

PVC/ Colorbond downpipes as per Hydraulic Engineers details.

Colorbond custom orb roof sheeting
Fixed to structure in Accordance with Manufacturers Specifications.

Colorbond Gutters to all new eaves. As per Hydraulic Engineers details.

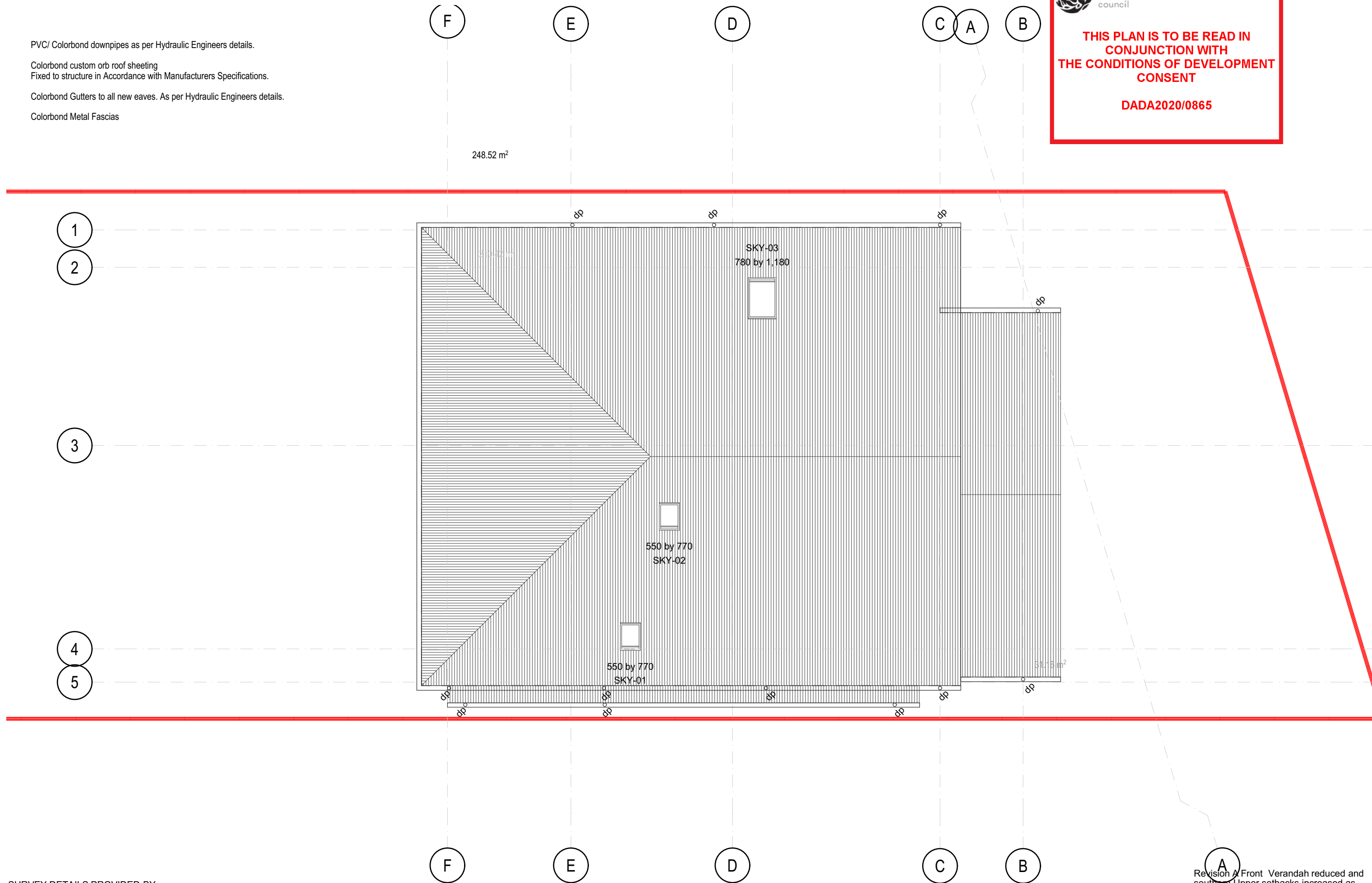
Colorbond Metal Fascias



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DADA2020/0865



SURVEY DETAILS PROVIDED BY:-
CLARKE DOWDLE & ASSOCIATES, UMINA



bdca

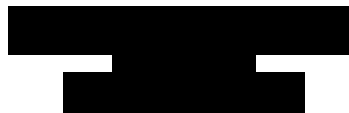
ACCREDITED
BUILDING DESIGNER



SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL



SDS
SustainAbility Design™ Specialist

Client


NEW RESIDENCE
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093

Drawing Title
ROOF PLAN

Scale
1:100

Date
Wednesday,
14 October
2020

Revision A Front Verandah reduced and
southern Upper setbacks increased as
council request 14/Oct/2020

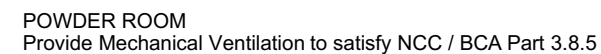
Job Number 20-0306	Drawn S.G.	Drawing No. A1	A
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In accordance with NCC requirements for Child Safety.
All New Bedroom Windows 2m or more above finished Ground Level must be supplied with either Reinforced Mesh screens or child safe locks which prevent windows from opening more than 125mm and comply with BCA / NCC Part 3.9.2; IF sill height is less than 1.7m.

STAIRS

Provide a handrail along the full length of the flight and a slip resistant finish to the edge of the nosings to comply with 3.9.1 and 3.9.2 of NCC.

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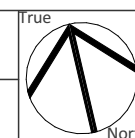





Client	
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NEW RESIDENCE 41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093	
Drawing Title	

FIRST FLOOR PLAN



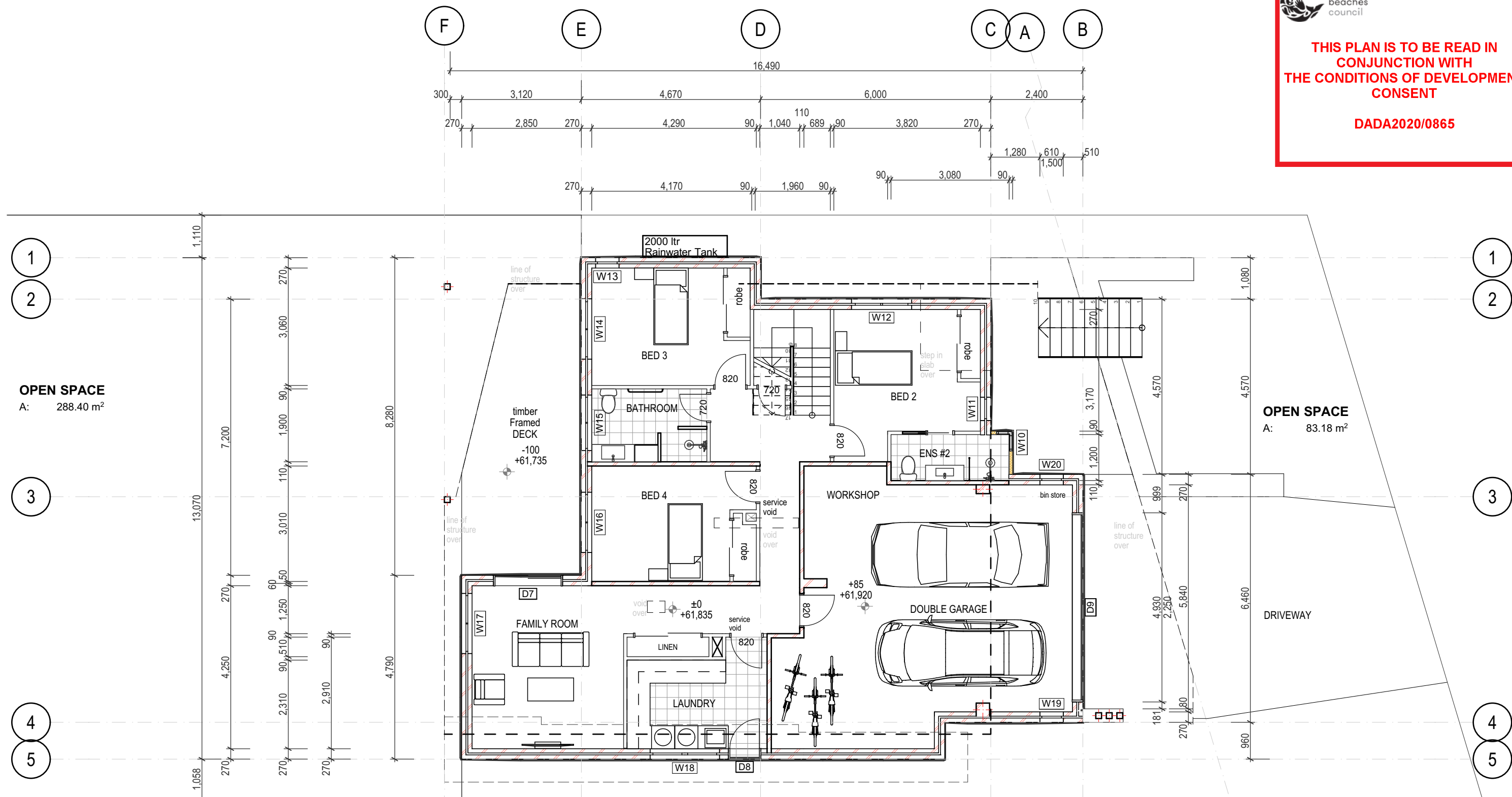
Scale	1:100
Date	Wednesday 14 October 20

Job Number

	20-0306
Drawn	Drawing No.

Drawn	Drawing No.	A
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S.G.	A2
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OPEN SPACE

A: 288.40 m²

OPEN SPACE

A: 83.18 m²

A dedicated laundry space comprising of at least 1 wash tub & space for a washing machine, must be provided in accordance with NCC / BCA Part 3.8.3 - Laundries (including those in cabinets / kitchens) shall be provided with water resistant floors, graded & drained to a floor waste and waterproof wall/floor junctions in accordance with NCC / BCA Part 3.8.1

Allow for separate cocks in location indicated for the washing machine separate to those for the laundry Tub.

GFA

Manly DCP
A: 147.74 m²

GROSS FLOOR AREA

includes Garage
A: 162.92 m²

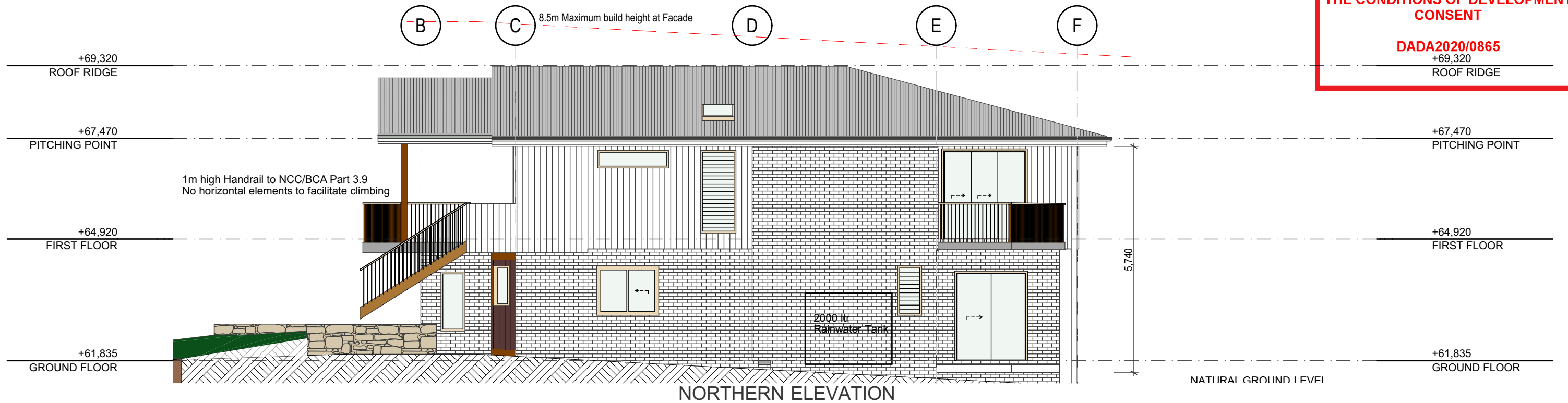
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GENERAL WINDOW AND DOOR NOTE:
All windows to be Powder Coated Aluminium with fly screens.
Front door to be Solid Core Timber '1020mm x 40mm' Feature door.
Garage Doors; Automatic Panel lift and Solid core to side Deck.
All other external doors to be Powder Coated Aluminium.

EXTERNAL CLADDINGS:
A combination Axon 133 vertical cladding, Feature Vertical 'Cedar' cladding 86mm shiplap and Brickwork.

ROOFING:
Lysaght colorbond 'Custom Orb' roof Sheeting.



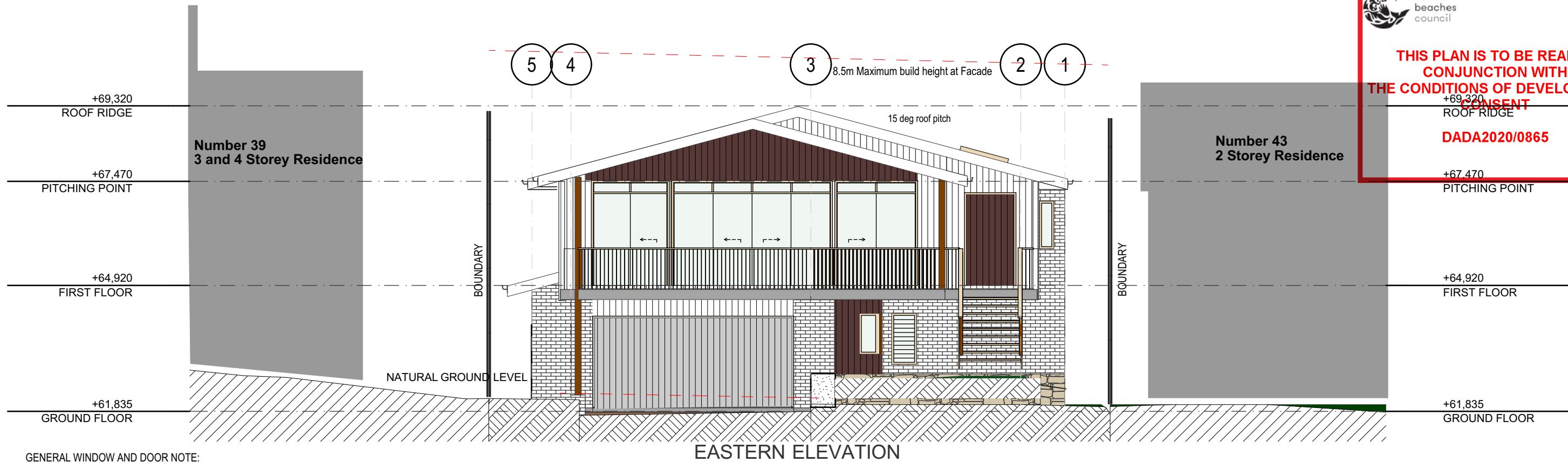
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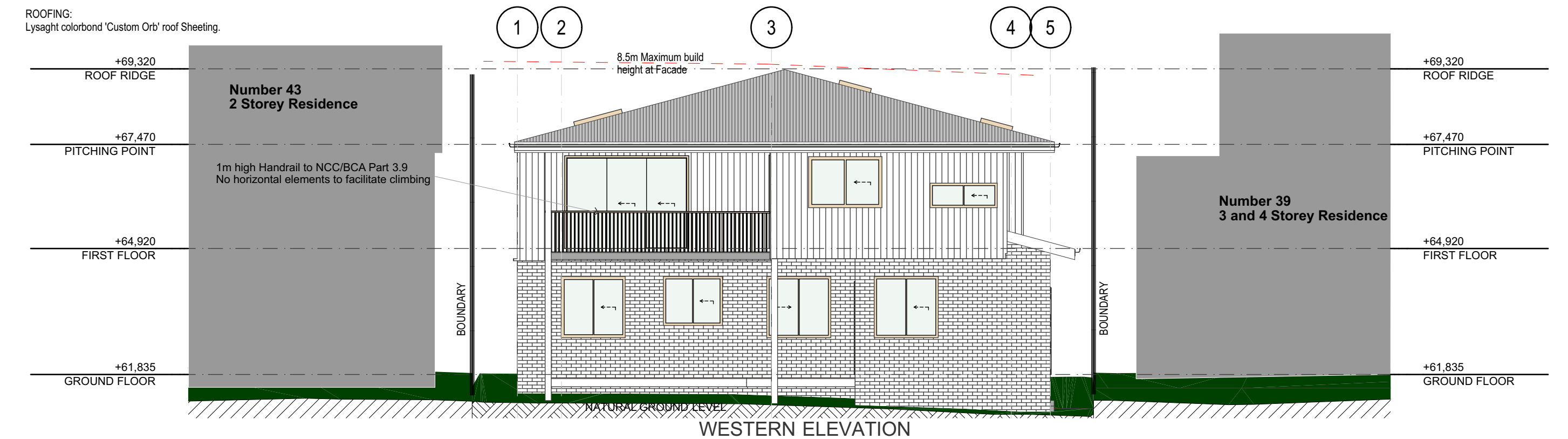
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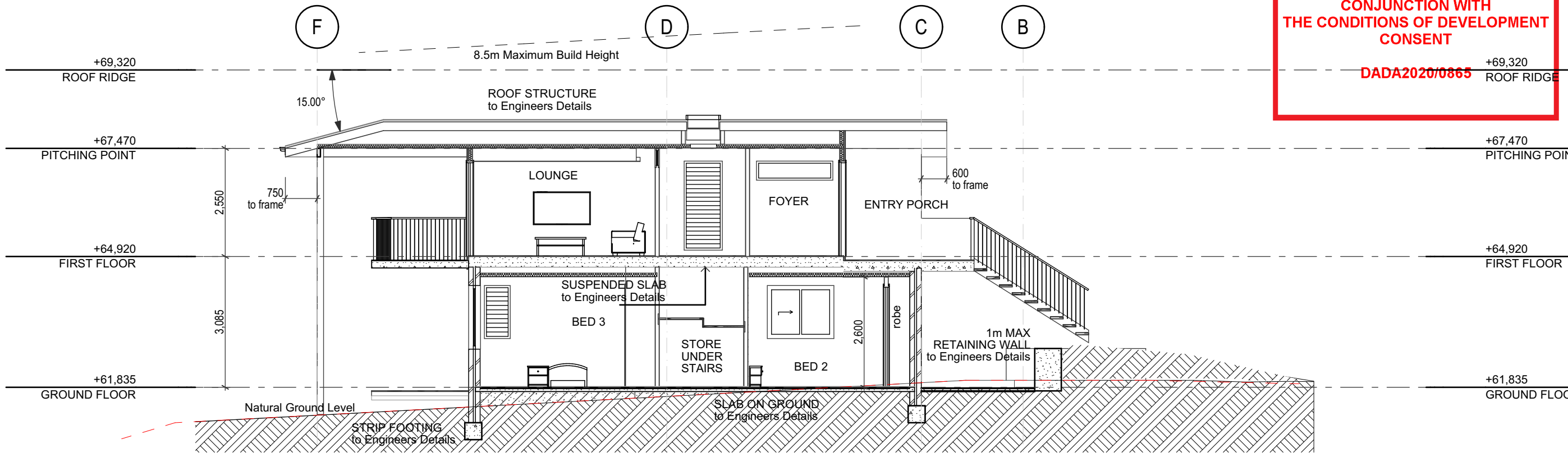


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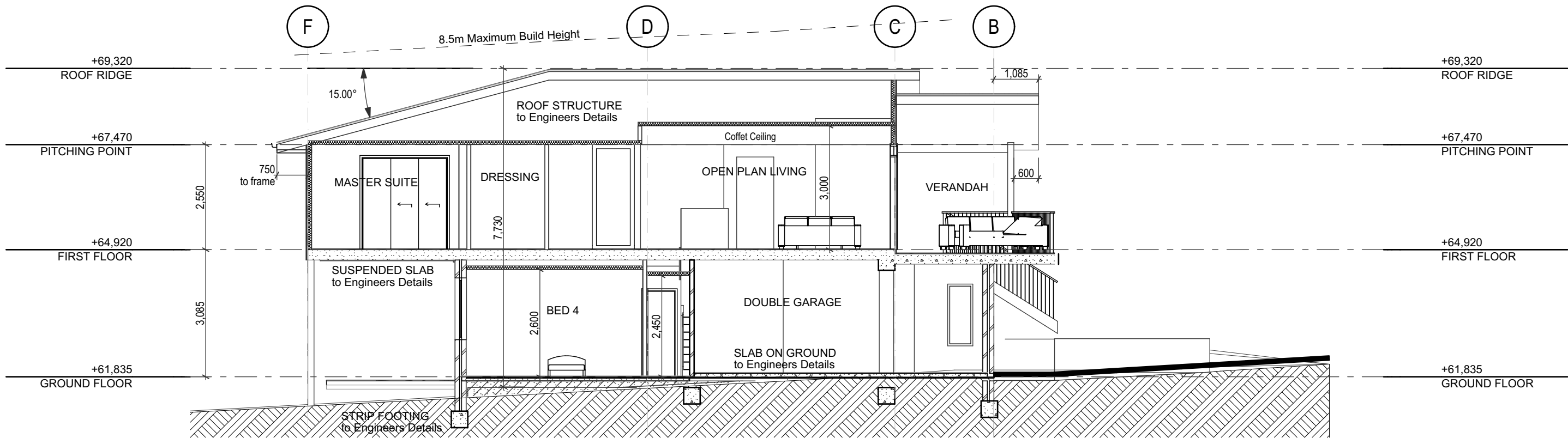
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S1 LONG SECTION NORTH



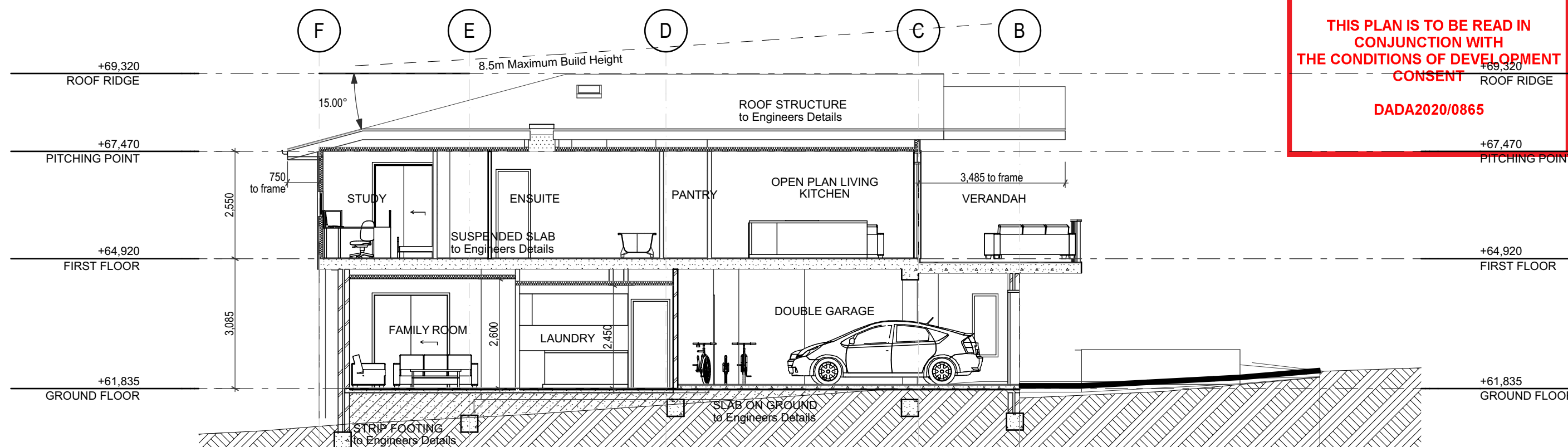
S2 LONG SECTION CENTRAL

SURVEY DETAILS PROVIDED BY:-
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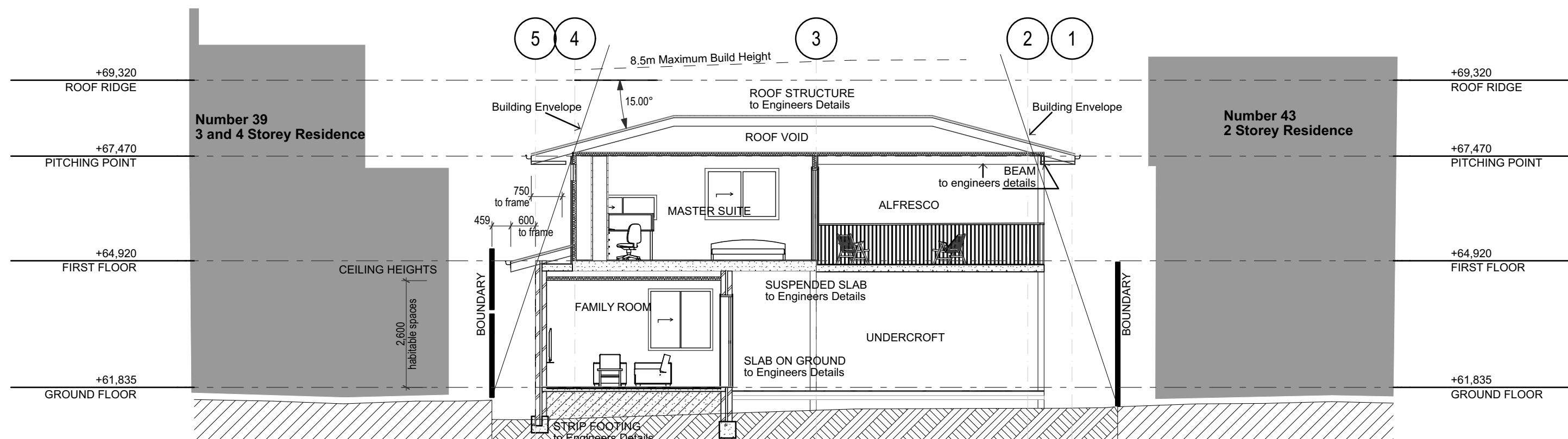
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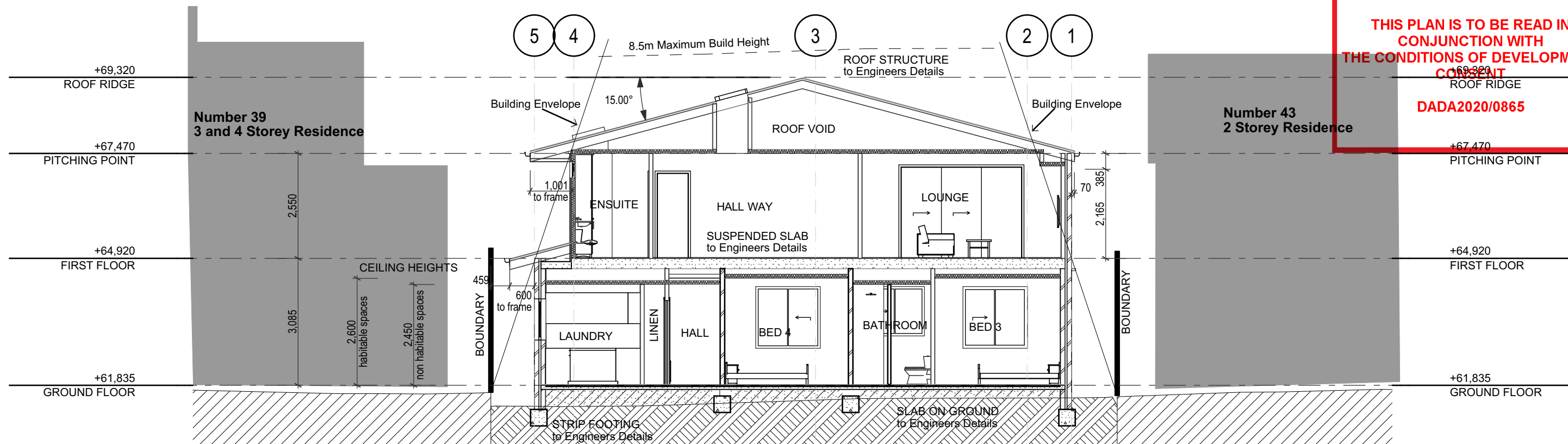
S3 LONG SECTION SOUTH



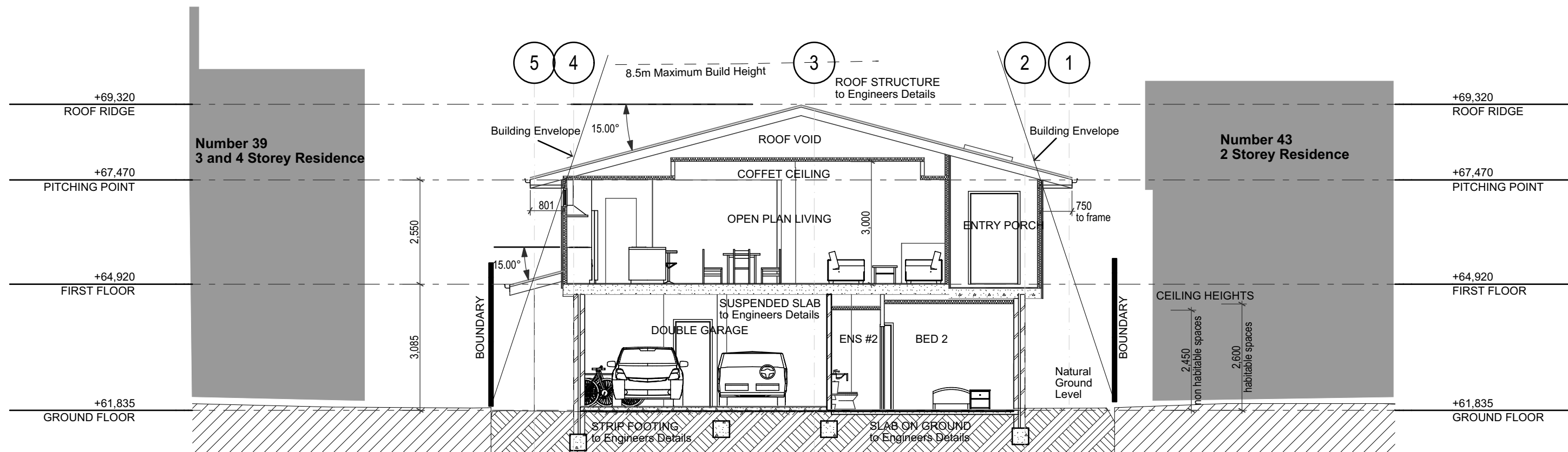
S4 CROSS SECTION WEST

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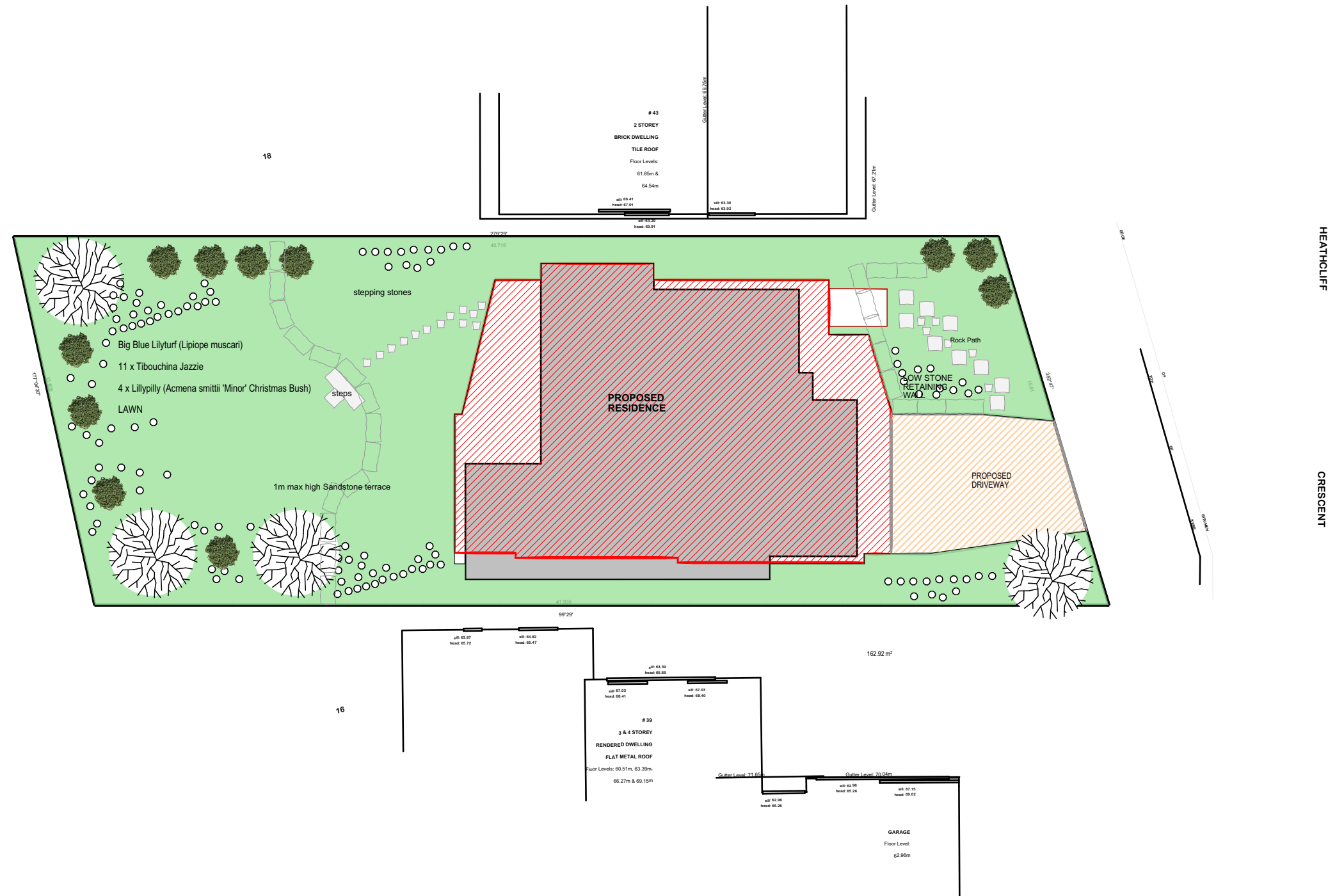


S5 CROSS SECTION CENTRAL



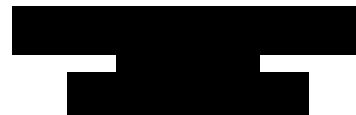
S6 CROSS SECTION EAST

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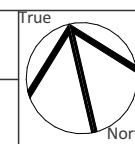
Client



NEW RESIDENCE
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093

Drawing Title

LANDSCAPE PLAN



Scale
1:200
Date
Wednesday,
14 October
2020

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Job Number
20-0306
Drawn
S.G.
Drawing No.
S7
A