NOTE:
SMOKE ALARMS ARE TO BE INSTALLED IN ACCORDANCE WITH AS3786 & PART 9.5 OF THE ABCB HOUSING PROVISIONS

NOTE:
ALL SETOUT DIMENSIONS ARE INDICATIVE ONLY.
DIMENSIONS TO BE CONFIRMED ON SITE BY CONTRACTOR.
FINAL JOINERY DIMENSIONS TO APPROVED SHOP DRAWINGS.
NOMINAL 10mm NEW TILE THICKNESS ALLOWED FOR ON WALLS.
FITTINGS AND FIXTURES SETOUT DIMENSIONED FROM INTERNAL FACE OF TILE FINISH.

NOTE:
SITE BOUNDARY IS TO BE IDENTIFIED BY A REGISTERED SURVEYOR AND CLEARLY MARKED ON SITE PRIOR TO START OF ANY CONSTRUCTION WORKS. OFFSET TO BOUNDARIES ARE TO BE CONFIRMED BY THE BUILDER/SURVEYOR PRIOR TO CONSTRUCTION.

NCC 2022 & AS COMPLIANCES SPECIFICATIONS
- STRUCTURE - PART H1 & SECTION 2 OF NCC
- SITE PREPARATION - PART H1D3 & SECTION 3 OF NCC
- FOOTINGS & SLABS - PART H1D4 & SECTION 4 OF NCC
- MASONRY - PART H1D5 & SECTION 5 OF NCC
- FRAMING - PART H1D6 & SECTION 6 OF NCC
- ROOF AND WALL CLADDING - PART H1D7 & SECTION 7 OF NCC
- GLAZING - PART H1D8 & SECTION 8 OF NCC
- DAMP & WEATHERPROOFING - PART H2 OF NCC
- FIRE SAFETY - PART H3 & SECTION 9 OF NCC
- HEALTH & AMENITY - PART H4 & SECTION 10 OF NCC
- SAFE MOVEMENT & ACCESS - PART H5 & SECTION 11 OF NCC
- ANCILLARY PROVISIONS - PART H7 & SECTION 12 OF NCC
- SWIMMING POOLS - PART H7P1 & NSW H7D2 OF NCC
- CONSTRUCTION IN BUSHFIRE PRONE AREAS - PART NSW H7D4 OF NCC
- ENERGY EFFICIENCY - PART H6 & SECTION 13 OF NCC

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

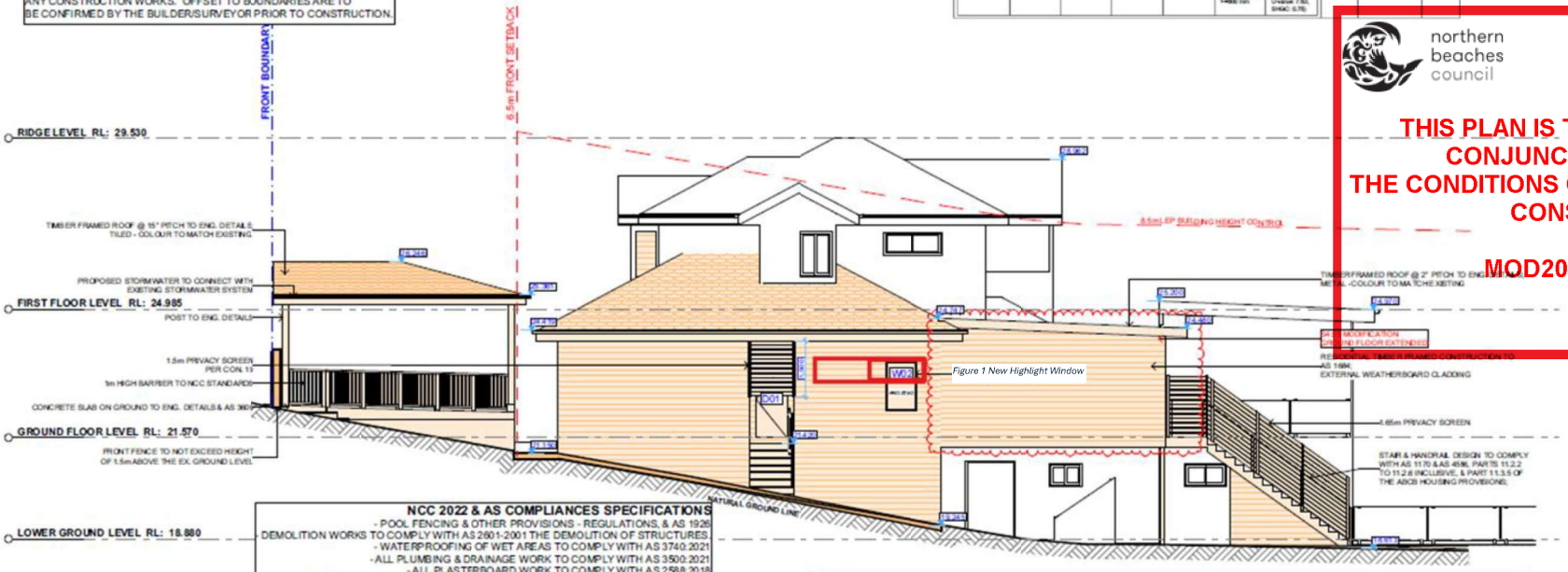
Windows and glazed doors glazing requirements

Mark/unit/ 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 >450 mm	standard aluminium, single (acrylic) clear, (U-value: 5.7, SHGC: 0.47)
W02	S	1.13	0	0	eave/ verandah/ pergola/balcony >450 mm	standard aluminium, single clear, (or Uvalue: 7.63, SHGC: 0.75)
W03	E	1.87	0	0	eave/ verandah/ pergola/balcony >450 mm	standard aluminium, single clear, (or Uvalue: 7.63, SHGC: 0.75)
EW01	S	1.1	0	0	eave/ verandah/ pergola/balcony >450 mm	standard aluminium, single clear, (or Uvalue: 7.63, SHGC: 0.75)

northern beaches council

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

MOD2025/0472



NCC 2022 & AS COMPLIANCES SPECIFICATIONS
- POOL FENCING & OTHER PROVISIONS - REGULATIONS, & AS 1926
- DEMOLITION WORKS TO COMPLY WITH AS 2601-2001 THE DEMOLITION OF STRUCTURES.
- WATERPROOFING OF WET AREAS TO COMPLY WITH AS 3740:2021
- ALL PLUMBING & DRAINAGE WORK TO COMPLY WITH AS 3500:2021
- ALL PLASTERBOARD WORK TO COMPLY WITH AS 2588:2018
- ALL STRUCTURAL STEEL WORK TO COMPLY WITH AS 4100:2020 & AS 1554.1:2014
- ALL CONCRETE WORK TO COMPLY WITH AS 3600:2018
- ALL ROOF SHEETING WORK TO COMPLY WITH AS 1562.1:2018
- ALL SKYLIGHTS TO COMPLY WITH AS 4285:2019
- ALL CERAMIC TILING TO COMPLY WITH AS 3958.1-2007 & 3958.2-1992
- ALL GLAZING ASSEMBLIES TO COMPLY WITH AS 2047-2014 & AS 1288:2021
- ALL TIMBER RETAINING WALLS ARE TO COMPLY WITH AS 1720, AS 1170
- ALL RETAINING WALLS ARE TO COMPLY WITH AS 3700:2018 & AS 3600:2018
- ALL CONSTRUCTION IN BUSHFIRE-PRONE AREAS TO COMPLY WITH AS 3959:2018

B. Modify Condition 14. Amendments to the approved plans to read as follows: The following amendments are to be made to the approved plans:
The front fence shall not exceed 1.5m above the existing ground level.
W02 on the south elevation shall be non-operable and utilise frosted glazing.

Condition 19: A 1.5 metre privacy screen attached to the underside of the eave and flush with the adjacent walls is to be erected for the entire width of the dwelling entrance stairway on the south elevation. The privacy screen shall be of fixed panels or louvre style construction (with a maximum spacing of 20mm), in materials that complement the design of the approved development

Condition 20b: Provide updated plans detailing the following: · A 1.65 metre privacy screen is to be erected for the entire length of the outermost southern edge of the external stairs located off the Deck as shown on the approved plans. The privacy screen shall be of fixed panels or louver style construction (with a maximum

1 SOUTH ELEVATION - SIDE 1:100

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REV.	DATE	COMMENTS	DRWN
A	24.02.2025	S4.55 MODIFICATION	AL
B	24.06.2025	FOR CC	AP

NOTES
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Do not scale measure from drawings. Figured dimensions are to be used only.
The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.
All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

LEGEND
EXISTING
PROPOSED
S4.55 MODIFICATION (2025)

CLIENT
CHRIS HUGGET & SHARON SUTTON

PROJECT ADDRESS
29 CONDOVER STREET NORTH BALGOWLAH 2093

DRAWING NO.
CC13

DATE
Monday, 30 June 2025

DRAWING NAME
SOUTH ELEVATION

SCALE
1:100 @A3