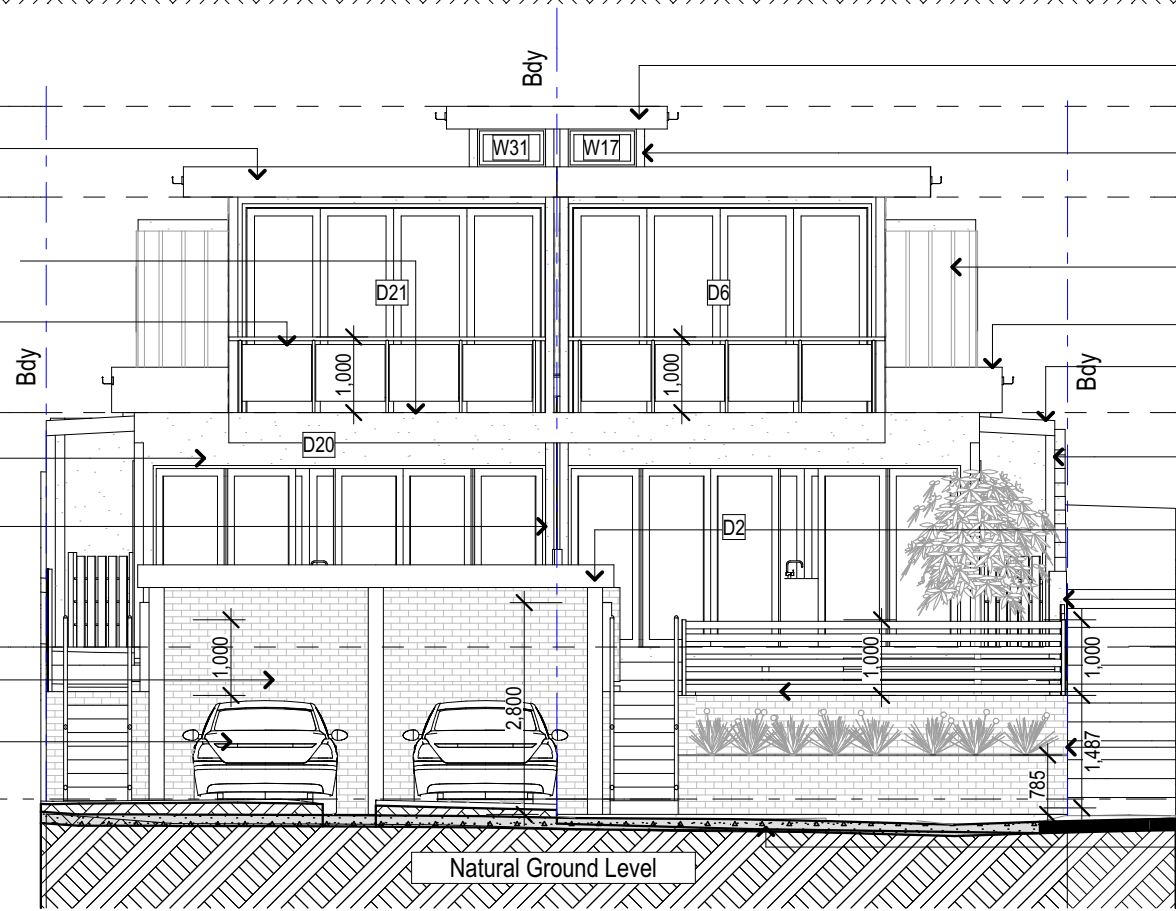


1 West-Front Fence 1:100

- RL +34,140 Ridge
- New Timber Framed Sheet Metal Flat Roof
- RL +32,940 FCL
- New Waterproofed & Tiled Compressed Fibro Timber Framed Deck To BCA & AS1684
- New Handrail To NCC & Aust. Stds.
- RL +30,090 First Floor
- New Masonry Wall
- New Cladded 90mm Timber Framed Wall
- RL +26,990 Ground
- New Timber Post
- New Concrete Stairs To NCC, Aust. Stds. & Eng. Details
- RL +24 980 Garage



- New Timber Framed Sheet Metal Flat Roof
- RL +34,140 Ridge
- New Cladded 90mm Timber Framed Wall
- RL +32,940 FCL
- New Cladded 90mm Capped Timber Framed Parapet Wall
- New Timber Framed Sheet Metal Flat Roof
- RL +30,090 First Floor
- New Timber Privacy Screen
- New Timber Framed Sheet Metal Flat Roof
- New Min. 1800 High Timber Fence
- RL +26,990 Ground
- New Masonry Wall
- New Masonry Planter Box
- RL +24 980 Garage
- New Concrete Path To Match Into Existing

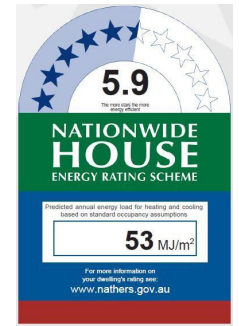
1 North- Front Fence 1:100

**DA APPLICATION ONLY**  
NOT FOR CONSTRUCTION

**Construction**  
Timber & Concrete, Masonry & Cladded Walls  
Sheet Metal Roof to have R Insulation  
Insulation to External Masonry & Cladded Walls R  
Refer to Engineers drawings for structural details  
All work to Engineers Specification and BCA  
Timber framing to BCA and AS 1684  
Termite Management to BCA and AS 3660.1  
Glazing to BCA and AS01288-2047  
Waterproofing to BCA and AS 3740  
New Lighting to have minimum of 40% compact fluorescent lamps

**NOTES**  
107 Griffiths Street, Balgowlah is zoned R1 General Residential  
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 2m<sup>2</sup>,  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
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.  
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.  
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

All Plans to be read in conjunction with Basix Certificate  
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 2m<sup>2</sup>,  
b) insulation specified is not required for parts of altered construction where insulation already exists.  
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.



**Wall Legend**

Denotes New Concrete Driveway

Site Information	Proposed	Compliance
Site Area	494.1m <sup>2</sup>	Yes
Housing Density (dwelling/m <sup>2</sup> )	1	Yes
Floor Space Ratio (FSR)	0.6:1	Yes
Max Building Height Above Natural GL	8.5m	Yes
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Yes
Minimum side boundary setback (Min.)	Calc.	Yes
% of Total open space (55% min)	49%	Yes
Impervious area (m <sup>2</sup> )	255.83m <sup>2</sup>	Yes
Maximum cut into ground (m)	0.9m	Yes
Maximum depth of fill (m)	1.8m	Yes
Number of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans