

Alterations and Additions for Sarah and Andrew Flarey

30 Balaclava Road, Berowra NSW 2081 Lot 235 DP825647 **Stage:** Development Application 7th March 2022

Drawing Schedule

- A.00 SPECIFICATIONS A.01 EXISTING SITE PLAN A.02 PROPOSED SITE PLAN A.03 GROUND FLOOR PLAN A.04 PROPOSED. FIRST FLOOR PLAN A.05 PROPOSED. ELEVATIONS-SOUTH AND WEST A.06 PROPOSED. ELEVATIONS-EAST AND SECTION A.07 SHADOW DIAGRAM A.08 DEMOLITION PLAN A.09 EROSION AND SEDIMENT CONTROL PLAN A.10 ROOF PLAN

drafted up Drawn By Melanie Farquhar

specified in the 'oversh	adowing' column in the	a table befow.				
Note: All details on this	s summary should be o	ross checked with the actual BASC	K Certificate befc	tre ordering.		
Windowldoor Area of glass inc. Overshadowing						
no.	Orientation	frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	8	2.8	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	8	3.3	0.0	0.0	None	Standard atuminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	8	3.3	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	8	2.1	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

	setween batters must	tot be more than 50 mm. Oversheet			r glazed door above which they are situated, unless th be of the height and distance from the centre and the	
Note: All details on this	s summary should be o	ross checked with the actual BASC	K Certificate bef:	are ordering.		
Window/door no.	Orientation	Area of glass inc. frame (m2)	Oversl Height (m)	hadowing Distance (m)	Shading device	Frame and glass typ
WI	8	28	0.0	0.0	None	Standard aluminium, single clea

BASIX Certificate Alterations and Additions

Lighting The applica Fixtures The appli than 4 life

The applica

Certificate number: A453932 - 29 March 2022

BE ADVISED : SOME CLAUSES IN THIS SPECTIFICATION MAY NOT BE RELEVANT TO THIS PROJECT

1.0 GENERAL

- ALL DIMENSIONS SHALL BE CHECKED ON SITE PRIOR TO COMMENCEMENT OF ANY WORK
- ALL MATERIALS SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND 1.2 UNLESS OTHERWISE STATED ON THE PLANS SHALL BE NEW AND THE BEST OF THE THEIR RESPECTIVE KIND AND SUITABLE FOR THEIR INTENDED PURPOSES.
- ALL WORKMANSHIP SHALL COMPLY WITH RELEVANT CURRENT AUSTRALIAN STANDARDS AND TO GOOD TRADE PRACTICES
- 14 ALL WORK SHALL BE IN ACCORDANCE WITH REQUIREMENTS OF THE RESPECTIVE AUTHORITY HAVING JURISDICTION OVER THE WORKS.
- 1.5 THE ARCHITECTURAL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE SPECIFICATION, SCHEDULES AND CONSULTANTS DRAWINGS THAT FORM PART OF THE CONSTRUCTION DOCUMENTS REFERRED TO IN THE "BUILDING CONTRACT".
- 1.6 DO NOT SCALE FROM DRAWINGS. NOTIFY OF ANY ERRORS OR OMISSIONS BEFORE PROCEEDING WITH ANY WORKS
- 1.7 ENSURE THAT SUBSTRATES ARE SUITABLE FOR THE INTENDED SUBSEQUENT FINISHES. COMMENCEMENT OF WORK ON THE SUBSTRATES IMPLIES ACCEPTANCE BY THE SUBCONTRACTOR OF THE SUBSTRATES ON WHICH FINISHES ARE APPLIED.
- CONTRACTOR IS TO SUPPLY ALL EQUIPMENT NECESSARY FOR THE COMPLETION OF THE RESPECTIVE WORKS.
- CONTRACTOR IS RESPONSIBLE FOR THE PROGRESSIVE CLEAN UP DURING AND AFTER THE COMPLETION OF 19 RESPECTIVE WORKS
- 2.0 EARTHWORKS
- 2.1 UNLESS OTHERWISE STATED, REMOVE TOPSOIL TO A MINIMUM DEPTH OF 200mm INCLUDING ALL ROOTS, AND OTHER MATTER, AND REQUIRED BY THE SOIL CONDITION AND/OR BUILDER. PROVIDE SUITABLE CLEAN FILL AND COMPACT IN LAYERS NOT GREATER THAN 300mm TO REDUCE LEVELS AS SHOWN
- 2.2 DO NOT EXCAVATE SERVICES TRENCHES WITHIN AN ANGLE OF 45 DEGREES DOWN FROM THE BOTTOM EDGE OF THE FOOTING.
- ALL RETAINING WALLS TO BE TREATED WITH "BITKOTE" WATERPROOFING AGENT 3.0 CONCRETE
- ALL CONCRETE REINFORCEMENT AND FORMWORK SHALL BE TO STRUCTURAL ENGINEERS DETAILS, RELEVANT BUILDING CODES AND STANDARDS
- 3.2 THE FOOTING AND SLAB CONSTRUCTION IS TO COMPLY WITH AS 2870
- PROVIDE A PROPRIETARY VAPOUR BARRIER WHICH CONSISTS OF HIGH IMPACT RESISTANT POLYTHENE FILM MIN 0.2mm THICK WHICH HAS BEEN PIGMENTED AND BRANDED BY THE MANUFACTURER.
 - 4.0 TERMITE PROTECTION:
- PROVIDE ANTI-TERMITE TREATMENT UNDER THE BUILDING AREAS IN ACCORDANCE WITH AS 2057, AS 3660.1 AND APPENDIX D, FOR RETICULATED SYSTEMS.
- BUILDER SHALL PROVIDE "BIFLEX" OR SIMILAR APPROVED ANTI-TERMITE TREATMENT IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARD CODES
- 5.0 BRICKWORK
- 5.1 BRICK WORK SHALL COMPLY WITH :

AS 3700 MASONRY CODE AS A123 MASONRY CODE

- 5.2 BRICK GAUGE 7 STANDARD COURSES = 600mm. MORTAR FOR MASONRY CONSTRUCTION
- TIES SHALL BE 3.5mm DIAMETER GALVANIZED WIRE KINKED FOR AND BUILT IN EVERY 5TH COURSE AT APPROXIMATELY 900mm CENTRES, WITH ADDITIONAL TIES AT THE RATE OF 1 TIE/300mm HEIGHT OF OPENINGS AND VERTICAL CONTROL JOINTS AND WITHIN 150mm OF OPENINGS. BUILD TIES INTO EACH LEAF AT LEAST 50mm.
- 5.4 VERTICAL CONTROL JOINTS SHALL BE 12mm WIDE FILLED AT COMPLETION WITH A CONTINUOUS FILLER STRIP
- 5.5 CAVITIES TO BE KEPT CLEAR OF MORTAR. PROVIDE CAVITY BOARDS. TEMPORARILY OMIT BRICKS TO PERMIT RAKING OUT OF CAVITY BOTTOMS.
- 5.6 FORM WEEP HOLES EVERY FOURTH PERPEND ABOVE FLASHING AND CAVITY FILL KEEP CLEAR OF MORTAR. DO NOT LOCATE WEEPHOLES CLOSER THAN 500mm TO JOINTS IN DAMP PROOF COURSES OR FLASHING.
- 5.7 PROVIDE DAMP PROOF COURSES (DPC) IN THE BOTTOM 3 COURSES OF BRICK WORK AND SLAB AND/OR FOOTINGS. DPC ADDITIVE SHALL BE CLEAR IN ALL FACEWORK
- 5.8 SETOUT BRICKWORK ACCURATELY, PLUMP, LEVEL AND PROPERLY BONDED. RISING WORK TO BE RAKED BACK, JAMBS, REVEALS, CORNERS, PERPENDS, ETC TO BE TRUE, PLUMB AND IN LINE WITH PERPENDS TRUE LINE. SETOUT DOOR FRAMES NEAR PERPENDICULAR WALL WITH A MERGIN OF 12mm OR GREATER THAN 50mm
- 5.9 PROVIDE 12mm PLASTERING MARGIN BETWEEN WINDOW FRAME AND INTERNAL BRICKWORK TO BE PLASTERED.
- 5.10 WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND THE OPENING



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- 5.11 BUILD IN ALCOR/PGI FLASHINGS AS FOLLOWS:
 - WHEREVER SHOWN ON DRAWINGS
 - CAVITY WALLS BUILT OF SLAB ON GROUND (WHERE NOT PARGED)
 - OVER LINTELS TO EXPOSED OPENINGS EXTEND THE FULL WIDTH OF OUTER LEAF CONTINUOUS ACROSS CAVITY 50mm INTO INNER LEAF 2c ABOVE
 - OVER ROOF EXTEND THE FULL WIDTH OF EXTERNAL LEAF, STEPPED TO ROOF SLOPE TURNED DOWN MIN. 50mm OVER BASE FLASHING. TURN UP IN CAVITY SLOPING INWARDS AND BUILT INTO INNER LEAF 1c ABOVE.
 - DOOR/WINDOW STILES EXTEND THE FULL HEIGHT 150mm WIDE FIXED TO FRAMES INTERLEAVED WITH SILL AND HEAD FLASHING AT EACH END.
 - STRUCTURE OR SERVICES WITHIN 30mm OF OUTER BRICK LEAF IN CAVITY: VERTICAL FLASHING CONTINUOUS IC BELOW FL TO ABOVE STRUCTURE OR FRAME. NOMINAL 300m WIDE.
 - FOR HORIZONTAL STRUCTURES/SERVICES: CONTINUOUS FLASHING BUILT IN AS FOR OVER LINTELS AT CAVITY WALLS WITH GLASS BLOCK 300mm WIDE FIXED TO GLASS BLOCK FRAME AND TURNED AWAY IN CAVITY FROM INNER LEAF.
- 5.12 WHERE NECESSARY REINFORCE BELOW AND OVER OPENINGS WITH GALVANISED WOVEN WIRE FABRIC 75mm WIDE IN CENTRE OF EACH LEAF OPENING EXTENDING ALUMINIUM OF 600mm BEYOND THE OPENING.
- 513 UNLESS OTHERWISE SHOWN ON DRAWINGS EXTERNAL FACE WORK: 230x110x76mm WINDOW SILLS: 2c FACE BRICK SPLAYED SILLS
 - WINDOW HEADS: SOLID FACEBRICK COURSE 6.0 LINTELS

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MAX SPAN	LINTELS SIZE	BEARING
(mm)	(VERT X HORIZ X THICK)	EACH END (mm)
900	75x10	150
1200	75x75x8	150
1500	90x90x8	150
1800	100x75x8	230
2100	125x75x8	230
2400	125x75x10	230
2500	100x100x8	230
3000	150x90x10	230

7.0 CARPENTRY WORK

- 7.1 ROOF AND CEILING FRAMING SHOULD COMPLY WITH AS 1684 LIGHT TIMBER FRAMING CODE. DRAW STRAP FIRMLY OVER WALL PLATES AND SECURELY FIX TO TOP OF PLATE BY 2x30mm GALV. CLOUTS/STRAP
- 7.2 REFER TO AS 1684 FOR ROOF FRAMING SIZES UNLESS SPECIFIED ON DRAWINGS.
- 7.3 SUPPLY AND FIX ALL BULKHEADS & FALSE CEILINGS AS SHOWN ON THE DRAWINGS. 8.0 ROOFING
- 8.1 SELECTED ROOFING MATERIAL SHALL BE INSTALLED AND FIXED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATION AND RELEVANT BUILDING CODES
- 8.2 GUTTER, FASCIA, DOWNPIPES, FLASHING SHALL BE IN LONGEST POSSIBLE LENGTHS
- 8.3 ALLOW FOR ALL JOINTS AND JOINING MATERIALS, COLLARS, STRAPS & FASTENINGS NECESSARY TO COMPLETE WORK.
- ALLOW FOR ALL ROOF PENETRATIONS, ROOF COWLS, FLASHING, FLUMES THROUGH ROOF 84
- FIX GUTTERS & FLASHING TO PERMIT THERMAL MOVEMENT IN THEIR FULL LENGTH 8.5
- 86 SEAL BETWEEN OVERLAPPING FLASHING: FLASHING TURNED DOWN OVER BASE OR APRON FLASHING: FLASHING OVER METAL ROOF; FLASHING OVER SECRET GUTTERS; AROUND ROOF PENETRATIONS ETC.

9.0 WINDOWS/GLAZING

- 9.1 UNLESS OTHERWISE STATED ON THE DRAWINGS WINDOW FRAMES SHALL BE ALUMINIUM RESIDENTIAL OR COMMERCIAL IN SECTION WITH POWDERCOAT FINISH AS SELECTED BY OWNER.
- 92 ALLOW FOR FLYSCREENS TO BE FITTED TO ALL WINDOWS
- 9.3 ANGLED WINDOW UNITS SHALL BE FACTORY MADE AND FIXED AND DELIVERED ON SITE AS A COMPLETE UNIT. 94 WHERE RELEVANT WINDOWS ARE TO COMPLY WITH THE SPECIFICATIONS PROVIDED BY THE THERMAL
- PERFORMANCE ASSESSOR
- 9.5 CLEAR GLASS GENERALLY: OBSCURE GLASS TO BATHROOMS, REFER TO DRAWINGS.
- 96 WHERE GLASS BLOCKS HAVE BEEN NOMINATED. THEY SHALL BE IN FRAMES AND INSTALLED TO MANUFACTURERS SPECIFICATIONS

10.0 JOINERY

- 10.1 ALL JOINERY SHALL BE OF HIGHEST QUALITY MATERIALS TO BEST TRADE PRACTICES AND HIGH QUALITY FINISH.
- 10.2 EXTERNAL DOOR FRAMES SHALL BE: 110x40 DOUBLE REBATED FRAME WITH 130x40 WEATHERED THRESHOLD U.N.O.
- 10.3 SUPPLY AND BUILD IN TIMBER DOOR FRAMES TO EXTERNAL LOCATIONS AS SHOWN ON ARCHITECTURAL DRAWINGS.

Specifications

30 Balaclava Road. Berowra NSW 2081 **Development Application**

Sarah and Andrew Flarey

- 11.1
- 11.2
- 11.3 11.4

12.0 PLASTERING

11.0 CEILINGS

- U.N.O.
- 12.2 PLASTERED WALLS SHALL BE NOMINAL 12mm THICK CONSISTING OF 1:1:9, CEMENT:LIME:SAND RENDER, AND FINISHED WITH NOMINALLY 3mm HARDWALL PLASTER
- 12.3 SUPPLY AND FIX EXTERNAL CORNER BEADS TO ALL EXTERNAL CORNERS
- 12.4 PROVIDE STOP BEADS WHERE PLASTER WORK ABUTS TIMBER FRAMES, OR FACEWORK
- 12.5 EXTERNAL RENDER WHEN APPLICABLE SHALL BE 2 COAT SAND FINISH. (FOR PAINTING).
- 12.6 FLUSHED UP WITH FRAMES.
- 12.7 CONCRETE WORK.

13.0 FLOORING FINISHES

- 13.1 SCHEDULE
- PROVIDE TILED FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, ANGLE TRIMS 13.2 ETC. TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES SCHEDULE
- 13.3 PROVIDE TIMBER FLOOR FINISHES TO NOMINATED AREAS COMPLETE WITH ALL MATERIALS, DIMINISHING BOARDS ETC TO COMPLETE THE WORKS: FLOOR BOARDS TO BE SANDED AND POLISHED TO HIGH STANDARD WITH PREMIUM QUALITY SEALER (2 COATS). REFER TO DRAWINGS AND FINISHES SCHEDULE.

14.0 SIGNAGE

- 14.1
- LETTERBOXES AS SCHEDULED. 14.2

15.0 PAVING

- 15.1 A MINIMUM STANDARD

AND GRADE TO FALLS.

15.3 BRICK PAVERS SHALL BE:

16.1

16.2

16.3

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16.7

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SUN

16.0 ENERGY EFFICIENCY

- CEILINGS SHALL BE RECESSED EDGE. MINIMUM 8.0mm PLASTERGLASS OR GYPROCK.
- FLUSH JOINTS, SCREW HEADS, AND OTHER BLEMISHES IN THE SHEETS USING APPROVED SYSTEMS TO PROVIDE FLUSH SMOOTH CONTINUOUS SURFACE
- PROVIDE AND FIX ALL FLUSH STOP BEADS & CASING BEADS TO ALL CORNERS & EDGES PROVIDE ALL SELECTED MOLDINGS AND CORNICES TO ALL CEILINGS AS SHOWN ON THE DRAWINGS.
- 12.1 INTERNAL WALL FINISHES INCLUDING CUPBOARD, BIN & FRIDGE RECESSES ETC SHALL BE (OTHER THAN FACE FINISHES OR WHERE COVERED BY FEATURE MATERIALS) FLOAT AND SET IN HARDWALL PLASTER
 - NIBS IN INTERNAL CORNERS ADJACENT TO DOOR FRAMES GREATER THAN 40mm SHALL NOT BE
 - PROVIDE V-JOINTS IN RENDER & FINISHING PLASTER WHERE BRICK WORK ABUTS OR JOINS ONTO

CARPET FLOOR COVERINGS TO NOMINATED AREAS COMPLETE WITH SELECTED UNDERLAY SMOOTH EDGE, DIMINISHING STRIPS ETC, TO COMPLETE THE WORKS: REFER TO DRAWINGS AND FINISHES

- WHERE NECESSARY SUPPLY & FIX SELECTED UNIT AND HOUSE NUMBERS TO EACH UNIT AND TO
- "SUPERDRAFT" RESERVES THE RIGHT TO ERECT A BUILDERS SIGN ON THE PROPERTY FACING THE STREET FRONTAGE IN COMPLIANCE WITH AUTHORITY REQUIREMENTS.
- GENERALLY: WHEN PAVING IS INCLUDED IN THE BUILDING CONTRACT THE FOLLOWING SHALL APPLY AS

SUPPLY AND LAY ALL PAVING TO EXTERNAL AREAS AS SHOWN ON WORKING DRAWINGS. CUT, FILL & COMPACT SAND TO REQUIRED LEVELS. SCREED TO UNIFORM THINNESS AND LEVELS PROVIDE BRICK EDGE RETAINING FOOTING EMBEDDED IN MORTAR BENEATH THE PAVING BRICK TO DRIVEWAY AREAS, PROVIDE NOMINAL 300x150mm CONCRETE FOOTING ALONG PERIMETER OF DRIVEWAY AND BED EDGE BRICK IN MORTAR.

- 15.2 PROVIDE 100mm COMPACTED LIMESTONE BASE TO DRIVEWAY TOPPED WITH 50mm CLEAN SAND
 - UNLESS NOTED PAVING PATTERN IS TO CLIENTS DETAIL
 - TRAFFICABLE AREAS: MIN. 65mm SOLID CLAY OR CONCRETE PEDESTRIAN AREAS: MIN. 43mm SOLID CLAY OR CONCRETE
 - INSULATION MUST FORM A CONTINUOUS BARRIER WITH CEILINGS, WALLS AND FLOORS BY ABUTTING OR OVERLAPPING ADJOINING INSULATION
 - INSULATION MUST NOT ADVERSELY AFFECT DOMESTIC SERVICES OR FITTINGS REFLECTIVE INSULATION IS TO BE PROVIDED WITH A MINIMUM 25mm AIRSPACE AND IS FITTED CLOSE TO OPENINGS SUCH AS WINDOWS/DOORS ETC. AND IS PROVIDED WITH ADEQUATE SUPPORT.
 - BULK INSULATION MUST MAINTAIN ITS POSITION THICKNESS ENSURE THAT CEILING INSULATION OVERLAPS UN-INSULATED WALLS CONSTRUCTION JOINTS, SUCH AS BETWEEN WALL AND FLOOR, ARE TO BE TIGHT FITTING OR SEALED USING CAULKING OR JOINERY ITEMS SUCH AS SKIRTING OR CORNICES
- 16.6 EXHAUST FANS ARE TO BE FITTED WITH A SELF CLOSING DAMPER
 - ROOF LIGHTS MUST BE SEALED WITH WEATHERPROOF SEALS
 - HEATED WATER PIPING MUST BE THERMALLY INSULATED AND PROTECTED AGAINST THE WEATHER AND
- 16.9 INTERNAL HEATED WATER PIPING TO HAVE AN R VALUE OF 0.2 16.10 ENCLOSED SUB-FLOOR AND ROOF SPACE TO HAVE AN R VALUE OF 0.45

Designed By Melanie Farquhar

Rev Date **Drawn Bv**

2 07/03/22 Melanie Farquhar

A 00

Page No:

Lot 235 D.P. 825647	
LOT SIZE	813.5 m ²
FLOOR AREA OF EXISTING RESIDENCE TOTAL EXISTING SITE COVERAGE	204.3m² 254.6m²
PROPOSED FLOOR AREA OF RESIDENCE TOTAL PROPOSED SITE COVERAGE	204.3m² 254.6m²
PROPOSED LANDSCAPED AREA PERCENTAGE	68.8%
PROPOSED SITE COVERAGE PERCENTAGE	31.2%

SITE NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- WORK. EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY. THIS PLAN IS TO BE READ IN CONJUNCTION WITH LANDSCAPING DETAIL PLANS FOR SPECIFIC
- LANDSCAPING DETAIL PLANS FOR SPECIFIC PLANTING LOCATIONS. THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED.
- BEWARE OF EXISTING SERVICES. CONFIRM
- LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE. REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS,
- DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER TO CIVIL ENGINEERS DOCUMENTATION.

DEMOLITION NOTES

- CAP OFF EXISTING PLUMBING AND ELECTRICAL WORKS AS NECESSARY BY CERTIFIED TRADESPERSON.
- MODIFIED BRICKWORK TO BE TOOTHED INTO EXISTING WHERE APPLICABLE AND CAVITY TO
- REMAIN CONTINUOUS AT ALL TIMES. EXISTING MATERIALS TO BE REUSED TO OWNERS DETAIL.
- MATERIALS REMOVED FROM SITE MUST BE DISPOSED OF AS PER COUNCIL REGULATIONS.
- INVESTIGATON SHOULD BE UNDERTAKEN BEFORE ALL WORKS THAT REQUIRES EXCAVATION.

BAL ASSESSMENT

FZ

BASIX REQUIREMENTS

BASIX Certificate Alterations and Additions	Certificate number: A453932 - 29, March 2022	
Lighting The applicant must ensure a minimum of 40% of new or altered light fotures are fitted with fluorescent, compact	fluorescent, or light-emitting-slide (LED) lamps.	
Flobares The applicant must ensure new or allieved showenheads have a flow rate no greater than 9 lives per minute or a 1 than 4 lives per average flush or a minimum 3 star water sating. The applicant must ensure new or allowed taps h	å skar waker rolling. The applicant must ensure new or altered toilets have a flow rake no greater ave a flow rake no greater than 9 lites per misuke or miniterum 3 skar waker rolling.	

Construction	Additional Insulation required (R-value	Other Specifications
Floor above existing dwelling or building	n	
external wall: framed (weatherboard, fibro, metal olad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillon roof: framed	ceiling: R2.5 (up), roof: foil/sarking	Dark (solar absorptance > 0.7)
and glazed door. The following requirements must also be satis 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	ad door with standard aluminium or timber frames and single clear or toned at bloc with standard aluminium or timber frames and single clear or toned in table below. Total system U-values and SHGCs must be calculated in table low-e class, or clearitir capitiliser clearing, or tronediair capitiliser clearing.

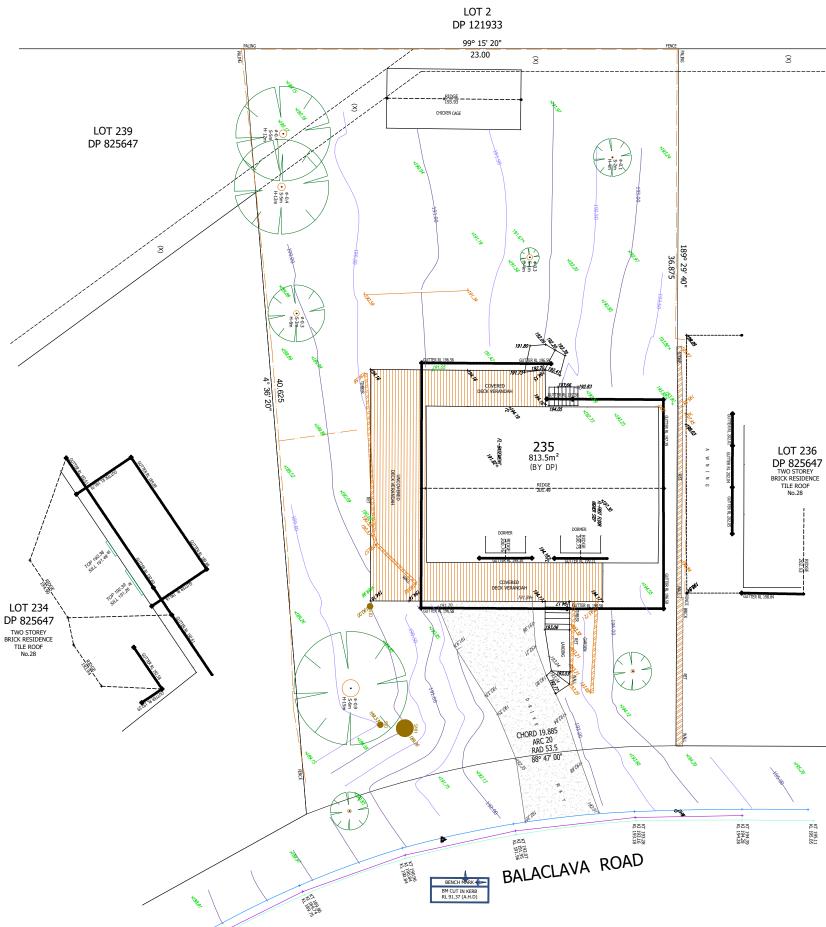
Window/door						
no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	8	2.8	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	8	3.3	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	8	3.3	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	8	2.1	0.0	0.0	None	Standard aluminium, single clear, (or

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Existing Site Plan

30 Balaclava Road, Berowra NSW 2081

Development Application

Sarah and Andrew Flarey

Designed By Melanie Farquhar Page No: A.01 Scale (2) A3 1:200

KT 195.11 KL 195.05

Rev Date Drawn By



Lot 235 D.P. 825647	
LOT SIZE	813.5 m ²
FLOOR AREA OF EXISTING RESIDENCE TOTAL EXISTING SITE COVERAGE	204.3m² 254.6m²
PROPOSED FLOOR AREA OF RESIDENCE TOTAL PROPOSED SITE COVERAGE	204.3m² 254.6m²
PROPOSED LANDSCAPED AREA PERCENTA	AGE 68.8%
PROPOSED SITE COVERAGE PERCENTAGE	31.2%

SITE NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY. THIS PLAN IS TO BE READ IN CONJUNCTION WITH
- LANDSCAPING DETAIL PLANS FOR SPECIFIC PLANTING LOCATIONS.
- THE EXACT LOCATIONS. THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
- THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED. BEWARE OF EXISTING SERVICES. CONFIRM
- LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME
- CARE. REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS, DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER TO CIVIL ENGINEERS DOCUMENTATION.

DEMOLITION NOTES

- CAP OFF EXISTING PLUMBING AND ELECTRICAL WORKS AS NECESSARY BY CERTIFIED TRADESPERSON.
- MODIFIED BRICKWORK TO BE TOOTHED INTO EXISTING WHERE APPLICABLE AND CAVITY TO REMAIN CONTINUOUS AT ALL TIMES.
- EXISTING MATERIALS TO BE REUSED TO OWNERS DETAIL.
- MATERIALS REMOVED FROM SITE MUST BE DISPOSED OF AS PER COUNCIL REGULATIONS. INVESTIGATON SHOULD BE UNDERTAKEN BEFORE
- ALL WORKS THAT REQUIRES EXCAVATION.

BAL ASSESSMENT

FZ

BASIX REQUIREMENTS

BASIX Certificate Alterations and Additions	Certificate number: A453932 - 29, March 2022	
Lighting The applicant must ensure a minimum of 40% of new or altered light febures are fitted with fluorescent, compact	fluorescent, or light-emitting-diade (LED) lamps.	
Fixtures The applicant must ensure new or allored showsheads have a flow rate no greater than 9 lives per minute or a than 4 lives per average flush or a minimum 3 dam water rating. The applicant must ensure new or allored tops h	é slar water rating The applicant must ensure new or alleved toilets have a flow rate no greater ave a flow rate no greater thas 9 libre per minute or minimum 3 star water rating.	
Insulation requirements The applicant must construct the new or altered construction (ficor(s), wells, and cellings/roofs) in accordance w		

	Additional Insulation required (R-value	Other Specifications
Floor above existing dwelling or building	nl	
external well: framed (weatherboard, fibro, metal olad)	R1.30 (or R1.70 including construction)	
raked coiling, pitched/skillion roof: framed	ceiling: R2.5 (up), roof: foll/sarking	Dark (solar absorptance > 0.7)
glass moy either match the description, or, have a U-value and a Bola accordance with National Feneratinion Raing Council (NFRC) conditi must have a U-value and a Solar Heal Gain Coefficient (BHAC) no gr Raing Council (NFRC) conditions. The description is position for high raing dego of each every, pengla, versatini, lockroyr or avvision for high rains of the projection from the wall for the height above the very and/or each every. In S2. Reprises with food balance	salidion to auch vierdow and ĝiata dosc. Einh vierdow or galand dono ra releta dan Octofficio (ROC) or portant tima tal sinsi ha tal sinsi tanto, Eank vierdow or glazad dosc viti hropsond lamas, or polytije lav- sadar tima tal talida el tala balo balos. Total polyti u lavales and 1960 tan tantori ora, Alemanike systems viti conspletaj u l-viela and 1960 ta motori or glazad dosc viti musto sa talas titu italacen in the tala balos. Total dos dos viti musto sa talas titu italacen in tel sala balos. In una talas balasen parallel to his motori or glazad dos varia dos viti dan dos dos viti musto sa talas titu italacen in tel sala balos. In una talas balasen parallel to his motori or glazad dos varia dos vitis. Ocuminatoring balatingo or vapitation must ba di ha hagit and diatan	ciou: Total system U-values and SHOCs must be calculated in o glass, or cleanitie gaphilaer glazing, or tonestilair gaphilaer glazing So must be calculated in accordance with National Fernestation by the substituted. For projections described in millimeters, the teadin more than 3400 mm above the sill. For projections described as a Pergalas with polycaribonator roll or similar transloant mathetin toware with saled, unloss the prograd and to tables a perpendicular.

Window/door		Arrest of stars inc.		hadowing		
no.	Orientation	Area of glass inc. frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	8	2.8	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	8	3.3	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	8	3.3	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	8	2.1	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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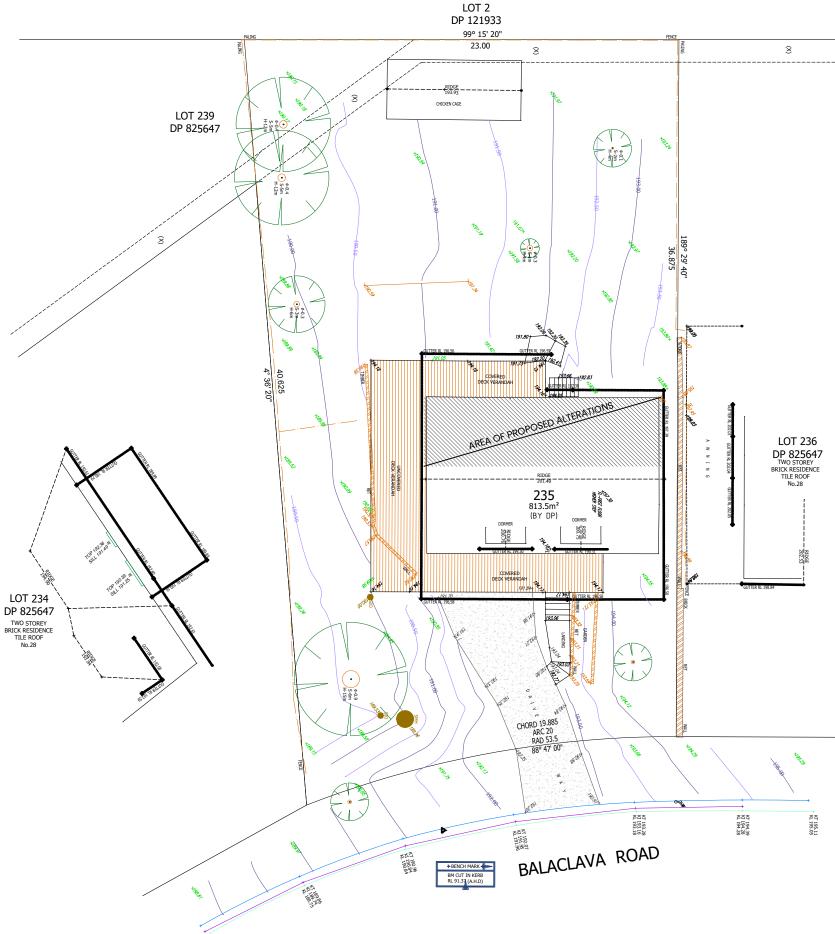
Proposed Site Plan

Development Application

30 Balaclava Road, Berowra NSW 2081

Sarah and Andrew Flarey

Designed By Melanie Farquhar Page No: A.02 Scale (2) A3 1:200



E melf@netspace.net.au

Rev Date Drawn By



Lot 235 D.P. 825647	
LOT SIZE	813.5 m ²
FLOOR AREA OF EXISTING RESIDENCE TOTAL EXISTING SITE COVERAGE	204.3m² 254.6m²
PROPOSED FLOOR AREA OF RESIDENCE TOTAL PROPOSED SITE COVERAGE	204.3m² 254.6m²
PROPOSED LANDSCAPED AREA PERCENTAGE	68.8%
PROPOSED SITE COVERAGE PERCENTAGE	31.2%

SITE NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- EXISTING PLUMBING AND ELECTRICAL WORKS TO
- BE REMOVED AND MADE GOOD AS NECESSARY. THIS PLAN IS TO BE READ IN CONJUNCTION
- WITH LANDSCAPING DETAIL PLANS FOR SPECIFIC
- PLANTING LOCATIONS. THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN
- ON SITE. NO GUARANTEE IS GIVEN THAT ALL STRE NO GUARANTEE IS GIVEN THAT EXISTING SERVICES ARE SHOWN. • THIS DRAWING SET TO BE READ IN CONJUNCTION
- WITH THE SPECIFICATION PROVIDED. BEWARE OF EXISTING SERVICES. CONFIRM
- LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME
- CARE.
 REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS, DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER TO CIVIL ENGINEERS DOCUMENTATION.

DEMOLITION NOTES

- CAP OFF EXISTING PLUMBING AND ELECTRICAL WORKS AS NECESSARY BY CERTIFIED
- TRADESPERSON. MODIFIED BRICKWORK TO BE TOOTHED INTO EXISTING WHERE APPLICABLE AND CAVITY то
- REMAIN CONTINUOUS AT ALL TIMES. EXISTING MATERIALS TO BE REUSED TO OWNERS
- MATERIALS REMOVED FROM SITE MUST BE DISPOSED OF AS PER COUNCIL REGULATIONS.
- INVESTIGATON SHOULD BE UNDERTAKEN BEFORE ALL WORKS THAT REQUIRES EXCAVATION.

BAL ASSESSMENT

FZ

BASIX REQUIREMENTS

BASIX Certificate Alterations and Additions			d Additions Certificate number: A453932 - 29, March 2022						
Lighting The applicant must ensure a minimum of 40% of new or altered light fishums are fitted with fluorescent, compact fluorescent, or fight-emitting-diode (LED) lamps.									
Fixtures The applicant must en than 4 lifres per avera	isure new or altered shi ge flush or a minimum	owerheads have a flow rate 3 star water rating. The app	e no greater than 9 Mres licant must ensure new	s per minute or a 3 e r or altered taps hav	star water rating. The applic ve a flow rate no greater the	ant must ensure ne an 9 litres per minut	sw or allere Io or minimu	d toilets have a flow rate an 3 star water rating.	no greater
	instruct the new or alter	ned construction (floor(s), w an 2m2, b) insulation specif					cept that a)	additional insulation is n	ot required
Construction			Additional Insulation	required (R-value		Other Specifics	ations		
Floor above existing d	twelling or building		rð						
axternal wall: framed	(weatherboard, fibro, m	setal clad}	R1.30 (or R1.70 includ	ing construction)					
raked ceiling, pitched!	skillion roof: framed		ceiling: R2.5 (up), roof:	follisarking		Dark (solar abso	orptance > 0	1.7)	
and glazed door. The glass may either mate accordance with Natio must have a U-volue a	following requirements th the description, or, h onal Fenestration Rating and a Solar Heat Gain	ed doors and shading devic must also be satisfied in so ave a U-value and a Solar I g Council (NFRC) condition Coefficient (SHGC) no grea return is considerd for inform	lation to each window a feat Gain Coefficient (5 s. Each window or glaz ler than that listed in th	and glazad door: Ea SHGC) no greater th ad door with improv e table below. Total	ich window or glazad door i nen that listed in the table b red frames, or pyrolytic low I system U-values and SHC	aith standard alumi elow. Total system -e glass, or cleariai 90s must be calcula	nium or timb U-values ar gapiblear sted in acco	be r frames and single cl nd SHGCs must be calco glazing, or tonediair gap rdance with National Fer	aar or toned dated in Iclear glazing restration
and glazad door. The glass may either matic accordance with Natic must have a U-value o Rating Council (NFRC edge of esch eave, pe atils, the matic of the p have a shading coeffic window. The specing i specified in the 'oversi	stall the vendows, glace following requirements the descriptions, or, h onal Fenestration Rating and a Solar Head Gain 1 j conditions. The desc ingola, verandah, bolico nojection from the wall isent of less them 0.35. between builtans must in hadowing' column in the	must also be satisfied in re we a U-value and a Solar I g Council (NFRC) condition Coefficient (SHGC) no great ription is possided for inform y or avering must be no m to the height above the win Pergolas with fixed baltoms not be more than 80 mm. C	lation to each window a feat Gain Coefficient (5 s. Each window or glaz fer than that listed in th tation only. Attemative to ore than 500 mm above dow or glazed door eitil must have battens pan vershadowing buildings	and glazad door. Ea BHGC) no greater the ed door with impros o table below. Total systems with comply o the head of the uil must be al teast tha aliel to the window o a or vegetation must	ch window or glazed door n nan that liatidd in the table b red frames, or pyrolytic low (system U-values and SHG m indow or glazed door and m it shown in the table below. or glazed door above which	aith standard alumi elow. Total system e glass, or dearloi 30s must be celouiz ay be substituted. F o more than 2400 m Pergolas with poly they are situated, t	nium or finb U-values an r gapiblear (ated in acco for projectio nm above th carbonate n unless the p	ber frames and single ob nd SHGCs must be calco glazing, or tonedfair gap refance with National Fes ms described in millimetr ns sill. For projections de oof or similar translucent orgsta alto shades a pe	aar or tonad dated in Ictear glazing restration es, the leading recribed as a material must rpendicular
and glassed door. They glass may either mate accordance with Natie must have a U-velue o Rating Council (NFRC edge of soch eave, pr ratio, the ratio of the p ratio, the ratio of the p have a shading coeffic window. The specing specified in the 'overst Note: Ail details on thi	stall the vierdewen, gloco following requirements in the description, or, hi neal Exception, or, hi and a Solar Head Gain i or constitutions. The desc and a solar Head Gain () constitutions from the worl cleant of less than 0.35. between between must i hadowing' column in th is summary should be o	must also be satisfied in we all Boler in ye all-value and Boler in Coefficient (8HGC) no gree higher is provided for inform ny or awning must be non ny or awning must be non to the height above the win Pergolae with fixed batters not be more than 20 mm. O a table below.	tation to each window or teat Gain Coefficient (5 Each window or glaze ter than that licked in this sation only. Alternative is one than 800 mm above dow or glazed door all mush have baltions para reach have baltions para vershadowing buildings al BASIX Certificate being Database and the satisfiest of the satisfiest of the satisfiest of the satisfiest of the satisfiest of the satisfiest of the satisfiest of the satisfiest of the satisfiest of the satisfiest of the satisfiest terms of the satisfiest of the satisfiest of the satisfiest of the satisfiest of the sat	and glazad door. Ea BHGC) no greater the ed door with impros o table below. Total systems with comply o the head of the uil must be al teast tha aliel to the window o a or vegetation must	ch window or glazed door: an that listed in the table b end frames, or gyrotybe bee i gatom U-values and SHGC m indow or glazed door and m indow or glazed door and table below. or glazed door abuve which be of the height and dista	eith standard alumi elow. Total system o glass, or cleantial SCs must be celoule SCs must be celoule sCs must be celoule so more than 2400 n Pergolas with poly they are situated, nose from the centre	nium or finb U-values an r gapiblear (ated in acco for projectio nm above th carbonate n unless the p	be frames and single of nd SHOCe must be calci- gloxing, ortonodiair gap retance with National Fee ses desotated in millimetr te slil. For projections do of or similar transloadet pergota alto abridise a p se of the window and glo	aar or tonad datad in licitorer glazing restitution es, the leading eschibed as a imaterial insust reperticular soad door, as
and gluzzed door. The glass may either maids accordance with Natic must have a U-velue o Rating Council (NFRC edge of esch eave, pe atto, the ratio of the p have a shading coeffic window. The specing i specified in the 'overal	stall the vendows, glace following requirements the descriptions, or, h onal Fenestration Rating and a Solar Head Gain 1 j conditions. The desc ingola, verandah, bolico nojection from the wall isent of less them 0.35. between builtans must in hadowing' column in the	must also be satisfied in sa swe a U-velue and a Sofari ig Council (KFRC) condition Coefficient (SHGC) no great ription is provided for inform rey or avving must be no mo to the height above the win Perpolae with fixed batters not be more than 50 mm. C a table below.	tation to each window or teat Gain Coefficient (5 Each window or glaze ter than that licked in this sation only. Alternative is one than 800 mm above dow or glazed door all mush have baltions para reach have baltions para vershadowing buildings al BASIX Certificate being Database and the satisfiest of the satisfiest of the satisfiest of the satisfiest of the satisfiest of the satisfiest of the satisfiest of the satisfiest of the satisfiest of the satisfiest of the satisfiest terms of the satisfiest of the satisfiest of the satisfiest of the satisfiest of the sat	and glazael door: Eis SHGC) no greater th sel door with improve e tables below. Total systems with compty or the head of the wi must be at least the atlet to the window of a or vegetation must fore ordering.	ch window or glazed door: an that listed in the table b end frames, or gyrotybe bee i gatom U-values and SHGC m indow or glazed door and m indow or glazed door and table below. or glazed door abuve which be of the height and dista	aith standard alumi elow. Total system e glass, or dearloi 30s must be celouiz ay be substituted. F o more than 2400 m Pergolas with poly they are situated, t	nium or timb U-values an r gapticlear tade in acco for projectio rm above th cartocrate n untess the p and the ba	ber frames and single of di SHOG must be obio glazing, or tonedhir gap drame with National Fee ns descatbed in millenete ns discatbed in millenete ns di l' for projections di of or similar translatori negota atto shades a pe negota atto shades a pe ne of the window and gla Frame and gla	aar or tonad Jated in Indicar glazing restation es, the leading senthed as a material must reperdicular soad door, as
and giuxed door. The glass may either mate accordance with Natie must have a U-value a Racing Council (NPRC edge of each eave, pe adus), the mito of the p trave a stratistic gootfiel window. The spacing paceline in the toward Note: Ail details on thi Window/door no.	stall the vierdewen, gloco following requirements in the description, or, hi neal Exception, or, hi and a Solar Head Gain i or constitutions. The desc and a solar Head Gain () constitutions from the worl cleant of less than 0.35. between between must i hadowing' column in th is summary should be o	must also be satisfied in we we a U-value and 8 before 1 Douncil (NFRC) conditions Onefliants (NFRC) conditions operating the sounded for hidson year or avoing must be norm. On to this height above the win Pergoise with their doubles on the source than 20 mm. On a table bolow. areas checked with the actu Area of glass in:	Infort to each window united Sain Coefficient (8 au Cain Coefficient (8 a. Each window or glaz for them that listed in ith station only. Alternative to one than 500 mm above one than 500 mm above one than 500 mm above one than 500 mm above one than 500 mm above the station only. Alternative the station of the station station of the station of the station of the station of the station station of the station of the station of the station station of the station of the station of the station station of the station of the station of the station of the station station of the station of th	and glazad door: Ex BHGC) no greater thi BHGC ho greater thi systems with comple to the hoxed of the wi must be at least than the at least than a or vegetation must fore outering.	ch window or glazed door: an that listed in the table b end frames, or gyrotybe bee i gatom U-values and SHGC m indow or glazed door and m indow or glazed door and table below. or glazed door abuve which be of the height and dista	eith standard alumi elow. Total system o glass, or cleantial SCs must be celoule SCs must be celoule sCs must be celoule so more than 2400 n Pergolas with poly they are situated, nose from the centre	nium or timb U-values an r gaptitieany for projectio for projectio mn above th carbonate n unterest the p and the bas	ber frames and single of of 8HOG must be calculated glackay, or tonedhier gas reasone with Nastorand Fee res descatted in millimeter will. For projections do out or similar transhoort angeda alto shadse a pe see of the window and gla Frame and gla Standard atuminium, sk	aar or tonad dated in kited jazing restation es, the leading restbed as a makefal must percloaler wad door, as iss type
and glass doer. The glass may either mate accordance with Nada Rating Council (NPTC) Rating Council (NPTC) experiment in the U-value of the set of the set of the window. The spacing opeolified in the U-value Note: All details on thi Window/cloor no.	stall the windows, gloca of following regularismental in the description act, the neal Franceistation Railing and a Solar Heat Gain 10 (contitions. The description of people, verandich, before sented less them 0.35. between batters must haddwing column in the is summary should be co- Orientation	must also be satisfied in we a U-shae and a Solin i g Council (NFRC) condition of Colline (NFRC) condition of the satisfiest of the satisfiest operation of the satisfiest part of avoing must be non m to the height above the win height above the win the borne. Area of glass ini- frame (m2)	Iation to each window u tent Gain Coefficient (8 s. Each window or glaz tent Gain Coefficient (8 tent Han that listed in th lation only. Alternative one fibans 600 mm above dow or glazard door still must have battoms parm one fibans 600 mm above dow or glazard door still must have battoms parm down and door still must be above down or glazard door still must be above down or glazard door still door still down or glazard door still door still down or glazard door still down or glazard down or glazard down or glazard down or glazard door still down or glazard down or	and glazed door: En SHGC) no greater Ib door with improve a table below. Total do door with improve to the theout of the with the below of the with abilit to the window of a or vegetation must fore oxterring. hadowing Distance (m)	ch window or glazed door: methal Sied in the fable b end frames, or pyrolytic low gratem V-values and SHG ying U-value and SHG or door or glazed door and n it shown in the table below. It show height and dista	eith standard alumi elow. Total system o glass, or cleantial SCs must be celoule SCs must be celoule sCs must be celoule so more than 2400 n Pergolas with poly they are situated, nose from the centre	nium or simt U-values an y applicitary ated in acco for projectio er above to carbonate in unives the p and the bas	ter frames and nitigate of dBHGa must be cake glacing, or tronsdiking par mance with Nisional Prin randoweth I millimeter and the second second of or similar transloader of or similar transloader second the window and glacing Frame and gla Standard A trainin, a Versitar, ZAS, SHGC: Standard Attribution, a Standard Attribution a St	aar or tonad aated in icitaar glazing restration es, the leading resched as a. renabelal must reperticular soad door, as isse type rgin clear, (or 75) rgin clear, (or 75)
and glassed doer. They glass may either mate accordance with Natic must have a U-value o Rating Council (NFRC edge of each eave, pe Rating, the mate (NFRC edge of each eave, pe specified in the forward specified in the forward Note: All details on thi Window/door	stall the windows, gloca following regularismenta in the description, cet, and interacterized on Raifre and a Solar Heat Gain and a Solar Heat Gain glocal, warenath, before significant from the wall significant from the wall significant from the wall significant interaction and significant in the summary should be co Orientation S	must also be satisfied in we a U-value and a Boler 1 g Council (NFRC) condition coefficient (SHCC) on grea spison is provided for Holer or or avving must be no m to the height above the win to be noted to be the they are a spison of the software cost checked with the actu Area of glass im- frame (m2) 2.8	Istino to auch winforw : iest Cain Coefficient (§ a. Each window or glass tert fran that listed in the Istein only. Alternative : tert fran that listed in the Istein only. Alternative is the frank for molecular tert frank frank before the state of the state tert of the state of the state of the state tert of the state of the state of the state tert of the state of the state of the state tert of the state state of the state of the state state of the state of the stat	and glazed door: En HGC) no greater IB HGC) no greater IB HGC hose with improve a bable below. Total to be ordering. badowing Distance (m) 0.0	ch window or glazed door methat listed in the table b end frames, or pyrolytic bee gratem U-values and SHG (m gratem U-values and SHG (m how or glazed door and n it aboven in the table below grated door and below which be of the height and data	eith standard alumi elow. Total system o glass, or cleantial SCs must be celoule SCs must be celoule sCs must be celoule so more than 2400 n Pergolas with poly they are situated, nose from the centre	nium or sent U-values an r gaptilizar, ated in acco for projectio rom above bit carbonate m untices the p and the bas	ter frames and single of an di SHCG must be cake globing, or tonodibi page rance with National Fer es desobred in militere en ell. For projections de ord or similar translaver engla alto tettos a pa se of the window and glo Frame and glu Standard durmin, si Urabar, 726, SHSCC; 300, 300, 300, 300, 300, 300, 300, 300	aar or tonad akted in kitoer glashing restrution es, the leading socibod as a restrution makeful mult repertioular word door, as rest type rest type type type rest ty



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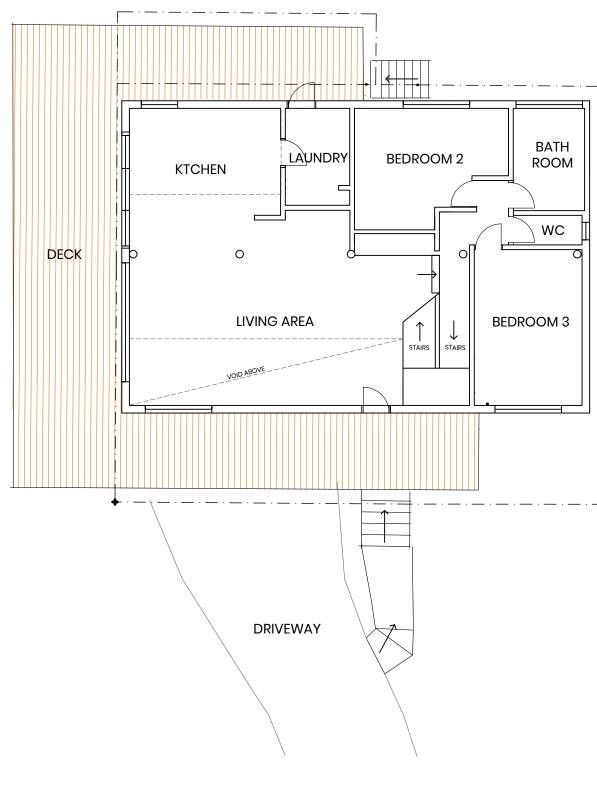
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Ground Floor Plan

30 Balaclava Road. Berowra NSW 2081 **Development Application**

Sarah and Andrew Flarey

Page No: A.03 Scale @ A3 1:100



Designed By Melanie Farquhar

Rev Date Drawn By



Lot 235 D.P. 825647	
LOT SIZE	813.5 m ²
FLOOR AREA OF EXISTING RESIDENCE TOTAL EXISTING SITE COVERAGE	204.3m² 254.6m²
PROPOSED FLOOR AREA OF RESIDENCE TOTAL PROPOSED SITE COVERAGE	204.3m² 254.6m²
PROPOSED LANDSCAPED AREA PERCENTAGE	68.8%
PROPOSED SITE COVERAGE PERCENTAGE	31.2%

SITE NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY. THIS PLAN IS TO BE READ IN CONJUNCTION WITH
- LANDSCAPING DETAIL PLANS FOR SPECIFIC
- PLANTING LOCATIONS. THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING
- SERVICES ARE SHOWN. THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED. BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE
- EXTREME CARE REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS,
- DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER TO CIVIL ENGINEERS DOCUMENTATION.

DEMOLITION NOTES

- CAP OFF EXISTING PLUMBING AND ELECTRICAL WORKS AS NECESSARY BY CERTIFIED
- TRADESPERSON. MODIFIED BRICKWORK TO BE TOOTHED INTO EXISTING WHERE APPLICABLE AND CAVITY TO REMAIN CONTINUOUS AT ALL TIMES. EXISTING MATERIALS TO BE REUSED TO OWNERS
- DETAIL. MATERIALS REMOVED FROM SITE MUST BE
- DISPOSED OF AS PER COUNCIL REGULATIONS. INVESTIGATON SHOULD BE UNDERTAKEN BEFORE ALL WORKS THAT REQUIRES EXCAVATION.

BAL ASSESSMENT

FZ

BASIX Cer	tificate Alter	rations and Add	itions		Certificate numbe	r: A453932 - 29,	March 2022
Lighting The applicant must ensure a minimum of 40% of new or altered light t			stuns are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.				
Fixtures The applicant must en than 4 lifres per avera	sure new or altered sh ge flush or a minimum	owerheads have a flow rate no 3 star water rating. The applica	greater than 9 kires nt must ensure new	permitute or a 3 s or altered taps hav	tar water rating. The applic e a flow rate no greater that	anî must ensure new or alle n 9 lîtres per minute or mini	red toilets have a flow rate no greater mum 3 star water rating.
where the area of new	nstruct the new or alter	red construction (floor(s), wells, an 2m2, b) insulation specified i	and ceilings/roofs) is not required for p	in accordance with arts of altered consi	the specifications listed in t nuction where insulation all	endy exists.	a) additional insulation is not required
Construction		Ado	titional Insulation	required (R-value		Other Specifications	
Floor above existing d	welling or building	br (
external wall: framed	weatherboard, fibro, m	etal clad) R1;	30 (or R1.70 includi	ing construction)			
raked ceiling, pitched!	skillion roof: framed	celli	ceiling: R2.5 (up), roof: foil/sarking			Dark (solar absorptance > 0.7)	
and glazed door. The glass may either mate accordance with Natic must have a U-value a Rating Council (NPRC edge of each eave, pe ratio, the ratio of the p have a shating coeffic window. The spacing	following requirements In the description, or, he real Fenestration Ratiny and a Solar Heat Gain () conditions. The desc regals, verandah, balco rojection from the well sent of less than 0.35.	must also be satisfied in relation was a U-waka and a Solar Heak (UKFRC) conditions. E Coefficient (SHGC) no greater to fiption is possided for informatio regrour was and the new more in to the height above the window Pergolise with fixed batters must be one be more than 50 mm. Overs.	n to each window a Gain Coefficient (S ach window or glazz han that listed in the n only. Alternative s than 500 mm above or glazed door sill n it have batters part	ind glazad door: Eis HGC) no greater th ed door with improve table below. Total systems with comple to the head of the wi must be at least the allel to the window?	ch window or glazed door w an that listed in the table bu- ed frames, or pyrolytic low- system U-values and SHG ing U-value and SHGC mo show or glazed door and mo shown in the table below. r glazed door above which	ith standard aluminium or 6 frow. Total system U-values o glass, or cleaniar gaptites Cor must be calculated in or y be subsitiuited. For projec incree than 2440 mm above Pergolas with polycarbonab they are situated, unless th	cations must be satisfield for each whichow miner frames and single char or tonad and BHOCs must be calculated in a rigitating, or interesting applicant galaxing downse with National Fernatulation fams devoted in millimeters, the leading the all. For projections described as a proof or initial rises/user material must a progla his behaves a perpendicular base of the window and glassed door, as
Note: All details on thi	s summary should be o	cross checked with the actual B	ASIX Certificate bef	bre ordering.			
Window/door no.	Orientation	Area of glass inc. frame (m2)	Overs Height (m)	hadowing Distance (m)	Shadin	g device	Frame and glass type

W1	s	2.8	0.0	0.0	None	Standard aluminium, single clear, (or U-volue: 7.63, SHGC: 0.75)
W2	8	3.3	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	8	3.3	0.0	0.0	None	Standard aluminium, single clear, (or U-volue: 7.63, SHGC: 0.75)
W4	8	2.1	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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E melf@netspace.net.au

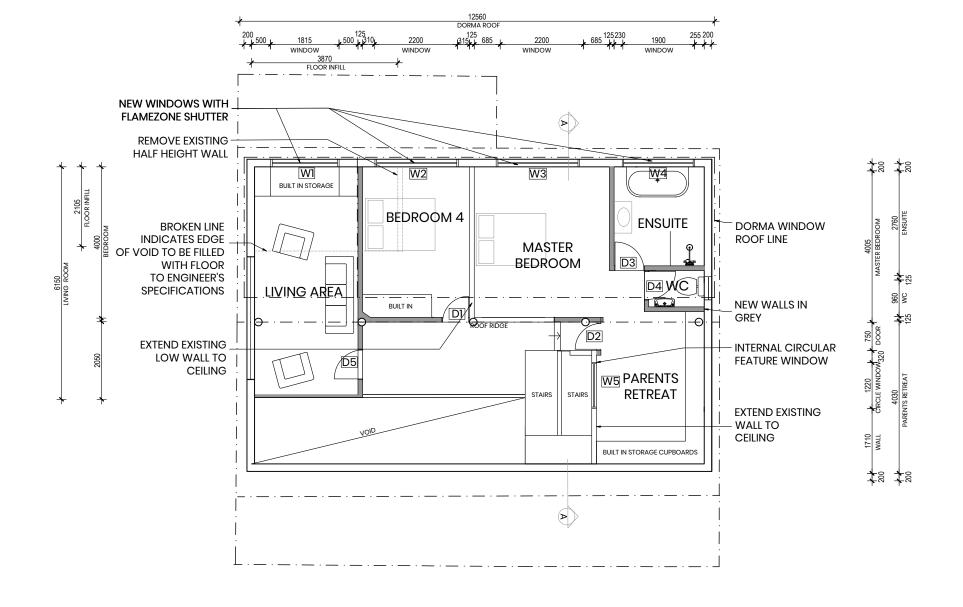
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Proposed First Floor Plan

30 Balaclava Road, Berowra NSW 2081 **Development Application**

Sarah and Andrew Flarey

Designed By Melanie Farquhar Page No: A.04 Scale @ A3 1:100





2 07/03/22

Melanie Farquhar Hatching denotes proposed addition



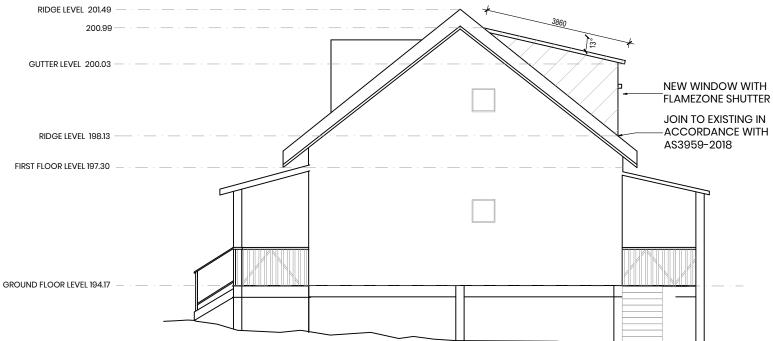
CARE.

WORKS,

DOCUMENTATION.

	RIDGE LEVEL 201.49	· — · — [
Lot 235 D.P. 825647 LOT SIZE 813.5 m ² FLOOR AREA OF EXISTING RESIDENCE 204.3m ² TOTAL EXISTING SITE COVERAGE 254.6m ² PROPOSED FLOOR AREA OF RESIDENCE 204.3m ²	201.49	
TOTAL PROPOSED SITE COVERAGE 254.6m² PROPOSED LANDSCAPED AREA PERCENTAGE 68.8% PROPOSED SITE COVERAGE PERCENTAGE 31.2%	RIDGE LEVEL 20149	
SITE NOTES • CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.	FIRST FLOOR LEVEL 197.30	
EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY. THIS PLAN IS TO BE READ IN CONJUNCTION WITH LANDSCAPING DETAIL PLANS FOR SPECIFIC PLANTING LOCATIONS.	GROUND FLOOR LEVEL 194.17	
THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. THIS DRAWING SET TO BE READ IN CONJUNCTION	GROUND LEVEL 192.73 — · — · — · — · — · —	
WITH THE SPECIFICATION PROVIDED. • BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME	GROUND LEVEL 191.42 · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · · ·	

SOUTH ELEVATION



WEST ELEVATION

Proposed Elevations - South and West

30 Balaclava Road, Berowra NSW 2081 **Development Application**

Sarah and Andrew Flarey

Designed By Melanie Farquhar **Page No:** A.04 Scale @ A3 1:100

DEMOLITION NOTES

REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS,

DRIVEWAYS ETC (INCLUDING CARPARK

LEVELS & DATUMS) REFER TO CIVIL ENGINEERS

- CAP OFF EXISTING PLUMBING AND ELECTRICAL WORKS AS NECESSARY BY CERTIFIED TRADESPERSON. • MODIFIED BRICKWORK TO BE TOOTHED INTO
- EXISTING WHERE APPLICABLE AND CAVITY TO EXISTING MATERIALS TO BE REUSED TO OWNERS
- MATERIALS REMOVED FROM SITE MUST BE DISPOSED OF AS PER COUNCIL REGULATIONS. INVESTIGATON SHOULD BE UNDERTAKEN BEFORE
- ALL WORKS THAT REQUIRES EXCAVATION.

BAL ASSESSMENT

FZ

BASIX REQUIREMENTS

BASIX Certificate Alterations and Additions Certificate number: 4453932 - 29 M Lighting Fixture The app



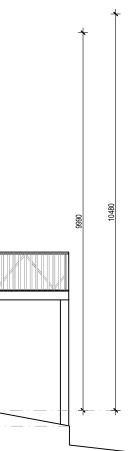
Window/door			Area of glass inc.		nadowing		
no.	Orientation	frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type	
W1	s	2.8	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W2	5	3.3	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W3	8	3.3	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)	
W4	8	2.1	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.83, SHGC: 0.75)	

draftedup

E melf@netspace.net.au

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GROUND LEVEL 190.58





2 07/03/22

Melanie Farquhar Hatching denotes proposed addition

Lot 235 D.P. 825647	
LOT SIZE	813.5 m²
FLOOR AREA OF EXISTING RESIDENCE TOTAL EXISTING SITE COVERAGE	204.3m² 254.6m²
PROPOSED FLOOR AREA OF RESIDENCE TOTAL PROPOSED SITE COVERAGE	204.3m² 254.6m²
PROPOSED LANDSCAPED AREA PERCENTAGE	68.8%
PROPOSED SITE COVERAGE PERCENTAGE	31.2%

SITE NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
- EXISTING PLUMBING AND ELECTRICAL WORKS TO
- BE REMOVED AND MADE GOOD AS NECESSARY. THIS PLAN IS TO BE READ IN CONJUNCTION WITH LANDSCAPING DETAIL PLANS FOR SPECIFIC PLANTING LOCATIONS.
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- THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED. • BEWARE OF EXISTING SERVICES. CONFIRM
- LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME
- CARE. REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS,
- DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER TO CIVIL ENGINEERS DOCUMENTATION.

DEMOLITION NOTES

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- EXISTING MATERIALS TO BE REUSED TO OWNERS DETAIL.
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BAL ASSESSMENT

FZ

BASIX REOUIREMENTS

BASIX Certificate Alterations and Additions umber: A453932 - 29 March 2023



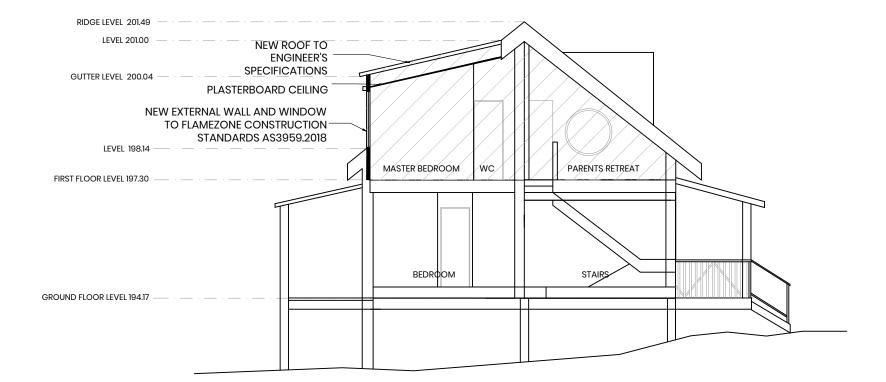
no.	Orientation	frame (m2)	(m)	(m)	Shading device	Frame and glass type
W1	8	2.8	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	8	3.3	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	8	3.3	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	8	2.1	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.03, SHGC: 0.75)

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E melf@netspace.net.au

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SECTION A-A

Proposed Elevation - East, and Section A-A

30 Balaclava Road, Berowra NSW 2081

Sarah and Andrew Flarey

Designed By Melanie Farquhar Page No: A.05 Scale @ A3 1:100

Development Application



2 07/03/22 Melanie Farquhar Hatching denotes proposed addition

Lot 235 D.P. 825647	
LOT SIZE	813.5 m ²
FLOOR AREA OF EXISTING RESIDENCE TOTAL EXISTING SITE COVERAGE	204.3m² 254.6m²
PROPOSED FLOOR AREA OF RESIDENCE TOTAL PROPOSED SITE COVERAGE	204.3m² 254.6m²
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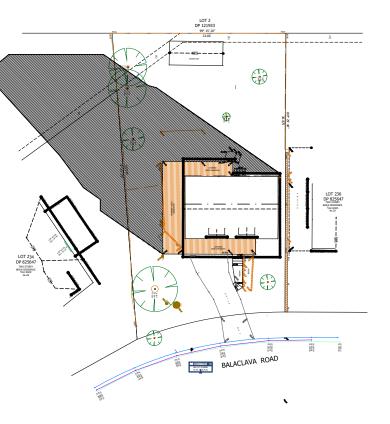
DEMOLITION NOTES

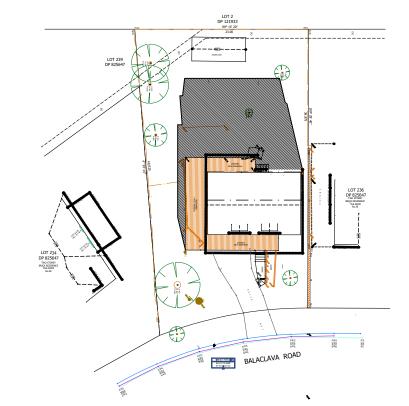
- CAP OFF EXISTING PLUMBING AND ELECTRICAL WORKS AS NECESSARY BY CERTIFIED TRADESPERSON.
- IRADESPERSON.
 MODIFIED BRICKWORK TO BE TOOTHED INTO EXISTING WHERE APPLICABLE AND CAVITY TO REMAIN CONTINUOUS AT ALL TIMES.
 EXISTING MATERIALS TO BE REUSED TO OWNERS DETAIL
- DETAIL.
 MATERIALS REMOVED FROM SITE MUST BE

BAL ASSESSMENT

FZ

INVESTIGATON SHOULD BE UNDERTAKEN BEFORE ALL WORKS THAT REQUIRES EXCAVATION.





21st June 9am

21st June 12am

BASIX REQUIREMENTS

BASIX Certificate Alterations and A			dditions		Certificate numbe	er: A453932 - 1	29, March 2022
Lighting The applicant must en	16 of new or altered light fi	dures are fitted with fluor	rescent, compact flu	anscent, or light-emitting-	fiode (LED) lamps.		
Fixtures The applicant must er than 4 lifres per avera	nsure new or altered sh Ige flush or a minimum	owetheads have a flow ra 3 star water rating. The ap	le no greater than 9 litre plicant must ensure new	s per minute or a 3 s v or altered taps hav	star water rating. The apple re a flow rate no greater the	anî must ensure new or an 9 litres per minute or	altered toilets have a flow rate no greater minimum 3 star water rating.
	anstruct the new or alter				the specifications listed in truction where insulation al		hat a) additional insulation is not required
Construction			Additional Insulation	required (R-value		Other Specification	•
Floor above existing of	swelling or building		nil				
	(weatherboard, fibro, m	etal clad)	R1.30 (or R1.70 includ				
raked ceiling, pitched	iskillion roof: framed		ceiling: R2.5 (up), roof:	foil/sarking		Dark (solar absorpta	nce > 0.7)
The applicant must in and glazed door. The glass may either malo accordance with Natio	stall the windows, glaze following requirements th the description, or, h onal Fenestration Ratin	must also be satisfied in ave a U-value and a Solar g Council (NFRC) condition	valation to each window s Heat Gain Coefficient (5 ns. Each window or glaz	and glazad door: Ea SHGC) no greater th red door with improv	ch window or glazed door i san that listed in the table b red frames, or pyrolytic low	aith standard aluminium elow. Total system U-va -e glass, or cleariair gap	ecifications must be satisfied for each window or timber frames and single clear or tored lass and SHGCs must be calculated in iclear glazing, or torediair gapiclear glazing
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The applicant must in and glazad doer. The glass may either mails accordance with Nalis must have a U-value - Rating Council (NFRR edge of each each eatwo, p ratio, the malo of the p have a shading coeffi window. The spacing specified in the 'overs Note: All details on th	shall the vierdows, glico. Following requiremental ch the description, or, h neal Formstration Ratifi and a Solar Head Gain and a Solar Head Gain and a Solar Head Gain and a Solar Head Gain and a Solar Head Gain patholic Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar	mustable be satisfied in yea a U-salae and a Solar Goefficient (SHGC) no gree figlion is provided for Hran region is provided for Hran region is provided for Hran and the height show the with Perpolars with fixed batter not be more than 50 mm. In table bolow.	Initian to each window or Heat Gain Coefficient (5 ne. Each window or glaz abor than that listed in the matter net). Alternative in more than 500 mm above nore	and glazad door. Ea BHGC) no greater the ed door with improve a table below. Total systems with comple a the head of the with set to the window of a or vegetation must	ch window or glazad door an that listed in the table b end frames, or pyrotytic law lystem U-values and BHGC m indow or glazad door and m indow or glazad door above which be of the height and dista	allt standard aluminium elose. Total system U-se o gloss, or clearital gap SCs must be calculated SCs must be calculated. For p o scree than 2400 mm al Pergolas with polycarbo tresy are situado, unite nee from the cantes and	or enter frames and single data or trade lister datas, or incredial publicar datas filter datas, or incredial publicar datas filter datas, or incredial publicar datas point of the data of the datas and the point of the data of the datas and the point of the datas and the datas and the the targets also a these a properiodical the targets also a these as a properiodical the targets also a these as a trade of the targets and door, as
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The applicant must in and guard docr. The glass may either mais accordance with Nalis accordance with Nalis Raking Council (PFNC dego of each eews, pr asto, the maio of the p asto, the start of the window. The spacing window. A start of the window. A start of the main of the window. A start of t	shall the vierdows, glico. Following requiremental ch the description, or, h neal Formstration Ratifi and a Solar Head Gain and a Solar Head Gain and a Solar Head Gain and a Solar Head Gain and a Solar Head Gain patholic Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar Solar	must also be satisfied in we a U-where and a Solar g Council (NFRC) constitu- conflicient (SNRG) no gre deficient (SNRG) no gr	skalation to each windows v Heate Geain Coefficient (§ nra. Each window or glaze salor than that listed in the matter ceity. Alternative e more than 500 mm above matter and the salor at the mast have battern part Overshadowing baildings uad BASIX Certilicate bet 16. Urvers	and glazed door. Ex SHGC) no greater th SHGC ho greater th door with improve a bible below. Total systems with comple systems with comple systems with comple the how of the wi must be at least the investigation must fore ordering. Chadowing Distance	ch window or glazad door an that listed in the table b end frames, or pyrotytic law lystem U-values and BHGC m indow or glazad door and m indow or glazad door above which be of the height and dista	allt standard aluminium elose. Total system U-se o gloss, or clearital gap SCs must be calculated SCs must be calculated. For p o scree than 2400 mm al Pergolas with polycarbo tresy are situado, unite nee from the cantes and	or teles from and single class trond bias and BHCD must be classified in the same BHCD must be classified in the same BHCD must be classified in accordance with biotical Promotion could be also also also also also also the same and the same and the bias of the window and glass does as a Prame and glass type Biblechel distribution (clippe loss, pro- trong also also also also be graduated anti-bias, clippe bias and the same and use also also also also also also also also
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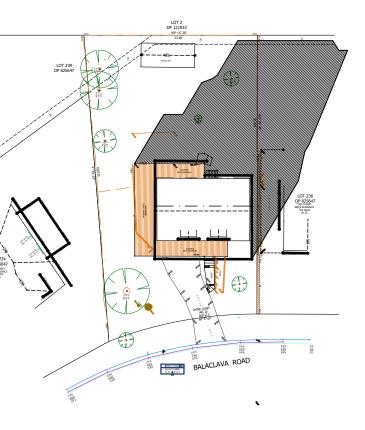
Shadow Diagram

Development Application

30 Balaclava Road, Berowra NSW 2081

Sarah and Andrew Flarey

Designed By: Melanie Farquhar Page No: A.07 Scale (0 A3 1:500



21st June 3pm

Rev Date Drawn By



Lot 235 D.P. 825647	
LOT SIZE	813.5 m ²
FLOOR AREA OF EXISTING RESIDENCE TOTAL EXISTING SITE COVERAGE	204.3m² 254.6m²
PROPOSED FLOOR AREA OF RESIDENCE TOTAL PROPOSED SITE COVERAGE	204.3m² 254.6m²
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BAL ASSESSMENT

BAL FZ

BASIX REQUIREMENTS

BASIX Certificate Alterations and Additions Certificate number: A453932 - 29 March 2022 Lighting The applica Fixtures The application of litres Insulation require The applicant mus where the area of r Overs Height (m) Distance (m) Area of glass inc. frame (m2) Shading device Frame and glass typ

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E melf@netspace.net.au

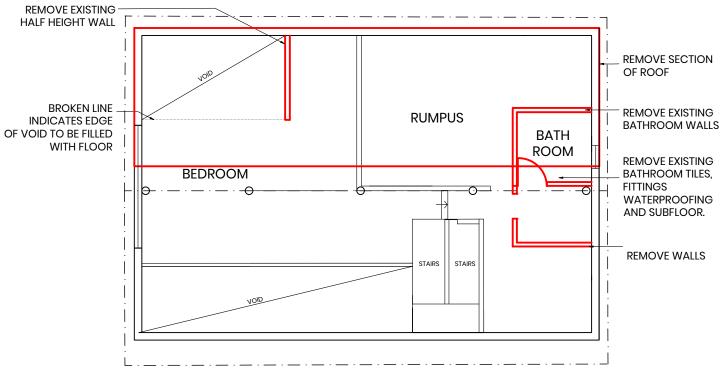
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Demolition Plan - First Floor Only

30 Balaclava Road, Berowra NSW 2081 Development Application

Sarah and Andrew Flarey

Page No: A.08 Scale @ A3 1:100



Designed By Melanie Farquhar



2 07/03/22 Melanie Farquhar Hatching denotes proposed addition



Lot 235 D.P. 825647	
LOT SIZE	813.5 m²
FLOOR AREA OF EXISTING RESIDENCE TOTAL EXISTING SITE COVERAGE	204.3m² 254.6m²
PROPOSED FLOOR AREA OF RESIDENCE TOTAL PROPOSED SITE COVERAGE	204.3m² 254.6m²
PROPOSED LANDSCAPED AREA PERCENTAGE	68.8%
PROPOSED SITE COVERAGE PERCENTAGE	31.2%

SITE NOTES

- CONFIRM ALL DIMENSIONS ON SITE TO EXISTING RESIDENCE PRIOR TO COMMENCEMENT OF ANY WORK.
 EXISTING PLUMBING AND ELECTRICAL WORKS TO
- EXISTING PLUMBING AND ELECTRICAL WORKS TO BE REMOVED AND MADE GOOD AS NECESSARY.
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH
- THIS PLAN IS TO BE READ IN CONJUNCTION WITH LANDSCAPING DETAIL PLANS FOR SPECIFIC PLANTING LOCATIONS.
 THE EXACT LOCATION OF UNDERGROUND AND
- THE EAGC I LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN.
- THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED.
 BEWADE OF EVISION SERVICES CONFIDM
- BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME CARE.
- CARE. • REFER ALL MAJOR WORKS TO RAMPS, WALKWAYS, DRIVEWAYS ETC (INCLUDING CARPARK WORKS, LEVELS & DATUMS) REFER TO CIVIL ENGINEERS DOCUMENTATION.

DEMOLITION NOTES

- CAP OFF EXISTING PLUMBING AND ELECTRICAL WORKS AS NECESSARY BY CERTIFIED TRADESPERSON.
- MODIFIED BRICKWORK TO BE TOOTHED INTO EXISTING WHERE APPLICABLE AND CAVITY TO DEMANL CONTINUED IS AT ALL TIMES.
- EXISTING CONTINUOUS AT ALL TIMES.
 EXISTING MATERIALS TO BE REUSED TO OWNERS DETAIL.
 MATERIALS REMOVED FROM SITE MUST BE
- MATERIALS REMOVED FROM SITE MUST BE DISPOSED OF AS PER COUNCIL REGULATIONS.
- INVESTIGATON SHOULD BE UNDERTAKEN BEFORE ALL WORKS THAT REQUIRES EXCAVATION.

BAL ASSESSMENT

BAL FZ

BASIX REQUIREMENTS

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no.	Orientation	frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	s	2.8	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	8	3.3	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W3	8	3.3	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W4	8	2.1	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)

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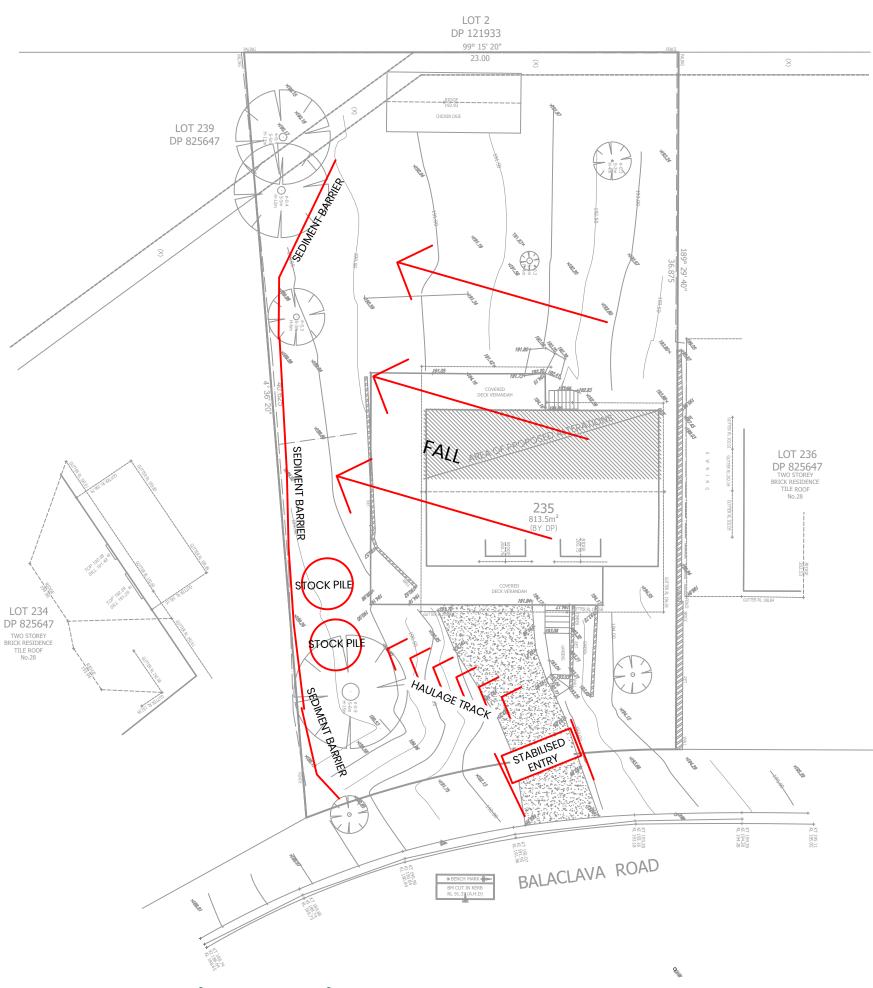
Erosion and Sediment Control Plan

30 Balaclava Road, Berowra NSW 2081 Development Application Sarah and Andrew Flarey

 Designed By
 Melanie Farquhar

 Page No:
 A.09

 Scale @A3
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Rev Date Drawn By



Lot 235 D.P. 825647	
LOT SIZE	813.5 m ²
FLOOR AREA OF EXISTING RESIDENCE TOTAL EXISTING SITE COVERAGE	204.3m² 254.6m²
PROPOSED FLOOR AREA OF RESIDENCE TOTAL PROPOSED SITE COVERAGE	204.3m² 254.6m²
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SITE NOTES

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- LANDSCAPING DETAIL PLANS FOR SPECIFIC PLANTING LOCATIONS. THE EXACT LOCATION OF UNDERGROUND AND ABOVEGROUND SERVICES SHALL BE PROVEN ON SITE. NO GUARANTEE IS GIVEN THAT ALL EXISTING SERVICES ARE SHOWN. THIS DRAWING SET TO BE READ IN CONJUNCTION WITH THE SPECIFICATION PROVIDED. BEWARE OF EXISTING SERVICES. CONFIRM LOCATIONS PRIOR TO EXCAVATION. TAKE EXTREME
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BAL ASSESSMENT

BAL FZ

BASIX REQUIREMENTS

BASIX Certificate Alterations and Additions Certificate number: A453932 - 29. March 2022 Lighting The applica Fixtures The applican than 4 litres Insulati The app Construction Floor above existi

Lace, spone exercit? owning or prepaid	ni		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
raked ceiling, pitched/skillion roof: framed	ceiling: R2.5 (up), roof: foilisarking	Dark (solar absorptance > 0.7)	
and jais more where much the description of the statistical or all gains more where much the description, c, have a U-analyse and a Bala accords have and a Sada Harman of Sada (HCRC) consist in the sub-sub-sub-and a Sadar H-and Sada (Sada (HCRC) on sign Reidge of each elvas and a Sadar H-and Isada (Sadar Sadar ella (Sadar), and sadar H-and (Sadar), and sadar (Sadar), and sadar H-and (Sadar), and sadar (Sadar), and sadar H-and (Sadar), and sadar (Sadar), and sadar (Sadar), and sadar), and sadar (Sadar), and sadar), and sadar (Sadar), and sadar	Since, in accordance with two specifications listed in the table balow. Relations relations to an end part of the specification matching planet along an end planet along the specification matching planet along and the specification of the specification of the specification of the specification of the specification of the specification of the specification of the specification of the specificati	In standard valuminian or there frames and single clear or trend (one Total system) - values and BHCA must be calculated in a gloss, or describe gapoliser apploiser placing or must be calculated in accordance with National Penestesion for must be calculated in accordance with National Penestesion or new the number allow the National Penestes in the leading area that and the number of the regreterion described as a "regions with polycoboreion or or animar transmouter material wave enders the place that area induces and penetodial and the regions with polycoboreion or or animar transmouter material must have enders the place that are induces an area induces and penetodial area.	

Window/door		Area of glass inc.	Overshadowing		1	
no.		frame (m2)	Height (m)	Distance (m)	Shading device	Frame and glass type
W1	s	2.8	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W2	8	3.3	0.0	0.0	None	Standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
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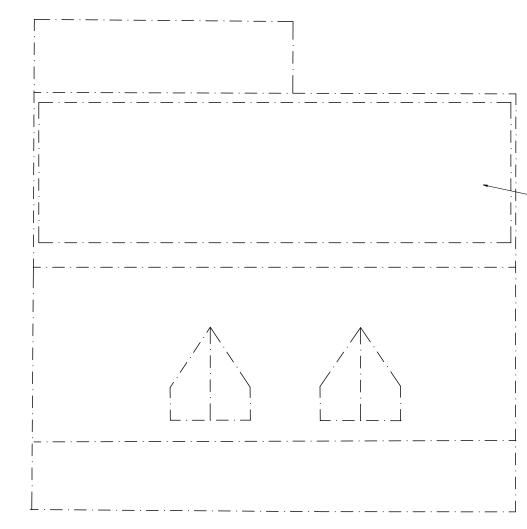
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Roof Plan

30 Balaclava Road, Berowra NSW 2081 Development Application

Sarah and Andrew Flarey

Designed By Melanie Farquhar Page No: A.10 Scale @ A3 1:100



NEW ROOF SECTION

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