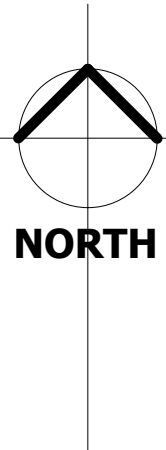


DEVELOPMENT APPLICATION - DEMOLITION OF EXISTING DWELLING HOUSE AND GARAGE & ADDITION OF NEW DUAL OCCUPANCY UNITS & SUB-DIVISION AT LOT A IN D.P. 339924 - 6 NIELD AVENUE, BALGOWLAH 2093

DA DRAWING LIST

| NUMBER | TITLE                                                                |
|--------|----------------------------------------------------------------------|
| DA000  | COVER SHEET                                                          |
| DA005  | BASIX SHEET 1                                                        |
| DA006  | BASIX SHEET 2                                                        |
| DA007  | BASIX SHEET 3                                                        |
| DA008  | BASIX ASSESSOR CONSTRUCTION SUMMARY                                  |
| DA011  | FLOOR AREA / OPEN SPACE & LANDSCAPE OPEN SPACE CALCULATIONS          |
| DA012  | SITE PLAN & ROOF PLAN                                                |
| DA013  | PERVIOUS & IMPERVIOUS AREA CALCULATIONS                              |
| DA015  | LANDSCAPE PLAN                                                       |
| DA020  | BASEMENT & LOWER GROUND / UPPER GROUND AND LOWER FIRST FLOOR PLANS   |
| DA021  | FIRST FLOOR PLAN (UPPER)                                             |
| DA030  | ELEVATIONS                                                           |
| DA031  | SECTIONS                                                             |
| DA032  | ELEVATIONS BOUNDARY CONTEXT                                          |
| DA033  | DRIVEWAY SECTIONS & STREET PARKING                                   |
| DA034  | DRIVEWAY, STREET PARKING                                             |
| DA035  | MATERIALS & FINISHES SCHEDULE                                        |
| DA040  | SHADOW DIAGRAMS - 21st June - 9am & 10am                             |
| DA041  | SHADOW DIAGRAMS - 21st June - 11am & 12pm                            |
| DA042  | SHADOW DIAGRAMS - 21st June - 1pm & 2pm                              |
| DA043  | SHADOW DIAGRAMS - 21st June - 3pm                                    |
| DA045  | SHADOW STUDY - 6A & 6B NIELD AVENUE -21st June (Showing Garden wall) |
| DA046  | SHADOW STUDY - 6A & 6B NIELD AVENUE -21st June (No Garden wall)      |
| DA047  | SOLAR ACCESS STUDY -21st JUNE 4 NIELD AVENUE LIVING ROOM WINDOWS     |



AREA CALCULATIONS

AREA CALULATIONS FOR PROPOSED LOT 1 & LOT 2 - 6 NIELD AVENUE

Refer to drawing number DA011 for detailed area calculations.

|                                       |                  |
|---------------------------------------|------------------|
| <b>LOT 1</b>                          |                  |
| <b>LOT AREA = 312m2</b>               |                  |
| <b>GROSS FLOOR AREA (GFA)</b>         |                  |
| MAX GROSS FLOOR AREA PERMITTED        | =156m2           |
| <b>TOTAL GFA PROVIDED</b>             | <b>=155.73m2</b> |
| (excl basement storage & garage)      |                  |
| <b>TOTAL OPEN SPACE (T.O.S.)</b>      |                  |
| T.O.S. REQUIRED                       | =171.6m2         |
| <b>T.O.S. PROVIDED</b>                | <b>=171.73m2</b> |
| <b>LANDSCAPED OPEN SPACE (L.O.S.)</b> |                  |
| L.O.S. REQUIRED                       | =60.06m2         |
| <b>L.O.S. PROVIDED</b>                | <b>=89.35m2</b>  |

|                                       |                  |
|---------------------------------------|------------------|
| <b>LOT 2</b>                          |                  |
| <b>LOT AREA = 312m2</b>               |                  |
| <b>GROSS FLOOR AREA (GFA)</b>         |                  |
| MAX GROSS FLOOR AREA PERMITTED        | =156m2           |
| <b>TOTAL GFA PROVIDED</b>             | <b>=155.73m2</b> |
| (excl basement storage & garage)      |                  |
| <b>TOTAL OPEN SPACE (T.O.S.)</b>      |                  |
| T.O.S. REQUIRED                       | =171.6m2         |
| <b>T.O.S. PROVIDED</b>                | <b>=171.73m2</b> |
| <b>LANDSCAPED OPEN SPACE (L.O.S.)</b> |                  |
| L.O.S. REQUIRED                       | =60.06m2         |
| <b>L.O.S. PROVIDED</b>                | <b>=89.35m2</b>  |

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD AVENUE, BALGOWLAH

SHEET TITLE: COVER SHEET

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|                      |                   |
|----------------------|-------------------|
| SCALE: 1 : 100       | DATE: 14 NOV 2020 |
| DRAWN: SS            | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA000    |                   |



| Project summary                            |                               |             |
|--------------------------------------------|-------------------------------|-------------|
| Project name                               | 6 Nield Ave Balgowlah GA80    |             |
| Street address                             | 6 Nield Avenue Balgowlah 2093 |             |
| Local Government Area                      | Northern Beaches Council      |             |
| Plan type and plan number                  | deposited 339924              |             |
| Lot no.                                    | A                             |             |
| Section no.                                | -                             |             |
| No. of residential flat buildings          | 0                             |             |
| No. of units in residential flat buildings | 0                             |             |
| No. of multi-dwelling houses               | 2                             |             |
| No. of single dwelling houses              | 0                             |             |
| Project score                              |                               |             |
| Water                                      | 40                            | Target 40   |
| Thermal Comfort                            | Pass                          | Target Pass |
| Energy                                     | 50                            | Target 50   |

## Description of project

| Project address                            |                               | Common area landscape                                             |                  |
|--------------------------------------------|-------------------------------|-------------------------------------------------------------------|------------------|
| Project name                               | 6 Nield Ave Balgowlah GA80    | Common area lawn (m²)                                             | 0.0              |
| Street address                             | 6 Nield Avenue Balgowlah 2093 | Common area garden (m²)                                           | 0.0              |
| Local Government Area                      | Northern Beaches Council      | Area of indigenous or low water use species (m²)                  | 0.0              |
| Plan type and plan number                  | deposited 339924              | Assessor details                                                  |                  |
| Lot no.                                    | A                             | Assessor number                                                   | DMN/12/1451      |
| Section no.                                | -                             | Certificate number                                                | 99999999         |
| Project type                               |                               | Climate zone                                                      | 56               |
| No. of residential flat buildings          | 0                             | Ceiling fan in at least one bedroom                               | No               |
| No. of units in residential flat buildings | 0                             | Ceiling fan in at least one living room or other conditioned area | No               |
| No. of multi-dwelling houses               | 2                             | Project score                                                     |                  |
| No. of single dwelling houses              | 0                             | Water                                                             | 40 Target 40     |
| Site details                               |                               | Thermal Comfort                                                   | Pass Target Pass |
| Site area (m²)                             | 312                           | Energy                                                            | 50 Target 50     |
| Roof area (m²)                             | 243                           |                                                                   |                  |
| Non-residential floor area (m²)            | 0.0                           |                                                                   |                  |
| Residential car spaces                     | 4                             |                                                                   |                  |
| Non-residential car spaces                 | 0                             |                                                                   |                  |

## Description of project

The tables below describe the dwellings and common areas within the project

### Multi-dwelling houses

| Dwelling no. | No. of bedrooms | Conditioned floor area (m²) | Unconditioned floor area (m²) | Area of garden & lawn (m²) | Indigenous species (min area m²) |
|--------------|-----------------|-----------------------------|-------------------------------|----------------------------|----------------------------------|
| North 3      | 183.0           | 4.0                         | 92.0                          | 0.0                        |                                  |

| Dwelling no. | No. of bedrooms | Conditioned floor area (m²) | Unconditioned floor area (m²) | Area of garden & lawn (m²) | Indigenous species (min area m²) |
|--------------|-----------------|-----------------------------|-------------------------------|----------------------------|----------------------------------|
| South 3      | 183.0           | 4.0                         | 92.0                          | 0.0                        |                                  |

## No common areas specified.

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD AVENUE, BALGOWLAH

SHEET TITLE: BASIX SHEET 1

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|                      |          |             |
|----------------------|----------|-------------|
| SCALE:               | DATE:    | 14 NOV 2020 |
| DRAWN: SS            | CHECKED: |             |
| PROJECT NO: 2020/110 | REV: N   |             |
| DRAWING NO: DA005    |          |             |



## Schedule of BASIX commitments

- Commitments for multi-dwelling houses
  - Dwellings
    - Water
    - Energy
    - Thermal Comfort
- Commitments for single dwelling houses
- Commitments for common areas and central systems/facilities for the development (non-building specific)
  - Water
  - Energy

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Version: 3.0 / DARWINIA\_3\_20\_0

page 5/12

## Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

### 1. Commitments for multi-dwelling houses

#### (a) Dwellings

| (i) Water                                                                                                                                                                                                                                                                                                                                                                                                                                         | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.                                                                                                                                                                                                                                                                                                            |                  |                              |                 |
| (b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "Indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).                                             | ✓                | ✓                            |                 |
| (c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.                                                                                                                                                                                                                                     |                  | ✓                            | ✓               |
| (d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.                                                                                                                                                                                                            |                  | ✓                            | ✓               |
| (e) The applicant must install:<br>(aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and<br>(bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling. |                  | ✓<br>✓                       | ✓<br>✓          |
| (e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.                                                                                                                                                                                                                                                                                             | ✓                | ✓                            |                 |
| (f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).                                                                                                                                                                                                                                                                                                                                            |                  | ✓                            |                 |
| (g) The pool or spa must be located as specified in the table.                                                                                                                                                                                                                                                                                                                                                                                    | ✓                | ✓                            |                 |
| (h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.                                          | ✓                | ✓                            | ✓               |

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Version: 3.0 / DARWINIA\_3\_20\_0

page 6/12

| Dwelling no.  | Fixtures                      |                             |                  |                   |                               | Appliances          |                  | Individual pool     |            |               |             | Individual spa      |           |            |
|---------------|-------------------------------|-----------------------------|------------------|-------------------|-------------------------------|---------------------|------------------|---------------------|------------|---------------|-------------|---------------------|-----------|------------|
|               | All shower-heads              | All toilet flushing systems | All kitchen taps | All bathroom taps | HW recirculation or diversion | All clothes washers | All dish-washers | Volume (max volume) | Pool cover | Pool location | Pool shaded | Volume (max volume) | Spa cover | Spa shaded |
| All dwellings | 3 star (> 7.5 but <= 9 L/min) | 4 star                      | 4 star           | 5 star            | no                            | -                   | -                | -                   | -          | -             | -           | -                   | -         | -          |

| Dwelling no.  | Alternative water source         |                               |                                                                     |                      |                       |                    |             |            |
|---------------|----------------------------------|-------------------------------|---------------------------------------------------------------------|----------------------|-----------------------|--------------------|-------------|------------|
|               | Alternative water supply systems | Size                          | Configuration                                                       | Landscape connection | Toilet connection (s) | Laundry connection | Pool top-up | Spa top-up |
| All dwellings | individual water tank (no. 1)    | Tank size (min) 1500.0 litres | To collect run-off from at least: 100.0 square metres of roof area; | yes                  | no                    | yes                | no          | no         |
| None          | -                                | -                             | -                                                                   | -                    | -                     | -                  | -           | -          |

| (ii) Energy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| (a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.                                                                                                                                                                                                                                                                                                                                                                                                                                           |                  |                              |                 |
| (b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.                                                                                                                                                                                                   | ✓                | ✓                            | ✓               |
| (c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.                                                                                                                                                                                                                                                                                                                            |                  | ✓                            | ✓               |
| (d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms. |                  | ✓                            | ✓               |

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Version: 3.0 / DARWINIA\_3\_20\_0

page 7/12

| (ii) Energy                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|---------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| (e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.            |                  | ✓                            | ✓               |
| (f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.                                                                                                                                                                                                                                                                                                                 | ✓                | ✓                            | ✓               |
| (g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must:<br>(aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and<br>(bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump. |                  | ✓<br>✓                       |                 |
| (h) The applicant must install in the dwelling:<br>(aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below;<br>(bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and<br>(cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.                                                                                           |                  | ✓<br>✓<br>✓                  | ✓               |
| (i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |                  | ✓                            |                 |
| (j) The applicant must install the photovoltaic system specified for the dwelling under the "Photovoltaic system" heading of the "Alternative energy" column of the table below, and connect the system to that dwelling's electrical system.                                                                                                                                                                                                                                                                                                                                                                                   | ✓                | ✓                            | ✓               |

| Dwelling no.  | Hot water        | Bathroom ventilation system              |                      | Kitchen ventilation system               |                      | Laundry ventilation system               |                      |
|---------------|------------------|------------------------------------------|----------------------|------------------------------------------|----------------------|------------------------------------------|----------------------|
|               | Hot water system | Each bathroom                            | Operation control    | Each kitchen                             | Operation control    | Each laundry                             | Operation control    |
| All dwellings | electric storage | individual fan, ducted to façade or roof | manual switch on/off | individual fan, ducted to façade or roof | manual switch on/off | individual fan, ducted to façade or roof | manual switch on/off |

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page 8/12

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY AT LOT A IN D.P. 339924 KNOW AS 6 NIELD AVENUE, BALGOWLAH

SHEET TITLE: BASIX SHEET 2

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|                      |          |             |
|----------------------|----------|-------------|
| SCALE:               | DATE:    | 14 NOV 2020 |
| DRAWN: SS            | CHECKED: |             |
| PROJECT NO: 2020/110 | REV:     | N           |
| DRAWING NO: DA006    |          |             |



| Dwelling no.  | Cooling                                      |                                              | Heating                                      |                                              | Artificial lighting        |                                 |                 |                       |                 |                 | Natural lighting              |              |
|---------------|----------------------------------------------|----------------------------------------------|----------------------------------------------|----------------------------------------------|----------------------------|---------------------------------|-----------------|-----------------------|-----------------|-----------------|-------------------------------|--------------|
|               | living areas                                 | bedroom areas                                | living areas                                 | bedroom areas                                | No. of bedrooms &/or study | No. of living &/or dining rooms | Each kitchen    | All bathrooms/toilets | Each laundry    | All hallways    | No. of bathrooms &/or toilets | Main kitchen |
| All dwellings | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 1-phase airconditioning 2.5 Star (old label) | 3 (dedicated)              | 1 (dedicated)                   | yes (dedicated) | yes (dedicated)       | yes (dedicated) | yes (dedicated) | 2                             | no           |

|               | Individual pool     |       | Individual spa     |       | Appliances & other efficiency measures |              |                              |            |                |               |                                         |                                                    |
|---------------|---------------------|-------|--------------------|-------|----------------------------------------|--------------|------------------------------|------------|----------------|---------------|-----------------------------------------|----------------------------------------------------|
| Dwelling no.  | Pool heating system | Timer | Spa heating system | Timer | Kitchen cooktop/oven                   | Refrigerator | Well ventilated fridge space | Dishwasher | Clothes washer | Clothes dryer | Indoor or sheltered clothes drying line | Private outdoor or unsheltered clothes drying line |
| All dwellings | -                   | -     | -                  | -     | induction cooktop & electric oven      | -            | no                           | -          | -              | -             | no                                      | yes                                                |

| Alternative energy |                                                              |
|--------------------|--------------------------------------------------------------|
| Dwelling no.       | Photovoltaic system (min rated electrical output in peak kW) |
| All dwellings      | 2.1                                                          |

| (iii) Thermal Comfort                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                      | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| (a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development. |                  |                              |                 |
| (b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.                                                                                                                                                                                                                                                                                                                                                                                                              |                  |                              |                 |

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page 9/12

| (iii) Thermal Comfort                                                                                                                                                                                                                                                                                                                                                             | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| (c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.                                                                                                                                                                      |                  |                              |                 |
| (d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.                                                                  | ✓                |                              |                 |
| (e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.                                            |                  | ✓                            |                 |
| (f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.                                                     |                  | ✓                            | ✓               |
| (g) Where there is an in-slab heating or cooling system, the applicant must:<br><br>(aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or<br>(bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab. | ✓                | ✓                            | ✓               |
| (h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.                                                                                                                                                                                                                                         | ✓                | ✓                            | ✓               |
|                                                                                                                                                                                                                                                                                                                                                                                   |                  |                              |                 |
|                                                                                                                                                                                                                                                                                                                                                                                   |                  |                              |                 |

| Thermal loads       |                                          |                                          |
|---------------------|------------------------------------------|------------------------------------------|
| Dwelling no.        | Area adjusted heating load (in mJ/m²/yr) | Area adjusted cooling load (in mJ/m²/yr) |
| North               | 39.8                                     | 25.0                                     |
| All other dwellings | 39.9                                     | 23.2                                     |

| Construction of floors and walls |                             |                                         |                                              |                                   |                                          |
|----------------------------------|-----------------------------|-----------------------------------------|----------------------------------------------|-----------------------------------|------------------------------------------|
| Dwelling no.                     | Concrete slab on ground(m²) | Suspended floor with open subfloor (m²) | Suspended floor with endclosed subfloor (m²) | Suspended floor above garage (m²) | Primarily rammed earth or mudbrick walls |
| All dwellings                    | 85                          | -                                       | -                                            | -                                 | No                                       |

This is not a valid certificate.

Version: 3.0 / DARWINIA\_3\_20\_0

page 10/12

### 3. Commitments for common areas and central systems/facilities for the development (non-building specific)

#### (b) Common areas and central systems/facilities

| (i) Water                                                                                                                                                                                                                                                                               | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.                                                                                 |                  | ✓                            | ✓               |
| (b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table. | ✓                | ✓                            | ✓               |
| (c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.                                                                                                                                            | ✓                | ✓                            |                 |
| (d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.                                                                                                                                                                       |                  | ✓                            |                 |
| (e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.                                                                                                                                               |                  | ✓                            | ✓               |
| (f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.                                                                                                                                                              |                  | ✓                            | ✓               |

| Common area      | Showerheads rating | Toilets rating     | Taps rating        | Clothes washers rating     |
|------------------|--------------------|--------------------|--------------------|----------------------------|
| All common areas | no common facility | no common facility | no common facility | no common laundry facility |

| (ii) Energy                                                                                                                                                                                                                                                                                                                                                                                                             | Show on DA plans | Show on CC/CDC plans & specs | Certifier check |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|------------------|------------------------------|-----------------|
| (a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.                                                                                                                                            |                  | ✓                            | ✓               |
| (b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified. |                  | ✓                            | ✓               |
| (c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.                                                                                                                                                                          | ✓                | ✓                            | ✓               |

This is not a valid certificate.

Version: 3.0 / DARWINIA\_3\_20\_0

page 11/12

#### Notes

|                                                                                                                                                                                                                                                                                                                                                                                                                                                        |
|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. In these commitments, "applicant" means the person carrying out the development.                                                                                                                                                                                                                                                                                                                                                                    |
| 2. The applicant must identify each dwelling, building and common area listed in this certificate, on the plans accompanying any development application, and on the plans and specifications accompanying the application for a construction certificate / complying development certificate, for the proposed development, using the same identifying letter or reference as is given to that dwelling, building or common area in this certificate. |
| 3. This note applies if the proposed development involves the erection of a building for both residential and non-residential purposes (or the change of use of a building for both residential and non-residential purposes). Commitments in this certificate which are specified to apply to a "common area" of a building or the development, apply only to that part of the building or development to be used for residential purposes.           |
| 4. If this certificate lists a central system as a commitment for a dwelling or building, and that system will also service any other dwelling or building within the development, then that system need only be installed once (even if it is separately listed as a commitment for that other dwelling or building).                                                                                                                                 |
| 5. If a star or other rating is specified in a commitment, this is a minimum rating.                                                                                                                                                                                                                                                                                                                                                                   |
| 6. All alternative water systems to be installed under these commitments (if any), must be installed in accordance with the requirements of all applicable regulatory authorities. NOTE: NSW Health does not recommend that stormwater, recycled water or private dam water be used to irrigate edible plants which are consumed raw, or that rainwater be used for human consumption in areas with potable water supply.                              |

#### Legend

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                     |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| 1. Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).                                                                                                                                                                                                                                 |
| 2. Commitments identified with a "✓" in the "Show on CC/CDC plans and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.                                                                                                                                                                                                                     |
| 3. Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled. (Note: a certifying authority must not issue an occupation certificate (either interim or final) for a building listed in this certificate, or for any part of such a building, unless it is satisfied that each of the commitments whose fulfilment it is required to monitor in relation to the building or part, has been fulfilled). |

This is not a valid certificate.

Version: 3.0 / DARWINIA\_3\_20\_0

page 12/12

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY AT LOT A IN D.P. 339924 KNOW AS 6 NIELD AVENUE, BALGOWLAH

SHEET TITLE: BASIX SHEET 3

SEAN SMYTH DESIGN Pty Ltd  
t 0413421769  
E sean@smythdesign.com.au

|                      |                   |
|----------------------|-------------------|
| SCALE:               | DATE: 14 NOV 2020 |
| DRAWN: SS            | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA007    |                   |



Assessor Construction Summary

Issued for information only - refer to the NATHERS Certificate(s).

|             |                                            |                            |                                   |                                      |                                              |                              |
|-------------|--------------------------------------------|----------------------------|-----------------------------------|--------------------------------------|----------------------------------------------|------------------------------|
| Project:    | Address: 6 Nield Avenue Balgowlah NSW 2093 |                            |                                   | File Ref:                            | GA80                                         |                              |
| Applicant:  | Name: TBA                                  |                            |                                   | Designer:                            | Sean Smyth Design                            |                              |
| Assessor:   | Name:                                      | David Gradwell             |                                   |                                      | Company:                                     | Gradwell Consulting          |
|             | Address:                                   | PO Box 819 Bowral NSW 2576 |                                   |                                      | Number:                                      | DMN/12/1451   ACT2011220     |
|             | Contact:                                   | 0408 964 139               |                                   |                                      | Email:                                       | david@gradwellconsulting.com |
| Ext. Walls: | Construction                               | Insulation                 | Colour                            | Details                              |                                              |                              |
|             | Weatherboard                               | R2.5 added                 | Light                             | As per plans                         |                                              |                              |
|             | Concrete lined                             | R2.5 added                 | Medium                            | As per plans                         |                                              |                              |
| Int. Walls: | Construction                               | Insulation                 | Details                           |                                      |                                              |                              |
|             | Shaftliner with Plasterboard               | None                       | Intertenancy To garage            |                                      |                                              |                              |
|             | Plasterboard on Stud                       | R2.5 added                 |                                   |                                      |                                              |                              |
| Floors:     | Construction                               | Insulation                 | Details                           |                                      |                                              |                              |
|             | Timber                                     | R4.0 added                 | Above garage and where open below |                                      |                                              |                              |
|             | Concrete                                   | R1.5 added                 | To ground slab and slab edge      |                                      |                                              |                              |
| Ceilings:   | Construction                               | Insulation                 | Details                           |                                      |                                              |                              |
|             | Plasterboard                               | R5.0 added                 | As per plans                      |                                      |                                              |                              |
| Roof:       | Construction                               | Insulation                 | Colour                            | Details                              |                                              |                              |
|             | Metal Deck                                 | 60mm Anticon (R1.3)        | Light                             | As per plans                         |                                              |                              |
| Windows:    | Product ID                                 | Glass                      | Frame                             | Uw/SHGCw                             | Details                                      |                              |
|             | Group A                                    | ALM-005-03 A               | Double Clear                      | Aluminium                            | 4.1/0.47 Casement, Entry Door (South)        |                              |
|             | Group B                                    | ALM-006-03 A               | Double Clear                      | Aluminium                            | 4.1/0.52 Fixed, Sliding, Double Hung (South) |                              |
|             | Group A                                    | ALM-003-01 A               | Double Clear                      | Aluminium                            | 4.8/0.51 Casement, Entry Door (North)        |                              |
|             | Group B                                    | ALM-004-01 A               | Double Clear                      | Aluminium                            | 4.8/0.59 Fixed, Sliding, Double Hung (North) |                              |
|             |                                            |                            |                                   |                                      |                                              |                              |
| Skylights:  | Product ID                                 | Glass                      | Type                              | Uw/SHGCw                             | Details                                      |                              |
|             | VEL-011-01 W                               | Double Fixed               | Roof Light                        | 2.6/0.24                             | As per plans                                 |                              |
| Other:      | Orientation                                | Terrain                    | Rangehood                         | Recessed Downlights                  | Software Version                             |                              |
|             | 99                                         | Suburban                   | Ducted                            | Sealed LED - 1 per 2.5m <sup>2</sup> | Bers Pro 4.4                                 |                              |

DRAFT

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
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|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

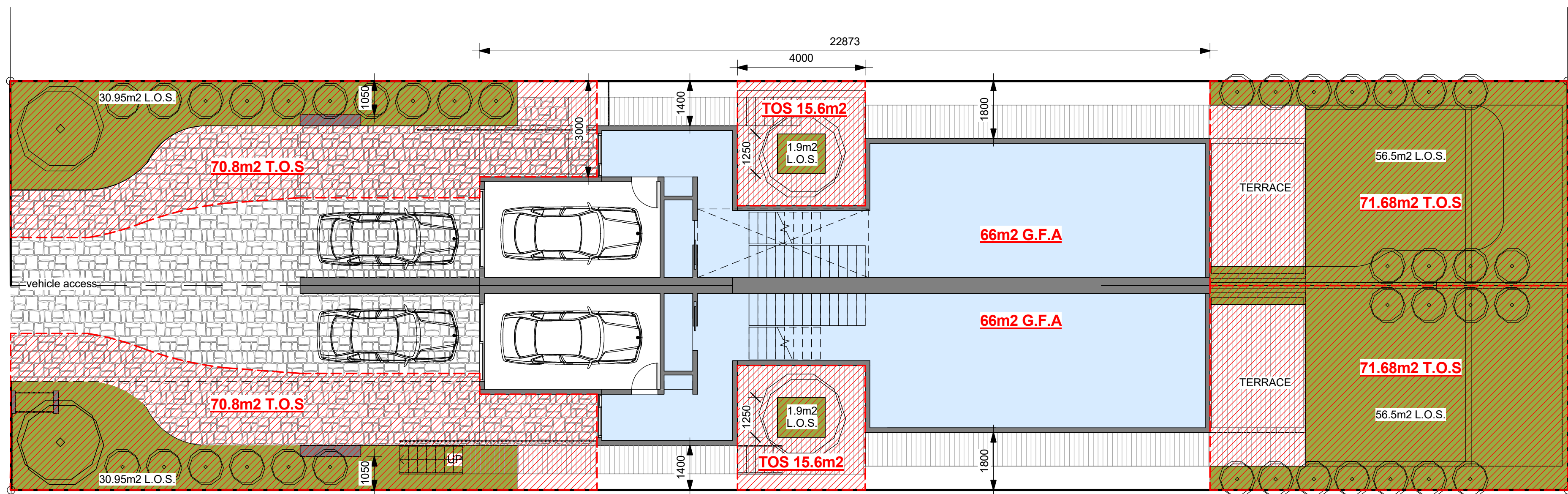
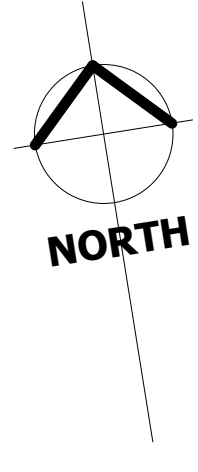
PROJECT TITLE: NEW DUAL OCCUPANCY AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD AVENUE, BALGOWLAH

SHEET TITLE: BASIX ASSESSOR CONSTRUCTION SUMMARY

SEAN SMYTH DESIGN Pty Ltd  
t 0413421769  
E sean@smythdesign.com.au

|             |          |             |      |
|-------------|----------|-------------|------|
| SCALE:      | DATE:    | 14 NOV 2020 |      |
| DRAWN:      | Author   | CHECKED:    |      |
| PROJECT NO: | 2020/110 |             | REV: |
| DRAWING NO: | DA008    |             | N    |





#### GENERAL NOTES

- ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE 2019
- ALL WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS WHERE APPROPRIATE.
- FOR ALL STRUCTURAL ELEMENTS, INCLUDING STEEL OR REINFORCED COLUMNS, FLOOR SLABS, STAIRS, RETAINING WALLS, WALL AND ROOF FRAMING REFER TO STRUCTURAL ENGINEERS DRAWINGS AND DETAILS
- BUILDING SETOUT AND BOUNDARY CLEARANCES TO BE VERIFIED BY A REGISTERED SURVEYOR BEFORE CONSTRUCTION BEGINS AND ANY DISCREPANCIES REFERRED TO THE ARCHITECT.
- ALL BOUNDARIES TO BE MARKED AND SET OUT ON SITE BY A REGISTERED SURVEYOR PRIOR TO CONSTRUCTION
- ALL CRITICAL LEVELS TO BE SET OUT BY A REGISTERED SURVEYOR
- ALL LEVELS HAVE BEEN BASED ON THE SURVEY DRAWING PREPARED BY BEE & LETHBRIDGE PTY LTD (DRAWING NO. 21768)
- ALL CONSTRUCTION WORK TO BE CARRIED OUT TO COMPLY WITH THE REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION OVER THE WORKS, INCLUDING THE CONDITIONS OF APPROVAL ISSUED FOR THE PROJECT BY THE LOCAL COUNCIL AND WATER BOARD.
- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING FROM DRAWINGS
- ANY DISCREPANCIES OR CONTRADICTIONS ON THE DRAWINGS OR WITH THE SPECIFICATION SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION BEFORE CONSTRUCTION
- REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR LOCATIONS OF STORMWATER DRAINS, SUBSURFACE DRAINS, DOWNPIPES AND STORMWATER DETAILS
- ALL TOILETS/ BATHROOMS TO BE MECHANICALLY VENTED IF NATURAL VENTILATION IS NOT AVAILABLE.
- ALL ESSENTIAL FIRE SAFETY MEASURES AS REQUIRED BY NCC 2019 TO BE INSTALLED.
- SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS
- BALCONY STEP DOWNS TO COMPLY WITH AS 4654-2012 VERSION
- WINDOW RESTRICTORS TO BE INSTALLED TO WINDOWS IN COMPLIANCE WITH PARTS 3.9.2.6 AND 3.9.2.7, VOLUME 2, NCC, 2019

#### TOTAL OPEN SPACE

##### PROPOSED TOTAL OPEN SPACE - LOT 1

TOTAL OPEN SPACE (T.O.S.) LOT 1 SITE AREA = 312m<sup>2</sup>  
TOTAL REQUIRED = 171.6m<sup>2</sup> = (55% of Site Area = 312m<sup>2</sup> x 0.55 = 171.6m<sup>2</sup>)  
TOTAL PROVIDED = 171.73m<sup>2</sup> = (55% of Site Area), as detailed below;  
(T.O.S) AT GROUND = 70.8m<sup>2</sup> + 15.6m<sup>2</sup> + 71.68m<sup>2</sup> = 158.08m<sup>2</sup>  
(T.O.S) ABOVE GROUND = 13.65m<sup>2</sup>

LANDSCAPED OPEN SPACE (L.O.S)  
TOTAL REQUIRED = 60.06m<sup>2</sup> (35% of 171.6m<sup>2</sup>)  
TOTAL PROVIDED = 89.35m<sup>2</sup> (52% of 171.6m<sup>2</sup>)  
(L.O.S) AT GROUND = 30.95 + 1.9 + 56.5 = 89.35m<sup>2</sup>

OPEN SPACE ABOVE GROUND  
TOTAL PERMITTED = 42.9m<sup>2</sup> (25% of 171.6m<sup>2</sup>)  
TOTAL PROVIDED = 13.65m<sup>2</sup> (8% of 171.6m<sup>2</sup>)

##### PROPOSED TOTAL OPEN SPACE - LOT 2

TOTAL OPEN SPACE (T.O.S.) SITE AREA = 312m<sup>2</sup>  
TOTAL REQUIRED = 171.6m<sup>2</sup> = (55% of Site Area = 312m<sup>2</sup> x 0.55 = 171.6m<sup>2</sup>)  
TOTAL PROVIDED = 171.73m<sup>2</sup> = (55% of Site Area), as detailed below;  
(T.O.S) AT GROUND = 70.8m<sup>2</sup> + 15.6m<sup>2</sup> + 71.68m<sup>2</sup> = 158.08m<sup>2</sup>  
(T.O.S) ABOVE GROUND = 13.65m<sup>2</sup>

LANDSCAPED OPEN SPACE (L.O.S)  
TOTAL REQUIRED = 60.06m<sup>2</sup> (35% of 171.6m<sup>2</sup>)  
TOTAL PROVIDED = 89.35m<sup>2</sup> (52% of 171.6m<sup>2</sup>)  
(L.O.S) AT GROUND = 30.95 + 1.9 + 56.5 = 89.35m<sup>2</sup>

OPEN SPACE ABOVE GROUND  
TOTAL PERMITTED = 42.9m<sup>2</sup> (25% of 171.6m<sup>2</sup>)  
TOTAL PROVIDED = 13.65m<sup>2</sup> (8% of 171.6m<sup>2</sup>)

#### SITE AREA

EXISTING 6 NIELD AVENUE TOTAL SITE AREA = 624m<sup>2</sup>

##### PROPOSED SITE AREA - LOT 1

SITE AREA LOT 1 = 312m<sup>2</sup>

TOTAL OPEN SPACE (T.O.S.) - LOT 1  
(MAP B - Area OS3 = (55% of site area) = 171.6m<sup>2</sup>  
- landscape open space = min 35% of TOS = (60.06m<sup>2</sup>)  
- open space above ground max 25% of TOS = (42.9m<sup>2</sup>)

FLOOR SPACE RATIO - LOT 1  
FSR = 0.5 = 156m<sup>2</sup> (Manly LEP FSR Map3 - Zone D = 0.5)  
FSR = ratio of Gross Floor Area of all Buildings to the Site Area

##### PROPOSED SITE AREA - LOT 2

SITE AREA LOT 2 = 312m<sup>2</sup>

TOTAL OPEN SPACE (T.O.S.) - LOT 2  
(MAP B - Area OS3 = (55% of site area) = 171.6m<sup>2</sup>  
- landscape open space = min 35% of TOS = (60.06m<sup>2</sup>)  
- open space above ground max 25% of TOS = (42.9m<sup>2</sup>)

FLOOR SPACE RATIO - LOT 2  
FSR = 0.5 = 156m<sup>2</sup> (Manly LEP FSR Map3 - Zone D = 0.5)  
FSR = ratio of Gross Floor Area of all Buildings to the Site Area

#### GROSS FLOOR AREA

GROSS FLOOR AREA (SITE AREA = 312m<sup>2</sup>)  
TOTAL PERMITTED = 0.5 x 312 = 156m<sup>2</sup>  
TOTAL PROVIDED = 155.37m<sup>2</sup>  
  
TOTAL GROUND (UPPER & LOWER) = 5.87m<sup>2</sup> + 66m<sup>2</sup> = 71.42m<sup>2</sup>  
TOTAL FIRST (UPPER & LOWER) = 83.5m<sup>2</sup>

#### KEY

T.O.S = TOTAL OPEN SPACE  
L.O.S = LANDSCAPED OPEN SPACE  
G.F.A = GROSS FLOOR AREA

#### SOUTHERN SIDE SETBACK

##### 4.1.4.3 Variations to Side Setback in Residential Density Areas D3 to D9

AVERAGE DISTANCE TO THE BOUNDARY OVER THE LENGTH OF THE WALL CALCULATION

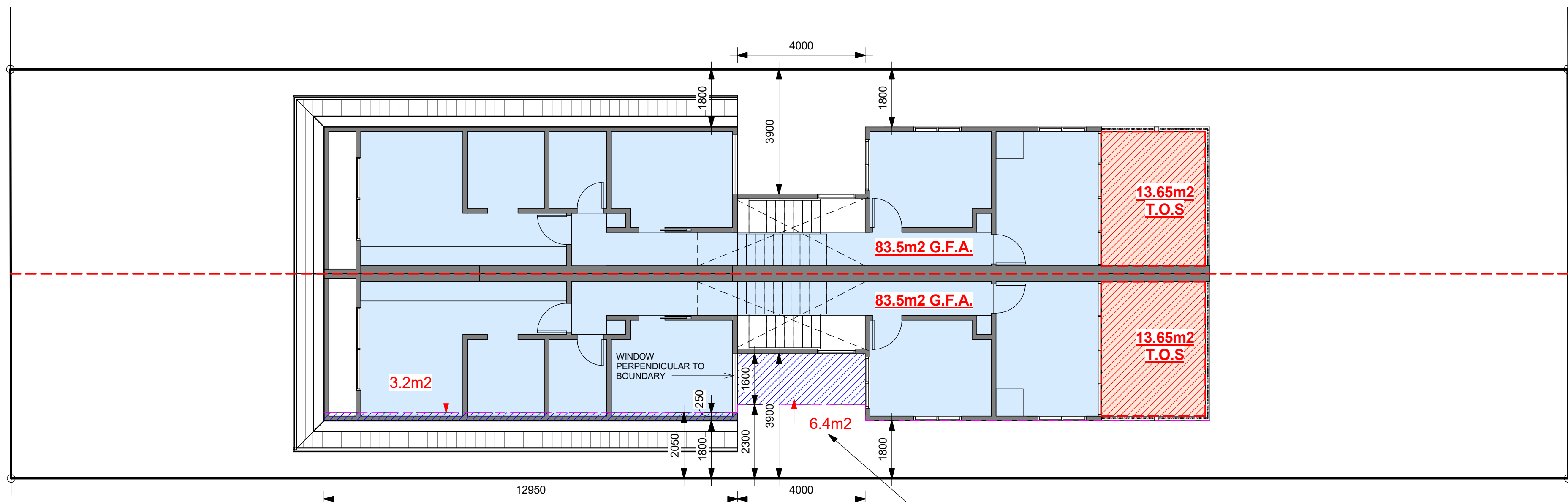
6.4m<sup>2</sup> = AREA OF LAND AT SIDE BOUNDARY THAT IS SETBACK MORE THAT WHAT IS REQUIRED BY THE MINIMUM SETBACK  
3.2m<sup>2</sup> = AREA OF BUILDING PROTRUDING INTO THE MINIMUM SETBACK

#### NOTE:

- THE WALL PROTRUDING INTO THE MINIMUM SETBACK DOES NOT PROVIDE WINDOWS FACING THE SIDE BOUNDARY
- THE SUBJECT SIDE ELEVATION DOES PROVIDE A WINDOW AT 90 degrees TO THE BOUNDARY

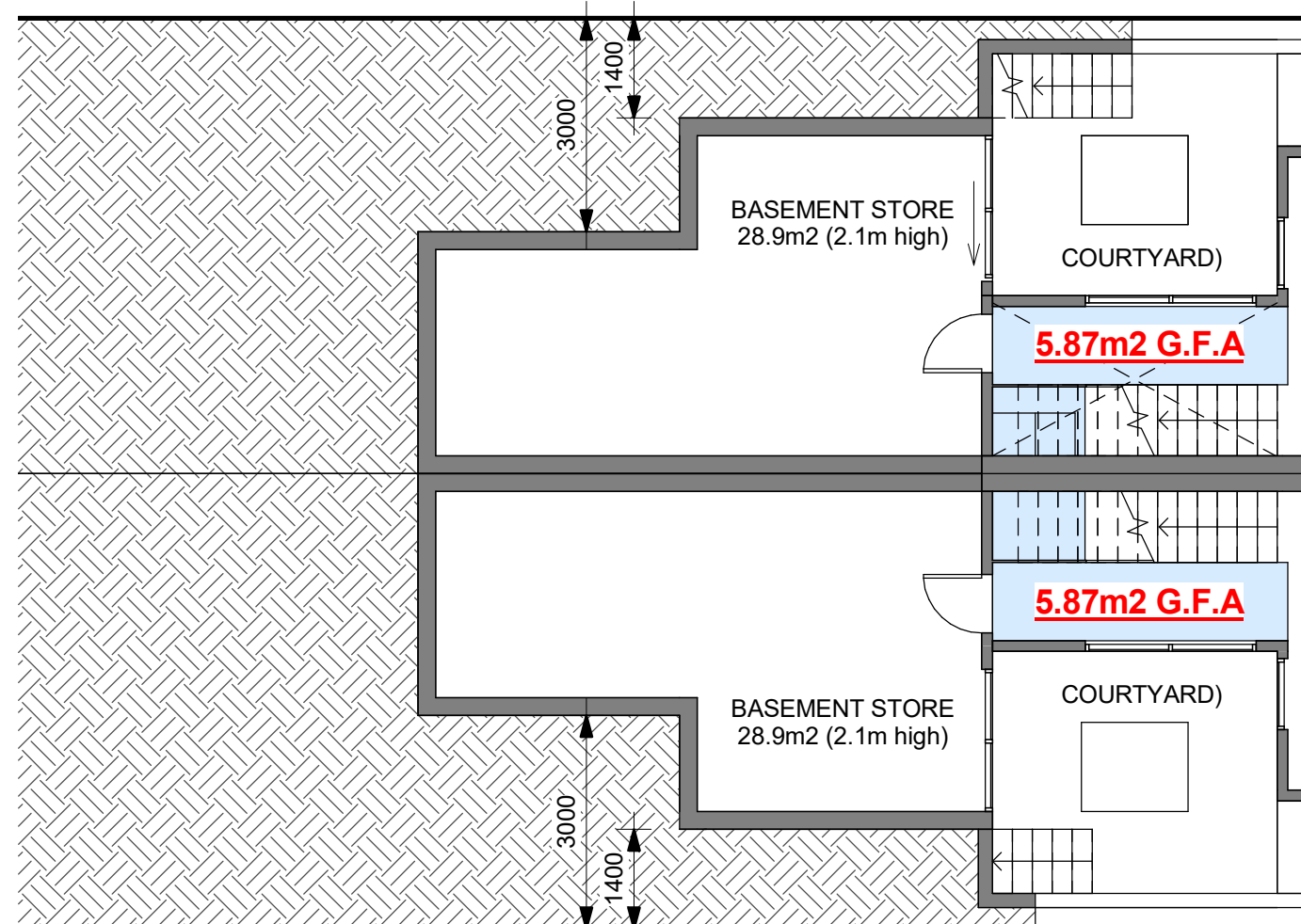
#### 4 AREAS-GROUND FLOOR (UPPER & LOWER)-

1 : 100



#### 5 AREAS-FIRST FLOOR (UPPER & LOWER)-

1 : 100



#### 6 AREAS BASEMENT-

1 : 100

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
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PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY  
AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD  
AVENUE, BALGOWLAH

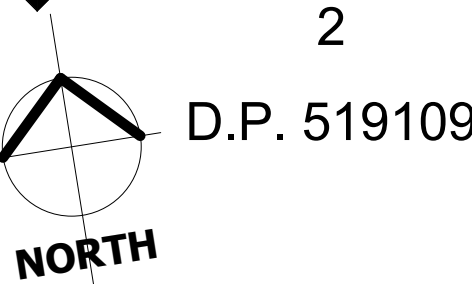
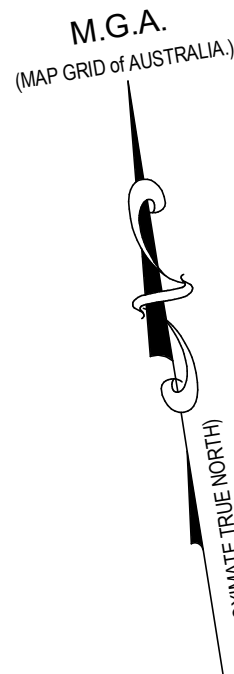
SHEET TITLE: FLOOR AREA / OPEN SPACE &  
LANDSCAPE OPEN SPACE  
CALCULATIONS  
  
SEAN SMYTH DESIGN Pty Ltd  
t 0413421769  
E sean@smythdesign.com.au

|                      |                   |
|----------------------|-------------------|
| SCALE: 1 : 100       | DATE: 14 NOV 2020 |
| DRAWN: SS            | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA011    |                   |







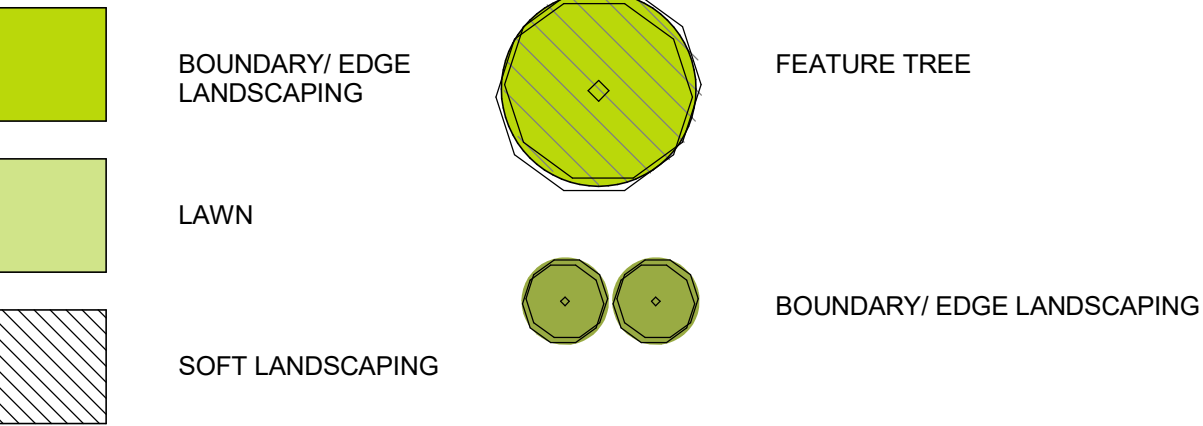


1 : 100

|                         |                      |
|-------------------------|----------------------|
| SCALE:<br>1 : 100       | DATE:<br>14 NOV 2020 |
| DRAWN:<br>Author        | CHECKED:             |
| PROJECT NO:<br>2020/110 | REV:<br>N            |
| DRAWING NO:<br>DA013    |                      |



LANDSCAPE LEGEND



SOFT LANDSCAPING m2  
PROPOSED LOT 1 - 6 NIELD AVENUE = 89.35m2  
PROPOSED LOT 2 - 6 NIELD AVENUE = 89.35m2

D.P. 311169

D.P. 519109

D.P. 1225708

D P 1144299

2 LANDSCAPE PLAN  
1 : 100

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

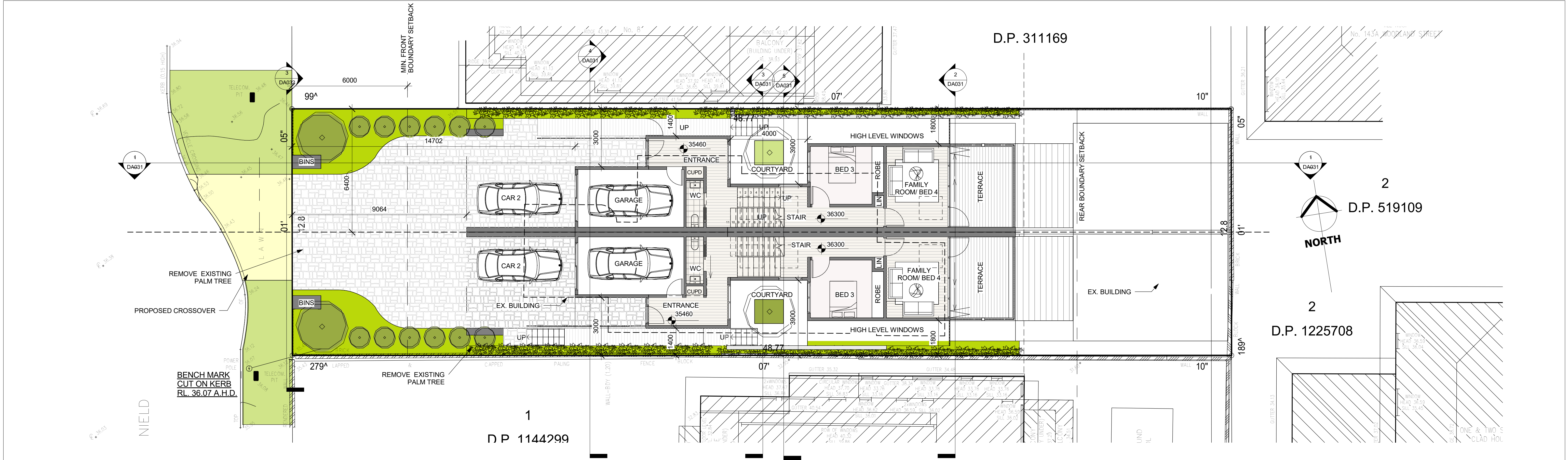
PROJECT TITLE: NEW DUAL OCCUPANCY  
AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD  
AVENUE, BALGOWLAH

SHEET TITLE: LANDSCAPE PLAN

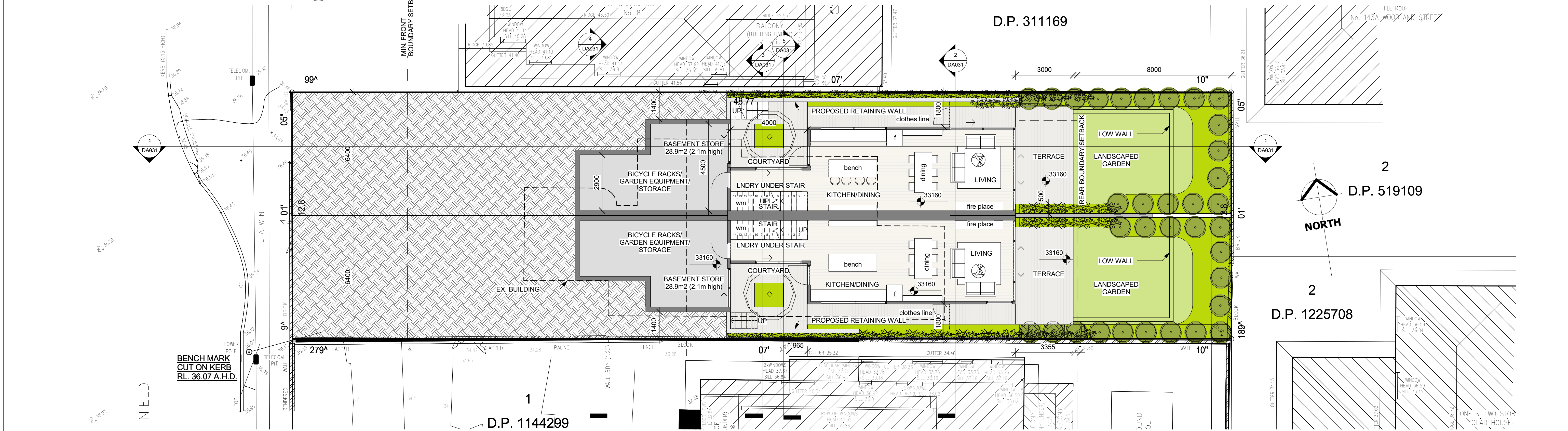
SEAN SMYTH DESIGN Pty Ltd  
t 0413421769  
E sean@smythdesign.com.au

|                      |                   |
|----------------------|-------------------|
| SCALE: 1 : 100       | DATE: 14 NOV 2020 |
| DRAWN: SS            | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA015    |                   |





2 UPPER GROUND & FIRST FLOOR  
1 : 100



1 LOWER GROUND FLOOR  
1 : 100

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
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| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

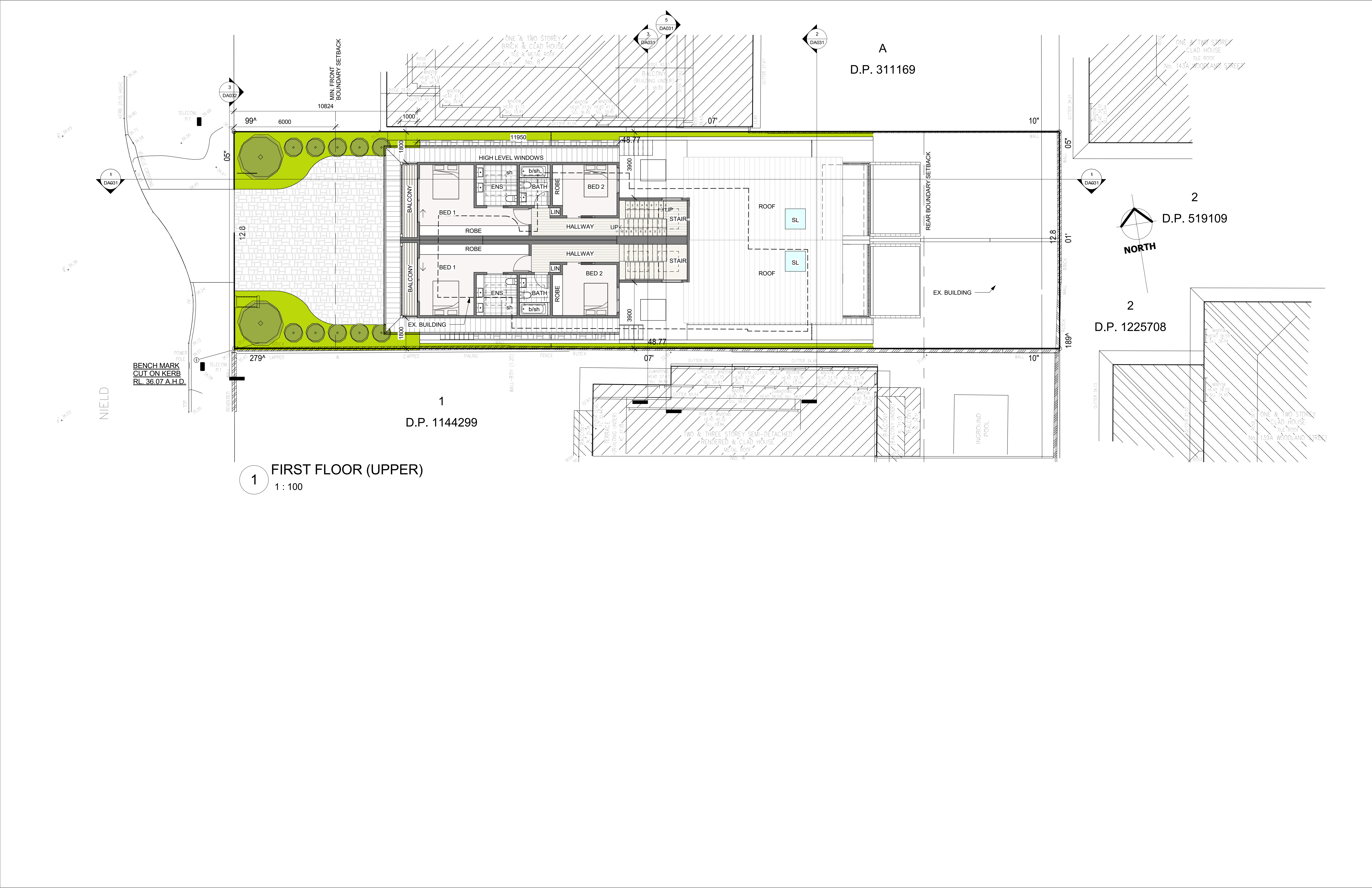
PROJECT TITLE: NEW DUAL OCCUPANCY  
AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD  
AVENUE, BALGOWLAH

SHEET TITLE: BASEMENT & LOWER GROUND /  
UPPER GROUND AND LOWER  
FIRST FLOOR PLANS

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|                      |                   |
|----------------------|-------------------|
| SCALE: 1 : 100       | DATE: 14 NOV 2020 |
| DRAWN: SS            | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA020    |                   |





|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

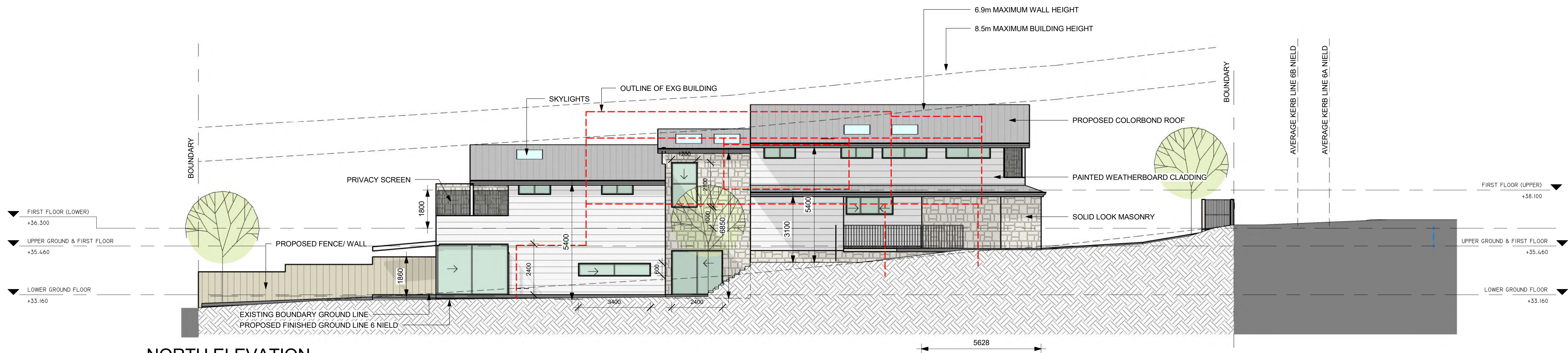
PROJECT TITLE: NEW DUAL OCCUPANCY  
AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD  
AVENUE, BALGOWLAH

SHEET TITLE: FIRST FLOOR PLAN (UPPER)

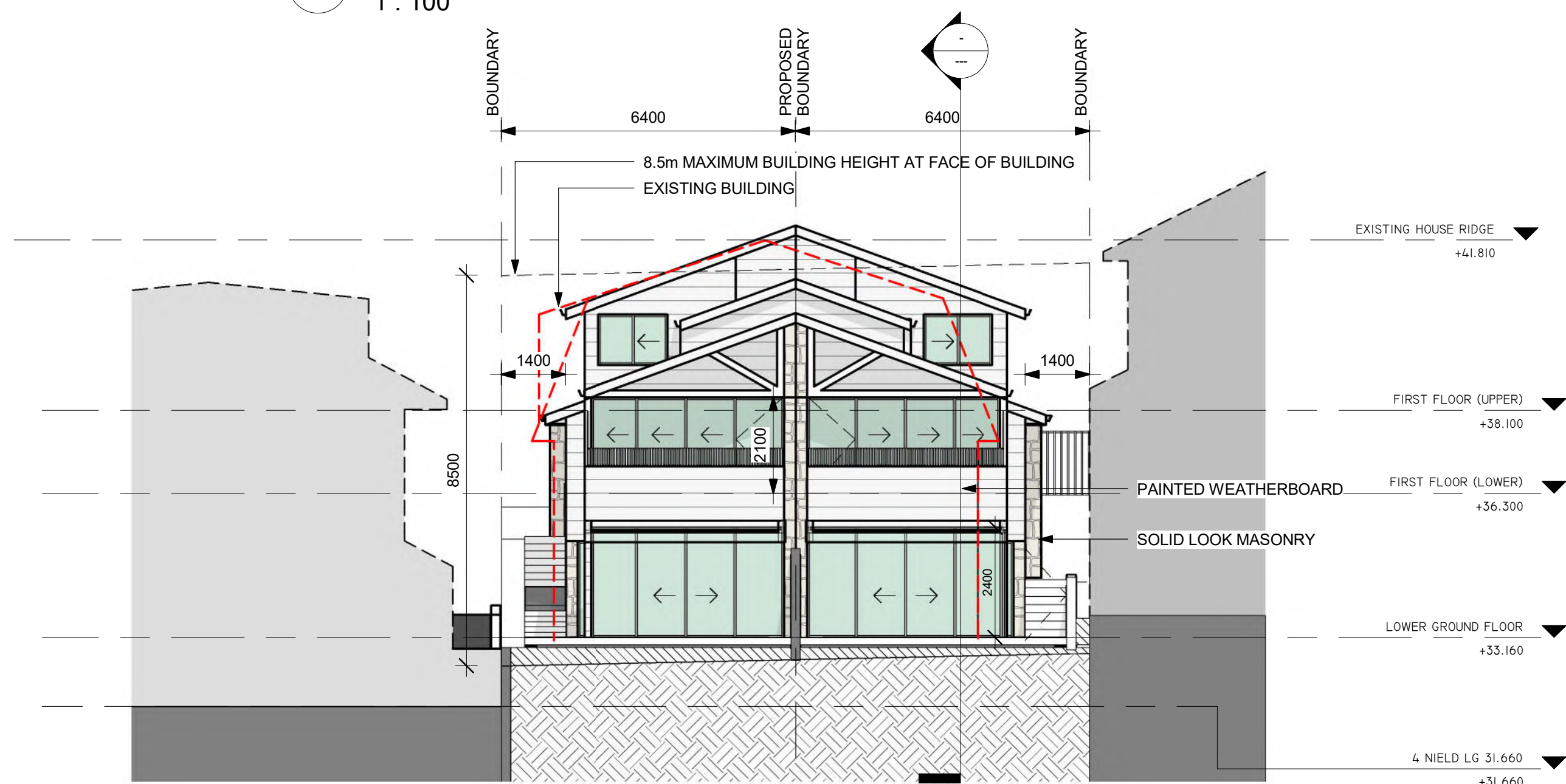
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E sean@smythdesign.com.au

|                      |                   |
|----------------------|-------------------|
| SCALE: 1 : 100       | DATE: 14 NOV 2020 |
| DRAWN: SS            | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA021    |                   |

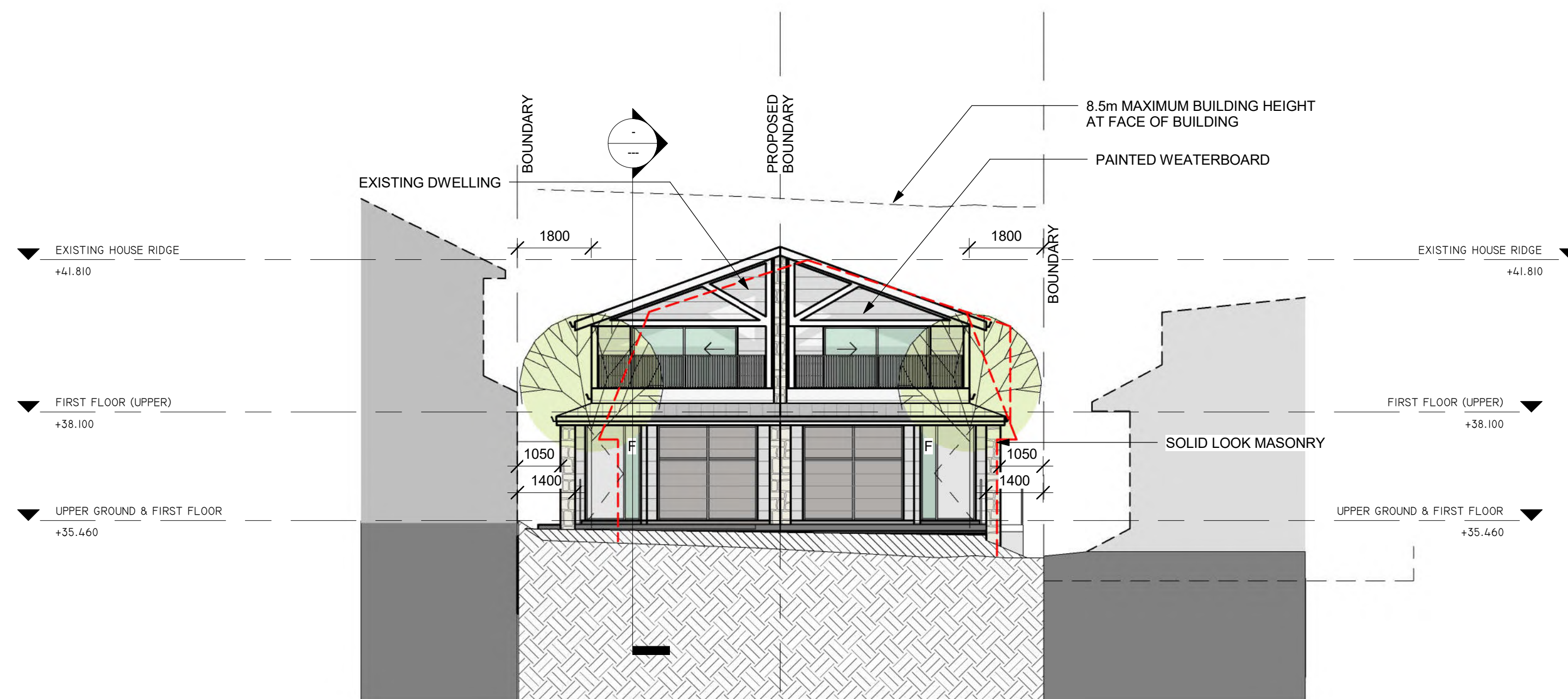




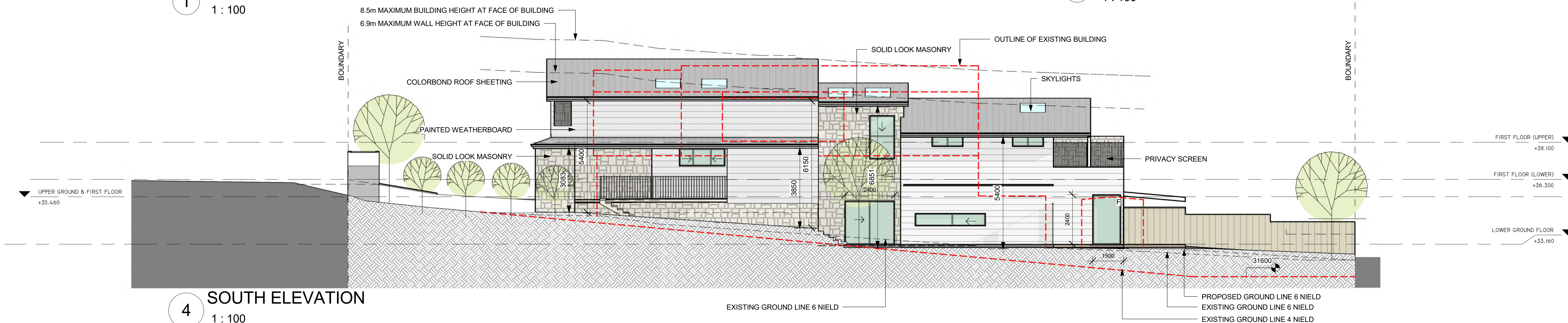
2 NORTH ELEVATION  
1 : 100



1 EAST ELEVATION  
1 : 100



3 WEST ELEVATION  
1 : 100



4 SOUTH ELEVATION  
1 : 100

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

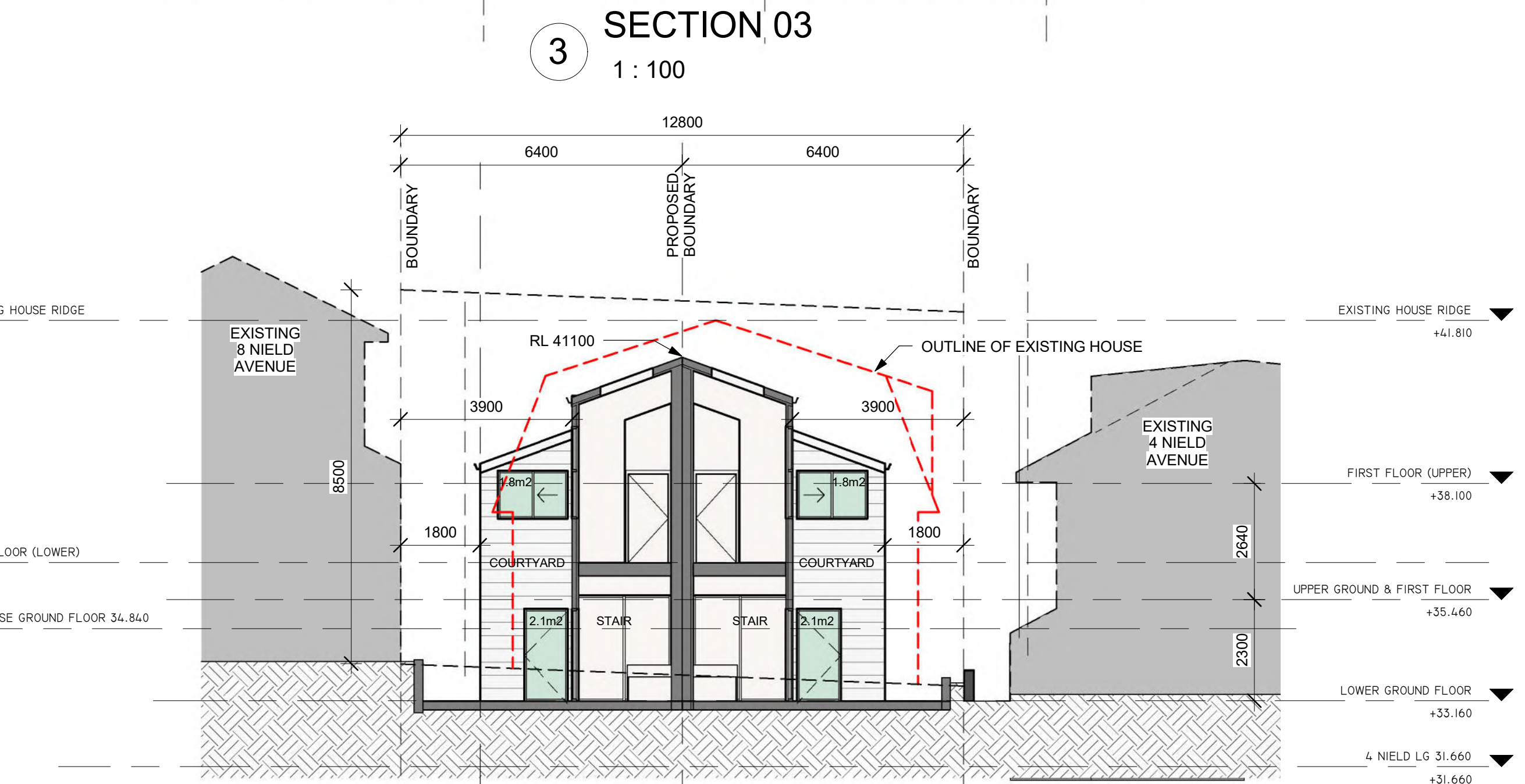
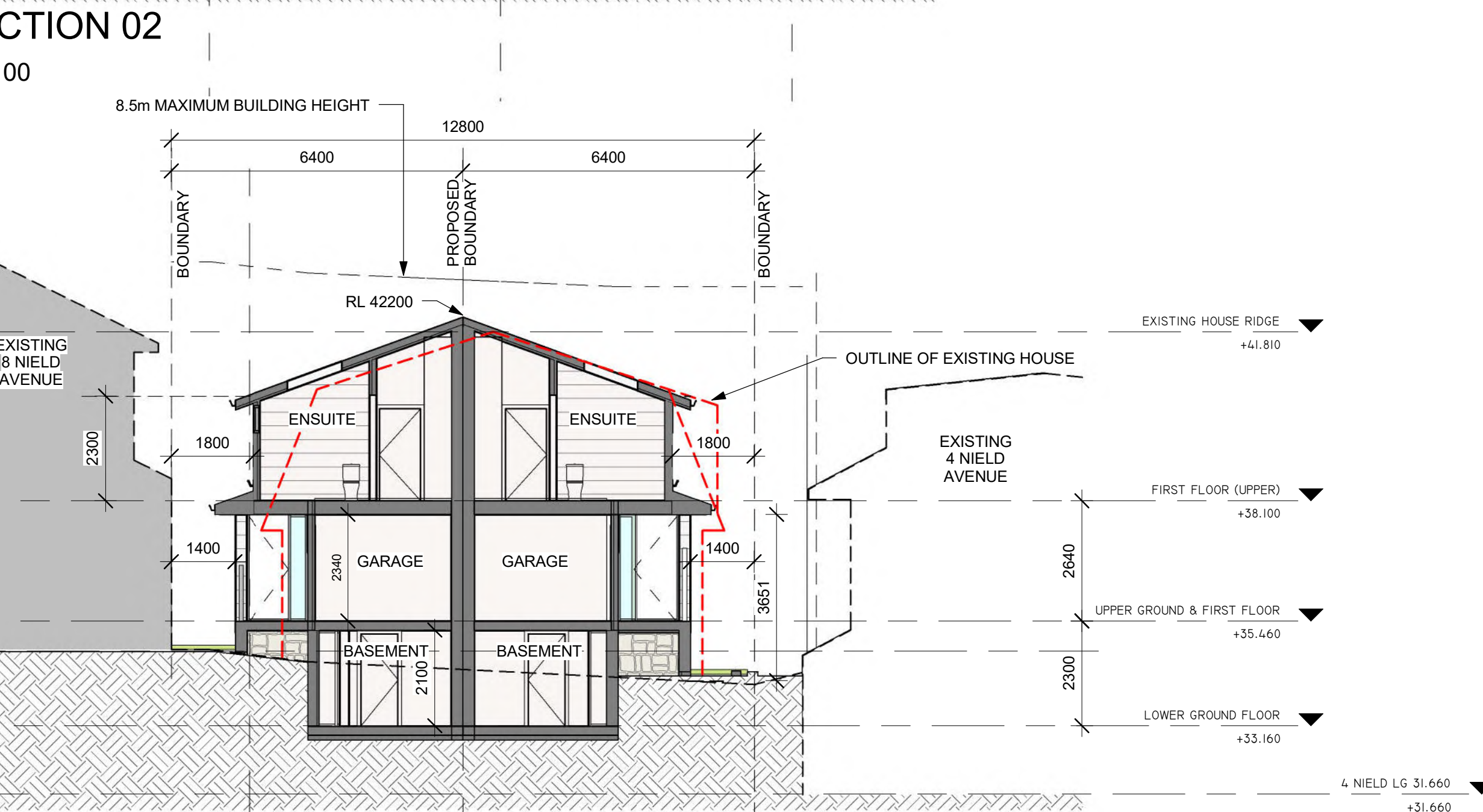
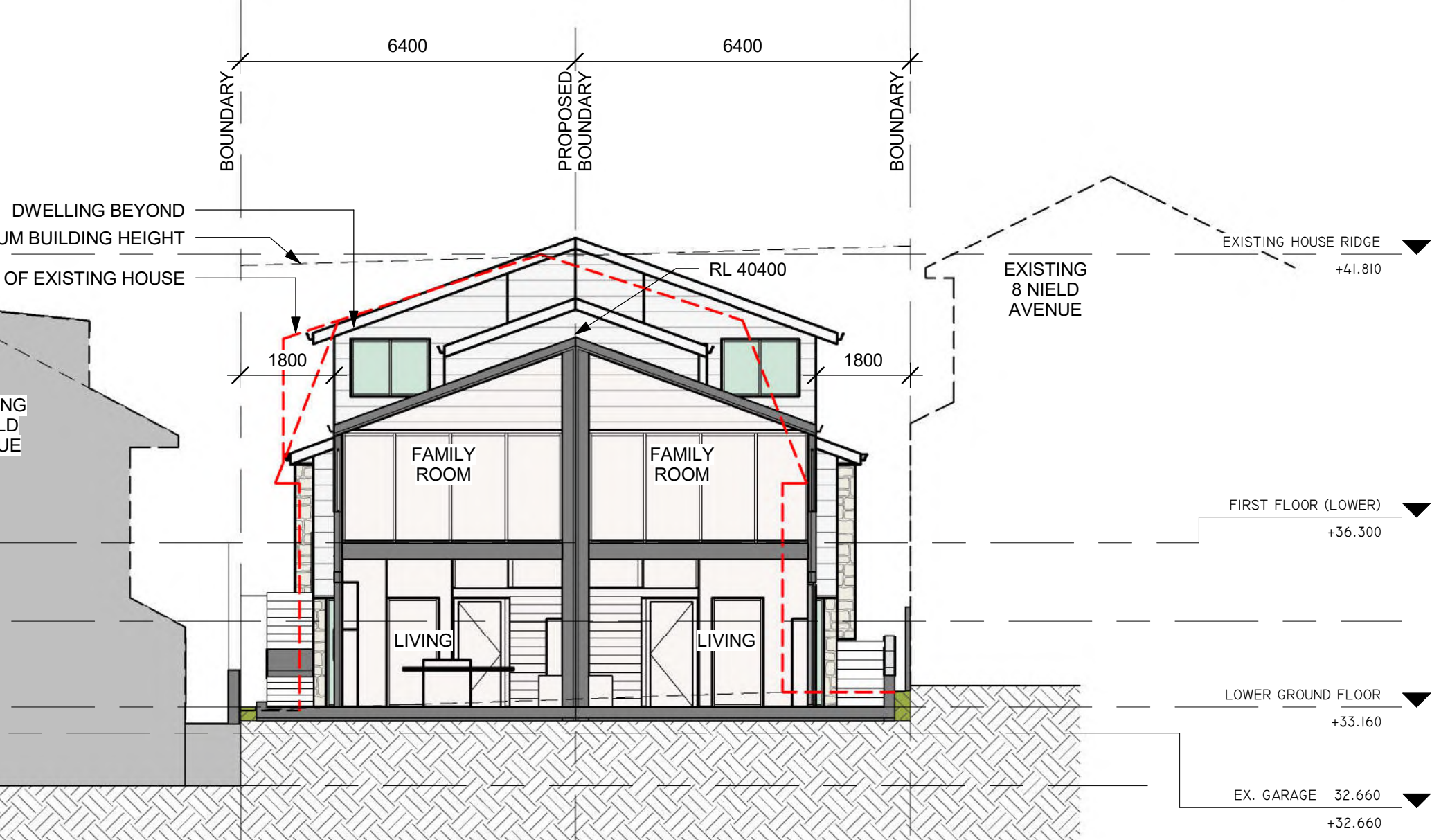
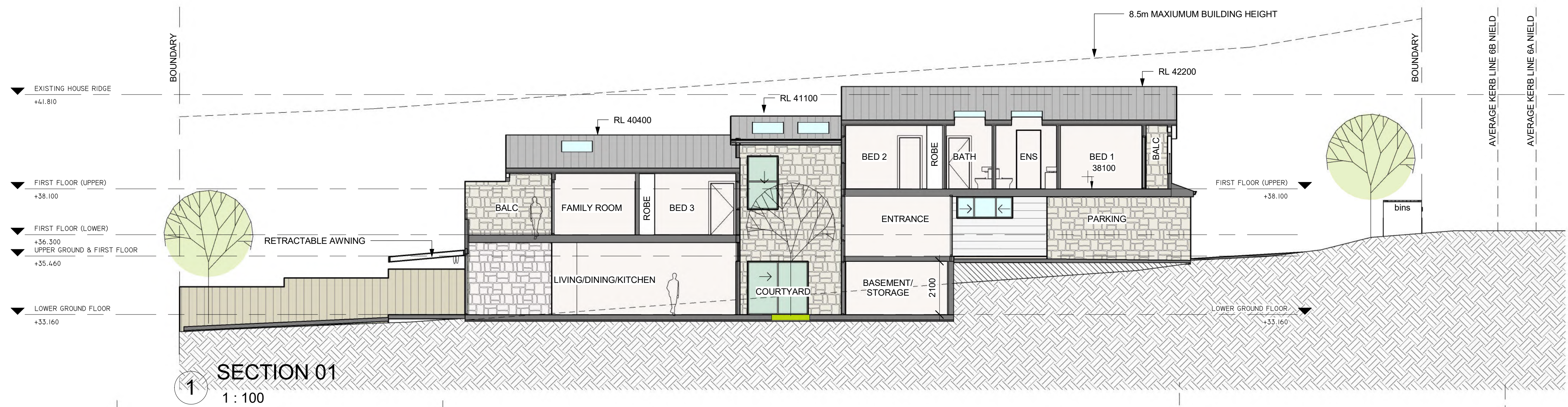
PROJECT TITLE: NEW DUAL OCCUPANCY  
AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD  
AVENUE, BALGOWLAH

SHEET TITLE: ELEVATIONS

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|                      |                   |
|----------------------|-------------------|
| SCALE: 1 : 100       | DATE: 14 NOV 2020 |
| DRAWN: SS            | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA030    |                   |





SECTION 04  
1 : 100

SECTION 05  
1 : 100

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
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| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

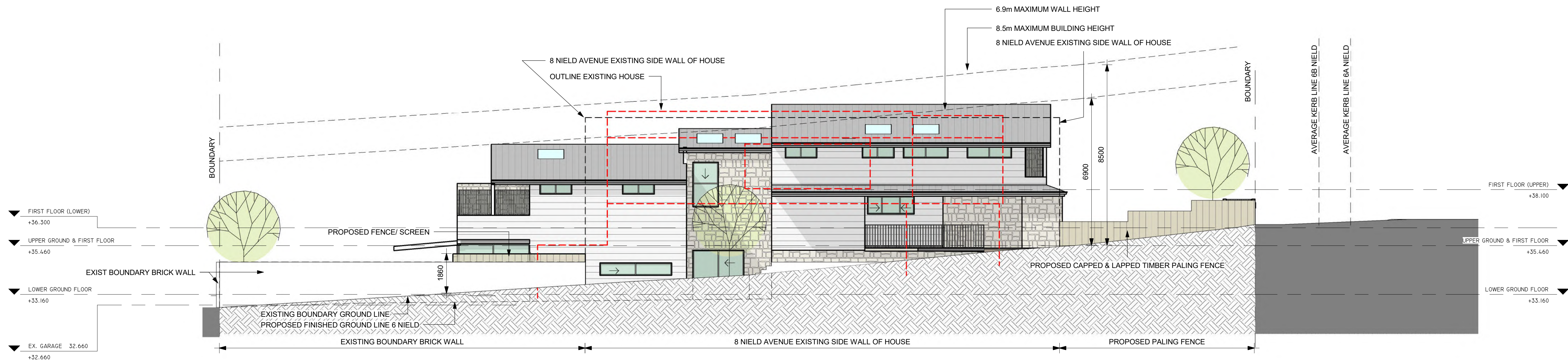
PROJECT TITLE: NEW DUAL OCCUPANCY  
AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD  
AVENUE, BALGOWLAH

SHEET TITLE: SECTIONS

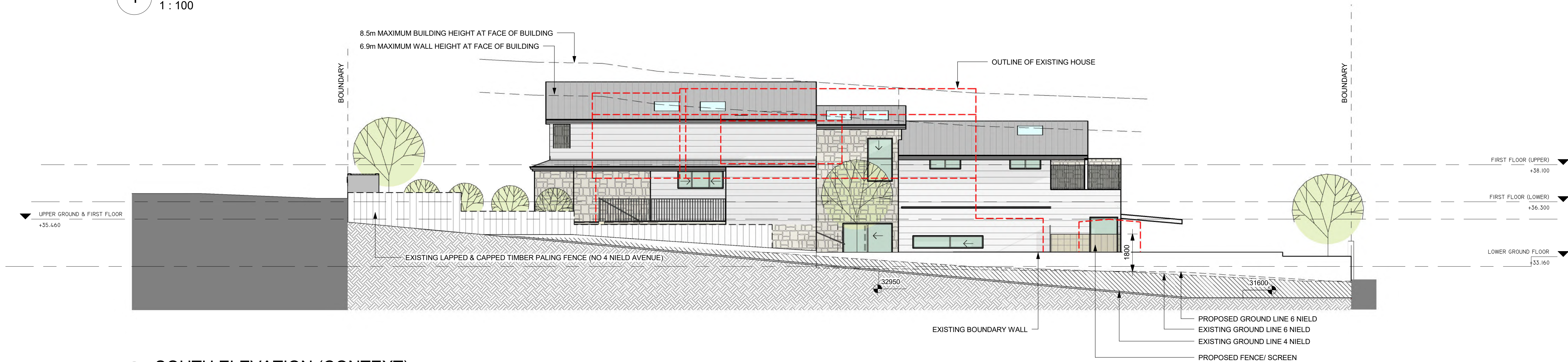
SEAN SMYTH DESIGN Pty Ltd  
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|                      |                   |
|----------------------|-------------------|
| SCALE: 1 : 100       | DATE: 14 NOV 2020 |
| DRAWN: SS            | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA031    |                   |

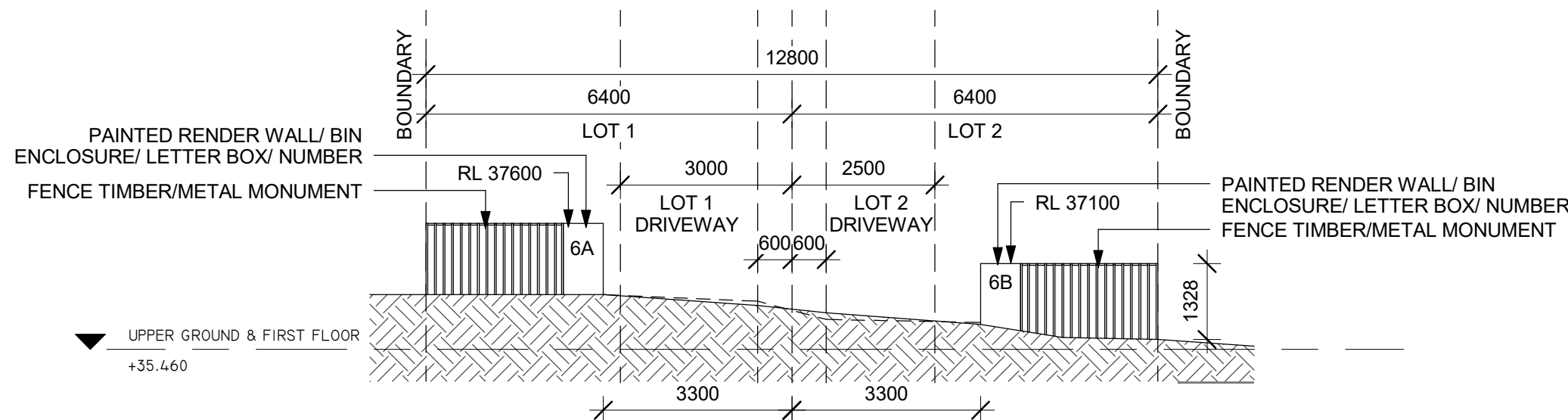




1 NORTH ELEVATION (CONTEXT)  
1 : 100



2 SOUTH ELEVATION (CONTEXT)  
1 : 100



3 STREET BOUNDARY ELEVATION  
1 : 100

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY  
AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD  
AVENUE, BALGOWLAH

SHEET TITLE: ELEVATIONS BOUNDARY  
CONTEXT

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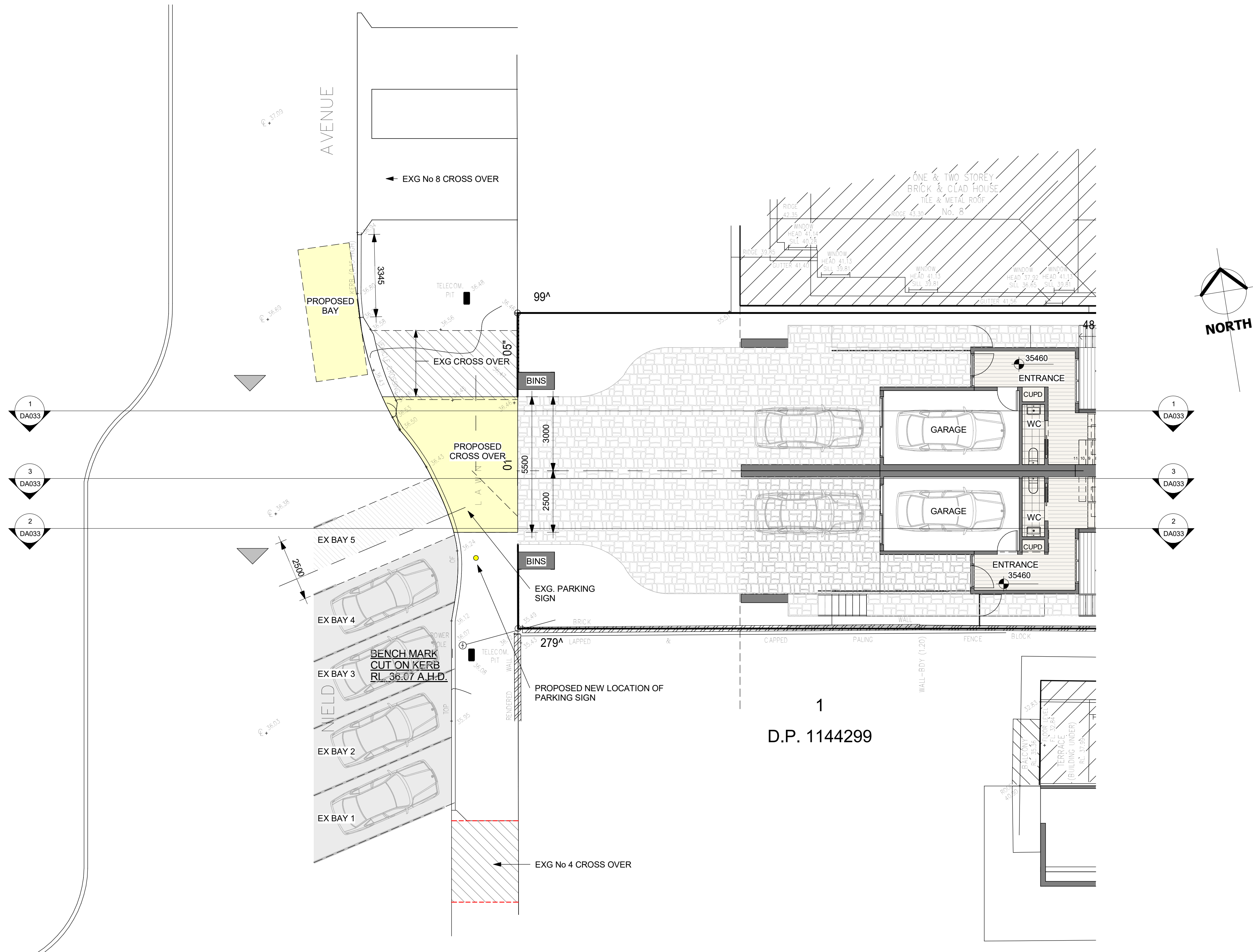
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| SCALE: 1 : 100       | DATE: 14 NOV 2020 |
| DRAWN: SS            | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA032    |                   |





|             |          |          |             |
|-------------|----------|----------|-------------|
| SCALE:      | 1 : 100  | DATE:    | 14 NOV 2020 |
| DRAWN:      | Author   | CHECKED: |             |
| PROJECT NO: | 2020/110 | REV:     | N           |
| DRAWING NO: | DA033    |          |             |





1 STREET PARKING, OFF-STREET PARKING  
1 : 100

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY  
AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD  
AVENUE, BALGOWLAH

SHEET TITLE: DRIVEWAY, STREET PARKING

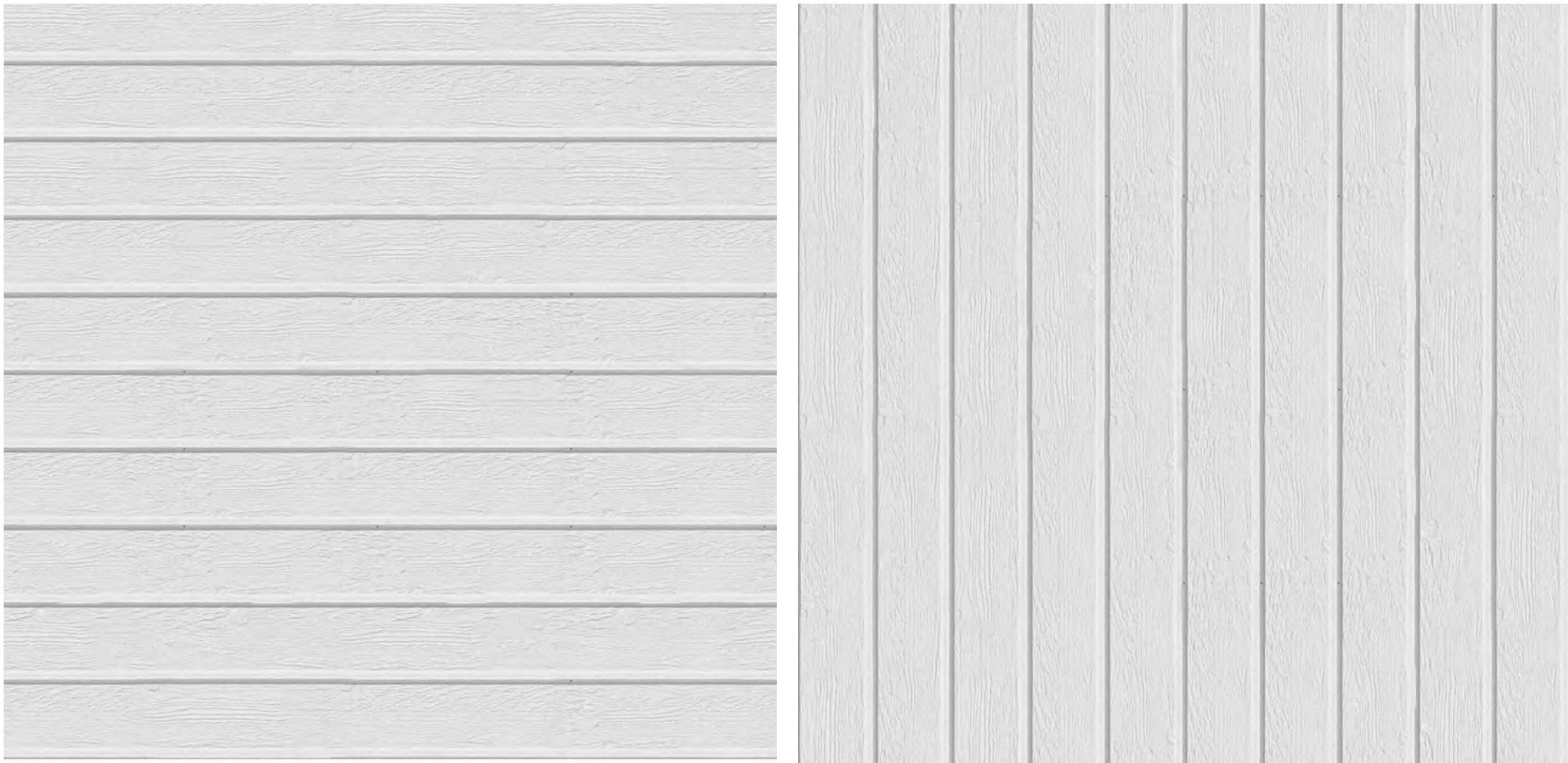
SEAN SMYTH DESIGN Pty Ltd  
t 0413421769  
E sean@smythdesign.com.au

|                      |                   |
|----------------------|-------------------|
| SCALE: 1 : 100       | DATE: 14 NOV 2020 |
| DRAWN: Author        | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA034    |                   |





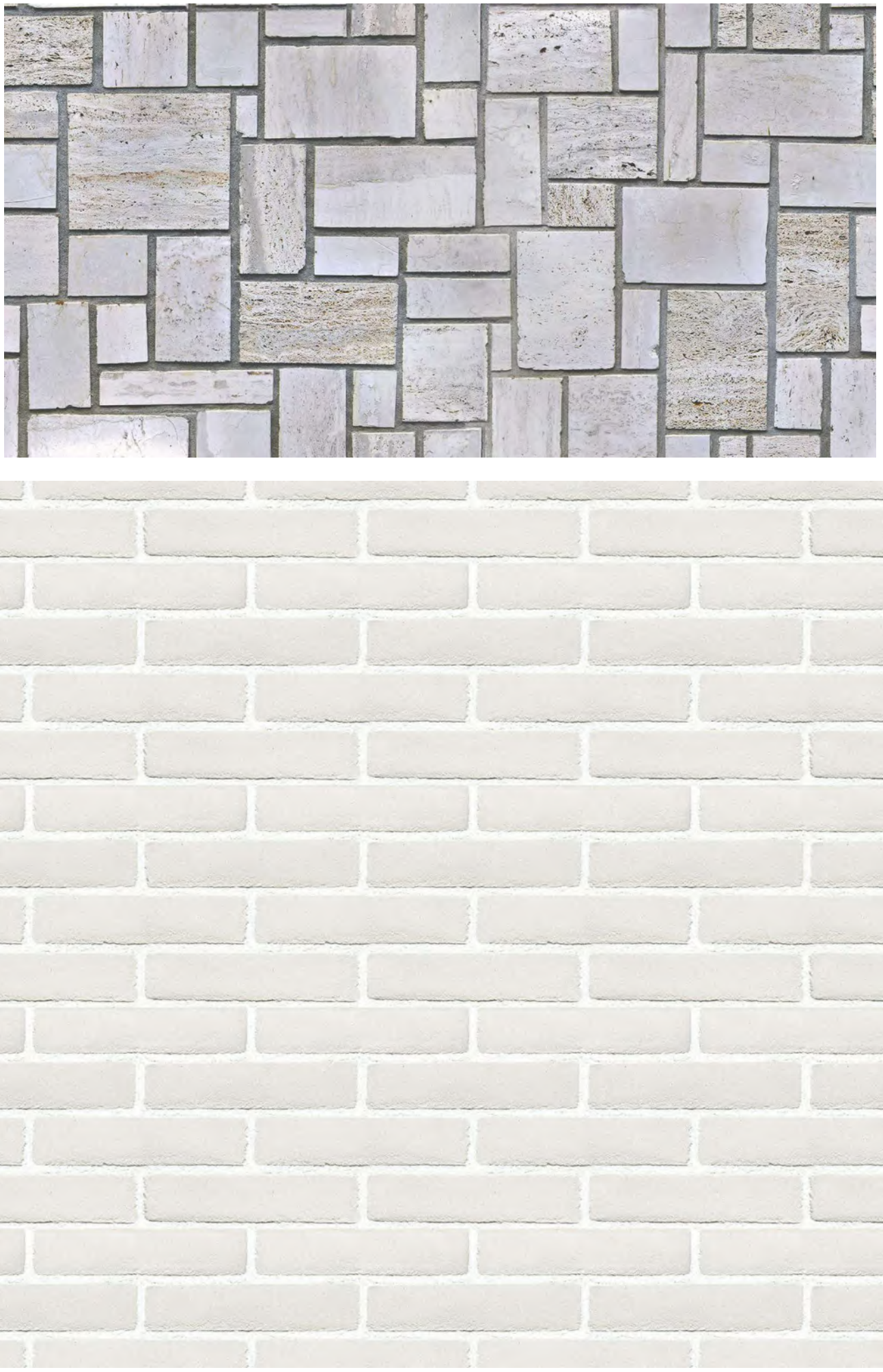
Colorbond Roof Setting - Light / Mid Grey



Painted Weatherboard Cladding, Vertical & Horizontal, Light/Mid Colour range



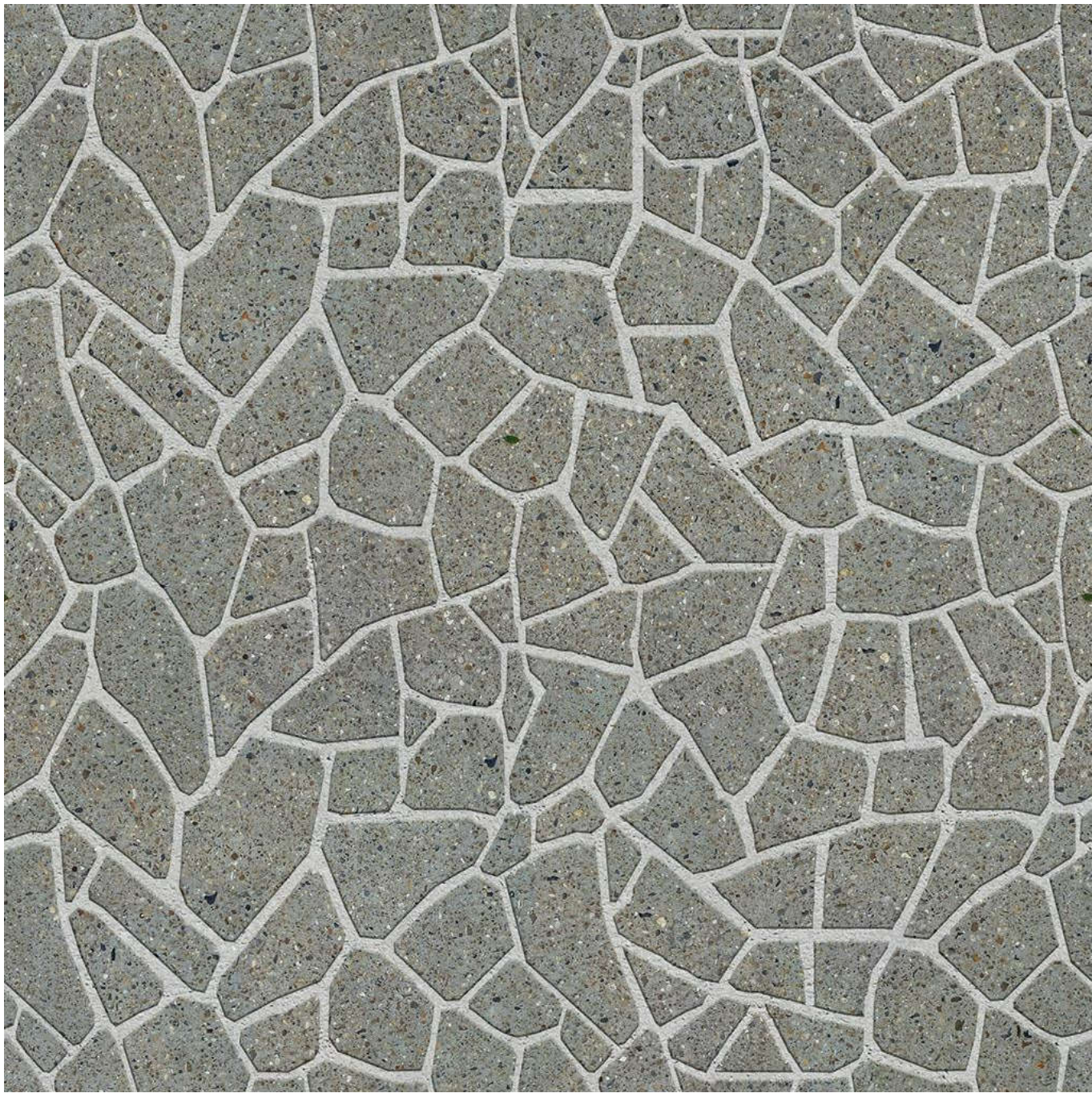
Dark Window Frames, Timber Type Deck



Solid Look Cladding, Stone/ Brick/ Similar, Light/Mid Colour range



Timber look Vertical Slat Boundary Fence/ Screen



Driveway and Paths - Concrete / Stenciled Concrete Finish



|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

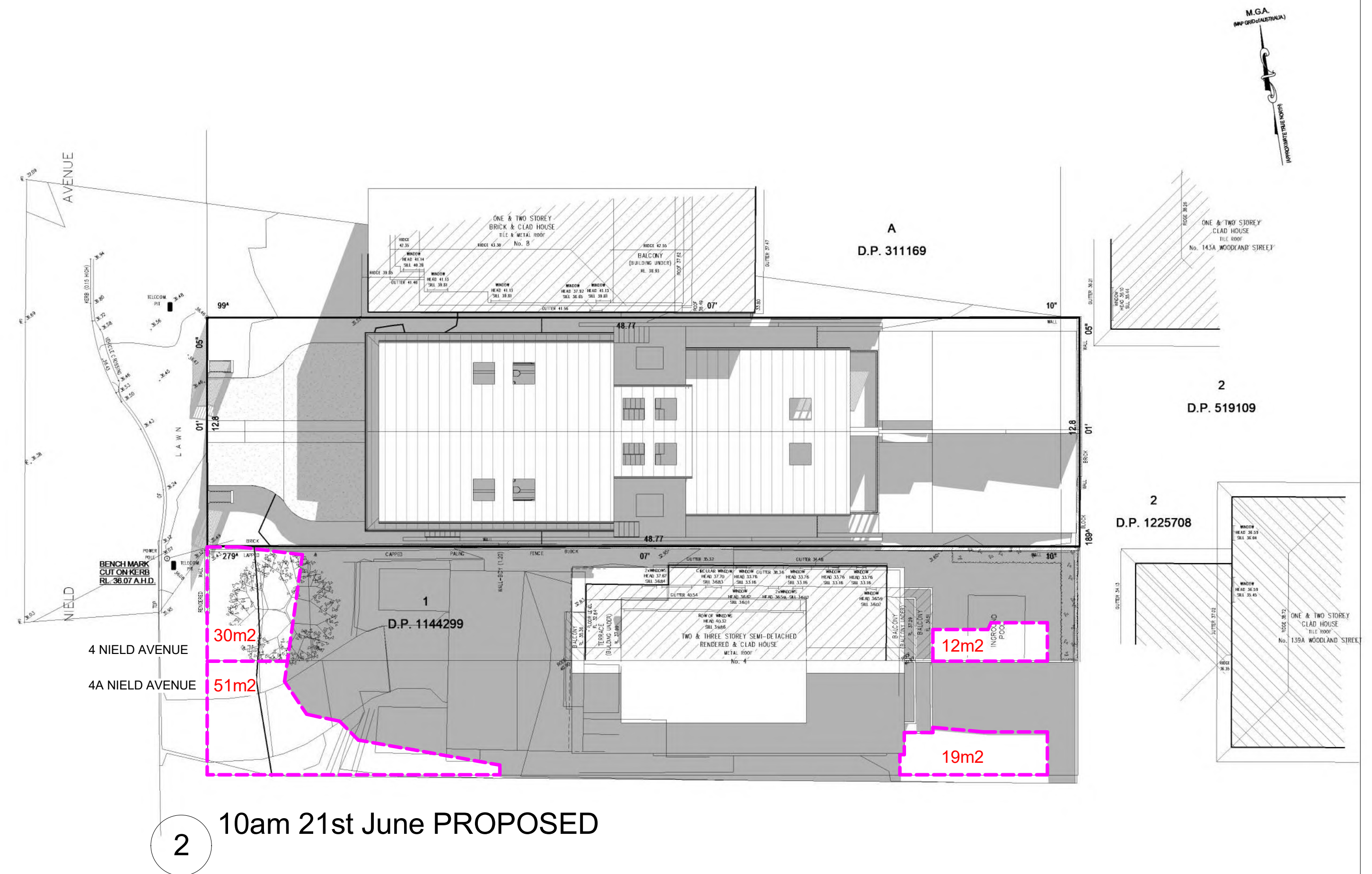
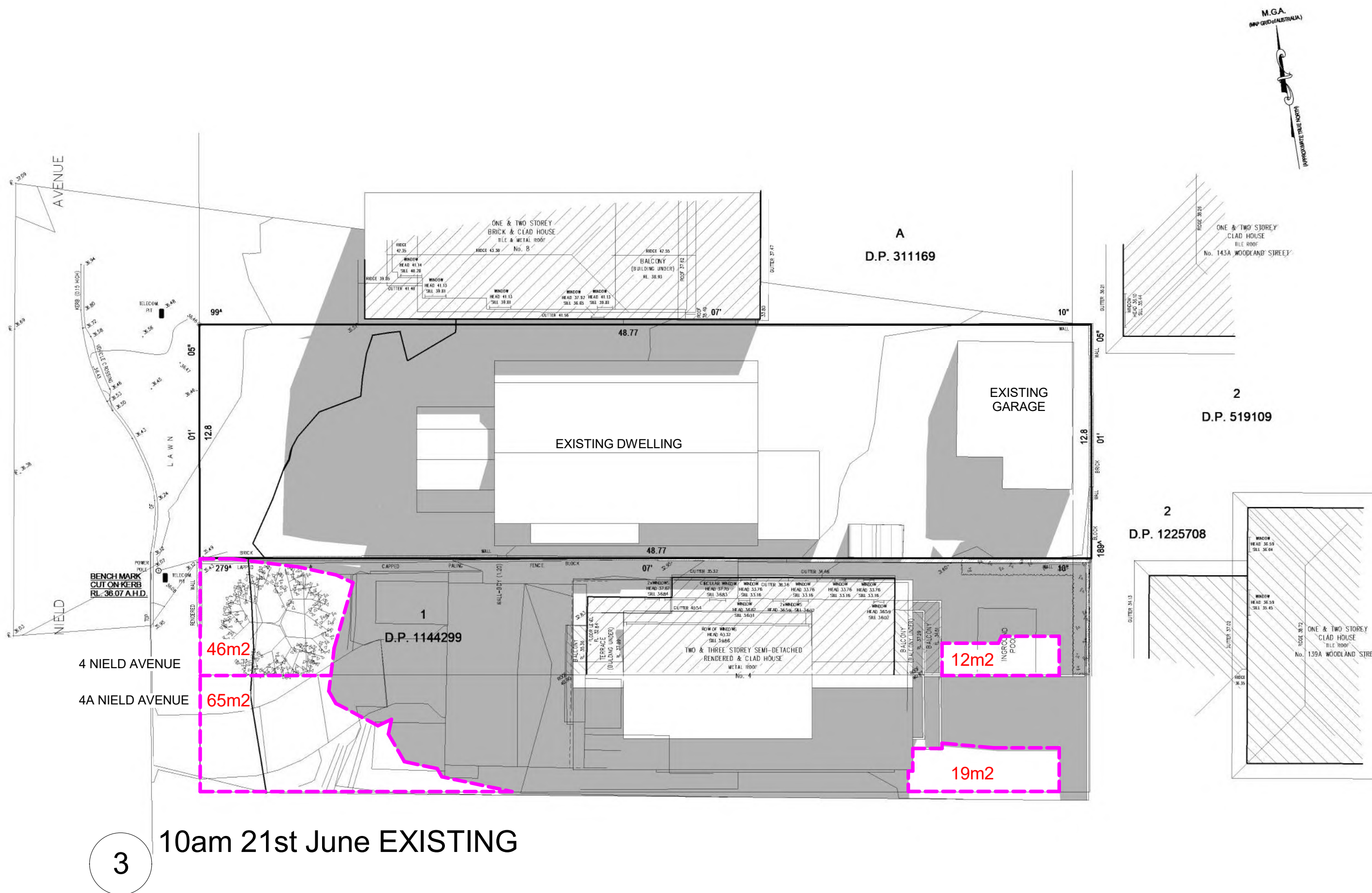
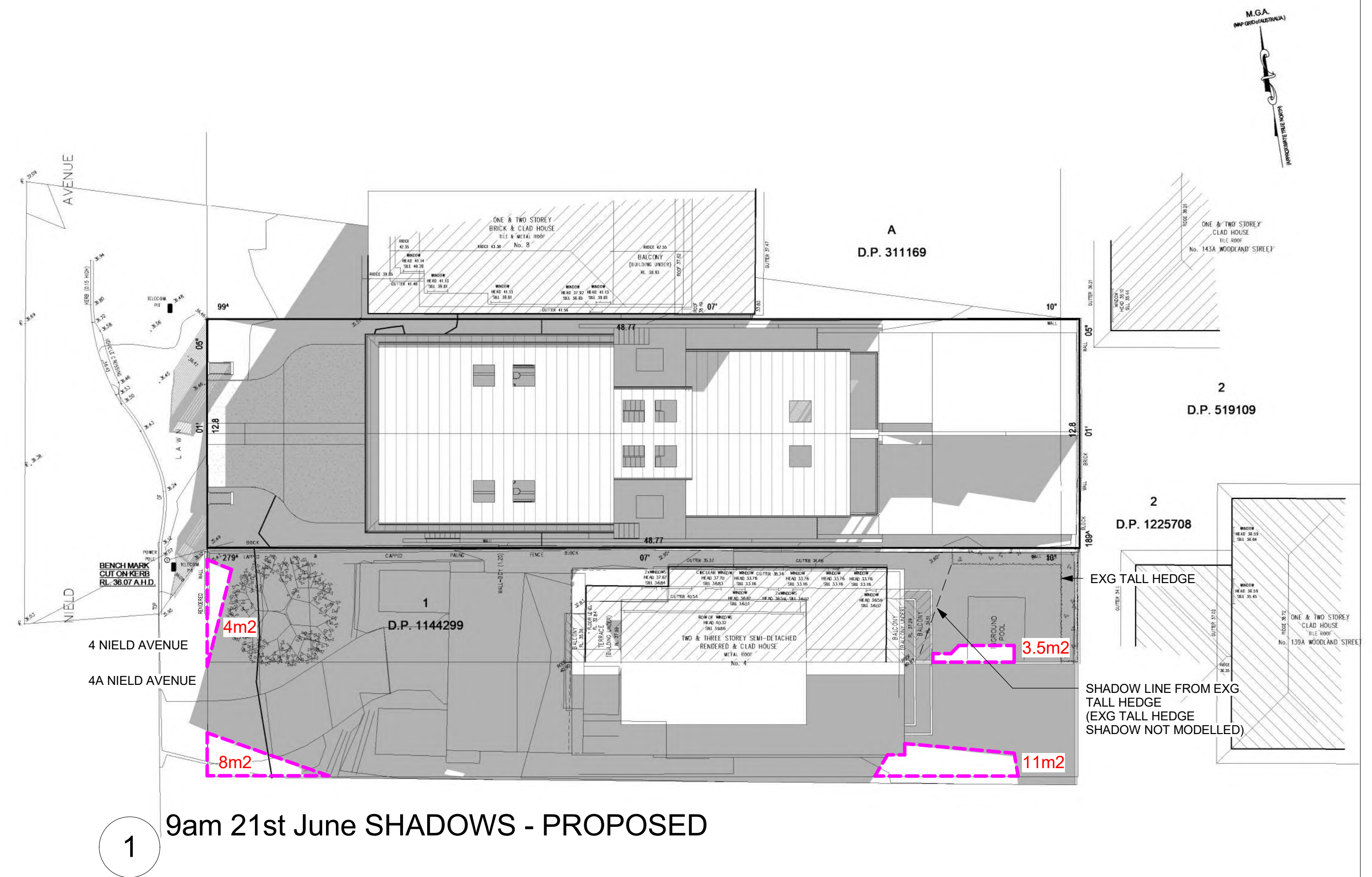
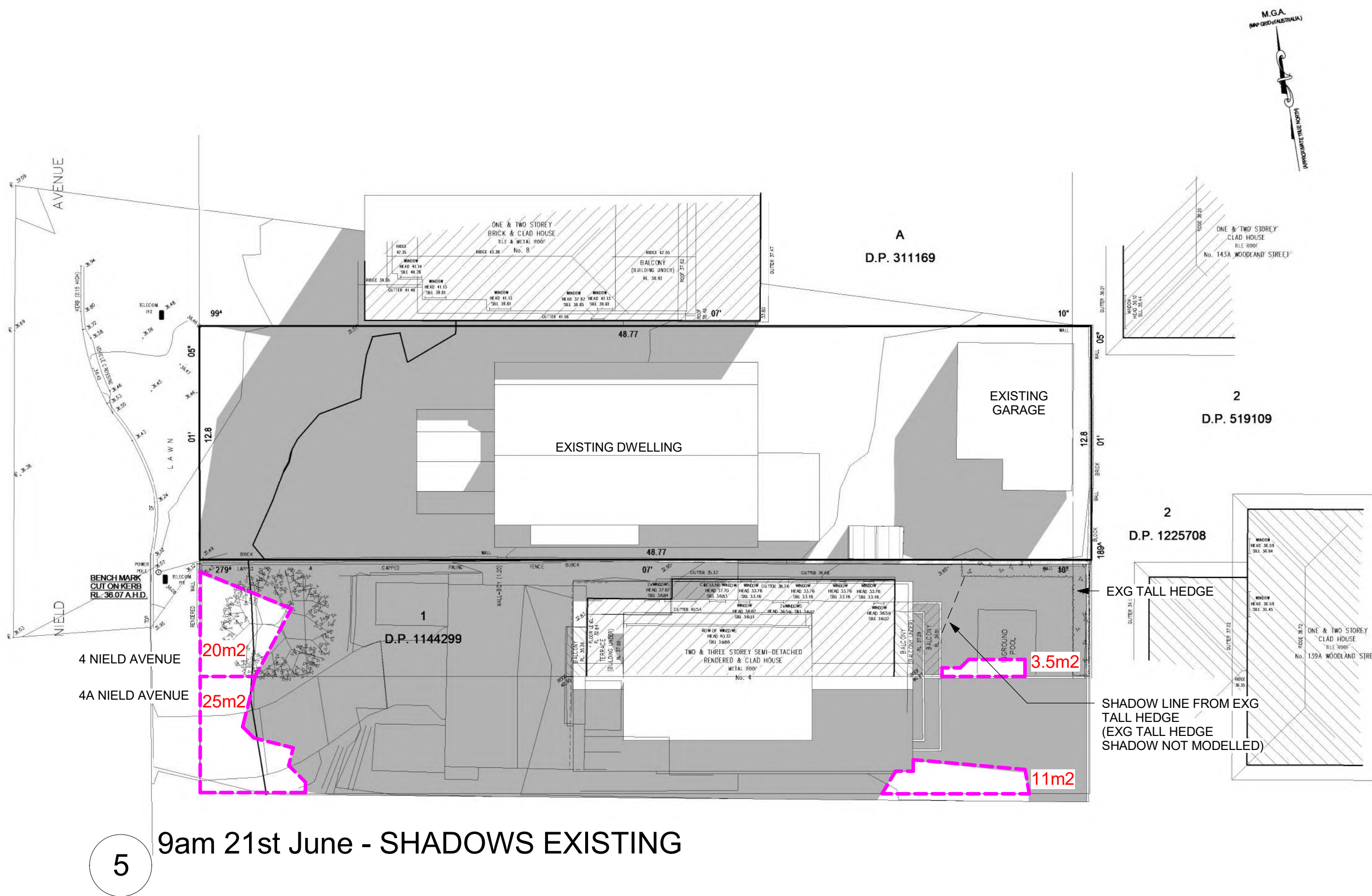
PROJECT TITLE: NEW DUAL OCCUPANCY AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD AVENUE, BALGOWLAH

SHEET TITLE: MATERIALS & FINISHES SCHEDULE

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E sean@smythdesign.com.au

|                      |          |             |
|----------------------|----------|-------------|
| SCALE:               | DATE:    | 14 NOV 2020 |
| DRAWN: SS            | CHECKED: |             |
| PROJECT NO: 2020/110 | REV: N   |             |
| DRAWING NO: DA035    |          |             |





|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

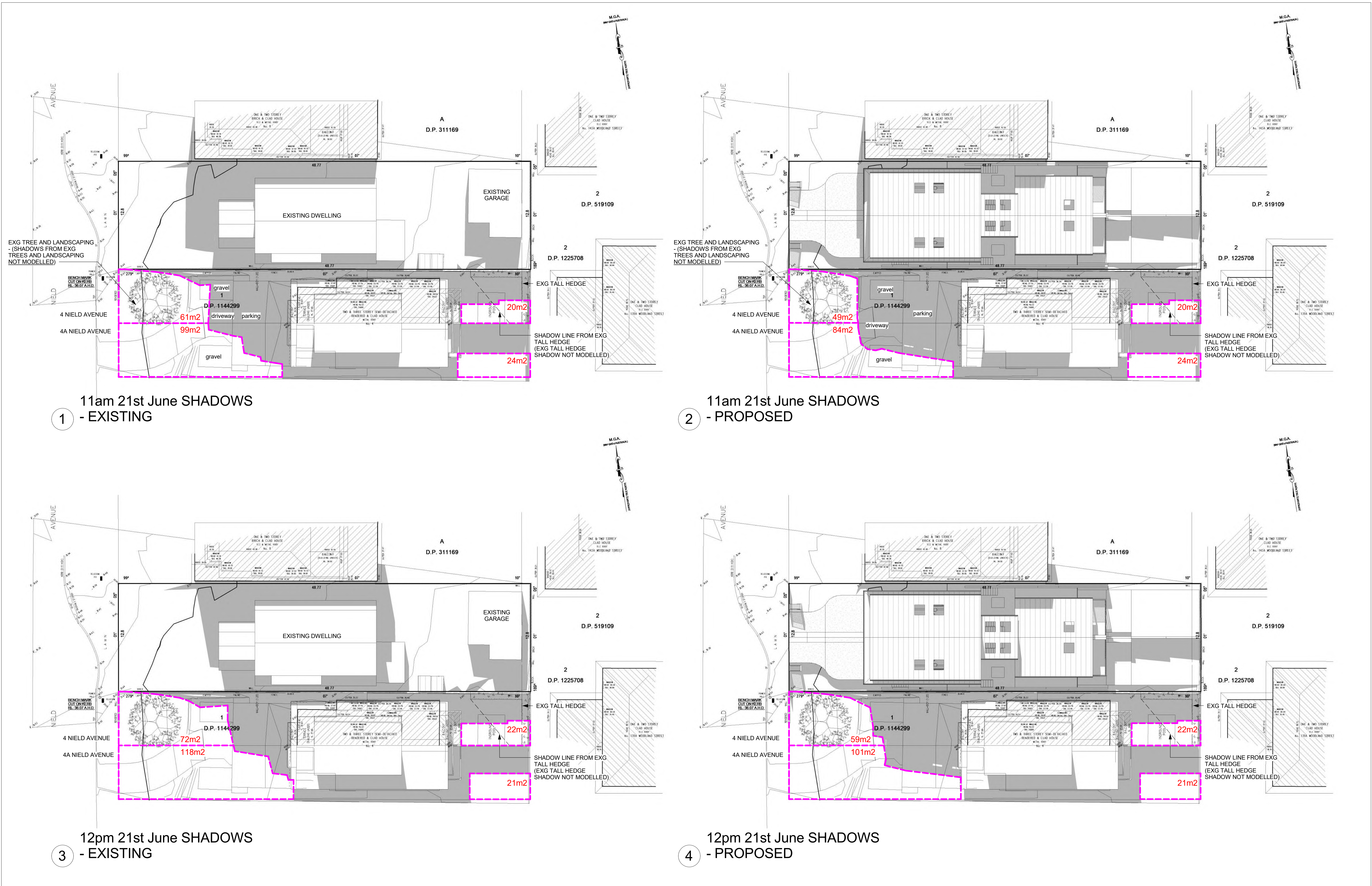
PROJECT TITLE: NEW DUAL OCCUPANCY AT LOT A IN D.P. 339924 KNOW AS 6 NIELD AVENUE, BALGOWLAH

SHEET TITLE: SHADOW DIAGRAMS - 21st June - 9am & 10am

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E sean@smythdesign.com.au

|                      |                   |
|----------------------|-------------------|
| SCALE: 1:200         | DATE: 14 NOV 2020 |
| DRAWN: SS            | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA040    |                   |





|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

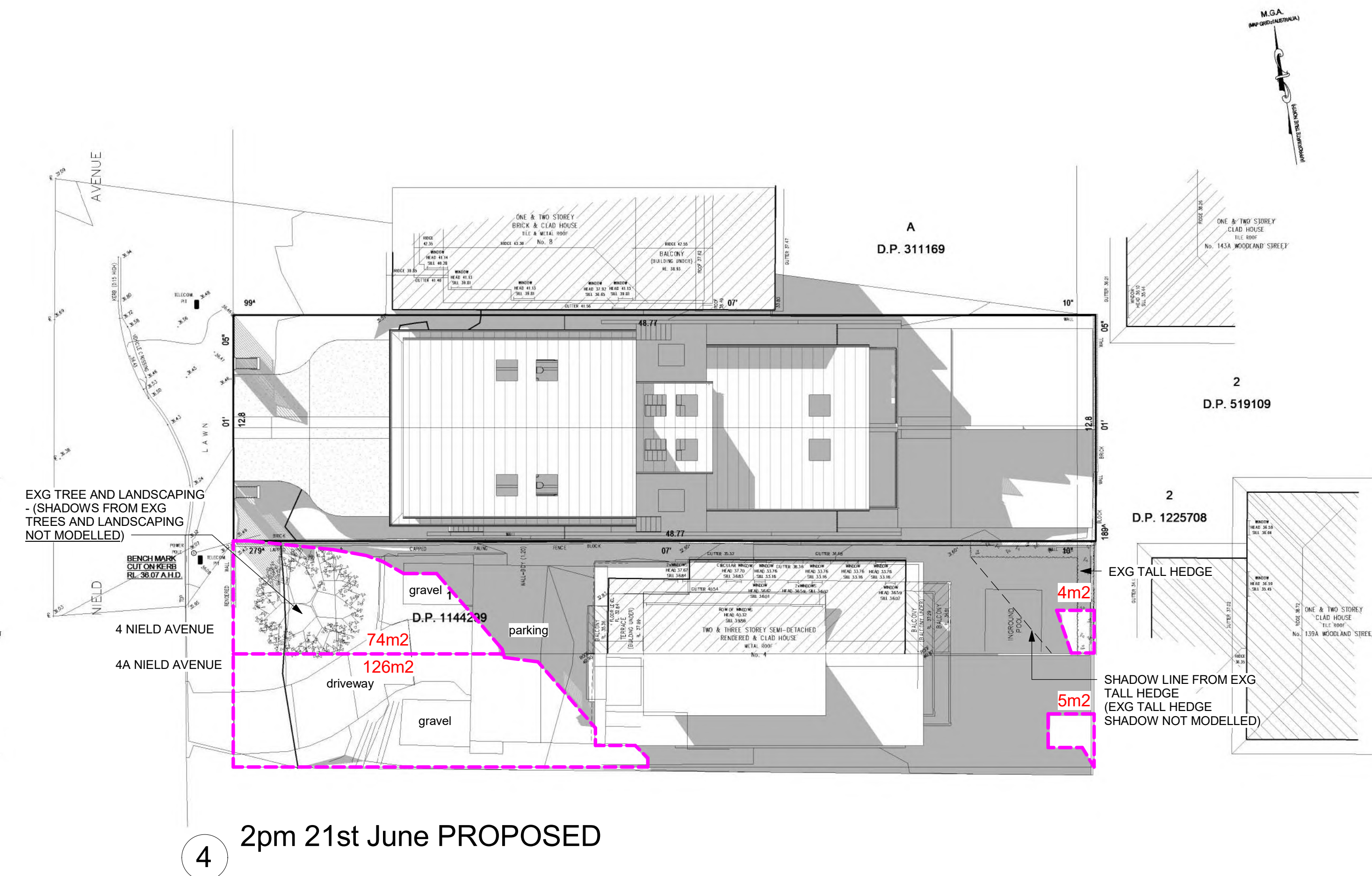
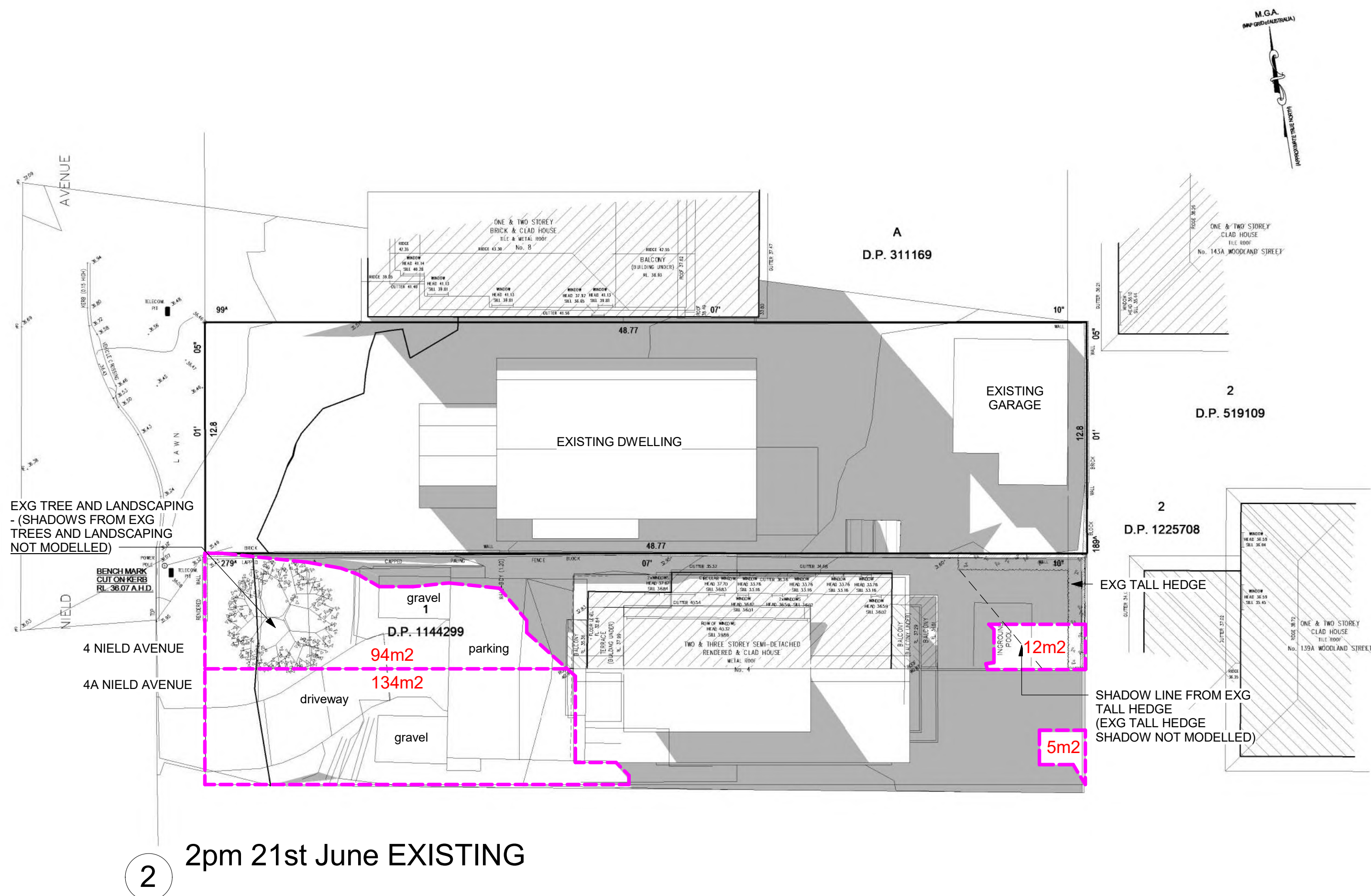
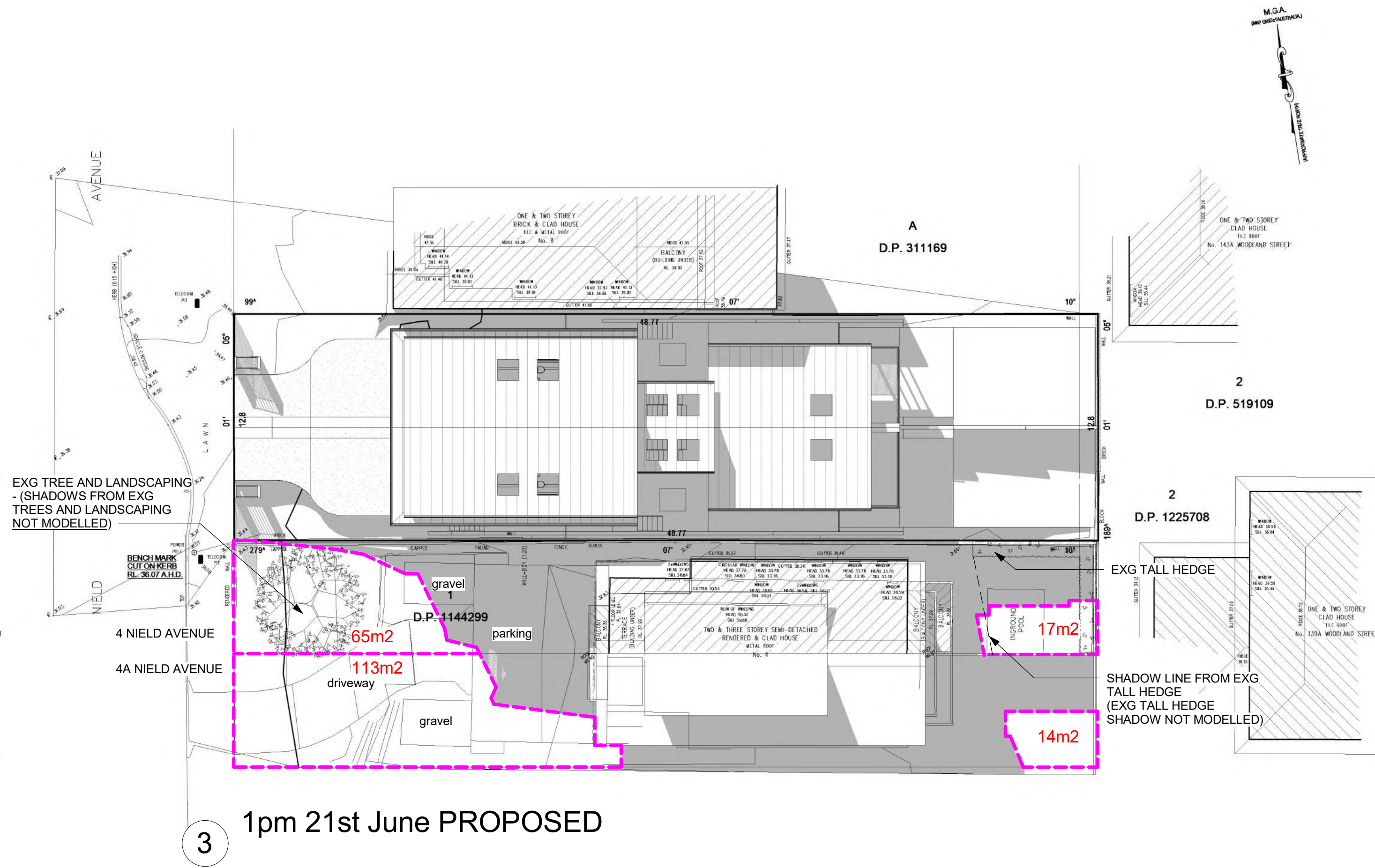
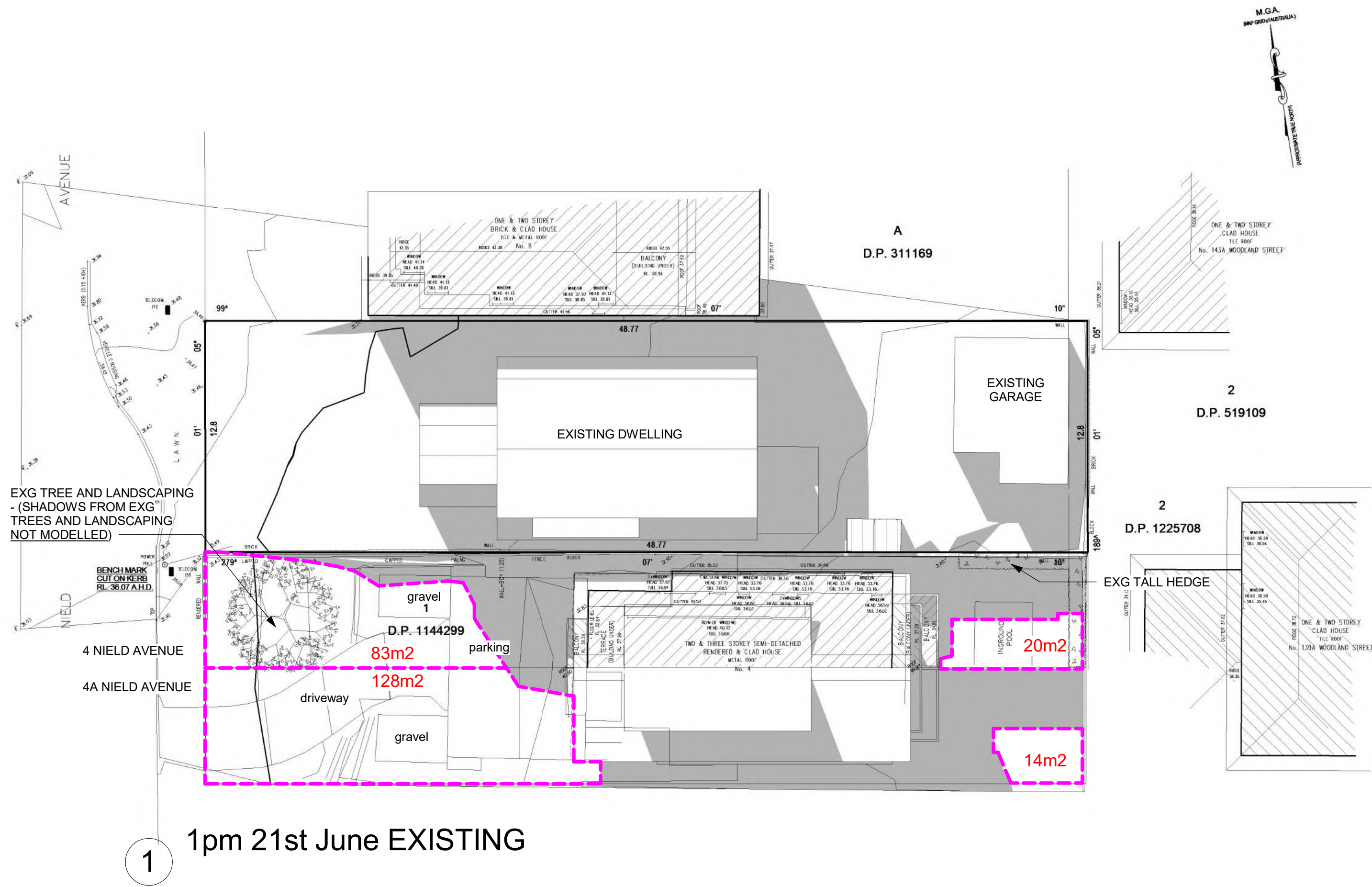
PROJECT TITLE: NEW DUAL OCCUPANCY AT LOT A IN D.P. 339924 KNOW AS 6 NIELD AVENUE, BALGOWLAH

SHEET TITLE: SHADOW DIAGRAMS - 21st June - 11am & 12pm

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|                      |                   |
|----------------------|-------------------|
| SCALE: 1:200         | DATE: 14 NOV 2020 |
| DRAWN: Author        | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA041    |                   |





|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

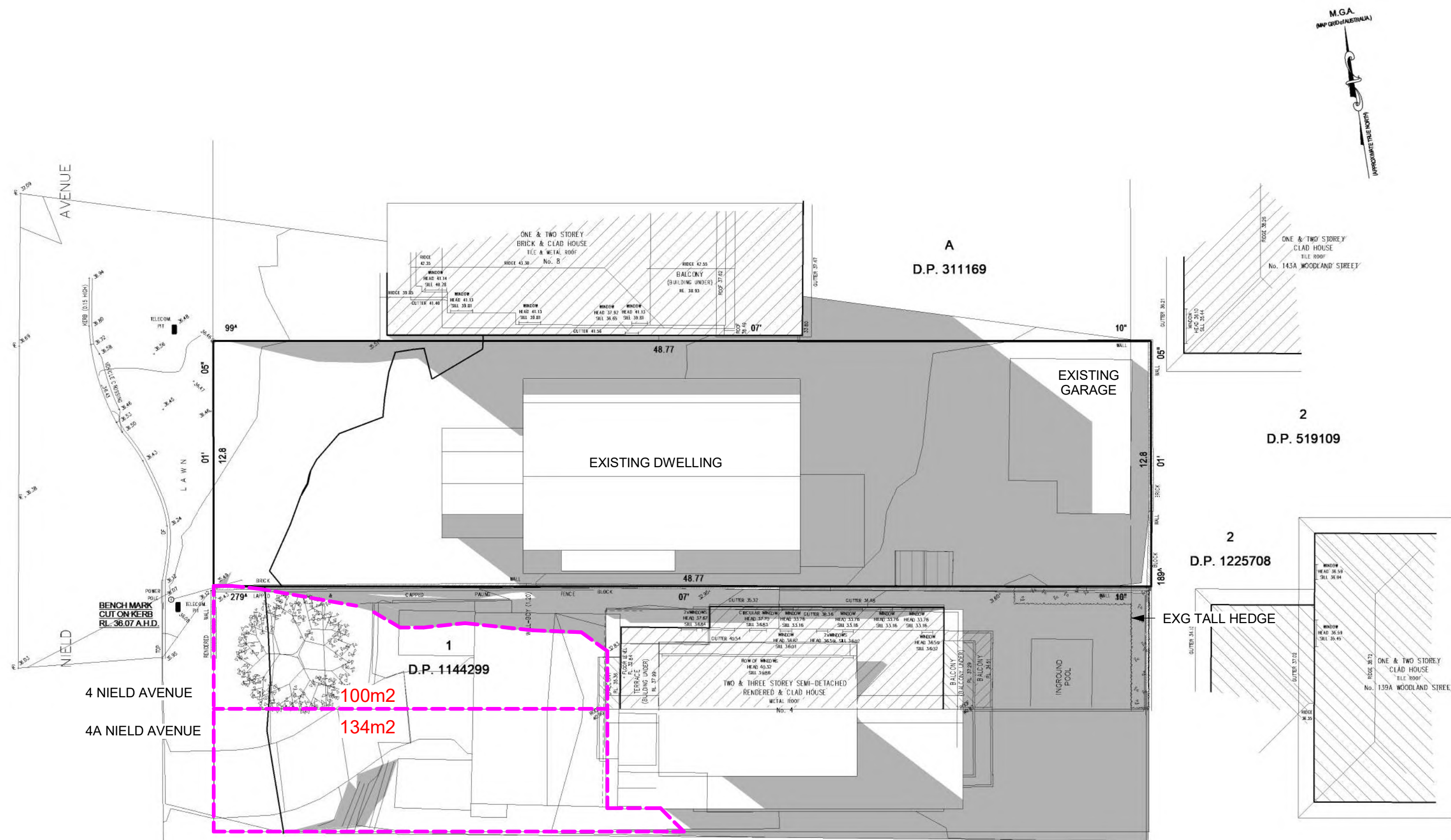
PROJECT TITLE: NEW DUAL OCCUPANCY AT LOT A IN D.P. 339924 KNOW AS 6 NIELD AVENUE, BALGOWLAH

SHEET TITLE: SHADOW DIAGRAMS - 21st June - 1pm & 2pm

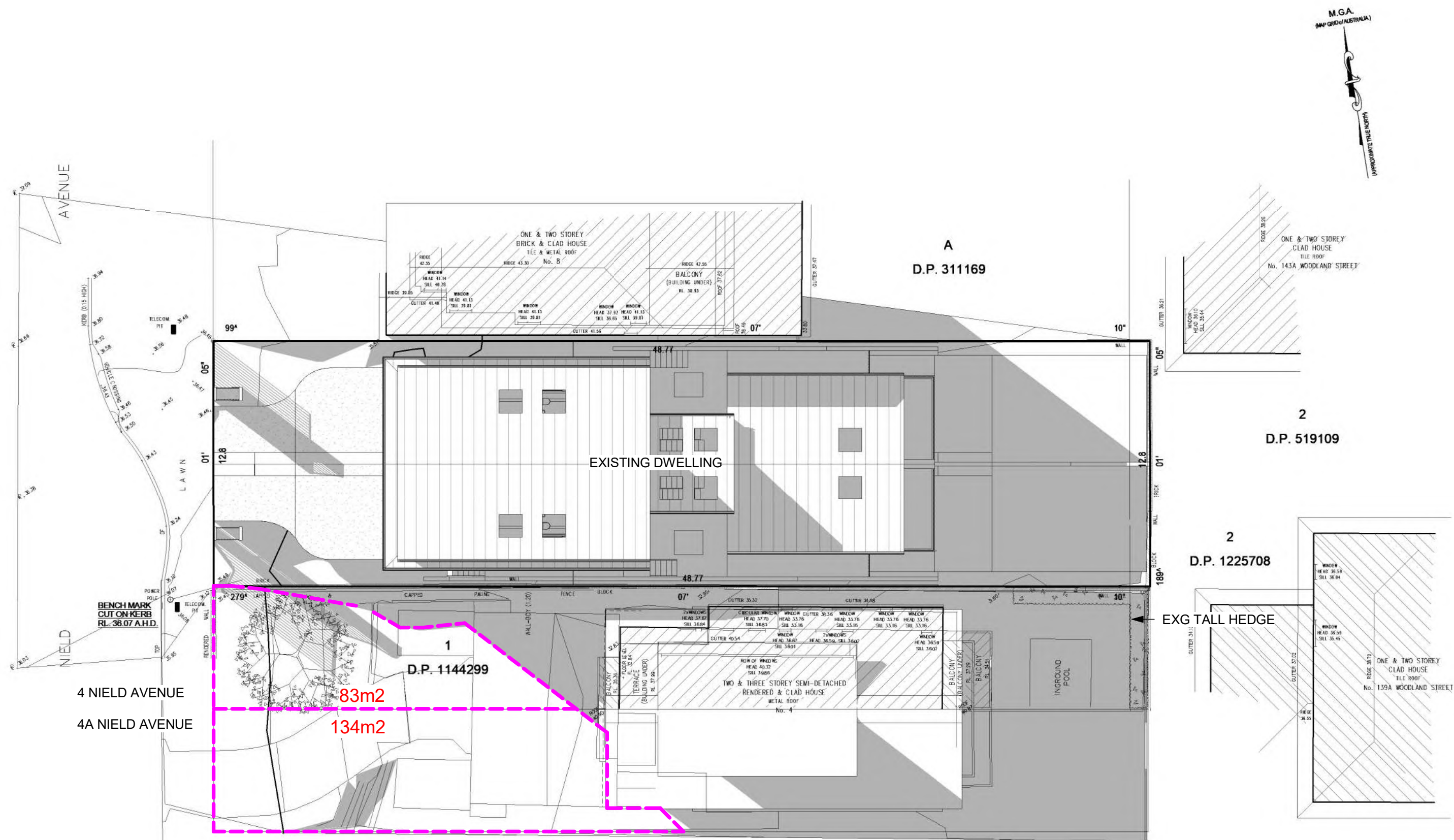
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|                      |                   |
|----------------------|-------------------|
| SCALE: 1:200         | DATE: 14 NOV 2020 |
| DRAWN: Author        | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA042    |                   |





1 3pm 21st June EXISTING



2 3pm 21st June PROPOSED

OVERSHADOWING ADJOINING OPEN SPACE CALCULATIONS 4 & 4A NIELD AVENUE - 21st JUNE

4 NIELD AVENUE - EXISTING SUNLIGHT ACCESS

9am = 20m2 + 3.5m2 = 23.5m2  
10am = 46m2 + 12m2 = 58m2  
11am = 61m2 + 20m2 = 81m2  
12am = 72m2 + 22m2 = 94m2  
1pm = 83m2 + 20m2 = 103m2  
2pm = 94m2 + 12m2 = 106m2  
3pm = 100m2  
TOTAL = 565.5m2

4 NIELD AVENUE - PROPOSED SUNLIGHT ACCESS

9am = 4m2 + 3.5m2 = 7.5m2  
10am = 30m2 + 12m2 = 42m2  
11am = 49m2 + 20m2 = 69m2  
12am = 59m2 + 22m2 = 81m2  
1pm = 65m2 + 17m2 = 82m2  
2pm = 74m2 + 4m2 = 78m2  
3pm = 83m2  
TOTAL = 442.5m2

4 NIELD AVENUE - RETAINED SUNLIGHT ACCESS

= 442.5m2 / 565.5m2 = 78%

4 NIELD AVENUE - LOST SUNLIGHT ACCESS = 22%

4A NIELD AVENUE - EXISTING SUNLIGHT ACCESS

9am = 25m2 + 11m2 = 36m2  
10am = 65m2 + 19m2 = 84m2  
11am = 99m2 + 24m2 = 123m2  
12am = 118m2 + 21m2 = 139m2  
1pm = 128m2 + 14m2 = 142m2  
2pm = 134m2 + 5m2 = 139m2  
3pm = 134m2  
TOTAL = 797m2

4A NIELD AVENUE - PROPOSED SUNLIGHT ACCESS

9am = 8m2 + 11m2 = 19m2  
10am = 51m2 + 19m2 = 70m2  
11am = 84m2 + 24m2 = 108m2  
12am = 101m2 + 21m2 = 122m2  
1pm = 113m2 + 14m2 = 127m2  
2pm = 126m2 + 5m2 = 131m2  
3pm = 134m2  
TOTAL = 711m2

4A NIELD AVENUE - RETAINED SUNLIGHT ACCESS

= 711m2 / 797m2 = 89%

4A NIELD AVENUE - LOST SUNLIGHT ACCESS = 11%

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

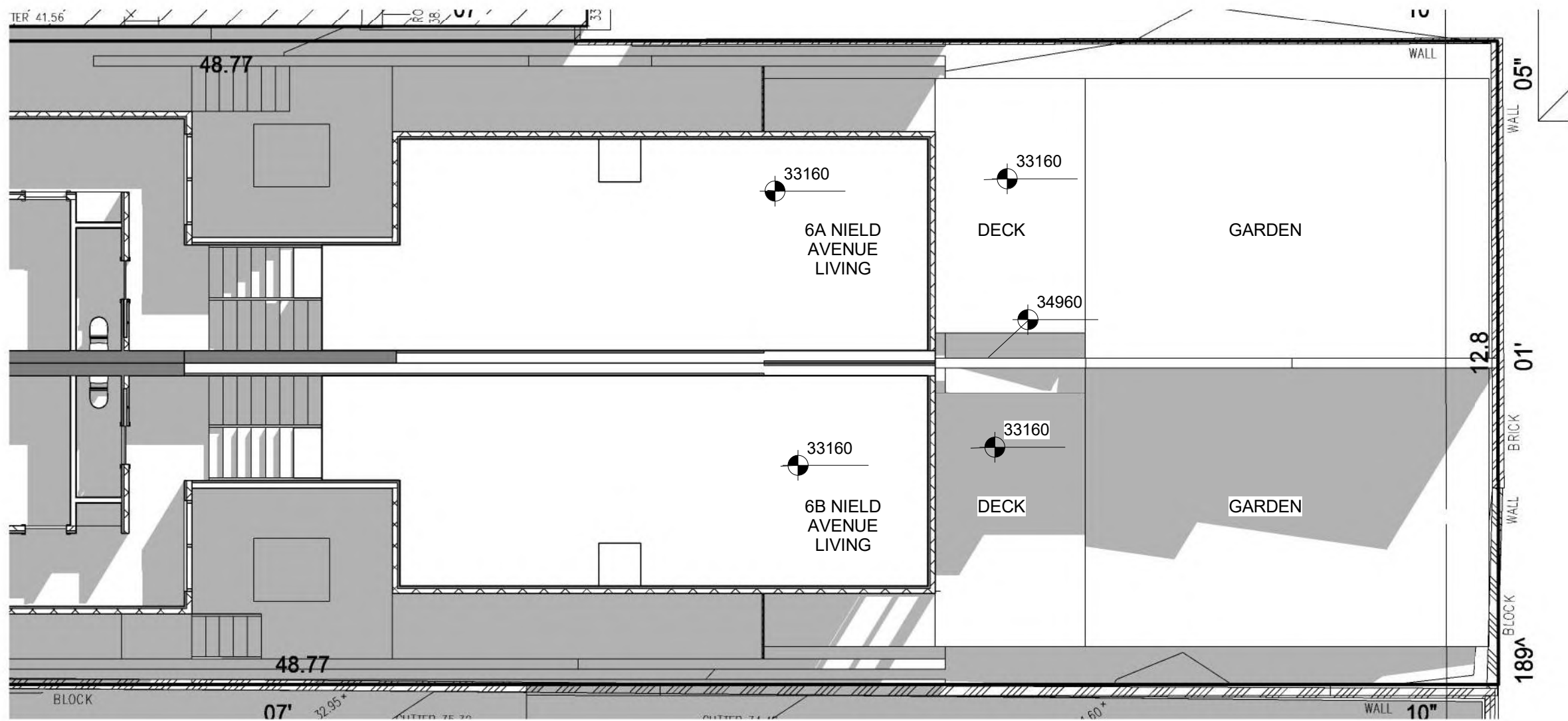
PROJECT TITLE: NEW DUAL OCCUPANCY  
AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD  
AVENUE, BALGOWLAH

SHEET TITLE: SHADOW DIAGRAMS - 21st June -  
3pm

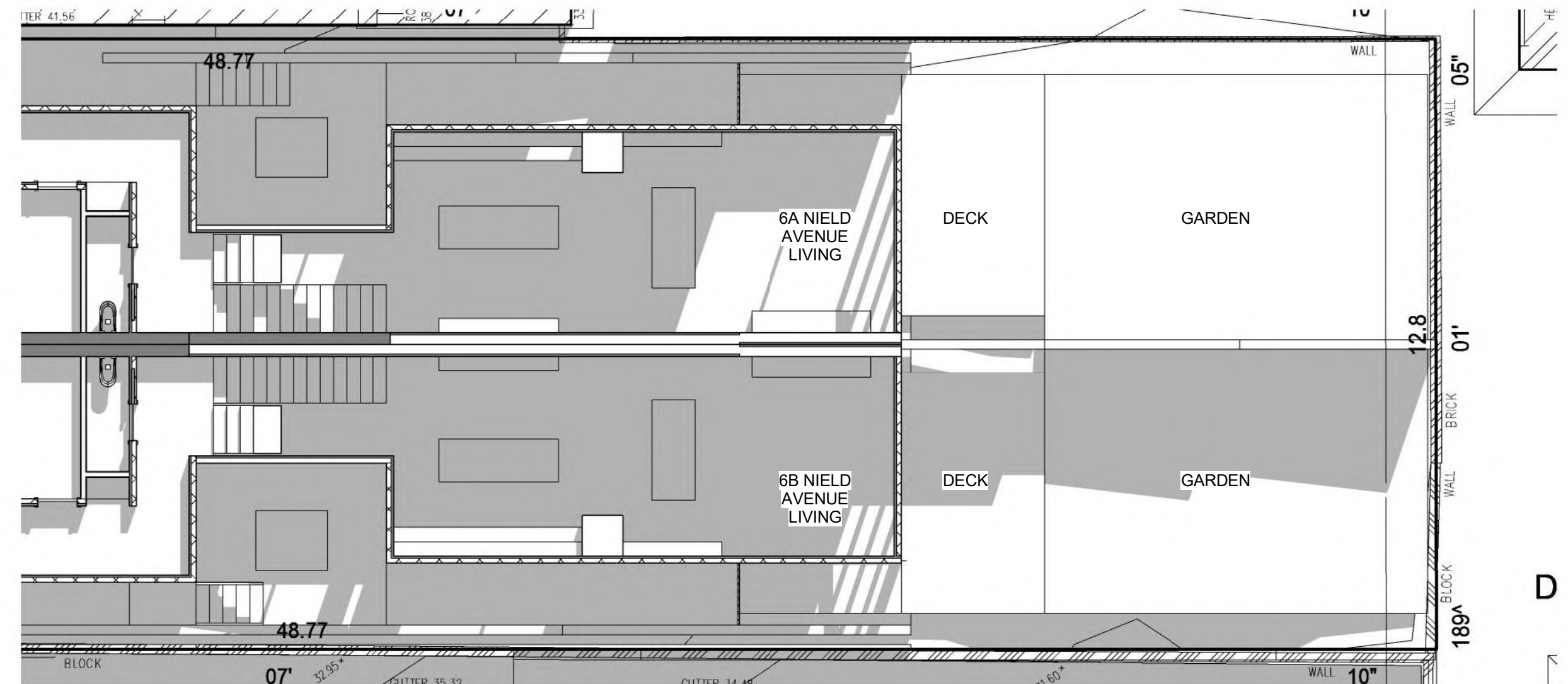
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|                      |                   |
|----------------------|-------------------|
| SCALE: 1:200         | DATE: 14 NOV 2020 |
| DRAWN: Author        | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA043    |                   |

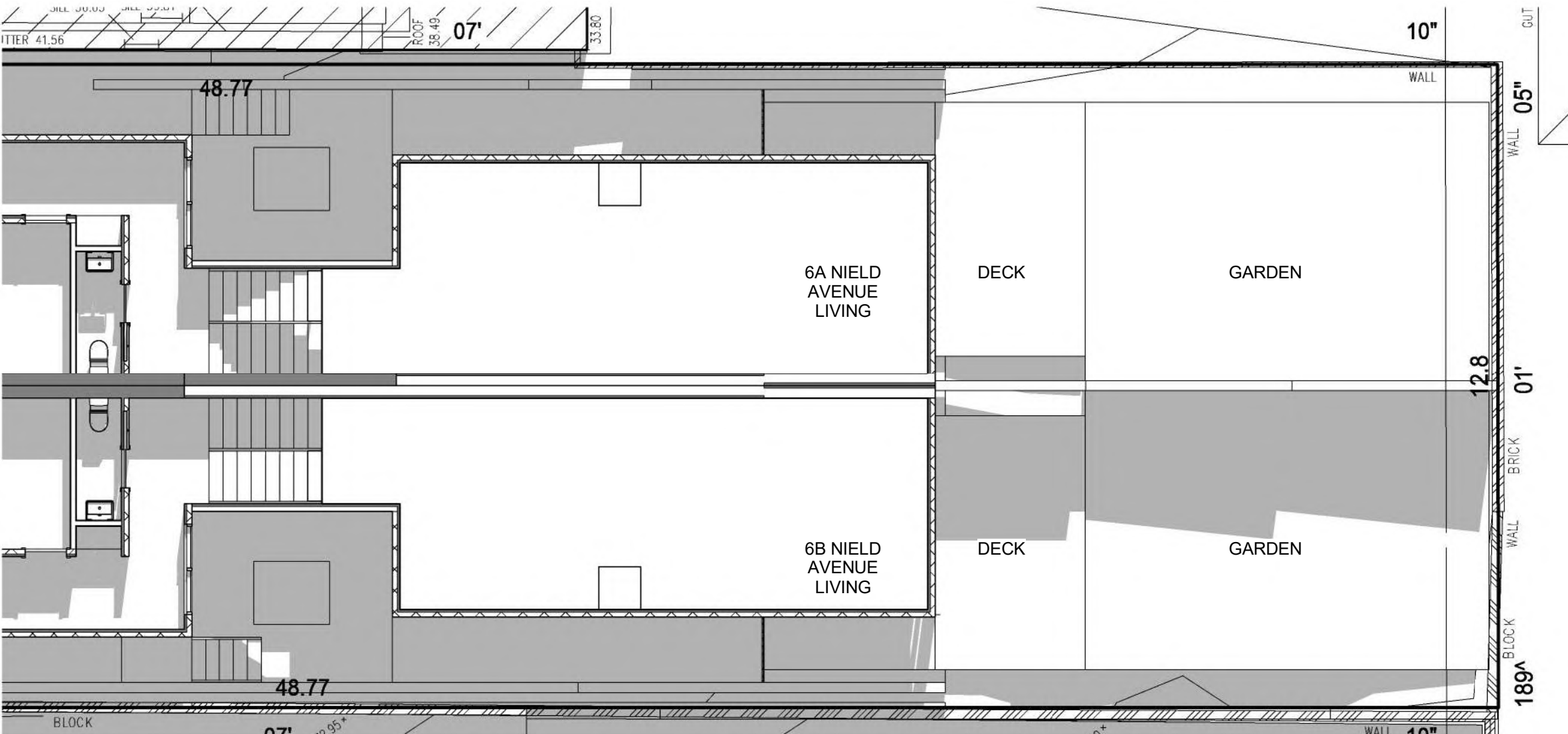




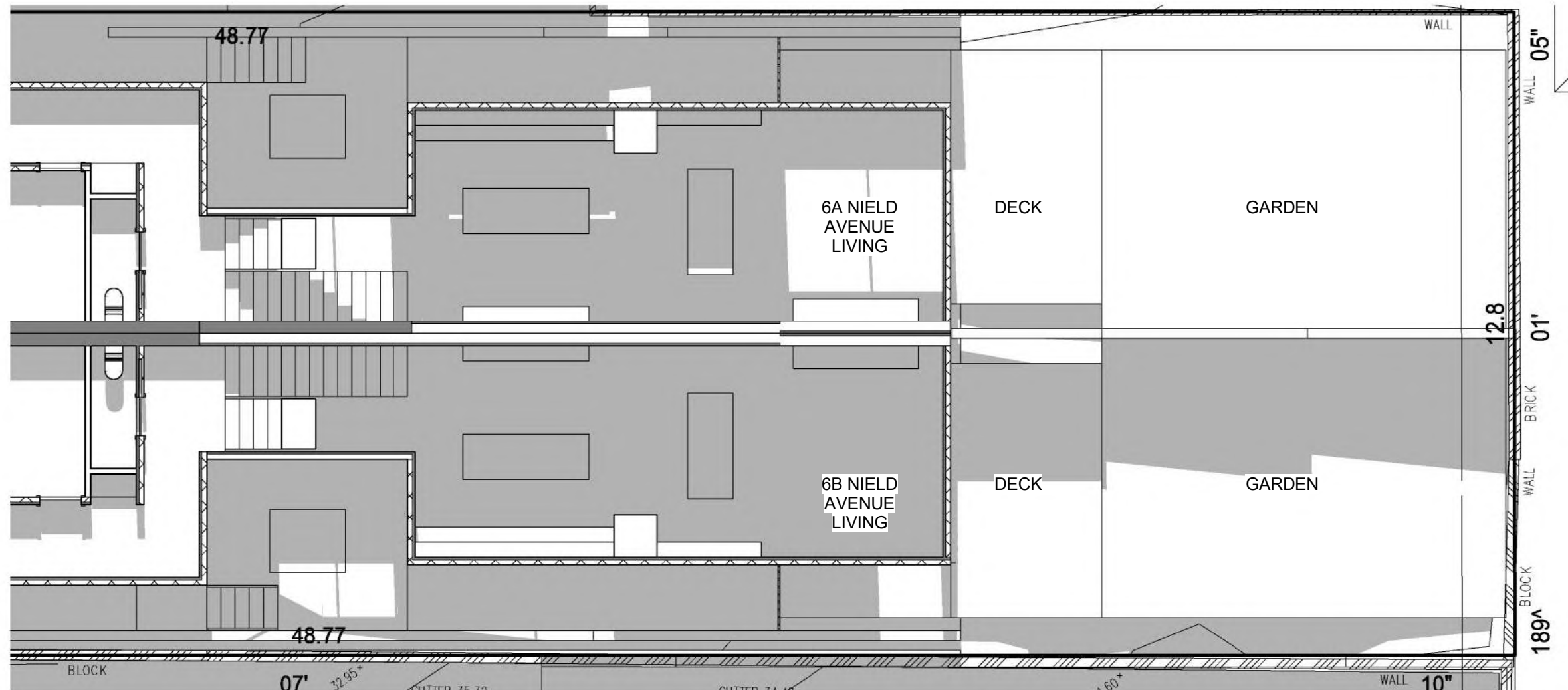
1 9.10am Living Room 21st June - 1.8m High Garden wall between 6A & 6B Nield Avenue



2 10.10am Living Room 21st June - 1.8m High Garden wall between 6A & 6B Nield Avenue



3 10.55am Living Room 21st June - 1.8m High Garden wall between 6A & 6B Nield Avenue



4 11.30pm Living Room 21st June - 1.8m High Garden wall between 6A & 6B Nield Avenue

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

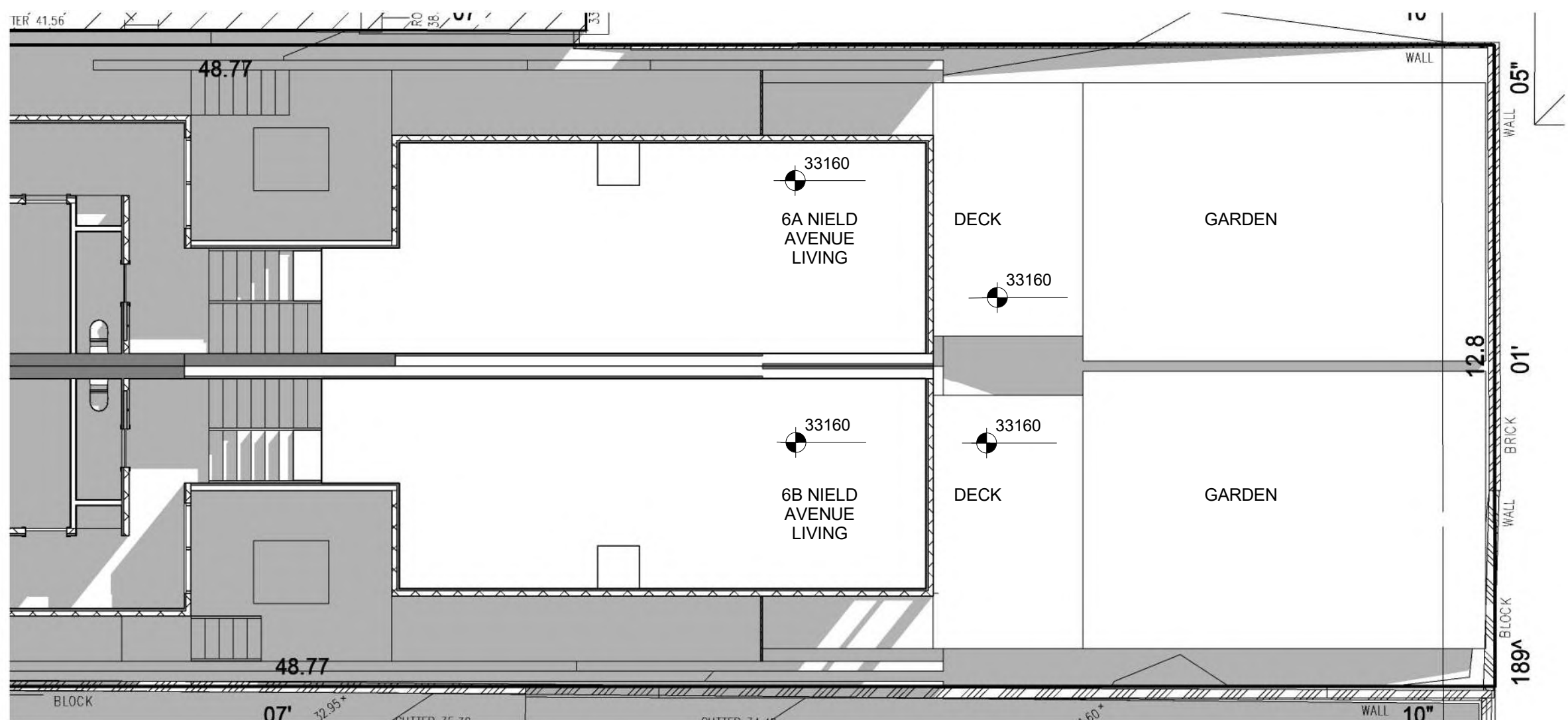
PROJECT TITLE: NEW DUAL OCCUPANCY AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD AVENUE, BALGOWLAH

SHEET TITLE: SHADOW STUDY - 6A & 6B NIELD AVENUE -21st June (Showing Garden wall)

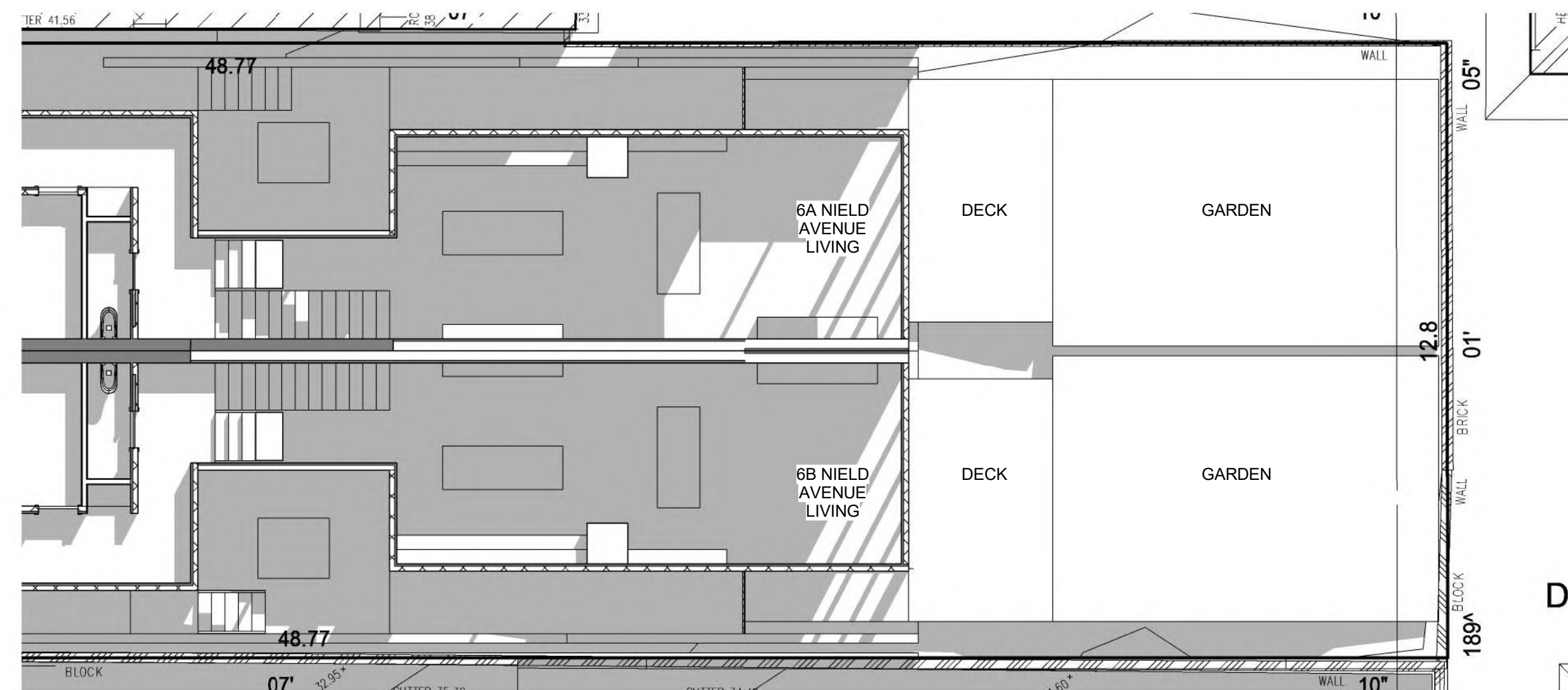
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|----------------------|-------------------|
| SCALE:               | DATE: 14 NOV 2020 |
| DRAWN: SS            | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA045    |                   |

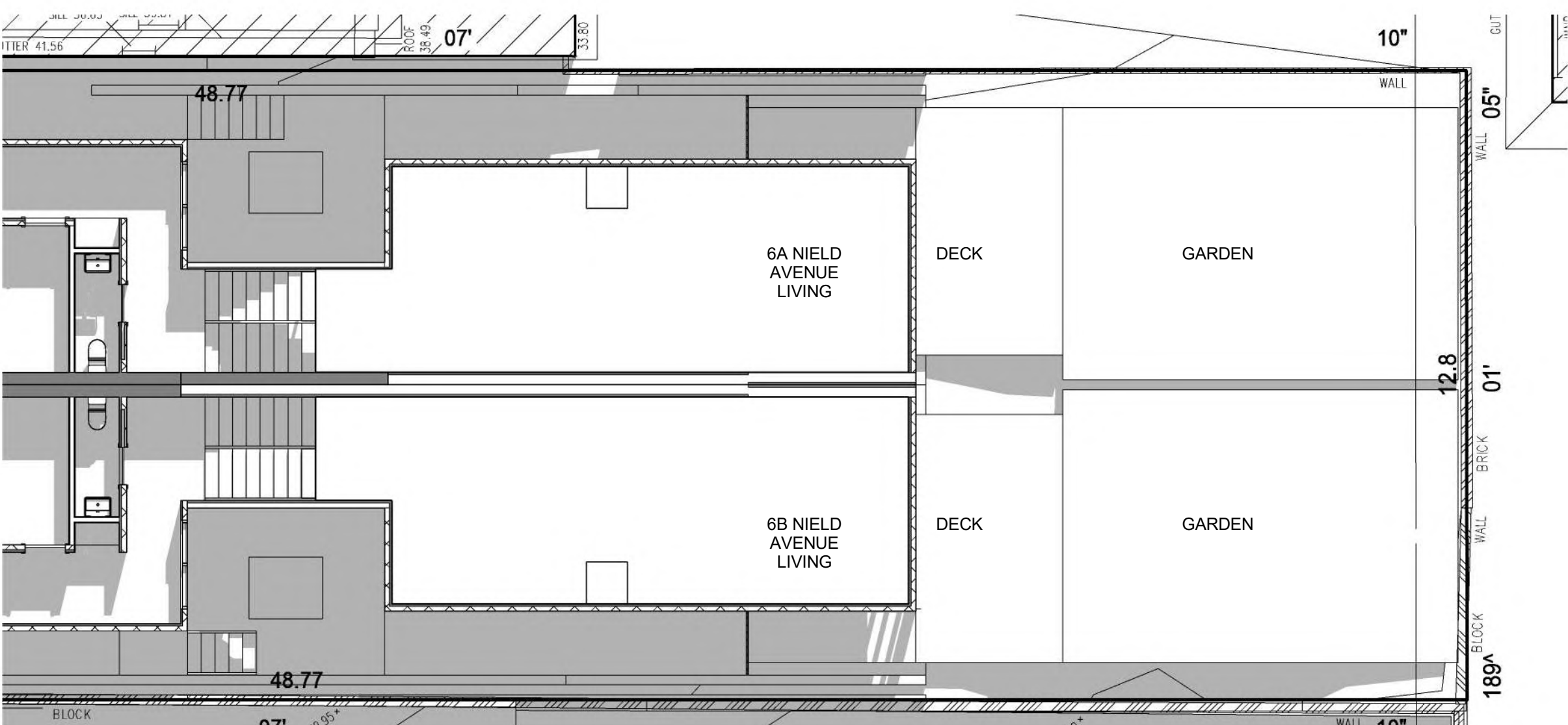




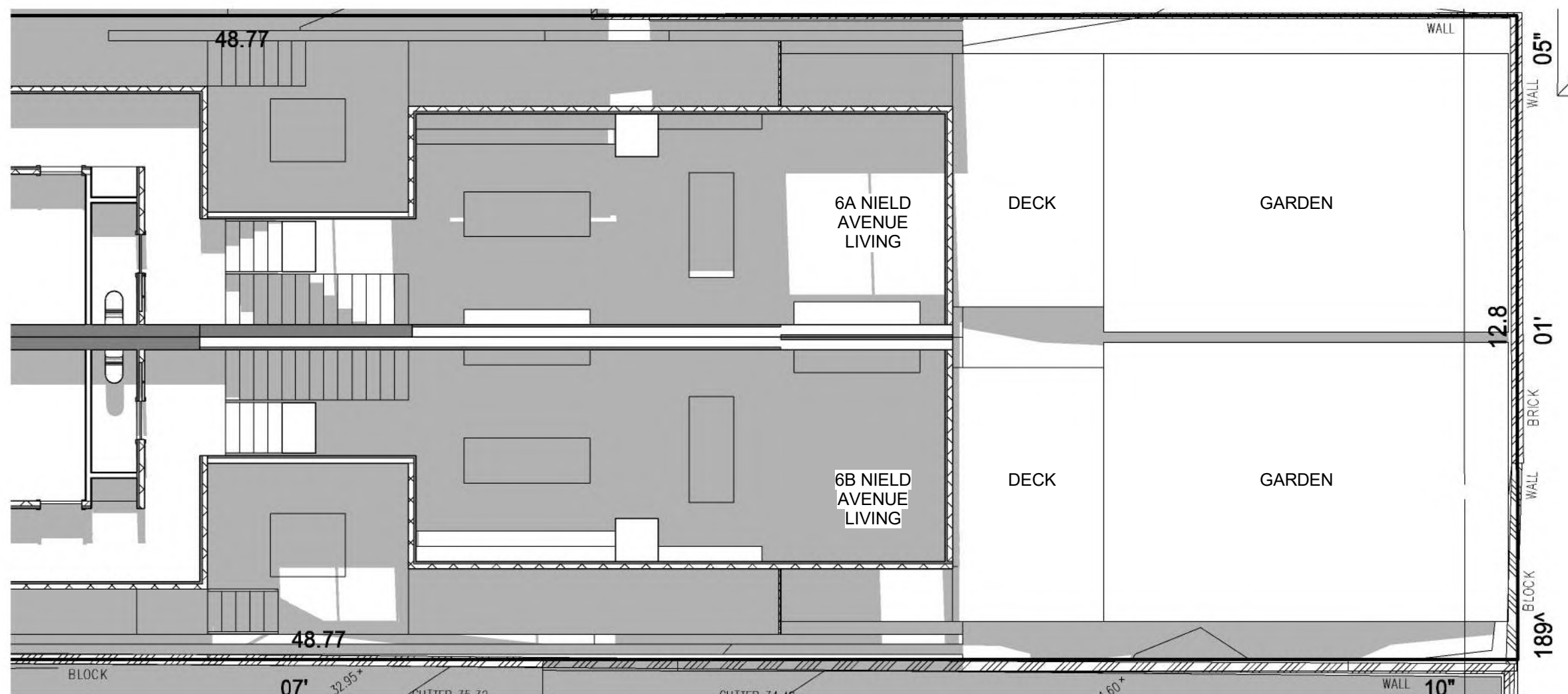
1 8.30am Living Room 21st June - No Garden wall between 6A & 6B Nield Avenue



2 9.30am Living Room 21st June - No Garden wall between 6A & 6B Nield Avenue



3 10.30am Living Room 21st June - No Garden wall between 6A & 6B Nield Avenue



4 11.30pm Living Room 21st June - No Garden wall between 6A & 6B Nield Avenue

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY  
AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD  
AVENUE, BALGOWLAH

SHEET TITLE: SHADOW STUDY - 6A & 6B NIELD  
AVENUE -21st June (No Garden wall)

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|----------------------|-------------------|
| SCALE:               | DATE: 14 NOV 2020 |
| DRAWN: SS            | CHECKED:          |
| PROJECT NO: 2020/110 | REV: N            |
| DRAWING NO: DA046    |                   |





THE PROPOSED OMISSION OF THE EXISTING MANSARD ROOF AND THE ADDITION OF THE PROPOSED NEW ROOF RESULTS IN A NET GAIN OF SOLAR ACCESS TO THE LIVING ROOM WINDOWS OF 4 NIELD AVENUE ON 21st JUNE.

|                                |     |            |                                        |     |            |                         |     |            |
|--------------------------------|-----|------------|----------------------------------------|-----|------------|-------------------------|-----|------------|
|                                |     |            | ISSUED DEVELOPMENT APPLICATION - DRAFT | K   | 22/11/2023 | SECTION 5 ADDED         | E   | 24/04/2022 |
|                                |     |            | COUNCIL RESPONSE - DRAFT               | J   | 09/11/2023 | NORTH POINT ADDED       | D   | 12/04/2022 |
| ISSUED DEVELOPMENT APPLICATION | N   | 30/06/2024 | ISSUED DEVELOPMENT APPLICATION         | H   | 06/06/2023 | AREAS & HEIGHTS AMENDED | C   | 27/05/2021 |
| ISSUED DEVELOPMENT APPLICATION | M   | 15/05/2024 | ISSUED DEVELOPMENT APPLICATION CHECK   | G   | 19/11/2022 | ISSUED FOR COMMENT      | B   | 14/11/2020 |
| ISSUED DEVELOPMENT APPLICATION | L   | 28/11/2023 | ISSUED FOR BASIX                       | F   | 23/07/2022 | ISSUED FOR COMMENT      | A   | 14/11/2020 |
|                                | No. | Date       | Amendment / Issue                      | No. | Date       | Amendment / Issue       | No. | Date       |

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PROPRIETOR: P&T

PROJECT TITLE: NEW DUAL OCCUPANCY  
AT LOT A IN D.P. 339924  
KNOW AS 6 NIELD  
AVENUE, BALGOWLAH

SHEET TITLE: SOLAR ACCESS STUDY -21st JUNE  
4 NIELD AVENUE LIVING ROOM  
WINDOWS

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|                      |                   |
|----------------------|-------------------|
| SCALE:               | DATE: 14 NOV 2020 |
| DRAWN: Author        | CHECKED:          |
| PROJECT NO: 2020/110 | REV:              |
| DRAWING NO: DA047    | N                 |