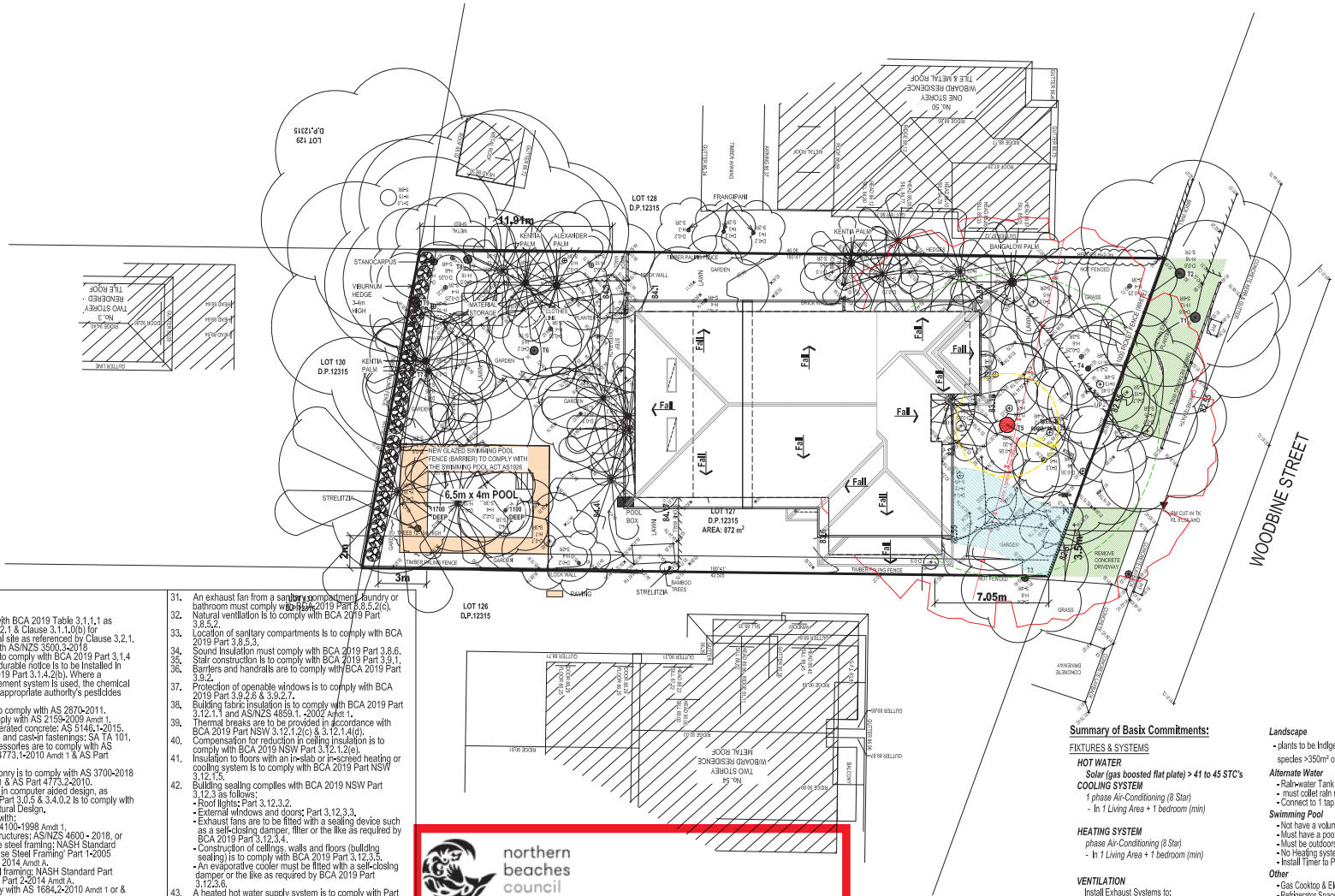
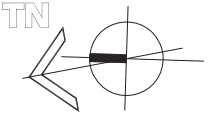




BCA Notes:

1. Earthwork is to comply with BCA 2019 Table 3.1.1.1 as referenced in Figure 3.1.2.1 & Clause 3.1.1.1(b) for determination of a normal site as referenced by Clause 3.2.1.
2. Drainage is to comply with AS/NZS 3500.3-2018
3. Termite Management is to comply with BCA 2019 Part 3.1.4 and AS 3660.1-2014. A durable notice is to be installed in accordance with BCA 2019 Part 3.1.4.2(b). Where a chemical termite management system is used, the chemical must be included on the appropriate authority's pesticides register.
4. Footings and slabs are to comply with AS 2870-2011.
5. Piled footings are to comply with AS 2159-2009 Amd 1.
6. Reinforced autoclaved aerated concrete: AS 5146.1-2015.
7. Concrete - Post-Installed and cast-in fasteners: SA TA 101.
8. Masonry & masonry accessories are to comply with AS 3700-2018 Amd 1 or AS4773.1-2010 Amd 1 & AS Part 4773.2-2010.
9. Weatherproofing of masonry is to comply with AS 3700-2018 or AS4773.1-2010 Amd 1 & AS Part 4773.2-2010.
10. Structural software used in computer aided design, as referred to in BCA 2019 Part 3.0.5 & 3.4.0.2 is to comply with ABCS Protocol for Structural Design.
11. Steel framing to comply with:
 - Steel Structures: AS 4100-1998 Amd 1.
 - Cold Formed steel structures: AS/NZS 4600 - 2018, or
 - Residential & low-rise steel framing: NASH Standard Residential & Low-Rise Steel Framing Part 1-2005 Amd A, B & C Part 2 - 2014 Amd A.
12. Residential low-rise steel framing: NASH Standard Part 1-2005 Amd A, B & C and Part 2-2014 Amd A.
13. Timber framing to comply with AS 1684.2-2010 Amd 1 or AS 1684.4-2010 Amd 1.
14. Nail plated timber trusses: AS 1720.5-2015.
15. Structural steel members are to comply with:
 - Steel Structures: AS 4100-1998 Amd 1.
 - Cold Formed steel structures: AS/NZS 4600 - 2018.
16. Roof cladding is to comply with:
 - Roofing tiles: AS 2049-2002 Amd 1 and AS 2050-2018.
 - Metal roofing: AS 1562.1-2018.
 - Plastic sheet roofing: AS/NZS 4256.1-1994, AS/NZS 4256.2-1994, AS/NZS 4256.3-1994, AS/NZS 4256.4-1999 & AS/NZS 1562.1-1999.
17. Gutters and downpipes to comply with AS/NZS 3500.3-2018
18. Wall cladding is to comply with AS 1562.1-2018.
19. Glazing to comply with AS 2047-2014 Amd 1 & 2 and AS 1289-2006 Amd 1 & 2, as required by BCA 2019 Part 3.6.0.
20. Fire separation of external walls is to comply with BCA 2019 Part 3.7.2.
21. Allowable encroachments are to comply with BCA 2019 Part 3.7.2.
22. Fire Protection of separating walls is to comply with BCA 2019 Part 3.7.3.
23. Sparking type materials used in a roof must have a flammability index of not greater than 5.
24. Combustible roof lights, skylight or the like installed in a roof or part of a roof required to have a non-combustible covering must comply with BCA 2019 Part 3.7.2.2.
25. Smoke alarms are to comply with BCA 2019 Part 3.7.5 and AS3786-2014 Amd 1.
26. Building elements in wet areas must be waterproof or water resistant in accordance with BCA Table 3.8.1.1 & comply with AS 3740-2010 Amd 1.
27. Room heights are to comply with BCA 2019 Part 3.8.2.
28. Construction of sanitary compartments is to comply with BCA 2019 Part 3.8.3.3.
29. Natural lighting is to comply with BCA 2019 Part 3.8.4.2.
30. Mechanical ventilation is to comply with AS 1688.2-2012.

31. An exhaust fan from a sanitary compartment, laundry or bathroom must comply with AS/NZS 3500.3-2018 Part 3.8.5.2(c).
32. Natural ventilation is to comply with BCA 2019 Part 3.8.5.2.
33. Location of sanitary compartments is to comply with BCA 2019 Part 3.8.5.3.
34. Sound insulation must comply with BCA 2019 Part 3.8.6.
35. Stair construction is to comply with BCA 2019 Part 3.9.1.
36. Barriers and handrails are to comply with BCA 2019 Part 3.9.2.
37. Protection of operable windows is to comply with BCA 2019 Part 3.9.2.6 & 3.9.2.7.
38. Building fabric insulation is to comply with BCA 2019 Part 3.12.1.1 and AS/NZS 4858.1 - 2002 Amd 1.
39. Thermal breaks are to be provided in accordance with BCA 2019 Part NSW 3.12.1.2(c) & 3.12.1.4(d).
40. Compensation for reduction in ceiling insulation is to comply with BCA 2019 NSW Part 3.12.1.2(e).
41. Insulation to floors with an in-slab or in-creased heating or cooling system is to comply with BCA 2019 Part NSW 3.12.1.5.
42. Building sealing complies with BCA 2019 NSW Part 3.12.3 as follows:
 - Roof lights: Part 3.12.3.2.
 - External windows and doors: Part 3.12.3.3.
 - Exhaust fans are to be fitted with a sealing device such as a self-closing damper, filter or the like as required by BCA 2019 Part 3.12.3.4.
 - Construction of ceilings, walls and floors (building sealing) is to comply with BCA 2019 Part 3.12.3.5.
 - An evaporative cooler must be fitted with a self-closing damper or the like as required by BCA 2019 Part 3.12.3.6.
43. A heated hot water supply system is to comply with Part B2 of NCC 2019 Volume Three - Plumbing Code Australia.
44. Insulation of services: BCA 2019 Part 3.12.5.1 & AS/NZS 4859.1-2002 Amd 1.
45. Central heating water piping: BCA 2019 Part 3.12.5.2.
46. Heating & cooling ductwork: BCA 2019 Part 3.12.5.3.
47. Electrical resistance space heating: BCA 2019 Part 3.12.5.4.
48. Artificial lighting (heating): BCA 2019 Part 3.12.5.5.
49. Floor Slip Resistance: AS 4586



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council

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

DA2022/1933

Summary of Basic Commitments:

FIXTURES & SYSTEMS

HOT WATER

- Solar (gas boosted flat plate) > 41 to 45 STC's
- COOLING SYSTEM
 - 1 phase Air-Conditioning (8 Star)
 - In 1 Living Area + 1 bedroom (min)

HEATING SYSTEM

- phase Air-Conditioning (8 Star)
- In 1 Living Area + 1 bedroom (min)

VENTILATION

- Install Exhaust Systems to:
 - 1 bathroom (min) no mechanical ventilation
 - kitchen, fan, ducted to outside & interlocked to light
 - laundry: natural ventilation only

ARTIFICIAL LIGHTING

- Use ONLY LEDs or FLUOROS in the following Rooms
 - at least 5 bedrooms/ Study (dedicated)
 - at least 2 living / dining rooms (dedicated)
 - kitchen (dedicated)
 - all bathrooms/toilets (dedicated)
 - laundry (dedicated)
 - all hallways (dedicated)
- NATURAL LIGHTING
 - install window skylight in kitchen
 - install window skylight to 3 bathrooms/toilets

ALTERNATE ENERGY

- Install Photovoltaic System
 - Min 5 Peak kilowatts of Electricity
 - connected to electrical system

FIXTURES - Water

- Shower Heads: 4 STAR (6 litre per min)
- Toilets: 5 STAR
- Taps: 5 STAR (in Kitchen+Bathrooms)

Landscaping

- plants to be Indigenous or low water use species >350m² of site
- Alternate Water
 - Rain-water Tank: 6000 Litres
 - must collect rain runoff from 330m² of roof area
 - Connect to 1 tap (min) < 10 m from pool
- Swimming Pool
 - Not have a volume greater than 39.5 kilolitres
 - Must have a pool cover
 - Must be outdoors
 - No heating system
 - Install Timer to Pool Pump
- Other
 - Gas Cooktop & Electric Oven In Kitchen
 - Refrigerator Space to be well ventilated (as per Baski)
 - Install fixed outdoor clothes drying line

CONSTRUCTION

GENERAL FEATURES

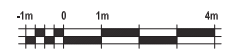
- Max two Storeys
- conditioned floor area = 300m² max.
- max area of open mezzanine = 25m²
- no roof attic or third level

THERMAL COMFORT

- Conc. Slab on Ground Floor - NI
- conditioned floor area = 300m² max.
- Suspended Floor (above enclosed sub-slab) - R1.10 (or 1.8 inst. Construction) (Down)
- Floor above Habitable rooms + Garage - NI
- External Walls - Framed R3.0 or R3.40 (incl. Construction)
- Internal Walls Cavity Brick - R2.0 or R1.7 (incl. Construction)
- Internal Walls Plasterboard - NI
- Insulation to Flat Ceiling: Pitched Roof - R3.9 (up); Roof: full locked blanket (25mm)

GLAZING REQUIREMENTS

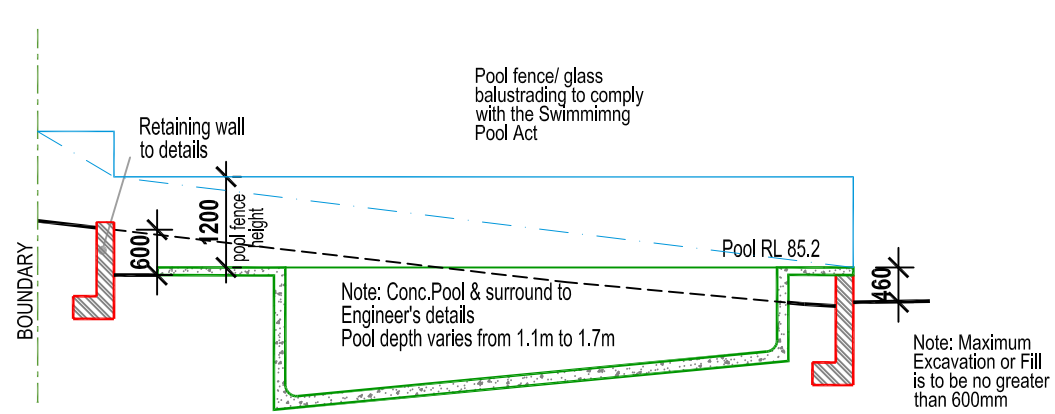
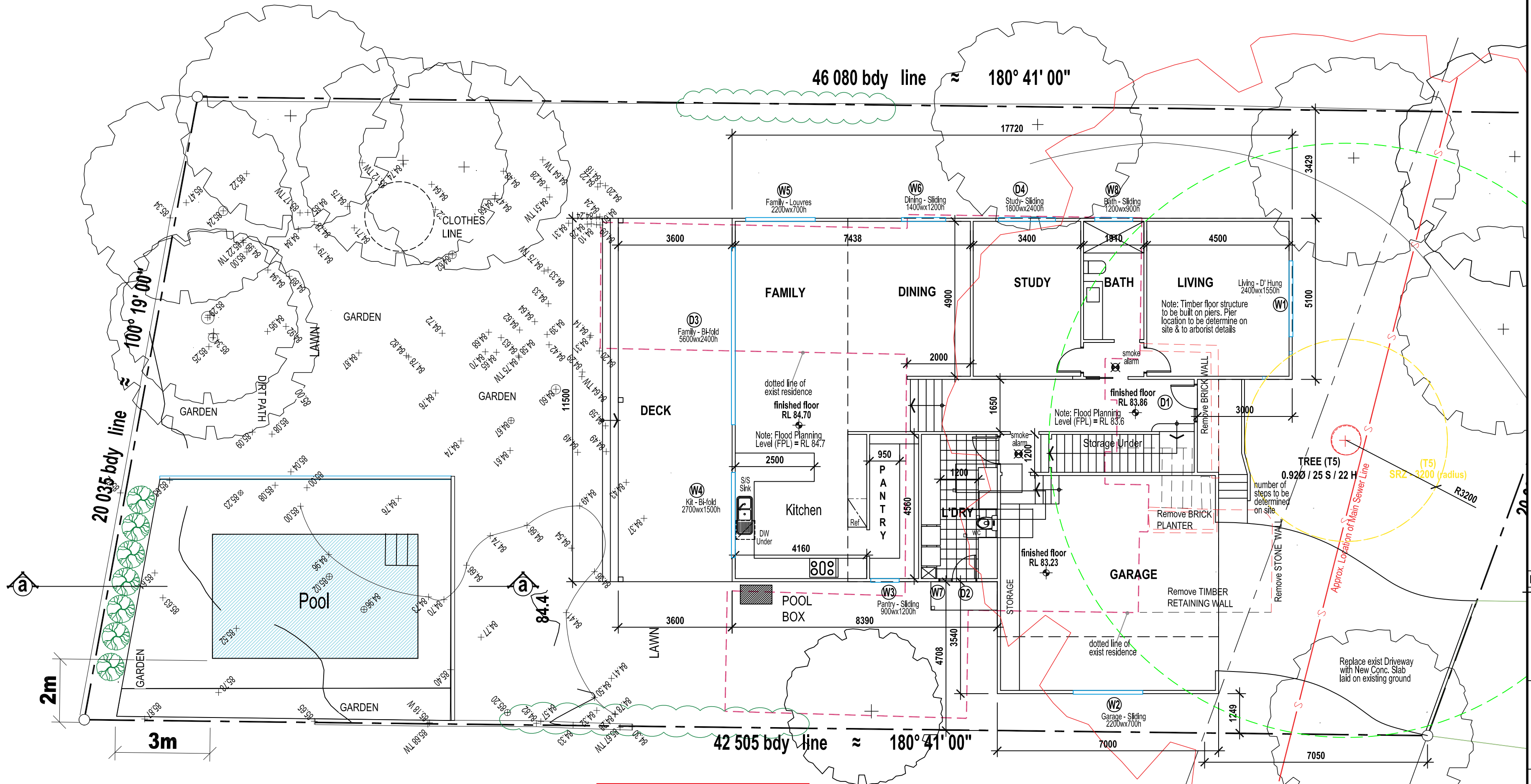
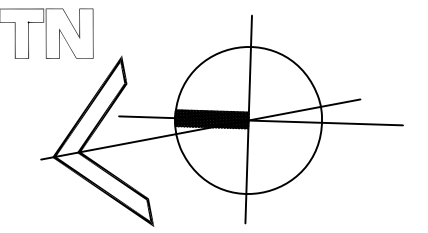
- For More Detailed Information Regarding Each Window (W1- W18) & Glazed Doors (D1, D3 & D4). Refer to Baski Certificate No. 13478675_04



ALL DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY

B	Amended Roof+Notes Added	Feb'23
A	Issued to Client	Jan'23
ISSUE	AMENDMENT	DATE

Project		
New Two Storey Timber Framed Residence		
Address		
52 Woodbine Street Nth BALGOWLAH NSW 2093		
Client		
Ms Emily Hill		
Phone 0418 119 091		
Drawing		
Site Plan + Notes		
COPYRIGHT: This design is and always shall remain the property of the Designer and must not be lent, given, sold, hired out, otherwise copied, varied either in whole or in part without the written consent of the Designer.		
Date	January, 2023	
Scale	1:200 @A2	
Drawn	-	
Job No:	DA 23/01/00 B	



 northern beaches council

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

DA2022/1933

A	Issued to Client	Mar'23
ISSUE	AMENDMENT	DATE

Project
New Two Storey Timber Framed Residence

Address
**52 Woodbine Street Nth
BALGOWLAH NSW 2093**

Client
Ms Emily Hill

Drawing
Pool Plan

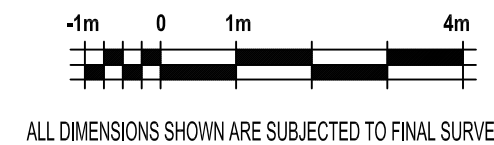
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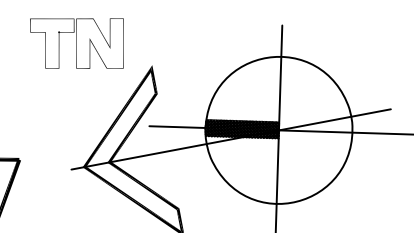
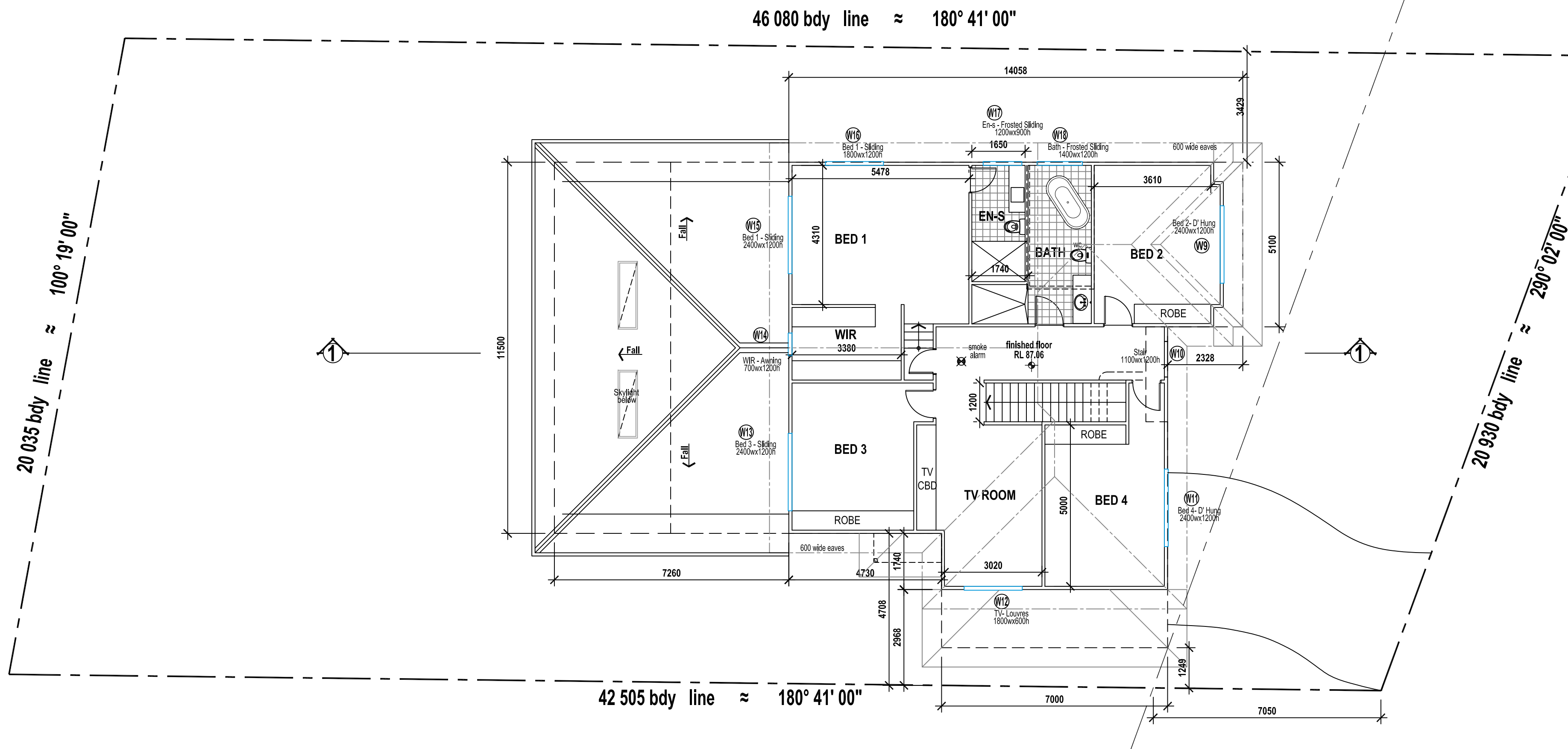
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Drawn -

Job No: **DA 23/01/01.1 A**





C	Section Added	Mar'23
B	Amended Roof+Notes Added	Feb'23
A	Issued to Client	Jan'23
ISSUE	AMENDMENT	DATE

Project
New Two Storey Timber Framed Residence

Address
**52 Woodbine Street Nth
BALGOWLAH NSW 2093**

Client
Ms Emily Hill

Phone 0418 119 091

Drawing
**First Floor Plan
+ Section**

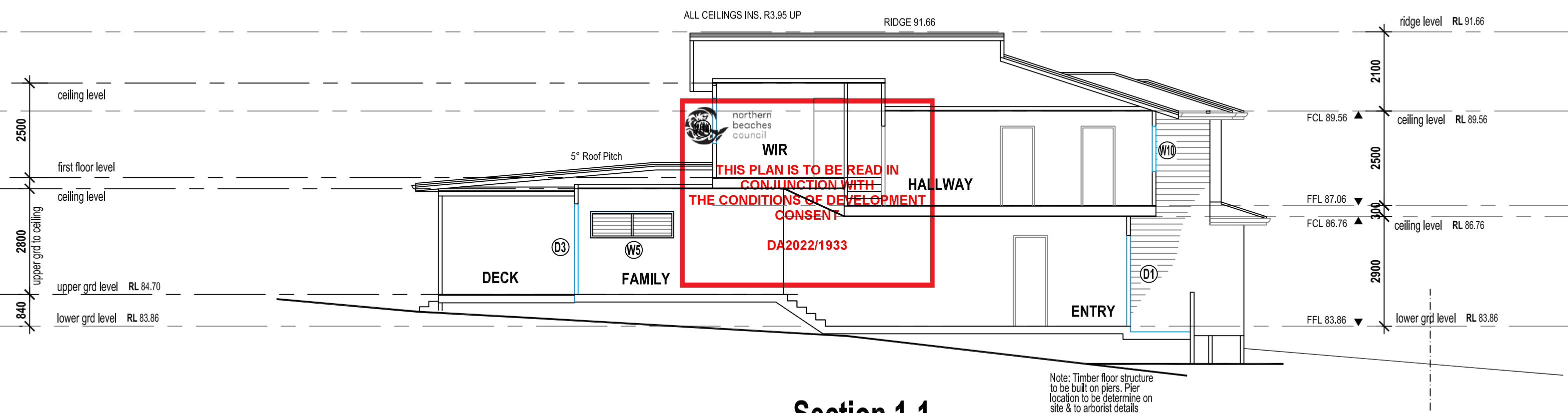
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Date January, 2023

Scale 1:100 @A2

Drawn -

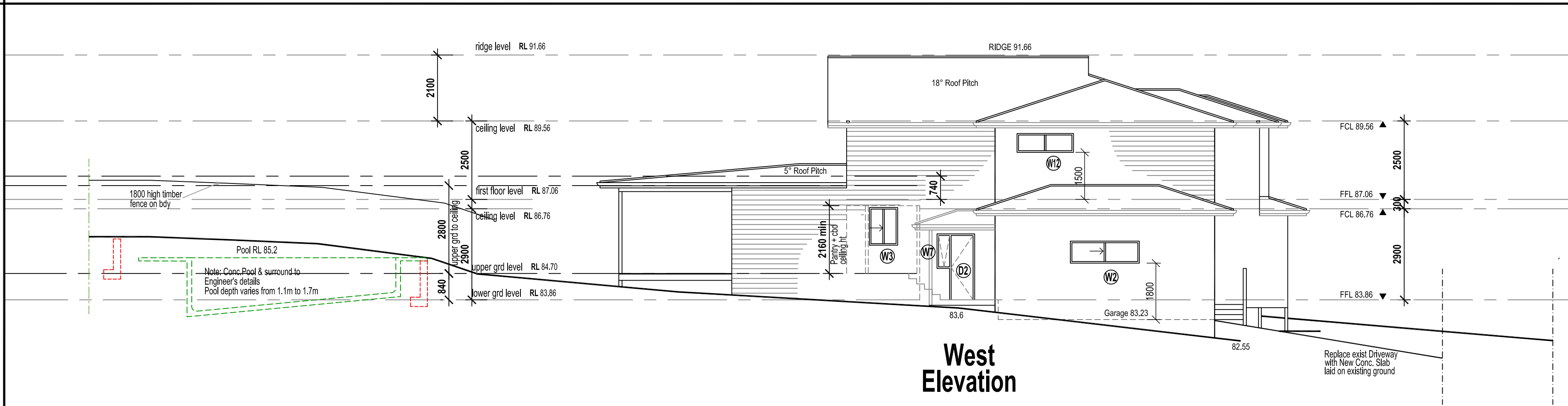
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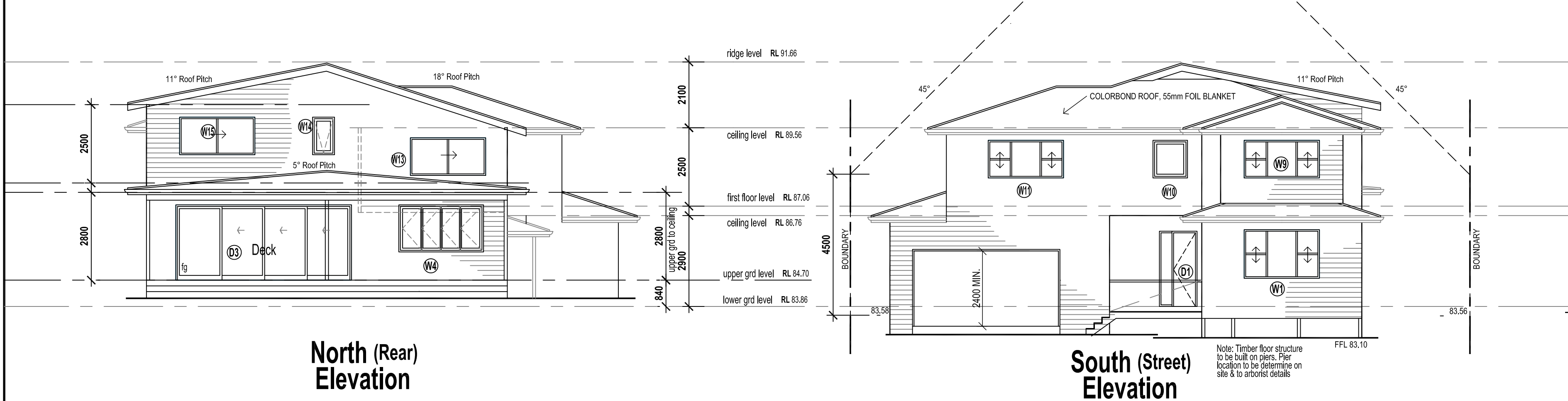
Section 1-1



ALL DIMENSIONS SHOWN ARE SUBJECT TO FINAL SURVEY

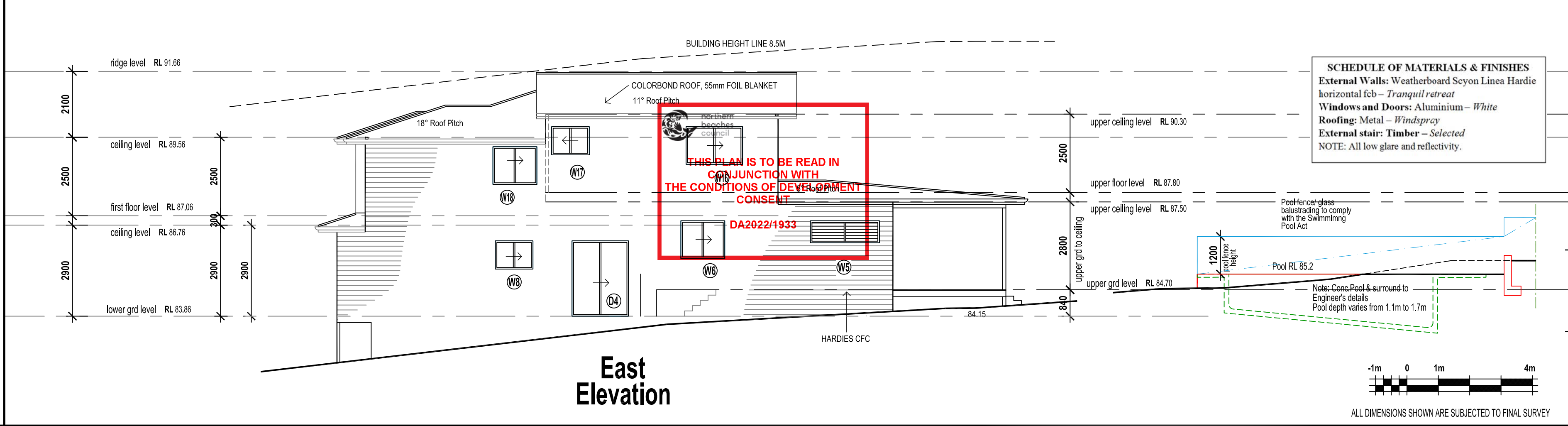


West
Elevation



North (Rear)
Elevation

South (Street)
Elevation



East
Elevation

D	Pool Elevations Added	Mar'23
C	Garage Level Amended	Feb'23
B	Amended Roof+Notes Added	Feb'23
A	Issued to Client	Jan'23
ISSUE	AMENDMENT	DATE

Project		
New Two Storey Timber Framed Residence		
Address		
52 Woodbine Street Nth BALGOWLAH NSW 2093		
Client		
Ms Emily Hill		
Phone 0418 119 091		
Drawing		
Elevations		
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Date	January, 2023	
Scale	1:100 @A2	
Drawn	-	
Job No:	DA 23/01/03 D	