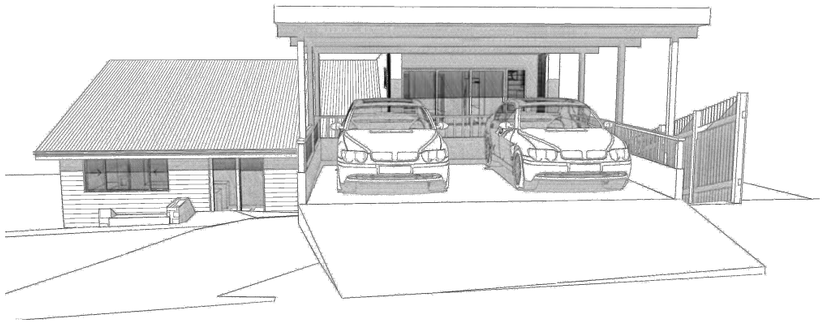
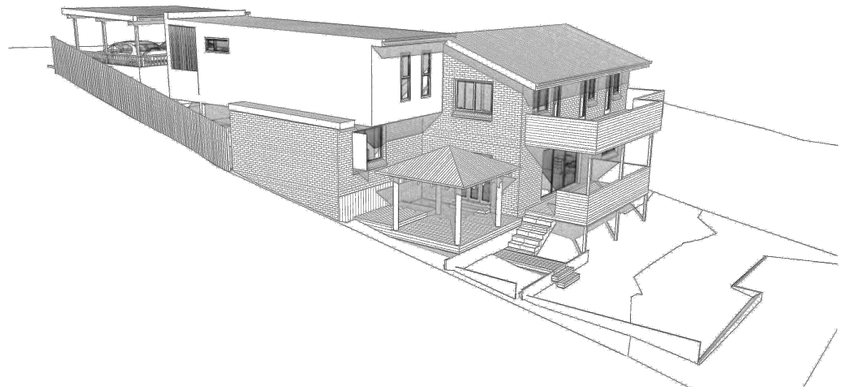
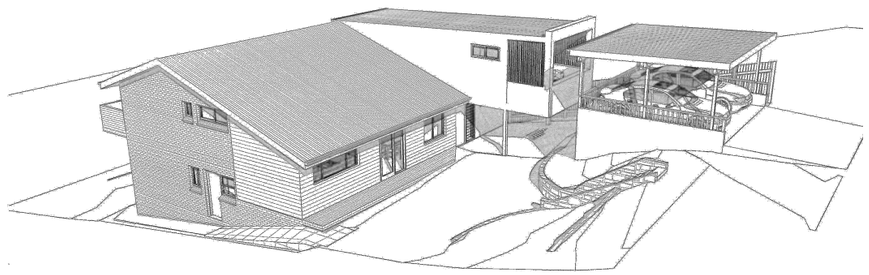






CONTENTS

16 warekila road, beacon hill

private residence

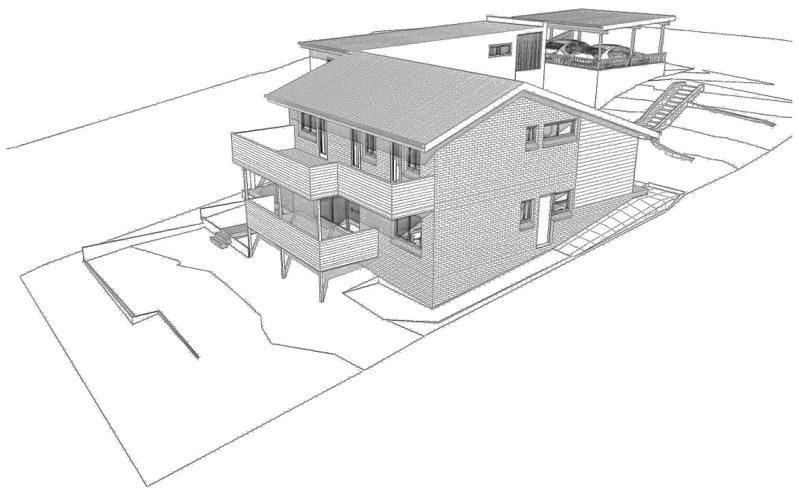
alterations & additions including secondary dwelling and carport development application

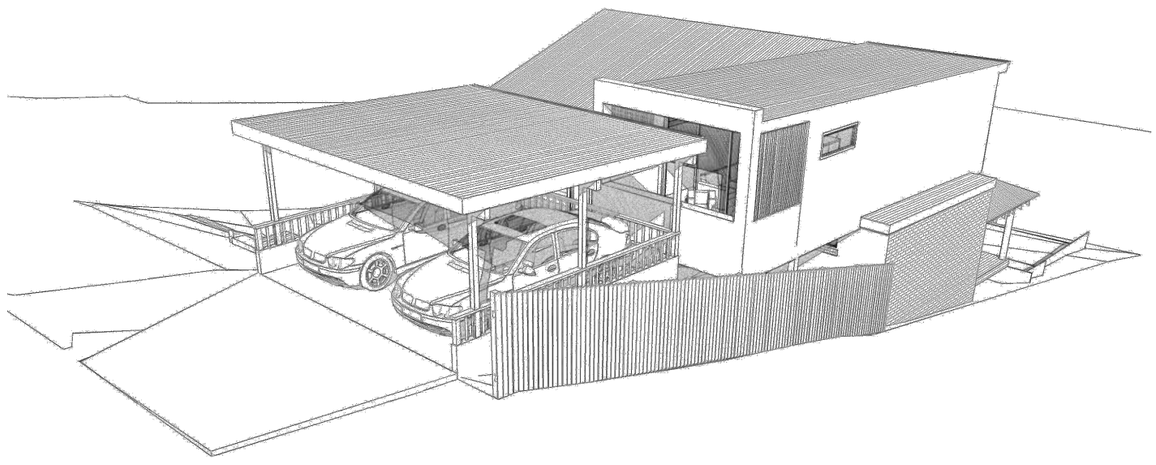
architectural perspectives

ROOF
COLORBOND
DOVER
WHITE
or similar
to match existing

EXTERNAL WALLS
WEATHERBOARD
white
or similar

BALCONY
TILES
or similar





INDICATIVE ARTIST IMPRESSION NOT TO BE REFERRED TO FOR CONSTRUCTION PURPOSES

Northern beaches designs

WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

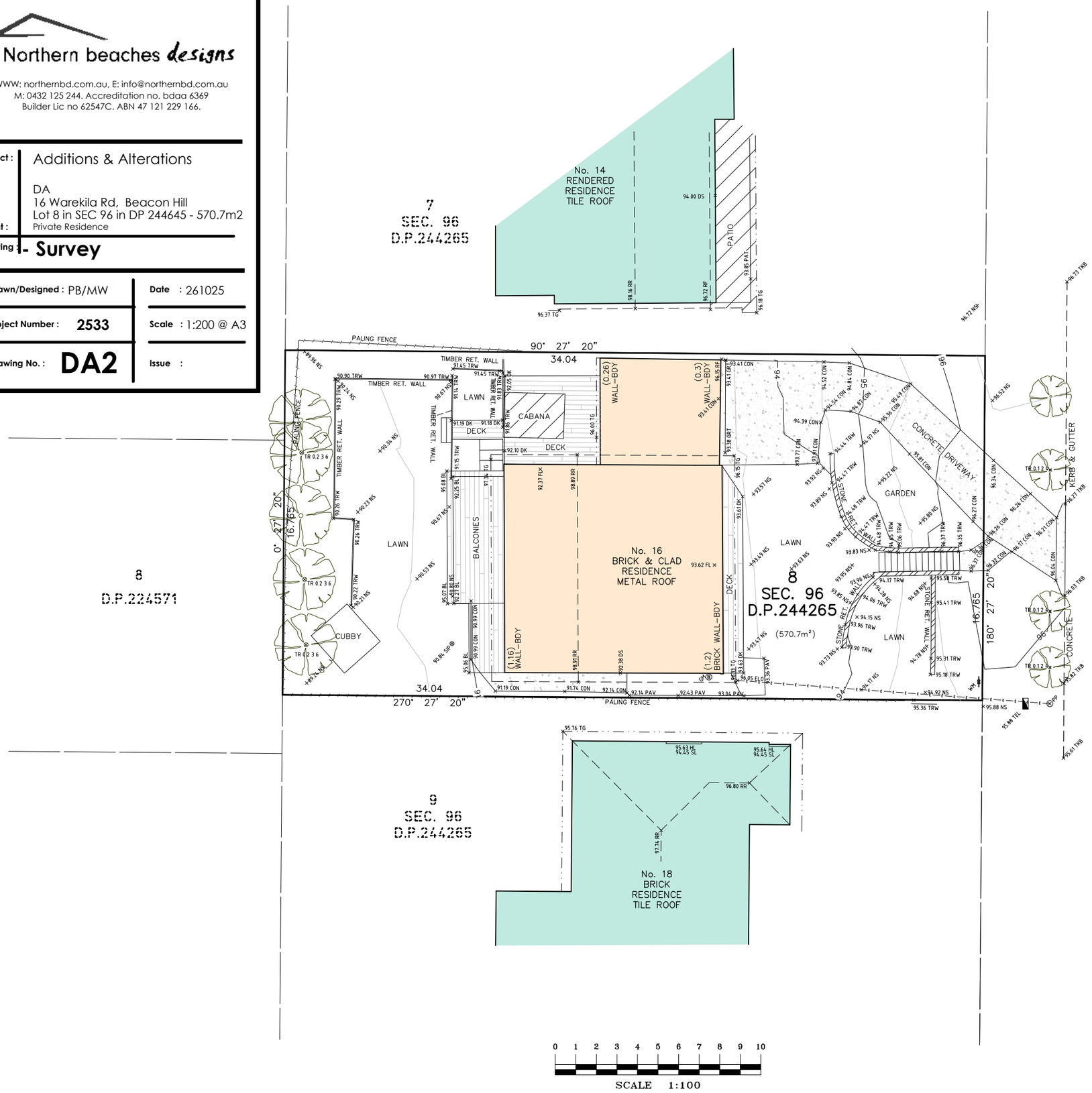
Project : Additions & Alterations

DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2

Client : Private Residence

Drawing : - Survey

Drawn/Designed : PB/MW	**Date :** 261025
Project Number : 2533	**Scale :** 1:200 @ A3
Drawing No. : DA2	**Issue :**



0 1 2 3 4 5 6 7 8 9 10

SCALE 1:100

Magnetic North (PLAN)
Approx True North

A	FIRST ISSUE	15/08/25

- A FIELD SURVEY OF THE BOUNDARIES HAS BEEN UNDERTAKEN. OFFSETS FROM STRUCTURES TO BOUNDARY SHOULD NOT BE USED FOR CONSTRUCTION SETOUT.

PLEASE NOTE THAT THIS SURVEY SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN FOR ARCHITECTURAL DESIGN OF BUILDINGS/ADDITIONS OR LANDSCAPING TO ACCOMPANY A DEVELOPMENT APPLICATION.

- IF CONSTRUCTION ON OR NEAR BOUNDARIES IS UNDERTAKEN THE BOUNDARIES OF THE LAND SHOULD BE MARKED OR THE WORKS SETOUT BY A REGISTERED SURVEYOR.

- TREE SIZES ARE ESTIMATES ONLY.
- THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF DARREN & RAE McGINLEY.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
- ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (ph 1100) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
- CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
- THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
- CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
- POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
- THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
- DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
- IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.
- COPYRIGHT WATERVIEW SURVEYING SERVICES-"ANY PLANS OR DOCUMENTS PREPARED BY US REMAIN EXCLUSIVELY OUR PROPERTY. YOU HAVE THE RIGHT TO USE THOSE DOCUMENTS STRICTLY FOR THE PURPOSES FOR WHICH THEY ARE SUPPLIED. NOTHING IN THIS AGREEMENT CONSTITUTES A TRANSFER, ASSIGNMENT, LICENSE OR RIGHT TO REPRODUCE MATERIAL PREPARED BY US.
- NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
- ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
- THIS NOTICE MUST NOT BE ERASED.

MICHAEL K JOYCE
REGISTERED SURVEYOR I.D 8268

Waterview SURVEYING SERVICES
1A Mona Street Mona Vale NSW 2103
ACN 610 583 572
michael@wvsurveying.com.au
0474 843 180

Vertical Datum

DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. SSM39892
R.L. 90.14
SOURCE: S.C.I.M.S.

Client Details: DARREN & RAE McGINLEY
16 WAREKILA ROAD
BEACON HILL NSW 2100

Drawing Title: DETAIL AND LEVELS OVER
16 WAREKILA ROAD
BEACON HILL NSW 2100
BEING LOT 8 OF SEC 96 IN DP.244645

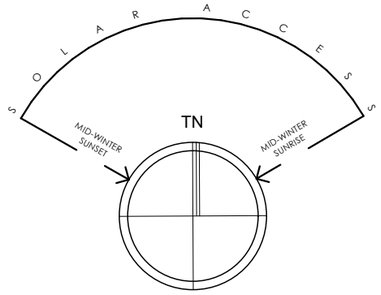
PROJECT: 1059	PAGE 1 OF 1
Date of survey 12/08/2025	Drawing No. 2069detail 1
Scale 1:100 @ A1	Rev. A

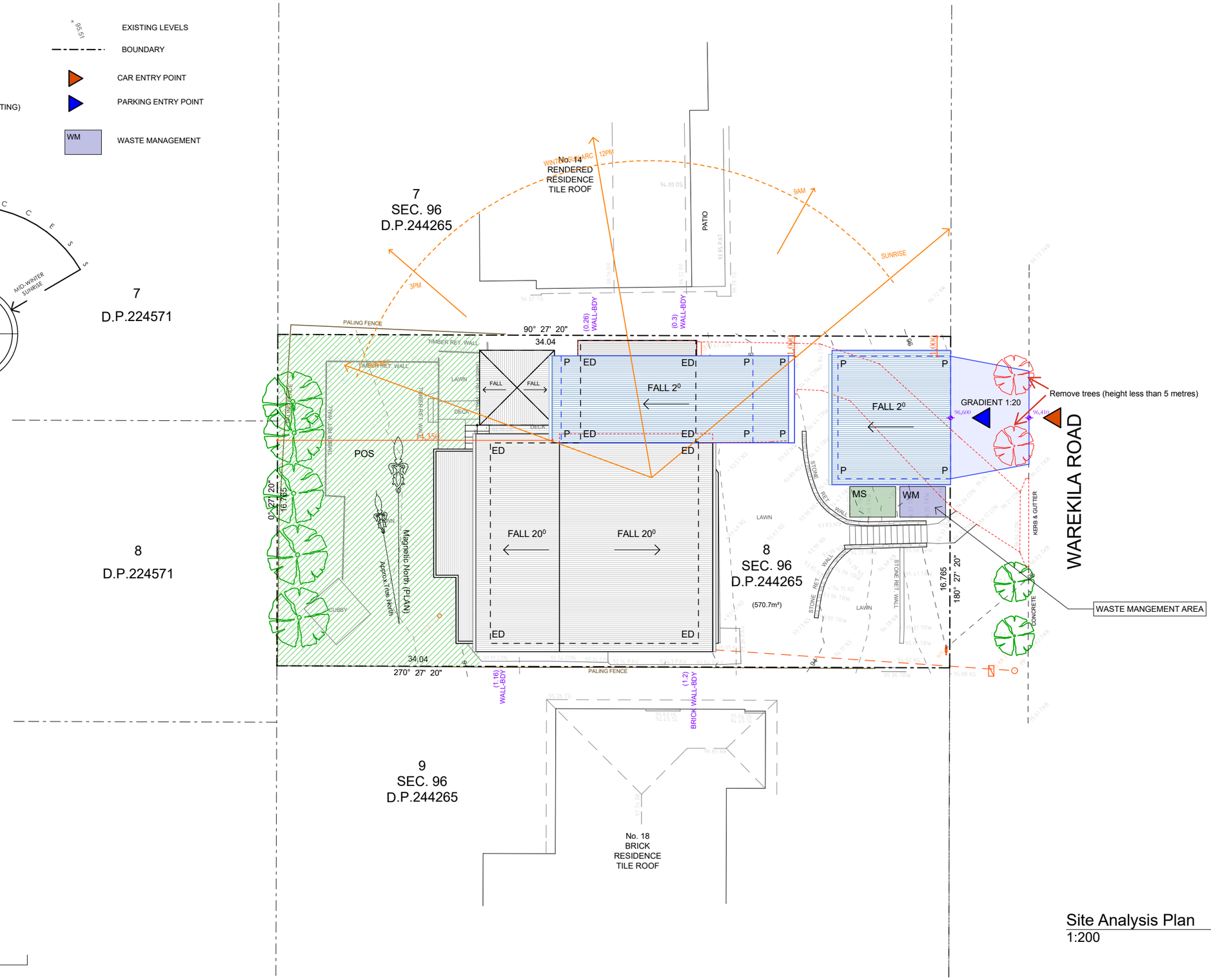
LEGEND

BL	BALCONY
CON	CONCRETE
DK	DECK
DS	DOOR SILL LEVEL
ELO	ELECTRICITY OVERHEAD
FL	FLOOR LEVEL
GM	GAS METER
GRT	GRATE
HL	HOOD LEVEL
NS	NATURAL SURFACE
PAT	PATIO
PAV	PAVING
PP	POWER POLE NETWORK
RF	ROOF
RR	ROOF RIDGE
SIP	SEWER INSPECTION PIT
SL	SILL LEVEL
TEL	TELSTRA
TG	TOP OF GUTTER
TKB	TOP OF KERB
TR	TREE DIA SPREAD HEIGHT
TRW	TOP OF RETAINING WALL
WM	WATER METER

LEGEND

- P — PROPOSED
- ED — EXISTING DWELLING
- POS — PRIVATE OPEN SPACE (EXISTING)
- MS — MATERIAL STOCKPILE
- × 95.51 — EXISTING LEVELS
- BOUNDARY
- CAR ENTRY POINT
- PARKING ENTRY POINT
- WM — WASTE MANAGEMENT





TN

0 2 4

Site Analysis Plan
1:200

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations

DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2

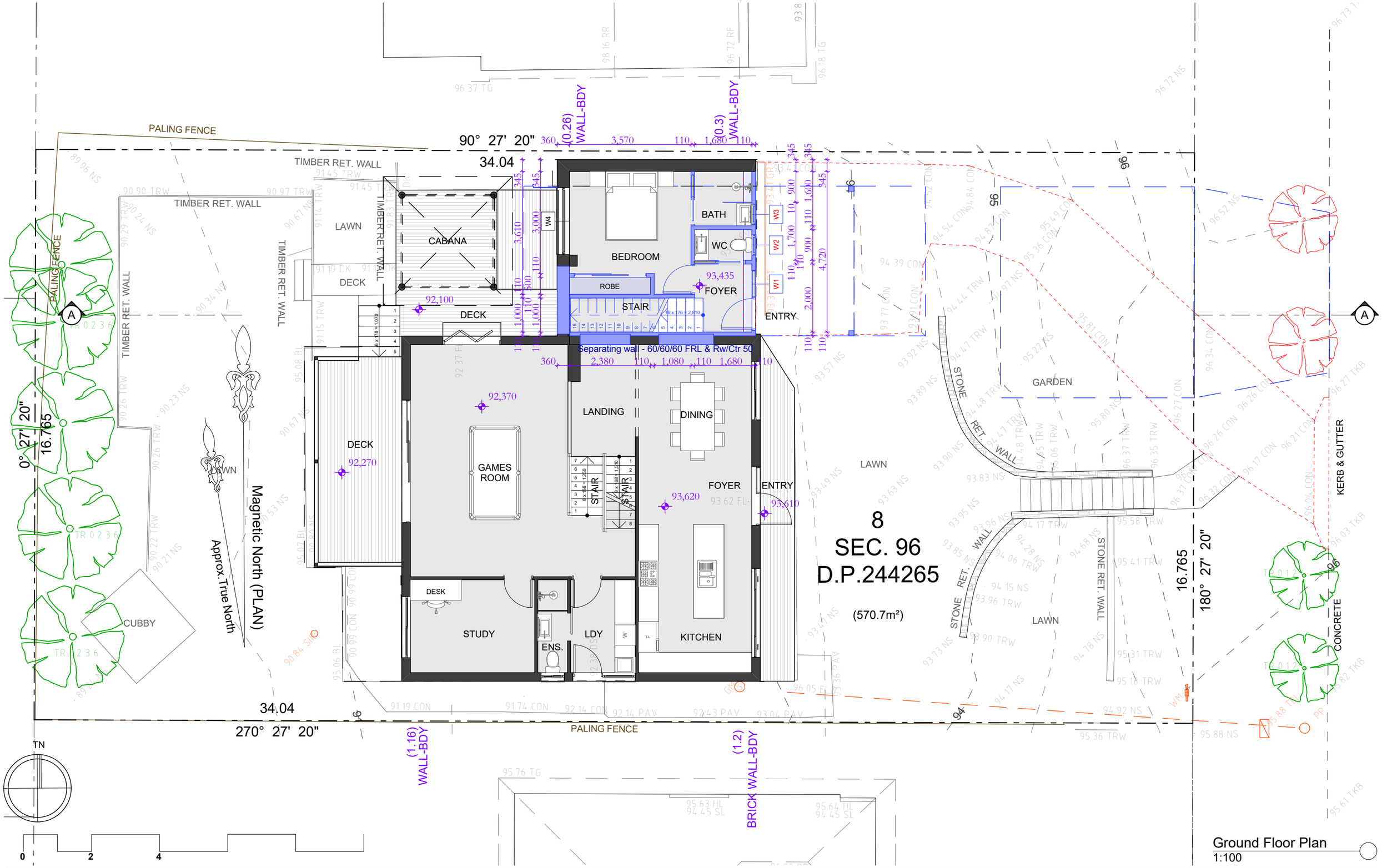
Client : Private Residence

Drawing : - Site Analysis Plan & Waste Mngmnt Plan

= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : 2533
Drawing No. : DA3

Date : 261025
Scale : 1:200 @ A3
Issue :



Ground Floor Plan
1:100

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations

DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2

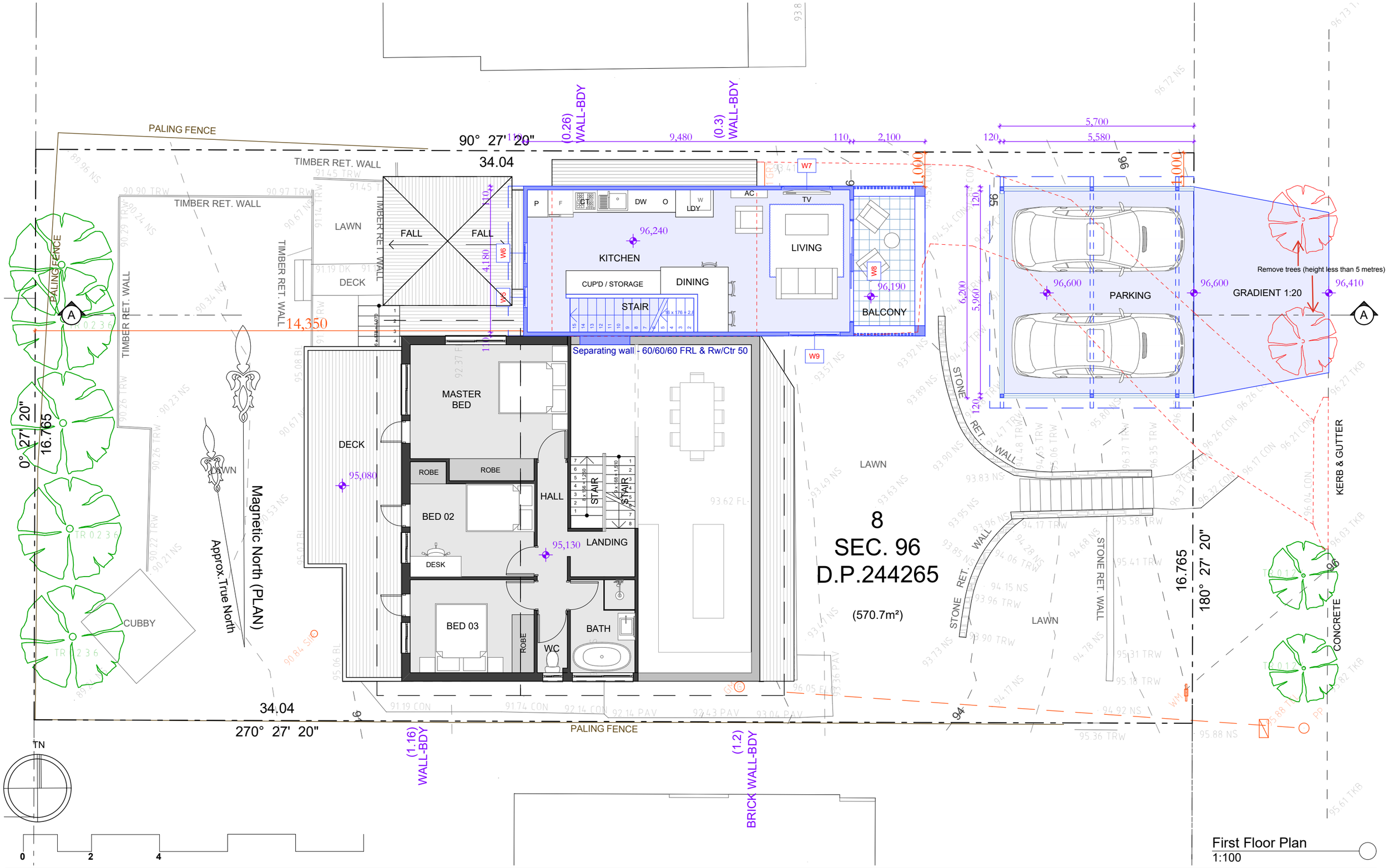
Client : Private Residence

Drawing : - Ground Floor Plan

= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : 2533
Drawing No. : DA4

Date : 261025
Scale : 1:100 @ A3
Issue :



Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations

DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2

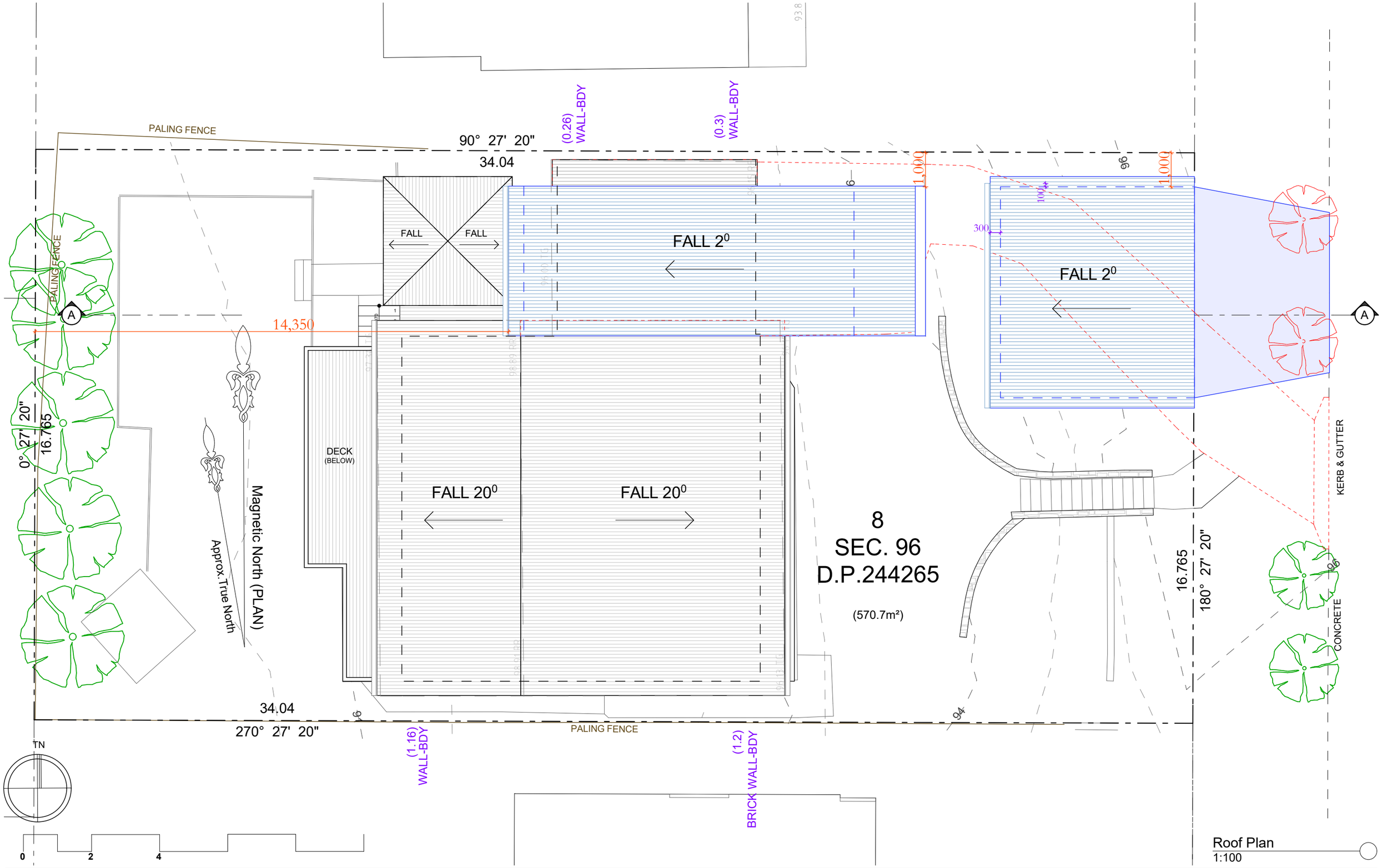
Client : Private Residence

Drawing : - First Floor Plan

= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : 2533
Drawing No. : DA5

Date : 261025
Scale : 1:100 @ A3
Issue :



Roof Plan
1:100

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations

DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2

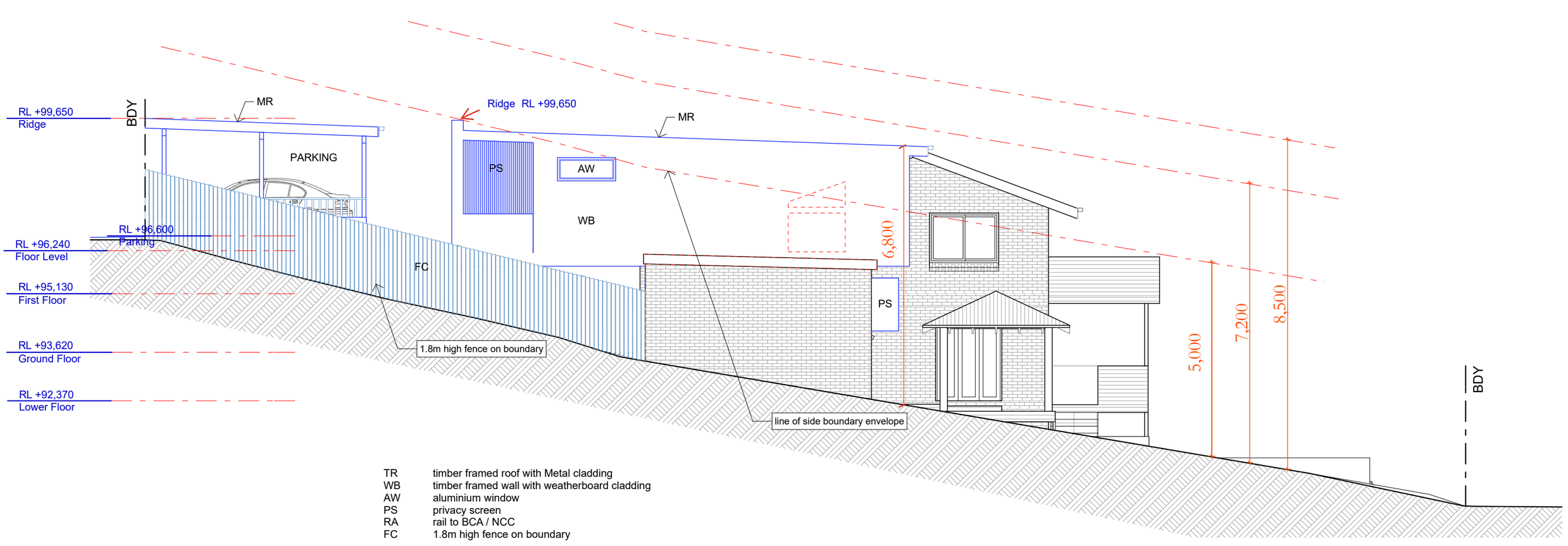
Client : Private Residence

Drawing : - **Roof Floor Plan**

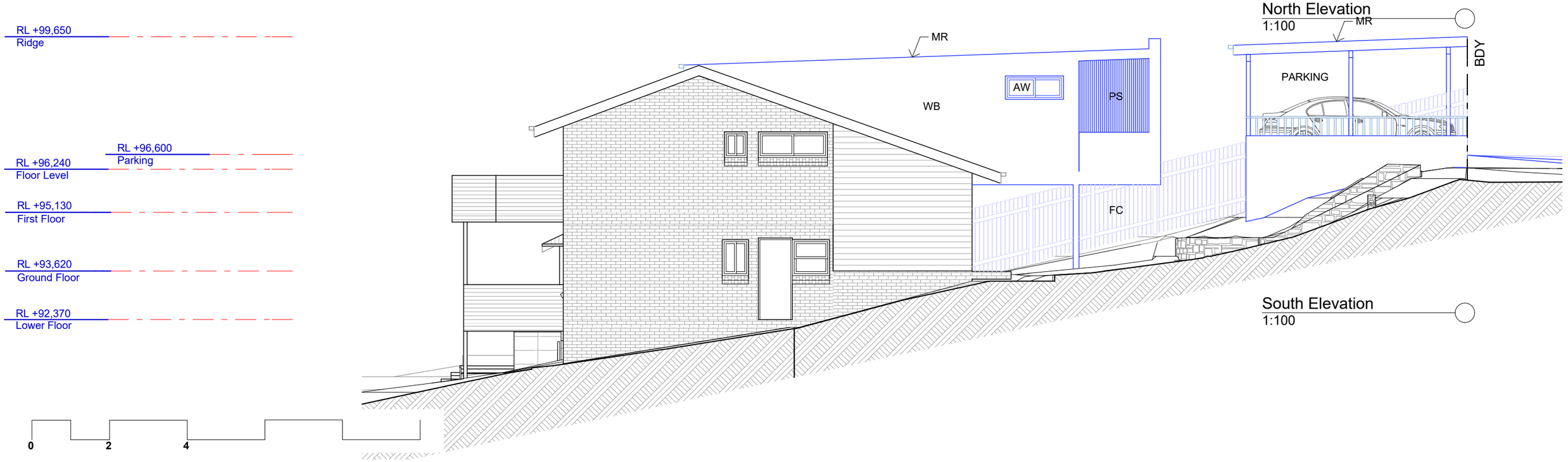
= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : 2533
Drawing No. : DA6

Date : 261025
Scale : 1:100 @ A3
Issue :



TR timber framed roof with Metal cladding
WB timber framed wall with weatherboard cladding
AW aluminium window
PS privacy screen
RA rail to BCA / NCC
FC 1.8m high fence on boundary



Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.

bdaa ACCREDITED BUILDING DESIGNER

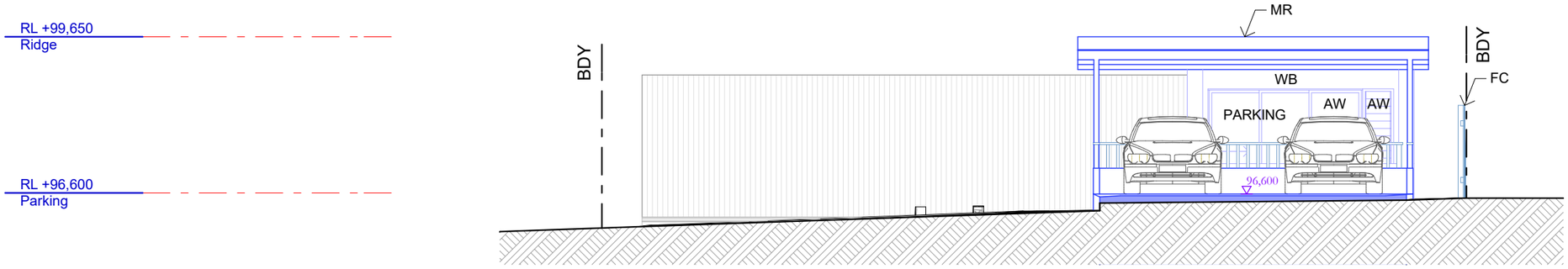
Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations
DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2
Client : Private Residence
Drawing : **- Elevations, N, S**

- Proposed Work
- Demolition
- Existing

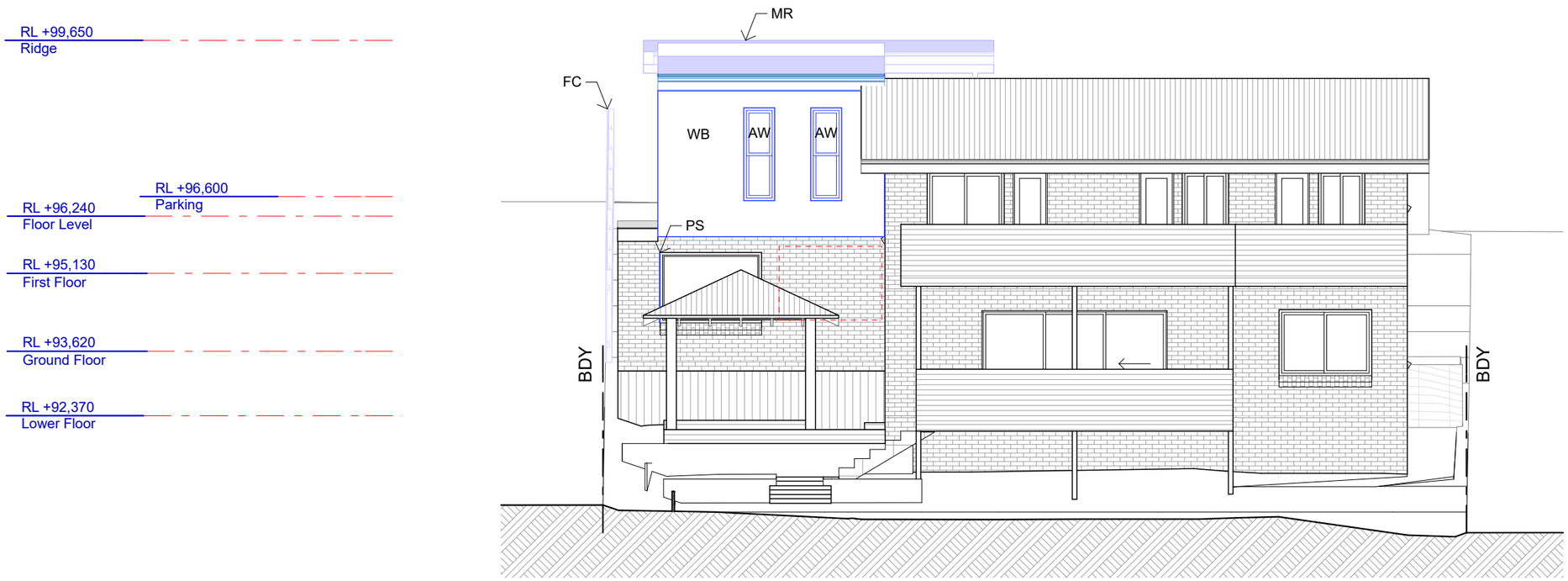
Drawn/Designed : PB/MW
Project Number : 2533
Drawing No. : DA7

Date : 261025
Scale : 1:100 @ A3
Issue :



TR	timber framed roof with Metal cladding
WB	timber framed wall with weatherboard cladding
AW	aluminium window
PS	privacy screen
RA	rail to BCA / NCC
FC	1.8m high fence on boundary

East Elevation
1:100



West Elevation
1:100

0 2 4

Date :	Issue :	Description :

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations

DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2

Client : Private Residence

Drawing : - Elevations, E, W

= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW

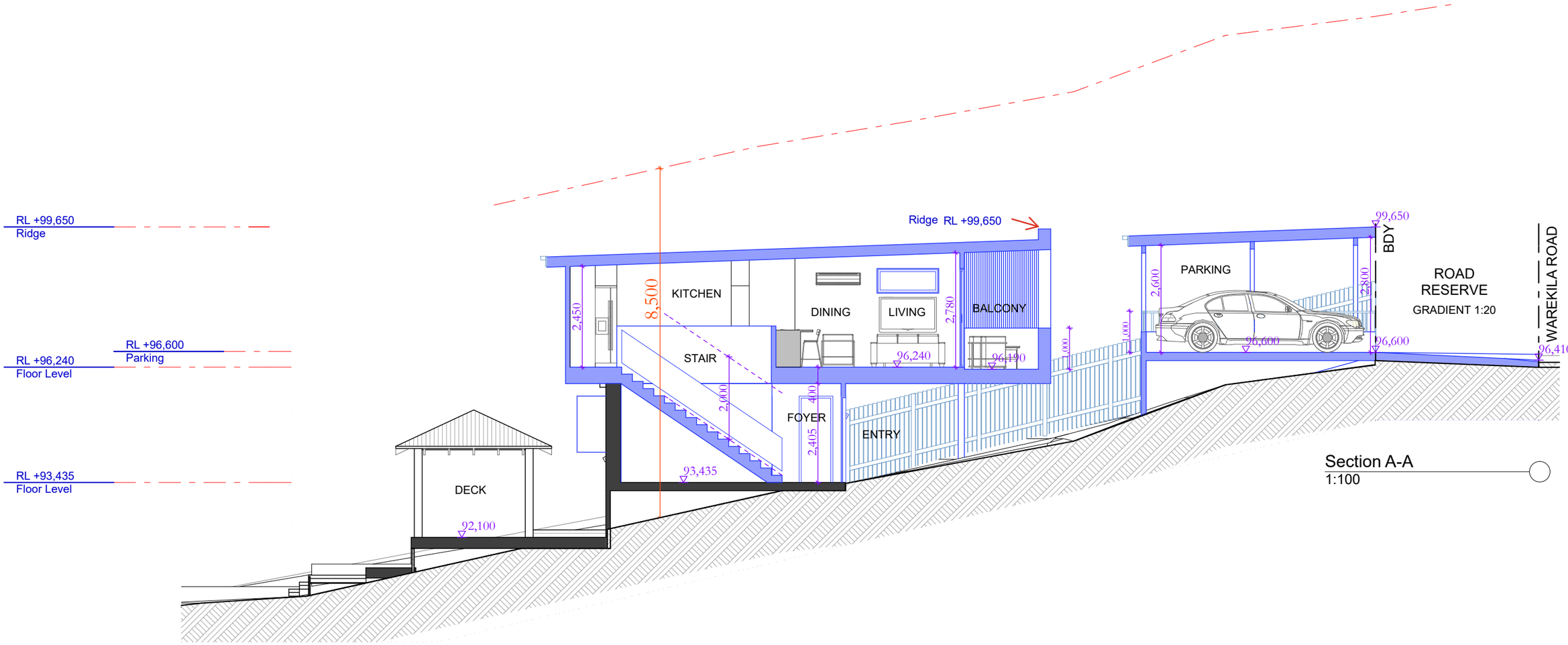
Project Number : 2533

Drawing No. : DA8

Date : 261025

Scale : 1:100 @ A3

Issue :



Date :	Issue :	Description :

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations

DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2

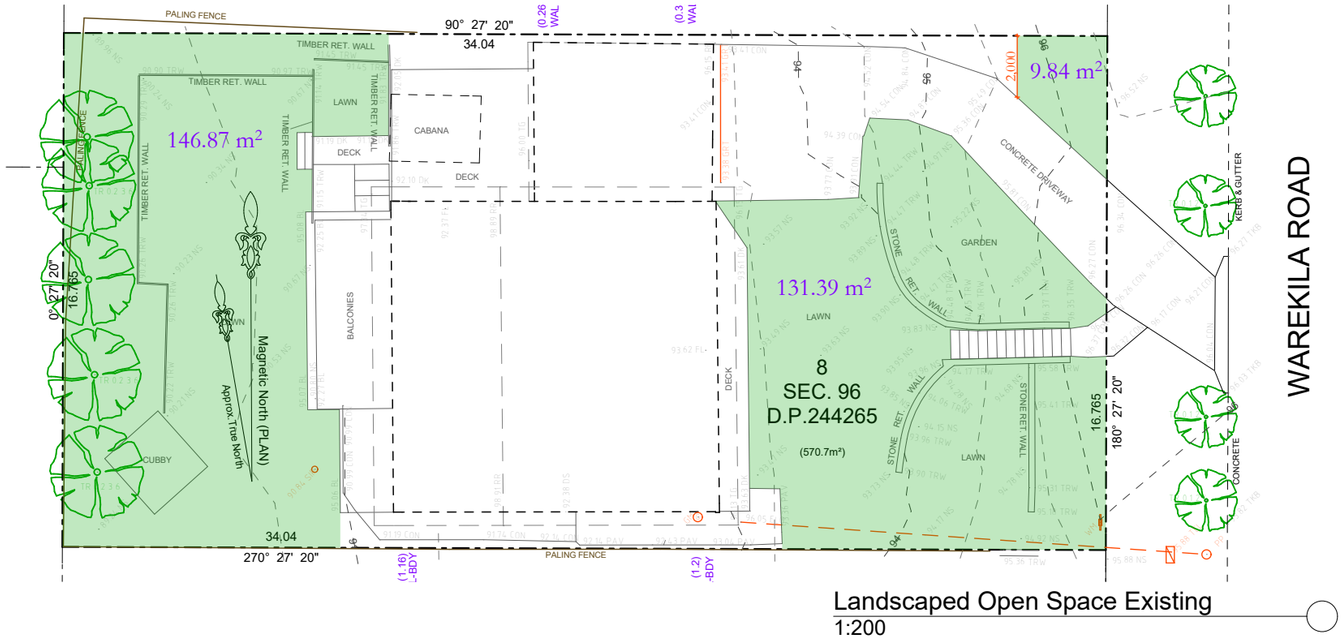
Client : Private Residence

Drawing : - Sections, A-A

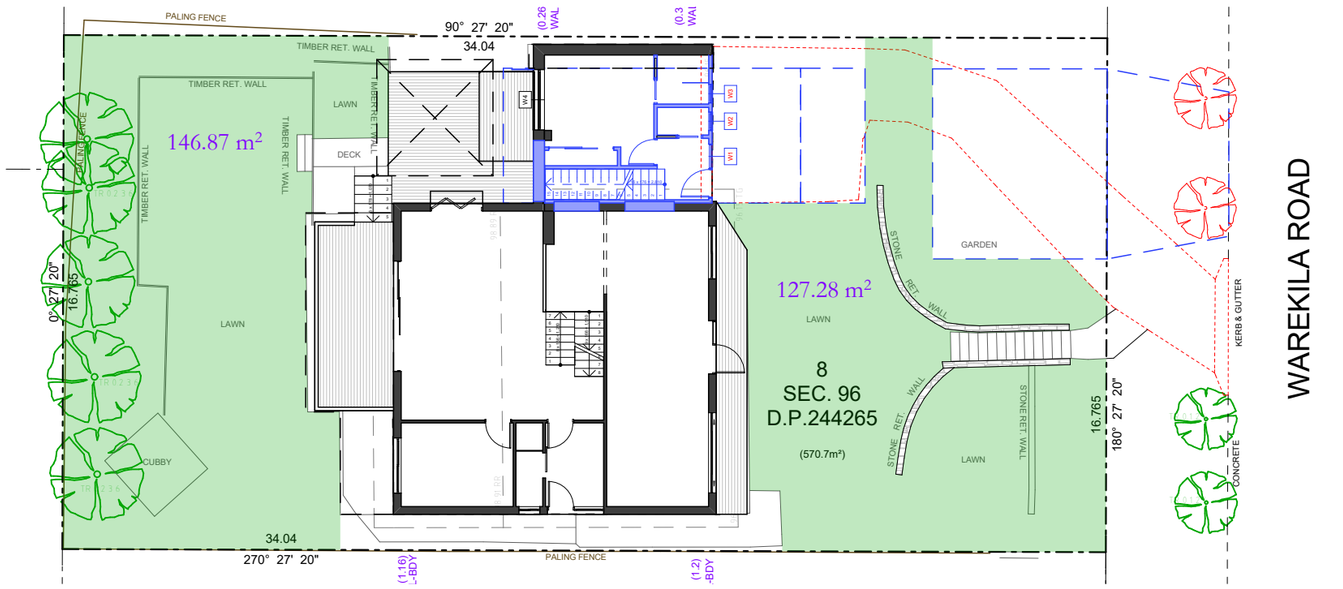
= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : 2533
Drawing No. : DA9

Date : 261025
Scale : 1:100 @ A3
Issue :



Landscaped Open Space Existing
1:200



Landscaped Open Space Proposed
1:200

TN

0 2 4

SITE AREA = 570.7m²

LANDSCAPED AREA MIN. 40% SITE AREA **= 228.28m²**

LANDSCAPED AREA EXISTING = 288.10m² (50.48%)

LANDSCAPED AREA PROPOSED = 274.15m² (48.03%)

LANDSCAPED AREA COMPLIES

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations
DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2
Client : Private Residence

Drawing : **- Landscaped Open Space Plan**

= Proposed Work
= Demolition
= Existing

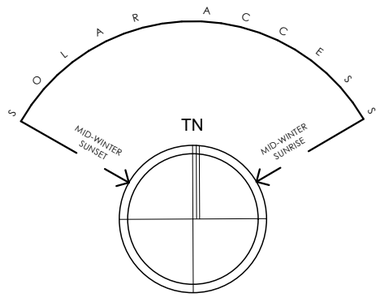
Drawn/Designed : PB/MW
Project Number : 2533
Drawing No. : DA10

Date : 261025
Scale : 1:200 @ A3
Issue :

LEGEND

PDP — PROPOSED DOWNPIPE	WT — NEW 1500L WATER TANK
EDP — EXISTING DOWNPIPE	EDT — EXISTING DISPERSION TRENCH
PROPOSED STORMWATER LINE TO GUTTER	
EXISTING STORMWATER LINE TO DISPERSION TRENCH	

STORMWATER DETAILS.
No increase in impervious area by 50m2. No OSD required for alterations. New downpipes connected to stormwater lines & discharged to existing approved rear onsite stormwater drainage system. Existing stormwater system to be check by engineer at construction



7
D.P.224571

8
D.P.224571

7
SEC. 96
D.P.244265

No. 14
RENDERED
RESIDENCE
TILE ROOF

PATIO

PALING FENCE

90° 27' 20"
34.04

EDP

PDP

WT

(0.26) WALL-BDY

(0.3) WALL-BDY

TIMBER RET. WALL

LAWN

FALL

DECK

FALL 2⁰

FALL 20⁰

FALL 20⁰

TIMBER FENCE

90° 27' 20"
16.765

CUBBY

8
SEC. 96
D.P.244265

(570.7m²)

STONE RET. WALL

LAWN

180° 27' 20"
16.765

KERB & GUTTER

CONCRETE

34.04
270° 27' 20"

EDP

EDP

PALING FENCE

(1.16) WALL-BDY

(1.2) BRICK WALL-BDY

9
SEC. 96
D.P.244265

No. 18
BRICK
RESIDENCE
TILE ROOF

WAREKILA ROAD

TN

0 2 4

Stormwater Concept Plan
1:200

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations
DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2
Client : Private Residence
Drawing : - **Stormwater Concept Plan**

= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : 2533
Drawing No. : DA11

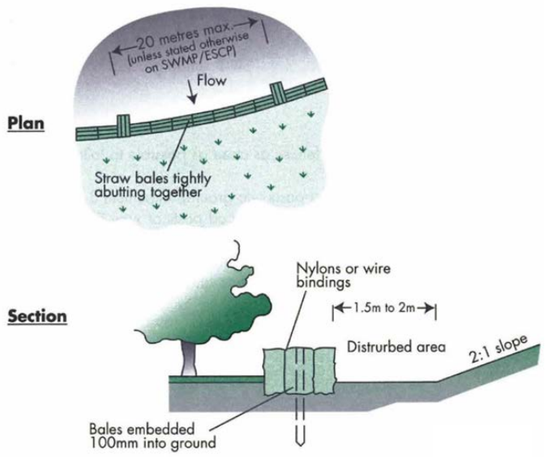
Date : 261025
Scale : 1:200 @ A3
Issue :

SEDIMENT CONTROL PLAN

EROSION & SEDIMENT NOTES.

Minimise area to be cleared and leave as much vegetation as possible. Install temporary fences to define 'no go' areas that are not to be disturbed.
Install sediment fence(s) along the low side of the site before work begins.
Divert water around the work site and stabilise channels, but ensure that you do not flood the neighbouring property.
Establish a single stabilised entry/exit point. Clearly mark the access point and give an access map that has a delivery point indicated for all supplies.
Leave or lay a kerb-side turf strip (for example, the nature strip) to slow the speed of water flows and to trap sediment.
Check the erosion and sediment controls every day and keep them in good working condition.
Stockpile topsoil within the sediment controlled zone.
Always be aware of the weather forecast.
Stabilise exposed earth banks (e.g. vegetation, erosion control mats).
Fill in and compact all trenches immediately after services have been laid.
Install site waste receptacles (mini-skip, bins, wind-proof litter receptors).
Sweep the road and footpath every day and put soil behind the sediment controls. Hosing down roads and footpaths is unacceptable.
Connect downpipes from the guttering to the stormwater drain as soon as the roof is installed.
Revegetate the site as soon as possible. The erosion and sediment control devices must be kept in place until 70% of the site has been revegetated.

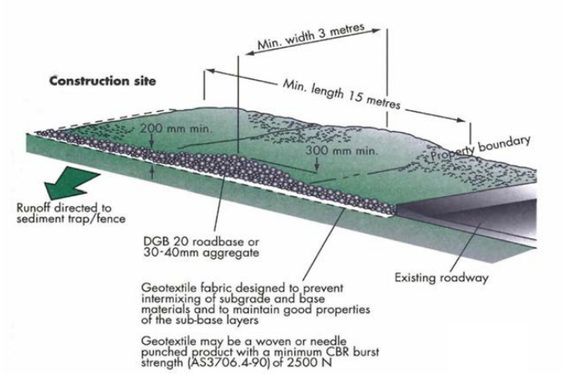
STRAW BALES



Construction Notes

1. Construct the straw bale filter as close as possible to being parallel to the contours of the site.
2. Place bales lengthwise in a row with ends tightly abutting. Use straw to fill any gaps between bales. Straws are to be placed parallel to ground.
3. Ensure that the maximum height of the filter is one bale.
4. Embed each bale in the ground 75 mm to 100 mm and anchor with two 1.2 metre star pickets or stakes. Angle the first star picket or stake in each bale towards the previously laid bale. Drive them 600 mm into the ground and, if possible, flush with the top of the bales. Where star pickets are used and they protrude above the bales, ensure they are fitted with safety caps.
5. Where a straw bale filter is constructed downslope from a disturbed batter, ensure the bales are placed 1 to 2 metres downslope from the toe.
6. Establish a maintenance program that ensures the integrity of the bales is retained - they could require replacement each two to four months.

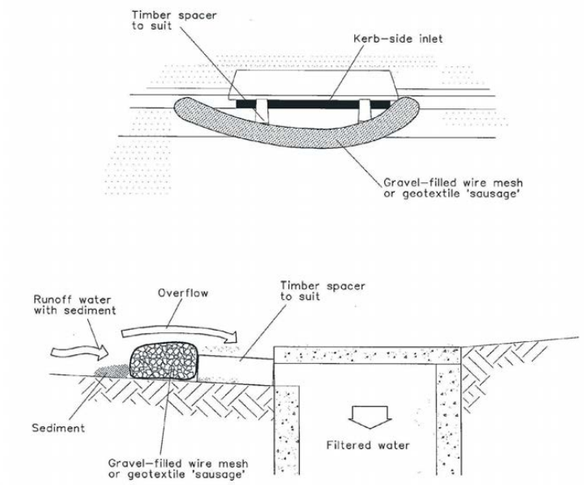
STABILISED ENTRY / EXIT



Construction Notes

1. Strip at least 150 mm of topsoil, level area and stockpile on site if space available.
2. Compact sub-grade.
3. Cover area with needle-punched geotextile.
4. Construct a 200 mm thick pad over geotextile using aggregate at least 40 mm in size. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
5. Construct diversion hump immediately within boundary to divert water to a sediment fence or other sediment trap.

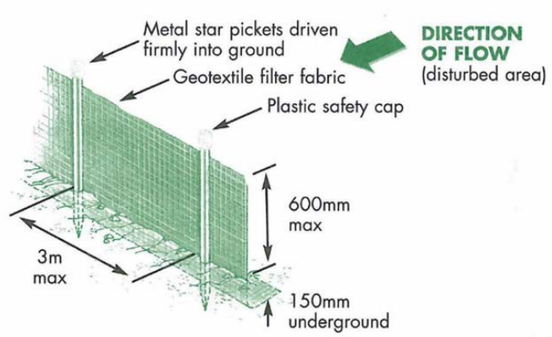
INLET SEDIMENT TRAP



Construction Notes

1. Install filters to kerb inlets only at sag points.
2. Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
3. Form an elliptical cross-section about 150 mm high x 400 mm wide.
4. Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacer blocks.
5. Form a seal with the kerb to prevent sediment bypassing the filter.
6. Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden waters cannot pass between.

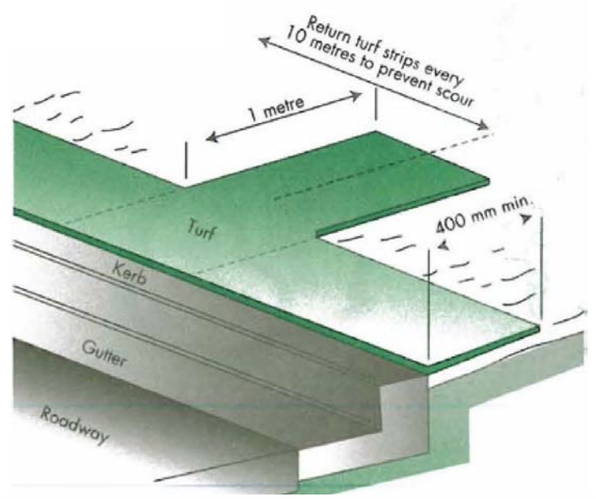
SEDIMENT FENCING



Construction Notes

1. Construct sediment fences as close as possible to follow the contours of the site.
2. Drive 1.5 metre long posts into ground, maximum 3 metres apart.
3. Staple to 40 mm square hardwood posts or wire tied to steel posts.
4. Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
5. Backfill trench over base of fabric and compact on both sides.

GRASS FILTER STRIPS



Construction Notes

1. Install a 400-mm minimum wide roll of turf on the footpath next to the kerb and at the same level as the top of the kerb.
2. Lay 1.4 metre long turf strips normal to the kerb every 10 metres.
3. Rehabilitate disturbed soil behind the

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.

bdaa ACCREDITED BUILDING DESIGNER

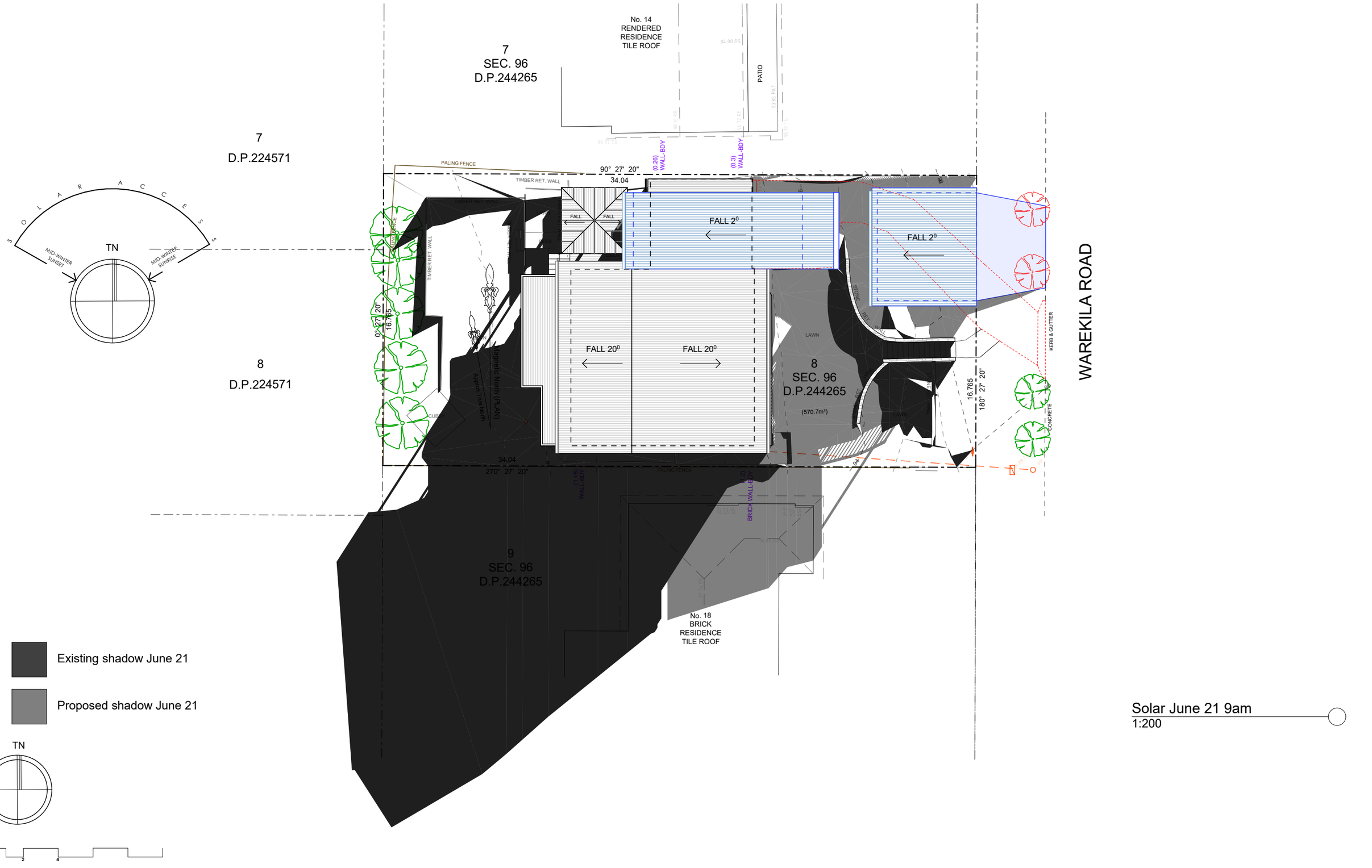
Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations
DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2
Client : Private Residence
Drawing : - Sediment Control Plan

= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : 2533
Drawing No. : DA12

Date : 261025
Scale : 1:200 @ A3
Issue :



Solar June 21 9am
1:200

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.

bdaa ACCREDITED BUILDING DESIGNER

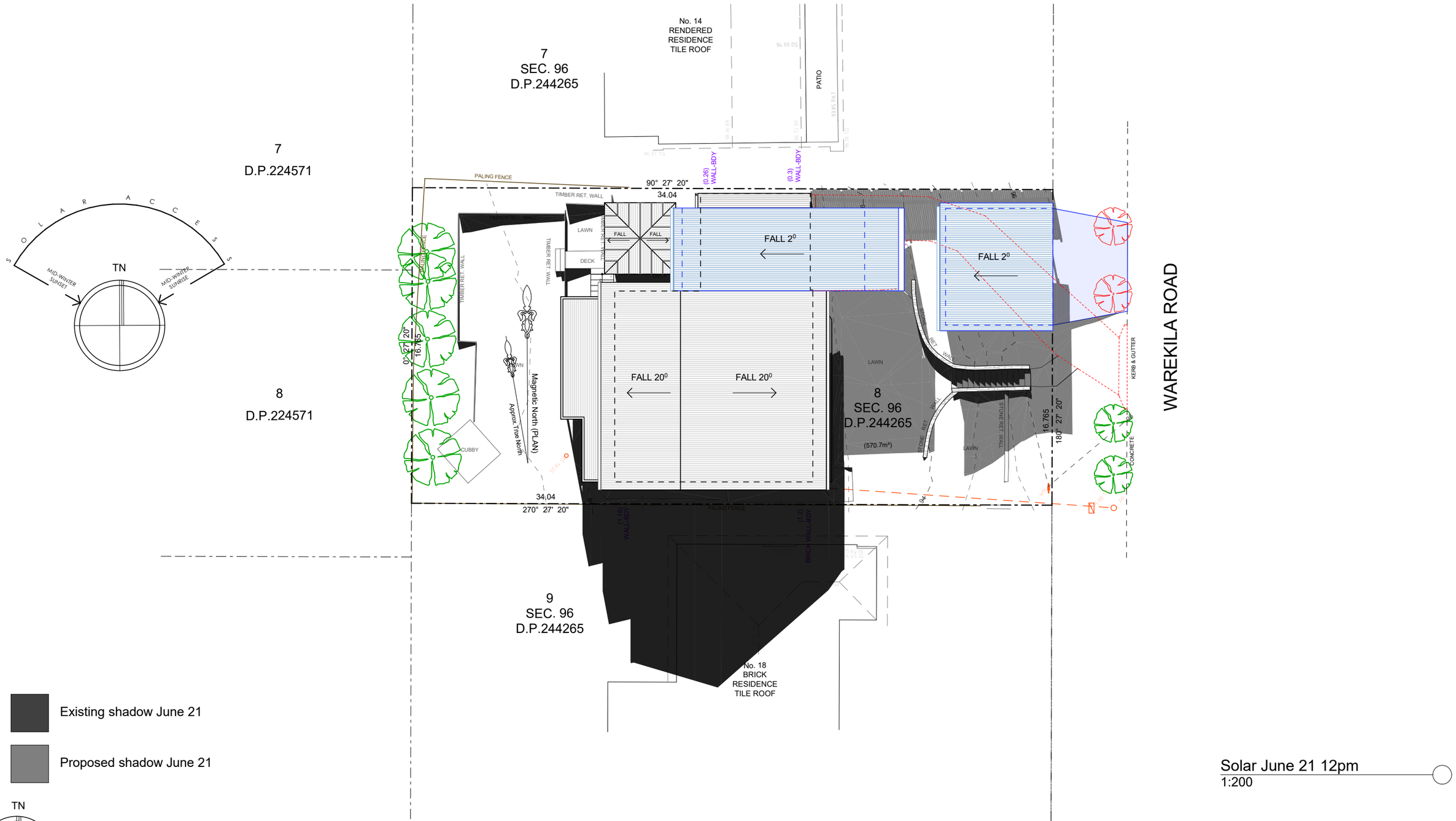
Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations
DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2
not to scale
Client : Private Residence
Drawing : - Solar June 21-9am

= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : 2533
Drawing No. : DA13

Date : 261025
Scale : no scale
Issue :



Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations

DA not to scale
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2

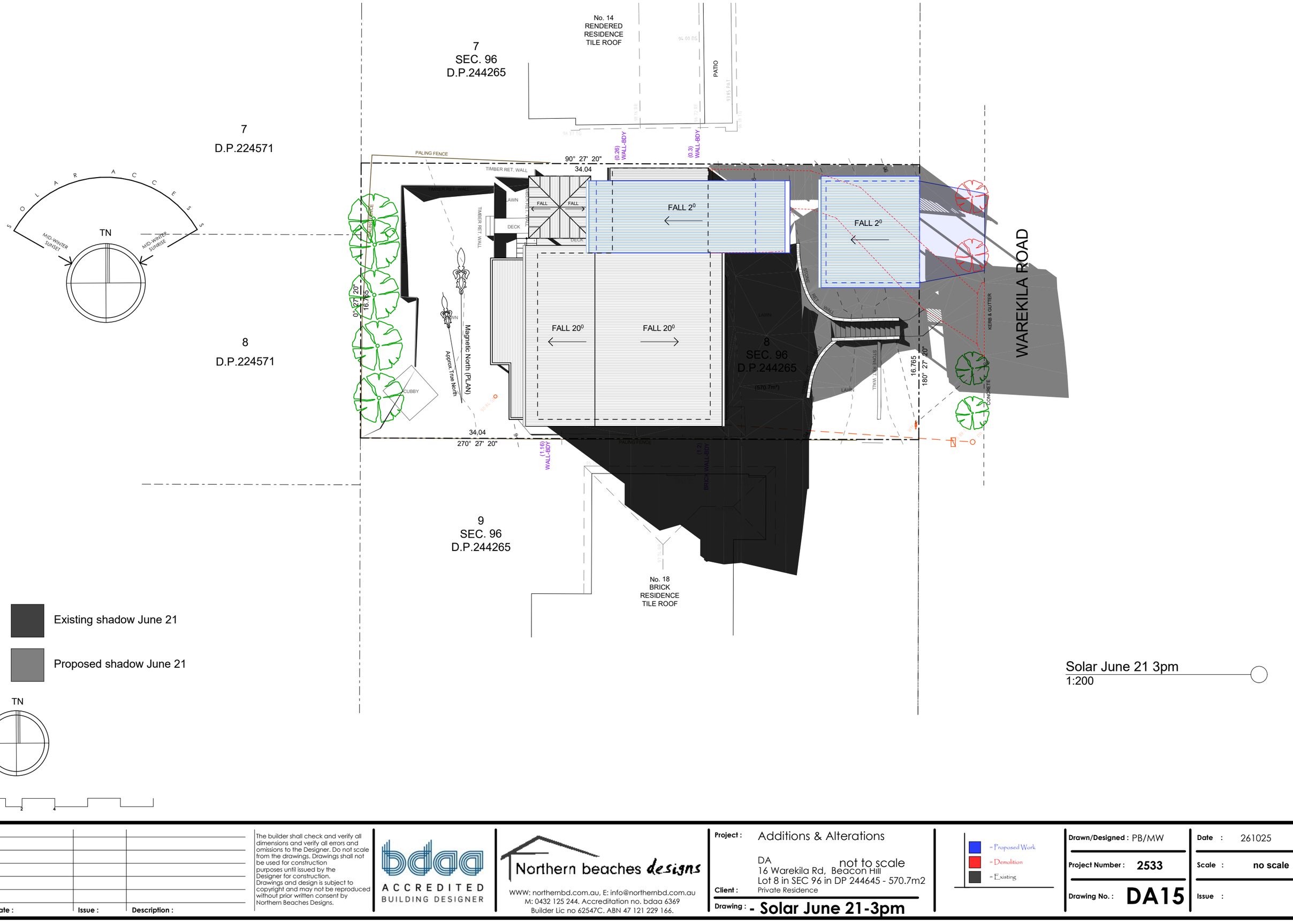
Client : Private Residence

Drawing : - Solar June 21-12pm

= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : 2533
Drawing No. : DA14

Date : 261025
Scale : no scale
Issue :



Existing shadow June 21

Proposed shadow June 21

Solar June 21 3pm
1:200

Date :	Issue :	Description :

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations
DA not to scale
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2
Client : Private Residence
Drawing : - Solar June 21-3pm

= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : 2533
Drawing No. : DA15

Date : 261025
Scale : no scale
Issue :

1. FALLS, SLIPS, TRIPS

a) WORKING AT HEIGHTS

DURING CONSTRUCTION
Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

DURING OPERATION OR MAINTENANCE
For houses or other low-rise buildings where scaffolding is appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, ladders or trestles should be used in accordance with relevant codes of practice, regulations or legislation.
For buildings where scaffold, ladders, trestles are not appropriate:
Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

ANCHORAGE POINTS
Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

b) SLIPPERY OR UNEVEN SURFACES

FLOOR FINISHES Specified
If finishes have been specified by designer, these have been selected to minimise the risk of floors and paved areas becoming slippery when wet or when walked on with wet shoes/feet. Any changes to the specified finish should be made in consultation with the designer or, if this is not practical, surfaces with an equivalent or better slip resistance should be chosen.
FLOOR FINISHES By Owner
If designer has not not been involved in the selection of surface finishes, the owner is responsible for the selection of surface finishes in the pedestrian trafficable areas of this building. Surfaces should be selected in accordance with AS HB 197:1999 and AS/NZ 4586:2004.
STEPS, LOOSE OBJECTS AND UNEVEN SURFACES
Due to design restrictions for this building, steps and/or ramps are included in the building which may be a hazard to workers carrying objects or otherwise occupied. Steps should be clearly marked with both visual and tactile warning during construction, maintenance, demolition and at all times when the building operates as a workplace.
Building owners and occupiers should monitor the pedestrian access ways and in particular access to areas where maintenance is routinely carried out to ensure that surfaces have not moved or cracked so that they become uneven and present a trip hazard.
Spills, loose material, stray objects or any other matter that may cause a slip or trip hazard should be cleaned or removed from access ways.
Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

2. FALLING OBJECTS

LOOSE MATERIALS OR SMALL OBJECTS

Construction, maintenance or demolition work on or around this building is likely to involve persons working above ground level or above floor levels. Where this occurs one or more of the following measures should be taken to avoid objects falling from the area where the work is being carried out onto persons below.
1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

BUILDING COMPONENTS

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

3. TRAFFIC MANAGEMENT

For building on a major road, narrow road or steeply sloping road:
Parking of vehicles or loading/unloading of vehicles on this roadway may cause a traffic hazard. During construction, maintenance or demolition of this building designated parking for workers and loading areas should be provided. Trained traffic management personnel should be responsible for the supervision of these areas.
For building where on-site loading/unloading is restricted:
Construction of this building will require loading and unloading of materials on the roadway. Deliveries should be well planned to avoid congestion of loading areas and trained traffic management personnel should be used to supervise loading/unloading areas.
For all buildings:
Busy construction and demolition sites present a risk of collision where deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

4. SERVICES

GENERAL
Rupture of services during excavation or other activity creates a variety of risks including release of hazardous material. Existing services are located on or around this site. Where known, these are identified on the plans but the exact location and extent of services may vary from that indicated. Services should be located using an appropriate service (such as Dial Before You Dig), appropriate excavation practice should be used and, where necessary, specialist contractors should be used.
Locations with underground power:
Underground power lines MAY be located in or around this site. All underground power lines must be disconnected or carefully located and adequate warning signs used prior to any construction, maintenance or demolition commencing.
Locations with overhead power lines:
Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other plant and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

5. MANUAL TASKS

Components within this design with a mass in excess of 25kg should be lifted by two or more workers or by mechanical lifting device. Where this is not practical, suppliers or fabricators should be required to limit the component mass.
All material packaging, building and maintenance components should clearly show the total mass of packages and where practical all items should be stored on site in a way which minimises bending before lifting. Advice should be provided on safe lifting methods in all areas where lifting may occur.
Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

6. HAZARDOUS SUBSTANCES

ASBESTOS

For alterations to a building constructed prior to 1990:
If this existing building was constructed prior to:
1990 - it therefore may contain asbestos
1986 - it therefore is likely to contain asbestos
either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

POWDERED MATERIALS

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

TREATED TIMBER

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

VOLATILE ORGANIC COMPOUNDS

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

SYNTHETIC MINERAL FIBRE

Fibreglass, rockwool, ceramic and other material used for thermal or sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts or the body. Personal Protective Equipment including protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

TIMBER FLOORS

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

7. CONFINED SPACES

EXCAVATION

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

ENCLOSED SPACES

For buildings with enclosed spaces where maintenance or other access may be required:
Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

SMALL SPACES

For buildings with small spaces where maintenance or other access may be required:
Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

8. PUBLIC ACCESS

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

9. OPERATIONAL USE OF BUILDING RESIDENTIAL BUILDINGS

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

10.OTHER HIGH RISK ACTIVITY

All electrical work should be carried out in accordance with Code of Practice: Managing Electrical Risks at the Workplace, AS/NZ 3012and all licensing requirements.
All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.
All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.
Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THESE NOTES MUST BE READ AND UNDERSTOOD BY ALL INVOLVED IN THE PROJECT.
THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

Work Health and Safety Regulation - important information

Date :	Issue :	Description :

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations
DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2
Client : Private Residence
Drawing : - Safety Notes

= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : 2533
Drawing No. : DA16

Date : 261025
Scale : 1:200 @ A3
Issue :

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Single Dwelling

Certificate number: 1817246S

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 Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Wednesday, 15 October 2025
To be valid, this certificate must be submitted with a development application or lodged with a complying development certificate application within 3 months of the date of issue.

Project summary	
Project name	WAREKILA
Street address	16 WAREKILA Road BEACON HILL 2100
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan DP244645
Lot no.	8
Section no.	96
Project type	dwelling house (attached) - secondary dwelling
No. of bedrooms	1

Project score		
Water	✔ 40	Target 40
Thermal Performance	✔ Pass	Target Pass
Energy	✔ 72	Target 68
Materials	✔ 53	Target n/a

Description of project

Project address	
Project name	WAREKILA
Street address	16 WAREKILA Road BEACON HILL 2100
Local Government Area	Northern Beaches Council
Plan type and plan number	Deposited Plan DP244645
Lot no.	8
Section no.	96
Project type	
Project type	dwelling house (attached) - secondary dwelling
No. of bedrooms	1
Site details	
Site area (m²)	571
Roof area (m²)	44
Conditioned floor area (m²)	56.58
Unconditioned floor area (m²)	3.42
Total area of garden and lawn (m²)	0
Roof area of the existing dwelling (m²)	132
Number of bedrooms in the existing dwelling	3

Assessor details and thermal loads	
NatHERS assessor number	n/a
NatHERS certificate number	n/a
Climate zone	n/a
Area adjusted cooling load (MJ/m².year)	n/a
Area adjusted heating load (MJ/m².year)	n/a
Project score	
Water	✔ 40 Target 40
Thermal Performance	✔ Pass Target Pass
Energy	✔ 72 Target 68
Materials	✔ 53 Target n/a

Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 5 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 5 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 1500 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 44 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: • at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)		✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Do-it-yourself Method			
General features			
The dwelling must be a Class 1 dwelling according to the National Construction Code, and must not have more than 2 storeys.	✔	✔	✔
The conditioned floor area of the dwelling must not exceed 300 square metres.	✔	✔	✔
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✔	✔	✔
The dwelling must not contain third level habitable attic room.	✔	✔	✔
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✔	✔	✔
The applicant must adopt one of the options listed in the tables below to address thermal bridging in metal framed floor(s), walls and ceiling/roof of the dwelling.	✔	✔	✔
The applicant must show through receipts that the materials purchased for construction are consistent with the specifications listed in the tables below.			✔

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
floor - above habitable rooms or mezzanine, treated softwood; frame: timber - H2 treated softwood..	35.4	nil;not specified	nil	
external wall: framed (fibre cement sheet or boards); frame: timber - H2 treated softwood.	all external walls	2.50 (or 3.00 including construction);fibreglass batts or roll + reflective foil in the cavity	nil	wall colour: Light (solar absorptance < 0.48)
internal wall: plasterboard; frame: timber - H2 treated softwood.	24	fibreglass batts or roll	nil	

Date :	Issue :	Description :

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale from the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction. Drawings and design is subject to copyright and may not be reproduced without prior written consent by Northern Beaches Designs.

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations
DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2
Client : Private Residence
Drawing : - BASIX

= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : 2533
Drawing No. : DA17
Date : 261025
Scale :
Issue :

Construction	Area - m²	Additional insulation required	Options to address thermal bridging	Other specifications
ceiling and roof - flat ceiling / flat roof, framed - metal roof, timber - H2 treated softwood.	44	ceiling: 4 (up), roof: foil backed blanket ;ceiling: fibreglass batts or roll; roof: foil backed blanket.	nil	roof colour: light (solar absorptance < 0.38); ceiling area fully insulated

Note	• Insulation specified in this Certificate must be installed in accordance with the ABCB Housing Provisions (Part 13.2.2) of the National Construction Code.
Note	• If the additional ceiling insulation listed in the table above is greater than R3.0, refer to the ABCB Housing Provisions (Part 13.2.3 (6)) of the National Construction Code.
Note	• In some climate zones, insulation should be installed with due consideration of condensation and associated interaction with adjoining building materials.
Note	• Thermal breaks must be installed in metal framed walls and applicable roofs in accordance with the ABCB Housing Provisions of the National Construction Code.

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Ceiling fans			
The applicant must install at least one ceiling fan in at least one daytime habitable space, such as living room.	✔	✔	✔
• The minimum number and diameter of ceiling fans in a daytime habitable space must be installed in accordance with the ABCB Housing Provisions (Part 13.5.2) of the National Construction Code .	✔	✔	✔

Thermal Performance and Materials commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Glazed windows, doors and skylights			
The applicant must install the windows, glazed doors and shading devices described in the table below, in accordance with the specifications listed in the table. Relevant overshadowing specifications must be satisfied for each glazed window and door.	✔	✔	✔
The dwelling may have 1 skylight (<0.7 square metres) which is not listed in the table.	✔	✔	✔
The following requirements must also be satisfied in relation to each window and glazed door:	✔	✔	✔
• The applicant must install windows and glazed doors in accordance with the height and width, frame and glazing types listed in the table.	✔	✔	✔
• Each window and glazed door must have a U- value no greater than that listed and a Solar Heat Gain Coefficient (SHGC) within the range listed. Total system U values and SHGC must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✔	✔
• Vertical external louvres and blinds must fully shade the glazed window or door beside which they are situated when fully drawn or closed.	✔	✔	✔
The applicant must install the skylights described in the table below, in accordance with the specifications listed in the table. Total skylight area must not exceed 3 square metres (the 3 square metre limit does not include the optional additional skylight of less than 0.7 square metres that does not have to be listed in the table).	✔	✔	✔

Glazed window/door no.	Maximum height (mm)	Maximum width (mm)	Frame and glass specification	Shading device (Dimension within 10%)	Overshadowing
North facing					
W07	600.00	1500.00	aluminium, single glazed (U-value: Undecided, SHGC: Undecided)	external louvre/vertical blind (adjustable)	not overshadowed
East facing					
W01	2100.00	800.00	aluminium, single glazed (U-value: Undecided, SHGC: Undecided)	solid overhang 2000 mm, 300 mm above head of window or glazed door	not overshadowed
W02	400.00	600.00	aluminium, single glazed (U-value: Undecided, SHGC: Undecided)	solid overhang 2000 mm, 300 mm above head of window or glazed door	not overshadowed
W03	400.00	600.00	aluminium, single glazed (U-value: Undecided, SHGC: Undecided)	solid overhang 2000 mm, 300 mm above head of window or glazed door	not overshadowed
W08	2400.00	600.00	aluminium, single glazed (U-value: Undecided, SHGC: Undecided)	solid overhang 2000 mm, 300 mm above head of window or glazed door	not overshadowed
D07	2400.00	2700.00	aluminium, single glazed (U-value: Undecided, SHGC: Undecided)	solid overhang 2000 mm, 300 mm above head of window or glazed door	not overshadowed
South facing					
W09	600.00	1500.00	aluminium, single glazed (U-value: Undecided, SHGC: Undecided)	none	not overshadowed
West facing					
W05	1800.00	600.00	aluminium, single glazed (U-value: Undecided, SHGC: Undecided)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed
W06	1800.00	600.00	aluminium, single glazed (U-value: Undecided, SHGC: Undecided)	eave 600 mm, 300 mm above head of window or glazed door	not overshadowed

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 5 star (average zone)		✔	✔
The bedrooms must not incorporate any cooling system, or any ducting which is designed to accommodate a cooling system.		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - non ducted; Energy rating: 5 star (average zone)		✔	✔
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✔	✔
Ventilation			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✔	✔
Artificial lighting			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✔	✔
Natural lighting			
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✔	

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 and 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 (either interim or final) for the development may be issued.

Date :	Issue :	Description :

bdaa ACCREDITED BUILDING DESIGNER

Northern beaches designs
WWW: northernbd.com.au, E: info@northernbd.com.au
M: 0432 125 244. Accreditation no. bdaa 6369
Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations

DA
16 Warekila Rd, Beacon Hill
Lot 8 in SEC 96 in DP 244645 - 570.7m2

Client : Private Residence

Drawing : - BASIX

= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW

Project Number : 2533

Drawing No. : DA18

Date : 261025

Scale :

Issue :