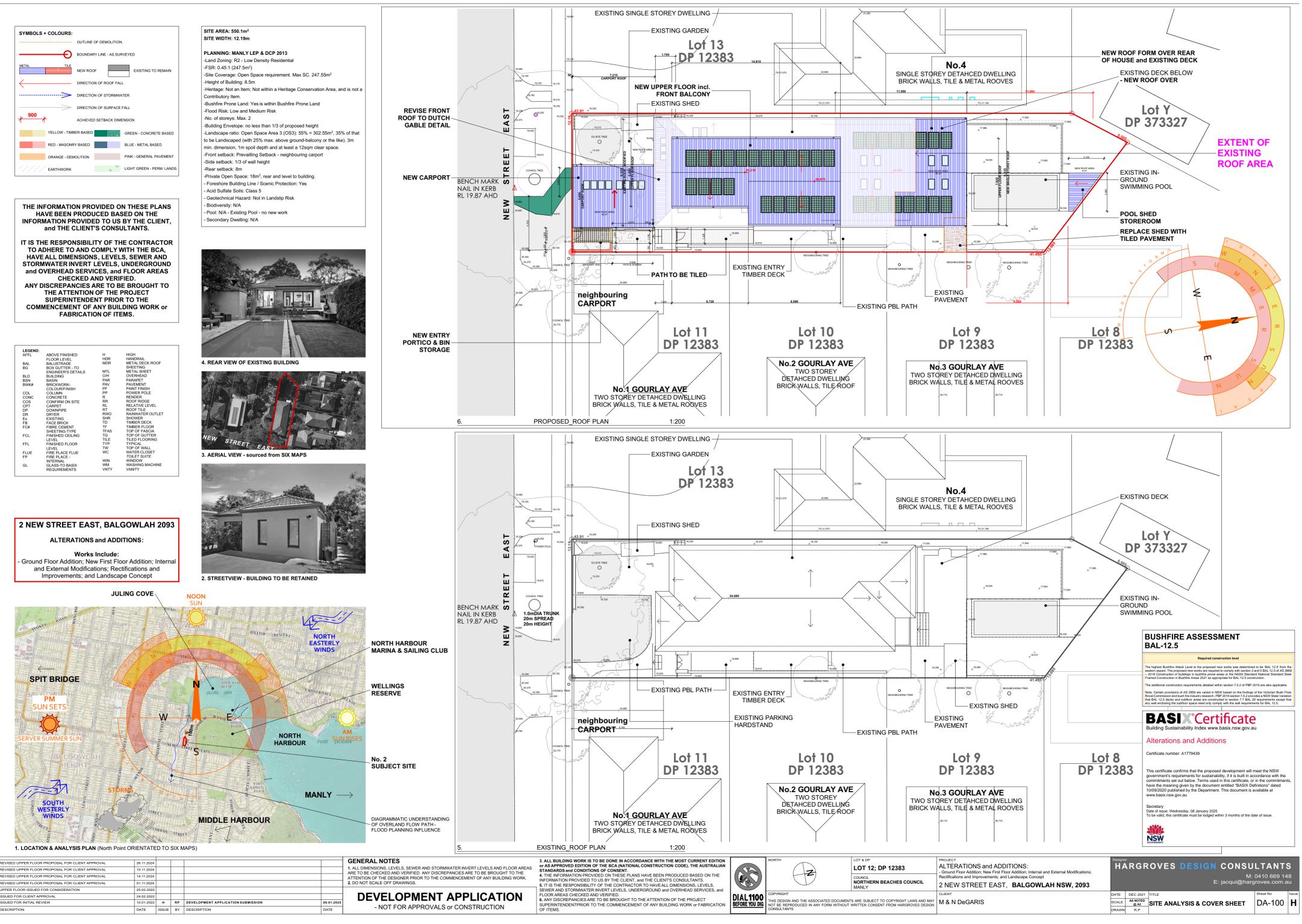
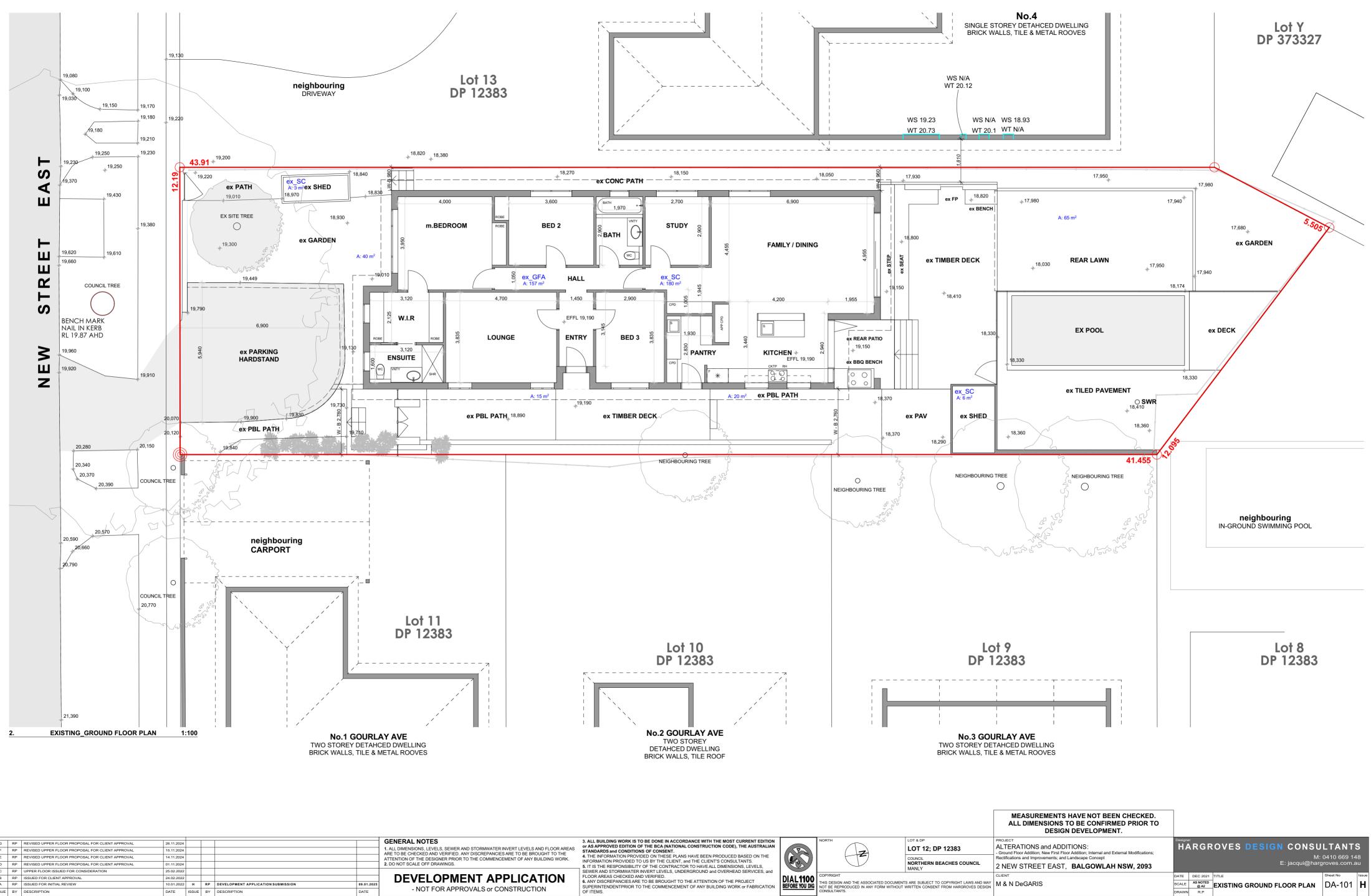
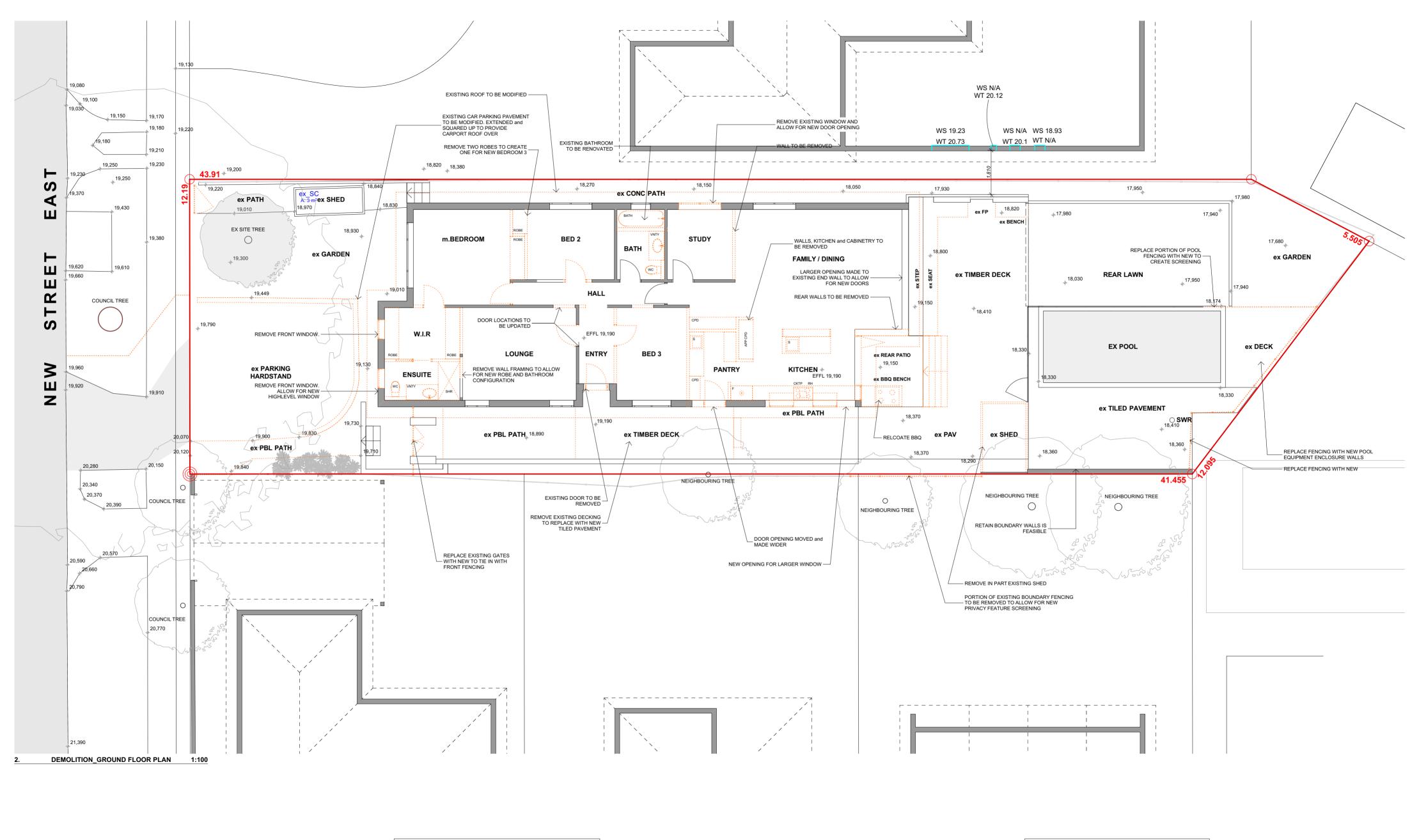
ALTERATIONS and ADDITIONS: to EXISTING DETACHED STYLE SINGLE STOREY RENDERED HOUSE at No.2 NEW STREET EAST BALGOWLAH NSW 2093



G	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	26.11.2024					GENERAL NOTES
F	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	15.11.2024					1. ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS. ARE TO BE CHECKED AND VERIFIED, ANY DISCREPANCIES ARE TO BE BR
E	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	14.11.2024					ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY B
D	RP	REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	01.11.2024					2. DO NOT SCALE OFF DRAWINGS.
С	RP	UPPER FLOOR ISSUED FOR CONSIDERATION	25.02.2022					
в	RP	ISSUED FOR CLIENT APPROVAL	24.02.2022					DEVELOPMENT APPLICA
А	RP	ISSUED FOR INITIAL REVIEW	10.01.2022	н	RP	DEVELOPMENT APPLICATION SUBMISSION	09.01.2025	
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G		REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	26.11.2024					GENERAL NOTES 1. ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS AND FLOOR AREAS	3. ALL BUILDING WORK IS TO BE DONE IN ACCORDANCE WITH THE I or AS APPROVED EDITION OF THE BCA (NATIONAL CONSTRUCTION O
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c	RP	UPPER FLOOR ISSUED FOR CONSIDERATION	25.02.2022						5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIA SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND and OV FLOOR AREAS CHECKED AND VERIFIED.
A	RP	ISSUED FOR CLIENT APPROVAL ISSUED FOR INITIAL REVIEW	24.02.2022 10.01.2022		RP	DEVELOPMENT APPLICATION SUBMISSION	09.01.2025	- NOT FOR APPROVALS or CONSTRUCTION	6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF SUPERINTENDENTPRIOR TO THE COMMENCEMENT OF ANY BUILDIN
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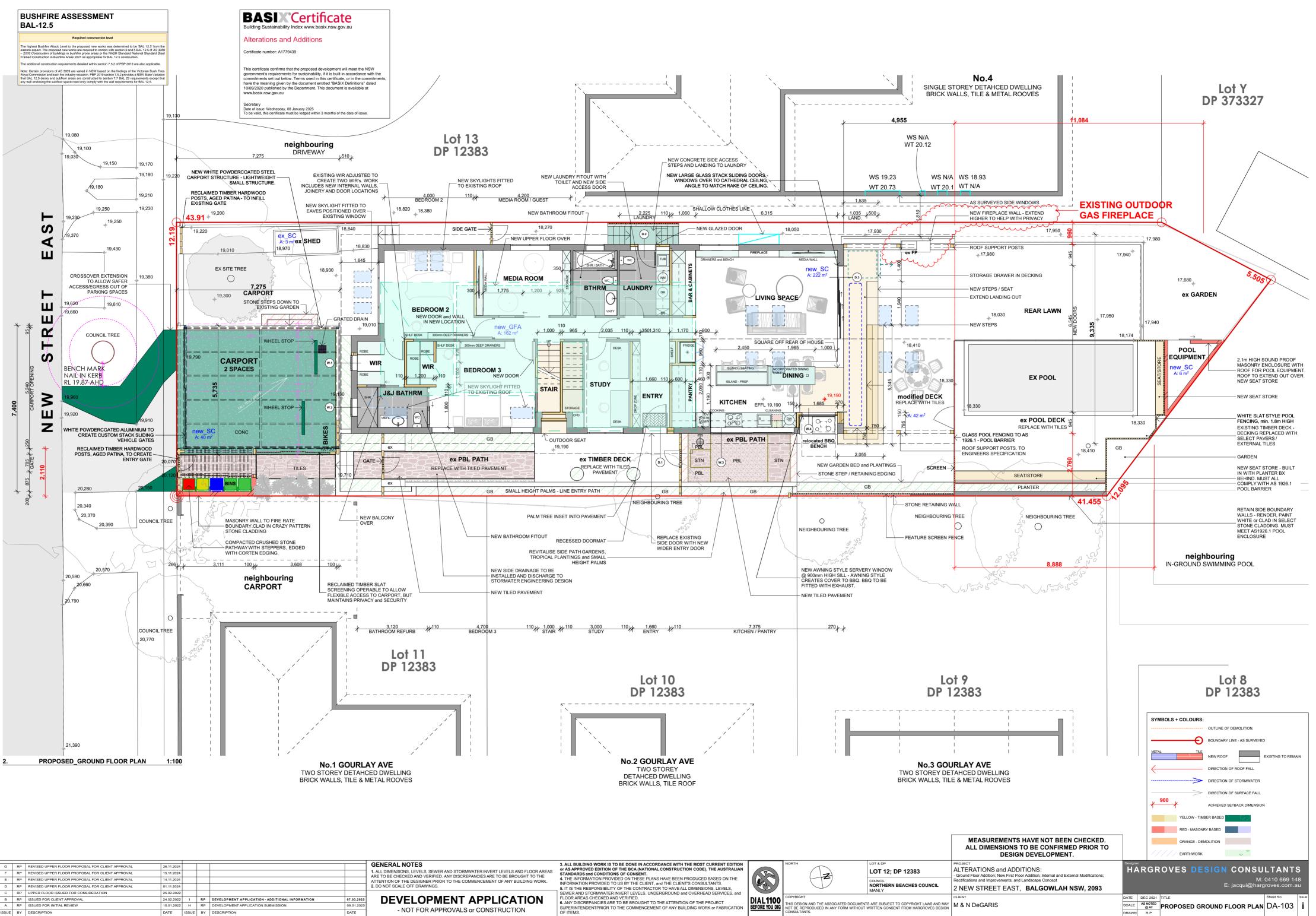
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DEMOLITION NOTE: ORKS TO BE DONE IN ACCORDANCE WITH ONSENT AUTHORITY CONDITIONS.

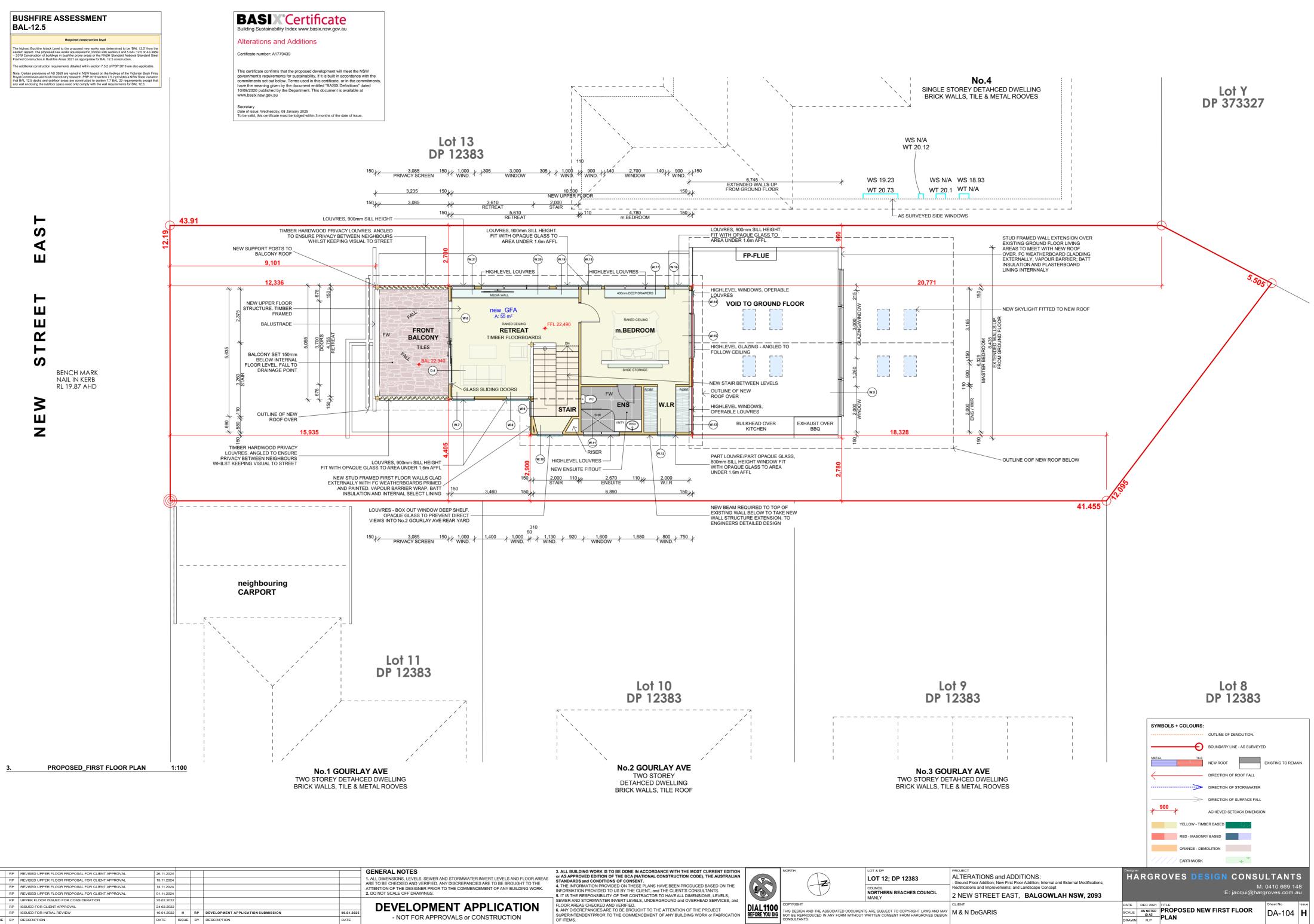
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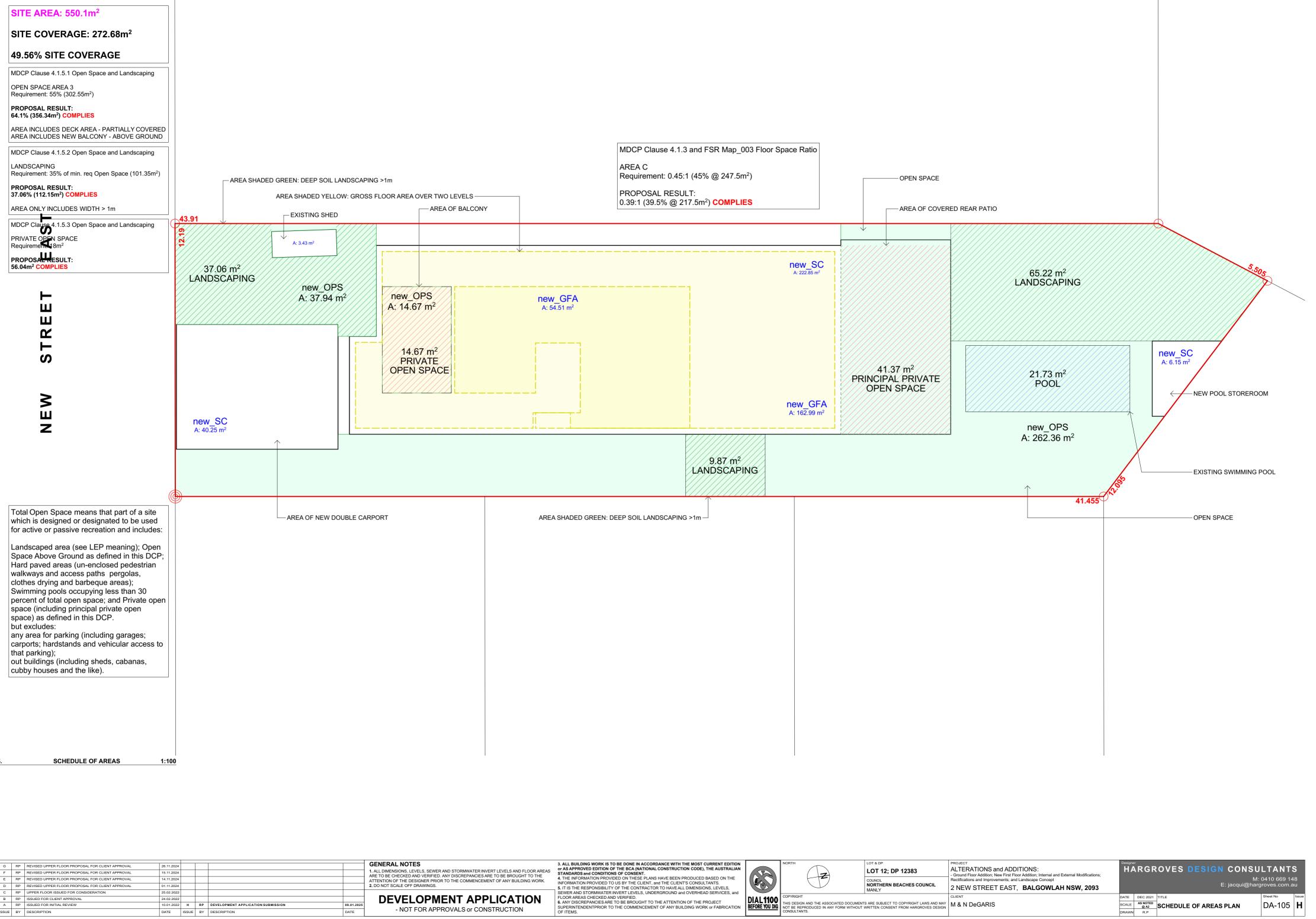
ТΗ					MEASUREMENTS HAVE NOT BEEN CHECKED. ALL DIMENSIONS TO BE CONFIRMED PRIOR TO DESIGN DEVELOPMENT.			
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	ELOOR AREAS CHECKED AND VERTIFIED. 6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENTPRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.	DIAL 1100 BEFORE YOU DIG	COPYRIGHT THIS DESIGN AND THE ASSOCIATED DOCUMENT NOT BE REPRODUCED IN ANY FORM WITHOUT CONSULTANTS.	S ARE SUBJECT TO COPYRIGHT LAWS AND MAY WRITTEN CONSENT FROM HARGROVES DESIGN	CLIENT M & N DEGARIS	DATE DEC 2021 SCALE AS NOTED @ A2 DRAWN R.P		DA-102 H



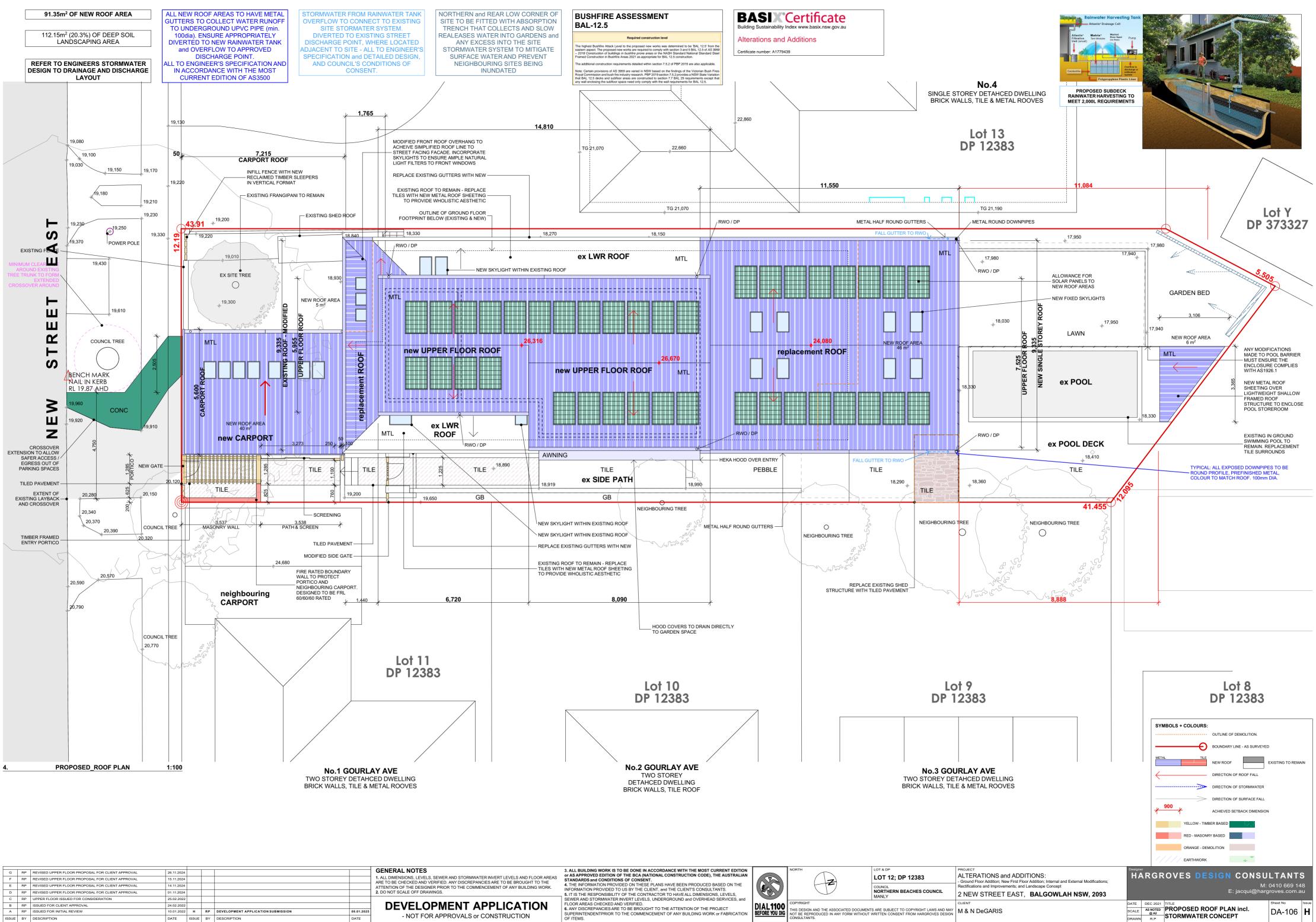
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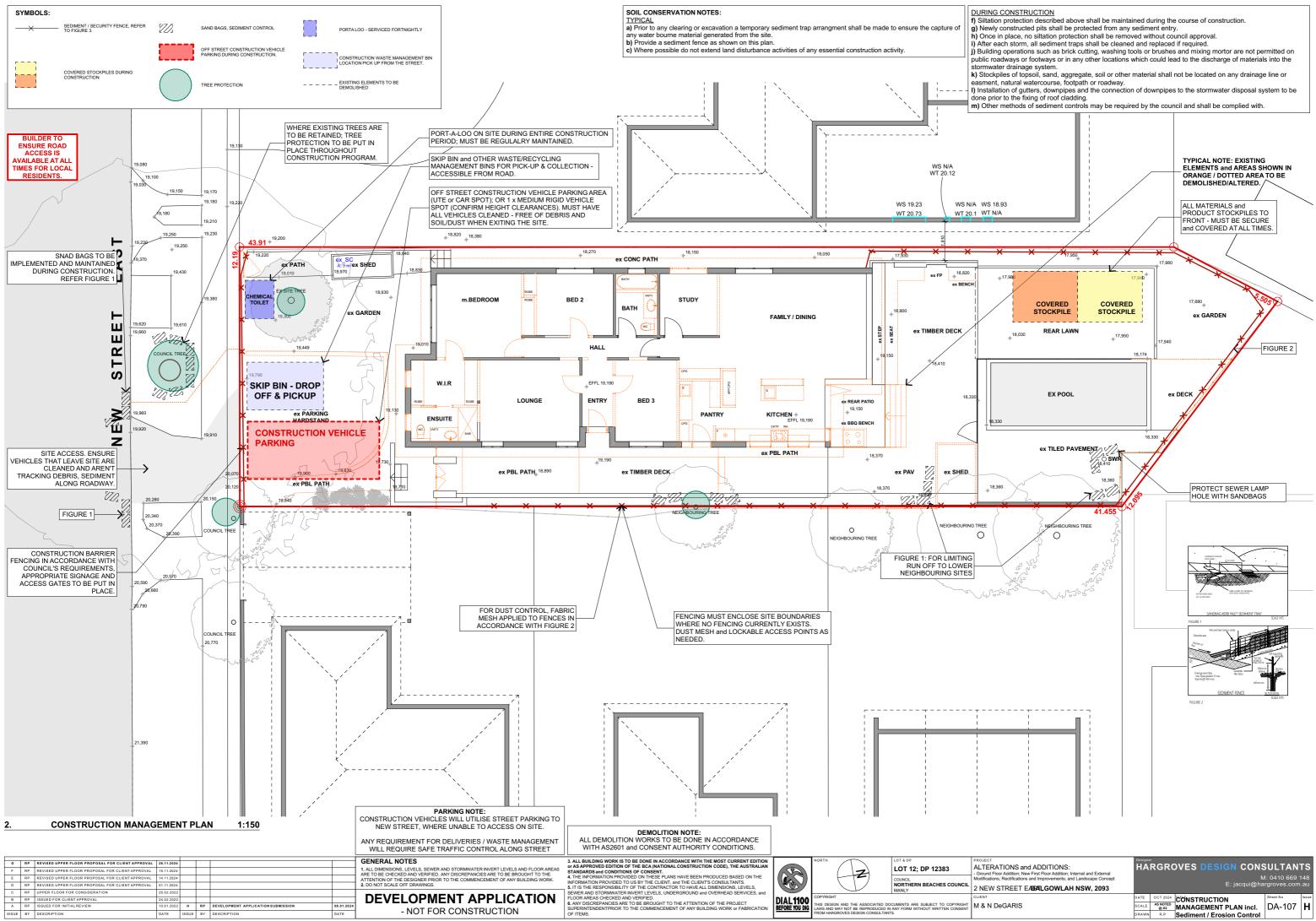
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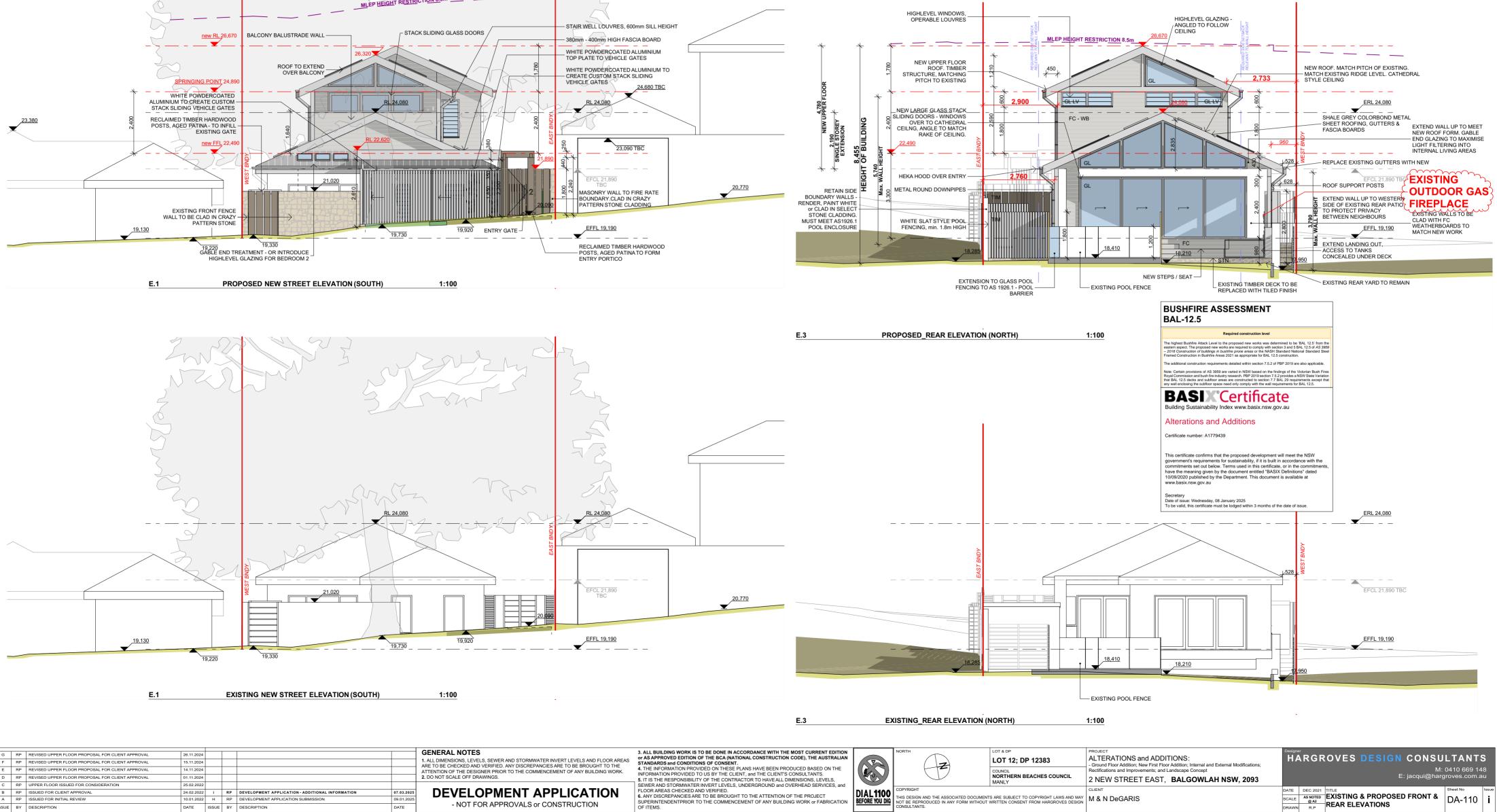


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TIONS and ADDITIONS: or Addition; New First Floor Addition; Internal and External ; Rectifications and Improvements; and Landscape Concept	HA		DVES DESIGN CONS M E: jacqui@ha	: 0410 669 1	48
STREET EABAILGOWLAH NSW, 2093			E. Jacqui@na	igioves.com	.au
	DATE	OCT 2024	CONSTRUCTION	Sheet No	Issue
eGARIS	SCALE	AS NOTED @ A3	MANAGEMENT PLAN incl.	DA-107	H
	DRAWN	R.P	Sediment / Erosion Control		

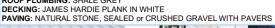




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FINISHES:

ROOF: SHALE GREY (LIGHT - MATT LOW GLARE) - BCA MEDIUM CLASSIFICATION WALLS: LEXICON Or SNOW SEASON (WHITE) PAINTED RENDER SHED WALLS: PAINTED RENDER FASCIA: PAINTED WHITE ON WHITE OF SURFMIST CARPORT: SATIN WHITE POWDERCOAT ROOF PLUMBING: SHALE GREY DECKING: JAMES HARDIE PLANK IN WHITE DAVING: MATURAL STORE SEA DE OF COLUSIED CRAVEL WITH DAVEDS

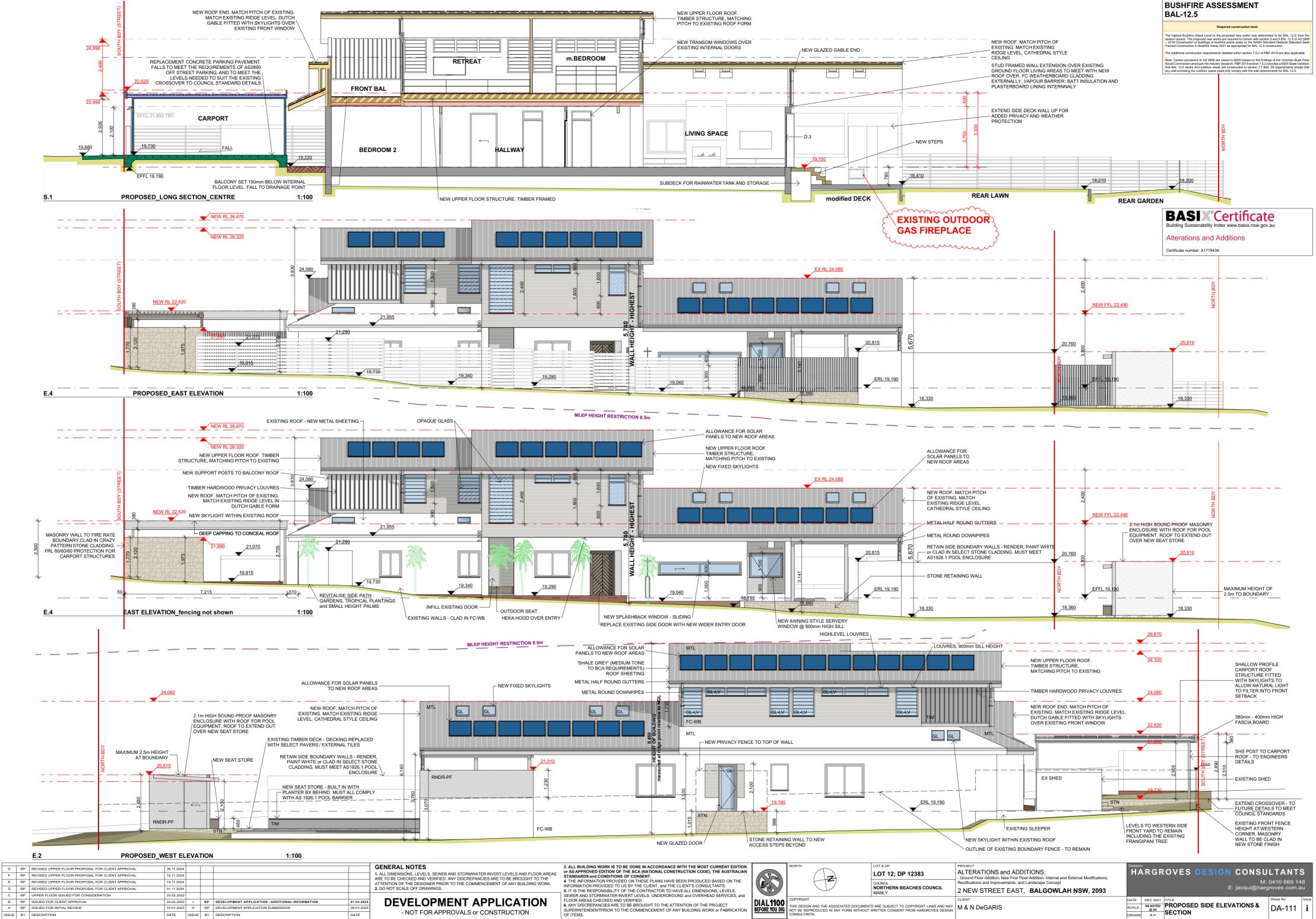


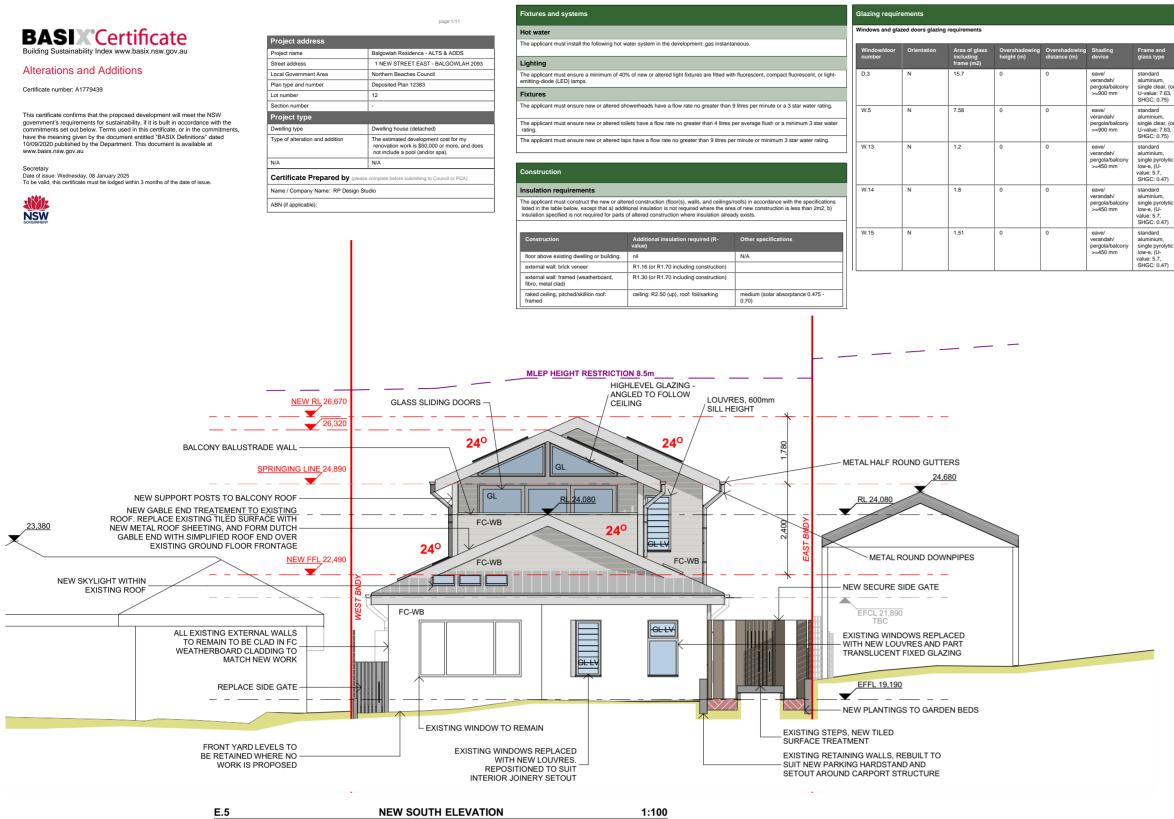


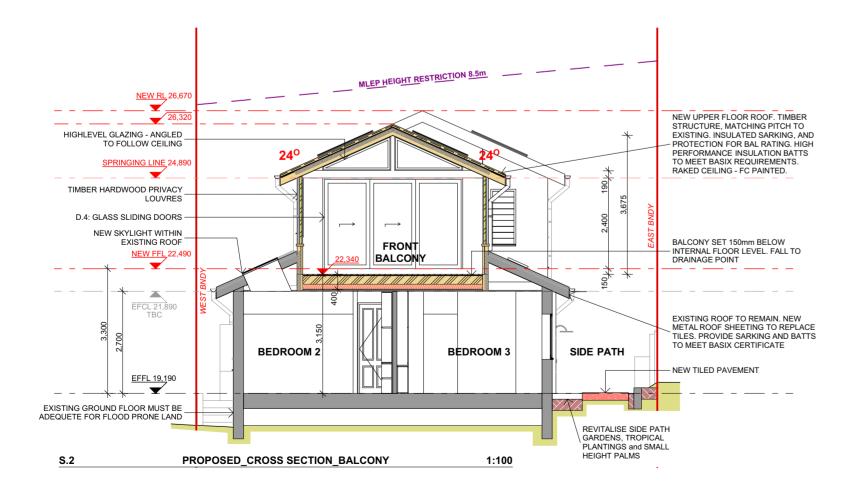
WALL COLOURS

3.4.1.5 Excessive Glare or Reflectivity Nuisance:

All external material and finishes incorporated into the development must consider and mitigate any excessive glare or reflectivity nuisance. SHALE GREY (LIGHT - MATT LOW GLARE) - BCA MEDIUM CLASSIFICATION







F	G F		REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	26.11.2024				GENERAL NOTES 1. ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS AND FLOOR AREAS	3. ALL BUILDING WORK IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION or AS APPROVED EDITION OF THE BCA (INATIONAL CONSTRUCTION CODE), THE AUSTRALIAN STANDARDS and CONDITIONS OF CONSENT.
F	E D		REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	14.11.2024 01.11.2024				ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK. 2. DO NOT SCALE OFF DRAWINGS.	A. THE INFORMATION PROVIDED ON THESE PLANS HAVE BEEN PRODUCED BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT, and THE CLIENT'S CONSULTANTS. J. TI ST THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS.
	СВ	RP	UPPER FLOOR ISSUED FOR CONSIDERATION	25.02.2022				DEVELOPMENT APPLICATION	SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND and OVERHEAD SERVICES, and FLOOR AREAS CHECKED AND VERIFIED.
	A		ISSUED FOR INITIAL REVIEW DESCRIPTION	10.01.2022 DATE	H RP	DEVELOPMENT APPLICATION SUBMISSION DESCRIPTION	09.01.2025 DATE	- NOT FOR APPROVALS or CONSTRUCTION	6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENTPRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.

	D.1	E	2.31	0	0	eave/ verandah/ pergola/balcony	standard aluminium, single clear, (or	D.2	W	1.72 0	0	eave/ verandah/ pergola/balco	aluminium, single Lo- Tsol low-e,	Glazing requirements			
	. W.3	E	2.23	0	0	>=900 mm	U-value: 7.63, SHGC: 0.75) standard	W.16	w	1.35 0	0	>=450 mm eave/	(U-value: 5.6, SHGC: 0.36) aluminium,	Skylights The applicant must install th	e skylights in accordance with t	the specifications listed in the table below	<i>I</i> .
lowing Overshadowing Shading Frame an) distance (m) device glass type	d	-		-	-	verandah/ pergola/balcony >=450 mm	aluminium, single pyrolytic low-e, (U-					verandah/ pergola/balco >=450 mm	ny Single Lo- Tsol Iow-e, (U-value: 5.6,		nust also be satisfied in relation		
0 eave/ standard verandah/ aluminium pergola/balcony single clea >=900 mm U-value: 7	ar, (or W.4	E	1.63	0	0	eave/	value: 5.7, SHGC: 0.47) standard	W.17	w	1.62 0	0	eave/	SHGC: 0.36) aluminium,	listed in the table below.		U-value and a Solar Heat Gain Coefficien	
0 eave/ standard	75)					verandah/ pergola/balcony >=900 mm	aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)					verandah/ pergola/balco >=450 mm	single Lo- ny Tsol low-e, (U-value: 5.6, SHGC: 0.36)	External awnings and louvre Skylights glazing requirem		above which they are situated when fully	arawn or closed.
verandah/ aluminium pergola/balcony single clee >=900 mm U-value: 7 SHGC: 0.1	ar, (or 7.63, W.7	E	1.5	0	0	eave/ verandah/	standard aluminium,	W.18	w	1.35 0	0	eave/ verandah/ pergola/balco	aluminium, single Lo-	Skylight number	Area of glazing inc. fr	rame Shading device	Frame and glass type
0 eave/ standard verandah/ aluminium pergola/balcony single pyr	,					>=450 mm	single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)	W.19	w	1.5 0	0	>=450 mm eave/	(U-value: 5.6, SHGC: 0.36) aluminium,	S1	(m2) 1.08	external adjustable awning or blind	single clear, (or U-value:
>=450 mm low-e, (U- value: 5.7, SHGC: 0.4	W.8	E	1.5	0	0	eave/ verandah/ pergola/balcony	standard aluminium,	W.19		1.5 0	0	verandah/ pergola/balco >=450 mm	single Lo-	S2	0.54	external adjustable awning or blind	6.21, SHGC: 0.808) aluminium, moulded plastic single clear, (or U-value:
0 eave/ standard verandah/ aluminium pergola/balcony single pyre	<u>, </u>					>=450 mm	single pyrolytic low-e, (U- value: 5.7, SHGC: 0.47)	W.20	W	1.8 0	0	eave/ verandah/	SHGC: 0.36) aluminium, single Lo-	S3	0.3	no shading	6.21, SHGC: 0.808) aluminium, moulded plastic
>=450 mm low-e (U) value: 5.7, SHGC: 0.4	W.2	s	1.2	0	0	eave/ verandah/	standard aluminium,					pergola/balco >=450 mm		S4	1.08	external adjustable awning or	single clear, (or U-value: 6.21, SHGC: 0.808) aluminium, moulded plastic
0 eave/ standard verandah/ aluminium pergola/balcony single pyro						pergola/balcony >=450 mm	single clear, (or U-value: 7.63, SHGC: 0.75)	W.21	W	1.5 0	0	eave/ verandah/ pergola/balco	aluminium, single Lo- Tsol low-e,		1.08	external adjustable awning or	single clear, (or U-value: 6.21, SHGC: 0.808) aluminium, moulded plastic
>=450 mm low-e, (U- value: 5.7, SHGC: 0.4	W.6	S	1.96	0	0	eave/ verandah/ pergola/balcony	standard aluminium, single clear, (or					>=450 mm	(U-value: 5.6, SHGC: 0.36)			blind	single clear, (or U-value: 6.21, SHGC: 0.808)
· · · · · ·	W.9	s	0.44	0	0	>=450 mm eave/	U-value: 7.63, SHGC: 0.75) standard										
						verandah/ pergola/balcony >=450 mm	aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)										
			TIMBER S METAL NEW STU VEATHERBOA WRAP AN INSULATION REQUIREMEN INSULA INSULA REPLACE	HALF ROUNE DID FRAMED V EXTERNALI RDS. VAPOU DI HIGH PERI NTS. LINED IN ROCKWOOL TION BETWE E EXISTING TIM WITH SELEC EXTER WITH SELEC EXTER	, MATCHING - O EXISTING D GUTTERS - WALL, CLAD UY WITH FC JW BARRIER FORMANCE FORMANCE FORMANCE MALT NTERNALLY LACOUSTIC EEN LEVELS DROP ZONE - SIDE DOOR NTRY DOOR BER DECK - CT PAVERS/- RNAL TILES - 				24 ⁰ W.I.R					26,32 SPR NE ST EN NEW	W BEAM OR NOMIN RUCTURAL ELEMEN GINEERS DETAILS	IATED NT TO NEW TRANSOM WINDOW - OVER EXISTING INTERN DOORS NEW CONCRETE SIDE - ACCESS STEPS AND LANDING TO LAUNDRY	
			TROPICAL		IGHT PALMS			Ъ								- STONE RETAINING WALL	
	S	5.4	IKUPICAL	HEI	GHT PALMS	OSS SECT	<u>FION_ENT</u>	RY DOOR		1:10	BA	aspect. The proposed new v Construction of buildings in Construction in Bushfire Are tional construction requiren ertain provisions of AS 3955 primission and bush fire ind 12.5 decks and subfloor a	Required construction to the proposed new work bushing prove areas or bushing prove areas or as 2021 as appropriate le- ents detailed within sect are varied in NSW base stry research. PBP 2019 reas are constructed to 1	n level Is was determined to be 'BAL 12 ply with section 3 and 5 BAL 12.5 he NASH Standard National Sta	5' from the of AS 3959 ndard Steel plicable. Bush Fires te Variation except that	- STONE RETAINING WALL	
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DATE DEC 2021 TITLE SCALE AS NOTED PROPOSED SOUTH ELEVATION, R.P
CROSS SECTIONS & BASIX

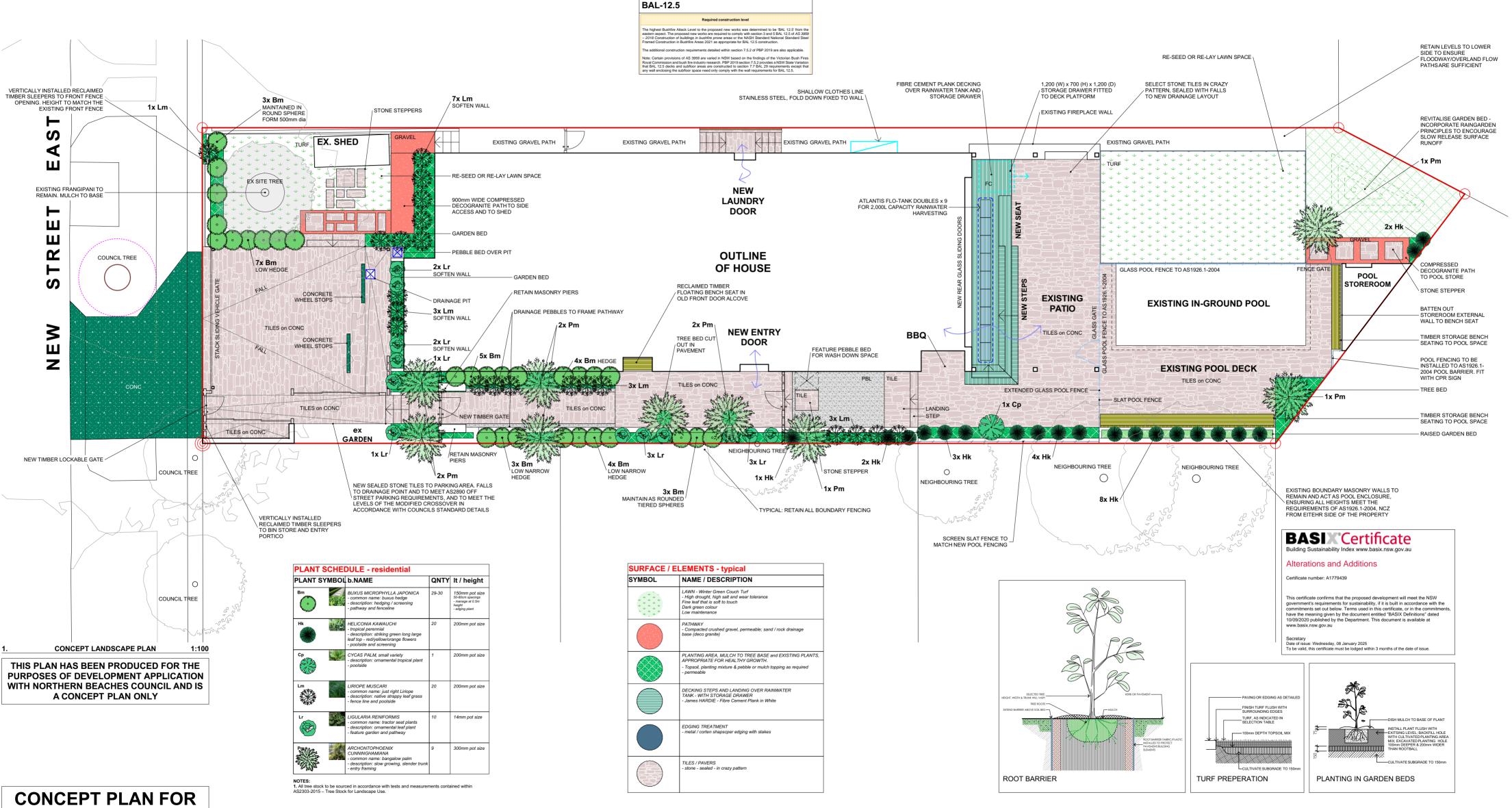
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DIAL1100 BEFORE YOU DIG NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM HARGROVES DESIGN NOT BE REPRODUCED IN ANY FORM WITHOUT WRITTEN CONSENT FROM HARGROVES DESIGN M & N DeGARIS PART FRONT FENCE



POOL FENCE





BUSHFIRE ASSESSMENT

CONCEPT PLAN FOR DEVELOPMENT APPLICATION

G F E D	F RP REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL E RP REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL D RP REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL	26.11.2024 15.11.2024 14.11.2024 01.11.2024	ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCIE	1. ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS AND FLOOR AREAS ARE TO BE CHECKED AND VERIFIED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE DESIGNER PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK.	STANDARDS and CONDITIONS OF CONSENT. A. THE INFORMATION PROVIDED ON THESE PLANS HAVE BEEN PRODUCED BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT, and THE CLIENT'S CONSULTANTS. S. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERTI LEVELS. UNDERGROUND AND OVERHEAD SERVICES, and	DIAL 1100 BEFORE YOU DIG	ATH	LOT & DP LOT 12; DP 12383 COUNCIL NORTHERN BEACHES COUNCIL MANIX	PROJECT ALTERATIONS and ADDITIONS: - Ground Floor Addition; New First Floor Addition; Internal and External Modifications; Rectifications and Improvements; and Landscape Concept 2 NEW STREET EAST, BALGOWLAH NSW, 2093	Ν	SULTANTS M: 0410 669 148 nargroves.com.au
C B A ISSU		25.02.2022 24.02.2022 10.01.2022 H RP DEVELOPMENT APPLICATION SUBMISSION DATE ISSUE BY DESCRIPTION	09.01.2025 DATE	DEVELOPMENT APPLICATION - NOT FOR APPROVALS or CONSTRUCTION			COPYRIGHT THIS DESIGN AND THE ASSOCIATED DOCUMEN NOT BE REPRODUCED IN ANY FORM WITHOUT CONSULTANTS.	THE ASSOCIATED DOCUMENTS ARE SUBJECT TO COPYRIGHT LAWS AND MAY CEED IN ANY FORM WITHOUT WRITTEN CONSENT FROM HARGROVES DESIGN		DATE DEC 2021 TITLE SCALE AS NOTED @A2 DRAWN R.P	DA-113