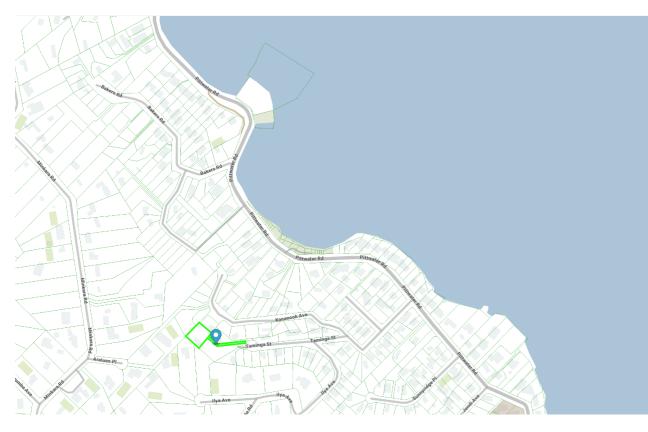
LOCATION PLAN



GENERAL NOTES

ALL WORKS TO BE IN ACCORDANCE WITH AUSTRALIAN STANDARDS, THE BUILDING CODE OF AUSTRALIA, OTHER RELEVANT CODES AND WITH MANUFACTURERS INSTRUCTIONS.

THIS DRAWING IS COPYRIGHT AND MAY NOT BE USED WITHOUT WRITTEN CONSENT.

DO NOT SCALE OFF DRAWING. VERIFY ALL DIMENSIONS ON SITE PRIOR TO CONSTRUCTION.

TO BE READ IN CONJUNCTION WITH ALL OTHER CONSULTANT'S DRAWINGS.

THE ARCHITECT TO BE IMMEDIATELY NOTIFIED OF ANY DISCREPANCIES.

WALL TYPES

EXISTING WALL / FLOOR / CEILING



NEW WALL / FLOOR / CEILING



TO BE DEMOLISHED

SCHEDULE OF MODIFICATIONS

>	MODIFICATION	ISSUE
	MODII ICATION	ISSUL
>	DA00 - MATERIAL SCHEDULE - CP TIMBER CLADDING PANEL AMENDED TO DARK STAIN	E
> > >	DA02 - EXISTING FL TO LOWER PORTION OF LEVEL 2 AMENDED TO SUIT SITE SURVEY FL 61,560	E
> >	DA04 / DA07 - OPERABLE LOUVRE ROOF REMOVED - REPLACED WITH METAL ROOFING	E
	DA06 / SECTIONS / ELEVATIONS - LOWER PORTION OF LEVEL 2 FLOOR LEVEL AMENDED TO FFL 61,630	E
~ ≻	DA06 - LEVEL 2 BALCONY FINISH CHANGED TO TIMBER DECKING	E
_	DA06 / ELEVATIONS - W2.07 RELOCATED	E
_	DA07 - LEVEL 3 BALCONY FINISH CHANGED TO TIMBER DECKING	E
	DA07 / SECTION AA - LEVEL 3 BALCONY DECKING LEVEL AMENDED TO FL 65,180 TO ACHIEVE REQUIRED NCC THRESHOLD STEP DOWN & WATERPROOFING.	E
^ ≻	DA05/DA16 - STEP IN PLAN REMOVED TO SIMPLIFY CONSTRUCTION & LINE OF EXCAVATION	E

DA DRAWING LIST

ISSUE DA00 COVER SHEET SITE ANALYSIS **EXISTING LEVEL 2** DA03 **EXISTING LEVEL 3** SITE & ROOF PLAN DA05 LEVEL 1 PLAN DA06 LEVEL 2 PLAN DA07 LEVEL 3 PLAN DA08 SECTION AA SECTION BB DA09 DA10 SECTION CC SECTION DD DA11 DA12 **ELEVATION - NORTH**

> DA13 **ELEVATION - EAST** DA14 **ELEVATION - SOUTH**

DA15 **ELEVATION - WEST**

EXCAVATION & FILL PLAN

EXISTING LANDSCAPED AREA

PROPOSED LANDSCAPED AREA

SHADOW DIAGRAMS

SEDIMENT & EROSION PLAN

NEW DRIVEWAY GRADIENTS

BASIX COMMITMENTS

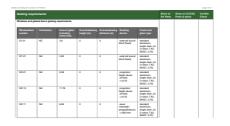


Project name	4 Taminga Street, BAYVISW
Street address	4 TAMINGA Street BAYVIEW 2104
Local Government Area	Northern Seaches Council
Plan type and number	Deposited Plan DP27133
Latnumber	4
Section number	
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and doe not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by	none complete before submitting to Council or PCN)
Name / Company Name: Green Fut	ure Group Pty Ltd
AGIN (Expolicable): \$5656040079	

Fixtures and systems	Show on DA Plane	Show on CC/CDC Plans & specs	Check
Hot water			
The applicant must install the following hor water system in the development electric hear pump system that is eligible to create Ranewaldle Cheng Certificates under the Commonwealth Ranewalds Energy (Sectricity) Regulations 2001 (notificating Amendment Regulations 2005 (No. 2).	~	~	~
Lighting			
The applicant must ensure a minimum of 60% of new or altered light features are fitted with fluorescent, compact fluorescent, or light- emitting-clode (LED) tamps.		~	~
Fixtures			
The applicant must ensure new or absend showerheads have a flow rate no greater than 9 litnes per minute or a 3 star water rating.		~	~
The applicant must ensure new or absend solent have a flow rate no greater than 4 littles per average flush or a minimum 3 star water rating.		~	-
The applicant must ensure new or absend taps have a flow rate no greater than 9 litnes per minute or minimum 3 star water rating.			

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Cartifier Check
Insulation requirements					
fixed in the table below, except that all add	end construction (floor(s), walls, and onlings blons) insulation is not required where the an of altered construction where insulation almo	a of new construction is less than 2m2, bi	~	~	~
Construction	Additional insulation required (R- value)	Other specifications	ı		
concrete slab on ground floor.	nii	NA.	1		
suspended floor with open subfloor: framed (RO.7).	R0.8 (Stwel) (or R1.50 including construction)	NA			
suspended floor above garage: framed (R0.7).	nii	NA.]		
external walt framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		1		
external walt cavity brick	nii		1		
internal wall shared with garage: single skin masony (RC.18)	all .				
for celling, pisched roat	celling R1.20 (up), roof foil backed blacket 55 mmi	light (solar absorptance < 0.475)	1		

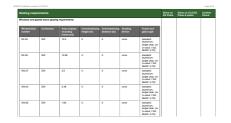
Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	
Windows and glazed doors			
The applicant must install the windows, glosed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glosed door.	~	~	~
The billowing requirements must also be usefuled in relation to each window and glaced door.		~	~
Each window or glaced door with standard aluminium or sinder frames and single clear or toned glass may either match the description, or, have at V-salak and a Solar Heat Gain Coefficient (SHGC) on glasser than that it sale in the stale below. Total system U-valakes and SHGC must be calculated a sociological Perinadrosi val Matching Ferendrosis (SHGC) (and Glosse).		~	~
For projections described in millimeters, the leading edge of each seve, pegola, verandah, balcony or seming must be no more than 500 mm above the head of the window or glosed door and no more than 3400 mm above the six.	~	~	~
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glaced door sill must be at least that shown in the table below.	~	~	-
Peoplies with polycerbonate roof or similar translucent material must have a shading coefficient of less than 0.36.		~	-
Exemple burner and blinds must fully shade the window or glaced door beside which they are shusted when fully drawn or closed.		~	-
Pergolas with fixed batters must have batters parallel to the window or placed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between batters must not be more than 50 mm.		~	-
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glassed door, as specified in the overshadowing column in the table below.	~	~	~



Hazing requir	rements						Show on DA Plans	Show on CC/CDC Plans & specs	Cent
Windowidsor number	Orientation	Area of glass including frame (m2)	Overshadowing height (til)	Overshadowing distance (m)	Shading device	Frame and glass type			
Da.02	NE	23	0	0	ease/ verandat/ pergola/balcony >=800 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D2.01	NE	33	0	0	eave/ verandat/ pergola/balcony >=800 mm	standard aluminium, single clear, (or U-salue: 7.63, SHGC: 0.75)			
W2.10	NE	6.81	0	0	eave/ verandat/ pergola/balcony >=800 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D9.04	NE	9.79	0	0	eave/ verandat/ pergola/balcony >=800 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D19.03	NE	10.06	0	0	eave/ verandat/ pergola/balcony >=800 mm	standard aluminium, single-clear, (or U-value: 7.63, SHGC: 0.75)			

Stazing requir							Show on DA Plans	Show on CCICDC Plans & specs
lindows and gla	szed doons glaziny	g requirements						
Windowldoor number	Orienzation	Area of glass including trame (m2)	Overshadowing height (n)	Overshadowing distance (m)	Shading device	Frame and glass type		
D9.02	NE	10.66	0	0	eave/ verandah/ pergola/balcony >=800 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D9.01	NE.	9.5	0	0	eave/ verandah/ pergola/balcony >=800 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W0.01	NE.	52	0	0	eave/ verandah/ pergola/balcony i~400 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W2:09	SE	5.31	0	0	nane	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W2.08	SE	63	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHSC: 0.751		

Slazing requir	ements						Show on DA Plans	Show on CCICDC Plans & specs	Check
Windowldoor number	Orienzazion	Area of glass including trame (m2)	Overshadowing height (n)	Overshadowing distance (m)	Shading device	Frame and glass type			
W9.13	ss	1.23	۰	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W9.12	sc	2.79	0	0	nane	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2.03	SW	3.01	0	0	nane	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
00.00	SW	7.09	0	0	nane	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2:06	SW	3.66	0	0	nane	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			



							Show on DA Plans	Show on CC/CDC Plans & specs	Cardiller Check
Windowidoor number	Orientation	Area of glass including frame (m2)	Overshadowing height (in)	Overshadowing distance (m)	Shading device	Frame and glass type			
W3.08	SW	27	٥	۰	none	standard aluminium, single-dear, (or U-salue 7.63, SHGC: 0.75)			
W3.09	SW	1.13	0	٥	none	standard aluminium, single-dear, (or U-value 7.63, SHGC: 0.76)			
W3.10	SW	2.9	0	٥	none	standard aluminium, single-dear, (or U-value 7.63, SHGC: 0.76)			
WG.11	SW	13.88	0	٥	none	standard aluminium, single dear, (or U-value 7.63, SHGC: 0.76)			
W3.066	w	278		4.5	none	standard aturalnium, single-dear, (or U-value 7.63, SHGC-0.75)			

Glazing requir	rements						Show on DA Plans	Show on CC/CDC Plans & speck	Cest
Windows and gla	szed doors glazin	2 requirements							
Window/door number	Orienzation	Area of glass including trans (0.2)	Constitutioning beight (n)	Overshadswing distance (m)	Studing device	Frame and glass type			
WG 52	NW	9.20	۰	0	projection/ height above silt table >=0.40	standard slutinium, single-clear, (or U-value; 7.63, SHGC: 0.79)			
W2.04	NW	136	•	0	ease/ verande/ pergolabalcony v=800 mm	standard sturnisum, single-clear, (or U-value 7.63, SHGC: 0.75)			
W2.05	NW	236	0	0	projection/ height share silt talls and 40	meded statistion, single-clear, for U-value 7.63, SHGC-0.79			
W2.12	NW	\$.3n	4	23	none	standard sturnistum, single chear, (or U-value 7.63, SHGC: 0.75)			
W3.03	NW	2.08	0	0	projection/ height above silt ratio >=0.60	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.79)			

Mindowidsor C	Orientation	Area of class						
		including frame (RC)	beight (m)			Frame and glass type		
12.14 2	56	13.86	2.5	23	none	standard aluminium, single-clear, (or U-value: 7.60, SHSC: 0.75)		
10.07	NW	221	0	0	projection/ height above silt ratio >=0.43	standard sluminium, single-clear, (or U-value 7.60, SHGC 0.75)		

Glazing requirements				Show on DA Plans	Show on CC/CDC Plans & specs	Centile Check
Glazed roots						
The applicant must install the	glaced racks described in the table	below, in accordance with the	specifications listed in the table.	~	~	~
The following requirements in	rust also be satisfied in relation to e	each glazed roof:			~	~
a U-value and a Solar Heat C		than that listed in the table be	y either match the description, or, have low. Total system U-values and SHSCs s.		~	~
Glazed roofs plazing require	enema				_	_
Staped roof number	Area of glazing (nd)	Shading device	Glass type			
		Shading device go (MSS)g	Olass type standard aluminium, single clear, (or U-value: 7.60, 24-60; 0.76)			
Glazed roof number	Area of glazing (m2)		standard aluminium, single clear, for U-value; 7.60,			
Glazed roof number SX01	Area of glazing (nd)	no shading	standard aluminium, single clear, (or U-value: 7 80, \$460: 0.75) standard aluminium, soxed/ air cascidear, (U-value: 5.21.			

Leg	end
in the	see commitments, "applicans" means the person carrying our the development.
	minnents identified with a 🗹 in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a integral application is to be indiged for the proposed development).
Com	relements identified with a V in the "Show on CO/CDC plans & specification must be shown in the plans and specifications accompanying the application for a construction fiction / complying development certificate for the proposed development.
Com	minners identified with a 🗸 in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the developm be issued:

Watershed\/\Architects

ISSUE FOR

DA MODIFICATION ISSUE

DATE 1/10/2025 JOB NO: 24007

ADDRESS: 4 Taminga Street, Bayview Wes & Ana Paula Jones

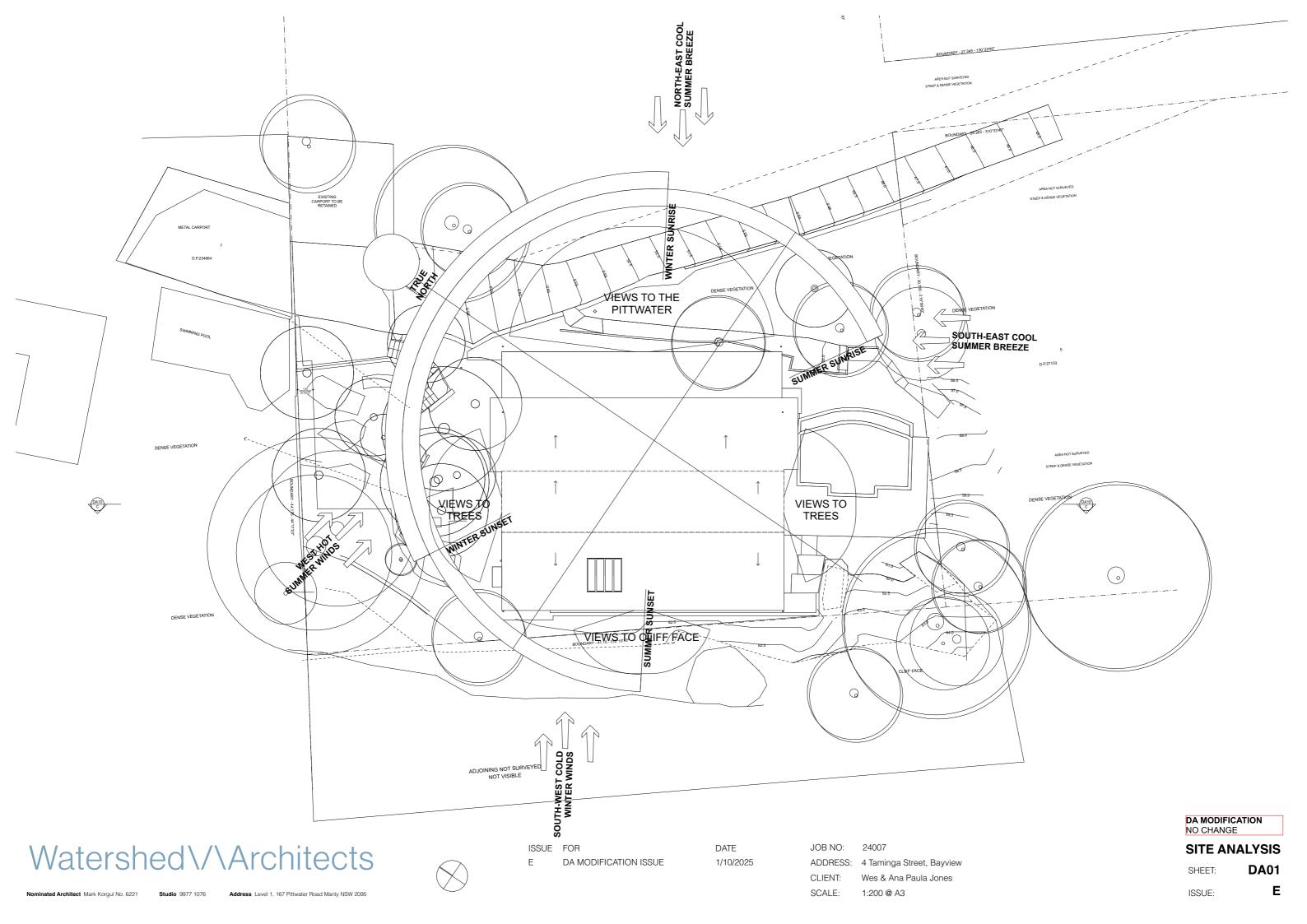
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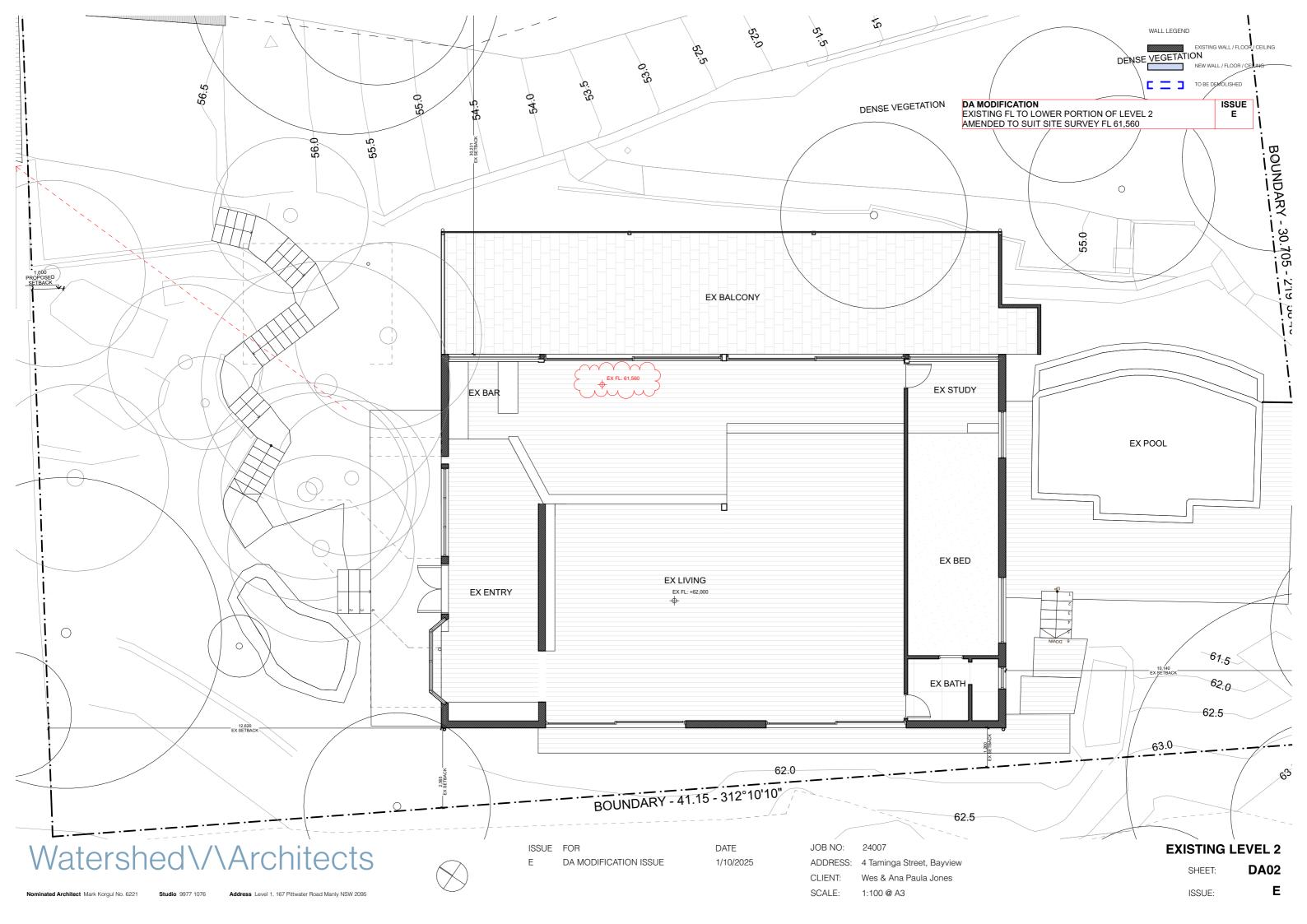
MODIFICATION TO DEVELOPMENT APPLICATION

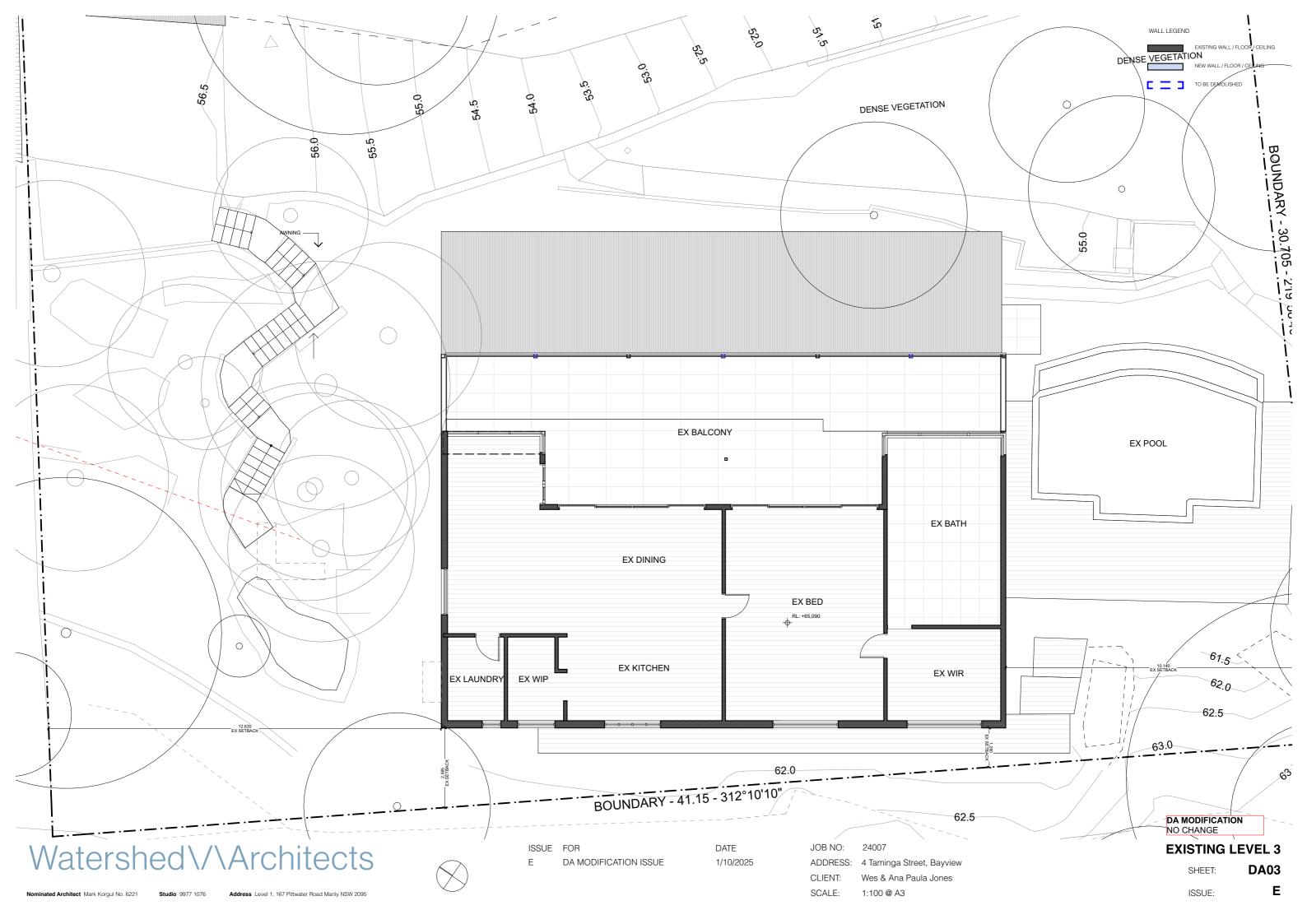
FOR ALTERATIONS & ADDITIONS

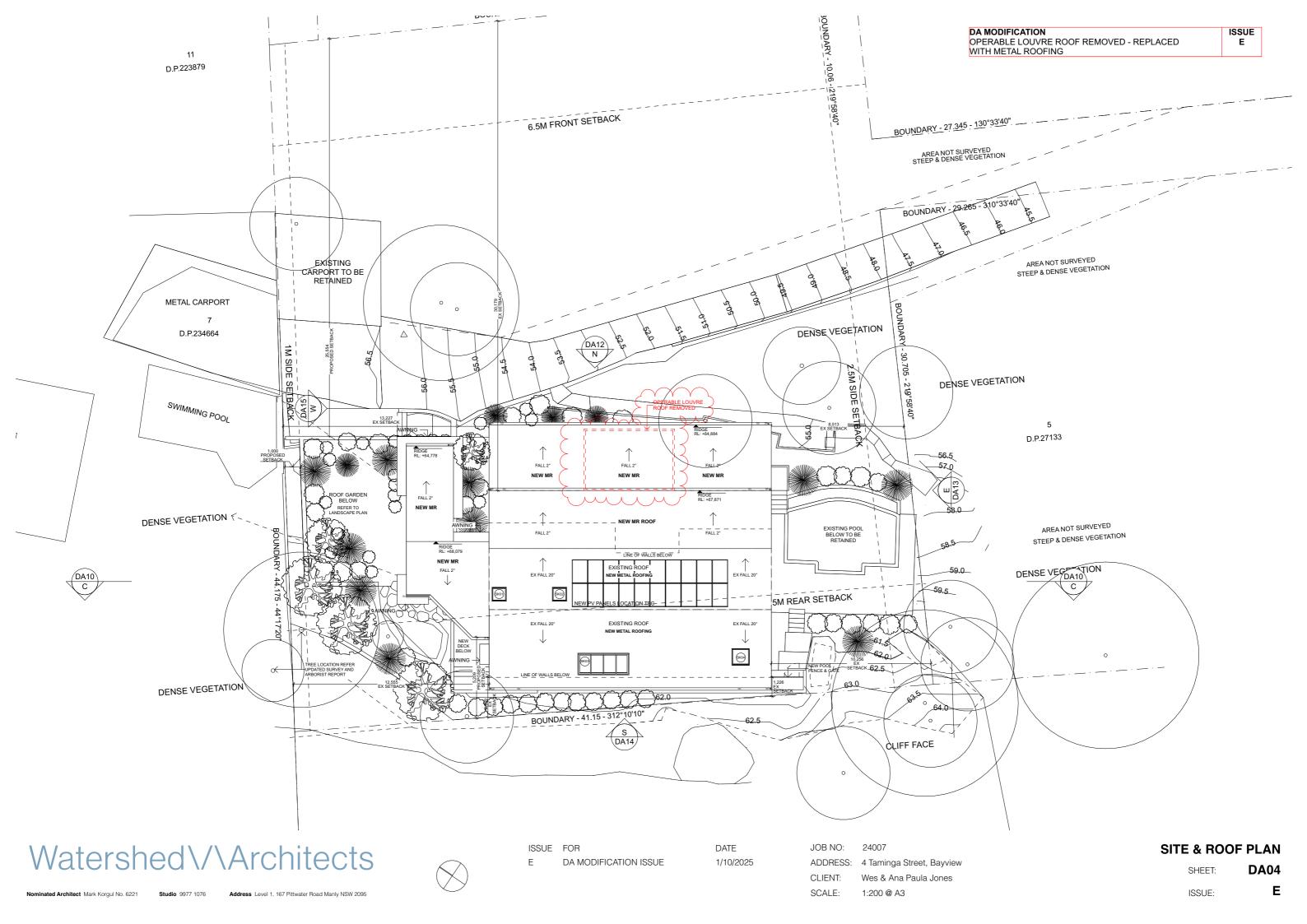
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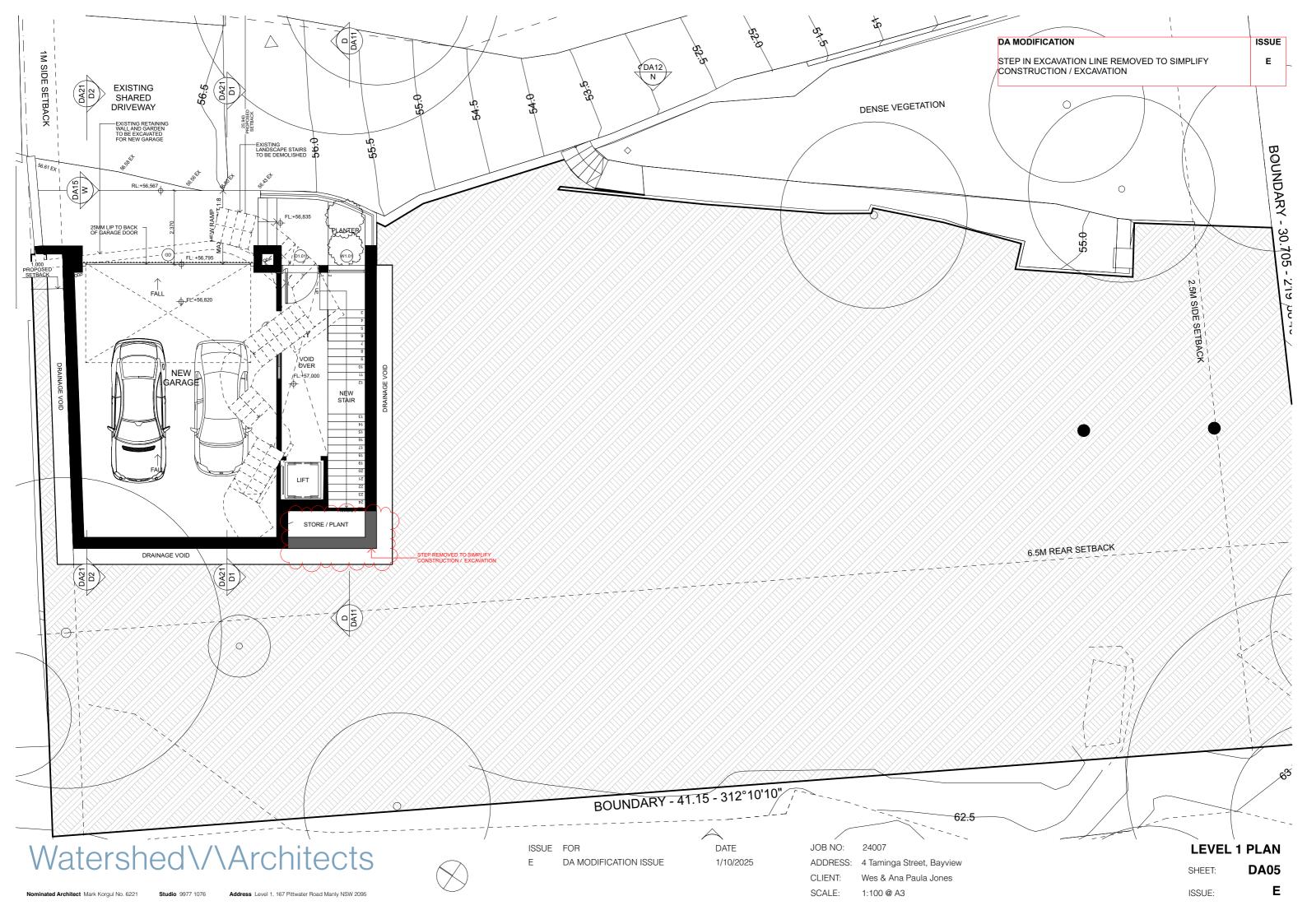
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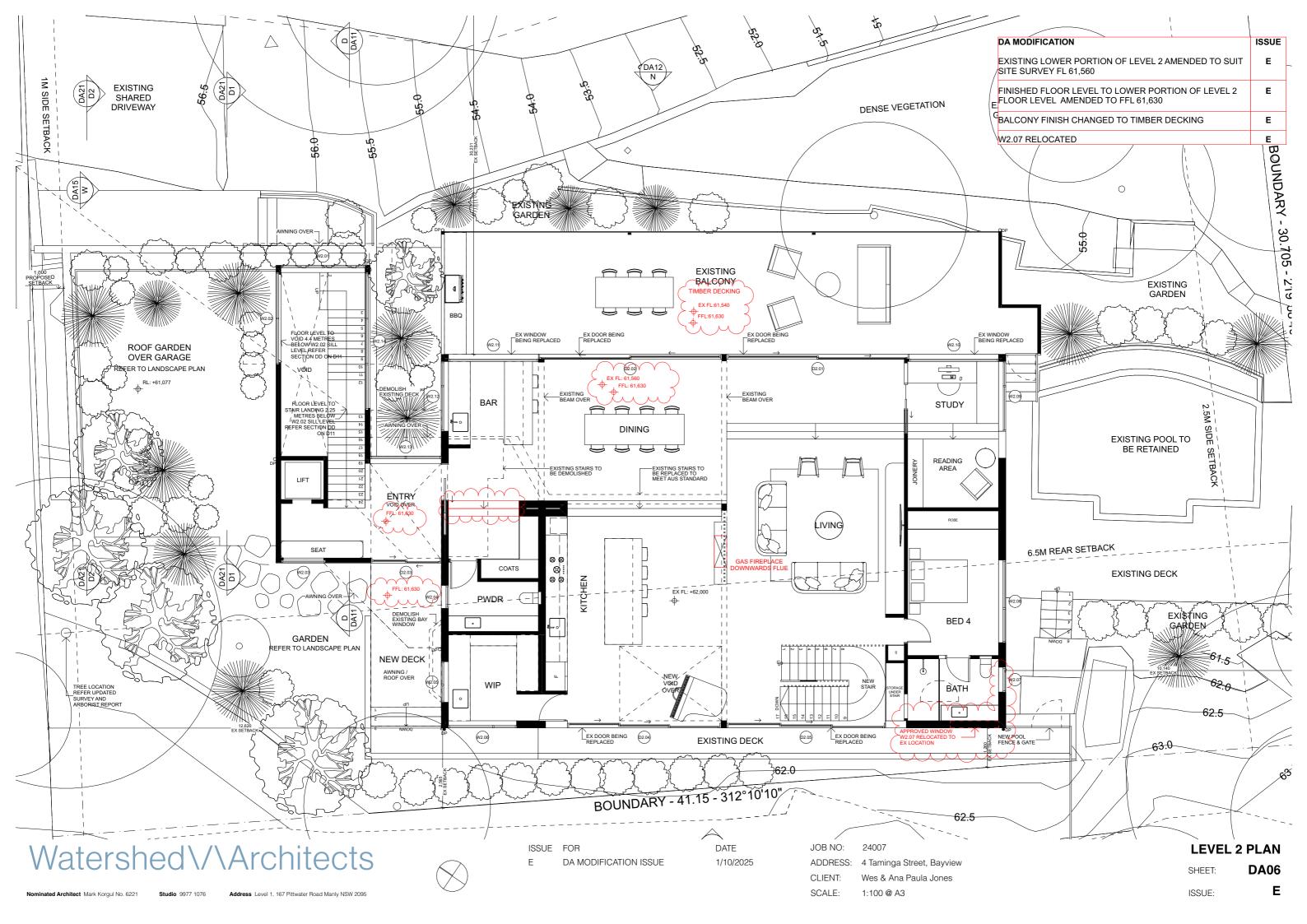


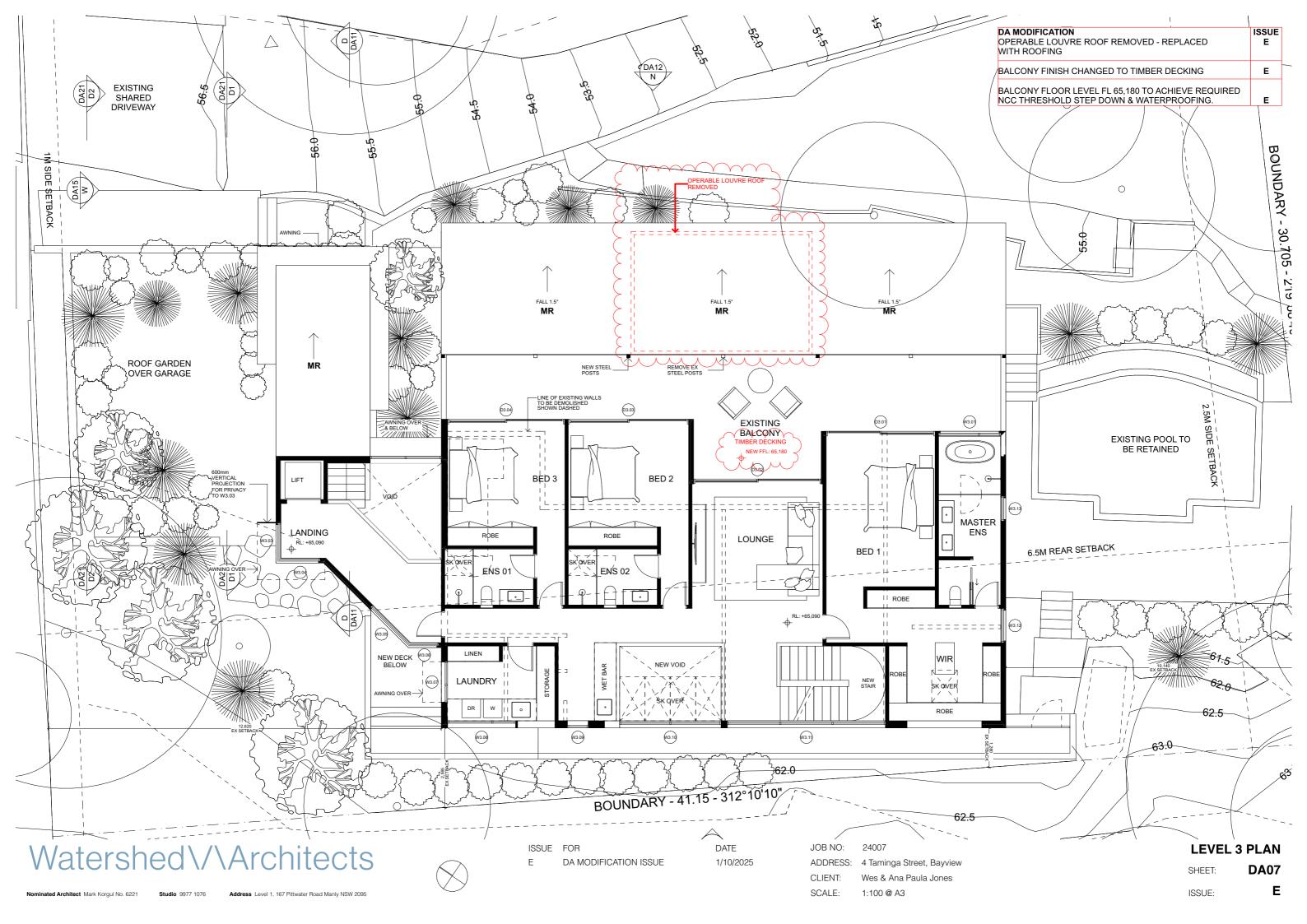


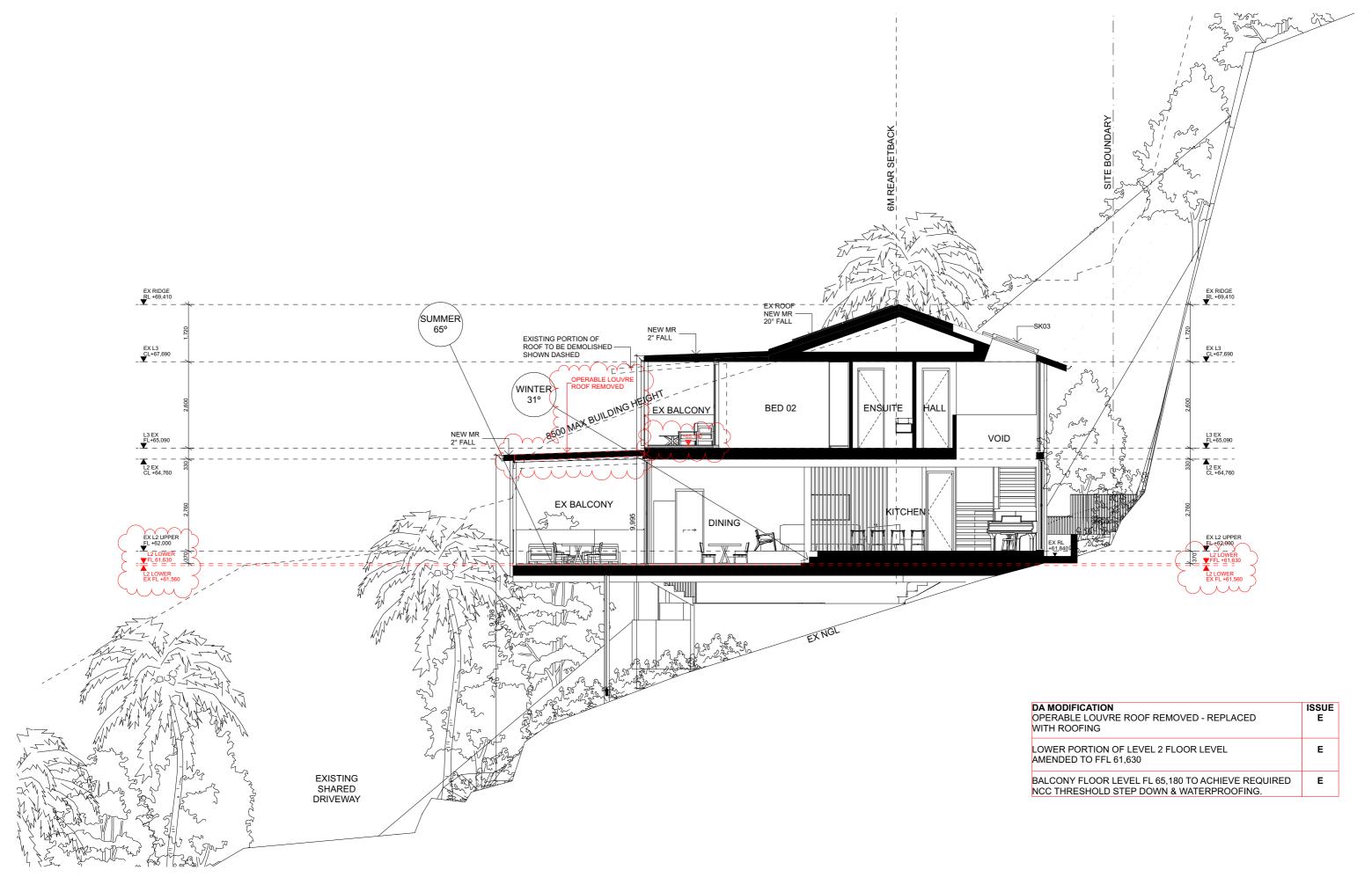












ISSUE FOR DA MODIFICATION ISSUE DATE 1/10/2025 JOB NO: 24007

ADDRESS: 4 Taminga Street, Bayview Wes & Ana Paula Jones SCALE:

SECTION AA

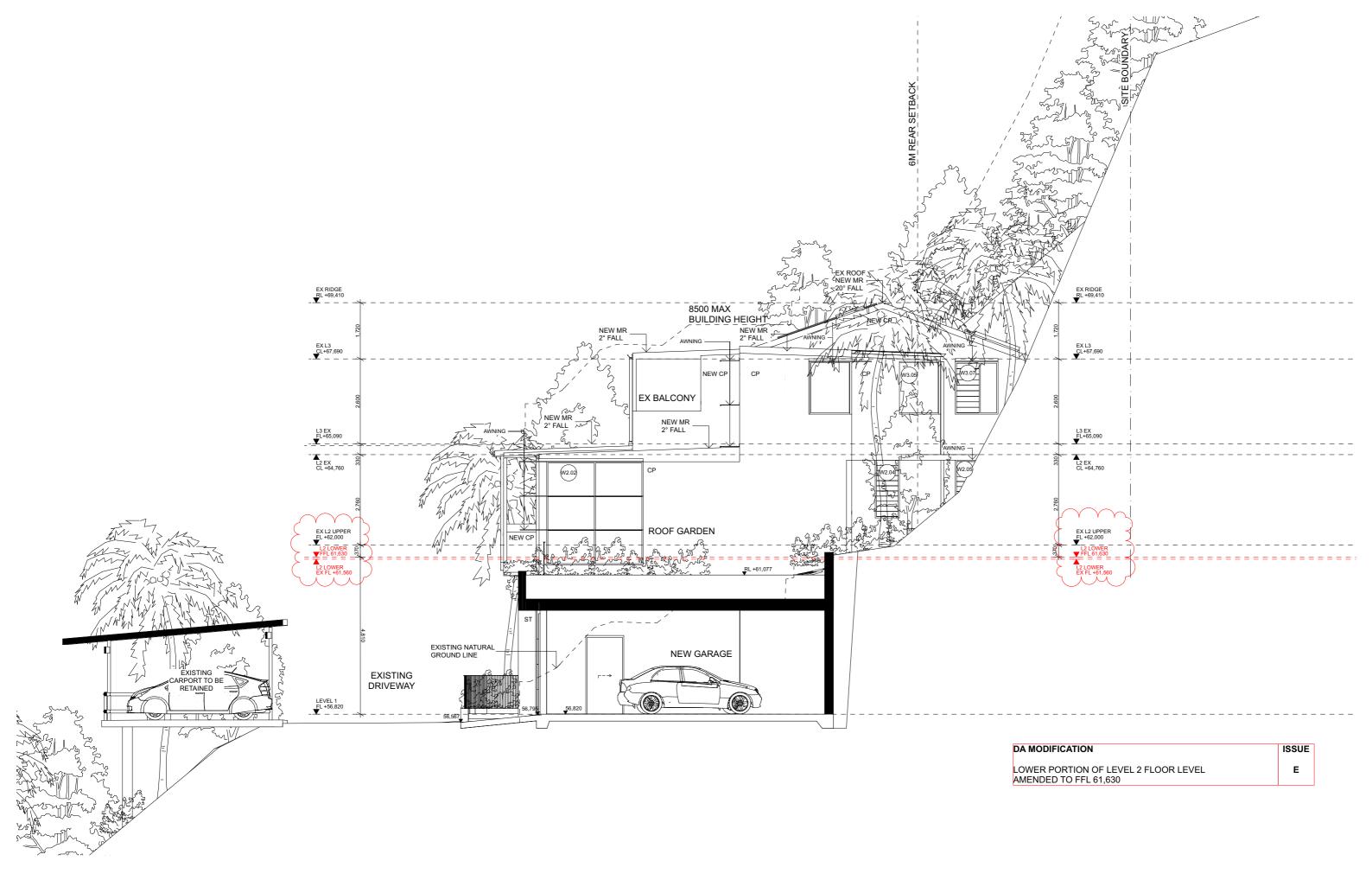
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SHEET: **DA08**

ISSUE:

1:100 @ A3

Address Level 1, 167 Pittwater Road Manly NSW 2095



ISSUE FOR DA MODIFICATION ISSUE DATE 1/10/2025 JOB NO: 24007 ADDRESS: 4 Taminga Street, Bayview

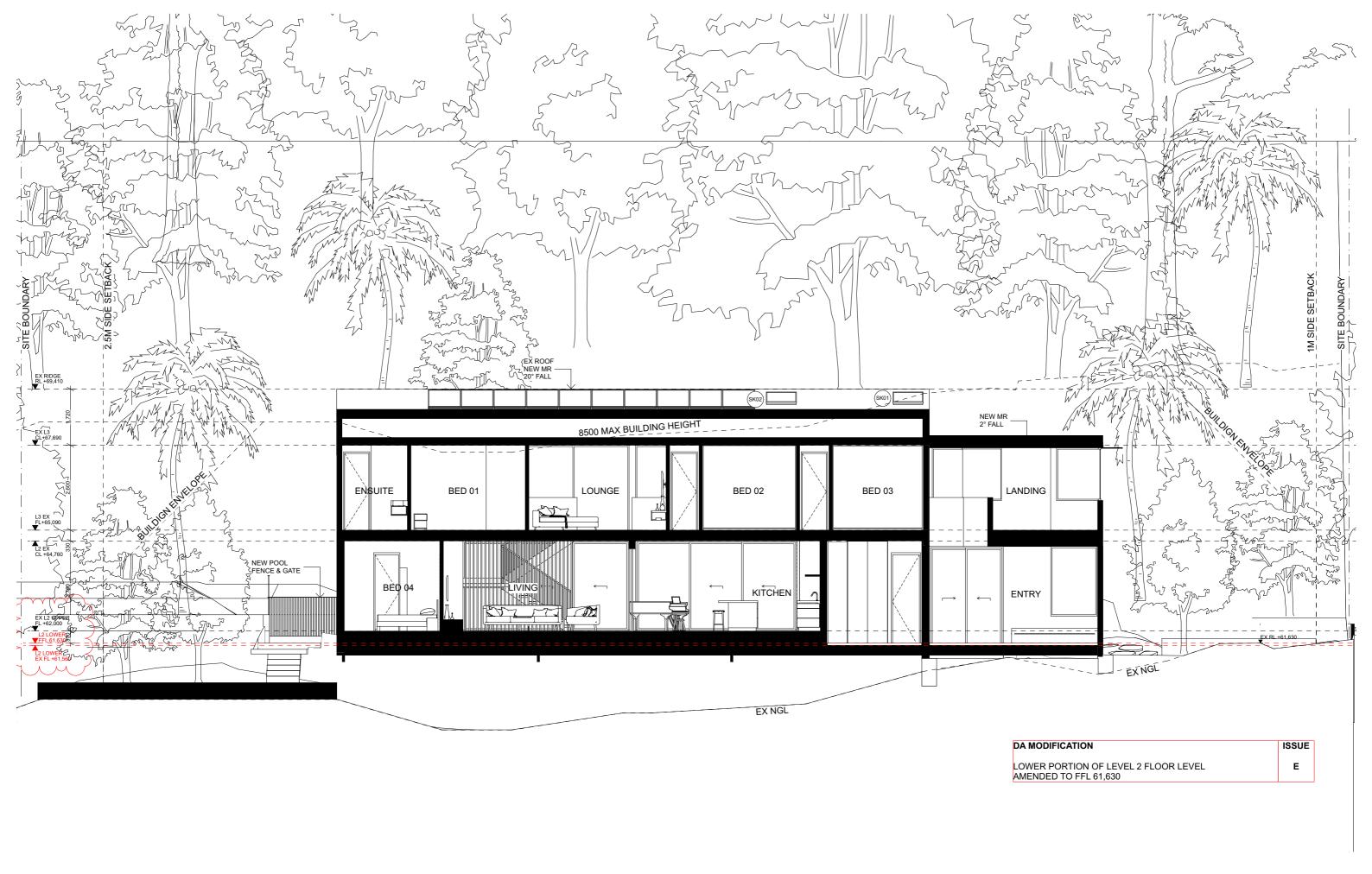
Wes & Ana Paula Jones SCALE: 1:100 @ A3

SECTION BB

DA09

ISSUE:

SHEET:



E DA MODIFICATION ISSUE

DATE 1/10/2025 JOB NO:

SCALE:

ADDRESS: 4 Taminga Street, Bayview Wes & Ana Paula Jones

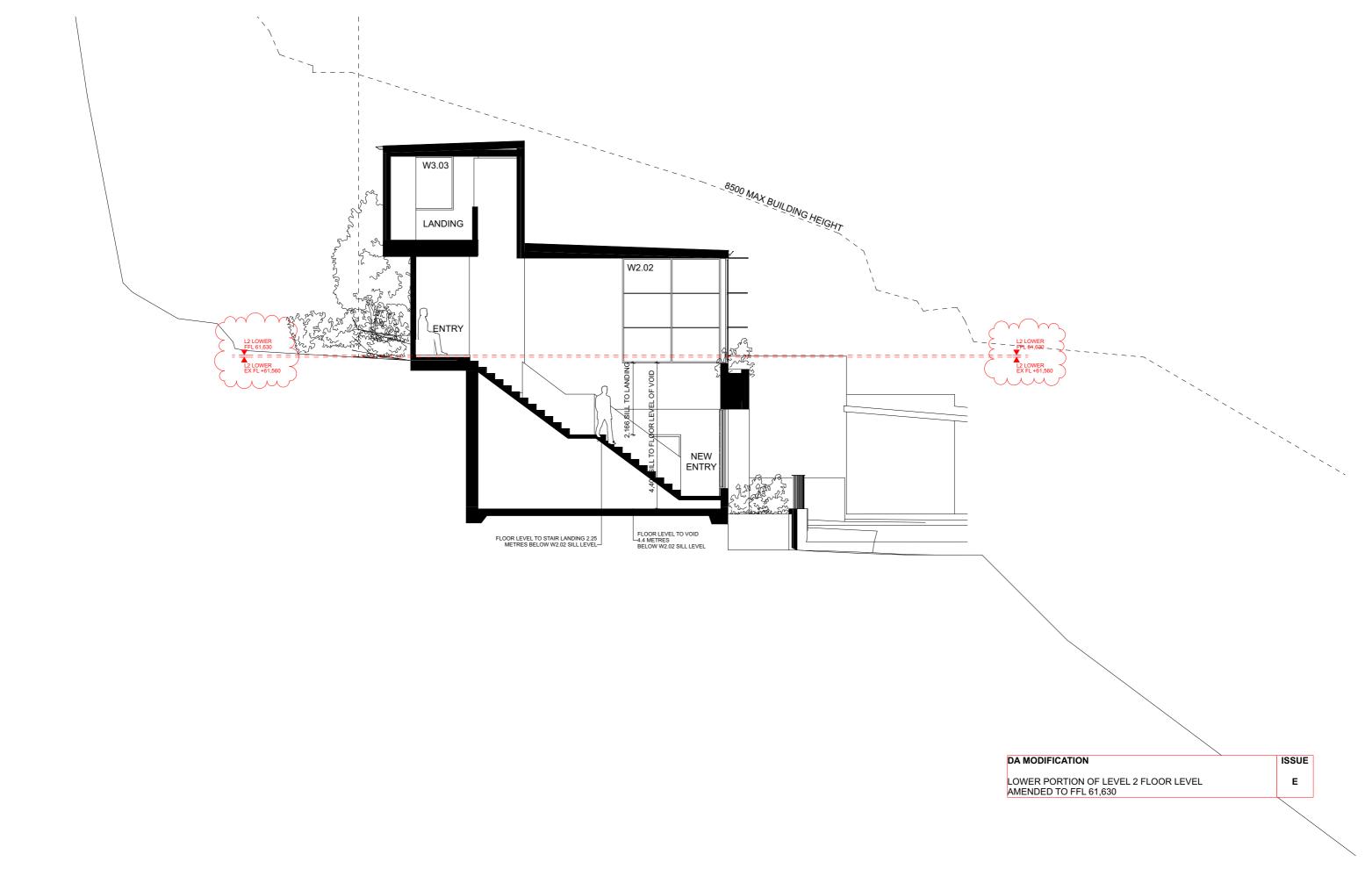
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SECTION CC

DA10

ISSUE:

SHEET:



ISSUE FOR

E DA MODIFICATION ISSUE

DATE 1/10/2025

JOB NO: 24007 ADDRESS: 4 Taming

ADDRESS: 4 Taminga Street, Bayview
CLIENT: Wes & Ana Paula Jones
SCALE: 1:100 @ A3

SECTION DD

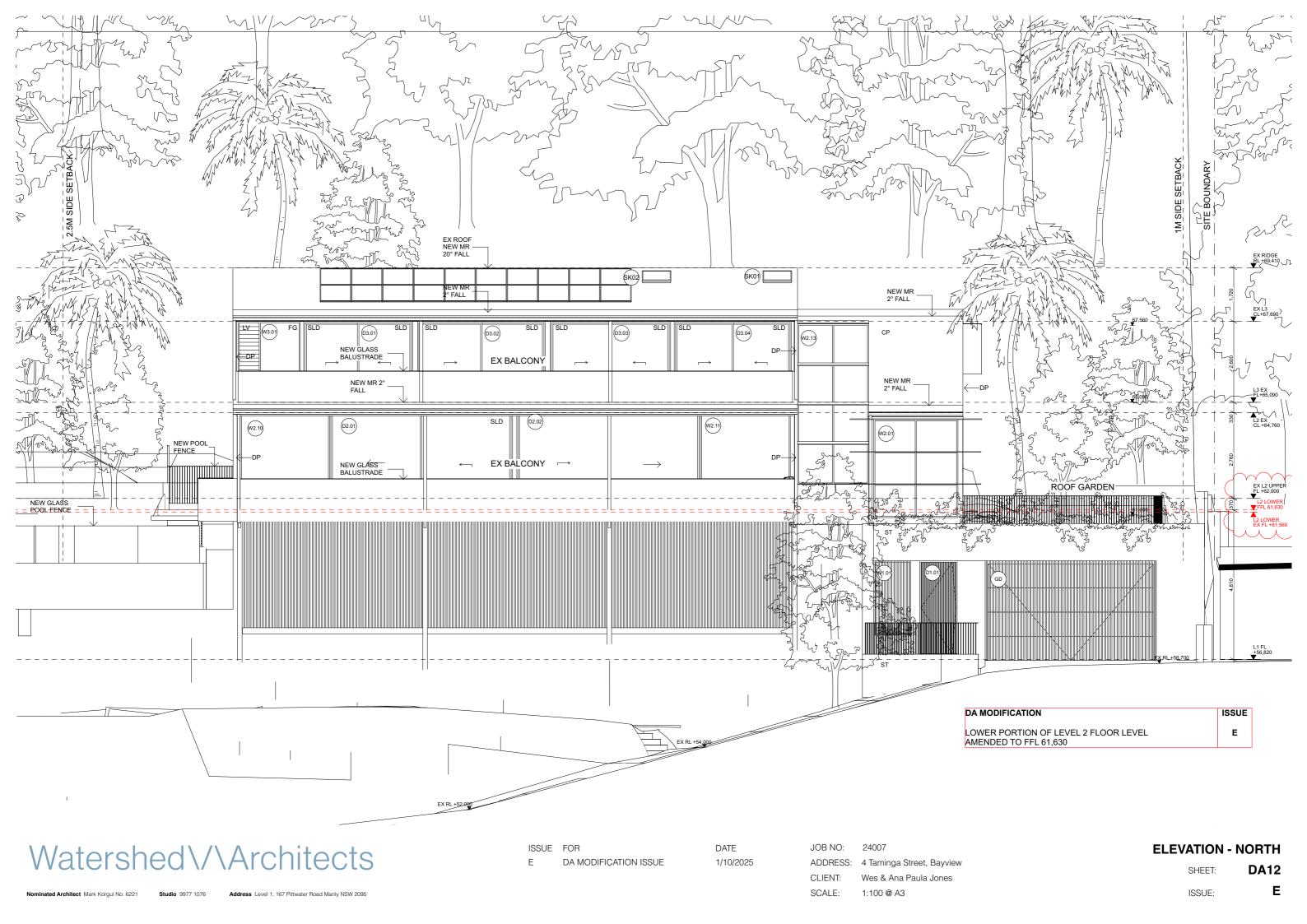
DA11

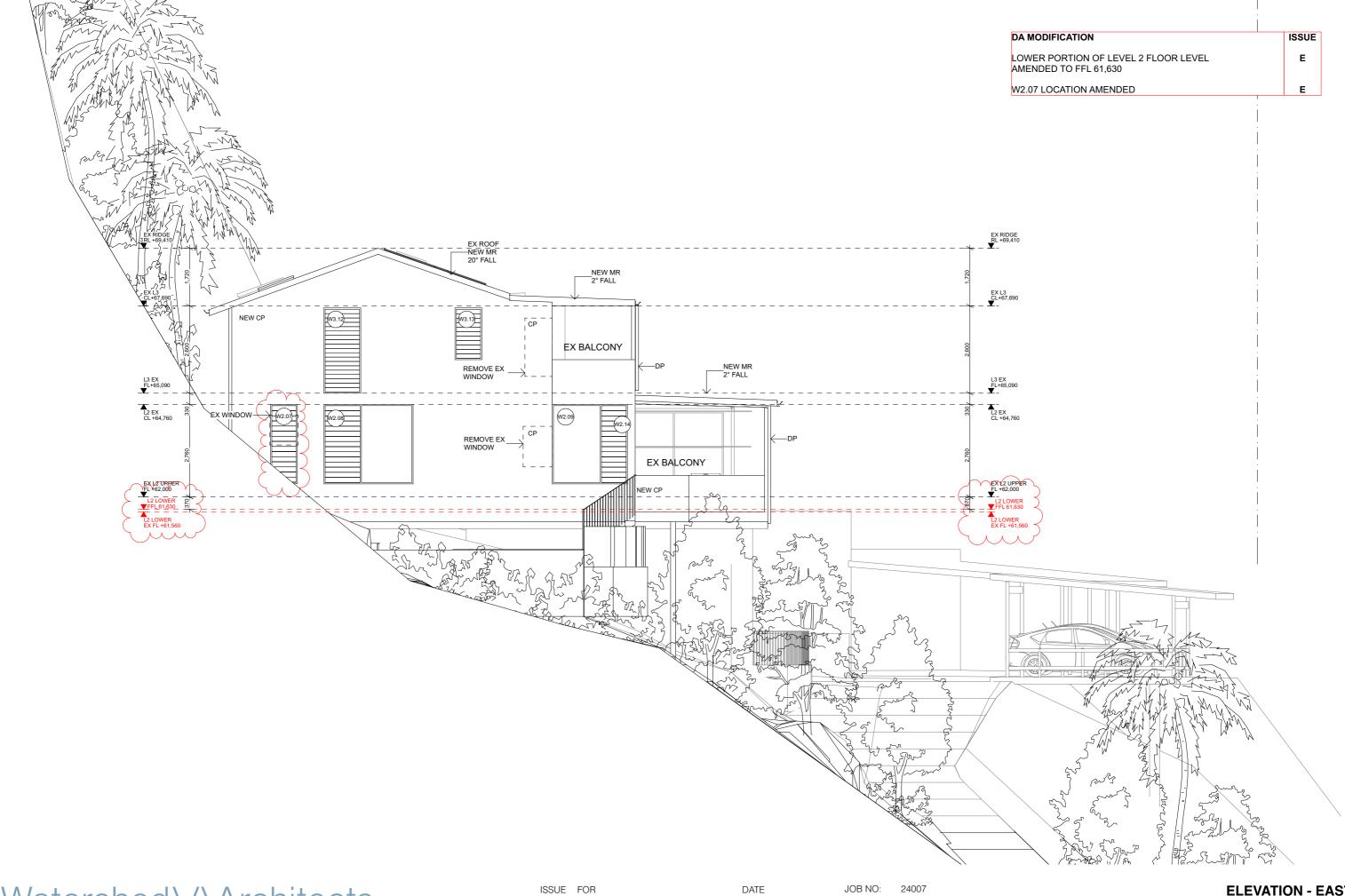
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ISSUE:

SHEET:

nated Architect Mark Korgul No. 6221 Studio 9977 1076 Address Level 1, 167 Pittwater Road Manly NSW 2095





E DA MODIFICATION ISSUE

1/10/2025

ADDRESS: 4 Taminga Street, Bayview Wes & Ana Paula Jones SCALE: 1:100 @ A3

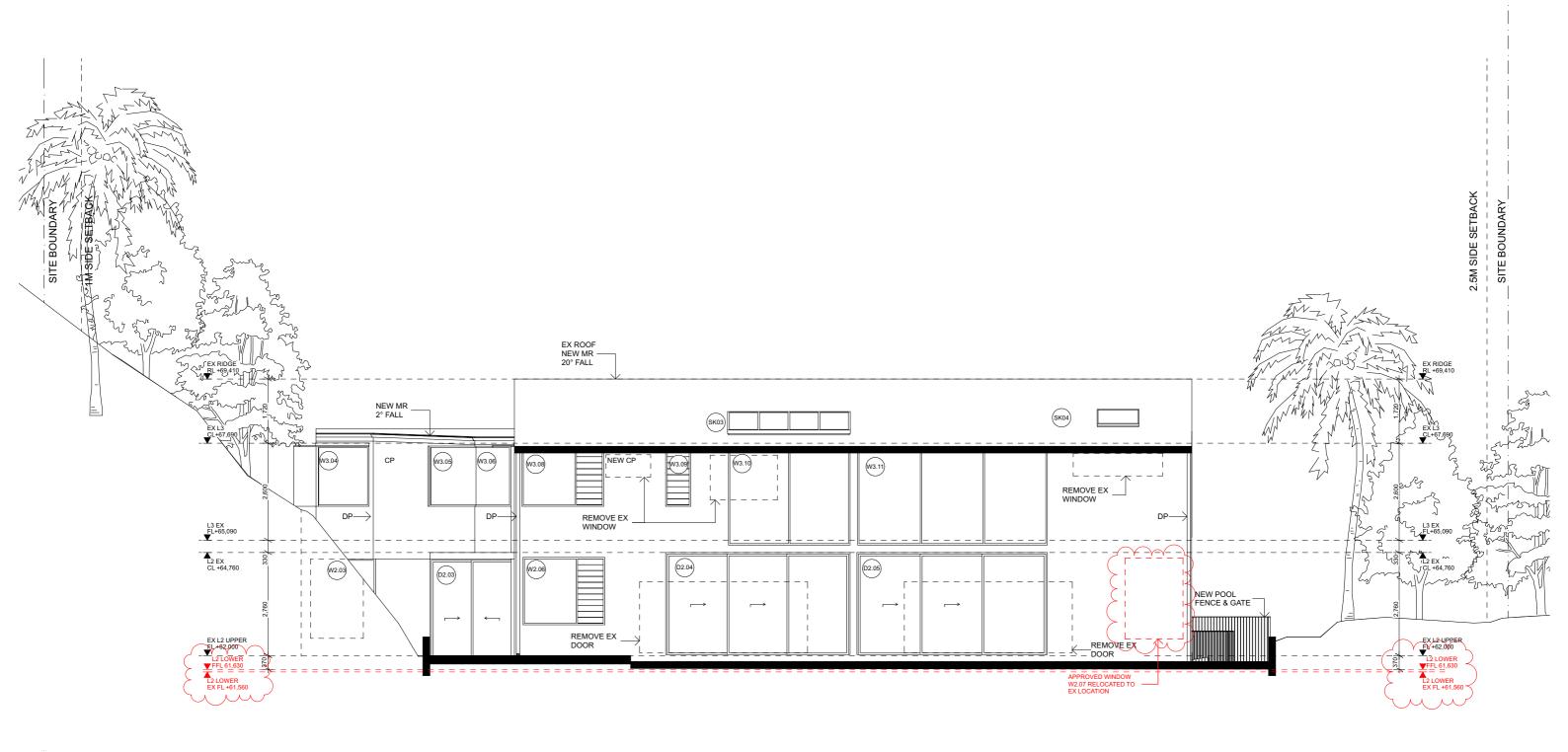
ELEVATION - EAST

SHEET:

ISSUE:

DA13

DA MODIFICATION ISSUE LOWER PORTION OF LEVEL 2 FLOOR LEVEL AMENDED TO FFL 61,630 Ε



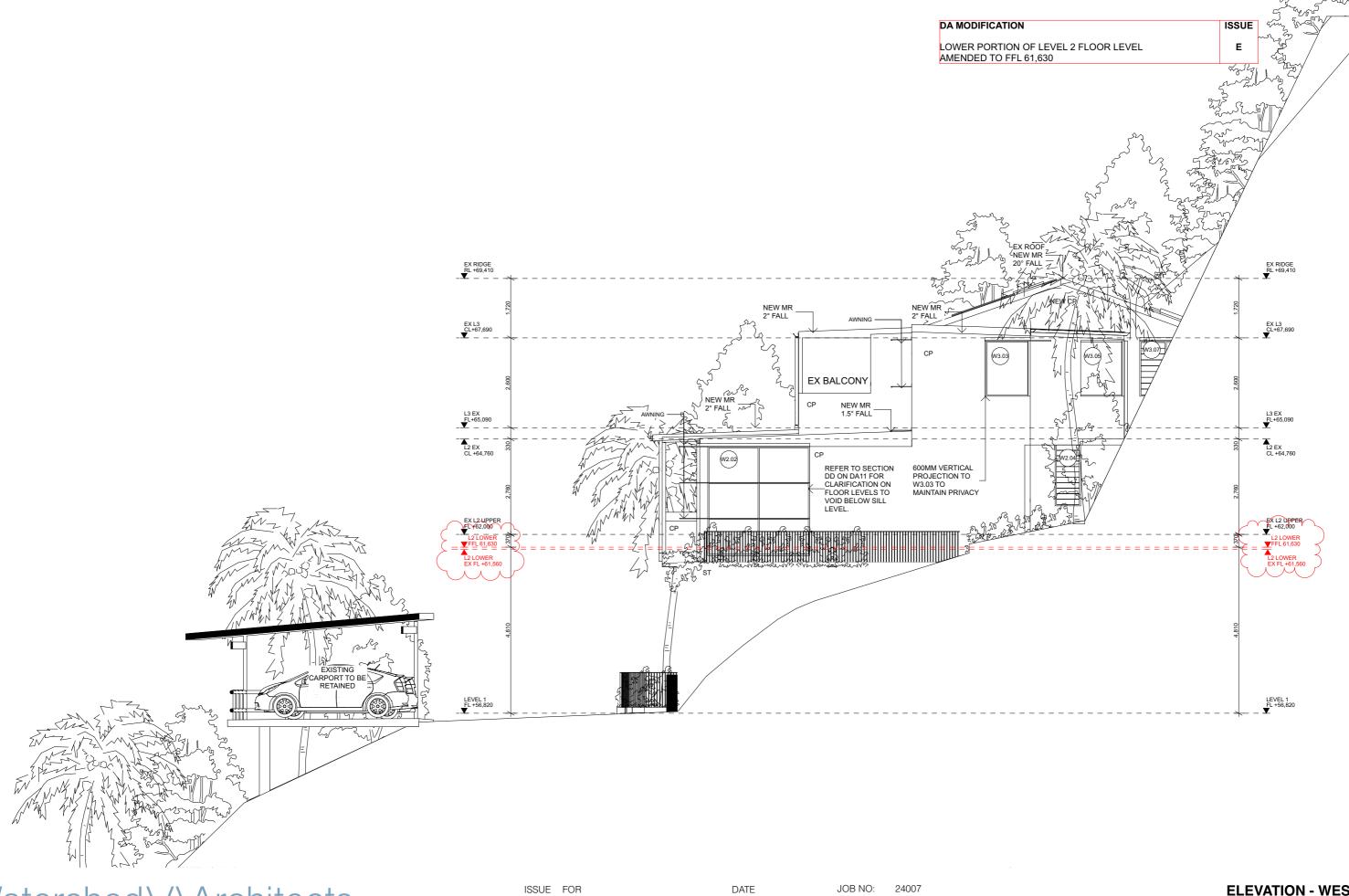
Watershed\/\Architects

ISSUE FOR DA MODIFICATION ISSUE DATE 1/10/2025 JOB NO: 24007

ADDRESS: 4 Taminga Street, Bayview Wes & Ana Paula Jones SCALE: 1:100 @ A3

ELEVATION - SOUTH

SHEET: **DA14** Ε ISSUE:



DA MODIFICATION ISSUE

1/10/2025

ADDRESS: 4 Taminga Street, Bayview Wes & Ana Paula Jones

SCALE: 1:100 @ A3 **ELEVATION - WEST**

SHEET: **DA15**

Ε

ISSUE:

ited Architect Mark Korgul No. 6221

Address Level 1, 167 Pittwater Road Manly NSW 2095

FILL

CUT

PROPOSED BUILDING OUTLINE

EXISTING BUILDING OUTLINE

DEMOLISHED OUTLINE

DA MODIFICATION

STEP IN EXCAVATION LINE REMOVED TO SIMPLIFY CONSTRUCTION / EXCAVATION

ISSUE

Ε

SITE BOUNDARY - 37.8 - 130°25' STEP REMOVED TO SIMPLIFY CONSTRUCTION / EXCAVATION SITE BOUNDARY - 41.15 - 312°10'10"

Watershed\/\Architects



ISSUE FOR DA MODIFICATION ISSUE DATE 1/10/2025 JOB NO: 24007

ADDRESS: 4 Taminga Street, Bayview Wes & Ana Paula Jones

SCALE: 1:200 @ A3 **EXCAVATION & FILL PLAN**

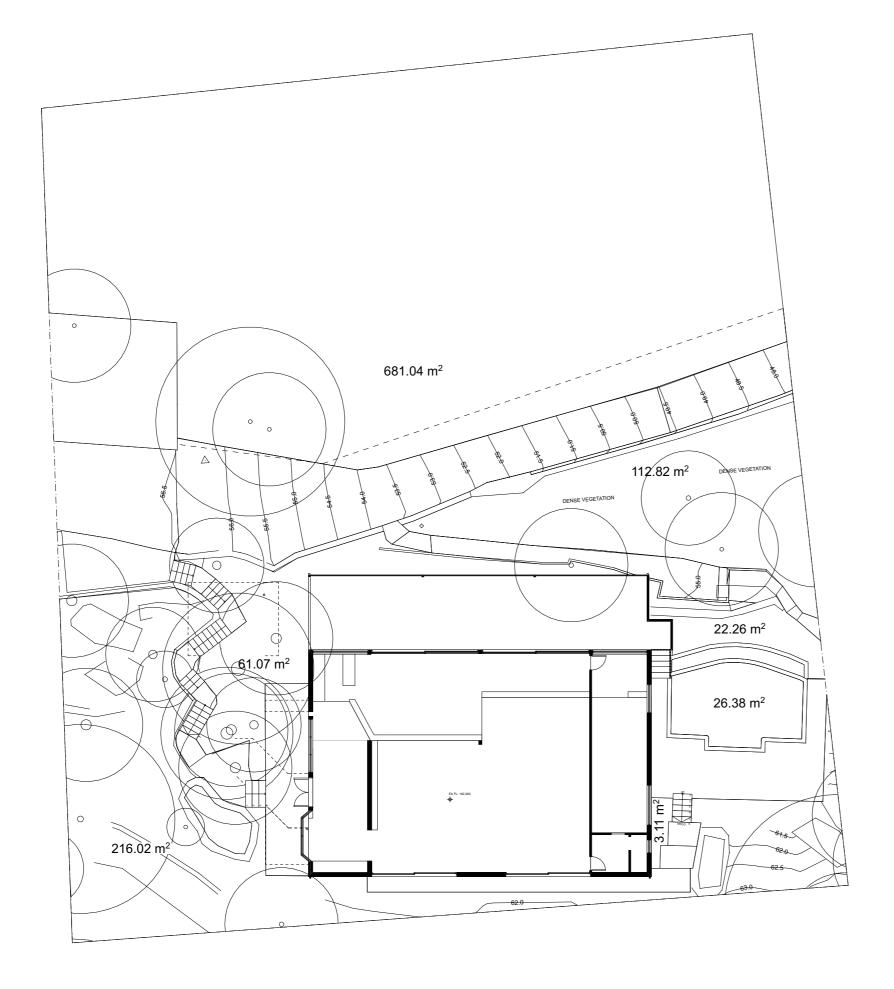
SHEET: **DA16**

ISSUE:

Ε

nated Architect Mark Korgul No. 6221 Studio 9977 1076

Address Level 1, 167 Pittwater Road Manly NSW 2095



ISSUE FOR

DA MODIFICATION ISSUE

PLANNING CONTROL REQUIREMENTS:

EXISTING SITE AREA:

 $= 2191.2m^2$

MINIMUM LANDSCAPED AREA:

 $= 1314m^2 (60\%)$

EXISTING LANDSCAPED AREA:

 $= 1122.70 \text{m}^2 (51\%)$

DATE 1/10/2025 JOB NO: 24007

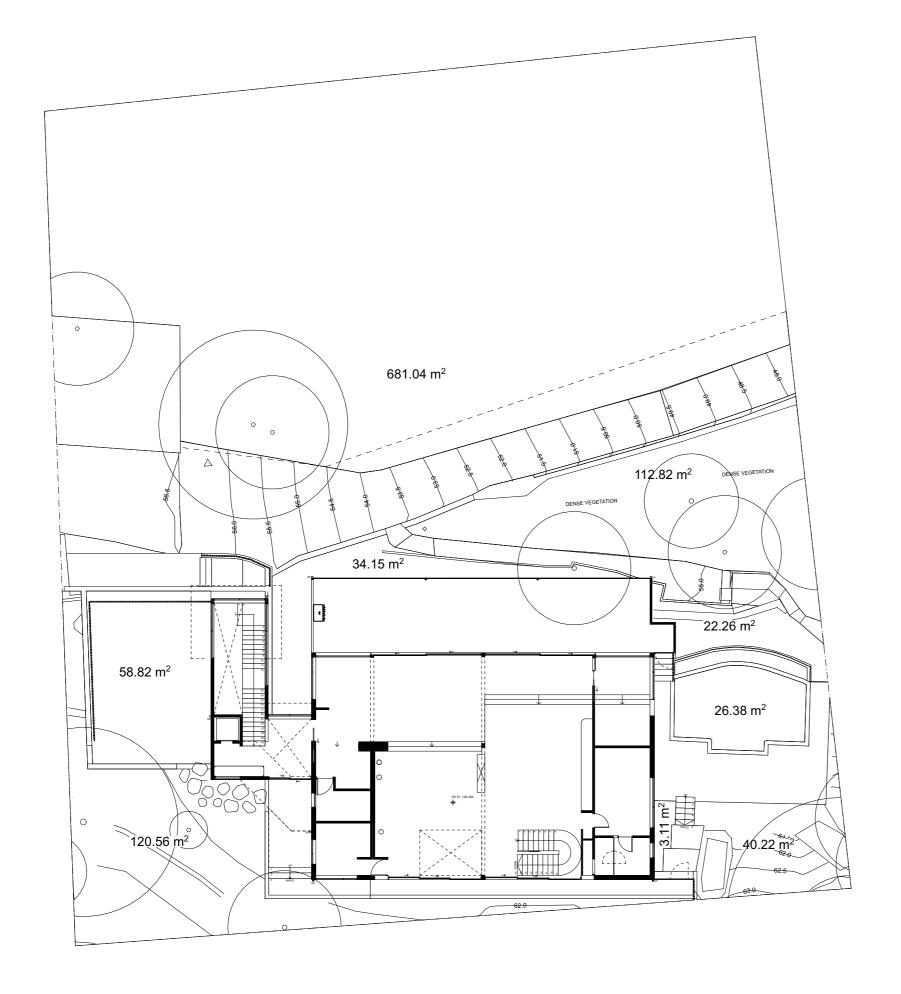
SCALE:

ADDRESS: 4 Taminga Street, Bayview Wes & Ana Paula Jones 1:1, 1:200 @ A3

DA MODIFICATION NO CHANGE

EXISTING LANDSCAPED AREA

ISSUE:



ISSUE FOR

E DA MODIFICATION ISSUE

PLANNING CONTROL REQUIREMENTS:

EXISTING SITE AREA:

 $= 2191.2m^2$

MINIMUM LANDSCAPED AREA:

 $= 1314m^2 (60\%)$

PROPOSED LANDSCAPED AREA:

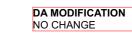
 $= 1099.36m^2(50\%)$

DATE

1/10/2025

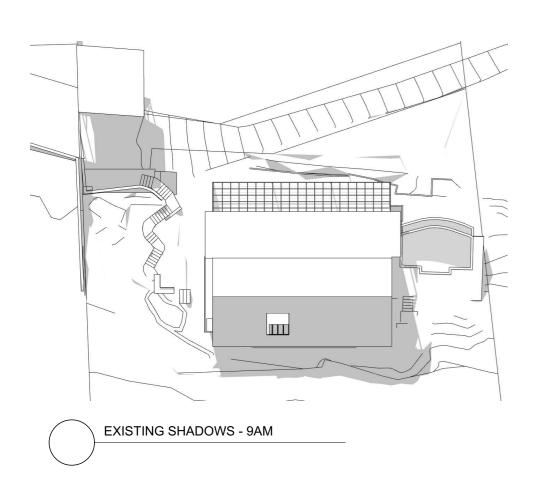
JOB NO: 24007 ADDRESS: 4 Taminga Street, Bayview

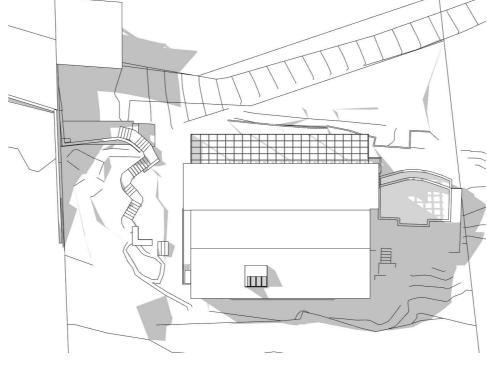
Wes & Ana Paula Jones SCALE: 1:200 @ A3

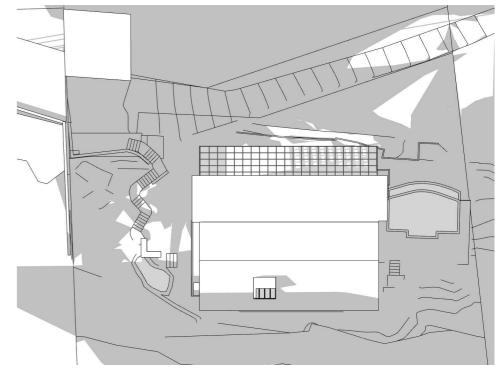


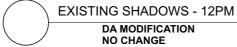
Ε

ited Architect Mark Korgul No. 6221

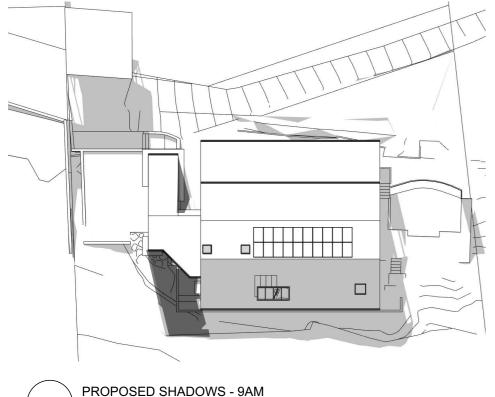


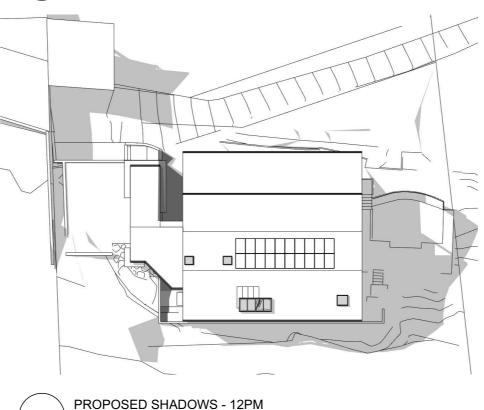


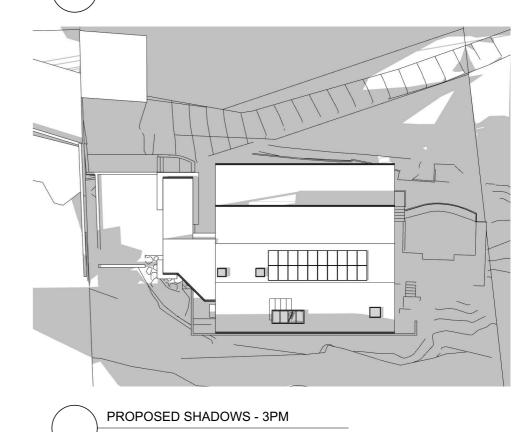












INCREASED SHADOWS

Watershed\/\Architects

ISSUE FOR E DA MODIFICATION ISSUE DATE 1/10/2025 JOB NO: 24007

ADDRESS: 4 Taminga Street, Bayview Wes & Ana Paula Jones @ A3

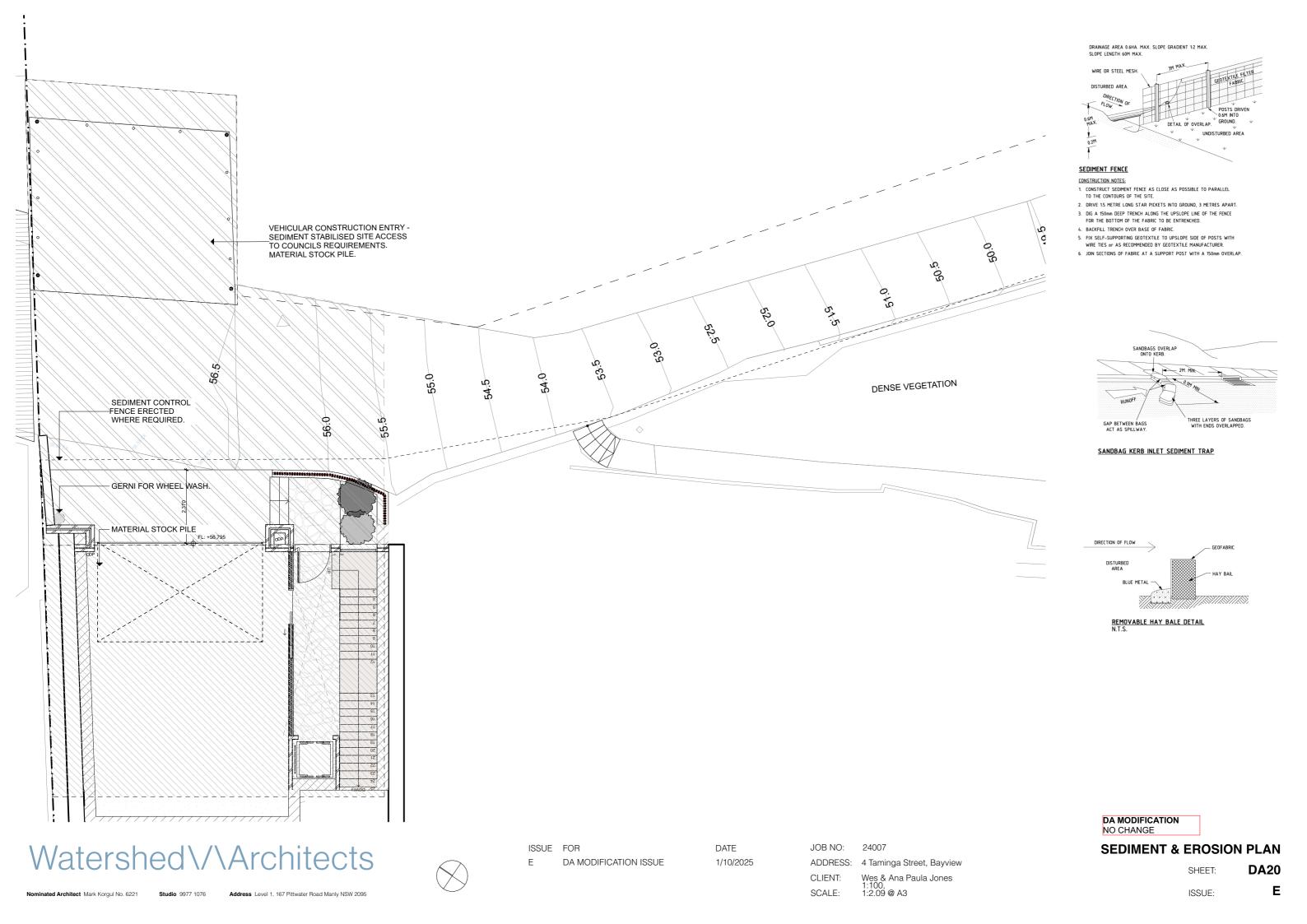
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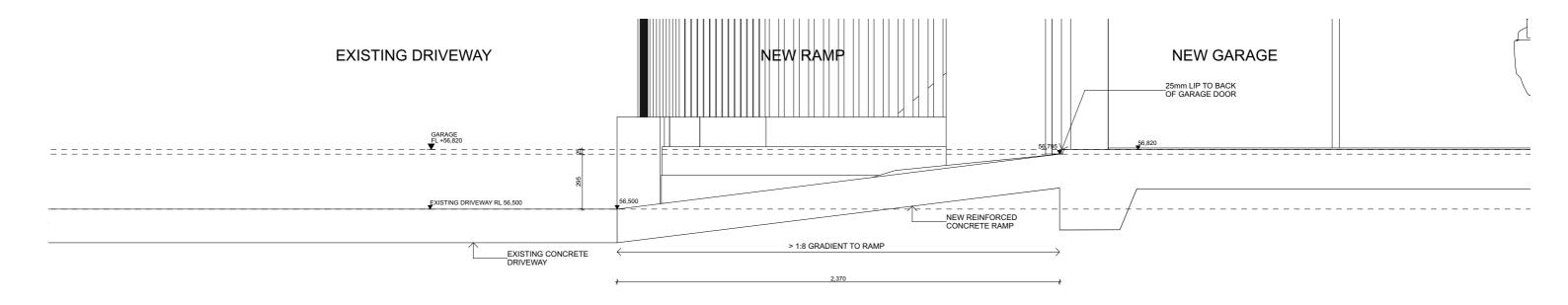
DA MODIFICATION NO CHANGE

SHADOW DIAGRAMS

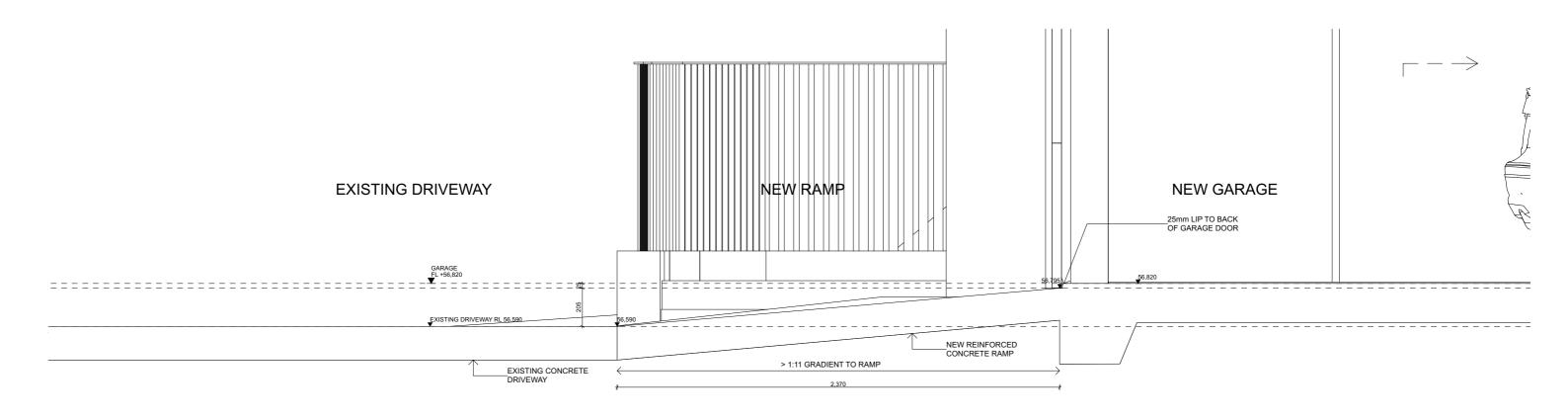
SHEET: **DA19**

ISSUE:





D1 SECTION 1:20



D2 SECTION 1:20

Watershed\/\Architects



ISSUE FOR

E DA MODIFICATION ISSUE

DATE 1/10/2025 JOB NO: 24007

ADDRESS: 4 Taminga Street, Bayview CLIENT: Wes & Ana Paula Jones

CLIENT: Wes & Ana Paula SCALE: 1:20 @ A3

DA MODIFICATION NO CHANGE

NEW DRIVEWAY GRADIENTS

SHEET: DA21

ISSUE:

Ε