PROPOSED NEW DWELLING, INCLUDING NEW POOL AND LANDSCAPING

67 WOOLGOOLGA STREET, NORTH BALGOWLAH SYDNEY NSW

## DA DOCUMENTATION SCHEDULE

DWG NO.	SUBSET	TITLE	SCALE	REV.	DATE	STATUS
DA-000	COVER & SITE INFORMATION	COVER PAGE & DRAWING SCHEDULES		03	22/06/23	DA - ADDITIONAL INFORMATION
DA-001	COVER & SITE INFORMATION	SITE PLAN	1:200	03	22/06/23	DA - ADDITIONAL INFORMATION
DA-100	GENERAL ARRANGEMENT PLANS	LOWER GROUND FLOOR	1:100	03	22/06/23	DA - ADDITIONAL INFORMATION
DA-101	GENERAL ARRANGEMENT PLANS	GROUND FLOOR	1:100	03	22/06/23	DA - ADDITIONAL INFORMATION
DA-102	GENERAL ARRANGEMENT PLANS	FIRST FLOOR	1:100	03	22/06/23	DA - ADDITIONAL INFORMATION
DA-300	ELEVATIONS	SHEET 01	1:100	03	22/06/23	DA - ADDITIONAL INFORMATION
DA-301	ELEVATIONS	SHEET 02	1:100	03	22/06/23	DA - ADDITIONAL INFORMATION
DA-400	SECTIONS	SHEET 01	1:100	03	22/06/23	DA - ADDITIONAL INFORMATION
DA-500	SITE STRATEGY PLANS	LANDSCAPE CONCEPT PLANS	1:200	03	22/06/23	DA - ADDITIONAL INFORMATION
DA-501	SITE STRATEGY PLANS	SITE ANALYSIS PLANS	1:200	03	22/06/23	DA - ADDITIONAL INFORMATION
DA-502	SITE STRATEGY PLANS	WASTE MANAGEMENT, EROSION & SEDIMENT CONTROL PLAN	1:200	03	22/06/23	DA - ADDITIONAL INFORMATION
DA-503	SITE STRATEGY PLANS	PROPOSED HARD & SOFT LANDSCAPING AREAS	1:200	03	22/06/23	DA - ADDITIONAL INFORMATION
DA-800	POOL DETAILS	POOL DETAILS	1:100	03	22/06/23	DA - ADDITIONAL INFORMATION
DA-900	SHADOW DIAGRAMS	SHADOW DIAGRAM 9am	1:200	03	22/06/23	DA - ADDITIONAL INFORMATION
DA-901	SHADOW DIAGRAMS	SHADOW DIAGRAM 12pm	1:200	03	22/06/23	DA - ADDITIONAL INFORMATION
DA-902	SHADOW DIAGRAMS	SHADOW DIAGRAM 3pm	1:200	03	22/06/23	DA - ADDITIONAL INFORMATION

## **EXTERNAL FINISHES**



1. External Wall - Light Bagged Brick



2. External Cladding- Neutral Grey/Green Tone



3. Windows & Doors - Light Steel Doors





5. Native Gardens & Landscaping



6. External Hard Surface - Recycled Brick/Cotto Paving



7. Fine Metal Baulstrade Light Paint Finish



8. Roofing - Pale Eucalypt Sheeting

## SCHEDULE OF BASIX COMMITMENTS

### WATER COMMITMENTS

 $\underline{\text{Landscape}}$  The applicant must plant indigenous or low water use species of vegetation throughout 440 square metres of the site.

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 6 star in each toilet in the development.

The applicant must install taps with a minimum rating of 6 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 6 star in each bathroom in the development.

### Rainwater Tank

The applicant must install a rainwater tank of at least 2500 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 220 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
- a tap that is located within 10 metres of the swimming pool in the

Swimming Pool The swimming pool must not have a volume greater than 38.83 kilolitres. The swimming pool must have a pool cover. The swimming pool must be outdoors.

### THERMAL COMFORT COMMITMENTS

- 1. Waffle pod slab (lower & ground floor)
- 2. Minimum R2.0 insulation to all lightweight external walls
- 3. R2.0 insulation rumpus external walls & walls adjacent to earth 4. R5.0 insulation to ceilings (excluding garage)
- 5. R2.0 insulation to walls between house & garage
- 6 R2 0 insulation to ceiling/floor between house & garage
- 7. R2.0 insulation to ceiling/floor between ground & first floor
- 8. Weatherseals to all external doors including internal access to garage 9. Foil + R1.0 insulation blanket underside of roof
- 10. Light/Medium walls & medium roof colours
- 11. Default floor coverings used in NatHERS rating
- 12. Insulation must be installed in accordance with NCC and relevant Australian Standards.
- 13. Recessed downlights have been included in the NatHERS rating(to be sealed LED downlights & covered by insulation)
- 14. All windows & glazed doors to be single glazed clear with aluminium frame(Less than or = to U 6.70, within 10% of SHGC 0.70/0.57)
- 15. Skylight to be double glazed clear

## Floor and Wall Construction

Floor Areas	
Conditioned floor area	403 m2
Unconditioned floor area	9 m2
Garage floor area	28 m2
Mezzanine area	0 m2

### Construction Concrete slab on ground 179 m2 Suspended open subfloor 0 m2

ouspended noor above garage	
Loads Heating Load	39
Cooling Load	18

### **ENERGY COMMITMENTS**

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 6 stars.

### Cooling System

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase air-conditioning; Energy rating: 6 Star (old label)

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom:

1-phase air-conditioning; Energy rating: 6 Star (old label)

 $\frac{\text{Heating System}}{\text{The applicant must install the following heating system, or a system with a}}$ 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 living area:

1-phase air-conditioning; Energy rating: 6 Star (old label)

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 on / timer off
- Kitchen: no mechanical ventilation (ie. natural) Laundry: natural ventilation only, or no laundry; Operation control: n/a

Artificial Lighting
The applicant must ensure that the "primary type of artificial lighting" is
fluorescent or light emitting diode (LED) lighting in each of the following
rooms, and where the word "dedicated" appears, the fittings for those lights
must only be capable of accepting fluorescent or light emitting diode (LED)

- lamps:

  At least 6 of the bedrooms / study; dedicated

  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 2 bathroom(s)/ toilet(s) in the development for natural lighting.

Swimming Pool The development must not incorporate any heating system for the swimming pool.

The applicant must install a timer for the swimming pool pump in the

Alternative Energy
The applicant must install a photovoltaic system with the capacity to
generate at least 1 peak kilowatts of electricity as part of the development.
The applicant must connect this system to the developments electrical

The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions. The applicant must install a fixed outdoor clothes drying line as part of the development

The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.

KEY:

DENOTES AREA OF SWIMMING POOL

DENOTES AREA OF SOFT LANDSCAPING

DENOTES EXISTING STRUCTURE TO BE DEMOLISHED

DENOTES PROPOSED NEW STRUCTURE

PROJECT: PROPOSED NEW DWELLING, INCLUDING NEW NEW LANDSCAPING AND POOL

> CLIENT: SCOTT AND JESS SHEPHERD

LOCATION: 67 WOOLGOOLGA STREET, NORTH BALGOWLAH.

PROJECT STAGE: DA - ADDITIONAL INFORMATION

DRAWING TITLE: COVER & SITE INFORMATION: COVER PAGE & DRAWING SCHEDULES

@ A3

SCALE:

Thomas Martin nsw reg. #10383

ABN 612 713 425

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REVISION

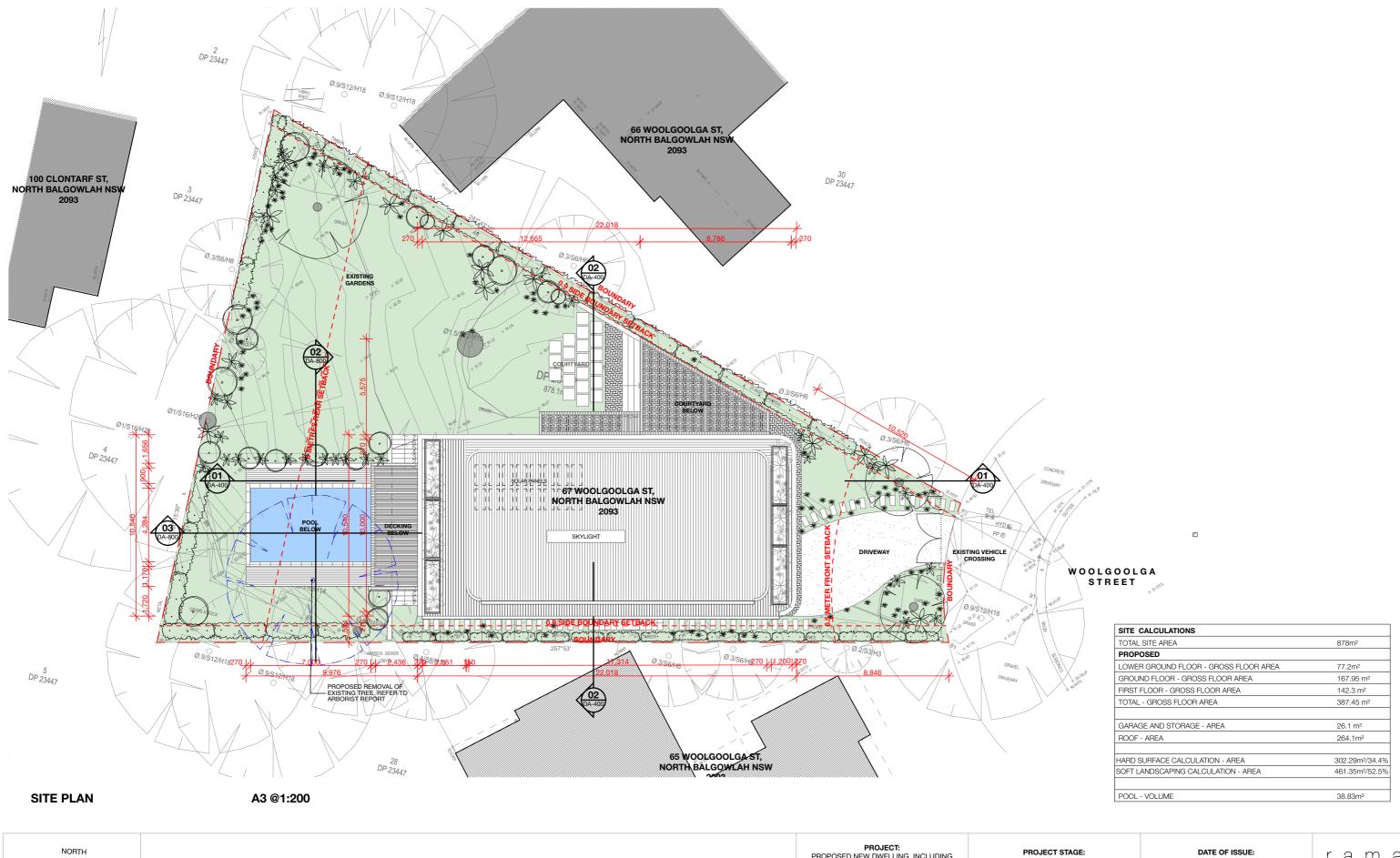
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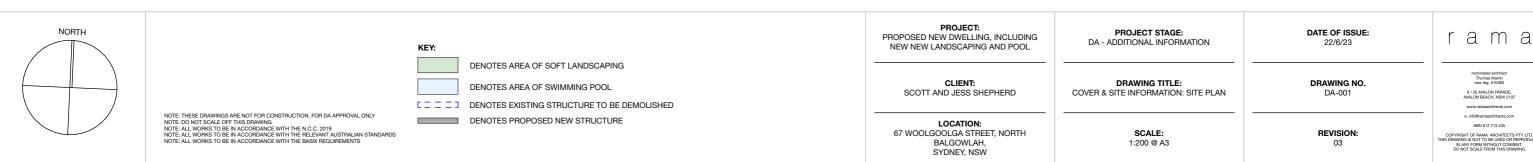
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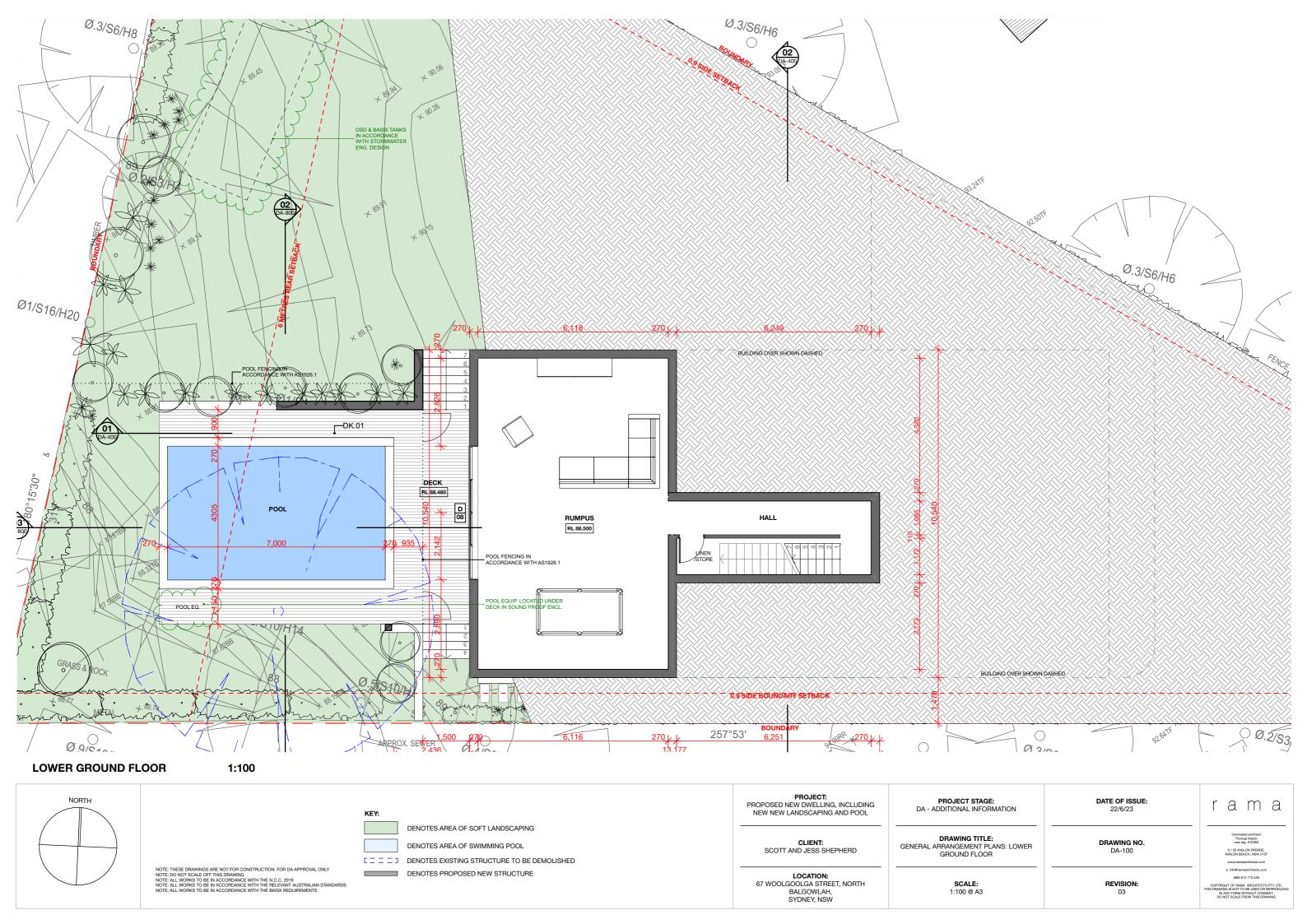
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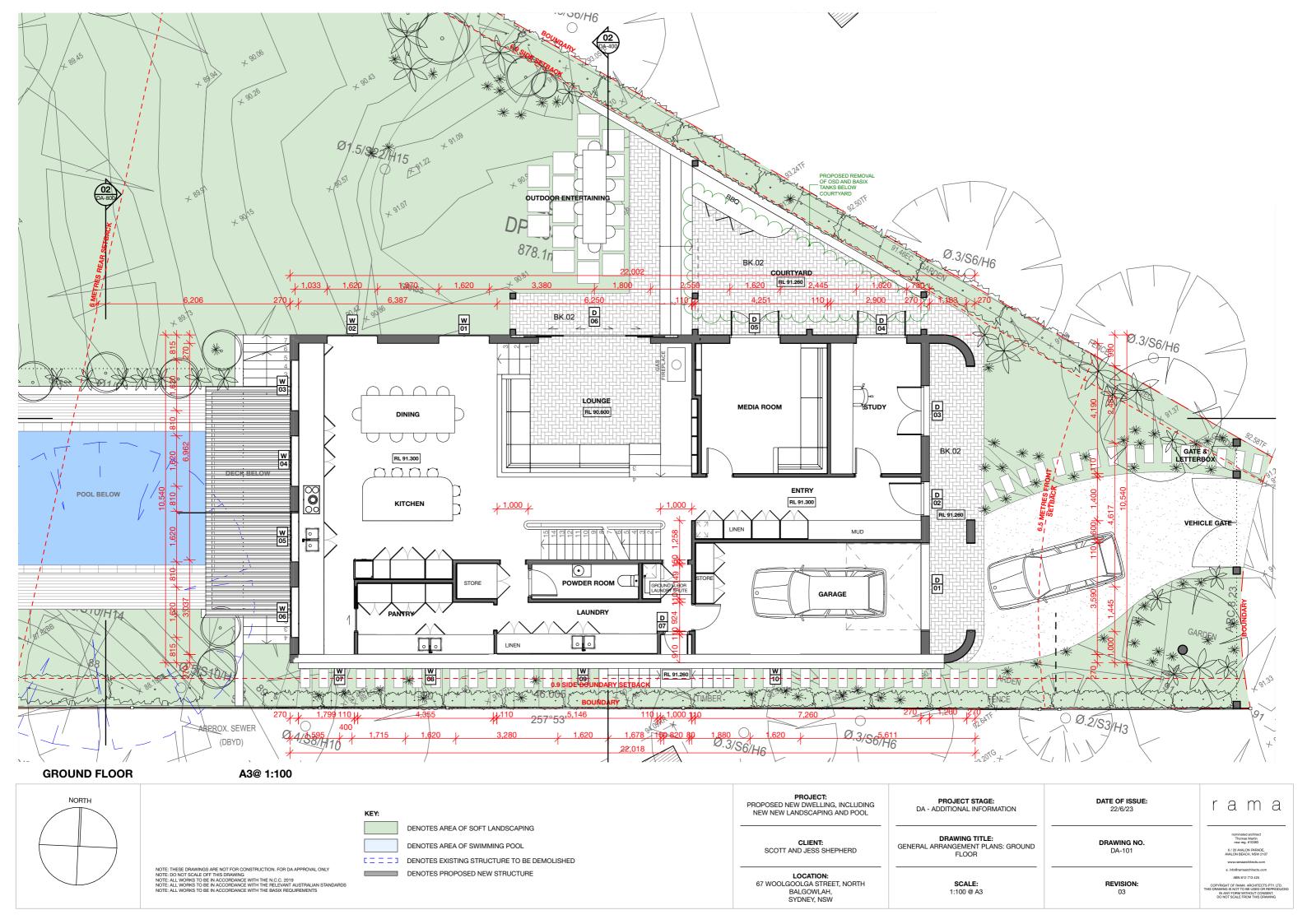
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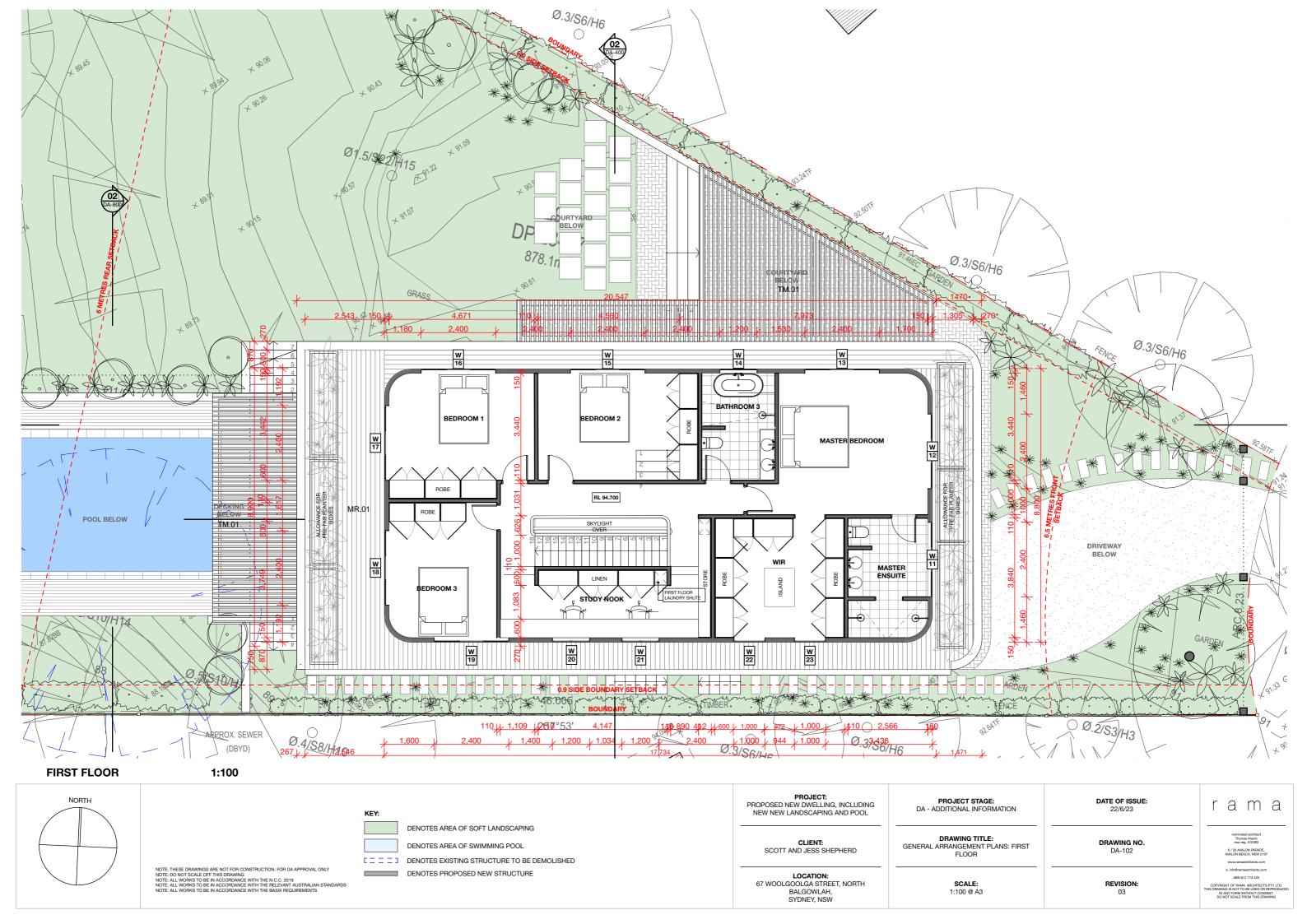
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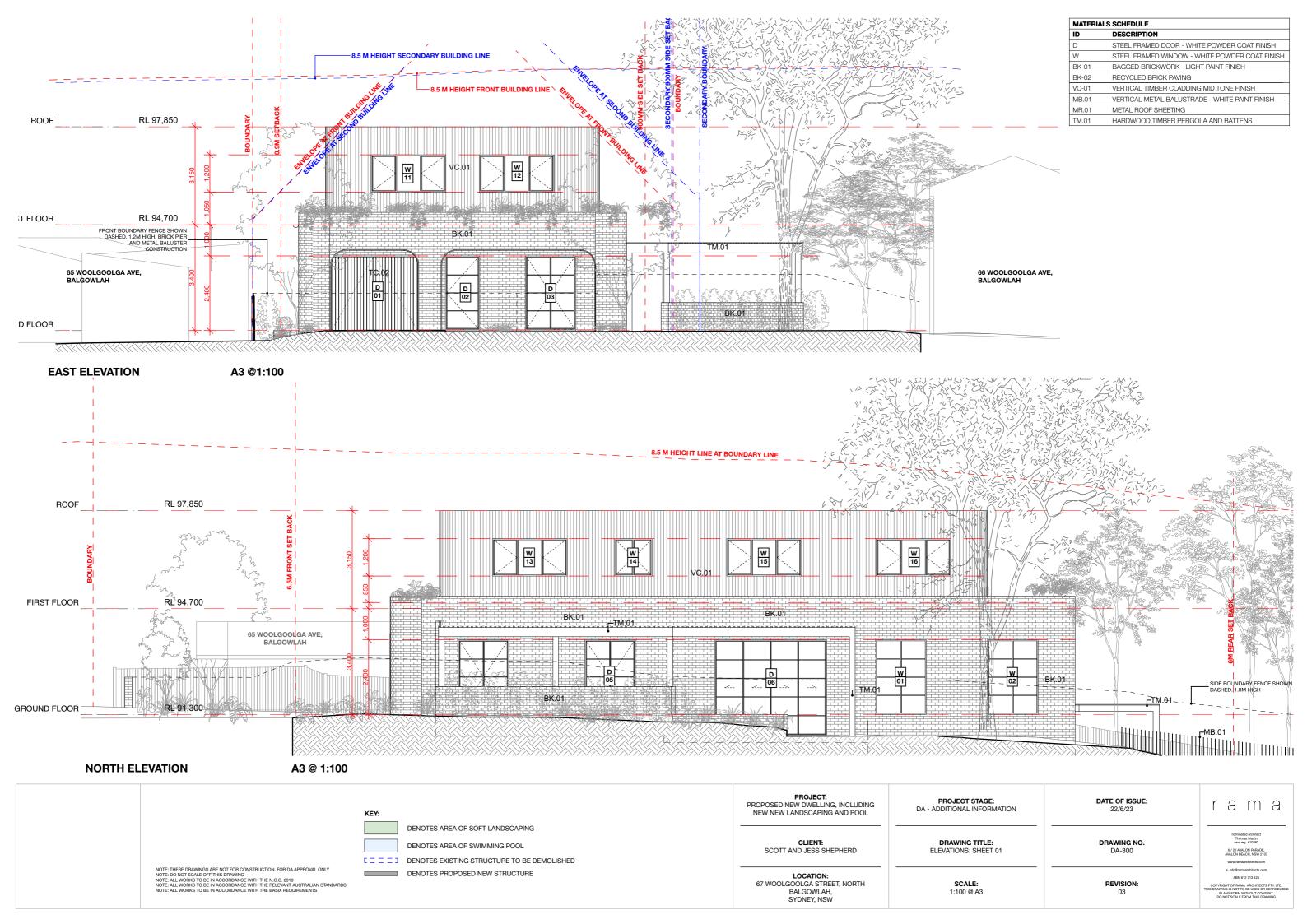


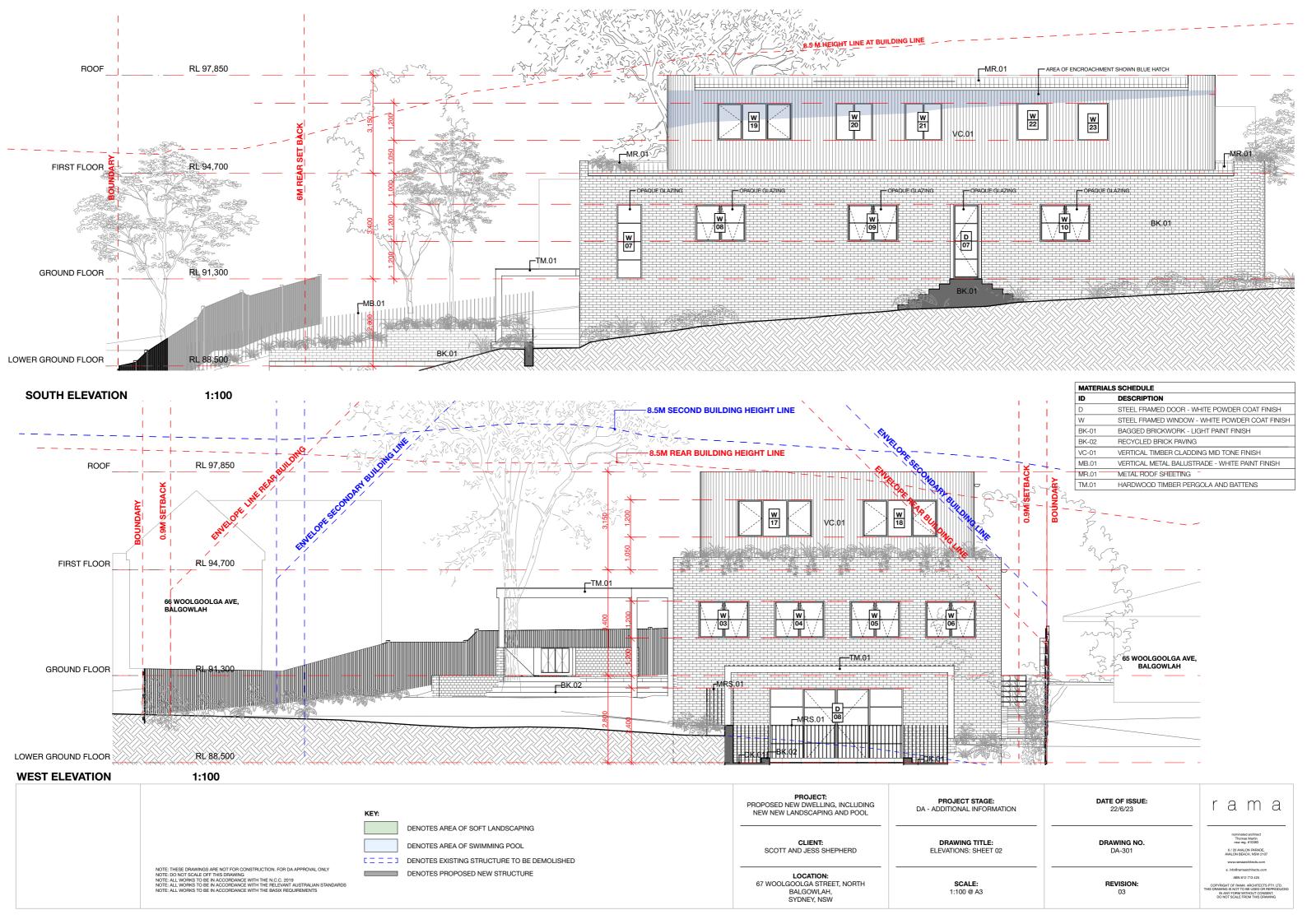




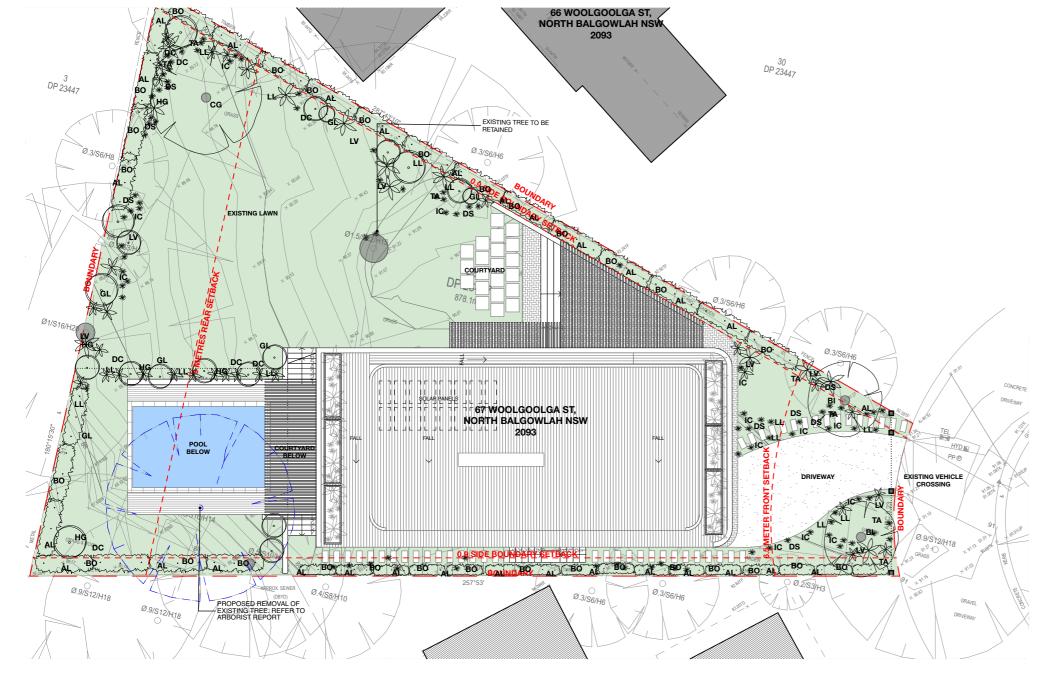












TREE PROTECTION

All trees norminated to be retained are to be protected throughout the duration of the demolition and construction periods. All tree protection enclosures must be established prior to commencement of demolition works and shall comprise a fence enclosure around the TPZ of the tree. The project Arborist must be present to supervise any excavation, trenching or tunneling within the PZ of any retained trees if required. Keep the area within the enclosure free of construction material and debris. Do not place spoil from excavations against tree trunks. Prevent wind-blown materials such as cement from harming trees and plants. Do not cut here roots exceeding 50mm diameter. Where it is necessary to cut tree roots, use handsaw, cut cleanly, do not rip with machinery and such that the cutting does not unduly disturb the remaining root system. If damage does occur to a tree, the project Arborist is to attend prior to repairing damage and during repair work. If a tree is damaged and repair work is considered impractical, or is attempted and falls, give notice and obtain instructions.

Excavate to bring the subsoil to a minimum of 300mm below finished design levels, to allow for infilling with topsoil mix. Break up the soil to a further depth of Excavate to bring the subsoil to a minimum of suburm below trisense design levels, to allow for initing with topsoil mick. Break up the source of unriner depin of 100mm. Remove all building tubble, waste oil, cement and other material harmful to plant growth from planting beds prior to placement of topsoil. Cultivate to a minimum depth of 100mm over areas to be planted or grassed. Do not disturb services or tree roots; if necessary, cultivate these areas by hand. During cultivation, thoroughly mix in materials required to be incorporated into the subsoil. Remove stones exceeding 25mm, clods of earth exceeding 50mm, and weeds, rubbish or other deleterious material brought to the surface during cultivation. Tim the surface to the required design levels after cultivation. Confirm that the planting beds are free draining. If not install sub-soil drainage lines and connect to stormwater system. Apply additives after ripping or cultivation and incorporate into the upper 100mm layer of the subsoil.

### TOPSOIL

Where possible use site topsoil and compost mixed at a rate of 4 soil: 1 compost, thoroughly mixed before placement. If imported soil is required soil shall be same or similar to Australian Native Landscapes Premium garden mix or similar for garden bed areas or Turf Underlay mix for turf areas. Spread topsoil on the prepared subsoil and grade evenly, making the necessary allowances so that required finished levels and contours are achieved after light compaction. Compact lightly and uniformly in 150mm layers. Avoid differential subsidence and excess compaction and produce a finished topsoil surface which is ready for

Spread topsoil to the following typical depths: Planting beds: 300mm Grass areas: 100mm

PLANTING
Tress: excavate a plant hole to twice the diameter of the root ball and at least 100mm deeper than the root ball. break up the base of the hole to a further depth of 100mm, and loosen the compacted sides of the hole.

shrubs/ground covers: excavate a hole big enough for the plant plus 100mm all round, provide plants which have large healthy root systems, with no evidence of root curl, restriction or damage, are vigorous, well established, free from disease and pests, of good form consistent with the species or variety; and are hardened off, not soft or forced, and suitable for planting in the natural climatic conditions prevailing at the site. Trees: provide trees which, unless required to be multi-stemmed, have a single leading shoot. trees should be staked as specified. Label at leasts one plant of each species or variety in a batch using a durable, readable tag, do not plant in unsuitable weather conditions such as extreme heat, cold, wind or rain. in other than sandy soils, suspend excavation when the soil is wet, or during frost periods, when the hold is of the correct size, remove the plant from the container with minimum disturbance to the root ball. ensure that the root ball is moist and place in the final position, in the hole and plumb, with the top soil level of the plant root ball level with the finished surface of the surrounding soil, or 75mm below paving level to allow placement of mulch, backfill with topsoil mixture, lightly tamp and water to eliminate air pockets, ensure that topsoil is not placed over the top of the rootball, so that the plant stem is the same height as in the container. Thoroughly water plants before planting and immediately after planting, in planting beds and individual plantings, place slow release fertiliser pellets around plants at the time of planting at the rate recommended by the manufacturer.

All garden bed areas are to be mulched to 75mm depth with same or similar to Forest Blend. Provide mulch/gravel which is free of deleterious and extraneous matter such as stones, soil, weeds and sticks. Place mulch/gravel clear of plant stems, and rake to an even surface flush with the surrounding finished levels.

Fertiliser is to be slow release fertiliser equivalent to "Osmocote" and is to be applied at manufacturer's specified rates

Ensure adequate drainage to all garden beds, gravel and lawn areas. Install 100mm agricultural pipe with sock as required in garden beds and behind all retaining walls. Agricultural pipes to drain to junction pits and connect to stormwater system. Ensure paved areas are free draining. Install pits if required. (Refer to Hydraulic Engineering).

### RETAINING WALLS

Retaining walls to be constructed as per Engineer's details

CONCRETE WORKS
All paths, steps, slabs and footings shall be to Engineer's specification. Materials and construction to AS3600 and AS3610. Supply and install ready mix concrete to AS1379 with selected aggregate. Ensure all appropriate PVC conduits for garden lighting and irrigation systems are placed before concrete paving installation.

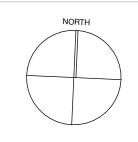
MAINTENANCE
Throughout the planting establishment period (minimum 12 weeks), carry out maintenance work including watering, mowing, weeding, rubbish removal, fertilising, pest and disease control, reseeding, returting, staking and tying, replanting, cultivating, pruning, hedges clipping, aerating, reinstatement of mulch, renovating, top dressing and keeping the site neat and tidy. Continue to replace failed, damaged or stolen plants.

### LANDSCAPE PLAN 1:200

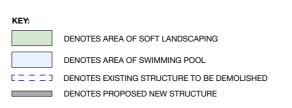
TOTAL SITE AREA	878m²	TOTAL SITE AREA	878m²
EXISTING		PROPOSED	
LOWER GROUND FLOOR - GROSS FLOOR AREA	N/A	LOWER GROUND FLOOR - GROSS FLOOR AREA	77.2m <sup>2</sup>
GROUND FLOOR - GROSS FLOOR AREA	N/A	GROUND FLOOR - GROSS FLOOR AREA	167.95 m <sup>2</sup>
FIRST FLOOR - GROSS FLOOR AREA	N/A	FIRST FLOOR - GROSS FLOOR AREA	142.3 m <sup>2</sup>
TOTAL - GROSS FLOOR AREA	N/A	TOTAL - GROSS FLOOR AREA	387.45 m <sup>2</sup>
GARAGE AND STORAGE - AREA	N/A	GARAGE AND STORAGE - AREA	26.1 m <sup>2</sup>
ROOF - AREA	N/A	ROOF - AREA	2246.7m <sup>2</sup>
HARD SURFACE - AREA	N/A	HARD SURFACE CALCULATION - AREA	302.29m <sup>2</sup> /34.4%
SOFT LANDSCAPE - AREA	N/A	SOFT LANDSCAPING CALCULATION - AREA	461.35m²/52.5%
POOL - VOLUME	N/A	POOL - VOLUME	38.83m³

PLANT	SCHEDULE			
ID	QUANTITY	BOTANICAL NAME	COMMON NAME	SIZE
TREES				
CG	1	CORYMBIA GUMMIFERA	RED BLOODWOOD	100L
BI	2	BANKSIA INTERGRIFOLIA	COAST BANKSIA	100L
SCREEN	NING PLANTS			
AL	36	ACACIA LINIFOLIA	FLAX LEAVED WATTLE	300MM
ВО	47	BANKSIA OBLONGIFOLIA	FERN LEAFED BANKSIA	300MM
SHRUBS	S/ACCENTS			
LV	30	LEPIDOSPERMA VISCIDUM	STICKY SWORD-SEDGE	300MM
GL	4	GRAVILLIEA LINIARIFLORA	WHITE SPIDER FLOWER	300MM
LL	16	LEPTOSPURNAM LAEVIGITUM	COASTAL TEA TREE	200M
HG	16	HAKEA GIBBOSA	NEEDLE BRUSH HAKEA	500MM
GRASSE	ES/GROUND COV	ERS		
DC	28	DANIELLA CAERULLA	BLUE FLAX LILY	150MM
TA	10	THEMEDA AUSTRALIS	KANGAROO GRASS	150MM
DS	18	DICHELACHNE SP.	PLUME GRASS	150MM
IC	38	IMPYRADA CYLINDRICA	BLADY GRASS	140MM
LL	24	LOMANDRA LONGIFOLIA	SPINY HEADED MAT-RUSH	140MM

LANDSCAPE LEGEND	
ID	DESCRIPTION
	PROPOSED FEATURE TREE
mining	PROPOSED SCREENING PLANTS
$\bigcirc$	PROPOSED SHRUBS & ACCENTS
*	PROPOSED ACCENTS
**	PROPOSED GRASSES AND GROUNDS COVERS
	PROPOSED LANDSCAPED AREA
	PROPOSED POOL AREA



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PROJECT: PROPOSED NEW DWELLING, INCLUDING NEW NEW LANDSCAPING AND POOL

SCOTT AND JESS SHEPHERD

LOCATION: 67 WOOLGOOLGA STREET, NORTH BALGOWLAH.

PROJECT STAGE: DA - ADDITIONAL INFORMATION

DRAWING TITLE: SITE STRATEGY PLANS: LANDSCAPE CONCEPT PLANS

1:200 @ A3

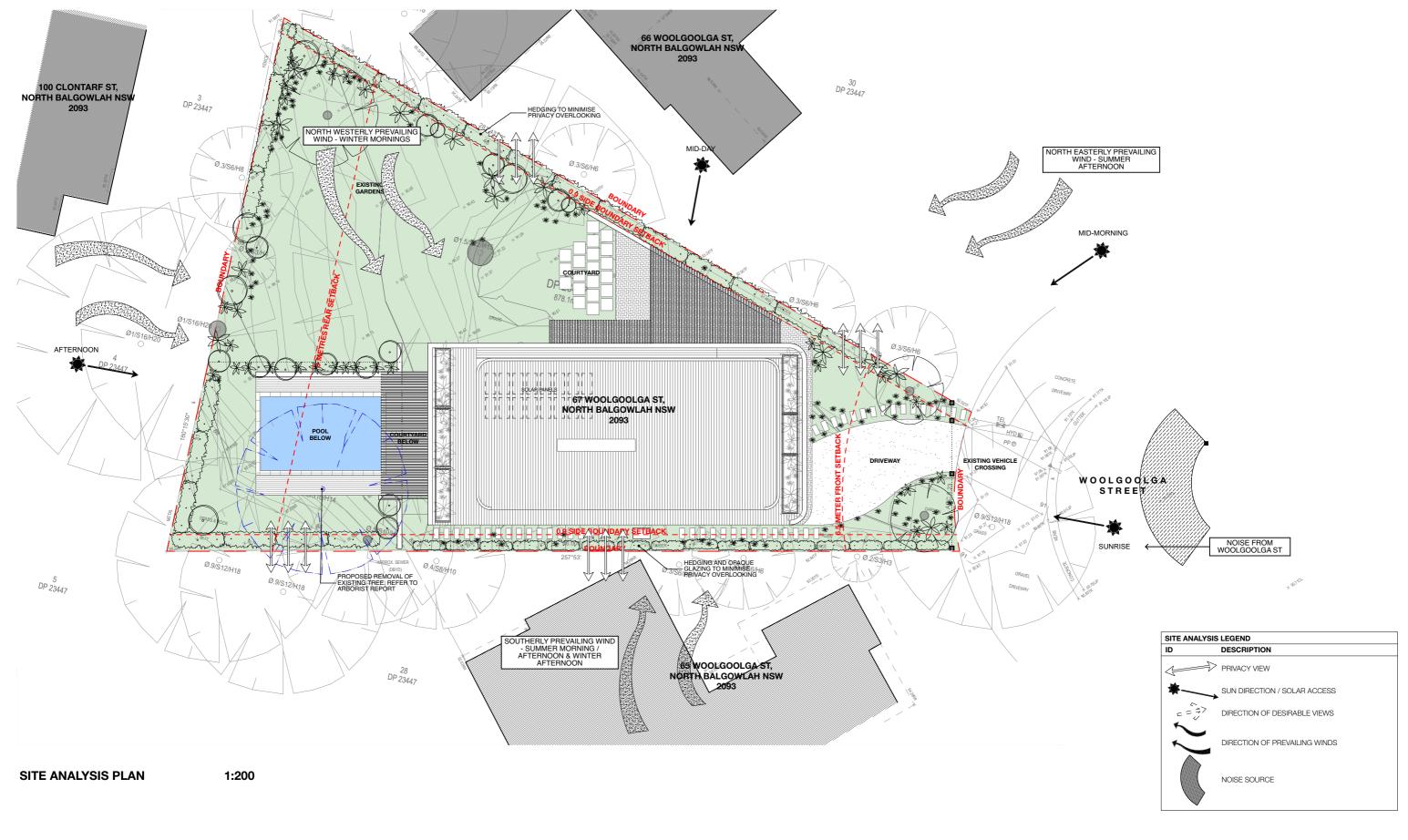
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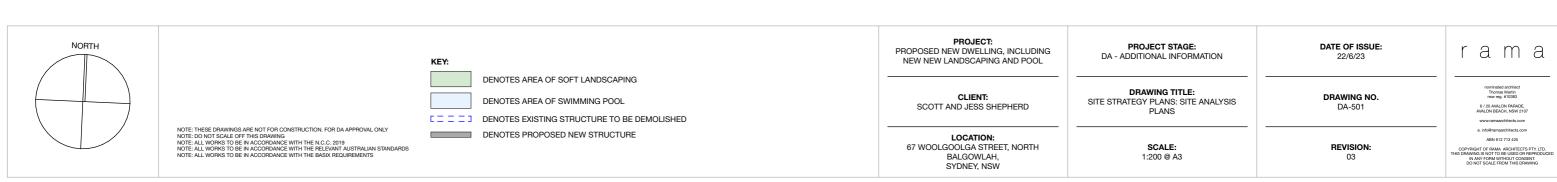
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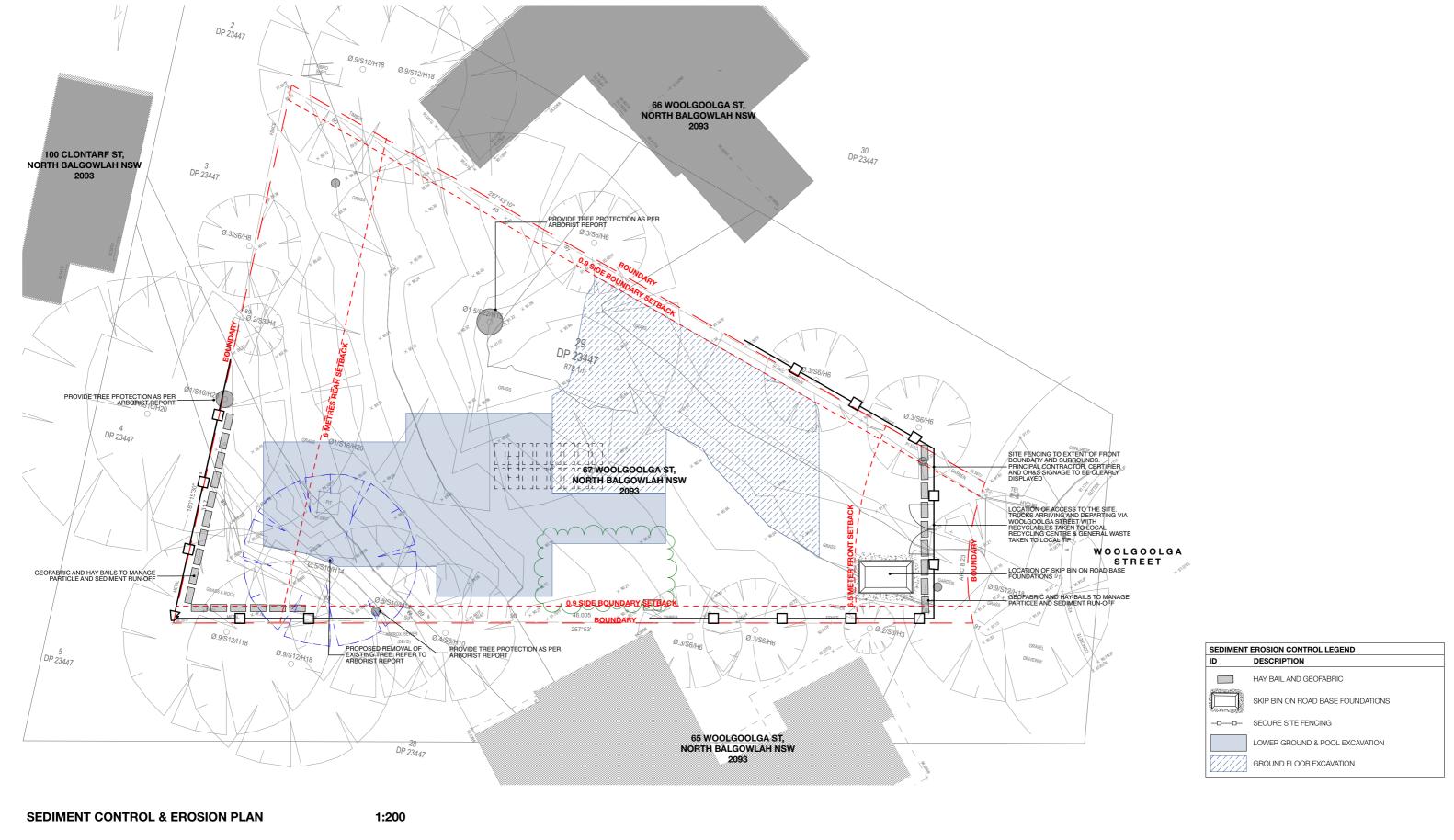
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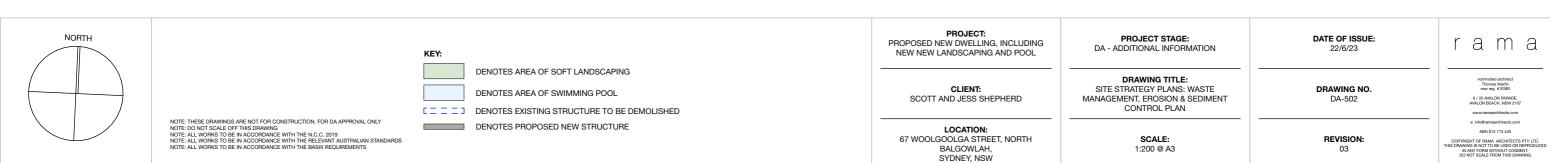
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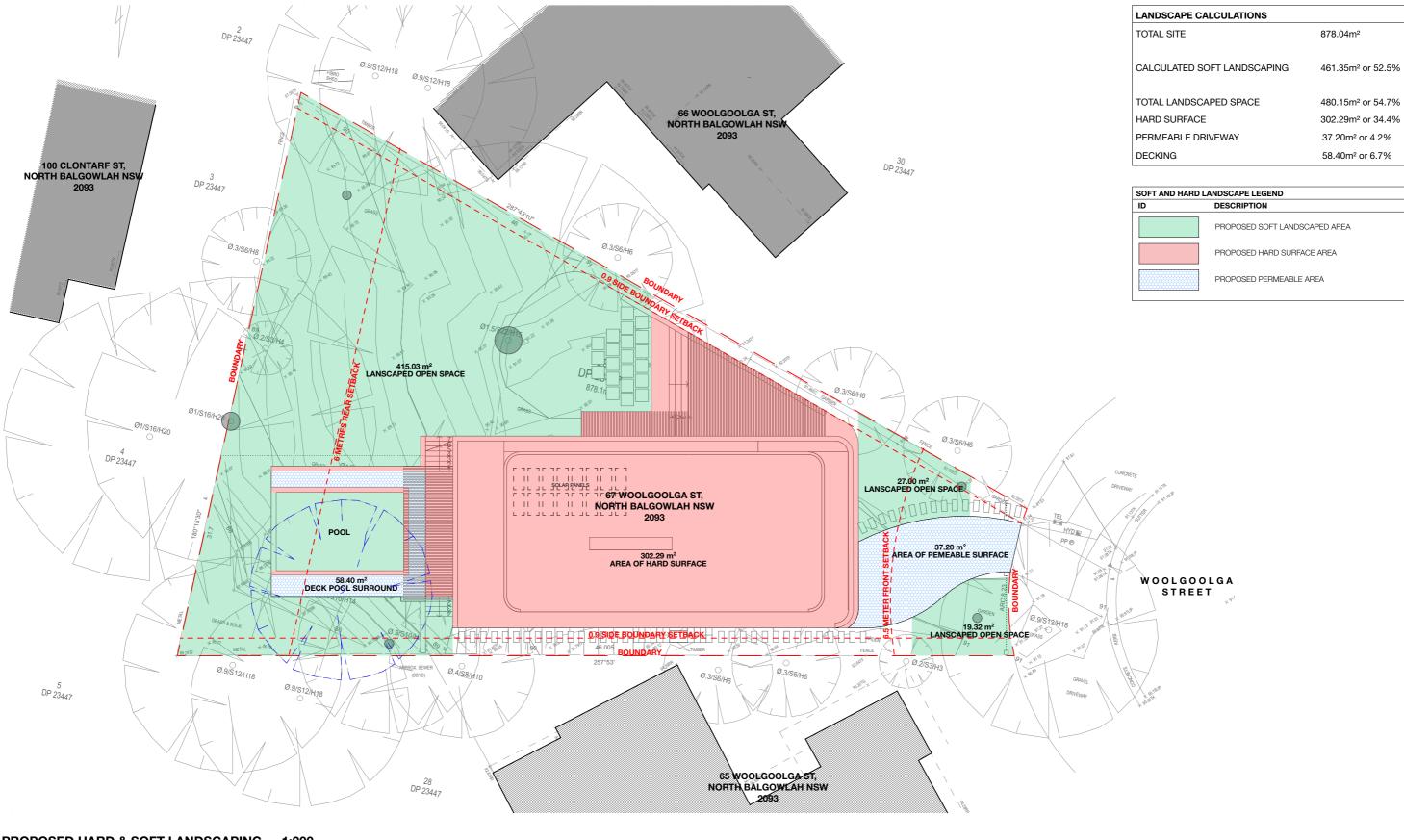
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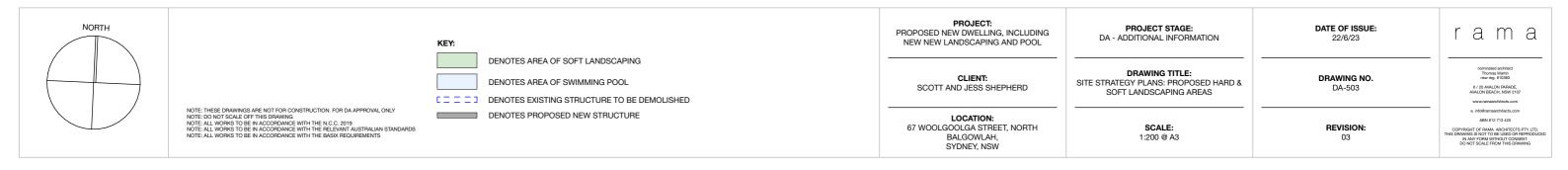


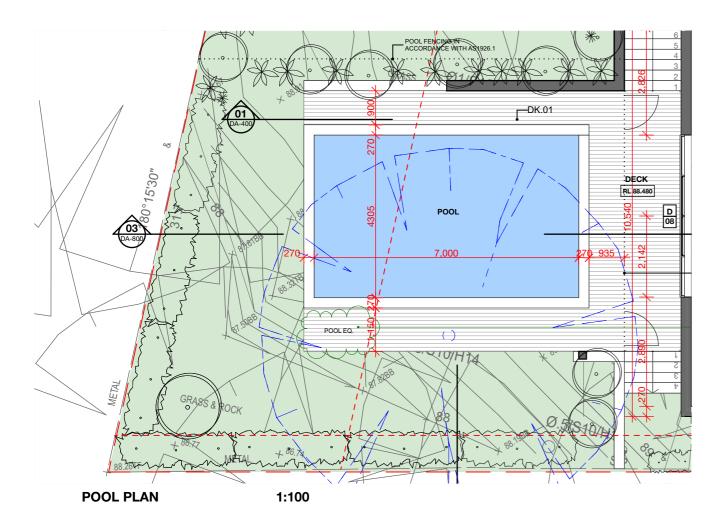


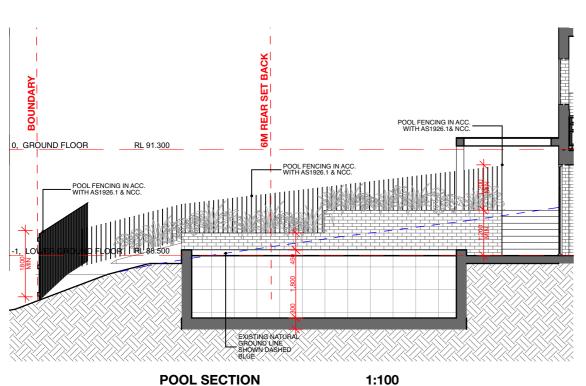


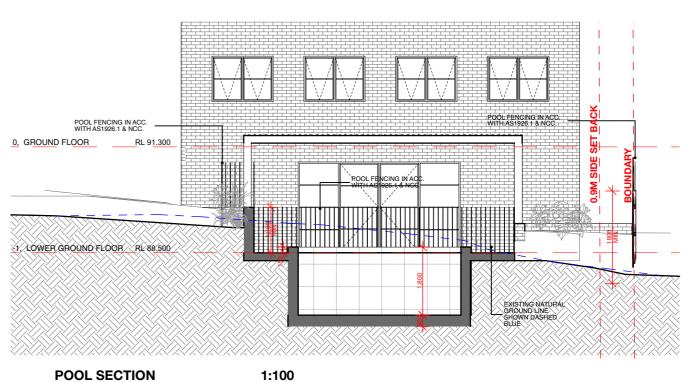


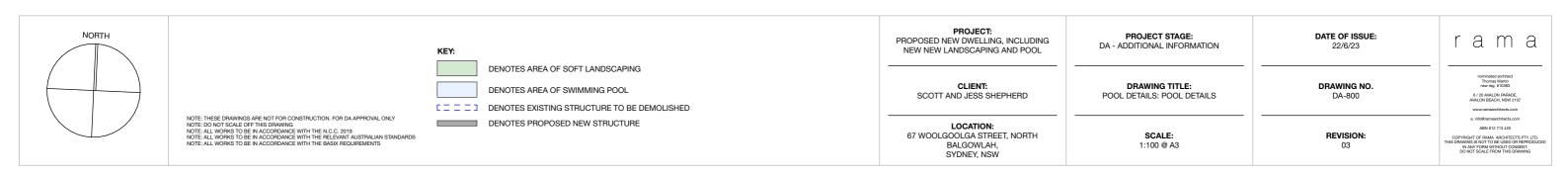
# PROPOSED HARD & SOFT LANDSCAPING 1:200

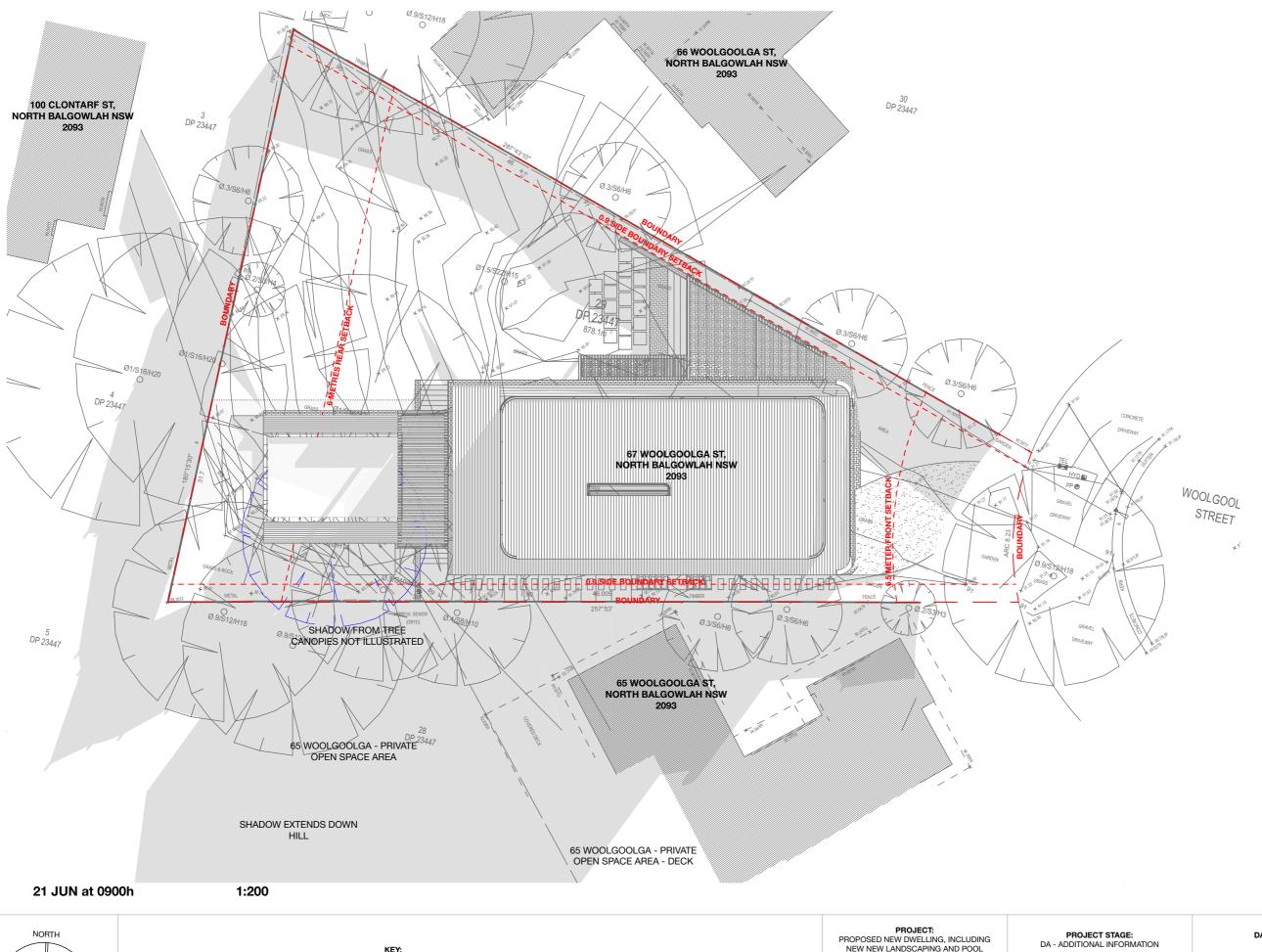


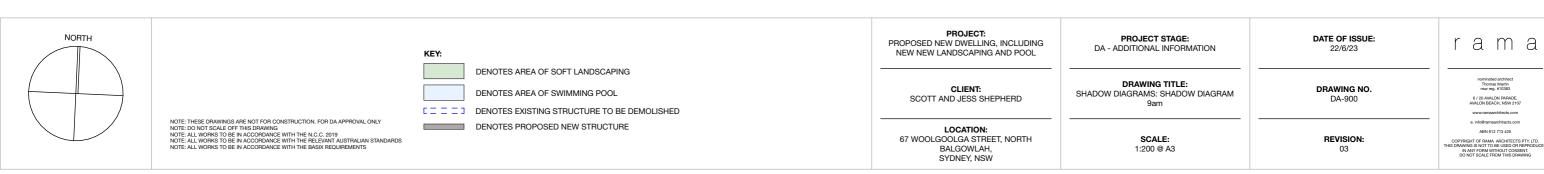


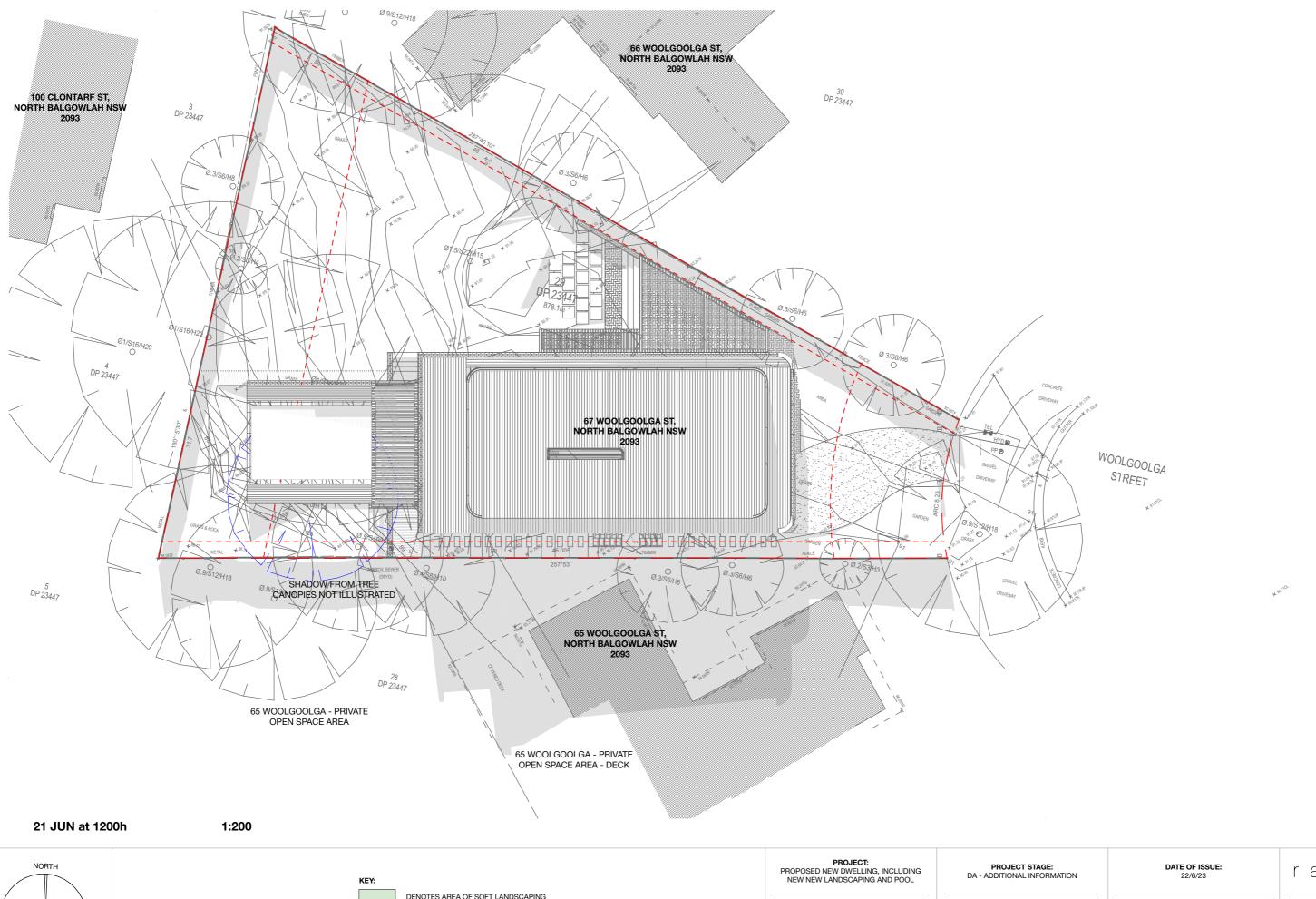


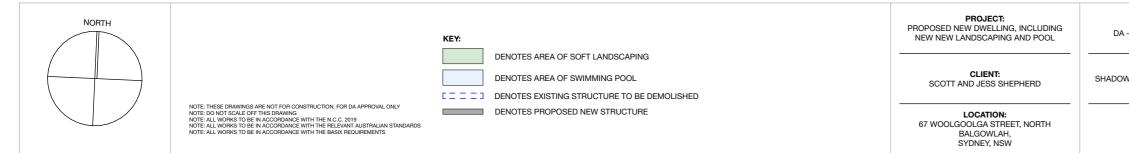












PROJECT STAGE:
DA - ADDITIONAL INFORMATION

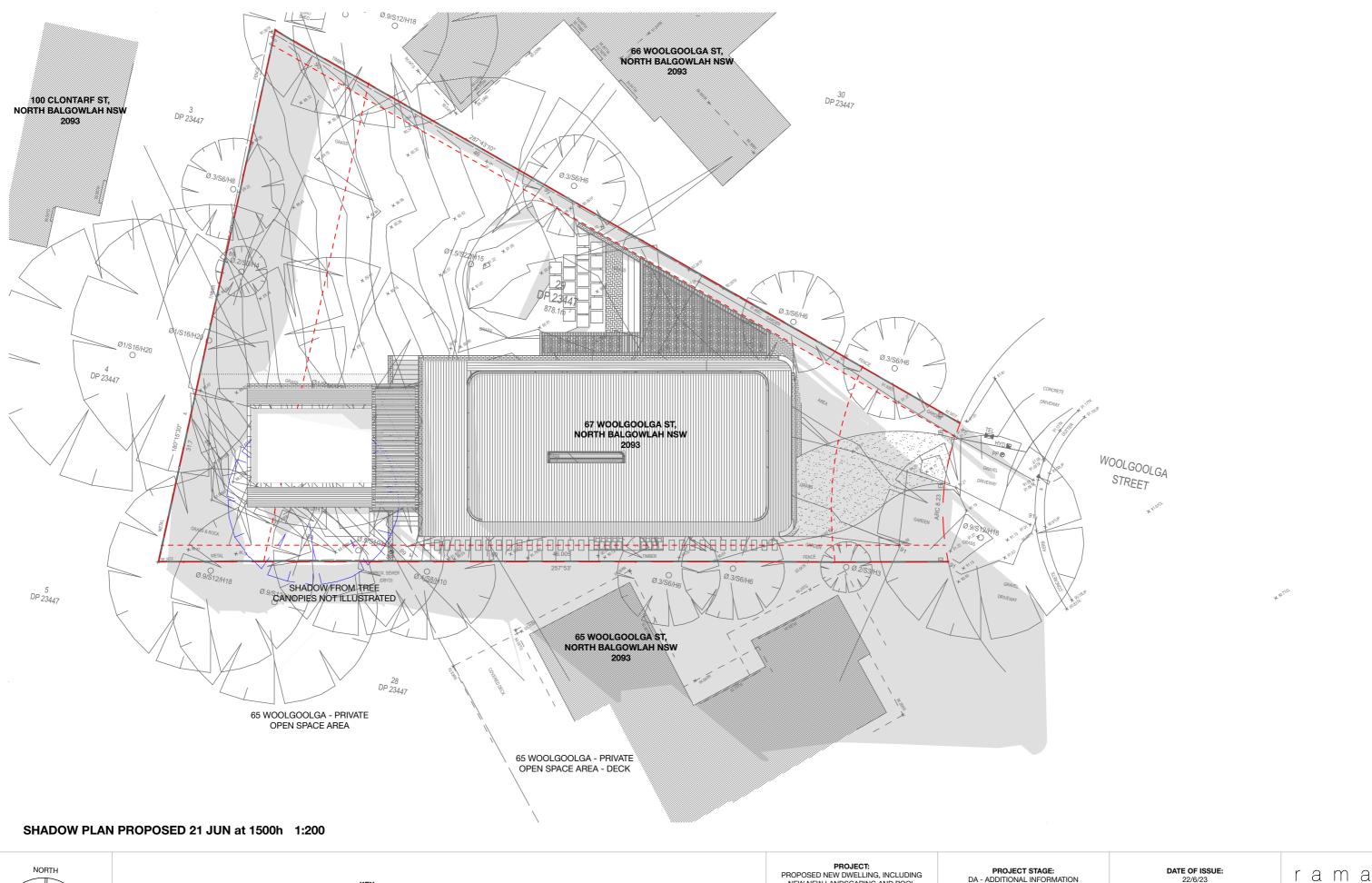
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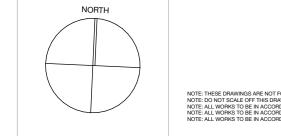
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DENOTES AREA OF SOFT LANDSCAPING DENOTES AREA OF SWIMMING POOL [ = = = ] DENOTES EXISTING STRUCTURE TO BE DEMOLISHED DENOTES PROPOSED NEW STRUCTURE

PROJECT:
PROPOSED NEW DWELLING, INCLUDING NEW NEW LANDSCAPING AND POOL

CLIENT: SCOTT AND JESS SHEPHERD

LOCATION: 67 WOOLGOOLGA STREET, NORTH BALGOWLAH,

PROJECT STAGE: DA - ADDITIONAL INFORMATION

DRAWING TITLE: SHADOW DIAGRAMS: SHADOW DIAGRAM 3pm

SCALE: 1:200 @ A3

DATE OF ISSUE: 22/6/23

DRAWING NO. DA-902

REVISION:

ABN 612 713 425

Thomas Martin nsw reg. #10383



External Montage

Proposed New Residential Dwelling Including
Swimming Pool & Associated Landscaping
67 Woolgoolga Street, Balgowlah



1. External Wall - Light Bagged Brick



2. External Cladding- Neutral Grey/Green Tone



3. Windows & Doors - Light Steel Doors



4. Hardwood Timber Pergola and Battens



5. Native Gardens & Landscaping



6. External Hard Surface - Recycled Brick/Cotto Paving



7. Fine Metal Baulstrade Light Paint Finish



8. Roofing - Pale Eucalypt Sheeting

## External Finishes

Proposed New Residential Dwelling Including Swimming Pool & Associated Landscaping 67 Woolgoolga, Balgowlah