

THERMAL COMMITMENTS:

LIGHT COLOURED ROOF FOIL + RI.3 BLANKET UNDER THE ROOF

R4.0 CEILING INSULATION EXCEPT TO THE GARAGE

SEALED DOWNLIGHTS

SEALED EXHAUST FANS

LIGHT COLOURED EXTERNAL WALLS

R2.0 INSULATION TO ALL EXTERNAL WALLS EXCEPT THE GARAGE

R2.0 INSULATION TO INTERNAL WALL BETWEEN LIVING \$ GARAGE

R2.0 INSULATION TO ALL GROUND LEVEL FLOORS WITH OPEN AIR BENEATH

· WEATHER STRIPPING TO ALL EXTERNAL DOORS & WINDOWS

· ALL WINDOWS & GLAZED SLIDING DOORS TO HAVE SPECS UW 5.4 & SHGCW 0.58 (SINGLE HIGH SOLAR GAIN LOW-E GLASS IN ALUMINIUM FRAMES)

ENERGY COMMITMENTS:

GAS INSTANTANEOUS 5.0 STAR MIN. CEILING FANS + 1-PHASE AIRCON. (EER 3.0-3.5) TO COOLING SYSTEMS ATLEAST 1 BEDROOM + 1 LIVING ROOM (DAY/NIGHT ZONED) GAS FIXED FLUED HEATER (3.5 STAR) TO ATLEAST I LIVING AREA HEATING SYSTEMS I-PHASE AIRCON. TO ATLEAST I BEDROOM (EER 3.0-3.5) VENTILATION INDIVIDUAL DUCTED FAN MANUAL SWITCH IN BATHROOM + KITCHEN

NATURAL VENTILATION ONLY TO LAUNDRY

LED PRIMARY LIGHTING TO ATLEAST THE FOLLOWING ROOMS: 2 BEDROOMS/STUDY, 2 LIVING/DINING ROOMS, KITCHEN, ALL BATHROOMS/TOILETS, LAUNDRY

WINDOW AND OR/SKYLIGHT MUST BE INSTALLED IN KITCHEN AND ATLEAST 3 BATHROOMS GAS COOKTOP + ELECTRIC OVEN MUST BE INSTALLED.

"WELL VENTILATED" REFRIGERATOR SPACE MUST BE INSTALLED.

FIXED OUTDOOR CLOTHES DRYING LINE MUST BE INSTALLED.





# SITE CRITERIA

PART 3.8 OF THE B.C.A. AND AS3740

No.17A WOODBINE STREET NORTH BALGOWLAH N.S.W. 2093 LOT B D.P. 400573

APPROVED IMPERVIOUS FINISH TO COMPLY WITH THE REQUIREMENTS OF

CLOTHS WASHING, DRYING AND COOKING FACILITIES TO BE PROVIDED TO COMPLY WITH PART 3.8.3 OF THE B.C.A.

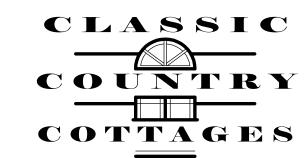
ABOVE NOTES TO BE READ IN-CONJUNCTION

WITH THE ARCHITECTURAL PLANS AND THE

STRUCTURAL ENGINEERS DETAILS

SITE AREA ACCESS HANDLE AREA BUILDING SITE AREA	=	156.7	sq, m. sq, m. sq, m.
EXISTING HARDSTAND EXISTING LANDSCAPED AREA < 2.0m WIDE EXISTING LANDSCAPED AREA > 2.0m WIDE	=	32.0	sq. m. (37.6 %) sq. m. sq. m. (56.9 %)
PROPOSED CONCRETE DRIVEWAY AREA IN BUILDING AREA PROPOSED GARAGE FLOOR AREA PROPOSED TOTAL GROUND FLOOR AREA PROPOSED GROUND FLOOR FRONT DECK AREA PROPOSED GROUND FLOOR REAR DECK AREA	= = =	35.4 174.1 17.1	
PROPOSED TOTAL FIRST FLOOR AREA PROPOSED FIRST FLOOR FRONT DECK AREA PROPOSED FIRST FLOOR REAR DECK AREA	. =	25.7	są, m.
DWELLING ROOF AREA	. =	204.5	są, m.
2 CAR PARKING SPACES PROVIDED IN GARAGE			
POST DEVELOPEMENT HARDSTAND POST LANDSCAPED AREA < 2.0m WIDE POST LANDSCAPED AREA > 2.0m WIDE O.S.D. IMPERVIOUS AREA	. = . =	64.1 227.8	sq, m. (50.3 %) sq, m. sq, m. (39.2 %) sq, m. (48.9 %)

DATED 14/08/2019



OFFICE - 39 GAVENLOCK ROAD TUGGERAH 2259 P.O. BOX 5240 CHITTAWAY BAY N.S.W. 2261 Tel: (02) 4352 1189 Fax: (02) 4352 1198 Builders Lic. 158741C ABN 65 687 862 151

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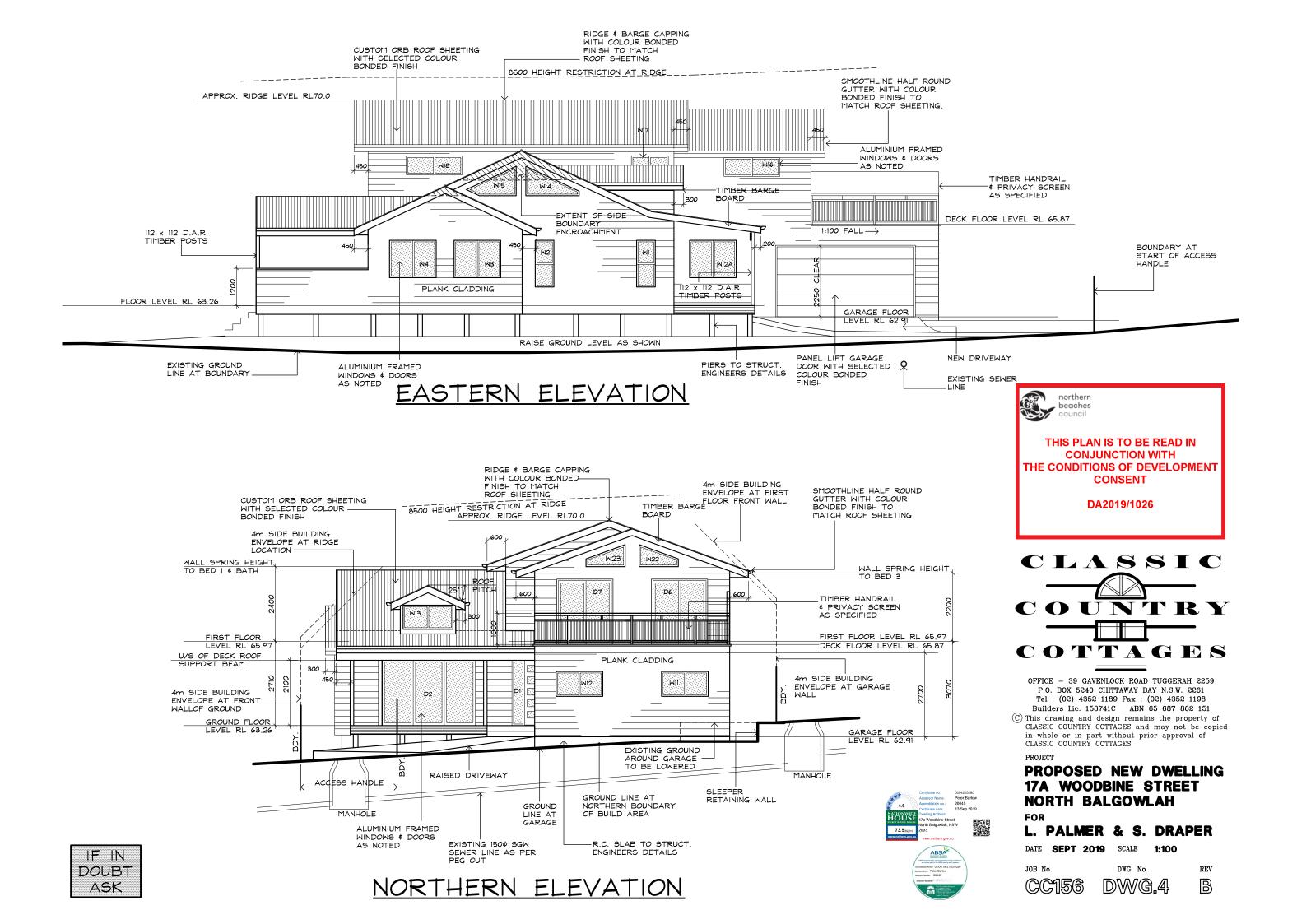
# PROPOSED NEW DWELLING 17A WOODBINE STREET NORTH BALGOWLAH

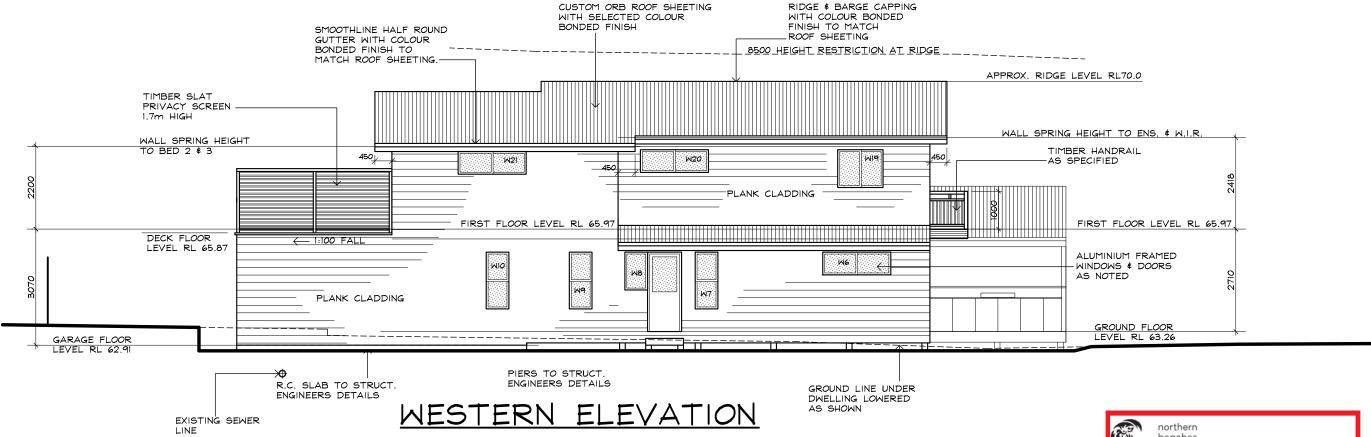
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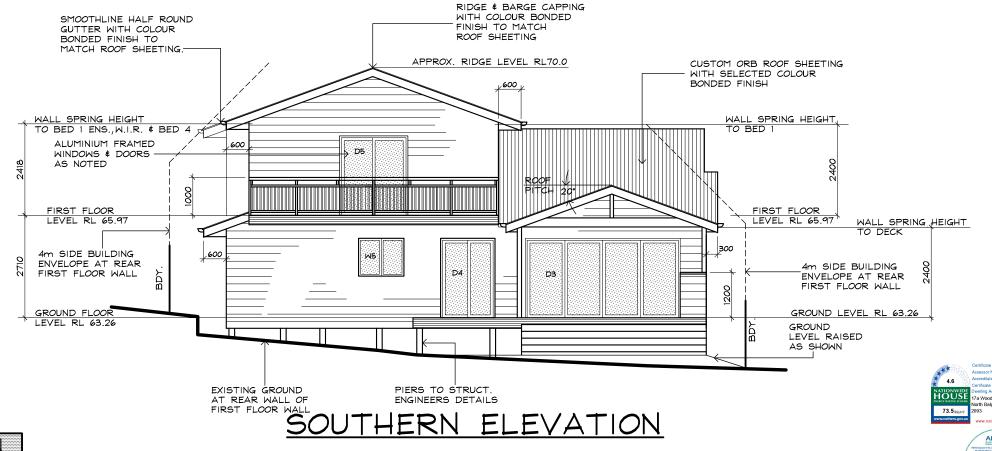
L. PALMER & S. DRAPER

DATE SEPT 2019 SCALE 1:200

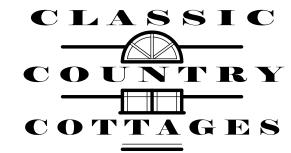
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### PROJECT

# PROPOSED NEW DWELLING 17A WOODBINE STREET NORTH BALGOWLAH

## FOR

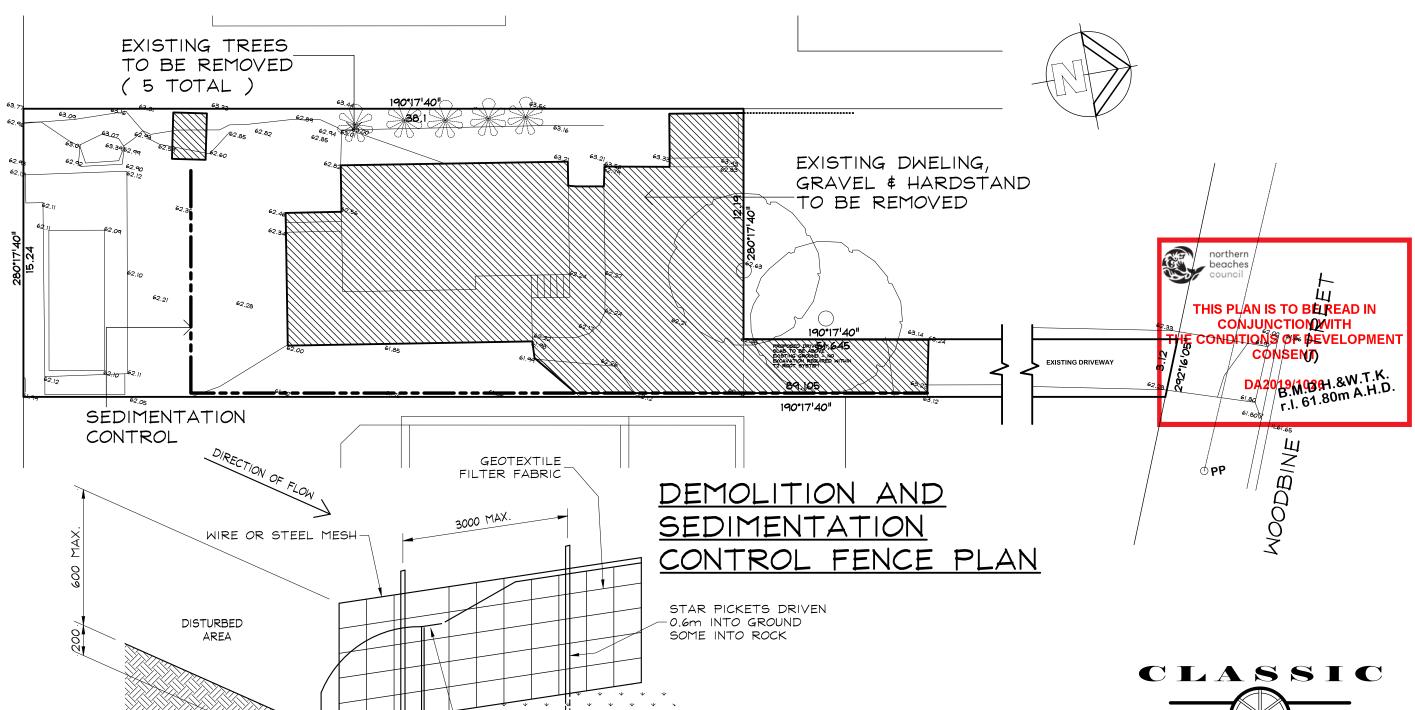
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JOB No. DWG. No.







-UNDISTURBED AREA

# SEDIMENTATION CONTROL FENCE DETAIL SCALE = N.T.S.

DETAIL OF OVERLAP

# SEDIMENT CONTROL:

- 1. INSTALL SEDIMENT CONTROL STRUCTURES IN LOCATIONS INDICATED ON DRAWINGS AND AS OTHERWISE REQUIRED TO CONTROL SEDIMENT DURING ALL EXCAVATIONS AND WHILST AREAS OF THE SITE ARE EXPOSED TO EROSION.
- 2. CONTROL STRUCTURES TO BE AS DETAILED OR AS OTHERWISE REQUIRED.
- 3. REVIEW CONTROL MEASURES AND MAINTAIN STRUCTURES DURING CONSTRUCTION.
- 4. IF ADDITIONAL MEASURES ARE REQUIRED FOR EROSION CONTROL OR BY COUNCIL REQUIREMENTS REFER TO "URBAN EROSION AND SEDIMENT CONTROL" GUIDELINES PREPARED BY THE DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT.



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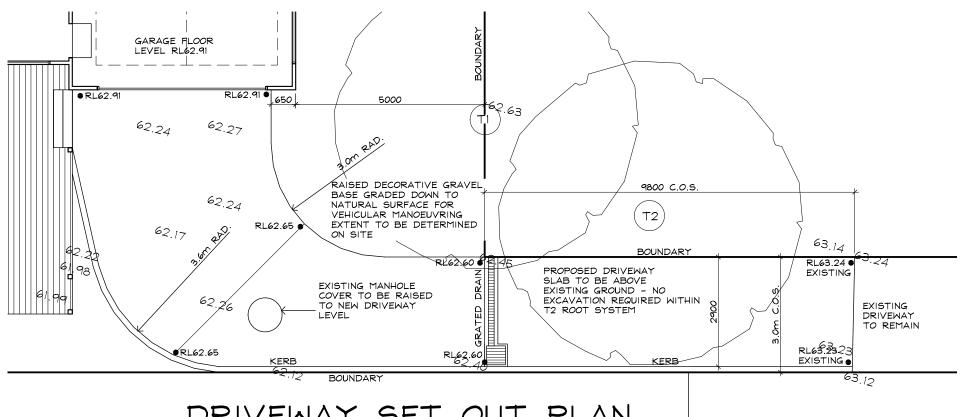
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WG\_8 A









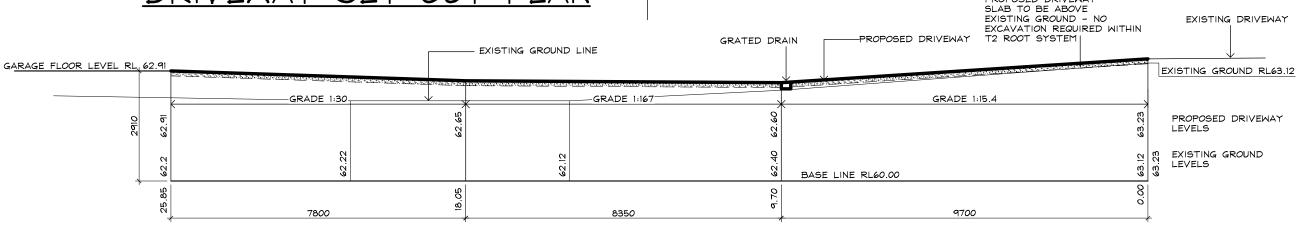
PROPOSED DRIVEWAY

THIS PLAN IS TO BE READ IN **CONJUNCTION WITH** THE CONDITIONS OF DEVELOPMENT CONSENT

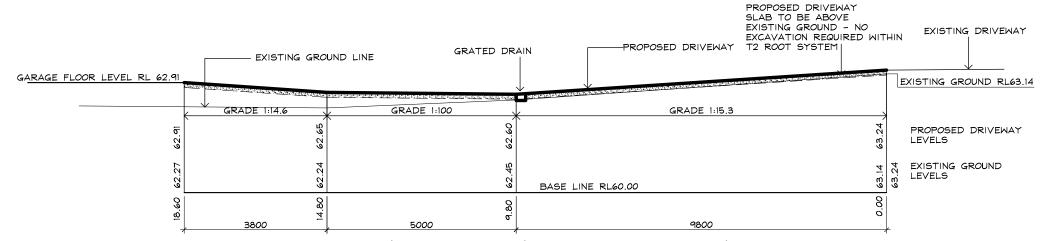
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EXISTING DRIVEWAY



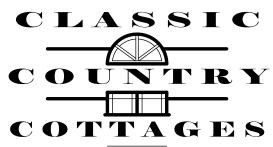


LONGITUDINAL SECTION ON EASTERN EDGE



DOUBT ASK

ONGITUDINAL SECTION WESTERN EDGE



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# PROPOSED NEW DWELLING 17A WOODBINE STREET **NORTH BALGOWLAH**

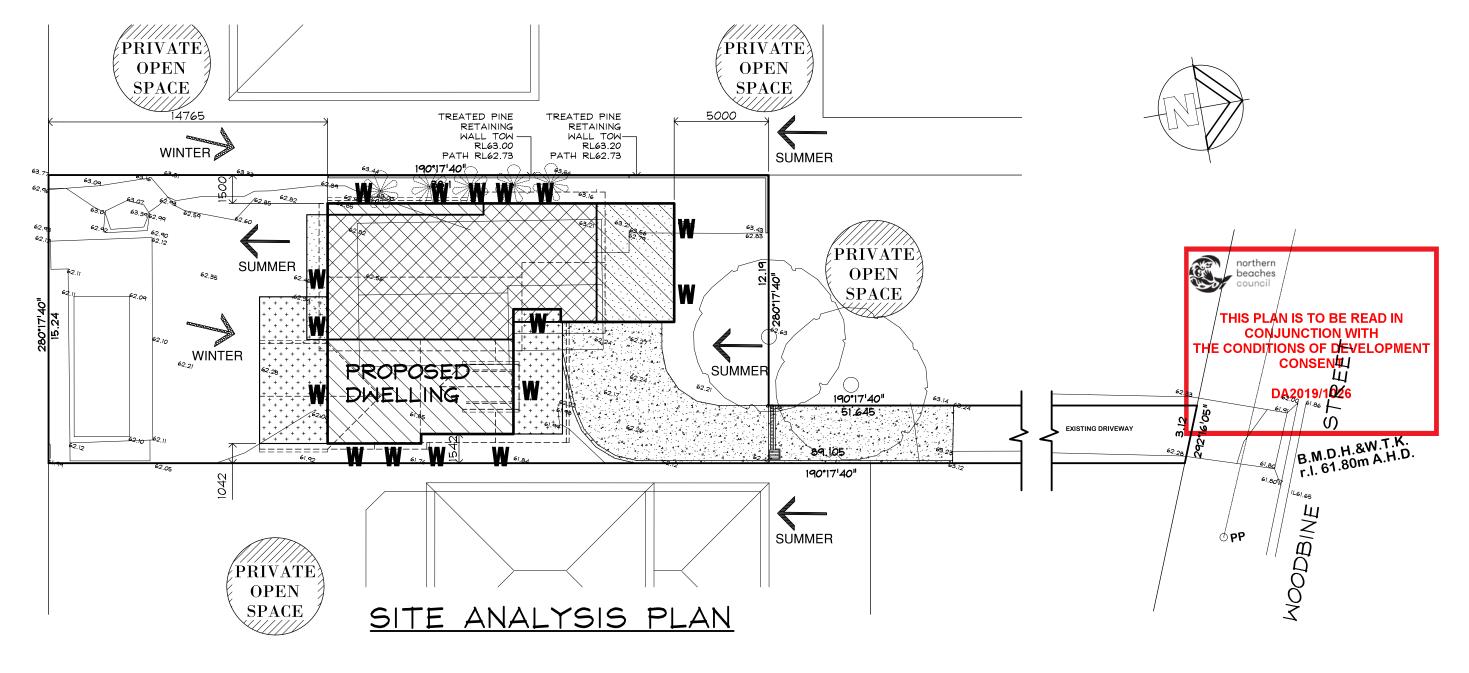
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DWG.9





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PROJECT

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FOR

L. PALMER & S. DRAPER

DATE **SEPT 2019** SCALE **1:200** 

JOB No. DWG. No. REV CC156 DWG.13 A

