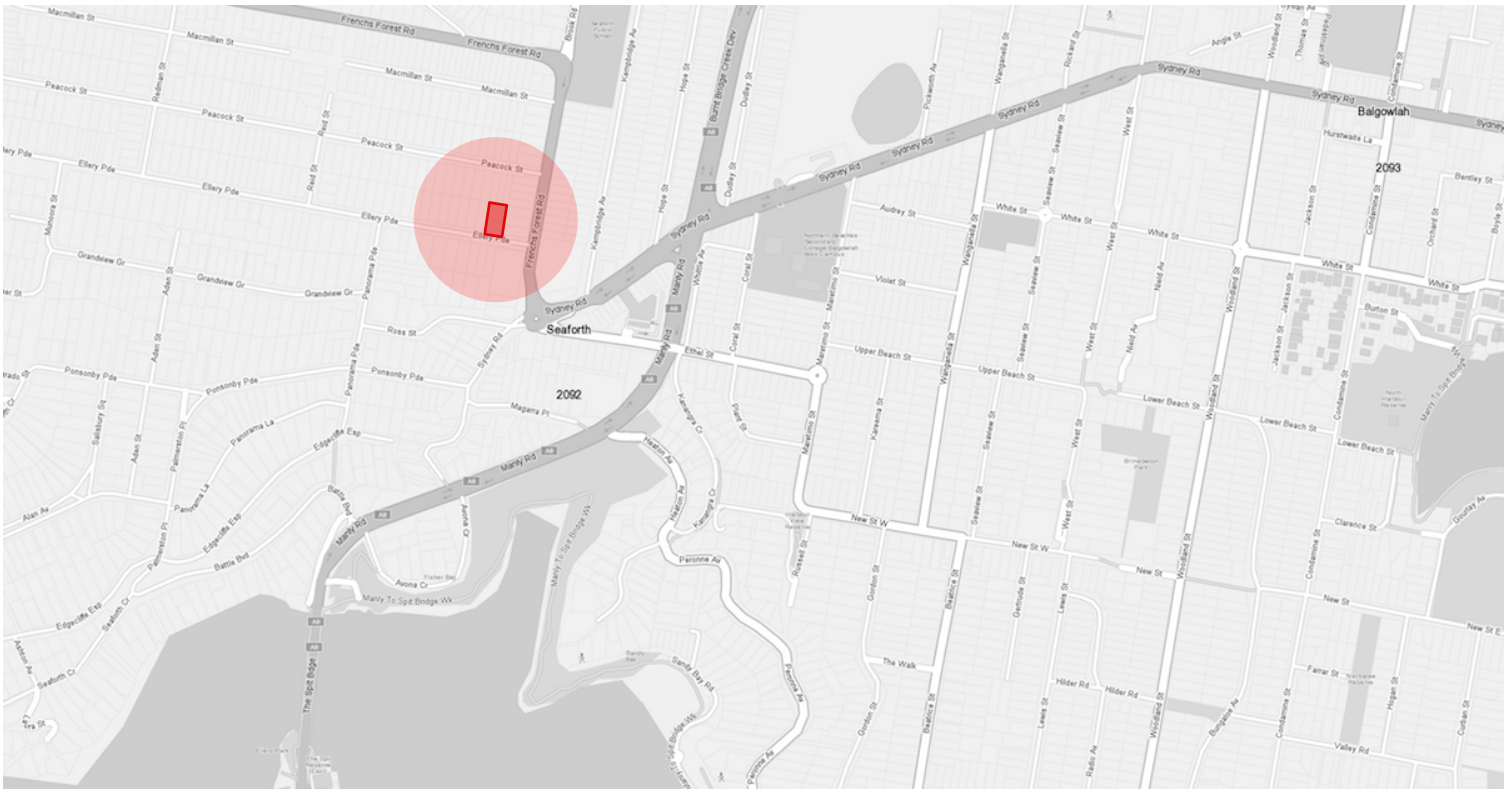


List of Abbreviations

AFFL	Above Finished Floor Level
AG	Agricultural Pipe
AP	Access panel
AW	Awning Window
BFD	Bifolding Glazed Doors
BSN	Basin
BWK	Brickwork
CFC	Compressed Fibre Cement Wall Cladding
CL	Centre Line
CB	Concrete block reinforced retaining wall
CBF	Concrete Broom Finish
CST	Concrete Steel Trowel finish
CJ	Control Joint
COS	Check On Site
CPT	Carpet
CR	Cement Render
CT	Ceramic Tiling
DP	Downpipe
EDB	Electrical Distribution Board
EGL	Existing Ground Level
EJ	Expansion Joint
EX	Existing
FC	Fibrous Cement
FCP	Fibre Cement Panel
FD	Floor Drain, cast into concrete
FFL	Finished Floor Level
FGL	Finished Ground Level
FG	Fixed Glazing
FW	Floor Waste
GB	Glass balustrade
GD	Garage Door
GL	Glazing
GU	Gutter
LD	Linear Drain
LS	Louvre Screen
LV	Louvre Vent
M	Masonry wall
MB	Metal Balustrade
MR	Metal Roofing
MW	Metal Wall Cladding
NTS	Not to Scale
OP	Opaque Glazing
OPR	Opaque Roofing
OFC	Off Form Concrete
OV	Oven
PB	Plasterboard
PBL	Pebble Ballast
PBM	Plasterboard Moisture Resistant
PBF	PB or FC - Fire Rated Lining to BCA
PD	Planter Drain
PL	Planter
P	Painted
PR	Polycarbonate Roofing
R	Robe
RH	Rangehood
RWH	Rainwater Head
RWO	Rainwater Outlet
RWS	Rainwater Spreader
RWT	Rainwater Tank
RS	Roller Shutter
RTC	Roof Tile - Concrete
ST	Stone
SDH	Sashless Double Hung Window
SHR	Shower Head
SKL	Skylight
SLD	Sliding door
SLW	Sliding window
SLS	Sliding Louvre Screen
STD	Strip drain
STP	Stormwater Pipe
SW	Sandstone Wall
SWP	Stormwater Pit
TDB	Timber Decking Boards
TB	Timber Floor Boards
TL	Timber Lining boards
TS	Timber Slats
TW	Timber wall cladding
U/S	Underside
UG	Underground
VB	Vapour Barrier
VP	Vent Pipe
WB	Weatherboards
WC	Water Closet
WM	Washing Machine
WS	Window Sliding

Location Plan



BASIX Committments

Floors	Concrete slab on ground no insulation required
	Suspended concrete with a minimum R2.0 insulation (insulation only value)
	Concrete between levels, no insulation required
External Walls	Brick veneer with R2.7 insulation (insulation only value)
	Lightweight weatherboard and metal cladding on framed walls with R2.7 insulation (insulation only value)
	Note: No insulation is required to Garage walls
External Colour	Light colour modelled (SA<0.475)
Walls within dwellings	Plasterboard on studs – no insulation
	Plasterboard on studs with R2.0 insulation to garage, bathrooms and laundry (does not include ensuite)
Glazing Doors/Windows	Improved aluminium framed double glazing: to living, dining kitchen room, kitchen void and entry void
	U-value: 3.10 (equal to or lower than) SHGC: 0.49 (±10%)
	Aluminium framed performance glazing elsewhere
	U-value: 4.5 (equal to or lower than) SHGC: 0.50 (±10%)
	Given values are AFRC total window system values (glass and frame)
	Note: Openability modelled as per BASIX Thermal Protocol – 4.14.2 and NatHERS Technical Note 1.2 – 10.11 with regards to restricted openings
Roof	Metal roof with foil backed blanket (Ru1.3 and Rd1.3) first floor
	Concrete roof no insulation required to ground floor
External Colour	Medium (0.475 < SA < 0.7)
Ceilings	Plasterboard ceiling with R4.0 insulation (insulation only value) where roof above
Ceiling Penetrations	As per NatHERS certificate
Floor coverings	Carpet to bedrooms, tiles to bathrooms and laundry, timber elsewhere
External Shading	Shading as per stamped documentation
Ventilation	All external door have weather seals, all exhaust fans and chimneys have dampers, and down lights proposed will have capped fittings

Drawing list

DA00	Cover Sheet
DA01	Site Analysis
DA02	Site & Roof Plan
DA03	Ground Floor Plan
DA04	First Floor Plan
DA05	Section A-A & B-B
DA06	North & South Elevations
DA07	West & East Elevations
DA08	Planning Diagrams
DA09	Shadow Analysis
DA10	Shadow Analysis
DA11	Shadow Analysis
DA12	Demolition Plan
DA13	Excavation & Fill Plan
DA14	Material & Finishes Schedule

Development Application

Issue D

May 2019

for

New Residence

at

2 Ellery Parade, Seaforth

for

Neil & Rachel Cooke



Address: L1 / 167 Pittwater Rd, Manly
Phone: 02 9977 1076 Fax: 02 9976 0625
info@watershreddesign.com.au



South East view across Ellery parade



Primary outlook towards the North East



True North view



View West towards no.4 Ellery parade

- Any discrepancies to be brought to the Architect's attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from Architect.
- Builder to examine site and verify conditions and dimensions.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the Architect.
- Refer to hard copies for accuracy of electronic data.
- © Copyright reserved by the Architects.

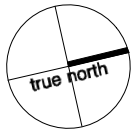
REVISIONS

NO	AMENDMENT	DATE
A	PRE-DA SUBMISSION	19.02.19
B	ISSUE FOR CONSULTANTS	25.03.19
C	ISSUE FOR CONSULTANTS	02.04.19
D	DA ISSUE	01.05.19



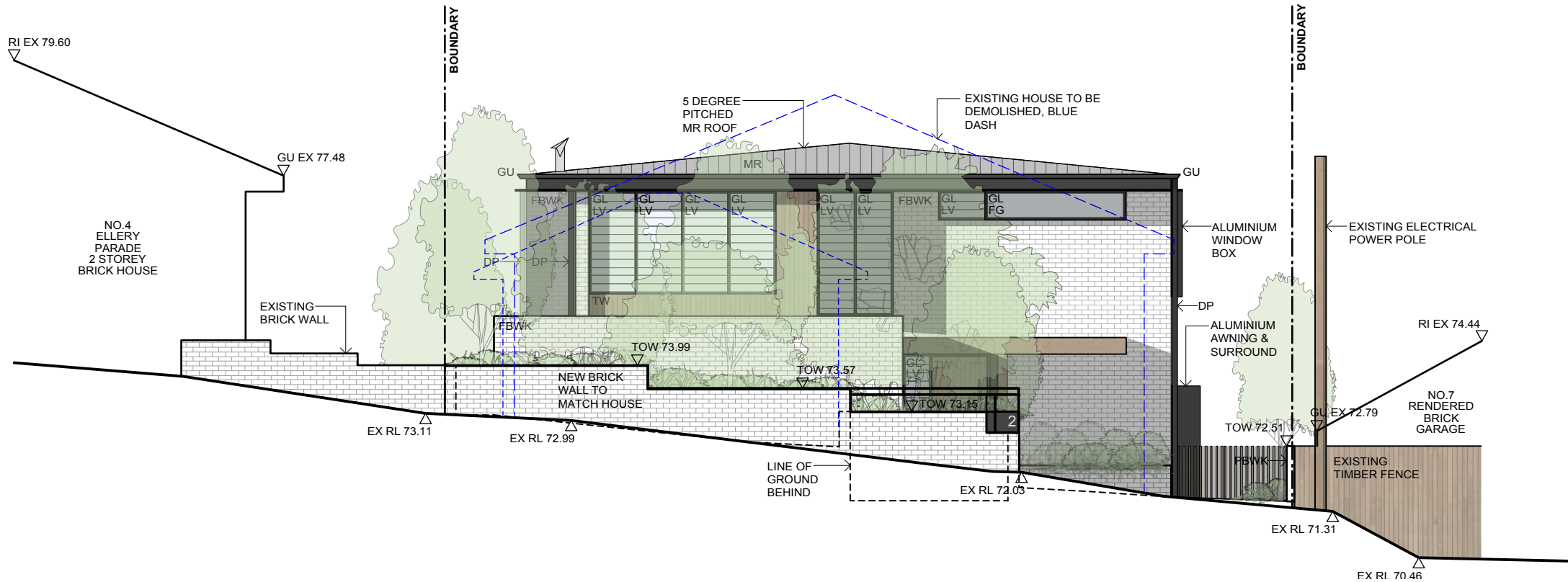
WATERSHED
DESIGN
architecture
interiors
landscapes

Phone: 02 9977 1076 Fax: 02 9976 0625 info@watersheddesign .com.au

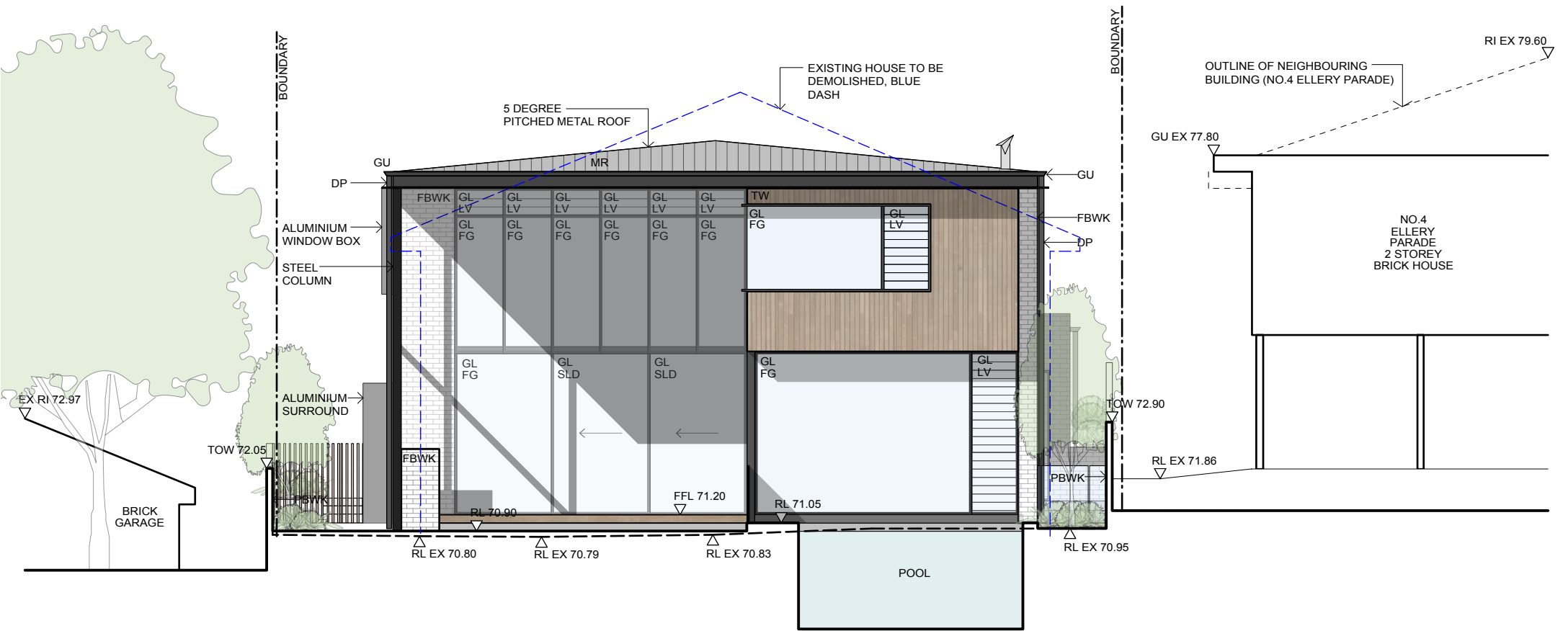


CLIENT	Neil & Rachel Cooke	ADDRESS	2 Ellery Parade, Seaforth	JOB NO	18014	DRAWING NO	DA01
PROJECT	New Residence	TITLE	Site Analysis	DRAWN	MVG	ISSUE	D
				CHECKED	MK		
				SCALE	1:400		

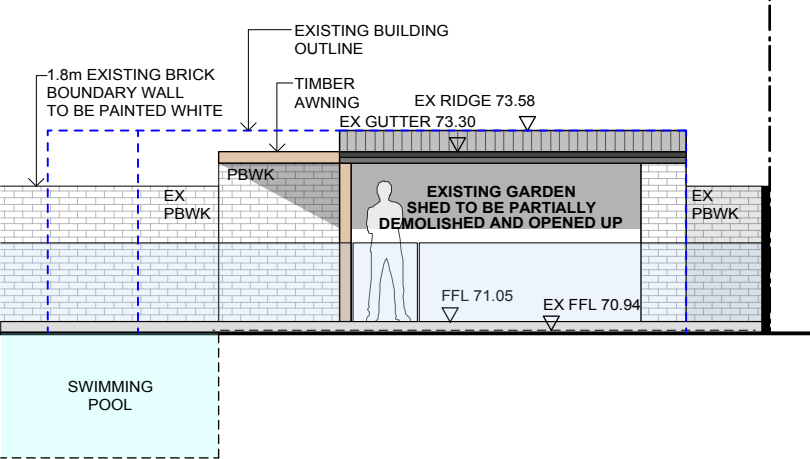




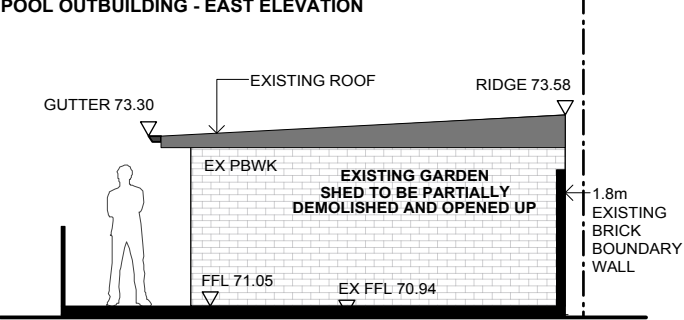
SOUTH ELEVATION



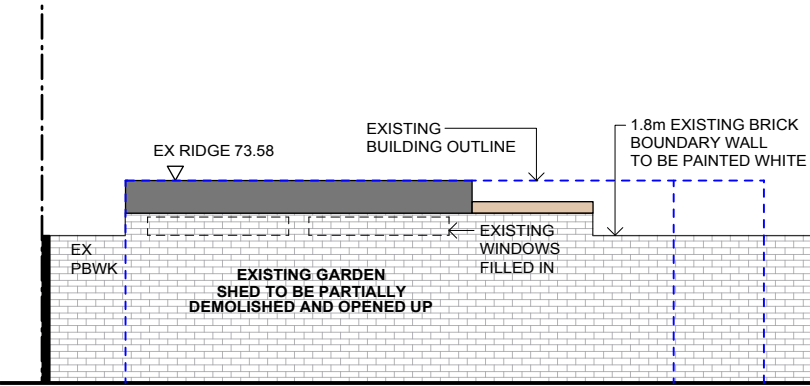
NORTH ELEVATION



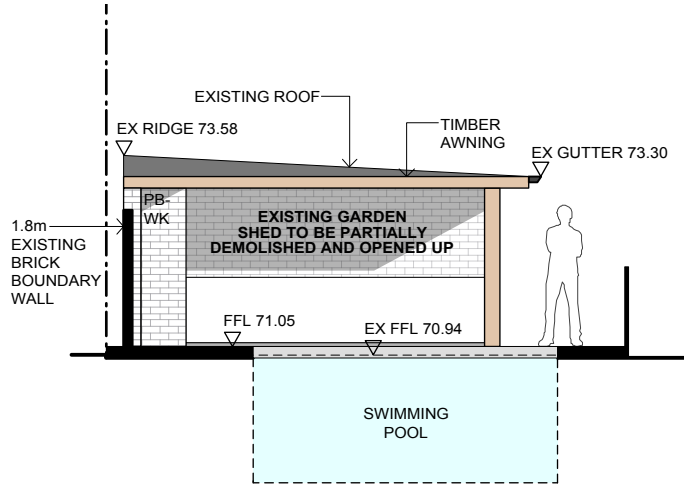
POOL OUTBUILDING - EAST ELEVATION



POOL OUTBUILDING - NORTH ELEVATION



POOL OUTBUILDING - WEST ELEVATION



POOL OUTBUILDING - SOUTH ELEVATION

NOTES

- Any discrepancies to be brought to the Architect's attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from Architect.
- Builder to examine site and verify conditions and dimensions.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the Architect.
- Refer to hard copies for accuracy of electronic data.
- © Copyright reserved by the Architects.

REVISIONS

NO	AMENDMENT	DATE
A	PRE-DA SUBMISSION	19.02.19
B	ISSUE FOR CONSULTANTS	25.03.19
C	ISSUE FOR CONSULTANTS	02.04.19
D	DA ISSUE	01.05.19

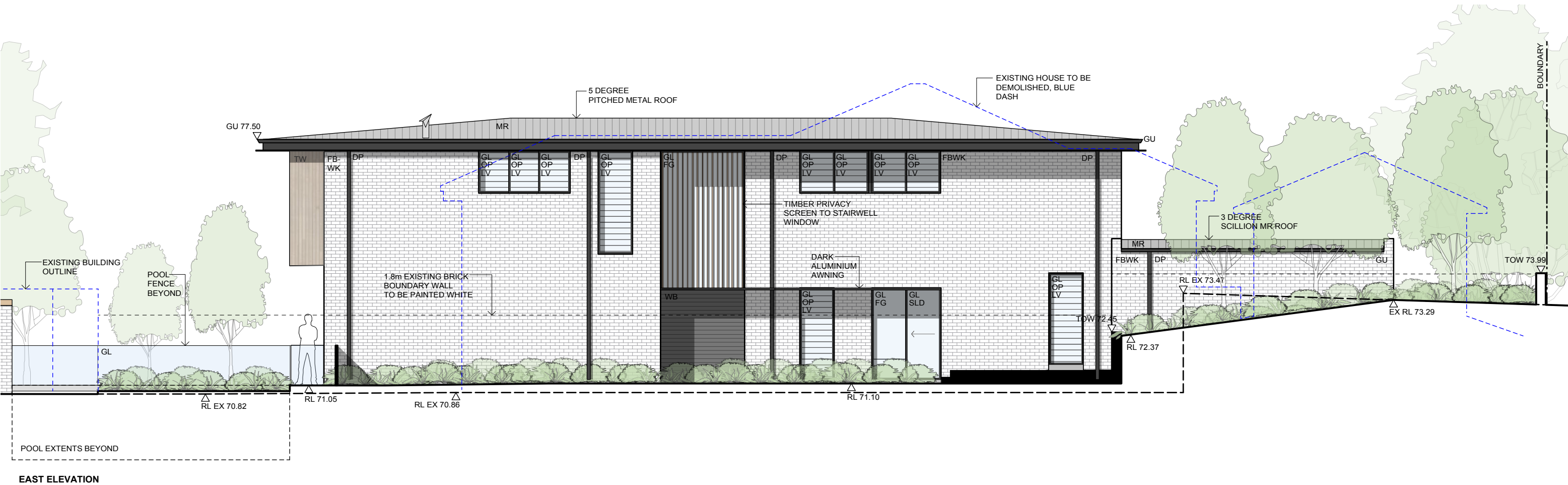
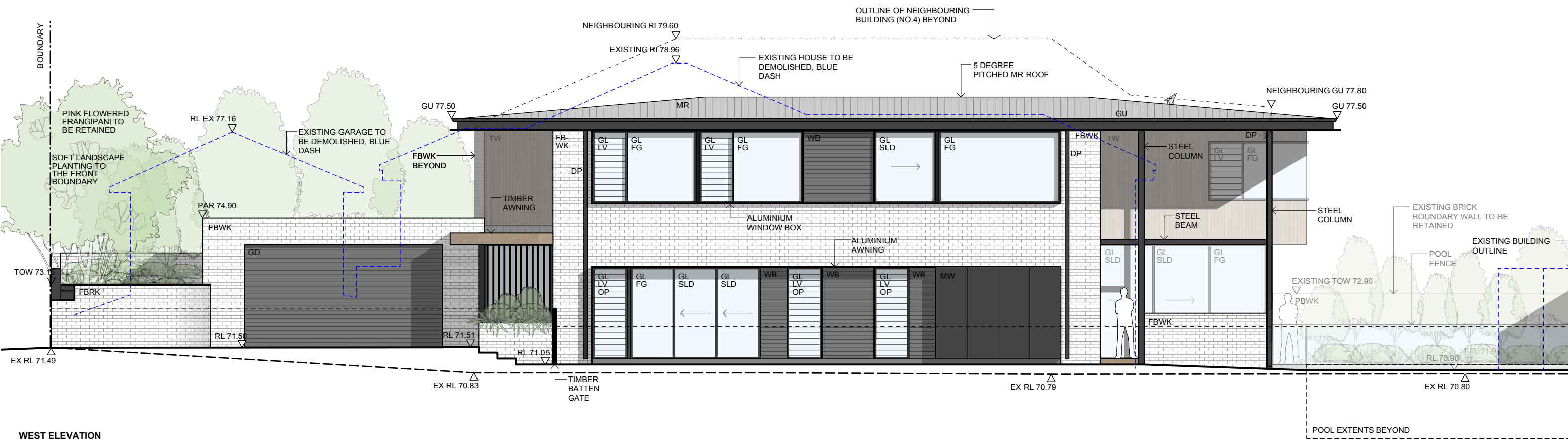


WATERSHED
DESIGN architecture
interiors
landscapes

Phone: 02 9977 1076 Fax: 02 9976 0625 info@watersheddesign.com.au

CLIENT	Neil & Rachel Cooke
PROJECT	New Residence

ADDRESS	2 Ellery Parade, Seaforth	JOB NO	18014	DRAWING NO	DA06
TITLE	Elevations - North & South Elevations - Pool Outbuilding	DRAWN	MVG	ISSUE	D
		CHECKED	MK		
		SCALE	1:100		



NOTES

- Any discrepancies to be brought to the Architect's attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from Architect.
- Builder to examine site and verify conditions and dimensions.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the Architect.
- Refer to hard copies for accuracy of electronic data.
- © Copyright reserved by the Architects.

REVISIONS

NO	AMENDMENT	DATE
A	PRE-DA SUBMISSION	19.02.19
B	ISSUE FOR CONSULTANTS	25.03.19
C	ISSUE FOR CONSULTANTS	02.04.19
D	DA ISSUE	01.05.19

W **WATERSHED**
DESIGN architecture
interiors
landscapes

Phone: 02 9977 1076 Fax: 02 9976 0625 info@watershreddesign.com.au

CLIENT Neil & Rachel Cooke
PROJECT New Residence

ADDRESS 2 Ellery Parade,
Seaforth
TITLE Elevations -
West & East

JOB NO 18014
DRAWN MVG
CHECKED MK
SCALE 1:100

DRAWING NO
DA07
ISSUE
D

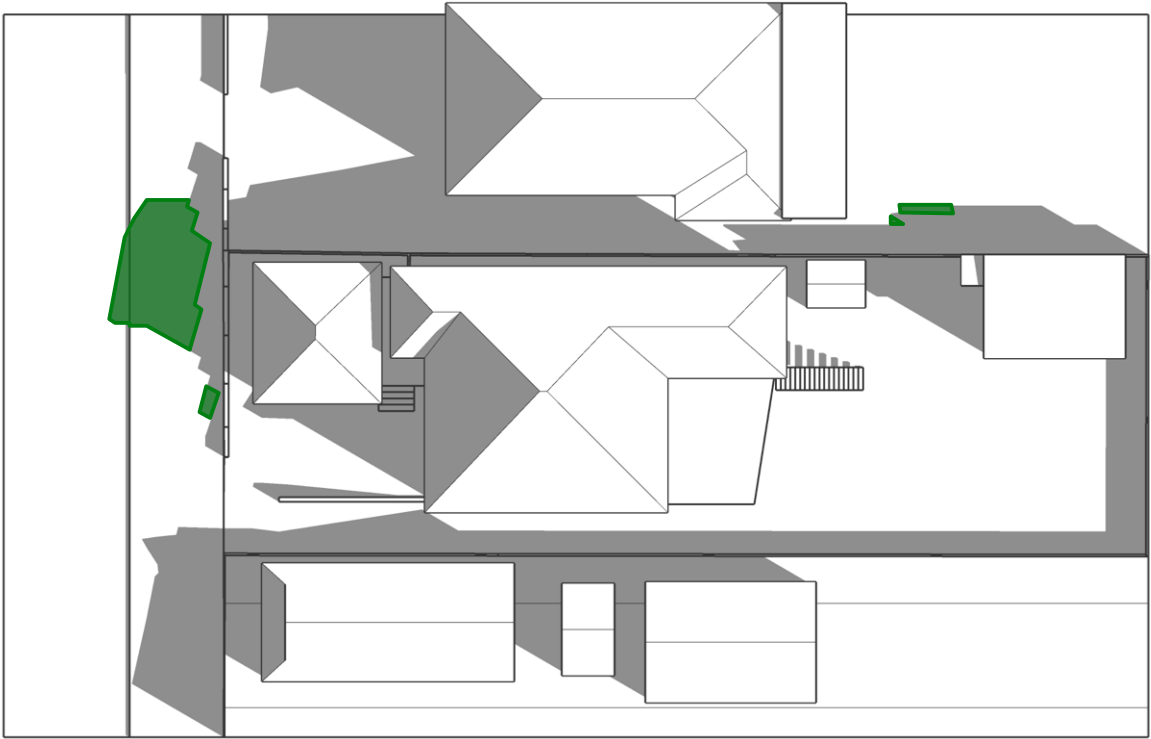
SHADOW STUDY - PLAN VIEW

LEGEND

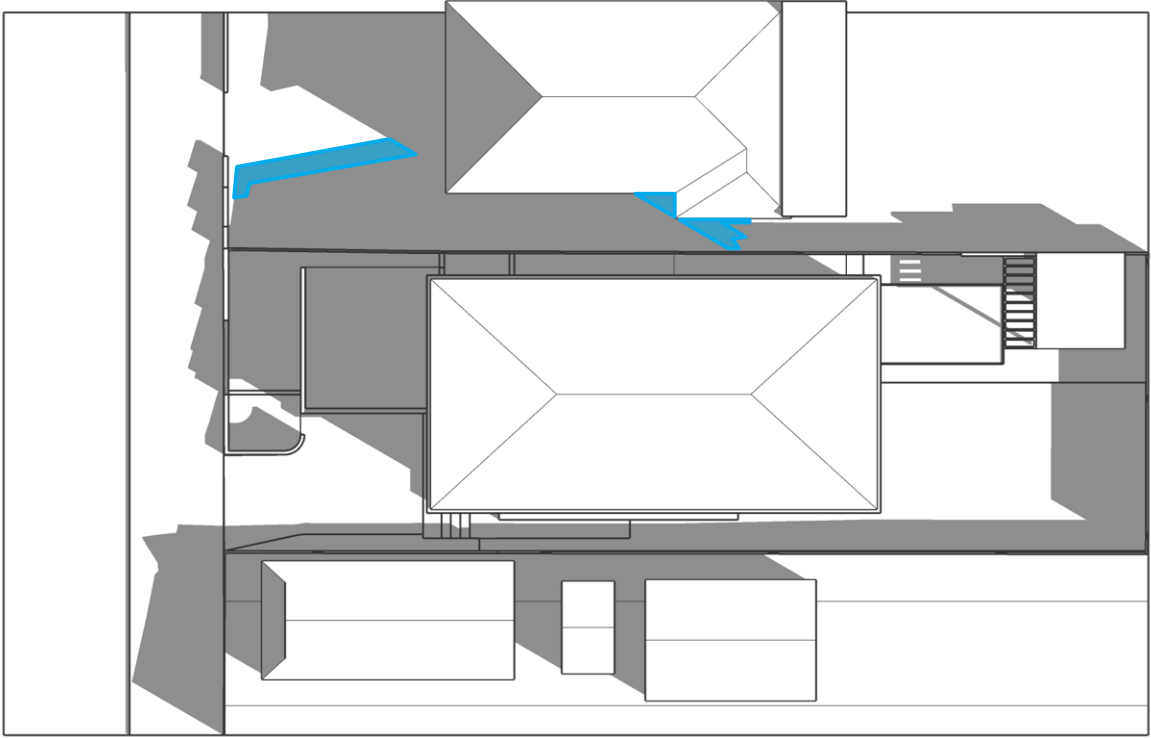
EXISTING
OVERSHADOWING

ADDITIONAL
OVERSHADOWING

REDUCED
OVERSHADOWING

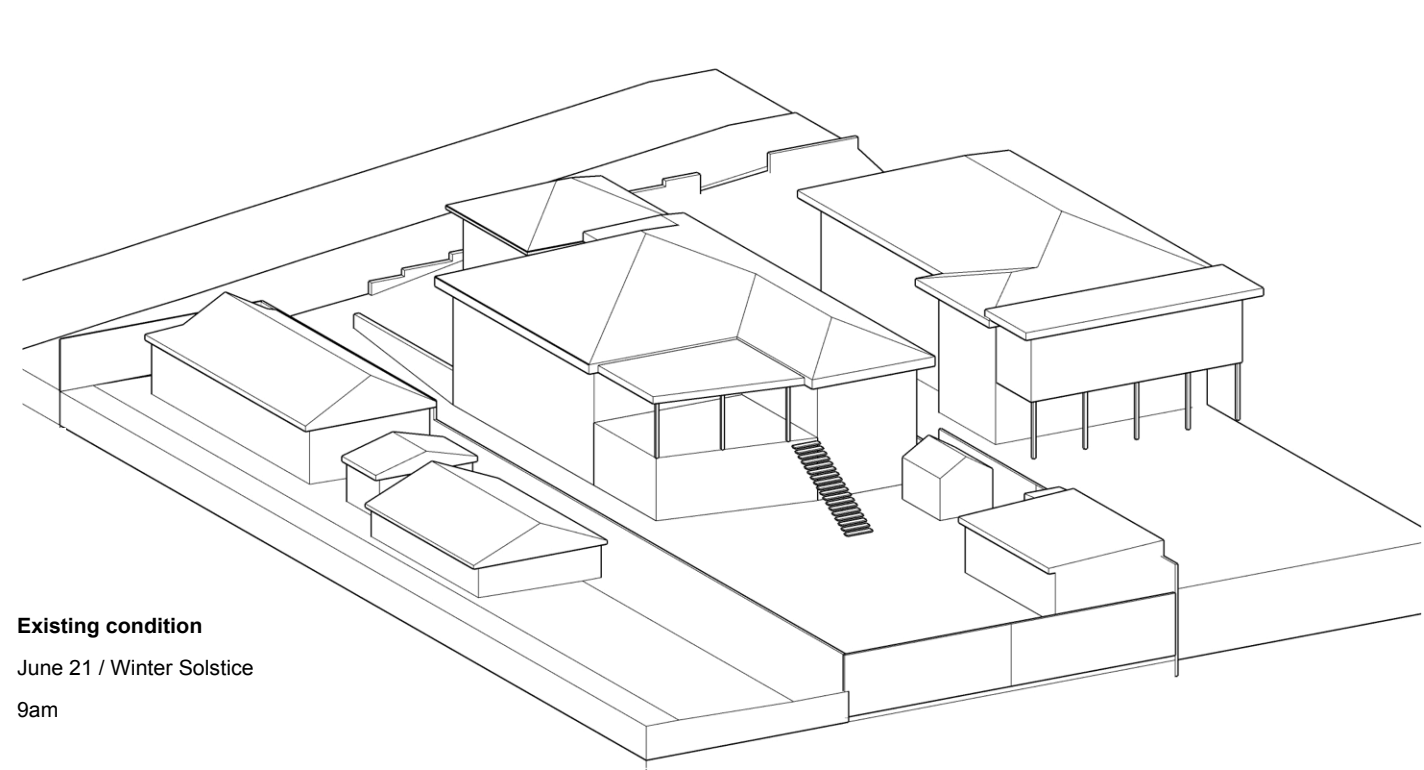


Existing condition
June 21 / Winter Solstice
9am

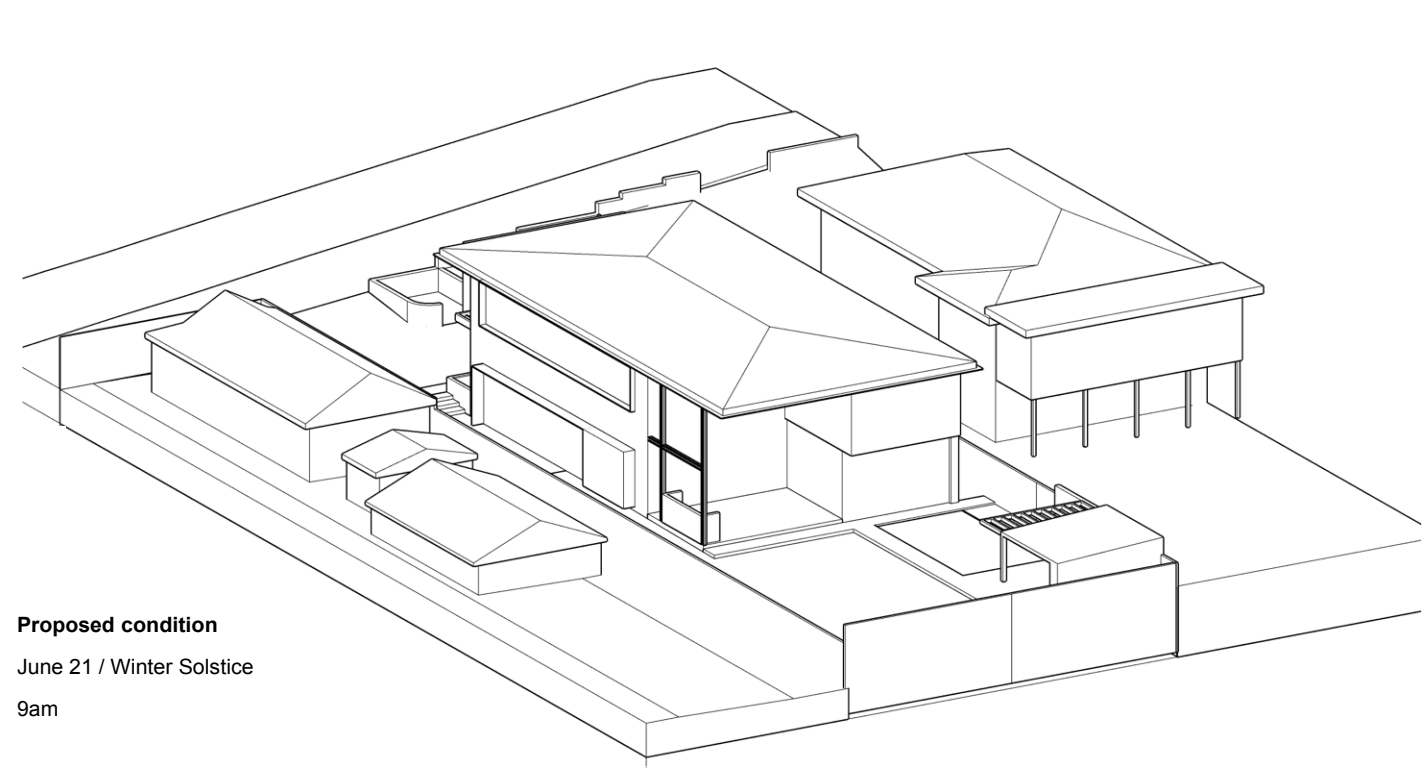


Proposed condition
June 21 / Winter Solstice
9am

SHADOW STUDY - VIEW FROM THE SUN



Existing condition
June 21 / Winter Solstice
9am



Proposed condition
June 21 / Winter Solstice
9am

NOTES

- Any discrepancies to be brought to the Architect's attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from Architect.
- Builder to examine site and verify conditions and dimensions.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the Architect.
- Refer to hard copies for accuracy of electronic data.
- © Copyright reserved by the Architects.

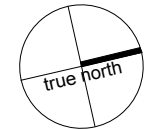
REVISIONS		
NO	AMENDMENT	DATE
A	PRE-DA SUBMISSION	19.02.19
B	ISSUE FOR CONSULTANTS	25.03.19
C	ISSUE FOR CONSULTANTS	02.04.19
D	DA ISSUE	01.05.19



WATERSHED
DESIGN

architecture
interiors
landscapes

Phone: 02 9977 1076 Fax: 02 9976 0625 info@watersheddesign.com.au



CLIENT	Neil & Rachel Cooke	ADDRESS	2 Ellery Parade, Seaforth	JOB NO	18014	DRAWING NO	DA09
PROJECT	New Residence	TITLE	Shadow analysis Plan 9am June 21	DRAWN	MVG	ISSUE	D
				CHECKED	MK		
				SCALE	N/A		

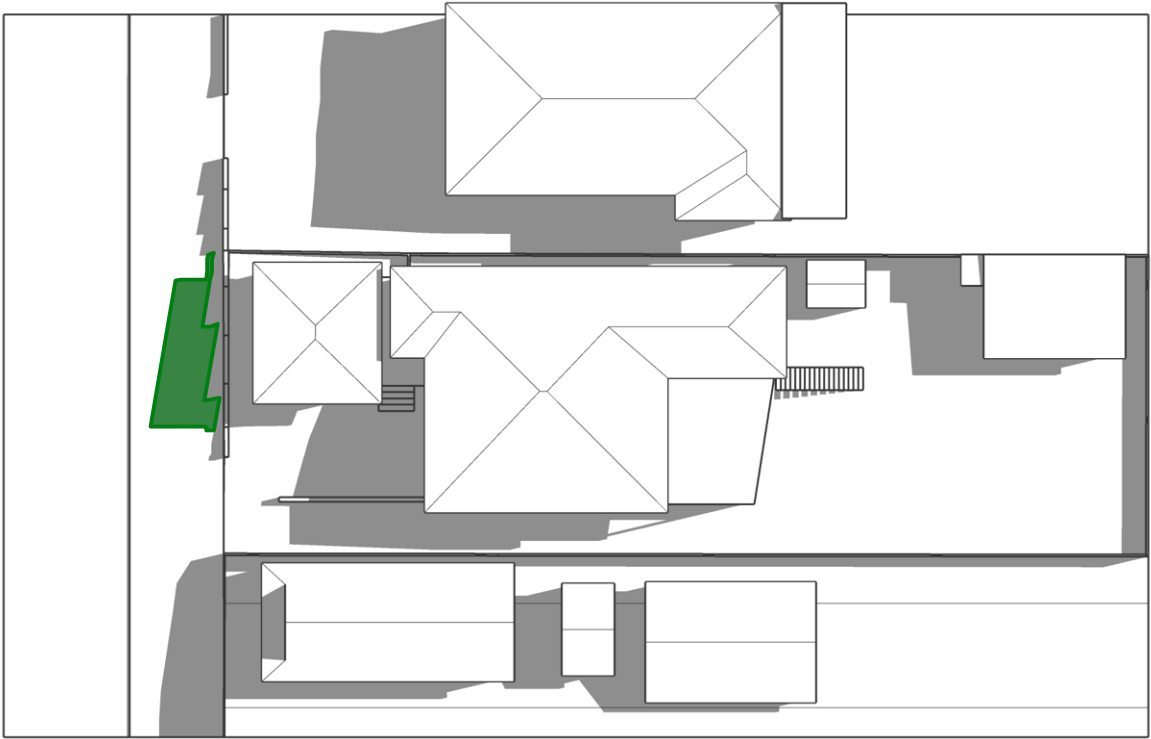
SHADOW STUDY - PLAN VIEW

LEGEND

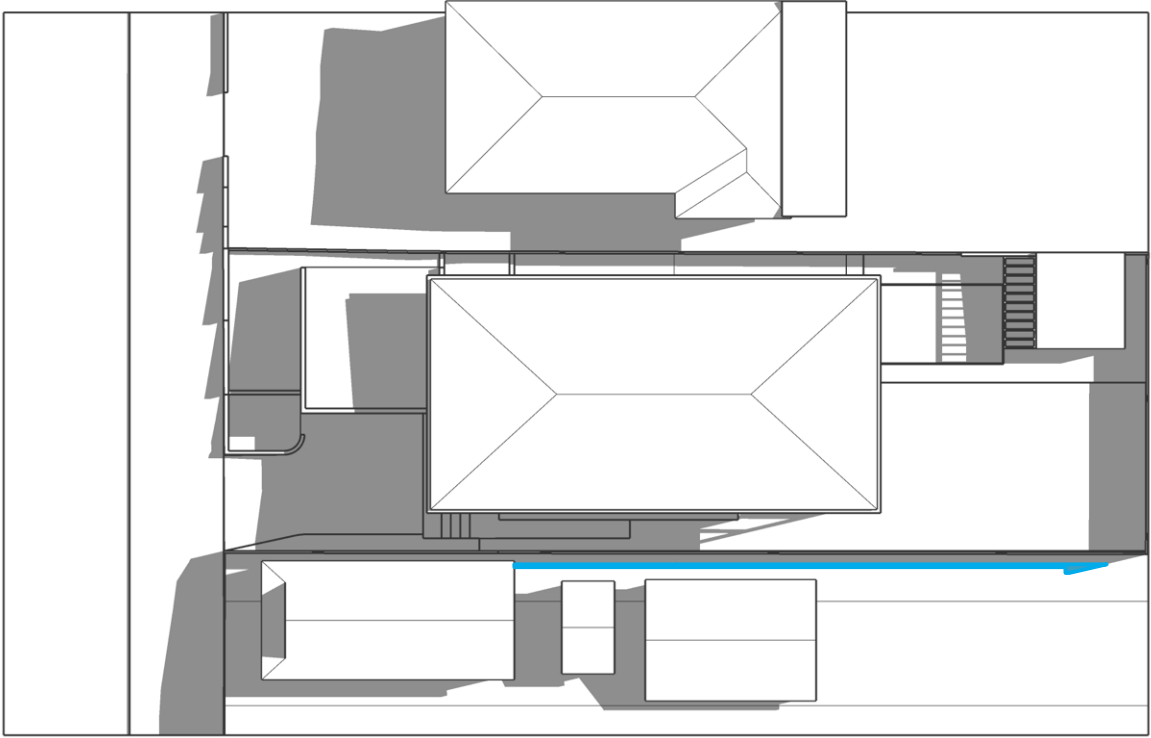
EXISTING
OVERSHADOWING

ADDITIONAL
OVERSHADOWING

REDUCED
OVERSHADOWING

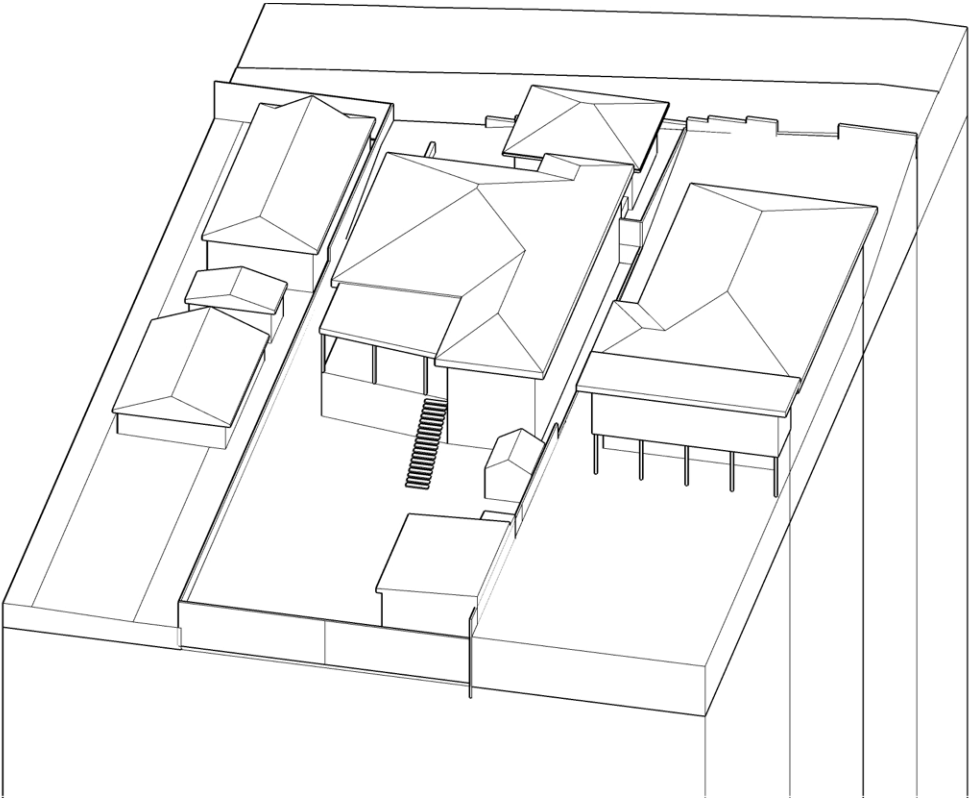


Existing condition
June 21 / Winter Solstice
12pm

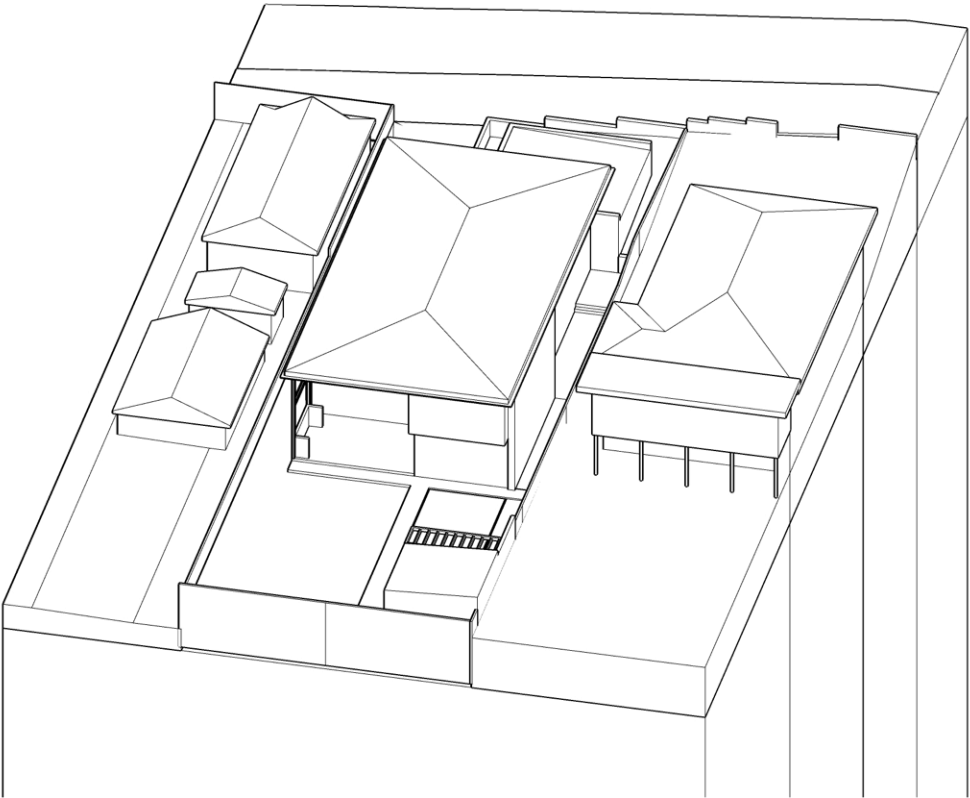


Proposed condition
June 21 / Winter Solstice
12pm

SHADOW STUDY - VIEW FROM THE SUN



Existing condition
June 21 / Winter Solstice
12pm



Proposed condition
June 21 / Winter Solstice
12pm

NOTES

- Any discrepancies to be brought to the Architect's attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from Architect.
- Builder to examine site and verify conditions and dimensions.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the Architect.
- Refer to hard copies for accuracy of electronic data.
- © Copyright reserved by the Architects.

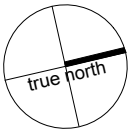
REVISIONS		
NO	AMENDMENT	DATE
A	PRE-DA SUBMISSION	19.02.19
B	ISSUE FOR CONSULTANTS	25.03.19
C	ISSUE FOR CONSULTANTS	02.04.19
D	DA ISSUE	01.05.19



WATERSHED
DESIGN

architecture
interiors
landscapes

Phone: 02 9977 1076 Fax: 02 9976 0625 info@watersheddesign.com.au



CLIENT	Neil & Rachel Cooke	ADDRESS	2 Ellery Parade, Seaforth	JOB NO	18014	DRAWING NO	DA10
PROJECT	New Residence	TITLE	Shadow analysis Plan 12pm June 21	DRAWN	MVG	ISSUE	D
				CHECKED	MK		
				SCALE	N/A		

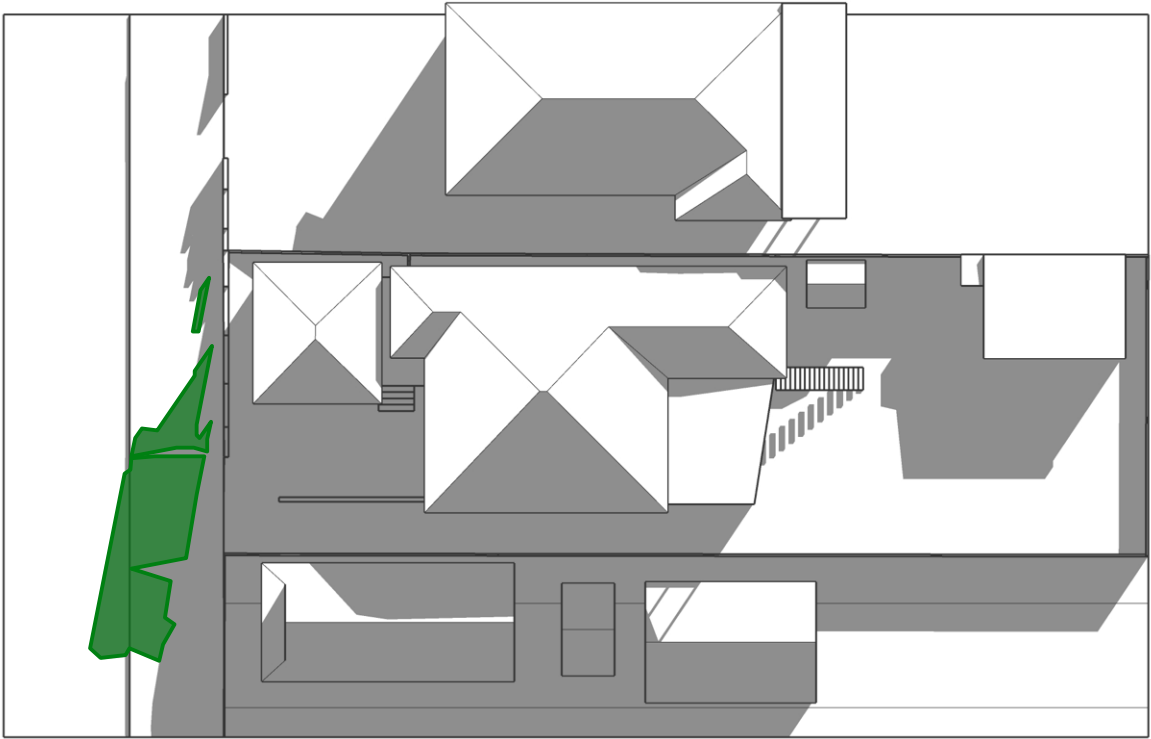
SHADOW STUDY - PLAN VIEW

LEGEND

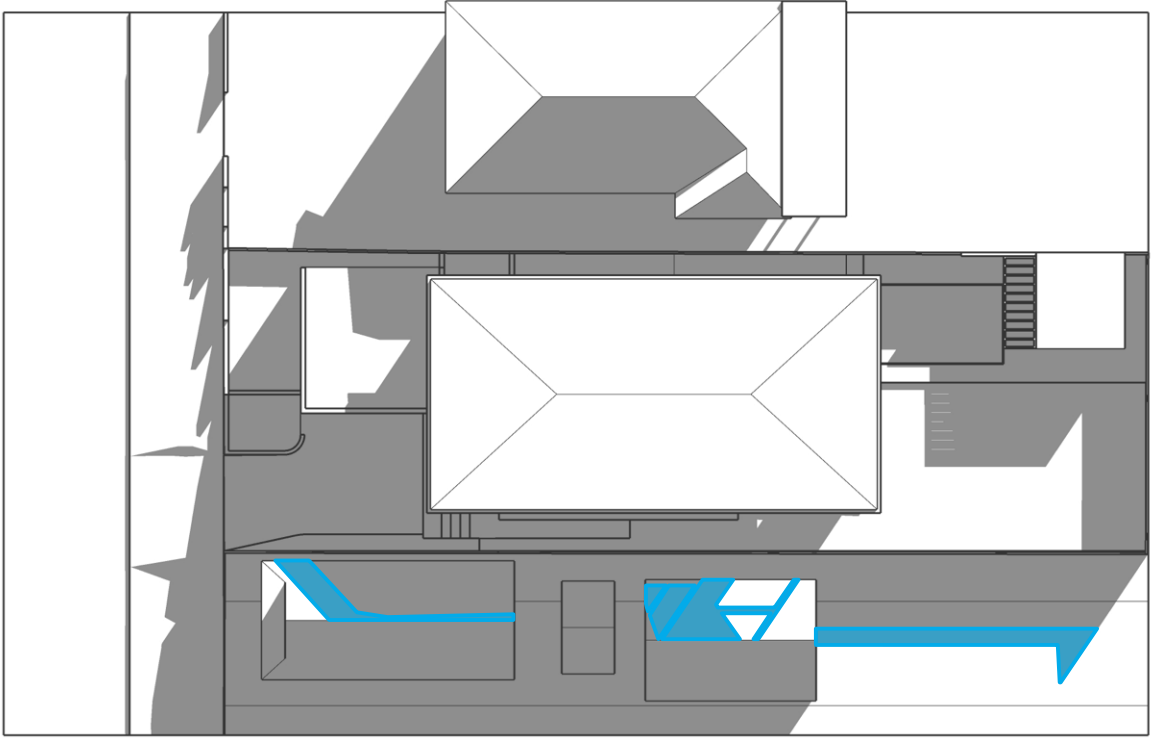
EXISTING OVERSHADOWING

ADDITIONAL OVERSHADOWING

REDUCED OVERSHADOWING

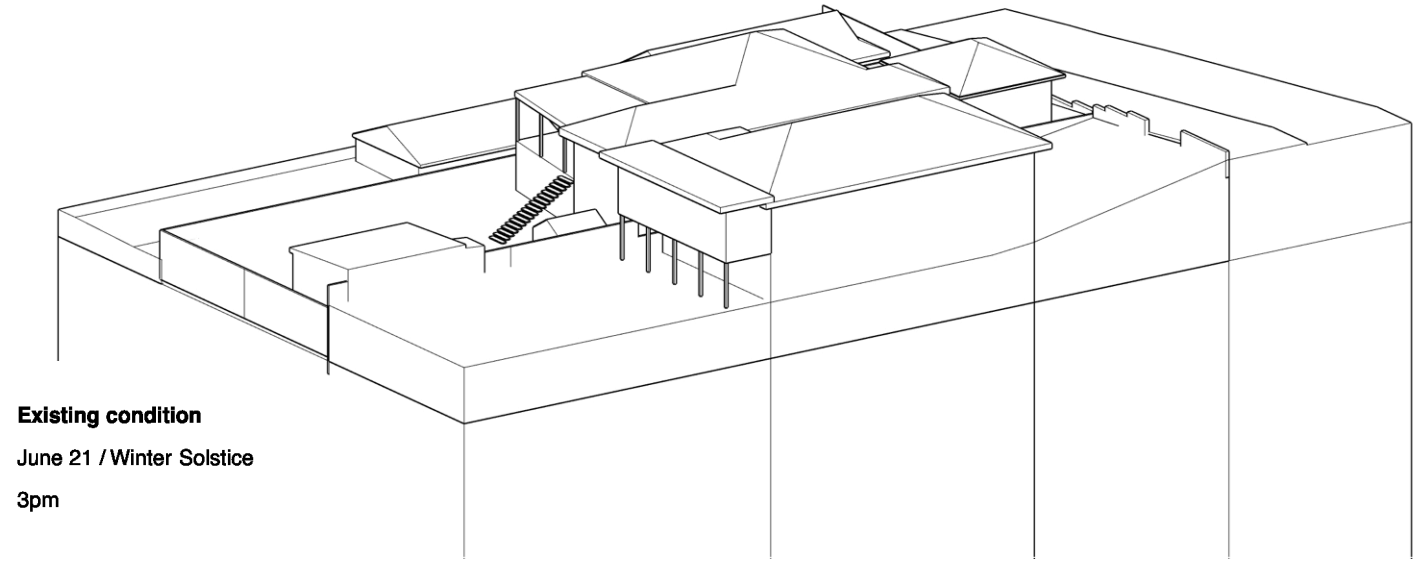


Existing condition
June 21 / Winter Solstice
3pm

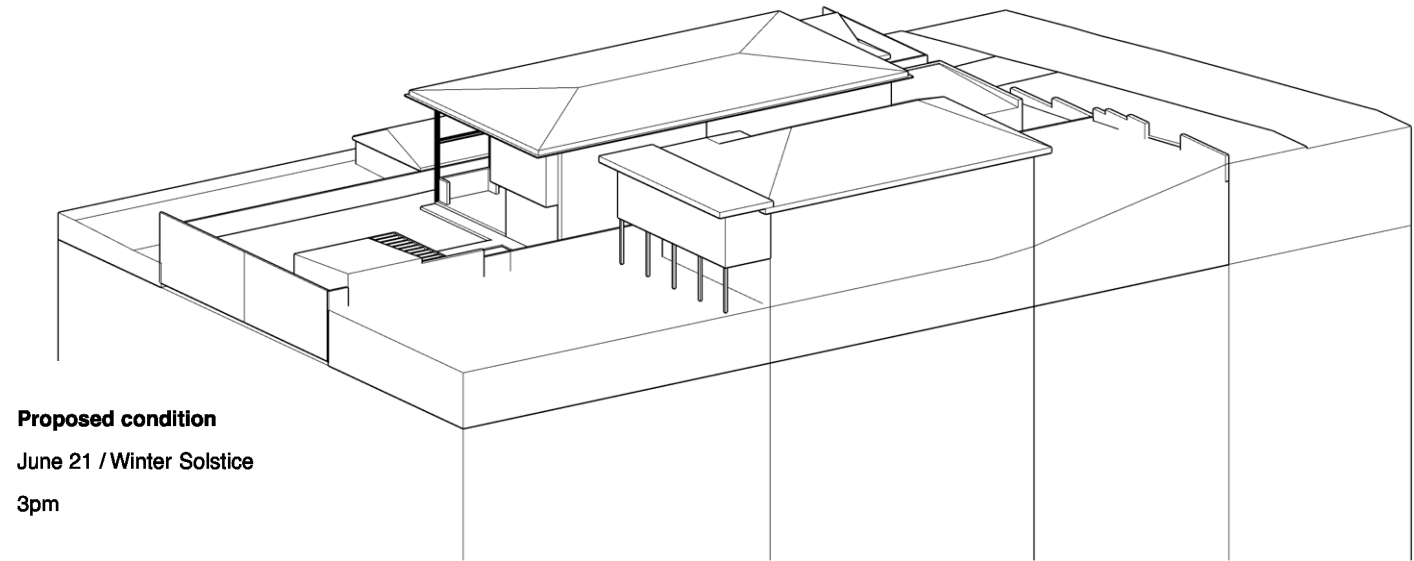


Proposed condition
June 21 / Winter Solstice
3pm

SHADOW STUDY - VIEW FROM THE SUN



Existing condition
June 21 / Winter Solstice
3pm



Proposed condition
June 21 / Winter Solstice
3pm

NOTES

- Any discrepancies to be brought to the Architect's attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from Architect.
- Builder to examine site and verify conditions and dimensions.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the Architect.
- Refer to hard copies for accuracy of electronic data.
- © Copyright reserved by the Architects.

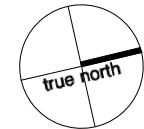
REVISIONS		
NO	AMENDMENT	DATE
A	PRE-DA SUBMISSION	19.02.19
B	ISSUE FOR CONSULTANTS	25.03.19
C	ISSUE FOR CONSULTANTS	02.04.19
D	DA ISSUE	01.05.19



WATERSHED
DESIGN

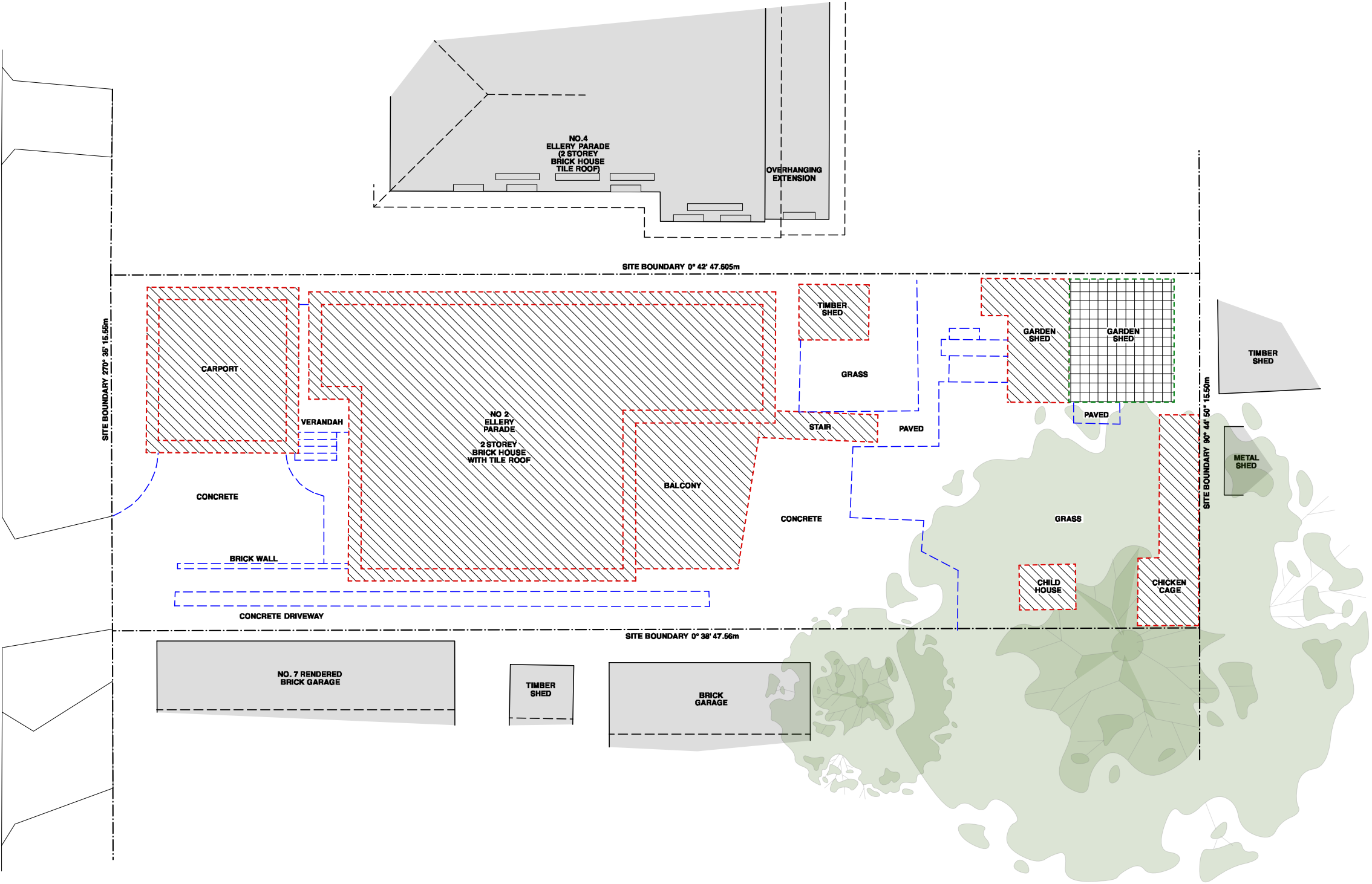
architecture
interiors
landscapes

Phone: 02 9977 1076 Fax: 02 9976 0625 info@watersheddesign .com.au

	CLIENT	Neil & Rachel Cooke	ADDRESS	2 Ellery Parade, Seaforth	JOB NO	18014	DRAWING NO	DA11
	PROJECT	New Residence	TITLE	Shadow analysis Plan 3pm June 21	DRAWN	MVG	ISSUE	D
					CHECKED	MK		
					SCALE	N/A		

LEGEND

- EXISTING STRUCTURE
TO BE DEMOLISHED
- EXISTING STRUCTURE
TO BE RETAINED
- EXISTING HARD
LANDSCAPING TO
BE DEMOLISHED



NOTES

- Any discrepancies to be brought to the Architect's attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from Architect.
- Builder to examine site and verify conditions and dimensions.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the Architect.
- Refer to hard copies for accuracy of electronic data.
- © Copyright reserved by the Architects.

REVISIONS

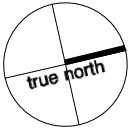
NO	AMENDMENT	DATE
A	PRE-DA SUBMISSION	19.02.19
B	ISSUE FOR CONSULTANTS	25.03.19
C	ISSUE FOR CONSULTANTS	02.04.19
D	DA ISSUE	01.05.19



WATERSHED
DESIGN

architecture
interiors
landscapes

Phone: 02 9977 1076 Fax: 02 9976 0625 info@watersheddesign .com.au



CLIENT	Neil & Rachel Cooke
PROJECT	New Residence

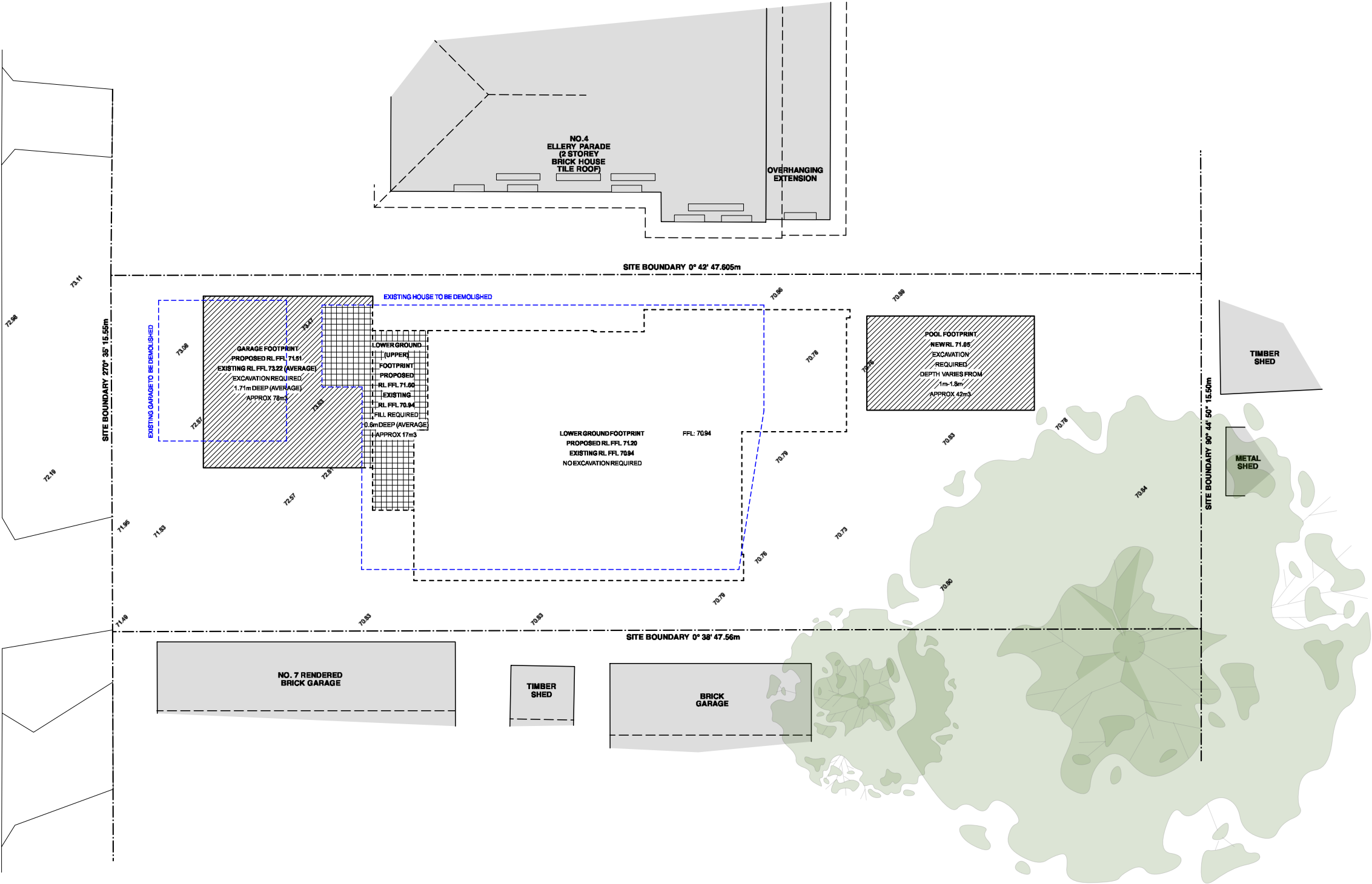
ADDRESS	2 Ellery Parade, Seaforth
TITLE	Demolition Plan

JOB NO	18014
DRAWN	MVG
CHECKED	MK
SCALE	1:200

DRAWING NO	DA12
ISSUE	D

LEGEND

- EXISTING STRUCTURE
TO BE DEMOLISHED
- EXCAVATION REQUIRED
- FILL REQUIRED
- NO FILL OR
EXCAVATION REQUIRED



NOTES

- Any discrepancies to be brought to the Architect's attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from Architect.
- Builder to examine site and verify conditions and dimensions.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the Architect.
- Refer to hard copies for accuracy of electronic data.
- © Copyright reserved by the Architects.

REVISIONS

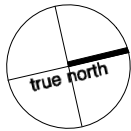
NO	AMENDMENT	DATE
A	PRE-DA SUBMISSION	19.02.19
B	ISSUE FOR CONSULTANTS	25.03.19
C	ISSUE FOR CONSULTANTS	02.04.19
D	DA ISSUE	01.05.19



WATERSHED
DESIGN

architecture
interiors
landscapes

Phone: 02 9977 1076 Fax: 02 9976 0625 info@watersheddesign .com.au



CLIENT	Neil & Rachel Cooke
PROJECT	New Residence

ADDRESS	2 Ellery Parade, Seaforth
TITLE	Excavation & Fill Plan

JOB NO	18014
DRAWN	MVG
CHECKED	MK
SCALE	1:200

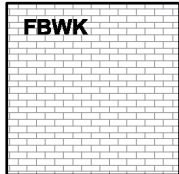
DRAWING NO	DA13
ISSUE	D

EXTERNAL COLOURS AND FINISHES



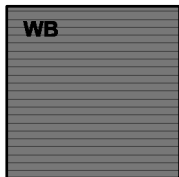
GLAZING
ANODISED OR POWDERCOATED ALUMINIUM
WINDOWS & DOORS WITH CLEAR OR
OPAQUE GLAZING

FRAME COLOUR: MONUMENT / BLACK



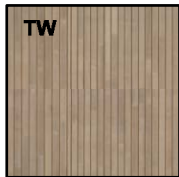
FACE BRICKWORK

COLOUR: WHITE / LIGHT TBC



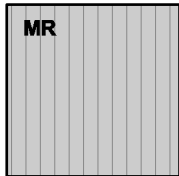
WEATHERBOARD CLADDING

COLOUR: DARK GREY



TIMBER WEATHERBOARD

COLOUR: CLEAR FINISH



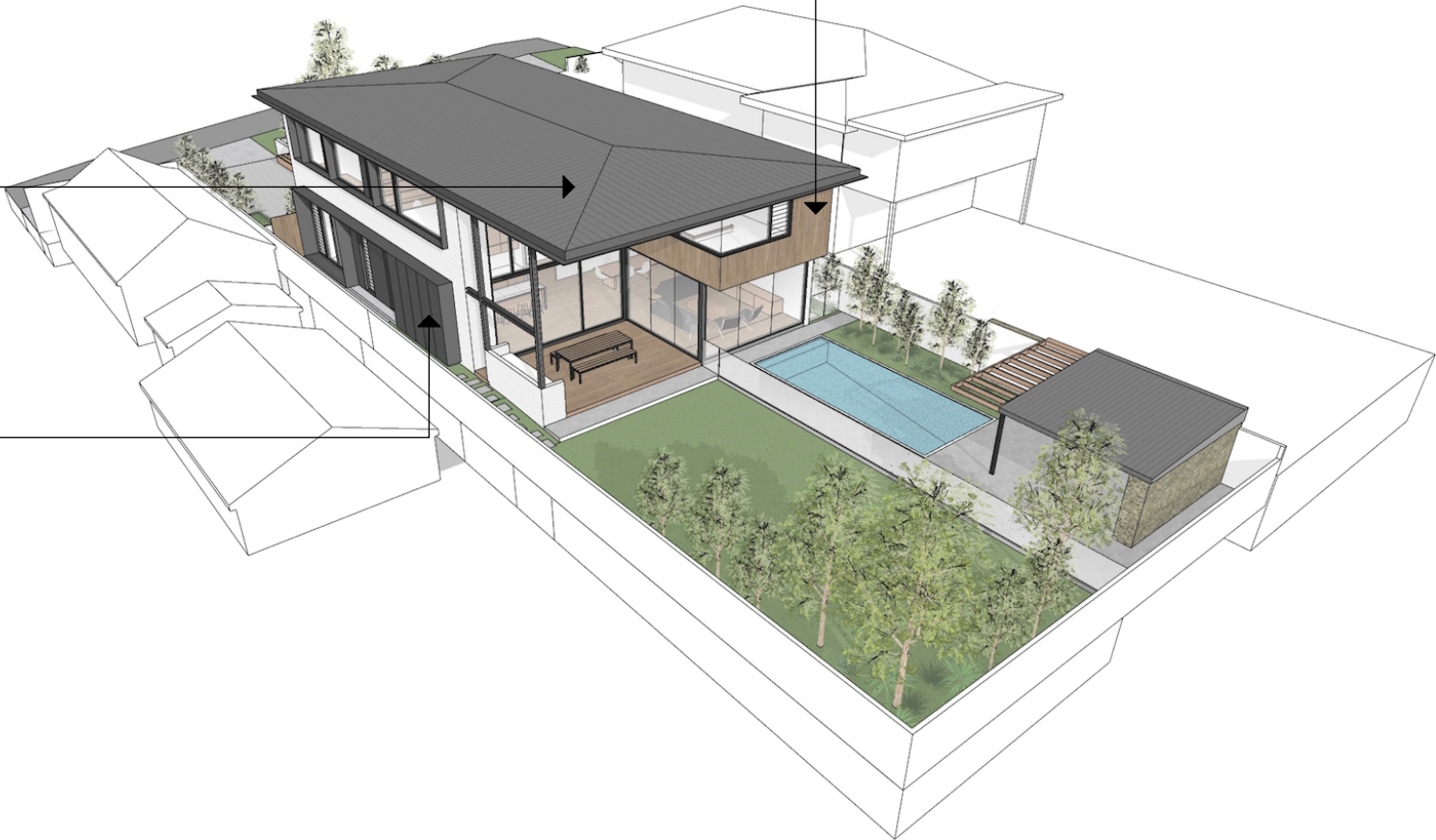
METAL ROOF SHEET

COLOUR: COLORBOND BASALT TBC



ALUMINIUM CLADDING, FRAMES & AWNINGS

COLOUR: DARK GREY



NOTES

- Any discrepancies to be brought to the Architect's attention.
- Use figure dimension in preference to scaling.
- Only scale under direction from Architect.
- Builder to examine site and verify conditions and dimensions.
- This drawing remains the property of the Architects.
- Client is granted conditional licence to use drawings.
- Transfer of the licence is prohibited.
- Architect reserves the right to terminate the licence.
- Reproduction of the drawing in whole or part is prohibited.
- Electronic data transfer should be scanned for viruses before use.
- Any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the Architect.
- Refer to hard copies for accuracy of electronic data.
- © Copyright reserved by the Architects.

REVISIONS

NO	AMENDMENT	DATE
A	PRE-DA SUBMISSION	19.02.19
B	ISSUE FOR CONSULTANTS	25.03.19
C	ISSUE FOR CONSULTANTS	02.04.19
D	DA ISSUE	01.05.19



**WATERSHED
DESIGN** architecture
interiors
landscapes

Phone: 02 9977 1076 Fax: 02 9976 0625 info@watersheddesign .com.au

CLIENT	Neil & Rachel Cooke	ADDRESS	2 Ellery Parade, Seaforth	JOB NO	18014	DRAWING NO	
PROJECT	New Residence	TITLE	External Finishes Schedule	DRAWN	MVG		DA14
				CHECKED	MK	ISSUE	D
				SCALE	N/A		