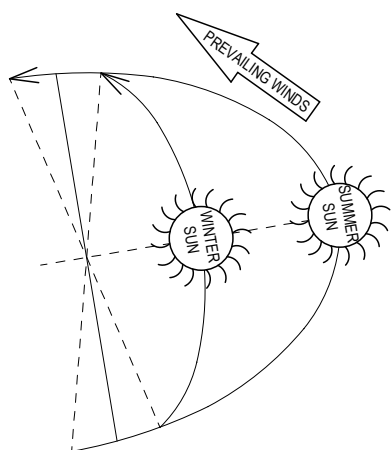




northern
beaches
council

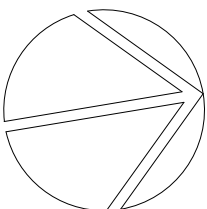
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CONSENT**

DA2020/1139



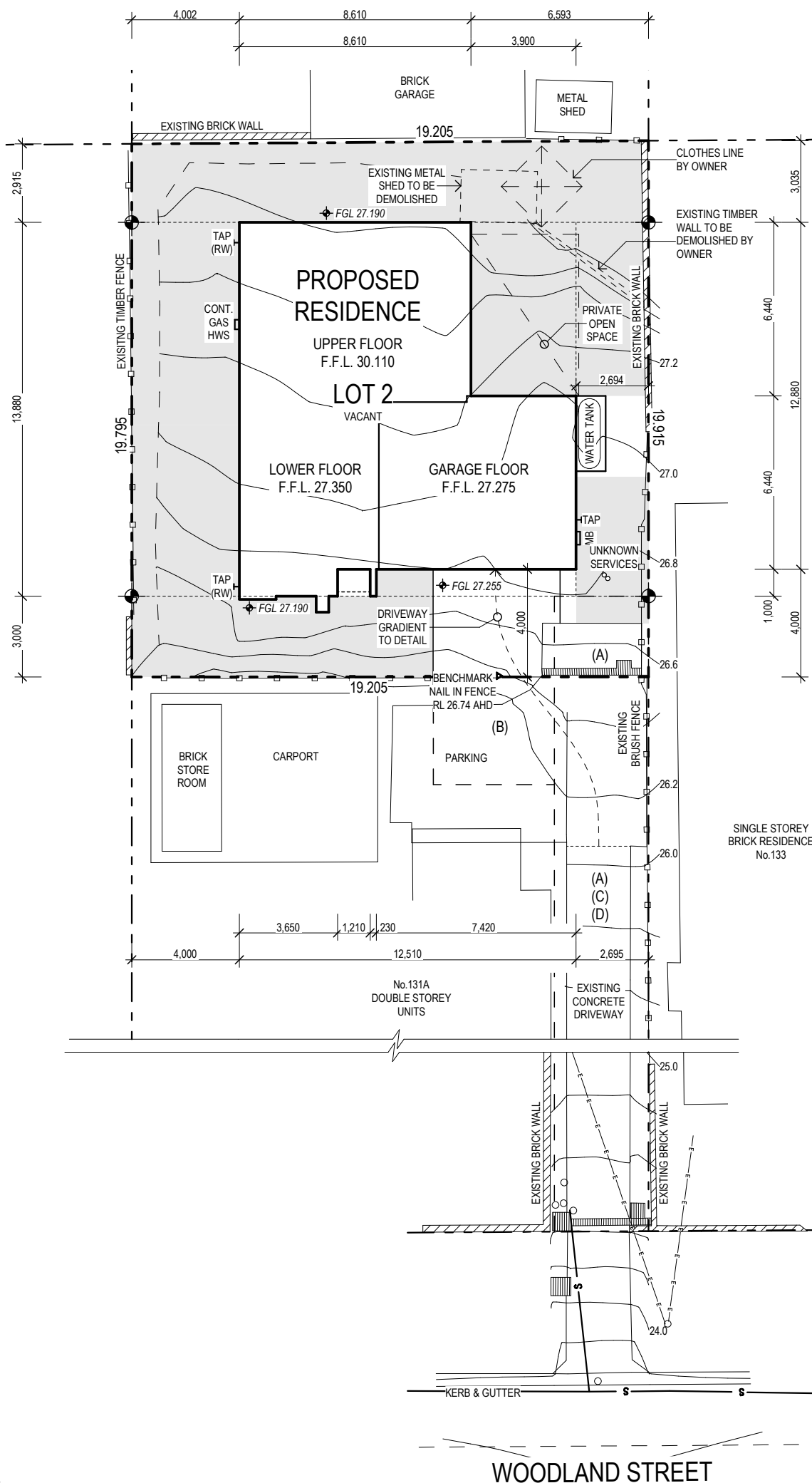
SITE ANALYSIS

- (A) RIGHT OF CARRIAGEWAY 3.5 WIDE
(B) RIGHT OF CARRIAGEWAY 4.0 WIDE
(C) EASEMENT FOR SERVICES 3.5 WIDE
(D) EASEMENT FOR DRAINAGE OF WATER 3.5 WIDE



SITE PLAN

SCALE 1:200 LOT 2 DP 1250201 AREA 381.3m²
SURVEY INFORMATION OBTAINED FROM TSS SURVEYORS. REF # 200711



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Date:

Signed by owners

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SITE PLAN LEGEND

MARK	DESCRIPTION
	SURVEY SETOUT PEG
	METER BOX
TAP	TOWNWATER TAP
TAP (RW)	RECYCLED / RAINWATER TAP
NOTE: EXACT POSITION OF TAP TO BE DETERMINED ON SITE	
	ALL RETAINING WALLS BY OWNER U.N.O.
	APPROXIMATE SEWER LOCATION
	PROPOSED FINISHED GROUND LEVELS BY OWNER PRIOR TO OCCUPATION CERTIFICATE

SOIL CLASSIFICATION: M

WIND CLASSIFICATION: N2

GAS TYPE: NATURAL GAS

SITE AREA TABLE		FLOOR AREA TABLE	
AREA	m ²	AREA	m ²
SITE	381.3	UPPER FLOOR	102.37
TOTAL OPEN SPACE	201.22	LOWER FLOOR	93.88
DRIVEWAY	21.07	GARAGE	46.45
FOOTPRINT	149.34	PORTICO	1.21
PRIVATE OPEN SPACE	18.0	ROOF AREA	165.81
FLOOR SPACE RATIO:	0.39:1	TOTAL FLOOR AREA:	243.91

NOTE: PROPOSED DRIVEWAY BY OWNER

WATER TANK - 1 x 3,000 LITRE (0.8m WIDTH x 1.5m HIGH x 2.6m LONG)
- SEPARATE WATER LINES / PIPING TO ALL TOILETS, WASHING MACHINE & YARD TAP

CERTIFYING AUTHORITY: DA

NOTE:
SEWER JUNCTION TO BE PROVIDED TO SITE & WITHIN 10M OF PROPOSED HOUSE LOCATION BY OWNER PRIOR TO CONSTRUCTION

NOTE: DEMOLITION BY OWNER
THE OWNER IS RESPONSIBLE FOR DEMOLITION OF EXISTING HOUSE, INCLUDING REMOVAL OF ALL BUILDING DEBRIS & DISCONNECTION OF SERVICES (IE. POWER, WATER, SEWER, STORMWATER & GAS)

NOTE: FINISHED GROUND & FLOOR LEVELS
FINISHED GROUND & FLOOR LEVELS INDICATIVE TO A TOLERANCE OF **±1.100mm**, THEREFORE EXTENT OF CUT / FILL BATTERS IS TO BE DETERMINED ON SITE IN CONJUNCTION WITH VOLUME / DENSITY OF SOIL MATERIALS.

NOTE: SURPLUS SOIL
ANY SURPLUS SOIL FROM FOOTING TRENCHES, PIER HOLES AND/OR SERVICE TRENCHES (IF APPLICABLE) ARE TO BE **STOCKPILED & REMAIN ON SITE**, IF ANY SURPLUS SOIL IS UNABLE TO BE STOCKPILED ON SITE DUE TO SITE LIMITATIONS, ADDITIONAL COSTS WILL APPLY TO REMOVE THE SURPLUS SOIL.

NOTE: STORMWATER
REFER TO STORMWATER MANAGEMENT PLAN BY ALW DESIGN



Sydney: (02) 8883 5400
Newcastle: (02) 4945 4000
Central Coast: (02) 4384 1441
montgomeryhomes.com.au

Client Name:

WRIGHT J

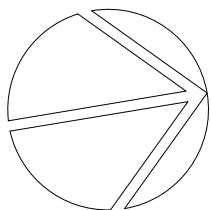
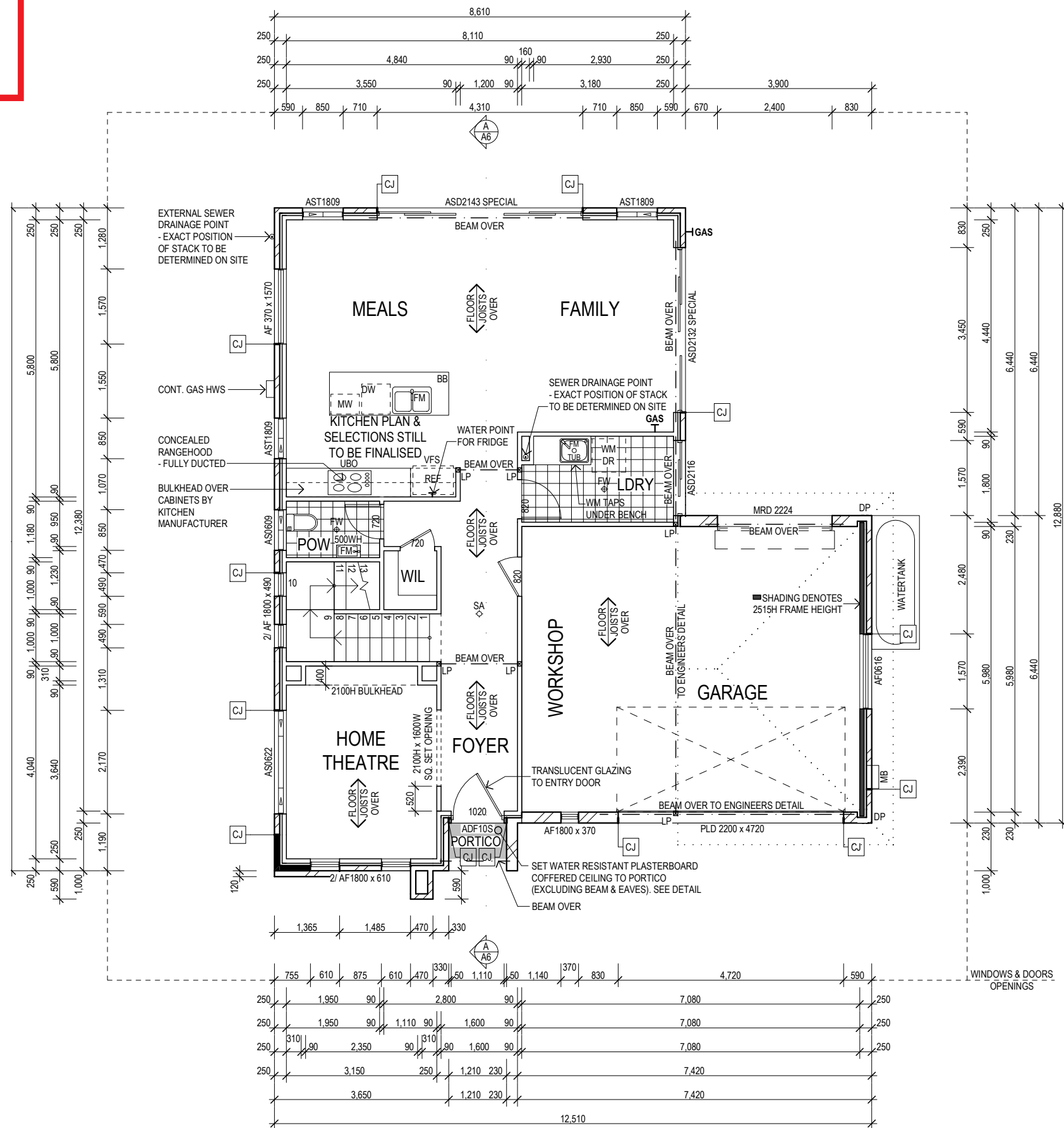
Job Address:

PROPOSED RESIDENCE
Lot 2 No.131B Woodland St
BALGOWLAH

Design: the BYRON - 250 Metro 2020

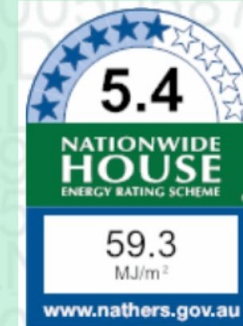
Drawn: RS	Sale: IL	Plot Date: 03/09/2020
Job No: 1767	Tender No: 13	Drp No: A1 of 9
		Revision: 2

DO NOT SCALE DRAWING



LOWER FLOOR PLAN

SCALE 1:100



0005058797 31 Jul 2020

Assessor

Gavin Chambers

Accreditation No.

DMN13/1491

Address

131B Woodland Street ,
Balgowlah , NSW , 2093



hstar.com.au

FM	FLICKMIXER	AD	SHED DOORS
FCO	FOOT-CUT OUTLET	AD	DOUBLE HUNG WINDOW
FSO	FREE STANDING OVEN	AF	FIXED WINDOW
FW	FLOOR WASTE	AK	SERVERY SLIDING WINDOW
HR	HANDRAIL	ALV	LOUVRE WINDOW
HWS	HOT WATER SYSTEM	AS	SLIDING WINDOW
LP	LOAD POINT	ASD	SLIDING DOOR
LW	LOW WALL	ASSD	STACKING SLIDING DOOR
MB	METER BOX	OBS	OBSCURE GLASS
MRD	MANUAL ROLLER DOOR	SAL	SASH LOCK
MW	MICROWAVE CUPBOARD	VEL	VENT LOCK
OBS	OBSCURE GLASS		<u>ROOM NAMES</u>
PLD	PANEL LIFT DOOR		
PD	PIVOT DOOR (SHOWER)	BR	BROOM CUPBOARD
RD	ROLLER DOOR	ENS	ENSUITE
REC	SQUARE SET RECESS	LDRY	LAUNDRY
REF	REFRIGERATOR	PAN	PANTRY
RLW	RAKING LOW WALL	POW	POWDER ROOM
SA	SMOKE ALARM	WC	WATER CLOSET
	(LOCATIONS TO BE DETERMINED ON SITE)	WIL	WALK IN LINEN
SL	SLIDING DOOR (SHOWER)	WIP	WALK IN PANTRY
SS	SPACE SAVER (SHOWER)	WIR	WALK IN ROBE

NOTE:

- NOTE:
- TERMITE RESISTANT T2 FRAMING AND TRUSSES.
 - H2 TERMITE TREATED SHEET FLOORING (IF APPLICABLE)

NOTE:






- NOTE:**
10mm PACKING UNDER POCKET OF ALL
CAVITY SLIDER DOORS.

NOTE:

- NOTE:**
SQUARE SET CEILING / WALL JUNCTION
TO FAMILY, MEALS, KITCHEN, FOYER,
BATHROOM, ENSUITE & POWDER ROOM
ONLY.

NOTE:

- NOTE:
STANDARD SECURITY SYSTEM

EX	EXCAVATION LINE
	DENOTES 250 BRICK VENEER/WEATHERBOARD WALL (REFER TO DETAIL)
	SHOWS EXTENT OF WET AREA FLOOR TILES
	SHOWS EXTENT OF FLOOR TILES
	SHOWS EXTENT OF FLOATING FLOOR
	SHOWS EXTENT OF T & G FLOORING

2	ISSUE TO BASIX & ENGINEER	29/07/2020
1	ISSUE TO SALES	28/05/2020
Issue:	Description:	Date:



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Newcastle: (02) 4945 4000
Central Coast: (02) 4384 1441



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Client Name:

WRIGHT J

Job Address:

PROPOSED RESIDENCE
Lot 2 No.131B Woodland St
BALGOWLAH

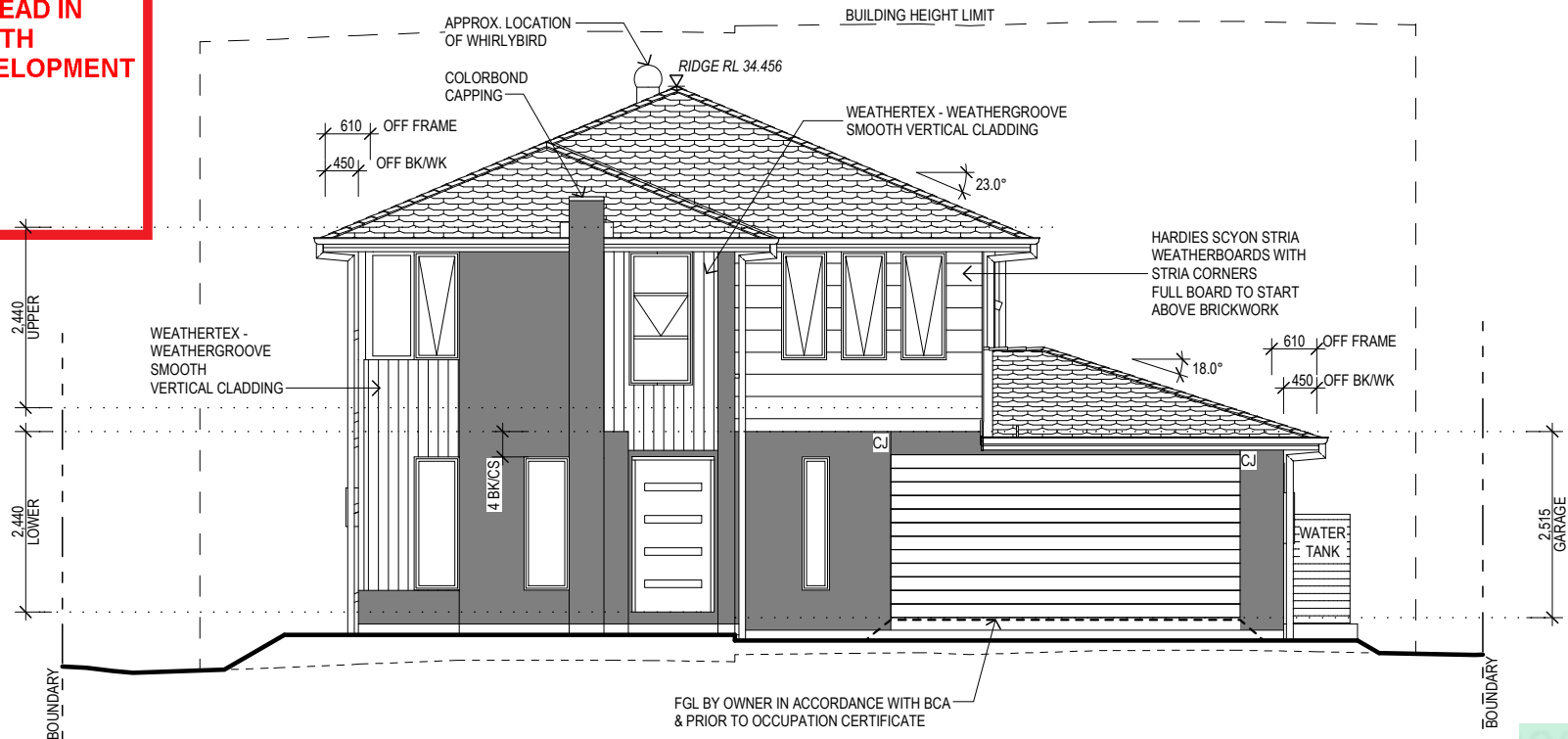
Design: the BYRON - 250 Metro 2020

Drawn:	Sale:	Plot Date:	
RS	IL	03/09/2020	
Job No:	Tender No:	Drg No:	Revision:
1767	13	A3 of 9	2

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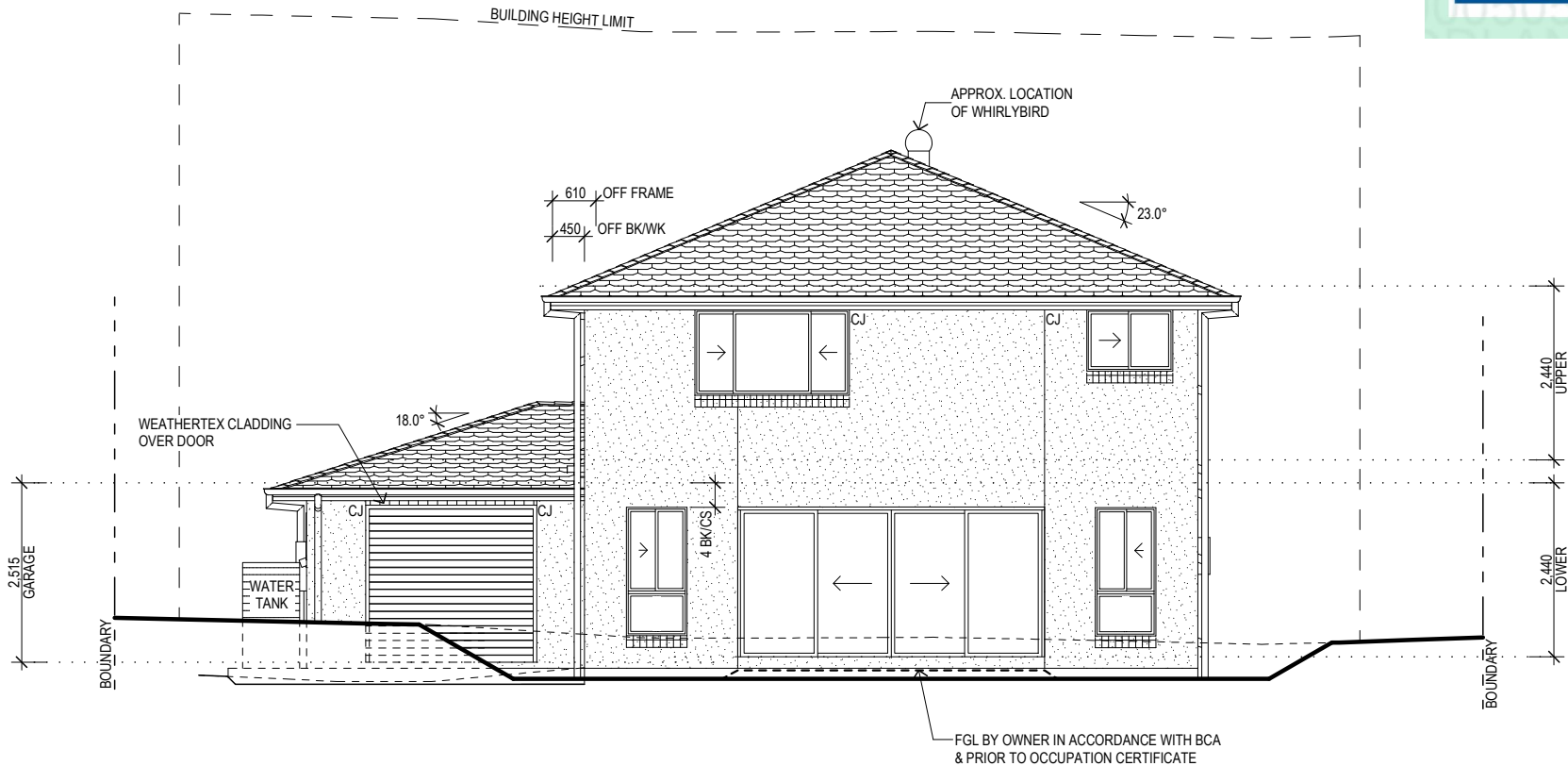
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EAST ELEVATION

SCALE 1:100



WEST ELEVATION

SCALE 1:100

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ELEVATION / SECTION LEGEND

MARK	DESCRIPTION
GENERAL	
A/C	AIR-CONDITIONING UNIT
C	COMMUNICATIONS BOX
CJ	CONTROL JOINT
CU	CONTROL UNIT
D.E.B.	DROPPED EDGE BEAM
E	EARTHSTAKE
FC	FIBRE CEMENT
FCL	FINISHED CEILING LEVEL
FFL	FINISHED FLOOR LEVEL
FGL	FINISHED GROUND LEVEL
HWS	HOT WATER SYSTEM
HP HWS	HEAT PUMP HOT WATER SYSTEM
MB	METER BOX

LEVEL OF EXTERNAL FINISH

EXTERNAL WALLS

(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

- FACE BRICKWORK
- MOROKA BAG & PAINT
- RENDER

PLEASE NOTE:

SILL ANGLE WILL VARY. ANGLE OF SILL IS SUBJECT TO WINDOW HEIGHT AND GAUGE OF BRICKWORK

ROOF CLADDING

- TILES
- COLORBOND



Sydney: (02) 8883 5400
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Lot 2 No.131B Woodland St
BALGOWLAH

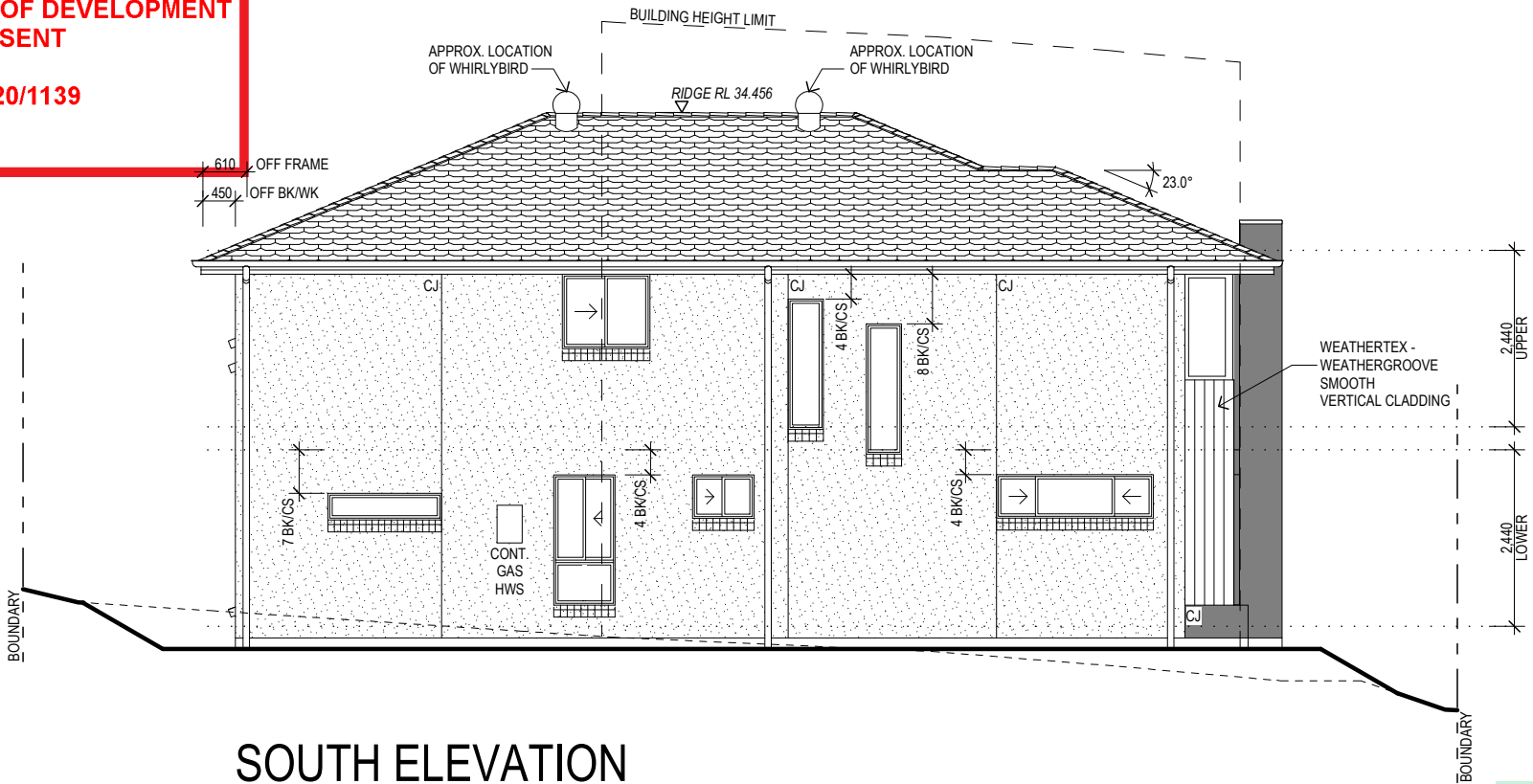
Design: the BYRON - 250 Metro 2020

Drawn: RS	Sale: IL	Plot Date: 03/09/2020	
Job No: 1767	Tender No: 13	Drg No: A4 of 9	Revision: 2

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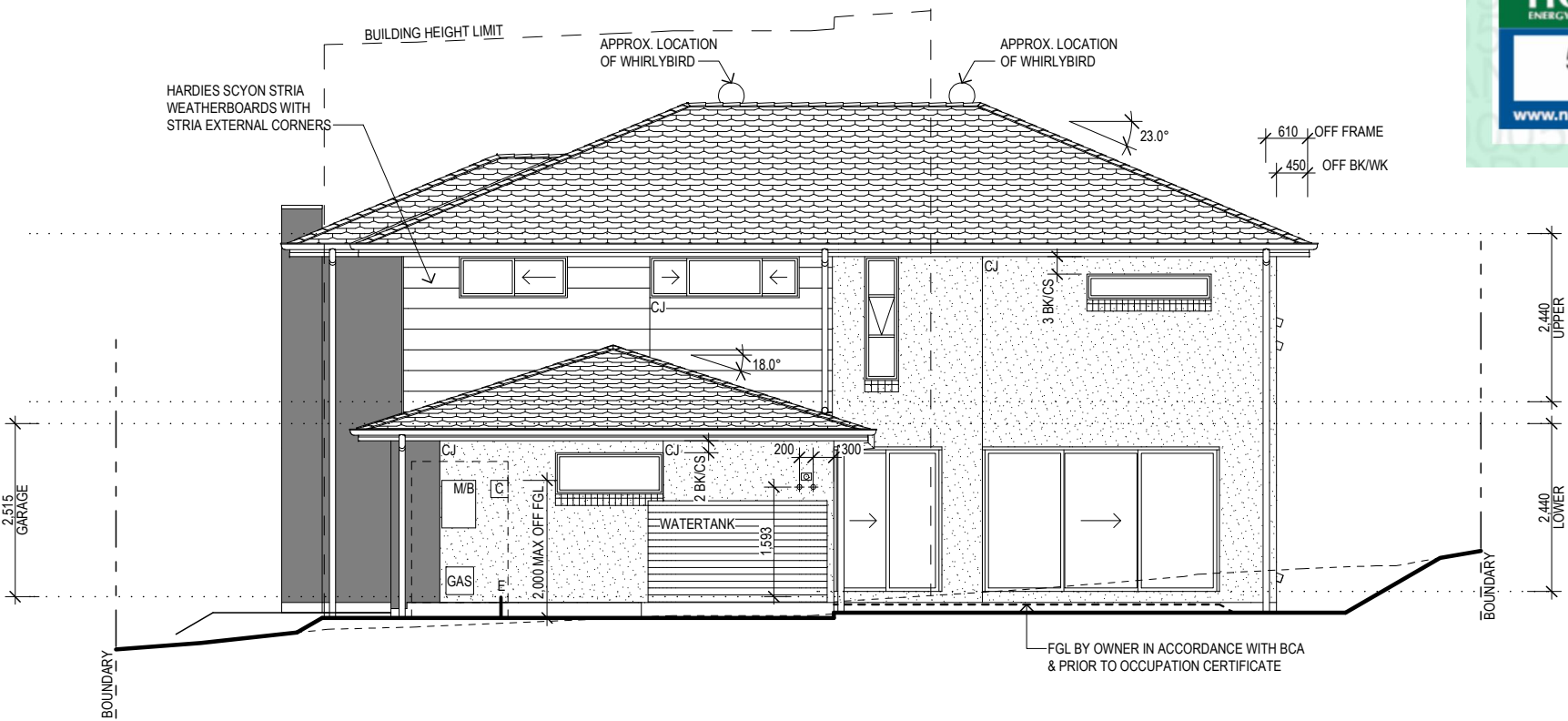
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SOUTH ELEVATION

SCALE 1:100



NORTH ELEVATION

SCALE 1:100

COUNCIL PLANS

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ELEVATION / SECTION LEGEND

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HP HWS	HEAT PUMP HOT WATER SYSTEM
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(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

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ROOF CLADDING

- TILES
- COLORBOND



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Client Name:

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Job Address:

PROPOSED RESIDENCE
Lot 2 No.131B Woodland St
BALGOWLAH

Design: the BYRON - 250 Metro 2020

Drawn: RS	Sale: IL	Plot Date: 03/09/2020	
Job No: 1767	Tender No: 13	Drg No: A5 of 9	Revision: 2

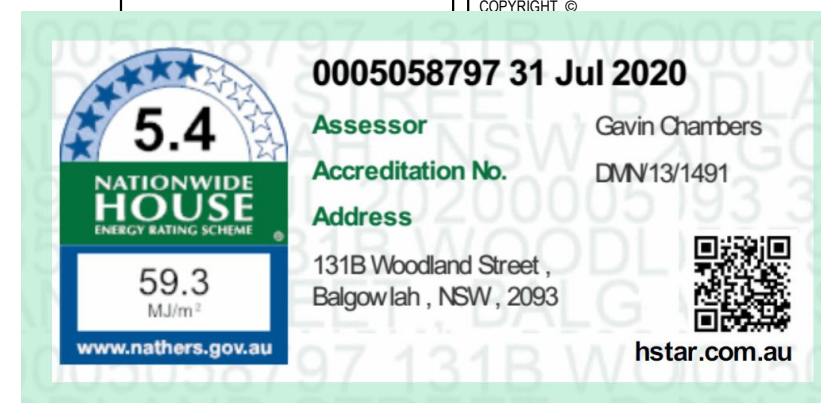
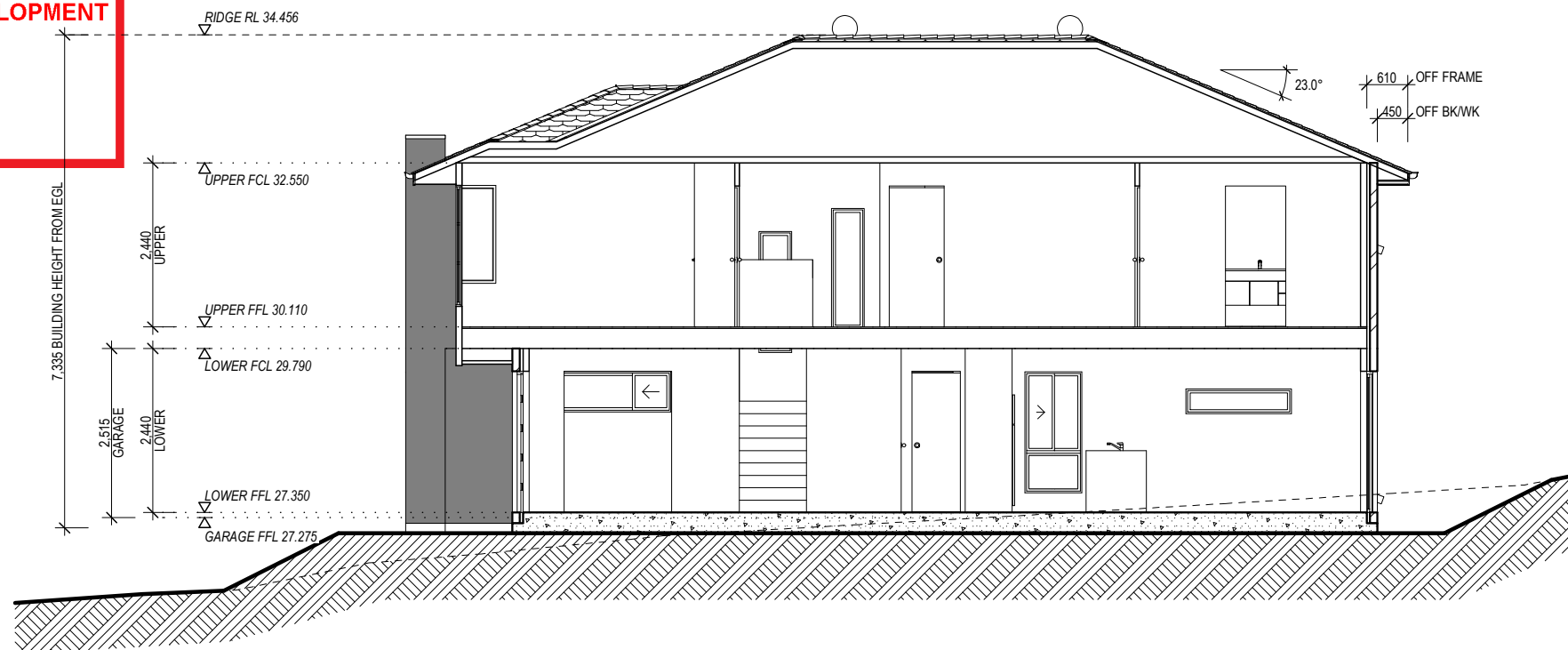
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NOTES:
- TIMBER TRUSS AND WALL FRAMING TO
MANUFACTURERS' DESIGN & SPECIFICATION
- REINFORCED CONCRETE SLAB AND FOOTINGS
TO ENGINEERS' DESIGN & DETAIL



FCL FINISHED GROUND LEVEL
HWS HOT WATER SYSTEM
HP HWS HEAT PUMP HOT WATER SYSTEM
MB METER BOX

LEVEL OF EXTERNAL FINISH

EXTERNAL WALLS

(NOTE: SEE ELEVATIONS FOR APPLICABLE FINISH)

FACE BRICKWORK

MOROKA BAG & PAINT

RENDER

PLEASE NOTE:

SILL ANGLE WILL VARY. ANGLE OF SILL IS SUBJECT TO WINDOW HEIGHT AND GAUGE OF BRICKWORK

ROOF CLADDING

TILES

COLORBOND

2	ISSUE TO BASIX & ENGINEER	29/07/2020
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Client Name:

WRIGHT J

Job Address:

PROPOSED RESIDENCE
Lot 2 No.131B Woodland St
BALGOWLAH

Design: the BYRON - 250 Metro 2020

Drawn: RS Sale: IL Plot Date: 03/09/2020

Job No: 1767 Tender No: 13 Drg No: A6 of 9 Revision: 2

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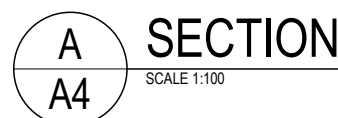
DROP OFF TO U/S OF EAVE

OVERHANG OFF FRAME 610mm

PITCH OF ROOF 23°

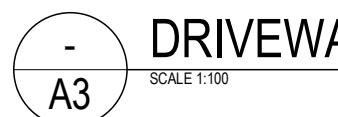
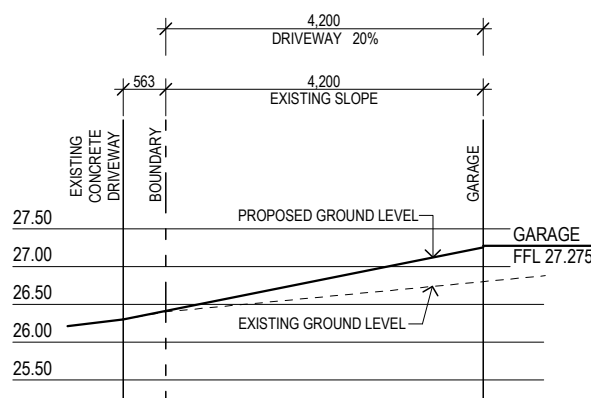
COLORBOND ROOF 300mm
TILE ROOF 275mm

NOTE: SUPERVISOR / CARPENTER
CHECK ELEVATIONS FOR ROOF TYPE



SECTION

SCALE 1:100



DRIVEWAY LONG SECTION

SCALE 1:100

July 2020		BSA Reference: 16120	
Building Sustainability Assessments		Ph: 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
Important Note			
The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate and takes precedence over any other specification.			
If different construction elements are applied then the Assessor Certificate is no longer valid.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Brick Veneer & Lightweight		R2.0	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		R2.0 to walls adjacent to garage	
Ceiling Construction		Added Insulation	
Plasterboard		R3.5 to ceilings adjacent to roof space	
Roof Construction	Colour	Added Insulation	
Roofing Tile	Any	Foil	
Floor Construction	Covering	Added Insulation	
Concrete & Timber	As drawn	None	
Windows	Glass and frame type	U Value	SHGC Range Area m2
ALM-001-01 A Aluminium A SG Clear		6.7	0.51 - 0.63 As drawn
ALM-002-01 A Aluminium B SG Clear		6.7	0.63 - 0.77 As drawn
Type A windows are awning windows, bifolds, casements, tilt 'n' turn windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers			
Skylights	Glass and frame type	U Value	SHGC Area m2
none			
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower and the SHGC is within the range specified.			
External Window Shading		(eaves, verandahs, pergolas, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations		(downlights, exhaust fans, flues etc)	
No adjustment has been made for losses to insulation arising from ceiling penetrations.			

Lot 2 131B Woodland Street Balgowlah				
SUMMARY OF BASIX COMMITMENTS				
This is a summary of the BASIX Commitments as detailed in the BASIX Certificate. Refer to the current BASIX Certificate for complete details. For definitions refer to basix.nsw.gov.au				
WATER COMMITMENTS				
Fixtures				
3 star (> 7.5 but <= 9 L/min) Shower Heads				Yes
3 Star Kitchen & Basin taps		Yes	3 Star Toilet	
Alternative Water				
Minimum Tank Size (L)		3000	Collected from Roof Area (m ²)	
			80	
Tank Connected to:				
All Toilets		Yes	Laundry W/M Cold Tap	
One outdoor tap		Yes		
THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans				
ENERGY COMMITMENTS				
Hot Water		Gas instantaneous 6 Star		
Cooling System	Living	None		N/A
	Bedrooms	None		N/A
Heating System	Living	None		N/A
	Bedrooms	None		N/A
Ventilation	1 x Bathroom	Individual fan, ducted to façade or roof		Manual switch on/off
	Kitchen	Individual fan, ducted to façade or roof		Manual switch on/off
	Laundry	No mechanical ventilation (ie. Natural)		
Natural Lighting	Window/Skylight in Kitchen			Yes
	Window/Skylight in Bathrooms/Toilets			Yes to 3
Artificial Lighting (rooms to be primarily lit by fluorescent or LED lights)	Number of bedrooms		0	Dedicated No
	Number of Living/Dining rooms		0	Dedicated No
	Kitchen		No	Dedicated No
	All Bathrooms/toilets		Yes	Dedicated No
	Laundry		Yes	Dedicated No
	All Hallways		Yes	Dedicated No
OTHER COMMITMENTS				
Outdoor clothes line		Yes	Ventilated refrigerator space	
Stove/Oven		Gas cooktop & electric oven		

YOUR COLOUR SCHEDULE



External Walls - Moroka
Shale Grey

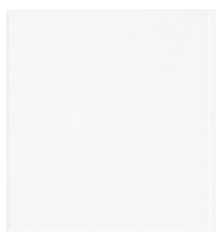
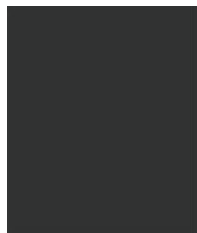
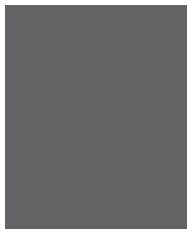
Render:
Basalt

Render Nib Walls:
BlackEarth

Bristille Roof Tile:
Coal

Gutter & Fascia
Monument

Cladding
Tahira White

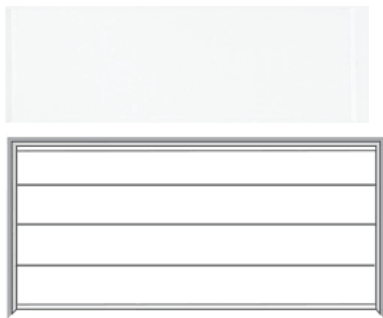
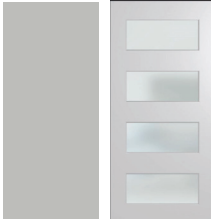


Water Tank :
Shale Grey

Windows
Precious Silver Pearl

Front Door Colour:
Shale Grey

Garage Door / Colour:
Flatline/Perisher White



External colour schedule

Client: WRIGHT J

Site address: LOT 131B WOODLAND STREET BALGOWLAH NSW