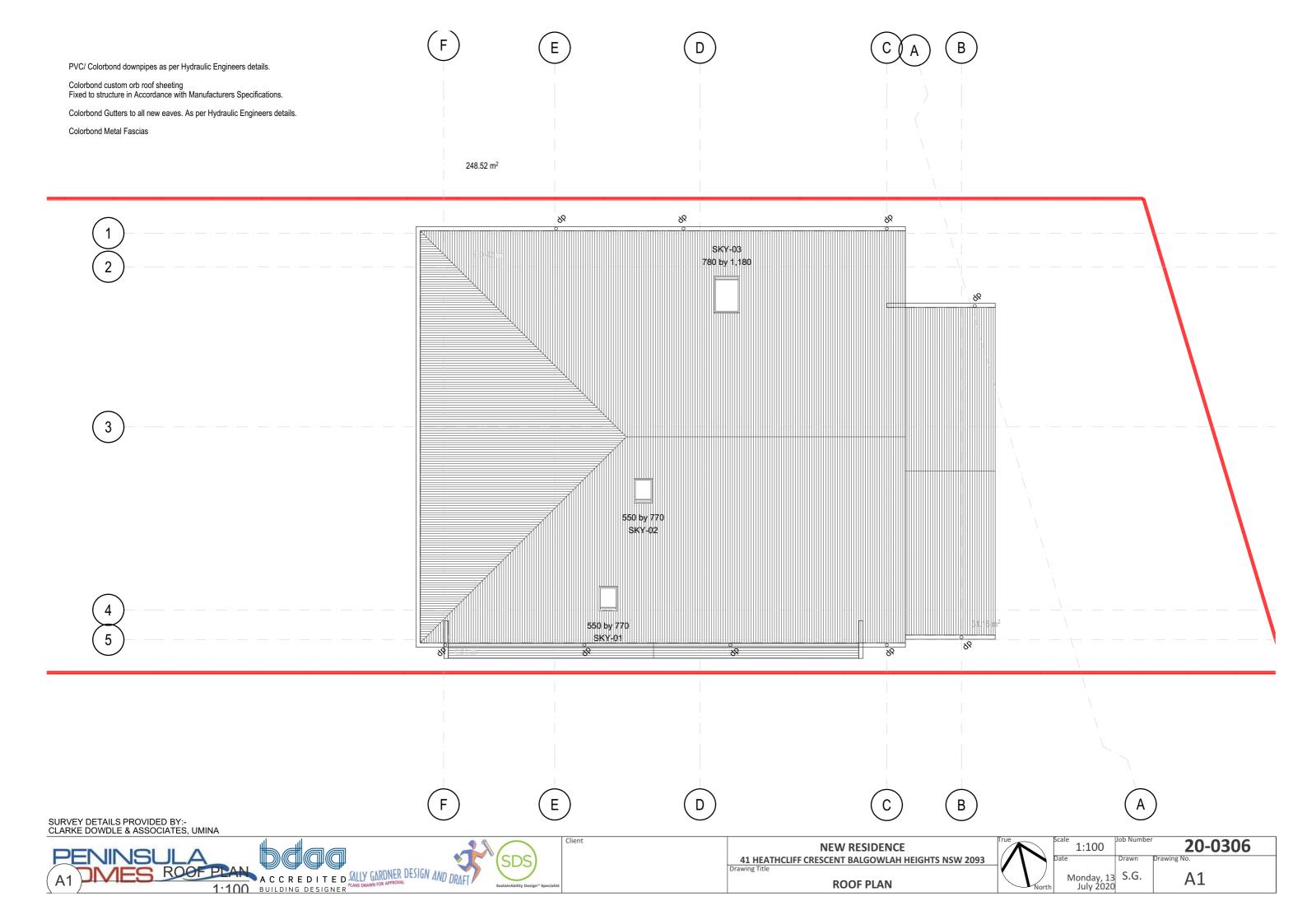
NEW RESIDENCE

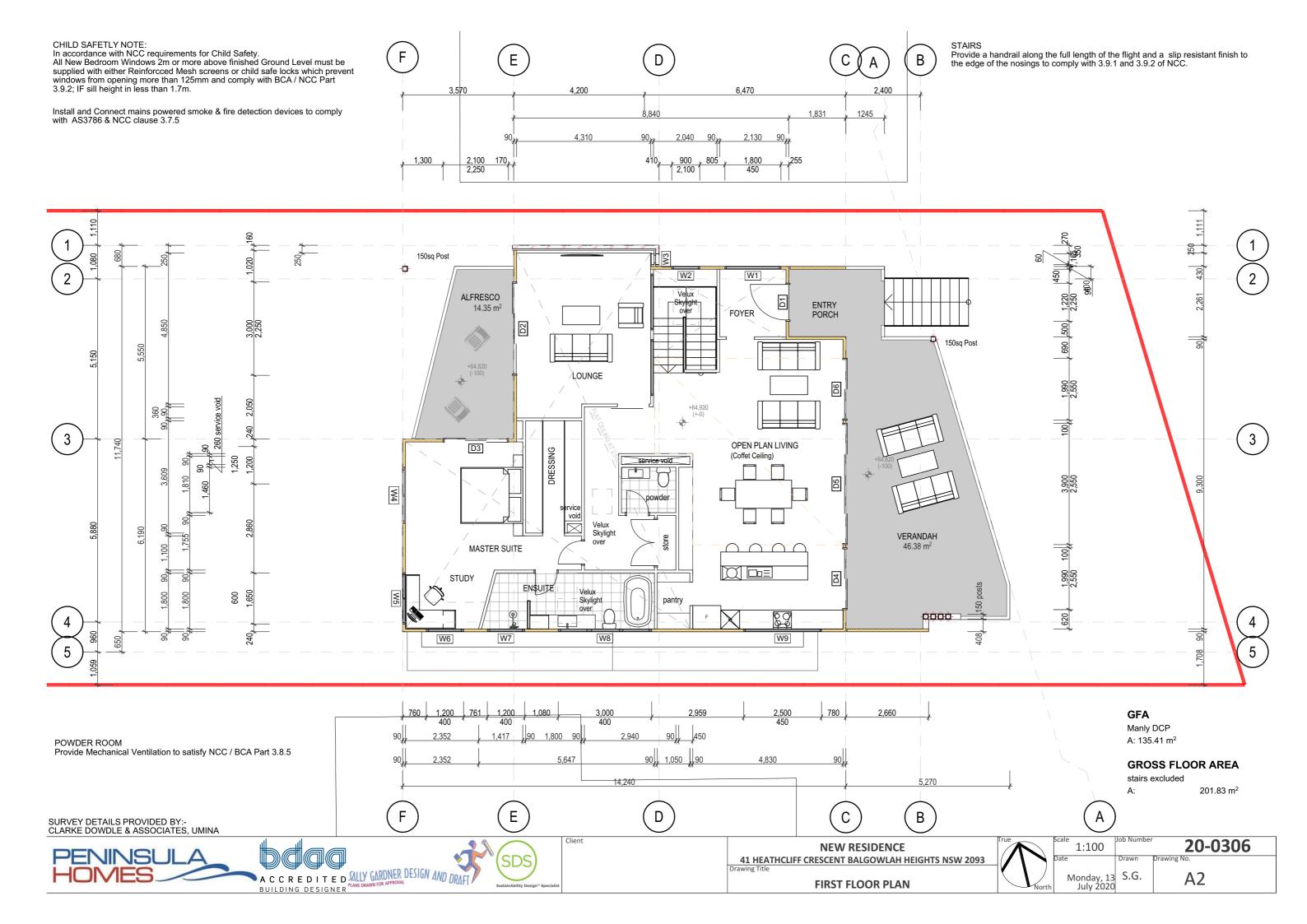
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093

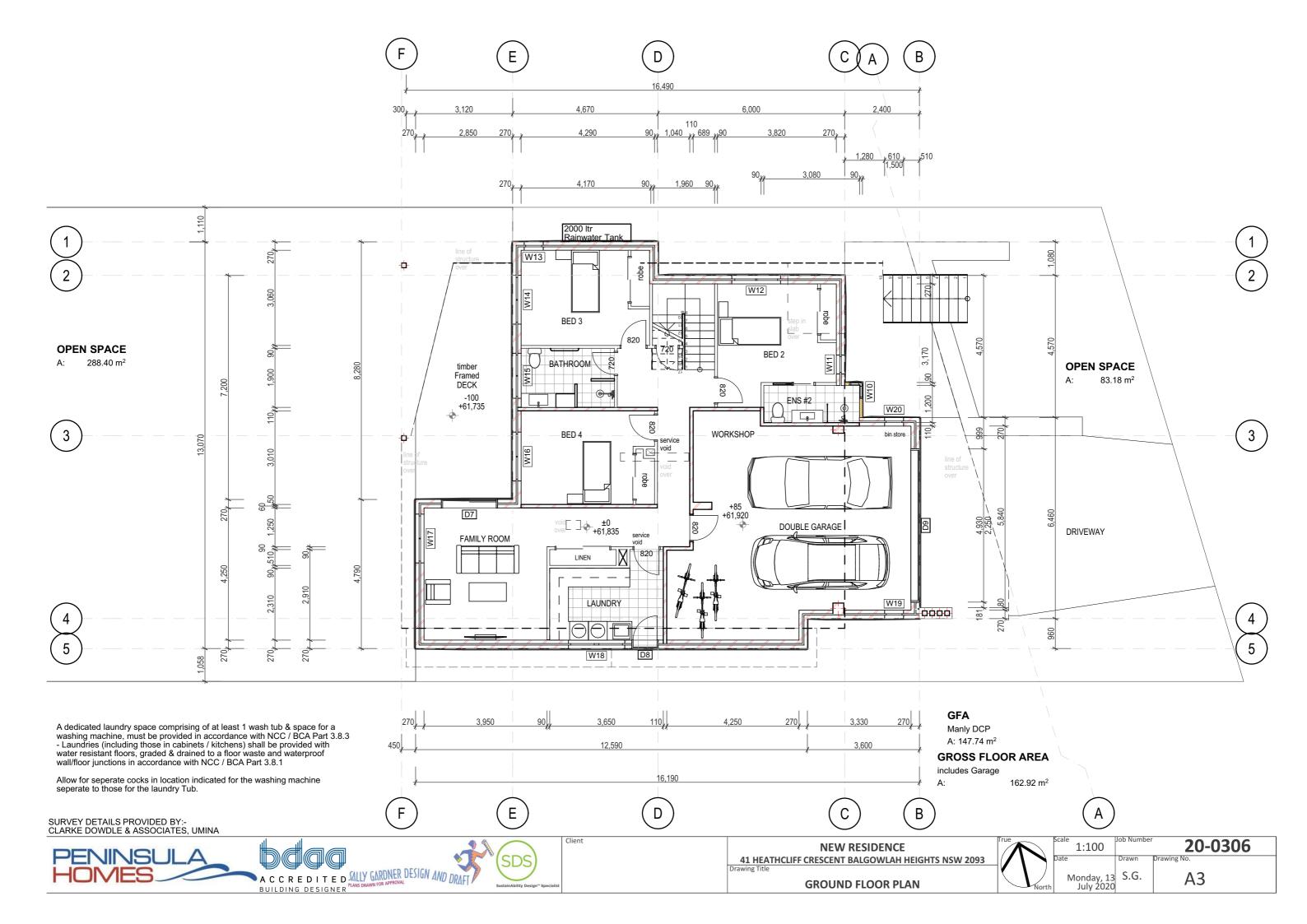


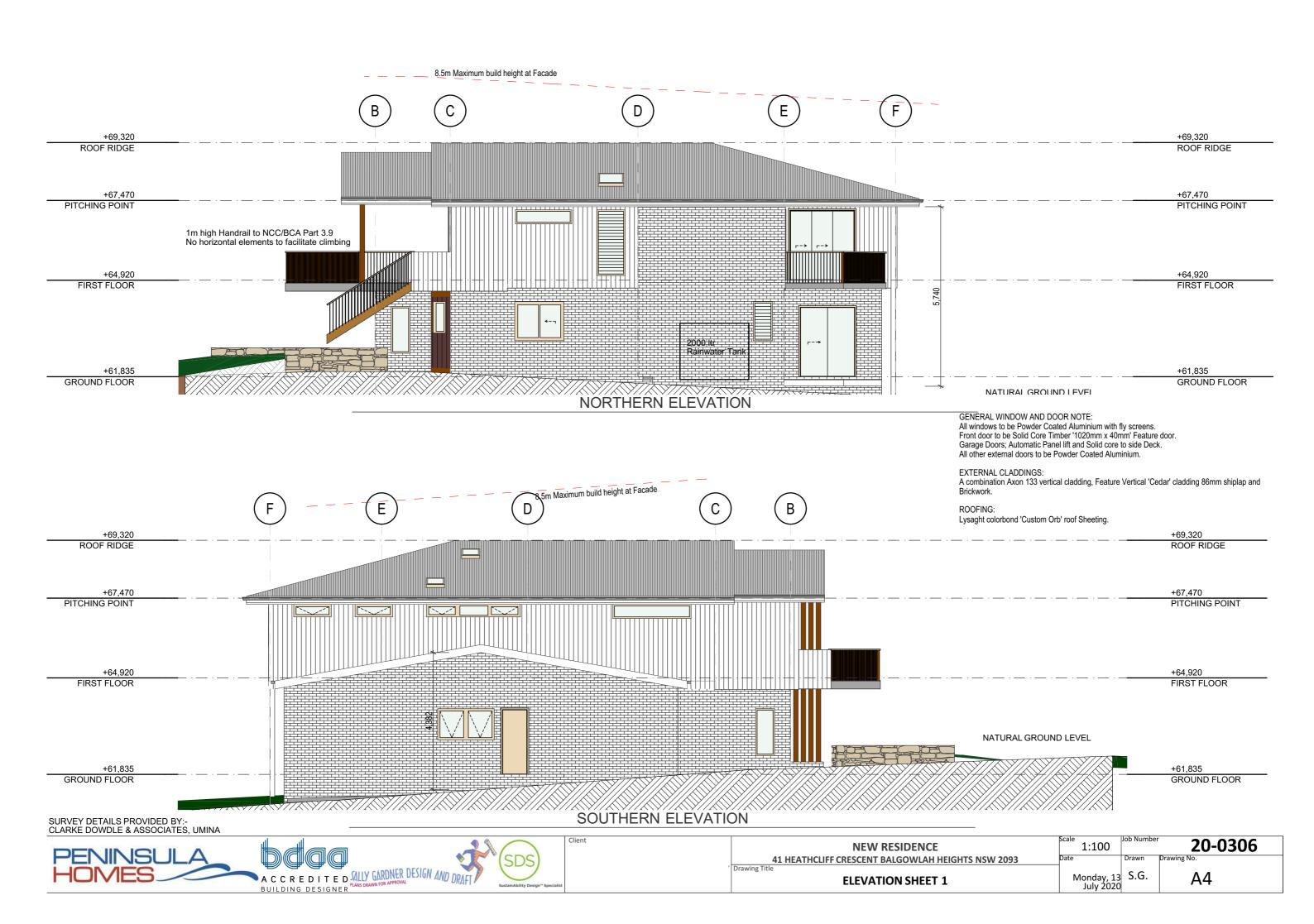










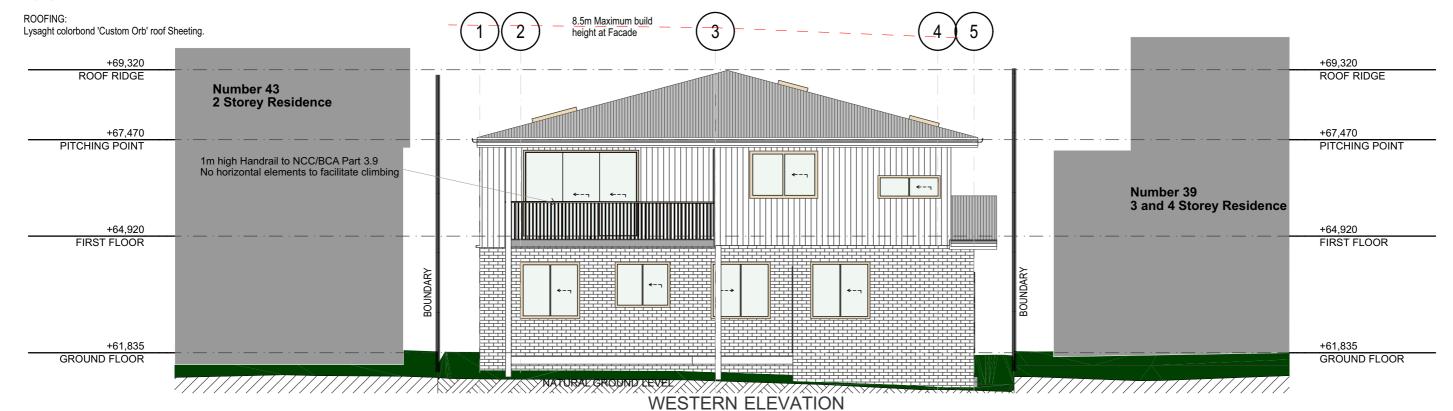




All windows to be Powder Coated Aluminium with fly screens.
Front door to be Solid Core Timber '1020mm x 40mm' Feature door. Garage Doors; Automatic Panel lift and Solid core to side Deck. All other external doors to be Powder Coated Aluminium.

EXTERNAL CLADDINGS:

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





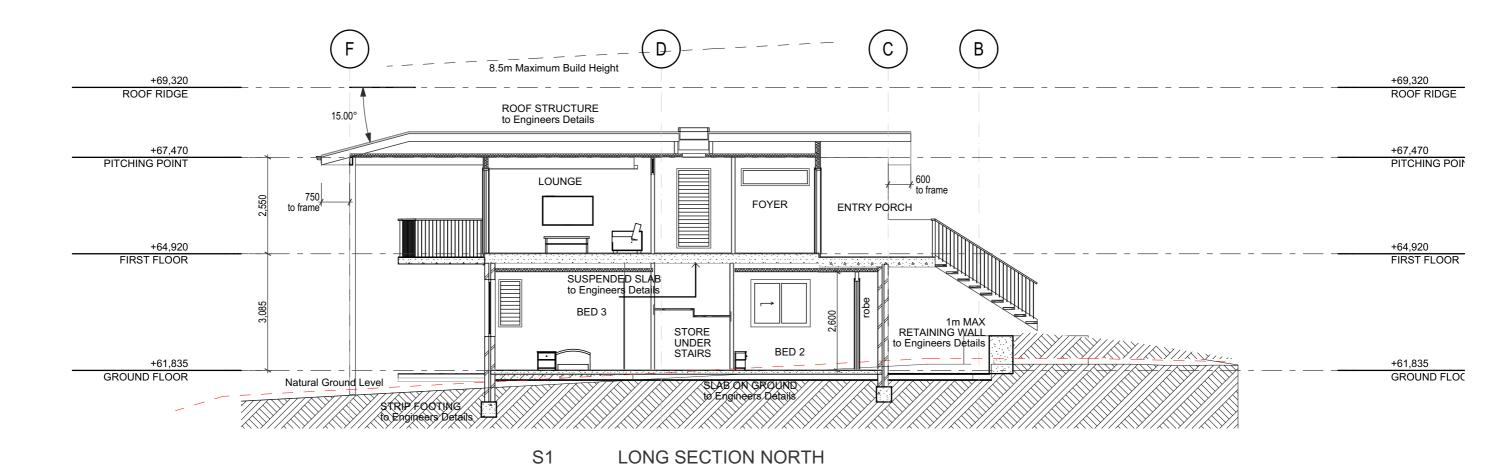


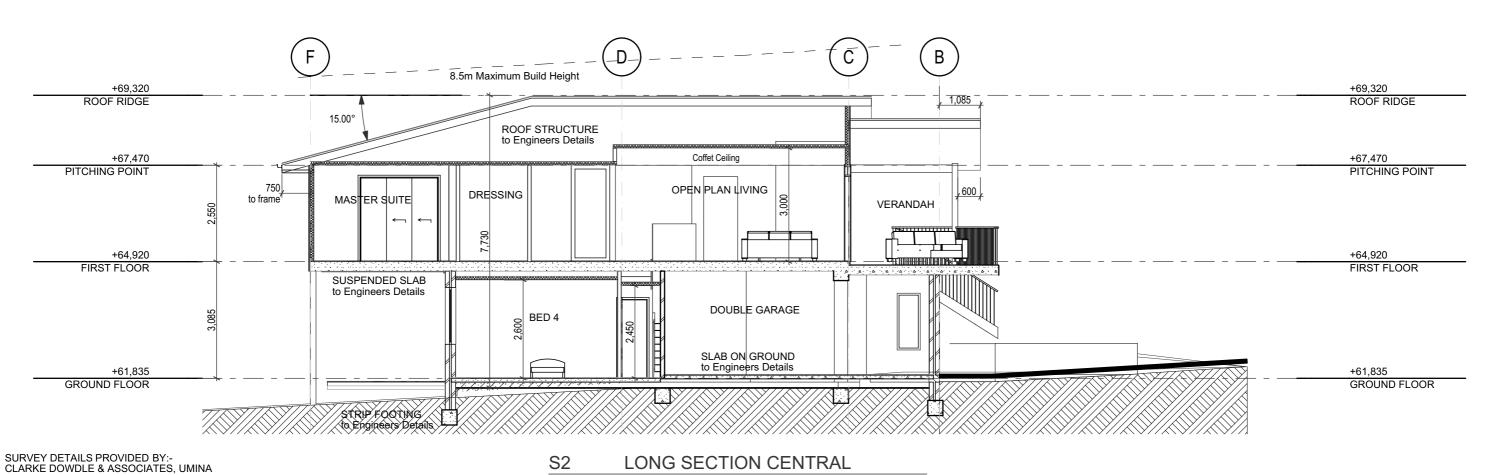




NEW RESIDENCE
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093
Prawing Title
ELEVATION SHEET 2

1:100	Job Number	20-0306
Date	Drawn	Drawing No.
Monday, 13 July 2020	S.G.	A5



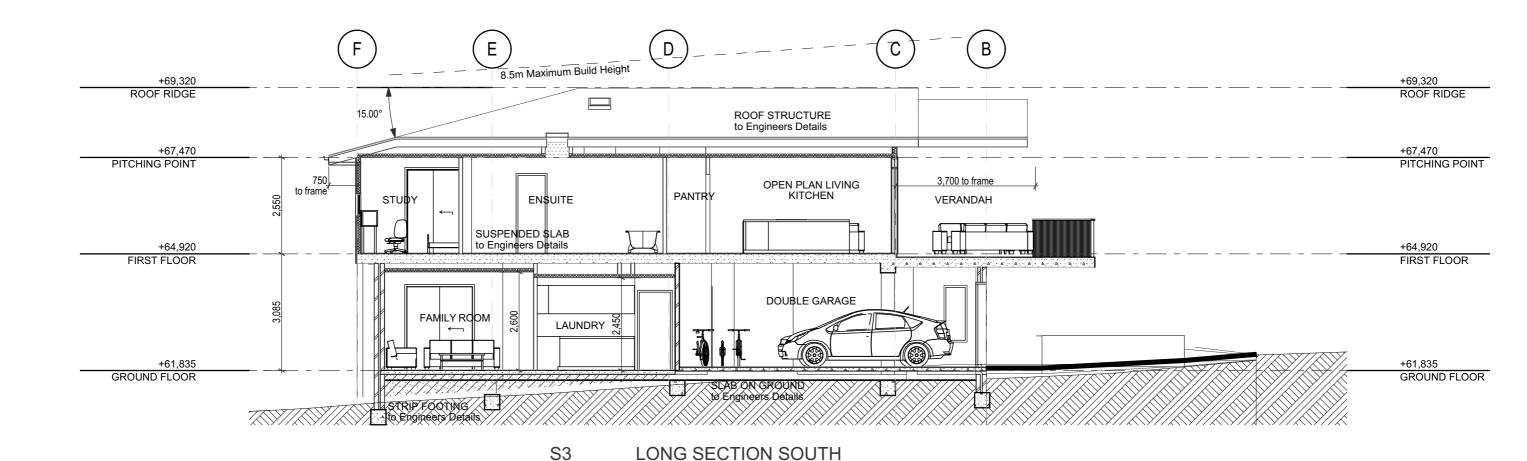


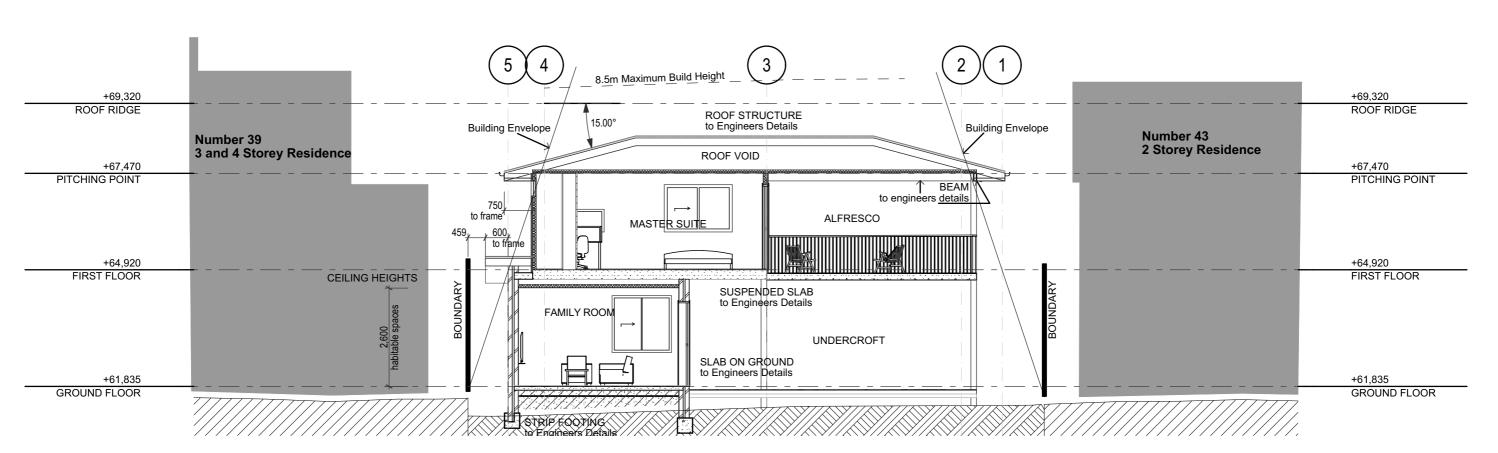
S2

A C C R E D I T E D SALLY GARDNER DESIGN AND DRAFT

LONG SECTION CENTRAL

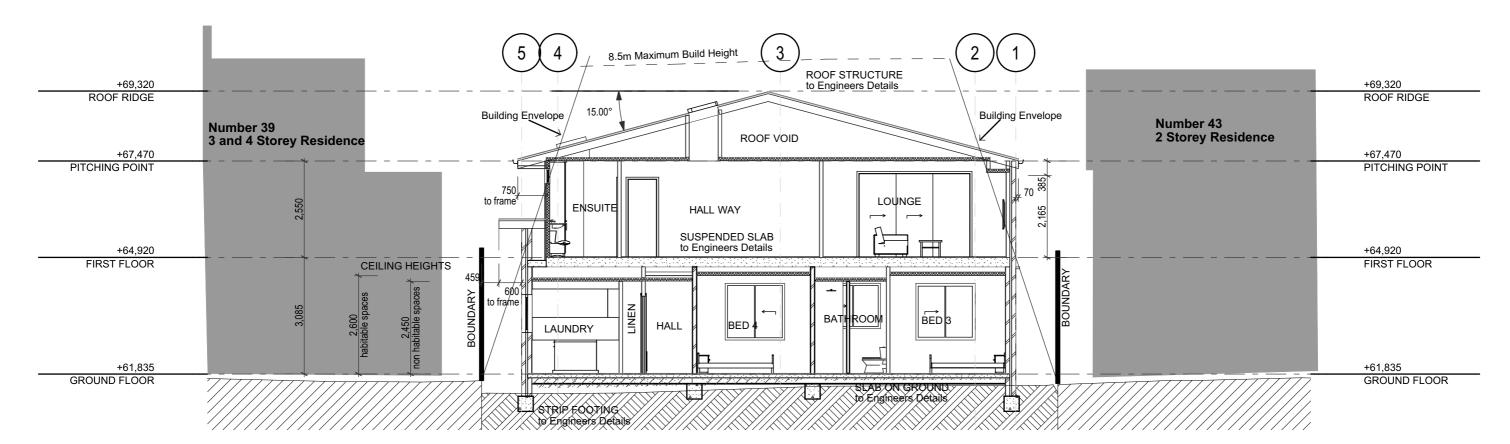
20-0306 1:100 **NEW RESIDENCE** 41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093 Monday, 13 S.G. July 2020 **A6 SECTIONS SHEET 1**



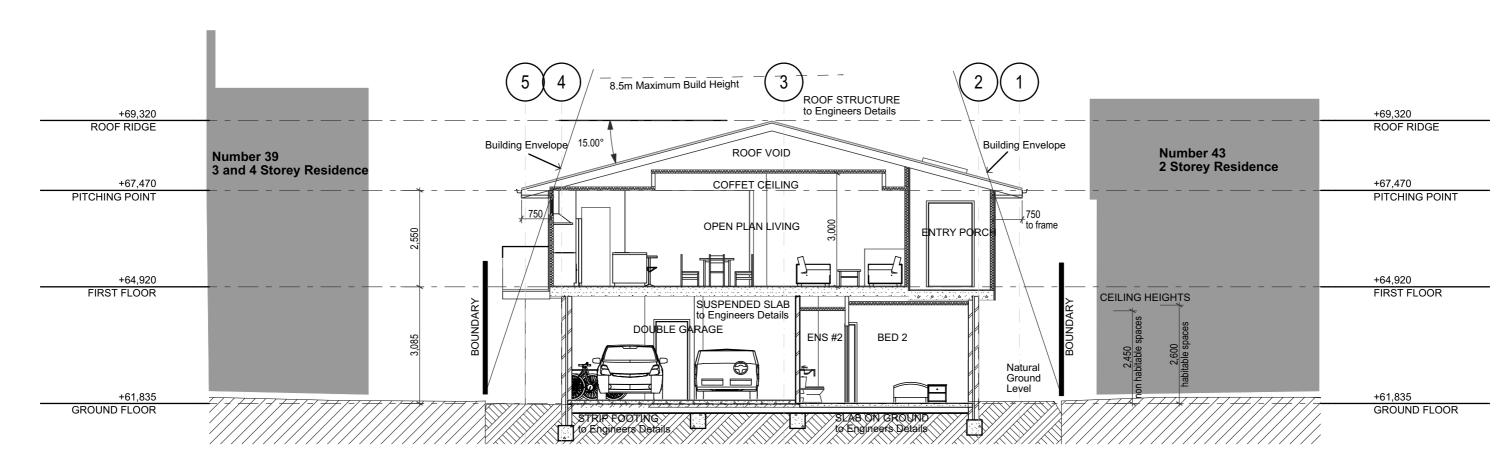


S4 CROSS SECTION WEST





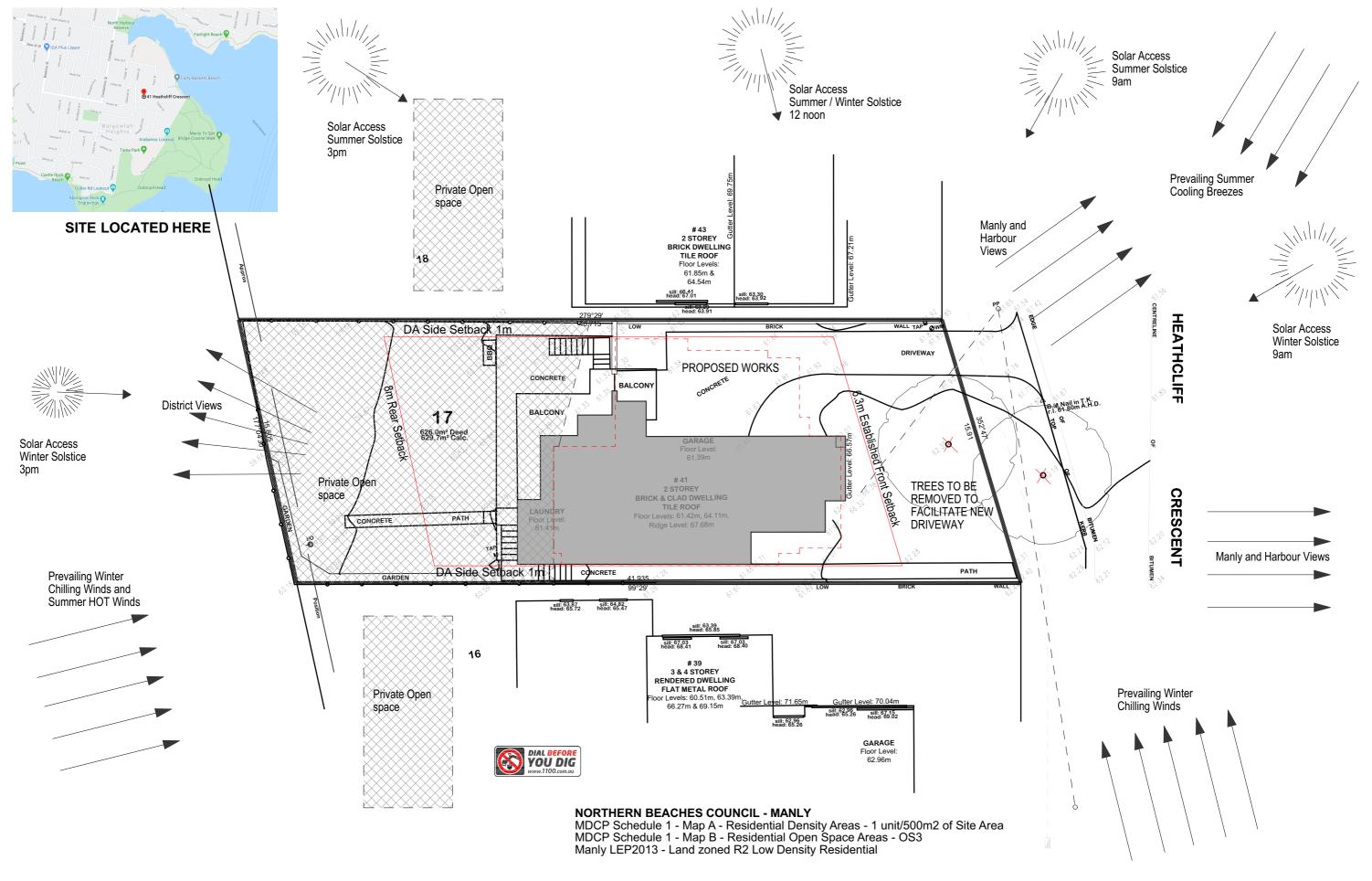
S5 CROSS SECTION CENTRAL



S6 CROSS SECTION EAST



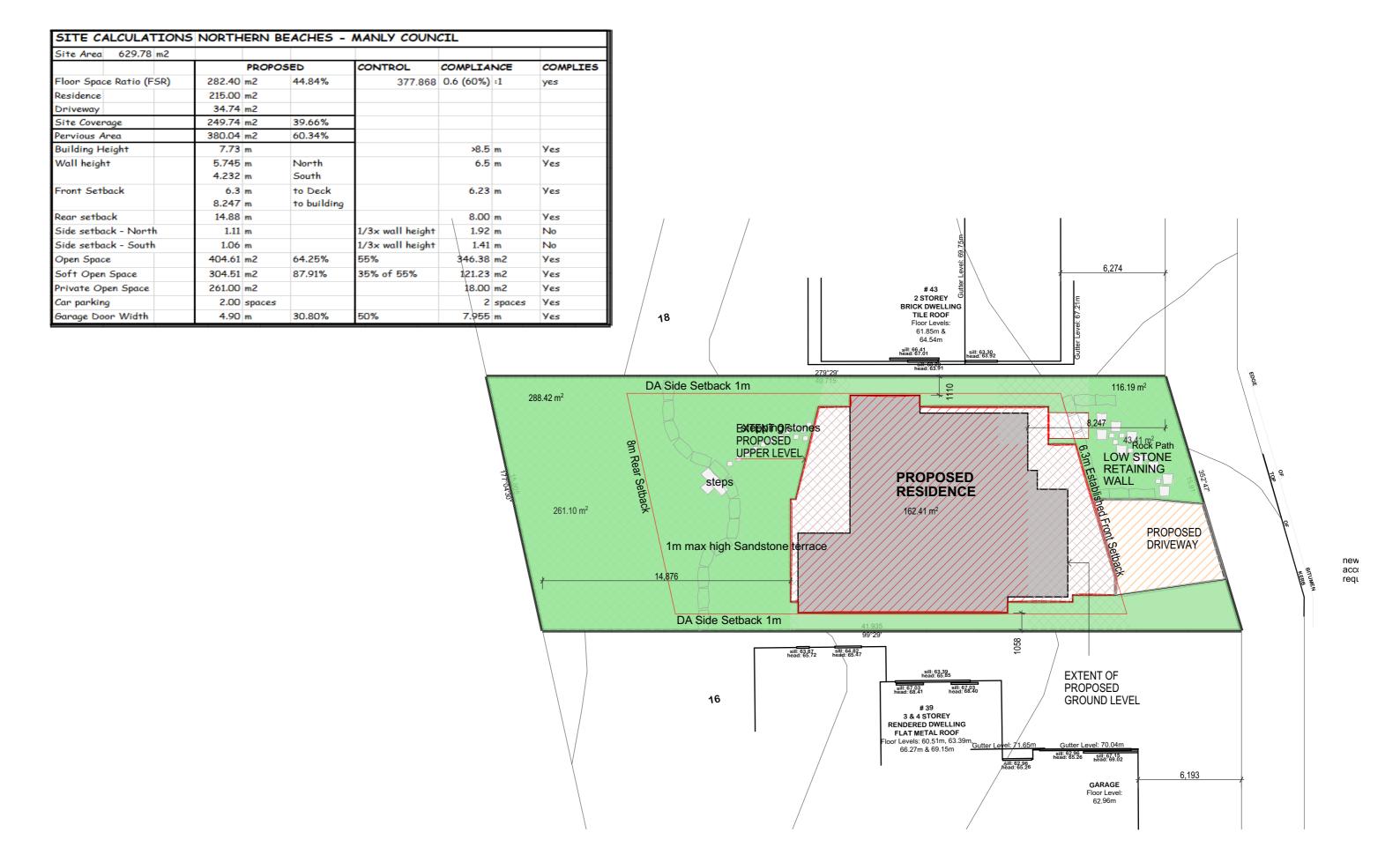
	NEW RESIDENCE	1:100	Job Number	20-0306
	41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093	Date	Drawn	Drawing No.
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	SECTIONS SHEET 3	Monday, 13 July 2020		A8





NEW RESIDENCE	True	
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093	<i> </i>	
Drawing Title	V V	\ /
SITE ANALYSIS		Nort

True	1:200	Job Number	20-0306
North	Date Monday, 13 July 2020		S1

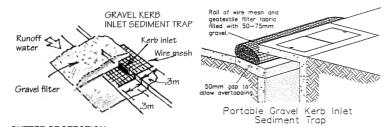






NEW RESIDENCE	Tr
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093	1/
Drawing Title	1
SITE CALCULATIONS	`

True	1:200	Job Number	20-0306
North	Monday, 13 July 2020		S2



GUTTER PROTECTION

Provide protection to down hill Grate in Gutter by means of Sand bags or blue metal wrapped in geotextle 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 seperating 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 Sedimnet Control measures to be inspected and maintained daily, by the site
- 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 make 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 requier 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.

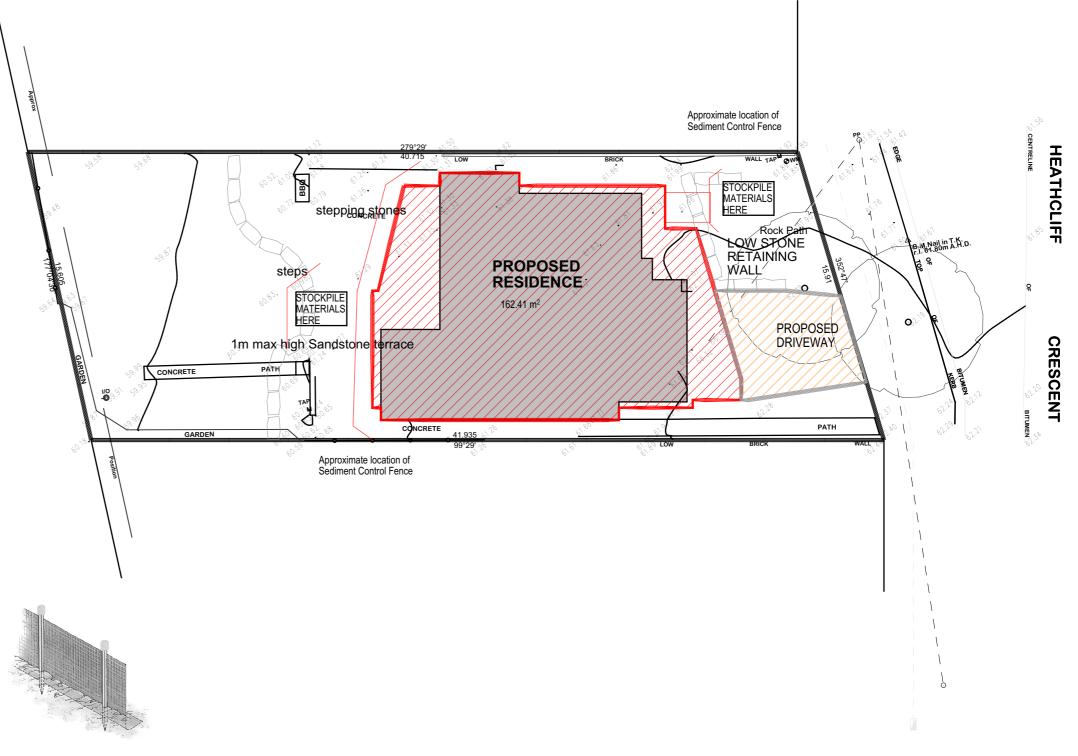
DUST CONTROL

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, especailly during the movement of machinery

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.





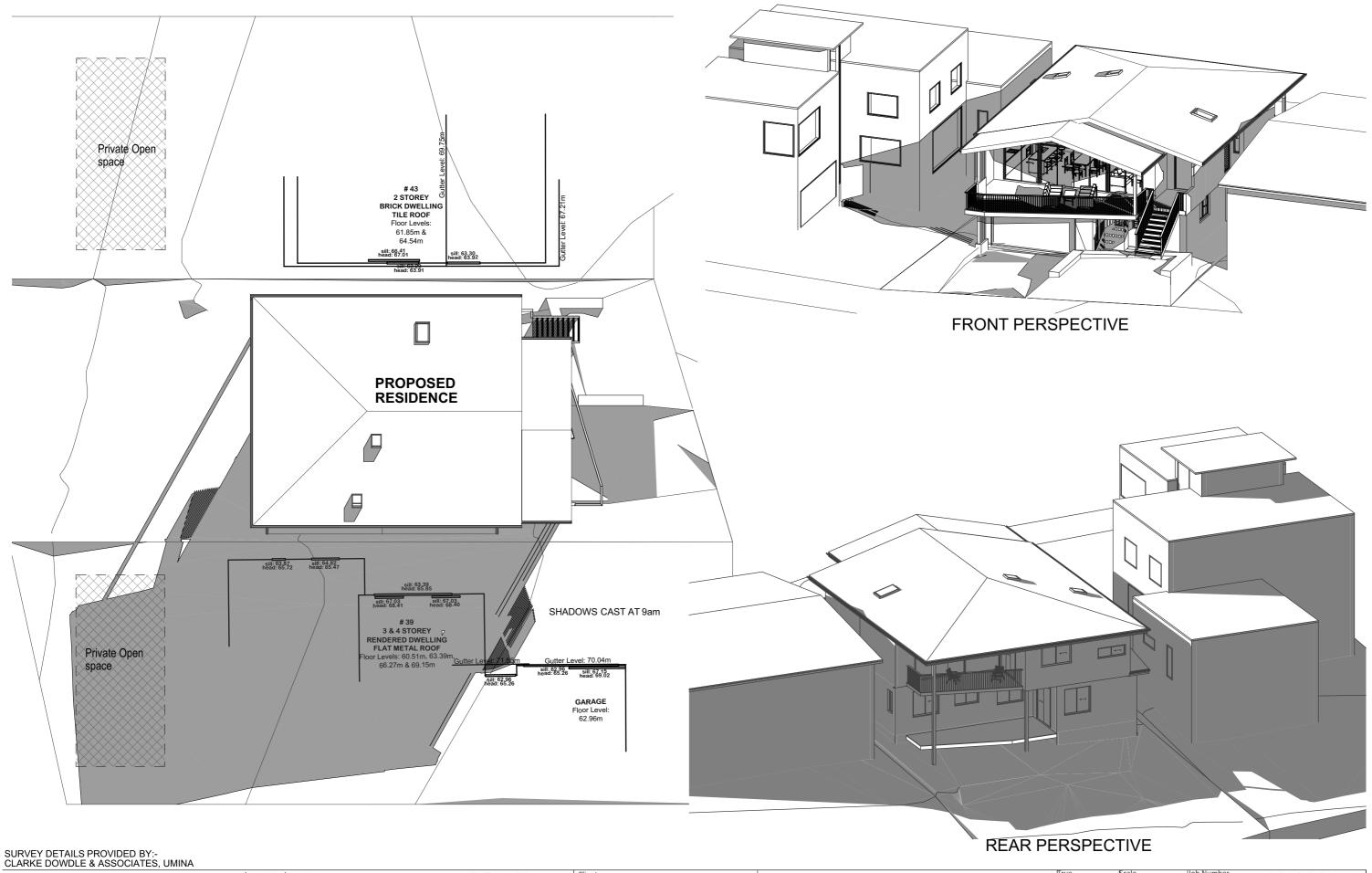




NEW RESIDENCE 41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093 SEDIMENT MANAGEMENT SEDIMENT and **EROSION CONTROL**



20-0306 1:200 Monday, 13 S.G. S3



PENINSULA HOMES



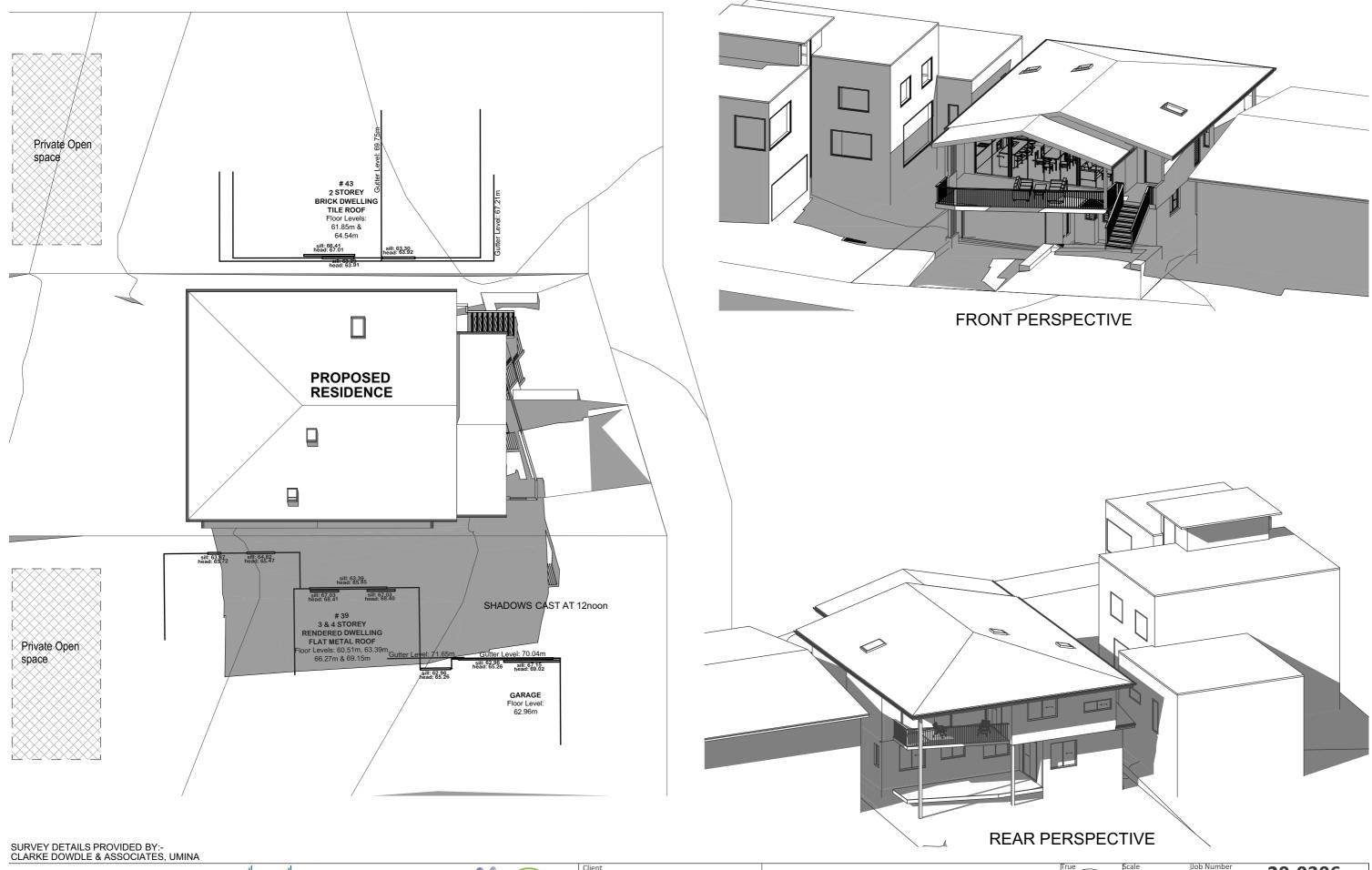


NEW RESIDENCE
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093

Drawing HADOW DIAGRAM - 9am JUNE 21 - Winter
Solstice, FRONT and, REAR PERSPECTIVES

True		Scale	1
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orth	Date V	londay, 13 July 2020		Drawing No.







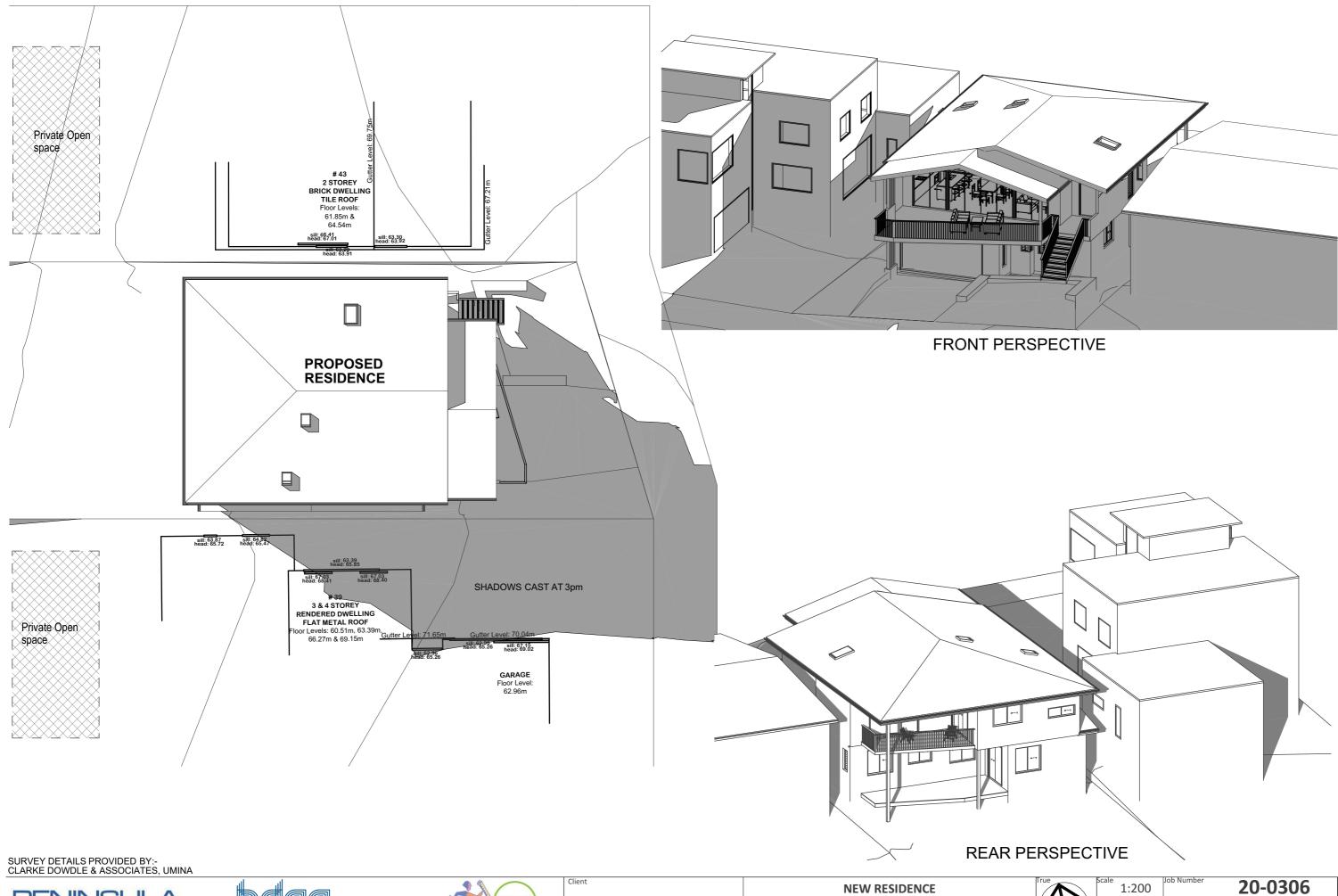


NEW RESIDENCE
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093

Drawing Tide DOW DIAGRAM - 12pm JUNE 21 - Winter Solstice, FRONT and, REAR PERSPECTIVES



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North	Date Monday, 13 July 2020		Drawing No.



PENINSULA HOMES

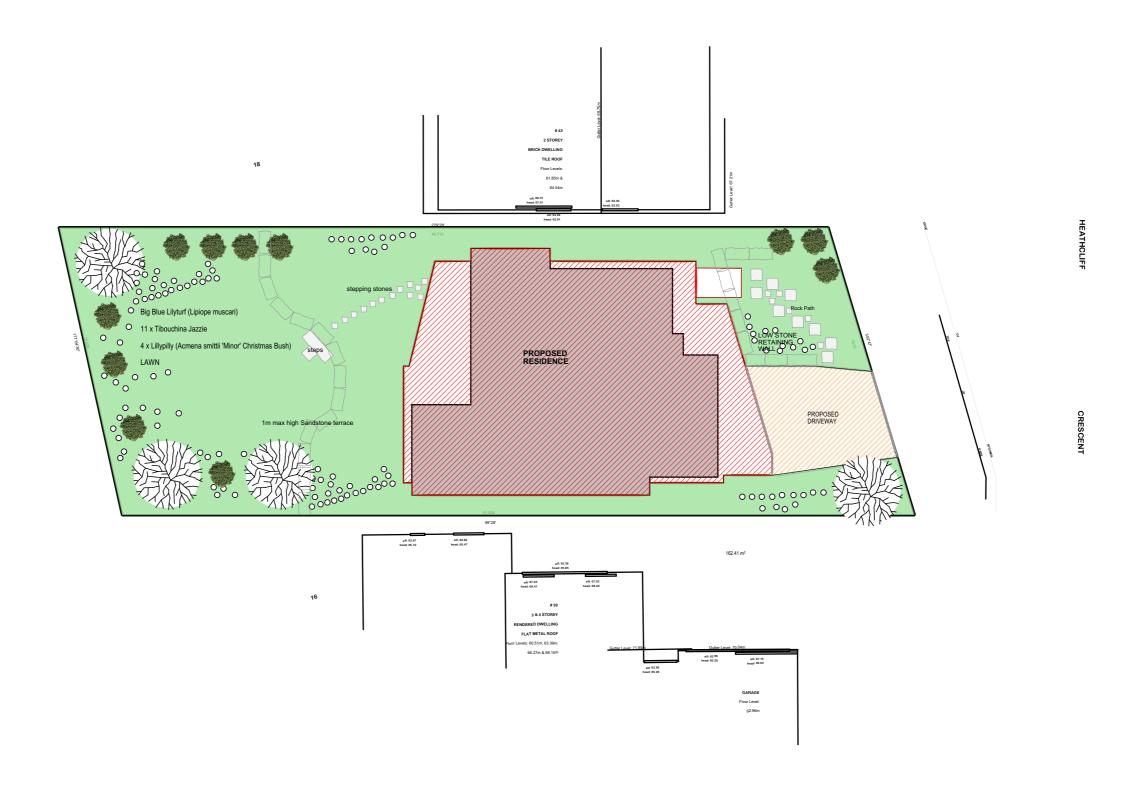




41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093

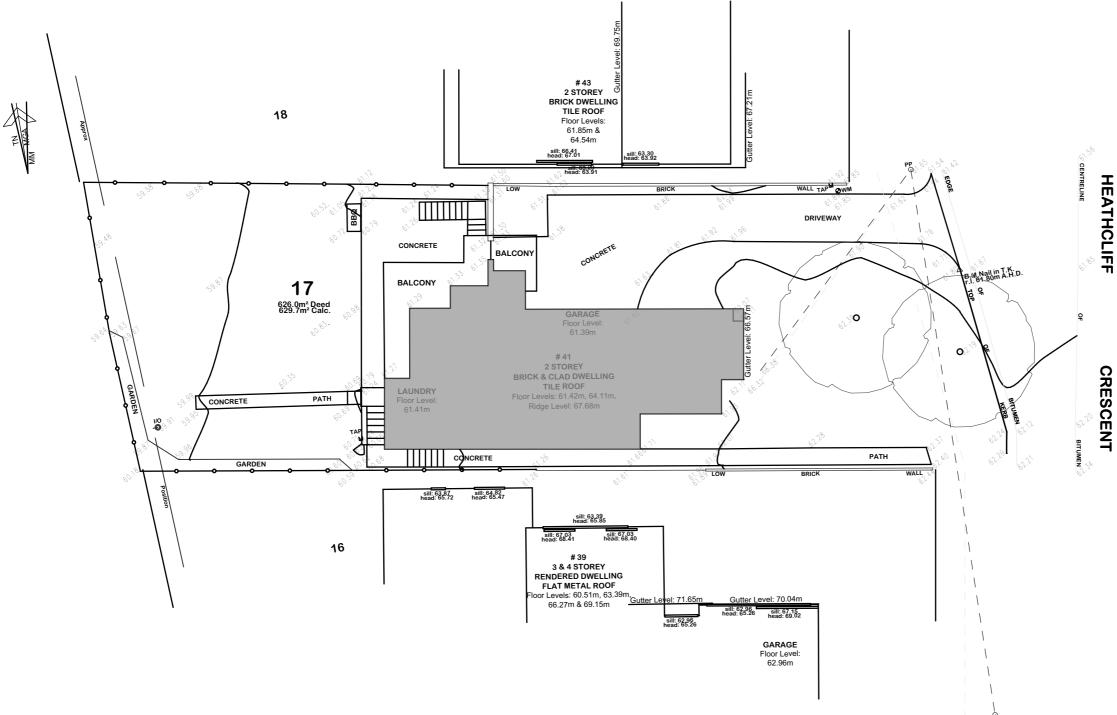
Drawing THADOW DIAGRAM - 3pm JUNE 21 - Winter Solstice, FRONT and, REAR PERSPECTIVES

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North	Date Monday, 13 July 2020		Drawing No.



A C C R E D I T E D ALLY GARDNER DESIGN AND DRAFT BUILDING DESIGNER PLANS DRAWN FOR APPROVAL BUILDING DESIGNER PLANS DRAWN FOR APPROVAL	AINIL DOVIDLE & ASSOCIATES, UNIINA				
	PENINSULA HOMES	A C C R E D I T E D	ALLY GARDNER DESIGN AND DRAFT	SDS	Client

NEW RESIDENCE	True	1:200	Job Number	20-0306
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093		Date	Drawn	Drawing No.
Drawing Title	7 7 			
LANDSCAPE PLAN	North	Monday, 13 July 2020	5.G.	57



EXISTING RESIDENCE AND ALL ANCILLARY STRUCTURES TO BE DEMOLISHED.

Provide Site Security fencing around perimeter of the site in Accordance with Council Guidelines.



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NEW RESIDENCE	True
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093	
Drawing Title	
DEMOLITION PLAN	\

True	1:200	Job Number	20-0306
North	Date Monday, 13 July 2020		Drawing No. D1

BASIX COMMITMENTS

WATER COMMITMENTS

Landscape

The applicant must plant indigenous or low water use species of vegetation throughout 200m2 of the site.

The applicant must install showerheads with a minimum rating of 4 star (>6 but <= 7.5 L/min) in all showers in the development.

The applicant must install a toilet flushing system with a minimum rating of 4 star in each toilet in the development. The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.

The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.

Alternative water

Rainwater tank- Residence

The applicant must install a rainwater tank of at least 5000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The applicant must configure the rainwater tank to collect rain runoff from at least 250m2 of the roof area of the

development (excluding the area of the roof which drains to any stormwater tank or private dam).

The applicant must connect the rainwater tank to:

• the cold water tap that supplies each clothes washer in the development

• at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)

THERMAL COMFORT SPECIFICATIONS

Glazing Doors/windows/clerestory

Mid coast Aluminium framed single clear glazing throughout:

Glazed doors and windows:

U-value: 5.40 (equal to or lower than) SHGC: 0.58 (±10%)

Given values are AFRC total window system values (glass and frame)

Skylights

Double glazing with aluminum or timber frames

Roof and Ceilings

Plasterboard with R3.5 insulation (insulation only value) to ceilings with roof above.

Plasterboard with R2.0 insulation (insulation only value) to garage ceiling with habitable rooms above.

Metal roof with foil backed blanket (Ru1.3 and Rd1.3).

External Colour: Medium (0.475<SA<0.7)

External walls:

Double brick with cavity insulation (minimum R1.8t)

Lightweight cladding on framed walls with R2.0 insulation (insulation only value)

Default colour modelled

Single skin brick with plasterboard lining - R2.0 insulation only required to internal walls adjacent to unconditioned rooms (garage, laundry and naturally ventilated bathrooms)

Plasterboard on studs - no insulation required

Concrete slab on ground, no insulation required.

Concrete floor between levels with R2.5 insulation to enclosed areas above garage

Suspended concrete with R2.5 insulation (insulation only value) to open subfloor.

Floor coverings: Carpet to bedrooms/study, tiles to wet areas and timber elsewhere as per plans.

ENERGY COMMITMENTS

Hot water

The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas

instantaneous with a performance of 6 stars.

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: Ceiling Fans + 3-phase airconditioning; Energy rating: EER>3.5 - 4.0

The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: Ceiling Fans + 3-phase airconditioning; Energy rating: EER>3.5 - 4.0

The seciling system must provide for device the phase to a system with a higher energy rating.

The cooling system must provide for day/night zoning between living areas and bedrooms.

Heating system

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 3-phase Airconditioning; Energy rating: EER>3.5 - 4.0

The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 3-phase airconditioning; Energy rating: EER>3.5 - 4.0

The heating system must provide for day/night zoning between living areas and bedrooms.

Ventilation

The applicant must install the following exhaust systems in the development:

At least 1 Bathroom: individual fan ducted to facade or roof; Operation control: manual switch on / off

Kitchen: individual fan, ducted to façade or roof; Sealed to prevent insulation loss; Operation control: manual switch on/ off Laundry: individual fan, ducted to façade or roof; Sealed to prevent insulation loss; Operation control: manual switch on/ off Artificial lighting

The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of ac at least 4 of the bedrooms / study; at least 3 of the living / dining rooms; the kitchen; all bathrooms/toilets; the laundry; all hallways ALL DOWN LIGHTS TO BE SEALED

Natural lighting

The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.

The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.

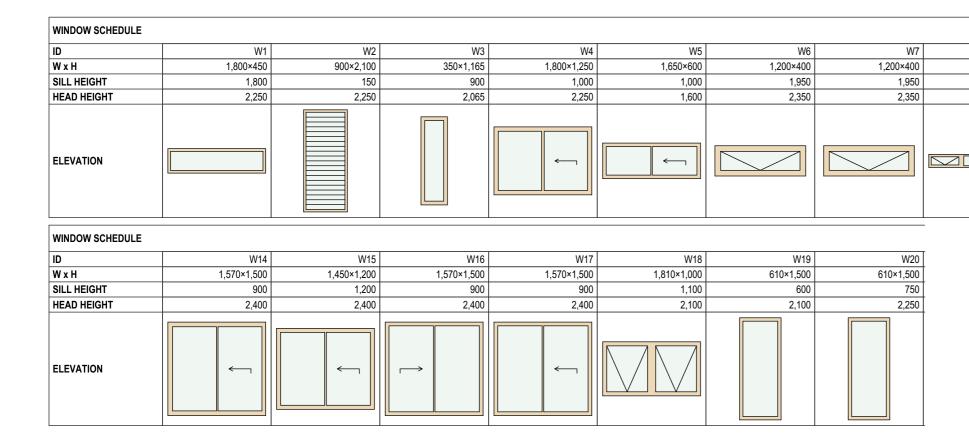
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.

The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.

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



20-0306 **NEW RESIDENCE** 41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093 Monday, 13 S.G. July 2020 N1 **BASIX COMMITENTS**



W8

1,950

2,350

3,000×400

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.

W9

1,900

2,350

2,500×450

W11

1,150

2,400

610×1,250

W12

1,150

2,400

1,570×1,250

W13

1,150

2,400

610×1,250

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 SCHEE	DOOR SCHEDULE								
		6-1 F-1		-					
ID	D1	D2	D3	D4	D5	D6	D7	D8	D9
WxH	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











NEW RESIDENCE	Scale 1:1	Job Number	20-0306
41 HEATHCLIFF CRESCENT BALGOWLAH HEIGHTS NSW 2093	Date	Drawn	Drawing No.
window & DOOR SCHEDULES	Monday, 13 July 2020	S.G.	N2