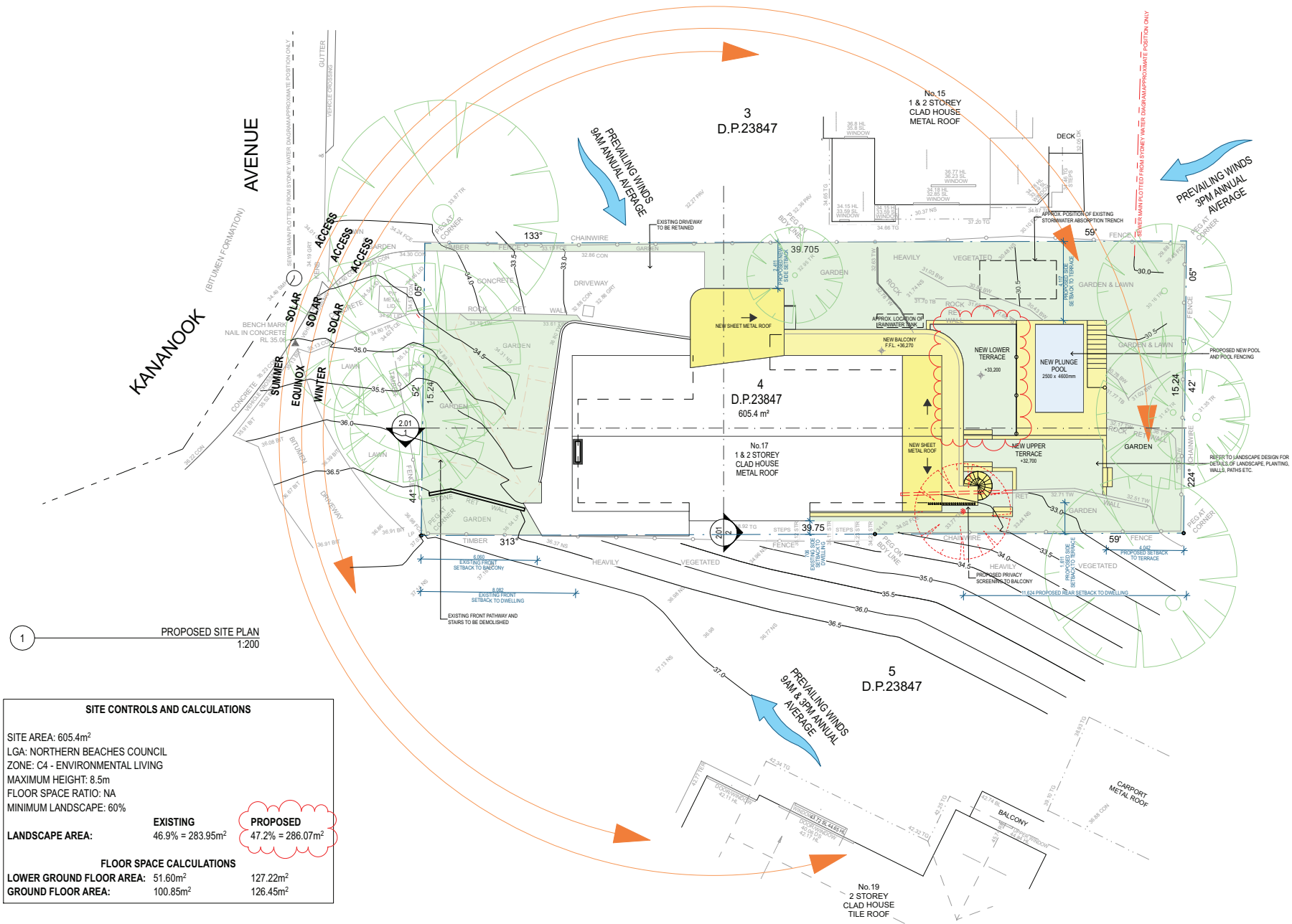
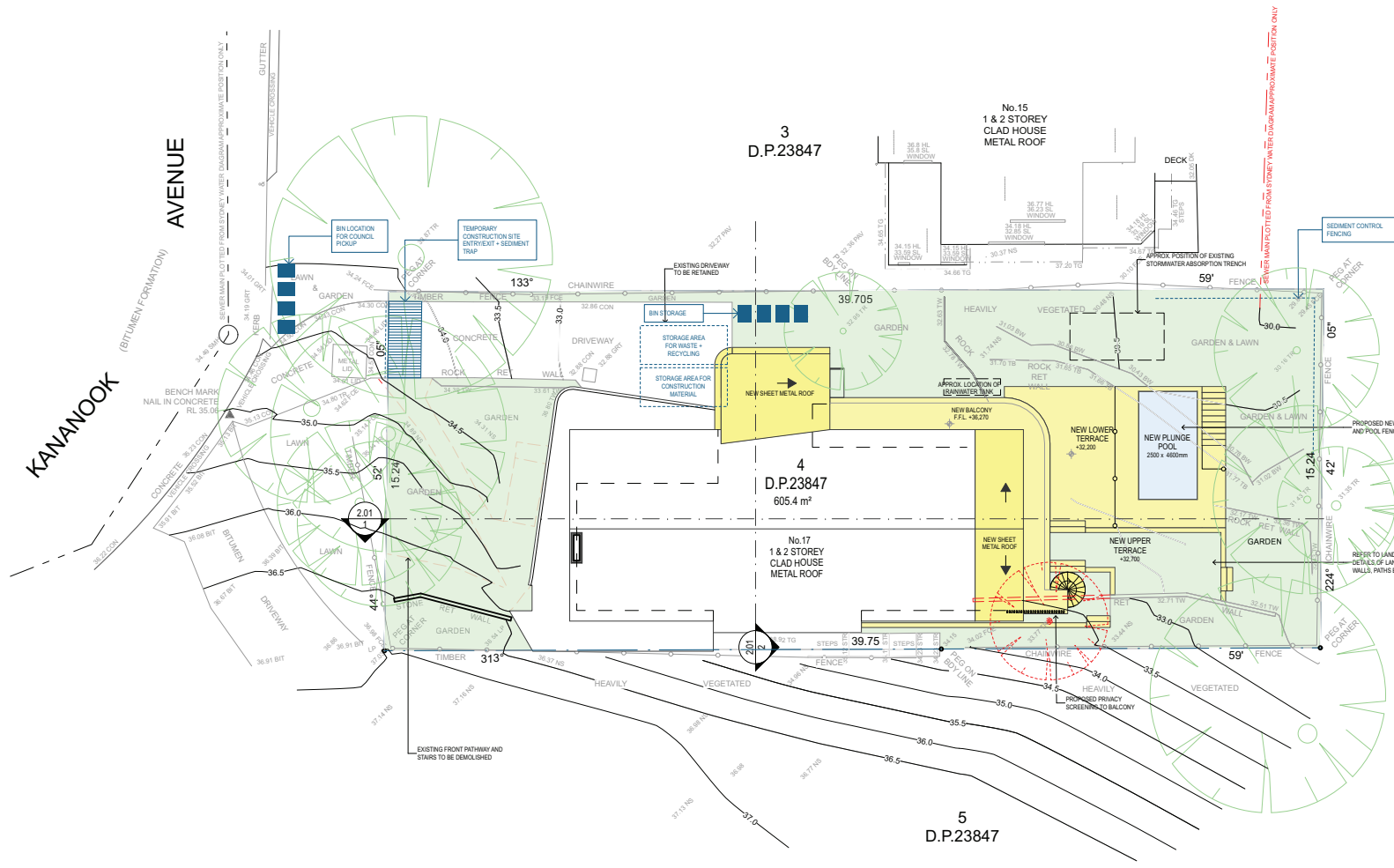




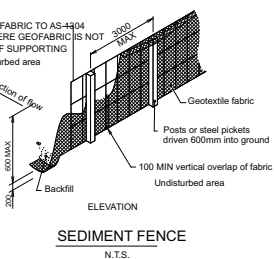
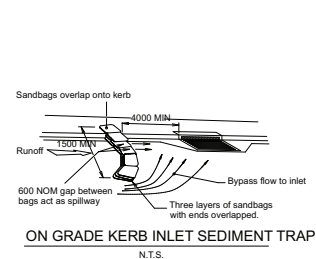
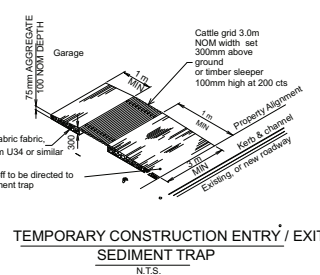
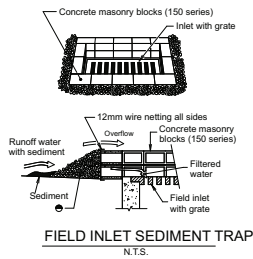
SITE CONTROLS AND CALCULATIONS	
SITE AREA: 605.4m ²	
LGA: NORTHERN BEACHES COUNCIL	
ZONE: C4 - ENVIRONMENTAL LIVING	
MAXIMUM HEIGHT: 8.5m	
FLOOR SPACE RATIO: NA	
MINIMUM LANDSCAPE: 60%	
LANDSCAPE AREA:	EXISTING 46.9% = 283.95m ²
	PROPOSED 47.2% = 286.07m ²
FLOOR SPACE CALCULATIONS	
LOWER GROUND FLOOR AREA:	51.60m ² 127.22m ²
GROUND FLOOR AREA:	100.85m ² 126.45m ²

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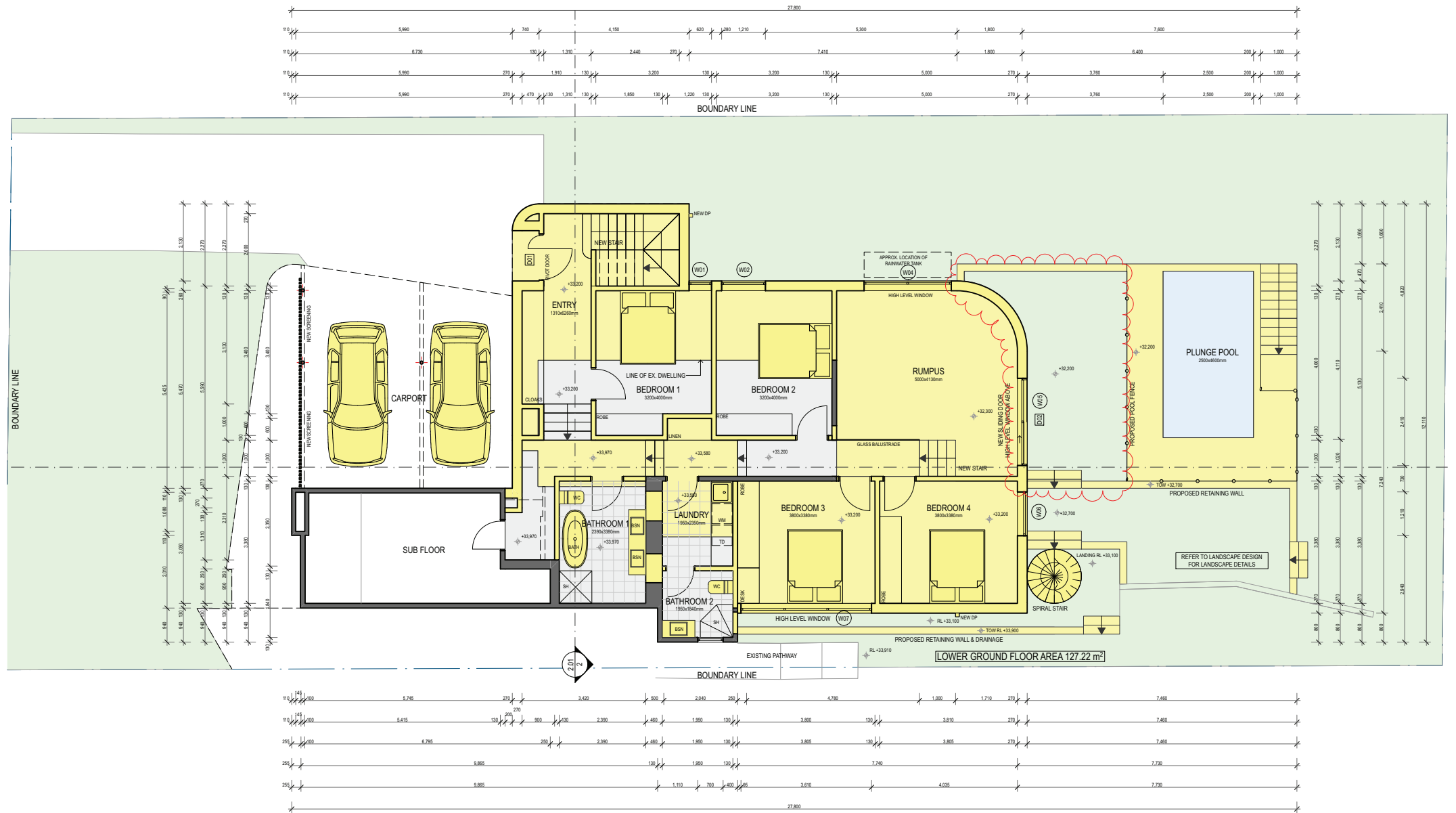


SEDIMENT & EROSION CONTROL NOTES	
E1	THE SEDIMENT & EROSION CONTROLS SHALL BE MAINTAINED EFFECTIVELY FOR THE DURATION OF THE PROJECT. THEY SHALL NOT BE REMOVED UNTIL THE SITE HAS BEEN STABILIZED OR LANDSCAPED TO THE PRINCIPAL CERTIFYING AUTHORITIES SATISFACTION.
E2	A SINGLE ALL WEATHER ACCESS WAY SHALL BE PROVIDED AT THE FRONT OF THE PROPERTY CONSISTING OF 50-80 MM AGGREGATE OR SIMILAR MATERIAL WITH A MINIMUM THICKNESS OF 150 MM LAID OVER NEEDLE-PUNCHED GEOTEXTILE FABRIC (BIDIM A14 OR SIMILAR) AND INSTALLED PRIOR TO ANY WORKS BEING COMMENCED ON SITE.
E3	WHERE THE BUILDING WORKS ARE GREATER THAN A SINGLE DWELLING DEVELOPMENT, A SHAKER PAD MUST BE INSTALLED AS PART OF THE VEHICULAR ACCESSWAY. THE SHAKER PAD SHALL BE: - ESTABLISHED ON SUITABLE PREPARED & COMPACTED MATERIAL. - CONSTRUCTED SUCH THAT IT IS FLUSH WITH THE ADJOINING SURFACES. - A MINIMUM OF 5000 MM IN LENGTH AND BREADTH. - DESIGNED WITH RUNGS SPACED 200-250 MM APART & WITH A MAXIMUM WIDTH OF 75 MM EACH.
E4	THE CONTRACTOR SHALL ENSURE THAT NO SPOIL OR FILL ENCROACHES UPON ADJACENT AREAS DURING THE PROJECT.
E5	THE CONTRACTOR SHALL ENSURE THAT ALL KERB INLETS AND DRAINS AFFECTED BY STORMWATER FLOW FROM THE SITE ARE PROTECTED AT ALL TIMES DURING THE PROJECT. KERB INLET SEDIMENT TRAPS SHALL BE INSTALLED ALONG THE IMMEDIATE VICINITY ALONG THE STREET FRONTAGE. THESE SHALL BE REGULARLY MAINTAINED DURING THE PROJECT.
E6	THE STREET / ROAD SHALL BE KEPT CLEAN FROM DIRT AND DEBRIS FROM VEHICLES DEPARTING THE SITE.
E7	SEDIMENT FENCING SHALL BE SECURED TO POSTS (PLEASE NOTE THAT IF STAR PICKETS OR SIMILAR ARE USED THEN PLASTIC SAFETY CAPS SHALL BE INSTALLED ON TOP OF THE POSTS) AT 2000 MM INTERVALS WITH THE GEOTEXTILE FABRIC EMBEDDED A MINIMUM OF 200 MM IN TO THE SOIL.
E8	ALL THE TOPSOIL STRIPPED FROM THE SITE SHALL BE STOCKPILED SUCH THAT IT DOES NOT INTERFERE WITH DRAINAGE LINES AND STORMWATER INLET PITS. THE STOCKPILE SHALL BE SUITABLY COVERED WITH AN IMPERVIOUS MEMBRANE AND SCREENED BY SEDIMENT FENCING.
SOIL CONSERVATION NOTE	
C1	PRIOR TO THE COMMENCEMENT OF THE SITE WORKS THE FOLLOWING SHALL BE PROVIDED TO CAPTURE WATER BORNE SEDIMENTS: - SEDIMENT FENCING - SEDIMENT TRAP - WASHOUT AREA
C2	THESE SHALL BE MAINTAINED REGULARLY DURING THE COURSE OF THE CONSTRUCTION WITH THE SEDIMENT TRAP CLEANED AFTER EACH STORM EVENT
SEDIMENT TRAP	
T1	A 1000 X 1000 MM SQUARE BY 500 MM DEEP PIT LOCATED AT THE LOWS POINT OF THE SITE.
SEDIMENT FENCE	
F1	PROVIDE SEDIMENT FENCE ON DOWN SLOPE BOUNDARY AS SHOWN ON PLAN.
F2	GEOTEXTILE FABRIC TO BE BURIED 200 MM BELOW GROUND AT THE LOWER EDGE.
F3	DRAINAGE AREA IS 0.5 HA WITH A MAXIMUM SLOPE GRADIENT 1:2 MAXIMUM AND A MAXIMUM SLOPE LENGTH OF 50 M.
VEHICLE ACCESS TO SITE	
V1	VEHICLE ACCESS TO THE BUILDING SITE SHALL BE RESTRICTED TO A SINGLE POINT SO AS TO REDUCE THE AMOUNT OF SOIL DEPOSITED ON THE STREET PAVEMENT.
BUILDING MATERIALS STOCKPILES	
M1	WHERE THERE ARE STOCKPILES OF MATERIAL ON SITE THEY SHALL BE LOCATED AT LEAST 2000 MM AWAY FROM ANY HAZARD INCLUDING SURFACES WITH GRADES GREATER THAN 15%, AWAY FROM ZONES OF CONCENTRATED STORMWATER FLOWS, AWAY FROM DRIVEWAYS, TEMPORARY VEHICULAR ACCESSWAYS, FOOTPATHS, NATURE STRIPS, KERBS, OPEN SWALES & THE DRIP ZONE OF TREES.
M2	SEDIMENT FENCING SHALL BE INSTALLED DOWNSLOPE OF ALL STOCKPILES.
M3	THE STOCKPILE SHALL BE COVERED WITH AN IMPERVIOUS COVER AND HELD DOWN FIRMLY AT ALL CORNERS AND SIDES.
SANDBAG KERB SEDIMENT TRAP	
K1	IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAYBE NEEDED IN THE STREET GUTTER.

1 WASTE MANAGEMENT, EROSION AND SEDIMENT CONTROL PLAN
1:200

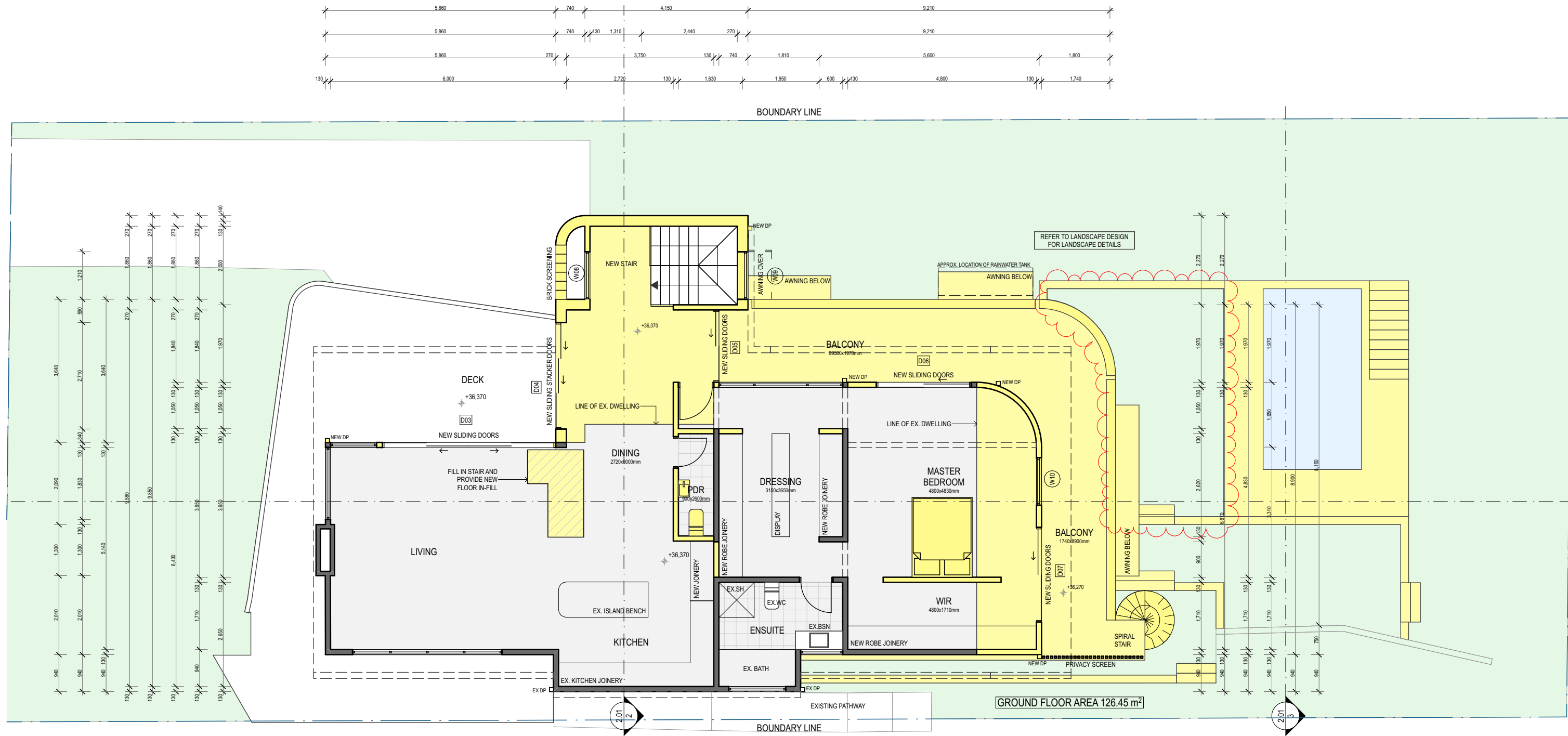


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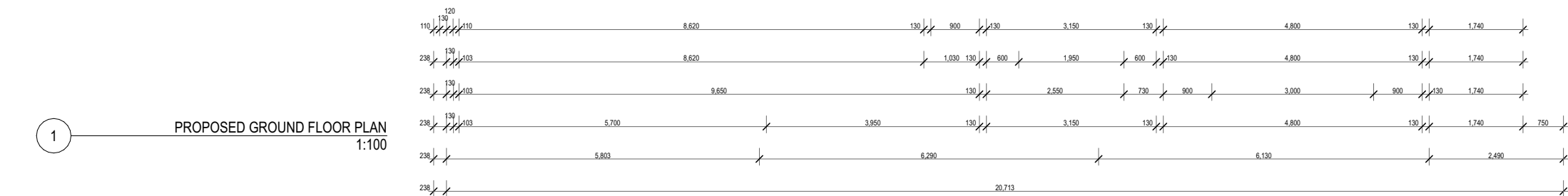


1 PROPOSED LOWER GROUND FLOOR PLAN
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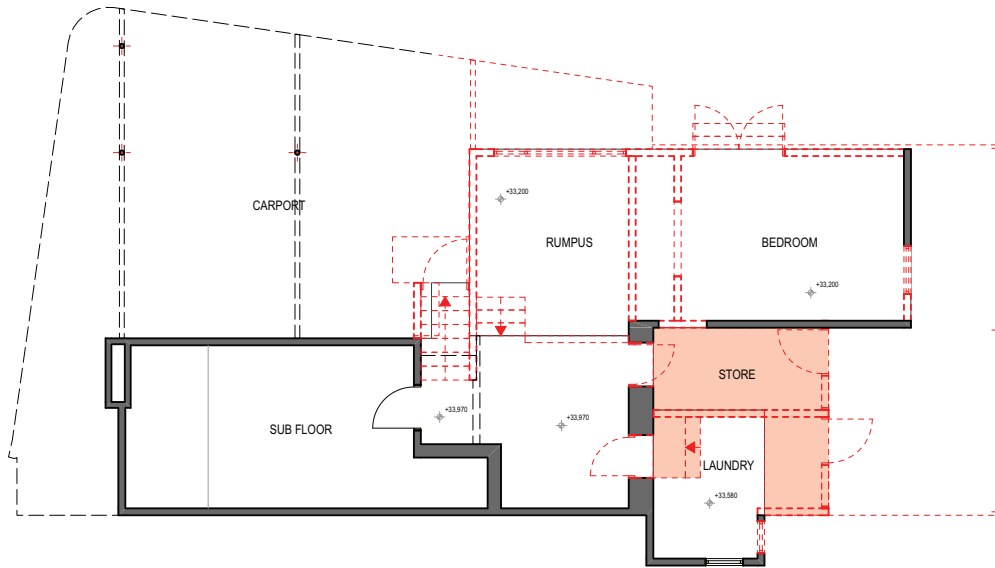
 Unit 5, 2-6 Campbell Street, Artarmon, NSW, 2064 P (02) 9437 0055 • info@designbuildps.com www.designbuildps.com ABN 72 615 066 756 Nominated Architect: Eliza Patterson NSNARB #11016	<table><tr><th>DATE</th><th>REV</th><th>COMMENTS</th><th>DRAWN</th></tr><tr><td>02/08/2023</td><td>A</td><td>ISSUED FOR DEVELOPMENT APPLICATION</td><td>EP</td></tr><tr><td>21/08/2023</td><td>B</td><td>RE-ISSUED FOR DEVELOPMENT APPLICATION</td><td>EP</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>			DATE	REV	COMMENTS	DRAWN	02/08/2023	A	ISSUED FOR DEVELOPMENT APPLICATION	EP	21/08/2023	B	RE-ISSUED FOR DEVELOPMENT APPLICATION	EP													NO. PEN 1 2 3 4 5 EXISTING NEW TO BE DEMOLISHED LANDSCAPE SETBACKS [1:200] @ A3 [1:100] @ A3 0 2 4 6 8 10metres 0 1 2 3 4 5metres 				
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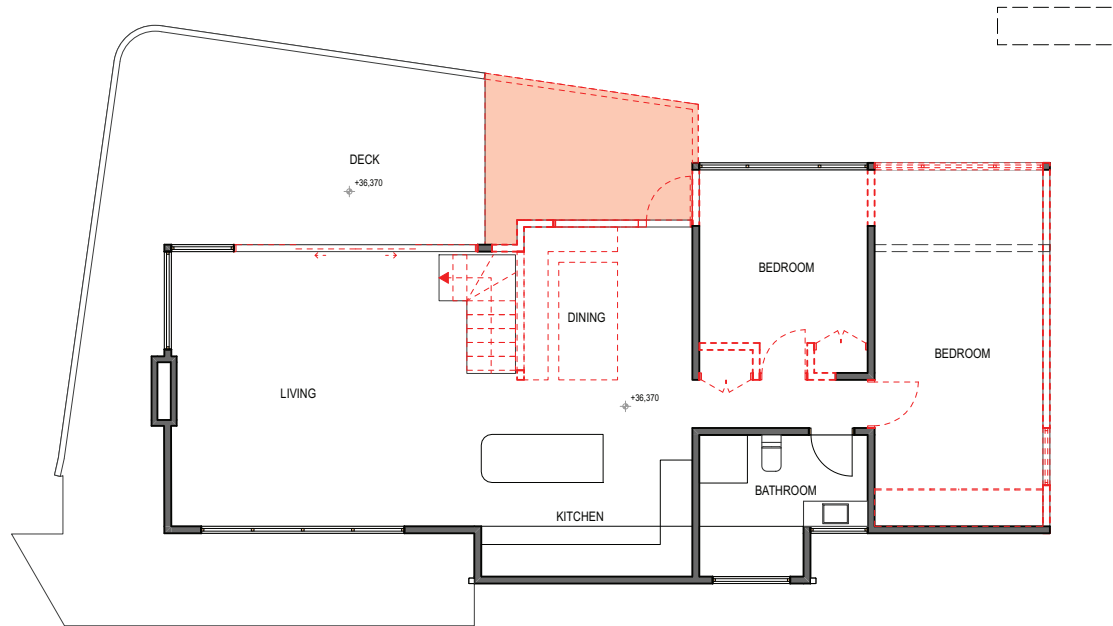


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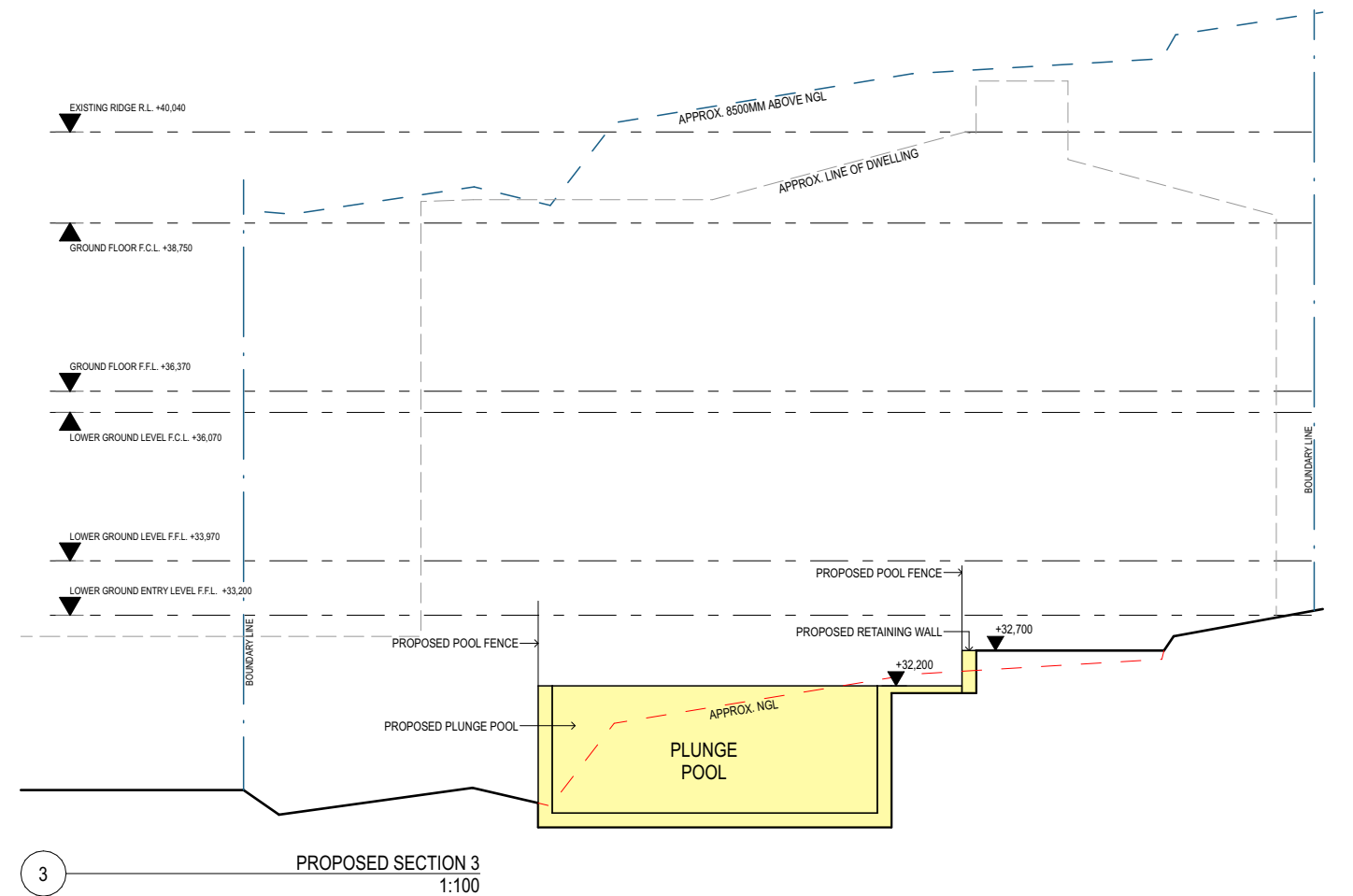
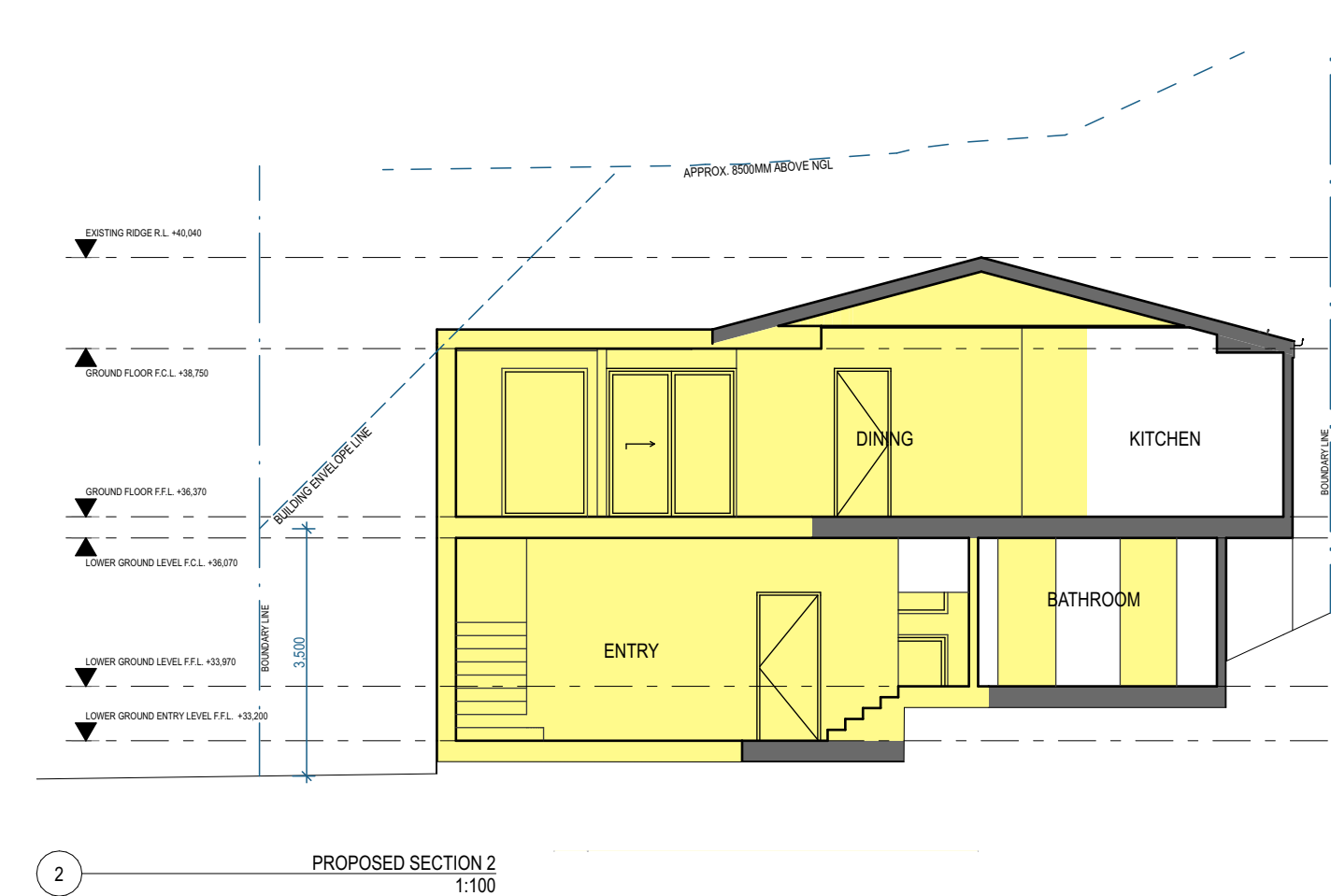
1 LOWER GROUND FLOOR DEMOLITION PLAN
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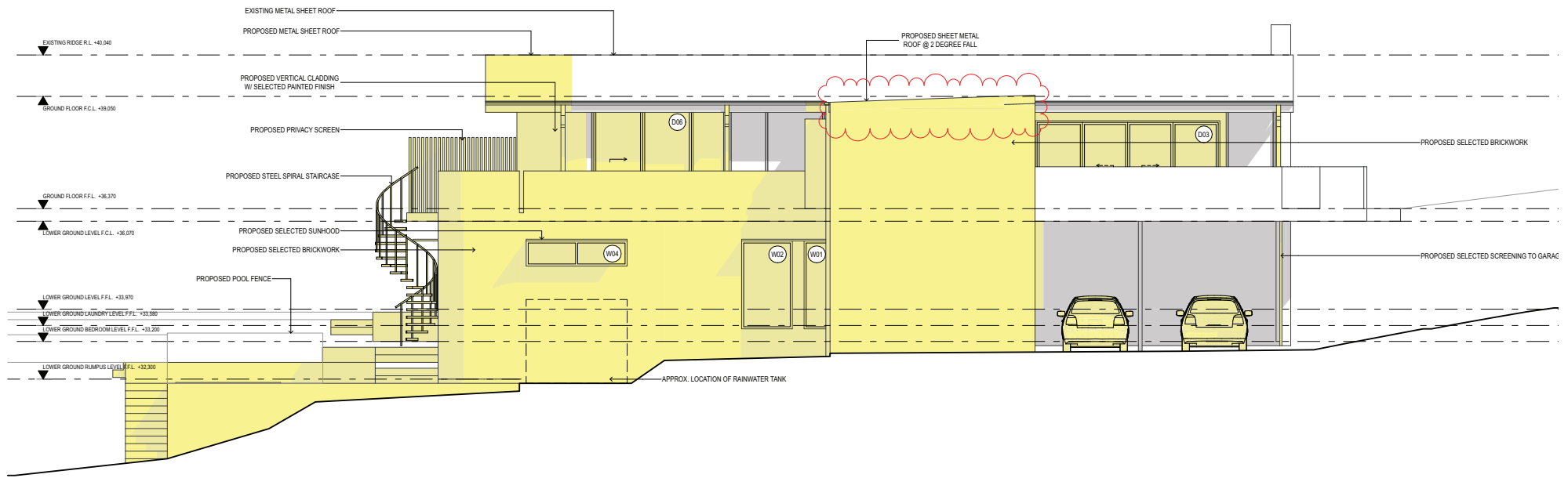


1 GROUND FLOOR DEMOLITION PLAN
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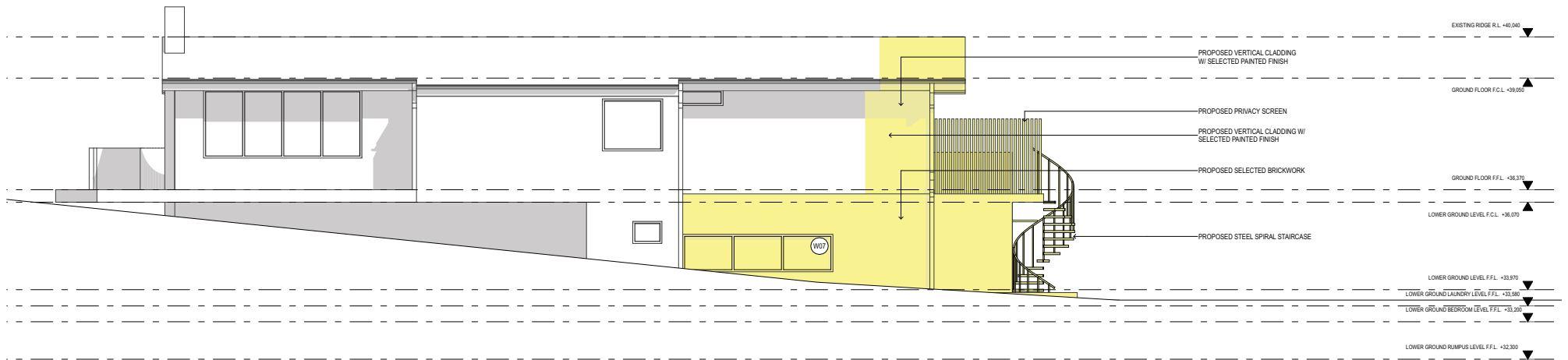
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 Unit 9, 2-8 Campbell Street, Artarmon, NSW, 2064 P (02) 9437 0055 • info@designbuildps.com www.designbuildps.com ABN 72 615 066 736 Nominated Architect: Eliza Patterson NSWARB #11016	DATE	REV	COMMENTS	DRWN	REVOLOCATION STATUS <table border="1"> <tr> <th>NO.</th> <th>PEN</th> <th>STATUS</th> </tr> <tr> <td>1</td> <td></td> <td>EXISTING</td> </tr> <tr> <td>2</td> <td></td> <td>NEW</td> </tr> <tr> <td>3</td> <td></td> <td>TO BE DEMOLISHED</td> </tr> <tr> <td>4</td> <td></td> <td>LANDSCAPE</td> </tr> <tr> <td>5</td> <td></td> <td>SETBACKS</td> </tr> </table> [1:200] @ A3  [1:100] @ A3 	NO.	PEN	STATUS	1		EXISTING	2		NEW	3		TO BE DEMOLISHED	4		LANDSCAPE	5		SETBACKS	Client	Project Name	Drawing Title:
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	4		LANDSCAPE																							
5		SETBACKS																								
		LUKE GOODWIN & KARA GARRETT	PROPOSED ALTERATIONS AND ADDITIONS TO 17 KANANOOK AVENUE BAYVIEW NSW 2104	PROPOSED SECTIONS																						
		Site Description		SCALE: AS SHOWN STAGE: DA DATE: 27/9/2023																						
		LOT 4 DP23847		JOB NUMBER DRAWING NUMBER & REVISION																						
				632 DA 2.01 (C)																						

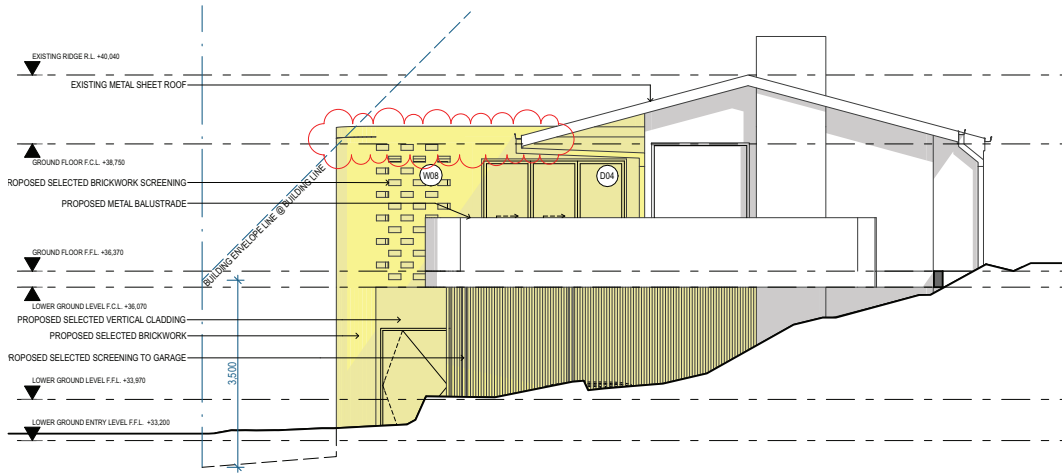


1 PROPOSED NORTH EAST ELEVATION
1:100

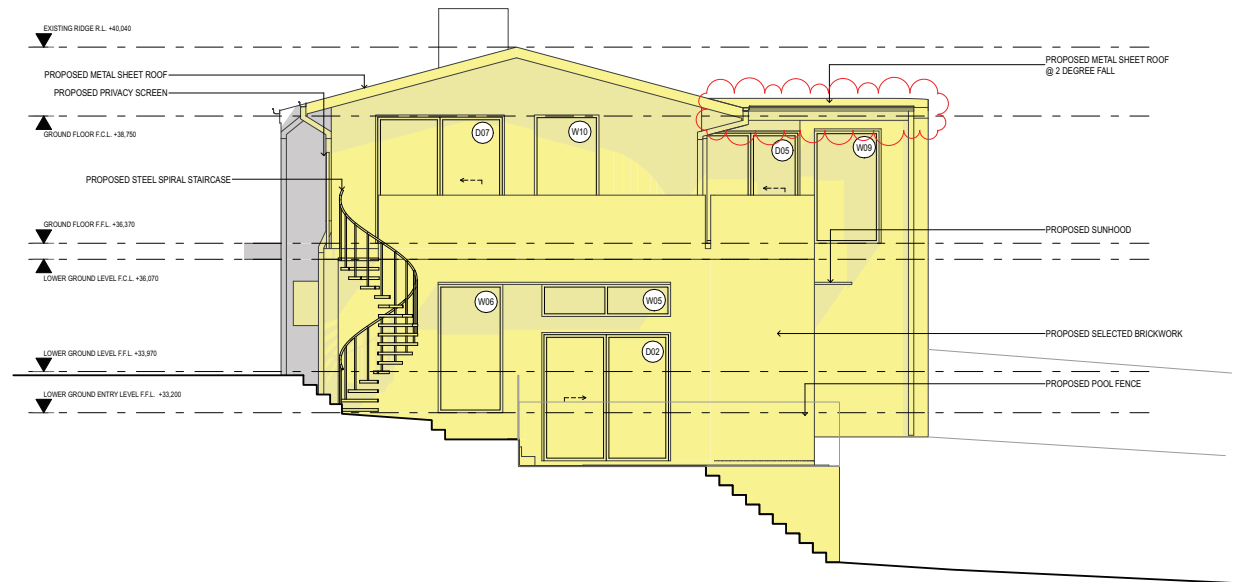


2 PROPOSED SOUTH WEST ELEVATION
1:100

designbuild PROJECT SERVICES Unit 9, 2-8 Campbell Street, Artarmon, NSW, 2064 P (02) 9437 0055 • info@designbuildps.com www.designbuildps.com ABN 72 615 066 756 Nominated Architect: Eliza Patterson NSWARB #11016	DATE	REV	COMMENTS	DRAWN	REVOCATION STATUS <table><tr><td>NO.</td><td>PEN</td><td>STATUS</td></tr><tr><td>1</td><td></td><td>EXISTING</td></tr><tr><td>2</td><td></td><td>NEW</td></tr><tr><td>3</td><td></td><td>TO BE DEMOLISHED</td></tr><tr><td>4</td><td></td><td>LANDSCAPE</td></tr><tr><td>5</td><td></td><td>SETBACKS</td></tr></table> [1:200] @ A3 0246810metres [1:100] @ A3 012345metres	NO.	PEN	STATUS	1		EXISTING	2		NEW	3		TO BE DEMOLISHED	4		LANDSCAPE	5		SETBACKS	Client	Project Name		Drawing Title:	
	NO.	PEN	STATUS																									
	1		EXISTING																									
	2		NEW																									
	3		TO BE DEMOLISHED																									
4		LANDSCAPE																										
5		SETBACKS																										
02/08/2023	A	ISSUED FOR DEVELOPMENT APPLICATION	EP	LUKE GOODWIN & KARA GARRETT	PROPOSED ALTERATIONS AND ADDITIONS TO 17 KANANOOK AVENUE BAYVIEW		PROPOSED ELEVATIONS SHEET 1																					
21/08/2023	B	RE-ISSUED FOR DEVELOPMENT APPLICATION	EP		NSW 2104																							
				Site Description			SCALE: AS SHOWN STAGE: DA DATE: 21/9/2023																					
				LOT 4 DP23847			JOB NUMBER	DRAWING NUMBER & REVISION																				
							632	DA 3.01 (B)																				



1 PROPOSED NORTH WEST ELEVATION
1:100



2 PROPOSED SOUTH EAST ELEVATION
1:100

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PROJECT SERVICES

Unit 9, 2-8 Campbell Street, Artarmon, NSW, 2064

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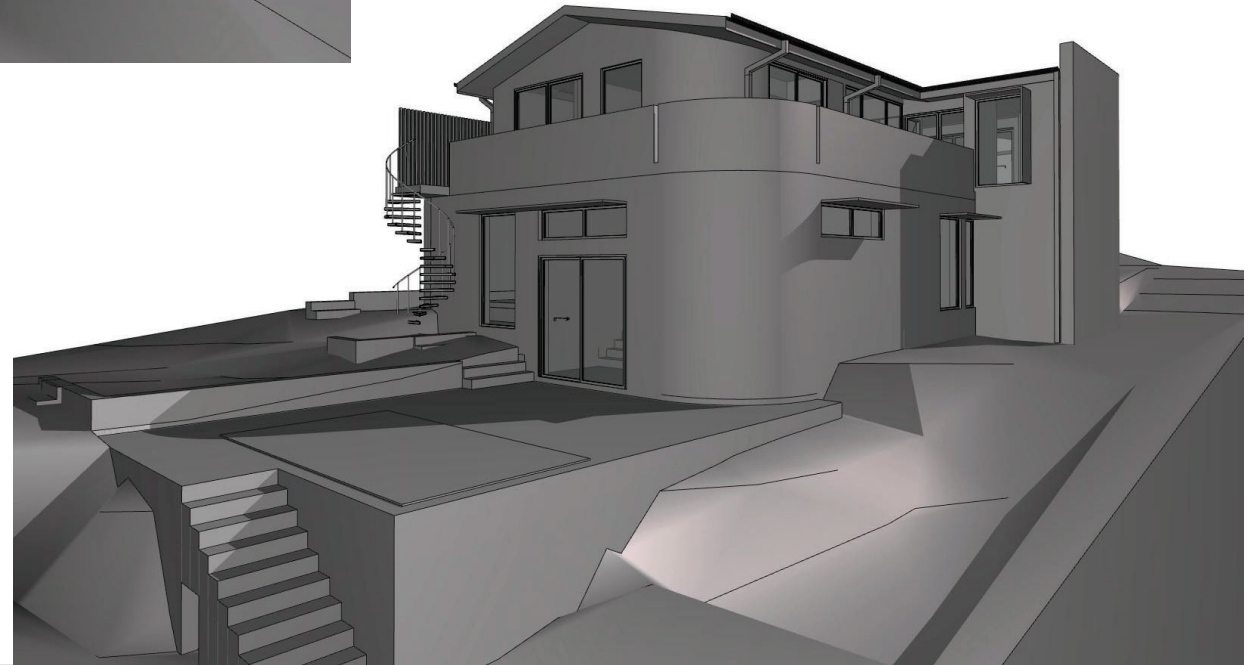
Nominated Architect: Eliza Patterson NSNARB #11016

DATE	REV	COMMENTS	DRAWN
02/08/2023	A	ISSUED FOR DEVELOPMENT APPLICATION	EP
21/08/2023	B	RE-ISSUED FOR DEVELOPMENT APPLICATION	EP

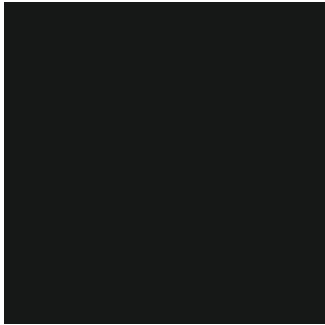
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2		NEW
3		TO BE DEMOLISHED
4		LANDSCAPE
5		SETBACKS

[1:200]
@ A3

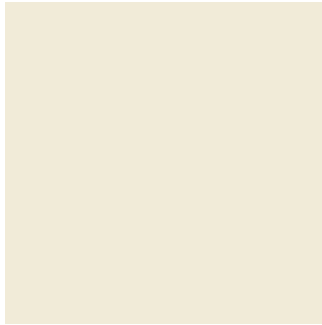
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designbuild PROJECT SERVICES Unit B, 2-6 Campbell Street, Artarmon, NSW, 2054 P (02) 9437 0055 • info@designbuildps.com www.designbuildps.com ABN 72 615 066 736 Nominated Architect: Eliza Patterson NS30040B #115116	DATE	REV	COMMENTS	DRAWN	REVISION STATUS <table><tr><td>N.O.</td><td>PEN</td><td>STATUS</td></tr><tr><td>1</td><td></td><td>EXISTING</td></tr><tr><td>2</td><td></td><td>NEW</td></tr><tr><td>3</td><td></td><td>TO BE DEMOLISHED</td></tr><tr><td>4</td><td></td><td>LANDSCAPE</td></tr><tr><td>5</td><td></td><td>SETBACKS</td></tr></table> [1:200] @ A3 02metres [1:100] @ A3 5metres	N.O.	PEN	STATUS	1		EXISTING	2		NEW	3		TO BE DEMOLISHED	4		LANDSCAPE	5		SETBACKS	Client	Project Name	Drawing Title:
	N.O.	PEN	STATUS																							
	1		EXISTING																							
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	3		TO BE DEMOLISHED																							
	4		LANDSCAPE																							
5		SETBACKS																								
02/08/2023	A	ISSUED FOR DEVELOPMENT APPLICATION	EP	LUKE GOODWIN & KARA GARRETT	PROPOSED ALTERATIONS AND ADDITIONS TO 17 KANANOOK AVENUE BAYVIEW NSW 2104	3D PERSPECTIVES																				
				Site Description		SCALE: AS SHOWNSTAGE: DADATE: 2/8/2023																				
				LOT 4 DP23847		JOB NUMBERDRAWING NUMBER & REVISION																				
						632DA 10.01 (A)																				



DARK EXTERNAL DOORS & WINDOW FRAMES



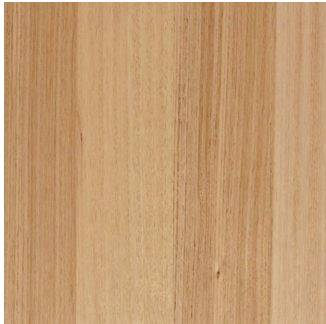
SOFT WHITE LIGHTWEIGHT CLADDING & ROOF



SOFT WHITE BRICKS



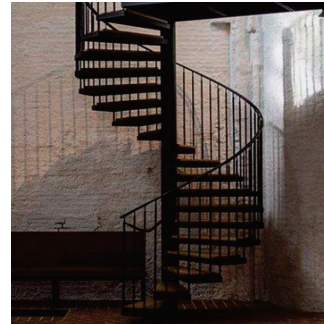
CURVED BRICKWORK WALLS



TIMBER EAVE LININGS



NATURAL LOOK CLADDING



EXTERNAL SPIRAL STAIR

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PROJECT SERVICES

Unit 9, 2-8 Campbell Street, Artarmon, NSW, 2064

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ABN 72 615 066 736

Nominated Architect: Eliza Patterson NSWARB #11016

DATE	REV	COMMENTS	DRAWN
02/08/2023	A	ISSUED FOR DEVELOPMENT APPLICATION	EP

REVOCATION STATUS

NO.	OPEN	STATUS
1		EXISTING
2		NEW
3		TO BE DEMOLISHED
4		LANDSCAPE
5		SETBACKS

[1:200]
@ A3

0

2

4

6

8

10metres

[1:100]
@ A3

0

1

2

3

4

5metres

Client	Project Name	Drawing Title:
LUKE GOODWIN & KARA GARRETT	PROPOSED ALTERATIONS AND ADDITIONS TO 17 KANANOOK AVENUE BAYVIEW NSW 2104	PROPOSED MATERIALS BOARD
Site Description		
LOT 4 DP23847		

SCALE: AS SHOWN	STAGE: DA	DATE: 2/8/2023
JOB NUMBER	DRAWING NUMBER & REVISION	
632	DA 10.01 (A)	

BASIX Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A497684

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 02, August 2023
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	632 - Bayview, 17 Kananook Avenue
Street address	17 Kananook Avenue Bayview 2104
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP23847
Lot number	4
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and includes a pool (and/or spa).

Certificate Prepared by	please complete before submitting to Council or PCA
Name / Company Name:	DesignBuild Project Services
ABN (if applicable):	72615066736

page 1 / 7 BASIX Certificate number: A497684

Pool and Spa	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Rainwater tank The applicant must install a rainwater tank of at least 844 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 rainwater runoff from at least 50 square metres of roof area. The applicant must connect the rainwater tank to a tap located within 10 metres of the edge of the pool.	✓	✓	✓
Outdoor swimming pool The swimming pool must be outdoors. The swimming pool must not have a capacity greater than 20.7 kilolitres. The swimming pool must have a pool cover. The applicant must install a pool pump timer for the swimming pool. The applicant must install the following heating system for the swimming pool that is part of this development: solar (gas boosted).	✓	✓	✓

page 2 / 7 BASIX Certificate number: A497684

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Hot water The applicant must install the following hot water system in the development: solar (gas-boosted) system that is eligible to create Renewable Energy Certificates under the (Commonwealth) Renewable Energy (Electricity) Regulations 2001 (incorporating Amendment Regulations 2006 (No. 2)).	✓	✓	✓
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 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.		✓	✓

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BASIX Certificate number: A497684

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements The applicant must construct the new or altered construction (floor(s), 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 2m ² , 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		✓
suspended floor with enclosed subfloor: framed (R0.7).	R0.90 (down) (or R1.30 including construction)		✓
floor above existing dwelling or building.	nil		✓
external wall: brick veneer	R1.16 (or R1.70 including construction)		
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		
flat ceiling, pitched roof	ceiling: R2.25 (up), roof: foil/sarking	light (solar absorbance < 0.475)	
flat ceiling, flat roof: framed	ceiling: R2.32 (up), roof: foil/sarking	light (solar absorbance < 0.475)	

Planning, Industry & Environment

Building Sustainability Index www.basix.nsw.gov.au

page 4 / 7 BASIX Certificate number: A497684

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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 standard aluminium or timber frames and single clear or toned glass may either match the description, or, 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.						✓	✓	✓
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 as a ratio, the 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.						✓	✓	✓
External louvers and blinds must fully shade the window or glazed door beside which they are situated when fully drawn or closed.						✓	✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m ²)	Height (m)	Distance (m)	Shading device	Frame and glass type		
W1	NE	1.302	0	0	projection/height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W2	NE	2.541	0	0	projection/height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
W4	NE	1.446	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76)		
W5	SE	1.446	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.76)		
W6	SE	2.904	0	0	projection/height above sill ratio	standard aluminium, single clear, (or		

Planning, Industry & Environment

Building Sustainability Index www.basix.nsw.gov.au

page 5 / 7 BASIX Certificate number: A497684

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no	Orientation	Area of glass inc. frame (m ²)	Height (m)	Distance (m)	Shading device	Frame and glass type		
W7	SW	3.249	0	0	>=0.29 none	U-value: 7.63, SHGC: 0.75) standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W8	NW	2.541	0	0	external louver/blind (fixed)	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W9	SE	2.541	0	0	projection/height above sill ratio >=0.29	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
W10	SE	2.904	0	0	projection/height above sill ratio >=0.29	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D02	SE	5.784	0	0	projection/height above sill ratio >=0.23	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D03	NE	9.24	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D04	NW	5.691	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D05	SE	3.864	0	0	projection/height above sill ratio >=0.36	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		
D06	NE	5.784	0	0	projection/height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)		
D07	SE	5.784	0	0	projection/height above sill ratio >=0.29	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)		

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 Unit 5, 2-8 Campbell Street, Artarmon, NSW, 2064 p (02) 9437 0055 • info@designbuildps.com www.designbuildps.com ABN 72 615 066 736 Nominated Architect: Eliza Patterson NSNARB #11016	<table><tr><th>DATE</th><th>REV</th><th>COMMENTS</th><th>DRAWN</th></tr><tr><td>02/08/2023</td><td>A</td><td>ISSUED FOR DEVELOPMENT APPLICATION</td><td>EP</td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr><tr><td></td><td></td><td></td><td></td></tr></table>	DATE	REV	COMMENTS	DRAWN	02/08/2023	A	ISSUED FOR DEVELOPMENT APPLICATION	EP													<table><tr><th>NO.</th><th>PEN</th><th>STATUS</th></tr><tr><td>1</td><td></td><td>EXISTING</td></tr><tr><td>2</td><td></td><td>NEW</td></tr><tr><td>3</td><td></td><td>TO BE DEMOLISHED</td></tr><tr><td>4</td><td></td><td>LANDSCAPE</td></tr><tr><td>5</td><td></td><td>SETBACKS</td></tr></table> [1:200] @ A3 [1:100] @ A3 0 2 4 6 8 10metres 0 1 2 3 4 5metres	NO.	PEN	STATUS	1		EXISTING	2		NEW	3		TO BE DEMOLISHED	4		LANDSCAPE	5		SETBACKS	<table><tr><td>Client</td><td>LUKE GOODWIN & KARA GARRETT</td></tr><tr><td>Site Description</td><td>LOT 4 DP23847</td></tr></table>	Client	LUKE GOODWIN & KARA GARRETT	Site Description	LOT 4 DP23847	<table><tr><td>Project Name</td><td>PROPOSED ALTERATIONS AND ADDITIONS TO 17 KANANOOK AVENUE BAYVIEW NSW 2104</td></tr></table>	Project Name	PROPOSED ALTERATIONS AND ADDITIONS TO 17 KANANOOK AVENUE BAYVIEW NSW 2104	<table><tr><td>Drawing Title:</td><td>BASIX CERTIFICATE</td></tr><tr><td>SCALE: AS SHOWN</td><td>STAGE: DA</td><td>DATE: 2/8/2023</td></tr><tr><td>JOB NUMBER</td><td>DRAWING NUMBER & REVISION</td><td></td></tr><tr><td>632</td><td>DA 10.02 (A)</td><td></td></tr></table>	Drawing Title:	BASIX CERTIFICATE	SCALE: AS SHOWN	STAGE: DA	DATE: 2/8/2023	JOB NUMBER	DRAWING NUMBER & REVISION		632	DA 10.02 (A)	
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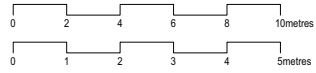


Unit 9, 2-8 Campbell Street, Artarmon, NSW, 2064
P (02) 9437 0055 • info@designbuildps.com
www.designbuildps.com
ABN 72 615 066 736
Nominated Architect: Eliza Patterson NSNARB #11016

DATE	REV	COMMENTS	DRAWN
02/08/2023	A	ISSUED FOR DEVELOPMENT APPLICATION	EP

SHADOW DIAGRAM LEGEND		
1	EXISTING SHADOWS	
2	PROPOSED SHADOWS	
REVOLUTION STATUS		
NO.	PEN	STATUS
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2		NEW
3		TO BE DEMOLISHED
4		LANDSCAPE
5		SETBACKS

[1:200]
@ A3



Client	Project Name	Drawing Title:
LUKE GOODWIN & KARA GARRETT	PROPOSED ALTERATIONS AND ADDITIONS TO 17 KANANOOK AVENUE BAYVIEW NSW 2104	SHADOW DIAGRAMS - JUNE 21 9AM
Site Description		SCALE: AS SHOWN STAGE: DA DATE: 2/8/2023
LOT 4 DP23847		JOB NUMBER DRAWING NUMBER & REVISION
		632 DA 11.01 (A)

