YOUR BEAUTIFUL HOME

134 Clontarf Street
North Balgowlah NSW 2093

Leigh-Ann + James Fowle

DRAWING LIST

SHEET NUMBER	SHEET NAME	REVISION	DATE
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03	SITE CALCULATIONS	A	7/10/22
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DA112	LOWER GROUND FLOOR TURNING CIRCLE PROPOSED	A	7/10/22
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MD07	ELEVATION WEST EXISTING	A	7/10/22
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MD09	3D VIEW EXISTING	A	7/10/22

DRAWINGS BY OTHERS

Survey
Water View Surveying Services 1494Detail1 RevA 06 January 2022

Storm Water Management Plan
Taylors Consulting Civil and Structural Engineering - Storm 1 Date 30 September 2022

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BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A472464_02

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 Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

This certificate is a revision of certificate number A472464 lodged with the consent authority or certifier on 02 Sep 2022 with application A472464.

It is the responsibility of the applicant to verify with the consent authority that the original, or any revised certificate, complies with the requirements of Sch 1 Cl 2A, 4A or 6A of the Environmental Planning and Assessment Regulation 2000

Secretary
Date of issue: Monday, 10, October 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.

NSW | Planning, Industry & Environment

Description of project

Project address	
Project name	134 Clontarf Street, North Balgowlah_02
Street address	134 Clontarf Street North Balgowlah 2093
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 404551
Lot number	2
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at $50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Efficient Living
ABN (if applicable): 82116346082

CONTROL SUMMARY

134 CLONTARF STREET I NORTH BALGOWLAH 2093

LOT 2 DP 404551
NORTHERN BEACHES COUNCIL (WARRINGAH)
LOT SIZE 1427.9 sqm

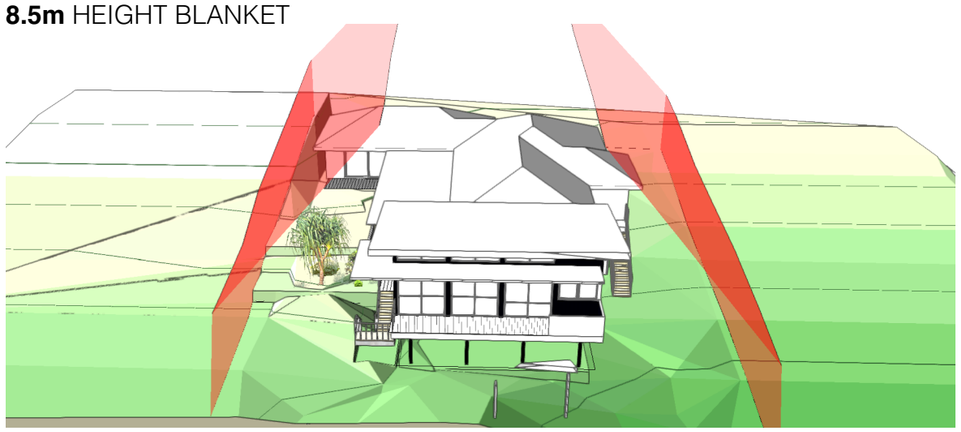
WARRINGAH LOCAL ENVIRONMENT PLAN 2014	CONTROLS	COMPLIES
Land Zoning	R2 Low Density Residential	Yes
Height Of Building	8.5m	Yes
Floor Space Ratio (FSR)	NA	NA
Min. Lot Size	600sqm	Yes
Heritage	NA	NA
Land Reservation Acquisition	NA	NA
Foreshore Building Line	NA	NA
Land Slip Risk	Area B - Flanking Slopes 5 to 25	
Bushfire Prone Land	Vegetation Buffer	
Local Aboriginal Land Council	Metropolitan	

DEVELOPMENT CONTROL PLAN	CONTROLS	COMPLIES
Front Setback	6.5m	Yes
Side Setbacks	0.9m	Yes
Side Boundary Envelopes	45 degrees from 4m above existing ground level	Yes
Rear Setback	6m	Yes (no for existing dwelling)
Max. Wall Height	7.2m	Yes
Landscaped Open Space & Bushland Setting	40%. Must be at least 2m. Water surface and impervious surfaces are included. Must be at finished ground level. The minimum soil depth of land that can be included is 1m. Paved area and other hard surfaces are not included in calculation.	Yes
Private Open Space	Dwelling houses with 3 or more bedrooms require a total of 60sqm with minimum dimensions of 5m. Must be directly accessible from a living area. Shall not be located in the primary front setback.	Yes
Parking/Vehicular Access	Garages & carports are to be integrated into the house design and not dominate the facade.	Yes
Swimming Pool	Pools are not to be located in the front building setback. Must be setback back from any trees AS4970-2009 is to be used.	Yes
Fencing	Side and rear boundary fences are to be no higher than 1.8m on level sites, or 1.8m measured from the low side where there is a differece in either side of the boundary. For slopping sights the height of fences may be averaged and fences and walls may be regulary stepped.	Yes

AERIAL PHOTO courtesy of Six Maps

FRONT BUILDING LINE courtesy of Realestate.com

8.5m HEIGHT BLANKET



SIDE BOUNDARY ENVELOPE

VOUR BEAUTIFUL HOME

PROJECT ADDRESS
134 Clontarf Street
North Balgowlah NSW 2093
Lot 2 DP404551 1427.9sqm

CLIENT/S
Leigh-Ann & James Fowle

REVISION
A 7/10/22 for DA approval

DATE
January 2022

STATUS
DA

CONTROL SUMMARY

01

NOT FOR CONSTRUCTION

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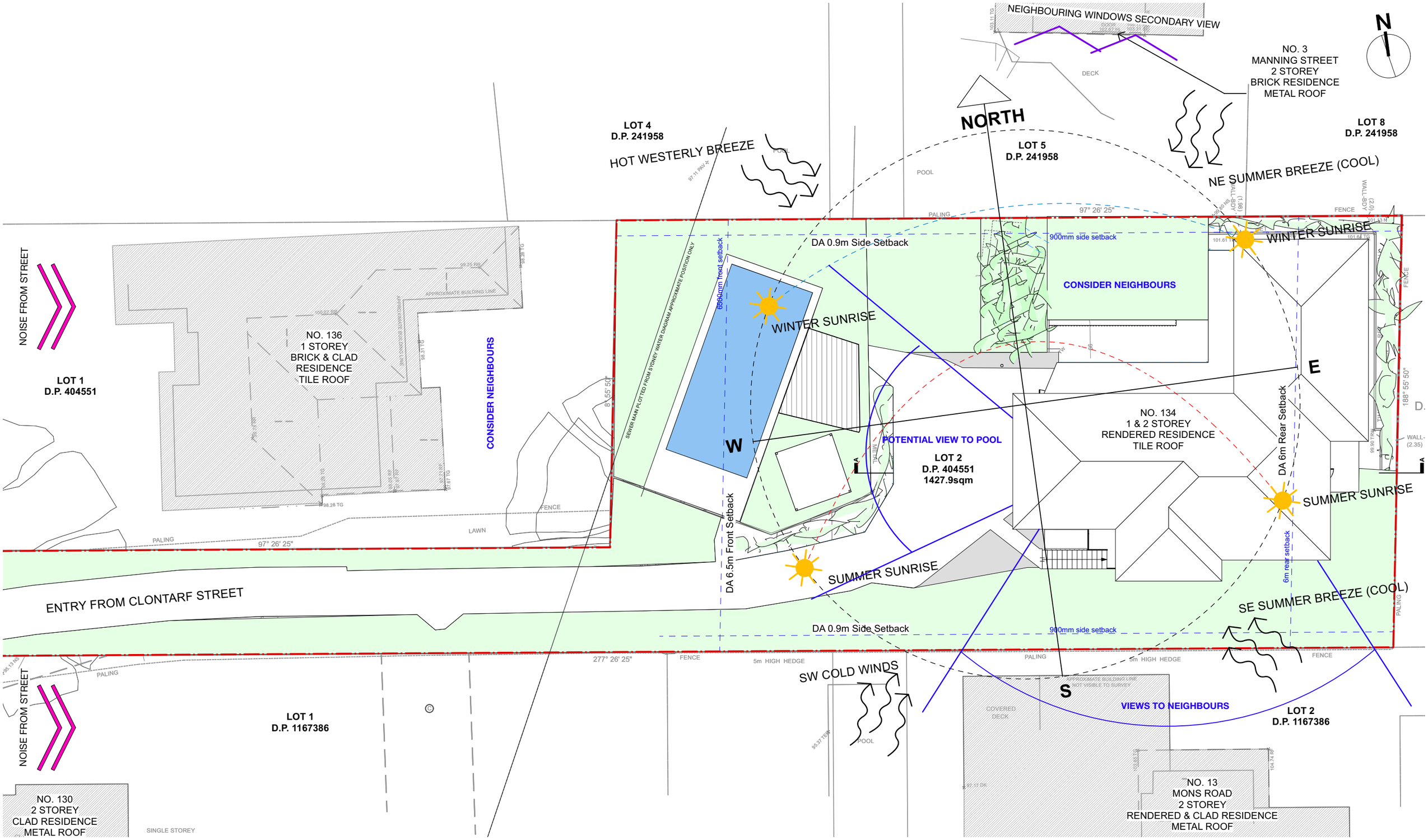
SCALE
NTS



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SITE ANALYSIS

02

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SCALE
1:200

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GROSS SITE AREA

1427.9 sqm

GROSS FLOOR AREA

Existing 182.2sqm

Proposed 242.5sqm

LANDSCAPED AREA

Control 40% 571.16sqm total
50% (285.58sqm) in front and behind building line

Existing 652sqm total (45%)
438sqm in front of building line
214.6sqm behind building line

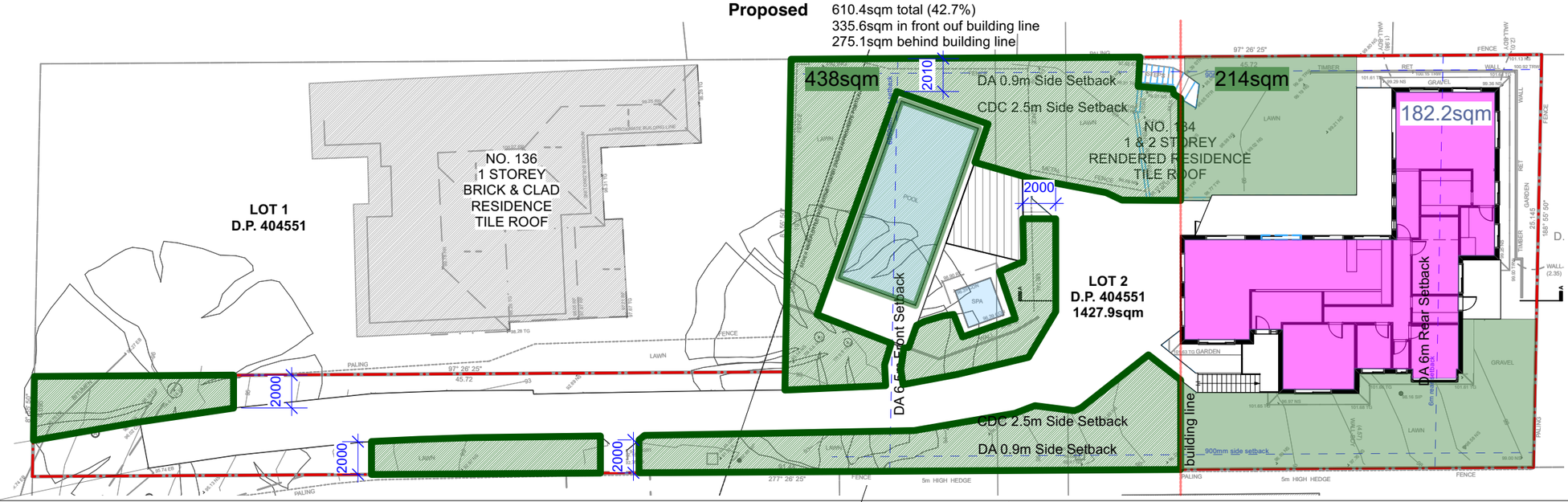
Proposed 610.4sqm total (42.7%)
335.6sqm in front ouf building line
275.1sqm behind building line

PRIVATE OPEN SPACE

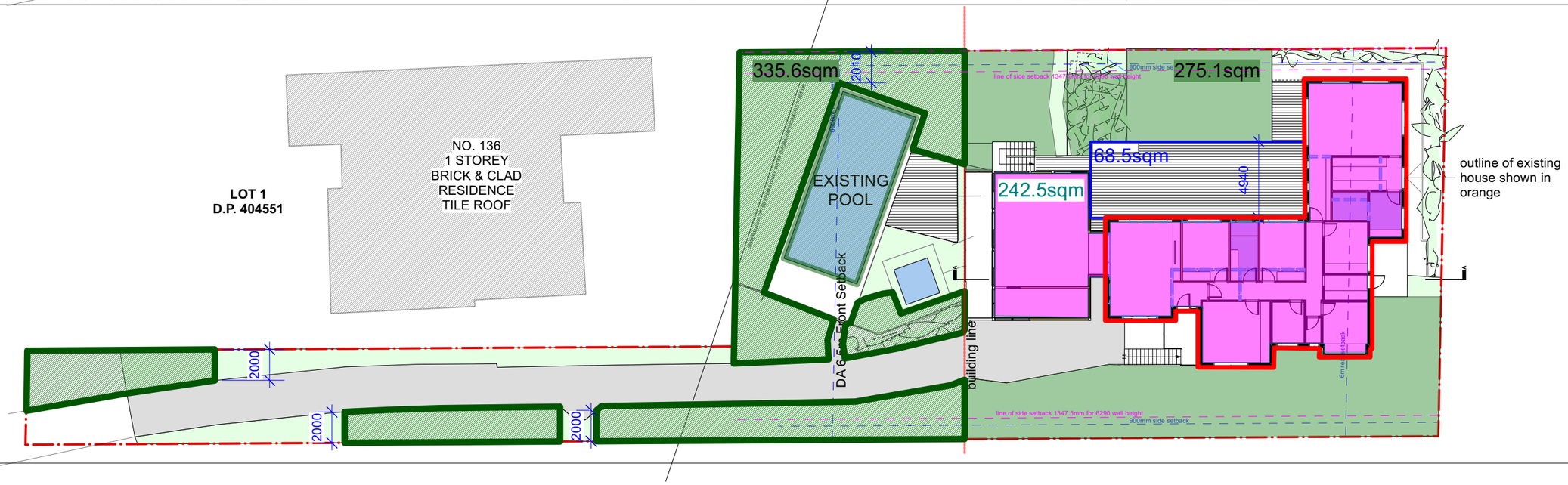
Control 24sqm, 3m x 3m min, not stepper than 1:50

Proposed 68.5sqm, 3m x 3m min, not stepper than 1:50

N



EXISTING



PROPOSED

YOUR BEAUTIFUL HOME

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Lot 2 DP404551 1427.9sqm

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SITE CALCULATIONS

03

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SCALE
1:300

BASIX® Certificate

Building Sustainability Index www.basix.nsw.gov.au

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Lot number	2
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at $50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Efficient Living
ABN (if applicable): 82116346082

Fixtures and systems	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: solar (electric-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2005 (No. 2)).	✓	✓	✓
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.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

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.	✓	✓	✓

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	
suspended floor with open subfloor: concrete (R0.6).	R0.9 (down) (or R1.50 including construction)	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
flat ceiling, pitched roof	ceiling: R1.94 (up), roof: 50 mm foil backed polystyrene board	dark (solar absorptance > 0.70)
raked ceiling, pitched/skillion roof: framed	ceiling: R0.99 (up), roof: 50 mm foil backed polystyrene board	dark (solar absorptance > 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 as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.	✓	✓	✓

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
WG01	N	1.6	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WG02	N	2	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WG03	N	5.9	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WG04	W	1.4	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WG05	W	1.4	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
WG06	W	1.4	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WG07	W	3.4	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WG08	S	4.2	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WG09	S	2	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WG10	S	3.1	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
DG01	S	1.8	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
DG02	W	6.5	0	0	projection/height above sill ratio >=0.29	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
DG03	N	4.6	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
DG04	N	4.6	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
DG05	N	7.14	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
DG06	E	4.6	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
DG07	N	6	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
DG08	W	6.04	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
DG09	W	6.04	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
DG10	W	6.04	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

YOUR BEAUTIFUL HOME

PROJECT ADDRESS
134 Clontarf Street
North Balgowlah NSW 2093
Lot 2 DP404551 1427.9sqm

CLIENT/S
Leigh-Ann & James Fowle

REVISION
A 7/10/22 for DA approval

DATE
January 2022

STATUS
DA

BASIX COMMITMENTS

04

NOT FOR CONSTRUCTION

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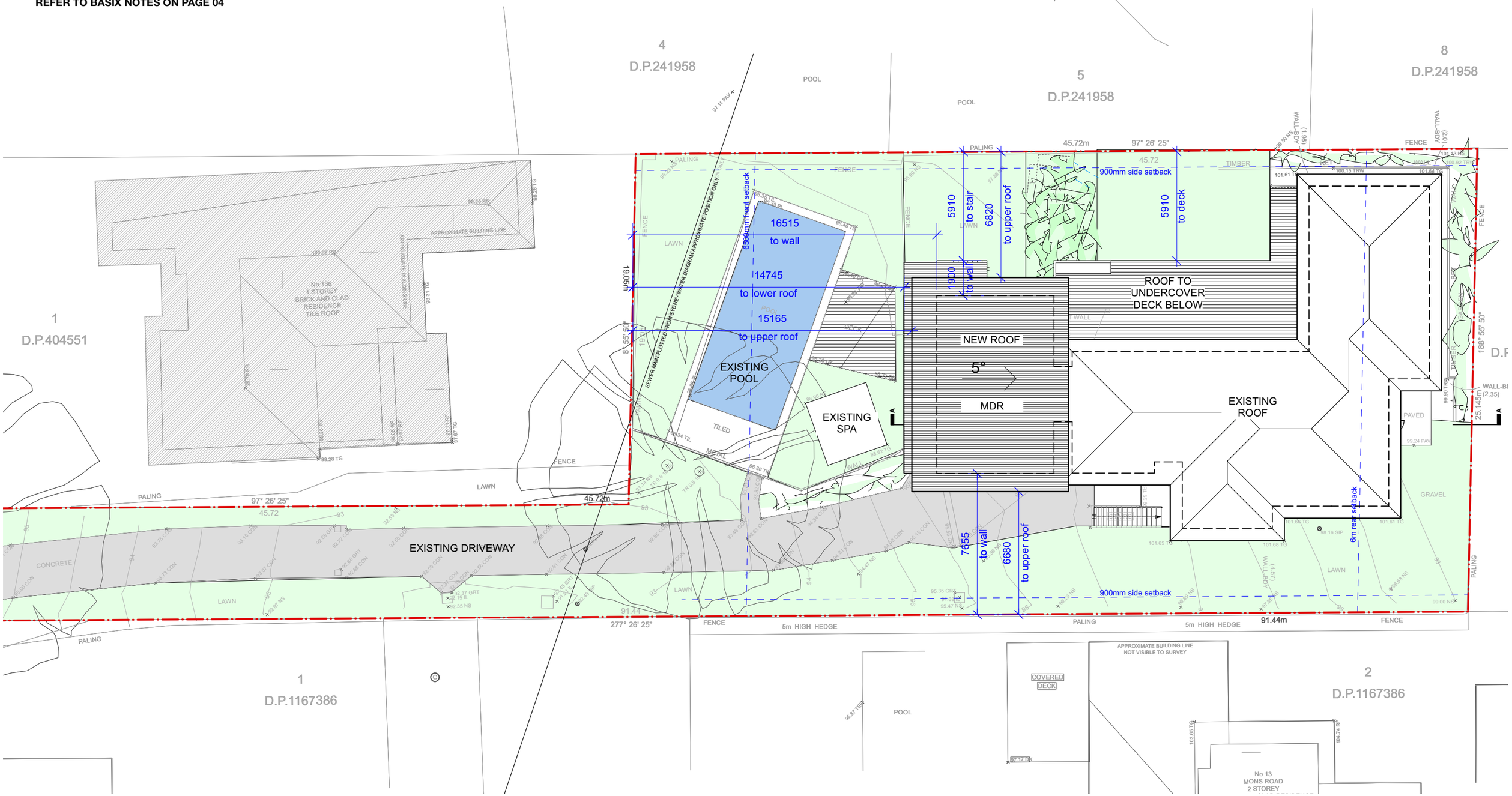
SCALE
1:300

BASIX COMMITMENTS:

ALL CONSTRUCTION DETAILS, INSULATION AND GLAZING SHALL BE CONSISTENT WITH BASIX CERTIFICATE NUMBER: **A472464_2**

REFER TO BASIX NOTES ON PAGE 04



VOUR BEAUTIFUL HOME

PROJECT ADDRESS	CLIENT/S	REVISION		
134 Clontarf Street North Balgowlah NSW 2093 Lot 2 DP404551 1427.9sqm	Leigh-Ann & James Fowle	A	7/10/22	for DA approval
DATE	STATUS			
January 2022	DA			

SITE PLAN PROPOSED

DA100

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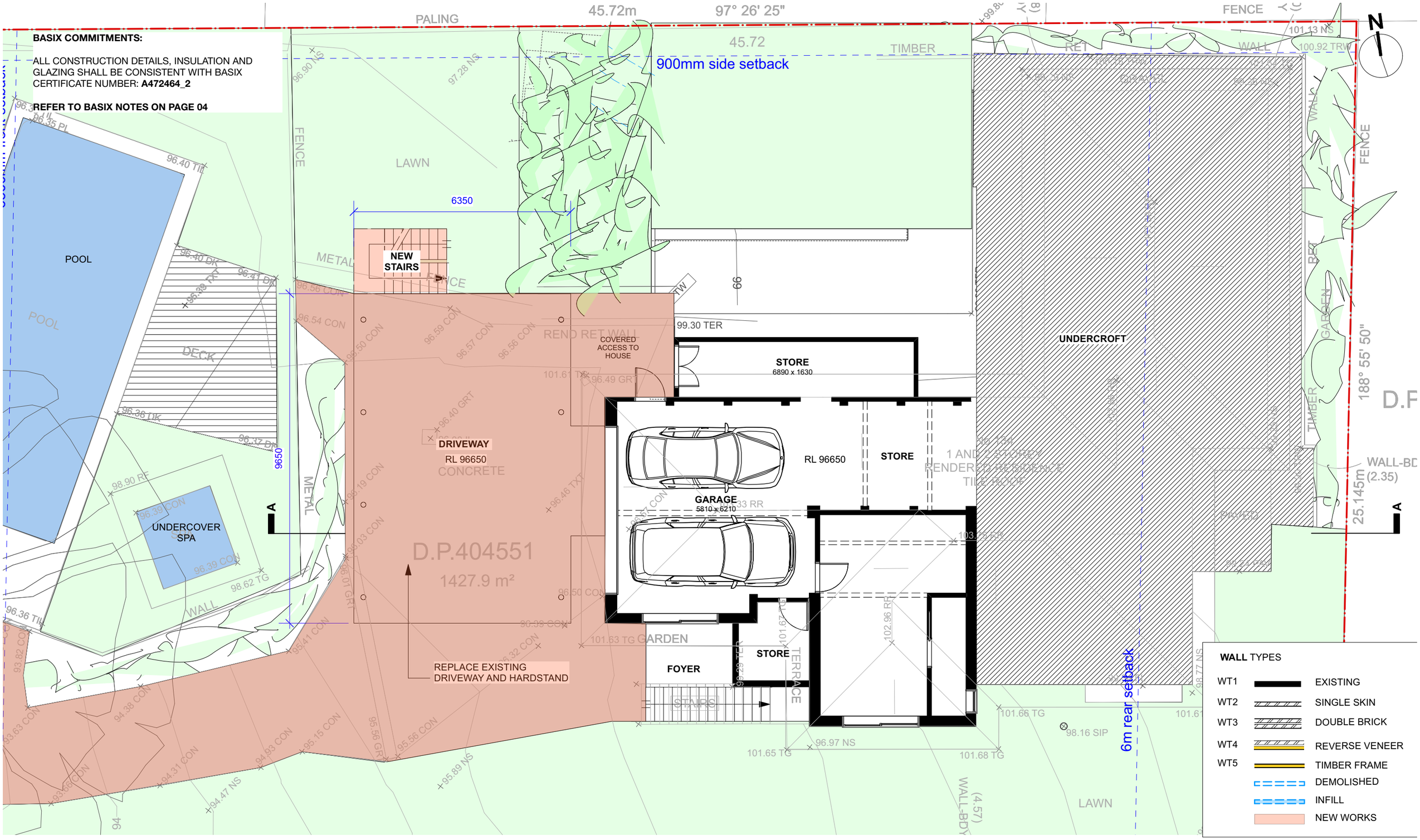

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DA

LOWER GROUND FLOOR PLAN PROPOSED
NOT FOR CONSTRUCTION

DA111

SCALE
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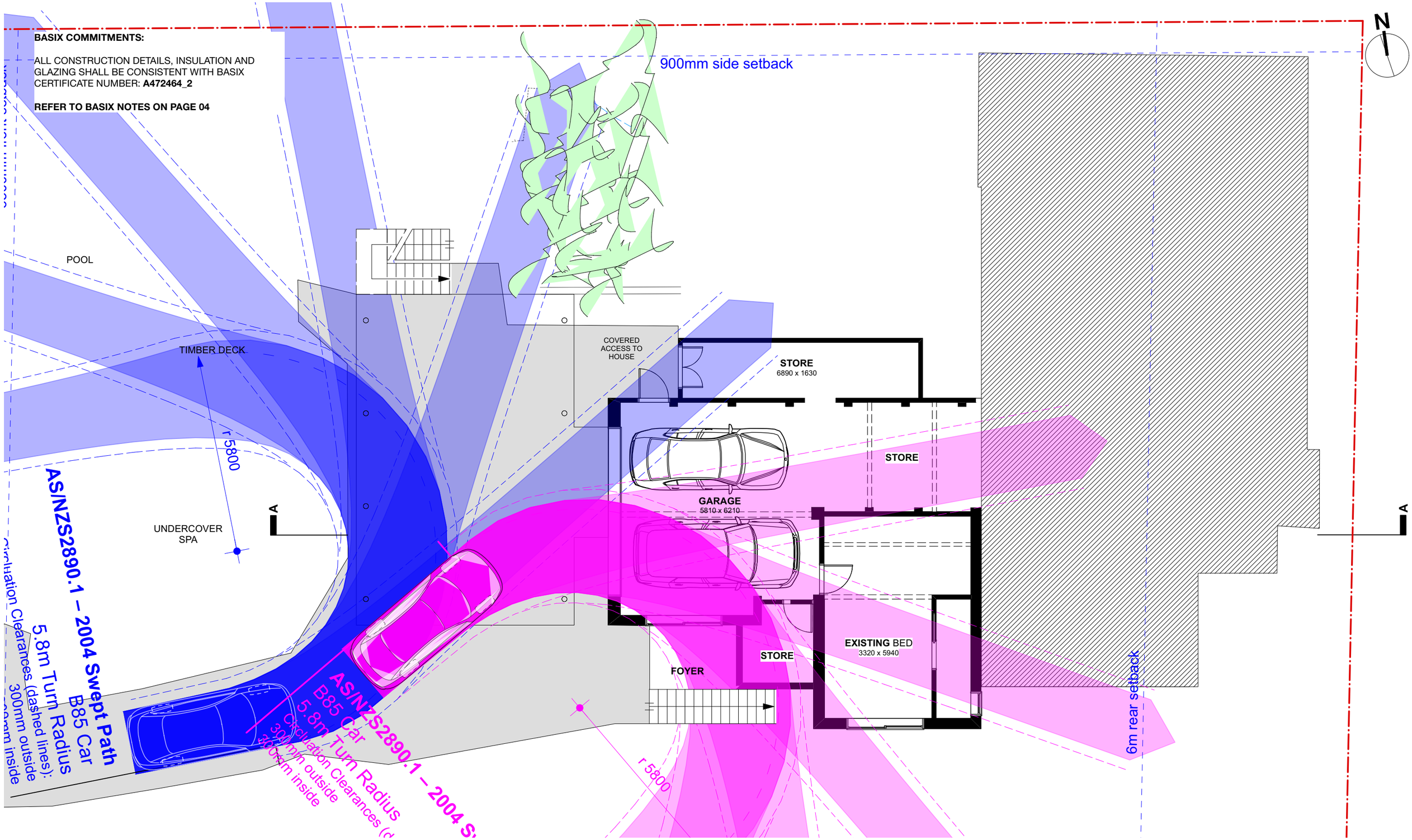

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STATUS
DA

LOWER GROUND FLOOR TURNING CIRCLE PROPOSED
NOT FOR CONSTRUCTION

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DA112

SCALE
1:100

BASIX COMMITMENTS:

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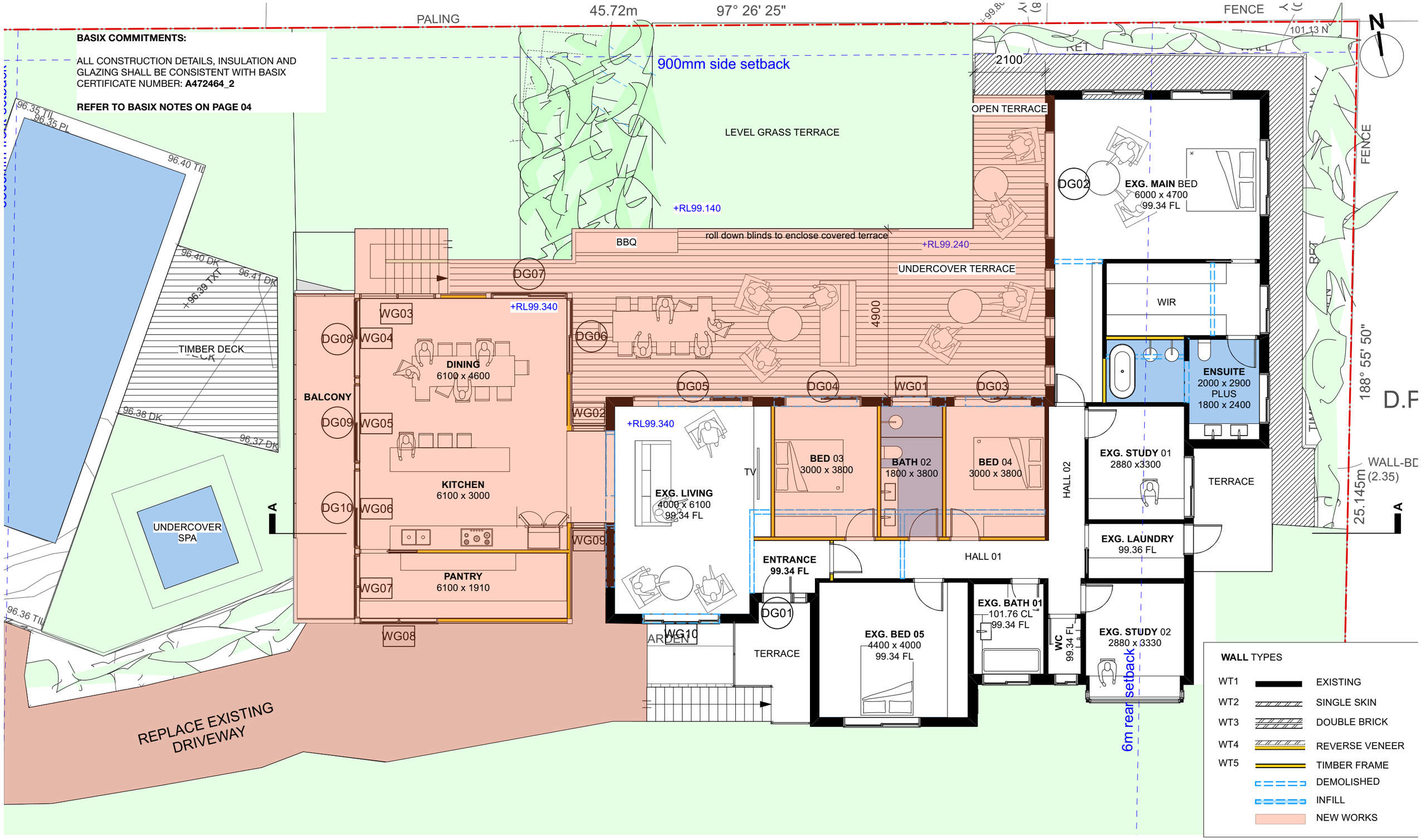

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STATUS
DA

GROUND FLOOR PLAN PROPOSED

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DA121

SCALE
1:100

BASIX COMMITMENTS:

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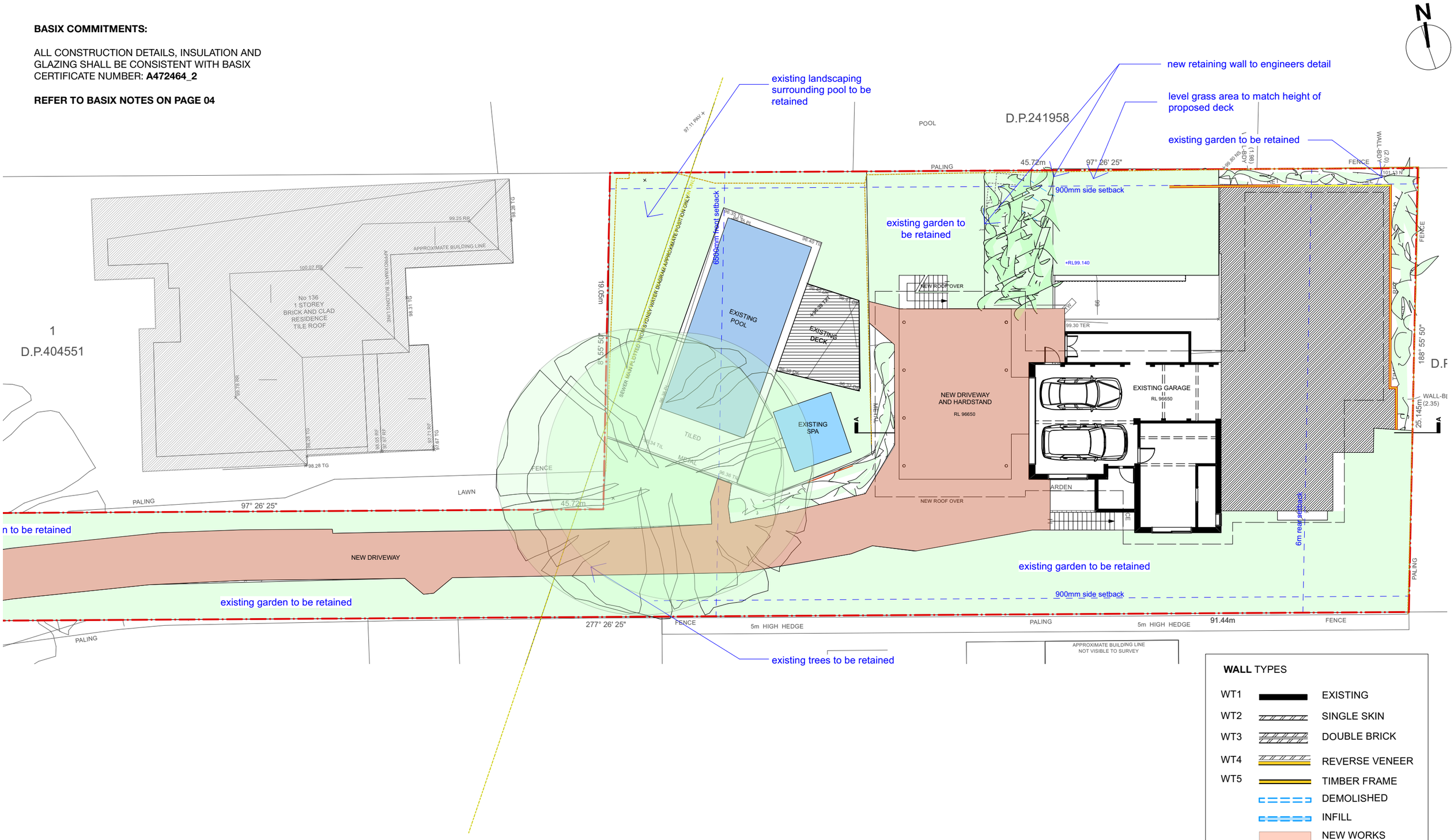

WALL TYPES

WT1	EXISTING
WT2	SINGLE SKIN
WT3	DOUBLE BRICK
WT4	REVERSE VENEER
WT5	TIMBER FRAME
	DEMOLISHED
	INFILL
	NEW WORKS

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LANDSCAPING PLAN PROPOSED

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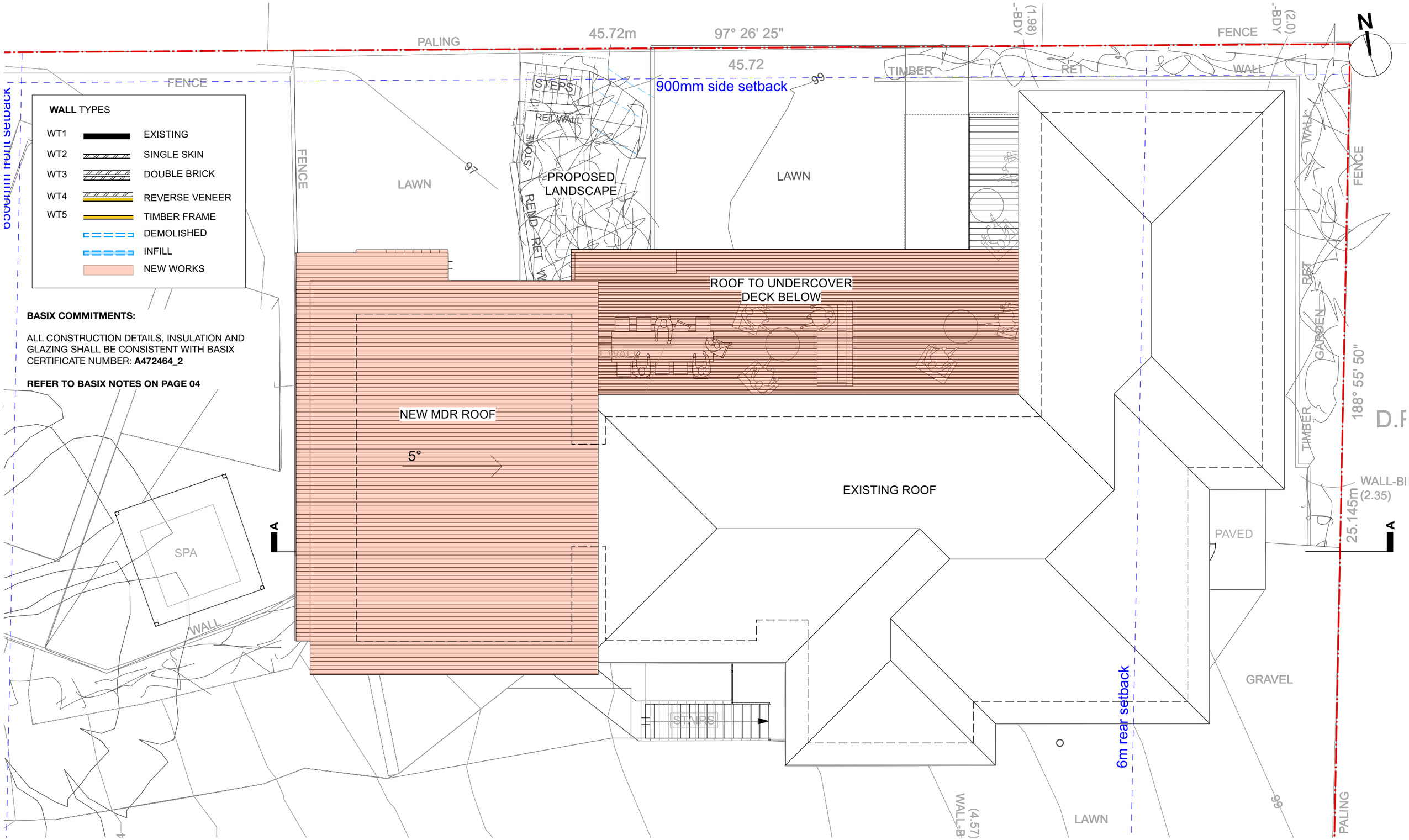
DA140

SCALE
1:200



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STATUS
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ROOF PLAN PROPOSED

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DA141

SCALE
1:100

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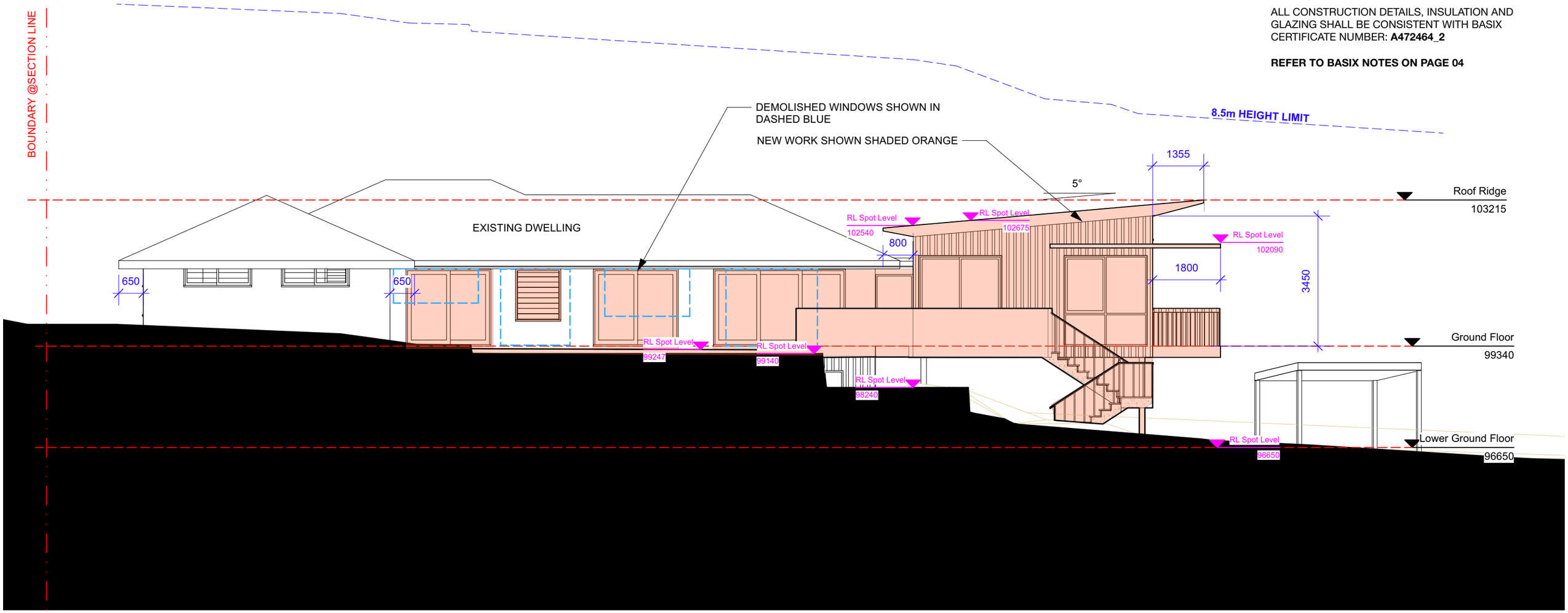

1 North Elevation
Scale: 1:100

WALL TYPES

WT1	EXISTING
WT2	SINGLE SKIN
WT3	DOUBLE BRICK
WT4	REVERSE VENEER
WT5	TIMBER FRAME
	DEMOLISHED
	INFILL
	NEW WORKS

YOUR BEAUTIFUL HOME

PROJECT ADDRESS
134 Clontarf Street
North Balgowlah NSW 2093
Lot 2 DP404551 1427.9sqm

CLIENT/S
Leigh-Ann & James Fowle

REVISION
A 7/10/22 for DA approval

DATE
January 2022

STATUS
DA

ELEVATION NORTH PROPOSED

NOT FOR CONSTRUCTION

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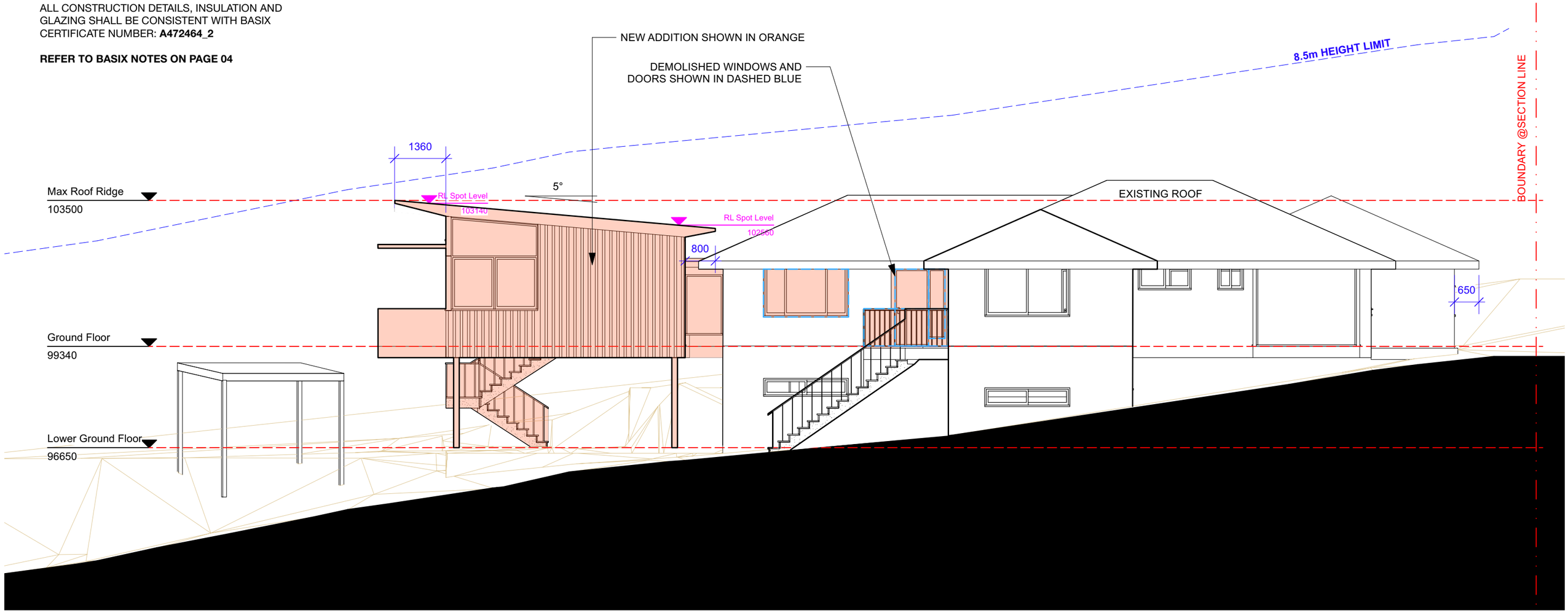
DA200

SCALE
1:100

BASIX COMMITMENTS:

ALL CONSTRUCTION DETAILS, INSULATION AND GLAZING SHALL BE CONSISTENT WITH BASIX CERTIFICATE NUMBER: **A472464_2**

REFER TO BASIX NOTES ON PAGE 04



1 South Elevation
Scale: 1:100

WALL TYPES

WT1	EXISTING
WT2	SINGLE SKIN
WT3	DOUBLE BRICK
WT4	REVERSE VENEER
WT5	TIMBER FRAME
	DEMOLISHED
	INFILL
	NEW WORKS

YOUR BEAUTIFUL HOME

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STATUS
DA

ELEVATION SOUTH PROPOSED

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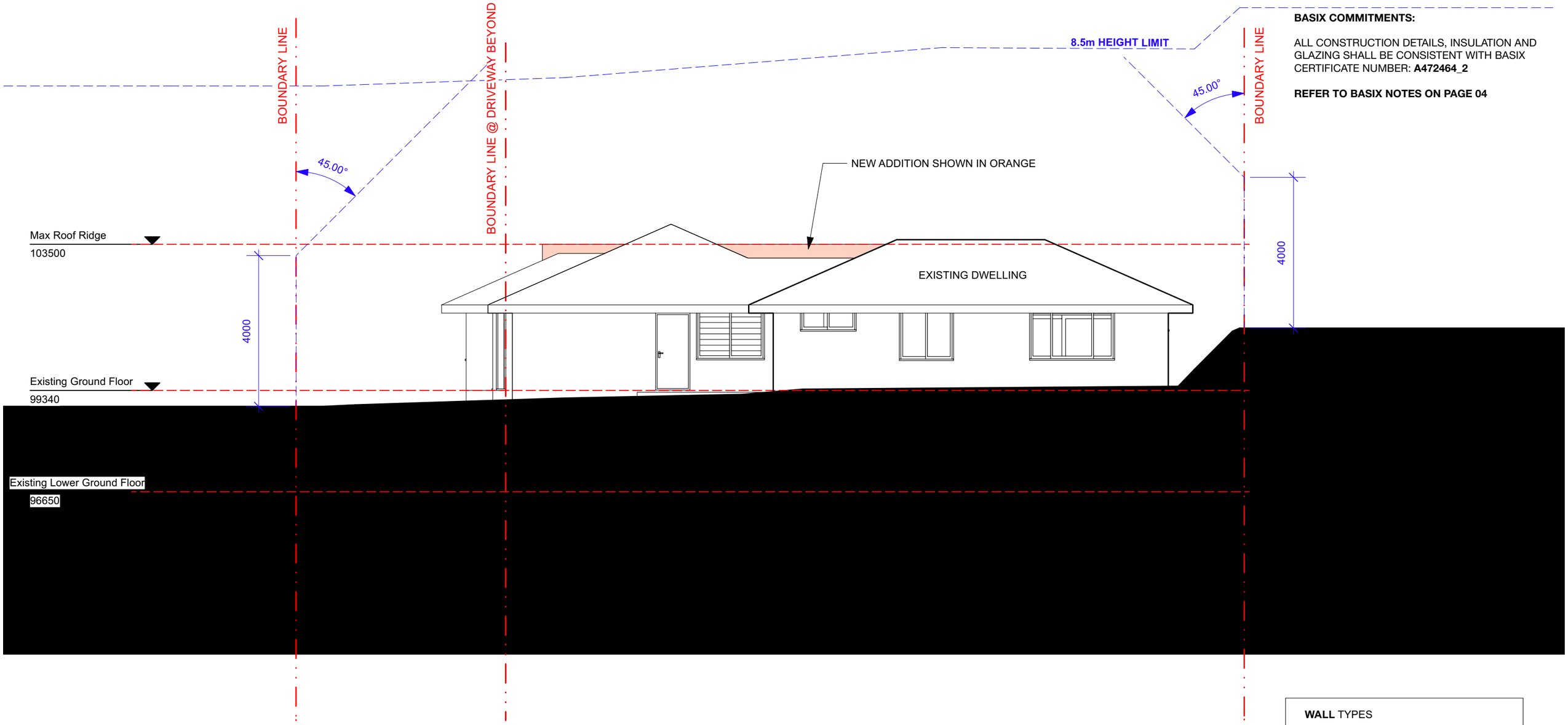
DA210

SCALE
1:100



BASIX COMMITMENTS:

ALL CONSTRUCTION DETAILS, INSULATION AND GLAZING SHALL BE CONSISTENT WITH BASIX CERTIFICATE NUMBER: **A472464_2**

REFER TO BASIX NOTES ON PAGE 04

WALL TYPES

WT1	EXISTING
WT2	SINGLE SKIN
WT3	DOUBLE BRICK
WT4	REVERSE VENEER
WT5	TIMBER FRAME
	DEMOLISHED
	INFILL
	NEW WORKS

YOUR BEAUTIFUL HOME

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STATUS
DA

ELEVATION EAST PROPOSED

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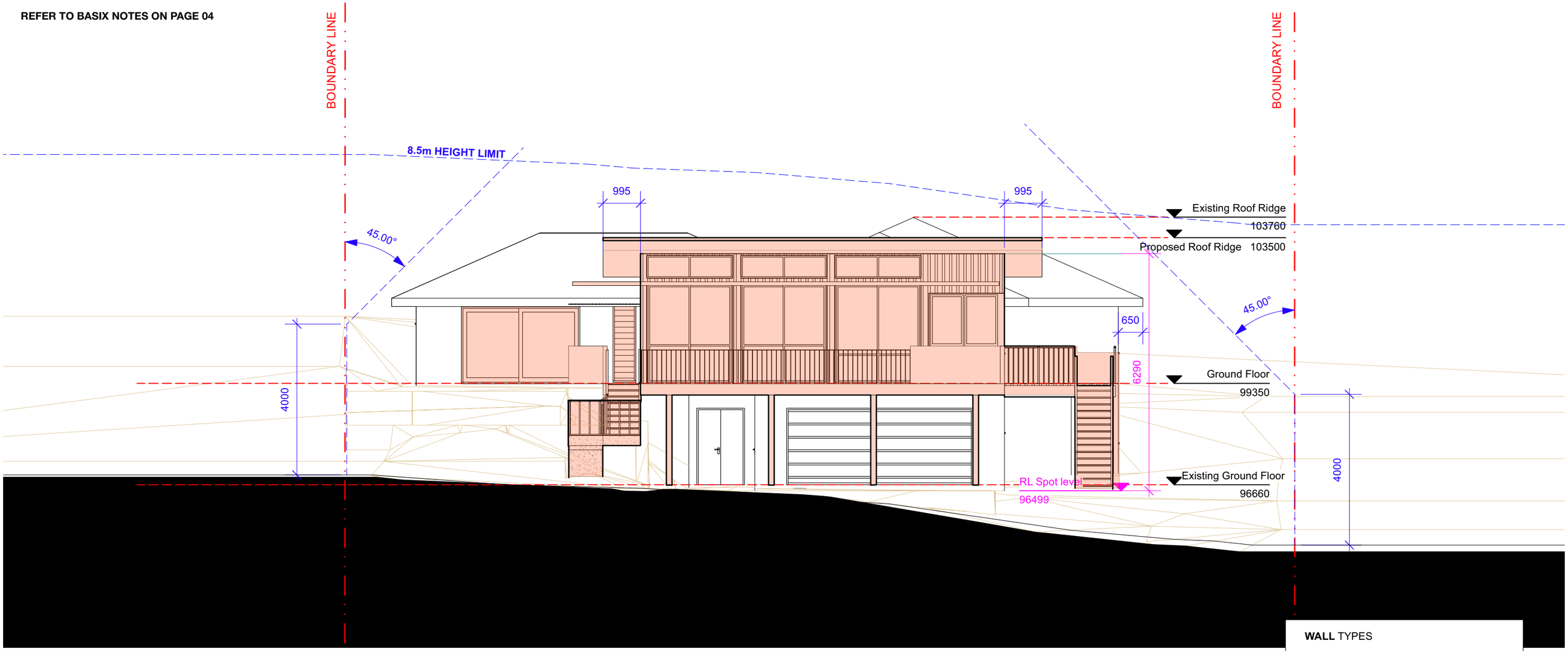
DA220

SCALE
1:100

BASIX COMMITMENTS:

ALL CONSTRUCTION DETAILS, INSULATION AND GLAZING SHALL BE CONSISTENT WITH BASIX CERTIFICATE NUMBER: **A472464_2**

REFER TO BASIX NOTES ON PAGE 04



WALL TYPES

WT1		EXISTING
WT2		SINGLE SKIN
WT3		DOUBLE BRICK
WT4		REVERSE VENEER
WT5		TIMBER FRAME
		DEMOLISHED
		INFILL
		NEW WORKS

YOUR BEAUTIFUL HOME

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STATUS
DA

ELEVATION WEST PROPOSED

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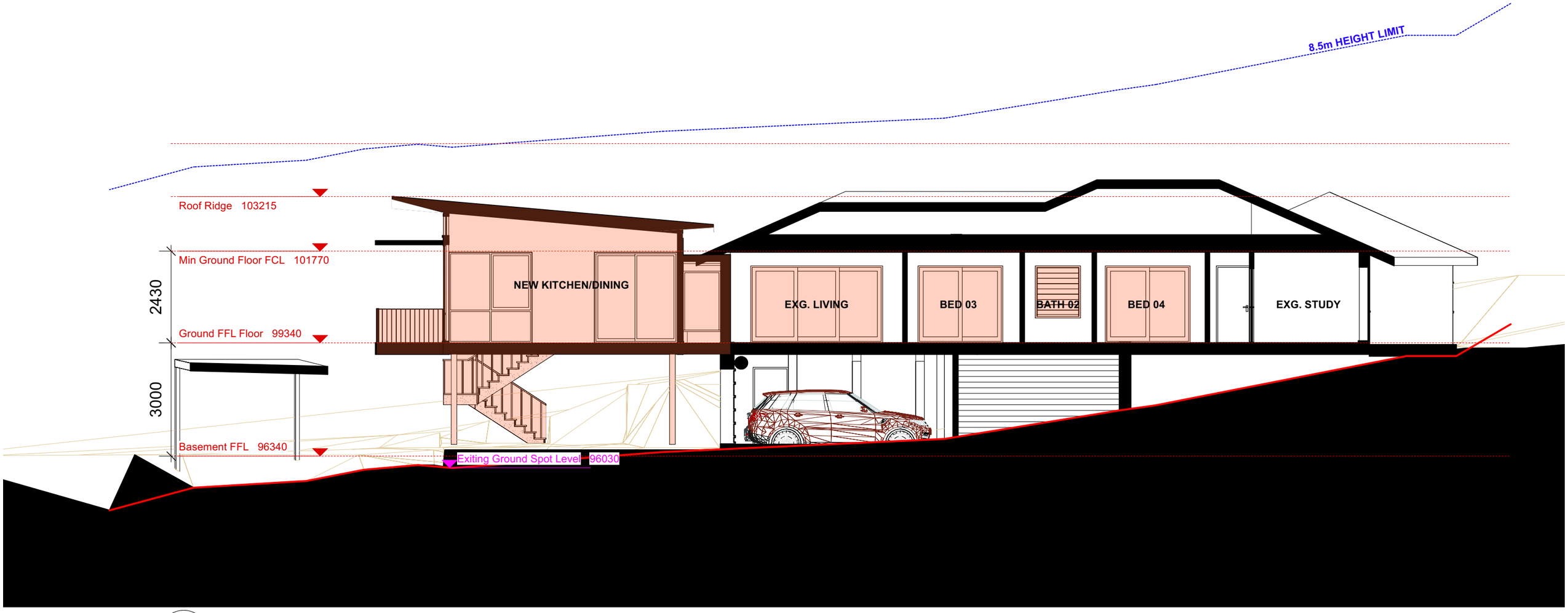
DA230

SCALE
1:100

BASIX COMMITMENTS:

ALL CONSTRUCTION DETAILS, INSULATION AND GLAZING SHALL BE CONSISTENT WITH BASIX CERTIFICATE NUMBER: **A472464_2**

REFER TO BASIX NOTES ON PAGE 04



1 Section A-A
Scale: 1:100

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North Balgowlah NSW 2093
Lot 2 DP404551 1427.9sqm

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STATUS
DA

SECTION AA PROPOSED

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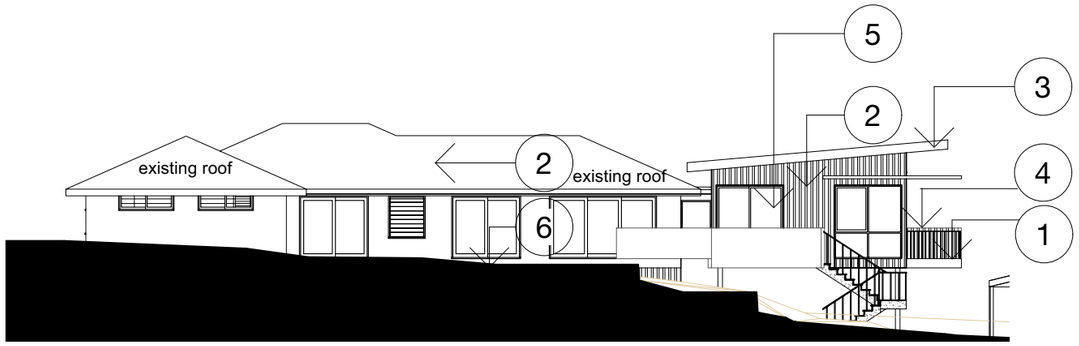
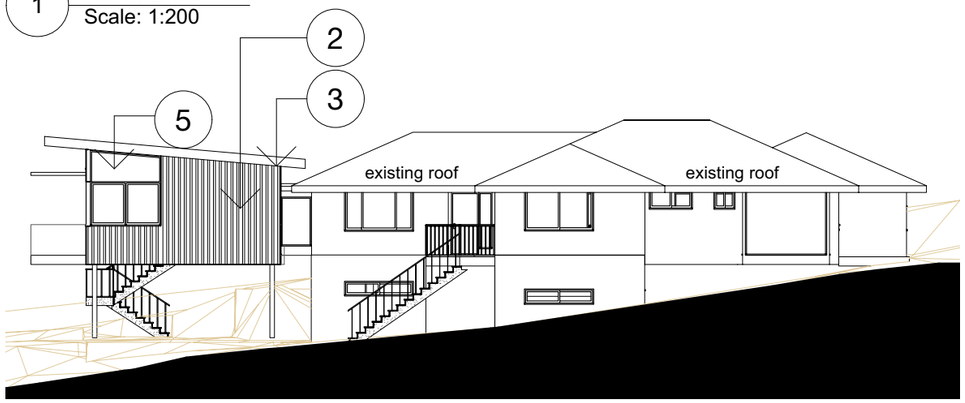
DA300

SCALE
1:100

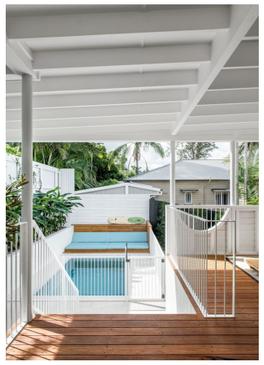


1 North Elevation
Scale: 1:200

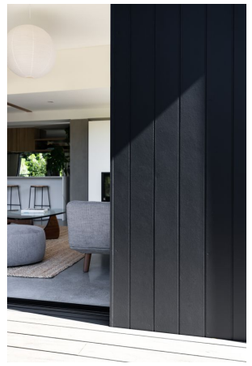


2 South Elevation
Scale: 1:200

MATERIALS SCHEDULE

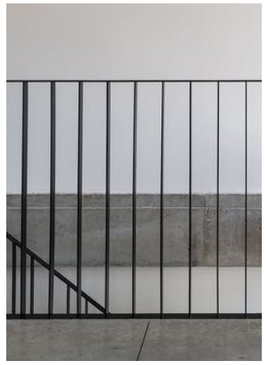


1 | Decking | Spotted gum timber or similar



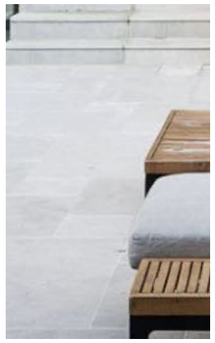
2 | Cladding | Lightweight

3 | Roof | Custom Orb

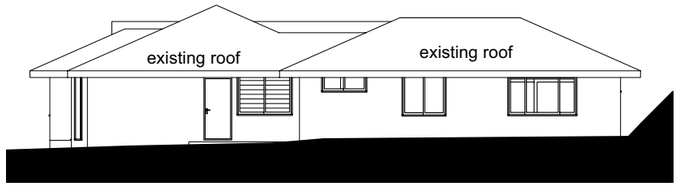


4 | Balustrade | exterior

5 | Doors + Windows| Aluminium



6 | Deck | natural stone



3 East Elevation
Scale: 1:200

4 West Elevation
Scale: 1:200

BASIX COMMITMENTS:

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REFER TO BASIX NOTES ON PAGE 04

YOUR BEAUTIFUL HOME

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134 Clontarf Street
North Balgowlah NSW 2093
Lot 2 DP404551 1427.9sqm

CLIENT/S
Leigh-Ann &
James Fowle

REVISION
A 7/10/22 for DA approval

DATE
January 2022

STATUS
DA

MATERIALS PROPOSED

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DA400

SCALE
1:200

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SHADOWS

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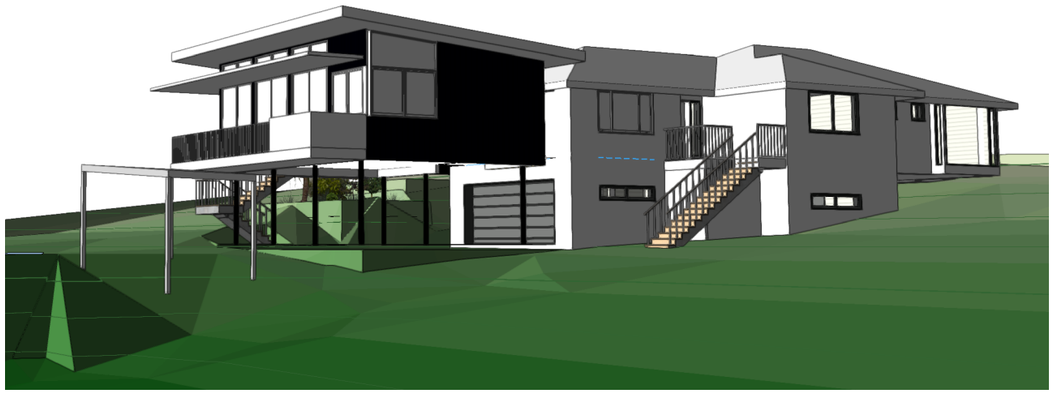
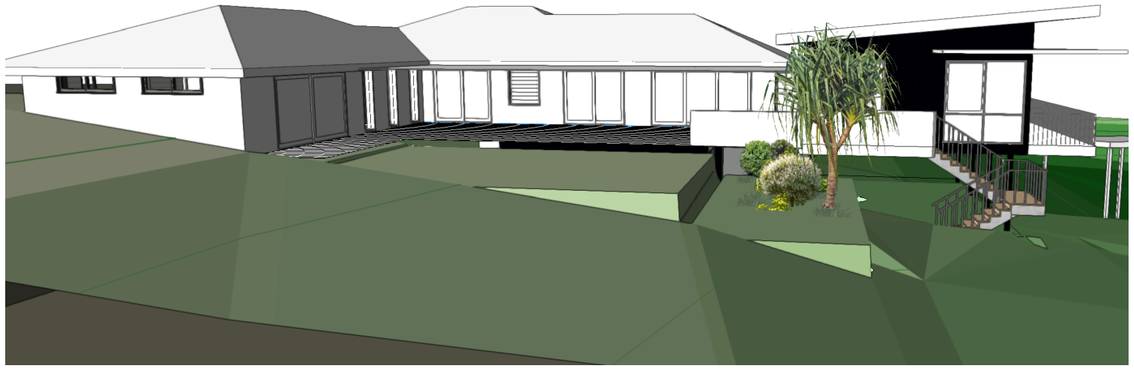
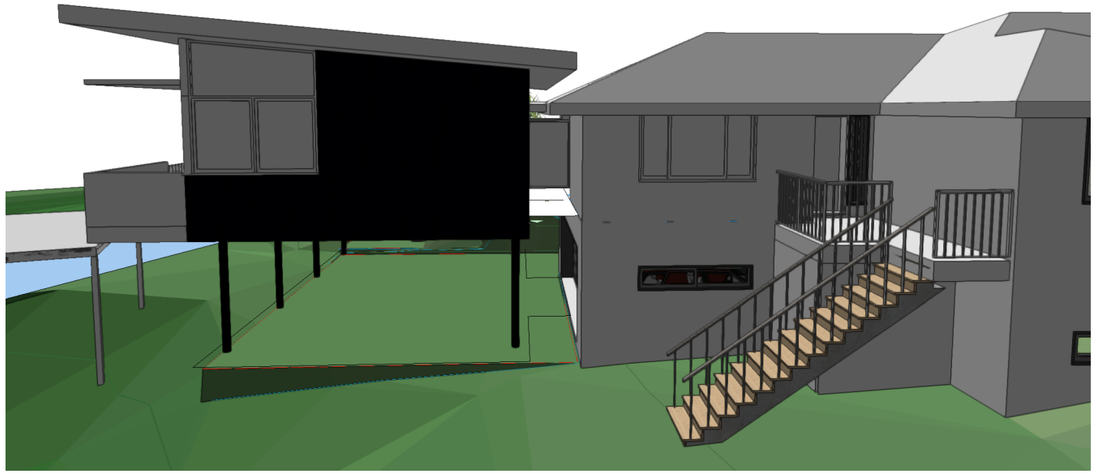
DA500

SCALE
1:200







YOUR BEAUTIFUL HOME

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3D VIEWS

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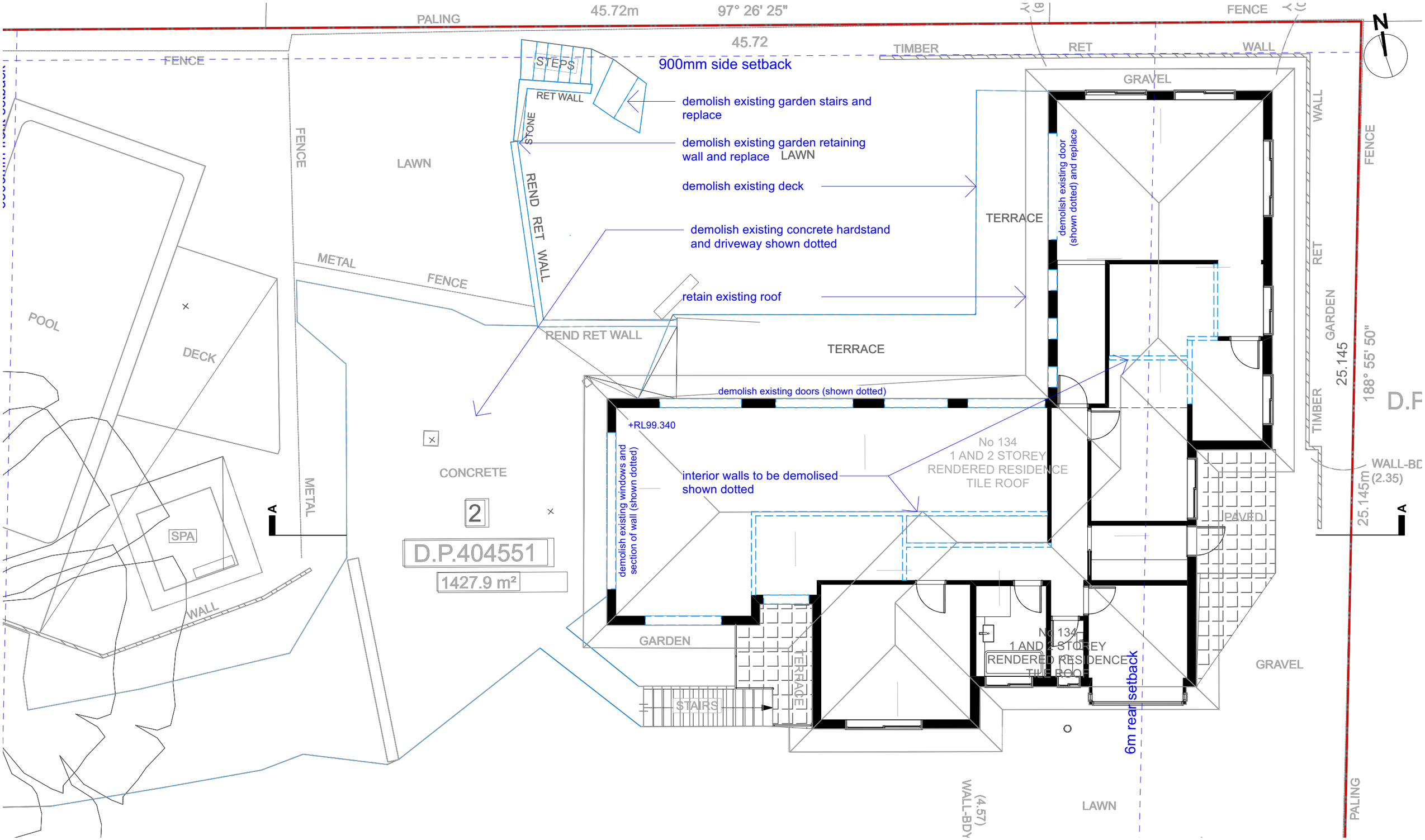
DA510

SCALE
NTS



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Lot 2 DP404551 1427.9sqm

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STATUS
DA

DEMOLITION PLAN PROPOSED

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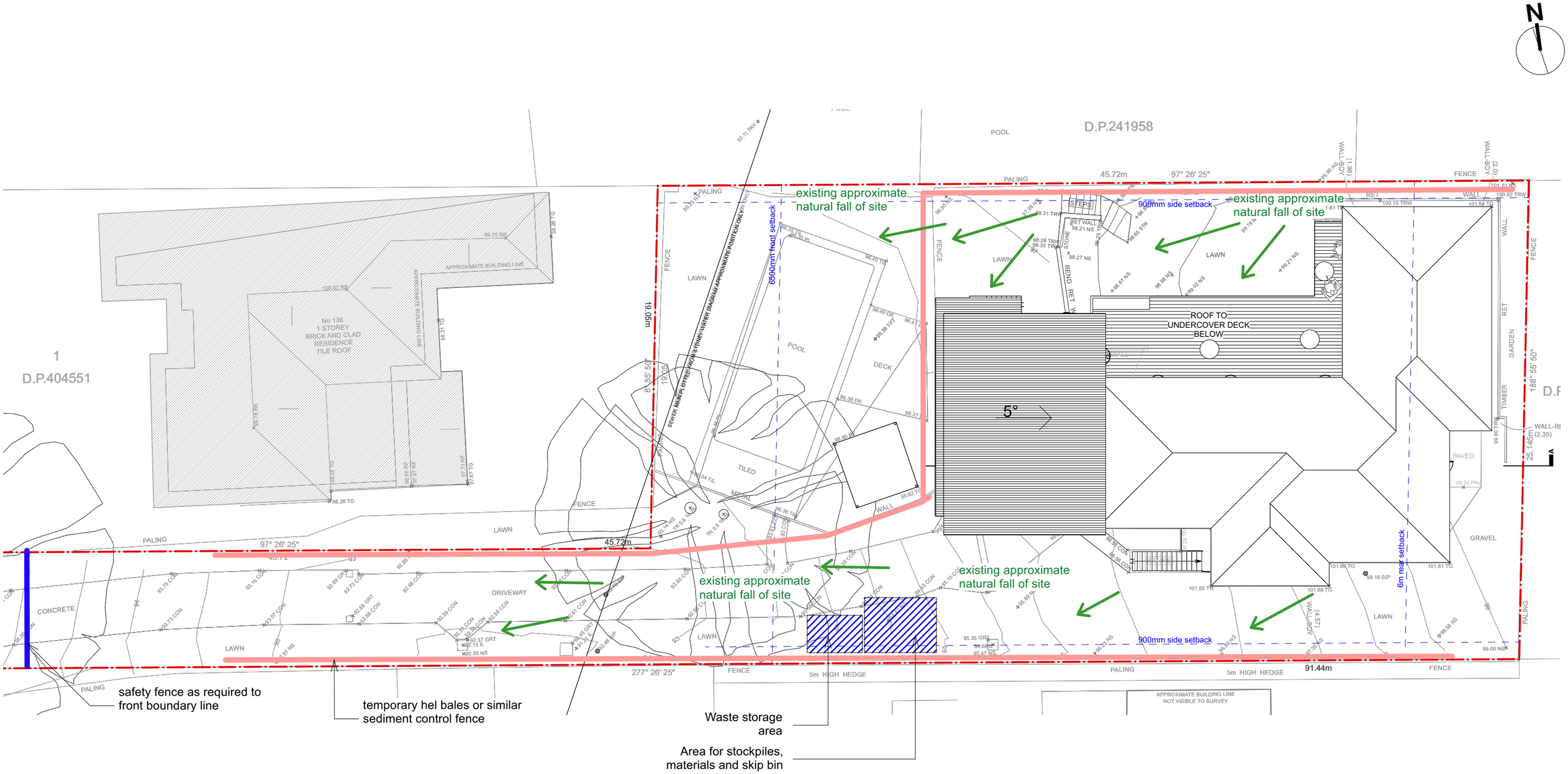
DA600

SCALE
1:100



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PROJECT ADDRESS
134 Clontarf Street
North Balgowlah NSW 2093
Lot 2 DP404551 1427.9sqm

CLIENT/S
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STATUS
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EROSION AND SEDIMENT CONTROL PLAN
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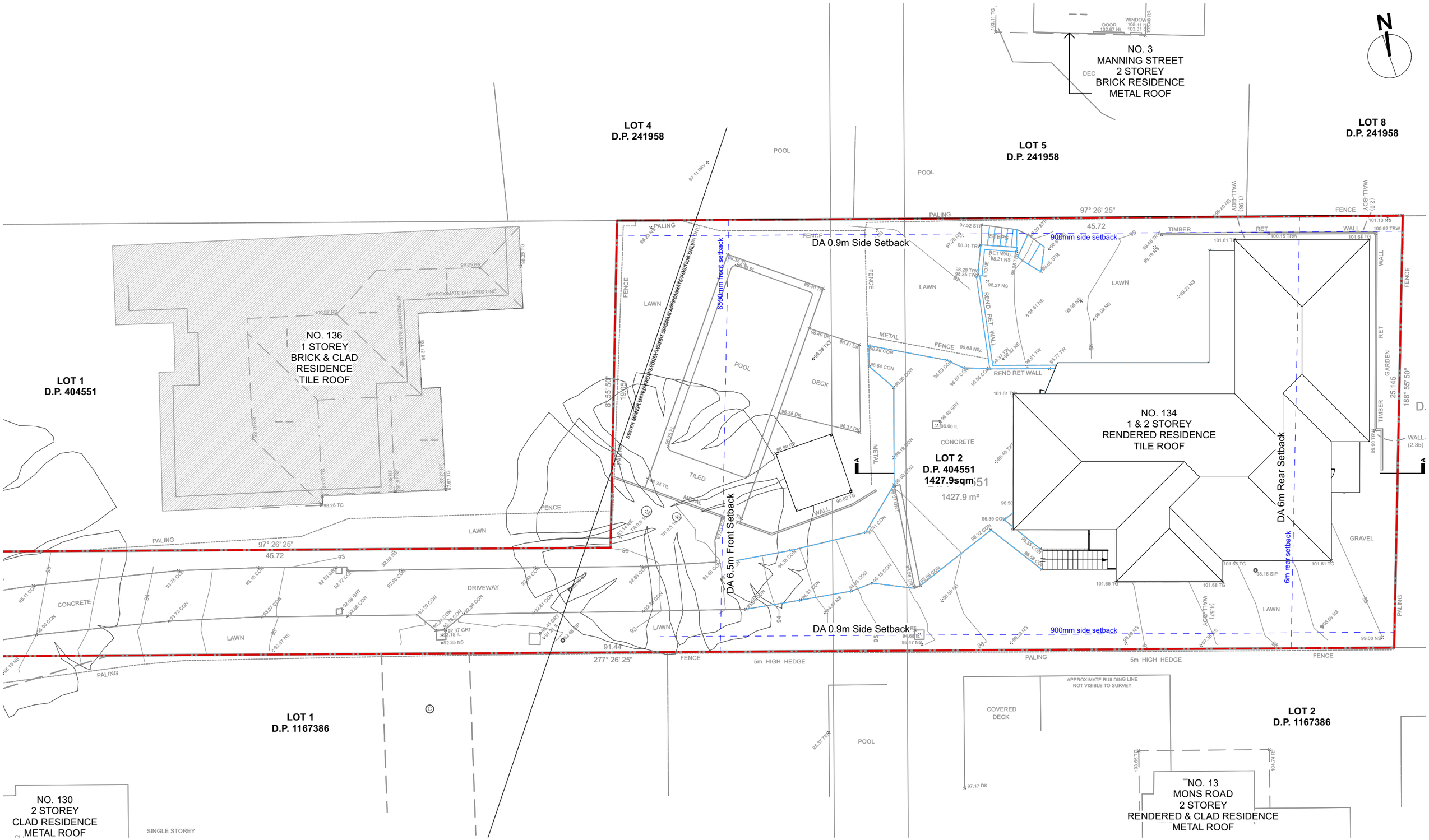
DA601

SCALE
1:100



VOUR BEAUTIFUL HOME

PROJECT ADDRESS	CLIENT/S	REVISION		
134 Clontarf Street North Balgowlah NSW 2093 Lot 2 DP404551 1427.9sqm	Leigh-Ann & James Fowle	A	7/10/22	for DA approval
DATE	STATUS			
January 2022	DA			

SITE & ROOF PLAN
EXISTING

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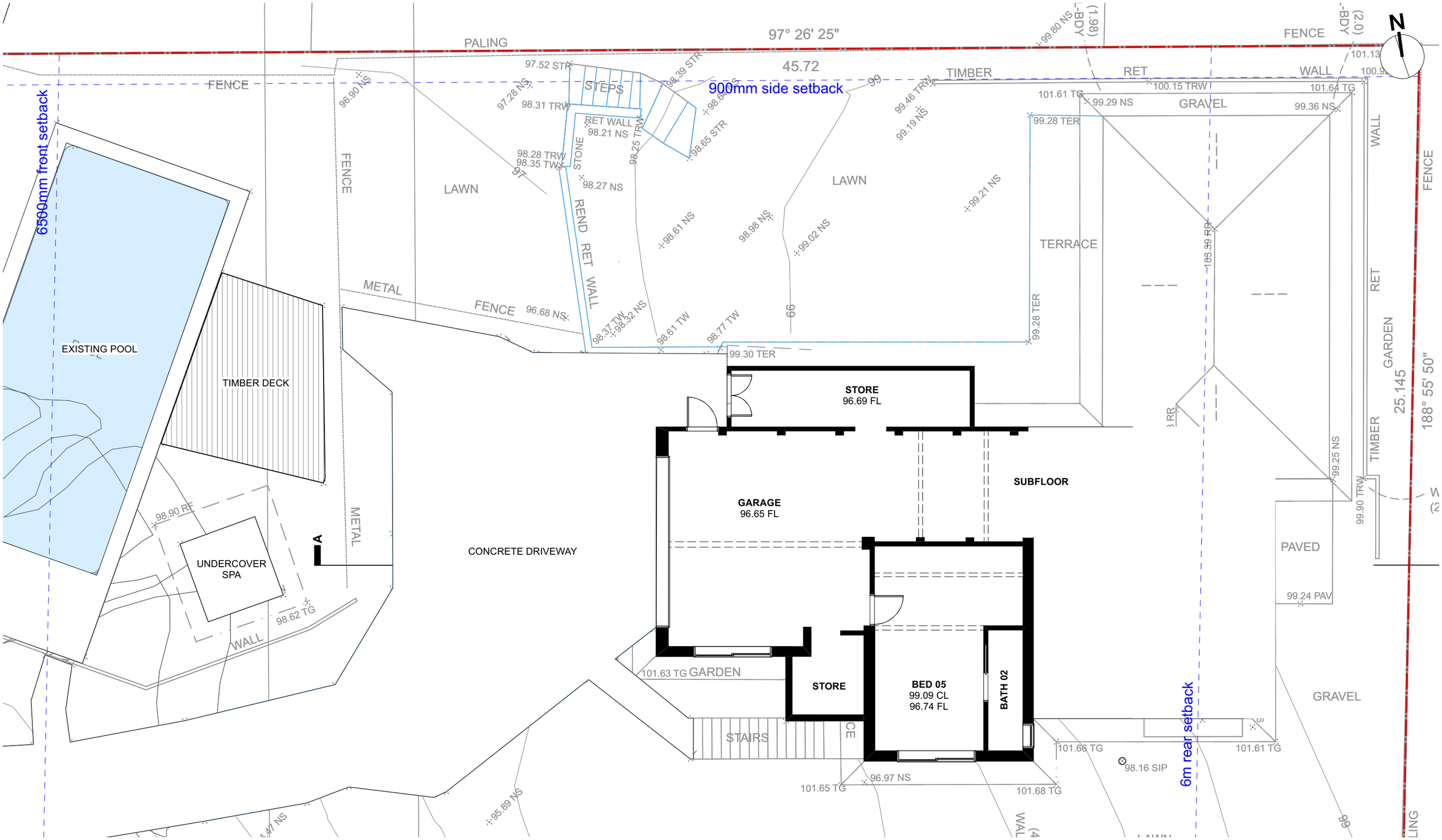
MD01

SCALE
1:200



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North Balgowlah NSW 2093
Lot 2 DP404551 1427.9sqm

CLIENT/S
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STATUS
DA

LOWER GROUND FLOOR EXISTING

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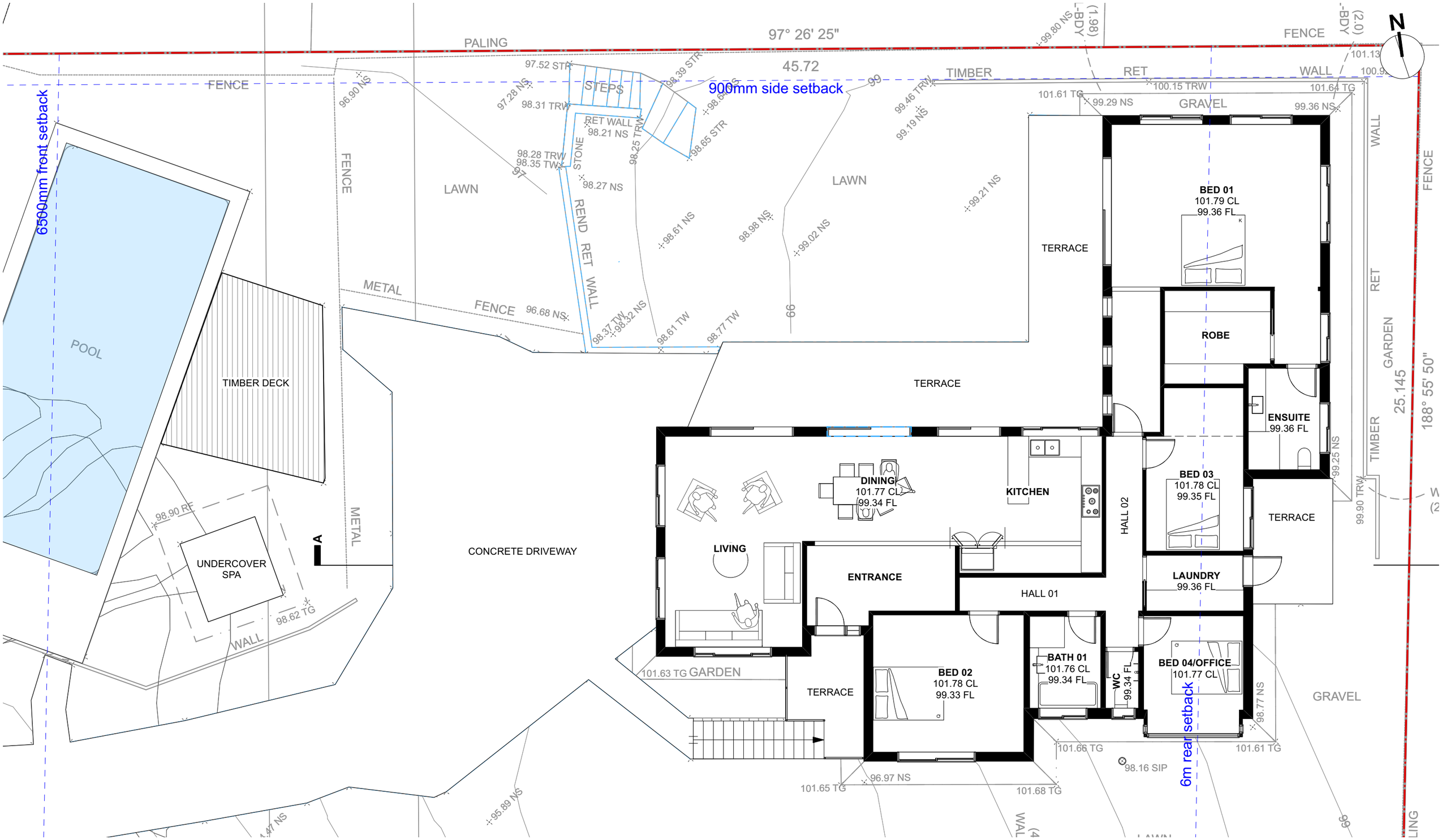
MD02

SCALE
1:100



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STATUS
DA

GROUND FLOOR
EXISTING

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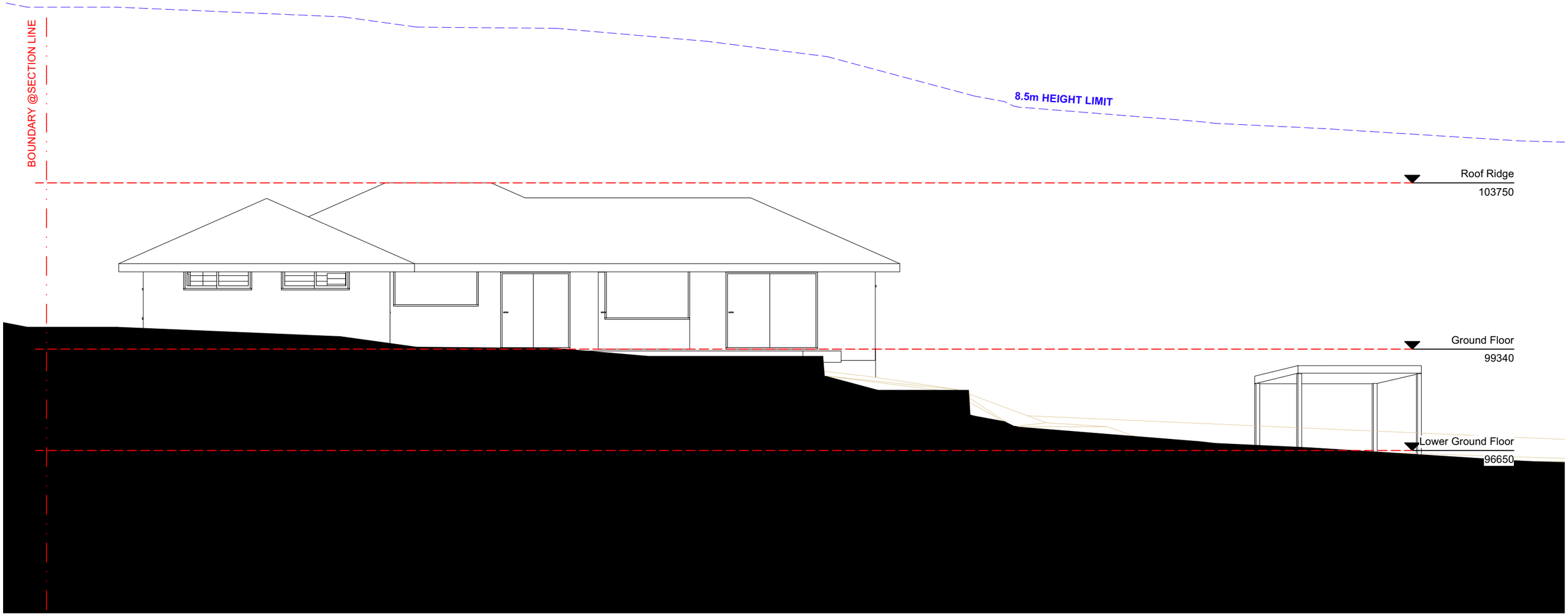
MD03

SCALE
1:100



1 Northern Elevation
Scale: 1:100

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ELEVATION NORTH EXISTING

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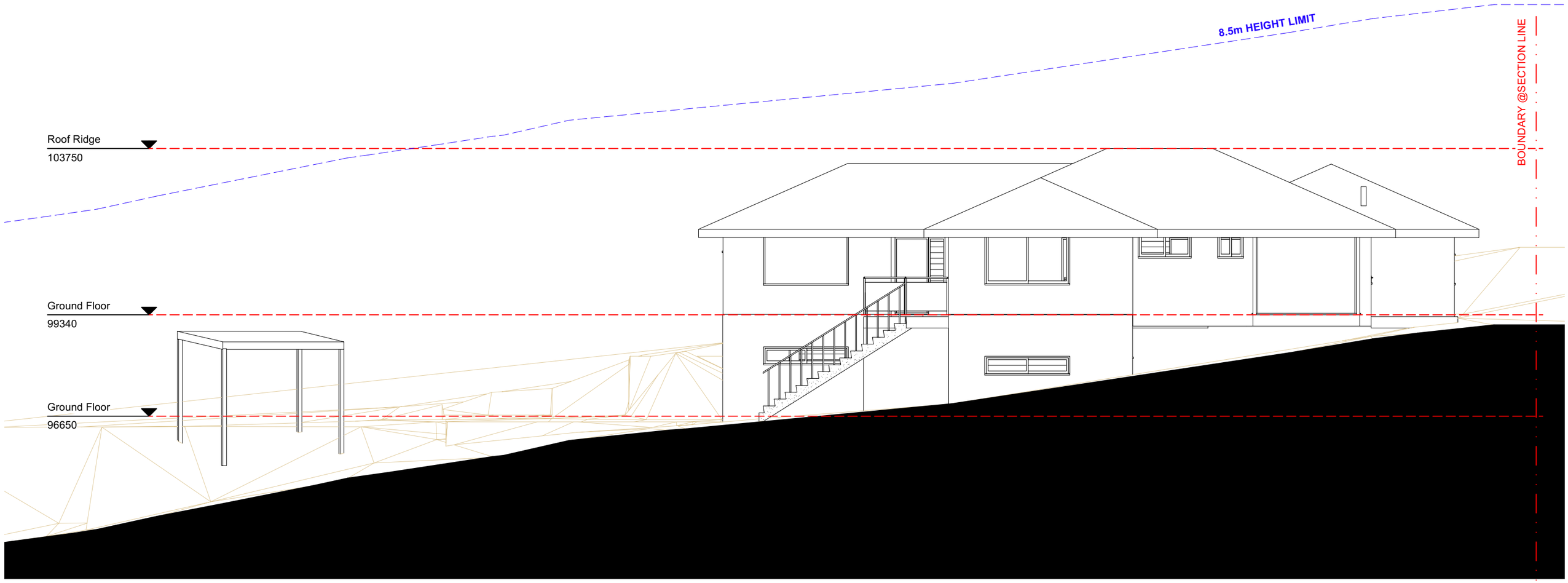
MD04

DATE
January 2022

STATUS
DA

SCALE
1:100



1 Southern Elevation
Scale: 1:100

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North Balgowlah NSW 2093
Lot 2 DP404551 1427.9sqm

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ELEVATION SOUTH EXISTING

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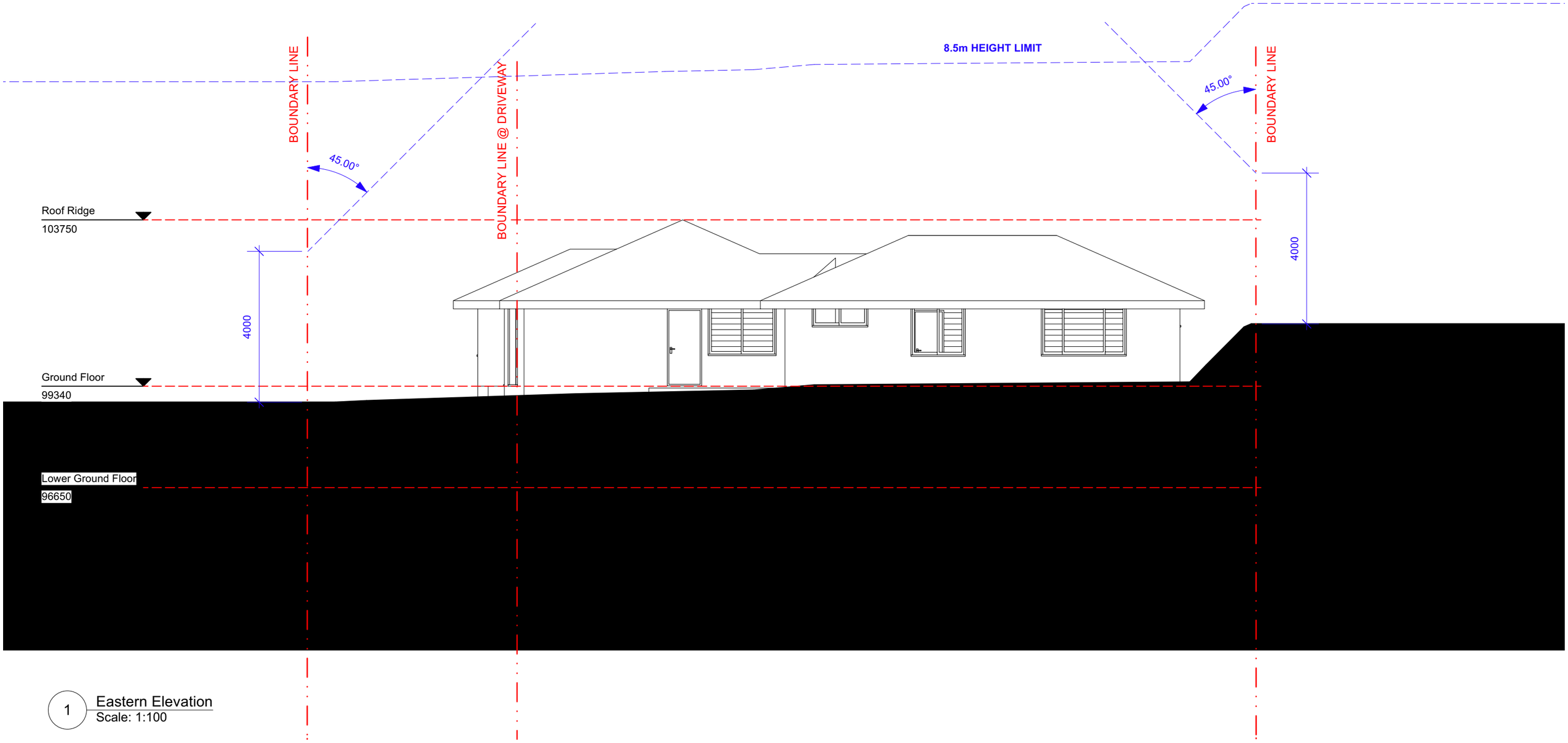
MD05

DATE
January 2022

STATUS
DA

SCALE
1:100



1 Eastern Elevation
Scale: 1:100

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A 7/10/22 for DA approval

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January 2022

STATUS
DA

ELEVATION EAST
EXISTING

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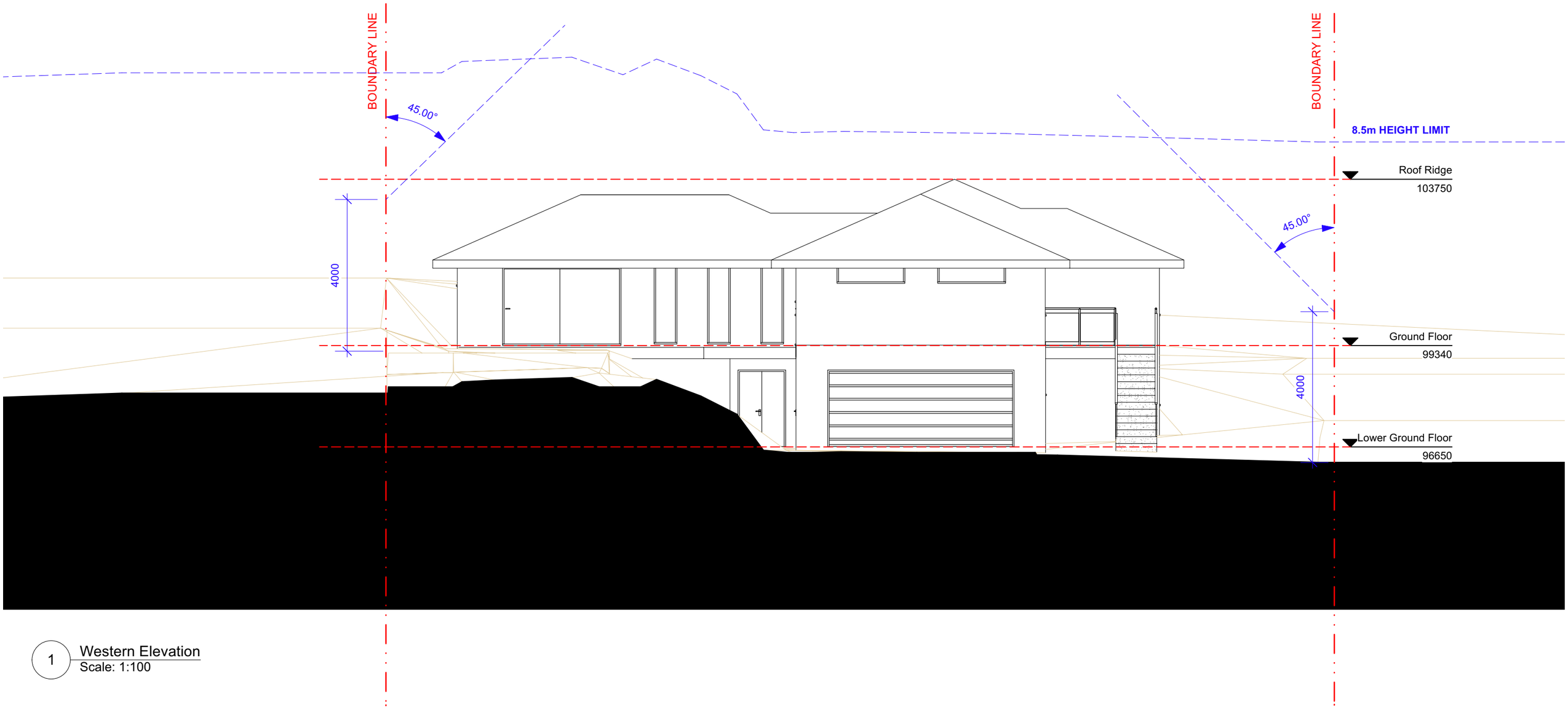
MD06

SCALE
1:100



1 Western Elevation
Scale: 1:100

YOUR BEAUTIFUL HOME

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CLIENT/S
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REVISION

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STATUS
DA

ELEVATION WEST
EXISTING

NOT FOR CONSTRUCTION

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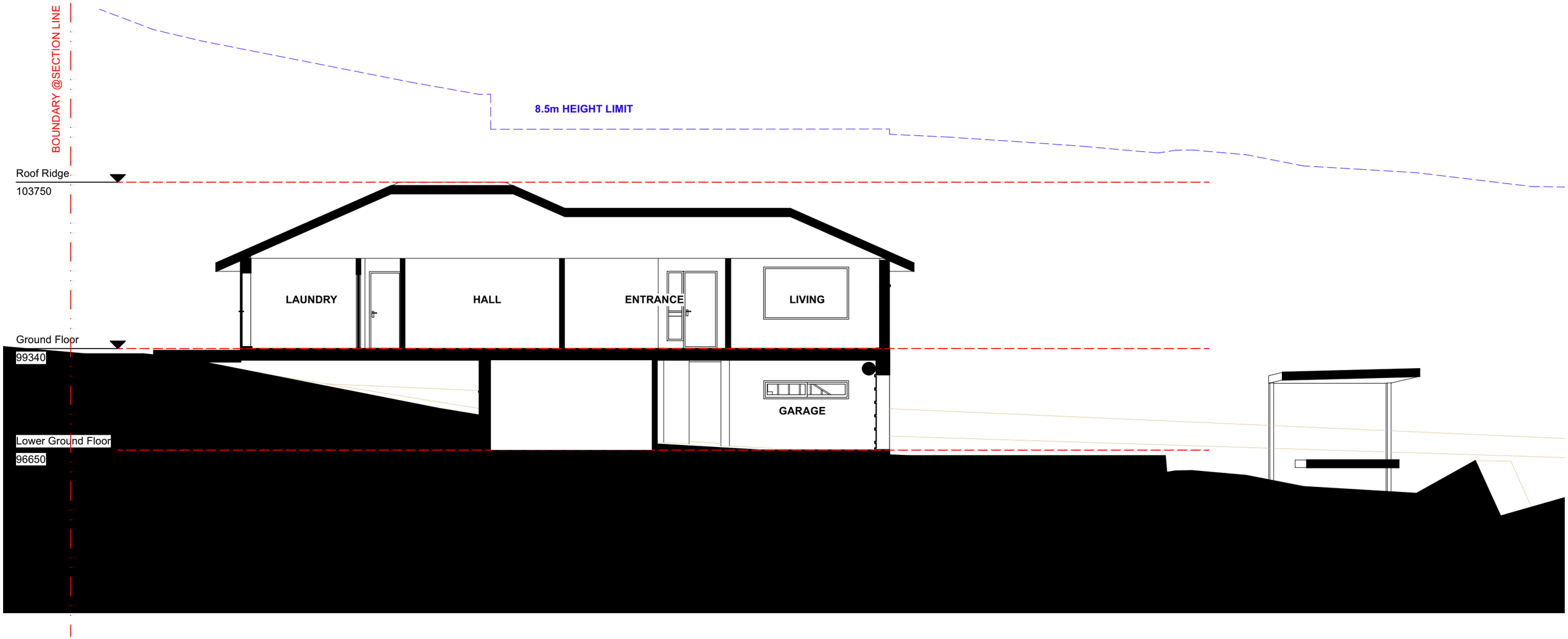
MD07

SCALE
1:100



1 Section AA
Scale: 1:100

YOUR BEAUTIFUL HOME

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STATUS
DA

SECTIONS EXISTING

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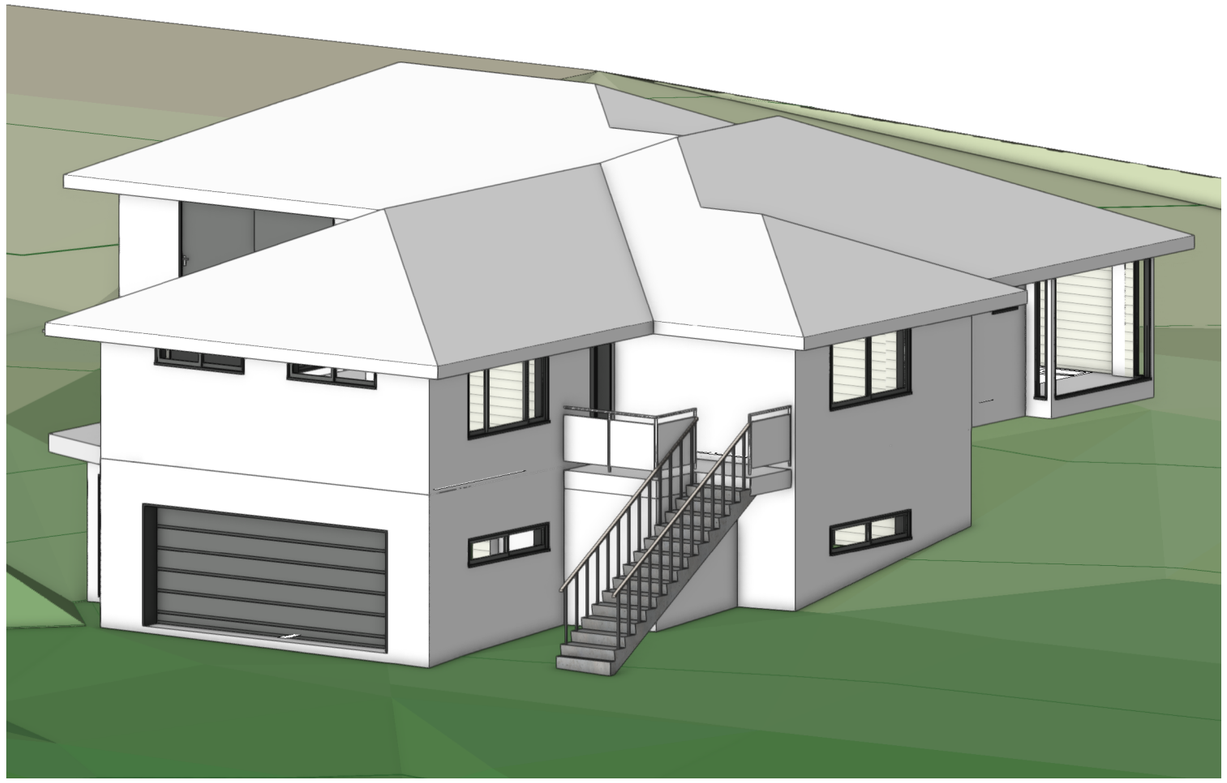
MD08

SCALE
1:100



YOUR BEAUTIFUL HOME

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3D VIEW EXISTING

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MD09

SCALE
NTS