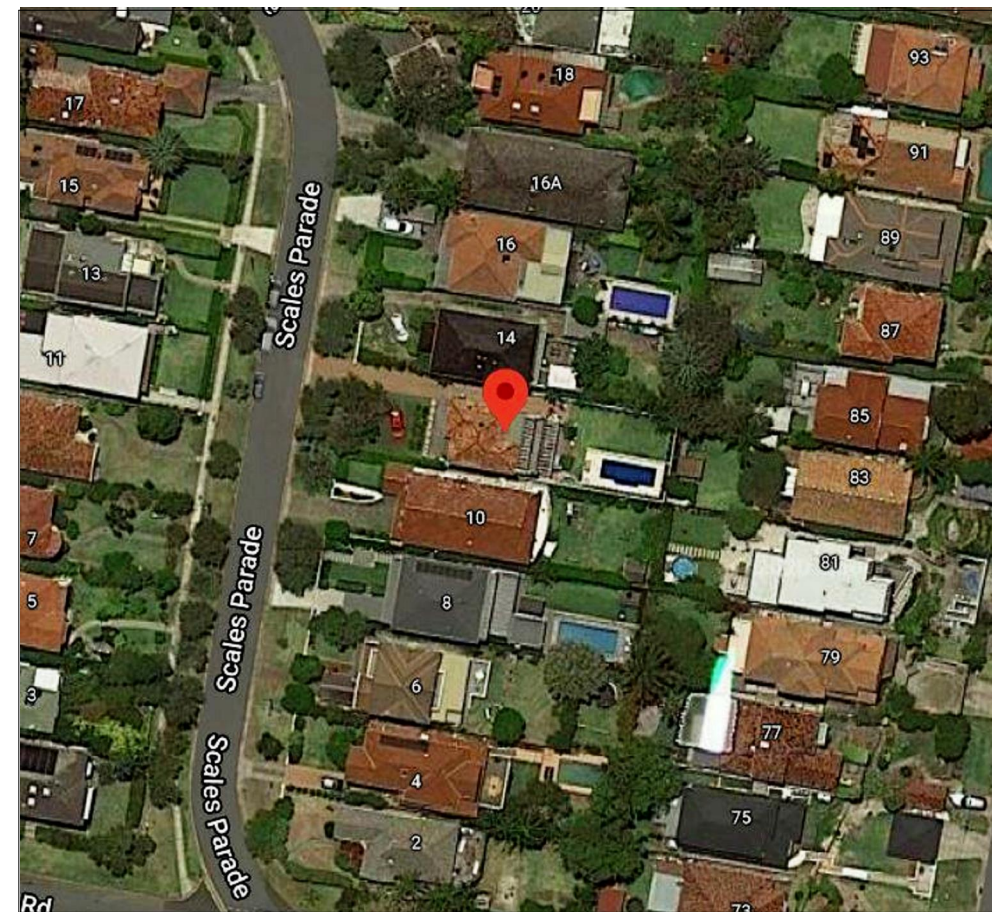


**PROJECT: NEW DWELLING**  
**ADDRESS: 12 SCALES PARADE**  
**BALGOWLAH HEIGHTS**

**LOT #:** 30  
**DP #:** 5840

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

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



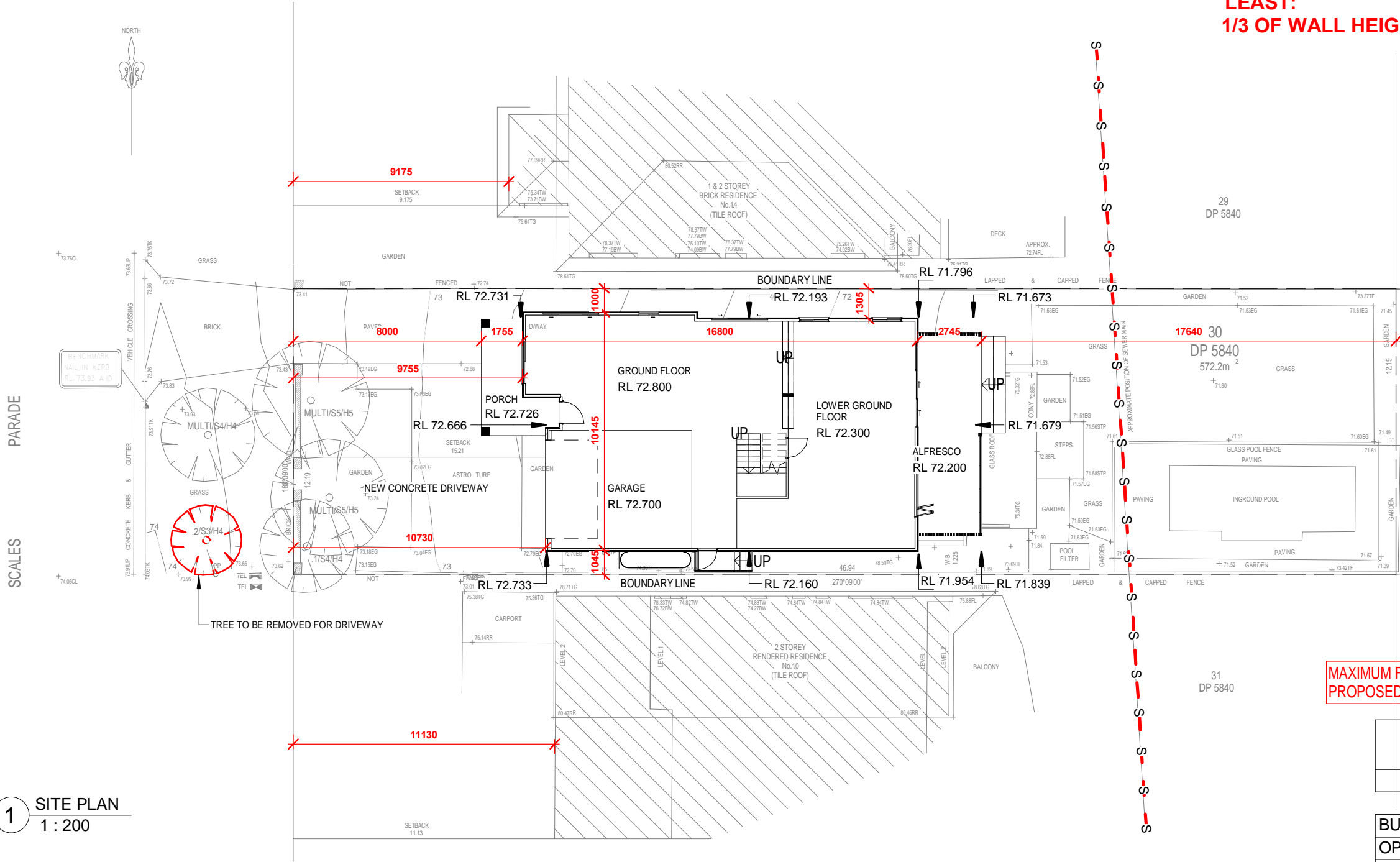


DIMENSIONS INCLUDE CLADDING THICKNESS

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
A	FIRST ISSUE	31/08/2020
B	CHANGES AS PER EMAIL 03/09/2020	10/09/2020
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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

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

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

DIMENSIONS INCLUDE CLADDING THICKNESS

1 SITE PLAN  
1 : 200

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

G.J. Gardner.  
Builders Details

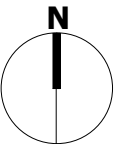
© COPYRIGHT EXCLUSIVE  
TO G.J. GARDNER HOMES

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:  
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



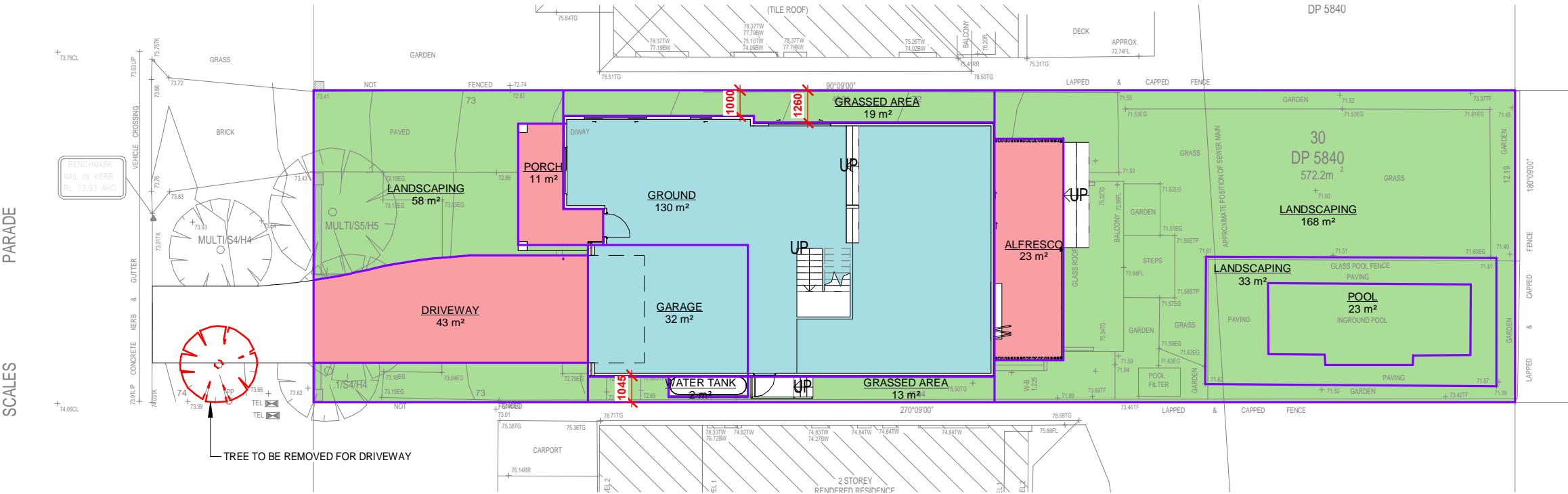
I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY  
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS  
REQUESTED AFTER SIGNING WILL INCUR A PROCESSING FEE IN  
ADDITION TO THE COST OF THE VARIATION ITEMS AND ANY  
FURTHER PLANS TO BE PREPARED.  
OWNER SIGNED: ..... DATE: .....  
OWNER SIGNED: .....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



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

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

DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
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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



#### LANDSCAPE COLOURS

- BUILDING FOOTPRINT
- OPEN LANDSCAPE
- OTHER AREAS

PROPOSED FLOOR SPACES		
NAME	AREA	%

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

**G.J. Gardner.** HOMES  
Builders Details

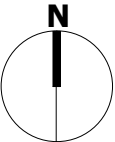
© COPYRIGHT EXCLUSIVE  
TO G.J. GARDNER HOMES

DRAFTERS:  
**KJR**  
SUIITE 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:  
**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  
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

DIMENSIONS ARE TO FRAME SIZE ONLY

Lot 30  
DP 5840

572.2m<sup>2</sup>

#### 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
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

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 <sup>2</sup>	28%
OPEN LANDSCAPE	331 m <sup>2</sup>	58%
OTHER AREAS	79 m <sup>2</sup>	14%
TOTAL AREAS:	572 m <sup>2</sup>	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.

#### 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.

#### SMOKE ALARMS

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

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

G.J. Gardner.  
Builders Details

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TO G.J. GARDNER HOMES

DRAFTERS:



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:

GROUND FLOOR PLAN

SCALE: 1 : 100

PROJECT:

12 SCALES PARADE  
BALGOWLAH HEIGHTS

SHEET SIZE:

A3

SHEET No:

A05

REVISION:

F

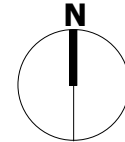
DATE: 15/12/2020

JOB NO: 230289

DRAWN: DJH

STAGE: DA

GJGN123



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

DIMENSIONS ARE TO FRAME SIZE ONLY

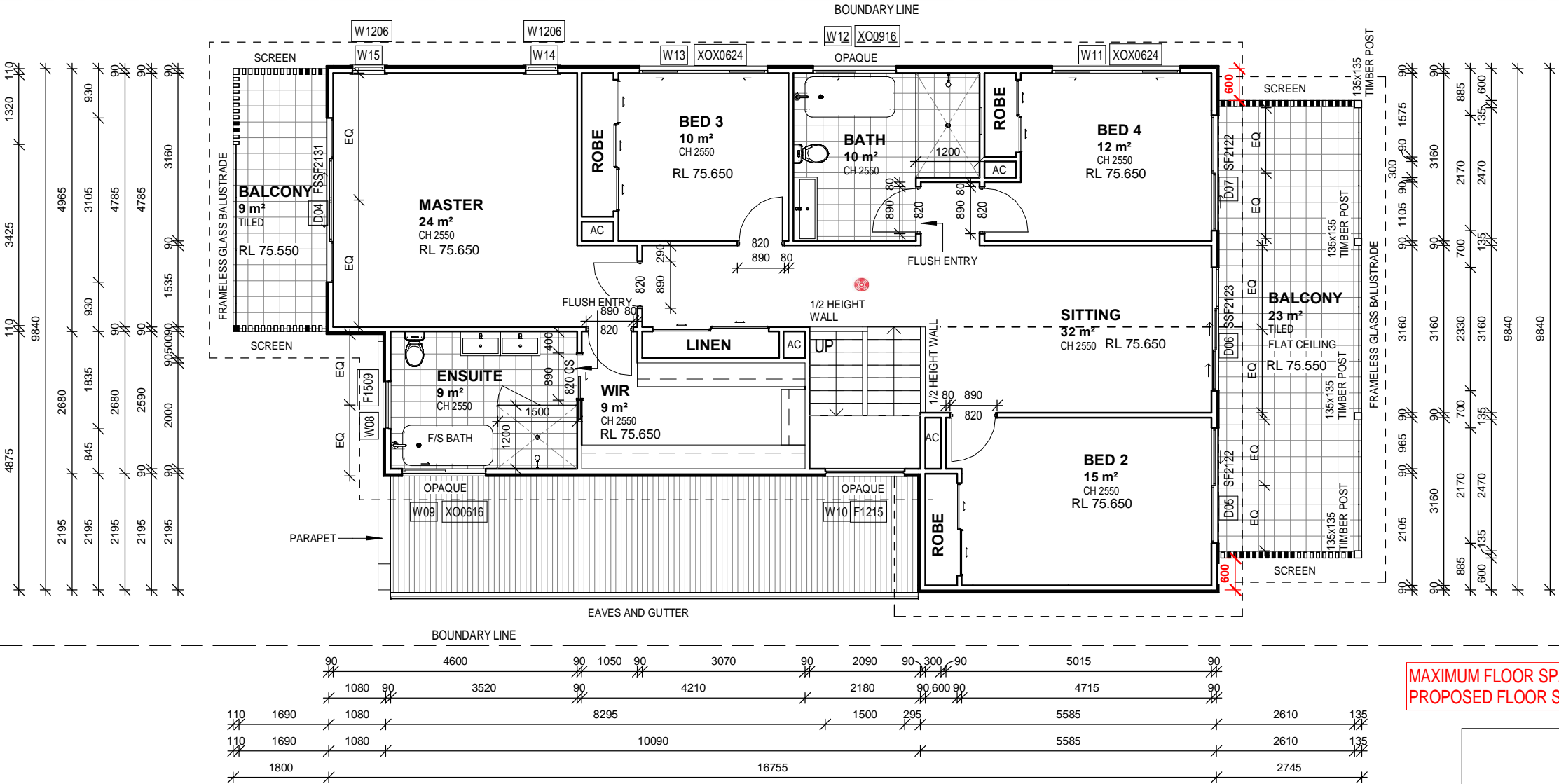
A08  
1

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		
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



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

LANDSCAPE SCHEDULE		
AREA NAME	AREA	%
BUILDING FOOTPRINT	162 m²	28%
OPEN LANDSCAPE	331 m²	58%
OTHER AREAS	79 m²	14%
TOTAL AREAS:	572 m²	100%

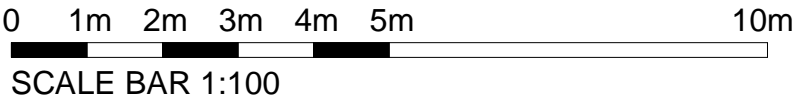
DIMENSIONS ARE TO  
FRAME SIZE ONLY

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.

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.

2  
A08  
SMOKE ALARMS  
INSTALL AN INTERCONNECTED / HARDWIRED SMOKE  
ALARM IN ACCORDANCE WITH AS3786 AND NCC/BCA  
Clause 3.7.2.2



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

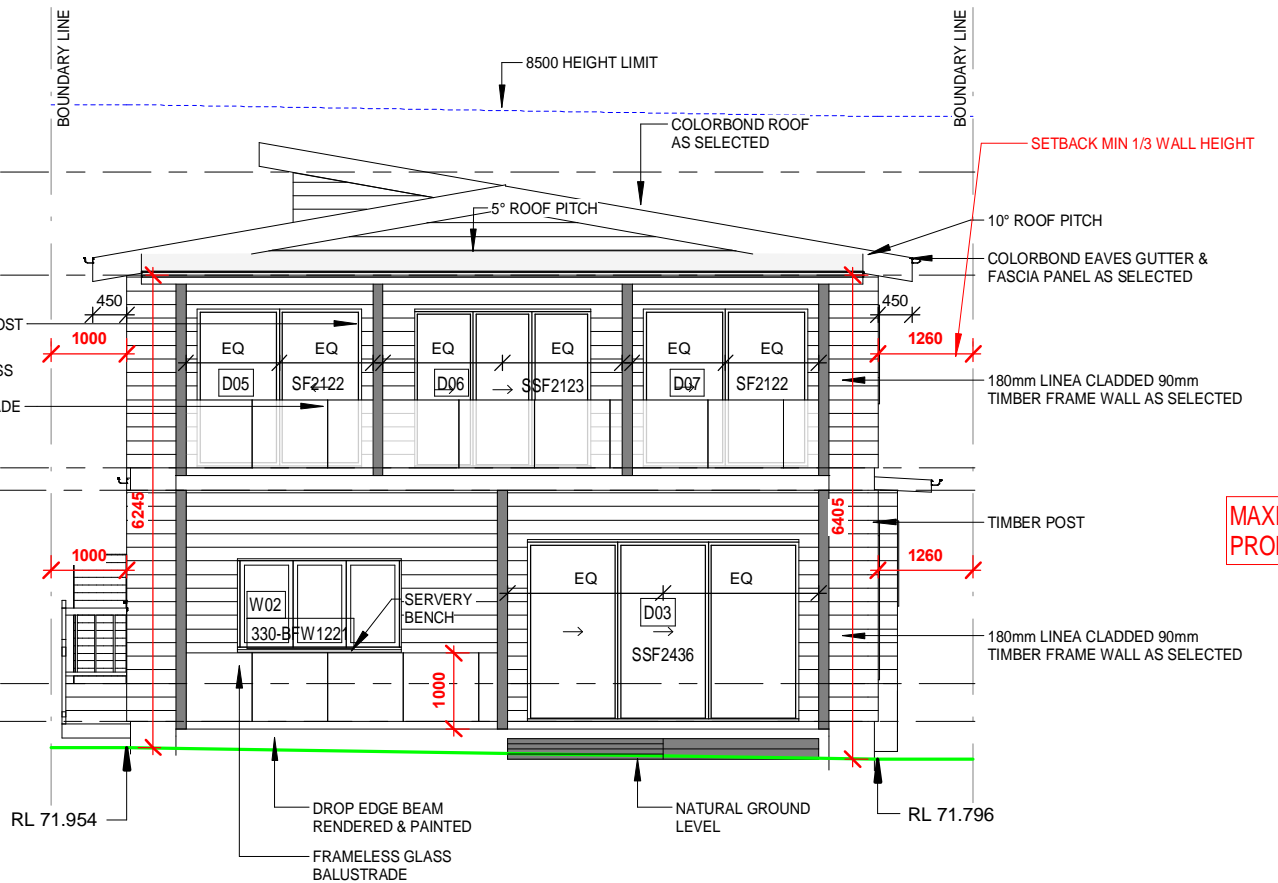
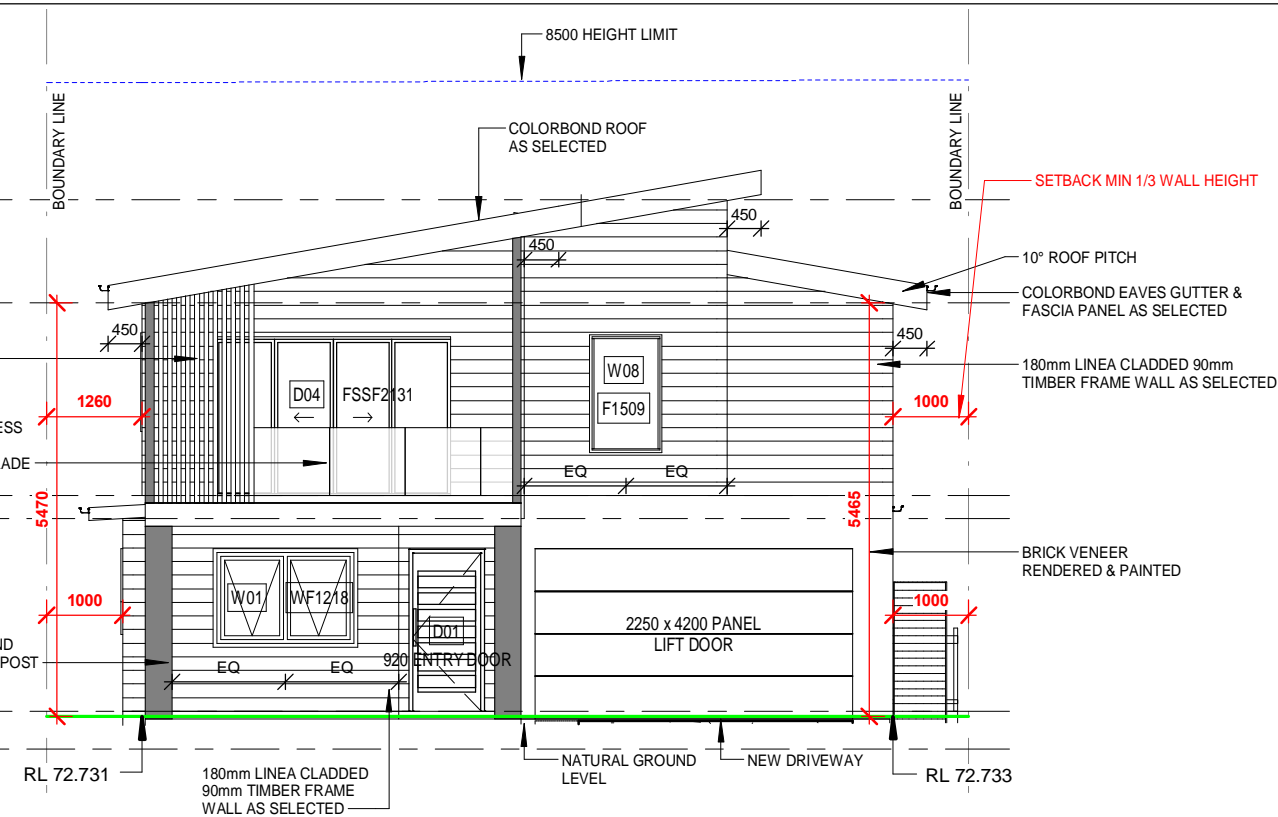
RL 75.650 ▼ UF

RL 75.350 ▼ GF CEILING

RL 72.800 ▼ GF

RL 72.300 ▼ LGF

2 REAR ELEVATION  
1 : 100



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

**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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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 <sup>2</sup>	28%
OPEN LANDSCAPE	331 m <sup>2</sup>	58%
OTHER AREAS	79 m <sup>2</sup>	14%
TOTAL AREAS:	572 m <sup>2</sup>	100%

**G.J. Gardner.** HOMES  
Builders Details

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DRAFTERS:  
**KJR**  
SUIITE 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:  
**ELEVATIONS**  
SCALE: 1 : 100

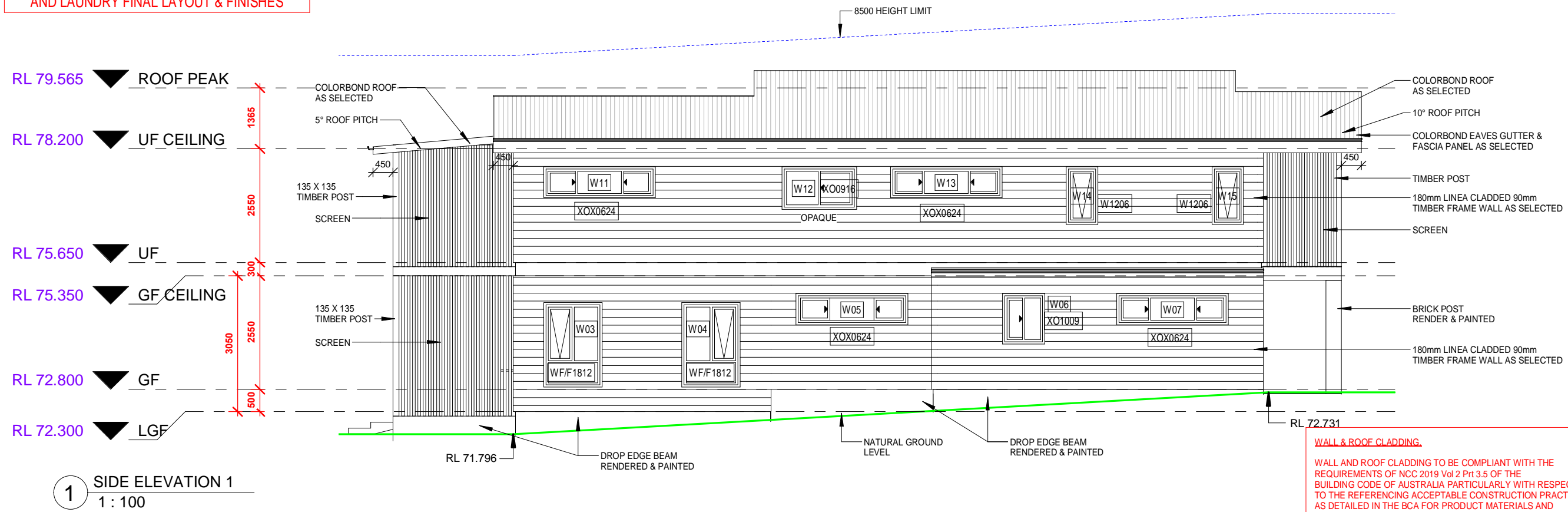
PROJECT:  
**12 SCALES PARADE  
BALGOWLAH HEIGHTS**

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

IWE 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



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

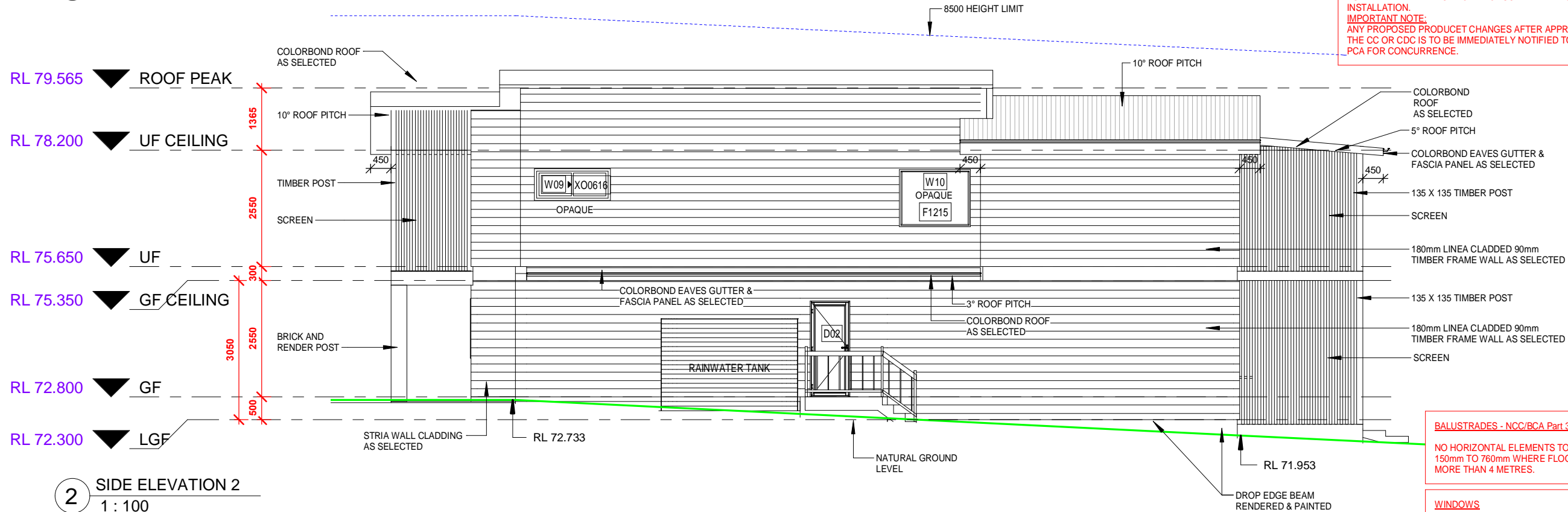
Grand total: 15

**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.

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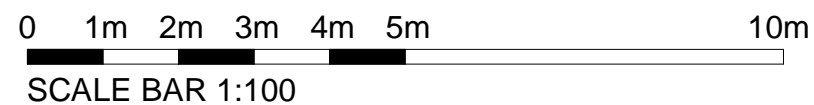
DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
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F	UPDATE TO FULL SET DA ISSUE	15/12/2020

**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.**

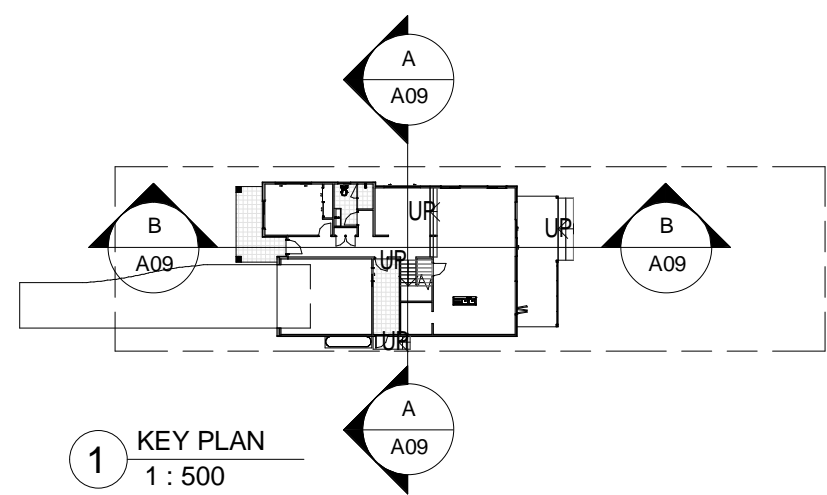
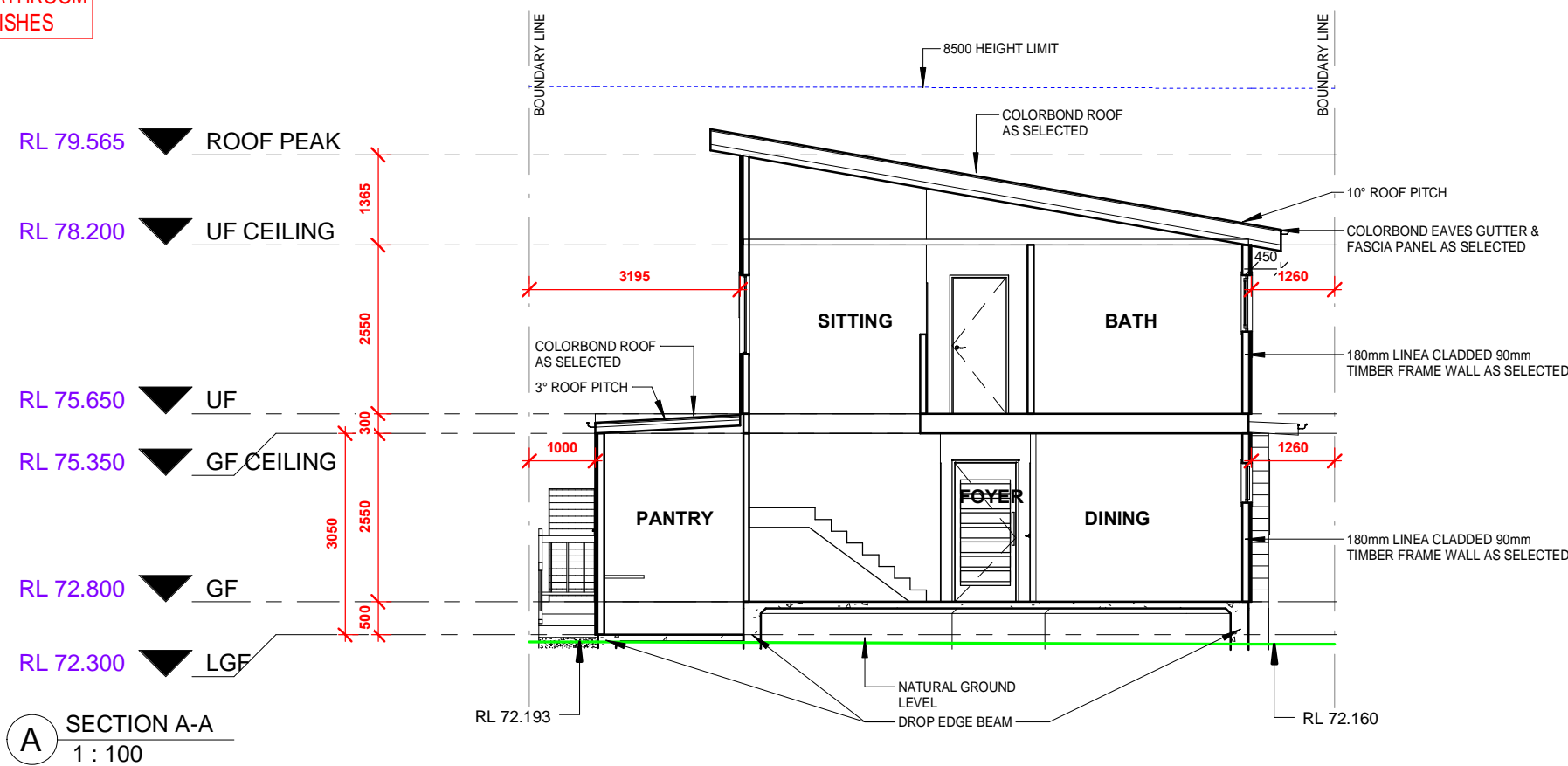
WINDOWS

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

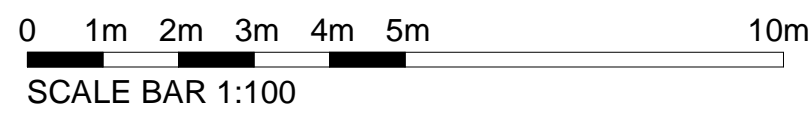
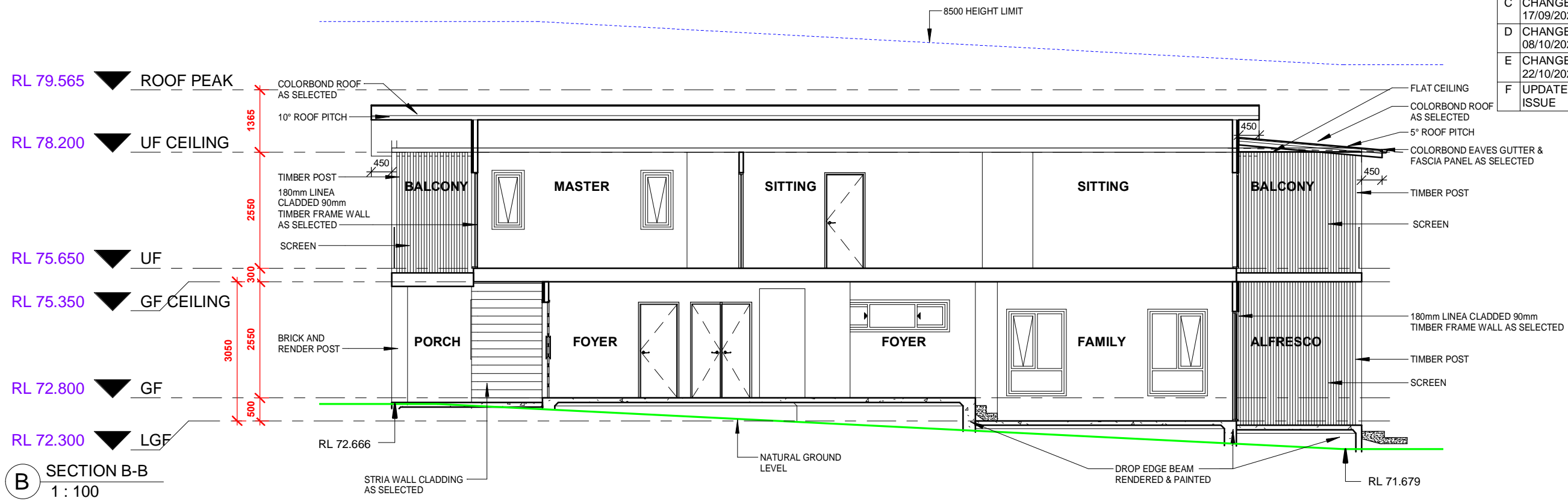


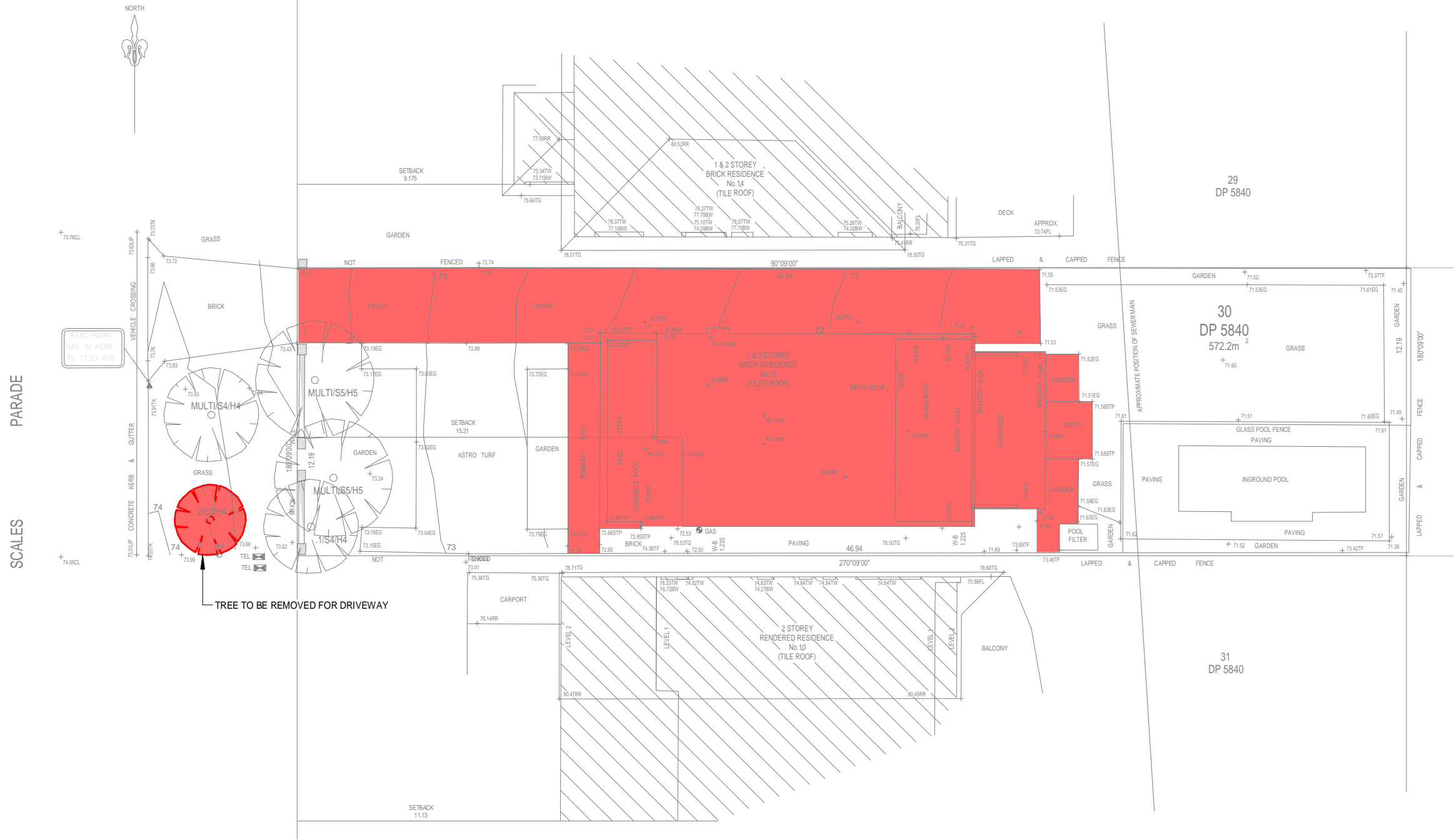


REFER TO COLOUR SELECTION FOR BATHROOM  
AND LAUNDRY FINAL LAYOUT & FINISHES



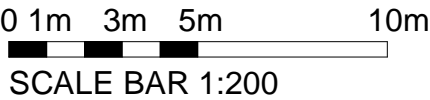
DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	31/08/2020
B	CHANGES AS PER EMAIL 03/09/2020	10/09/2020
C	CHANGES AS PER EMAIL 17/09/2020	24/09/2020
D	CHANGES AS PER EMAIL 08/10/2020	16/10/2020
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DRAWING REVISION SCHEDULE		
No.	AMENDMENTS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

1 DEMOLITION PLAN  
1 : 200



DEMOLITION WORKS ARE  
SHOWN IN RED

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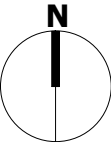
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5 CELEBRATION DRIVE  
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ABN 15 078 937 238  
(02) 8883 4344 kjrdrafting@kjr.net.au

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

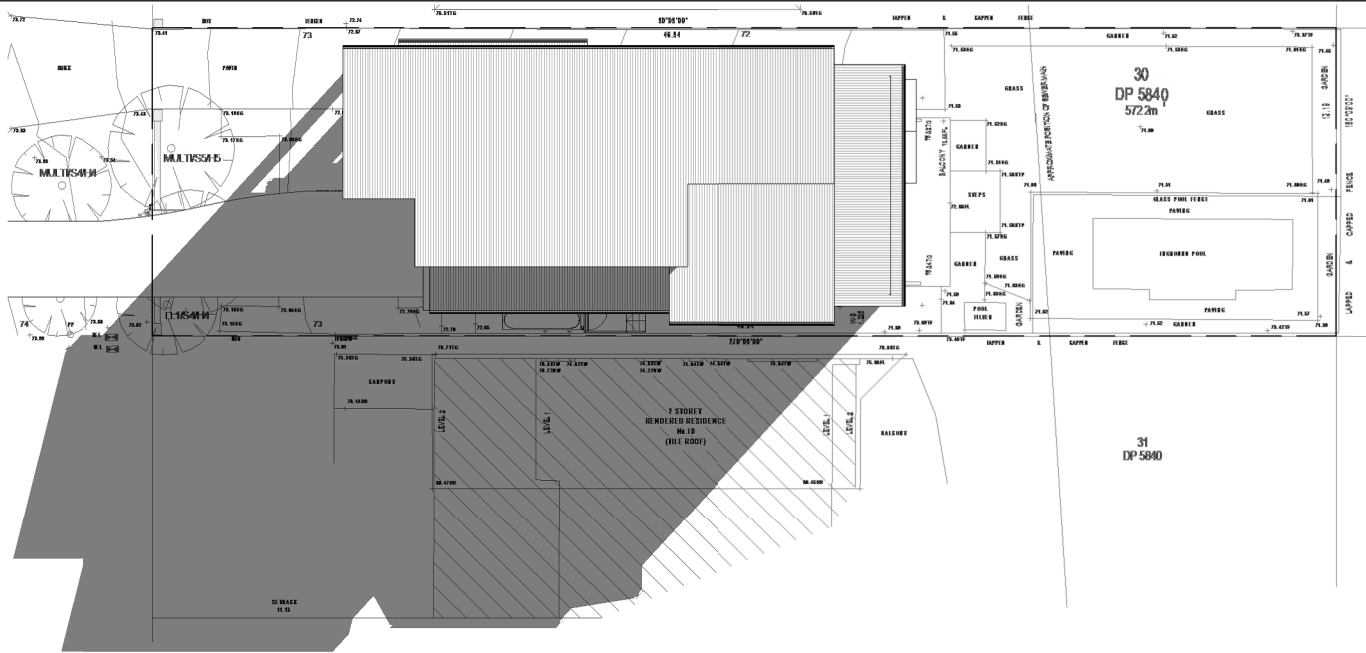
PROJECT:  
12 SCALES PARADE  
BALGOWLAH HEIGHTS

SHEET SIZE: A3  
SHEET No: A10  
REVISION: F  
DATE: 15/12/2020  
JOB NO: 230289  
STAGE: DA  
DRAWN: NF  
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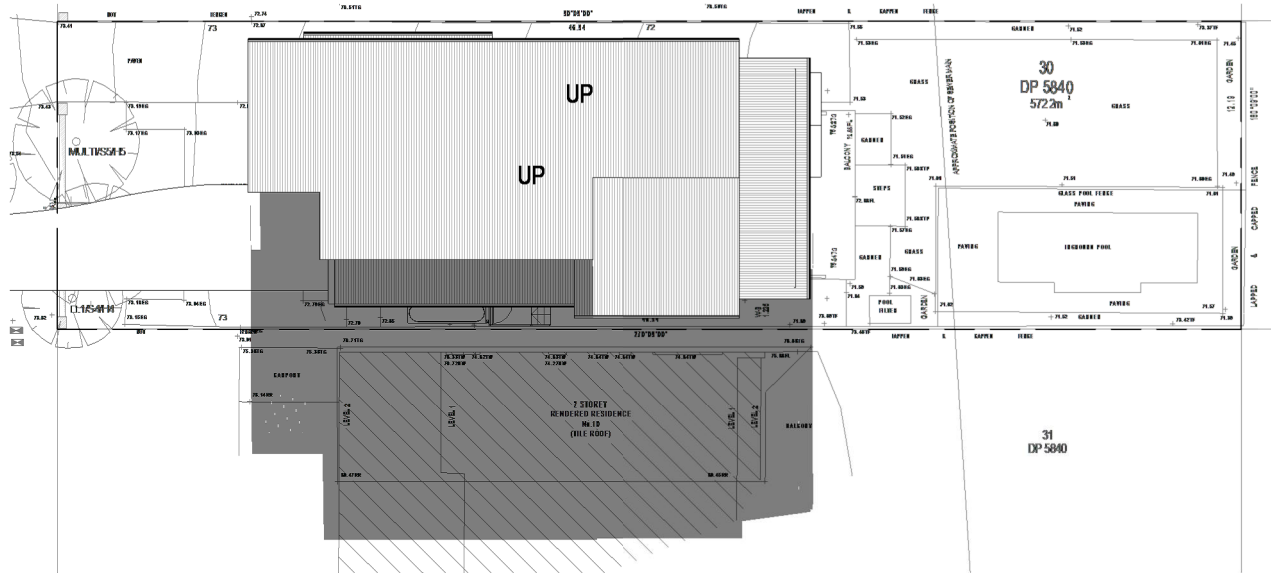


I/WE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY  
DEPICT THE HOUSE FOR CONSTRUCTION. ANY VARIATIONS  
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FURTHER PLANS TO BE PREPARED.  
OWNER SIGNED: ..... DATE: .....  
OWNER SIGNED: ..... DATE: .....  
BUILDER SIGNED: ..... DATE: .....

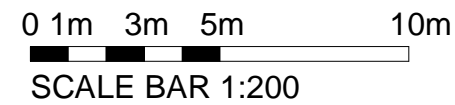
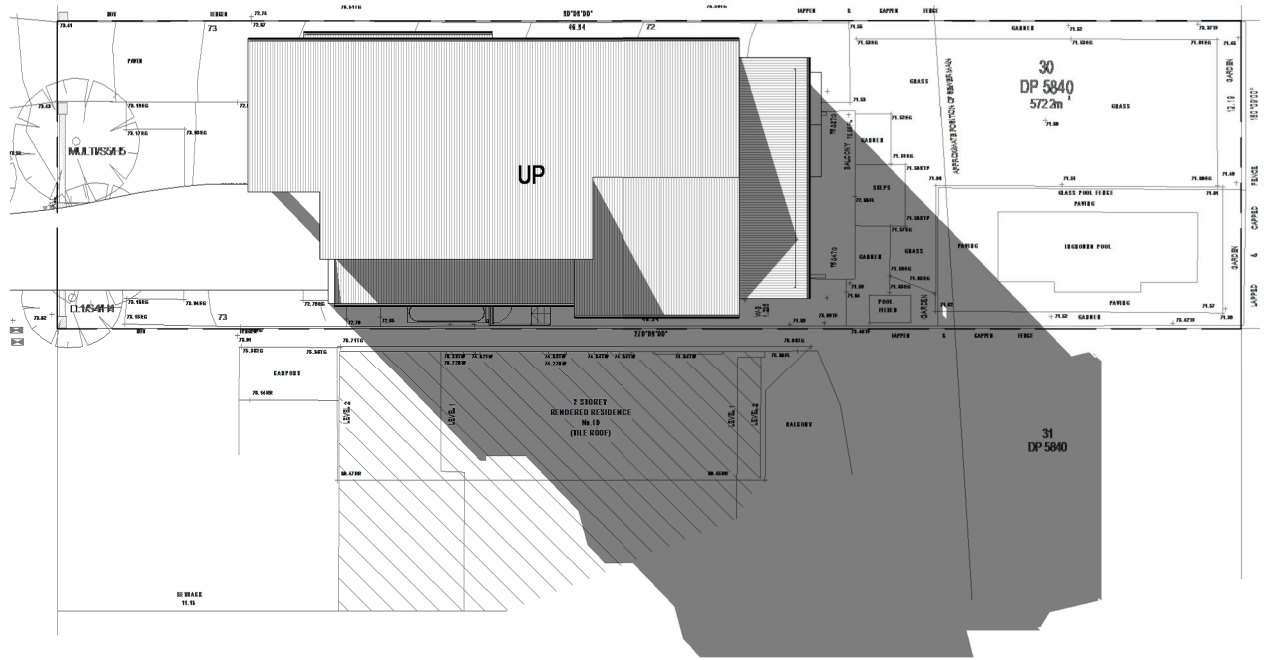
2 SHADOW DIAGRAM 9AM  
1 : 300



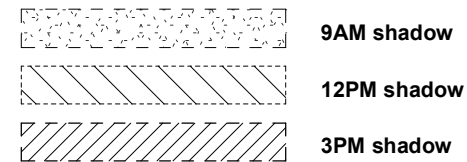
3 SHADOW DIAGRAM 12PM  
1 : 300



1 SHADOW DIAGRAM 3PM  
1 : 300



### SHADOW DIAGRAM LEGEND: (21st JUNE)



DRAWING REVISION SCHEDULE		
No.	AMENDMENTS	DATE
A	FIRST ISSUE	31/08/2020
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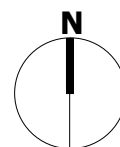
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CLIENT: DOUBLE STOREY DWELLING  
MILLER

DRAWING TITLE:  
**SHADOW DIAGRAM**  
SCALE: As  
indicated

PROJECT:  
**12 SCALES PARADE  
BALGOWLAH HEIGHTS**

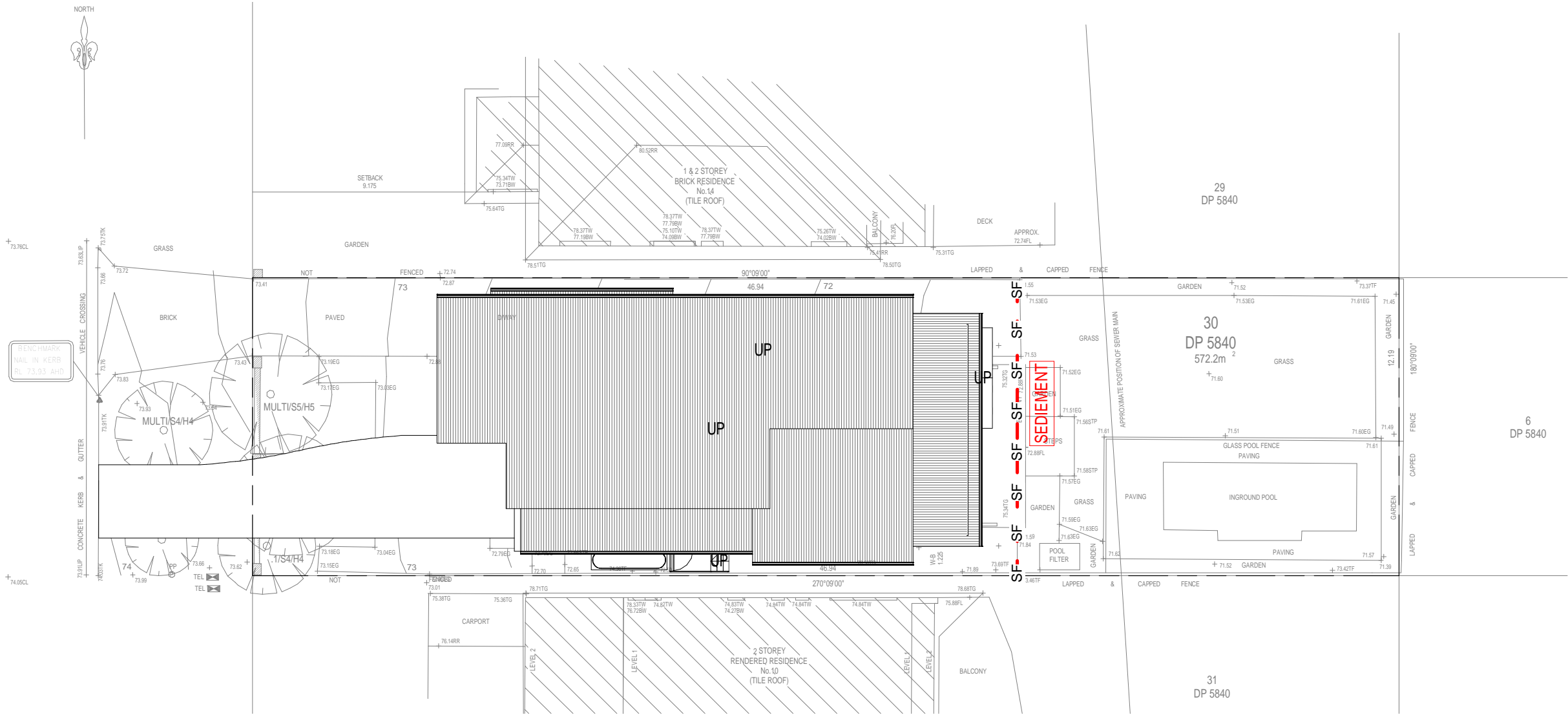
SHEET SIZE: **A3** SHEET No: **A11** REVISION: **F**  
DATE: **15/12/2020**  
JOB NO: 230289 STAGE: DA  
DRAWN: NF GJGN123



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OWNER SIGNED: ..... DATE: .....  
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PARADE  
SCALES



DRAWING REVISION SCHEDULE		
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F	UPDATE TO FULL SET DA ISSUE	15/12/2020

## 1 EROSION & SEDIMENT 1 : 200

### SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL & TOP SOIL SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
- ALL THE DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
- SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE x 300mm DEEP TRENCH.
- ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- TOPSOIL FROM ALL AREAS THAT WILL BE DISTURBED TO STRIPPED AND STOCKPILED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AREA AREAS WHERE WATER MAY CONCENTRATE.
- STOCKPILE TOPSOIL SEPARATELY FROM SUBSOIL.
- STRIPPING OF GRASS AND VEGETATION ETC. FROM SITE SHALL BE KEPT TO A MINIMUM.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.

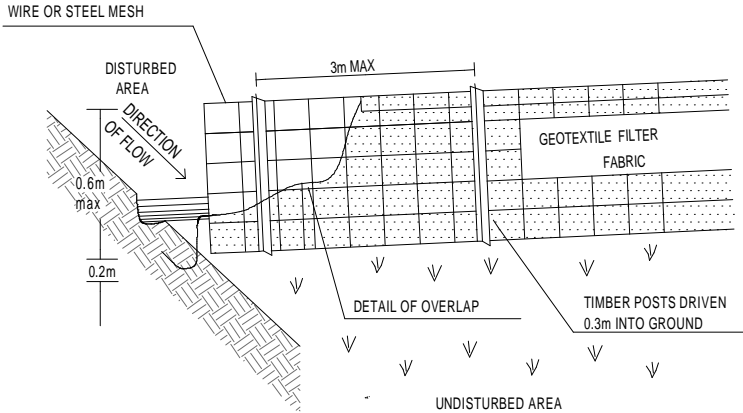
ALL SEDIMENT CONTROL STRUCTURES TO BE INSPECTED AFTER EACH RAINFALL EVENT FOR STRUCTURAL DAMAGE AND ALL TRAPPED SEDIMENT TO BE REMOVED TO A NOMINATED SOIL STOCKPILE SITE.

### BOUNDARY NOTES:

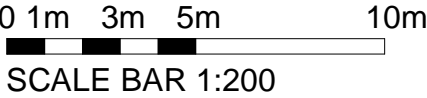
- BOUNDARY INFORMATION SUPPLIED BY OWNER
- CONFIRM ALL BOUNDARY INFORMATION PRIOR TO COMMENCEMENT OF WORK.

### SETOUT NOTES:

- BOUNDARY DIMENSIONS AND LOCATION OF DWELLING TO BE CONFIRMED AND SETOUT BY SURVEYOR PRIOR TO COMMENCEMENT OF WORK.
- BUILDER TO BE PRESENT TO CONFIRM PREFERENCE TO LOCATION.



### SEDIMENT FENCE DETAILS



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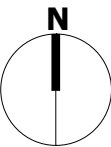
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ABN 15 078 937 238  
(02) 8883 4344 kjrdrafting@kjr.net.au

CLIENT: DOUBLE STOREY DWELLING  
**MILLER**  
DRAWING TITLE:  
**EROSION & SEDIMENT PLAN**  
SCALE: 1 : 200

PROJECT:  
**12 SCALES PARADE  
BALGOWLAH HEIGHTS**

SHEET SIZE: **A3** SHEET No: **A12** 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: .....

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](http://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		✓	✓

DRAWING REVISION SCHEDULE		
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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

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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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

IWE HAVE CHECKED THE PLANS AND AGREE THEY ACCURATELY  
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OWNER SIGNED: ..... DATE: .....  
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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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ABN 15 078 937 238  
(02) 8883 4344 kjrdrafting@kjr.net.au

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

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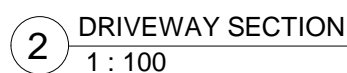
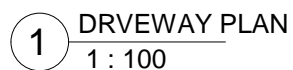
DATE: .....

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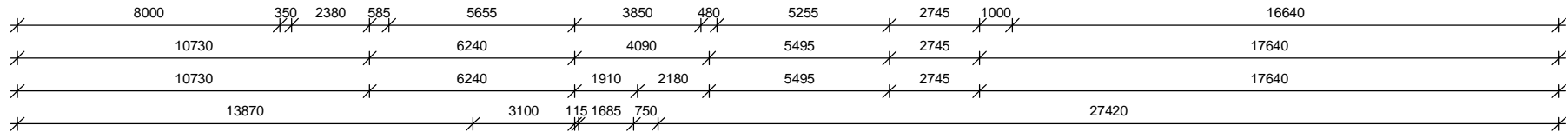
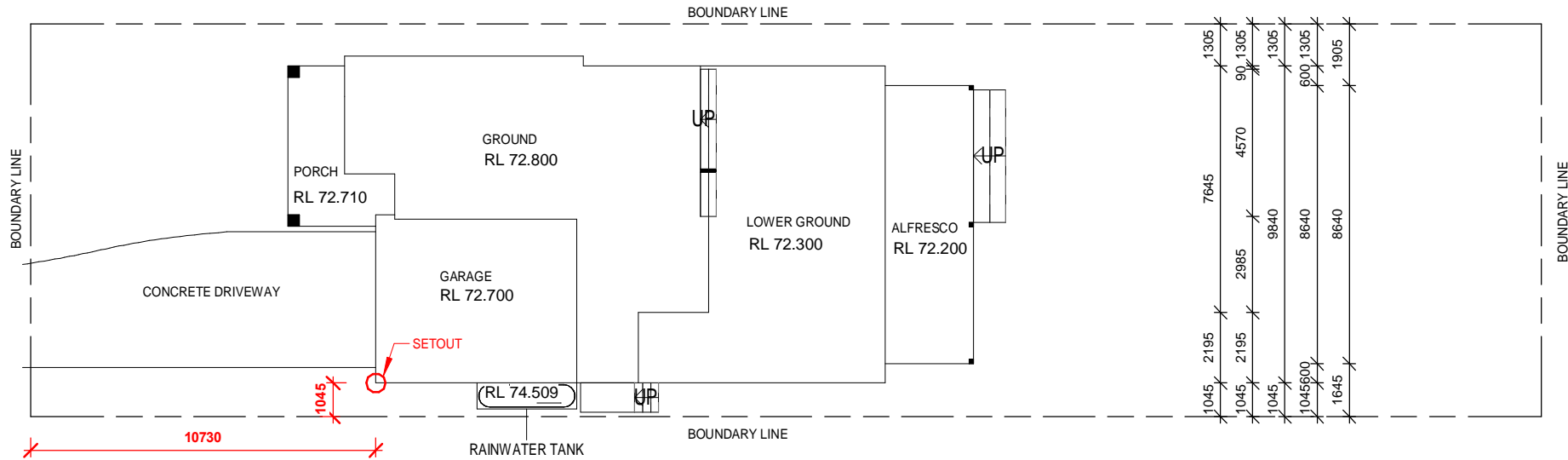
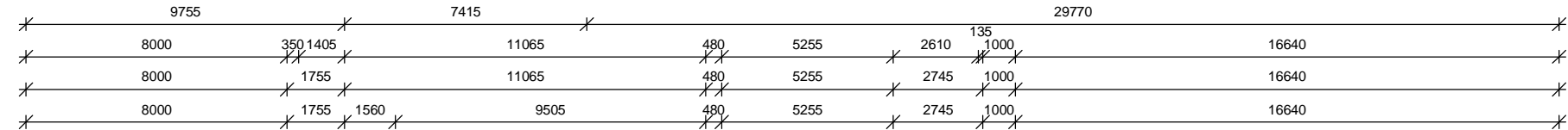
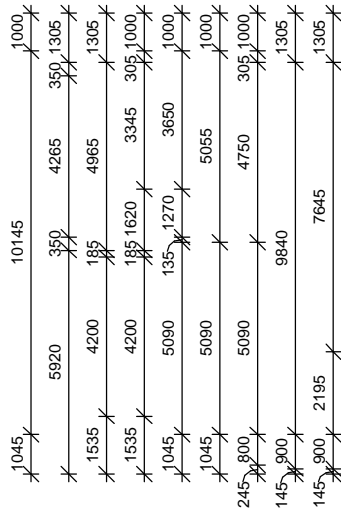
DATE: .....







PROPOSED FLOOR SPACES		
NAME	AREA	%
ALFRESCO	23 m <sup>2</sup>	7%
BALCONY	32 m <sup>2</sup>	9%
FIRST FLOOR	127 m <sup>2</sup>	37%
GARAGE	30 m <sup>2</sup>	9%
GROUND	124 m <sup>2</sup>	36%
PORCH	11 m <sup>2</sup>	3%
TOTAL AREAS:	348 m <sup>2</sup>	100%



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

