

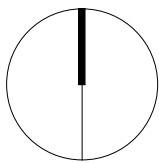
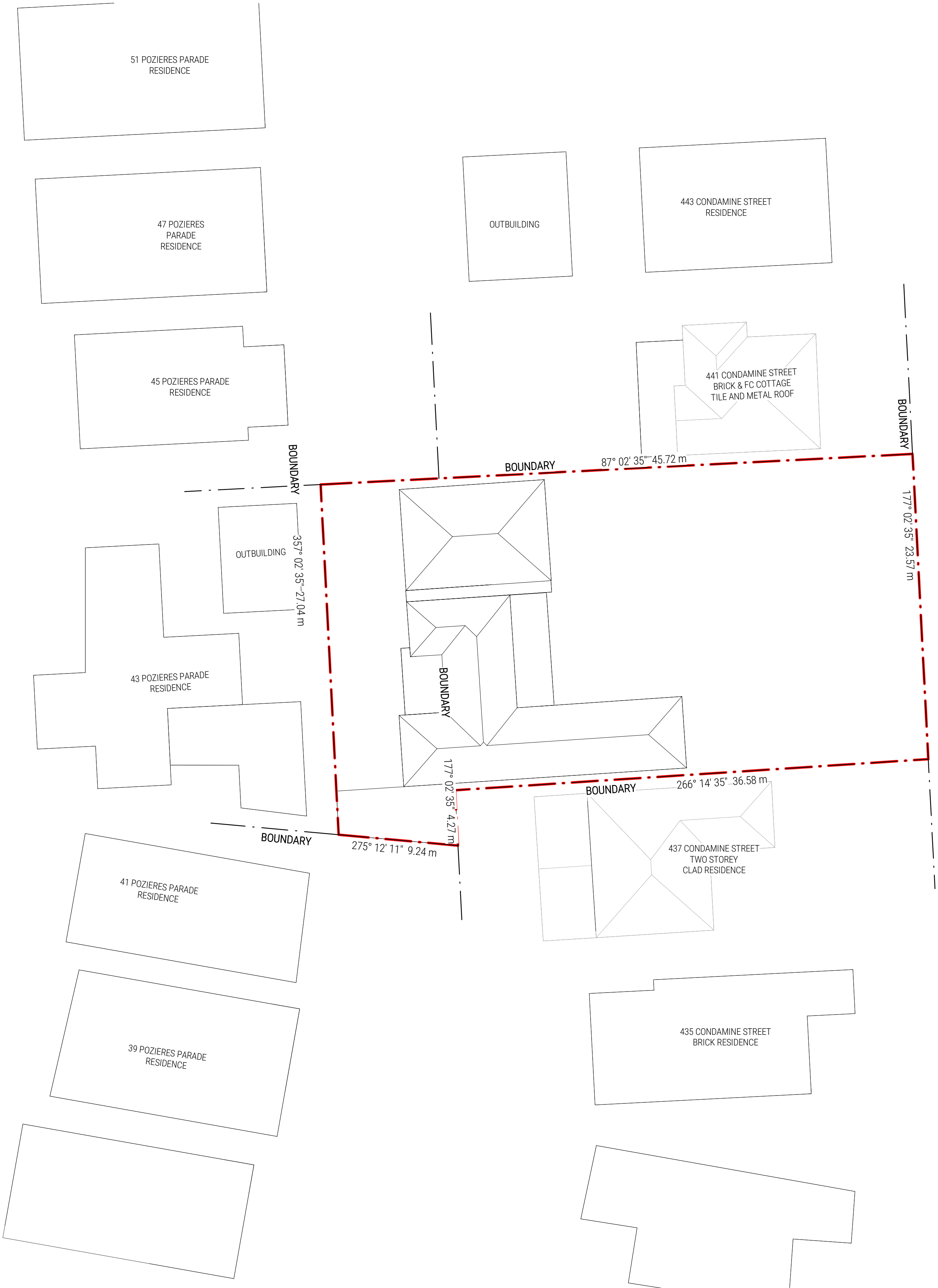


DEVELOPMENT APPLICATION ISSUE

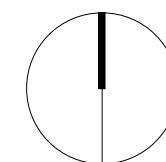
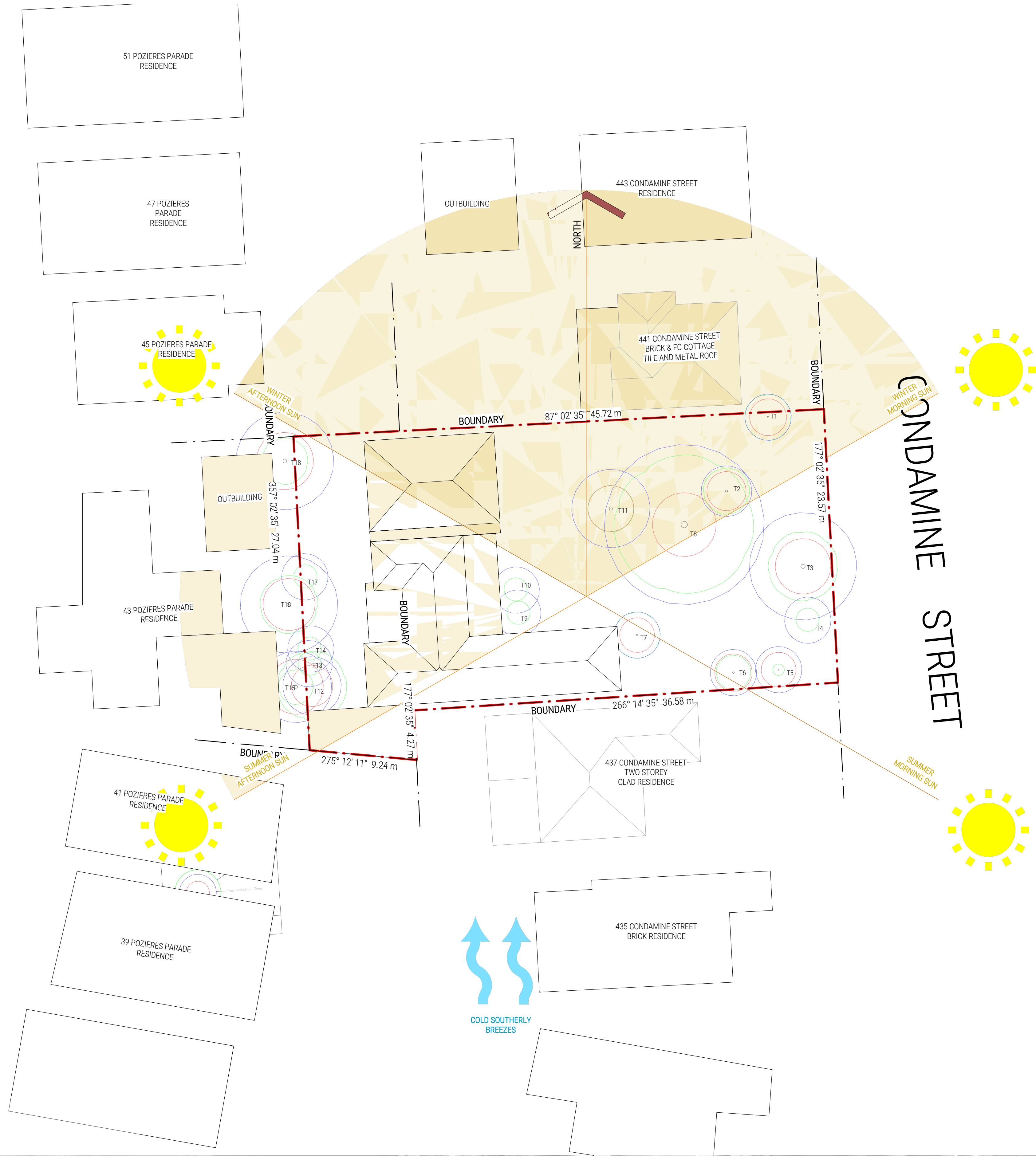
NUMBER	SHEET NAME	REVISION
DA000	COVER PAGE	A
DA010	EXISTING SITE PLAN	A
DA020	SITE ANALYSIS	A
DA030	DEMOLITION PLAN	A
DA040	PROPOSED SITE PLAN	A
DA100	BASEMENT PLAN	A
DA101	GROUND FLOOR PLAN	A
DA102	LEVEL 1 PLAN	A
DA103	LEVEL 2 PLAN	A
DA104	ROOF PLAN	A
DA200	SECTIONS	A
DA201	SECTIONS	A
DA300	ELEVATIONS	A
DA301	ELEVATIONS	A
DA400	AREA CALCULATIONS	A
DA401	LANDSCAPE AREA CALCULATIONS	A
DA500	SHADOW DIAGRAMS - 9AM JUNE 21ST	A
DA501	SHADOW DIAGRAMS - 12PM JUNE 21ST	A
DA502	SHADOW DIAGRAMS - 3PM JUNE 21ST	A
DA600	VIEWS FROM SUN - JUNE 21ST (9AM - 11AM)	A
DA601	VIEWS FROM SUN - JUNE 21ST (12PM - 2PM)	A
DA602	VIEWS FROM SUN - JUNE 21ST (3PM)	A
DA900	EXTERNAL FINISHES	A

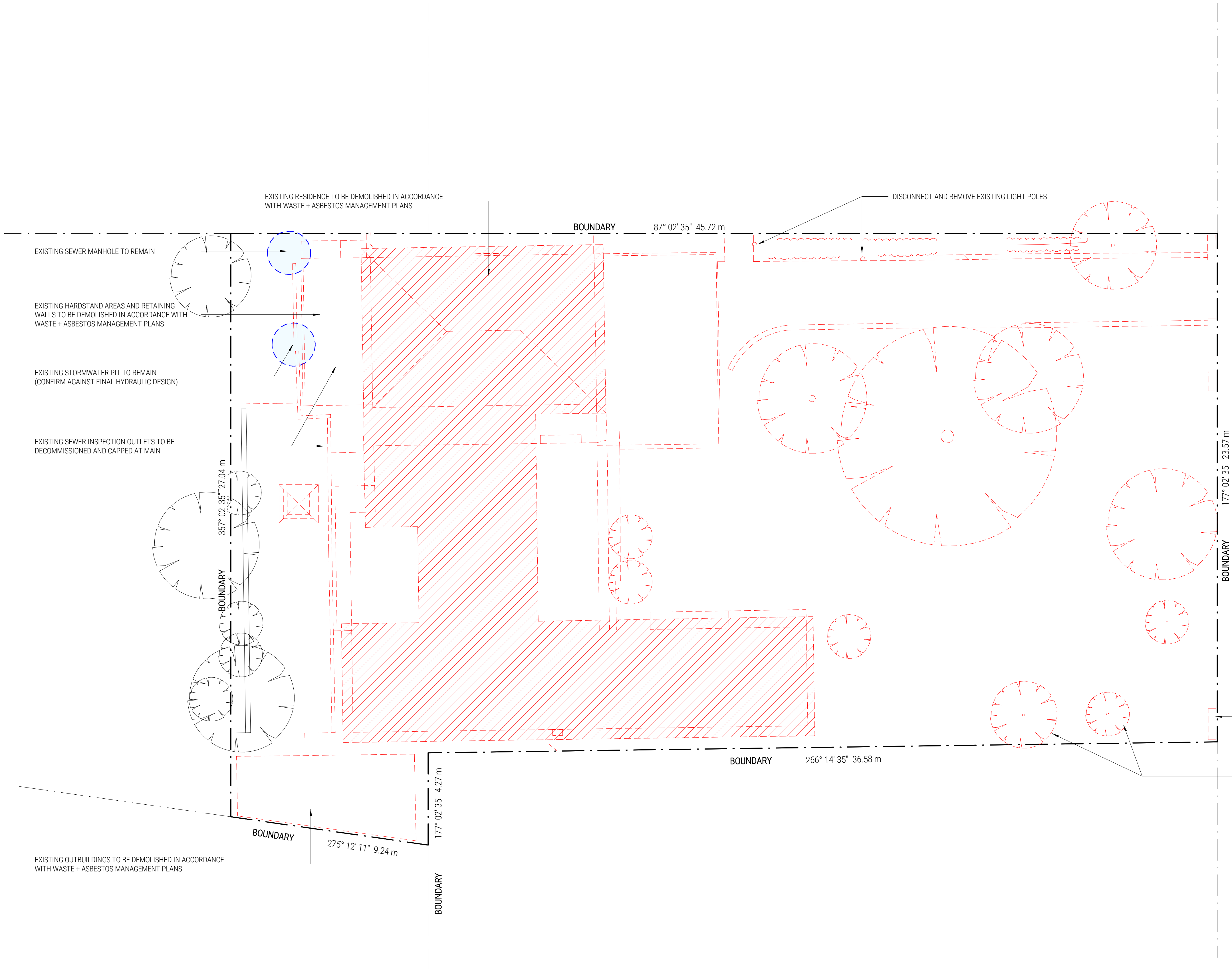
POZEIRES PARADE

CONDAMINE STREET



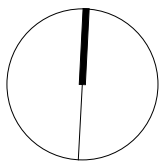
POZEIRES PARADE

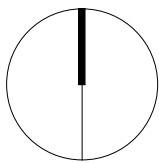


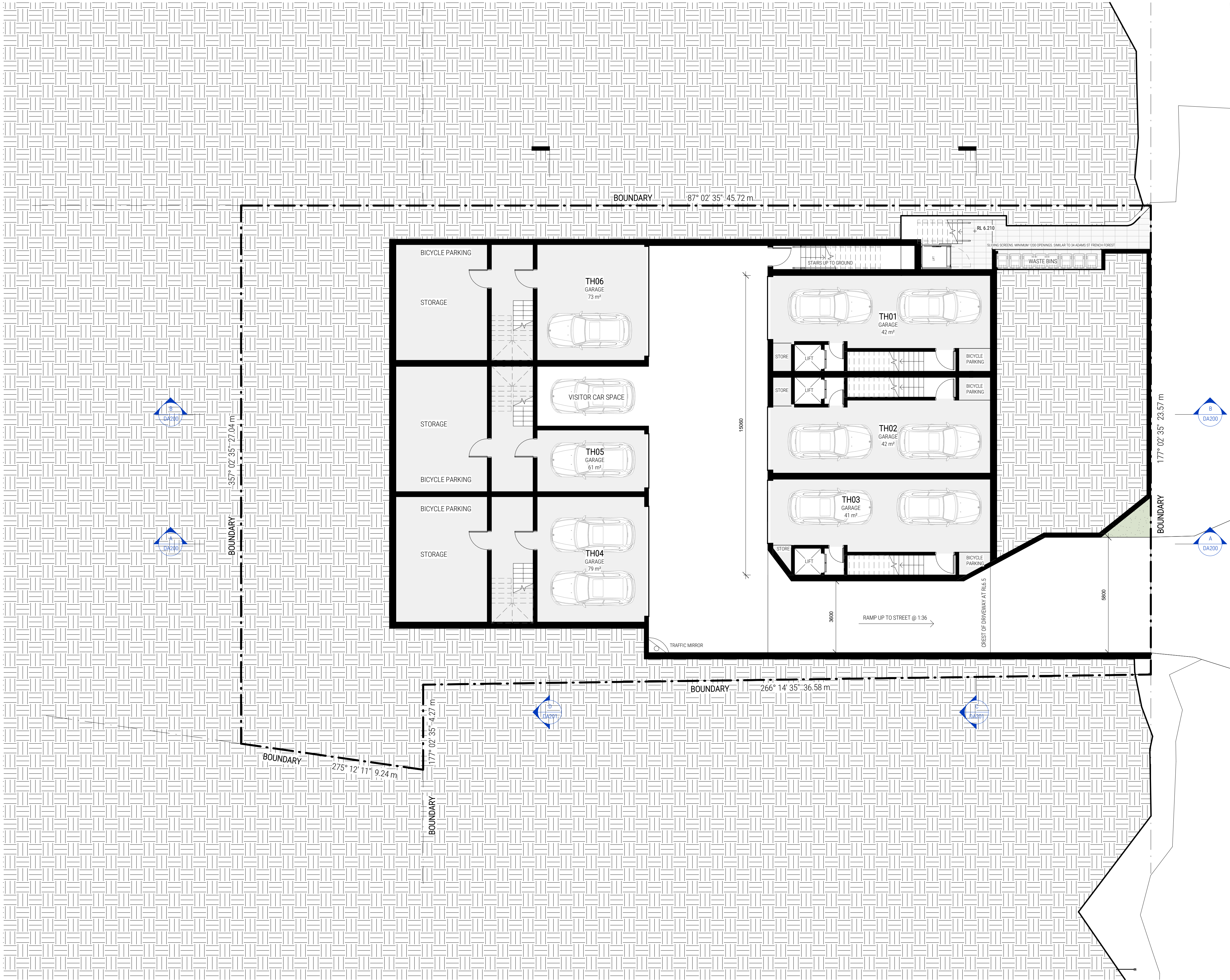


- DEMOLITION NOTES**
- POLLUTION MANAGEMENT ETC DURING DEMOLITION AND CONSTRUCTION AS PER AUSTRALIAN STANDARDS AND NSW POLLUTION CONTROL LAWS.
 - SHOULD THERE BE ANY TRACE OF ASBESTOS IT SHOULD BE DISPOSED OF BY A SUITABLY QUALIFIED AND LICENSED PERSON AS PER AUSTRALIAN STANDARDS
 - ELECTRICITY TO BE DISCONNECTED AS PER ENTITY REQUIREMENTS AND RELOCATED THROUGH TEMPORARY SUPPLY. SEWERAGE AND STORMWATER TO BE CAPPED OFF. WATER SUPPLY TO BE TERMINATED AND CONNECTED ON A TEMPORARY SUPPLY BASIS. TELEPHONE TO BE DISCONNECTED AND THE LINE REMOVED BY TELSTRA
 - TREES FOR REMOVAL ARE TO BE REMOVED WITHOUT DISTURBANCE TO THOSE TREES TO BE RETAINED AND TAKEN TO THE APPROPRIATE AREA OF THE TIP. CARE MUST BE TAKEN IN RELATION TO OVER-HEAD POWER LINES
 - BUILDER TO COMPLY WITH THE WASTE MANAGEMENT PLAN IN ACCORDANCE WITH WARRINGAH DEVELOPMENT CONTROL PLAN – PART C9 WASTE MANAGEMENT

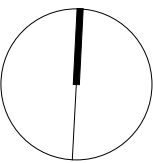
- DEMOLITION LEGEND**
- = DEMOLISHED STRUCTURE
 - = DEMOLISHED TREE
 - = TREE TO BE RETAINED
 - = PROTECTION ZONE + FENCING PER UTILITY PROVIDER REQUIREMENTS

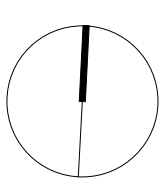


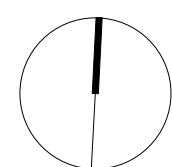
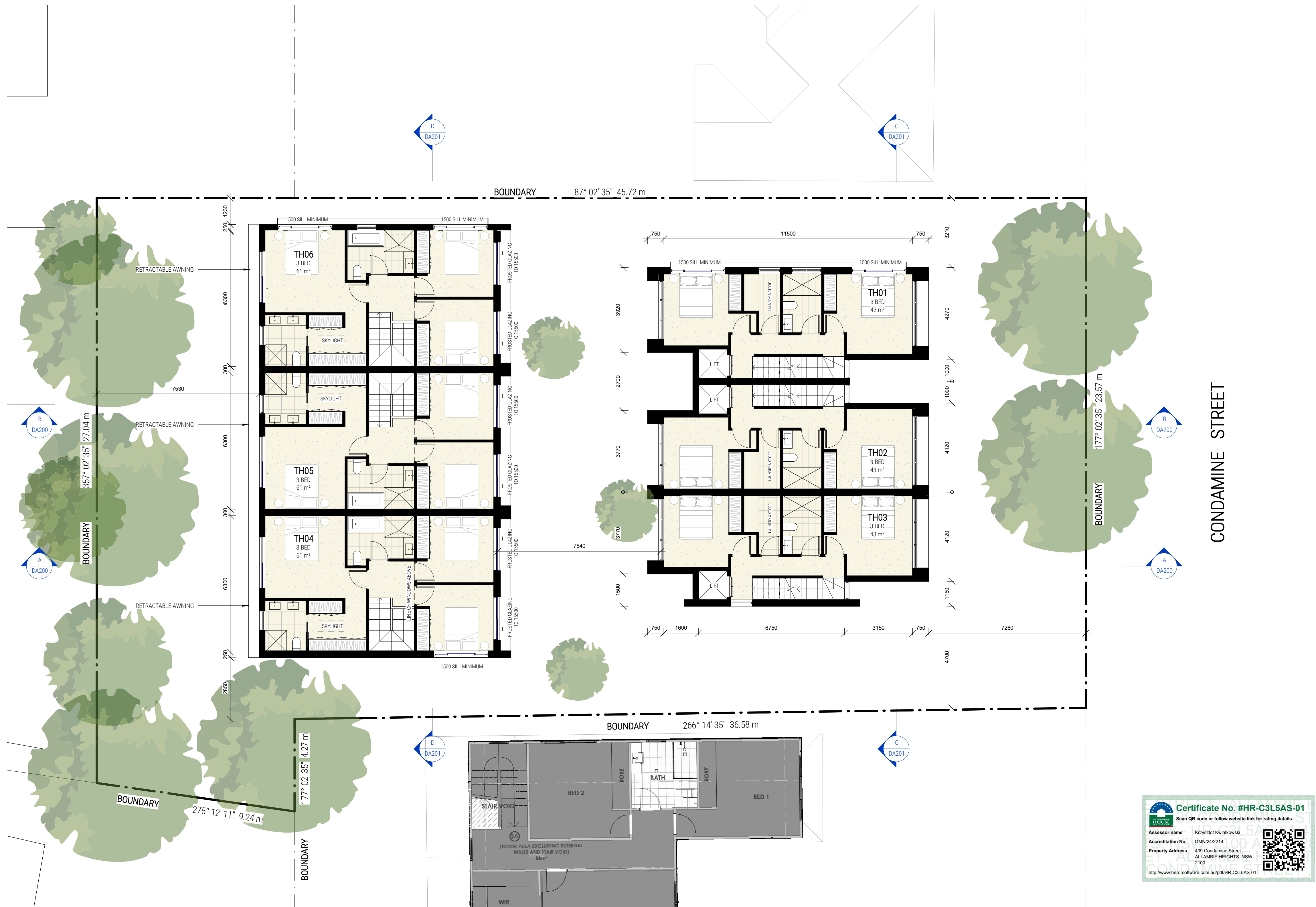


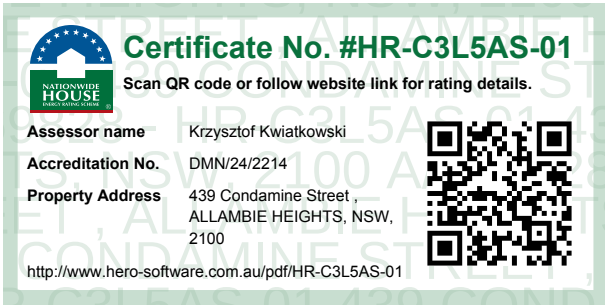


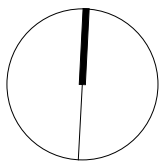
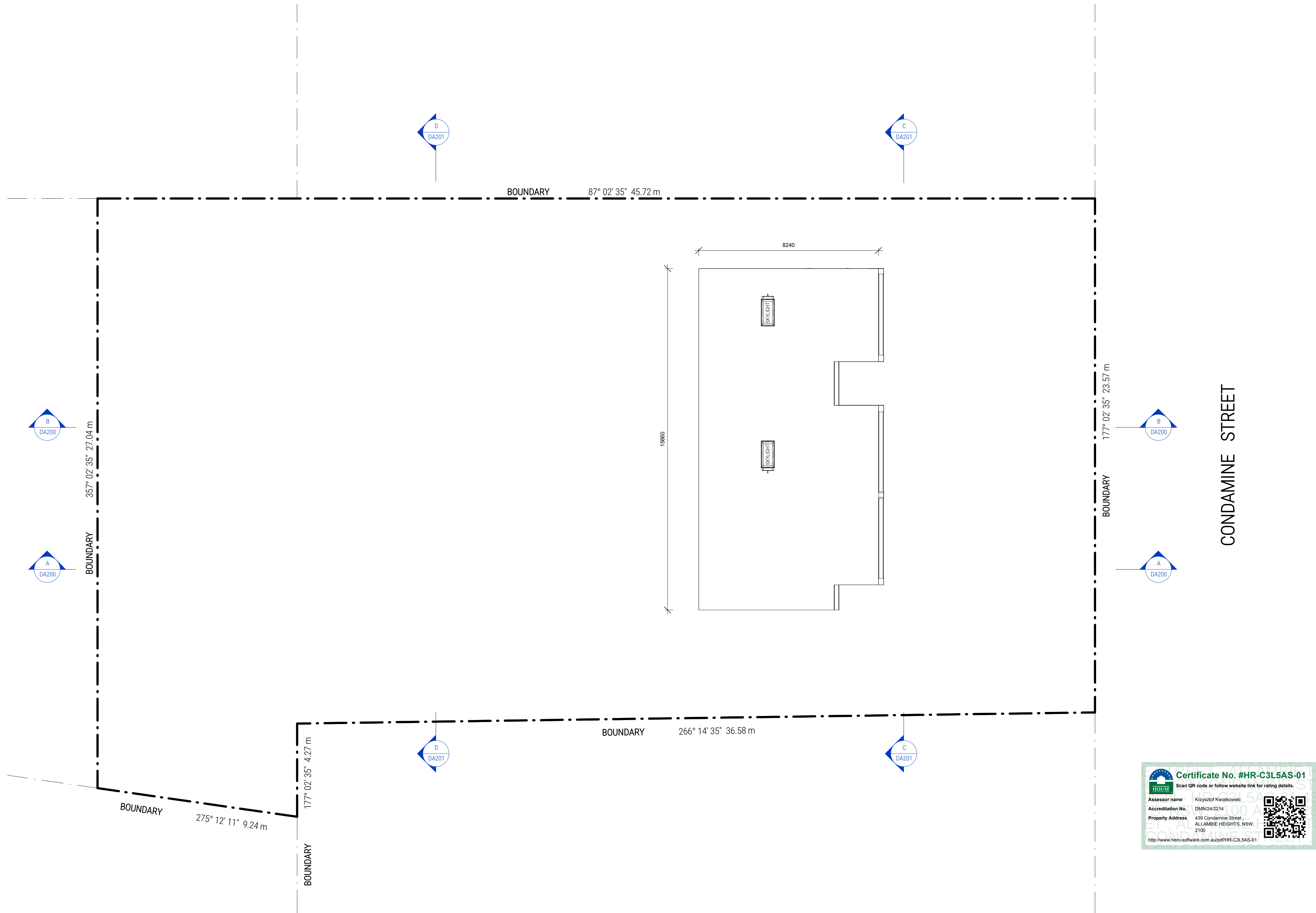
CONDAMINE STREET

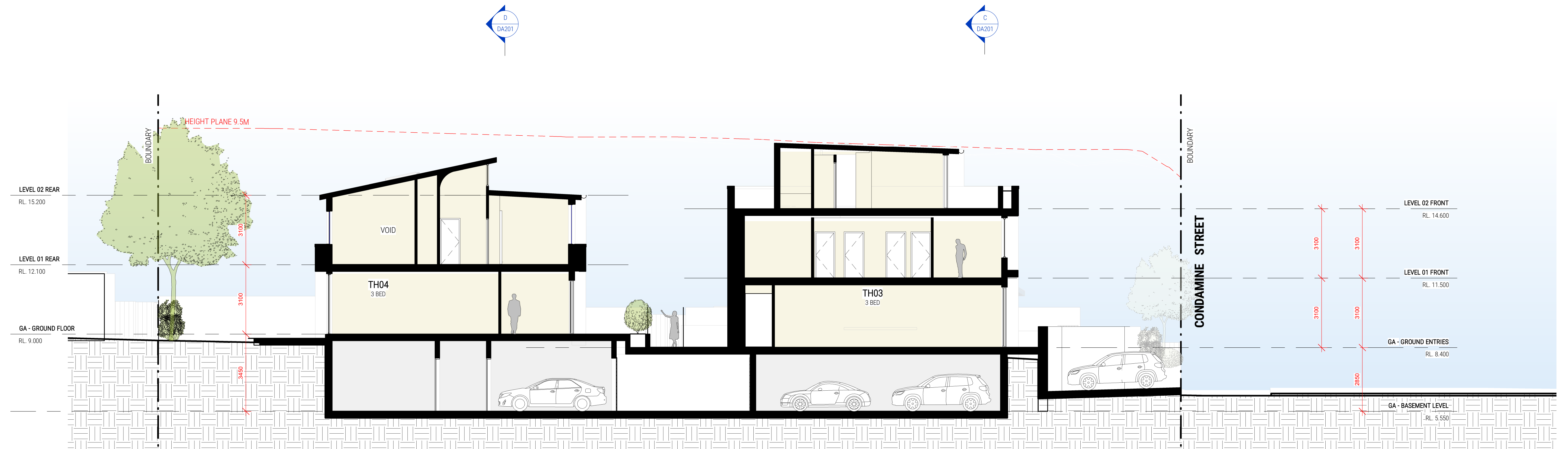




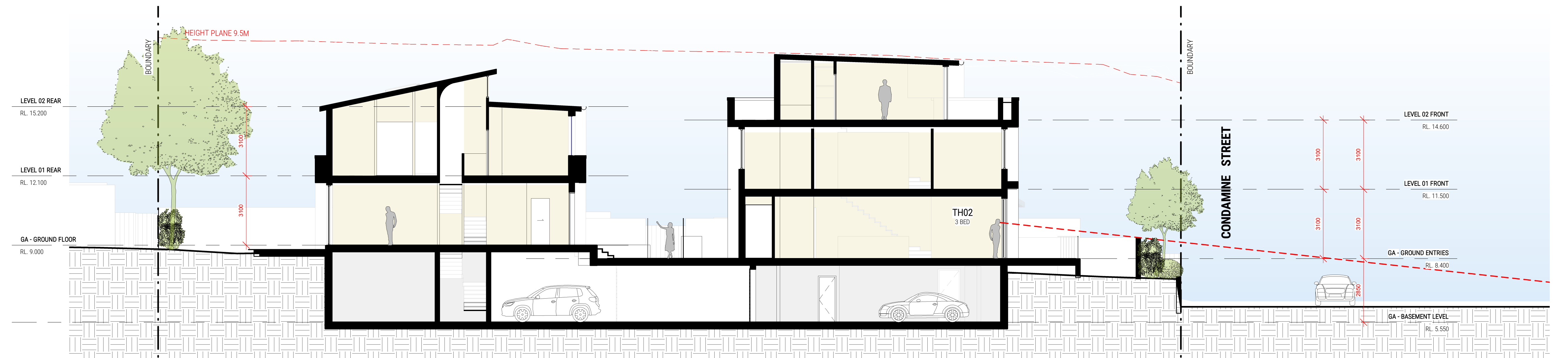








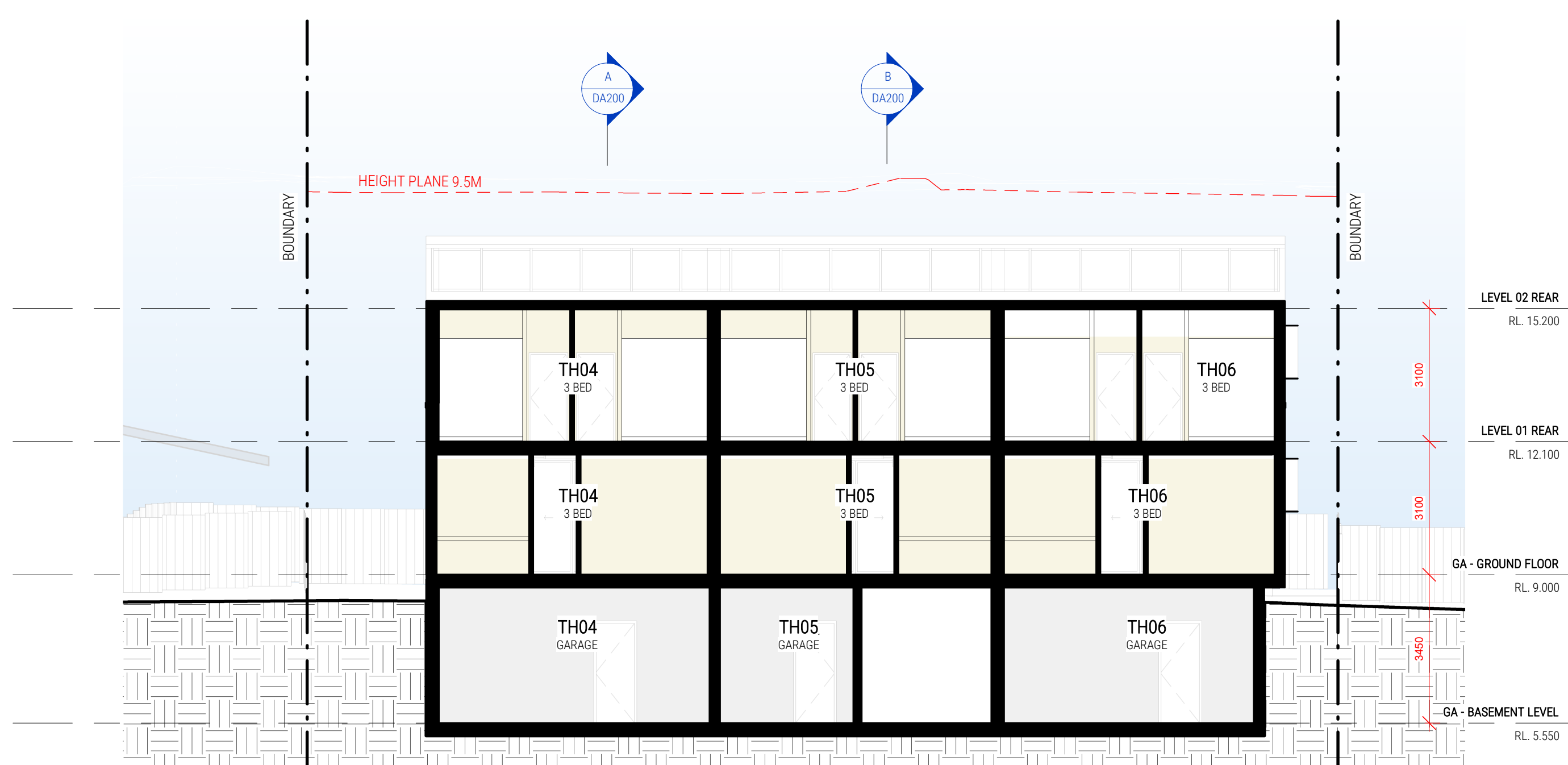
A SECTION A - A
DA200/ 1:100 @ A1



B SECTION B - B
DA200/ 1:100 @ A1



C SECTION C - C
DA201/ 1:100 @ A1



D SECTION D - D
DA201/ 1:100 @ A1





1 NORTHERN ELEVATION
DA300 1:100 @ A1



2 SOUTHERN ELEVATION
DA300 1:100 @ A1



1 EASTERN ELEVATION
DA301 1:100 @ A1



2 WESTERN ELEVATION
DA301 1:100 @ A1



1 GROUND LEVEL
DA400/ 1:200 @ A1



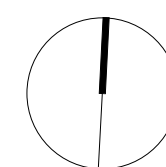
2 LEVEL 01 REAR
DA400/ 1:200 @ A1

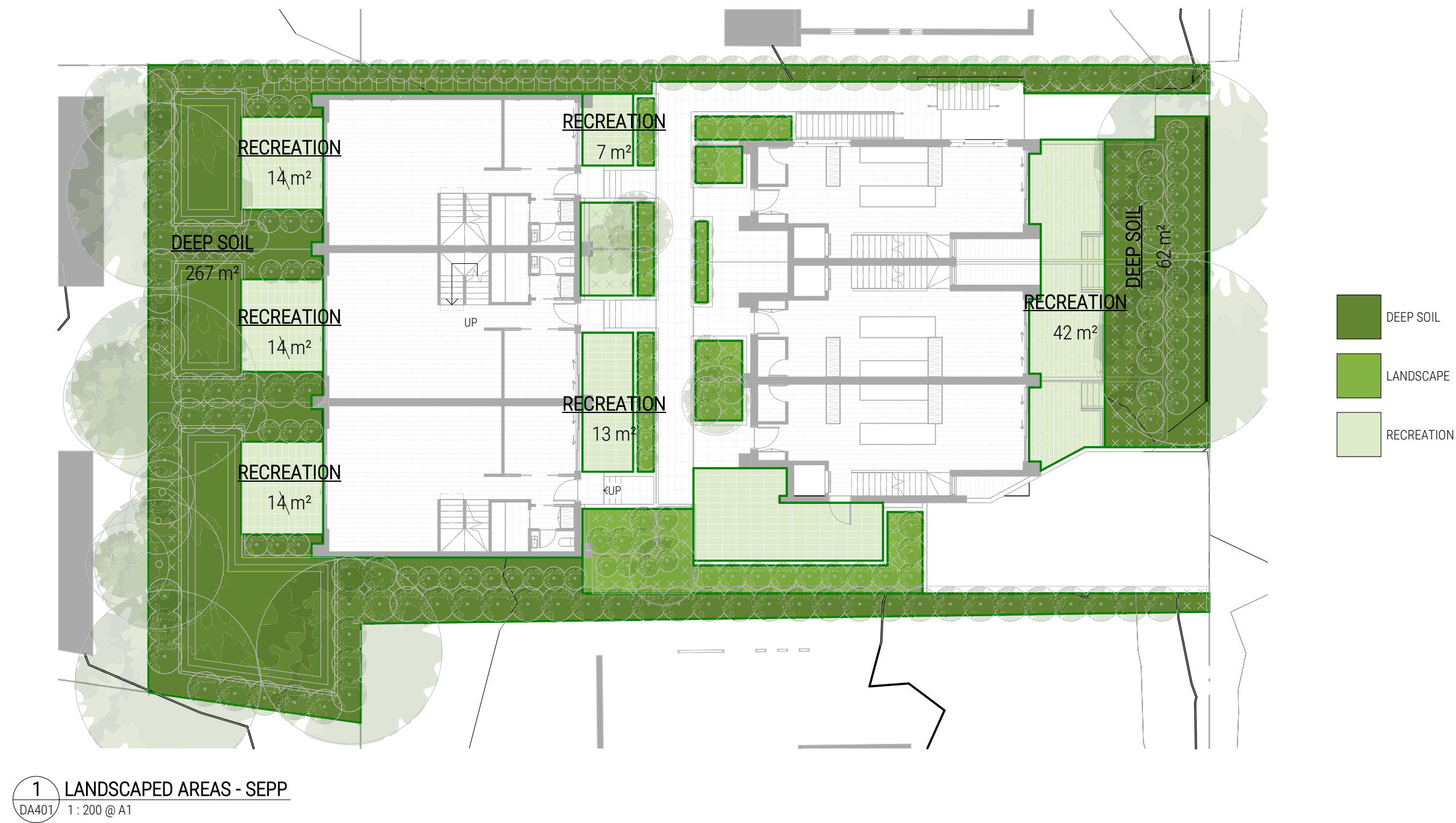


3 LEVEL 02
DA400/ 1:200 @ A1

SITE AREA = 1124.5
MAX FSR = 0.7 : 1
THEREFORE MAX GFA = 787.15

AREA	FSR
787.2 m ²	0.700



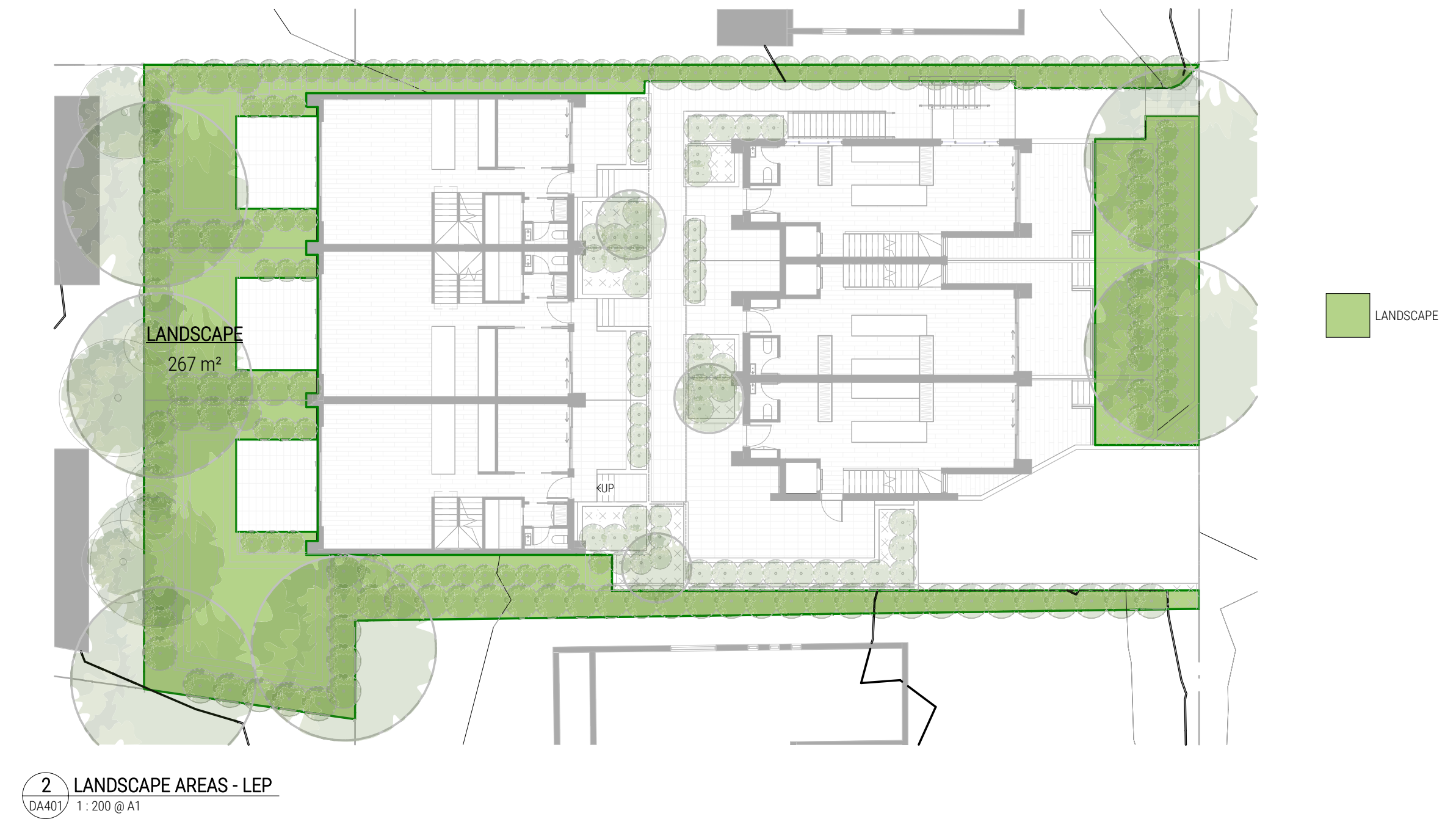


SEPP HOUSING 2021 DEFINITIONS

DEEP SOIL ZONE MEANS A LANDSCAPED AREA WITH NO BUILDINGS OR STRUCTURES ABOVE OR BELOW THE GROUND.

LANDSCAPED AREA MEANS THE PART OF THE SITE AREA NOT OCCUPIED BY A BUILDING AND INCLUDES A PART USED OR INTENDED TO BE USED FOR A RAINWATER TANK, SWIMMING POOL OR OPEN-AIR RECREATION FACILITY, BUT DOES NOT INCLUDE A PART USED OR INTENDED TO BE USED FOR A DRIVEWAY OR PARKING AREA.

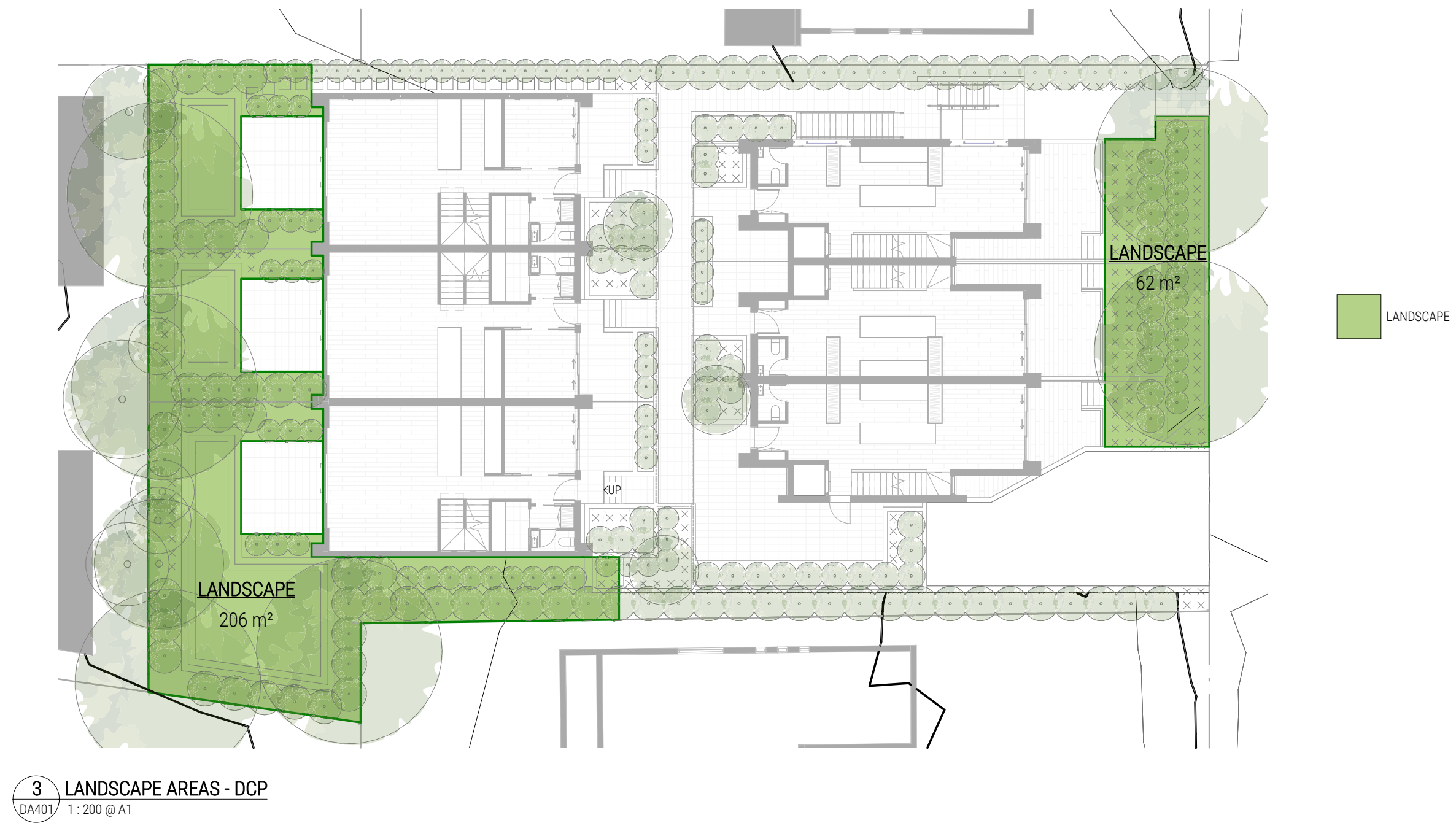
LANDSCAPE AREA SCHEDULE (SEPP)		
NAME	AREA	PERCENTAGE
DEEP SOIL	329 m ²	29.3%
LANDSCAPE	58 m ²	5.1%
RECREATION	140 m ²	12.4%
	527 m ²	46.8%



WARRINGAH LEP DEFINITIONS

LANDSCAPED AREA MEANS A PART OF A SITE USED FOR GROWING PLANTS, GRASSES AND TREES, BUT DOES NOT INCLUDE ANY BUILDING, STRUCTURE OR HARD PAVED AREA.

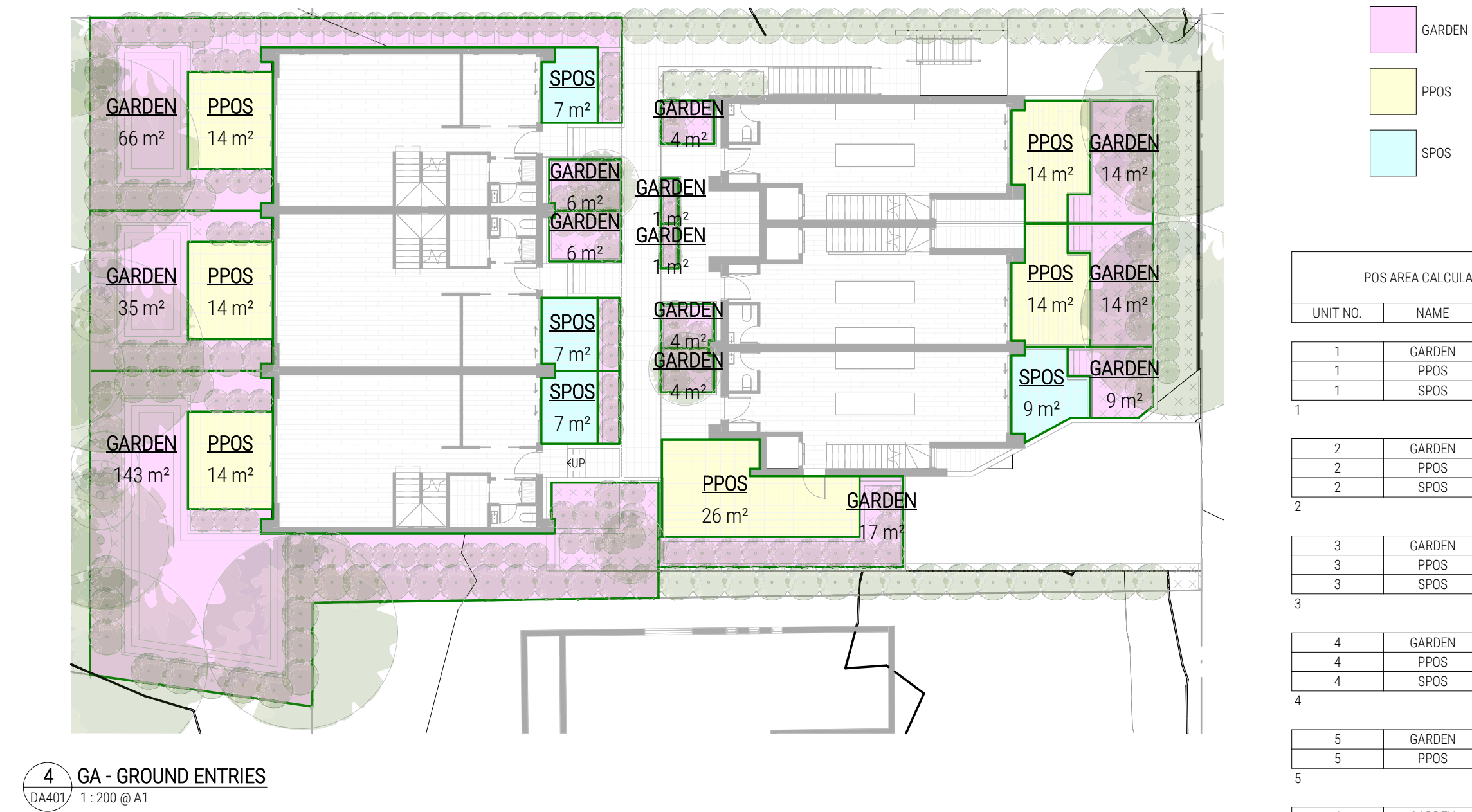
LANDSCAPE AREA SCHEDULE (LEP)		
NAME	AREA	PERCENTAGE
LANDSCAPE	329 m ²	29.3%



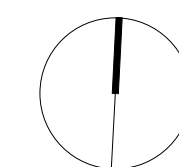
WARRINGAH DCP D1 DEFINITIONS

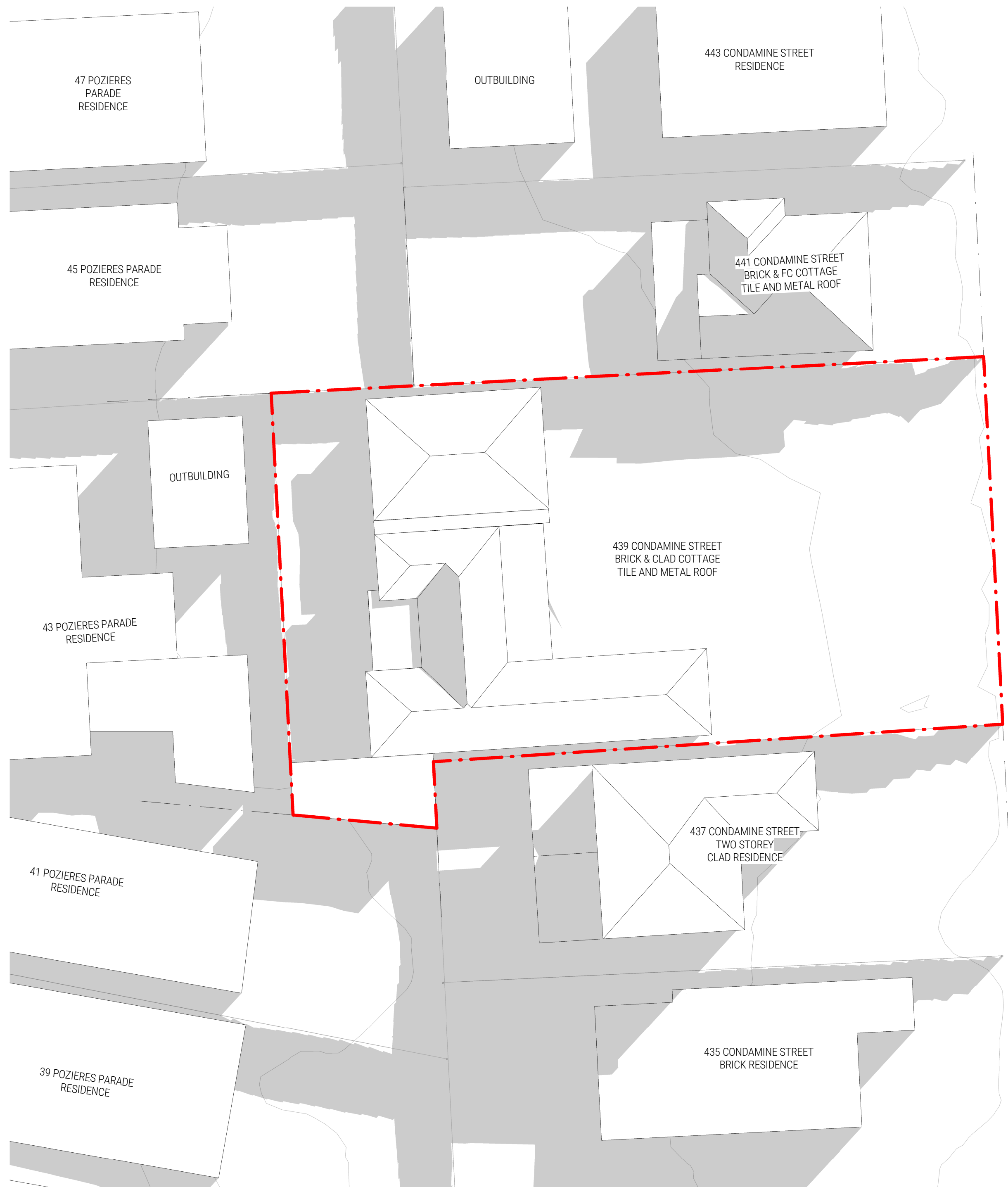
- TO MEASURE THE AREA OF LANDSCAPED OPEN SPACE:
- DRIVEWAYS, PAVED AREAS, ROOFED AREAS, TENNIS COURTS, CAR PARKING AND STORMWATER STRUCTURES, DECKS, ETC, AND ANY OPEN SPACE AREAS WITH A DIMENSION OF LESS THAN 2 METRES ARE EXCLUDED FROM THE CALCULATION;
 - THE WATER SURFACE OF SWIMMING POOLS AND IMPERVIOUS SURFACES WHICH OCCUR NATURALLY SUCH AS ROCK OUTCROPS ARE INCLUDED IN THE CALCULATION;
 - LANDSCAPED OPEN SPACE MUST BE AT GROUND LEVEL (FINISHED); AND
 - THE MINIMUM SOIL DEPTH OF LAND THAT CAN BE INCLUDED AS LANDSCAPED OPEN SPACE IS 1 METRE.

LANDSCAPE AREA SCHEDULE (DCP)		
NAME	AREA	PERCENTAGE
LANDSCAPE	268 m ²	26.8%

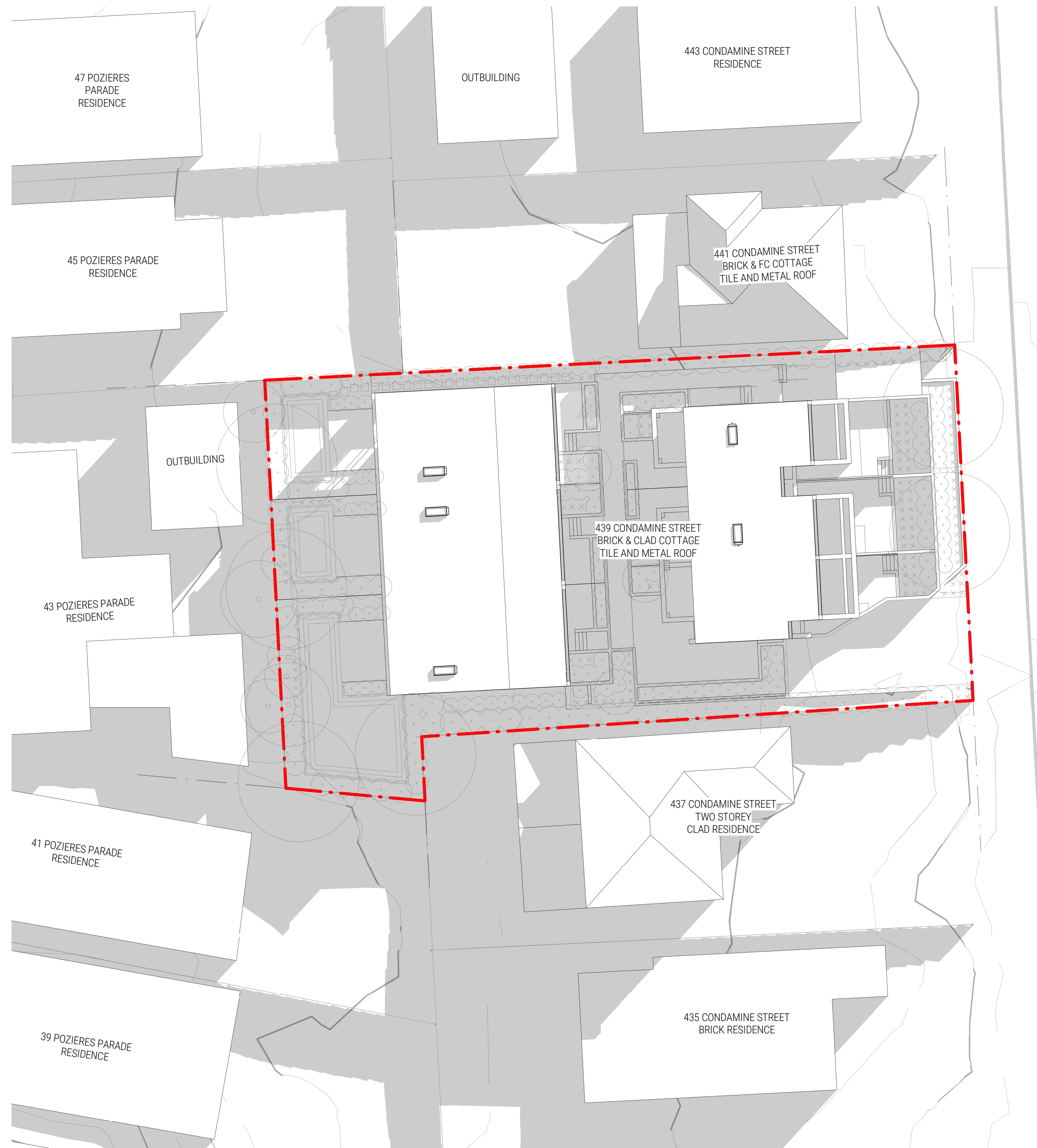


POS AREA CALCULATIONS		
UNIT NO.	NAME	AREA
1	GARDEN	72 m ²
1	PPOS	14 m ²
1	SPOS	7 m ²
1		93 m ²
2	GARDEN	44 m ²
2	PPOS	14 m ²
2	SPOS	7 m ²
2		65 m ²
3	GARDEN	146 m ²
3	PPOS	14 m ²
3	SPOS	7 m ²
3		167 m ²
4	GARDEN	30 m ²
4	PPOS	26 m ²
4	SPOS	9 m ²
4		65 m ²
5	GARDEN	19 m ²
5	PPOS	14 m ²
5		34 m ²
6	GARDEN	19 m ²
6	PPOS	14 m ²
6		34 m ²

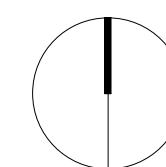




1 EXISTING SHADOW DIAGRAM - 9AM JUNE 21ST
DA500 1:200 @ A1

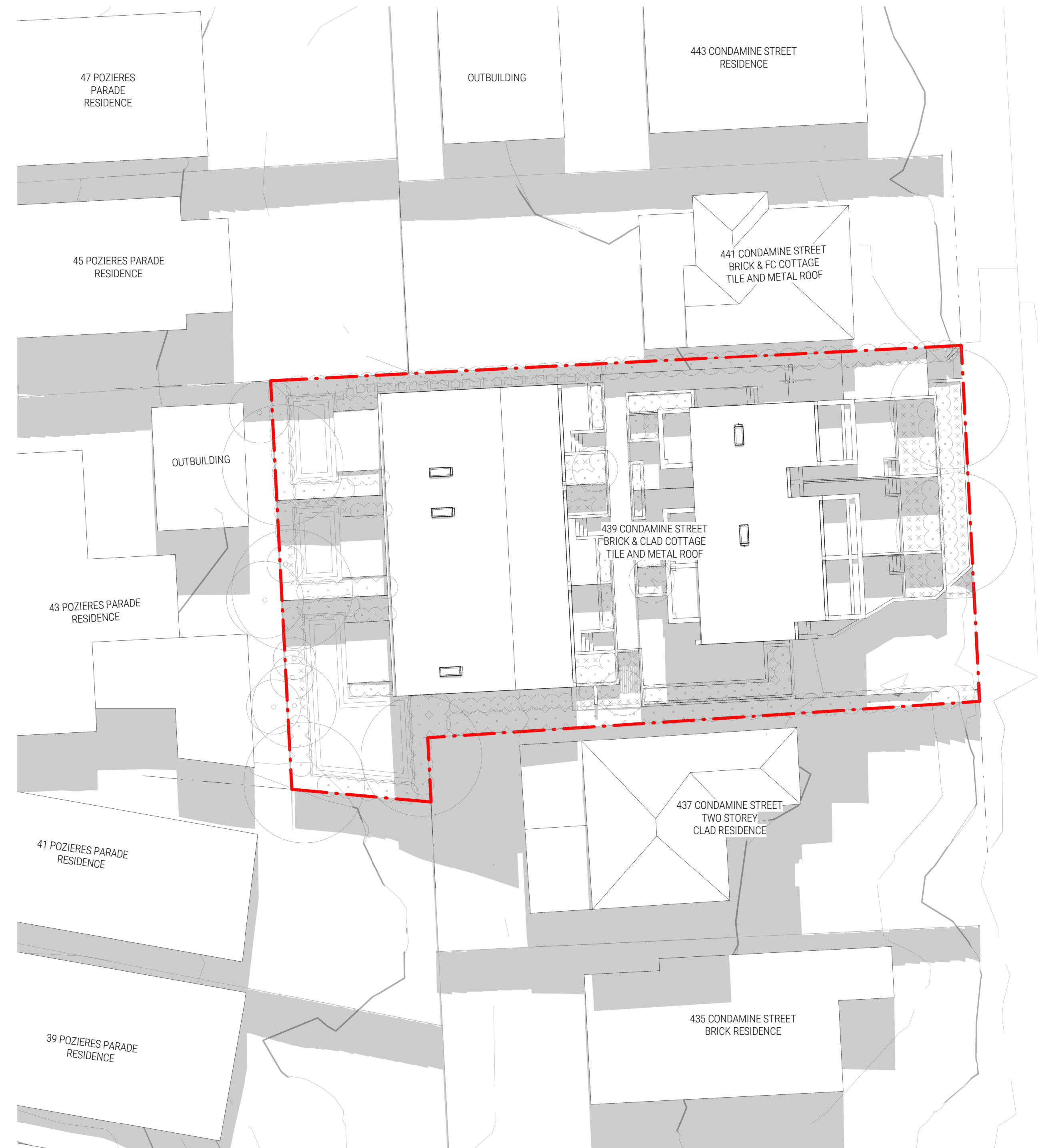


2 PROPOSED SHADOW DIAGRAM - 9AM JUNE 21ST
DA500 1:200 @ A1

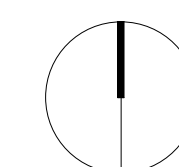


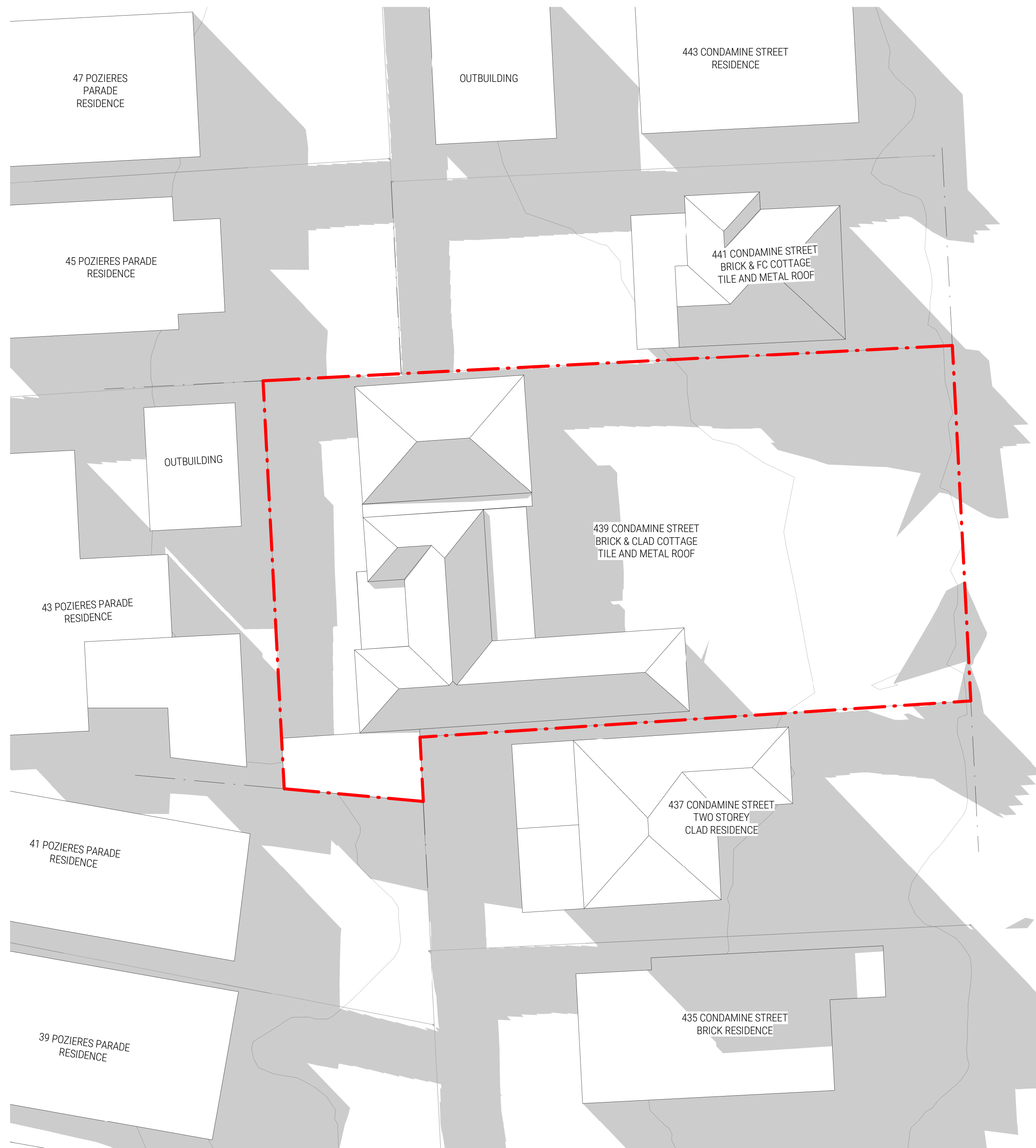


1 EXISTING SHADOW DIAGRAM - 12PM JUNE 21ST
DA501/ 1:200 @ A1

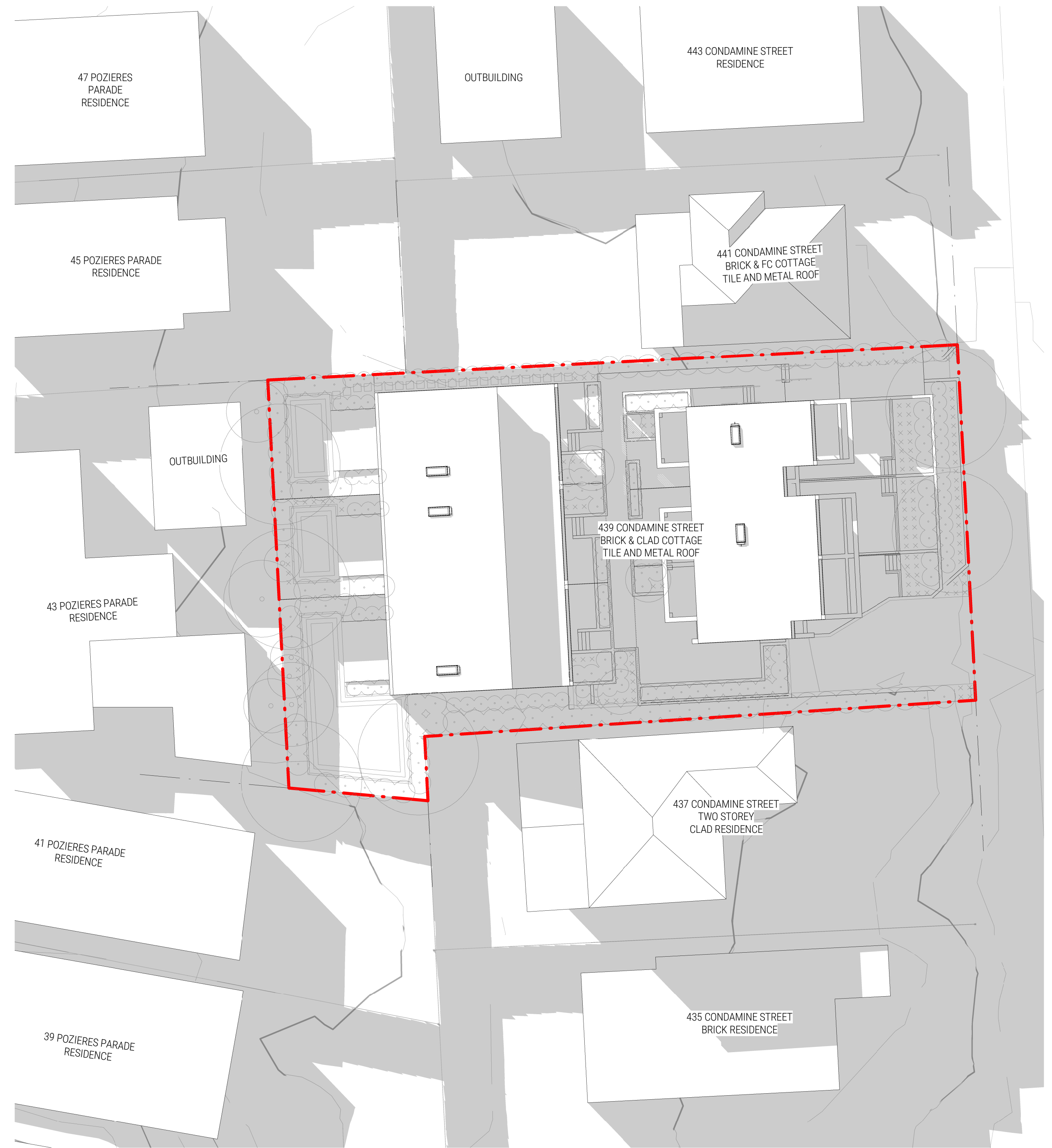


2 PROPOSED SHADOW DIAGRAM - 12PM JUNE 21ST
DA501/ 1:200 @ A1

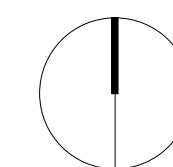


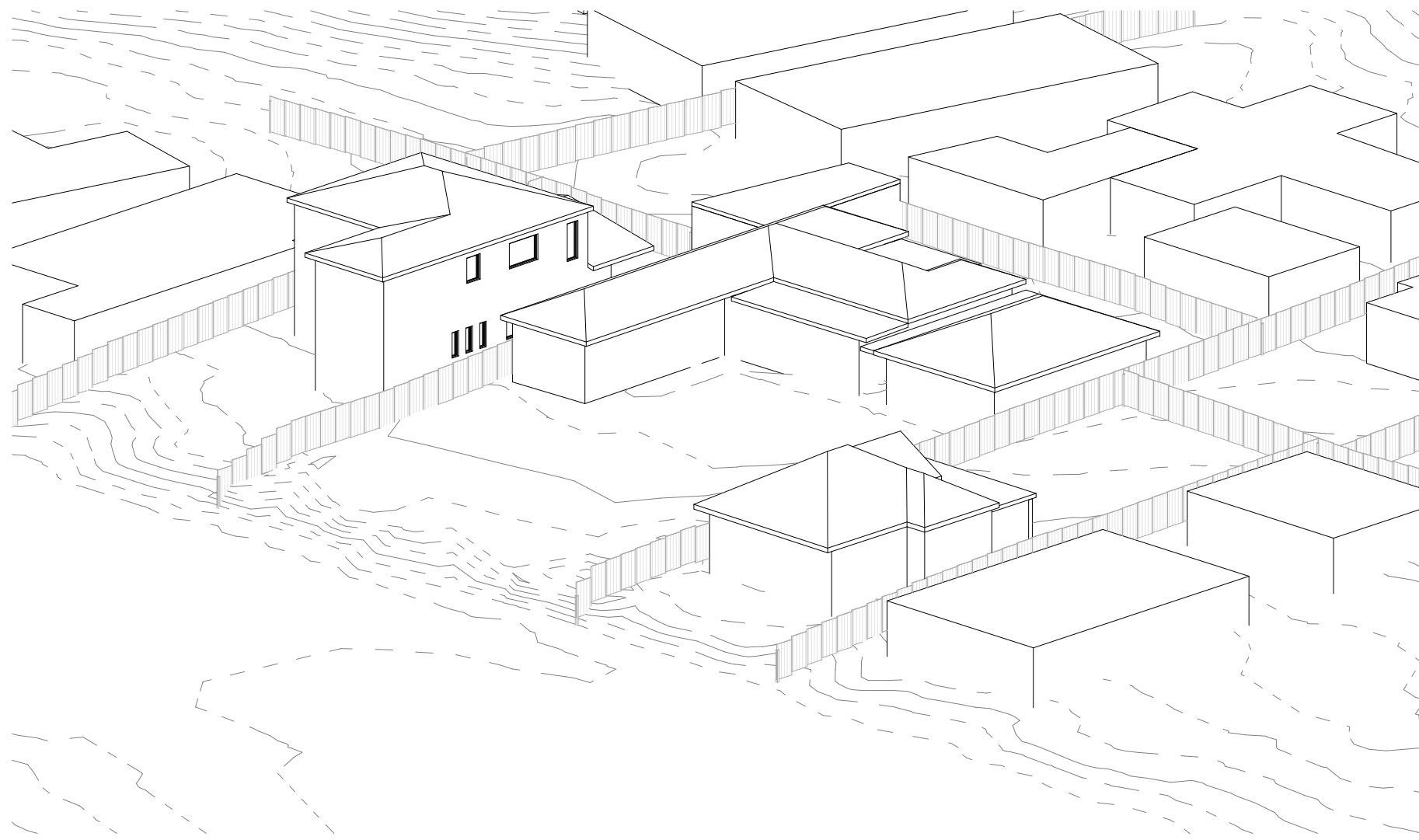


1 EXISTING SHADOW DIAGRAM - 3PM JUNE 21ST
DA502 1:200 @ A1

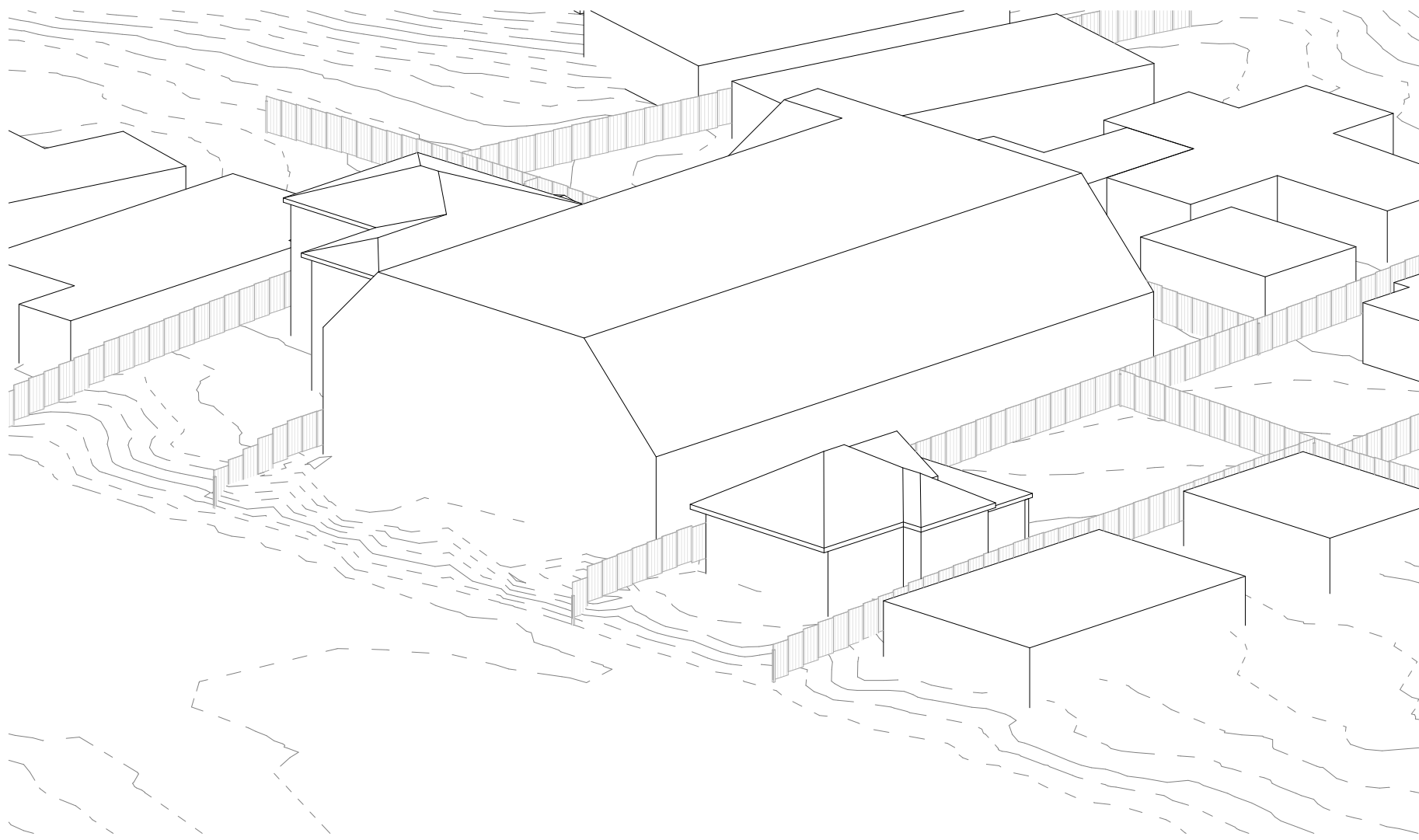


2 PROPOSED SHADOW DIAGRAM - 3PM JUNE 21ST
DA502 1:200 @ A1

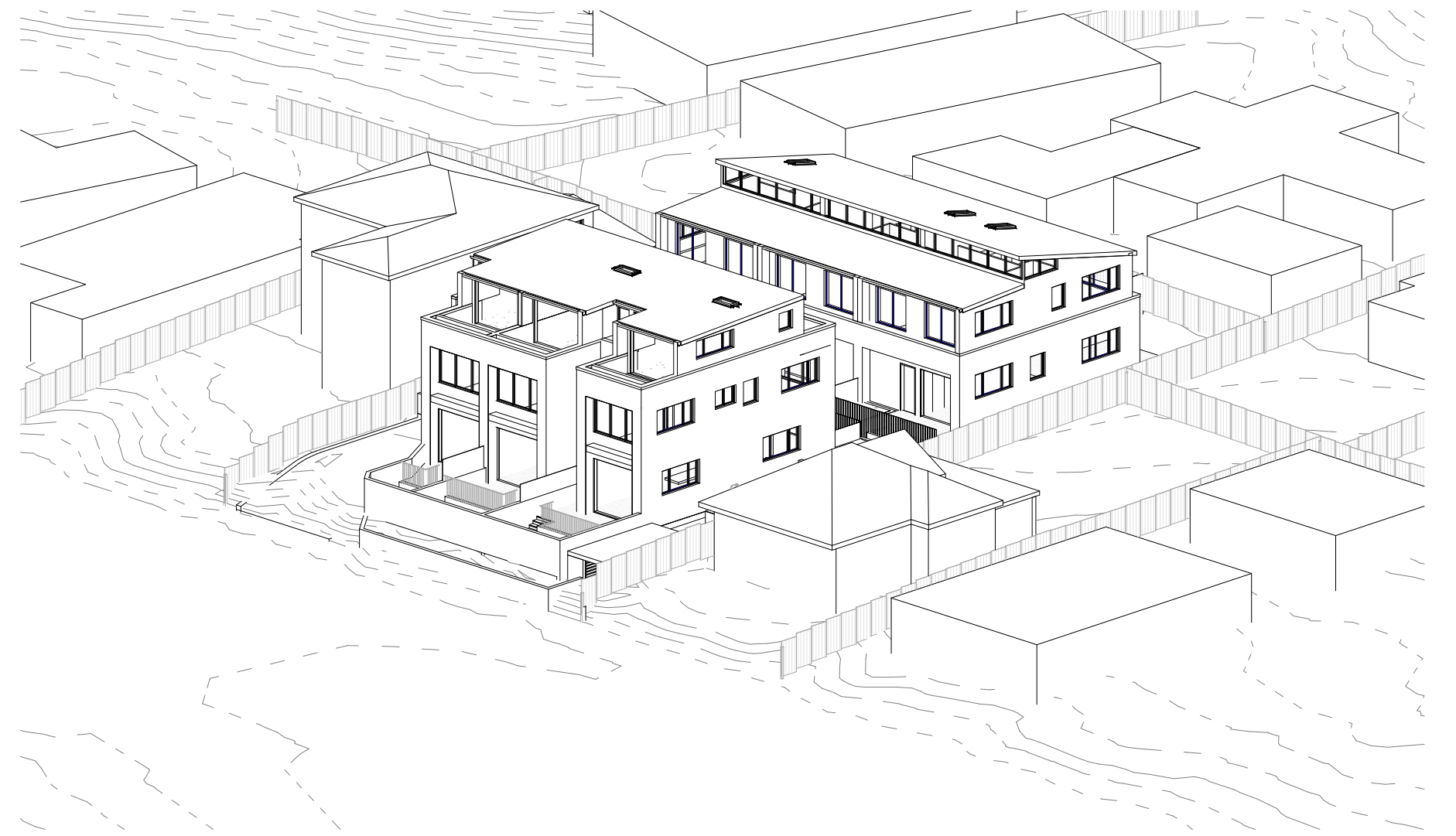




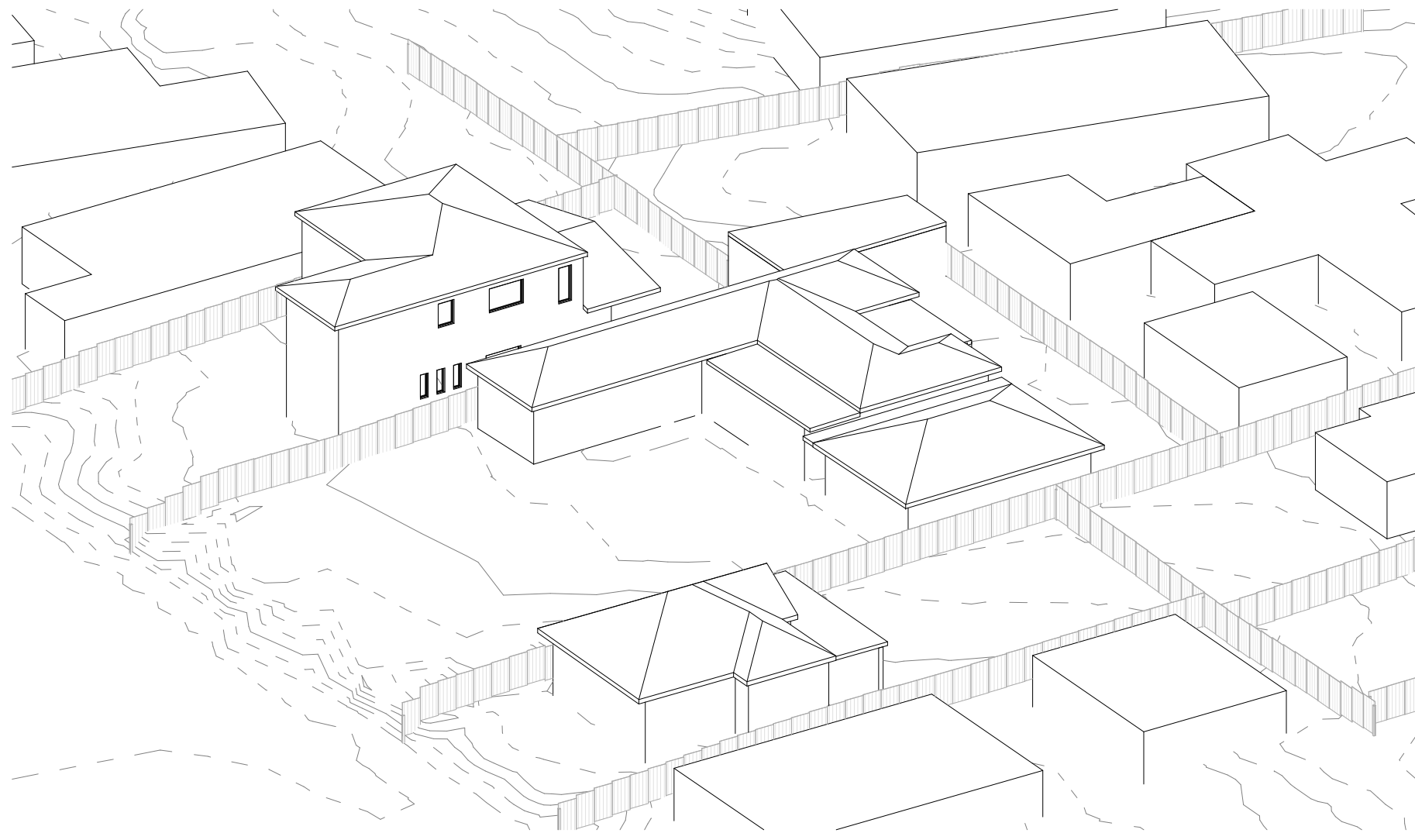
1 VIEW FROM THE SUN - 9AM EXISTING
DA600



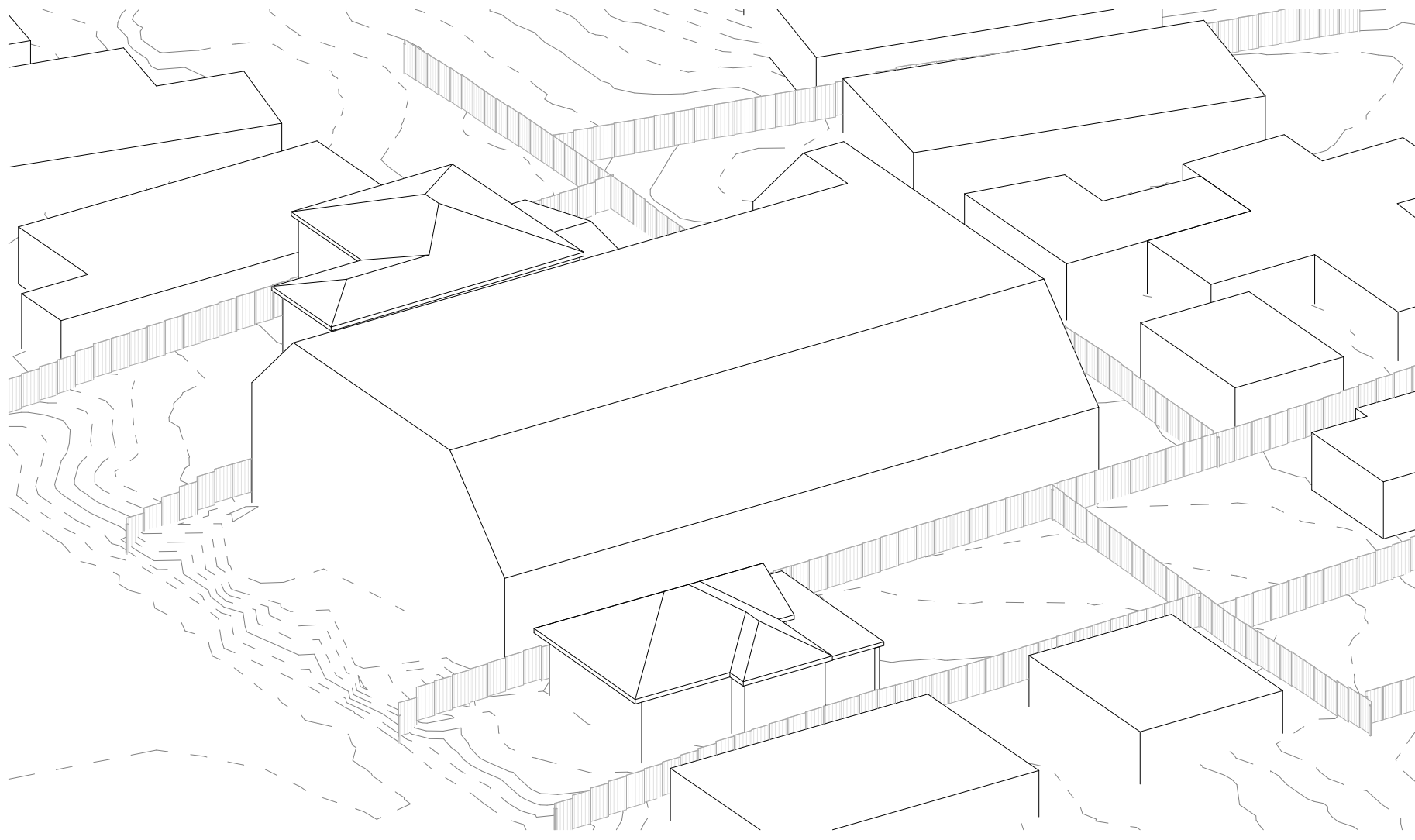
2 VIEW FROM THE SUN - 9AM DCP ENVELOPE
DA600



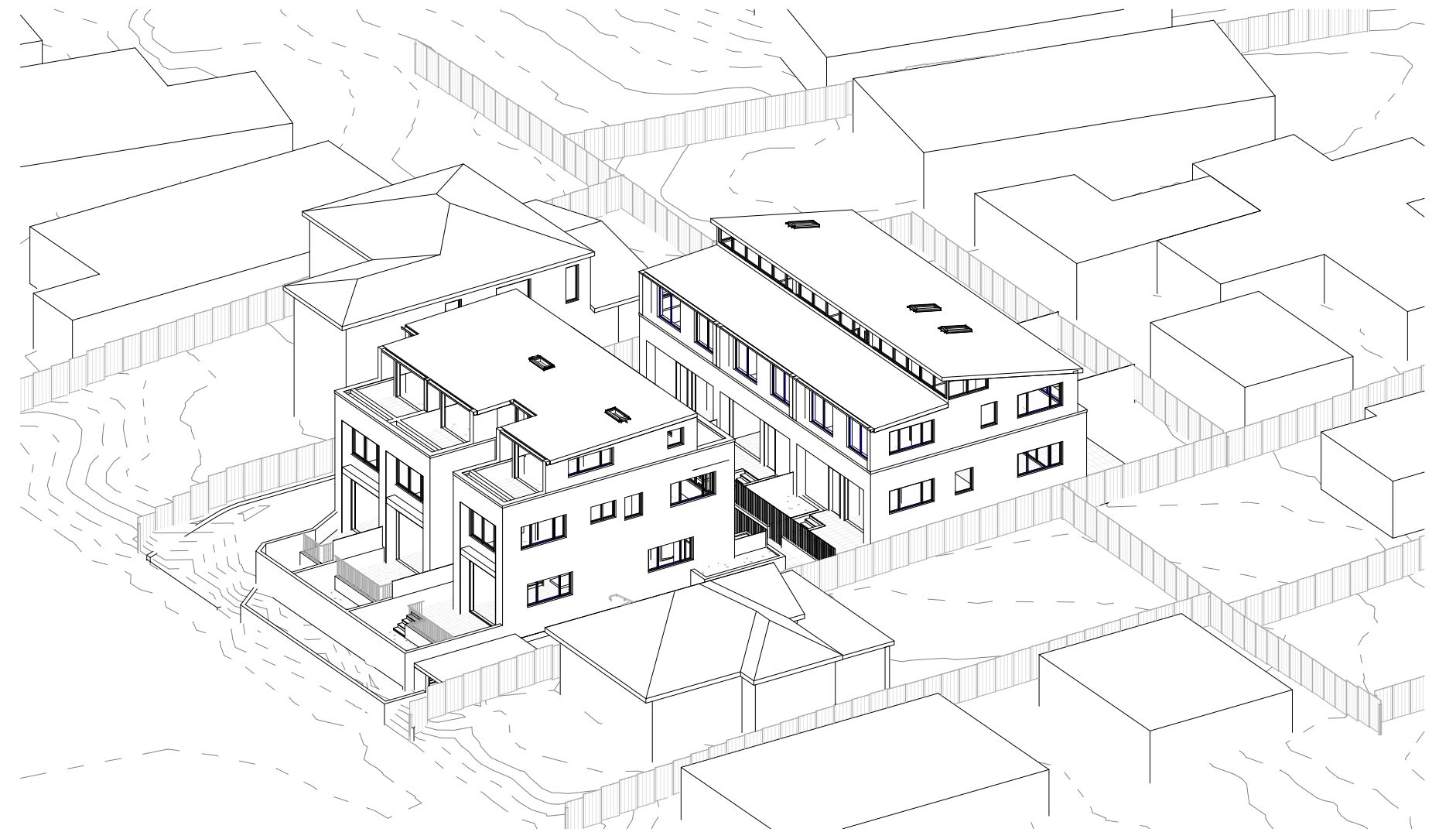
3 VIEW FROM THE SUN - 9AM PROPOSED
DA600



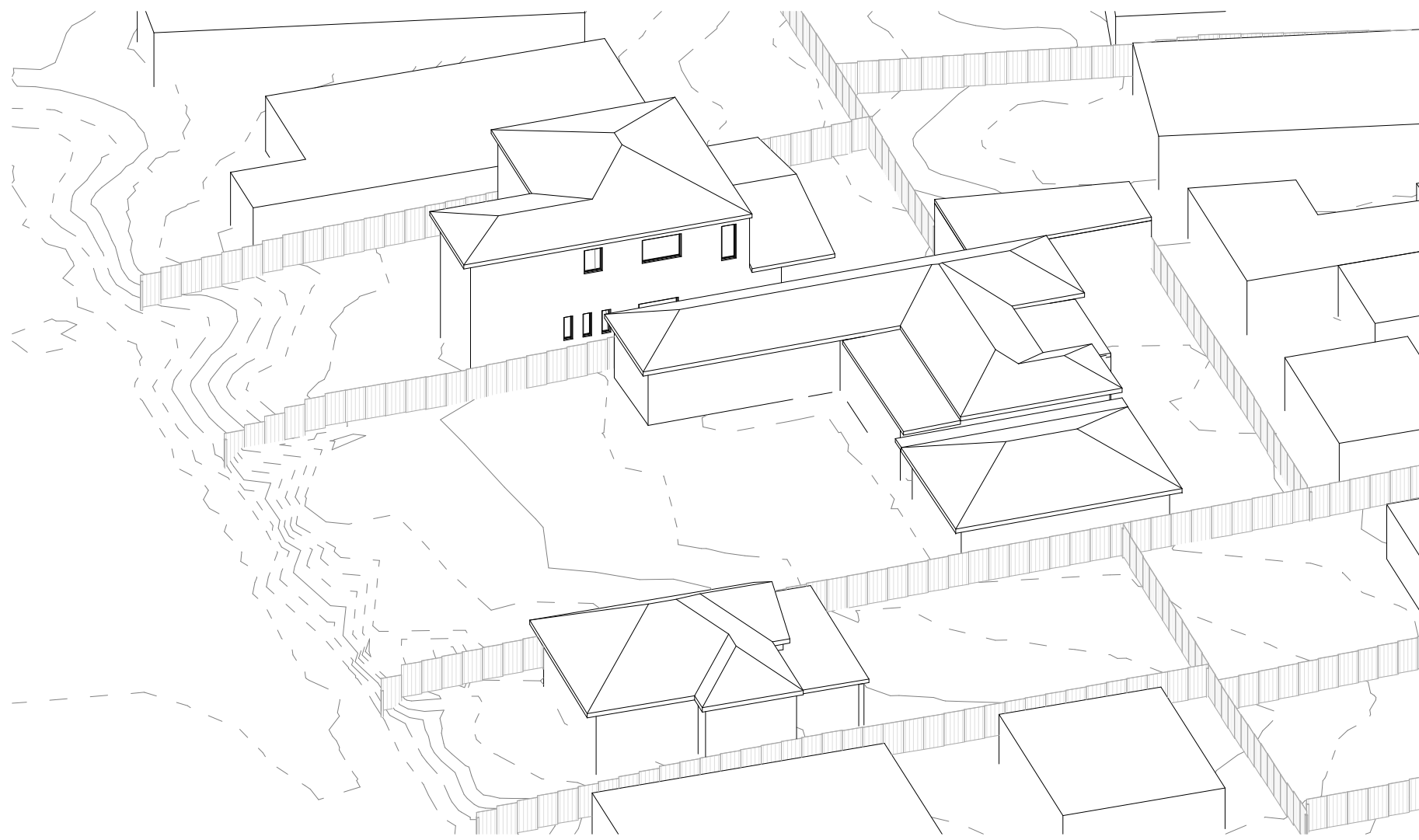
4 VIEW FROM THE SUN - 10AM EXISTING
DA600



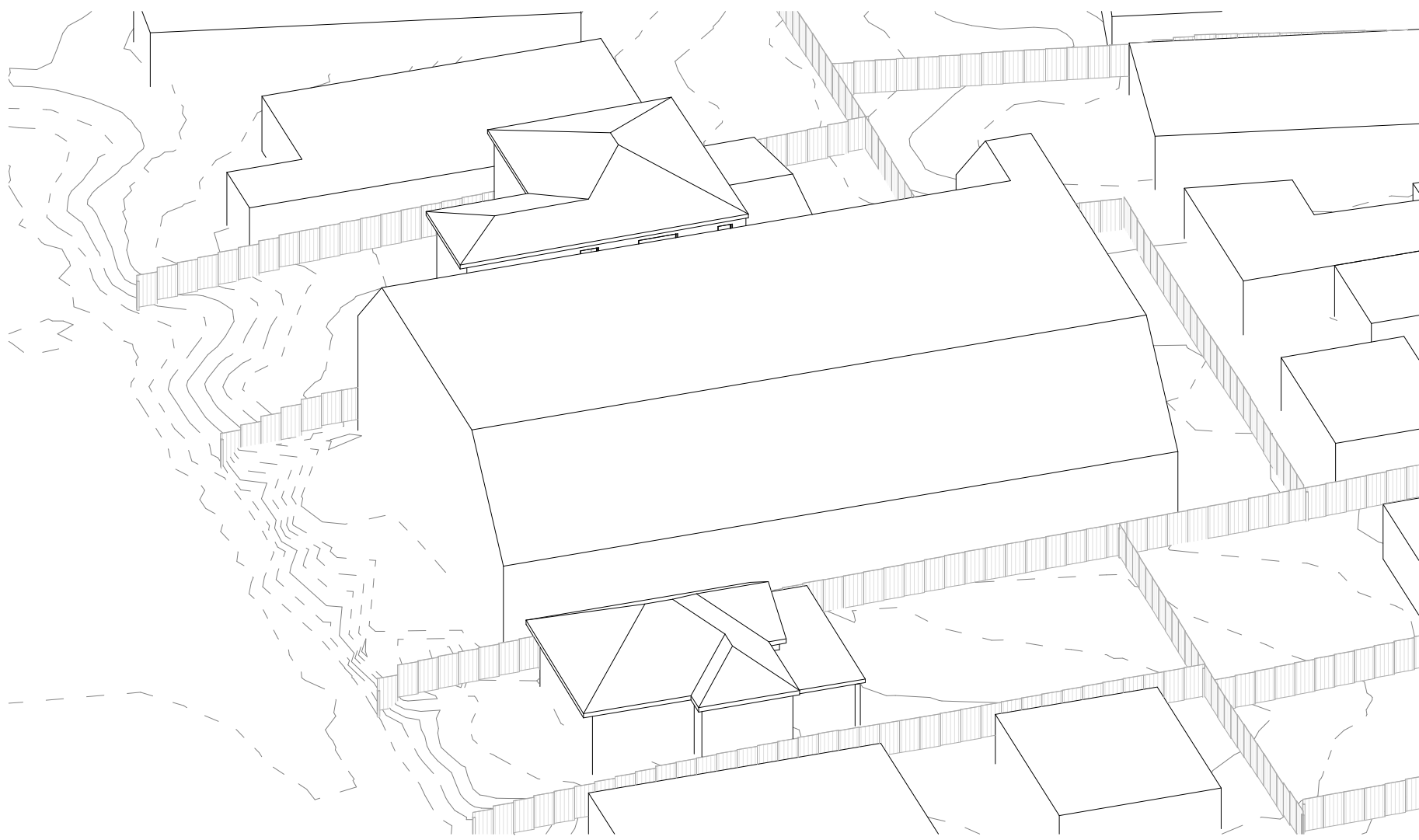
5 VIEW FROM THE SUN - 10AM DCP ENVELOPE
DA600



6 VIEW FROM THE SUN - 10AM PROPOSED
DA600



7 VIEW FROM THE SUN - 11AM EXISTING
DA600



8 VIEW FROM THE SUN - 11AM DCP ENVELOPE
DA600



9 VIEW FROM THE SUN - 11AM PROPOSED
DA600



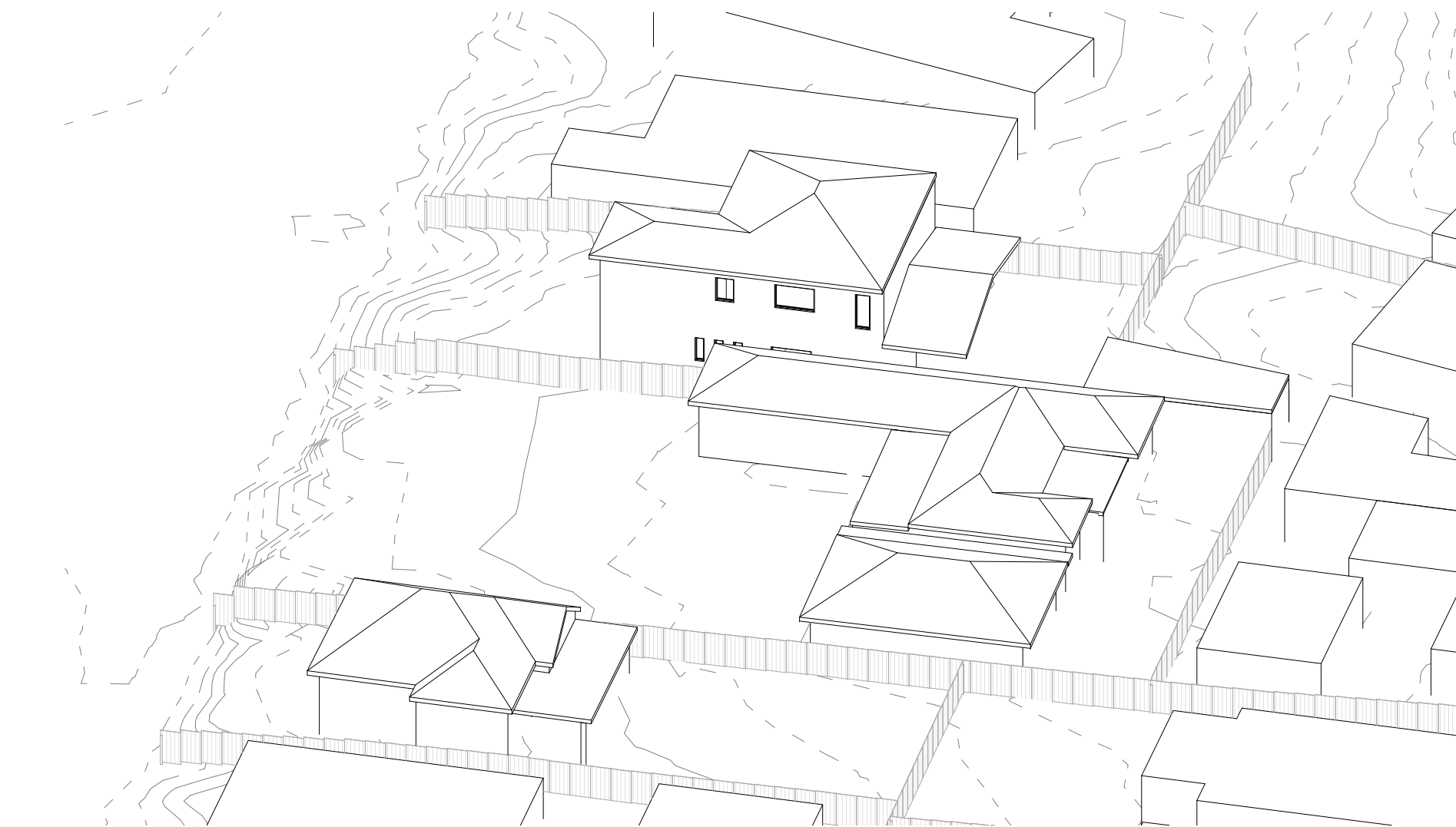
1 VIEW FROM THE SUN - 12PM EXISTING
DA601



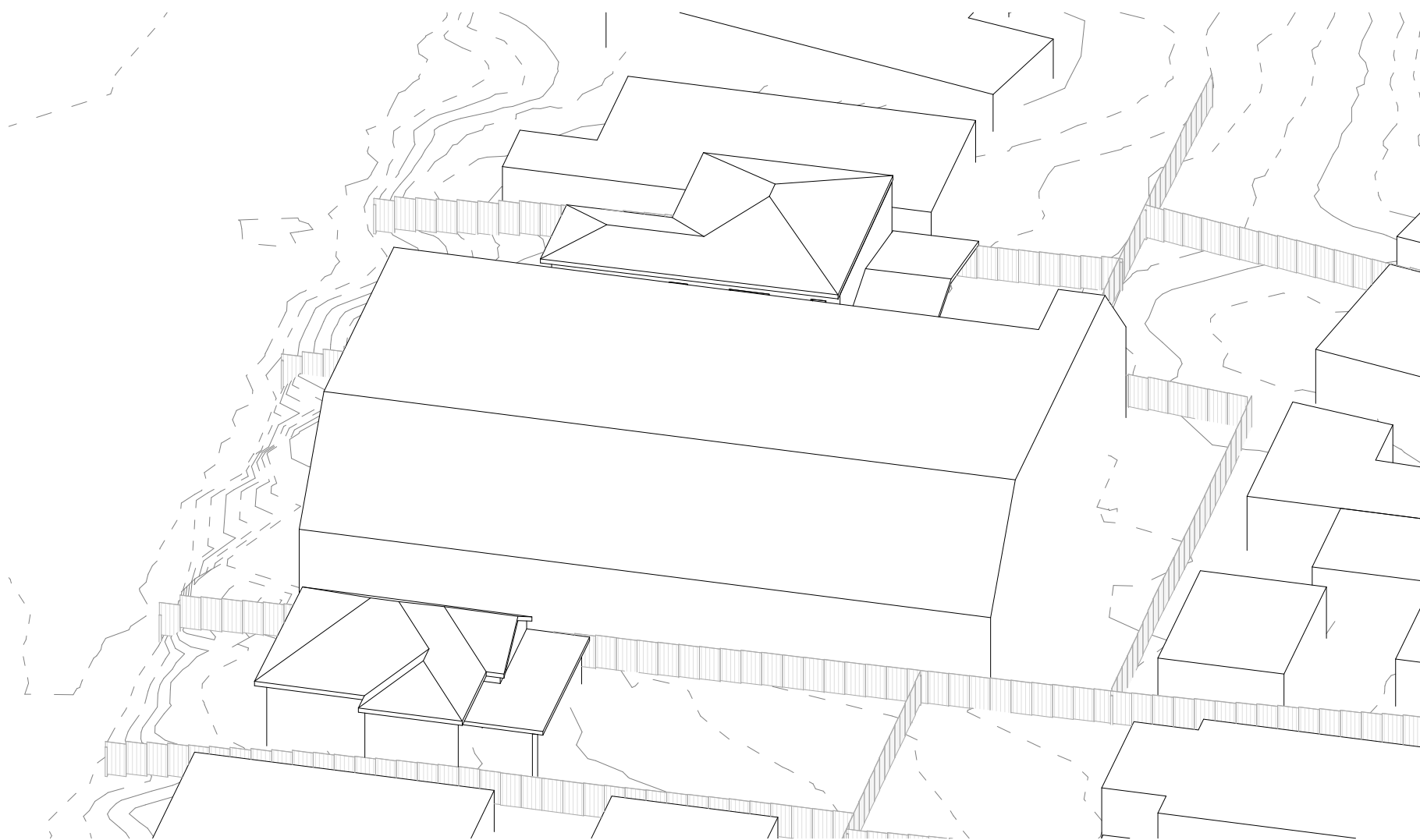
2 VIEW FROM THE SUN - 12PM DCP ENVELOPE
DA601



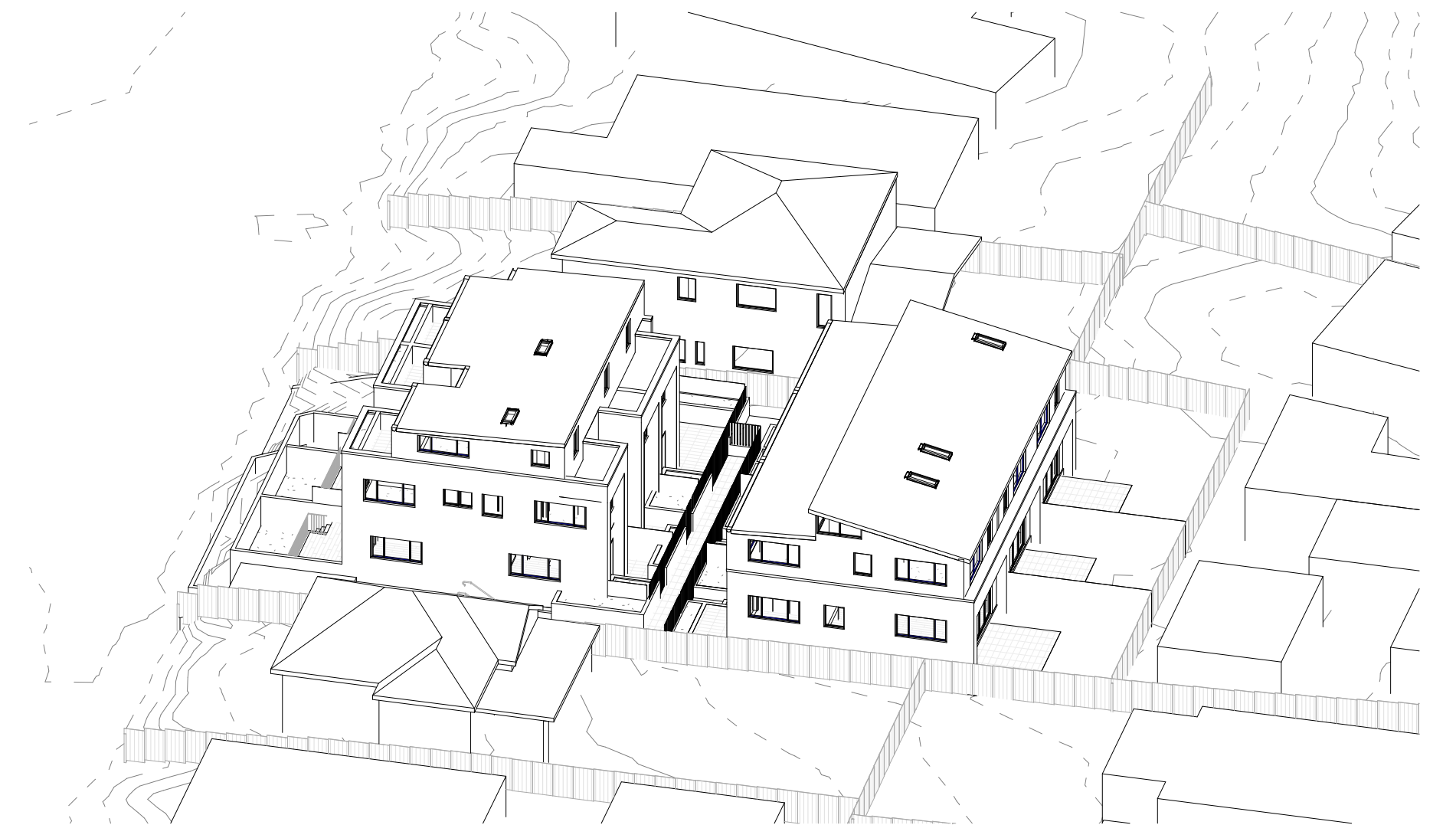
3 VIEW FROM THE SUN - 12PM PROPOSED
DA601



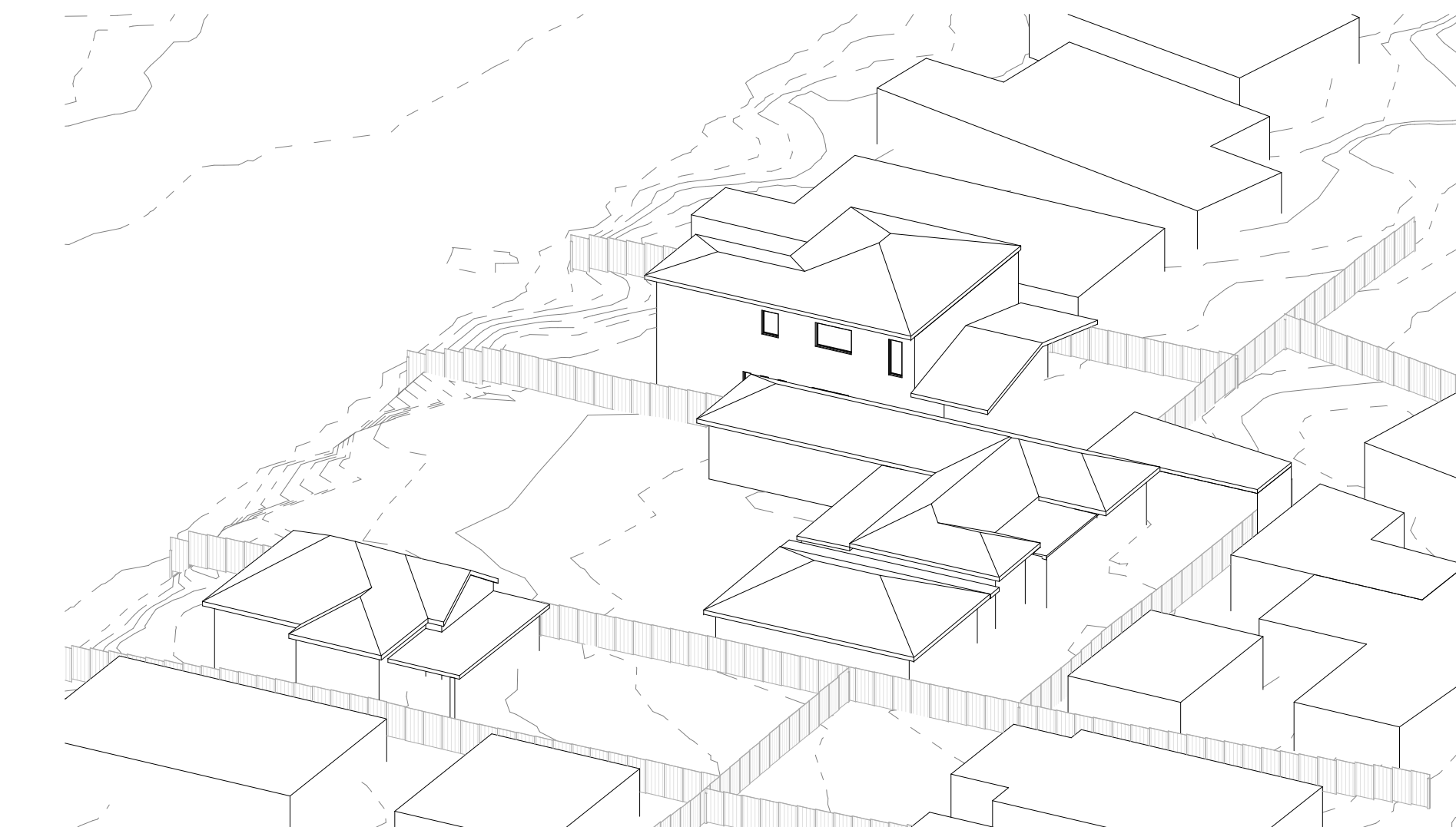
4 VIEW FROM THE SUN - 1PM EXISTING
DA601



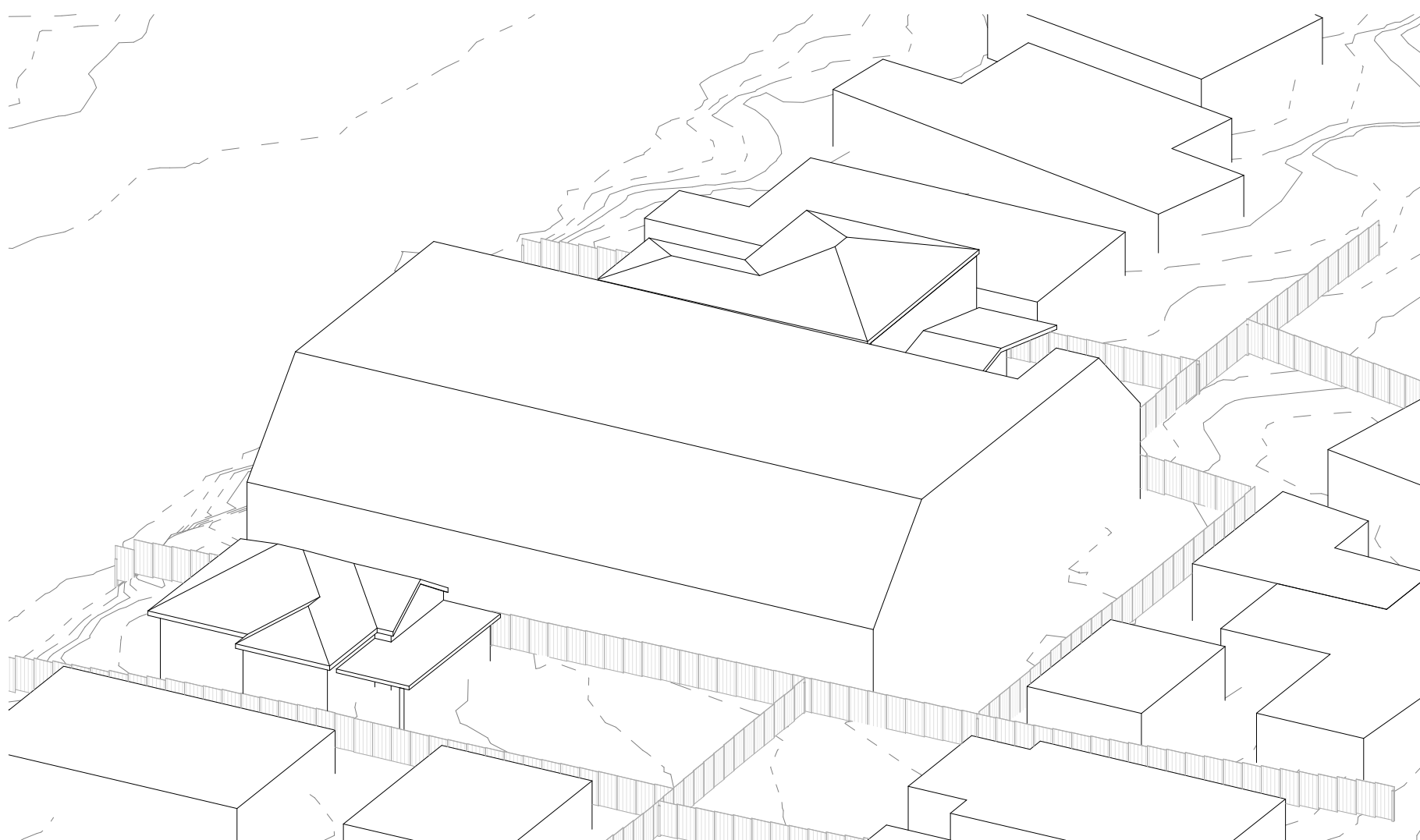
5 VIEW FROM THE SUN - 1PM DCP ENVELOPE
DA601



6 VIEW FROM THE SUN - 1PM PROPOSED
DA601



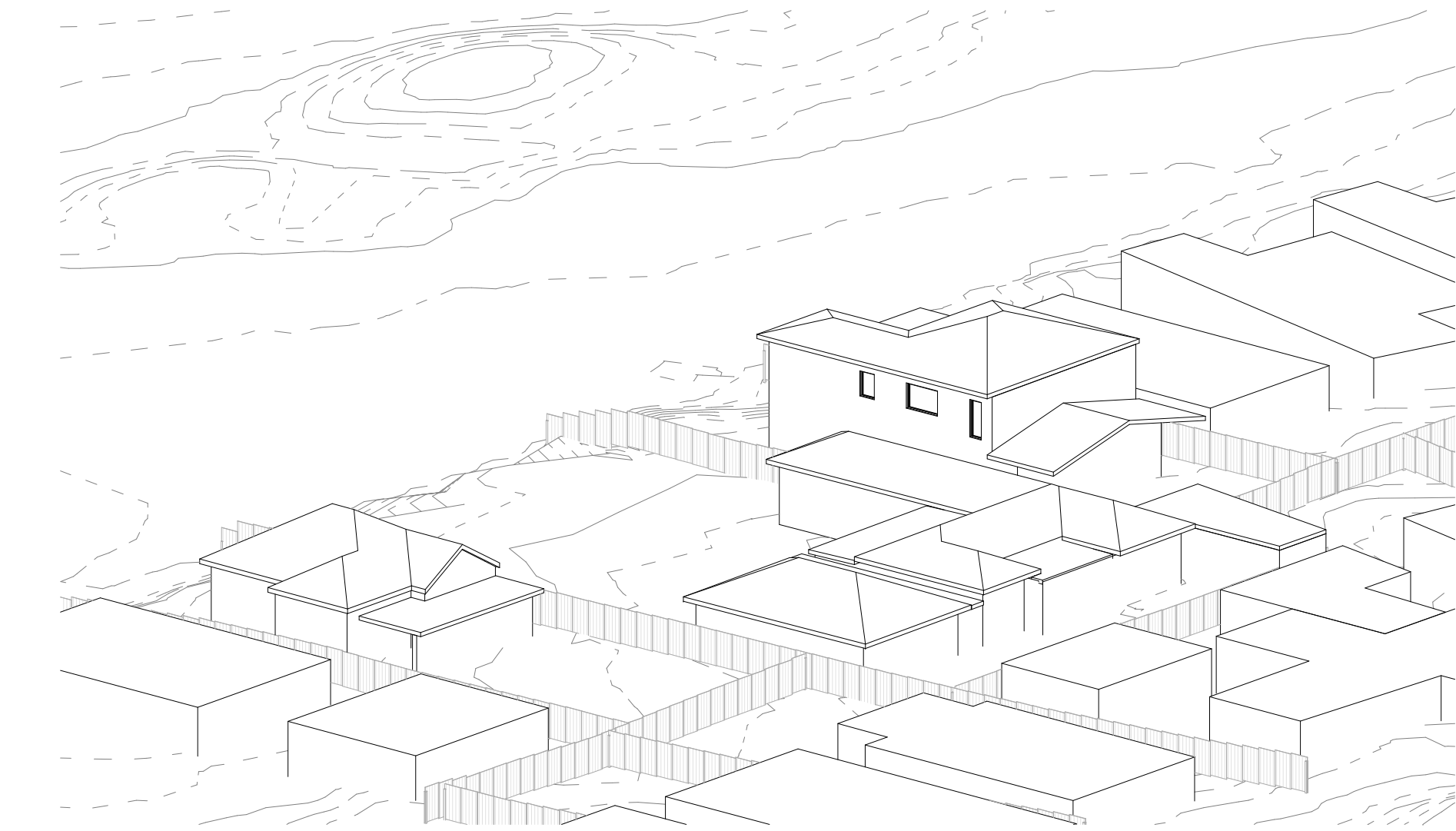
7 VIEW FROM THE SUN - 2PM EXISTING
DA601



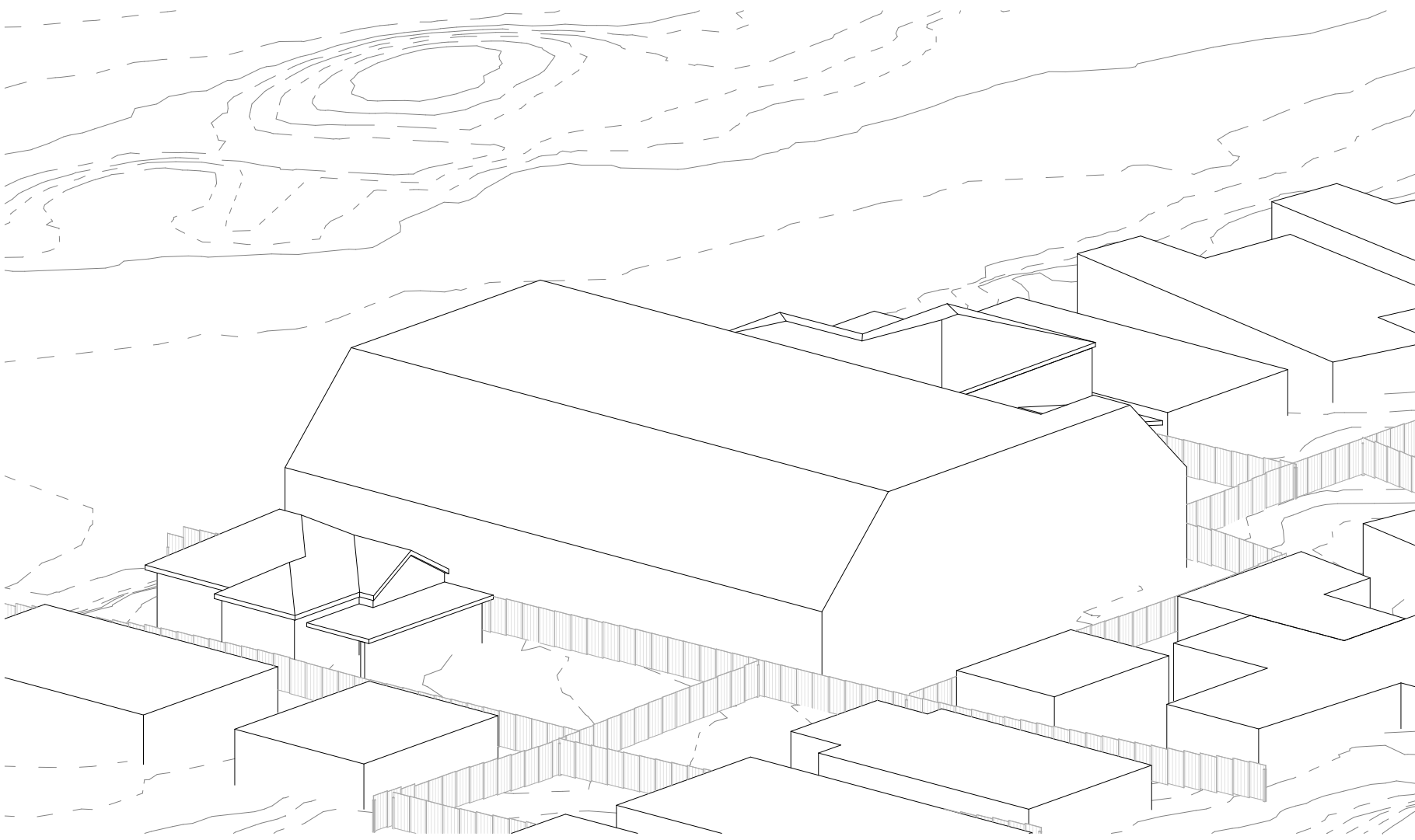
8 VIEW FROM THE SUN - 2PM DCP ENVELOPE
DA601



9 VIEW FROM THE SUN - 2PM PROPOSED
DA601



1 VIEW FROM THE SUN - 3PM EXISTING
DA602



2 VIEW FROM THE SUN - 3PM DCP ENVELOPE
DA602



3 VIEW FROM THE SUN - 3PM PROPOSED
DA602

SOLAR ACCESS (LIVING)														
UNIT NO.	0900	0930	1000	1030	1100	1130	1200	1230	1300	1330	1400	1430	1500	
TH01	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes
TH02	No	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
TH03	No	No	Yes	Yes	Yes	No	No	No	Yes	Yes	Yes	Yes	Yes	Yes
TH04	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No
TH05	Yes	Yes	Yes	Yes	Yes	No	No	No	No	No	No	No	No	No
TH06	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes	Yes



1. BRICK CLADDING - RED-BROWN BRICK - FINAL SELECTION PENDING AVAILABILITY AT CC STAGE
FACADE OF FRONT UNITS GROUND AND LEVEL 1, REAR UNITS GROUND ONLY AND FRONT RETAINING WALL

2. METAL CLADDING - COLORBOND WIND SPRAY OR SIMILAR
ROOF, BIN GATE, FRONT UNIT LEVEL 2, REAR UNIT LEVEL 1

3. METAL CLADDING - COLOURBOND IRONSTONE OR SIMILAR
WINDOWS, SHROUDS, WALL INSETS, RAILS, PARAPET CAPPING AND FENCES

4. CONCRETE - LIGHT GREY
DRIVEWAY RETAINING WALL AND COURTYARD WALLS