

SITE PLAN, ROOF & STORMWATER

1:200

LEGEND

- PROPOSED DOWNPIPE
- EXISTING DOWNPIPE

NOTE: ALL PROPOSED STORMWATER
TO CONNECT WITH EXISTING

NOTES

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LEGEND

- NEW FLOOR AREA
- NEW WET FLOOR AREA
- METAL ROOFING
- TILED ROOFING
- TIMBER
- CONCRETE
- BRICKWORK
- METAL
- EXISTING
- DEMOLISHED

CLIENT

Mr and Mrs Ford

PROJECT ADDRESS

203 Balgowlah Road
Balgowlah NSW 2093

DRAWING NO.

DA02

DATE

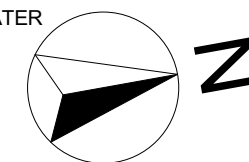
December 2019

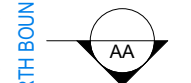
DRAWING NAME

SITE, ROOF & STORMWATER
PLAN

SCALE

1:200 @A3





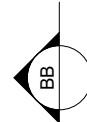
18.29

EXIST
9,478

EXIST
1,758

33.65

EAST BOUNDARY



EXTERNAL WALL TO BE REMOVED.
SHOWN RED DASHED

PROPOSED
9,084

275

275

275

275

275

275

275

275

275

275

275

275

275

275

275

275

275

275

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275

275

275

275

275

275

RESIDENTIAL TIMBER FRAMED CONSTRUCTION TO AS 1684;
EXTERNAL WEATHERBOARD CLADDING

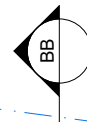
STAIRS TO COMPLY WITH NCC STANDARDS

SOUTH BOUNDARY

22.85

8,000
DCP REAR SETBACK

WEST BOUNDARY
33.94



15.72

10 x 175 = 1,750

EXIST
1,860

EXIST. DRIVEWAY

LAWN

EXIST. PATH

LAWN

LIVING

COVERED
VERANDAH

FP

EXISTING RESIDENCE

DINING

RL 16,130

KITCHEN

PORTION OF NEW FLOOR AREA

ENTRY

HALLWAY

BATH

BEDROOM 1

STUDY

PROPOSED RUMPUS

Timber Floor

RL 16,130

PROPOSED LAUNDRY

Tiled

PROPOSED WC

Tiled

2 x 175 = 350

DN

700

1,100

130

1,100

130

1,100

130

1,100

130

1,100

130

1,100

130

1,100

130

1,100

130

1,100

130

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LEGEND

	NEW FLOOR AREA		CONCRETE
	NEW WET FLOOR AREA		BRICKWORK
	METAL ROOFING		METAL
	TILED ROOFING		EXISTING
	TIMBER		DEMOLISHED

CLIENT

Mr and Mrs Ford

PROJECT ADDRESS

203 Balgowlah Road
Balgowlah NSW 2093

DRAWING NO.

DA06

DATE

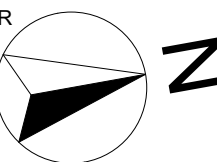
December 2019

DRAWING NAME

PROPOSED GROUND FLOOR
PLAN

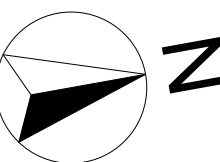
SCALE

1:100 @A3



GROUND FLOOR LEVEL

1:100



WEST BOUNDARY
33.94

90 3,144 90 3,590 90 3,524 90 2,251 90

TIMBER FRAMED ROOF @ 28° PITCH TO ENGINEER'S DETAILS;
ROOF TILES TO MATCH DEMOLISHED ROOF TILES, IF POSSIBLE

10 x 175 = 1,750

EXISTING
VERANDAH
ROOF

POSITION OF FLUE
(CHECK ON SITE)

RESIDENTIAL TIMBER FRAMED CONSTRUCTION TO AS 1684;
EXTERNAL WEATHER BOARD CLADDING

PLASTERBOARD CEILING, RAKED.
CATHEDRAL STYLE (DENOTED BY YELLOW FILL)

TIMBER FRAMED ROOF TO ENGINEER'S DETAILS;
ROOF TILES TO MATCH DEMOLISHED ROOF TILES,
IF POSSIBLE

PROPOSED FRONT SETBACK
11,552

33.65

EAST BOUNDARY



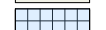





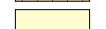

FIRST FLOOR PLAN

Gross Floor Area - 90.94m²

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LEGEND

	NEW FLOOR AREA		CONCRETE
	NEW WET FLOOR AREA		BRICKWORK
	METAL ROOFING		METAL
	TILED ROOFING		EXISTING
	TIMBER		DEMOLISHED

CLIENT

Mr and Mrs Ford

PROJECT ADDRESS

203 Balgowlah Road
Balgowlah NSW 2093

DRAWING NO.

DA07

DATE

December 2019

DRAWING NAME

PROPOSED FIRST FLOOR
PLAN

SCALE

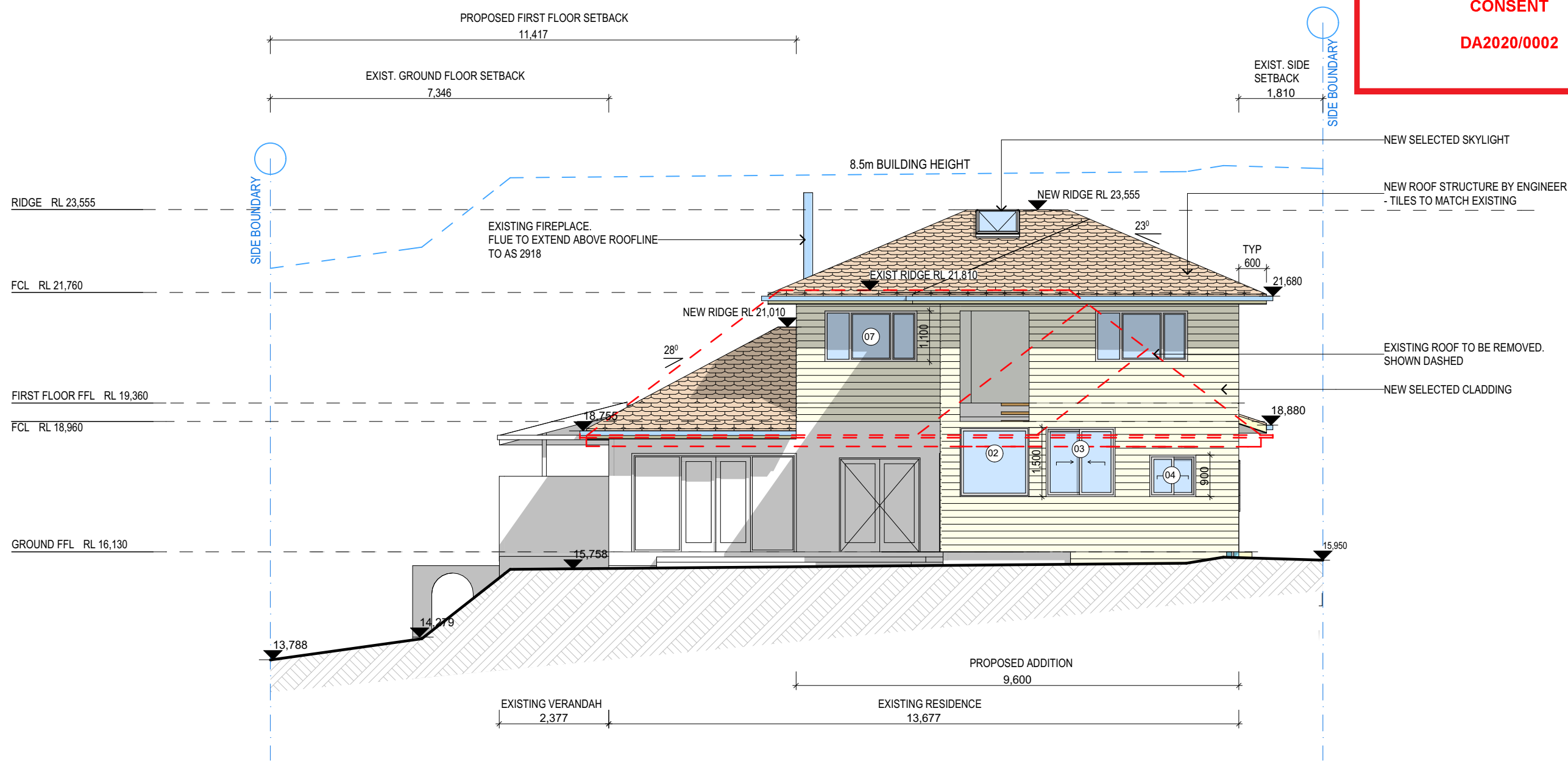
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northern
beaches
council

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

DA2020/0002



SOUTH ELEVATION

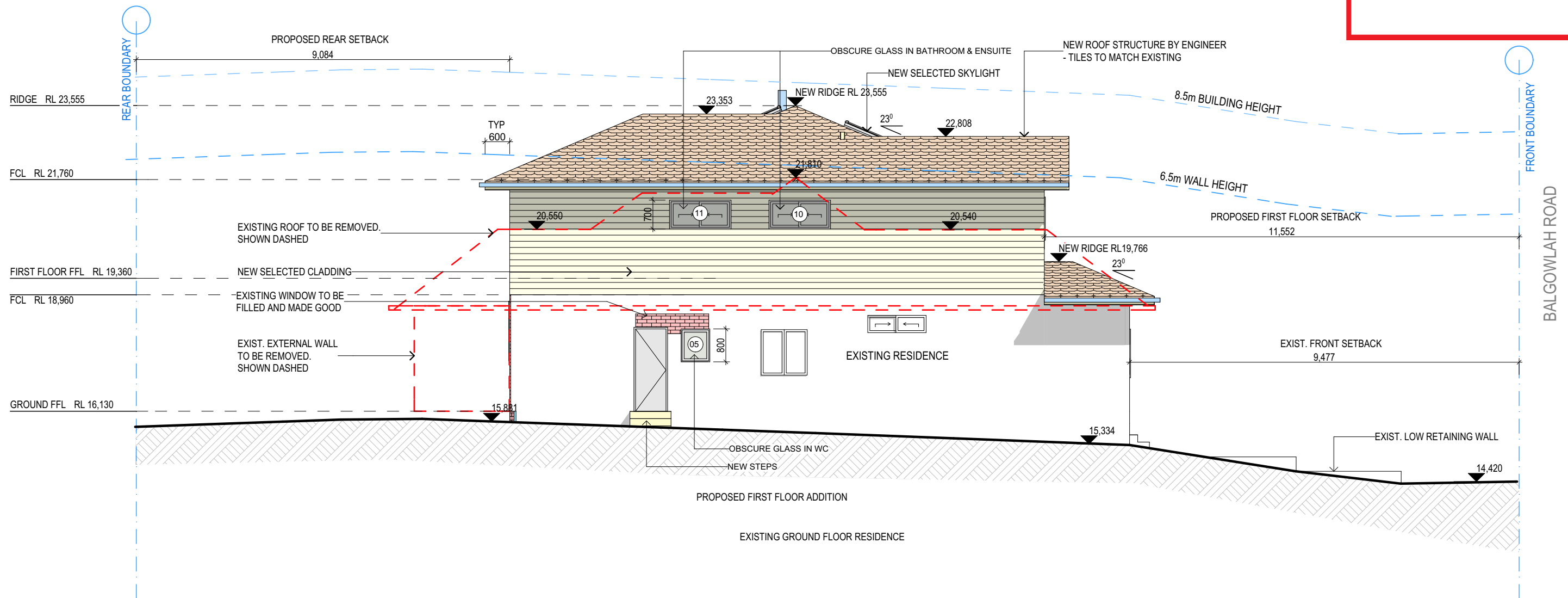
1:100



northern
beaches
council

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

DA2020/0002



EAST ELEVATION

1:100

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




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LEGEND

	TIMBER		METAL ROOFING
	WEATHERBOARD		TILED ROOFING
	FACE BRICKWORK		RENDER
	METAL		EXISTING
	CONCRETE		

CLIENT

Mr and Mrs Ford

PROJECT ADDRESS

203 Balgowlah Road
Balgowlah NSW 2093

DRAWING NO.

DA09

DATE

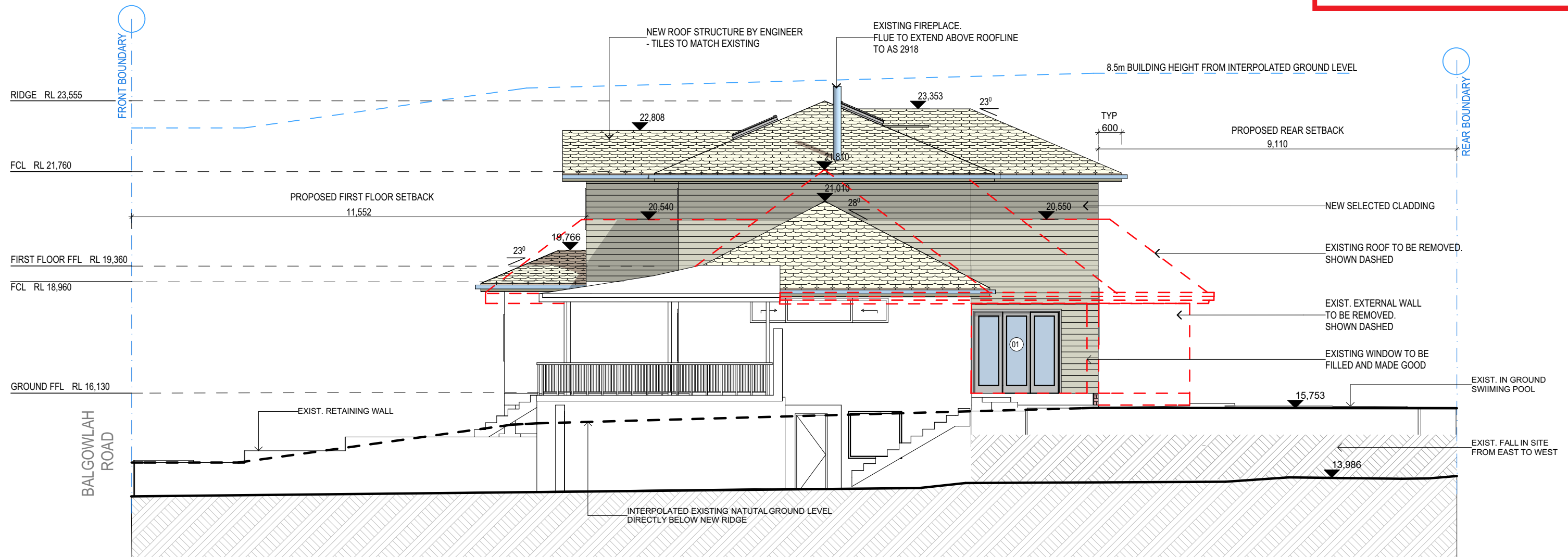
December 2019

DRAWING NAME

ELEVATIONS

SCALE

1:100 @A3



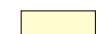


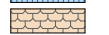
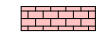



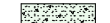
WEST ELEVATION

1:100

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LEGEND

	TIMBER		METAL ROOFING
	WEATHERBOARD		TILED ROOFING
	FACE BRICKWORK		RENDER
	METAL		EXISTING
	CONCRETE		

CLIENT

Mr and Mrs Ford

PROJECT ADDRESS

203 Balgowlah Road
Balgowlah NSW 2093

DRAWING NO.

DA10

DATE

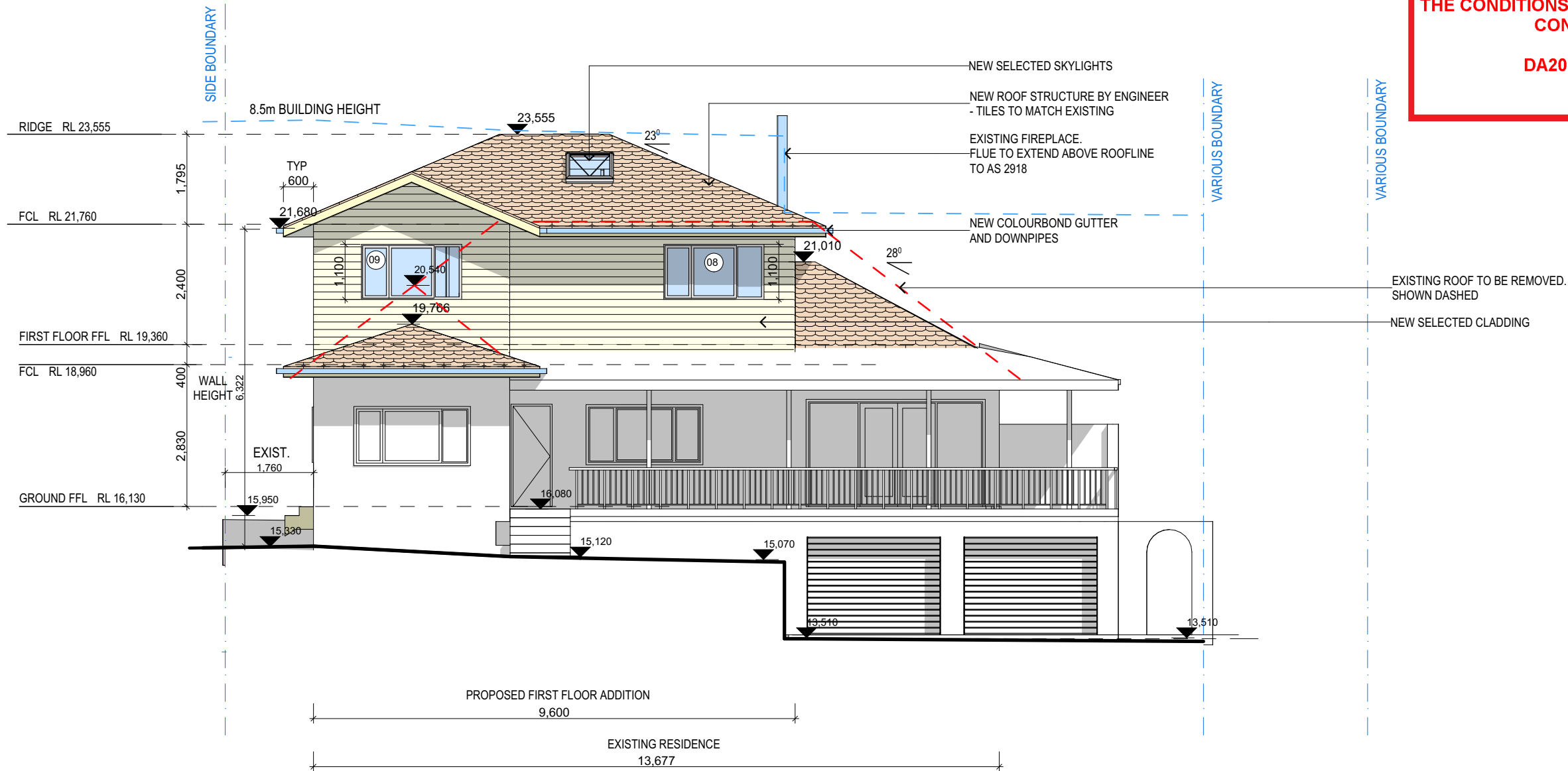
December 2019

DRAWING NAME

ELEVATIONS

SCALE

1:100 @A3












NORTH ELEVATION

1:100

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LEGEND

	TIMBER		METAL ROOFING
	WEATHERBOARD		TILED ROOFING
	FACE BRICKWORK		RENDER
	METAL		EXISTING
	CONCRETE		

CLIENT

Mr and Mrs Ford

PROJECT ADDRESS

203 Balgowlah Road
Balgowlah NSW 2093

DRAWING NO.

DA11

DATE

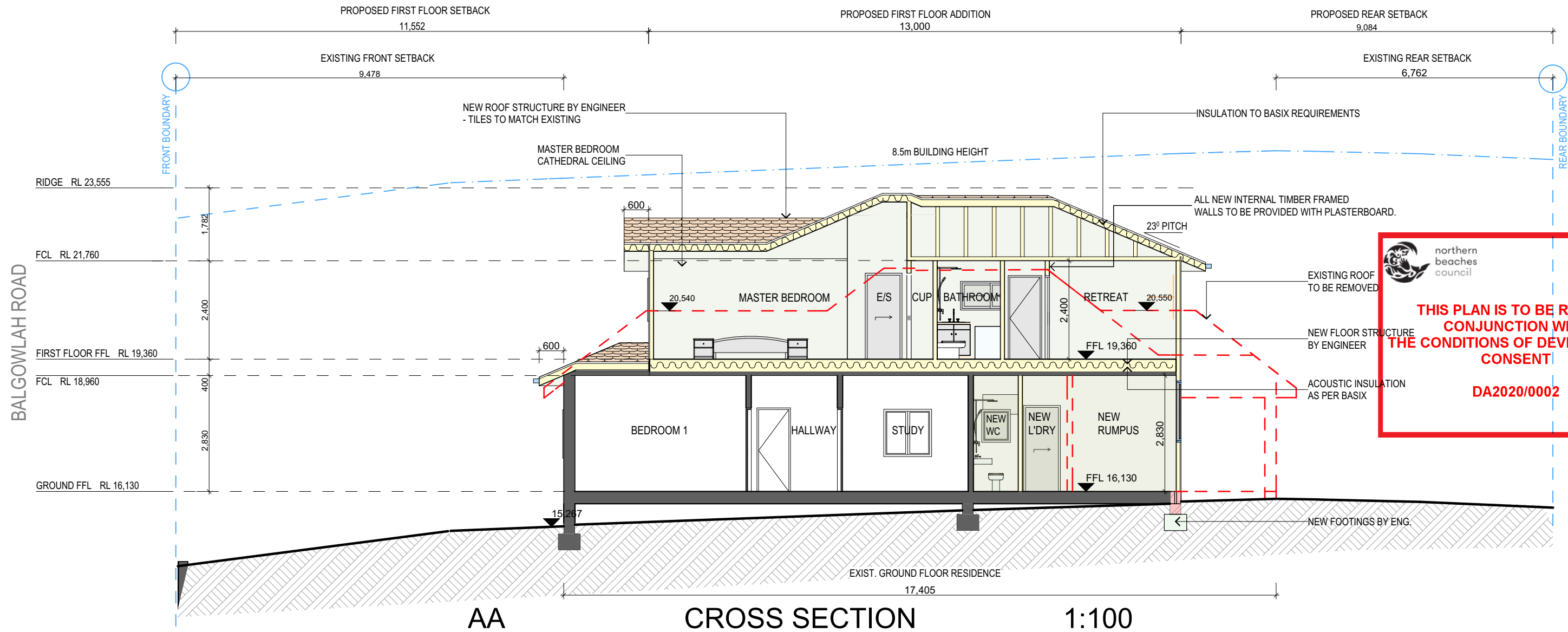
December 2019

DRAWING NAME

ELEVATIONS

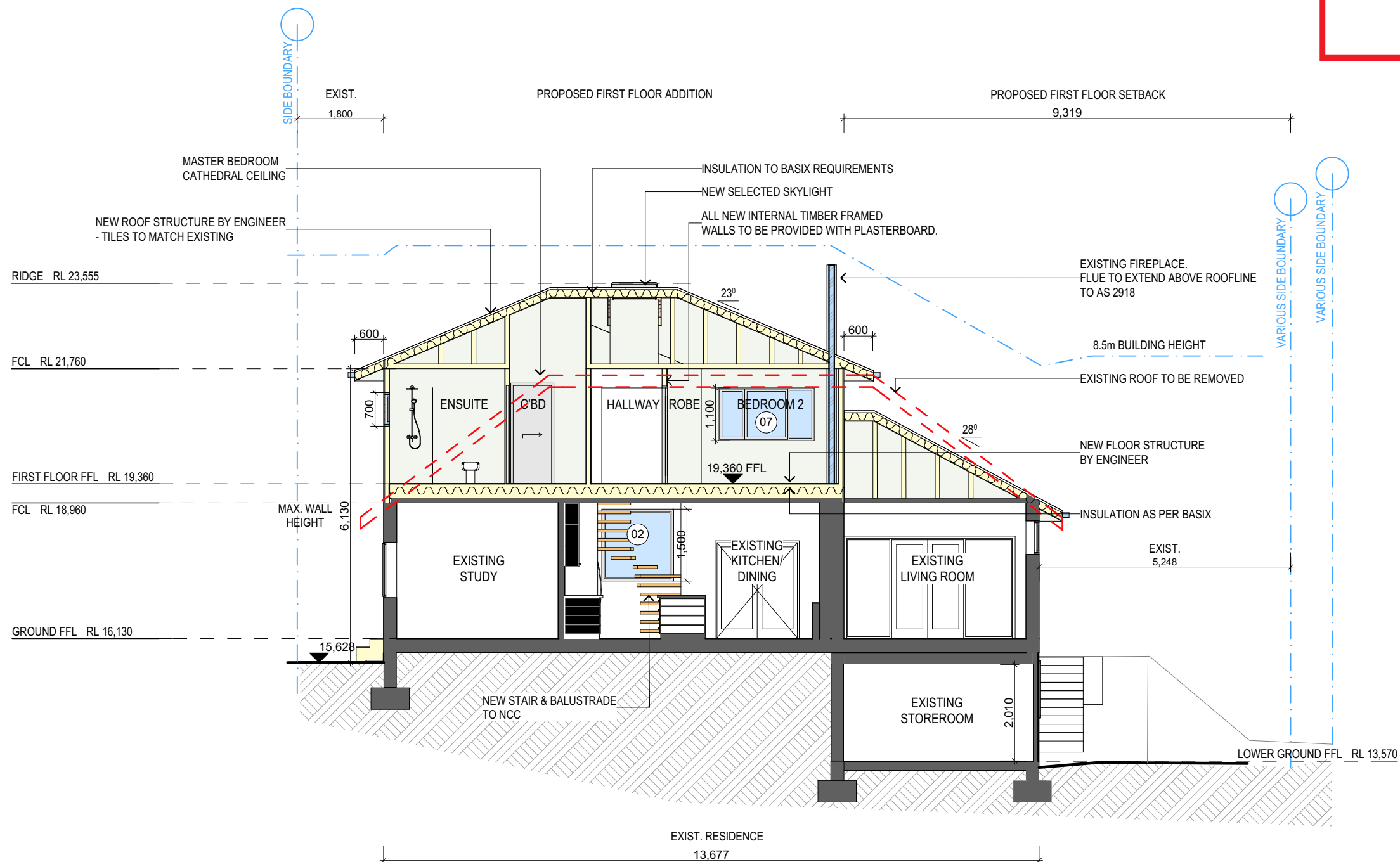
SCALE

1:100 @A3



BASIX REQUIREMENTS	
BASIX INCLUSIONS FOR 203 BALGOWLAH ROAD, BALGOWLAH, 2093	
LIGHTING REQUIREMENTS 40% OF NEW OR ALTERED LIGHT FIXTURES TO BE FITTED WITH FLUORESCENT, COMPACT FLUORESCENT, OR LIGHT-EMITTING-DIODE (LED) LAMPS	
WATER SHOWER: MINIMUM 3 STARS TOLIET: MINIMUM 3 STARS TAPS: MINIMUM 3 STARS	
INSULATION REQUIREMENTS	
CONSTRUCTION	ADDITIONAL INSULATION REQUIREMENTS (R-VALUE)
FLOOR ABOVE EXISTING DWELLING OR BUILDING	NIL
EXTERNAL WALL; FRAMED (WEATHERBOARD, FIBRO, METAL CLAD)	R1.30 (OR R1.70 INCLUDING CONSTRUCTION)
FLAT CEILING, PITCHED ROOF	CEILING; R1.45 (UP), ROOF; FOIL BLANKET (55mm)
RAKED CEILING, PITCHED/SKILLION ROOF; FRAMED	CEILING; R1.74 (UP), ROOF, FOIL BACKED BLANKET (55mm)
GLAZING DOORS/ WINDOWS	SKYLIGHTS
TIMBER or uPVC, SINGLE CLEAR, (OR U-VALUE 5.71, SHGC: 0.66) W2, W3, W4, W5, W6, W7, W8, W9, W10, W11, W12	TIMBER, LOW-e INTERNAL/ARGON FILL/ CLEAR EXTERNAL, (OR U-VALUE: 2.5, SHGC: 0.456) S1, S2
IMPROVED ALUMINIUM, SINGLE PYROLYTIC LOW e, (U-VALUE: 4.48, SHGC: 0.46) D1	

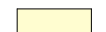




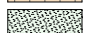

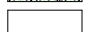

SPECIFICATION NOTES			
EXTERNAL WALLS - LIGHTWEIGHT FRAME WALLS FINISHED OFF WITH SELECTED CLADDING	DOORS AND WINDOWS - ALUMINIUM & TIMBER FRAMED WINDOWS AND DOORS - WEATHER STRIPPING IS TO BE PROVIDED TO ALL EXTERNAL WINDOWS AND DOORS	GUTTERS & DOWNPIPES - COLOURBOND GUTTER & DOWNPIPES - MINIMUM SLOPE OF EAVES AND GUTTERS 1:200	INTERNAL LINING - PROVIDE PLASTERBOARD LINING STAIR - DRESSED & SEASONED PINE TREADS - BALUSTRADE 1m HIGH TO NCC
FLOORS - REINFORCED CONCRETE SLAB ON GROUND TO GROUND FLOOR - TIMBER FLOOR FRAMING TO BE FINISHED WITH T&G HARDWOOD FLOORING TO GROUND & FIRST FLOOR - TILES ON COMPRESSED F.C & WATERPROOF MEMBRANE TO ALL WET AREAS.	ROOFING - SELECTED TILES	FLASHING & CAPPING - SELECTION AND INSTALLATION OF METAL RAINWATER GOODS REFER TO AS 2180 - FLASH PROJECTIONS ABOVE THE ROOF WITH TWO PART FLASHINGS CONSISTING OF AN APRON FLASHING & OVER FLASHING, WITH AT LEAST 100mm OVERLAP. - PROVIDE FOR INDEPENDANT MOVEMENT BETWEEN ROOF AND PROJECTION.	SMOKE DETECTORS/ALARMS - NCC VOL 2 PART 3.7.2. FIRE/SMOKE DETECORS COMPLYING WITH THE REQUIREMENTS OF THE LOCAL GOVERNMENT ACT AND/OR STATE OR TERRITORY REGULATIONS MUST BE FITTED IN THE LOCATIONS REQUIRED AND APPROVED BY THE AUTHORITY AND SHALL BE INSTALLED IN ACCORDANCE WITH AS3786-2014.
BATHROOM/LAUNDRY/ENSUITE - ALL WATERPROOFING TO AS 3740 - PROVIDE A GUARANTEED FLEXIBLE WATERPROOF MEMBRANE TO ALL WET AREA FLOORS & SHOWER WALLS TO MANUFACTURES INSTRUCTIONS	STORMWATER - NEW DOWNPIPES TO BE CONNECTED INTO EXISTING STORMWATER	TIMBER FRAMING - USE TREATED TIMBER WHERE REQUIRED FOR DURABILITY - DO NOT USE TIMBER UNSUITABLE FOR EXPOSURE TO MOISTURE IN EXPOSED LOCATION. - ALL WORKMANSHIP AND MATERIALS SHALL BE IN ACCORDANCE WITH AS 1684 AND 1720 AS APPLICABLE - PROVIDE STRUCTURE BRACING AS PER AS 1684 - PROVIDE STRUCTURE TIEDOWN AS PER AS 1684 - USE GALVANISED FIXING WHERE EXPOSED TO WEATHER	WASTE MANAGEMENT - ALL WASTE SHALL BE TAKEN AWAY BY TRUCKS TO A SUITABLE LANDFILL OR RECYCLE DEPOT. - ALL WASTE SHALL BE COVERED DURING TRANSPORATION - WASTE GENERATED DURING CONSTRUCTION SHALL BE PLACED IN STEEL BINS AND TAKEN AWAY BY AN APPROVED LANDFILL SITE
TERMITE CONTOL - TO AS 3660.1		CONCRETE - FOOTINGS AS PER AS 1480. - ALL REINFORCEMENTS SHALL CONFORM TO AS 1302, AS 1303, AS 1304	SEDIMENT CONTOL - A FILTER CLOTH SYSTEM SHALL BE INSTALLED TO STOP ANY SEDIMENT ENTERING COUNCIL'S STORMWATER SYSTEM
NOTE: ADDITIONS AND ALTERATIONS ARE TO BE READ IN CONJUNCTION AND COMPLY WITH THE BASIX CERTIFICATE			



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LEGEND

	TIMBER		METAL ROOFING
	WEATHERBOARD		TILED ROOFING
	FACE BRICKWORK		RENDER
	METAL		EXISTING
	CONCRETE		

CLIENT

Mr and Mrs Ford

PROJECT ADDRESS

203 Balgowlah Road
Balgowlah NSW 2093

DRAWING NO.

DA13

DATE

December 2019

DRAWING NAME

LONG SECTION

SCALE

1:100 @A3