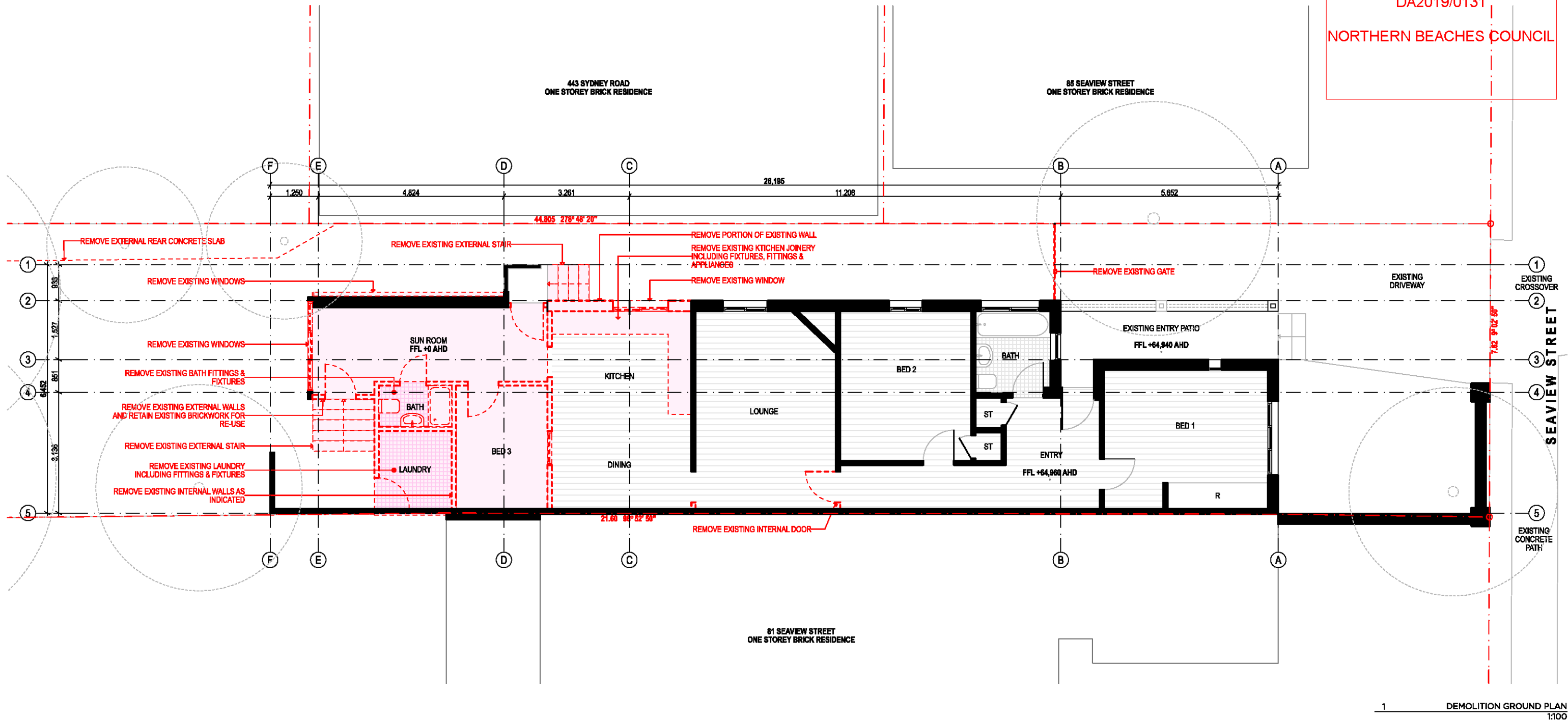


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DA2019/0131
NORTHERN BEACHES COUNCIL



LEGEND-CODES

AHD	AUSTRALIAN HEIGHT DATUM	PR	PAINTED RENDER TYPE - ROSE
CL	CENTER LINE	RL	REDUCED LEVEL
COL	COLUMN	RT	ROOF TILES
CONC	CONCRETE TYPE	SG	SLIDING GLASS
DP	DOWN PIPE	ST	STORAGE
DRY	DRYER	TF	TIMBER FLOORING
BE	EAVES GUTTER	TOP	TOP OF FENCE
FB	FACE BRICK TYPE - FINE CEMENT TYPE	TOW	TOP OF WALL
PC	FINISHED CEILING HEIGHT	TV	TIMBER VENEER
FCL	FINISH FLOOR LEVEL	WM	WASHING MACHINE
FG	FIXED GLASS		
FT	FLOOR TILE TYPE - METAL ROOF		
PW	FLOOR WASTE		
PC	POLISHED CONCRETE		

THERMAL PERFORMANCE SPECIFICATIONS

Floors
Concrete slab on ground no insulation required

Walls
External Walls: framed (weatherboard, fibro, metal clad), R1.30 (or R1.70 including construction)
External Walls: brick veneer, R1.16 (or R1.70 including construction)

Windows
Given values are AFRC, total window system values (glass and frame)
Aluminium framed single clear glazing to units W-006, W-007, W-008, W-009, W-010 & D-009
U-Value: 7.63 (equal to or lower than) SHGC: 0.75
Awning (fixed) >= 500mm to units W-008, W-009 & W-010

Ceilings
Raked plasterboard ceiling, R1.00 insulation (insulation only value) where roof is over

Roof
Metal roof with foil backed blanket (55mm)
External colour: Light (SA<0.475)

Floor Coverings
Polished concrete to living & dining, timber floor to kitchen

External shade
Shading as per stamped documentation, External awnings as shown

BASIC COMMITMENTS

Energy Hot Water Systems Gas Instantaneous

LEGEND-DEMOLITION

EXISTING CONSTRUCTION
TO BE DEMOLISHED
EXCAVATION AREA
NEW CONSTRUCTION

LEGEND - SHADOW STUDY

SHADOW CAST BY EXISTING BUILDING
ADDITIONAL SHADOW CAST
REDUCTION IN SHADOW CAST

NOTE
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REFERENCES

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- REFER BASIC CERTIFICATE PREPARED BY EFFICIENT LIVING
- REFER LANDSCAPE PLAN PREPARED BY THOSE ARCHITECTS
- REFER SEE PREPARED BY PLACE DESIGN GROUP
- REFER MATERIAL SCHEDULE PREPARED BY THOSE ARCHITECTS

REVISION

A	FOR INFORMATION	A	22/1/19
B	FOR INFORMATION	B	31/1/19
C	FOR DEVELOPMENT APPLICATION	C	6/2/19

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PROJECT.
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ADDRESS.

BALGOWLAH HOUSE
18014
DANIEL & CAROL CHAMBERS
83 SEAVIEW STREET, BALGOWLAH

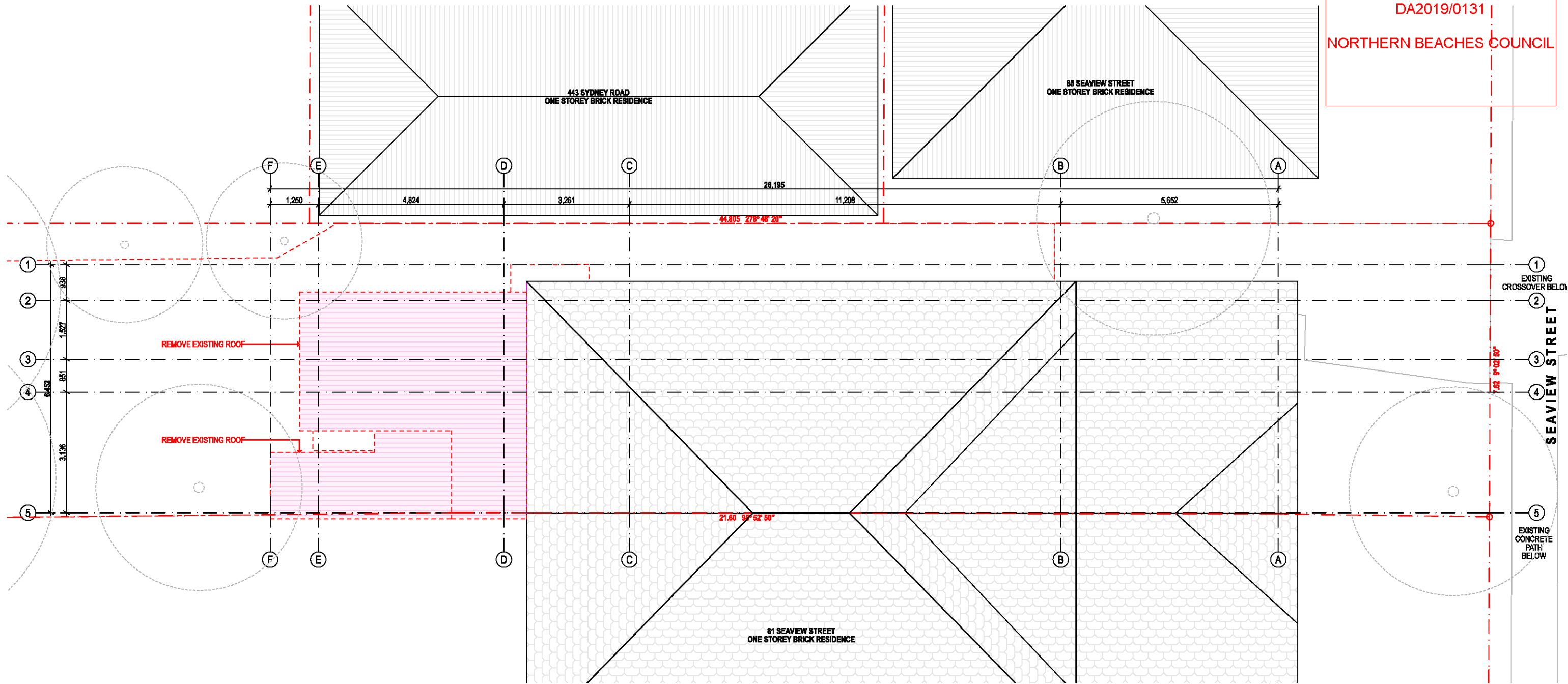
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DEMOLITION PLAN - GROUND FLOOR
1:100 AT A3
AE / AE
FOR DEVELOPMENT APPLICATION

DRAWING
DA.03

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1 DEMOLITION ROOF PLAN
1:100

LEGEND-CODES AHD AUSTRALIAN HEIGHT DATUM CL CENTER LINE COL COLUMN CONC CONCRETE TYPE DP DOWN PIPE DR DRYER BE EAVES GUTTER FB FACE BRICK TYPE FC FIBRE CEMENT TYPE FCL FINISHED CEILING LEVEL FPL FINISHED FLOOR LEVEL FG FIXED GLASS FT FLOOR TILE TYPE FW FLOOR WASTE NR METAL ROOF PC POLISHED CONCRETE PR- PAINTED RENDER TYPE - ROSE RL- REDUCED LEVEL RT ROOF TILES SG SLIDING GLASS ST STORAGE TF TIMBER FLOORING TOP TOP OF FENCE TOW TOP OF WALL TV TIMBER VENEER WM WASHING MACHINE	THERMAL PERFORMANCE SPECIFICATIONS -Floors Concrete slab on ground no insulation required -Walls External Walls: framed (weatherboard, fibro, metal clad), R1.30 (or R1.70 including construction) External Walls: brick veneer, R1.16 (or R1.70 including construction) -Windows Given values are AFRC, total window system values (glass and frame) Aluminium framed single clear glazing to units W-006, W-007, W-008, W-009, W-010 & W-009 U-Value: 7.63 (equal to or lower than) SHGC: 0.75 Awning (fixed) >= 500mm to units W-008, W-009 & W-010	-Ceilings Raked plasterboard ceiling, R1.00 Insulation (Insulation only value) where roof is over -Roof Metal roof with foil backed blanket (55mm) External colour: Light (SA<0.475) -Floor Coverings Polished concrete to living & dining, timber floor to kitchen -External shade Shading as per stamped documentation, External awnings as shown	BASIC COMMITMENTS Energy Hot Water Systems Gas Instantaneous	LEGEND-DEMOLITION EXISTING CONSTRUCTION TO BE DEMOLISHED EXCAVATION AREA NEW CONSTRUCTION	LEGEND - SHADOW STUDY SHADOW CAST BY EXISTING BUILDING ADDITIONAL SHADOW CAST REDUCTION IN SHADOW CAST
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PROJECT. BALGOWLAH HOUSE
PROJECT NO. 18014
OWNER. DANIEL & CAROL CHAMBERS
ADDRESS. 83 SEAVIEW STREET, BALGOWLAH

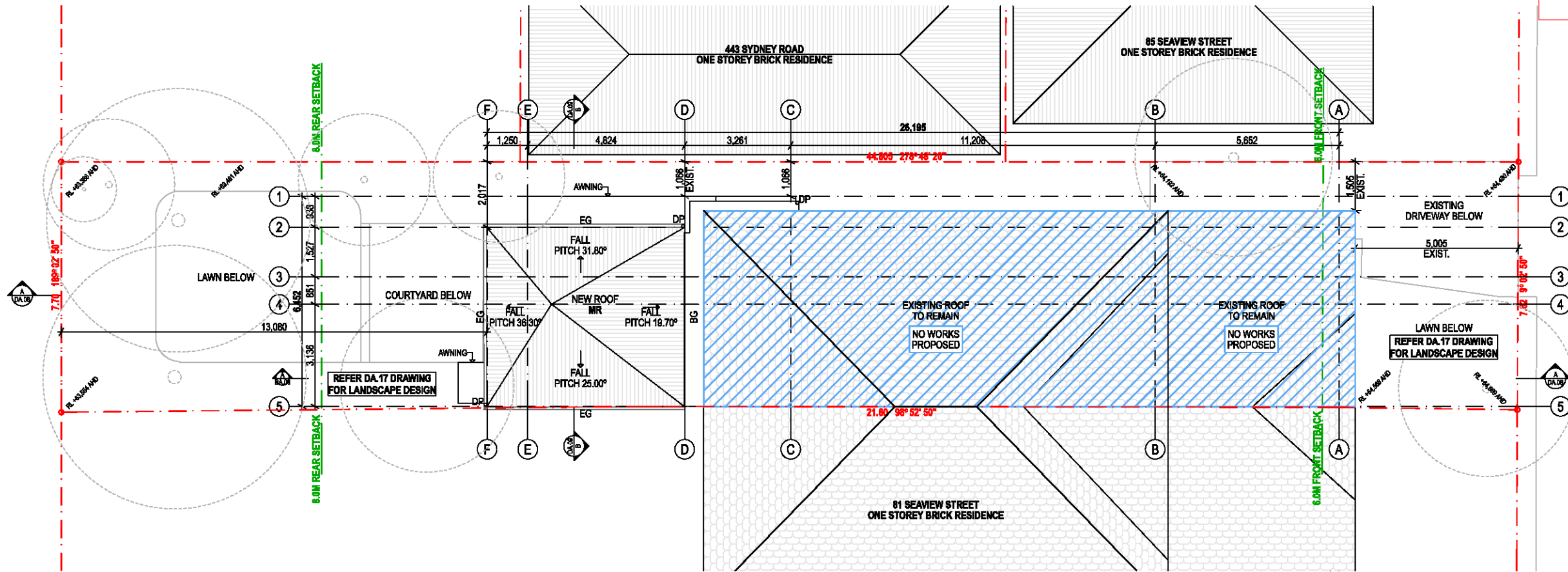
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SCALE. 1:100 AT A3
DRAWN / CHECKED. AE / AE
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SEAVIEW STREET



1 PROPOSED SITE PLAN
1:150

LEGEND-CODES	
AHD	AUSTRALIAN HEIGHT DATUM
CL	CENTER LINE
COL	COLUMN
CONC	CONCRETE TYPE
DP	DOWN PIPE
DRY	DRYER
EG	EAVES GUTTER
FB	FACE BRICK TYPE
FG	FIBRE CEMENT TYPE
PCL	FINISHED CEILING HEIGHT
PFL	FINISH FLOOR LEVEL
FG	FIXED GLASS
FT	FLOOR TILE TYPE
FW	FLOOR WASTE
NR	METAL ROOF
PC	POLISHED CONCRETE
PR	PAINTED RENDER TYPE
R	ROSE
RL	REDUCED LEVEL
RT	ROOF TILES
SG	SLIDING GLASS
ST	STORAGE
TF	TIMBER FLOORING
TOP	TOP OF FENCE
TOW	TOP OF WALL
TV	TIMBER VENEER
WM	WASHING MACHINE

THERMAL PERFORMANCE SPECIFICATIONS	
-Floors	Raked plasterboard ceiling, R1.00 Insulation (Insulation only value) where roof is over
-Walls	External Walls: framed (weatherboard, fibro, metal clad), R1.30 (or R1.70 including construction) External Walls: brick veneer, R1.16 (or R1.70 including construction)
-Windows	Given values are AFRC, total window system values (glass and frame) Aluminium framed single clear glazing to units W-006, W-007, W-008, W-009, W-010 & D-009 U-Value: 7.63 (equal to or lower than) SHGC: 0.75 Awning (fixed) >= 500mm to units W-008, W-009 & W-010

-Ceilings	Raked plasterboard ceiling, R1.00 Insulation (Insulation only value) where roof is over
-Roof	Metal roof with foil backed blanket (55mm) External colour: Light (SA<0.475)
-Floor Coverings	Polished concrete to living & dining, timber floor to kitchen
-External shade	Shading as per stamped documentation, External awnings as shown

BASIC COMMITMENTS	
Energy	Hot Water Systems Gas Instantaneous

LEGEND-DEMOLITION	
EXISTING CONSTRUCTION	
TO BE DEMOLISHED	
EXCAVATION AREA	
NEW CONSTRUCTION	

LEGEND - SHADOW STUDY	
SHADOW CAST BY EXISTING BUILDING	
ADDITIONAL SHADOW CAST	
REDUCTION IN SHADOW CAST	

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B	FOR INFORMATION	B	31/1/19
C	FOR DEVELOPMENT APPLICATION	C	6/2/19

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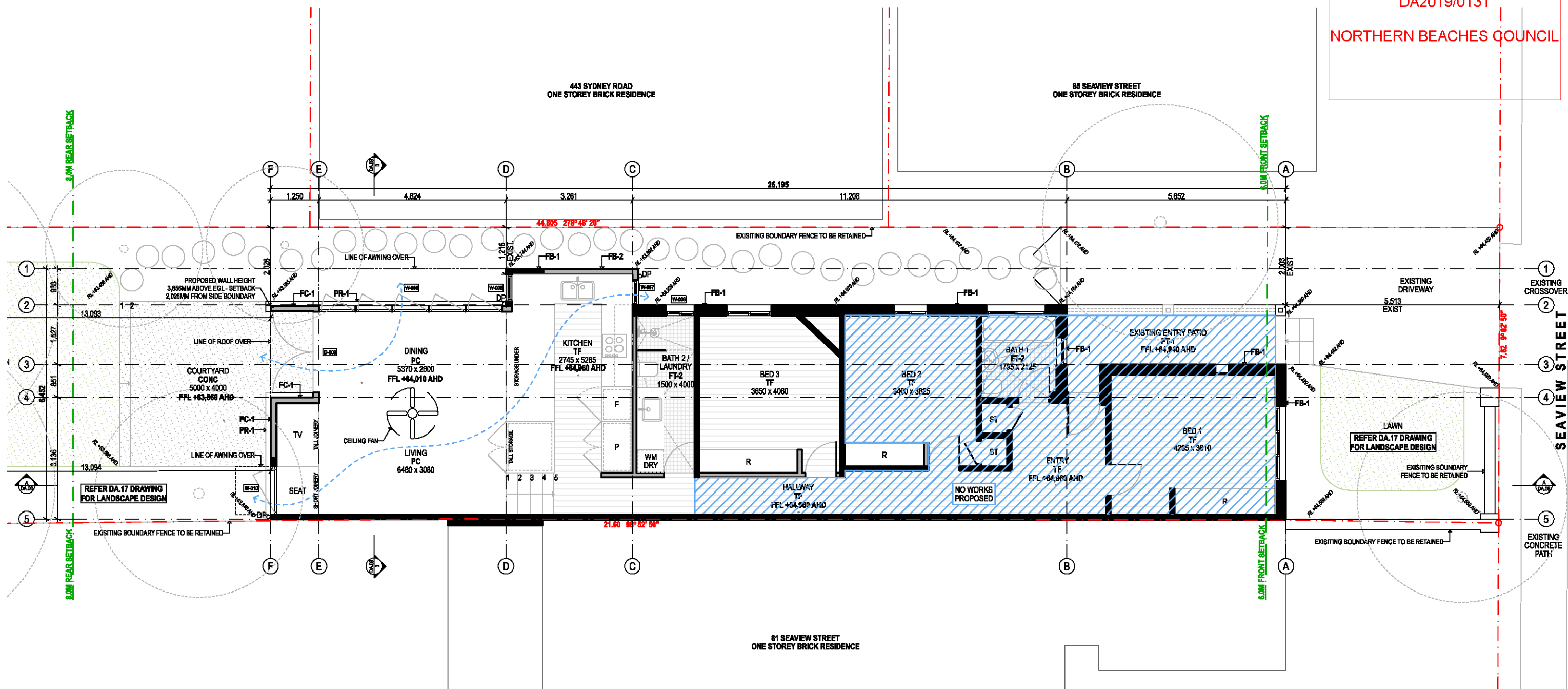
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BALGOWLAH HOUSE
18014
DANIEL & CAROL CHAMBERS
83 SEAVIEW STREET, BALGOWLAH

SITE PLAN
1:150 AT A3
AE / AE
FOR DEVELOPMENT APPLICATION

DRAWING
DA.05
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1 PROPOSED GROUND FLOOR PLAN
1:100

LEGEND-CODES AHD AUSTRALIAN HEIGHT DATUM CL CENTER LINE COL COLUMN CONC CONCRETE TYPE DP DOWN PIPE DRY DRY BE EAVES GUTTER FB FACE BRICK TYPE FC FINISH CEILING TYPE FCL FINISHED CEILING HEIGHT FLL FINISH FLOOR LEVEL FG FIXED GLASS FT FLOOR TILE TYPE FW FLOOR WASTE PC POLISHED CONCRETE PR- ROSE RL REDUCED LEVEL RT ROOF TILES SG SLIDING GLASS ST STORAGE TF TIMBER FLOORING TOP TOP OF FENCE TV TOP OF WALL TV TIMBER VENEER WM WASHING MACHINE	THERMAL PERFORMANCE SPECIFICATIONS -Floors Concrete slab on ground no insulation required -Walls External Walls: framed (weatherboard, fibro, metal clad), R1.30 (or R1.70 including construction) External Walls: brick veneer, R1.16 (or R1.70 including construction) -Windows Given values are AFRC, total window system values (glass and frame) Aluminium framed single clear glazing to units W-006, W-007, W-008, W-009, W-010 & D-009 U-Value: 7.63 (equal to or lower than) SHGC: 0.75 Awning (fixed) >= 500mm to units W-008, W-009 & W-010 -Ceilings Raked plasterboard ceiling, R1.00 insulation (insulation only value) where roof is over -Roof Metal roof with foil backed blanket (55mm) External colour: Light (SA<0.475) -Floor Coverings Polished concrete to living & dining, timber floor to kitchen -External shade Shading as per stamped documentation, External awnings as shown	BASIC COMMITMENTS Energy Hot Water Systems Gas Instantaneous LEGEND-DEMOLITION EXISTING CONSTRUCTION TO BE DEMOLISHED EXCAVATION AREA NEW CONSTRUCTION LEGEND - SHADOW STUDY SHADOW CAST BY EXISTING BUILDING ADDITIONAL SHADOW CAST REDUCTION IN SHADOW CAST
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C	FOR DEVELOPMENT APPLICATION	C	6/2/19


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BALGOWLAH HOUSE
18014
DANIEL & CAROL CHAMBERS
83 SEAVIEW STREET, BALGOWLAH
GROUND FLOOR PLAN
1:100 AT A3
AE / AE
FOR DEVELOPMENT APPLICATION

DRAWING
DA.06
REVISION
C

Architectural site plan for 81 Seaview Street, showing proposed roof alterations and setbacks. The plan includes the following details:

- Property Address:** 81 SEAVIEW STREET, ONE STOREY BRICK RESIDENCE.
- Neighboring Properties:**
 - 443 SYDNEY ROAD, ONE STOREY BRICK RESIDENCE (North).
 - 85 SEAVIEW STREET, ONE STOREY BRICK RESIDENCE (Northeast).
 - 81 SEAVIEW STREET, ONE STOREY BRICK RESIDENCE (South).
- Proposed Roof Alterations:**
 - NEW ROOF MR:** A new roof section with a fall pitch of 31.80°.
 - EXISTING ROOF TO REMAIN:** Two existing roof sections marked with blue hatching and labeled "NO WORKS PROPOSED".
 - Fall Pitches:** Various fall pitches are indicated, including 31.80°, 36.30°, 25.00°, 19.70°, and 27.8° 48' 20".
- Setbacks:**
 - 8.0M REAR SETBACK:** Indicated by a green dashed line on the left.
 - 6.0M FRONT SETBACK:** Indicated by a green dashed line on the right.
- Other Features:**
 - COURTYARD BELOW:** Located to the west of the main structure.
 - EXISTING DRIVEWAY BELOW:** Located to the east of the main structure.
 - LAWN BELOW:** Located to the east of the main structure.
 - EXISTING CONCRETE PATH BELOW:** Located to the east of the main structure.
 - AWNING:** Indicated on the left side of the main structure.
 - Grid Lines:** Horizontal grid lines 1 through 5 and vertical grid lines A through F are used for reference.
- Notes:**
 - "REFER DA.17 DRAWING FOR LANDSCAPE DESIGN" is noted in two locations.
 - "NO WORKS PROPOSED" is noted for the existing roof sections.

<p>LEGEND-CODES</p> <p>AHD AUSTRALIAN HEIGHT DATUM CL CENTER LINE COL COLUMN CONC CONCRETE TYPE - DR DOWN PIPE DPR DRYER EG EAVES GUTTER FB- FACE BRICK TYPE - FC FIBRE CEMENT TYPE - FCL FINISHED CEILING HEIGHT FRL FINISH FLOOR LEVEL FG FIXED GLASS FT- FLOOR TILE TYPE - FW FLOOR WASTE M METAL PC POLISHED CONCRETE</p> <p>PA- PAINTED RENDER TYPE - R ROBE RL REDUCED LEVEL RT ROOF TILES SG SLIDING GLASS ST STORAGE TV TIMBER FLOORING TOF TOP OF FENCE TOW TOP OF WALL TV TIMBER VENER WM WASHING MACHINE</p>	<p>THERMAL PERFORMANCE SPECIFICATIONS</p> <p>-Floors Concrete slab on ground no insulation required</p> <p>-Ceilings Raked plasterboard ceiling, R1.00 Insulation (Insulation only value) where roof is over</p> <p>-Roof Metal roof with foil backed blanket (55mm) External colour: Light (SA<0.475)</p> <p>-Walls External Walls: framed (weatherboard, fibre, metal clad), R1.30 (or R1.70 including construction) External Walls: brick veneer, R1.16 (or R1.70 including construction)</p> <p>-Floor Coverings Polished concrete to living & dining, timber floor to kitchen</p> <p>-External shade Shading as per stamped documentation, External awnings as shown</p> <p>-Windows Given values are AFRC, total window system values (glass and frame) Aluminium framed single clear glazing to units W-006, W-007, W-008, W-009, W-010 & D-009 U-Value: 7.63 (equal to or lower than) SHGC: 0.75 Awning (fixed) >= 500mm to units W-009, W-008 & W-010</p>	<p>BASIC COMMITMENTS</p> <p>Energy Hot Water Systems Gas Instantaneous</p>	<p>LEGEND-DEMOLITION</p> <p>EXISTING CONSTRUCTION</p> <p>TO BE DEMOLISHED</p> <p>EXCAVATION AREA</p> <p>NEW CONSTRUCTION</p>	<p>LEGEND - SHADOW STUDY</p> <p>SHADOW CAST BY EXISTING BUILDING</p> <p>ADDITIONAL SHADOW CAST</p> <p>REDUCTION IN SHADOW CAST</p>	
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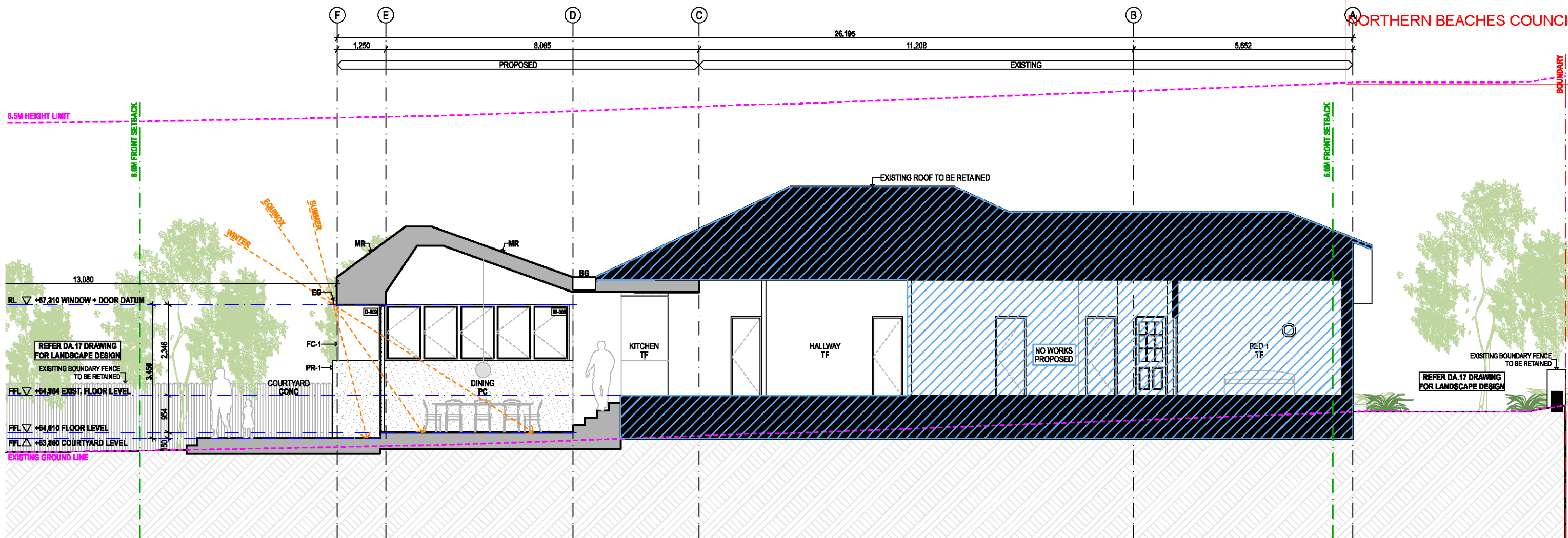
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1 SECTION AA
1:100

LEGEND-CODES		THERMAL PERFORMANCE SPECIFICATIONS		BASIC COMMITMENTS		LEGEND-DEMOLITION		LEGEND - SHADOW STUDY	
AHD	AUSTRALIAN HEIGHT DATUM	PR-R	PAINTED RENDER TYPE - ROSE	-Ceilings	Raked plasterboard ceiling, R1.00 Insulation (Insulation only value) where roof is over	Energy	Hot Water Systems Gas Instantaneous		
CL	CENTER LINE	RL	REDUCED LEVEL	-Roof	Metal roof with foil backed blanket (55mm) External colour: Light (SA<0.475)				
COL	COLUMN	RT	ROOF TILES	-Walls	External Walls: framed (weatherboard, fibro, metal clad), R1.30 (or R1.70 including construction) External Walls: brick veneer, R1.16 (or R1.70 including construction)				
CONC	CONCRETE TYPE	SG	SLIDING GLASS	-Floor Coverings	Polished concrete to living & dining, timber floor to kitchen				
DP	DOWN PIPE	ST	STORAGE	-External shade	Shading as per stamped documentation, External awnings as shown				
DRY	DRYER	TF	TIMBER FLOORING						
EG	EAVES GUTTER	TOP	TOP OF FENCE						
FB	FACE BRICK TYPE	TOW	TOP OF WALL						
FC	FIBRE CEMENT TYPE	TV	TIMBER VENEER						
FCL	FINISHED CEILING HEIGHT	WM	WASHING MACHINE						
FFL	FINISH FLOOR LEVEL								
FG	FIXED GLASS								
FT	FLOOR TILE TYPE								
FW	FLOOR WASTE								
MR	METAL ROOF								
PC	POLISHED CONCRETE								

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DANIEL & CAROL CHAMBERS
83 SEAVIEW STREET, BALGOWLAH

DRAWING TITLE.
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SECTION AA
1:100 AT A3
AE / AE
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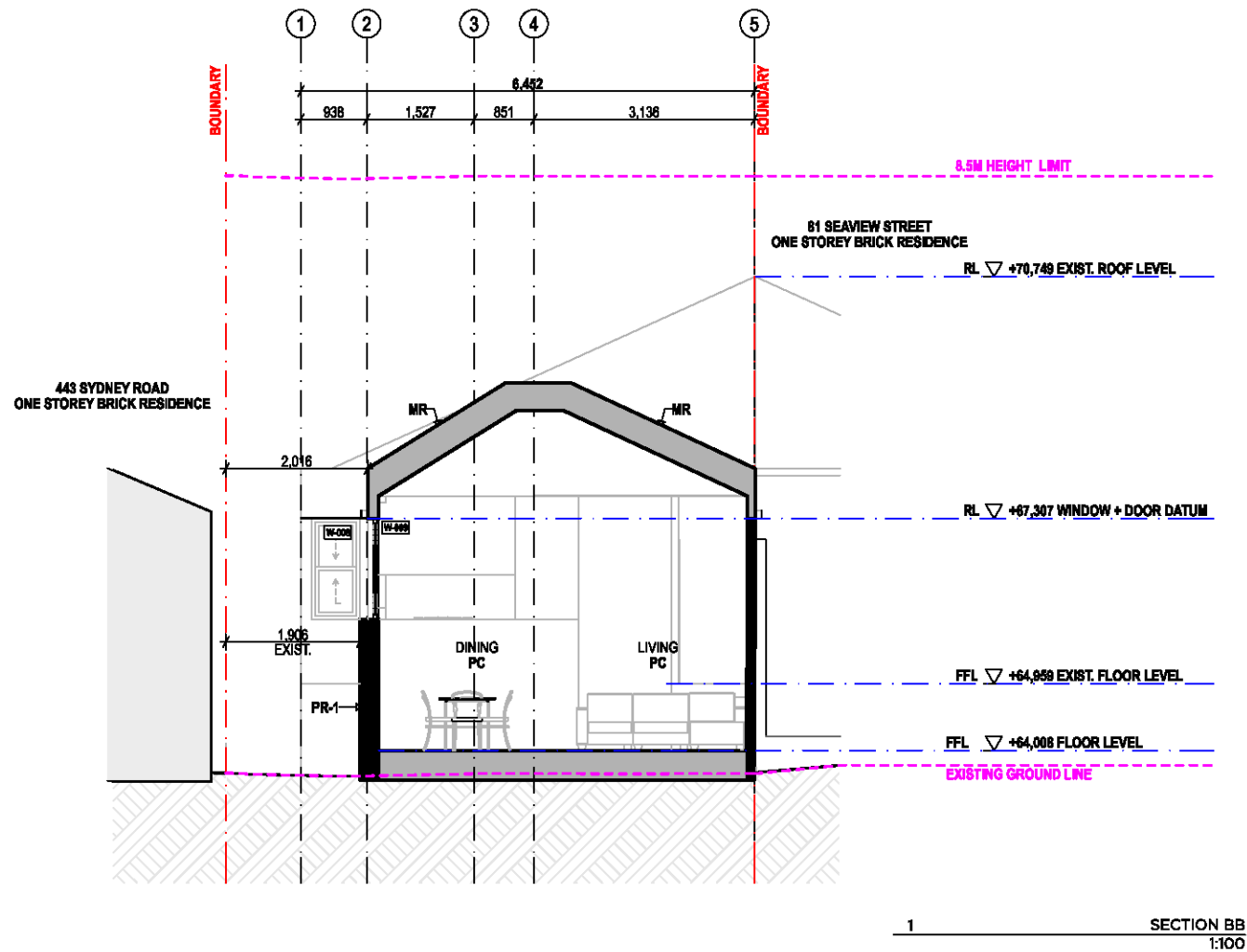
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LEGEND-CODES		THERMAL PERFORMANCE SPECIFICATIONS		BASIC COMMITMENTS		LEGEND-DEMOLITION		LEGEND - SHADOW STUDY	
AHD	AUSTRALIAN HEIGHT DATUM	PR	PAINTED RENDER TYPE - ROSE	-Ceilings	Raked plasterboard ceiling, R1.00 Insulation (Insulation only value) where roof is over		EXISTING CONSTRUCTION		SHADOW CAST BY EXISTING BUILDING
CL	CENTER LINE	RL	REDUCED LEVEL	-Floors	Concrete slab on ground no insulation required		TO BE DEMOLISHED		ADDITIONAL SHADOW CAST
COL	COLUMN	RT	ROOF-TILES	-Walls	External Walls: framed (weatherboard, fibro, metal clad), R1.30 (or R1.70 including construction)	Energy	EXCAVATION AREA		REDUCTION IN SHADOW CAST
CONC	CONCRETE TYPE	SG	SLIDING GLASS	-Roof	External Walls: brick veneer, R1.16 (or R1.70 including construction)	Hot Water Systems			
DP	DOWN PIPE	ST	STORAGE	-Floor Coverings	Polished concrete to living & dining, timber floor to kitchen	Gas	NEW CONSTRUCTION		
DRY	DRYER	TV	TIMBER VENEER	-External shade	Shading as per stamped documentation, External awnings as shown	Instantaneous			
BE	EAVES GUTTER	WM	WASHING MACHINE						
FB	FACE BRICK TYPE								
FC	FIBRE CEMENT TYPE								
FCL	FINISHED CEILING HEIGHT								
FFL	FINISH FLOOR LEVEL								
FG	FIXED GLASS								
FT	FLOOR TILE TYPE								
FW	FLOOR WASTE								
MR	METAL ROOF								
PC	POLISHED CONCRETE								

NOTE
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REFERENCES
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- REFER SEE PREPARED BY PLACE DESIGN GROUP
- REFER MATERIAL SCHEDULE PREPARED BY THOSE ARCHITECTS

REVISION			
A	FOR INFORMATION	A	22/1/19
B	FOR INFORMATION	B	31/1/19
C	FOR DEVELOPMENT APPLICATION	C	6/2/19

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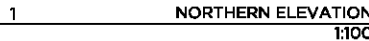
PROJECT.
PROJECT NO.
OWNER.
ADDRESS.
DRAWING TITLE.
SCALE.
DRAWN / CHECKED.
ISSUED.

BALGOWLAH HOUSE
18014
DANIEL & CAROL CHAMBERS
83 SEAVIEW STREET, BALGOWLAH
SECTION BB
1:100 AT A3
AE / AE
FOR DEVELOPMENT APPLICATION

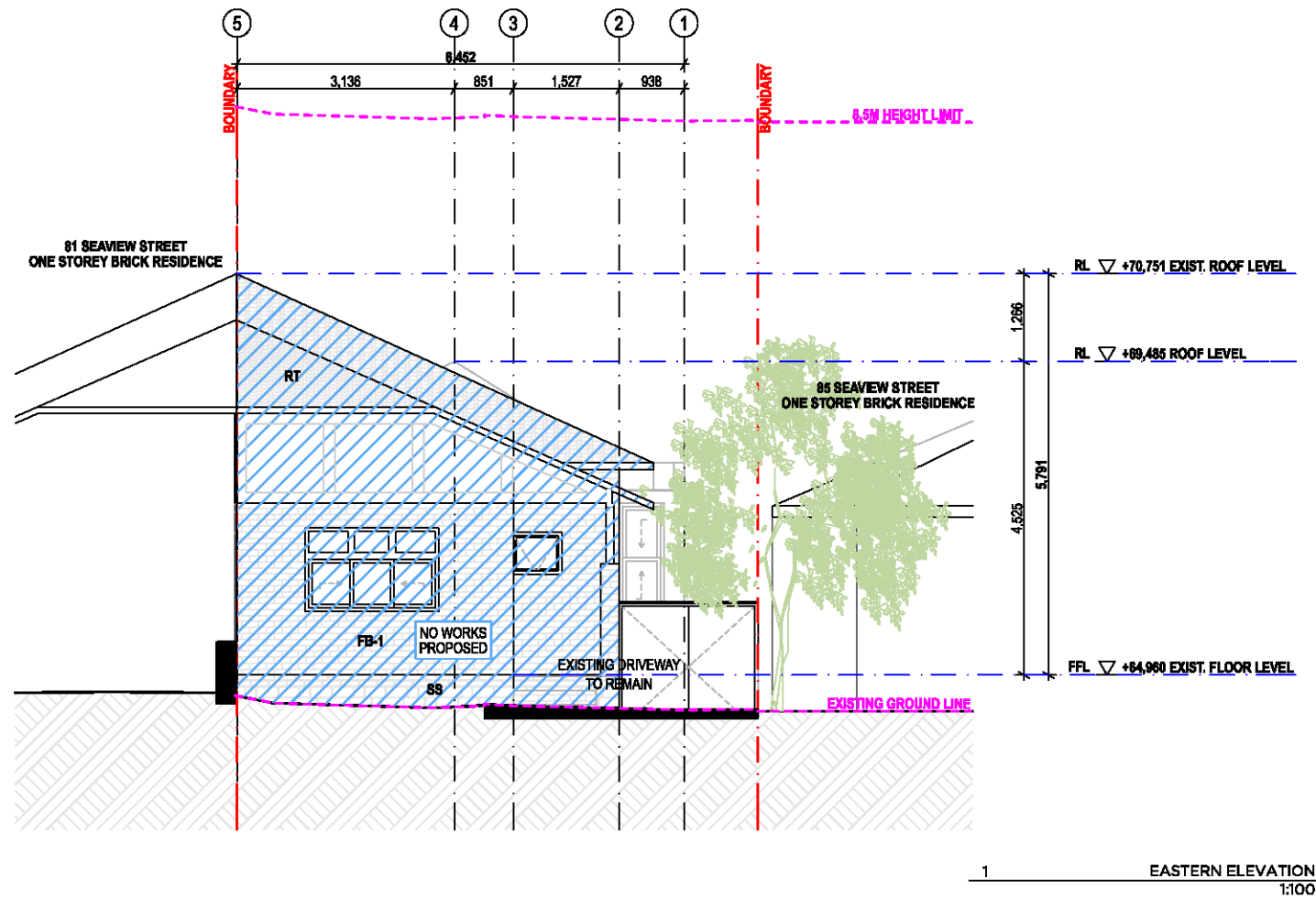
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BOUNDARY

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THIS PLAN TO BE READ IN
CONJUNCTION WITH
DA2019/0131
NORTHERN BEACHES COUNCIL



LEGEND-CODES	
AHD	AUSTRALIAN HEIGHT DATUM
CL	CENTER LINE
COL	COLUMN
CONC	CONCRETE TYPE
DP	DOWN PIPE
DRY	DRYER
EG	EAVES GUTTER
FB	FACE BRICK TYPE
FC	FIBRE CEMENT TYPE
FCL	FINISHED CEILING HEIGHT
FFL	FINISH FLOOR LEVEL
FG	FIXED GLASS
FT	FLOOR TILE TYPE
FW	FLOOR WASTE
NR	METAL ROOF
PC	POLISHED CONCRETE

THERMAL PERFORMANCE SPECIFICATIONS	
-Floors	Raked plasterboard ceiling, R1.00 Insulation (Insulation only value) where roof is over
-Walls	External Walls: framed (weatherboard, fibro, metal clad), R1.30 (or R1.70 including construction)
-Roofs	External Walls: brick veneer, R1.16 (or R1.70 including construction)
-Windows	Given values are AFRC, total window system values (glass and frame)
-Doors	Aluminium framed single clear glazing to units W-006, W-007, W-008, W-009, W-010 & W-011
-External shade	Shading as per stamped documentation, External awnings as shown

-Ceilings	Raked plasterboard ceiling, R1.00 Insulation (Insulation only value) where roof is over
-Roof	Metal roof with foil backed blanket (55mm)
-Floor Coverings	Polished concrete to living & dining, timber floor to kitchen
-External shade	Shading as per stamped documentation, External awnings as shown

BASIC COMMITMENTS	
Energy	Hot Water Systems Gas Instantaneous

LEGEND-DEMOLITION	
EXISTING CONSTRUCTION	
TO BE DEMOLISHED	
EXCAVATION AREA	
NEW CONSTRUCTION	

LEGEND - SHADOW STUDY	
SHADOW CAST BY EXISTING BUILDING	
ADDITIONAL SHADOW CAST	
REDUCTION IN SHADOW CAST	

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PROJECT. BALGOWLAH HOUSE
PROJECT NO. 18014
OWNER. DANIEL & CAROL CHAMBERS
ADDRESS. 83 SEAVIEW STREET, BALGOWLAH

DRAWING TITLE. EASTERN ELEVATION
SCALE. 1:100 AT A3
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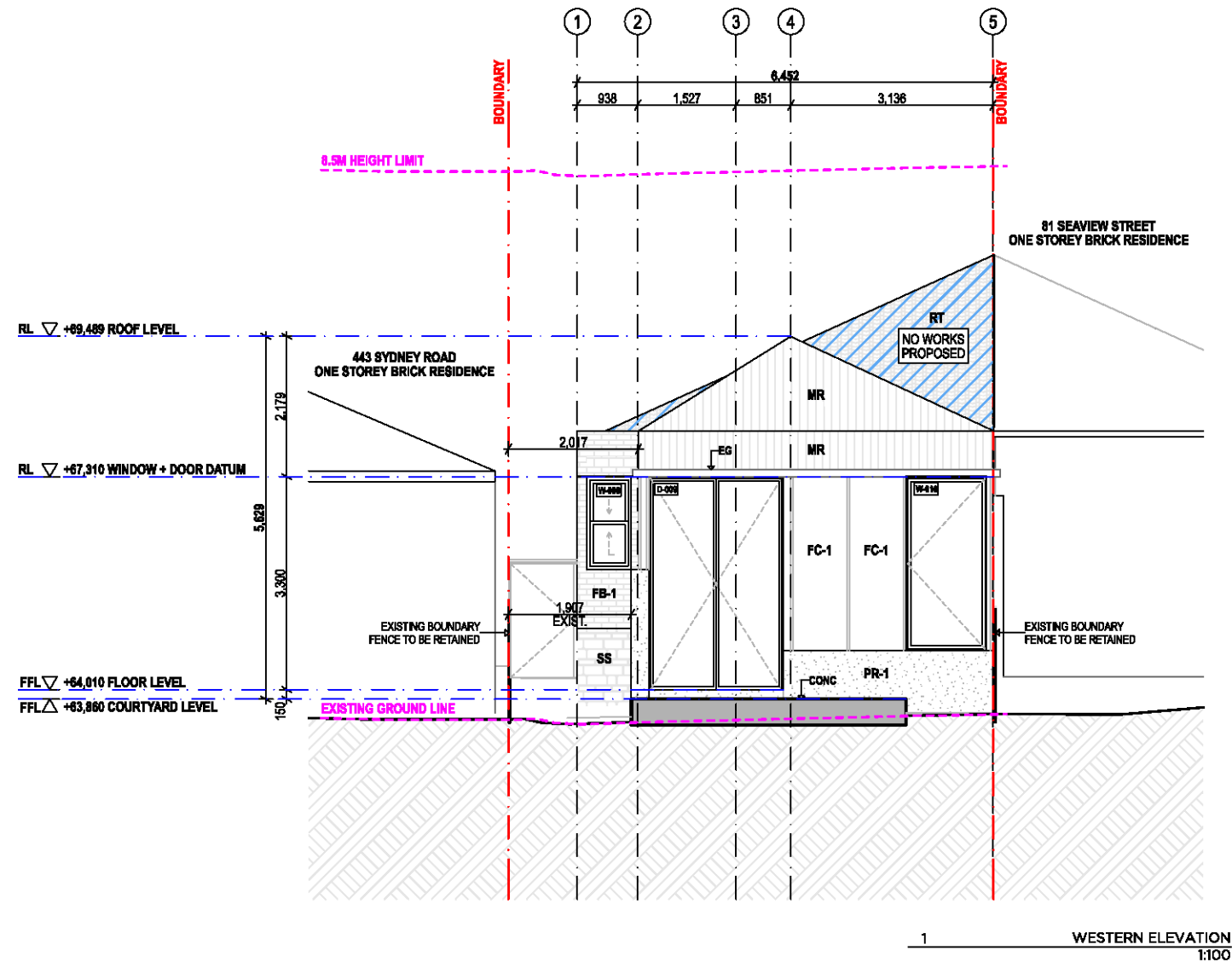
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LEGEND-CODES	
AHD	AUSTRALIAN HEIGHT DATUM
CL	CENTER LINE
COL	COLUMN
CONC	CONCRETE TYPE
DP	DOWN PIPE
DRY	DRYER
EG	EAVES GUTTER
FB	FACE BRICK TYPE
FC	FIBRE CEMENT TYPE
FCL	FINISHED CEILING HEIGHT
FFL	FINISH FLOOR LEVEL
FG	FIXED GLASS
FT	FLOOR TILE TYPE
FW	FLOOR WASTE
MR	METAL ROOF
PC	POLISHED CONCRETE
PR	PAINTED RENDER TYPE
R	ROSE
RL	REDUCED LEVEL
RT	ROOF TILES
SG	SLIDING GLASS
ST	STORAGE
TF	TIMBER FLOORING
TOP	TOP OF FENCE
TOW	TOP OF WALL
TV	TIMBER VENEER
WM	WASHING MACHINE

THERMAL PERFORMANCE SPECIFICATIONS	
-Floors	Raked plasterboard ceiling, R1.00 Insulation (Insulation only value) where roof is over
-Walls	External Walls: framed (weatherboard, fibro, metal clad), R1.30 (or R1.70 including construction)
-Windows	Given values are AFRC, total window system values (glass and frame)
-Roof	External colour: Light (SA<0.475)
-Floor Coverings	Polished concrete to living & dining, timber floor to kitchen
-External shade	Shading as per stamped documentation, External awnings as shown

-Ceilings	Raked plasterboard ceiling, R1.00 Insulation (Insulation only value) where roof is over
-Roof	Metal roof with foil backed blanket (55mm)
-Floor Coverings	Polished concrete to living & dining, timber floor to kitchen
-External shade	Shading as per stamped documentation, External awnings as shown

BASIC COMMITMENTS	
Energy	Hot Water Systems Gas Instantaneous

LEGEND-DEMOLITION	
EXISTING CONSTRUCTION	
TO BE DEMOLISHED	
EXCAVATION AREA	
NEW CONSTRUCTION	

LEGEND - SHADOW STUDY	
SHADOW CAST BY EXISTING BUILDING	
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WESTERN ELEVATION
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