

Development Application // Alterations & Additions to existing dwelling + new pool

Monday 28 October 2024

APPLICANT: Brad & Louise Dowe

2131 Pittwater Road Sydney NSW 2105 Australia

CONSULTANTS	
SURVEYOR	ARP SURVEYORS
TOWN PLANNER	VAUGHAN MILLIGAN
ARBORIST	NATURALLY TREES
LANDSCAPE ARCHITECT	CONTOUR
HYDRAULIC ENGINEER	HYVE DESIGNS
GEOTECHNICAL ENGINEER	WHITE GEOTECHNICAL ENGINEERS
ENERGY CONSULTANT	CES

OPTION	DRAWING No.	DESCRIPTION	REV	ISSUED
DEVELOPMENT APPLICATION (stage 2)				
	DA01	EXISTING SITE ANALYSIS	01	☑
	DA02	EXISTING SITE PHOTOS	01	☑
	DA03	EXISTING LOWER GROUND FLOOR PLAN	01	☑
	DA04	EXISTING GROUND FLOOR PLAN	01	☑
	DA05	EXISTING FIRST FLOOR PLAN	01	☑
	DA06	EXISTING ROOF PLAN	01	☑
	DA07	EXISTING ELEVATIONS	01	☑
	DA08	EXISTING SECTIONS	01	☑
	DA09	DEMOLITION PLANS	01	☑
	DA10	PROPOSED SITE PLAN	01	☑
	DA11	PROPOSED LOWER GROUND FLOOR PLAN	01	☑
	DA12	PROPOSED GROUND FLOOR PLAN	01	☑
	DA13	PROPOSED FIRST FLOOR PLAN	01	☑
	DA14	PROPOSED ROOF PLAN	01	☑
	DA15	PROPOSED NORTH & SOUTH ELEVATIONS	01	☑
	DA16	PROPOSED EAST & WEST ELEVATIONS	01	☑
	DA17	PROPOSED SECTIONS A & B	01	☑
	DA18	PROPOSED SECTION C & D	01	☑
	DA19	PROPOSED DOOR & SKYLIGHT SCHEDULES	01	☑
	DA20	PROPOSED WINDOW SCHEDULES	01	☑
	DA21	SHADOW DIAGRAMS 3D - WINTER SOLTICE	01	☑
	DA22	3D VIEWS	01	☑
	DA23	EXTERNAL FINISHES SCHEDULE	01	☑
	DA24	WASTE MANAGEMENT PLAN	01	☑



1 PROPOSED STREET VIEW

EXISTING FSR, PRIVATE OPEN SPACE & LANDSCAPE CALCULATION:

TOTAL SITE AREA: 702.5m²

MINIMUM PRIVATE OPEN SPACE REQUIRED: 50m²

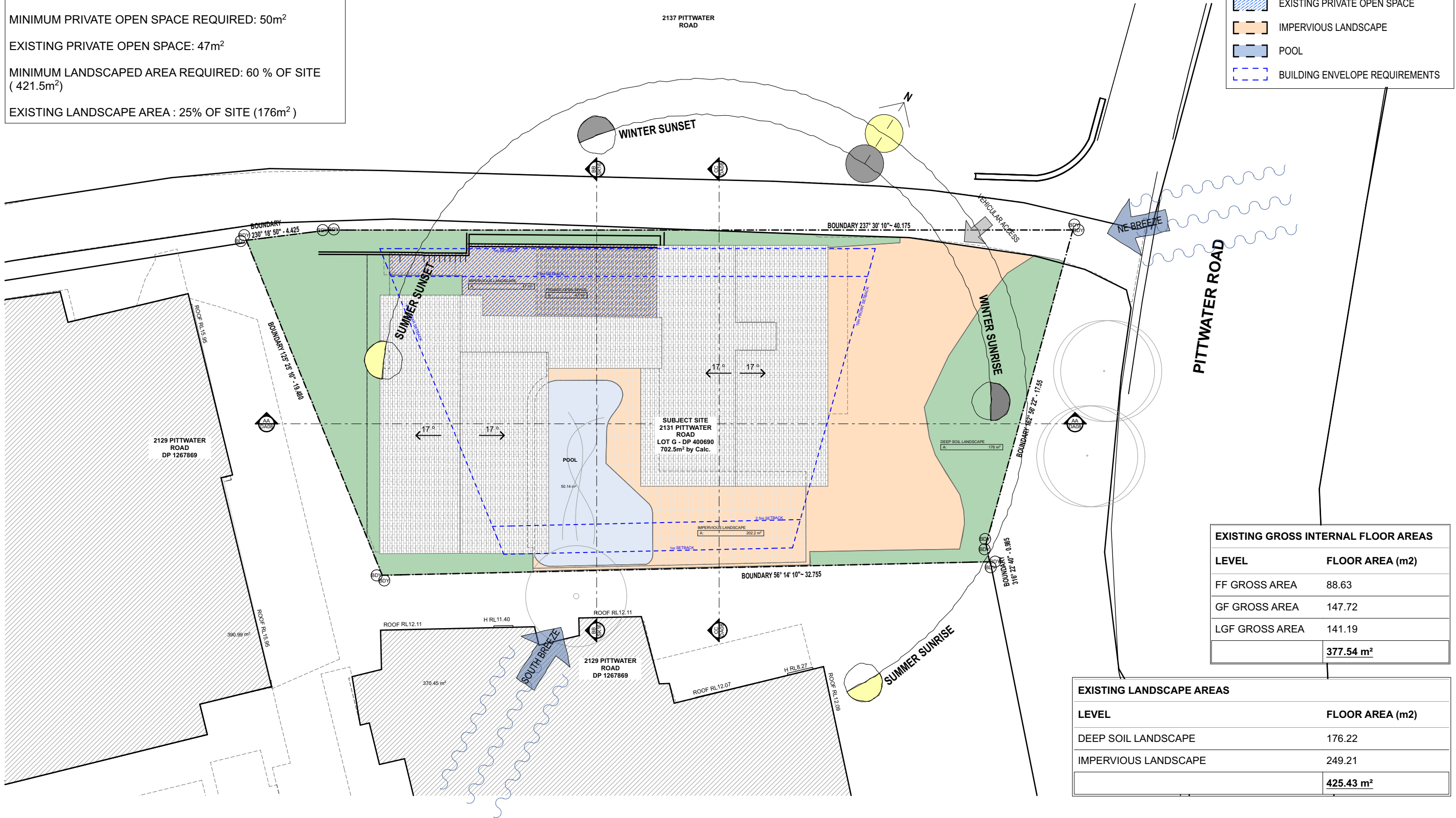
EXISTING PRIVATE OPEN SPACE: 47m²

MINIMUM LANDSCAPED AREA REQUIRED: 60 % OF SITE
(421.5m²)

EXISTING LANDSCAPE AREA : 25% OF SITE (176m²)

SITE LEGEND

- EXISTING LANDSCAPE
- EXISTING PRIVATE OPEN SPACE
- IMPERVIOUS LANDSCAPE
- POOL
- BUILDING ENVELOPE REQUIREMENTS



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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS
Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :
EXISTING SITE ANALYSIS

PROJECT NAME :
**2131 Pittwater Road,
Church Point**

REVISION NO.
01

DRAWING NO.
DA01

SCALE:
1:200 @ A3



1. STREET VIEW



2. OUTDOOR DINING VIEW



3. FORMAL LIVING VIEW



4. POOL VIEW

+

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Project: **2251**

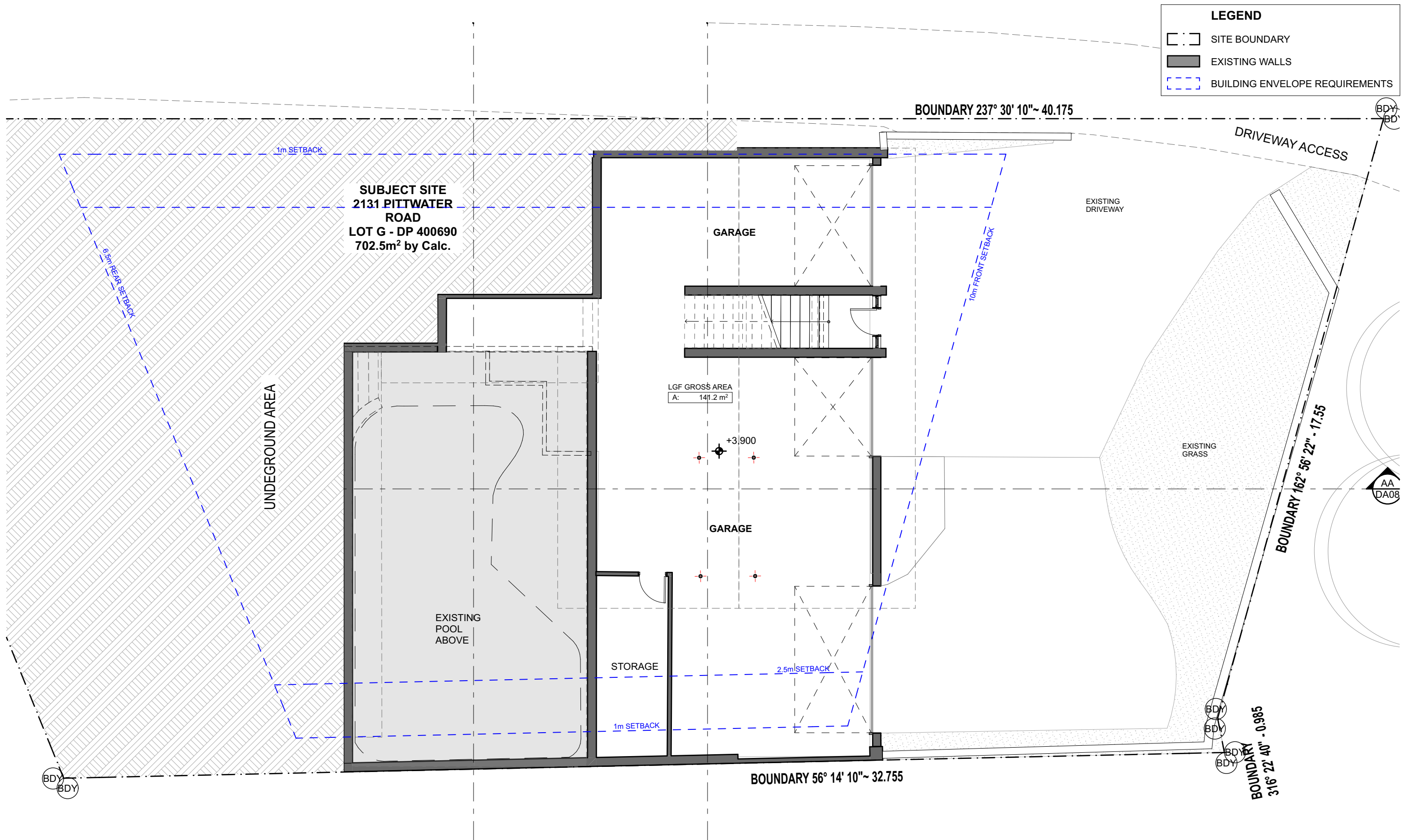
DRAWING TITLE :
EXISTING SITE PHOTOS

PROJECT NAME :
**2131 Pittwater Road,
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REVISION NO.
01

DRAWING NO.
DA02

SCALE:
@ A3



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PROJECT DETAILS

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Plot Date: **28/10/2024**
Project Status **Development Application**
Client: **Brad & Louise Dowe**
Project: **2251**

DRAWING TITLE :

**EXISTING LOWER
GROUND FLOOR PLAN**

PROJECT NAME :

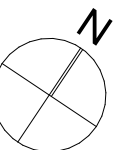
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Church Point**

REVISION NO.

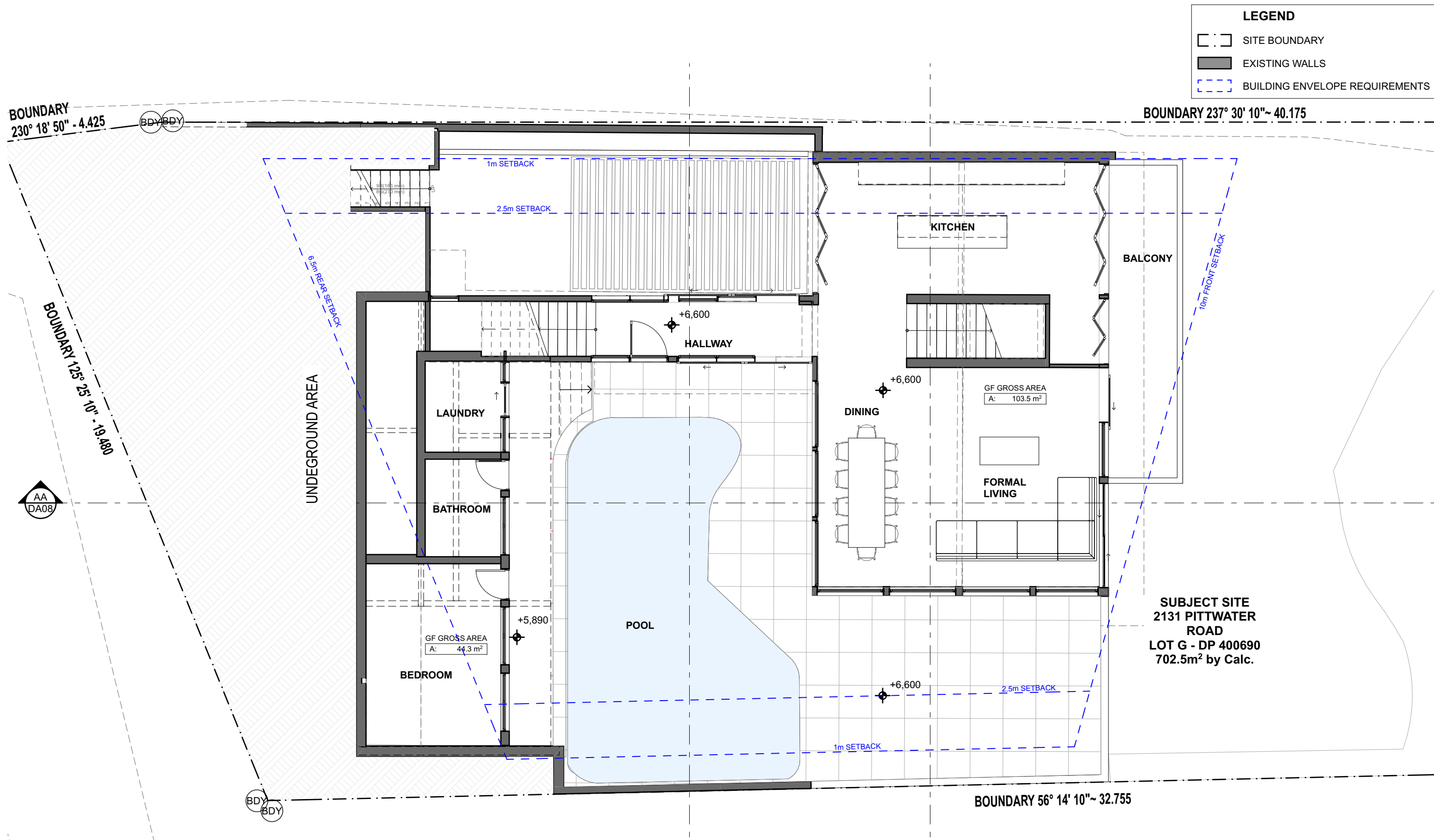
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DRAWING NO.

DA03



SCALE:
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PROJECT DETAILS

Drawn | Checked **JG - RR - RP**

Plot Date: **28/10/2024**

Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :

EXISTING GROUND FLOOR PLAN

PROJECT NAME :

**2131 Pittwater Road,
Church Point**

REVISION NO.

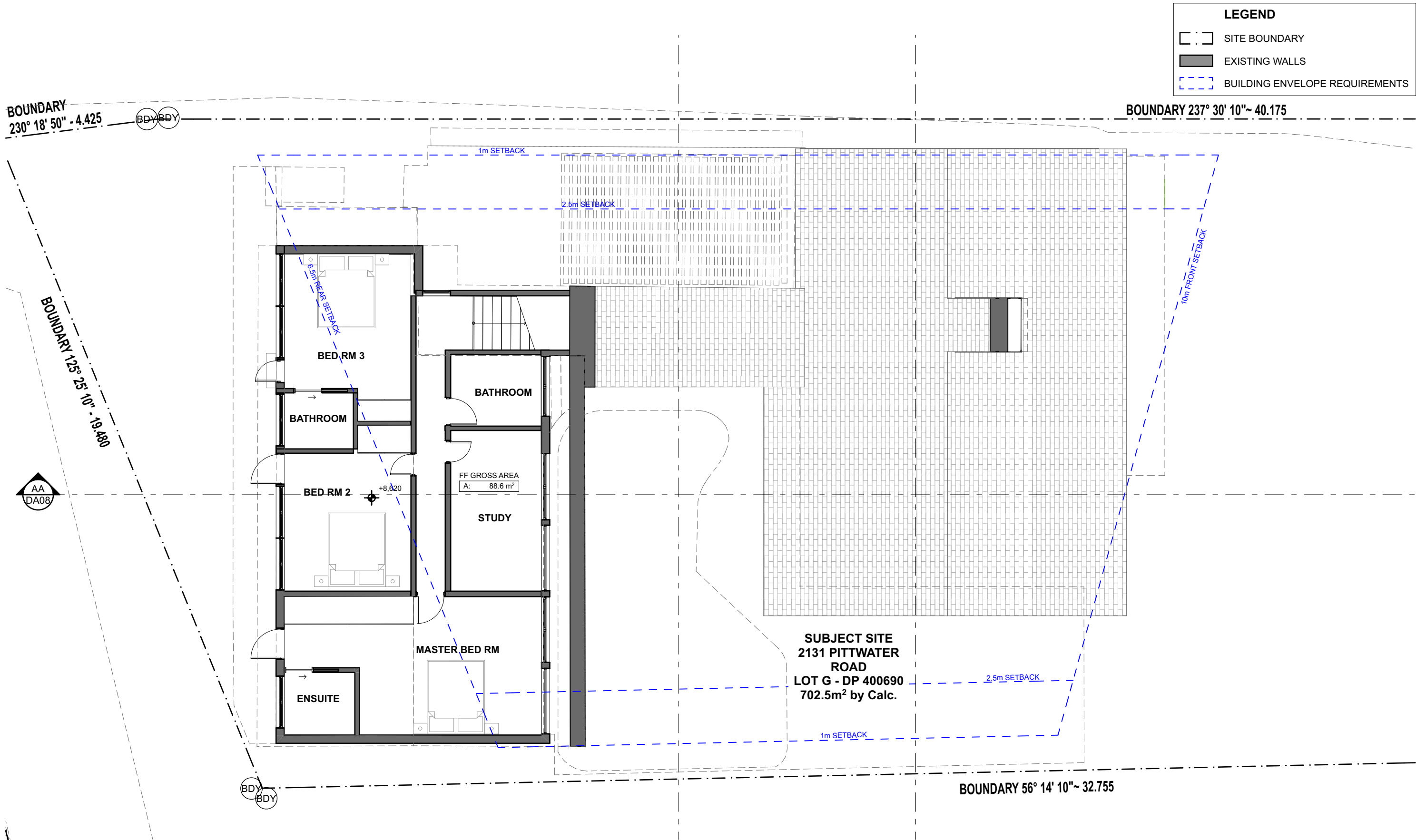
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DRAWING NO.

DA04

SCALE:

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Plot Date: **28/10/2024**

Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :

EXISTING FIRST FLOOR PLAN

PROJECT NAME :

**2131 Pittwater Road,
Church Point**

REVISION NO.

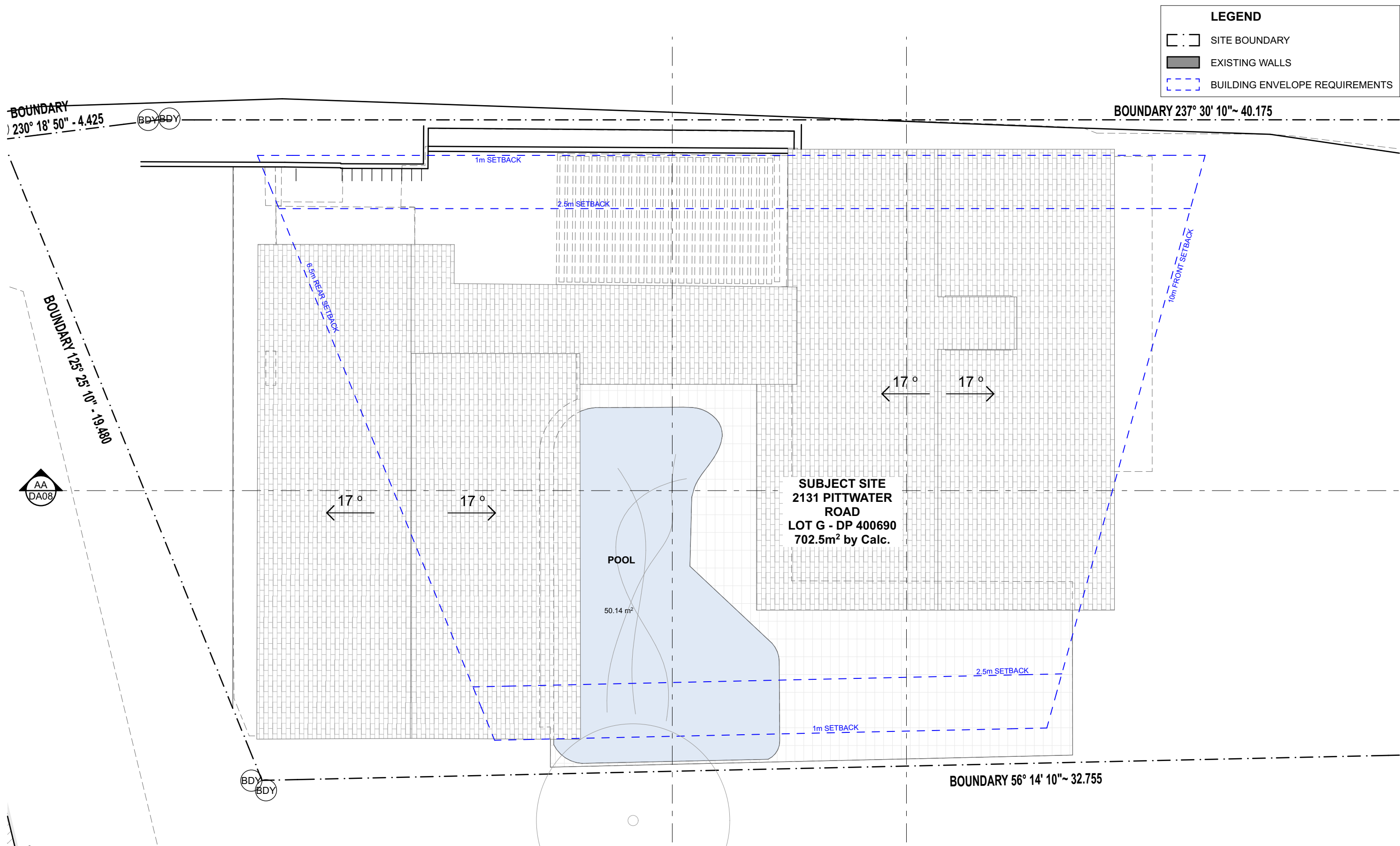
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DRAWING NO.

DA05

SCALE:

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Plot Date: **28/10/2024**

Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :

EXISTING ROOF PLAN

PROJECT NAME :

**2131 Pittwater Road,
Church Point**

REVISION NO.

01

DRAWING NO.

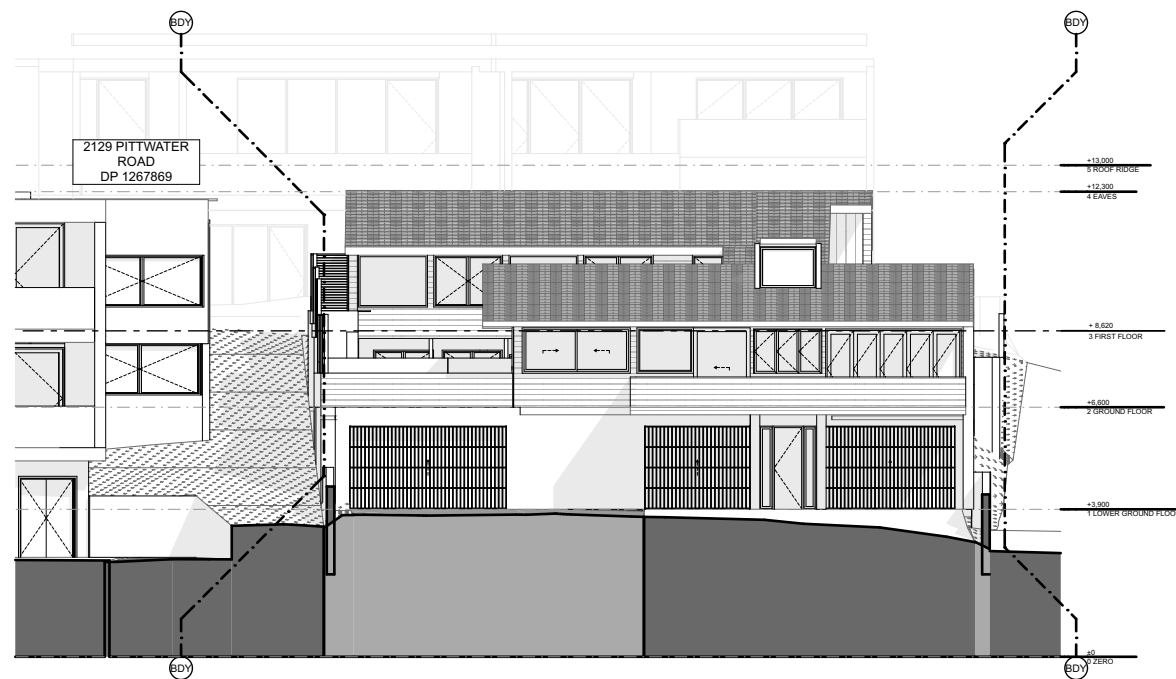
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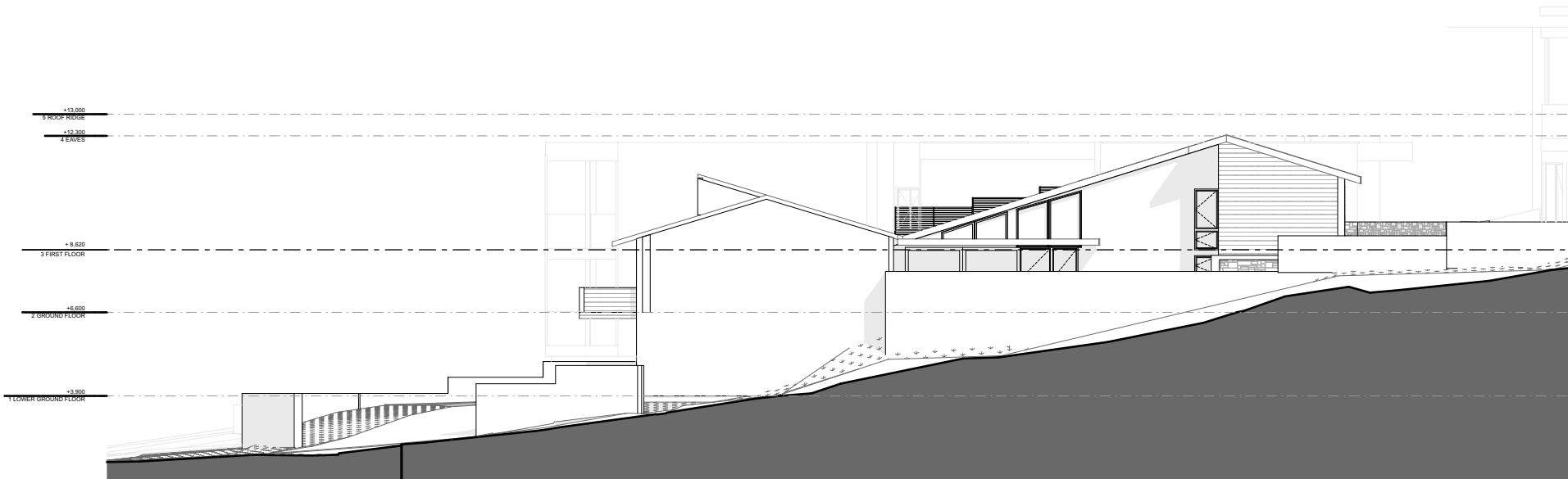
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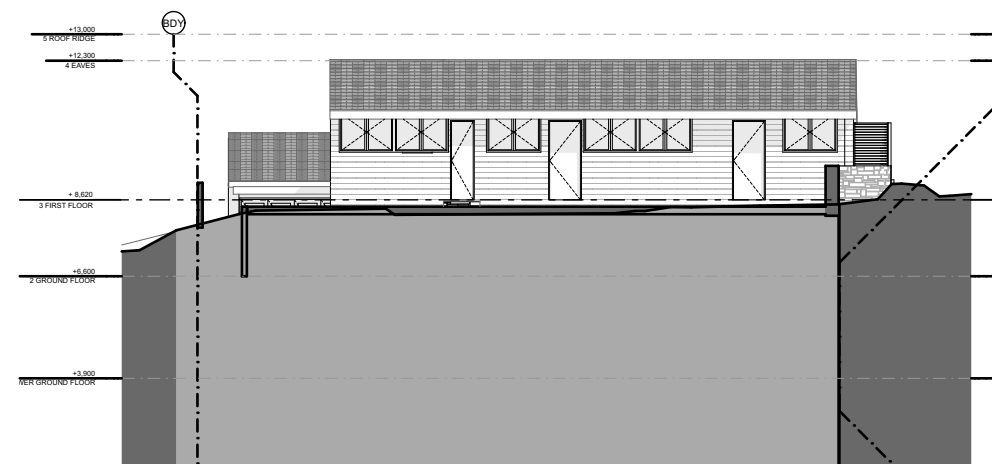
South Elevation



East Elevation



North Elevation



West Elevation

LEGEND

□ SITE BOUNDARY

■ EXISTING WALLS

□ BUILDING ENVELOPE REQUIREMENTS

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Plot Date: **28/10/2024**

Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :

EXISTING ELEVATIONS

PROJECT NAME :

**2131 Pittwater Road,
Church Point**

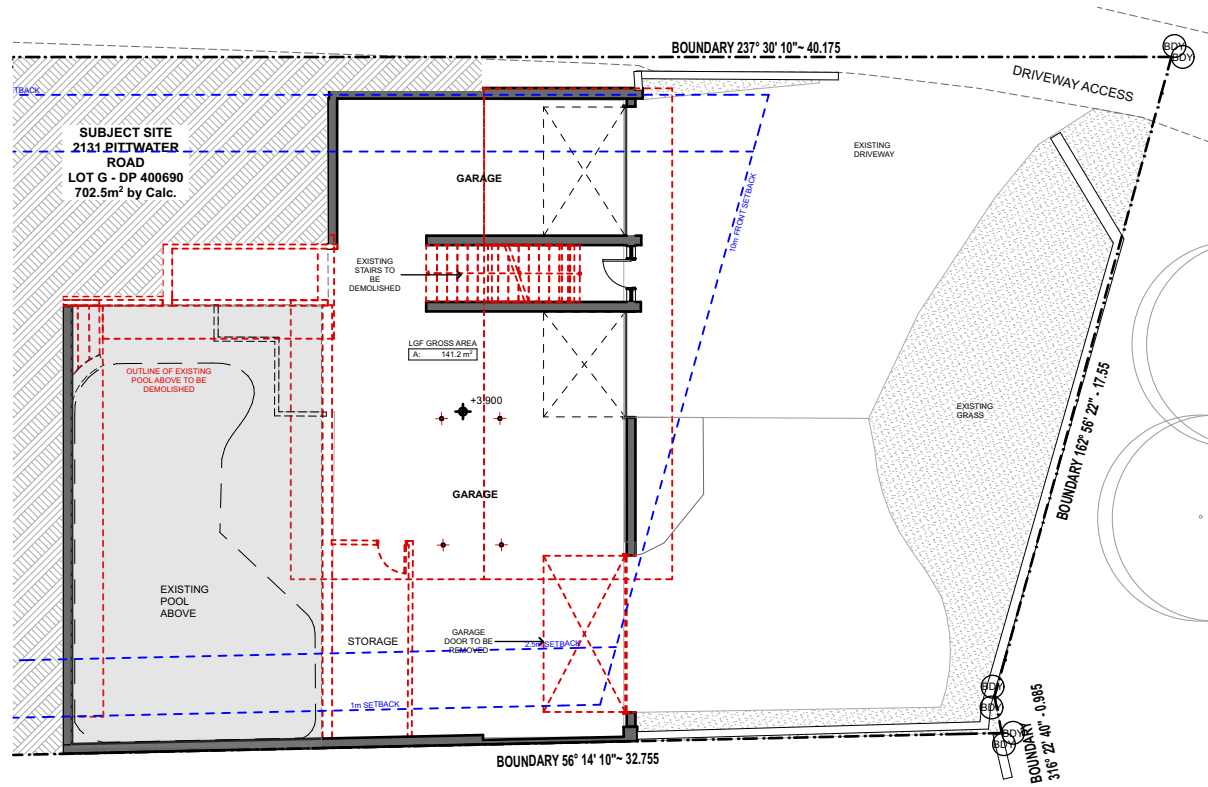
REVISION NO.

01

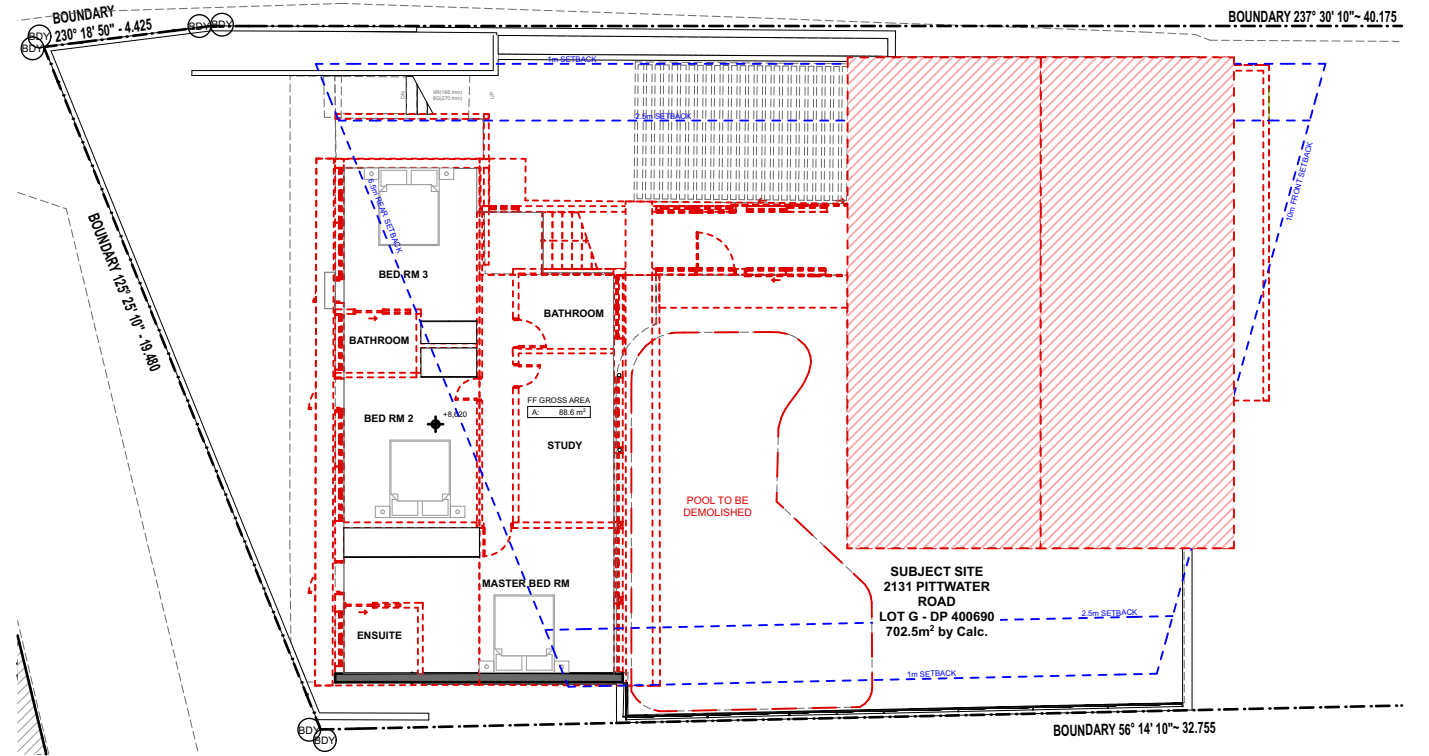
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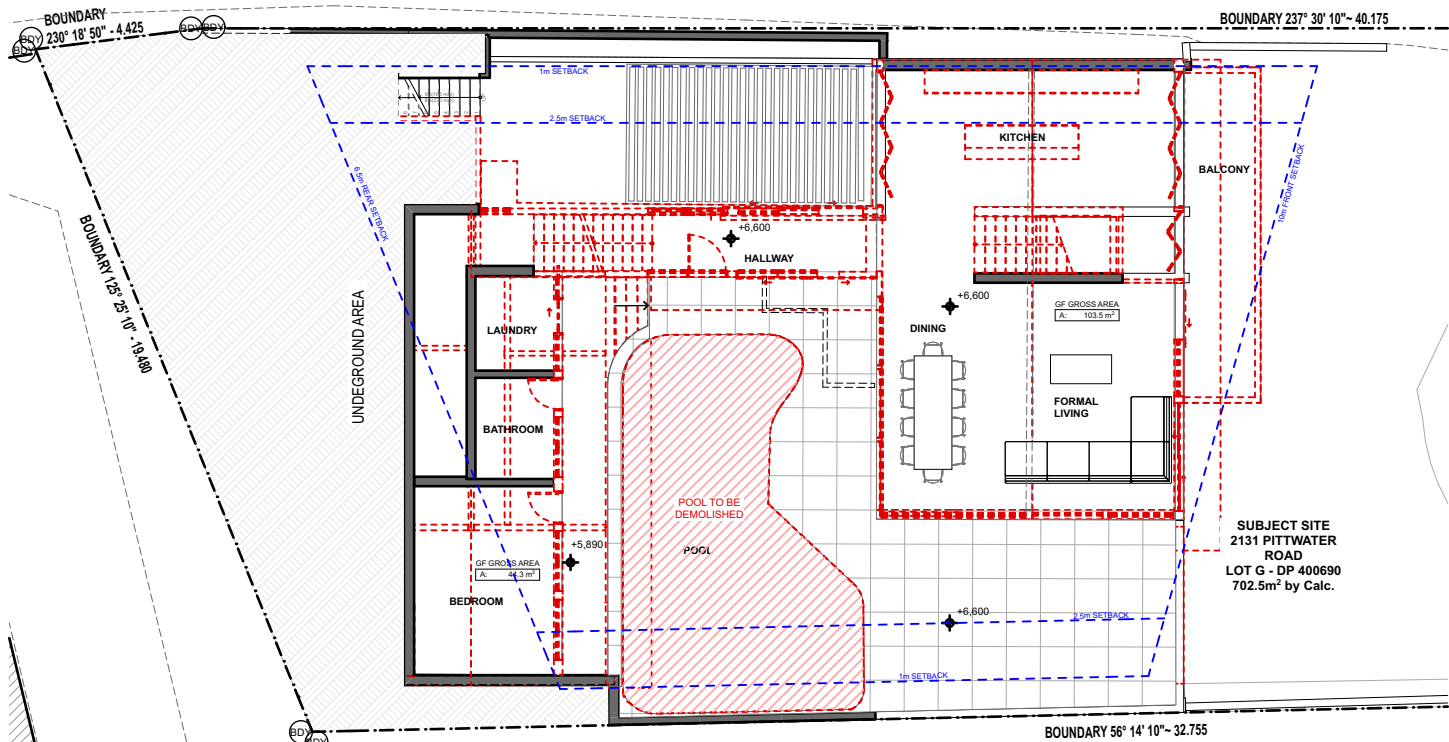
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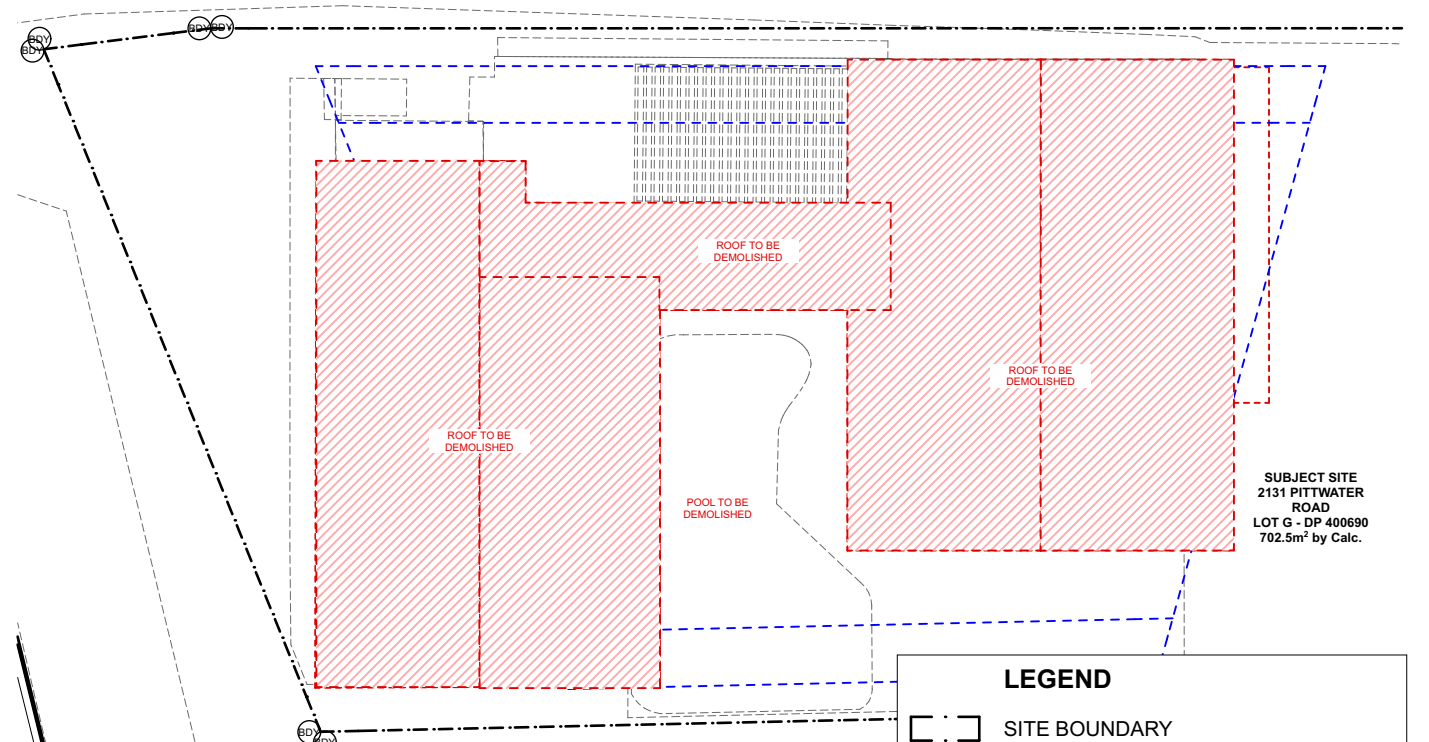
1 LGF DEMOLITION



3 FF DEMOLITION



2 GF DEMOLITION



4 ROOF DEMOLITION

LEGEND

- SITE BOUNDARY
- EXISTING WALLS
- BUILDING ENVELOPE REQUIREMENTS
- DEMOLISHED

REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

EXISTING FSR, PRIVATE OPEN SPACE & LANDSCAPE CALCULATION:

TOTAL SITE AREA: 702.5m²

MINIMUM PRIVATE OPEN SPACE REQUIRED: 50m²

EXISTING PRIVATE OPEN SPACE: 47m²

MINIMUM LANDSCAPED AREA REQUIRED: 60 % OF SITE (421.5m²)

EXISTING LANDSCAPE AREA : 25% OF SITE (176m²)

2137 PITTWATER ROAD

SITE LEGEND

PROPOSED LANDSCAPE

PROPOSED PRIVATE OPEN SPACE

IMPERVIOUS LANDSCAPE

POOL

PROPOSED ADDITIONS

BUILDING ENVELOPE REQUIREMENTS



PROPOSED GROSS INTERNAL FLOOR AREAS	
LEVEL	FLOOR AREA (m2)
FF GROSS AREA	112.79
GF GROSS AREA	188.45
LGF GROSS AREA	186.00
	487.24 m ²

PROPOSED LANDSCAPE AREAS	
LEVEL	FLOOR AREA (m2)
ADDITIONAL LANDSCAPE	16.32
DEEP SOIL LANDSCAPE	166.80
IMPERVIOUS LANDSCAPE	257.78
	440.90 m ²

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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS

Drawn | Checked

JG - RR - RP

Plot Date:

28/10/2024

Project Status

Development Application

Client:

Brad & Louise Dowe

Project:

2251

DRAWING TITLE :

PROPOSED SITE PLAN

PROJECT NAME :

2131 Pittwater Road,
Church Point

REVISION NO.

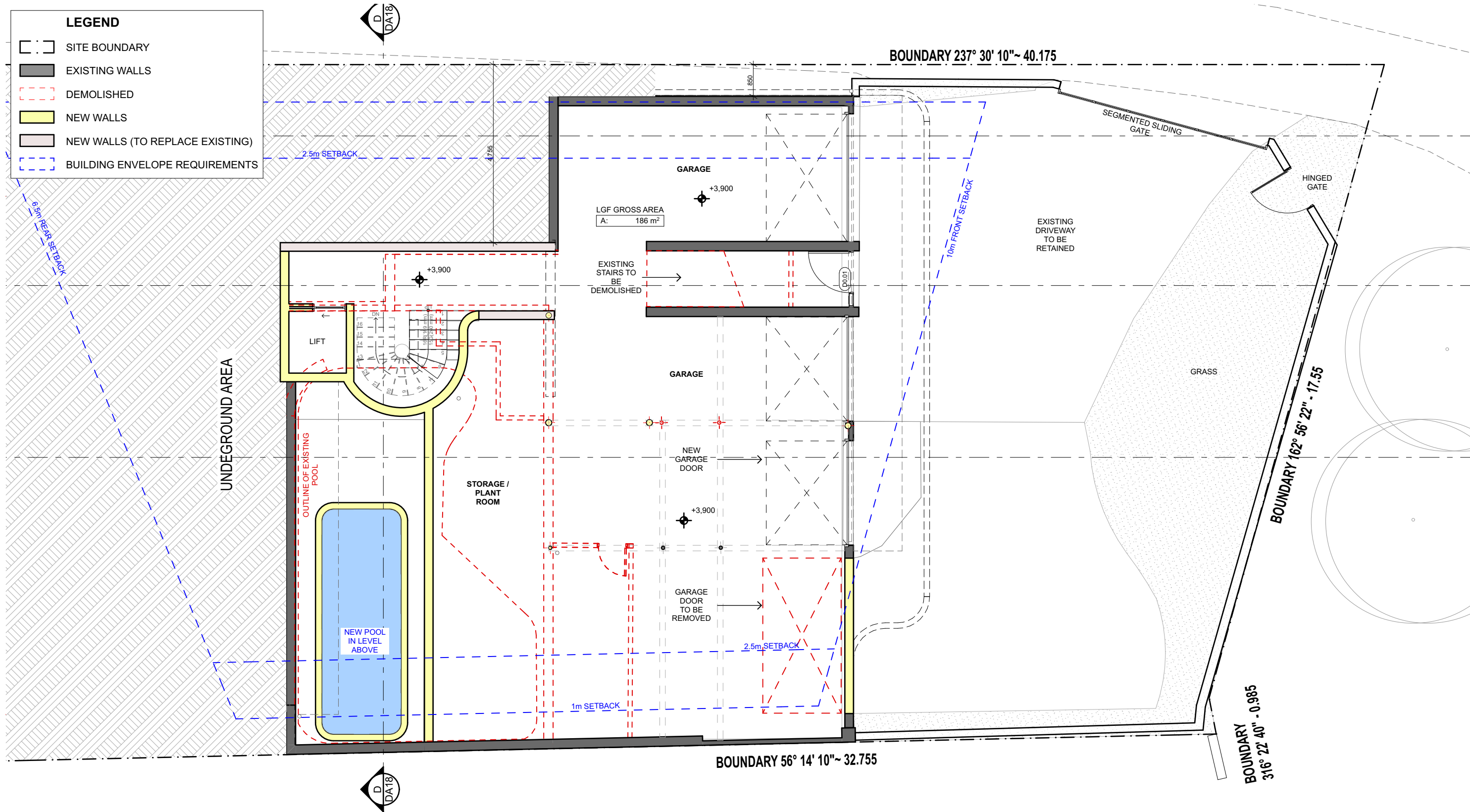
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DRAWING NO.

DA10

SCALE:

1:200 @ A3



2129 PITTWATER ROAD
DP 1267869

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Drawn | Checked **JG - RR - RP**

Plot Date: **28/10/2024**

Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :

PROPOSED LOWER GROUND FLOOR PLAN

PROJECT NAME :

2131 Pittwater Road, Church Point

REVISION NO.

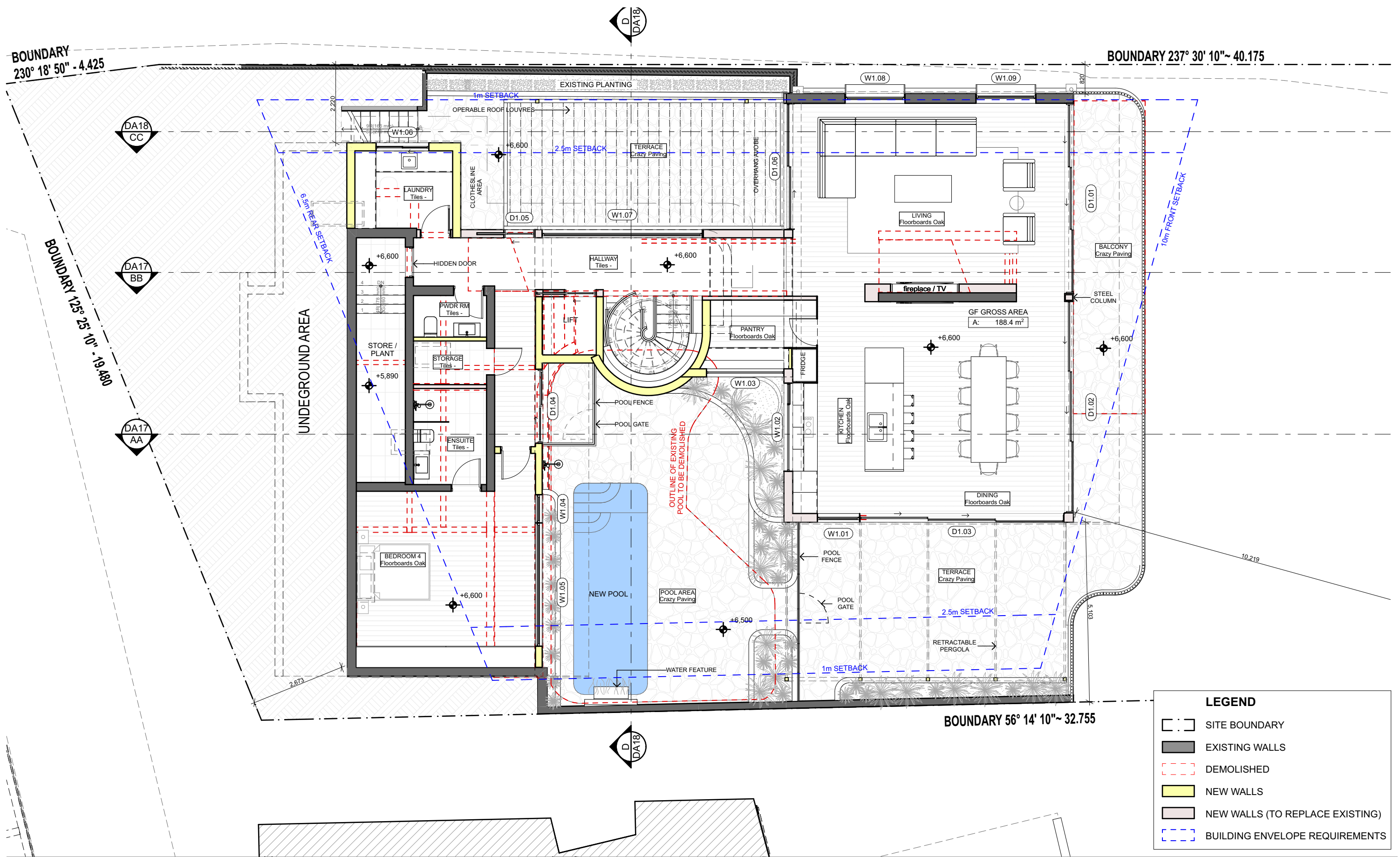
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DRAWING NO.

DA11

SCALE:

1:100 @ A3



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Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

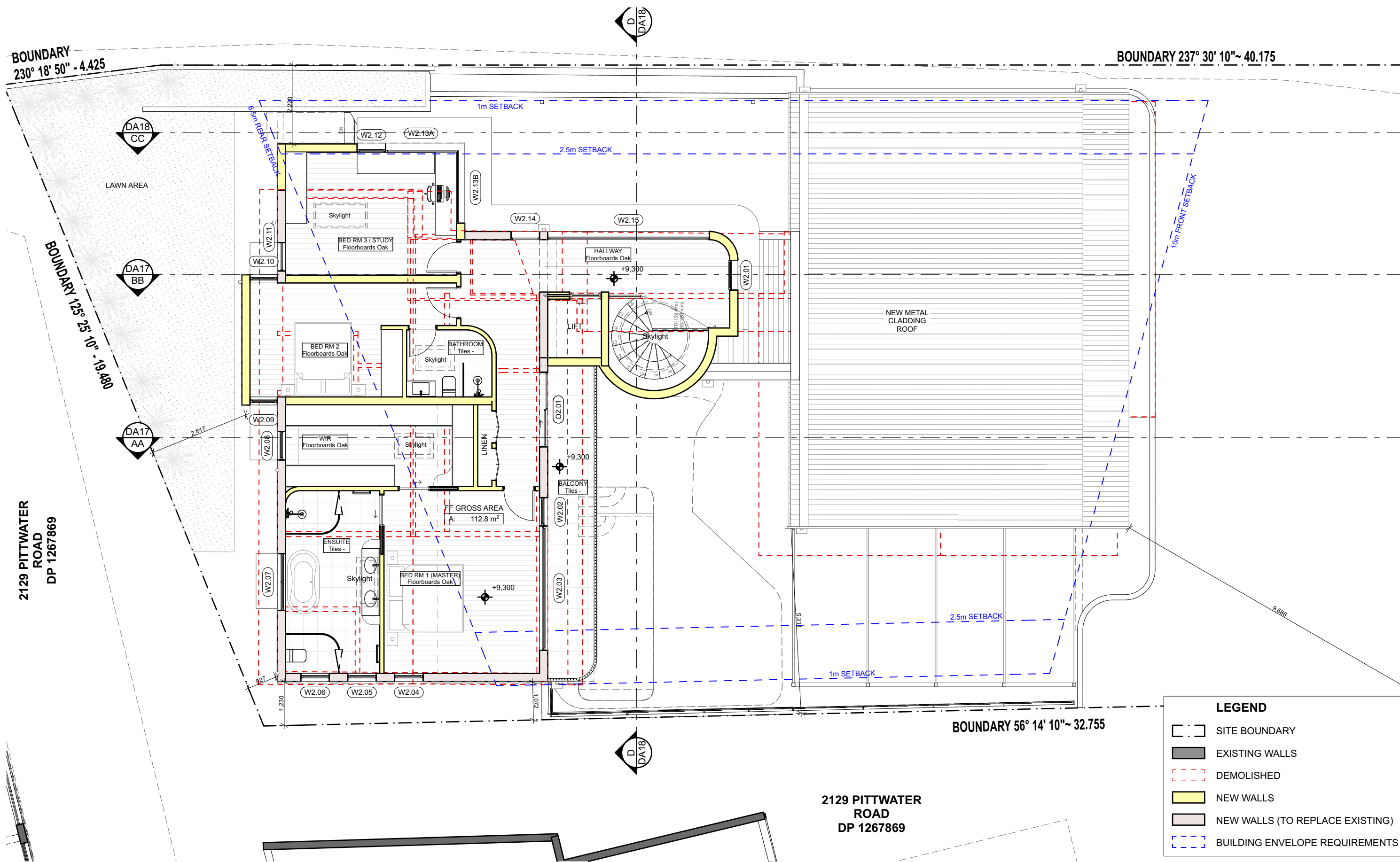
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PROPOSED GROUND FLOOR PLAN

PROJECT NAME :
2131 Pittwater Road, Church Point

REVISION NO.
01

DRAWING NO.
DA12

SCALE:
1:100 @ A3



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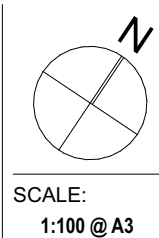
Client: **Brad & Louise Dowe**

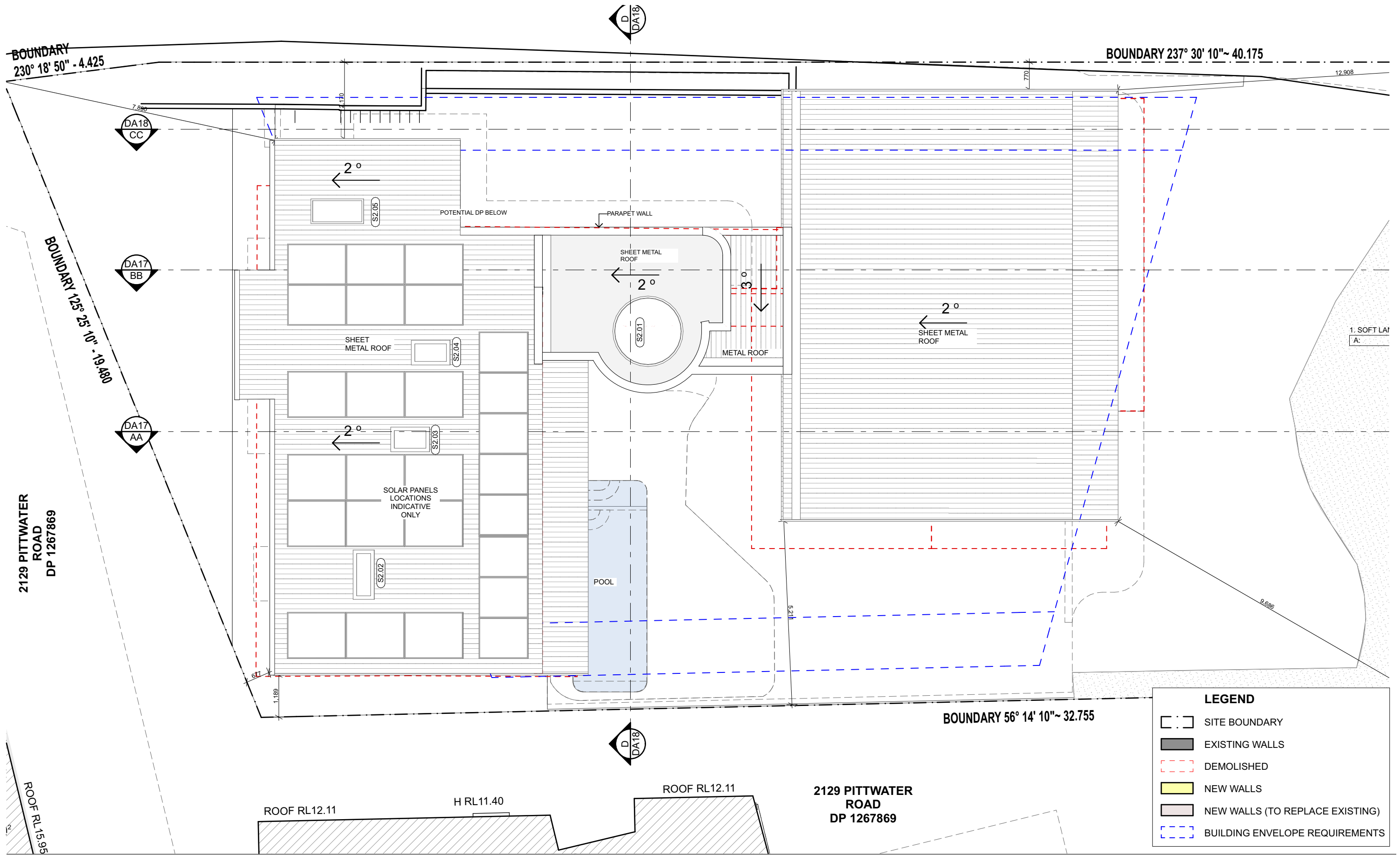
Project: **2251**

DRAWING TITLE :
PROPOSED FIRST FLOOR PLAN

PROJECT NAME :
**2131 Pittwater Road,
Church Point**

REVISION NO.	01	DRAWING NO.	DA13
SCALE:			
1:100 @ A3			





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Project: **2251**

DRAWING TITLE :
PROPOSED ROOF PLAN

PROJECT NAME :
**2131 Pittwater Road,
Church Point**

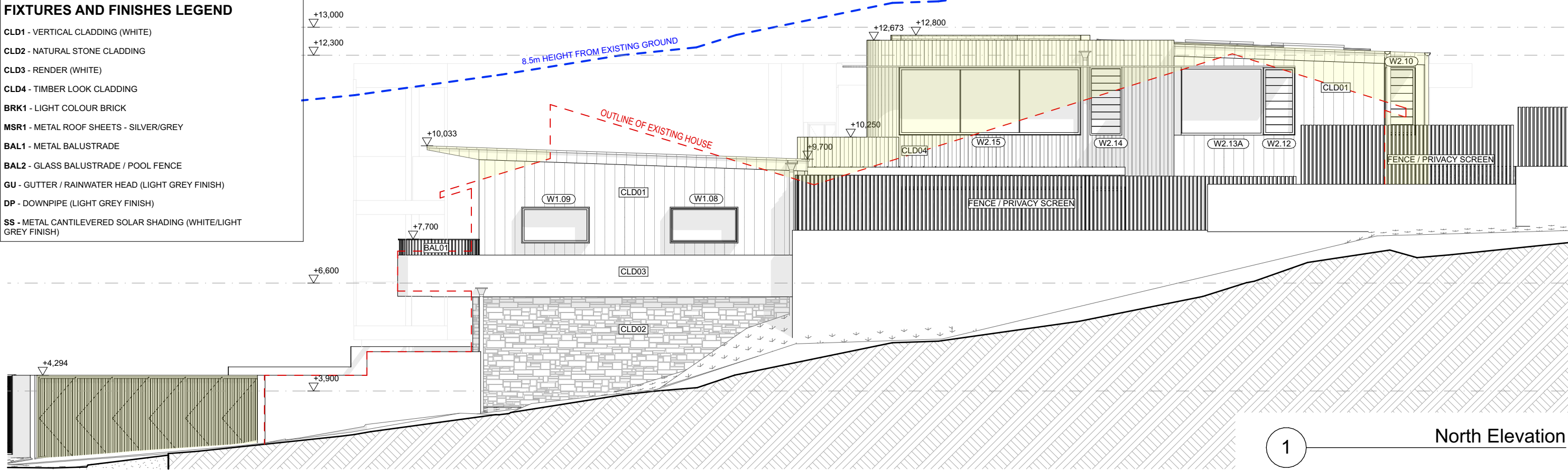
REVISION NO.
01

DRAWING NO.
DA14

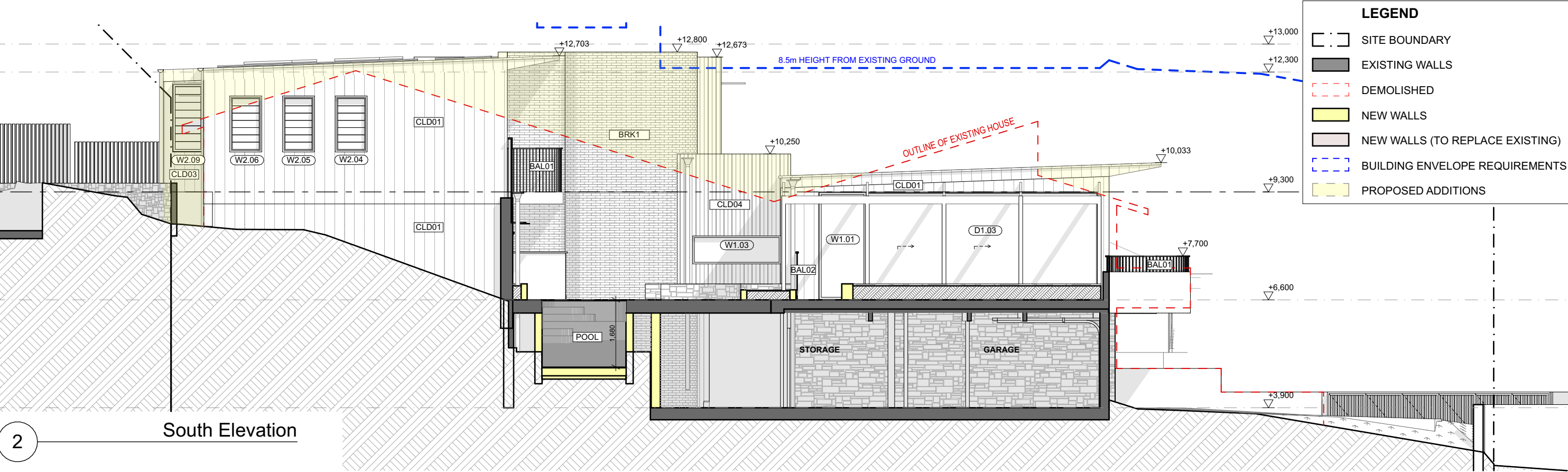
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1:100 @ A3

FIXTURES AND FINISHES LEGEND

- CLD1 - VERTICAL CLADDING (WHITE)
CLD2 - NATURAL STONE CLADDING
CLD3 - RENDER (WHITE)
CLD4 - TIMBER LOOK CLADDING
BRK1 - LIGHT COLOUR BRICK
MSR1 - METAL ROOF SHEETS - SILVER/GREY
BAL1 - METAL BALUSTRADE
BAL2 - GLASS BALUSTRADE / POOL FENCE
GU - GUTTER / RAINWATER HEAD (LIGHT GREY FINISH)
DP - DOWNPIPE (LIGHT GREY FINISH)
SS - METAL CANTILEVERED SOLAR SHADING (WHITE/LIGHT GREY FINISH)



1 North Elevation



2 South Elevation

LEGEND

- SITE BOUNDARY
- EXISTING WALLS
- DEMOLISHED
- NEW WALLS
- NEW WALLS (TO REPLACE EXISTING)
- BUILDING ENVELOPE REQUIREMENTS
- PROPOSED ADDITIONS

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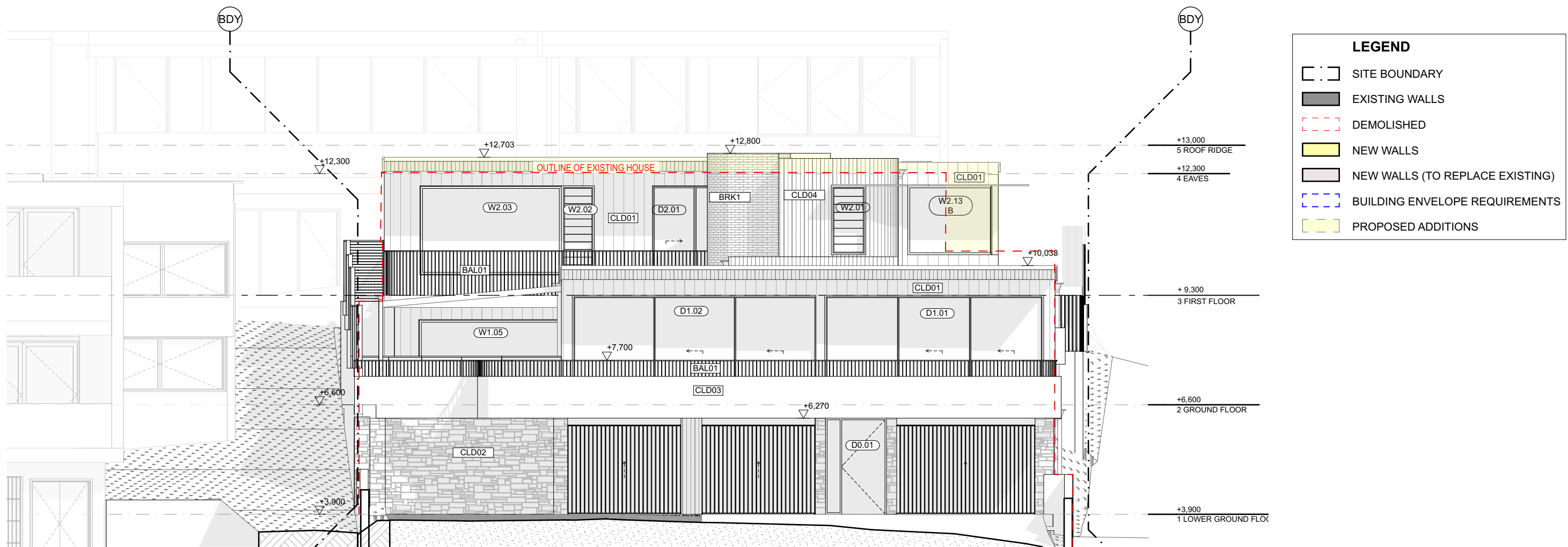
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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

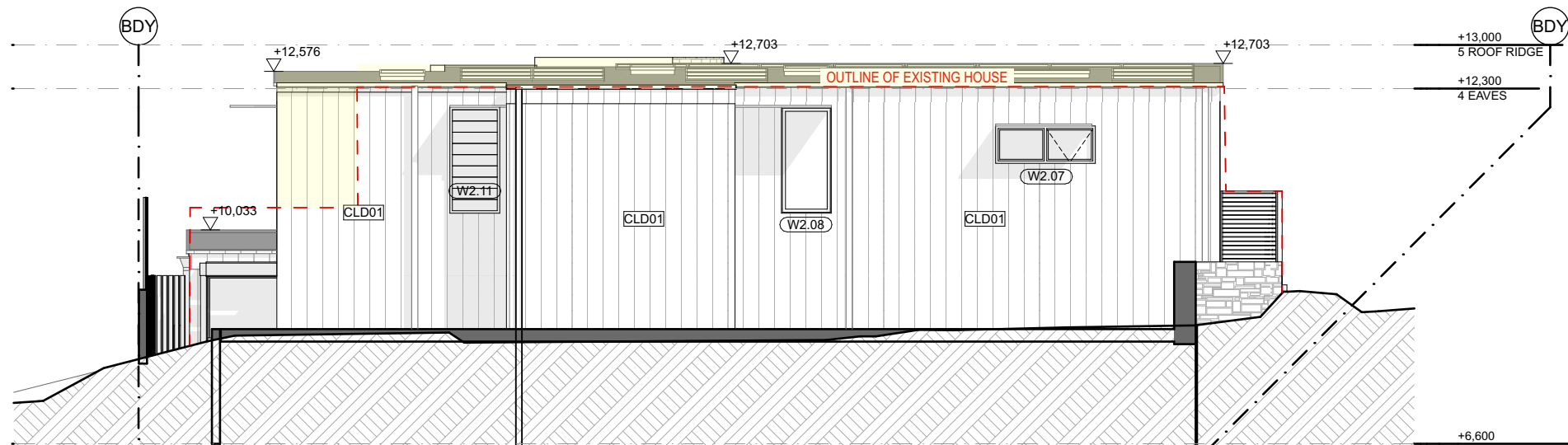
PROJECT DETAILS
Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**
Client: **Brad & Louise Dowe**
Project: **2251**

DRAWING TITLE :
PROPOSED NORTH & SOUTH ELEVATIONS
PROJECT NAME :
2131 Pittwater Road, Church Point

REVISION NO.
01
DRAWING NO.
DA15
SCALE:
1:100 @ A3



1 EAST ELEVATION



2 West Elevation

FIXTURES AND FINISHES LEGEND

- CLD1 - VERTICAL CLADDING (WHITE)
CLD2 - NATURAL STONE CLADDING
CLD3 - RENDER (WHITE)
CLD4 - TIMBER LOOK CLADDING
BRK1 - LIGHT COLOUR BRICK
MSR1 - METAL ROOF SHEETS - SILVER/GREY
BAL1 - METAL BALUSTRADE
BAL2 - GLASS BALUSTRADE / POOL FENCE
GU - GUTTER / RAINWATER HEAD (LIGHT GREY FINISH)
DP - DOWNPIPE (LIGHT GREY FINISH)
SS - METAL CANTILEVERED SOLAR SHADING (WHITE/LIGHT GREY FINISH)

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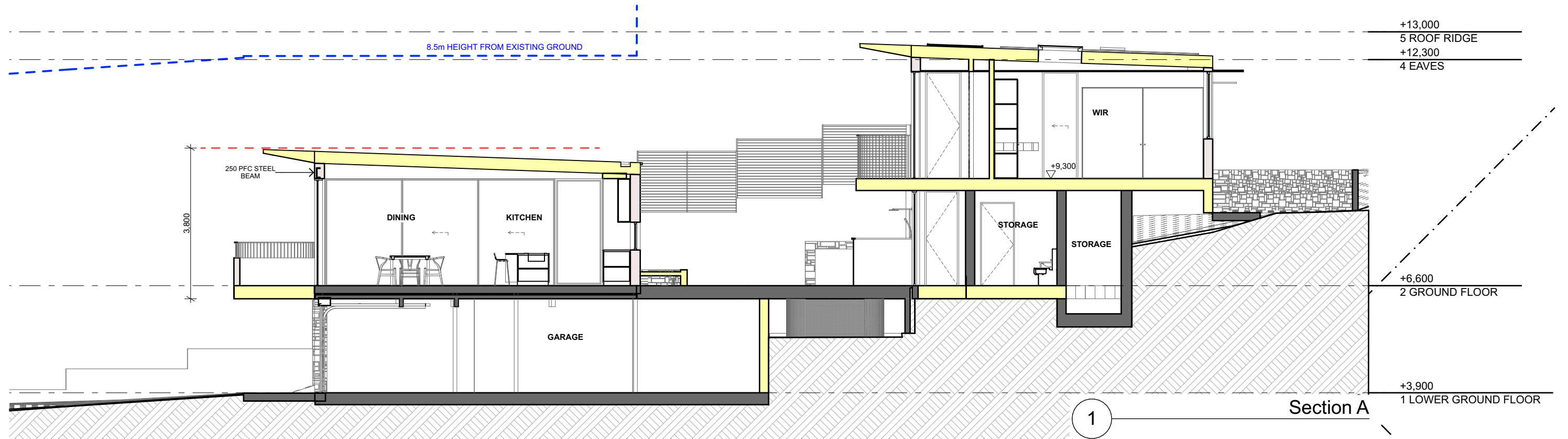
REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS
Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**
Client: **Brad & Louise Dowe**
Project: **2251**

DRAWING TITLE :
PROPOSED EAST & WEST ELEVATIONS
PROJECT NAME :
2131 Pittwater Road, Church Point

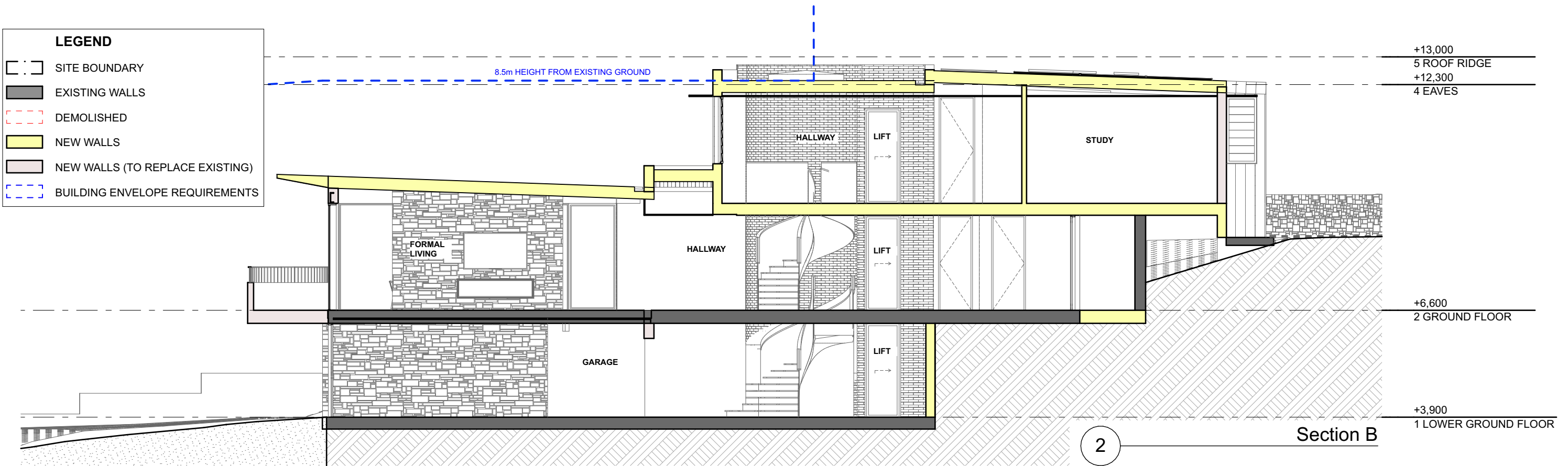
REVISION NO.
01
DRAWING NO.
DA16

SCALE:
1:100 @ A3



LEGEND

- SITE BOUNDARY
- EXISTING WALLS
- DEMOLISHED
- NEW WALLS
- NEW WALLS (TO REPLACE EXISTING)
- BUILDING ENVELOPE REQUIREMENTS



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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS

Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**
Client: **Brad & Louise Dowe**
Project: **2251**

DRAWING TITLE :

PROPOSED SECTIONS A & B

PROJECT NAME :

**2131 Pittwater Road,
Church Point**

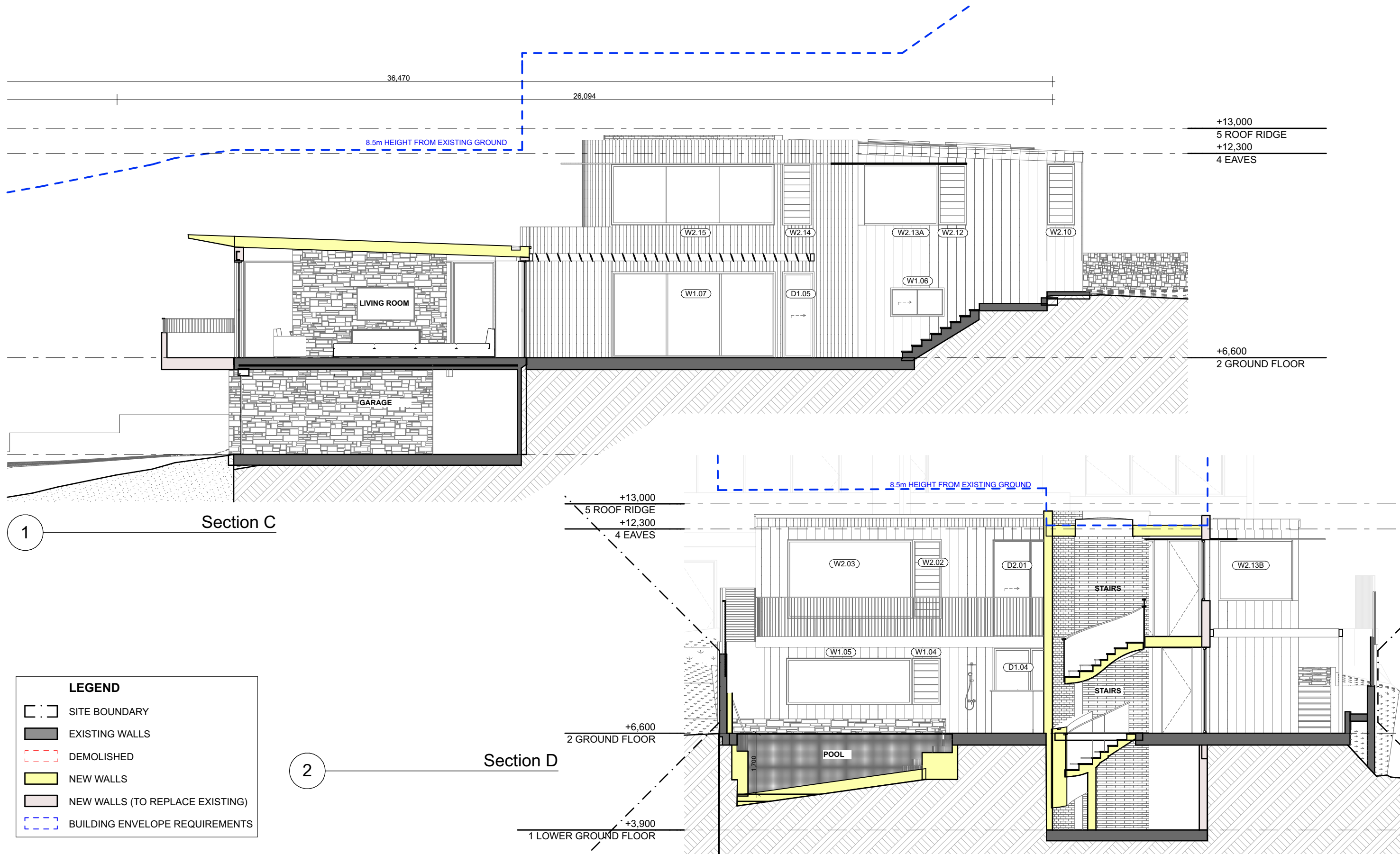
REVISION NO.

01

DRAWING NO.

DA17

SCALE:
1:100 @ A3



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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS
Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**

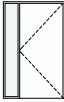

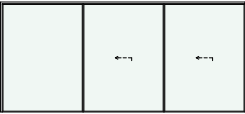
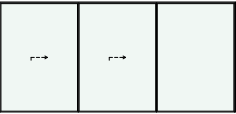
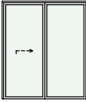

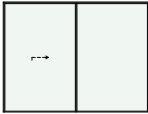

Client: **Brad & Louise Dowe**

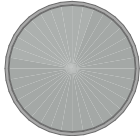




Project: **2251**

DRAWING TITLE :
PROPOSED SECTION C & D

PROJECT NAME :
**2131 Pittwater Road,
Church Point**

REVISION NO. 01	SCALE: 1:100 @ A3
DRAWING NO. DA18	

DOOR SCHEDULE								
ID	D0.01	D1.01	D1.02	D1.03	D1.04	D1.05	D1.06	D2.01
TYPE	Door with Sidelight on Side 2 27	Sliding Door 27	Sliding Door 27	Sliding Door 27	Sliding Door 27	Pocket Door 26	Sliding Door 27	Sliding Door 27
LEVEL	LOWER GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	FIRST FLOOR
ROOM		LIVING ROOM	DINING ROOM	KITCHEN	HALLWAY	HALLWAY	LIVING ROOM	HALLWAY
ELEVATION VIEW (EXTERNAL)								
AREA (m2)	3.56	14.58	16.20	15.66	5.04	1.89	9.67	5.67
FRAME WIDTH x HEIGHT (mm)	1,504×2,370	5,400×2,700	6,000×2,700	5,800×2,700	2,100×2,400	800×2,360	3,580×2,700	2,100×2,700
ORIENTATION	NORTH EAST	NORTH EAST	NORTH EAST	SOUTH EAST	NORTH EAST	NORTH EAST	NORTH EAST	NORTH EAST
GLAZING	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
FRAME	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)
BASIX THERMAL REQUIREMENTS	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
BASIX SHADING REQUIREMENT (PROJECTION / HEIGHT RATIO)	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
FLY SCREENS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BAL RATING	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES								

SKYLIGHT SCHEDULE					
ID	S2.01	S2.02	S2.03	S2.04	S2.05
TYPE		FIXED	FIXED	FIXED	FIXED
LEVEL	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR
ROOM		ENSUITE	WIR	BATHROOM	STUDY
ELEVATION VIEW (EXTERNAL)					
AREA (m2)	4.00	0.84	0.77	0.77	1.05
FRAME WIDTH x HEIGHT (mm)	2,000×2,000	1,400×600	700×1,100	700×1,100	700×1,500
ORIENTATION	<Undefined>	<Undefined>	<Undefined>	<Undefined>	<Undefined>
GLAZING	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
BASIX THERMAL REQUIREMENTS	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
BASIX SHADING REQUIREMENT (PROJECTION / HEIGHT RATIO)	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
FRAME	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)
FLY SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>
BAL RATING	N/A	N/A	N/A	N/A	N/A
NOTES					

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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS

Drawn | Checked **JG - RR - RP**

Plot Date: **28/10/2024**

Project Status **Development Application**

Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :

PROPOSED DOOR & SKYLIGHT SCHEDULES

PROJECT NAME :

2131 Pittwater Road, Church Point

REVISION NO.

01

DRAWING NO.

DA19

SCALE:

@ A3

WINDOW SCHEDULE														
ID	W1.01	W1.02	W1.03	W1.04	W1.05	W1.06	W1.07	W1.08	W1.09	W2.01	W2.02	W2.03	W2.04	W2.05
TYPE	FIXED	FIXED - TOP HUNG	FIXED	LOUVRES	FIXED	SLIDING	FIXED	FIXED	FIXED	LOUVRES	LOUVRES	FIXED	LOUVRES	LOUVRES
LEVEL	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR
ROOM	KITCHEN	KITCHEN	PANTRY	BEDROOM 4	BEDROOM 4	LAUNDRY	HALLWAY	LIVING ROOM	LIVING ROOM	STAIRS	MASTER BEDROOM	MASTER BEDROOM	MASTER BEDROOM	ENSUITE
ELEVATION VIEW (EXTERNAL)														
AREA (m2)	3.24	1.75	1.54	1.04	4.55	1.20	10.92	1.53	1.53	1.45	1.76	7.70	1.12	1.12
FRAME WIDTH x HEIGHT (mm)	1,200×2,700	2,500×700	2,200×700	800×1,300	3,500×1,300	1,500×800	4,550×2,400	1,700×900	1,700×900	850×1,700	800×2,200	3,500×2,200	800×1,400	800×1,400
ORIENTATION	SOUTH EAST	SOUTH WEST	SOUTH EAST	NORTH EAST	NORTH EAST	NORTH WEST	NORTH WEST	NORTH WEST	NORTH WEST	NORTH WEST	NORTH EAST	NORTH EAST	SOUTH EAST	SOUTH EAST
GLAZING	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
FRAME	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	STEEL	STEEL	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)
BASIX THERMAL REQUIREMENTS	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
BASIX SHADING REQUIREMENT (PROJECTION / HEIGHT RATIO)	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
FLY SCREENS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BAL RATING	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES								TO BE FIREA RATED	TO BE FIRE RATED				TRANSLUCENT GLASS	TRANSLUCENT GLASS

WINDOW SCHEDULE											
ID	W2.06	W2.07	W2.08	W2.09	W2.10	W2.11	W2.12	W2.13A	W2.13B	W2.14	W2.15
TYPE	LOUVRES	TOP - HUNG	FIXED	LOUVRES	LOUVRES	LOUVRES	LOUVRES	FIXED	FIXED	LOUVRES	FIXED
LEVEL	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR
ROOM	ENSUITE	ENSUITE	WIR	BEDROOM 2	BEDROOM 2	STUDY	STUDY	STUDY	STUDY	HALLWAY	HALLWAY
ELEVATION VIEW (EXTERNAL)											
AREA (m2)	1.12	0.96	1.36	1.31	1.31	1.36	1.36	3.40	3.40	1.36	7.74
FRAME WIDTH x HEIGHT (mm)	800×1,400	1,600×600	800×1,700	770×1,700	770×1,700	800×1,700	800×1,700	2,000×1,700	2,000×1,700	800×1,700	4,550×1,700
ORIENTATION	SOUTH EAST	NORTH EAST	SOUTH WEST	SOUTH EAST	NORTH WEST	NORTH WEST	NORTH WEST	NORTH EAST	NORTH WEST	NORTH WEST	NORTH WEST
GLAZING	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	CLEAR SINGLE GLAZED - LOW E	Refer to BASIX	Refer to BASIX	Refer to BASIX	CLEAR SINGLE GLAZED - LOW E	CLEAR SINGLE GLAZED - LOW E
FRAME	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)	ALUMINIUM (refer BASIX)
BASIX THERMAL REQUIREMENTS	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
BASIX SHADING REQUIREMENT (PROJECTION / HEIGHT RATIO)	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX	Refer to BASIX
FLY SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BAL RATING	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
NOTES	TRANSLUCENT GLASS	TRANSLUCENT GLASS									

REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA



1. FRONT FACADE 3D VIEW



2. OUTDOOR BALCONY 3D VIEW



3. POOL AREA 3D VIEW



4. FORMAL LIVING 3D VIEW

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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS

Drawn | Checked **JG - RR - RP**

Plot Date: **28/10/2024**

Project Status **Development Application**

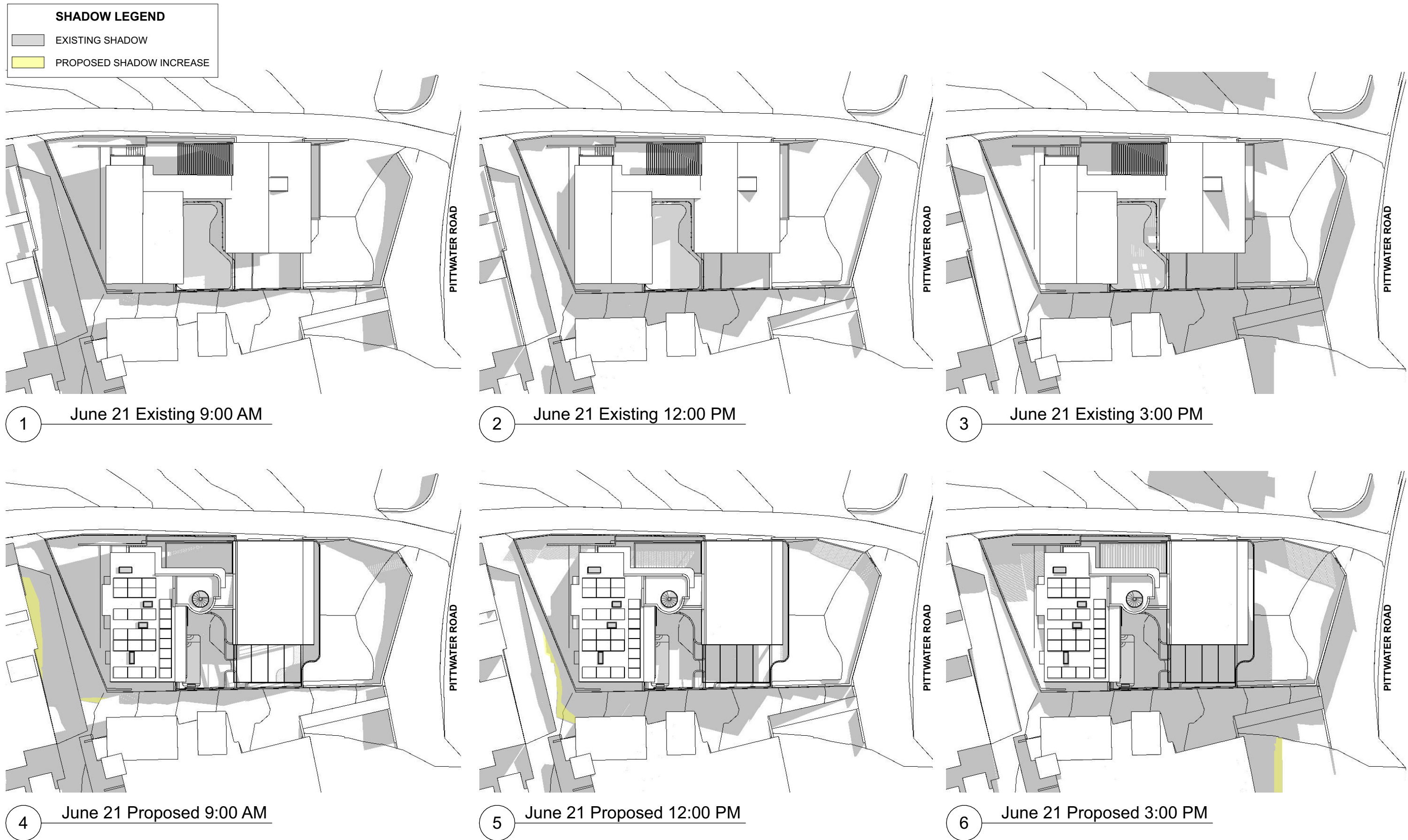
Client: **Brad & Louise Dowe**

Project: **2251**

DRAWING TITLE :
3D VIEWS

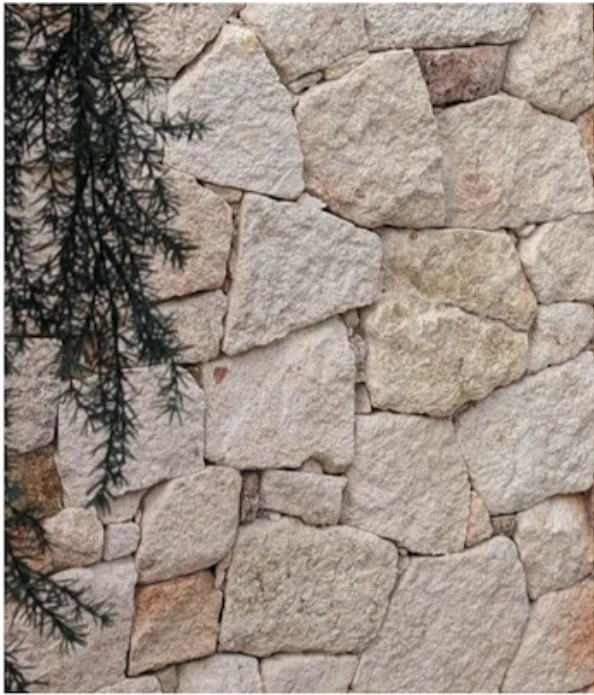
PROJECT NAME :
**2131 Pittwater Road,
Church Point**

REVISION NO.	01	SCALE: @ A3
DRAWING NO.		
DA22		





CLD1 - WHITE VERTICAL CLADDING



CLD2 - NATURAL STONE CLADDING



CLD3 - RENDER (WHITE)



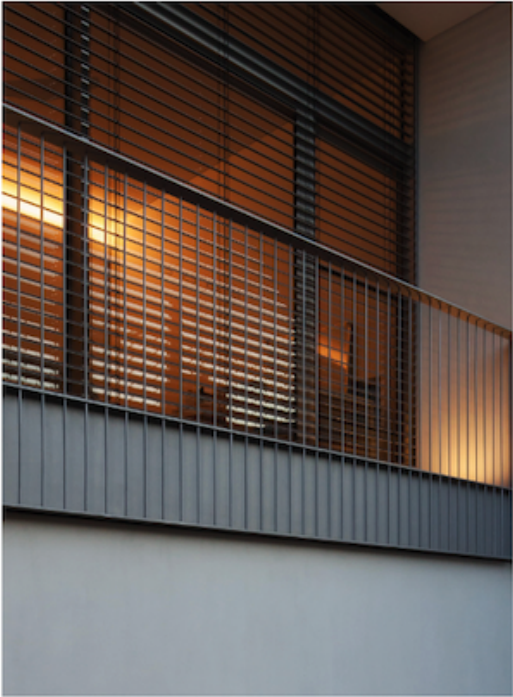
CLD4 - TIMBER LOOK CLADDING



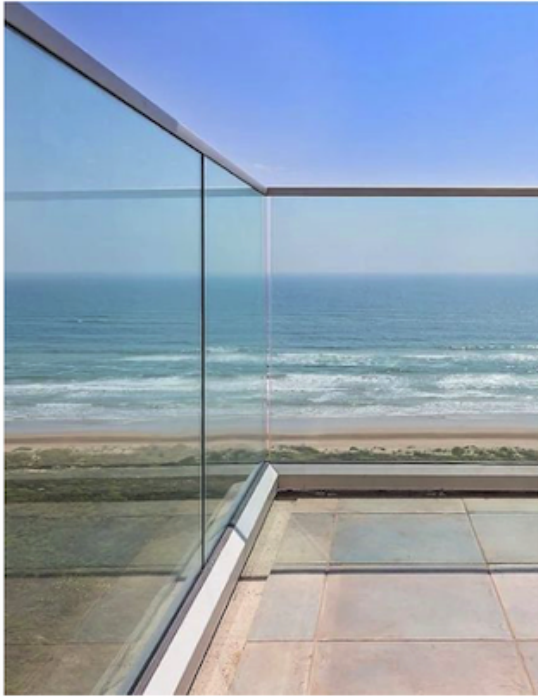
BRK1 - LIGHT COLOR BRICK



MSR1 - METAL ROOF SHEETS - SILVER/GREY



BAL01 - METAL FINISH BALUSTRADE



BAL 02 - GLASS BALUSTRADE / POOL FENCE



ALUMINIUM WINDOW FRAMES (NATURAL)

FIXTURES AND FINISHES LEGEND

- CLD1 - VERTICAL CLADDING (WHITE)
- CLD2 - NATURAL STONE CLADDING
- CLD3 - RENDER (WHITE)
- CLD4 - TIMBER LOOK CLADDING
- BRK1 - LIGHT COLOUR BRICK
- MSR1 - METAL ROOF SHEETS - SILVER/GREY
- BAL1 - METAL BALUSTRADE
- BAL2 - GLASS BALUSTRADE / POOL FENCE
- GU - GUTTER / RAINWATER HEAD (LIGHT GREY FINISH)
- DP - DOWNPIPE (LIGHT GREY FINISH)
- SS - METAL CANTILEVERED SOLAR SHADING (WHITE/LIGHT GREY FINISH)

ARCHITECT

ARCHISOUL

ARCHITECTS

UNIT 23/28-34 ROSEBERRY STREET
BALGOWLAH NSW AUSTRALIA 2093
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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS

Drawn | Checked JG - RR - RP

Plot Date: 28/10/2024

Project Status Development Application

Client: Brad & Louise Dowe

Project: 2251

DRAWING TITLE :

EXTERNAL FINISHES SCHEDULE

PROJECT NAME :

2131 Pittwater Road,
Church Point

REVISION NO.

01

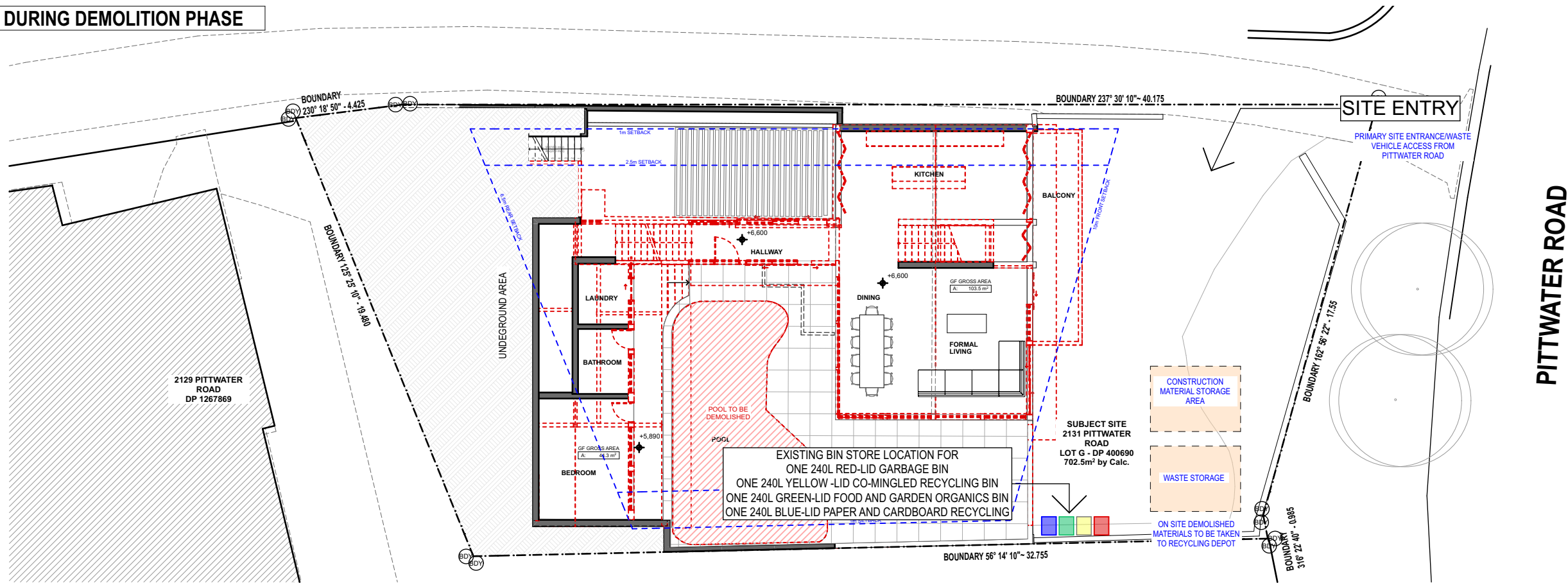
DRAWING NO.

DA23

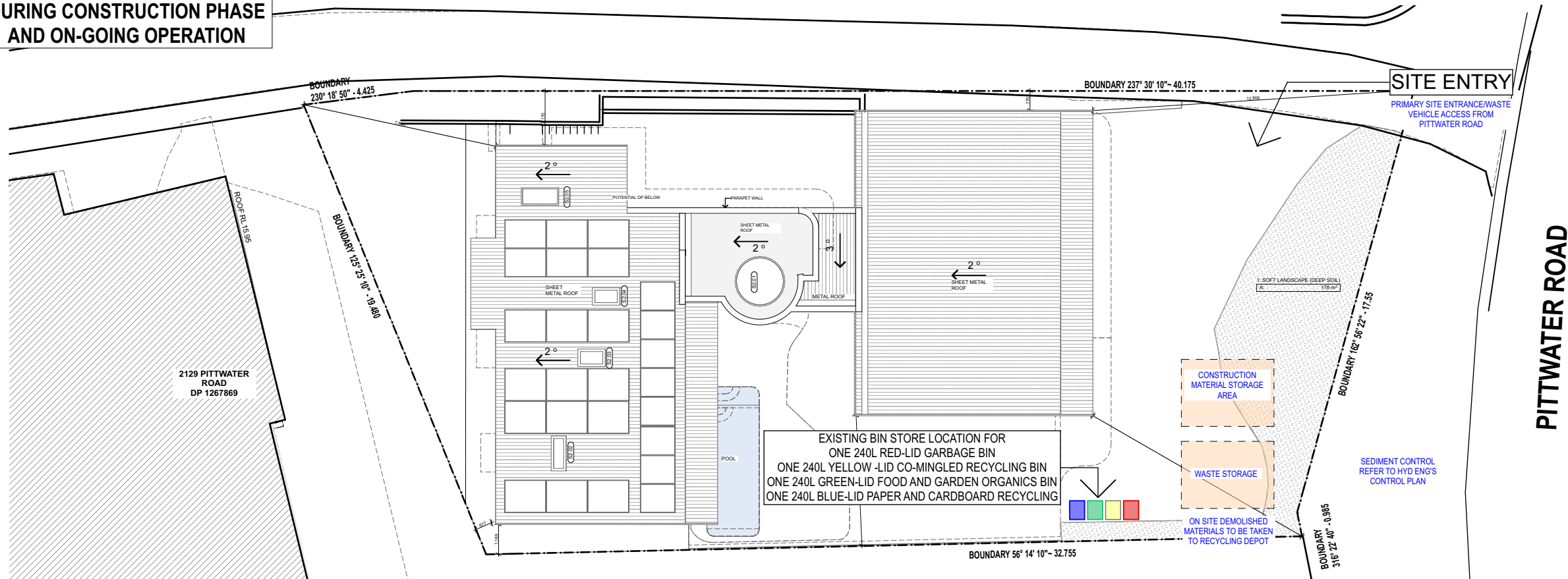
SCALE:

@ A3

DURING DEMOLITION PHASE



DURING CONSTRUCTION PHASE
AND ON-GOING OPERATION



ARCHITECT

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REV	DATE	DESCRIPTION
01	23/10/2024	STAGE 2 - DA

PROJECT DETAILS

Drawn | Checked **JG - RR - RP**
Plot Date: **28/10/2024**
Project Status **Development Application**
Client: **Brad & Louise Dowe**
Project: **2251**

DRAWING TITLE :

**WASTE MANAGEMENT
PLAN**

PROJECT NAME :

**2131 Pittwater Road,
Church Point**

REVISION NO.

01

DRAWING NO.

DA24

