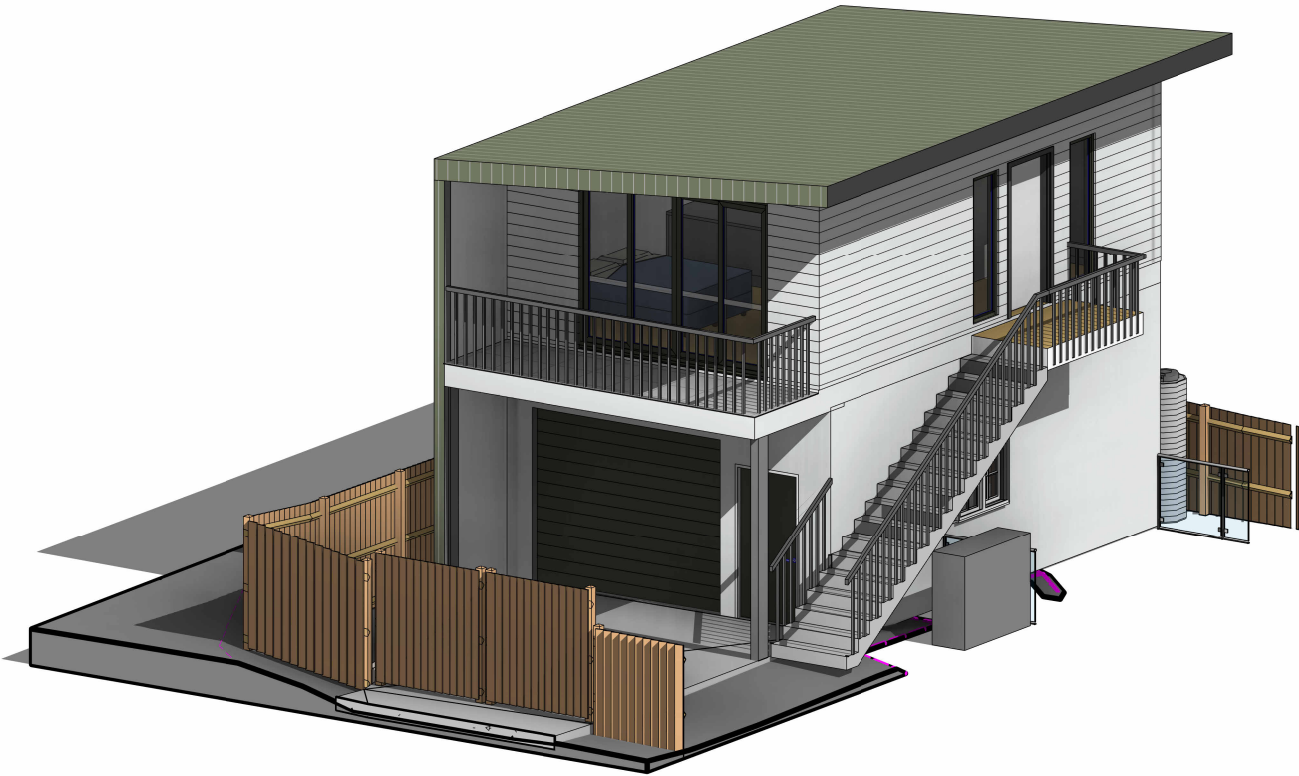


Locality

1 : 100



BASIX Commitments

General Construction

Insulation requirements

Construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:

- additional insulation is not required where the area of new construction is less than 2m2,
- insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other Specifications
Floor above existing dwelling or building External wall: framed (weatherboard, fibro, metal clad) Raked ceiling, pitched/skillion roof: framed	R0.7 R1.30 (or R1.70 including construction) ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorbance 0.475)

Fixtures and systems

Element & Commitment

Lighting

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

Hot Water

The applicant must install the following hot water system in the development: electric storage plus photovoltaic system.
The applicant must install a photovoltaic system with a capacity to generate at least 1.3 peak kilowatts of electricity as part of the development.
The applicant must connect this system to the development's electrical system.

Fixture

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

Windows & Glazed Doors

Notes:

- 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 standard aluminium or timber frames and single clear or toned glass may either match the description, or, 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.

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

Window and glazed doors

Type	Model	Orientation	Width	Height	Area	Overshadowing	Material	Glass	Window Style	Shading Device
1	W1	North	600	600	0.36 m ²	0	Standard Aluminium	single toned, (or U-value:7.57, SHGC:0.57)	Awning	None
2	W2	East	600	2000	1.20 m ²	0	Standard Aluminium	single toned, (or U-value:7.57, SHGC:0.57)	Fixed	projection/height above sill ratio >=0.36
2	W3	East	600	2000	1.20 m ²	0	Standard Aluminium	single toned, (or U-value:7.57, SHGC:0.57)	Fixed	projection/height above sill ratio >=0.36
4	W4	South	3000	2500	7.50 m ²	0	Standard Aluminium	single clear (or U-Value: 7.63 / SHGC:0.75)	Sliding	None

Drawing List

Number	Name	Revision	Date
1.001	Locality Plan & BASIX	E	13.05.24
1.002	Site Analysis	E	13.05.24
1.003	Street Elevations	F	13.05.24
1.100	Existing Plans	E	13.05.24
1.101	Proposed Ground Floor Plan	E	13.05.24
1.102	Proposed 1st Floor & Roof Plan	E	13.05.24
1.200	Elevations & Sections	E	13.05.24
1.201	Elevations - Finishes	E	13.05.24
1.600	GFA Plan	E	13.05.24
1.601	Shadow Study	D	13.05.24
1.900	Notification Plan	B	13.05.24

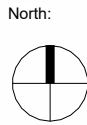
No.	Description	Date	By
B	Revision 4	08.03.24	LL
C	DA Issue	25.03.24	LL
D	DA Application	03.04.24	LL
E	Revised DA	13.05.24	LL

This drawing is subject to copyright and must not be reproduced or used without the express consent of VISIONATA Architects.
The contractor is to verify all dimensions from the actual works. Do not scale dimensions.

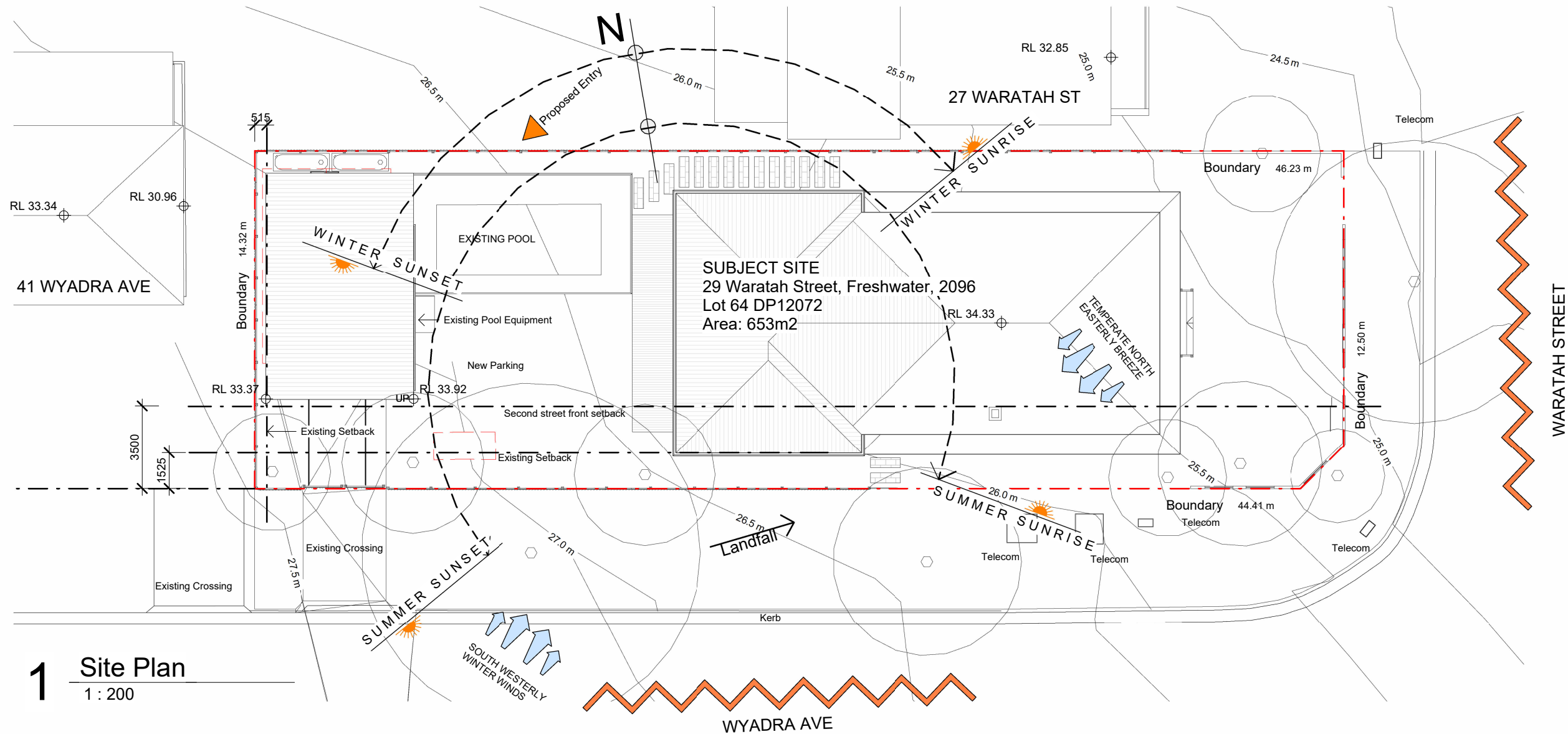


Suite 3.01, level 3, 80 Mount Street
North Sydney – NSW 2060
P: (02) 9411-5005 www.visionata.com.au
ABN 30 558 698 248
Nom. Architect:
Lee Hughes Reg. 6486

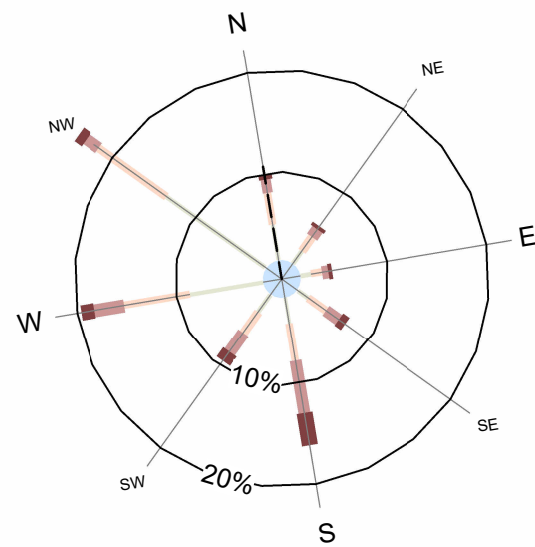
Title: **Locality Plan & BASIX**
Project: **Alterations & Additions**
29 Waratah Street, Freshwater, 2096 - NSW



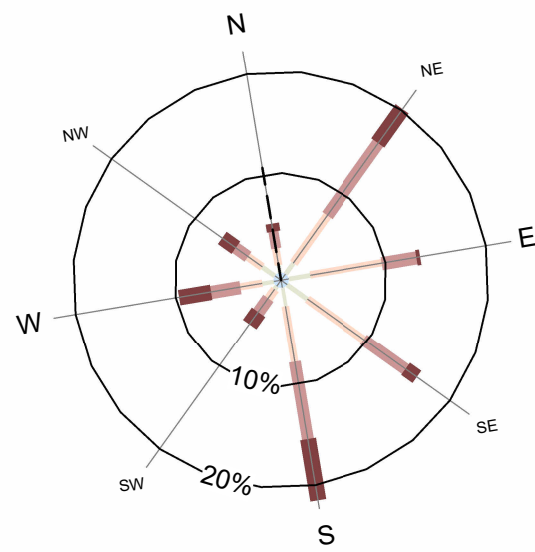
North:
Drawn: AR
Date: 20.12.2018
Drawing Number:
Checked: LH
Scale (@ A3) 1 : 100
Rev:
1811 DA 1.001 E



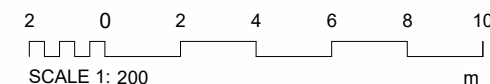
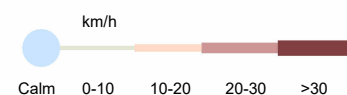
1 Site Plan
1 : 200



Wind Rose - 9am
1 : 2



Wind Rose - 3pm
1 : 2



DA ISSUE

No.	Description
B	Revision 4
C	DA Issue
D	DA Application
E	Revised DA

Date	By
08.03.24	LL
25.03.24	LL
03.04.24	LL
13.05.24	LL

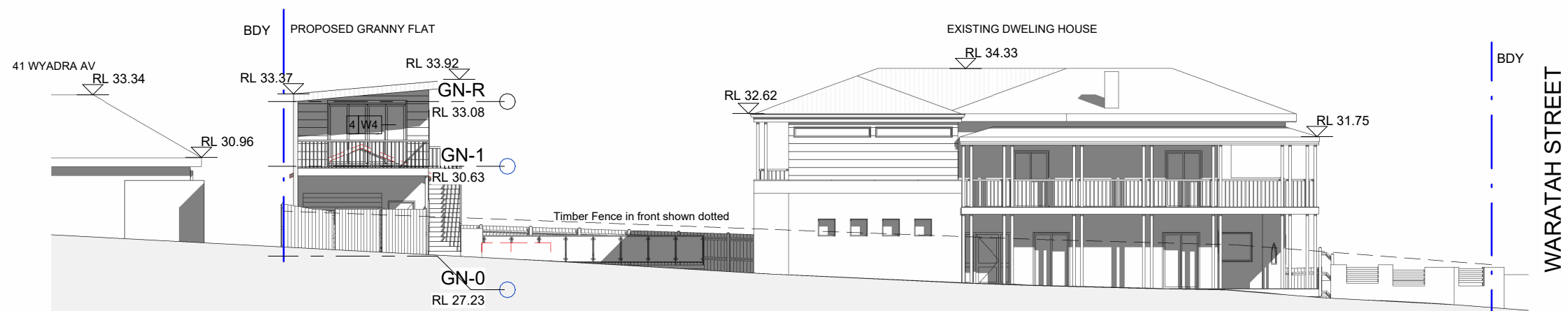
This drawing is subject to copyright and must not be reproduced or used without the express consent of VISIONATA Architects. The contractor is to verify all dimensions from the actual works. Do not scale dimensions.

VISIONATA
architects
Suite 3.01, level 3, 80 Mount Street
North Sydney - NSW 2060
P: (02) 9411-5005 www.visionata.com.au
ABN 30 558 698 248
Nom. Architect:
Lee Hughes Reg. 6486

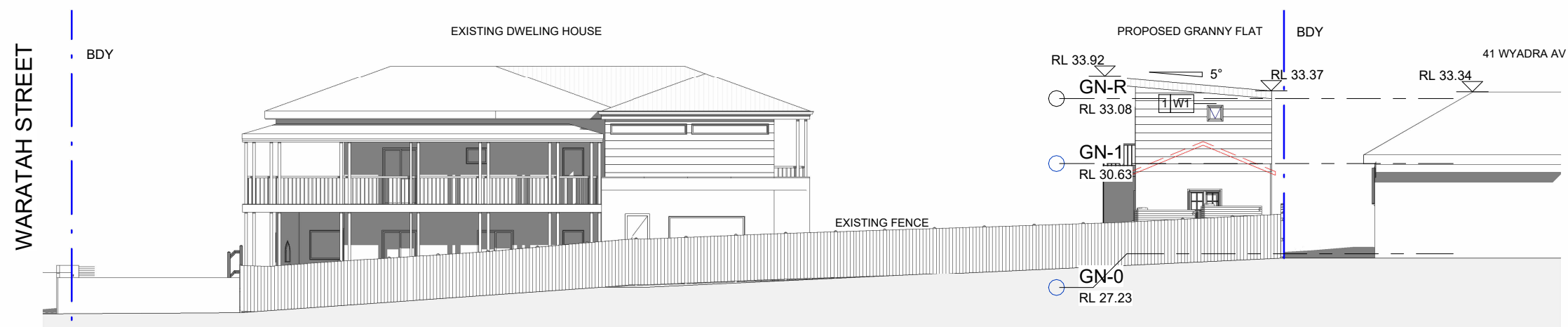
Title: **Site Analysis**
Project: **Alterations & Additions**
29 Waratah Street, Freshwater, 2096 - NSW



Drawn: Author
Date: 20.12.2018
Drawing Number:
Checked: Checker
Scale (@ A3) As indicated
Rev:
1811 DA 1.002 E

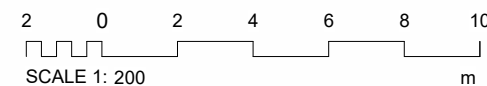
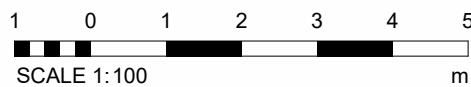


1 Street Elevation - South (Wyandra Av)
1 : 200



2 Street Elevation - North
1 : 200

RESIDENTIAL TIMBER-FRAME
CONSTRUCTION AS PER AS1684.2-2010



No.	Description	Date	By
C	Revision 4	08.03.24	LL
D	DA Issue	25.03.24	LL
E	DA Application	03.04.24	LL
F	Revised DA	13.05.24	LL

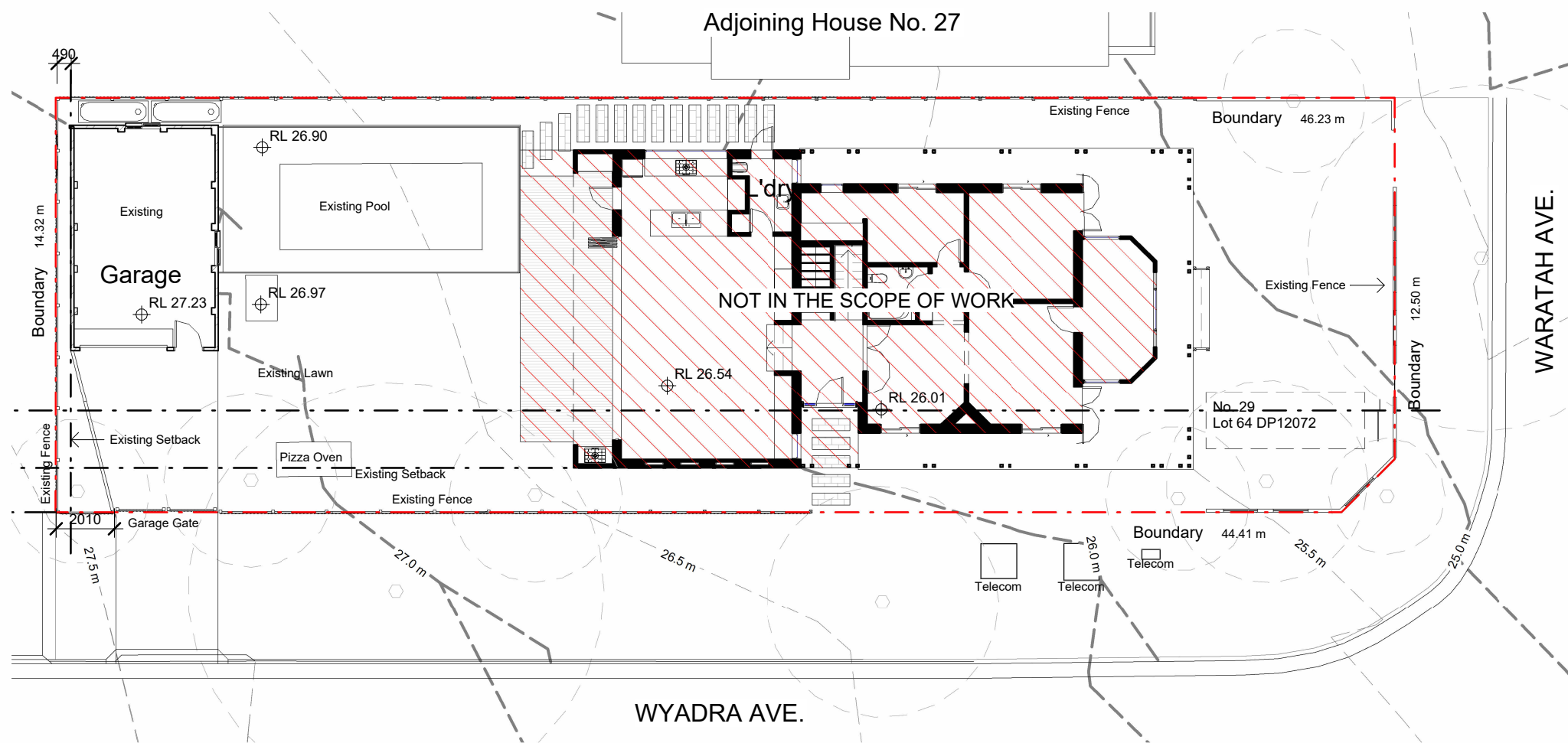
This drawing is subject to copyright and must not be reproduced or used without the express consent of VISIONATA Architects. The contractor is to verify all dimensions from the actual works. Do not scale dimensions.

VISIONATA
architects
Suite 3.01, level 3, 80 Mount Street
North Sydney – NSW 2060
P: (02) 9411-5005 www.visionata.com.au
ABN 30 558 698 248
Nom. Architect:
Lee Hughes Reg. 6486

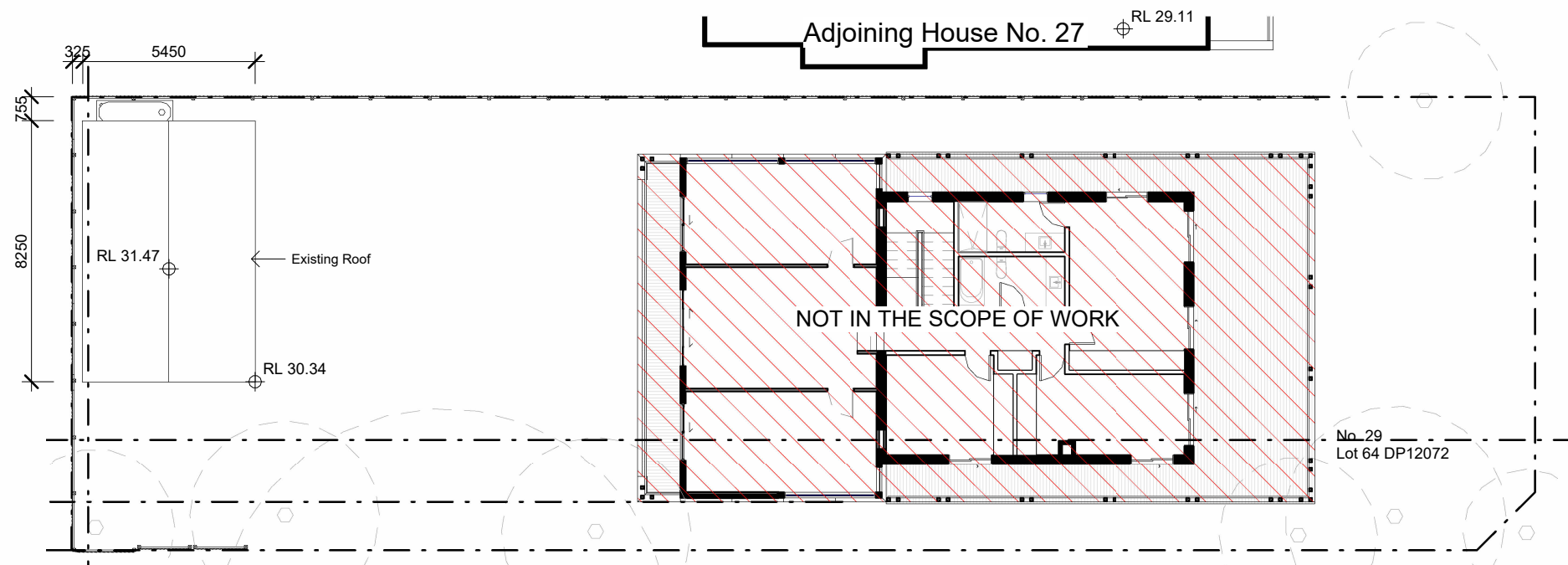
Title: **Street Elevations**
Project: **Alterations & Additions**
29 Waratah Street, Freshwater, 2096 - NSW

Drawn: AR
Date: 20.12.2018
Drawing Number:
Checked: LH
Scale (@ A3) 1 : 200
Rev:
1811 DA 1.003 F

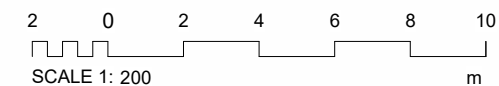
DA ISSUE



1 Existing Ground Floor
1 : 200



2 First Floor
1 : 200



DA ISSUE

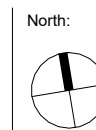
No.	Description
B	Revision 4
C	DA Issue
D	DA Application
E	Revised DA

Date	By
08.03.24	LL
25.03.24	LL
03.04.24	LL
13.05.24	LL

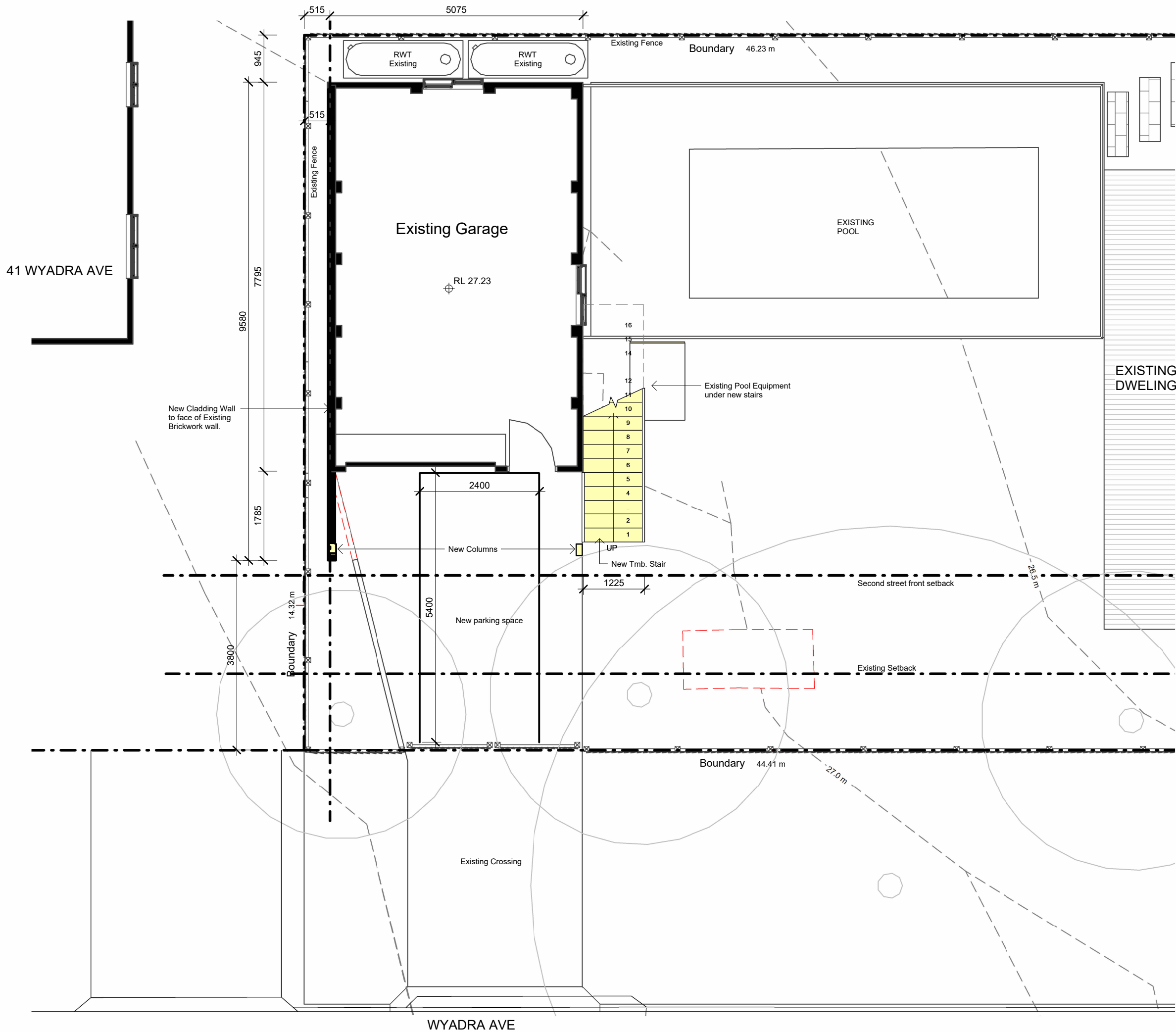
This drawing is subject to copyright and must not be reproduced or used without the express consent of VISIONATA Architects. The contractor is to verify all dimensions from the actual works. Do not scale dimensions.

VISIONATA
architects
Suite 3.01, level 3, 80 Mount Street
North Sydney - NSW 2060
P: (02) 9411-5005 www.visionata.com.au
ABN 30 558 698 248
Nom. Architect:
Lee Hughes Reg. 6486

Title: **Existing Plans**
Project: **Alterations & Additions**
29 Waratah Street, Freshwater, 2096 - NSW

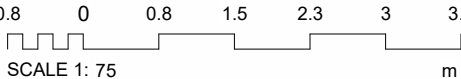


Drawn: AR
Date: 20.12.2018
Drawing Number:
Checked: LH
Scale (@ A3) 1 : 200
Rev:
1811 DA 1.100 E



RESIDENTIAL TIMBER-FRAME
CONSTRUCTION AS PER AS1684.2-2010

E	Revised DA	13.05.24
D	DA Application	03.04.24
C	DA Issue	25.03.24
No.	Description	Date



Title:

Proposed Ground Floor Plan

Project:

Alterations & Additions

29 Waratah Street, Freshwater, 2096 - NSW

Client:

North:

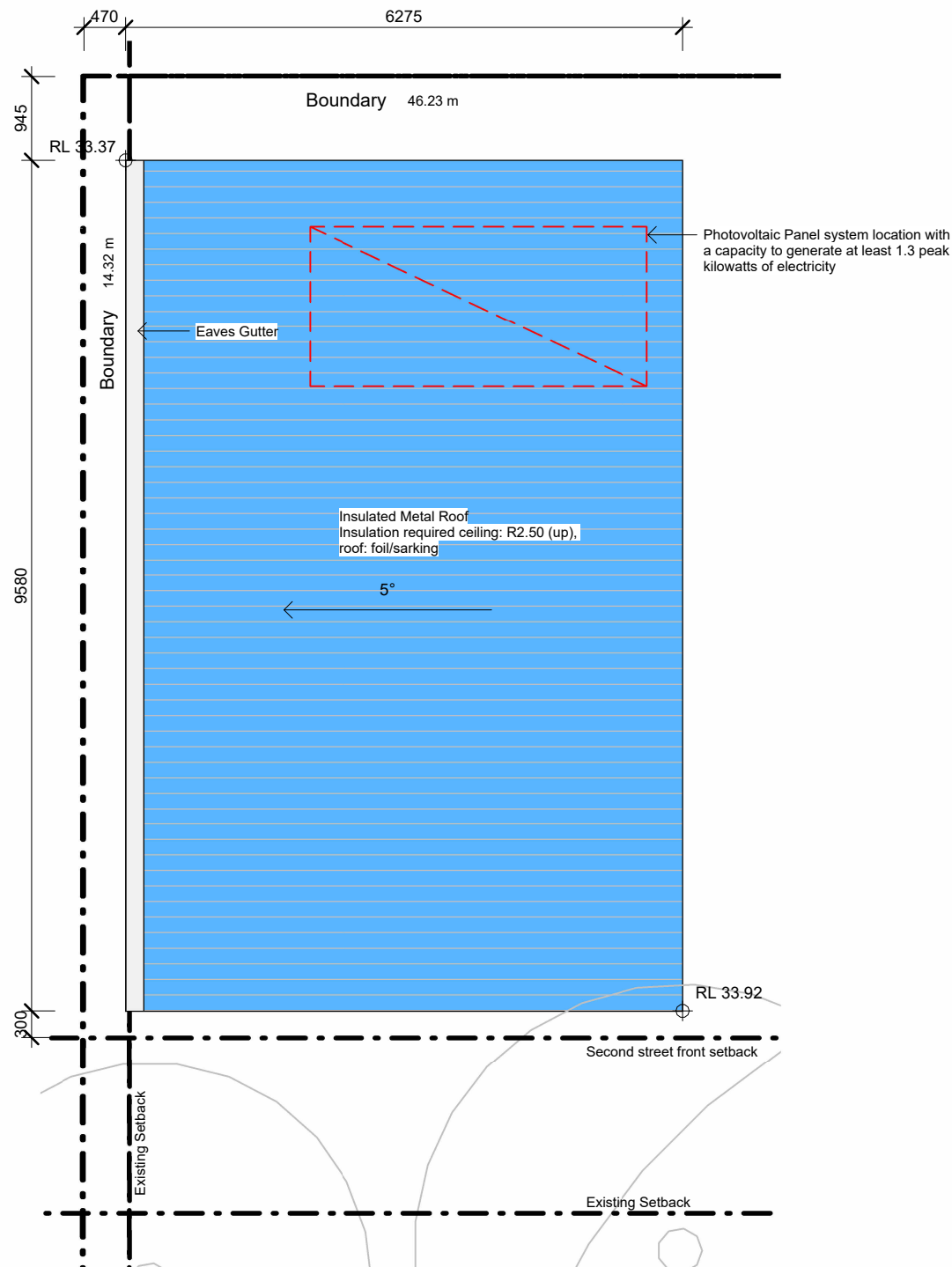
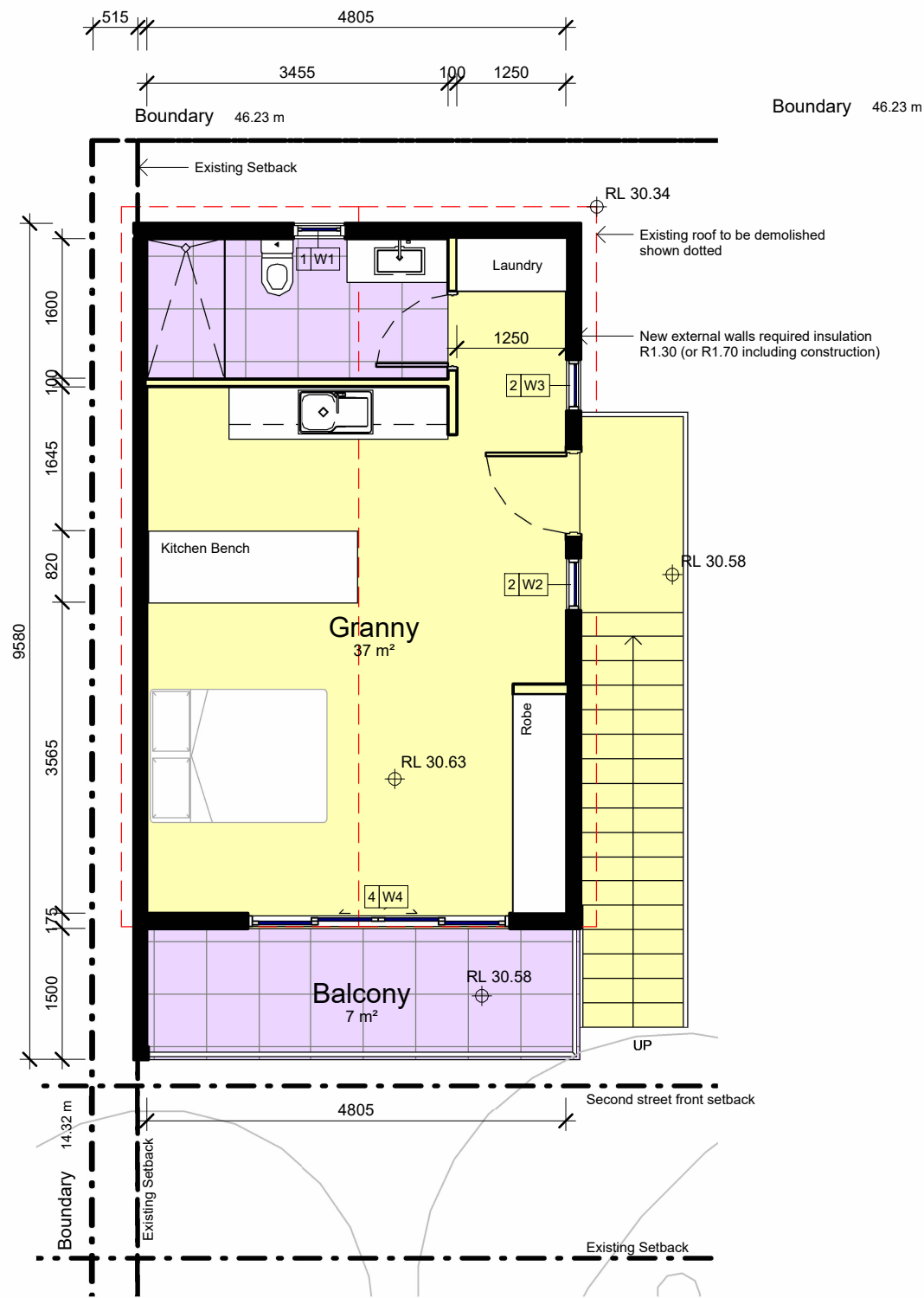


Level 3, 80 Mount Street, North Sydney NSW 2060
P: (02) 9411-5005 www.visionata.com.au
ABN 30 558 698 248 Nom. Architect: Lee Hughes Reg. 6486
This drawing is subject to copyright and must not be reproduced or used without the express consent of VISIONATA Architects

Date: 20.12.2018 Drawn: LL
Drawing Number: Rev:

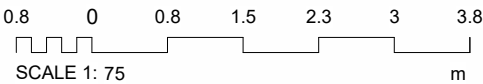
1811 DA 1.101 E

DA ISSUE



DA Colour Scheme

- Timber
- Demolition
- Roof Tiles, Paving (tiles, terracota)
- Internal Tiles
- Brick
- Aluminium, steel, galvanised iron
- Glass & glass bricks
- Concrete
- Fibre cement sheets / cement render
- Sandstone, other natural stone, earth
- Marble
- Bituminous products



No.	Description	Date	By
B	Revision 4	08.03.24	LL
C	DA Issue	25.03.24	LL
D	DA Application	03.04.24	LL
E	Revised DA	13.05.24	LL

This drawing is subject to copyright and must not be reproduced or used without the express consent of VISIONATA Architects. The contractor is to verify all dimensions from the actual works. Do not scale dimensions.



Suite 3.01, level 3, 80 Mount Street
North Sydney – NSW 2060
P: (02) 9411-5005 www.visionata.com.au

ABN 30 558 698 248
Nom. Architect:
Lee Hughes Reg. 6486

Title: **Proposed 1st Floor & Roof Plan**
Project: **Alterations & Additions**
29 Waratah Street, Freshwater, 2096 - NSW

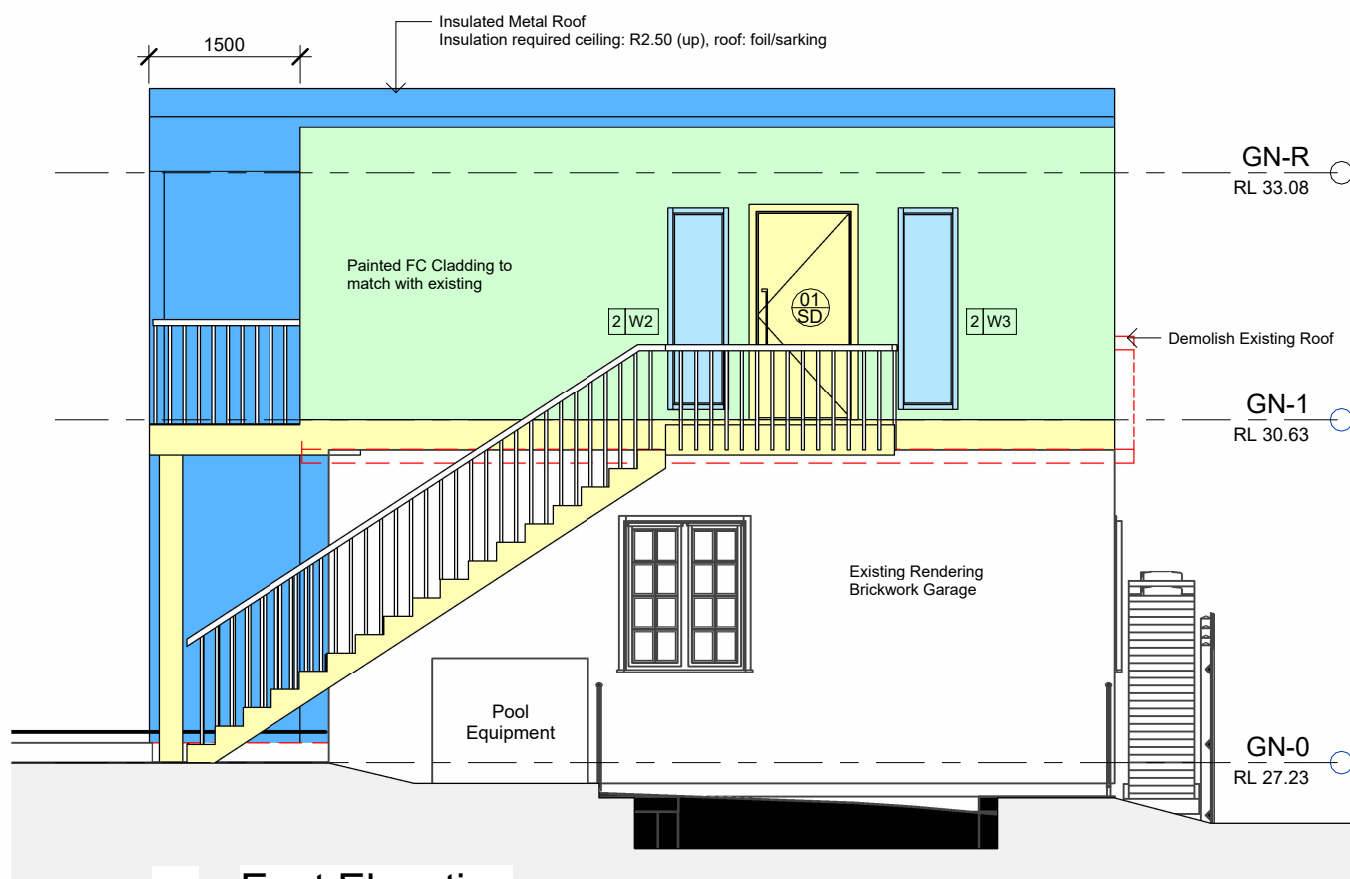
North:



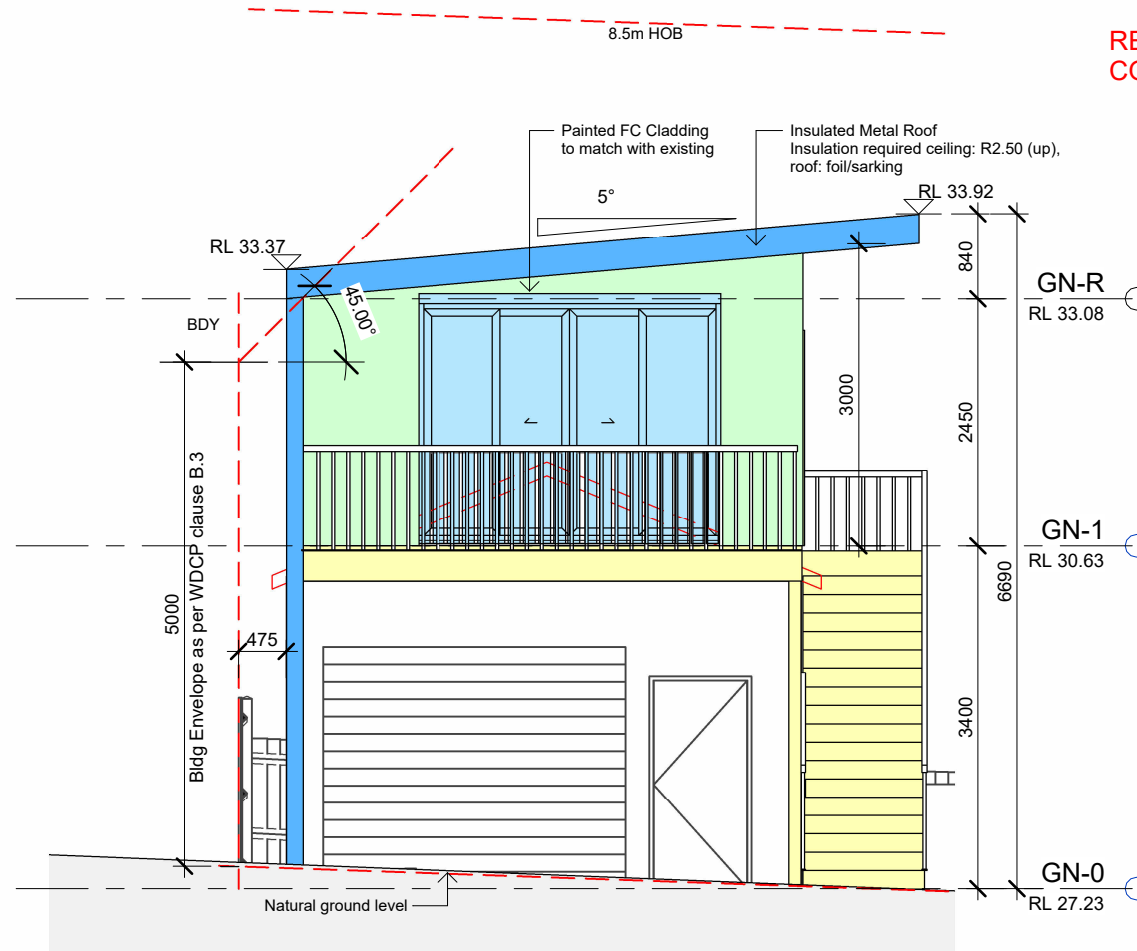
Drawn: AR
Date: 20.12.2018
Drawing Number:

Checked: LH
Scale (@ A3) As indicated
Rev:

1811 DA 1.102 E



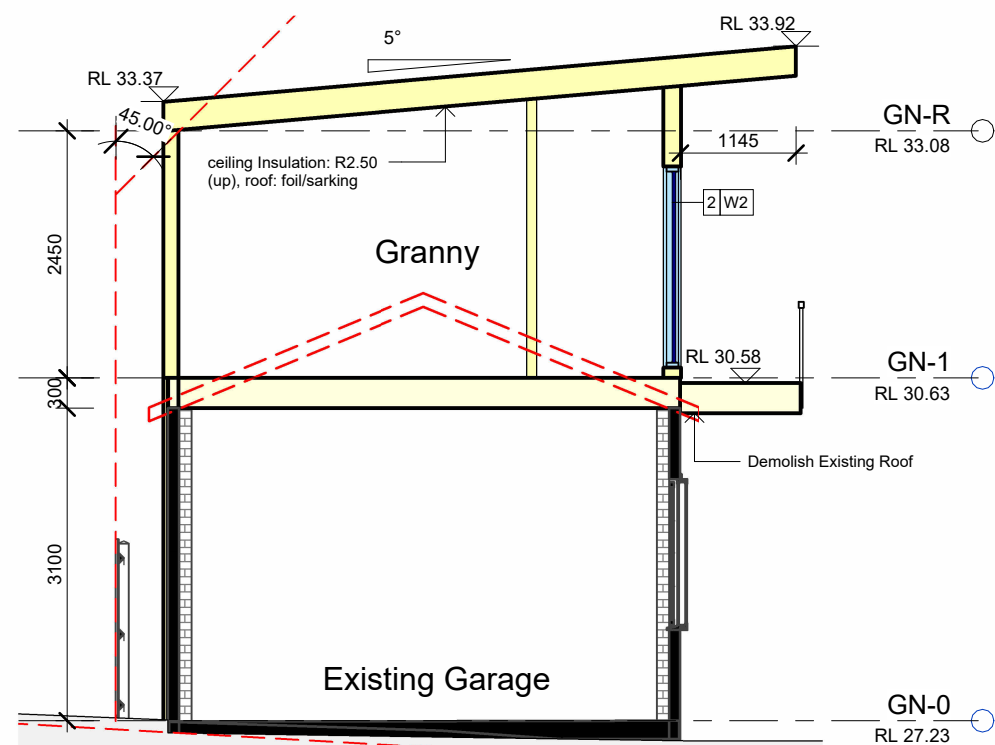
1 East Elevation
1 : 75



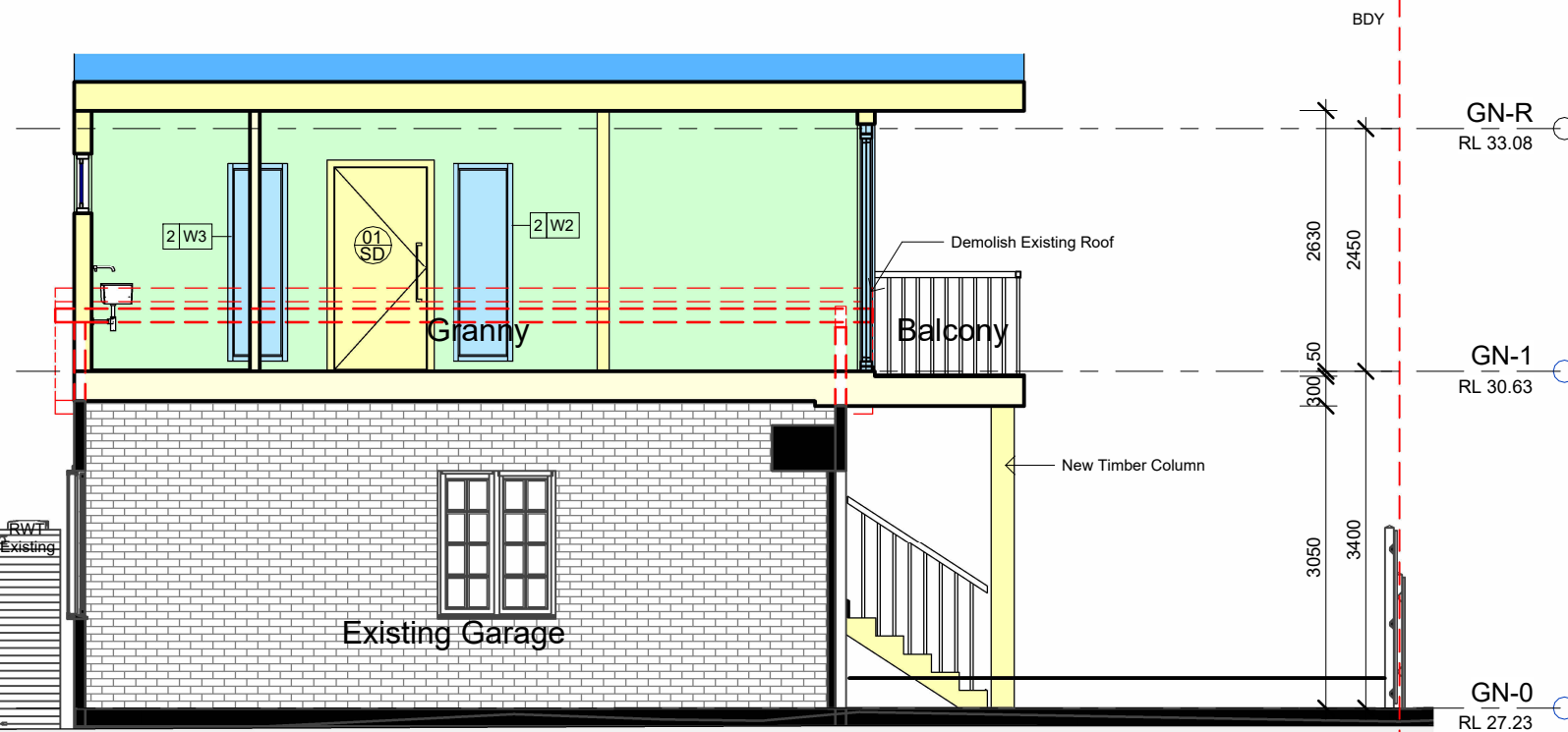
2 South Elevation
1 : 75

DA Colour Scheme

- Timber
- Demolition
- Roof Tiles, Paving (tiles, terracota)
- Internal Tiles
- Brick
- Aluminium, steel, galvanised iron
- Glass & glass bricks
- Concrete
- Fibre cement sheets / cement render
- Sandstone, other natural stone, earth
- Marble
- Bituminous products



3 Section 10
1 : 75



4 Section 12
1 : 75

DA ISSUE

No.	Description
B	Revision 4
C	DA Issue
D	DA Application
E	Revised DA

Date	By
08.03.24	LL
25.03.24	LL
03.04.24	LL
13.05.24	LL

This drawing is subject to copyright and must not be reproduced or used without the express consent of VISIONATA Architects. The contractor is to verify all dimensions from the actual works. Do not scale dimensions.

VISIONATA
architects
Suite 3.01, level 3, 80 Mount Street
North Sydney - NSW 2060
P: (02) 9411-5005 www.visionata.com.au
ABN 30 558 698 248
Nom. Architect:
Lee Hughes Reg. 6486

Title: **Elevations & Sections**
Project: **Alterations & Additions**
29 Waratah Street, Freshwater, 2096 - NSW

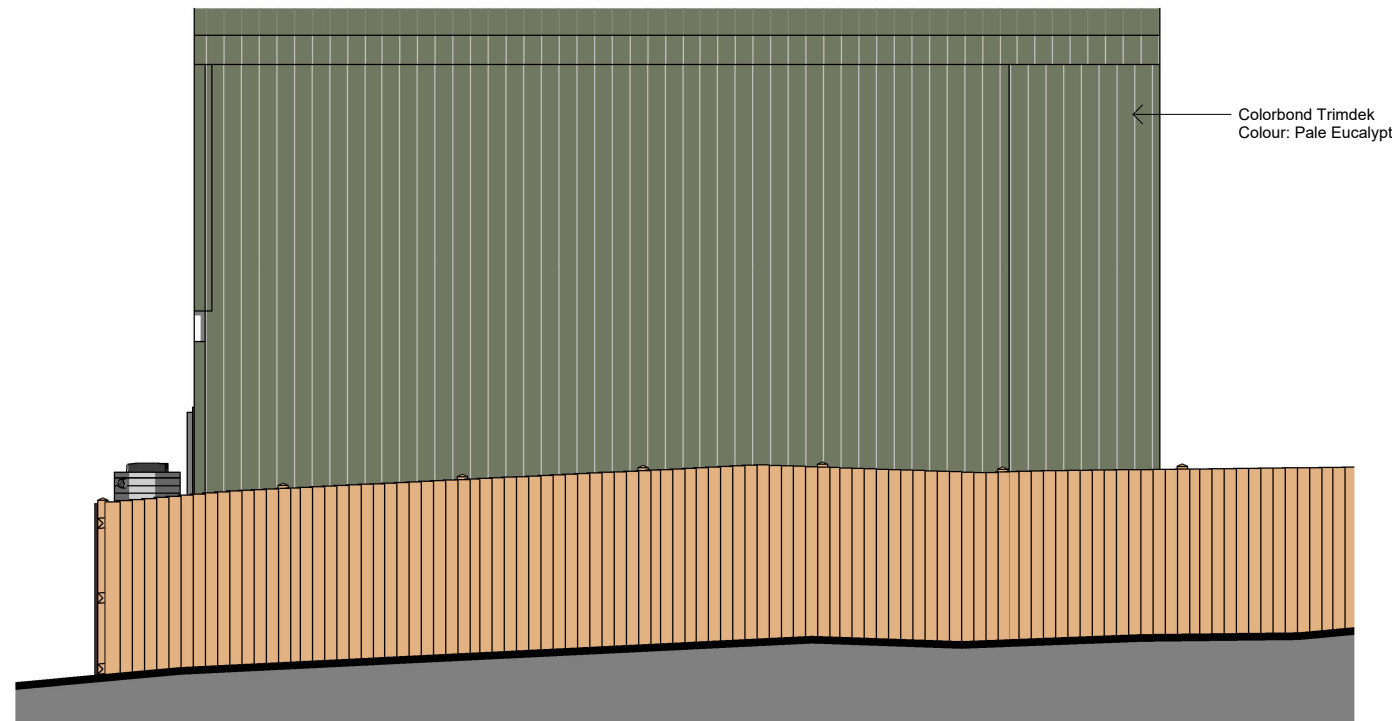
Drawn: AR
Date: 20.12.2018
Drawing Number:
Checked: LH
Scale (@ A3) As indicated
Rev:
1811 DA 1.200 E



1 East Elevation - Colour
1 : 75

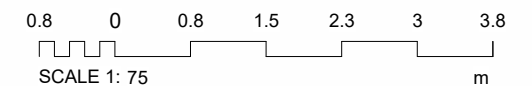
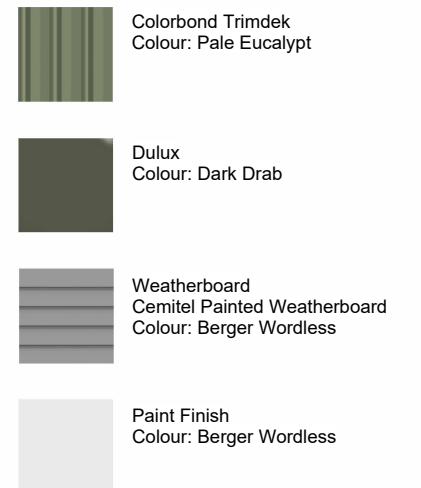


2 South Elevation - Colour
1 : 75



3 West Elevation - Colour
1 : 75

Finishes



No.	Description
B	Revision 4
C	DA Issue
D	DA Application
E	Revised DA

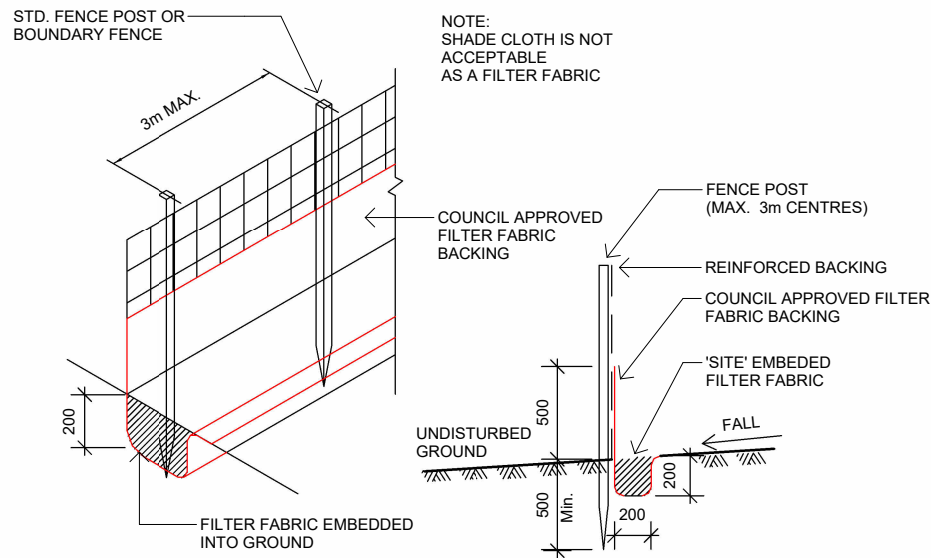
Date	By
08.03.24	LL
25.03.24	LL
03.04.24	LL
13.05.24	LL

This drawing is subject to copyright and must not be reproduced or used without the express consent of VISIONATA Architects. The contractor is to verify all dimensions from the actual works. Do not scale dimensions.

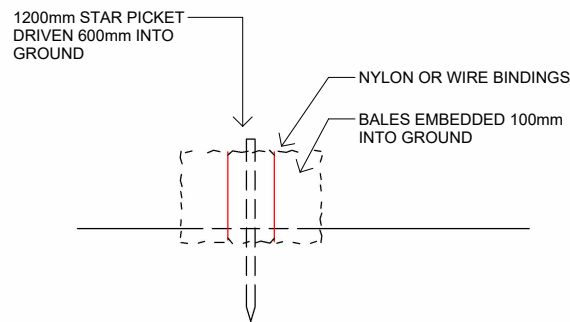
VISIONATA
architects
Suite 3.01, level 3, 80 Mount Street
North Sydney - NSW 2060
P: (02) 9411-5005 www.visionata.com.au
ABN 30 558 698 248
Nom. Architect:
Lee Hughes Reg. 6486

Title: **Elevations - Finishes**
Project: **Alterations & Additions**
29 Waratah Street, Freshwater, 2096 - NSW

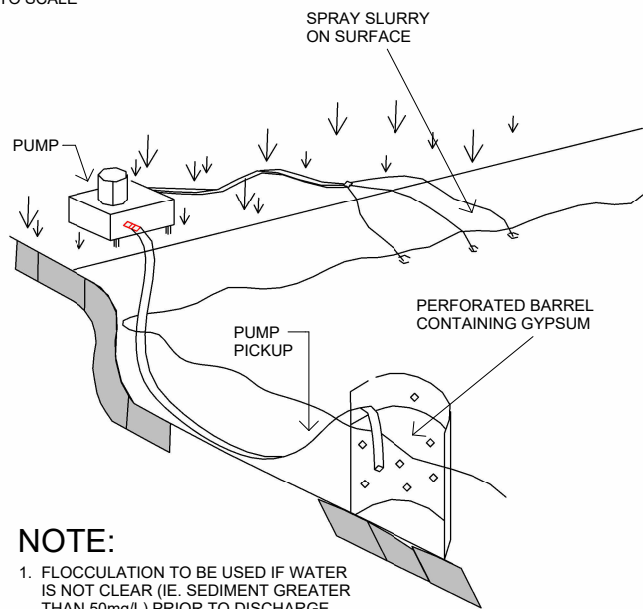
Drawn: AR
Date: 20.12.2018
Drawing Number:
Checked: LH
Scale (@ A3) As indicated
Rev:
1811 DA 1.201 E



SILT FENCE DETAIL
NOT TO SCALE



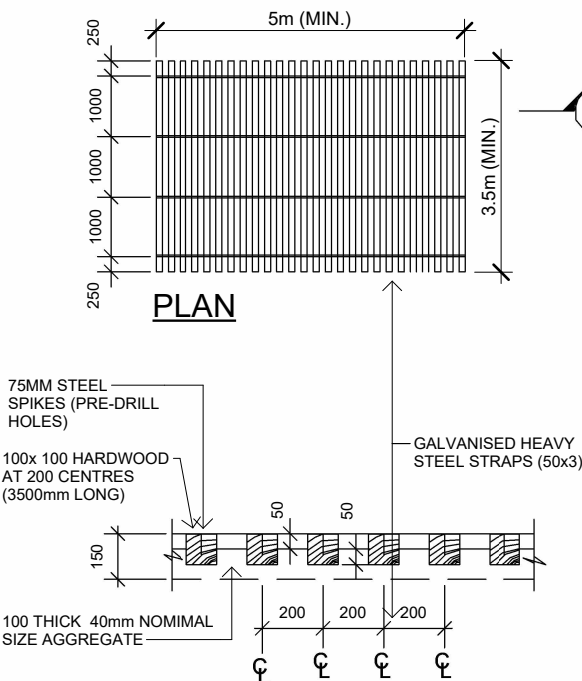
TYPICAL STRAW BALE FILTER DETAIL
NOT TO SCALE



NOTE:

1. FLOCCULATION TO BE USED IF WATER IS NOT CLEAR (IE. SEDIMENT GREATER THAN 50mg/L) PRIOR TO DISCHARGE FROM TEMPORARY PUMP OUT
2. FOR RATES & AGENTS SEE APPENDIX E OF HOUSING NSW "MANAGING URBAN SW SOILS & CONSTRUCTION"

FLOCCULATION DETAIL
NOT TO SCALE



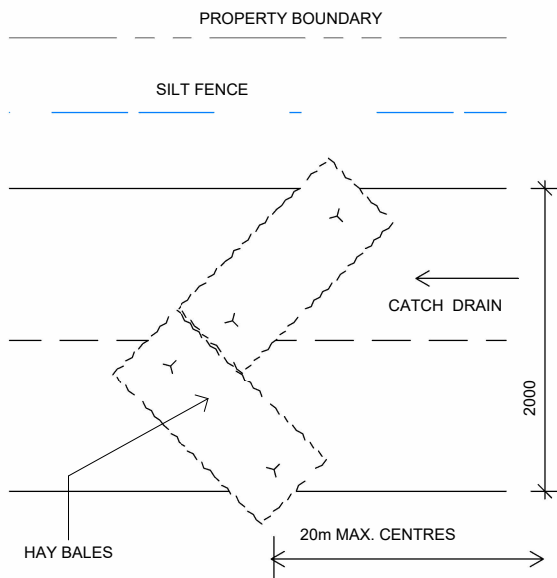
SECTION A

TRUCK SHAKER GRID

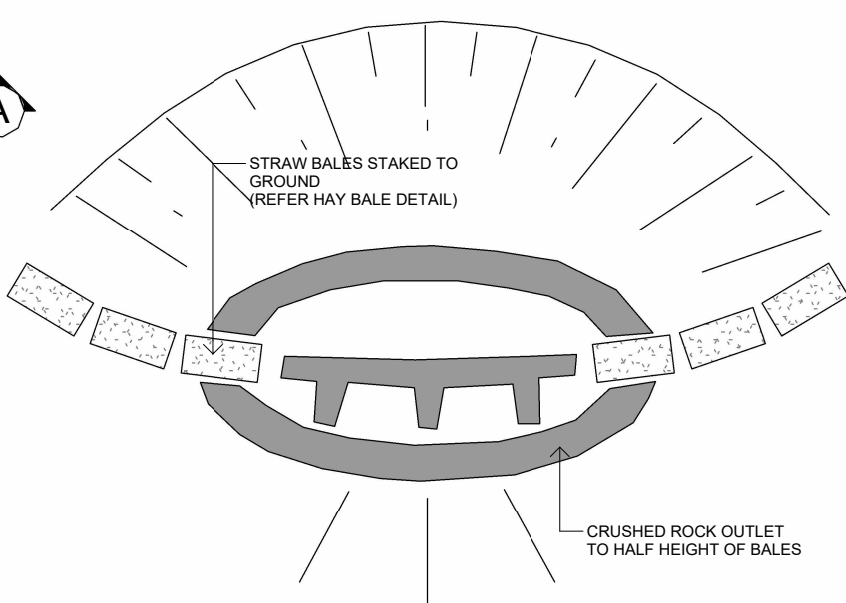
NOT TO SCALE

SHAKER GRID NOTES

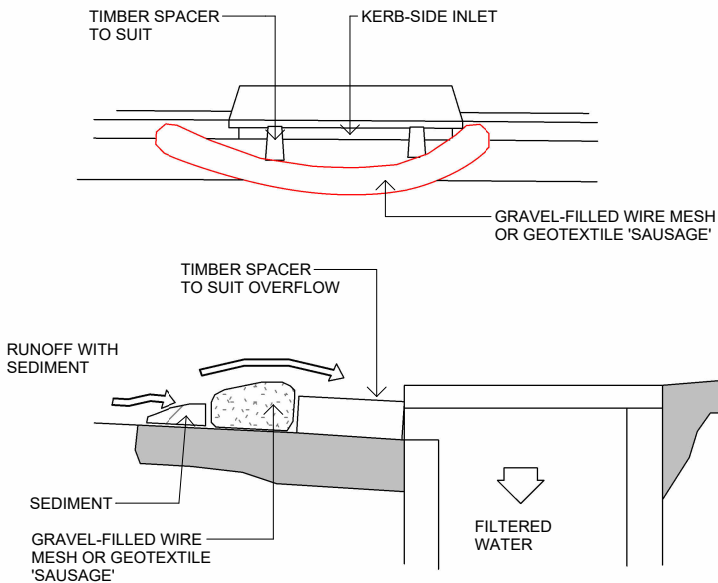
1. THIS DEVICE IS TO BE LOCATED AT ALL EXITS FROM THE CONSTRUCTION SITE.
2. THE DEVICE IS TO BE REGULARLY CLEANED OF DEPOSITED MATERIAL SO AS TO MAINTAIN A 50mm DEEP SPACE BETWEEN PLANKS.
3. ANY UNSEALED ROAD BETWEEN THIS DEVICE AND COUNCILS NEAREST ROADWAY TO BE TOPPED WITH 100mm THICK 40mm NOMINAL SIZE AGGREGATE.
4. ALTERNATIVELY, THREE (3) PRECAST CONCRETE CATTLE GRIDS (AS MANUFACTURED BY 'HUMES CONCRETE') MAY BE USED. NOTES 1, 2, 3, ABOVE ALSO APPLY.



CATCH DRAIN DETAIL
NOT TO SCALE



HAY BALE SEDIMENT FILTER
NOT TO SCALE



MESH & GRAVEL INLET FILTER

NOT TO SCALE
NOTE: THIS PRACTICE ONLY TO BE USED WHERE SPECIFIED IN AN APPROVED SWMP/ESCP.

CONSTRUCTION NOTES

1. FABRICATE A SLEEVE MADE FROM GEOTEXTILE OR WIRE MESH LONGER THAN THE LENGTH OF THE INLET PIT.
2. FILL THE SLEEVE WITH 25mm TO 50mm GRAVEL.
3. FORM AND ELLIPTICAL CROSS-SECTION ABOUT 150mm HIGH x 400mm WIDE.
4. PLACE THE FILTER AT THE OPENING OF THE KERB INLET LEAVING A 100mm GAP AT THE TOP TO ACT AS AN EMERGENCY SPILLWAY.
5. MAINTAIN THE OPENING WITH SPACER BLOCKS.
6. FORM A SEAL WITH THE KERBING AND PREVENT SEDIMENT BYPASSING THE FILTER.
7. FIT TO ALL KERB INLETS AT SAG POINTS.

SEDIMENT RUN-OFF CONTROL NOTES

1. ALL WORK SHALL BE GENERALLY CARRIED OUT IN ACCORDANCE WITH:
 - A. LOCAL AUTHORITY REQUIREMENTS,
 - B. EPA - POLLUTION CONTROL MANUAL FOR URBAN STORMWATER,
 - C. DEPARTMENT OF CONSERVATION AND LAND MANAGEMENT MANUAL - "URBAN EROSION & SEDIMENT CONTROL".
2. EROSION AND SEDIMENT CONTROL DRAWINGS NOTES ARE PROVIDED FOR THE WHOLE OF THE WORKS. SHOULD THE CONTRACTOR STAGE THESE WORKS THEN THE DESIGN MAY REQUIRE TO BE MODIFIED. VARIATION TO THESE DETAILS MAY REQUIRE TO BE APPROVED BY THE RELEVANT AUTHORITIES.
3. MAINTAIN ALL EROSION AND SEDIMENT CONTROL DEVICES TO THE SATISFACTION OF THE SUPERINTENDENT AND THE LOCAL AUTHORITY.
4. WHEN STORMWATER PITS ARE CONSTRUCTED PREVENT SITE RUNOFF ENTERING THE PITS UNLESS SILT FENCES ARE ERECTED AROUND PITS. MINIMISE THE AREA OF THE SITE BEING DISTURBED AT ANY ONE TIME.
5. PROTECT ALL STOCKPILES OF MATERIALS FROM SCOUR AND EROSION. DO NOT STOCKPILE LOOSE MATERIAL IN ROADWAYS, NEAR DRAINAGE PITS OR WATER WATERCOURSES.
6. ALL SOIL AND WATER CONTROL MEASURES ARE TO BE PUT BACK IN PLACE AT THE END OF EACH WORKING DAY, AND MODIFIED TO BEST SUIT SITE CONDITIONS.
7. CONTROL WATER FROM UPSTREAM OF THE SITE SUCH THAT IT DOES NOT ENTER THE DISTURBED AREA.
8. ALL CONSTRUCTION VEHICLES SHALL ENTER AND EXIT THE SITE VIA THE TEMPORARY CONSTRUCTION ENTRY/EXIT. ALL VEHICLES LEAVING THE SITE SHALL BE CLEANED AND INSPECTED BEFORE LEAVING.
9. CLEAN OUT ALL EROSION AND SEDIMENT CONTROL DEVICES AFTER EACH STORM EVENT.
10. HOSE TAPS TO BE FITTED WITH BACK FLOW PREVENTION IN ACCORDANCE WITH AS.3500.

No.	Description	Date	By
A	Granny Flat SK	05.09.23	LL
B	Revised DA	13.05.24	LL

This drawing is subject to copyright and must not be reproduced or used without the express consent of VISIONATA Architects. The contractor is to verify all dimensions from the actual works. Do not scale dimensions.

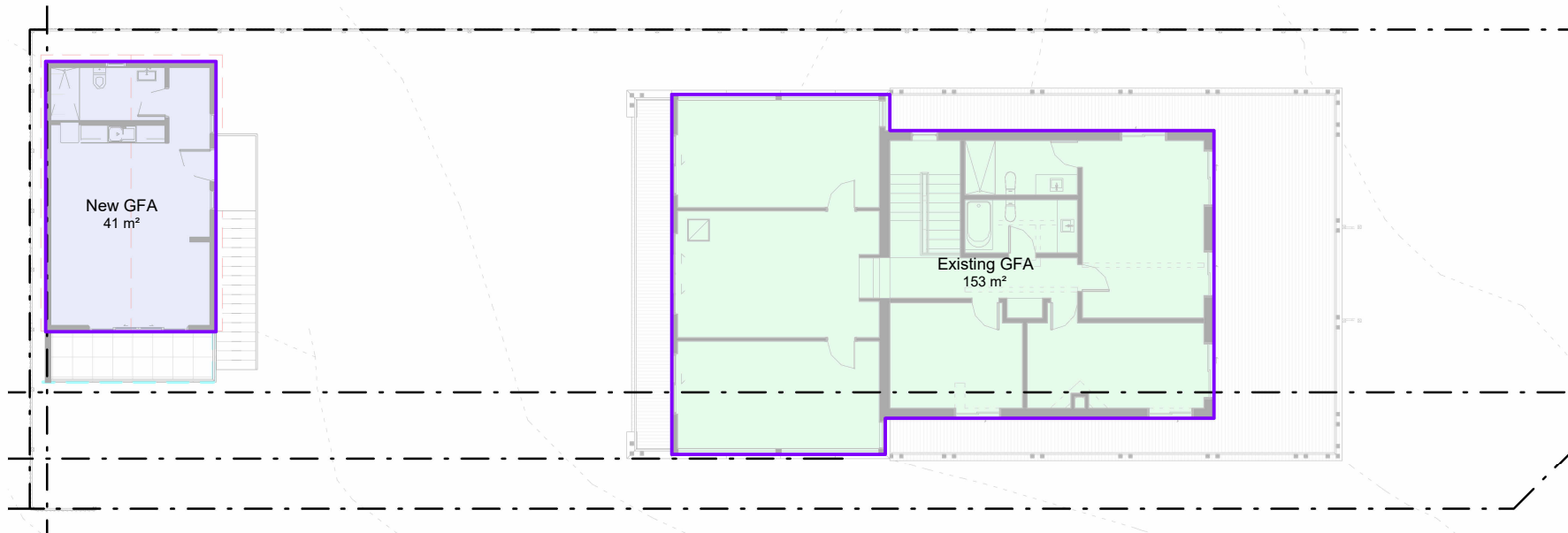
VISIONATA
architects

Suite 3.01, level 3, 80 Mount Street
North Sydney – NSW 2060
P: (02) 9411-5005 www.visionata.com.au
ABN 30 558 698 248
Nom. Architect:
Lee Hughes Reg. 6486

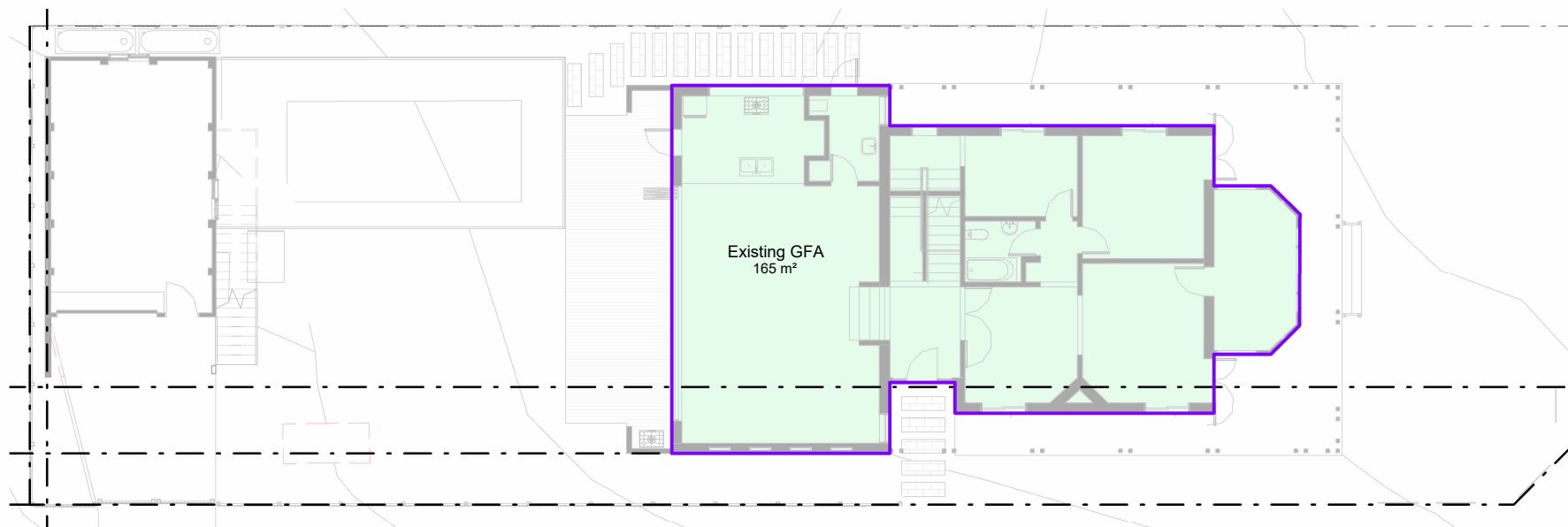
Title: **Sediment Control Plan**
Project: **Alterations & Additions**
29 Waratah Street, Freshwater, 2096 - NSW

Drawn: Author
Date: 20.12.2018
Drawing Number:
Checked: Checker
Scale (@ A3) 1 : 1
Rev:

1811 DA 1.500 B



2 1st Floor
1 : 200



1 Ground Floor
1 : 200

Area Schedule (GFA)

Level	Name	Area
GN-0	Existing GFA	165 m ²
GN-1	Existing GFA	153 m ²
		319 m ²
GN-1	New GFA	41 m ²
		41 m ²
		360 m ²

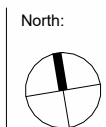
No.	Description
B	Revision 4
C	DA Issue
D	DA Application
E	Revised DA

Date	By
08.03.24	LL
25.03.24	LL
03.04.24	LL
13.05.24	LL

This drawing is subject to copyright and must not be reproduced or used without the express consent of VISIONATA Architects. The contractor is to verify all dimensions from the actual works. Do not scale dimensions.

VISIONATA
architects
Suite 3.01, level 3, 80 Mount Street
North Sydney – NSW 2060
P: (02) 9411-5005 www.visionata.com.au
ABN 30 558 698 248
Nom. Architect:
Lee Hughes Reg. 6486

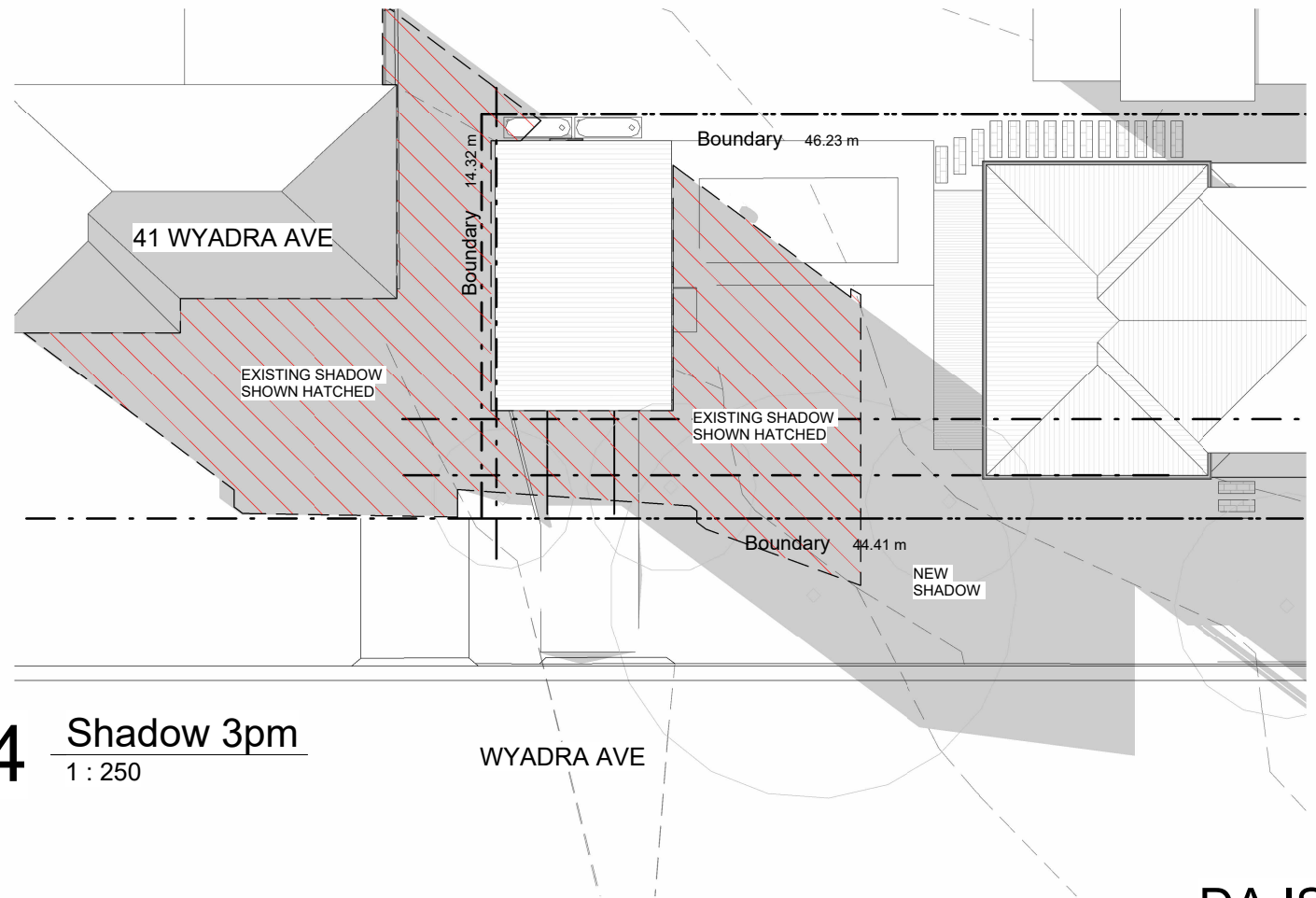
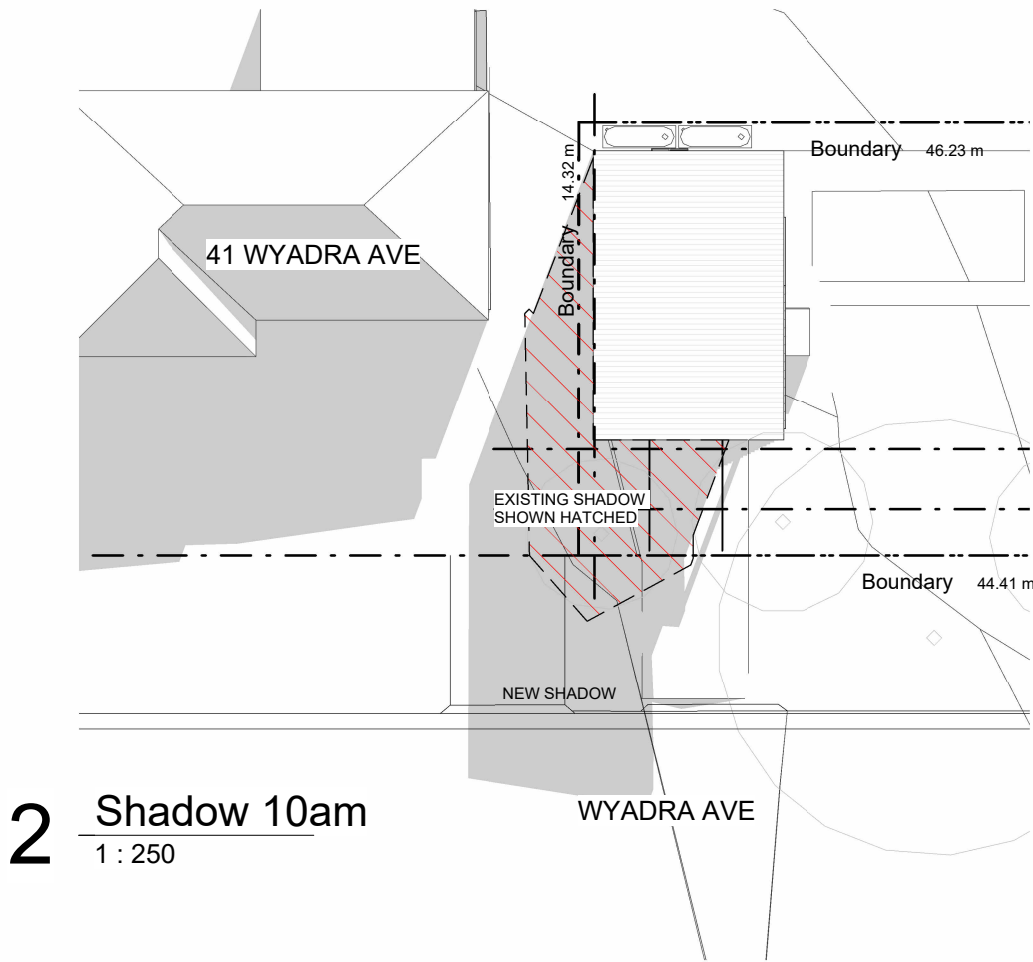
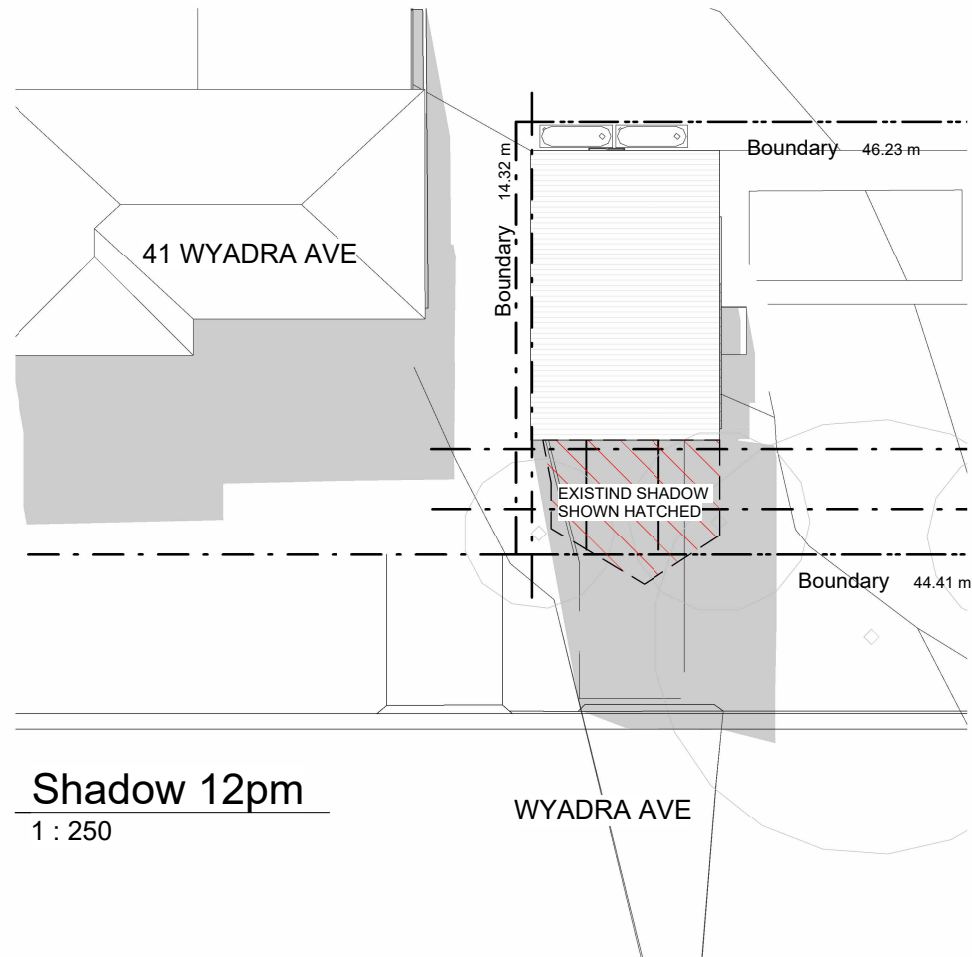
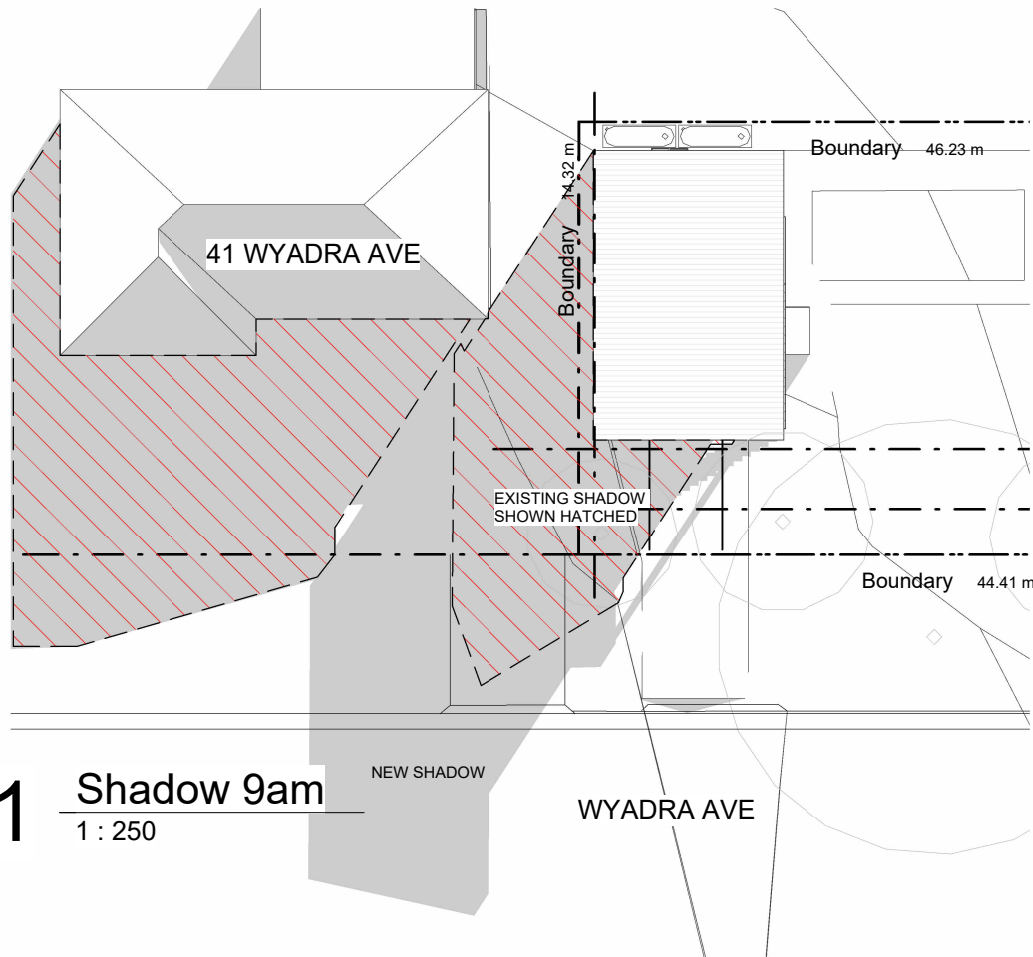
Title: **GFA Plan**
Project: **Alterations & Additions**
29 Waratah Street, Freshwater, 2096 - NSW



Drawn: Author
Date: 20.12.2018
Drawing Number:

Checked: Checker
Scale (@ A3) 1 : 200
Rev:

1811 DA 1.600 E



No.	Description	Date	By
A	Revision 4	08.03.24	LL
B	DA Issue	25.03.24	LL
C	DA Application	03.04.24	LL
D	Revised DA	13.05.24	LL


This drawing is subject to copyright and must not be reproduced or used without the express consent of VISIONATA Architects. The contractor is to verify all dimensions from the actual works. Do not scale dimensions.

VISIONATA
architects

Suite 3.01, level 3, 80 Mount Street
North Sydney – NSW 2060
P: (02) 9411-5005 www.visionata.com.au

ABN 30 558 698 248
Nom. Architect:
Lee Hughes Reg. 6486

Title: **Shadow Study**
Project: **Alterations & Additions**
29 Waratah Street, Freshwater, 2096 - NSW

North: 

Drawn: Author
Date: 20.12.2018
Drawing Number:

Checked: Checker
Scale (@ A3) 1 : 250
Rev:

1811 DA 1.601 D

DA ISSUE