

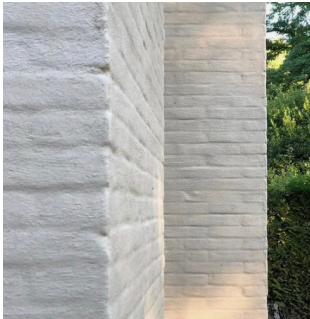
PROPOSED NEW DWELLING, INCLUDING NEW POOL AND LANDSCAPING

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



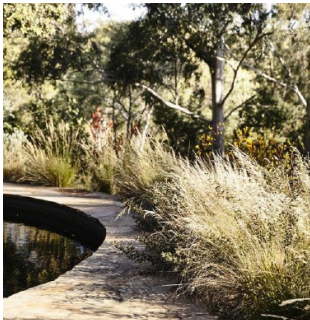
2. External Cladding- Neutral Grey/Green Tone



3. Windows & Doors - Light Steel Doors



4. Hardwood Timber Pergola and Battens



5. Native Gardens & Landscaping



6. External Hard Surface - Recycled Brick/Cotto Paving



7. Fine Metal Baultrade Light Paint Finish



8. Roofing - Pale Eucalypt Sheeting

SCHEDULE OF BASIX COMMITMENTS

WATER COMMITMENTS

Landscape

The applicant must plant indigenous or low water use species of vegetation throughout 440 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 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 potable water supply.)
- a tap that is located within 10 metres of the swimming pool in the development.

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
Suspended floor above garage	22 m2

Loads

Heating Load	39.7
Cooling Load	18.1

ENERGY COMMITMENTS

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 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)

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

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 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 development.

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 system.

Other

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

NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY
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NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS

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

CLIENT:
SCOTT AND JESS SHEPHERD

LOCATION:
67 WOOLGOOLGA STREET, NORTH
BALGOWLAH,
SYDNEY, NSW

PROJECT STAGE:
DA - ADDITIONAL INFORMATION

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

SCALE:
@ A3

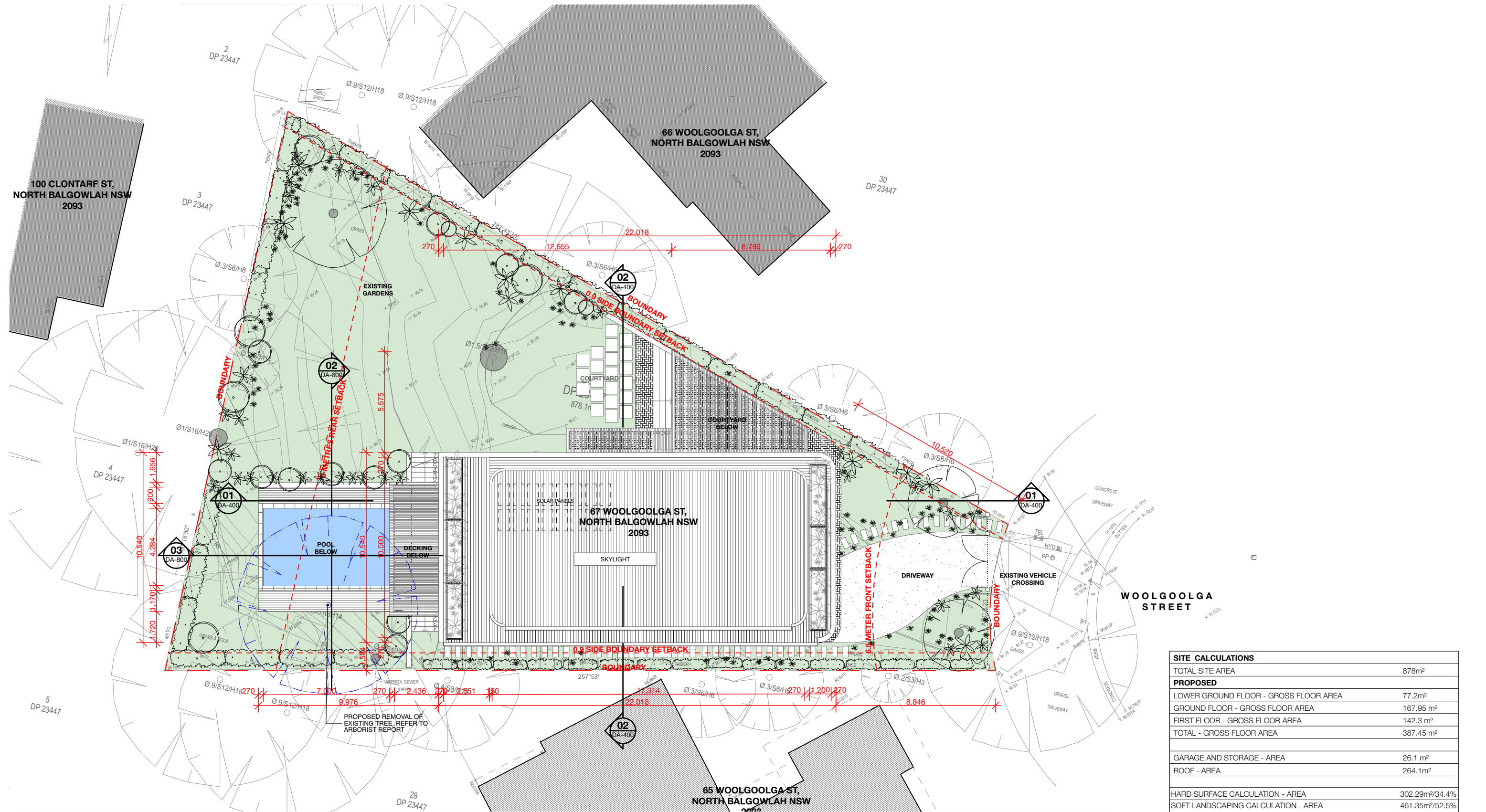
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REVISION:
03

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SITE PLAN

A3 @1:200

SITE CALCULATIONS	
TOTAL SITE AREA	878m ²
PROPOSED	
LOWER GROUND FLOOR - GROSS FLOOR AREA	77.2m ²
GROUND FLOOR - GROSS FLOOR AREA	167.95 m ²
FIRST FLOOR - GROSS FLOOR AREA	142.3 m ²
TOTAL - GROSS FLOOR AREA	387.45 m ²
GARAGE AND STORAGE - AREA	26.1 m ²
ROOF - AREA	264.1m ²
HARD SURFACE CALCULATION - AREA	302.29m ² /34.4%
SOFT LANDSCAPING CALCULATION - AREA	461.35m ² /52.5%
POOL - VOLUME	38.83m ³

NORTH

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COVER & SITE INFORMATION: SITE PLAN

SCALE:
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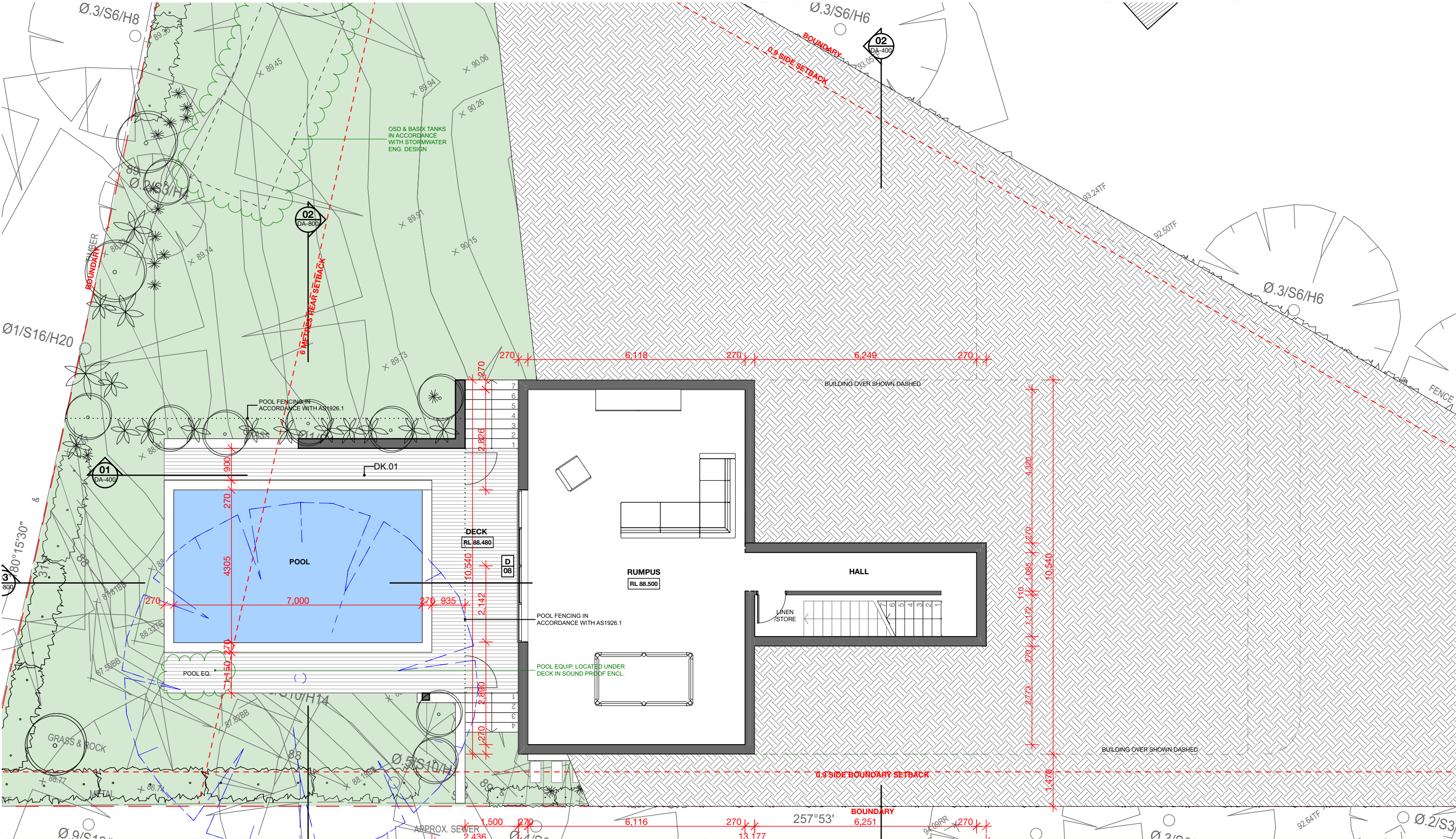
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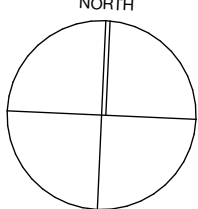




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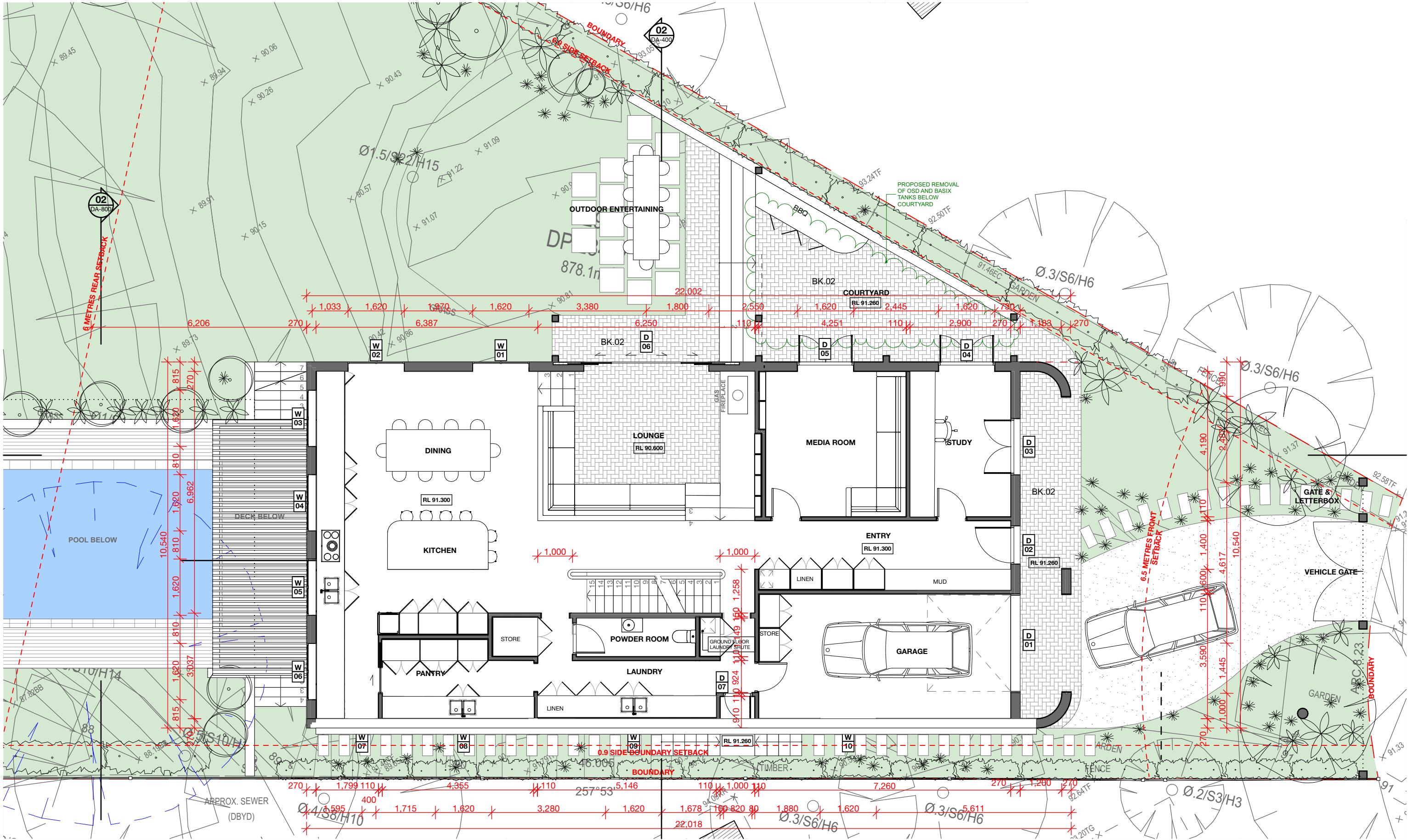
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LOWER GROUND FLOOR

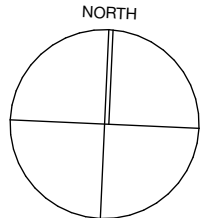
1:100

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GROUND FLOOR

A3@ 1:100



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GENERAL ARRANGEMENT PLANS: GROUND
FLOOR

SCALE:
1:100 @ A3

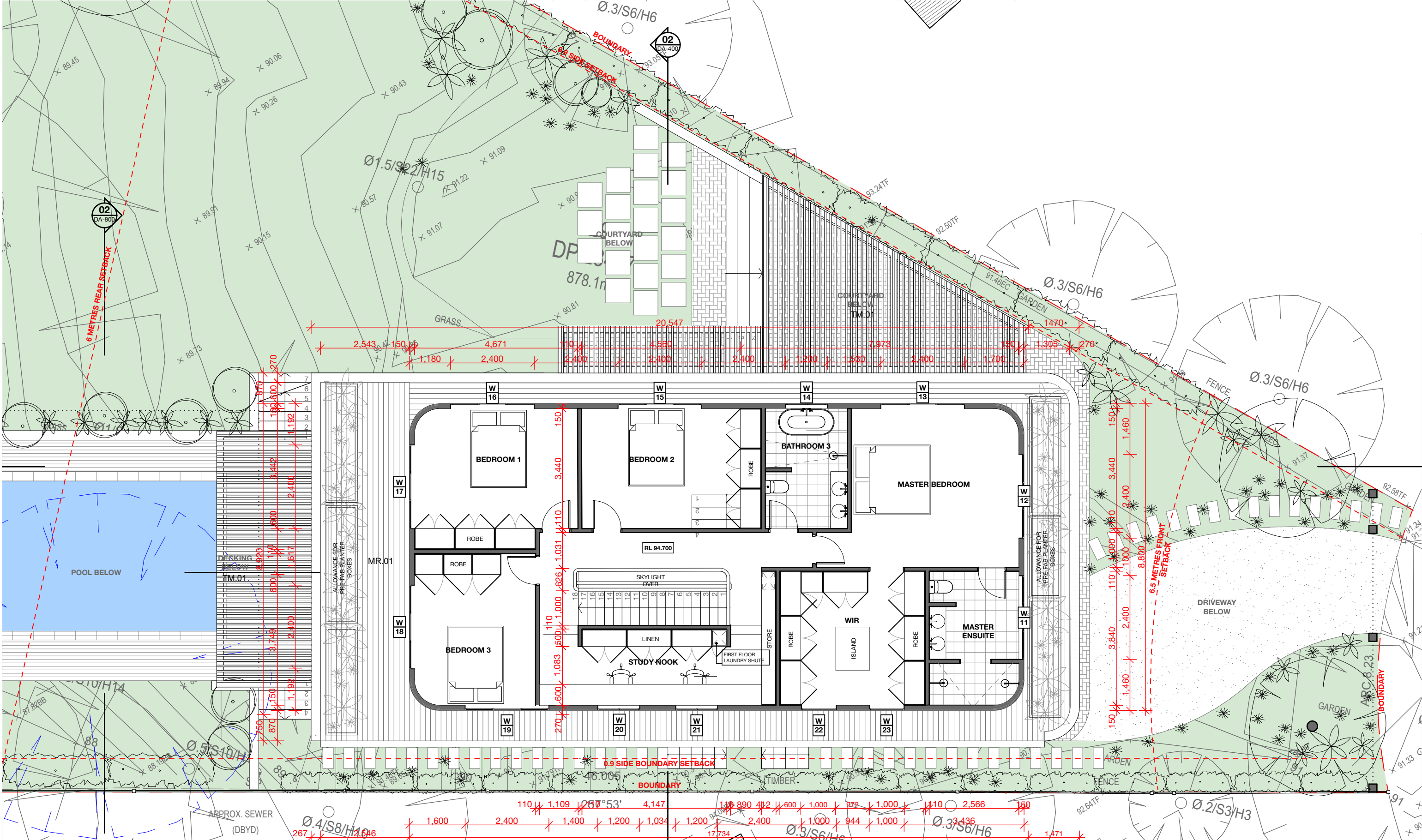
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FIRST FLOOR 1:100

NORTH

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DRAWING TITLE:
GENERAL ARRANGEMENT PLANS: FIRST
FLOOR

SCALE:
1:100 @ A3

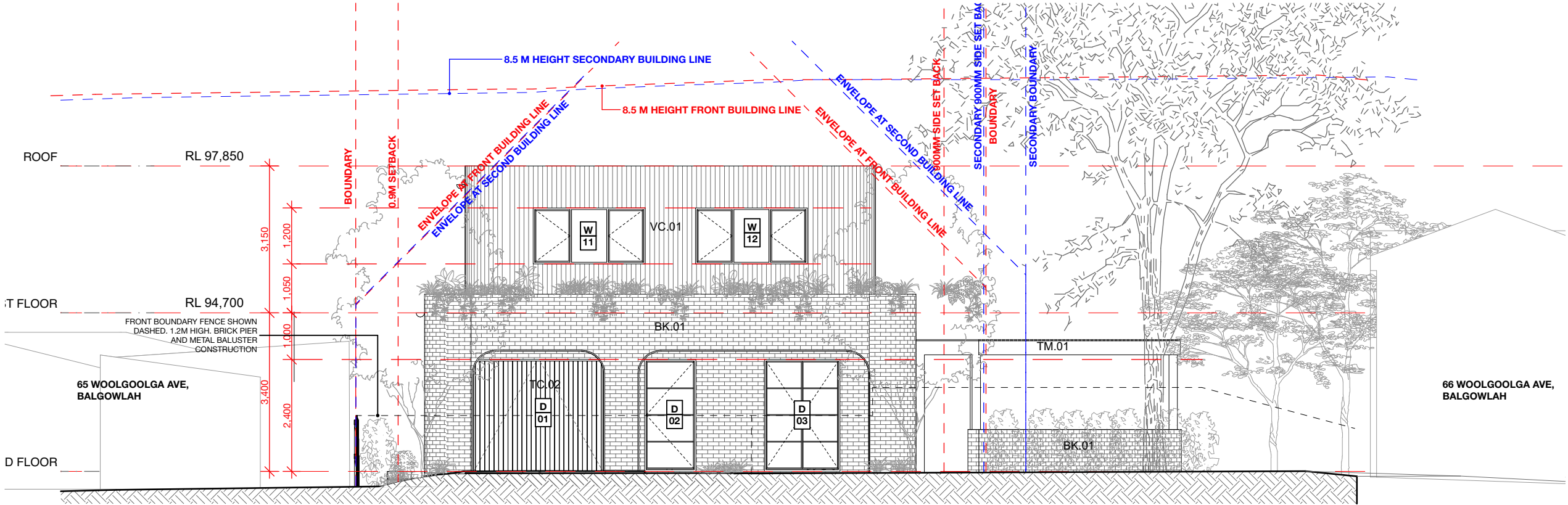
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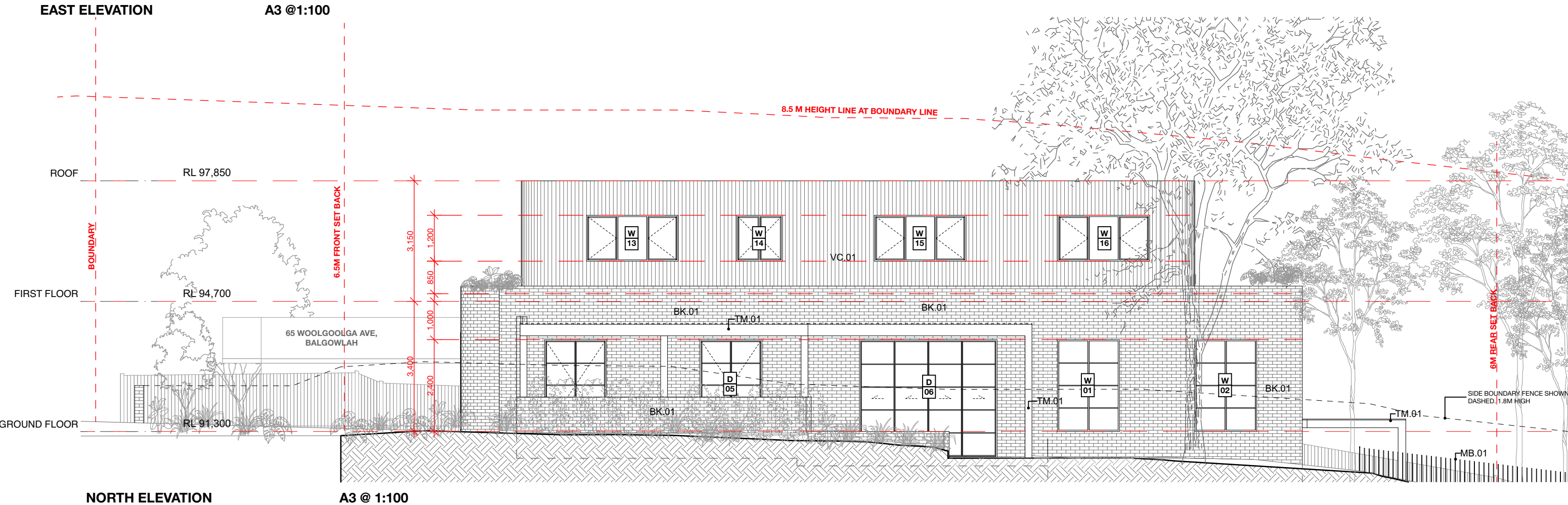
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MATERIALS SCHEDULE	
ID	DESCRIPTION
D	STEEL FRAMED DOOR - WHITE POWDER COAT FINISH
W	STEEL FRAMED WINDOW - WHITE POWDER COAT FINISH
BK-01	BAGGED BRICKWORK - LIGHT PAINT FINISH
BK-02	RECYCLED BRICK PAVING
VC-01	VERTICAL TIMBER CLADDING MID TONE FINISH
MB.01	VERTICAL METAL BALUSTRADE - WHITE PAINT FINISH
MR.01	METAL ROOF SHEETING
TM.01	HARDWOOD TIMBER PERGOLA AND BATTENS



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ELEVATIONS: SHEET 01

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DA-300

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
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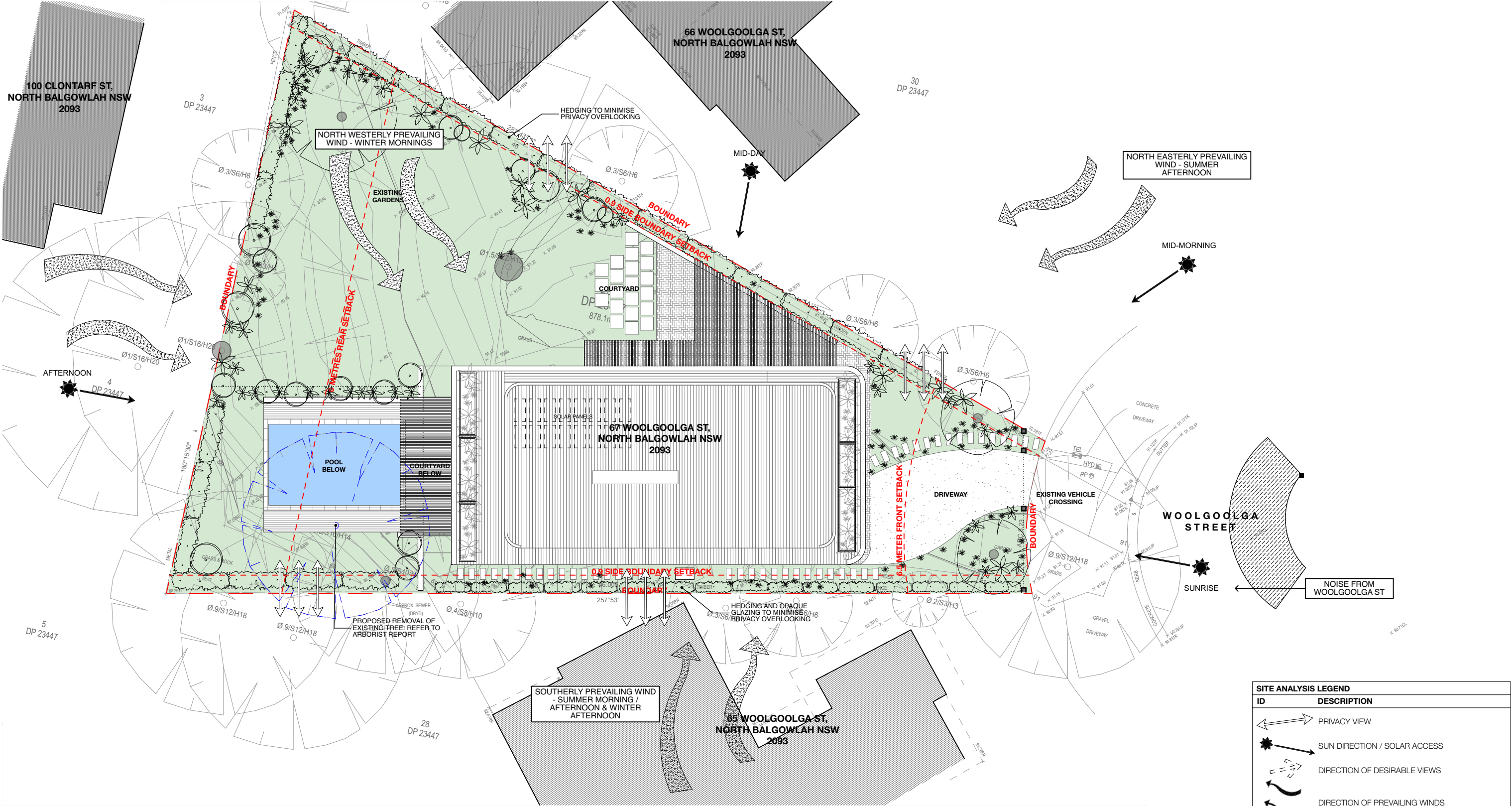
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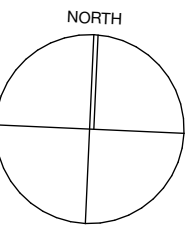
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SITE ANALYSIS PLAN

1:200



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PROJECT STAGE:
DA - ADDITIONAL INFORMATION

DRAWING TITLE:
SITE STRATEGY PLANS: SITE ANALYSIS
PLANS

SCALE:
1:200 @ A3

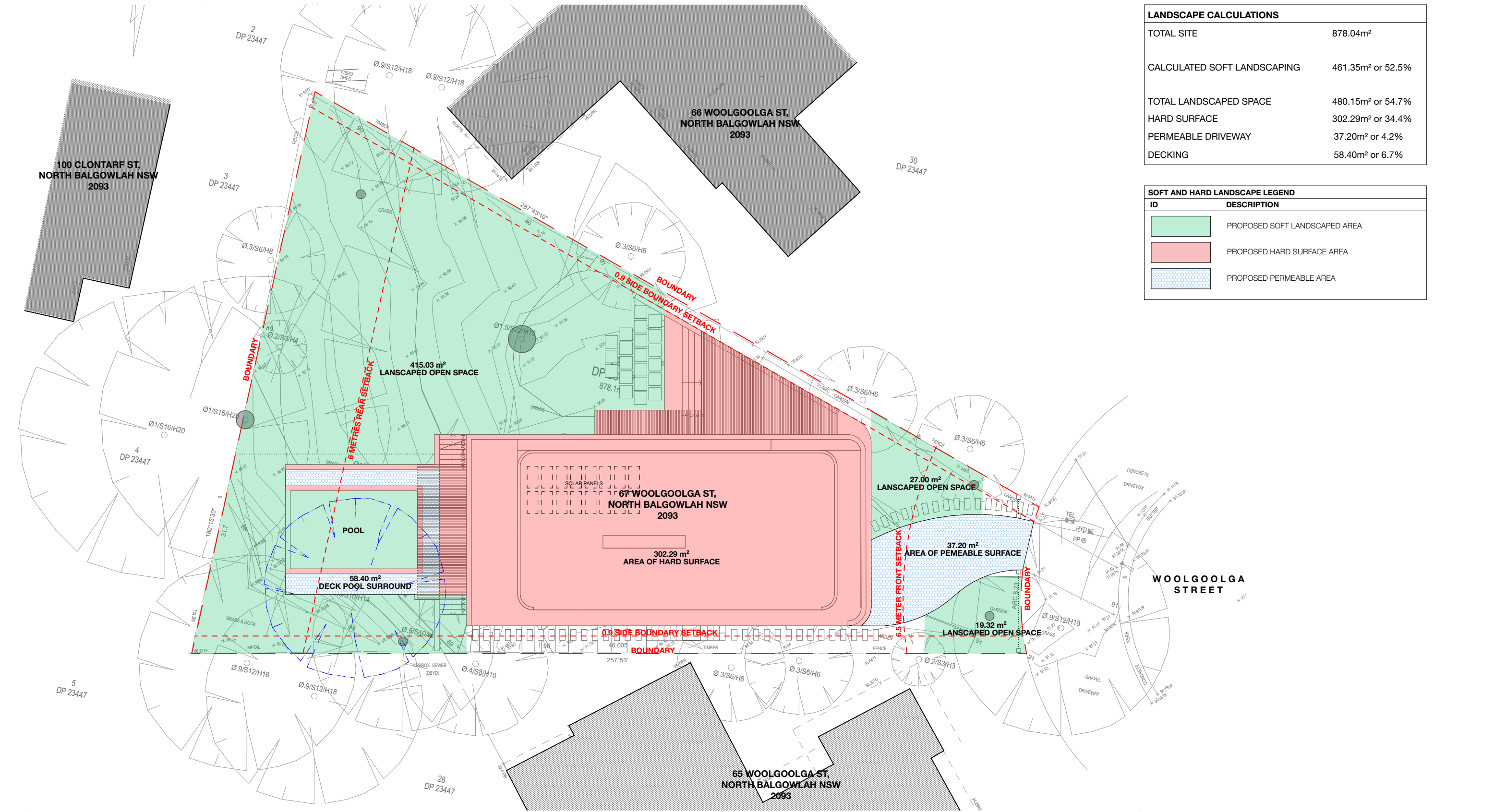
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LANDSCAPE CALCULATIONS	
TOTAL SITE	878.04m²
CALCULATED SOFT LANDSCAPING	461.35m² or 52.5%
TOTAL LANDSCAPED SPACE	480.15m² or 54.7%
HARD SURFACE	302.29m² or 34.4%
PERMEABLE DRIVEWAY	37.20m² or 4.2%
DECKING	58.40m² or 6.7%

SOFT AND HARD LANDSCAPE LEGEND	
ID	DESCRIPTION
	PROPOSED SOFT LANDSCAPED AREA
	PROPOSED HARD SURFACE AREA
	PROPOSED PERMEABLE AREA

PROPOSED HARD & SOFT LANDSCAPING 1:200

NORTH

NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY
NOTE: DO NOT SCALE OFF THIS DRAWING
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE N.C.C. 2019
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS
NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS

KEY:

- 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,
SYDNEY, NSW

PROJECT STAGE:
DA - ADDITIONAL INFORMATION

DRAWING TITLE:
SITE STRATEGY PLANS: PROPOSED HARD &
SOFT LANDSCAPING AREAS

SCALE:
1:200 @ A3

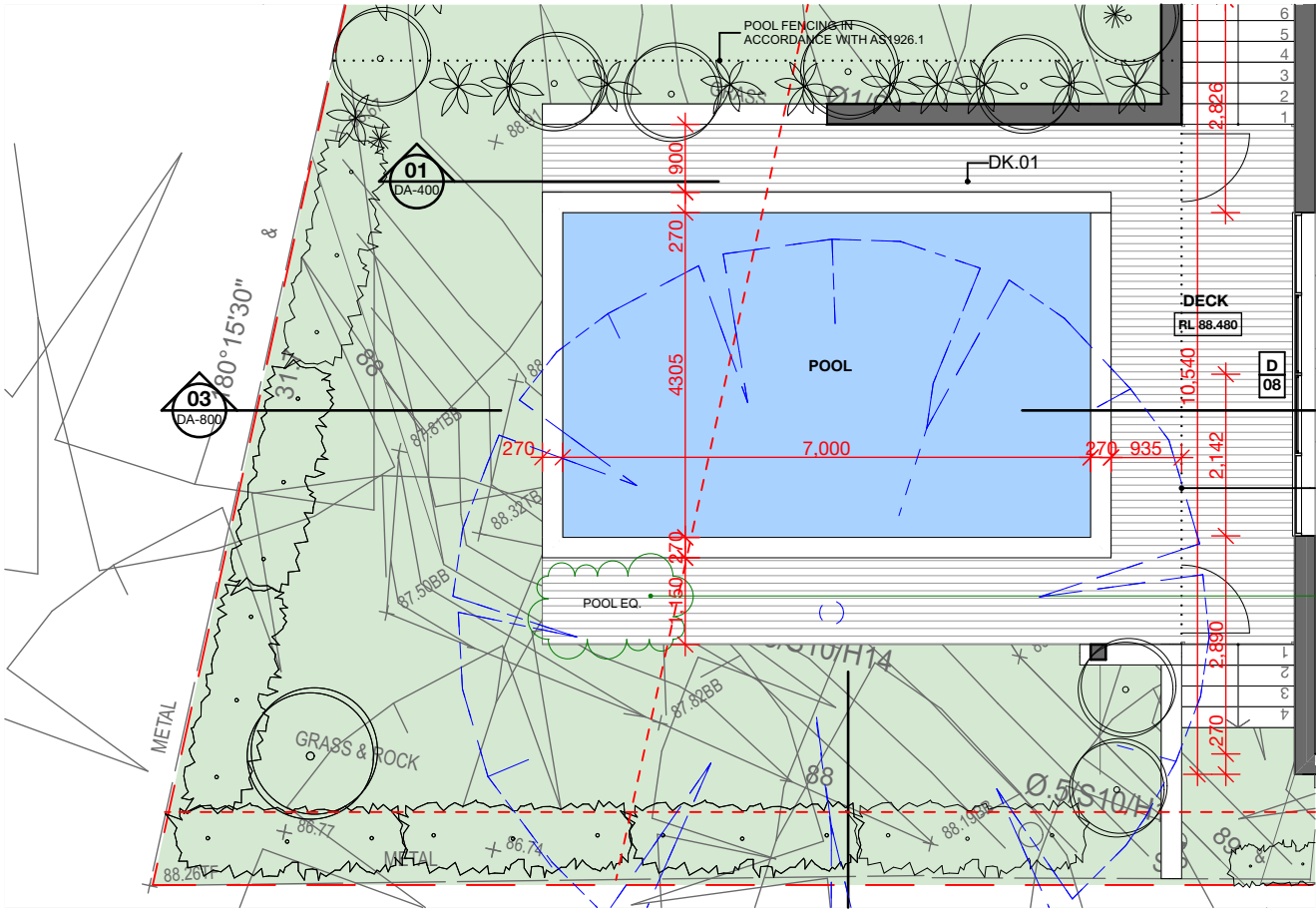
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22/6/23

DRAWING NO.
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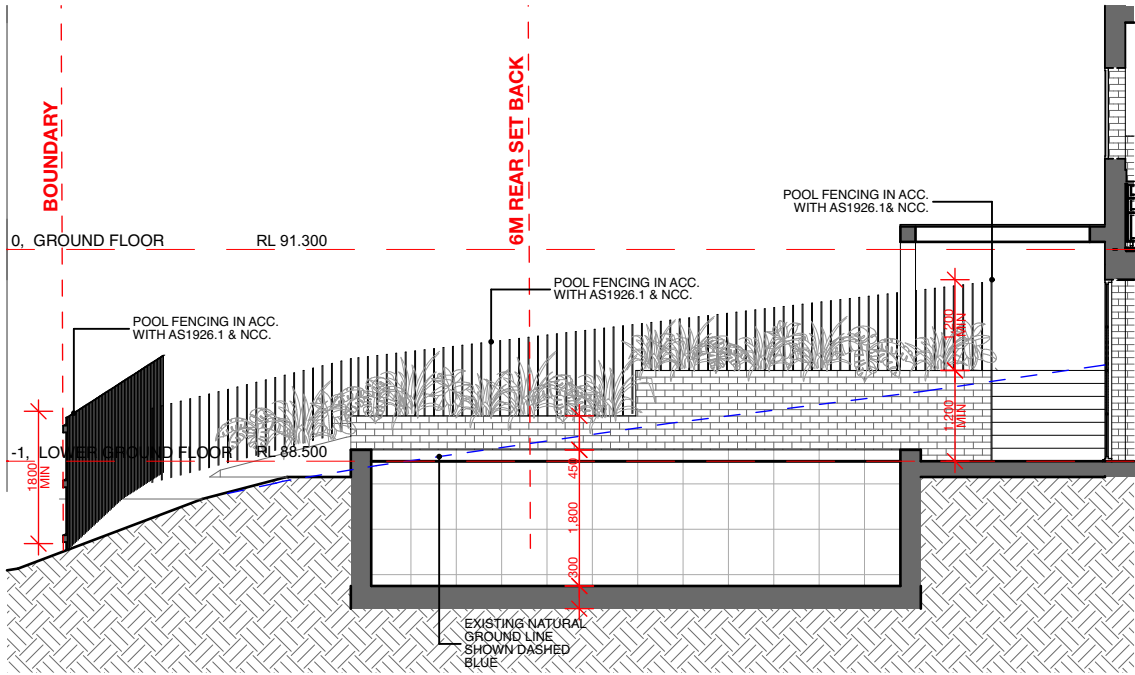
REVISION:
03

rama

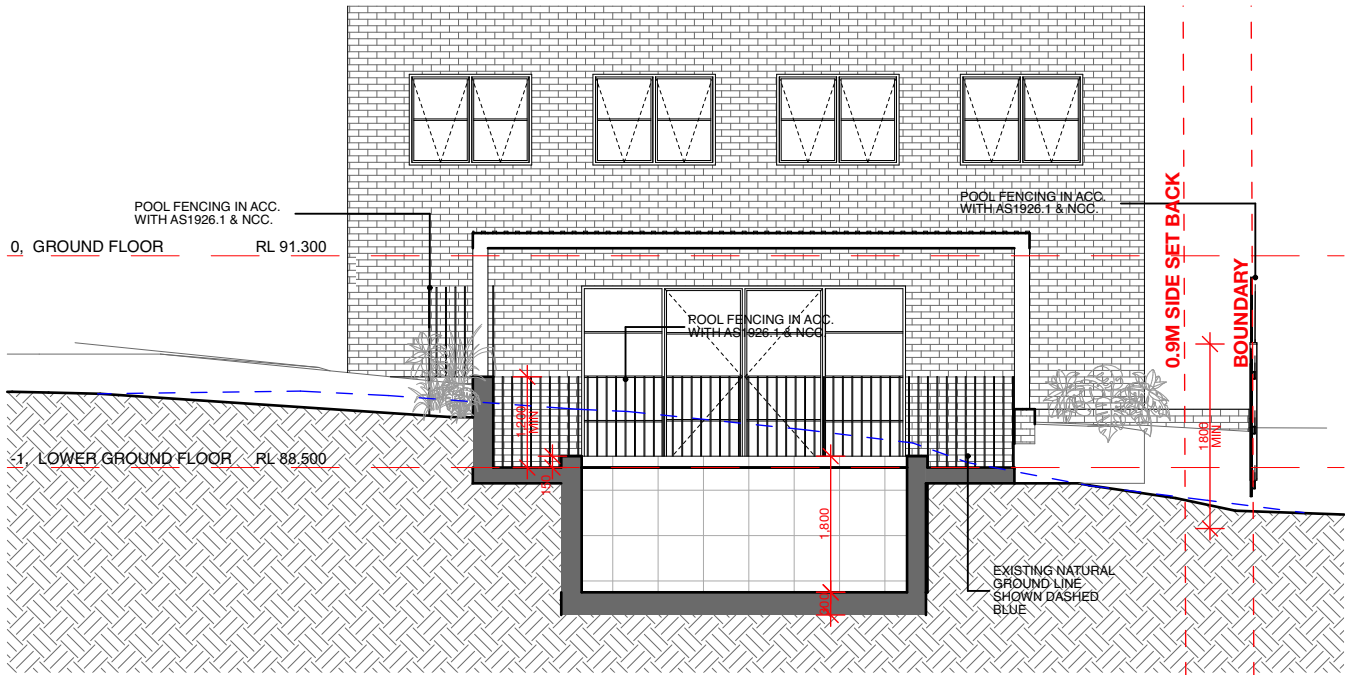
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POOL PLAN 1:100



POOL SECTION 1:100



POOL SECTION 1:100

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- KEY:**
- DENOTES AREA OF SOFT LANDSCAPING
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 - - - - DENOTES EXISTING STRUCTURE TO BE DEMOLISHED
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PROJECT:
PROPOSED NEW DWELLING, INCLUDING
NEW NEW LANDSCAPING AND POOL

CLIENT:
SCOTT AND JESS SHEPHERD

LOCATION:
67 WOOLGOOLGA STREET, NORTH
BALGOWLAH,
SYDNEY, NSW

PROJECT STAGE:
DA - ADDITIONAL INFORMATION

DRAWING TITLE:
POOL DETAILS: POOL DETAILS

SCALE:
1:100 @ A3

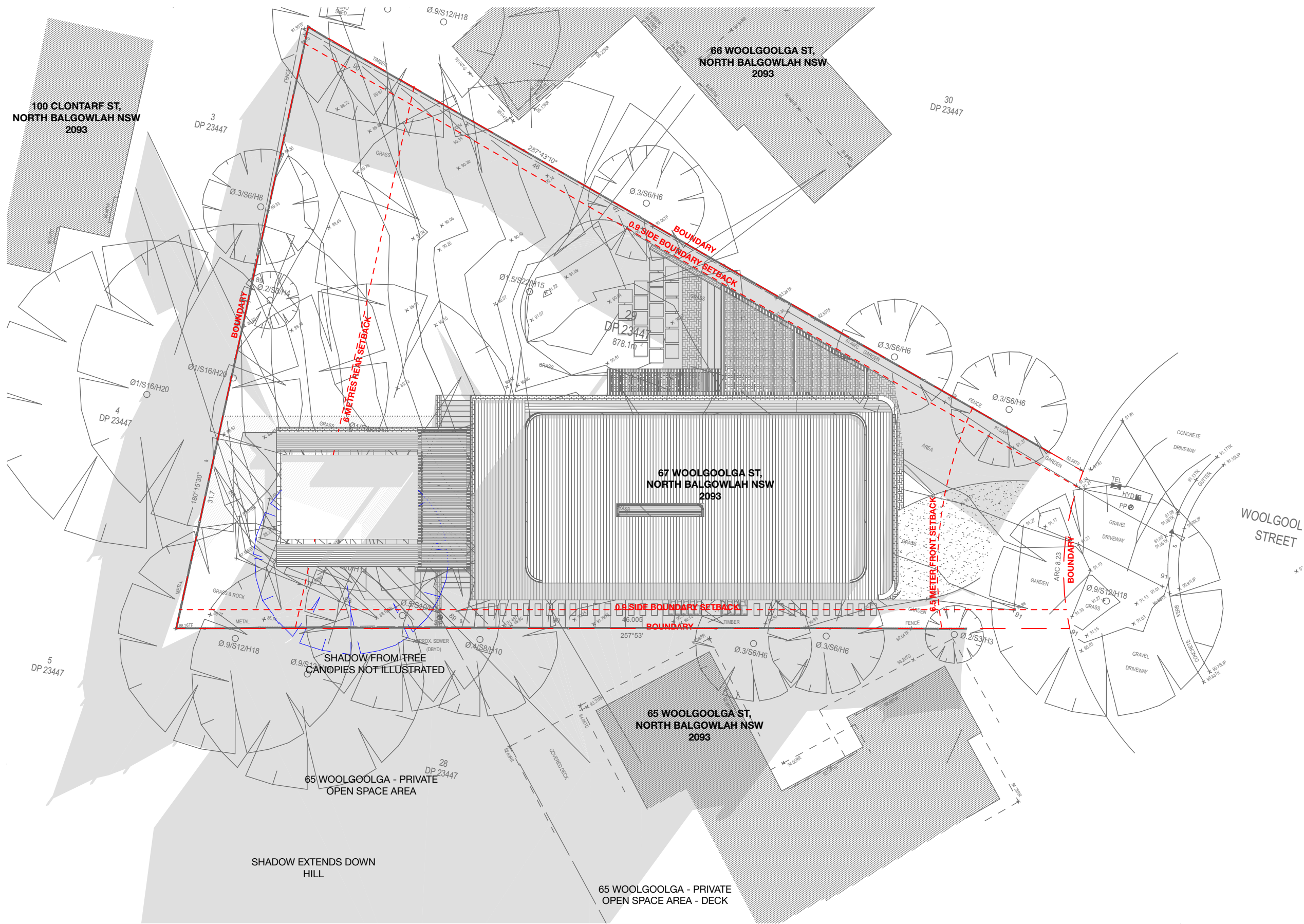
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DRAWING NO.
DA-800

REVISION:
03

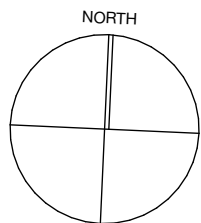
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21 JUN at 0900h

1:200



- KEY:**
- DENOTES AREA OF SOFT LANDSCAPING
 - DENOTES AREA OF SWIMMING POOL
 - DENOTES EXISTING STRUCTURE TO BE DEMOLISHED
 - DENOTES PROPOSED NEW STRUCTURE

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

CLIENT:
SCOTT AND JESS SHEPHERD

LOCATION:
67 WOOLGOOLGA STREET, NORTH
BALGOWLAH,
SYDNEY, NSW

PROJECT STAGE:
DA - ADDITIONAL INFORMATION

DRAWING TITLE:
SHADOW DIAGRAMS: SHADOW DIAGRAM
9am

SCALE:
1:200 @ A3

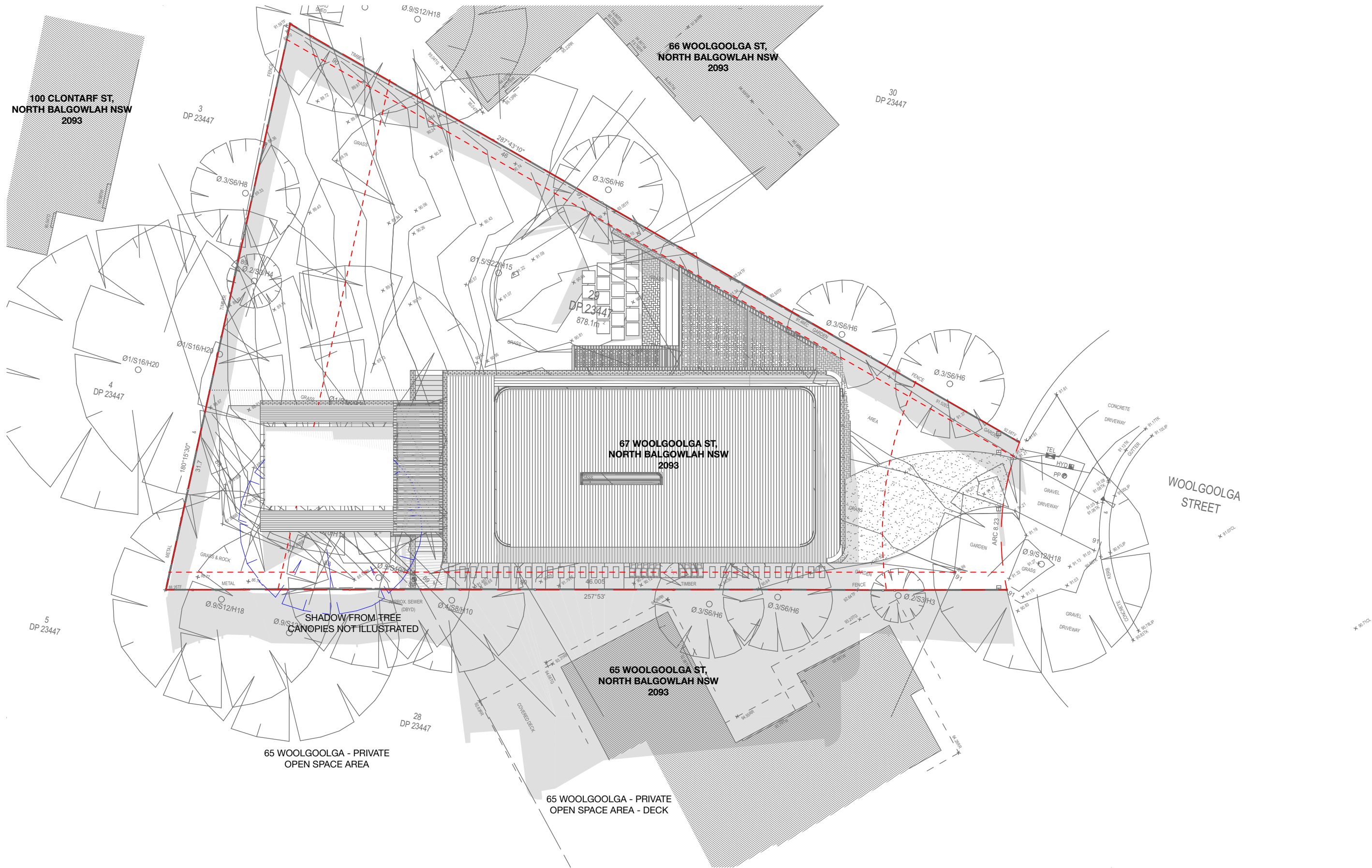
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22/6/23

DRAWING NO.
DA-900

REVISION:
03

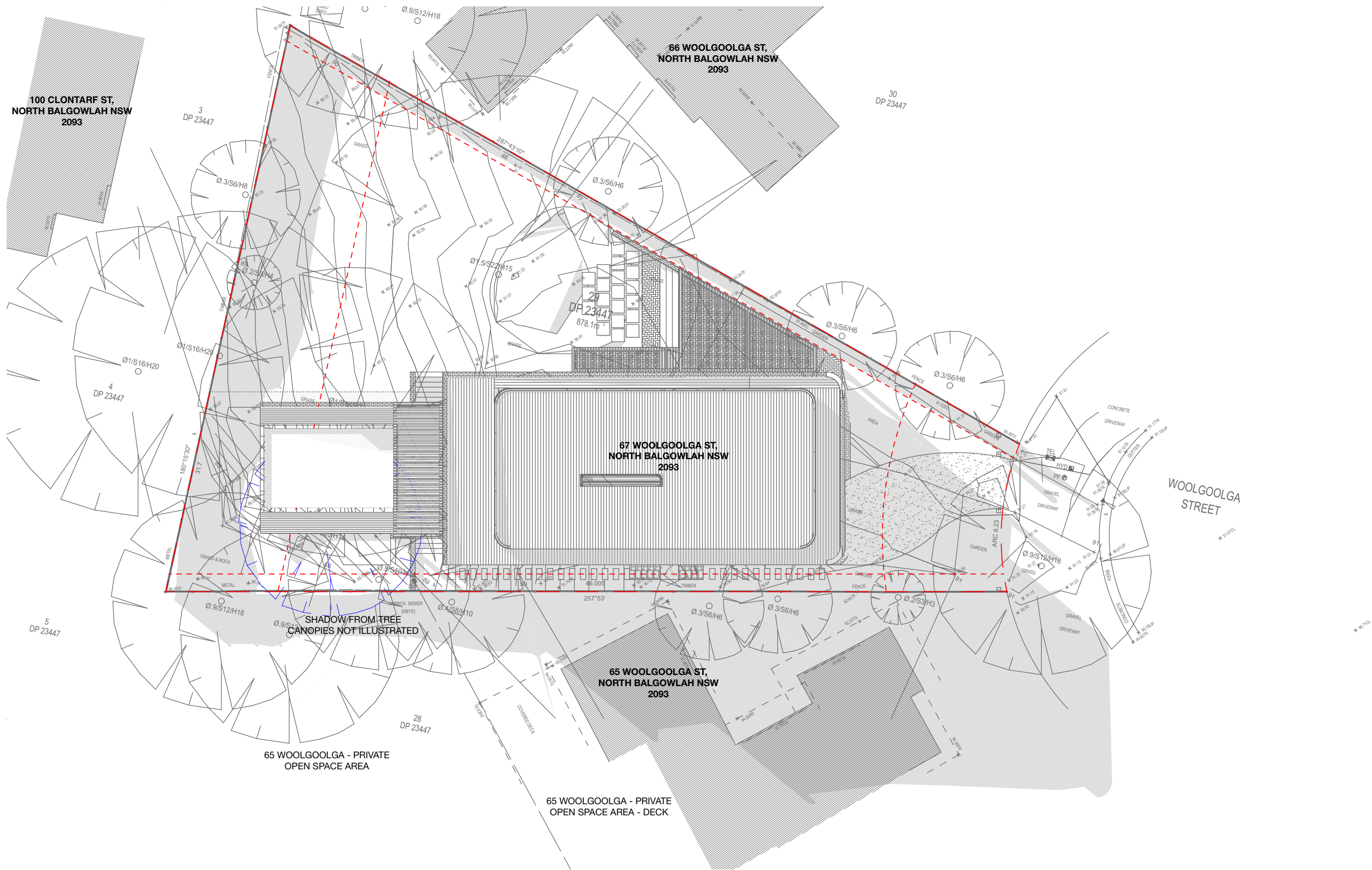
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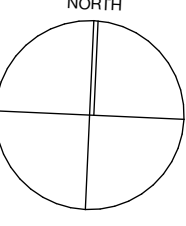






21 JUN at 1200h 1:200

<div data-bbox="94 1812 267 2022"><p>NORTH</p></div>	<div data-bbox="825 1843 1305 2001"><p>KEY:</p><ul style="list-style-type: none"> DENOTES AREA OF SOFT LANDSCAPING DENOTES AREA OF SWIMMING POOL DENOTES EXISTING STRUCTURE TO BE DEMOLISHED DENOTES PROPOSED NEW STRUCTURE</div> <div data-bbox="350 1969 786 2032"><p>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY NOTE: DO NOT SCALE OFF THIS DRAWING NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE N.C.C. 2019 NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p></div>	<div data-bbox="1691 1801 1985 1854"><p>PROJECT: PROPOSED NEW DWELLING, INCLUDING NEW NEW LANDSCAPING AND POOL</p></div> <div data-bbox="1730 1906 1947 1938"><p>CLIENT: SCOTT AND JESS SHEPHERD</p></div> <div data-bbox="1712 1980 1964 2053"><p>LOCATION: 67 WOOLGOOLGA STREET, NORTH BALGOWLAH, SYDNEY, NSW</p></div>	<div data-bbox="2074 1812 2309 1843"><p>PROJECT STAGE: DA - ADDITIONAL INFORMATION</p></div> <div data-bbox="2041 1896 2341 1948"><p>DRAWING TITLE: SHADOW DIAGRAMS: SHADOW DIAGRAM 12pm</p></div> <div data-bbox="2154 2001 2228 2032"><p>SCALE: 1:200 @ A3</p></div>	<div data-bbox="2487 1812 2605 1843"><p>DATE OF ISSUE: 22/6/23</p></div> <div data-bbox="2493 1906 2597 1938"><p>DRAWING NO. DA-901</p></div> <div data-bbox="2507 2001 2582 2032"><p>REVISION: 03</p></div>	<div data-bbox="2745 1812 2908 1843"><p>r a m a</p></div> <div data-bbox="2730 1890 2923 2047"><p>nominated architect Thomas Martin now reg. #10383 6 / 30 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramaarchitects.com ABN 612 713 425 COPYRIGHT OF RAMA ARCHITECTS PTY. LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</p></div>
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SHADOW PLAN PROPOSED 21 JUN at 1500h 1:200

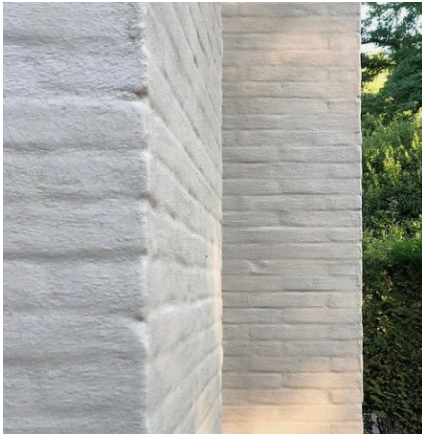
	<p>KEY:</p> <ul style="list-style-type: none"> DENOTES AREA OF SOFT LANDSCAPING DENOTES AREA OF SWIMMING POOL DENOTES EXISTING STRUCTURE TO BE DEMOLISHED DENOTES PROPOSED NEW STRUCTURE <p>NOTE: THESE DRAWINGS ARE NOT FOR CONSTRUCTION. FOR DA APPROVAL ONLY NOTE: DO NOT SCALE OFF THIS DRAWING NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE N.C.C. 2019 NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE RELEVANT AUSTRALIAN STANDARDS NOTE: ALL WORKS TO BE IN ACCORDANCE WITH THE BASIX REQUIREMENTS</p>	<p>PROJECT: PROPOSED NEW DWELLING, INCLUDING NEW NEW LANDSCAPING AND POOL</p> <p>CLIENT: SCOTT AND JESS SHEPHERD</p> <p>LOCATION: 67 WOOLGOOLGA STREET, NORTH BALGOWLAH, SYDNEY, NSW</p>	<p>PROJECT STAGE: DA - ADDITIONAL INFORMATION</p> <p>DRAWING TITLE: SHADOW DIAGRAMS: SHADOW DIAGRAM 3pm</p> <p>SCALE: 1:200 @ A3</p>	<p>DATE OF ISSUE: 22/6/23</p> <p>DRAWING NO. DA-902</p> <p>REVISION: 03</p>	<p>rama</p> <p><small>nominated architect Thomas Martin now reg. #10383 6 / 30 AVALON PARADE, AVALON BEACH, NSW 2107 www.ramaarchitects.com e. info@ramaarchitects.com ABN 612 713 425 COPYRIGHT OF RAMA ARCHITECTS PTY. LTD. THIS DRAWING IS NOT TO BE USED OR REPRODUCED IN ANY FORM WITHOUT CONSENT. DO NOT SCALE FROM THIS DRAWING</small></p>
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External Montage

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

r a m a



1. External Wall - Light Bagged Brick



2. External Cladding- Neutral Grey/Green Tone



3. Windows & Doors - Light Steel Doors



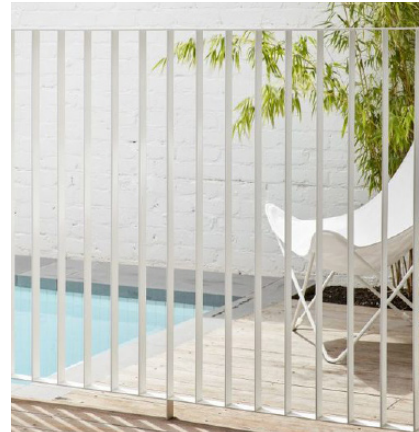
4. Hardwood Timber Pergola and Battens



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

r a m a