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16 maretimo street, balgowlah

private residence

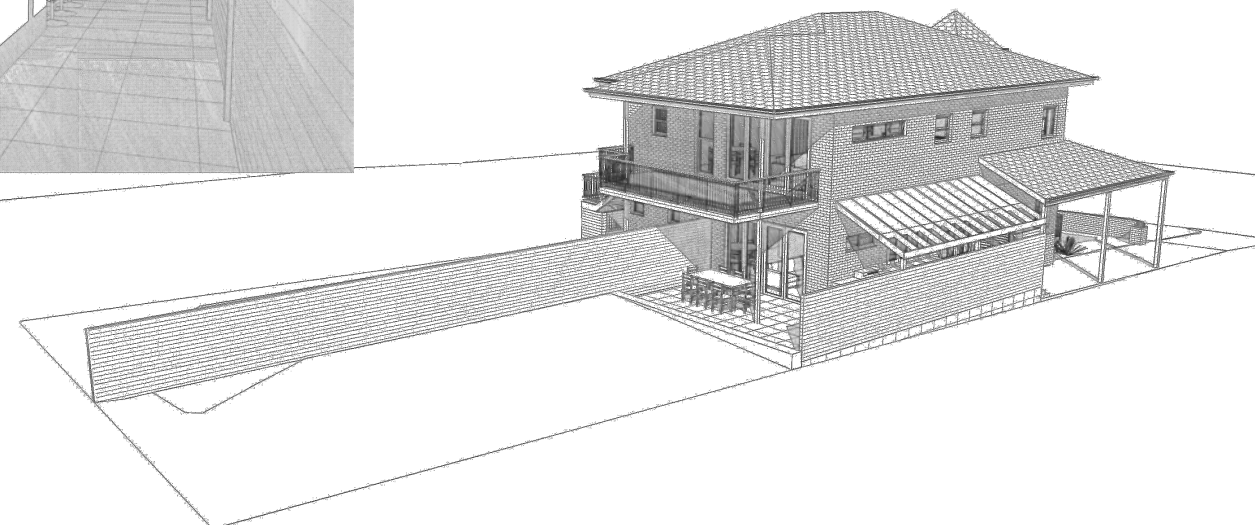
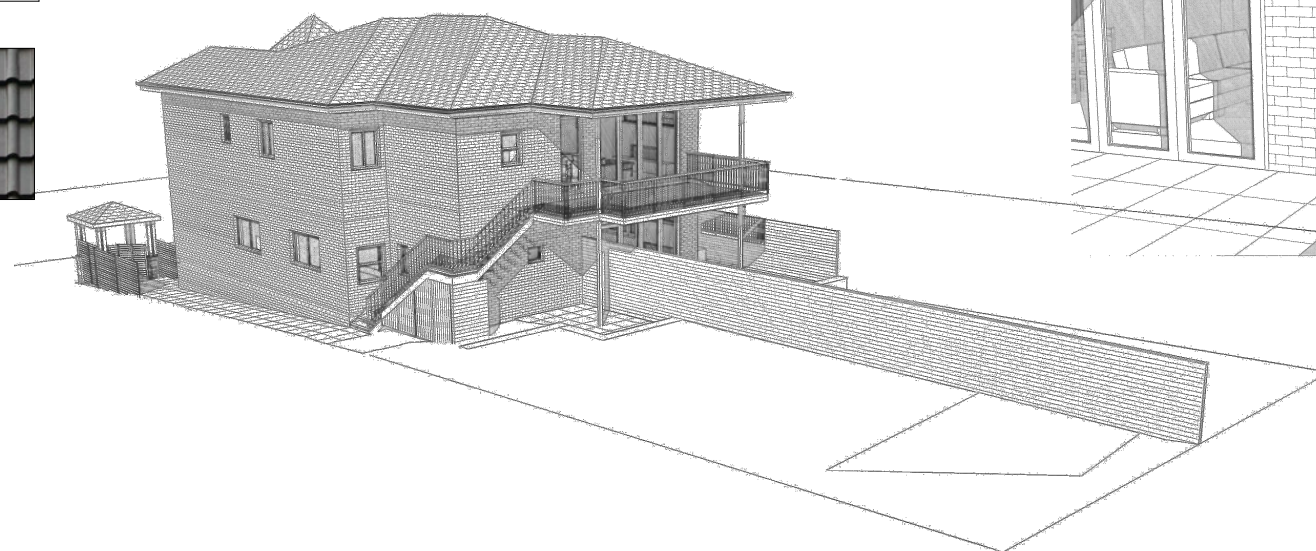
additions and alterations / strata subdivision
development application

architectural perspectives

WINDOWS
WHITE
ALUMINIUM
or similar

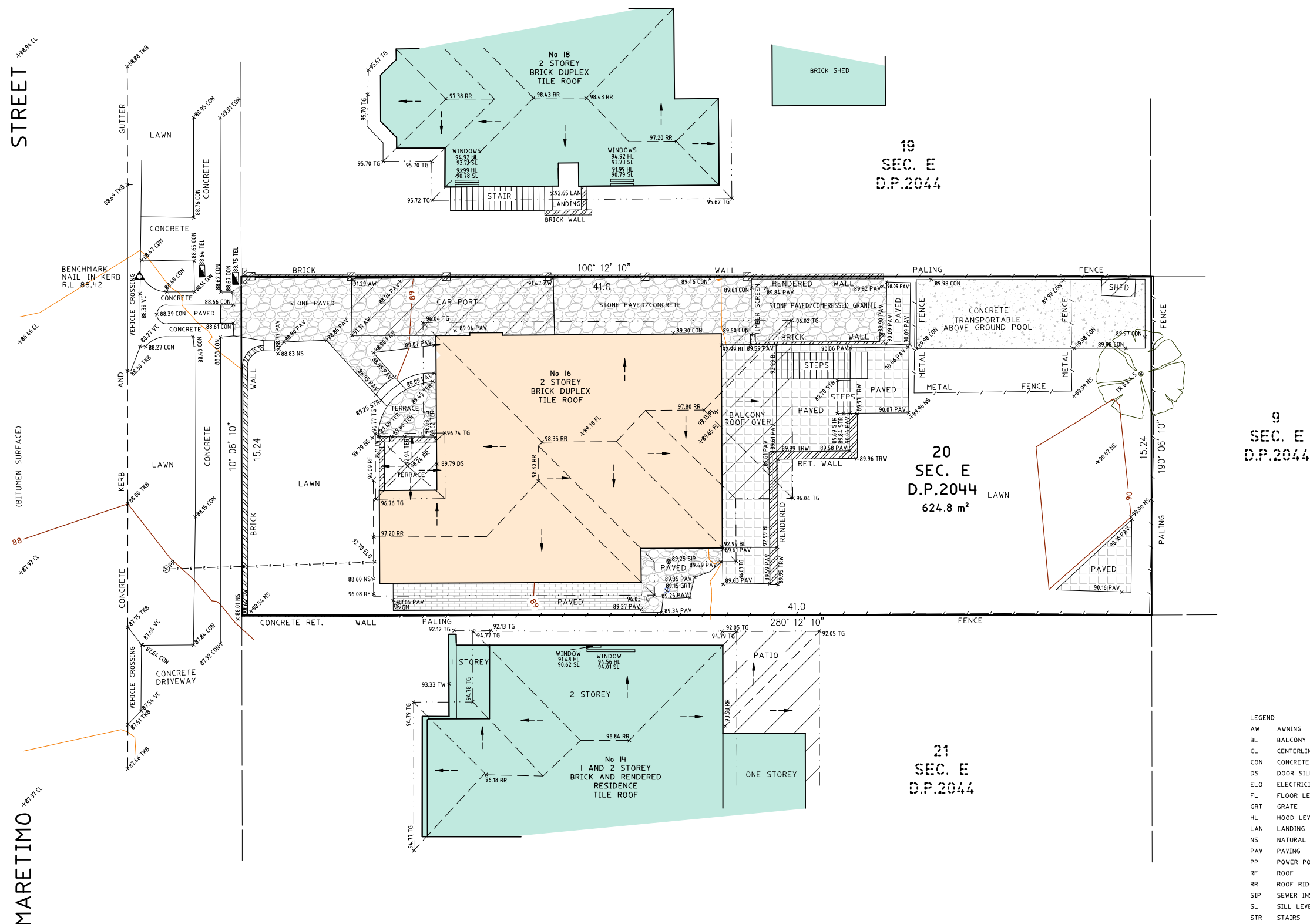


ROOF
TILE
BLACK
or similar





Project :	Additions & Alterations DA 16 Maretimo St, Balgowlah Lot 20 Section E in DP 2044 - 624.8m ²	Drawn/Designed : PB/MW	Date : 040420
Client :	Private Residence	Project Number : 1927	Scale : 1:200 @ A3
Drawing : - Survey		Drawing No. : DA2	Issue :



LEGEND	
AW	AWNING
BL	BALCONY
CL	CENTERLINE
CON	CONCRETE
DS	DOOR SILL LEVEL
ELO	ELECTRICITY OVERHEAD
FL	FLOOR LEVEL
GRT	GRATE
HL	HOOD LEVEL
LAN	LANDING
NS	NATURAL SURFACE
PAV	PAVING
PP	POWER POLE NETWORK
RF	ROOF
RR	ROOF RIDGE
SIP	SEWER INSPECTION PIT
SL	SILL LEVEL
STR	STAIRS
TEL	TELSTRA
TER	TERRACE
TG	TOP OF GUTTER
TKB	TOP OF KERB
TR	TREE-DIA.SPREAD,HEIGHT
TRW	TOP OF RETAINING WALL
TW	TOP OF WALL
VC	VEHICLE CROSSING

- BOUNDARIES HAVE NOT BEEN DEFINED, A PRELIMINARY BOUNDARY SURVEY FOR DESIGN AND DA PURPOSES HAS BEEN UNDERTAKEN. LOT DIMENSIONS HAVE BEEN TAKEN FROM THE TITLE DIAGRAM. SITE AREA HAS BEEN CALCULATED FROM THESE DIMENSIONS - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.

IF CONSTRUCTION ON OR NEAR BOUNDARIES IS REQUIRED IT IS RECOMMENDED THAT THE BOUNDARIES OF THE LAND BE MARKED.

• TREE SIZES ARE ESTIMATES ONLY.

THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF JFM CONSTRUCTIONS

- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.

ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. CALL BEFORE YOU DIG SERVICES (ph 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.

- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.

- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.

· CONTOURS SHOWN DEPICT THE TOPOGRAPHY, EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION

- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.

- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).

* THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100

· DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.

- IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY

- COPYRIGHT WATERVIEW SURVEYING SERVICES

- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968

- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY

THIS NOTICE MUST NOT BE ERASED



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michael@wvsurveying.com.au
0474 843 180

Vertical Datum

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. PM 1147
R.L. 89.029
SOURCE: S.C.I.M.S. 2/11/2019

Client Details JFM CONSTRUCTIONS

Drawing Title

DETAIL AND LEVELS OVER
16 MARETIMO STREET
BALGOWLAH NSW 2093
BEING LOT 20 SEC. E IN DP.2044

PROJECT: 1016

Date of survey
01/09/2019










Scale
1:100 @ A1

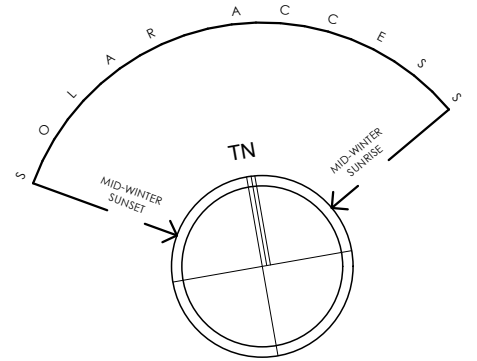
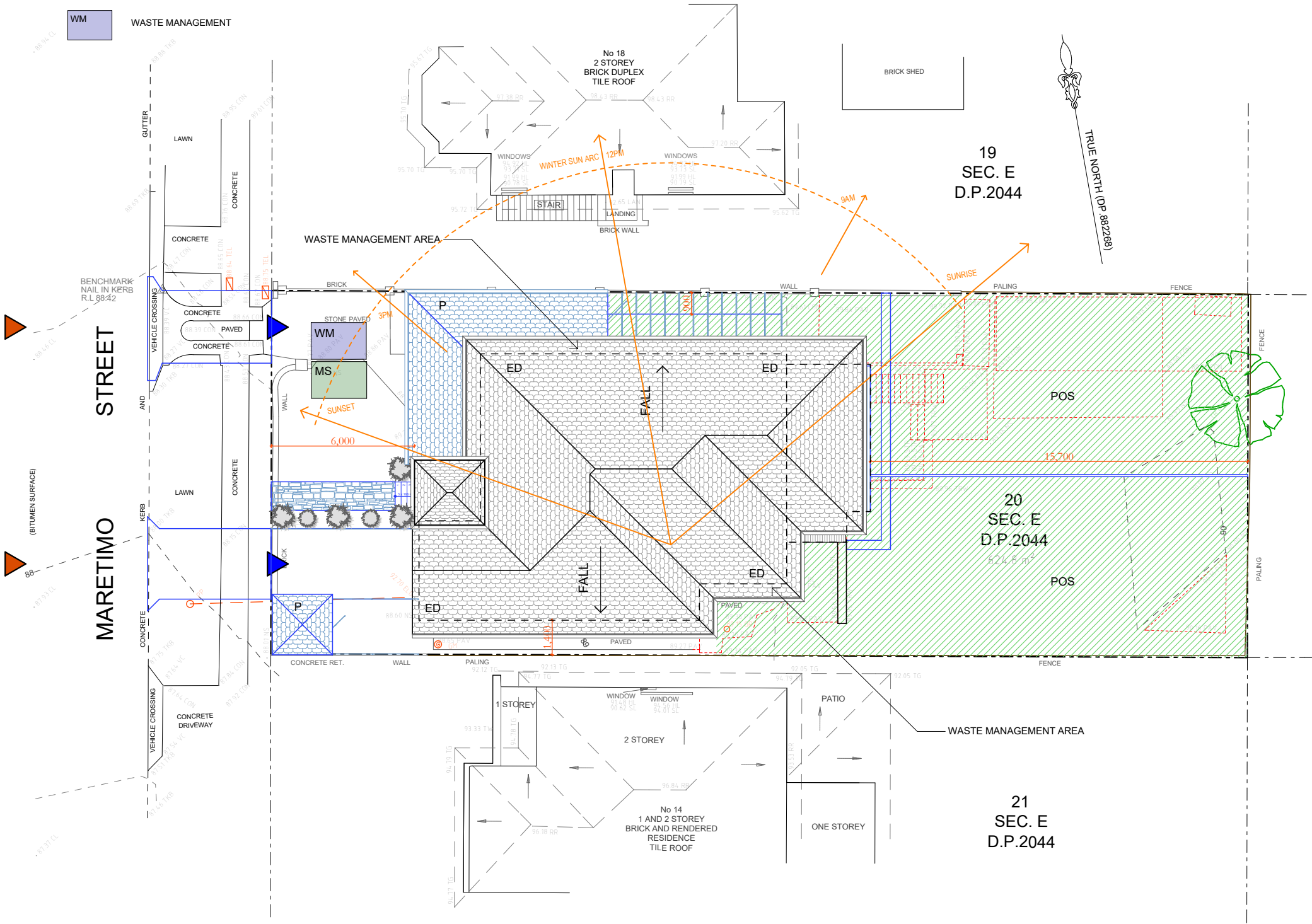
PAGE 1 OF 1

Drawing No.	1016detail 1
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	Rev.
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LEGEND

	PROPOSED		EXISTING LEVELS
	PRIVATE OPEN SPACE (EXISTING)		CAR ENTRY POINT
	EXISTING DWELLING		CARPORT ENTRY POINT
	MATERIAL STOCKPILE		BOUNDARY
			WASTE MANAGEMENT



9
SEC. E
D.P.2044

19
SEC. E
D.P.2044

20
SEC. E
D.P.2044

21
SEC. E
D.P.2044

Site Analysis Plan
1:200



Date :	Issue :	Description :

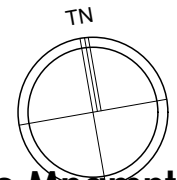
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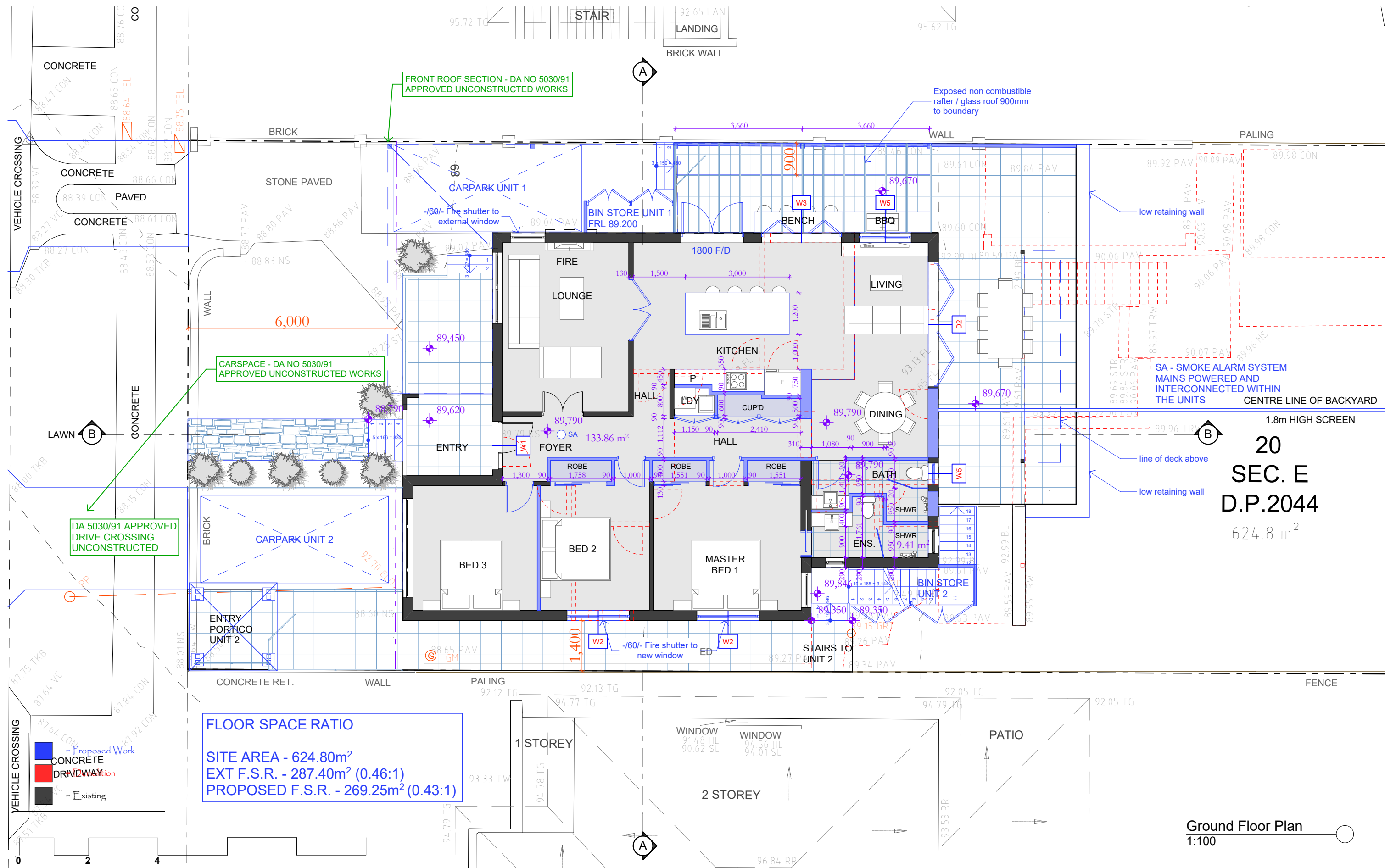
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Office: 28 Cook Terrace, Mona Vale
M 0432 125 244. Member no. BDA 2479-18

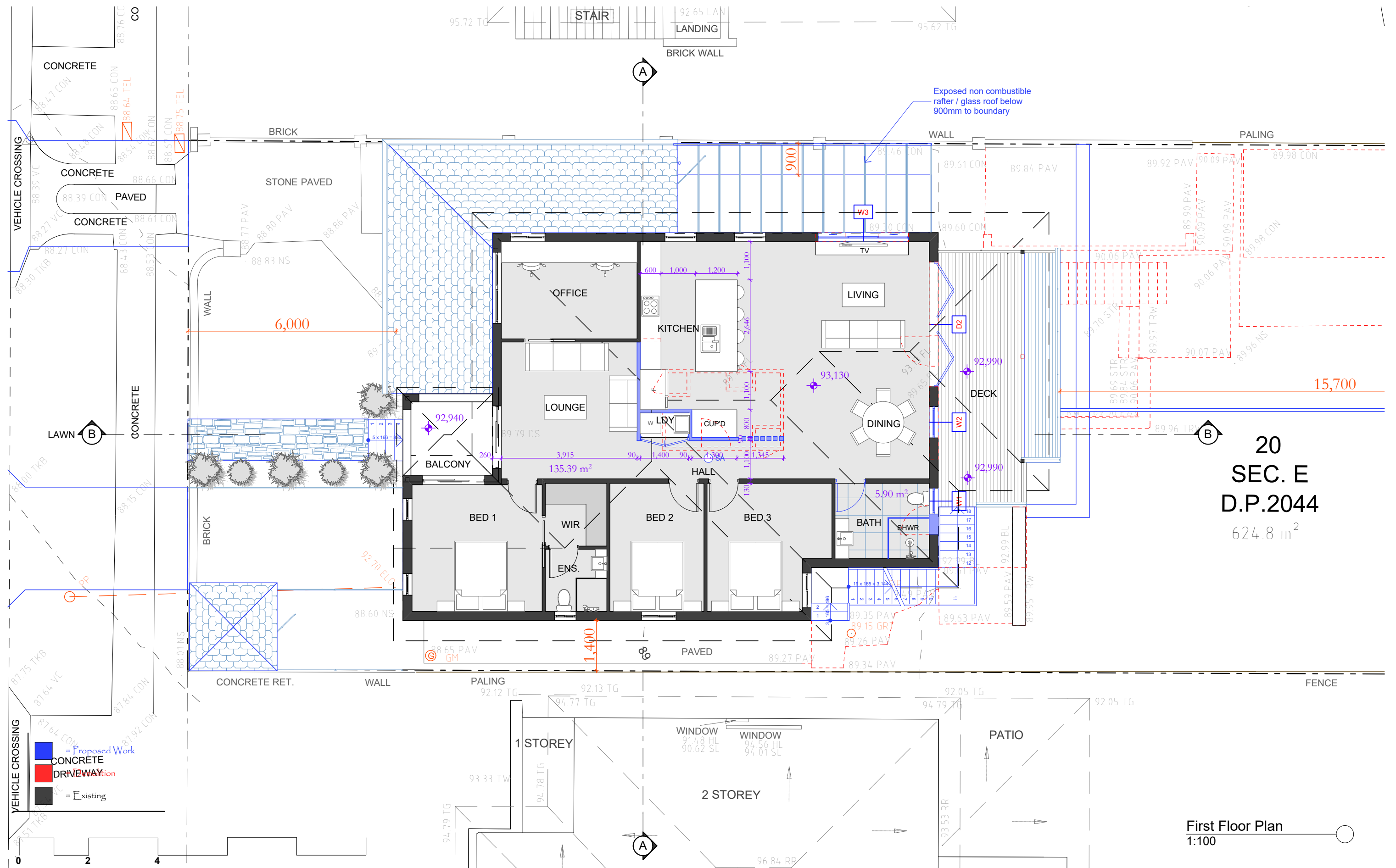
Project : Additions & Alterations
DA
16 Maretimo St, Balgowlah
Lot 20 Section E in DP 2044 - 624.8m2
Client : Private Residence
Drawing : - **Site Analysis Plan & Waste Mngmnt Plan**



Drawn/Designed : PB/MW	Date : 040420
Project Number : 1927	Scale : 1:200 @ A3
Drawing No. : DA3	Issue :



Ground Floor Plan
1:100

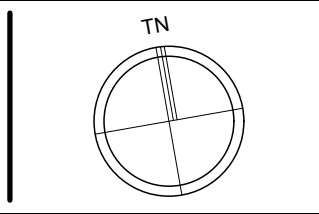


Date :	Issue :	Description :

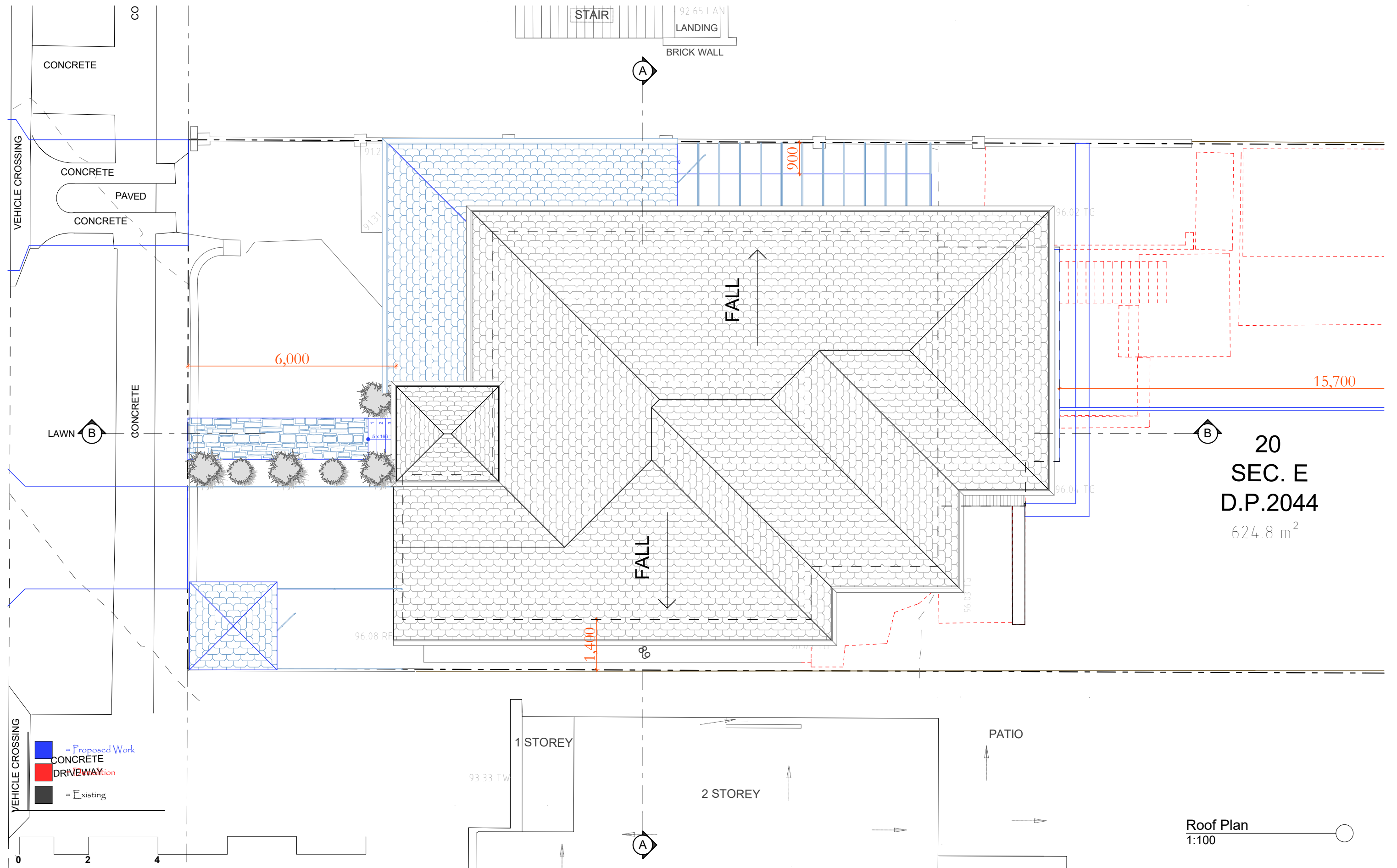
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Project : Additions & Alterations
DA
16 Maretimo St, Balgowlah
Lot 20 Section E in DP 2044 - 624.8m2
Client : Private Residence
Drawing : - **First Floor Plan**



Drawn/Designed : PB/MW	Date : 040420
Project Number : 1927	Scale : 1:100 @ A3
Drawing No. : DA5	Issue :

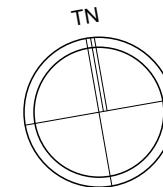


Date :	Issue :	Description :

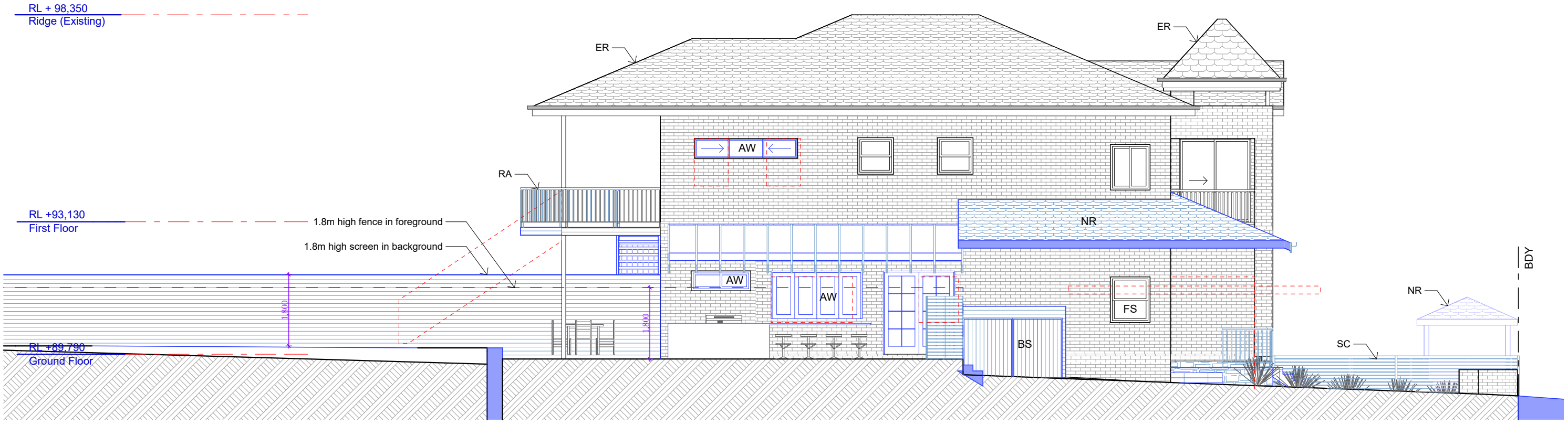
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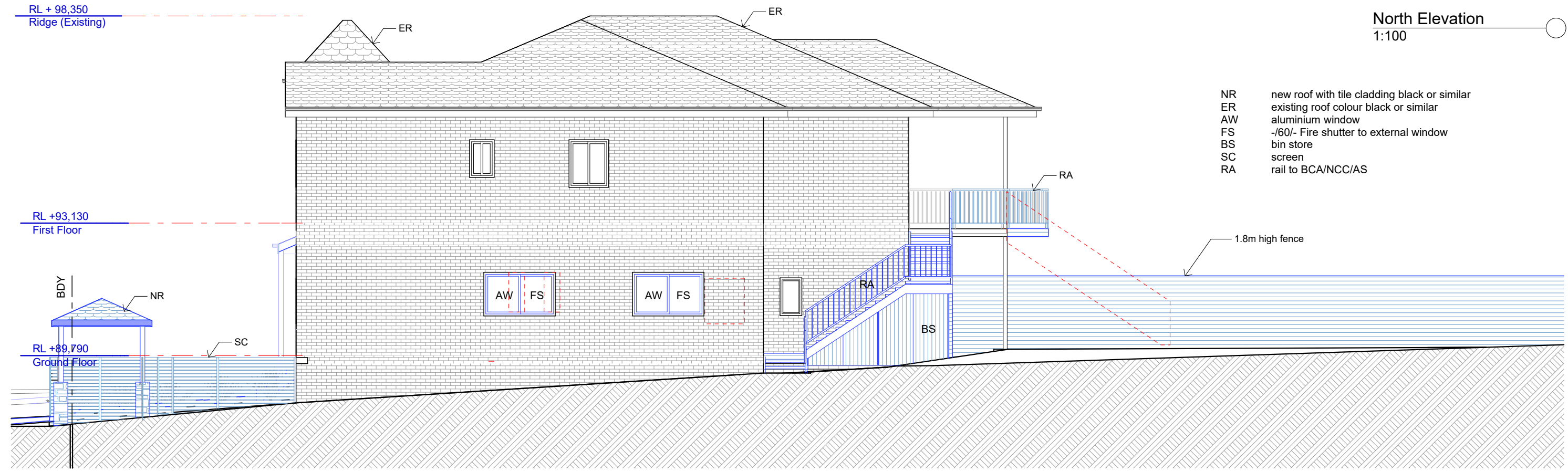
Project : Additions & Alterations
DA
16 Maretimo St, Balgowlah
Lot 20 Section E in DP 2044 - 624.8m2
Client : Private Residence
Drawing : - **Roof Floor Plan**



Drawn/Designed : PB/MW	Date : 040420
Project Number : 1927	Scale : 1:100 @ A3
Drawing No. : DA6	Issue :



North Elevation
1:100



- NR new roof with tile cladding black or similar
- ER existing roof colour black or similar
- AW aluminium window
- FS -/60/- Fire shutter to external window
- BS bin store
- SC screen
- RA rail to BCA/NCC/AS



South Elevation
1:100

Date :	Issue :	Description :

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Project : Additions & Alterations
DA
16 Maretimo St, Balgowlah
Lot 20 Section E in DP 2044 - 624.8m2
Client : Private Residence
Drawing : - Elevations, N, S

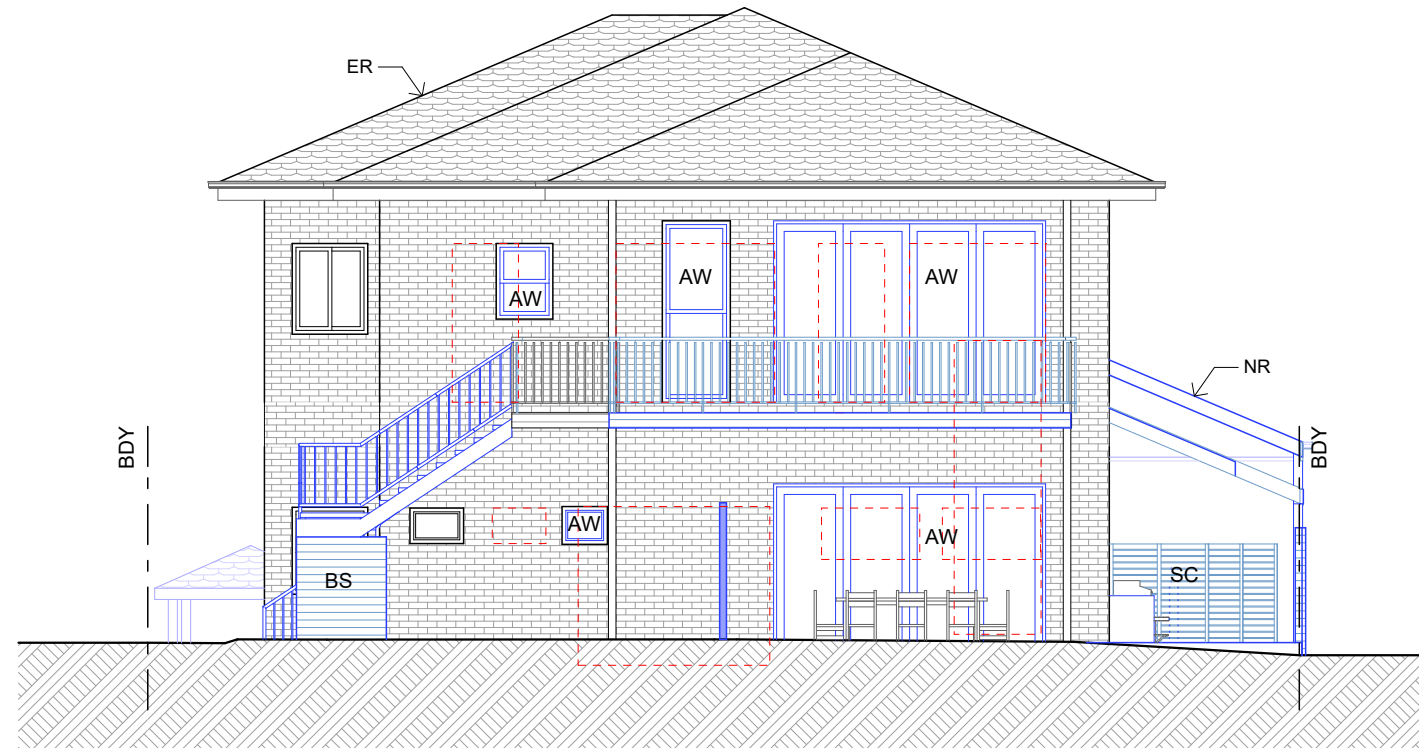
- Proposed Work
- Demolition
- Existing

Drawn/Designed : PB/MW	Date : 040420
Project Number : 1927	Scale : 1:100 @ A3
Drawing No. : DA7	Issue :

RL + 98,350
Ridge (Existing)

RL +93,130
First Floor

RL +89,790
Ground Floor



East Elevation
1:100

RL + 98,350
Ridge (Existing)

RL +93,130
First Floor

RL +89,790
Ground Floor



West Elevation
1:100

NR new roof with tile cladding black or similar
ER existing roof colour black or similar
AW aluminium window
FS -/60/- Fire shutter to external window
BS bin store
SC screen
RA rail to BCA/NCC/AS



Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.



Project : Additions & Alterations
DA
16 Maretimo St, Balgowlah
Lot 20 Section E in DP 2044 - 624.8m2
Client : Private Residence
Drawing : - Elevations, E, W

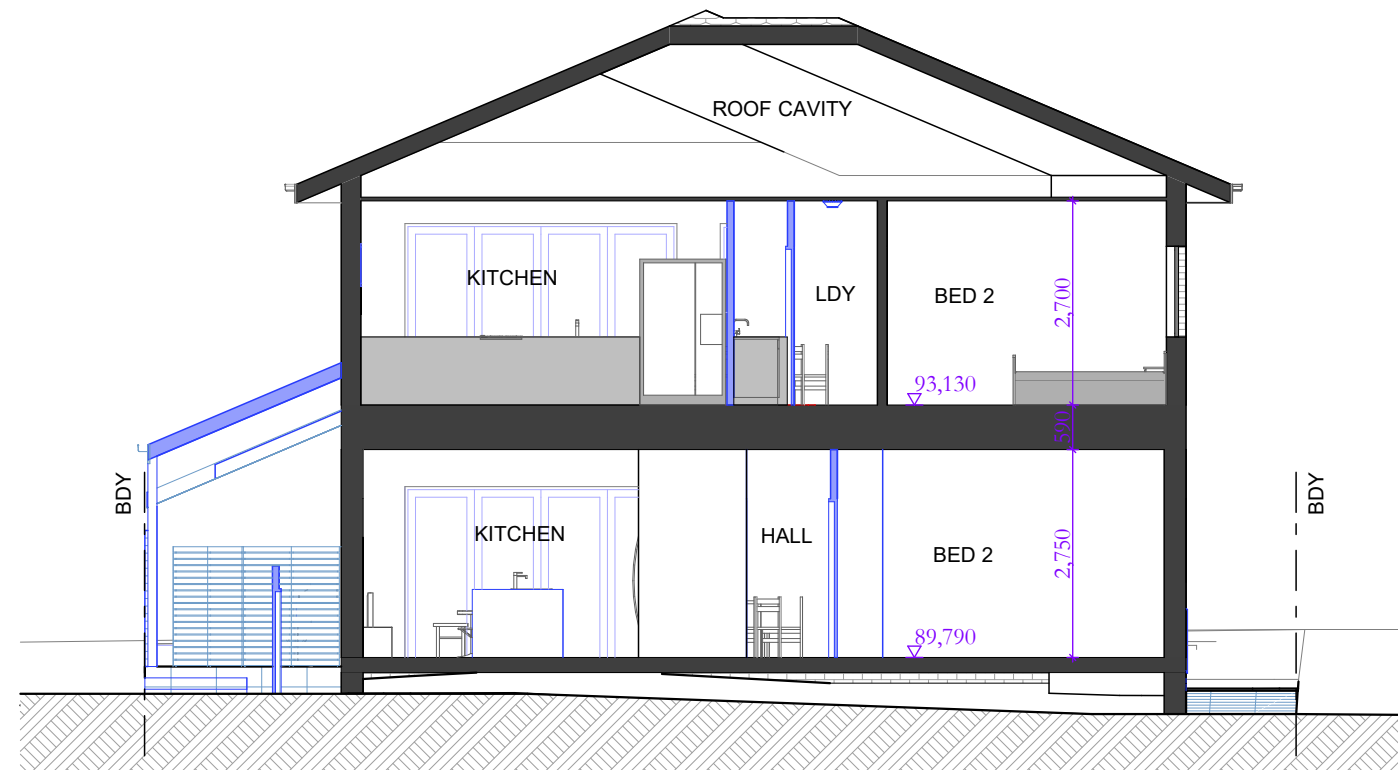
Blue square = Proposed Work
Red square = Demolition
Black square = Existing

Drawn/Designed : PB/MW
Project Number : 1927
Drawing No. : DA8
Date : 040420
Scale : 1:100 @ A3
Issue :

RL + 98,350
Ridge (Existing)

RL +93,130
First Floor

RL +89,790
Ground Floor



Section A-A
1:100

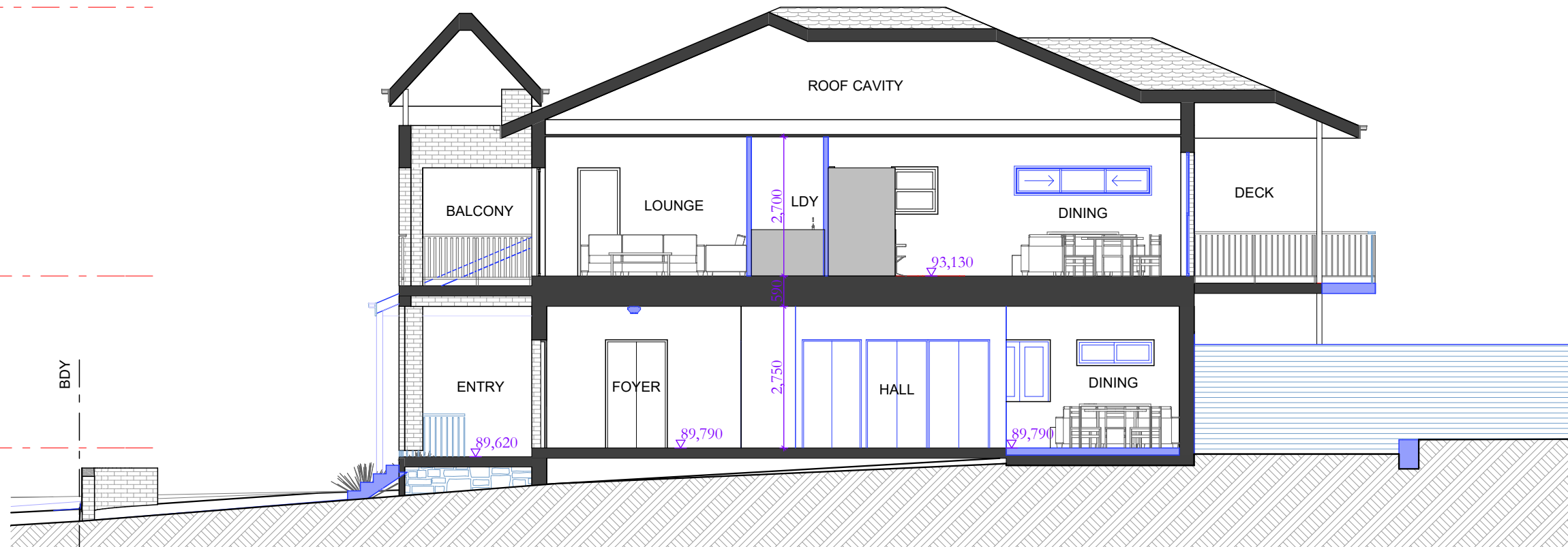
STORMWATER DETAILS

No Increase in impervious areas by 50m2. No OSD required for alterations. New downpipes connected to existing stormwater line & discharged to street stormwater drainage system. Adequacy of existing system to be checked by stormwater engineer at construction stage.

RL + 98,350
Ridge (Existing)

RL +93,130
First Floor

RL +89,790
Ground Floor



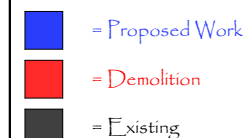
Section B-B
1:100

Date :	Issue :	Description :

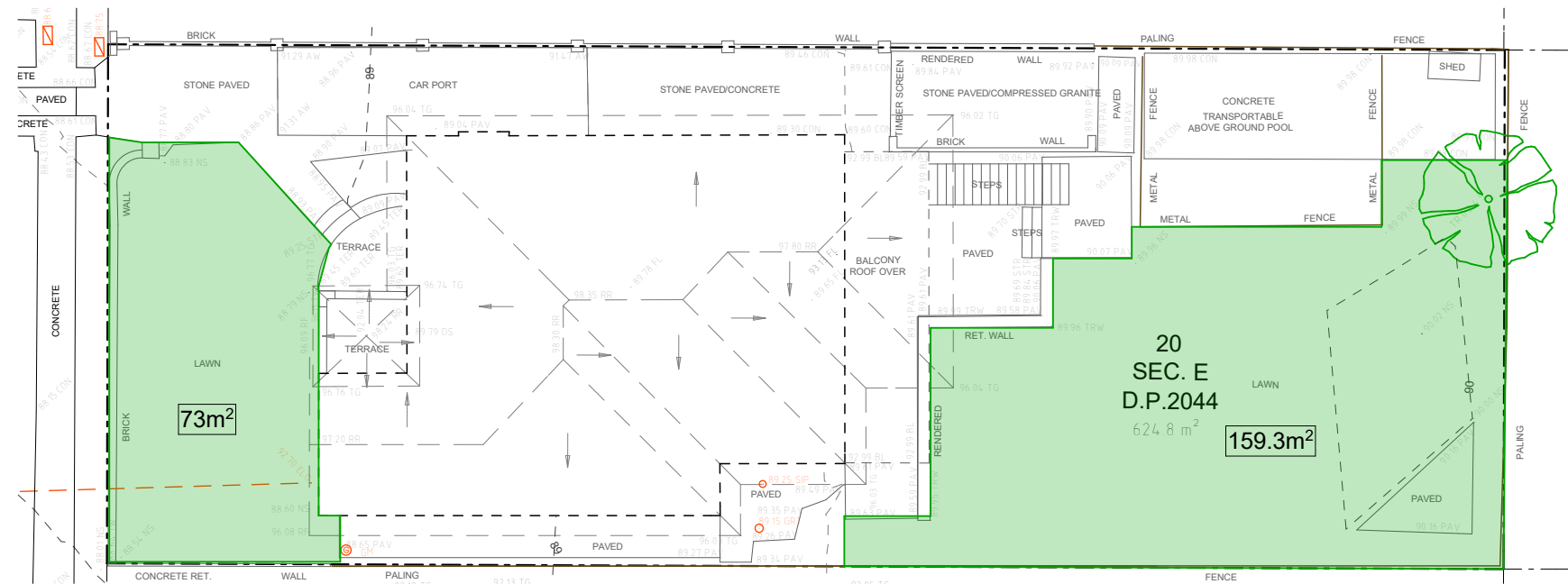
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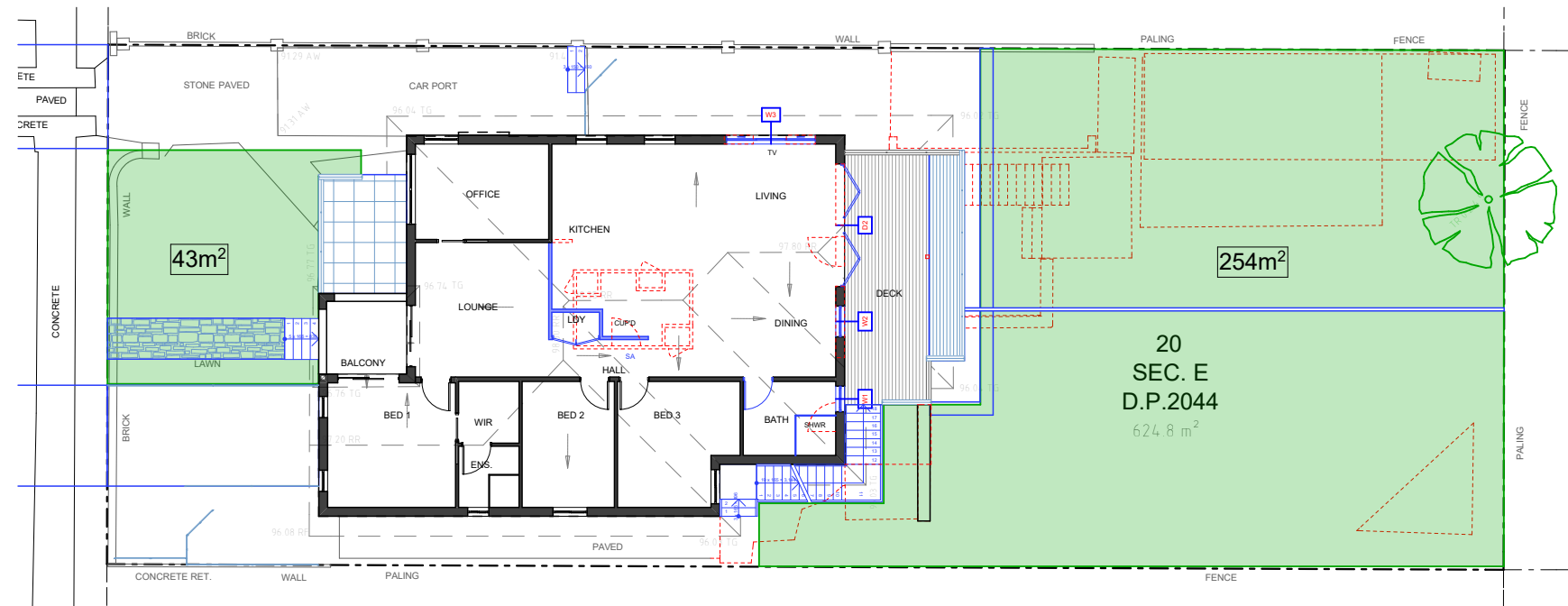
Project : Additions & Alterations
DA
16 Maretimo St, Balgowlah
Lot 20 Section E in DP 2044 - 624.8m2
Client : Private Residence
Drawing : - Section, A-A, B-B



Drawn/Designed : PB/MW	Date : 040420
Project Number : 1927	Scale : 1:100 @ A3
Drawing No. : DA9	Issue :



Landscaping Existing
1:200



Landscaping Proposed
1:200

SITE AREA = 624.80m²



LANDSCAPED AREA EXISTING

= 232.3m² (37.17%)



LANDSCAPED AREA PROPOSED

= 297m² (47.53%)

Blue square = Proposed Work
Red square = Demolition
Black square = Existing

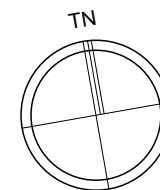


Date :	Issue :	Description :

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Project : Additions & Alterations
DA
16 Maretimo St, Balgowlah
Lot 20 Section E in DP 2044 - 624.8m2
Client : Private Residence
Drawing : - Landscaping Plan



Drawn/Designed : PB/MW	Date : 040420
Project Number : 1927	Scale : 1:200 @ A3
Drawing No. : DA10	Issue :

a) WORKING AT HEIGHTS

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

For buildings where scaffolds, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

LOOSE MATERIALS OR SMALL OBJECTS

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

For all buildings:
 Busy construction and demolition sites present a risk of collision when deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other equipment and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

For material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur. Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

fibreglass, rockwool, ceramic and other material used for thermal sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including respiratory protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

Work Health and Safety Regulation - important information

			<p>The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.</p>	 <p>ACCREDITED BUILDING DESIGNER</p>	 <p>Northern beaches designs</p> <p>Postal address: P O Box 870, Narrabeen NSW 2101 Office: 28 Cook Terrace, Mona Vale M 0432 125 244. Member no. BDA 2479-18</p>	<p>Project : Additions & Alterations DA 16 Maretimo St, Balgowlah Lot 20 Section E in DP 2044 - 624.8m2</p> <p>Client : Private Residence</p> <p>Drawing - Safety Notes</p>	<p>Drawn/Designed : PB/MW</p> <p>Project Number : 1927</p> <p>Drawing No. : DA11</p>	<p>Date : 040420</p> <p>Scale : 1:200 @ A3</p> <p>Issue :</p>
Date :	Issue :	Description :						

SEDIMENT CONTROL PLAN

EROSION & SEDIMENT NOTES.

Minimise area to be cleared and leave as much vegetation as possible. Install temporary fences to define 'no go' areas that are not to be disturbed.

Install sediment fence(s) along the low side of the site before work begins.

Divert water around the work site and stabilise channels, but ensure that you do not flood the neighbouring property. Establish a single stabilised entry/exit point. Clearly mark the access point and give an access map that has a delivery point indicated for all supplies.

Leave or lay a kerb-side turf strip (for example, the nature strip) to slow the speed of water flows and to trap sediment.

Check the erosion and sediment controls every day and keep them in good working condition.

Stockpile topsoil within the sediment controlled zone.

Always be aware of the weather forecast.

Stabilise exposed earth banks (e.g. vegetation, erosion control mats).

Fill in and compact all trenches immediately after services have been laid.

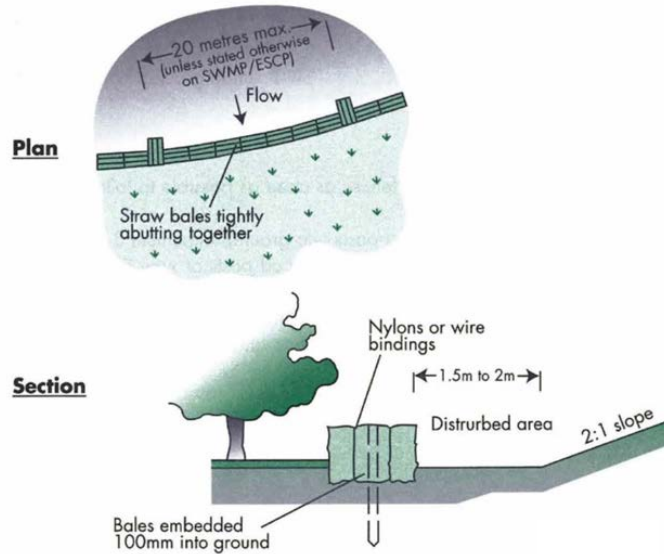
Install site waste receptacles (mini-skip, bins, wind-proof litter receptors).

Sweep the road and footpath every day and put soil behind the sediment controls. Hosing down roads and footpaths is unacceptable.

Connect downpipes from the guttering to the stormwater drain as soon as the roof is installed.

Revegetate the site as soon as possible. The erosion and sediment control devices must be kept in place until 70% of the site has been revegetated.

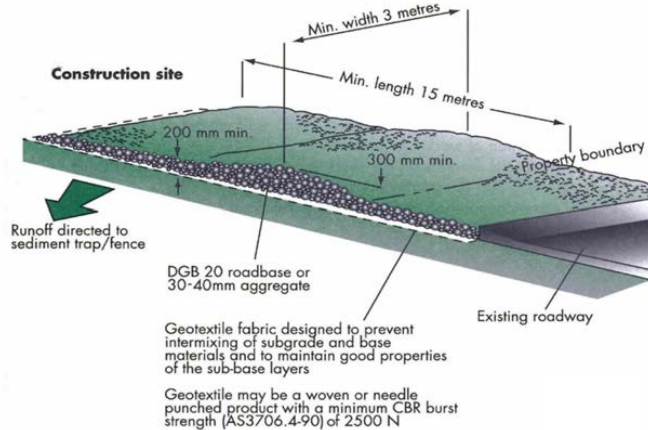
STRAW BALES



Construction Notes

- Construct the straw bale filter as close as possible to being parallel to the contours of the site.
- Place bales lengthwise in a row with ends tightly abutting. Use straw to fill any gaps between bales. Straws are to be placed parallel to ground.
- Ensure that the maximum height of the filter is one bale.
- Embed each bale in the ground 75 mm to 100 mm and anchor with two 1.2 metre star pickets or stakes. Angle the first star picket or stake in each bale towards the previously laid bale. Drive them 600 mm into the ground and, if possible, flush with the top of the bales. Where star pickets are used and they protrude above the bales, ensure they are fitted with safety caps.
- Where a straw bale filter is constructed downslope from a disturbed batter, ensure the bales are placed 1 to 2 metres downslope from the toe.
- Establish a maintenance program that ensures the integrity of the bales is retained - they could require replacement each two to four months.

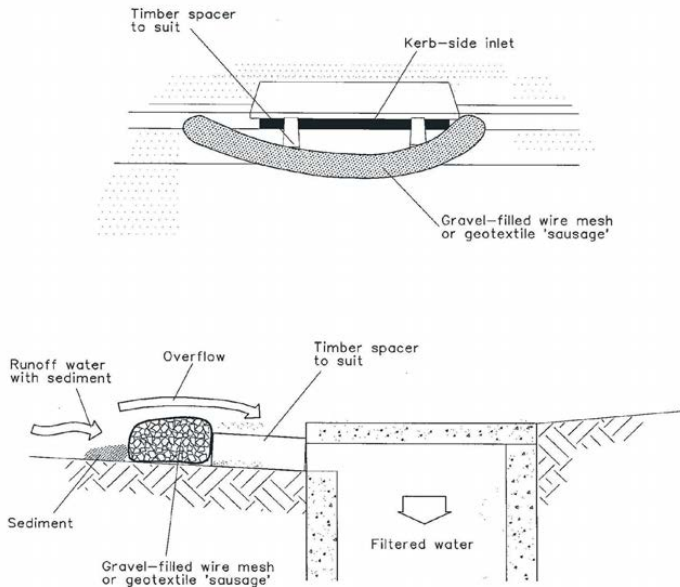
STABILISED ENTRY / EXIT



Construction Notes

- Strip at least 150 mm of topsoil, level area and stockpile on site if space available.
- Compact sub-grade.
- Cover area with needle-punched geotextile.
- Construct a 200 mm thick pad over geotextile using aggregate at least 40 mm in size. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
- Construct diversion hump immediately within boundary to divert water to a sediment fence or other sediment trap.

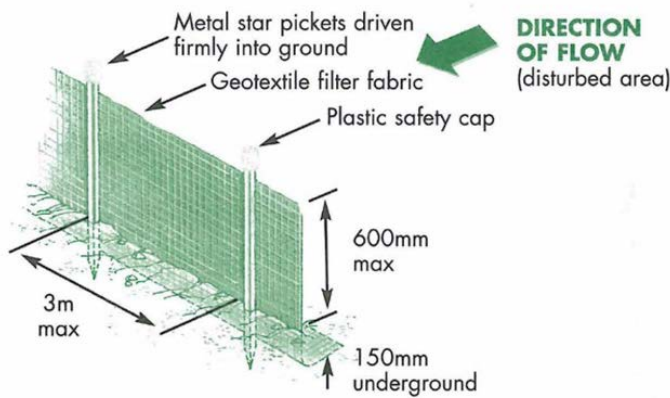
INLET SEDIMENT TRAP



Construction Notes

- Install filters to kerb inlets only at sag points.
- Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
- Form an elliptical cross-section about 150 mm high x 400 mm wide.
- Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacer blocks.
- Form a seal with the kerb to prevent sediment bypassing the filter.
- Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden waters cannot pass between.

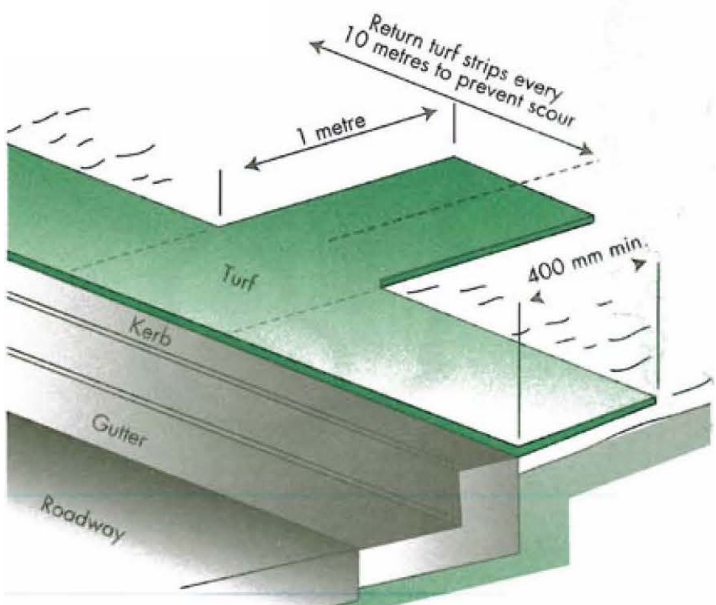
SEDIMENT FENCING



Construction Notes

- Construct sediment fences as close as possible to follow the contours of the site.
- Drive 1.5 metre long posts into ground, maximum 3 metres apart.
- Staple to 40 mm square hardwood posts or wire tied to steel posts.
- Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
- Backfill trench over base of fabric and compact on both sides.

GRASS FILTER STRIPS



Construction Notes

- Install a 400-mm minimum wide roll of turf on the footpath next to the kerb and at the same level as the top of the kerb.
- Lay 1.4 metre long turf strips normal to the kerb every 10 metres.
- Rehabilitate disturbed soil behind the

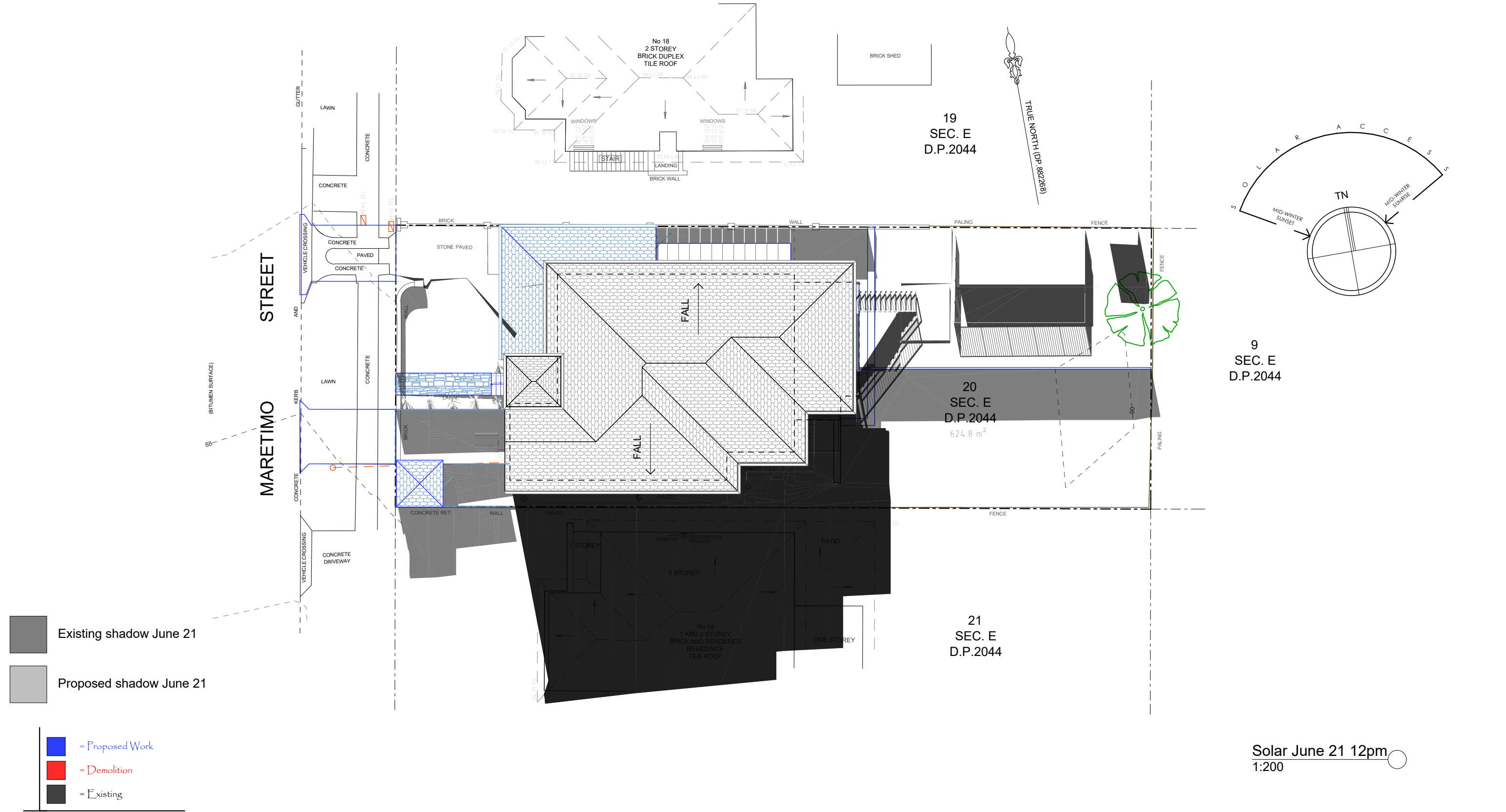
Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.



Project :	Additions & Alterations DA 16 Maretimo St, Balgowlah Lot 20 Section E in DP 2044 - 624.8m2
Client :	Private Residence
Drawing : -	Sediment Control Plan

Drawn/Designed :	PB/MW	Date :	040420
Project Number :	1927	Scale :	1:200 @ A3
Drawing No. :	DA12	Issue :	

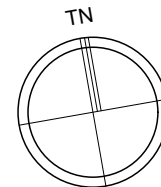


Date :	Issue :	Description :

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Project : Additions & Alterations
DA
16 Maretimo St, Not to scale
Lot 20 Section E in DP 2044 - 624.8m2
Client : Private Residence
Drawing : - Solar June 21-12pm



Drawn/Designed : PB/MW	Date : 040420
Project Number : 1927	Scale : no scale
Drawing No. : DA14	Issue :

Alterations and Additions

Certificate number: A375174

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 22, April 2020
To be valid, this certificate must be lodged within 3 months of the date of issue.



Planning,
Industry &
Environment

Description of project

Project address	
Project name	2411 - 16 Maretimo St, Balgowlah
Street address	16 Maretimo Street Balgowlah 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 2044
Lot number	20
Section number	E
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: BCA Energy Pty Ltd
ABN (if applicable): 72159518260

BASIX Certificate number: A375174

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Fixtures and systems	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: gas instantaneous.	✓	✓	✓
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

BASIX Certificate number: A375174

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Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check									
Insulation requirements														
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓									
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>external wall: brick veneer</td><td>R1.16 (or R1.70 including construction)</td><td></td></tr><tr><td>external wall: framed (weatherboard, fibro, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr></table>			Construction	Additional insulation required (R-value)	Other specifications	external wall: brick veneer	R1.16 (or R1.70 including construction)		external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)				
Construction	Additional insulation required (R-value)	Other specifications												
external wall: brick veneer	R1.16 (or R1.70 including construction)													
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)													

BASIX Certificate number: A375174

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Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check			
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓			
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓			
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.		✓	✓			
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓			
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓			
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓			
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓			
Overshadowing buildings or 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 in the table below.	✓	✓	✓			
Windows and glazed doors glazing requirements						
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m) Distance (m)	Shading device	Frame and glass type	
W1	W	2.7	0	0	projection/height above sill ratio >=0.43	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2 x2	S	4	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	E	0.3	0	0	none	improved aluminium, single clear, (U-value:

BASIX Certificate number: A375174

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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 & 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 for the development may be issued.

Date :	Issue :	Description :

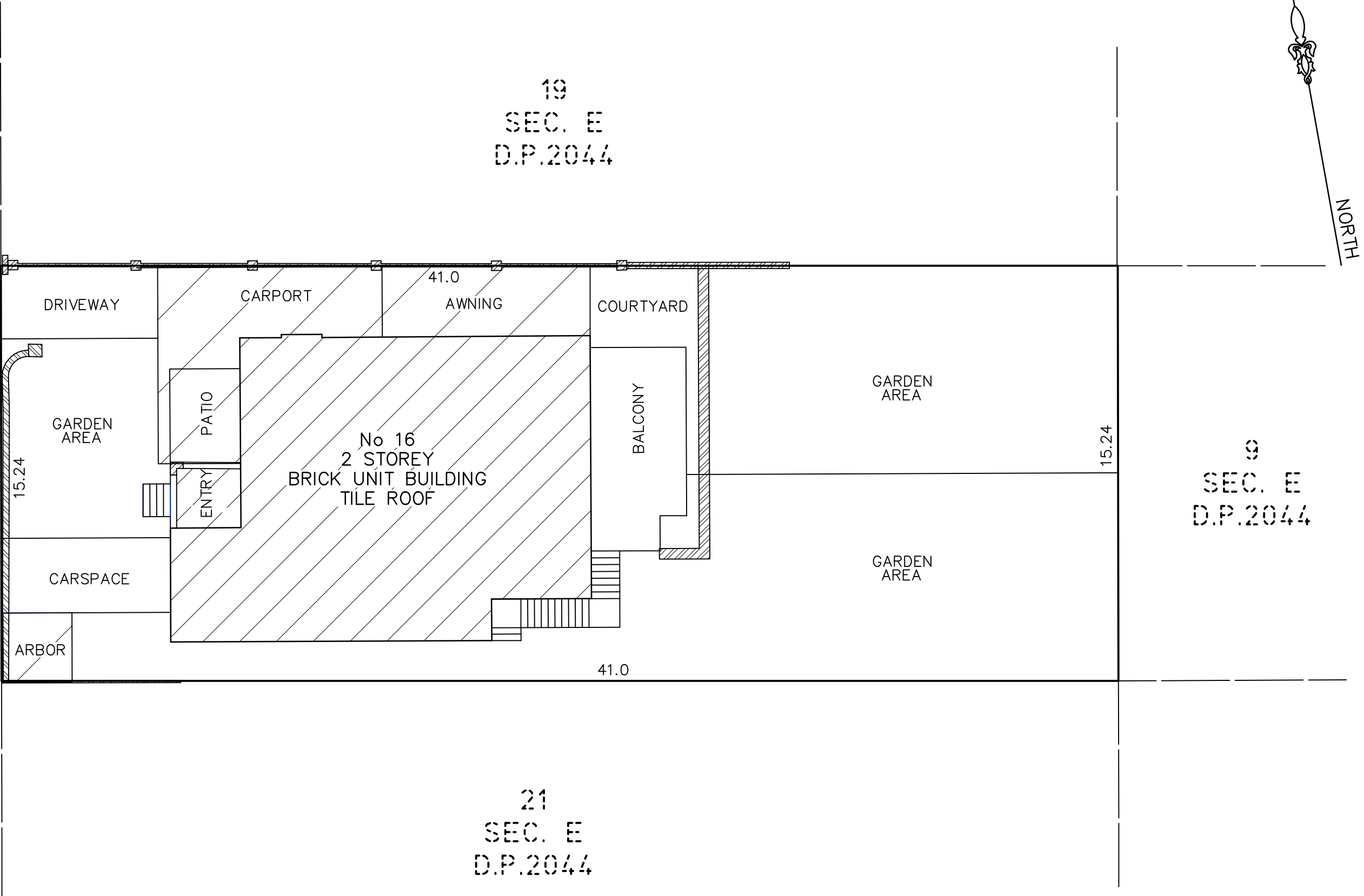
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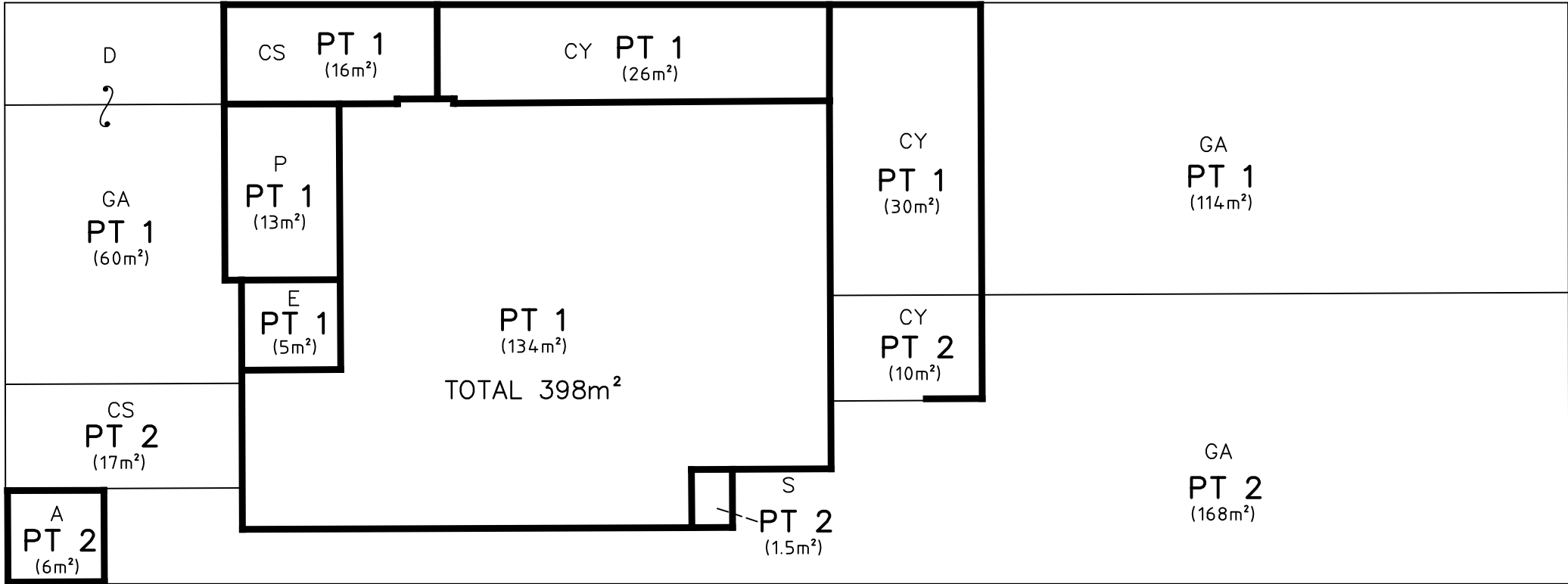
Project :	Additions & Alterations DA 16 Maretimo St, Balgowlah Lot 20 Section E in DP 2044 - 624.8m2
Client :	Private Residence
Drawing : -	BASIX

Drawn/Designed :	PB/MW	Date :	040420
Project Number :	1927	Scale :	
Drawing No. :	DA16	Issue :	

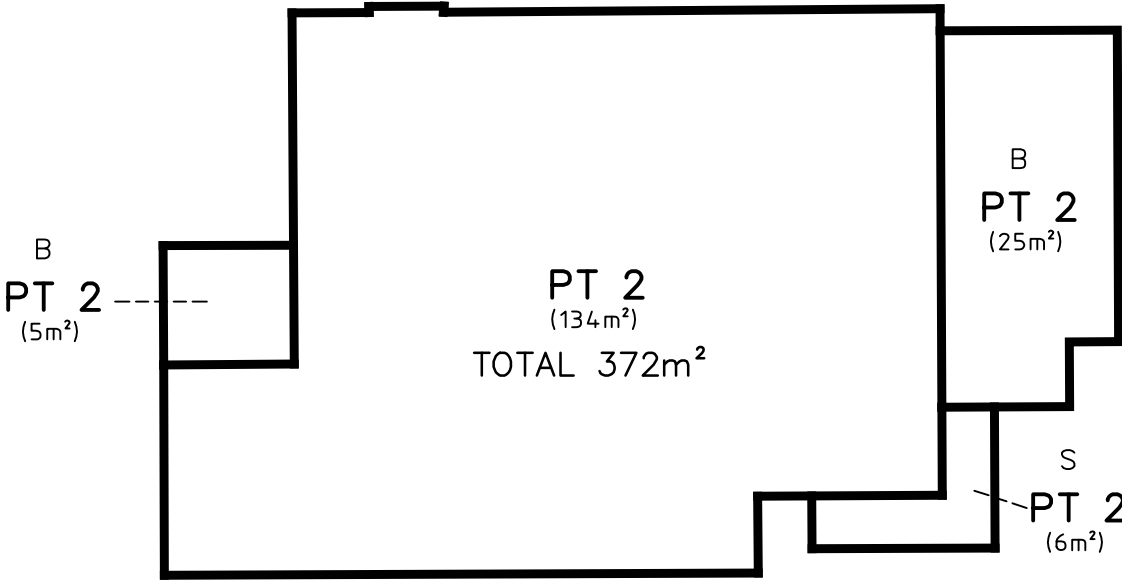
MARETIMO STREET



LOCATION PLAN



GROUND FLOOR LEVEL



FIRST FLOOR LEVEL

A DENOTES ARBOR
D DENOTES DRIVEWAY
B DENOTES BALCONY
CS DENOTES CARSPACE
CY DENOTES COURTYARD
E DENOTES COVERED ENTRY
GA DENOTES GARDEN AREA
S DENOTES STAIRS

PLAN OF PROPOSED STRATA SUBDIVISION OF
16 MARETIMO STREET, BALGOWLAH NSW 2093
BEING LOT 20 OF SECTION E IN DP.2044

LGA: NORTHERN BEACHES
Locality: BALGOWLAH
Reduction Ratio 1:100
Lengths are in metres

Registered

DRAFT PLAN ONLY
THIS PLAN HAS BEEN PREPARED FROM SUPPLIED
DRAWINGS BY NORTHERN BEACHES DESIGNS.
PROJECT No.1927—DRAWING No. DA4 AND DA5
DRAWING NAMES: GROUND FLOOR & FIRST FLOOR
RESPECTIVELY, DATED 04/04/20
AREAS ARE APPROXIMATE ONLY AND ARE SUBJECT
TO COUNCIL APPROVAL, FINAL CONSTRUCTION AND
SURVEY.