Existing

Neighbour

No. 84 one and two storey brick rendered house tiled roof

BOUNDARY - 37.96 - 9°04'25"

BOUNDARY - 14.02 - 279°04'25"

BOUNDARY - 14.02 - 99°04'25"

rl.22.07

garage

ffl 21.70

rl. 27.82

ew8 ew7 ew6 ew5 ed3 ew4 ew3

ew9

sunroom ed4 bed 02 bath laundry kitchen

lawn

ew10

bed 01 entry dining living

rl. 27.54

ed1

ffl 27.87

ed2

ew11

porch

eW1

ew1 ew2

rl. 27.83

rl. 23.69

BOUNDARY - 37.96 - 189°04'25"

No. 78 single storey brick house tiled and metal roof

0 1 2 4 6 8

MATT DAY ARCHITECT
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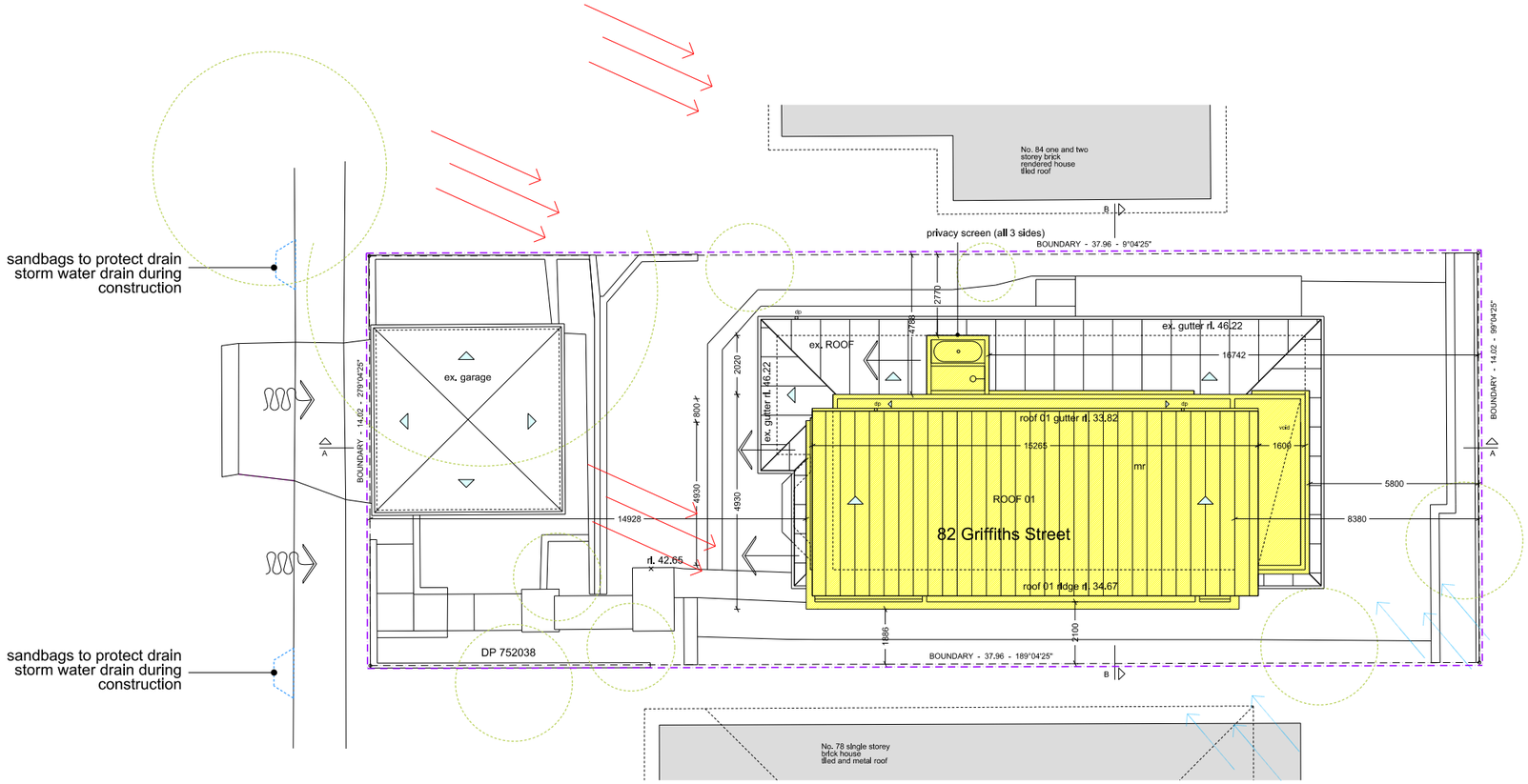
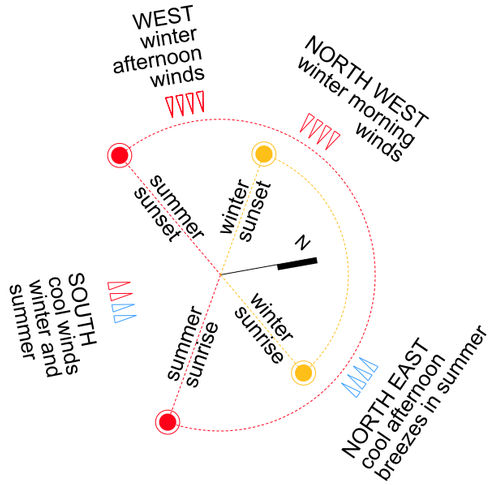
email : matt@mattdayarchitect.com.au
mob. 0400 661 788
registered architect : matt day no. 7748

SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.

TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Existing Ground Floor Plan	DA	050.01
Client	Taper			
Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3	Date: 02.05.2025





1 Existing brick metal roof
2 Rear Addition
3 Garden area
4 Green roof over underground carspace

SLOPE OF ROOF
POTENTIAL VIEWS (from proposed balcony)
NOISE POLLUTION (adjoining residence and street)
SUBJECT SITE

NEIGHBOURING BUILDING
NORTH-EASTERN BREEZE
SOUTH-WESTERN BREEZE
SUMMER SOLSTICE (DECEMBER 21)
WINTER SOLSTICE (JUNE 21)

LEGEND
- new work
- sediment control barrier
- site fence
- stockpile

0 2 4 8 12 16

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TRUE NORTH

Project:	82 Griffiths Street, Fairlight
Client	Taper
Job no.:	2201

drawing: Site Plan and Site Analysis

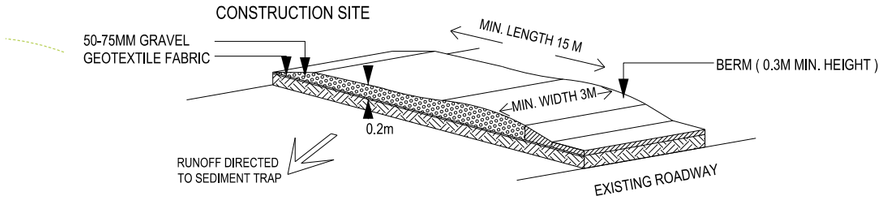
DA

100.01

drawn by: md checked by: md

scale: 1 : 200 @ A3

ISSUE 01: 02.05.2025

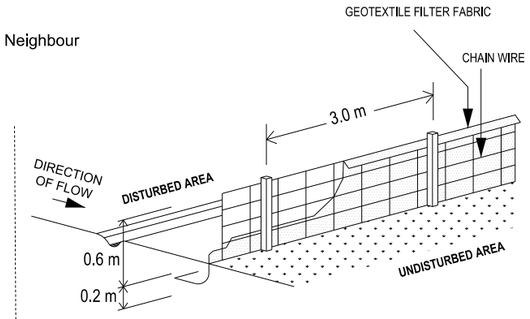


TEMPORARY CONSTRUCTION EXIT / ENTRANCE N.T.S.

Detail 1

17230

New Work | Existing | Concrete (new work) | Lightweight Wall / Framing (new work) | Neighbour



SEDIMENT FENCE N.T.S

Detail 2

DRAINAGE

all rainwater from roof is collected via gutters and transfered (gravity fed) from the downpipes to an on site stormwater line that leads to the existing storrmwater system located in the existing street

Rear timber decks have drains for and the collected water is connected to the stormwater line.

No. 84 one and two storey brick rendered house tiled roof

B

existing sump / pit

sandbags to protect drain storm water drain

RECYCLED MATERIAL STORE eg. brick

DEMOLISHED MATERIALS STORE

sediment control pit

Detail 2

2000 litre rainwater tank

privacy screen (all 3 sides)

BOUNDARY - 37.96 - 9°04'25"

ex. gutter rl. 46.22

ex. ROOF

16742

ex. gutter rl. 46.22

roof 01 gutter rl. 33.82

15265

1600

void

mr

ROOF 01

roof 01 ridge rl. 34.67

5800

8380

2770

4788

2020

800

4930

4930

sandbags

path of access

A

Detail 2

ex. garage

ffl 21.70

MATERIALS STORE AND EQUIPMENT CLEANING

MATERIALS STORE AND STOCKPILE

TEMP. BUILDERS PLATFORM

14928

rl. 42.65

sediment control barrier

BOUNDARY - 14.02 - 279°04'25"

DP 752038

1886

2100

BOUNDARY - 37.96 - 189°04'25"

BOUNDARY - 14.02 - 99°04'25"

sandbags to protect drain storm water drain

No. 78 single storey brick house tiled and metal roof

0 1 2 4 6 8

LEGEND

- new work
- stormwater line (underground)
- sediment control barrier
- site fence
- stockpile

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SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.

TRUE NORTH

Project:	82 Griffiths Street, Fairlight
Client	Taper
Job no.:	2201

drawing: Waste management plan, Construction plan, Erosion and sediment control plan, Stormwater management plan

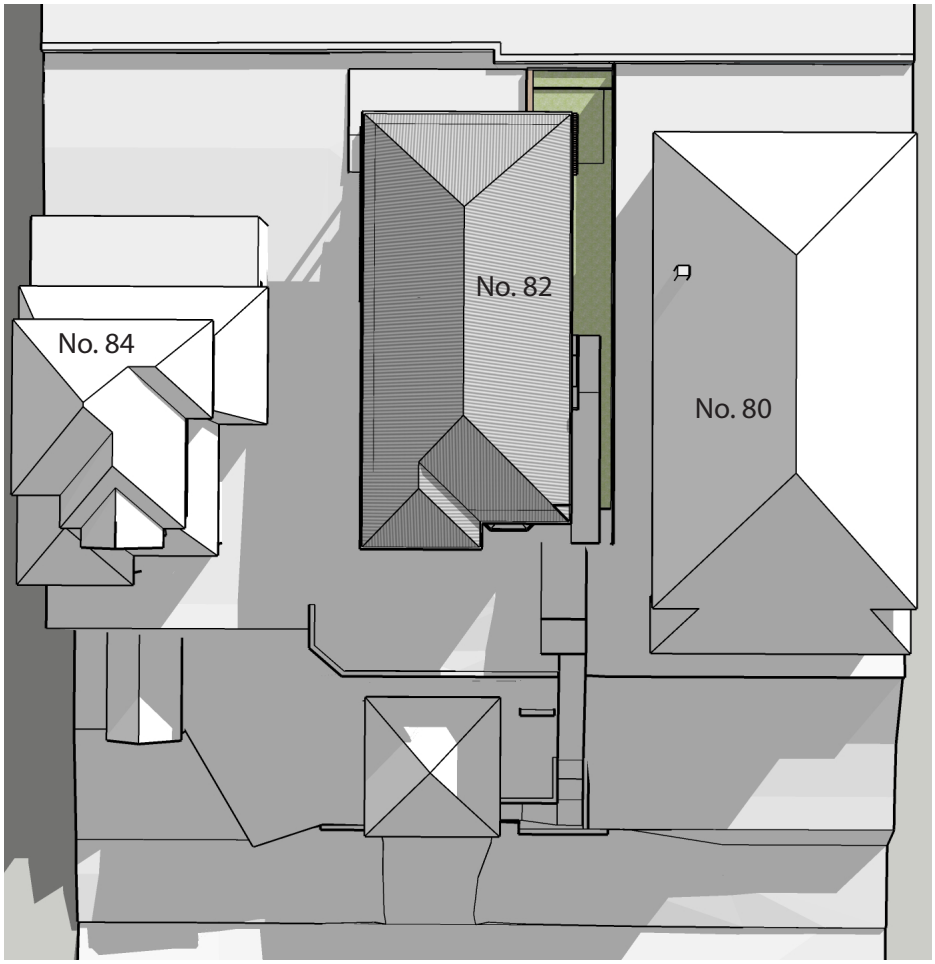
DA 101.01

drawn by: md checked by: md

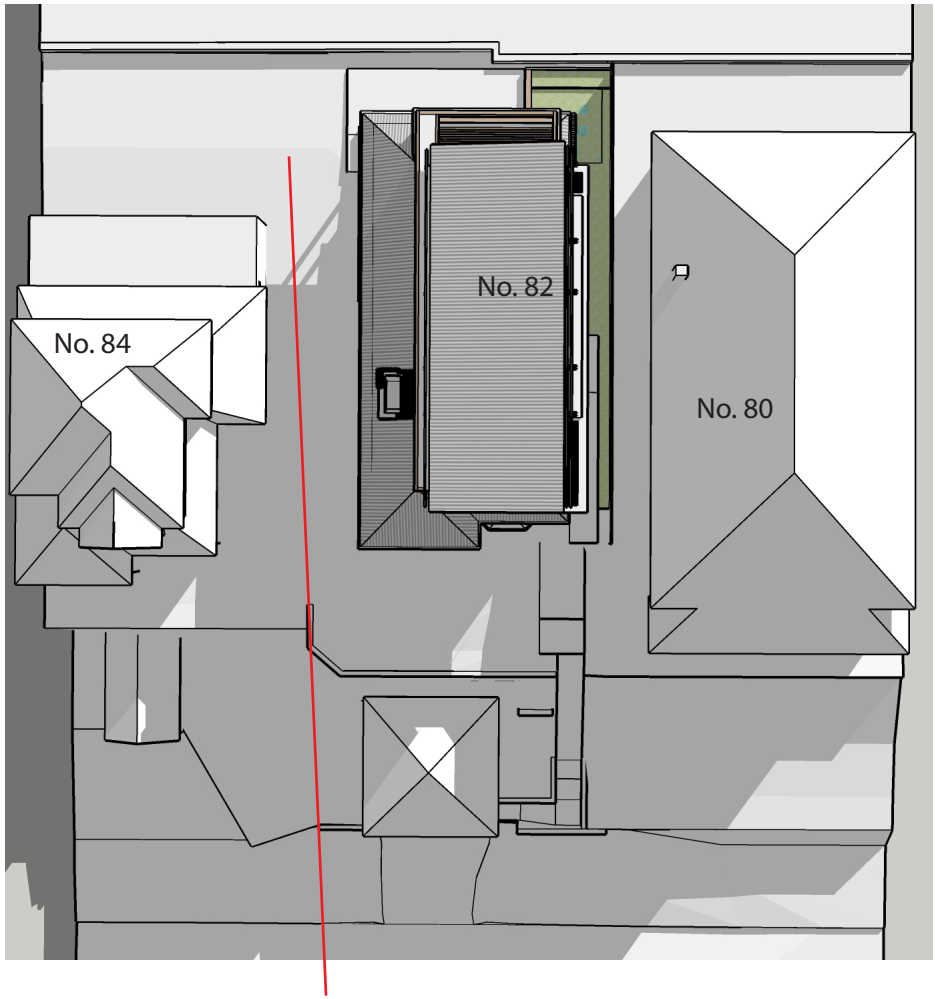
scale: 1 : 100 @ A3

Date: 02.05.2025

Shadow diagram - Existing June 21 - 9am



Shadow diagram - Proposed June 21 - 9am



No additional overshadowing to the private open space of no. 84 , or no. 80.

0 1 2 4 6 8

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TRUE NORTH

Project:	82 Griffiths Street, Fairlight
Client	Taper
Job no.:	2201

drawing: Shadow Diagrams - June 21 - 9am

drawn by: md checked by: md

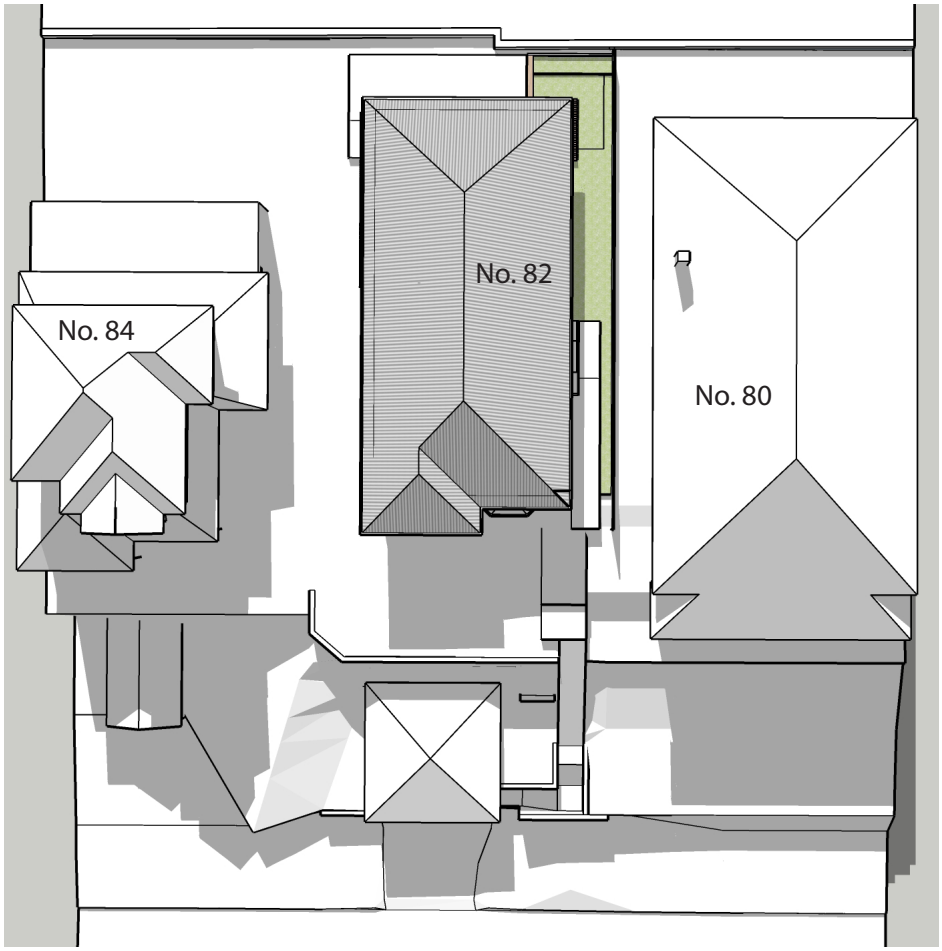
DA

scale: 1 : 100 @ A3

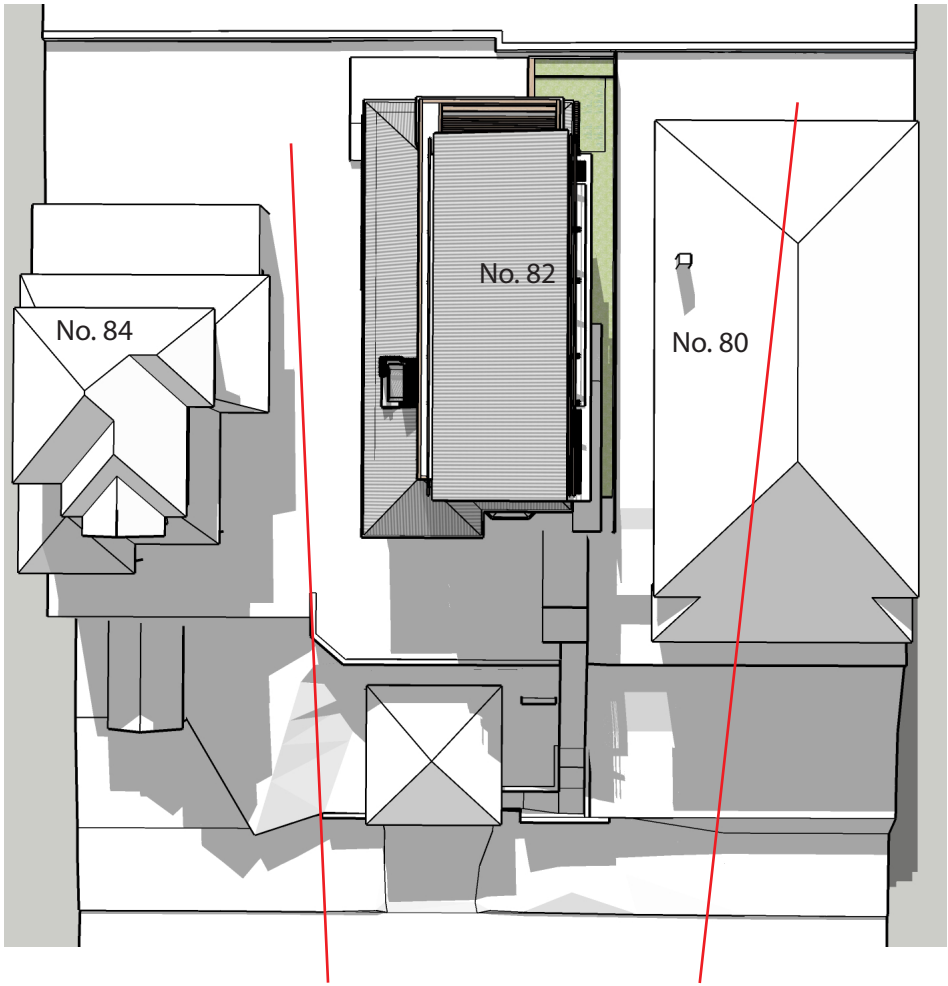
110.01

Date: 02.05.2025

Shadow diagram - Existing June 21 - 12 noon



Shadow diagram - Proposed June 21 - 12 noon



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TRUE NORTH

Project:	82 Griffiths Street, Fairlight
Client	Taper
Job no.:	2201

drawing: Shadow Diagrams - June 21 - 12 noon

drawn by: md checked by: md

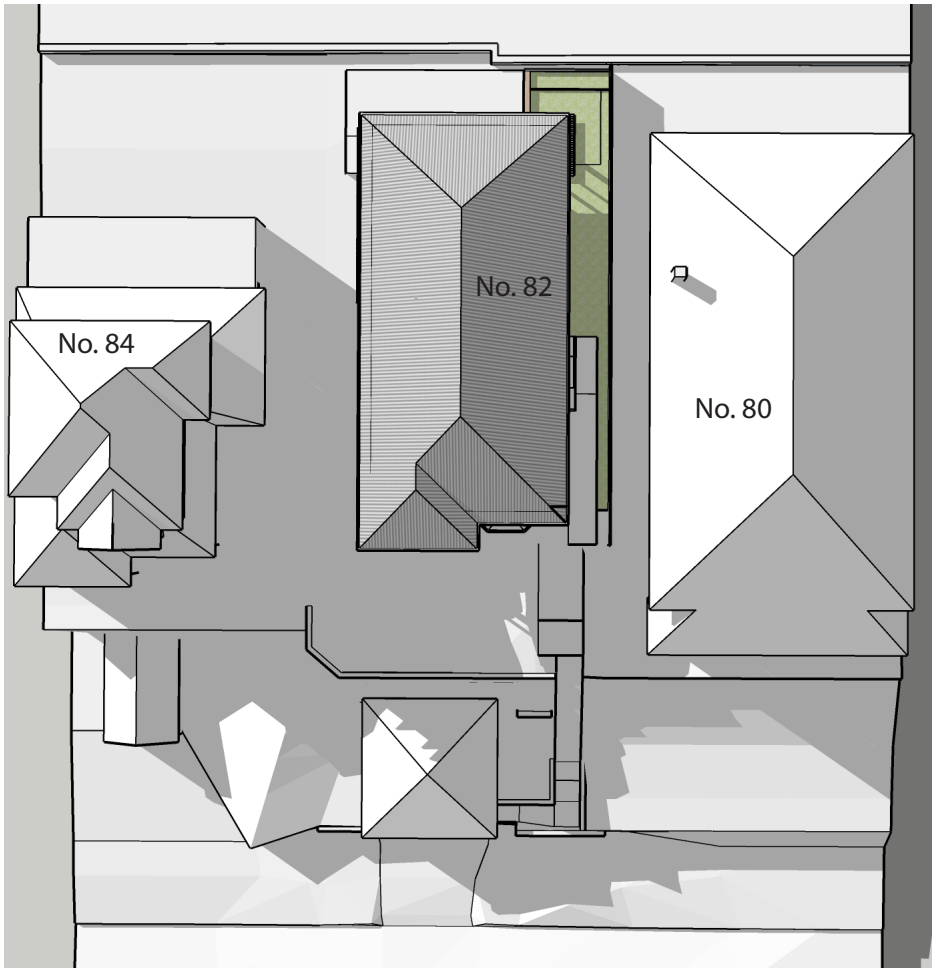
DA

scale: 1 : 100 @ A3

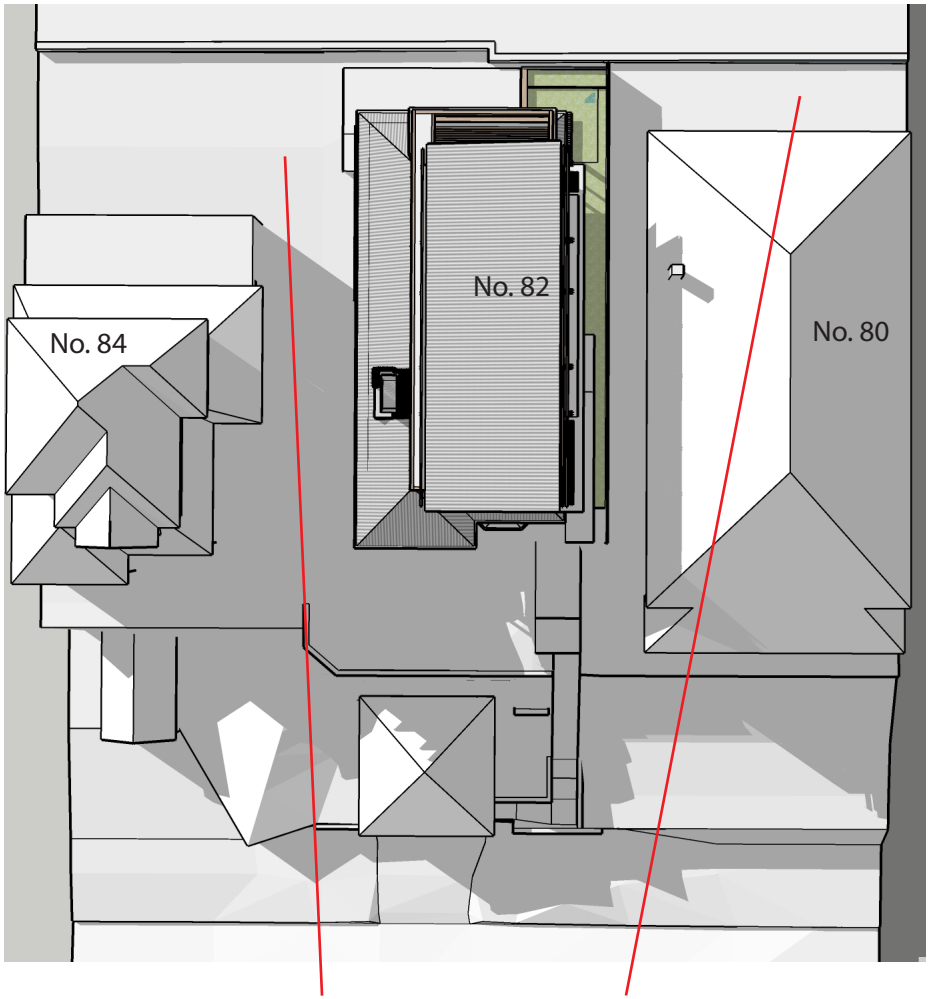
111.01

Date: 02.05.2025

Shadow diagram - Existing June 21 - 3pm



Shadow diagram - Proposed June 21 - 3pm



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TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Shadow Diagrams - June 21 - 3pm		DA	112.01
Client	Taper				
Job no.:	2201	drawn by: md	checked by: md	scale: 1 : 100 @ A3	Date: 02.05.2025

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
gaw	glazed al. framed window	si	sink	pbr	painted brickwork
gad	glazed al. framed door	tr	terracotta tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

New Work
Concrete (new work)
Lightweight Wall / Framing (new work)
Existing
Neighbour
Line of existing
Brick, face finish (new work)
(S) Smoke Detector

No. 84 one and two storey brick rendered house tiled roof

B

BOUNDARY - 37.96 - 9°04'25"

BOUNDARY - 14.02 - 279°04'25"

BOUNDARY - 14.02 - 99°04'25"

GRIFFITHS STREET

rl.22.07

ex. garage

lawn

rl. 26.60

tank 01
1700 x 800 x 1560h = 2000 L

dp

ew9

sunroom

ex.
bed 02
14.5 sqm

ex. bath
8 sqm

ex.
laundry
4.5 sqm

ex. deck

rl. 27.82

ex. kitchen

ex.garden bed

58 sqm

ex. living

ew10

ex. hall 01
6 sqm

ffl 27.87

ex.
dining

lawn

rl. 27.54

ew11

ex.
bed 01
18.5 sqm

ed2

eW1

rl. 27.83

ex.
garden
bed

w1a

entry
4 sqm

1 2 3 4 5
stair 01

w1b

dft

garden

deck

rl. 23.69

BOUNDARY - 37.96 - 189°04'25"

B

No. 78 single storey brick house tiled and metal roof

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TRUE NORTH

Project:	82 Griffiths Street, Fairlight
Client	Taper
Job no.:	2201

drawing: Proposed Ground Floor Plan

DA

200.01

drawn by: md checked by: md

scale:1 : 100 @ A3

Date: 02.05.2025

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
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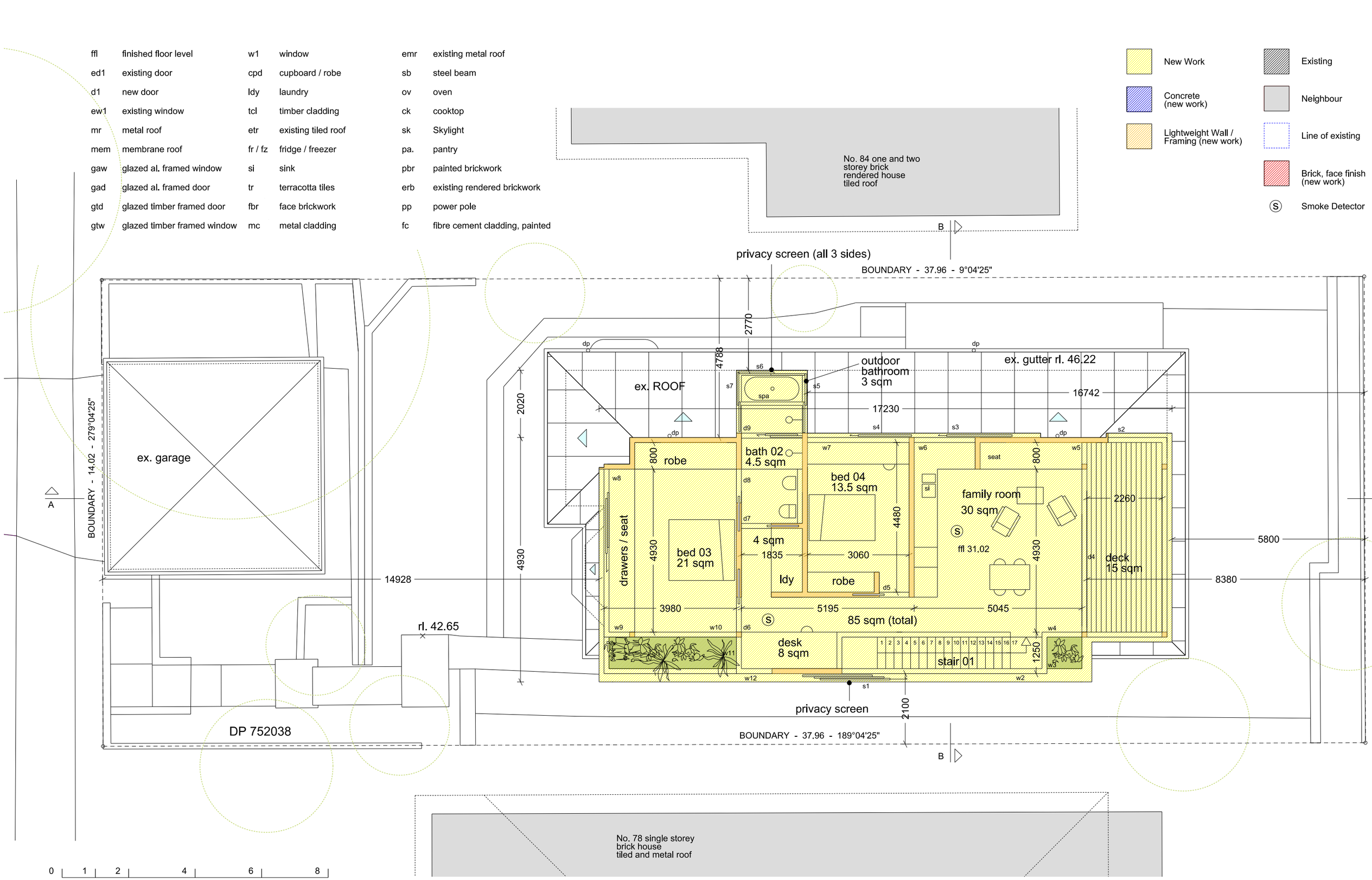
New Work
Concrete (new work)
Lightweight Wall / Framing (new work)
Existing
Neighbour
Line of existing
Brick, face finish (new work)
(S) Smoke Detector



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SPECIFICATION :
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TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Proposed First Floor Plan		DA	201.01
Client	Taper				
Job no.:	2201	drawn by: md	checked by: md	scale: 1 : 100 @ A3	Date: 02.05.2025

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
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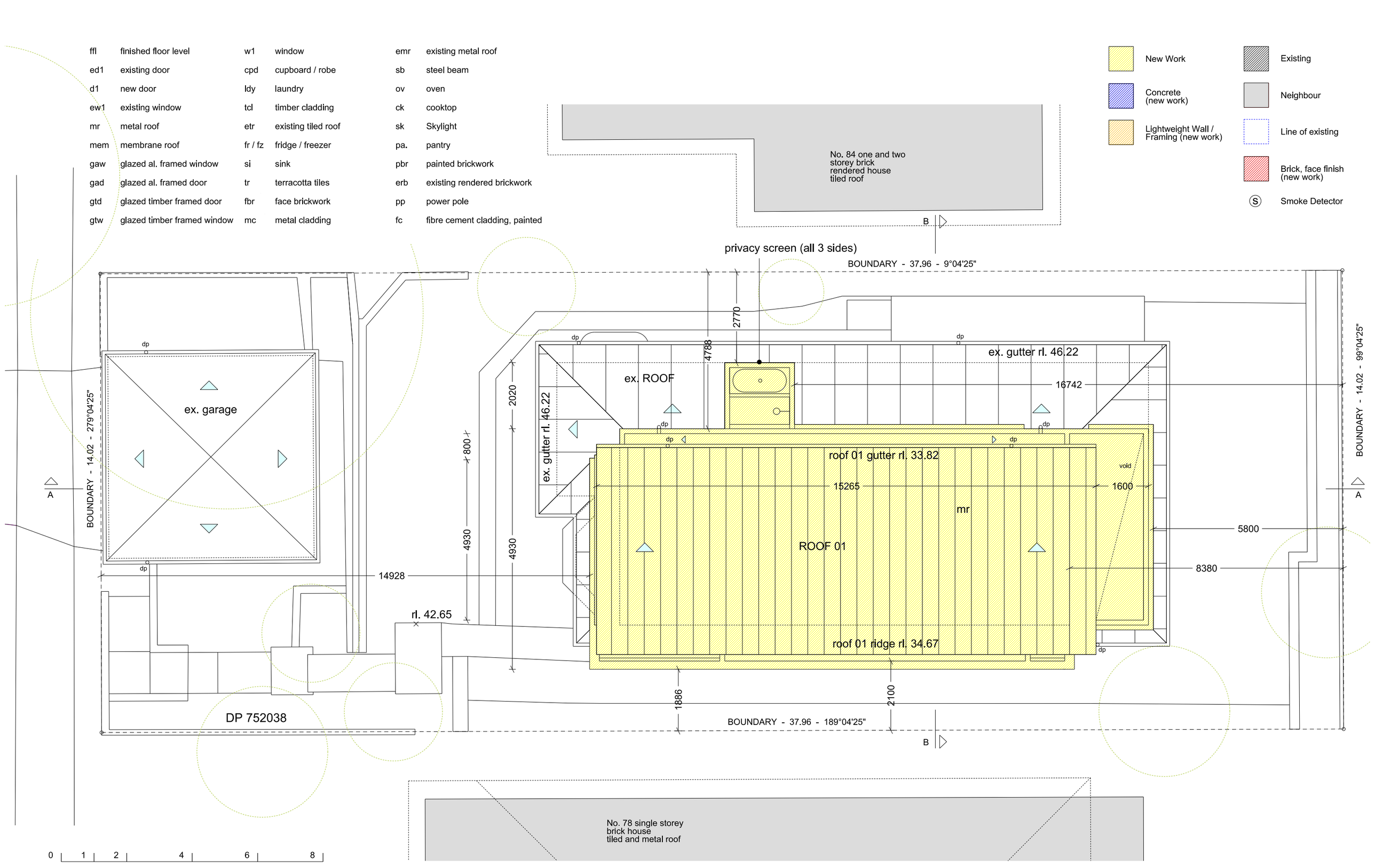
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

New Work
Concrete (new work)
Lightweight Wall / Framing (new work)
Existing
Neighbour
Line of existing
Brick, face finish (new work)
(S) Smoke Detector



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TRUE NORTH

Project:	82 Griffiths Street, Fairlight
Client	Taper
Job no.:	2201

drawing: Proposed Roof Plan

DA

202.01

drawn by: md checked by: md

scale: 1 : 100 @ A3

Date: 02.05.2025

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
mr	metal roof	etr	existing tiled roof	sk	Skylight
mem	membrane roof	fr / fz	fridge / freezer	pa.	pantry
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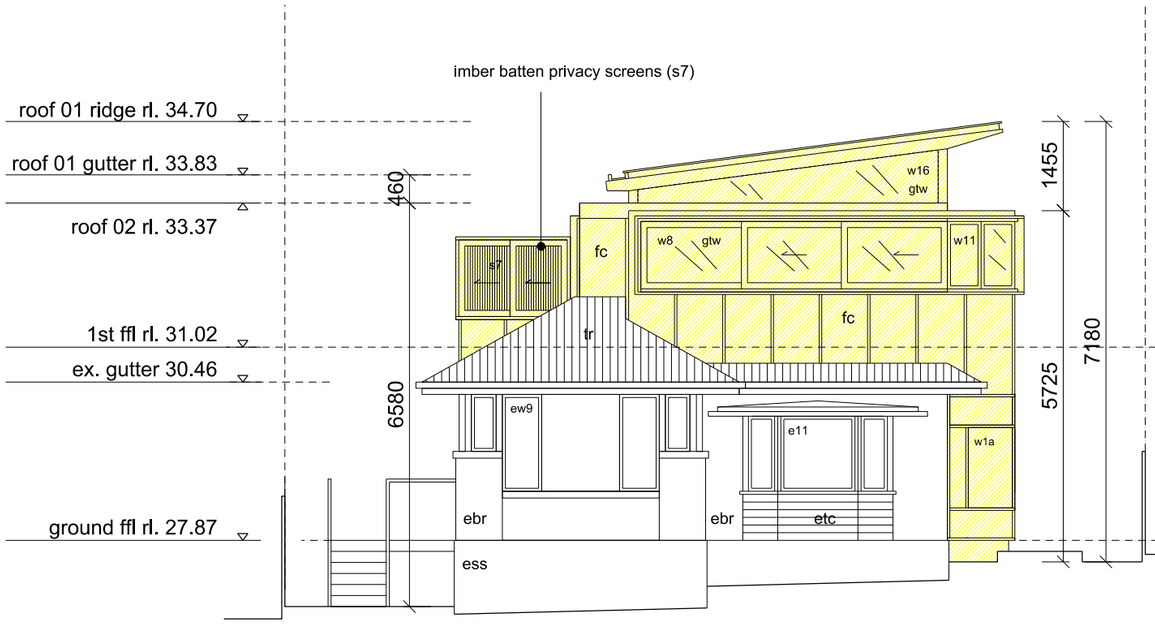
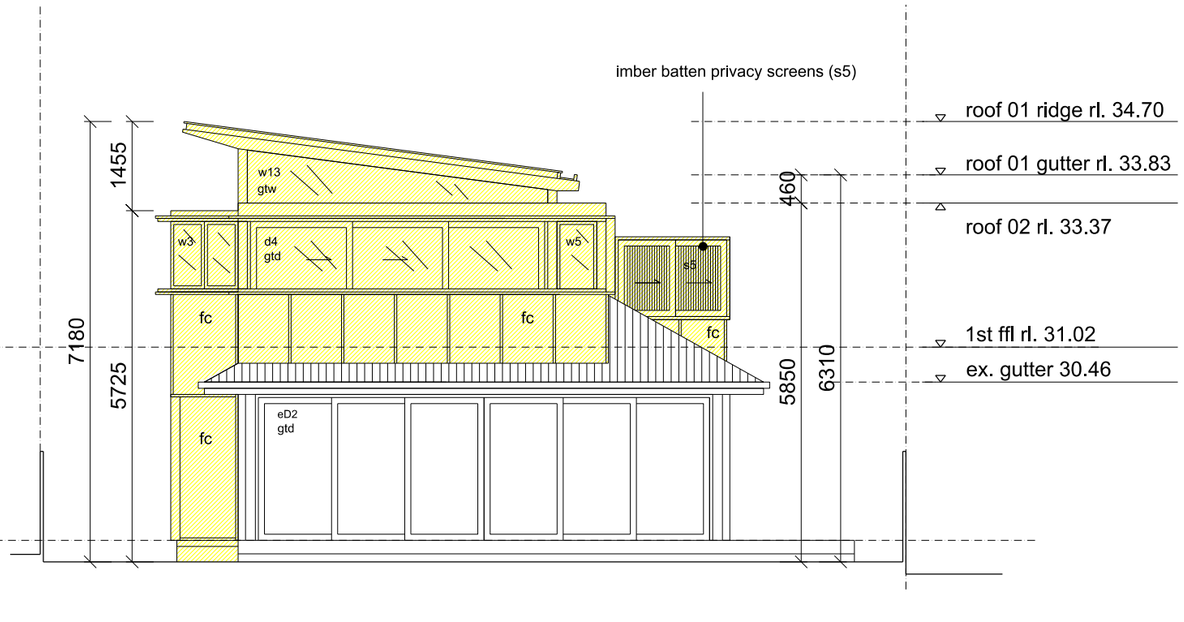
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

New Work
Existing
Concrete (new work)
Neighbour
Lightweight Wall / Framing (new work)
Line of existing
Brick, face finish (new work)
Smoke Detector



Proposed South Elevation



Proposed North Elevation

0 1 2 4 6 8

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SPECIFICATION :
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Project:	82 Griffiths Street, Fairlight	drawing: Proposed Roof Plan	DA	350.01
Client	Taper			
Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3	Date: 02.05.2025

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
ew1	existing window	tcl	timber cladding	ck	cooktop
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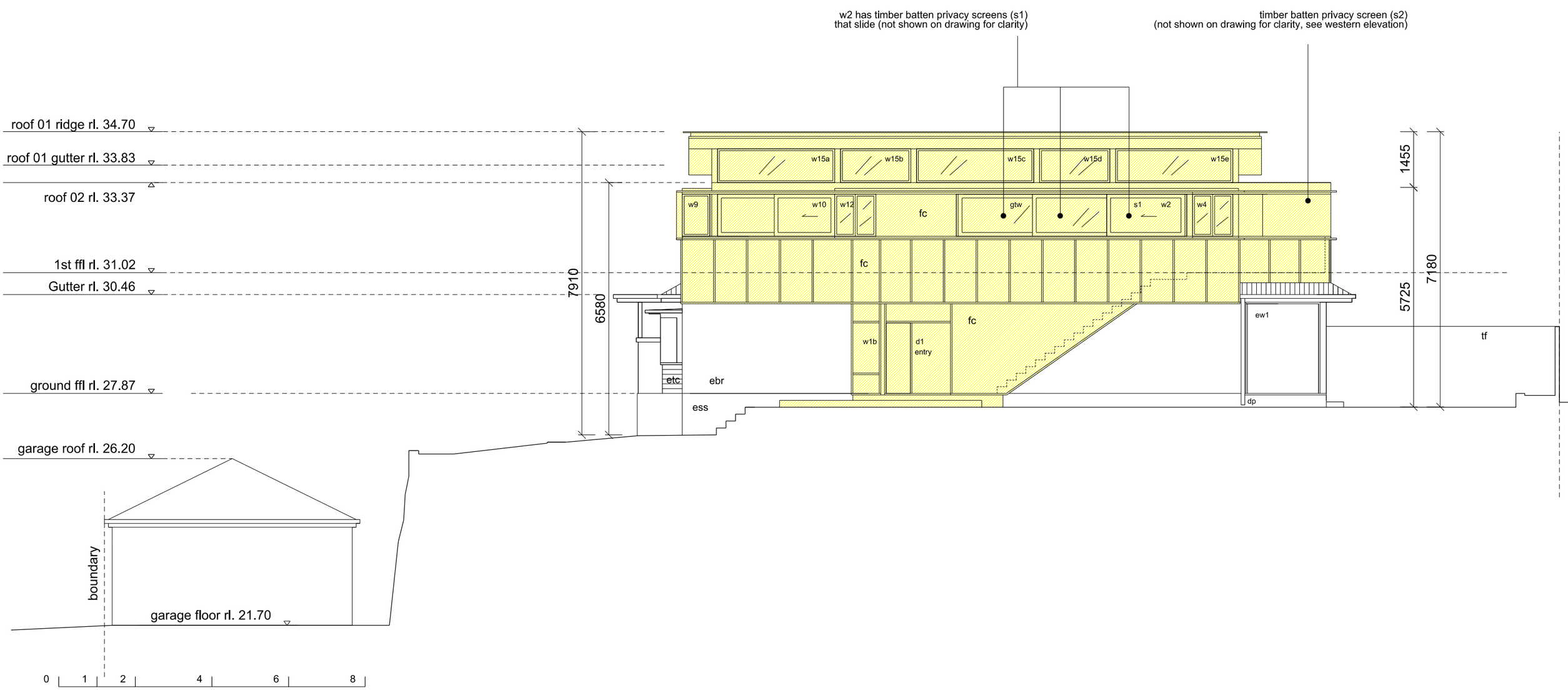
New Work
Concrete (new work)
Lightweight Wall / Framing (new work)
Existing
Neighbour
Line of existing
Brick, face finish (new work)
Smoke Detector



MATT DAY ARCHITECT Suite 1 & 2 6 Waratah Street, Mona Vale NSW 2103 email : matt@mattdayarchitect.com.au mob. 0400 661 788 registered architect : matt day no. 7748	SPECIFICATION : The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.	TRUE NORTH	Project:	82 Griffiths Street, Fairlight	drawing: Eastern Elevation	DA 351.01
			Client	Taper		
			Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3 Date: 02.05.2025

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
d1	new door	ldy	laundry	ov	oven
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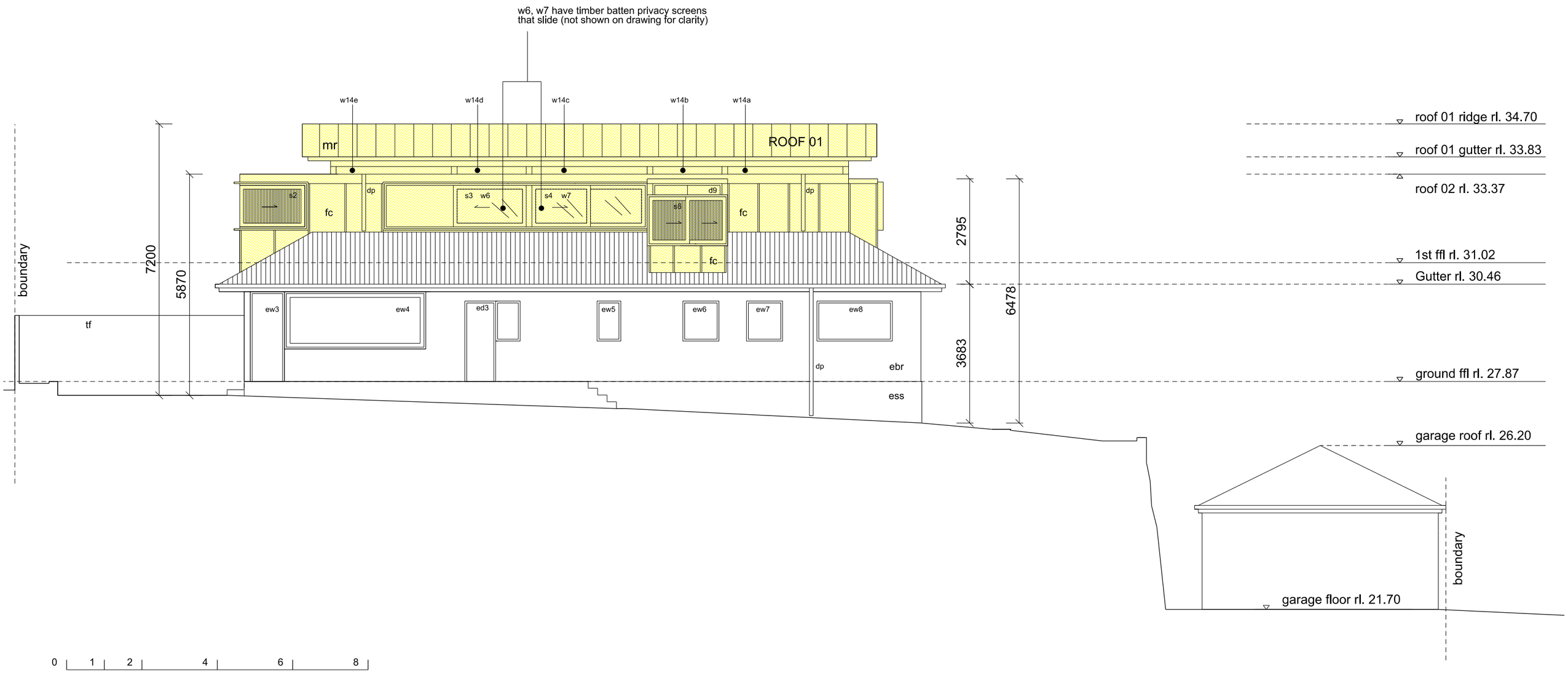
New Work
Concrete (new work)
Lightweight Wall / Framing (new work)
Existing
Neighbour
Line of existing
Brick, face finish (new work)
(S) Smoke Detector



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SPECIFICATION :
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TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Western Elevation		DA	352.01
Client	Taper				
Job no.:	2201	drawn by: md	checked by: md	scale: 1 : 100 @ A3	Date: 02.05.2025

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
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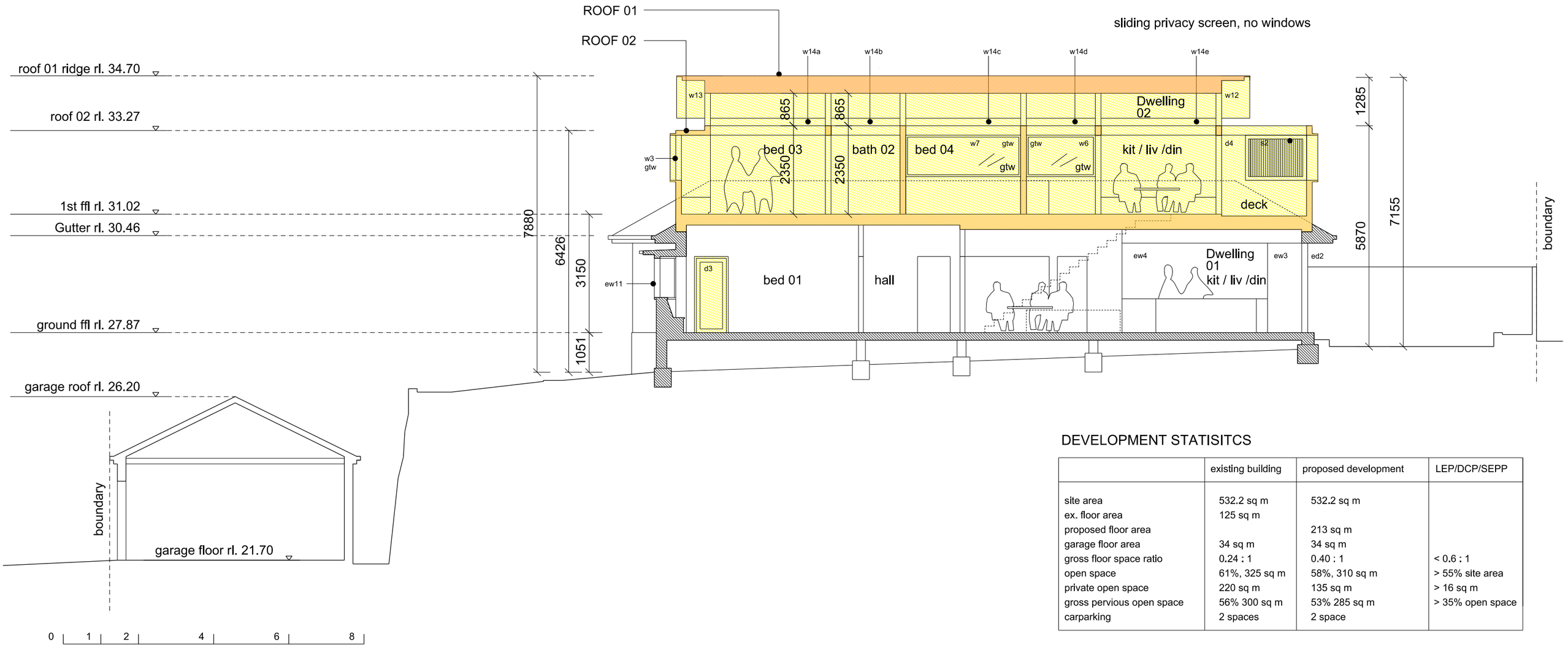
New Work
Concrete (new work)
Lightweight Wall / Framing (new work)
Existing
Neighbour
Line of existing
Brick, face finish (new work)
Ⓢ Smoke Detector



DEVELOPMENT STATISITCS

	existing building	proposed development	LEP/DCP/SEPP
site area	532.2 sq m	532.2 sq m	
ex. floor area	125 sq m		
proposed floor area		213 sq m	
garage floor area	34 sq m	34 sq m	
gross floor space ratio	0.24 : 1	0.40 : 1	< 0.6 : 1
open space	61%, 325 sq m	58%, 310 sq m	> 55% site area
private open space	220 sq m	135 sq m	> 16 sq m
gross pervious open space	56% 300 sq m	53% 285 sq m	> 35% open space
carparking	2 spaces	2 space	

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TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Section A : A	DA 400.01
Client	Taper		
Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3 Date: 02.05.2025

ffl	finished floor level	w1	window	emr	existing metal roof
ed1	existing door	cpd	cupboard / robe	sb	steel beam
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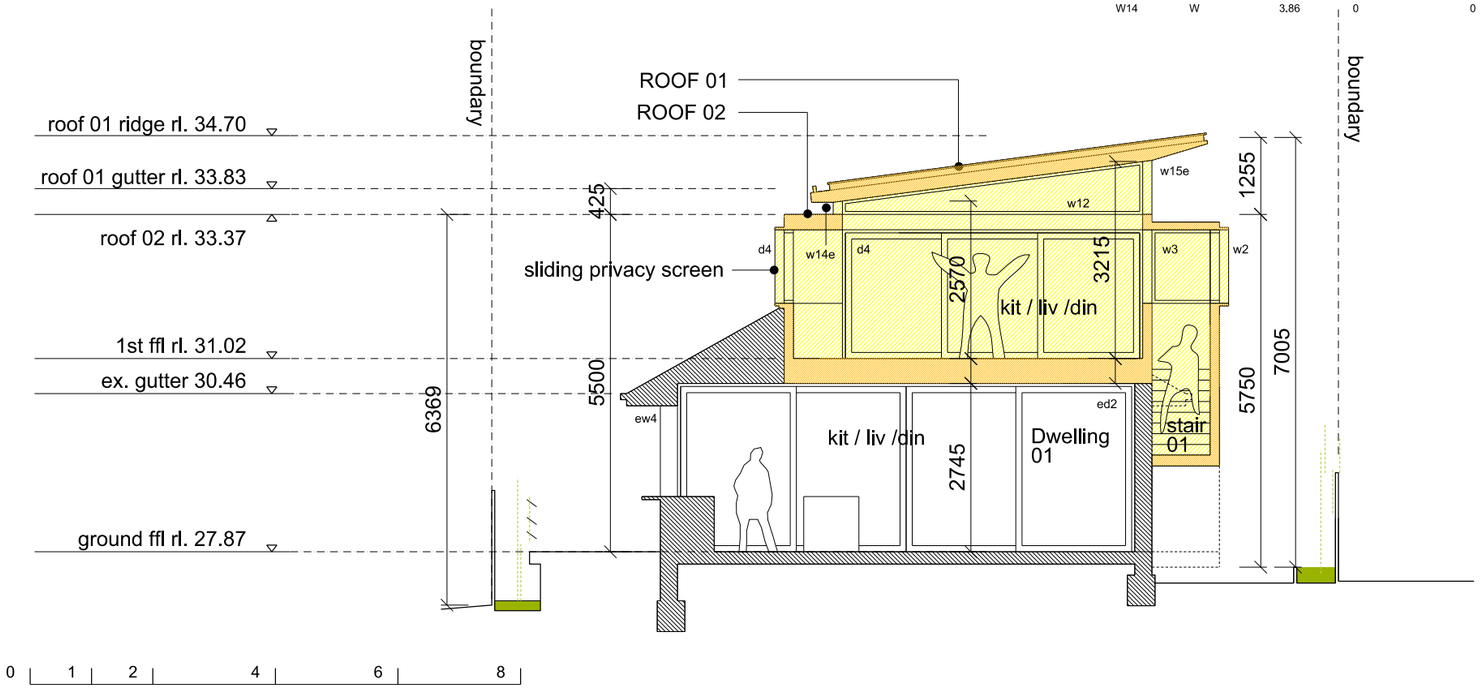
gad	glazed al. framed door	tr	terracotta tiles	erb	existing rendered brickwork
gtd	glazed timber framed door	fbr	face brickwork	pp	power pole
gtw	glazed timber framed window	mc	metal cladding	fc	fibre cement cladding, painted

INSULATION REQUIREMENTS

The applicant must construct the new or altered construction (floors, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor	nil	
floor above existing dwelling or building	nil	
external wall: cavity brick	nil	
external wall : framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
raked ceiling, pitched/skillion roof: framed	ceiling: R1.24 (up), roof: foil backed blanket 75mm	medium (solar absorptance 0.475 - 0.70
flat ceiling, flat roof: framed	ceiling: R2.50 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70



BASIX COMMITMENTS : Certificate No. A1793817

LIGHTING

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

FIXTURES

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

WINDOWS AND GLAZED DOORS

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below.

Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:

Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500mm above the head of the window or glazed door and no more than 2400mm above the sill.

For projections described as a ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35

External louvres and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed. Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50mm

Overshadowing buildings or vegetation must be of the height and distance from the centre and base of the window and glazed door, as specified in the overshadowing column in the table below

GLAZING REQUIREMENTS - New Windows & Doors

Window	Orientation	Area (m2)	Overshadowing h (m)	Overshadowing dist (m)	Shading Device	Frame and glass type
D4	N	10.3	0	0	eave/verandah/pergola/balcony >=750mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W5	N	1.1	0	0	eave/verandah/pergola/balcony >=750mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W13	N	2.65	0	0	eave/verandah/pergola/balcony >=750mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W1b	E	1.25	2.1	2	none	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
D1	E	2.0	2.1	2	none	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W2	E	6.6	0	0	external louvre/blind (adjustable)	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W4	E	1.15	0	0	eave/verandah/pergola/balcony >=750mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W9	E	0.8	0	0	external louvre/blind (adjustable)	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W10	E	3.35	0	0	eave/verandah/pergola/balcony >=750mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W12	E	1.2	0	0	projection/height above sill ratio >=0.23	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W15	E	11.3	0	0	eave/verandah/pergola/balcony >=900mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W1a	S	1.4	0	0	eave/verandah/pergola/balcony >=900mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W8	S	5.75	0	0	none	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W16	S	2.75	0	0	eave/verandah/pergola/balcony >=750mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W11	S	1.2	0	0	eave/verandah/pergola/balcony >=750mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W6	W	2.1	0	0	external louvre/blind (adjustable)	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W7	W	3.3	0	0	external louvre/blind (adjustable)	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
D9	W	3.78	1.8	2	none	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)
W14	W	3.86	0	0	eave/verandah/pergola/balcony >=450mm	timber or uPVC, clear/air gap/clear, (U-value: 3.99, SHGC: 0.40)

Existing

Neighbour

Line of existing

Brick, face finish (new work)

Ⓢ Smoke Detector

New Work

Concrete (new work)

Lightweight Wall / Framing (new work)

DEVELOPMENT STATISITCS

	existing building	proposed development	LEP/DCP/SEPP
site area	532.2 sq m	532.2 sq m	
ex. floor area	125 sq m		
proposed floor area		213 sq m	
garage floor area	34 sq m	34 sq m	
gross floor space ratio	0.24 : 1	0.40 : 1	< 0.6 : 1
open space	61%, 325 sq m	58%, 310 sq m	> 55% site area
private open space	220 sq m	135 sq m	> 16 sq m
gross pervious open space	56% 300 sq m	53% 285 sq m	> 35% open space
carparking	2 spaces	2 space	

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SPECIFICATION :
The proposed building works must comply with all relevant Australian Standards and the Building Code of Australia.

TRUE NORTH

Project:	82 Griffiths Street, Fairlight	drawing: Section B : B	DA 401.01
Client	Taper		
Job no.:	2201	drawn by: md checked by: md	scale: 1 : 100 @ A3 Date: 02.05.2025