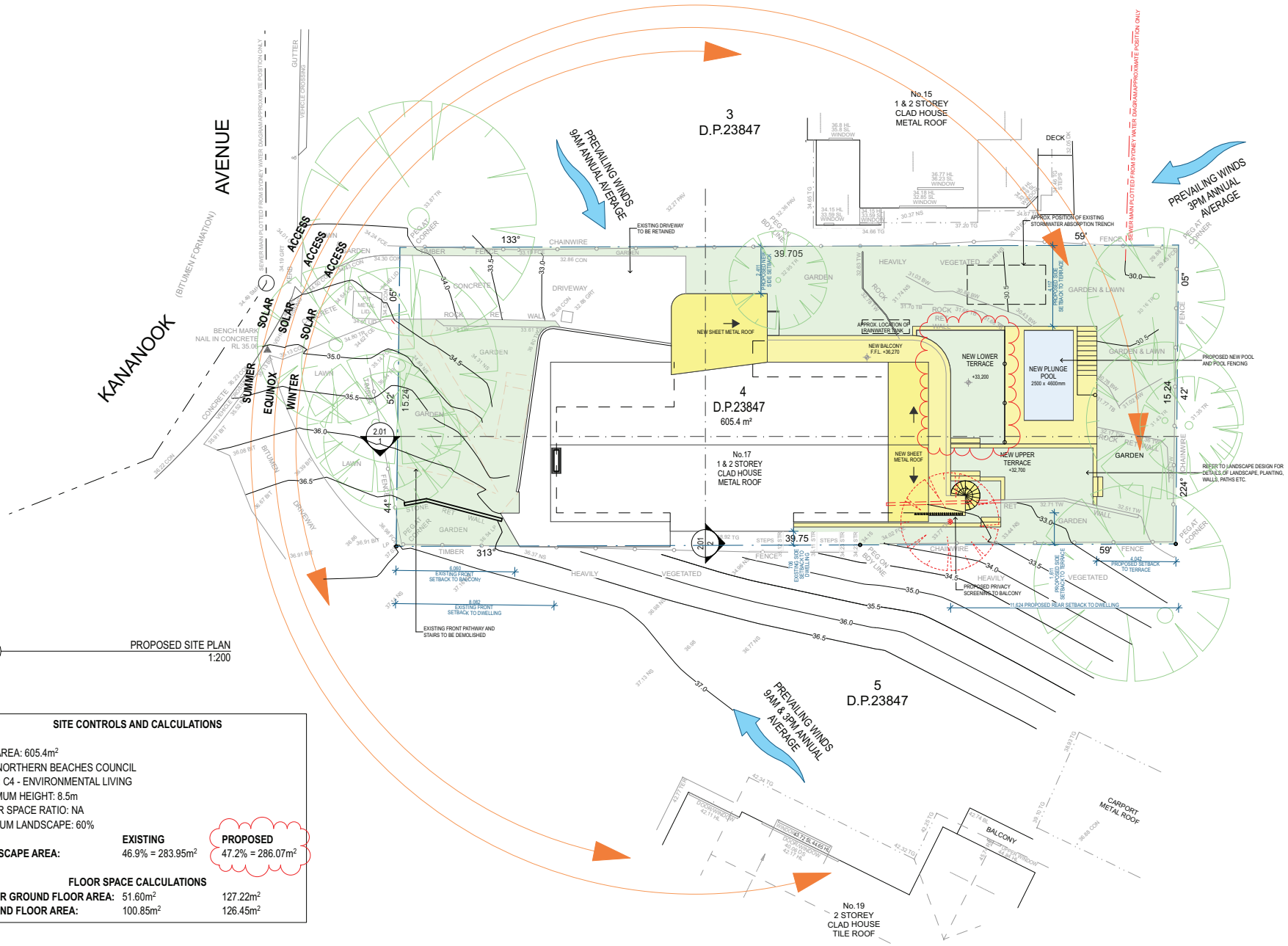

1 PROPOSED SITE PLAN
1:200

SITE CONTROLS AND CALCULATIONS

SITE AREA: 605.4m²
LGA: NORTHERN BEACHES COUNCIL
ZONE: C4 - ENVIRONMENTAL LIVING
MAXIMUM HEIGHT: 8.5m
FLOOR SPACE RATIO: NA
MINIMUM LANDSCAPE: 60%

	EXISTING	PROPOSED
LANDSCAPE AREA:	46.9% = 283.95m²	47.2% = 286.07m²

FLOOR SPACE CALCULATIONS

LOWER GROUND FLOOR AREA:	51.60m²	127.22m²
GROUND FLOOR AREA:	100.85m²	126.45m²

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

REVOVATION STATUS

NO.	PEN	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: LUKE GOODWIN & KARA GARRETT

Site Description: LOT 4 DP23847

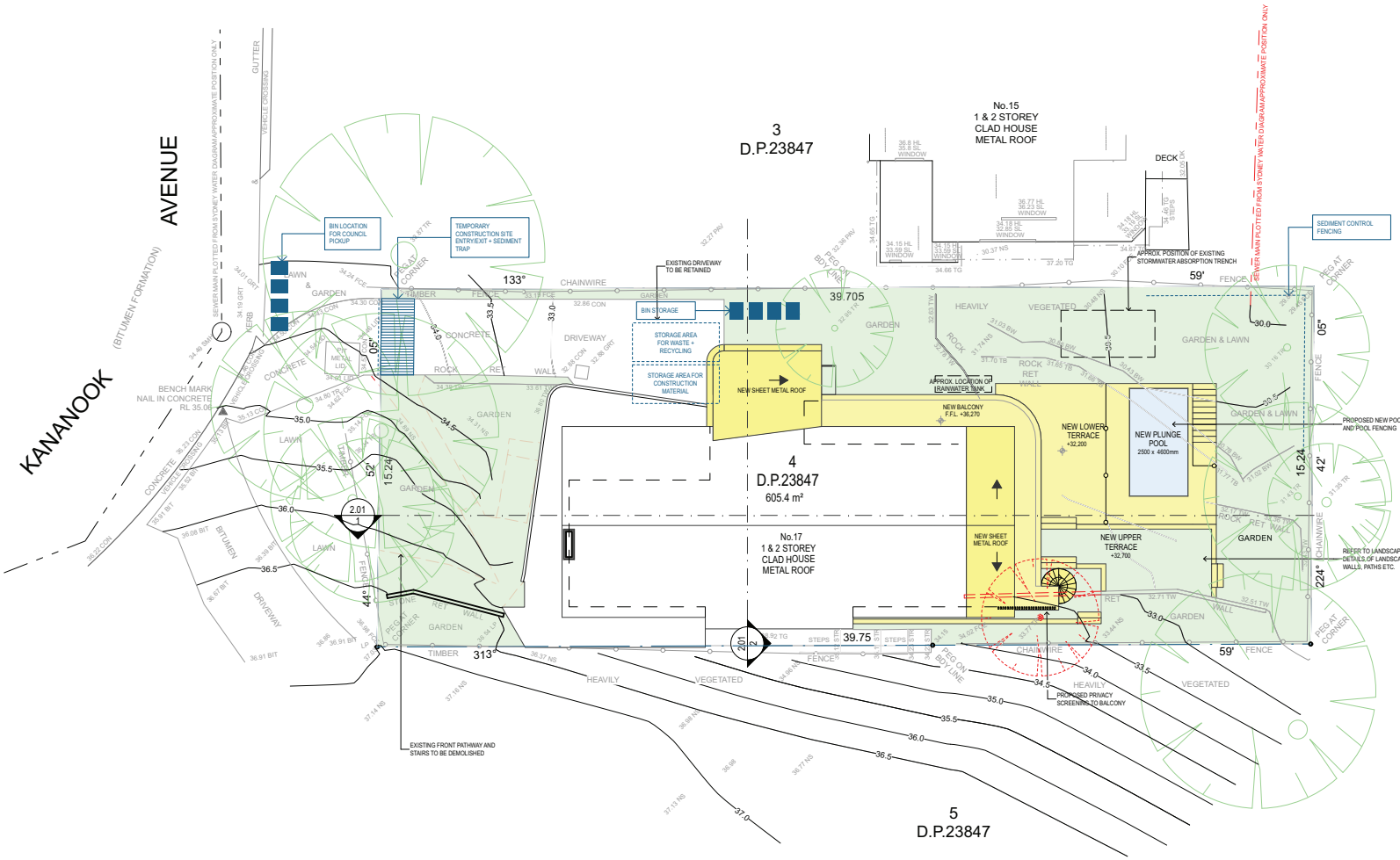
Project Name: PROPOSED ALTERATIONS AND ADDITIONS TO 17 KANANOOK AVENUE BAYVIEW NSW 2104

Drawing Title: PROPOSED SITE PLAN & ANALYSIS

SCALE: AS SHOWN | STAGE: DA | DATE: 21/9/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 0.01 (B)



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

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

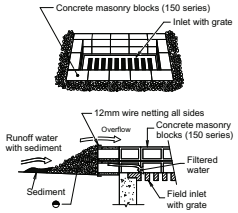
M1 WHERE THERE ARE STOCKPILES OF MATERIAL ON SITE THEY SHALL BE LOCATED AT LEAST 2000 MM AWAY FROM ANY HAZARD INCLUDING SURFACES WITH GRADES GREATER THAN 15%, AWAY FROM ZONES OF CONCENTRATED STORMWATER FLOWS, AWAY FROM DRIVEWAYS, TEMPORARY VEHICULAR ACCESSWAYS, FOOTPATHS, NATURE STRIPS, KERBS, OPEN SWALES & THE DRIP ZONE OF TREES.

M2 SEDIMENT FENCING SHALL BE INSTALLED DOWNSLOPE OF ALL STOCKPILES.

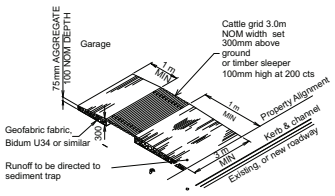
M3 THE STOCKPILE SHALL BE COVERED WITH A IMPERVIOUS COVER AND HELD DOWN FIRMLY AT ALL CORNERS AND SIDES.

SANDBAG KERB SEDIMENT TRAP

K1 IN CERTAIN CIRCUMSTANCES EXTRA SEDIMENT TRAPPING MAYBE NEEDED IN THE STREET GUTTER.



FIELD INLET SEDIMENT TRAP
N.T.S.



TEMPORARY CONSTRUCTION ENTRY / EXIT SEDIMENT TRAP
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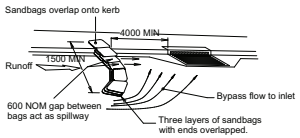
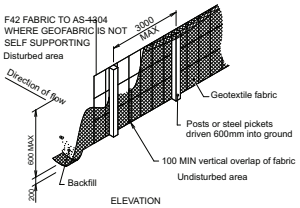


ON GRADE KERB INLET SEDIMENT TRAP
N.T.S.



SEDIMENT FENCE
N.T.S.

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02/08/2023	A	ISSUED FOR DEVELOPMENT APPLICATION	EP

REVOVATION STATUS

NO.	PEN	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: LUKE GOODWIN & KARA GARRETT

Site Description: LOT 4 DP23847

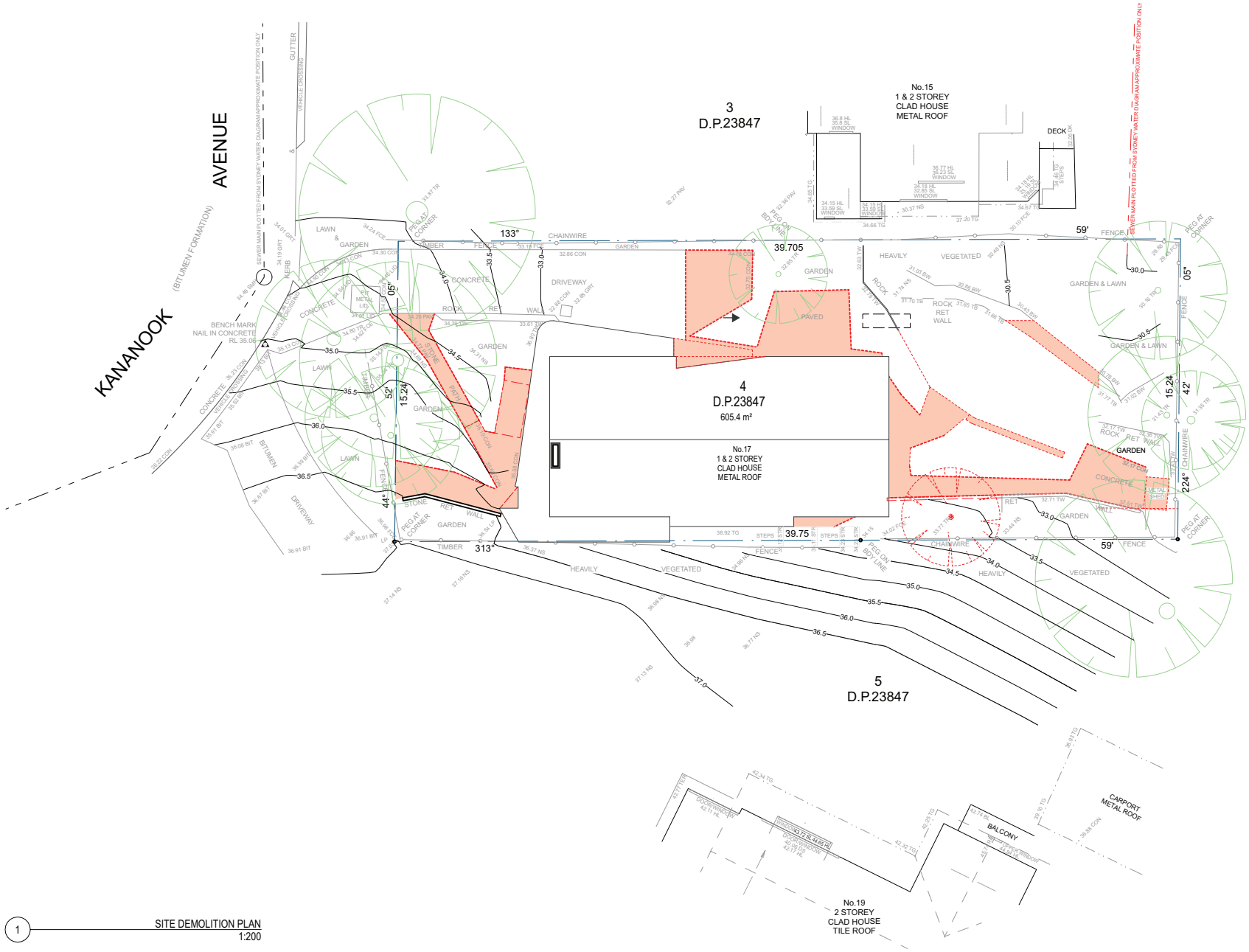
Project Name: PROPOSED ALTERATIONS AND ADDITIONS TO 17 KANANOOK AVENUE BAYVIEW NSW 2104

Drawing Title: WASTE MANAGEMENT, EROSION AND SEDIMENT CONTROL PLAN

SCALE: AS SHOWN | STAGE: DA | DATE: 2/8/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 0.02 (A)



1 SITE DEMOLITION PLAN
1:200

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[1:200] @ A3 — 0 2 4 6 8 10metres

[1:100] @ A3 — 0 1 2 3 4 5metres

Client
LUKE GOODWIN & KARA GARRETT

Site Description
LOT 4
DP23847

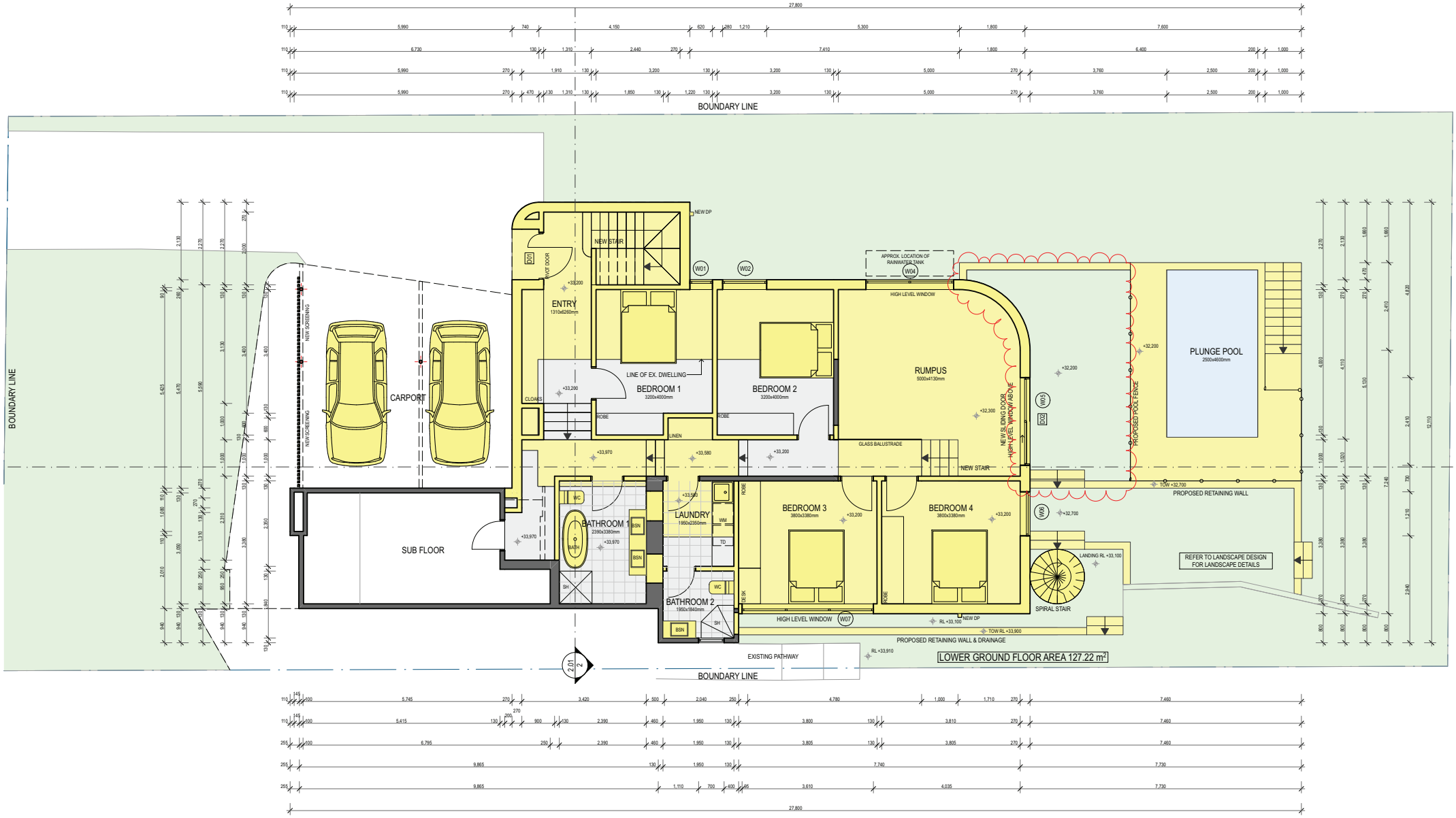
Project Name
PROPOSED ALTERATIONS AND ADDITIONS TO
17 KANANOOK AVENUE
BAYVIEW
NSW 2104

Drawing Title:
SITE DEMOLITION PLAN

SCALE: AS SHOWN | STAGE: DA | DATE: 2/8/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 0.03 (A)



1 PROPOSED LOWER GROUND FLOOR PLAN
1:100

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

REVOVATION STATUS

NO.	PEN	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
LUKE GOODWIN & KARA GARRETT

Site Description
LOT 4
DP23847

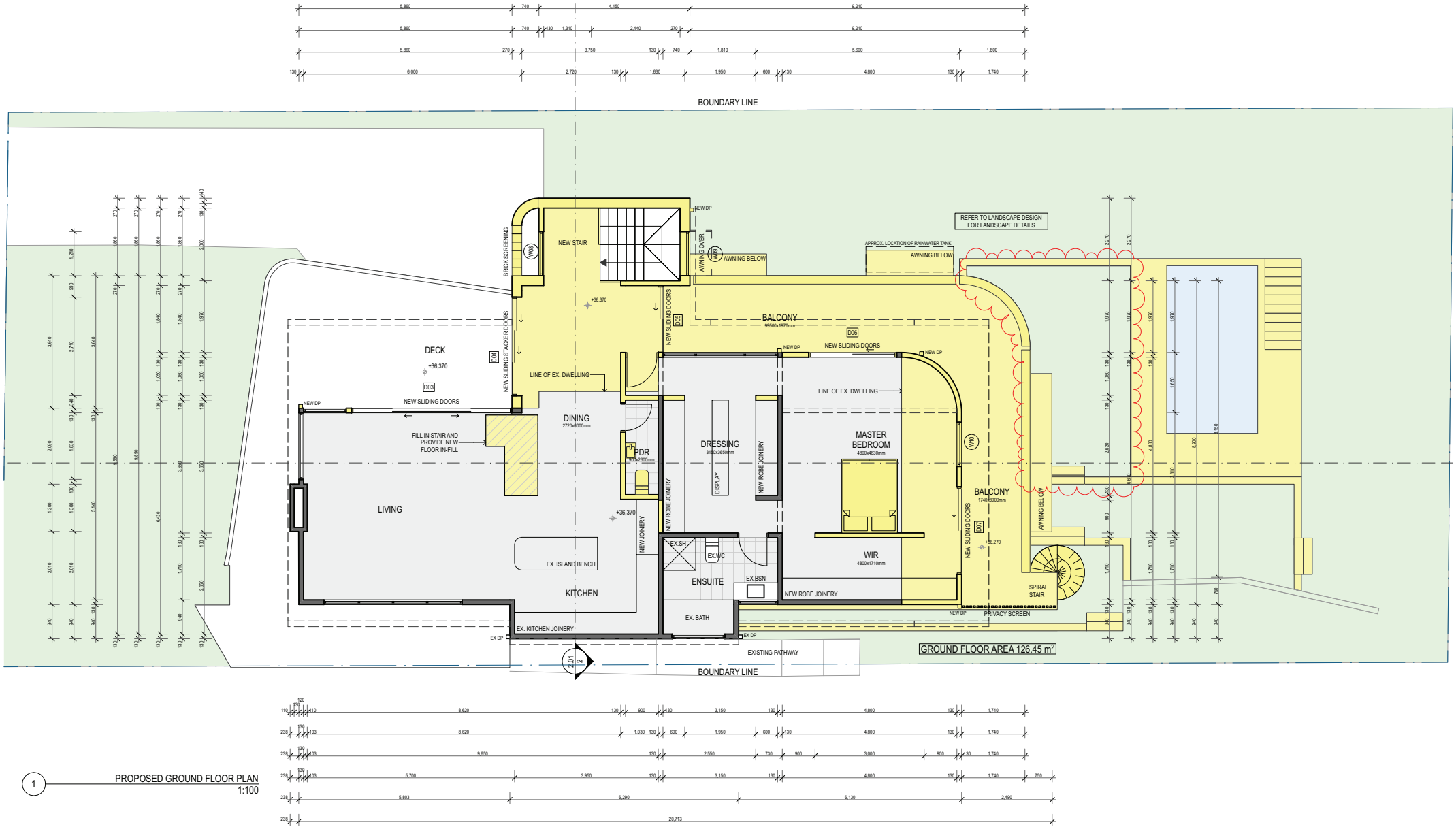
Project Name
PROPOSED ALTERATIONS AND ADDITIONS TO
17 KANANOOK AVENUE
BAYVIEW
NSW 2104

Drawing Title:
PROPOSED LOWER GROUND FLOOR PLAN

SCALE: AS SHOWN | STAGE: DA | DATE: 21/9/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 1.01 (B)



1 PROPOSED GROUND FLOOR PLAN
1:100

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02/08/2023	A	ISSUED FOR DEVELOPMENT APPLICATION	EP
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4		LANDSCAPE
5		SETBACKS

[1:200] @ A3 — 0 2 4 6 8 10metres

[1:100] @ A3 — 0 1 2 3 4 5metres

Client: LUKE GOODWIN & KARA GARRETT

Site Description: LOT 4 DP23847

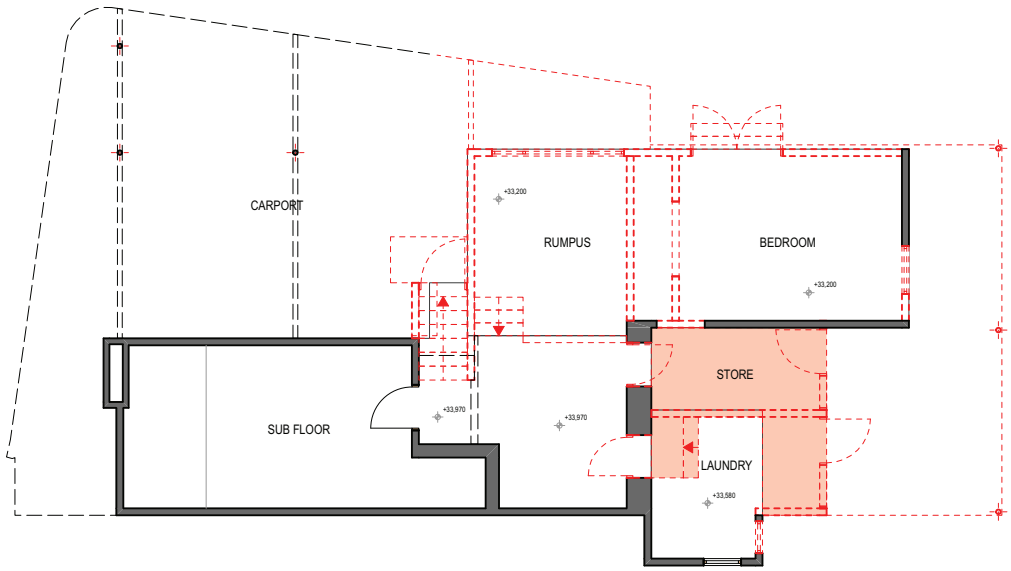
Project Name: PROPOSED ALTERATIONS AND ADDITIONS TO 17 KANANOOK AVENUE BAYVIEW NSW 2104

Drawing Title: PROPOSED GROUND FLOOR PLAN

SCALE: AS SHOWN | STAGE: DA | DATE: 21/9/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 1.02 (B)



1 LOWER GROUND FLOOR DEMOLITION PLAN
1:100

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

REVOVATION STATUS

NO.	PEN	STATUS
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4		LANDSCAPE
5		SETBACKS

[1:200] @ A3 0 2 4 6 8 10metres

[1:100] @ A3 0 1 2 3 4 5metres

N

Client
LUKE GOODWIN & KARA GARRETT

Site Description
LOT 4
DP23847

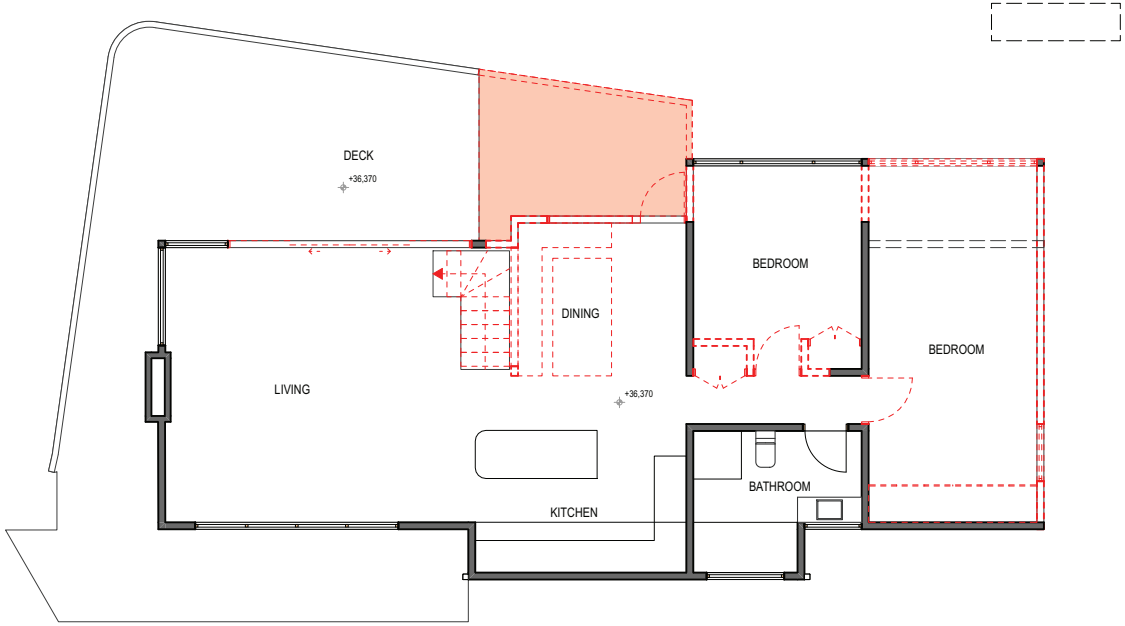
Project Name
PROPOSED ALTERATIONS AND ADDITIONS TO
17 KANANOOK AVENUE
BAYVIEW
NSW 2104

Drawing Title:
LOWER GROUND FLOOR DEMOLITION PLAN

SCALE: AS SHOWN | STAGE: DA | DATE: 2/8/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 1.03 (A)



1 GROUND FLOOR DEMOLITION PLAN
1:100

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NO.	PEN	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

N

Client
LUKE GOODWIN & KARA GARRETT

Site Description
LOT 4
DP23847

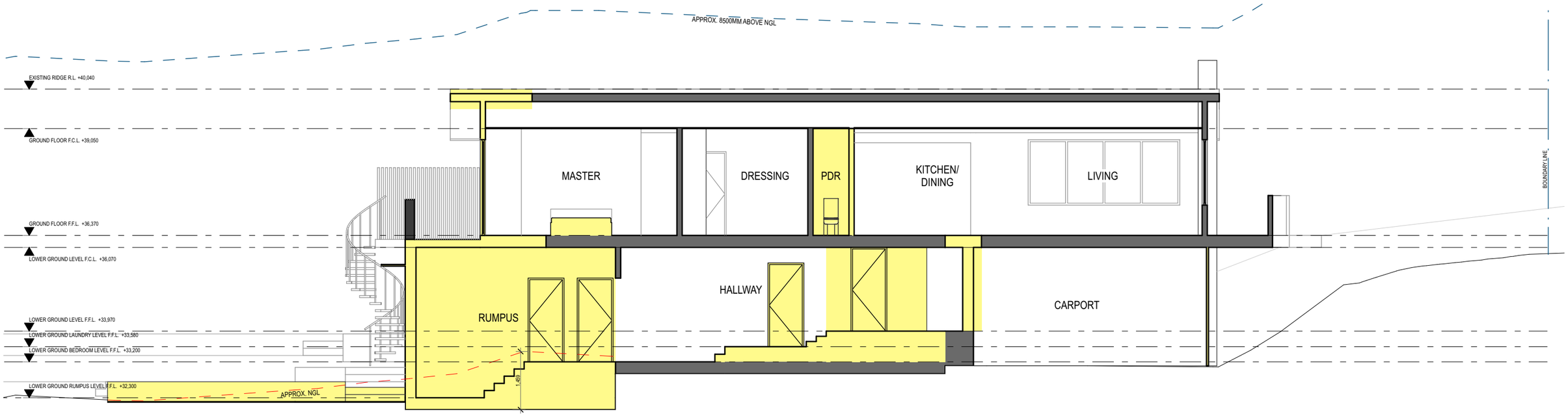
Project Name
PROPOSED ALTERATIONS AND ADDITIONS TO
17 KANANOOK AVENUE
BAYVIEW
NSW 2104

Drawing Title:
GROUND FLOOR DEMOLITION PLAN

SCALE: AS SHOWN | STAGE: DA | DATE: 2/8/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 1.04 (A)



1 PROPOSED SECTION 1
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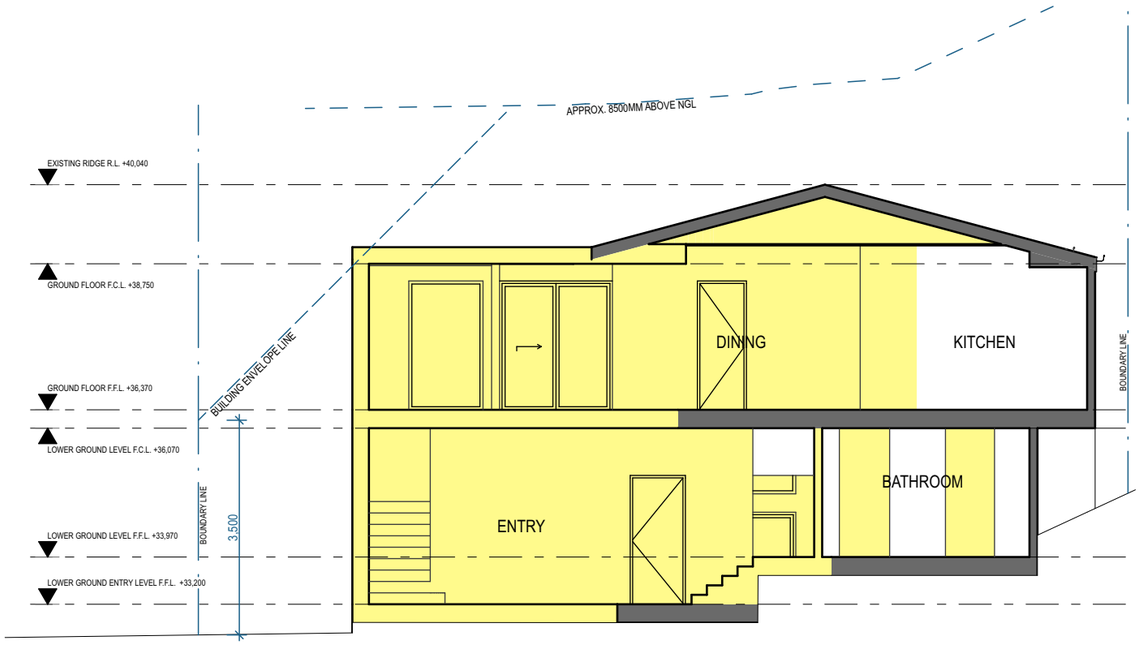

2 PROPOSED SECTION 2
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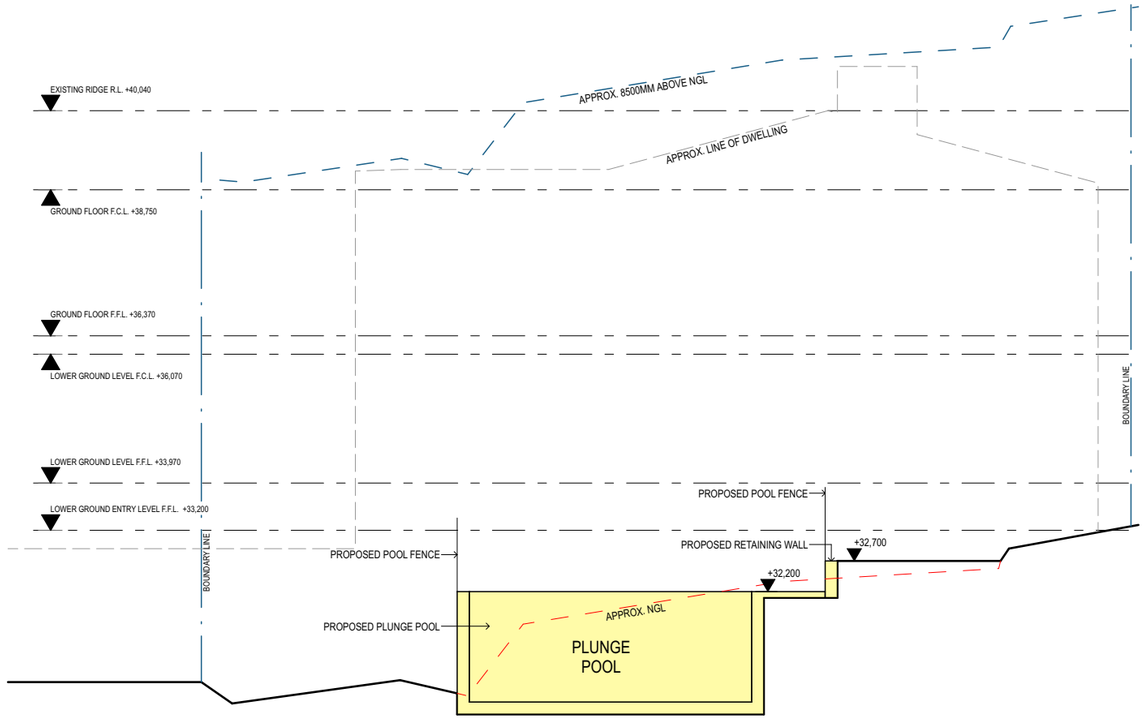

3 PROPOSED SECTION 3
1:100

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DATE	REV	COMMENTS	DRWN
02/08/2023	A	ISSUED FOR DEVELOPMENT APPLICATION	EP
21/08/2023	B	RE-ISSUED FOR DEVELOPMENT APPLICATION	EP
27/09/2023	C	RE-ISSUED FOR DEVELOPMENT APPLICATION	EP

REVOVATION STATUS

NO.	PEN	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
LUKE GOODWIN & KARA GARRETT

Site Description
LOT 4
DP23847

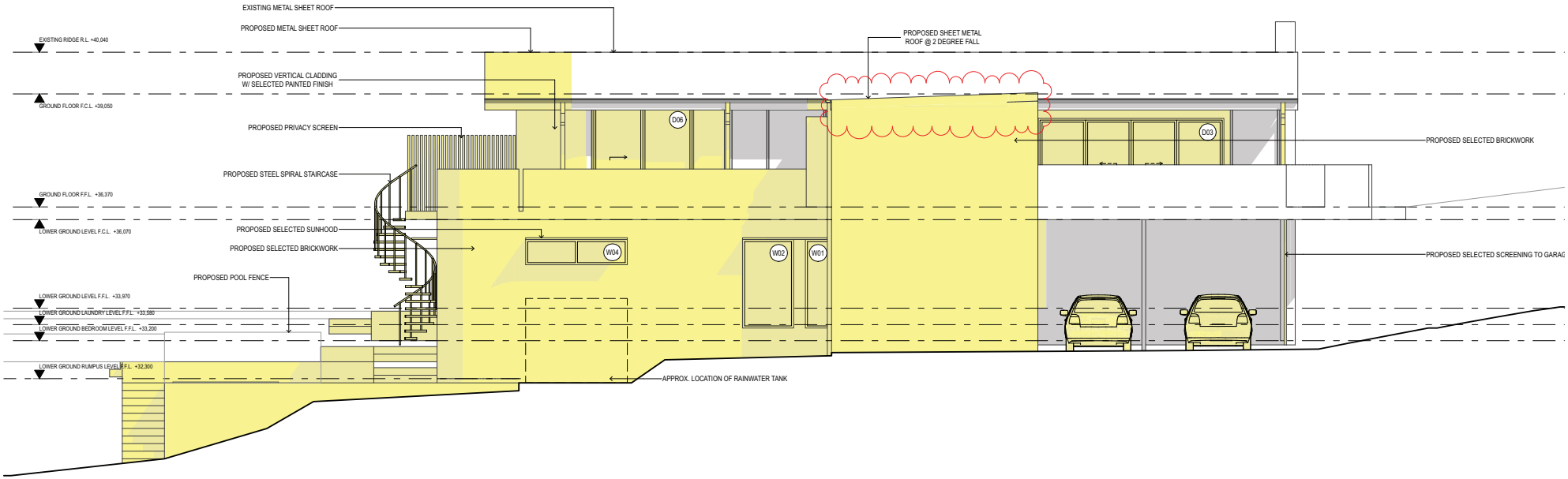
Project Name
PROPOSED ALTERATIONS AND ADDITIONS TO
17 KANANOOK AVENUE
BAYVIEW
NSW 2104

Drawing Title:
PROPOSED SECTIONS

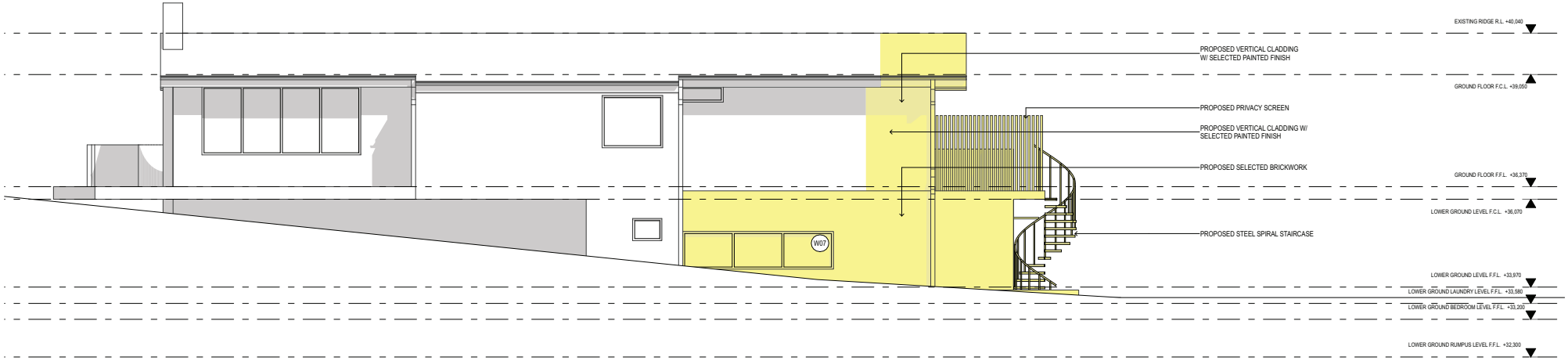
SCALE: AS SHOWN | STAGE: DA | DATE: 27/9/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 2.01 (C)



1 PROPOSED NORTH EAST ELEVATION
1:100



2 PROPOSED SOUTH WEST ELEVATION
1:100

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

REVOVATION STATUS

NO.	PEN	STATUS
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2		NEW
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4		LANDSCAPE
5		SETBACKS

[1:200] @ A3 — 0 2 4 6 8 10metres

[1:100] @ A3 — 0 1 2 3 4 5metres

Client
LUKE GOODWIN & KARA GARRETT

Site Description
LOT 4
DP23847

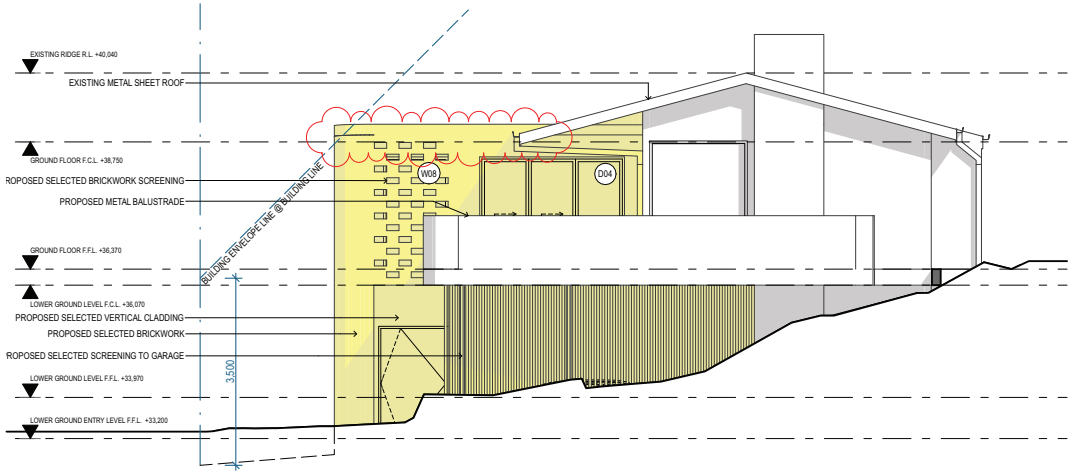
Project Name
PROPOSED ALTERATIONS AND ADDITIONS TO
17 KANANOOK AVENUE
BAYVIEW
NSW 2104

Drawing Title:
PROPOSED ELEVATIONS SHEET 1

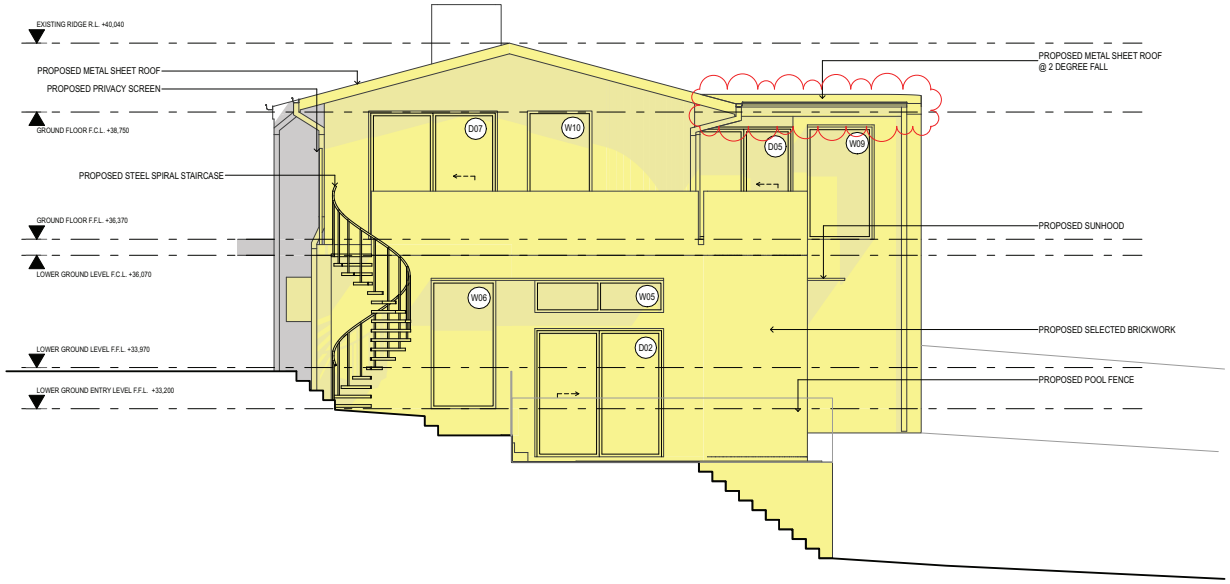
SCALE: AS SHOWN | STAGE: DA | DATE: 21/9/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 3.01 (B)



1 PROPOSED NORTH WEST ELEVATION
1:100



2 PROPOSED SOUTH EAST ELEVATION
1:100

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[1:200] @ A3 0 2 4 6 8 10metres

[1:100] @ A3 0 1 2 3 4 5metres

Client
LUKE GOODWIN & KARA GARRETT

Site Description
LOT 4
DP23847

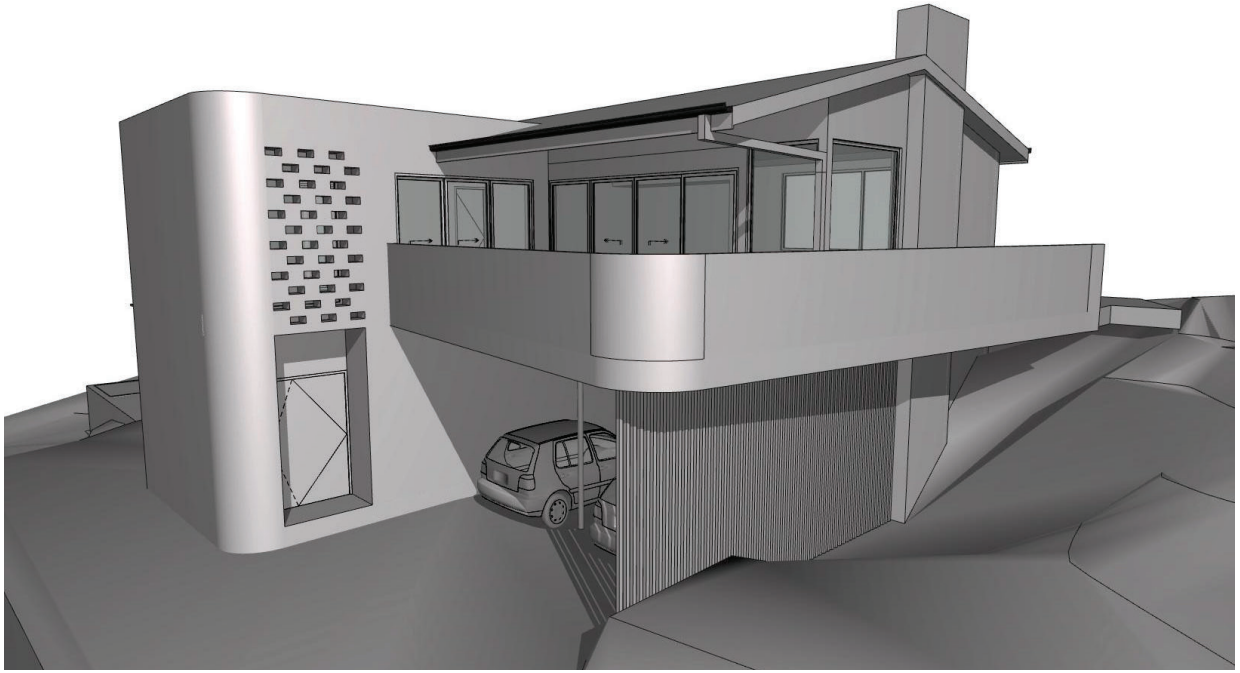
Project Name
PROPOSED ALTERATIONS AND ADDITIONS TO
17 KANANOOK AVENUE
BAYVIEW
NSW 2104

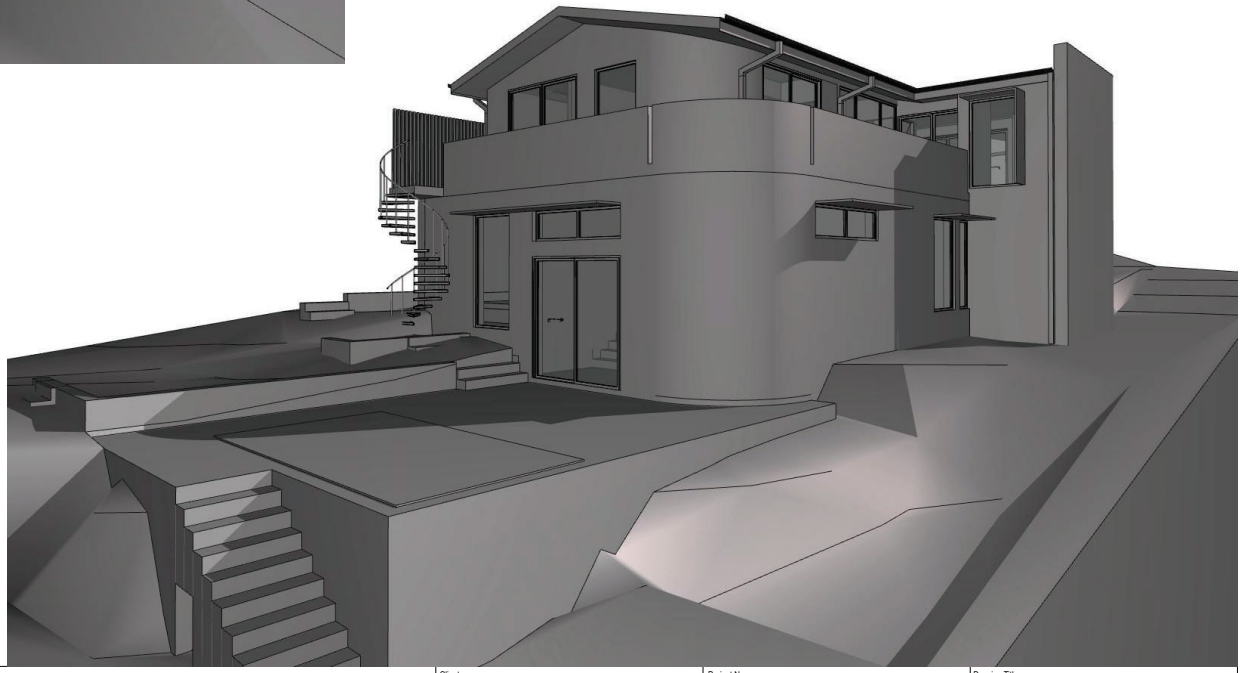
Drawing Title:
PROPOSED ELEVATIONS SHEET 2

SCALE: AS SHOWN | STAGE: DA | DATE: 21/9/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 3.02 (B)





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www.designbuildps.com
ABN 72 615 066 736
Nominated Architect: Eliza Patterson NSWARB #11016

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

REVOVATION STATUS

NO.	PEN	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
LUKE GOODWIN & KARA GARRETT

Site Description
LOT 4
DP23847

Project Name
PROPOSED ALTERATIONS AND ADDITIONS TO
17 KANANOOK AVENUE
BAYVIEW
NSW 2104

Drawing Title:
3D PERSPECTIVES

SCALE: AS SHOWN | STAGE: DA | DATE: 2/8/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 10.01 (A)

DARK EXTERNAL DOORS & WINDOW FRAMES

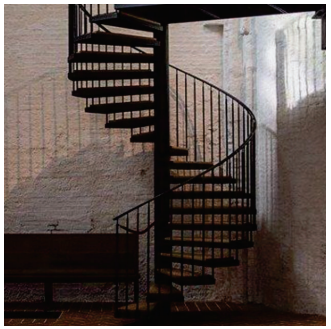
SOFT WHITE LIGHTWEIGHT CLADDING & ROOF

SOFT WHITE BRICKS

CURVED BRICKWORK WALLS

TIMBER EAVE LININGS

NATURAL LOOK CLADDING



EXTERNAL SPIRAL STAIR

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

REVOVATION STATUS

NO.	PEN	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
LUKE GOODWIN & KARA GARRETT

Site Description
LOT 4
DP23847

Project Name
PROPOSED ALTERATIONS AND ADDITIONS TO
17 KANANOOK AVENUE
BAYVIEW
NSW 2104

Drawing Title:
PROPOSED MATERIALS BOARD

SCALE: AS SHOWN | STAGE: DA | DATE: 2/8/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: 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.

NSW | Planning, Industry & Environment

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

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).		✓	✓

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 2005 (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.		✓	

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 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	
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (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 absorptance < 0.475)
flat ceiling, flat roof: framed	ceiling: R2.32 (up), roof: foil/sarking	light (solar absorptance < 0.475)

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 louvres 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 (m2)	Overshadowing Height (m)	Overshadowing 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: 0.75)
W5	SE	1.446	0	0	projection/height above sill ratio >=0.43	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W6	SE	2.904	0	0	projection/height above sill ratio	standard aluminium, single clear, (or

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check

Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing Height (m)	Overshadowing Distance (m)	Shading device	Frame and glass type
					>=0.29	U-value: 7.63, SHGC: 0.75)
W7	SW	3.249	0	0	none	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)
W8	NW	2.541	0	0	external louvre/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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DATE	REV	COMMENTS	DRWN
02/08/2023	A	ISSUED FOR DEVELOPMENT APPLICATION	EP

REVOVATION STATUS

NO.	PEN	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: LUKE GOODWIN & KARA GARRETT

Site Description: LOT 4 DP23847

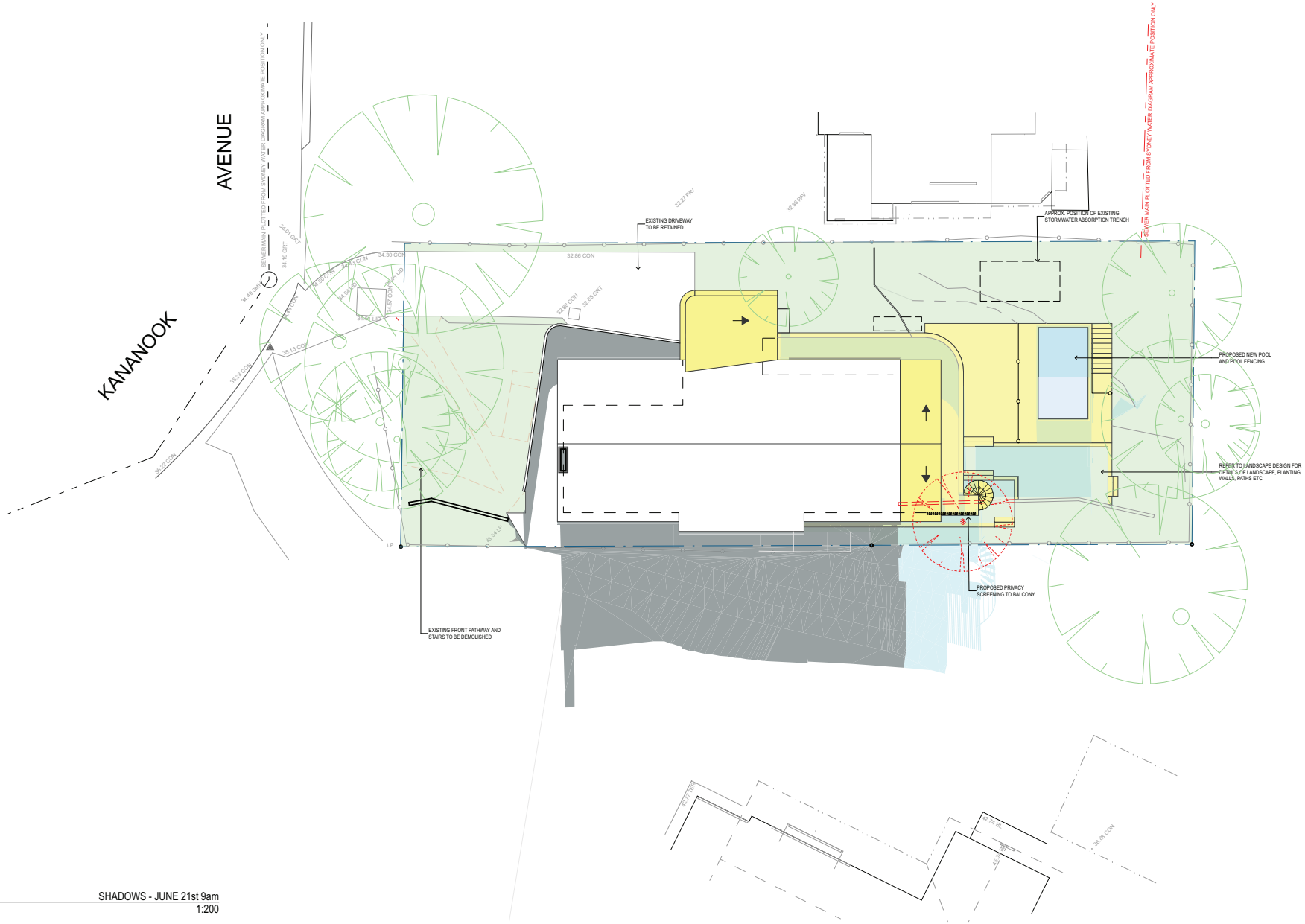
Project Name: PROPOSED ALTERATIONS AND ADDITIONS TO 17 KANANOOK AVENUE BAYVIEW NSW 2104

Drawing Title: BASIX CERTIFICATE

SCALE: AS SHOWN | STAGE: DA | DATE: 2/8/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 10.02 (A)



1 SHADOWS - JUNE 21st 9am
1:200

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02/08/2023	A	ISSUED FOR DEVELOPMENT APPLICATION	EP

SHADOW DIAGRAM LEGEND

1	EXISTING SHADOWS
2	PROPOSED SHADOWS

REVOVATION STATUS

NO.	PEN	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

N

Client: LUKE GOODWIN & KARA GARRETT

Site Description: LOT 4 DP23847

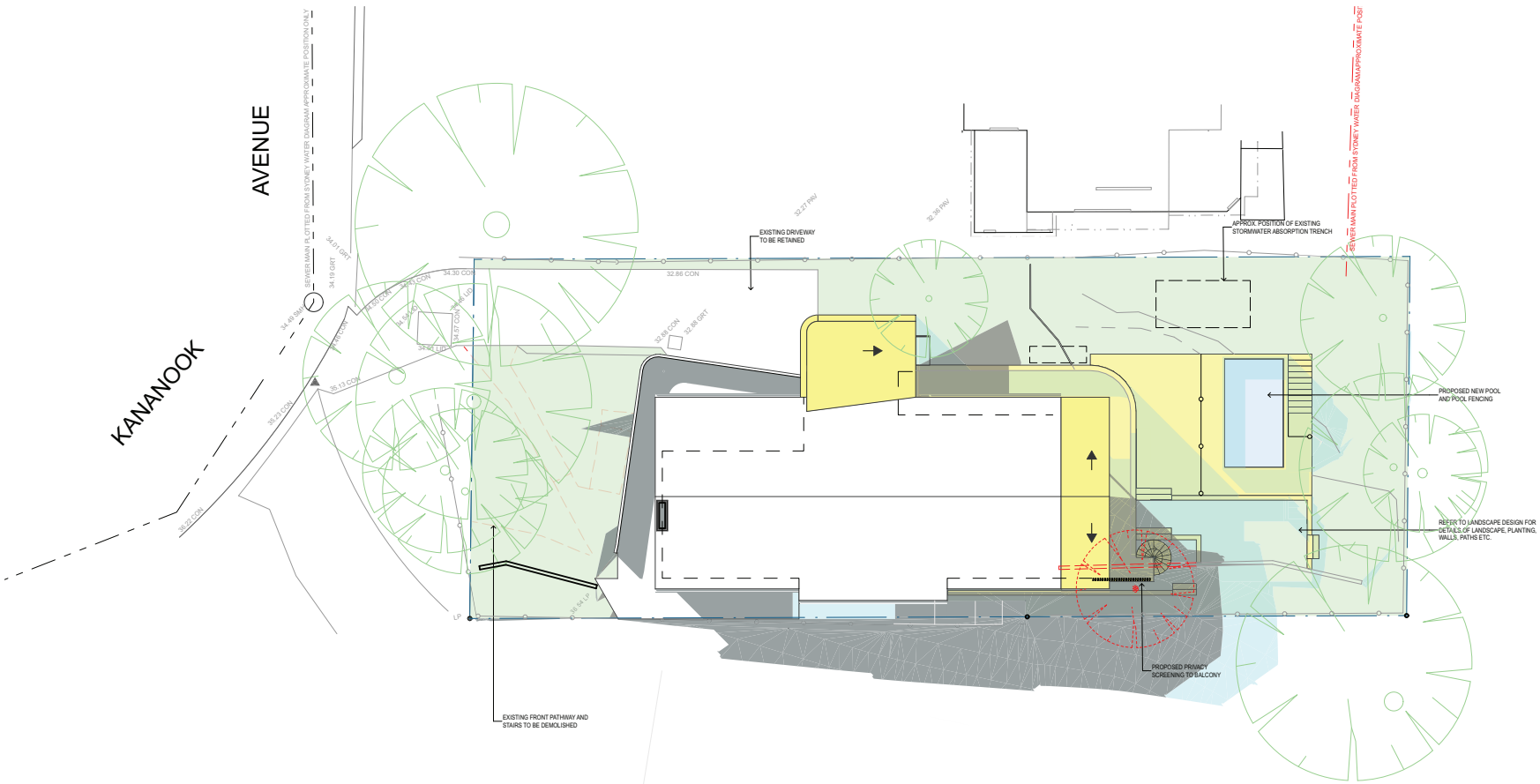
Project Name: PROPOSED ALTERATIONS AND ADDITIONS TO 17 KANANOOK AVENUE BAYVIEW NSW 2104

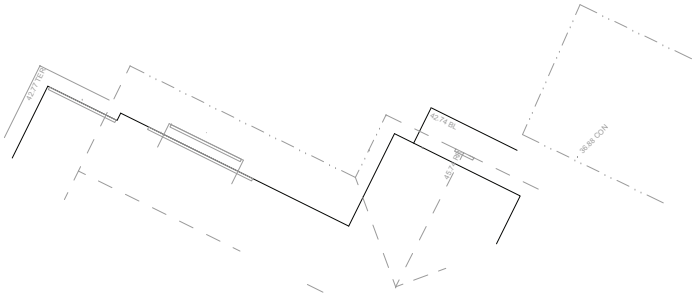
Drawing Title: SHADOW DIAGRAMS - JUNE 21 9AM

SCALE: AS SHOWN | STAGE: DA | DATE: 2/8/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 11.01 (A)





1 SHADOWS - JUNE 21st 12pm
1:200

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02/08/2023	A	ISSUED FOR DEVELOPMENT APPLICATION	EP

SHADOW DIAGRAM LEGEND

1	EXISTING SHADOWS
2	PROPOSED SHADOWS

REVOVATION STATUS

NO.	PEN	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

N

Client
LUKE GOODWIN & KARA GARRETT

Site Description
LOT 4
DP23847

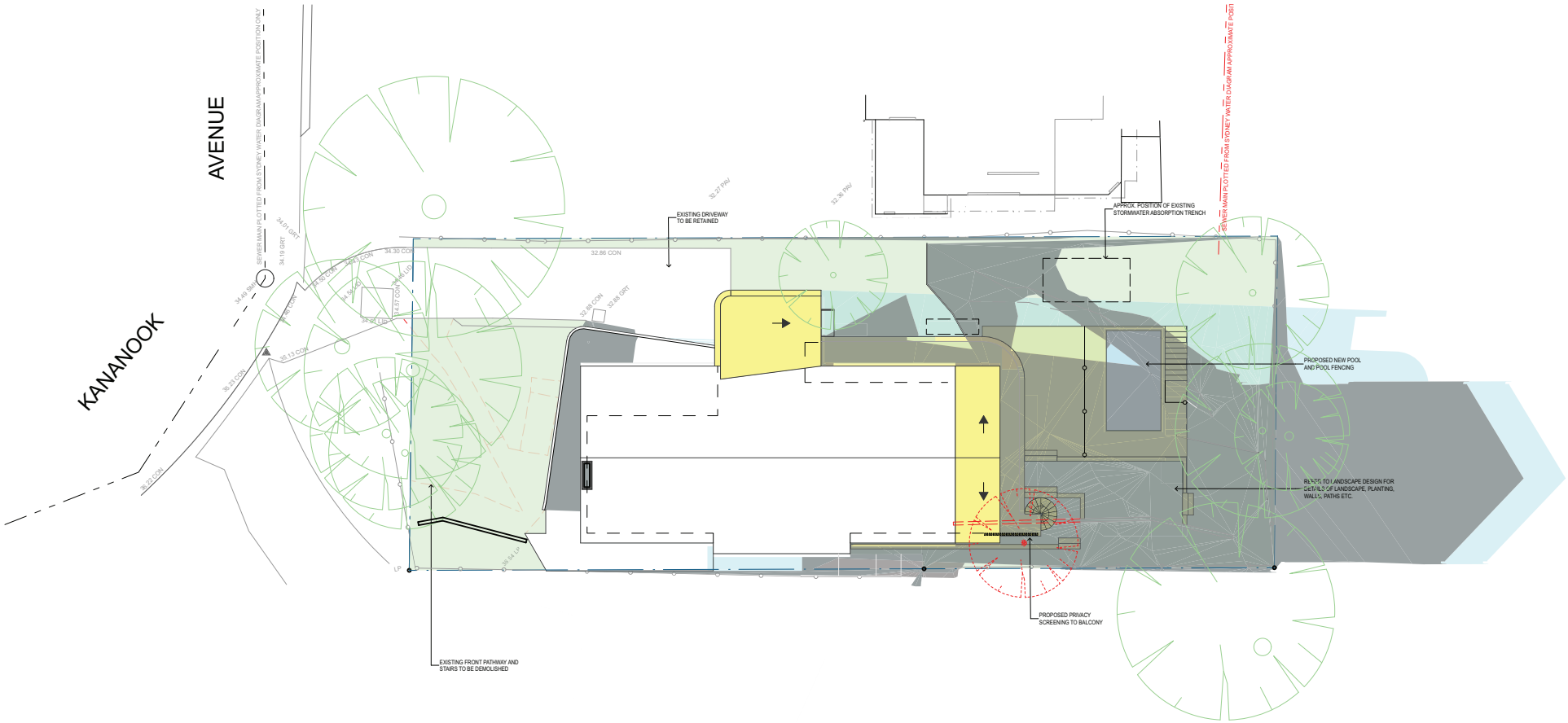
Project Name
PROPOSED ALTERATIONS AND ADDITIONS TO
17 KANANOOK AVENUE
BAYVIEW
NSW 2104

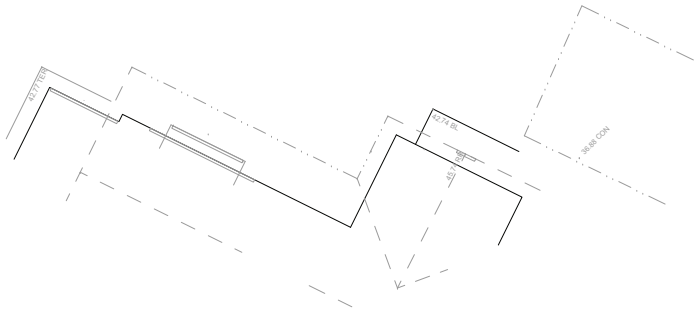
Drawing Title:
SHADOW DIAGRAMS - JUNE 21
12PM

SCALE: AS SHOWN | STAGE: DA | DATE: 2/8/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 11.02 (A)





1 SHADOWS - JUNE 21st 3pm
1:200

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

SHADOW DIAGRAM LEGEND

1	EXISTING SHADOWS
2	PROPOSED SHADOWS

REVOVATION STATUS

NO.	PEN	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

N

Client
LUKE GOODWIN & KARA GARRETT

Site Description
LOT 4
DP23847

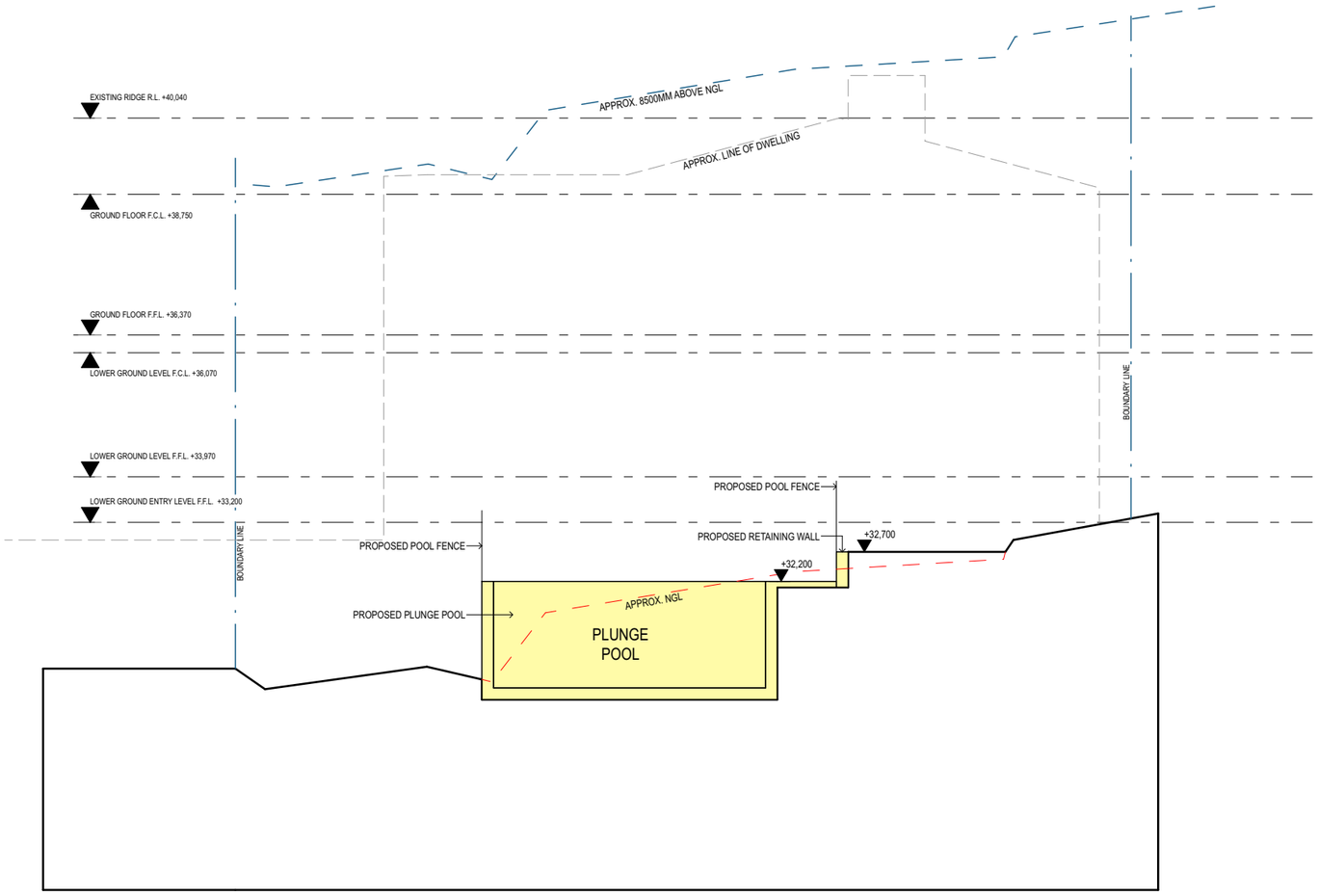
Project Name
PROPOSED ALTERATIONS AND ADDITIONS TO
17 KANANOOK AVENUE
BAYVIEW
NSW 2104

Drawing Title:
SHADOW DIAGRAMS - JUNE 21 3PM

SCALE: AS SHOWN | STAGE: DA | DATE: 2/8/2023

JOB NUMBER: 632

DRAWING NUMBER & REVISION: DA 11.03 (A)


EXISTING RIDGE R.L. +40,040
APPROX. 8500MM ABOVE NGL
APPROX. LINE OF DWELLING
GROUND FLOOR F.C.L. +38,750
GROUND FLOOR F.F.L. +36,370
LOWER GROUND LEVEL F.C.L. +36,070
BOUNDARY LINE
LOWER GROUND LEVEL F.F.L. +33,970
PROPOSED POOL FENCE
LOWER GROUND ENTRY LEVEL F.F.L. +33,200
PROPOSED RETAINING WALL
+32,700
PROPOSED POOL FENCE
BOUNDARY LINE
+32,200
APPROX. NGL
PROPOSED PLUNGE POOL
PLUNGE
POOL