



FRONT PERSPECTIVE

LOT.10, No.7, NEW STREET EAST, BALGOWLAH HEIGHTS

SHEET LIST

SHEET NUMBER	SHEET NAME
1	PERSPECTIVE
2	SITE PLAN
3	COMPLIANCE SHEET
4	FLOOR PLAN
5	ELEVATION
6	ELEVATION CONT.
7	SECTION + WINDOWS
8	DEMOLITION PLAN
9	SITE MANAGEMENT PLAN
10	SITE ANALYSIS PLAN
11	SHADOW DIAGRAM
12	ROOF PLAN
13	EXCAVATION PLAN
14	BASIX



REAR PERSPECTIVE

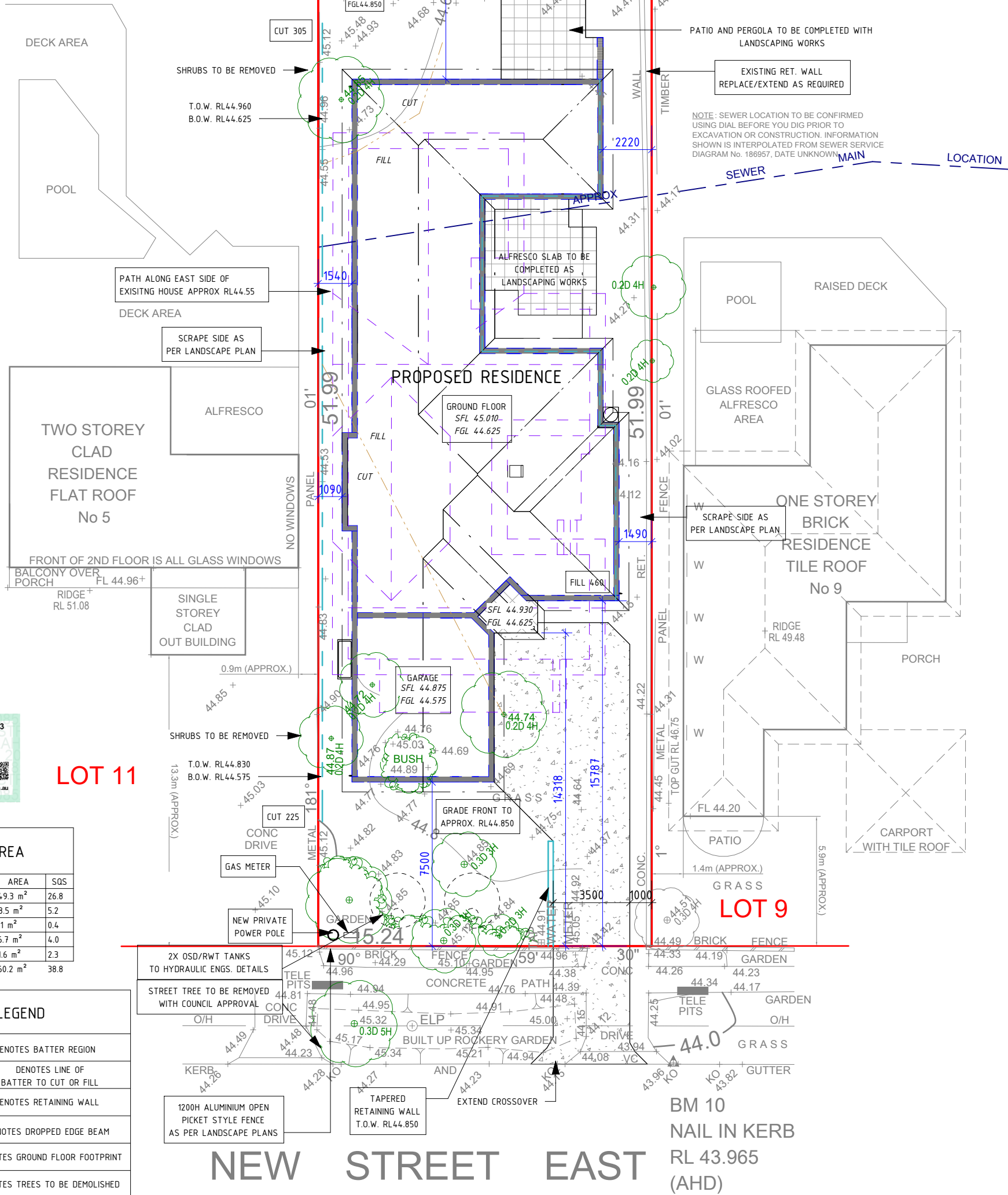
NOTES:

- FULL CIVIL PLANS DETAILS WILL BE PROVIDED AT C.C STAGE.
- FULL LANDSCAPE DETAILS WILL BE PROVIDED AT C.C STAGE.
- FINAL SETBACKS, ROOM SIZES, FLOOR AREA & SITE DATA TO VERIFIED AT C.C STAGE.
- MIN 160MM FROM SFL OF DWELLINGS TO FGL UNLESS NOTED OTHERWISE.
- GARBAGE & RECYCLE BINS TO BE STORED BEHIND GARAGE AND PLACED OUT FOR COLLECTION ON KERB & GUTTER ON COLLECTION NIGHT ONLY

REFER TO HYDRAULICS ENGINEERS PLAN FOR FULL DETAILS. SITE PLANS TO BE CROSS REFERENCED WITH HYDRAULIC PLANS. ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING.

BAL 19 CONSTRUCTION TO THE SOUTHERN ELEVATION
BAL 29 CONSTRUCTION TO THE REMAINDER OF THE DWELLING
REFER TO BUSHFIRE REPORT REFERENCE 22-602-3

BAL 19/29



TOTAL FLOOR AREA		
NAME	AREA	SQS
GROUND FLOOR AREA	249.3 m ²	26.8
GARAGE AREA	48.5 m ²	5.2
PORCH AREA	4.1 m ²	0.4
ALFRESCO AREA	36.7 m ²	4.0
PATIO AREA	21.6 m ²	2.3
TOTAL FLOOR AREA & SQS	360.2 m ²	38.8

SITE PLAN LEGEND	
	DENOTES BATTER REGION
	DENOTES LINE OF BATTER TO CUT OR FILL
	DENOTES RETAINING WALL
	DENOTES DROPPED EDGE BEAM
	DENOTES GROUND FLOOR FOOTPRINT
	DENOTES TREES TO BE DEMOLISHED







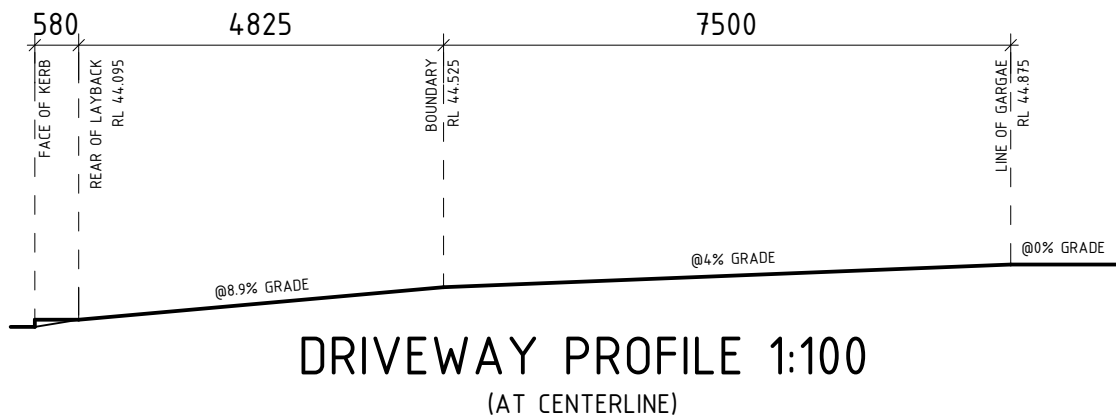
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FOR MR & MRS PENTECOST	PAGE SIZE A3	DWG NO. J1797	PAGE NO. 2 OF 14	ISSUE D	DATE 02-05-23	REVISION AMEND DA PLANS	DRAWN CL
AT LOT.10, No.7, NEW STREET EAST, BALGOWLAH HEIGHTS			DP NO. 9561	E	19-05-23	AMEND DA PLANS	IZ
				F	25-05-23	AMEND DA PLANS	CL

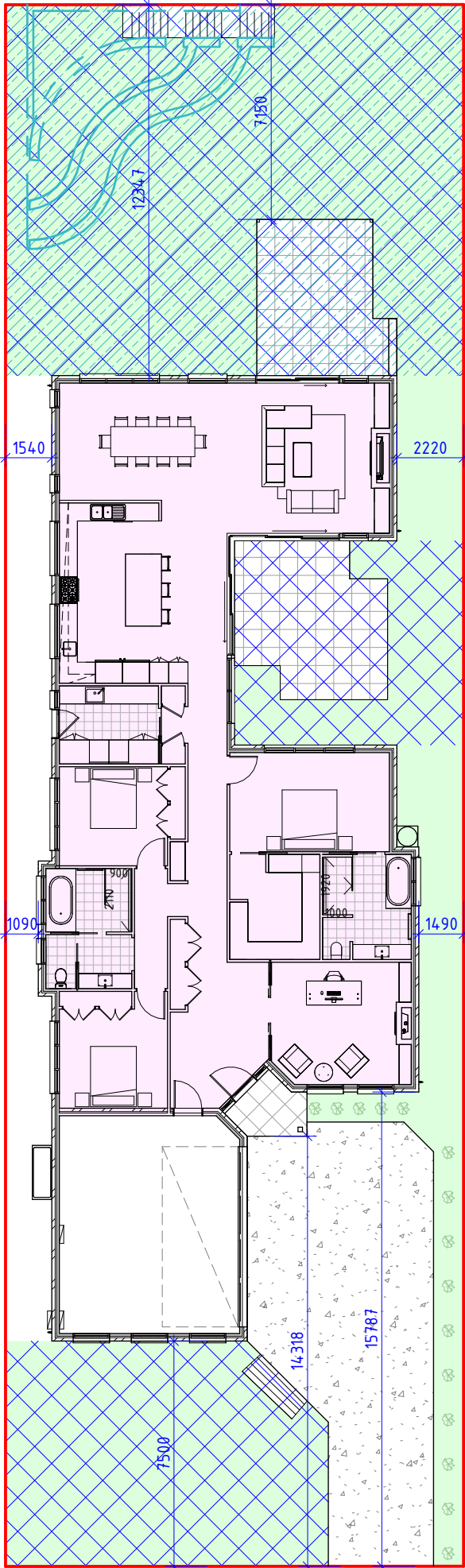
D.A. PLANS

DA COMPLIANCE - MANLY LEP 2013			
790.4SQM (DP9561) OR 792.3SQM (CALCULATION)	REQUIRED	PROVIDED	COMPLIES Y/N
FLOOR SPACE RATIO	0.4:1 OR 316.2SQM	29% OR 229.5sqm	Y
BUILDING HEIGHT	8.5M	6.09M	Y
DA COMPLIANCE - MANLY DCP 2013			
ZONE - R2	REQUIRED	PROVIDED	COMPLIES Y/N
FRONT SETBACK	6000mm OR PREVAILING STREET SETBACK	7500mm	Y
SIDE SETBACK	1/3 OF THE HEIGHT OF THE ADJACENT WALL	LHS 1090mm	Y
		RHS 1490mm	Y
REAR SETBACK	8000mm	12530mm	Y
LANDSCAPED AREA	40% OR 189.7sqm OF TOTAL OPEN SPACE	M9	Y
TOTAL OPEN SPACE	60% OR 474.2sqm OF SITE AREA	40.1% OR 316.9sqm	DEEMED ACCEPTABLE AS PER PRE DA MEETING
PRIVATE OPEN SPACE	18sqm	188.2sqm	Y
MAXIMUM CUT & FILL	1m CUT	305mm	Y
	1m FILL	460mm	Y

COMPLIANCE LEGEND	
	DENOTES FLOOR SPACE RATIO
	DENOTES LANDSCAPE AREA
	DENOTES TOTAL OPEN SPACE
	DENOTES PRIVATE OPEN SPACE



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COMPLIANCE PLAN

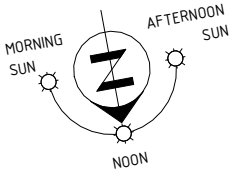
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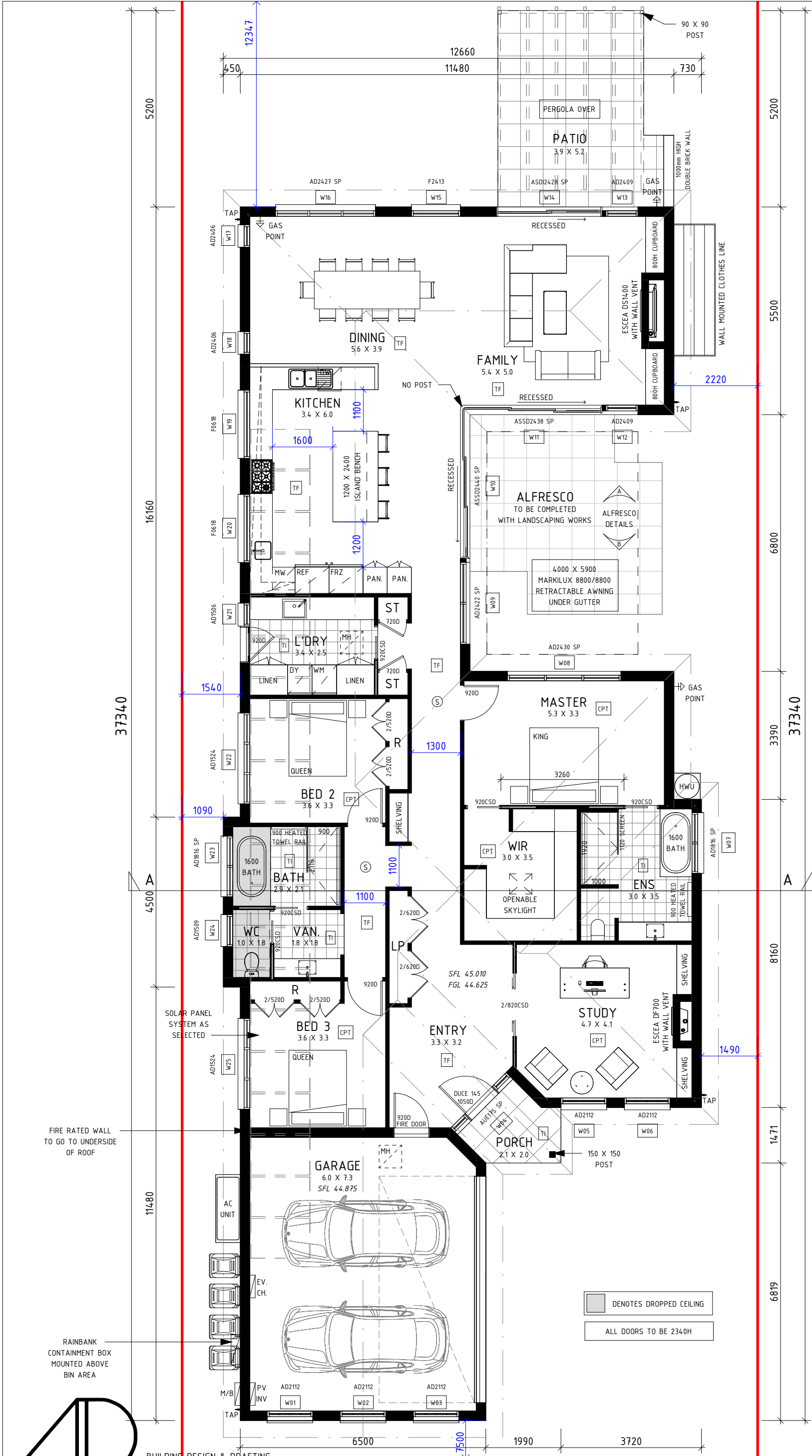


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D.A. PLANS





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TOTAL FLOOR AREA & SQS	360.2 m ²	38.8

ALFRESCO SLAB, DRIVEWAY, PATIO SLAB AND PATIO PERGOLA TO BE COMPLETED AS LANDSCAPED WORKS

- NOTES:
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 - FULL LANDSCAPE DETAILS WILL BE PROVIDED AT C.C STAGE.
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 - GARBAGE & RECYCLE BINS TO BE STORED BEHIND GARAGE AND PLACED OUT FOR COLLECTION ON KERB & GUTTER ON COLLECTION NIGHT ONLY

Ⓢ DENOTES LOCATION OF INTERCONNECTED HARDWIRED SMOKE DETECTOR

REFER TO HYDRAULICS ENGINEERS PLAN FOR FULL DETAILS. SITE PLANS TO BE CROSS REFERENCED WITH HYDRAULIC PLANS. ANY DISCREPANCIES ARE TO BE VERIFIED BEFORE PROCEEDING.

- WINDOW NOTES :
- WINDOWS & NOTATIONS TO BRICKWORK SIZING AS PER WINDOW CATALOGUE - WIDELINE PARAGON
 - REFER TO WINDOW CATALOGUE FOR ALL CONFIGURATIONS & SIZING WHERE APPLICABLE
 - ALL WINDOWS & GLASS WORK TO BE IN ACCORDANCE WITH AS1288 - 1994
 - CHECK MEASURE WINDOWS ON SITE PRIOR TO MANUFACTURE
 - ALL OPENABLE WINDOWS AND DOORS TO ALFRESCO TO HAVE PARAGON FLYSCREENS

DEMOLITION WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH AUSTRALIAN STANDARD AS2601-2001

- FLOORING LEGEND:
- TI - TILED FLOORING AS SELECTED
 - TF - TIMBER FLOORING AS SELECTED
 - CPT - CARPET AS SELECTED

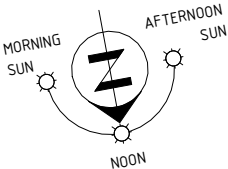
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BAL 19/29



GROUND FLOOR PLAN

1 : 100



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D.A. PLANS



D.A. PLANS

0008521510-02 27 Mar 2023

Assessor: Jeremy Moy
Accreditation No. DMN15/1685

Address:
7 New Street, Balgowlah
Heights, NSW, 2083



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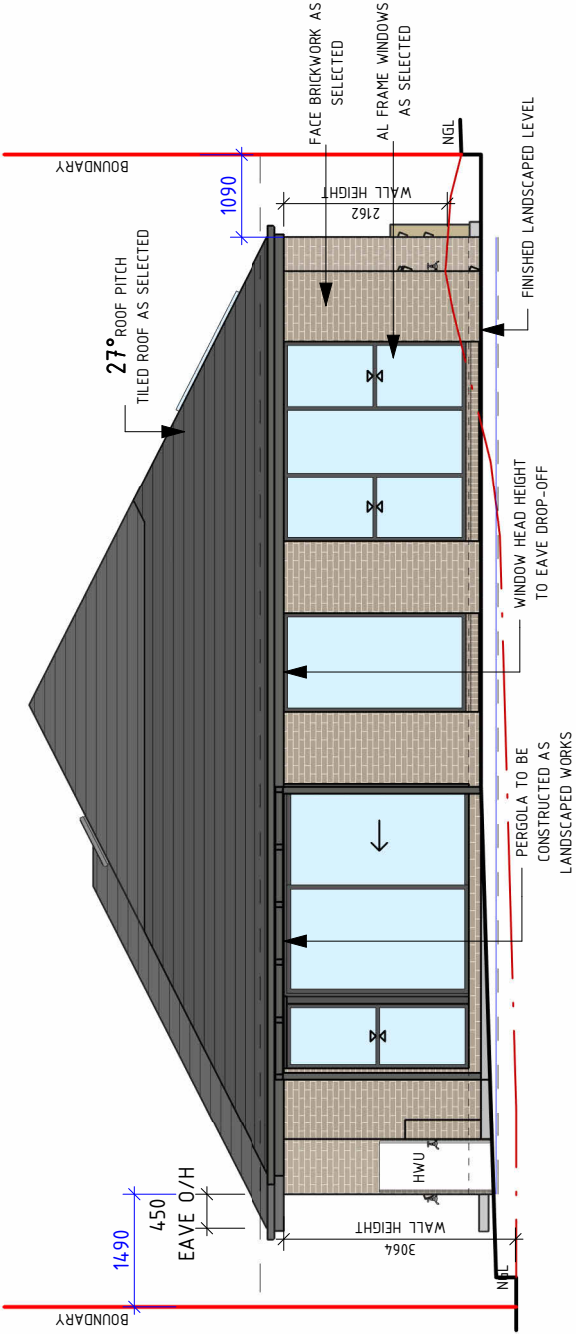
BAL 29



1 : 100

EXTERNAL FINISHES

BRICK	AUSTRAL BRICKS, SCULPTURED SANDS (GRANITE)
ROOF TILES	LUTUM SHINGLE (SLATE, SATIN)
GUTTERS AND FACIAS	COLORBOND BASALT
WINDOW FRAMES	COLORBOND MONUMENT
GARAGE DOOR	COLORBOND BASALT (GRANGE PROFILE)
CIRCULAR VENT	COLORBOND BASALT
COLUMNS	COLORBOND BASALT
LAUNDRY DOOR	COLORBOND BASALT

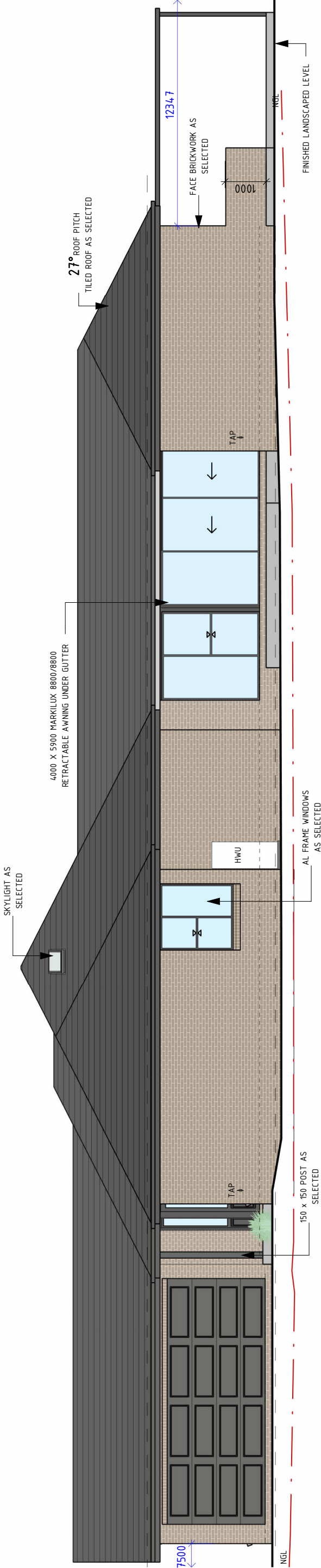


SOUTHERN ELEVATION

BAL 19

1 : 100

MAX 8.5M BUILDING HEIGHT

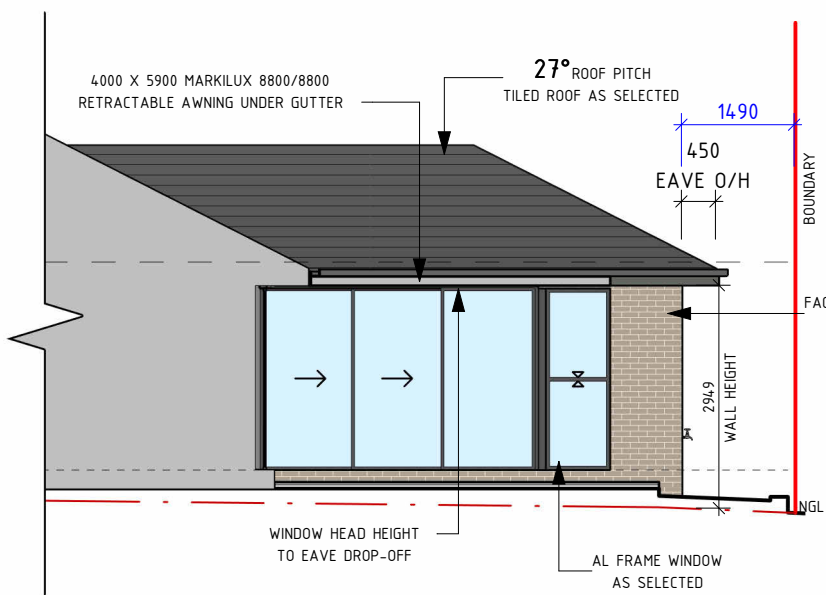


WESTERN ELEVATION

BAL 29

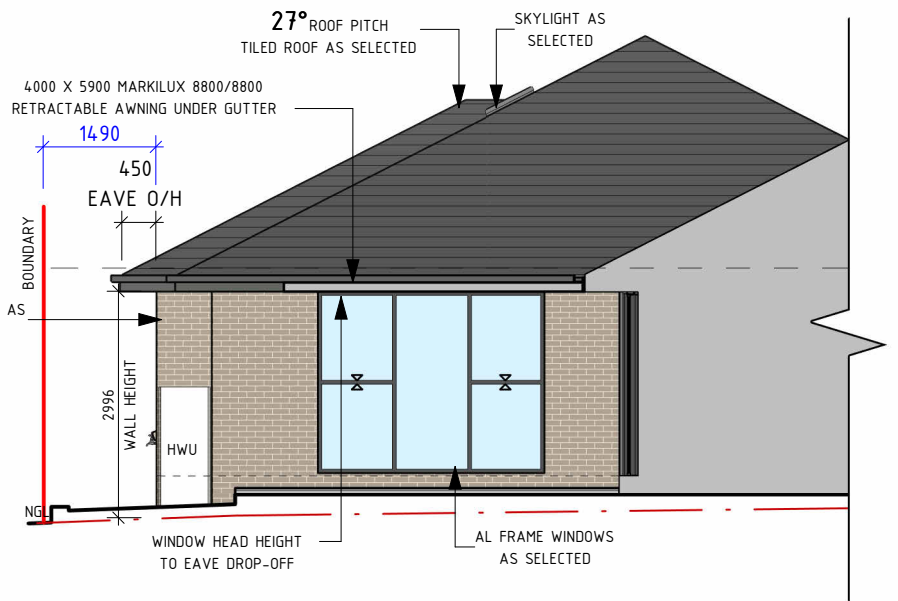
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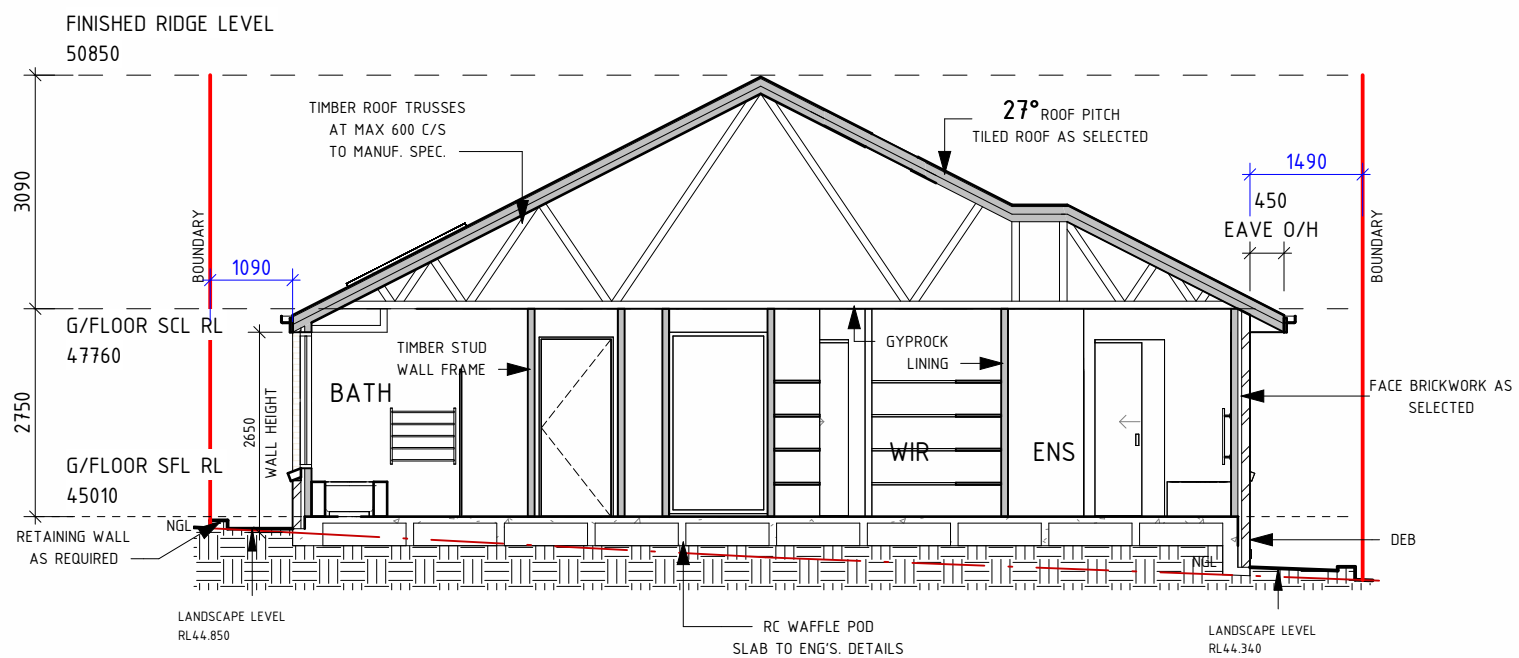
ALFRESCO DETAIL 'A'

1 : 100



ALFRESCO DETAIL 'B'

1 : 100



SECTION A-A

1 : 100

NatHERS THERMAL PERFORMANCE SPECIFICATIONS

THERMAL PERFORMANCE SPECIFICATIONS BELOW WERE USED IN THE NatHERS RATING OF THIS DEVELOPMENT AND PREVAIL OVER ANY INCONSISTENCIES SHOWN ELSEWHERE ON THE PLANS OR SPECIFICATIONS.

BUILDING COMPONENT	CONSTRUCTION MATERIAL	INSULATION / SPECIFICATION
External Walls	Brick Veneer (except Garage)	R2.5 + 15mm foilboard
	Brick (Garage)	Uninsulated
Ceiling / Roof Cavity	Roof tiles	Sarking
	Between ceiling and roof material (except over Garage)	R6.0
Floors	Waffle Pod Slab (except under Garage)	300mm waffle pod + 85mm conc
Glazing (System Value - NFRC)	Double Hung	U value 4.50 (or less) SHGC 0.46 – 0.51
	(Substituted custom VER-003-03)	
	Stacker Doors	U value 4.50 (or less) SHGC 0.51 – 0.57
	(Custom WID-011-05)	
	Sliding Door	U value 4.50 (or less) SHGC 0.52 – 0.58
	(Substituted custom WID-010-07)	
Lighting	Fixed	U value 4.30 (or less) SHGC 0.60 – 0.66
	(Substituted custom CAP-040-35)	
Lighting	LED lighting Type "IC" recessed luminaire where insulating material can be installed to abut and over the luminaire.	
Rangehood	Ducted with 50mm insulation clearance	
Bathroom Exhaust Fans	Ducted with 50mm insulation clearance	
Gas Fireplaces	Ducted with 50mm insulation clearance	

WINDOW SCHEDULE

MARK	WINDOW CODE	OPENING TYPE	HEIGHT	WIDTH	PRIVACY
W01	AD2112	DOUBLE HUNG WINDOW	2050	1210	
W02	AD2112	DOUBLE HUNG WINDOW	2050	1210	
W03	AD2112	DOUBLE HUNG WINDOW	2050	1210	
W04	AUE175 SP	1050 HUNG DOOR + S/LIGHTS	2400	2800	
W05	AD2112	DOUBLE HUNG WINDOW	2050	1210	
W06	AD2112	DOUBLE HUNG WINDOW	2050	1210	
W07	AD1816 SP	DOUBLE HUNG WINDOW	1800	1610	
W08	AD2430 SP	DOUBLE HUNG WINDOW	2400	3010	
W09	AD2422 SP	DOUBLE HUNG WINDOW	2400	2170	
W10	ASSD2440 SP	STACKER DOOR	2410	4000	
W11	ASSD2438 SP	STACKER DOOR	2410	3685	
W12	AD2409	DOUBLE HUNG WINDOW	2400	850	
W13	AD2409	DOUBLE HUNG WINDOW	2400	850	
W14	ASDI2428 SP	SLIDING DOOR	2400	2800	
W15	F2413	FIXED WINDOW	2400	1300	
W16	AD2427 SP	DOUBLE HUNG WINDOW	2400	2650	
W17	AD2406	DOUBLE HUNG WINDOW	2400	600	
W18	AD2406	DOUBLE HUNG WINDOW	2400	600	
W19	F0618	FIXED WINDOW	600	1810	
W20	F0618	FIXED WINDOW	600	1810	
W21	AD1506	DOUBLE HUNG WINDOW	1460	610	
W22	AD1524	DOUBLE HUNG WINDOW	1460	2410	
W23	AD1816 SP	DOUBLE HUNG WINDOW	1800	1610	
W24	AD1509	DOUBLE HUNG WINDOW	1460	850	
W25	AD1524	DOUBLE HUNG WINDOW	1460	2410	



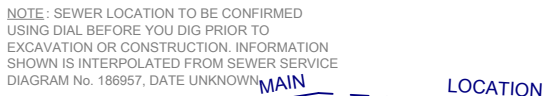
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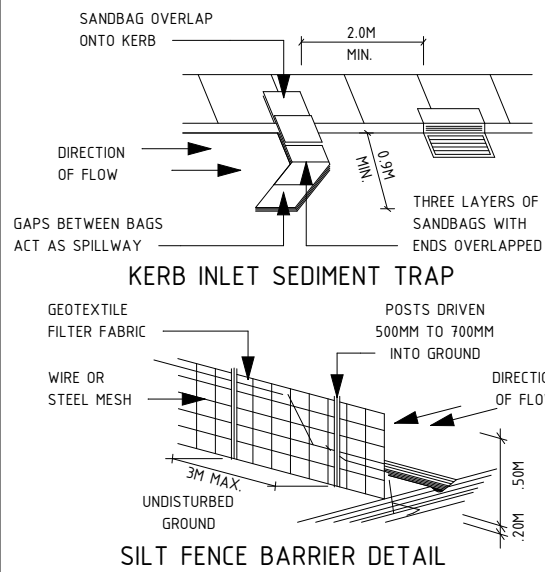
D.A. PLANS

LEVEL
DOORS
DENCE
NSTRUCTION
US STREET

LOT 33



D.A. PLANS



SEDIMENT CONTROL NOTES:

- ALL EROSION AND SEDIMENTATION CONTROL MEASUREMENTS, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF N.S.W.
- ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AROUND 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 MAXIMUM OF 60% FULL OF MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
- ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
- SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
- FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 2M CENTRES). FABRIC SHALL BE BURIED 150MM ALONG ITS LOWER EDGE.

SITE MANAGEMENT LEGEND

---	DENOTES SILT FENCE BARRIER
---	DENOTES ALL WEATHER ACCESS DURING CONSTRUCTION
SB	DENOTES SKIP BIN LOCATION DURING CONSTRUCTION
MS	DENOTES MATERIAL STORAGE
RB	DENOTES RECYCLE BIN
SS	DENOTES SOIL STOCKPILE
DT	DENOTES DEMOUNTABLE TOILETS

LOT 11

LOT 14

LOT 33

LOT 9

SITE MANAGEMENT PLAN

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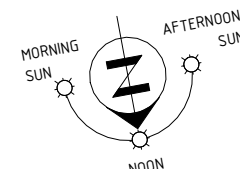


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NEW STREET EAST

BM 10
NAIL IN KERB
RL 43.965
(AHD)

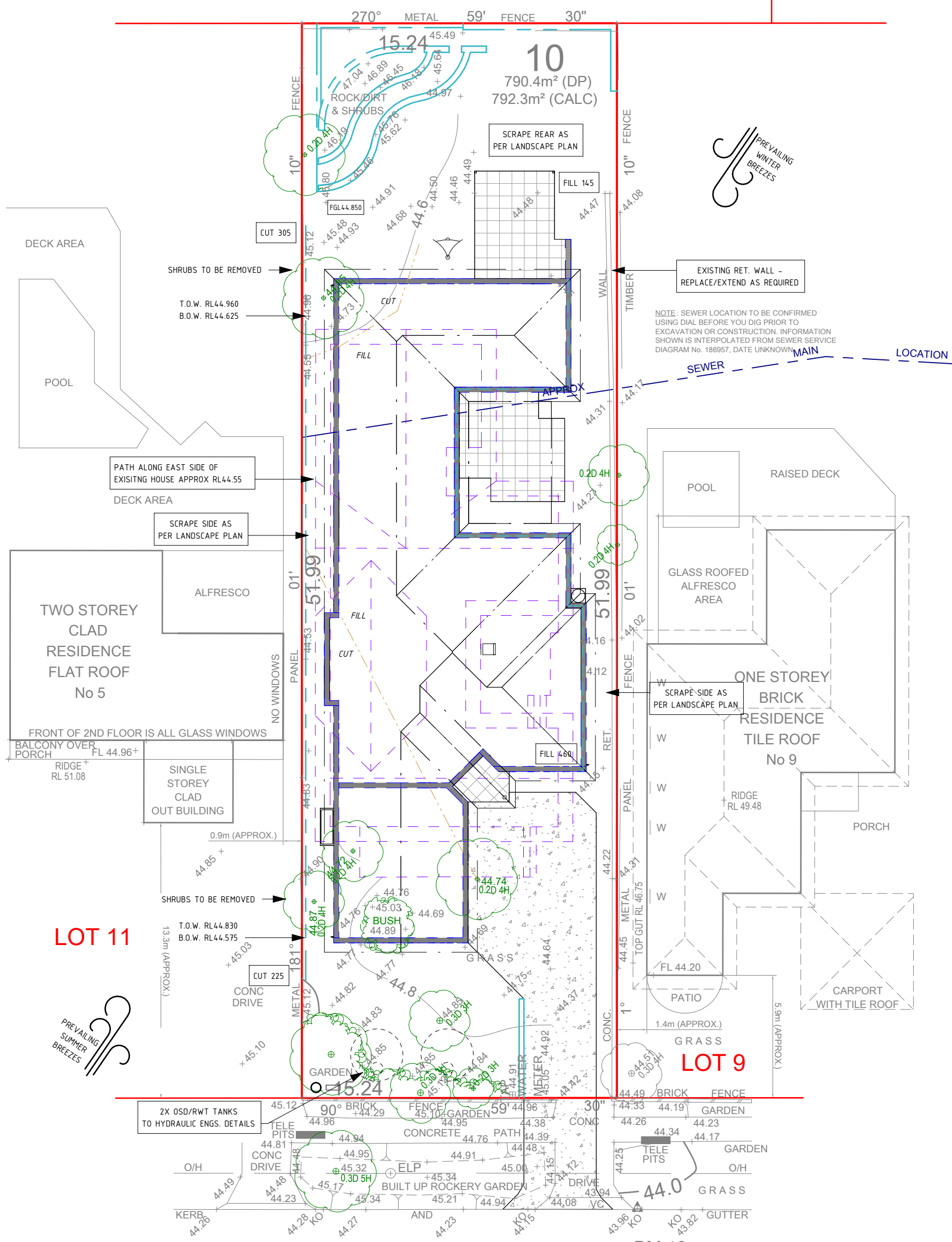


D.A. PLANS

SITE ANALYSIS LEGEND	
	NOISE SOURCE
	OVERLOOKING
	VIEWS

LOT 14

LOT 33



SITE ANALYSIS PLAN

1 : 200

NEW STREET EAST

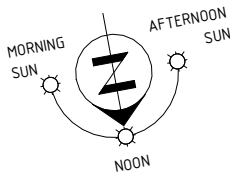
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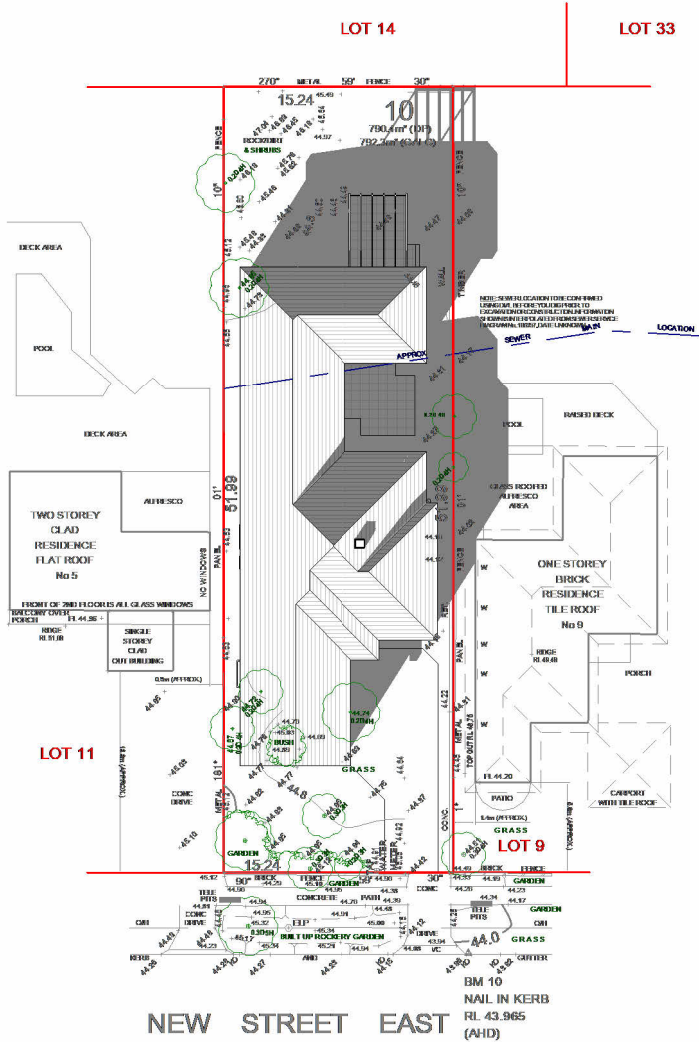


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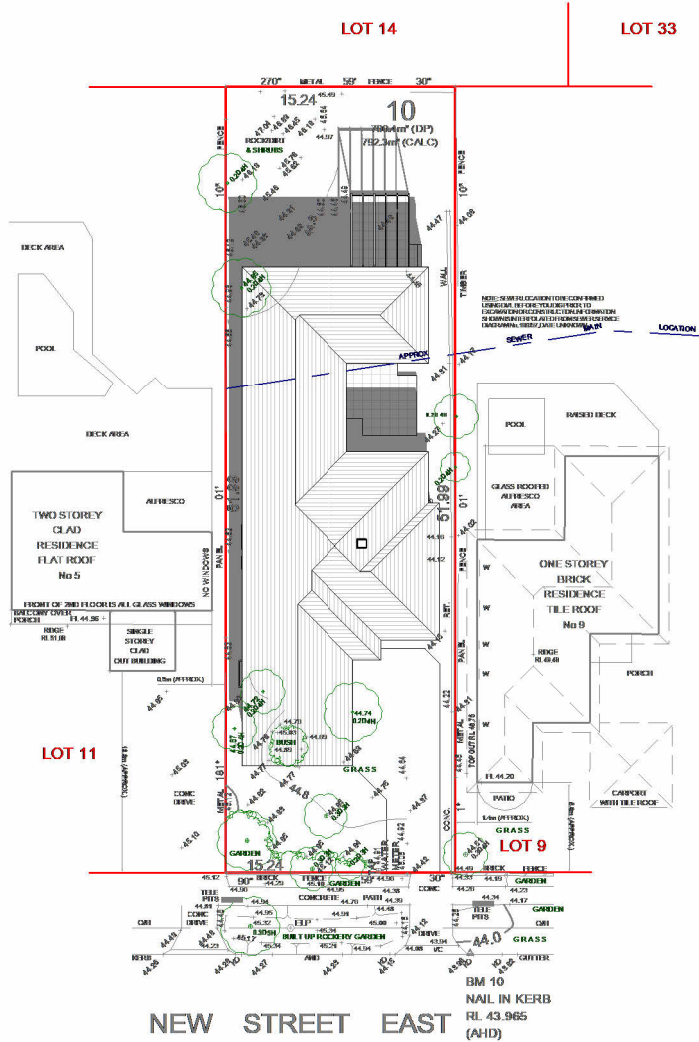
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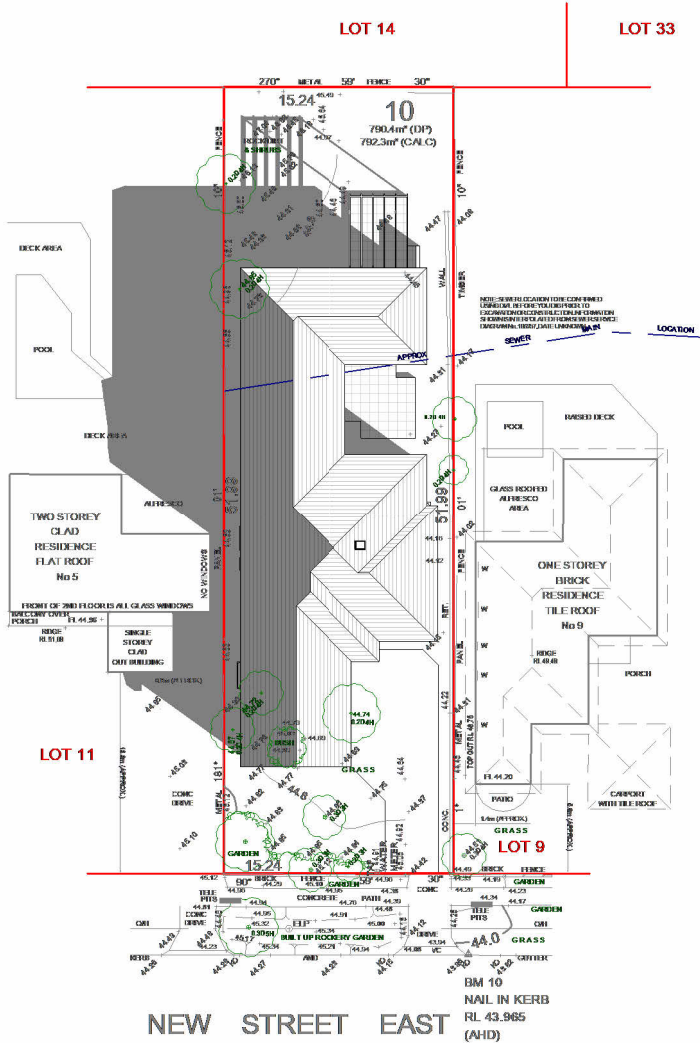




9AM



12PM



3PM

SHADOW DIAGRAMS JUNE 21ST MID-WINTER 1:500

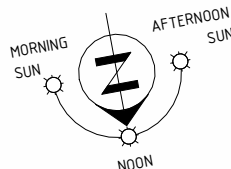
SHADOW DIAGRAMS TO BE USED AS A GUIDE ONLY SITE CONDITIONS MAY CAUSE VARIATIONS



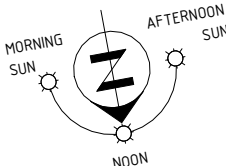
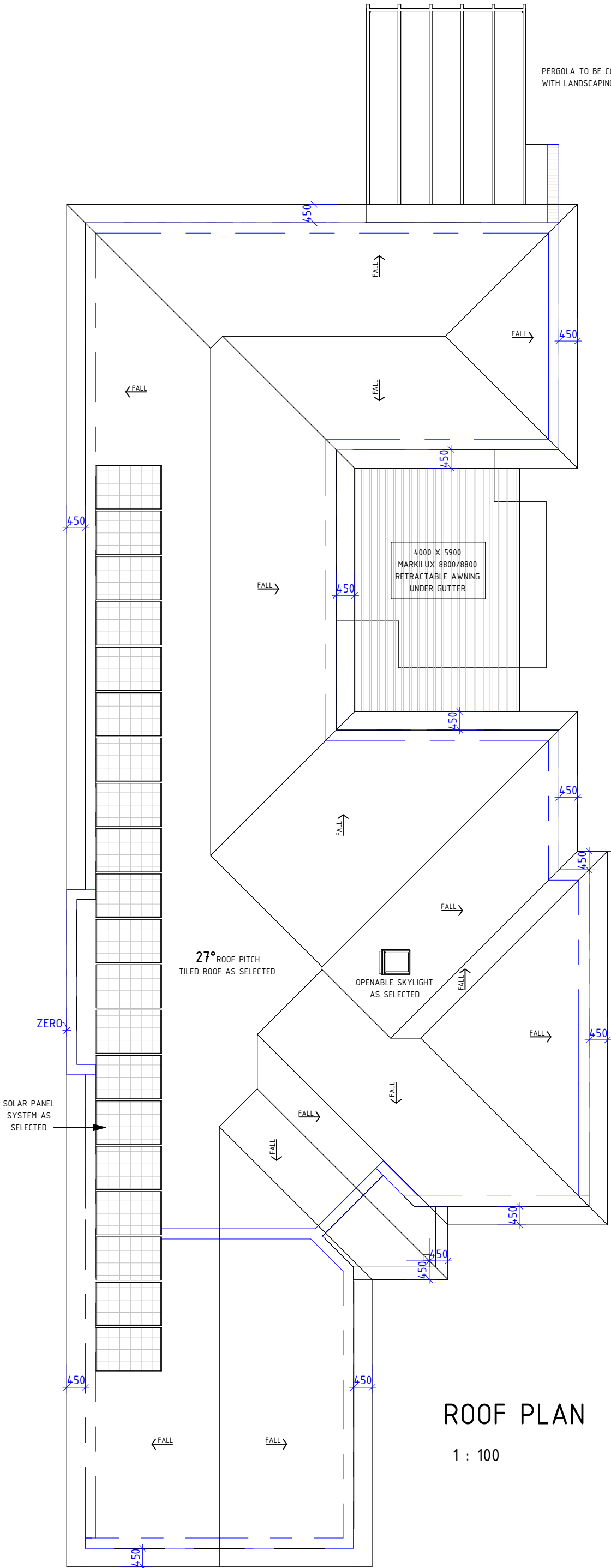
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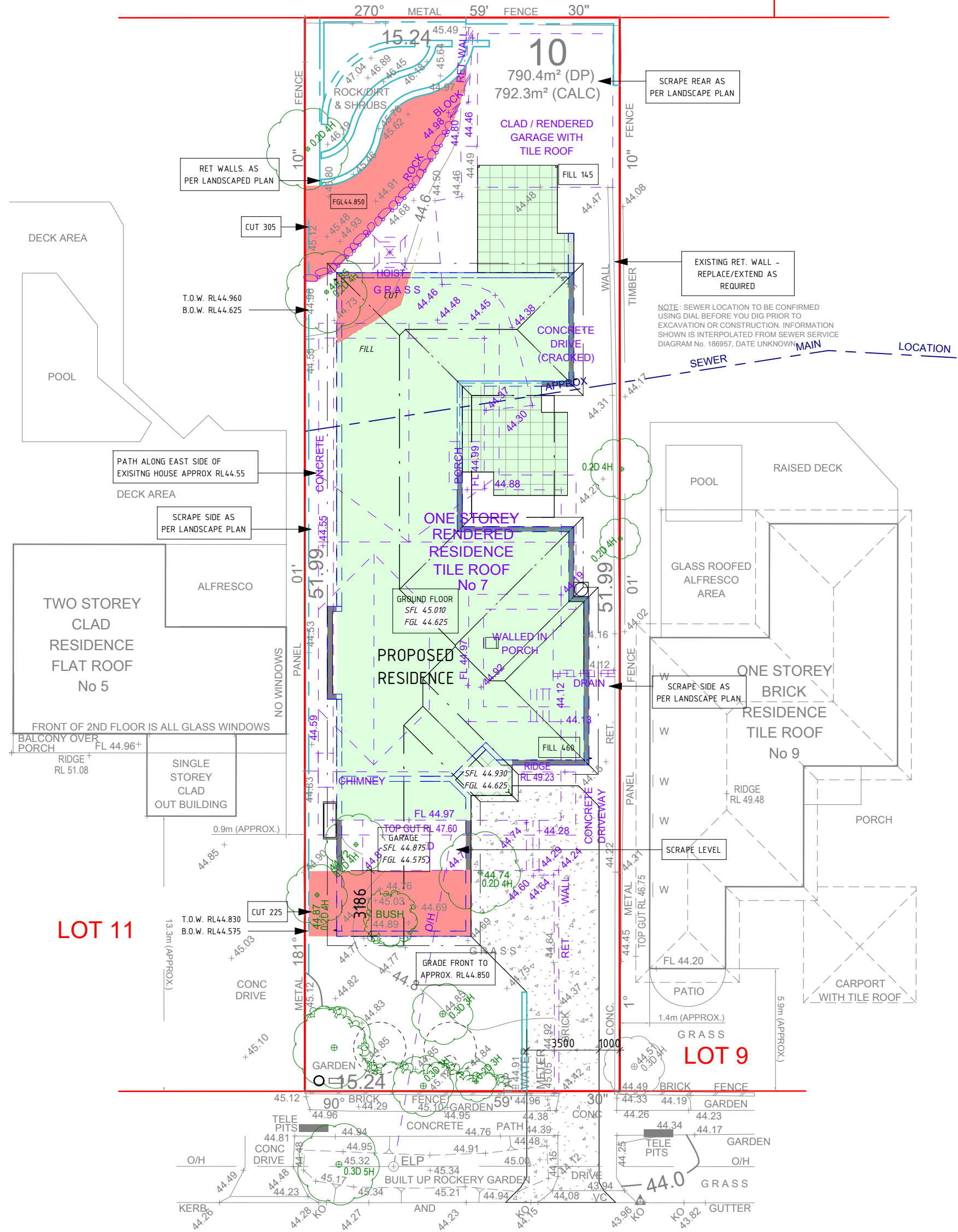


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LOT 14

LOT 33



LOT 11

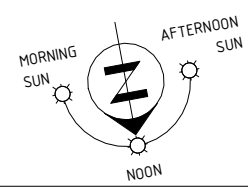
LOT 9

- HATCH DENOTES CUT
- HATCH DENOTES FILL

NEW STREET EAST EXCAVATION PLAN

1 : 200

BM 10
NAIL IN KERB
RL 43.965
(AHD)



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D.A. PLANS

Single Dwelling

Certificate number: 1361602S_03

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: Monday, 27 March 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	7 New St E, Balgowlah Heights_03	
Street address	7 New Street East Balgowlah heights 2093	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 9561	
Lot no.	10	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	3	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Certificate Prepared by	
Name / Company Name: Planning Approvals	
ABN (if applicable): 21108969624	

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: electric storage.	✓	✓	✓
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 3-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: 3-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: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER 3.0 - 3.5		✓	✓
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 on / timer 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 3 of the bedrooms / study; dedicated		✓	✓

Description of project

Project address	
Project name	7 New St E, Balgowlah Heights_03
Street address	7 New Street East Balgowlah heights 2093
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan 9561
Lot no.	10
Section no.	-
Project type	
Project type	separate dwelling house
No. of bedrooms	3
Site details	
Site area (m²)	792
Roof area (m²)	345
Conditioned floor area (m2)	205.7
Unconditioned floor area (m2)	16.7
Total area of garden and lawn (m2)	369

Assessor details and thermal loads		
Assessor number	DMN/15/1685	
Certificate number	0008521510-02	
Climate zone	56	
Area adjusted cooling load (MJ/m²·year)	23	
Area adjusted heating load (MJ/m²·year)	34	
Ceiling fan in at least one bedroom	No	
Ceiling fan in at least one living room or other conditioned area	No	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 50	Target 50

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• at least 3 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 3 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Alternative energy			
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 3 of the bedrooms / study; dedicated		✓	✓
Other			
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.		✓	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✓	

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

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 4 star (> 6 but <= 7.5 L/min plus spray force and/or coverage tests) 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 11000 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 345 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: • 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.)		✓	✓

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.

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	All or part of floor area square metres



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FOR MR & MRS PENTECOST	PAGE SIZE A3	DWG NO. J1797	PAGE NO. 14 OF 14	ISSUE D	DATE 02-05-23	REVISION AMEND DA PLANS	DRAWN CL
AT LOT.10, No.7, NEW STREET EAST, BALGOWLAH HEIGHTS			DP NO. 9561	E	19-05-23	AMEND DA PLANS	IZ
				F	25-05-23	AMEND DA PLANS	CL

D.A. PLANS

