

72 CARRINGTON PARADE, CURL CURL

SITE DETAILS LOT 1 DP 366860

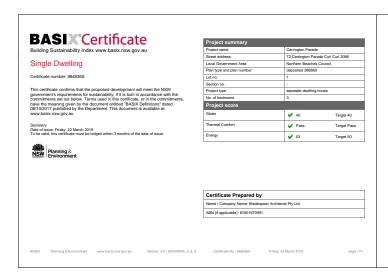
LEP:	CONTROL	EXISTING	PROPOSED
ZONING:	R2 LOW DENSITY RESIDEN	TIAL	
MAX BUILDING HEIGHT:	8.5M	COMPLIES	COMPLIES
DCP:	CONTROL	EXISTING	PROPOSED
B1. WALL HEIGHT	7.2 M	COMPLIES	COMPLIES
B3. SIDE BOUNDARY ENVELOPE	5M AT 45 DEGREES	COMPLIES	MINOR BREACH
B5. SIDE BOUNDARY SETBACKS	0.9 M	BREACH	COMPLIES
B7. FRONT BOUNDARY SETBACK EAST [PRIMARY] NORTH [SECONDARY]	6.5 M 3.5 M	1.4 M [SUNROOM] / 3.7 M [MAIN HOUSE] 0 - 0.6 M	2.33 M 0 - 3.5 M
D1. LANDSCAPE OPEN SPACE	40%	80 SQM (28.5%)	97 SQM (34.0%)
D7. VIEWS		[REFER TO SHEET DA601]	

DRAWING LIST

DA 000	COVER PAGE	NTS
DA 001	BASIX	NTS
DA 002	SITE PLAN AND LOCATION PLAN	1:500
DA 100	EXISTING ROOF PLAN	1:100
DA 101	EXISTING ELEVATION	1:100
DA 102	EXISTING ELEVATION	1:100
DA 103	DEMOLITION PLAN	1:100
DA 104	EXCAVATION AND FILL PLAN	1:100
DA 105	EROSION AND SEDIMENT CONTROL PLAN	1:100
DA 200	ROOF PLAN	1:100
DA 201	FIRST FLOOR PLAN	1:100
DA 202	GROUND FLOOR PLAN	1:100
DA 203	BASEMENT FLOOR PLAN	1:100
DA 300	NORTH ELEVATION	1:100
DA 301	SOUTH ELEVATION	1:100
DA 302	EAST / WEST ELEVATION	1:100
DA 400	SECTIONS	1:100
DA 500	SCHEDULE OF COLOURS AND MATERIALS	NTS
DA 600	SHADOW DIAGRAMS [21 JUNE]	1:100
DA 601	VIEW ANALYSIS - NO.02 GARDERE AVE	NTS
DA 602	VIEW ANALYSIS - NO.70 CARRINGTON PDE	NTS
DA 603	WLEP/WDCP ENVELOPE COMPARISON	NTS
DA 604	WLEP/WDCP ENVELOPE COMPARISON	NTS
DA 700	WINDOW SCHEDULE	1:100
DA 800	PHOTO MONTAGE	NTS
DA 801	PHOTO MONTAGE	NTS
DA 802	PHOTO MONTAGE	NTS
DA 803	PHOTO MONTAGE	NTS
DA 900	LANDSCAPED OPEN SPACE - AREA SCHEDULE	1:200

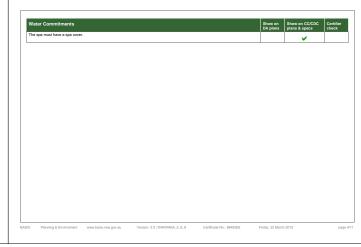
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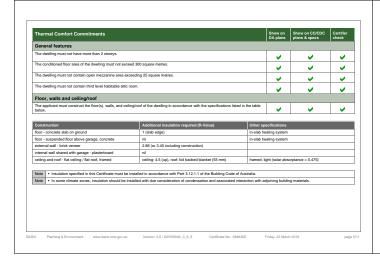
E 12	0.04.19 ISSUE FOR DA 0.04.19 UPDATES FOR SEE 0.04.19 UPDATES FOR SEE	STRUCTURAL ENGINEER Cantillever Consulting Tagineers Damian Hadiley Suite 206 Flourmil Studios, 3 Gladstone St, Newtown NSW 204; M: 0418 939 532		LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	72 CARRI LOT 1 DP 366860	NGTON F	PARADE, C	URL CURL		COVER PAGE		
B 14 A 06	.03.19 ISSUE FOR DA .03.19 ISSUE TO PLANNER .02.19 PRELIMINARY ISSUE FOR DA DATE DESCRIPTION	HYDRAULIC ENGINEER Ecological Design John Caley 11 Clans Street, Newtown NSW 2042 M: 0418 262 706	GEOTECHNICAL ENGINEER STS GeoEnvironmental Ply Ltd Matt Green 14/1 Cowyasture Place, Wetheriil Park, NSW 2164 M: 0459 988 086	CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P. 02 9806 3000 E: scott@donovanassociates.com	CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099	PROJECT NUMBER	DRAWN CA	тв	NTS	SHEET SIZE	DA DOCUMENTATION STAGE	SHEET NUMBER OF THE SHEET NUMBER	ISSUE

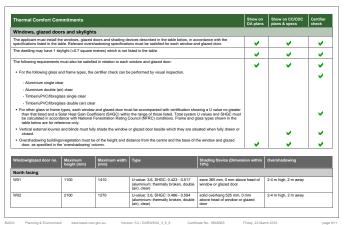




Water Commitments	Show on	Show on CC/CDC	Certifier
	DA plans	plans & specs	check
Landscape			
The applicant must plant indigenous or low water use species of vegetation throughout 20 square metres of the site.	~	~	
Fixtures			
The applicant must install showerheads with a minimum rating of 4 star (> 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 5 star in each toilet in the development.		~	~
The applicant must install taps with a minimum rating of 5 star in the kitchen in the development.		✓	
The applicant must install basin taps with a minimum rating of 5 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 100 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:			
 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 outdoor spa in the development		✓	-
Outdoor Spa			
The spa must not have a volume greater than 3.75 kilolitres.	T .		





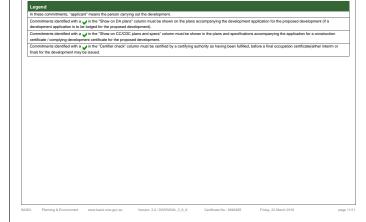


Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimension within 10%)	Overshadowing
W03	2100	1270	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	solid overhang 780 mm, 0 mm above head of window or glazed door	2-4 m high, 2 m away
W04	700	800	U-value: 3.6, SHGC: 0.423 - 0.517 (aluminium: thermally broken, double (air), clear)	eave 220 mm, 0 mm above head of window or glazed door	not overshadowed
W12	2700	2250	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	solid overhang 1100 mm, 0 mm above head of window or glazed door	not overshadowed
W13	1000	1800	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	eave 220 mm, 0 mm above head of window or glazed door	not overshadowed
W19	2250	4230	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	solid overhang 1800 mm, 0 mm above head of window or glazed door	1-2 m high, <1.5 m away
W21	1200	4040	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	external louvre/vertical blind (adjustable)	not overshadowed
North-East facing					
W05	1170	1950	U-value: 3.6, SHGC: 0.423 - 0.517 (aluminium: thermally broken, double (air), clear)	none	not overshadowed
W14	2250	4000	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	eave 220 mm, 0 mm above head of window or glazed door	not overshadowed
East facing					
W06	2100	3600	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	solid overhang 600 mm, 0 mm above head of window or glazed door	not overshadowed
W15	3300	3600	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	solid overhang 600 mm, 0 mm above head of window or glazed door	not overshadowed
W20	2250	3645	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	eave 220 mm, 0 mm above head of window or glazed door	1-2 m high, <1.5 m away

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Туре	Shading Device (Dimension within 10%)	Overshadowing
South-East facing					
W07	2275	1480	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	none	1-2 m high, <1.5 m away
W16	2875	1480	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	none	1-2 m high, <1.5 m away
South facing					
W17	2250	4230	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	eave 220 mm, 0 mm above head of window or glazed door	1-2 m high, <1.5 m away
W08	1700	900	U-value: 3.6, SHGC: 0.270 - 0.330 (aluminium: thermally broken, double (air), tint)	eave 220 mm, 0 mm above head of window or glazed door	not overshadowed
W09	1700	900	U-value: 3.6, SHGC: 0.270 - 0.330 (aluminium: thermally broken, double (air), tint)	eave 220 mm, 0 mm above head of window or glazed door	not overshadowed
W10	1700	900	U-value: 3.6, SHGC: 0.270 - 0.330 (aluminium: thermally broken, double (air), tint)	eave 220 mm, 0 mm above head of window or glazed door	not overshadowed
W11	1700	900	U-value: 3.6, SHGC: 0.270 - 0.330 (aluminium: thermally broken, double (air), tint)	eave 220 mm, 0 mm above head of window or glazed door	not overshadowed
West facing					
W18	2700	3645	U-value: 3.6, SHGC: 0.423 - 0.517 (aluminium: thermally broken, double (air), clear)	solid overhang 1000 mm, 0 mm above head of window or glazed door	2-4 m high, 2-5 m away
D05	2700	1030	U-value: 3.6, SHGC: 0.486 - 0.594 (aluminium: thermally broken, double (air), clear)	solid overhang 1000 mm, 350 mm above head of window or glazed door	2-4 m high, 2 m away

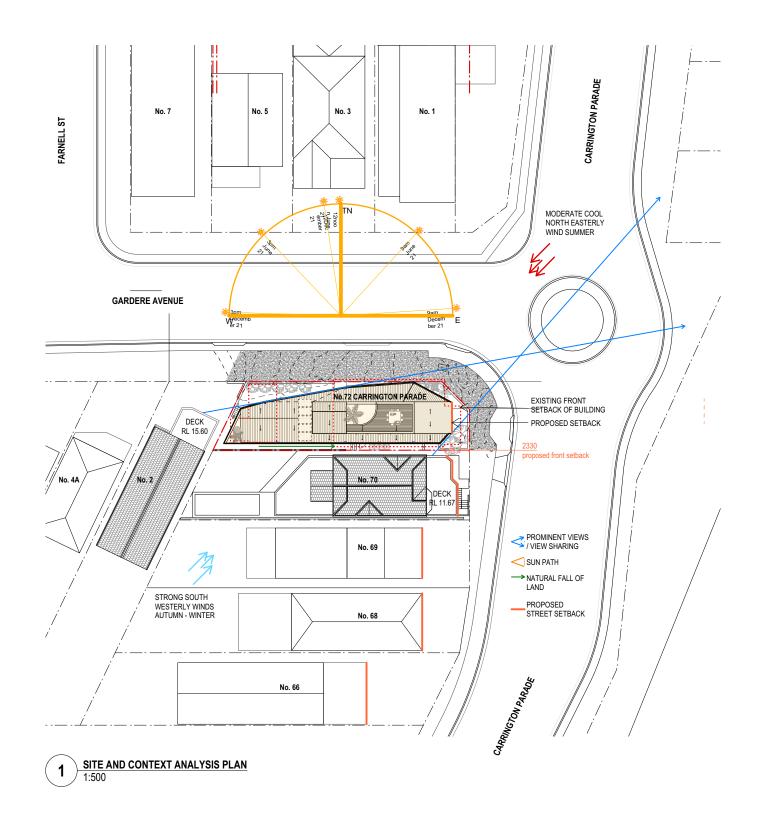
Hot water The applicant must install the following hot water system in the development, or a system with a higher energy rating; gas storage. Cooling system The applicant must result the Molerage coding system or a system with a higher energy rating, in at least 1 living areas ceiling fare a System around the continuous coding system, or a system with a higher energy rating, in at least 1 living areas ceiling fare a System around the following coding system, or a system with a higher energy rating, in at least 1 bedonom ceiling fares a System airconficient. Energy rating fairs, the Cooling System or a system with a higher energy rating, in at least 1 bedonom ceiling fares a System airconficient. Energy rating fairs, the Cooling System or a system with a higher energy rating, in at least 1 bedonom ceiling fares a system with a higher energy rating.		
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 fairs + 3-phase all conditioning. Energy rating, 15 per	~	J
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: ceiling fans + 3-phase airconditioning. Energy rating: EBR < 2.5 Area as airconditioning Energy rating: EBR < 2.5 Area as a system with a higher energy rating, in at least 1 bedroom: ceiling fans + the applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans +		
3-phase airconditioning: Energy rating: EER < 2.5 The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: ceiling fans +		
	✓	-
	✓	-
Heating system		
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: gas hydronic system; Energy rating: n/a	✓	-
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: gas hydronic system; Energy rating: n/a	~	~
Ventilation		
The applicant must install the following exhaust systems in the development:		\Box
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual on / timer off	•	-
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off	✓	~
Laundry: individual fan, ducted to façade or roof; Operation control: manual on / timer off	✓	~
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) larges:		
at least 3 of the bedrooms / study; dedicated	.	<u>ر</u> ا
at least 2 of the living / dining rooms; dedicated	L Ž	LŽ
• the kitchen:	•	_
· une mountain,	~	-

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 2 bathroom(s)/tollet(s) in the development for natural lighting.		· · ·	* * * * * * * * * * * * * * * * * * * *
all hallways: Natural lighting The applicant must install a window and/or slyright in the kitchen of the deeling for natural lighting. The applicant must install a window and/or slyright in 2 bathroom(s)/balet(s) in the development for natural lighting.			
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 2 bathroom(s)/bislet(s) in the development for natural lighting.		<u> </u>	
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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 2 bathroom(s)/biblet(s) in the development for natural lighting. Outdoor spa		~	T .
			_
Outdoor spa		~	V
The applicant must install the following heating system for the spa in the development (or alternatively must not install any heating system for the spa): solar (gas boosted)		~	
The applicant must install a timer for the spa pump in the development.		~	
Alternative energy			
The applicant must install a photovoltaic system with the capacity to generate at least 2 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 a gas cooktop & electric oven in the kitchen of the dwelling.		~	
The applicant must install a fixed indoor or sheltered clothes drying line as part of the development.		~	



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			Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042		LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P. 0421 681 146 Estudio@brkspr.com	PROJECT 72 CARRI LOT 1 DP 366860		,		1	SHEET TITLE BASIX		
С	25.03.19	ISSUE FOR DA		GEOTECHNICAL ENGINEER	CIVIL ENGINEER	CLIENT	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
В	14.03.19	ISSUE TO PLANNER	Ecological Design John Caley	STS GeoEnvironmental Pty Ltd Matt Green	Donovan Associates Scott Sharma	Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099							$\Delta \Delta \Delta$	
Α	06.02.19	PRELIMINARY ISSUE FOR DA		14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au	15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com	72 Garmigion Farauc, Gair Garrio V 2000	4=04					ΙΙΔΙ	001	
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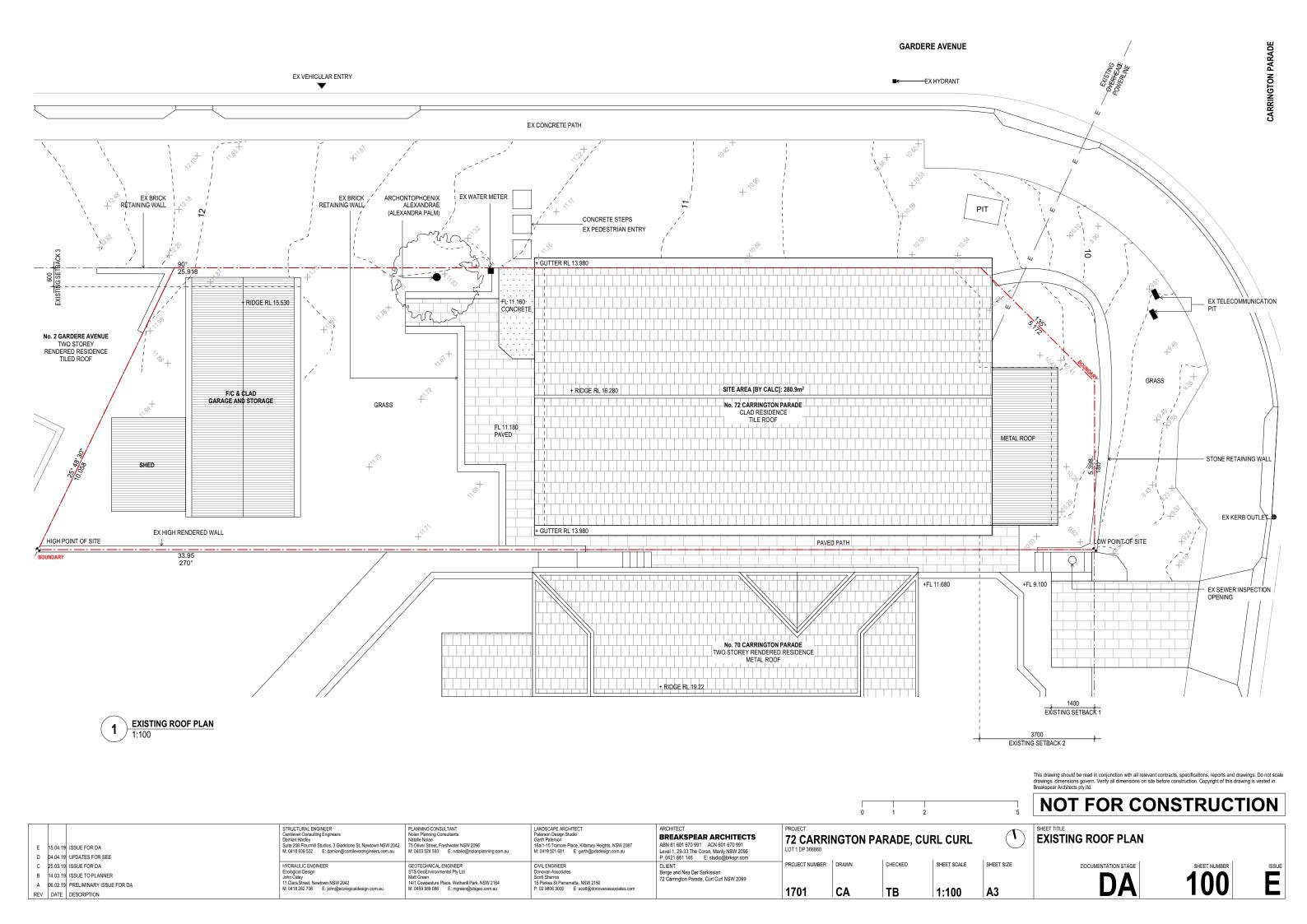
2 LOCATION PLAN 1:1000

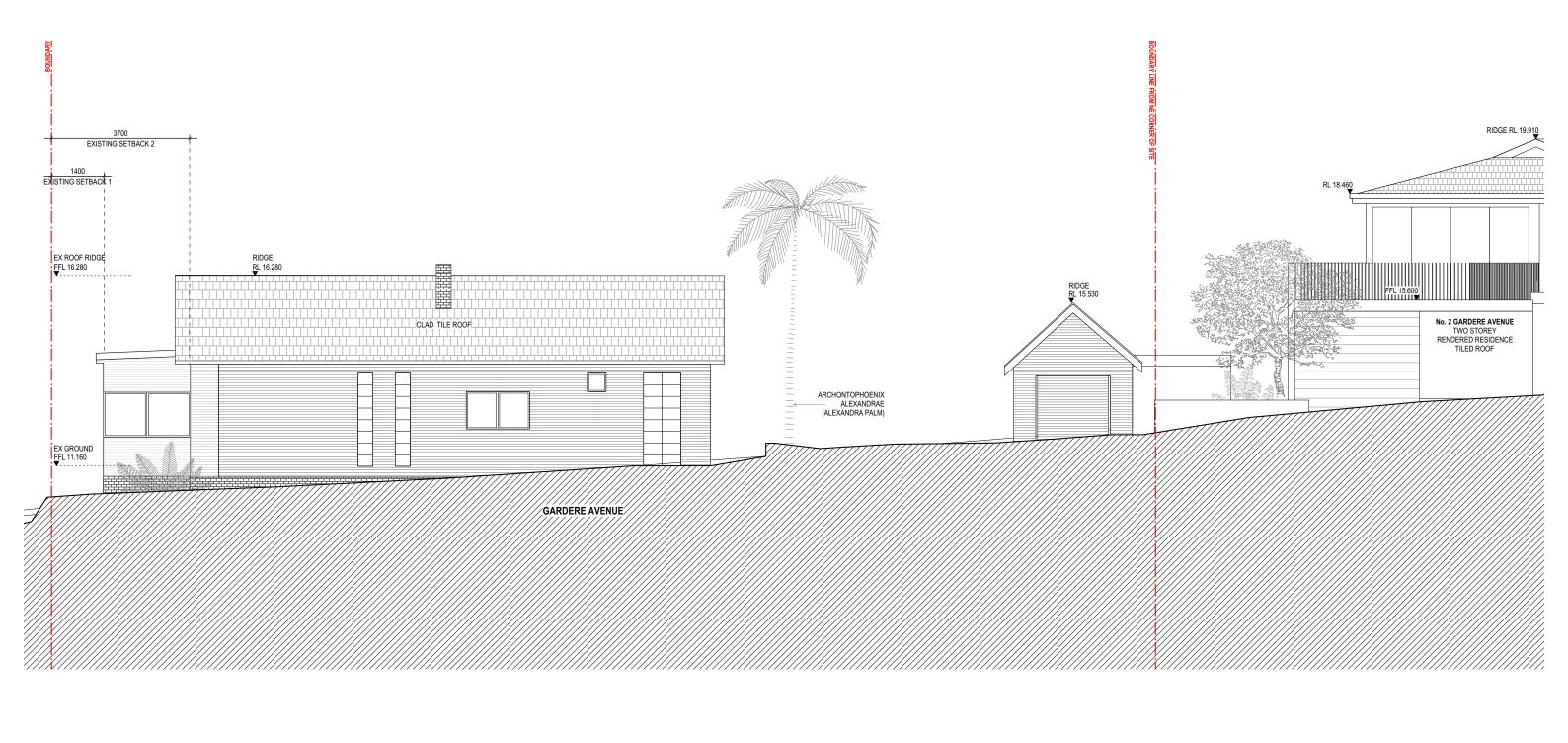


3 EXISTING CARRINGTON PARADE ELEVATION NTS

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E 15.04.19 ISSUE FOR DA D 04.04.19 UPDATES FOR SEE	Cantilever Consulting Engineers Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042	PLANNING CONSULTANT Nolan Planning Consultants Natalle Nolan 75 Oliver Street, Freshwater NSW 2096 M: 0403 524 593 E: natalie@nolanplanning.com.au	LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	72 CARR LOT 1 DP 366860	INGTON F	PARADE, CL	JRL CURL		SITE PLAN AND LOCATION PLAN		
C 25.03.19 ISSUE FOR DA	HYDRAULIC ENGINEER	GEOTECHNICAL ENGINEER	CIVIL ENGINEER	CLIENT	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE		EET NUMBER	ISSUE
B 14.03.19 ISSUE TO PLANNER	Ecological Design John Caley	STS GeoEnvironmental Pty Ltd Matt Green	Donovan Associates Scott Sharma	Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099							$\Delta \Delta$	
A 06.02.19 PRELIMINARY ISSUE FOR DA	11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au	14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au	15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com	72 Sannigton Faraus, Sun San Nov 2005	4704					\Box	02	
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1 EXISTING NORTH ELEVATION 1:100

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E 15.04.19 ISSUE FOR DA D 04.04.19 UPDATES FOR SEE			LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killamey Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	LOT 1 DP 366860		ARADE, CU			SHEET TITLE EXISTING ELEVATION		
C 25.03.19 ISSUE FOR DA	HYDRAULIC ENGINEER	GEOTECHNICAL ENGINEER	CIVIL ENGINEER	CLIENT	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
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NO.72

+RL RIDGE 16.280

CARRINGTON PARADE

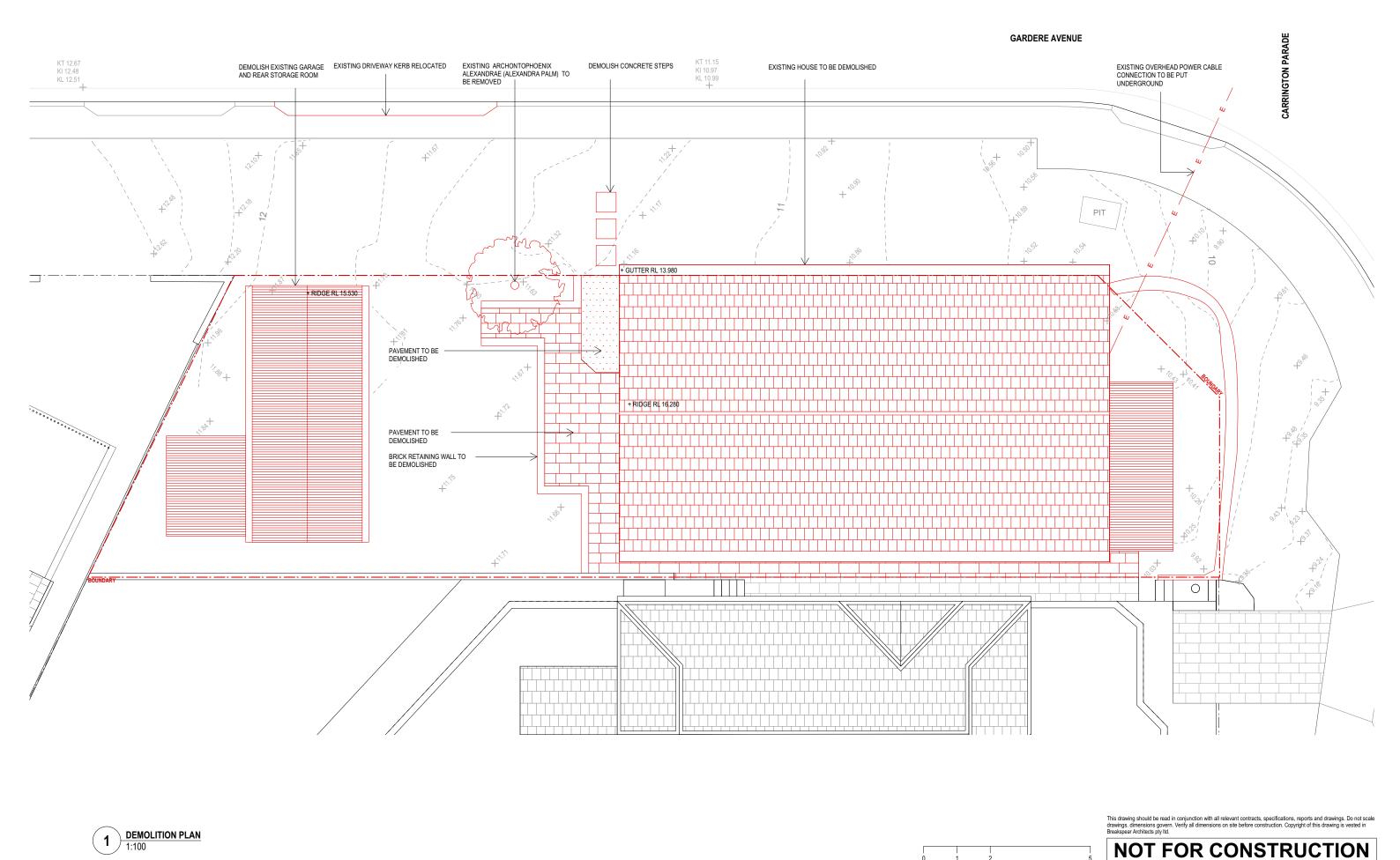
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EX ROOF RIDGE FFL 16.280

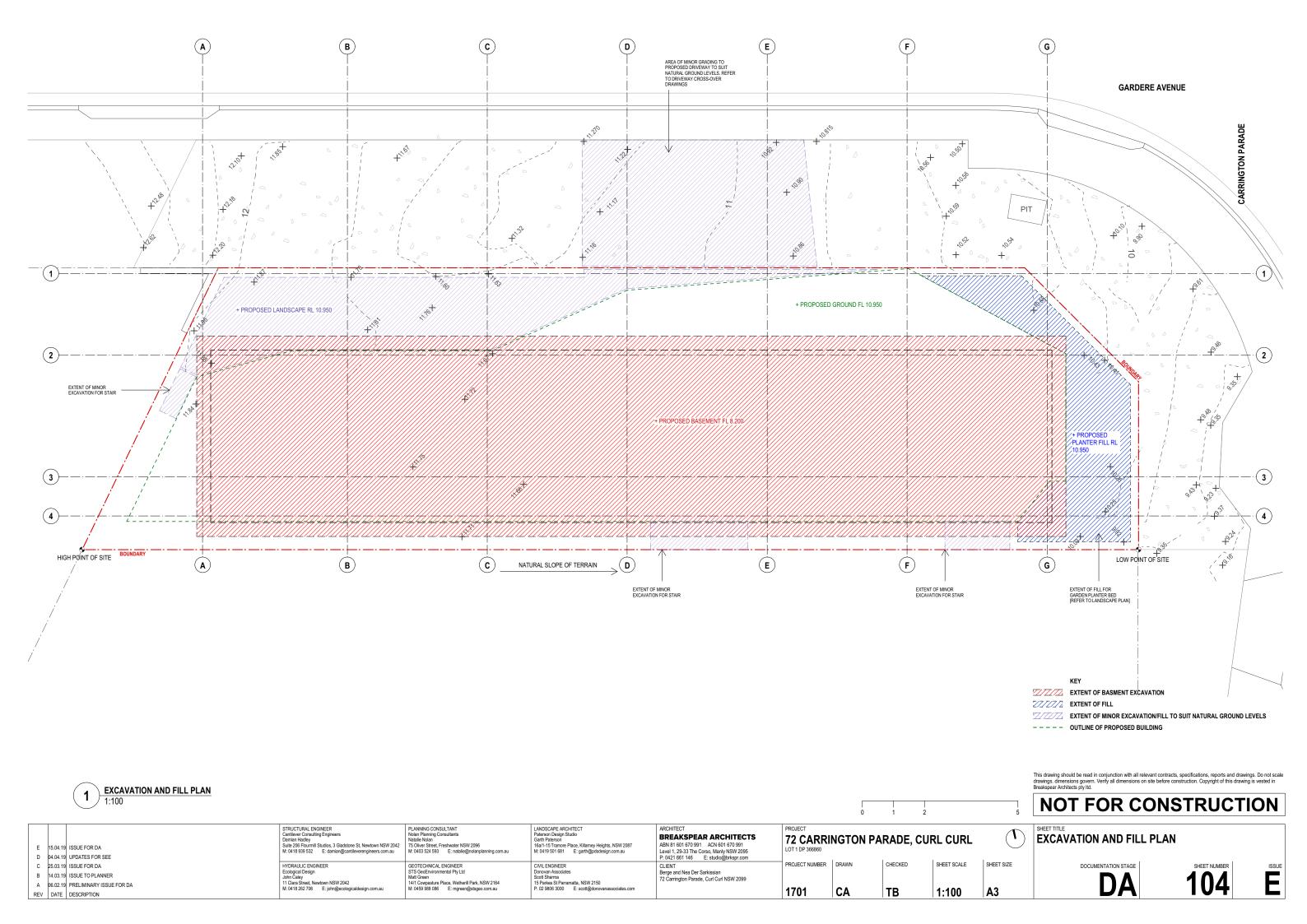
> EX GROUND FFL 11.160

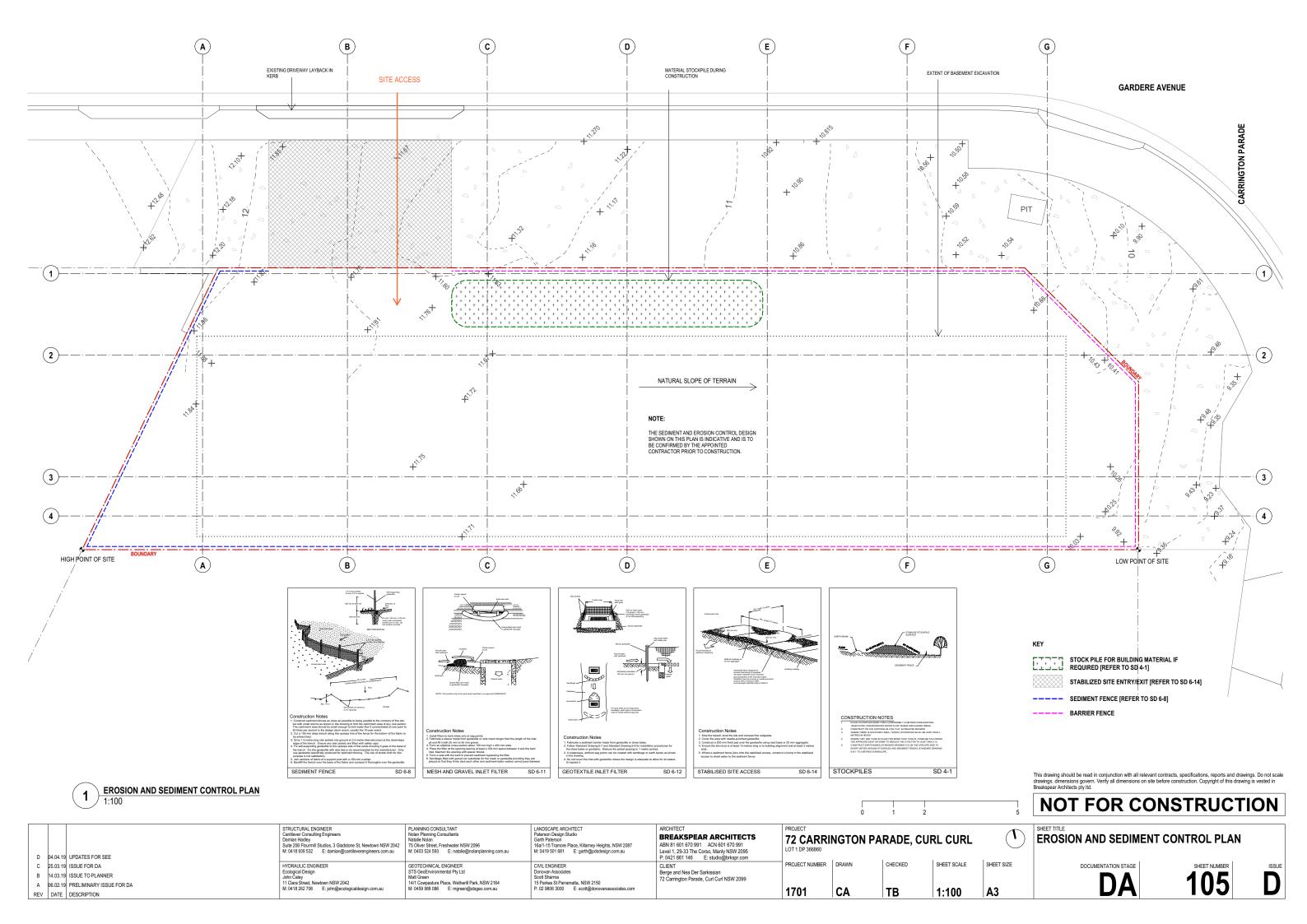
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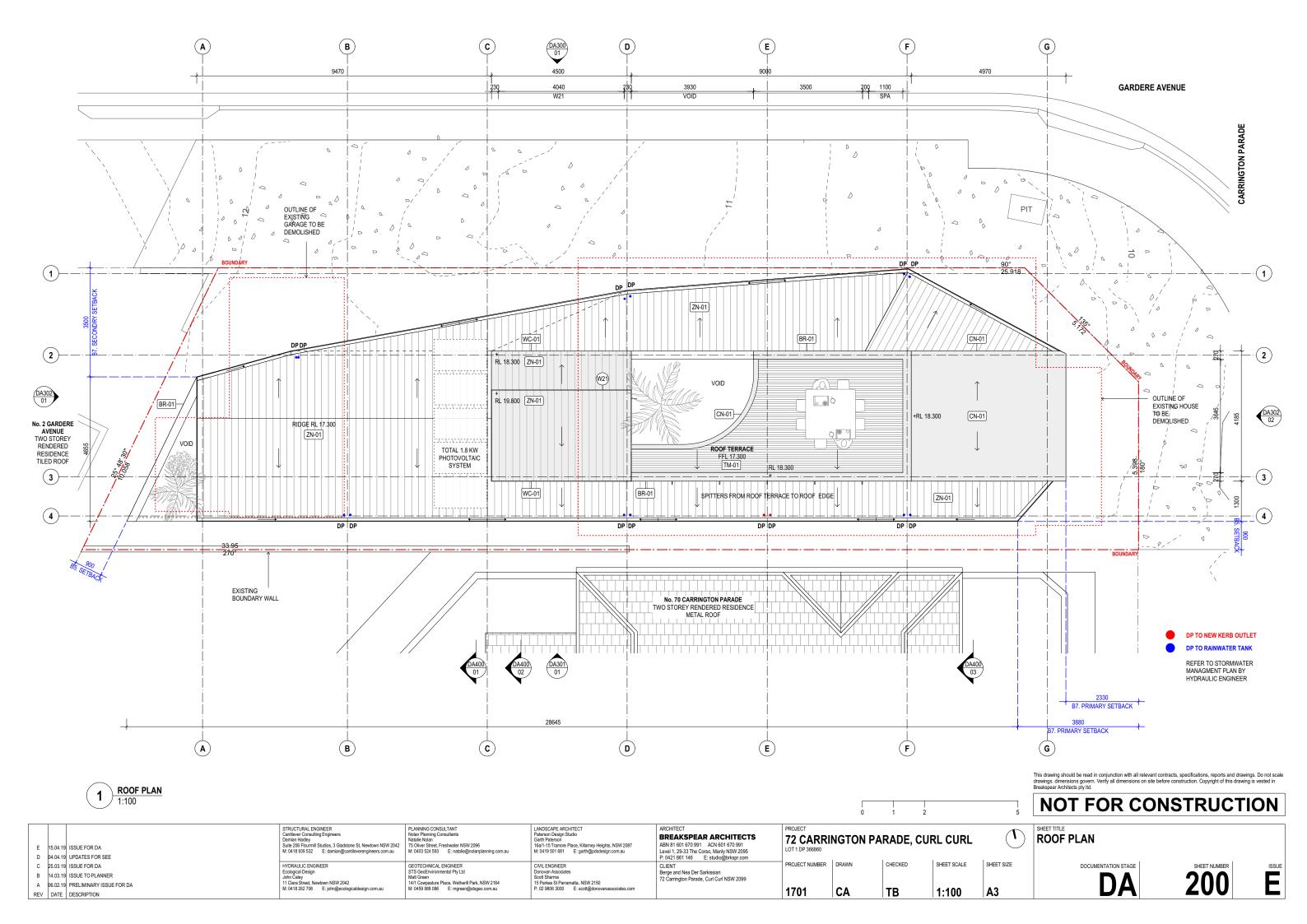
E 15.04.19 ISSUE FOR DA D 04.04.19 UPDATES FOR SEE		PLANNING CONSULTANT Notan Planning Consultants Natile Notan 75 Oliver Street, Freshwater NSW 2096 M: 0403 524 593 E: natalie@nolanplanning.com.au	LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	PROJECT 72 CARR LOT 1 DP 366860	INGTON I	PARADE, C	URL CURL		EXISTING ELEVATION		
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B 14.03.19 ISSUE TO PLANNER	Ecological Design John Caley	STS GeoEnvironmental Pty Ltd Matt Green	Donovan Associates Scott Sharma	Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099							102	
A 06.02.19 PRELIMINARY ISSUE FOR DA	11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au	14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au	15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com		1701	CA	TD	4.400	A 2	UA DA	IUZ	
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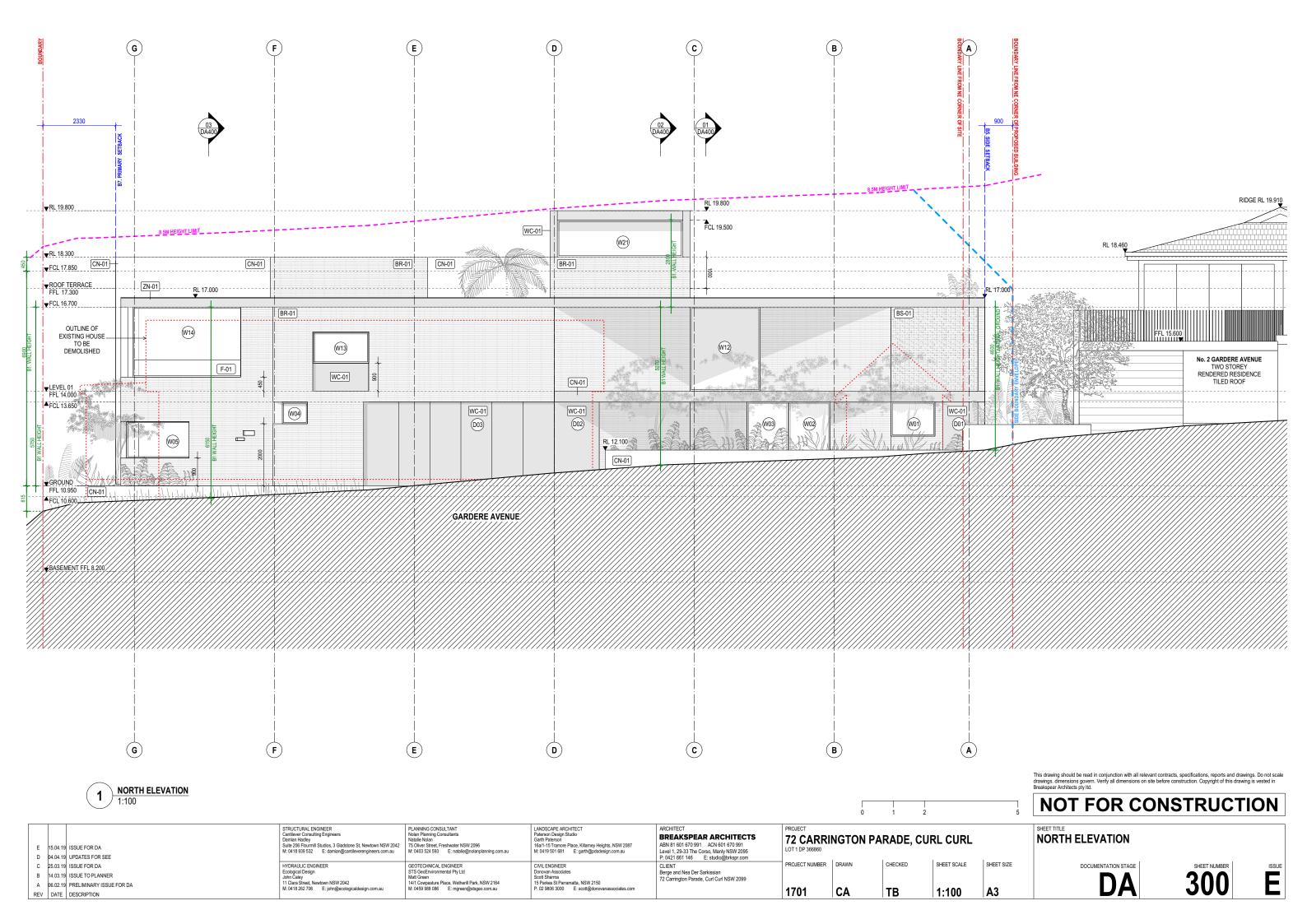


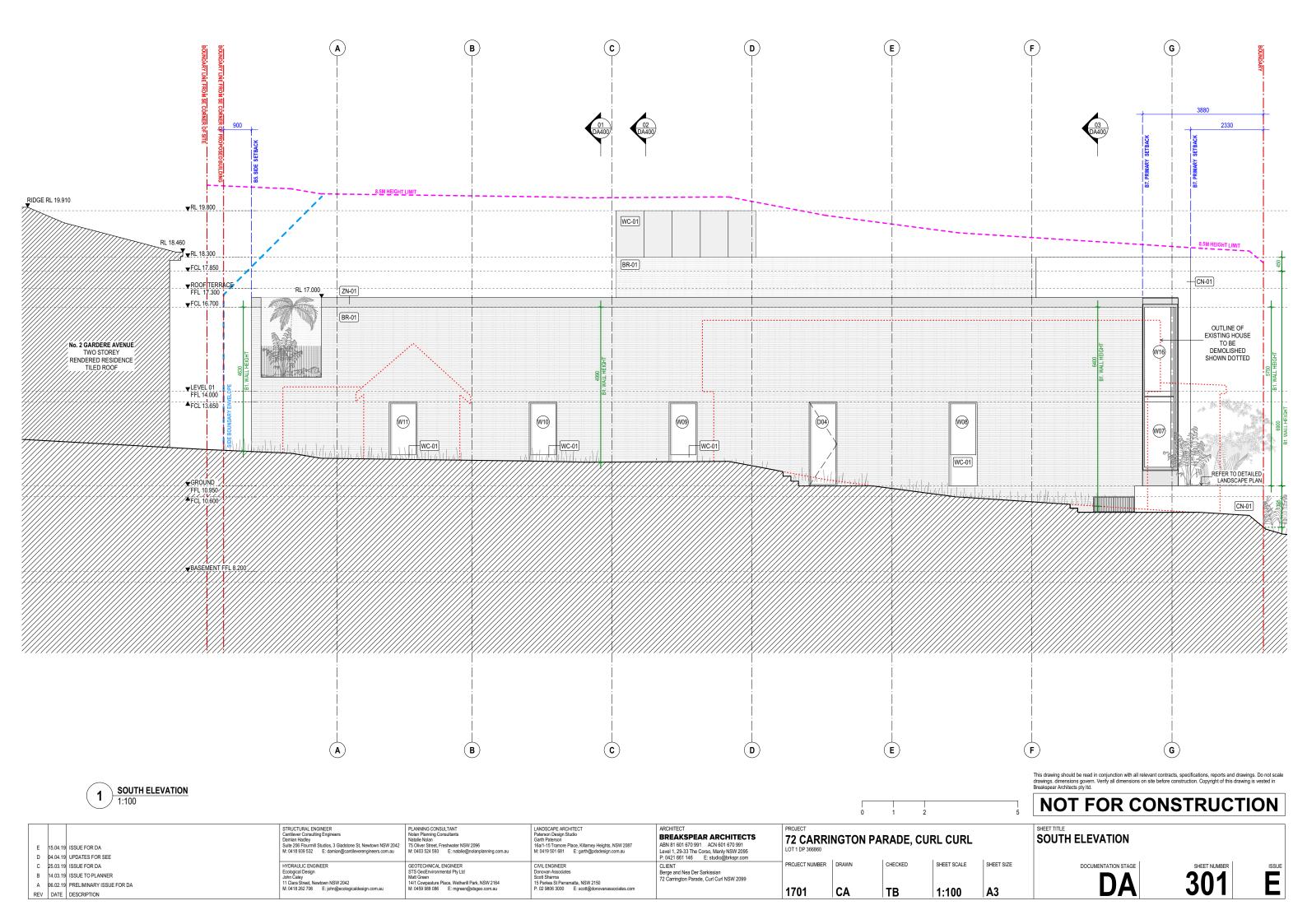
STRUCTURAL ENGINEER
Cantilever Consulting Engineers
Damian Hadley
Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042
M: 0418 939 532 E: damian@cantileverengineers.com.au LANDSCAPE ARCHITECT
Paterson Design Studio
Garth Paterson
(Ba/1-15 Tramore Place, Killarney Heights, NSW 2087
M: 0419 501 681 E; garth@pdsdesign.com.au DEMOLITION PLAN BREAKSPEAR ARCHITECTS
ABN 81 601 670 991
Level 1, 29-33 The Corso, Manly NSW 2095 72 CARRINGTON PARADE, CURL CURL 75 Oliver Street, Freshwater NSW 2096
M: 0403 524 593 E: natalie@nolanplanning.com.au 15.04.19 ISSUE FOR DA D 04.04.19 UPDATES FOR SEE CIVIL ENGINEER
Donovan Associates
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15 Parkes St Parramatta, NSW 2150
P. 02 9806 3000 E: scott@donovanassociates.com HYDRAULIC ENGINEER
Ecological Design
John Caley
11 Clara Street, Newtown NSW 2042
M: 0418 262 706 E: john@ecologicaldesign.com.au C 25.03.19 ISSUE FOR DA GEOTECHNICAL ENGINEER
STS GeoEnvironmental Pty Ltd
Matt Green
14/1 Cowpasture Place, Wetherill Park, NSW 2164
M: 0459 988 086 E: mgreen@stsgeo.com.au CLIENT
Berge and Nea Der Sarkissian
72 Carrington Parade, Curl Curl NSW 2099 PROJECT NUMBER SHEET SCALE SHEET SIZE ISSUE 103 B 14.03.19 ISSUE TO PLANNER DA A 06.02.19 PRELIMINARY ISSUE FOR DA 1701 TB 1:100 REV DATE DESCRIPTION CA

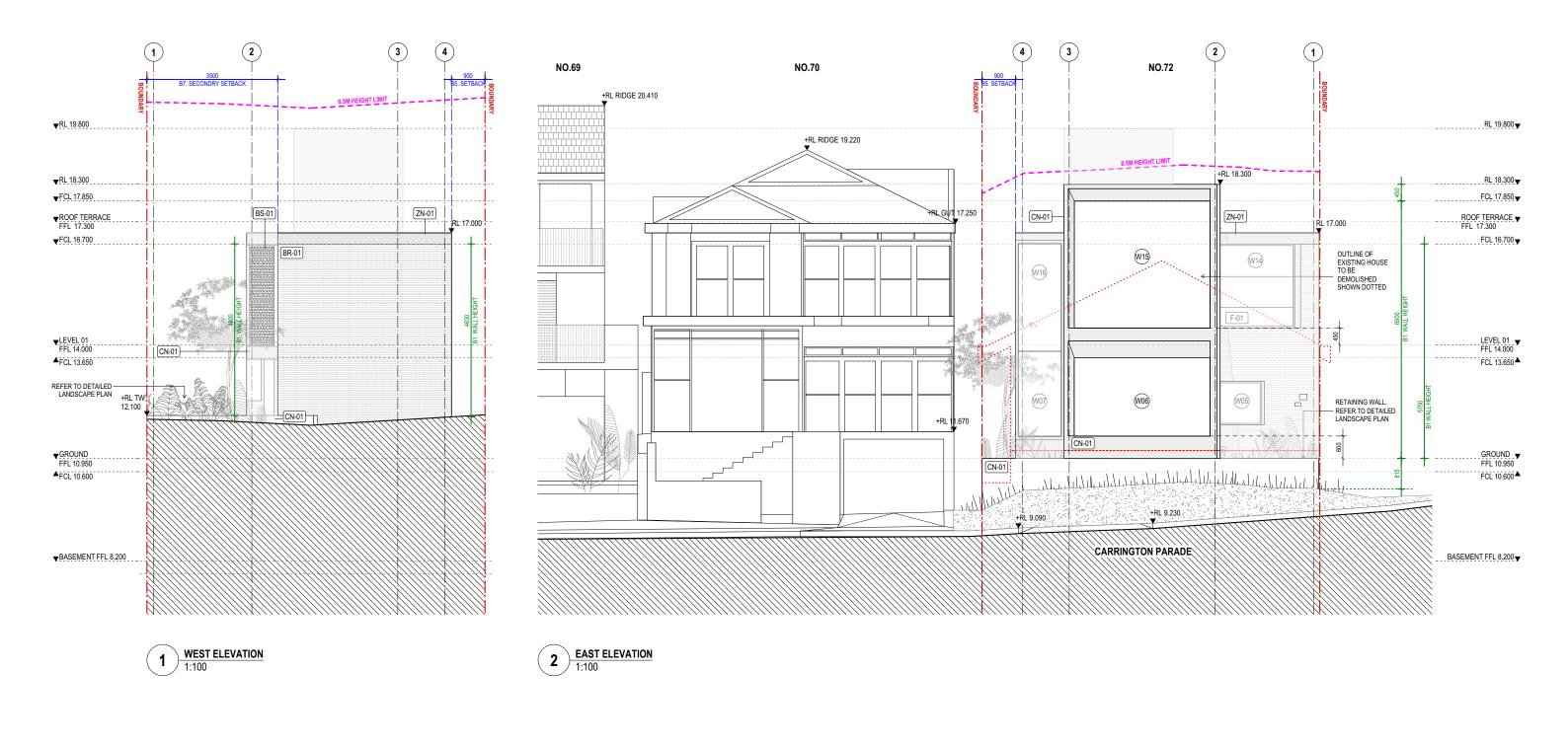






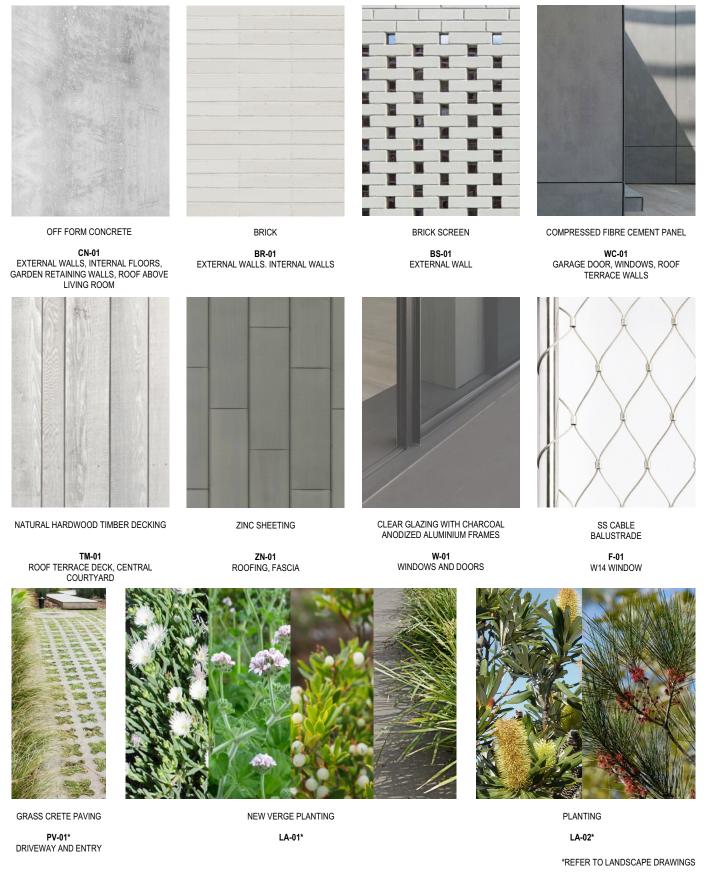




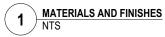


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	5.04.19 ISSUE FOR DA 1.04.19 UPDATES FOR SEE	Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042	PLANNING CONSULTANT Notan Planning Consultant Natile Notan 75 Oliver Street, Freshwater NSW 2096 M: 0403 524 593 E: natalie@notanplanning.com.au	LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E; garth@pdsdesign.com.au	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	PROJECT 72 CARRI LOT 1 DP 366860		,			EAST / WEST ELEVATION		
B 1-	5.03.19 ISSUE FOR DA 1.03.19 ISSUE TO PLANNER 5.02.19 PRELIMINARY ISSUE FOR DA DATE DESCRIPTION		GEOTECHNICAL ENGINEER STS GeoEnvironmental Ply Id Matt Green 14/1 Cowpasture Place, Wetheriil Park, NSW 2164 M: 0459 988 086	CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com	CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099	PROJECT NUMBER	CA	тв	1:100	SHEET SIZE	DA	302	ISSUE

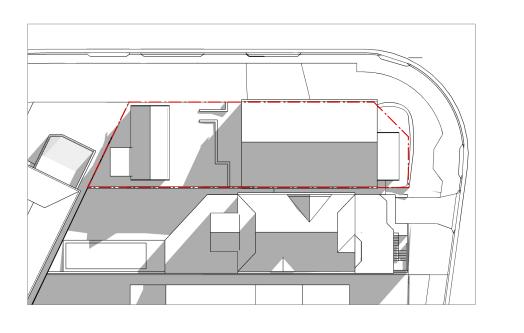


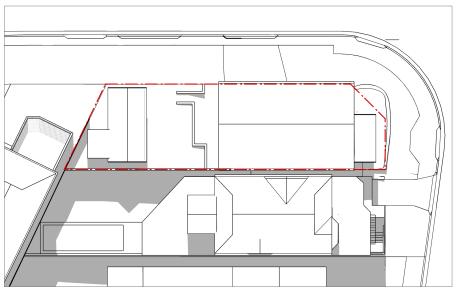


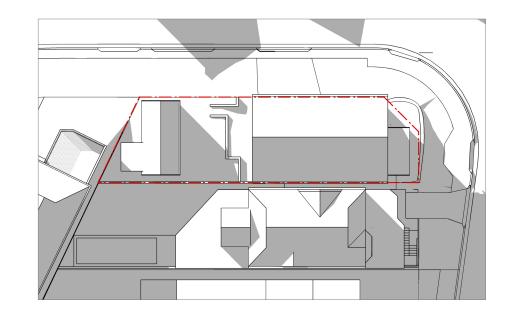


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E 15.04.19 ISSUE FOR DA D 04.04.19 UPDATES FOR SI		Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042	PLANNING CONSULTANT Nolan Planning Consultants Natalie Nolan 75 Oliver Street, Freshwater NSW 2096 M: 0403 524 593 E: natalie@nolanplanning.com.au	LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991	PROJECT 72 CARRI LOT 1 DP 366860	INGTON PA	ARADE, CU	JRL CURL		SCHEDULE OF COLOURS A	AND MATERIALS	
C 25.03.19 ISSUE FOR DA		HYDRAULIC ENGINEER	GEOTECHNICAL ENGINEER	CIVIL ENGINEER	CLIENT	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
B 14.03.19 ISSUE TO PLANN	IER	Ecological Design John Calev	STS GeoEnvironmental Pty Ltd Matt Green	Donovan Associates Scott Sharma	Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099							$E \cap O$	
A 06.02.19 PRELIMINARY IS:	SUE FOR DA		14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au	15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com	72 Carmigion Paraue, Curr Curr NSW 2099	4704	C 4	TD	NTO	A 2		500	
 DEV DATE DESCRIPTION		, , , , , , , , , , , , , , , , , , , ,	J J			1701	CA	IB	NTS	A3			



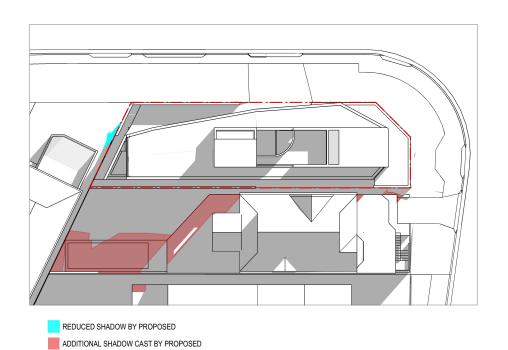




1 EXISTING JUNE 21 - 9AM

2 EXISTING JUNE 21 - 12PM

3 EXISTING JUNE 21 - 3PM



REDUCED SHADOW BY PROPOSED

ADDITIONAL SHADOW CAST BY PROPOSED

REDUCED SHADOW BY PROPOSED

ADDITIONAL SHADOW CAST BY PROPOSED

PROPOSED JUNE 21 - 9AM

PROPOSED JUNE 21 - 12PM

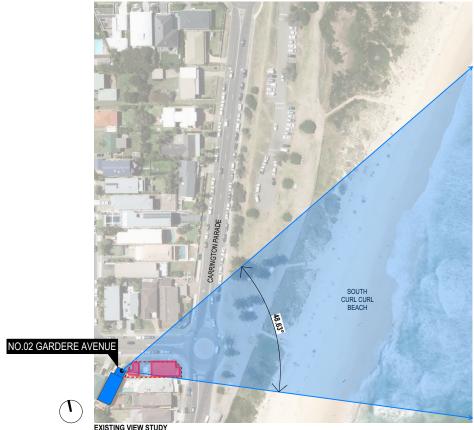
6 PROPOSED JUNE 21 - 3PM

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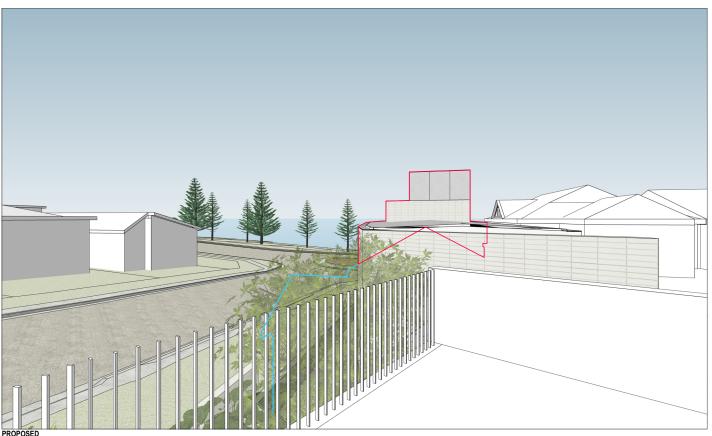
NOT FOR CONSTRUCTION

STRUCTURAL ENGINEER
Cantilever Consulting Engineers
Damian Hadley
Suite 206 Flourmil Studios, 3 Gladstone St, Newtown NSW 2042
M: 0418 939 532 E: damian@cantileverengineers.com.au LANDSCAPE ARCHITECT
Paterson Design Studio
Garth Paterson
(Ba/1-15 Tramore Place, Killarney Heights, NSW 2087
M: 0419 501 681 E: garth@pdsdesign.com.au SHEET TITLE SHADOW DIAGRAMS [WINTER SOLSTICE] 72 CARRINGTON PARADE, CURL CURL 75 Oliver Street, Freshwater NSW 2096
M: 0403 524 593 E: natalie@nolanplanning.com.au 15.04.19 ISSUE FOR DA D 04.04.19 UPDATES FOR SEE HYDRAULIC ENGINEER
Ecological Design
John Caley
11 Clara Street, Newtown NSW 2042
M: 0418 262 706 E: john@ecologicaldesign.com.au CIVIL ENGINEER
Donovan Associates
Scott Sharma
15 Parkes St Parramatta , NSW 2150
P. 02 9906 3000 E: scott@donovanassociates.com C 25.03.19 ISSUE FOR DA GEOTECHNICAL ENGINEER
STS GeoEnvironmental Pty Ltd
Matt Green
14/1 Cowpasture Place, Wetherill Park, NSW 2164
M: 0459 988 086 E: mgreen@stsgeo.com.au CLIENT
Berge and Nea Der Sarkissian
72 Carrington Parade, Curl Curl NSW 2099 PROJECT NUMBER DRAWN CHECKED SHEET SCALE SHEET SIZE 600 B 14.03.19 ISSUE TO PLANNER A 06.02.19 PRELIMINARY ISSUE FOR DA 1701 CA TB NTS REV DATE DESCRIPTION

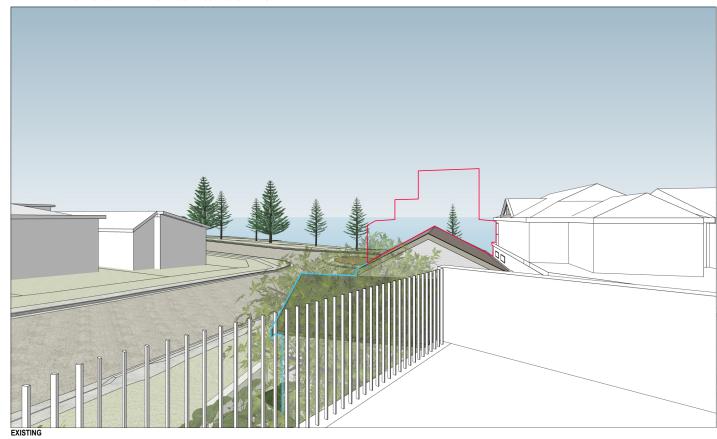








EXTERNAL VIEW FROM NO.2 GARDERE AVENUE BALCONY LOOKING NORTH EAST

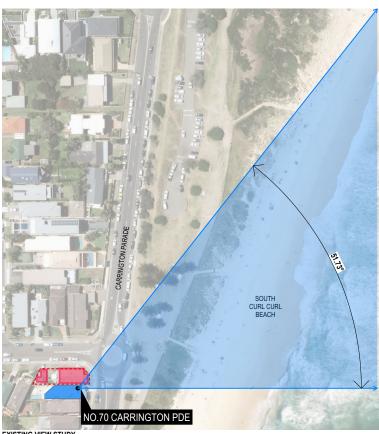


EXTERNAL VIEW FROM NO.2 GARDERE AVENUE BALCONY LOOKING NORTH EAST

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-		Cantilever Consulting Engineers Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042		DANUSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681	BREAKSPEAR ARCHITECTS ABN 81 601 670 991	72 CARRI	NGTON PA	RADE, CU	RL CURL		VIEW ANALYSIS - NO.02 GA	RDERE AVENUE	
C 2	5.03.19 ISSUE FOR DA		GEOTECHNICAL ENGINEER	CIVIL ENGINEER	CLIENT	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
B 1	I.03.19 ISSUE TO PLANNER	John Caley	STS GeoEnvironmental Pty Ltd Matt Green	Donovan Associates Scott Sharma	Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099							601	
A 0	6.02.19 PRELIMINARY ISSUE FOR DA		14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au	15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com	72 Samigon alaas, san san ten 2000	4704		TD	NTO	Λ3		nu'i 🗆	
REV	DATE DESCRIPTION	, 0, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1, 1,	J			1701	CA	IR	NTS	A3			



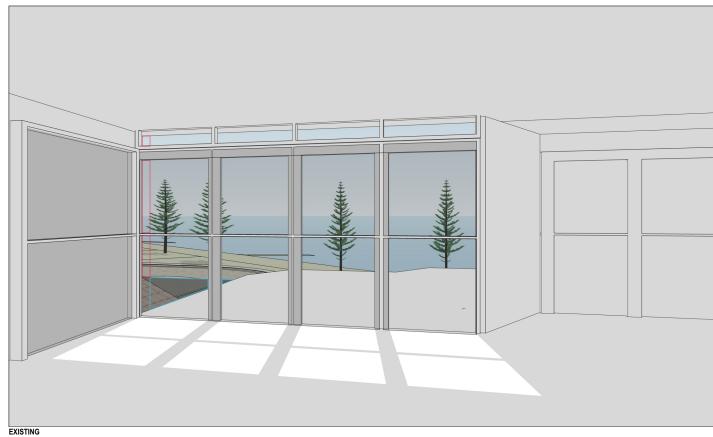






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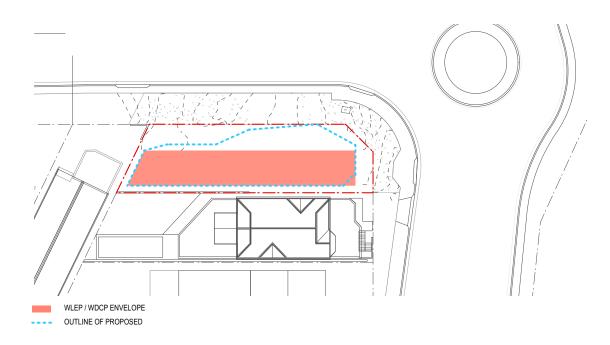
EXTERNAL VIEW FROM NO.2 GARDERE AVENUE BALCONY LOOKING NORTH EAST

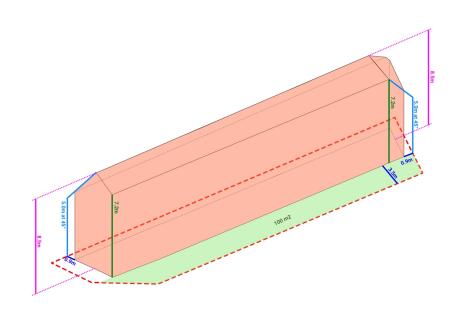


EXTERNAL VIEW FROM NO.2 GARDERE AVENUE BALCONY LOOKING NORTH EAST

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	Cantilever Consulting Engineers Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042	PLANNING CONSULTANT Nolan Planning Consultants Natalie Nolan 75 Oliver Street, Freshwater NSW 2096 M: 0403 524 593 E: natalie@molanplanning.com.au	LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	PROJECT 72 CARR LOT 1 DP 366860	INGTON F	PARADE, CI	JRL CURL	1	VIEW ANALYSIS - NO.70 C	ARRINGTON PAR	ADE
B 15.04.19 ISSUE FOR DA A 04.04.19 UPDATES FOR SEE REV DATE DESCRIPTION	HYDRAULIC ENGINEER Ecological Design John Caley 11 Clara Street, Newtown NSW 2042 M: 0418 262 705 E: phn@ecologicaldesign.com.au	GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au	CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes SI Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com	CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099	PROJECT NUMBER	DRAWN	снеске 	NTS	SHEET SIZE	DOCUMENTATION STAGE	sheet number 602	B





WLEP / WDCP COMPLIANT ENVELOPE:

4.3 - 8.5M VERTICAL HEIGHT FROM GROUND LEVEL [EXISTING]

B1. WALL HEIGHT MAXIMUM OF 7.2M FROM GROUND LEVEL [EXISTING]

B3. SIDE BOUNDARY ENVELOPE [SOUTH AND WEST] - 5M AT 45 DEGREES

B5. SIDE BOUNDARY SETBACK [SOUTH AND WEST] - 0.9M
B7. SECONDARY FRONT SETBACK [NORTH] - 3.5M

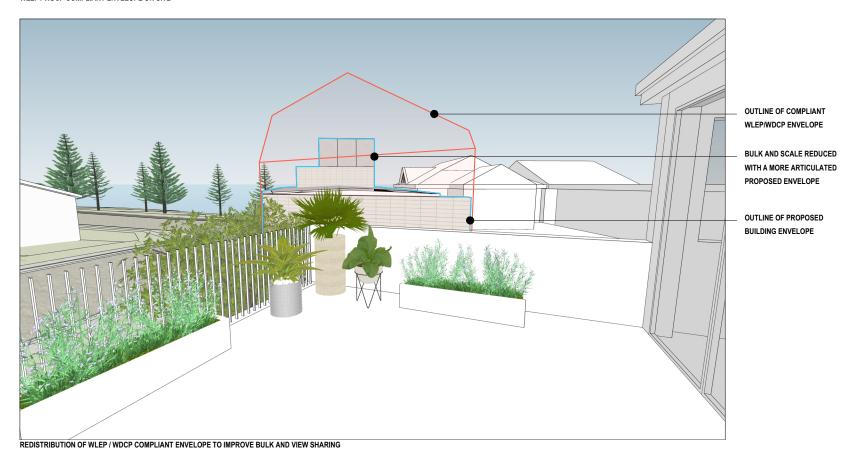
B7. FRONT SETBACK STREETSCAPE PATTERN

D1. LANDSCAPE OPEN SPACE - 100m2 [36% OF SITE AREA]

1 WLEP / WDCP COMPLIANT ENVELOPE
NTS



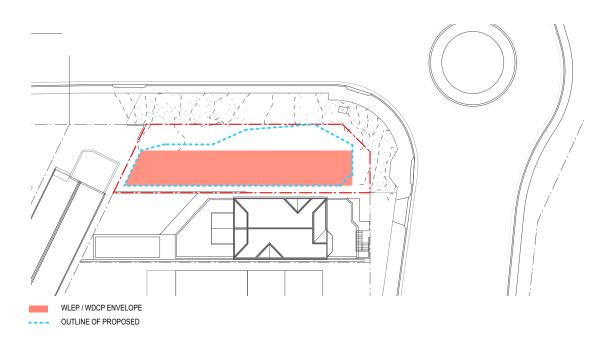
WLEP / WDCP COMPLIANT ENVELOPE ON SITE

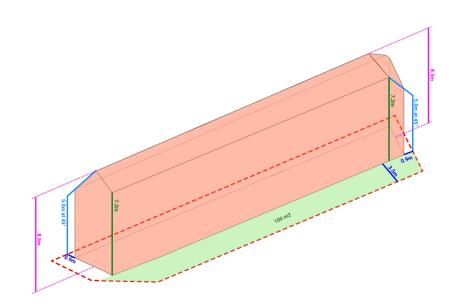


2 COMPARISON BETWEEN PROPOSAL AND COMPLIANT ENVELOPE - VIEW FROM NO.02 GARDERE AVENUE BALCONY NTS

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HYDRAULIC ENGINEER GEOTECHNICAL ENGINEER CIVIL ENGINEER CLIENT PROJECT NUMBER DRAWN	PARADE, CURL CURL		WLEP/WDCP ENVELOPE COMPARISON	
C 15.04.19 SSUE FOR DA Ecological Design John Caley UPDATES FOR SEE John @ Legion Legion	TB NTS	SHEET SIZE	DA 603	C





WLEP / WDCP COMPLIANT ENVELOPE:

4.3 - 8.5M VERTICAL HEIGHT FROM GROUND LEVEL [EXISTING]

B1. WALL HEIGHT MAXIMUM OF 7.2M FROM GROUND LEVEL [EXISTING]

B3. SIDE BOUNDARY ENVELOPE [SOUTH AND WEST] - 5M AT 45 DEGREES B5. SIDE BOUNDARY SETBACK [SOUTH AND WEST] - 0.9M

B7. SECONDARY FRONT SETBACK [NORTH] - 3.5M

B7. FRONT SETBACK STREETSCAPE PATTERN

D1. LANDSCAPE OPEN SPACE - 100m2 [36% OF SITE AREA]

WLEP / WDCP COMPLIANT ENVELOPE NTS



WLEP / WDCP COMPLIANT ENVELOPE ON SITE



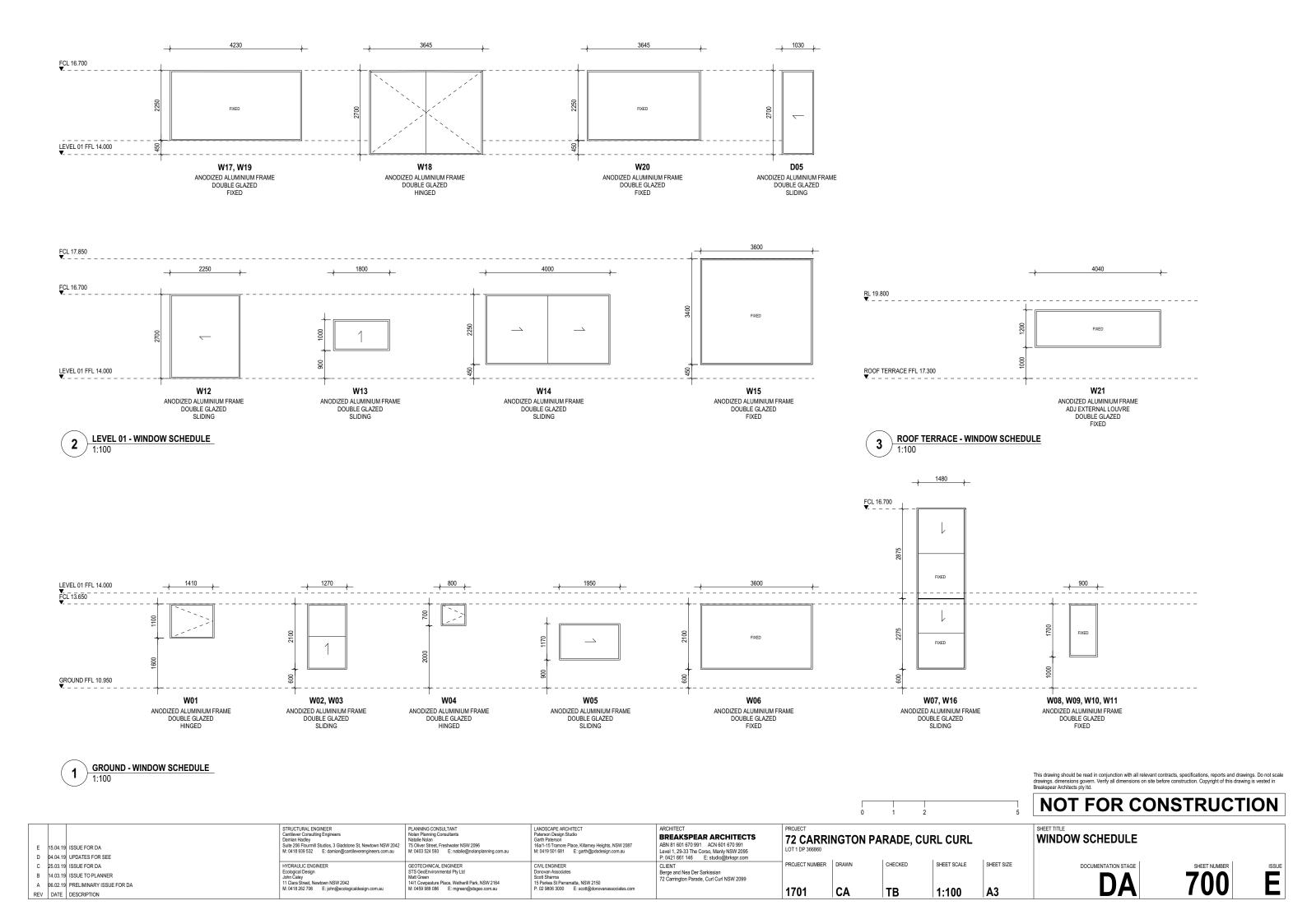
BULK AND SCALE OF COMPLIANT ENVELOPE REDISTRIBUTED FROM ROOF LEVEL AT WESTERN END OF SITE TO GROUND AND FIRST LEVEL OF NORTH-EAST CORNER

COMPLIANT WLEP/WDCP ENVELOPE

COMPARISON BETWEEN PROPOSAL AND COMPLIANT ENVELOPE NTS

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		PLANING CONSULTANT Nolan Planning Consultants Natalie Nolan 75 Oliver Street, Freshwater NSW 2096 M: 0403 524 593 E: natalie@nolanplanning.com.au	LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 18a/1-15 Tramore Place, Killamey Heights, NSW 2087 M: 0419 501 681	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P. 0421 661 146 E: studio@brkspr.com	72 CARRI LOT 1 DP 366860	NGTON PA	,			WLEP/WDCP ENVELOPE CO	OMPARISON	
C 15.04.19 ISSUE FOR DA B 12.04.19 UPDATES FOR SEE A 04.04.19 UPDATES FOR SEE REV DATE DESCRIPTION	HYDRAULIC ENGINEER Ecological Design John Caley 11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au	GEOTECHNICAL ENGINEER STS GeoEnvironmental Ply Ltd Matt Green 14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au	CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000	CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099	PROJECT NUMBER	CA	ТВ	SHEET SCALE NTS	SHEET SIZE A3	DA DOCUMENTATION STAGE	604	C





1 PHOTO MONTAGE
NTS

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E 15.04.19 ISSUE FOR DA D 04.04.19 UPDATES FOR SEE	Cantilever Consulting Engineers Damian Hadley Suite 206 Flournill Studios, 3 Gladstone St, Newtown NSW 2042	PLANNING CONSULTANT Notan Planning Consultants Natile Notan 75 Oliver Street, Freshwater NSW 2096 M: 0403 524 593 E: natalie@notanplanning.com.au	LANDSCAPE ARCHITECT Patterson Design Studio Garth Patterson 16a/1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	LOT 1 DP 366860		PARADE, CI			SHEET THTLE PHOTO MONTAGE		
C 25.03.19 ISSUE FOR DA		GEOTECHNICAL ENGINEER	CIVIL ENGINEER	CLIENT	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
B 14.03.19 ISSUE TO PLANNER	John Čaley	STS GeoEnvironmental Pty Ltd Matt Green	Donovan Associates Scott Sharma	Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099								
A 06.02.19 PRELIMINARY ISSUE FOR DA		14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au	15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com	72 Samily 6017 drags, Suff Suff 11017 2000	4704				1.0	Ι Ι Ι Ι Ι Ι Ι Ι	800	
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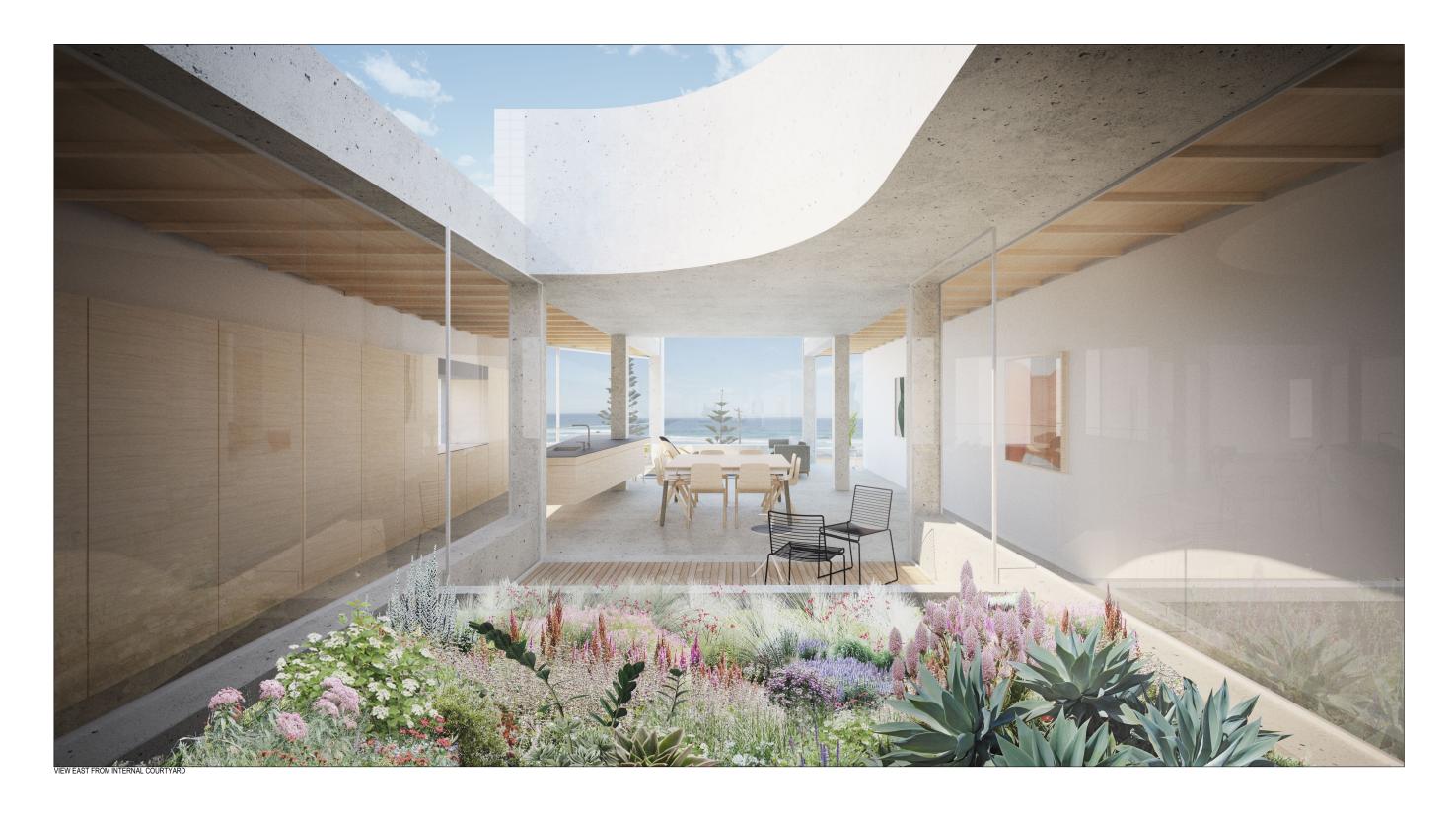




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NOT FOR CONSTRUCTION

		ISSUE FOR DA	Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042		LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P. 0421 661 146 E: studio@brkspr.com	LOT 1 DP 366860			JRL CURL		PHOTO MONTAGE		
	C 25.03.19	ISSUE FOR DA		GEOTECHNICAL ENGINEER	CIVIL ENGINEER	CLIENT	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
	B 14.03.19	ISSUE TO PLANNER	Ecological Design John Caley	STS GeoEnvironmental Pty Ltd Matt Green	Donovan Associates Scott Sharma	Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099								
	A 06.02.19	PRELIMINARY ISSUE FOR DA	11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au	14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au	15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com	12 Carrington Farado, Can Can NOV 2000	4704				4.0	Ι Ι) Δ	801	
L	REV DATE	DESCRIPTION	5110 202 100 2. prinigodologicalusagn.com.au	E. mg.os.ng.stagov.com.ta	2. SSA GOOD COST		1701	CA	IB	NTS	A3		OO I	



1 PHOTO MONTAGE NTS

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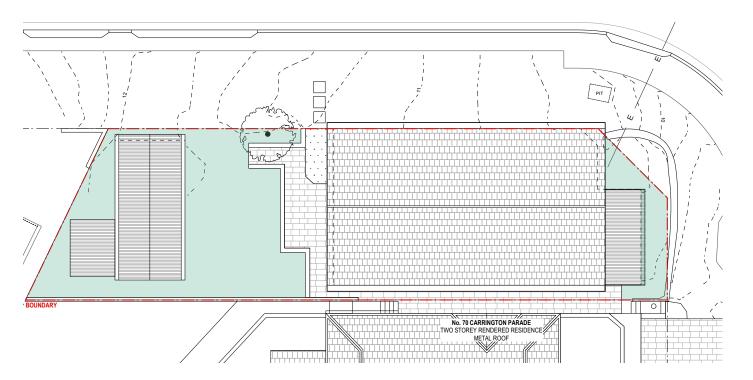
E 15.04.19 ISSUE FOR DA D 04.04.19 UPDATES FOR SEE		PLANNING CONSULTANT Nolan Planning Consultants Natalie Nolan 75 Oliver Street, Freshwater NSW 2096 M: 0403 524 593 E: natalie@nolanplanning.com.au	LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E; garth@pdsdesign.com.au	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P:0421 661 146 E: studio@brkspr.com	LOT 1 DP 366860		,	JRL CURL		PHOTO MONTAGE		
C 25.03.19 ISSUE FOR DA	HYDRAULIC ENGINEER	GEOTECHNICAL ENGINEER	CIVIL ENGINEER	CLIENT	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
B 14.03.19 ISSUE TO PLANNER	Ecological Design John Caley	STS GeoEnvironmental Pty Ltd Matt Green	Donovan Associates Scott Sharma	Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099							802	
A 06.02.19 PRELIMINARY ISSUE FOR DA	11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au	14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au	15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com	12 Gainington Farado, Gain Gain 1611 2000	4704					ΙΙΔ	AU/	
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		ISSUE FOR DA	Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042		LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	LOT 1 DP 366860		ARADE, CU			PHOTO MONTAGE		
	C 25.03.19	ISSUE FOR DA	HYDRAULIC ENGINEER	GEOTECHNICAL ENGINEER STS GeoEnvironmental Ptv Ltd	CIVIL ENGINEER Donovan Associates	CLIENT Berge and Nea Der Sarkissian	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
		ISSUE TO PLANNER	Ecological Design John Caley	Matt Green	Scott Sharma	72 Carrington Parade, Curl Curl NSW 2099							002	
				14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au	15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com		1701	CA	TD	NTS	Λ2	l IJA	803	
F	REV DATE	DESCRIPTION					1701	CA	ID	INIO	AS		000	



1 EXISTING - LANDSCAPE OPEN SPACE AREA
1:200

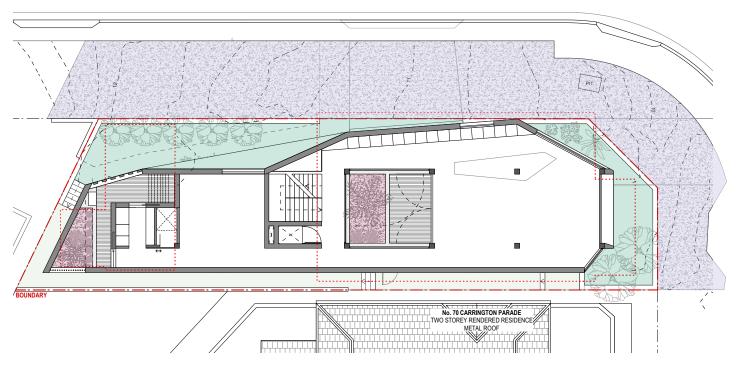
D1 LANDSCAPED OPEN SPACE AND BUSHLAND SETTINGS

SITE AREA [BY CALC]

A. EXISTING LANDSCAPED OPEN SPACE

80.0 SQM

28.5%



PROPOSED- LANDSCAPE OPEN SPACE AREA
1:200

D1 LANDSCAPED OPEN SPACE AND BUSHLAND SETTINGS		
SITE AREA [BY CALC]	280.9 ^{SQM}	% OF SITE
A. LANDSCAPED OPEN SPACE	55.0 ^{SQM}	20.0%
B. LANDSCAPED OPEN SPACE [LESS THAN 2M]	30.0 SQM	10.0%
C. LANDSCAPED OPEN SPACE [ABOVE GROUND LEVEL]	12.0 ^{SQM}	4.0%
SUBTOTAL [A+B+C]	97.0 ^{SQM}	34.0%
D. LANDSCAPED OPEN SPACE [BEYOND BOUNDARY]	160.0 ^{SQM}	
TOTAL [A+B+C+D]	257.0 ^{SQM}	91.5%

This drawing should be read in conjunction with all relevant contracts, specifications, reports and drawings. Do not scale drawings. dimensions govern. Verify all dimensions on site before construction. Copyright of this drawing is vested in Breakspear Architects pty ltd.

E 15.04.19 ISSUE FOR DA D 04.04.19 UPDATES FOR SEE		PLANNING CONSULTANT Nolan Planning Consultants Natilie Nolan 75 Oliver Street, Freshwater NSW 2096 M: 0403 524 593 E: natalie@molanplanning.com.au	LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	72 CARR LOT 1 DP 366860	NGTON	PARADE, C		T	LANDSCAPED OPEN SPA	CE AREA SCHEDUI	LE
C 25.03.19 ISSUE FOR DA	HYDRAULIC ENGINEER	GEOTECHNICAL ENGINEER	CIVIL ENGINEER	CLIENT	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
B 14.03.19 ISSUE TO PLANNER	Ecological Design John Caley	STS GeoEnvironmental Pty Ltd Matt Green	Donovan Associates Scott Sharma	Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099							$\Delta \Delta \Delta$	
A 06.02.19 PRELIMINARY ISSUE FOR DA	11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au	14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au	15 Parkes St Parramatta, NSW 2150 P: 02 9806 3000 E: scott@donovanassociates.com	72 Garrington Farade, Guir Guir Nov 2000	4=04						900	
REV DATE DESCRIPTION	W. 0410 202 100 E. Johnwessensgradusgr.com.ad	III. 0400 000 E. Higiesh@stageo.com.au	1.02 3000 3000 E. Sottigadriovariassociates.com		1701	CA	∣ТВ	1:200	A3		000	