

# DEVELOPMENT APPLICATION | REVISION A

## 74 ELANORA ROAD ELANORA HEIGHTS NSW 2101

### LOCATION (NTS)



### DRAWINGS LIST

DRAWING No.	DESCRIPTION	REV	DATE ISSUED
DA 00	COVER PAGE	A	29.10.24
DA 01	SITE ANALYSIS	A	29.10.24
DA 02	GROUND FLOOR DEMO PLAN	A	29.10.24
DA 03	FIRST FLOOR DEMO PLAN	A	29.10.24
DA 04	ROOF DEMO PLAN	A	29.10.24
DA 10	SITE PLAN	A	29.10.24
DA 11	GROUND FLOOR PLAN	A	29.10.24
DA 12	FIRST FLOOR PLAN	A	29.10.24
DA 13	ROOF PLAN	A	29.10.24
DA 20	NORTH ELEVATION + FINISHES SCHE...	A	29.10.24
DA 20	SOUTH ELEVATION	A	29.10.24
DA 22	EAST ELEVATION	A	29.10.24
DA 22	WEST ELEVATION	A	29.10.24
DA 30	SECTION AA + BB	A	29.10.24
DA 40	SHADOW DIAGRAM - 9AM 21 JUNE	A	29.10.24
DA 41	SHADOW DIAGRAM - 12PM 21 JUNE	A	29.10.24
DA 42	SHADOW DIAGRAM - 3PM 21 JUNE	A	29.10.24
DA 50	LANDSCAPE CALCULATIONS	A	29.10.24
DA 51	GFA CALCULATIONS	A	29.10.24
DA 60	LANDSCAPE PLAN	A	05.10.24

### CONSULTANTS

**SURVEYOR**  
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**BUSHFIRE CONSULTANT**  
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**PLANNING CONSULTANT**  
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**LANDSCAPE DESIGNER**  
Sam Horspool  
Studio Friend  
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sam@studiofriend.com.au

### BASIX SPECIFICATION

**BASIX Certificate**  
Building Sustainability Index www.basix.nsw.gov.au  
Alterations and Additions  
Certificate number: A1771796  
This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability. It is valid in accordance with the requirements set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled 'BASIX Conditions' dated 10/05/2010 published by the Department. This document is available at www.basix.nsw.gov.au  
Secretary  
Date of issue: Wednesday, 28 November 2024  
To be valid, this certificate must be lodged within 3 months of the date of issue.

Project address	
Project name	Elanora 2
Street address	74 ELANORA ROAD ELANORA HEIGHTS 2101
Local Government Area	Northwest Slopes Council
Plan type and number	Displaced Plan DP12843
Lot number	75
Taxation number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The proposed development does not fall into a category with a \$50,000 or more, and does not include a pool or spa.
N/A	N/A
Certificate Prepared by	
Name / Company Name	STUDIO FRIEND PTY LTD
ABN (if applicable)	63949500039

Construction	Based on DA Plans	Based on DEC/DCC Plans & specs	Compliance Check
<b>Insulation requirements</b> The applicant must construct the new or altered construction (Roofs), walls, and ceilings in accordance with the specifications listed in the table below, except that additional insulation is not required where the area of new construction is less than 20m <sup>2</sup> . If insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
<b>Construction</b>			
Roofed floor with open rafters (Roofs)	R1.5 (or R1.5 including construction)	N/A	✓
External wall with masonry	R1.5 (or R1.5 including construction)		✓
External wall - framed (weatherboard, brick, masonry)	R1.5 (or R1.5 including construction)		✓
Flat ceiling, pitched roof	ceiling R1.95 (or) wall half bricked (R1.95)	medium (air permeance 0.475-0.75)	✓
Flat ceiling - pitched roof	ceiling R2.24 (or) wall half bricked (R2.24)	medium (air permeance 0.475-0.75)	✓

Fitments and systems	Based on DA Plans	Based on DEC/DCC Plans & specs	Compliance Check
<b>Lighting</b> The applicant must ensure a minimum of 80% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light emitting diode (LED) lamps.	✓	✓	✓
<b>Roofing</b> The applicant must ensure new or altered sheds/roofs have a flow rate no greater than 3 litres per minute or a 3 litre water rating.	✓	✓	✓
<b>Water</b> The applicant must ensure new or altered toilets have a flow rate no greater than 6 litres per minute flush or a minimum 3 litre water rating.	✓	✓	✓
<b>Water</b> The applicant must ensure new or altered taps have a flow rate no greater than 3 litres per minute or minimum 3 litre water rating.	✓	✓	✓

Glazing requirements	Based on DA Plans	Based on DEC/DCC Plans & specs	Compliance Check
<b>Windows and glazed doors</b> 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 a window opening or glazed area of more than 1m <sup>2</sup> must have a minimum U-value of 0.50 and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-value and SHGC must be obtained in accordance with National Performance Rating Council (NPRC) conditions. For projections described in columns, the leading edge of each awning, pergola, veranda, balcony or awning must be no more than 500mm above the head of the window or glazed door and no more than 2000mm above the sill. Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35. Pergolas with flat 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. Overhanging buildings or pergolas must be at the height and distance from the window and the base of the window and glazed door, as specified in the overshadowing column in the table below.	✓	✓	✓

### ABBREVIATIONS

BALC - BALCONY  
BL - BLOCKWORK  
BW - BRICKWORK  
CPT - CARPET  
CR - CEMENT RENDER

CT - CERAMIC TILE  
DEM - DEMOLISHED  
DP - DOWN PIPE  
EO - ELECTRICITY LINE OVERHEAD  
EX - EXISTING STRUCTURE

FFL - FINISHED FLOOR LEVEL  
G - GLASS  
GM - GAS METER  
MR - METAL ROOF  
OF - OVER FLOW

PAV - PAVING  
PF - PAINT FINISH  
PP - POWER POLE  
RF - ROOF  
RL - RELATIVE LEVEL

RR - ROOF RIDGE  
RT - ROOF TILE  
SD - STEEL DOOR  
SK - SKYLIGHT  
SP - STEEL PLATE

SST - SAND STONE  
ST - STONE  
STR - STAIR  
TD - TREAD  
TG - TOP OF GUTTER

TPIT - TELSTRA PIT  
TSF - TIMBER STRIP FLOORING  
T - TIMBER  
TW - TOP OF WALL  
WM - WATER METER

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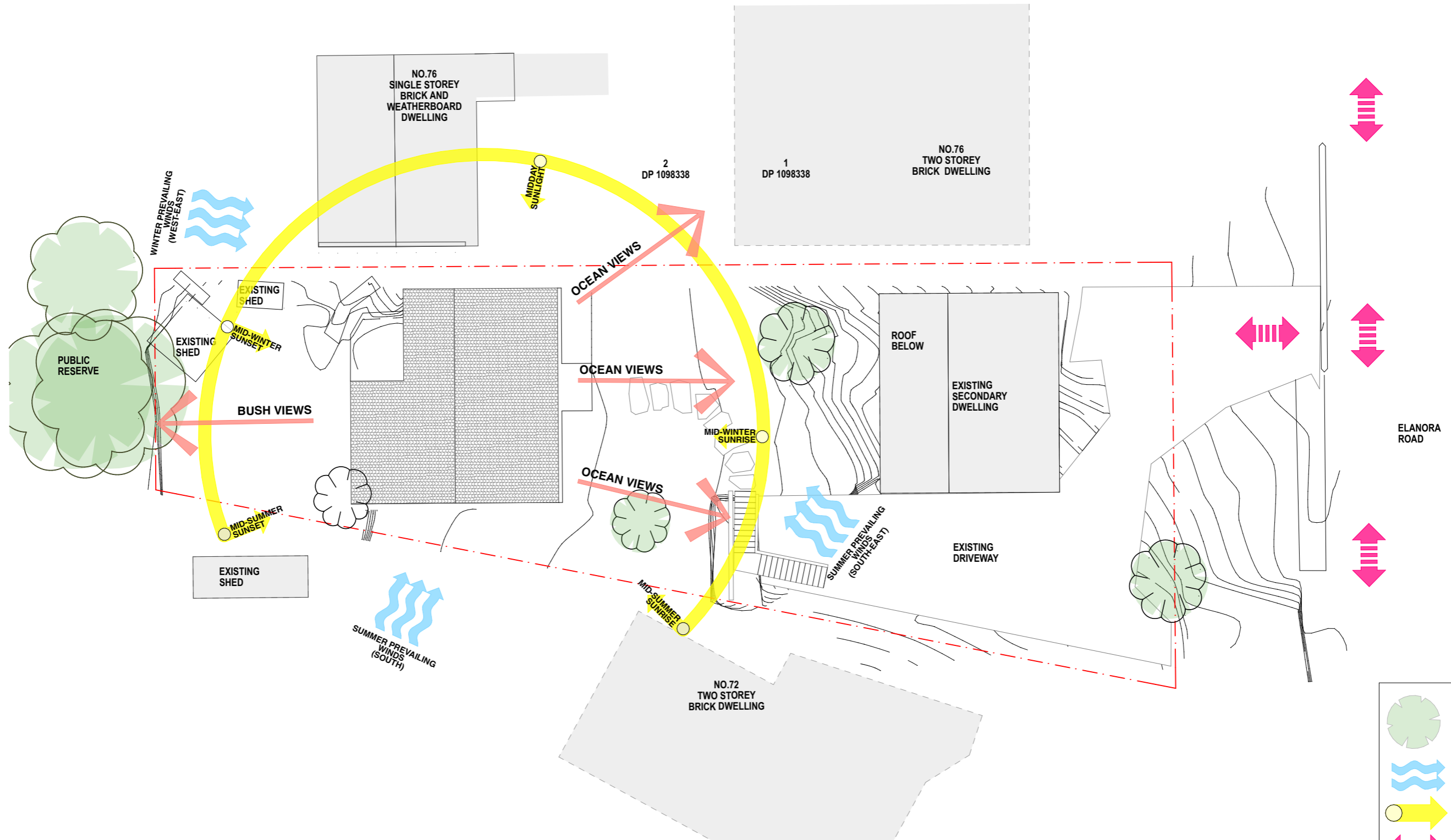
**PROJECT NAME:**  
ELANORA HEIGHTS  
**ADDRESS:**  
74 ELANORA ROAD ELANORA HEIGHTS NSW 2101  
**CLIENT:**  
JAMES HORTON AND ANNALIESE PEDAVALI

LEGEND	
--- DEMOLISH STRUCTURE	--- MASONRY SECTION
--- BOUNDARY	--- TIMBER SECTION
--- EXTENT OF APPROVED DA	--- GLASS SECTION
--- EXISTING CUT	--- CONCRETE SECTION
	--- STEEL/METAL SECTION

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SCALE:	@ A3
PROJECT NO:	2408
DATE:	17/12/24
DRAWING NAME:	<b>COVER PAGE</b>

**PRELIMINARY - NOT FOR CONSTRUCTION**

REVISION **A** DRAWING NO: **DA 00**



**SITE ANALYSIS**  
1:200

**LEGEND**

- EXISTING TREES
- PREVAILING BREEZE
- SUN DIRECTION
- VEHICULAR & PEDESTRIAN ACCESS
- POTENTIAL PRIVACY ISSUES
- SIGNIFICANT VIEWS

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**LEGEND**

- DEMOLISH STRUCTURE
- BOUNDARY
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- TIMBER SECTION
- GLASS SECTION
- CONCRETE SECTION
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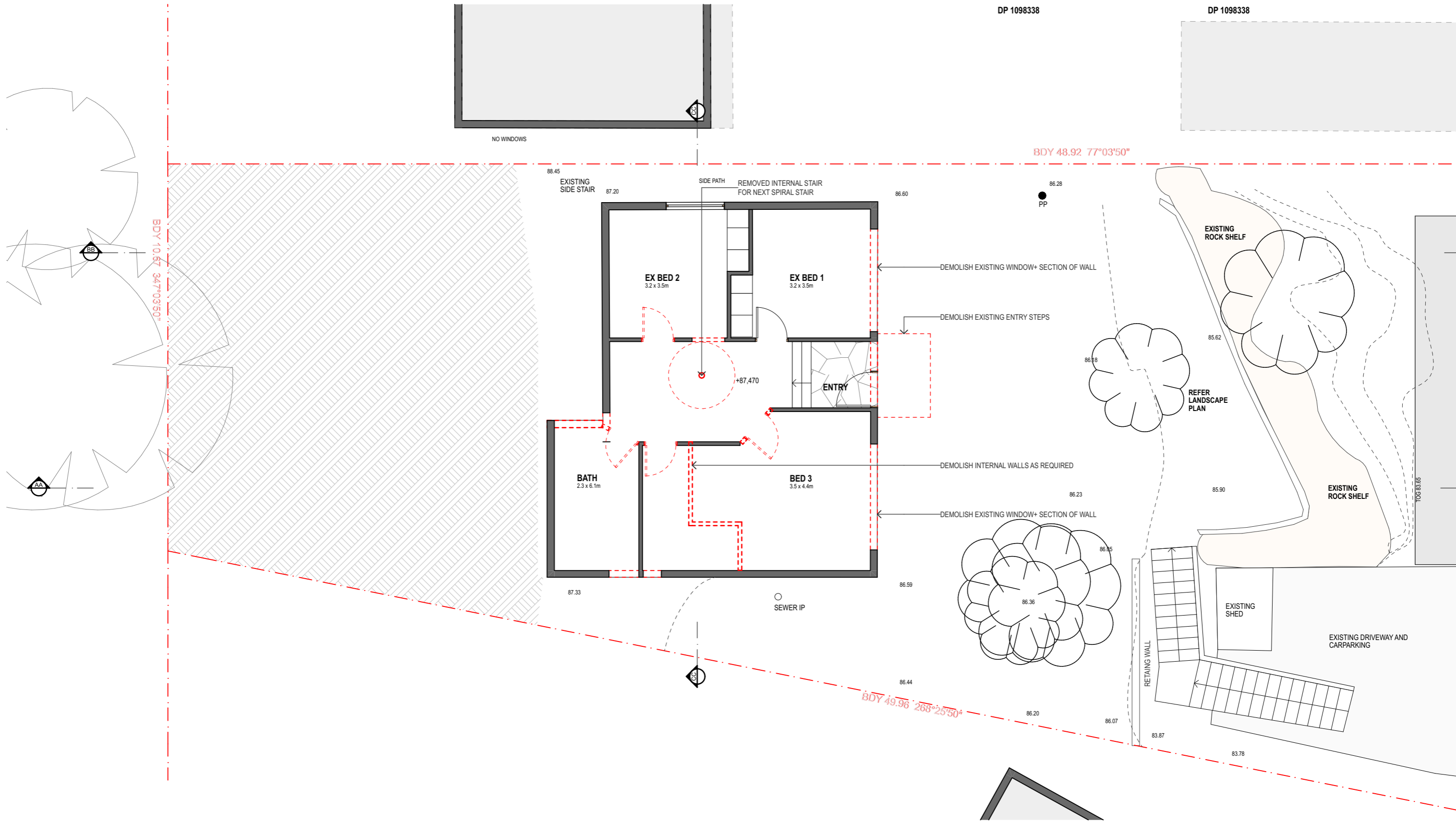
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PROJECT NO: 2408  
DATE: 17/12/24

**DRAWING NAME:**  
SITE ANALYSIS

REVISION **A** DRAWING NO: **DA 01**

DP 1098338

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**LEGEND**  
 - - - DEMOLISH STRUCTURE  
 - - - BOUNDARY  
 - - - EXTENT OF APPROVED DA  
 - - - EXISTING CUT  
 MASONRY SECTION  
 TIMBER SECTION  
 GLASS SECTION  
 CONCRETE SECTION  
 STEELMETAL SECTION

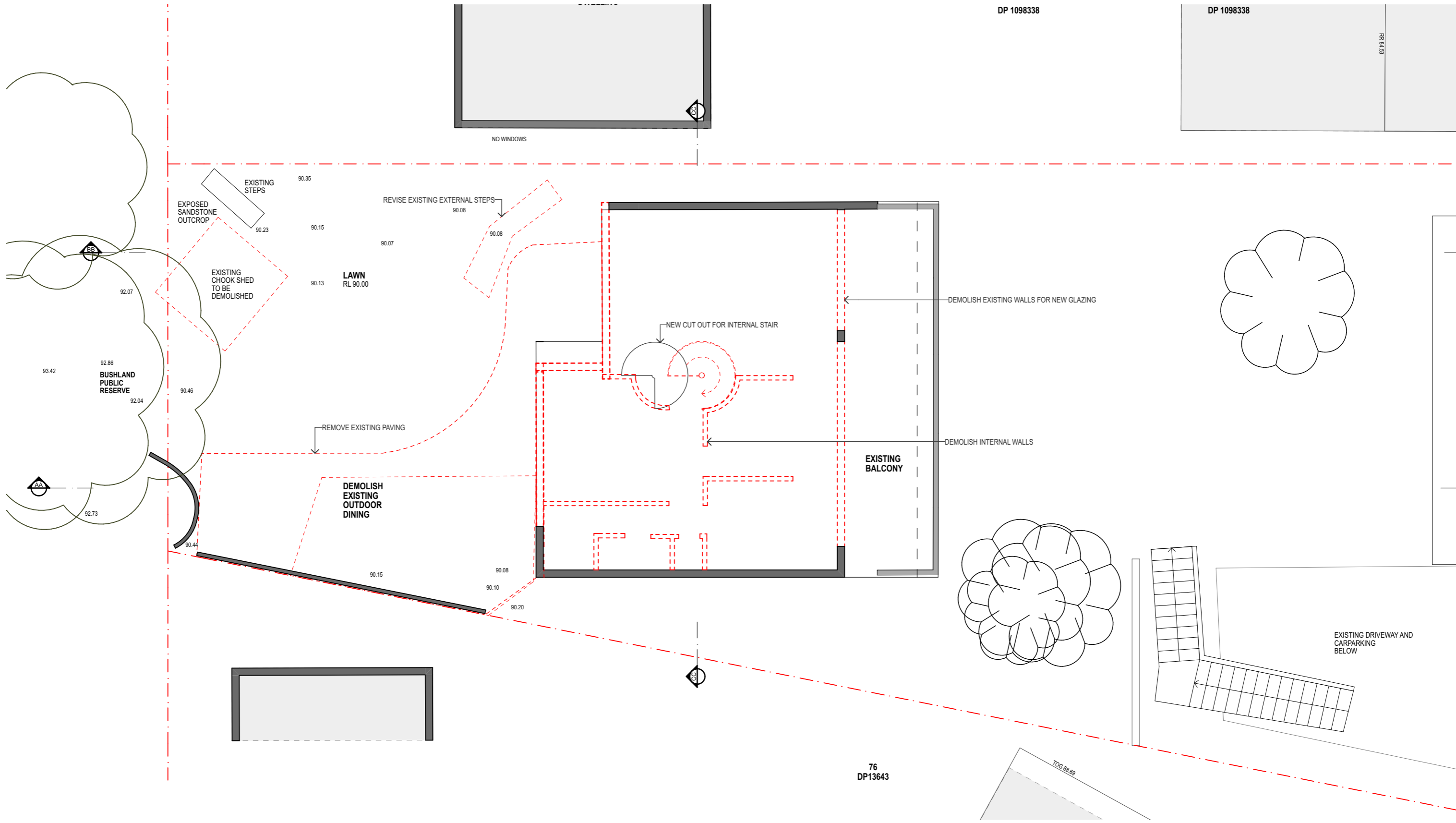
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 SCALE: @ A3  
 PROJECT NO: 2408  
 DATE: 17/12/24  
 DRAWING NAME: **GROUND FLOOR DEMO PLAN**

REVISION **A** DRAWING NO: **DA 02**

DP 1098338

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RR 4.15



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**LEGEND**

DEMOLISH STRUCTURE	MASONRY SECTION
BOUNDARY	TIMBER SECTION
EXTENT OF APPROVED DA	GLASS SECTION
EXISTING CUT	CONCRETE SECTION
	STEEL/METAL SECTION

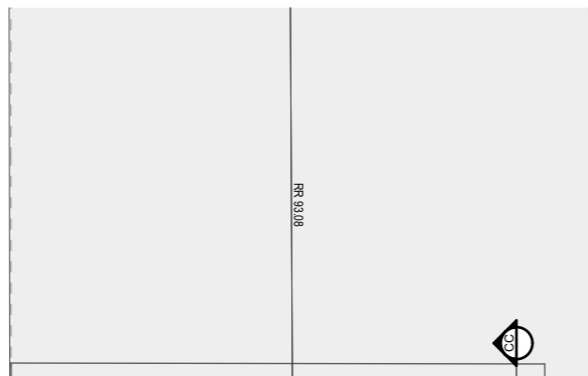
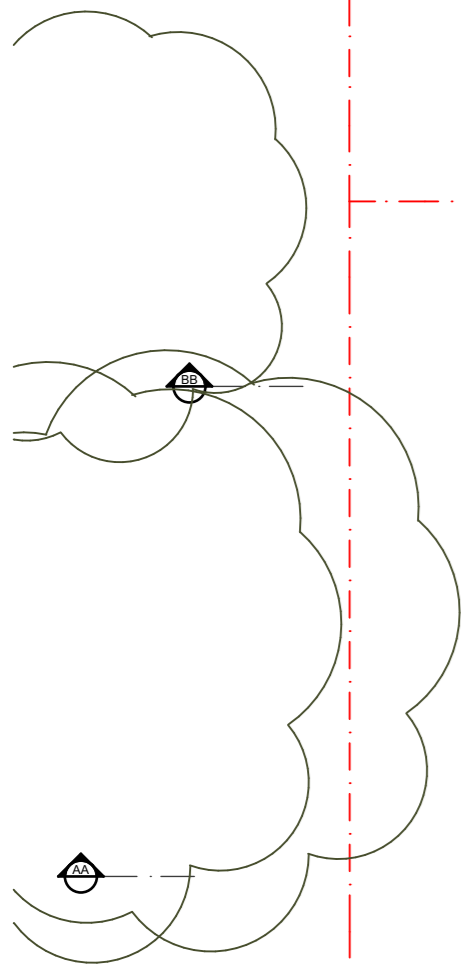
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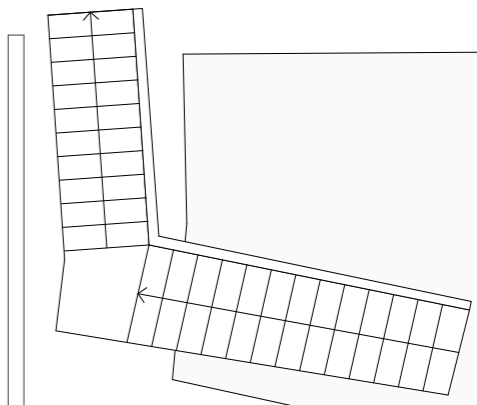
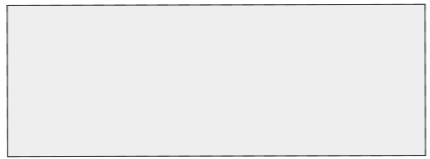
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**FIRST FLOOR DEMO PLAN**

REVISION **A** DRAWING NO: **DA 03**



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1  
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**LEGEND**

DEMOLISH STRUCTURE	MASONRY SECTION
BOUNDARY	TIMBER SECTION
EXTENT OF APPROVED DA	GLASS SECTION
EXISTING CUT	CONCRETE SECTION
	STEELMETAL SECTION

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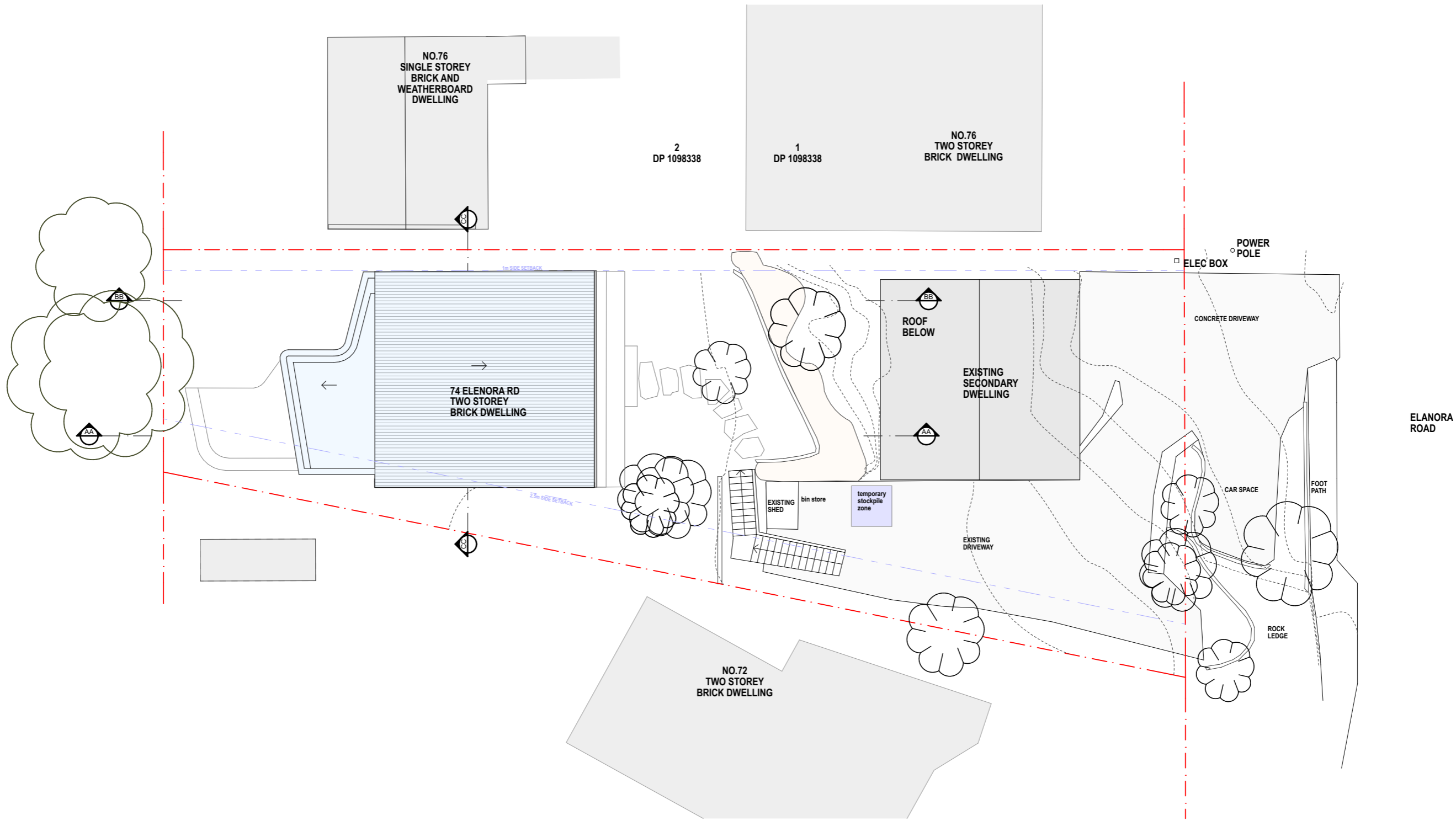
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 DATE: 17/12/24



DRAWING NAME:  
**ROOF DEMO PLAN**

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REVISION **A** DRAWING NO: **DA 04**



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**CLIENT:**  
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**LEGEND**

DEMOLISH STRUCTURE	MASONRY SECTION
BOUNDARY	TIMBER SECTION
EXTENT OF APPROVED DA	GLASS SECTION
EXISTING CUT	CONCRETE SECTION
	STEEL/METAL SECTION

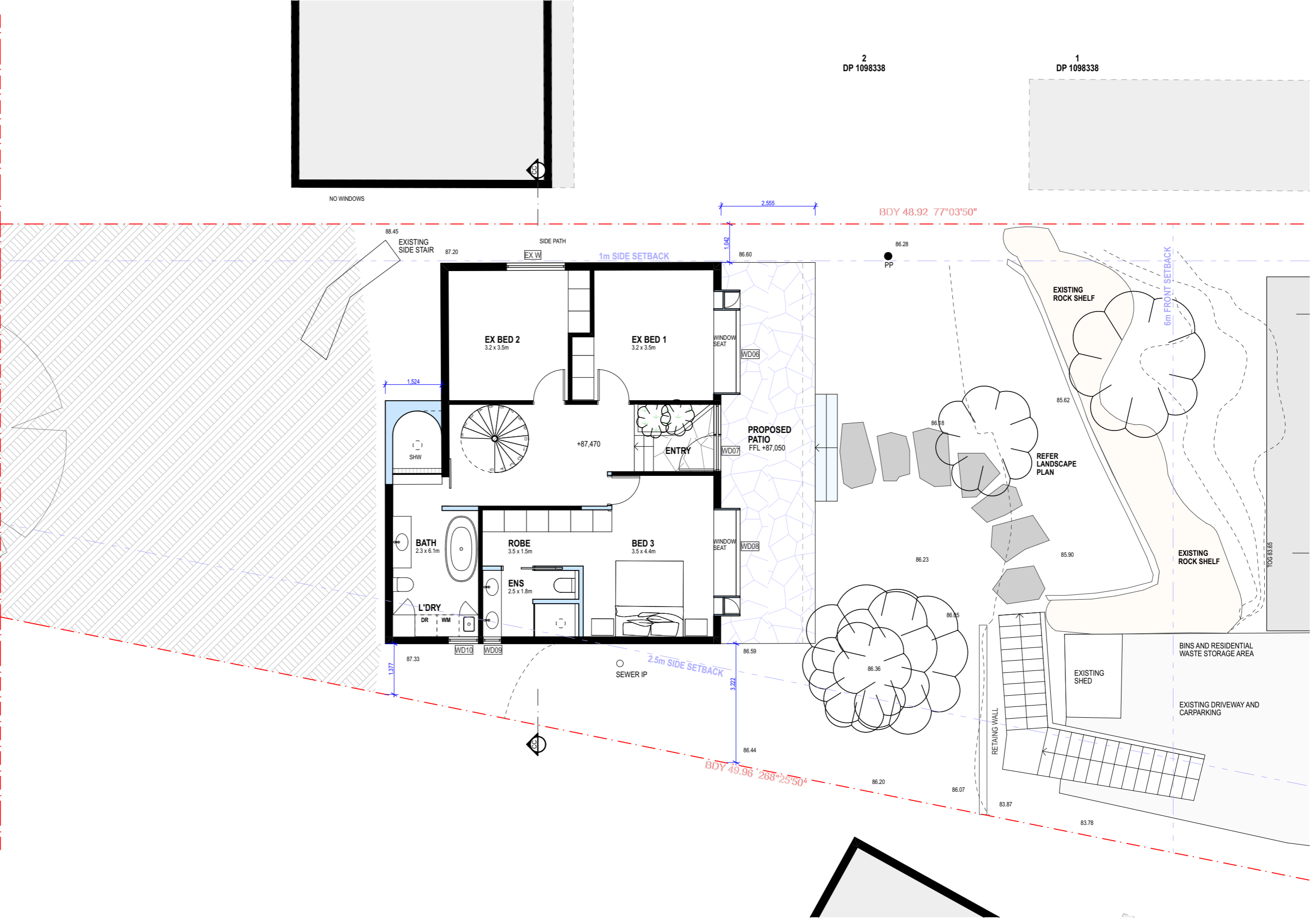
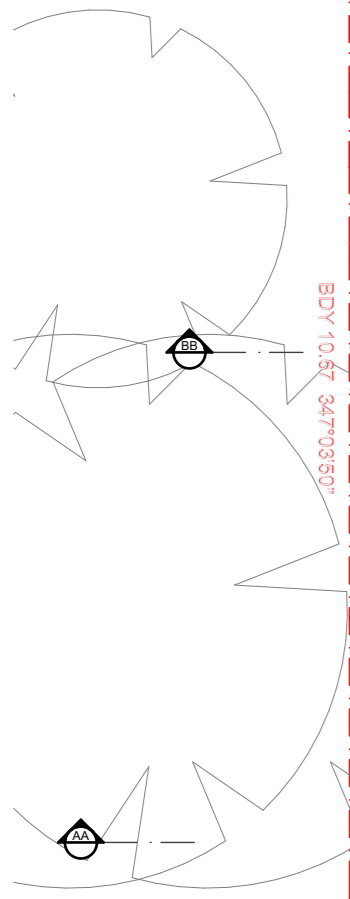
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DRAWING NAME: **SITE PLAN**



REVISION **A** DRAWING NO: **DA 10**



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**LEGEND**

DEMOLISH STRUCTURE	MASONRY SECTION
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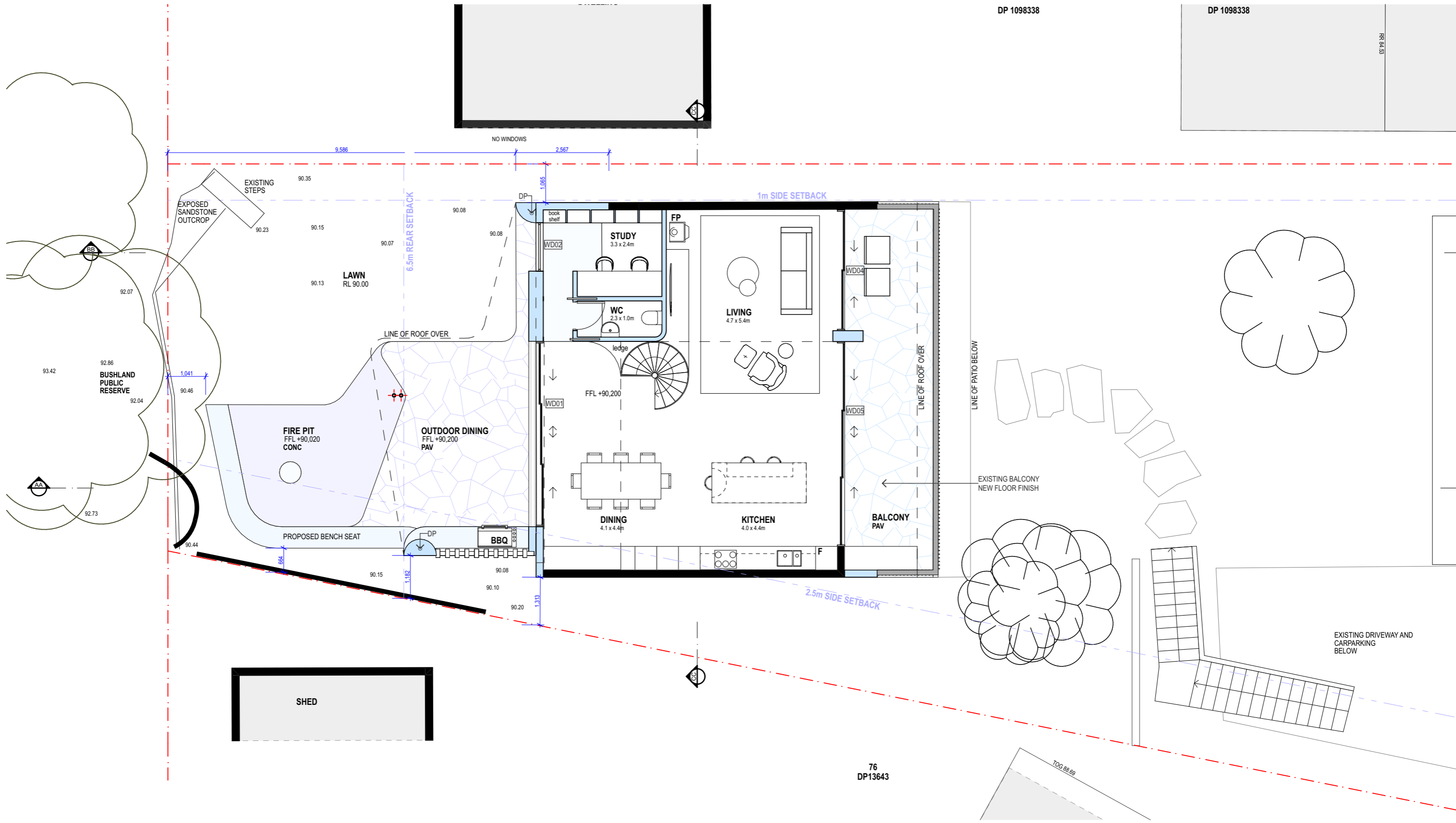
DRAWING NAME: **GROUND FLOOR PLAN**



REVISION **A** DRAWING NO: **DA 11**

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**LEGEND**

DEMOLISH STRUCTURE	MASONRY SECTION
BOUNDARY	TIMBER SECTION
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SCALE: @ A3  
 PROJECT NO: 2408  
 DATE: 17/12/24

DRAWING NAME: **FIRST FLOOR PLAN**

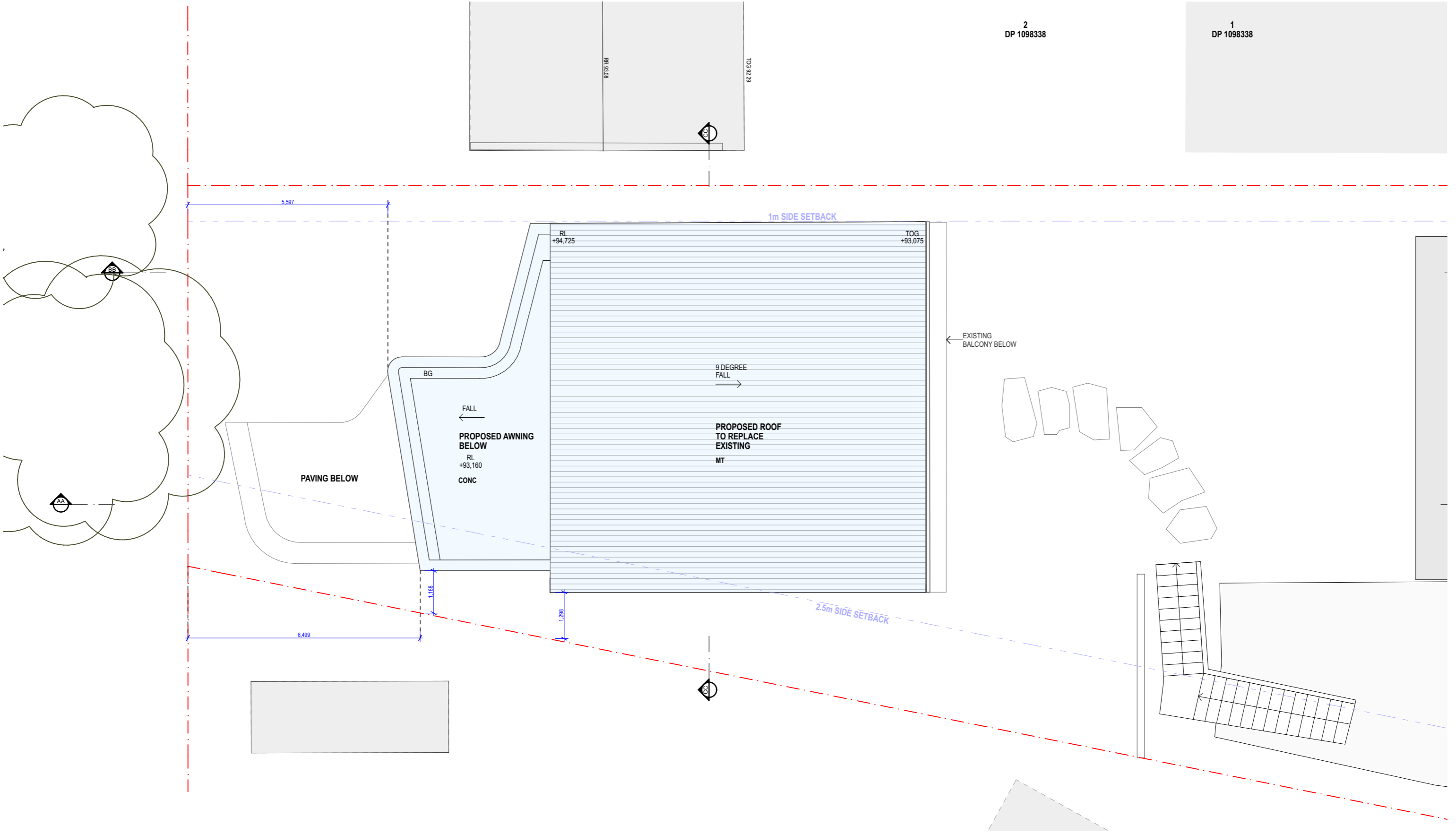


REVISION **A** DRAWING NO: **DA 12**



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**LEGEND**

- DEMOLISH STRUCTURE
- BOUNDARY
- EXTENT OF APPROVED DA
- EXISTING CUT
- MASONRY SECTION
- TIMBER SECTION
- GLASS SECTION
- CONCRETE SECTION
- STEEL/METAL SECTION

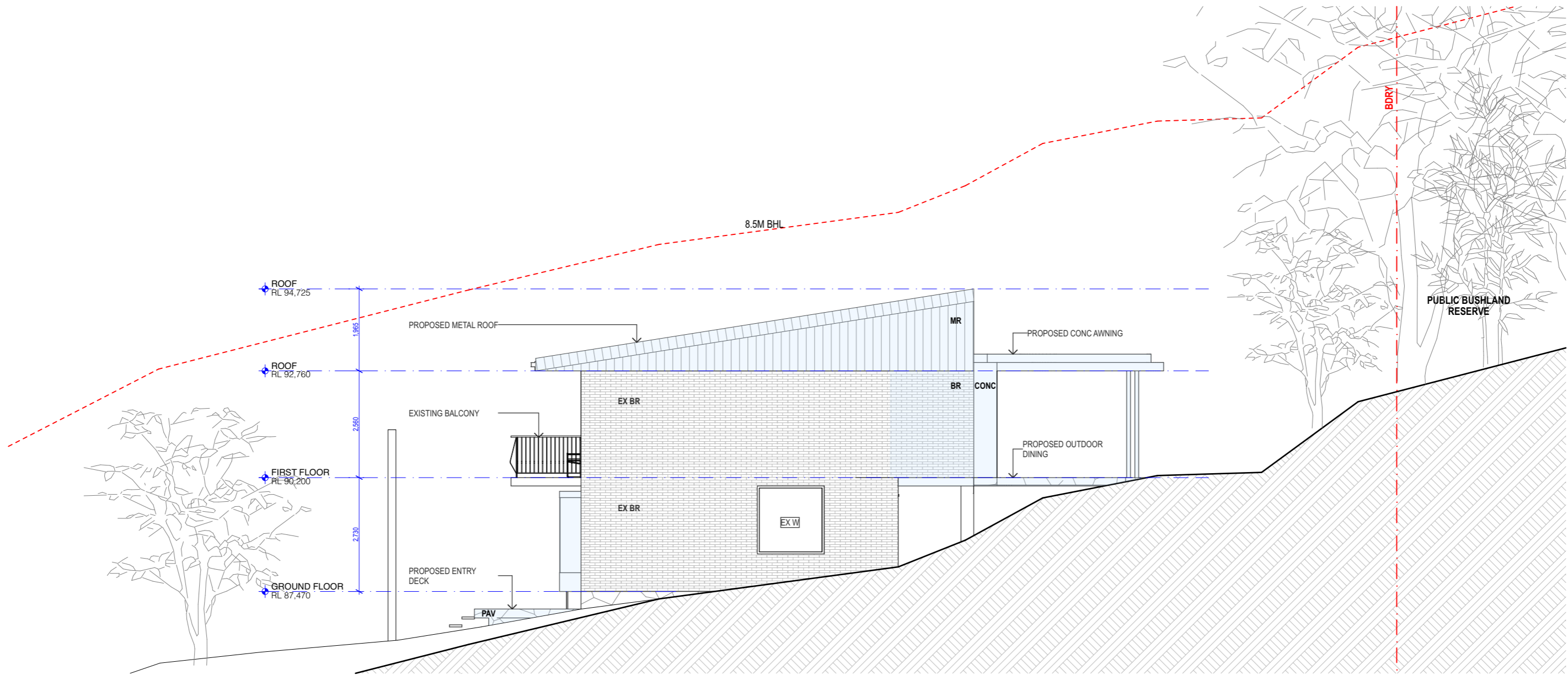
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SCALE: @ A3  
PROJECT NO: 2408  
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**DRAWING NAME:**  
ROOF PLAN



REVISION **A** DRAWING NO: **DA 13**



**NORTH ELEVATION**  
1:100



**PAV - NATURAL STONE  
CRAZY PAVING**



**CONC - BURNISHED CONC**



**MR - DARK COLORBOND  
ROOF, STANDING SEAM OR  
SIMILAR**



**WINDOWS- ALUMINIUM  
FRAMED**



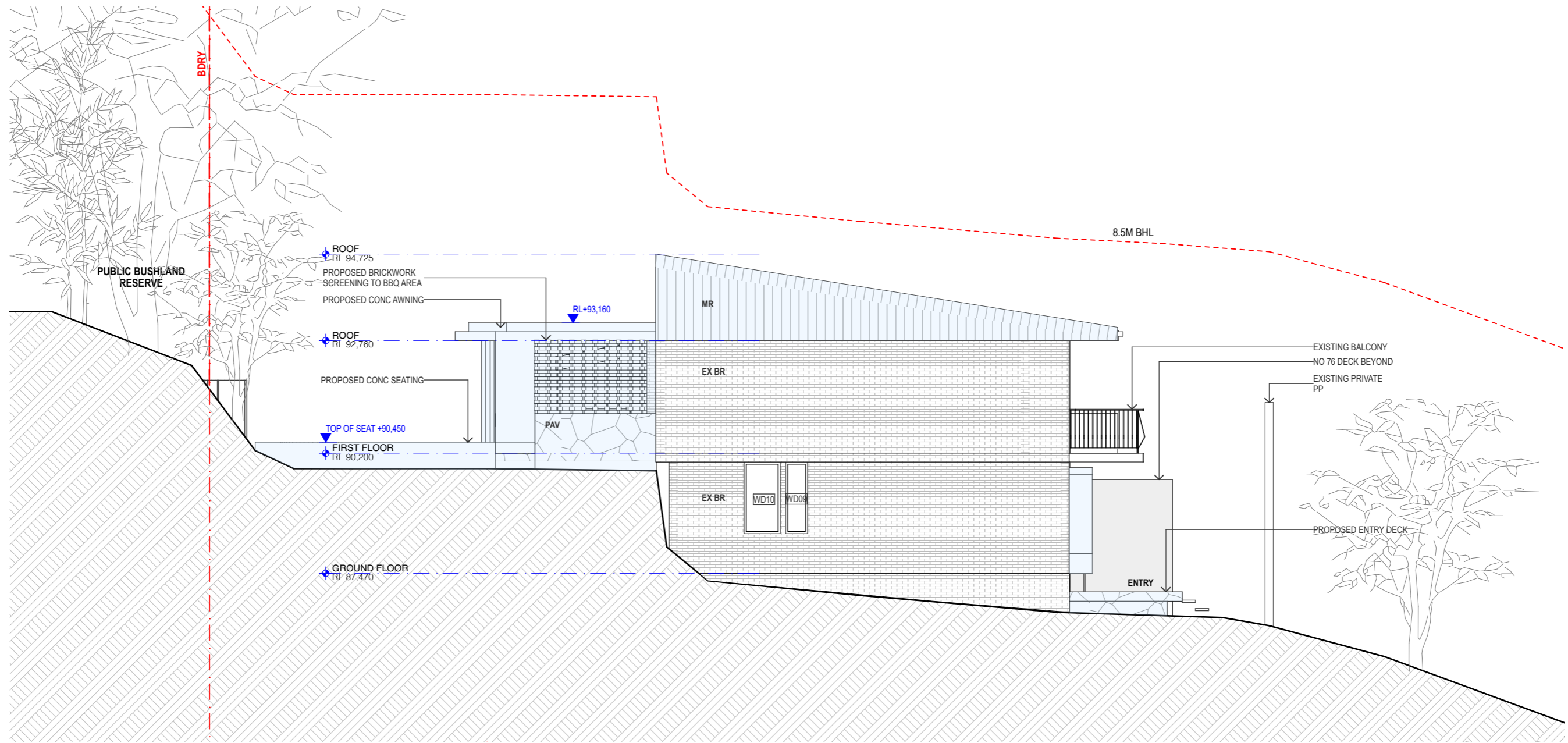
**EXTERNAL CONC - REAR  
AWINGS**



**BR- EXISTING BRICK WORK**

**005 DA FINISHES SCHEDULE**  
1:100

**PRELIMINARY - NOT FOR  
CONSTRUCTION**




**SOUTH ELEVATION**  
 1:100










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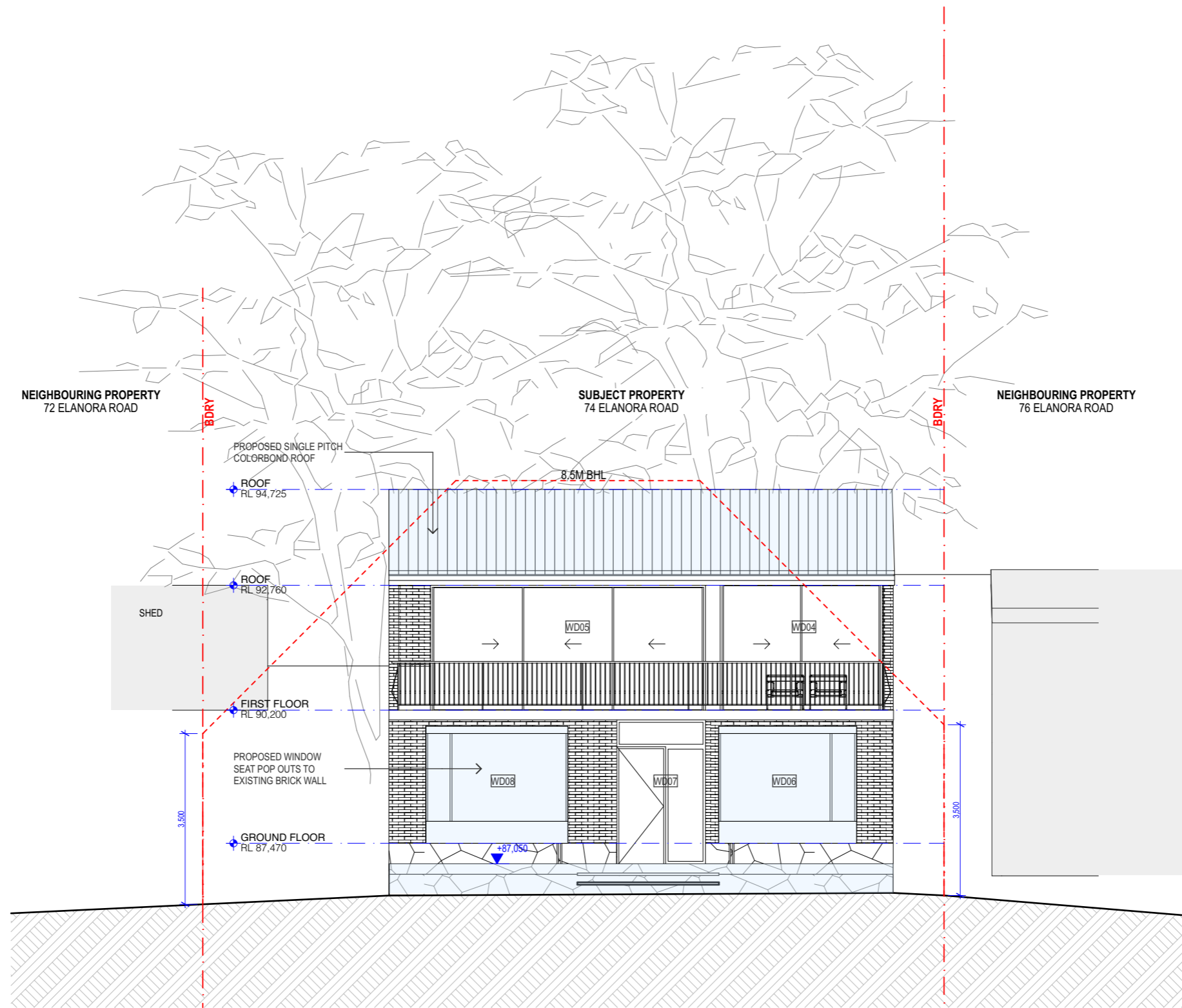
**LEGEND**

	DEMOLISH STRUCTURE		MASONRY SECTION
	BOUNDARY		TIMBER SECTION
	EXTENT OF APPROVED DA		GLASS SECTION
	EXISTING CUT		CONCRETE SECTION
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 SCALE: @ A3  
 PROJECT NO: 2408  
 DATE: 17/12/24

DRAWING NAME:  
**SOUTH ELEVATION**

REVISION **A** DRAWING NO: **DA 20**



**EAST ELEVATION**  
1:100

**PRELIMINARY - NOT FOR CONSTRUCTION**

**STUDIO FRIEND**

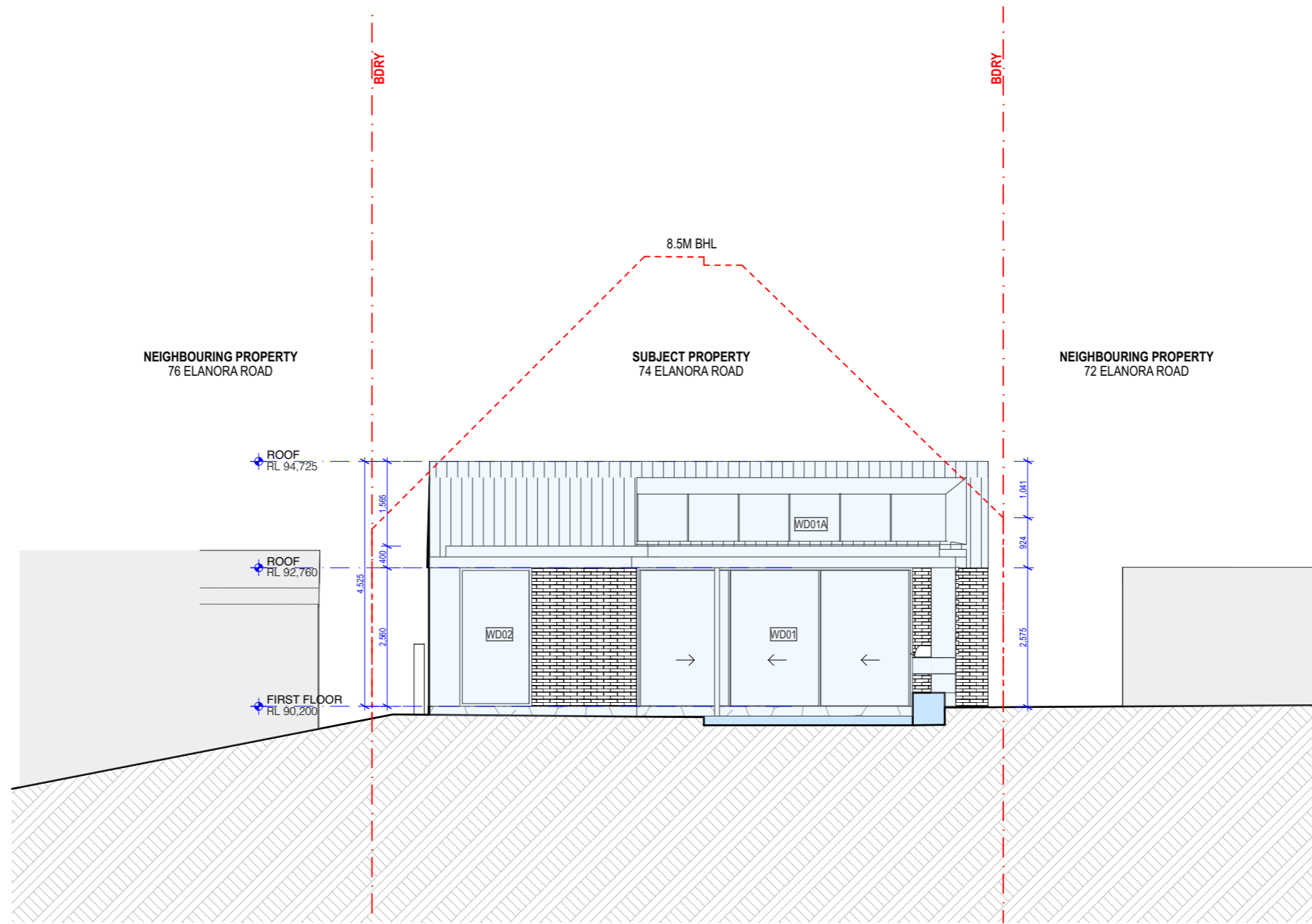
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**PROJECT NAME:**  
**ELANORA HEIGHTS**  
**ADDRESS:**  
**74 ELANORA ROAD ELANORA HEIGHTS NSW 2101**  
**CLIENT:**  
**JAMES HORTON AND ANNALIESE PEDAVOLI**

**LEGEND**  
 - - - DEMOLISH STRUCTURE  
 - - - BOUNDARY  
 - - - EXTENT OF APPROVED DA  
 - - - EXISTING CUT  
 MASONRY SECTION  
 TIMBER SECTION  
 GLASS SECTION  
 CONCRETE SECTION  
 STEEL/METAL SECTION

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**SCALE:** @ A3  
**PROJECT NO:** 2408  
**DATE:** 17/12/24  
**DRAWING NAME:**  
**EAST ELEVATION**

**REVISION** **A** **DRAWING NO:** **DA 22**



WEST ELEVATION  
1:100

PRELIMINARY - NOT FOR  
CONSTRUCTION

STUDIO FRIEND

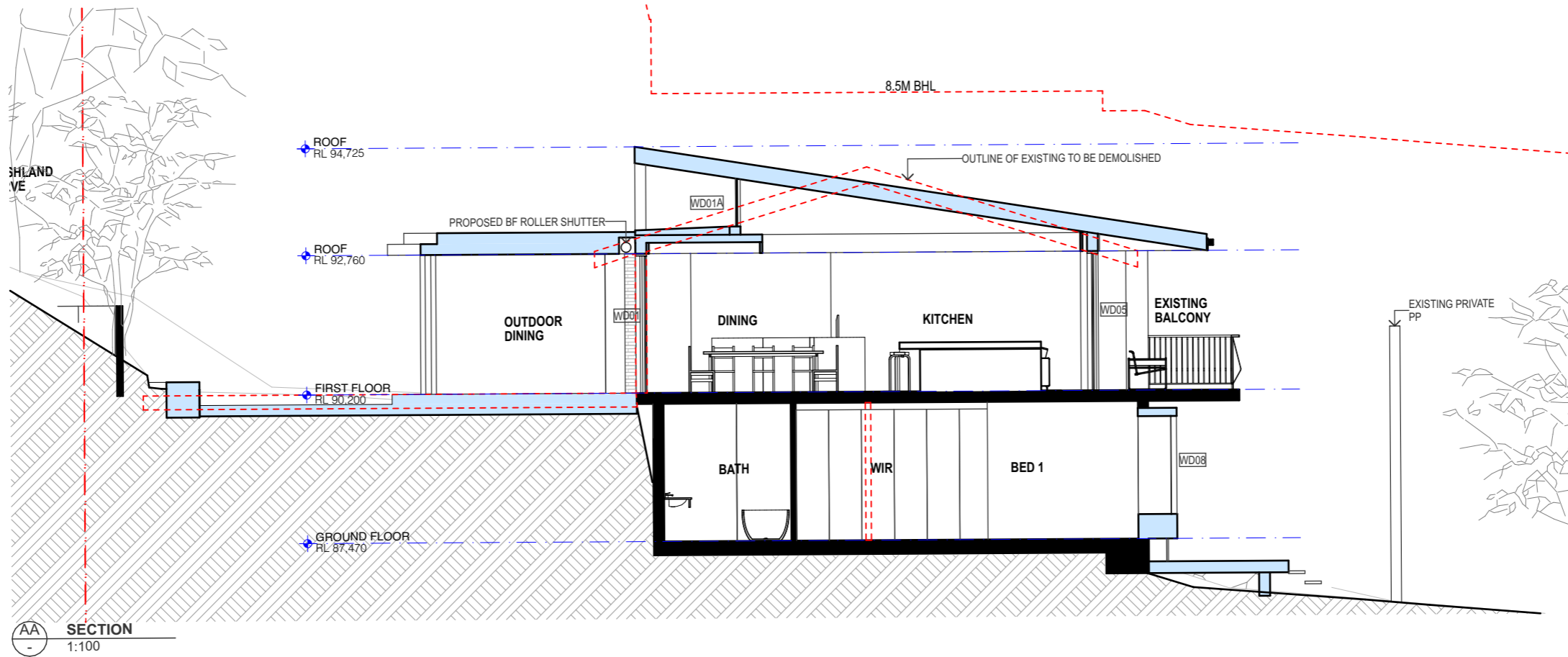
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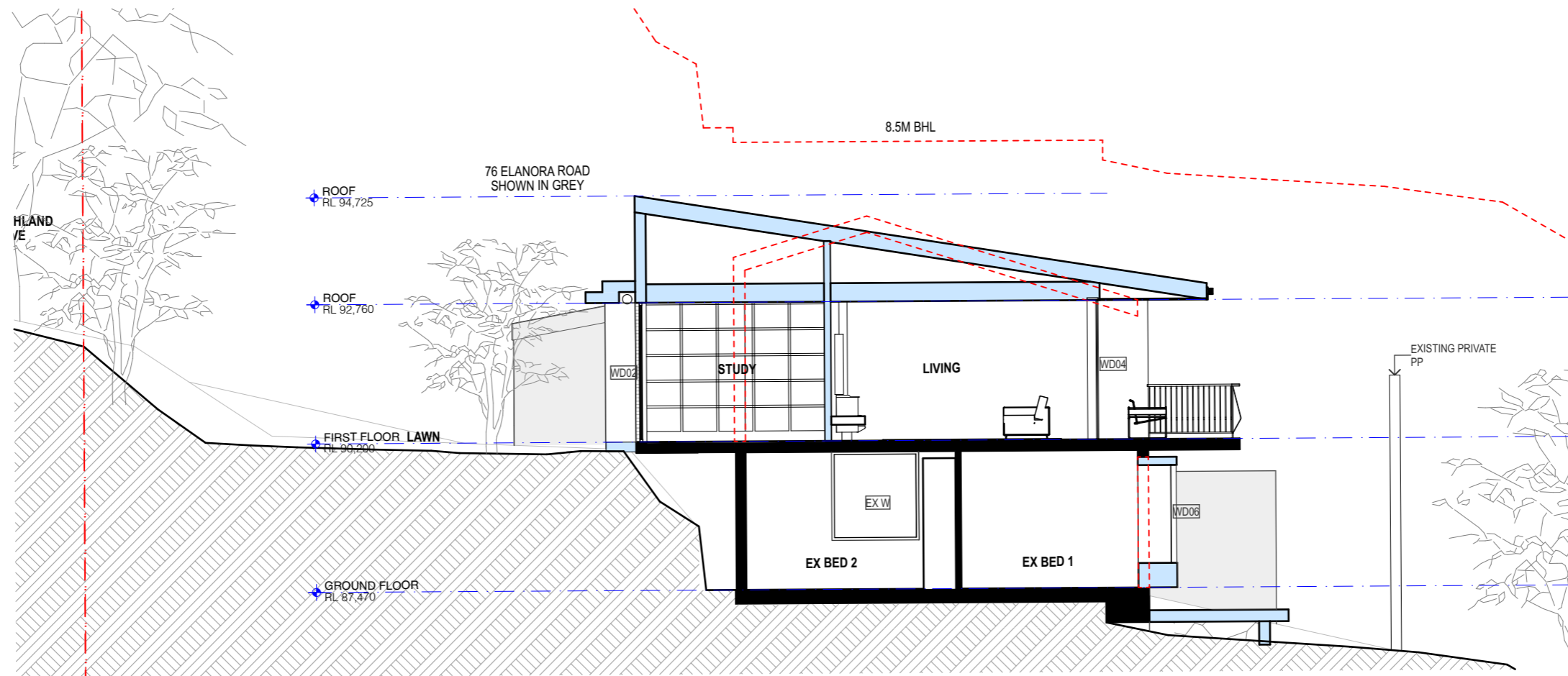
**LEGEND**  
- - - DEMOLISH STRUCTURE  
- - - BOUNDARY  
- - - EXTENT OF APPROVED DA  
- - - EXISTING CUT  
MASONRY SECTION  
TIMBER SECTION  
GLASS SECTION  
CONCRETE SECTION  
STEEL/METAL SECTION

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SCALE: @ A3  
PROJECT NO: 2408  
DATE: 17/12/24  
DRAWING NAME:  
**WEST ELEVATION**

REVISION  
**A**  
DRAWING NO:  
**DA 22**



AA SECTION  
1:100



BB SECTION  
1:100

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**LEGEND**

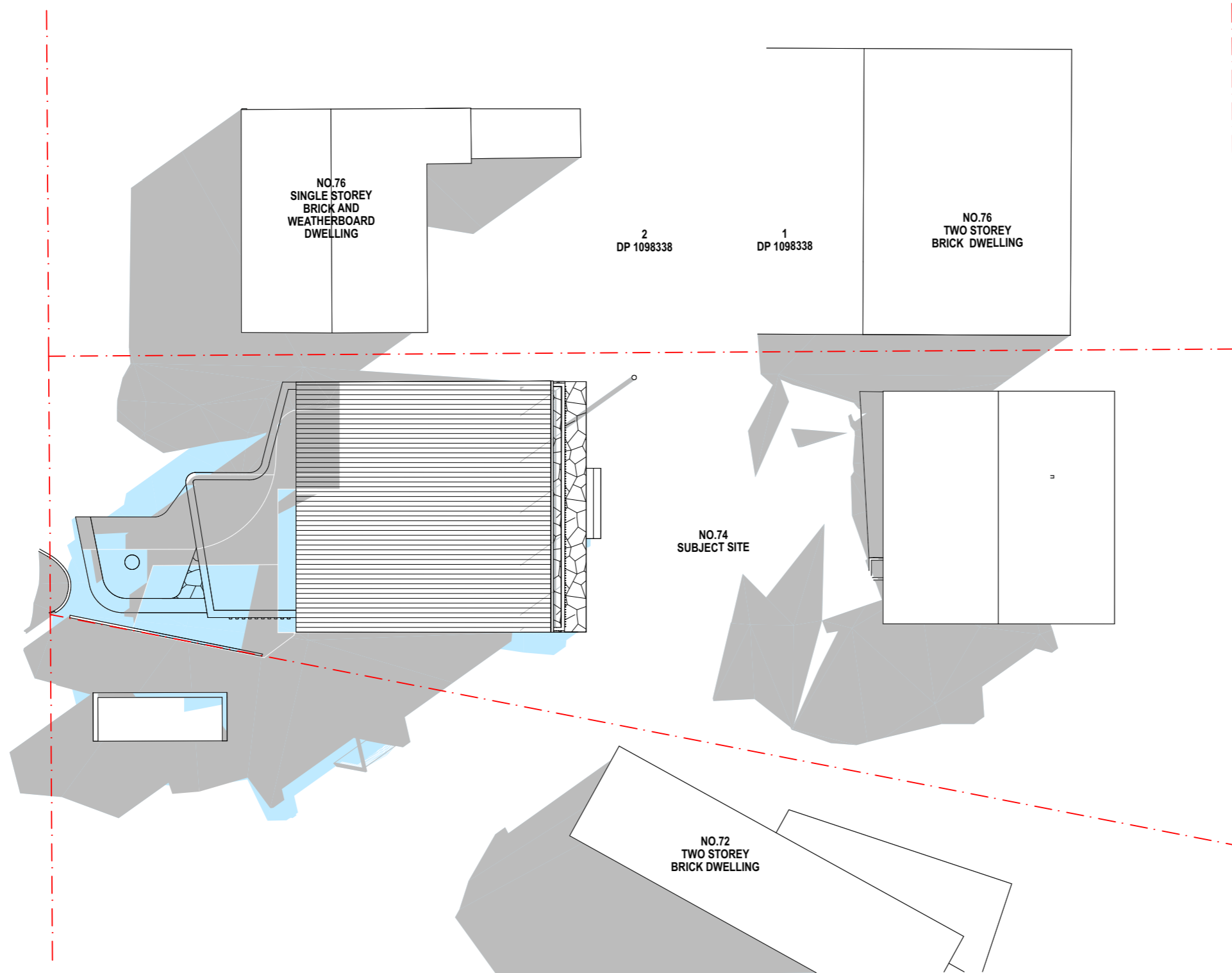
DEMOLISH STRUCTURE	MASONRY SECTION
BOUNDARY	TIMBER SECTION
EXTENT OF APPROVED DA	GLASS SECTION
EXISTING CUT	CONCRETE SECTION
	STEEL/METAL SECTION

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SCALE: @ A3  
PROJECT NO: 2408  
DATE: 17/12/24

**DRAWING NAME:**  
SECTION AA + BB

REVISION **A** DRAWING NO: **DA 30**



**SHADOW DIAGRAM LEGEND**

- EXISTING SHADOWS
- PROPOSED ADDITIONAL SHADOWS

**PRELIMINARY - NOT FOR CONSTRUCTION**

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**LEGEND**

- DEMOLISH STRUCTURE
- BOUNDARY
- EXTENT OF APPROVED DA
- EXISTING CUT
- MASONRY SECTION
- TIMBER SECTION
- GLASS SECTION
- CONCRETE SECTION
- STEELMETAL SECTION

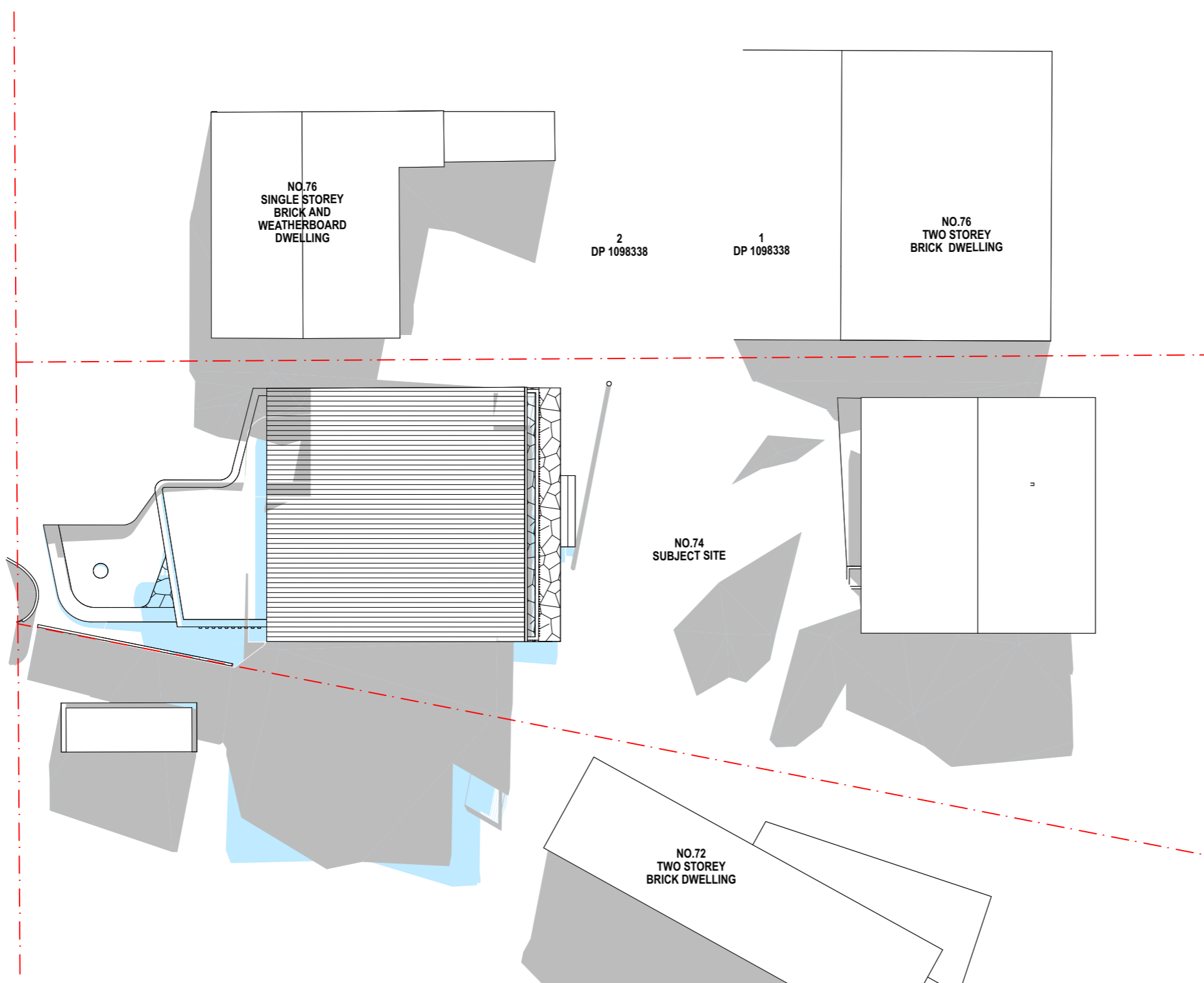
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**SCALE:** 1:200 @ A3  
**PROJECT NO:** 2408  
**DATE:** 17/12/24



**DRAWING NAME:**  
**SHADOW DIAGRAM - 9AM**  
**21 JUNE**

**REVISION** **A** **DRAWING NO:** **DA 40**



**SHADOW DIAGRAM LEGEND**

- EXISTING SHADOWS
- PROPOSED ADDITIONAL SHADOWS

**PRELIMINARY - NOT FOR CONSTRUCTION**

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**LEGEND**

- DEMOLISH STRUCTURE
- BOUNDARY
- EXTENT OF APPROVED DA
- EXISTING CUT
- MASONRY SECTION
- TIMBER SECTION
- GLASS SECTION
- CONCRETE SECTION
- STEELMETAL SECTION

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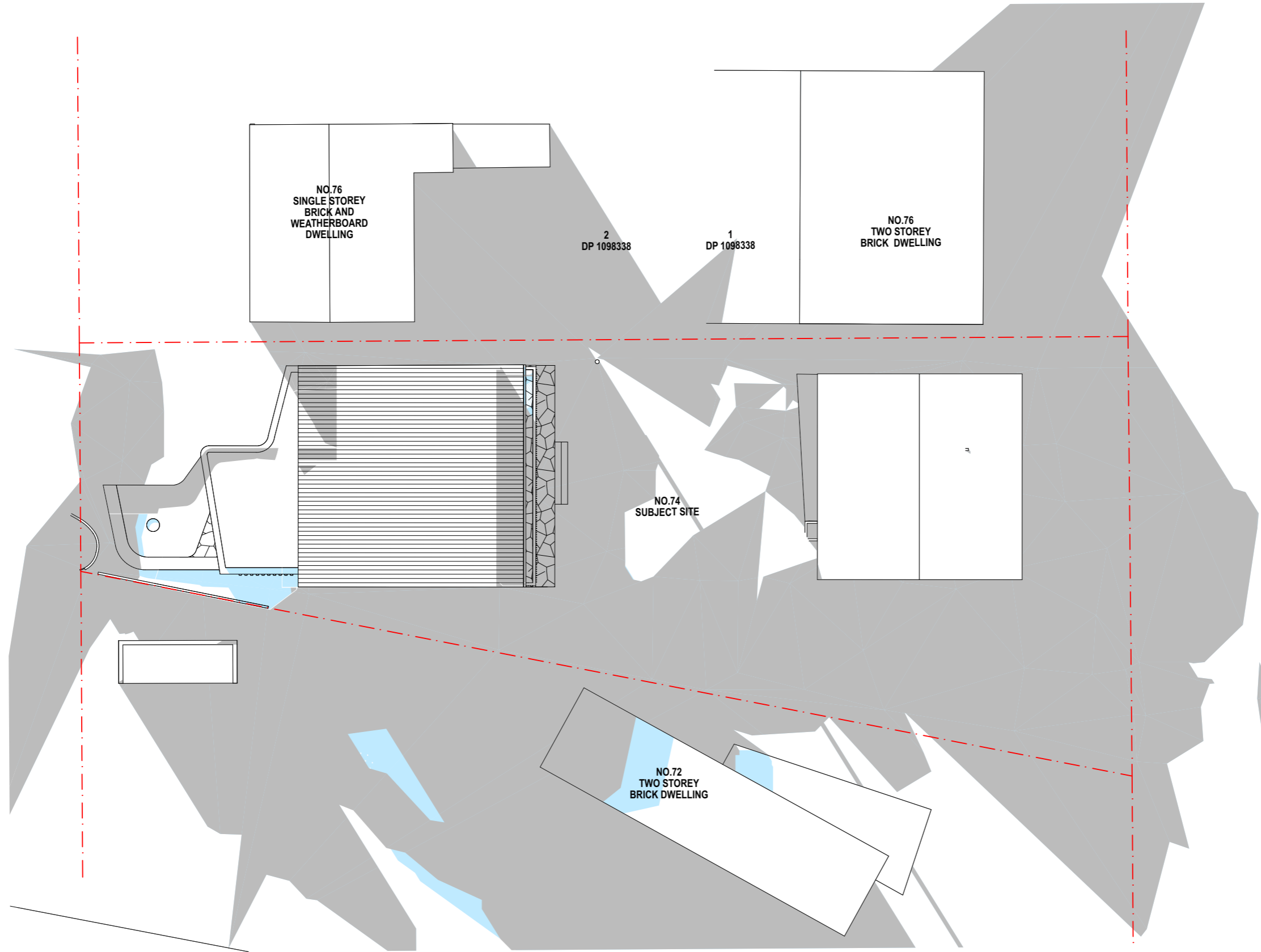
**SCALE:** 1:200 @ A3  
**PROJECT NO:** 2408  
**DATE:** 17/12/24

**DRAWING NAME:**  
**SHADOW DIAGRAM - 12PM**  
**21 JUNE**



**REVISION** **A** **DRAWING NO:** **DA 41**





**SHADOW DIAGRAM LEGEND**

EXISTING SHADOWS  
 PROPOSED ADDITIONAL SHADOWS

**PRELIMINARY - NOT FOR CONSTRUCTION**

**STUDIO FRIEND**

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**CLIENT:**  
**JAMES HORTON AND ANNALIESE PEDAVOLI**

**LEGEND**

- - - DEMOLISH STRUCTURE  
 - - - BOUNDARY  
 - - - EXTENT OF APPROVED DA  
 - - - EXISTING CUT  
 - MASONRY SECTION  
 - TIMBER SECTION  
 - GLASS SECTION  
 - CONCRETE SECTION  
 - STEEL/METAL SECTION

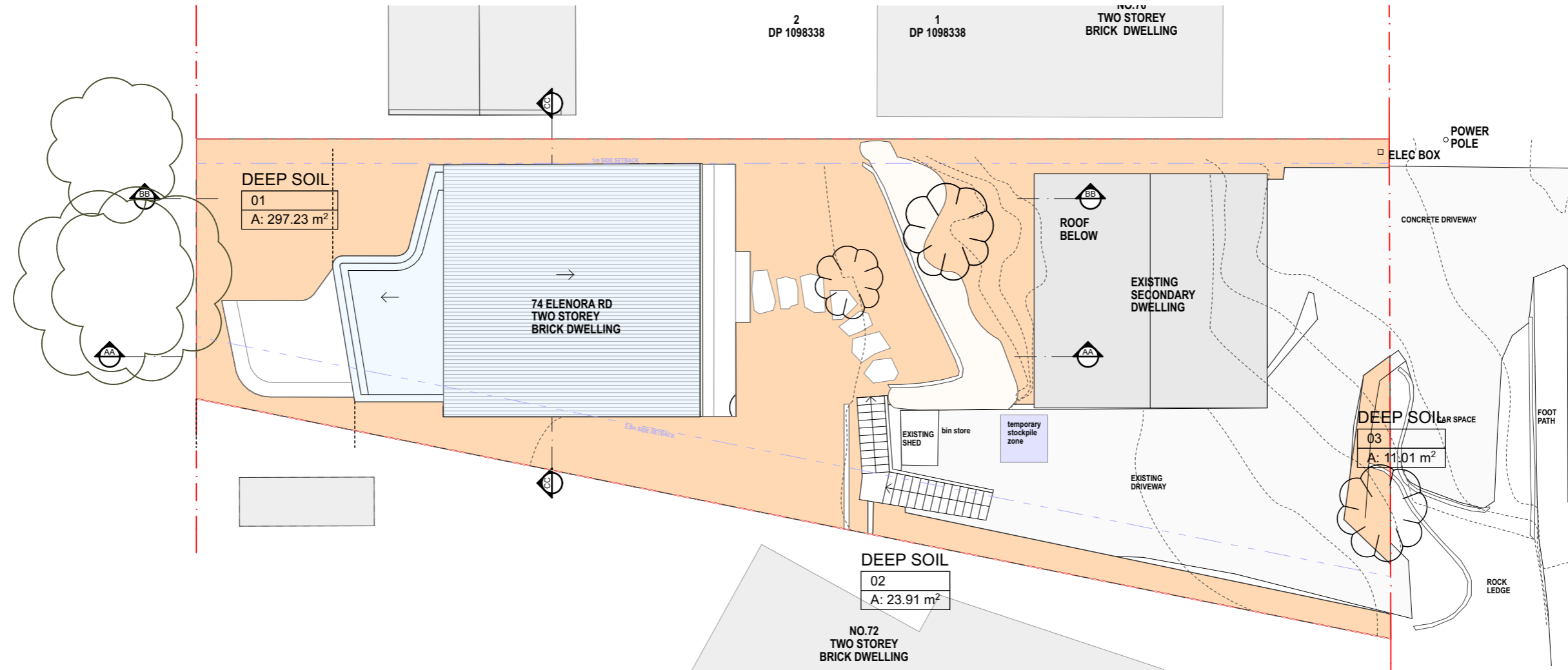
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**SCALE:** 1:200 @ A3  
**PROJECT NO:** 2408  
**DATE:** 17/12/24

**DRAWING NAME:**  
**SHADOW DIAGRAM - 3PM**  
**21 JUNE**



**REVISION** **A** **DRAWING NO:** **DA 42**



DEEP SOIL  
1:200

LANDSCAPE CALCS	
Zone Name	Measured Area
DEEP SOIL	11.01
DEEP SOIL	23.91
DEEP SOIL	297.23
	<b>332.15 m<sup>2</sup></b>

**PRELIMINARY - NOT FOR CONSTRUCTION**

STUDIO FRIEND

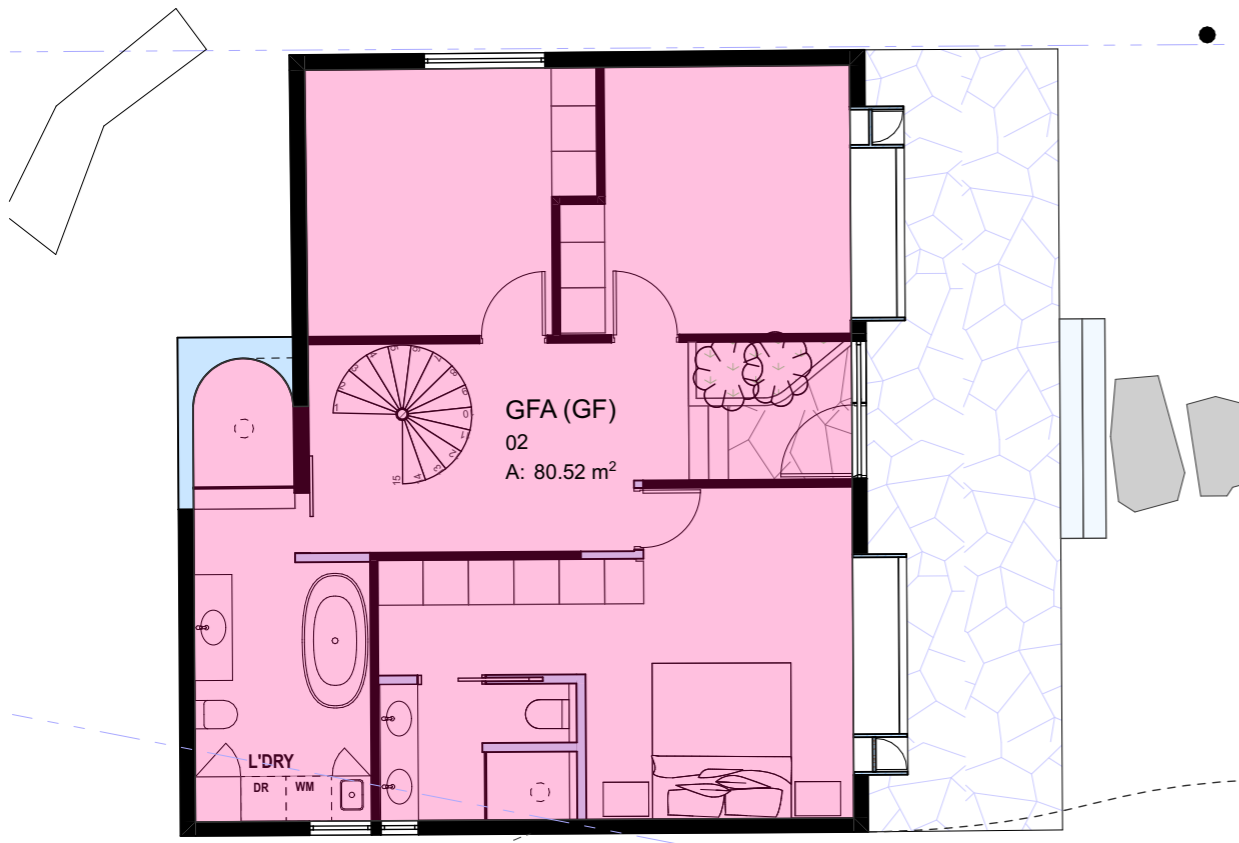
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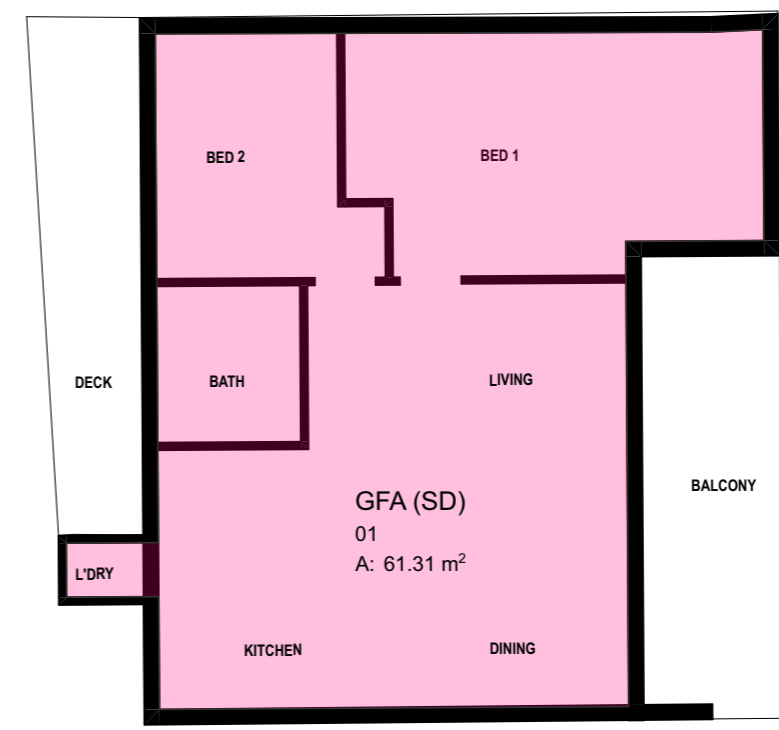
**LEGEND**  
 - - - DEMOLISH STRUCTURE  
 - - - BOUNDARY  
 - - - EXTENT OF APPROVED DA  
 - - - EXISTING CUT  
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 SCALE: @ A3  
 PROJECT NO: 2408  
 DATE: 17/12/24  
 DRAWING NAME: LANDSCAPE CALCULATIONS

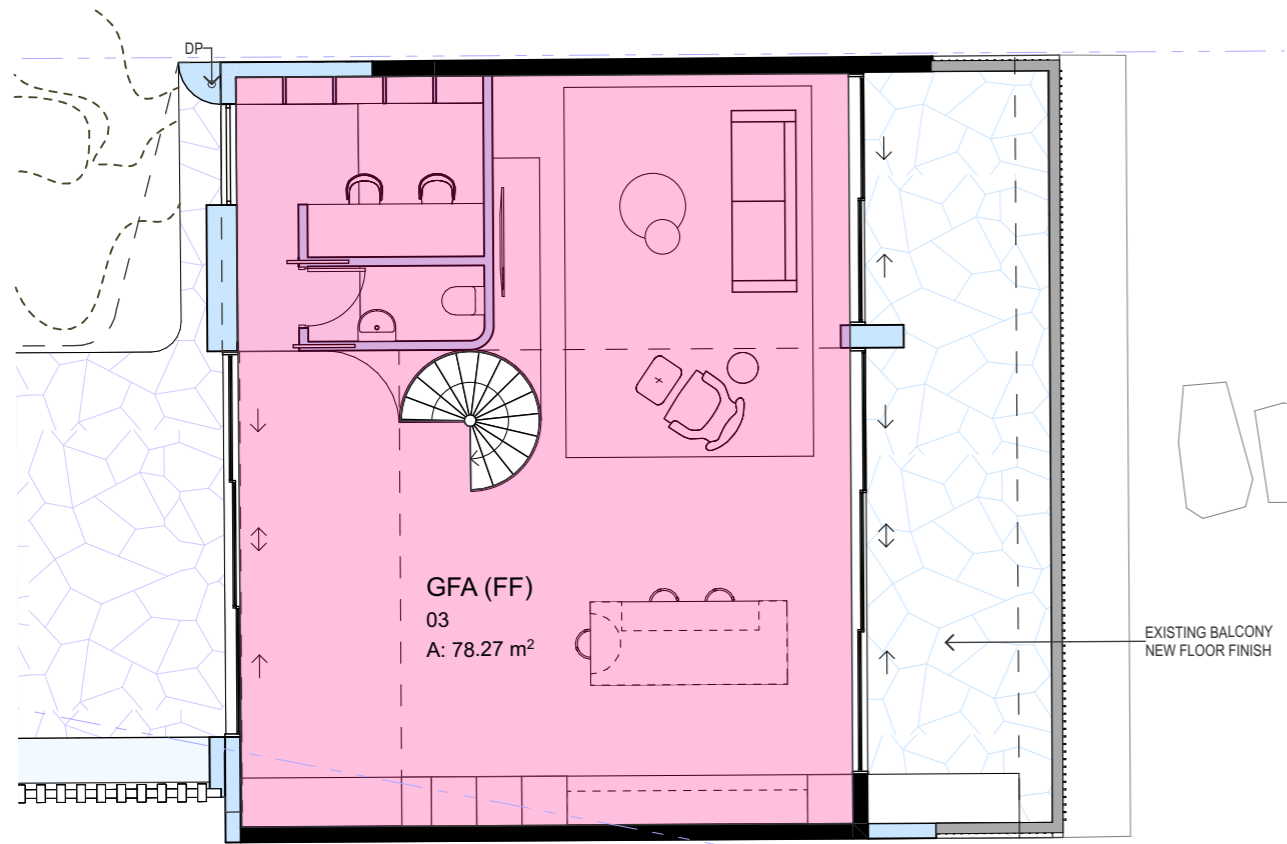
REVISION **A** DRAWING NO: **DA 50**



GF GFA  
1:100



SECONDARY DWELLING GFA  
1:100



FF GFA  
1:100

GFA CALCULATIONS	
Zone Name	Measured Area
GFA (FF)	78.27
GFA (GF)	80.52
GFA (SD)	61.31
	<b>220.10 m<sup>2</sup></b>

SITE AREA 762m<sup>2</sup>  
GFA = 0.28:1

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CLIENT:  
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**LEGEND**

--- DEMOLISH STRUCTURE	--- MASONRY SECTION
--- BOUNDARY	--- TIMBER SECTION
--- EXTENT OF APPROVED DA	--- GLASS SECTION
--- EXISTING CUT	--- CONCRETE SECTION
	--- STEEL/METAL SECTION

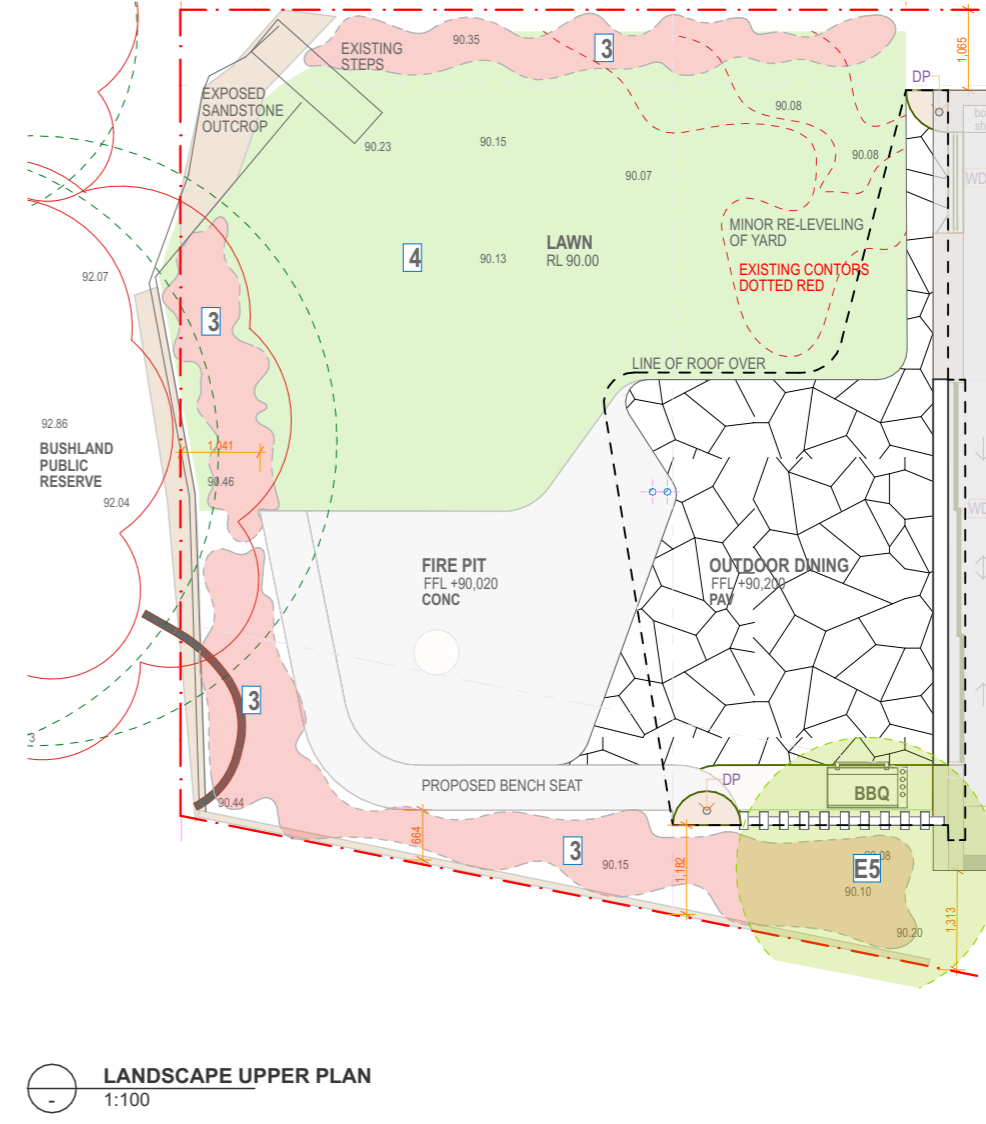
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SCALE: @ A3  
PROJECT NO: 2408  
DATE: 17/12/24



DRAWING NAME:  
**GFA CALCULATIONS**

REVISION **A** DRAWING NO: **DA 51**



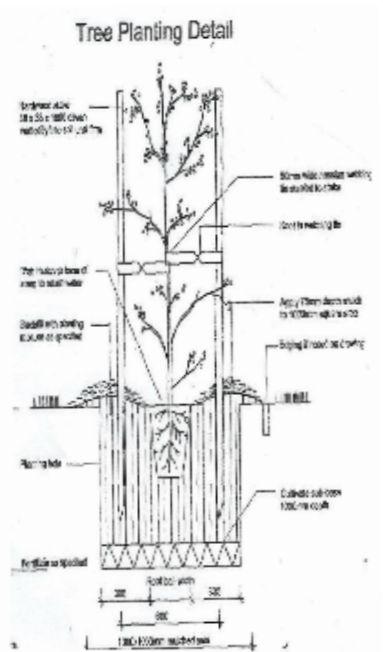
LANDSCAPE LOWER PLAN  
1:100

LANDSCAPE UPPER PLAN  
1:100

- KEY**
- EXISTING TREE / SHRUB - AS LABELLED. E1,E2,E3 etc
  - TREE / SHRUB TO BE REMOVED

**EXISTING TREE SCHEDULE**

COMMON NAME	NAME	SIZE	POT SIZE	INDICATIVE QUANTITIES
<b>1 SCREENING BED</b>				
Sprawling Smoke Bush	Conospermum tenuifolium	0.3m	1L	9
Blue Flax Lilly	Dianella congesta	Tube Stock	0.25L	6
Wedding Bush	Ceratopetalum gummiferum	2.5m	5L	4
Christmas Bush	Ricinocarpus pinifolius	1m	2L	4
Lantern Banksia	Banksia Eriatolia	1.5m	5L	4
Correa Alba	Correa Alba	1m	5L	3
<b>2 LOW PLANTING / GROUND COVER BED</b>				
Correa Alba	Correa Alba	1m	5L	5
Poa affinis	Poa affinis	Tube Stock	0.25L	8
Pig Face	Carobrotus edulis	Tube Stock	0.5L	16
Blue Flax Lilly	Dianella congesta	Tube Stock	1L	3
<b>3 BUSHFIRE RESISTING PLANTING</b>				
Sprawling Smoke Bush	Conospermum tenuifolium	.3m	1L	8
Blue Flax Lilly	Dianella congesta	Tube Stock	1L	10
Needle Bush	Hakea gibbosa	3m	2L	9
Grey Spider Flower	Grevillea buxifolia	2.5m	3L	6
<b>4 LAWN</b>				
Sir Walter Buffalo	Sir Walter Buffalo or approved equivalent			



**NOTES :**

- AREAS OF NATIVE PLANTING SHOWN HERE ARE ACCURATE.
- PROPOSED SPECIES LISTS ARE INDICATIVE ONLY. EXACT SPECIES, POT SIZE AND CULTIVAR TO BE CONFIRMED SUBJECT TO AVAILABILITY AT THE TIME OF ORDER.
- NO NOXIOUS WEEDS OR INVASIVE SPECIES TO BE IMPORTED ONTO SITE
- WEED/CONTAMINANT FREE MULCH TO BE USED
- EXISTING EXOTIC SPECIES TO BE MANAGED IN ACCORDANCE WITH COUNCIL GUIDELINES
- PROPOSED PLANT SPECIES SELECTED ARE IN ACCORDANCE WITH NORTHERN BEACHES COUNCIL NATIVE GARDENING BOOKLET

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**LEGEND**

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SCALE: @ A3  
PROJECT NO: 2408  
DATE: 17/12/24

DRAWING NAME: **LANDSCAPE PLAN**

REVISION **A** DRAWING NO: **DA 60**

**PRELIMINARY - NOT FOR CONSTRUCTION**