

ALTERATIONS & ADDITIONS TO EXISTING DWELLING
AT
4 STINSON PLACE, FORESTVILLE

DRAWING SCHEDULE:

DA00	COVER SHEET	N/A
DA02	CALCULATION SHEET	N/A
DA01	SITE ANALYSIS /CONTEXT PLAN	1:150
DA10	PROPOSED GROUND FLOOR PLAN	1:100
DA11	PROPOSED SITE & ROOF PLAN	1:100
DA20	PROPOSED SECTIONS & ELEVATIONS	1:100
DA30	PROPOSED ELEVATIONS	1:100
DA40	MATERIALS, COLOURS & FINISHES	N/A
DA50	SHADOW DIAGRAMS - WINTER	N/A
DA51	SHADOW DIAGRAMS - EQUINOX	N/A

220360-1 SURVEY PLAN



LOCATION PLAN - 4 STINSON PL. FORESTVILLE 2087
LOT 8/DP202494

AERIAL PHOTO NTS

LOT SIZE	694sqm
ZONING	R2
EXISTING GFA	140sqm
EXISTING BLDG HEIGHT	6.7m

NORTHERN BEACHES COUNCIL	
COUNCIL LEP / DCP	
FSR (Floor Space Ratio)	N/A
MAX. BLDG HEIGHT	8.5m
MIN. FRONT SETBACK	6.5m
MIN. SIDE SETBACK	0.9m
MIN. REAR SETBACK	6m
MIN. LANDSCAPED OPEN SPACE	40%
MIN. PRIVATE OPEN SPACE	60sqm



U+I BUILDING STUDIO

BDAA NSW NO.6550

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REV.	DATE	COMMENT / AMENDMENT
A	11/11/22	FOR REVIEW
B	22/11/22	FOR REVIEW
C	06/12/22	ISSUE FOR DA

PROJECT STAGE:
DA - DEVELOPMENT APPLICATION

PROJECT NO: 22_01

PROJECT NAME: ALTERATION & ADDITION TO EXISTING DWELLING

PROJECT ADDRESS: 4 STINSON PLACE, FORESTVILLE NSW 2087

CLIENT: A. & S. SHAW

DRAWING TITLE:
COVE PAGE

DATE: 06/12/2022

DRAWN: IW

CHECKED: IK

FILE NAME: Stinson Pl Forestville-DA.vwx

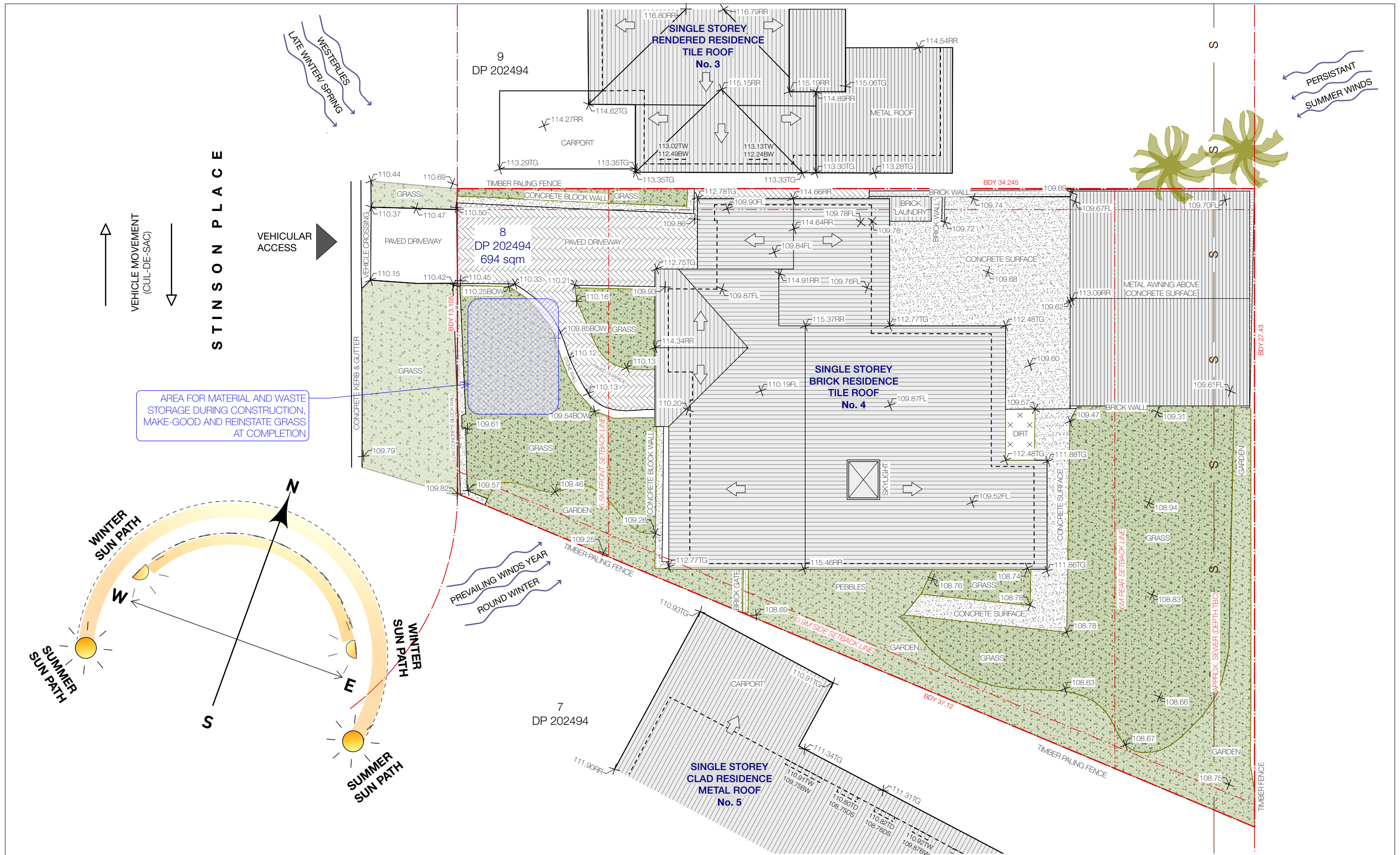
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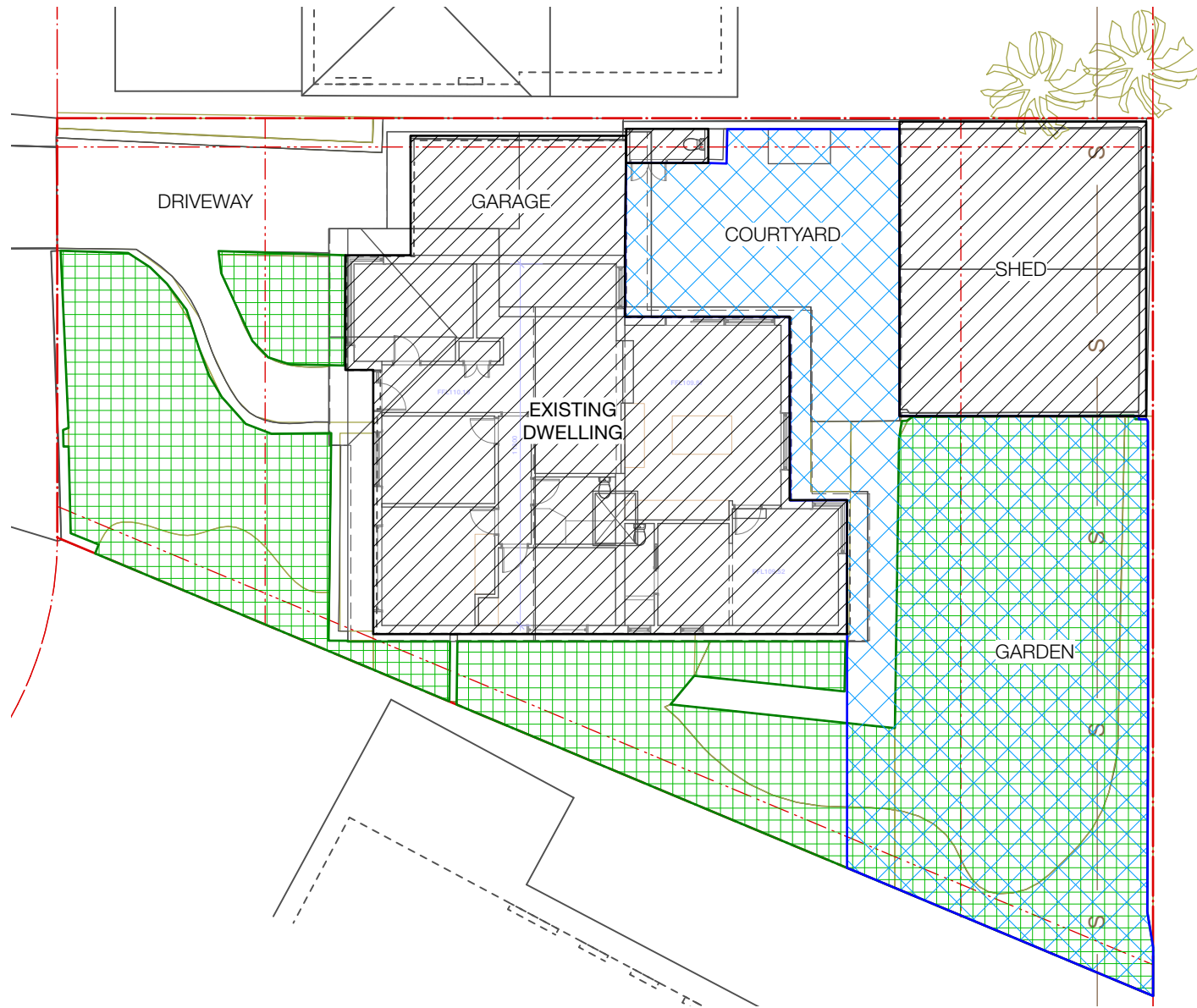
SHEET: ISO A3

REV: C

DRAWING NO:

DA00







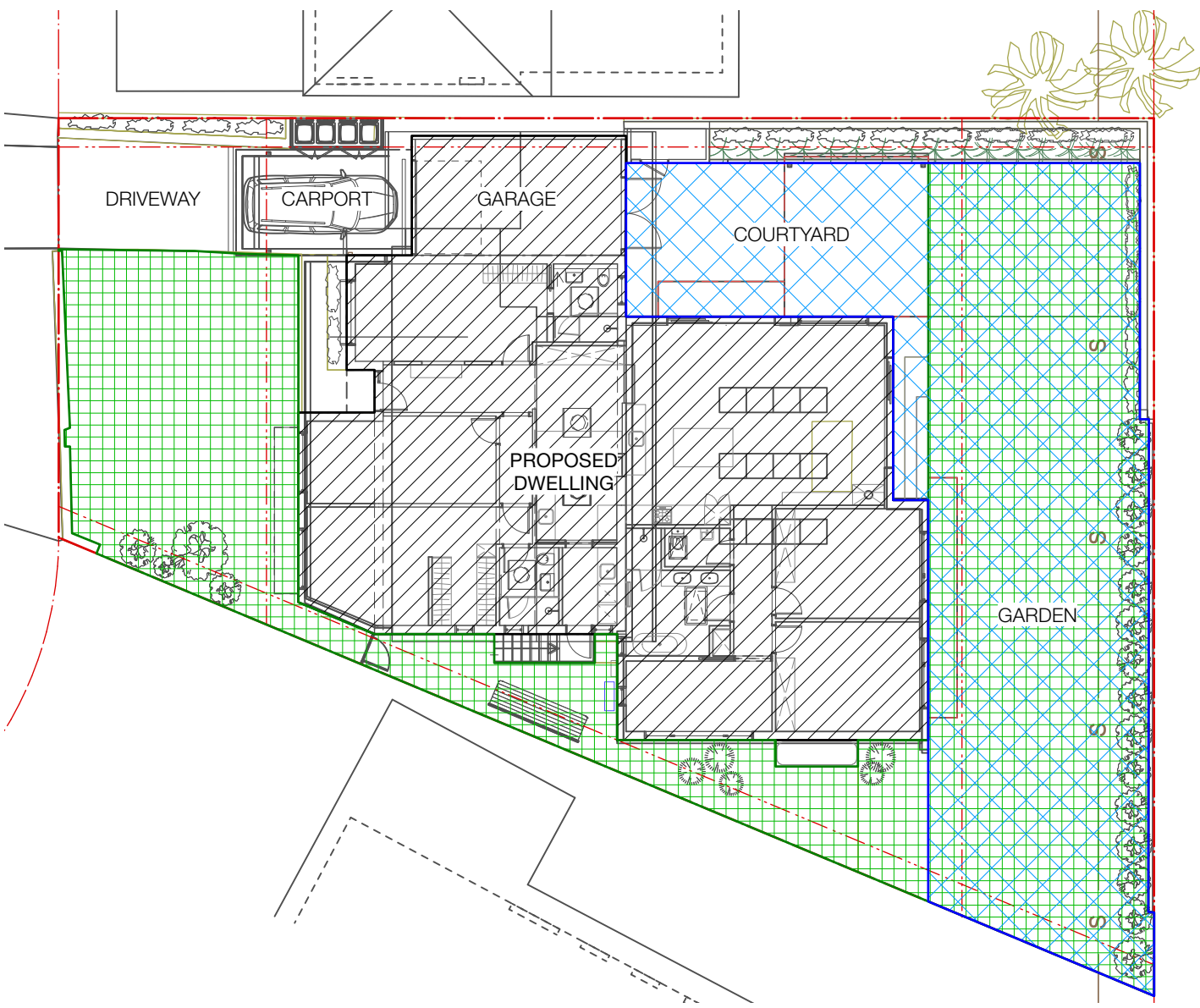
SITE AREA: 694 SQM


DCP REQUIREMENTS


LANDSCAPED OPEN SPACE: MIN. 40%
PRIVATE OPEN SPACE: MIN. 60sqm

 LANDSCAPED OPEN SPACE
266.8 SQM (38.4% of site area)


 PRIVATE OPEN SPACE
214 SQM



 LANDSCAPED OPEN SPACE
290.5 SQM (41.9% of site area)

 PRIVATE OPEN SPACE
220 SQM





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PROJECT STAGE:
DA - DEVELOPMENT APPLICATION

PROJECT NO: 22_01
PROJECT NAME: ALTERATION & ADDITION TO EXISTING DWELLING
PROJECT ADDRESS: 4 STINSON PLACE, FORESTVILLE NSW 2087
CLIENT: A. & S. SHAW

CALCULATION SHEET

DATE: 20/12/22
DRAWN: IW
CHECKED: IK
FILE NAME: Stinson Pl Forestville-DA.vwx

SCALE: 1:200
SHEET: ISO A3
REV: D

DRAWING NO:
DA02



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DATE: 20/12/22
DRAWN: IW
CHECKED: IK
FILE NAME: Stinson Pl Forestville-DA.wxd

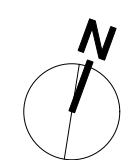
PROPOSED GROUND FLOOR PLAN

SCALE: 1:100

SHEET: ISO A2

REV: E

DRAWING NO. DA10



DRAWING TITLE:

DRAWING NO:

PROPOSED SITE & ROOF PLAN

SCALE: 1:100

SHEET: ISO A2

REV: E

DATE: 20/12/22

DRAWN: IW

CHECKED: IK

FILE NAME: Stinson Pl Forestville-DA.vwx

PROJECT STAGE:

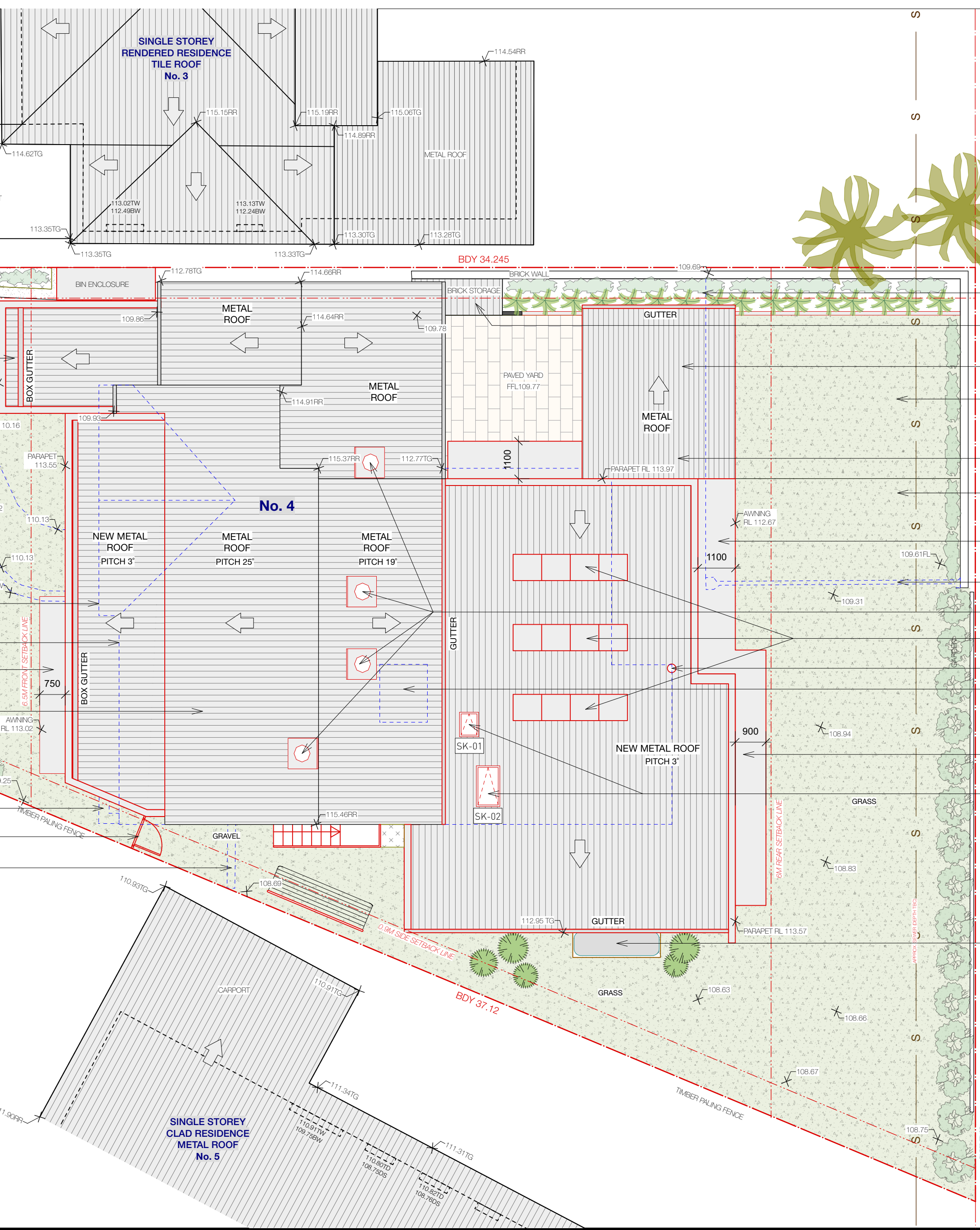
DA - DEVELOPMENT APPLICATION

PROJECT NO: 22_01

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PROJECT ADDRESS: 4 STINSON PLACE, FORESTVILLE NSW 2087

CLIENT: A. & S. SHAW



LEGEND:
EXISTING STRUCTURE
PROPOSED STRUCTURE
DEMOLITION

BASIX
REFER BASIX CERTIFICATE NO. A479719 FOR DETAILS.

GENERAL NOTES:
- CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
- DISCREPANCIES TO BE NOTIFIED TO THE DESIGNER. DO NOT SCALE DRAWINGS. USE POLYED DIMENSIONS (IN MILLIMETERS) ONLY.
- BUILDER TO MAINTAIN STRICT ACCORDANCE WITH COUNCIL CONDITIONS & REQUIREMENTS.
- ALL WORKS SHOWN / INDICATED SHALL BE CARRIED OUT IN A TRADESMANLIKE MANNER AND SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, LOCAL GOVERNMENT BYLAWS AND THE RELEVANT STANDARDS.
- ANY WORK SHOWN INDICATED ON PLAN BUT NOT IN SPECIFICATIONS OR VICE VERSA, AND ANY WORK NOT SHOWN IN EITHER PLAN OR SPECIFICATION BUT WHICH IS OBVIOUSLY NECESSARY AS PART OF PROPER BUILDING CONSTRUCTION AND/OR FINISH IS TO BE CONSIDERED AS SO SHOWN AND IS TO BE CARRIED OUT AS PART OF THE CONTRACT.
- READ THIS PLAN IN CONJUNCTION WITH ASSOCIATED CONSULTANT ENGINEERS PLANS, DETAILS AND SPECIFICATIONS.

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This architectural elevation drawing illustrates the proposed and existing facade of a building. The drawing includes the following details and annotations:

- Height Limit:** 8.5m (indicated by a dashed pink line).
- Proposed Elements:**
 - PROPOSED SOLAR PANELS TO MANUFACTURERS DETAILS (SHOWN INDICATIVE)
 - NEW HIGHLIGHT WINDOWS WITH AWNING
 - SHED ROOF TO BE DEMOLISHED
 - NEW SLIDING DOORS
 - EXISTING BOUNDARY BRICK WALL TO REMAIN
 - EXTENDED PLANTER
 - EXISTING COURTYARD CONCRETE SLAB TO REMAIN, NEW PAVERS ON TOP
 - EXISTING WALL & WINDOW TO BE DEMOLISHED
 - PROPOSED METAL ROOF WITH PARAPET
 - REAR WALL EXTENDED
 - GUTTER AND DOWNPIPE TO ENGINEERS DETAILS
 - PROPOSED EXTENDED FLOOR
 - APPROX. EXISTING GROUND LINE
 - EXISTING GROUND FLOOR TO REMAIN
- Existing Elements:**
 - EXISTING BOUNDARY BRICK WALL TO REMAIN
 - EXISTING WALL & WINDOW TO BE DEMOLISHED
 - EXISTING GROUND FLOOR TO REMAIN
- Dimensions and Levels:**
 - PARAPET RL: 113.97
 - PARAPET RL: 113.57
 - GF FL: 109.87
 - GF FL: 109.52
 - Vertical dimensions: 3400, 3105, 2760
 - Horizontal dimensions: 1100 (AWNING), 9920, 3300 (EXTENSION), 13220
 - Roof slope: 3°
- Room Labels:** DINING, HALLWAY, OFFICE
- Other Labels:** FIRE PLACE FLUE, SIDE BOUNDARY ENVELOPE, BDY, EXISTING WALL & WINDOW TO BE DEMOLISHED

[illegible]

GENERAL NOTES:

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- * DISCREPANCIES TO BE NOTIFIED TO THE DESIGNER. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS IN MILLIMETERS.
- * ONLY
- * BUILDER TO MAINTAIN STRICT ACCORDANCE WITH COUNCIL CONDITIONS & REQUIREMENTS.
- * ALL WORKS SHOWN / INDICATED SHALL BE CARRIED OUT IN A MANNER THAT THE CONTRACTOR SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, LOCAL GOVERNMENT BYLAWS AND THE RELEVANT STANDARDS.
- * ALL WORKS SHOWN/INDICATED ON PLAN BUT NOT IN SPECIFICATIONS TO BE CONSIDERED AS NOT SHOWN IN EITHER CASE.
- * ALL WORKS SHOWN/INDICATED BUT WHICH IS CRITICALLY NECESSARY AS PART OF PROPER BUILDING CONSTRUCTION AND/OR FINISH IS TO BE CONSIDERED AS SO SHOWN AND IS TO BE CARRIED OUT AS PART OF THE CONTRACT.
- * READ AND UNDERSTAND ALL CONDITIONS ASSOCIATED WITH STANDARD CONSULTING ENGINEERS PLANS, DETAILS AND SPECIFICATIONS.

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D	06/12/22	FOR CONSULTANT REVIEW
E	20/12/22	ISSUE FOR DA
F	23/2/2023	DA - DRIVEWAY LEVELS ADDED

DA20

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Distance (m)	Shading device	Frame and glass type
WD01	S	0.8	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD02	S	0.8	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD04	W	3	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD05	W	3	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD06	W	3.2	0	0	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD07	E	0.9	0	0	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD08	N	8.2	0	0	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD09	N	4.2	0	0	eave/verandah/pergola/balcony >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD10	E	8.2	0	0	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD11	E	4.8	0	0	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD12	E	4.8	0	0	awning (fixed) >=900 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD13	S	4.1	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD14	W	0.7	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD15	W	0.7	2.9	1.5	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD16	S	0.7	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
WD17	N	1.7	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
WD18	N	1.1	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

Skylights glazing requirements

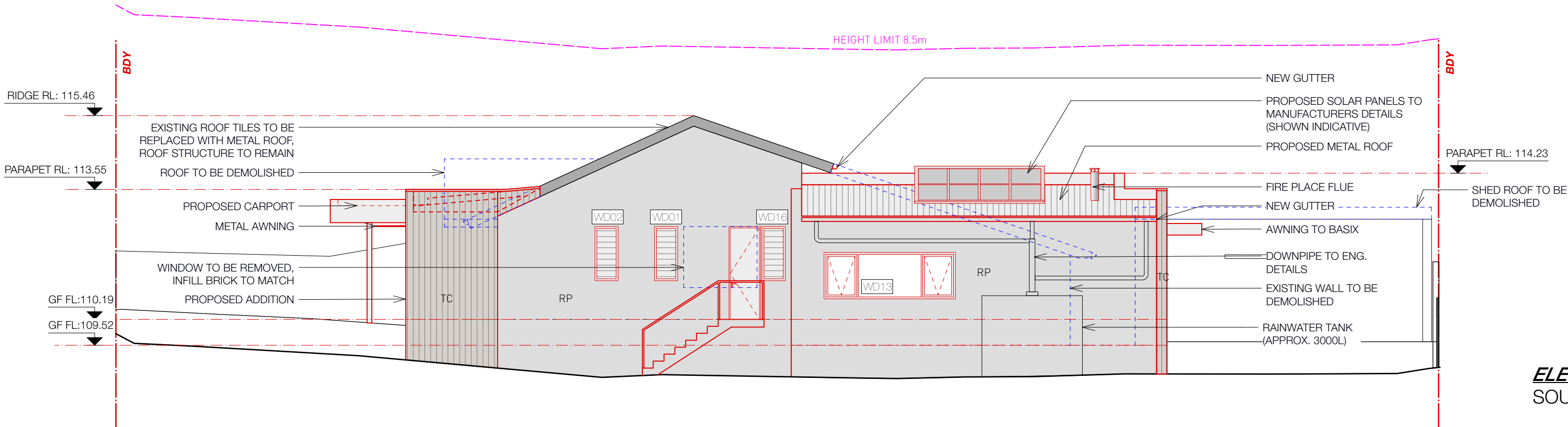
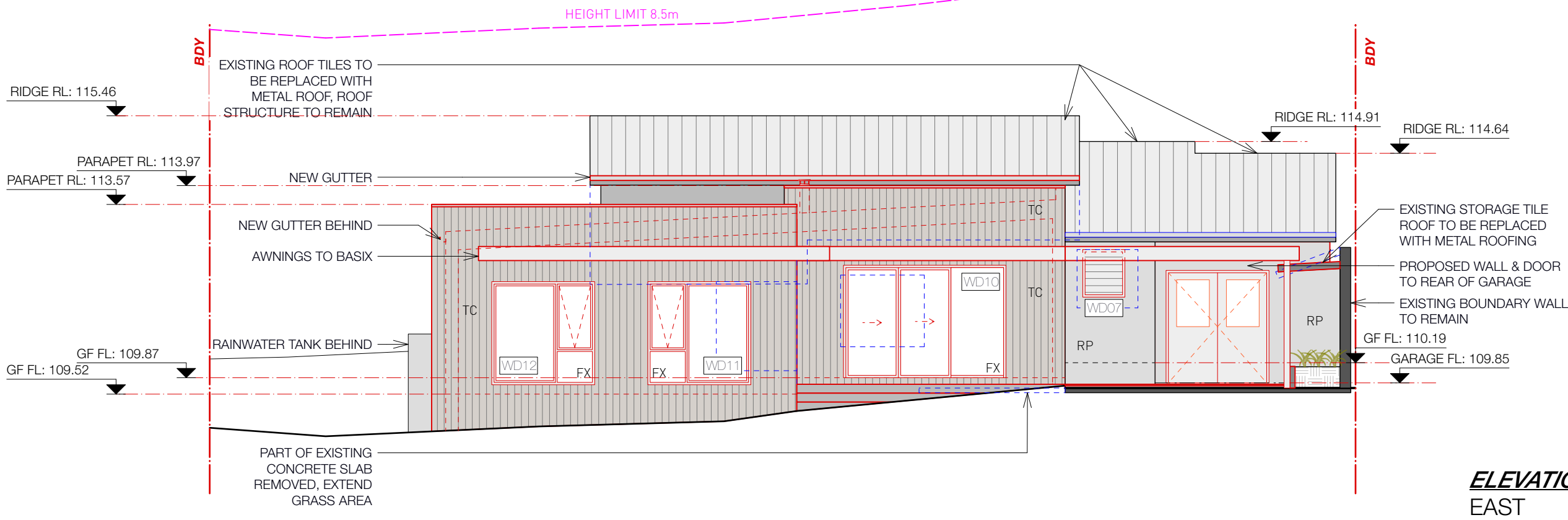
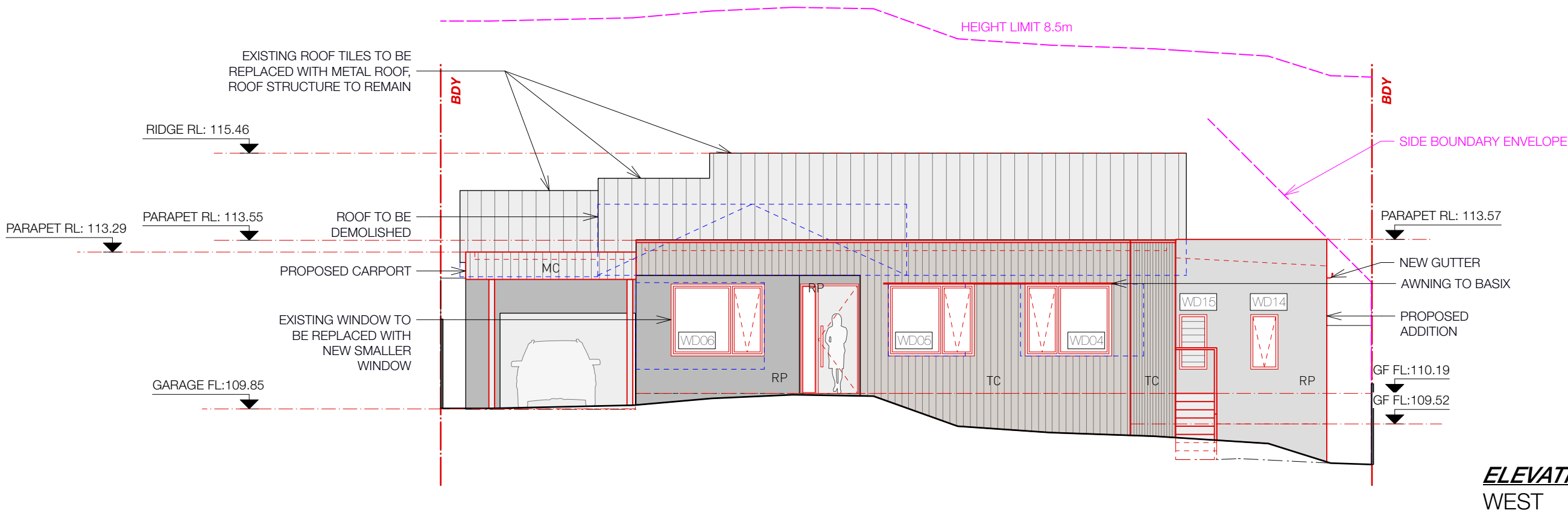
Skylight number	Area of glazing inc. frame (m2)	Shading device	Frame and glass type
S1	0.4	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)
S2	0.7	no shading	timber, low-E internal/argon fill/clear external, (or U-value: 2.5, SHGC: 0.456)

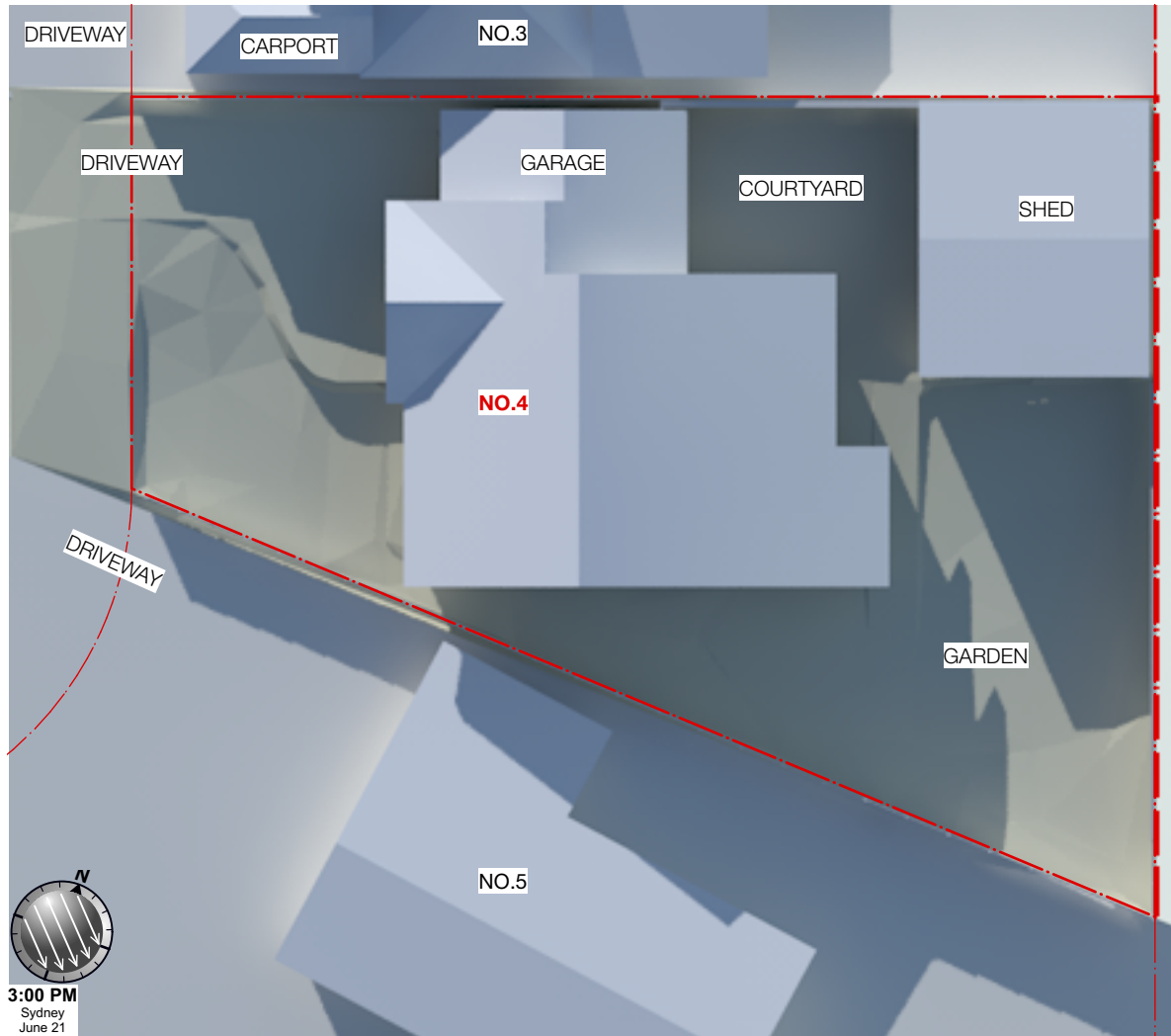
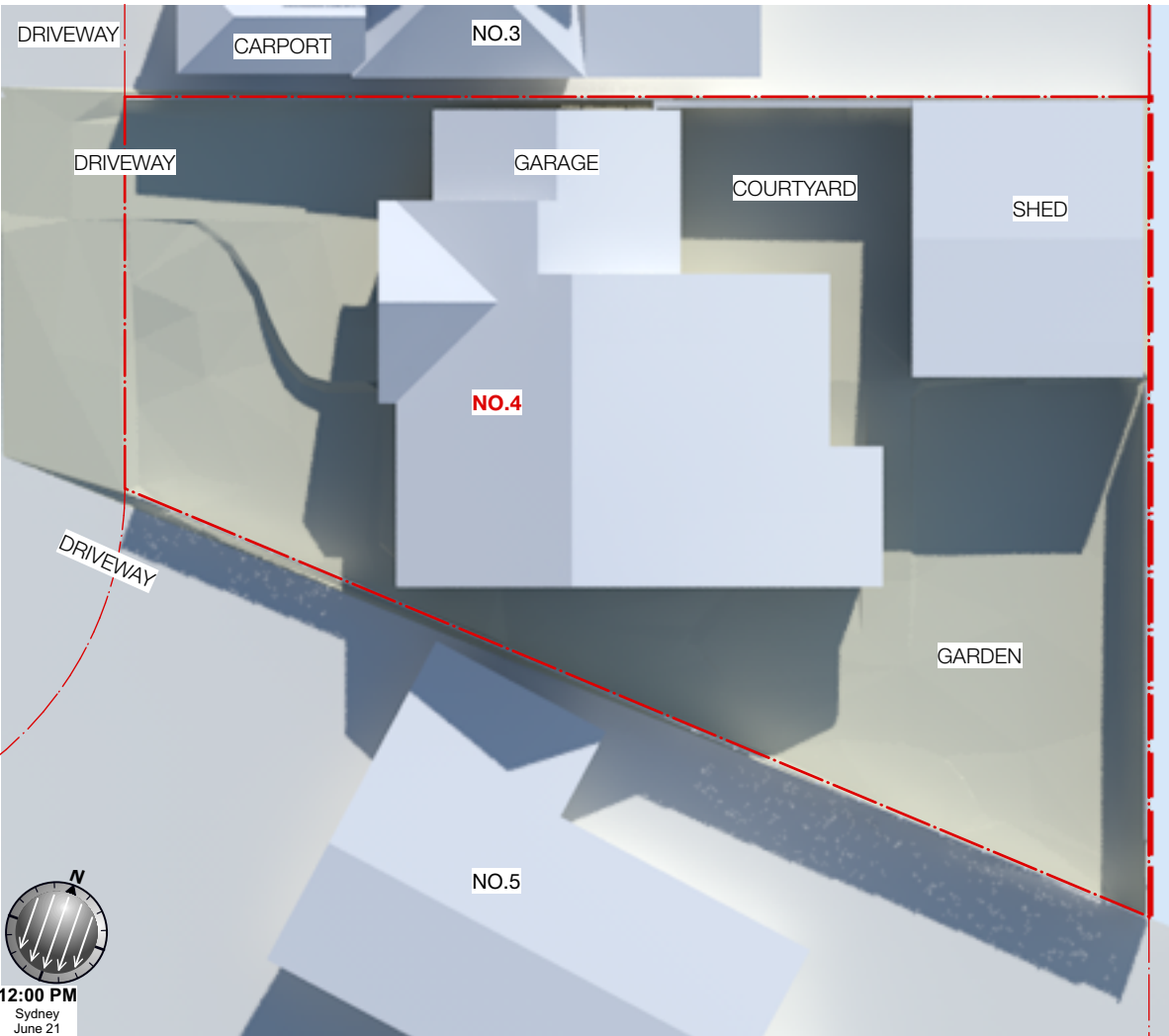
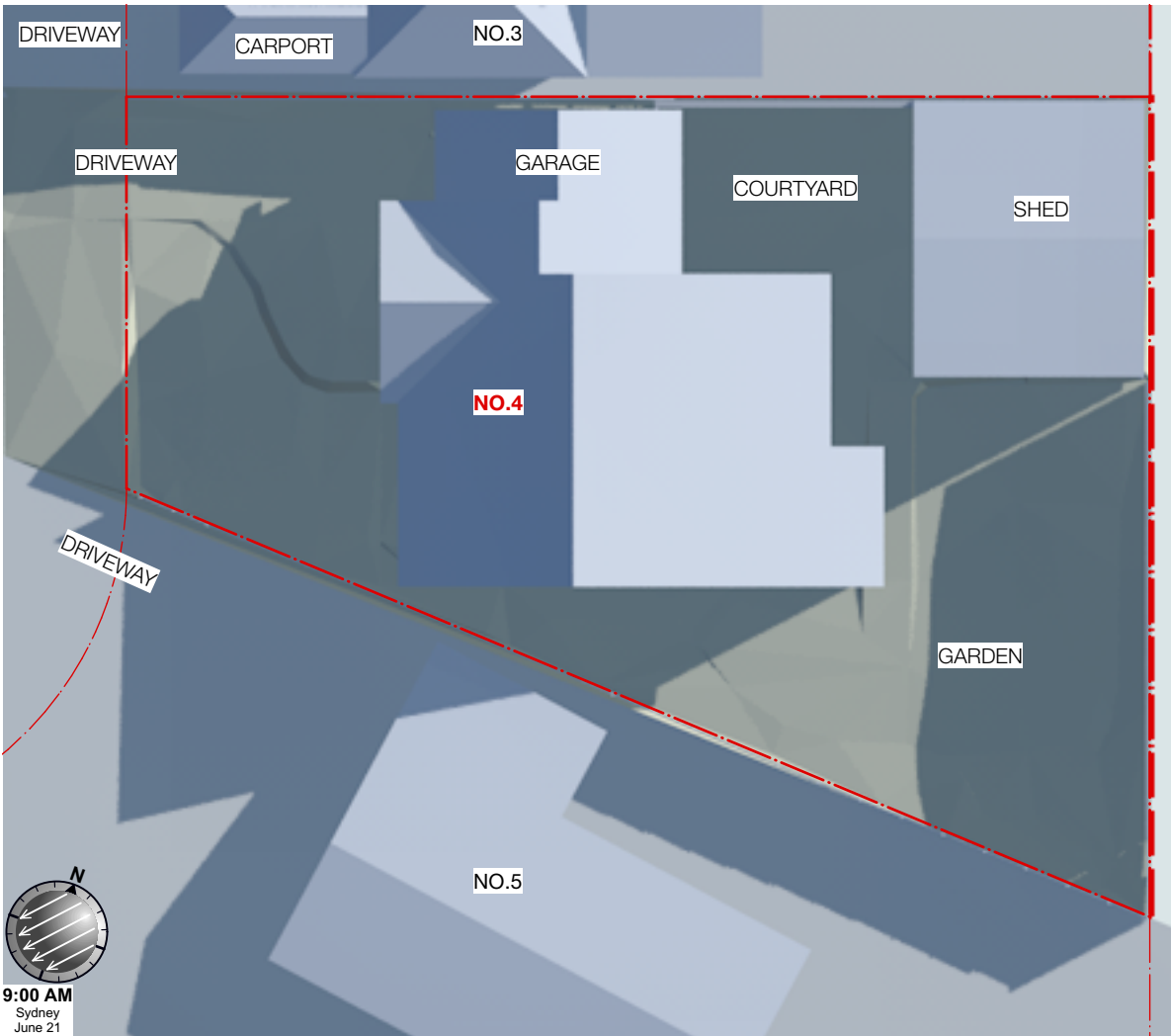
FACADE FINISHES:
RP - RENDER & PAINT
MC - SELECTED METAL CLADDING
TC - SELECTED TIMBER CLADDING

LEGEND:
EXISTING STRUCTURE
PROPOSED STRUCTURE
DEMOLITION

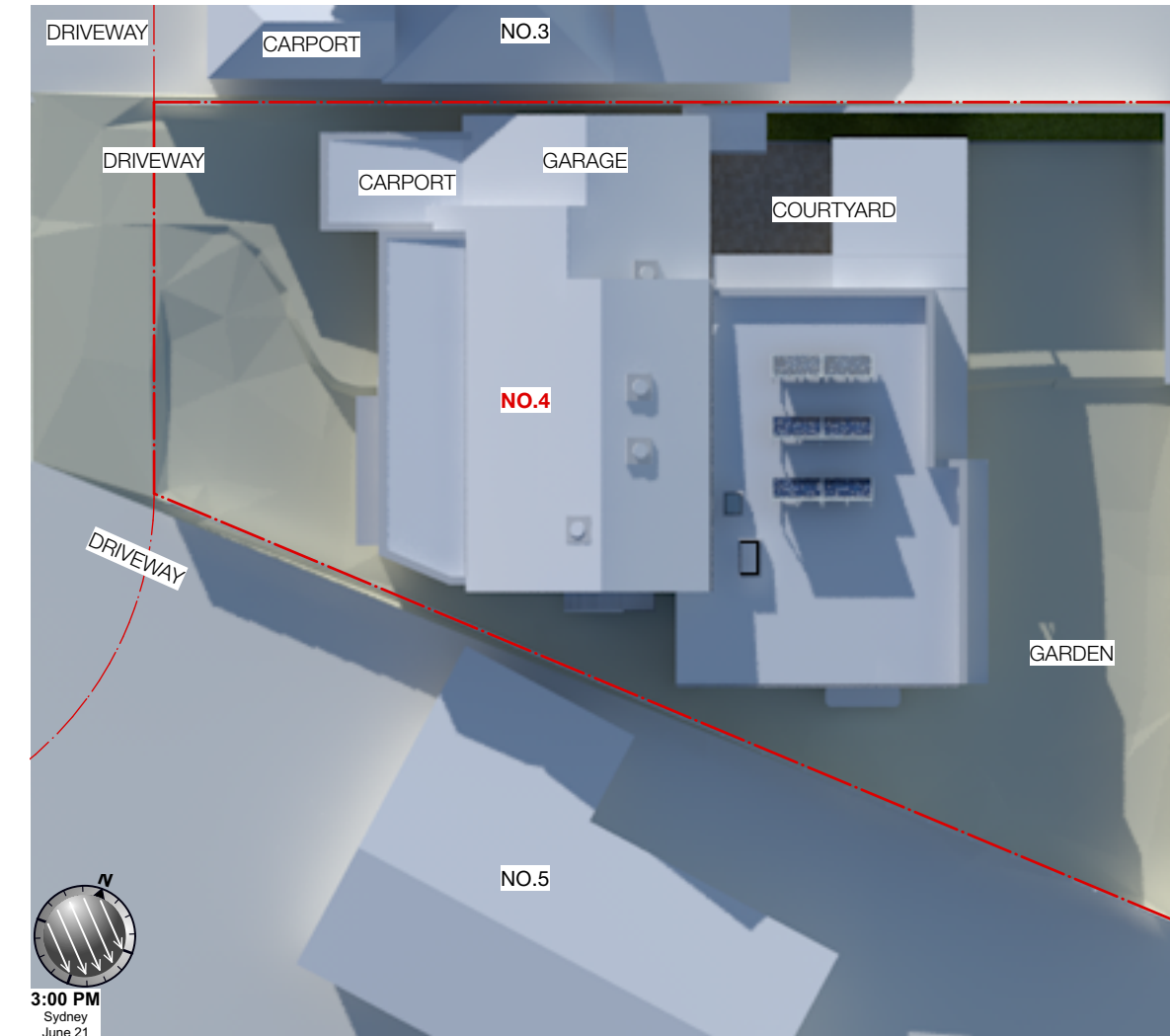
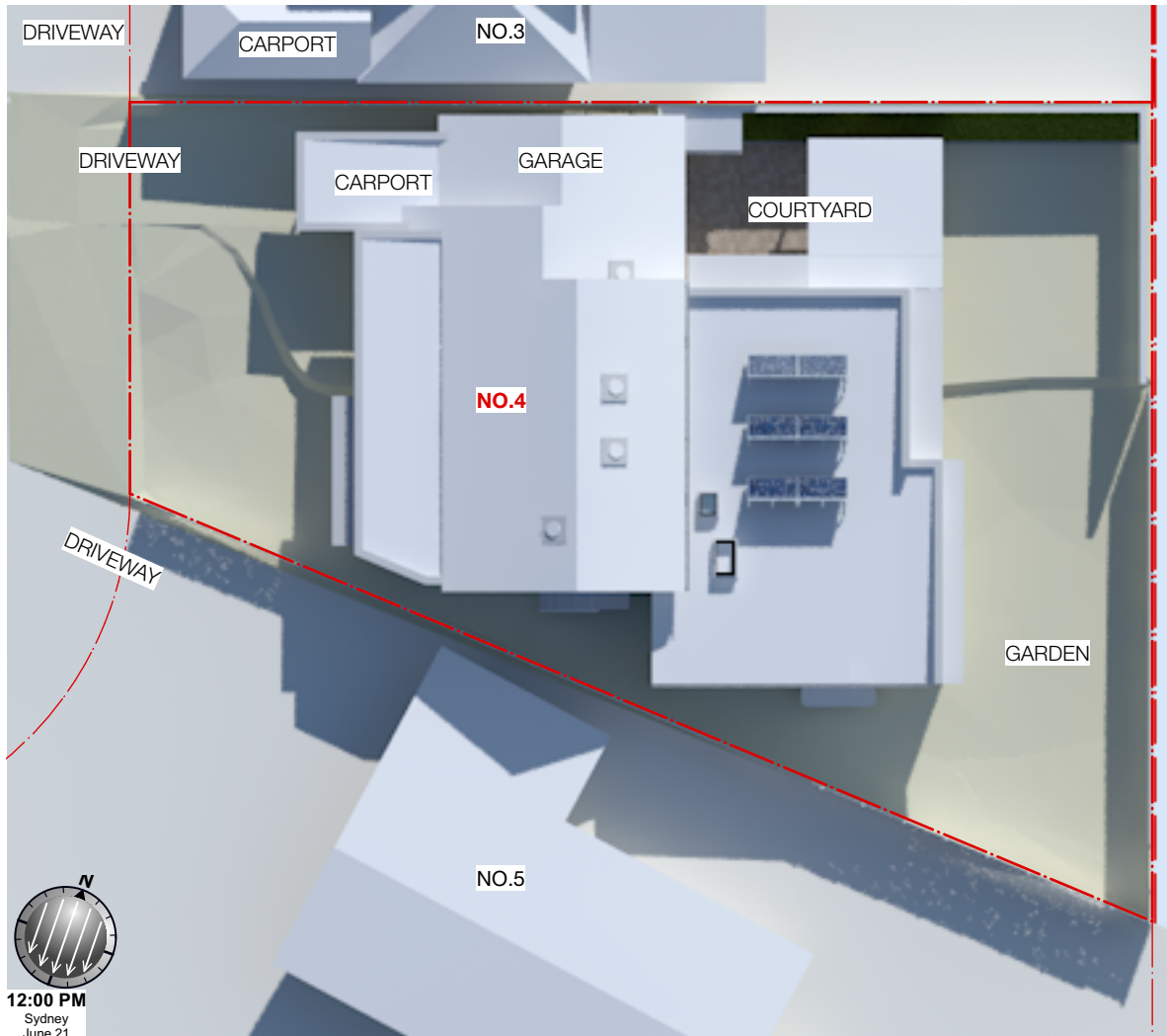
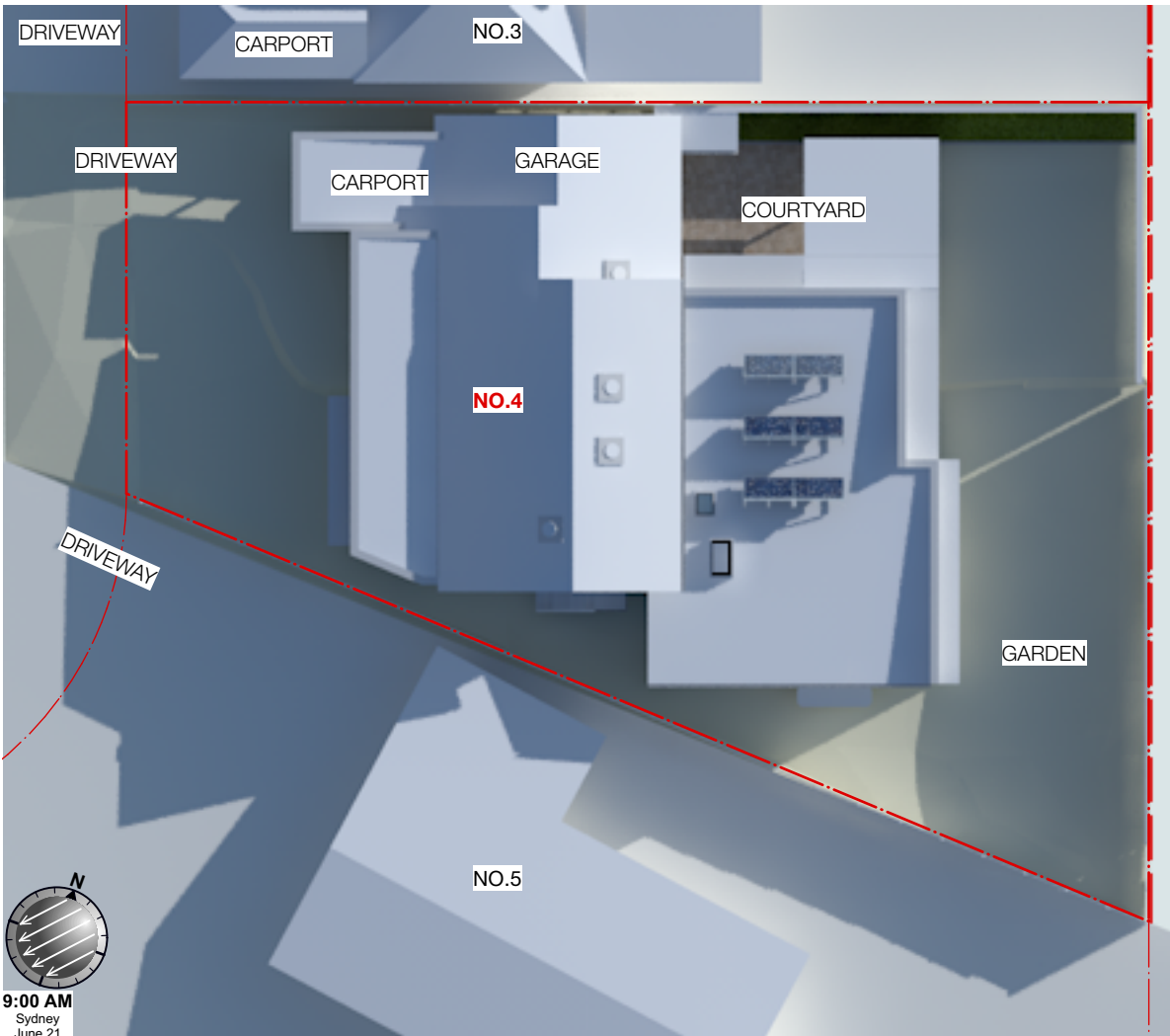
BASIX NOTES:
- REFER BASIX CERTIFICATE NO. **A479719** FOR DETAILS
- ALL SHOWER HEADS TO HAVE MINIMUM RATING OF 3 STAR.
- ALL BATHROOM & KITCHEN TAPS TO HAVE MINIMUM RATING OF 3 STAR.
- ALL TOILET FLUSHING SYSTEMS TO HAVE MINIMUM RATING OF 3 STAR.
- A MIN. 40% OF NEW AND ALTERED LIGHT FIXTURES ARE FITTED WITH FLOURESCENT OR LED LAMPS.
- NEW SUSPENDED FLOOR TO HAVE MIN. R-VALUE OF R1.30 INCL. CONSTRUCTION.
- NEW EXTENSION METAL ROOFING TO BE LIGHT COLOUR (SOLAR REFLECTANCE >0.475)
- NEW CEILING WITH PITCHED ROOF R0.20 (I/P).
- ALL WINDOWS AND DOORS TO BE GLAZED IN ACCORDANCE WITH BASIX SCHEDULE.

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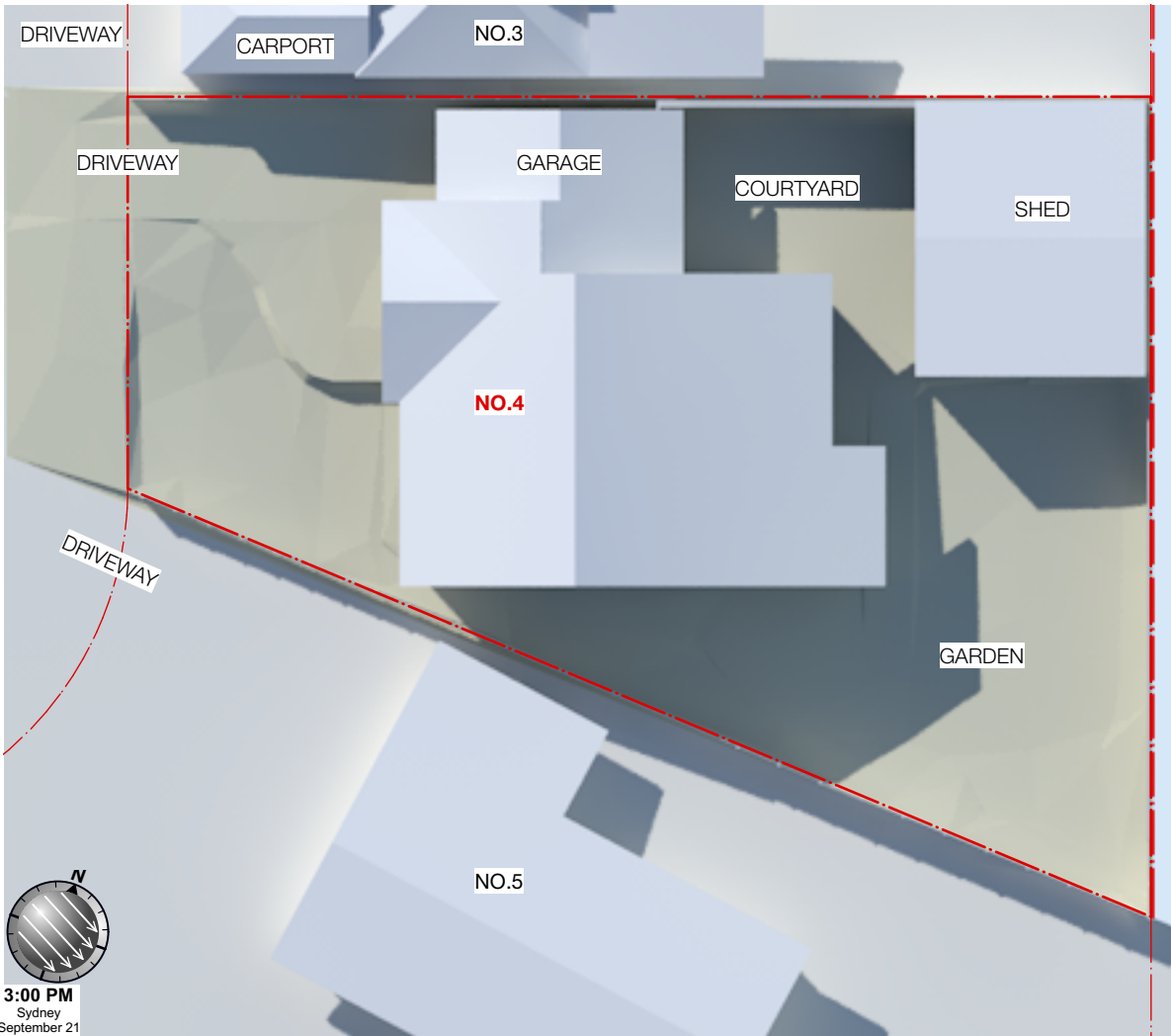
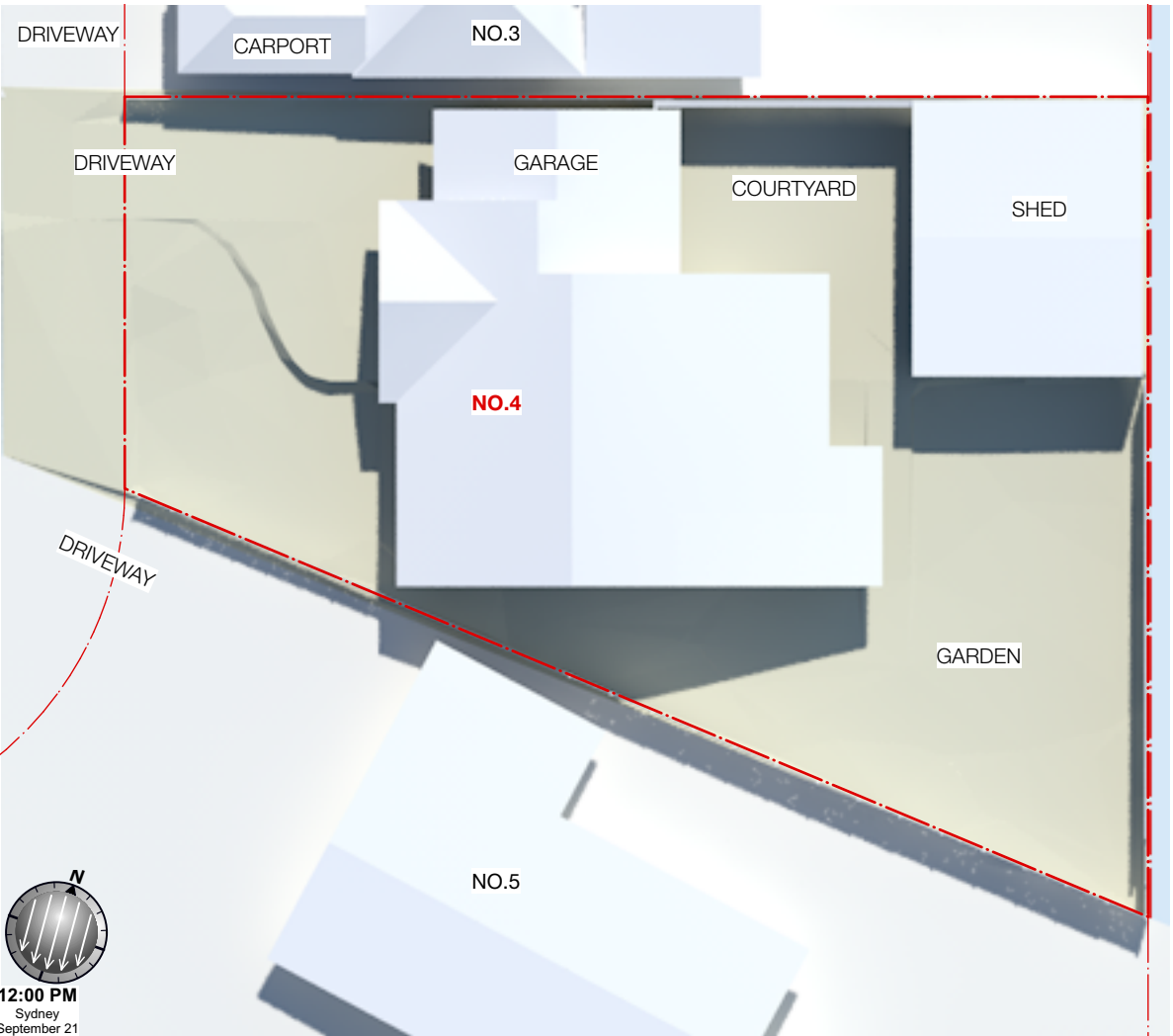
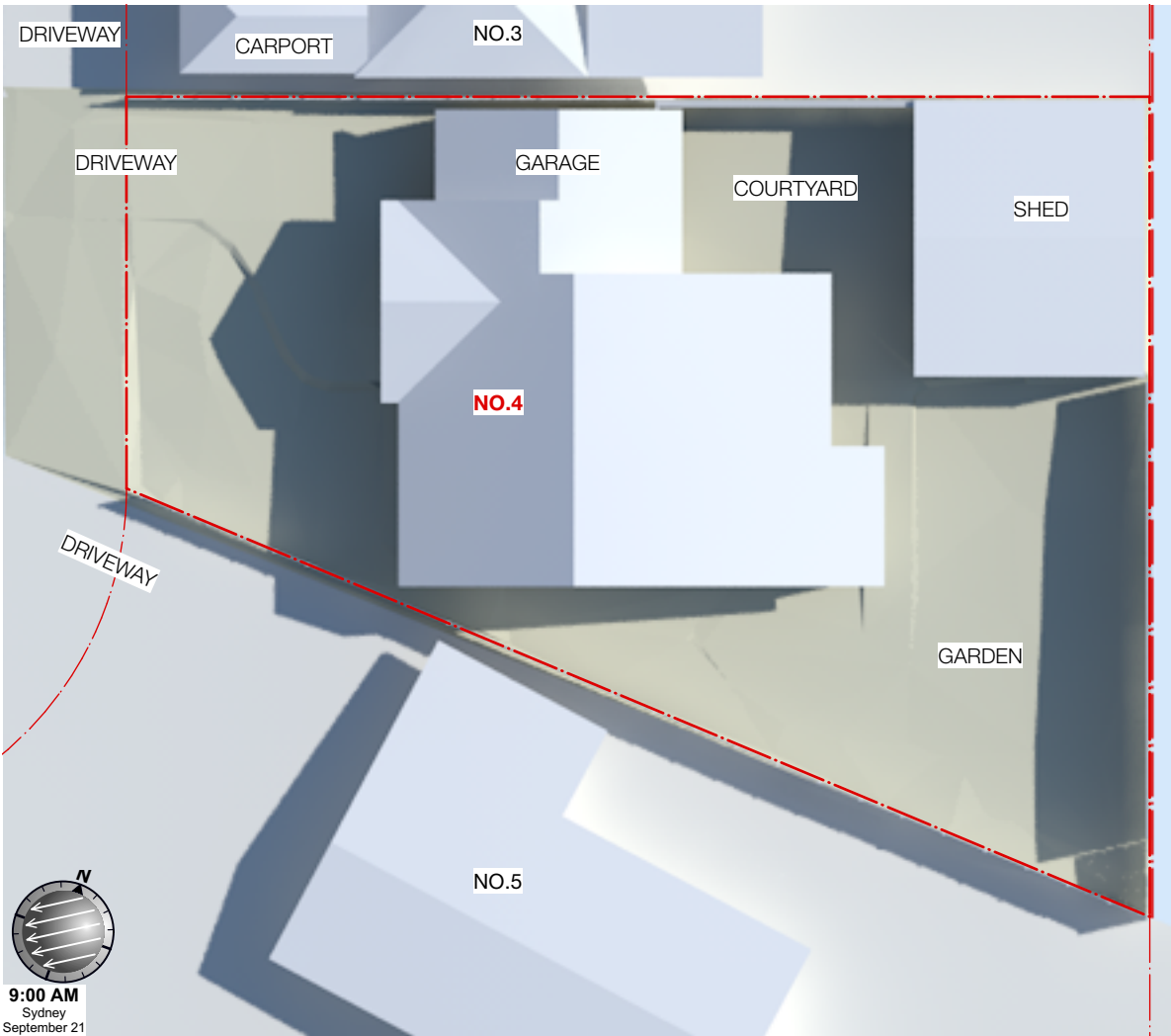




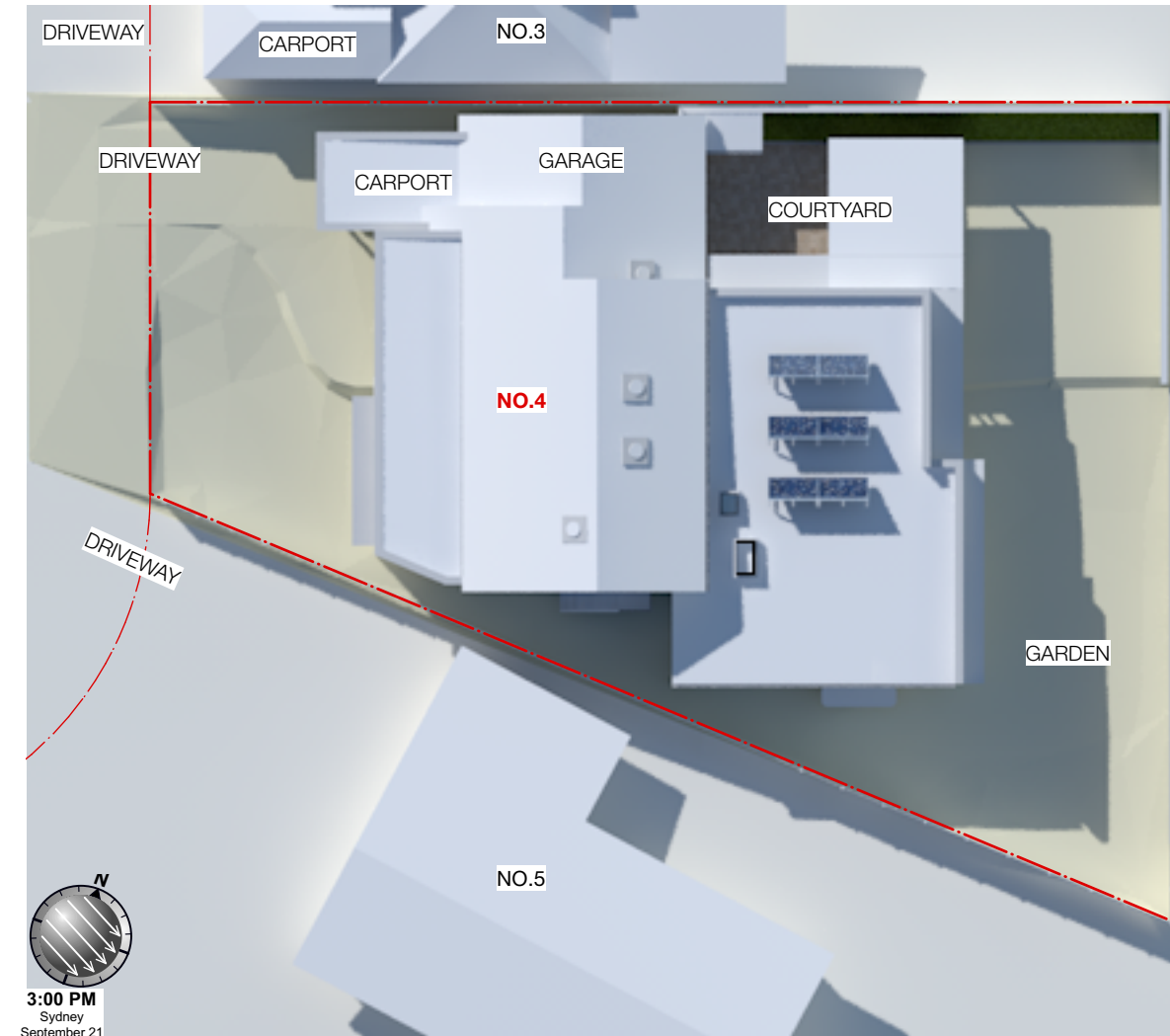
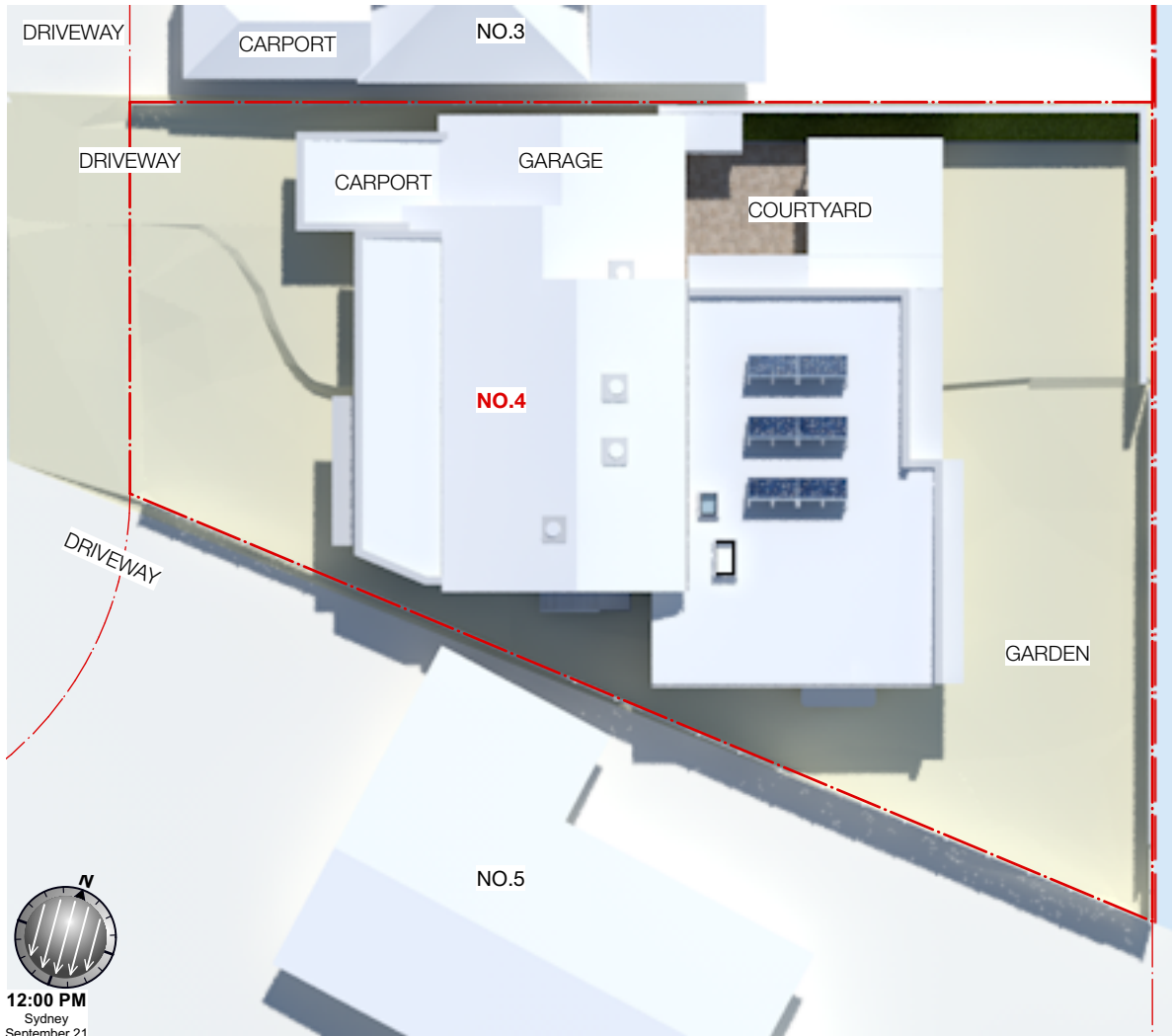
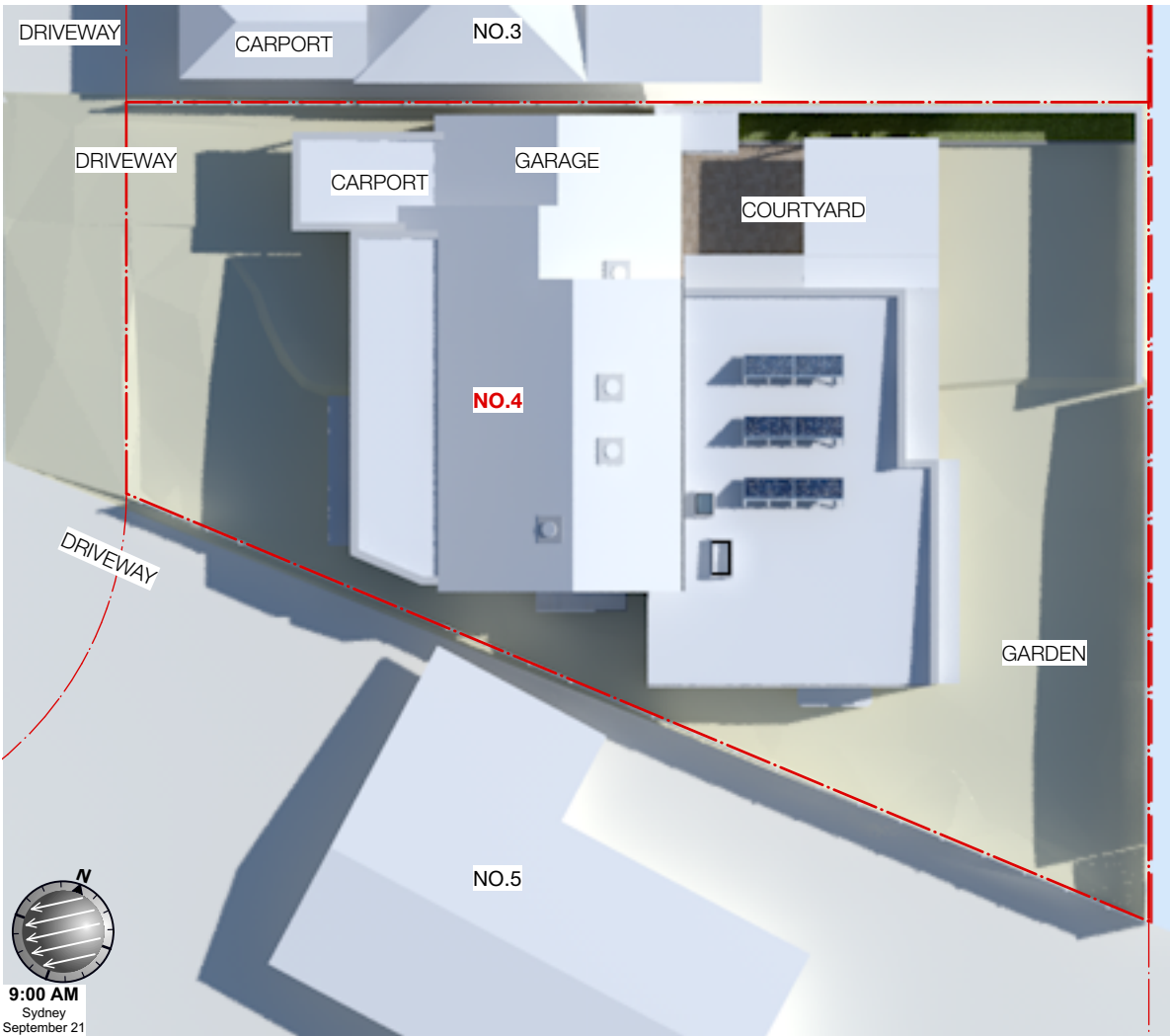
**EXISTING WINTER
SHADOW DIAGRAMS**



**PROPOSED WINTER
SHADOW DIAGRAMS**



**EXISTING EQUINOX
SHADOW DIAGRAMS**



**PROPOSED EQUINOX
SHADOW DIAGRAMS**