

- Existing brick metal roof
- Rear Addition
- Garden area
- Green roof over underground carspace

- SLOPE OF ROOF
- POTENTIAL VIEWS (from proposed balcony)
- NOISE POLLUTION (adjoining residence and street)
- SUBJECT SITE

- NEIGHBOURING BUILDING
- NORTH-EASTERN BREEZE
- SOUTH-WESTERN BREEZE
- SUMMER SOLSTICE (DECEMBER 21)
- WINTER SOLSTICE (JUNE 21)

LEGEND

- new work
- sediment control barrier
- site fence
- stockpile



northern
beaches
council

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

DA2025/0663

0 2 4 8 12 16

MATT DAY ARCHITECT

Suite 1 & 2
6 Waratah Street, Mona Vale NSW 2103
email : matt@mattdayarchitect.com.au
mob. 0400 661 788
registered architect : matt day no. 7748

The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia. Do not scale drawings. Use figured dimensions only. Check and verify levels and dimensions prior to the commencement of any work, the preparation of shop drawings or the fabrication of components.

Do not alter, reproduce or transmit in any form, or by any means without the express permission of Matt Day Architect



TRUE
NORTH

Project:	82 Griffiths Street, Fairlight
Client	Taper
Job no.:	2201

drawing:
Site Plan and Site Analysis

drawn by: md checked by: md









DA

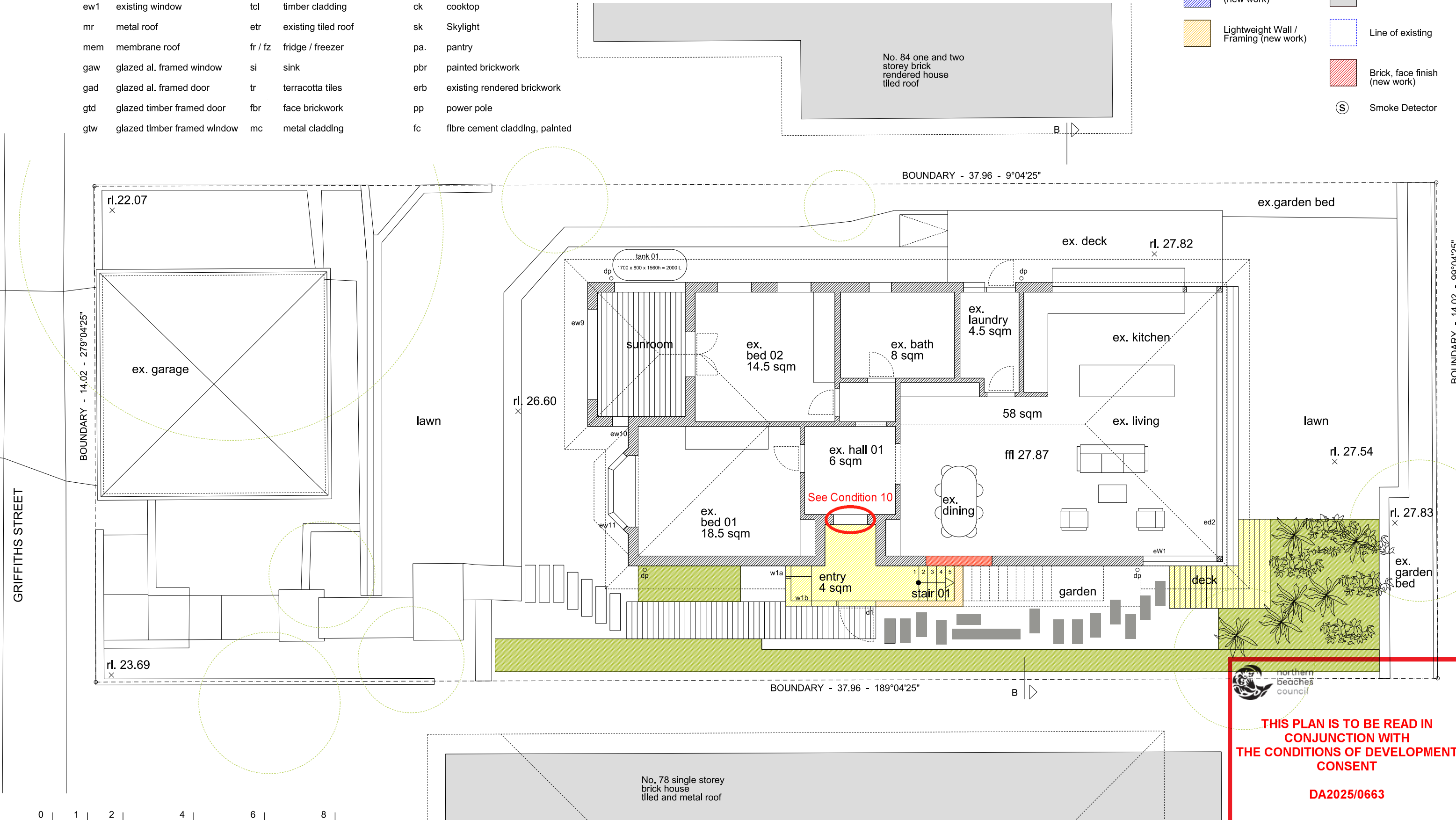
100.01


scale: 1 : 200 @ A3

ISSUE 01: 02.05.2025

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
gaw	glazed al. framed window	si	sink	pbr	painted brickwork
gad	glazed al. framed door	tr	terracotta tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

	New Work		Existing
	Concrete (new work)		Neighbour
	Lightweight Wall / Framing (new work)		Line of existing
			Brick, face finish (new work)
			Smoke Detector






northern
beaches
council

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

DA2025/0663

MATT DAY ARCHITECT Suite 1 & 2 6 Waratah Street, Mona Vale NSW 2103 email : matt@mattdayarchitect.com.au mob. 0400 661 788 registered architect : matt day no. 7748	SPECIFICATION : The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.	 <p>TRUE NORTH</p>	Project:	82 Griffiths Street, Fairlight	drawing: Proposed Ground Floor Plan	DA	200.01
			Client	Taper			
			Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3	Date: 02.05.2025

- ffl

finished floor level

ed1

existing door

d1

new door

ew1

existing window

mr

metal roof

mem

membrane roof

gaw

glazed al. framed window

gad

glazed al. framed door

gtd

glazed timber framed door

gtw

glazed timber framed window
- w1

window

cpd

cupboard / robe

ldy

laundry

tcl

timber cladding

etr

existing tiled roof

fr / fz

fridge / freezer

si

sink

tr

terracotta tiles

fbr

face brickwork

mc

metal cladding
- emr

existing metal roof

sb

steel beam

ov

oven

ck

cooktop

sk

Skylight

pa.

pantry

pbr

painted brickwork

erb

existing rendered brickwork

pp

power pole

fc

fibre cement cladding, painted

- New Work

Concrete (new work)

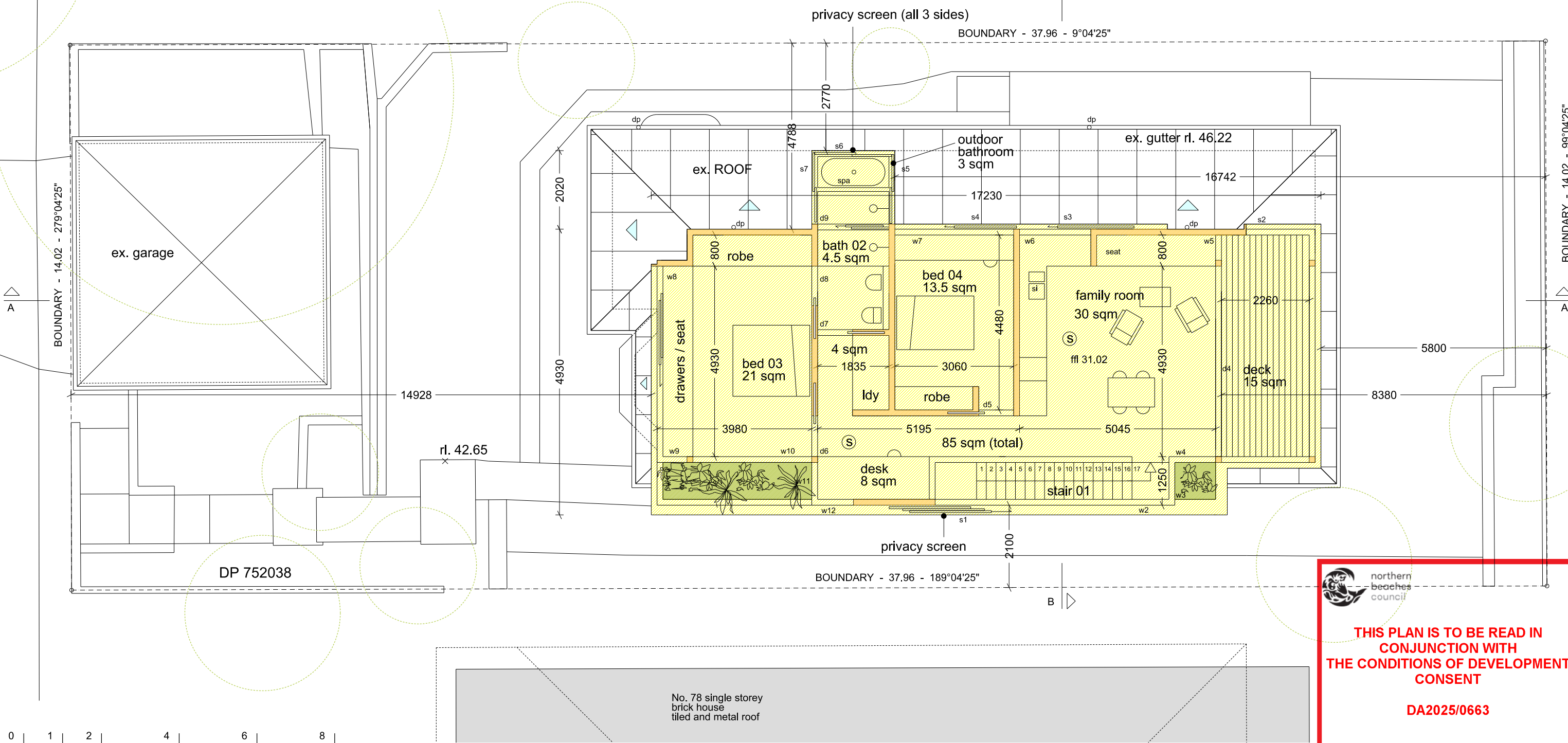
Lightweight Wall / Framing (new work)
- Existing

Neighbour

Line of existing

Brick, face finish (new work)

Smoke Detector



MATT DAY ARCHITECT
Suite 1 & 2
6 Waratah Street, Mona Vale NSW 2103
email : matt@mattdayarchitect.com.au
mob. 0400 661 788
registered architect : matt day no. 7748

SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.



Project:	82 Griffiths Street, Fairlight	drawing: Proposed First Floor Plan	DA	201.01
Client	Taper			
Job no.:	2201			
		drawn by: md checked by: md	scale: 1 : 100 @ A3	Date: 02.05.2025

- ffl

finished floor level
- ed1

existing door
- d1

new door
- ew1

existing window
- mr

metal roof
- mem

membrane roof
- gaw

glazed al. framed window
- gad

glazed al. framed door
- gtd

glazed timber framed door
- gtw

glazed timber framed window
- w1

window
- cpd

cupboard / robe
- ldy

laundry
- tcl

timber cladding
- etr

existing tiled roof
- fr / fz

fridge / freezer
- si

sink
- tr

terracotta tiles
- fbr

face brickwork
- mc

metal cladding
- emr

existing metal roof
- sb

steel beam
- ov

oven
- ck

cooktop
- sk

Skylight
- pa.

pantry
- pbr

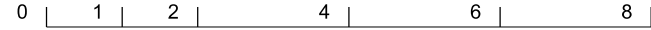
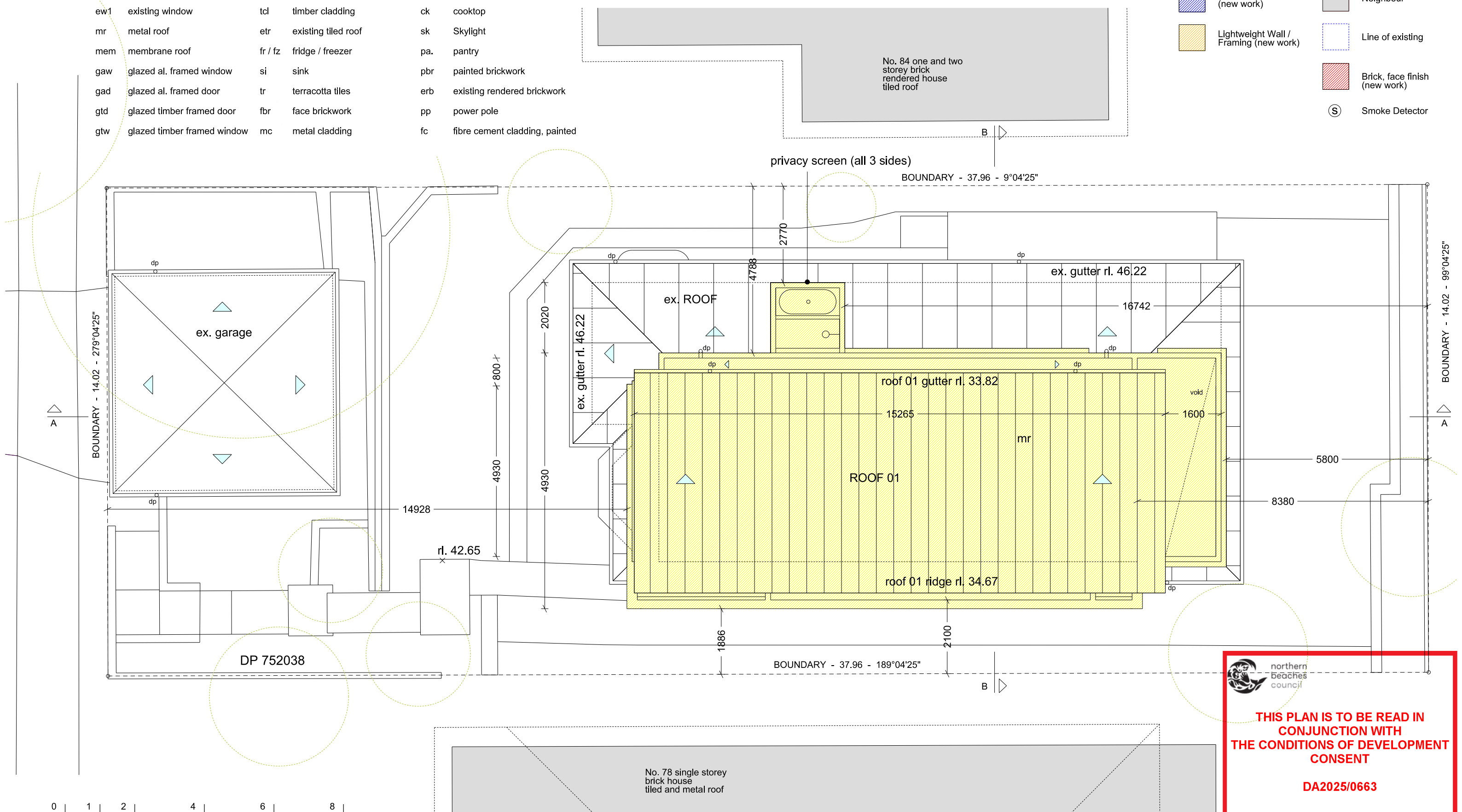
painted brickwork
- erb

existing rendered brickwork
- pp

power pole
- fc

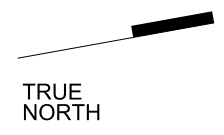
fibre cement cladding, painted

- New Work
- Existing
- Concrete
(new work)
- Neighbour
- Lightweight Wall /
Framing (new work)
- Line of existing
- Brick, face finish
(new work)
- Smoke Detector











MATT DAY ARCHITECT
Suite 1 & 2
6 Waratah Street, Mona Vale NSW 2103
email : matt@mattdayarchitect.com.au
mob. 0400 661 788
registered architect : matt day no. 7748

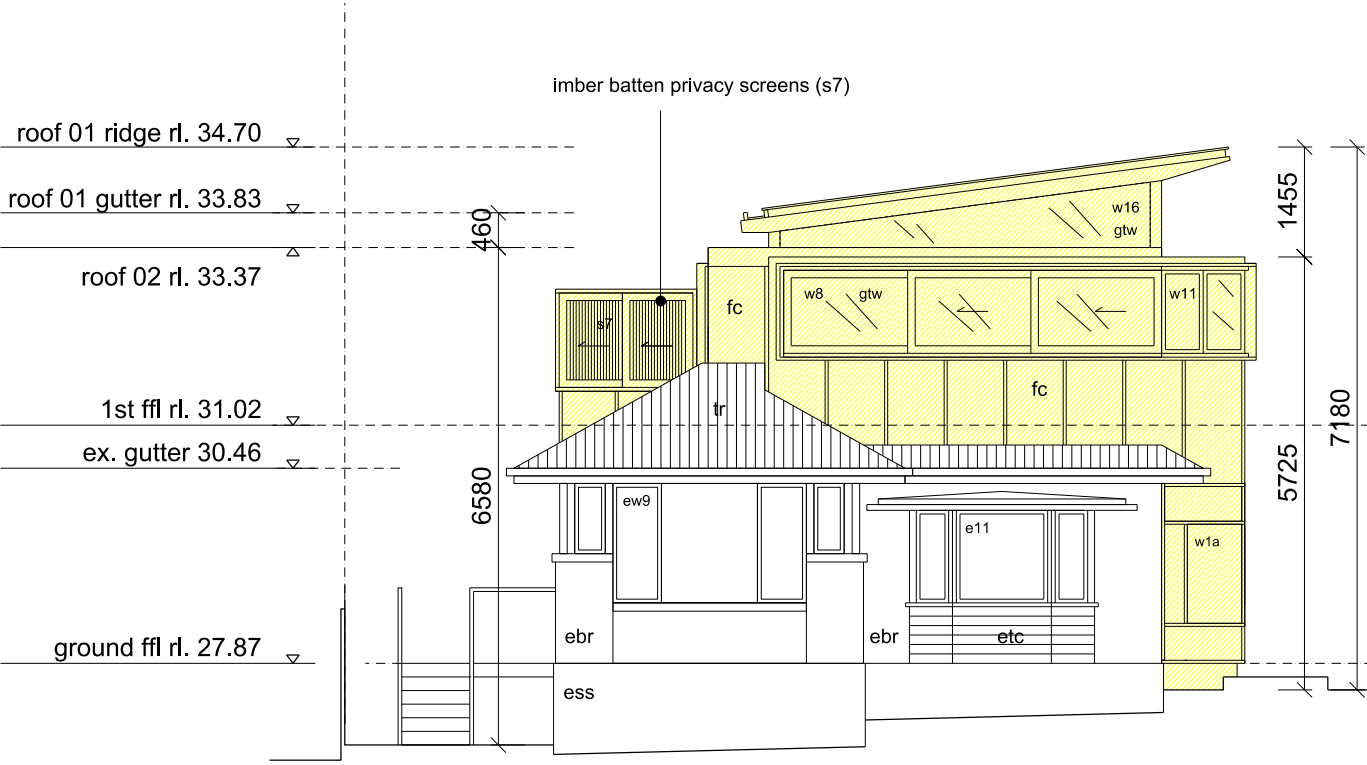
SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.



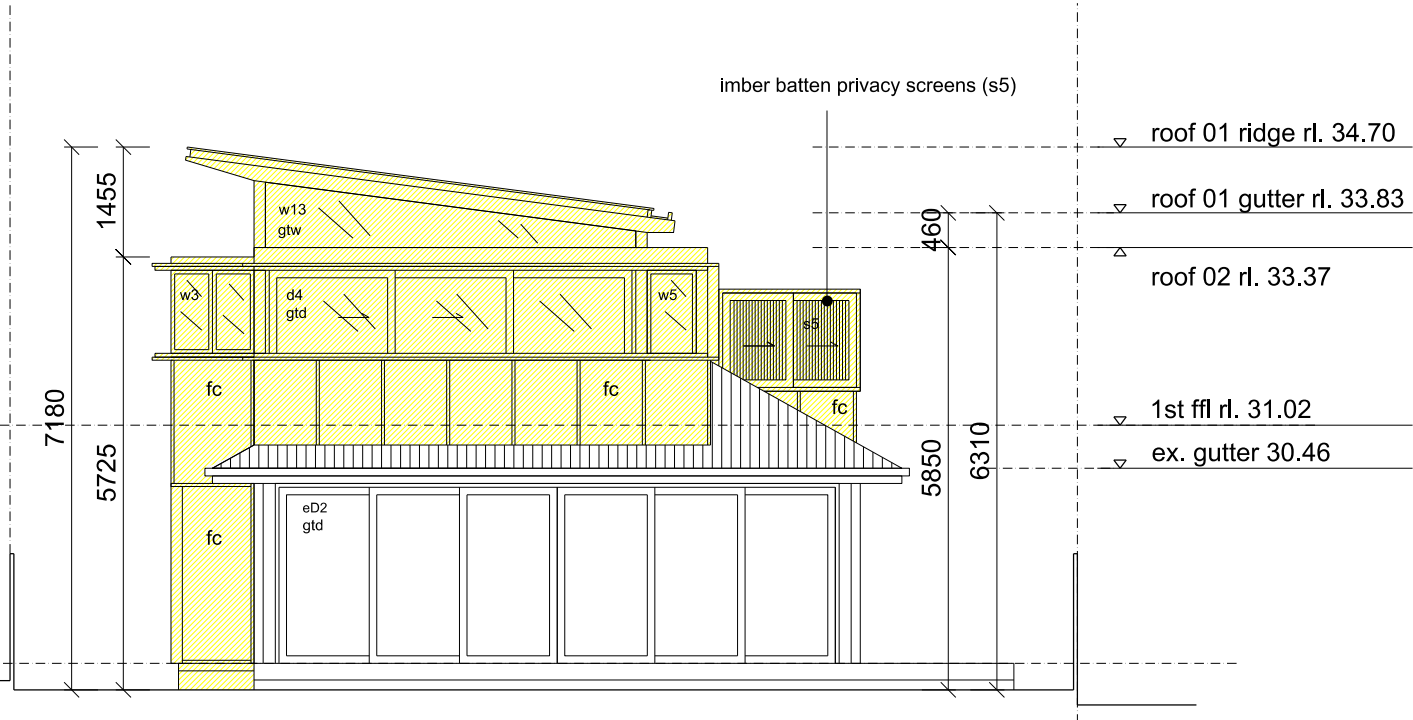
Project:	82 Griffiths Street, Fairlight	drawing:	DA2025/0663	202.01
Client	Taper	Proposed Roof Plan		
Job no.:	2201	drawn by: md checked by: md		
		scale: 1 : 100 @ A3	Date: 02.05.2025	

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
gaw	glazed al. framed window	si	sink	pbr	painted brickwork
gad	glazed al. framed door	tr	terracotta tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

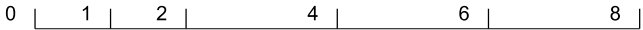
	New Work		Existing
	Concrete (new work)		Neighbour
	Lightweight Wall / Framing (new work)		Line of existing
			Brick, face finish (new work)
			Smoke Detector



Proposed South Elevation



Proposed North Elevation





northern
beaches
council

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

DA2025/0663

MATT DAY ARCHITECT
Suite 1 & 2
6 Waratah Street, Mona Vale NSW 2103
email : matt@mattdayarchitect.com.au
mob. 0400 661 788
registered architect : matt day no. 7748

SPECIFICATION :
The proposed building works must comply with all
relevant Australian Standards
and the Building Code of Australia.

Project:	82 Griffiths Street, Fairlight
Client	Taper
Job no.:	2201

drawing:
Proposed Roof Plan

drawn by: md checked by: md









scale: 1 : 100 @ A3

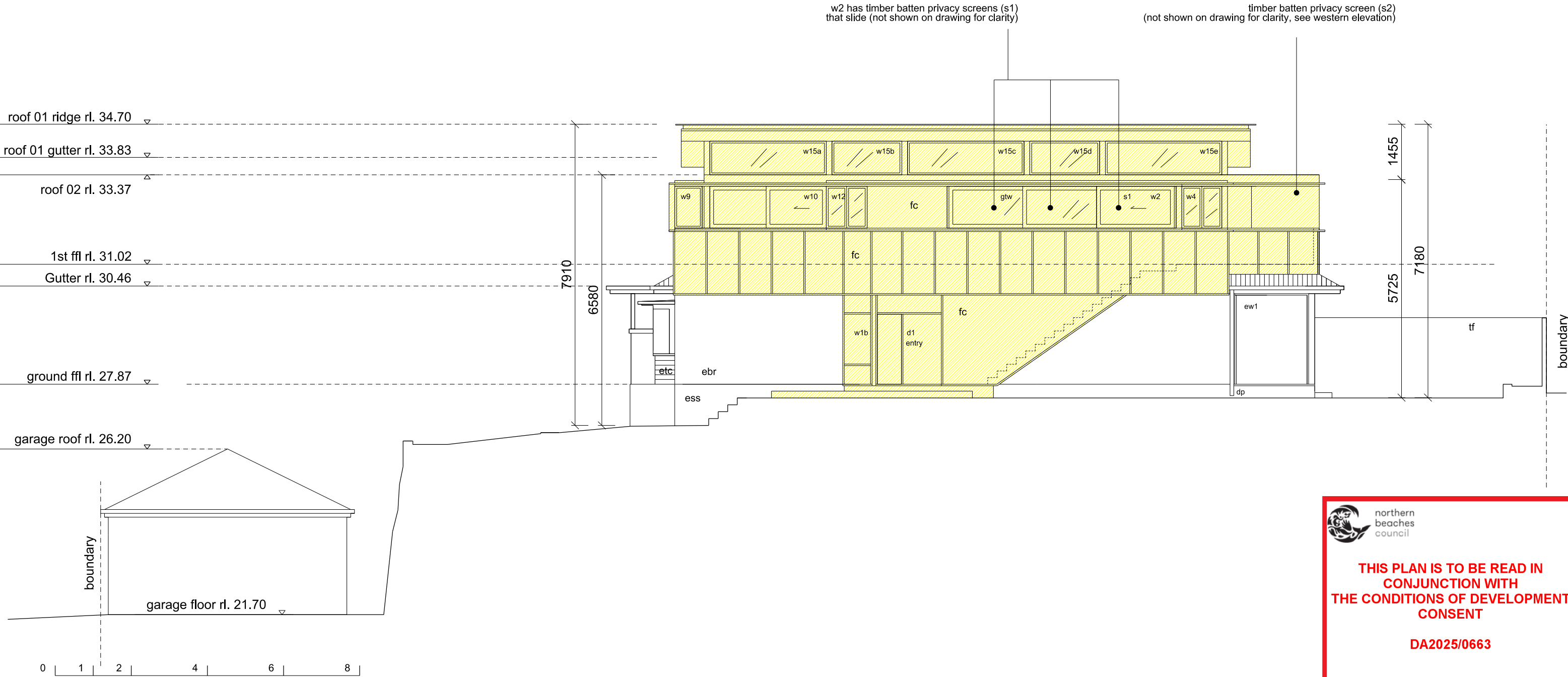
DA

350.01

Date: 02.05.2025

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
gaw	glazed al. framed window	si	sink	pbr	painted brickwork
gad	glazed al. framed door	tr	terrace tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

	New Work		Existing
	Concrete (new work)		Neighbour
	Lightweight Wall / Framing (new work)		Line of existing
			Brick, face finish (new work)
			Smoke Detector











MATT DAY ARCHITECT
Suite 1 & 2
6 Waratah Street, Mona Vale NSW 2103
email : matt@mattdayarchitect.com.au
mob. 0400 661 788
registered architect : matt day no. 7748

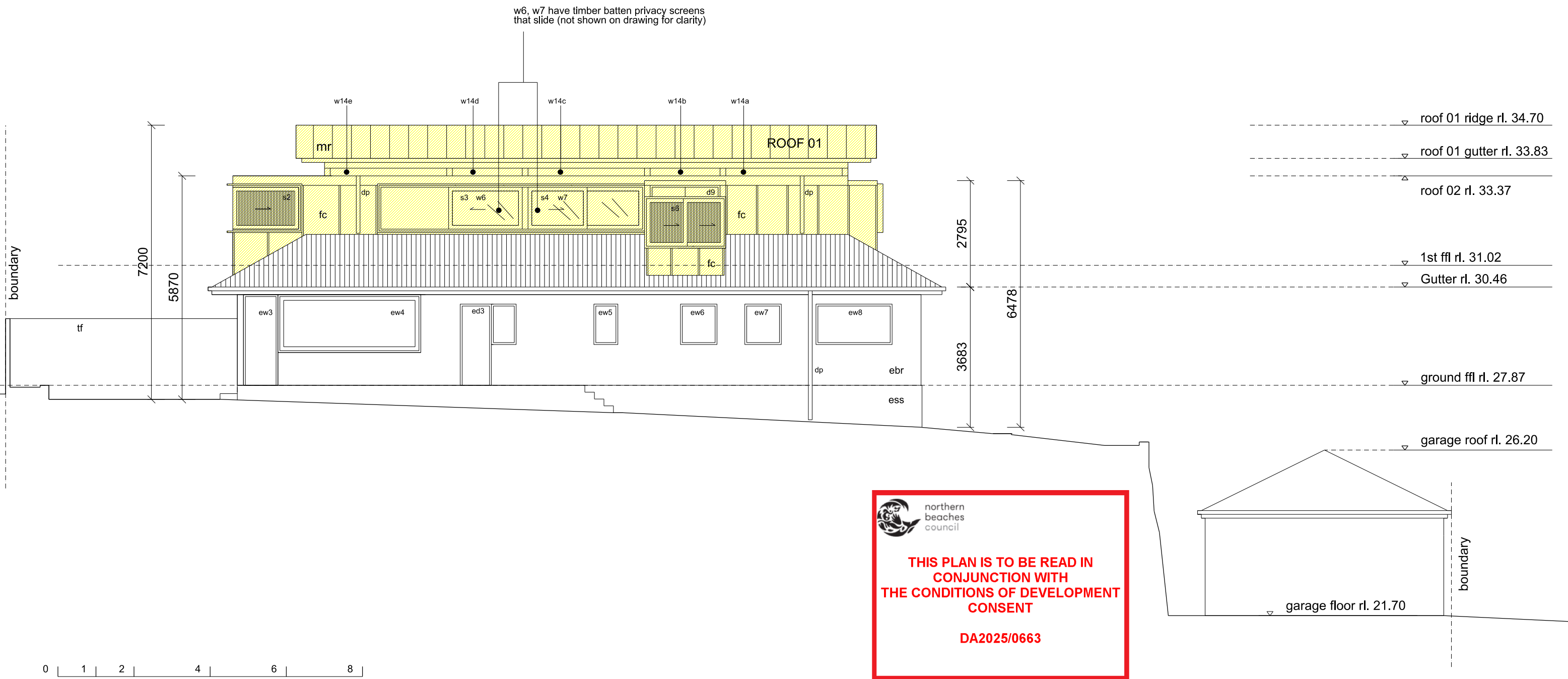
SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.



Project:	82 Griffiths Street, Fairlight	drawing:	DA	351.01
Client	Taper	Eastern Elevation		
Job no.:	2201	drawn by: md checked by: md		
		scale: 1 : 100 @ A3	Date: 02.05.2025	

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
gaw	glazed al. framed window	si	sink	pbr	painted brickwork
gad	glazed al. framed door	tr	terrace tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

	New Work		Existing
	Concrete (new work)		Neighbour
	Lightweight Wall / Framing (new work)		Line of existing
			Brick, face finish (new work)
			Smoke Detector



MATT DAY ARCHITECT
Suite 1 & 2
6 Waratah Street, Mona Vale NSW 2103
email : matt@mattdayarchitect.com.au
mob. 0400 661 788
registered architect : matt day no. 7748

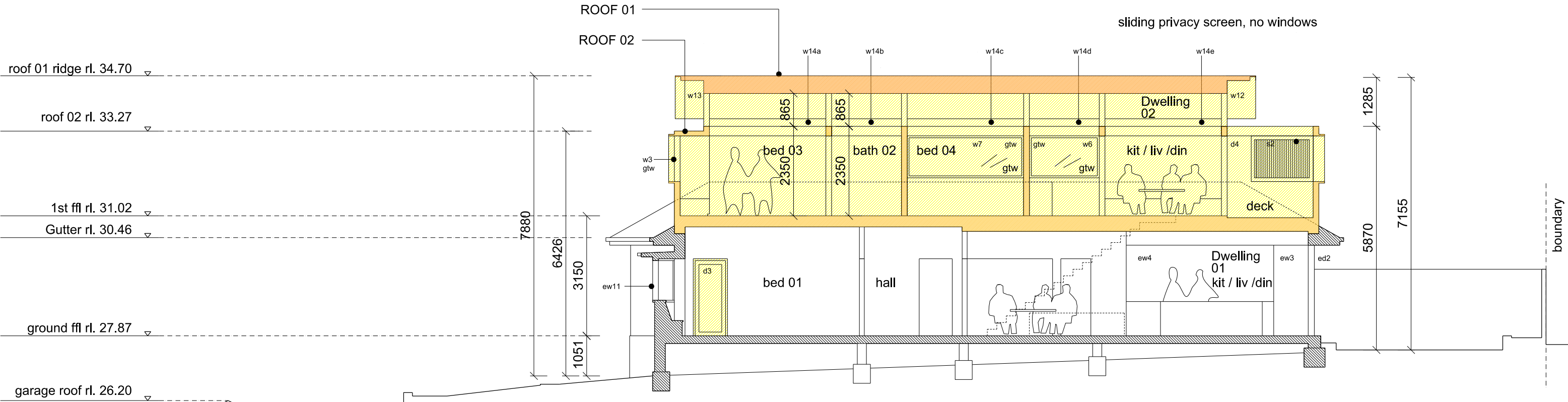
SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.



Project:	82 Griffiths Street, Fairlight	drawing:		
Client	Taper	Western Elevation	DA	352.01
Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3	Date: 02.05.2025

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
gaw	glazed al. framed window	si	sink	pbr	painted brickwork
gad	glazed al. framed door	tr	terracotta tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

<div></div>	New Work	<div></div>	Existing
<div></div>	Concrete (new work)	<div></div>	Neighbour
<div></div>	Lightweight Wall / Framing (new work)	<div></div>	Line of existing
<div></div>		<div></div>	Brick, face finish (new work)
<div></div>		<div></div>	Smoke Detector



DEVELOPMENT STATISITCS

	existing building	proposed development	LEP/DCP/SEPP
site area	532.2 sq m	532.2 sq m	
ex. floor area	125 sq m		
proposed floor area		213 sq m	
garage floor area	34 sq m	34 sq m	
gross floor space ratio	0.24 : 1	0.40 : 1	< 0.6 : 1
open space	61%, 325 sq m	58%, 310 sq m	> 55% site area
private open space	220 sq m	135 sq m	> 16 sq m
gross pervious open space	56% 300 sq m	53% 285 sq m	> 35% open space
carparking	2 spaces	2 space	

MATT DAY ARCHITECT
Suite 1 & 2
6 Waratah Street, Mona Vale NSW 2103
email : matt@mattdayarchitect.com.au
mob. 0400 661 788
registered architect : matt day no. 7748

SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.



Project:	82 Griffiths Street, Fairlight	drawing:		
Client	Taper	Section A : A	DA	400.01
Job no.:	2201	drawn by: md checked by: md	scale:1 : 100 @ A3	Date: 02.05.2025

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
gaw	glazed al. framed window	si	sink	pbr	painted brickwork
gad	glazed al. framed door	tr	terracotta tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

BASIX COMMITMENTS : Certificate No. A1793817

LIGHTING

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

FIXTURES

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

WINDOWS AND GLAZED DOORS

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.

Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500mm above the head of the window or glazed door and no more than 2400mm above the sill.

For projections described as a ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50mm

Overshadowing buildings or vegetation must be of the height and distance from the centre and base of the window and glazed door, as specified in the overshadowing column in the table below

INSULATION REQUIREMENTS

The applicant must construct the new or altered construction (floors, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor	nil	
floor above existing dwelling or building	nil	
external wall: cavity brck	nil	
external wall : framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket 75mm	medium (solar absorptance 0.475 - 0.70
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70



GLAZING REQUIREMENTS - New Windows & Doors

Window	Orientation	Area (m2)	Overshadowing h (m)	Overshadowing dist (m)	Shading Device	Frame and glass type
D4	N	10.3	0	0	eave/verandah/pergola/balcony >=750mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W5	N	1.1	0	0	eave/verandah/pergola/balcony >=750mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W13	N	2.65	0	0	eave/verandah/pergola/balcony >=750mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W1b	E	1.25	2.1	2	none	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
D1	E	2.0	2.1	2	none	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W2	E	6.6	0	0	external louvre/blind (adjustable)	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W4	E	1.15	0	0	eave/verandah/pergola/balcony >=750mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W9	E	0.8	0	0	external louvre/blind (adjustable)	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W10	E	3.35	0	0	eave/verandah/pergola/balcony >=750mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W12	E	1.2	0	0	projection/height above sill ratio >=0.23	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W15	E	11.3	0	0	eave/verandah/pergola/balcony >=900mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W1a	S	1.4	0	0	eave/verandah/pergola/balcony >=900mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W8	S	5.75	0	0	none	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W16	S	2.75	0	0	eave/verandah/pergola/balcony >=750mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W11	S	1.2	0	0	eave/verandah/pergola/balcony >=750mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W6	W	2.1	0	0	external louvre/blind (adjustable)	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W7	W	3.3	0	0	external louvre/blind (adjustable)	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
D9	W	3.78	1.8	2	none	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W14	W	3.86	0	0	eave/verandah/pergola/balcony >=450mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)

Existing

Neighbour

Line of existing

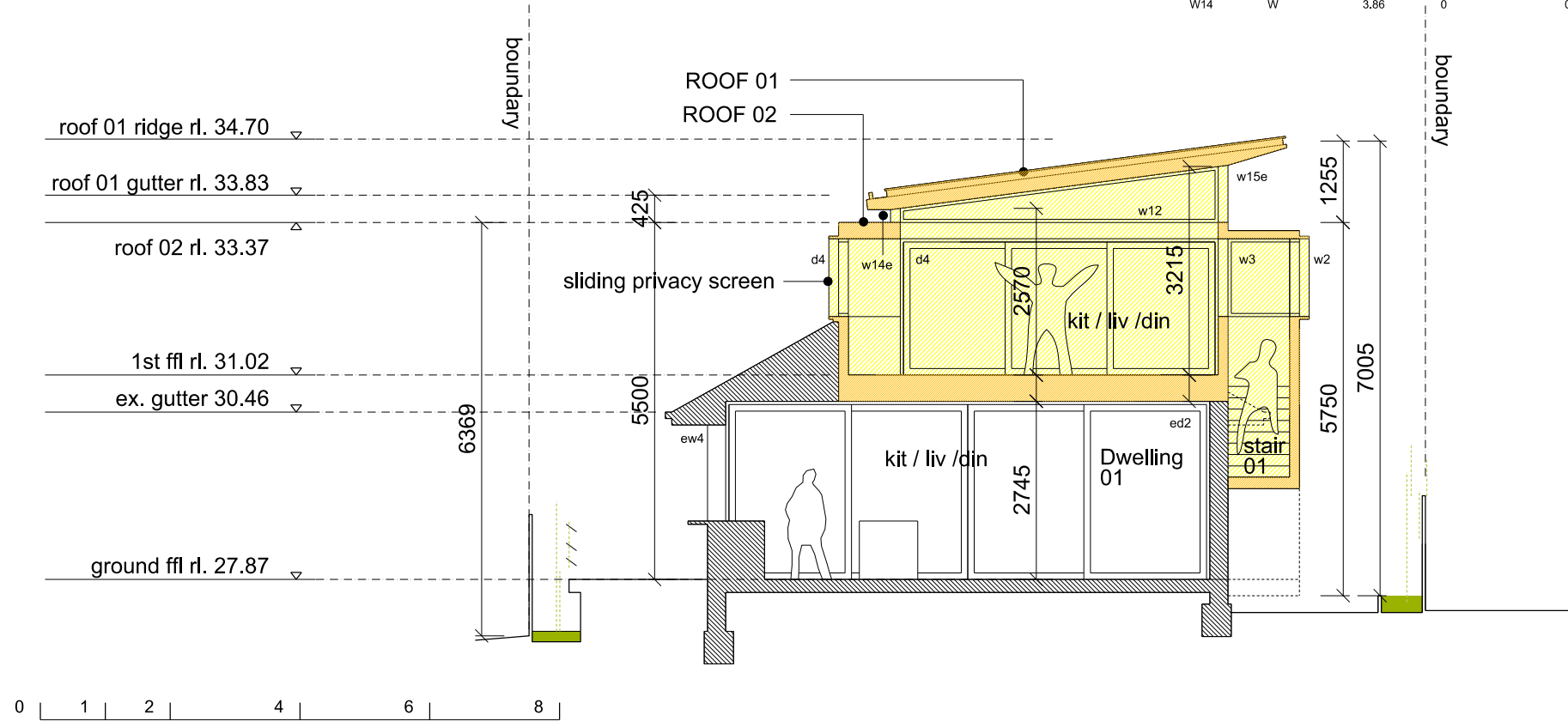
Brick, face finish (new work)

Smoke Detector

New Work

Concrete (new work)

Lightweight Wall / Framing (new work)



DEVELOPMENT STATISITCS

	existing building	proposed development	LEP/DCP/SEPP
site area	532.2 sq m	532.2 sq m	
ex. floor area	125 sq m		
proposed floor area		213 sq m	
garage floor area	34 sq m	34 sq m	
gross floor space ratio	0.24 : 1	0.40 : 1	< 0.6 : 1
open space	61%, 325 sq m	58%, 310 sq m	> 55% site area
private open space	220 sq m	135 sq m	> 16 sq m
gross pervious open space	56% 300 sq m	53% 285 sq m	> 35% open space
carparking	2 spaces	2 space	

MATT DAY ARCHITECT
Suite 1 & 2
6 Waratah Street, Mona Vale NSW 2103
email : matt@mattdayarchtct.com.au
mob. 0400 661 788
registered architect : matt day no. 7748

SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.

TRUE NORTH

Project:	82 Griffiths Street, Fairlight
Client	Taper
Job no.:	2201

drawing:	
Section B : B	DA
drawn by: md checked by: md	

scale: 1 : 100 @ A3

401.01
Date: 02.05.2025