

NEW RESIDENCE

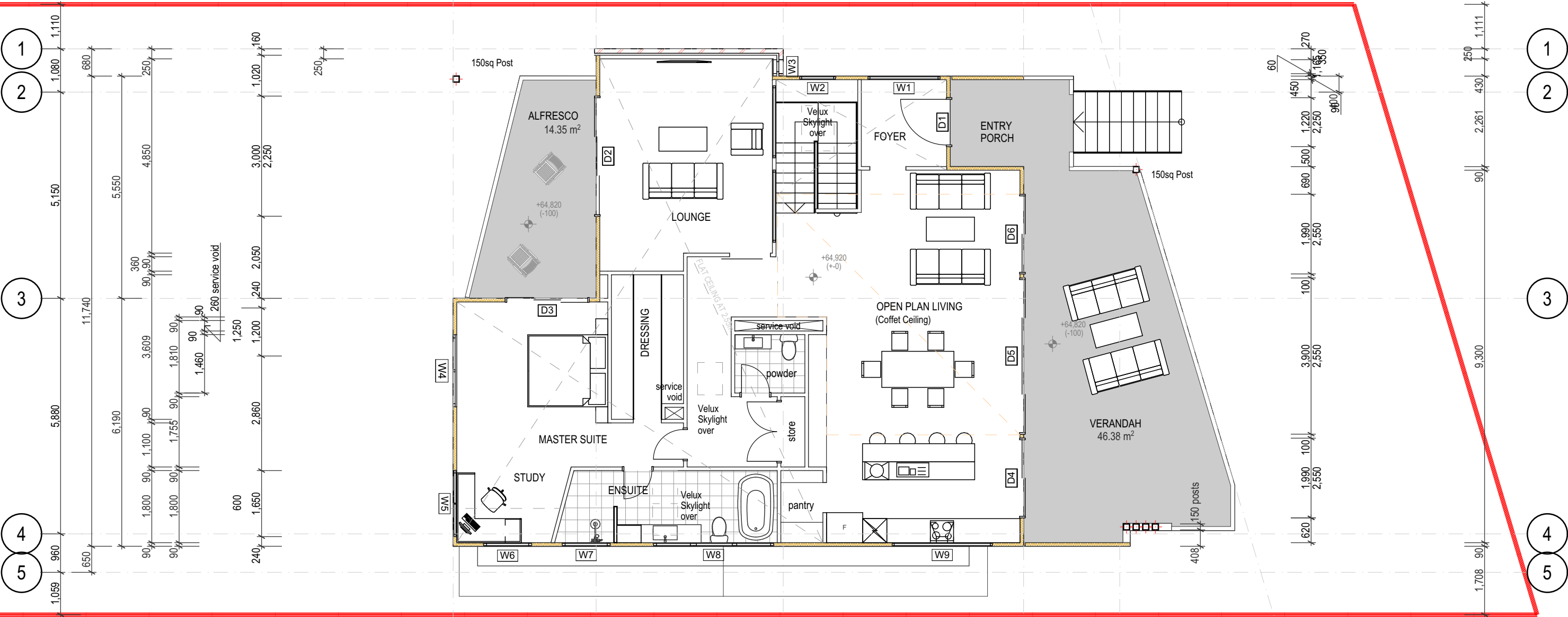
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093



CHILD SAFETLY NOTE:
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 in less than 1.7m.

Install and Connect mains powered smoke & fire detection devices to comply with AS3786 & NCC clause 3.7.5

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.



POWDER ROOM
Provide Mechanical Ventilation to satisfy NCC / BCA Part 3.8.5

GFA
Manly DCP
A: 135.41 m²

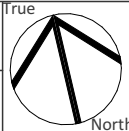
GROSS FLOOR AREA
stairs excluded
A: 201.83 m²

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

Client

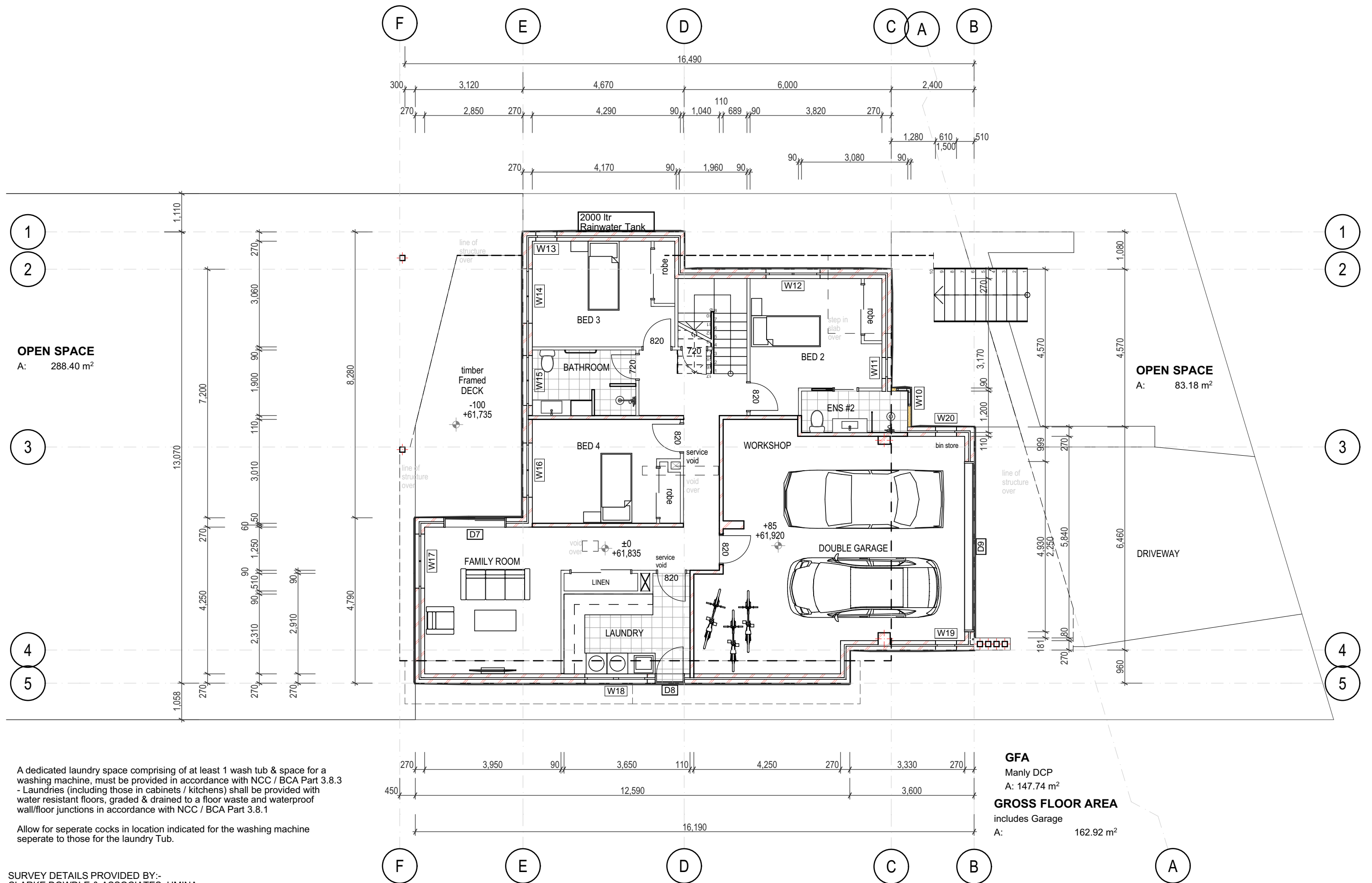
NEW RESIDENCE
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093
Drawing Title

FIRST FLOOR PLAN



Scale **1:100**
Date **Monday, 13 July 2020**

Job Number **20-0306**
Drawn **S.G.**
Drawing No. **A2**

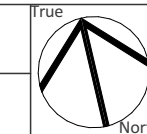


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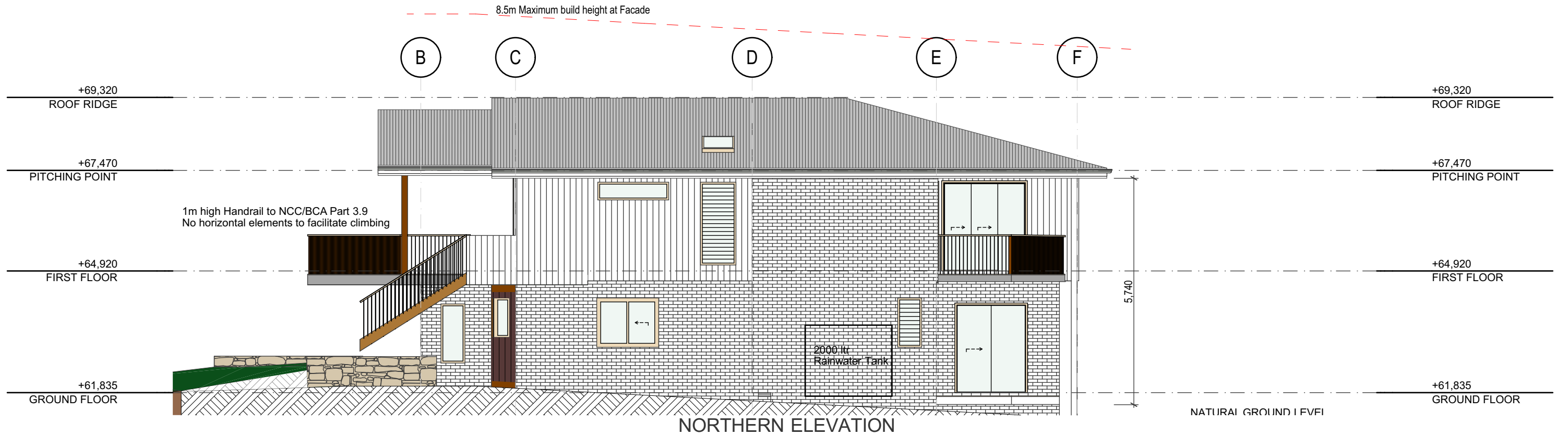
NEW RESIDENCE
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GROUND FLOOR PLAN



Scale 1:100
Date Monday, 13 July 2020

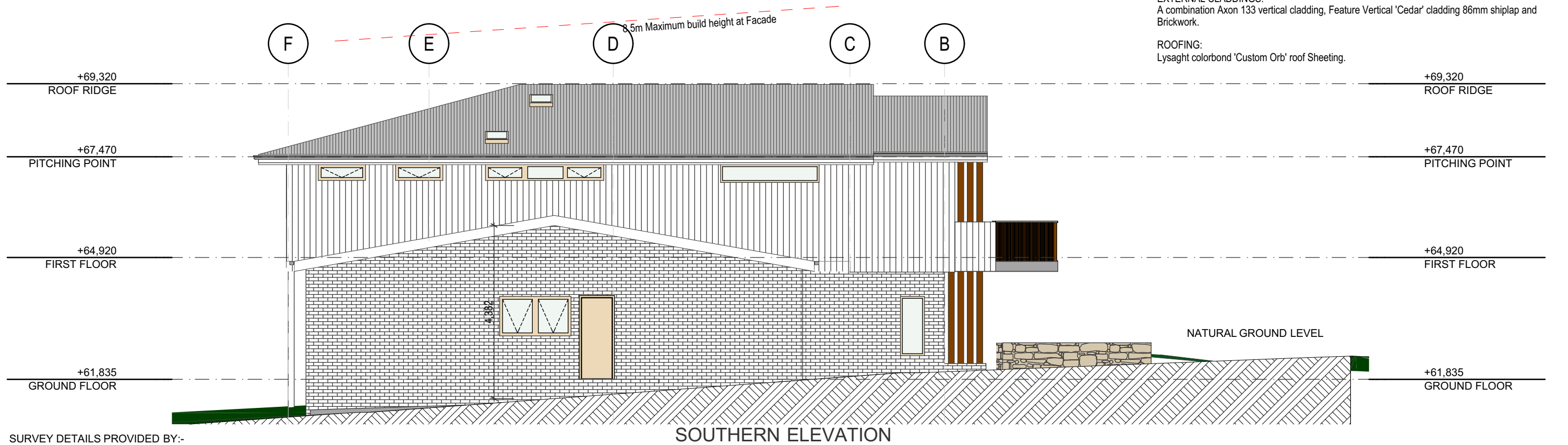
Job Number 20-0306
Drawn S.G.
Drawing No. A3



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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NEW RESIDENCE
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093

Drawing Title

ELEVATION SHEET 1

Scale **1:100**

Date **Monday, 13 July 2020**

Job Number

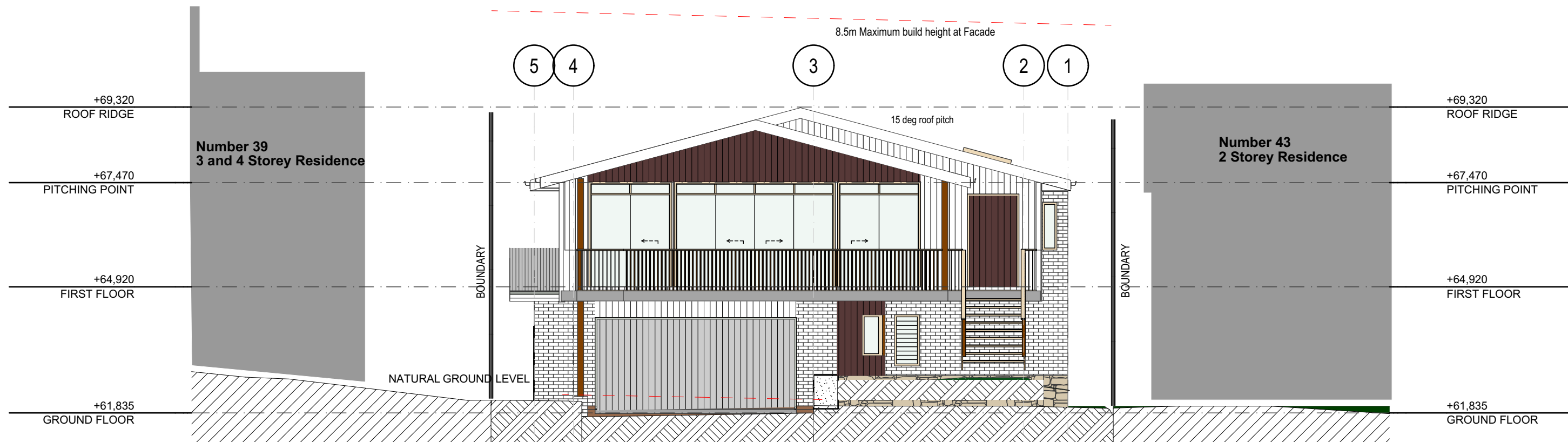
20-0306

Drawn

S.G.

Drawing No.

A4

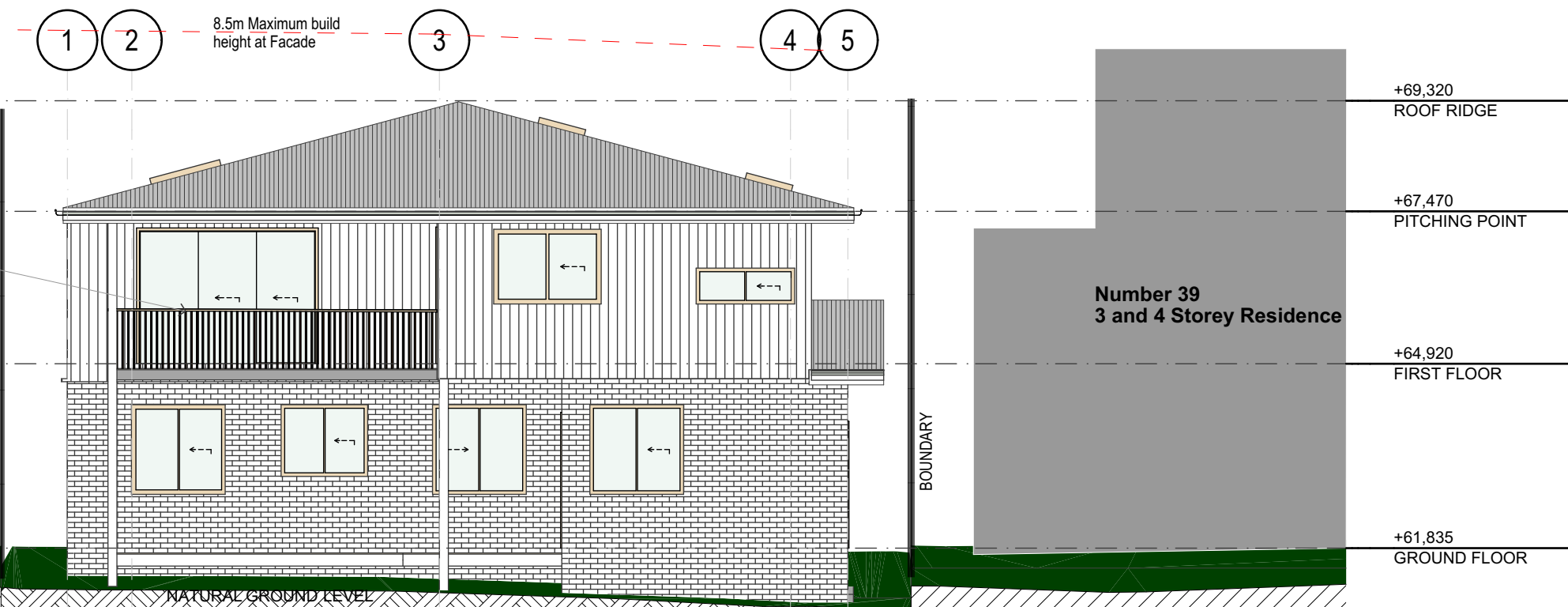


EASTERN ELEVATION

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.



WESTERN ELEVATION

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

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NEW RESIDENCE
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093

Drawing Title

ELEVATION SHEET 2

Scale **1:100**

Date

Monday, 13
July 2020

Job Number

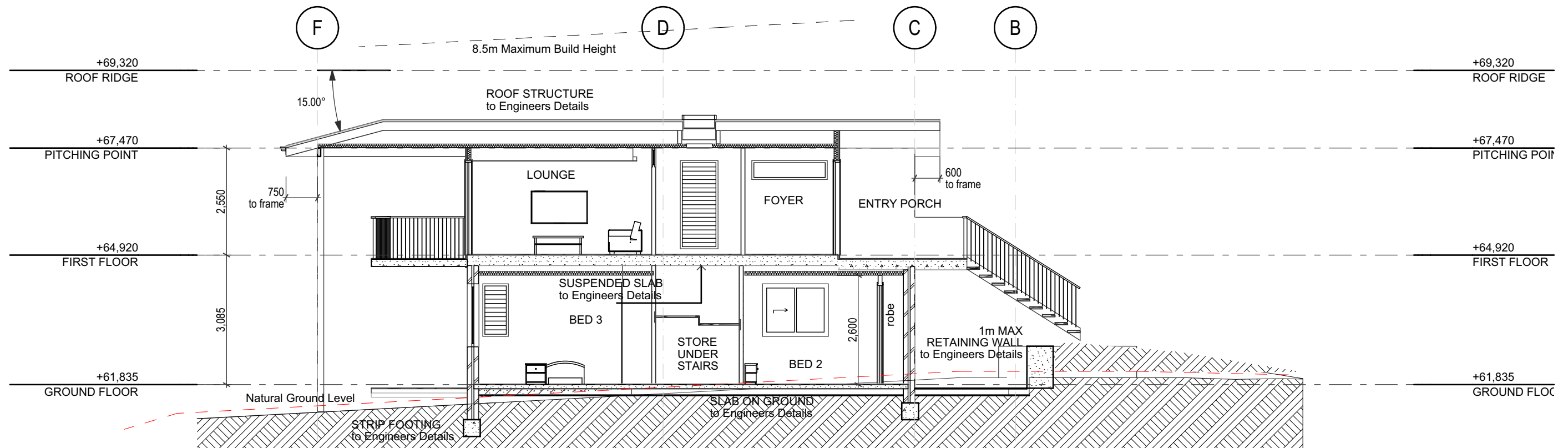
20-0306

Drawn

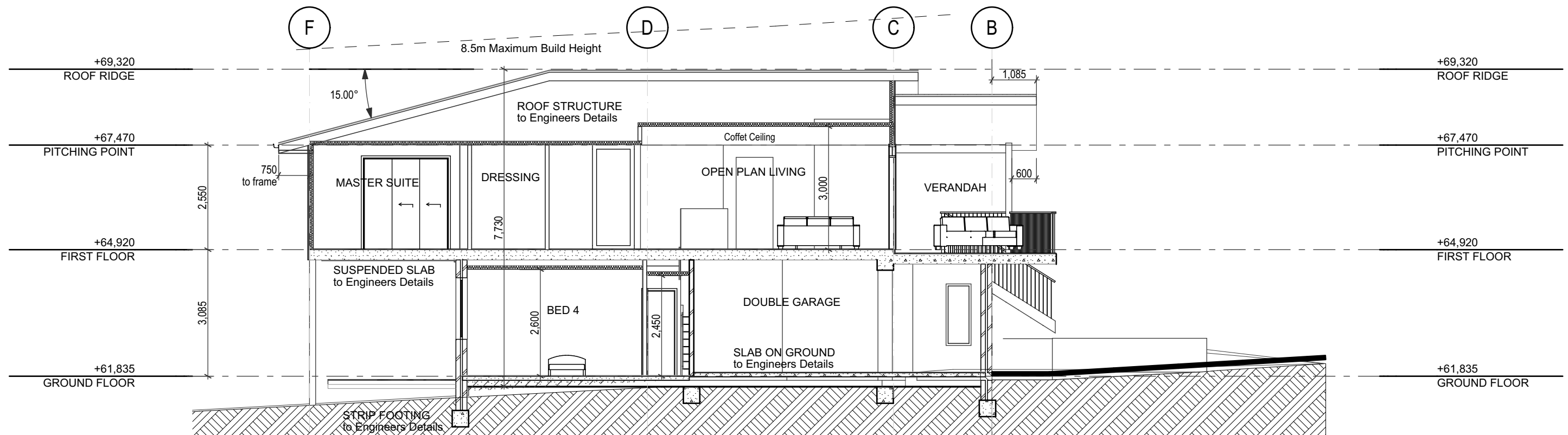
S.G.

Drawing No.

A5



S1 LONG SECTION NORTH



S2 LONG SECTION CENTRAL

SURVEY DETAILS PROVIDED BY:-
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Drawing Title

NEW RESIDENCE
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093

SECTIONS SHEET 1

Scale **1:100**

Date **Monday, 13 July 2020**

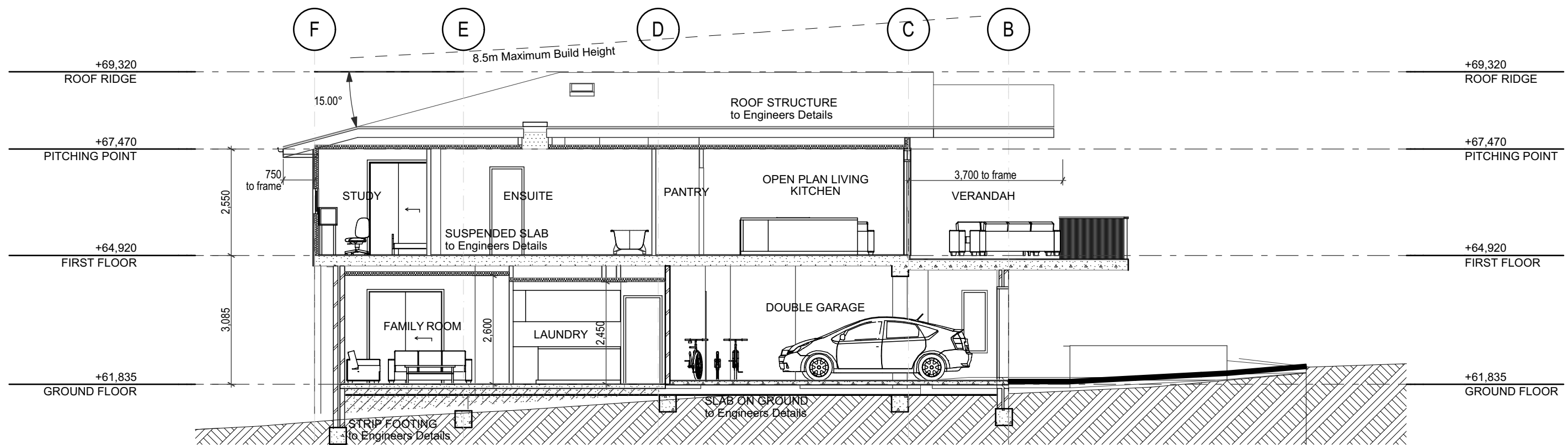
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Drawn **S.G.**

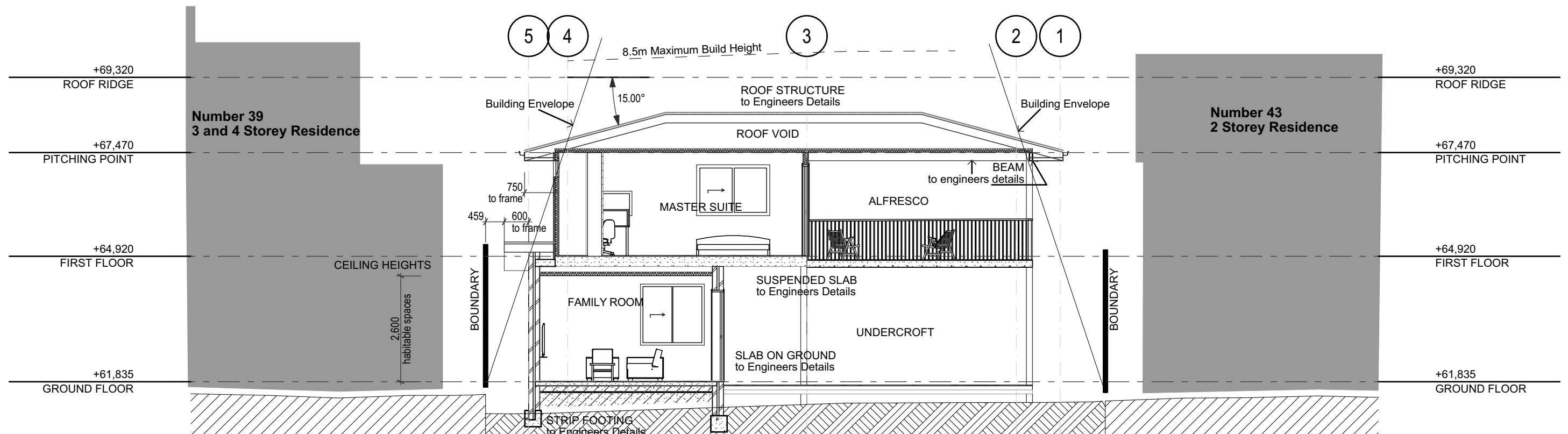
Drawing No.

A6

20-0306



S3 LONG SECTION SOUTH



S4 CROSS SECTION WEST

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 Drawing Title

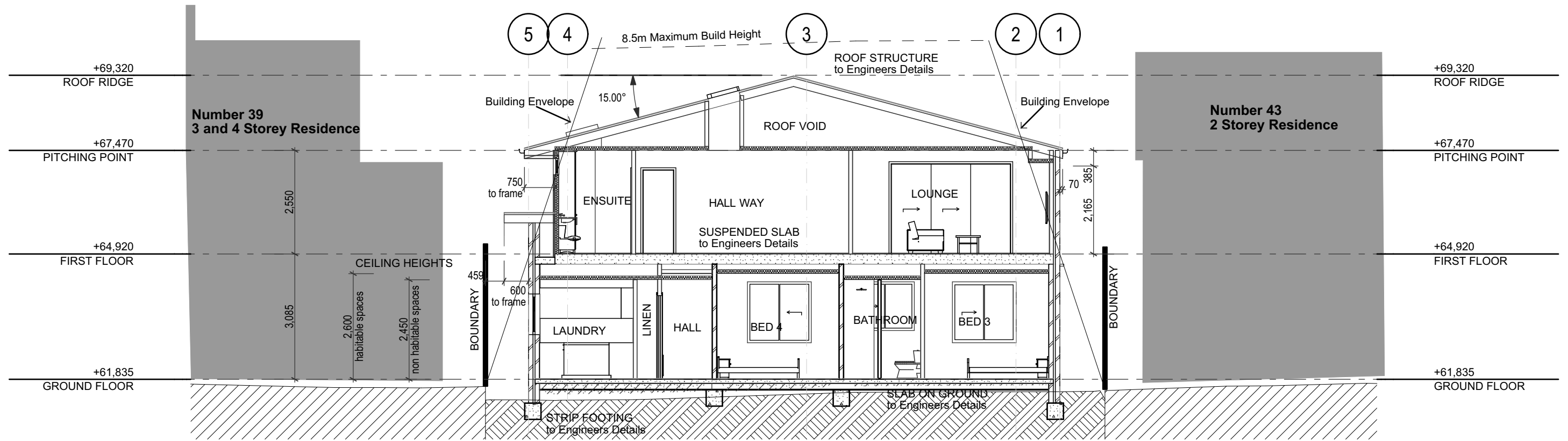
SECTIONS SHEET 2

Scale **1:100**

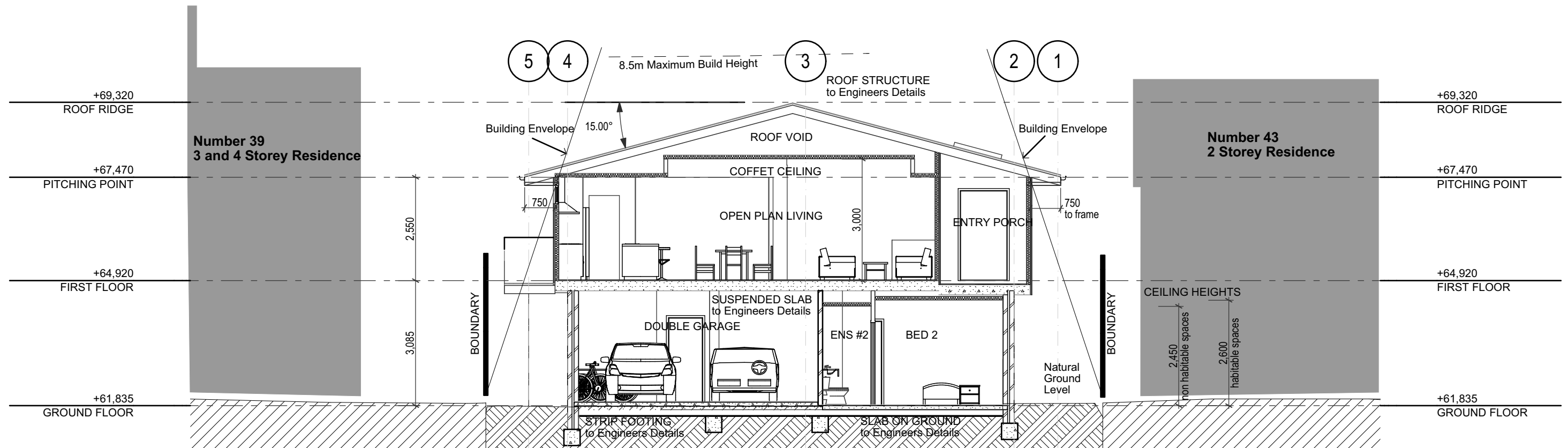
Date **Monday, 13 July 2020**
 Drawn **S.G.**

Job Number **20-0306**

Drawing No. **A7**



S5 CROSS SECTION CENTRAL



S6 CROSS SECTION EAST

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 Drawing Title

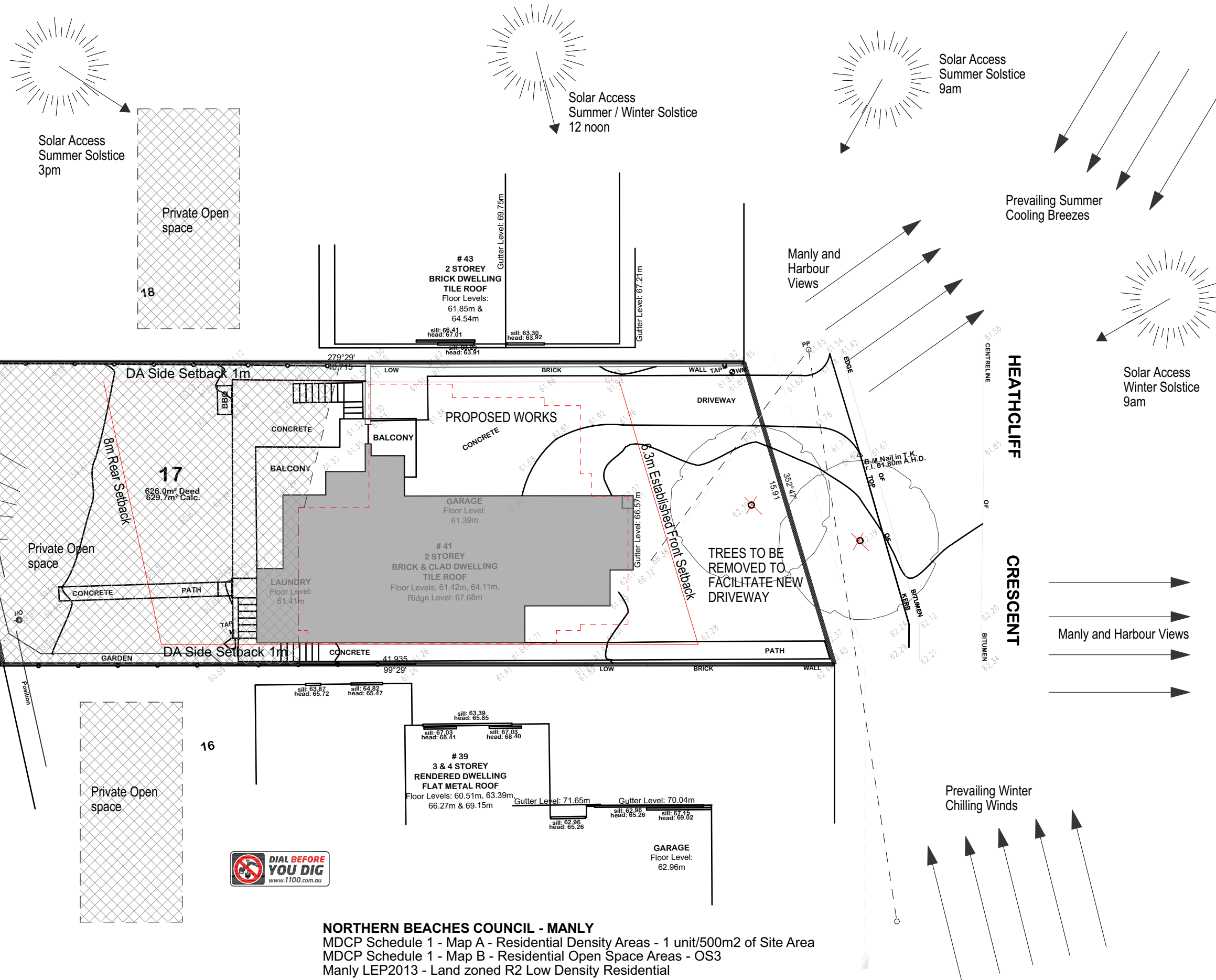
SECTIONS SHEET 3

Scale **1:100**

Date **Monday, 13 July 2020**
 Drawn **S.G.**

Job Number **20-0306**

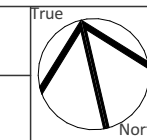
Drawing No. **A8**







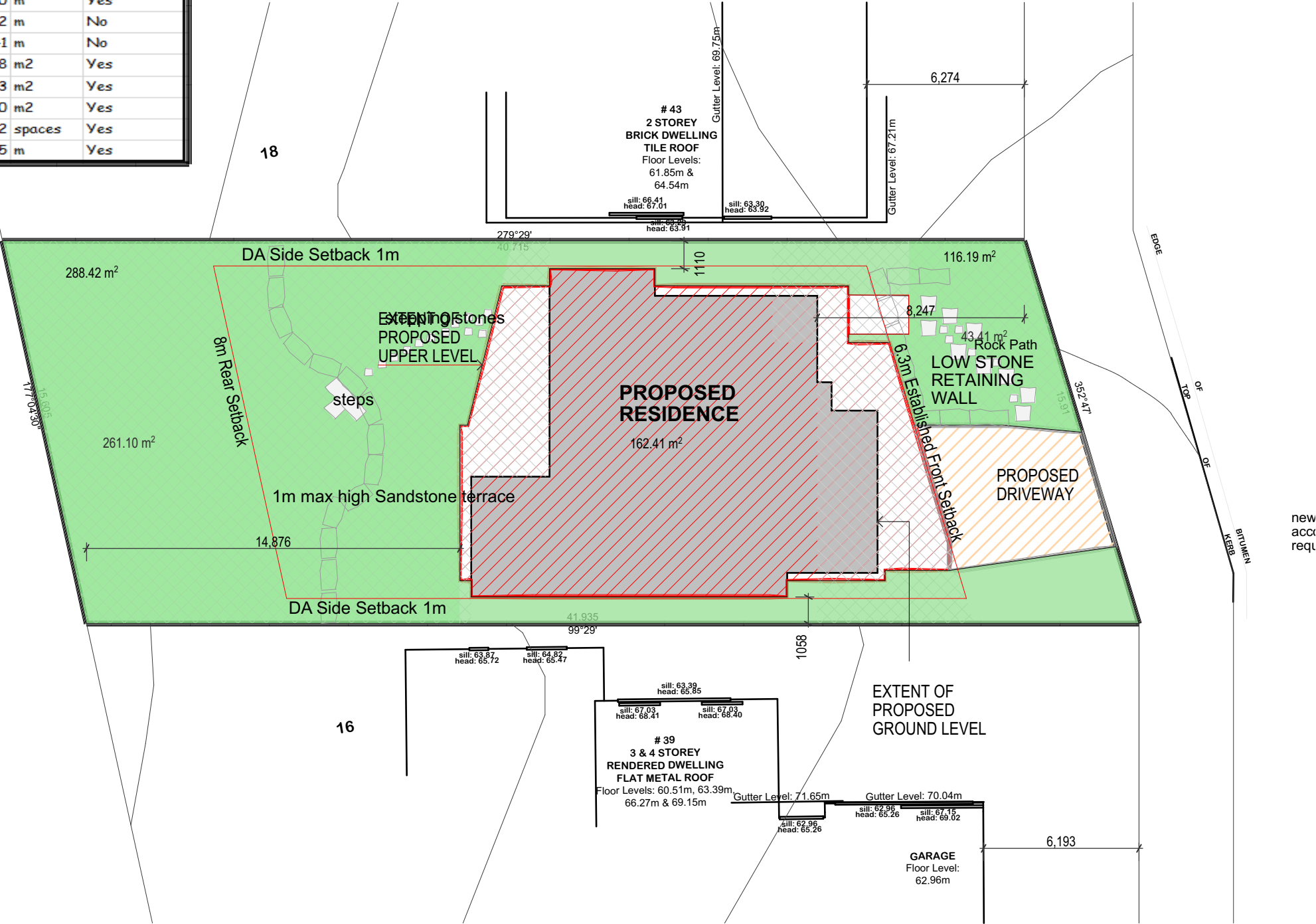

NEW RESIDENCE 41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093 Drawing Title SITE ANALYSIS	
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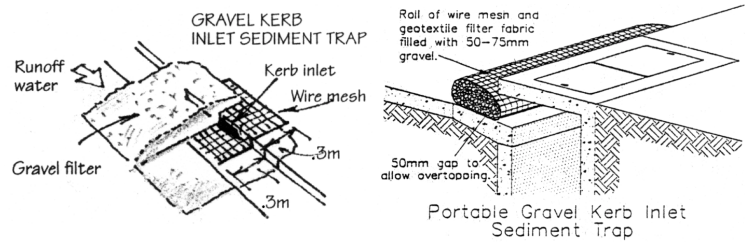
Scale	1:200
Date	Monday, 13 July 2020

Job Number		20-0306
Drawn	Drawing No.	
S.G.	S1	

SITE CALCULATIONS NORTHERN BEACHES - MANLY COUNCIL						
Site Area	629.78	m2				
			PROPOSED	CONTROL	COMPLIANCE	COMPLIES
Floor Space Ratio (FSR)	282.40	m2	44.84%	377.868	0.6 (60%) :1	yes
Residence	215.00	m2				
Driveway	34.74	m2				
Site Coverage	249.74	m2	39.66%			
Pervious Area	380.04	m2	60.34%			
Building Height	7.73	m		>8.5	m	Yes
Wall height	5.745	m	North	6.5	m	Yes
	4.232	m	South			
Front Setback	6.3	m	to Deck	6.23	m	Yes
	8.247	m	to building			
Rear setback	14.88	m		8.00	m	Yes
Side setback - North	1.11	m		1/3x wall height	1.92	m
Side setback - South	1.06	m		1/3x wall height	1.41	m
Open Space	404.61	m2	64.25%	55%	346.38	m2
Soft Open Space	304.51	m2	87.91%	35% of 55%	121.23	m2
Private Open Space	261.00	m2			18.00	m2
Car parking	2.00	spaces			2	spaces
Garage Door Width	4.90	m	30.80%	50%	7.955	m



SURVEY DETAILS PROVIDED BY:-
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GUTTER PROTECTION
Provide protection to down hill 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 to the site for disposal.

SITE ACCESS
Vehicular access to the site must be via a single entry point that is stabilised to prevent the tracking of sediment onto the roads and footpath.
Soil, earth, mud, clay, concrete washing, paint or similar materials must be removed from the roadway, by means other than washing, on a daily basis.

ON-GOING WASTE MANAGEMENT
Residents to manage waste on a daily basis - by separating materials into re-usables, recyclables, waste and garden organics for inclusion in appropriate disposal bins.
Bins to be placed kerbside on specified days for collection by council.

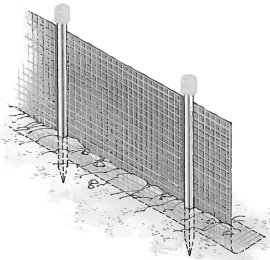
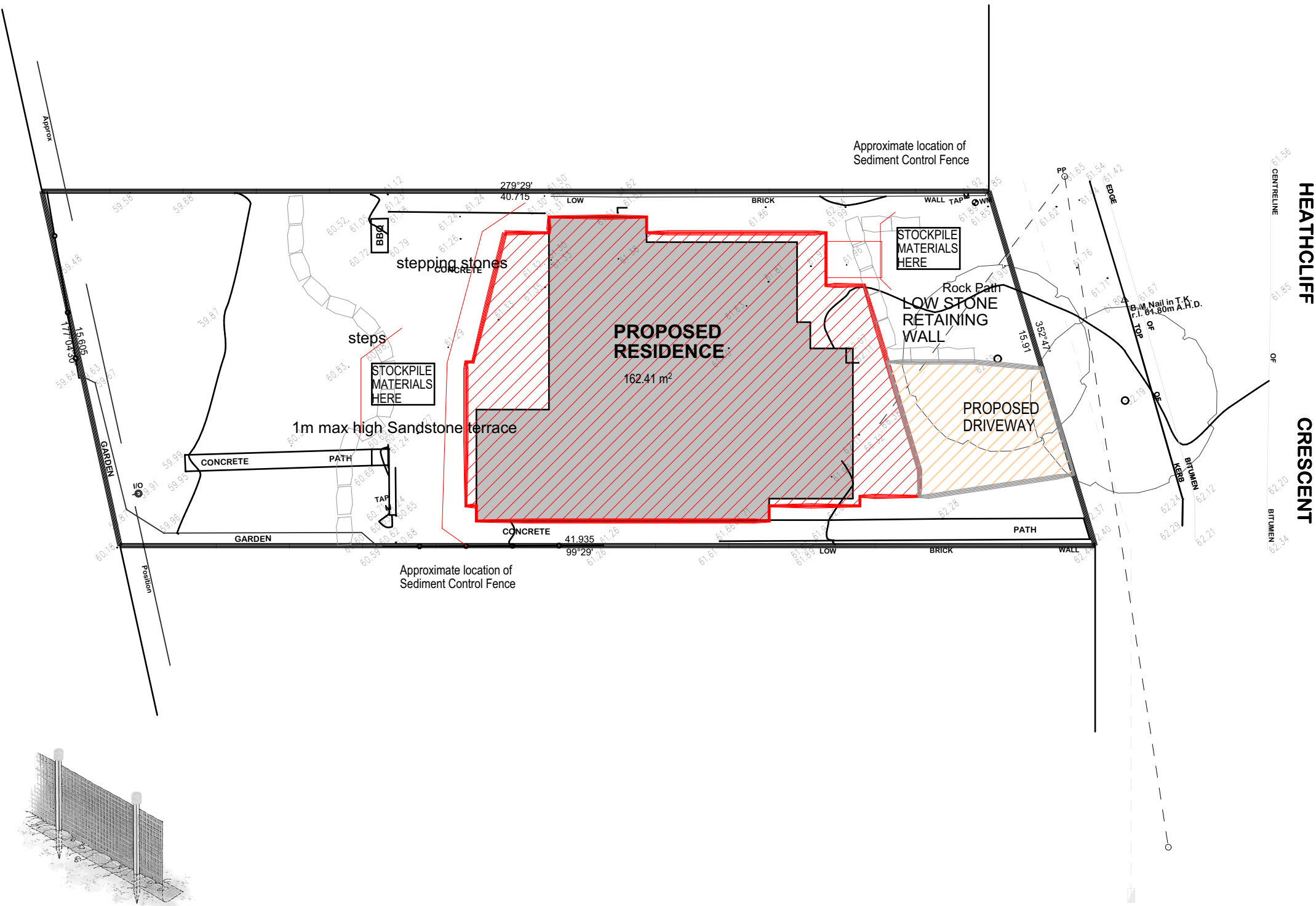
ON-SITE PRACTICES
All trenches must be filled immediately after services are laid.
Excess materials such as cement, water from tool cleaning, paintbrushes and brick and concrete slurry, must not be washed into stormwater system.
It is against the law to pollute waters with any solid, liquid or gas. Where possible construct a depression or earth dam below brick, concrete or tile cutting.
If this is not possible, pass water through a filter.

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 excavation area as soon as possible.
3. All material stockpile to be clear from drains, gutters and footpaths, or within sediment fence.
4. Drainage to be connected to Stormwater as soon as possible. If stored on site, it must be filtered before releasing into the stormwater system or waterways.
5. Roads and footpaths to be swept daily.

BUILDING WASTE DISPOSAL
All waste materials are to be sorted and transported to the local authorized waste management centre for potential re-use or recycling.
Garden waste to be delivered to an authorized Recycling centre for chipping for reuse as mulch.
Any Asbestos materials located on the site during the demolition process is to be properly disposed of in accordance with the guidelines of the relevant regulatory authority.
Every attempt will be made to keep waste to a minimum.

STOCK PILES
All stockpiles are to be kept on-site where possible. Any materials placed on the footpaths or nature strips require council's permission.
All stockpiles are to be placed away from the drainage lines and street gutters.
It is best to locate these on the highest part of the site if possible. Place waterproof covering over stockpiles. If required provide diversion drain & bank around stockpiles.

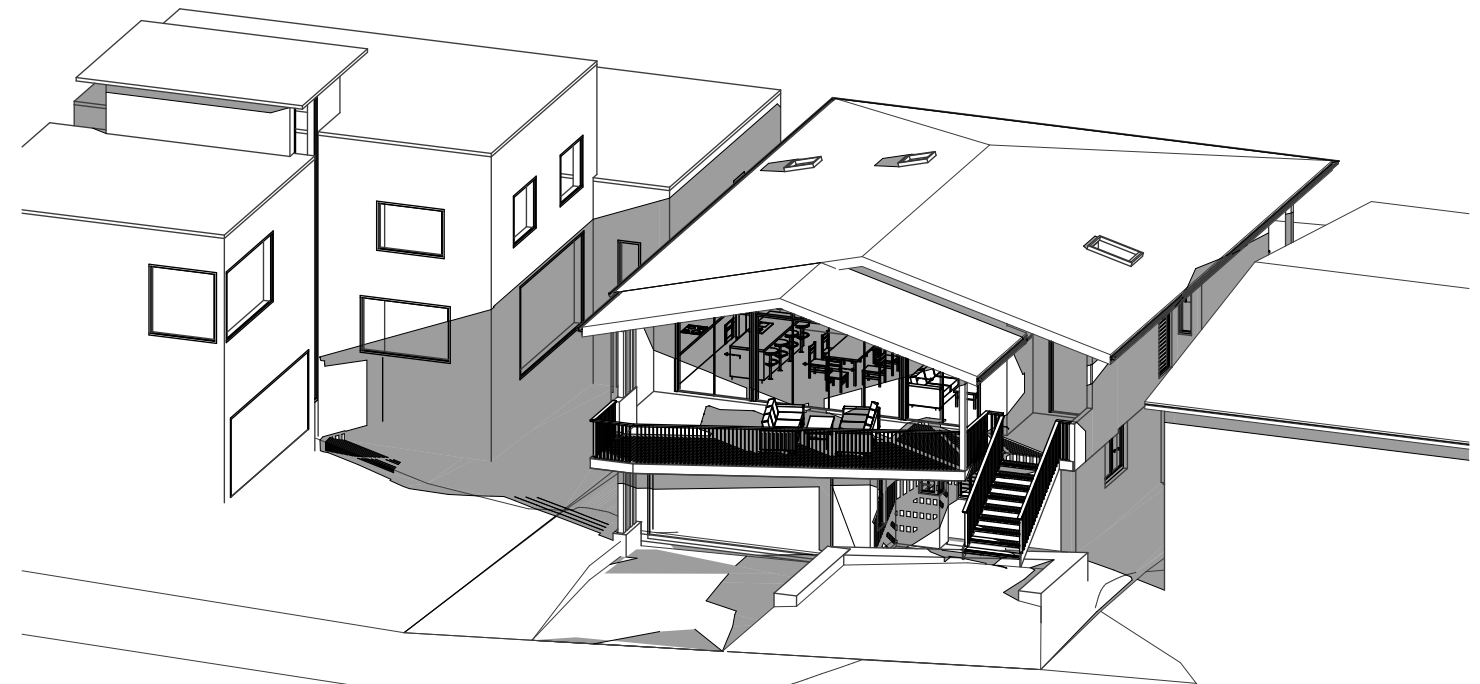
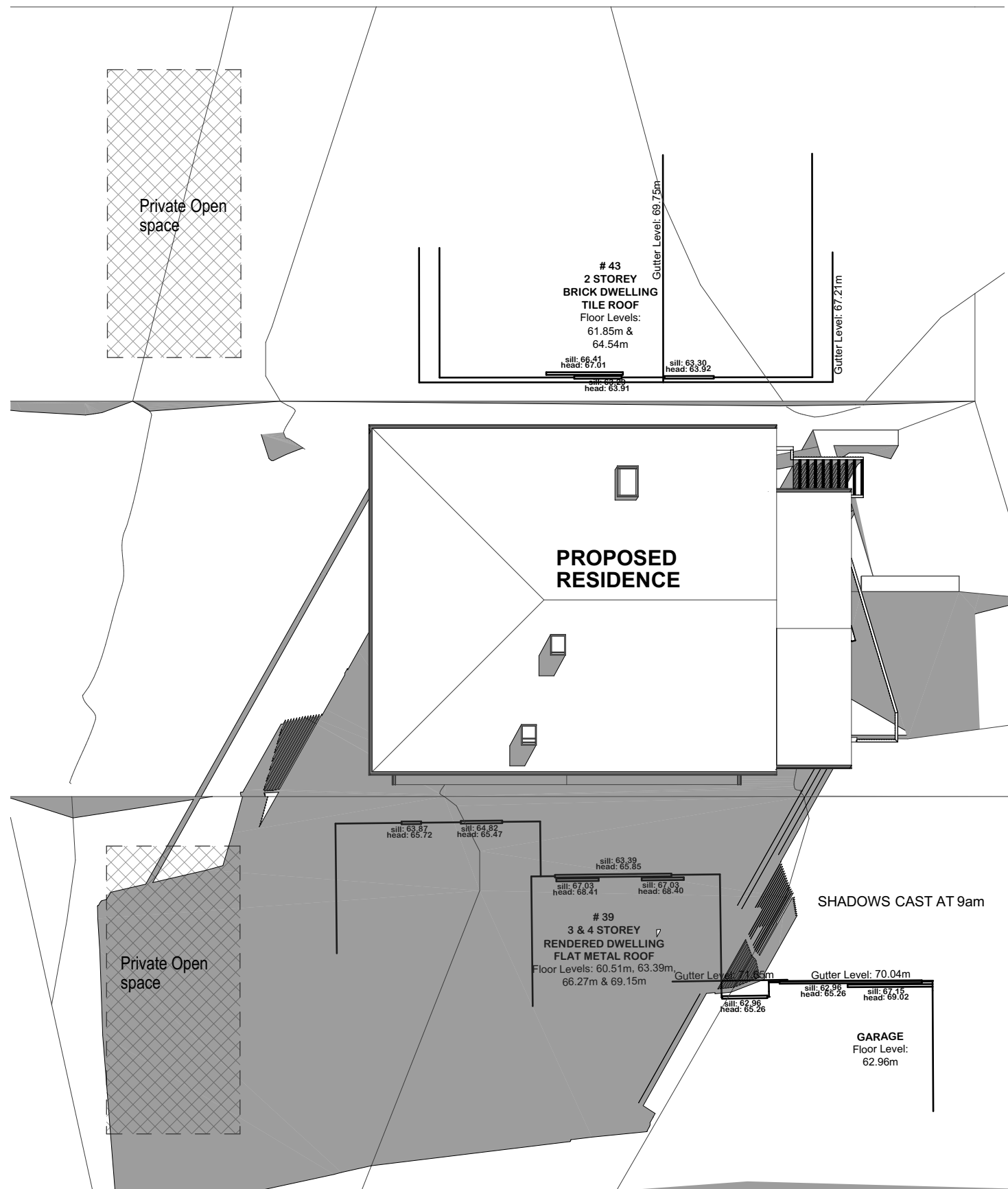
DUST CONTROL
To reduce dust generated by wind action, the removal of the top soil is to be minimised. To prevent dust generation, watering down of the site, especially during the movement of machinery is required.
Where excavating into rock, keep the surface moist to minimise dust. Construct a gravel entry/exit point using blue metal and restrict all vehicle movements within the site to a minimum.
Ensure wind breaks, such as existing fences are maintained during the construction phase until new landscaping is provided or reinstated.
Prevent dust by covering stockpiles.



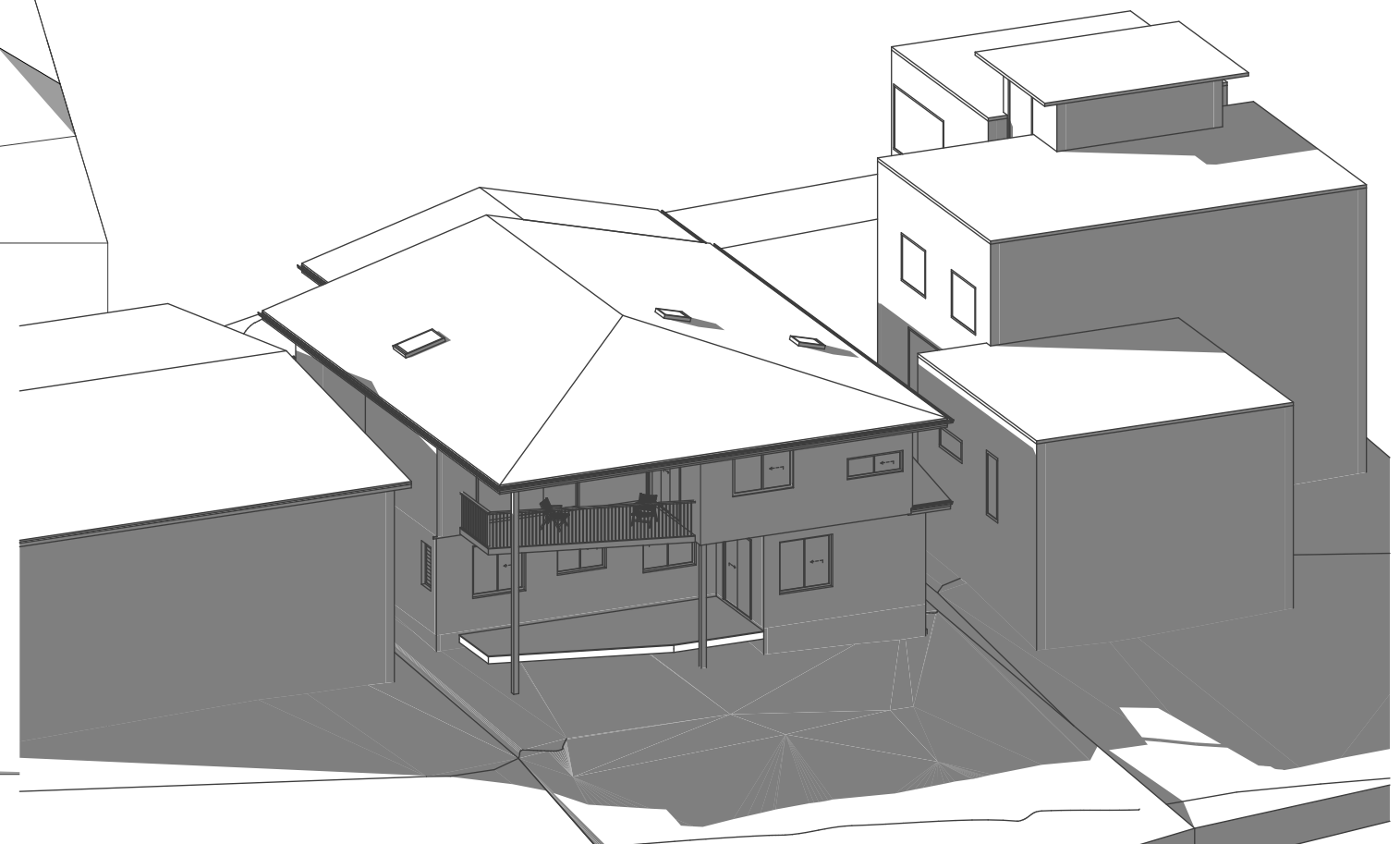
SEDIMENT CONTROL FENCE
1 Excavate a trench a minimum of 200mm wide and 200mm deep on the uphill side of the proposed line of silt fence.
2 Drive adequate length support posts to a depth (minimum 400mm) appropriate for the site conditions downhill of the trench.
A. Post spacing is typically at 2m centres with wire attached along the top between posts to assist with support of the silt fence.
B. Post spacing can be increased up to 4m centres if supported by 2.5mm diameter high tensile wire at mid height and along the top with hog rings, clips or pins every 150mm connecting the silt fence along the top wire.
3 Roll out silt fence and position up against the support posts and fold over top wire. Hog rings, clips or pins are used to attach the silt fence to the top wire (at the required spacing).
4 Bury bottom section along the base and up the side of the trench leaving a minimum exposed height of 600mm and backfill with soil. Compact to ensure good anchorage. Place safety caps on posts.



SU
CL



FRONT PERSPECTIVE



REAR PERSPECTIVE

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

**PENINSULA
HOMES**

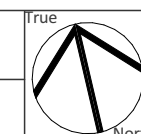
bdaa
ACCREDITED
BUILDING DESIGNER

SALLY GARDNER DESIGN AND DRAFT
PLANS DRAWN FOR APPROVAL

SDS
SustainAbility Design™ Specialist

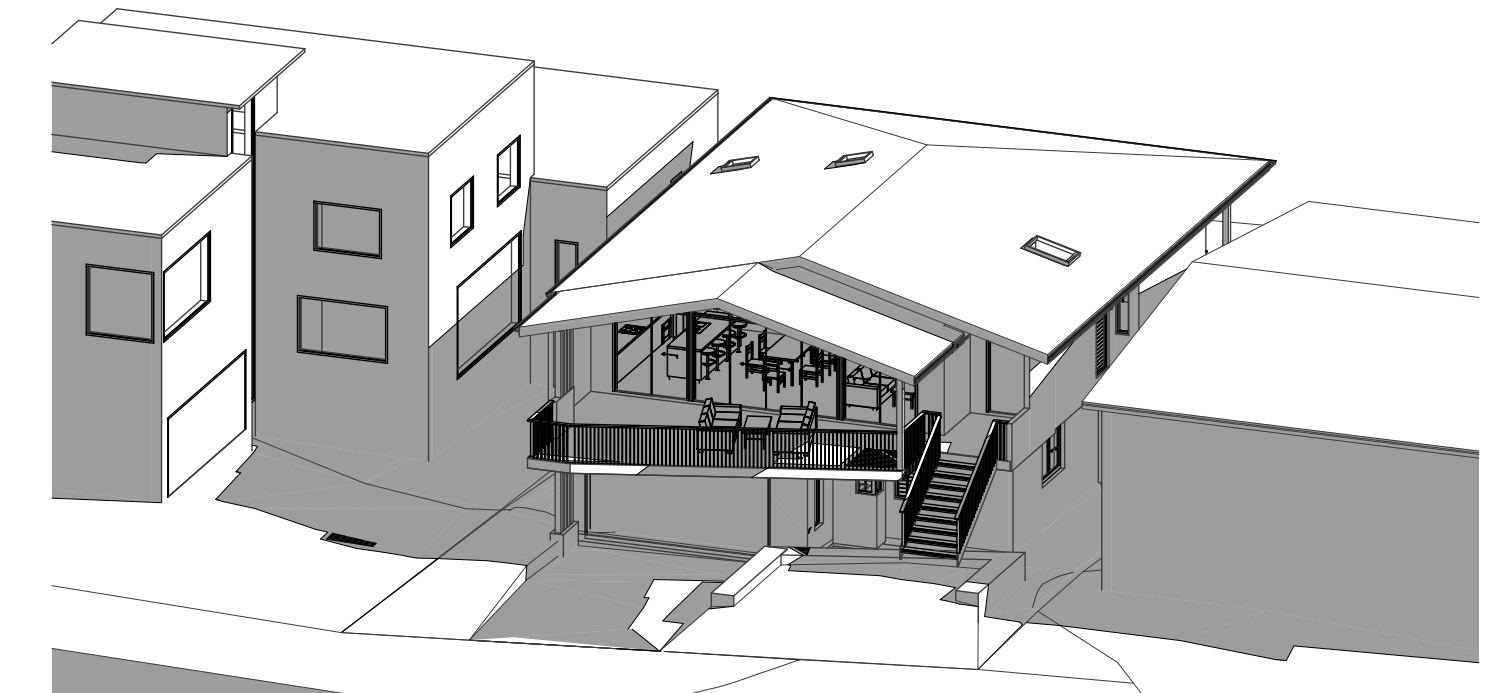
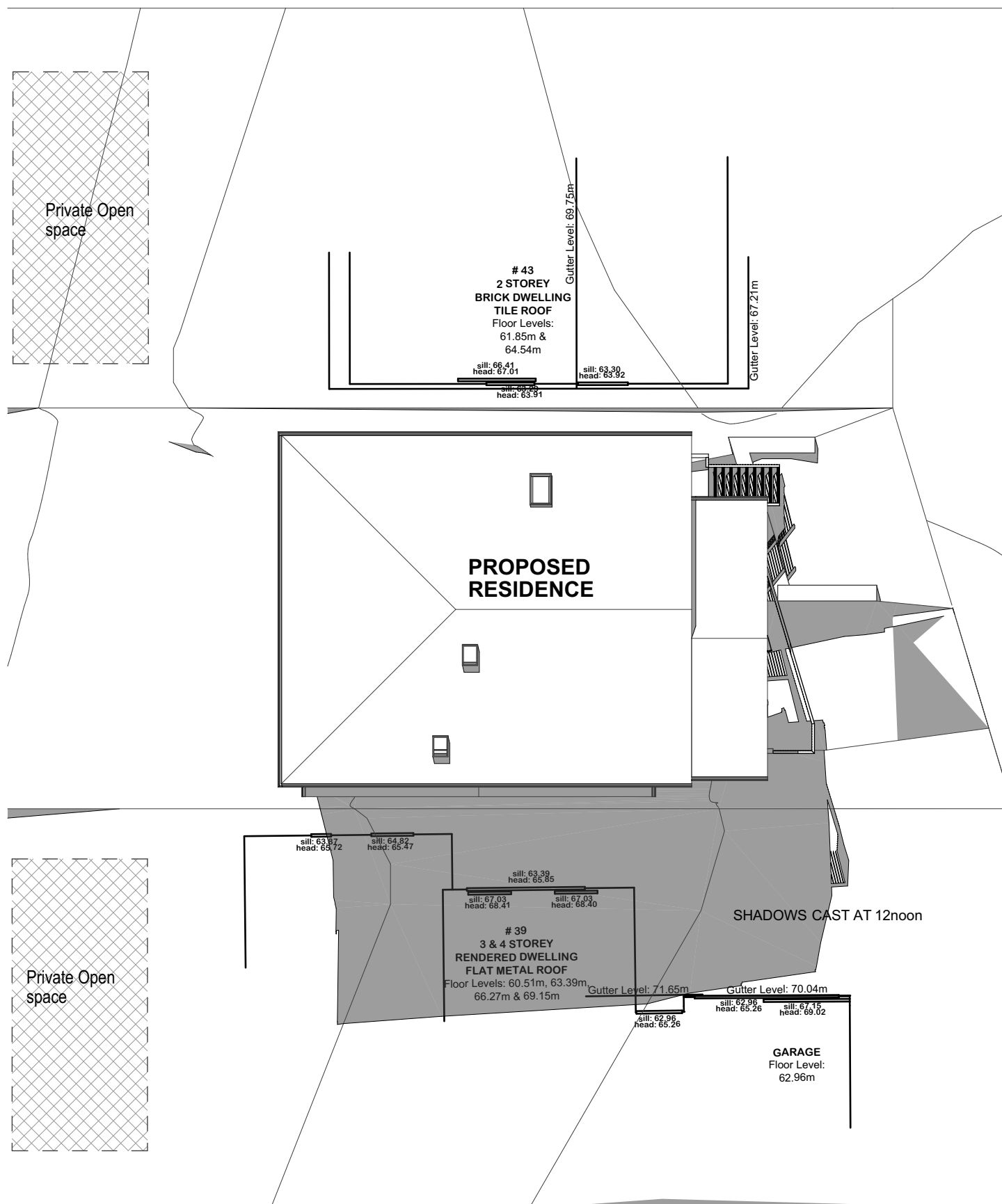
Client

NEW RESIDENCE
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093
Drawing Title
**SHADOW DIAGRAM - 9am JUNE 21 - Winter
Solstice, FRONT and, REAR PERSPECTIVES**

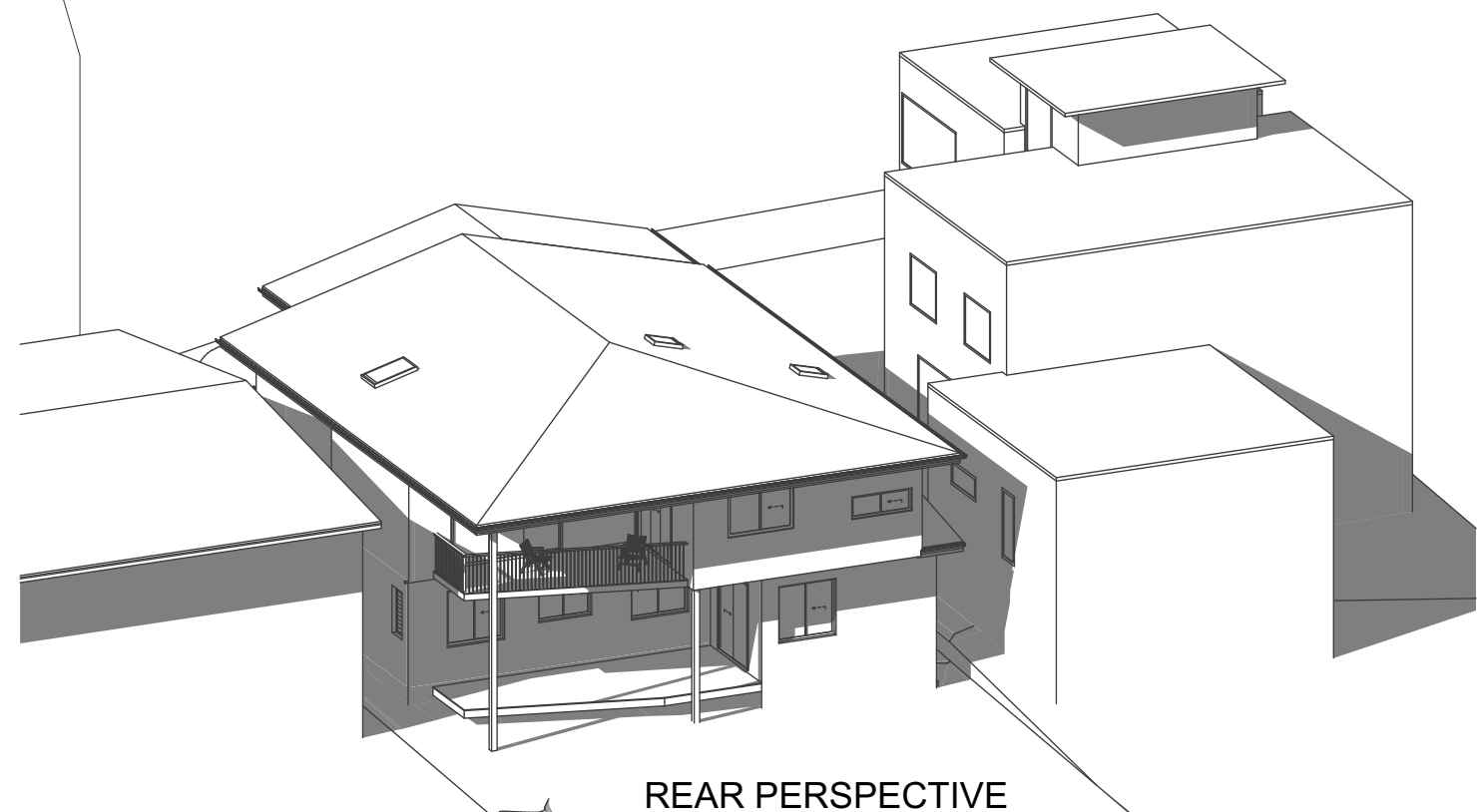


Scale
1:200
Date
Monday, 13
July 2020

Job Number
20-0306
Drawn
S.G.
Drawing No.
S4



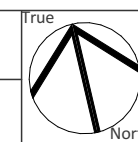
FRONT PERSPECTIVE

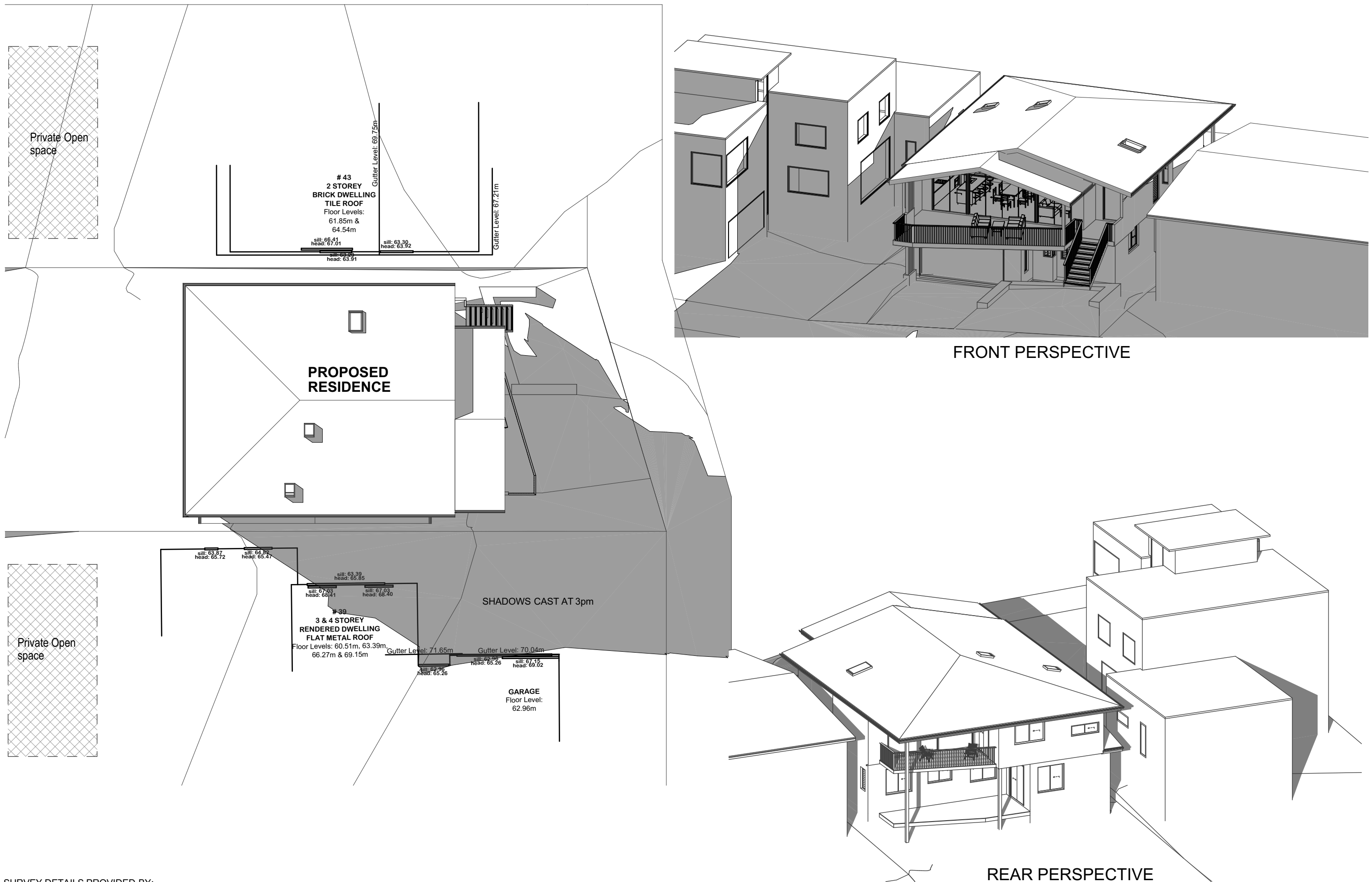


REAR PERSPECTIVE

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CLARKE DOWDLE & ASSOCIATES, UMINA

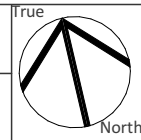
Client





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Client



WINDOW SCHEDULE												
ID	W1	W2	W3	W4	W5	W6	W7	W8	W9	W11	W12	W13
W x H	1,800×450	900×2,100	350×1,165	1,800×1,250	1,650×600	1,200×400	1,200×400	3,000×400	2,500×450	610×1,250	1,570×1,250	610×1,250
SILL HEIGHT	1,800	150	900	1,000	1,000	1,950	1,950	1,950	1,900	1,150	1,150	1,150
HEAD HEIGHT	2,250	2,250	2,065	2,250	1,600	2,350	2,350	2,350	2,350	2,400	2,400	2,400
ELEVATION												

WINDOW SCHEDULE							
ID	W14	W15	W16	W17	W18	W19	W20
W x H	1,570×1,500	1,450×1,200	1,570×1,500	1,570×1,500	1,810×1,000	610×1,500	610×1,500
SILL HEIGHT	900	1,200	900	900	1,100	600	750
HEAD HEIGHT	2,400	2,400	2,400	2,400	2,100	2,100	2,250
ELEVATION							

DOOR & WINDOW NOTE:
All windows to be Powder Coated Aluminium with fly screens.
Front door to be Solid Core Timber '1220mm x 40mm' Feature door.
All other external doors to be Powder Coated Aluminium.
All Doors and Windows to be keyed alike deadlocks to all sashes & doors.
All windows and doors shall conform to the Relevant Australian Standard.
All windows and doors are to be weather stripped as per NCC.
All glazed assemblies will comply with As 2047 and AS 1288.
All glazing to have a max reflectivity index of 25%
Provide 'Frosted' Glasing to all bathrooms. UNO.

GLAZING NOTE:
Window load classification to all new windows and glazed doors is to be confirmed by the engineer prior to ordering and installation.

DOOR SCHEDULE									
ID	D1	D2	D3	D4	D5	D6	D7	D8	D9
W x H	1,220×2,250	3,000×2,250	2,100×2,250	1,990×2,550	3,900×2,550	1,990×2,550	1,800×2,250	850×2,100	4,930×2,250