



10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104 - DEVELOPMENT APPLICATION

CONSULTANT TEAM:

ARCHITECT:

EOIN ARCHITECTS
2/343 SYDNEY RD.
BALGOWLAH,
NSW 2093
T: 0449121346

QS:

QS PROJECT MANAGER PTY
RAIHANUL ISLAM
T: - 0432095139

GEOTECH ENGINEER:

WHITES GEO TECH.
SHOP 1 SOUTH CREEK
RD, DEE WHY,
NSW 2099
T: 02 7900 3214

BIODIVERSITY:

LANDECO CONSULTING
E: KURTIS.LINDSAY@LANDECO.COM.AU
T: - 0408765832

ARBORIST:

COMPLETE ARBORCARE
36 ARTHUR STREET,
DEE WHY NSW 2099
T: 0413801557

SURVEYOR:

CMS SURVEYORS
299 SOUTH CREEK RD,
DEE WHY NSW 2099
T: 02 9971 4802

PLANNING:

FOUR TOWNS PLANNING
PO BOX 361,
BALGOWLAH, NSW 2093
T: 0425232018

CIVIL / HYDRAULIC ENGINEERING:

CANE CONSULTING
E: ALEX@CANECONSULTING.COM.AU
T: 0488748188

BCA CONSULTANT:


ABSOLUTE BCA
E: PAUL@ABSOLUTEBCA.COM.AU
T: 02 9188 2556

BASIX / NATHERS:

CERTIFIED ENERGY
CERTIFICATION Svs-241356
T: 1300 443 674

DRG No.	DESCRIPTION	REV
DA001	COVER PAGE	L
DA002	NOTES	L
DA003.1 / .2	BASIX REQUIREMENTS - MAIN HOUSE	L
DA004.1	BASIX REQUIREMENTS - GRANNY FLAT	L
DA005	SITE ANALYSIS - EXISTING SITE PLAN	L
DA006	SITE PLAN / ROOF PLAN - PROPOSED	L
DA101	LR GND. FLOOR PLAN_'GRANNY FLAT' - PROPOSED	L
DA102	GND FLOOR PLAN_'MAIN HOUSE' - PROPOSED	L
DA103	FIRST FLOOR PLAN_'MAIN HOUSE' - PROPOSED	L
DA104	GARAGE FLOOR PLAN - PROPOSED	L
DA105	FLOOR PLANS - (1) CUT & FILL (2) DEMOLITION	L
DA106	LANDSCAPE & PRIVATE OPEN SPACE PROPOSED	L
DA201	SECTIONAL ELEVATION - SHEET 1	L
DA202	SECTIONAL ELEVATION - SHEET 2	L
DA203	SECTIONAL ELEVATION - SHEET 3	L
DA204	SECTIONAL ELEVATION - SHEET 4	L
DA205	SECTIONAL ELEVATION - SHEET 5	L
DA206	SECTIONAL ELEVATION - SHEET 6	L
DA207	SECTIONAL ELEVATION - SHEET 7	L
DA301	SITE CROSS SECTION - EXISTING	L
DA302	SITE CROSS SECTION - PROPOSED	L
DA601	FINISHES SCHEDULE	L
DA602.1	SHADOW DIAGRAM, JUNE 21, 9AM_EXISTING	L
DA602.2	SHADOW DIAGRAM, JUNE 21, 9AM_PROPOSED	L
DA603.1	SHADOW DIAGRAM, JUNE 21, 12PM_EXISTING	L
DA603.2	SHADOW DIAGRAM, JUNE 21, 12PM_PROPOSED	L
DA604.1	SHADOW DIAGRAM, JUNE 21, 3PM_EXISTING	L
DA604.2	SHADOW DIAGRAM, JUNE 21, 3PM_PROPOSED	L
DA605	BUILT UPON AREA CALCULATIONS	L
DA606	GFA CALCULATIONS	L
DA608	EROSION & SEDIMENT CONTROL PLAN - ST1	L
DA609	EROSION & SEDIMENT CONTROL PLAN - ST2	L
DA610	SITE SURVEY	L
DA700	NOTIFICATION PLAN	L

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	BY	DATE	ISSUE	PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	SHEET NUMBER	ISSUE						
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE	10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104 CLIENTS GEORGE AND KATHY CASHA													
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE														
C	24.05.24	WORK IN PROGRESS ISSUE																	
D	29.05.24	WORK IN PROGRESS / COSTING																	
E	03.06.24	WIP GARAGE SIZE																	
F	22.06.24	WIP ISSUE																	
G	01.07.24	WIP ISSUE																	
H	01.08.24	WIP ISSUE																	
I	01.08.24	WIP ISSUE																	
J	09.08.24	WIP ISSUE																	
 EOIN Architects 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA T +61 2 8005 8975 M 0449 121 346 E info@eoinarchitects.com						PROJECT: CONCEPT DESIGN - LOT 39 DP204996 10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104 CLIENTS GEORGE AND KATHY CASHA		PROJECT NUMBER 2401		SHEET SCALE LOS / EH EH		SHEET SIZE A3		SHEET TITLE COVER PAGE		SHEET NUMBER DA001		ISSUE L	

NOTES:

BCA REQUIREMENTS - PLEASE REFER TO THE ACCOMPANYING BCA REPORT

GENERAL NOTATION

1. All materials, components, equipment and workmanship shall comply with all Statutory Authority codes and regulations, the current National Construction Code (NCC), Australian Standards, and any other regulations, rules or by-laws applicable to both design and execution.
2. Where necessary, provide Shop Drawings and technical information to demonstrate compliance with the Design Drawings and Specification, and comply with the approvals process specified.
3. Obtain and submit all approvals, certificates and any other documents required by the Statutory Authorities to permit use and/or occupation of the Works.
4. Comply with any approval conditions imposed by Statutory Authorities to which the works are subject.
5. At the appropriate time provide the Architect with Contract samples as listed in the Component Specification. These samples shall be kept as a record of materials incorporated into the Works and used as references for controlling consistency.
6. The Contractor is responsible for obtaining the Certificate of Occupancy as well as meeting any other regulatory requirements associated with the Certificate of Occupancy.
7. All Architectural drawings to be read in conjunction with all consultants and all suppliers drawings.
8. Prototypes & samples to be presented and approved by Architect, Structural Engineer (where required) & Client prior to approval and fabrication. Required prototypes are set out in Component Specification.

PERFORMANCE SPECIFICATION - STEELWORK:

General: The Main Contractor must ensure all member sizes, fixings and details are designed to sustain all relevant loads. The Main Contractor must notify both the Architect and Structural Engineer of any proposed amendments to such details and seek approval prior to commencement of any work.
CAM: All steel work and connections to be designed, 3D CAD modelled, computer numerically controlled (CNC) set out and computer aided manufactured (CAM).
Galvanisation: All associated bolts screws hold down bolts and threaded rods to be hot dipped galvanised to AS 1214. Refer to Structural Engineer's drawings and specification for all connection details and member sizes.
Separation: Ensure appropriate separation / isolation between dissimilar metals in accordance with AS 1562.1D
Shop Drawings: A complete set of steel fabrication shop drawings for all steel work elements & connections to be issued to and approved by Architect, Structural Engineer & Client prior to approval & fabrication.
Prototypes: Connection prototypes to be fabricated & approved by Architect, Structural Engineer & Client prior to fabrication process commencing. Connection prototypes required.

STAGED INSPECTIONS - HOLD POINTS

Note: Main Contractor to notify the Architect 7 business days in advance of any of the following stages, in order to organise the relevant party to carry out their inspections.

- A) After excavation for and prior to placement of any footings.
- B) Prior to pouring any in-situ reinforced concrete building element.
- C) Prior to covering of the framework for any floor, wall, roof or other building element.
- D) Prior to covering waterproofing in any wet areas.
- F) Prior to covering any storm water drainage connections.
relation to the building.- Inspection by PCA.

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION				PROJECT: CONCEPT DESIGN - LOT 39 DP204996 10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104				NORTH	SHEET TITLE	
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE	CLIENTS GEORGE AND KATHY CASHA					NOTES	
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE							
C	24.05.24	WORK IN PROGRESS ISSUE				PROJECT NUMBER				SHEET SCALE	SHEET SIZE	SHEET NUMBER
D	29.05.24	WORK IN PROGRESS / COSTING				2401	PLOT DATE	DRAWN	CHECKED		A3	
E	03.06.24	WIP GARAGE SIZE						LOS / EH	EH			
F	22.06.24	WIP ISSUE										
G	01.07.24	WIP ISSUE										
H	01.08.24	WIP ISSUE										
J	09.08.24	WIP ISSUE										

EOIN Architects
 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
 T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
 NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

DA002 L

Alterations and Additions

Certificate number: A1762493

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 02 September 2024
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	10 kookaburra Close, Bayview NSW
Street address	10 KOOKABURRA - BAYVIEW 2104
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP204996
Lot number	39
Section number	-
Project type	
Dwelling type	Dwelling house (attached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	BONNEFIN CONSULTING PTY LTD
ABN (if applicable):	95164564210

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), 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	
suspended floor with open subfloor: framed (R0.7).	R0.8 (down) (or R1.50 including construction)	N/A	
floor above existing dwelling or building.	nil	N/A	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
internal wall shared with garage: plasterboard (R0.36)	nil		
flat ceiling, flat roof: framed	ceiling: R0.25 (up), roof: 50 mm foil backed polystyrene board	light (solar absorptance < 0.475)	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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 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.		✓	

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
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 50 mm.		✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.	✓	✓	✓




FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

<table border="1"> <thead> <tr> <th>ISSUE</th> <th>DATE</th> <th>DESCRIPTION</th> <th></th> <th></th> <th></th> <th></th> </tr> </thead> <tbody> <tr> <td>A</td> <td>10.05.24</td> <td>DRAFT ISSUE - WORK IN PROGRESS</td> <td>K</td> <td>21.08.24</td> <td>WIP ISSUE</td> <td></td> </tr> <tr> <td>B</td> <td>15.05.24</td> <td>WORKSHOP & ENSUITE REVISED</td> <td>L</td> <td>02.09.24</td> <td>ISSUE</td> <td></td> </tr> <tr> <td>C</td> <td>24.05.24</td> <td>WORK IN PROGRESS ISSUE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>D</td> <td>29.05.24</td> <td>WORK IN PROGRESS / COSTING</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>E</td> <td>03.06.24</td> <td>WIP GARAGE SIZE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>F</td> <td>22.06.24</td> <td>WIP ISSUE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>G</td> <td>01.07.24</td> <td>WIP ISSUE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>H</td> <td>01.08.24</td> <td>WIP ISSUE</td> <td></td> <td></td> <td></td> <td></td> </tr> <tr> <td>J</td> <td>09.08.24</td> <td>WIP ISSUE</td> <td></td> <td></td> <td></td> <td></td> </tr> </tbody> </table>	ISSUE	DATE	DESCRIPTION					A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE		B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE		C	24.05.24	WORK IN PROGRESS ISSUE					D	29.05.24	WORK IN PROGRESS / COSTING					E	03.06.24	WIP GARAGE SIZE					F	22.06.24	WIP ISSUE					G	01.07.24	WIP ISSUE					H	01.08.24	WIP ISSUE					J	09.08.24	WIP ISSUE					<p>EOIN Architects 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA T +61 2 8005 8975 M 0449 121 346 E info@eoinarchitects.com</p> <p>EOIN ARCHITECTS ABN 25 673 855 845 NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.</p>	<p>PROJECT: CONCEPT DESIGN - LOT 39 DP204996 10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104 CLIENTS GEORGE AND KATHY CASHA</p>	<p>NORTH</p>	<p>SHEET TITLE BASIX REQUIREMENTS 'MAIN HOUSE'_ SHEET 1 OF 2</p>	<p>PROJECT NUMBER 2401</p>	<p>PLOT DATE</p>	<p>DRAWN LOS / EH EH</p>	<p>CHECKED</p>	<p>SHEET SCALE</p>	<p>SHEET SIZE A3</p>	<p>SHEET NUMBER</p>	<p>ISSUE DA003.1 L</p>
ISSUE	DATE	DESCRIPTION																																																																																
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE																																																																													
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE																																																																													
C	24.05.24	WORK IN PROGRESS ISSUE																																																																																
D	29.05.24	WORK IN PROGRESS / COSTING																																																																																
E	03.06.24	WIP GARAGE SIZE																																																																																
F	22.06.24	WIP ISSUE																																																																																
G	01.07.24	WIP ISSUE																																																																																
H	01.08.24	WIP ISSUE																																																																																
J	09.08.24	WIP ISSUE																																																																																


Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
upper bed	N	16.42	0	0	eave/verandah/ pergola/balcony >=900 mm	aluminium: thermally broken, double Lo-Tsol/air gap/clear, (U-value: 3.1, SHGC: 0.27)			
retreat	N	9.63	0	0	eave/verandah/ pergola/balcony >=900 mm	aluminium: thermally broken, double Lo-Tsol/air gap/clear, (U-value: 3.1, SHGC: 0.27)			
office	N	12.78	0	0	eave/verandah/ pergola/balcony >=900 mm	aluminium: thermally broken, double Lo-Tsol/air gap/clear, (U-value: 3.1, SHGC: 0.27)			
living	N	25.75	0	0	eave/verandah/ pergola/balcony >=900 mm	aluminium: thermally broken, double Lo-Tsol/air gap/clear, (U-value: 3.1, SHGC: 0.27)			
living	E	5.4	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
dining N	N	16.5	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
dining E	E	8.1	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
owder	S	1.8	0	0	none	aluminium: thermally broken, double Lo-Tsol/air gap/clear, (U-value: 3.1, SHGC: 0.27)			
robes	S	1.8	0	0	none	aluminium: thermally broken, double Lo-Tsol/air gap/clear, (U-value: 3.1, SHGC: 0.27)			
ensuite	S	1.8	0	0	none	aluminium: thermally broken, double Lo-Tsol/air gap/clear, (U-value: 3.1, SHGC: 0.27)			
foyer E	E	4.8	0	0	none	timber or uPVC, double Lo-Tsol/air gap/clear, (U-value: 2.3, SHGC: 0.19)			
foyer W	W	6.9	3	2.5	none	aluminium: thermally broken, double Lo-Tsol/air gap/clear, (U-value: 3.1, SHGC: 0.27)			

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments 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 development application is to be lodged for the proposed development).
Commitments identified with a  in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments 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 development may be issued.

ISSUE	DATE	DESCRIPTION				
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE	
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE	
C	24.05.24	WORK IN PROGRESS ISSUE				
D	29.05.24	WORK IN PROGRESS / COSTING				
E	03.06.24	WIP GARAGE SIZE				
F	22.06.24	WIP ISSUE				
G	01.07.24	WIP ISSUE				
H	01.08.24	WIP ISSUE				
J	09.08.24	WIP ISSUE				

 **EOIN Architects**
 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
 T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
 NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

PROJECT: CONCEPT DESIGN - LOT 39 DP204996				NORTH		SHEET TITLE	
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104						BASIX REQUIREMENTS 'MAIN HOUSE' _ SHEET 2 OF 2	
CLIENTS GEORGE AND KATHY CASHA							
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	SHEET NUMBER	ISSUE
2401		LOS / EH EH			A3		DA003.2 L

Commitments Table

Project Details	Proposed: Single Dwelling		Address: 10 Kookaburra Close, Bayview NSW 2104	
	Lot Number: 39		DP NUMBER: DP 204996	
Water	BASIX Certificate Number: 17776525			
	Fixtures	Specification		
	Shower head rating	4 star (> 4.5 but <= 6 L/min)		
	Toilet rating	3 star		
Thermal Comfort	Accreditation Number: HERA 10056		NatHERS Certificate Number: 0009808551	
	External walls	Ground Floor	Requirements	Light colour R2.0 Bulk + Anti-glare foil
	Internal walls	Ground Floor	Requirements	No insulation
	Cavity wall, direct fix plasterboard	Ground Floor	Requirements	No insulation
Energy	Alternative water details			
	Rainwater tank size	Individual	5000L	
	Connected to:	Garden and lawn areas	Yes	
		All toilets	No	
		Laundry	No	
Energy	Hot water		Specification	Rating
	Individual system		Solar (electric boosted)	26 to 30 STCs
	Ventilation			
	Bathroom exhaust		Individual fan, ducted to façade or roof	
	Control switch		Manual switch on/off	
	Kitchen exhaust		Individual fan, ducted to façade or roof	
	Control switch		Manual switch on/off	
	Laundry		Individual fan, ducted to façade or roof	
	Control switch		Manual switch on/off	
	Cooling			
	Individual systems - living areas		no active cooling system	
	Individual systems - bedroom areas		no active cooling system	
	Heating			
	Individual systems - living areas		no active heating system	
	Individual systems - bedroom areas		no active heating system	
Lighting				
Refer to NatHERS Certificate		Light-emitting diode (LED)		
Appliances				
Cooktop/oven		Induction cooktop & electric oven		
Private outdoor clothes drying line		Yes		
Private Indoor or sheltered clothes drying line		No		
Alternative Energy				
Photovoltaic System (Minimum)		Peak kW		
		N/A		

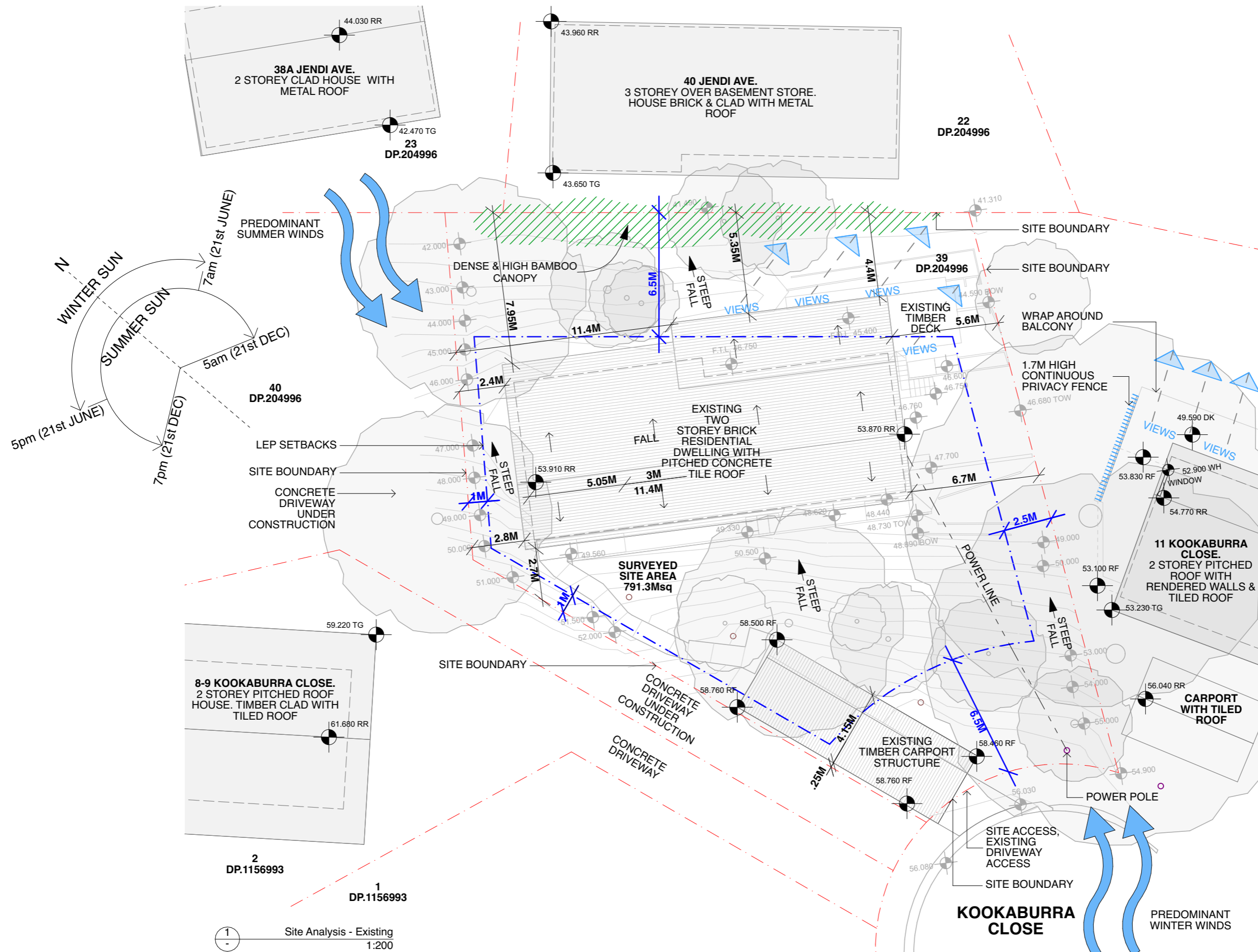
ISSUE	DATE	DESCRIPTION				
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE	
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE	
C	24.05.24	WORK IN PROGRESS ISSUE				
D	29.05.24	WORK IN PROGRESS / COSTING				
E	03.06.24	WIP GARAGE SIZE				
F	22.06.24	WIP ISSUE				
G	01.07.24	WIP ISSUE				
H	01.08.24	WIP ISSUE				
J	09.08.24	WIP ISSUE				

EOIN Architects
 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
 T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 856 845
 NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

PROJECT: CONCEPT DESIGN - LOT 39 DP204996		PROJECT NUMBER		PLOT DATE		DRAWN		CHECKED		SHEET SCALE		SHEET SIZE		SHEET NUMBER	
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104		2401				LOS / EH		EH				A3			
CLIENTS GEORGE AND KATHY CASHA															
SHEET TITLE BASIX REQUIREMENTS 'GRANNY FLAT'														ISSUE DA004.1 L	



FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

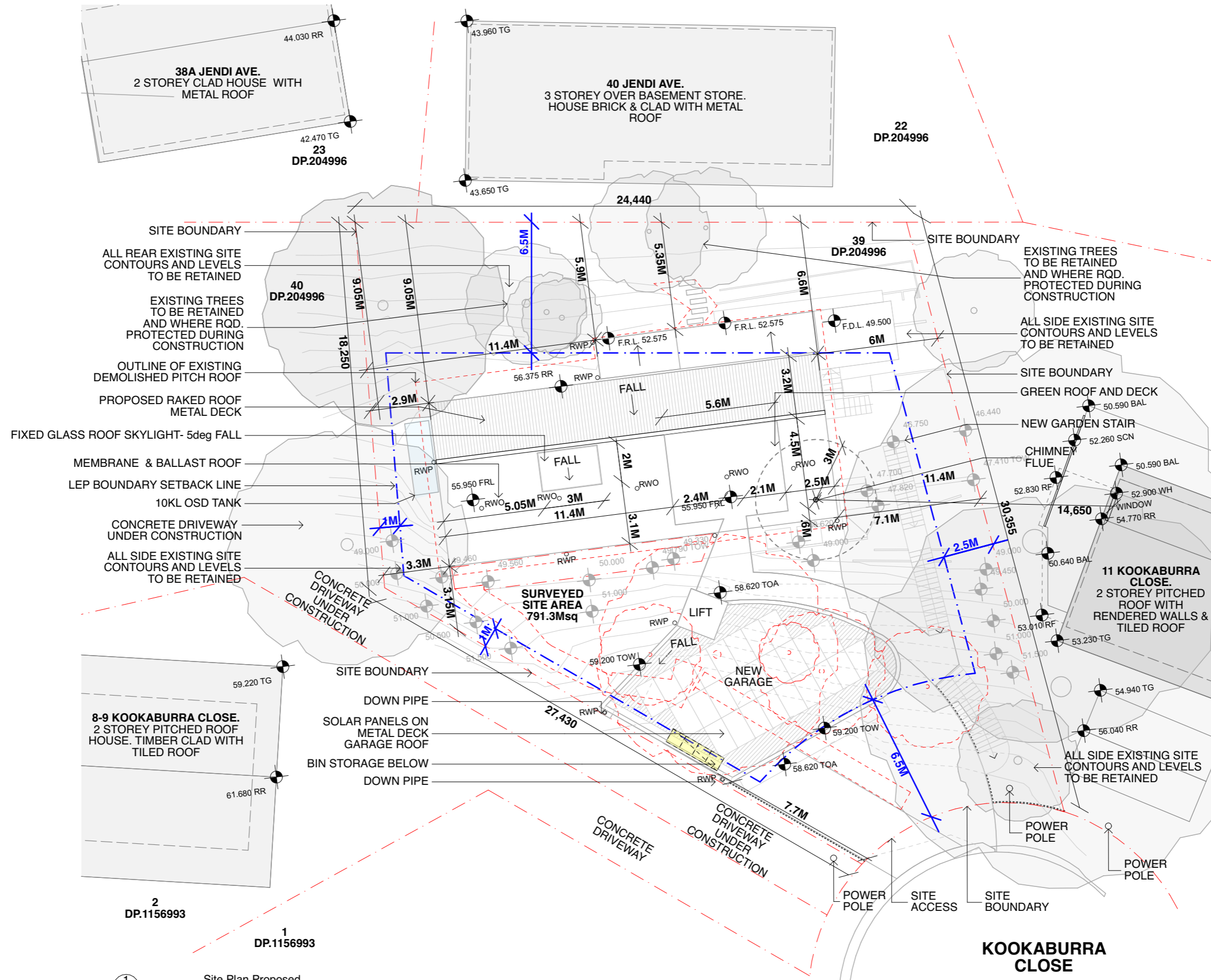
ISSUE	DATE	DESCRIPTION	BY	DATE	ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN Architects
 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
 T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
 NOMINATED ARCHITECT EGIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

PROJECT: CONCEPT DESIGN - LOT 39 DP204996		NORTH		SHEET TITLE	
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104				SITE ANALYSIS - EXISTING SITE PLAN	
CLIENTS		PROJECT NUMBER		PLOT DATE	
GEORGE AND KATHY CASHA		2401			
DRAWN		CHECKED		SHEET SCALE	
LOS / EH EH				SHEET SIZE	
				SHEET NUMBER	
				DA005	

ISSUE	
DA005 L	



SITE BOUNDARY
 ALL REAR EXISTING SITE CONTOURS AND LEVELS TO BE RETAINED
 EXISTING TREES TO BE RETAINED AND WHERE RQD. PROTECTED DURING CONSTRUCTION
 OUTLINE OF EXISTING DEMOLISHED PITCH ROOF
 PROPOSED RAKED ROOF METAL DECK
 FIXED GLASS ROOF SKYLIGHT- 5deg FALL
 MEMBRANE & BALLAST ROOF
 LEP BOUNDARY SETBACK LINE
 10KL OSD TANK
 CONCRETE DRIVEWAY UNDER CONSTRUCTION
 ALL SIDE EXISTING SITE CONTOURS AND LEVELS TO BE RETAINED

EXISTING TREES TO BE RETAINED AND WHERE RQD. PROTECTED DURING CONSTRUCTION
 ALL SIDE EXISTING SITE CONTOURS AND LEVELS TO BE RETAINED

SITE BOUNDARY
 GREEN ROOF AND DECK
 NEW GARDEN STAIR
 CHIMNEY FLUE

11 KOOKABURRA CLOSE.
 2 STOREY PITCHED ROOF WITH RENDERED WALLS & TILED ROOF

8-9 KOOKABURRA CLOSE.
 2 STOREY PITCHED ROOF HOUSE. TIMBER CLAD WITH TILED ROOF

DOWN PIPE
 SOLAR PANELS ON METAL DECK GARAGE ROOF
 BIN STORAGE BELOW DOWN PIPE

ALL SIDE EXISTING SITE CONTOURS AND LEVELS TO BE RETAINED

1
 Site Plan Proposed
 1:200

KOOKABURRA CLOSE

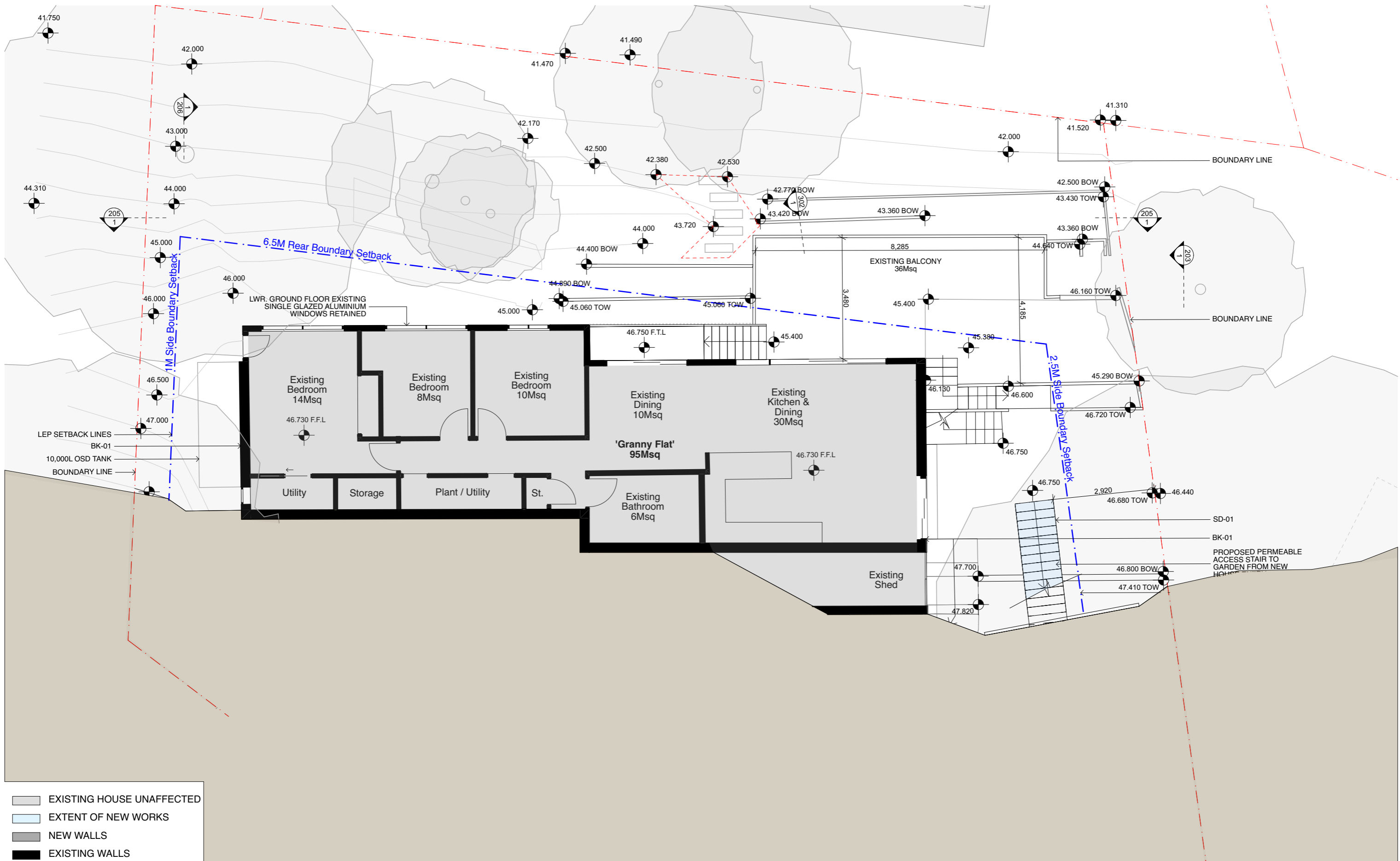
FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	BY	DATE	WIP ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN Architects
 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
 T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
 NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

PROJECT: CONCEPT DESIGN - LOT 39 DP204996		NORTH		SHEET TITLE	
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104				SITE PLAN / ROOF PLAN - PROPOSED	
CLIENTS		PROJECT NUMBER		PLOT DATE	
GEORGE AND KATHY CASHA		2401		LOS / EH EH	
DRAWN		CHECKED		SHEET SCALE	
A3		A3		SHEET SIZE	
SHEET NUMBER		SHEET NUMBER		ISSUE	
DA006		L			



- EXISTING HOUSE UNAFFECTED
- EXTENT OF NEW WORKS
- NEW WALLS
- EXISTING WALLS
- DEMOLISHED ELEMENTS

ISSUE	DATE	DESCRIPTION	BY	DATE	WIP ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

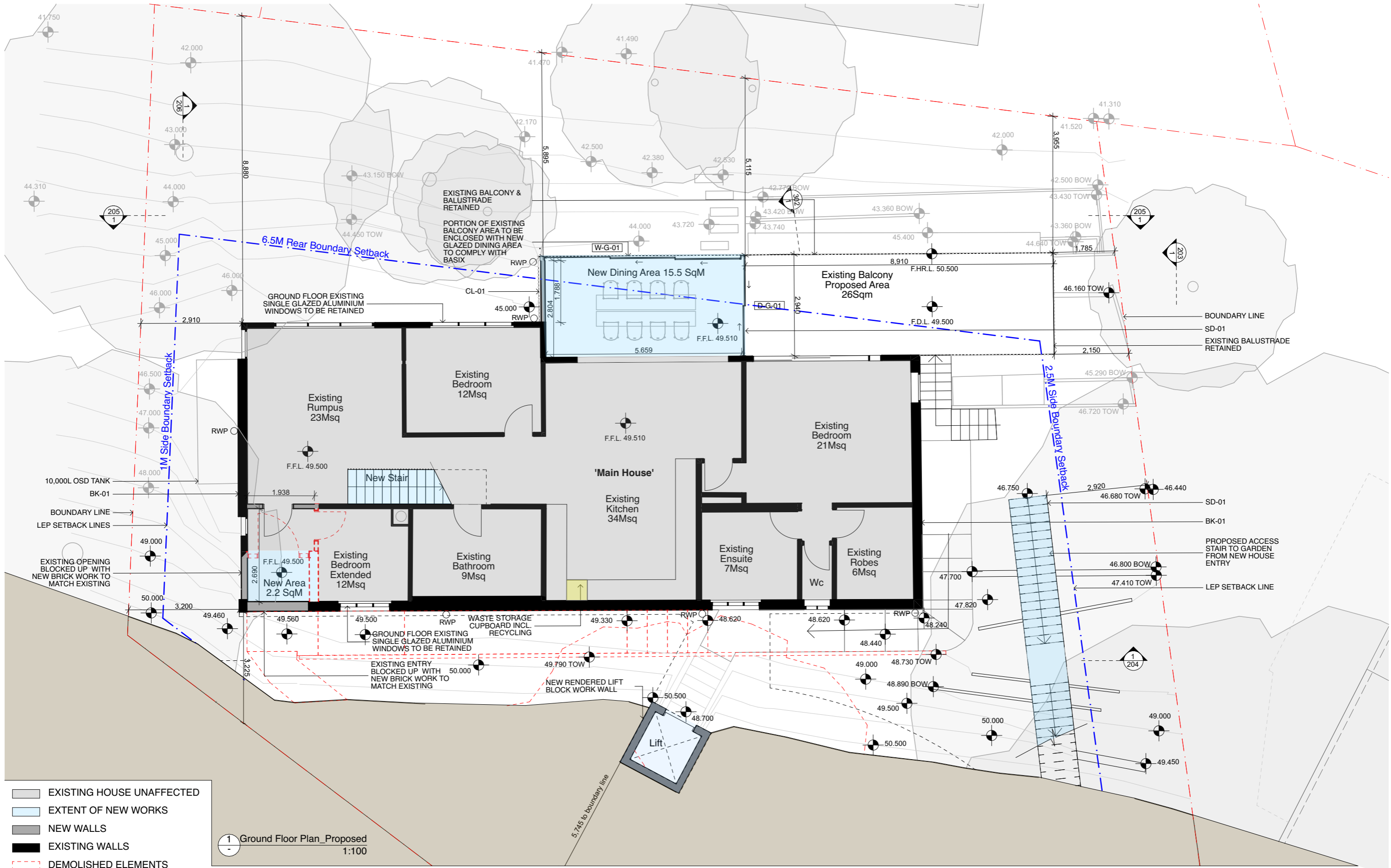
EOIN Architects
 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
 T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
 NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

PROJECT: CONCEPT DESIGN - LOT 39 DP204996 10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104				NORTH		SHEET TITLE	
CLIENTS GEORGE AND KATHY CASHA						LOWER GROUND FLOOR PLAN 'GRANNY FLAT'_PROPOSED	
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED			SHEET SCALE	SHEET SIZE
2401		LOS / EH	EH		A3		DA101 L

ISSUE



- EXISTING HOUSE UNAFFECTED
- EXTENT OF NEW WORKS
- NEW WALLS
- EXISTING WALLS
- DEMOLISHED ELEMENTS

1 Ground Floor Plan_Proposed
1:100

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	BY	DATE	WIP ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

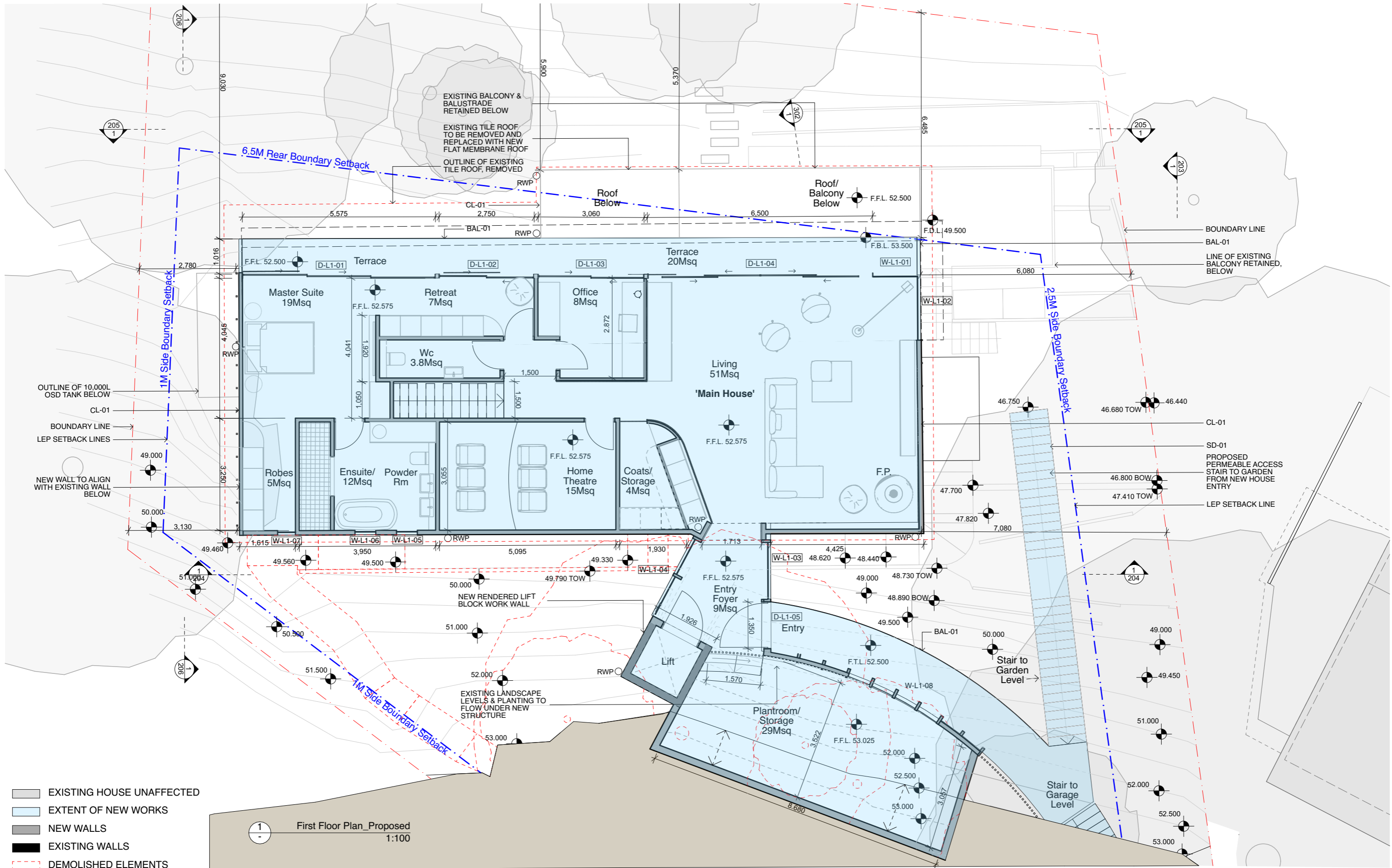
PROJECT: CONCEPT DESIGN - LOT 39 DP204996
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104
CLIENTS: **GEORGE AND KATHY CASHA**

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	SHEET NUMBER
2401		LOS / EH	EH		A3	

NORTH

SHEET TITLE: **GROUND FLOOR PLAN 'MAIN HOUSE'- PROPOSED**

ISSUE: **DA102 L**



First Floor Plan_Proposed
1:100

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	BY	DATE	WIP ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

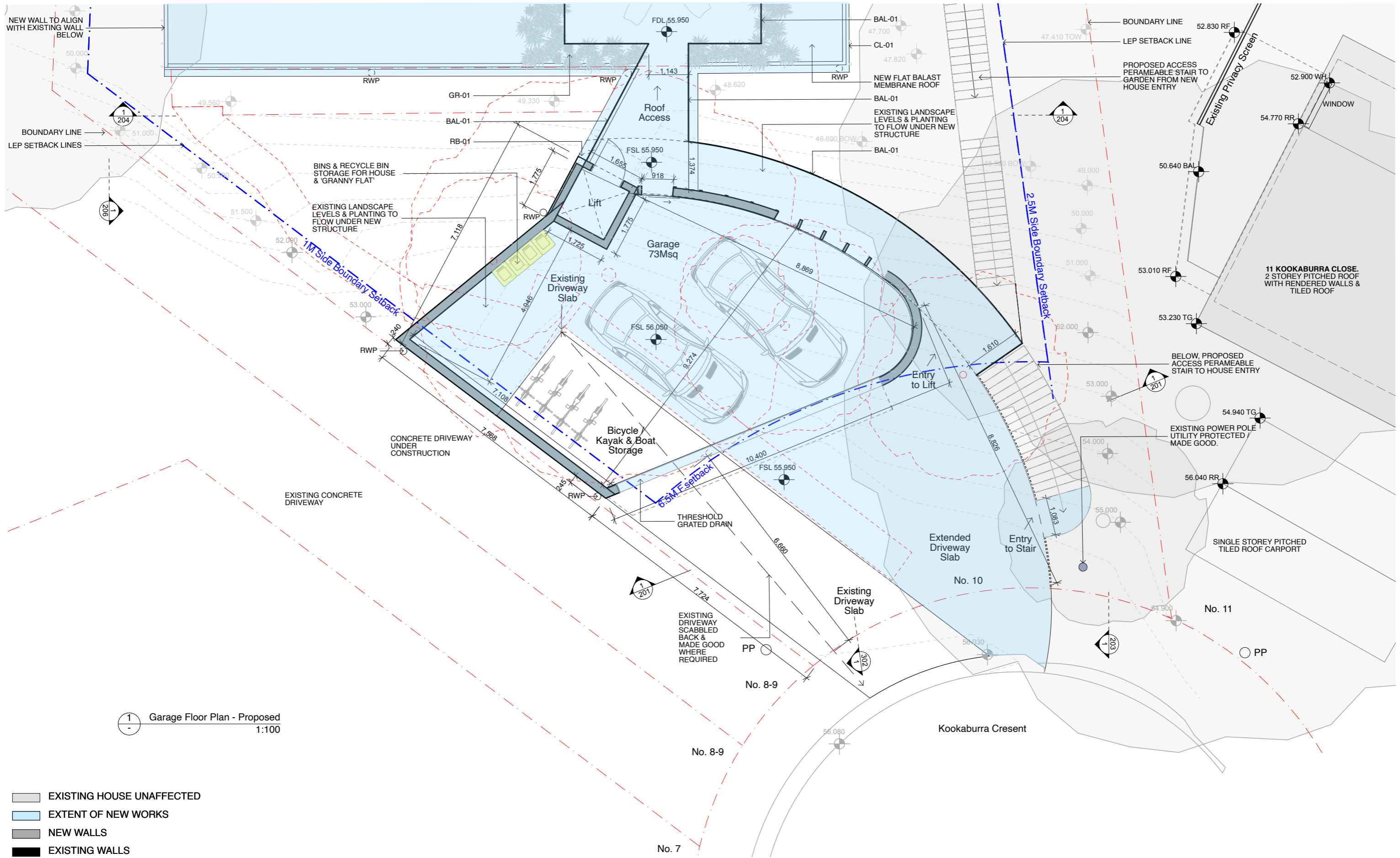
EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

PROJECT: CONCEPT DESIGN - LOT 39 DP204996
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104
CLIENTS: **GEORGE AND KATHY CASHA**

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	SHEET NUMBER
2401		LOS / EH	EH	A3		

SHEET TITLE: **FIRST FLOOR PLAN 'MAIN HOUSE' - PROPOSED**

ISSUE: **DA103 L**



1 Garage Floor Plan - Proposed
1:100

- EXISTING HOUSE UNAFFECTED
- EXTENT OF NEW WORKS
- NEW WALLS
- EXISTING WALLS
- DEMOLISHED ELEMENTS

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	K	L	WIP	ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP	ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE	
C	24.05.24	WORK IN PROGRESS ISSUE				
D	29.05.24	WORK IN PROGRESS / COSTING				
E	03.06.24	WIP GARAGE SIZE				
F	22.06.24	WIP ISSUE				
G	01.07.24	WIP ISSUE				
H	01.08.24	WIP ISSUE				
J	09.08.24	WIP ISSUE				

EOIN Architects
 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
 T +61 2 8005 6975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 645
 NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

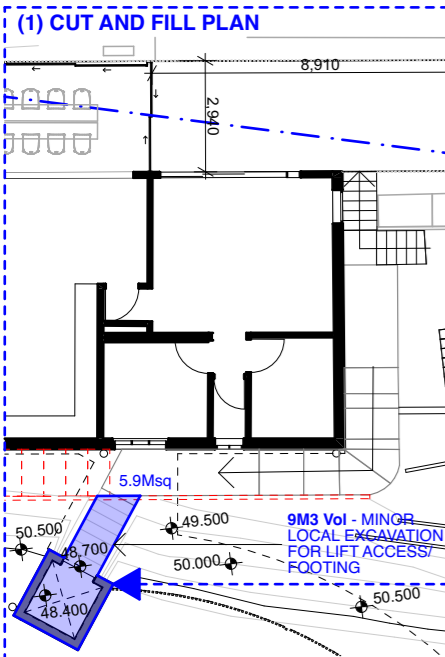
PROJECT: CONCEPT DESIGN - LOT 39 DP204996
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104
 CLIENTS: **GEORGE AND KATHY CASHA**

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	SHEET NUMBER	ISSUE
2401		LOS / EH	EH	A3			

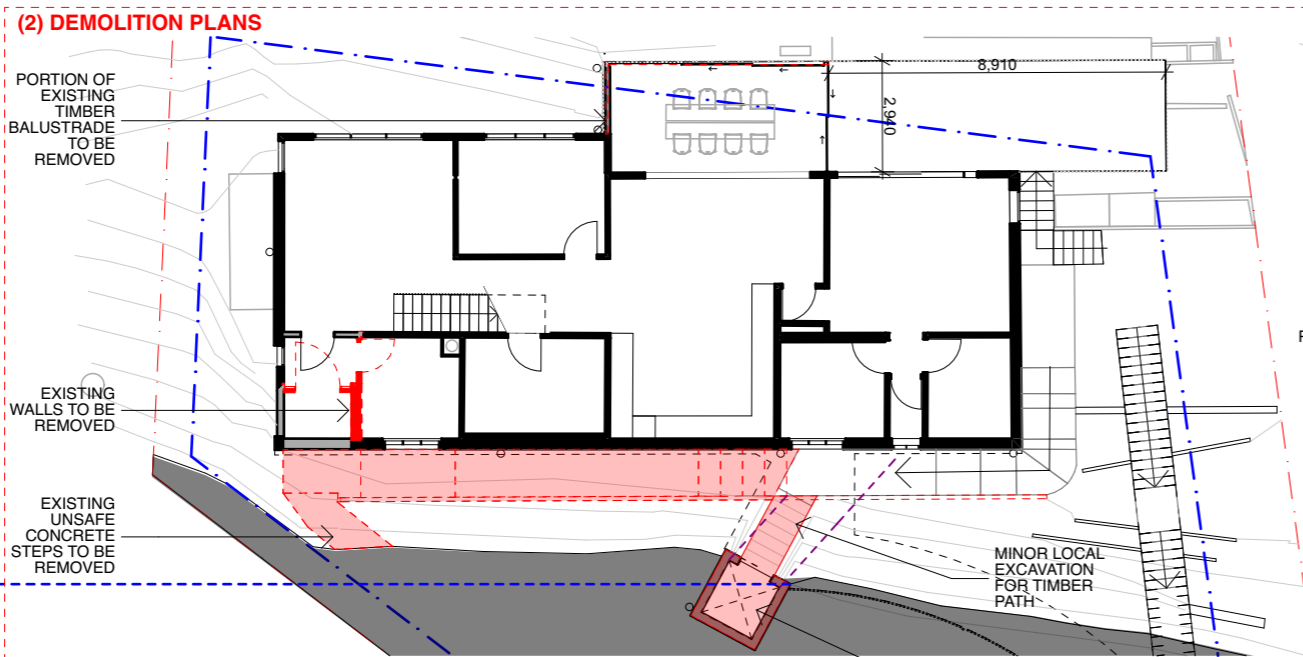
NORTH

SHEET TITLE: GARAGE FLOOR PLAN - PROPOSED

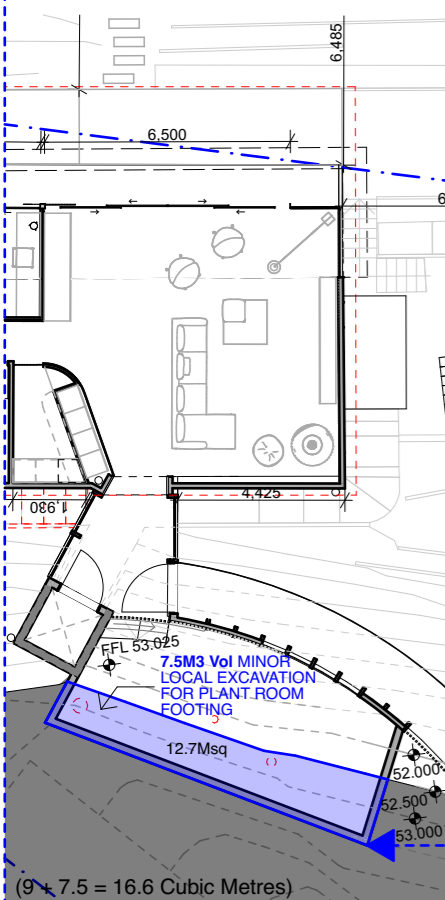
SHEET NUMBER: **DA104 L**



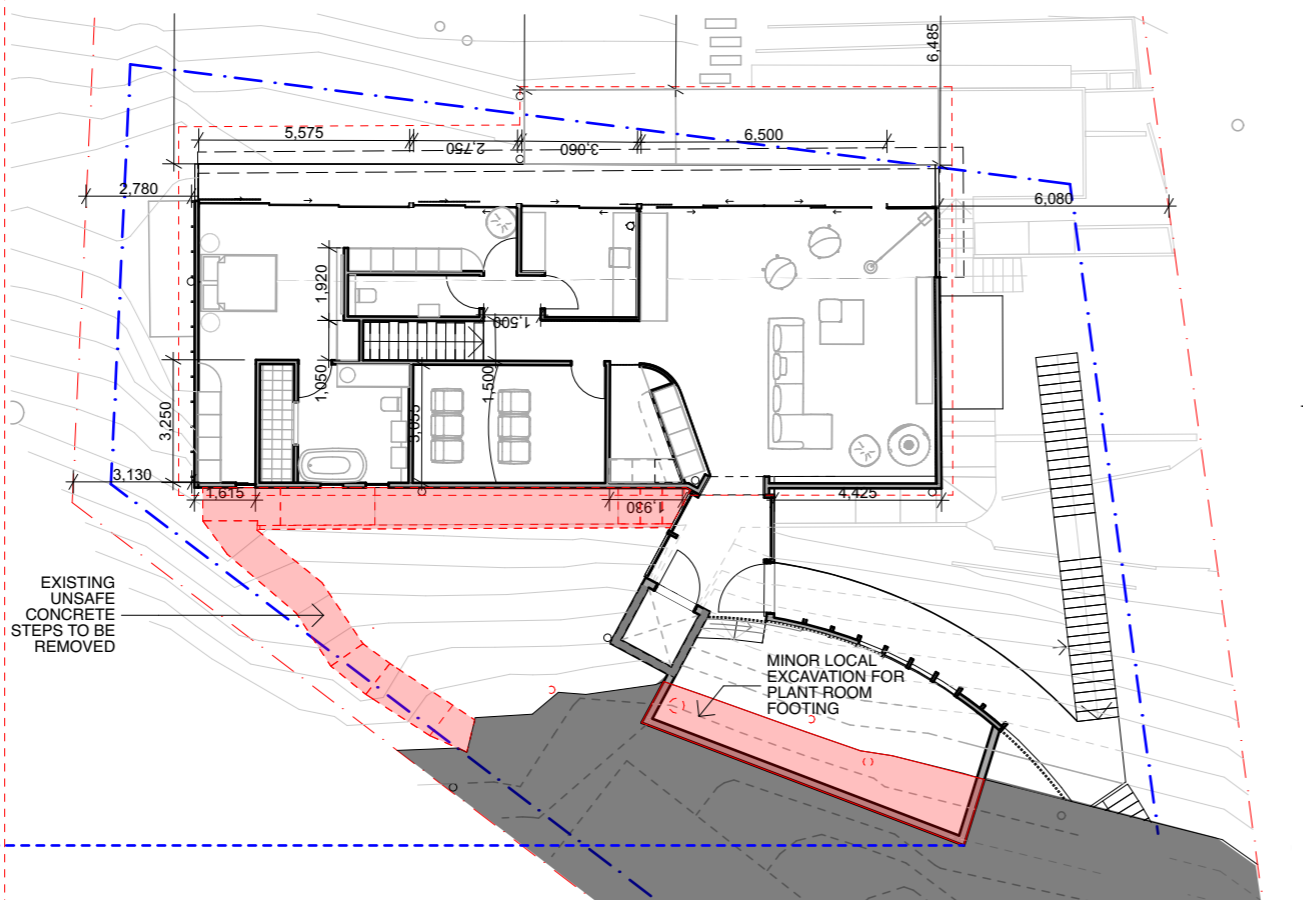
1 Lower Ground Level_Cut & Fill Plan
1:200



1 Lower Ground Level_Demolition Plan
1:200

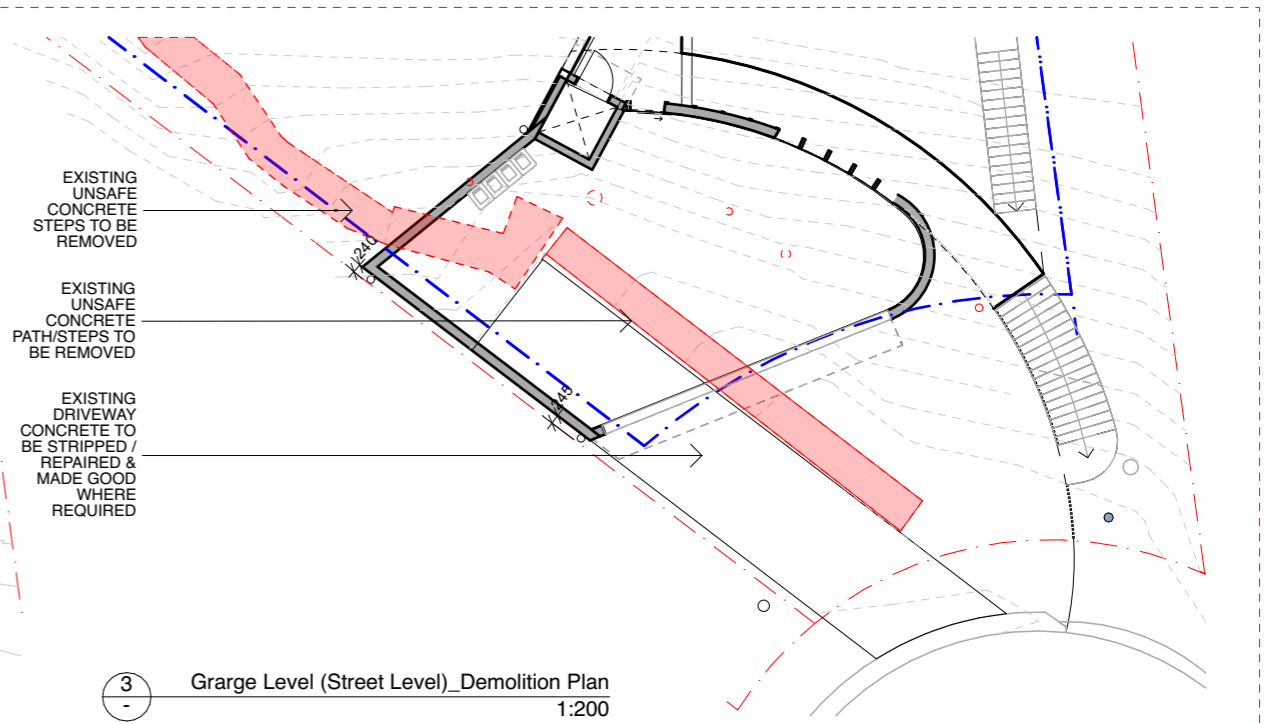


2 Level 1_Cut & Fill Plan
1:200

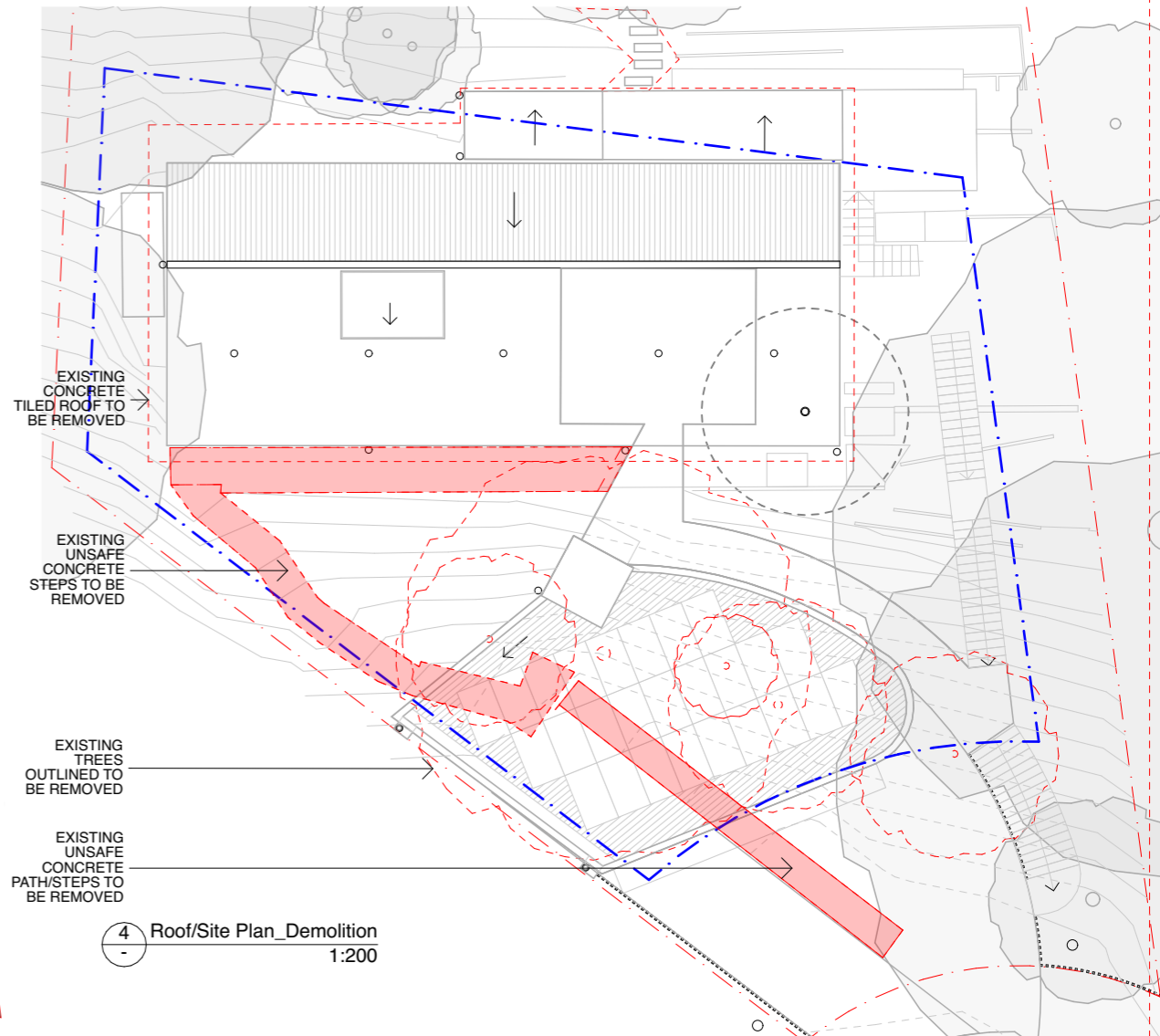


DEMOLISHED ELEMENTS
DEMOLISHED WALLS

CUT AREA (16.6 Cubic Metres)
FILL AREA (NO FILL REQUIRED)



3 Garage Level (Street Level)_Demolition Plan
1:200



4 Roof/Site Plan_Demolition
1:200

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	K	L	WIP ISSUE	ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE	
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE	
C	24.05.24	WORK IN PROGRESS ISSUE				
D	29.05.24	WORK IN PROGRESS / COSTING				
E	03.06.24	WIP GARAGE SIZE				
F	22.06.24	WIP ISSUE				
G	01.07.24	WIP ISSUE				
H	01.08.24	WIP ISSUE				
J	09.08.24	WIP ISSUE				

EOIN Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

PROJECT: CONCEPT DESIGN - LOT 39 DP204996		NORTH		SHEET TITLE	
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104		DRAWN		FLOOR PLANS - (1)CUT & FILL &(2)DEMOLITION	
CLIENTS		CHECKED		SHEET SCALE	
GEORGE AND KATHY CASHA		SHEET SIZE		SHEET NUMBER	
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE
2401		LOS / EH	EH		A3

ISSUE
DA105 L

SAMPLE BOARD LEGEND

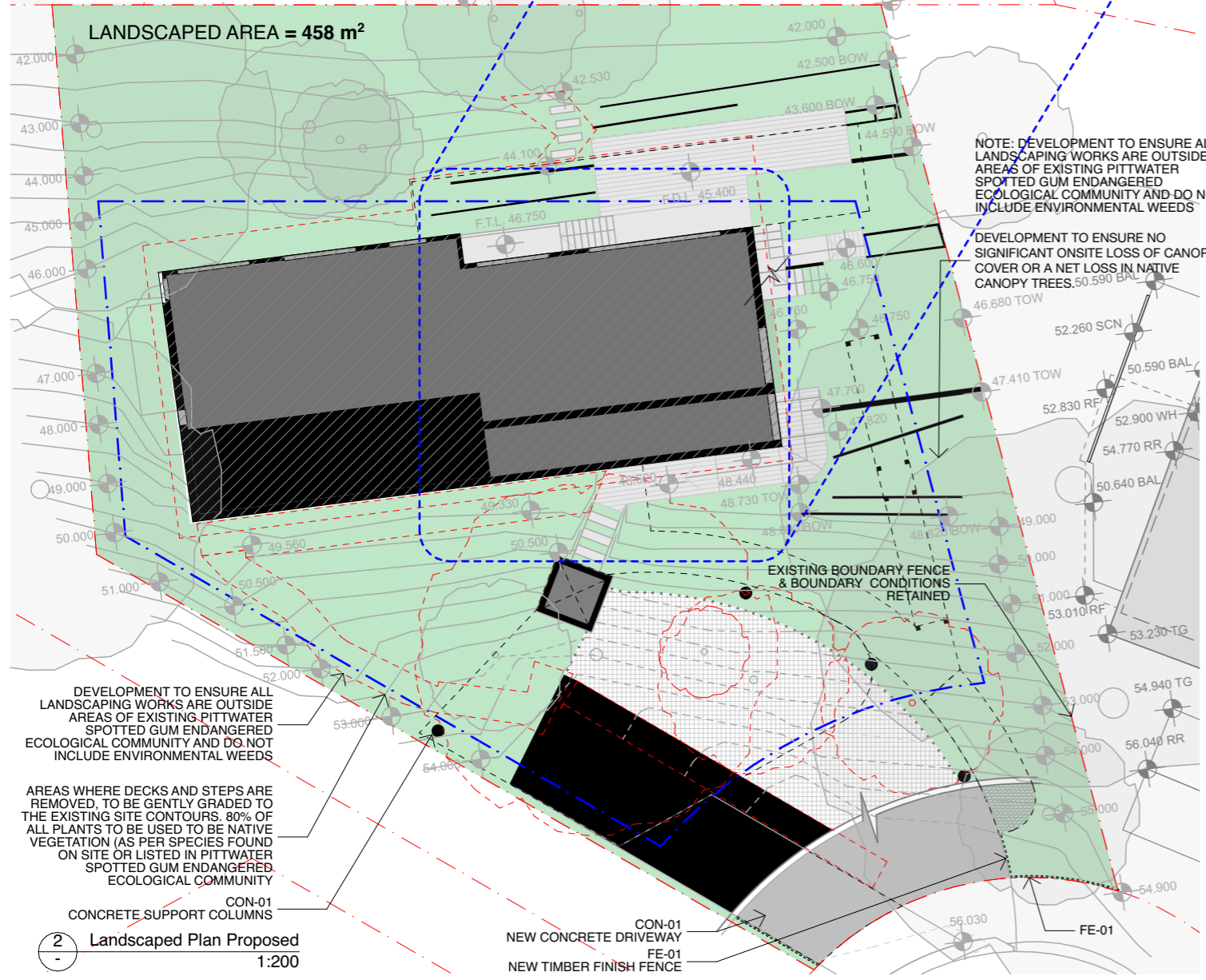
- GF-01 GREEN ROOF
- RF-01 MEMBRANE / BALLASTED ROOF
- BAL-01 BALUSTRADE
- SN-01 PRIVACY SCREEN / FENCING
- CON-01 CONCRETE
- CL-01 FIBRE CEMENT CLADDING
- BK-01 EXISTING BRICK PAINTED
- AW-01 AWNING
- ES-01 EXTERNAL PERMEABLE STAIR
- GD-01 GARAGE DOOR
- SD-01 ALUMINIUM SLIDING DOORS
- WD-01 ALUMINIUM WINDOWS
- RB-01 RENDERED BLOCKWORK

NOTE: REFER TO DA 601

LANDSCAPE AREA CALCULATIONS
 DCP REQUIRED LANDSCAPED AREA = >60%

SURVEYED SITE AREA - 791m²
 PROPOSED LANDSCAPED AREA = 458m² + 16m² Roof Garden (474m²)

NOTE: BESIDES THE GREEN ROOF, THE ONLY PLANTING PROPOSED IS WHERE STEPS & DECKS ARE REMOVED. ANY PLANTS USED ARE TO HAVE AT LEAST 80% NATIVE VEGETATION, AS PER SPECIES FOUND ON THE SITE OR LISTED IN PITTWATER SPOTTED GUM ENDANGERED ECOLOGICAL COMMUNITY.

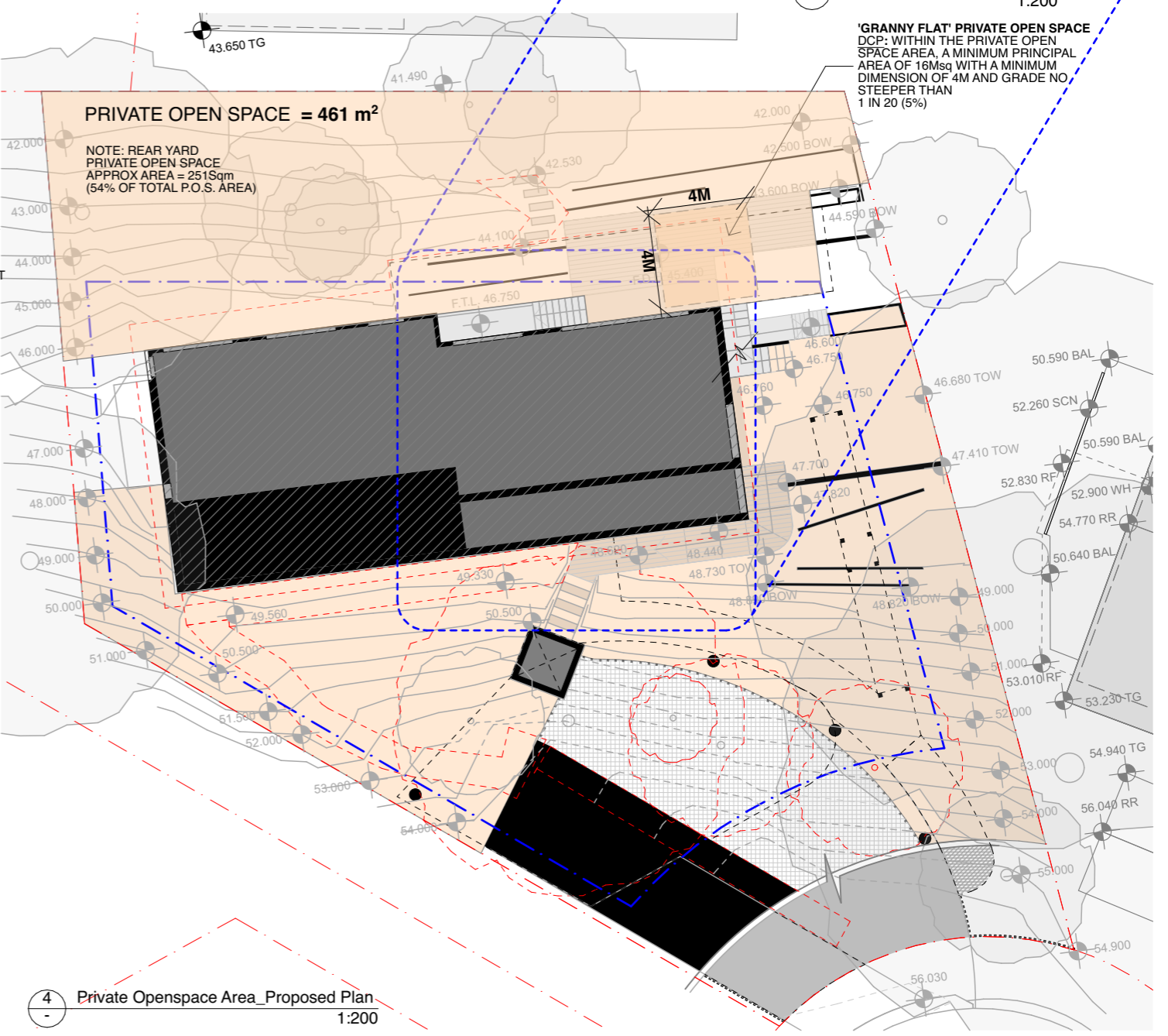


GF-01
 NEW GREEN ROOF PLANTING- 80% OF ALL PLANTS TO BE USED IN GREEN ROOF TO BE NATIVE VEGETATION (AS PER SPECIES FOUND ON SITE OR LISTED IN PITTWATER SPOTTED GUM ENDANGERED ECOLOGICAL COMMUNITY)

1 Extract - Roof Plan Proposed 1:200

PRIVATE OPEN SPACE AREA CALCULATIONS

SURVEYED SITE AREA - 791m²
 NOTE: DCP: MINIMUM 80M² OF PRIVATE OPEN SPACE PER DWELLING AT GROUND LEVEL, WITH NO DIMENSION LESS THAN 3 METRES. NO MORE THAN 75% OF THIS PRIVATE OPEN SPACE IS TO BE PROVIDED IN THE FRONT YARD.
 PRIVATE OPEN SPACE AREA = 461m² 54%(251M²) TO REAR



MAIN HOUSE PRIVATE OPEN SPACE
 DCP: WITHIN THE PRIVATE OPEN SPACE AREA, A MINIMUM PRINCIPAL AREA OF 16M² WITH A MINIMUM DIMENSION OF 4M AND GRADE NO STEEPER THAN 1 IN 20 (5%)

3 Extract - Roof Plan Proposed 1:200

'GRANNY FLAT' PRIVATE OPEN SPACE
 DCP: WITHIN THE PRIVATE OPEN SPACE AREA, A MINIMUM PRINCIPAL AREA OF 16M² WITH A MINIMUM DIMENSION OF 4M AND GRADE NO STEEPER THAN 1 IN 20 (5%)

ISSUE	DATE	DESCRIPTION			
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN Architects
 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
 T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
 NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

PROJECT: CONCEPT DESIGN - LOT 39 DP204996
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104

CLIENTS
GEORGE AND KATHY CASHA

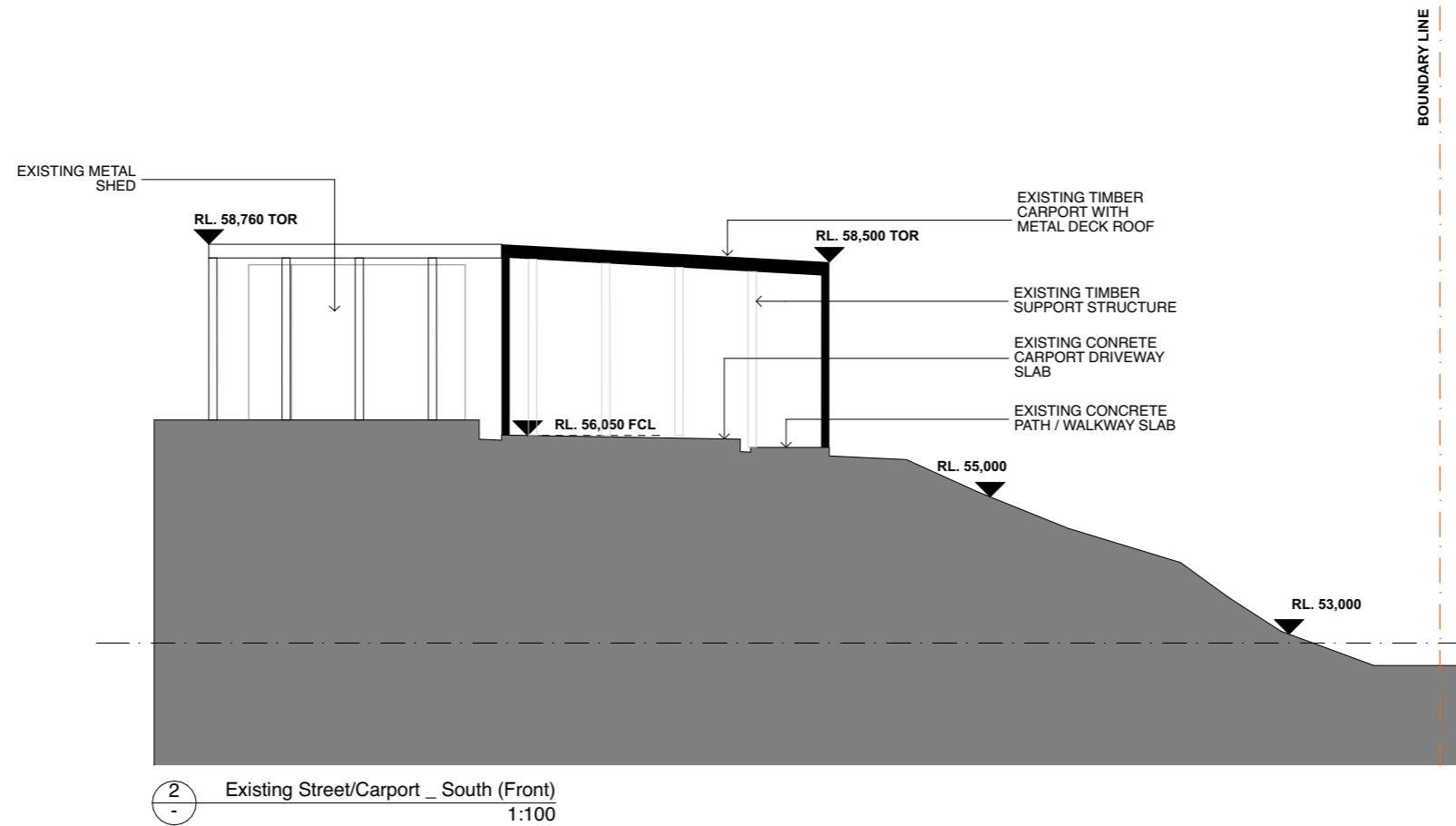
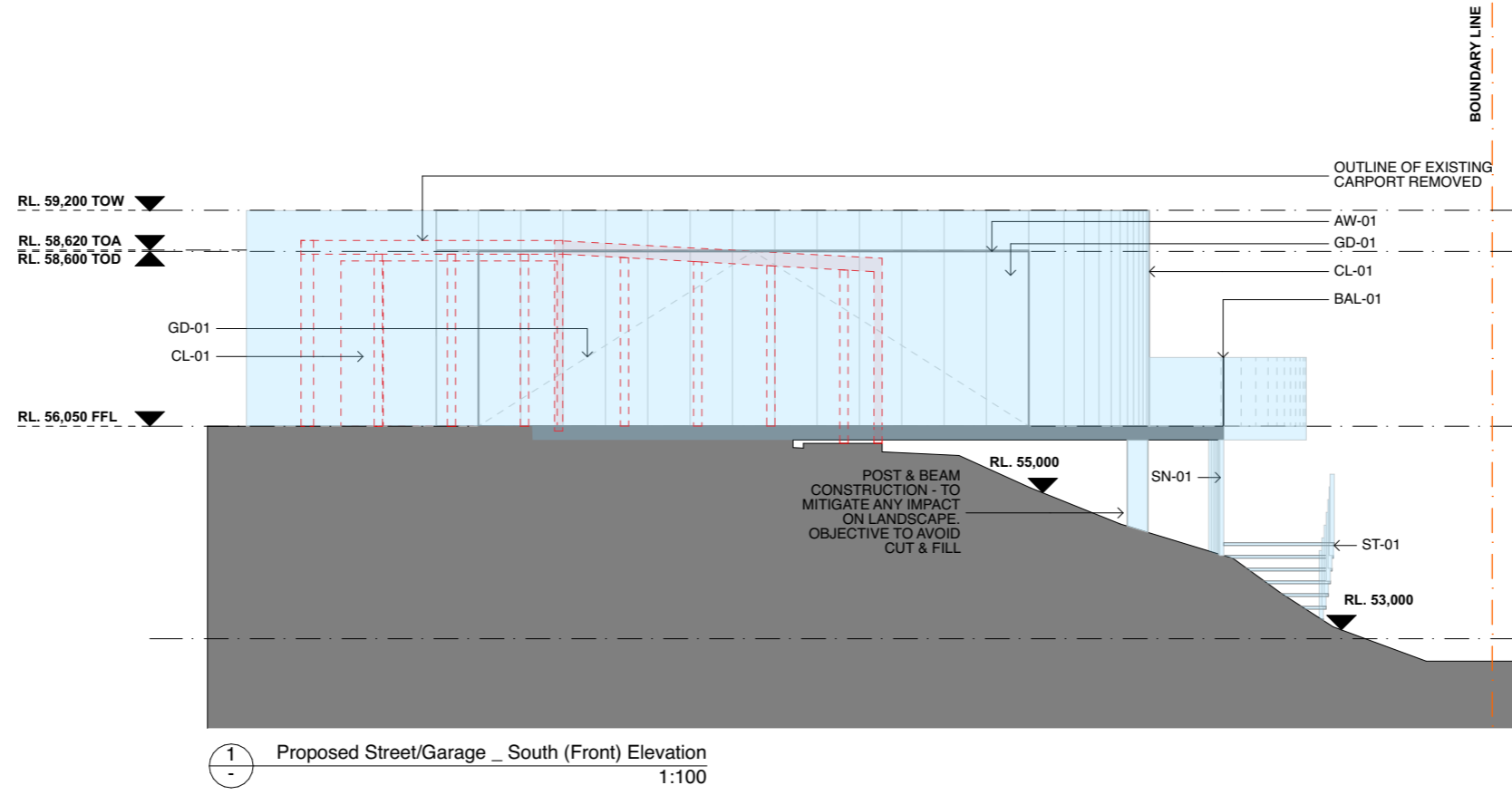
PROJECT NUMBER: 2401 | PLOT DATE: | DRAWN: LOS / EH | CHECKED: EH | SHEET SCALE: | SHEET SIZE: A3 | SHEET NUMBER: | ISSUE: DA106 L

SAMPLE BOARD LEGEND

- GF-01 GREEN ROOF
- RF-01 MEMBRANE / BALLASTED ROOF
- BAL-01 BALUSTRADE
- SN-01 PRIVACY SCREEN / FENCING
- CON-01 CONCRETE
- CL-01 FIBRE CEMENT CLADDING, OR SIMILAR
- BK-01 EXISTING BRICK PAINTED
- AW-01 AWNING
- ES-01 EXTERNAL PERMEABLE STAIR
- GD-01 GARAGE DOOR
- SD-01 ALUMINIUM SLIDING DOORS
- WD-01 ALUMINIUM WINDOWS
- RB-01 RENDERED BLOCKWORK
- FE-01 TIMBER LOOK FENCE

Note: Please refer to Sample Board drawing - DA601

- EXTENT OF NEW WORKS
- DEMOLISHED ELEMENTS



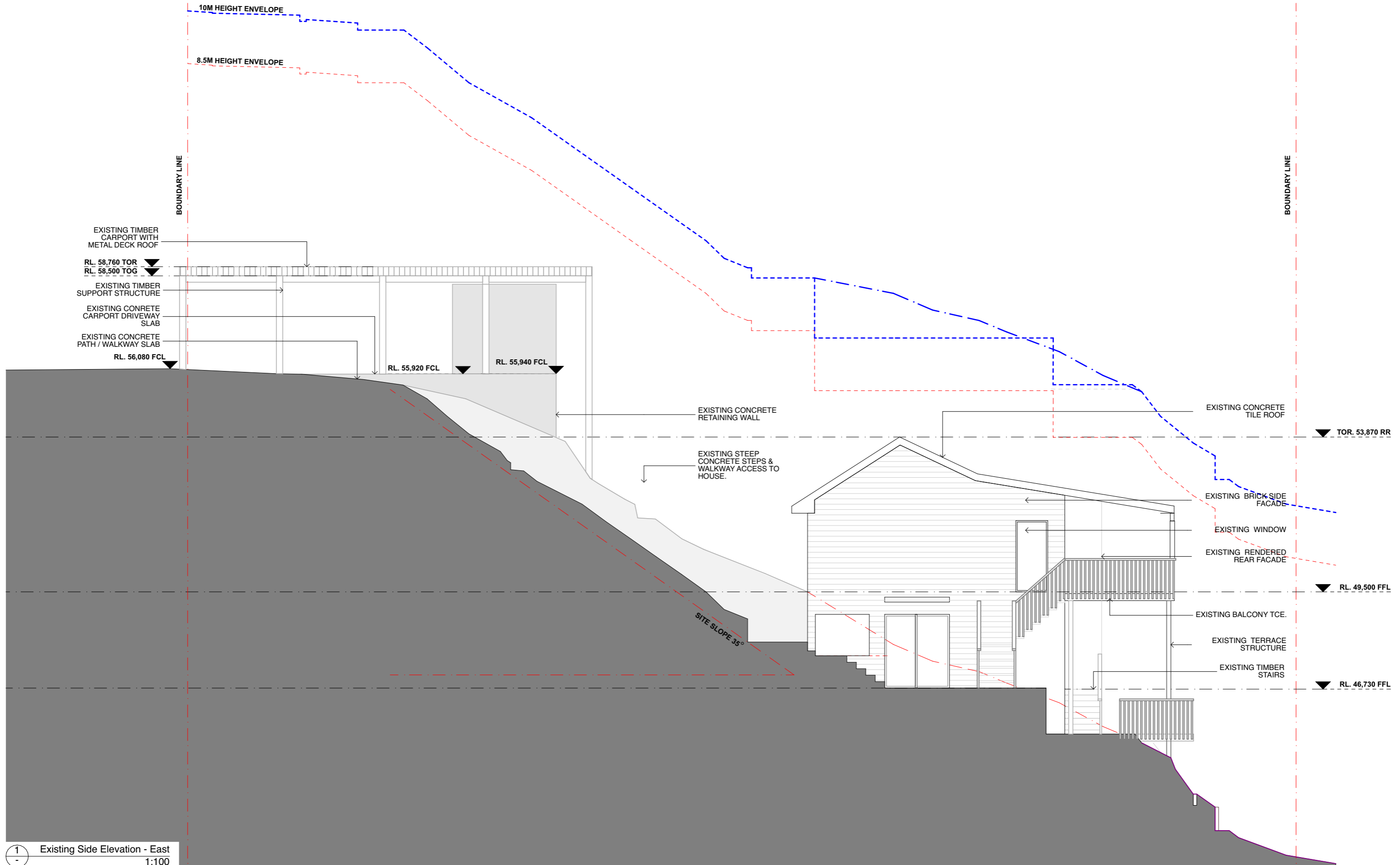
ISSUE	DATE	DESCRIPTION			
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN Architects
 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
 T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
 NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

PROJECT: CONCEPT DESIGN - LOT 39 DP204996				NORTH		SHEET TITLE	
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104						SECTIONAL ELEVATIONS - SHEET 1	
CLIENTS GEORGE AND KATHY CASHA							
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	SHEET NUMBER	ISSUE
2401		LOS / EH	EH		A3		DA201 L



1 Existing Side Elevation - East
1:100

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	K	L	WIP ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN
Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

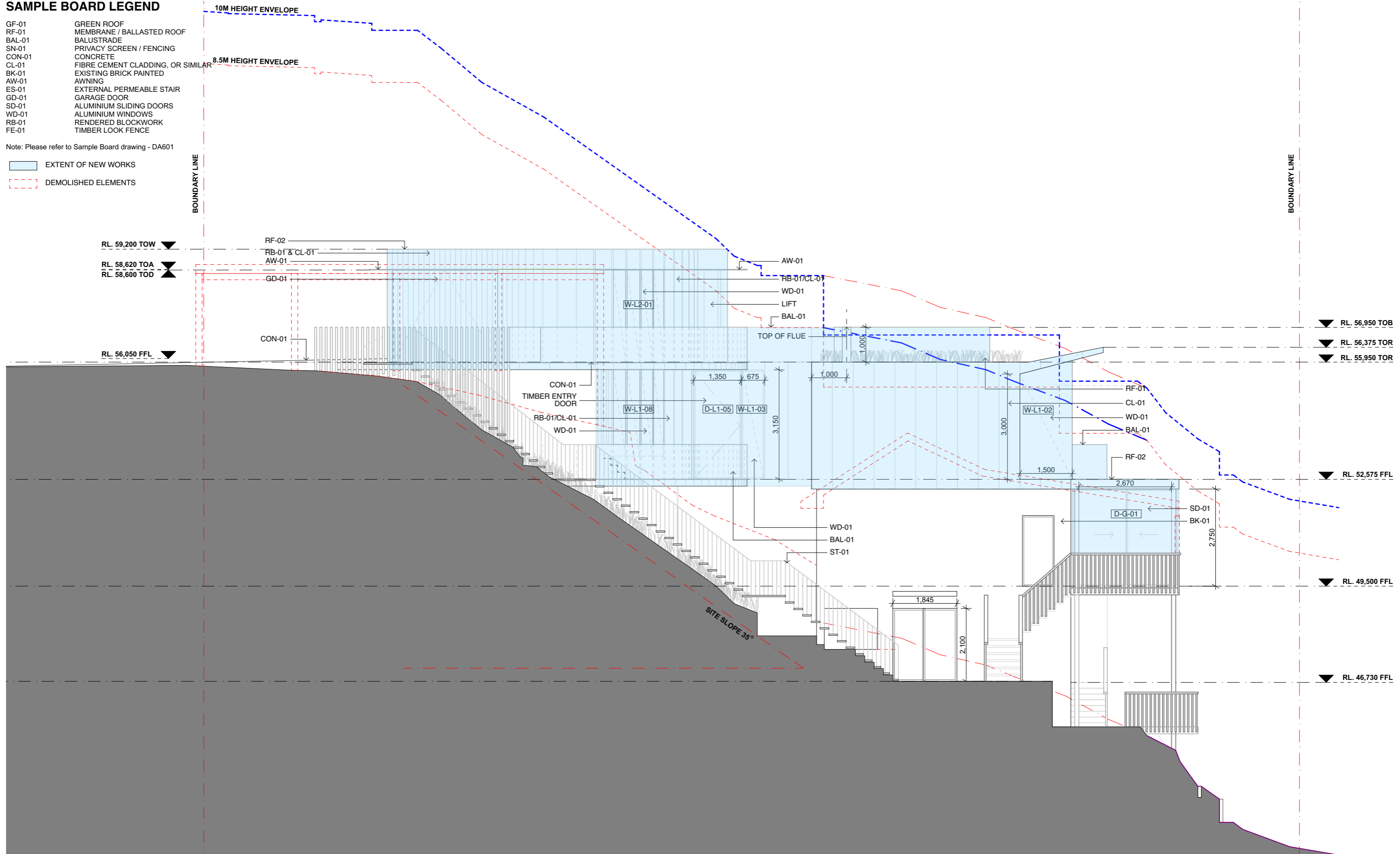
PROJECT: CONCEPT DESIGN - LOT 39 DP204996				NORTH		SHEET TITLE	
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104						SECTIONAL ELEVATIONS - SHEET 2	
CLIENTS GEORGE AND KATHY CASHA							
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	SHEET NUMBER	ISSUE
2401		LOS / EH	EH		A3		DA202 L

SAMPLE BOARD LEGEND

- GF-01 GREEN ROOF
- RF-01 MEMBRANE / BALLASTED ROOF
- BAL-01 BALUSTRADE
- SN-01 PRIVACY SCREEN / FENCING
- CON-01 CONCRETE
- CL-01 FIBRE CEMENT CLADDING, OR SIMILAR
- BK-01 EXISTING BRICK PAINTED
- AW-01 AWNING
- ES-01 EXTERNAL PERMEABLE STAIR
- GD-01 GARAGE DOOR
- SD-01 ALUMINIUM SLIDING DOORS
- WD-01 ALUMINIUM WINDOWS
- RB-01 RENDERED BLOCKWORK
- FE-01 TIMBER LOOK FENCE

Note: Please refer to Sample Board drawing - DA601

- EXTENT OF NEW WORKS
- DEMOLISHED ELEMENTS



1 Proposed Side Elevation - East
1:100

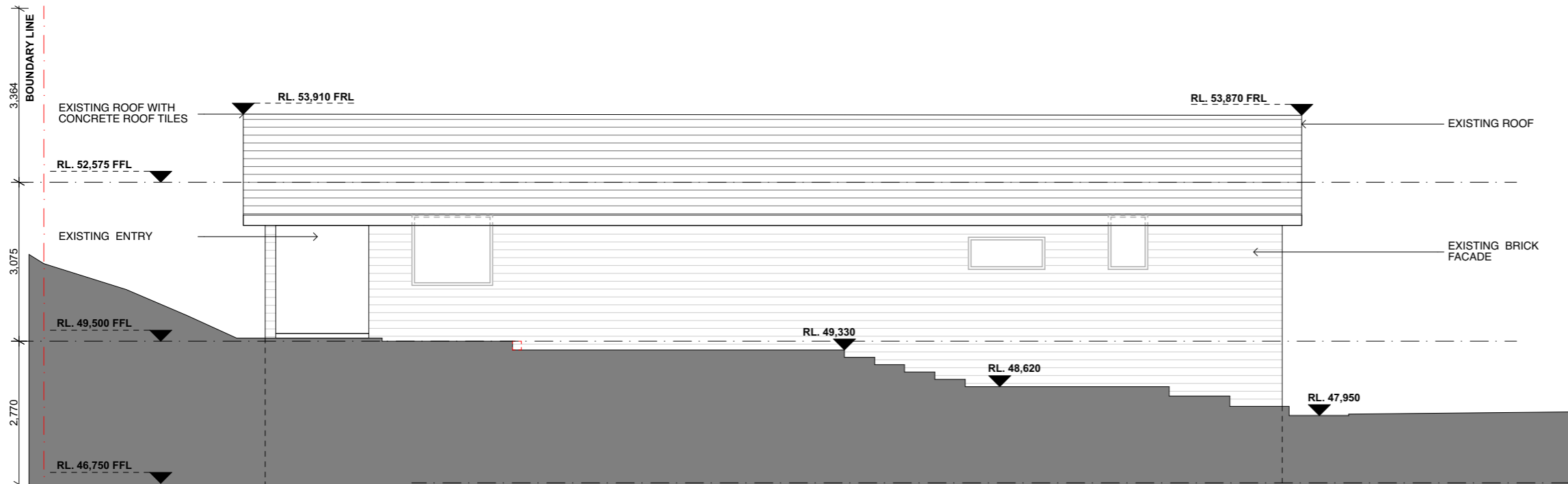
ISSUE	DATE	DESCRIPTION	BY	DATE	ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN Architects
 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
 T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

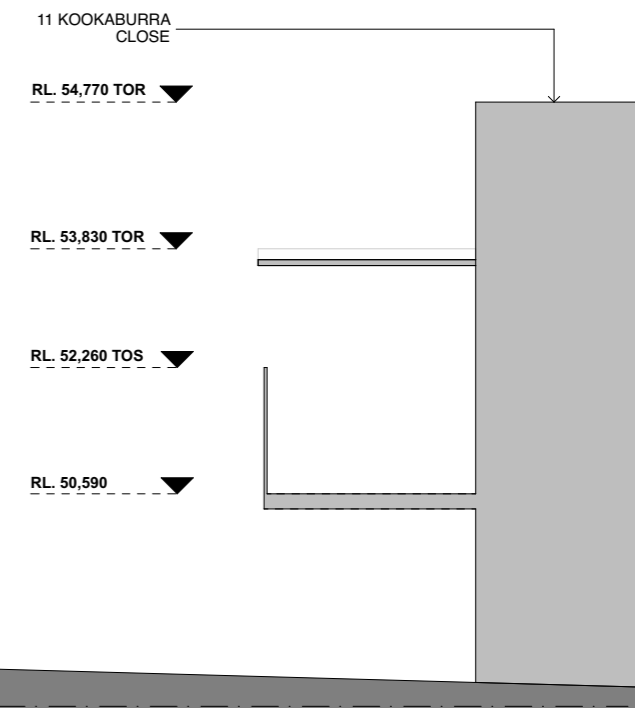
EOIN ARCHITECTS ABN 25 673 855 845
 NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

PROJECT: CONCEPT DESIGN - LOT 39 DP204996		NORTH		SHEET TITLE	
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104				SECTIONAL ELEVATIONS - SHEET 3	
CLIENTS GEORGE AND KATHY CASHA					
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE
2401		LOS / EH	EH		A3
				SHEET NUMBER	ISSUE
				DA203	L



1 Existing Elevation - South
1:100

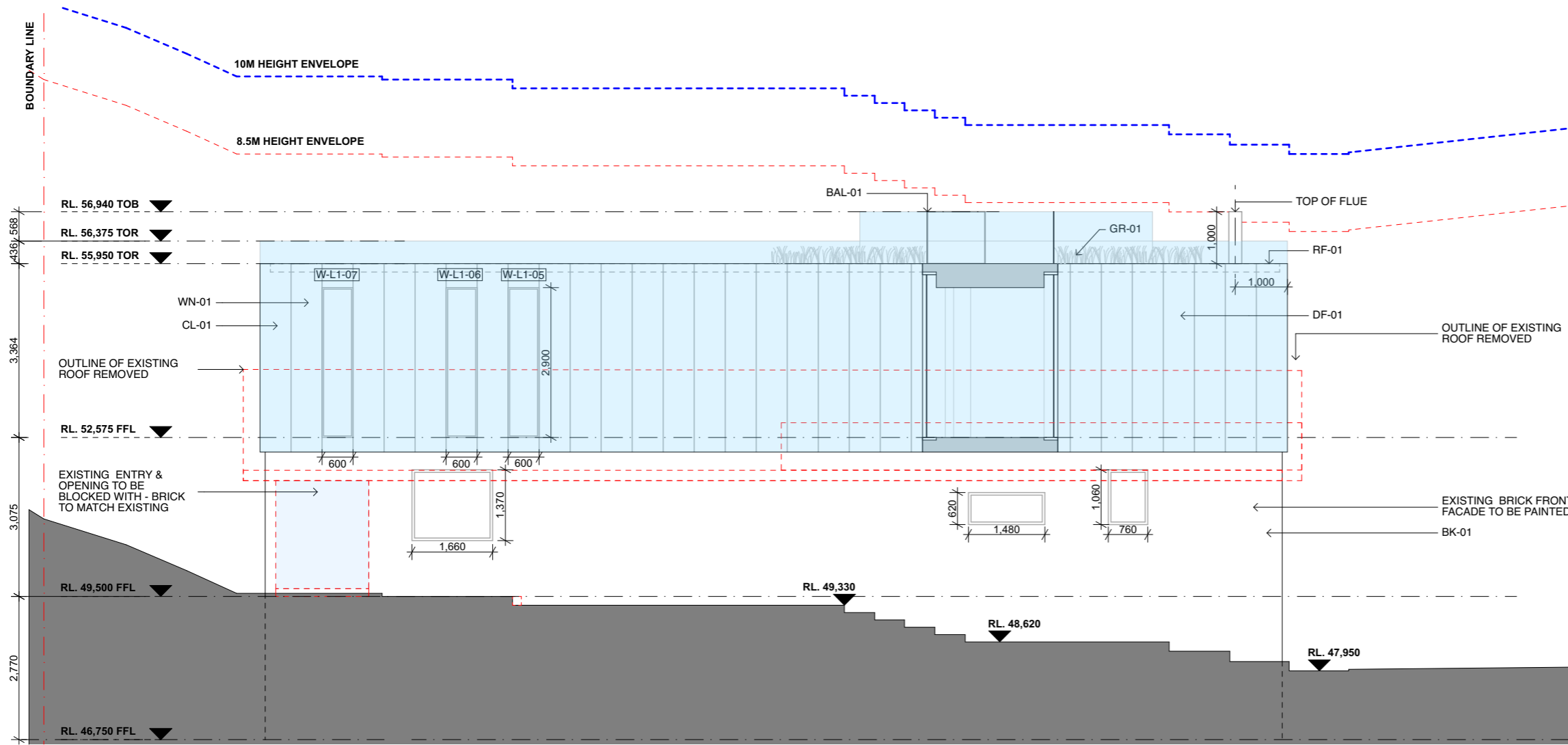


SAMPLE BOARD LEGEND

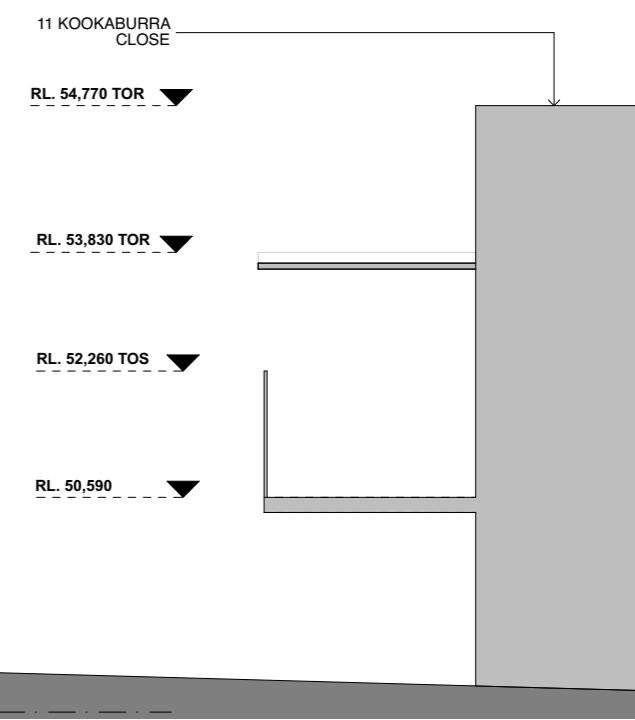
GF-01	GREEN ROOF
RF-01	MEMBRANE / BALLASTED ROOF
BAL-01	BALUSTRADE
SN-01	PRIVACY SCREEN / FENCING
CON-01	CONCRETE
CL-01	FIBRE CEMENT CLADDING, OR SIMILAR
BK-01	EXISTING BRICK PAINTED
AW-01	AWNING
ES-01	EXTERNAL PERMEABLE STAIR
GD-01	GARAGE DOOR
SD-01	ALUMINIUM SLIDING DOORS
WD-01	ALUMINIUM WINDOWS
RB-01	RENDERED BLOCKWORK
FE-01	TIMBER LOOK FENCE

Note: Please refer to Sample Board drawing - DA601

EXTENT OF NEW WORKS
 DEMOLISHED ELEMENTS



2 Proposed Elevation - South
1:100



FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	BY	DATE	WIP ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

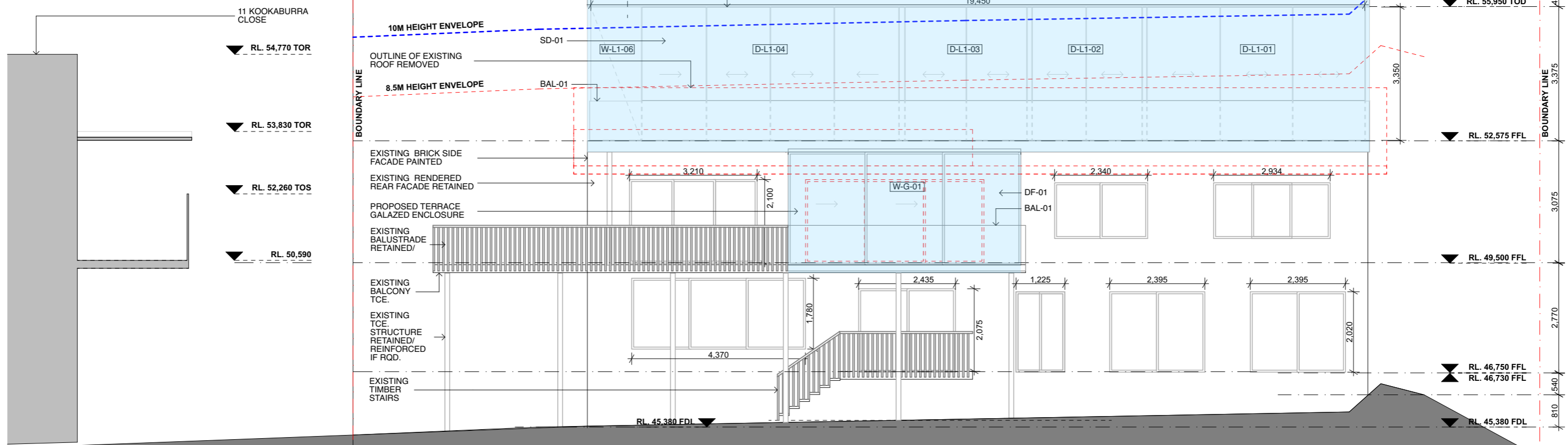
EOIN Architects
 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
 T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
 NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

PROJECT: CONCEPT DESIGN - LOT 39 DP204996		NORTH		SHEET TITLE	
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104				SECTIONAL ELEVATIONS - SHEET 4	
CLIENTS GEORGE AND KATHY CASHA					
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE
2401		LOS / EH	EH		A3
				SHEET NUMBER	ISSUE
				DA204	L



2 Existing Elevation - North
1:100



1 Proposed Elevation - North
1:100

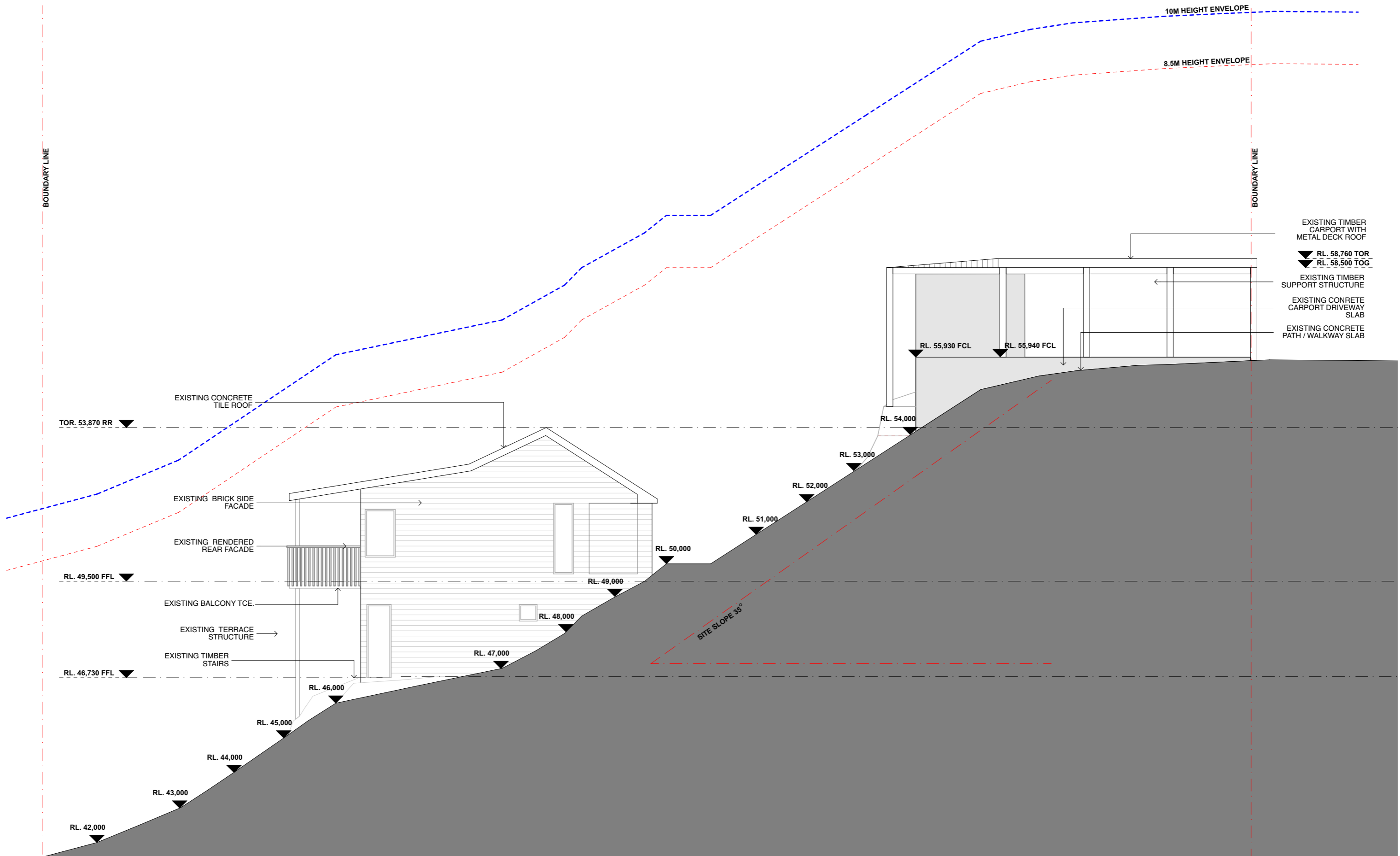
FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	BY	DATE	ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

PROJECT: CONCEPT DESIGN - LOT 39 DP204996		10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104		NORTH		SHEET TITLE	
CLIENTS		GEORGE AND KATHY CASHA		PROJECT NUMBER		PLOT DATE	
DRAWN		CHECKED		SHEET SCALE		SHEET SIZE	
2401		LOS / EH EH		A3		SHEET NUMBER	
						ISSUE	
						DA205 L	



1 Existing Side Elevation - West
1:100

ISSUE	DATE	DESCRIPTION	BY	DATE	ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

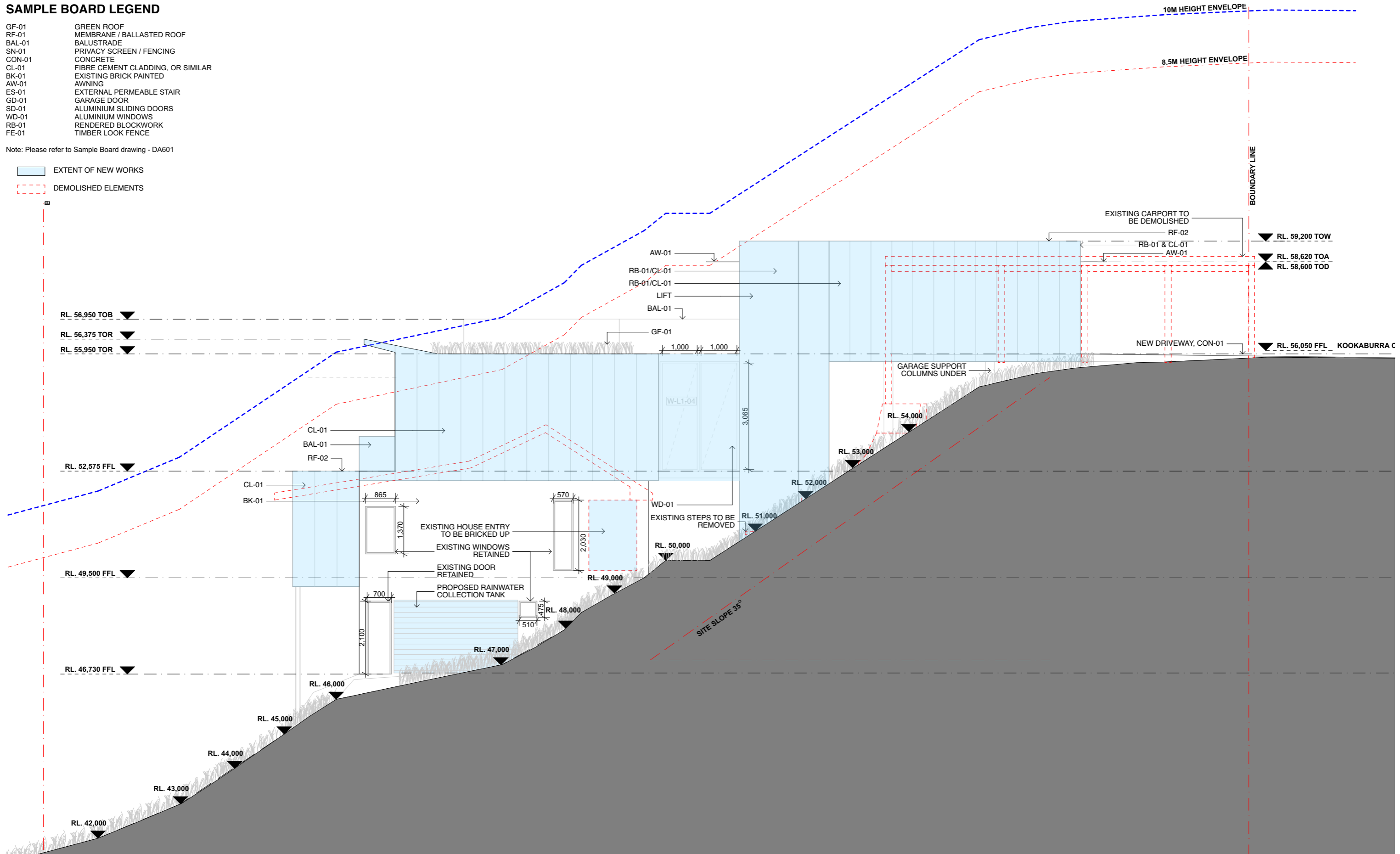
PROJECT: CONCEPT DESIGN - LOT 39 DP204996 10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104				NORTH	SHEET TITLE SECTIONAL ELEVATIONS - SHEET 6
CLIENTS GEORGE AND KATHY CASHA					
PROJECT NUMBER 2401	PLOT DATE	DRAWN LOS / EH	CHECKED EH	SHEET SCALE	SHEET SIZE A3
					SHEET NUMBER DA206
					ISSUE L

SAMPLE BOARD LEGEND

- GF-01 GREEN ROOF
- RF-01 MEMBRANE / BALLASTED ROOF
- BAL-01 BALUSTRADE
- SN-01 PRIVACY SCREEN / FENCING
- CON-01 CONCRETE
- CL-01 FIBRE CEMENT CLADDING, OR SIMILAR
- BK-01 EXISTING BRICK PAINTED
- AW-01 AWNING
- ES-01 EXTERNAL PERMEABLE STAIR
- GD-01 GARAGE DOOR
- SD-01 ALUMINIUM SLIDING DOORS
- WD-01 ALUMINIUM WINDOWS
- RB-01 RENDERED BLOCKWORK
- FE-01 TIMBER LOOK FENCE

Note: Please refer to Sample Board drawing - DA601

- EXTENT OF NEW WORKS
- DEMOLISHED ELEMENTS



1 Proposed Side Elevation - West
1:100

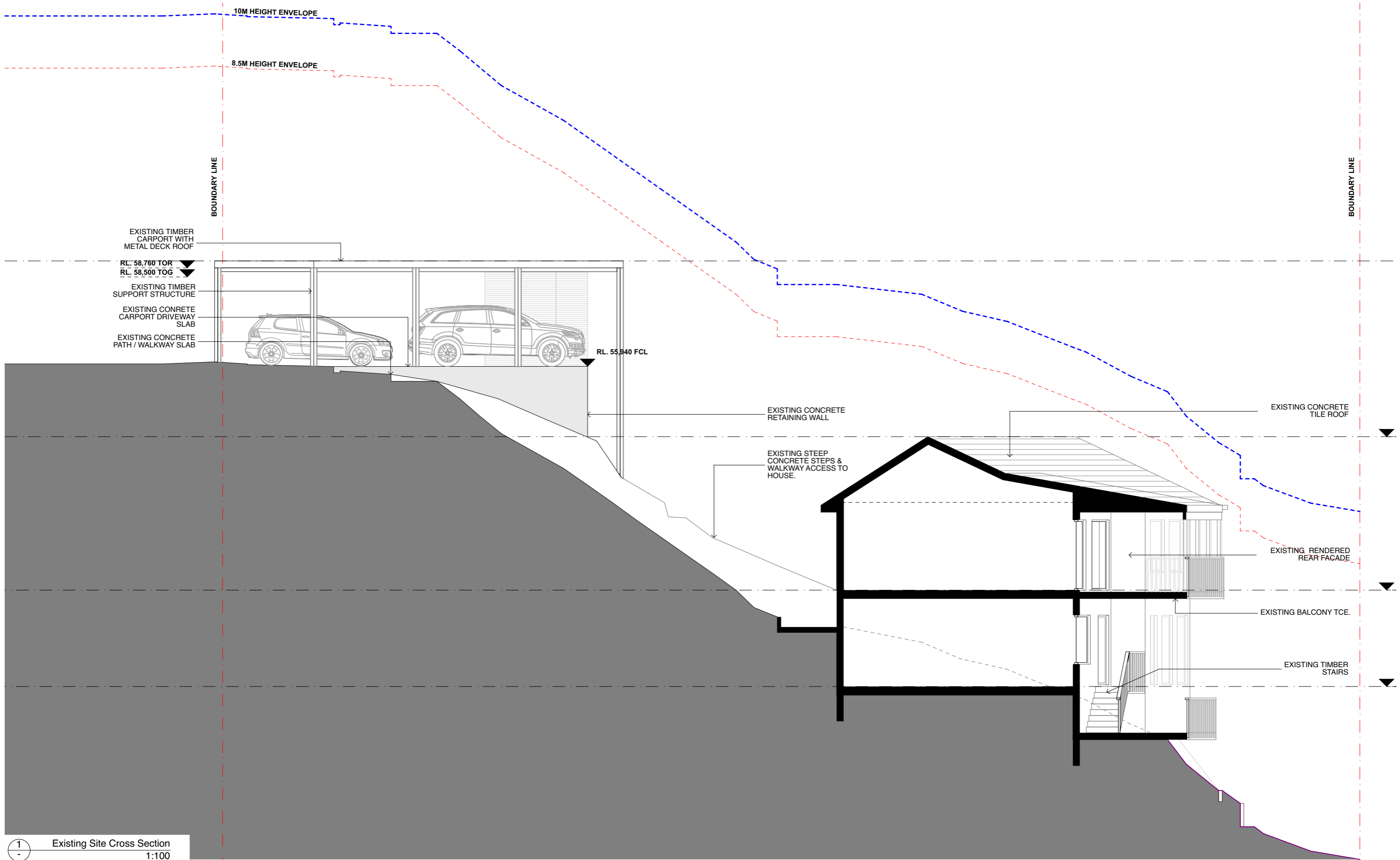
FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	BY	DATE	WIP ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

PROJECT: CONCEPT DESIGN - LOT 39 DP204996 10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104				NORTH		SHEET TITLE SECTIONAL ELEVATIONS - SHEET 7	
CLIENTS GEORGE AND KATHY CASHA				PROJECT NUMBER 2401		PLOT DATE	
DRAWN LOS / EH		CHECKED EH		SHEET SCALE		SHEET SIZE A3	
						SHEET NUMBER DA207	
						ISSUE L	



1 Existing Site Cross Section
1:100

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

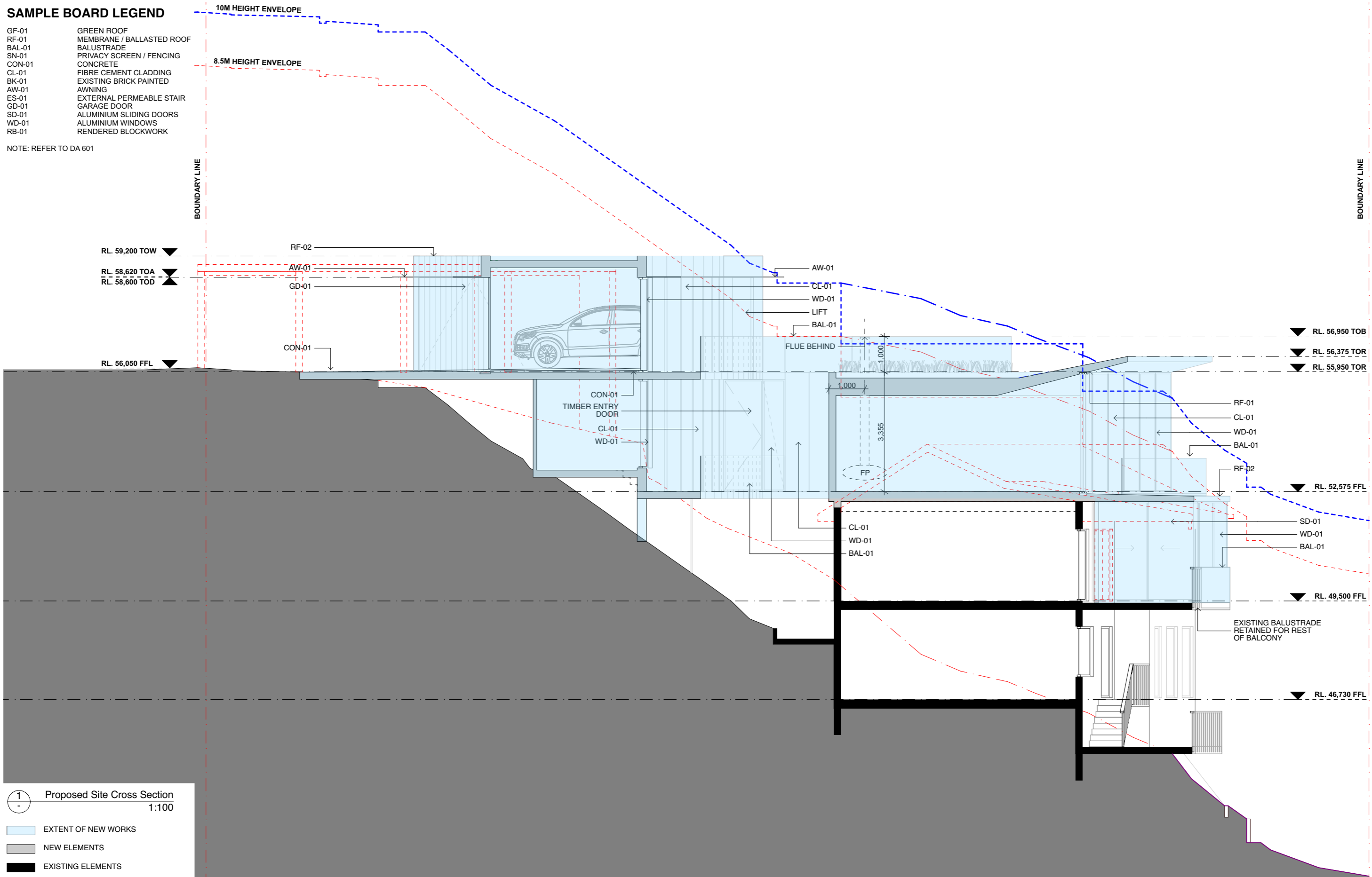
ISSUE	DATE	DESCRIPTION										
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE							
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE							
C	24.05.24	WORK IN PROGRESS ISSUE										
D	29.05.24	WORK IN PROGRESS / COSTING										
E	03.06.24	WIP GARAGE SIZE										
F	22.06.24	WIP ISSUE										
G	01.07.24	WIP ISSUE										
H	01.08.24	WIP ISSUE										
J	09.08.24	WIP ISSUE										

EOIN Architects <small>2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA T +61 2 8005 8975 M 0449 121 346 E info@eoinarchitects.com</small>		<small>PROJECT: CONCEPT DESIGN - LOT 39 DP204996</small> 10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104 <small>CLIENTS</small> GEORGE AND KATHY CASHA		<small>PROJECT NUMBER</small> 2401		<small>PLOT DATE</small> 		<small>DRAWN</small> LOS / EH EH		<small>CHECKED</small> 		<small>SHEET SCALE</small> 		<small>SHEET SIZE</small> A3		<small>SHEET TITLE</small> SITE CROSS SECTION - EXISTING		<small>ISSUE</small> DA301 L	
--	--	--	--	--	--	------------------------------	--	--	--	----------------------------	--	--------------------------------	--	--	--	--	--	--	--

SAMPLE BOARD LEGEND

- GF-01 GREEN ROOF
- RF-01 MEMBRANE / BALLASTED ROOF
- BAL-01 BALUSTRADE
- SN-01 PRIVACY SCREEN / FENCING
- CON-01 CONCRETE
- CL-01 FIBRE CEMENT CLADDING
- BK-01 EXISTING BRICK PAINTED
- AW-01 AWNING
- ES-01 EXTERNAL PERMEABLE STAIR
- GD-01 GARAGE DOOR
- SD-01 ALUMINIUM SLIDING DOORS
- WD-01 ALUMINIUM WINDOWS
- RB-01 RENDERED BLOCKWORK

NOTE: REFER TO DA 601



1 Proposed Site Cross Section
1:100

- EXTENT OF NEW WORKS
- NEW ELEMENTS
- EXISTING ELEMENTS
- DEMOLISHED ELEMENTS

ISSUE	DATE	DESCRIPTION	K	L	21.08.24	02.09.24	WIP ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	L	21.08.24	02.09.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	K	L	21.08.24	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE					
D	29.05.24	WORK IN PROGRESS / COSTING					
E	03.06.24	WIP GARAGE SIZE					
F	22.06.24	WIP ISSUE					
G	01.07.24	WIP ISSUE					
H	01.08.24	WIP ISSUE					
J	09.08.24	WIP ISSUE					

EIOIN Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EIOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EIOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EIOIN.

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

PROJECT: CONCEPT DESIGN - LOT 39 DP204996 10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104				NORTH		SHEET TITLE SITE CROSS SECTION - PROPOSED	
CLIENTS GEORGE AND KATHY CASHA				PROJECT NUMBER 2401		SHEET NUMBER DA302 L	
DRAWN LOS / EH		CHECKED EH		SHEET SCALE A3		ISSUE	

SAMPLE BOARD LEGEND

- GF-01 GREEN ROOF
- RF-01 MEMBRANE / BALLASTED ROOF
- BAL-01 BALUSTRADE
- SN-01 PRIVACY SCREEN / FENCING
- CON-01 CONCRETE
- CL-01 FIBRE CEMENT CLADDING, OR SIMILAR
- BK-01 EXISTING BRICK PAINTED
- AW-01 AWNING
- ES-01 EXTERNAL PERMEABLE STAIR
- GD-01 GARAGE DOOR
- SD-01 ALUMINIUM SLIDING DOORS
- WD-01 ALUMINIUM WINDOWS
- RB-01 RENDERED CONCRETE BLOCK
- FE-01 TIMBER LOOK FENCE



GF-01 - GREEN ROOF



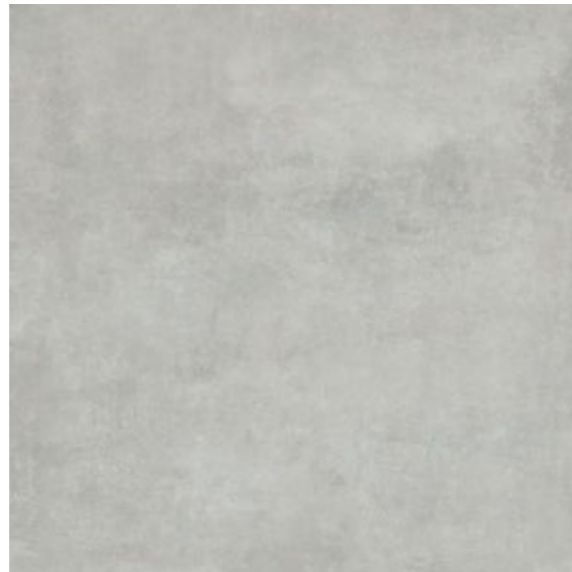
RF-01 - MEMBRANE / BALLASTED ROOF



BAL-01 - GLASS BALUSTRADE



SN-01 - SCREEN / FENCE - TIMBER LOOK



CON-01 - CONCRETE



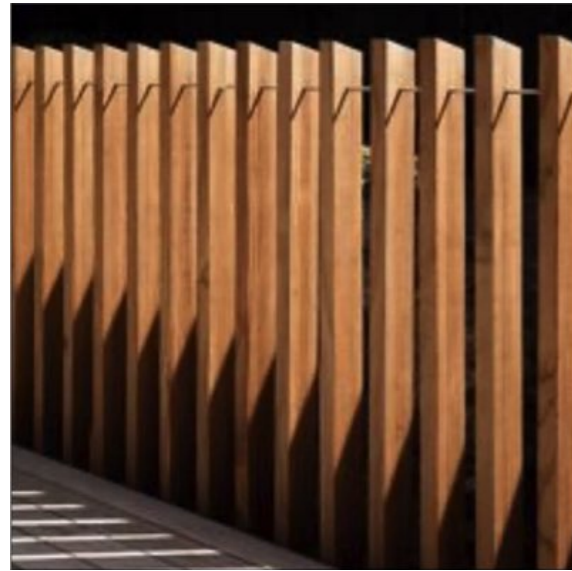
CL-01 - FIBRE CEMENT CLADDING / OR SIM.



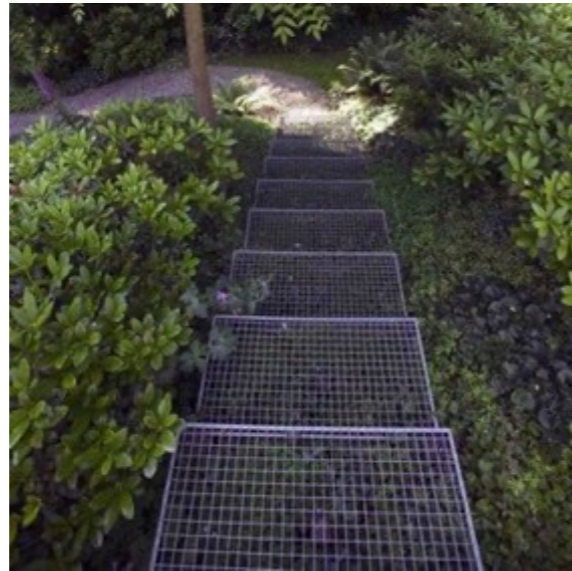
BK-01 - EXISTING BRICK PAINTED



AW-01 - SOLAR / WEATHER AWNING



FE-01 - TIMBER LOOK FENCE



ES-01 - EXTERNAL PERMEABLE STAIRS



GD-01 - GARAGE DOOR



SD-01 - ALUMINIUM SLIDING DOORS



WD-01 - ALUMINIUM WINDOWS
RB-01 - RENDERED CONCRETE BLOCK

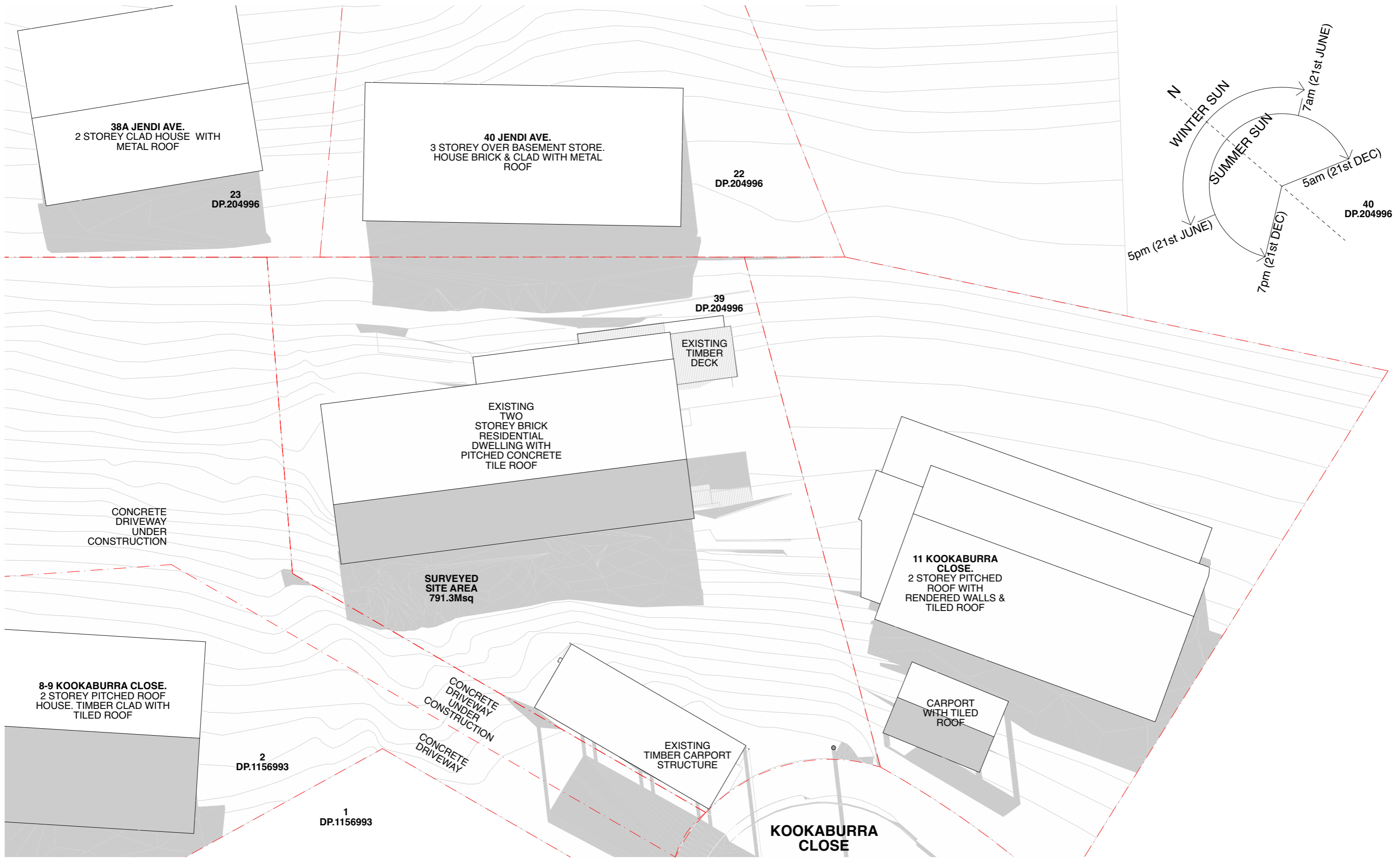
ISSUE	DATE	DESCRIPTION			
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

PROJECT: CONCEPT DESIGN - LOT 39 DP204996 10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104				NORTH		SHEET TITLE FINISHES SCHEDULE	
CLIENTS GEORGE AND KATHY CASHA				PROJECT NUMBER		SHEET NUMBER	
2401		PLOT DATE		DRAWN		CHECKED	
				LOS / EH EH		SHEET SCALE	
						SHEET SIZE	
						A3	
						ISSUE	
						DA601 L	



1 EXISTING SHADOW DIAGRAM_JUNE 21_9AM
1:200

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	K	L	WIP ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN
Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

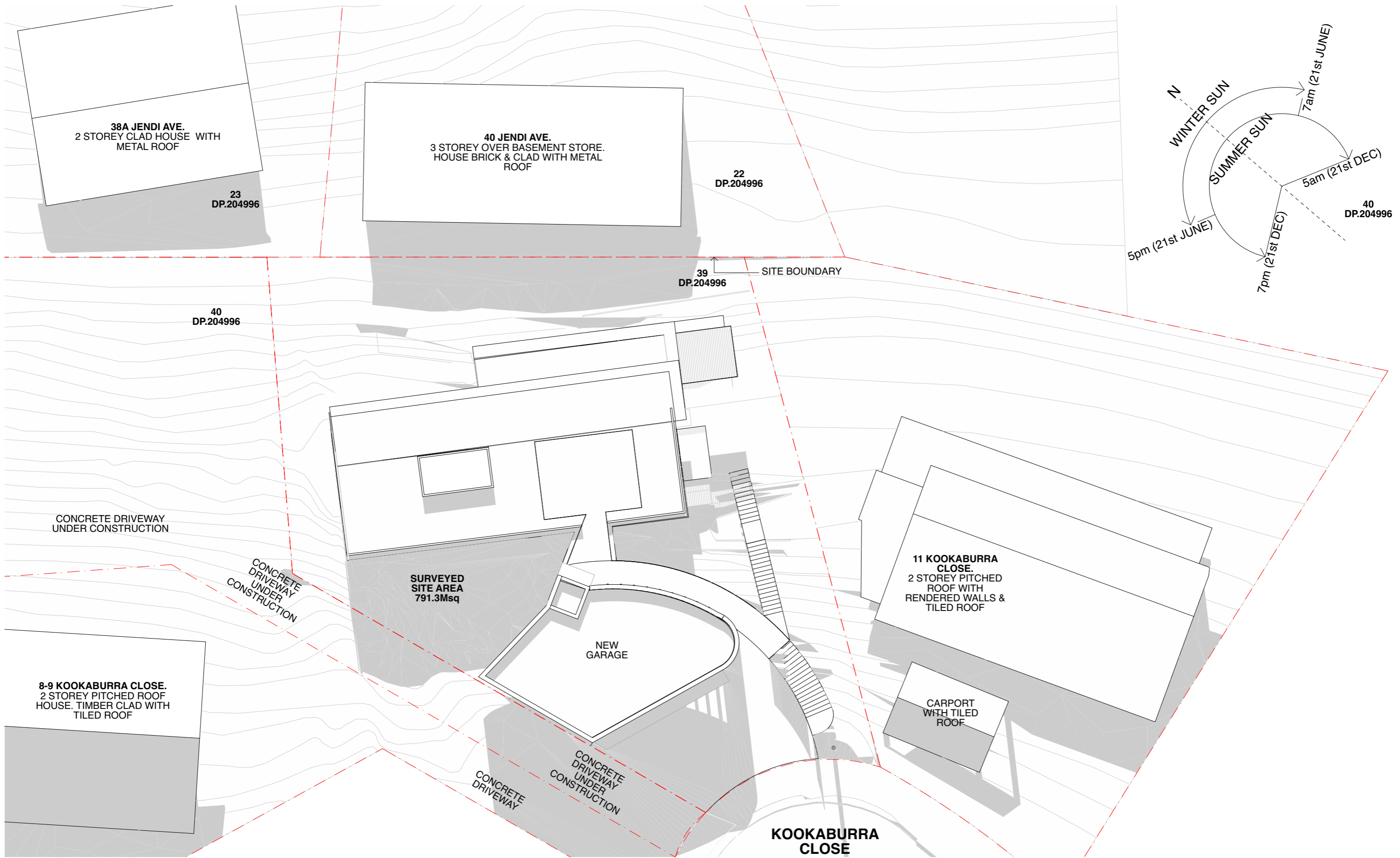
PROJECT: CONCEPT DESIGN - LOT 39 DP204996
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104
CLIENTS
GEORGE AND KATHY CASHA

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE
2401		LOS / EH	EH	

NORTH

SHEET SIZE
A3

SHEET TITLE
EXISTING SHADOW DIAGRAM - 9AM - JUNE 21
CERTIFIED BY EPH 1133 - BASED ON CMS SURVEY 10438
SHEET NUMBER
DA602.1
ISSUE
L



1 PROPOSED SHADOW DIAGRAM_JUNE 21_9AM
1:200

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	K	L	DATE	ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K		21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L		02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE				
D	29.05.24	WORK IN PROGRESS / COSTING				
E	03.06.24	WIP GARAGE SIZE				
F	22.06.24	WIP ISSUE				
G	01.07.24	WIP ISSUE				
H	01.08.24	WIP ISSUE				
J	09.08.24	WIP ISSUE				

EOIN
Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

PROJECT: CONCEPT DESIGN - LOT 39 DP204996
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104

CLIENTS
GEORGE AND KATHY CASHA

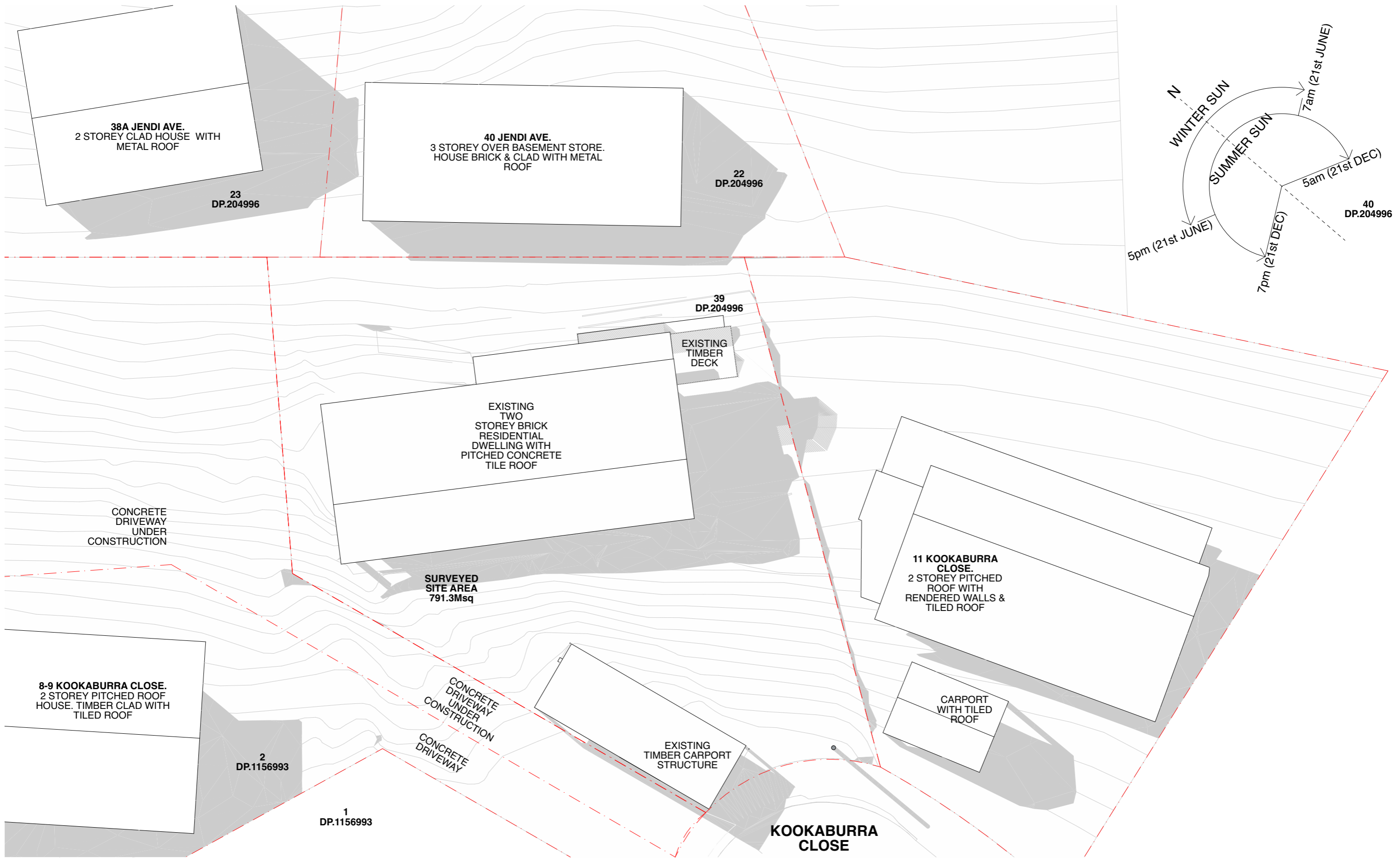
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE
2401		LOS / EH	EH	

NORTH

SHEET SIZE
A3

SHEET TITLE
PROPOSED SHADOW DIAGRAM - 9AM - JUNE
CERTIFIED BY EPH 1133 - BASED ON CMS SURVEY 10438

SHEET NUMBER	ISSUE
DA602.2	L



1 - EXISTING SHADOW DIAGRAM_JUNE 21_12PM
1:200

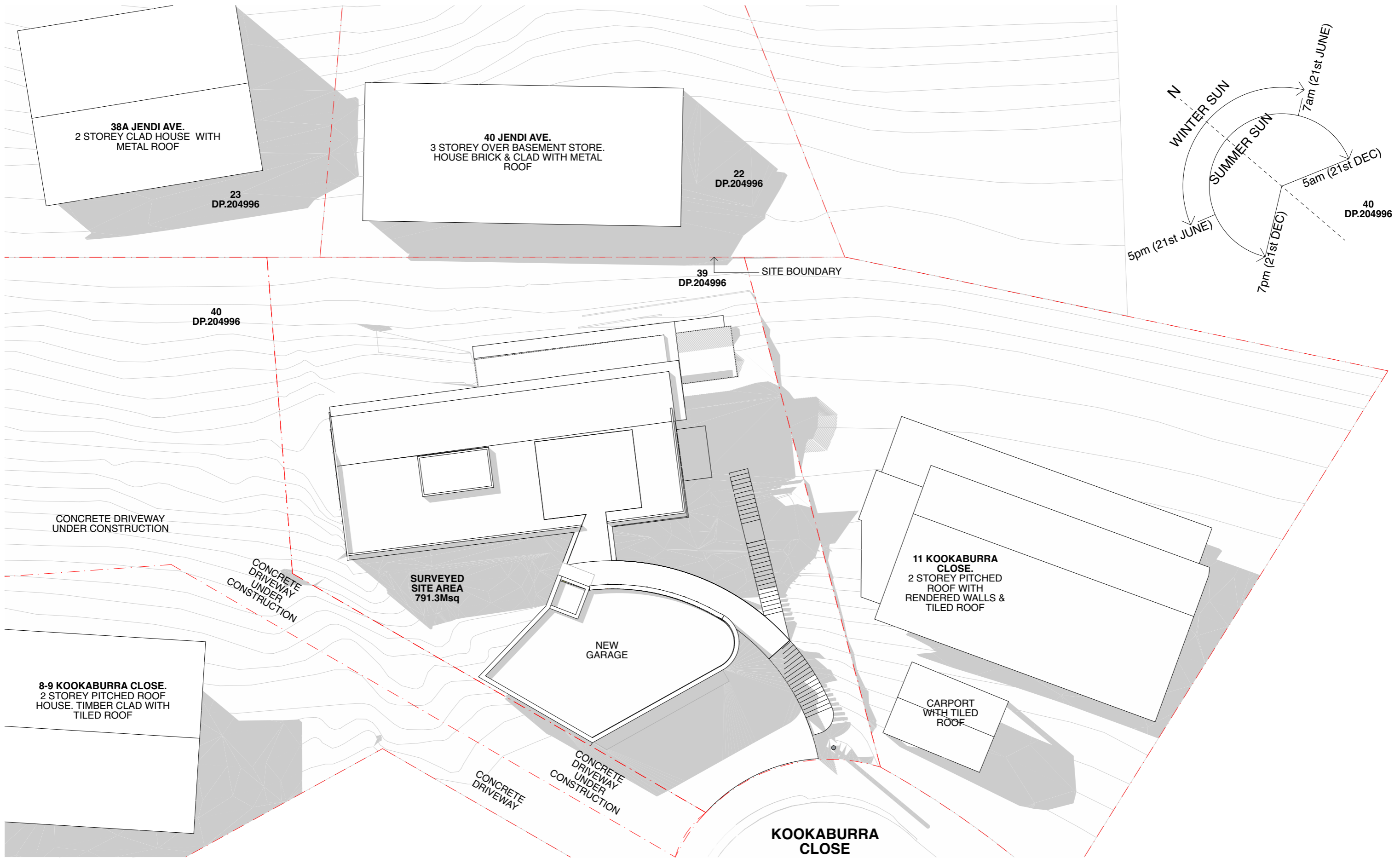
ISSUE	DATE	DESCRIPTION	K	L	DATE	ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K		21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L		02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE				
D	29.05.24	WORK IN PROGRESS / COSTING				
E	03.06.24	WIP GARAGE SIZE				
F	22.06.24	WIP ISSUE				
G	01.07.24	WIP ISSUE				
H	01.08.24	WIP ISSUE				
J	09.08.24	WIP ISSUE				

EOIN Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

PROJECT: CONCEPT DESIGN - LOT 39 DP204996				NORTH		SHEET TITLE	
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104						EXISTING SHADOW DIAGRAM - 12PM - JUNE 21	
CLIENTS GEORGE AND KATHY CASHA						CERTIFIED BY EPH 1133 - BASED ON CMS SURVEY 10438	
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	SHEET NUMBER	
2401		LOS / EH	EH		A3	ISSUE	
						DA603.1 L	



1 PROPOSED SHADOW DIAGRAM_JUNE 21_12PM
1:200

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	K	L	DATE	ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K		21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L		02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE				
D	29.05.24	WORK IN PROGRESS / COSTING				
E	03.06.24	WIP GARAGE SIZE				
F	22.06.24	WIP ISSUE				
G	01.07.24	WIP ISSUE				
H	01.08.24	WIP ISSUE				
J	09.08.24	WIP ISSUE				

EOIN Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

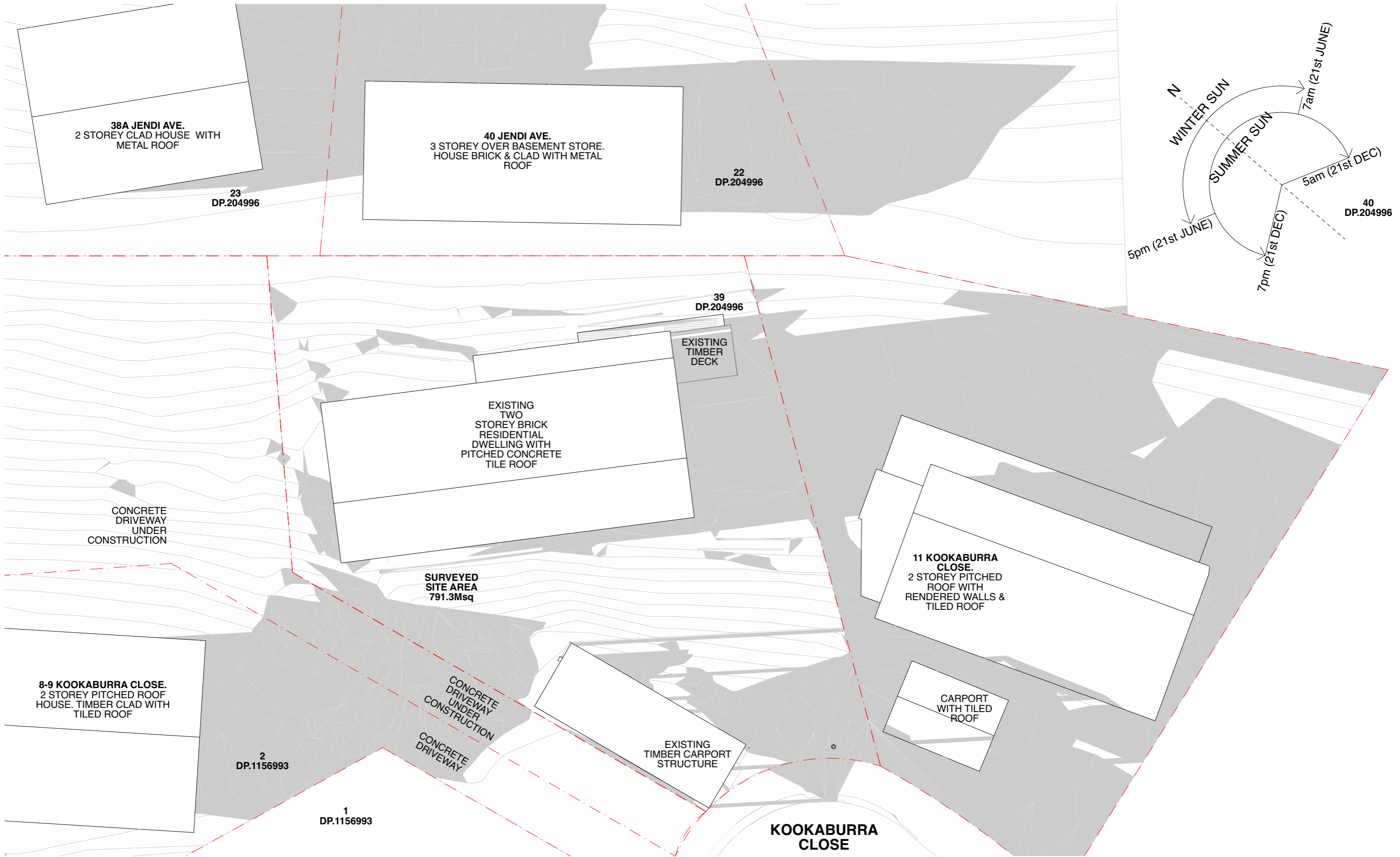
PROJECT: CONCEPT DESIGN - LOT 39 DP204996
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104
CLIENTS
GEORGE AND KATHY CASHA

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE
2401		LOS / EH	EH	

NORTH
SHEET SIZE
A3

SHEET TITLE
PROPOSED SHADOW DIAGRAM - 12PM - JUNE 21
CERTIFIED BY EPH 1133 - BASED ON CMS SURVEY 10438
SHEET NUMBER
ISSUE

DA603.2 L



1 EXISTING SHADOW DIAGRAM_JUNE 21_3PM
1:200

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	K	L	DATE	ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K		21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L		02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE				
D	29.05.24	WORK IN PROGRESS / COSTING				
E	03.06.24	WIP GARAGE SIZE				
F	22.06.24	WIP ISSUE				
G	01.07.24	WIP ISSUE				
H	01.08.24	WIP ISSUE				
J	09.08.24	WIP ISSUE				

EOIN Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

PROJECT: CONCEPT DESIGN - LOT 39 DP204996
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104
CLIENTS: **GEORGE AND KATHY CASHA**

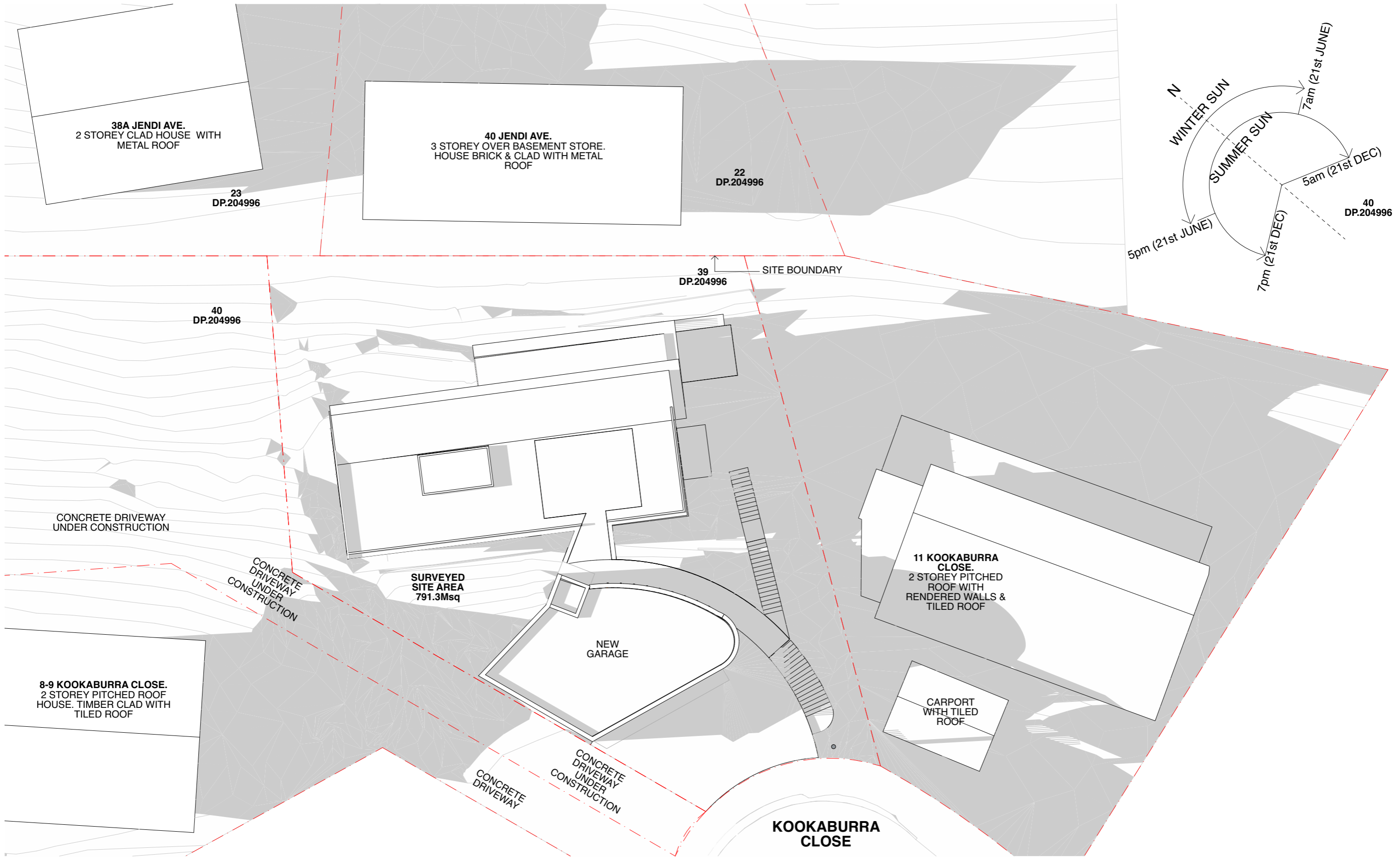
PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE
2401		LOS / EH	EH		A3

NORTH

SHEET TITLE
EXISTING SHADOW DIAGRAM - 3PM - JUNE 21
CERTIFIED BY EPH 1133 - BASED ON CMS SURVEY 10438

SHEET NUMBER
DA604.1 L

ISSUE



1 - PROPOSED SHADOW DIAGRAM_JUNE 21_3PM
1:200

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	K	L	DATE	ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K		21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L		02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE				
D	29.05.24	WORK IN PROGRESS / COSTING				
E	03.06.24	WIP GARAGE SIZE				
F	22.06.24	WIP ISSUE				
G	01.07.24	WIP ISSUE				
H	01.08.24	WIP ISSUE				
J	09.08.24	WIP ISSUE				

EOIN
Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

PROJECT: CONCEPT DESIGN - LOT 39 DP204996
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104
CLIENTS
GEORGE AND KATHY CASHA

PROJECT NUMBER
2401

PLOT DATE

DRAWN
LOS / EH EH

CHECKED

SHEET SCALE

NORTH

SHEET SIZE
A3

SHEET TITLE
PROPOSED SHADOW DIAGRAM - 3PM - JUNE 21
CERTIFIED BY EPH 1133 - BASED ON CMS SURVEY 10438

SHEET NUMBER

ISSUE

DA604.2 L

BUILT UPON AREA CALCULATIONS

SURVEYED SITE AREA - 791.3 m²

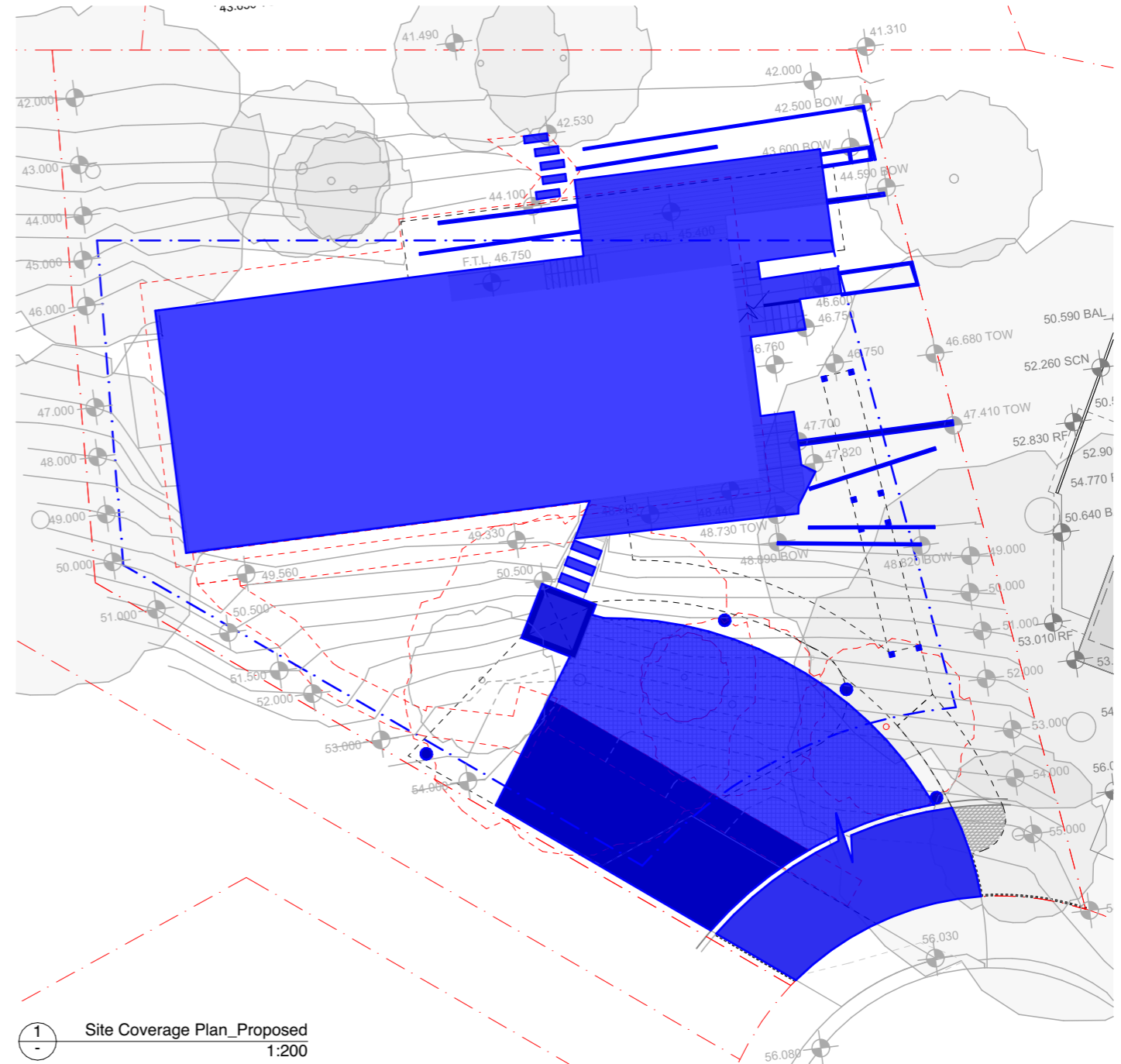
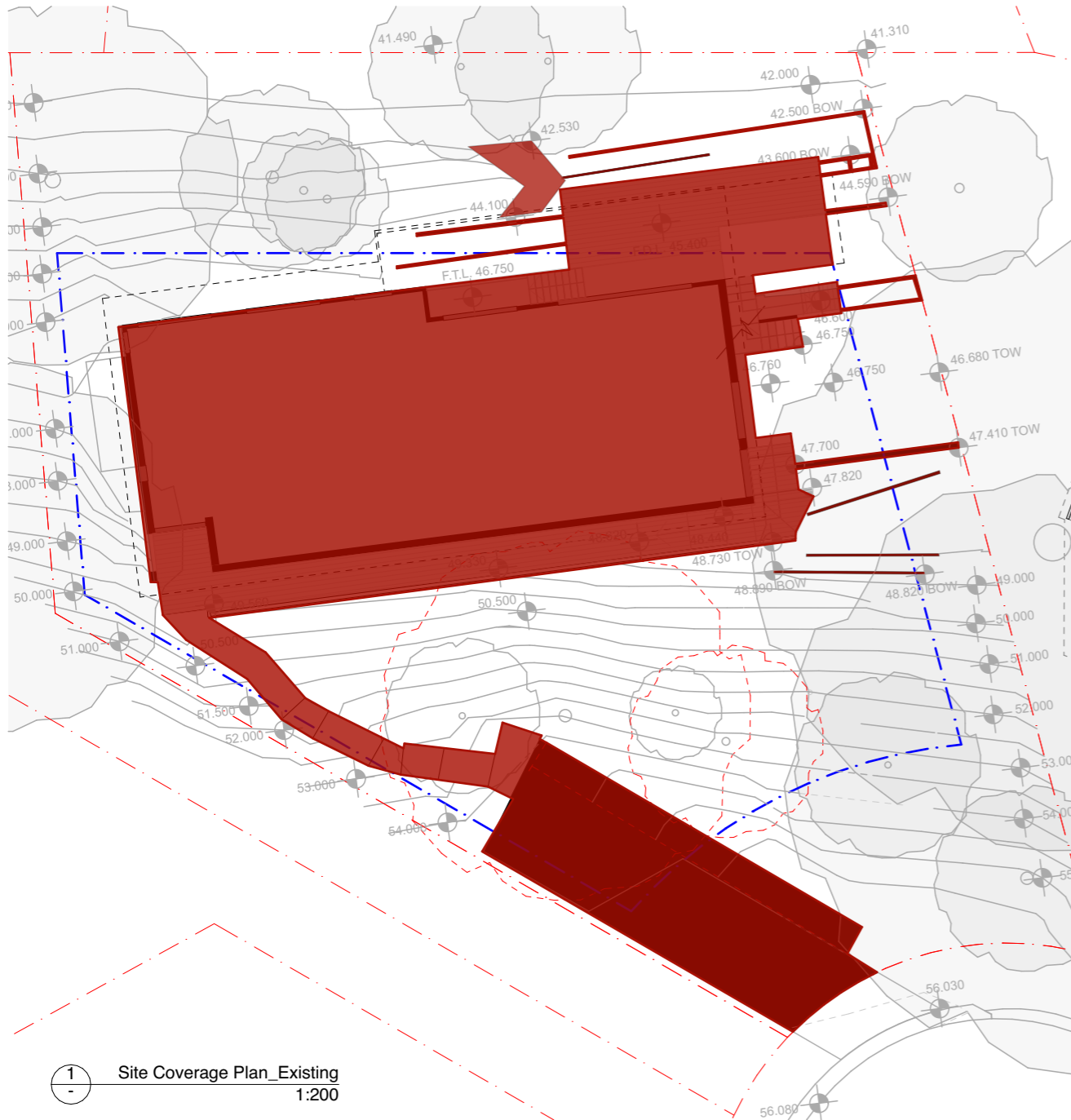


EXISTING BUILT UPON AREA - 301m² (38%)



PROPOSED BUILT UPON AREA - 339m² (42.8%)
PROPOSED INCREASE OF 38m² (4.8%)

NOTE: PROPOSED REDUCTION NOT INCLUDING PROPOSED GREEN ROOF 14m²



FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION			
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN Architects
 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
 T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
 NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

PROJECT: CONCEPT DESIGN - LOT 39 DP204996
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104

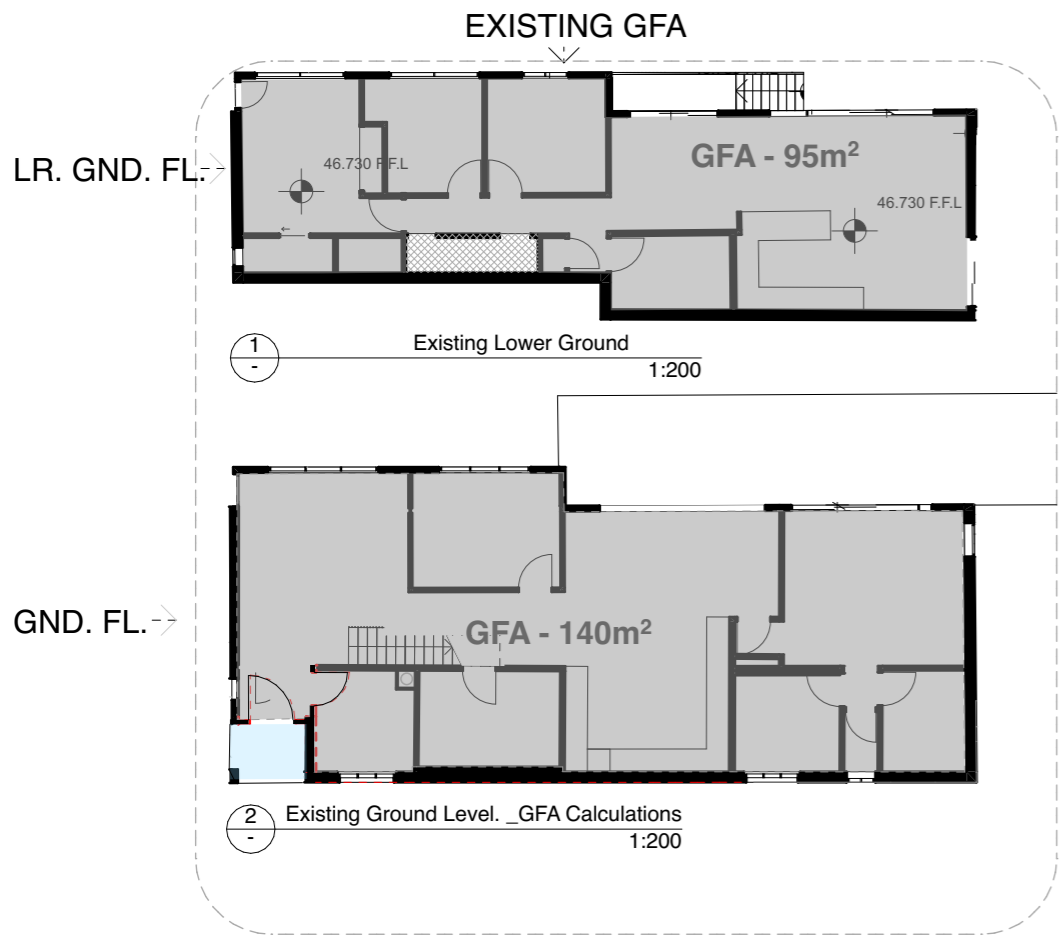
CLIENTS
GEORGE AND KATHY CASHA

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	SHEET NUMBER
2401		LOS / EH	EH		A3	

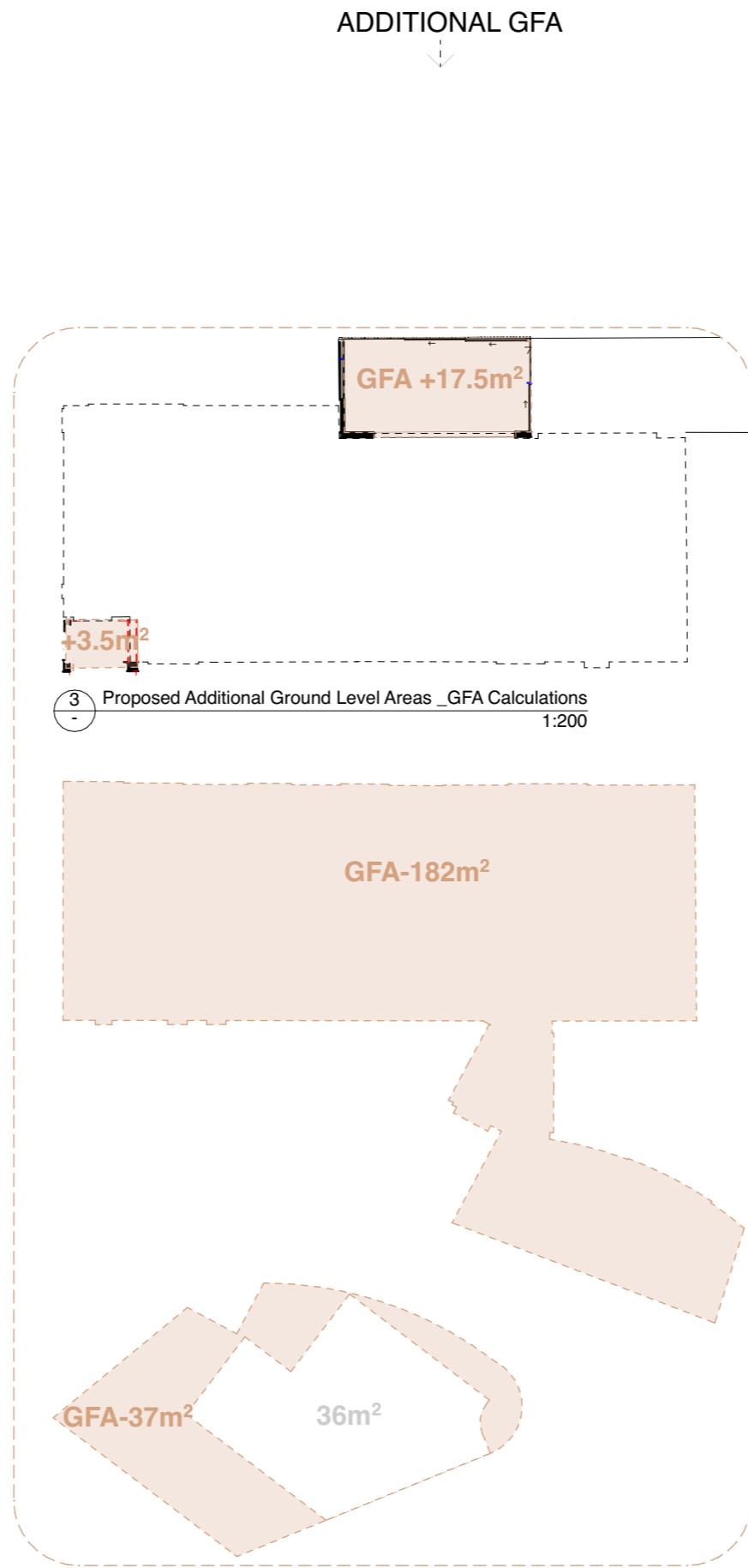


SHEET TITLE
BUILT UPON AREA CALCULATIONS

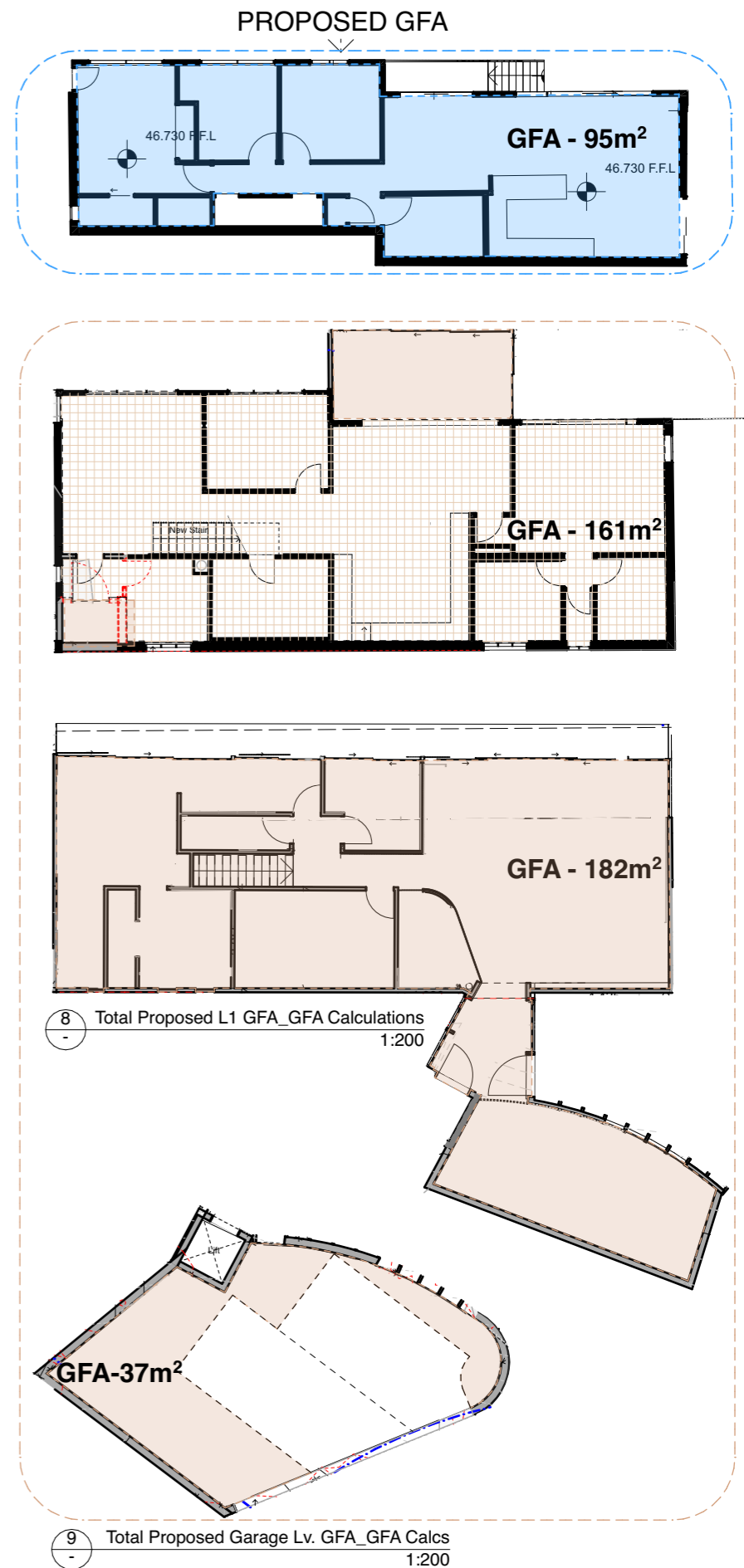
ISSUE
DA605 L



+



=



GFA CALCULATIONS
SURVEYED SITE AREA - 791.3 m²

EXISTING

EXISTING HOUSE
LOWER GND. FL. GFA = 95Msq
GROUND. FL. GFA = 140Msq
EXISTING APPROX TOTAL GFA = 238MSQ

PROPOSED

PROPOSED GRANNY FLAT
LOWER GROUND FLOOR GFA = 95Msq
25% OF PROPOSED MAIN HOUSE GFA

PROPOSED MAIN HOUSE
GROUND FLOOR GFA = 161Msq
FIRST FLOOR GFA = 182Msq
GARAGE FLOOR LV. GFA = 37Msq
PROPOSED APPROX TOTAL GFA = 380MSQ

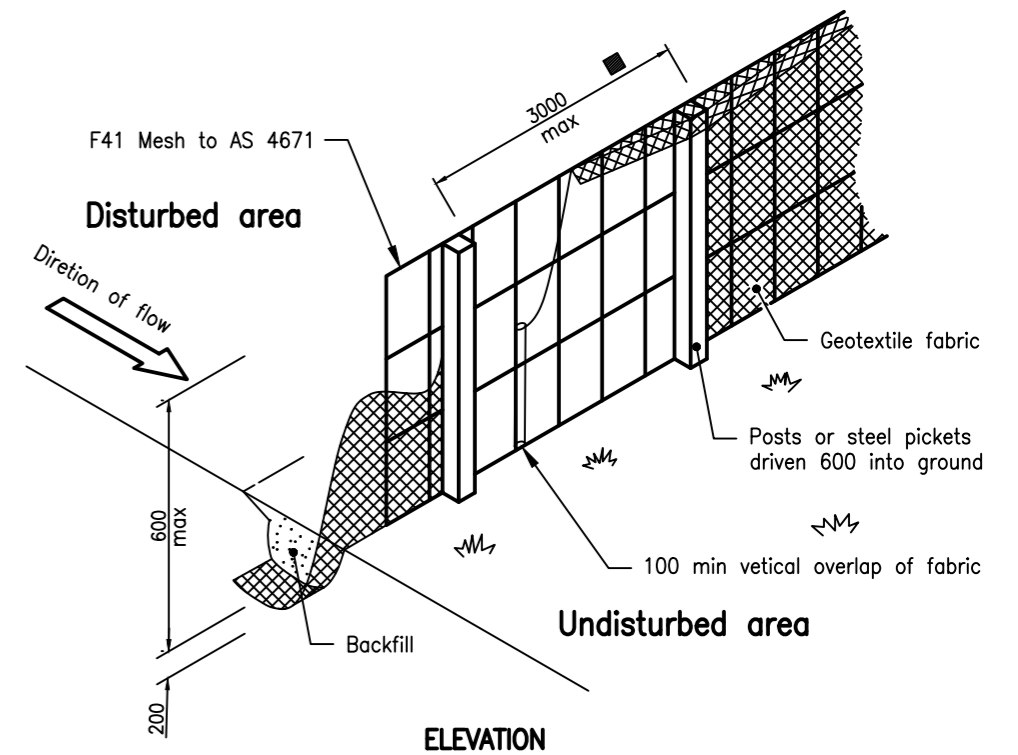
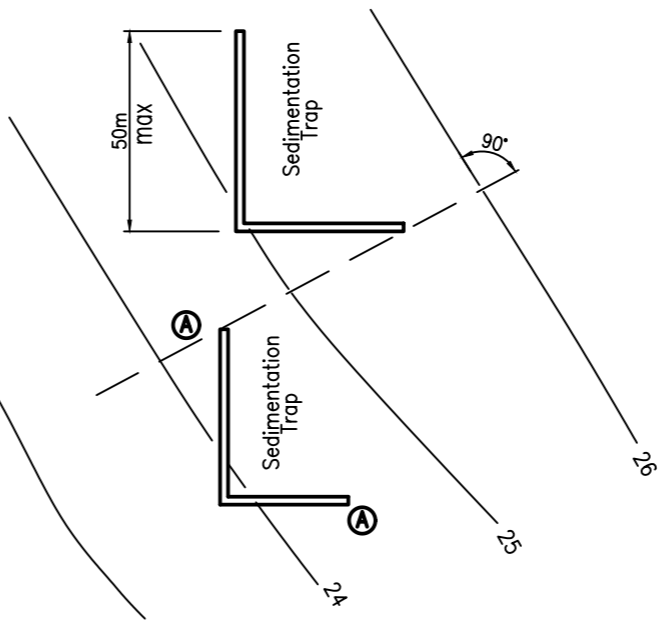
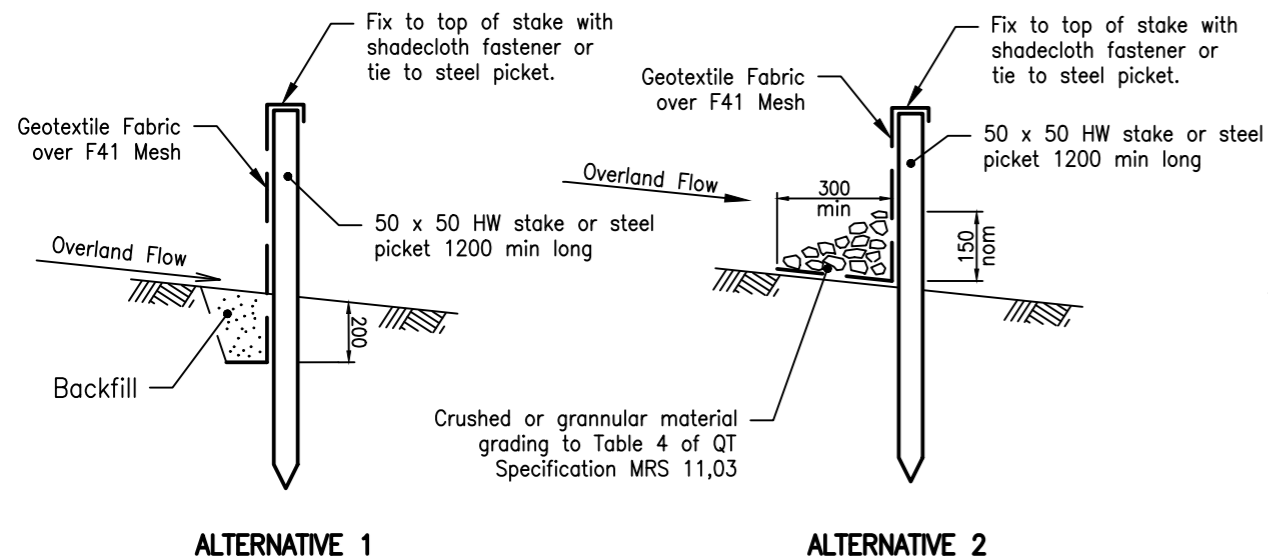
ISSUE	DATE	DESCRIPTION	K	L	21.08.24	02.09.24	WIP ISSUE	ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K		21.08.24		WIP ISSUE	
B	15.05.24	WORKSHOP & ENSUITE REVISED		L	02.09.24		ISSUE	
C	24.05.24	WORK IN PROGRESS ISSUE						
D	29.05.24	WORK IN PROGRESS / COSTING						
E	03.06.24	WIP GARAGE SIZE						
F	22.06.24	WIP ISSUE						
G	01.07.24	WIP ISSUE						
H	01.08.24	WIP ISSUE						
J	09.08.24	WIP ISSUE						

EOIN Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

PROJECT: CONCEPT DESIGN - LOT 39 DP204996 10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104				NORTH		SHEET TITLE GFA CALCULATIONS	
CLIENTS GEORGE AND KATHY CASHA				PROJECT NUMBER		SHEET NUMBER	
2401		PLOT DATE		DRAWN		SHEET SCALE	
				LOS / EH EH		A3	
				SHEET SIZE		ISSUE	
				A3		DA606 L	



TYPICAL LAYOUT ACROSS GRADE
points A at same elevation

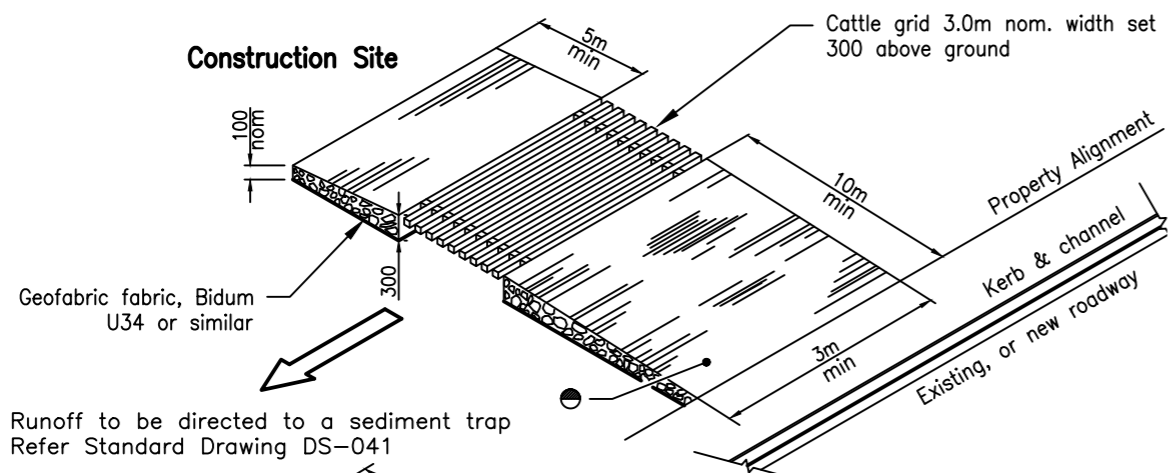
NOTES:

GENERAL

- All erosion and sediment controls to be in accordance with "Best Practice Erosion and Sediment Control", International Erosion and Sediment Control Association (IECA), Australasia Chapter, and to the satisfaction of the superintendent,
- Temporary drainage control. Flow should be diverted around the work site where possible.
- All drainage, erosion and sediment controls to be installed and be operational before commencing up-slope earthworks.
- All control measures to be inspected at least weekly and after significant runoff producing storms.
- Control measures may be removed when on-site erosion is controlled and 70% permanent soil coverage is obtained over all upstream disturbed land.
- In areas where runoff turbidity is to be controlled, exposed surfaces to be either mulched, covered with erosion control blankets or turfed if earthworks are expected to be delayed for more than 14 days.
- Straw bale sediment traps are a secondary option which generally should not be used if other options are available.

SEDIMENT FENCE

- Not to be located in areas of concentrated flow.
- Normally located along the contour with a maximum catchment area 0.6 ha per 100m length of fence.
- Woven fabrics are preferred, non-woven fabrics may be used on small work sites, i.e. operational period less than 6 months or on sites where significant sediment runoff is not expected.
- Where fences need to be located across the contour the layout shall conform to 'Typical Layout Across Grade'.
- Fences are required 2m min from toe of cut or fill batters, where not practical one fence can be at the toe with a second fence 1m min away. Fence should not be located parallel with toe if concentration of flow will occur behind the fence.
- Temp Construction Entry/Exit Sediment Trap.
- Adjacent stormwater runoff to be diverted away from entry/exit.
- Wheel - wash or spray unit may be required during wet weather.
- Safety issues must be considered at all times, incorporate traffic control devices to the satisfaction of the superintendent.
- All dimensions are in millimetres unless shown otherwise.



Runoff to be directed to a sediment trap
Refer Standard Drawing DS-041

ALTERNATIVE 1

ALTERNATIVE 2

**TEMPORARY CONSTRUCTION ENTRY/EXIT
SEDIMENT TRAP**

- LEGEND**
- Unbound pavement material (gravel) to Grading B Table 9 of QT Specification MRS11.05 exclude material finer than AS sieve 2.36
 - Without F41 mesh 2000 max C/C

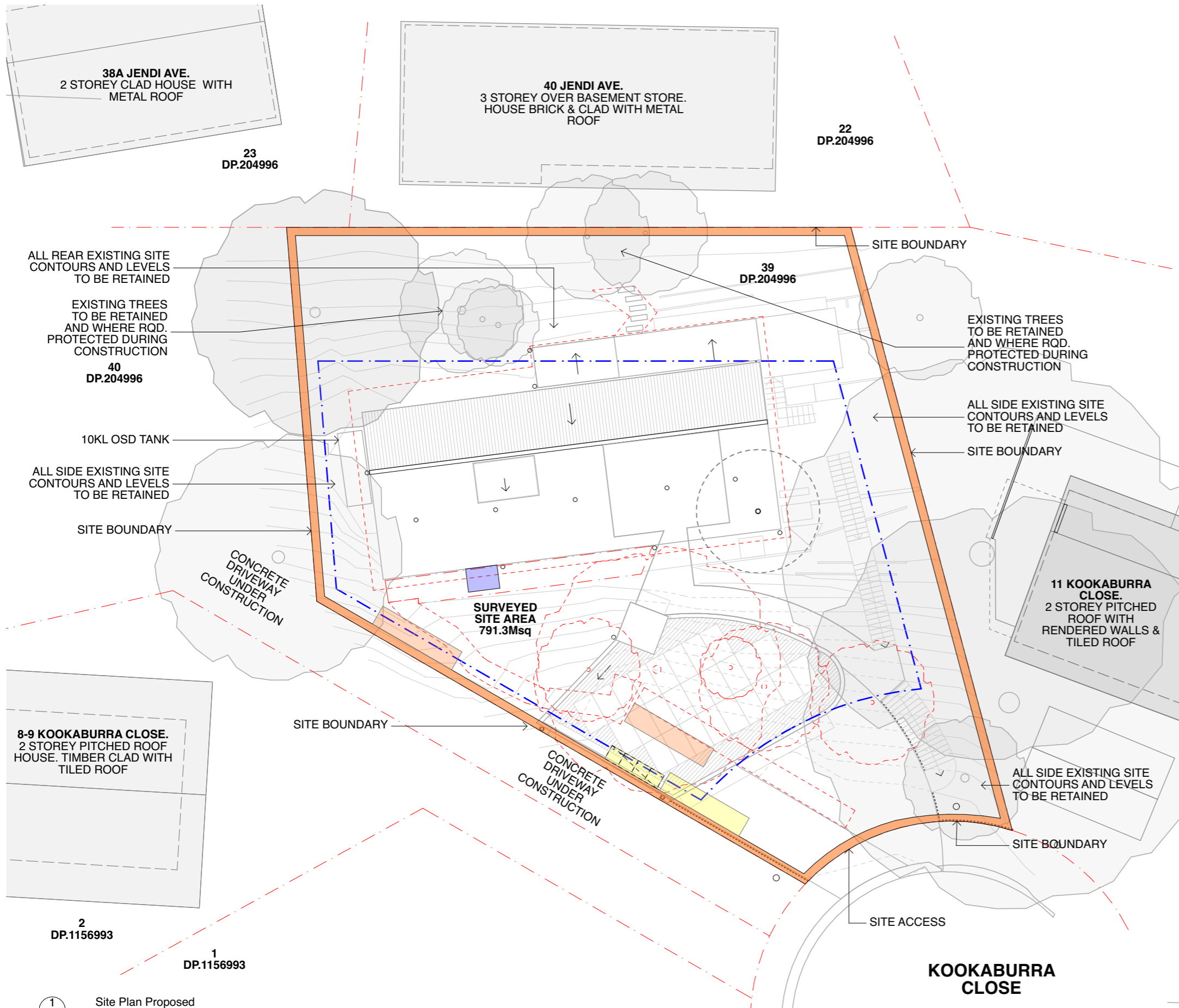
ISSUE	DATE	DESCRIPTION	BY	DATE	WIP ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K	21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L	02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE			
D	29.05.24	WORK IN PROGRESS / COSTING			
E	03.06.24	WIP GARAGE SIZE			
F	22.06.24	WIP ISSUE			
G	01.07.24	WIP ISSUE			
H	01.08.24	WIP ISSUE			
J	09.08.24	WIP ISSUE			

EOIN Architects
2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

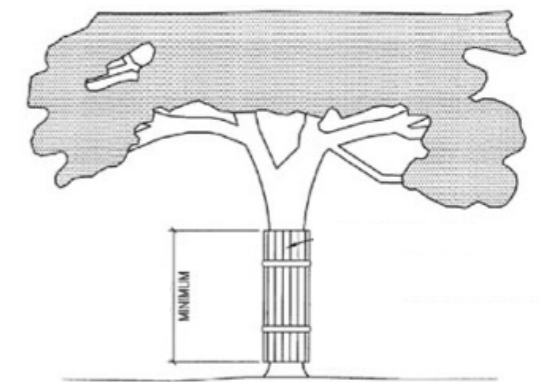
FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

PROJECT: CONCEPT DESIGN - LOT 39 DP204996 10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104				NORTH		SHEET TITLE EROSION & SEDIMENT CONTROL PLAN_SHEET 1 OF 2	
CLIENTS GEORGE AND KATHY CASHA				PROJECT NUMBER 2401		SHEET NUMBER DA608 L	
DRAWN LOS / EH EH		CHECKED		SHEET SCALE A3		ISSUE	



- WASTE STORAGE DURING CONSTRUCTION
- MATERIAL STORAGE DURING CONSTRUCTION
- SEDIMENTARY CONTROL BARRIER DURING CONSTRUCTION
- TOILET FACILITIES DURING CONSTRUCTION (GND LV)

TREE PROTECTION DURING CONSTRUCTION
 Refer to Arborist's report for details of trees to be retained & protected during construction.



1 Site Plan Proposed
 1:200

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ISSUE	DATE	DESCRIPTION	K	L	DATE	ISSUE
A	10.05.24	DRAFT ISSUE - WORK IN PROGRESS	K		21.08.24	WIP ISSUE
B	15.05.24	WORKSHOP & ENSUITE REVISED	L		02.09.24	ISSUE
C	24.05.24	WORK IN PROGRESS ISSUE				
D	29.05.24	WORK IN PROGRESS / COSTING				
E	03.06.24	WIP GARAGE SIZE				
F	22.06.24	WIP ISSUE				
G	01.07.24	WIP ISSUE				
H	01.08.24	WIP ISSUE				
J	09.08.24	WIP ISSUE				

EOIN Architects
 2/343 SYDNEY RD, BALGOWLAH NSW 2093 AUSTRALIA
 T +61 2 8005 8975 | M 0449 121 346 | E info@eoinarchitects.com

EOIN ARCHITECTS ABN 25 673 855 845
 NOMINATED ARCHITECT EOIN PATRICK HEALY 11133 / CLASS 2 - REGISTERED PRACTITIONER - DEP 0003261
 THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN EOIN.

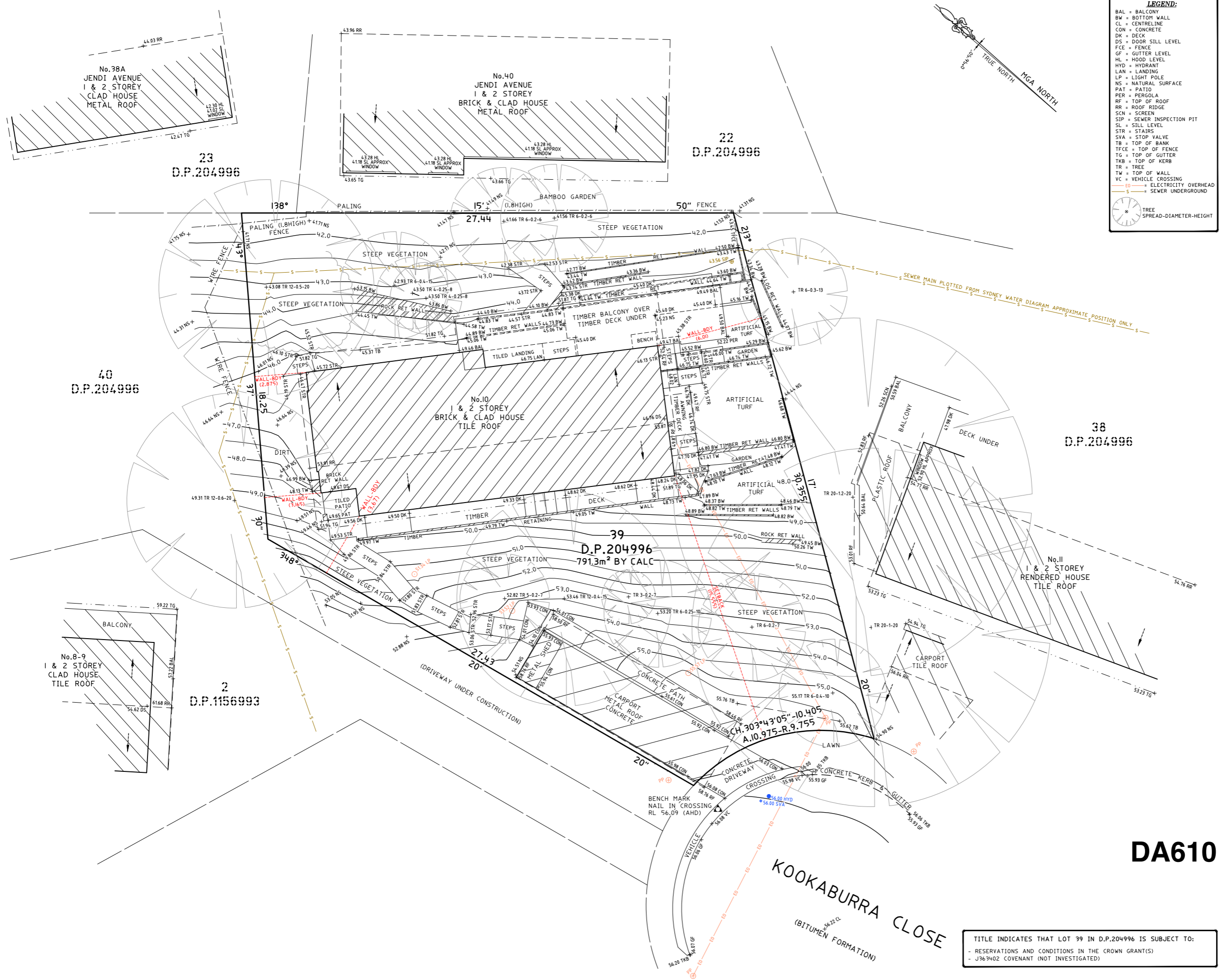
PROJECT: CONCEPT DESIGN - LOT 39 DP204996
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104
 CLIENTS: **GEORGE AND KATHY CASHA**

PROJECT NUMBER	PLOT DATE	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	SHEET NUMBER
2401		LOS / EH	EH		A3	

NORTH

SHEET TITLE: **EROSION & SEDIMENT CONTROL PLAN_SHEET 2 OF 2**

ISSUE: **DA609 L**



LEGEND:

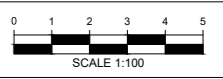
- BAL = BALCONY
- BW = BOTTOM WALL
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DS = DOOR SILL LEVEL
- FCE = FENCE
- GF = GUTTER LEVEL
- HL = HOOD LEVEL
- HYD = HYDRANT
- LAN = LANDING
- LP = LIGHT POLE
- NS = NATURAL SURFACE
- PAT = PATIO
- PER = PERGOLA
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SCN = SCREEN
- SIP = SEWER INSPECTION PIT
- SL = SILL LEVEL
- STR = STAIRS
- SVA = STOP VALVE
- TB = TOP OF BANK
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TWB = TOP OF HERB
- TR = TREE
- TW = TOP OF WALL
- VC = VEHICLE CROSSING
- VE = ELECTRICITY OVERHEAD
- SW = SEWER UNDERGROUND

TREE
 SPREAD-DIAMETER-HEIGHT

- NOTES:**
- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
 - WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
 - THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF GEORGE CASHA.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED BEFORE YOU DIG AUSTRALIA (www.youdig.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © CMS SURVEYORS 2023.
 - NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
 - ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR PRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
 - THIS NOTICE MUST NOT BE ERASED.

MURRAY LEARMONT
 REGISTERED SURVEYOR BOSSI NUMBER 1462

1	FIRST ISSUE	21/11/23
---	-------------	----------



HORIZONTAL DATUM:
 CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
 B.M. ADOPTED: PM 27883
 R.L. 16.307
 SOURCE: CORSNET OBSERVATIONS

CLIENT:
 GEORGE CASHA

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 39 IN DP204996 No.10 KOOKABURRA CLOSE BAYVIEW, NSW, 2104

CMS SURVEYORS
 CMS SURVEYORS PTY LTD
 ACN 096 240 201
 PO Box 463 Dee Why, NSW, 2099
 2/99A South Creek Road, Dee Why, NSW, 2099
 (02) 9971 4802
 info@cmsurveyors.com.au
 www.cmsurveyors.com.au

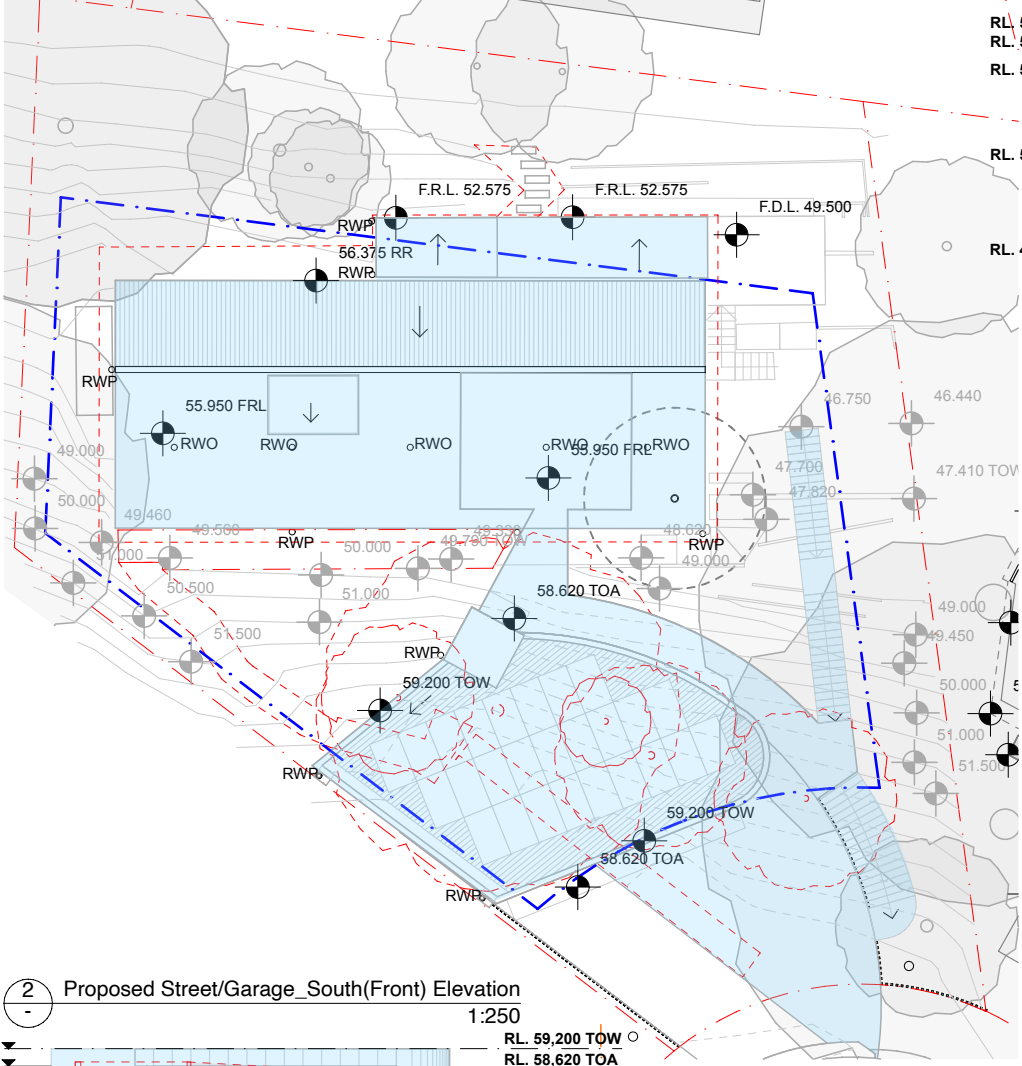
SURVEYED	HH	DRAWN	ABS	CHECKED	HH	APPROVED	RM
SURVEY INSTRUCTION	10438A	SCALE	1:100@A1	DATE OF SURVEY	14/11/2023	DRAWING NAME	10438Adetail
						SHEET	ISS
						1 OF 1	

TITLE INDICATES THAT LOT 39 IN D.P.204996 IS SUBJECT TO:
 - RESERVATIONS AND CONDITIONS IN THE CROWN GRANTS(S)
 - J363402 COVENANT (NOT INVESTIGATED)

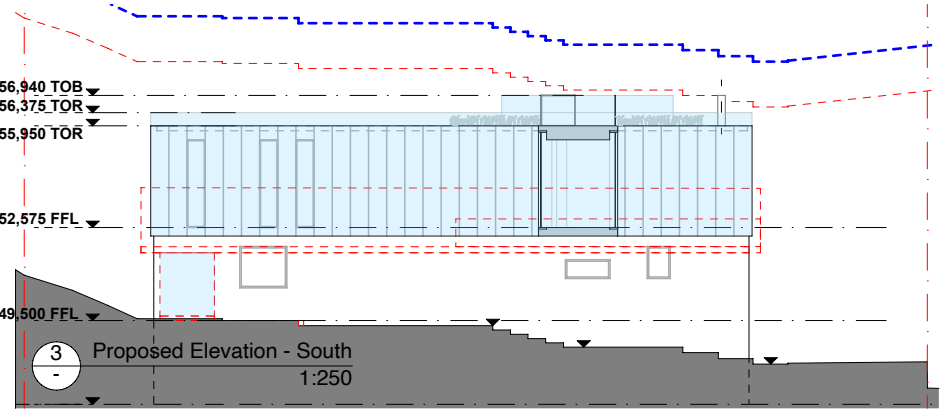
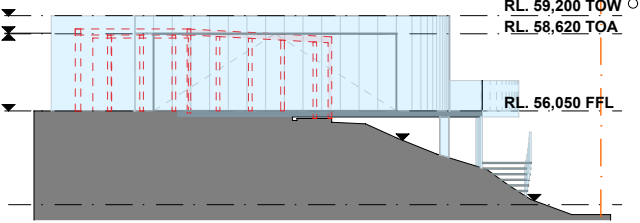
DA610

KOOKABURRA CLOSE
 (BITUMEN FORMATION)

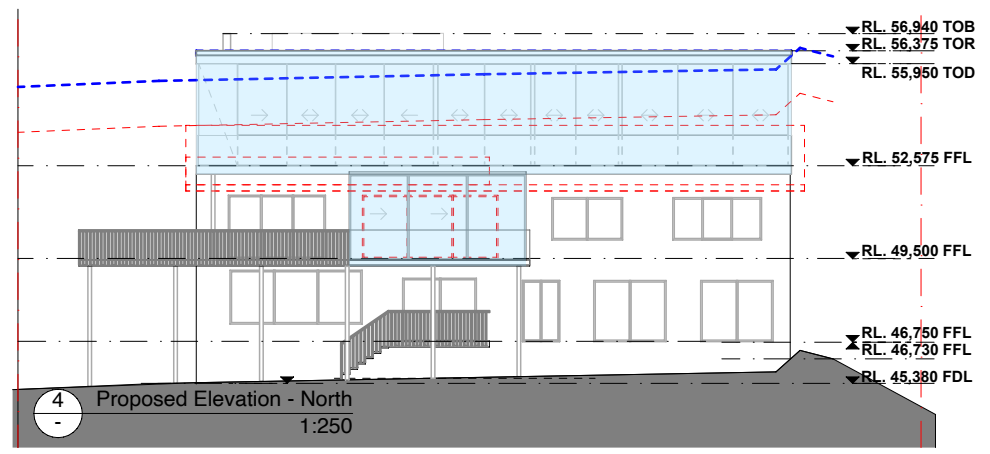
1 Proposed site & roof plan
1:250



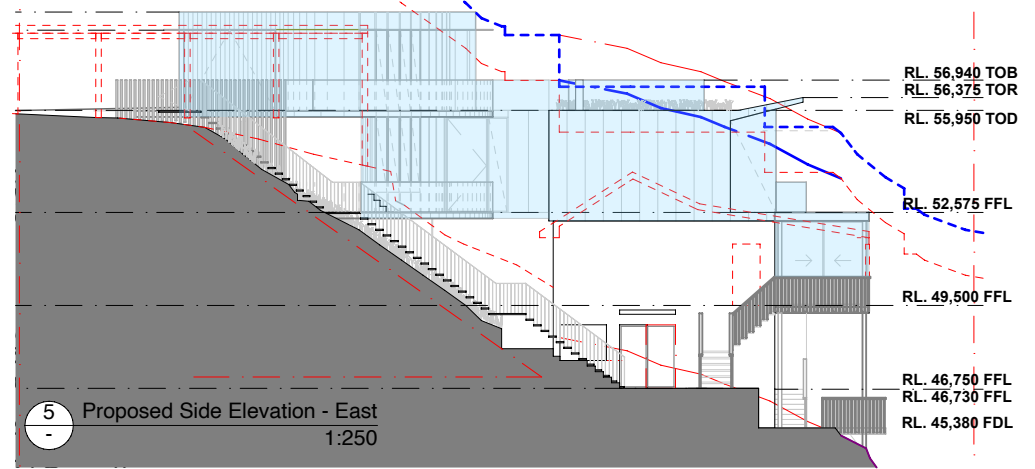
2 Proposed Street/Garage_South(Front) Elevation
1:250



3 Proposed Elevation - South
1:250



4 Proposed Elevation - North
1:250



5 Proposed Side Elevation - East
1:250

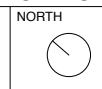
DEMOLISHED ELEMENTS
AREAS OF NEW WORK

FOR DESIGN DEVELOPMENT PURPOSES ONLY - NOT FOR PLANNING OR CONSTRUCTION PURPOSES

ARCHITECT
EOIN
6/26 WOODS PARADE, FAIRLIGHT NSW 2094 AUSTRALIA
T +61 2 8416 5912 E info@eoinarchitects.com

EOIN ABN 25 673 855 645
NOMINATED ARCHITECT
EOIN PATRICK HEALY 11133

PROJECT: CONCEPT DESIGN - LOT 39 DP204996
10 KOOKABURRA CLOSE, BAYVIEW, NSW 2104
CLIENTS
GEORGE AND KATHY CASHA



SHEET TITLE
NOTIFICATION PLAN

DA700