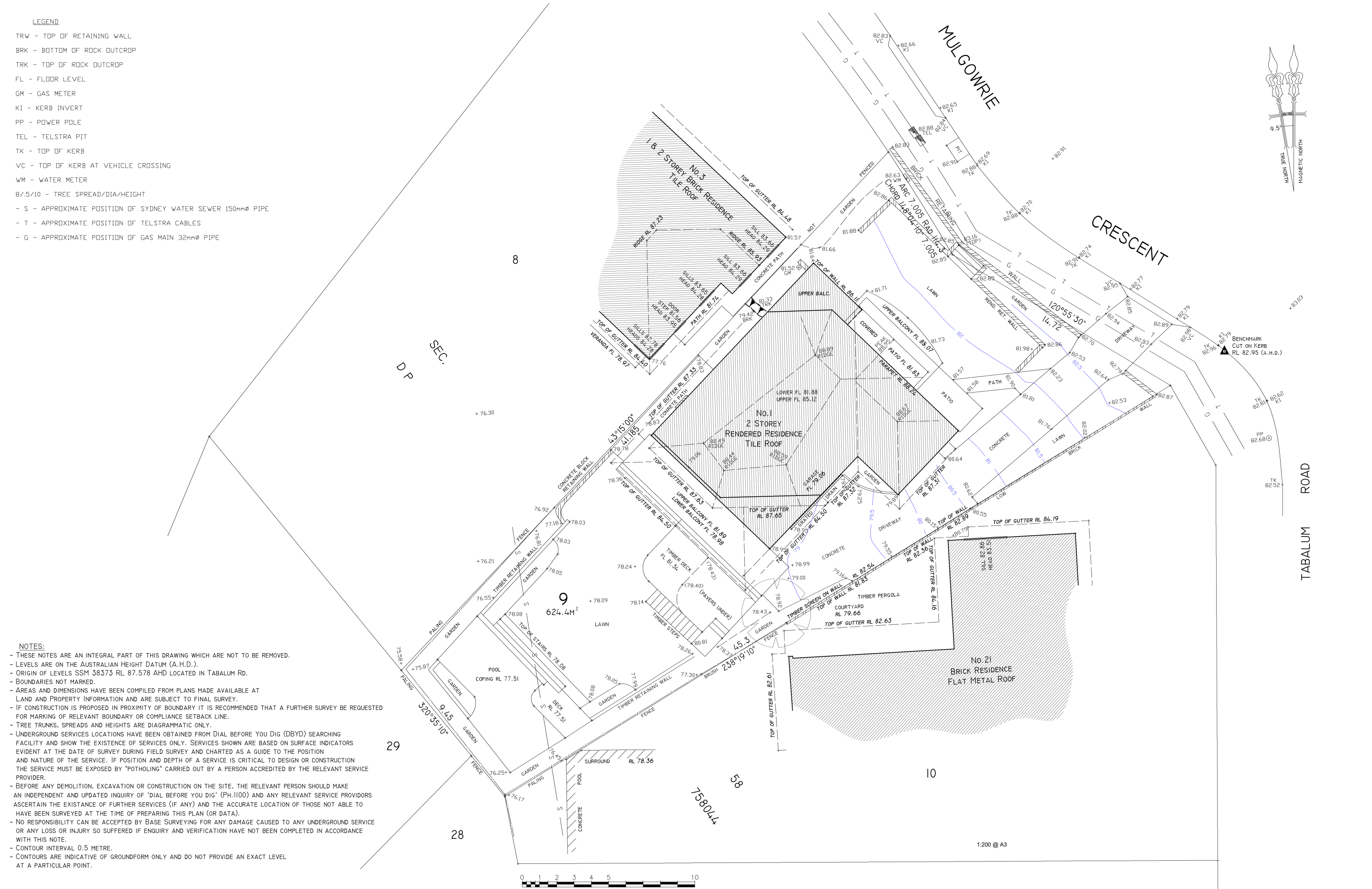
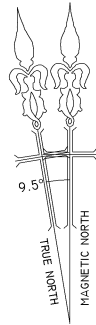


- LEGEND
- TRW - TOP OF RETAINING WALL  
BRK - BOTTOM OF ROCK OUTCROP  
TRK - TOP OF ROCK OUTCROP  
FL - FLOOR LEVEL  
GM - GAS METER  
KI - KERB INVERT  
PP - POWER POLE  
TEL - TELSTRA PIT  
TK - TOP OF KERB  
VC - TOP OF KERB AT VEHICLE CROSSING  
WM - WATER METER  
8/5/10 - TREE SPREAD/DIA/HEIGHT  
- S - APPROXIMATE POSITION OF SYDNEY WATER SEWER 150mmØ PIPE  
- T - APPROXIMATE POSITION OF TELSTRA CABLES  
- G - APPROXIMATE POSITION OF GAS MAIN 32mmØ PIPE



- NOTES:
- THESE NOTES ARE AN INTEGRAL PART OF THIS DRAWING WHICH ARE NOT TO BE REMOVED.
  - LEVELS ARE ON THE AUSTRALIAN HEIGHT DATUM (A.H.D.).
  - ORIGIN OF LEVELS SSM 38373 RL 87.578 AHD LOCATED IN TABALUM RD.
  - BOUNDARIES NOT MARKED.
  - AREAS AND DIMENSIONS HAVE BEEN COMPILED FROM PLANS MADE AVAILABLE AT LAND AND PROPERTY INFORMATION AND ARE SUBJECT TO FINAL SURVEY.
  - IF CONSTRUCTION IS PROPOSED IN PROXIMITY OF BOUNDARY IT IS RECOMMENDED THAT A FURTHER SURVEY BE REQUESTED FOR MARKING OF RELEVANT BOUNDARY OR COMPLIANCE SETBACK LINE.
  - TREE TRUNKS, SPREADS AND HEIGHTS ARE DIAGRAMMATIC ONLY.
  - UNDERGROUND SERVICES LOCATIONS HAVE BEEN OBTAINED FROM DIAL BEFORE YOU DIG (DBYD) SEARCHING FACILITY AND SHOW THE EXISTENCE OF SERVICES ONLY. SERVICES SHOWN ARE BASED ON SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY DURING FIELD SURVEY AND CHARTED AS A GUIDE TO THE POSITION AND NATURE OF THE SERVICE. IF POSITION AND DEPTH OF A SERVICE IS CRITICAL TO DESIGN OR CONSTRUCTION THE SERVICE MUST BE EXPOSED BY "POTHOLING" CARRIED OUT BY A PERSON ACCREDITED BY THE RELEVANT SERVICE PROVIDER.
  - BEFORE ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON THE SITE, THE RELEVANT PERSON SHOULD MAKE AN INDEPENDENT AND UPDATED INQUIRY OF 'DIAL BEFORE YOU DIG' (PH.1100) AND ANY RELEVANT SERVICE PROVIDERS ASCERTAIN THE EXISTANCE OF FURTHER SERVICES (IF ANY) AND THE ACCURATE LOCATION OF THOSE NOT ABLE TO HAVE BEEN SURVEYED AT THE TIME OF PREPARING THIS PLAN (OR DATA).
  - NO RESPONSIBILITY CAN BE ACCEPTED BY BASE SURVEYING FOR ANY DAMAGE CAUSED TO ANY UNDERGROUND SERVICE OR ANY LOSS OR INJURY SO SUFFERED IF ENQUIRY AND VERIFICATION HAVE NOT BEEN COMPLETED IN ACCORDANCE WITH THIS NOTE.
  - CONTOUR INTERVAL 0.5 METRE.
  - CONTOURS ARE INDICATIVE OF GROUNDFORM ONLY AND DO NOT PROVIDE AN EXACT LEVEL AT A PARTICULAR POINT.



Simon Warren  
6 Surfview Ave Forster 2428  
Phone: 0412448259

Date: 6-6-2019  
Scale: 1:100 @ A1  
Datum AHD  
Reference: 14-61A  
Sheet 1 of 1

Prepared for:  
**LEANNE BALFOUR**

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**LEVEL & FEATURE SURVEY**  
1 MULGOWRIE CR, BALGOWLAH HTS  
LOT 9 OF SECTION 58 IN DP758044  
**LGA: NORTHERN BEACHES**



## LEGEND



PROPOSED



PRIVATE OPEN SPACE (EXISTING)



EXISTING DWELLING



MATERIAL STOCKPILE



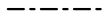
EXISTING LEVELS



CAR ENTRY POINT



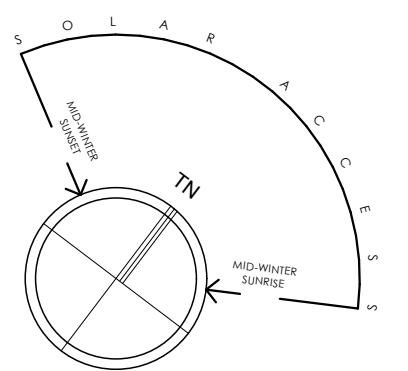
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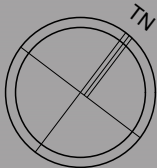
BOUNDARY



WASTE MANAGEMENT



sketchArc



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
FIGURED DIMENSIONS TAKE PRECEDENCE.  
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings.  
Drawings shall not be used for construction purposes until issued by the Architect for construction.

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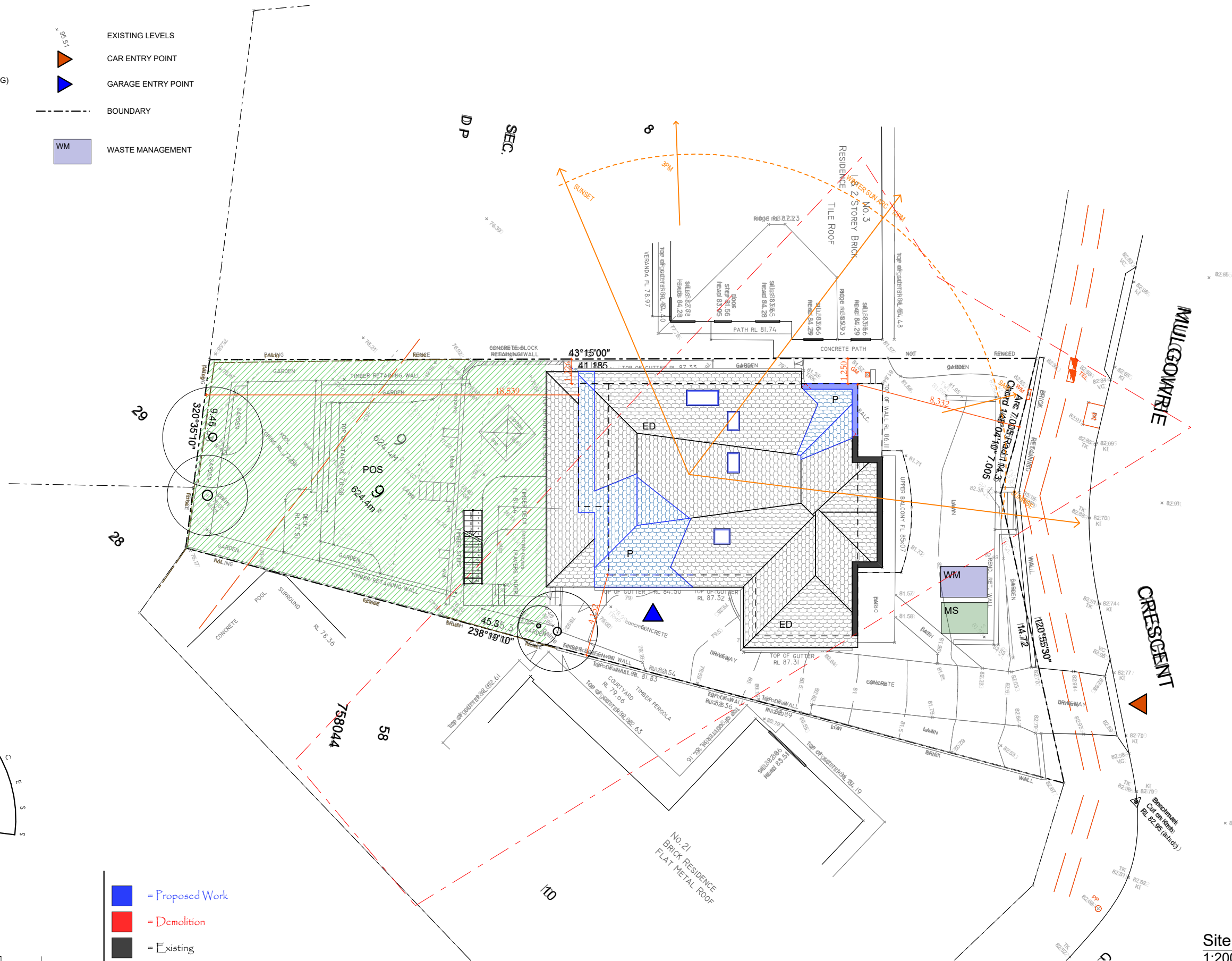
**sketchArc**  
Po Box 377 Manly 1655  
m : 0422 521 871  
e : power@sketcharc.com.au  
w : www.sketcharc.com.au

PROJECT: 1 Mulgowrie Cr, Balgowlah,  
2093, NSW  
Alterations & Additions  
Lot 9 Section 58 in DP 758044 - 624.4m2

CLIENT:  
**Private**

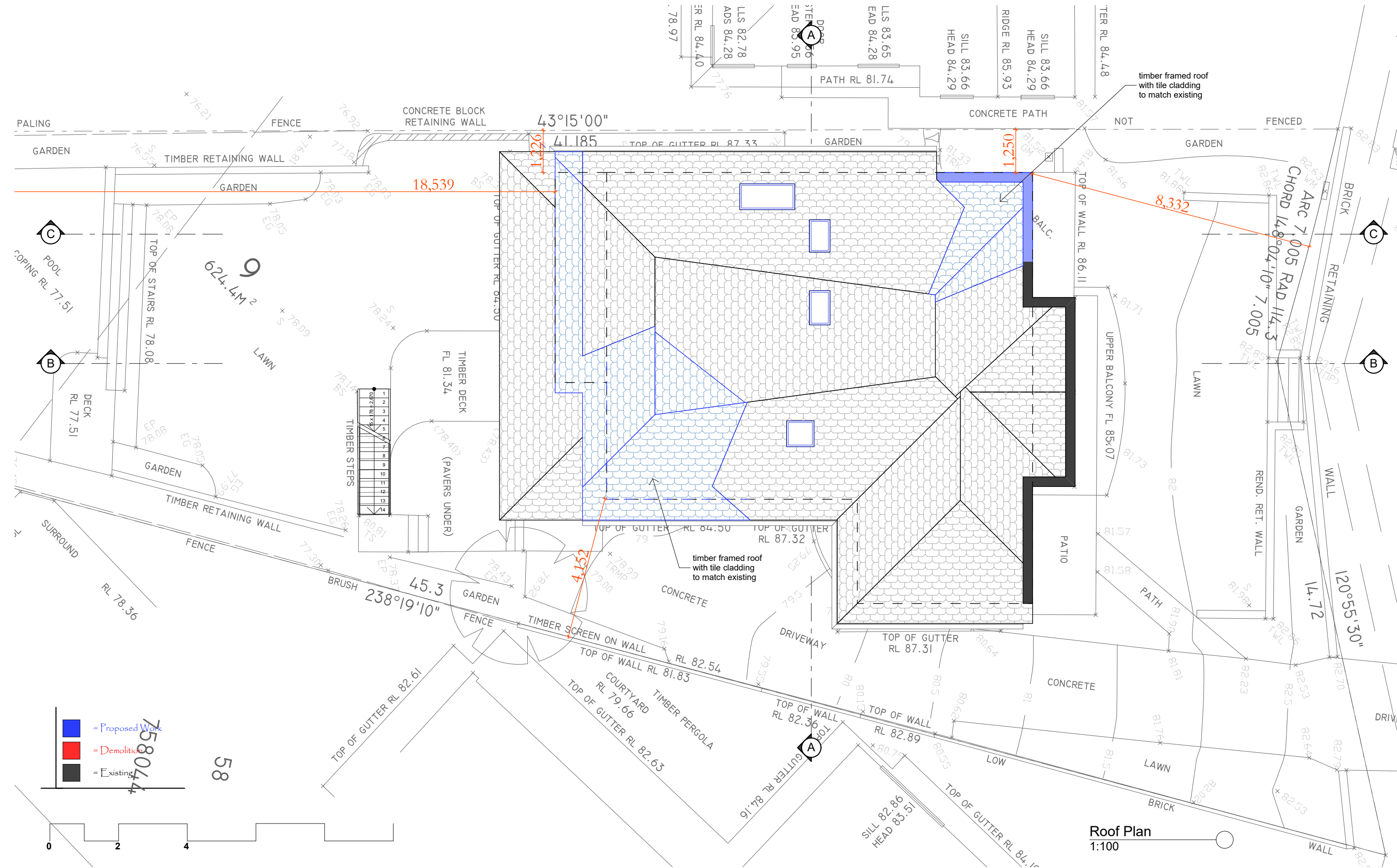
= Proposed Work  
 = Demolition  
 = Existing

STATUS: DA		
DATE: 241019	SCALE: 1:200@A3	PROJECT NUMBER: 1430
STAGE: DA	DRAWN/DESIGNED: MP	ISSUE:
DRAWING NO: <b>DA3</b>		



Site Analysis Plan  
1:200







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REV	DATE	DESCRIPTION

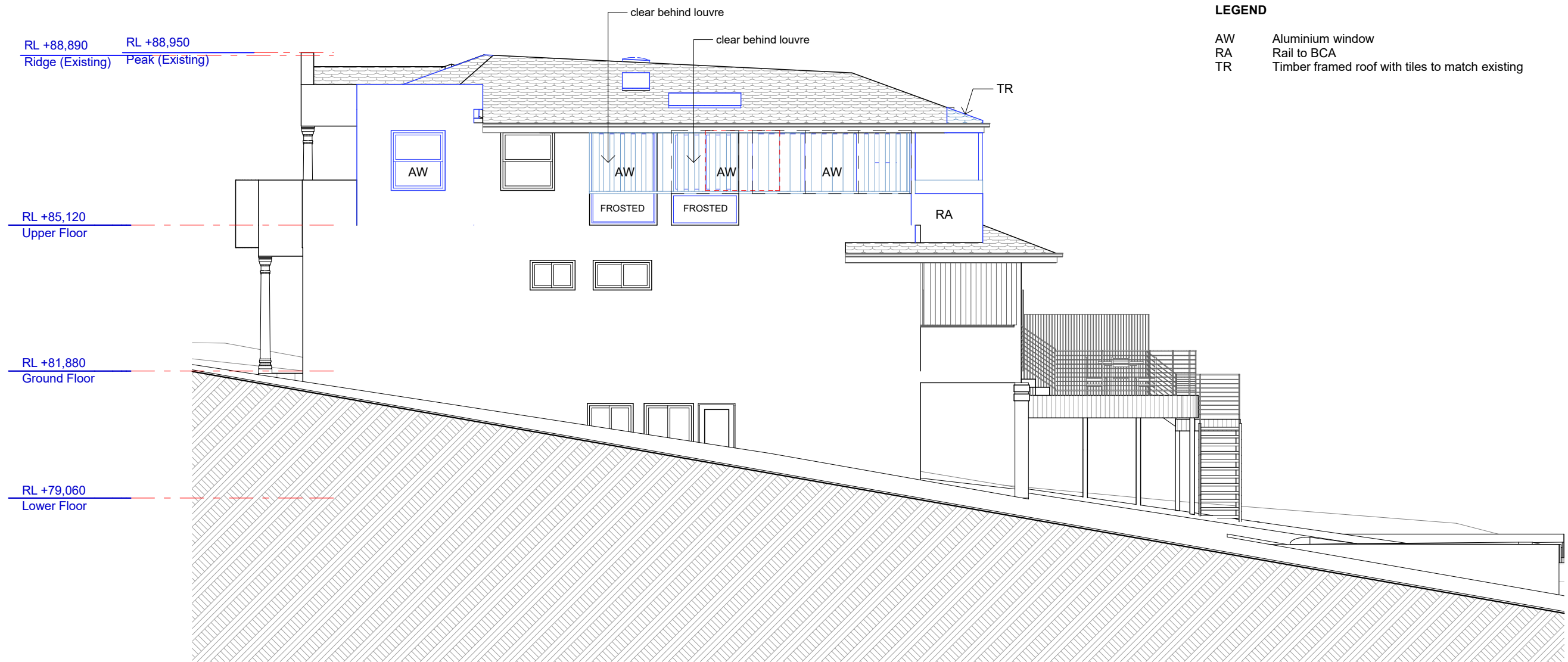
**sketchArc**

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m : 0422 521 871  
e : power@sketcharc.com.au  
w : www.sketcharc.com.au

PROJECT: 1 Mulgowrie Cr, Balgowlah,  
2093, NSW  
Alterations & Additions  
Lot 9 Section 58 in DP 758044 - 624.4m2

CLIENT: Private

	<p>STATUS: DA</p> <p>DATE: 241019</p> <p>STAGE: DA</p> <p>DRAWING NO: DA7</p>	<p>SCALE: 1:100@A3</p> <p>DRAWN/DESIGNED: MP</p> <p>PROJECT NUMBER: 1430</p> <p>ISSUE:</p>
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**LEGEND**

- AW Aluminium window  
RA Rail to BCA  
TR Timber framed roof with tiles to match existing

North West Elevation  
1:100



sketchArc

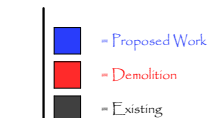
DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
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and verify all errors and omissions to the  
Architect. Do not scale the drawings.  
Drawings shall not be used for construction  
purposes until issued by the  
Architect for construction.

REV	DATE	DESCRIPTION

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2093, NSW  
Alterations & Additions  
Lot 9 Section 58 in DP 758044 - 624.4m2

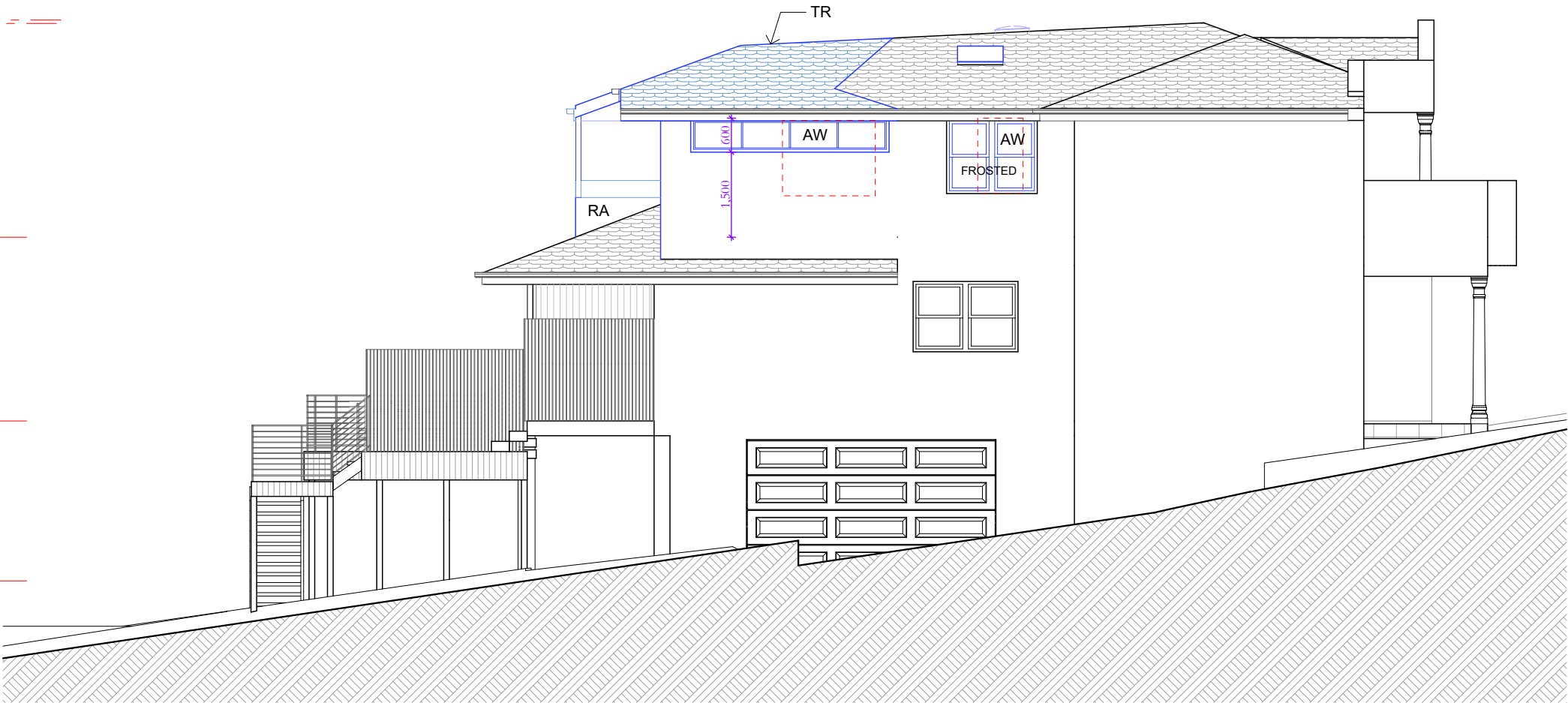
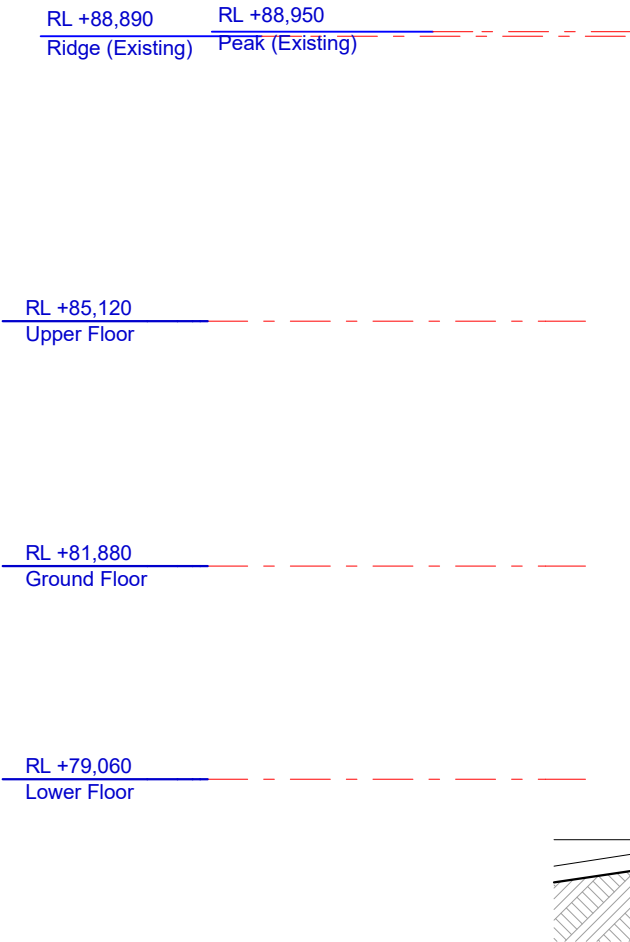
CLIENT:  
Private



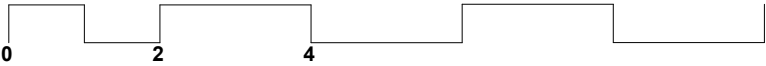
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DATE: 241019	SCALE: 1:100@A3	PROJECT NUMBER: 1430
STAGE: DA	DRAWN/DESIGNED: MP	ISSUE:
DRAWING NO: DA8		

LEGEND

- AW Aluminium window  
RA Rail to BCA  
TR Timber framed roof with tiles to match existing



South East Elevation  
1:100



*sketchArc*

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
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REV	DATE	DESCRIPTION

**sketchArc**  
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m : 0422 521 871  
e : power@sketcharc.com.au  
w : www.sketcharc.com.au

PROJECT: 1 Mulgowrie Cr, Balgowlah,  
2093, NSW  
Alterations & Additions  
Lot 9 Section 58 in DP 758044 - 624.4m2

CLIENT: Private

= Proposed Work

= Demolition

= Existing

STATUS: DA		
DATE: 241019	SCALE: 1:100@A3	PROJECT NUMBER: 1430
STAGE: DA	DRAWN/DESIGNED: MP	ISSUE:
DRAWING NO: DA9		

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Ridge (Existing)    Peak (Existing)

RL +85,120  
Upper Floor

RL +81,880  
Ground Floor



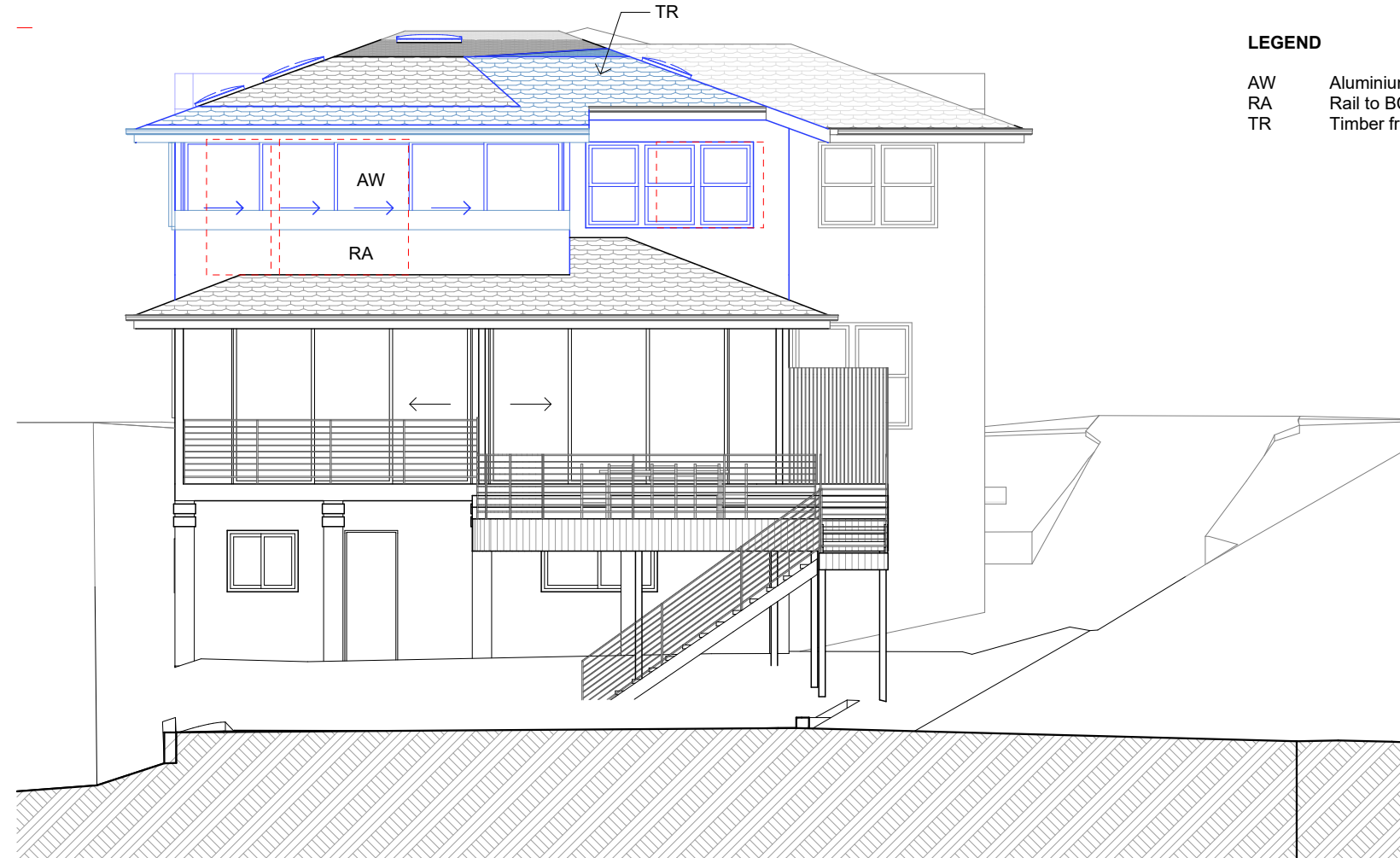
North East Elevation  
1:100

RL +88,890      RL +88,950  
Ridge (Existing)    Peak (Existing)

RL +85,120  
Upper Floor

RL +81,880  
Ground Floor

RL +79,060  
Lower Floor



LEGEND

- AW Aluminium window
- RA Rail to BCA
- TR Timber framed roof with tiles to match existing



South West Elevation  
1:100

sketchArc

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.  
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REV	DATE	DESCRIPTION

**sketchArc**  
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e : power@sketcharc.com.au  
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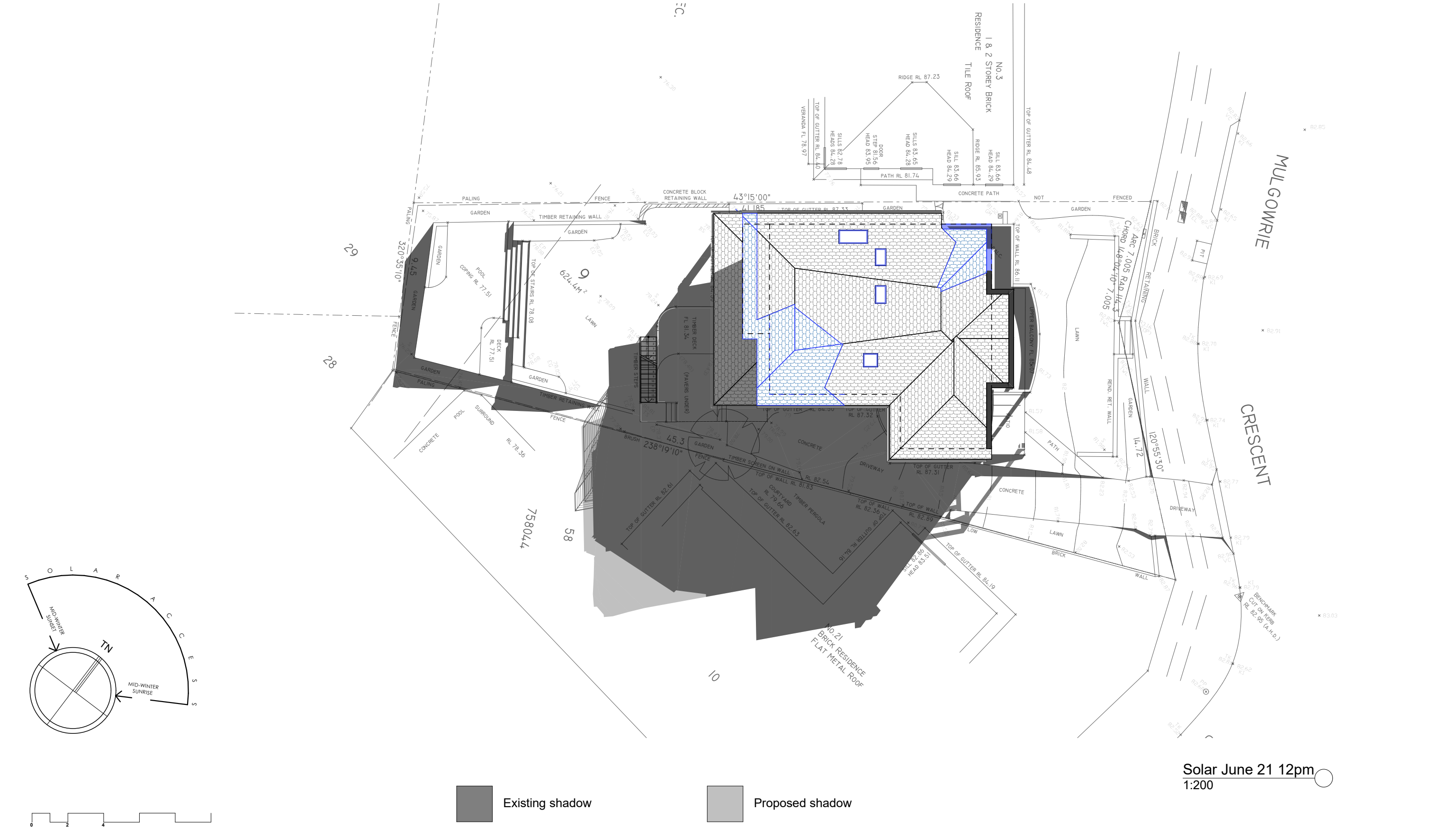
PROJECT: 1 Mulgowrie Cr, Balgowlah,  
2093, NSW  
Alterations & Additions  
Lot 9 Section 58 in DP 758044 - 624.4m2  
CLIENT: Private

- Proposed Work
- Demolition
- Existing

STATUS: DA		
DATE: 241019	SCALE: 1:100@A3	PROJECT NUMBER: 1430
STAGE: DA	DRAWN/DESIGNED: MP	ISSUE:
DRAWING NO: DA10		









DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.

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REV	DATE	DESCRIPTION

**sketchArc**

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w : www.sketcharc.com.au

PROJECT: 1 Mulgowrie Cr, Balgowlah, 2093, NSW  
Alterations & Additions  
Lot 9 Section 58 in DP 758044 - 624.4m2

CLIENT: Private

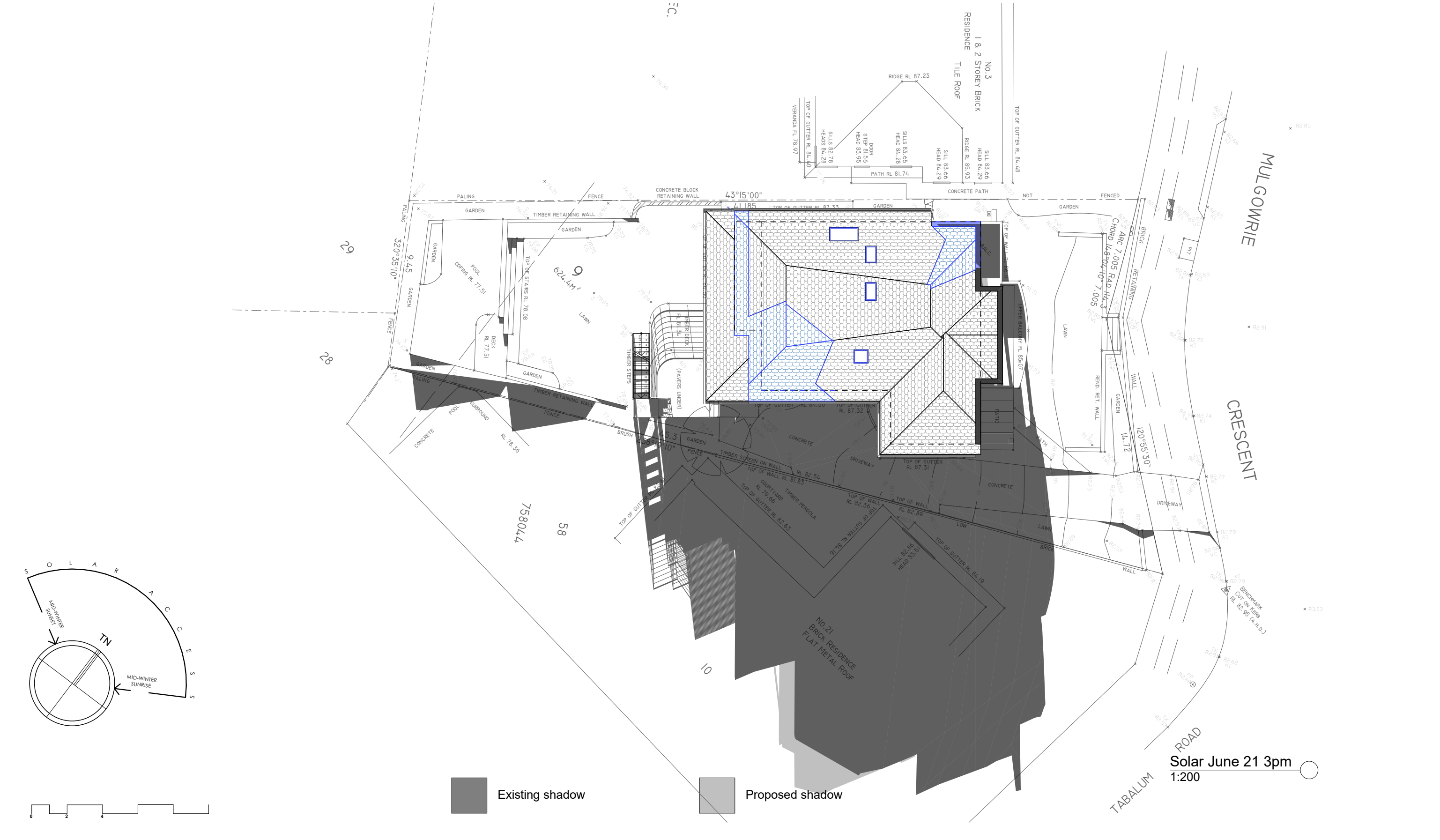


STATUS: DA

DATE: 241019	SCALE: 1:200@A3	PROJECT NUMBER: 1430
STAGE: DA	DRAWN/DESIGNED: MP	ISSUE:

DRAWING NO: DA17





<div>sketchArc</div> <div></div>	<div>DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.</div> <div>The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.</div>		<div>PROJECT: 1 Mulgowrie Cr, Balgowlah, 2093, NSW</div> <div>Alterations &amp; Additions</div> <div>Lot 9 Section 58 in DP 758044 - 624.4m2</div>		<div><div><div></div><div></div><div></div></div><div><div>~ Proposed Work</div><div>~ Demolition</div><div>~ Existing</div></div></div>	<div>STATUS: DA</div>									
	<table><tr><th>REV</th><th>DATE</th><th>DESCRIPTION</th></tr><tr><td> </td><td> </td><td> </td></tr></table>	REV	DATE	DESCRIPTION					<div>e : power@sketcharc.com.au w : www.sketcharc.com.au</div>	<div>CLIENT: Private</div>	<table><tr><td>DATE: 241019</td><td>SCALE: 1:200@A3</td><td>PROJECT NUMBER: 1430</td></tr><tr><td>STAGE: DA</td><td>DRAWN/DESIGNED: MP</td><td>ISSUE:</td></tr></table> <div>DRAWING NO: DA18</div>	DATE: 241019	SCALE: 1:200@A3	PROJECT NUMBER: 1430	STAGE: DA
REV	DATE	DESCRIPTION													
DATE: 241019	SCALE: 1:200@A3	PROJECT NUMBER: 1430													
STAGE: DA	DRAWN/DESIGNED: MP	ISSUE:													

Alterations and Additions

Certificate number: A355189

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](http://www.basix.nsw.gov.au)

Secretary  
Date of issue: Tuesday, 06, August 2019  
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	1 Mulgowrie Cr
Street address	1 Mulgowrie Crescent Balgowlah Heights 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 758044
Lot number	9
Section number	58
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).

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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.			
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.			
Construction	Additional insulation required (R-value)	Other specifications	
floor above existing dwelling or building.	nil		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
external wall: brick veneer	R1.16 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (55 mm)	medium (solar absorptance 0.475 - 0.70)	

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.		✓	✓		
External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.		✓	✓		
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.		✓	✓		
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	SE	2.1	0	0	eave/verandah/pergola/balcony >=750 mm improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	SE	2.1	0	0	eave/verandah/pergola/balcony >=750 mm improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	SW	3.4	0	0	eave/verandah/pergola/balcony >=750 mm improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W4	SW	12.4	0	0	eave/verandah/pergola/balcony >=900 mm improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W5	NW	4.9	0	0	external louvre/blind (fixed) improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W6	NW	3.1	0	0	external louvre/blind (fixed) improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W7	NW	3.1	0	0	external louvre/blind (fixed) improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W8	NW	1.6	0	0	projection/height above sill ratio >=0.29 improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W9	NE	5.4	0	0	projection/height above sill ratio >=0.23 improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

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.