

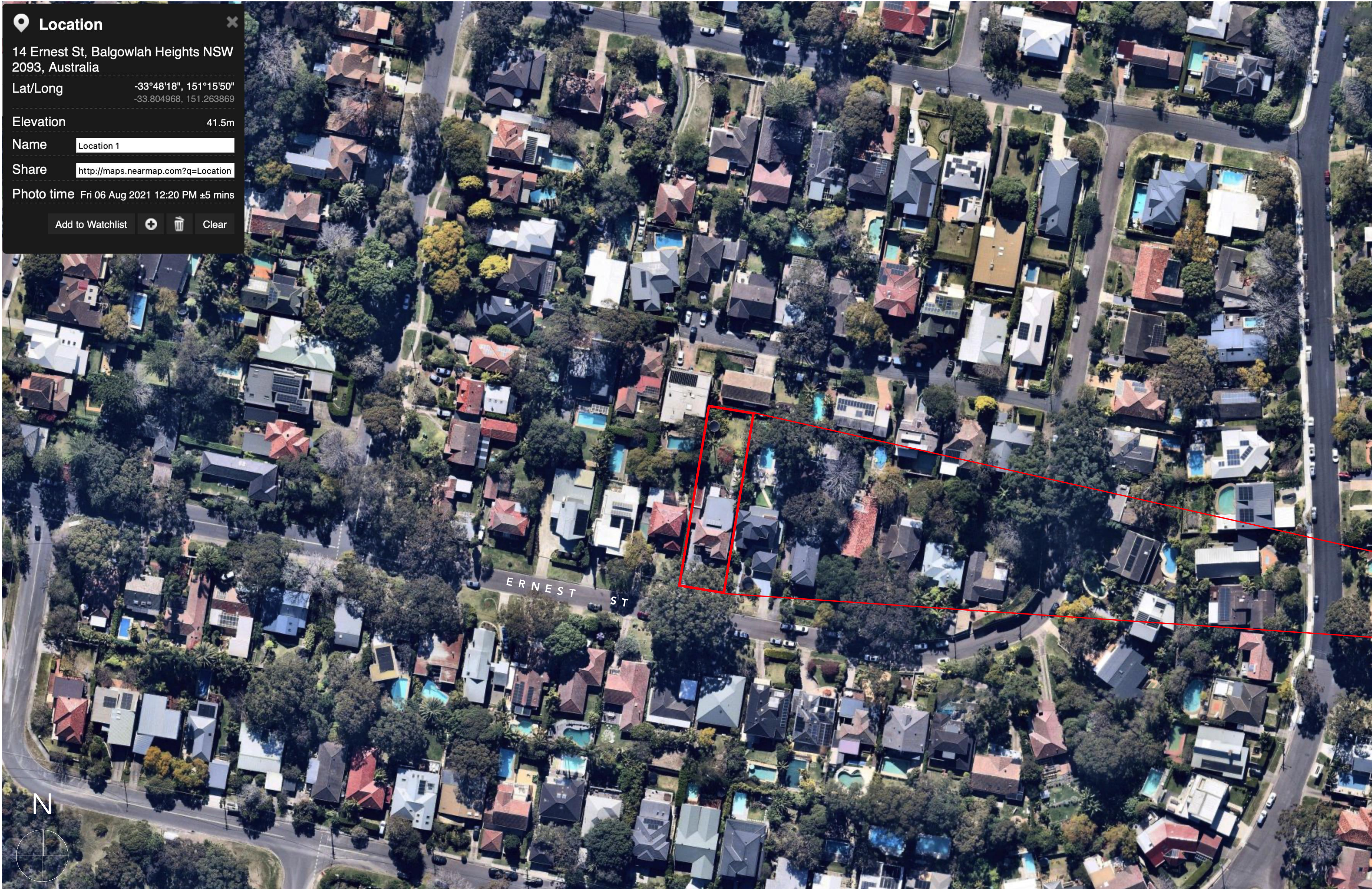
ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	14 ERNEST STREET BALGOWLAH HEIGHTS NSW 2093			
LOT & DP	LOT 15A DP31138			
LOCAL GOVERNMENT AREA	NORTHERN BEACHES COUNCIL (MANLY)			
SITE AREA	875.3m ²			
FRONTAGE	15.24m			
CONTROLS	PERMISSABLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
LEP				
LAND ZONING	R2-LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	500m ²	875.3m ²	UNCHANGED	YES
FLOOR SPACE RATIO	0.45 : 1 (393.9m ²)	0.16 : 1 (142.4m ²)		YES
MAXIMUM BUILDING HEIGHT	8.5m	6.1m		YES
HAZARDS				
	NOT IDENTIFIED			
DCP				
RESIDENTIAL OPEN SPACE	AREA OS3			
TOTAL OPEN SPACE (TOS)	55% (481.4m ²)	50.4% (441.5m ²)		YES
LANDSCAPE AREA	35% OF TOS (168.5m ²)	84.1% (405.1m ²)		YES
OPEN SPACE ABOVE GROUND	MAX. 40% OF TOS (192.6m ²)	6.4% (30.9m ²)		YES
PRINCIPAL PRIVATE OPEN SPACE	18m ²	28.9m ²		YES
FRONT SETBACK	PREVAILING BUILDING LINE 12.8m	10.6m		YES
REAR SETBACK	8.0m	28.8m		YES
SIDE SETBACKS	1/3 WALL HEIGHT (SEE DRAWINGS)			YES
PARKING SPACES	REQUIRED: 1	1	2	YES

DEVELOPMENT APPLICATION

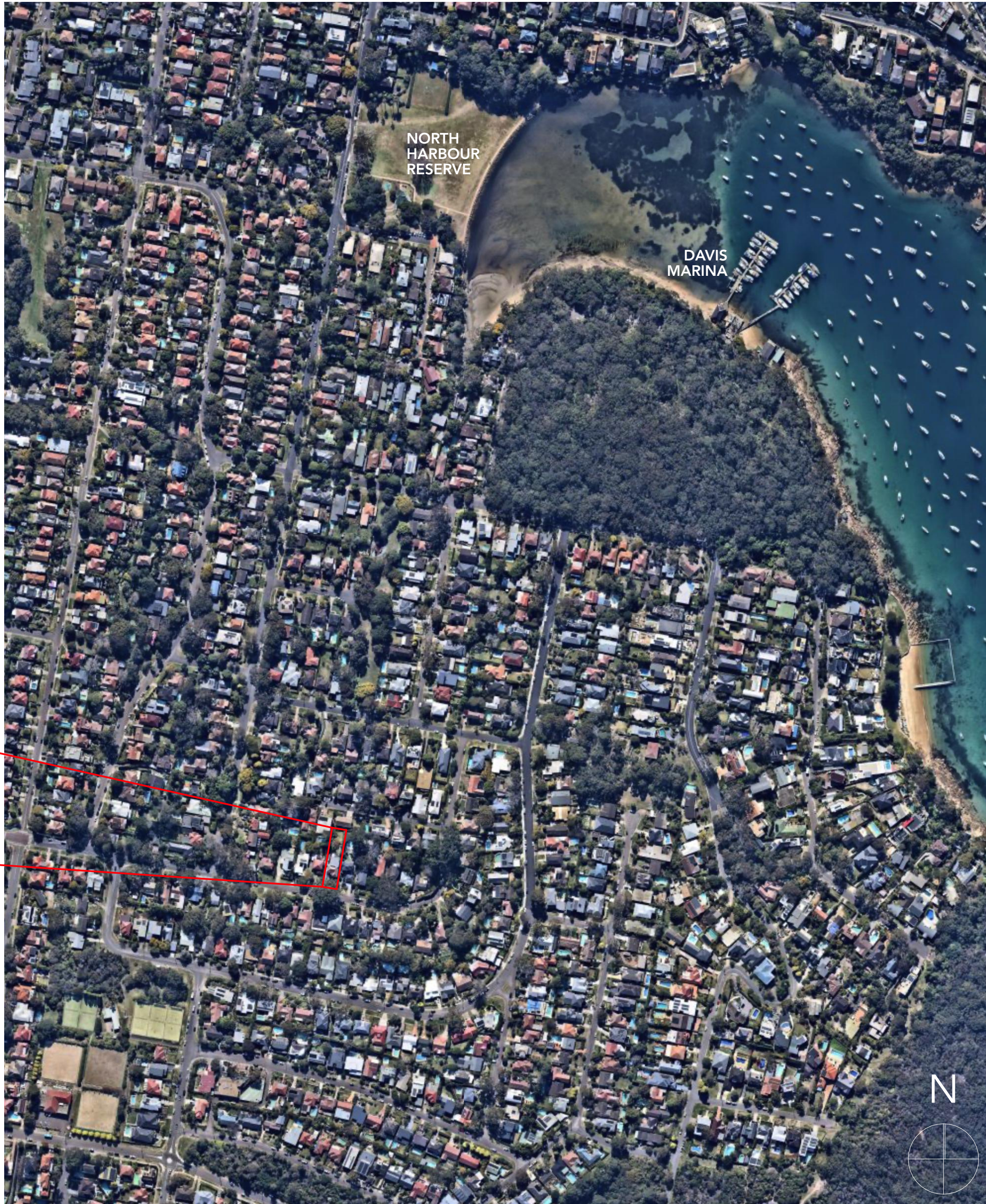
MARTIN RESIDENCE



DRAWING SCHEDULE			
DRG #	DRAWING NAME	REVISION	SCALE
000 Preliminaries			
DA 000	COVER PAGE	02	
DA 001	SITE ANALYSIS	03	
DA 002	SITE PLAN	03	1:100
010 Demolition Plans			
DA 011	DEMOLITION PLAN - LOWER GROUND FLOOR	01	1:50
DA 012	DEMOLITION PLAN - GROUND FLOOR	01	1:50
DA 013	DEMOLITION PLAN - EXISTING ROOF	01	1:50
100 GA Plans			
DA 101	FLOOR PLAN - LOWER GROUND FLOOR	01	1:50
DA 102	FLOOR PLAN - GROUND FLOOR	01	1:50
DA 103	FLOOR PLAN - FIRST FLOOR	01	1:50
DA 104	FLOOR PLAN - ROOF	01	1:50
300 Elevations			
DA 301	ELEVATIONS - SHEET 1	01	1:50
DA 302	ELEVATIONS - SHEET 2	01	1:50
350 Sections			
DA 351	SECTIONS - SHEET 1	01	1:50
DA 352	SECTIONS - SHEET 2	01	1:50
DA 353	SECTIONS - SHEET 3	01	1:50
750 Miscellaneous Drawings			
DA 751	SUN SHADOW DIAGRAMS - SHEET 1	02	1:100
DA 752	SUN SHADOW DIAGRAMS - SHEET 2	02	1:100
DA 753	SUN SHADOW DIAGRAMS - SHEET 3	02	1:100
DA 754	SUN SHADOW DIAGRAM - NEIGHBOURS	02	
DA 755	FINISHES SAMPLE BOARD	01	
DA 756	BASIX COMMITMENTS	01	
DA 757	3D BUILDING CONTROL VIEWS	01	
DA 758	NOTIFICATION	01	



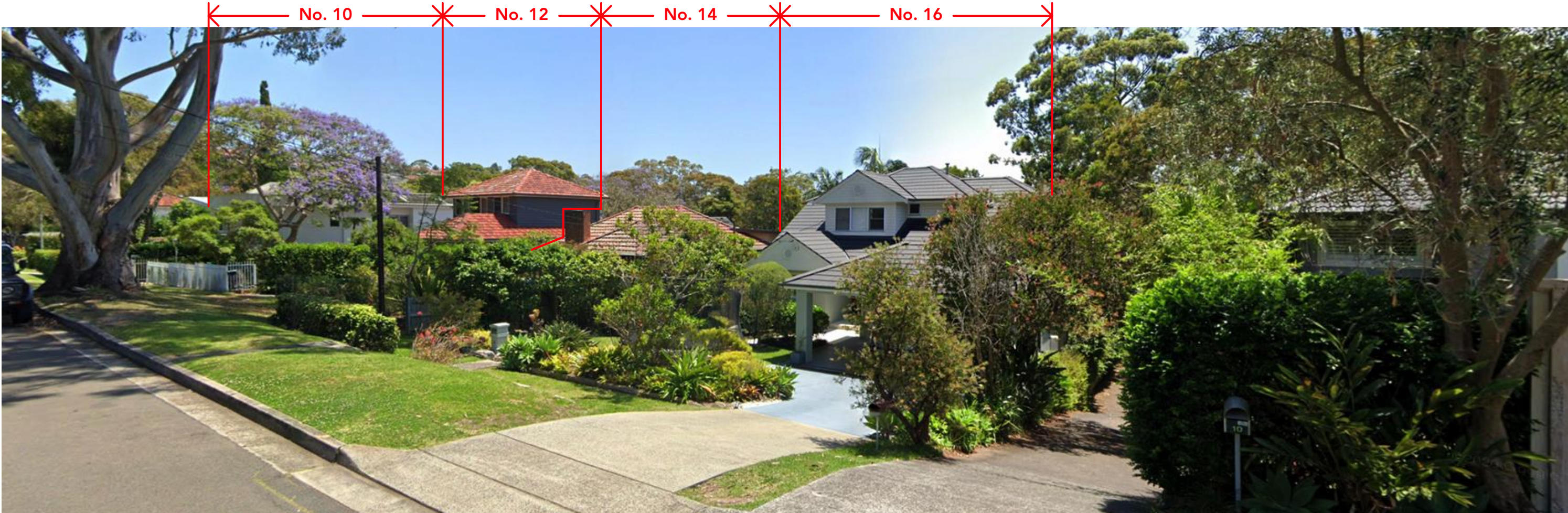
LOCATION PLAN



LOCALITY MAP



STREETSCAPE VIEW OF 14 ERNEST STREET FROM THE WEST



STREETSCAPE VIEW OF 14 ERNEST STREET FROM THE EAST

GENERAL NOTES:		
Do not scale from this drawing. Use figured dimensions only.		
For any discrepancies in documentation contact 3D Habitat for clarifications if required.		
3D Habitat holds no liability for any loss, damage, claim or cost incurred as a result of the use or receipt of drawings issued in DWG or PDF format.		
PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A C.C. AND ALL OTHER REQUIRED COUNCIL APPROVALS		
03 DA REVISION	14/03/22	
02 ADDRESSES ON STREETSCAPE CORRECTED	31/01/22	
01 DEVELOPMENT APPLICATION	03/12/21	
Rev Change Name	Date	

DRAWING NOTES:

habitat
Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093
24 THE BOULEVARDE
LEWISHAM NSW 2049
e. kieran@3dhabitat.com.au

Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
SITE ANALYSIS
Scale @A1

Project No
2102
Published: Monday, 14 March 2022
Drawing No
DA001
Issue
03

SEDIMENT FENCE

TREE PROTECTION ZONE (TPZ)

- CHAIN WIRE MESH PANELS WITH SHADE CLOTH (IF REQUIRED) ATTACHED, HELD IN PLACE WITH CONCRETE FEET.
- ALTERNATIVE PLYWOOD OR WOODEN PALING FENCE PANELS. THE FENCING MATERIAL ALSO PREVENTS BUILDING MATERIALS OR SOIL ENTERING THE TPZ.
- 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.
- BRACING IS PERMISSABLE WITHIN THE TPZ. INSTALLATION OF SUPPORTS TO AVOID DAMAGING OF ROOTS.

DUST CONTROL

TO REDUCE DUST GENERATED BY WIND ACTION, THE REMOVAL OF THE TOP SOIL IS TO BE MINIMISED. TO PREVENT DUST GENERATION, WATERING DOWN OF THE SITE, ESPECIALLY DURING THE MOVEMENT OF MACHINERY IS REQUIRED. WHERE EXCAVATING INTO ROCK, KEEP THE SURFACE MOIST TO MINIMISE DUST. CONSTRUCT A GRAVEL ENTRY/EXIT POINT USING BLUE METAL AND RESTRICT ALL VEHICLE MOVEMENTS WITHIN THE SITE TO A MINIMUM. ENSURE WIND BREAKS, SUCH AS, EXISTING FENCES ARE MAINTAINED DURING THE CONSTRUCTION PHASE UNTIL NEW LANDSCAPING IS PROVIDED OR REINSTATED. PREVENT DUST BY COVERING STOCKPILES.

SEDIMENT NOTE

- ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
- MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREAS AS SOON AS POSSIBLE.
- ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
- DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
- ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

STOCKPILES

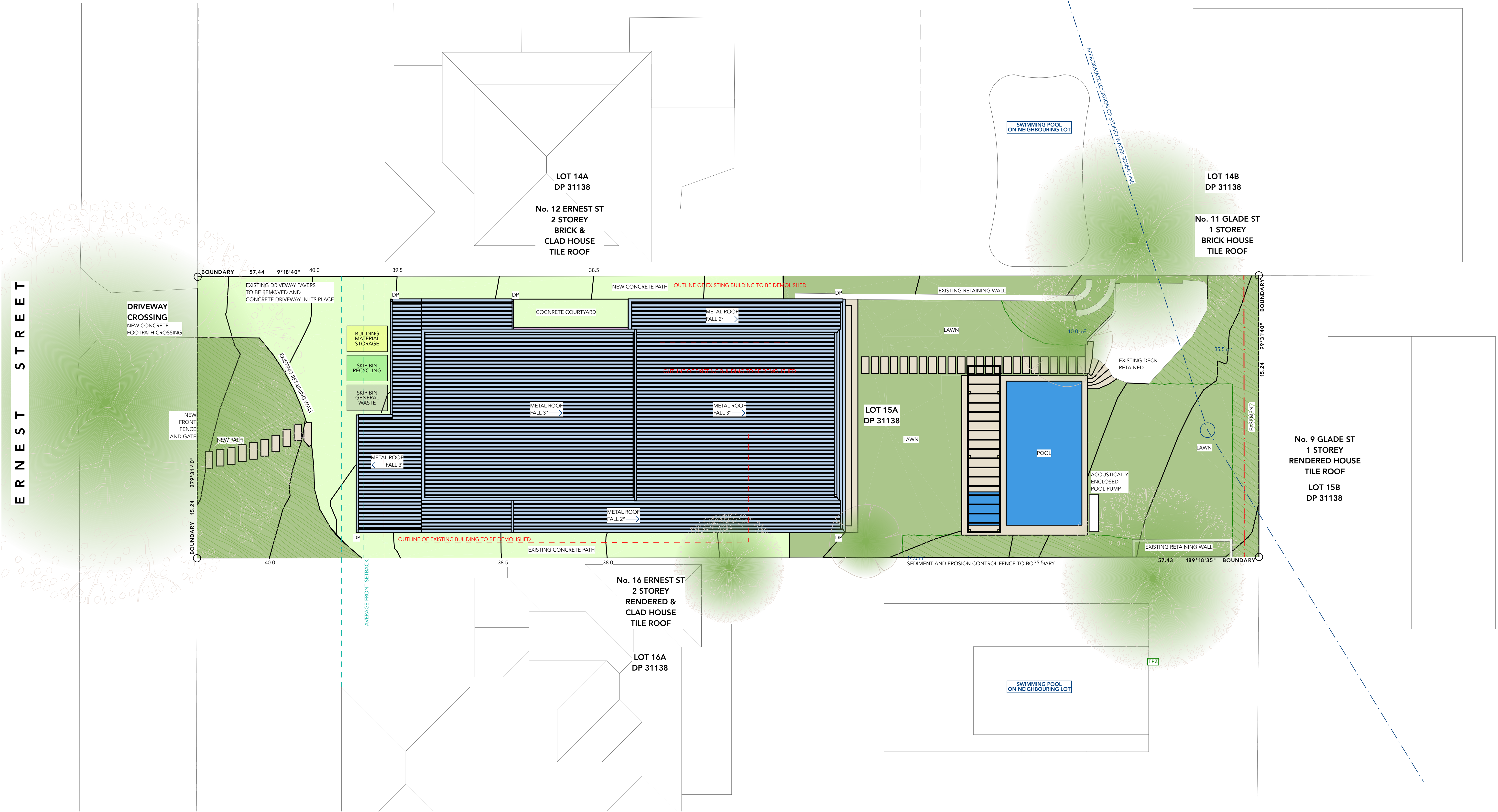
ALL STOCKPILES ARE TO BE KEPT ON-SITE WHERE POSSIBLE. ANY MATERIALS PLACED ON THE FOOTPATHS OR NATURE STRIPS REQUIRE COUNCILS PERMISSION.

ALL STOCKPILES ARE TO BE PLACED AWAY FROM THE DRAINAGE LINES AND STREET GUTTERS. IT IS BEST TO LOCATE THESE ON THE HIGHEST PART OF THE SITE POSSIBLE. PLACE WATERPROOF COVERING OVER STOCKPILES.

IF REQUIRED PROVIDE DIVERSION DRAIN AND BANK AROUND STOCKPILES.

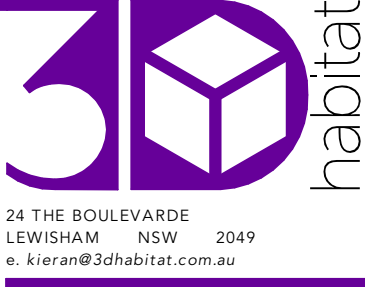
GUTTER PROTECTION

PROVIDE PROTECTION TO DOWNHILL GRATE IN GUTTER BY MEANS OF SAND BAGS OR BLUE METAL WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR SAND BUILDS UP AROUND THIS SEDIMENT BARRIER, THE MATERIAL SHOULD BE RELOCATED BACK TO THE ORIGINAL SITE FOR DISPOSAL.



GENERAL NOTES:		
Do not scale from this drawing. Use figured dimensions only.		
For any discrepancies in documentation contact 3D Habitat for clarifications if required.		
3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.		
PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS		
03	DA REVISION	14/03/22
02	FRONT SETBACK LINES DEMOLISHED BUILDING ADDED	31/01/22
01	DEVELOPMENT APPLICATION	03/12/21
Rev	Change Name	Date

DRAWING NOTES:



Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

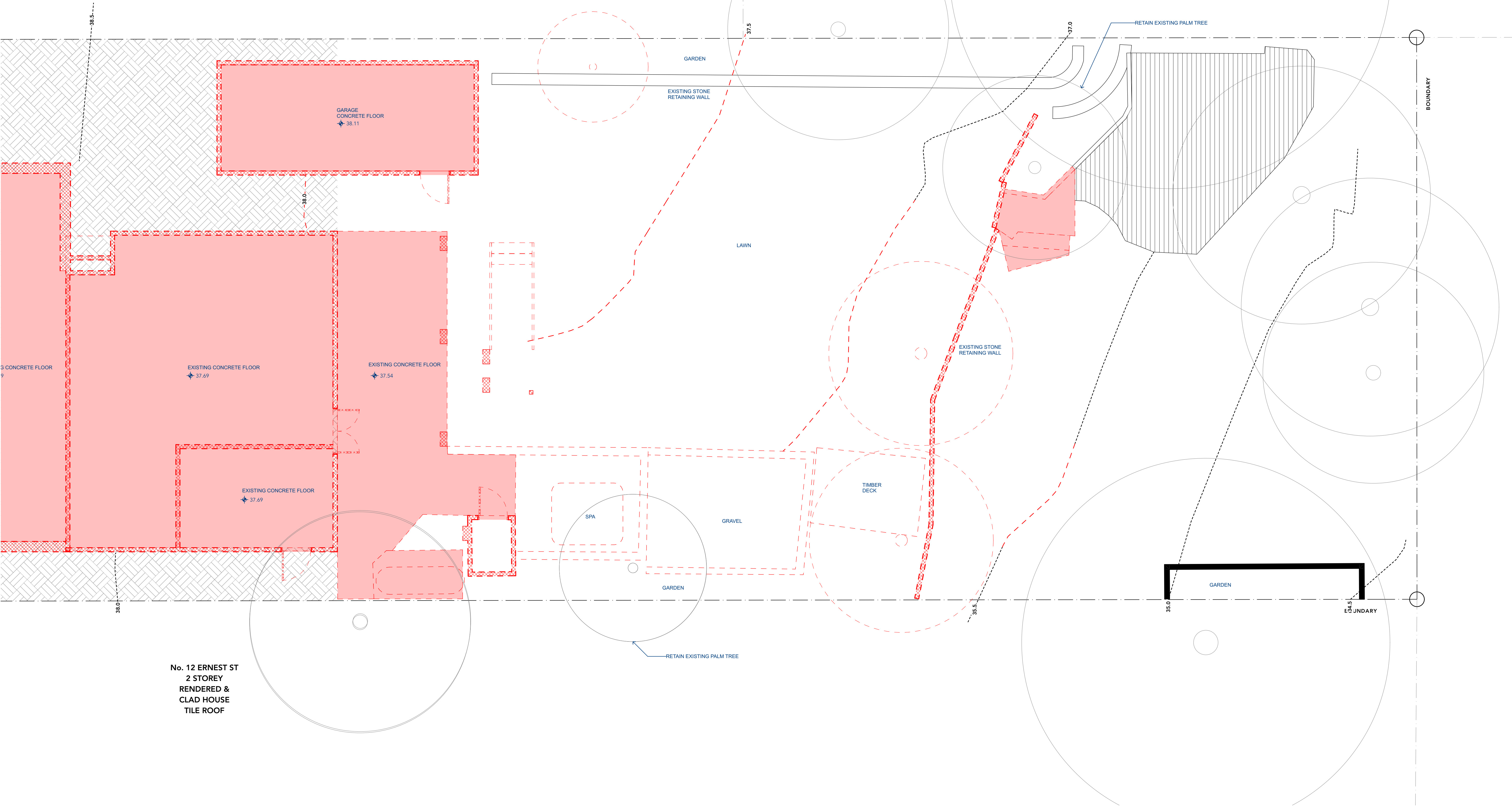
Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
SITE PLAN
Scale **1:100 @A1**



Project No
2102
Published: Monday, 14 March 2022
Drawing No
DA002
Issue
03

No. 16 ERNEST ST
2 STOREY
BRICK &
CLAD HOUSE
TILE ROOF

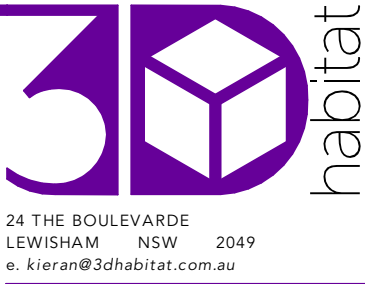
No. 11 GLADE ST
1 STOREY
BRICK HOUSE
TILE ROOF



GENERAL NOTES:
Do not scale from this drawing. Use figured dimensions only.
For any discrepancies in documentation contact 3D Habitat for clarifications if required.
3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.
PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS

Rev	Change Name	Date
01	DEVELOPMENT APPLICATION	03/12/21

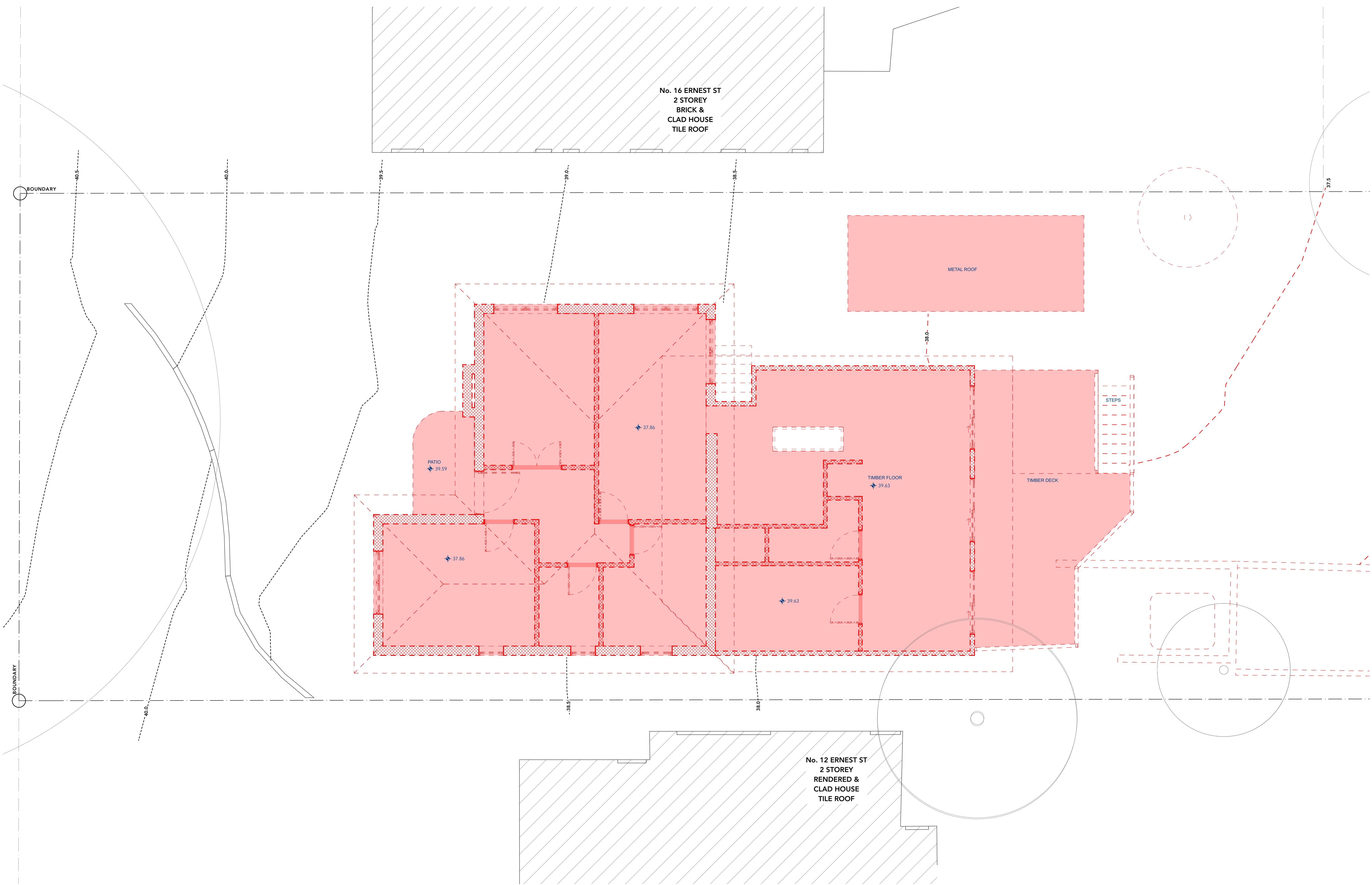
DRAWING NOTES:	
MATERIALS HATCH LEGEND	
	DEMOLITION - CUT
	DEMOLITION - FACE
	BRICK - FACE
	BRICK - CUT
	CONCRETE - FACE
	CONCRETE - CUT
	GLASS - FACE
	TIMBER - FACE
	TIMBER - CUT
	METAL - FACE
	METAL - CUT
	TILE - FACE
	STONE - FACE
	FC/RENDER - FACE



Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

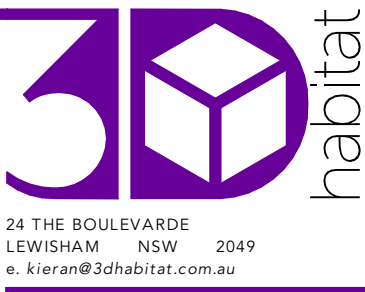
Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
DEMOLITION PLAN - LOWER GROUND FLOOR
Scale **1:50 @A1**

Project No
2102
Published: Friday, 3 December 2021
Drawing No
DA011
Issue
01



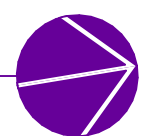
GENERAL NOTES: Do not scale from this drawing. Use figured dimensions only. For any discrepancies in documentation contact 3D Habitat for clarifications if required. 3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.		
PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS		
01	DEVELOPMENT APPLICATION	03/12/21
Rev	Change Name	Date

DRAWING NOTES: MATERIALS HATCH LEGEND	
	DEMOLITION - CUT
	DEMOLITION - FACE
	BRICK - FACE
	BRICK - CUT
	CONCRETE - FACE
	CONCRETE - CUT
	GLASS - FACE
	TIMBER - FACE
	TIMBER - CUT
	METAL - FACE
	METAL - CUT
	TILE - FACE
	STONE - FACE
	FC/RENDER - FACE

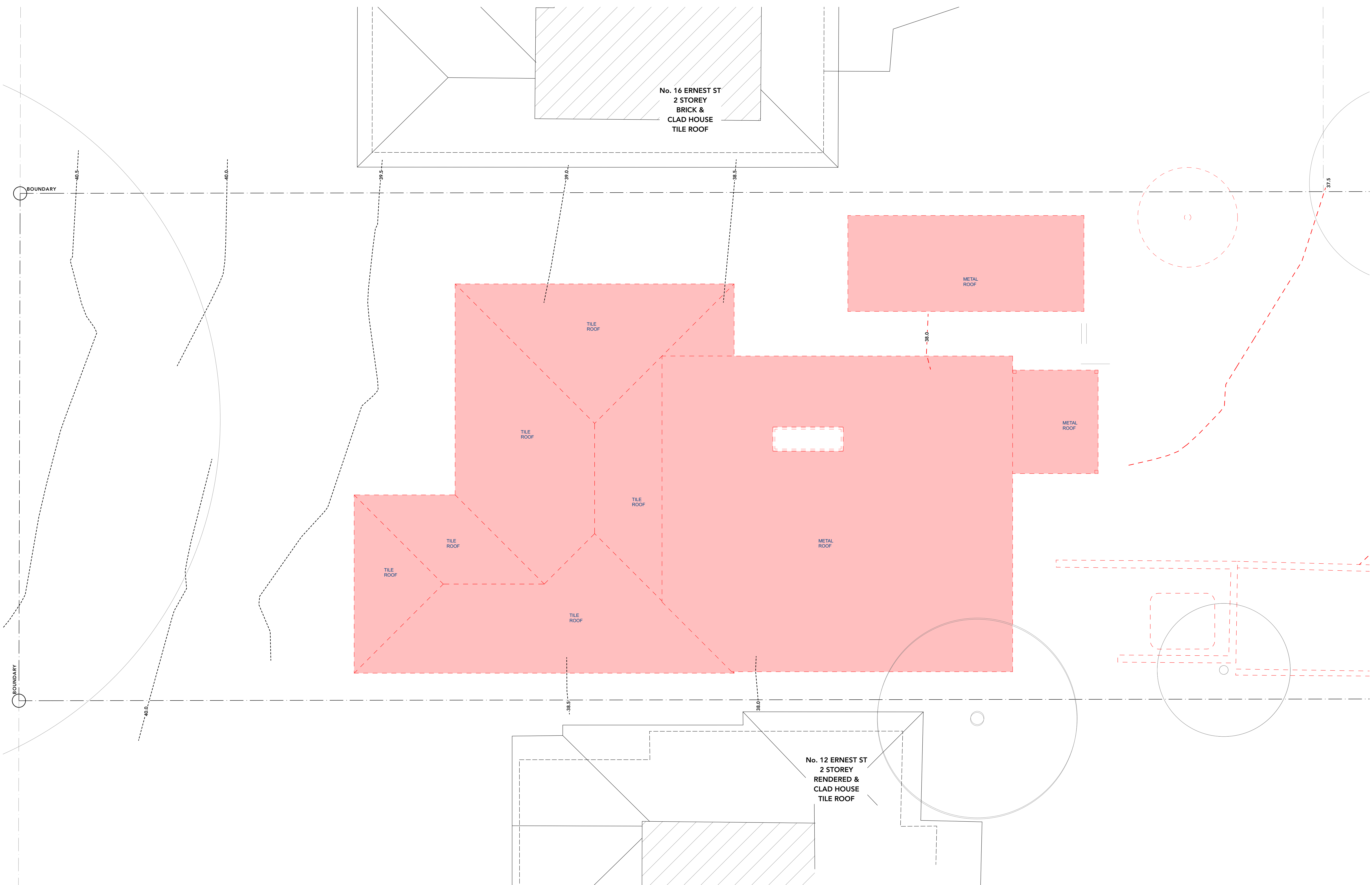


Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
DEMOLITION PLAN - GROUND FLOOR
Scale **1:50 @A1**

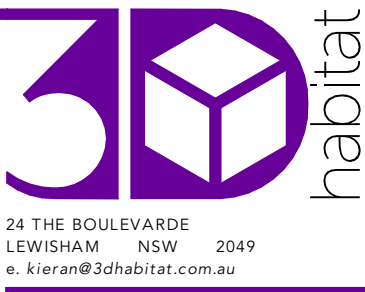


Project No
2102
Published: Friday, 3 December 2021
Drawing No
DA012 Issue
01



GENERAL NOTES: Do not scale from this drawing. Use figured dimensions only. For any discrepancies in documentation contact 3D Habitat for clarifications if required. 3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.		
PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS		
01	DEVELOPMENT APPLICATION	03/12/21
Rev	Change Name	Date

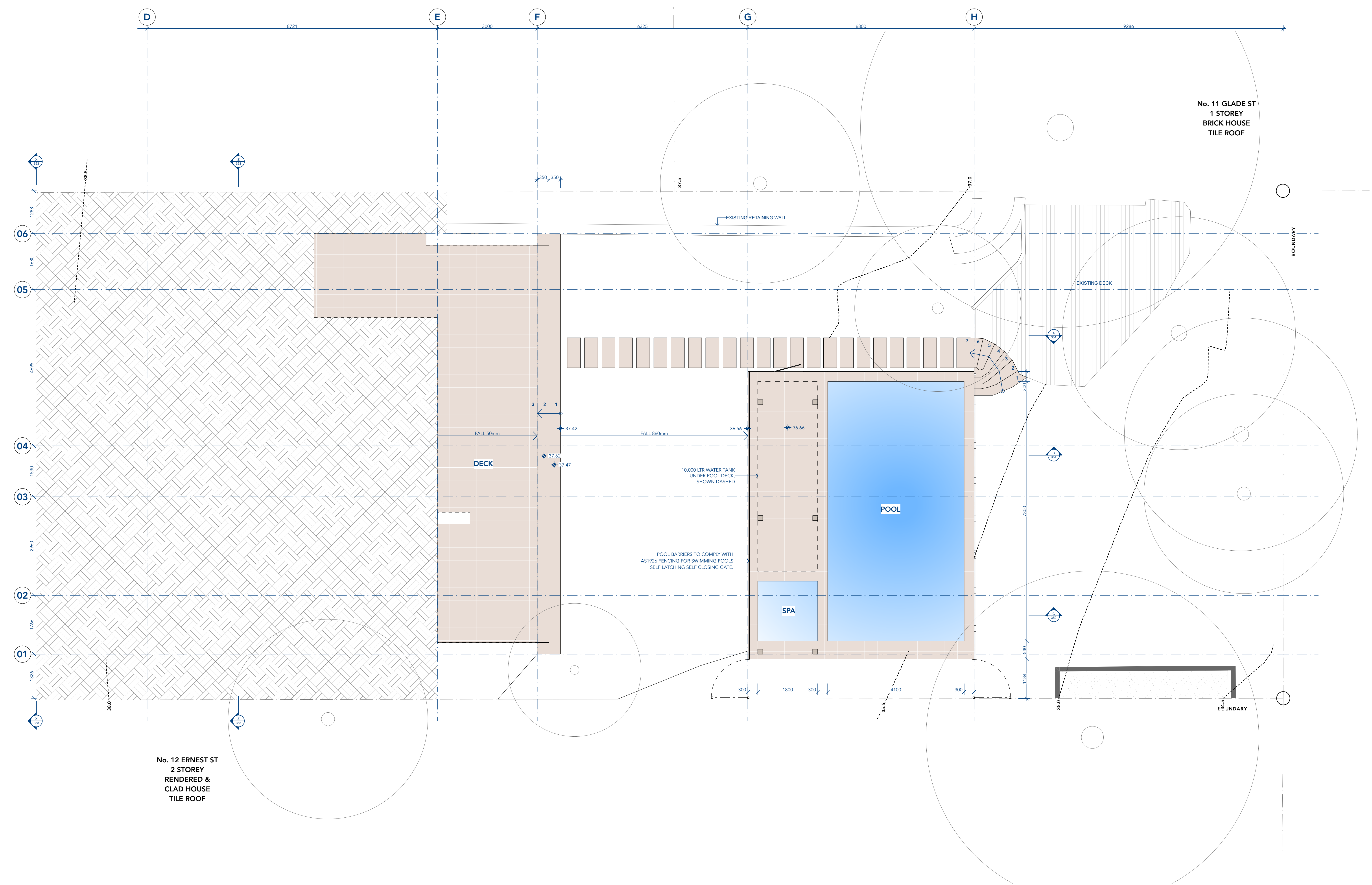
DRAWING NOTES: MATERIALS HATCH LEGEND	
	DEMOLITION - CUT
	DEMOLITION - FACE
	BRICK - FACE
	BRICK - CUT
	CONCRETE - FACE
	CONCRETE - CUT
	GLASS - FACE
	TIMBER - FACE
	TIMBER - CUT
	METAL - FACE
	METAL - CUT
	TILE - FACE
	STONE - FACE
	FC/RENDER - FACE

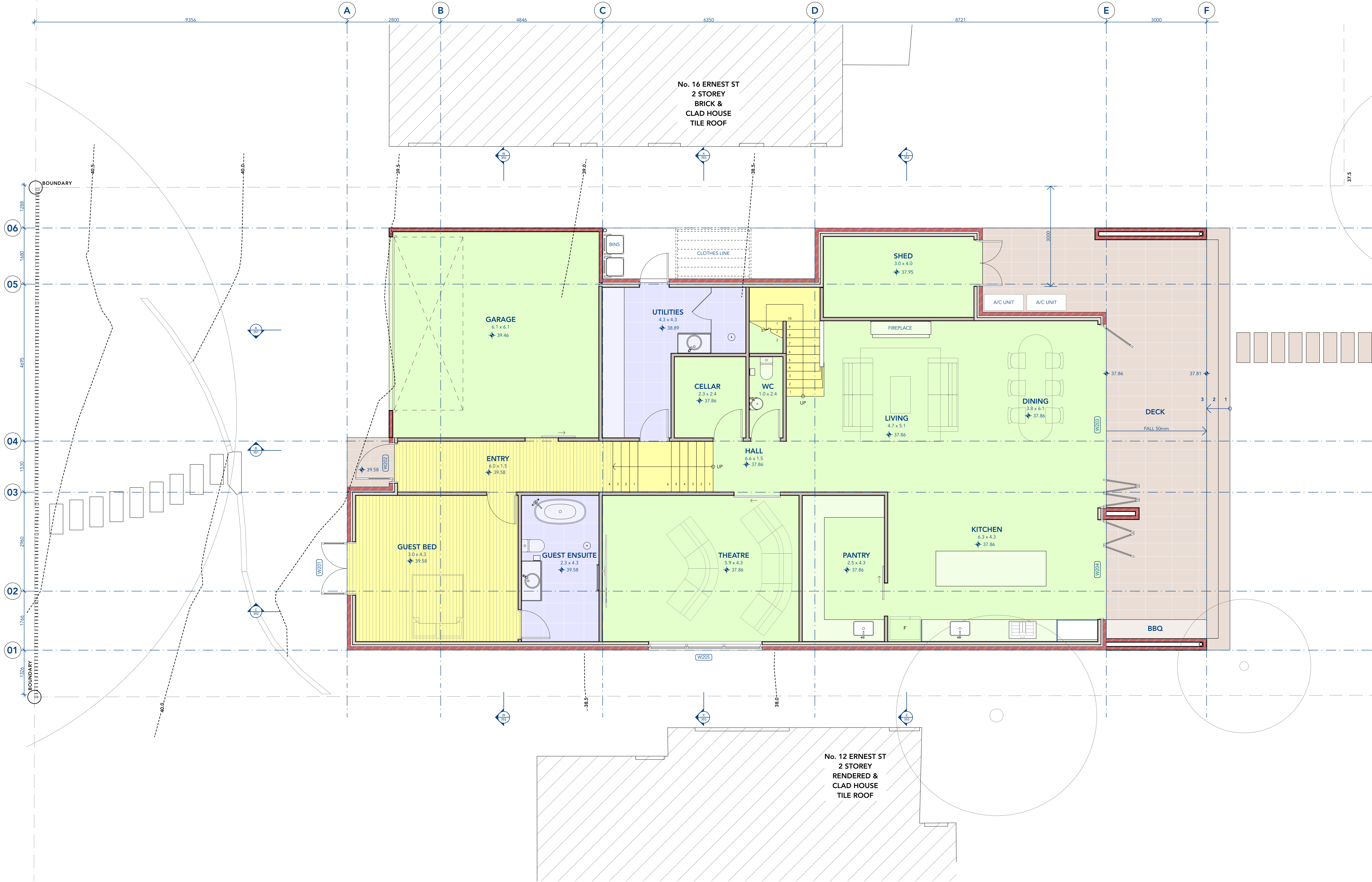


Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
DEMOLITION PLAN - EXISTING ROOF
Scale **1:50 @A1**

Project No
2102
Published: Friday, 3 December 2021
Drawing No
DA013
Issue
01





GENERAL NOTES:

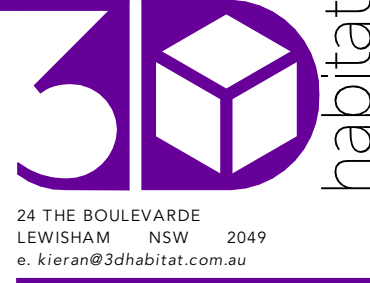
Do not scale from this drawing. Use figured dimensions only.
For any discrepancies in documentation contact 3D Habitat for clarifications if required.
3D Habitat holds no liability for any loss, damage, claim or cost incurred as a result of the use or receipt of drawings issued in DWG or PDF format.

PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A C.C. AND ALL OTHER REQUIRED COUNCIL APPROVALS

DRAWING NOTES:

MATERIALS HATCH LEGEND

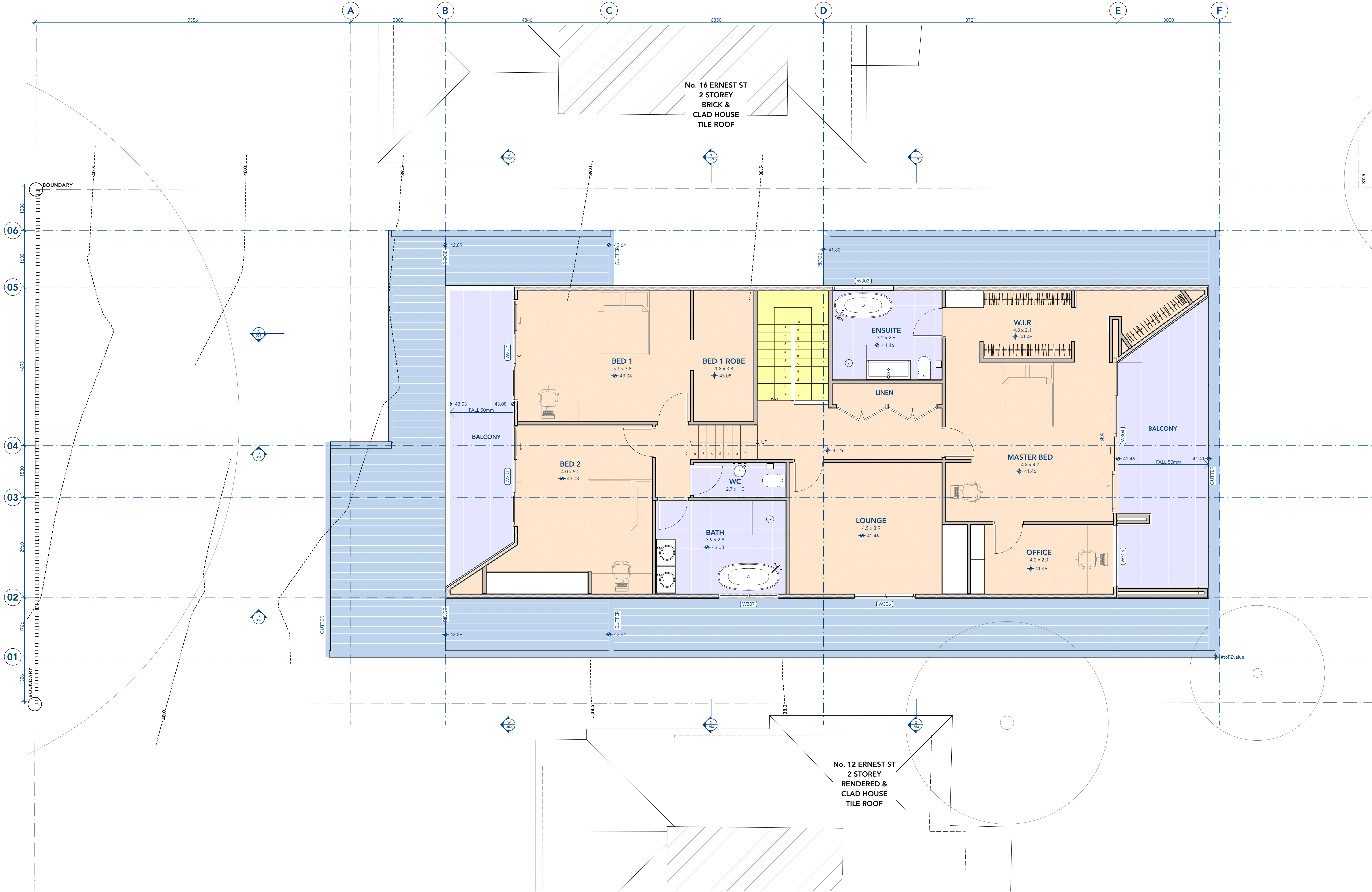
	DEMOLITION - CUT		TIMBER - FACE
	DEMOLITION - FACE		TIMBER - CUT
	BRICK - FACE		METAL - FACE
	BRICK - CUT		METAL - CUT
	CONCRETE - FACE		TILE - FACE
	CONCRETE - CUT		STONE - FACE
	GLASS - FACE		FC/RENDER - FACE



Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
FLOOR PLAN - GROUND FLOOR
Scale **1:50 @A1**

Project No
2102
Published: Friday, 3 December 2021
Drawing No
DA102_01
Issue



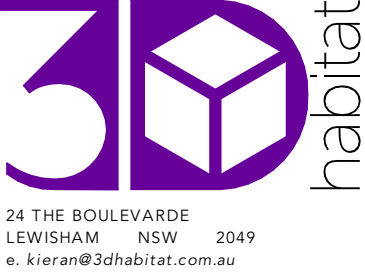
GENERAL NOTES:
Do not scale from this drawing. Use figured dimensions only.
For any discrepancies in documentation contact 3D Habitat for clarifications if required.
3D Habitat holds no liability for any loss, damage, claim or cost incurred as a result of the use or receipt of drawings issued in DWG or PDF format.

PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A C.C. AND ALL OTHER REQUIRED COUNCIL APPROVALS

01	DEVELOPMENT APPLICATION	03/12/21
Rev	Change Name	Date

DRAWING NOTES:
MATERIALS HATCH LEGEND

	DEMOLITION - CUT		TIMBER - FACE
	DEMOLITION - FACE		TIMBER - CUT
	BRICK - FACE		METAL - FACE
	BRICK - CUT		METAL - CUT
	CONCRETE - FACE		TILE - FACE
	CONCRETE - CUT		STONE - FACE
	GLASS - FACE		FC/RENDER - FACE



Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**

Drawing Title
FLOOR PLAN - FIRST FLOOR
Scale **1:50 @A1**

Project No
2102
Published: Friday, 3 December 2021

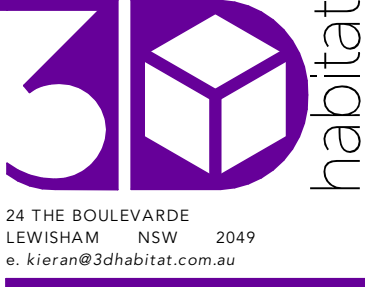
Drawing No
DA103
Issue
01





GENERAL NOTES:		
Do not scale from this drawing. Use figured dimensions only.		
For any discrepancies in documentation contact 3D Habitat for clarifications if required.		
3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.		
PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS		
01	DEVELOPMENT APPLICATION	03/12/21
Rev	Change Name	Date

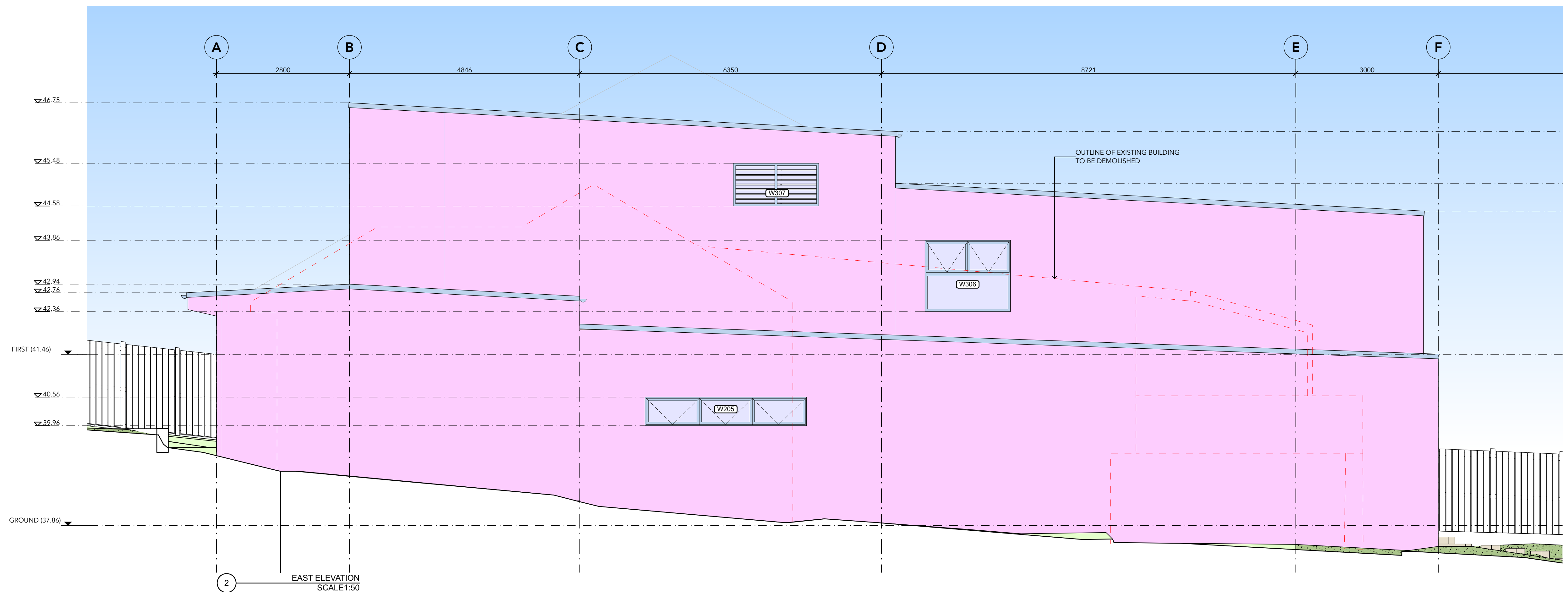
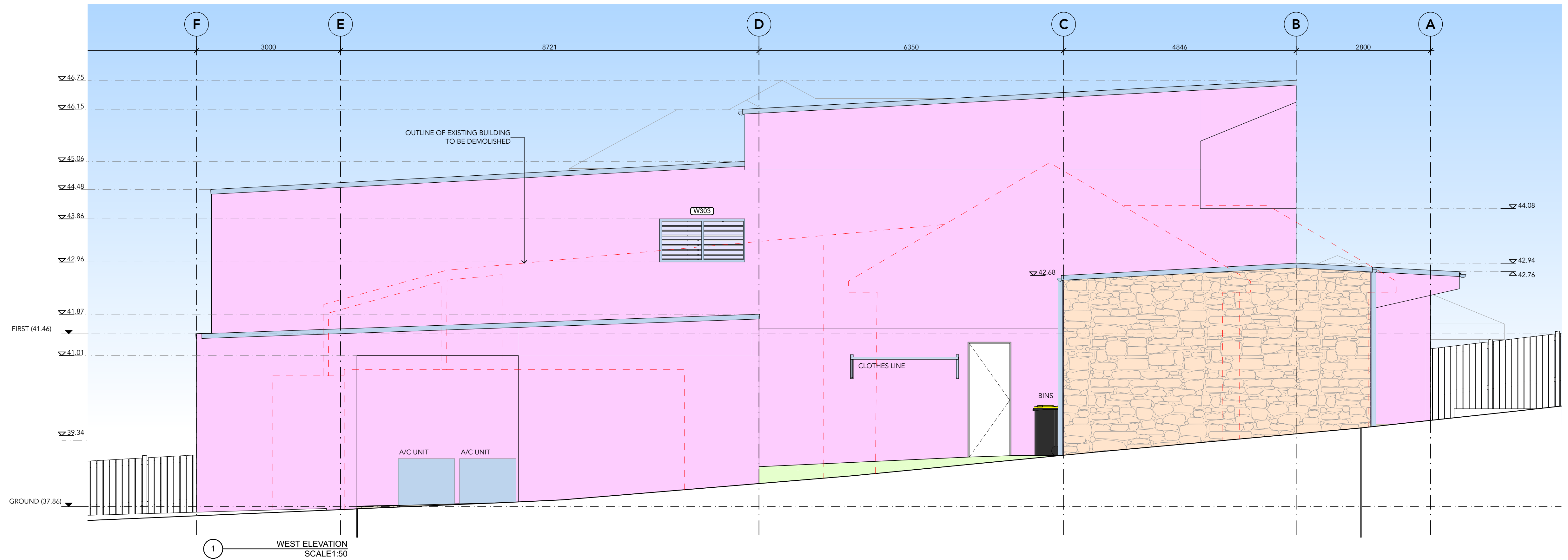
DRAWING NOTES:	
MATERIALS HATCH LEGEND	
	DEMOLITION - CUT
	DEMOLITION - FACE
	BRICK - FACE
	BRICK - CUT
	CONCRETE - FACE
	CONCRETE - CUT
	GLASS - FACE
	TIMBER - FACE
	TIMBER - CUT
	METAL - FACE
	METAL - CUT
	TILE - FACE
	STONE - FACE
	FC/RENDER - FACE



Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

Project	MARTIN RESIDENCE
	14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status	SKETCH DESIGN
Drawing Title	ELEVATIONS - SHEET 1
Scale	@A1

Project No	2102
Published: Friday, 3 December 2021	
Drawing No	DA301
Issue	01



GENERAL NOTES:

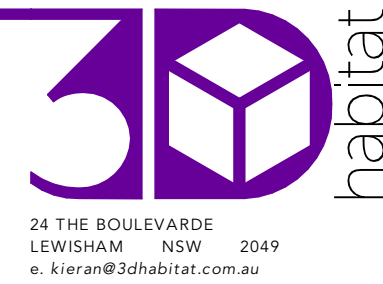
Do not scale from this drawing. Use figured dimensions only.
For any discrepancies in documentation contact 3D Habitat for clarifications if required.
3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.

PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS

DRAWING NOTES:

MATERIALS HATCH LEGEND

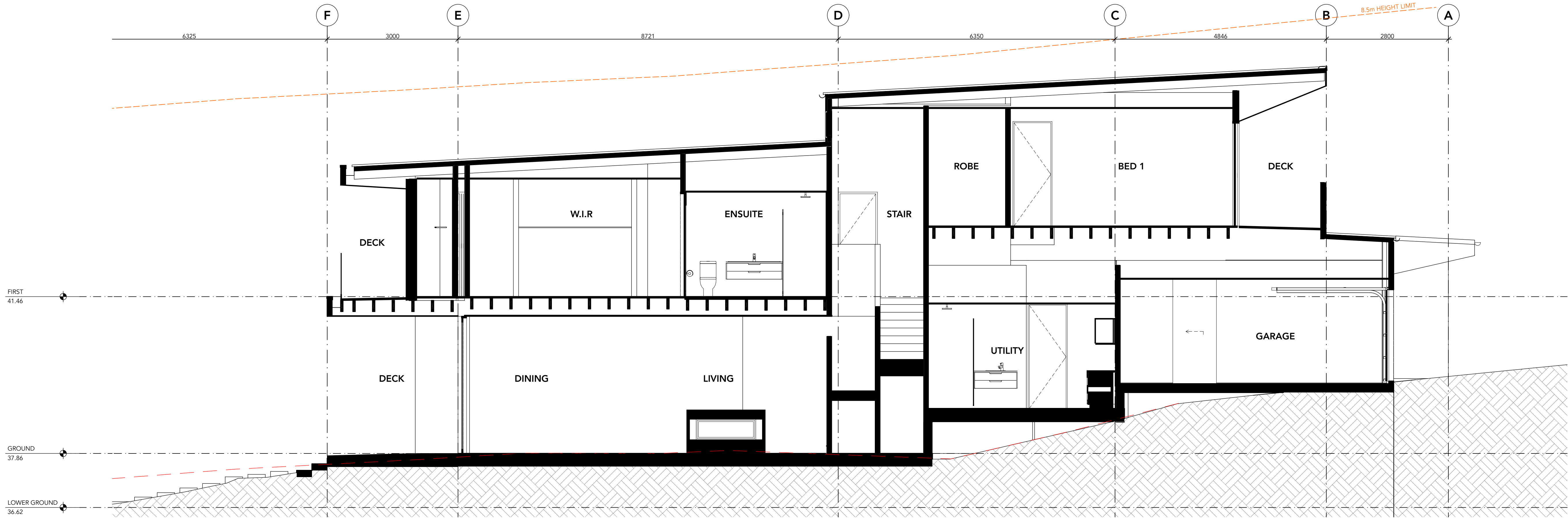
	DEMOLITION - CUT		TIMBER - FACE
	DEMOLITION - FACE		TIMBER - CUT
	BRICK - FACE		METAL - FACE
	BRICK - CUT		METAL - CUT
	CONCRETE - FACE		TILE - FACE
	CONCRETE - CUT		STONE - FACE
	GLASS - FACE		FC/RENDER - FACE



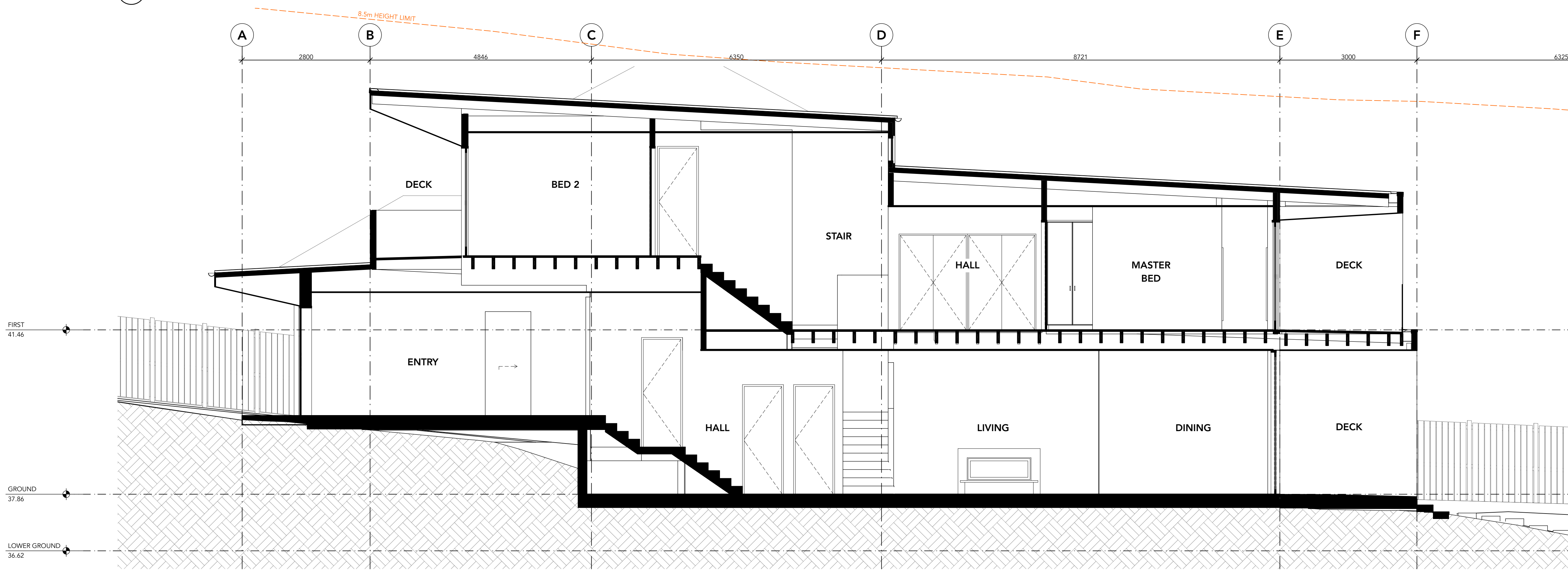
Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
ELEVATIONS - SHEET 2
Scale **@A1**

Project No
2102
Published: Friday, 3 December 2021
Drawing No
DA302
Issue
01



A SECTION AA
SCALE 1:50

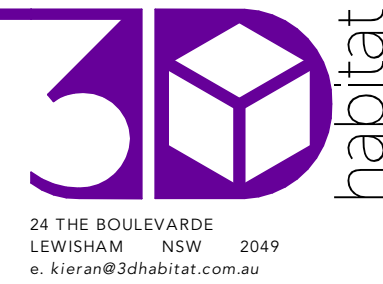


B SECTION BB
SCALE 1:50

GENERAL NOTES:
Do not scale from this drawing. Use figured dimensions only.
For any discrepancies in documentation contact 3D Habitat for clarifications if required.
3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.
PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS

01	DEVELOPMENT APPLICATION	03/12/21
Rev	Change Name	Date

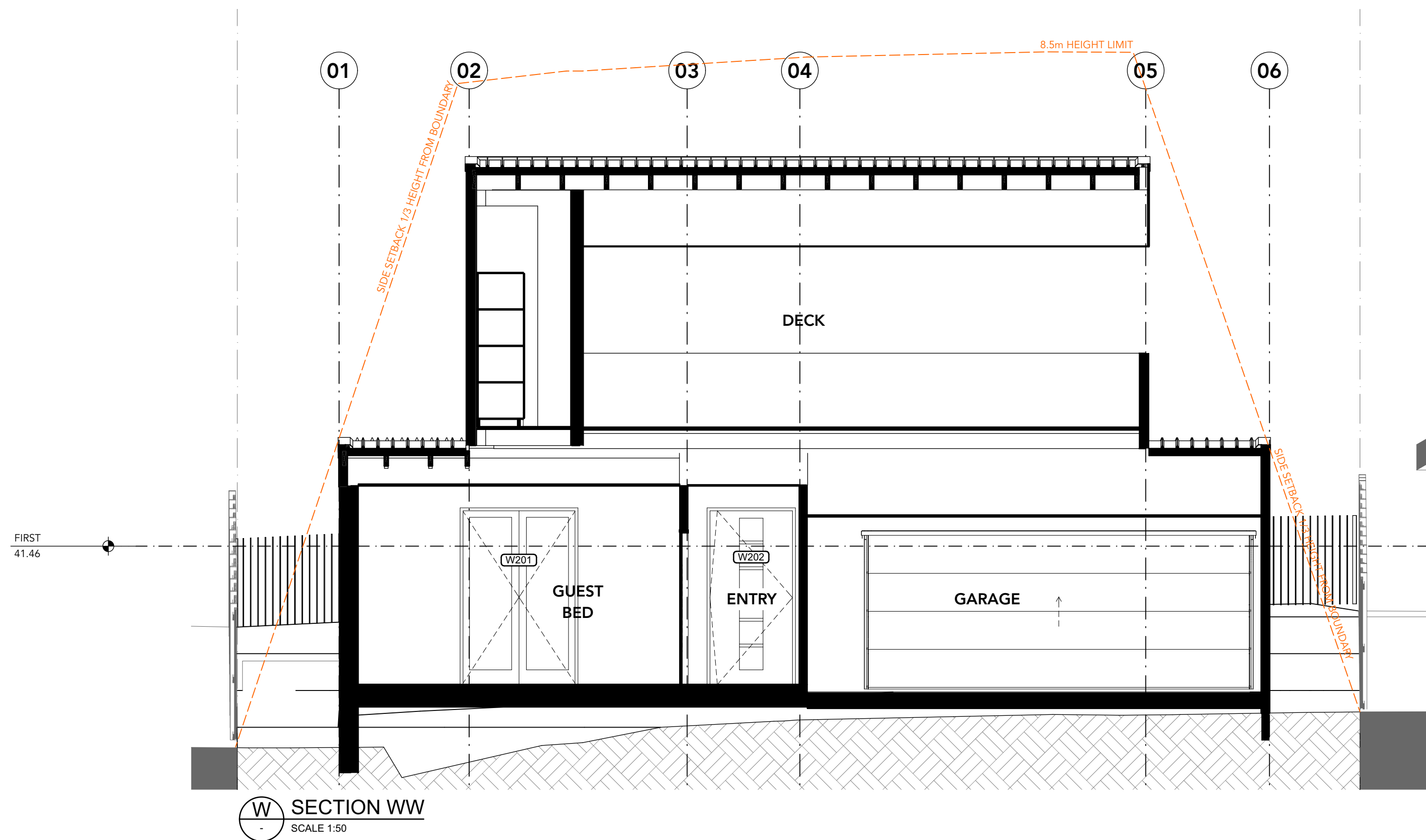
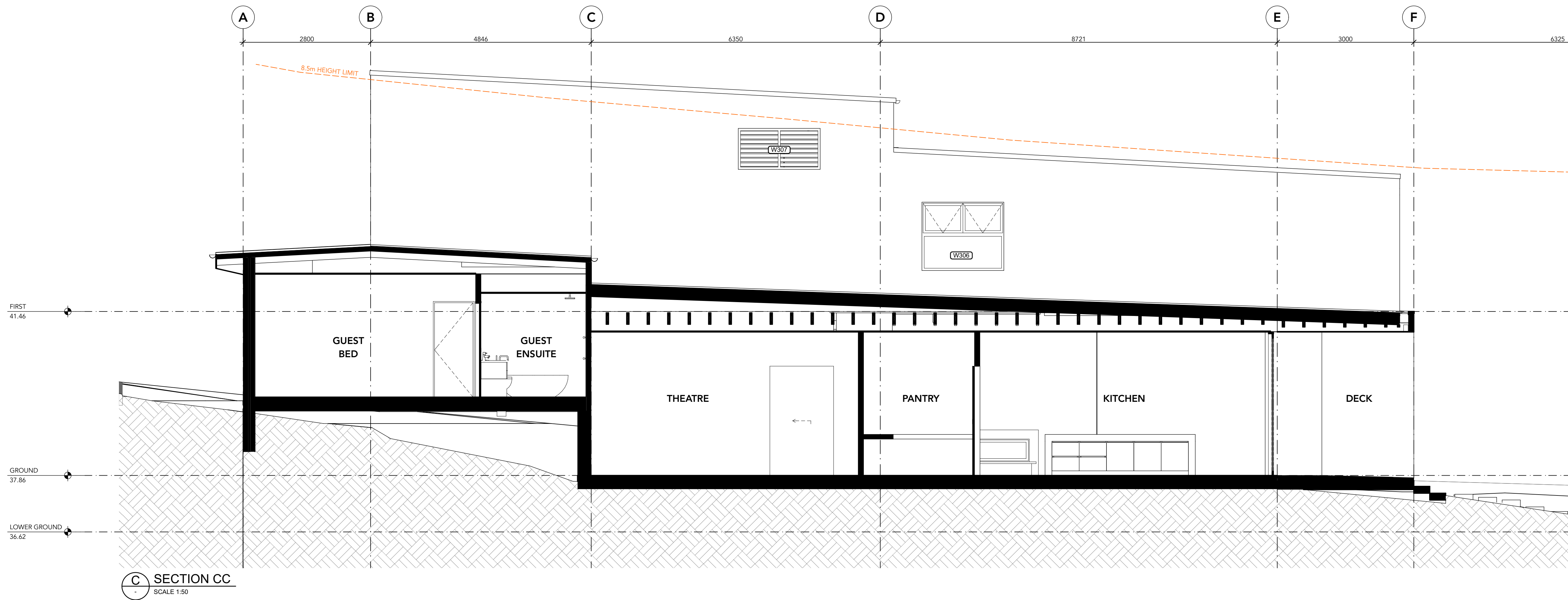
DRAWING NOTES:



Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

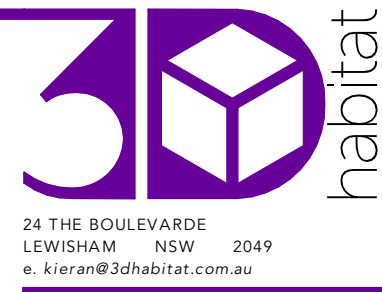
Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
SECTIONS - SHEET 1
Scale **1:50 @A1**

Project No
2102
Published: Friday, 3 December 2021
Drawing No
DA351
Issue
01



GENERAL NOTES:		
Do not scale from this drawing. Use figured dimensions only.		
For any discrepancies in documentation contact 3D Habitat for clarifications if required.		
3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.		
PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS		
01	DEVELOPMENT APPLICATION	03/12/21
Rev	Change Name	Date

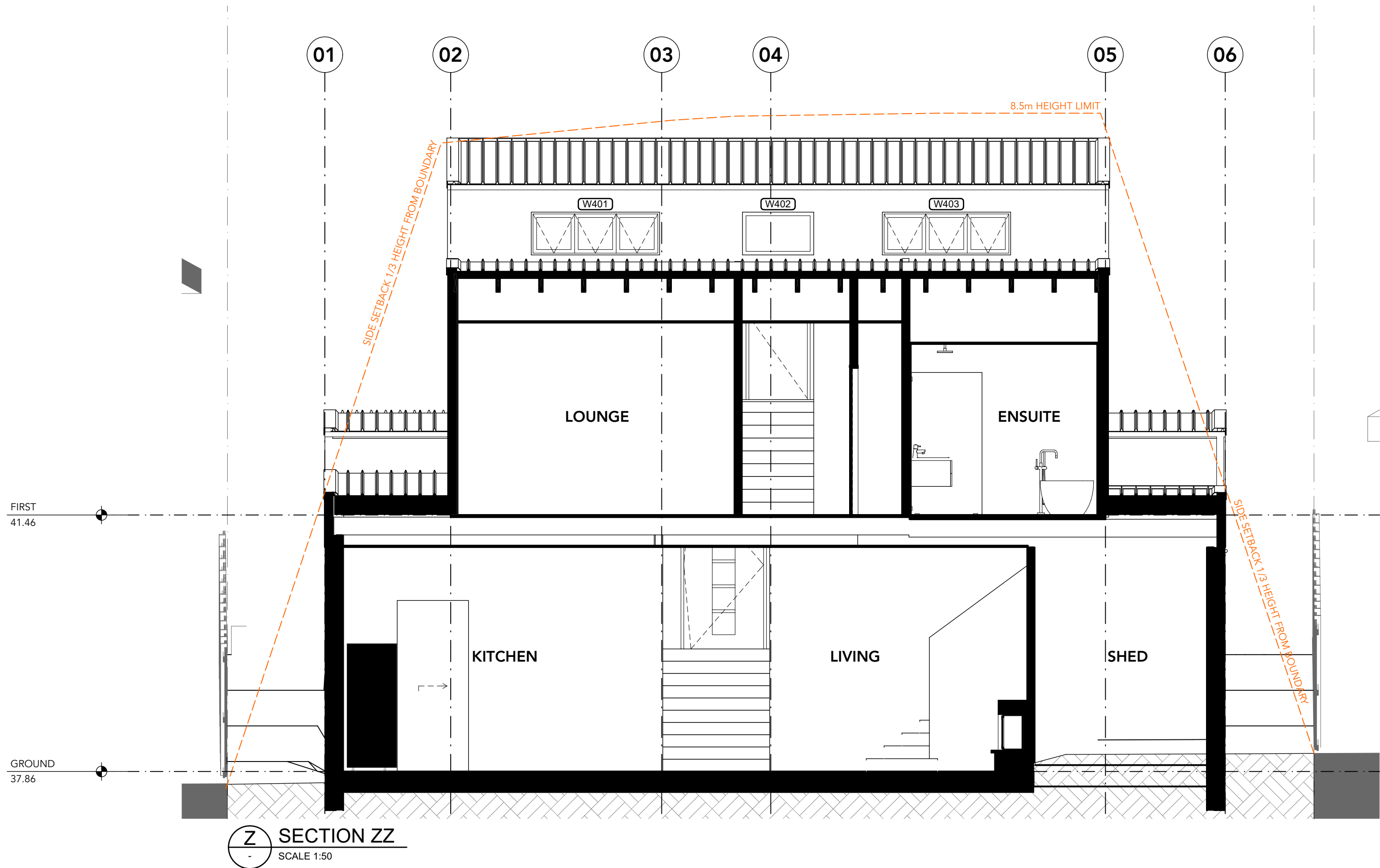
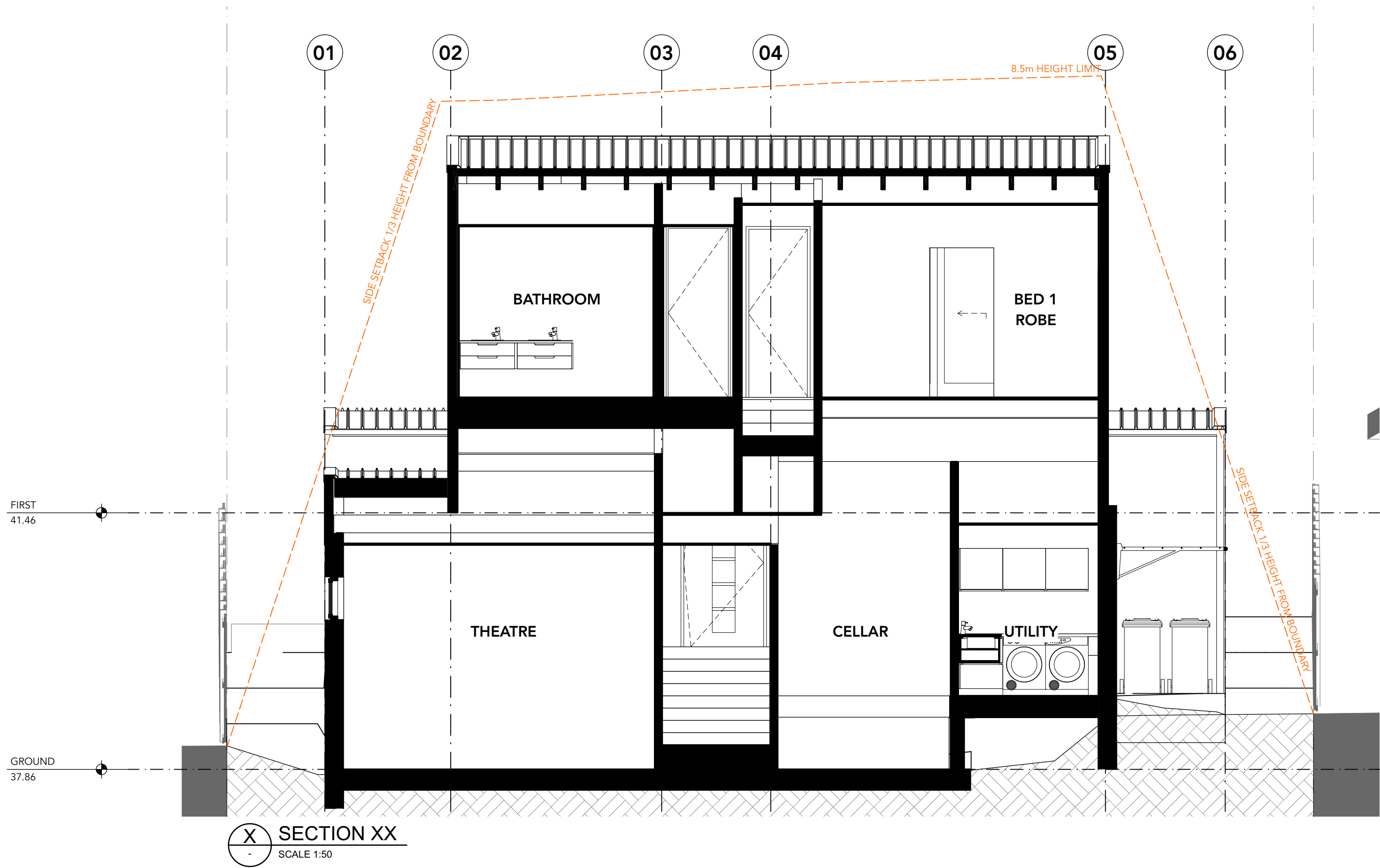
DRAWING NOTES:



Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
SECTIONS - SHEET 2
Scale **1:50 @A1**

Project No
2102
Published: Friday, 3 December 2021
Drawing No
DA352
Issue
01

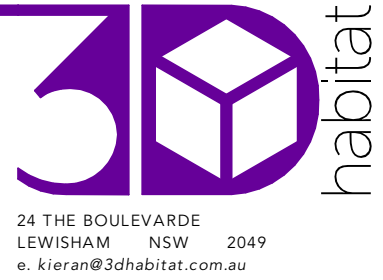


GENERAL NOTES:
Do not scale from this drawing. Use figured dimensions only.
For any discrepancies in documentation contact 3D Habitat for clarifications if required.
3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.

PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS

01	DEVELOPMENT APPLICATION	03/12/21
Rev	Change Name	Date

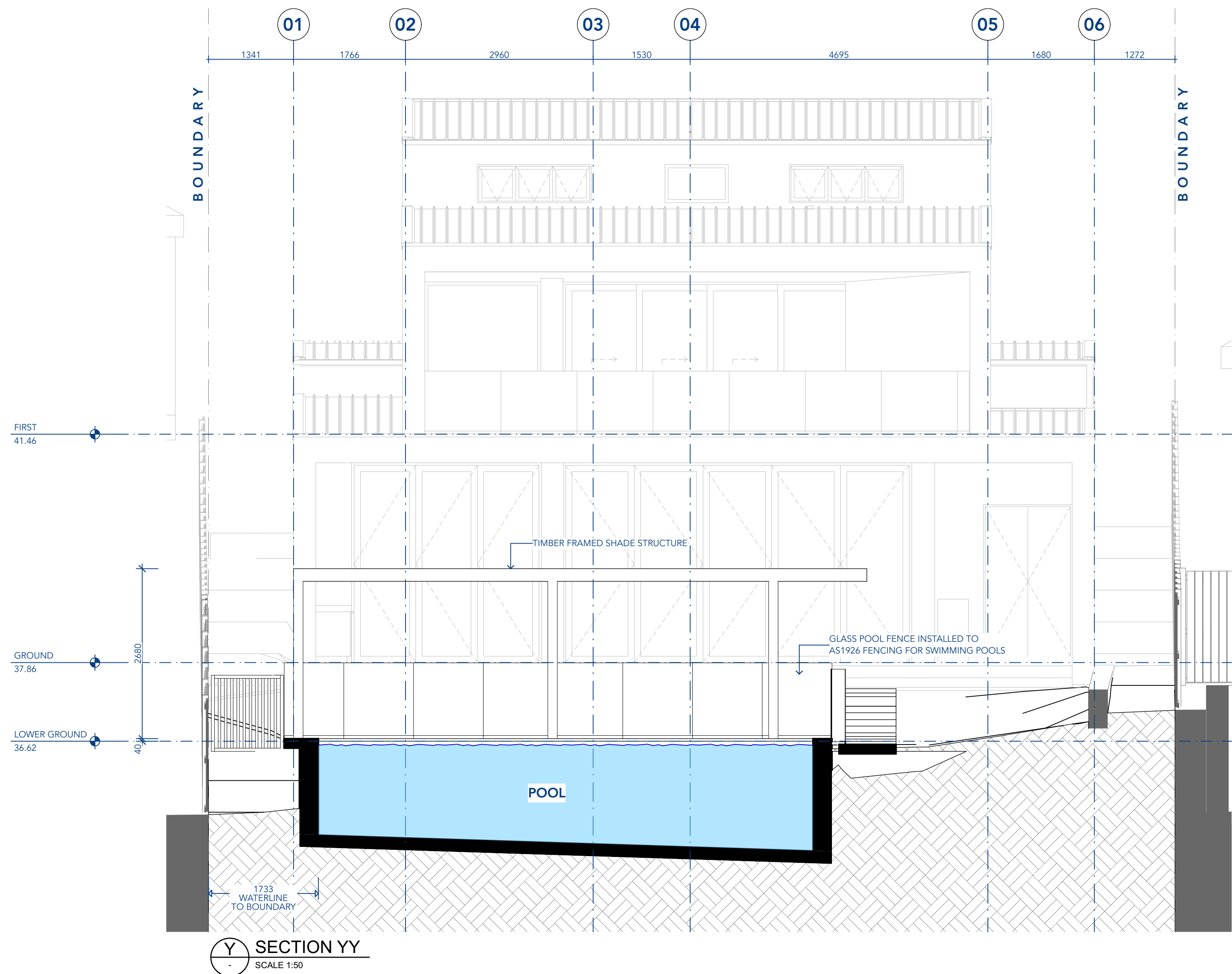
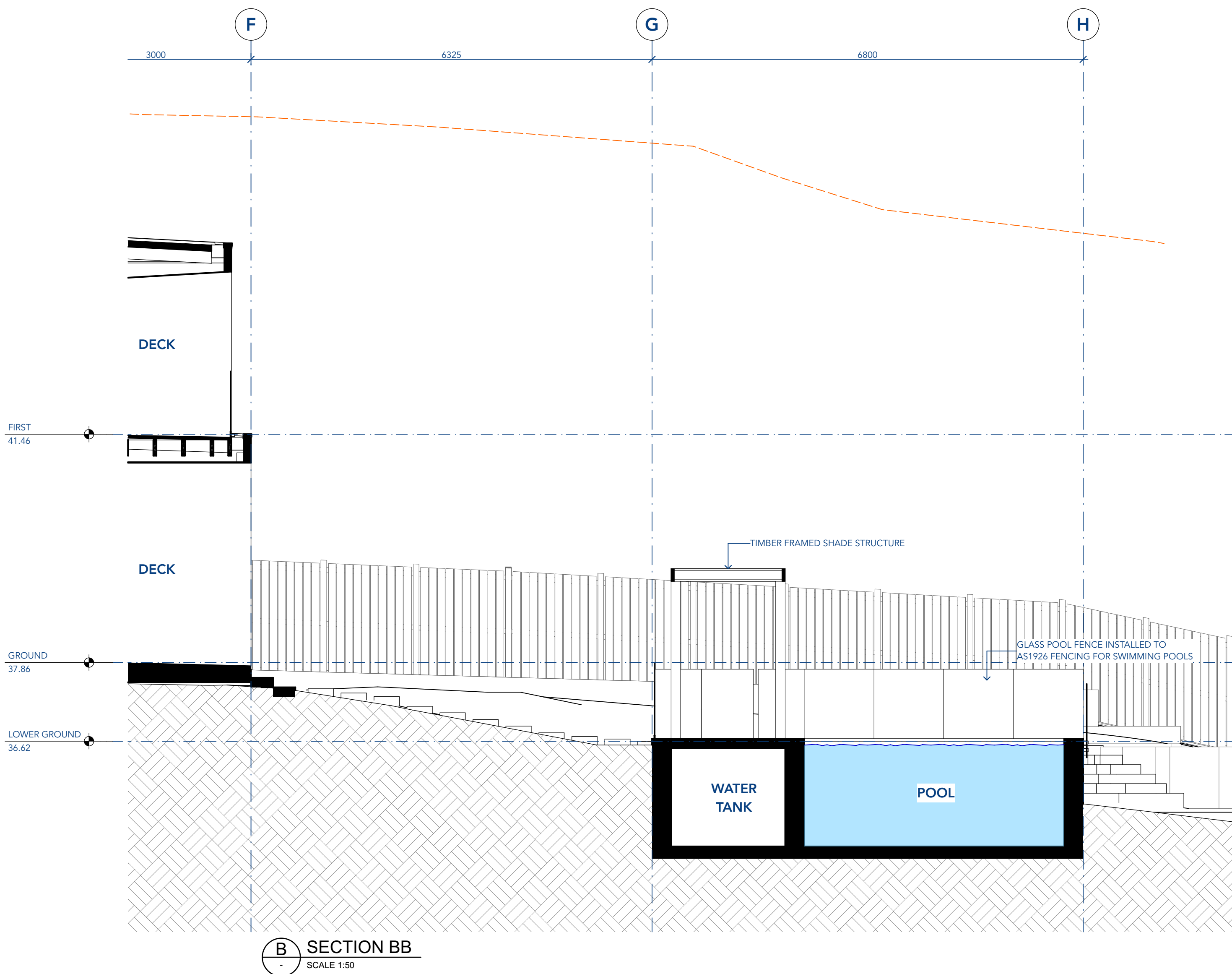
DRAWING NOTES:



Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

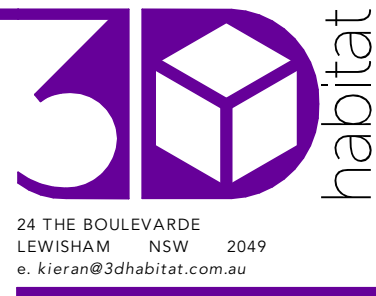
Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
SECTIONS - SHEET 3
Scale **1:50 @A1**

Project No
2102
Published: Friday, 3 December 2021
Drawing No
DA353
Issue
01



GENERAL NOTES: Do not scale from this drawing. Use figured dimensions only. For any discrepancies in documentation contact 3D Habitat for clarifications if required. 3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.		
PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS		
01	DA-POOL SECTIONS	04/04/22
Rev	Change Name	Date

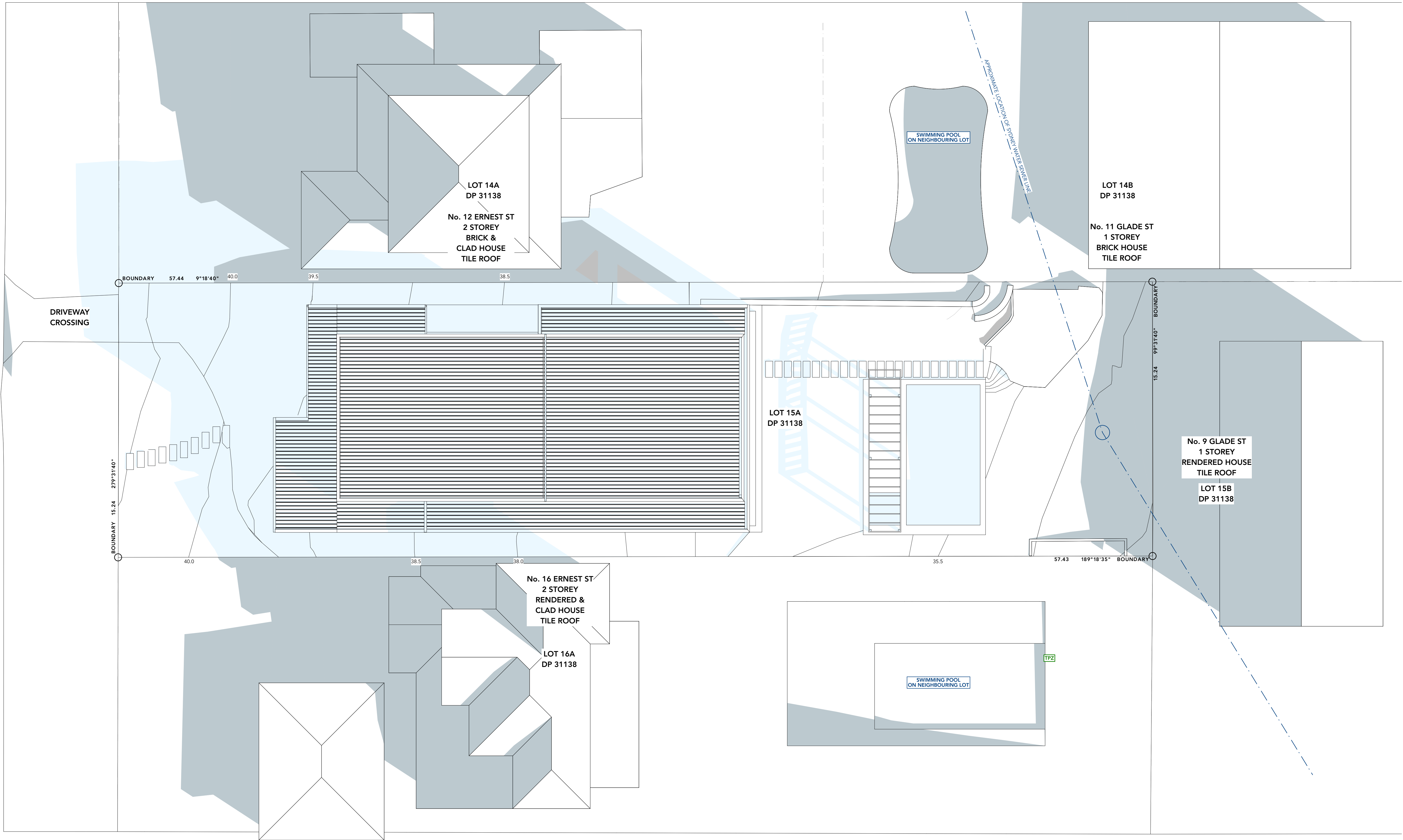
DRAWING NOTES:



Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
SECTIONS - SHEET 4
Scale **1:50 @A1**

Project No
2102
Published: Monday, 4 April 2022
Drawing No
DA354 Issue
01



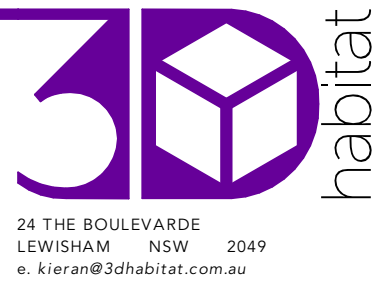
GENERAL NOTES:
Do not scale from this drawing. Use figured dimensions only.
For any discrepancies in documentation contact 3D Habitat for clarifications if required.
3D Habitat holds no liability for any loss, damage, claim or cost incurred as a result of the use or receipt of drawings issued in DWG or PDF format.

Rev	Change Name	Date
02	DA REVISION	14/03/22
01	DEVELOPMENT APPLICATION	03/12/21

PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS

DRAWING NOTES:

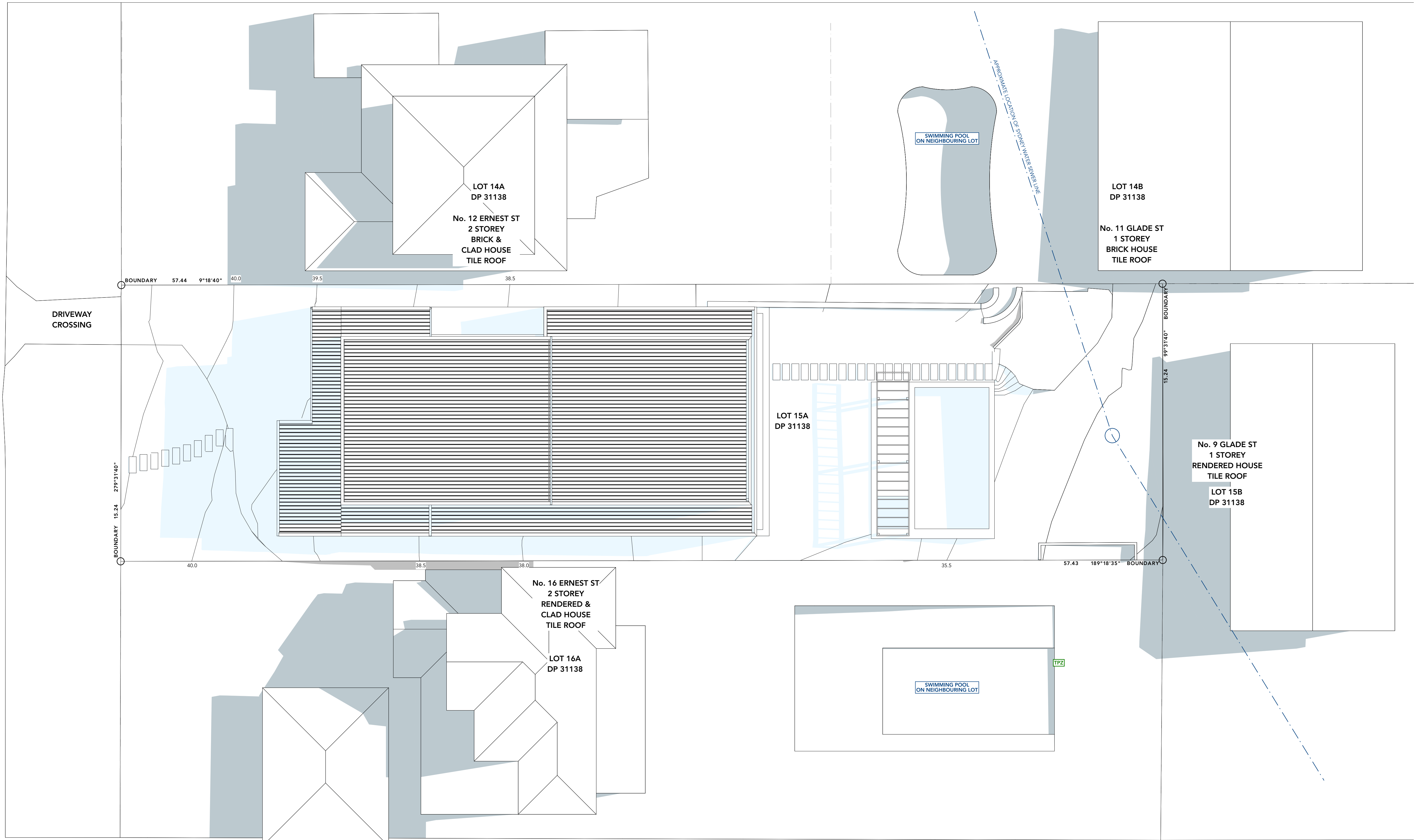
EXISTING SHADOWS REMOVED
EXISTING SHADOWS REMAINING
NEW SHADOWS



Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

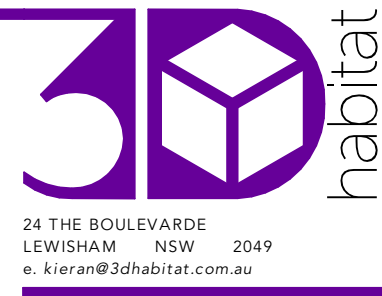
Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
SUN SHADOW DIAGRAMS - SHEET 1
Scale **1:100 @A1**

Project No
2102
Published: Monday, 14 March 2022
Drawing No
DA751
Issue
02



GENERAL NOTES:		
Do not scale from this drawing. Use figured dimensions only.		
For any discrepancies in documentation contact 3D Habitat for clarifications if required.		
3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.		
PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS		
02	DA REVISION	14/03/22
01	DEVELOPMENT APPLICATION	03/12/21
Rev	Change Name	Date

DRAWING NOTES:	
	EXISTING SHADOWS REMOVED
	EXISTING SHADOWS REMAINING
	NEW SHADOWS

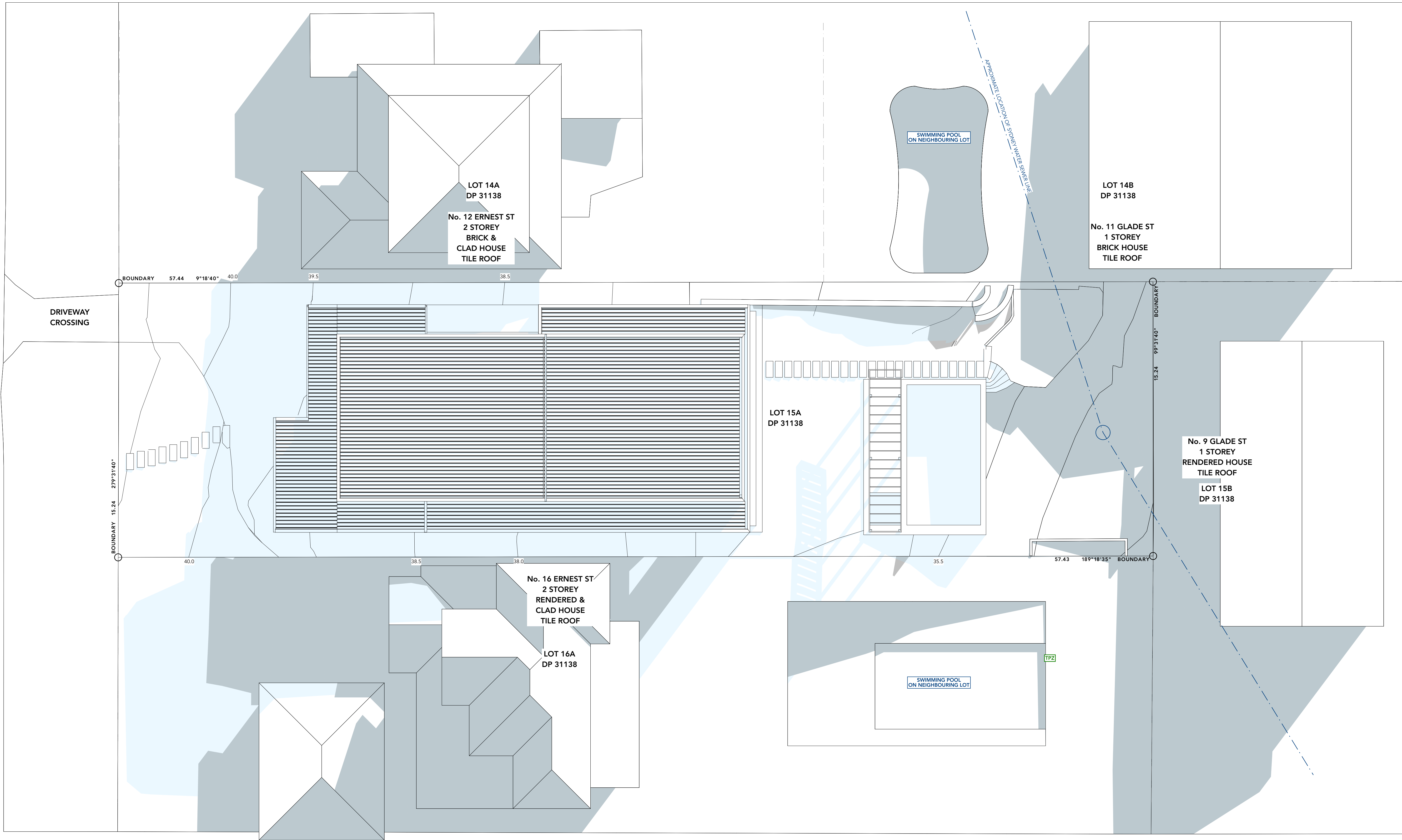


Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
SUN SHADOW DIAGRAMS - SHEET 2
Scale **1:100 @A1**

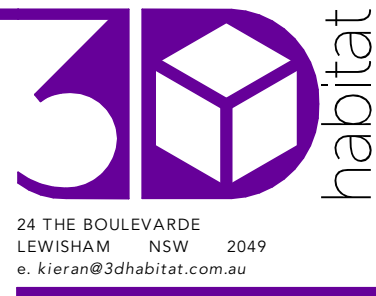


Project No
2102
Published: Monday, 14 March 2022
Drawing No
DA752
Issue
02



GENERAL NOTES:		
Do not scale from this drawing. Use figured dimensions only.		
For any discrepancies in documentation contact 3D Habitat for clarifications if required.		
3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.		
PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS		
02	DA REVISION	14/03/22
01	DEVELOPMENT APPLICATION	03/12/21
Rev	Change Name	Date

DRAWING NOTES:	
	EXISTING SHADOWS REMOVED
	EXISTING SHADOWS REMAINING
	NEW SHADOWS

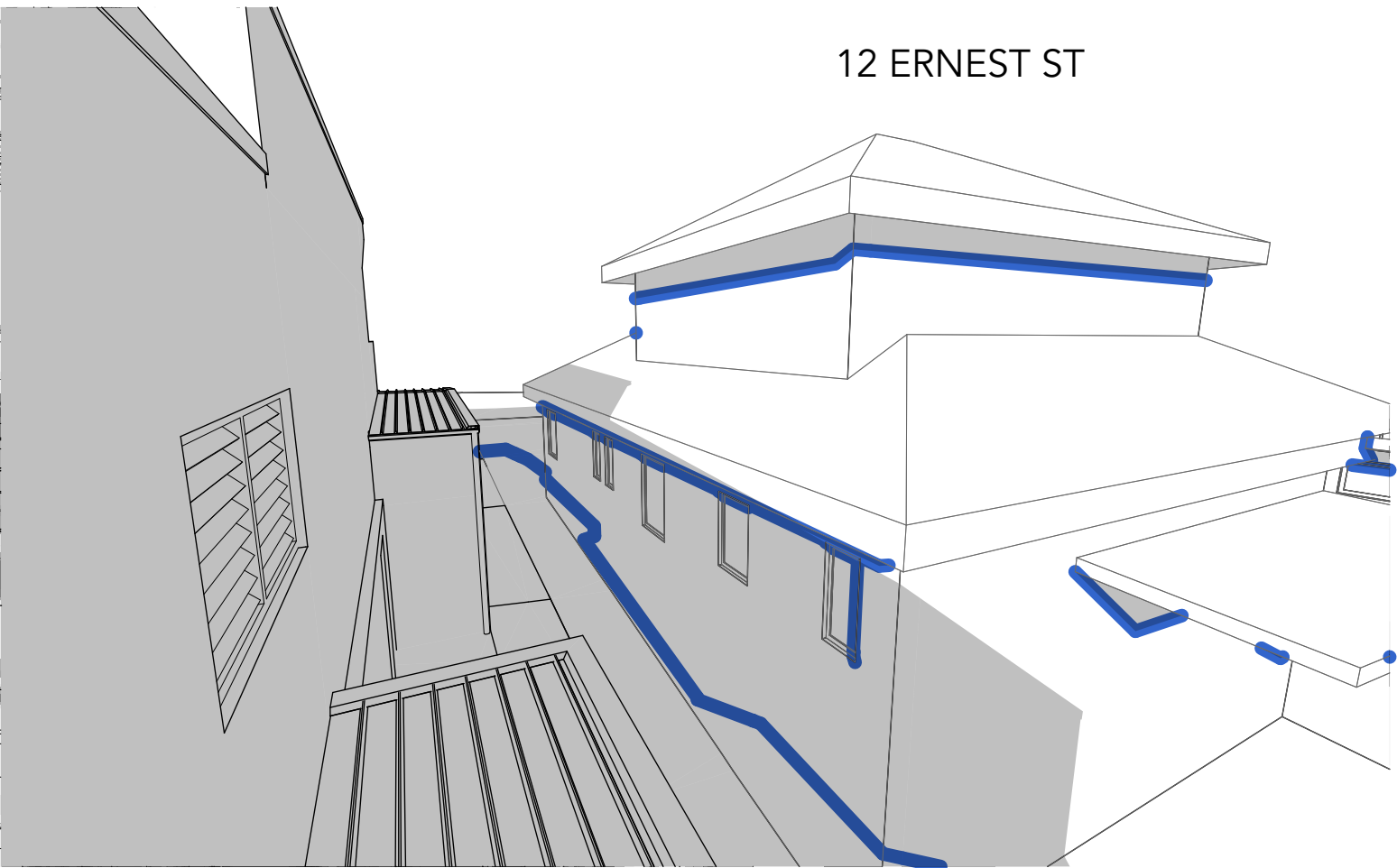


Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
SUN SHADOW DIAGRAMS - SHEET 3
Scale **1:100 @A1**

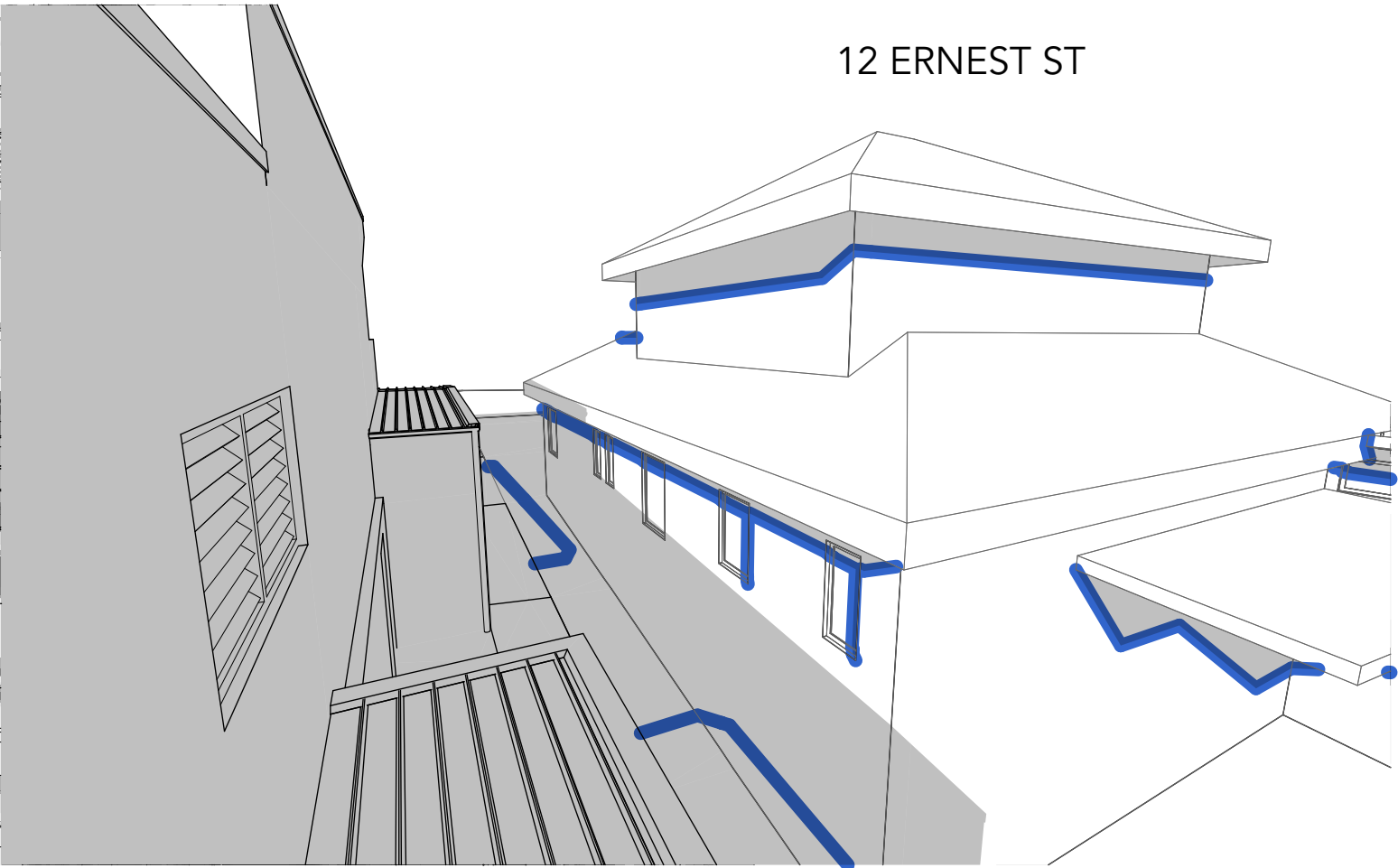


Project No
2102
Published: Monday, 14 March 2022
Drawing No
DA753
Issue
02

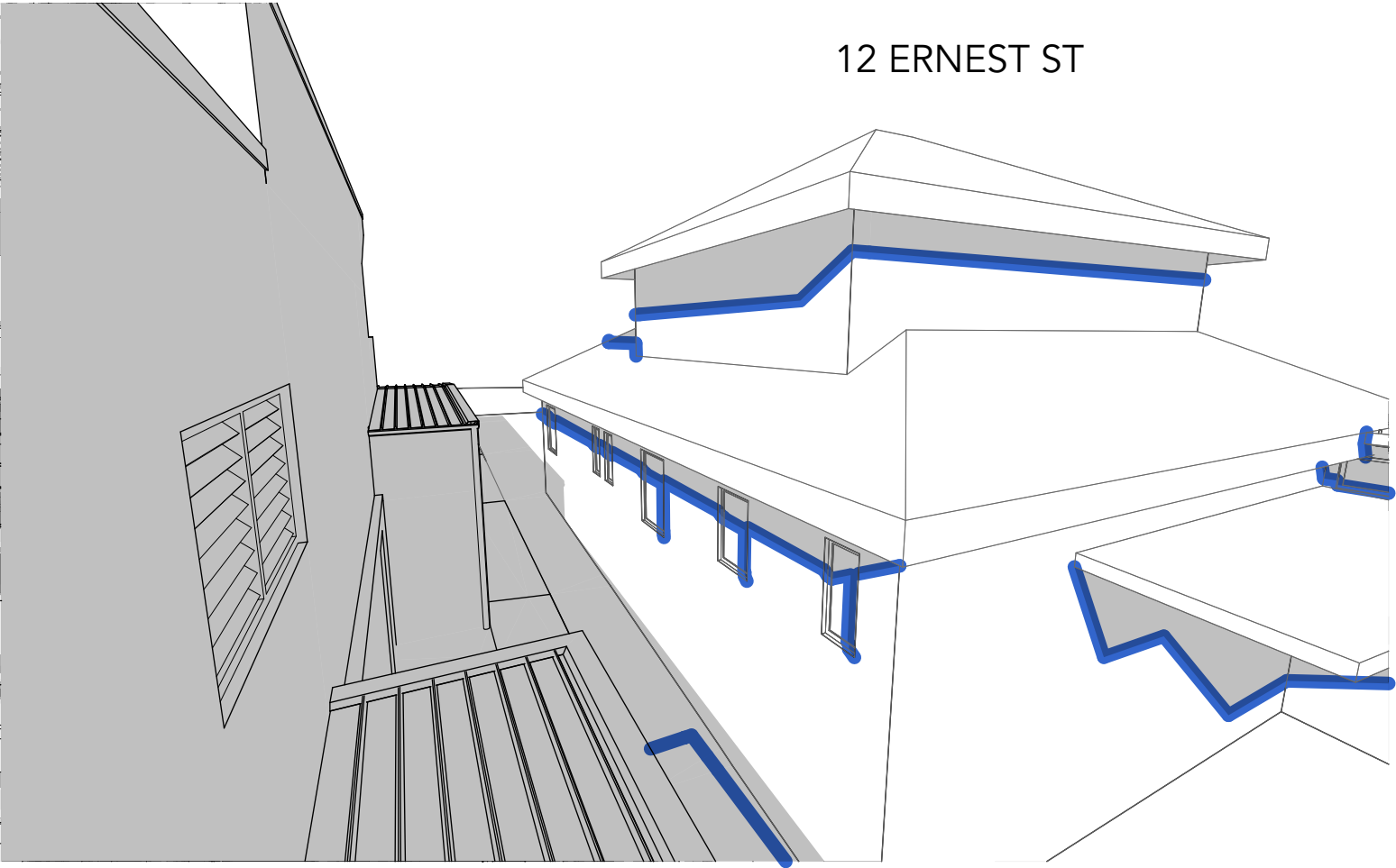


9:00am

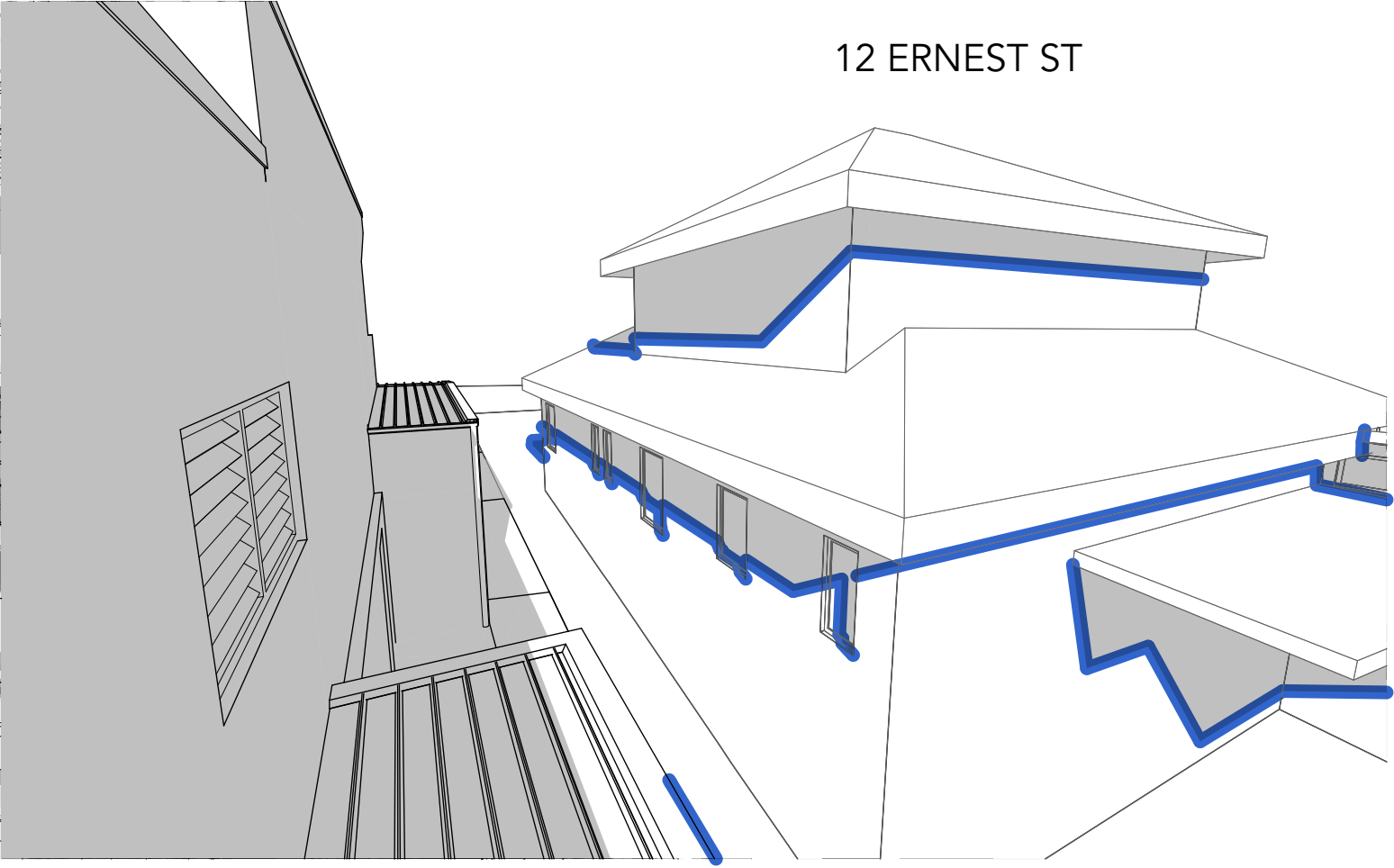
12 ERNEST STREET LOSES
APPROXIMATELY 30 min
OF DIRECT SUNLIGHT OVER THE
COURSE OF 1hour 30 min



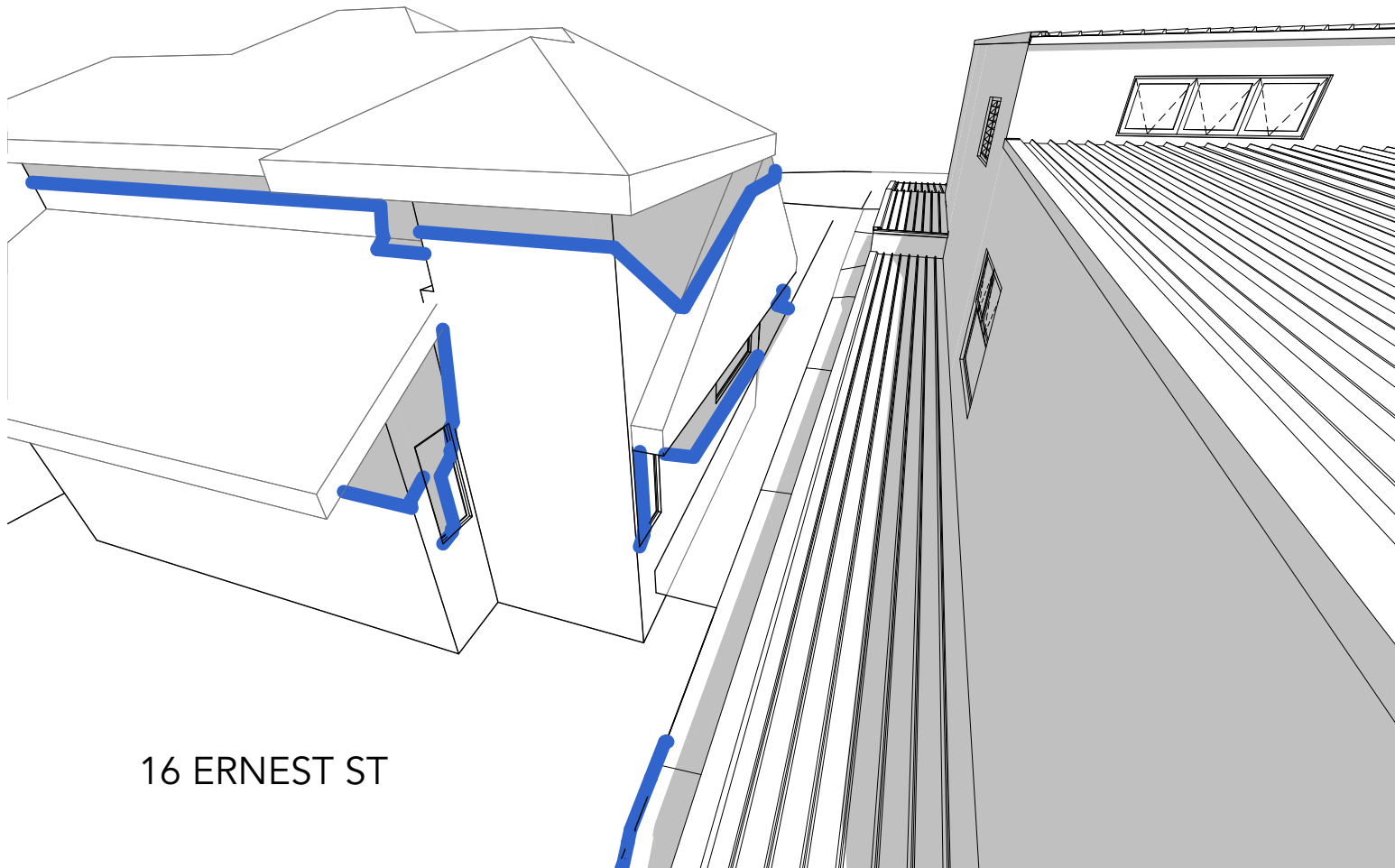
9:30am



10:00am

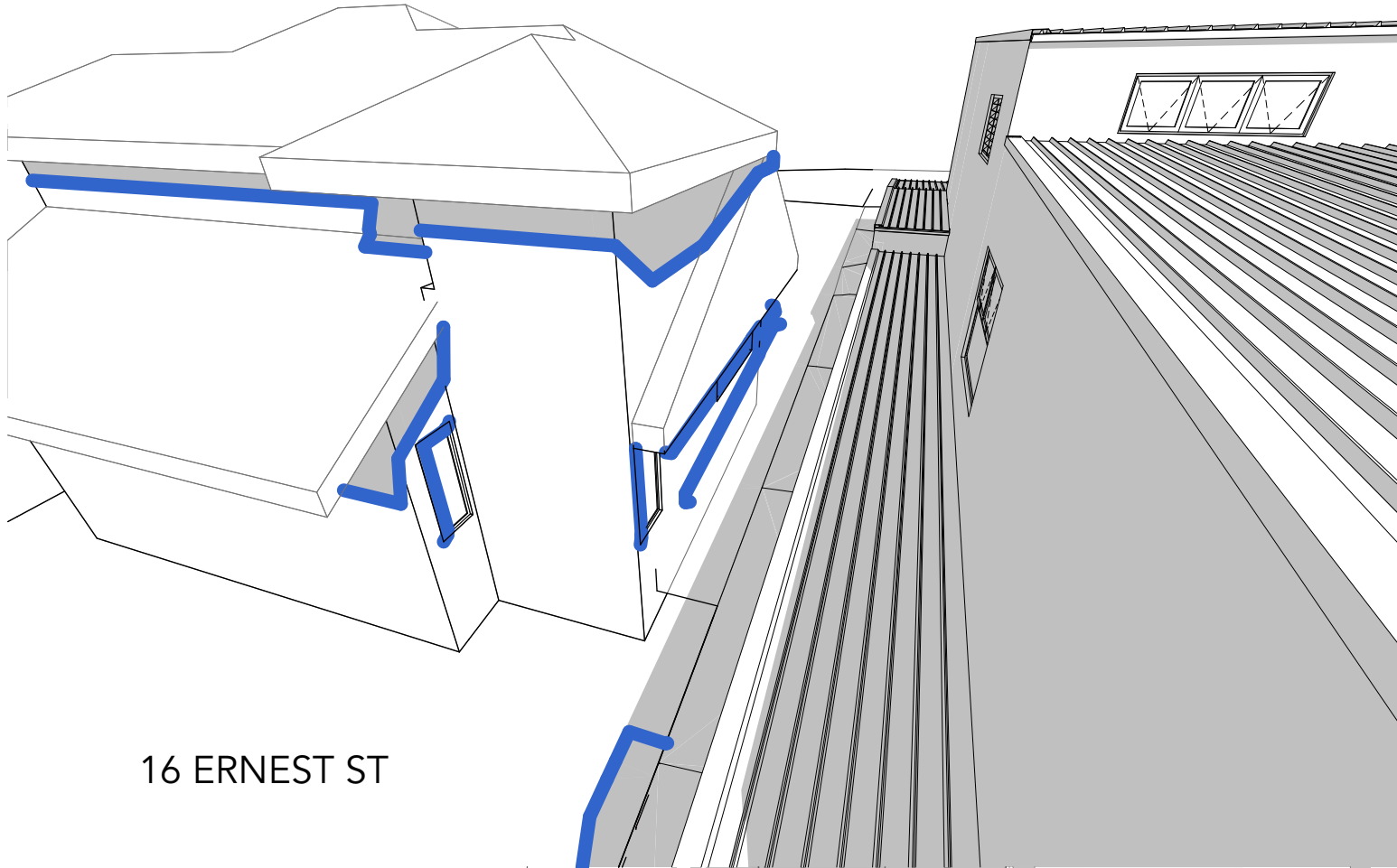


10:30am

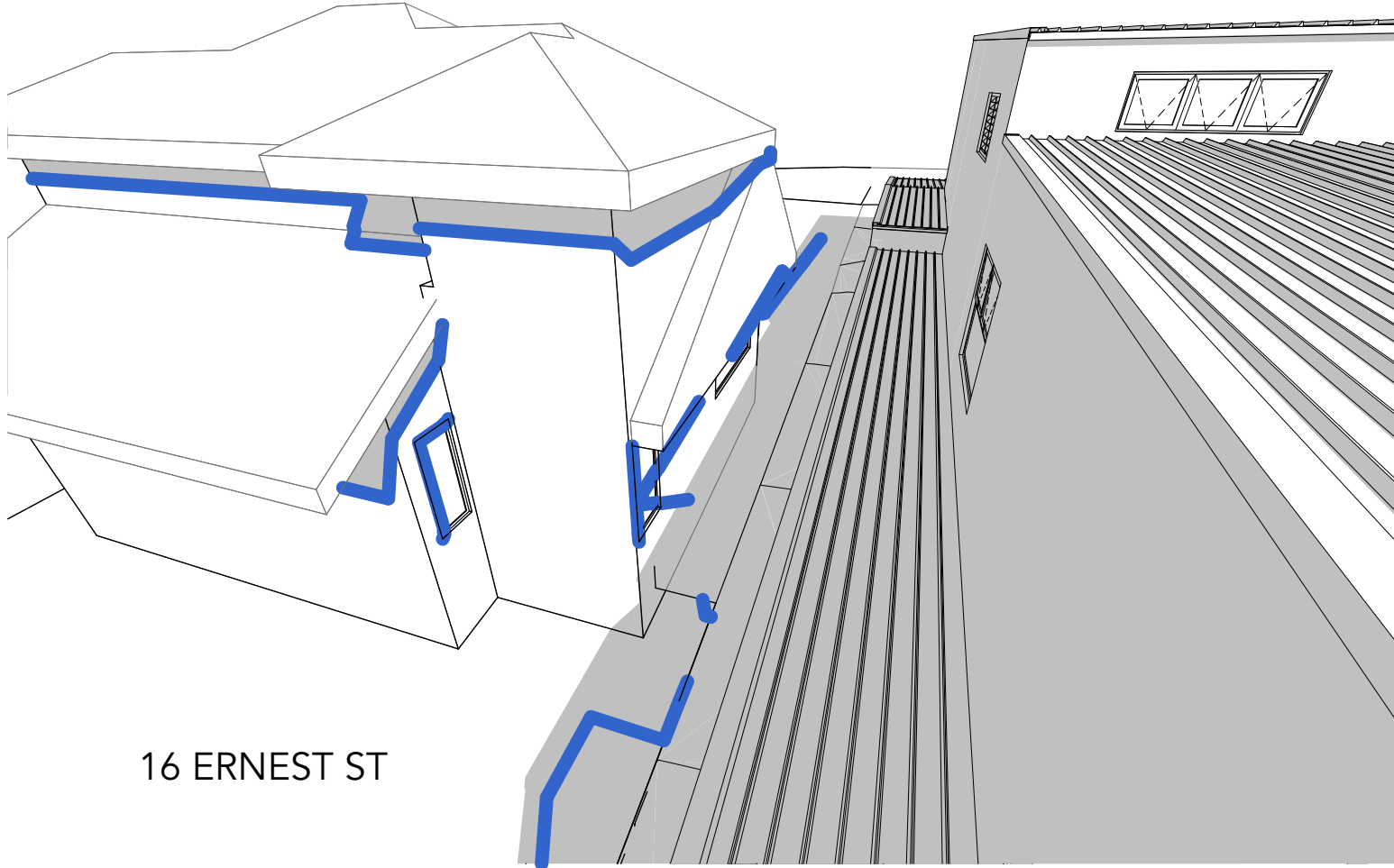


12:00pm

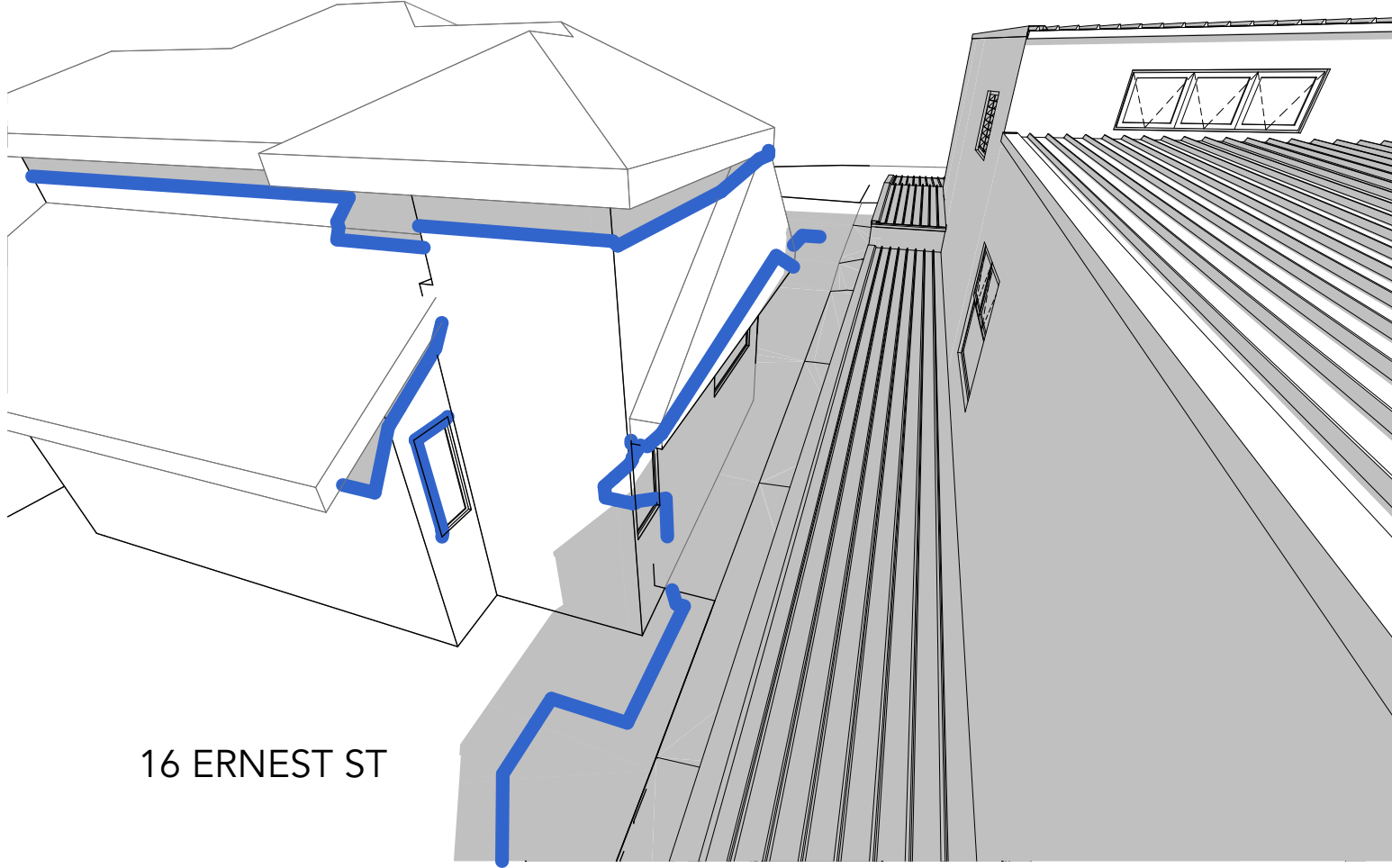
16 ERNEST STREET GAINS
ADDITIONAL SOLAR ACCESS



12:30pm



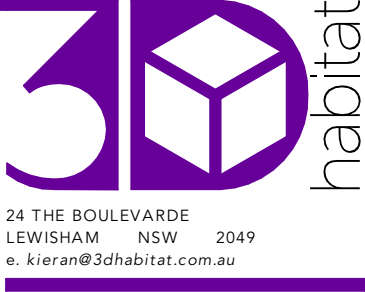
1:00pm



1:30pm

GENERAL NOTES: Do not scale from this drawing. Use figured dimensions only. For any discrepancies in documentation contact 3D Habitat for clarifications if required. 3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.		
PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS		
02 DA REVISION	14/03/22	
01 DEVELOPMENT APPLICATION	03/12/21	
Rev	Change Name	Date

DRAWING NOTES:
SHADOWS CAST BY THE PROPOSED DESIGN
EXTENT OF EXISTING SHADOWS



Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
SUN SHADOW DIAGRAM - NEIGHBOURS
Scale **@A1**

Project No
2102
Published: Monday, 14 March 2022
Drawing No
DA754 02



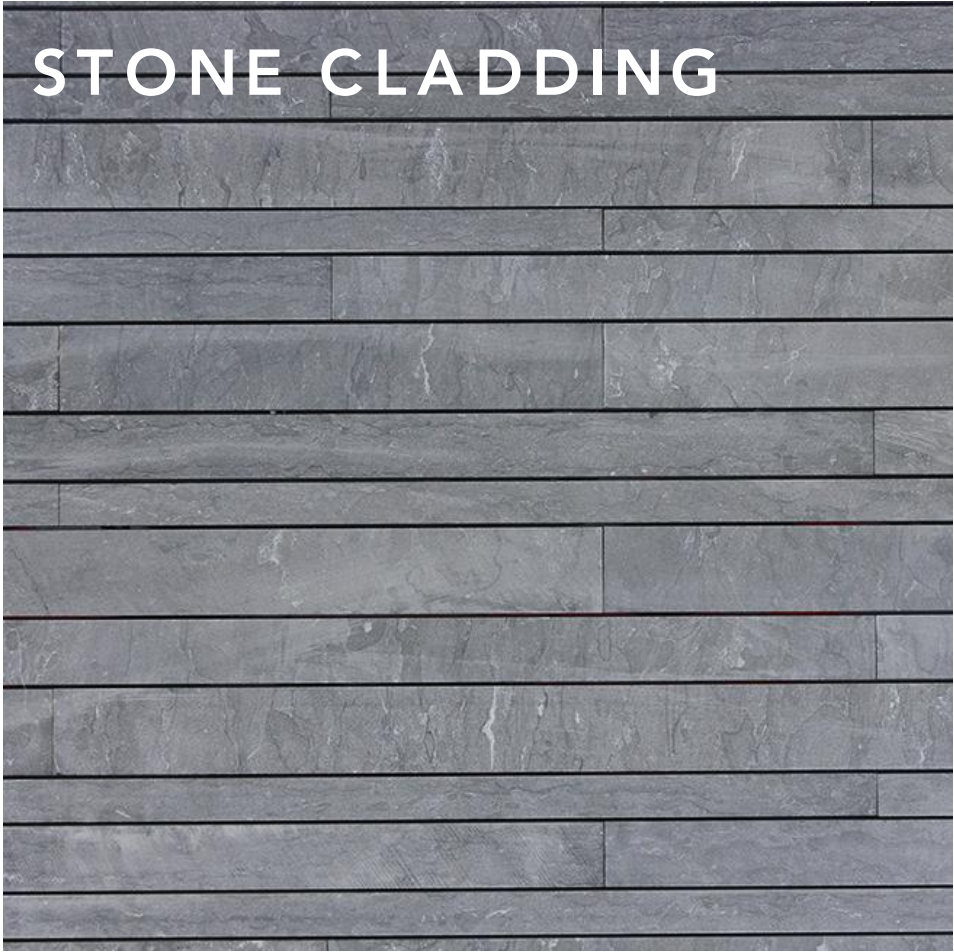
STONE



WHITE RENDER



METAL SHEET ROOF



STONE CLADDING



FRONT FENCE

MATERIALS



POOL



EXTERIOR WALLS



ROOFING



GARAGE

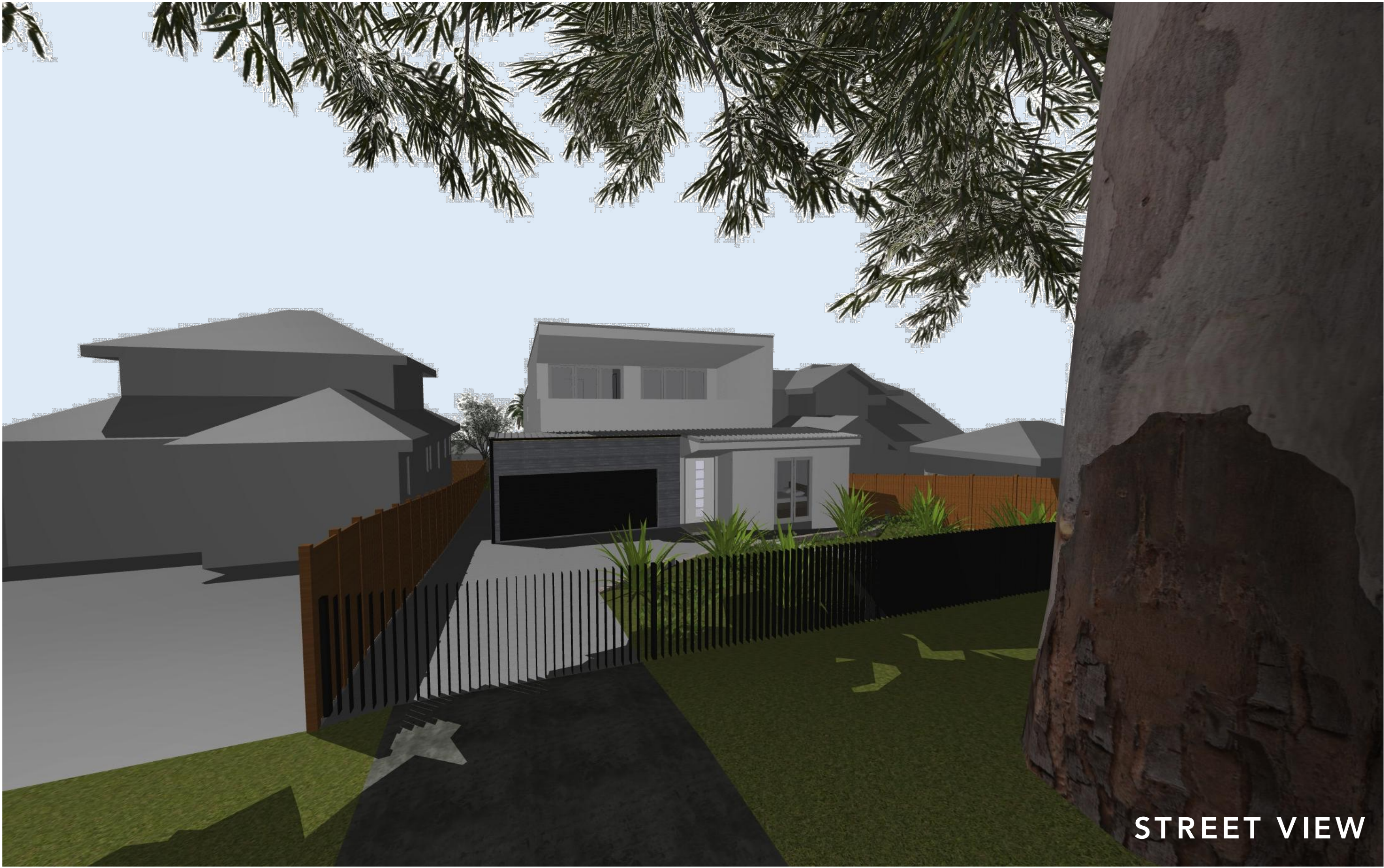


PERGOLA

INSPIRATION



BACKYARD VIEW

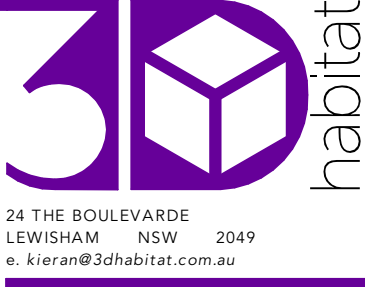


STREET VIEW

GENERAL NOTES:
Do not scale from this drawing. Use figured dimensions only.
For any discrepancies in documentation contact 3D Habitat for clarifications if required.
3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.
PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS

01	DEVELOPMENT APPLICATION	03/12/21
Rev	Change Name	Date

DRAWING NOTES:



Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
FINISHES SAMPLE BOARD
Scale **@A1**

Project No
2102
Published: Friday, 3 December 2021
Drawing No
DA755
Issue
01

Single Dwelling

Certificate number: 1260066S

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: Friday, 03 December 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	2102_Martin	
Street address	14 Ernest Street Balgowlah Heights 2093	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 31138	
Lot no.	15A	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✔ 45	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 81	Target 50

Certificate Prepared by	
Name / Company Name:	3D Habitat
ABN (if applicable):	22183198234

Description of project

Project address		Assessor details and thermal loads	
Project name	2102_Martin	Assessor number	n/a
Street address	14 Ernest Street Balgowlah Heights 2093	Certificate number	n/a
Local Government Area	Northern Beaches Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 31138	Area adjusted cooling load (MJ/m² year)	n/a
Lot no.	15A	Area adjusted heating load (MJ/m² year)	n/a
Section no.	-	Ceiling fan in at least one bedroom	n/a
Project type		Ceiling fan in at least one living room or other conditioned area	n/a
Project type	separate dwelling house	Project score	
No. of bedrooms	4	Water	✓ 45 Target 40
Site details		Thermal Comfort	✓ Pass Target Pass
Site area (m²)	875	Energy	✓ 81 Target 50
Roof area (m²)	310		
Conditioned floor area (m2)	260.0		
Unconditioned floor area (m2)	65.0		
Total area of garden and lawn (m2)	325		

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
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 250 square metres of the site.	✓	✓	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 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 5 star in each toilet in the development.		✓	✓
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✓	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 10000 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 300 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		✓	✓
• 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.)		✓	✓
Swimming pool			
The swimming pool must not have a volume greater than 48 kilolitres.	✓	✓	

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must have a pool cover.		✓	
The swimming pool must be outdoors.	✓	✓	
Outdoor Spa			
The spa must not have a volume greater than 3.7 kilolitres.	✓	✓	
The spa must have a spa cover.		✓	
The spa must be shaded.	✓	✓	

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground, 230 square metres	nil	
floor - above habitable rooms or mezzanine, 95 square metres, framed	nil	
floor - suspended floor above garage, framed	nil	
external wall - brick veneer	2.86 (or 3.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clag)	3.00 (or 3.40 including construction)	
internal wall shared with garage - plasterboard	nil	
ceiling and roof - flat ceiling / flat roof, framed	ceiling: 4.5 (up), roof: foil backed blanket (75 mm)	framed; dark (solar absorbance > 0.70)

Note	• Insulation specified in this Certificate must be installed in accordance with Part 3.12.1.1 of the Building Code of Australia.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.

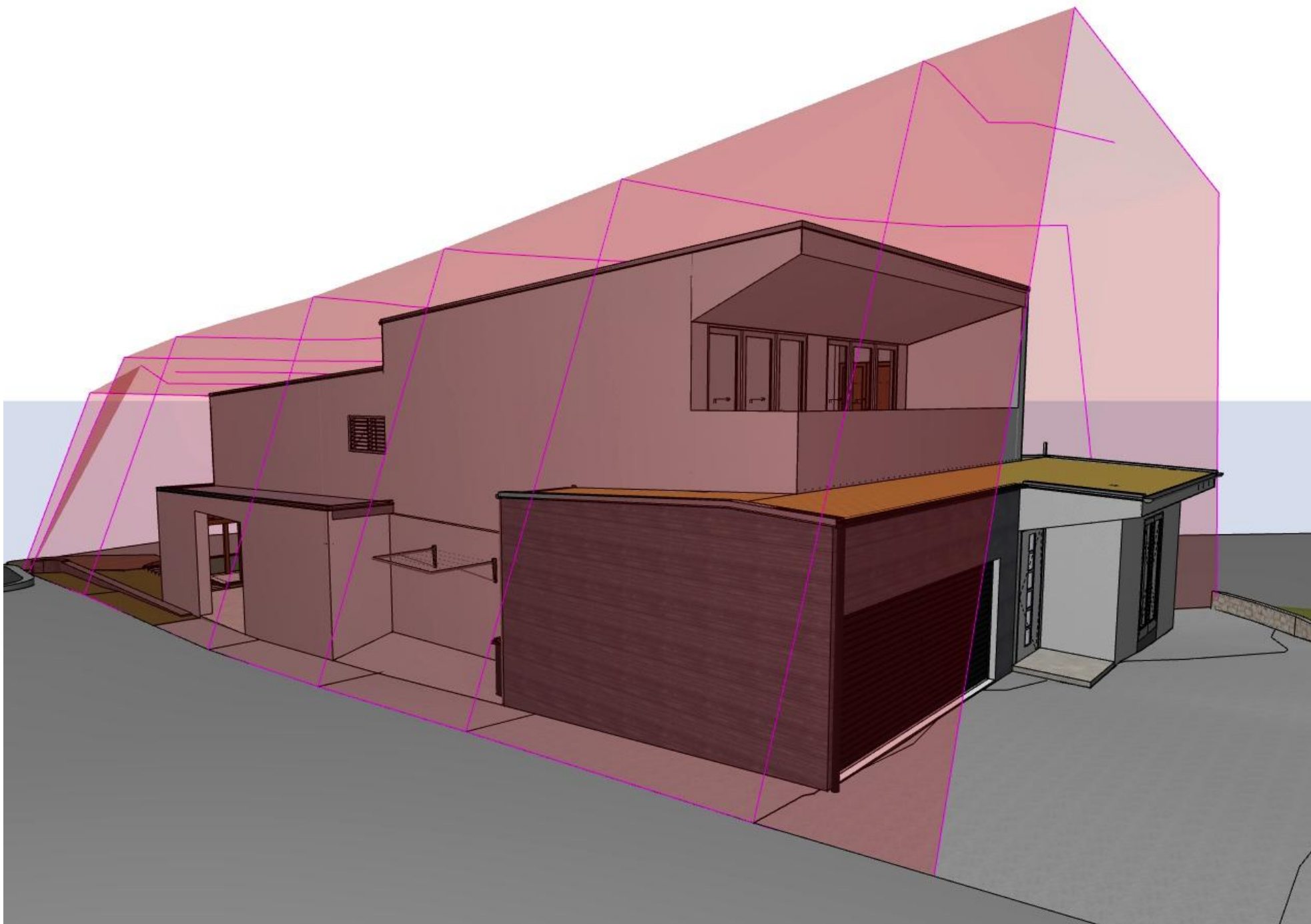
Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Windows, glazed doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:			
• For the following glass and frame types, the certifier check can be performed by visual inspection.			✓
• Aluminium single clear			
• Aluminium double (air) clear			
• Timber/UPVC/fibreglass single clear			
• Timber/UPVC/fibreglass double (air) clear			
• Overshadowing buildings/vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column.	✓	✓	✓

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North facing					
W203	3150	6430	aluminium, single, clear	solid overhang 3000 mm, 0 mm above head of window or glazed door	not overshadowed
W204	3150	2995	aluminium, single, clear	solid overhang 3000 mm, 0 mm above head of window or glazed door	not overshadowed
W304	2400	4600	aluminium, single, clear	solid overhang 3000 mm, 0 mm above head of window or glazed door	not overshadowed
W305	1650	1830	aluminium, single, clear	solid overhang 3000 mm, 0 mm above head of window or glazed door	not overshadowed
W401	600	1800	aluminium, single, clear	none	not overshadowed

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
W402	600	1000	aluminium, single, clear	none	not overshadowed
W403	600	1800	aluminium, single, clear	none	not overshadowed
East facing					
W205	600	3400	aluminium, single, clear	none	>4 m high, 2-5 m away
W306	1500	1800	aluminium, single, clear	none	not overshadowed
W307	900	1800	aluminium, single, clear	none	not overshadowed
South facing					
W201	2400	1600	aluminium, single, clear	none	not overshadowed
W202	2400	1200	timber/UPVC/fibreglass, single, clear	none	not overshadowed
W301	2400	3000	aluminium, single, clear	eave 1800 mm, 0 mm above head of window or glazed door	not overshadowed
W302	2400	3000	aluminium, single, clear	eave 1800 mm, 0 mm above head of window or glazed door	not overshadowed
West facing					
W303	900	1800	aluminium, single, clear	none	not overshadowed

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: airconditioning ducting only; Energy rating: n/a		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a		✓	✓
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: gas fixed flued heater; Energy rating: 5 Star		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: airconditioning ducting only; Energy rating: n/a		✓	✓
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: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
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 4 of the bedrooms / study; dedicated		✓	✓
• at least 4 of the living / dining rooms; dedicated		✓	✓
• the kitchen; dedicated		✓	✓

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
• 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 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the spa): solar (gas boosted)		✓	
The applicant must install a timer for the swimming pool pump in the development.		✓	
Outdoor spa			
The applicant must install the following heating system for the spa in the development (or alternatively must not install any heating system for the spa): solar (gas boosted)		✓	
The applicant must install a timer for the spa pump in the development.		✓	
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✓	✓	✓
Other			
The applicant must install an induction 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.		✓	



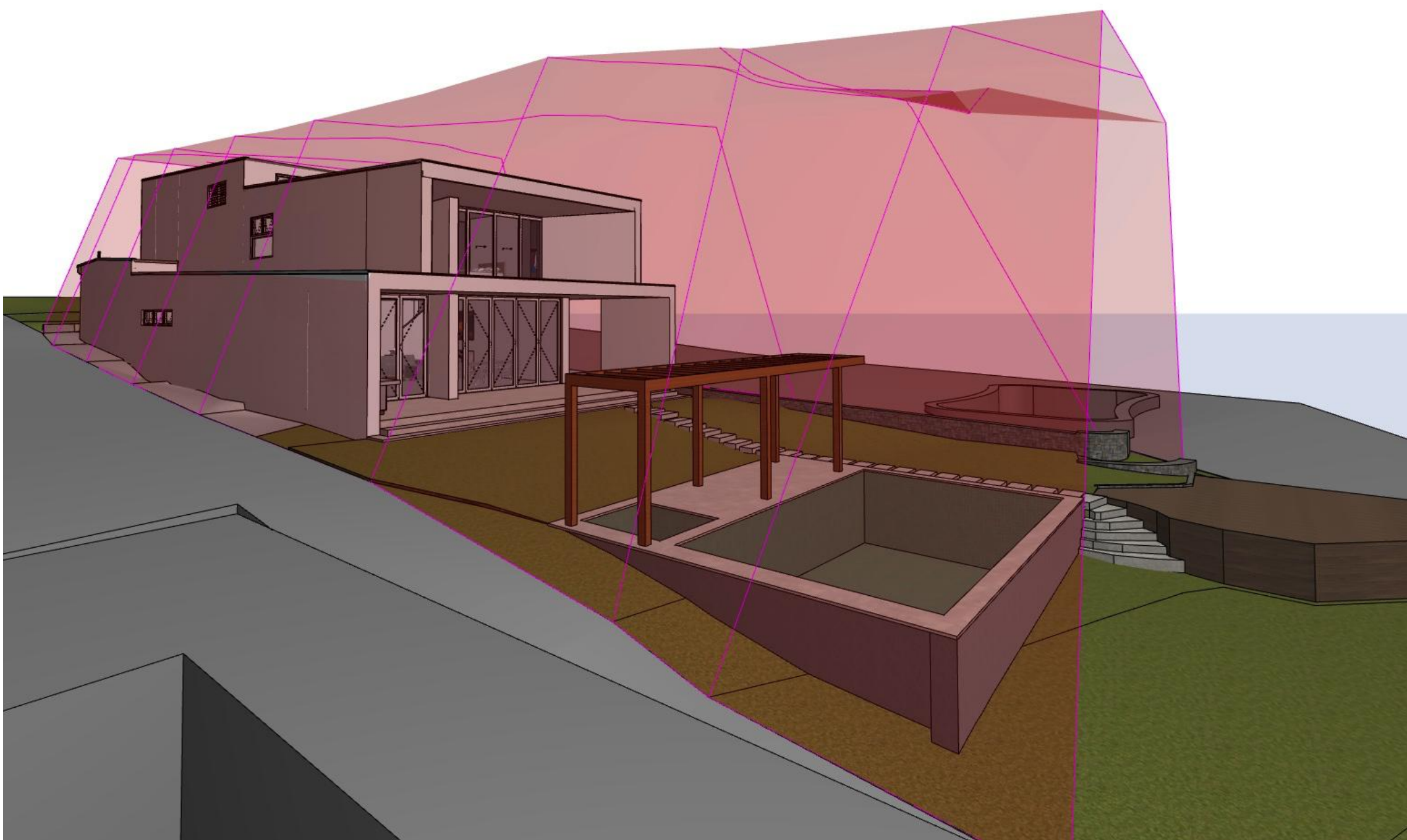
3D BUILDING CONTROLS SOUTH WEST



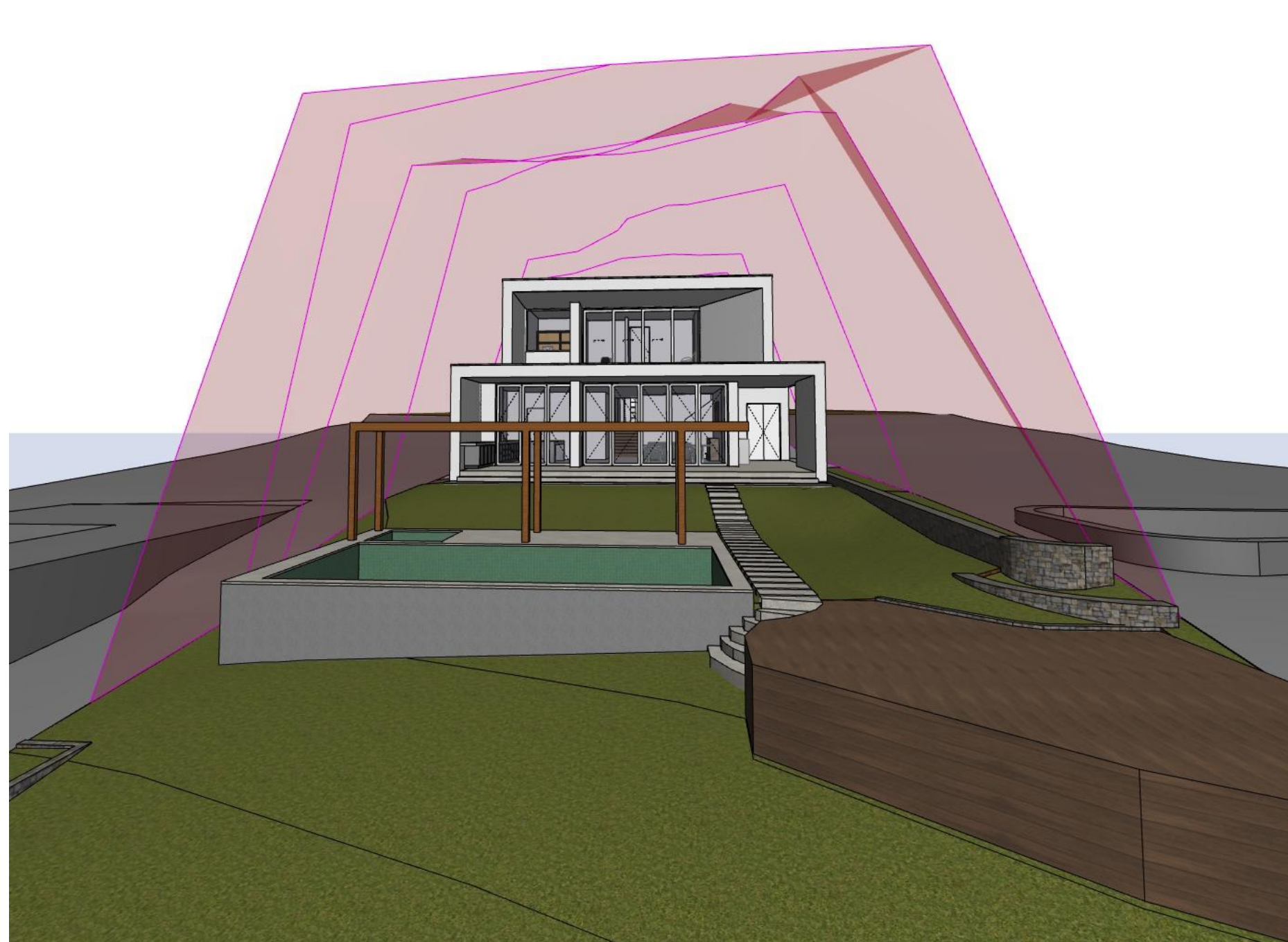
3D BUILDING CONTROLS SOUTH



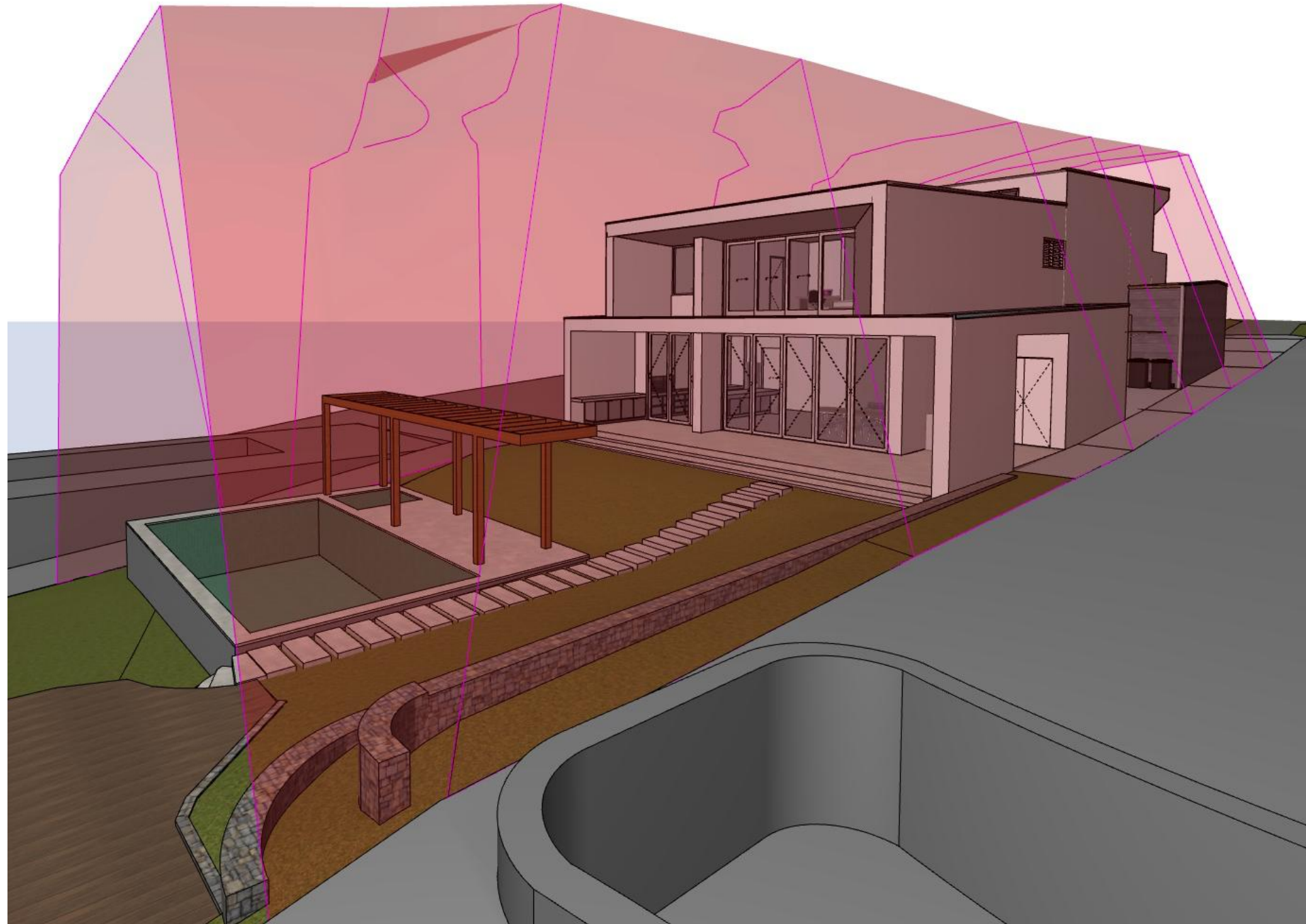
3D BUILDING CONTROLS SOUTH EAST



3D BUILDING CONTROLS NORTH EAST



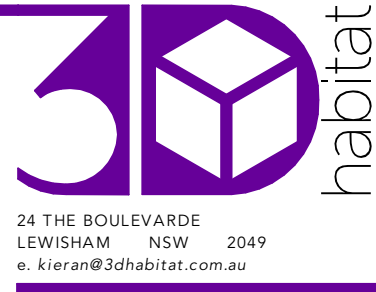
3D BUILDING CONTROLS NORTH



3D BUILDING CONTROLS NORTH WEST

GENERAL NOTES: Do not scale from this drawing. Use figured dimensions only. For any discrepancies in documentation contact 3D Habitat for clarifications if required. 3D Habitat holds no liability for any loss, damage, claim or cost demand as a result of the use or receipt of drawings issued in DWG or PDF format.		
PRIOR TO USE FOR BUILDING CONSTRUCTION THE BUILDER MUST ENSURE THEY ARE IN POSSESSION OF A CC AND ALL OTHER REQUIRED COUNCIL APPROVALS		
01 DEVELOPMENT APPLICATION	03/12/21	Date
Rev Change Name		

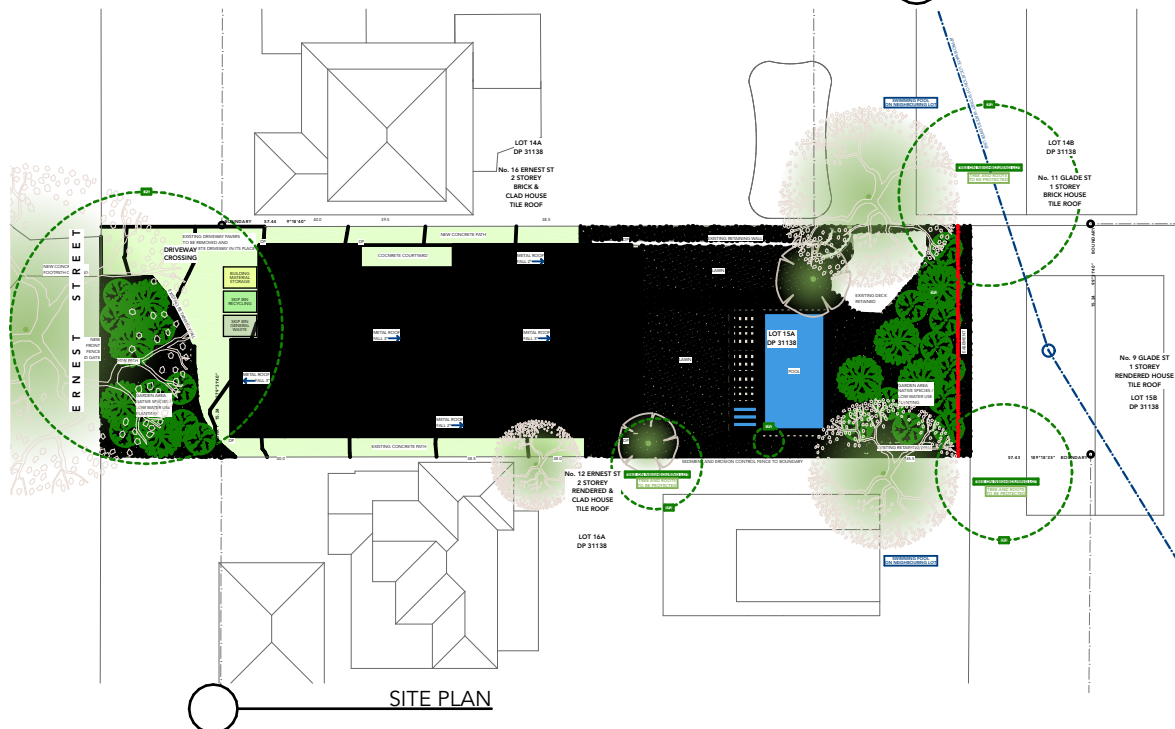
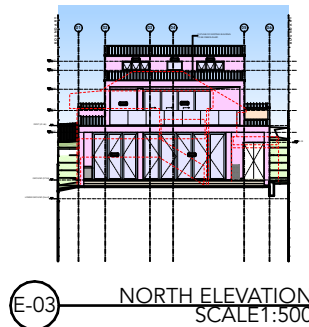
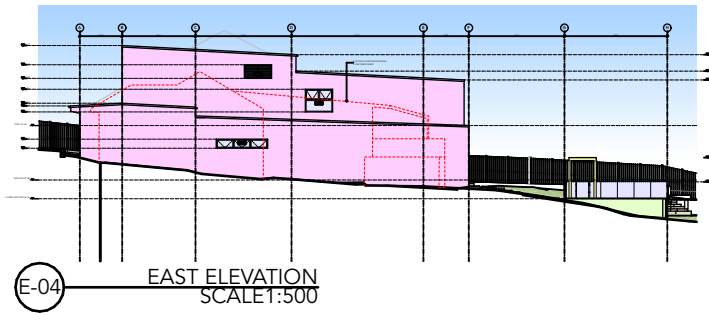
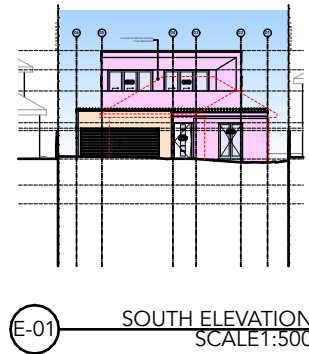
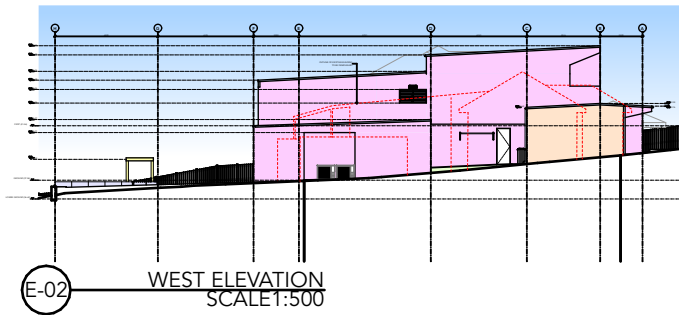
DRAWING NOTES:



Client
KATE & JAMES MARTIN
14 ERNEST STREET
BALGOWLAH HEIGHTS, NSW 2093

Project
MARTIN RESIDENCE
14 ERNEST STREET, BALGOWLAH HEIGHTS, NSW 2093
Status **SKETCH DESIGN**
Drawing Title
3D BUILDING CONTROL VIEWS
Scale @A1

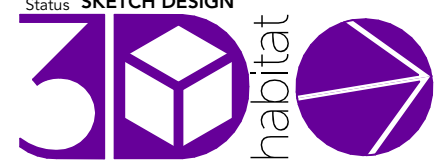
Project No
2102
Published: Friday, 3 December 2021
Drawing No
DA757 01
Issue



Project **MARTIN RESIDENCE**
 14 ERNEST STREET
 BALGOWLAH HEIGHTS, NSW 2093

Drawing Title **NOTIFICATION**

Status **SKETCH DESIGN**

3D habitat 

24 THE BOULEVARDE, LEWISHAM, NSW 2049
 e: kieran@3dhabitat.com.au