

DA

for alterations and additions to existing building at:
77 CASTLE CIRCUIT, SEAFORTH, 2092

PROJECT INFORMATION:

Client:	Jonathan Algar
Address:	77 Castle Circuit, Seaforth, NSW, 2092
DP No.	DP200638
SITE AREA:	562.6m²
FSR/GFA:	0.40:1
LAND ZONING:	R2 - Low Density Residential
MIN. LOT SIZE:	1150m2
ACID SULFATE SOILS:	N/A
HEIGHT OF BUILDING:	8.5 Max. Building Height
TERRESTRIAL BIODIVERSITY:	Biodiversity
LANDSLIP RISK:	AREA G1 - Geotech Report Req.
SETBACKS:	Side (1/3 building height), Front (6m)
SIDE BOUNDARY ENVELOPE:	N/A
BUSHFIRE PRONE LAND:	YES - Buffer Zone
FLOOD HAZARD:	NO
TOTAL OPEN SPACE:	At least 60% (337.56m²)

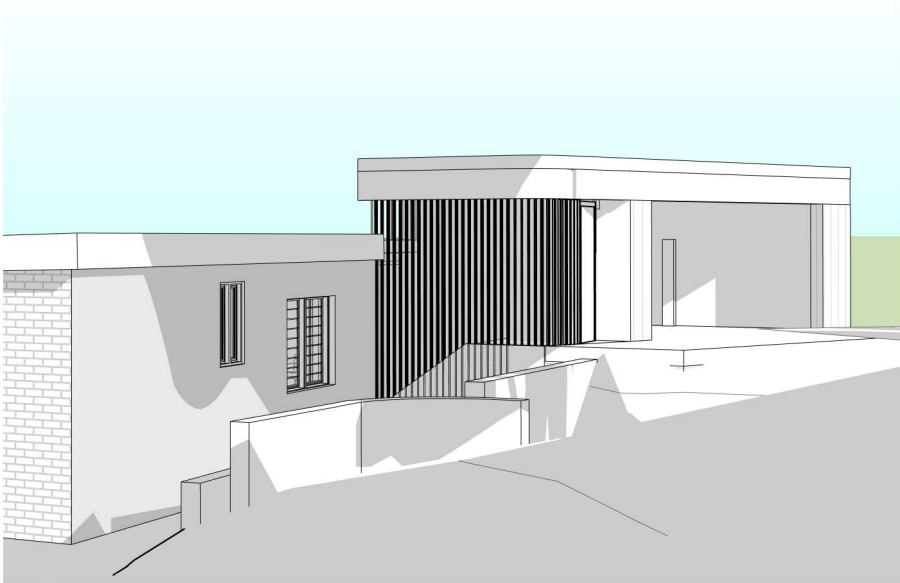
PROJECT DESCRIPTION:

Proposed alterations and additions to residential dwelling located in **77 Castle Circuit, Seaforth**. The subject site is identified as being located within the **Northern Beaches Council Area**.

The extent of the proposed works includes:

- New Basement Garage
- New Passenger Lift
- Reconfigured Entry
- New Lower Terrace
- New Pergola and canopy to Pool Level
- Extension (Level 1 - master bed)
- Extension (Level 2 - lounge)

The extent of the Proposed works are illustrated on the Architectural Plans prepared by **Hot House Architects**



location plan
77 CASTLE CIRCUIT, SEAFORTH, NSW, 2092

source : Google Maps

00. SHEET LIST

COVER SHEET & MATERIALS SCHEDULE	DA 001
SITE ANALYSIS	DA 010
BASEMENT	DA 098
POOL AND TERRACE	DA 099
GROUND FLOOR	DA 100
FIRST FLOOR PLAN	DA 101
SECOND FLOOR PLAN	DA 102
ROOF PLAN	DA 110
EAST ELEVATION	DA 200
WEST ELEVATION	DA 201
STREET (NORTH) ELEVATION	DA 202
SOUTH ELEVATION	DA 203
SECTION	DA 300
DRIVEWAY SECTIONS	DA 301
SHADOW DIAGRAM - 9AM	DA 400
SHADOW DIAGRAM - 12PM	DA 401
SHADOW DIAGRAM - 3PM	DA 402
AREA CALCULATION & LANDSCAPING PLAN	DA 600

DA 001
DA 010
DA 098
DA 099
DA 100
DA 101
DA 102
DA 110
DA 200
DA 201
DA 202
DA 203
DA 300
DA 301
DA 400
DA 401
DA 402
DA 600



STEEL & TIMBER PERGOLA



TILE DECKING TO MATCH EXISTING



CONCRETE CAST IN STAIRS



TIMBER BATTEN FENCE & RAILING
PAINTED BLACK



TIMBER BATTEN SCREENING



METAL CLADDING -
STANDING SEAM - 'MONUMENT'



ALUMINIUM FRAMED WINDOWS &
DOORS 'BLACK'



BALUSTRADE - GLASS SS SPIGOT TO
MATCH EXISTING



COLORBOND TRIMDEK -
WINDSPRAY

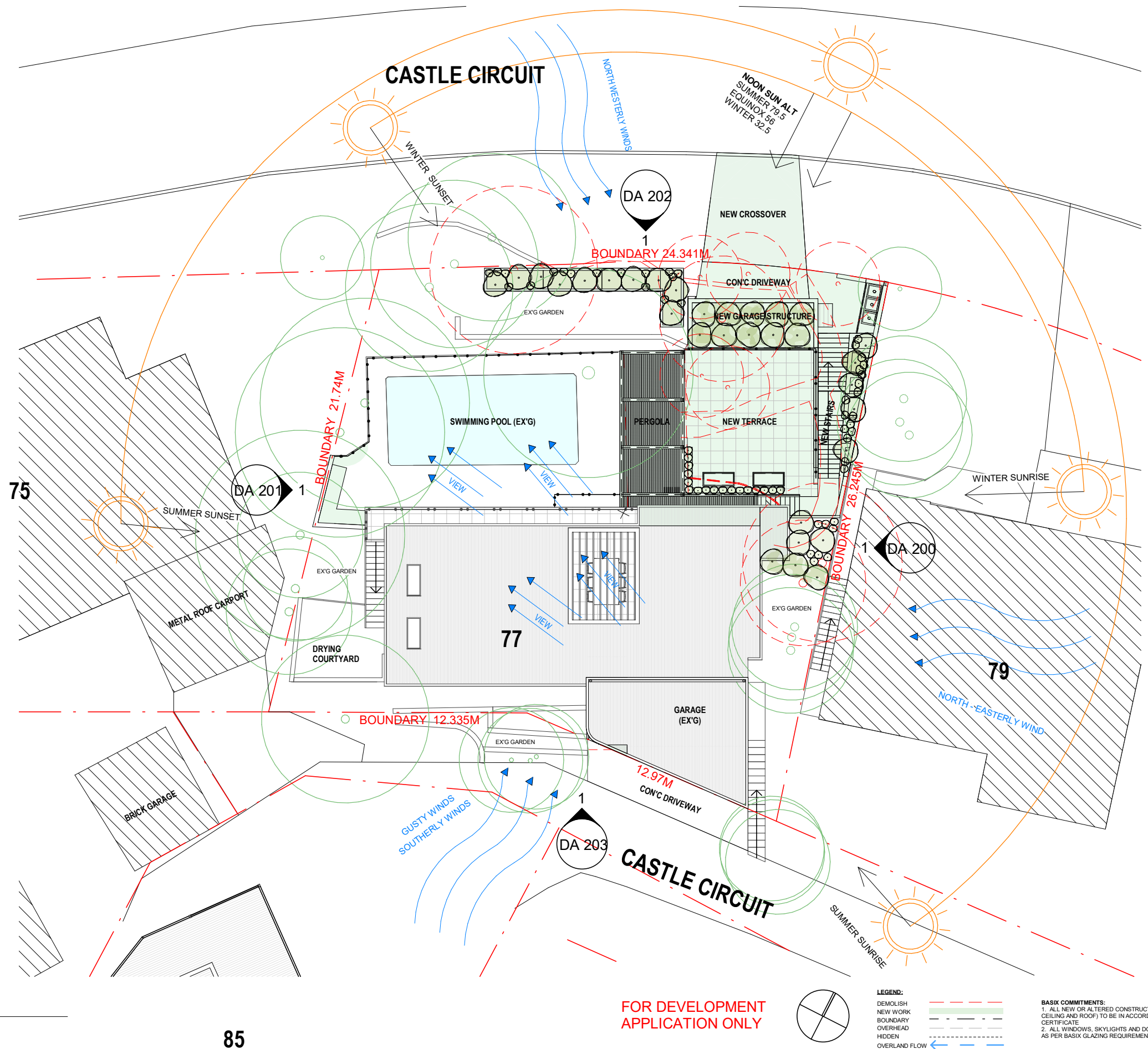


RED BRICK VENEER TO MATCH
EXISTING

CONSULTANTS:

Architect: HOT HOUSE STUDIO ARCHITECTS PO Box 26, Newport NSW 2106 0433 775 490 - (02) 9999 0668 info@hthousestudio.com www.hthousestudio.com	Surveyor: CMS SURVEYORS PO Box 463, Dee Why NSW 2099 (02) 9971 4802 info@cmssurveyors.com.au	Town Planning: NORTHERN DEVELOPMENT ASSESSMENT Suite 11, 303 Barrenjoey Road, Newport NSW 2106. 0401 450 989 dave@ndassessment.com.au www.ndassessment.com.au	Bushfire Assessment: SYDNEY BUSHFIRE CONSULTANTS Ph 0414 808 295 scott@sydneybushfireconsultants.com.au	Geotechnical Engineers: WHITE GEOTECHNICAL GROUP Level 1/5 South Creek Road, Dee Why 027900 3214 Info@whitegeo.com.au www.whitegeo.com.au
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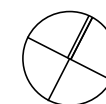
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NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.	This drawing is copyright and remains the property of Hot House Architects <small>HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE ARCHITECTS</small>	A	for information only	23-11-22	Jonathan Algar			PROJECT NO. 1037 HHA			DA 001	
		B	DA Issue	14-12-22	Alterations and Additions							
		C	DA Rev 1	12-05-23				ADDRESS:				
		D	DA Rev 2	05-07-23	77 Castle Circuit, Seaforth, NSW, 2092							
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						DP: 200638		CHECKED BY: WC				



2 Site
1 : 200

85

FOR DEVELOPMENT
APPLICATION ONLY

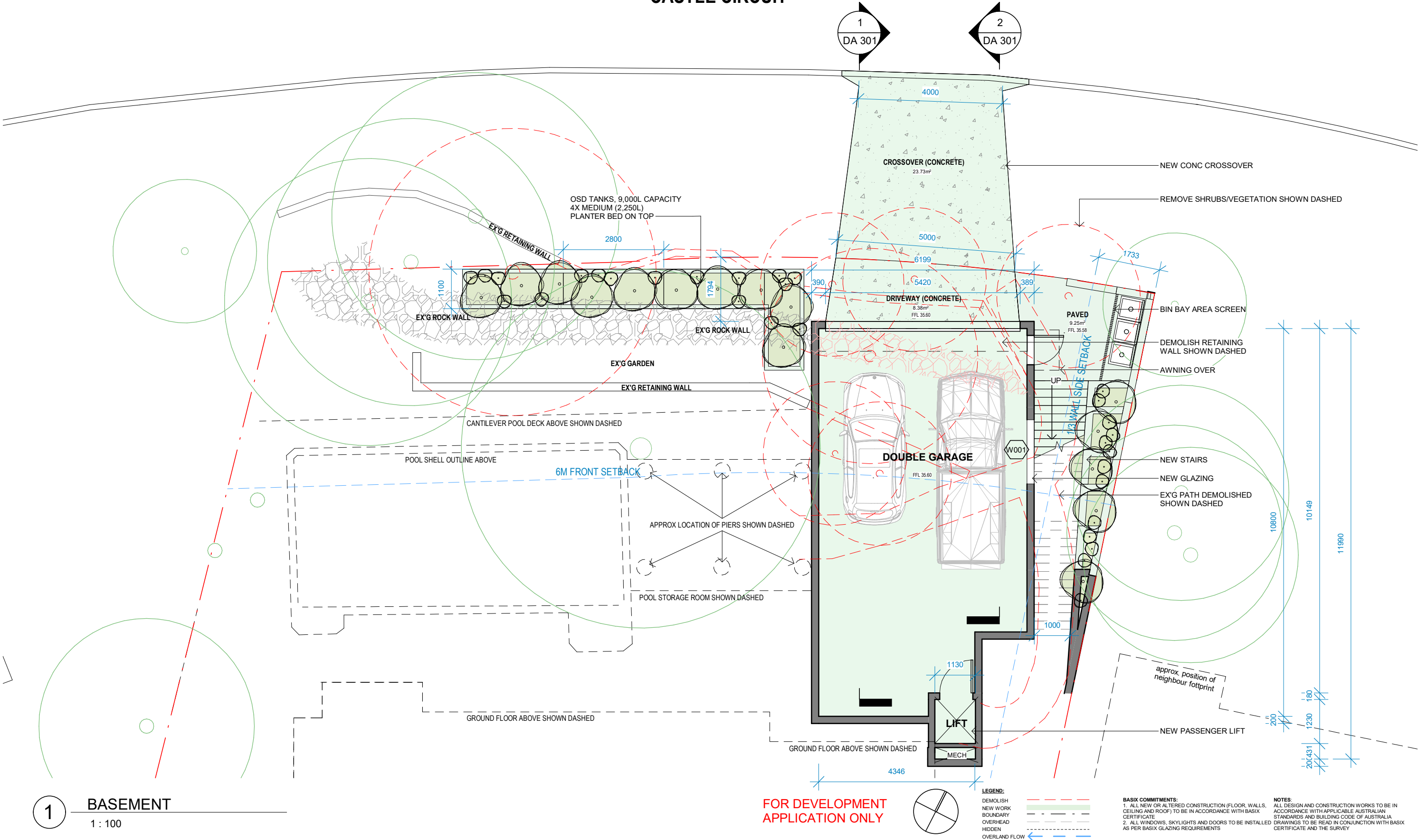


LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN
OVERLAND FLOW

BASIC COMMITMENTS:
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIC CERTIFICATE
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIC GLAZING REQUIREMENTS
NOTES:
ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA DRAWINGS TO BE READ IN CONJUNCTION WITH BASIC CERTIFICATE AND THE SURVEY

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	B	C	DA Issue	14-12-22	PROJECT:	DATE	05 July 2023		
	C	D	DA Rev 1	12-05-23	Alterations and Additions	LOT:	33		
	D		DA Rev 2	05-07-23	ADDRESS:	DP:	200638	DRAWN BY:	JG
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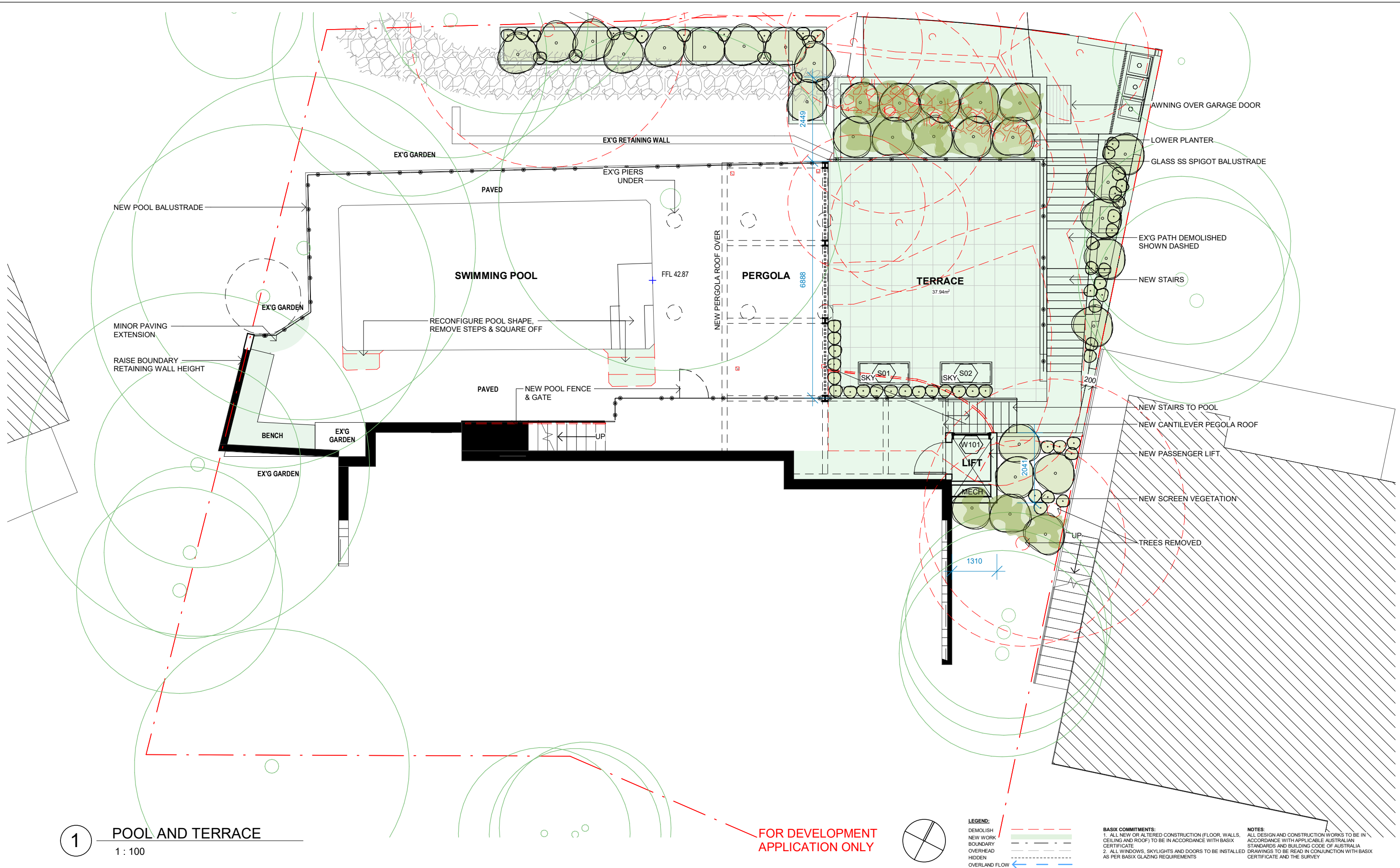
CASTLE CIRCUIT



FOR DEVELOPMENT
APPLICATION ONLY

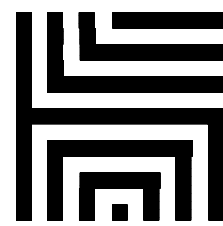
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BASEMENT
1 : 100

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				B	DA Issue	14-12-22	PROJECT:				PROJECT NO.	1037 HHA	
				C	DA Rev 1	12-05-23					Alterations and Additions	DATE	05 July 2023
				This drawing is copyright and remains the property of Hot House Architects HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE ARCHITECTS							ADDRESS:	77 Castle Circuit, Seaforth, NSW, 2092	LOT:
							DP:	200638	CHECKED BY:	WC	SCALE:	As indicated	



1 POOL AND TERRACE
1 : 100

FOR DEVELOPMENT
APPLICATION ONLY



HOT HOUSE ARCHITECTS

Nominated Architect: **Wade Stewart Cogle** m: 0433 775 490 p.o. box 26 newport nsw 2106
NSW ARB Registration #: 10971 info@nothousestudio.com abn: 355 0579 1074

PRINT DATE: 5/07/2023 1:34:59 PM	PRINT SIZE: A3	ISSUE A B C	DESCRIPTION for information only DA Issue DA Rev 1	DATE 23-11-22 14-12-22 12-05-23	CLIENT: Jonathan Algar	POOL AND TERRACE		
<div>NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.</div> <div>This drawing is copyright and remains the property of Hot House Architects HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE ARCHITECTS</div>						PROJECT NO.	1037 HHA	DA 099
						DATE	05 July 2023	
						LOT:	33	
						DP:	200638	As indicated
						PROJECT:	Alterations and Additions	
						ADDRESS:	77 Castle Circuit, Seaforth, NSW, 2092	
						LOT:	33	
						DP:	200638	
						DRAWN BY:	JG	
						CHECKED BY:	WC	

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79

1

Ground Floor
1 : 100

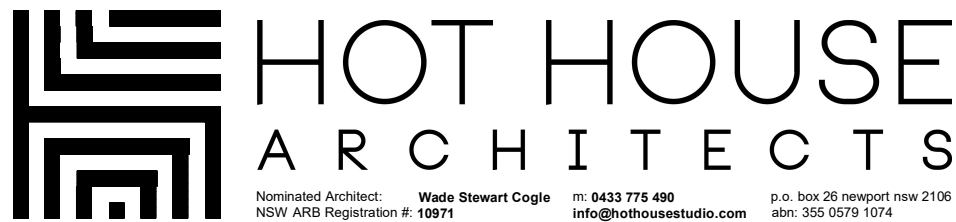
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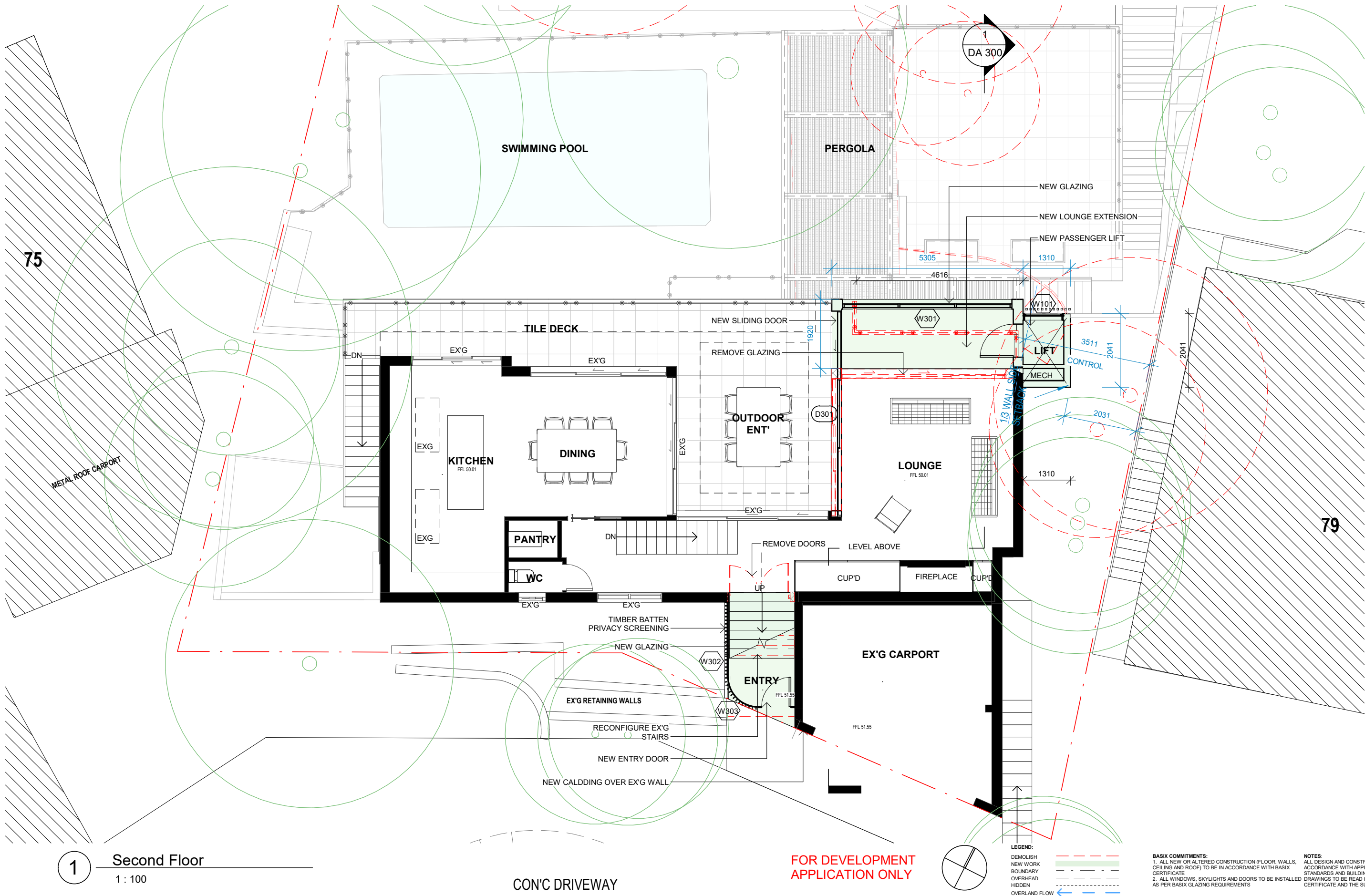
LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
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OVERLAND FLOW

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DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY

PRINT DATE: 5/07/2023 1:35:07 PM		PRINT SIZE: A3		ISSUE A B C	DESCRIPTION for information only DA Issue DA Rev 1	DATE 23-11-22 14-12-22 12-05-23	CLIENT: Jonathan Algar	GROUND FLOOR				
NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.												
	PROJECT: Alterations and Additions											
	PROJECT NO. 1037 HHA											
	DATE 05 July 2023											
ADDRESS: 77 Castle Circuit, Seaforth, NSW , 2092							LOT: 33		DRAWN BY: JG			
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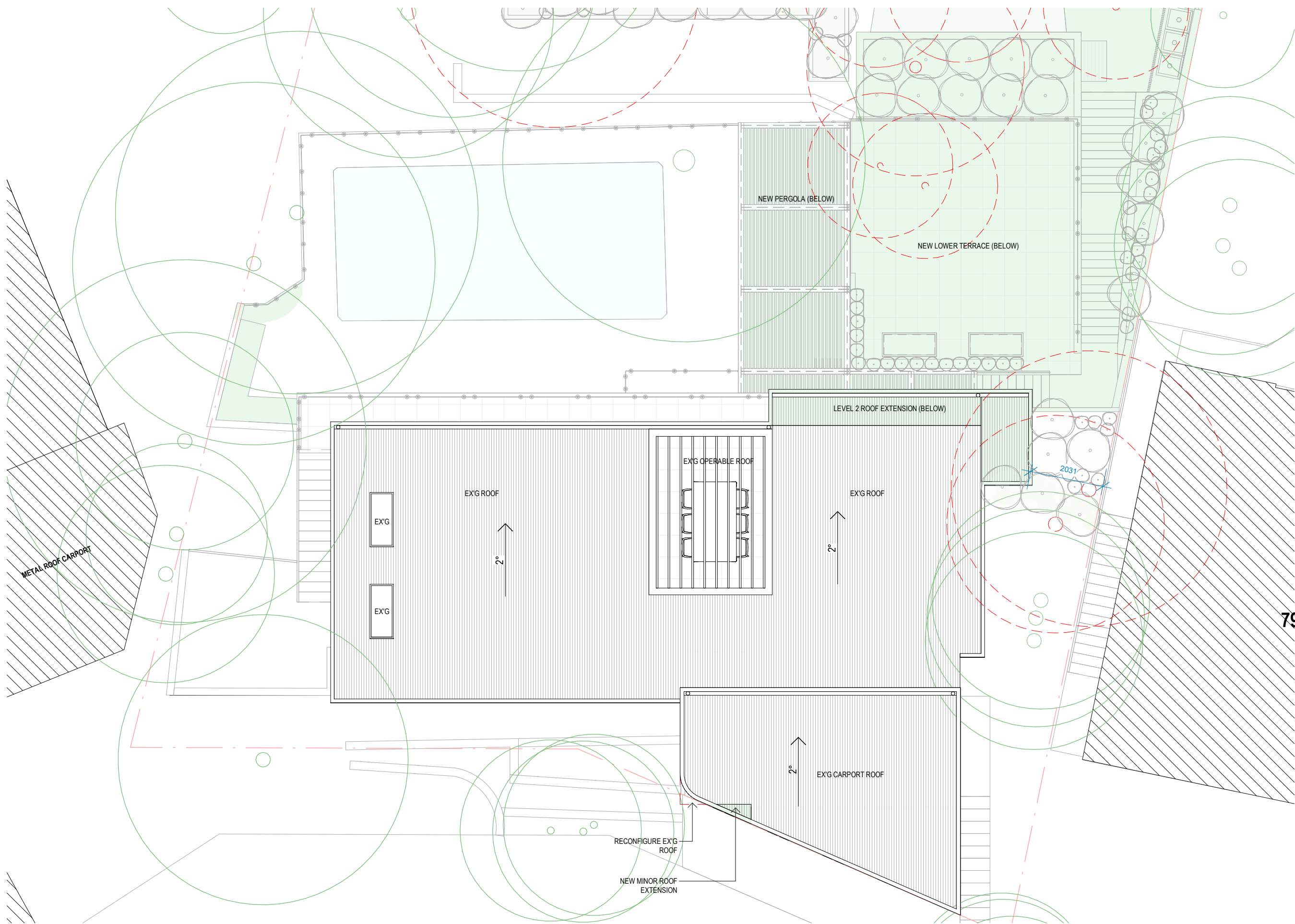


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	C		DA Issue	14-12-22	PROJECT:						
			DA Rev 1	12-05-23	Alterations and Additions						
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					DATE		05 July 2023				
					ADDRESS:		LOT: 33			DRAWN BY: JG	
					77 Castle Circuit, Seaforth, NSW, 2092		DP: 200638			CHECKED BY: WC	

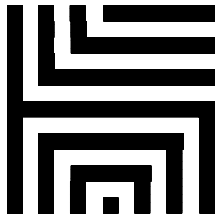


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NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.	This drawing is copyright and remains the property of Hot House Architects HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE ARCHITECTS	A	for information only	23-11-22	Jonathan Algar			PROJECT NO. 1037 HHA		DA 102		
		B	DA Issue	14-12-22								
		C	DA Rev 1	12-05-23	PROJECT: Alterations and Additions		DATE 05 July 2023					
		D	DA Rev 2	05-07-23			LOT: 33 DRAWN BY: JG					
ADDRESS: 77 Castle Circuit, Seaforth, NSW, 2092			DP: 200638		CHECKED BY: WC		SCALE:	As indicated				

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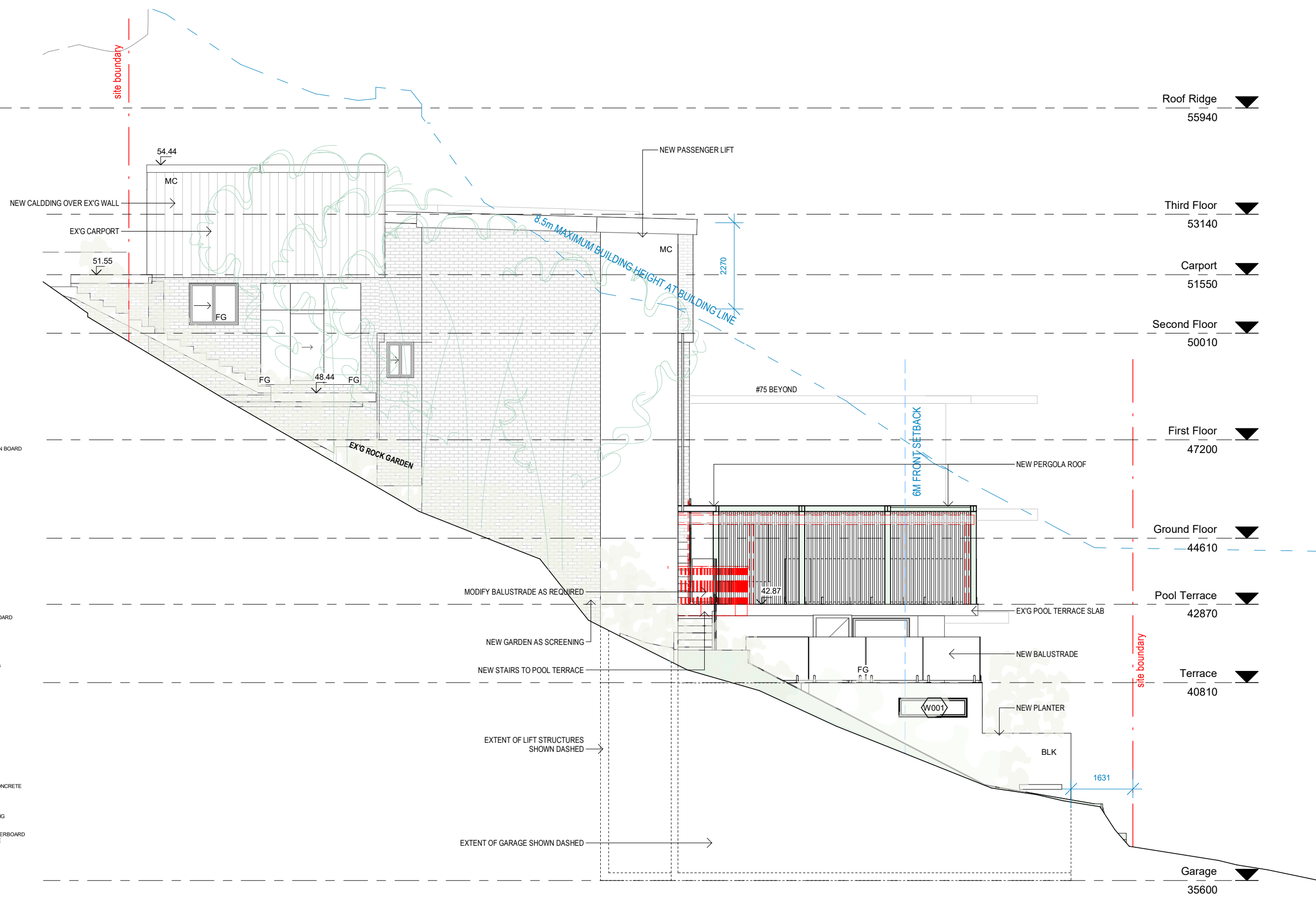
79



HOT HOUSE
ARCHITECTS

Nominated Architect: **Wade Stewart Cogle** m: 0433 775 490 p.o. box 26 newport nsw 2106
NSW ARB Registration #: 10971 info@nothousestudio.com abn: 355 0579 1074

PRINT DATE: 5/07/2023 1:35:27 PM		PRINT SIZE: A3		ISSUE	DESCRIPTION	DATE	CLIENT:	ROOF PLAN					
NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.	A			for information only		23-11-22	Jonathan Algar						
	B			DA Issue		14-12-22							
	C			DA Rev 1		12-05-23							
	D			DA Rev 2		05-07-23							
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							Alterations and Additions	DATE		05 July 2023			
							ADDRESS:	LOT:		33		DRAWN BY:	MS
							77 Castle Circuit, Seaforth, NSW, 2092	DP:		200638		CHECKED BY:	WC



- ABBREVIATIONS:
- AC AIR CONDITIONING
 - AL ALUMINUM
 - AS ADJUSTABLE SHELF
 - BL1 BALUSTRADE TYPE 1
 - BLK BLOCKWORK
 - C1 CORNICE
 - CJ CONTROL JOINT
 - CL CEILING LEVEL
 - CONC CONCRETE
 - COS CHECK ON SITE
 - CPT CARPET
 - CR CEMENT RENDER
 - CT CERAMIC TILE
 - CTS CENTRES
 - DM DEMOLISH
 - DP DOWNPIPE
 - DU DRAWER UNIT
 - DW DISHWASHER
 - EDB ELECTRICAL DISTRIBUTION BOARD
 - EJ EXPANSION JOINT
 - EW1 EXTERNAL WALL TYPE 1
 - EX EXISTING
 - EXH EXHAUST
 - FBK FACE BRICKWORK
 - FC FIBRE CEMENT
 - FCU FAN COIL UNIT
 - FFL FINISHED FLOOR LEVEL
 - FG FIXED GLAZING
 - FL FLASHING
 - FR FRIDGE
 - FT1 FLOOR TILE TYPE 1
 - FW FLOOR WASTE
 - G GUTTER
 - GALV GALVANISED
 - GL GLAZING
 - GLB GLASS BALUSTRADE
 - GD GRATED DRAIN
 - HC HOSE COCK
 - HGR HANGING RAIL
 - HJ HORIZONTAL JOINT
 - HL HEAD LEVEL
 - HR HANDRAIL
 - HTR HEATED TOWEL RAIL
 - HWL HARDWOOD
 - LB LETTERBOX
 - MC METAL CLADDING
 - MDF MEDIUM DENSITY FIBREBOARD
 - MR METAL ROOF
 - MS MILD STEEL
 - MW MICROWAVE
 - OG OPAQUE GLAZING
 - OGG OPAQUE GLAZING
 - OV OVEN
 - PB PLASTERBOARD
 - PMC PRESSED METAL CAPPING
 - PT PAINT
 - PV PAVING
 - RA RETURN AIR
 - RH RANGEHOOD
 - RL REDUCED LEVEL
 - RT ROOF TILES
 - RWH RAINWATER HEAD
 - SC STEEL COLUMN
 - SCR SCREEN
 - SH SHELF
 - SIP SEWER INSPECTION PIT
 - SK SKIRTING
 - SKY SKYLIGHT
 - SL SILL LEVEL
 - SS STAINLESS STEEL
 - SWP STORMWATER PIT
 - T&G TONGUE & GROOVE
 - TBA TO BE ADVISED
 - TF TIMBER FLOOR
 - TFC STEEL TROWEL FINISH CONCRETE
 - TP TEXTURED PAINT
 - TPH TOILET PAPER HOLDER
 - US UNDERSIDE
 - VT VITRIFIED TILE
 - WB WEATHERBOARD CLADDING
 - WF WINE FRIDGE
 - WL WALL LIGHT
 - WPB WATER RESISTENT PLASTERBOARD
 - WPM WATERPROOF MEMBRANE
 - WS WALL SHEETING
 - WT1 WALL TILE TYPE 1

1 East Elevation
1 : 100

FOR DEVELOPMENT
APPLICATION ONLY

LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN

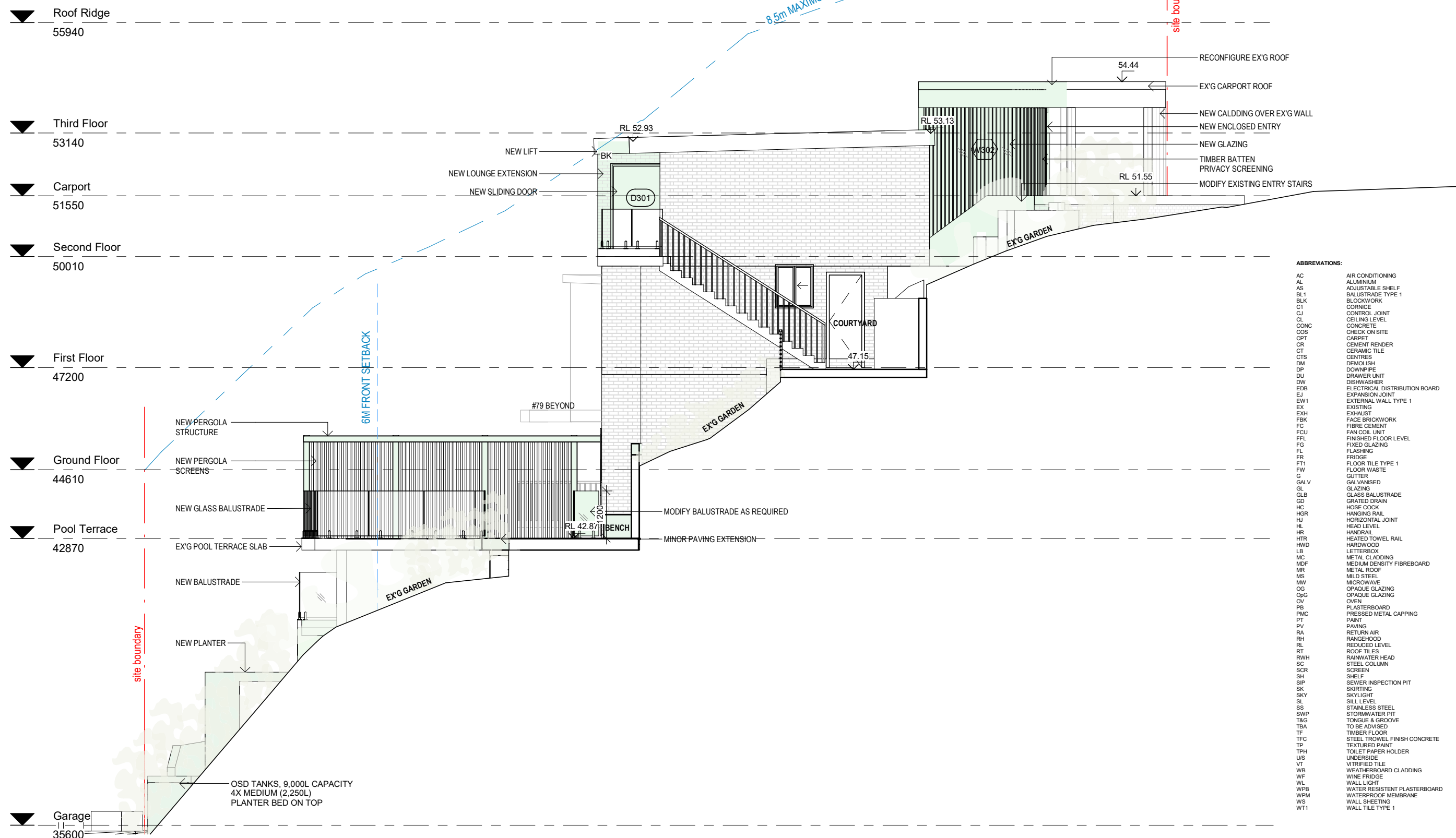
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1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE.
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HOT HOUSE ARCHITECTS

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PROJECT: Alterations and Additions						PROJECT NO.	1037 HHA	DA 200	
ADDRESS: 77 Castle Circuit, Seaforth, NSW, 2092						DATE	05 July 2023		
						LOT:	33		
						DP:	200638	DRAWN BY:	JG
							CHECKED BY:	WC	SCALE:
						As indicated			



ABBREVIATIONS:	
AC	AIR CONDITIONING
AL	ALUMINIUM
AS	ADJUSTABLE SHELF
BL1	BALUSTRADE TYPE 1
BLK	BLOCKWORK
C1	CORNICE
CJ	CONTROL JOINT
CL	CEILING LEVEL
CONC	CONCRETE
COS	CHECK ON SITE
OPT	CARPET
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FL	FLASHING
FR	FRIDGE
FT1	FLOOR TILE TYPE 1
FW	FLOOR WASTE
G	GUTTER
GALV	GALVANISED
GL	GLAZING
GLB	GLASS BALUSTRADE
GD	GRATED DRAIN
HC	HOSE COCK
HGR	HANGING RAIL
HJ	HORIZONTAL JOINT
HL	HEAD LEVEL
HR	HANDRAIL
HTR	HEATED TOWEL RAIL
HWD	HARDWOOD
LB	LETTERBOX
MC	METAL CLADDING
MDF	MEDIUM DENSITY FIBREBOARD
MR	METAL ROOF
MS	MILD STEEL
MW	MICROWAVE
OG	OPAQUE GLAZING
OgG	OPAQUE GLAZING
OV	OVEN
PB	PLASTERBOARD
PMC	PRESSED METAL CAPPING
PT	PAINT
PV	PAVING
RA	RETURN AIR
RH	RANGEHOOD
RL	REDUCED LEVEL
RT	ROOF TILES
RWH	RAINWATER HEAD
SC	STEEL COLUMN
SCR	SCREEN
SH	SHelf
SIP	SEWER INSPECTION PIT
SK	SKIRTING
SKY	SKYLIGHT
SL	SILL LEVEL
SS	STAINLESS STEEL
SWP	STORMWATER PIT
T&G	TONGUE & GROOVE
TBA	TO BE ADVISED
TF	TIMBER FLOOR
TCF	STEEL TROWEL FINISH CONCRETE
TP	TEXTURED PAINT
TPH	TOILET PAPER HOLDER
US	UNDERSIDE
VT	VITRIFIED TILE
WB	WEATHERBOARD CLADDING
WF	WINE FRIDGE
WL	WALL LIGHT
WPB	WATER RESISTANT PLASTERBOARD
WPM	WATERPROOF MEMBRANE
WS	WALL SHEETING
WT1	WALL TILE TYPE 1

LEGEND:

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NEW WORK
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BASIX COMMITMENTS:

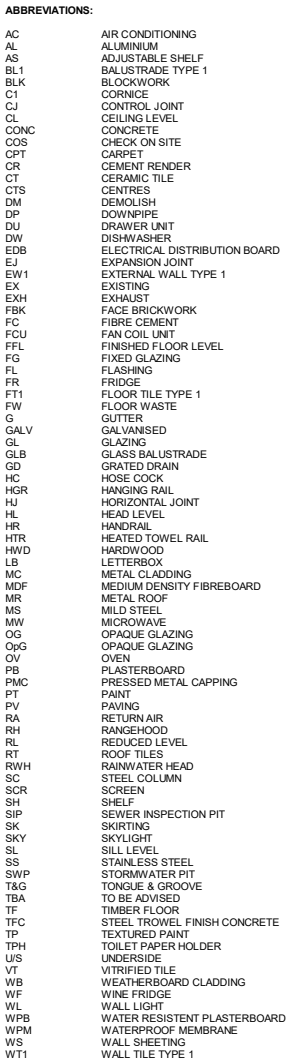
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NOTES:	Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.			A	for information only		23-11-22		Jonathan Algar		DA 201										
				B	DA Issue		14-12-22														
				C	DA Rev 1		12-05-23														
				D	DA Rev 2		05-07-23														
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										Alterations and Additions		DATE		05 July 2023							
										ADDRESS:		LOT:		33				DRAWN BY:		JG	
										77 Castle Circuit, Seaforth, NSW, 2092		DP:		200638				CHECKED BY:		WC	



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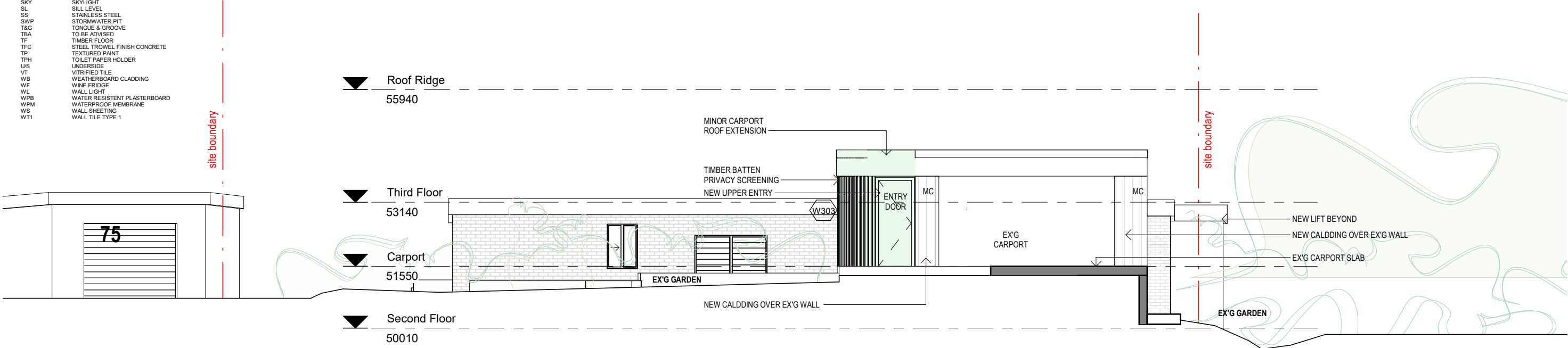
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PRINT DATE: 5/07/2023 1:36:25 PM		PRINT SIZE: A3												
NOTES:	A	ISSUE	DESCRIPTION	DATE	CLIENT:	STREET (NORTH) ELEVATION								
	B		for information only	23-11-22	Jonathan Algar									
	C		DA Issue	14-12-22										
	D		DA Rev 1	12-05-23										
	D		DA Rev 2	05-07-23										
<p>Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.</p> <p>This drawing is copyright and remains the property of Hot House Architects HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE ARCHITECTS</p>					PROJECT:	PROJECT NO.		1037 HHA		DA 202				
					Alterations and Additions	DATE		05 July 2023						
					ADDRESS:	LOT:		33		DRAWN BY:		JG		
77 Castle Circuit, Seaforth, NSW, 2092					DP:	200638		CHECKED BY:		WC		SCALE:	As indicated	

- ABBREVIATIONS:
- AC AIR CONDITIONING
 - AL ALUMINIUM
 - AS ADJUSTABLE SHELF
 - BL1 BALUSTRADE TYPE 1
 - BLK BLOCKWORK
 - C1 CORNICE
 - CJ CONTROL JOINT
 - CL CEILING LEVEL
 - CONC CONCRETE
 - COS CHECK ON SITE
 - CPT CARPET
 - CR CEMENT RENDER
 - CT CERAMIC TILE
 - CTS CENTRES
 - DM DEMOLISH
 - DP DOWNPIPE
 - DU DRAWER UNIT
 - DW DISHWASHER
 - EDB ELECTRICAL DISTRIBUTION BOARD
 - EJ EXPANSION JOINT
 - EW1 EXTERNAL WALL TYPE 1
 - EX EXISTING
 - EXH EXHAUST
 - FBK FACE BRICKWORK
 - FC FIBRE CEMENT
 - FCU FAN COIL UNIT
 - FFL FINISHED FLOOR LEVEL
 - FG FIXED GLAZING
 - FL FLASHING
 - FR FRIDGE
 - FT1 FLOOR TILE TYPE 1
 - FW FLOOR WASTE
 - G GUTTER
 - GALV GALVANISED
 - GL GLAZING
 - GLB GLASS BALUSTRADE
 - GD GRATED DRAIN
 - HC HOSE COCK
 - HGR HANGING RAIL
 - HJ HORIZONTAL JOINT
 - HL HEAD LEVEL
 - HR HANDRAIL
 - HTR HEATED TOWEL RAIL
 - HWD HARDWOOD
 - LB LETTERBOX
 - MC METAL CLADDING
 - MDF MEDIUM DENSITY FIBREBOARD
 - MR METAL ROOF
 - MS MILD STEEL
 - MW MICROWAVE
 - OG OPAQUE GLAZING
 - OoG OPAQUE GLAZING
 - OV OVEN
 - PB PLASTERBOARD
 - PMC PRESSED METAL CAPPING
 - PT PAINT
 - PV PAVING
 - RA RETURN AIR
 - RH RANGEHOOD
 - RL REDUCED LEVEL
 - RT ROOF TILES
 - RWH RAINWATER HEAD
 - SC STEEL COLUMN
 - SCR SCREEN
 - SH SHELF
 - SIP SEWER INSPECTION PIT
 - SK SKIRTING
 - SKY SKYLIGHT
 - SL SILL LEVEL
 - SS STAINLESS STEEL
 - SWP STORMWATER PIT
 - T&G TONGUE & GROOVE
 - TBA TO BE ADVISED
 - TF TIMBER FLOOR
 - TFC STEEL TROWEL FINISH CONCRETE
 - TP TEXTURED PAINT
 - TPH TOILET PAPER HOLDER
 - US UNDERSIDE
 - VT VITRIFIED TILE
 - WB WEATHERBOARD CLADDING
 - WF WINE FRIDGE
 - WL WALL LIGHT
 - WPB WATER RESISTENT PLASTERBOARD
 - WPM WATERPROOF MEMBRANE
 - WS WALL SHEETING
 - WT1 WALL TILE TYPE 1



1 South Elevation
1 : 100

FOR DEVELOPMENT
APPLICATION ONLY

LEGEND:

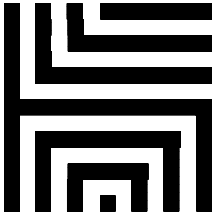
- DEMOLISH
- NEW WORK
- BOUNDARY
- OVERHEAD
- HIDDEN

BASIX COMMITMENTS:

1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE.
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS.

NOTES:

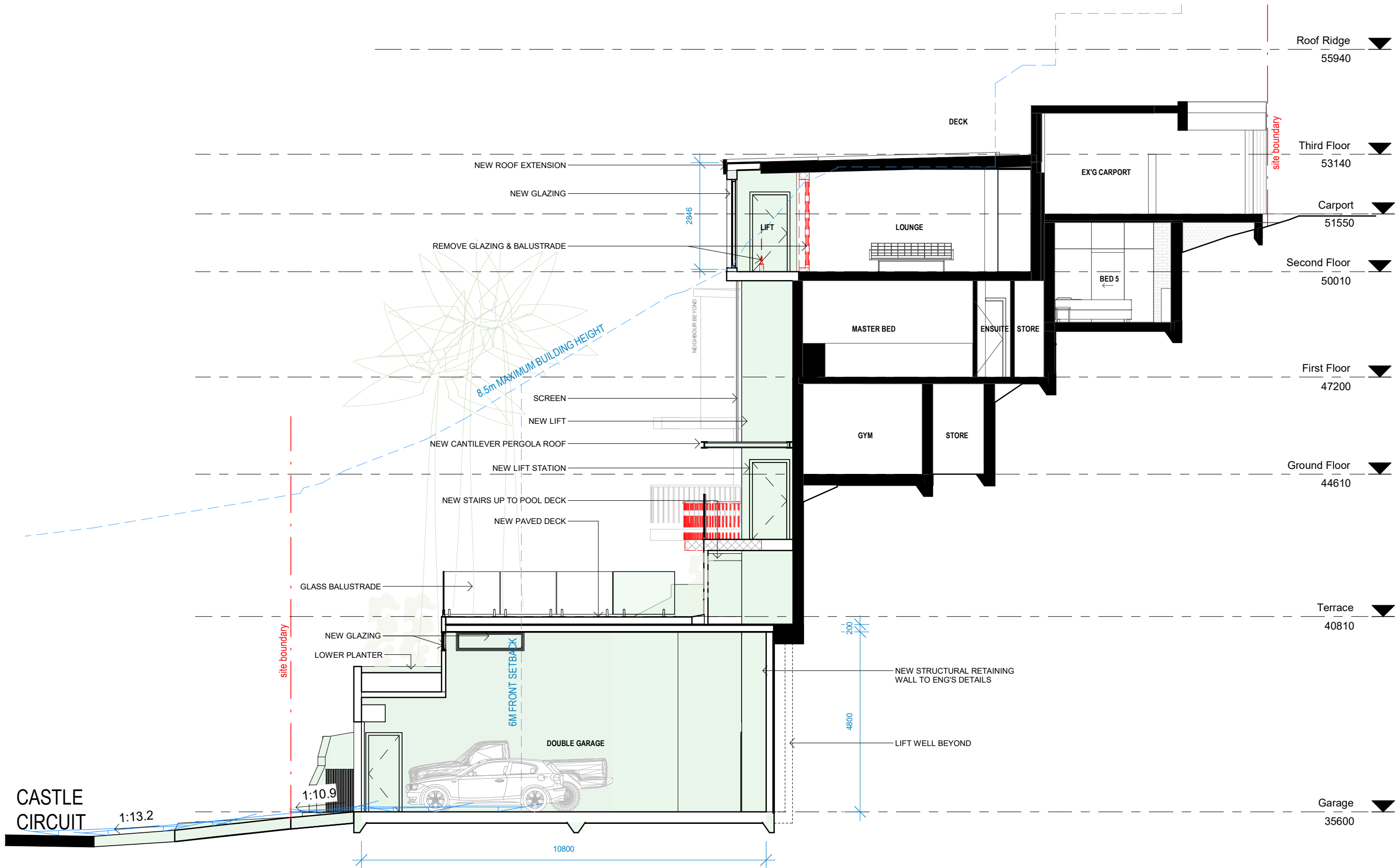
- ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA CERTIFICATE AND THE SURVEY.



HOT HOUSE
ARCHITECTS

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abn: 355 0579 1074

PRINT DATE: 5/07/2023 1:36:31 PM		PRINT SIZE: A3		ISSUE	DESCRIPTION	DATE	CLIENT:	SOUTH ELEVATION			
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				B	DA Issue	14-12-22	PROJECT: Alterations and Additions				
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				D	DA Rev 2	05-07-23					
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			DP:	200638	CHECKED BY:	WC	SCALE:	As indicated			



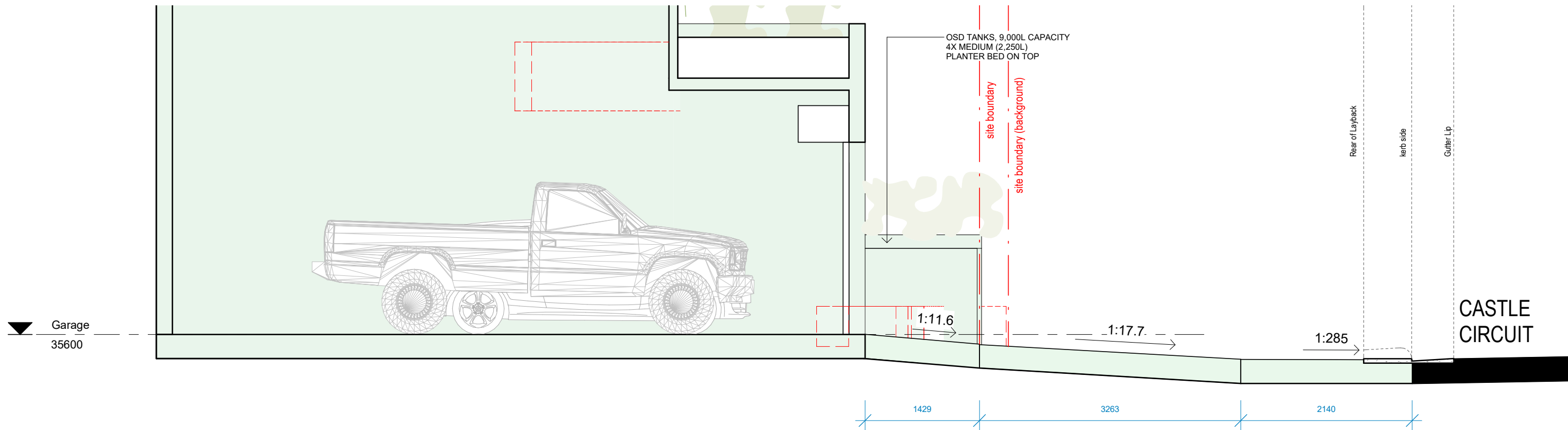
1 Section 1
1 : 100

FOR DEVELOPMENT
APPLICATION ONLY

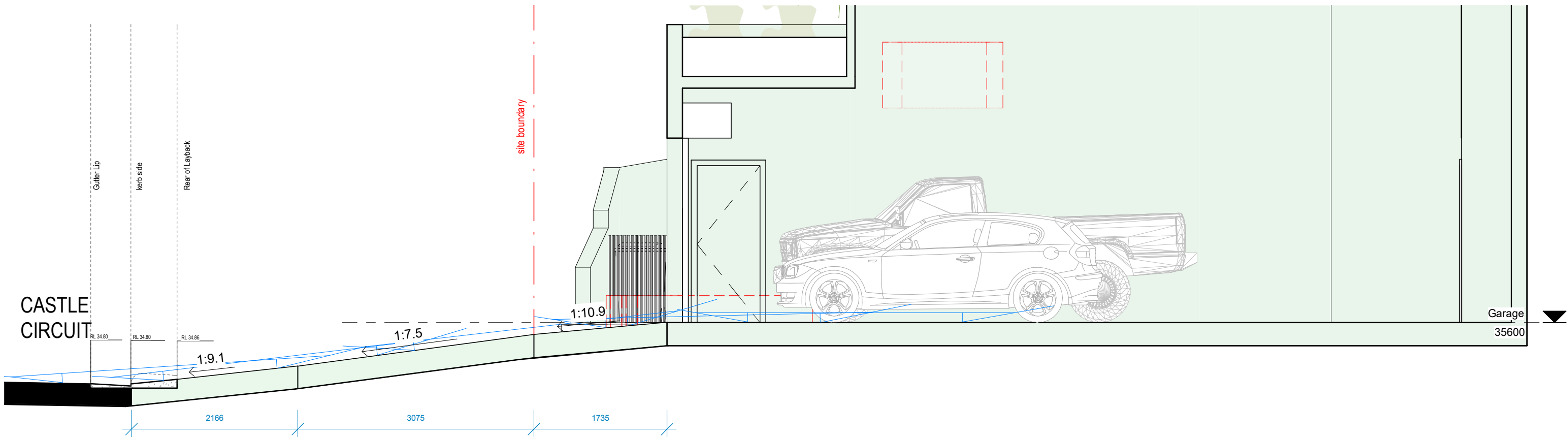
LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN

NOTES:
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS
NOTES:
ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA
DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY

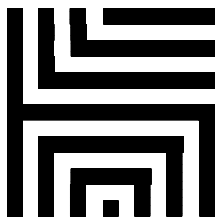
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NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.		A	for information only	23-11-22	Jonathan Algar						
		B	DA Issue	14-12-22	PROJECT: Alterations and Additions	PROJECT NO.	1037 HHA				
		C	DA Rev 1	12-05-23		DATE	05 July 2023				
		D	DA Rev 2	05-07-23		ADDRESS:	LOT:	33	DRAWN BY:	JG	
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2 Driveway Section 1
1 : 50



1 Driveway Section 2
1 : 50



HOT HOUSE
ARCHITECTS

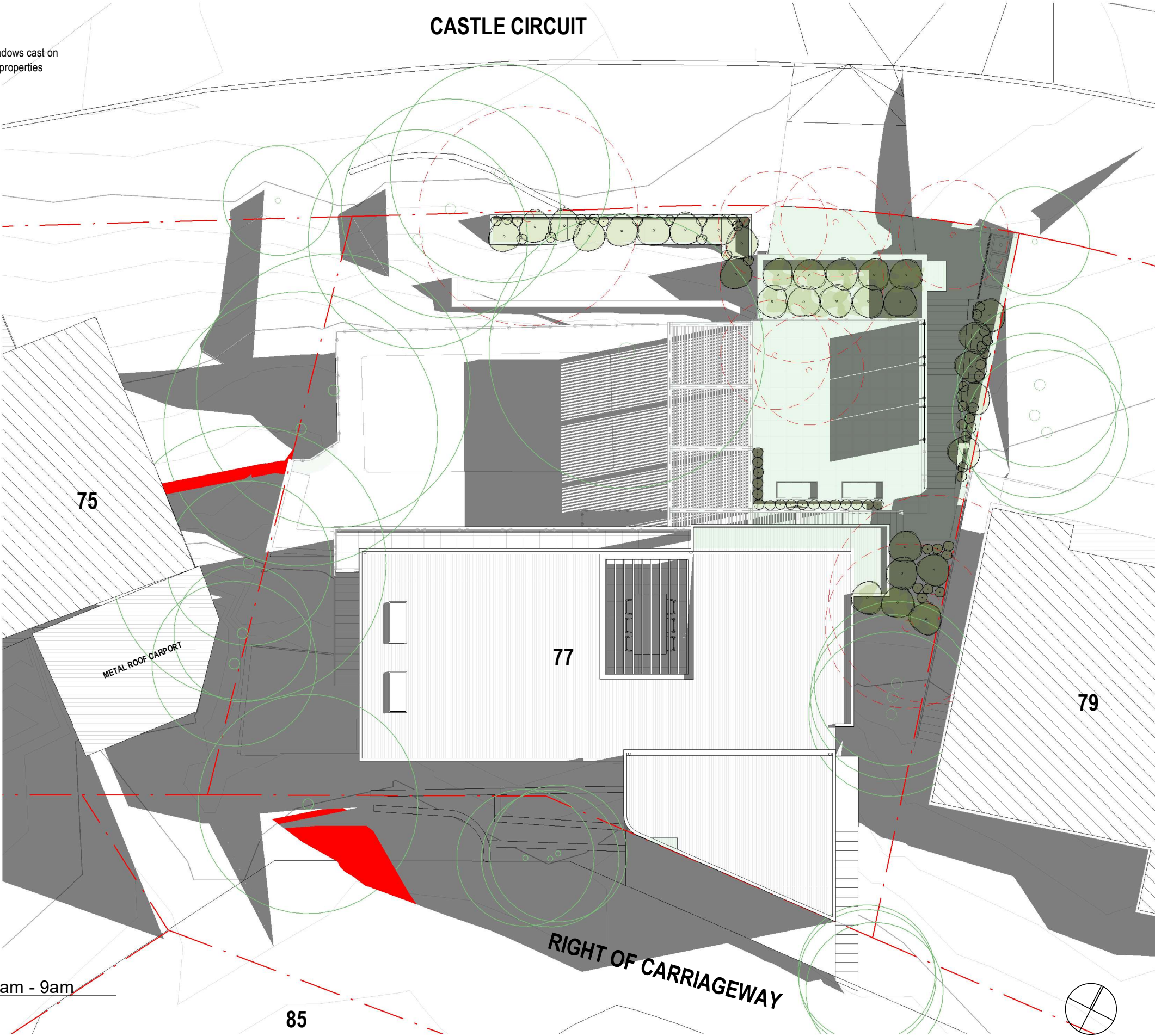
Nominated Architect: Wade Stewart Cogle m: 0433 775 490 p.o. box 26 newport nsw 2106
NSW ARB Registration #: 10971 info@hthousestudio.com abn: 355 0579 1074

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<div>NOTES:</div> <div>Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.</div>		Jonathan Algar					<div>DA 301</div>								
		PROJECT:										PROJECT NO.		1037 HHA	
		Alterations and Additions										DATE		05 July 2023	
		ADDRESS:										LOT:		33	
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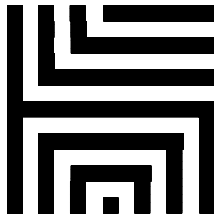
CASTLE CIRCUIT



Additional shadows cast on neighbouring properties



1 Shadow Diagram - 9am
1 : 150



HOT HOUSE

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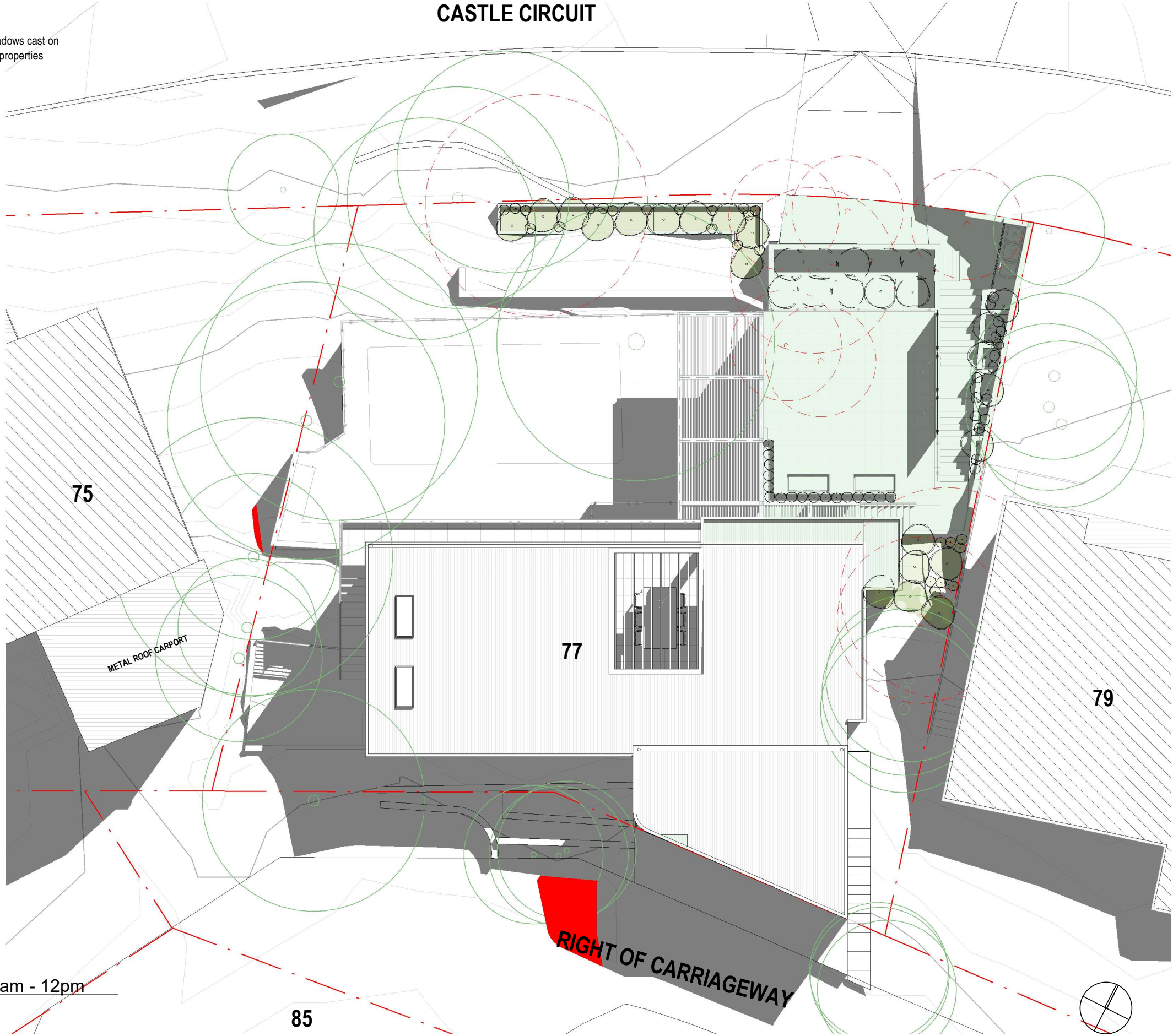
abn: 355 0579 1074

PRINT DATE: 5/07/2023 1:36:40 PM		PRINT SIZE: A3		ISSUE		DESCRIPTION		DATE		CLIENT:		SHADOW DIAGRAM - 9AM									
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				B	DA Issue		14-12-22														
				C	DA Rev 1		12-05-23														
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								Alterations and Additions		DATE		05 July 2023									
								ADDRESS:		LOT:		33		DRAWN BY:		JG					
								77 Castle Circuit, Seaforth, NSW, 2092		DP:		200638		CHECKED BY:		WC		SCALE:		As indicated	

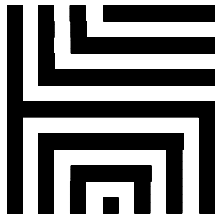
CASTLE CIRCUIT



Additional shadows cast on
neighbouring properties



1 Shadow Diagram - 12pm
1 : 150



HOT HOUSE
ARCHITECTS

Nominated Architect: **Wade Stewart Cogle** m: 0433 775 490 p.o. box 26 newport nsw 2106
NSW ARB Registration #: 10971 info@nothousestudio.com abn: 355 0579 1074

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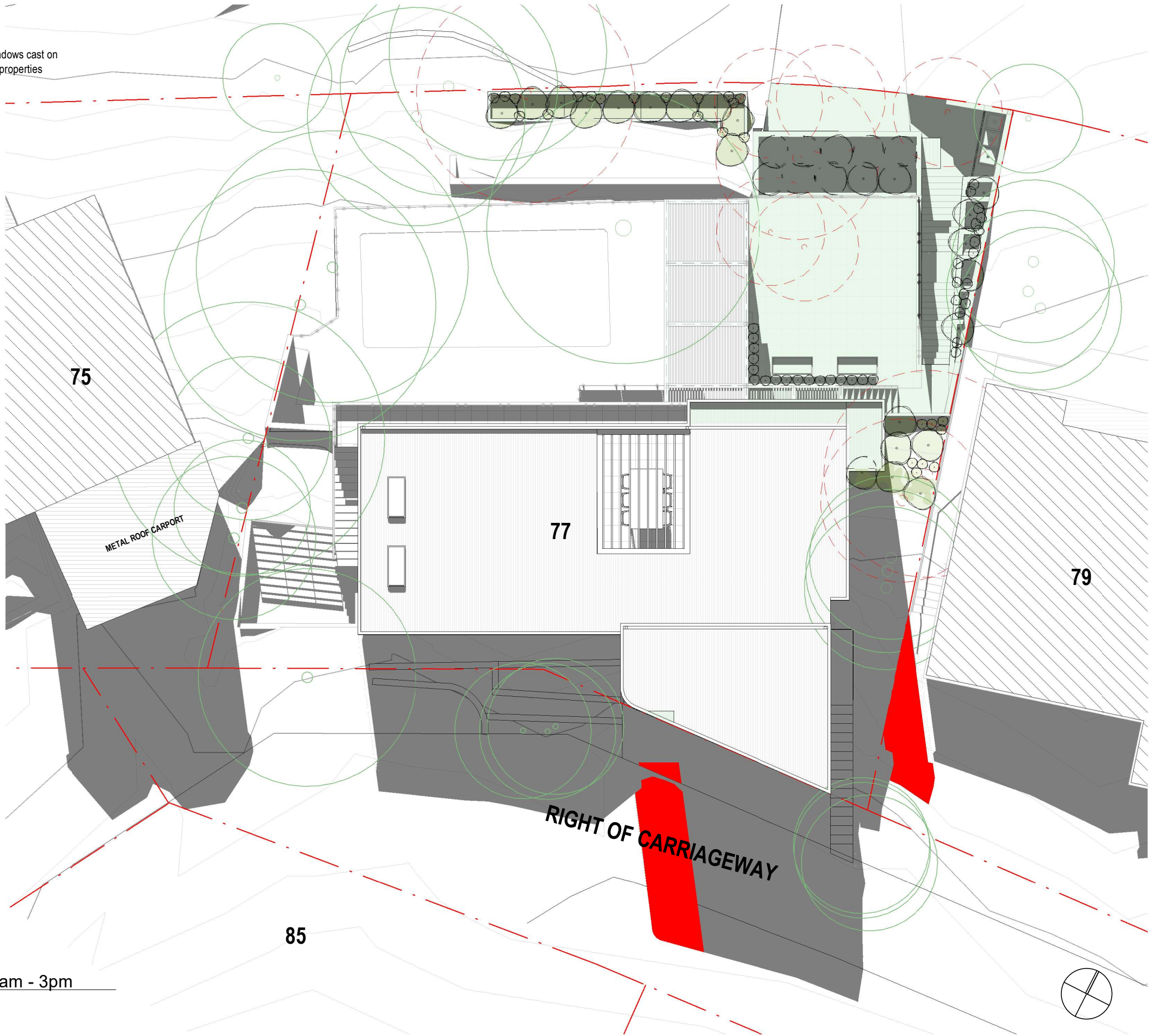
ISSUE	DESCRIPTION for information only	DATE
A	DA Issue	23-11-22
B	DA Rev 1	14-12-22
C	DA Rev 2	12-05-23
D		05-07-23

CLIENT: Jonathan Algar
PROJECT: Alterations and Additions
ADDRESS: 77 Castle Circuit, Seaforth, NSW, 2092

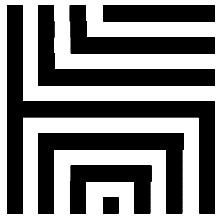
SHADOW DIAGRAM - 12PM					
PROJECT NO.		1037 HHA		DA 401	
DATE		05 July 2023			
LOT:		33			
DRAWN BY:		JG			
DP:		200638		SCALE:	
CHECKED BY:		WC		As indicated	



Additional shadows cast on
neighbouring properties



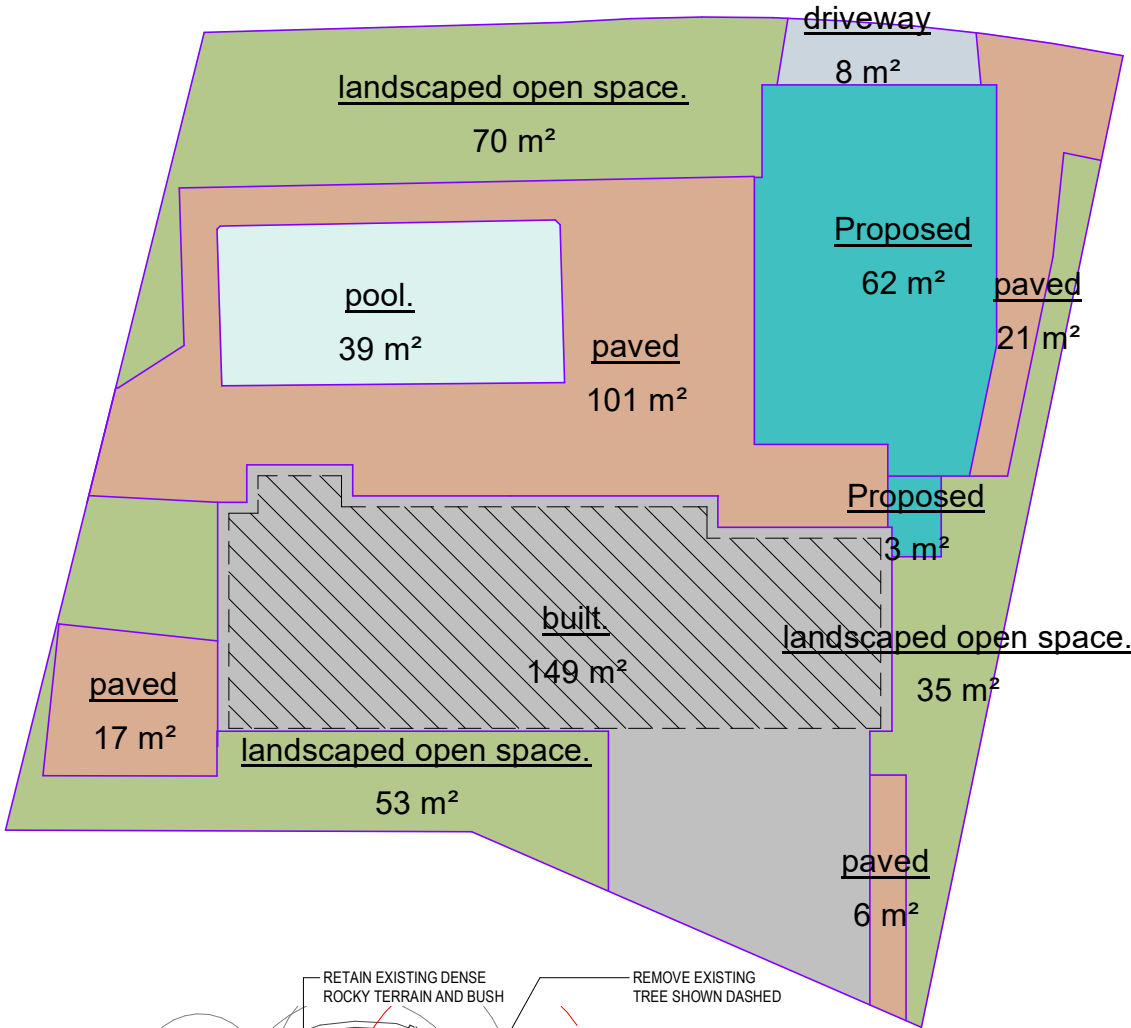
1 Shadow Diagram - 3pm
1 : 150



HOT HOUSE
ARCHITECTS

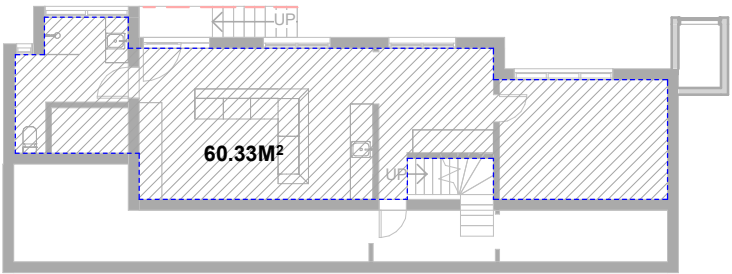
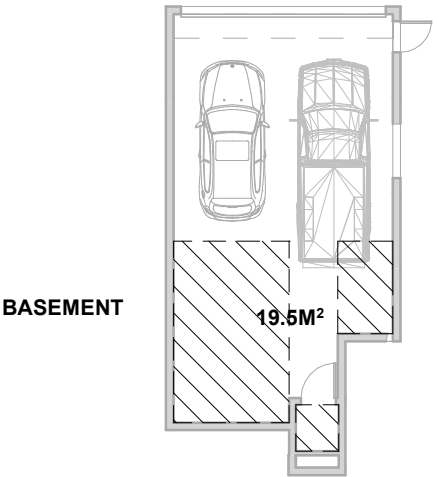
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PRINT DATE: 5/07/2023 1:36:47 PM		PRINT SIZE: A3		ISSUE A B C D	DESCRIPTION for information only DA Issue DA Rev 1 DA Rev 2	DATE 23-11-22 14-12-22 12-05-23 05-07-23	CLIENT: Jonathan Algar		SHADOW DIAGRAM - 3PM					
NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.							PROJECT: Alterations and Additions		PROJECT NO. 1037 HHA		DA 402			
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								DP: 200638		CHECKED BY: WC				



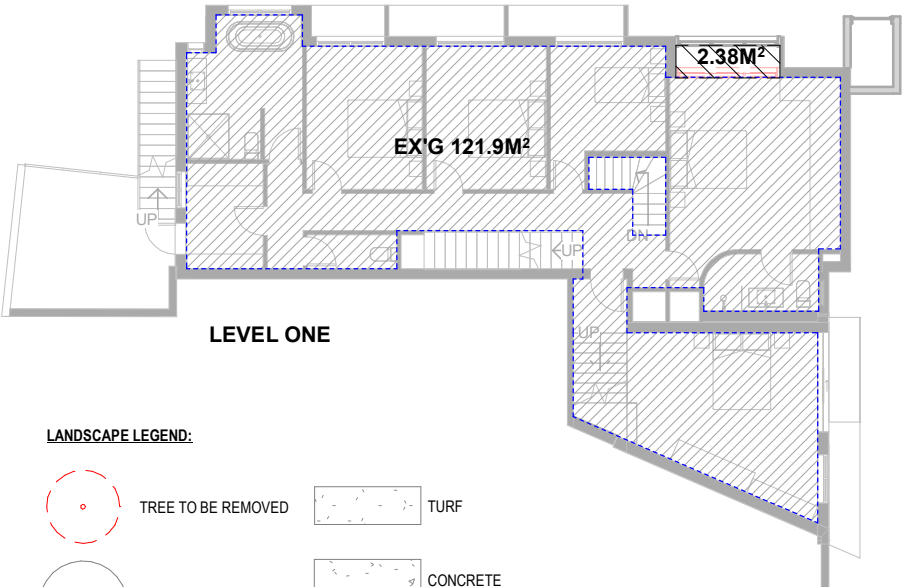
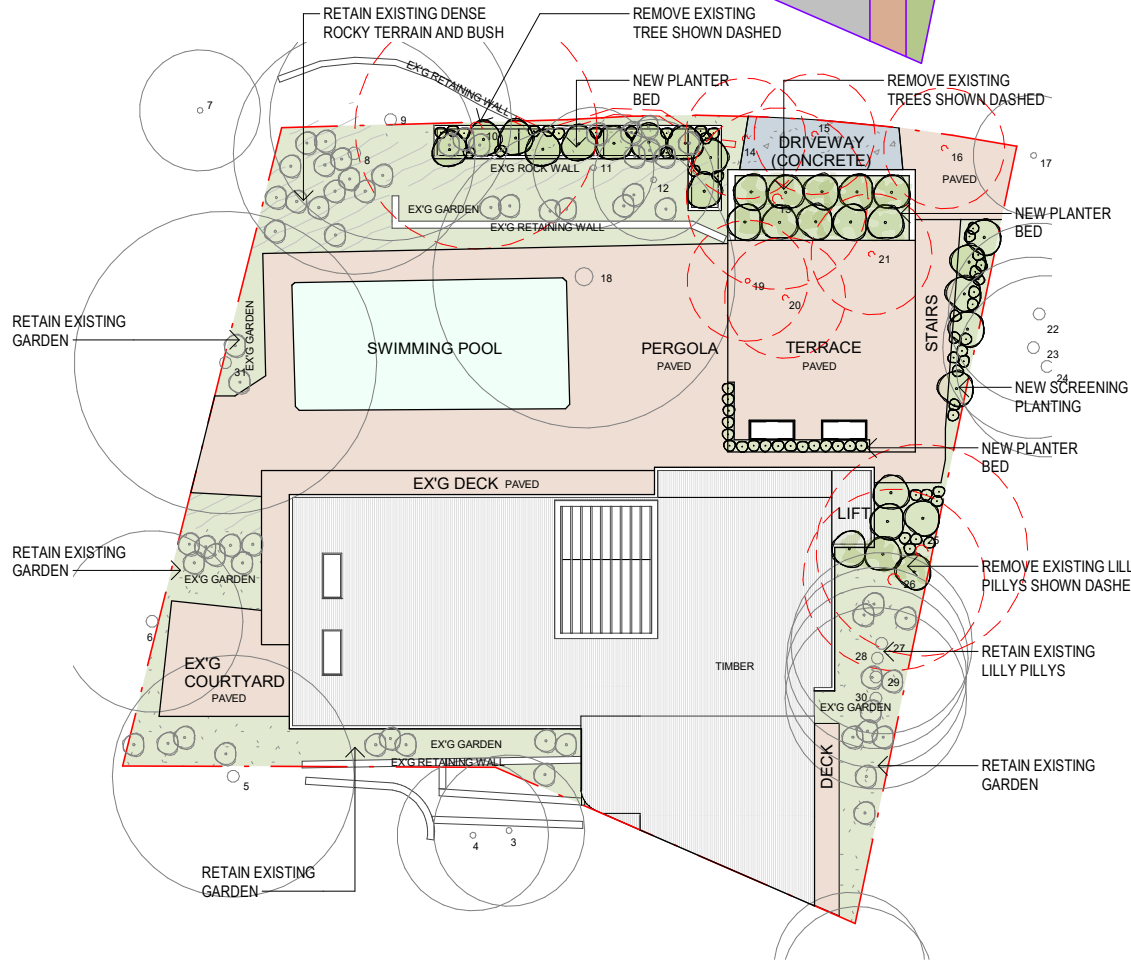
built.	149.0 m²	26.5%
driveway	8.3 m²	1.5%
landscaped open space.	158.1 m²	28.1%
paved	143.9 m²	25.6%
pool.	38.7 m²	6.9%
Proposed	64.5 m²	11.5%
Grand total: 12	562.6 m²	

	Required	Existing	Proposed	Complies
Total Open Space	60% of Site area	73%	68.1%	YES
Landscaped Open Area	25% of Open Space	47.3%	27.6%	YES
GFA	225m²	266.1m²	302.6m²	
FSR	0.4:1	0.47:1	0.54:1	NO. Merit Assessment

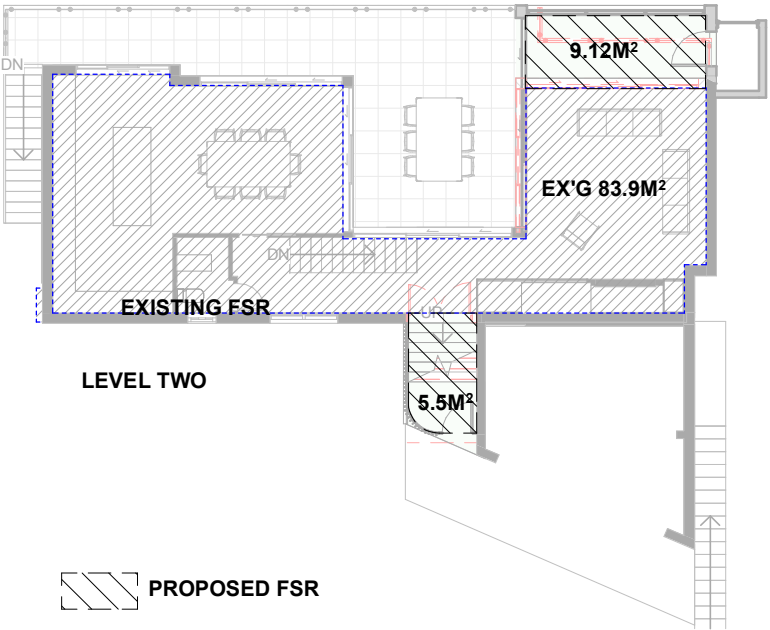


BASEMENT

GROUND FLOOR



LEVEL ONE



LEVEL TWO

LANDSCAPE LEGEND:

- TREE TO BE REMOVED
- TREE TO REMAIN
- TREE PROPOSED
- SHRUB TO REMAIN
- SHRUB PROPOSED
- TURF
- CONCRETE
- STEPPING STONES
- DECORATIVE PEBBLE
- ROCK GARDEN
- MILD STEEL EDGE (M.S.E.)

PRINT DATE: 5/07/2023 1:36:59 PM		PRINT SIZE: A3		ISSUE	DESCRIPTION	DATE	CLIENT:	AREA CALCULATION & LANDSCAPING PLAN				
NOTES:	Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.		A	for information only	23-11-22	Jonathan Algar	PROJECT:	PROJECT NO.		1037 HHA	DA 600	
	B	DA Issue	14-12-22	Alterations and Additions	DATE			05 July 2023				
	C	DA Rev 1	12-05-23		This drawing is copyright and remains the property of Hot House Architects <small>HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE ARCHITECTS</small>	LOT:		33	DRAWN BY:	JG		
	D	DA Rev 2	05-07-23			ADDRESS:		77 Castle Circuit, Seaforth, NSW, 2092		DP:		200638