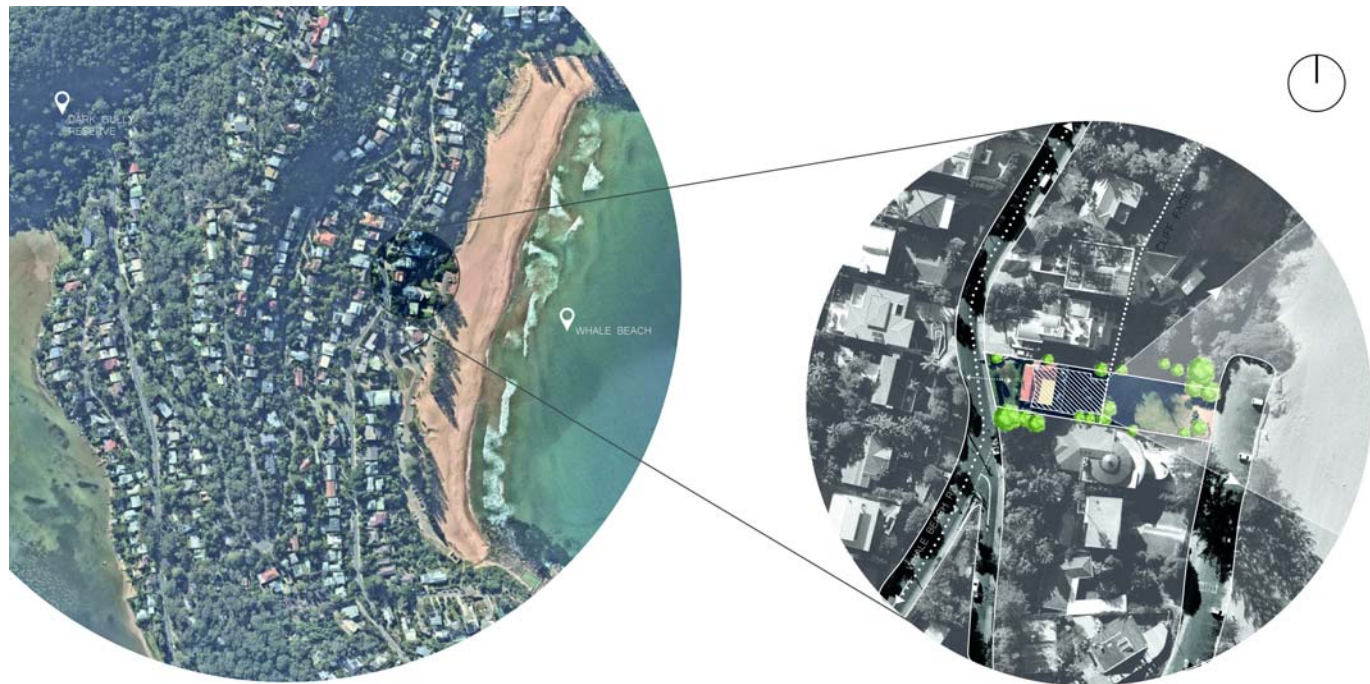
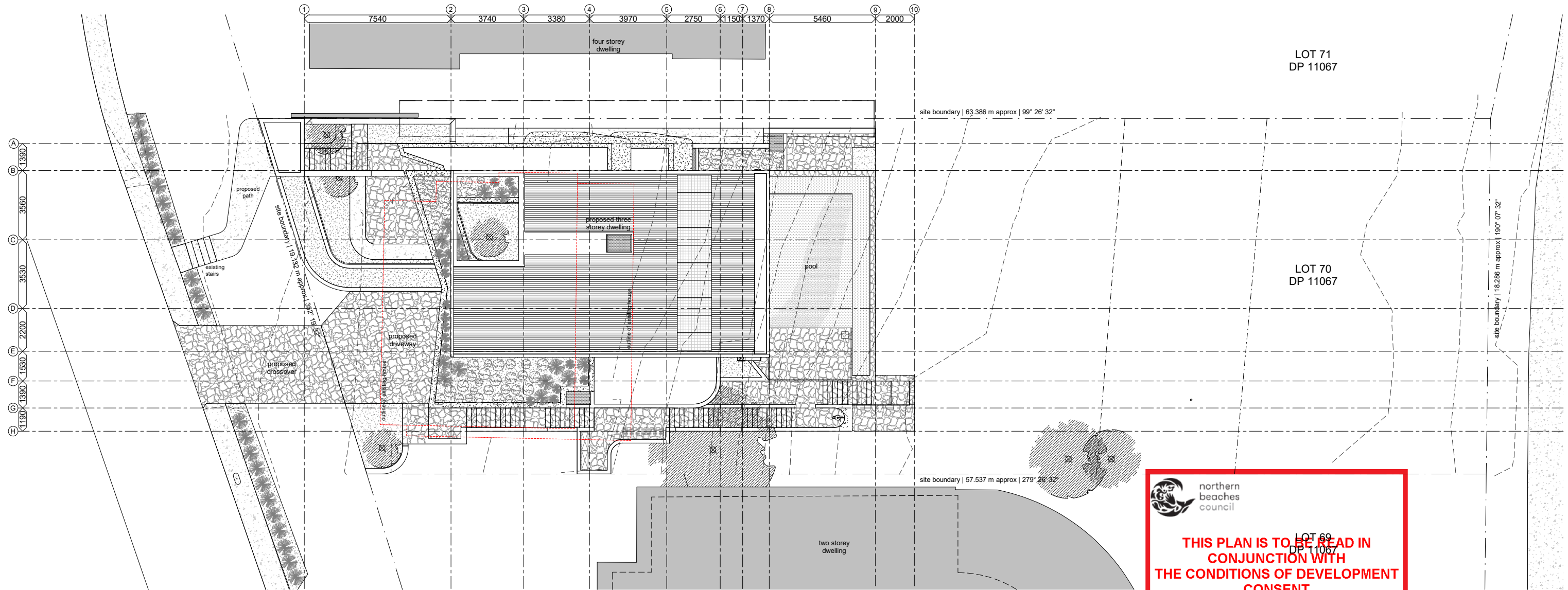




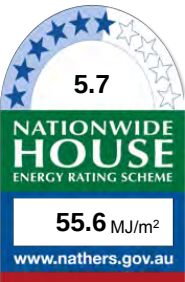
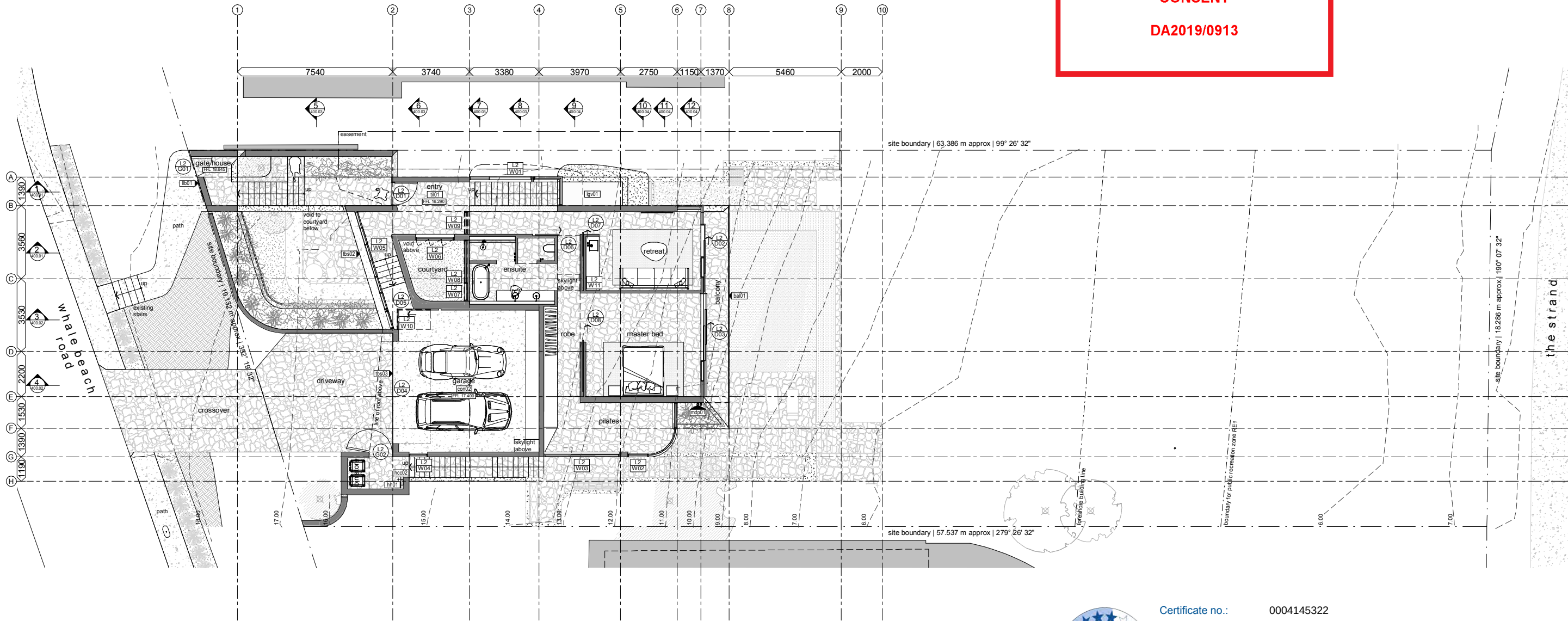
PLANNING CONTROL COMPLIANCE TABLE			
LOT DESCRIPTION	LOT 70 DP 11067		
ADDRESS	32 THE STRAND, WHALE BEACH		
ZONING	E4 ENVIRONMENTAL LIVING & RE1 PUBLIC RECREATION		
COUNCIL CONTROL	NORTHERN BEACHES COUNCIL		
CONTROL	OBJECTIVE	PROPOSED	COMPLIANCE
Height	8.5m (merit based assessment for heights exceeding 8.5m but not more than 10m for sites in excess of 30% slope)	Height < 10.0m	Compliant. see drawings 100.02, 210.01, 300.01, 300.02 for extent exceeding 8.5m but not exceeding 10.0m. Satisfaction of the objectives of LEP clause 4.3 (2D) and all subclauses.
Front setback	The greater of 6.5m or average of adjacent dwelling setbacks	6.5m to house - 5.1m to garage outer most projection	Partly compliant. Note proposed setbacks are a minimum of 2.6m greater than existing house at the closest point of outer most projection.
Side setback	2.5m to at least one side 1.0m to other side	3.35m 1.25m	Compliant
Rear setback	6.5m	29.4m	Compliant
Building envelope	3.5m at 45° measured at side boundary (merit based assessment for sites in excess of 30% slope)	varies	Compliant. see drawings 100.02, 210.01, 300.01, 300.02 for extent exceeding 8.5m but not exceeding 10.0m.
Landscaped area	60% min	60.8%	Compliant. Note calculation excludes RE1 Public Recreation Zone.
Private open space	80m2 at ground level	589m2	Compliant
Solar access	3hrs min (to private open space of proposed and neighbouring properties)	varies	Compliant
Views	Provide reasonable access	NA	Compliant
Privacy	Design to minimise impacts (on the privacy of proposed and neighbouring properties)	NA	Compliant
Car parking	2 spaces per 2 or more bedrooms	2 x covered	Compliant
Driveway	1 per 30m of frontage	1 x (off west body)	Compliant
Character (as viewed from a public place)	Design elements compatible with locale	Roof forms, materials, landscaping, terracing, scale and architectural form in keeping with local character.	Compliant
Scenic protection	landscaping the dominant feature and built form the secondary component	Built form recedes from western street front behind landscaped verge and roof	Compliant
Building colours and materials	Visual prominence minimised, and colours and materials to harmonise with native vegetation and character of the area	proposed natural material (timber and stone predominately) along with deep planted terraces and roofs of scale that is minimised to the street and public appearance	Compliant



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DA2019/0913



Certificate no.: 0004145322
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDAV/13/1491
Certificate date: 22 Aug 2019

Dwelling Address:
32 The Strand
Whale Beach, NSW
2107



www.nathers.gov.au

general notes		general items		window codes. refer to window arrangements + door/window hardware schedules		door/gate codes. refer to door arrangements + door/window hardware schedules		ceiling codes * refer finishes schedule ** heights are relative to associated finished floor		step up code. note step line occurs on low side of level change		TOW xx.xxx top of wall (surface) level	
1. all works to be carried out in accordance with the general construction notes in coversheets of this package.		5. contours shown are existing and do not represent finished levels.		L5 (level) W01 (ref)		A1 (level) T01 (ref)		PB01 finish* 2701 height**		20 low lvl + 20 mm		SSL xx.xxx structural slab level	
2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.		6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.		RL xx.xxx spot level tos = top of step bos = bottom of step RL = lvl at point (AHD typ)		(coe) (mir) (sim) (part)		PB01 scheduled item (refer to finishes/ sanitary/ appliances/ lighting/ services as appropriate)		thcc hose cock. refer services schedule. client to confirm locations		FFL xx.xxx finished floor level	
3. handrails are required to all stairways where a change of level of 575mm or greater occurs as per BCA 2013 Part 3.9.2.4.		7. concrete profile and blockwork setout is provided on 220 (series) of drawings. refer to these for setout.										RL xx.xxx reduced level	
4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.		licensed surveyor to establish grids. where discrepancies occur the 220 series drawings are to take precedent.											

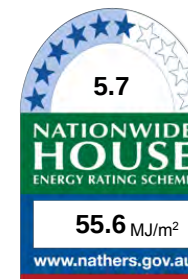
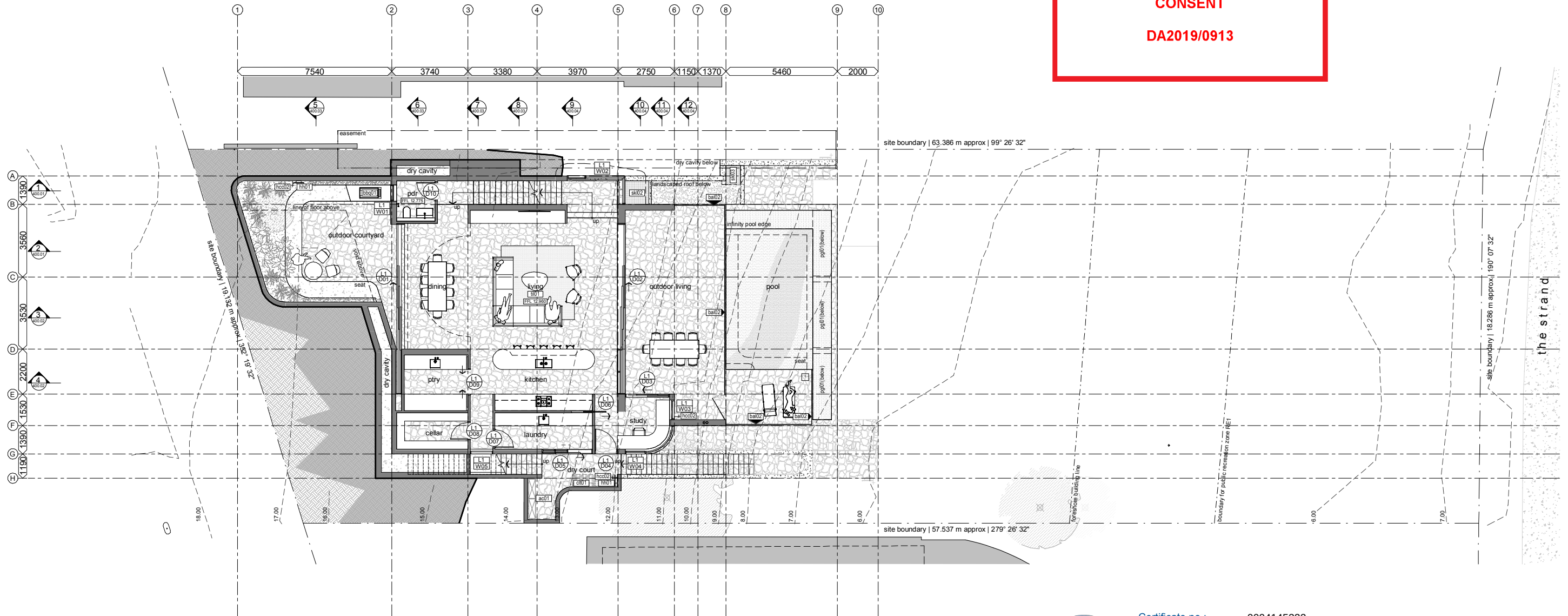
Do not scale from drawings. Dimensions are to be checked on site prior to commencement of work. Discrepancies to be brought to the attention of the author. Any dimensions not nominated must be referred to the Architect for confirmation. The concepts and information contained in this document are the copyright of Architect. Use or copying of the document in whole or in part without the written permission of the Architect constitutes an infringement of copyright.



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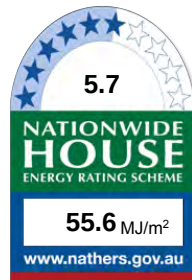
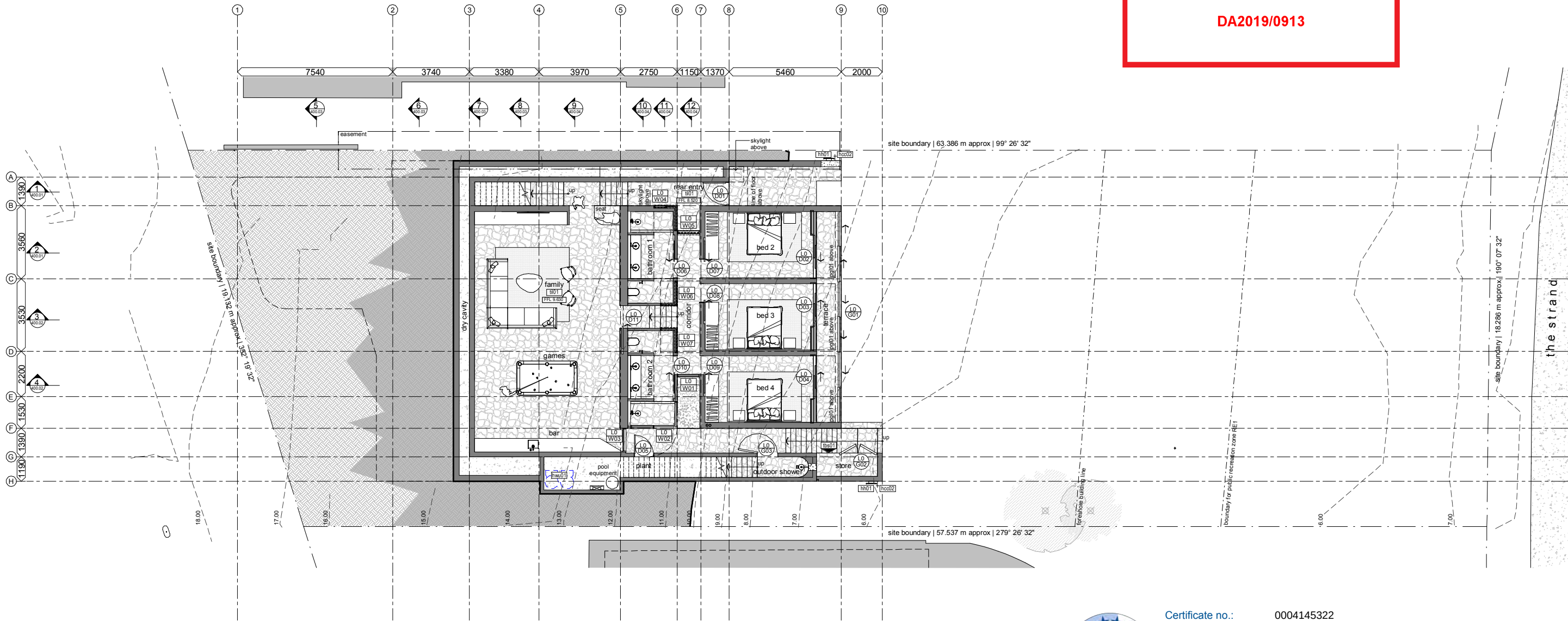
general notes		general items		window codes		door/gate codes		ceiling codes		step codes		TOW		SSL		FFL		RL	
1. all works to be carried out in accordance with the general construction notes in coversheets of this package.	2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.	3. handrails are required to all stairways where a change of level of 575mm or greater occurs as per BCA 2013 Part 3.9.2.4.	4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.	5. contours shown are existing and do not represent finished levels.	6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.	7. concrete profile and blockwork setout is provided on 220 (series) of drawings, refer to these for setout.	8. licensed surveyor to establish grids, where discrepancies occur the 220 series drawings are to take precedent.	9. window codes: refer to window arrangements + door/window hardware schedules	10. door/gate codes: refer to door arrangements + door/window hardware schedules	11. ceiling codes: refer to finishes schedule	12. step codes: note step line occurs on low side of level change	13. TOW xx.xxx	14. top of wall (surface) level	15. SSL xx.xxx	16. structural slab level	17. FFL xx.xxx	18. finished floor level	19. RL xx.xxx	20. reduced level



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Certificate no.: 0004145322
Assessor Name: Gavin Chambers
Accreditation no.: VIC/BDAV/13/1491
Certificate date: 22 Aug 2019
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32 The Strand
Whale Beach, NSW
2107



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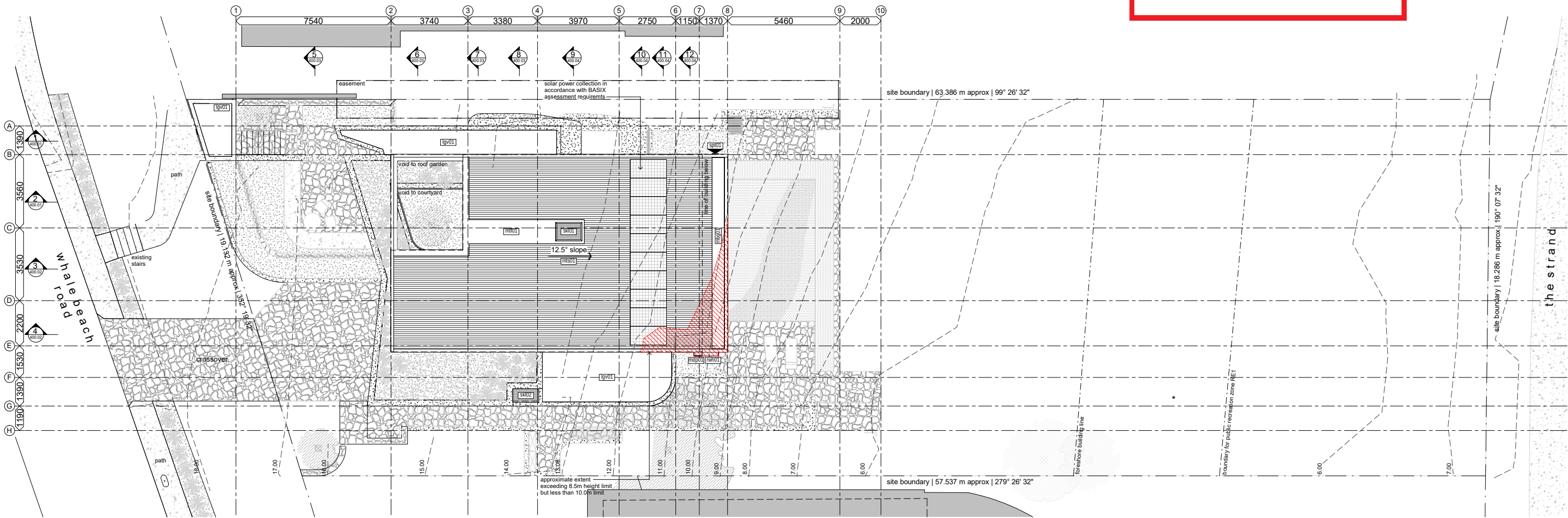
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2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.		6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.		L0 (level) W01 (ref)		L0 (level) W01 (ref)		PB01 finish* 2701 height**		low lvl + 20 mm		SSL xx.xxx structural slab level	
3. handrails are required to all stairways where a change of level of 575mm or greater occurs as per BCA 2013 Part 3.9.2.4.		7. concrete profile and blockwork setout is provided on 220 (series) of drawings. refer to these for setout. licensed surveyor to establish grids. where discrepancies occur the 220 series drawings are to take precedent.		spot level tos = top of step bos = bottom of step RL = lvi at point (AHD typ)		(cos) (mir) (sim) (pert)		scheduled item (refer to finishes/ sanitary/ appliances/ lighting/ services as appropriate)		hose cock. refer services schedule. client to confirm locations		FFL xx.xxx finished floor level	
4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.												RL xx.xxx reduced level	



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general notes		general items		ceiling code		step up code. note step line occurs on low side of level change		TOW xx.xxx	
1. all works to be carried out in accordance with the general construction notes in coversheets of this package.		window code. refer to window arrangements + door/window hardware schedules		* refer finishes schedule		low lvi + 20 mm		top of wall (surface) level	
2. all works to be carried out in accordance with the DA (if required) and BA including drawings & conditions.		spot level tos = top of step bos = bottom of step RL = lvi at point (AHD typ)		** heights are relative to associated finished floor		hose cock. refer services schedule. client to confirm locations		SSS1 xx.xxx	
3. handrails are required to all stairways where a change of level of 575mm or greater occurs as per BCA 2013 Part 3.9.2.4.		(cos) (mir) (sim) (part)		scheduled item (refer to finishes/ sanitary/ appliances/ lighting/ services as appropriate)		↑ hcc		FFL xx.xxx	
4. where boundary locations are not clear, the builder shall arrange for survey to locate the boundaries and complete an identification survey prior to setting out the new work.		confirm on site mirrored detail similar detail partial detail						RL xx.xxx	
5. contours shown are existing and do not represent finished levels.									
6. levels and services locations for civil works may vary from those shown - verify all levels and services locations prior to commencement of construction.									
7. concrete profile and blockwork setout is provided on 220 (series) of drawings. refer to these for setout. licensed surveyor to establish grids. where discrepancies occur the 220 series drawings are to take precedent.									

DRAWN
MF
MF
MF

REV
A
B
C

DATE
13.11.18
18.04.19
26.06.19

ISSUE
Pre DA set reissued for information
preliminary issue
revised for DA

PROJECT
32 The Strand
Whale Beach, NSW, 2107
Lot 70 on DP11067

CLIENT
Robert & Susie Nugan

DRAWING NAME
floor plans
roof plan

PHASE
DA

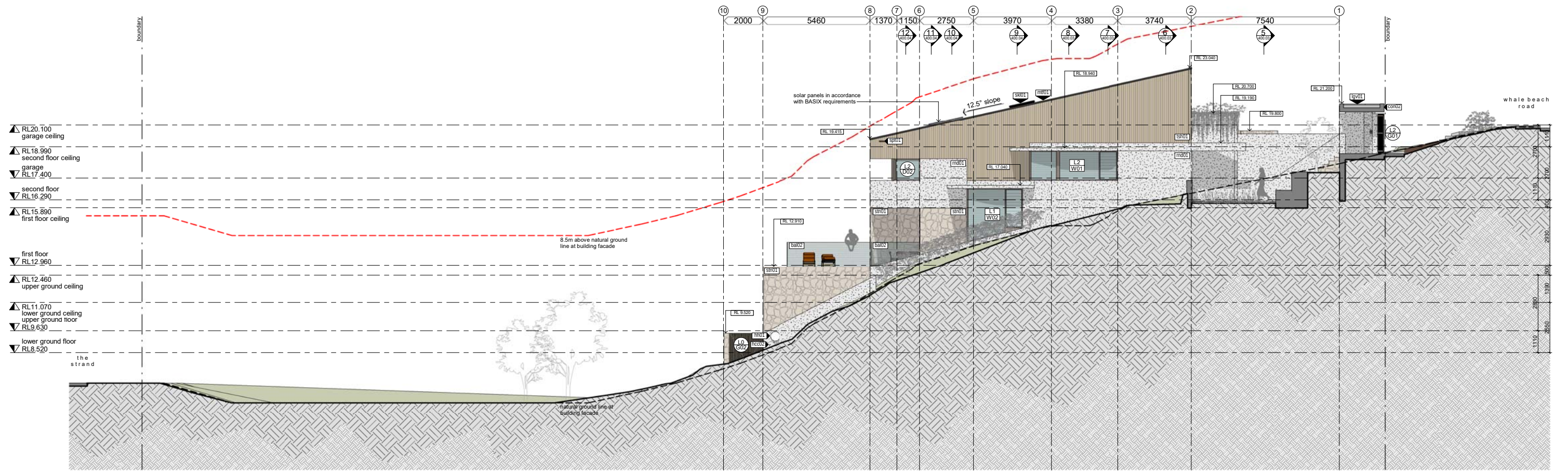
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210.01

REV
C

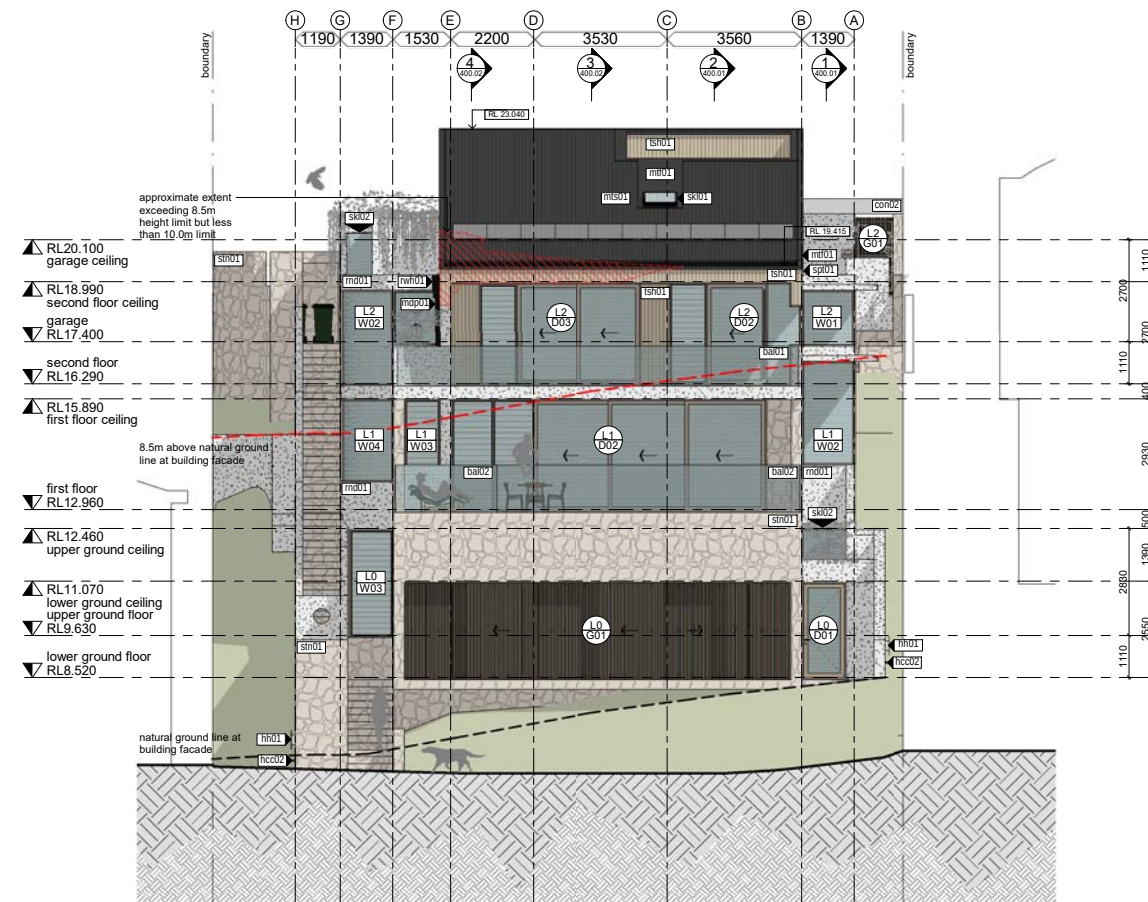
PROJECT NO 0255
SCALE 1 : 100

schematic design

1:1 @ A1



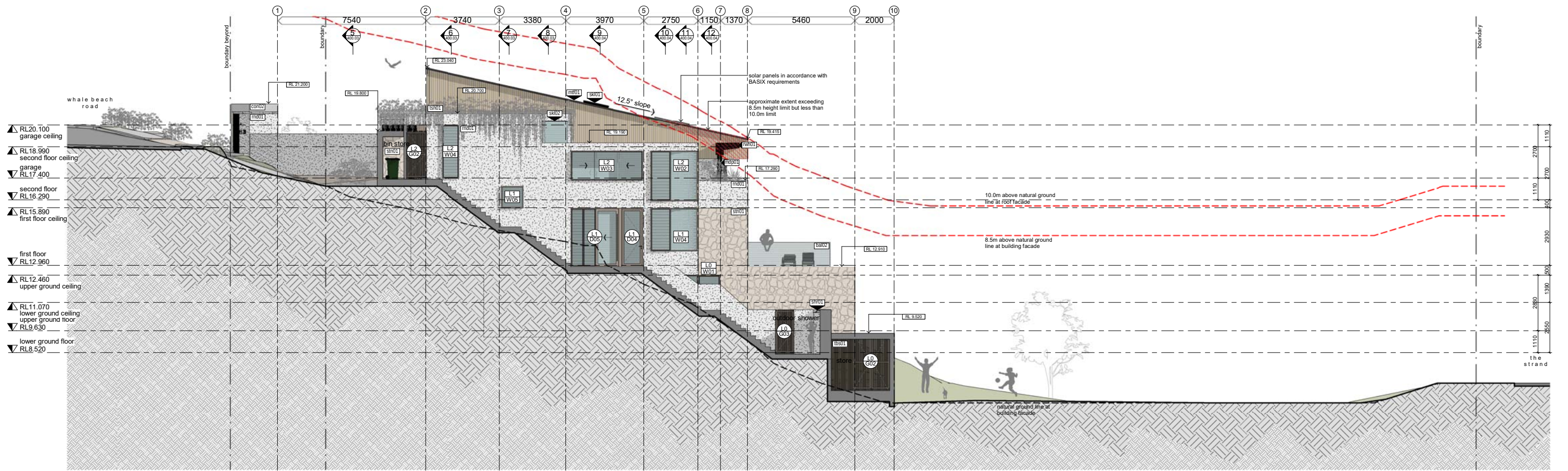
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1:100



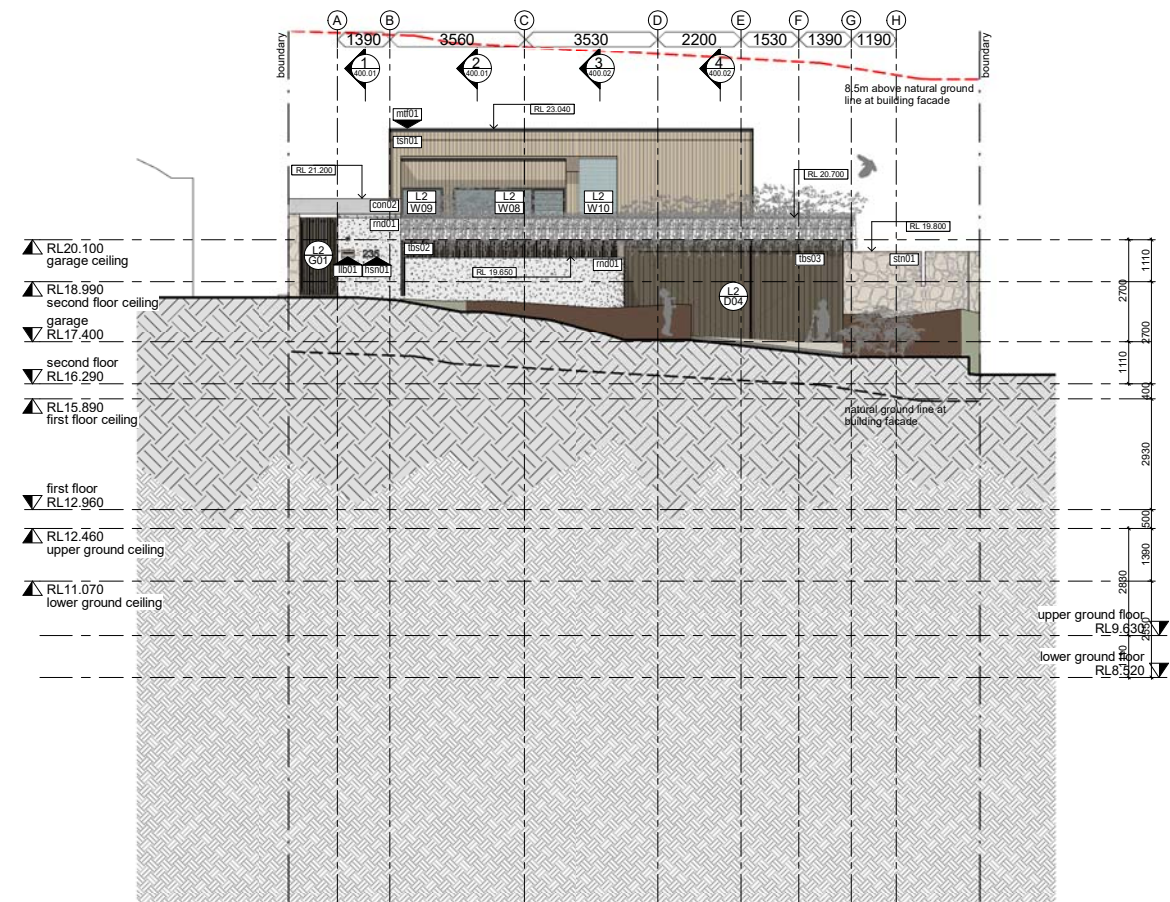
2 east elevation
1:100

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1 south elevation
1:100



2 west elevation
1:100



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studio 2 . 22 wyandra street (w22) . newstead . qld . 4006
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shaunlockyerarchitects pty ltd

DRAWN	REV	DATE	ISSUE
MF	B	18.04.19	preliminary issue
MF	C	26.06.19	revised for DA
MF	D	04.09.19	RL's added per DA RFI

PROJECT
32 The Strand
Whale Beach, NSW, 2107
Lot 70 on DP11067

CLIENT
Robert & Susie Nugan

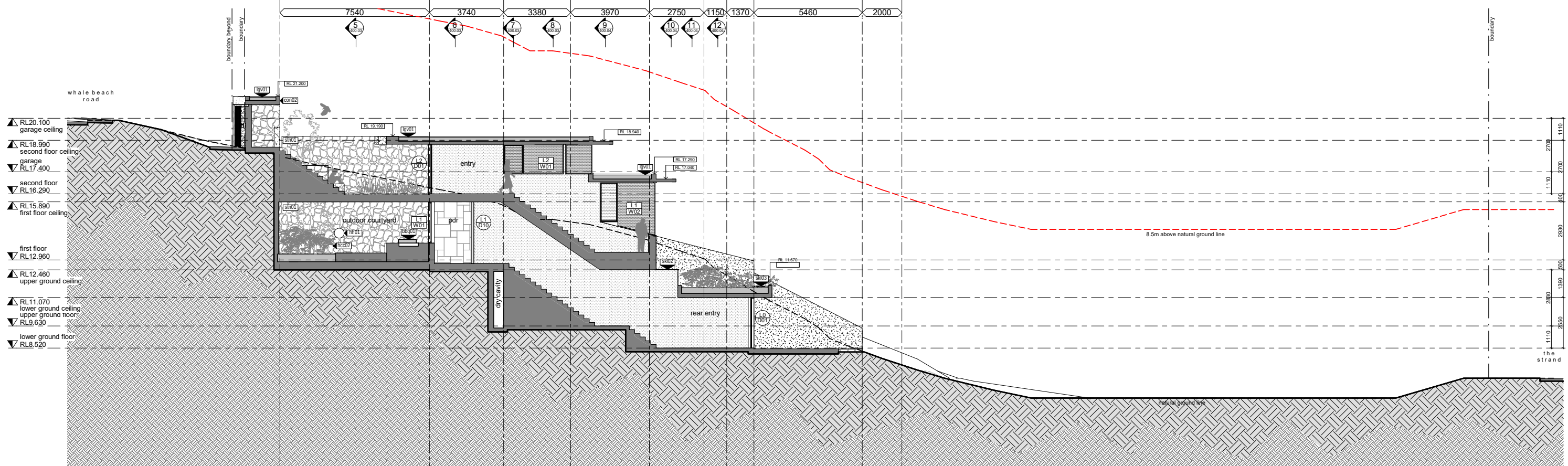
DRAWING NAME
elevations
south & west elevation

PHASE	DWG NO	REV
DA	300.02	D

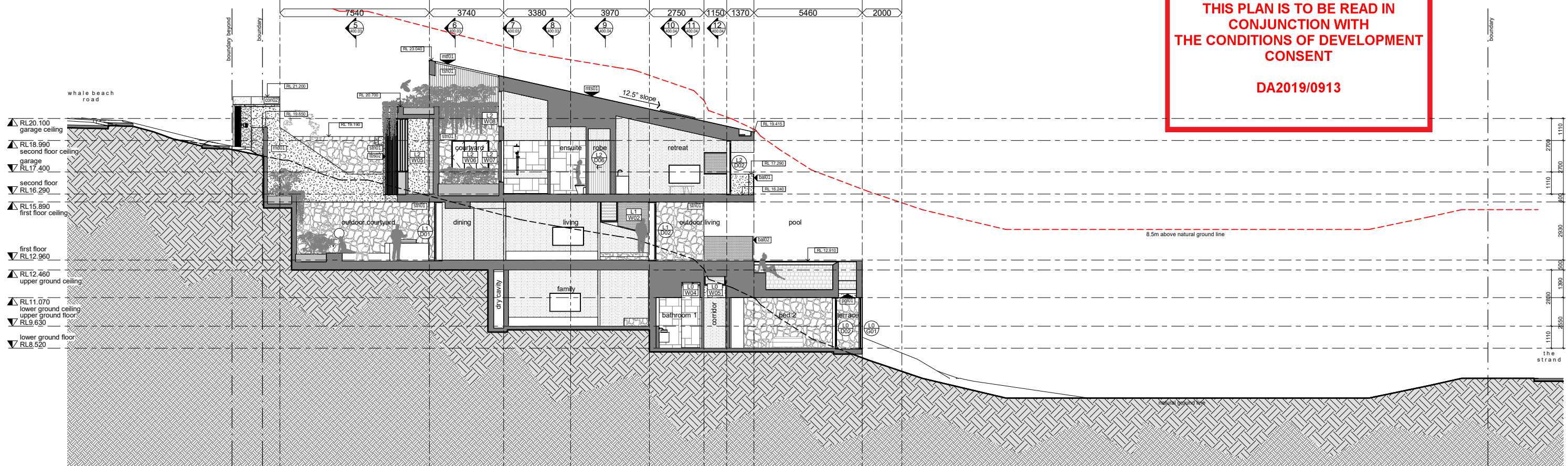
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PROJECT NO 0255
SCALE 1:100

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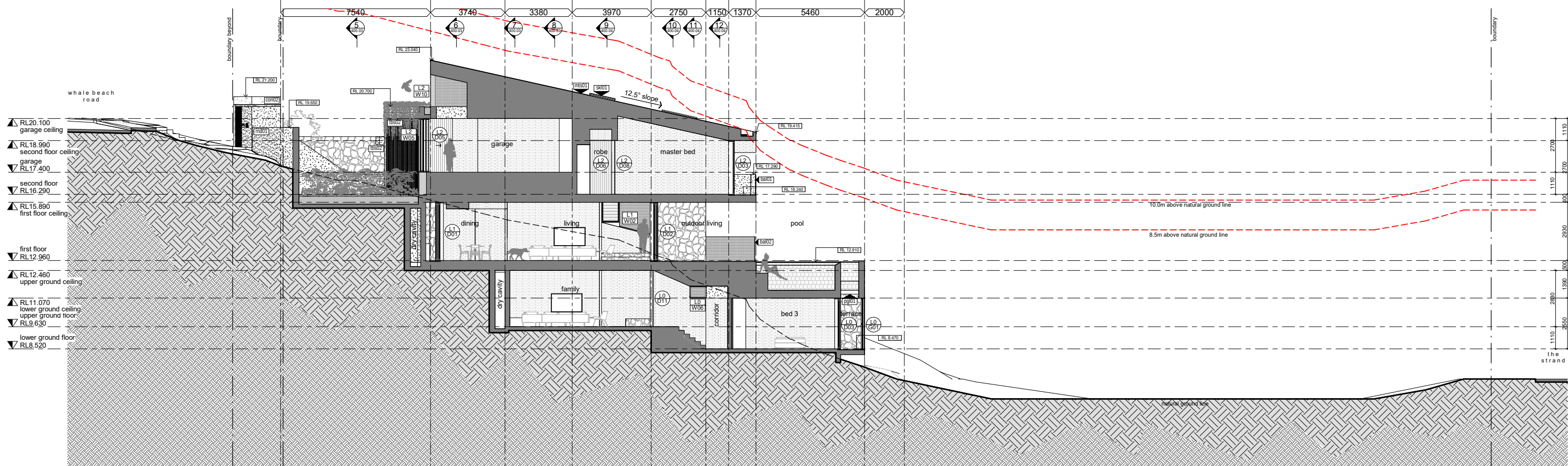
1 section
200.01 1:100



2 section
200.01 1:100

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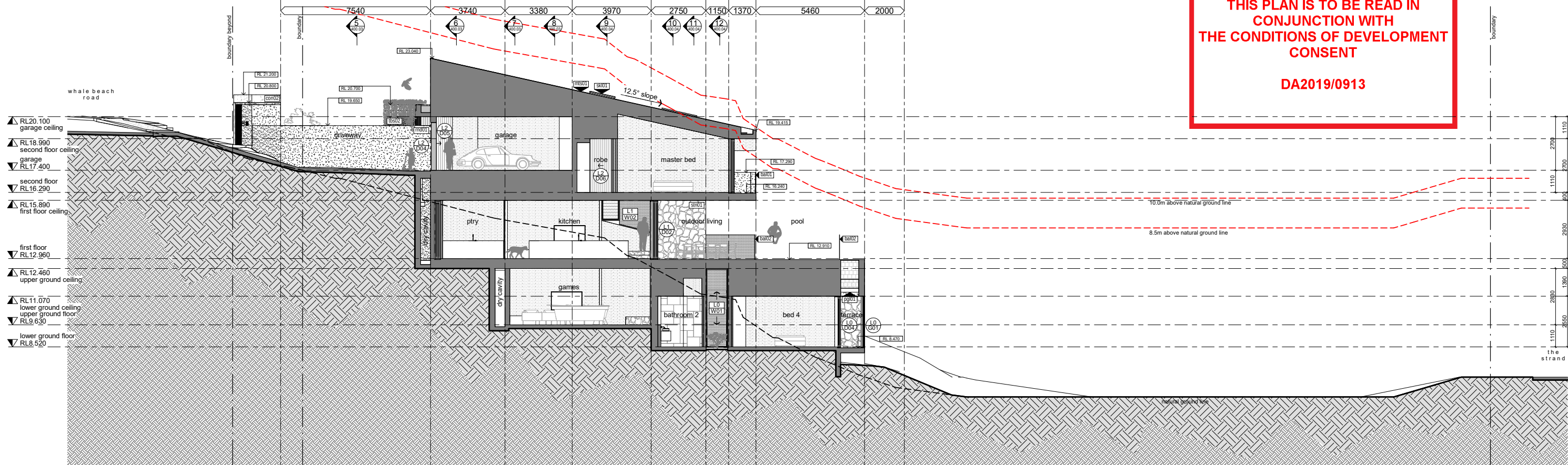
DA2019/0913



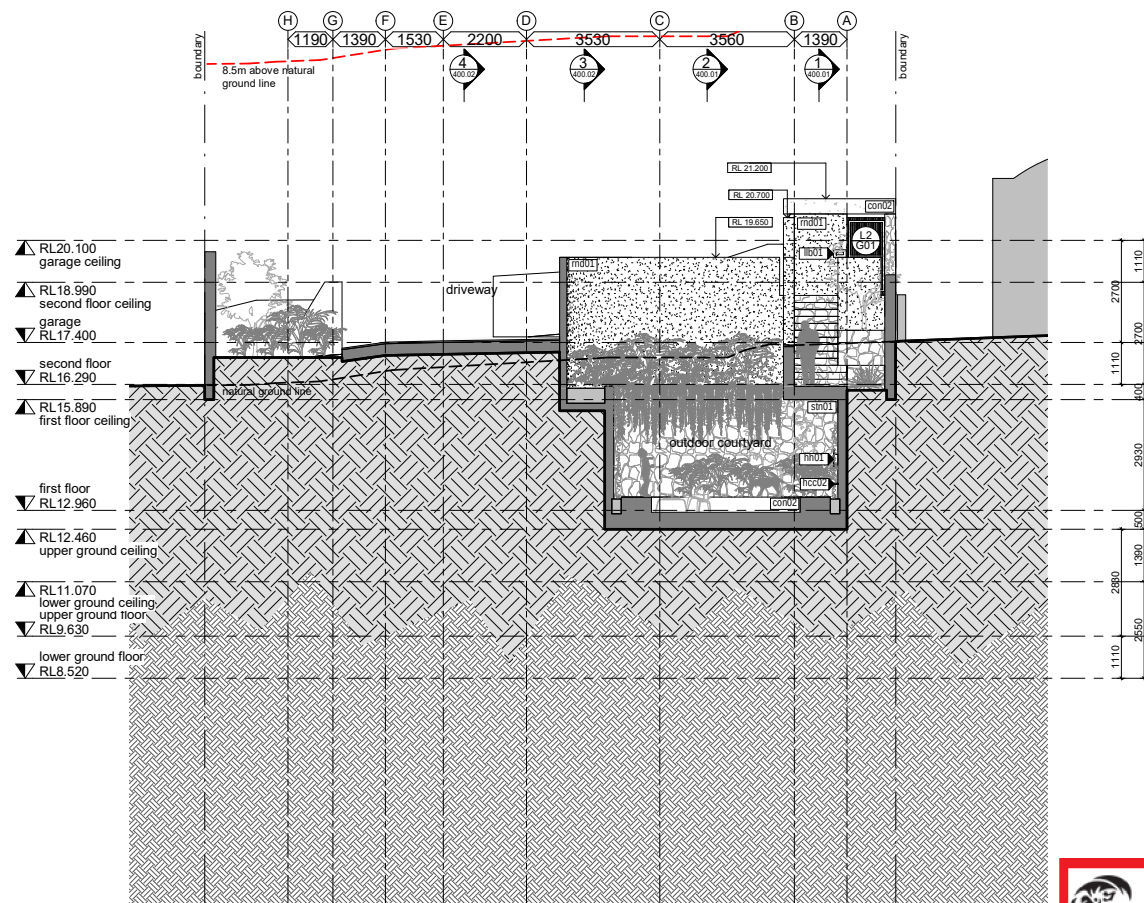
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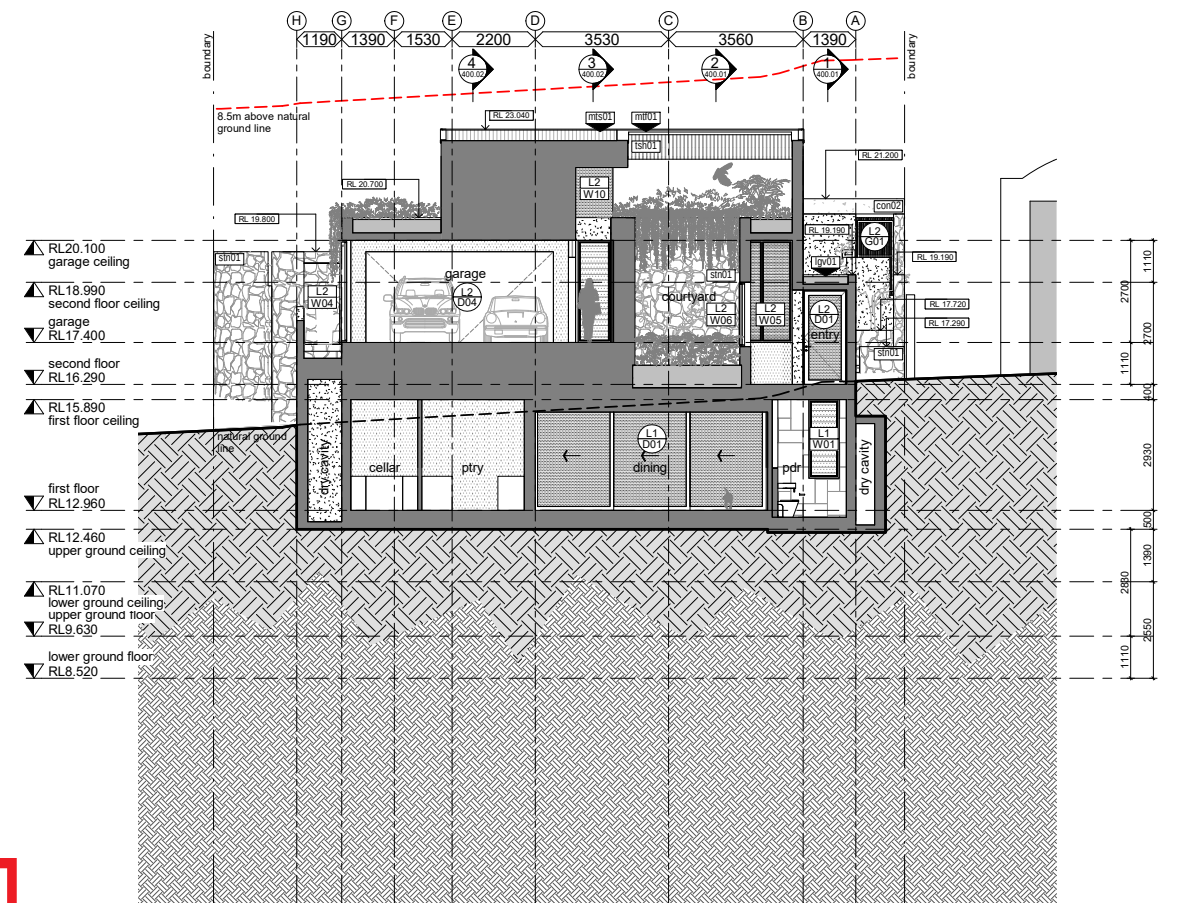
DA2019/0913



4 section
200.01 1:100



5 section
200.01 1:100

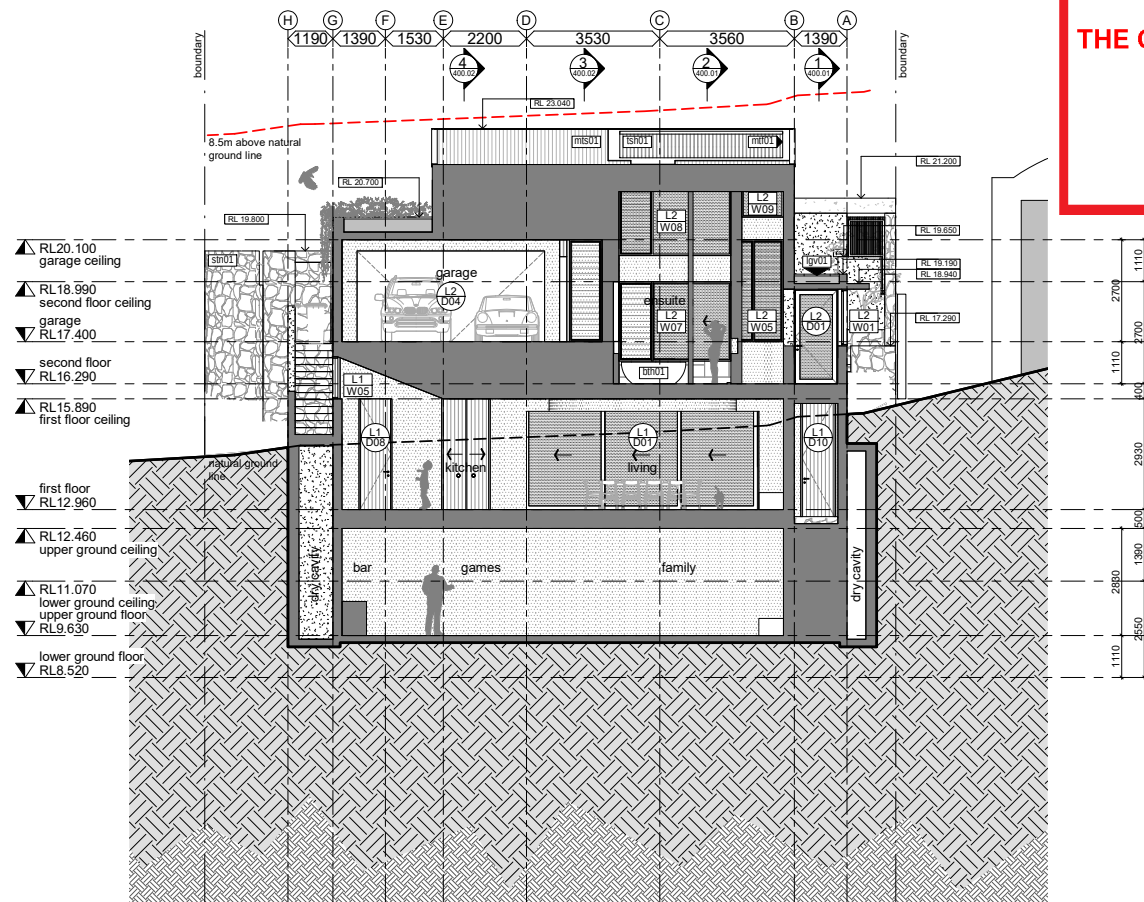


6 section
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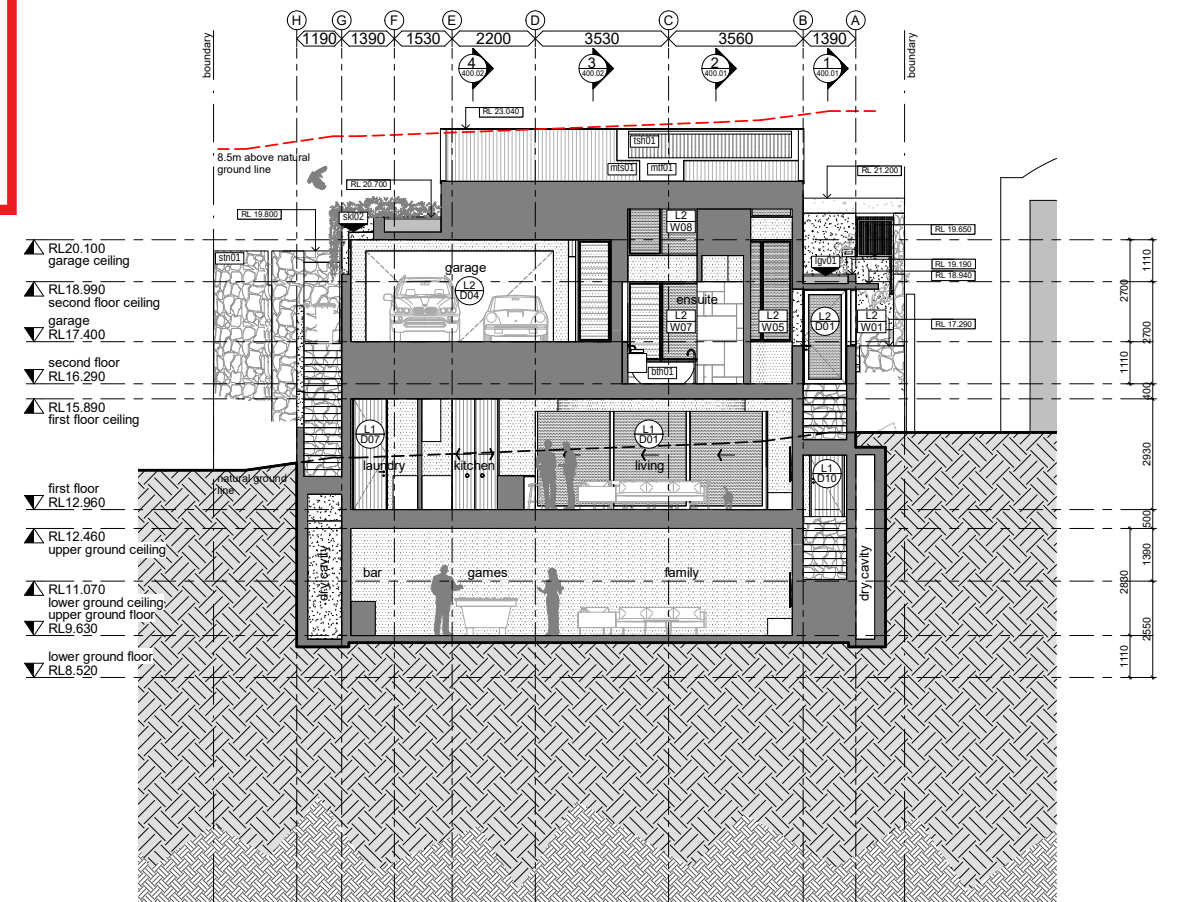


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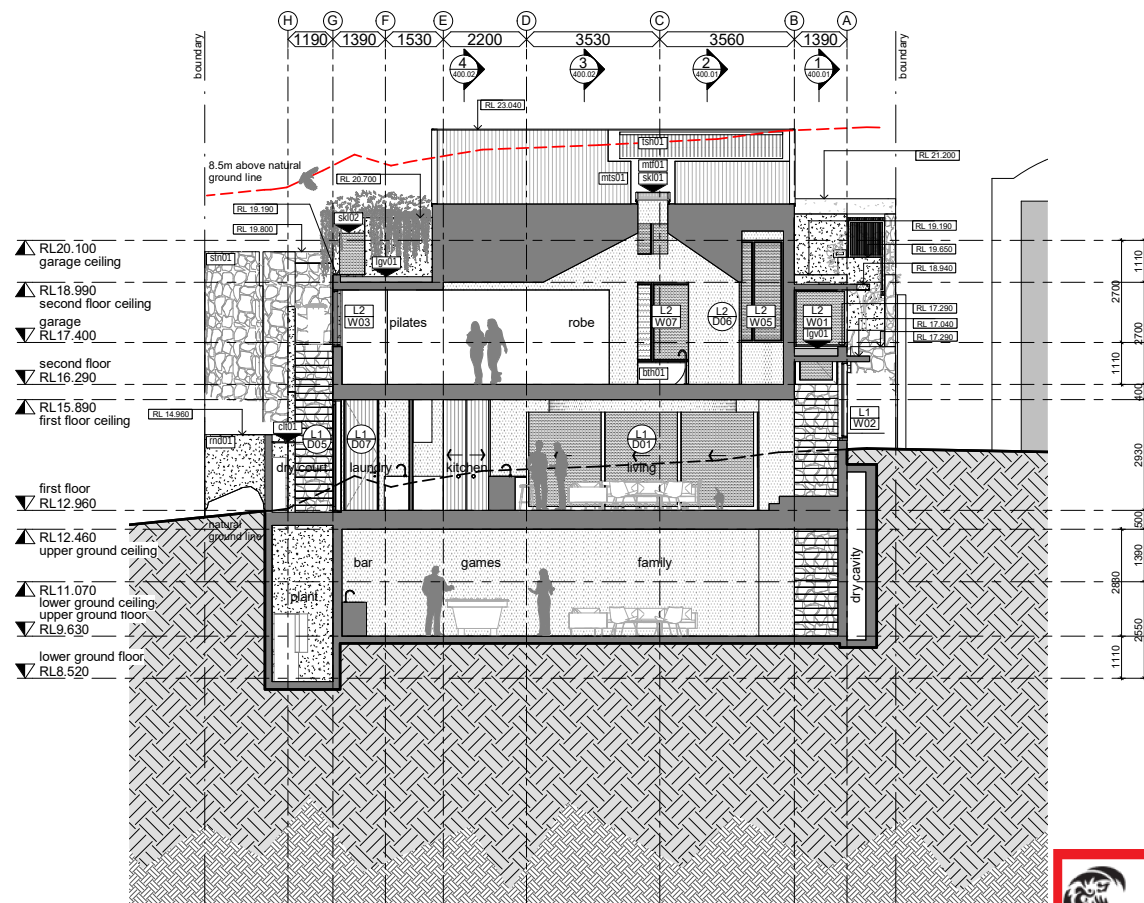
DA2019/0913



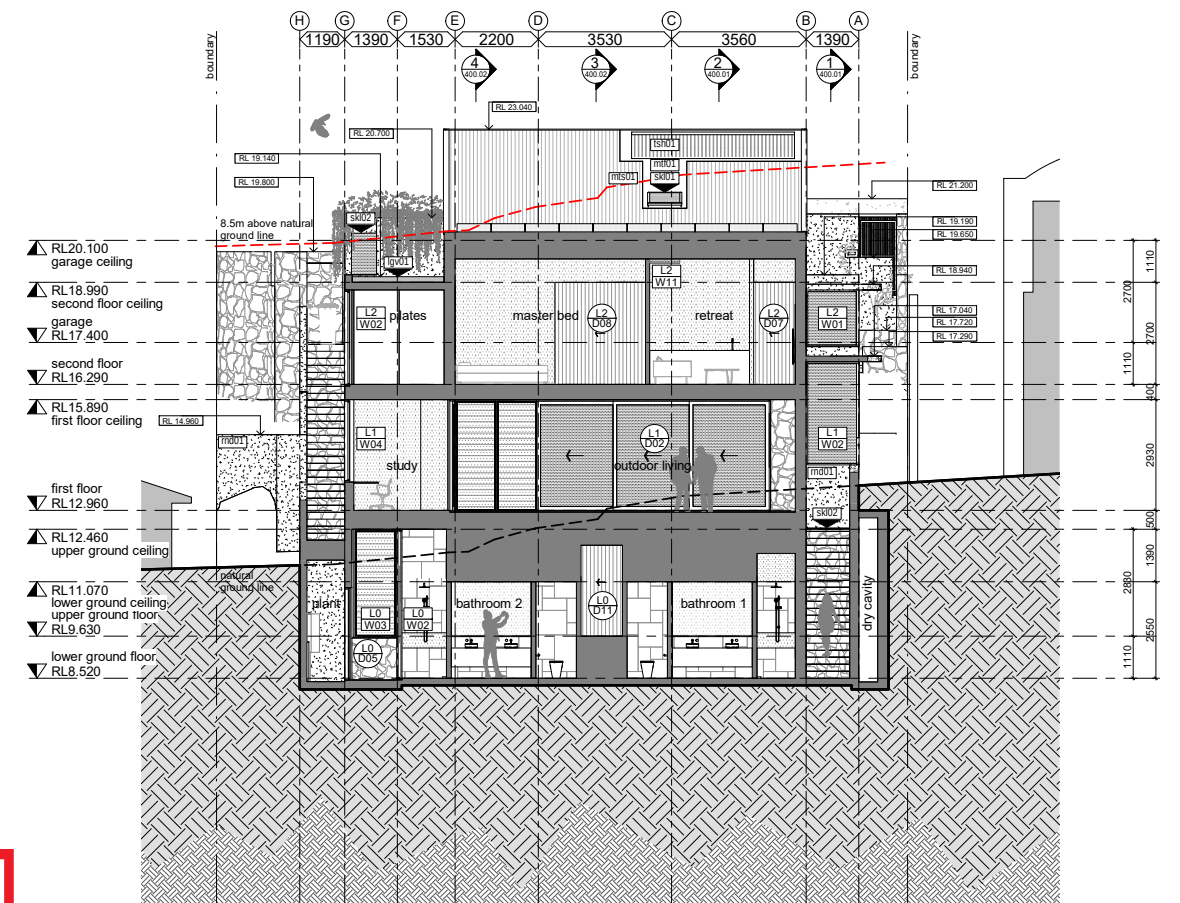
7 section
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8 section
200.01 1:100



9 section
200.01 1:100



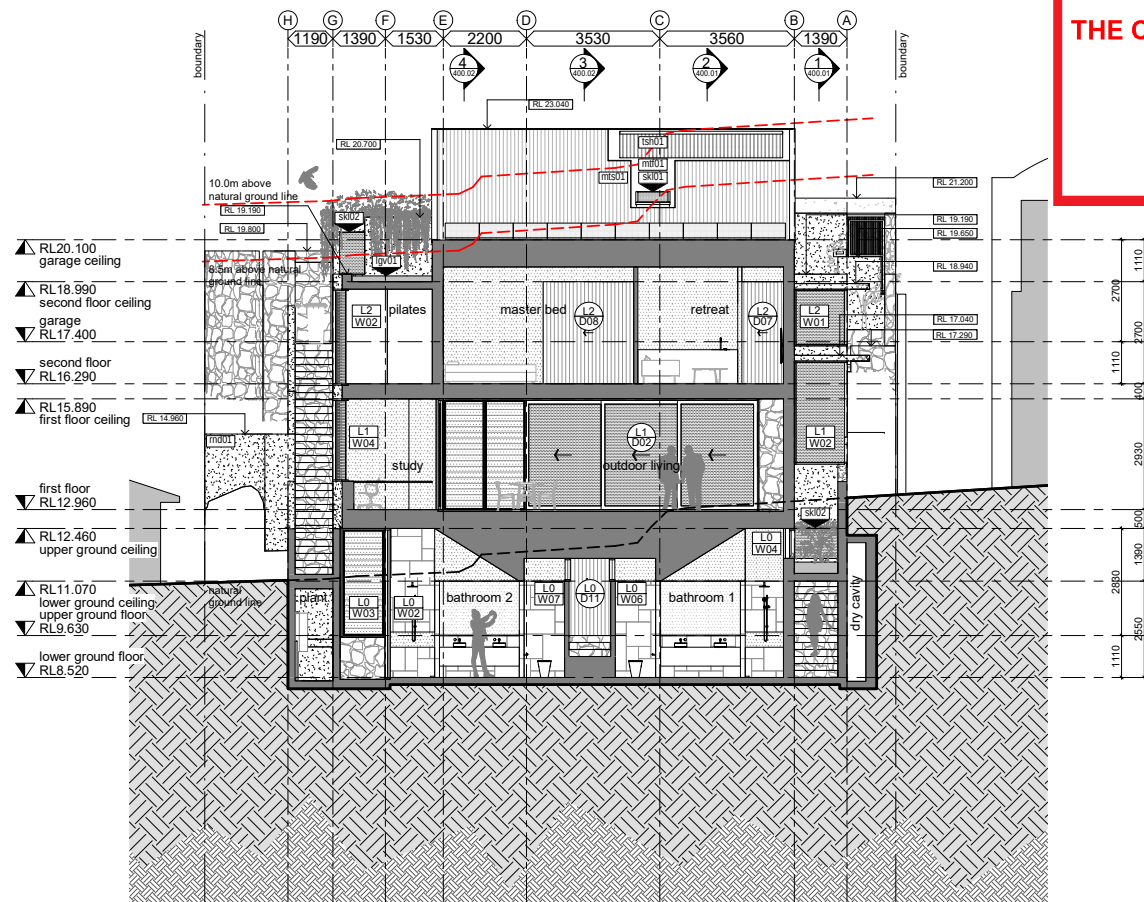
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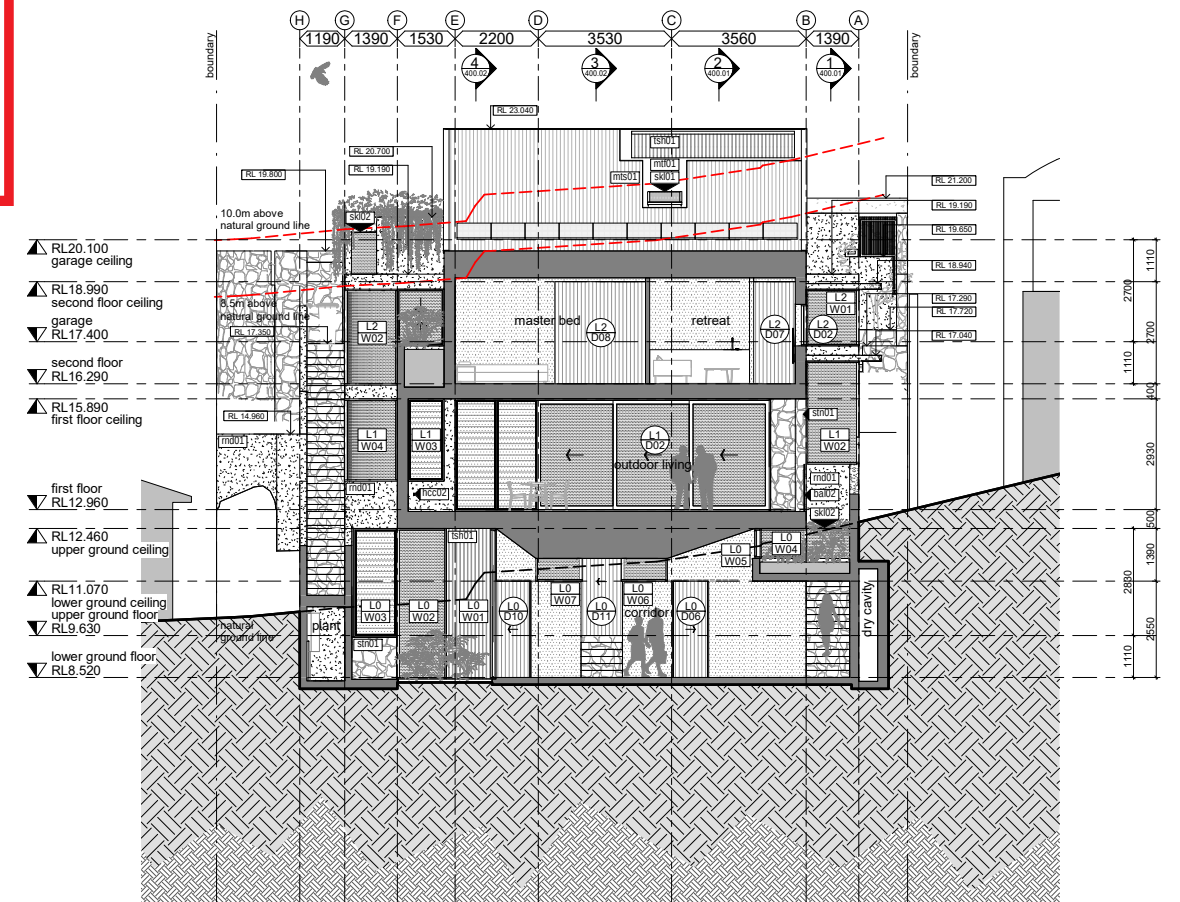
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11 section
200.01 1:100



12 section
200.01 1:100



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shaunlockyerarchitects pty ltd

DRAWN	REV	DATE	ISSUE
MF	A	18.04.19	preliminary issue
MF	B	04.09.19	RL's added per DA RFI

PROJECT
32 The Strand
Whale Beach, NSW, 2107
Lot 70 on DP11067

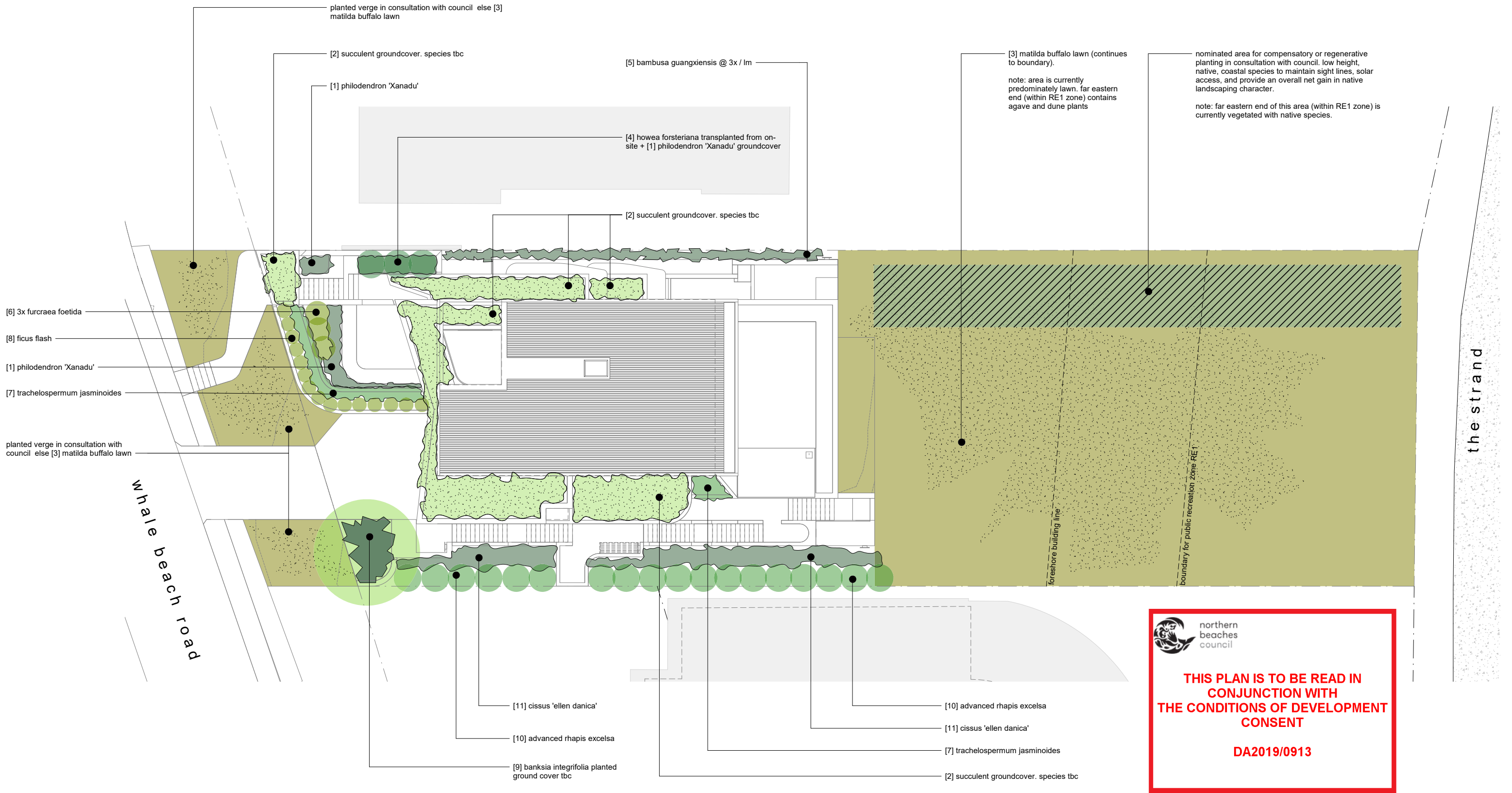
CLIENT
Robert & Susie Nugan

DRAWING NAME
sections
sheet 4

PHASE	DWG NO	REV
DA	400.04	B

schematic design

PROJECT NO 0255
SCALE 1:100
1:1 @ A1



landscape legend											
code	name	code	name	code	name	code	name	code	name	code	name
[1]	philodendron 'Xanadu'	[2]	succulent groundcover	[3]	matilda buffalo lawn	[4]	howea forsteriana	[5]	bambusa guangxiensis	[6]	furcraea foetida
[7]	trachelospermum jasminoides	[8]	ficus macrocarpa hillii flash	[9]	banksia integrifolia	[10]	rhaps excelsa	[11]	cissus 'ellen danica'		
											



natural stone cladding (stn01)



timber shiplap cladding (tsh01)



off form concrete (con02)



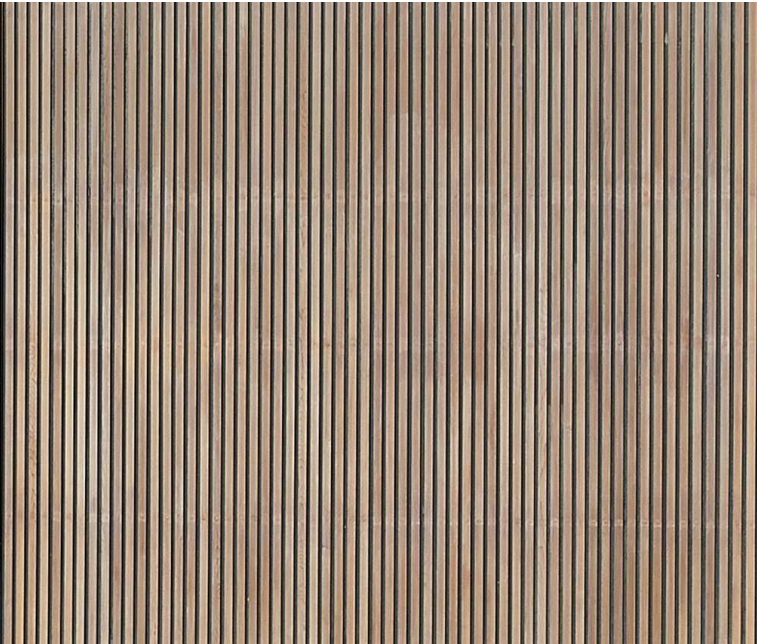
tyrolean splatter render finish (md01)



natural stone tile (til01)



timber batten screen (tbs01 / tbs02)



timber batten screen with solid backing (tbs03)



gravel (lgv01)



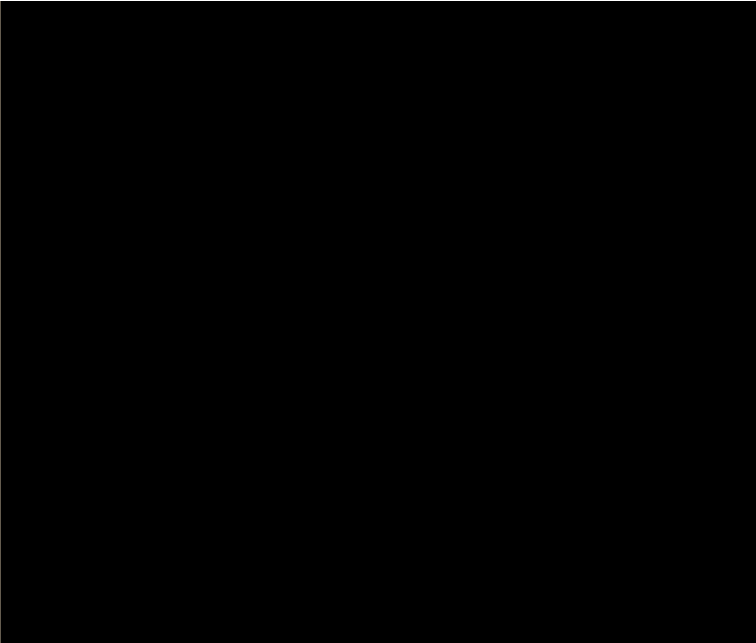
pool tile (til02)



solid timber doors (tim06)



bronze aluminium windows / doors (alu01)



colorbond night sky roof / flashing (mts01 / mtf01)