

DEVELOPMENT APPLICATION // NEW DWELLING AND POOL
May 2023 (Amended)

132A Queens Parade East, Lot 1 DP 395093
Newport, NSW 2106

DRAWING No.	DESCRIPTION
DA01	DA COVER
DA02	NOTIFICATION PLAN
DA03	BASIX REQUIREMENTS
DA04	SITE PLAN
DA05	SITE ANALYSIS PLAN - EXISTING
DA06	DEMOLITION PLAN
DA07	SEDIMENT CONTROL/WASTE MANAGEMENT
DA08	SITE CALCULATIONS
DA09	SITE SURVEY
DA10	LEVEL 3 TERRACE / ROOF
DA11	MASTER LEVEL
DA12	LEVEL 2 PROPOSED
DA13	LEVEL 1 PROPOSED
DA14	SECTION AA & BB
DA15	SECTION LONG CC + DRIVEWAY
DA16	NORTH + EAST ELEVATION
DA17	SOUTH + WEST ELEVATION
DA18	TERRACE SECTION 134 QPE
DA19	134 QPE Views
DA20	Section Views
DA21	SHADOW DIAGRAMS
DA22	POOL PLAN
DA23	EXTERNAL FINISHES SCHEDULE
DA24	LANDSCAPE + GREEN ROOF PLAN
DA25	PLANTING SCHEDULE
DA26	8.5 HEIGHT IMAGES

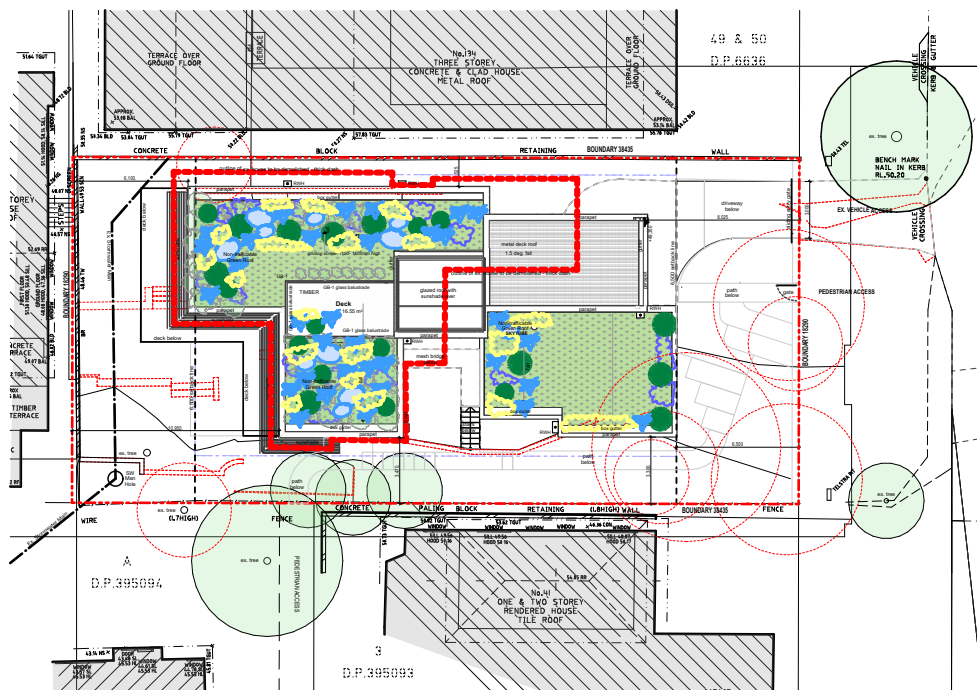


Proposed view from Queens Parade East looking North



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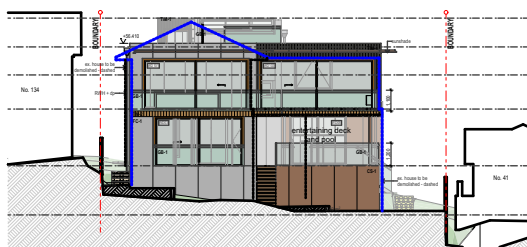
PO Box 3194
Allambie NSW 2100
+61 408972097



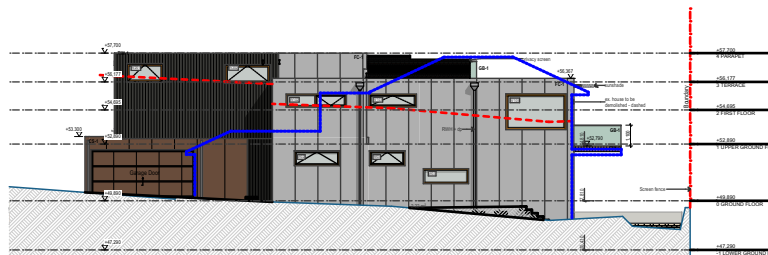
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SITE PLAN

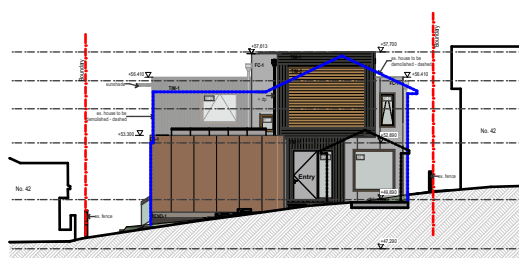
1:400



E1 North Elevation 1:400



E2 East Elevation 1:400



E3 South (Street) Elevation 1:400



E4 West Elevation 1:400

Single Dwelling

Certificate number: 1240902S_02

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 10/05/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 05 September 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	LOVE HOUSE_02	
Street address	132a Queens Parade East Street Newport 2106	
Local Government Area	Northern Beaches Council	
Plan type and plan number	deposited 395093	
Lot no.	1	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	4	
Project score		
Water	✔ 40	Target 40
Thermal Comfort	✔ Pass	Target Pass
Energy	✔ 99	Target 50

Certificate Prepared by	
Name / Company Name: GAEA Architects	
ABN (if applicable): 54163313817	

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_20_0 Certificate No.: 1240902S_02 Monday, 05 September 2022 page 1/8

Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The swimming pool must not have a volume greater than 23 kilolitres.	✔	✔	
The swimming pool must be outdoors.	✔	✔	

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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Natural lighting			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✔	✔	✔
The applicant must install a window and/or skylight in 3 bathroom(s)/toilet(s) in the development for natural lighting.	✔	✔	✔
Swimming pool			
The applicant must install the following heating system for the swimming pool in the development (or alternatively must not install any heating system for the swimming pool): solar only		✔	
The applicant must install a timer for the swimming pool pump in the development.		✔	
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 5 peak kilowatts of electricity as part of the development. The applicant must connect this system to the development's electrical system.	✔	✔	✔
Other			
The applicant must install an induction cooktop & electric oven in the kitchen of the dwelling.		✔	
The applicant must construct each refrigerator space in the development so that it is "well ventilated", as defined in the BASIX definitions.		✔	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✔	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		✔	

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Description of project

Project address		Assessor details and thermal loads	
Project name	LOVE HOUSE	Assessor number	n/a
Street address	132a Queens Parade East Street Newport 2106	Certificate number	n/a
Local Government Area	Northern Beaches Council	Climate zone	n/a
Plan type and plan number	Deposited Plan 395093	Area adjusted cooling load (MJ/m².year)	n/a
Lot no.	1	Area adjusted heating load (MJ/m².year)	n/a
Section no.	-	Ceiling fan in at least one bedroom	n/a
Project type	separate dwelling house	Ceiling fan in at least one living room or other conditioned area	n/a
No. of bedrooms	4	Name of Certified Passive House Designer	LAB DESIGN
Site details		Project score	
Site area (m²)	703	Water	✔ 40 Target 40
Roof area (m²)	249	Thermal Comfort	✔ Pass Target Pass
Conditioned floor area (m2)	274.6	Energy	✔ 99 Target 50
Unconditioned floor area (m2)	9.0		
Total area of garden and lawn (m2)	308		

Thermal Comfort Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Passive House Standard			
The applicant must attach a report from the Passive House Planning Package (PHPP) software to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the report from the PHPP software to the application for an occupation certificate for the proposed development.			
The report from the Passive House Planning Package (PHPP) software must be issued by the Certified Passive House Designer shown in this BASIX certificate.			
The details of the proposed development on the report from the Passive House Planning Package (PHPP) software must be consistent with the details shown in this BASIX certificate.			
The Verification section of the report from the PHPP software must show that the proposed development fulfils the space heating, space cooling and air tightness requirements.			
The applicant must show on the plans accompanying the development application for the proposed development, all matters which the report from the PHPP software requires to be shown on those plans. A written endorsement issued by the Certified Passive House Designer or Passive House Certifier shown in this BASIX certificate must be attached to certify that this is the case. The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the report from the PHPP software, and all aspects of the proposed development which were used to calculate those specifications.	✔	✔	✔
The applicant must construct the development in accordance with all thermal performance specifications set out in the report from the PHPP software, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
The applicant must attach results from an onsite blower door test of the proposed development conducted by a registered tester in accordance with the relevant technical standards. Results from onsite blower door test must show air tightness of not exceeding 0.6 air changes per hour at 50 Pascals pressure (ACH50).			✔

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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 and 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 (either interim or final) for the development may be issued.

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Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

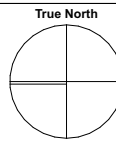
Water Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 80 square metres of the site.	✔	✔	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 4.5 but <= 6 L/min plus spray force and/or coverage tests) in all showers in the development.		✔	✔
The applicant must install a toilet flushing system with a minimum rating of 6 star in each toilet in the development.		✔	✔
The applicant must install taps with a minimum rating of 4 star in the kitchen in the development.		✔	
The applicant must install basin taps with a minimum rating of 4 star in each bathroom in the development.		✔	
Alternative water			
Rainwater tank			
The applicant must install a rainwater tank of at least 3000 litres on the site. This rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.	✔	✔	✔
The applicant must configure the rainwater tank to collect rain runoff from at least 50 square metres of the roof area of the development (excluding the area of the roof which drains to any stormwater tank or private dam).		✔	✔
The applicant must connect the rainwater tank to: <ul style="list-style-type: none">the cold water tap that supplies each clothes washer in the development		✔	✔
<ul style="list-style-type: none">at least one outdoor tap in the development (Note: NSW Health does not recommend that rainwater be used for human consumption in areas with potable water supply.)a tap that is located within 10 metres of the swimming pool in the development		✔	✔
Swimming pool			

Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
Hot water			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: electric heat pump with a performance of 31 to 35 STCs or better.	✔	✔	✔
Cooling system			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 1-phase airconditioning; Energy rating: 3 star (average zone)		✔	✔
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans + 1-phase airconditioning; Energy rating: 3 star (average zone)		✔	✔
Heating system			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning; Energy rating: 7 star (average zone)		✔	✔
The bedrooms must not incorporate any heating system, or any ducting which is designed to accommodate a heating system.		✔	✔
Ventilation			
The applicant must install a mechanical ventilation with heat recovery (MVHR) system in the development.		✔	✔
Artificial lighting			
The applicant must ensure that the "primary type of artificial lighting" is fluorescent or light emitting diode (LED) lighting in each of the following rooms, and where the word "dedicated" appears, the fittings for those lights must only be capable of accepting fluorescent or light emitting diode (LED) lamps: <ul style="list-style-type: none">at least 4 of the bedrooms / study; dedicatedat least 3 of the living / dining rooms; dedicatedthe kitchen;all bathrooms/toilets;the laundry;all hallways;		✔	✔

BASIX Planning, Industry & Environment www.basix.nsw.gov.au Version: 3.0 / DARWINIA_3_19_1 Certificate No.: 1240902S Thursday, 28 April 2022 page 6/8

REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package

True North



Location:
132A Queens Parade East
Newport NSW 2106

Lot: 1 DP: 395093

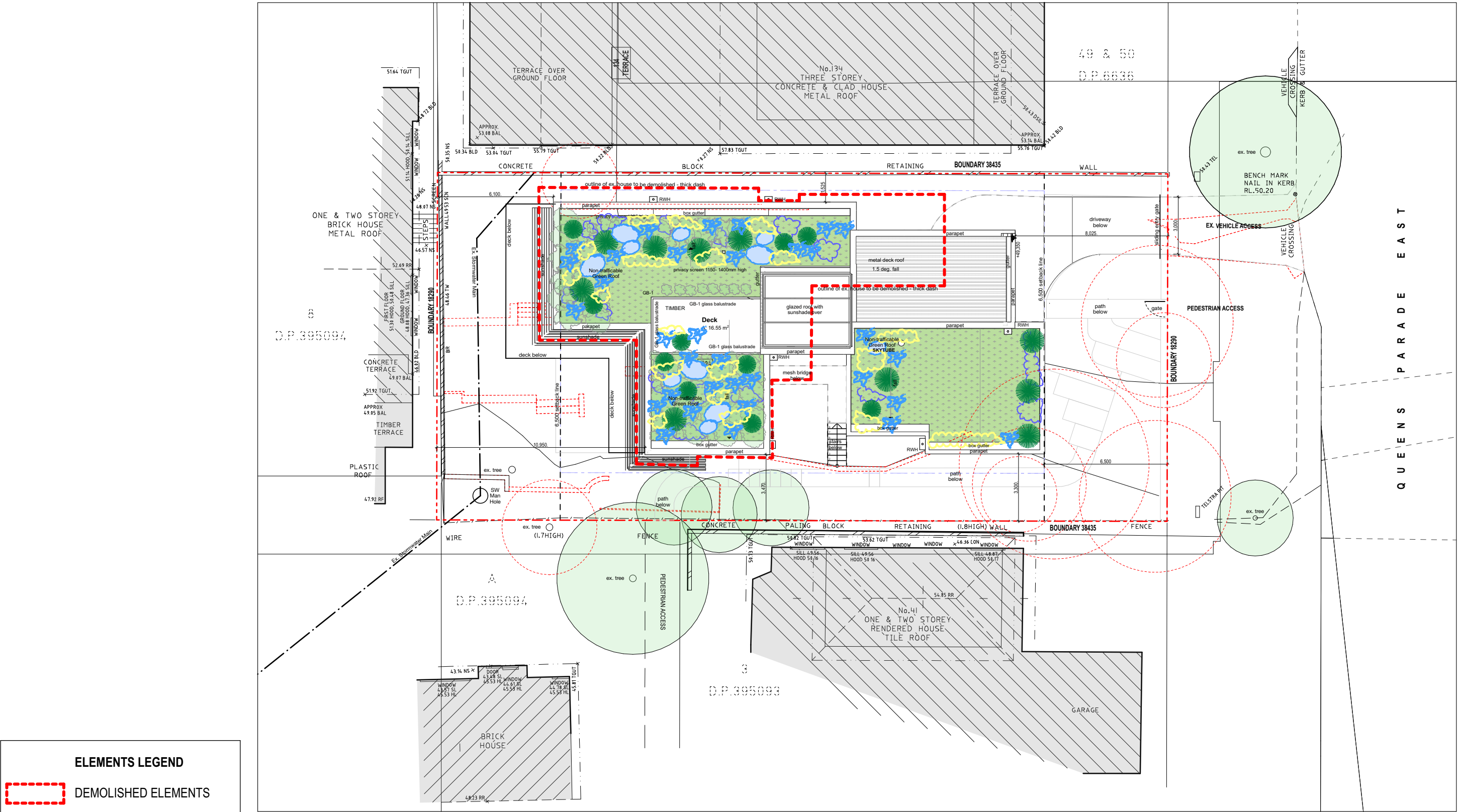
Project:
Love Project

Status:
Development Application

Package:
DEVELOPMENT APPLICATION

Drawing Title:
BASIX REQUIREMENTS

Drawn: AC/DG	Checked: SC	Plot Date: 25/5/2023	Scale: 1:2.22 @ A3
Project No.: 1906	Drawing No.: DA03	Revision: # A	



ELEMENTS LEGEND

DEMOLISHED ELEMENTS

SITE BOUNDARY

EX. TREE TO BE REMOVED

EX TREE TO REMAIN

PO Box 3194
Allambie NSW 2100
+61 408972097

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ABN: 54 163 313 817

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REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package

True North

Location:
132A Queens Parade East
Newport NSW 2106

Lot: 1 DP: 395093

Project:
Love Project

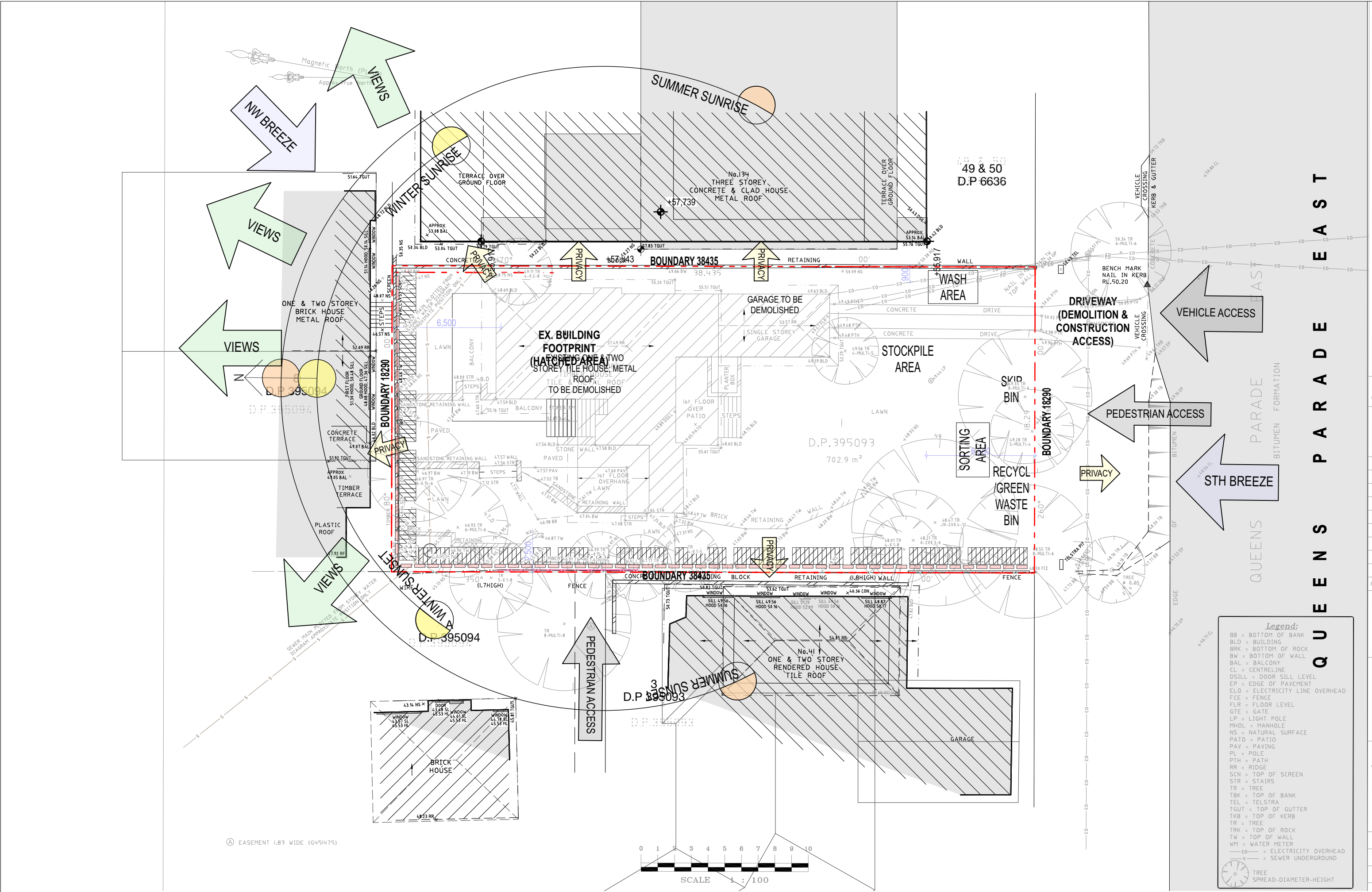
Status:
Development Application

Package:
DEVELOPMENT APPLICATION

Drawing Title:
SITE PLAN

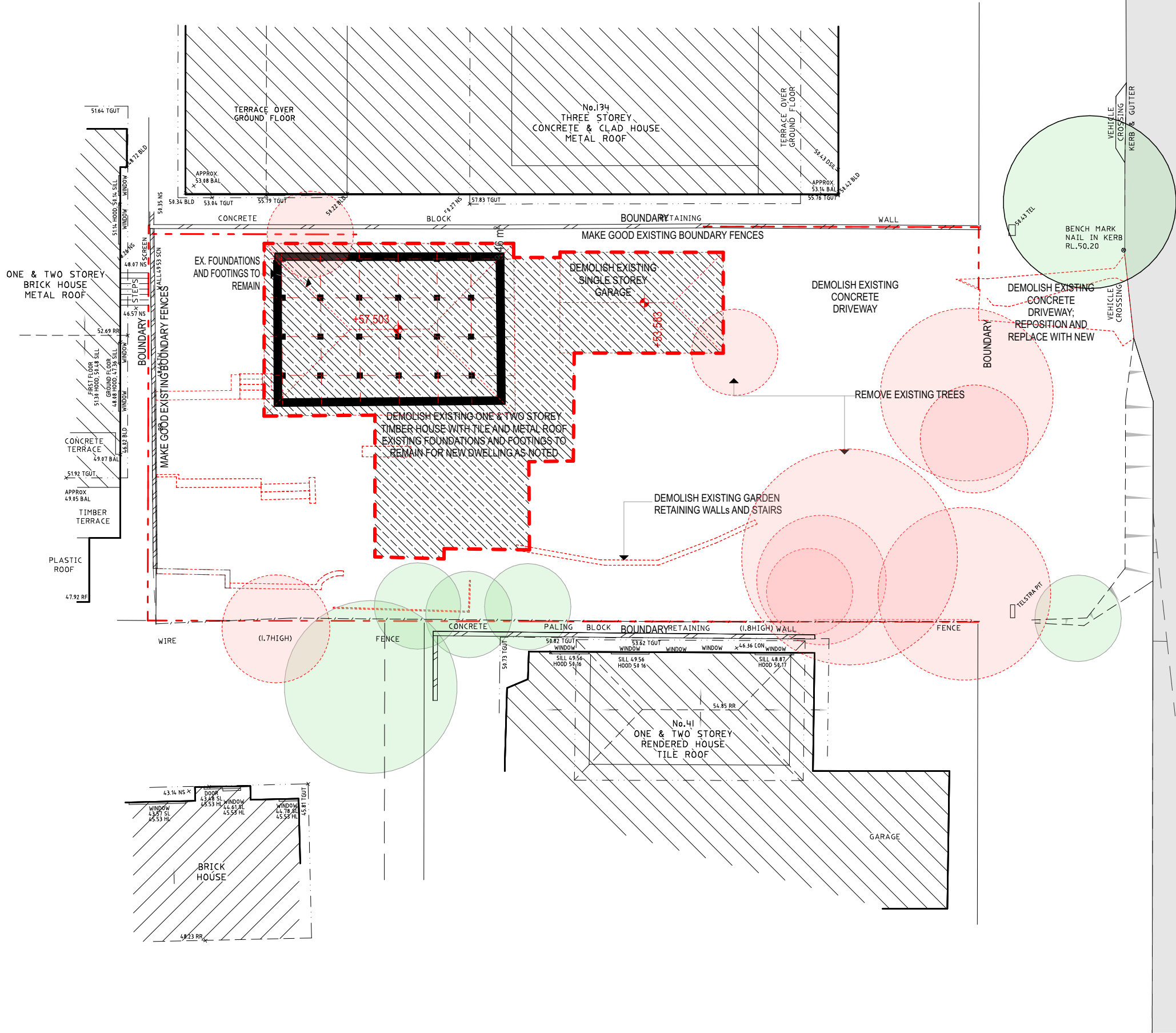
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AC/DG	SC	25/5/2023	1:200 @ A3

Project No.:	Drawing No.:	Revision:
1906	DA04	# A



KEY:

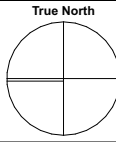
	Structure to be demolished dashed
	Structure to remain black
	New Structure grey.



ELEMENTS LEGEND

- DEMOLISHED ELEMENTS
- SITE BOUNDARY
- EX. TREE TO BE REMOVED
- EX TREE TO REMAIN

REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package



Location:
132A Queens Parade East
Newport NSW 2106

Lot: 1 DP: 395093






Project:
Love Project

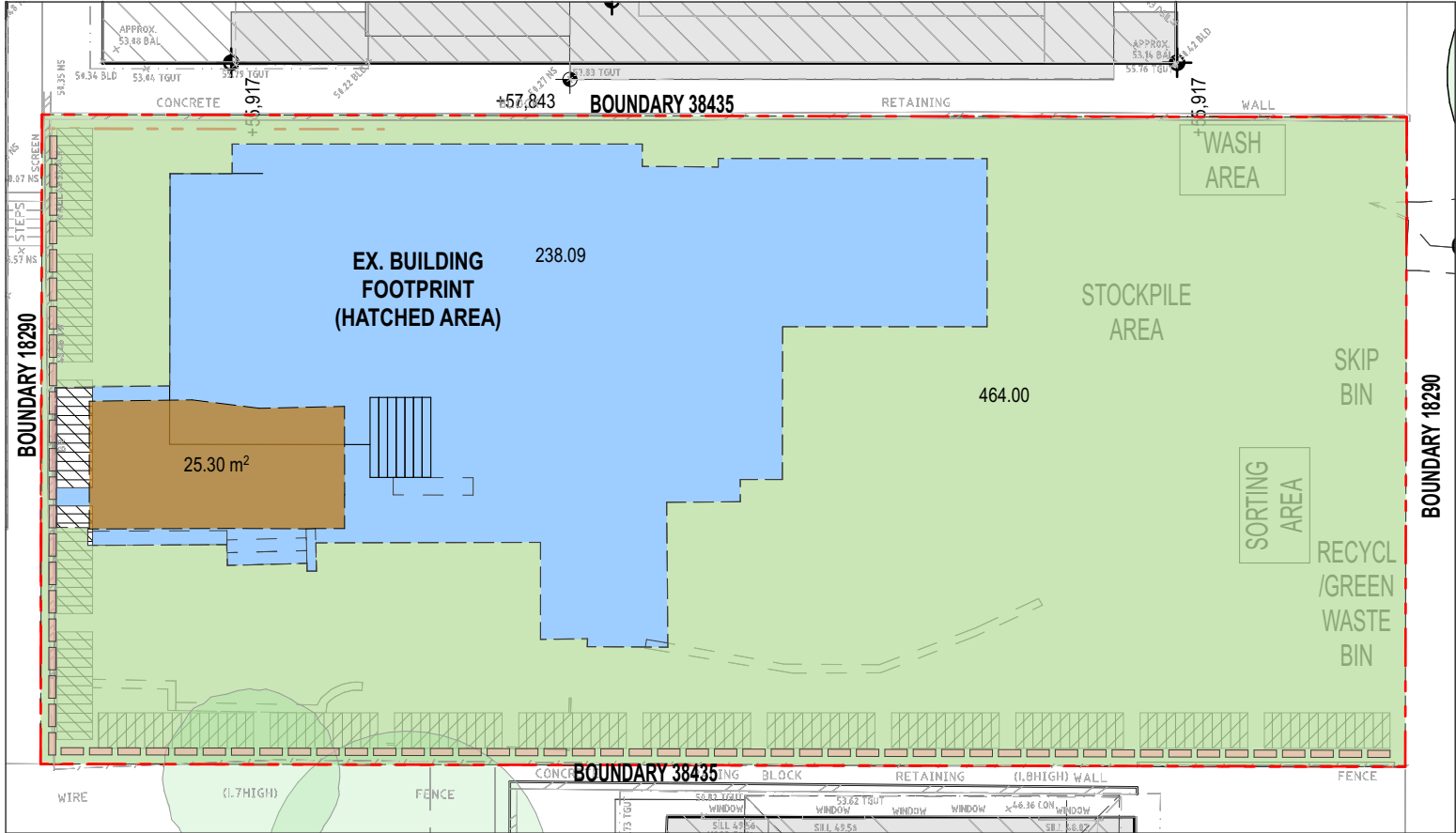
Status:
Development Application

Package:
DEVELOPMENT APPLICATION

Drawing Title:
DEMOLITION PLAN

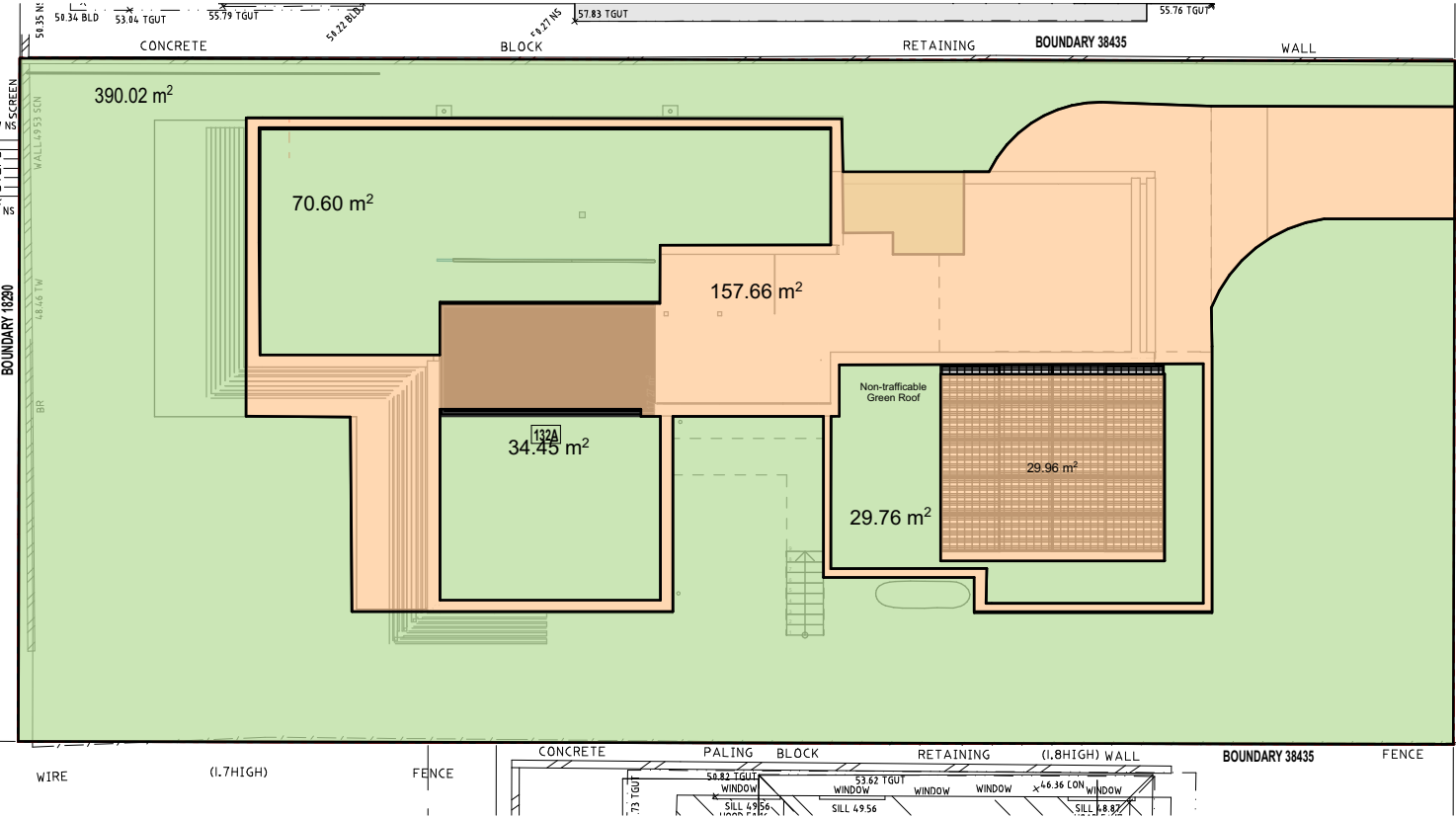
Drawn: AC/DG	Checked: SC	Plot Date: 25/5/2023	Scale: 1:200 @ A3
Project No.: 1906	Drawing No.: DA06	Revision: # A	

Site Calculations:		
	Site area:	702.9m ²
	Existing hard surface:	238.09m ²
	Impervious area to be retained:	198.56 m ²
	Min landscape area:	421.7m ² (60%)
	Existing landscape area:	25.3 ² + 464.0m ² (69.6%)
	Proposed landscape area:	42.17m ² + 364.40 m ² (57.84%)
	(Council parameters)	
	Proposed landscape area:	9.15 m ² + 524.21m ² (74.66%)
	(includes roof gardens, area under balcony and overhangs)	
	Site Coverage Existing:	
	Site Coverage Proposed:	
	Private Open Space Proposed:	87.5m ²
	Principle P.O.S:	42m ²



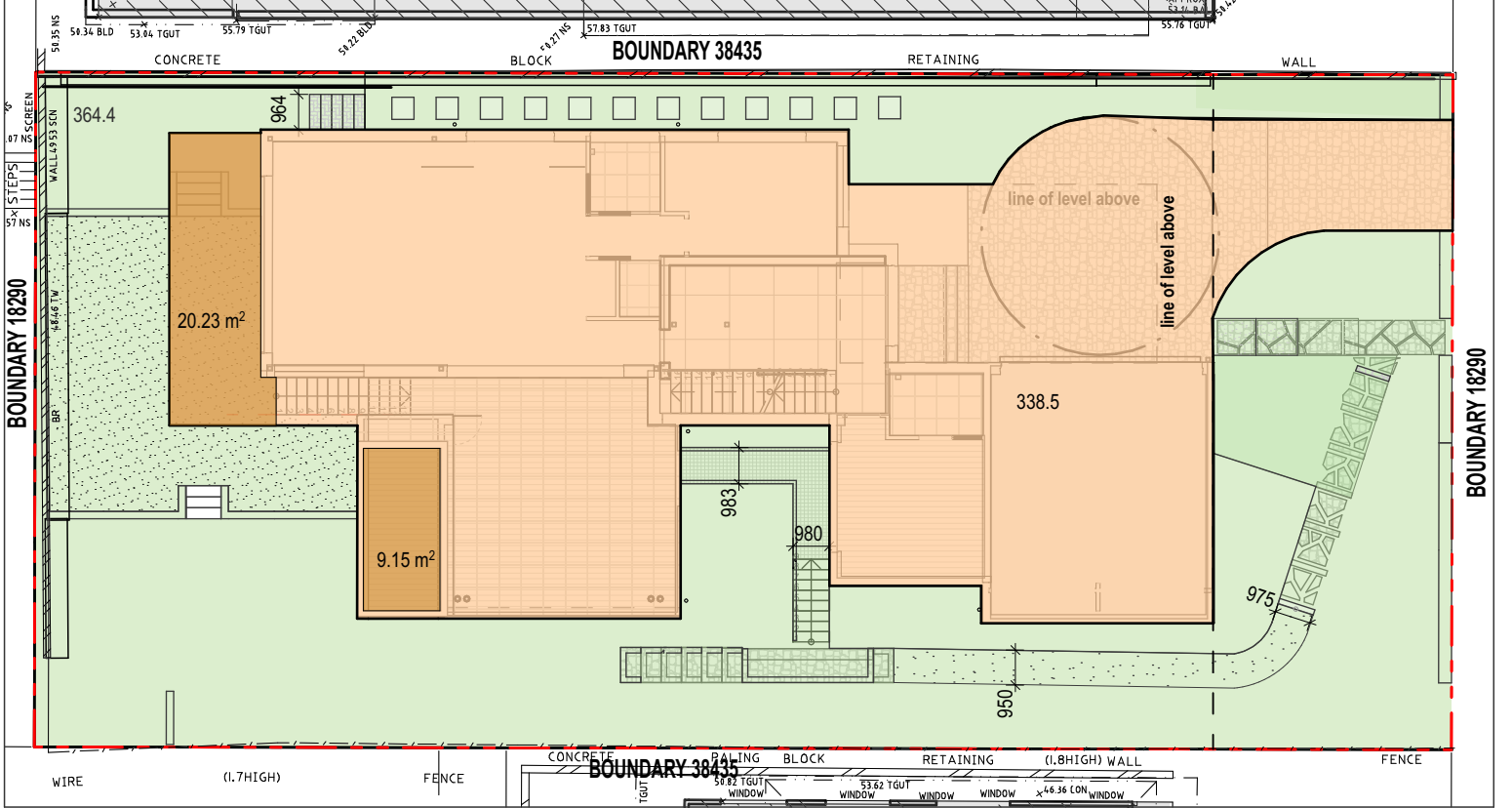
Site Calcs Existing

1:200



Proposed Landscape Area (With permeable green roof and undercroft areas)

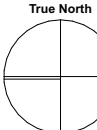
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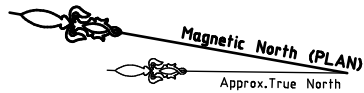


Site Calcs Proposed (Ground Floor)

1:200

REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package





ONLY VISIBLE SERVICES HAVE BEEN LOCATED IN THIS SURVEY.

THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF NIGEL & JUDITH LOVE.

BOUNDARIES HAVE NOT BEEN DEFINED (TITLE DIMENSIONS ONLY) - BOUNDARY DEFINITION IS SUBJECT TO FURTHER SURVEY.

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.

UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. - PRIOR TO ANY EXCAVATION, SERVICE DIAGRAMS SHOULD BE OBTAINED FROM THE RELEVANT AUTHORITIES.

CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.

THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.

TITLE INDICATES THAT APPURTENANT TO LOT 1 IS AN EASEMENT 1.83 WIDE BEING DEALING G451475.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT.

THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.

CONTOUR INTERVAL - 1.0 metre. - SPOT LEVELS SHOULD BE ADOPTED.

DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.

ALL DIMENSIONS TO BE CHECKED ON SITE.

IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.

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THIS NOTICE MUST NOT BE ERASED.

HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: BOLT IN KERB ADJACENT TO R.L. RL.39.00 No.9 LOWERING PLACE
SOURCE: SYDNEY WATER CORPORATION

A	UPDATED SURVEY	05/09/19
-	FINAL ISSUE	16/10/09
REV.	AMENDMENTS	DATE

CLIENT:
NIGEL & JUDITH LOVE
132A QUEENS PARADE EAST
NEWPORT NSW 2106

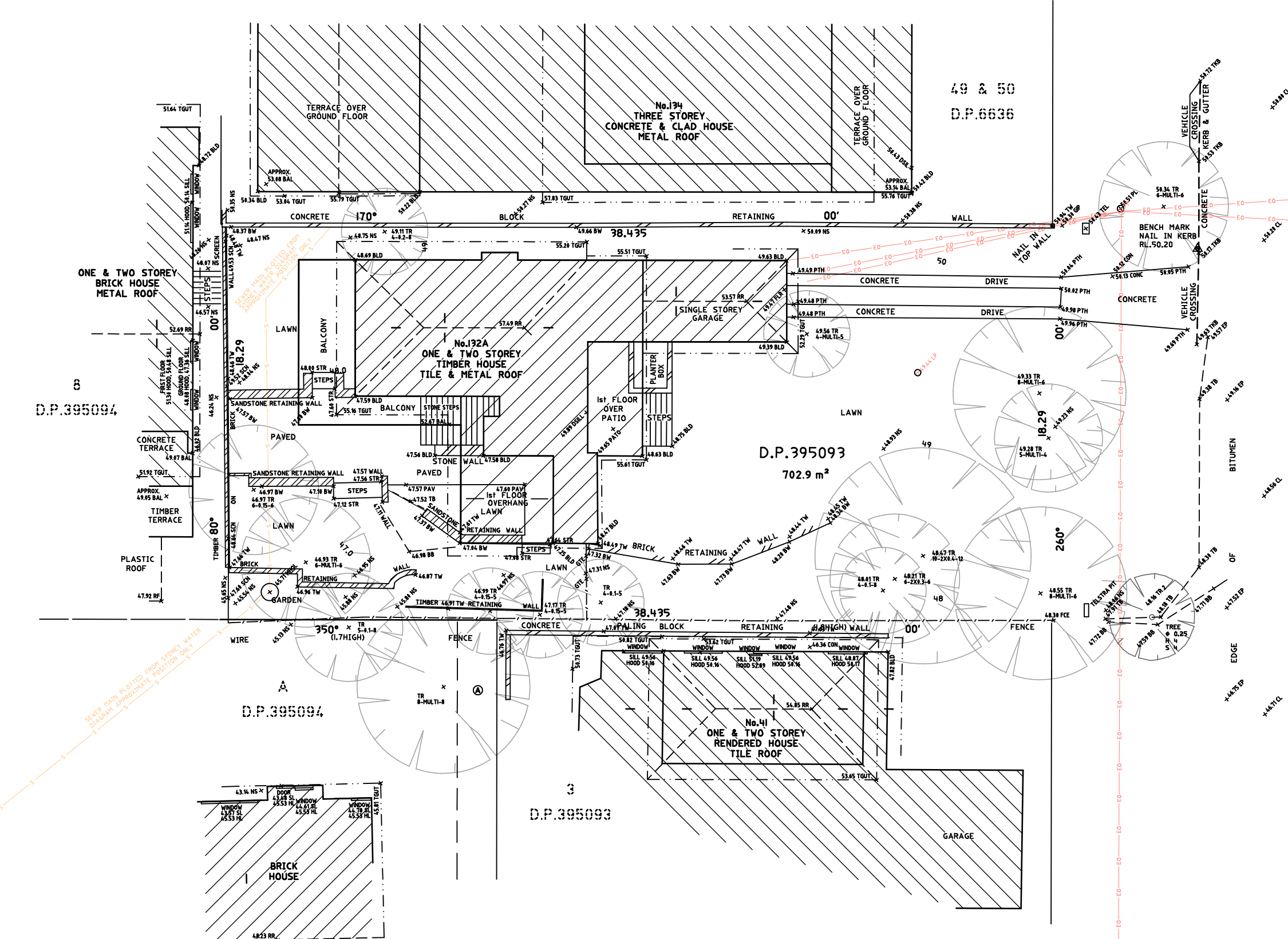
PLAN
SHOWING DETAIL & LEVELS
OVER LOT 1 D.P.395093
132A QUEENS PARADE EAST
NEWPORT NSW 2106

PO Box 463 Dee Why
NSW 2099
2/99A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

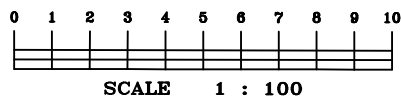
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DRAWING NUMBER 510Adetail 1.dwg		REV. A	

Legend:
BB = BOTTOM OF BANK
BLD = BUILDING
BRK = BOTTOM OF ROCK
BW = BOTTOM OF WALL
BAL = BALCONY
CL = CENTRELINE
DSILL = DOOR SILL LEVEL
EP = EDGE OF PAVEMENT
ELO = ELECTRICITY LINE OVERHEAD
FCE = FENCE
FLR = FLOOR LEVEL
GTE = GATE
LP = LIGHT POLE
MHOL = MANHOLE
NS = NATURAL SURFACE
PATO = PATIO
PAV = PAVING
PL = POLE
PTH = PATH
RR = RIDGE
SCN = TOP OF SCREEN
STR = STAIRS
TR = TREE
TBK = TOP OF BANK
TEL = TELSTRA
TGUT = TOP OF GUTTER
TKB = TOP OF KERB
TR = TREE
TRK = TOP OF ROCK
TW = TOP OF WALL
WM = WATER METER
EO = ELECTRICITY OVERHEAD
EO = SEWER UNDERGROUND

TREE
SPREAD-DIAMETER-HEIGHT



Ⓐ EASEMENT 1.83 WIDE (G451475)



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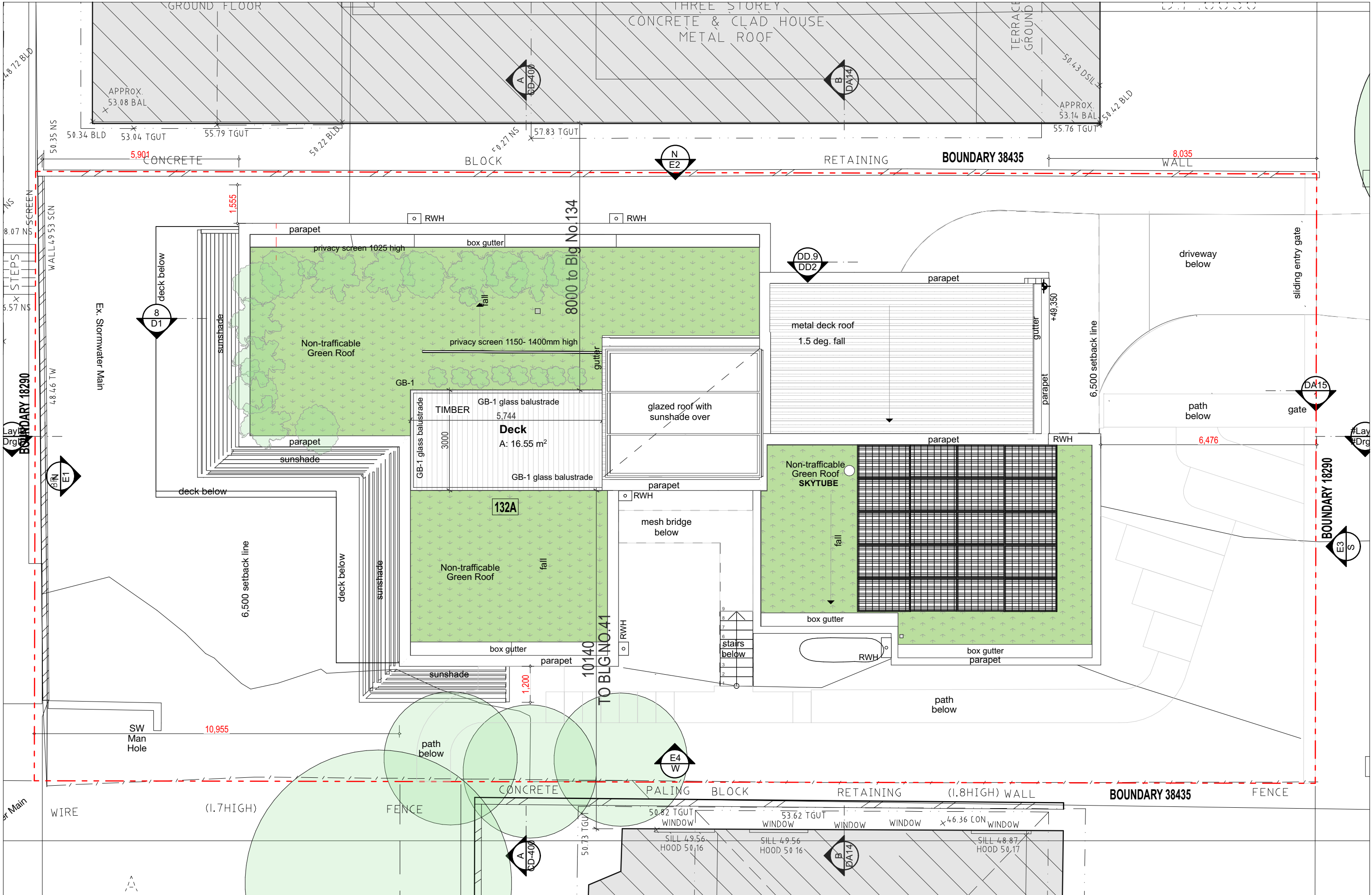
REV	DATE	DESCRIPTION
A	22 March 2021	Revised BA Package
Preliminary		

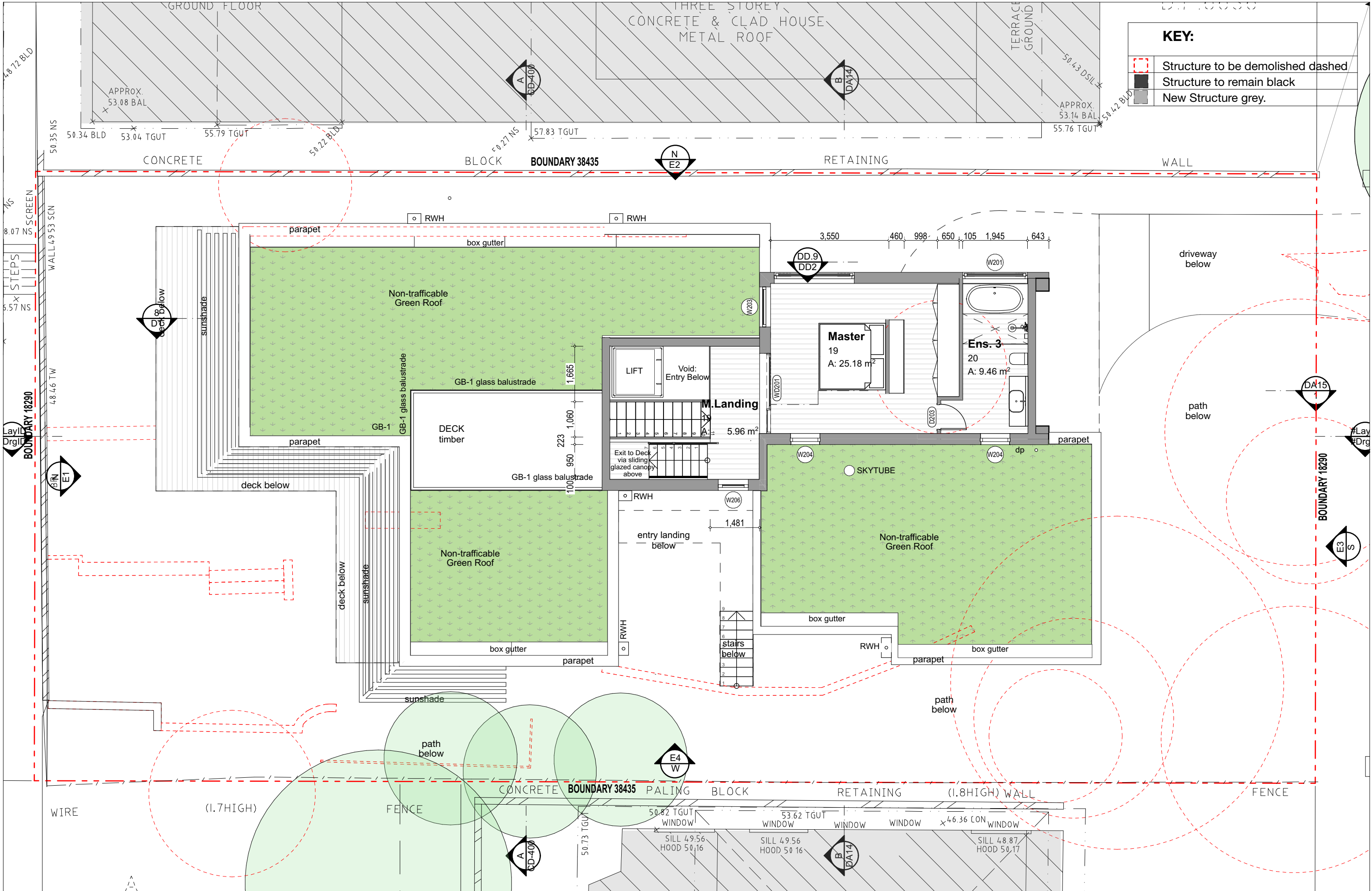
True North
Location: 132A Queens Parade East Newport NSW 2106
Lot: 1 DP: 395093

Project: Love Project
Status: Development Application

Package: DEVELOPMENT APPLICATION
Drawing Title: SITE SURVEY

Drawn: AC/DG Checked: SC Plot Date: 25/5/2023 Scale: 1:200 @ A3
Project No.: 1906 Drawing No.: DA09 Revision: #A





KEY:

Structure to be demolished dashed

Structure to remain black

New Structure grey.

PO Box 3194
Allambie NSW 2100
+61 408972097

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ABN: 54 163 313 817

Architects Act
2003 NSW

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Lot: 1 DP: 395093

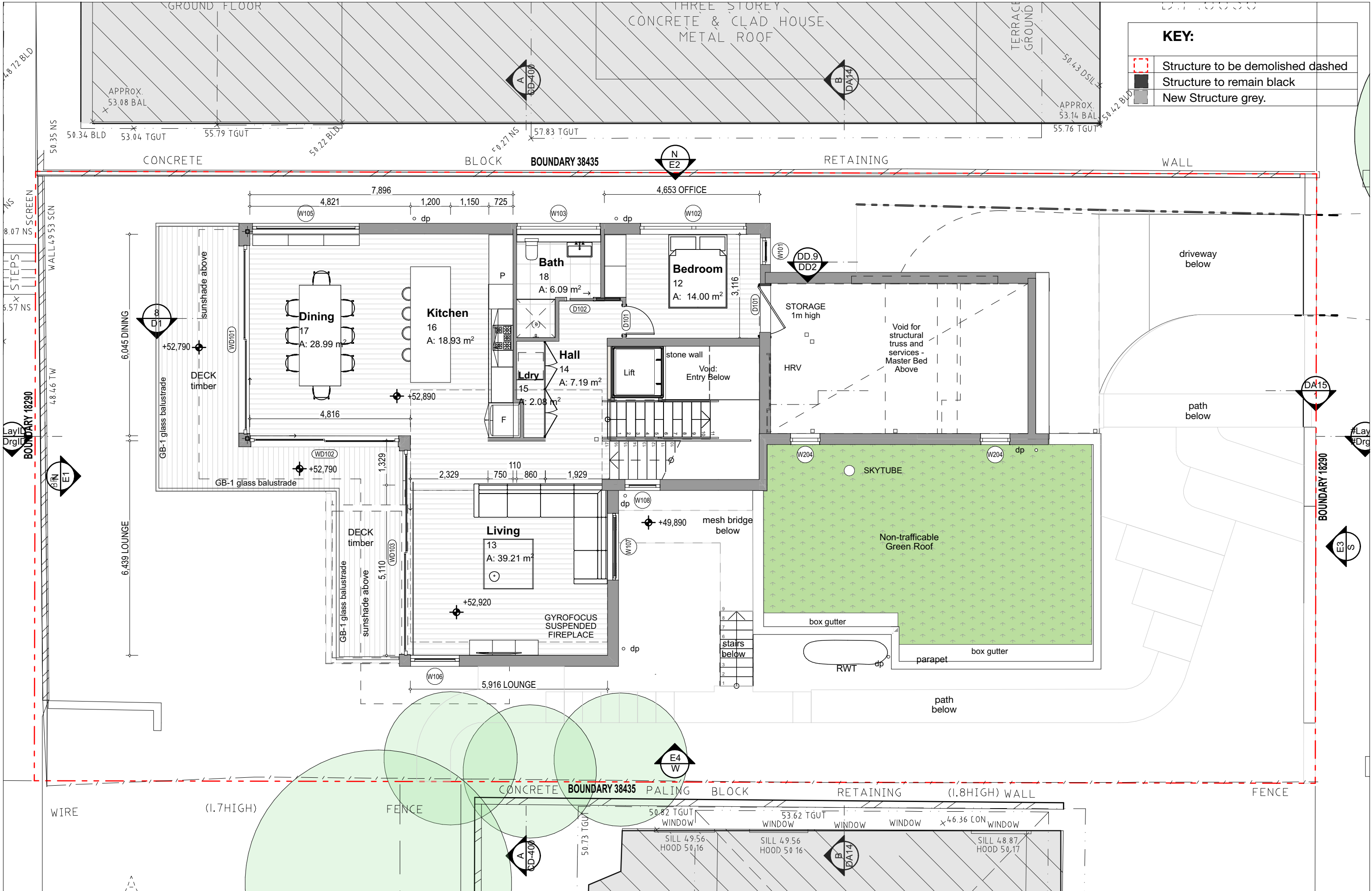
Project:
Love Project

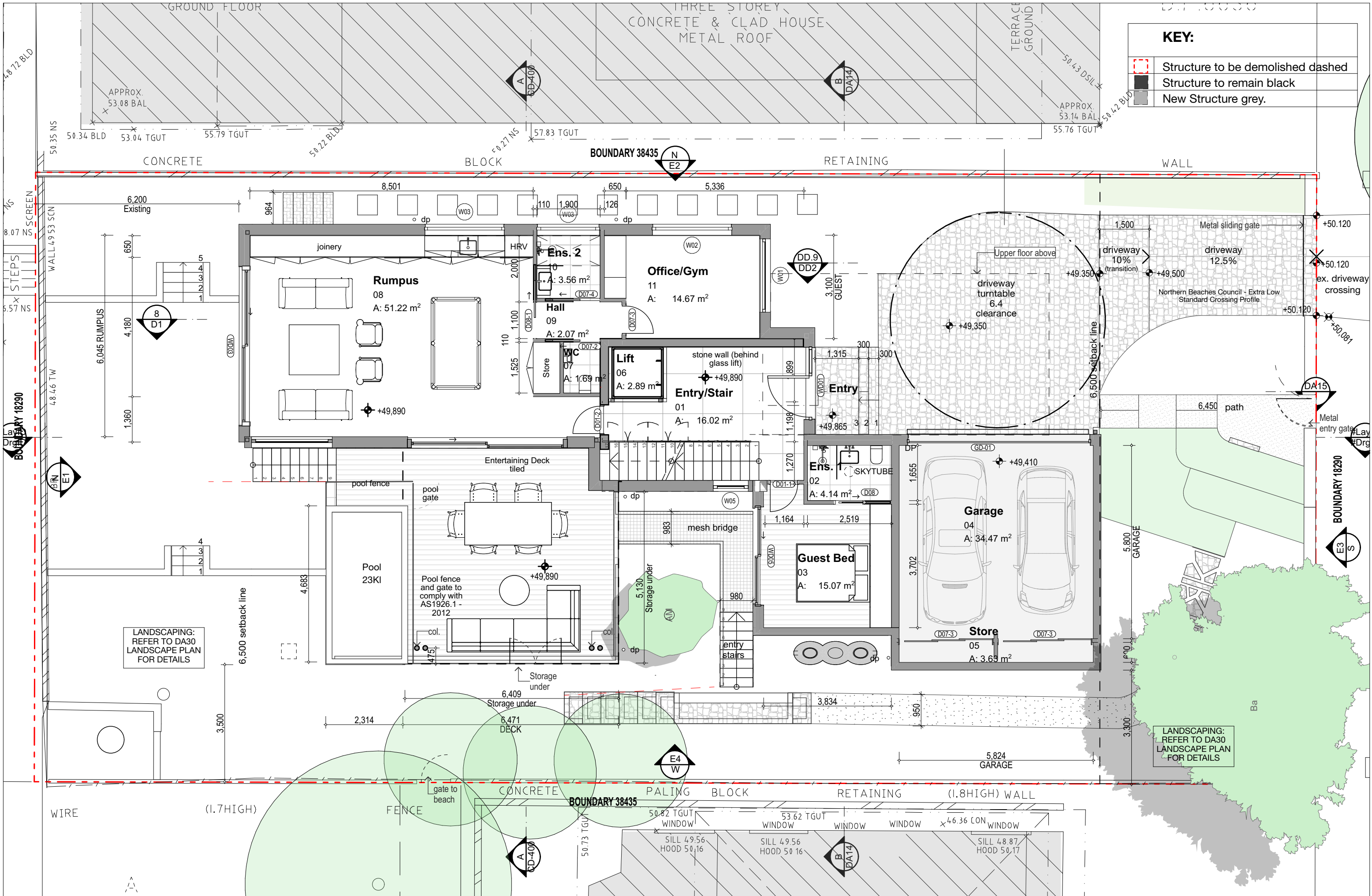
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Development Application

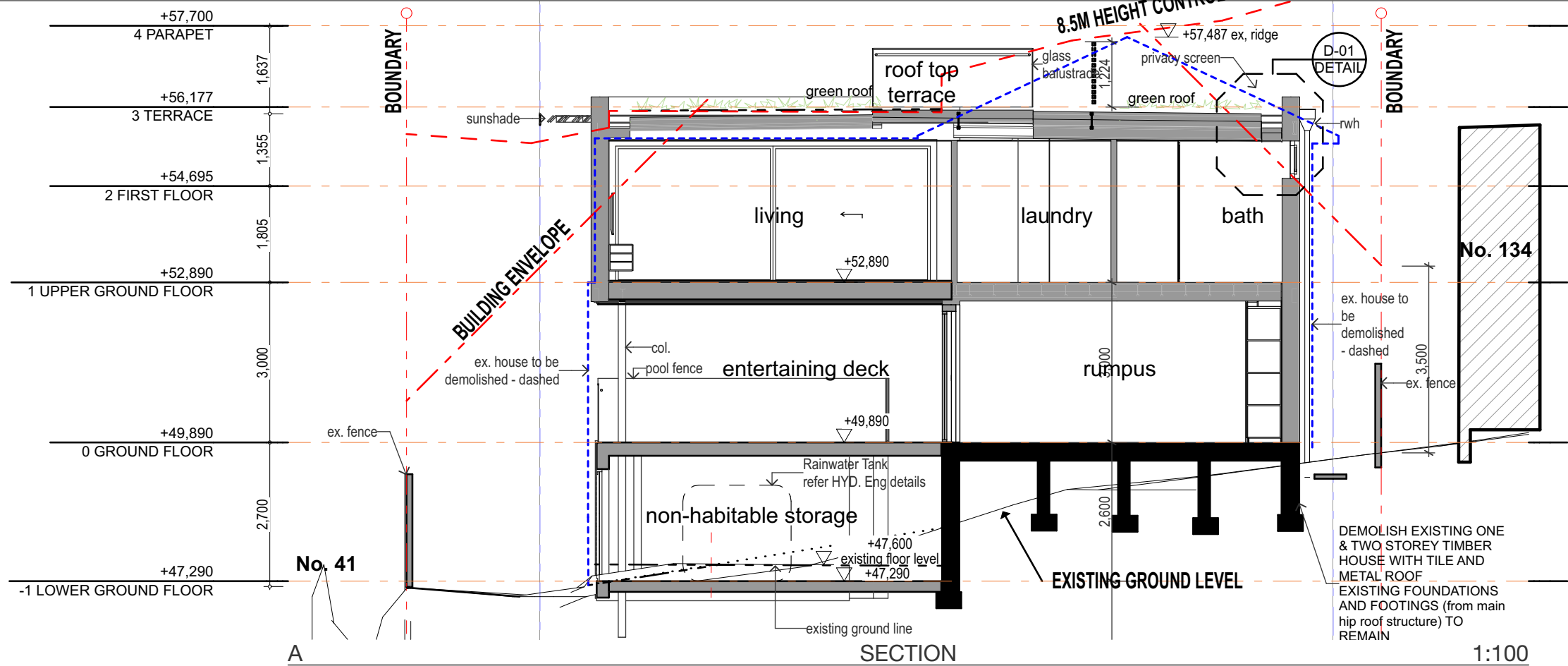
Package:
DEVELOPMENT APPLICATION

Drawing Title:
MASTER LEVEL

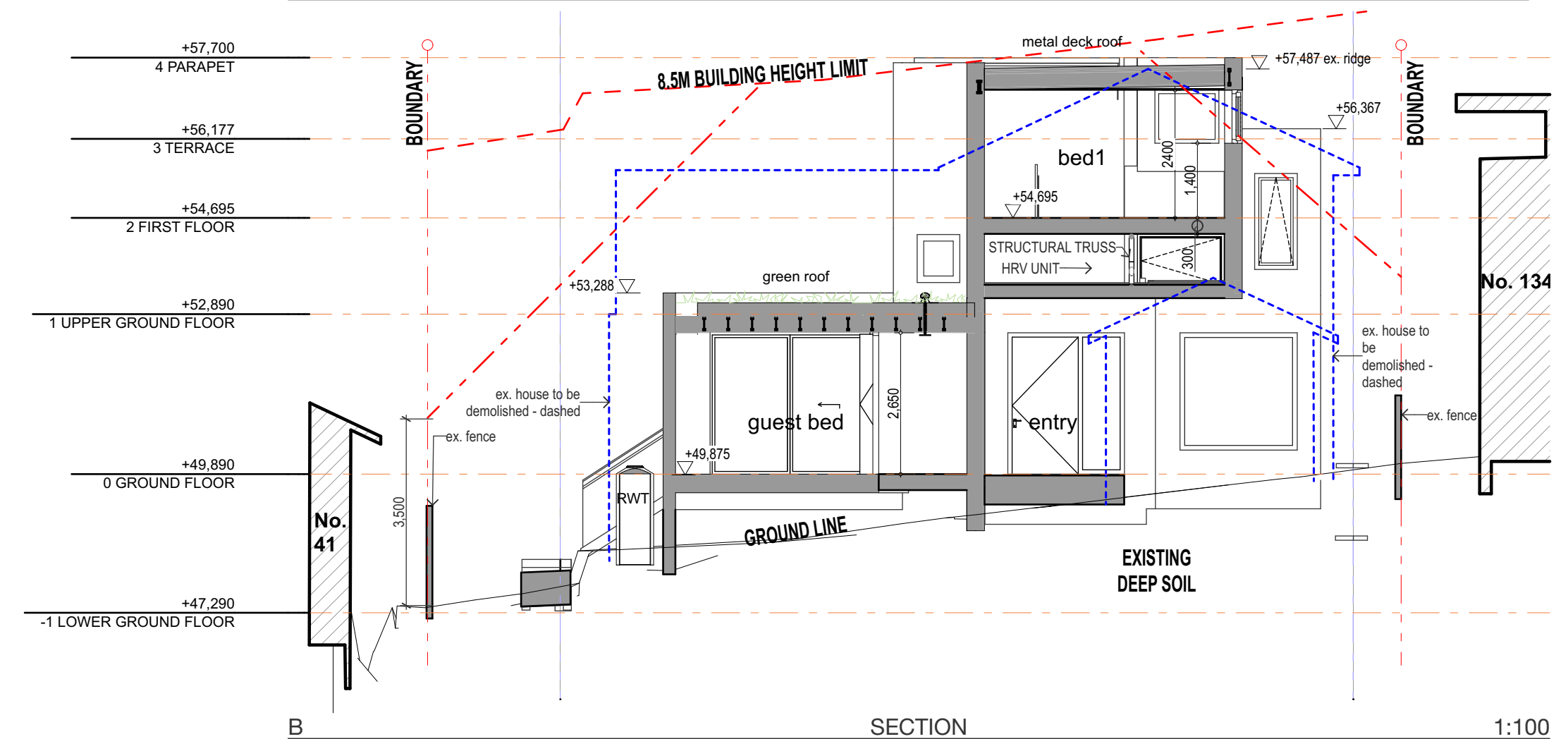
Drawn: AC/DG	Checked: SC	Plot Date: 25/5/2023	Scale: 1:100, 1:1.25 @ A3
Project No.: 1906	Drawing No.: DA11	Revision: # A	

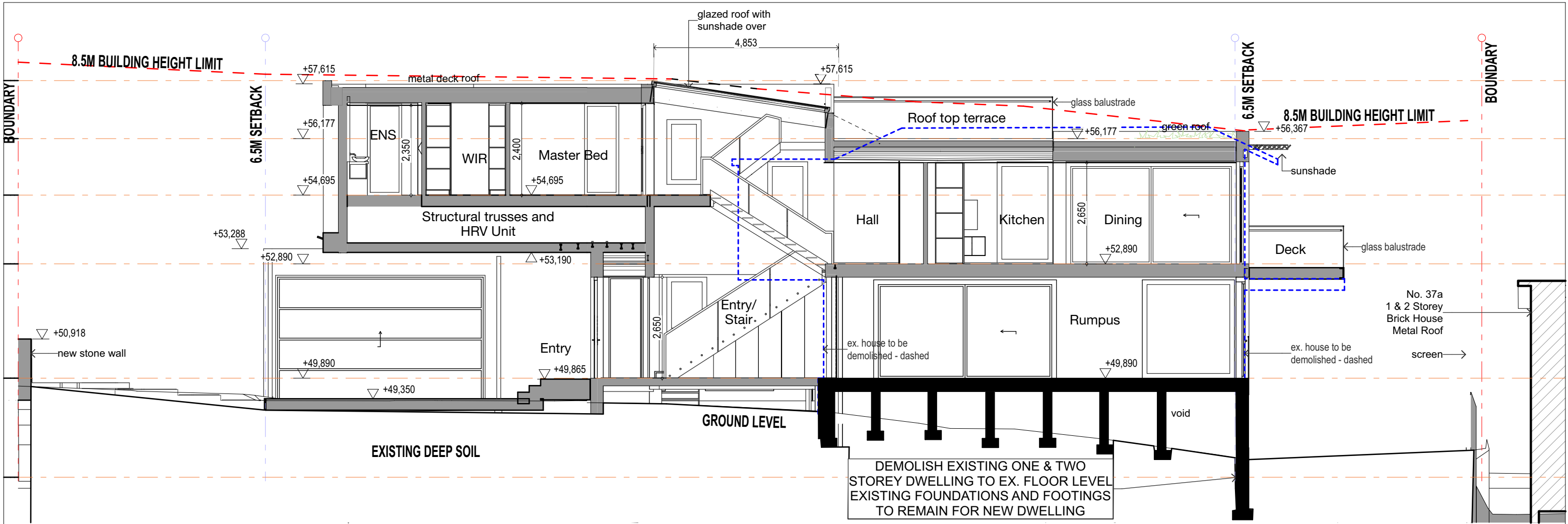




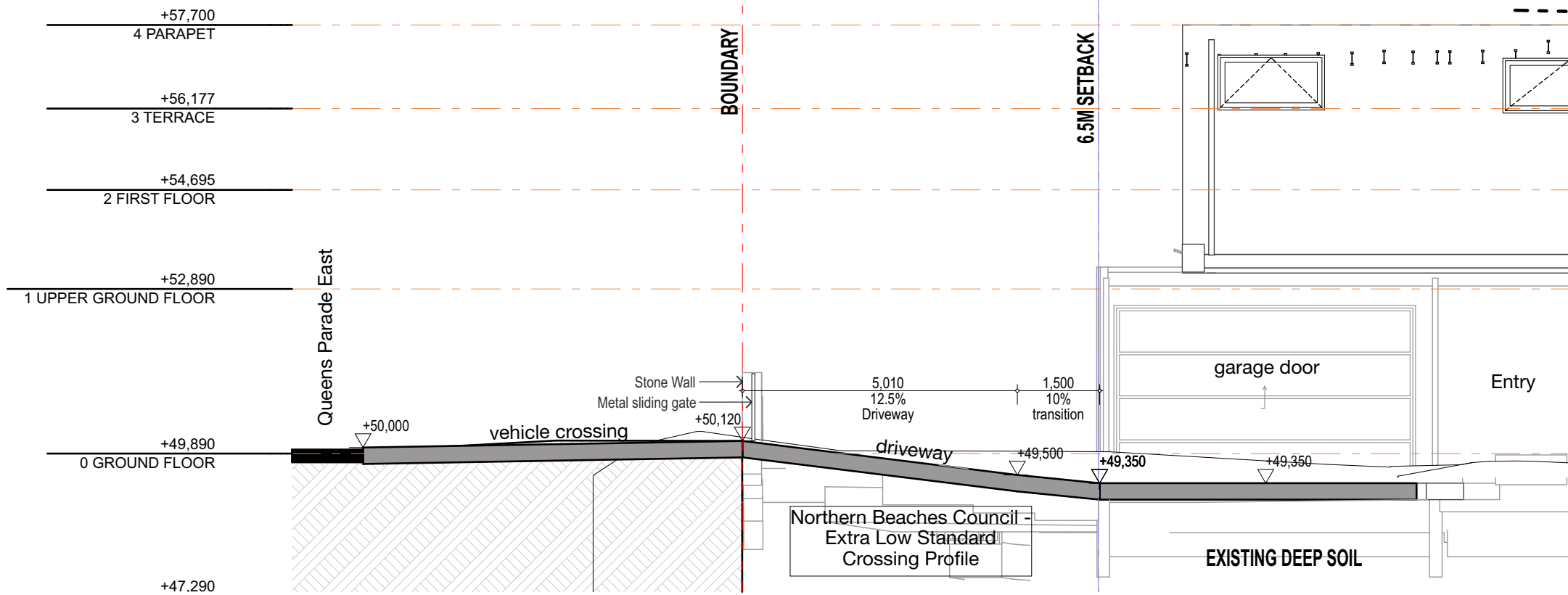


KEY:	
	Structure to be demolished dashed
	Structure to remain black
	New Structure grey.



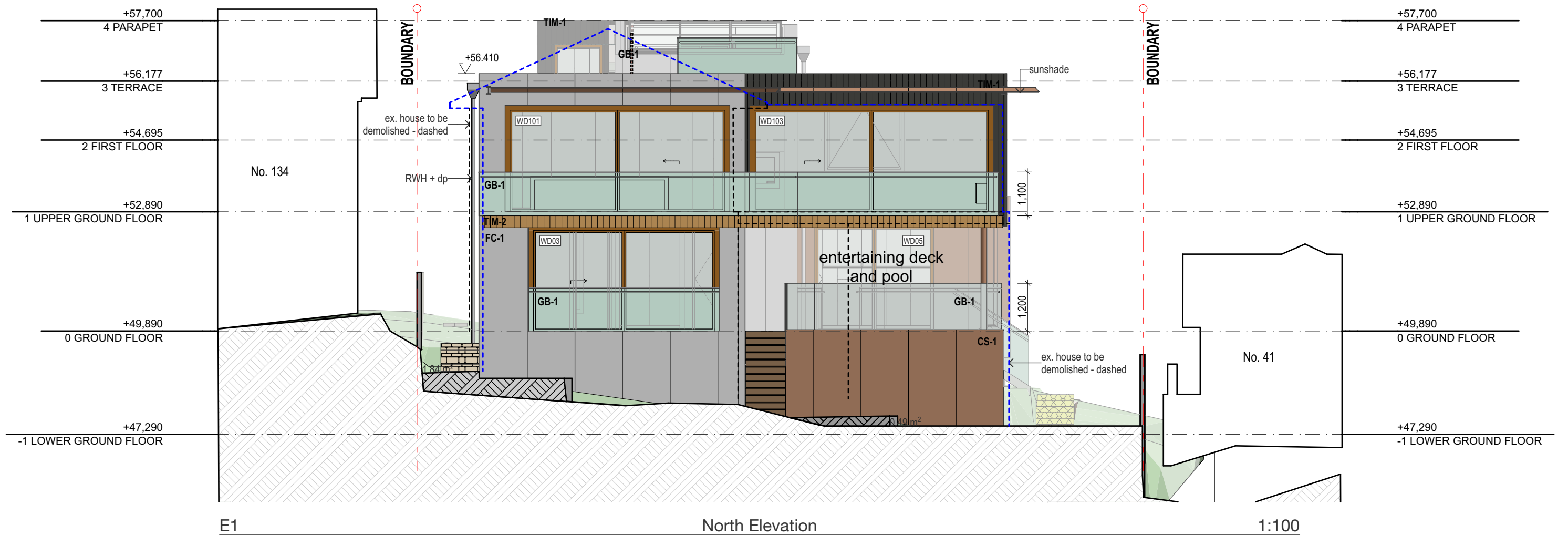


SECTION C LONG

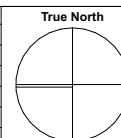


SECTION D DRIVEWAY

KEY:	
	Structure to be demolished dashed
	Structure to remain black
	New Structure grey.



REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package



Location:
132A Queens Parade East
Newport NSW 2106

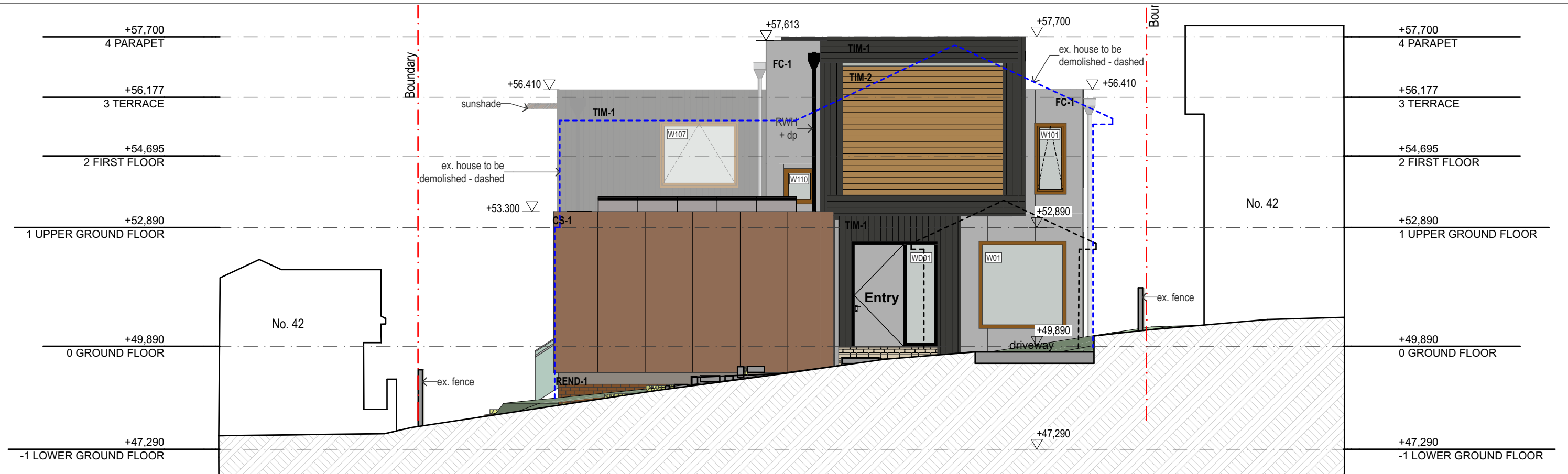
Lot: 1 DP: 395093

Project:
Love Project

Status:
Development Application

Package:
DEVELOPMENT APPLICATION
Drawing Title:
NORTH + EAST ELEVATION

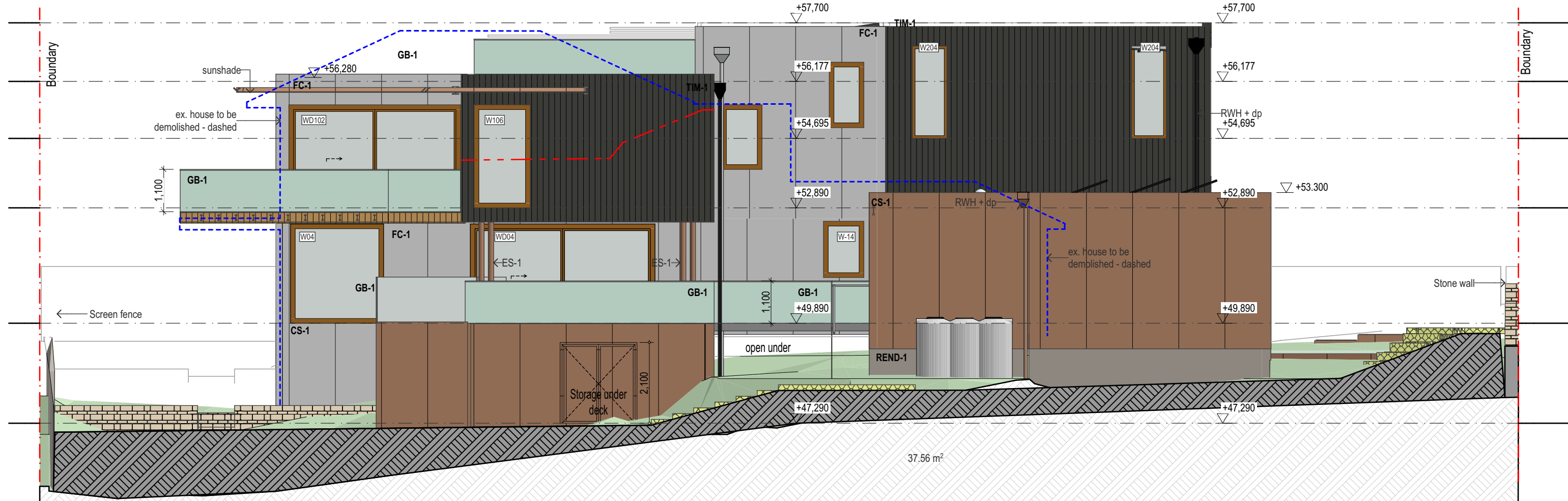
Drawn: AC/DG	Checked: SC	Plot Date: 25/5/2023	Scale: 1:100 @ A3
Project No.: 1906	Drawing No.: DA16	Revision: # A	



E3

South (Street) Elevation

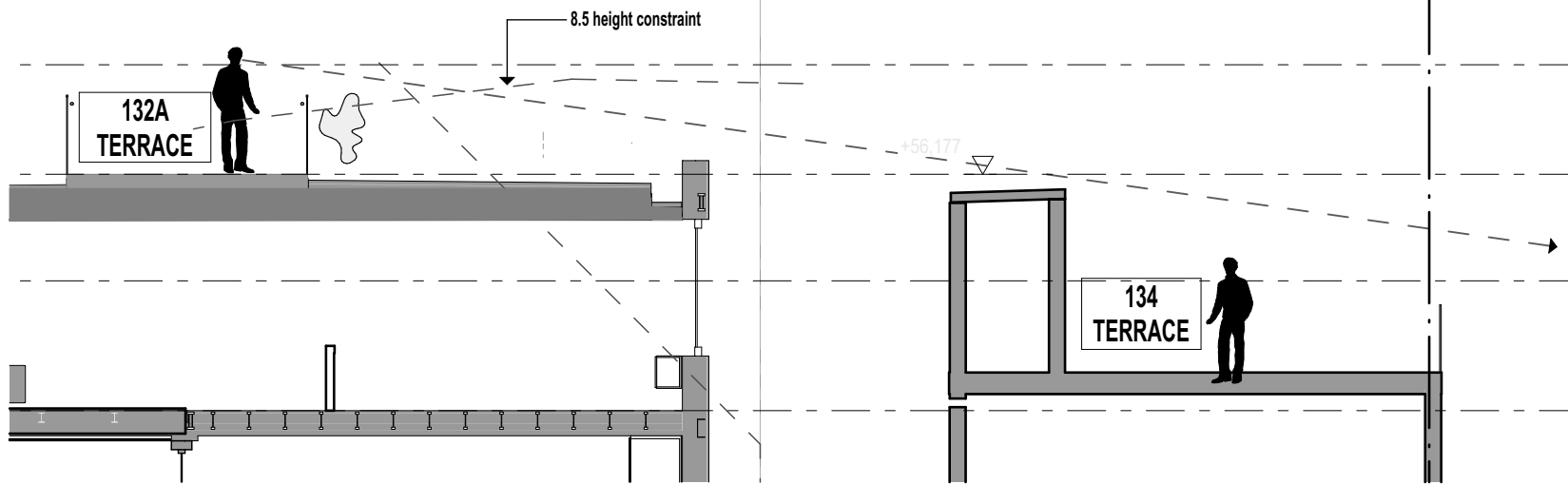
1:100



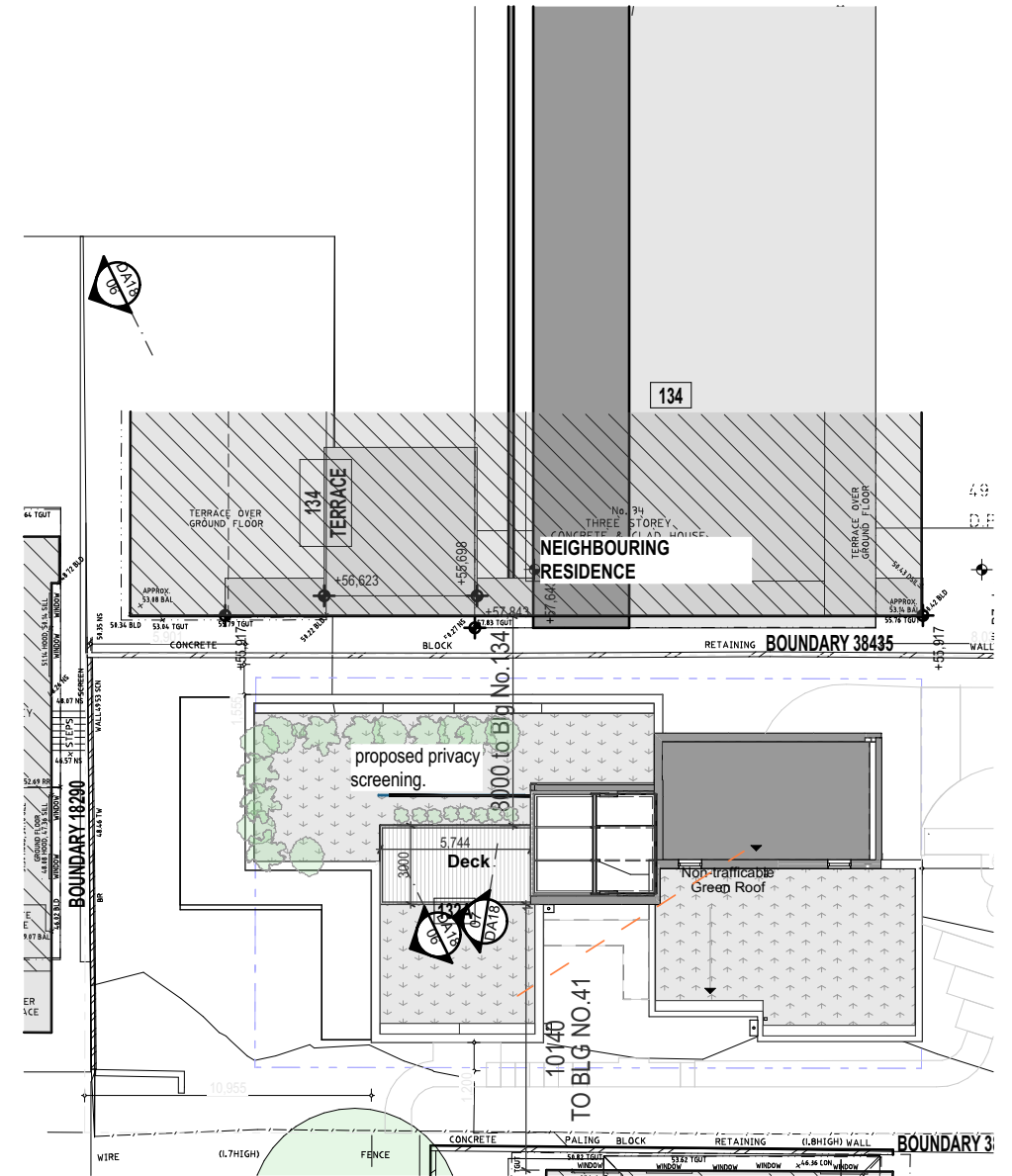
E4

South (Street) Elevation

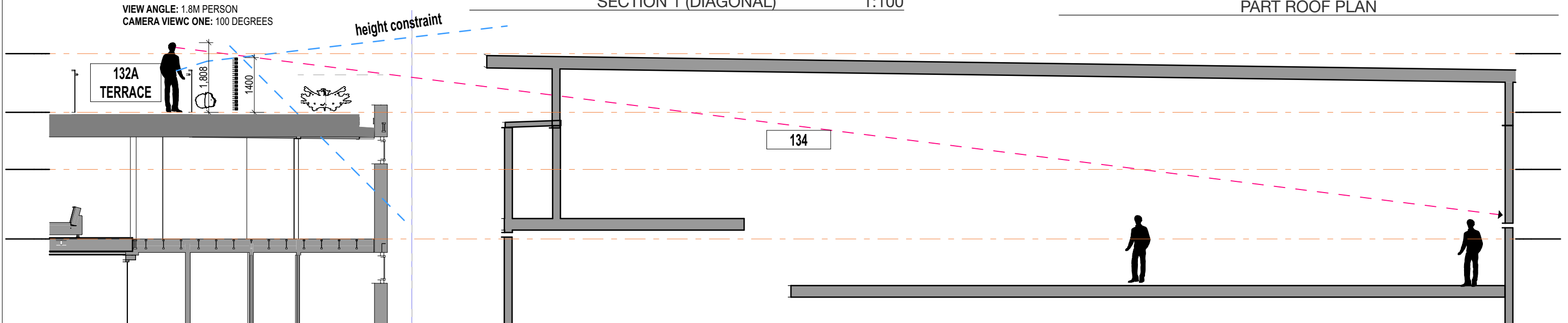
1:100



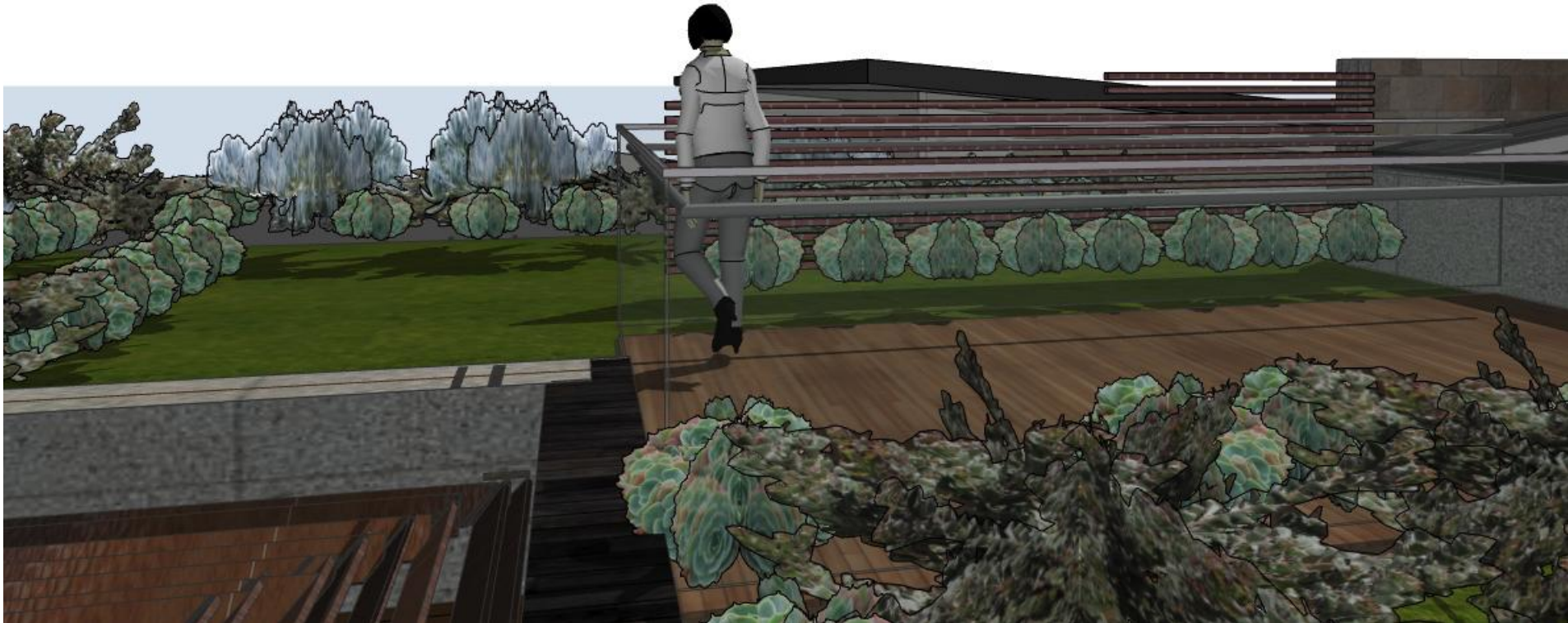
SECTION 1 (DIAGONAL) 1:100



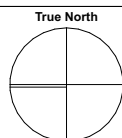
PART ROOF PLAN

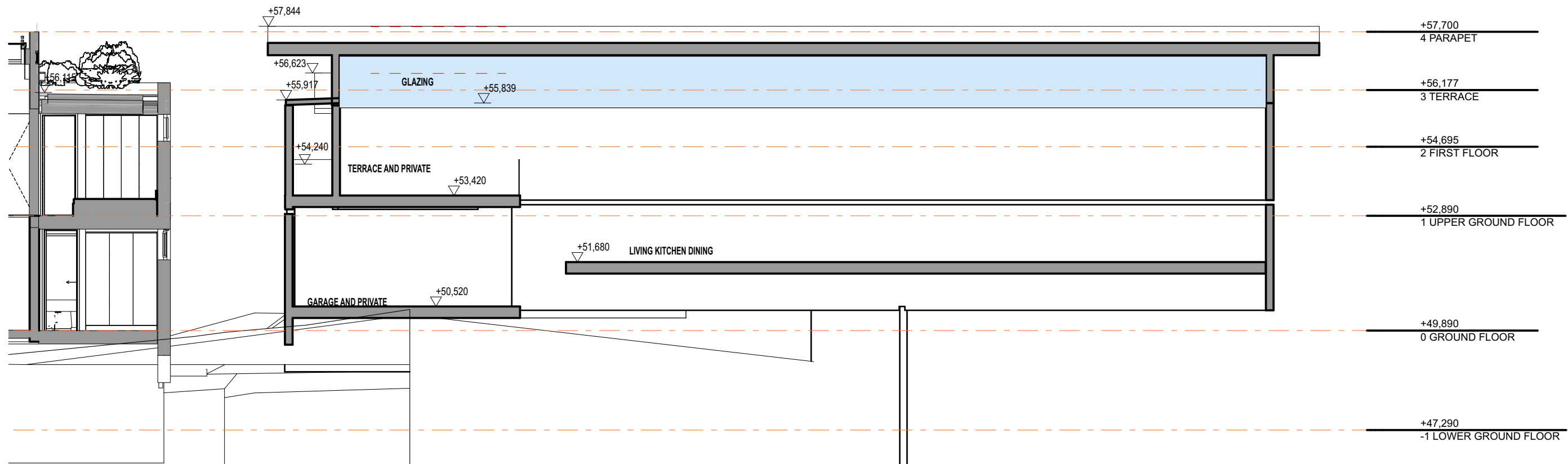
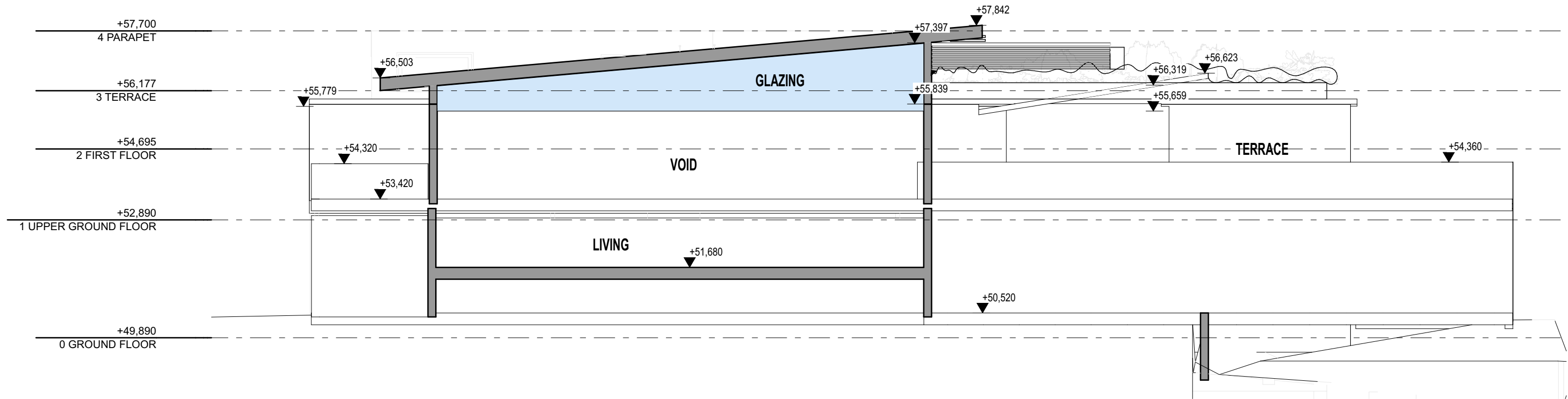


SECTION 3 (DIAGONAL) 1:100

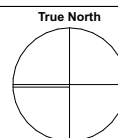


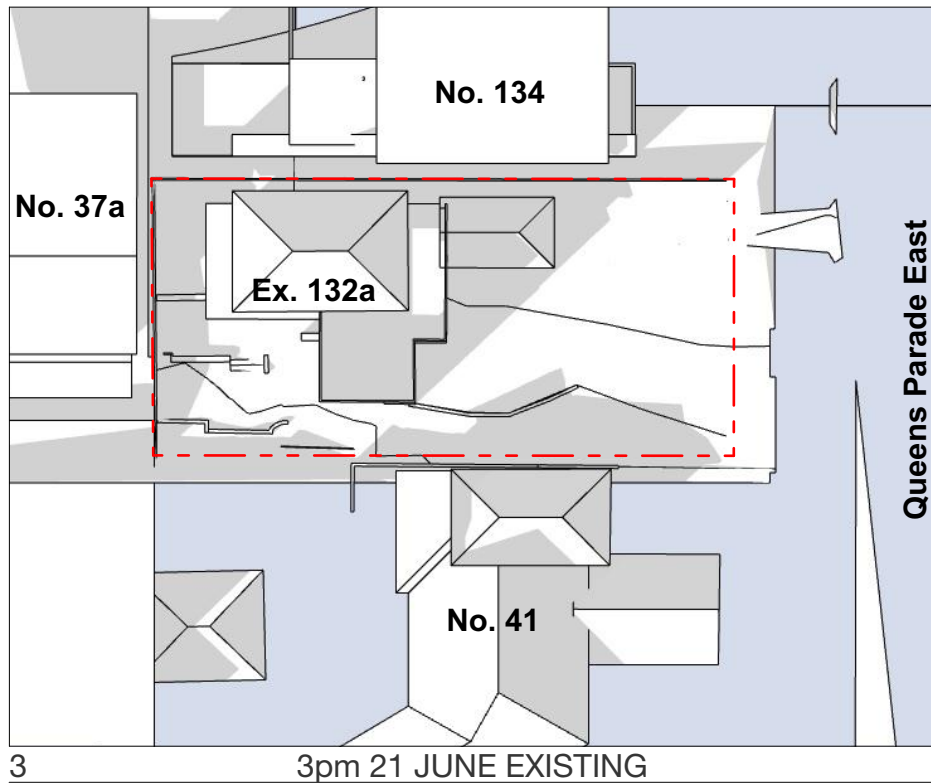
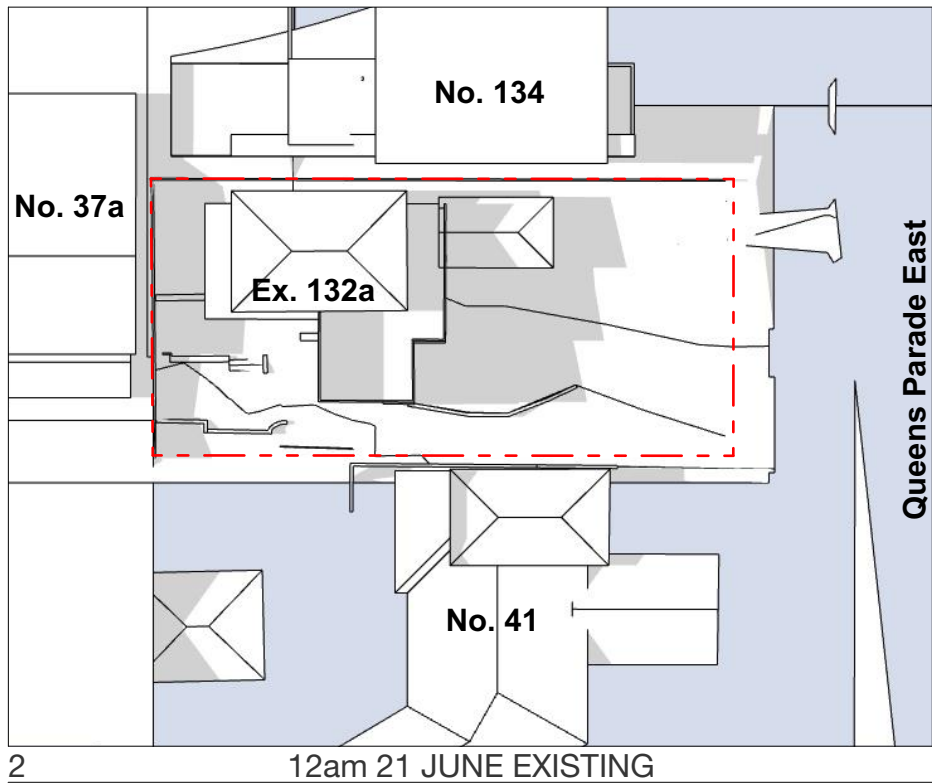
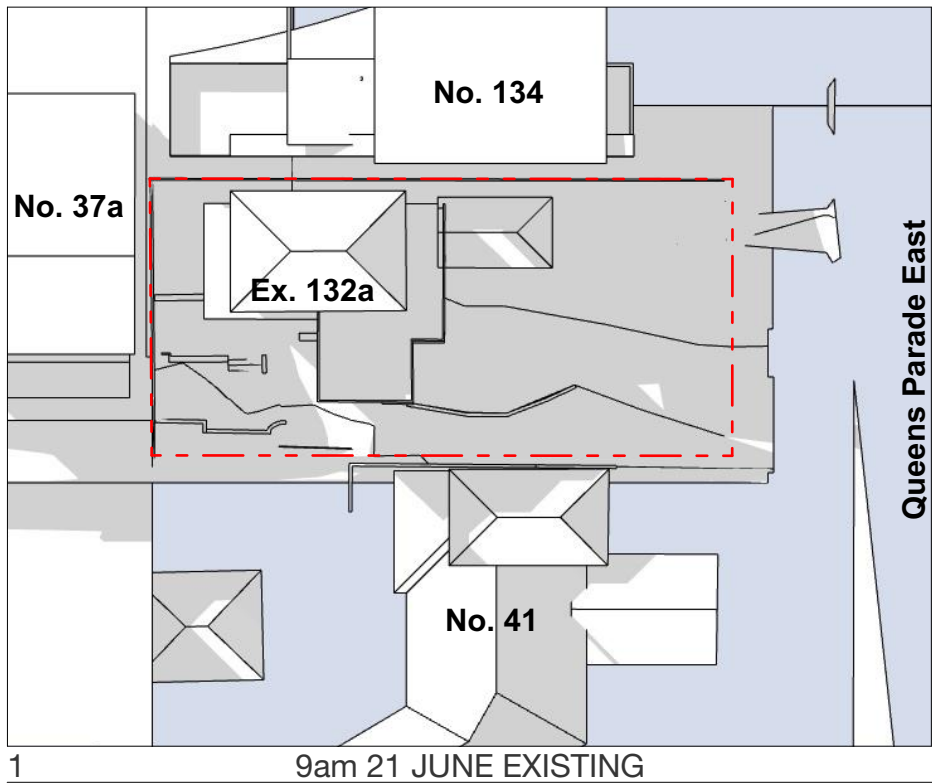
REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package



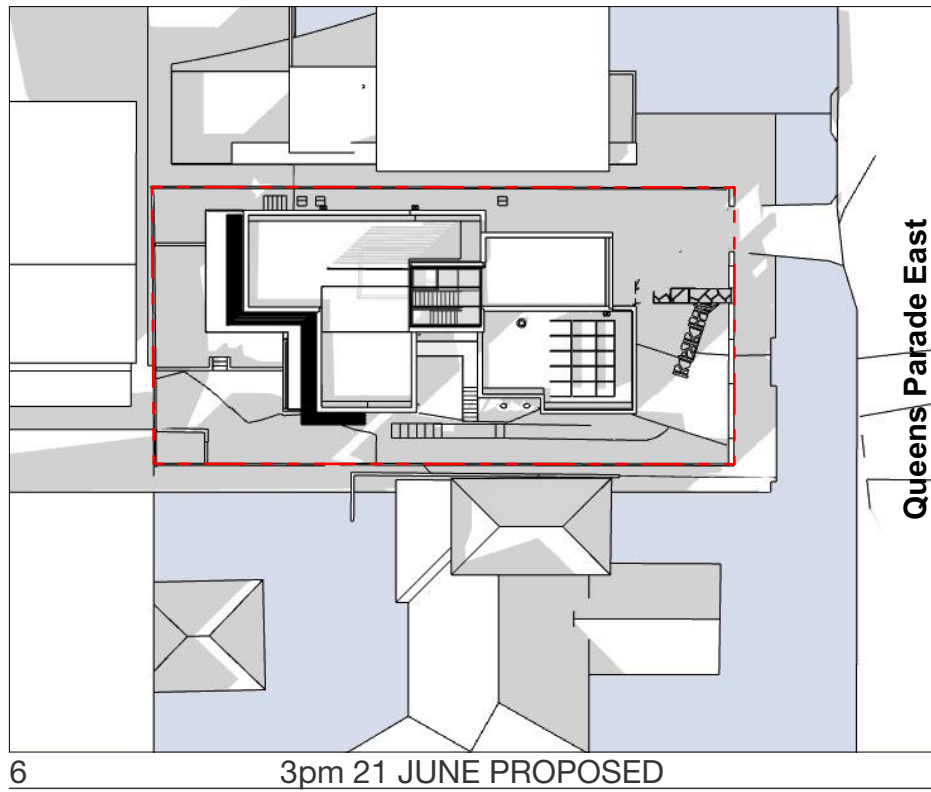
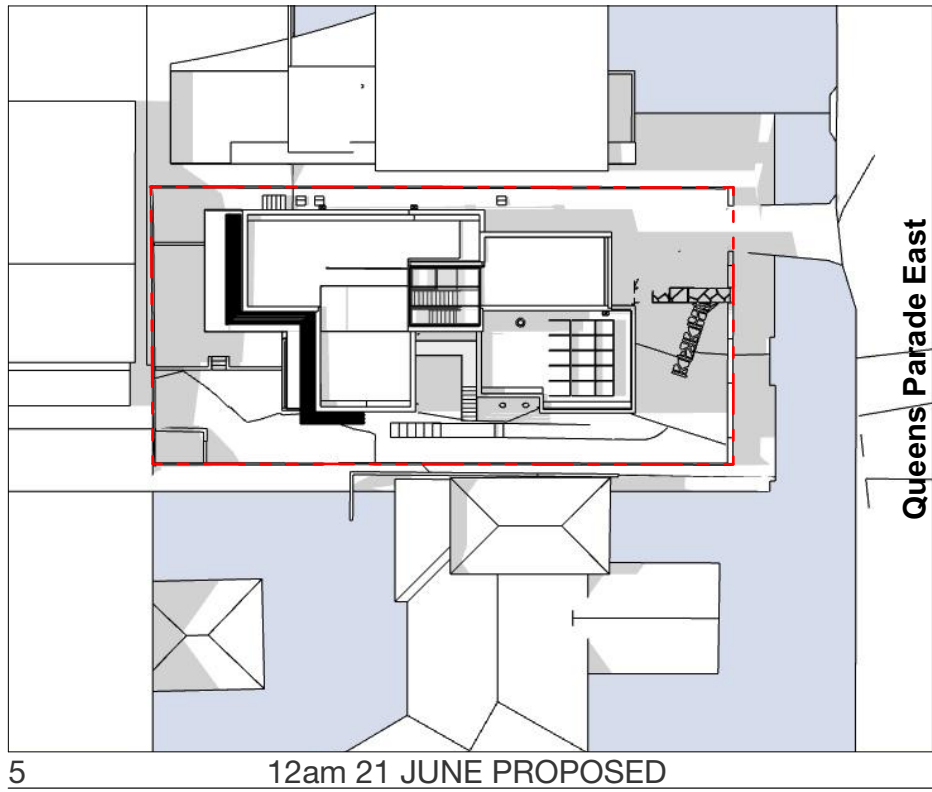
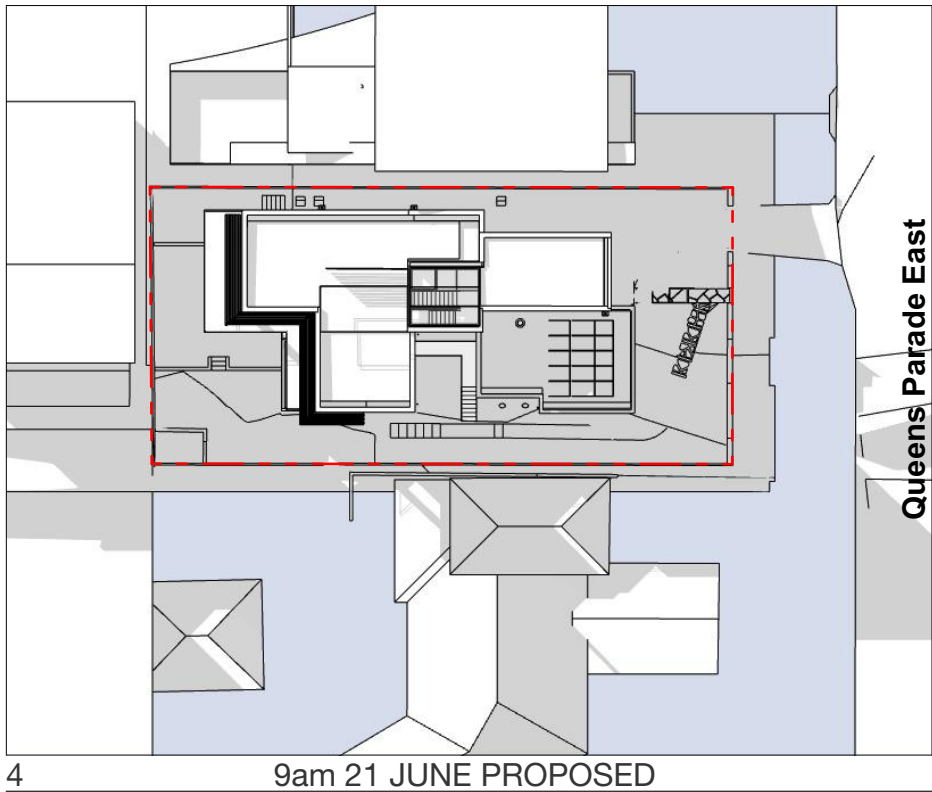


REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package





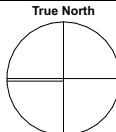
Existing Shadows



Existing & Proposed Shadows

Note: GAEA Architects certify these shadow diagrams as being accurate and complete.

REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package



Location:
132A Queens Parade East
Newport NSW 2106

Lot: 1 DP: 395093

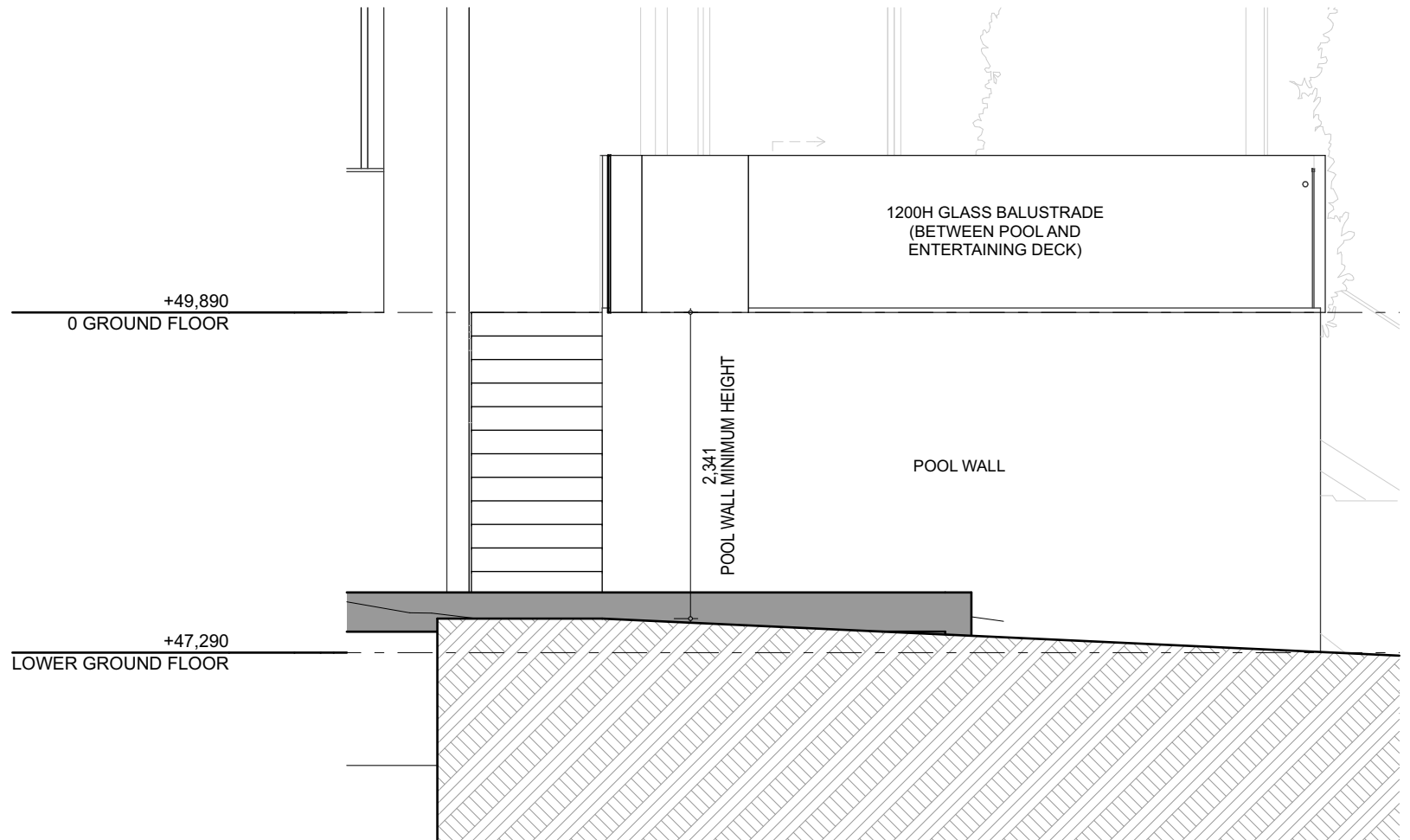
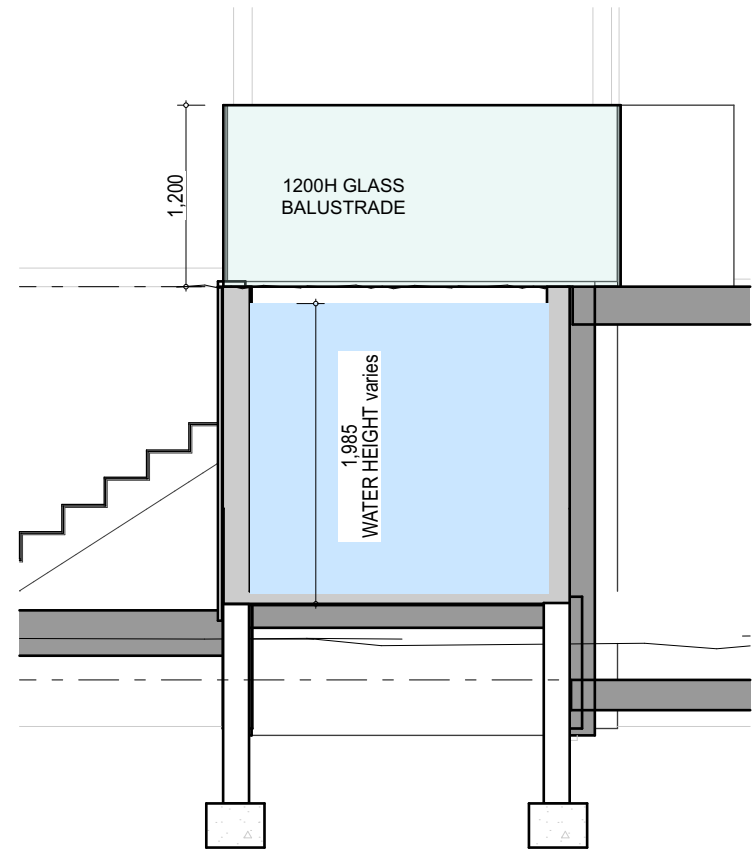
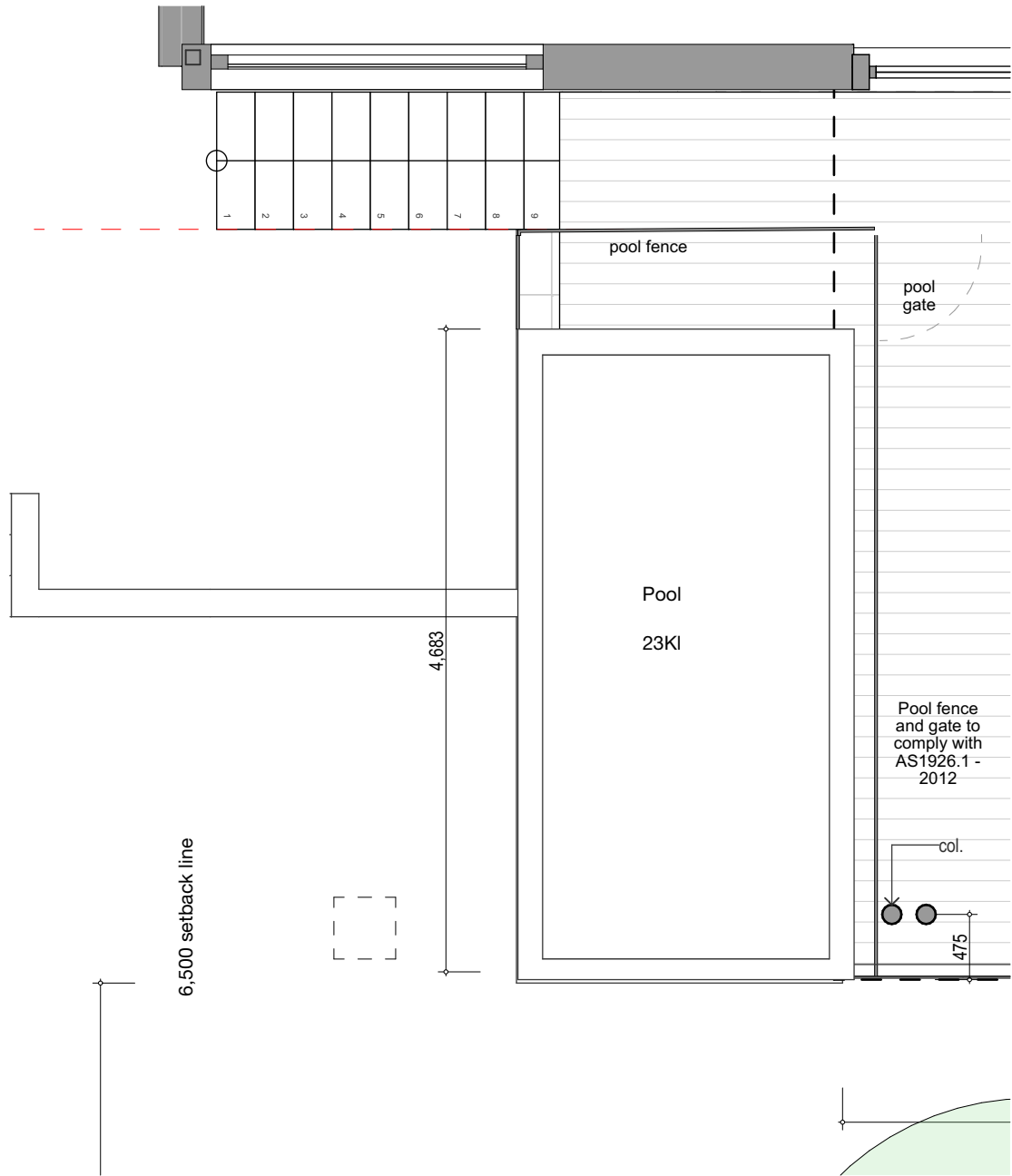
Project:
Love Project

Status:
Development Application

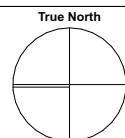
Package:
DEVELOPMENT APPLICATION

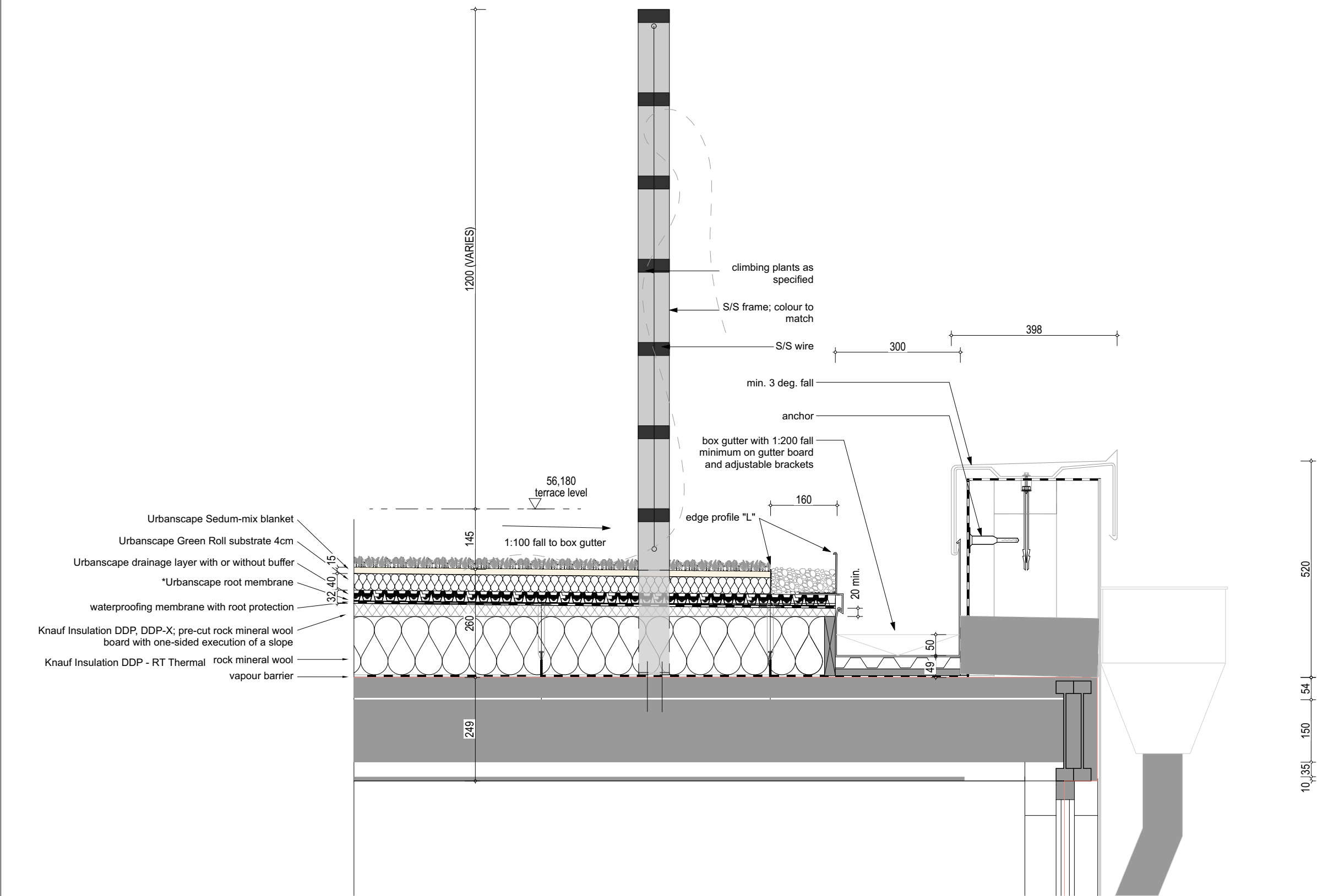
Drawing Title:
SHADOW DIAGRAMS

Drawn: AC/DG	Checked: SC	Plot Date: 25/5/2023	Scale: @ A3
Project No.: 1906	Drawing No.: DA21	Revision: # A	



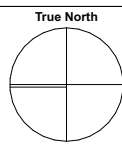
REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package





520
54
150
10,35

REV	DATE	DESCRIPTION
A	22 March 2023	Revised DA Package





TIM-1 SHOU SUGI BAN TIMBER CLADDING



TIM-2 TIMBER CLADDING



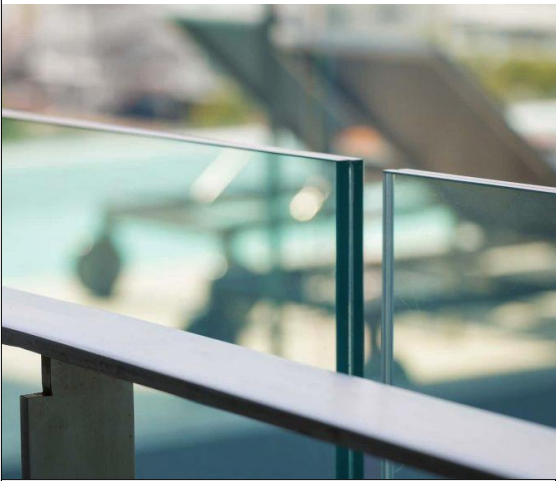
FC-1 BARESTONE FC



CS-1 CORTEN STEEL



REND-1 DARK RENDER



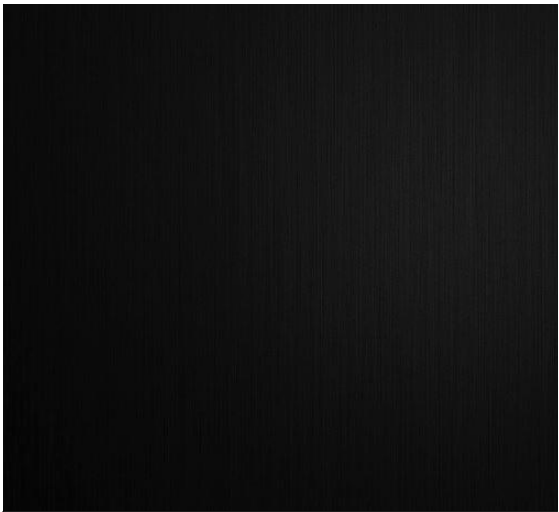
GB-1 CLEAR CLASS BALUSTRADE WITH STAINLESS STEEL HANDRAIL



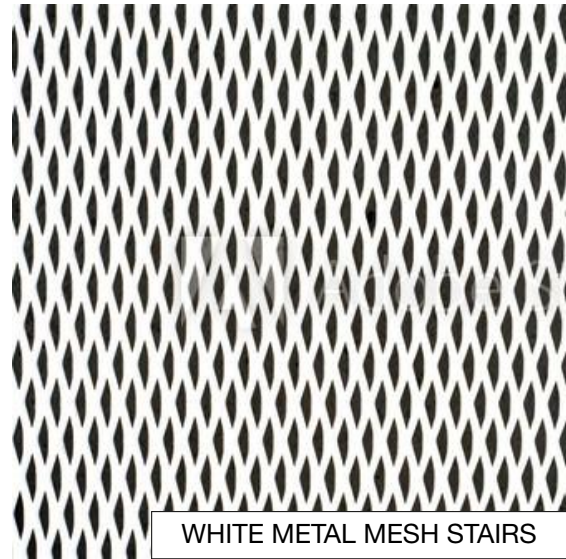
SS-1 SANDSTONE WALL



ALUMINIUM GATES; MONUMENT FINISH



ES-1 EXPOSED STEEL DARK-MONUMENT



WHITE METAL MESH STAIRS



METAL DECK ROOF SNAPLINE-45 305MM



Gazania tomentosa
'Silver Leaf Gazania'



Flat-leaved Senecio - Chalk sticks
'Nola's Pride'



Agave - 'Blue Glow' or 'Whales Tongue'
or 'Dragon Toes'



Lomandra longifolia
'Tankia Mat Rush'



Doryanthes excelsa
'Gymea Lily'



Westringia fruticosa
'Coastal Rosemary'



Crassula
'Blue Bird'



Bromeliad
'Alcantarea extensa'



Zamia furfuracea
'Cardboard Cycad'



Alpinia 'Giant Pink'
Screen Bamboo



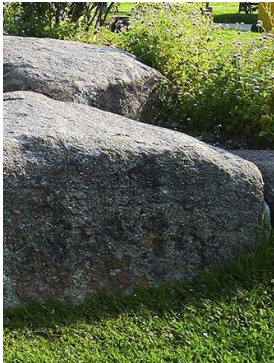
Viola hederacea
'Native Violet'



Asplenium australasicum
'bird's nest fern'



Blechnum spicant
'Hard Fern'



Large Garden Boulder



Pteris umbrosa
'Jungle Break Fern'
ground cover



Heliconia bihai
'Yellow Dancer/Heliconia'



Codiaeum
'Petra' croton



Heliconia angusta
'Red Christmas'



Syzygium australe
'Lillypilly'



Trachelospermum jasminoides
'Star Jasmine'



Dichondra repens
'Kidney Weed' Groundcover



new tree #1 Plumeria 'Frangipani'



new tree #2 Cupaniopsis 'Tuckeroo'



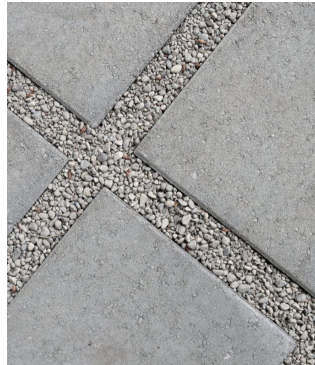
new tree #3
Banksia integrifolia
'Coastal Banksia'



Driveway + Path Paving - Sandstone
'Crazy Paving'

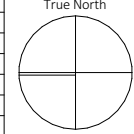


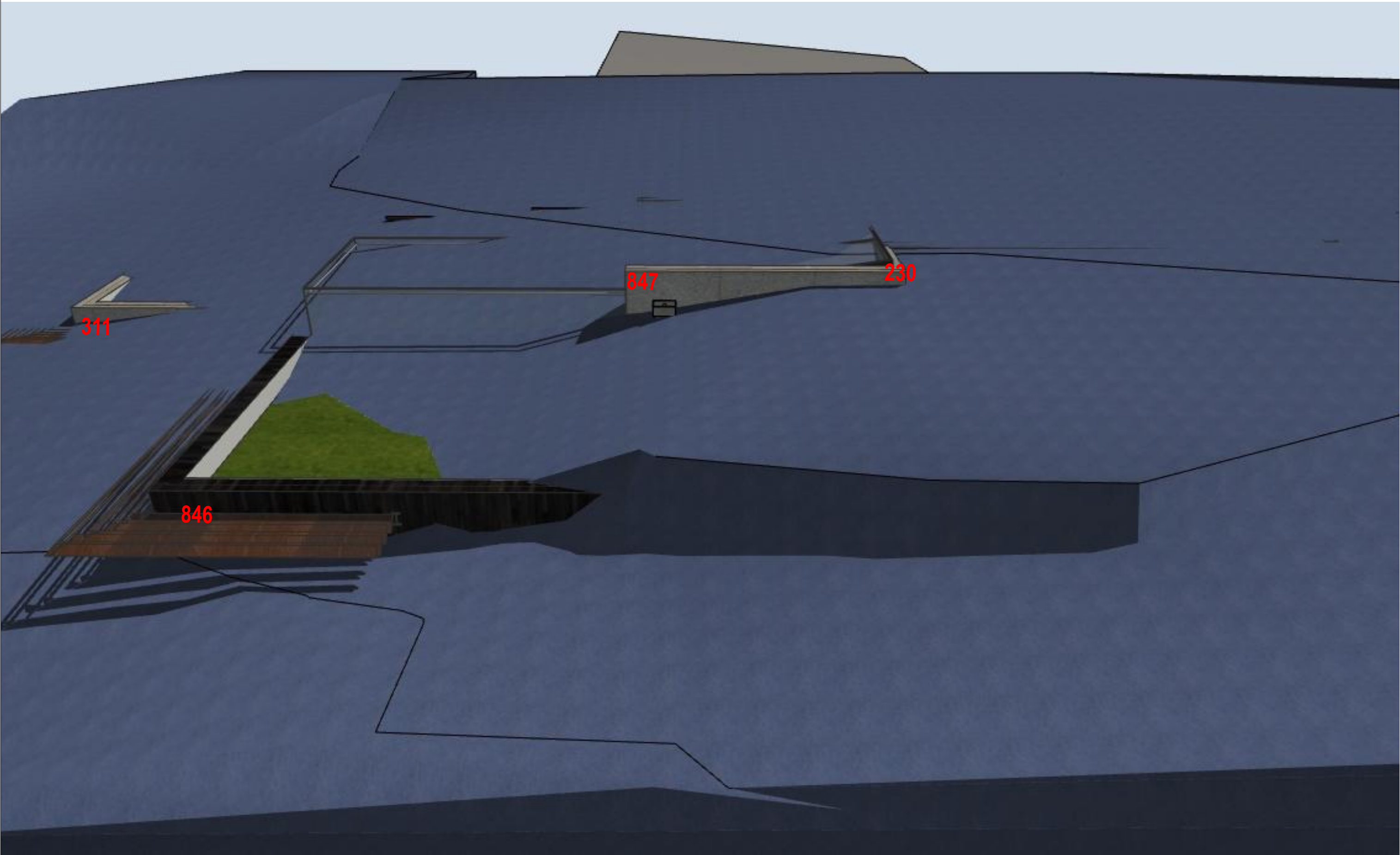
Buffalo Grass



Gravel path with Pavers

REV	DATE	DESCRIPTION





Generic Perspective (6)

1:100