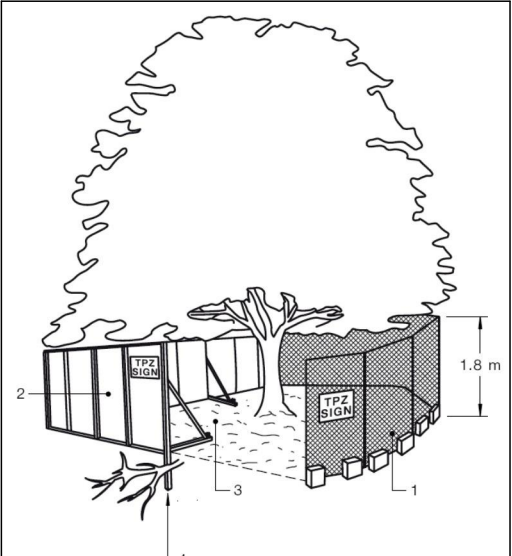


SKIP BIN
RECYCLING

SKIP BIN
WASTE

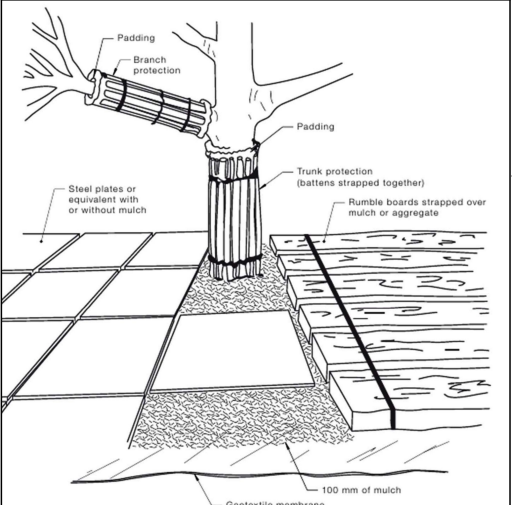
MATERIAL
STORAGE

SKIP BINS & MATERIAL STORAGE TO BE STORED IN
FRONT YARD



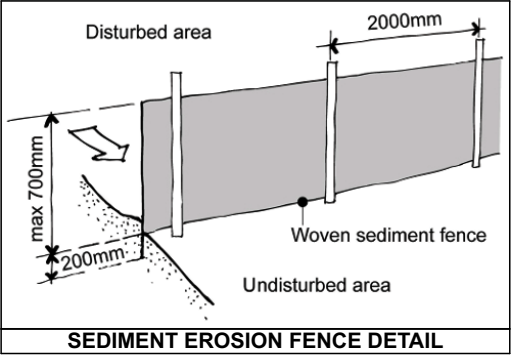
**TREE PROTECTION ZONE (TPZ)
FENCING (WHEN POSSIBLE):**

1. CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET.
2. ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
3. MULCH INSTALLATION ACROSS SURFACE OF TPZ (AT THE DISCRETION OF THE PROJECT ARBORIST). NO EXCAVATION, CONSTRUCTION ACTIVITY, GRADE CHANGES, SURFACE TREATMENT OR STORAGE OF MATERIALS OF ANY KIND IS PERMITTED WITHIN THE TPZ.
4. BRACING IS PERMISSIBLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING ROOTS.



**TREE PROTECTION ZONE (TPZ)
FENCING (NOT POSSIBLE):**

1. FOR TRUNK AND BRANCH PROTECTION USE BOARDS AND PADDING THAT WILL PREVENT DAMAGE TO BARK. BOARDS ARE TO BE STRAPPED TO TREES, NOT NAILED, OR SCREWED.
2. RUMBLE BOARDS SHOULD BE OF SUITABLE THICKNESS TO PREVENT SOIL COMPACTION AND ROOT DAMAGE.

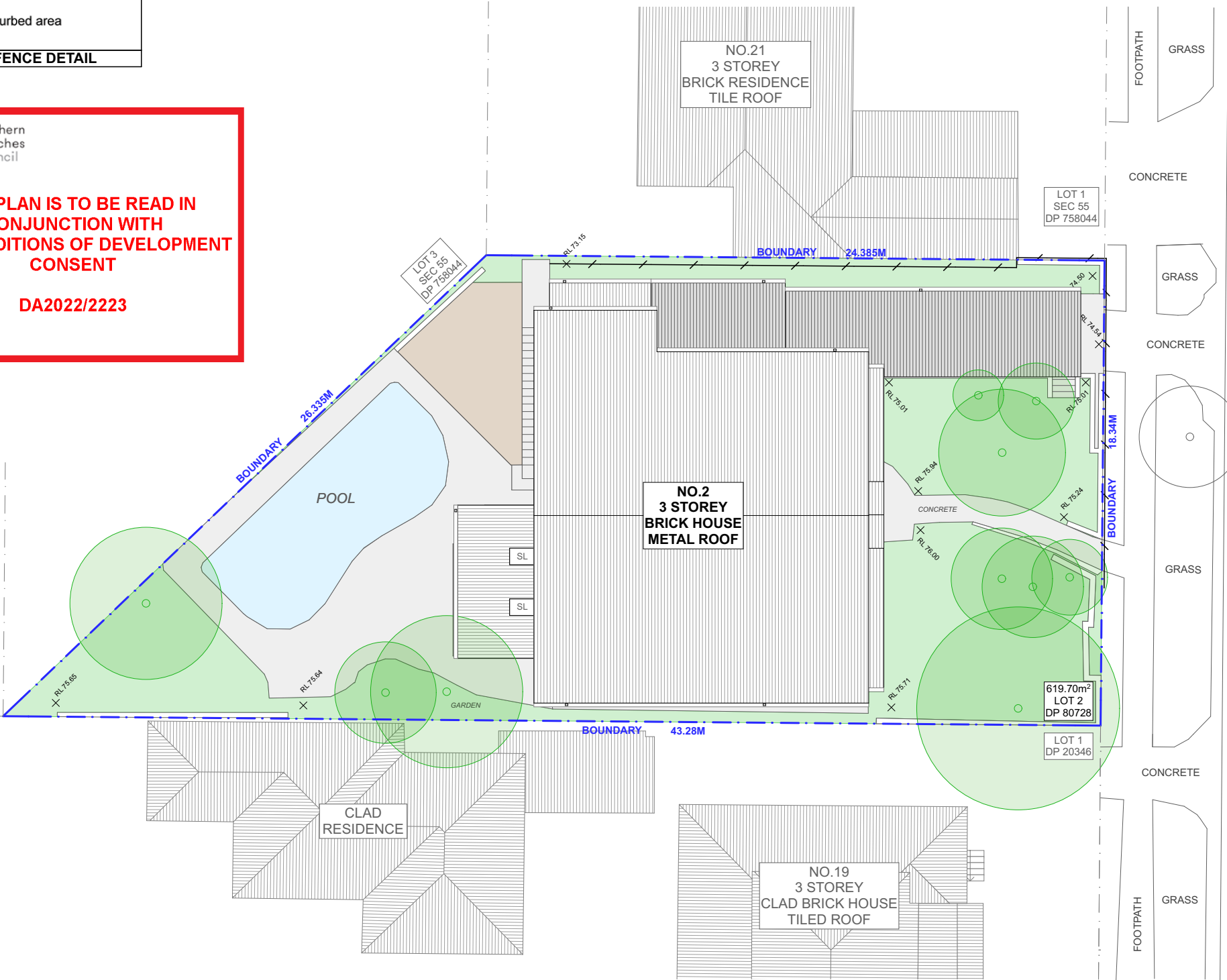




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THE CONDITIONS OF DEVELOPMENT
CONSENT


DA2022/2223



1

SITE - WASTE - SEDIMENT PLAN

1:200



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WWW.PROGRESSIVEPLANS.COM.AU

NOTES

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REV.	NOTES.	INITIAL	DATE
A	DA DOCUMENTATION	IA	17.11.22

LEGEND

EXISTING

DEMOLISHED

EXISTING ROOF

PROPOSED ROOF

SEDIMENT EROSION FENCE

LANDSCAPE / GRASS

CONCRETE / PAVERS

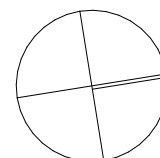
TIMBER DECK

POOL / WATER

ABBREVIATIONS

DP: DEPOSIT PLAN
RL: REDUCED LEVEL
SP: STRATA PLAN

NORTH POINT



CLIENTS:

JAKE & NATALIE
BROMWICH

SITE ADDRESS:

20 BAREENA DRIVE
BALGOWLAH, NSW, 2093

DRAWING TITLE:

SITE - WASTE - SEDIMENT PLAN

SCALE:

1:200 @A3

DATE:

17/11/2022

PROJECT NO:

1010

DRAWING NO:

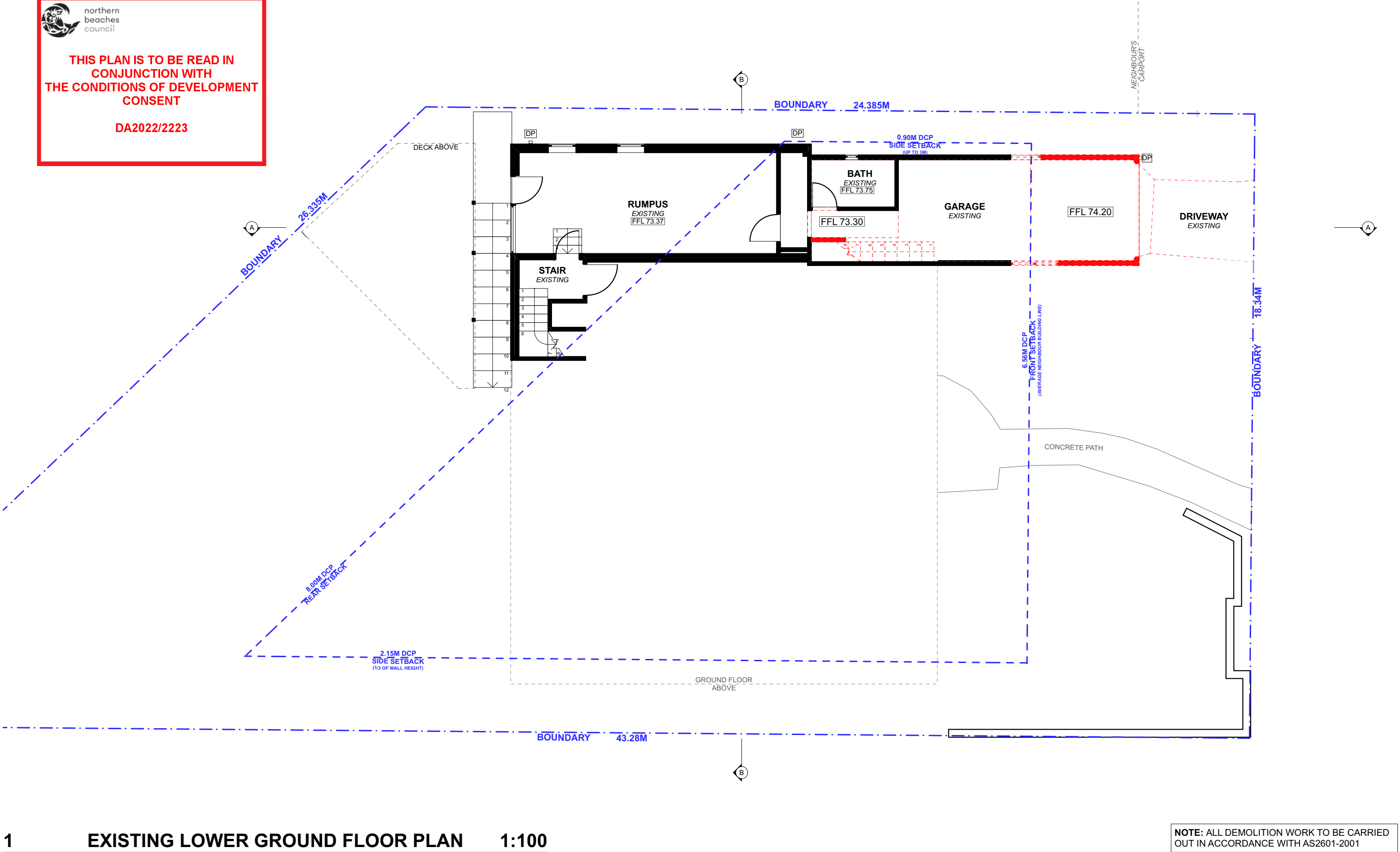
DA04



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THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2022/2223




1

EXISTING LOWER GROUND FLOOR PLAN

1:100

NOTE: ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001



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REV.	NOTES.	INITIAL	DATE
A	DA DOCUMENTATION	IA	17.11.22

LEGEND

 EXISTING

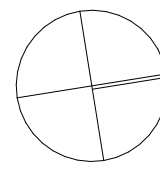
 DEMOLISHED

 PROPOSED

ABBREVIATIONS

CPD: CUPBOARD
DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
FW: FLOOR WASTE
HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL
SA: SMOKE ALARM

NORTH POINT



CLIENTS:

JAKE & NATALIE
BROMWICH

SITE ADDRESS:

20 BAREENA DRIVE
BALGOWLAH, NSW, 2093

DRAWING TITLE:

EXISTING LOWER GROUND FLOOR
PLAN

SCALE:

1:100 @A3

DATE:

17/11/2022

PROJECT NO:

1010

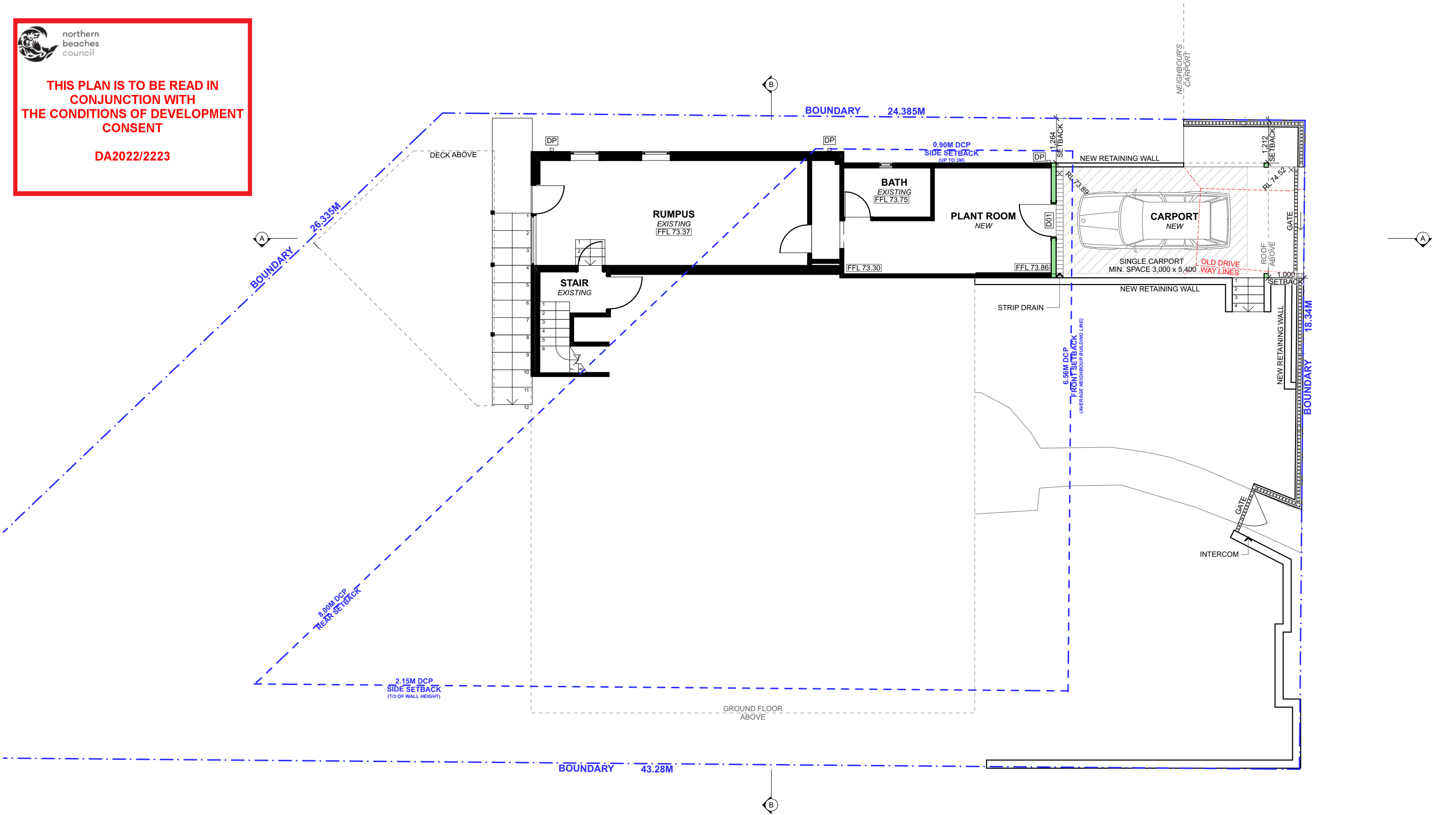
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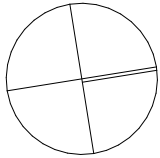
 northern beaches council

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

DA2022/2223



1 PROPOSED LOWER GROUND FLOOR PLAN 1:100

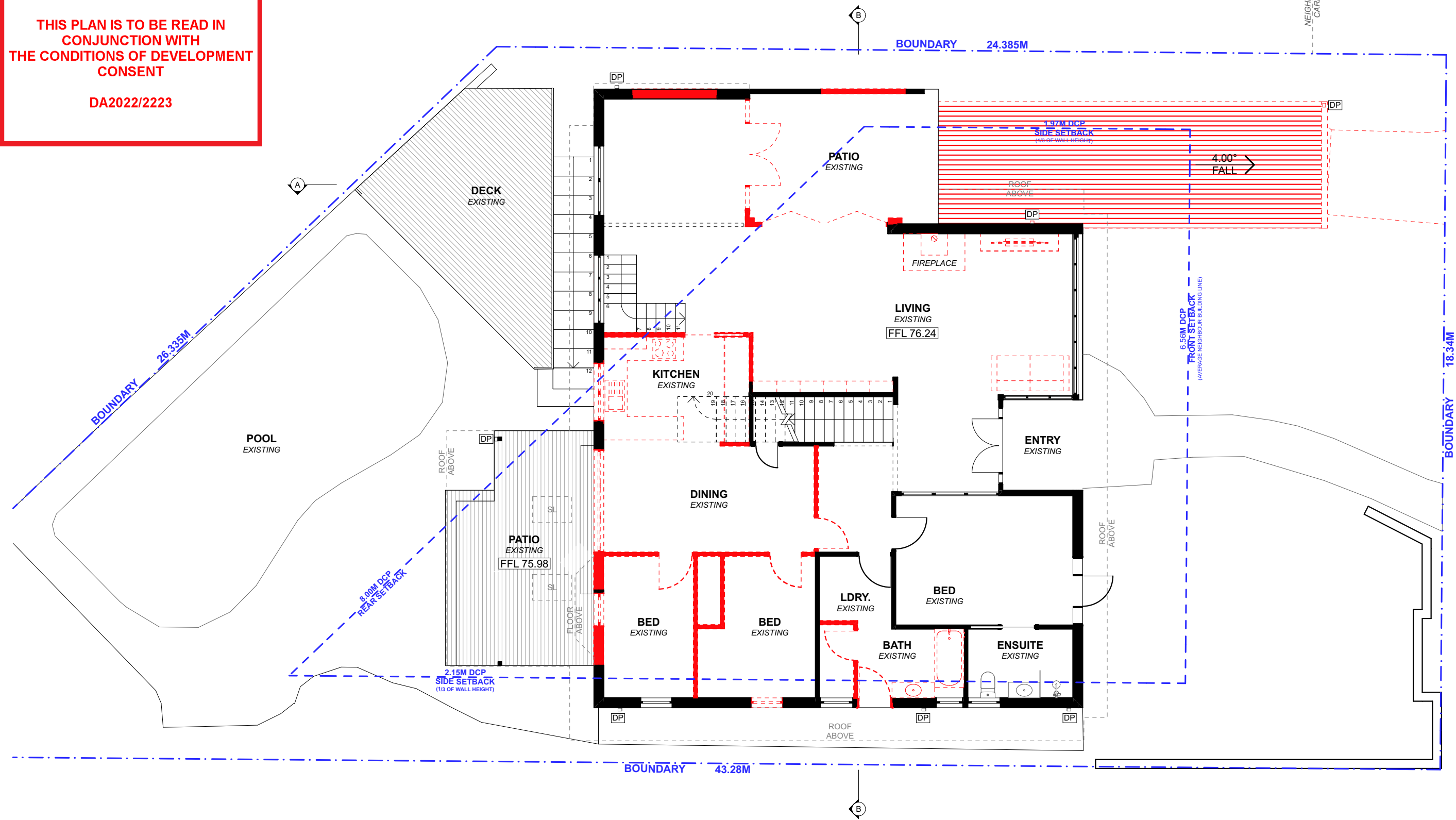
 <div>progressive plans</div> <div>0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU</div>	NOTES THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.	REV.	NOTES.	INITIAL	DATE	LEGEND <div><div></div> EXISTING</div> <div><div></div> DEMOLISHED</div> <div><div></div> PROPOSED</div>	ABBREVIATIONS CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL FW: FLOOR WASTE HWS: HOT WATER SYSTEM RL: REDUCED LEVEL SA: SMOKE ALARM	NORTH POINT 	CLIENTS: JAKE & NATALIE BROMWICH SITE ADDRESS: 20 BAREENA DRIVE BALGOWLAH, NSW, 2093	DRAWING TITLE: PROPOSED LOWER GROUND FLOOR PLAN SCALE: 1:100 @A3 PROJECT NO: 1010 DATE: 17/11/2022 DRAWING NO: DA06
		A	DA DOCUMENTATION	IA	17.11.22					



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1

EXISTING GROUND FLOOR PLAN

1:100

NOTE: ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001



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REV.	NOTES.	INITIAL	DATE
A	DA DOCUMENTATION	IA	17.11.22

LEGEND

 EXISTING

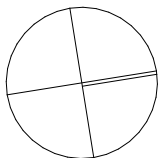
 DEMOLISHED

 PROPOSED

ABBREVIATIONS

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FFL: FINISHED FLOOR LEVEL
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HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL
SA: SMOKE ALARM

NORTH POINT



CLIENTS:

JAKE & NATALIE
BROMWICH

SITE ADDRESS:

20 BAREENA DRIVE
BALGOWLAH, NSW, 2093

DRAWING TITLE:

EXISTING GROUND FLOOR PLAN

SCALE:

1:100 @A3

DATE:

17/11/2022

PROJECT NO:

1010

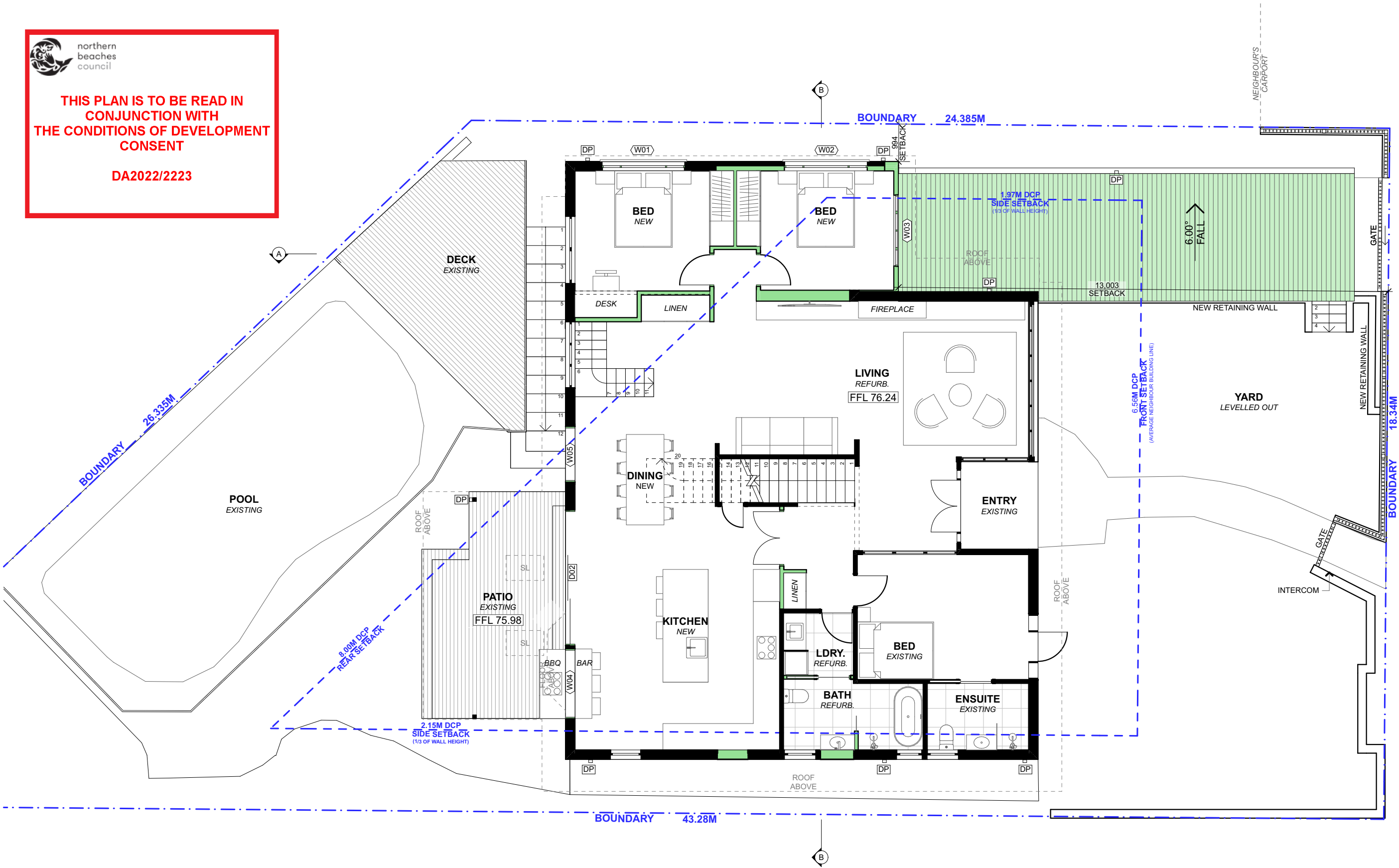
DRAWING NO:

DA07

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1

PROPOSED GROUND FLOOR PLAN

1:100



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REV.

NOTES.

INITIAL

DATE

A	DA DOCUMENTATION	IA	17.11.22

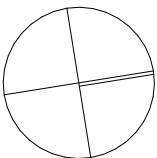
LEGEND

- EXISTING
- DEMOLISHED
- PROPOSED

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NORTH POINT



CLIENTS:

JAKE & NATALIE
BROMWICH

SITE ADDRESS:

20 BAREENA DRIVE
BALGOWLAH, NSW, 2093

DRAWING TITLE:

PROPOSED GROUND FLOOR PLAN

SCALE:

1:100 @A3

DATE:

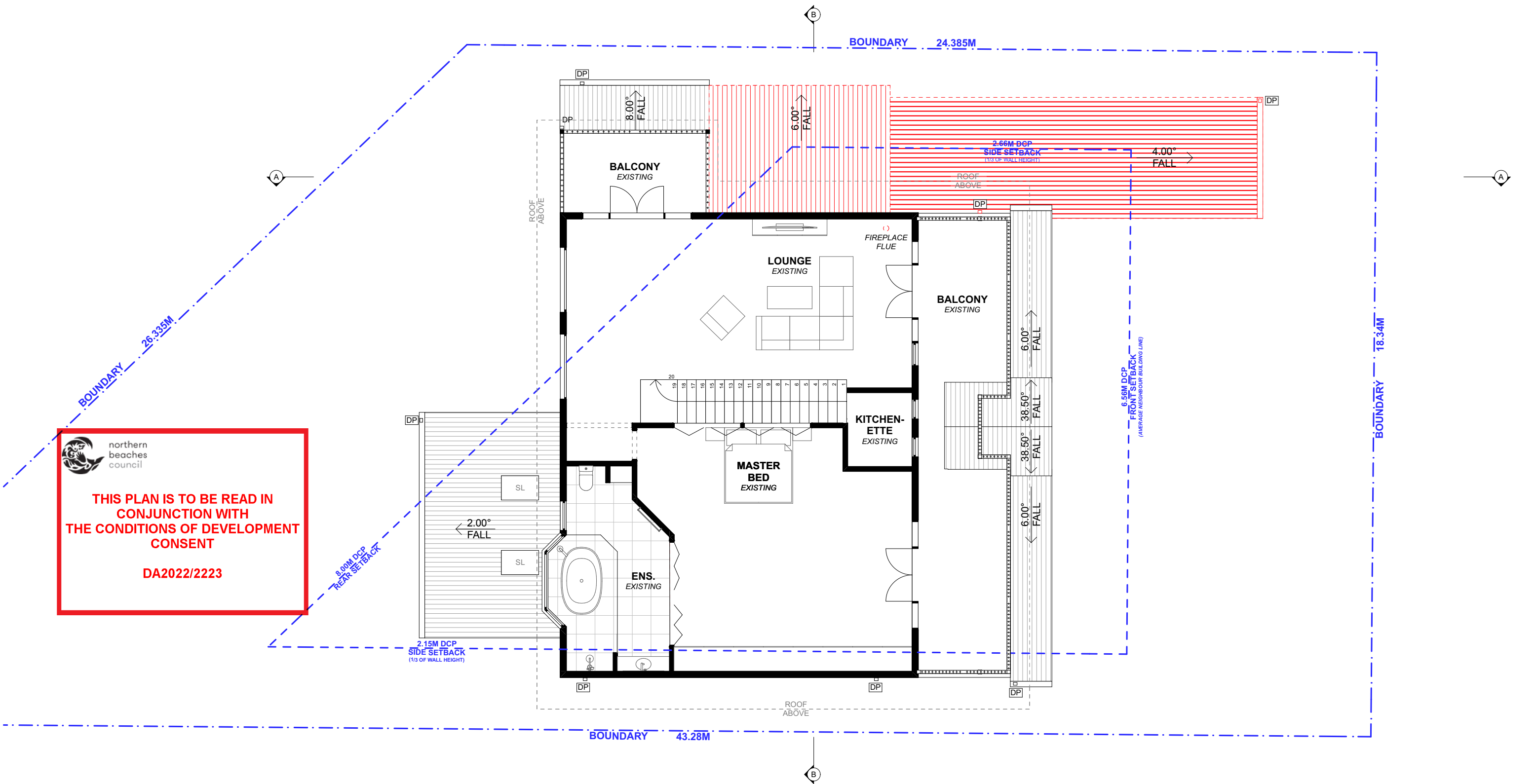
17/11/2022

PROJECT NO:

1010

DRAWING NO:

DA08


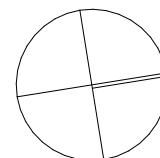


1

EXISTING FIRST FLOOR PLAN

1:100

NOTE: ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001

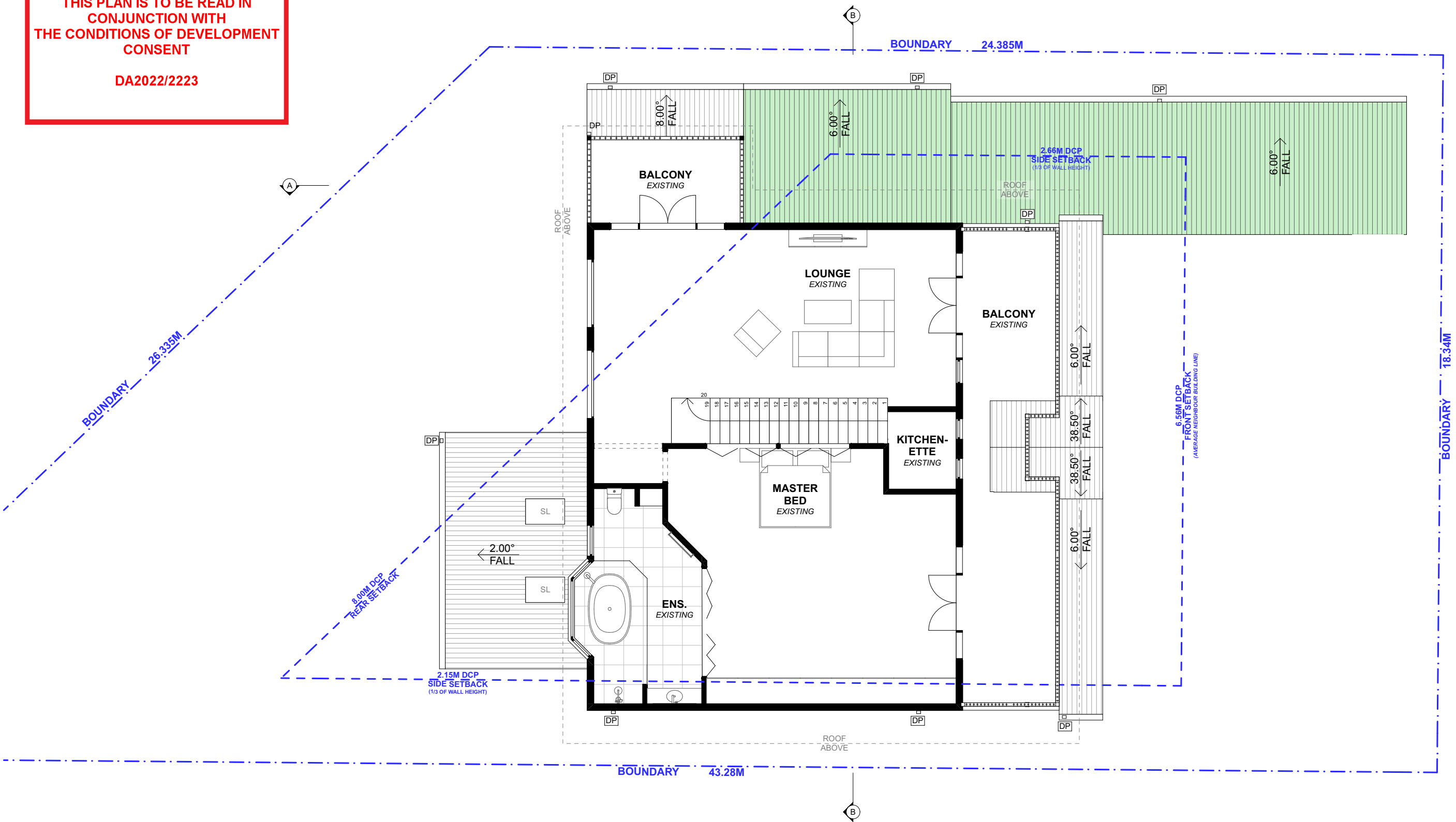
 <div>progressive plans 0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU</div>	<p>NOTES</p> <p>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.</p>	REV.	NOTES.	INITIAL	DATE	<p>LEGEND</p> <p>EXISTING</p> <p>DEMOLISHED</p> <p>PROPOSED</p>	<p>ABBREVIATIONS</p> <p>CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL FW: FLOOR WASTE HWS: HOT WATER SYSTEM RL: REDUCED LEVEL SA: SMOKE ALARM</p>	<p>NORTH POINT</p> 	<p>CLIENTS:</p> <p>JAKE & NATALIE BROMWICH</p> <p>SITE ADDRESS:</p> <p>20 BAREENA DRIVE BALGOWLAH, NSW, 2093</p>	DRAWING TITLE: EXISTING FIRST FLOOR PLAN	
		A	DA DOCUMENTATION	IA	17.11.22					SCALE: 1:100 @A3	DATE: 17/11/2022
										PROJECT NO: 1010	DRAWING NO: DA09



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1

PROPOSED FIRST FLOOR PLAN

1:100



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REV.

A

NOTES.

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DATE

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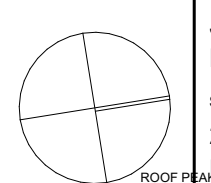
LEGEND

EXISTING
DEMOLISHED
PROPOSED

ABBREVIATIONS

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HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL
SA: SMOKE ALARM

NORTH POINT



CLIENTS:

JAKE & NATALIE
BROMWICH

SITE ADDRESS:

20 BAREENA DRIVE
BALGOWLAH, NSW, 2093

DRAWING TITLE:

PROPOSED FIRST FLOOR PLAN

SCALE:

1:100 @A3

DATE:

17/11/2022

PROJECT NO:

1010

DRAWING NO:

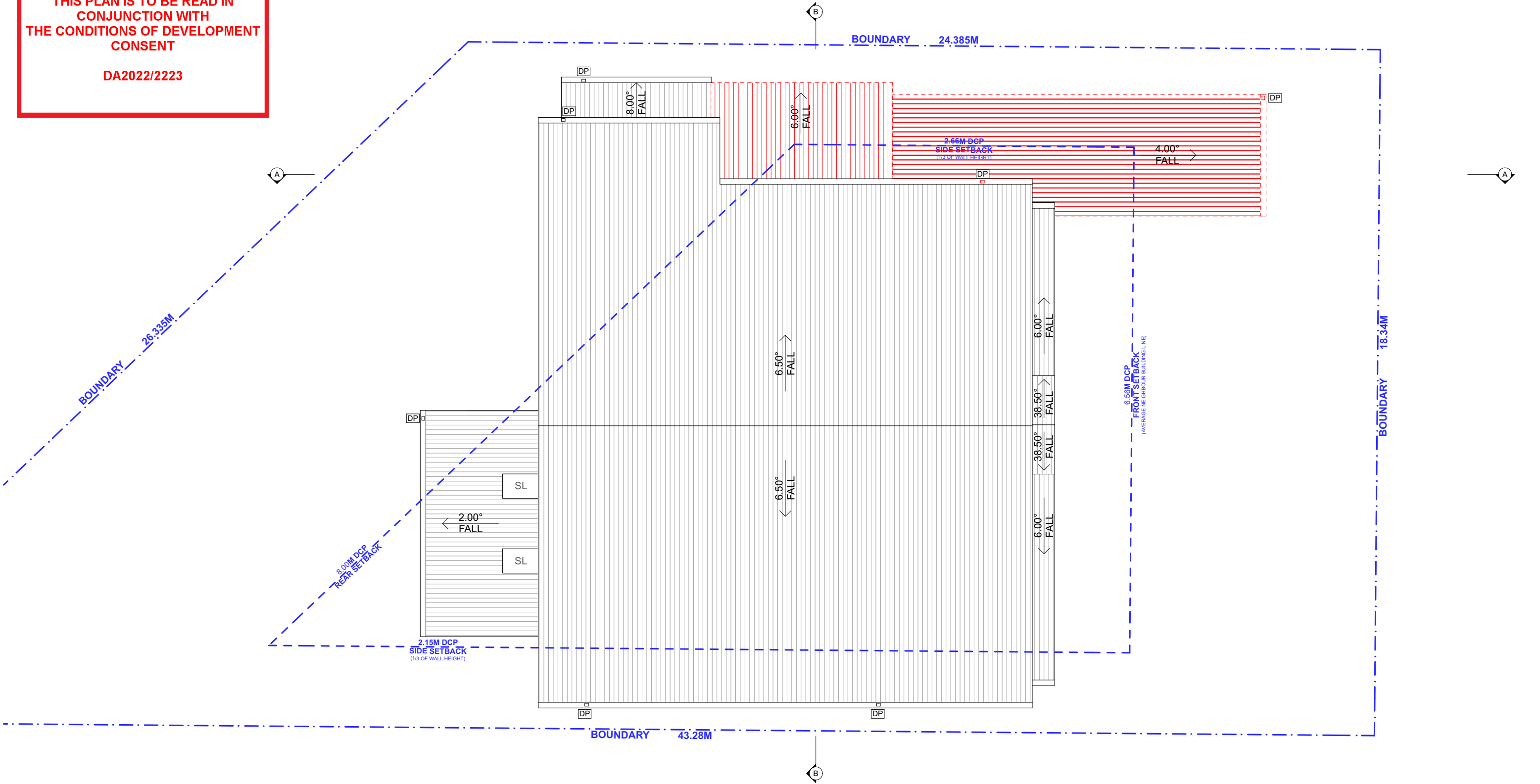
DA10



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1

EXISTING ROOF PLAN

1:100

NOTE: ALL DEMOLITION WORK TO BE CARRIED OUT IN ACCORDANCE WITH AS2601-2001



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REV.	NOTES.	INITIAL	DATE
A	DA DOCUMENTATION	IA	17.11.22

LEGEND

EXISTING

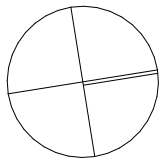
DEMOLISHED

PROPOSED

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NORTH POINT



CLIENTS:

JAKE & NATALIE
BROMWICH

SITE ADDRESS:

20 BAREENA DRIVE
BALGOWLAH, NSW, 2093

DRAWING TITLE:

EXISTING ROOF PLAN

SCALE:

1:100 @A3

DATE:

17/11/2022

PROJECT NO:

1010

DRAWING NO:

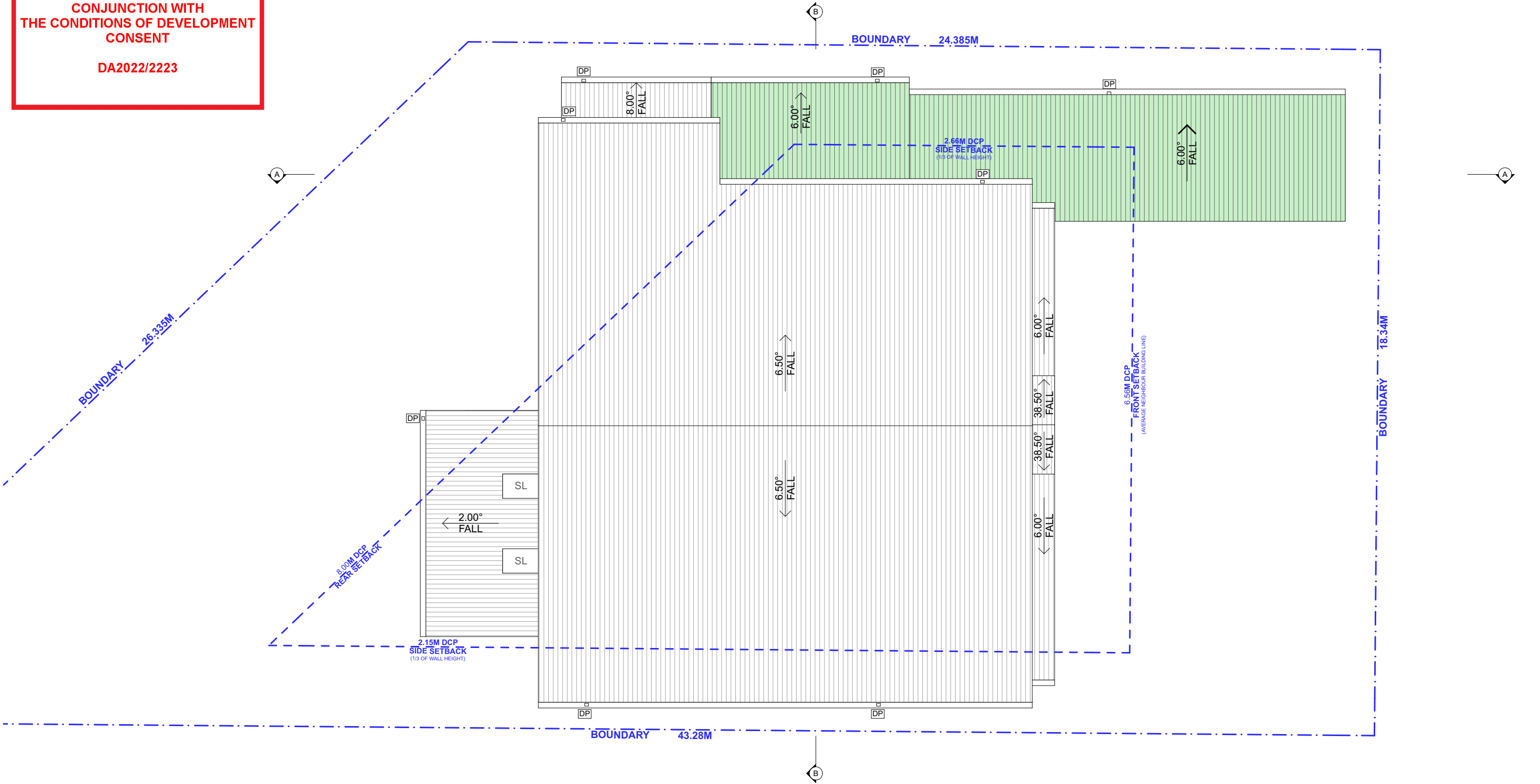
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THE CONDITIONS OF DEVELOPMENT
CONSENT

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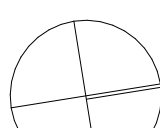


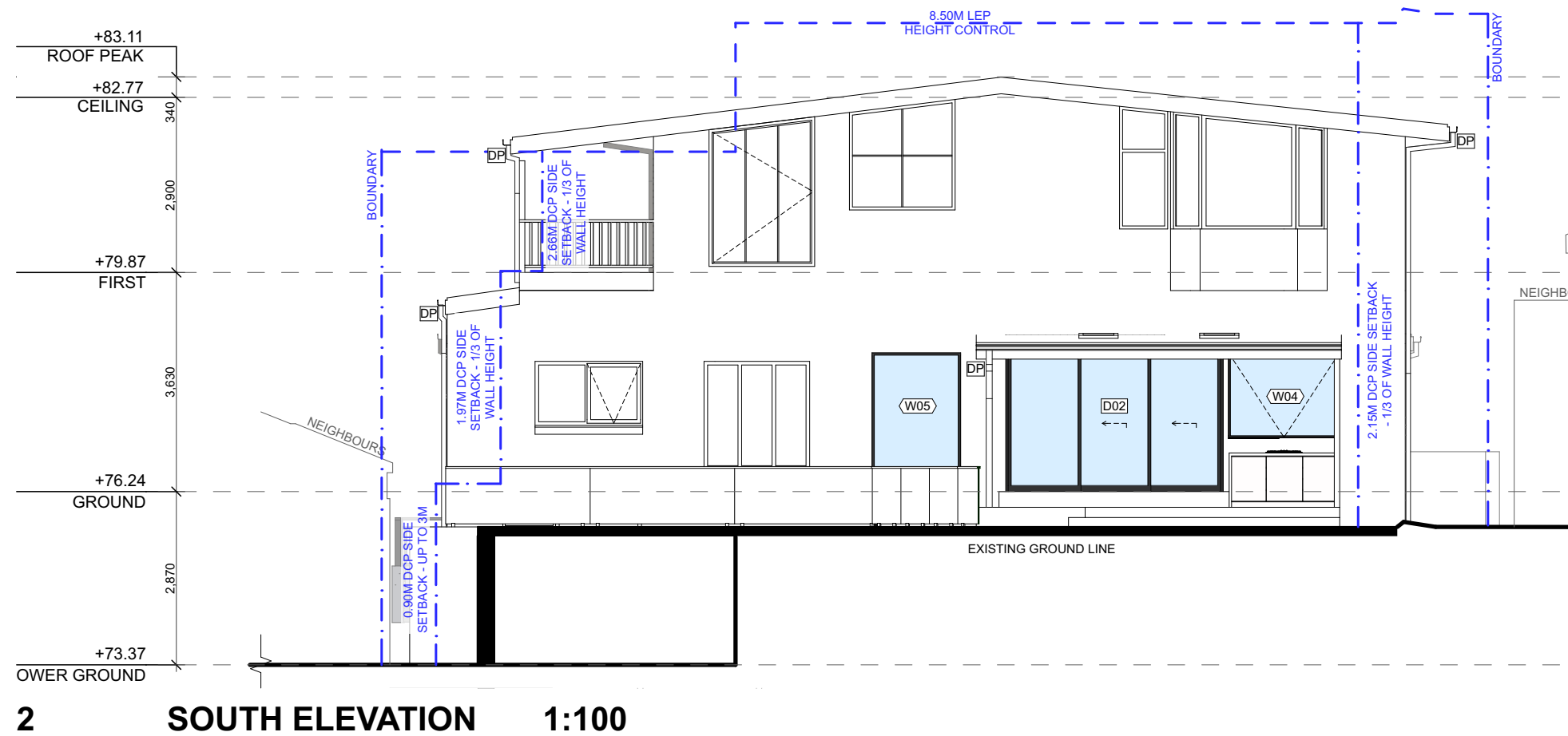
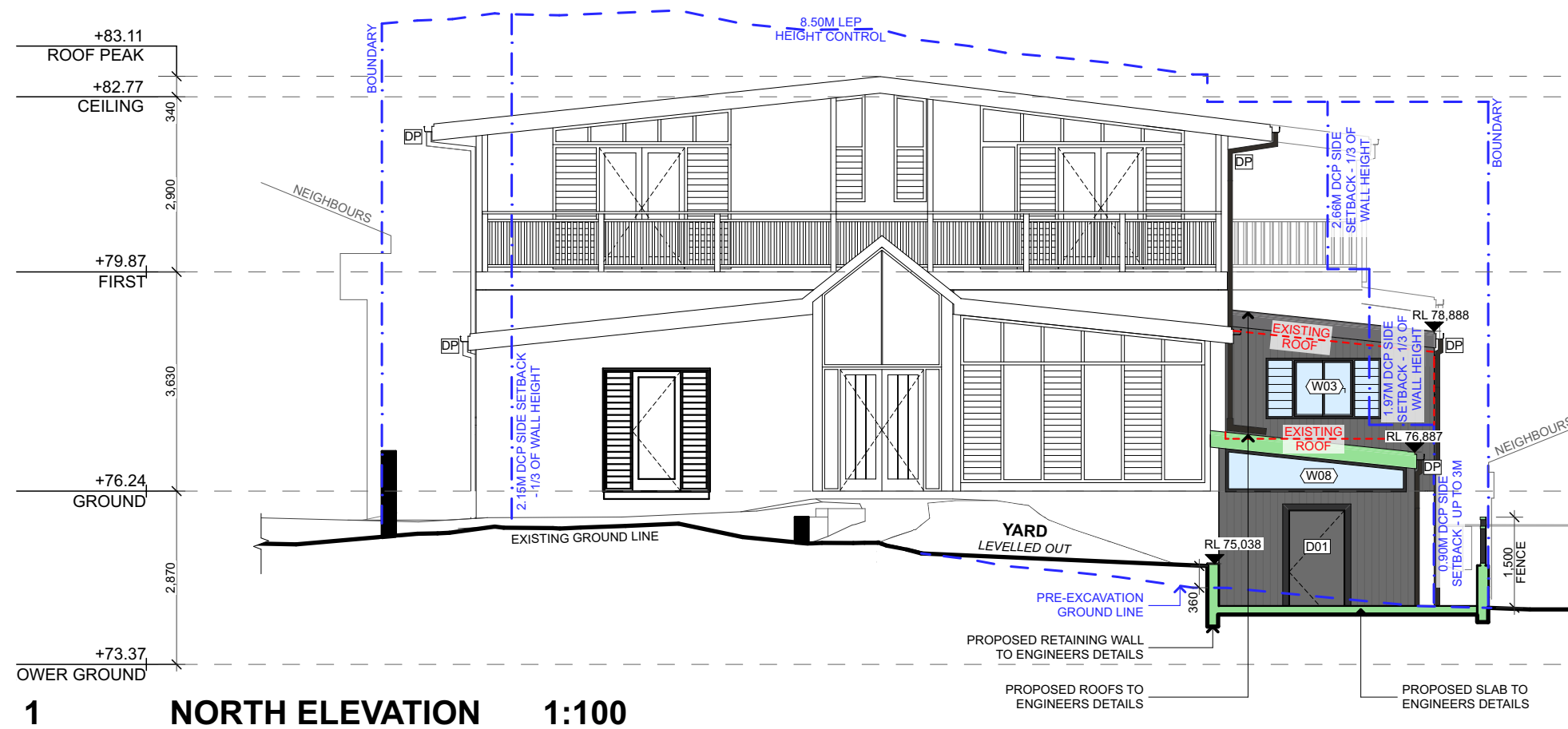
1


PROPOSED ROOF / CONCEPT STORMWATER PLAN

1:100









NOTE: PROPOSED DOWNPIPES TO DRAIN INTO EXISTING STORMWATER LINES

<div><div></div><div><div>progressive plans</div><div>0400 699 850 UNIT 4/40-42 AVALON PARADE AVALON, NSW, 2107 HELLO@PROGRESSIVEPLANS.COM.AU WWW.PROGRESSIVEPLANS.COM.AU</div></div></div>	<div>NOTES</div> <div>THE BUILDER SHALL CHECK AND VERIFY ALL DIMENSIONS AND VERIFY ALL ERRORS AND OMISSIONS TO THE DRAFTING OFFICE. DO NOT SCALE THE DRAWING. DRAWINGS SHALL NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL ISSUED BY THE DRAFTING OFFICE FOR CONSTRUCTION AND NOTED ON THE TITLE BLOCK. THE WORK MUST BE VERIFIED BY STRUCTURAL ENGINEER BEFORE WORK COMMENCES.</div>	REV.	NOTES.	INITIAL	DATE	<div>LEGEND</div> <div><div>EXISTING</div><div>DEMOLISHED</div><div>PROPOSED</div></div>	<div>ABBREVIATIONS</div> <div>CPD: CUPBOARD DP: DOWNPIPE DPS: DOWN PIPE SPITTER DPRH: DOWN PIPE RAIN HEAD FFL: FINISHED FLOOR LEVEL FW: FLOOR WASTE HWS: HOT WATER SYSTEM RL: REDUCED LEVEL SA: SMOKE ALARM</div>	<div>NORTH POINT</div> <div></div>	<div>CLIENTS:</div> <div>JAKE & NATALIE BROMWICH</div> <div>SITE ADDRESS:</div> <div>20 BAREENA DRIVE BALGOWLAH, NSW, 2093</div>	<div>DRAWING TITLE:</div> <div>PROPOSED ROOF / CONCEPT STORMWATER PLAN</div>		
		A	DA DOCUMENTATION	IA	17.11.22					<div>SCALE:</div> <div>1:100 @A3</div>		<div>DATE:</div> <div>17/11/2022</div>
										<div>PROJECT NO:</div> <div>1010</div>		<div>DRAWING NO:</div> <div>DA12</div>



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1 FRONT FENCE ELEVATION 1:100

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REV.

A

NOTES.

DA DOCUMENTATION

INITIAL

IA

DATE

17.11.22

LEGEND

EXISTING
DEMOLISHED

JH AXON CLADDING
COLORBOND BASALT
RENDERED BRICK & PAINTED GREY
PAINT FINISH TO MATCH EXISTING
GLASS

ABBREVIATIONS

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DP: DOWNPIPE
DPS: DOWN PIPE SPITTER
DPRH: DOWN PIPE RAIN HEAD
FFL: FINISHED FLOOR LEVEL
HWS: HOT WATER SYSTEM
RL: REDUCED LEVEL

CLIENTS:

JAKE & NATALIE
BROMWICH
SITE ADDRESS:
20 BAREENA DRIVE
BALGOWLAH, NSW, 2093

DRAWING TITLE:

ELEVATION - FRONT FENCE

SCALE:
1:100 @A3

DATE:
17/11/2022

PROJECT NO:
1010

DRAWING NO:
DA15



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

DA2022/2223

DRAWING TITLE: SECTIONS - A & B	
SCALE: 1:100 @A3	DATE: 17/11/2022
PROJECT NO: 1010	DRAWING NO: DA16

 northern
beaches
council

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

DA2022/2223



GUTTERS, DOWN PIPES, ROOF TRIMS & FENCE PAINTED BASALT TO MATCH EXISTING	
WALLS JH AXON CLADDING PAINTED MONUMENT BLACK TO MATCH EXISTING	
DOOR / WINDOWS PAINTED BLACK TO MATCH EXISTING	
ROOF DULUX BASALT COLORBOND TO MATCH EXISTING	
CARPORT CONCRETE	
FENCE AND EXISTING BRICK WALLS RENDERED AND PAINTED GREY	



progressive plans

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AVALON, NSW, 2107
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WWW.PROGRESSIVEPLANS.COM.AU

NOTES

THE BUILDER SHALL CHECK AND VERIFY ALL
DIMENSIONS AND VERIFY ALL ERRORS AND
OMISSIONS TO THE DRAFTING OFFICE.
DO NOT SCALE THE DRAWING.
DRAWINGS SHALL NOT BE USED FOR
CONSTRUCTION PURPOSES UNTIL ISSUED BY
THE DRAFTING OFFICE FOR CONSTRUCTION
AND NOTED ON THE TITLE BLOCK.
THE WORK MUST BE VERIFIED BY
STRUCTURAL ENGINEER BEFORE WORK
COMMENCES.

REV.	NOTES.	INITIAL	DATE
A	DA DOCUMENTATION	IA	17.11.22

CLIENTS:

JAKE & NATALIE
BROMWICH

SITE ADDRESS:
20 BAREENA DRIVE
BALGOWLAH, NSW, 2093

DRAWING TITLE:

FINISHES BOARD

SCALE:

NTS

PROJECT NO:

1010

DATE:

17/11/2022

DRAWING NO:

DA17

Alterations and Additions

Certificate number: A477007

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: Tuesday, 18, October 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	BALGOWLAH - 20 Bareena Dr
Street address	20 Bareena Drive Balgowlah 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP75804
Lot number	2
Section number	55
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).

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

Name / Company Name: Progressive Plans

ABN (if applicable): 59879808402

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			
concrete slab on ground floor.	nil				
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)				
raked ceiling, pitched/skillion roof: framed	ceiling: R2.50 (up), roof: foil/sarking	dark (solar absorptance > 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 standard aluminium or timber frames and single clear or toned glass 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. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.</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>							✓	✓	✓
								✓	✓
								✓	✓
							✓	✓	✓
								✓	✓
Windows and glazed doors glazing requirements									
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type			
W01	W	1.32	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W02	W	1.32	0	0	external louvre/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W03	N	1.9	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W04	S	2.6	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W05	S	3.38	0	0	eave/verandah/pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D02	S	8.28	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, 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.



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

DA2022/2223



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REV.

NOTES.

INITIAL

DATE

NOTES

A	DA DOCUMENTATION	IA	17.11.22

- DOORS, WINDOWS & SKYLIGHTS TO MEET BASIX/NATHERS REQUIREMENTS
- DOORS, WINDOWS & SKYLIGHTS TO BE ORDERED TO MEASURE BY BUILDER/SUPPLIER
- NEW WINDOWS TO BEDROOMS IN ACCORDANCE WITH PART 3.9.2.6 OF NCC
- NEW WINDOWS TO ROOMS OTHER THAN BEDROOMS IN ACCORDANCE WITH PART 3.9.2.7 OF NCC

CLIENTS:

JAKE & NATALIE BROMWICH

SITE ADDRESS:

**20 BAREENA DRIVE
BALGOWLAH, NSW, 2093**

DRAWING TITLE:

BASIX REQUIREMENTS

SCALE:

**PROJECT NO:
1010**

DATE:

17/11/2022

DRAWING NO:

DA21