

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

SYMBOLS + COLOURS:

OUTLINE OF DEMOLITION.

BOUNDARY LINE - AS SURVEYED

METAL TILE NEW ROOF EXISTING TO REMAIN

DIRECTION OF ROOF FALL

DIRECTION OF STORMWATER

DIRECTION OF SURFACE FALL

ACHIEVED SETBACK DIMENSION

900

YELLOW - TIMBER BASED GREEN - CONCRETE BASED

RED - MASONRY BASED BLUE - METAL BASED

ORANGE - DEMOLITION PINK - GENERAL PAVEMENT

EARTHWORK LIGHT GREEN - PERM. LANDS

THE INFORMATION PROVIDED ON THESE PLANS HAVE BEEN PRODUCED BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT, and THE CLIENT'S CONSULTANTS.

IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO ADHERE TO AND COMPLY WITH THE BCA, HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND and OVERHEAD SERVICES, and FLOOR AREAS CHECKED AND VERIFIED. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.

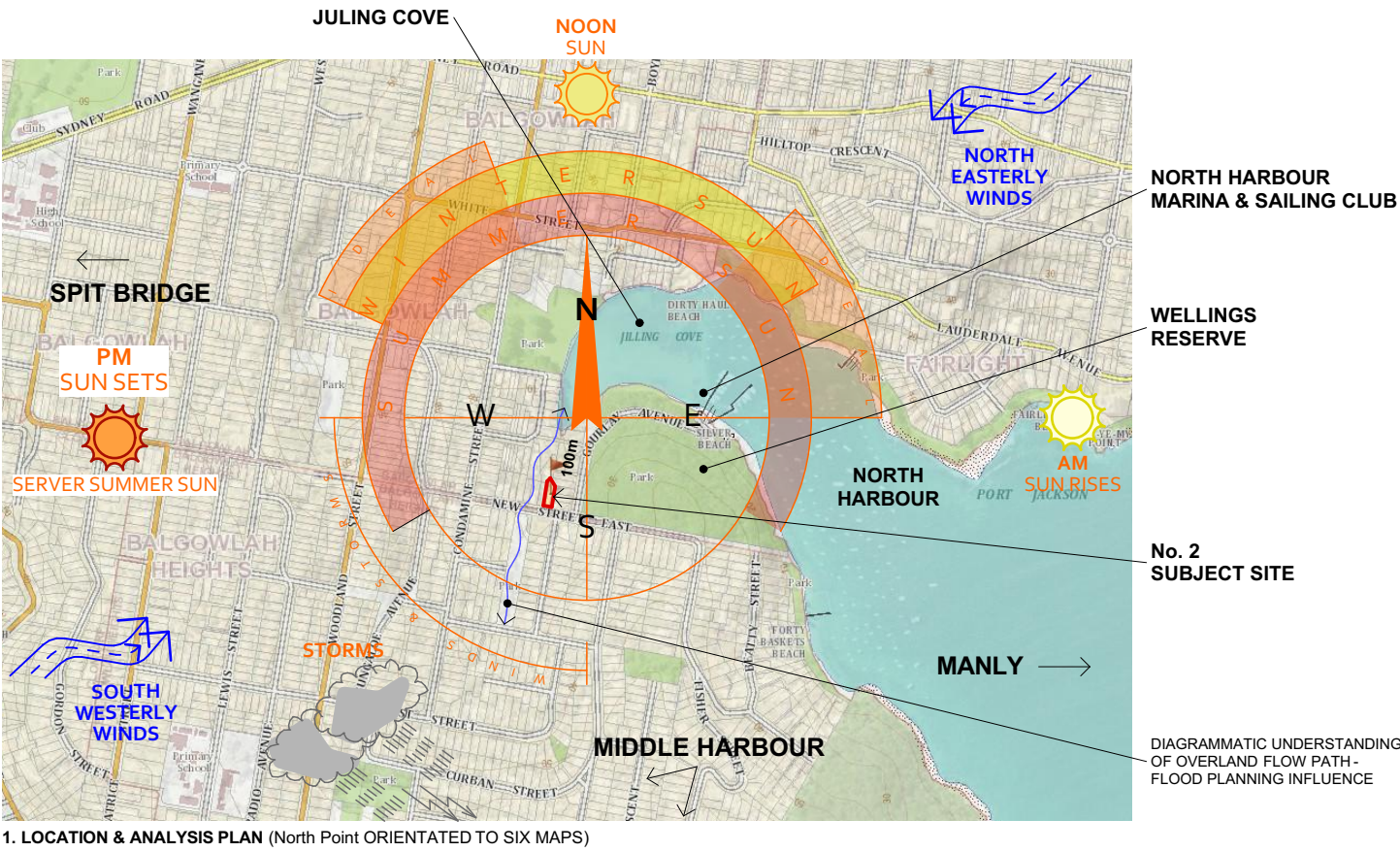
| | | | |
|---------|------------------------------------|------|--------------------------|
| LEGEND: | ABOVE FINISHED FLOOR LEVEL | H | HIGH HANDRAIL |
| AFFL | BAL | MDR | METAL DECK ROOF SHEETING |
| BO | BOX GUTTER - TO ENGINEER'S DETAILS | MTL | METAL SHEET OVERHEAD |
| BLD | BUILDING | OH | OVERHEAD |
| BSN | BASIN | PMP | PAVEMENT |
| BWKF | BRICKWORK - COLOUR/FINISH | PVF | PAINT FINISH |
| COL | COLUMN | PP | POWER POLE |
| CONC | CONCRETE | R | READER |
| COS | CONFIRM ON SITE | RR | ROOF RIDGE |
| CPT | CARPET | RL | RELATIVE LEVEL |
| CP | DOWNPIPE | RT | ROOF TILE |
| DR | DRYER | RWO | RAINWATER OUTLET |
| EX | EXISTING | SHR | SHOWER |
| FB | FACE BRICK | TD | TIMBER DECK |
| FCB | FIBRE CEMENT | TF | TIMBER FLOOR |
| SH | SHEETING TYPE | TFAS | TOP OF FASCIA |
| FCL | FINISHED CEILING | TG | TOP OF GUTTER |
| FFL | FINISHED FLOOR | TG | TILED FLOORING |
| FLUE | FIRE PLACE FLUE | TYP | TYPICAL |
| FP | FIRE PLACE - INTERNAL | TW | TOP OF WALL |
| GL | GLASS-TO-BASIX REQUIREMENTS | WC | WATER CLOSET |
| | | WIN | WINDOW |
| | | WM | WASHING MACHINE |
| | | VNTY | VANITY |

2 NEW STREET EAST, BALGOWLAH 2093

ALTERATIONS and ADDITIONS:

Works Include:

- Ground Floor Addition; New First Floor Addition; Internal and External Modifications; Rectifications and Improvements; and Landscape Concept



SITE AREA: 550.1m²
SITE WIDTH: 12.19m

PLANNING: MANLY LEP & DCP 2013

- Land Zoning: R2 - Low Density Residential
- FSR: 0.45:1 (247.5m²)
- Site Coverage: Open Space requirement. Max SC. 247.55m²
- Height of Building: 8.5m
- Heritage: Not an Item; Not within a Heritage Conservation Area, and is not a Contributory Item.
- Bushfire Prone Land: Yes is within Bushfire Prone Land
- Flood Risk: Low and Medium Risk
- No. of storeys: Max. 2
- Building Envelope: no less than 1/3 of proposed height
- Landscape ratio: Open Space Area 3 (OS3): 55% = 302.55m², 35% of that to be Landscaped (with 25% max. above ground-balcony or the like). 3m min. dimension, 1m soil depth and at least a 12sqm clear space.
- Front setback: Prevailing Setback - neighbouring carport
- Side setback: 1/3 of wall height
- Rear setback: 8m
- Private Open Space: 18m², rear and level to building.
- Foreshore Building Line / Seismic Protection: Yes
- Acid Sulfate Soils: Class 5
- Geotechnical Hazard: Not in Landslip Risk
- Biodiversity: N/A
- Pool: N/A - Existing Pool - no new work
- Secondary Dwelling: N/A



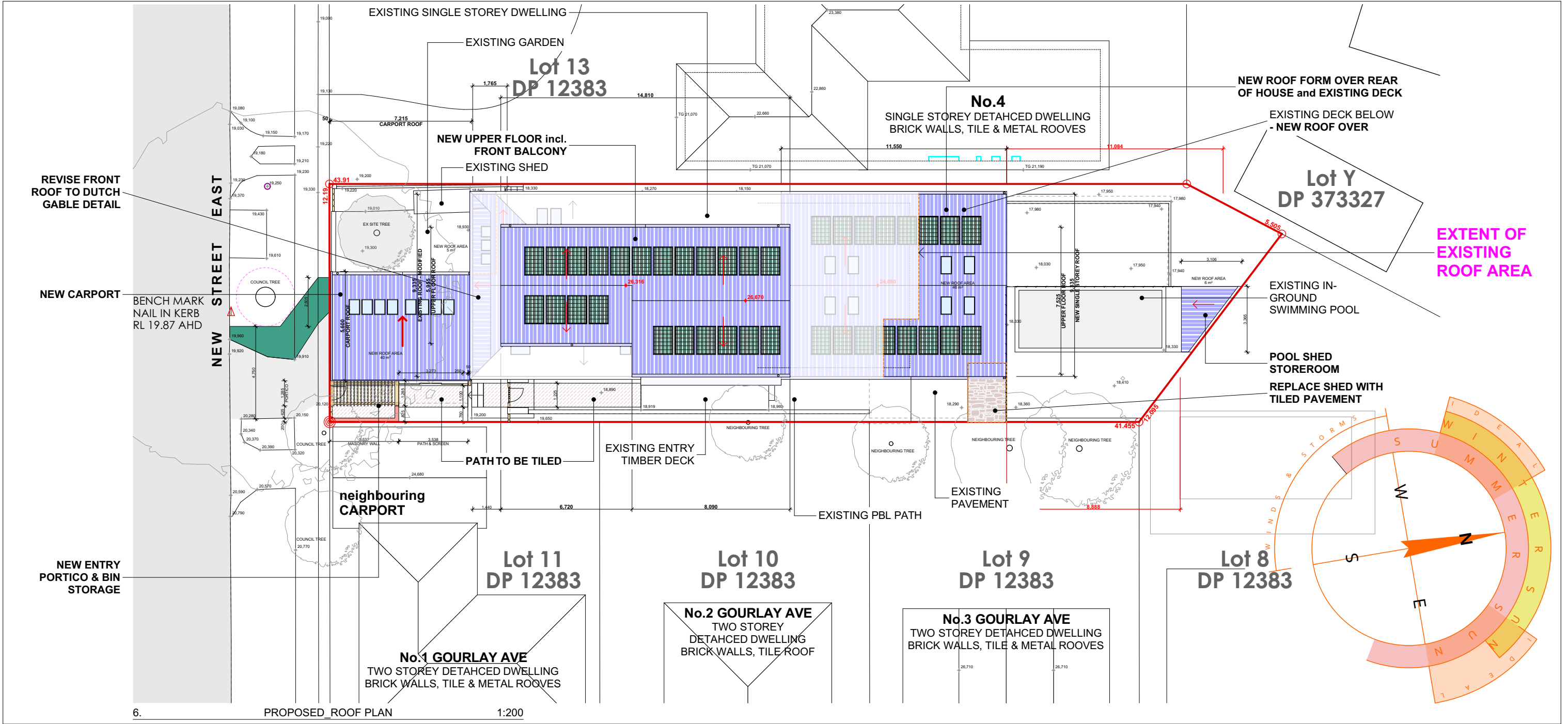
4. REAR VIEW OF EXISTING BUILDING

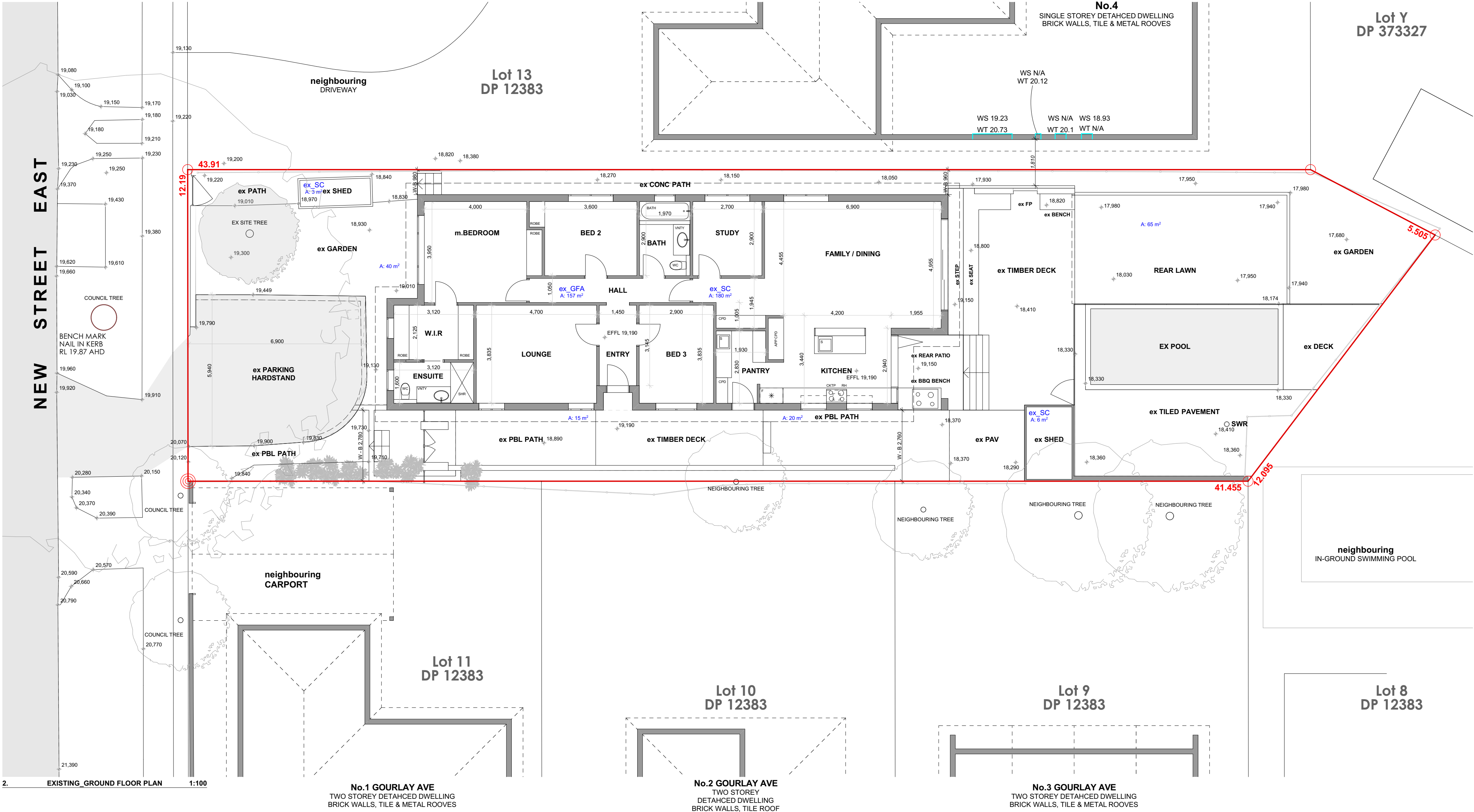


3. AERIAL VIEW - sourced from SIX MAPS



2. STREETVIEW - BUILDING TO BE RETAINED





| | | | | | | | | | |
|-------|----|--|------------|-------|----|------------------------------------|------------|--|--|
| G | RP | REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL | 26.11.2024 | | | | | | |
| F | RP | REVISED UPPER FLOOR PROPOSAL FOR CLIENT APPROVAL | 15.11.2024 | | | | | | |
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| C | RP | UPPER FLOOR ISSUED FOR CONSIDERATION | 25.02.2022 | | | | | | |
| B | RP | ISSUED FOR CLIENT APPROVAL | 24.02.2022 | | | | | | |
| A | RP | ISSUED FOR INITIAL REVIEW | 10.01.2022 | H | RP | DEVELOPMENT APPLICATION SUBMISSION | 09.01.2022 | | |
| ISSUE | BY | DESCRIPTION | DATE | ISSUE | BY | DESCRIPTION | DATE | | |

GENERAL NOTES
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.
2. DO NOT SCALE OFF DRAWINGS.

DEVELOPMENT APPLICATION
- NOT FOR APPROVALS or CONSTRUCTION

3. ALL BUILDING WORK IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION or AS APPROVED EDITION OF THE BCA (NATIONAL CONSTRUCTION CODE), THE AUSTRALIAN STANDARDS and CONDITIONS OF CONSENT.
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COUNCIL
NORTHERN BEACHES COUNCIL
MANLY

MEASUREMENTS HAVE NOT BEEN CHECKED. ALL DIMENSIONS TO BE CONFIRMED PRIOR TO DESIGN DEVELOPMENT.

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

CLIENT
M & N DeGARIS

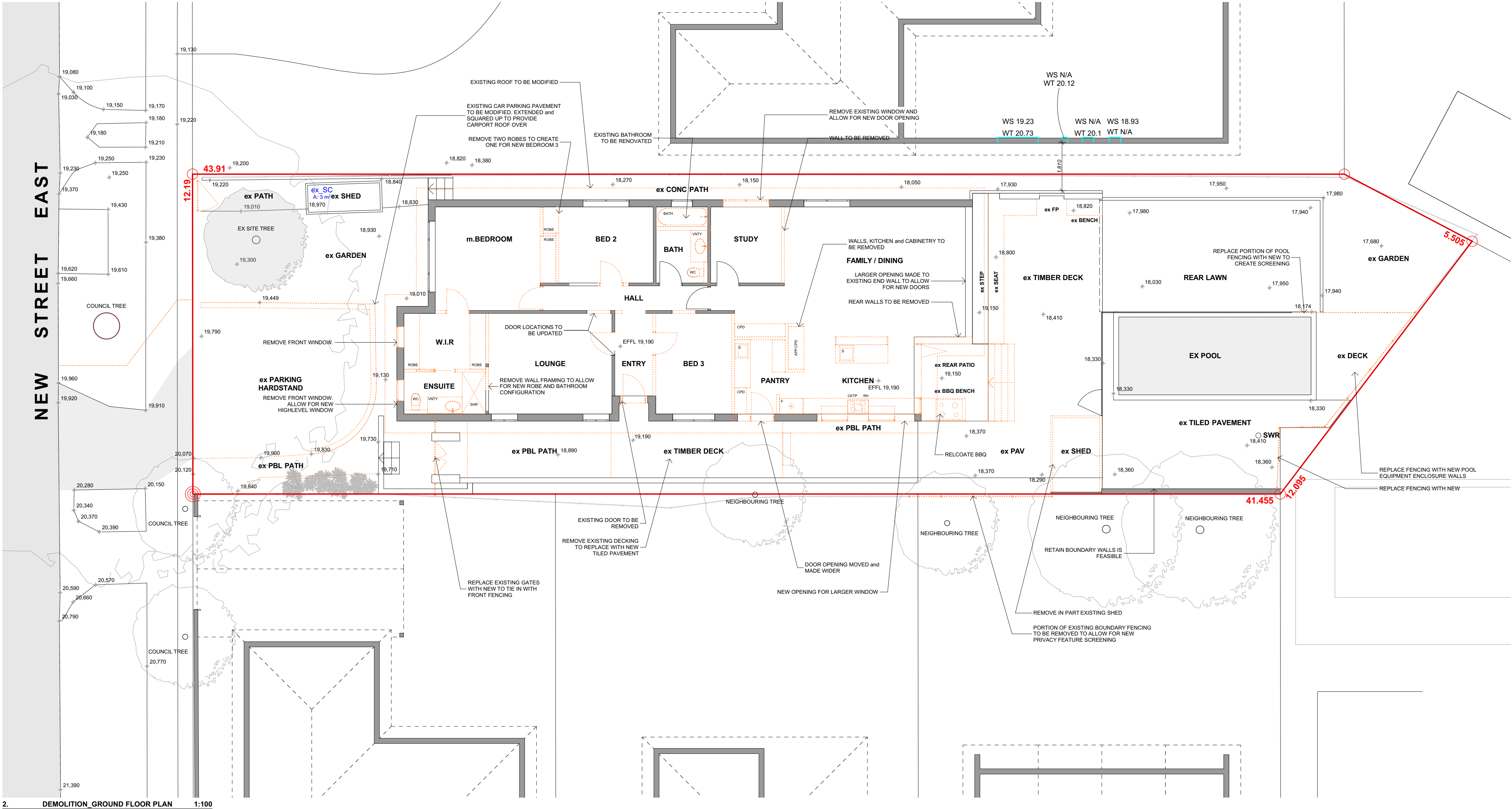
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DATE
DEC 2021
SCALE
AS NOTED
DRAWN
R.P.

TITLE
EXISTING GROUND FLOOR PLAN

Sheet No
DA-101

Issue
H



2. DEMOLITION_GROUND FLOOR PLAN 1:100

DEMOLITION NOTE:
ALL DEMOLITION WORKS TO BE DONE IN ACCORDANCE WITH AS2601 and CONSENT AUTHORITY CONDITIONS.

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DATE
DEC 2021
SCALE
AS NOTED
DRAWN
R.P.
TITLE
DEMOLITION GROUND FLOOR PLAN
Sheet No
DA-102
Issue
H

BUSHFIRE ASSESSMENT
BAL-12.5

Required construction level

The highest Bushfire Attack Level to the proposed new works was determined to be BAL 12.5 from the eastern aspect. The proposed new works are required to comply with section 3 and 5.2 of AS 3999 - 2018 Construction of buildings in bushfire prone areas or the NASH Standard National Standard Steel Framed Construction in Bushfire Areas 2021 as appropriate for BAL 12.5 construction.

The additional construction requirements detailed within section 7.5.2 of PBP 2019 are also applicable.

Note: Certain provisions of AS 3959 are varied in NSW based on the findings of the Victorian Bush Fires Royal Commission and bush fire industry research. PBP 2019 section 7.5.2 provides a NSW State Variation that BAL 12.5 decks and outdoor areas are covered to section 7.7 BAL 29 requirements except that any wall enclosing the outdoor space need only comply with the wall requirements for BAL 12.5.

BASIX Certificate

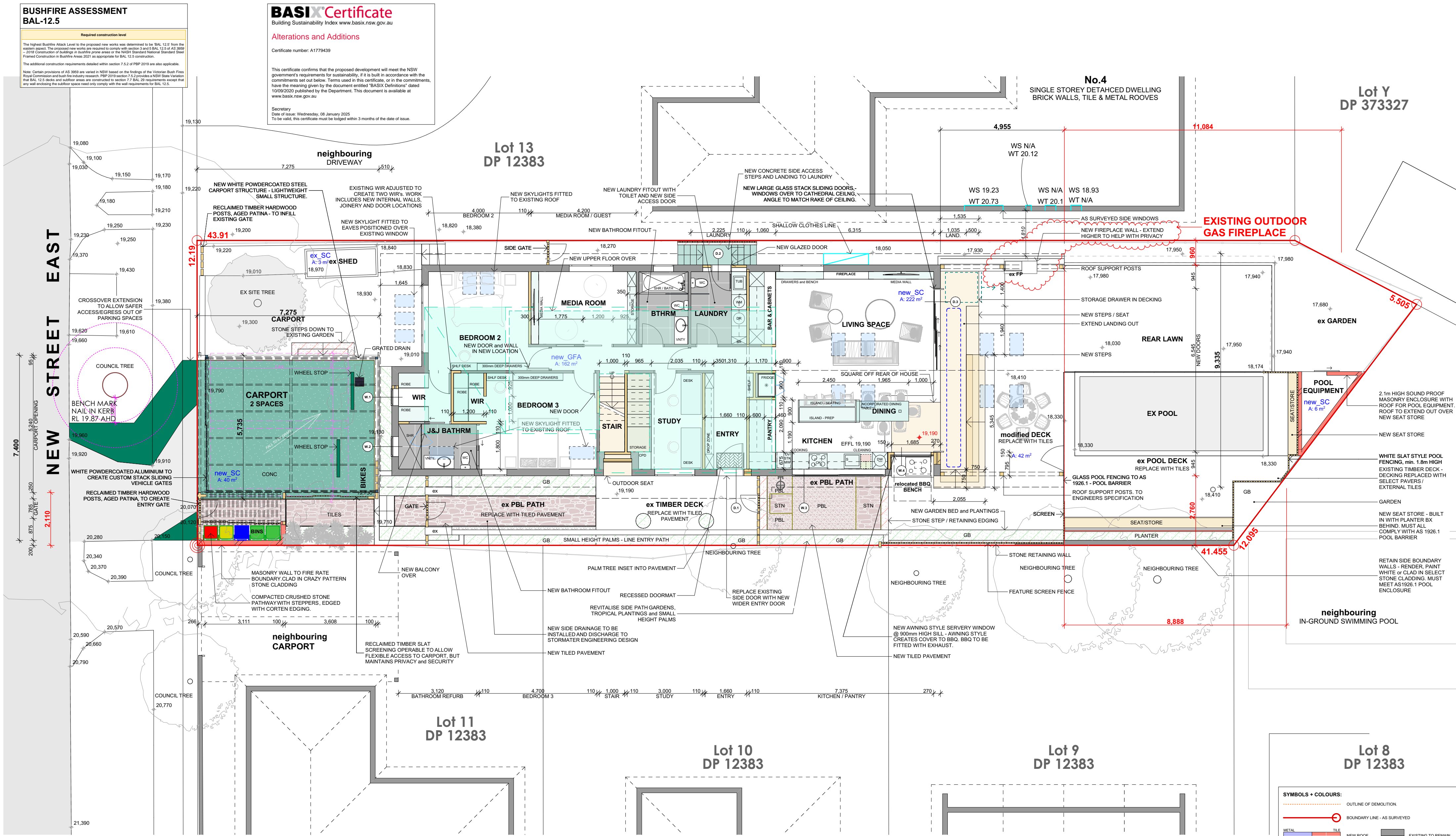
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1779439

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

Secretary
Date of issue: Wednesday, 08 January 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



2. PROPOSED_GROUND FLOOR PLAN 1:100

No.1 GOURLAY AVE
TWO STOREY DETACHED DWELLING
BRICK WALLS, TILE & METAL ROOFS

No.2 GOURLAY AVE
TWO STOREY DETACHED DWELLING
BRICK WALLS, TILE ROOF

No.3 GOURLAY AVE
TWO STOREY DETACHED DWELLING
BRICK WALLS, TILE & METAL ROOFS

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- NOT FOR APPROVALS or CONSTRUCTION



NORTH



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LOT 12; DP 12383

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MANLY

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2 NEW STREET EAST, BALGOWLAH NSW, 2093

CLIENT
M & N DeGARIS

Designer
HARGROVES DESIGN CONSULTANTS

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E: jacqui@hargroves.com.au

DATE DEC 2021 TITLE

SCALE AS NOTED @ A2 PROPOSED GROUND FLOOR PLAN

DRAWN R.P.

Sheet No
DA-103

Issue

BUSHFIRE ASSESSMENT
BAL-12.5

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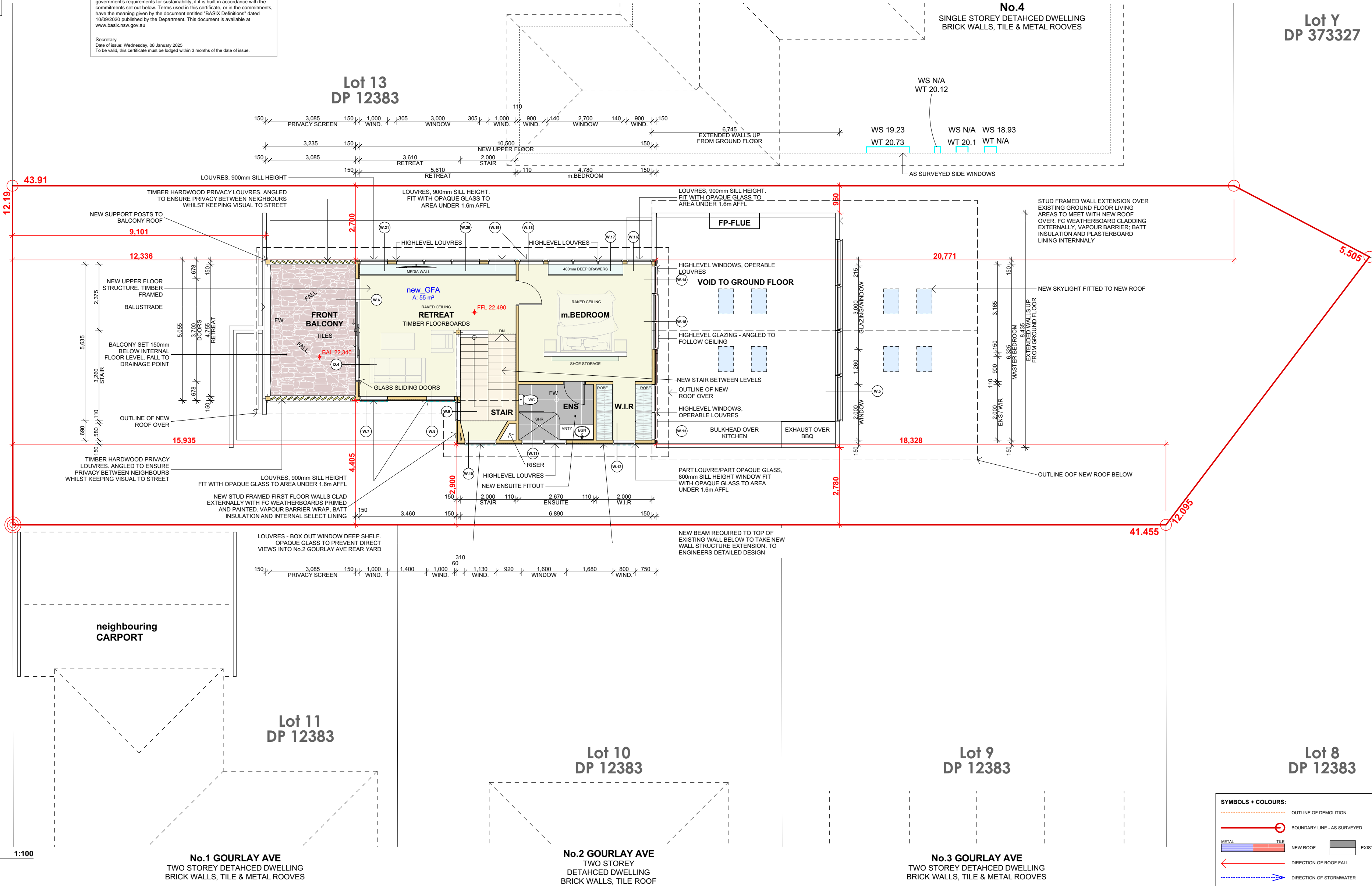
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Lot 13
DP 12383

Lot Y
DP 373327

NEW STREET EAST

BENCH MARK
NAIL IN KERB
RL 19.87 AHD



3. PROPOSED FIRST FLOOR PLAN 1:100

No.1 GOURLAY AVE
TWO STOREY DETACHED DWELLING
BRICK WALLS, TILE & METAL ROOVES

No.2 GOURLAY AVE
TWO STOREY DETACHED DWELLING
BRICK WALLS, TILE ROOF

No.3 GOURLAY AVE
TWO STOREY DETACHED DWELLING
BRICK WALLS, TILE & METAL ROOVES

Lot 8
DP 12383

SYMBOLS + COLOURS:

- OUTLINE OF DEMOLITION.
- BOUNDARY LINE - AS SURVEYED
- METAL TILE NEW ROOF EXISTING TO REMAIN
- DIRECTION OF ROOF FALL
- DIRECTION OF STORMWATER
- DIRECTION OF SURFACE FALL
- 900 ACHIEVED SETBACK DIMENSION
- YELLOW - TIMBER BASED
- RED - MASONRY BASED
- ORANGE - DEMOLITION
- EARTHWORK

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NORTH



LOT & DP

LOT 12; DP 12383

COUNCIL
NORTHERN BEACHES COUNCIL
MANLY

PROJECT

ALTERATIONS and ADDITIONS:
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CLIENT

M & N DeGARIS

Designer

HARGROVES DESIGN CONSULTANTS

M: 0410 669 148
E: jacqui@hargroves.com.au

DATE

DEC 2021

SCALE

AS NOTED

DRAWN

R.P.

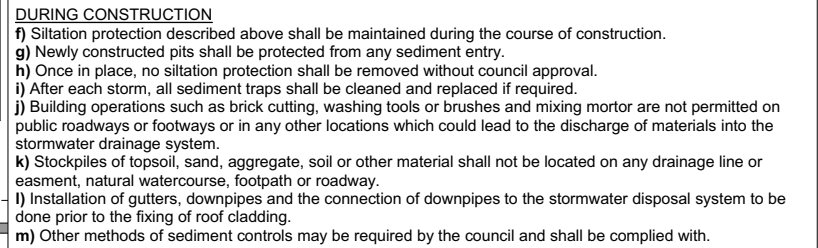
PROPOSED NEW FIRST FLOOR PLAN

Sheet No

DA-104

Issue

H

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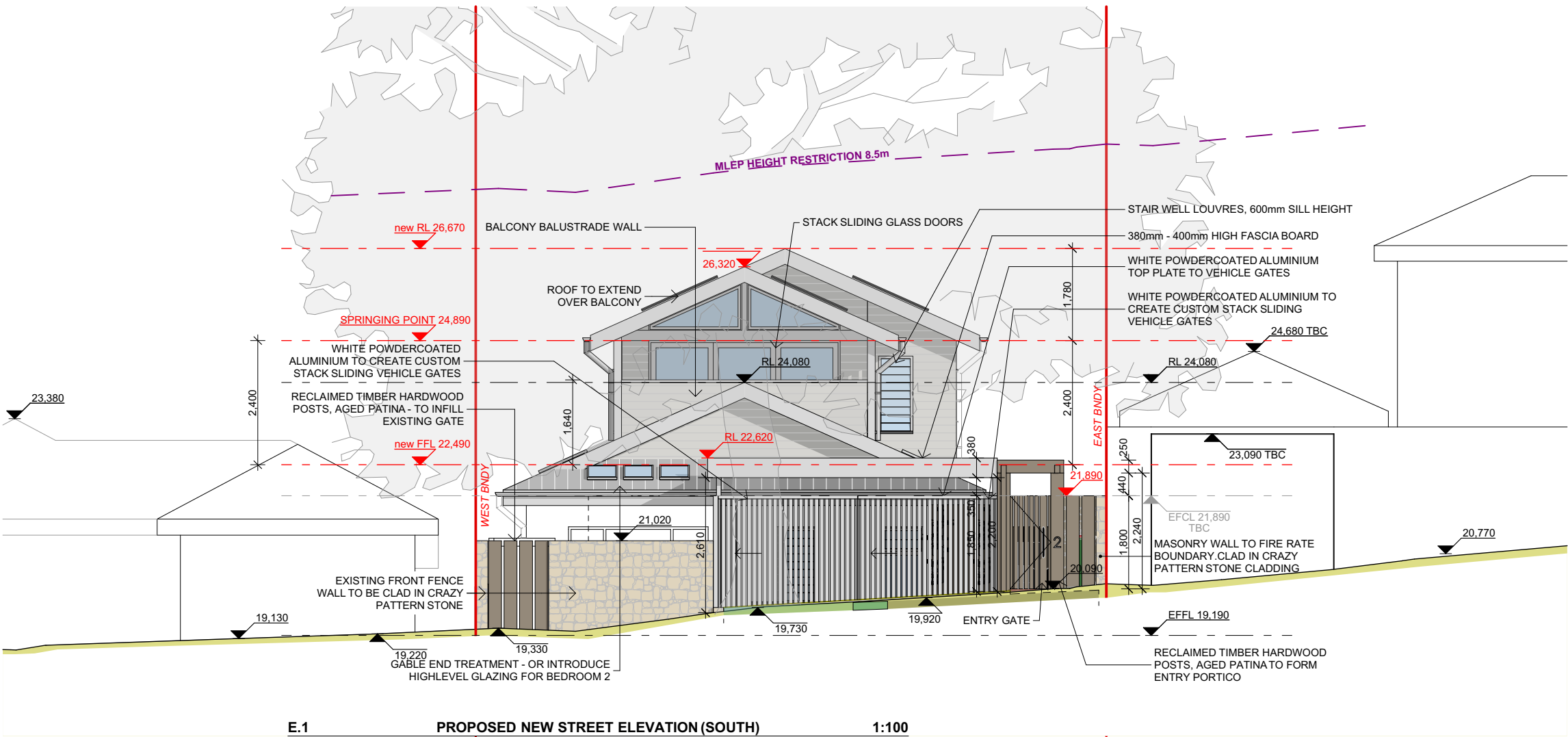
FINISHES:

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 or SURFMIST
CARPORT: SATIN WHITE POWDERCOAT
ROOF PLUMBING: SHALE GREY
DECKING: JAMES HARDIE PLANK IN WHITE
PAVING: NATURAL STONE, SEALED or CRUSHED GRAVEL WITH PAVERS

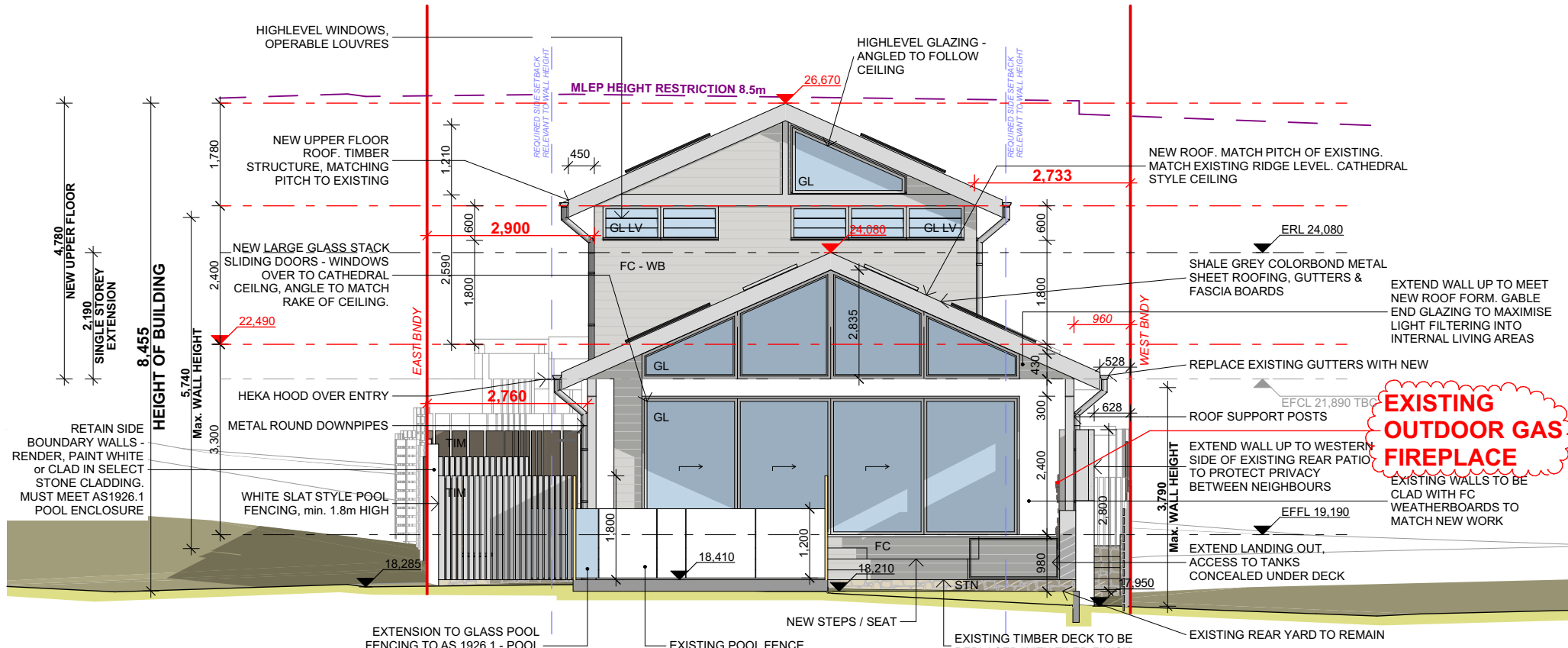


WALL COLOURS METAL GARDEN WALLS SIDE PATH PAVERS / TILES

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



E.1 PROPOSED NEW STREET ELEVATION (SOUTH) 1:100



E.3 PROPOSED REAR ELEVATION (NORTH) 1:100

BUSHFIRE ASSESSMENT BAL-12.5

Required construction level

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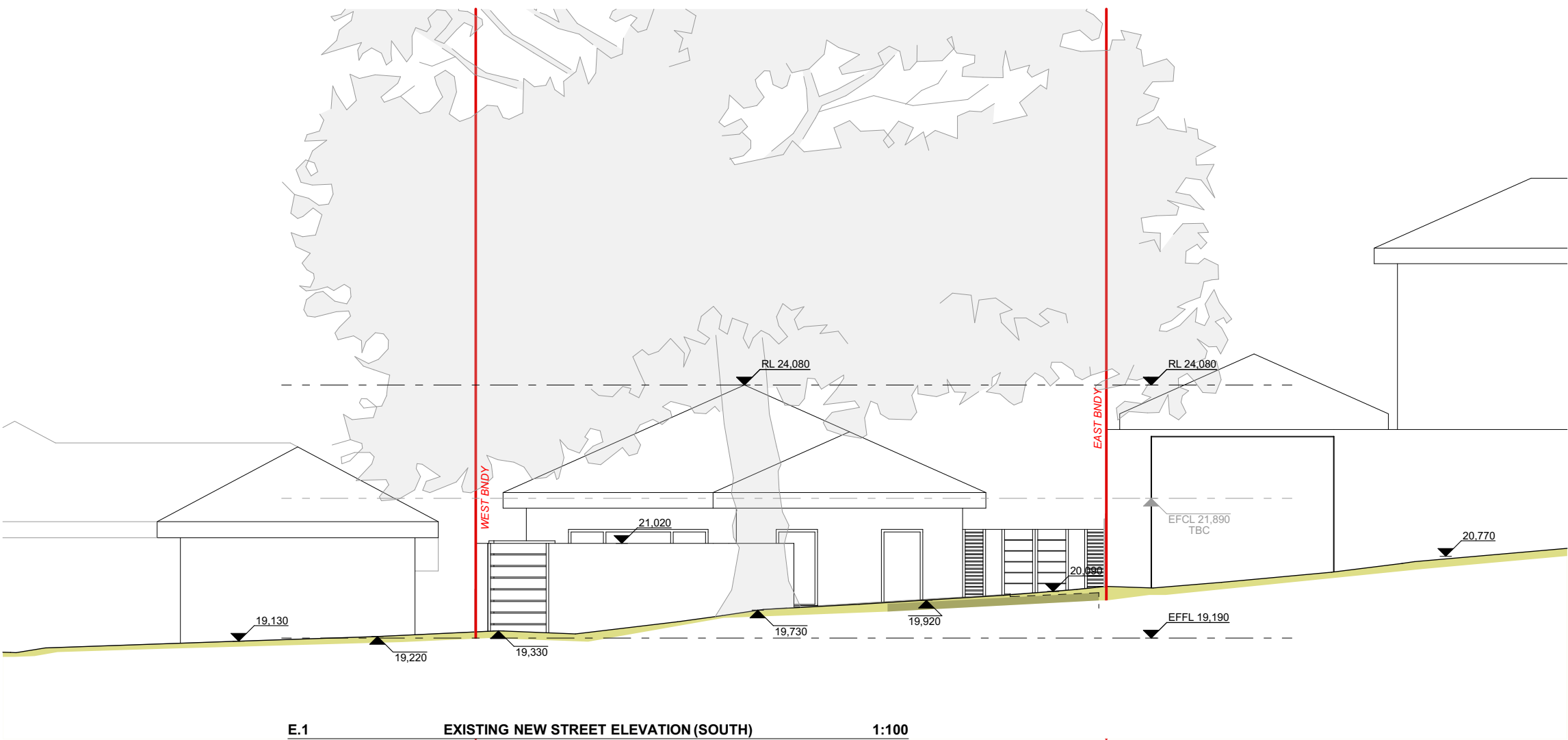
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Alterations and Additions

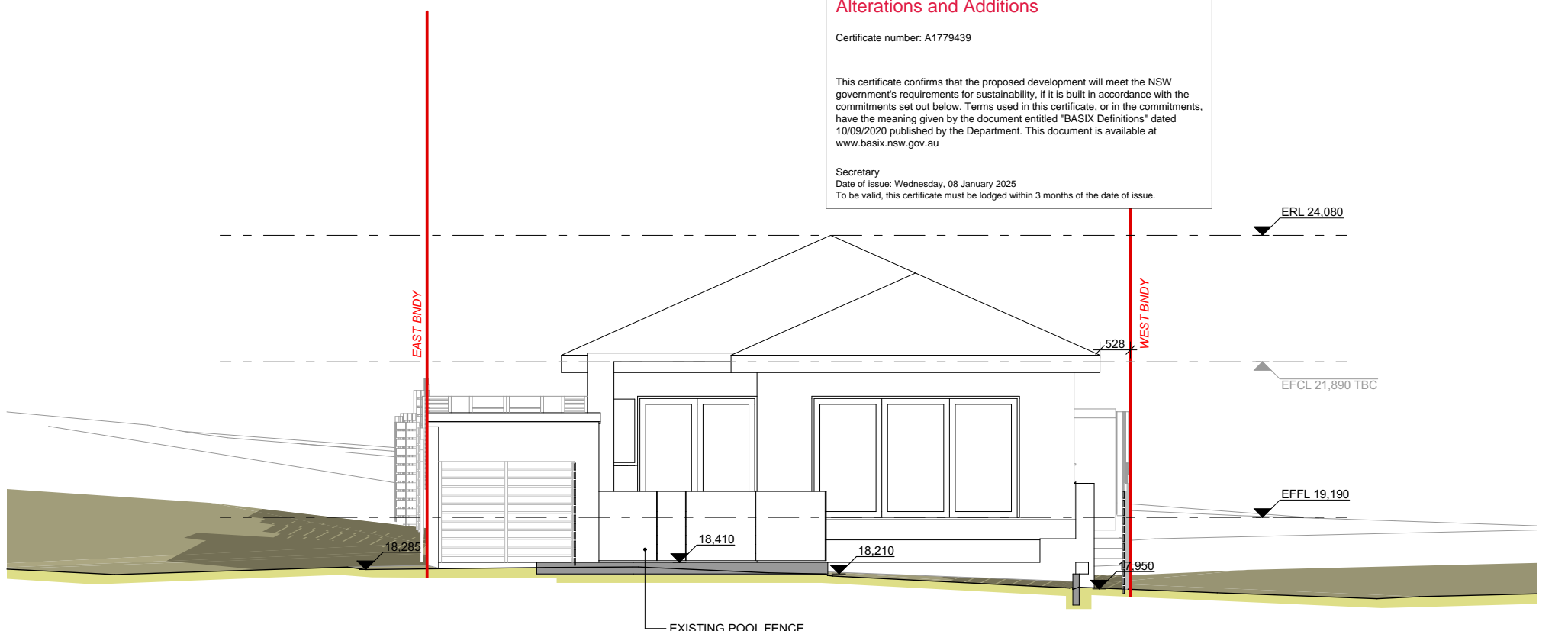
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E.1 EXISTING NEW STREET ELEVATION (SOUTH) 1:100



E.3 EXISTING REAR ELEVATION (NORTH) 1:100

| | | | | | | | | | |
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GENERAL NOTES

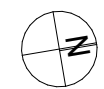
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DATE

DEC 2021

TITLE

EXISTING & PROPOSED FRONT & REAR ELEVATIONS

SCALE

AS NOTED
BY AR

DRAWN

R.P.

Sheet No

DA-110

Issue

i

BUSHFIRE ASSESSMENT
BAL-12.5

Required construction level

The highest Bushfire Attack Level to the proposed new works was determined to be 'BAL 12.5' from the eastern aspect. The proposed new works are required to comply with section 3 and 5 BAL 12.5 of AS 3959 - 2018 Construction of buildings in bushfire prone areas or the NBSR (Standard National Standard Steel Framed Construction in Bushfire Areas 2021 as appropriate for BAL 12.5 construction).

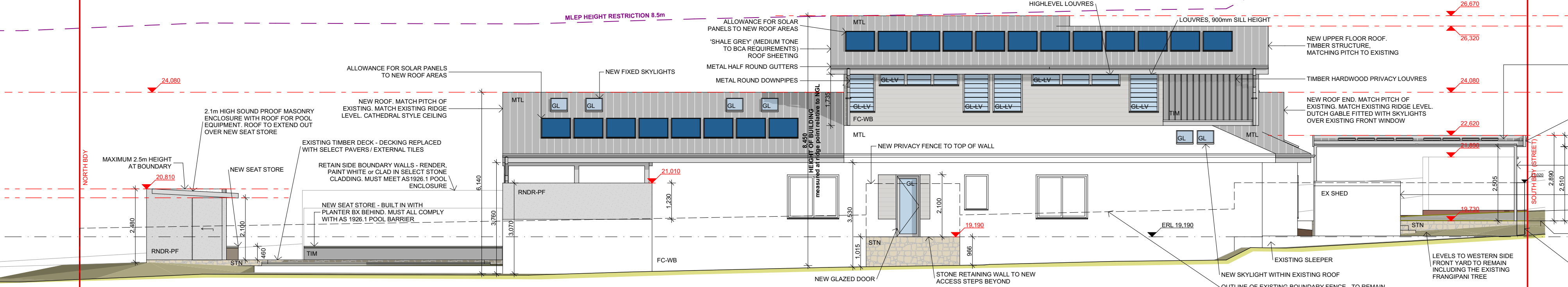
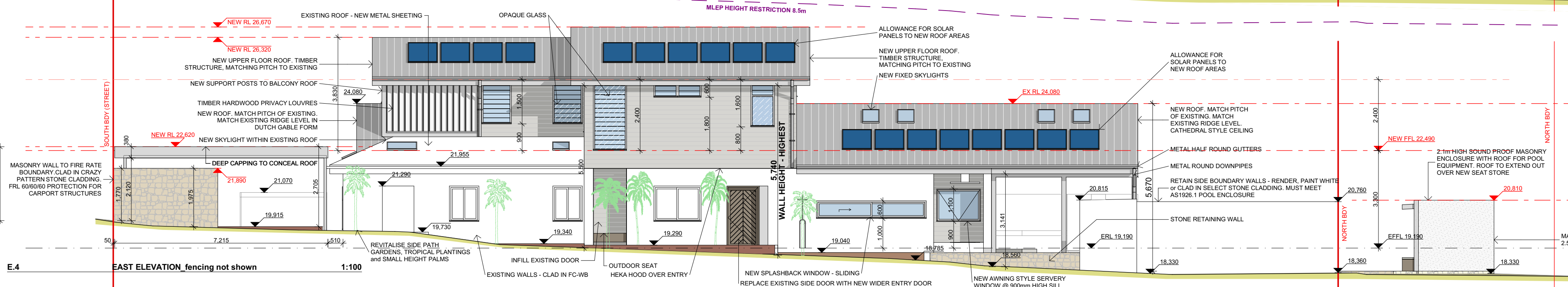
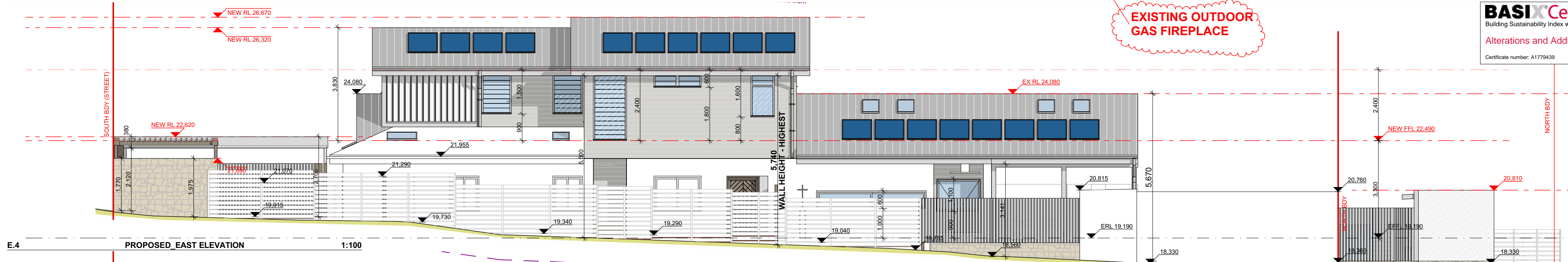
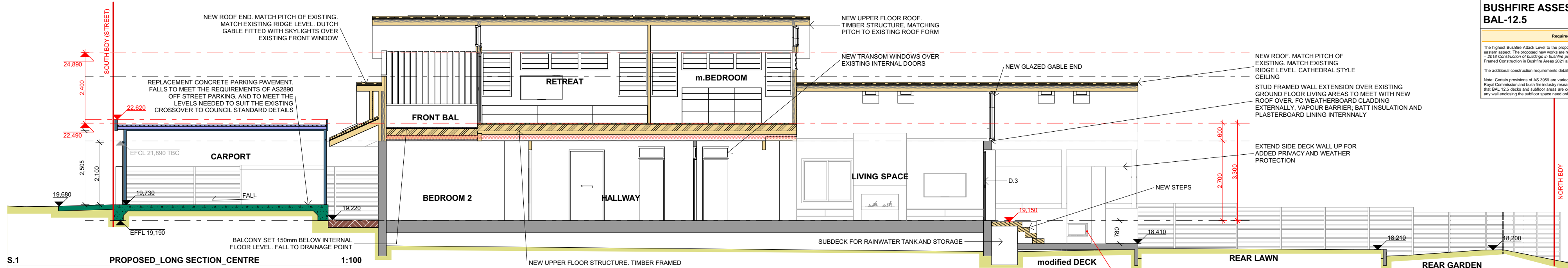
The additional construction requirements detailed within section 7.5.2 of PBP 2019 are also applicable.

Note: Certain provisions of AS 3959 are varied in NSW based on the findings of the Victorian Bush Fire Royal Commission and both the industry research. PBP 2019 section 7.5.2 provides a NSW Bush Variation that BAL 12.5 decks and outdoor areas are constructed to section 7.7 BAL 29 requirements except that any wall enclosing the outdoor space need only comply with the wall requirements for BAL 12.5.

BASIX Certificate
Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A1779439



E.2 PROPOSED WEST ELEVATION 1:100

GENERAL NOTES

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.
2. DO NOT SCALE OFF DRAWINGS.

DEVELOPMENT APPLICATION
- NOT FOR APPROVALS or CONSTRUCTION

3. ALL BUILDING WORK IS TO BE DONE IN ACCORDANCE WITH THE MOST CURRENT EDITION or AS APPROVED EDITION OF THE BCA (NATIONAL CONSTRUCTION CODE), THE AUSTRALIAN STANDARDS AND CONDITIONS OF CONSISTENT.
4. THE INFORMATION PROVIDED ON THESE PLANS HAVE BEEN PRODUCED BASED ON THE INFORMATION PROVIDED TO US BY THE CLIENT, AND THE CLIENT'S CONSULTANTS.
5. IT IS THE RESPONSIBILITY OF THE CONTRACTOR TO HAVE ALL DIMENSIONS, LEVELS, SEWER AND STORMWATER INVERT LEVELS, UNDERGROUND AND OVERHEAD SERVICES, AND FLOOR AREAS CHECKED AND VERIFIED.
6. ANY DISCREPANCIES ARE TO BE BROUGHT TO THE ATTENTION OF THE PROJECT SUPERINTENDENT PRIOR TO THE COMMENCEMENT OF ANY BUILDING WORK or FABRICATION OF ITEMS.



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NORTH



LOT & DP

LOT 12; DP 12383
COUNCIL
NORTHERN BEACHES COUNCIL
MANLY

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

CLIENT

M & N DeGARIS

DATE

DEC 2021

TITLE

PROPOSED SIDE ELEVATIONS & SECTION

DRAWN

R.P.

SCALE

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