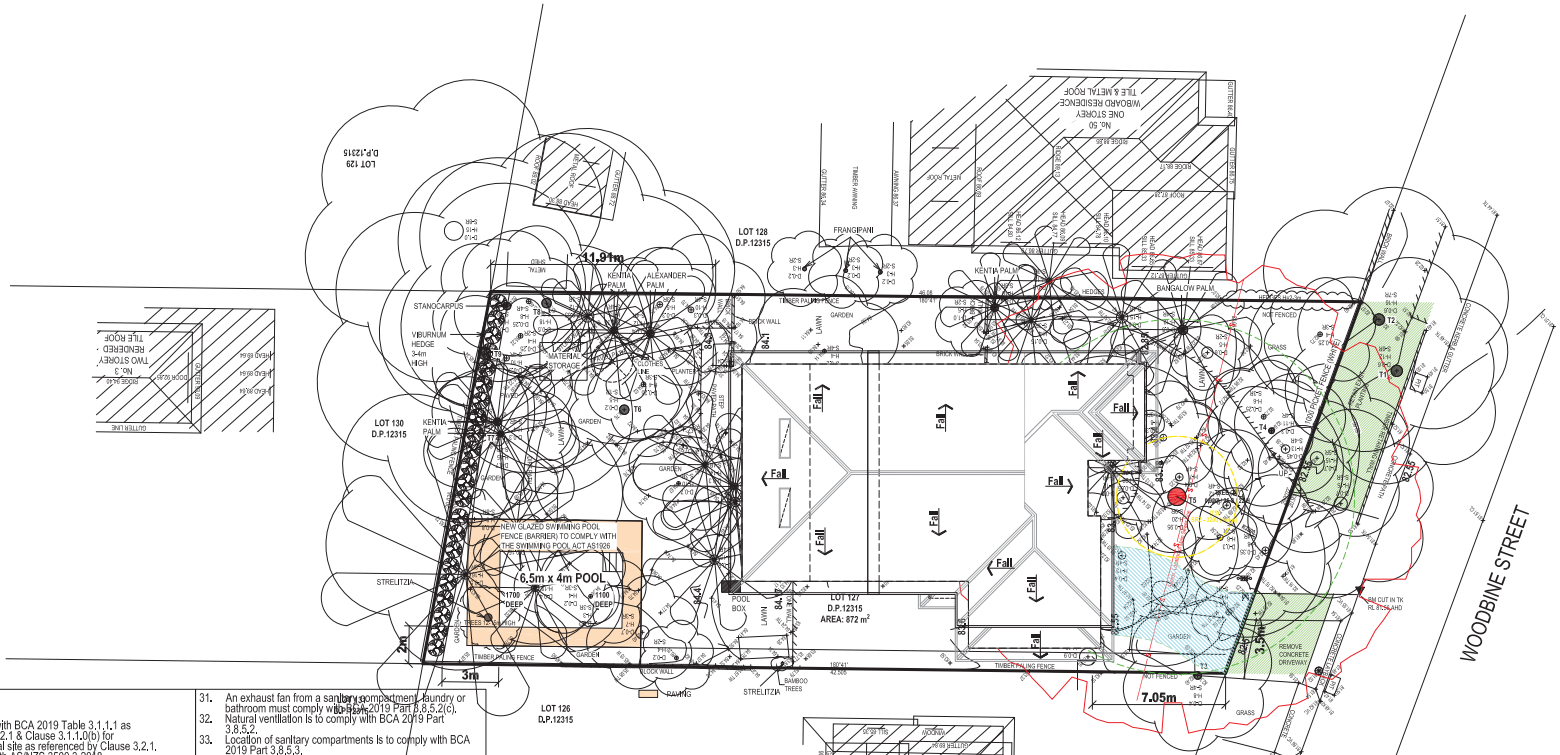
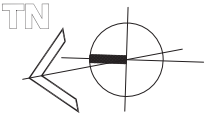
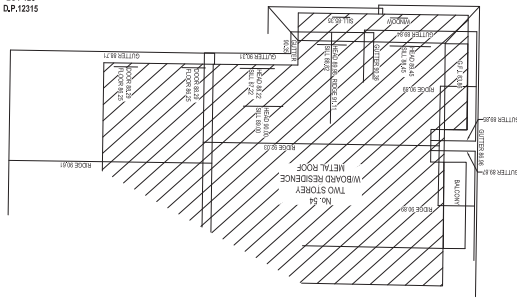




BCA Notes:

1. Earthwork is to comply with BCA 2019 Table 3.1.1.1 as referenced in Figure 3.1.2.1 & Clause 3.1.1.1(b) for determination of a normal site as referenced by Clause 3.2.1.
2. Drainage is to comply with AS/NZS 3500.3-2018
3. Termite Management is to comply with BCA 2019 Part 3.1.4 and AS 3660.1-2014. A durable notice is to be installed in accordance with BCA 2019 Part 3.1.4.2(b). Where a chemical termite management system is used, the chemical must be included on the appropriate authority's pesticides register.
4. Footings and slabs are to comply with AS 2870-2011.
5. Piled footings are to comply with AS 2159-2009 Amnd 1.
6. Reinforced autoclaved aerated concrete: AS 5146-12015.
7. Concrete - Post-Installed and cast-in fasteners: SA TA 101.
8. Masonry & masonry accessories are to comply with AS 3700-2018 Amnd 1 or AS4773.1-2010 Amnd 1 & AS Part 4773.2-2010.
9. Weatherproofing of masonry is to comply with AS 3700-2018 or AS4773.1-2010 Amnd 1 & AS Part 4773.2-2010.
10. Structural software used in computer aided design, as referred to in BCA 2019 Part 3.0.5 & 3.4.0.2 is to comply with ABCS Protocol for Structural Design.
11. Steel framing to comply with:
  - Steel Structures: AS 4100-1998 Amnd 1.
  - Cold Formed steel structures: AS/NZS 4600 - 2018, or
  - Residential & low-rise steel framing: NASH Standard Residential & Low-Rise Steel Framing Part 1-2005 Amnd A, B & C Part 2 - 2014 Amnd A.
12. Residential low-rise steel framing: NASH Standard Part 1-2005 Amnd A, B & C and Part 2-2014 Amnd A.
13. Timber framing to comply with AS 1684.2-2010 Amnd 1 or AS 1684.4-2010 Amnd 1.
14. Nail plated timber trusses: AS 1720.5-2015.
15. Structural steel members are to comply with:
  - Steel Structures: AS 4100-1998 Amnd 1.
  - Cold Formed steel structures: AS/NZS 4600 - 2018.
16. Roof cladding is to comply with:
  - Roofing tiles: AS 2045-2002 Amnd 1 and AS 2050-2018.
  - Metal roofing: AS 1562.1-2018.
  - Plastic sheet roofing: AS/NZS 4256.1-1994, AS/NZS 4256.2-1994, AS/NZS 4256.3-1994, AS/NZS 4256.4-1996 & AS/NZS 1562.1-1996.
17. Gutters and downpipes to comply with AS/NZS 3500.3-2018
18. Wall cladding is to comply with AS 1562.1-2018
19. Glazing to comply with AS 2047-2014 Amnd 1 & 2 and AS 1289-2006 Amnd 1 & 2, as required by BCA 2019 Part 3.6.0.
20. Fire separation of external walls is to comply with BCA 2019 Part 3.7.2.
21. Allowable encroachments are to comply with BCA 2019 Part 3.7.2.
22. Fire Protection of separating walls is to comply with BCA 2019 Part 3.7.3.
23. Sparking type materials used in a roof must have a flammability index of not greater than 5.
24. Combustible roof lights, skylight or the like installed in a roof or part of a roof required to have a non-combustible covering must comply with BCA 2019 Part 3.7.2.2.
25. Smoke alarms are to comply with BCA 2019 Part 3.7.5 and AS3786-2014 Amnd 1.
26. Building elements in wet areas must be waterproof or water resistant in accordance with BCA Table 3.8.1.1 & comply with AS 3740-2010 Amnd 1.
27. Room heights are to comply with BCA 2019 Part 3.8.2.
28. Construction of sanitary compartments is to comply with BCA 2019 Part 3.8.3.3.
29. Natural lighting is to comply with BCA 2019 Part 3.8.4.2.
30. Mechanical ventilation is to comply with AS 1688.2-2012.

31. An exhaust fan from a sanitary compartment, laundry or bathroom must comply with AS/NZS 3500.3-2018 Part 3.8.5.2(c).
32. Natural ventilation is to comply with BCA 2019 Part 3.8.5.2.
33. Location of sanitary compartments is to comply with BCA 2019 Part 3.8.5.3.
34. Sound insulation must comply with BCA 2019 Part 3.8.6.
35. Stair construction is to comply with BCA 2019 Part 3.9.1.
36. Barriers and handrails are to comply with BCA 2019 Part 3.9.2.
37. Protection of operable windows is to comply with BCA 2019 Part 3.9.2.6 & 3.9.2.7.
38. Building fabric insulation is to comply with BCA 2019 Part 3.12.1.1 and AS/NZS 4858.1 - 2002 Amnd 1.
39. Thermal breaks are to be provided in accordance with BCA 2019 Part NSW 3.12.1.2(c) & 3.12.1.4(d).
40. Compensation for reduction in ceiling insulation is to comply with BCA 2019 NSW Part 3.12.1.2(e).
41. Insulation to floors with an in-slab or in-creased heating or cooling system is to comply with BCA 2019 Part NSW 3.12.1.5.
42. Building sealing complies with BCA 2019 NSW Part 3.12.3 as follows:
  - Roof lights: Part 3.12.3.2.
  - External windows and doors: Part 3.12.3.3.
  - Exhaust fans are to be fitted with a sealing device such as a self-closing damper, filter or the like as required by BCA 2019 Part 3.12.3.4.
  - Construction of ceilings, walls and floors (building sealing) is to comply with BCA 2019 Part 3.12.3.5.
  - An evaporative cooler must be fitted with a self-closing damper or the like as required by BCA 2019 Part 3.12.3.6.
43. A heated hot water supply system is to comply with Part B2 of NCC 2019 Volume Three - Plumbing Code Australia.
44. Insulation of services: BCA 2019 Part 3.12.5.1 & AS/NZS 4859.1-2002 Amnd 1.
45. Central heating water piping: BCA 2019 Part 3.12.5.2.
46. Heating & cooling ductwork: BCA 2019 Part 3.12.5.3.
47. Electrical resistance space heating: BCA 2019 Part 3.12.5.4.
48. Artificial lighting (heating): BCA 2019 Part 3.12.5.5.
49. Floor Slip Resistance: AS 4586



Summary of Basic Commitments:

FIXTURES & SYSTEMS

HOT WATER

- Solar (gas boosted flat plate) > 41 to 45 STC's
- COOLING SYSTEM
  - 1 phase Air-Conditioning (8 Star)
  - In 1 Living Area + 1 bedroom (min)

HEATING SYSTEM

- phase Air-Conditioning (8 Star)
- In 1 Living Area + 1 bedroom (min)

VENTILATION

- Install Exhaust Systems to:
  - 1 bathroom (min) no mechanical ventilation
  - kitchen, fan, ducted to outside & interlocked to light
  - laundry: natural ventilation only

ARTIFICIAL LIGHTING

- Use ONLY LEDs or FLUOROS in the following Rooms
  - at least 5 bedrooms/ Study (dedicated)
  - at least 2 living / dining rooms (dedicated)
  - kitchen (dedicated)
  - all bathrooms/toilets (dedicated)
  - laundry (dedicated)
  - all hallways (dedicated)
- NATURAL LIGHTING
  - install window skylight in kitchen
  - install window skylight to 3 bathrooms/toilets

ALTERNATE ENERGY

- Install Photovoltaic System
  - Min 5 Peak kilowatts of Electricity
  - connected to electrical system

FIXTURES - Water

- Shower Heads: 4 STAR (6 litre per min)
- Toilets: 5 STAR
- Taps: 5 STAR (in Kitchen+Bathrooms)

Landscaping

- plants to be Indigenous or low water use species >350m<sup>2</sup> of site
- Alternate Water
  - Rain-water Tank: 6000 Litres
  - must collect rain runoff from 330m<sup>2</sup> of roof area
  - Connect to 1 tap (min) < 10 m from pool
- Swimming Pool
  - Not have a volume greater than 39.5 kilolitres
  - Must have a pool cover
  - Must be outdoors
  - No heating system
  - Install Timer to Pool Pump
- Other
  - Gas Cooktop & Electric Oven In Kitchen
  - Refrigerator Space to be well ventilated (as per Baski)
  - Install fixed outdoor clothes drying line

CONSTRUCTION

GENERAL FEATURES

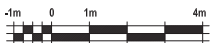
- Max two Storeys
- conditioned floor area = 300m<sup>2</sup> max
- max area of open mezzanine = 25m<sup>2</sup>
- no roof attic or third level

THERMAL COMFORT

- Conc Slab on Ground Floor - N1
- Suspended Floor (above enclosed sub-slab) - R1.10 (or 1.8 inst. Construction) (Down)
- Floor above Habitable rooms + Garage - N1
- External Walls - Framed R3.0 or R3.40 (incl. Construction)
- External Walls Cavity Brick - R2.0 or R1.7 (incl. Construction)
- Internal Walls Plasterboard - N1
- Insulation to Flat Ceiling: Pitched Roof - R3.9 (up); Roof: full locked blanket (25mm)

GLAZING REQUIREMENTS

- For More Detailed Information Regarding Each Window (W1- W18) & Glazed Doors (D1, D3 & D4). Refer to Baski Certificate No. 13478675\_04



ALL DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY

|       |                          |        |
|-------|--------------------------|--------|
| B     | Amended Roof+Notes Added | Feb'23 |
| A     | Issued to Client         | Jan'23 |
| ISSUE | AMENDMENT                | DATE   |

Project

New Two Storey Timber Framed Residence

Address

52 Woodbine Street Nth  
BALGOWLAH NSW 2093

Client

Ms Emily Hill

Phone 0418 119 091

Drawing

Site Plan  
+ Notes

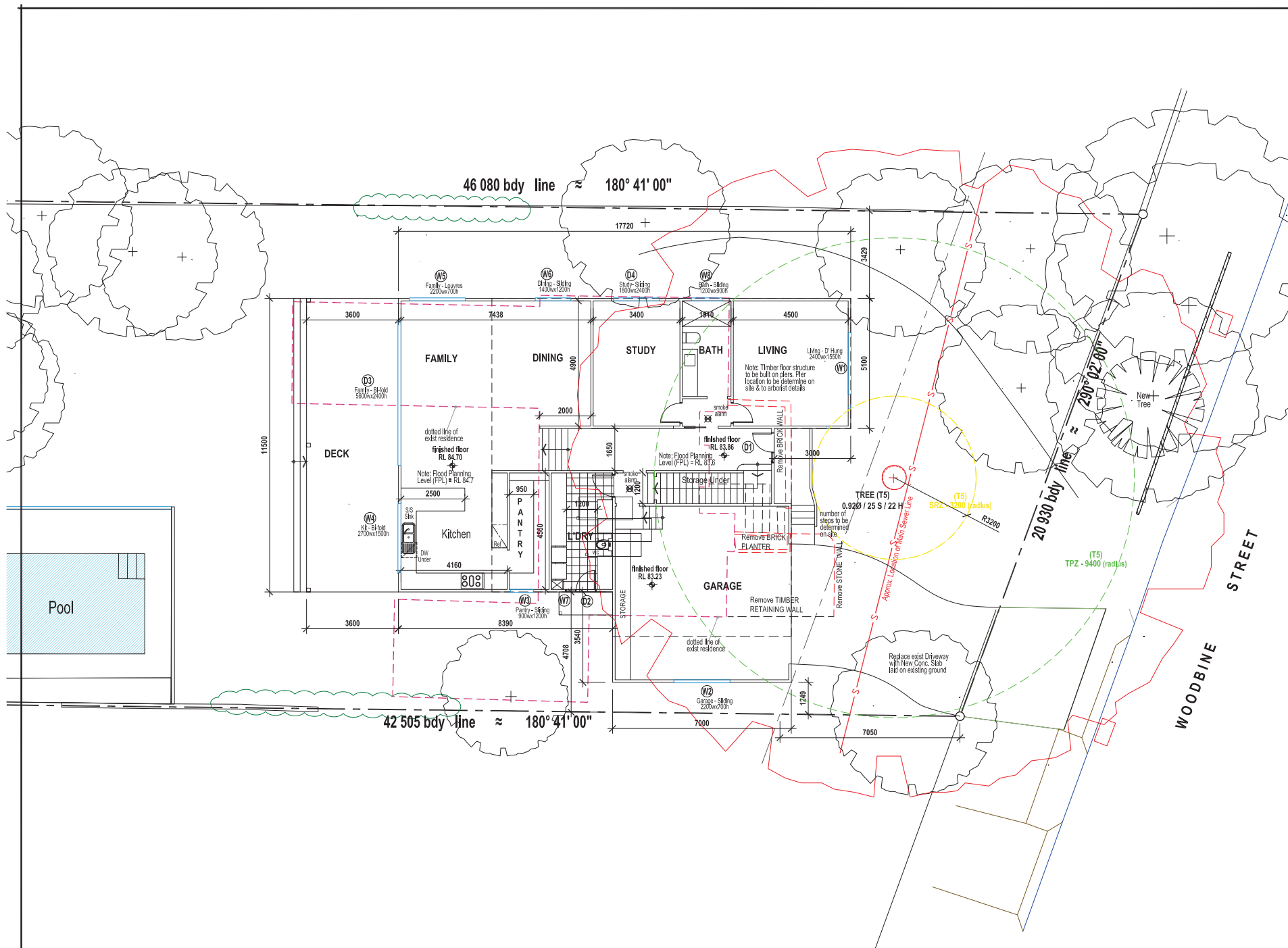
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Date January, 2023

Scale 1:200 @A2

Drawn -

Job No: DA 23/01/00 B



|       |                          |        |
|-------|--------------------------|--------|
| D     | Garage Level Amended     | Feb'23 |
| C     | FPL Level Revised        | Feb'23 |
| B     | Amended Roof+Notes Added | Feb'23 |
| A     | Issued to Client         | Jan'23 |
| ISSUE | AMENDMENT                | DATE   |

Project  
**New Two Storey Timber Framed Residence**

Address  
**52 Woodbine Street Nth  
BALGOWLAH NSW 2093**

Client  
**Ms Emily Hill**

Phone 0418 119 091

Drawing

**Grd Floor Plan**

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Date January, 2023

Scale 1:100 @A2

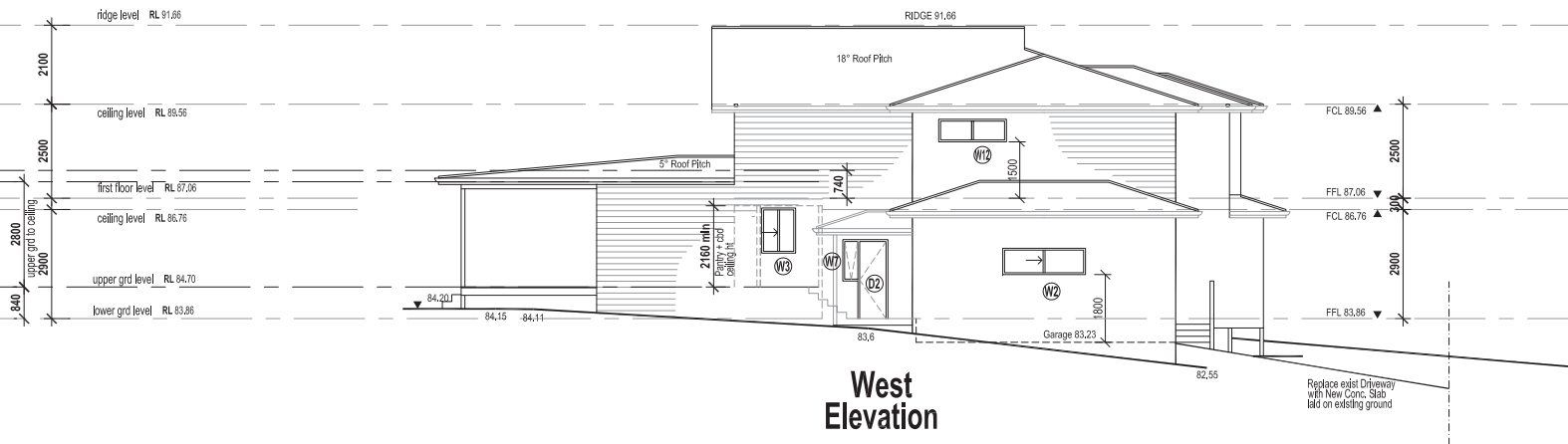
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Job No: **DA 23/01/01 D**

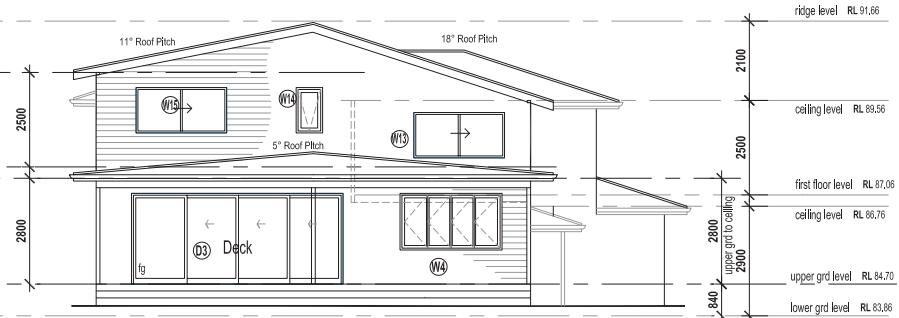


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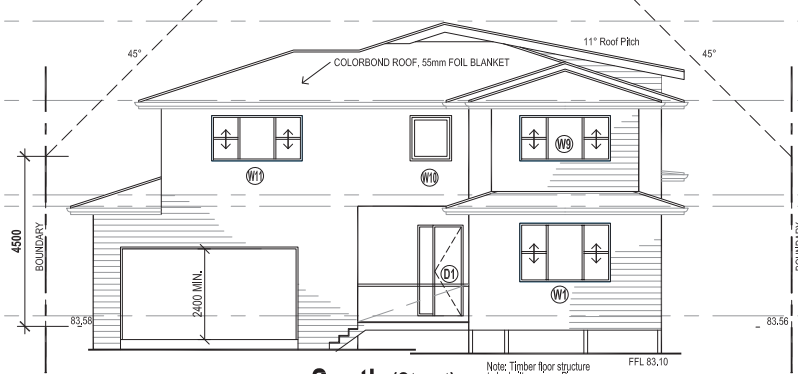




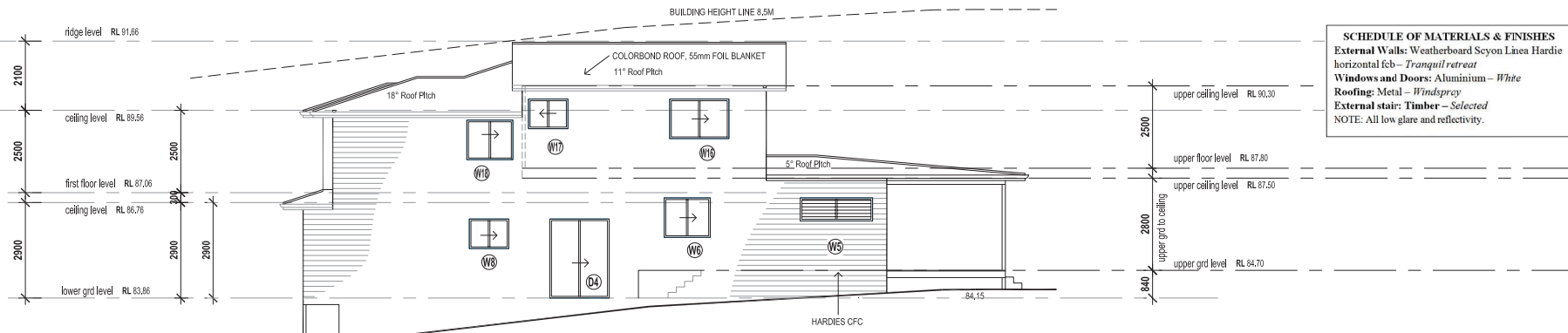
West Elevation



North (Rear) Elevation

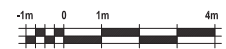


South (Street) Elevation



East Elevation

**SCHEDULE OF MATERIALS & FINISHES**  
**External Walls:** Weatherboard Seyer Linea Hardie  
**Horizontal fcb –** *Tranquill retreat*  
**Windows and Doors:** Aluminium – *White*  
**Roofing:** Metal – *Windspray*  
**External stair:** *Timber – Selected*  
**NOTE:** All low glare and reflectivity.



ALL DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY

| C     | Garage Level Amended     | Feb'23 |
|-------|--------------------------|--------|
| B     | Amended Roof+Notes Added | Feb'23 |
| A     | Issued to Client         | Jan'23 |
| ISSUE | AMENDMENT                | DATE   |

**Project**  
**New Two Storey Timber Framed Residence**

**Address**  
**52 Woodbine Street Nth**  
**BALGOWLAH NSW 2093**

**Client**  
**Ms Emily Hill**  
**Phone 0418 119 091**

**Drawing**  
**Elevations**

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Date January, 2023  
 Scale 1:100 @A2  
 Drawn –  
 Job No: **DA 23/01/03 c**



TIME : 9:00 am  
ANGLE OF SUN FROM TRUE NORTH : 43° 10' EAST  
ANGLE OF SUN FROM THE HORIZON : 18° 29'



TIME : 12:00 pm  
ANGLE OF SUN FROM TRUE NORTH : 0°  
ANGLE OF SUN FROM THE HORIZON : 32° 41'



TIME : 3:00 pm  
ANGLE OF SUN FROM TRUE NORTH : 43° 10' WEST  
ANGLE OF SUN FROM THE HORIZON : 18° 29'

SHADOWS ON  
21st JUNE  
WINTER SOLSTICE

LEGEND:  
■ DENOTES SHADOW



| AMENDMENT                                                                                      | DATE | <i>Malloy</i>                                                                                                                     | SHADOW DIAGRAM                                                                                                        | SCALE   | 1:250 on A1 |
|------------------------------------------------------------------------------------------------|------|-----------------------------------------------------------------------------------------------------------------------------------|-----------------------------------------------------------------------------------------------------------------------|---------|-------------|
|                                                                                                |      | <b>BUILDING DESIGN</b><br>PO Box 365 LINDFIELD 2070<br>Phone: 0421 436 301<br>Email: info@malloy.com.au<br>Web: www.malloy.com.au | New dwelling for Ms E. Hill<br>at 52 Woodbine Street, North Balgowlah NSW<br>Lot 127 DP 12315                         | JOB No. | 2057        |
| All levels and boundaries from the Survey.<br>Do not scale. If in doubt, check with the issuer |      |                                                                                                                                   | This drawing is the copyright of Archtonics, and may not be copied or used in any manner without its written approval | DRWG    | 4 OF 4      |
|                                                                                                |      |                                                                                                                                   |                                                                                                                       | DATE    | 27.10.2022  |
|                                                                                                |      |                                                                                                                                   |                                                                                                                       | DRAWN   | EME         |
|                                                                                                |      |                                                                                                                                   |                                                                                                                       | CHECKED | GM          |

## COLOURS AND SAMPLE BOARD

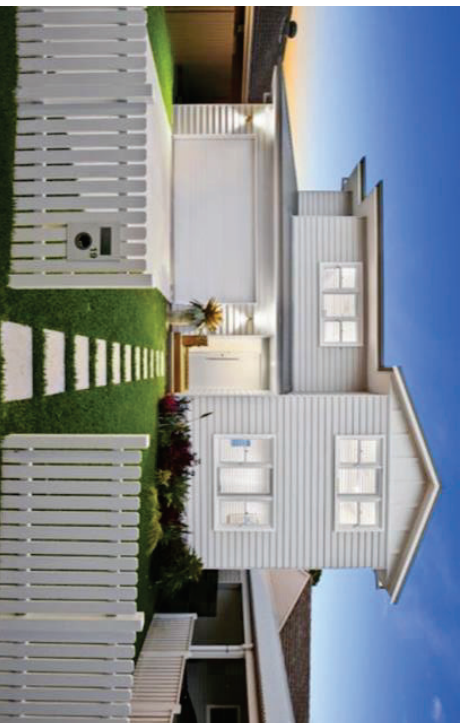
52 Woodbine Street North Balgowlah NSW

### MATERIALS

1. Linea Weatherboard
2. Roof – Colorbond
3. White aluminium windows
4. White picket timber fence

### COLOUR PALETTE

The colour and materials will be as per the below house



Exterior house colour- Tranquil retreat

**Dulux** G824  
Tranquil Retreat

**Roof Colour - Windspray**



**Linea Weatherboard**

