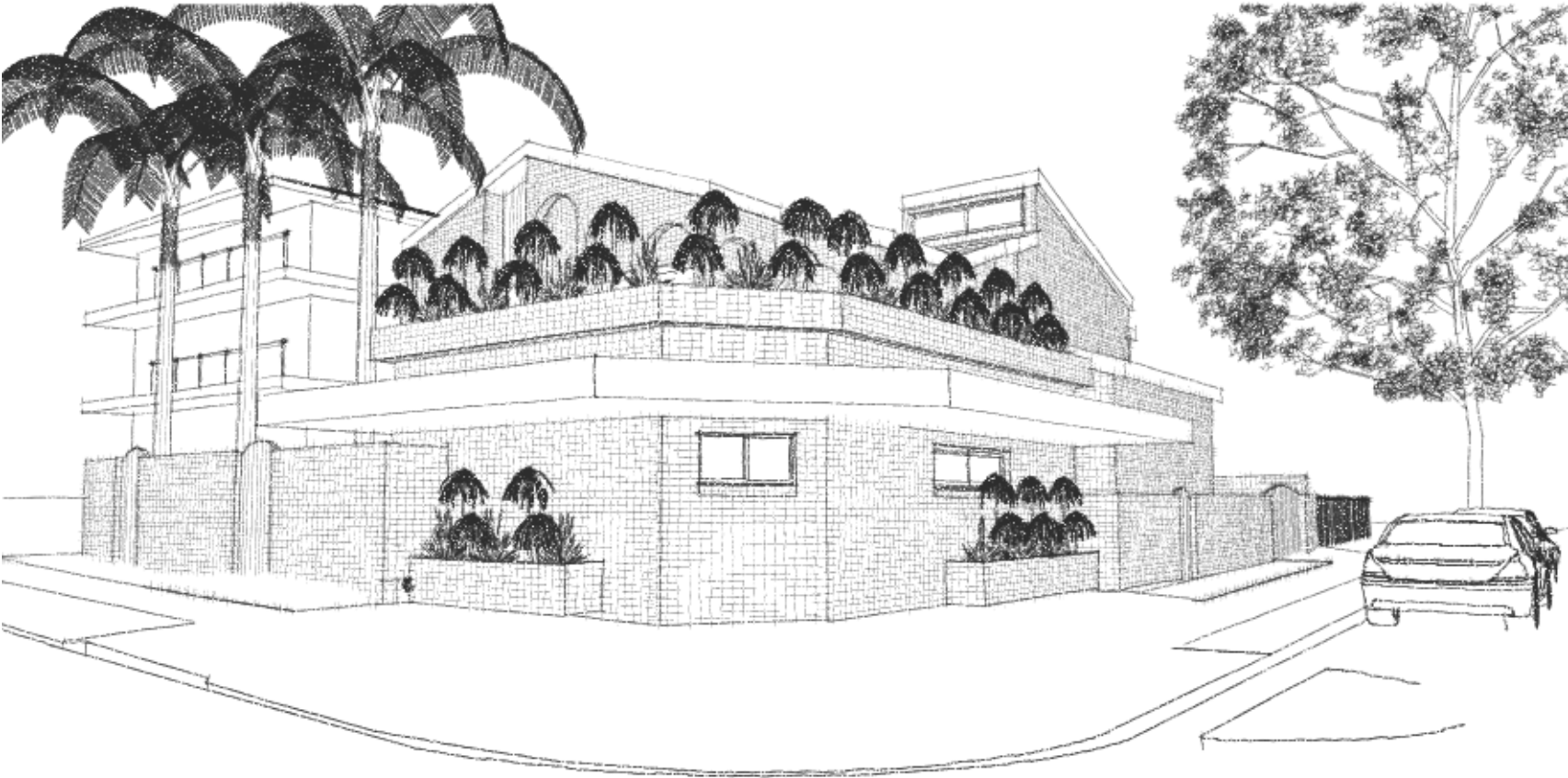


DEVELOPMENT APPLICATION

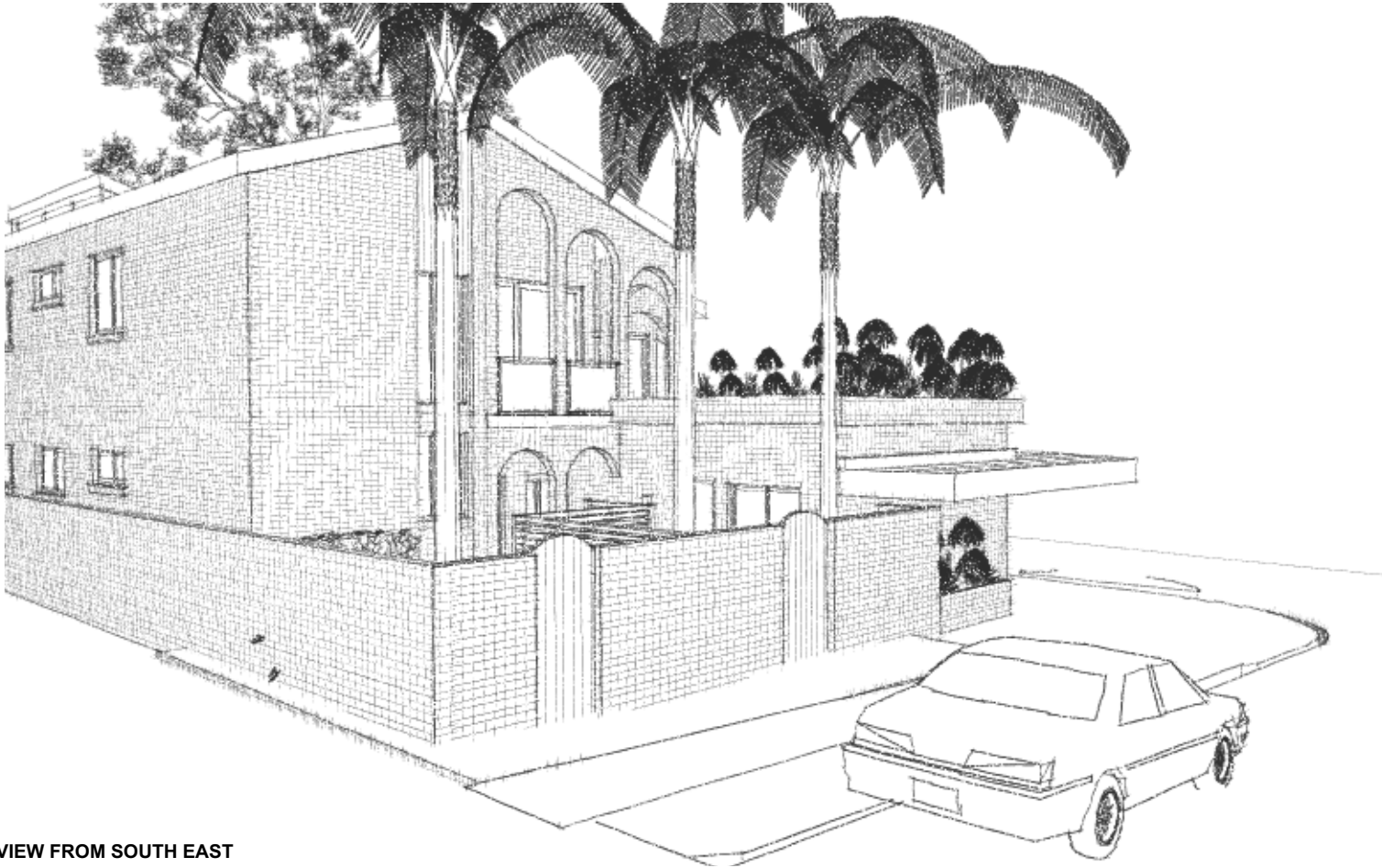
Konduru Residence

123 Pacific Parade DEE WHY NSW 2086

Proposed Secondary Dwelling



VIEW FROM NORTH EAST



VIEW FROM SOUTH EAST

DRAWING REGISTER

NO.	DRAWING	SCALE	REV	DATE
DA-01	COVER SHEET	NTS	A	APRIL 2021
DA-02	SITE PLAN	1:200	A	APRIL 2021
DA-03	GROUND FLOOR PLAN	1:100	A	APRIL 2021
DA-04	FIRST FLOOR PLAN	1:100	A	APRIL 2021
DA-05	ELEVATIONS	1:100	A	APRIL 2021
DA-06	ELEVATIONS	1:100	A	APRIL 2021
DA-07	SECTIONS	1:100	A	APRIL 2021

BUILDING DESIGN STATEMENT

In accordance with the provisions of Clause A2.2 of, The National Construction Code (NCC) Volume 2, I hereby certify that the design of this project as documented in drawings 1052 - DA-01 through DA-07, meets the requirements of the NCC. The design follows established building design principles and is in accordance with all relevant Australian Standards.

We hold Professional Indemnity and Public Liability Insurance to the satisfaction of the owner.

Regards

GRANT SEGHERS B.Arch(Hon) Assoc Dip Surv.
Building Designer
Bradstreet Building Services
(02) 9450 2527 - 0424 428 602

NOTES
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Any discrepancies shall be referred to the designer for clarification before proceeding with work.
All dimensions shall be verified on site prior to commencement of construction or fabrication on and off site.
Figured dimensions to be used rather than scaling.
All building work must be carried out in accordance with the National Construction Code and all relevant Australian Standards.
CAD Ref: 123 Pacific Parade.pln
Grant Seghers Design

REV DATE AMENDMENT
A APRIL 2021 DEVELOPMENT APPLICATION SUBMISSION

BRADSTREET BUILDING SERVICES
DESIGN & CONSTRUCTION
27 MYOORA ROAD, TERREY HILLS. NSW 2084
PH: 9450 2527 Fax: 9986 3526
ABN: 49 484 782 577
Building Licence No: 196624C

PROJECT
Konduru Residence
123 Pacific Parade
DEE WHY NSW 2099
Lot 1 DP 166271
BRADSTREET DESIGN & CONSTRUCTION
27 Myoora Rd
Terrey Hills NSW 2084
(02) 9450 2527 • 0424 428 602

DRAWING TITLE
COVER SHEET

SCALE
PROJECT NO.
1052

DRAWN BY
GS
DRAWING NO.
DA-01

PLOT DATE
15/4/21
REVISION
A

NOTES

EROSION CONTROL TO CONSIST OF STAKED GEOTECH FABRIC FENCES AND SOCKS.

CONSTRUCTION FENCING AND ACCESS GATES TO FULLY SECURE THE CONSTRUCTION SITE BETWEEN THE EXISTING SIDE BOUNDARY FENCES

"WARNING CONSTRUCTION SITE- DO NOT ENTER" AND "WASTE MANAGEMENT" SIGNAGE TO BE FIXED TO SECURITY FENCING

ALL CONSTRUCTION TO MEET THE COMMITMENTS OUTLINED IN BASIX CERTIFICATE No. A411523

REDUCED LEVELS (RL's) SHOWN ARE TO AUSTRALIAN HEIGHT DATUM (AHD)

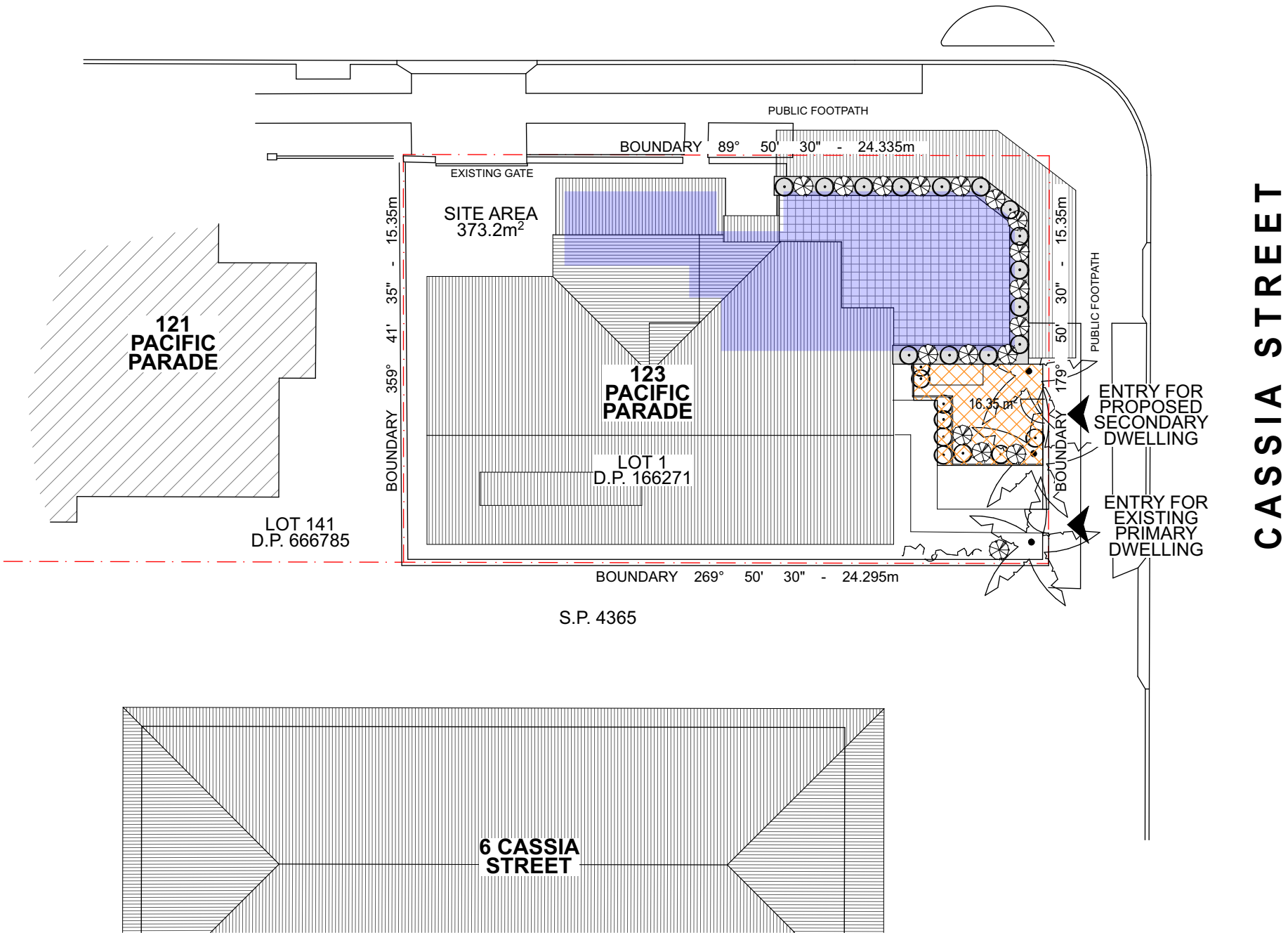
LEGEND



PROPOSED
SECONDARY
DWELLING



PRIVATE OPEN SPACE

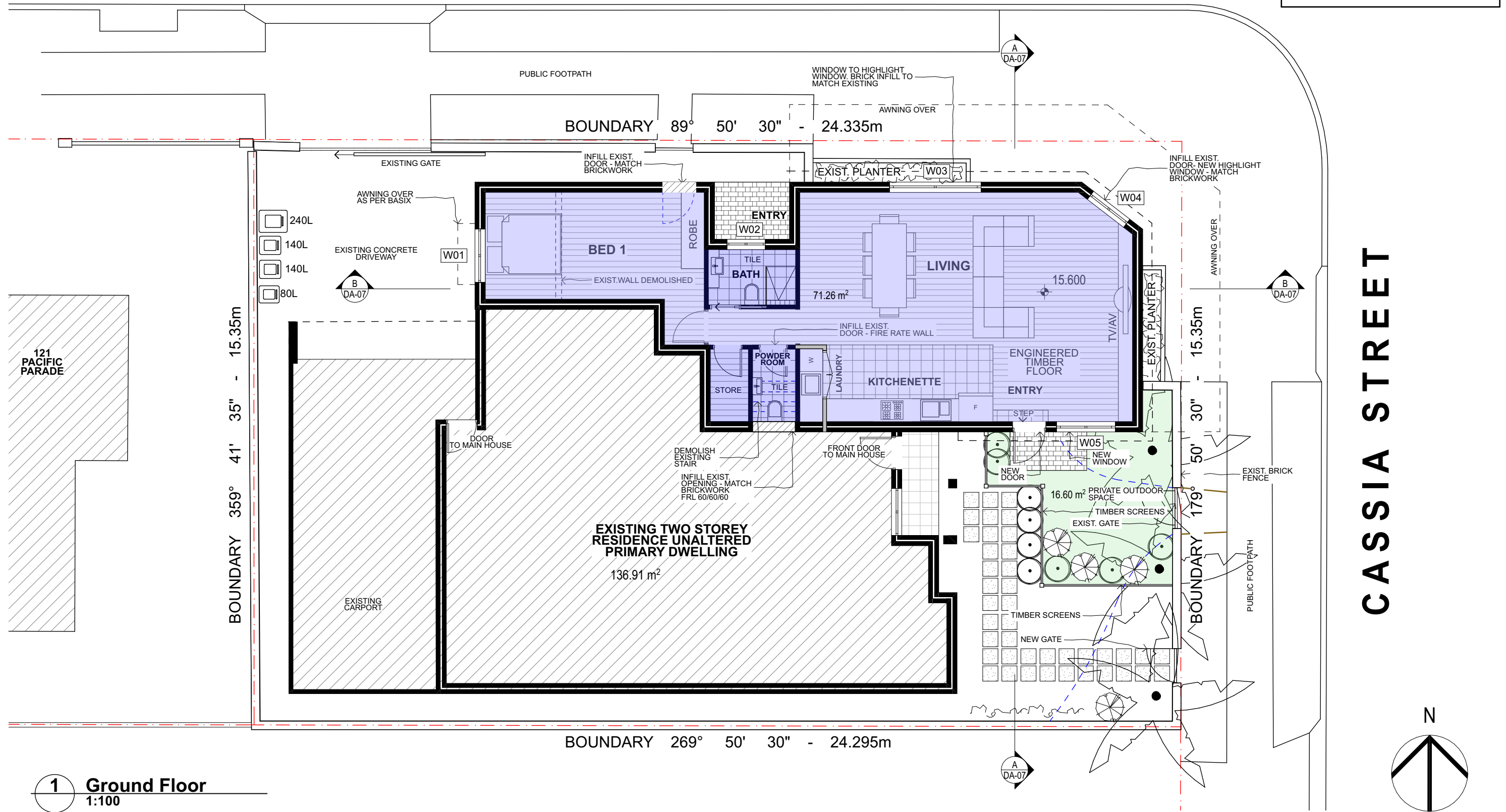


2 Site Plan
1:200



PACIFIC PARADE

--- EXISTING TO BE DEMOLISHED
■ PROPOSED NEW SECONDARY DWELLING



1 Ground Floor
1:100

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DRAWING TITLE
GROUND FLOOR PLAN

SCALE
1:100@A3

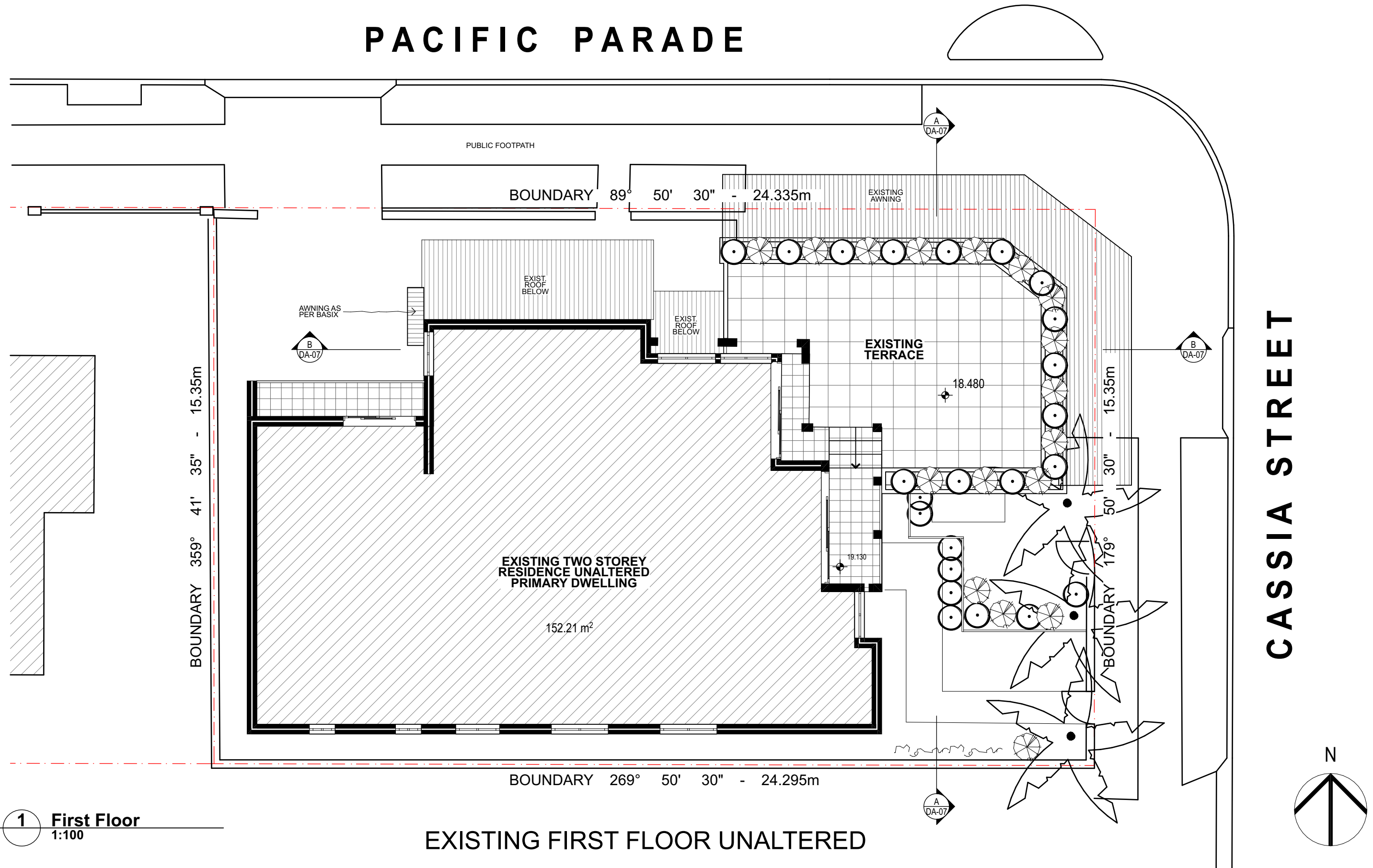
PROJECT NO.
1052

DRAWN BY
GS

PLOT DATE
15/4/21

REVISION
A

PACIFIC PARADE



1 First Floor
1:100

EXISTING FIRST FLOOR UNALTERED

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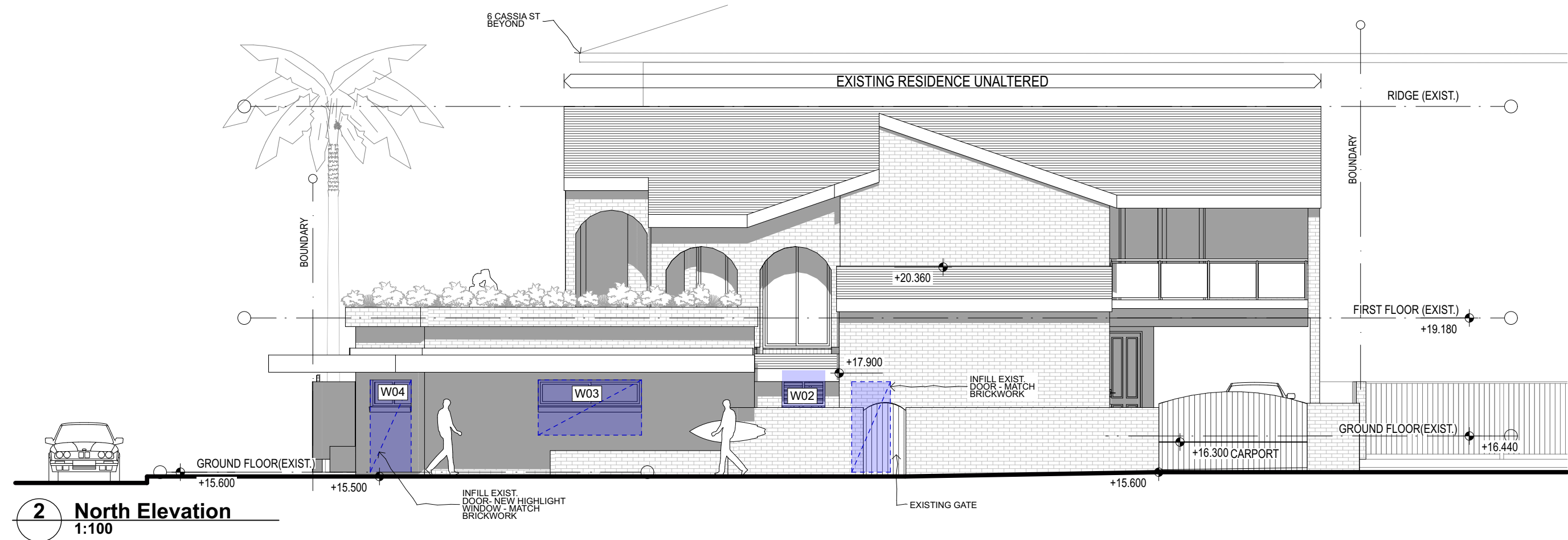
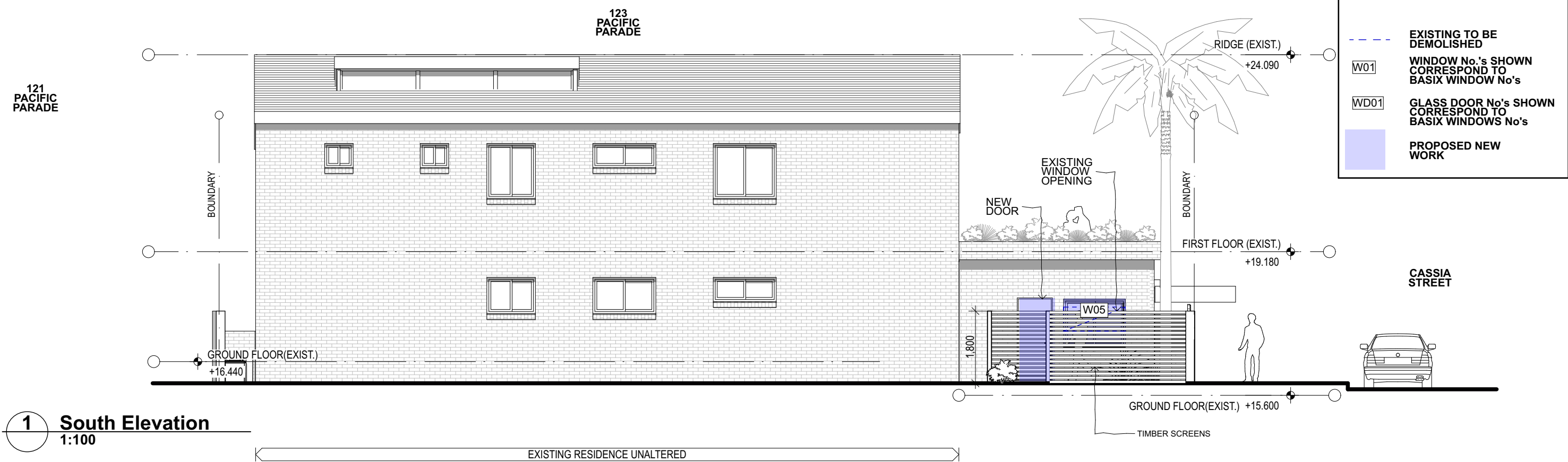
REV	DATE	AMENDMENT
A	APRIL 2021	DEVELOPMENT APPLICATION SUBMISSION

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DRAWING TITLE
FIRST FLOOR PLAN

SCALE	DRAWN BY	PLOT DATE
1:100@A3	GS	15/4/21
PROJECT NO.	DRAWING NO.	REVISION
1052	DA-04	A



NOTES

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Grant Seghers Design

REV DATE AMENDMENT

A APRIL 2021 DEVELOPMENT APPLICATION SUBMISSION

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PROJECT

Konduru Residence

123 Pacific Parade

DEE WHY NSW 2099

Lot 1 DP 166271

BRADSTREET DESIGN & CONSTRUCTION

27 Myoora Rd

Terrey Hills NSW 2084

(02) 9450 2527 • 0424 428 602

DRAWING TITLE

ELEVATIONS

SCALE

1:100@A3

PROJECT NO.

1052

DRAWN BY

GS

PLOT DATE

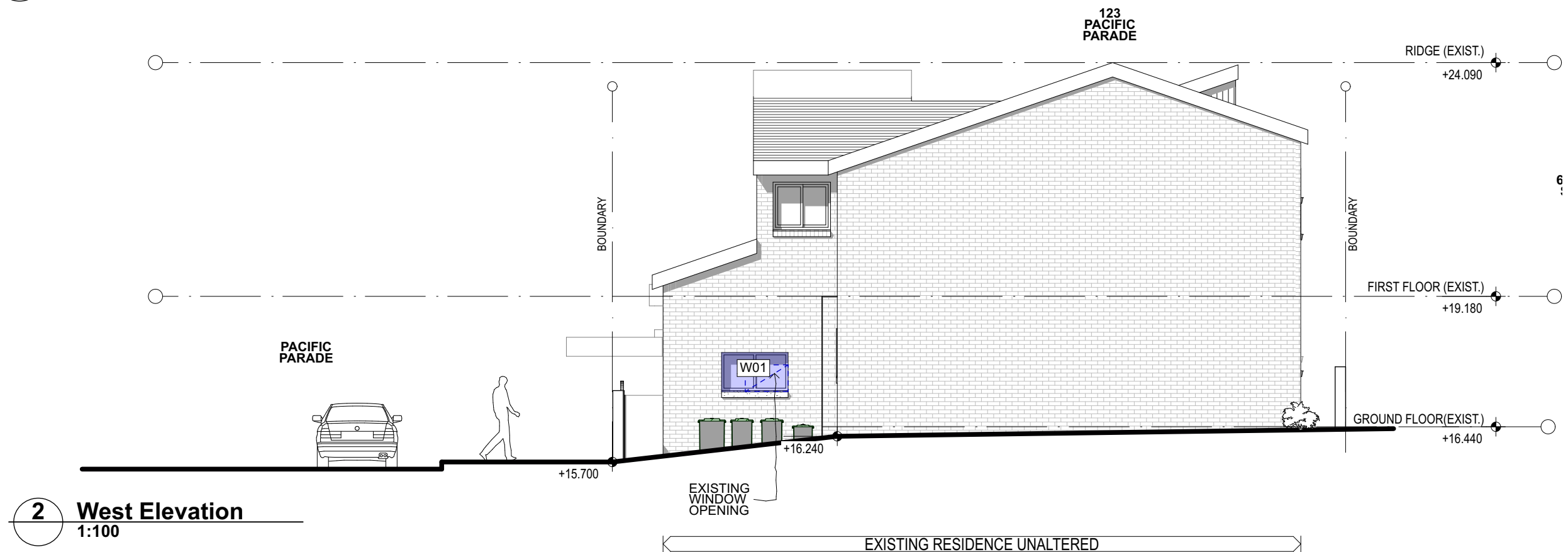
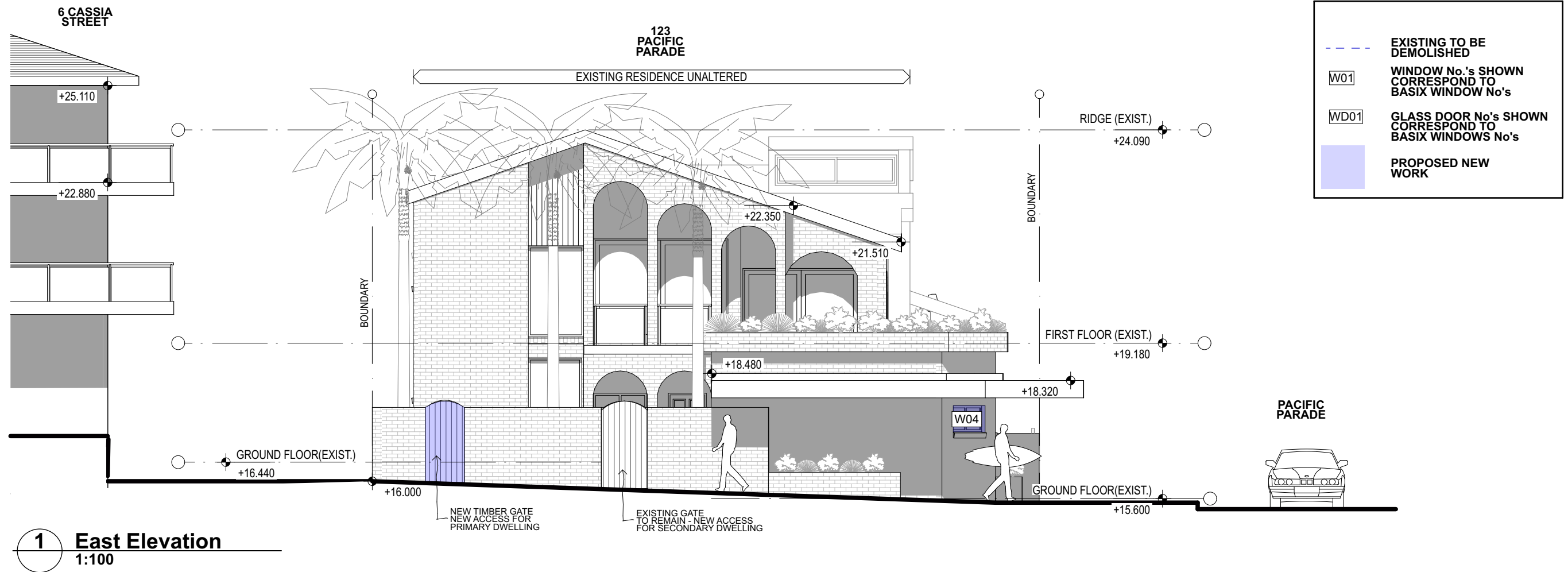
15/4/21

DRAWING NO.

DA-05

REVISION

A



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REV DATE AMENDMENT
A APRIL 2021 DEVELOPMENT APPLICATION SUBMISSION

CAD Ref: 123 Pacific Parade.pln
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DRAWING TITLE
ELEVATIONS

SCALE
1:100@A3

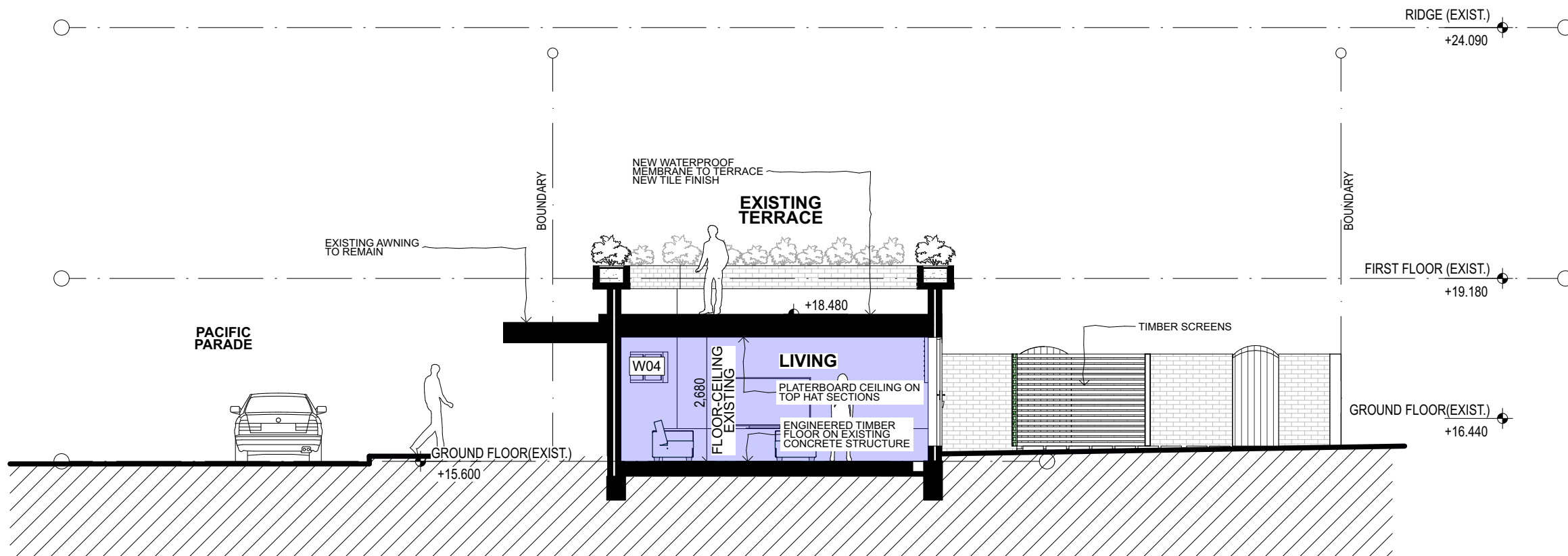
PROJECT NO.
1052

DRAWN BY
GS

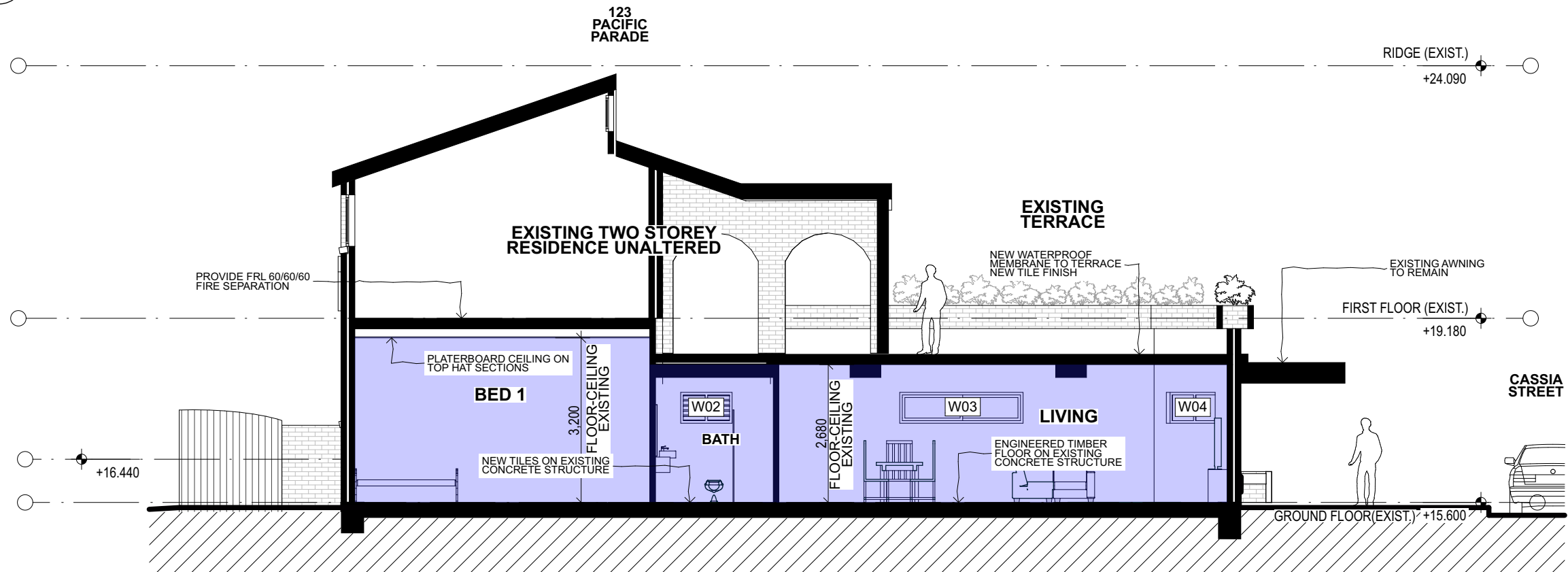
PLOT DATE
15/4/21

DRAWING NO.
DA-06

REVISION
A



1 Section A:A
1:100



2 Section B:B
1:100

---	EXISTING TO BE DEMOLISHED
W01	WINDOW No.'s SHOWN CORRESPOND TO BASIX WINDOW No's
WD01	GLASS DOOR No's SHOWN CORRESPOND TO BASIX WINDOWS No's
	PROPOSED SECONDARY DWELLING

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Grant Seghers Design

REV DATE AMENDMENT
A APRIL 2021 DEVELOPMENT APPLICATION SUBMISSION

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DRAWING TITLE
SECTIONS

SCALE 1:100@A3	DRAWN BY GS	PLOT DATE 15/4/21
PROJECT NO. 1052	DRAWING NO. DA-07	REVISION A