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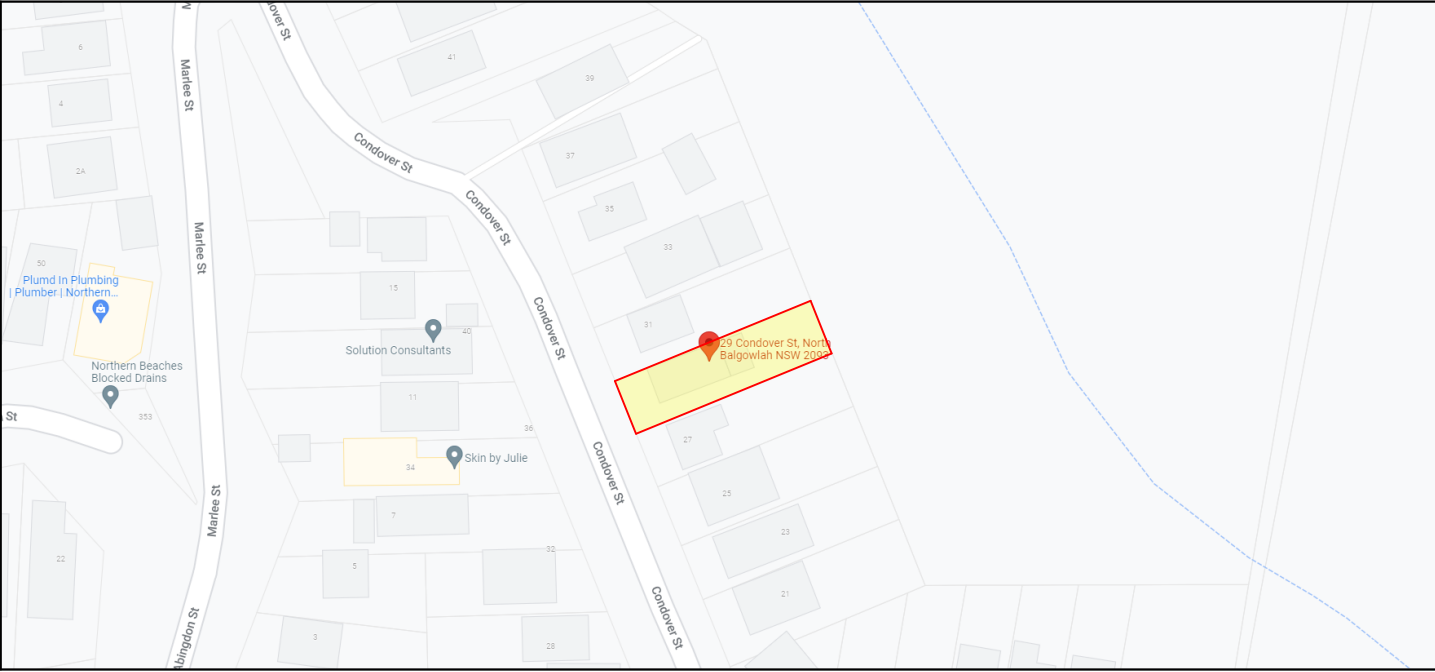
S4.55 MODIFICATION

These plans are for S.455 Approval only.

SHEET NUMBER	SHEET NAME
MOD00	COVER
MOD01	NOTATION
MOD02	SITE ANALYSIS
MOD03	SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN
MOD04	EXISTING LOWER GROUND FLOOR PLAN
MOD05	EXISTING GROUND FLOOR PLAN
MOD06	EXISTING FIRST FLOOR PLAN
MOD07	PROPOSED LOWER GROUND FLOOR PLAN
MOD08	PROPOSED GROUND FLOOR PLAN
MOD09	PROPOSED FIRST FLOOR PLAN
MOD10	NORTH ELEVATION - SIDE
MOD11	EAST / WEST ELEVATION - REAR / PRIMARY ROAD
MOD12	SOUTH ELEVATION
MOD13	LONG SECTION
MOD14	CROSS SECTION
MOD15	CARPORT / DRIVEWAY LONG / CROSS SECTION
MOD16	AREA CALCULATIONS / MATERIAL SAMPLE BOARD
MOD17	WINTER SOLSTICE 9 AM
MOD18	WINTER SOLSTICE 12 PM
MOD19	WINTER SOLSTICE 3 PM
MOD20	BASIX COMMITMENTS

ITEM DETAILS	DEVELOPMENT APPLICATION			
ADDRESS	29 CONDOVER STREET, NORTH BALGOWLAH 2093			
LOT & DP/SP	LOT 406 DP 14137			
COUNCIL	NORTHERN BEACHS COUNCIL (WARRINGAH)			
SITE AREA	557m ²			
FRONTAGE	12.19m			
CONTROLS	PERMISSIBLE / REQUIRED	EXISTING	PROPOSED	COMPLIANCE
	m / m ² / %	m / m ² / %	m / m ² / %	
LEP				
LAND ZONING	R2 – LOW DENSITY RESIDENTIAL	R2	R2	YES
MINIMUM LOT SIZE	600m ²	557m ²	UNCHANGED	YES
MAXIMUM BUILDING HEIGHT	8.5m	10.65m	UNCHANGED	NO
DCP				
WALL HEIGHT	7.2m	8.3m	UNCHANGED	YES
SIDE BOUNDARY ENVELOPE	4m		UNCHANGED	YES
SIDE BOUNDARY SETBACKS	0.9m	N: 1.117m S: 2.911m	N: UNCHANGED S: 1.159m	YES
FRONT BOUNDARY SETBACK	6.5m	7.57m (TO HOUSE)	UNCHANGED 0.291m (TO CARPORT)	YES NO
REAR BOUNDARY SETBACK	6.0m	16.936m	UNCHANGED	YES
LANDSCAPE OPEN SPACE	40% (222.8m ²)	30.57% (170.27m ²)	30.58% (170.37m ²)	NO
PRIVATE OPEN SPACE	60m ²	60m ²	UNCHANGED	YES

29 CONDOVER STREET NORTH BALGOWLAH 2093

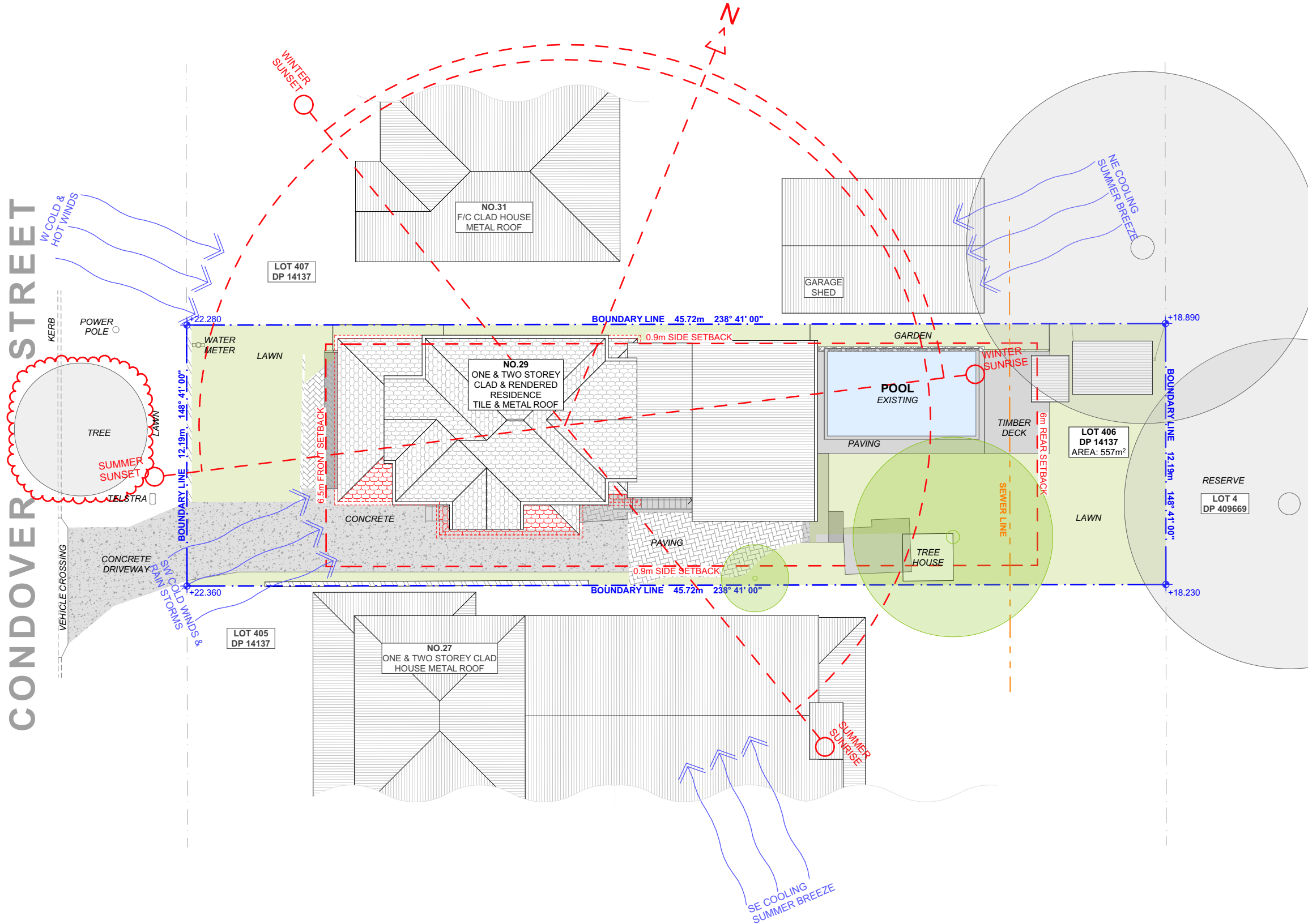


NCC & AS COMPLIANCES SPECIFICATIONS

- EARTHWORKS - PART 3.1.1 OF NCC
- EARTH RETAINING STRUCTURES - PART 3.1.2 OF NCC
- DRAINAGE - PART 3.1.3 OF NCC
- TERMITE-RISK MANAGEMENT - PART 3.1.4 OF NCC
- FOOTINGS & SLAB - PART 3.2 OF NCC INCLUDING AS2870
- MASONRY - PART 3.3 OF NCC INCLUDING AS3700
- FRAMING - PART 3.4 OF NCC
- SUB FLOOR VENTILATION - PART 3.4.1 OF NCC
- ROOF CLADDING AND WALL-CLADDING - PART 3.5 OF NCC
- GLAZING - PART 3.6 OF NCC INCLUDING AS1288
- FIRE SAFETY - PART 3.7 OF NCC
- FIRE SEPERATION - PART 3.7.2 OF NCC
- FIRE PROTECTION OF SEPERATING WALLS AND FLOORS- PART 3.7.3 OF NCC
- SMOKE ALARMS - PART 3.7.5 OF NCC
- WET AREAS AND EXTERNAL WATERPROOFING - PART 3.8.1 OF NCC
- ROOM HEIGHTS - PART 3.8.2 OF NCC
- FACILITIES - PART 3.8.3 OF NCC
- LIGHT - PART 3.8.4 OF NCC
- VENTILATION - PART 3.8.5 OF NCC
- SOUND INSULATION - PART 3.8.6 OF NCC
- STAIRWAYAND RAMP CONSTRUCTION - PART 3.9.1 OF NCC
- BARRIERS AND HANDRAILS - PART 3.9.2 OF NCC
- SWIMMING POOLS - PART 3.10.1 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART 3.10.5 OF NCC
- FENCING & OTHER PROVISIONS - REGS & AS1926
- DEMOLITION WORKS - AS2601-1991 THE DEMOLITION OF STRUCTURES.
- ALL WATERPROOF MEMBRANES TO COMPLY WITH WITH AS 3740-2010
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500
- SITE CLASSIFICATION AS TO AS 2870
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588-1998
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100 & AS 1554
- ALL CONCRETE WORK TO COMPLY WITH AS 3600
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562-1992
- ALL SKYLIGHTS TO COMPLY WITH WITH AS 4285-2007
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS2047 & 1288
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720.1-2010, AS 1720.2-2006, AS 1720.4-2006, AS 1170.1-1989 & AS 1170.4-2007
- ALL RETAINING WALLS ARE TO COMPLY WITH 3700 - 2011 & AS 3600 -2009
- ALL CONSTRUCTION TO COMPLY TO AS3959- 2009

NOTES

- APPROVED MEANS BY THE 'RELEVANT LOCAL AUTHORITY' OR COUNCIL
- THE OWNER WILL DIRECTLY PAY THE FEES ASSOCIATED WITH THE FOLLOWING:
BUILDING APPROVAL FROM COUNCIL, FOOTPATH AND KERB DEPOSITS WITH THE LOCAL COUNCIL, INSURANCE FEE TO BUILDING SERVICES CORPORATION, LONG SERVICE LEAVE SERVICE LEVY FEE AND APPROVAL FEE BY WATER AND SEWERAGE AUTHORITY. ALL OTHER FEES ARE TO BE PAID BY THE BUILDER. THE AMOUNT OF ANY LOCAL AUTHORITY DEPOSITS WHICH ARE FORFEITED DUE TO DAMAGE OR OTHER CAUSE WILL BE DEDUCTED FROM THE PAYMENTS DUE TO THE BUILDER.
- THE BUILDER IS TO PROVIDE AT HIS/HER OWN EXPENSE ADEQUATE PUBLIC RISK INSURANCE AND ARRANGE INDEMNIFICATION UNDER THE WORKERS COMPENSATION ACT. WORKS INSURANCE TO BE STATED IN THE CONTRACT CONDITIONS.
- ALL WORK TO BE CARRIED OUT IN A TRADESMEN LIKE MANNER AND IN ACCORDANCE WITH THE STANDARDS CODES AND REGULATIONS OF THE STANDARDS ASSOCIATION OF AUSTRALIA, BUILDING CODE OF AUSTRALIA AND ANY STATUTORY AUTHORITY HAVING JURISDICTION OVER THE WORK.
- ALL TENDERERS ARE TO VISIT THE SITE TO SATISFY THEMSELVES AS TO THE NATURE AND EXTENT OF THE WORKS, FACILITIES AVAILABLE AND DIFFICULTIES ENTAILED IN THE WORKS AS VARIATIONS WILL NOT BE ALLOWED DUE TO WORK ARISING OWING TO NEGLIGENCE OF THIS CLAUSE.
- ALL WORK AND MATERIALS TO COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS AT THE TIME OF COMMENCEMENT WERE APPLICABLE.
- THESE DRAWINGS SHALL BE READ IN CONJUNCTION WITH ALL STRUCTURAL AND OTHER CONSULTANTS DRAWINGS AND SPECIFICATIONS AND WITH ANY SUCH WRITTEN INSTRUCTIONS AS MAY BE ISSUED DURING THE COURSE OF THE CONTRACT.
- SET OUT DIMENSIONS SHOWN ON THIS DRAWING SHALL BE VERIFIED BY THE BUILDER ON SITE BEFORE COMMENCEMENT OF ANY WORK. DIMENSIONS SHOULD NOT BE OBTAINED BY SCALING THE DRAWINGS. USE ONLY FIGURED DIMENSIONS. ALL DIMENSIONS ARE IN MILLIMETRES.
- THE BUILDER IS TO ENSURE ALL CONSTRUCTION, LEVELS AND OTHER ITEMS COMPLY WITH THE CONDITIONS OF THE BUILDING APPROVAL.
- THE BUILDER IS TO COMPLY WITH ALL ORDINANCES, LOCAL AUTHORITY REGULATIONS AND THE REQUIREMENTS OF ALL SERVICES SUPPLY AUTHORITIES HAVING JURISDICTION OVER THE WORKS.
- ALL PLUMBING AND DRAINAGE WORK TO BE INSTALLED AND COMPLETED BY A LICENCED TRADESMAN AND IN ACCORDANCE WITH THE STATUTORY BODY HAVING AUTHORITY OVER THE WORKS. CONNECT ALL WASTE TO SYDNEY WATER SEWER LINE
- ALL NEW DOWNPIPES ARE TO BE CONNECTED TO THE EXISTING STORM WATER SYSTEM.
- ALL POWER AND STORMWATER OUTLET LOCATIONS SHALL BE DETERMINED ON SITE BY THE OWNER.
- SMOKE DETECTOR ALARM TO BE INSTALLED IN ACCORDANCE WITH AS3786 AND THE BUILDING CODE OF AUSTRALIA.
- ELECTRICAL WORK TO BE IN ACCORDANCE WITH SAA WIRING RULES AND BE DONE BY A LICENCED TRADESMAN
- ANY DETAILING IN ADDITION TO WHAT IS SUPPLIED SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER TO THE OWNER'S APPROVAL, EXCEPT FOR ANY STRUCTURAL DETAILS OR DESIGN WHICH IS SUPPLIED BY THE ENGINEER.
- ALL TIMBER SIZES AND CONCRETE DETAILS TO BE CONFIRMED BY THE BUILDER PRIOR TO COMMENCEMENT OF ANY WORK.
- ALL STRUCTURAL WORK IS TO BE IN ACCORDANCE WITH THE STRUCTURAL DETAILS PREPARED BY A STRUCTURAL ENGINEER (i.e.) PIERS, FOOTINGS, CONCRETE SLABS, RETAINING WALLS, STEELWORK, FORMWORK, UNDERPINNING, ADDITIONAL STRUCTURAL LOADS, TIMBER FRAMING, WIND BRACING AND ASSOCIATED CONNECTIONS. BUILDER TO OBTAIN PRIOR TO FINALISING TENDER.
- ANY WORK INDICATED ON THE PLANS BUT NOT SPECIFIED, AND ANY ITEM NOT SHOWN ON THE PLAN WHICH IS OBVIOUSLY NECESSARY AS A PART OF CONSTRUCTION AND/OR FINISH IS TO BE CONSIDERED AS SHOWN AND SPECIFIED, AND IS TO BE DONE AS PART OF THE CONTRACT. VARIATIONS WILL NOT BE PERMITTED WITHOUT THE WRITTEN CONSENT OF THE OWNER.
- THE BUILDER SHALL PROVIDE SEDIMENT AND SILTRATION CONTROL MEASURES AS REQUIRED BY COUNCIL AND MAINTAIN THEM THROUGH THE DURATION OF THE WORKS.
- A LEGIBLE COPY OF THE PLANS BEARING APPROVAL STAMPS MUST BE MAINTAINED ON THE JOB AT ALL TIMES. HOURS OF CONSTRUCTION WILL BE RESTRICTED TO THE TIMES AS REQUIRED BY THE BUILDING APPROVAL.
- THE BUILDER IS TO ARRANGE FOR ALL INSPECTIONS REQUIRED BY THE AUTHORITIES AND LENDING INSTITUTIONS TO THEIR REQUIREMENTS.
- THE BUILDER IS TO OBTAIN APPROVAL FOR INTERRUPTIONS TO EXISTING SERVICES AND MINIMISE THE DURATION AND NUMBER OF INTERRUPTIONS. ANY INTERRUPTIONS WITH EXISTING SERVICES AND EQUIPMENT TO BE ATTENDED TO BY THE APPROPRIATELY SKILLED TRADESMEN.
- THE BUILDER SHALL RESTORE, REINSTATE OR REPLACE ANY DAMAGE CAUSED TO EXISTING STRUCTURES OR LANDSCAPING BY CONSTRUCTION WORK OR WORKMEN. PROVIDE PROTECTION TO EXISTING TREES TO REMAIN AS REQUIRED BY APPROVAL CONDITIONS.
- ALL BRICKWORK IS TO BE SELECTED BY OWNER AND IS TO COMPLY WITH AS1640
- ALL MASONRY TO COMPLY WITH AS3700
- ALL METALWORK AND FLASHING ITEMS NECESSARY TO SATISFACTORY COMPLETE WORK SHALL BE PROVIDED.
- ALL GUTTERS, DOWNPIPES TO BE COLORBOND.
- ALL TIMBER CONSTRUCTION TO BE IN ACCORDANCE WITH THE AUSTRALIAN STANDARD 1684 "TIMBER FRAMING CODE"
- ALL GLAZING INSTALLED TO COMPLY WITH AS1288, 2047 AND IN ACCORDANCE WITH MANUFACTURERS RECOMMENDATION
- ALL WALL AND CEILING LININGS TO BE PLASTERBOARD OR CEMENT RENDER AS SELECTED AND VILLA BOARD IN WET AREAS, TO COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS OR INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION.
- ALL BATHROOMS AND WET AREAS TO BE ADEQUATELY WATERPROOFED TO MANUFACTURERS SPECIFICATION AND AS3740 AND PART 3.8.1 OF THE BUILDING CODE OF AUSTRALIA HOUSING PROVISIONS
- STAIRS AND BALUSTRADES TO COMPLY WITH PART 3.9.1 & 3.9.2 OF THE BUILDING CODE OF AUSTRALIA HOUSING PROVISION.
- TERMITE PROTECTION MEASURES TO COMPLY WITH AS 3660 AND BE INSTALLED TO MANUFACTURERS SPECIFICATION.
- ANY DETAILING ADDITIONAL TO THAT SUPPLIED, SHALL BE RESOLVED BETWEEN THE OWNER AND THE BUILDER TO THE OWNER'S APPROVAL. EXCEPT FOR ANY STRUCTURAL DETAILS OR DESIGN WHICH IS TO BE SUPPLIED BY THE STRUCTURAL ENGINEER.





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LEGEND

 SOFT LANDSCAPE

 HARD LANDSCAPE

 PROPOSED

 EXISTING

 DEMOLISHED

EX. DP.

PROPOSED DOWNPIPE

PRO. DP.

PROPOSED DOWNPIPE

CLIENT

CHRIS HUGGET & SHARON SUTTON

PROJECT ADDRESS

29 CONDOVER STREET
NORTH BALGOWLAH
2093

DRAWING NO.

MOD02

DATE

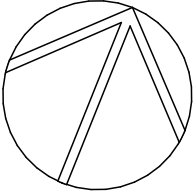
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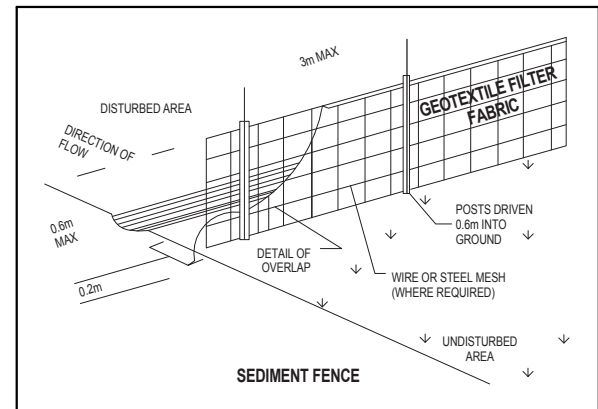
DRAWING NAME

SITE ANALYSIS

SCALE

1:200 @A3





SEDIMENT NOTE :

1. ALL EROSION AND SEDIMENT CONTROL MEASURES TO BE INSPECTED AND MAINTAINED DAILY BY THE SITE MANAGER.
2. MINIMISE DISTURBED AREAS, REMOVE EXCESS SOIL FROM EXCAVATED AREA AS SOON AS POSSIBLE.
3. ALL MATERIAL STOCKPILE TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATHS, OR WITHIN SEDIMENT FENCE AREA.
4. DRAINAGE TO BE CONNECTED TO STORMWATER AS SOON AS POSSIBLE. IF STORED ON SITE, IT MUST BE FILTERED BEFORE RELEASING INTO STORMWATER SYSTEM OR WATERWAYS.
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.

GUTTER PROTECTION :
PROVIDE PROTECTION TO DOWNHILL GRATE IN
GUTTER BY MEANS OF SAND BAGS OR BLUE METAL
WRAPPED IN GEOTEXTILE FABRIC. WHEN SOIL OR
SAND BUILDS UP AROUND THIS SEDIMENT BARRIER,
THE MATERIAL SHOULD BE RELOCATED BACK TO THE
SITE FOR DISPOSAL.

1 SITE / ROOF / SEDIMENT EROSION / WASTE MANAGEMENT / STORMWATER CONCEPT PLAN 1:200



ACTION PLANS

REV.	DATE	COMMENTS	DRWN
A	24.02.2025	S4.55 MODIFICATION	AL

LEGEND

-  SOFT LANDSCAPE
 HARD LANDSCAPE
 PROPOSED
 EXISTING
 DEMOLISHED

EX.
DP.
PROP.
DP.

EXISTING
DOWNPIPE
PROPOSED
DOWNPIPE

CLIENT

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2093

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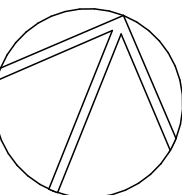
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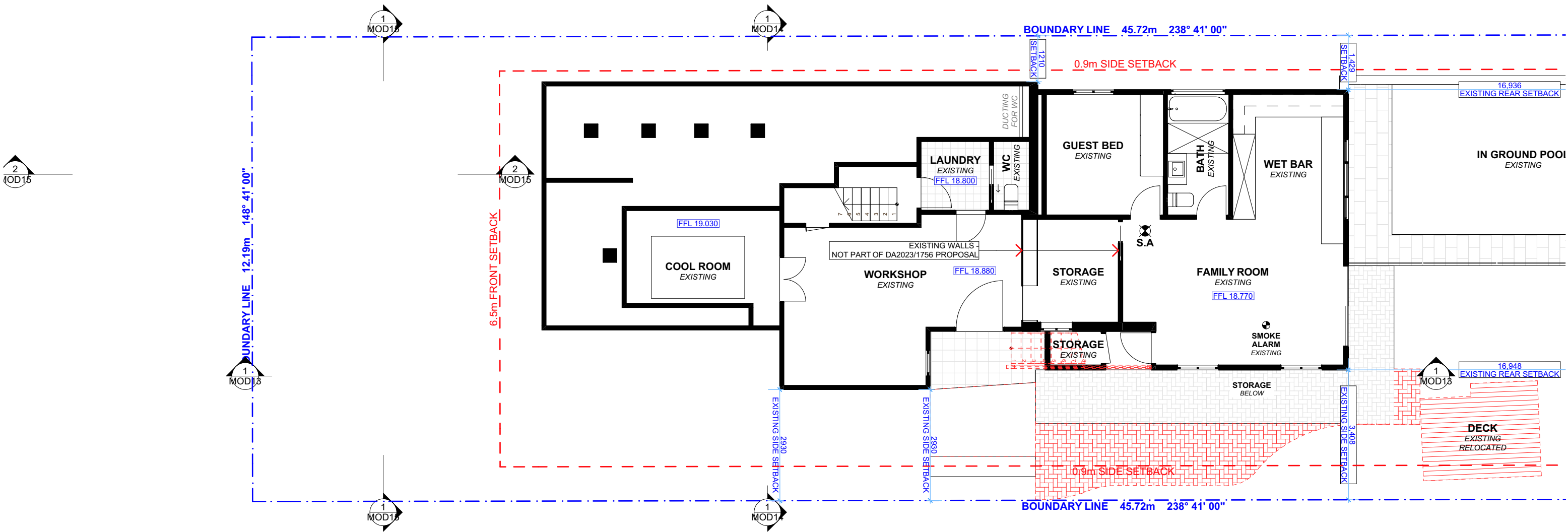
DATE
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2025

DRAWING NAME

SITE / ROOF / SEDIMENT
EROSION / WASTE
MANAGEMENT / STORMWATER
CONCEPT PLAN

SCALE
1:200 @A3





1 EXISTING LOWER GROUND FLOOR PLAN 1:100

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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LEGEND

EXISTING

PROPOSED

DEMOLISHED

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2093

DRAWING NO.

MOD04

DATE

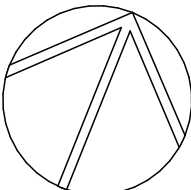
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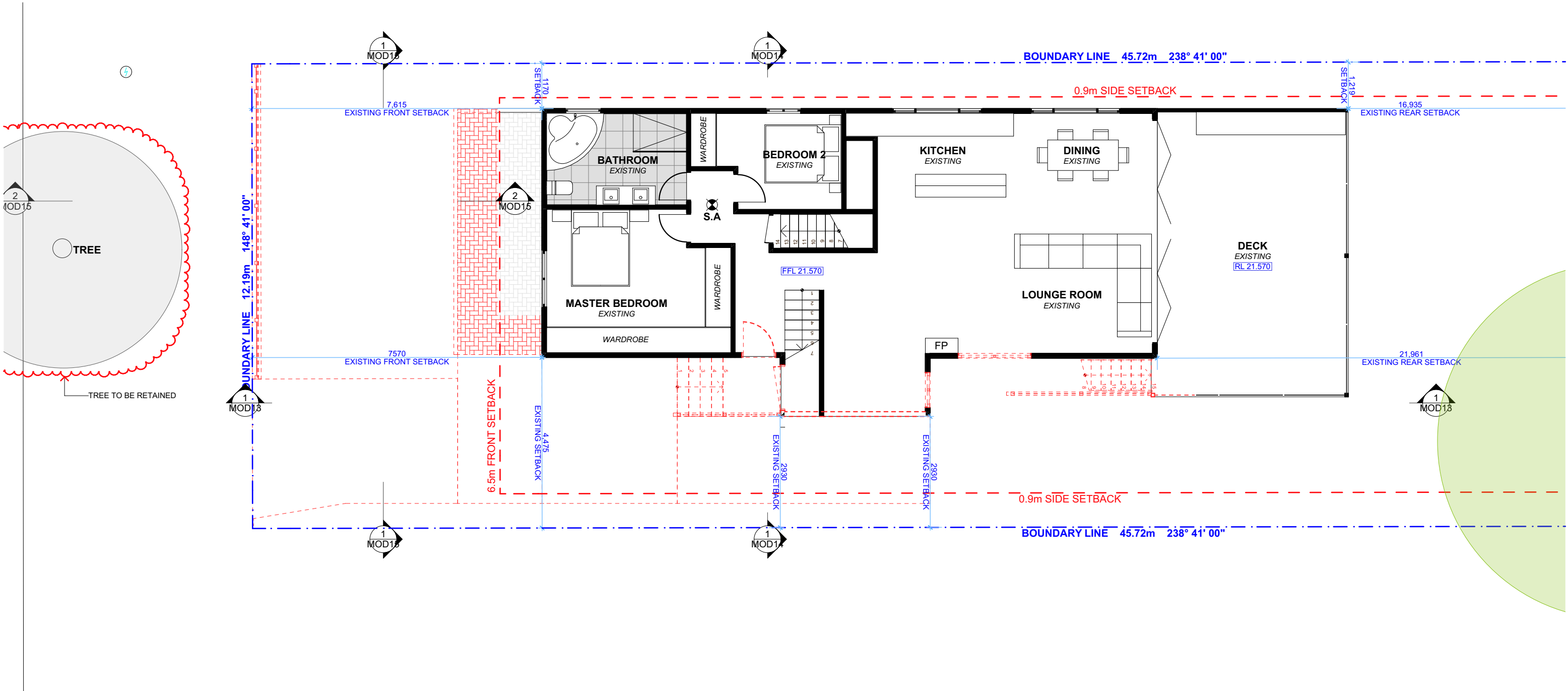
DRAWING NAME

EXISTING LOWER GROUND
FLOOR PLAN

SCALE

1:100 @A3





1 EXISTING GROUND FLOOR PLAN 1:100

NOTE: ALL DEMOLISHED ELEMENTS TO ENG. SPECIFICATIONS AND AS. 2601 - 2001



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- S4.55 MODIFICATION (2025)

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DRAWING NO.

MOD05

DATE

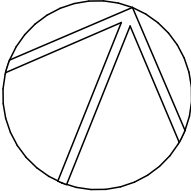
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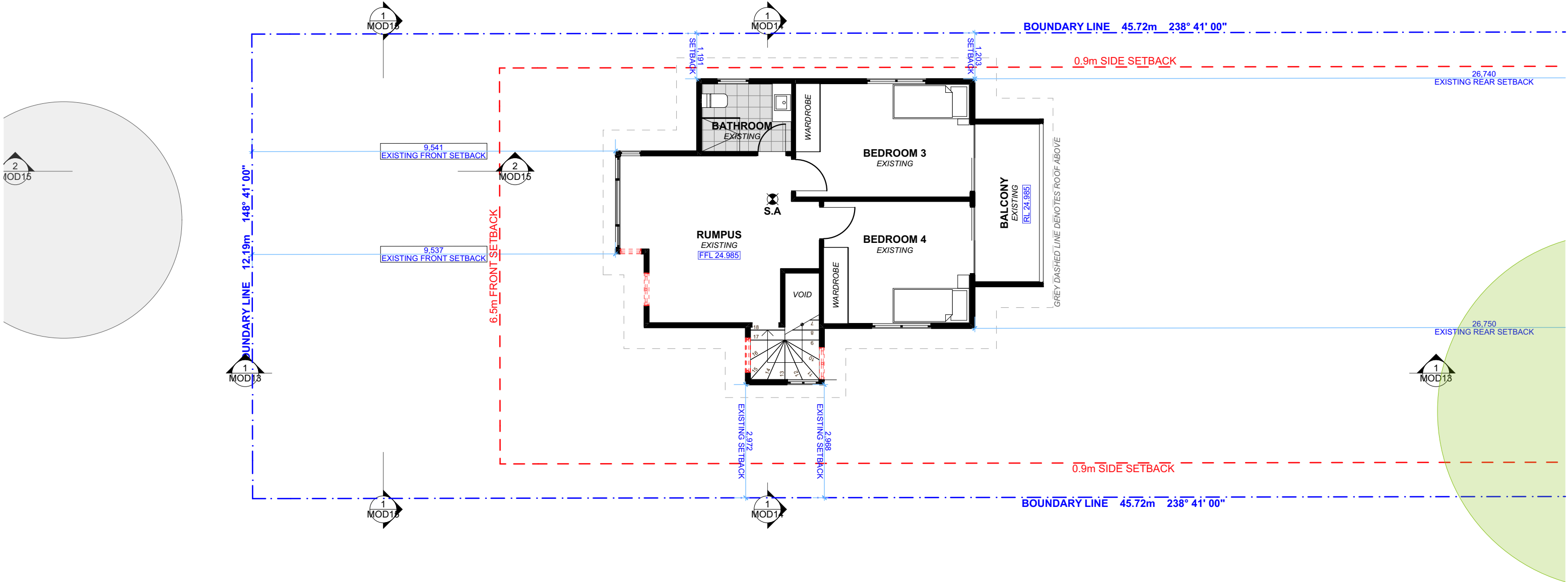
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EXISTING GROUND FLOOR
PLAN

SCALE

1:100 @A3





1

EXISTING FIRST FLOOR PLAN

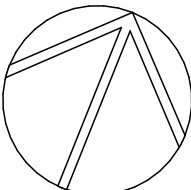
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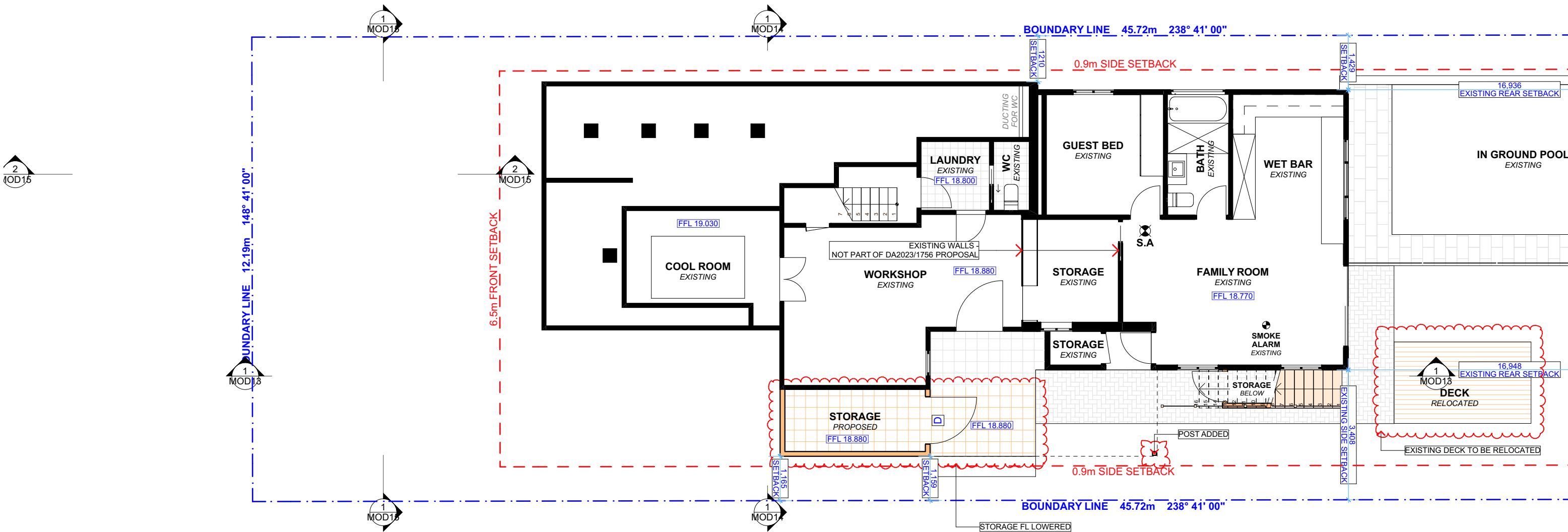
NOTE: NO CHANGES TO THIS LEVEL



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1 PROPOSED LOWER GROUND PLAN 1:100

NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF NCC



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DRAWING NO.

MOD07

DATE

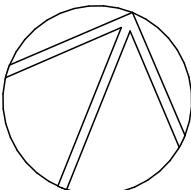
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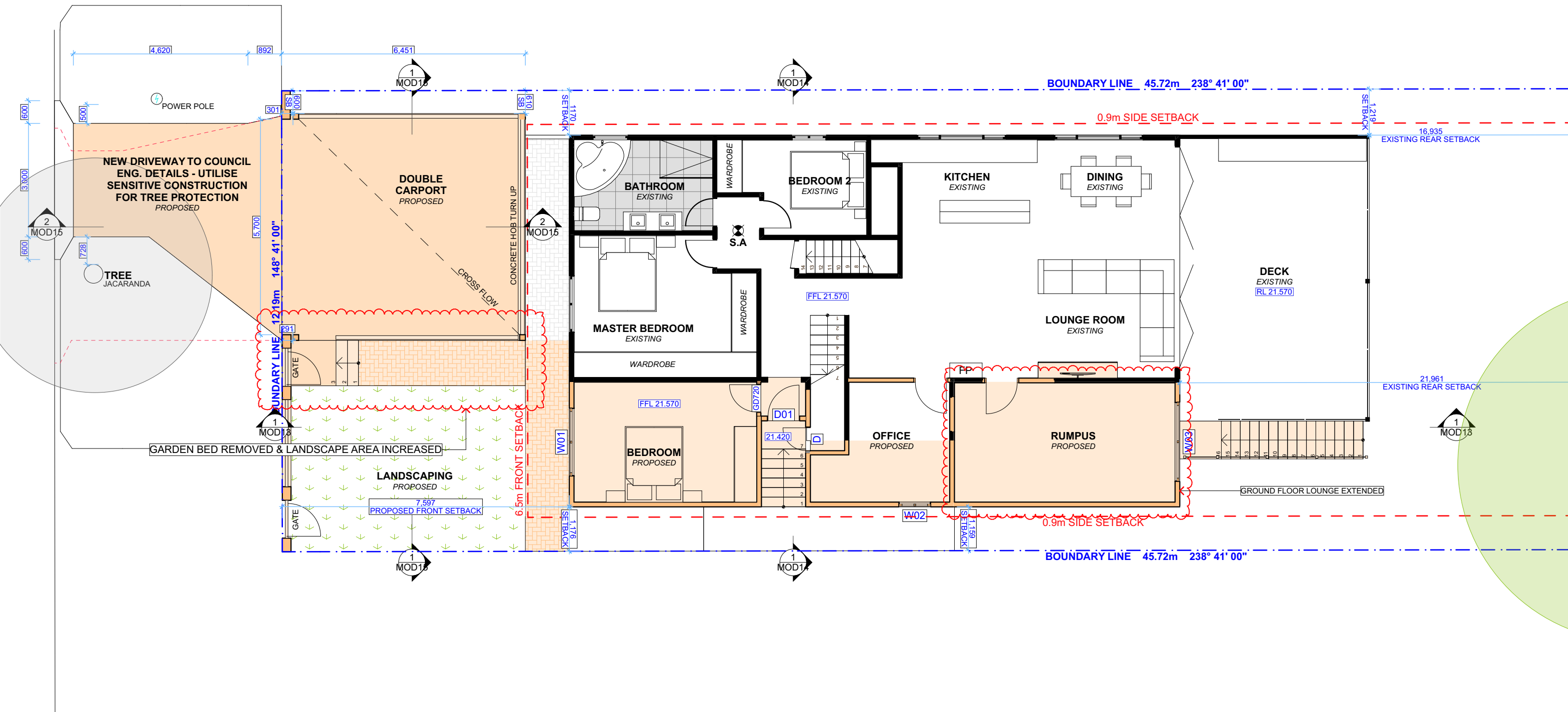
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PROPOSED LOWER GROUND FLOOR PLAN

SCALE

1:100 @A3





1 PROPOSED GROUND FLOOR PLAN 1:100

NOTE: SMOKE ALARMS TO COMPLY WITH PART 3.7.2 OF NCC



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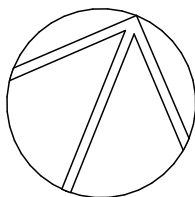
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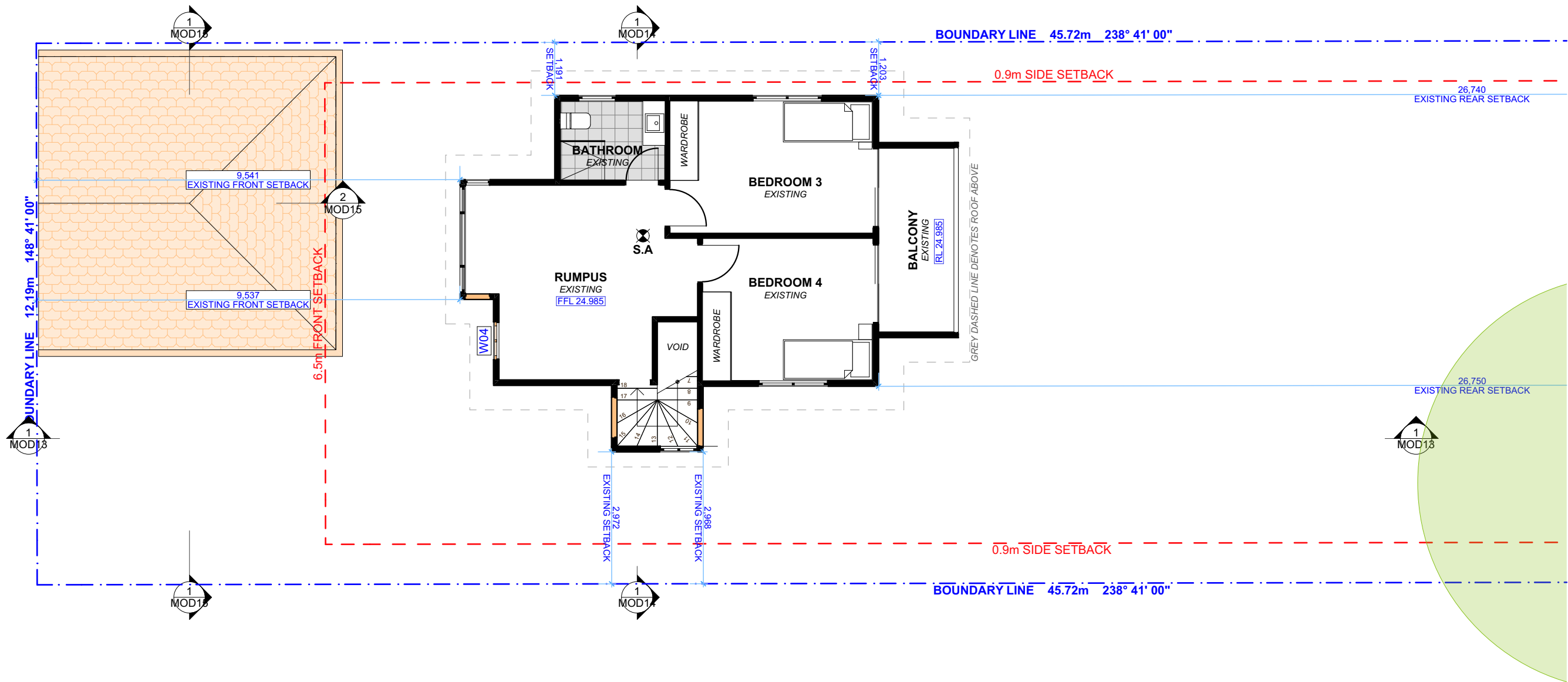
DRAWING NO.
MOD08

DATE
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DRAWING NAME
PROPOSED GROUND FLOOR
PLAN

SCALE
1:100 @A3





1

PROPOSED FIRST FLOOR PLAN

1:100



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CLIENT
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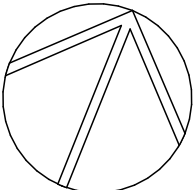
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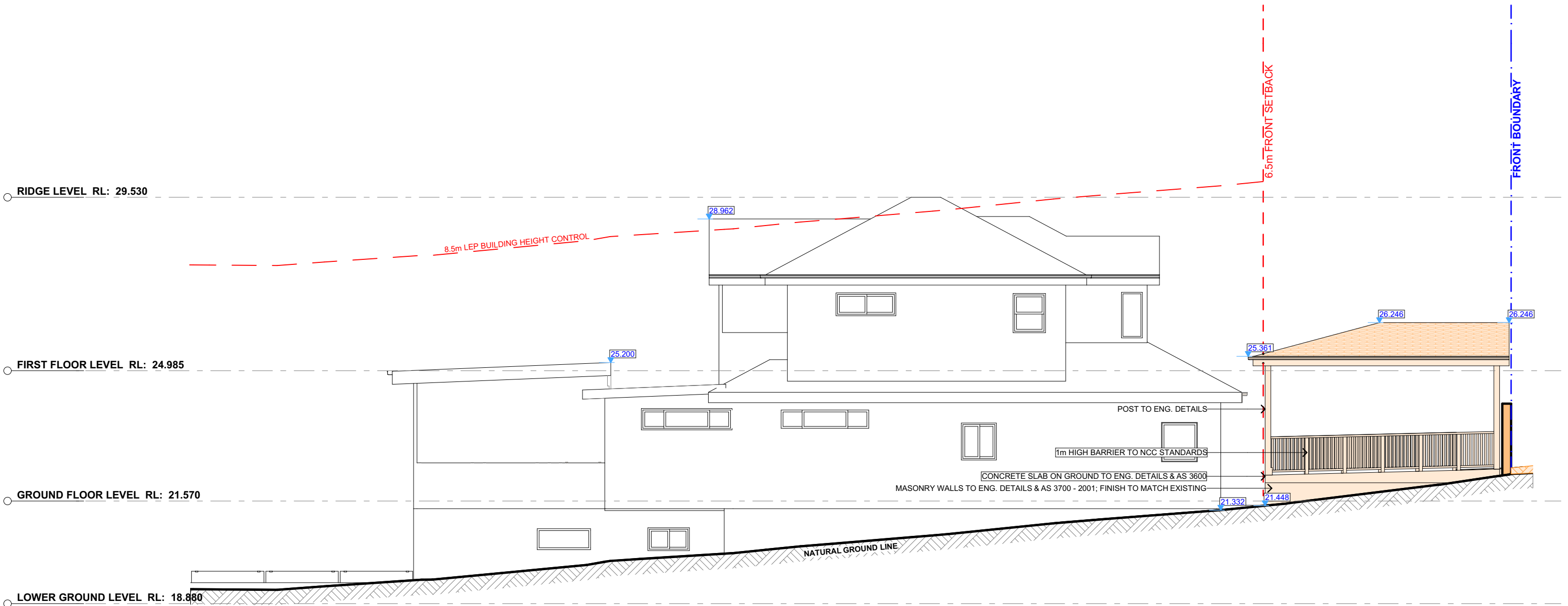
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MOD09

DATE
Monday, 24 February
2025

DRAWING NAME
PROPOSED FIRST FLOOR
PLAN

SCALE
1:100 @A3





1 NORTH ELEVATION - SIDE 1:100



ACTION PLANS

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LEGEND

 EXISTING

 PROPOSED

 S4.55 MODIFICATION (2025)

CLIENT

CHRIS HUGGET &
SHARON SUTTON

PROJECT ADDRESS

29 CONDOVER STREET
NORTH BALGOWLAH
2093

DRAWING NO.

MOD10

DATE

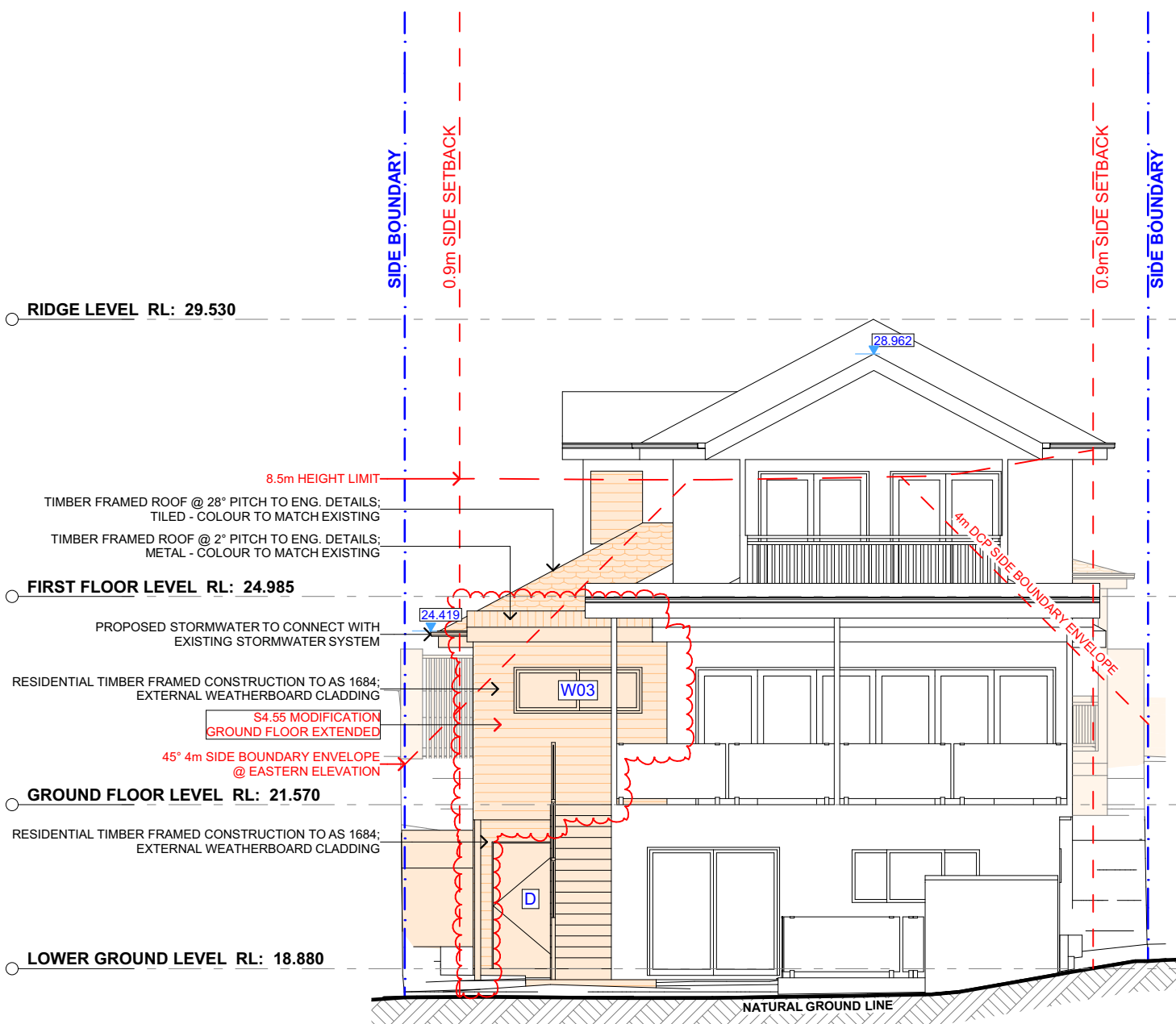
Monday, 24 February
2025

DRAWING NAME

NORTH ELEVATION - SIDE

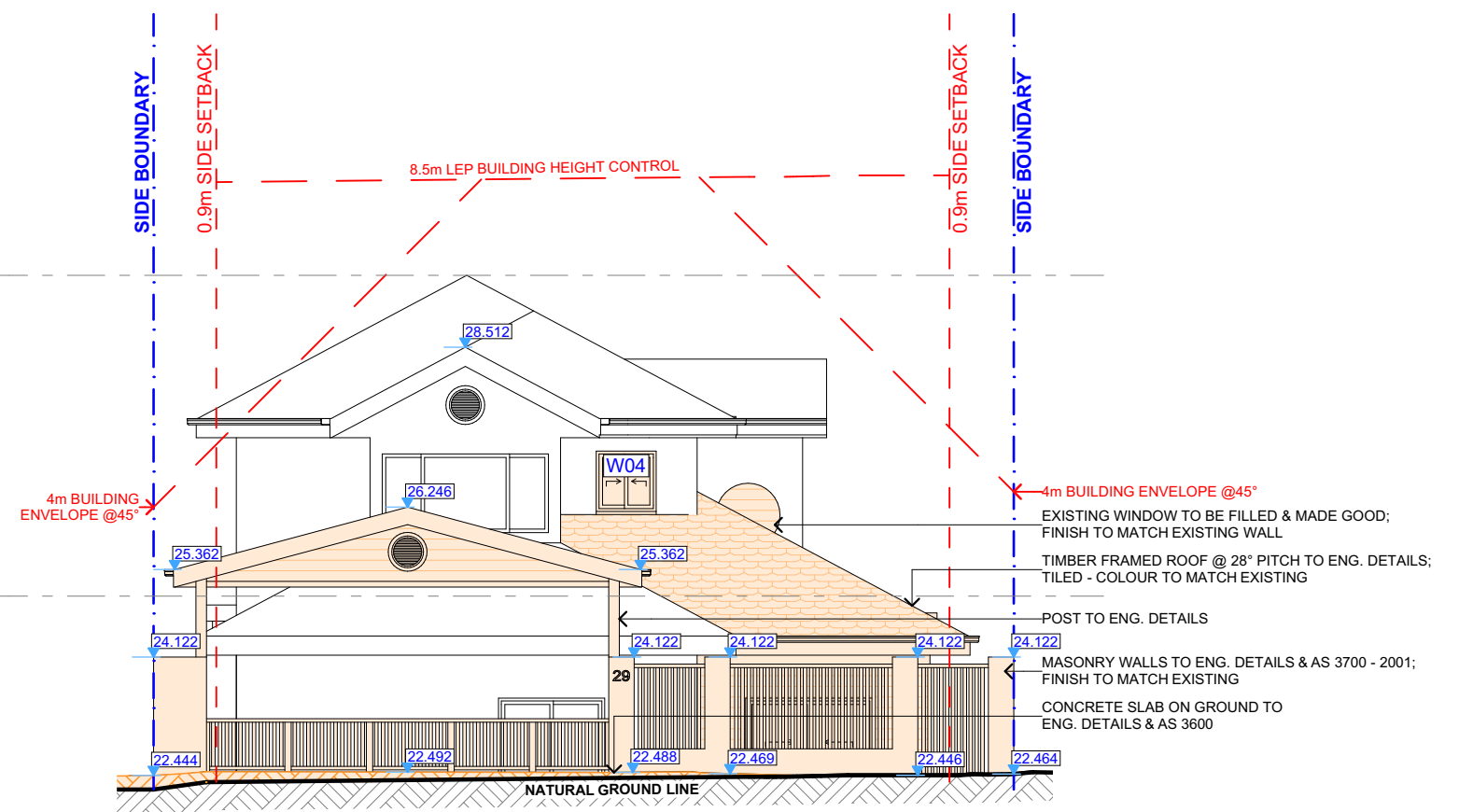
SCALE

1:100 @A3



EAST ELEVATION - REAR

1:100



WEST ELEVATION - PRIMARY ROAD

1:100



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LEGEND



EXISTING
PROPOSED



S4.55 MODIFICATION (2025)

CLIENT

CHRIS HUGGET &
SHARON SUTTON

PROJECT ADDRESS

29 CONDOVER STREET
NORTH BALGOWLAH
2093

DRAWING NO.

MOD11

DATE _____

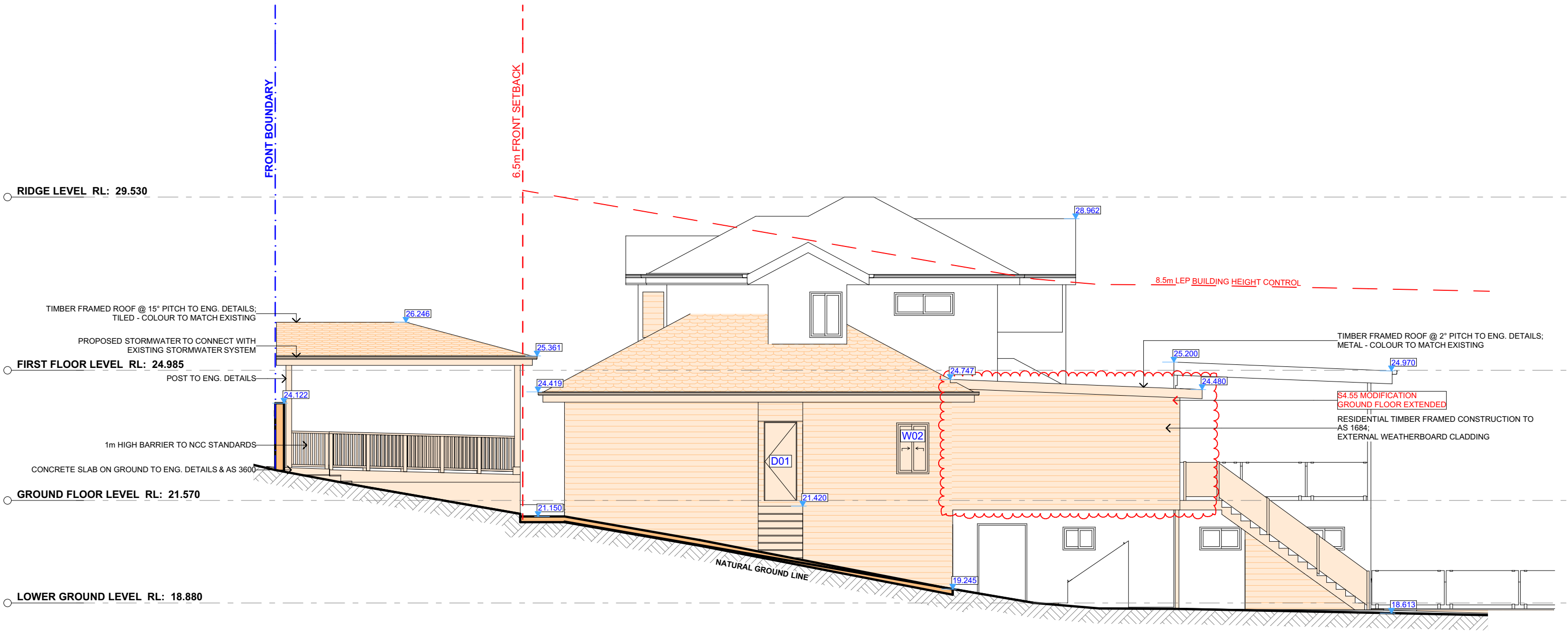
Monday, 24 February
2025

DRAWING NAME

EAST / WEST ELEVATION -
REAR / PRIMARY ROAD

SCALE

1:100 @A3



1 SOUTH ELEVATION - SIDE 1:100



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LEGEND

EXISTING

PROPOSED

S4.55 MODIFICATION (2025)

CLIENT

CHRIS HUGGET &
SHARON SUTTON

PROJECT ADDRESS

29 CONDOVER STREET
NORTH BALGOWLAH
2093

DRAWING NO.

MOD12

DATE

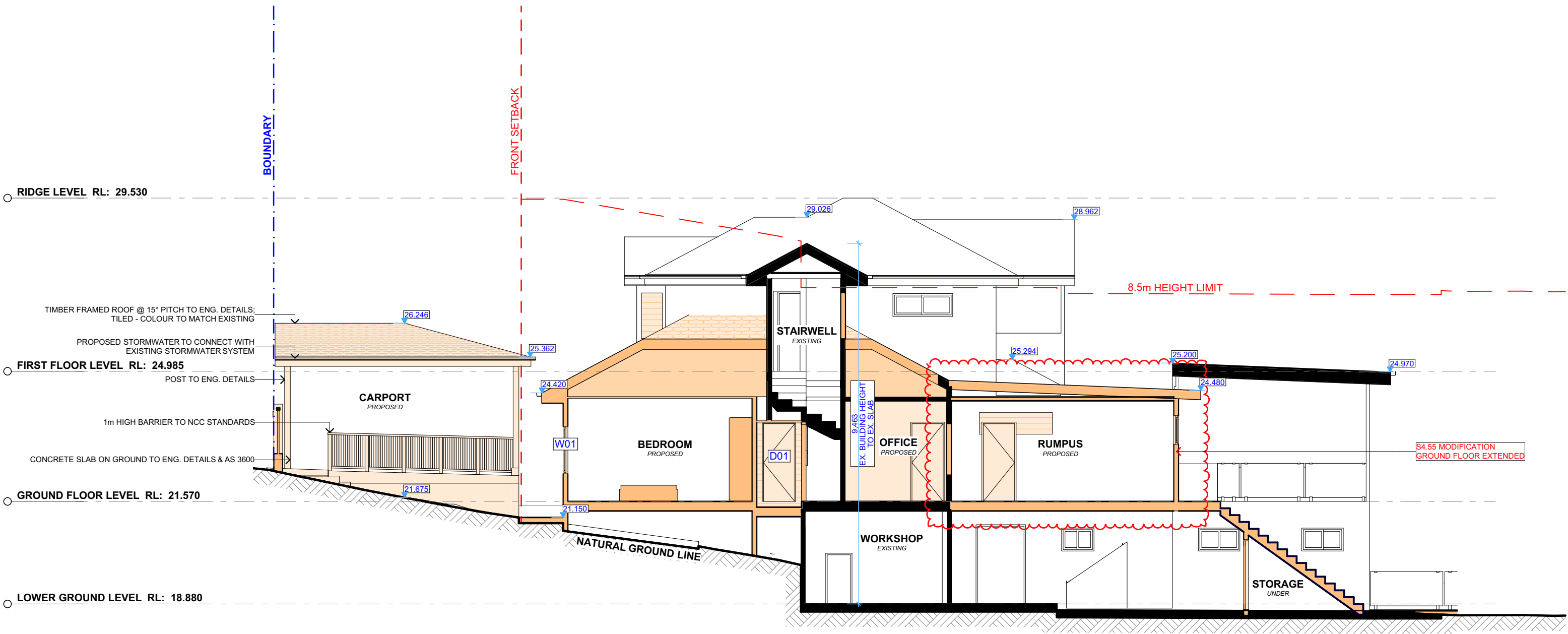
Monday, 24 February
2025

DRAWING NAME

SOUTH ELEVATION

SCALE

1:100 @A3



1 LONG SECTION 1:100



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LEGEND

EXISTING

PROPOSED

S4.55 MODIFICATION (2025)

CLIENT

CHRIS HUGGET & SHARON SUTTON

PROJECT ADDRESS

29 CONDOVER STREET
NORTH BALGOWLAH
2093

DRAWING NO.

MOD13

DATE

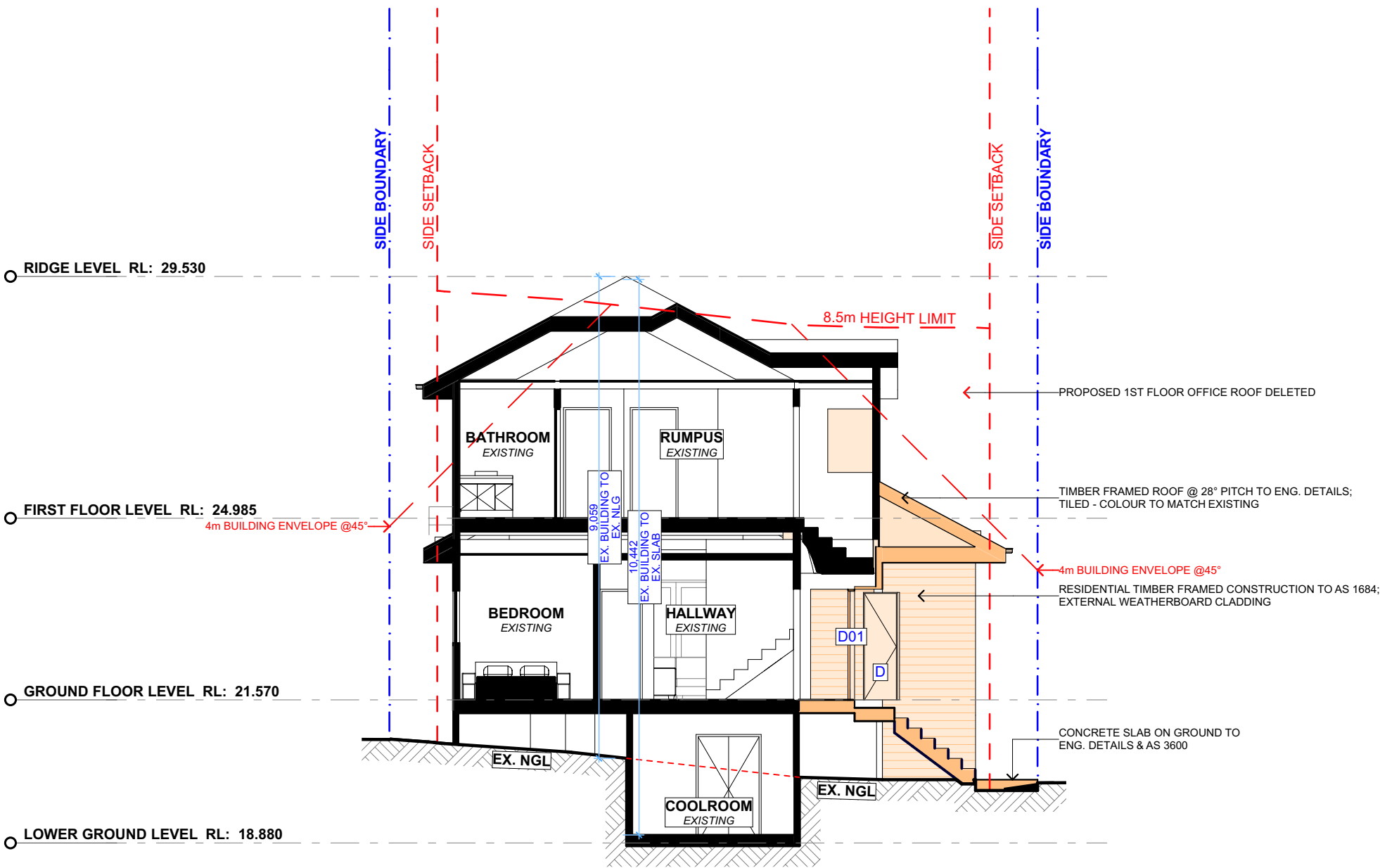
Monday, 24 February 2025

DRAWING NAME

LONG SECTION

SCALE

1:100 @A3



1 CROSS SECTION 1:100



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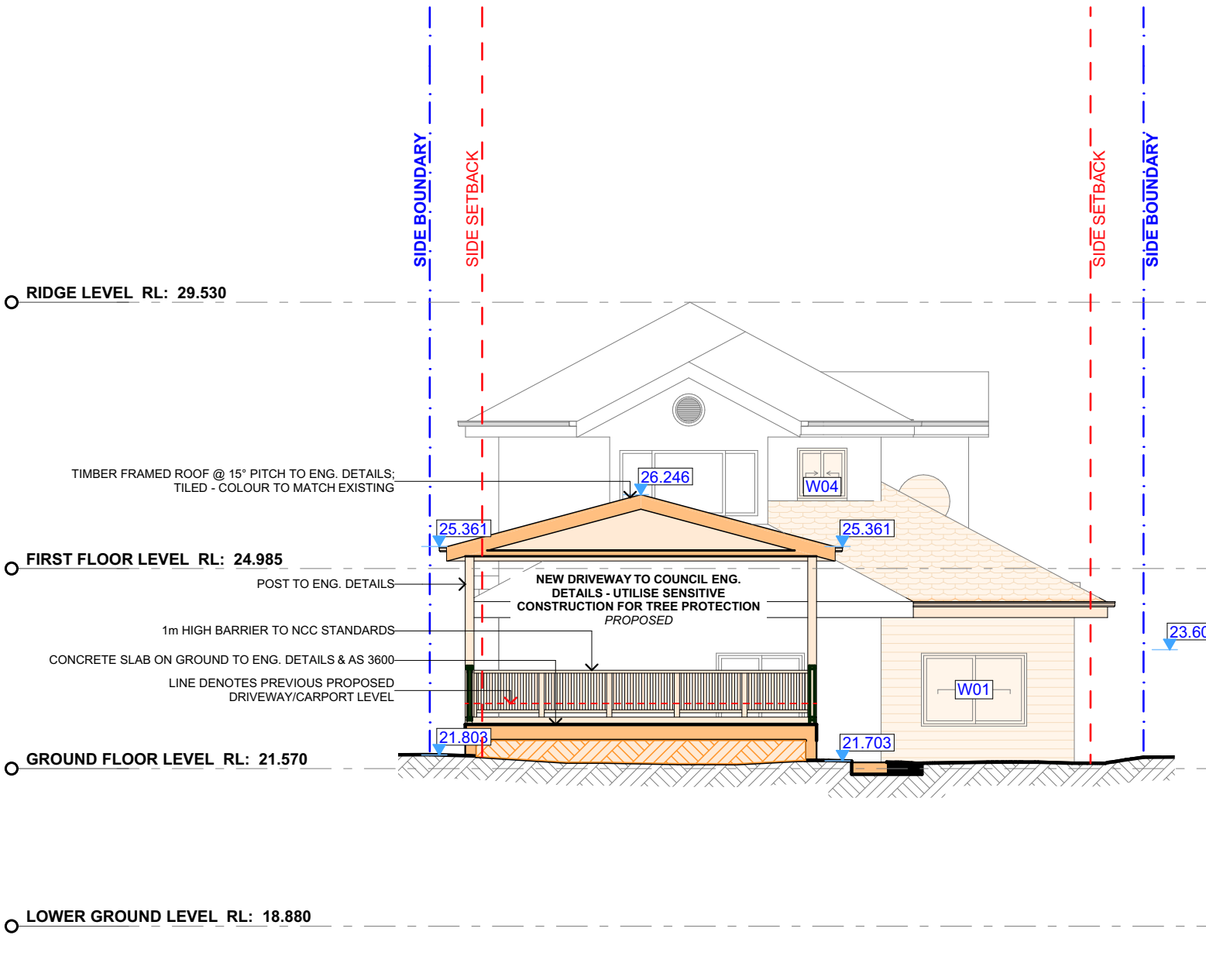
LEGEND

EXISTING

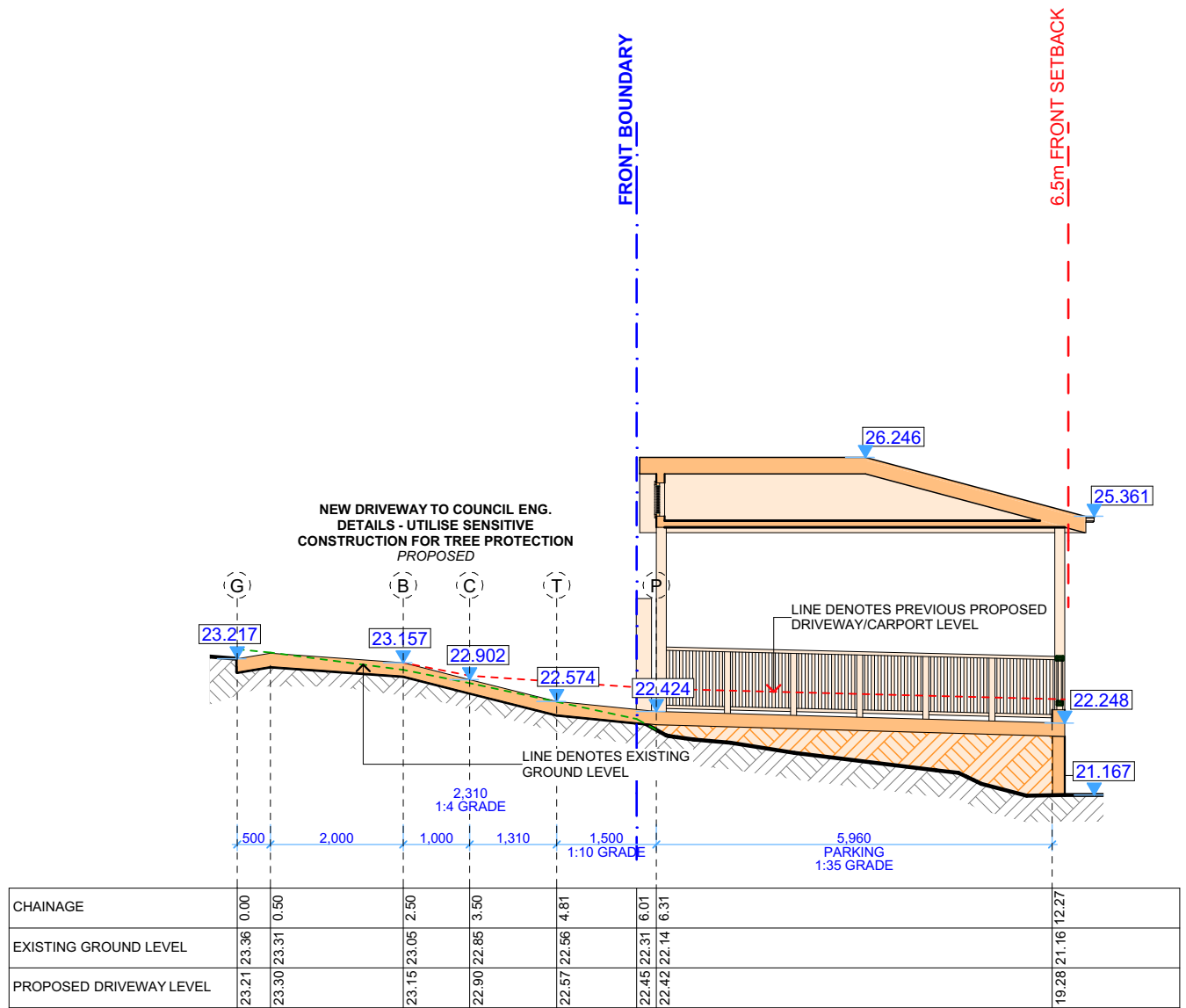
PROPOSED

S4.55 MODIFICATION (2025)

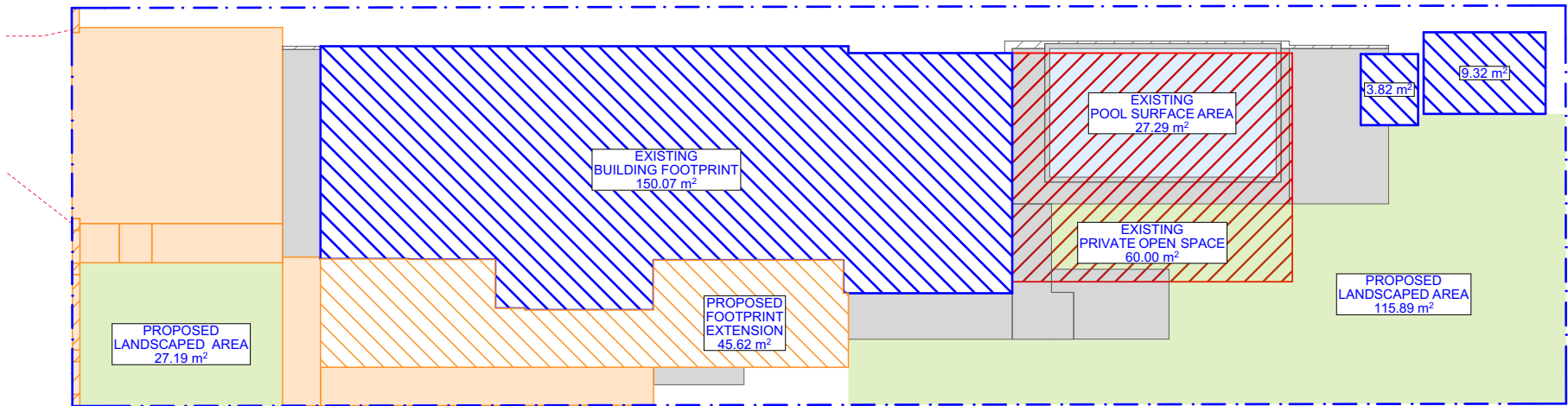
CLIENT	DRAWING NO.	DRAWING NAME
CHRIS HUGGET & SHARON SUTTON	MOD14	CROSS SECTION
PROJECT ADDRESS	DATE	SCALE
29 CONDOVER STREET NORTH BALGOWLAH 2093	Monday, 24 February 2025	1:100 @A3



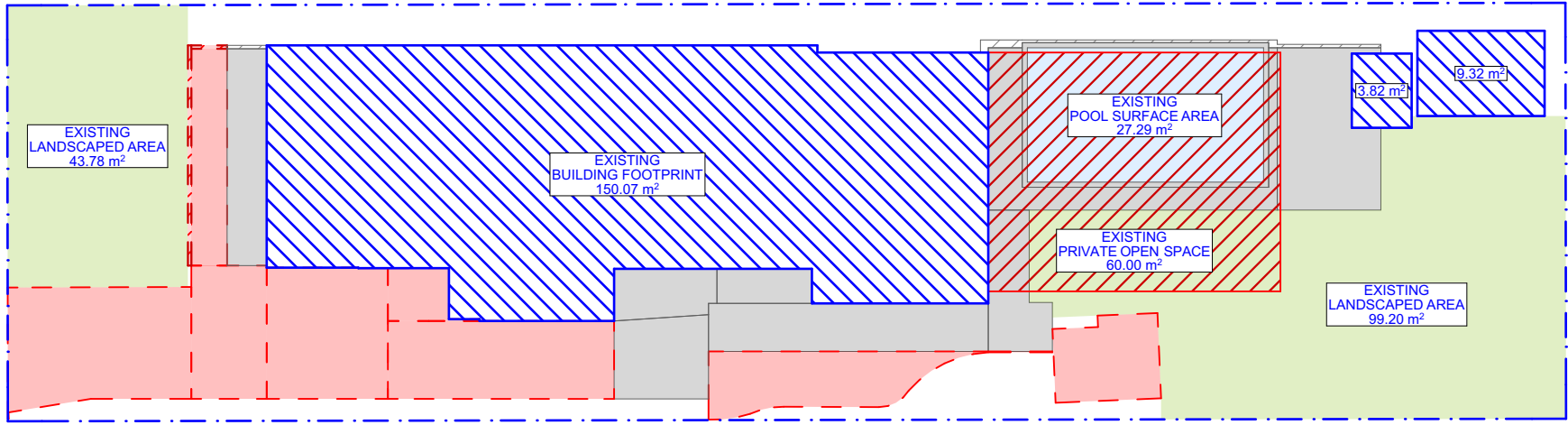
1 PROPOSED CROSS SECTION - CARPORT 1:100



2 PROPOSED DRIVEWAY LONG SECTION 1:100



2 PROPOSED AREA CALCULATION PLAN 1:200



1 EXISTING AREA CALCULATION PLAN 1:200

CONTROL TABLE			
SITE AREA 557m ²			
	REQUIRED	EXISTING	PROPOSED
LANDSCAPED AREA	40% (222.8m ²)	30.57% (170.27m ²)	30.58% (170.37m ²)
PRIVATE OPEN SPACE	60m ²	60m ²	60m ²



ALUMINIUM FRAMED WINDOWS
BY STEGBAR



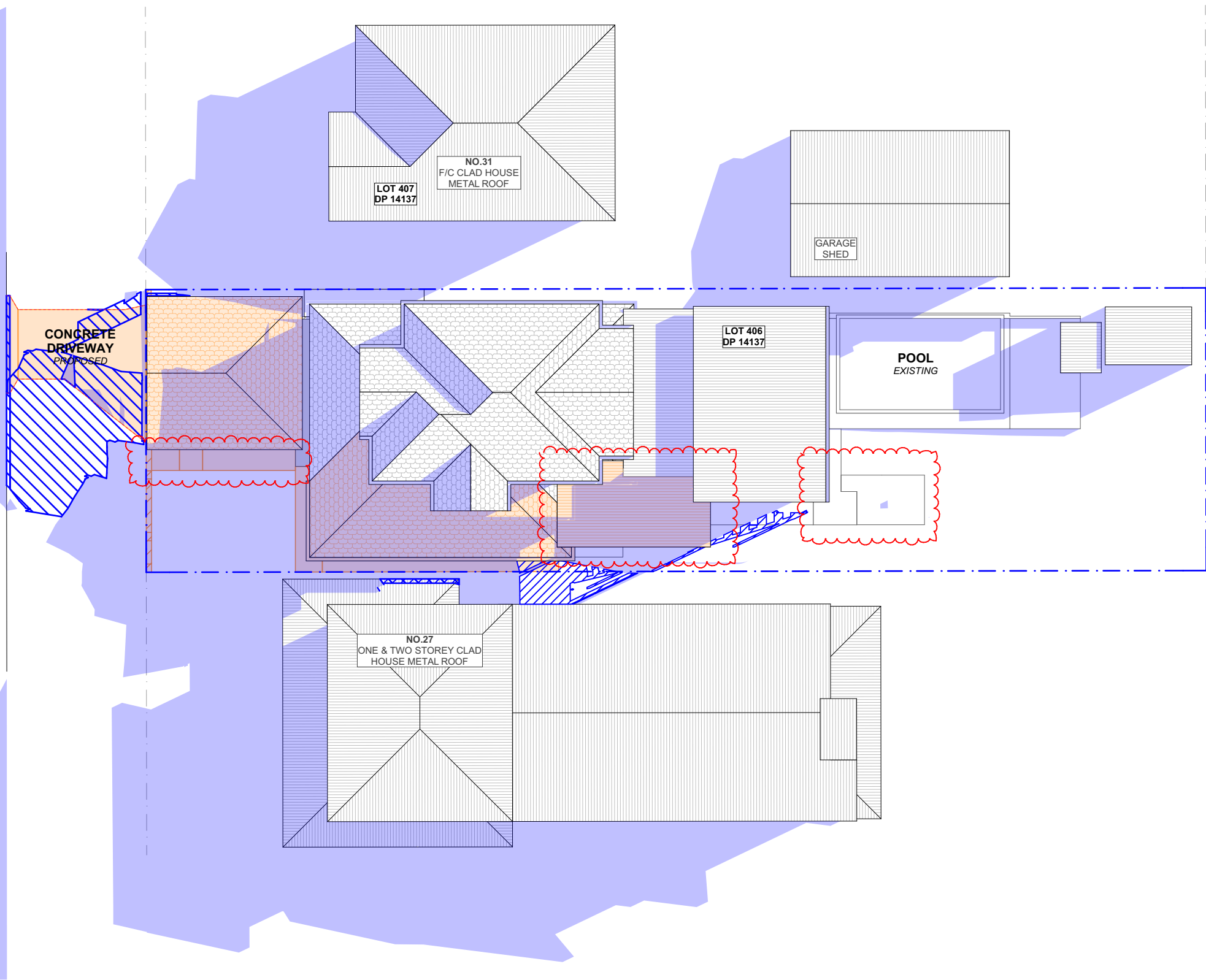
EXTERNAL WEATHERBOARD CLADDING -
COLOUR TO BE CONFIRMED BY CLIENT



TILE ROOFING -
TO MATCH EXISTING

3 MATERIAL SAMPLE BOARD

CONDOVER STREET



1

WINTER SOLSTICE 9AM

1:200



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LEGEND
 EXISTING SHADOWS
 PROPOSED SHADOWS

CLIENT
CHRIS HUGGET &
SHARON SUTTON

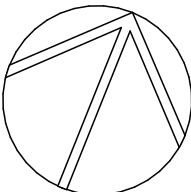
PROJECT ADDRESS
29 CONDOVER STREET
NORTH BALGOWLAH
2093

DRAWING NO.
MOD17

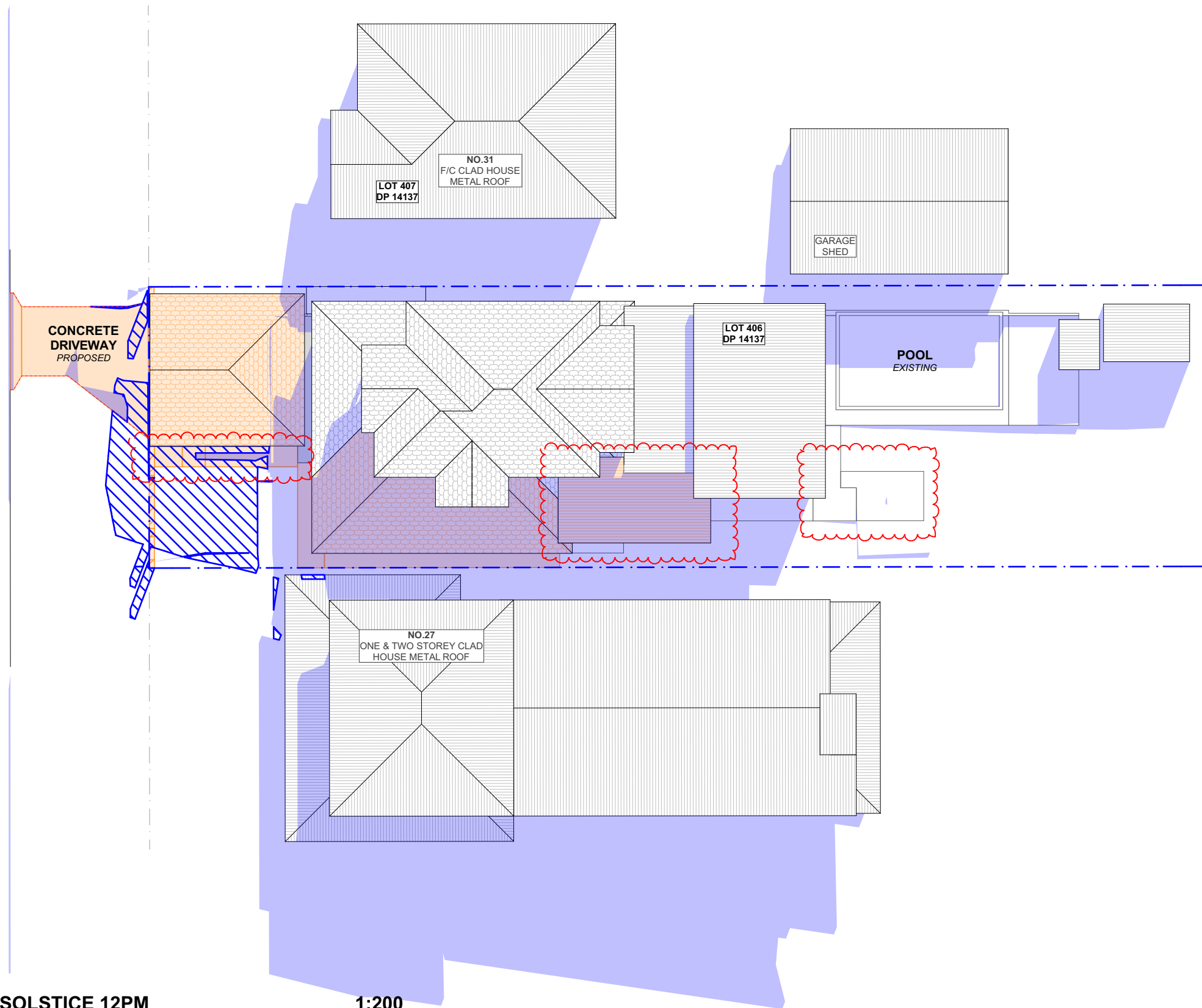
DATE
Monday, 24 February
2025

DRAWING NAME
WINTER SOLSTICE 9 AM

SCALE
1:200 @A3



CONDOVER STREET



1 WINTER SOLSTICE 12PM 1:200



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LEGEND
EXISTING SHADOWS
PROPOSED SHADOWS

CLIENT
CHRIS HUGGET &
SHARON SUTTON

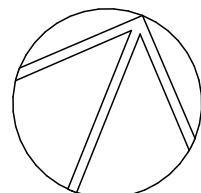
PROJECT ADDRESS
29 CONDOVER STREET
NORTH BALGOWLAH
2093

DRAWING NO.
MOD18

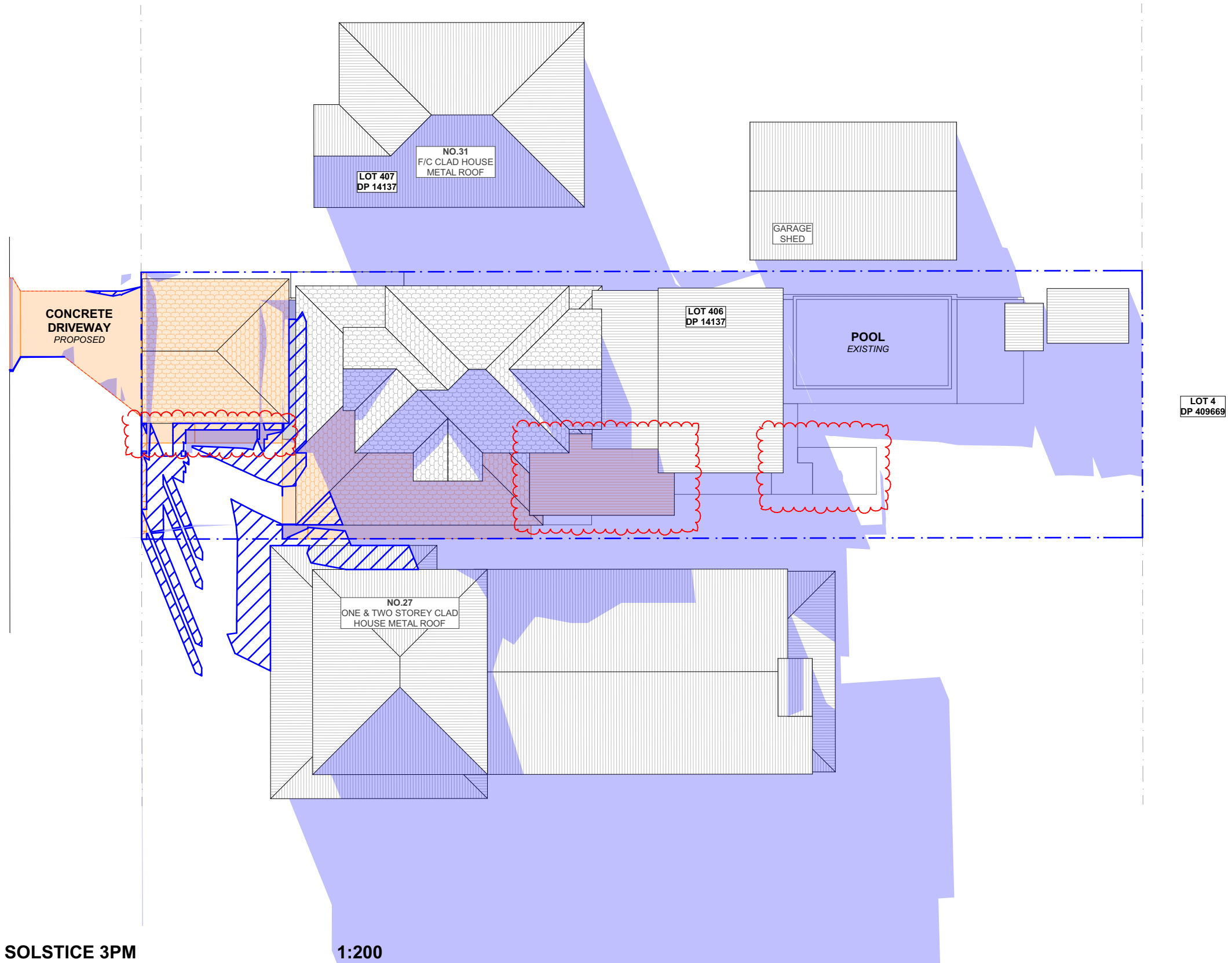
DATE
Monday, 24 February
2025

DRAWING NAME
WINTER SOLSTICE 12 PM

SCALE
1:200 @A3



CONDOVER STREET



REV.	DATE	COMMENTS	DRWN
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LEGEND

EXISTING SHADOWS

PROPOSED SHADOWS

CLIENT

CHRIS HUGGET & SHARON SUTTON

PROJECT ADDRESS

29 CONDOVER STREET
NORTH BALGOWLAH
2093

DRAWING NO.

MOD19

DATE

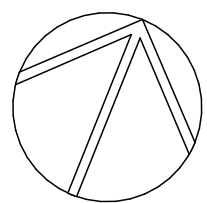
Monday, 24 February
2025

DRAWING NAME

WINTER SOLSTICE 3 PM

SCALE

1:200 @A3



Alterations and Additions

Certificate number: A484128_04

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.basix.nsw.gov.au

Secretary
Date of issue: Friday, 24 January 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	0971_29 CONDOVER ST., NORTH BALGOWLAH_02_04
Street address	29 CONDOVER STREET - NORTH BALGOWLAH 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 14137
Lot number	406
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: ACTION PLANS PTY LTD	
ABN (if applicable): 55660046711	

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W01	W	2.24	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)			
W02	S	1.13	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W03	E	1.57	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
EW01	S	1.1	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

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.

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.			

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.																					
<table><tr><th>Construction</th><th>Additional insulation required (R-value)</th><th>Other specifications</th></tr><tr><td>concrete slab on ground floor.</td><td>nil</td><td>N/A</td></tr><tr><td>suspended floor with enclosed subfloor: framed (R0.7).</td><td>R0.60 (down) (or R1.30 including construction)</td><td>N/A</td></tr><tr><td>floor above existing dwelling or building.</td><td>nil</td><td>N/A</td></tr><tr><td>external wall: framed (weatherboard, fibro, metal clad)</td><td>R1.30 (or R1.70 including construction)</td><td></td></tr><tr><td>flat ceiling, pitched roof</td><td>ceiling: R1.45 (up), roof: foil backed blanket (75 mm)</td><td>medium (solar absorptance 0.475 - 0.70)</td></tr></table>	Construction	Additional insulation required (R-value)	Other specifications	concrete slab on ground floor.	nil	N/A	suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A	floor above existing dwelling or building.	nil	N/A	external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 mm)	medium (solar absorptance 0.475 - 0.70)			
Construction	Additional insulation required (R-value)	Other specifications																			
concrete slab on ground floor.	nil	N/A																			
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A																			
floor above existing dwelling or building.	nil	N/A																			
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flat ceiling, pitched roof	ceiling: R1.45 (up), roof: foil backed blanket (75 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 standard aluminium or timber frames and single clear or toned glass may either match the description, or, 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.			
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.			
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.			
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.			



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CLIENT
CHRIS HUGGET &
SHARON SUTTON

PROJECT ADDRESS
29 CONDOVER STREET
NORTH BALGOWLAH
2093

DRAWING NO.
MOD20

DATE
Monday, 24 February
2025

DRAWING NAME
BASIX COMMITMENTS