

CONTENTS

DA1	MATERIALS & FINISHES
DA2	SURVEY
DA3	SITE ANALYSIS PLAN
DA4	LOWER FLOOR PLAN
DA5	GROUND FLOOR PLAN
DA6	UPPER FLOOR PLAN
DA7	ROOF PLAN
DA8	ELEVATIONS, N
DA9	ELEVATIONS, S
DA10	ELEVATIONS, E, W
DA11	SECTIONS A-A
DA12	SECTIONS B-B
DA13	SECTIONS C-C
DA14	FSR PLAN
DA15	OPEN SPACE AND LANDSCAPING PLAN
DA16	SOLAR JUNE 21 - 9AM
DA17	SOLAR JUNE 21 - 12PM
DA18	SOLAR JUNE 21 - 3PM
DA19	BASIX

private residence

1 mulgowrie cr, balgowlah heights

additions and alterations
development application

architectural perspectives

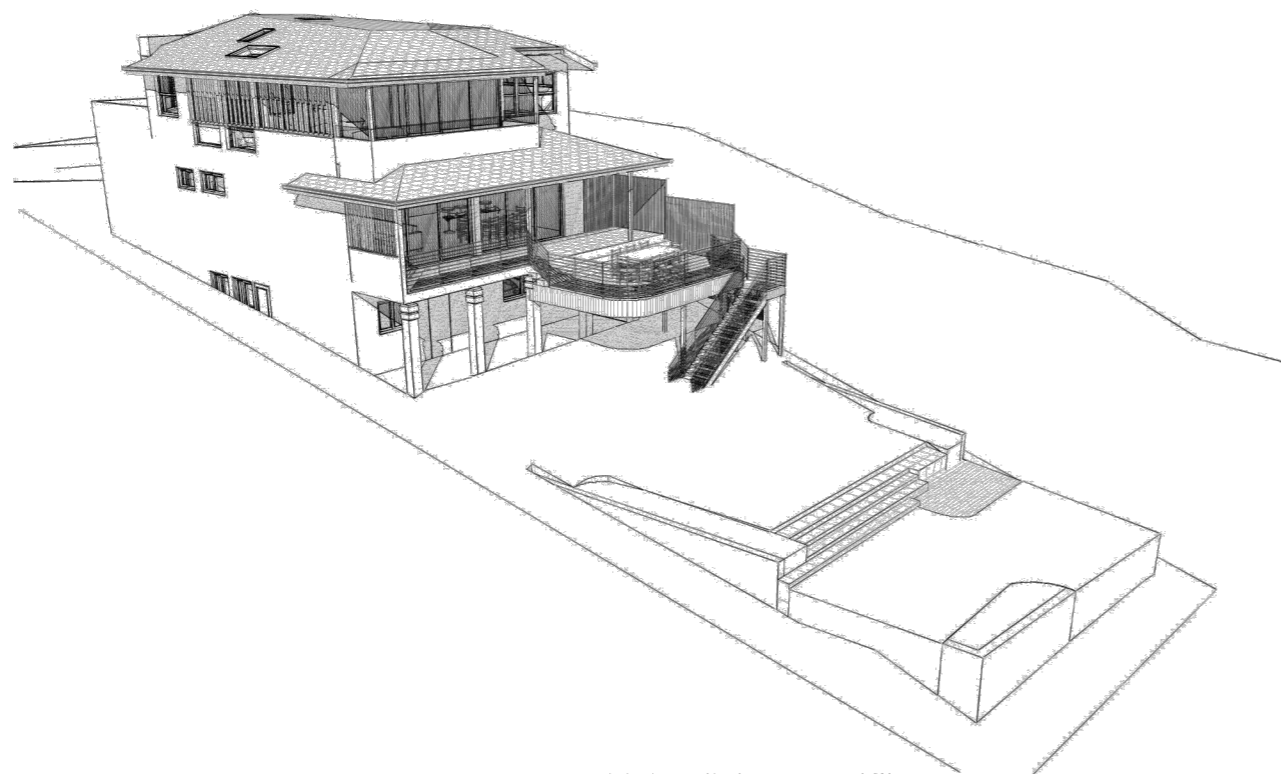
ROOF TILES
or similar
to match existing



WALLS
PAINTED
or similar
to match existing

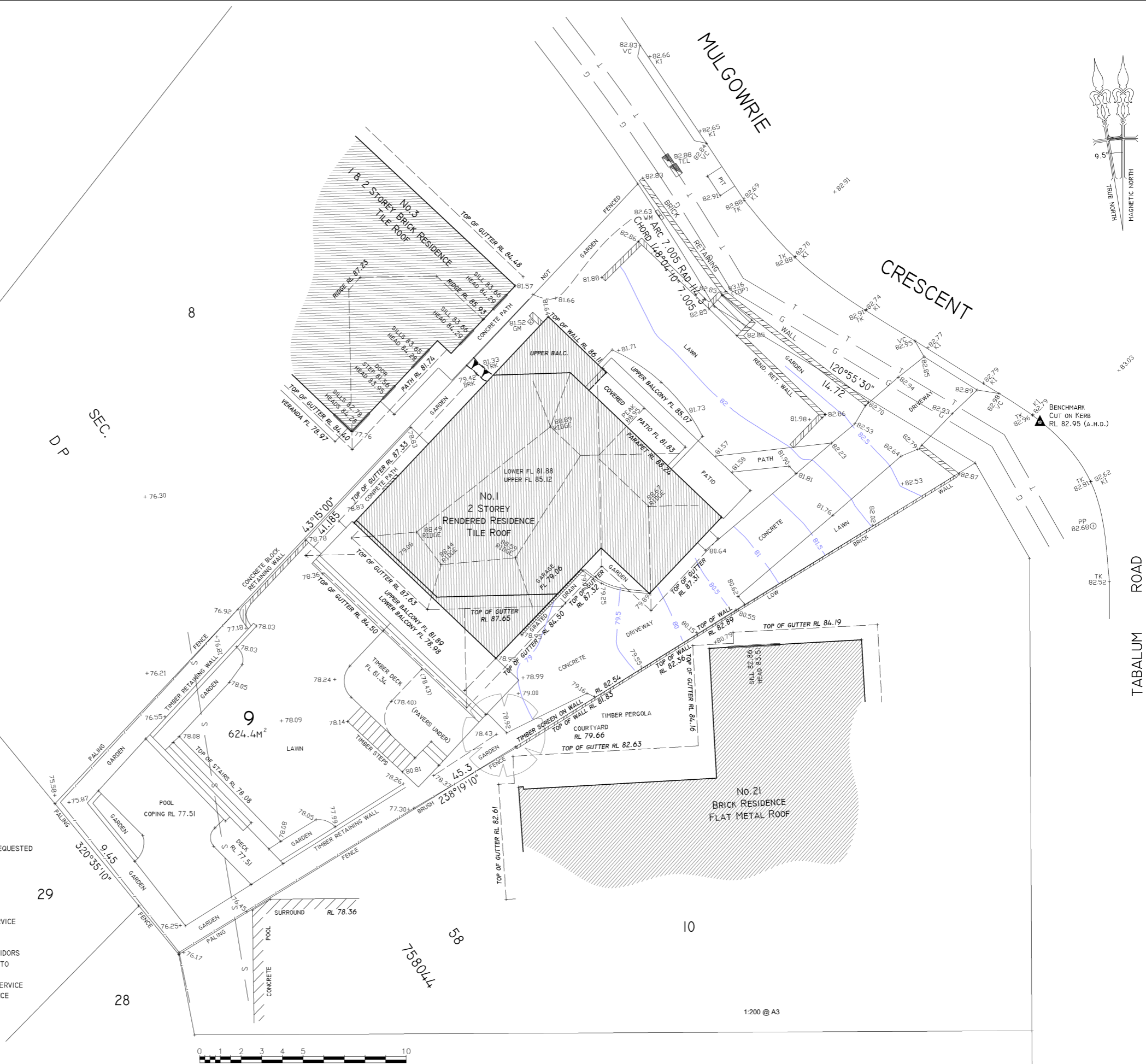


WINDOWS
POWDERCOATED
WHITE
or similar
to match existing



- LEGEND
- TRW - TOP OF RETAINING WALL
BRK - BOTTOM OF ROCK OUTCROP
TRK - TOP OF ROCK OUTCROP
FL - FLOOR LEVEL
GM - GAS METER
KI - KERB INVERT
PP - POWER POLE
TEL - TELSTRA PIT
TK - TOP OF KERB
VC - TOP OF KERB AT VEHICLE CROSSING
WM - WATER METER
B/S/10 - TREE SPREAD/DIA/HEIGHT
- S - APPROXIMATE POSITION OF SYDNEY WATER SEWER 150mmØ PIPE
- T - APPROXIMATE POSITION OF TELSTRA CABLES
- G - APPROXIMATE POSITION OF GAS MAIN 32mmØ PIPE

- NOTES:
- THESE NOTES ARE AN INTEGRAL PART OF THIS DRAWING WHICH ARE NOT TO BE REMOVED.
 - LEVELS ARE ON THE AUSTRALIAN HEIGHT DATUM (A.H.D.).
 - ORIGIN OF LEVELS SSM 38373 RL 87.578 AHD LOCATED IN TABALUM RD.
 - BOUNDARIES NOT MARKED.
 - AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE AT LAND AND PROPERTY INFORMATION AND ARE SUBJECT TO FINAL SURVEY.
 - IF CONSTRUCTION IS PROPOSED IN PROXIMITY OF BOUNDARY IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR MARKING OF RELEVANT BOUNDARY OR COMPLIANCE SETBACK LINE.
 - TREE TRUNKS, SPREADS AND HEIGHTS ARE DIAGRAMMATIC ONLY.
 - UNDERGROUND SERVICES LOCATIONS HAVE BEEN OBTAINED FROM DIAL BEFORE YOU DIG (DBYD) SEARCHING FACILITY AND SHOW THE EXISTENCE OF SERVICES ONLY. SERVICES SHOWN ARE BASED ON SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY DURING FIELD SURVEY AND CHARTED AS A GUIDE TO THE POSITION AND NATURE OF THE SERVICE. IF POSITION AND DEPTH OF A SERVICE IS CRITICAL TO DESIGN OR CONSTRUCTION THE SERVICE MUST BE EXPOSED BY "POTHOLING" CARRIED OUT BY A PERSON ACCREDITED BY THE RELEVANT SERVICE PROVIDER.
 - BEFORE ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT PERSON SHOULD MAKE AN INDEPENDENT AND UPDATED INQUIRY OF 'DIAL BEFORE YOU DIG' (PH.1100) AND ANY RELEVANT SERVICE PROVIDERS ASCERTAIN THE EXISTANCE OF FURTHER SERVICES (IF ANY) AND THE ACCURATE LOCATION OF THOSE NOT ABLE TO HAVE BEEN SURVEYED AT THE TIME OF PREPARING THIS PLAN (OR DATA).
 - NO RESPONSIBILITY CAN BE ACCEPTED BY BASE SURVEYING FOR ANY DAMAGE CAUSED TO ANY UNDERGROUND SERVICE OR ANY LOSS OR INJURY SO SUFFERED IF ENQUIRY AND VERIFICATION HAVE NOT BEEN COMPLETED IN ACCORDANCE WITH THIS NOTE.
 - CONTOUR INTERVAL 0.5 METRE.
 - CONTOURS ARE INDICATIVE OF GROUNDFORM ONLY AND DO NOT PROVIDE AN EXACT LEVEL AT A PARTICULAR POINT.



LEGEND



PROPOSED



PRIVATE OPEN SPACE (EXISTING)



EXISTING DWELLING



MATERIAL STOCKPILE



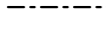
EXISTING LEVELS



CAR ENTRY POINT



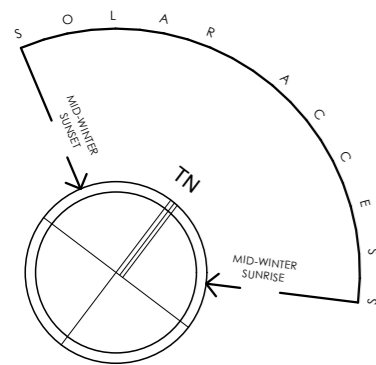
GARAGE ENTRY POINT



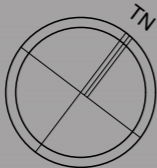
BOUNDARY



WASTE MANAGEMENT



= Proposed Work
 = Demolition
 = Existing



sketchArc

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings.
Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

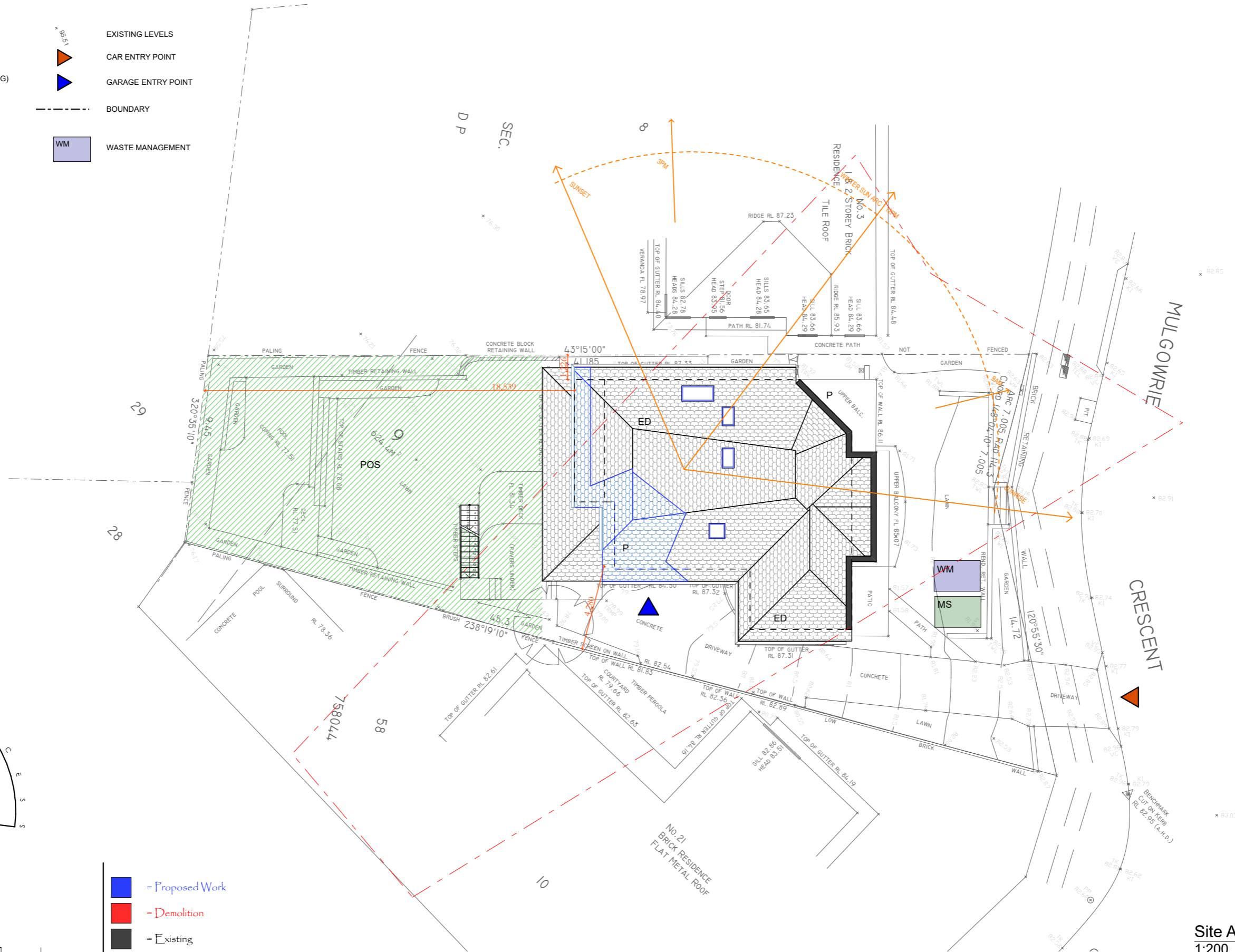
sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 1 Mulgowrie Cr, Balgowlah,
2093, NSW
Alterations & Additions
Lot 9 Section 58 in DP 758044 - 624.4m2

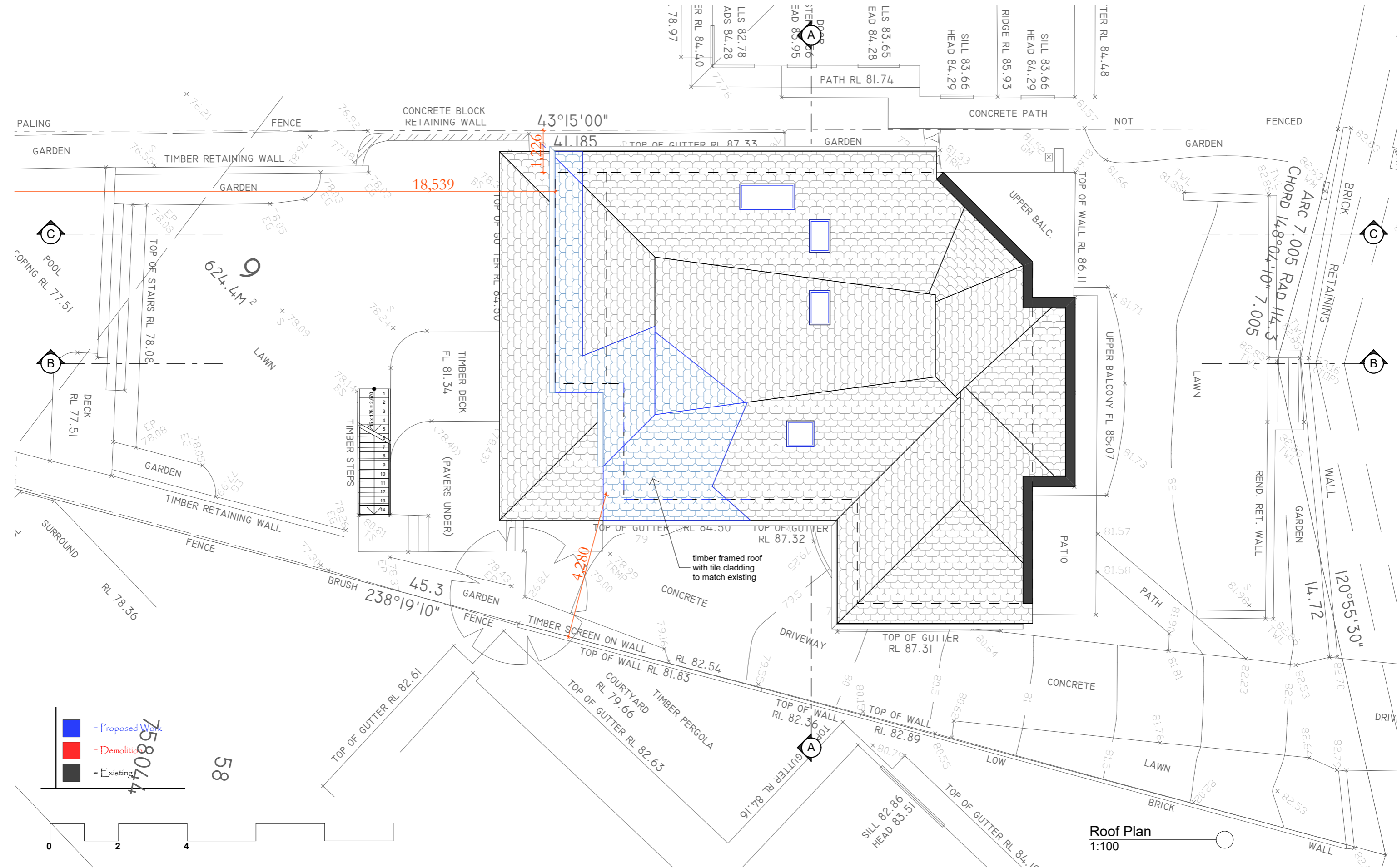
CLIENT:
Private

= Proposed Work
 = Demolition
 = Existing

STATUS: DA		
DATE: 290120	SCALE: 1:200@A3	PROJECT NUMBER: 1430
STAGE: DA	DRAWN/DESIGNED: MP	ISSUE:
DRAWING NO: DA3		



Site Analysis Plan
1:200



Roof Plan
1:100



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

sketchArc

Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 1 Mulgowrie Cr, Balgowlah,
2093, NSW
Alterations & Additions
Lot 9 Section 58 in DP 758044 - 624.4m2

CLIENT: Private

STATUS: DA

DATE: 290120

STAGE: DA

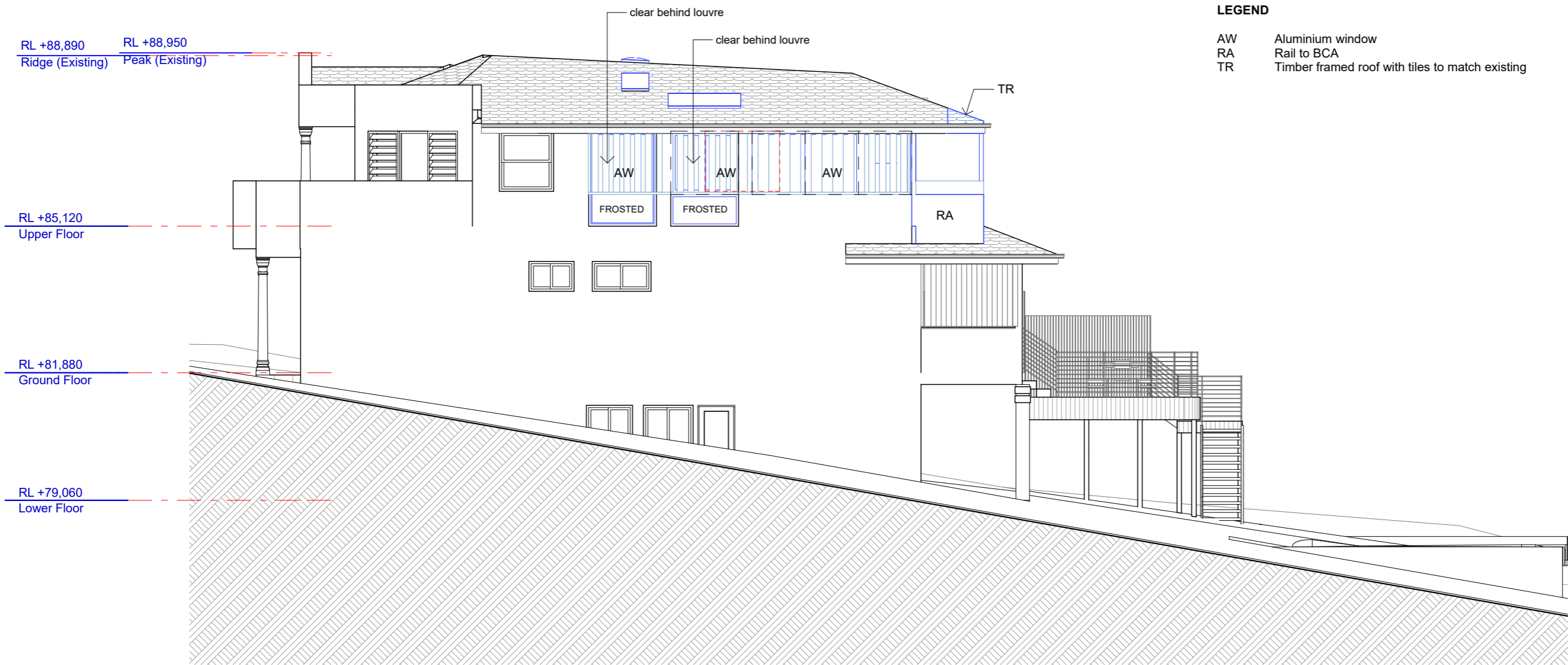
DRAWING NO: DA7

SCALE: 1:100@A3

DRAWN/DESIGNED: MP

PROJECT NUMBER: 1430

ISSUE:



LEGEND

- AW Aluminium window
RA Rail to BCA
TR Timber framed roof with tiles to match existing

North West Elevation
1:100



sketchArc

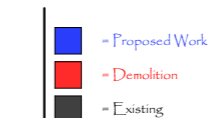
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.
The builder shall check and verify all dimensions
and verify all errors and omissions to the
Architect. Do not scale the drawings.
Drawings shall not be used for construction
purposes until issued by the
Architect for construction.

REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 1 Mulgowrie Cr, Balgowlah,
2093, NSW
Alterations & Additions
Lot 9 Section 58 in DP 758044 - 624.4m2

CLIENT:
Private



STATUS: DA		
DATE: 290120	SCALE: 1:100@A3	PROJECT NUMBER: 1430
STAGE: DA	DRAWN/DESIGNED: MP	ISSUE:
DRAWING NO: DA8		

LEGEND

- AW
- Aluminium window
- RA
- Rail to BCA
- TR
- Timber framed roof with tiles to match existing

RL +88,890

RL +88,950

Ridge (Existing)

Peak (Existing)

RL +85,120

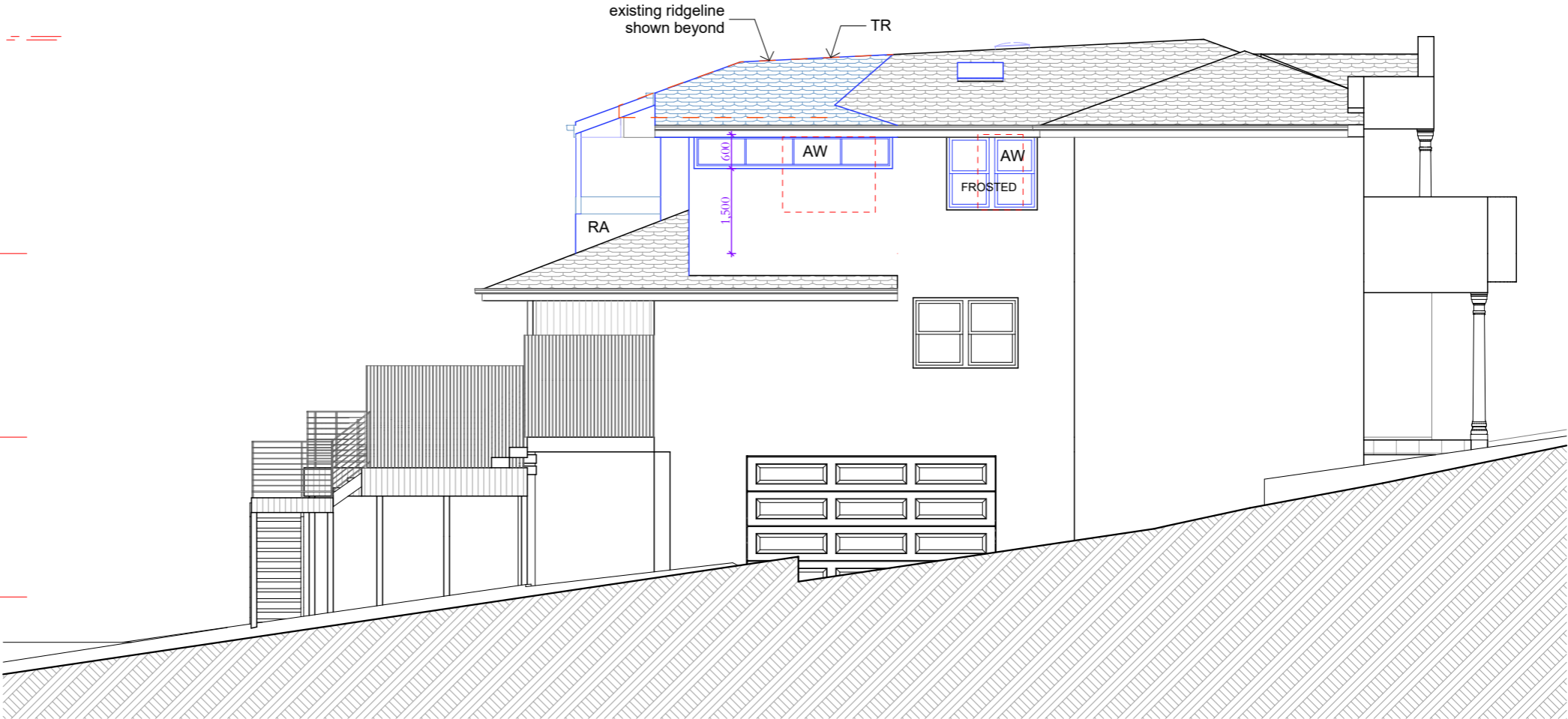
Upper Floor

RL +81,880

Ground Floor

RL +79,060

Lower Floor



South East Elevation
1:100



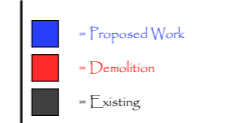
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.
The builder shall check and verify all dimensions
and verify all errors and omissions to the
Architect. Do not scale the drawings.
Drawings shall not be used for construction
purposes until issued by the
Architect for construction.

REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 1 Mulgowrie Cr, Balgowlah,
2093, NSW
Alterations & Additions
Lot 9 Section 58 in DP 758044 - 624.4m2

CLIENT:
Private



STATUS: DA		
DATE: 290120	SCALE: 1:100@A3	PROJECT NUMBER: 1430
STAGE: DA	DRAWN/DESIGNED: MP	ISSUE:
DRAWING NO: DA9		

RL +88,890 RL +88,950
Ridge (Existing) Peak (Existing)

RL +85,120
Upper Floor

RL +81,880
Ground Floor



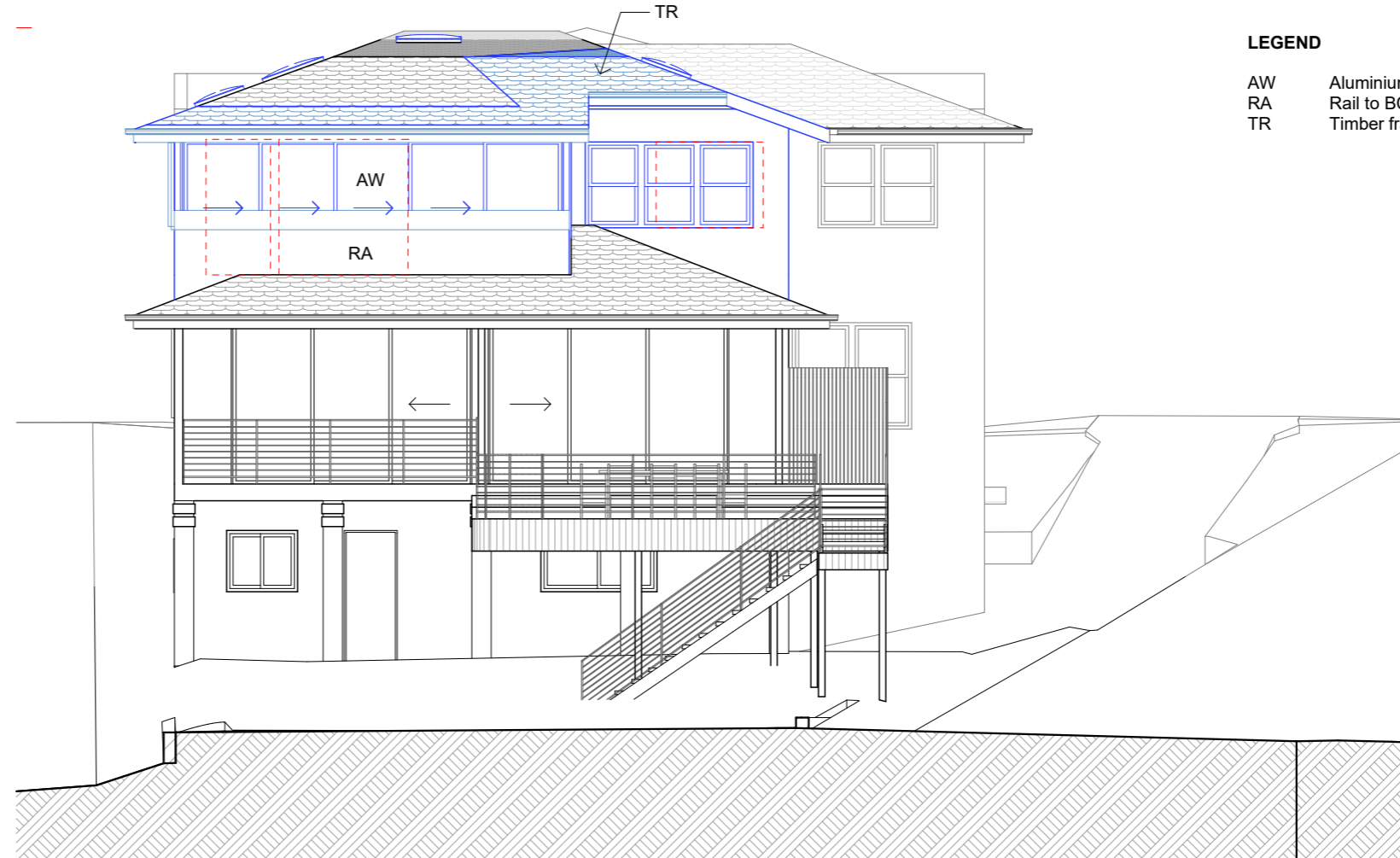
North East Elevation
1:100

RL +88,890 RL +88,950
Ridge (Existing) Peak (Existing)

RL +85,120
Upper Floor

RL +81,880
Ground Floor

RL +79,060
Lower Floor



South West Elevation
1:100

LEGEND

- AW Aluminium window
- RA Rail to BCA
- TR Timber framed roof with tiles to match existing



sketchArc

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

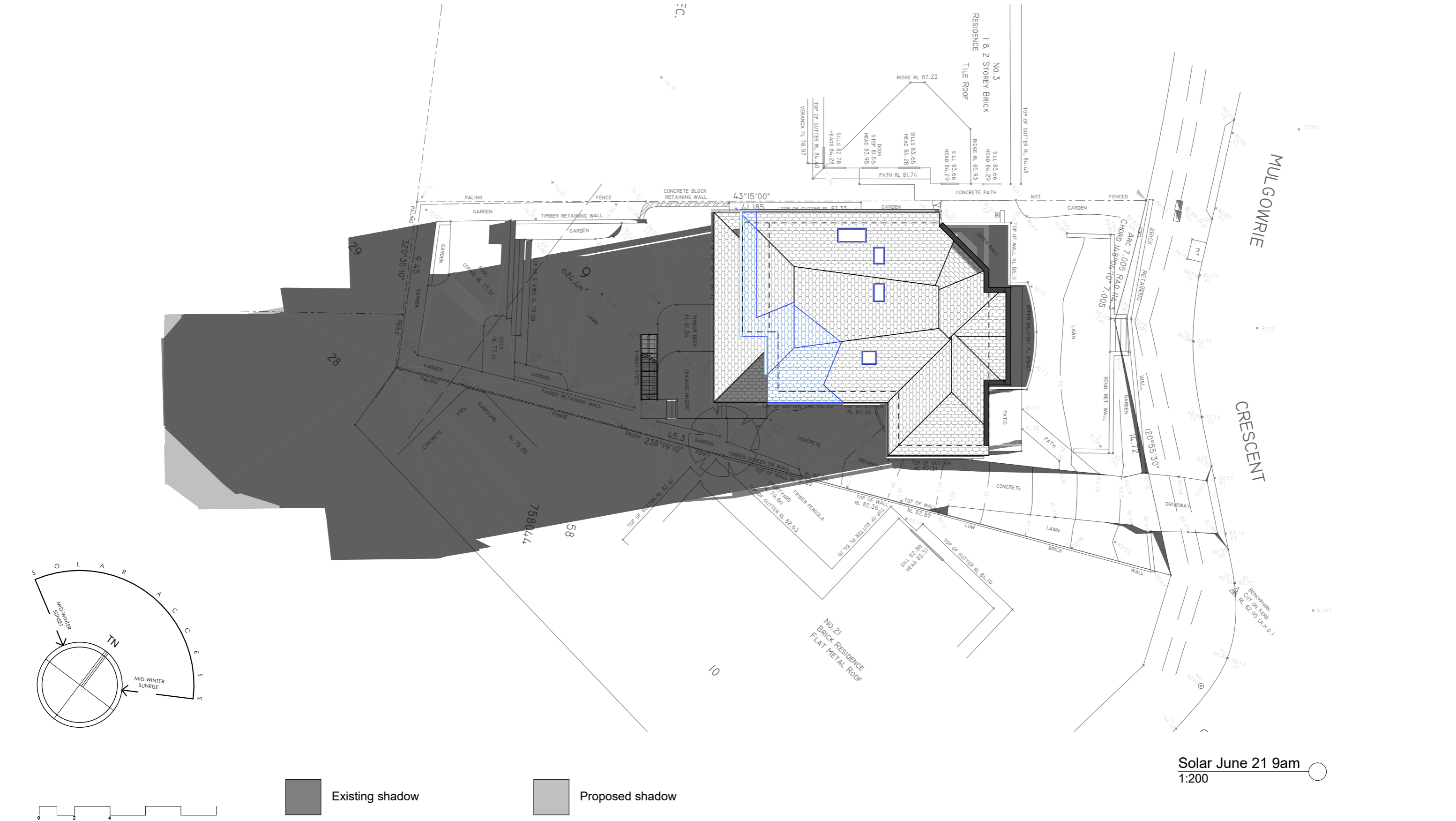
sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 1 Mulgowrie Cr, Balgowlah,
2093, NSW
Alterations & Additions
Lot 9 Section 58 in DP 758044 - 624.4m2

CLIENT:
Private

- = Proposed Work
- = Demolition
- = Existing

STATUS: DA		
DATE: 290120	SCALE: 1:100@A3	PROJECT NUMBER: 1430
STAGE: DA	DRAWN/DESIGNED: MP	ISSUE:
DRAWING NO: DA10		



sketchArc

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

sketchArc

Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 1 Mulgowrie Cr, Balgowlah,
2093, NSW
Alterations & Additions
Lot 9 Section 58 in DP 758044 - 624.4m2

CLIENT: Private

= Proposed Work

= Demolition

= Existing

STATUS: DA

DATE: 290120

STAGE: DA

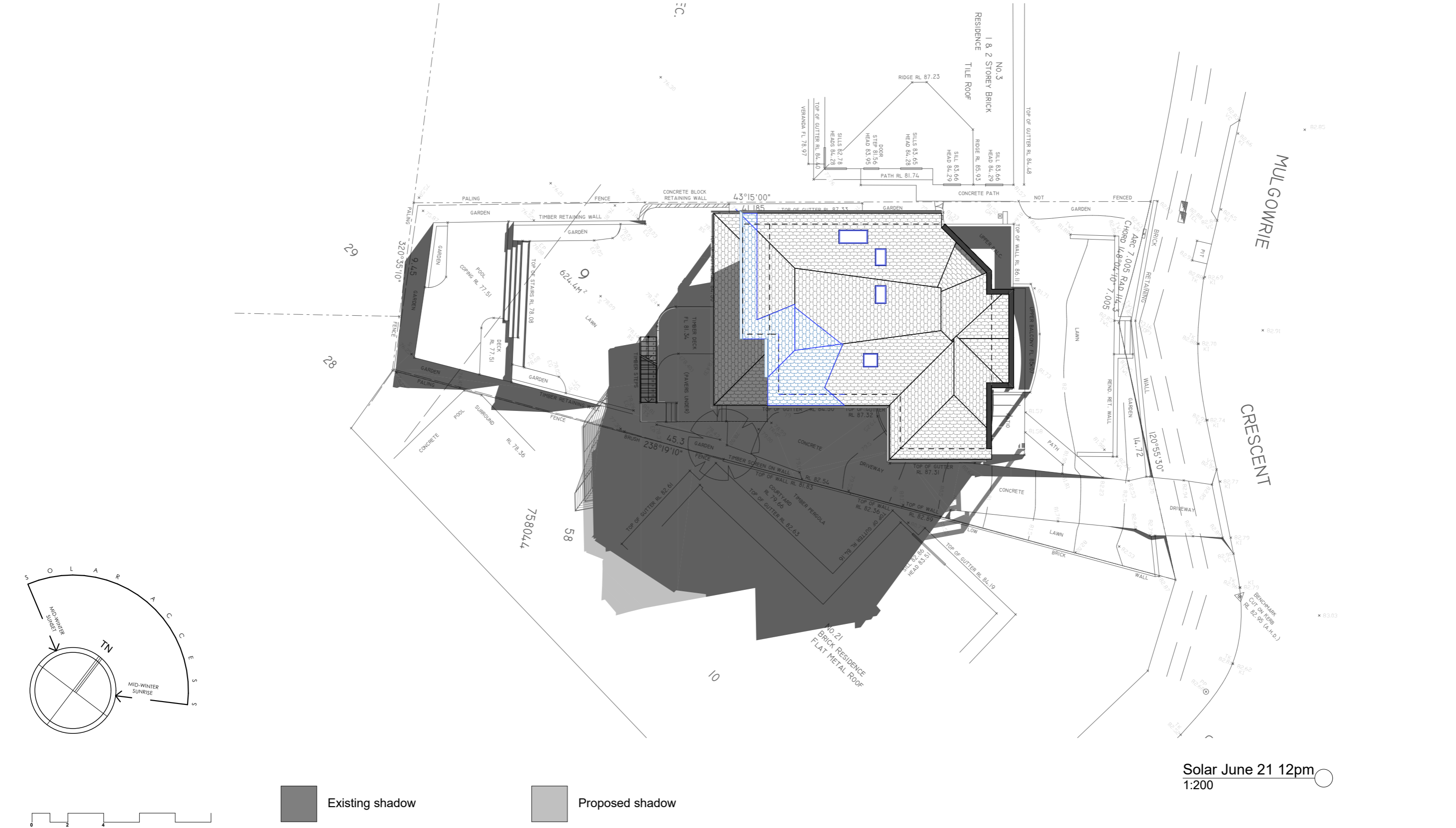
DRAWING NO: DA16

SCALE: 1:200@A3

DRAWN/DESIGNED: MP

PROJECT NUMBER: 1430

ISSUE:



sketchArc

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

sketchArc

Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 1 Mulgowrie Cr, Balgowlah, 2093, NSW
Alterations & Additions
Lot 9 Section 58 in DP 758044 - 624.4m2

CLIENT: Private

= Proposed Work

= Demolition

= Existing

STATUS: DA

DATE: 290120

STAGE: DA

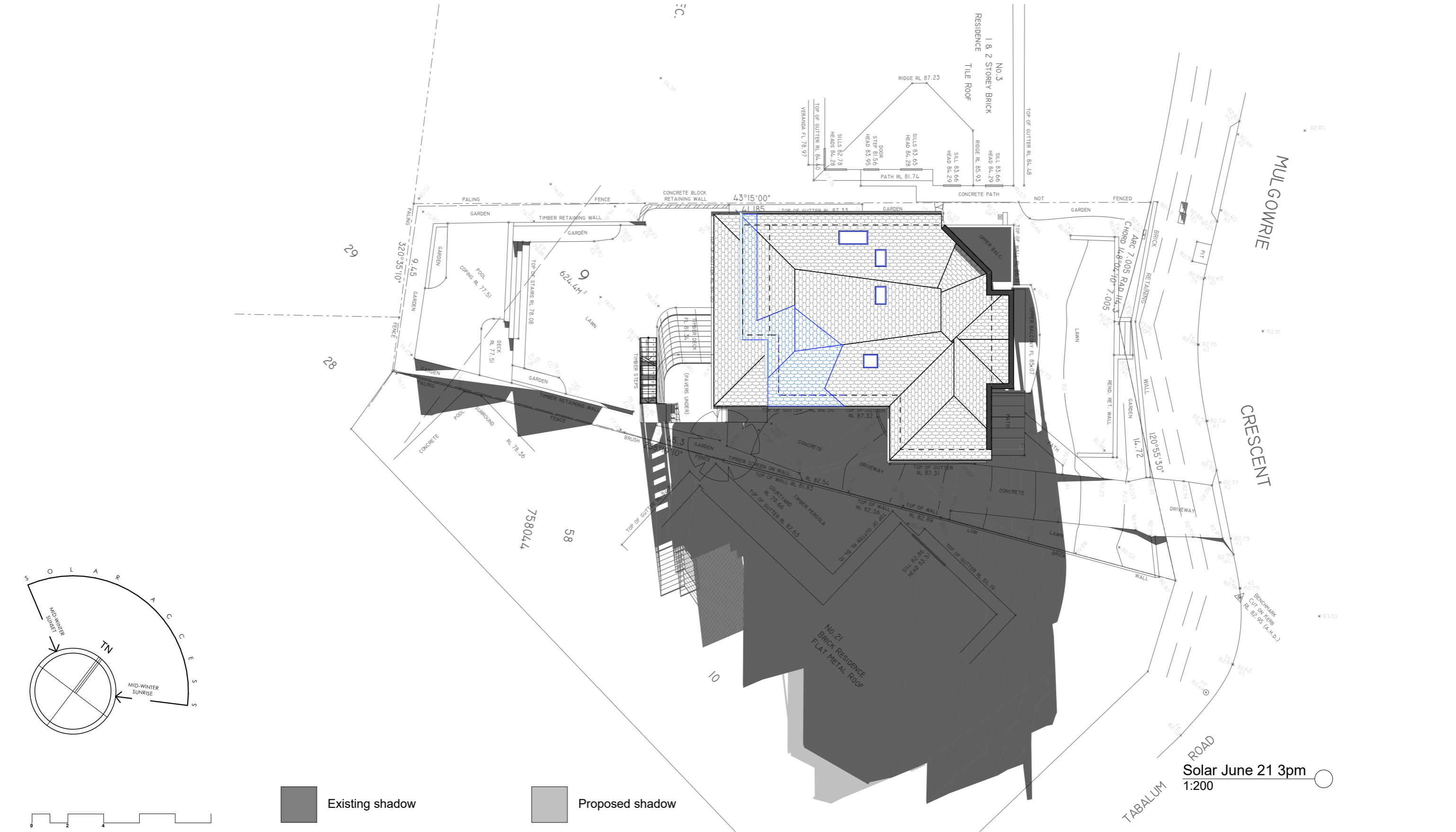
DRAWING NO: DA17

SCALE: 1:200@A3

DRAWN/DESIGNED: MP

PROJECT NUMBER: 1430

ISSUE:



sketchArc

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

sketchArc

Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 1 Mulgowrie Cr, Balgowlah, 2093, NSW

Alterations & Additions

Lot 9 Section 58 in DP 758044 - 624.4m²

CLIENT: Private

STATUS: DA

DATE: 290120

STAGE: DA

DRAWING NO: DA18

SCALE: 1:200@A3

DRAWN/DESIGNED: MP

PROJECT NUMBER: 1430

ISSUE:

Alterations and Additions

Certificate number: A355189_02

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 15, January 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	1 Mulgowrie Cr_02
Street address	1 Mulgowrie Crescent Balgowlah Heights 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 758044
Lot number	9
Section number	58
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check		
Windows and glazed doors					
<p>The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.</p> <p>The following requirements must also be satisfied in relation to each window and glazed door:</p> <p>Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.</p> <p>For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.</p> <p>Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.</p> <p>External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.</p> <p>Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.</p>	<div>✓</div>	<div>✓</div> <div>✓</div> <div>✓</div>	<div>✓</div> <div>✓</div> <div>✓</div>		
Windows and glazed doors glazing requirements					
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type
W1	SE	2.1	00	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	SE	2.1	00	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	SW	3.4	00	eave/verandah/pergola/balcony >=750 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	SW	12.4	00	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	NW	4.9	00	external louvre/blind (fixed)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	NW	3.1	00	external louvre/blind (fixed)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	NW	3.1	00	external louvre/blind (fixed)	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)

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 & 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 for the development may be issued.