

THIS PLAN IS ON M.M.  
LOT 120 DP 526584  
SITE AREA: 651.3 M<sup>2</sup>



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

DA2020/0262

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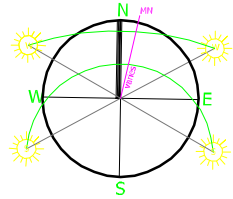
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CONTRACTOR ARE TO LIAISE WITH THIRD PARTY SUPPLIERS TO CONFIRM EXACT REQUIREMENTS.

## LEGEND

- PROPOSED STAIR CASE
- PROPOSED BINS AREA
- PROPOSED SUB FLOOR ADDITION
- TREE TO BE REMOVED
- PROPOSED ADDITION
- STRUCTURE TO BE REMOVED



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john.boar@mgroupe.com.au

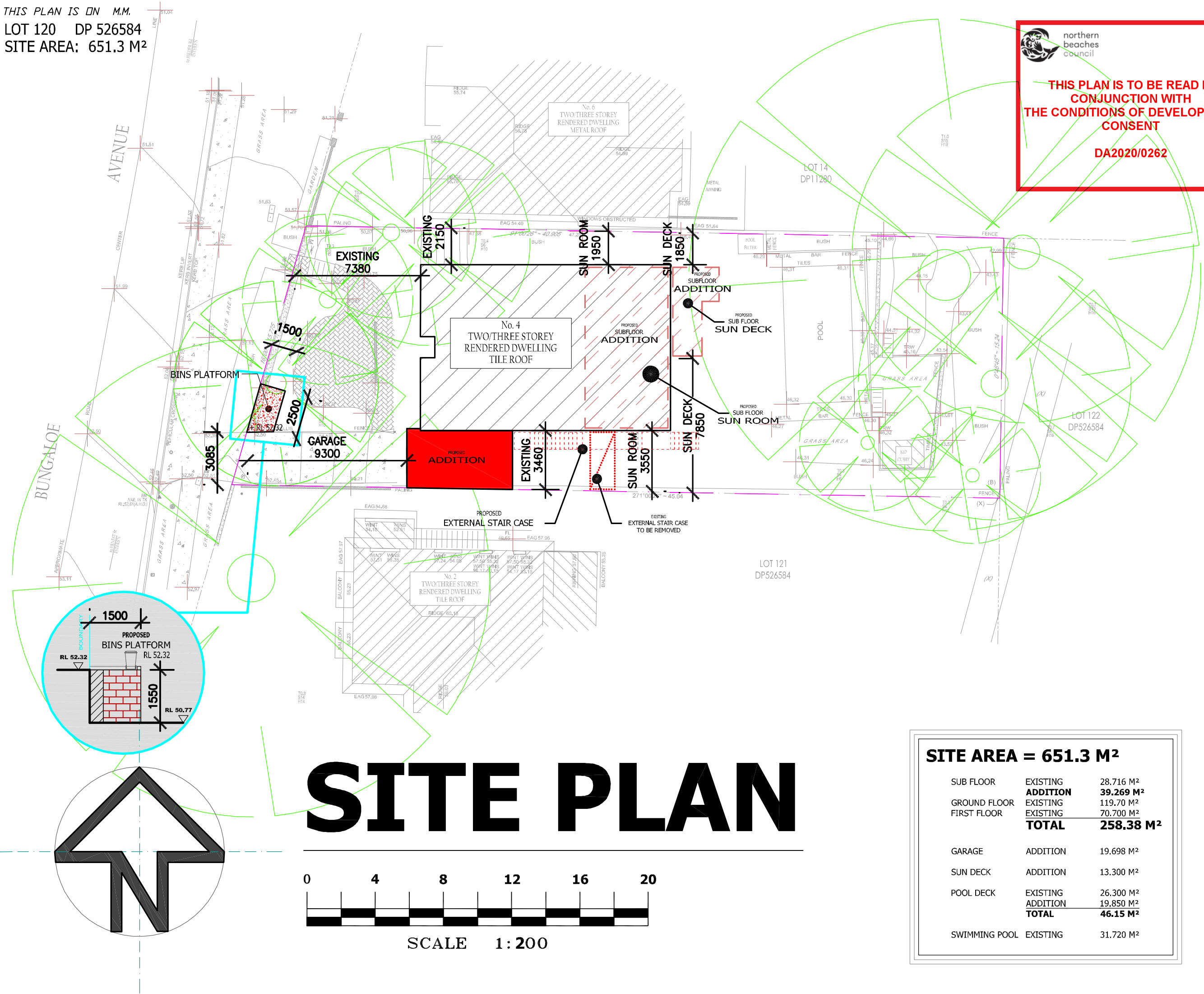
PROPOSED ALTERATION AND ADDITION  
JOB: 4 BUNGALOE AVENUE, BALCONLAH HEIGHTS NSW 2093

FOR: MR. PAUL GRATTIAN  
DRAWN BY: S.L. SCALE: 1:200 A3  
DATE: OCT' 2019  
DRAWING: No.8278/19 SHEET: 1

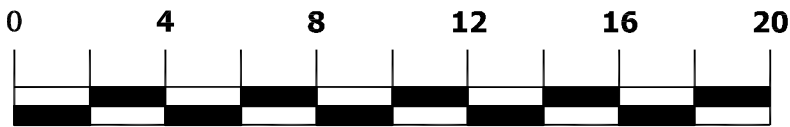
SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
CDC	APPLICATION PROGRESS	20/11/19

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ABUL 4140 4123 562



# SITE PLAN



SCALE 1:200

### SITE AREA = 651.3 M<sup>2</sup>

SUB FLOOR	EXISTING	28.716 M <sup>2</sup>
	ADDITION	39.269 M <sup>2</sup>
GROUND FLOOR	EXISTING	119.70 M <sup>2</sup>
FIRST FLOOR	EXISTING	70.700 M <sup>2</sup>
	TOTAL	258.38 M <sup>2</sup>
GARAGE	ADDITION	19.698 M <sup>2</sup>
SUN DECK	ADDITION	13.300 M <sup>2</sup>
POOL DECK	EXISTING	26.300 M <sup>2</sup>
	ADDITION	19.850 M <sup>2</sup>
	TOTAL	46.15 M <sup>2</sup>
SWIMMING POOL	EXISTING	31.720 M <sup>2</sup>

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SITE AREA: 651.3 M<sup>2</sup>

LOT 14  
DP11280



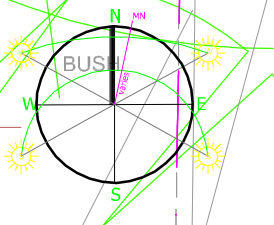
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## LEGEND

- W D DS VR SLIDE CT FR SH VM SK HB BIN FW BT TO HWS HINGE UP DN M FOLD MW CDM OV DV ST LIN.
- WINDOW DOOR DISH SINK CLOTH WARDROBE SLIDE DOOR COOK TOP FRIDGE STAND SHOWER WASHING MACHINE LAUNDRY SINK HAND BASIN RUBBISH BIN FLOOR WASTE BATHTUB TOILET PAN HOT WATER SYSTEM HINGE DOOR STEP GO UP STEP GO DOWN BI FOLD DOOR MICROWAVE CLOTH DRYER MAC OVEN DISHWASHER STORAGE AREA LINEN WARDROBE



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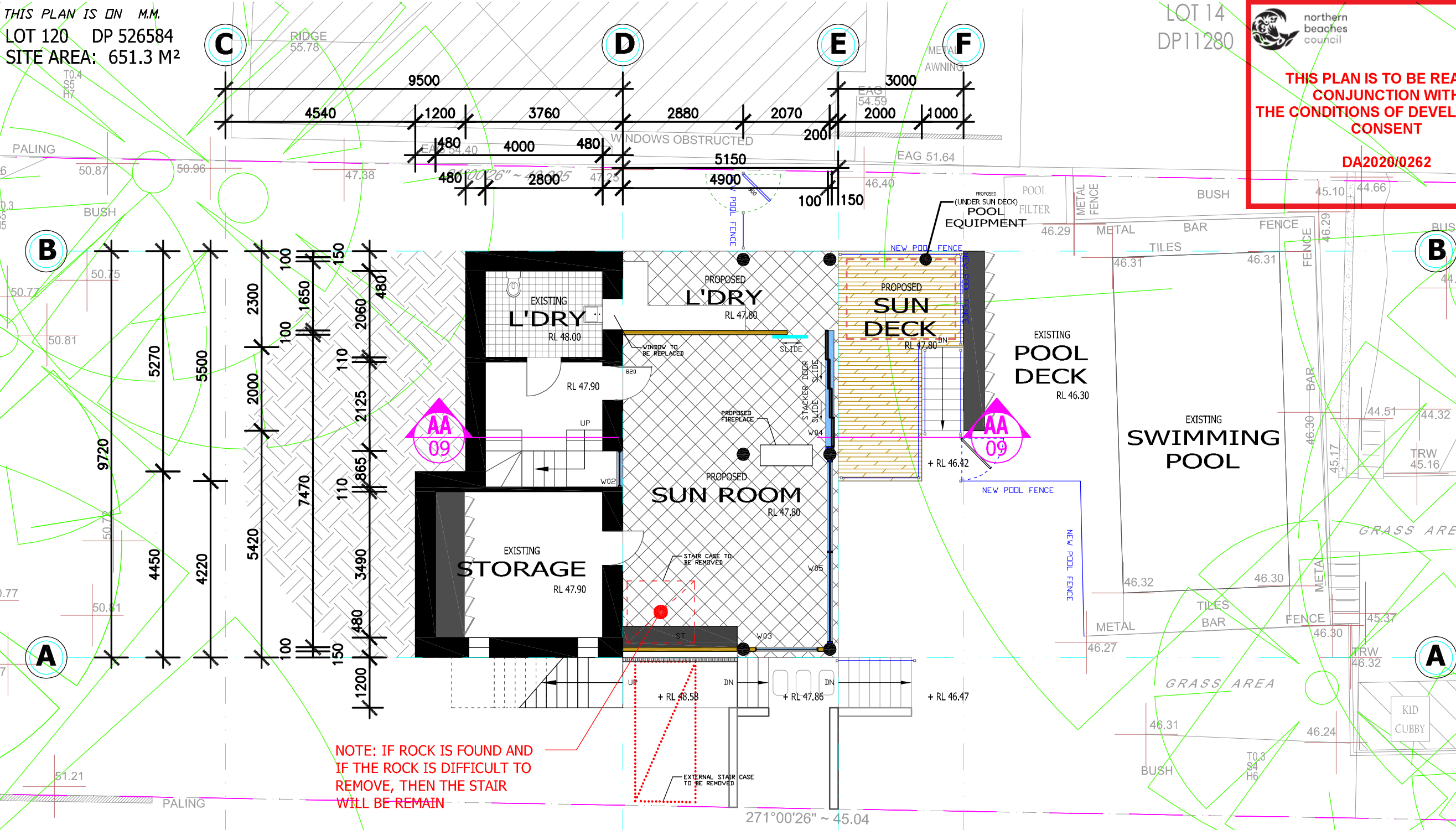
### PROPOSED ALTERATION AND ADDITION

JOB: 4 BELGRAVE AVENUE, BALCONIAH HEIGHTS NSW 2093  
FOR: MRL PAUL GRATTAN  
DRAWN BY: S. L.  
DATE: OCT' 2019  
DRAWING: No.8278/19

SHEET: 2

SUB	Detail	Date
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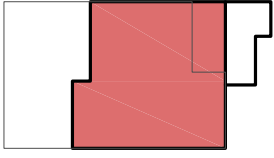
NOTE: IF ROCK IS FOUND AND  
IF THE ROCK IS DIFFICULT TO  
REMOVE, THEN THE STAIR  
WILL BE REMAIN

(FLOOR AREA = 68.0 M<sup>2</sup>)  
**SUB FLOOR PLAN**



SCALE 1:100

LOT 121  
DP526584



## KEY PLAN

SCALE 1:500



LOT 120 DP 526584  
SITE AREA: 651.3 M<sup>2</sup>



northern  
beaches  
council

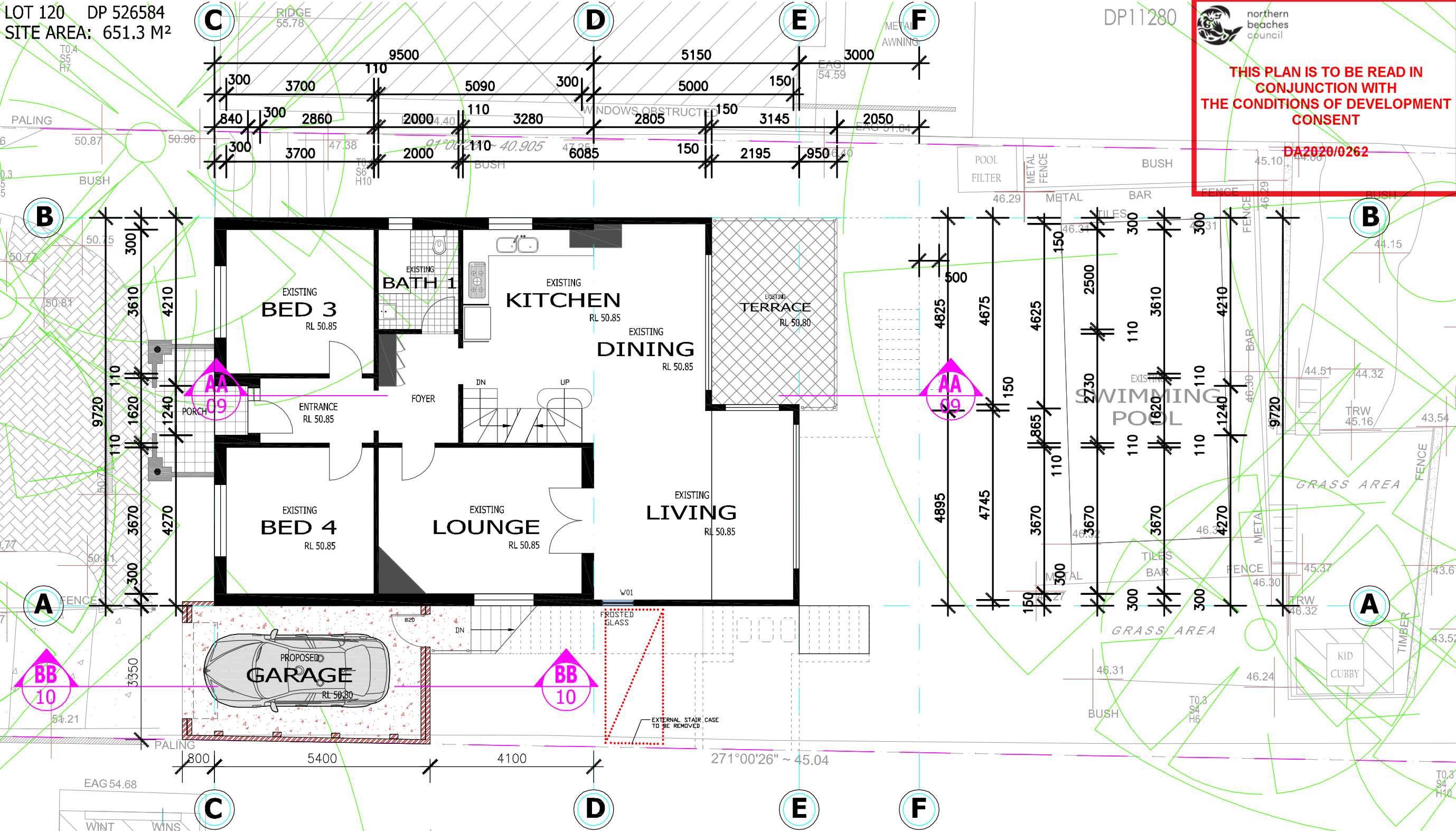
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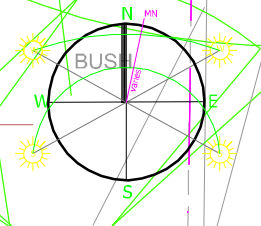
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- LEGEND**
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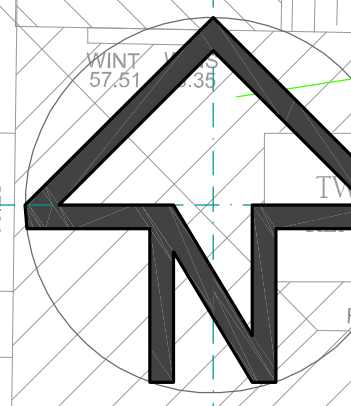
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**sam@mgroup.com.au**  
**john.boar@mgroup.com.au**



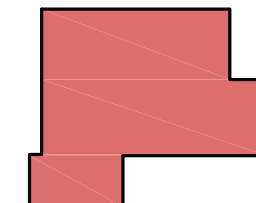
(FLOOR AREA = 119.7 M<sup>2</sup>)

# GROUND FLOOR PLAN



SCALE 1:100

LOT 121  
DP526584



# KEY PLAN

**PROPOSED ALTERATION AND ADDITION**  
JOB: 4 BUNGALOW AVENUE, BALGOWLAH HEIGHTS NSW 2093  
FOR: MR. PAUL GRATTAN  
DRAWN BY: S. L.  
DATE: OCT 2019  
DRAWING: No.8278/19

SCALE: 1:100 A3  
SHEET: 3

SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
CDC	APPLICATION PROGRESS	20/11/19

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ABN: 4140 4123 562

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LOT 120 DP 526584  
SITE AREA: 651.3 M<sup>2</sup>

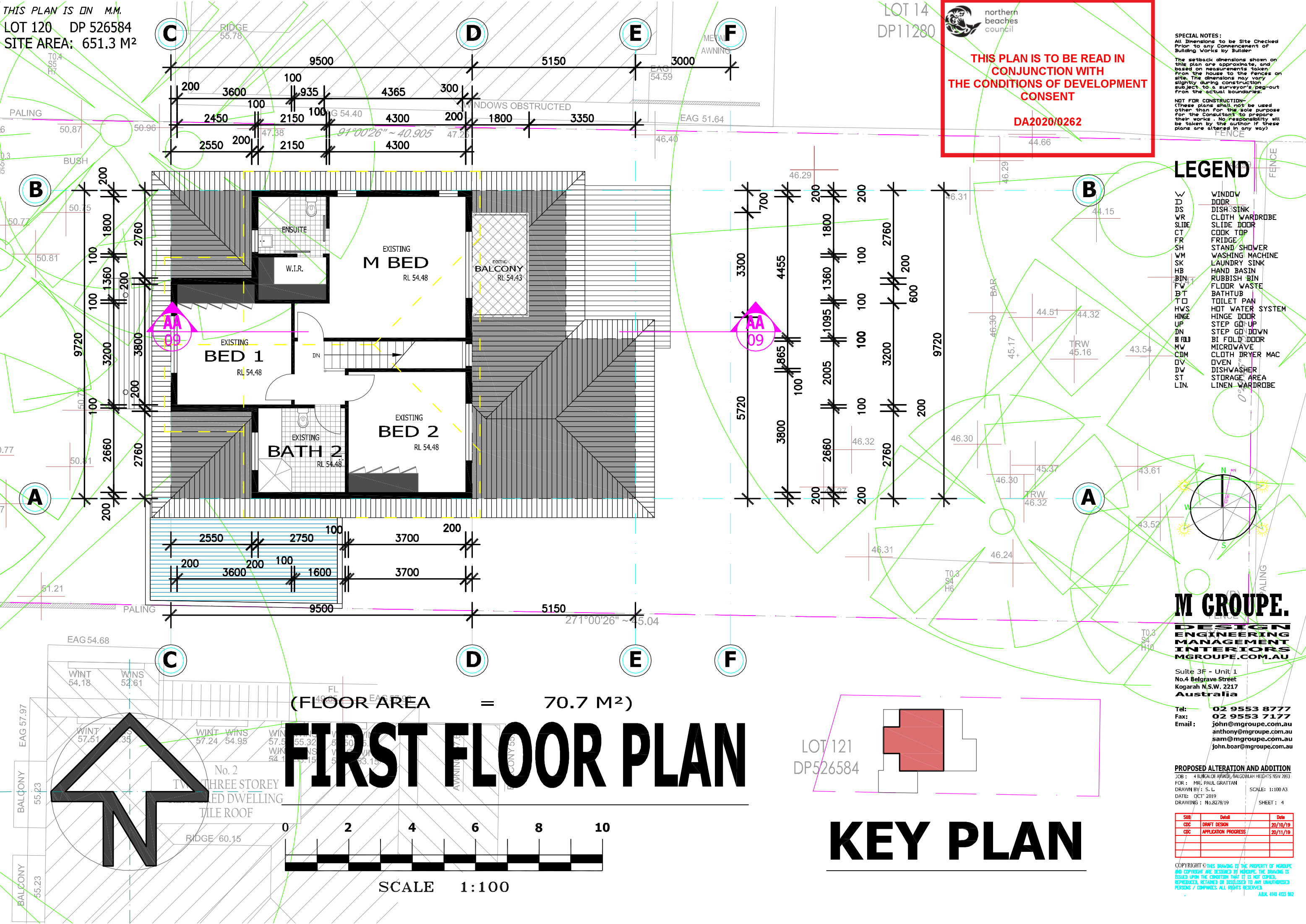
LOT 14  
DP11280



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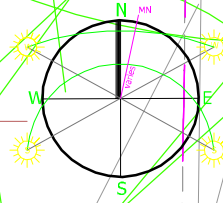
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LEGEND

- W WINDOW
- D DOOR
- DS DISH SINK
- VR CLOTH WARDROBE
- SL SLIDE DOOR
- CT COOK TOP
- FR FRIDGE
- SH STAND / SHOWER
- WM WASHING MACHINE
- SK LAUNDRY SINK
- HB HAND BASIN
- BR RUBBISH BIN
- FW FLOOR WASTE
- BT BATHTUB
- TO TOILET PAN
- HWS HOT WATER SYSTEM
- HN HINGE DOOR
- UP STEP GO UP
- DN STEP GO DOWN
- BI FOLD DOOR
- MV MICROWAVE
- CDM CLOTH DRYER MAC
- OV OVEN
- DV DISHWASHER
- ST STORAGE AREA
- LIN LINEN WARDROBE



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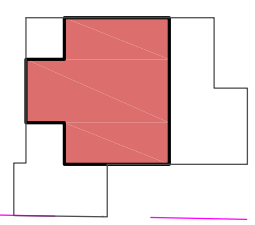
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DRAWN BY : S.L.  
DATE: OCT' 2019  
DRAWING : No.8278/19  
SHEET : 4

SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
CDC	APPLICATION PROGRESS	20/11/19

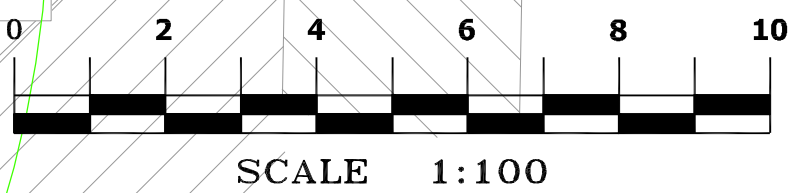
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LOT 121  
DP526584



KEY PLAN

(FLOOR AREA = 70.7 M<sup>2</sup>)  
**FIRST FLOOR PLAN**





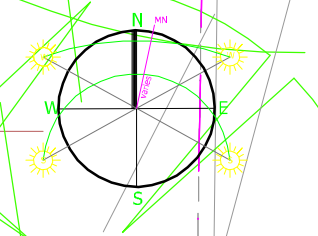
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SITE AREA: 651.3 M<sup>2</sup>

LOT 14  
DP11280

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**LEGEND**

- |         |                  |
|---------|------------------|
| W       | WINDOW           |
| D       | DOOR             |
| DS      | DISH SINK        |
| WR      | CLOTH WARDROBE   |
| SLIDE   | SLIDE DOOR       |
| CT      | COOK TOP         |
| FR      | FRIDGE           |
| SH      | STAND SHOWER     |
| WM      | WASHING MACHINE  |
| SK      | LAUNDRY SINK     |
| HB      | HAND BASIN       |
| BR      | RUBBISH BIN      |
| FW      | FLOOR WASTE      |
| BT      | BATHTUB          |
| TO      | TOILET PAN       |
| HWS     | HOT WATER SYSTEM |
| HNGE    | HINGE DOOR       |
| UP      | STEP GO UP       |
| DN      | STEP GO DOWN     |
| BI FOLD | BI FOLD DOOR     |
| MW      | MICROWAVE        |
| CDM     | CLOTH DRYER MAC  |
| OV      | OVEN             |
| DV      | DISHWASHER       |
| ST      | STORAGE AREA     |
| LIN.    | LINEN WARDROBE   |



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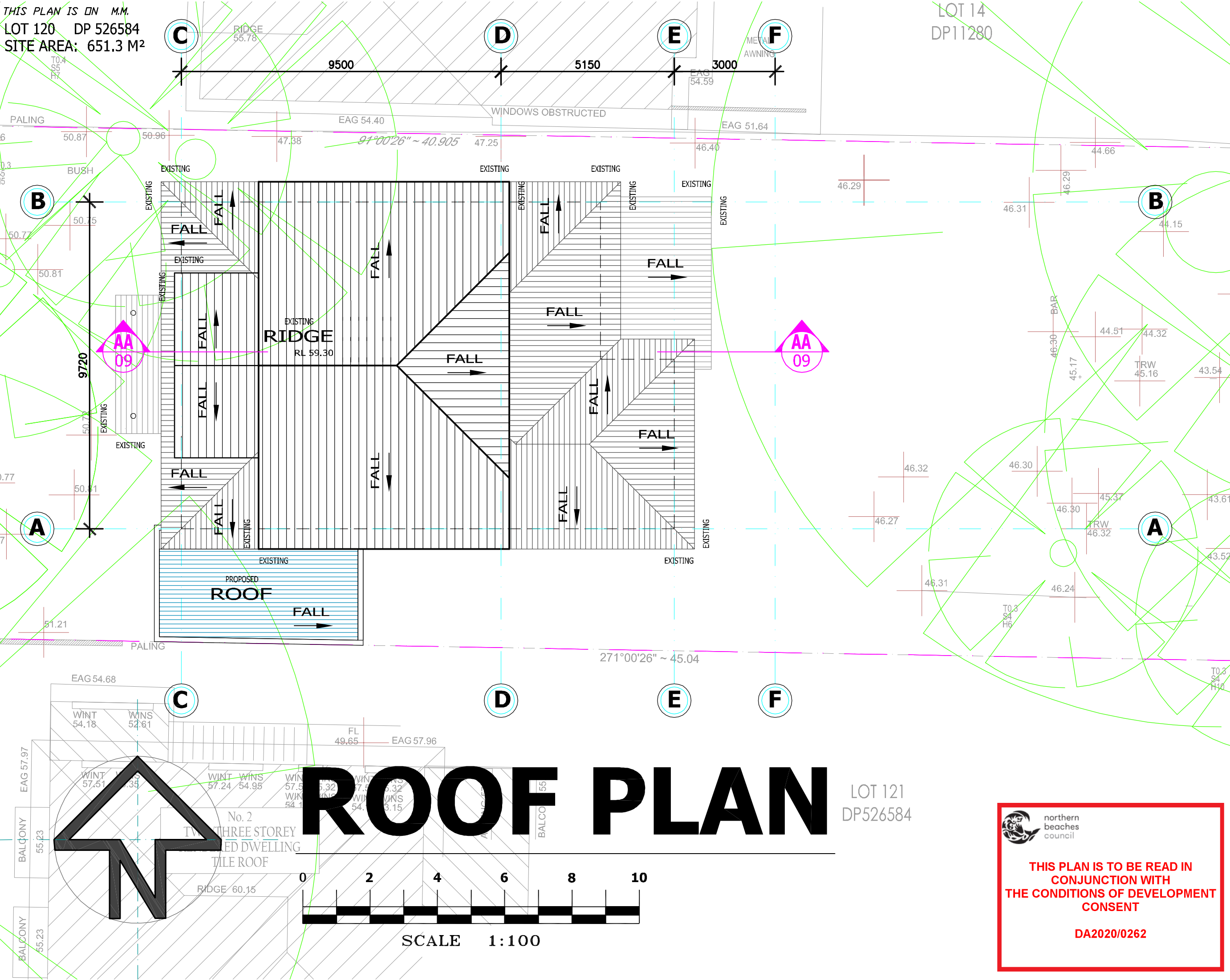
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SHEET : 5

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**ROOF PLAN**

LOT 121  
DP526584



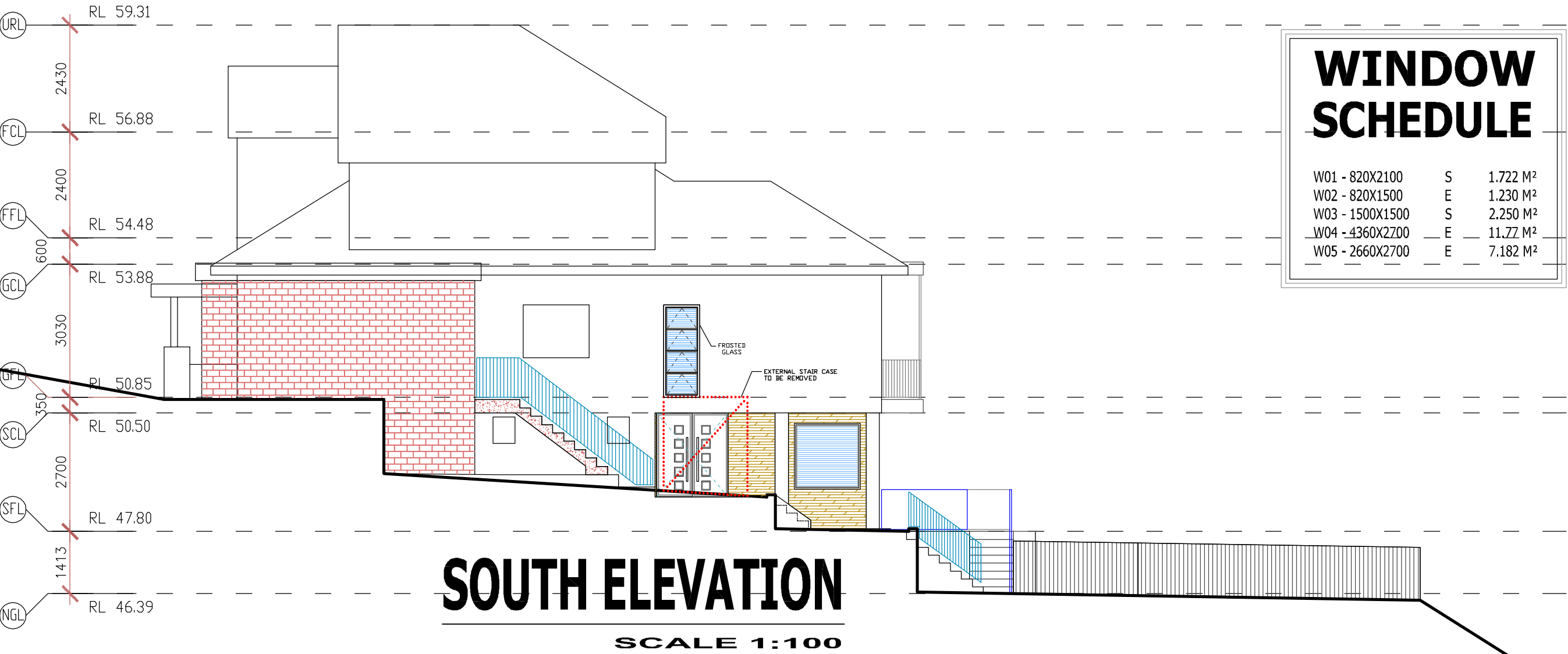
SCALE 1:100



northern  
beaches  
council

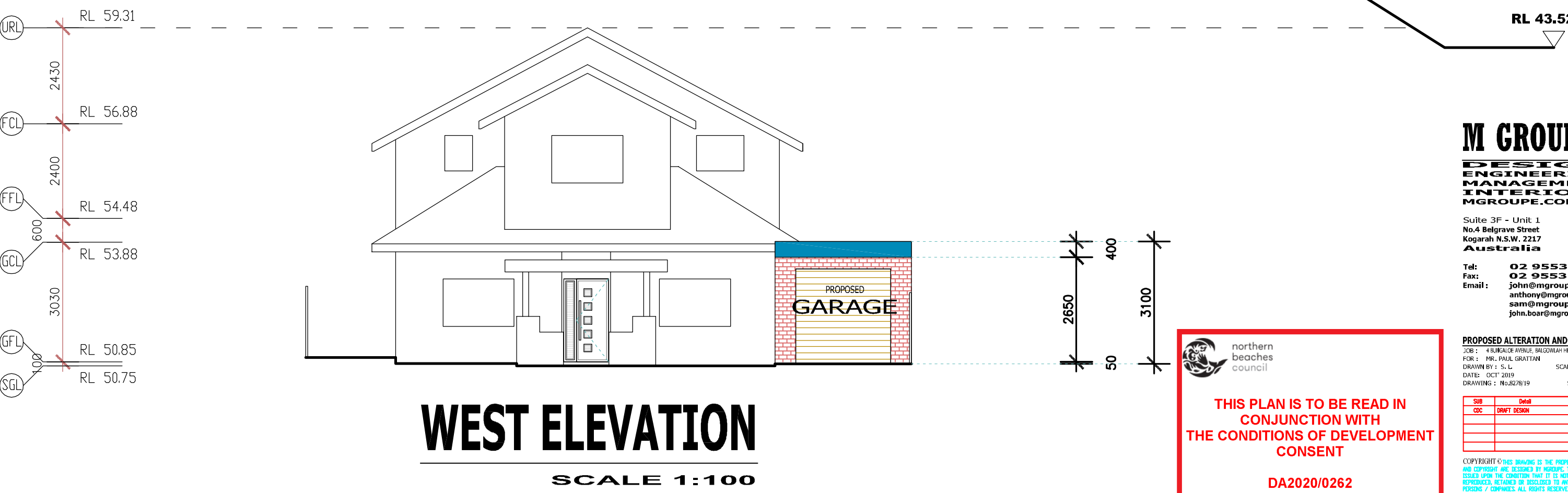
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**DA2020/0262**



WINDOW SCHEDULE		
W01 - 820X2100	S	1.722 M <sup>2</sup>
W02 - 820X1500	E	1.230 M <sup>2</sup>
W03 - 1500X1500	S	2.250 M <sup>2</sup>
W04 - 4360X2700	E	11.77 M <sup>2</sup>
W05 - 2660X2700	E	7.182 M <sup>2</sup>

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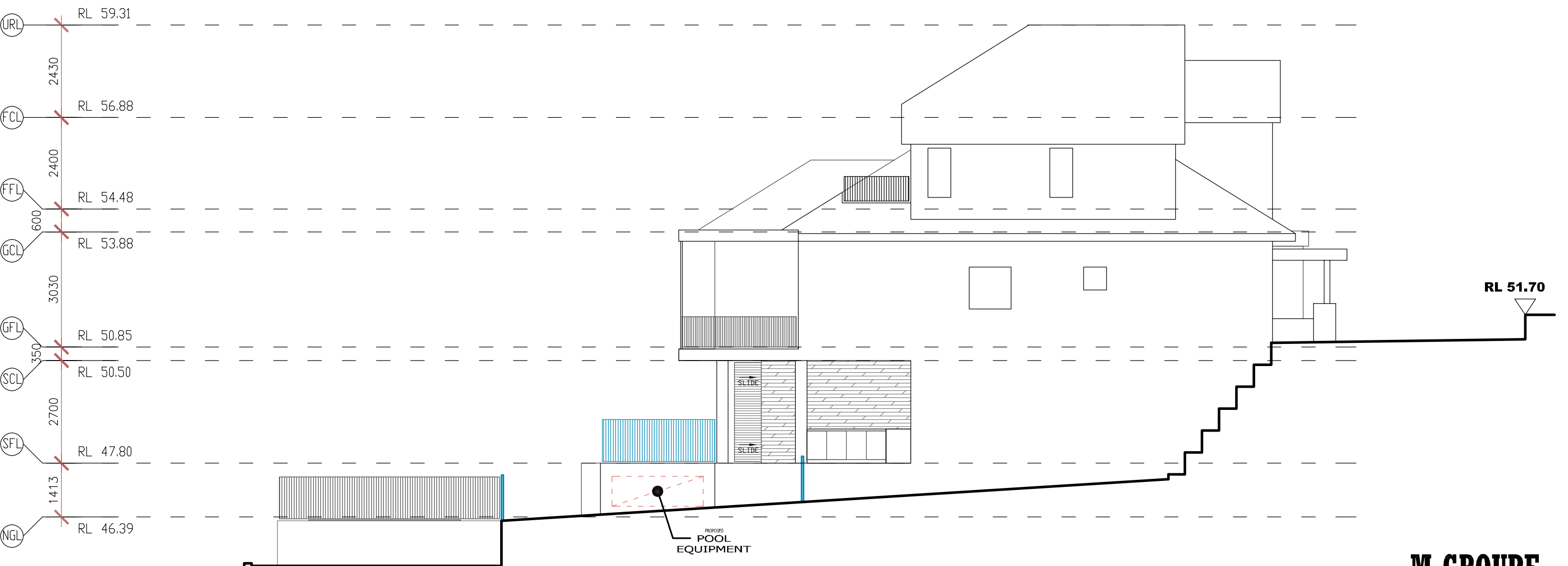
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FOR : MR. PAUL GRATTAN  
DRAWN BY : S. L. SCALE: 1:100 A3  
DATE: OCT' 2019  
DRAWING : No.8278/19 SHEET : 6

SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19

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# NORTH ELEVATION

SCALE 1:100

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DRAWN BY : S. L. DATE: OCT' 2019 SHEET : 7  
DRAWING : No.8278/19

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WINDOW SCHEDULE			
W01 - 820X2100	S	1.722 M <sup>2</sup>	
W02 - 820X1500	E	1.230 M <sup>2</sup>	
W03 - 1500X1500	S	2.250 M <sup>2</sup>	
W04 - 4360X2700	E	11.77 M <sup>2</sup>	
W05 - 2660X2700	E	7.182 M <sup>2</sup>	

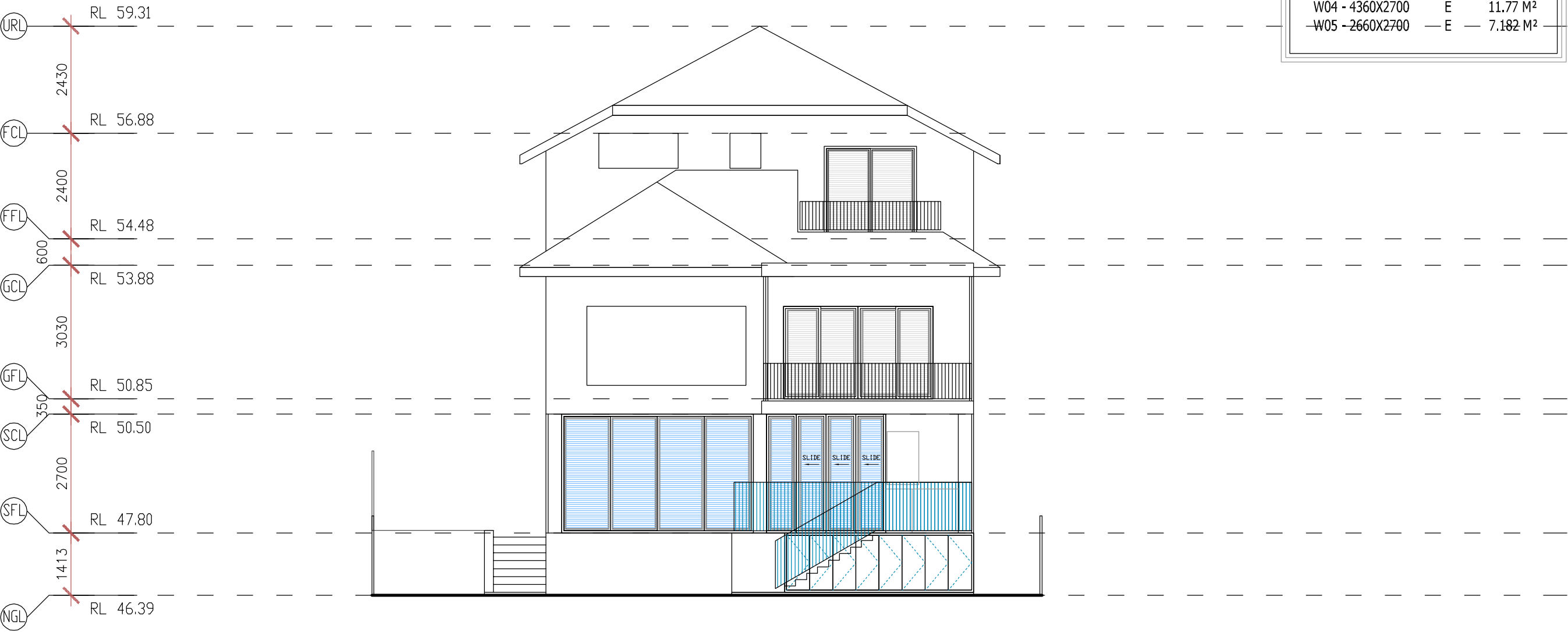
# WINDOW SCHEDULE

W01 - 820X2100	S	1.722 M <sup>2</sup>
W02 - 820X1500	E	1.230 M <sup>2</sup>
W03 - 1500X1500	S	2.250 M <sup>2</sup>
W04 - 4360X2700	E	11.77 M <sup>2</sup>
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# EAST ELEVATION

SCALE 1:100

 **northern beaches council**

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

**DA2020/0262**

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**PROPOSED ALTERATION AND ADDITION**  
JOB : 4 BUNCALOE AVENUE, BALGOWLAH HEIGHTS NSW 2093  
FOR : MR. PAUL GRATTAN  
DRAWN BY : S. L. SCALE: 1:100 A3  
DATE: OCT' 2019  
DRAWING : No.8278/19 SHEET : 8

SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19

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ABUL 4140 4123 562



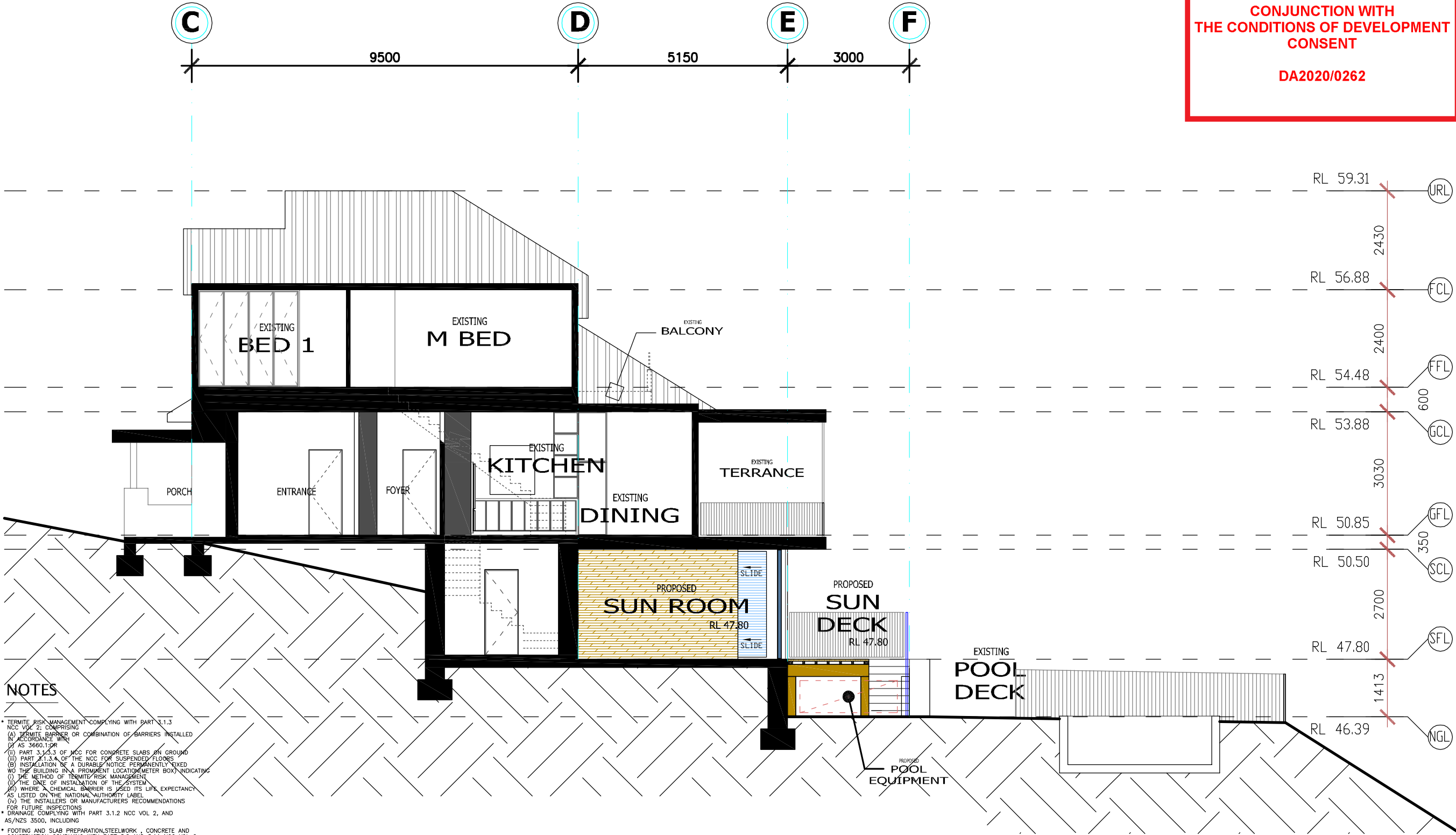
THIS PLAN IS ON M.M.  
LOT 120 DP 526584  
SITE AREA: 651.3 M<sup>2</sup>



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

DA2020/0262

SPECIAL NOTES :  
All Dimensions to be Site Checked  
Prior to any Commencement of  
Building Works by Builder  
  
The setback dimensions shown on  
this plan are approximate, and  
based on measurements taken  
from the house to the fences on  
site. The dimensions may vary  
slightly during construction  
subject to a surveyor's peg-out  
from the actual boundaries.  
  
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NOTES

- \* TERMITE RISK MANAGEMENT COMPLYING WITH PART 3.1.3 NCC VOL 2, COMPRISING:
  - (A) TERMITE BARRIER OR COMBINATION OF BARRIERS INSTALLED IN ACCORDANCE WITH AS 3660.1:1995
  - (B) PART 3.1.3.3 OF NCC FOR CONCRETE SLABS ON GROUND
  - (C) PART 3.1.3.4 OF THE NCC FOR SUSPENDED FLOORS
  - (D) INSTALLATION OF A DURABLE NOTICE PERMANENTLY FIXED TO THE BUILDING IN A PROMINENT LOCATION (METER BOX) INDICATING THE METHOD OF TERMITE/RISK MANAGEMENT
  - (E) THE DATE OF INSTALLATION OF THE SYSTEM
  - (F) WHERE A CHEMICAL BARRIER IS USED ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL AUTHORITY LABEL
  - (G) THE INSTALLERS OR MANUFACTURERS RECOMMENDATIONS FOR FUTURE INSPECTIONS
- \* DRAINAGE COMPLYING WITH PART 3.1.2 NCC VOL 2, AND AS/NZS 3500, INCLUDING:
  - \* FOOTING AND SLAB PREPARATION, STEELWORK, CONCRETE AND CONSTRUCTION COMPLYING WITH PART 3.2 AND 3.1 NCC VOL 2
  - \* INSTALL A CONTINUOUS WATERPROOF MEMBRANE TO ANY SLAB CONSTRUCTION FOR A HABITABLE BUILDING BETWEEN THE CONCRETE SLAB CONSTRUCTION AND SURFACE TO CLAUSE 3.2.2.6 NCC VOL 2
  - \* TIMBER FRAMING CONSTRUCTION COMPLYING WITH PART 3.4.3 NCC VOL 2 INCLUSIVE OF REQUIREMENTS FOR MEMBER SIZES, SPACES, BRACING, SPANS, LOCATIONS AND STRESS GRADES, WHERE ROOF TRUSSES ARE TO BE USED, PROVIDE FULL DETAILS OF SAME PRINCIPAL CERTIFYING AUTHORITY BEFORE ERECTION OF THE ROOF FRAME, INCLUDING BRACING DETAILS
  - \* SARKING MATERIALS USED IN THE ROOF OF THE CLASS 1 BUILDING MUST HAVE A FLAMMABILITY INDEX OF NOT MORE THAN 5, COMPLYING WITH CLAUSE 3.7.1.9 NCC VOL 2 AND BE SUITABLE FOR WEATHERPROOFING
  - \* MASONRY CONSTRUCTION COMPLYING WITH PART 2.2 NCC VOL 2
  - \* GLAZING COMPLYING WITH PART 3.6 NCC VOL 2
  - \* INSTALLATION OF SMOKE DETECTORS TO COMPLY WITH PART 3.7.2.2 NCC VOL 2, INCLUDING SMOKE ALARMS
  - \* STAIR CONSTRUCTION TO COMPLY WITH PART 3.9.1 NCC VOL 2 INCLUDING GEOMETRY AND CONSTRUCTION REQUIREMENTS
  - \* BALUSTRADES / BARRIERS TO COMPLY WITH PART 3.9.2 NCC VOL 2
  - \* WATERPROOFING OF WET AREAS INCLUDING BATHROOMS, SHOWERS, LAUNDRIES, SANITARY COMPARTMENTS AND THE LIKE COMPLYING WITH PART 3.8.1 NCC VOL 2 AND AUSTRALIAN STANDARD 3740
  - \* TIMBER FRAMEWORK COMPLYING WITH ALL RELEVANT PROVISIONS OF AUSTRALIAN STANDARD 1684-PARTS 2 & 4 INCLUSIVE OF REQUIREMENTS FOR MEMBER SIZES, SPACES, BRACING, SPANS, LOCATIONS AND STRESS GRADES
  - \* AUSTRALIAN STANDARD AS 3500 PLUMBING AND DRAINAGE AND PART 5 DOMESTIC INSTALLATIONS
  - \* CEILING INSULATION TO COMPLY WITH NSW PARTS 3.12.1 BUILDING
  - \* BUILDING SEALING TO COMPLY WITH NCC PART 3.12.3
  - \* SERVICES TO COMPLY WITH NCC PART 3.12.5
  - \* STAIRS TO COMPLY WITH NCC PART 3.9.1.3

SECTION AA-AA

SCALE 1:100

NOTES :

1. Builder to check all Building and Boundary Dimensions Prior to Commencement of work so that the work can be carried out in accordance to Australian Authorities.
2. All Building work to comply with Australian Building codes and Local Council Requirements.
3. Provide Termite Protection in Accordance with AS3660.1-1995 Requirements.
4. All Dimensions shown are Theoretical only and are subject to Site Measure during Construction.
5. Do not Scale Of Drawings.
6. Site Boundary Survey to be provided where necessary to confirm Boundary Position in Accordance with Adjoining Properties and Services.
7. Wet area waterproofing shall comply with Part 3.8.1 of B.C.A
8. All stair balustrades to comply with Part 3.9 of B.C.A
9. Mechanical ventilation to al internal bathrooms and w.f.'s shall comply with Part 3.8.5 of B.C.A.
10. All timber framing shall comply with AS 1684 and Part 3.4.8 of B.C.A.
11. All glazing to comply with Part 3.6 of B.C.A.
12. W.C. doors to comply with Part 3.8.3.3 of the B.C.A. (Housing Provisions)

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**DESIGN**  
**ENGINEERING**  
**MANAGEMENT**  
**INTERIORS**  
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FOR : MR. PAUL GRATTAN  
DRAWN BY : S.L. SCALE: 1:100 A3  
DATE: OCT' 2019  
DRAWING : No.8278/19 SHEET : 9

SUB	Detail	Date
CDC	DRAFT DESIGN	20/10/19
CDC	APPLICATION PROGRESS	20/11/19

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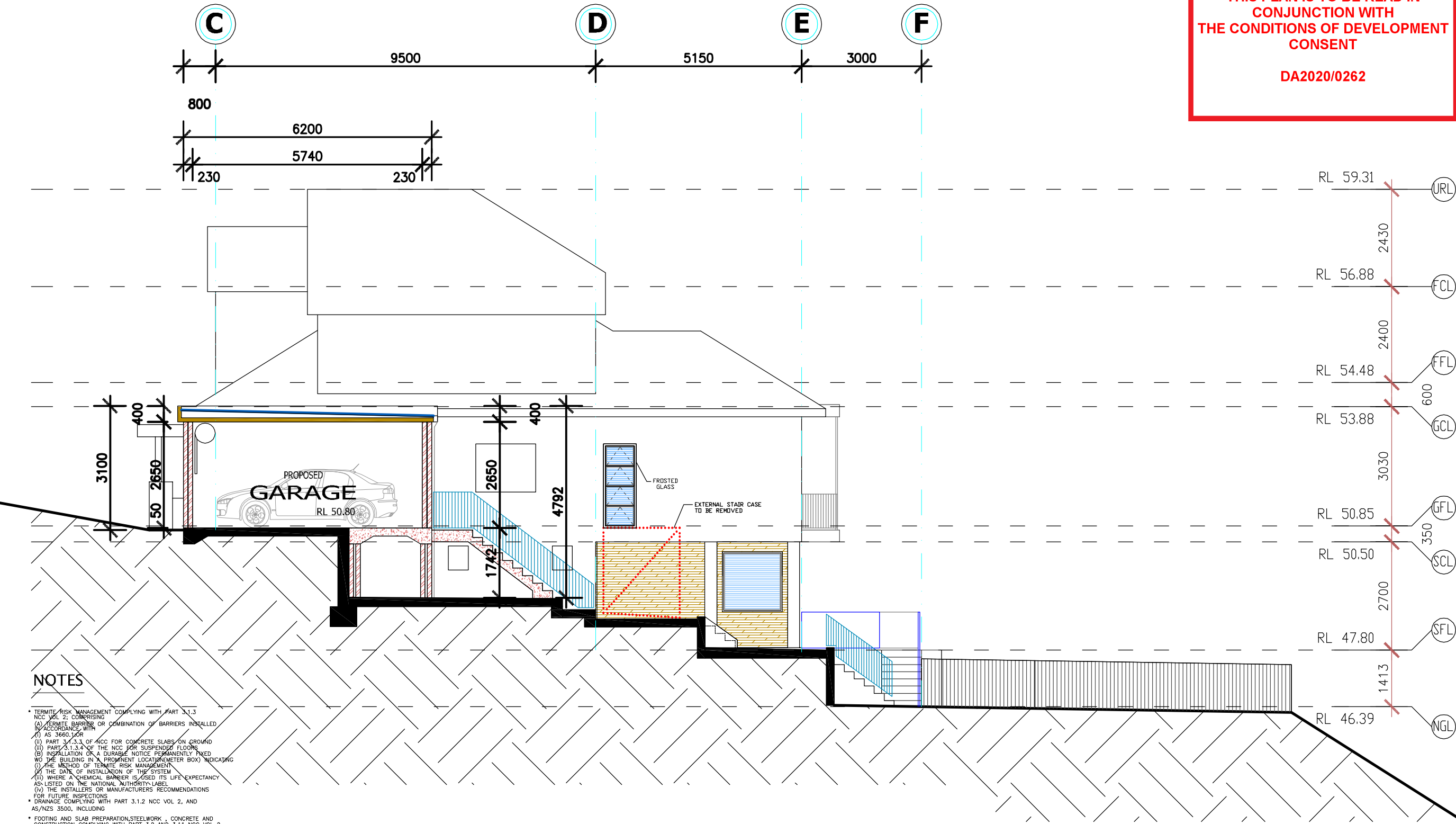
THIS PLAN IS ON M.M.  
LOT 120 DP 526584  
SITE AREA: 651.3 M<sup>2</sup>



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DA2020/0262

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## NOTES

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    - (ii) THE DATE OF INSTALLATION OF THIS SYSTEM
    - (iii) WHERE A CHEMICAL BARRIER IS USED ITS LIFE EXPECTANCY AS LISTED ON THE NATIONAL AUTHORITY LABEL
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  - \* INSTALL A CONTINUOUS WATERPROOF MEMBRANE TO ANY SLAB CONSTRUCTION FOR A HABITABLE BUILDING BETWEEN THE CONCRETE SLAB CONSTRUCTION AND SURFACE TO CLAUSE 3.2.2.6 NCC VOL 2
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# SECTION BB-BB

SCALE 1:100

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SUB	Detail	Date
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ABUL 4140 4123 502

THIS PLAN IS ON M.M.  
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SITE AREA: 651.3 M<sup>2</sup>



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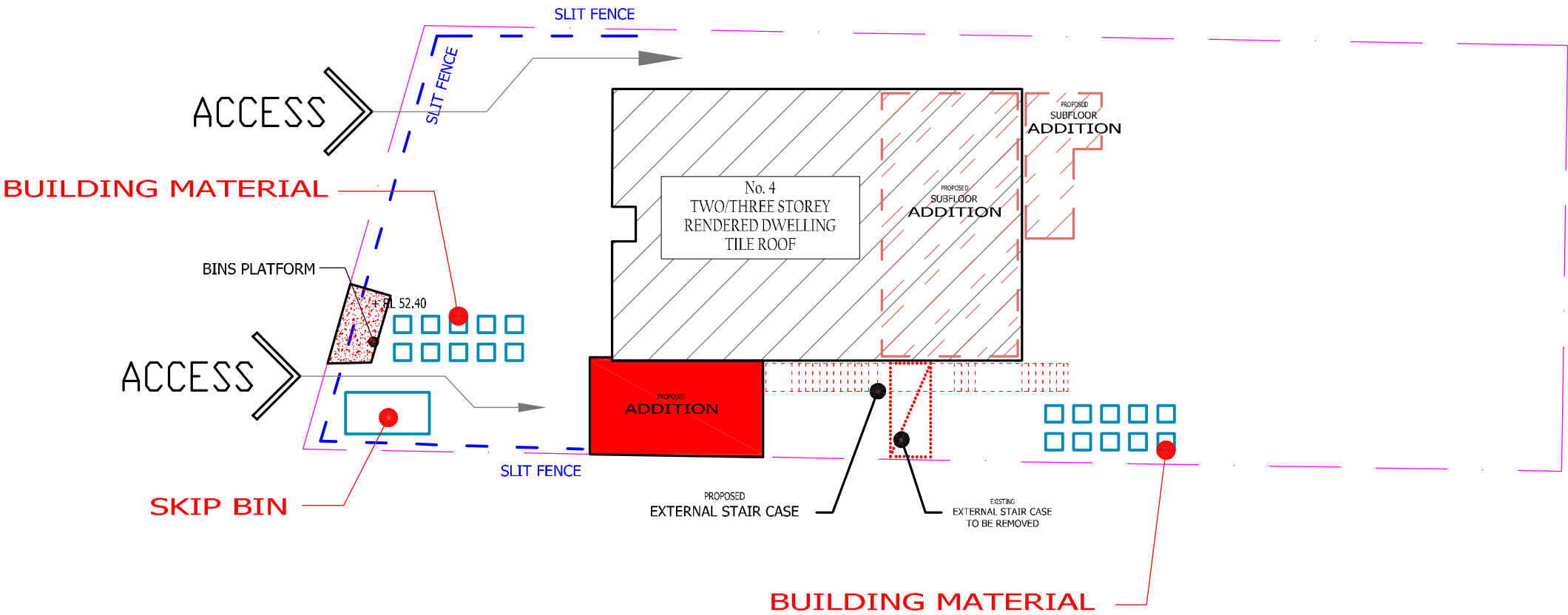
**DA2020/0262**

DO NOT SCALE THIS DRAWING. ALL DIMENSIONS TO BE VERIFIED ON SITE PRIOR TO CONSTRUCTION. ANY INCONSISTENCIES TO BE REPORTED TO MGROUPE IMMEDIATELY. IF IN DOUBT, PLEASE ASK MGROUPE FOR CLARIFICATION.

ANY VARIATION FROM THESE DRAWINGS REQUIRE WRITTEN APPROVAL FROM MGROUPE.

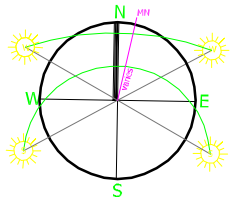
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CONTRACTOR ARE TO LIAISE WITH THIRD PARTY SUPPLIERS TO CONFIRM EXACT REQUIREMENTS.



## LEGEND

- PROPOSED STAIR CASE
- PROPOSED BINS AREA
- PROPOSED SUB FLOOR ADDITION
- TREE TO BE REMOVED
- PROPOSED ADDITION
- STRUCTURE TO BE REMOVED



## M GROUPE.

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ENGINEERING  
MANAGEMENT  
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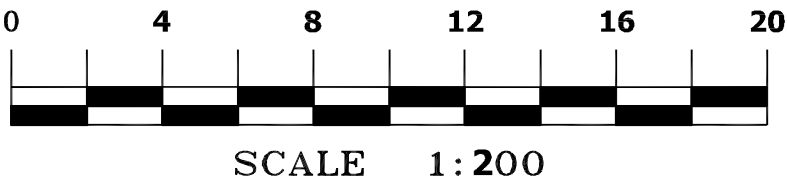
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SHEET : 14

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# EROSION AND SEDIMENT CONTROL PLAN







Build something great™

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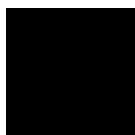


## Flat



Painted Wide Fascia  
Colour: Cream 5

## Gutter



Powdercoat/Painted Gutters  
Colour: Warm Grey 1

## Fascia



Painted Fascia  
Colour: Red 2

## Windows



Windows & Doors  
Colour: White Birch

## Rendered



Cement Render  
Colour: Cream 4

## Concrete



Concrete  
Colour: Standard Grey

[www.boralsampler.com.au](http://www.boralsampler.com.au) Boral Sampler is a great new web application for selecting Boral products and colours.

Mix and match brick colours, roof tiles and fascia/gutter colours with ease. Choose from hundreds of possibilities then download, email, print and share your selections.

\*The images of Boral products displayed are indicative of the appearance and effect that may be achieved from their use. Colour and shade variations may occur from batch to batch. Boral recommends you view physical samples of the products current at the time of purchase. The availability of products featured on Boral Sampler may change over time.

Boral recommends you check the website [www.boral.com.au](http://www.boral.com.au) or contact [thelook@boral.com.au](mailto:thelook@boral.com.au) ph: 1300 134 002 for details. Refer to the full Terms of Use [www.boral.com.au/sampler/register](http://www.boral.com.au/sampler/register).