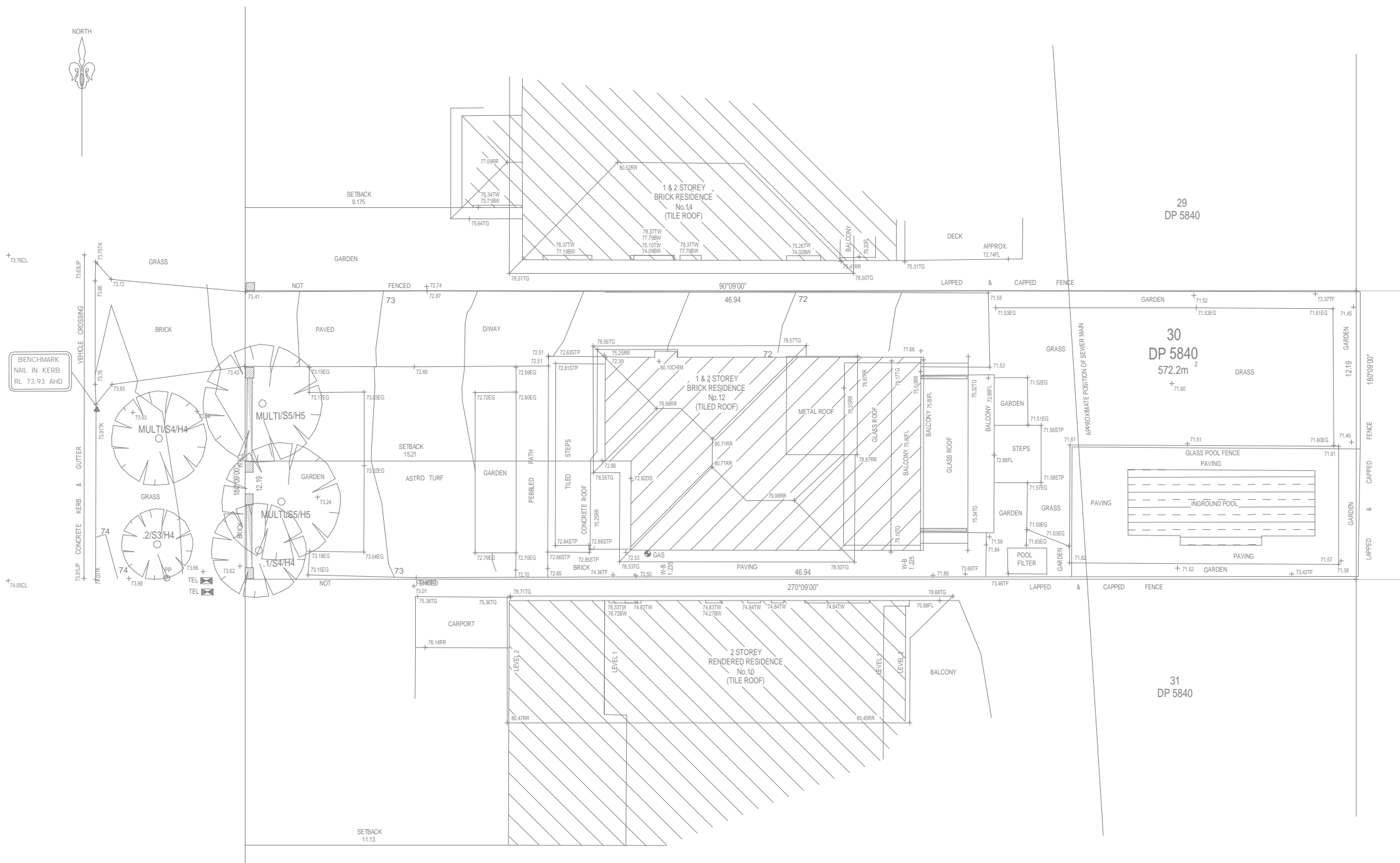
PROJECT:
12 SCALES PARADE
BALGOWLAH HEIGHTS

SHEET SIZE: **A3** SHEET No: **A01** REVISION: **F**
DATE: **15/12/2020**
JOB NO: 230289 STAGE: DA
DRAWN: NF GJGN123

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:



PARADE
SCALES



DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
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E	CHANGES AS PER EMAIL 22/10/2020	03/11/2020
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1 EXISTING SURVEY
1 : 200



0 1m 3m 5m 10m
SCALE BAR 1:200

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ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
MILLER
DRAWING TITLE:
EXISTING SURVEY PLAN
SCALE: 1 : 200

PROJECT:
**12 SCALES PARADE
BALGOWLAH HEIGHTS**

SHEET SIZE: **A3** SHEET No: **A02** REVISION: **F**
DATE: **15/12/2020**
JOB NO: 230289 STAGE: DA
DRAWN: NF GJGN123

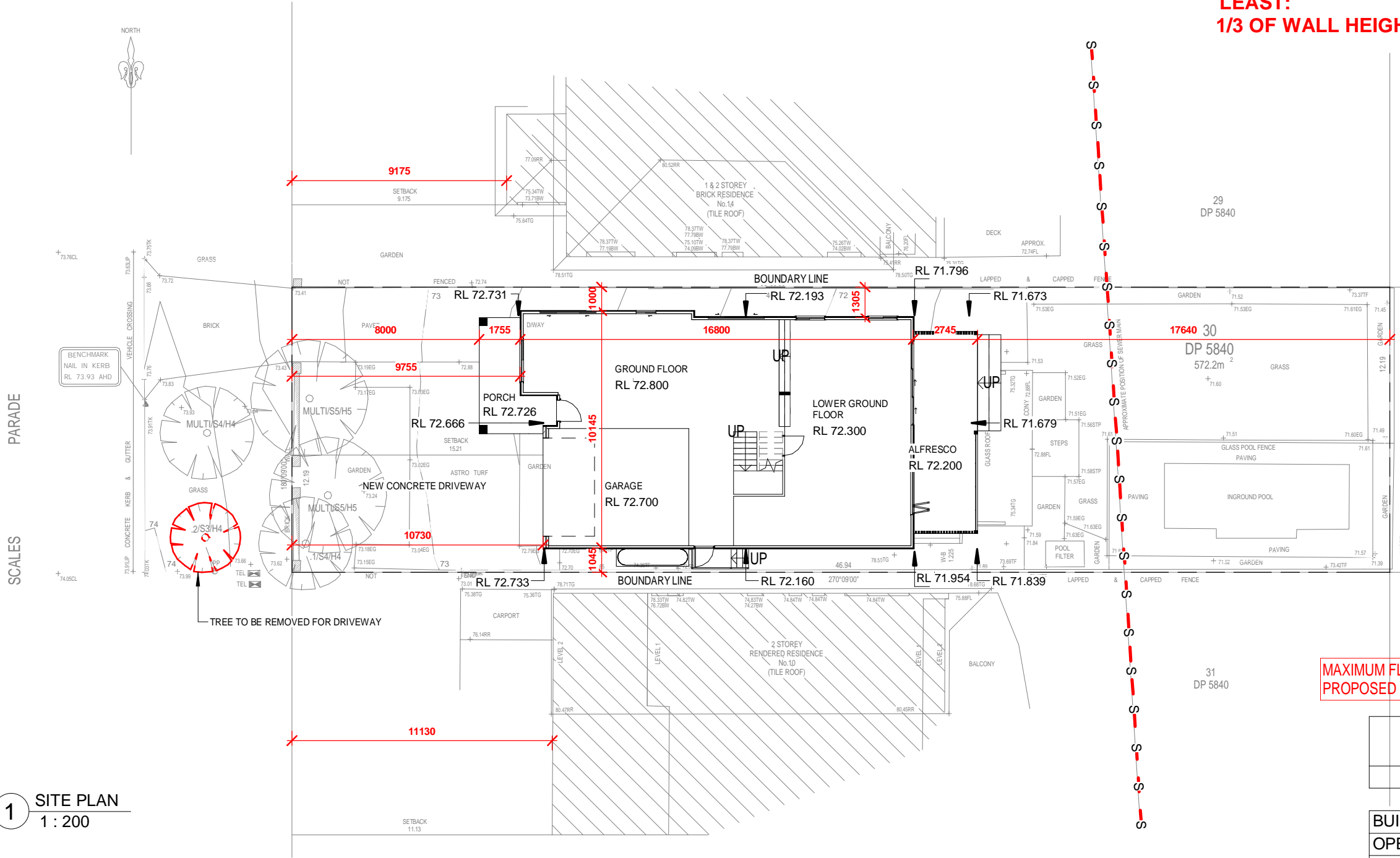
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OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

DIMENSIONS INCLUDE CLADDING THICKNESS

NOTE:

~ FRONT SETBACK IS TO BE AT LEAST:
 $(9.175 + 11.130)/2 = 10.153\text{m}$

~ SIDE SETBACK IS TO BE AT LEAST:
1/3 OF WALL HEIGHT



DRAWING REVISION Schedule		
No.	AMENDMENTS	DATE
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F	UPDATE TO FULL SET DA ISSUE	15/12/2020

MAXIMUM FLOOR SPACE RATIO FOR MANLY LOCAL ENVIRONMENT : (0.45)
PROPOSED FLOOR SPACE RATIO = .29

LANDSCAPE Schedule		
AREA NAME	AREA	%

BUILDING FOOTPRINT	162 m ²	28%
OPEN LANDSCAPE	331 m ²	58%
OTHER AREAS	79 m ²	14%
TOTAL AREAS:	572 m ²	100%

DIMENSIONS INCLUDE CLADDING THICKNESS

1 SITE PLAN
1 : 200

0 1m 3m 5m 10m
SCALE BAR 1:200



G.J. Gardner.
Builders Details

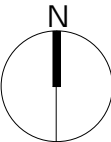
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CLIENT: DOUBLE STOREY DWELLING
MILLER
DRAWING TITLE:
SITE PLAN
SCALE: 1 : 200

PROJECT:
12 SCALES PARADE
BALGOWLAH HEIGHTS

SHEET SIZE: A3
SHEET No: A03
REVISION: F
DATE: 15/12/2020
JOB NO: 230289
STAGE: DA
DRAWN: DJH
GJGN123

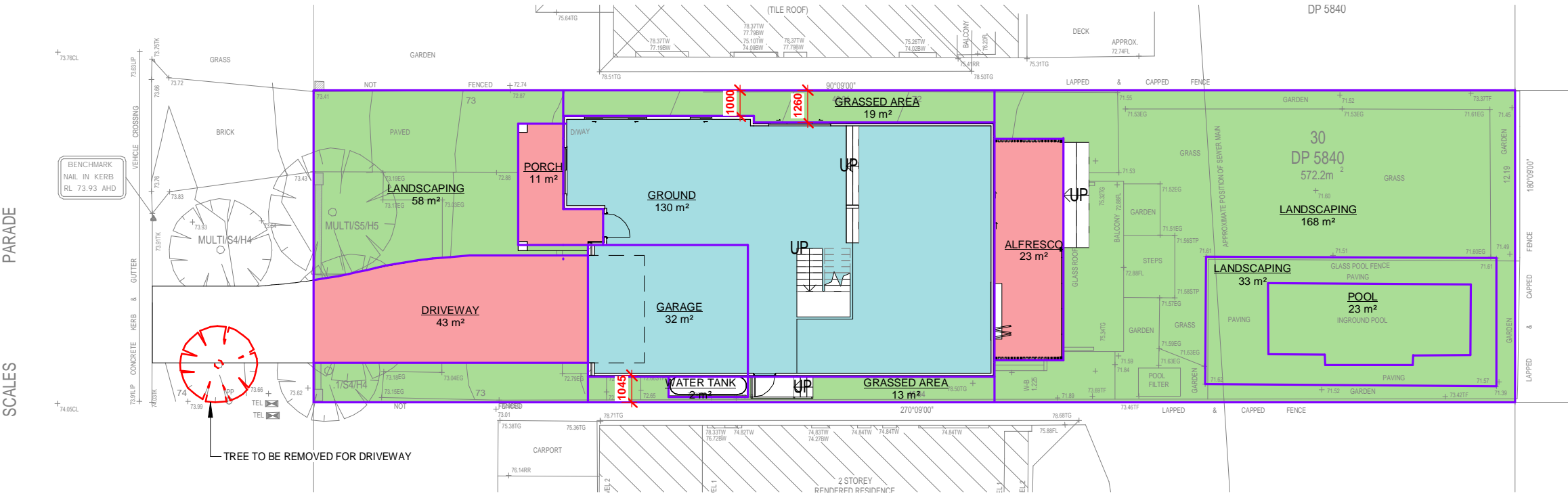


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BUILDER SIGNED: DATE:

LANDSCAPE SCHEDULE		
AREA NAME	AREA	%
BUILDING FOOTPRINT	162 m ²	28%
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OTHER AREAS	79 m ²	14%
TOTAL AREAS:	572 m ²	100%

MAXIMUM FLOOR SPACE RATIO FOR MANLY LOCAL ENVIRONMENT : (0.45)
PROPOSED FLOOR SPACE RATIO = .29

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LANDSCAPE COLOURS

- BUILDING FOOTPRINT
- OPEN LANDSCAPE
- OTHER AREAS

PROPOSED FLOOR SPACES		
NAME	AREA	%

ALFRESCO	23 m ²	7%
BALCONY	32 m ²	9%
FIRST FLOOR	127 m ²	37%
GARAGE	30 m ²	9%
GROUND	124 m ²	36%
PORCH	11 m ²	3%
TOTAL AREAS:	348 m ²	100%



G.J. Gardner. HOMES
Builders Details

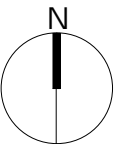
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CLIENT: DOUBLE STOREY DWELLING
MILLER
DRAWING TITLE:
LANDSCAPE PLAN
SCALE: 1 : 200

PROJECT:
**12 SCALES PARADE
BALGOWLAH HEIGHTS**

SHEET SIZE: **A3** SHEET No: **A04** REVISION: **F**
DATE: **15/12/2020**
JOB NO: 230289 STAGE: DA
DRAWN: NF GJGN123



IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

DIMENSIONS ARE TO FRAME SIZE ONLY

Lot 30
DP 5840

572.2m²

STAIRS

FLOOR TO FLOOR = 2850mm
No. of RISERS = 16
RISERS = 178.1mm
TREADS = 240mm

DOOR SCHEDULE

Code	Width	Height
D01	920	2100
D02	870	2100
D03	3588	2400
D04	3104	2100
D05	2170	2100
D06	2328	2100
D07	4200	2250
D07	2170	2100

Grand total: 8

WINDOW SCHEDULE

Code	Width	Height
W01	1810	1200
W02	2170	1200
W03	1210	1800
W04	1210	1800
W05	2410	600
W06	850	1030
W07	2410	600
W08	900	1500
W09	1570	600
W10	1500	1200
W11	2410	600
W12	1570	860
W13	2410	600
W14	610	1200
W15	610	1200

Grand total: 15

DRAWING REVISION SCHEDULE

No.	AMENDMENTS	DATE
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DIMENSIONS ARE TO
FRAME SIZE ONLY

MAXIMUM FLOOR SPACE RATIO FOR MANLY LOCAL ENVIRONMENT : (0.45)
PROPOSED FLOOR SPACE RATIO = .29

LANDSCAPE SCHEDULE

AREA NAME	AREA	%
BUILDING FOOTPRINT	162 m ²	28%
OPEN LANDSCAPE	331 m ²	58%
OTHER AREAS	79 m ²	14%
TOTAL AREAS:	572 m ²	100%

1 GROUND FLOOR
1 : 100

STAIRS

PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT
AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS
TO COMPLY WITH 3.9.1 AND 3.9.2 OF THE NCC/BCA.

SMOKE ALARMS

INSTALL AN INTERCONNECTED / HARDWIRED SMOKE
ALARM IN ACCORDANCE WITH AS3786 AND NCC/BCA
Clause 3.7.2.2

BALUSTRADES - NCC/BCA Part 3.9

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN
150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS
MORE THAN 4 METRES.

0 1m 2m 3m 4m 5m 10m
SCALE BAR 1:100



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CLIENT: DOUBLE STOREY DWELLING

MILLER

DRAWING TITLE:

GROUND FLOOR PLAN

SCALE: 1 : 100

PROJECT:

12 SCALES PARADE
BALGOWLAH HEIGHTS

SHEET SIZE:

A3

SHEET No:

A05

REVISION:

F

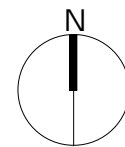
DATE: 15/12/2020

JOB NO: 230289

DRAWN: DJH

STAGE: DA

GJGN123



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OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

DIMENSIONS ARE TO FRAME SIZE ONLY

STAIRS

FLOOR TO FLOOR = 3040mm
No. of RISERS = 17
RISERS = 178.8mm
TREADS = 240mm

DOOR SCHEDULE

Code	Width	Height
D01	920	2100
D02	870	2100
D03	3588	2400
D04	3104	2100
D05	2170	2100
D06	2328	2100
D07	4200	2250
D07	2170	2100

Grand total: 8

WINDOW SCHEDULE

Code	Width	Height
W01	1810	1200
W02	2170	1200
W03	1210	1800
W04	1210	1800
W05	2410	600
W06	850	1030
W07	2410	600
W08	900	1500
W09	1570	600
W10	1500	1200
W11	2410	600
W12	1570	860
W13	2410	600
W14	610	1200
W15	610	1200

Grand total: 15

DRAWING REVISION SCHEDULE

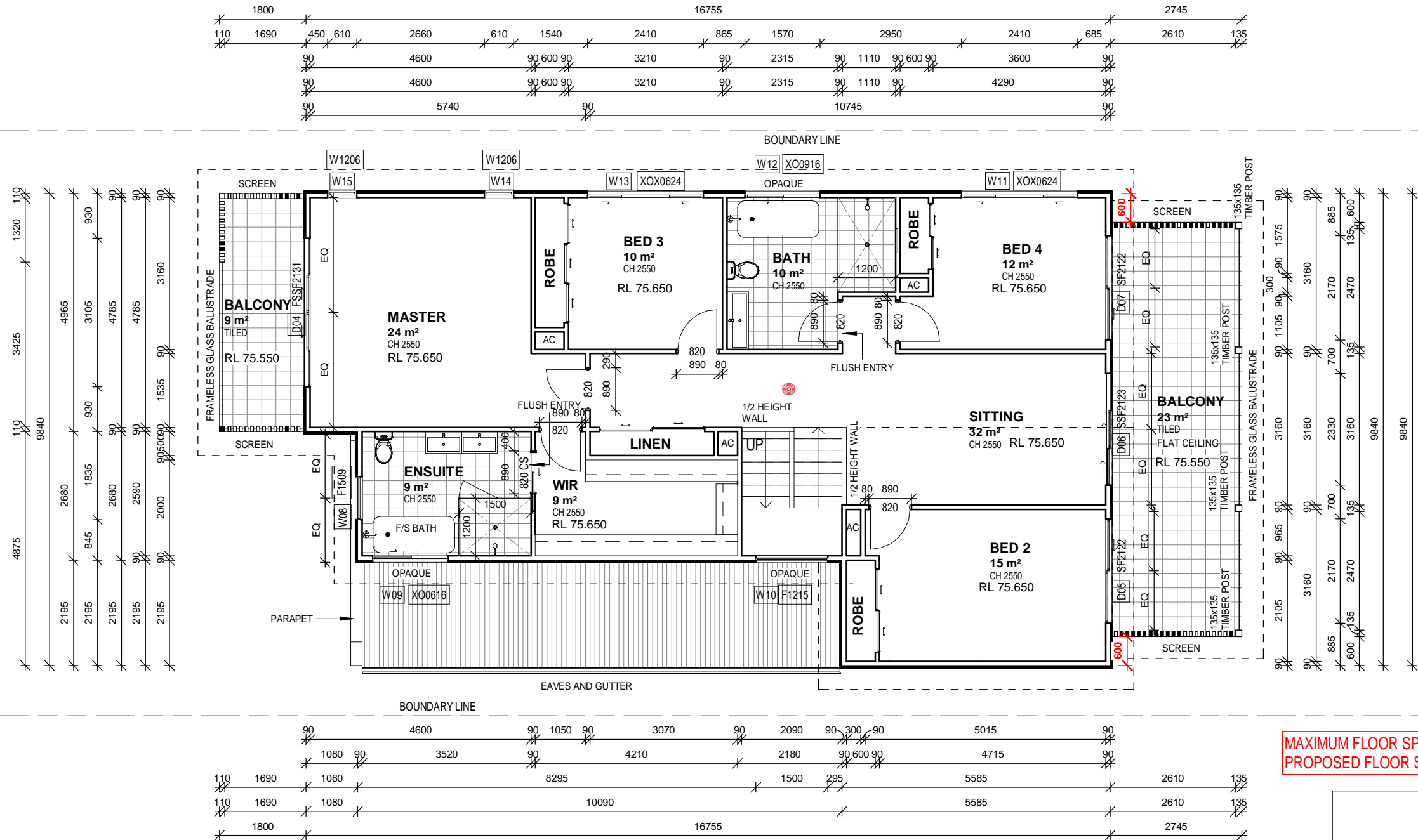
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LANDSCAPE SCHEDULE

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OTHER AREAS	79 m ²	14%
TOTAL AREAS:	572 m ²	100%

DIMENSIONS ARE TO
FRAME SIZE ONLY



1 FIRST FLOOR
1 : 100

STAIRS

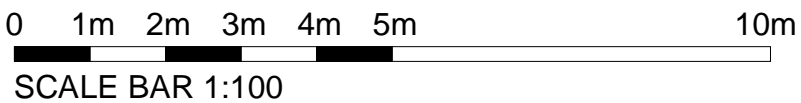
PROVIDE A HANDRAIL ALONG THE FULL LENGTH OF THE FLIGHT
AND A SLIP RESISTANT FINISH TO THE EDGE OF THE NOSINGS
TO COMPLY WITH 3.9.1 AND 3.9.2 OF THE NCC/BCA.

SMOKE ALARMS

INSTALL AN INTERCONNECTED / HARDWIRED SMOKE
ALARM IN ACCORDANCE WITH AS3786 AND NCC/BCA
Clause 3.7.2.2

BALUSTRADES - NCC/BCA Part 3.9

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN
150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS
MORE THAN 4 METRES.



G.J. Gardner. HOMES
Builders Details

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CLIENT: DOUBLE STOREY DWELLING

MILLER

DRAWING TITLE:

FIRST FLOOR PLAN

SCALE: 1 : 100

PROJECT:

12 SCALES PARADE
BALGOWLAH HEIGHTS

SHEET SIZE:

A3

SHEET No:

A06

REVISION:

F

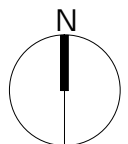
DATE: 15/12/2020

JOB NO: 230289

DRAWN: DJH

STAGE: DA

GJGN123



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BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

WALL & ROOF CLADDING

WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2019 Vol 2 Pt 3.5 OF THE BUILDING CODE OF AUSTRALIA PARTICULARLY WITH RESPECT TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE BCA FOR PRODUCT MATERIALS AND INSTALLATION.
IMPORTANT NOTE:
ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.

BALUSTRADES - NCC/BCA Part 3.9

NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

WINDOWS

PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC/BCA Part 3.9.2

RL 79.565 ▼ ROOF PEAK

RL 78.200 ▼ UF CEILING

RL 75.650 ▼ UF

RL 75.350 ▼ GF CEILING

RL 72.800 ▼ GF

RL 72.300 ▼ LGF

1 FRONT ELEVATION
1 : 100

RL 79.565 ▼ ROOF PEAK

RL 78.200 ▼ UF CEILING

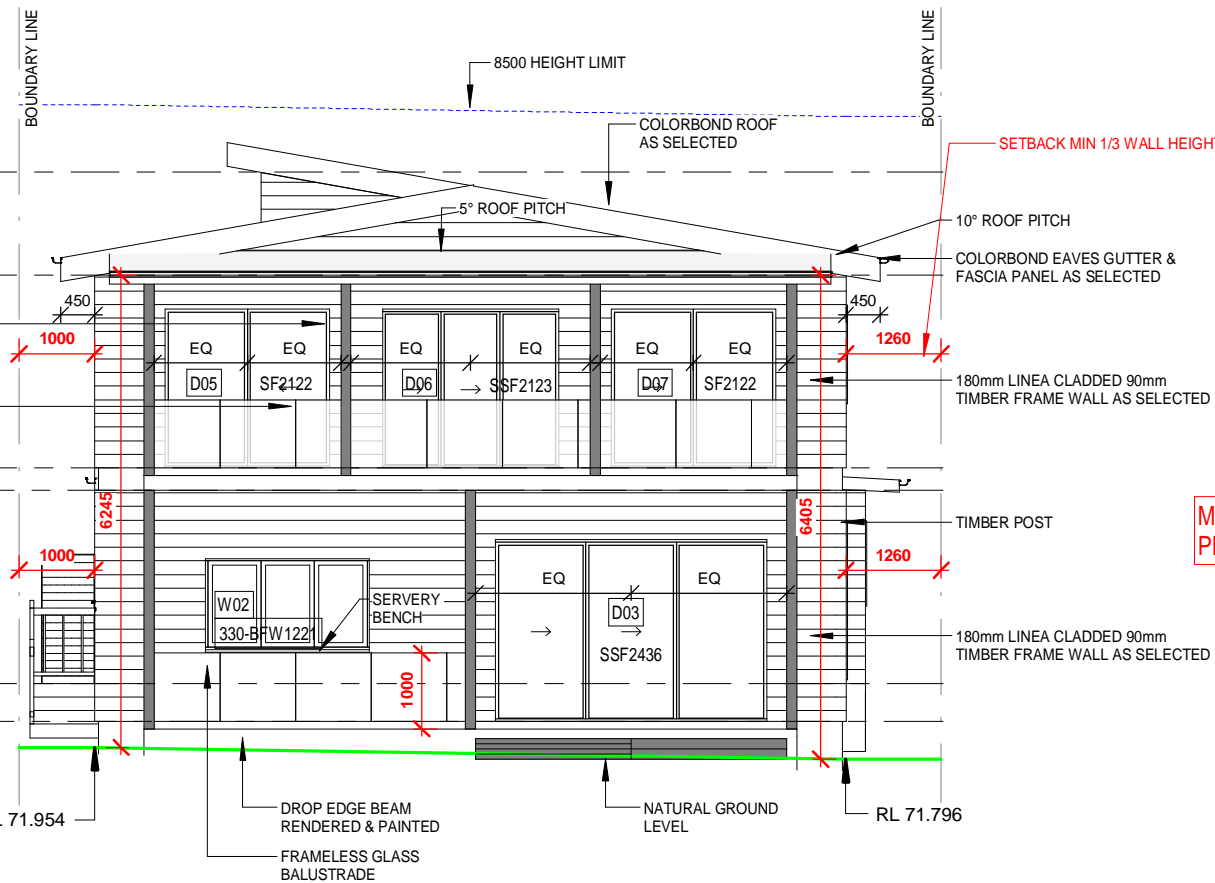
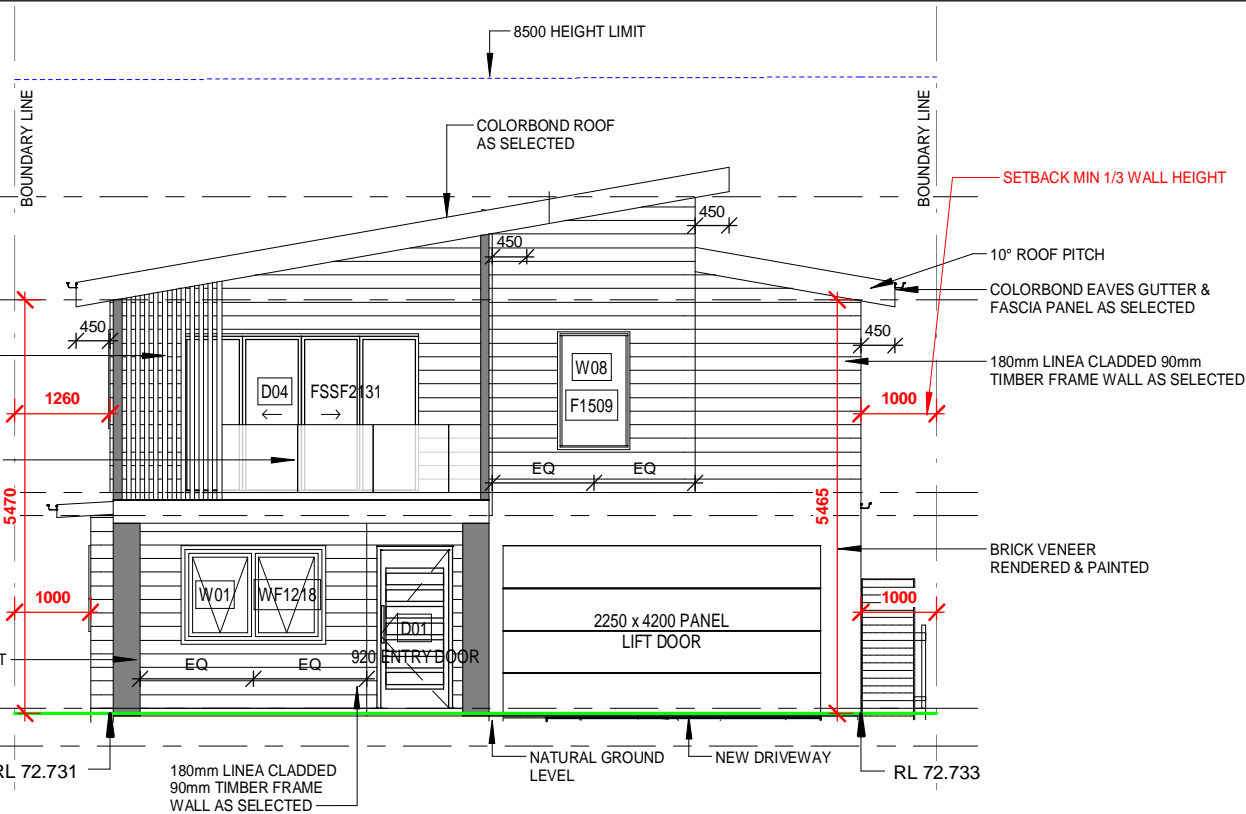
RL 75.650 ▼ UF

RL 75.350 ▼ GF CEILING

RL 72.800 ▼ GF

RL 72.300 ▼ LGF

2 REAR ELEVATION
1 : 100



DOOR SCHEDULE

Code	Width	Height
D01	920	2100
D02	870	2100
D03	3588	2400
D04	3104	2100
D05	2170	2100
D06	2328	2100
D07	4200	2250
D07	2170	2100

Grand total: 8

WINDOW SCHEDULE

Code	Width	Height
W01	1810	1200
W02	2170	1200
W03	1210	1800
W04	1210	1800
W05	2410	600
W06	850	1030
W07	2410	600
W08	900	1500
W09	1570	600
W10	1500	1200
W11	2410	600
W12	1570	860
W13	2410	600
W14	610	1200
W15	610	1200

Grand total: 15

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LANDSCAPE SCHEDULE

AREA NAME	AREA	%
BUILDING FOOTPRINT	162 m ²	28%
OPEN LANDSCAPE	331 m ²	58%
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TOTAL AREAS:	572 m ²	100%



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CLIENT: DOUBLE STOREY DWELLING
MILLER
DRAWING TITLE:
ELEVATIONS
SCALE: 1 : 100

PROJECT:
**12 SCALES PARADE
BALGOWLAH HEIGHTS**

SHEET SIZE: **A3** SHEET No: **A07** REVISION: **F**
DATE: **15/12/2020**
JOB NO: 230289 STAGE: DA
DRAWN: DJH GJGN123

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REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES

DOOR SCHEDULE		
Code	Width	Height

D01	920	2100
D02	870	2100
D03	3588	2400
D04	3104	2100
D05	2170	2100
D06	2328	2100
D07	4200	2250
D07	2170	2100

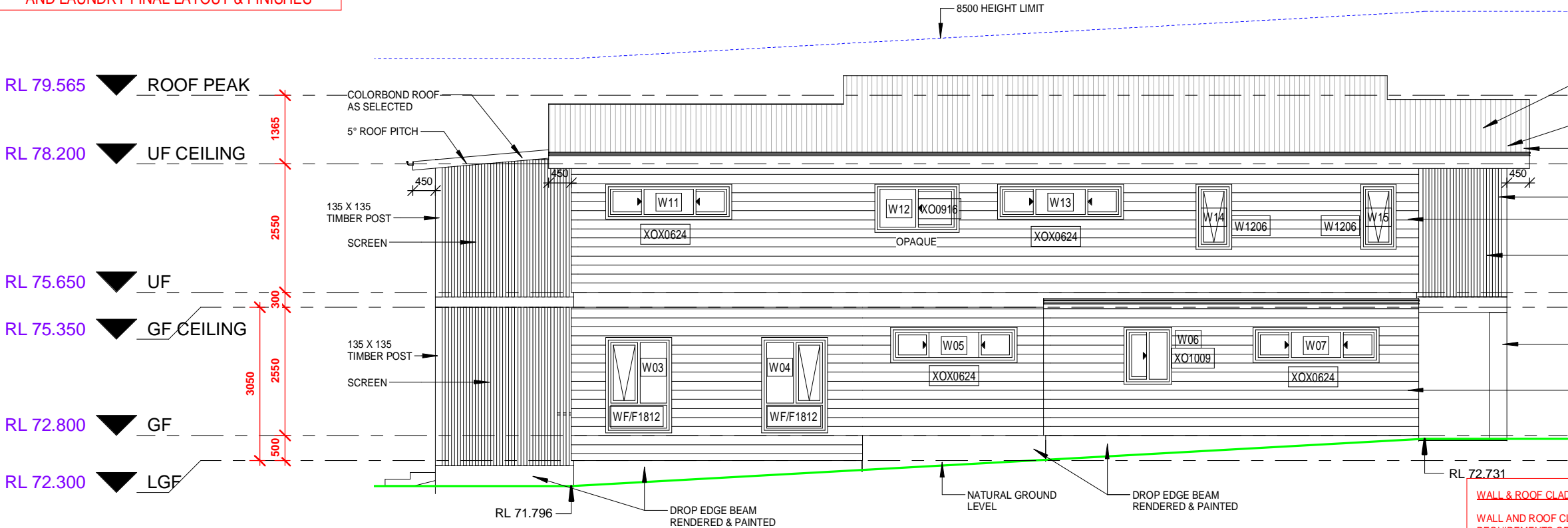
Grand total: 8

WINDOW SCHEDULE		
Code	Width	Height

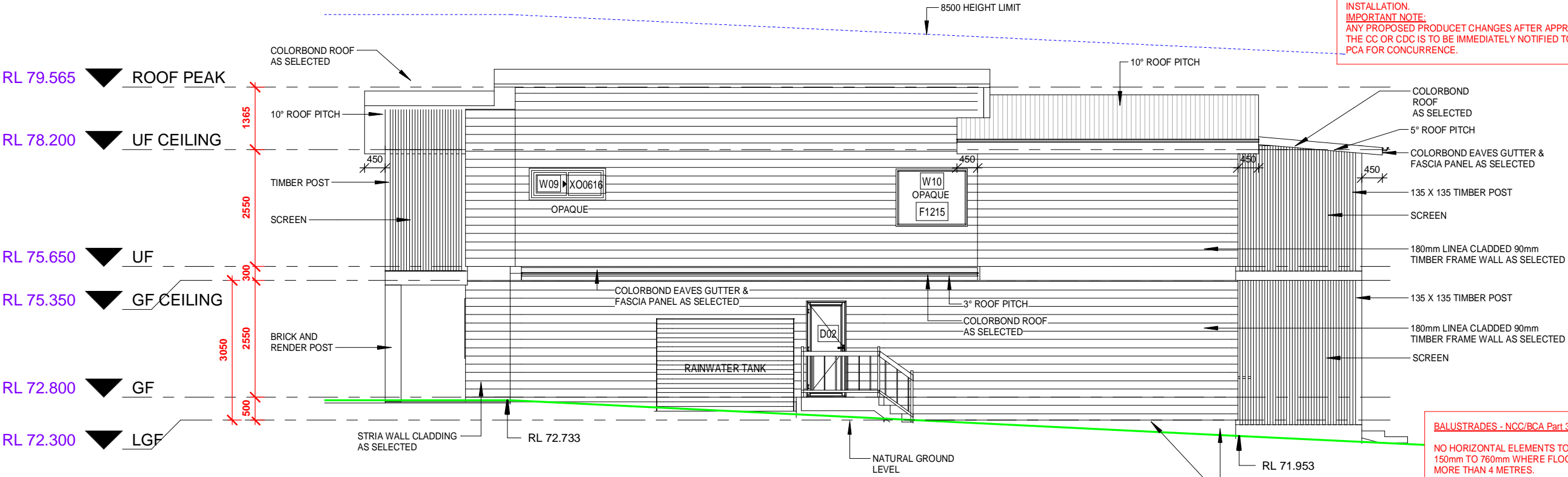
W01	1810	1200
W02	2170	1200
W03	1210	1800
W04	1210	1800
W05	2410	600
W06	850	1030
W07	2410	600
W08	900	1500
W09	1570	600
W10	1500	1200
W11	2410	600
W12	1570	860
W13	2410	600
W14	610	1200
W15	610	1200

Grand total: 15

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	31/08/2020
B	CHANGES AS PER EMAIL 03/09/2020	10/09/2020
C	CHANGES AS PER EMAIL 17/09/2020	24/09/2020
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F	UPDATE TO FULL SET DA ISSUE	15/12/2020



WALL & ROOF CLADDING.
WALL AND ROOF CLADDING TO BE COMPLIANT WITH THE REQUIREMENTS OF NCC 2019 Vol 2 Part 3.5 OF THE BUILDING CODE OF AUSTRALIA PARTICULARLY WITH RESPECT TO THE REFERENCING ACCEPTABLE CONSTRUCTION PRACTICE AS DETAILED IN THE BCA FOR PRODUCT MATERIALS AND INSTALLATION.
IMPORTANT NOTE:
ANY PROPOSED PRODUCT CHANGES AFTER APPROVAL OF THE CC OR CDC IS TO BE IMMEDIATELY NOTIFIED TO THE PCA FOR CONCURRENCE.



BALUSTRADES - NCC/BCA Part 3.9
NO HORIZONTAL ELEMENTS TO FACILITATE CLIMBING BETWEEN 150mm TO 760mm WHERE FLOOR TO FLOOR LEVEL BELOW IS MORE THAN 4 METRES.

WINDOWS
PROVIDE 1.7m SILL HEIGHT OR CHILD SAFE LOCKS / SCREENS TO COMPLY WITH NCC/BCA Part 3.9.2



G.J. Gardner. HOMES
Builders Details

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DRAFTERS:
KJR
SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

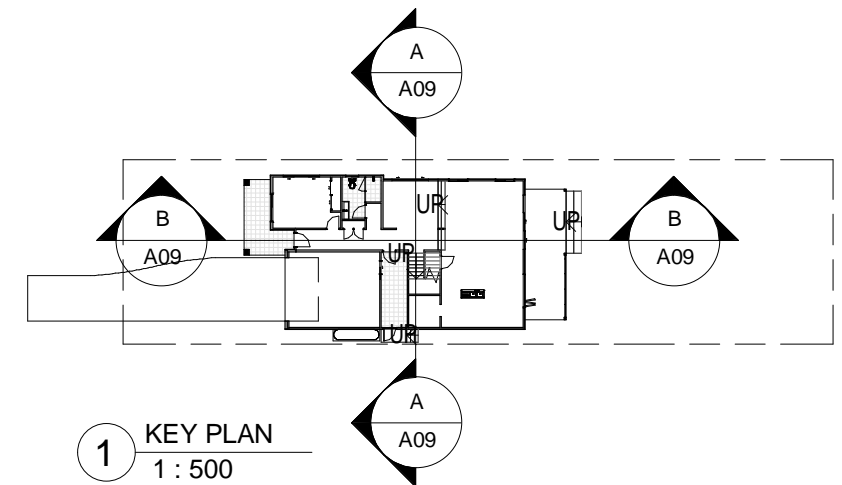
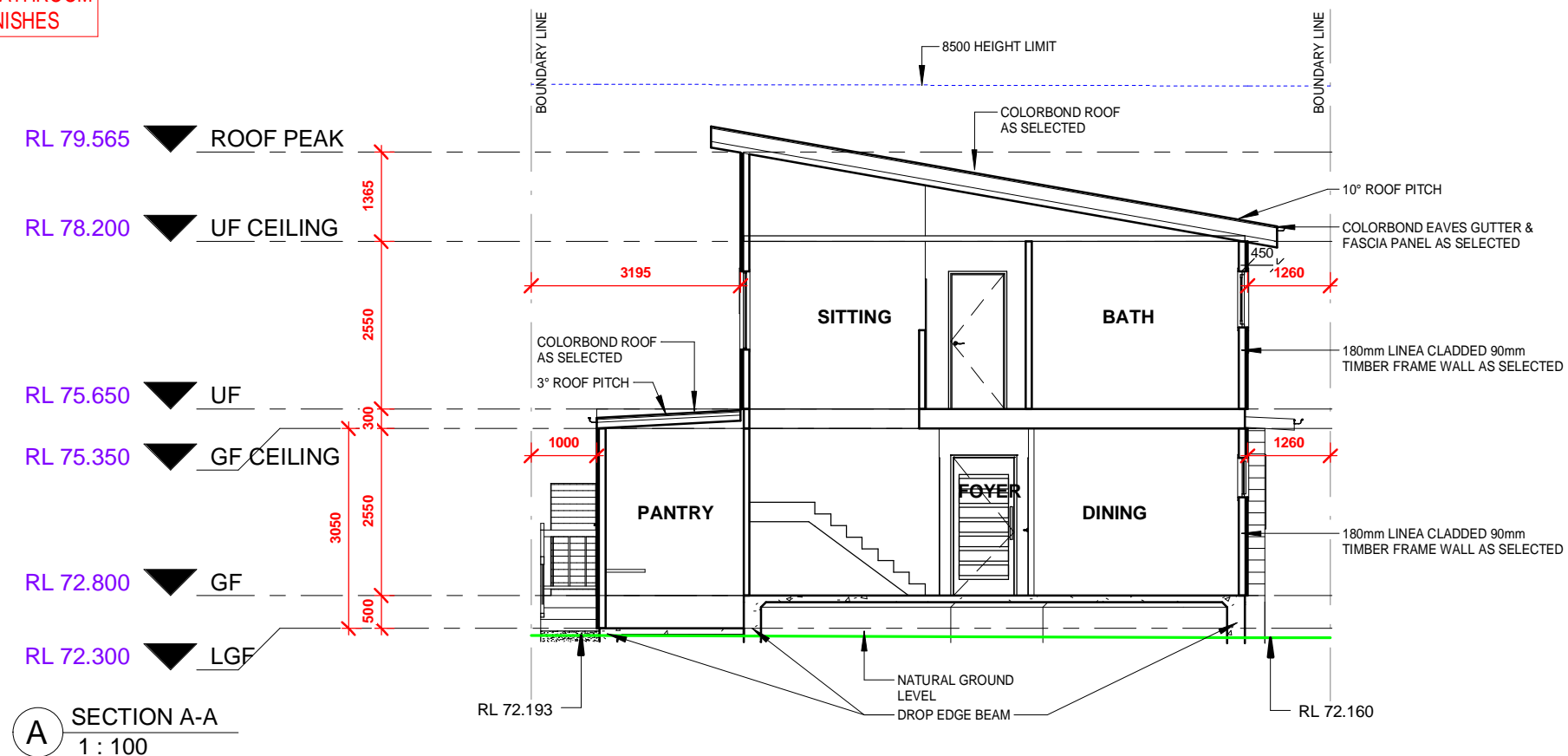
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MILLER
DRAWING TITLE:
ELEVATIONS
SCALE: 1 : 100

PROJECT:
**12 SCALES PARADE
BALGOWLAH HEIGHTS**

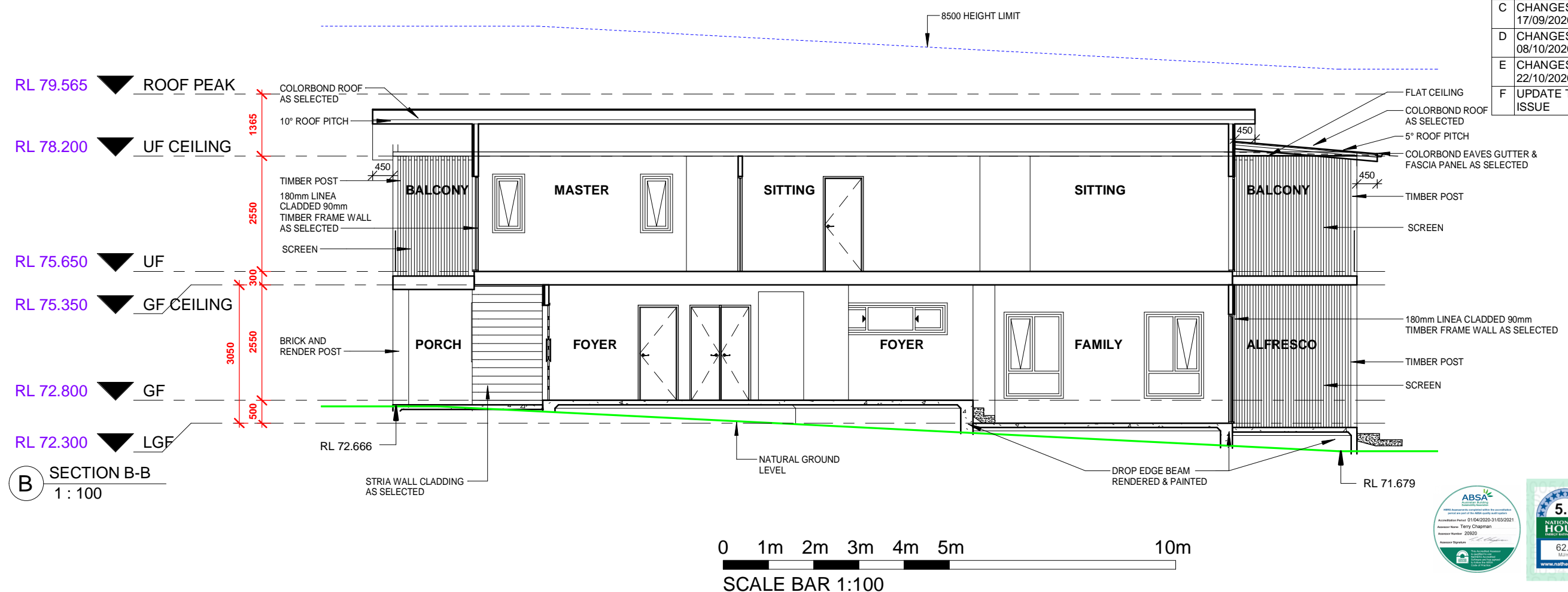
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DATE: **15/12/2020**
JOB NO: 230289 STAGE: DA
DRAWN: DJH GJGN123

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

REFER TO COLOUR SELECTION FOR BATHROOM
AND LAUNDRY FINAL LAYOUT & FINISHES



DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	31/08/2020
B	CHANGES AS PER EMAIL 03/09/2020	10/09/2020
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5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT:	DOUBLE STOREY DWELLING
---------	------------------------

MILLER

DRAWING TITLE:
SECTIONS

SCALE: As indicated

PROJECT:

12 SCALES PARADE
BALGOWLAH HEIGHTS

SHEET SIZE:	SHEET No:	REVISION:
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A3	A09	
DATE: 15/12/2020		

JOB NO: 230289

STAGE: DA

DRAWN: DJH

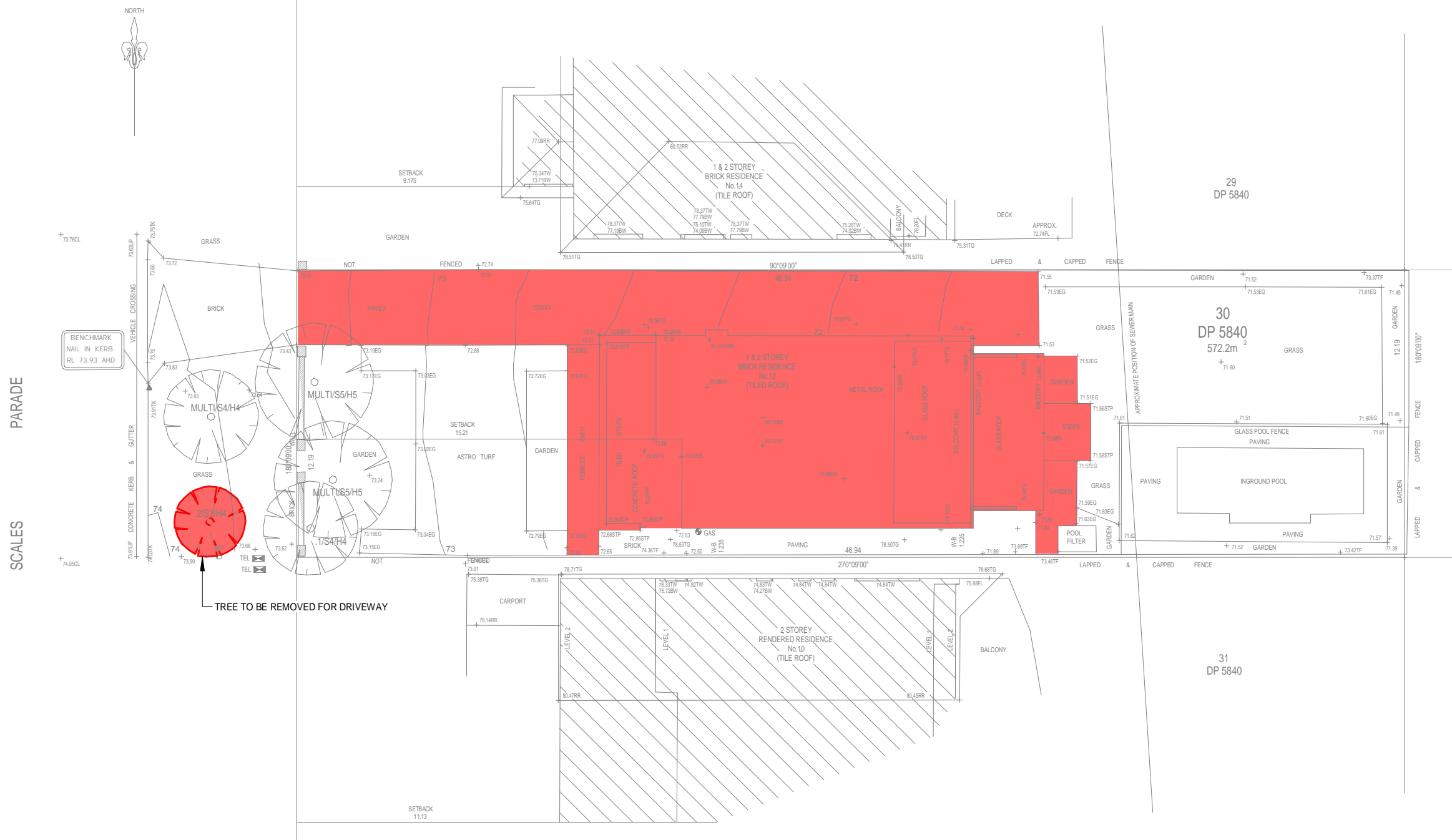
GJGN123

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OWNER SIGNED: _____ DATE: _____

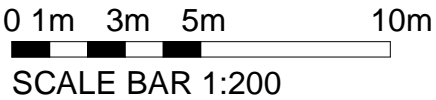
OWNER SIGNED: _____ DATE: _____

BUILDER SIGNED: _____ DATE: _____



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F	UPDATE TO FULL SET DA ISSUE	15/12/2020

1 DEMOLITION PLAN
1 : 200



DEMOLITION WORKS ARE
SHOWN IN RED

G.J. Gardner.
Builders Details

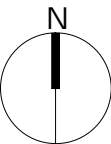
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CLIENT: DOUBLE STOREY DWELLING
MILLER
DRAWING TITLE:
DEMOLITION PLAN
SCALE: 1 : 200

PROJECT:
12 SCALES PARADE
BALGOWLAH HEIGHTS

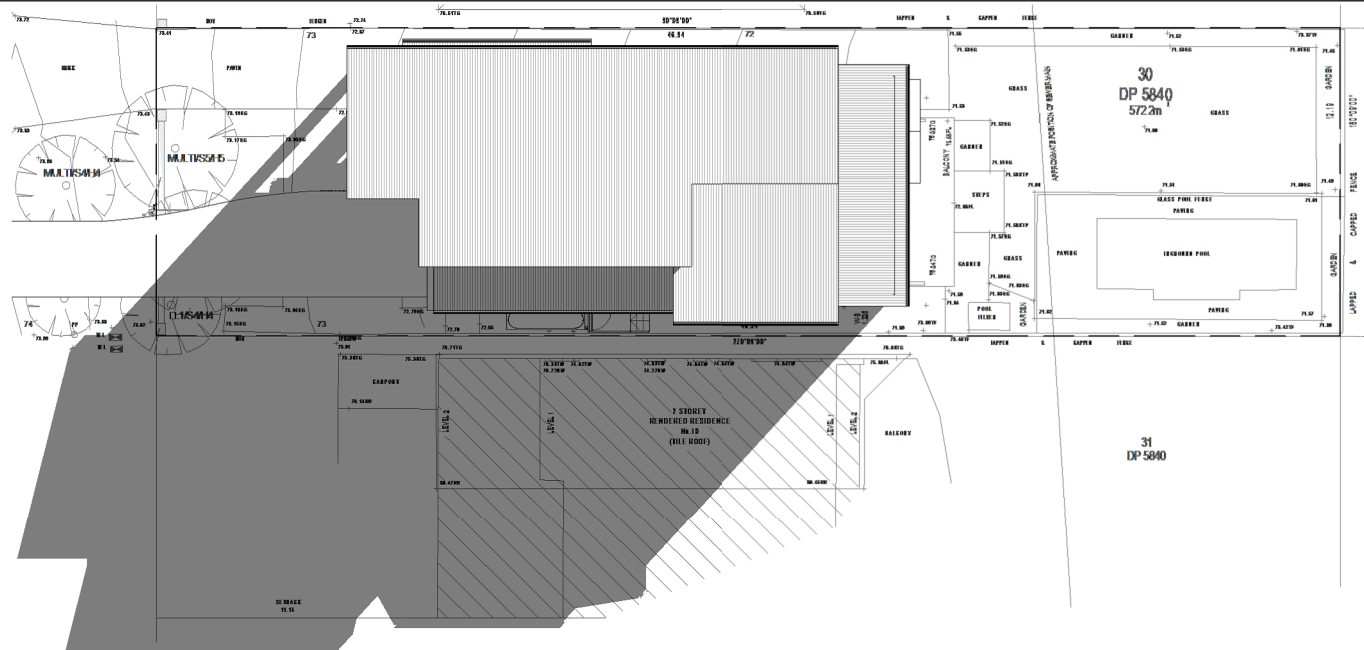
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SHEET No: A10
REVISION: F
DATE: 15/12/2020
JOB NO: 230289
STAGE: DA
DRAWN: NF
GJGN123



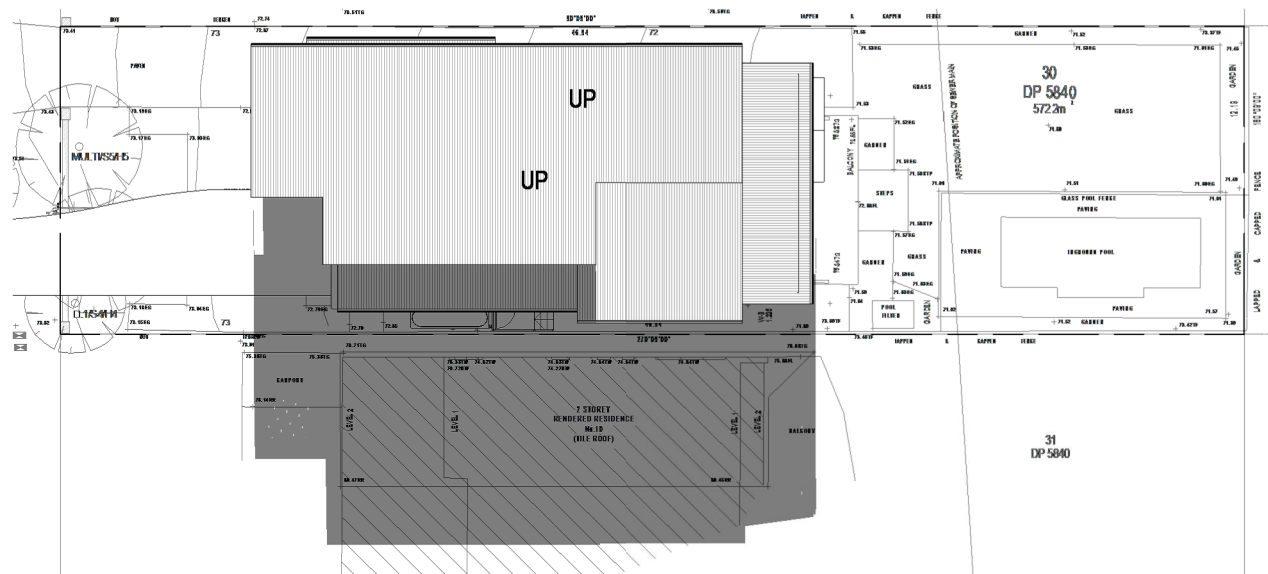
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OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:



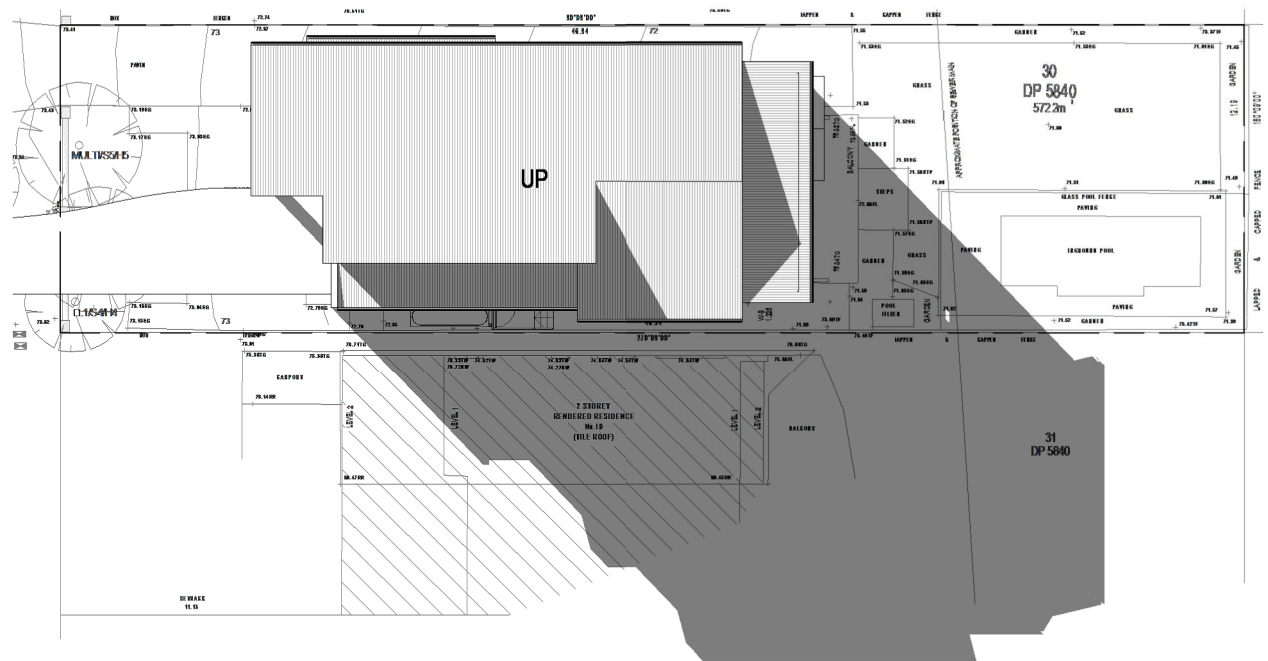
2 SHADOW DIAGRAM 9AM
1 : 300



3 SHADOW DIAGRAM 12PM
1 : 300



1 SHADOW DIAGRAM 3PM
1 : 300



0 1m 3m 5m 10m
SCALE BAR 1:200

SHADOW DIAGRAM LEGEND: (21st JUNE)

- 9AM shadow
- 12PM shadow
- 3PM shadow

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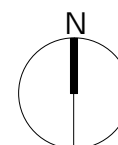
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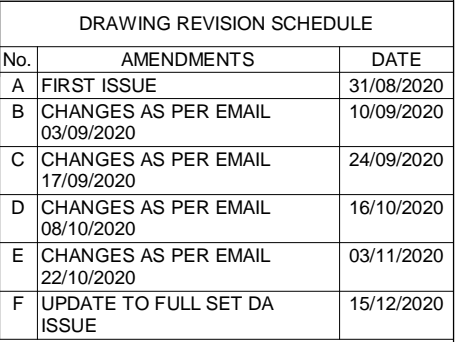
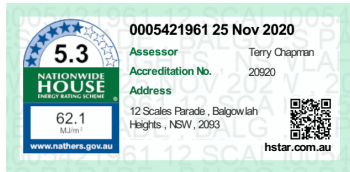
CLIENT: DOUBLE STOREY DWELLING
MILLER
DRAWING TITLE:
SHADOW DIAGRAM
SCALE: As
indicated

PROJECT:
**12 SCALES PARADE
BALGOWLAH HEIGHTS**

SHEET SIZE: **A3** SHEET No: **A11** REVISION: **F**
DATE: **15/12/2020**
JOB NO: 230289 STAGE: DA
DRAWN: NF GJGN123



IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:



0 1m 3m 5m 10m

SCALE BAR 1:200

Single Dwelling

Certificate number: 1158009S

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 25 November 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	Miller
Street address	12 Scales Parade Balgowlah Heights 2093
Local Government Area	Northern Beaches Council
Plan type and plan number	deposited 5840
Lot no.	30
Section no.	n/a
Project type	
Project type	separate dwelling house
No. of bedrooms	5
Site details	
Site area (m²)	572
Roof area (m²)	233
Conditioned floor area (m2)	225.1
Unconditioned floor area (m2)	25.5
Total area of garden and lawn (m2)	315

Project summary		
Project name	Miller	
Street address	12 Scales Parade Balgowlah Heights 2093	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 5840	
Lot no.	30	
Section no.	n/a	
Project type	separate dwelling house	
No. of bedrooms	5	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 51	Target 50

Assessor details and thermal loads		
Assessor number	20290	
Certificate number	0005421961	
Climate zone	56	
Area adjusted cooling load (MJ/m²·year)	22	
Area adjusted heating load (MJ/m²·year)	40	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 51	Target 50

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The cooling system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning; Energy rating: EER 2.5 - 3.0		✓	✓
The heating system must provide for day/night zoning between living areas and bedrooms.		✓	✓
Ventilation			
The applicant must install the following exhaust systems in the development: At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off Laundry: natural ventilation only, or no laundry; Operation control: n/a		✓ ✓ ✓	✓ ✓ ✓
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: • at least 6 of the bedrooms / study; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 2 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓
• all bathrooms/toilets; dedicated		✓	✓
• the laundry; dedicated		✓	✓
• all hallways; dedicated		✓	✓
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓
The applicant must install a window and/or skylight in 5 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Other			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

Legend

In these commitments, "applicant" means the person carrying out the development.

Commitments identified with a ✓ in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).

Commitments identified with a ✓ in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.

Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate(either interim or final) for the development may be issued.



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Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 3 star (> 6 but <= 7.5 L/min) in all showers in the development.		✓	✓
The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✓	✓	✓
The applicant must configure the rainwater tank to collect rain runoff from at least 60 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✓	✓
The applicant must connect the rainwater tank to: • all toilets in the development • the cold water tap that supplies each clothes washer in the development • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✓ ✓ ✓	✓ ✓ ✓

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Simulation Method			
The applicant must attach the certificate referred to under "Assessor Details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for an occupation certificate for the proposed development.			
The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX certificate, including the Cooling and Heating loads shown on the front page of this certificate.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Assessor Certificate requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.	✓	✓	✓
The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✓	✓
The applicant must construct the floors and walls of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Floor and wall construction	Area
floor - concrete slab on ground	111.0 square metres
floor - suspended floor/open subfloor	5.0 square metres
floor - suspended floor above garage	All or part of floor area

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ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING

MILLER

DRAWING TITLE:

BASIX COMMITMENT

SCALE:

PROJECT:

12 SCALES PARADE
BALGOWLAH HEIGHTS

SHEET SIZE:

A3

SHEET No:

A13

REVISION:

F

DATE: 15/12/2020

JOB NO: 230289

STAGE: DA

DRAWN: NF

GJGN123

I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
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OWNER SIGNED: DATE:

OWNER SIGNED: DATE:

BUILDER SIGNED: DATE:

WASTE MANAGEMENT PLAN FOR PROPOSED 2 STOREY DWELLING AT:
12 SCALES PARADE, BALGOWLAH HEIGHTS

DEMOLITION PHASE				
MATERIALS ON-SITE		DESTINATION		
		Reuse & Recycling		Disposal
Type of materials	Estimated volume (m3)	On-Site Specify proposed reuse or on-site recycling method	Offsite Specify contractor and recycling outlet	Specify contractor or landfill site
Green waste	2	Chip and compost for landscaping and new gardens	-	Nil to landfill
Bricks	Nil			Nil to landfill
Concrete	20		Waste Management centre for recycling	Nil to landfill
Timber	10	Used for formwork and studwork, site shed or temporary fence	Long lengths of good quality timber to Timber Recycling Company. Lengths less than 1 meter to Waste Management centre for recycling	Nil to landfill
Plasterboard	10		Waste Management centre	Taken to landfill
Roof tiles	8		Good tiles to Waste Management centre for recycling; sell to second hand building supplies	Nil to landfill
Metals	2		Waste Management centre for recycling	Nil to landfill
Asbestos	5		Cart to licensed asbestos tip	Taken to landfill

CONSTRUCTION PHASE				
MATERIALS ON-SITE		DESTINATION		
		Reuse & Recycling		Disposal
Type of materials	Estimated volume (m3)	On-Site Specify proposed reuse or on-site recycling method	Offsite Specify contractor and recycling outlet	Specify contractor or landfill site
Excavation Material	5	Re-use for backfill under slab. Remove top soil and stockpile for use in landscaping	-	
Green waste	Nil			
Bricks	Nil			
Concrete	2		Excess concrete returned to supplier	Nil to landfill
Timber	2		Excess timber returned to supplier	Nil to landfill
Plasterboard	0.5		Excess plasterboard returned to supplier	Nil to landfill
Roof colorbond	0.5		Excess colorbond roof returned to supplier	Nil to landfill
Metals	0.1		Waste Management centre for recycling	Nil to landfill

USE OF PREMISES			
Type of Waste to be Generated	Expected volume per week (m3)	On-Site Specify proposed reuse or on-site recycling method	Destination
Food, general domestic waste	0.4	Bins located on site	Disposal via council rubbish removal
Paper, Cardboard	0.1	Bins located on site	Disposal via council recycling collection
Glass, Bottles	0.1	Bins located on site	Disposal via council recycling collection

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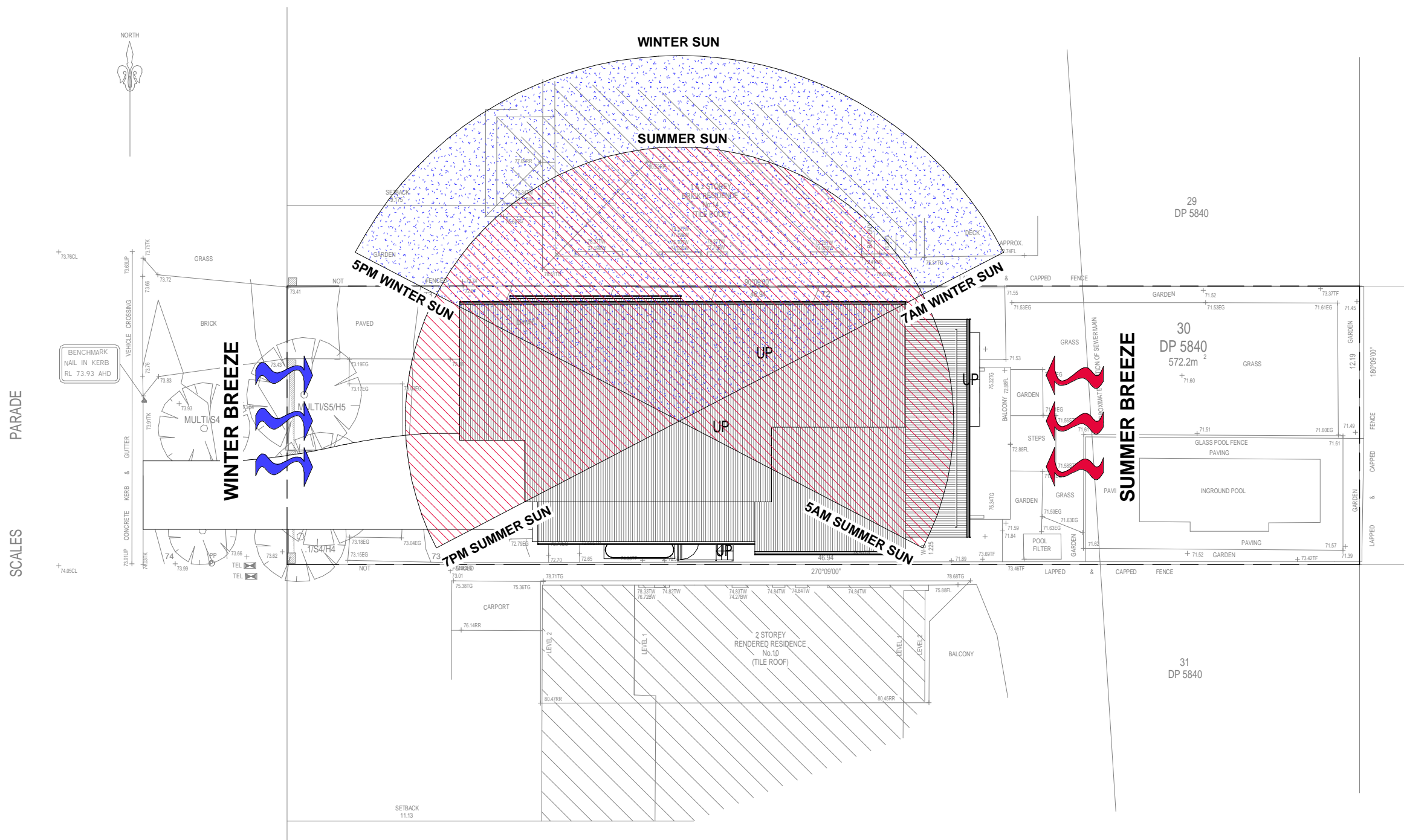
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CLIENT: DOUBLE STOREY DWELLING
MILLER
DRAWING TITLE:
WASTE MANAGEMENT
SCALE: 1 : 1

PROJECT:
12 SCALES PARADE
BALGOWLAH HEIGHTS

SHEET SIZE: **A3** SHEET No: **A14** REVISION: **F**
DATE: 15/12/2020
JOB NO: 230289 STAGE: DA
DRAWN: NF GJGN123

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1 SITE ANALYSIS
1 : 200

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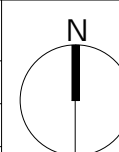
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MILLER
DRAWING TITLE:
SITE ANALYSIS
SCALE: 1 : 200

PROJECT:
12 SCALES PARADE
BALGOWLAH HEIGHTS

SHEET SIZE: A3
SHEET No: A15
REVISION: F
DATE: 15/12/2020
JOB NO: 230289
STAGE: DA
DRAWN: NF
GJGN123

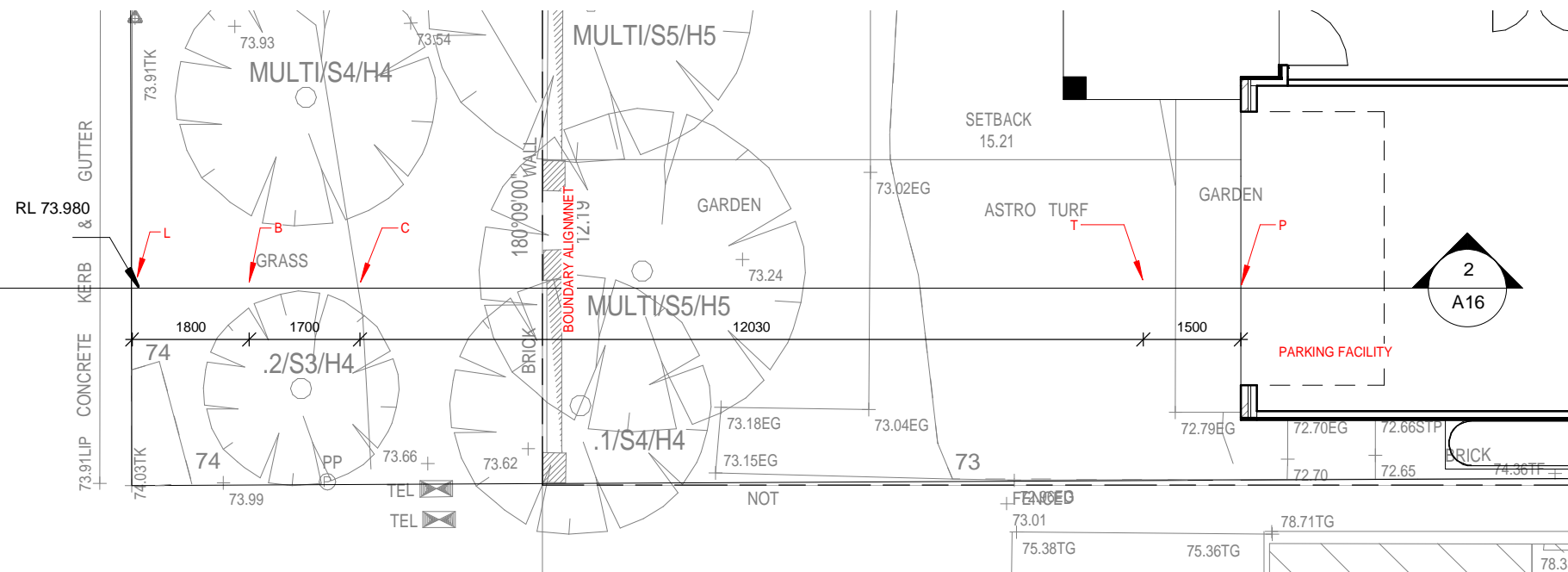


I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN
ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY
FURTHER PLANS TO BE PREPARED.
OWNER SIGNED: DATE:
OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:

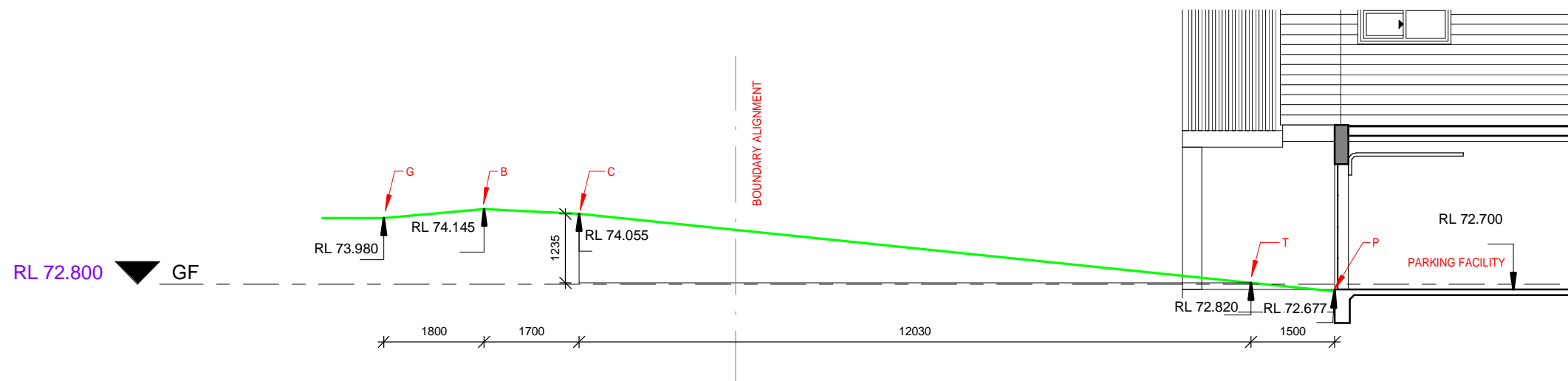


PARAI

SCALES



1 DRIVEWAY PLAN
1 : 100



2 DRIVEWAY SECTION
1 : 100

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	31/08/2020
B	CHANGES AS PER EMAIL 03/09/2020	10/09/2020
C	CHANGES AS PER EMAIL 17/09/2020	24/09/2020
D	CHANGES AS PER EMAIL 08/10/2020	16/10/2020
E	CHANGES AS PER EMAIL 22/10/2020	03/11/2020
F	UPDATE TO FULL SET DA ISSUE	15/12/2020

PROPOSED FLOOR SPACES		
NAME	AREA	%

ALFRESCO	23 m ²	7%
BALCONY	32 m ²	9%
FIRST FLOOR	127 m ²	37%
GARAGE	30 m ²	9%
GROUND	124 m ²	36%
PORCH	11 m ²	3%
TOTAL AREAS:		348 m ² 100%

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G.J. Gardner.
Builders Details



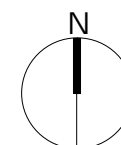
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DRAFTERS:
KJR
SUITE 302
5 CELEBRATION DRIVE
BELLA VISTA NSW 2153
ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
MILLER
DRAWING TITLE:
DRIVEWAY DETAIL
SCALE: 1 : 100

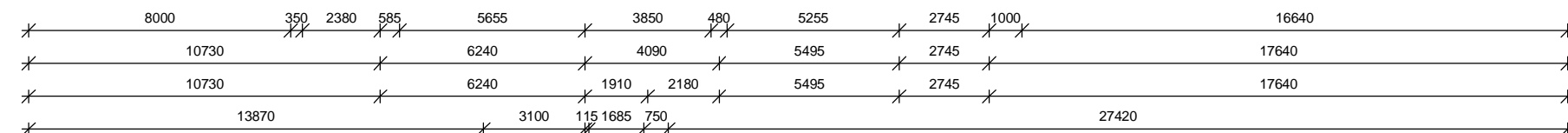
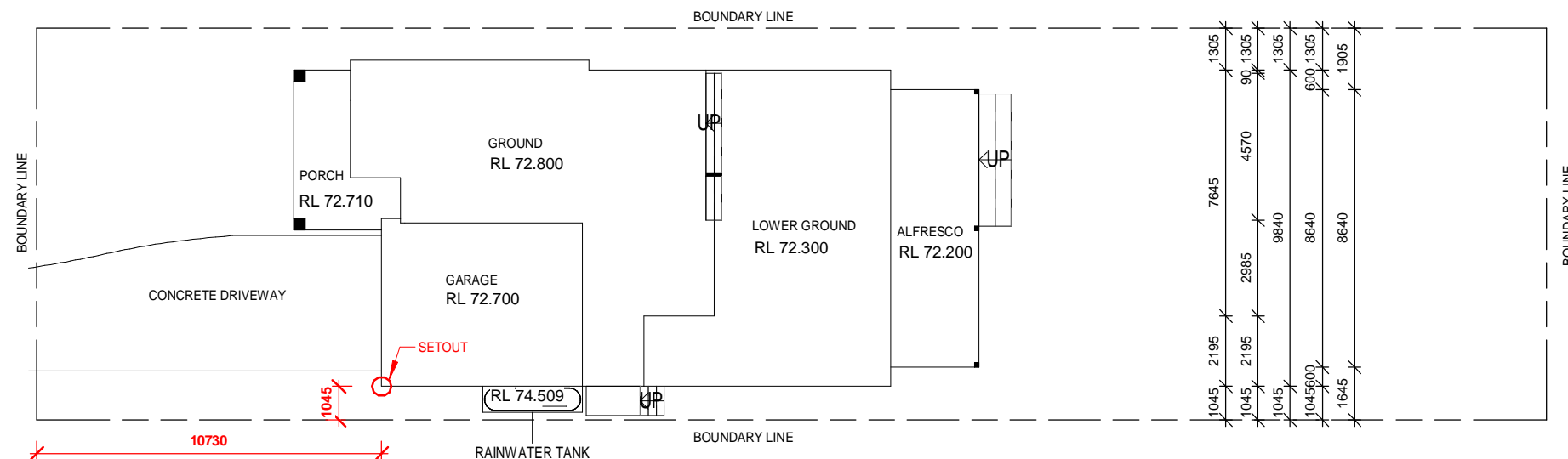
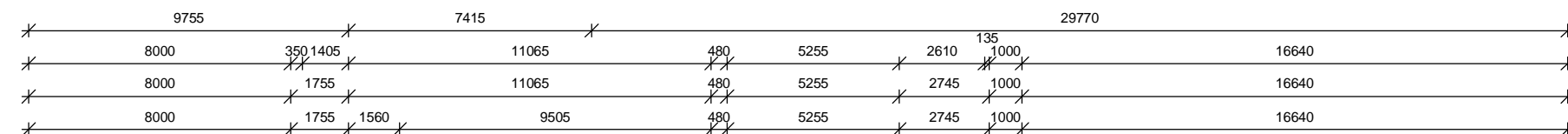
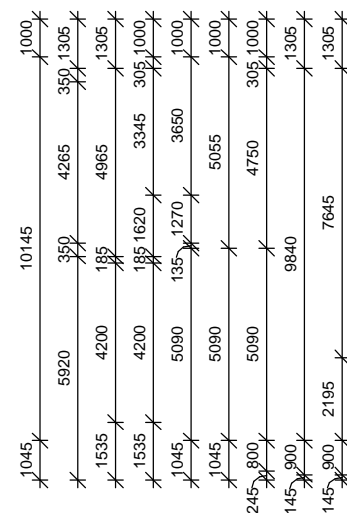
PROJECT:
**12 SCALES PARADE
BALGOWLAH HEIGHTS**

SHEET SIZE: **A3** SHEET No: **A16** REVISION: **F**
DATE: **15/12/2020**
JOB NO: 230289 STAGE: DA
DRAWN: NF GJGN123



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OWNER SIGNED: DATE:
BUILDER SIGNED: DATE:



1 CONCRETE SLAB PLAN
1 : 200

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	31/08/2020
B	CHANGES AS PER EMAIL 03/09/2020	10/09/2020
C	CHANGES AS PER EMAIL 17/09/2020	24/09/2020
D	CHANGES AS PER EMAIL 08/10/2020	16/10/2020
E	CHANGES AS PER EMAIL 22/10/2020	03/11/2020
F	UPDATE TO FULL SET DA ISSUE	15/12/2020

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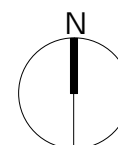
DRAFTERS:

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ABN 15 078 937 238
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING
MILLER
DRAWING TITLE:
CONCRETE SLAB PLAN
SCALE: 1 : 200

PROJECT:
12 SCALES PARADE
BALGOWLAH HEIGHTS

SHEET SIZE: A3
SHEET No: A17
REVISION: F
DATE: 15/12/2020
JOB NO: 230289
STAGE: DA
DRAWN: NF
GJGN123



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