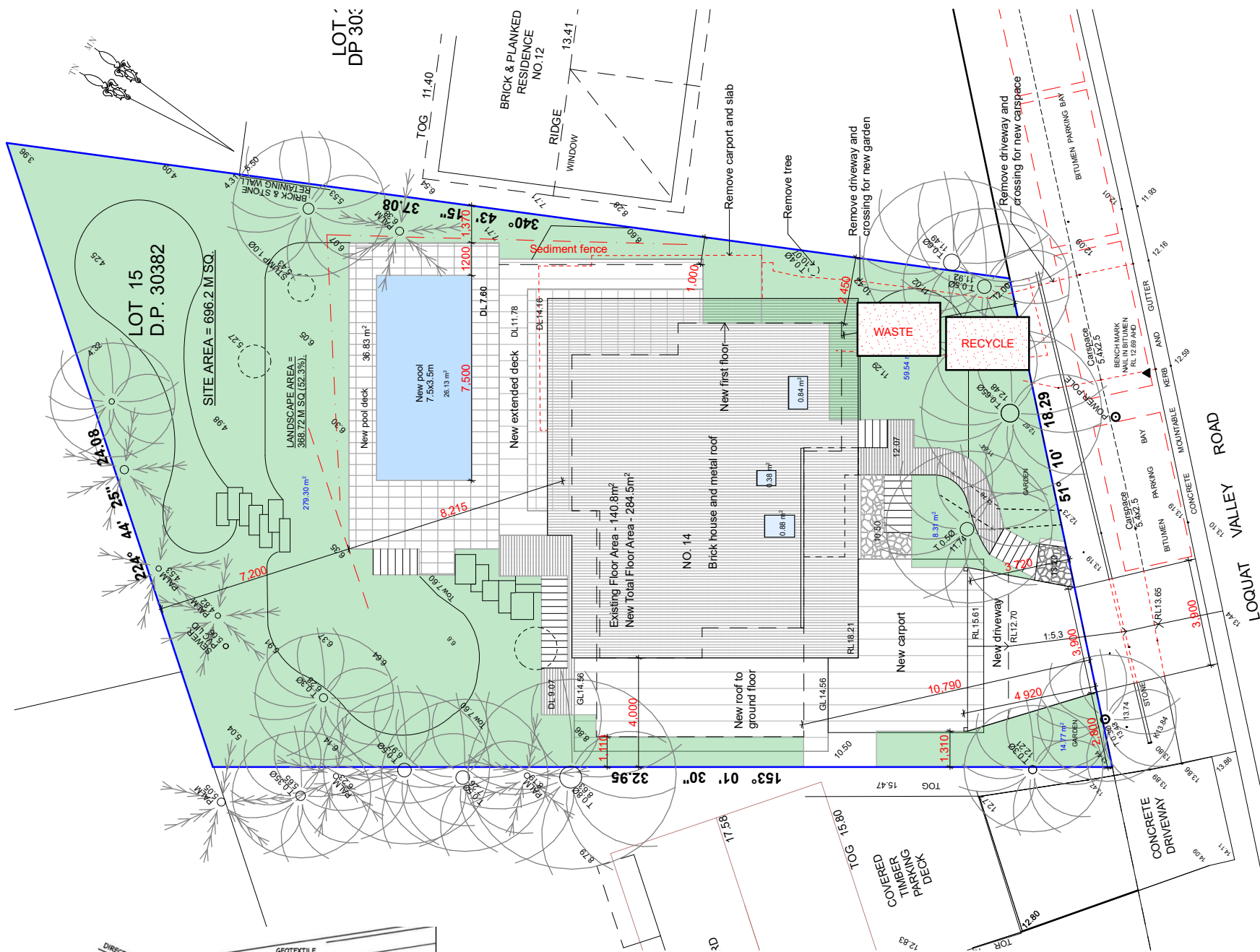
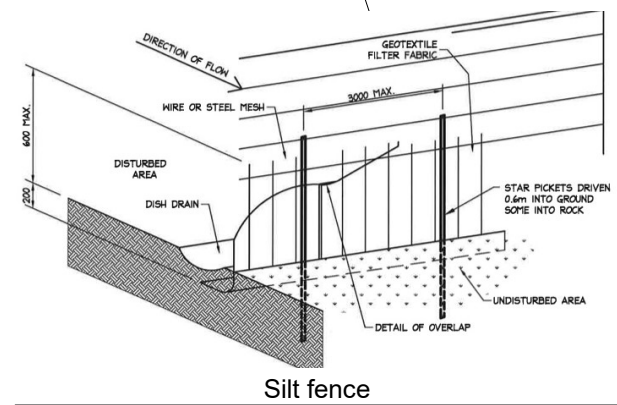




2. Site Management Plan 1:200



#### Polution Prevention

Use the following measures to prevent pollution on site;

1. restrict access to one stable entry and exit point
2. install and maintain adequate sediment and erosion controls
3. preserve grassed area and the maximum cover of natural vegetation by minimising the amount of land disturbed.
4. ensure that stockpiles of sand, gravel, soil, and similar materials are located so that the material doesn't spill onto the road or pavement, wash into drainage lines, watercourses or depressions.
5. minimise on site vehicle activity during wet weather
6. Do not pump or allow any unclean water to enter the stormwater system from excess materials or cleaning tools.
7. Sediment fences are to be laid along the contour as much as possible and are to be of suitable geotextile fabric and supported every three metres with star pickets and a lower trench depth of 150mm

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Site Specific **SSD** Designs

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Plot Date: 30/07/2025  
Project NO. 2024 11  
Project Status Development Application

Client Keith and Saskia Waters  
Climate Zone 5  
Wind Region #Wind Region  
Site: 14 Loquat Valley Rd Bayview NSW 2104

DRAWING TITLE :

Supplemental  
**Site Management Plan**

PROJECT NAME :

**Waters Residence**

REVISION NO.

DRAWING NO.

**DA00**



Site and Roof Plan

1:200

**Basix Certificate Commitments**

**Swimming Pool**  
Capacity - 38kL  
Must be outdoors and have a pool cover  
Install a pool pump timer  
Solar only heating

**Fixtures and Systems**  
Hotwater - Electric Heat Pump  
Lighting - 40% new or altered to be LED, compact fluorescent, or fluorescent  
Showerheads and taps to have flow rate <9ltrs/min, 3 Star minimum, Toilets <4ltrs/flush, 3 Star min

**Construction and Insulation**  
**Floor** - suspended floor, open subfloor -R0.8 or R1.5 including construction  
**Floor** - suspended floor, enclosed subfloor -R0.6 or R1.3 including construction  
**Floor** - framed, above existing floor - nil  
**Wall** - Framed, FC clad/weatherboard, R1.3 or R1.7 incl.const  
**Wall** - Brick Veneer, R1.16 or R1.7 incl.construction  
**Roof** - Dark roof colour - SA>0.7  
Framed roof, flat ceiling, flat roof - R1.58+75mm foil backed blanket

**Window and Glazed Doors - Aluminium Framed**

W1-W4 +900mm eave - U7.63, SHGC 0.75 -Clear glass

W5, 0mm eave - U7.63, SHGC 0.75 -Clear glass

W6,W7,W20, 600mm eave - U7.63, SHGC 0.75 -Clear glass

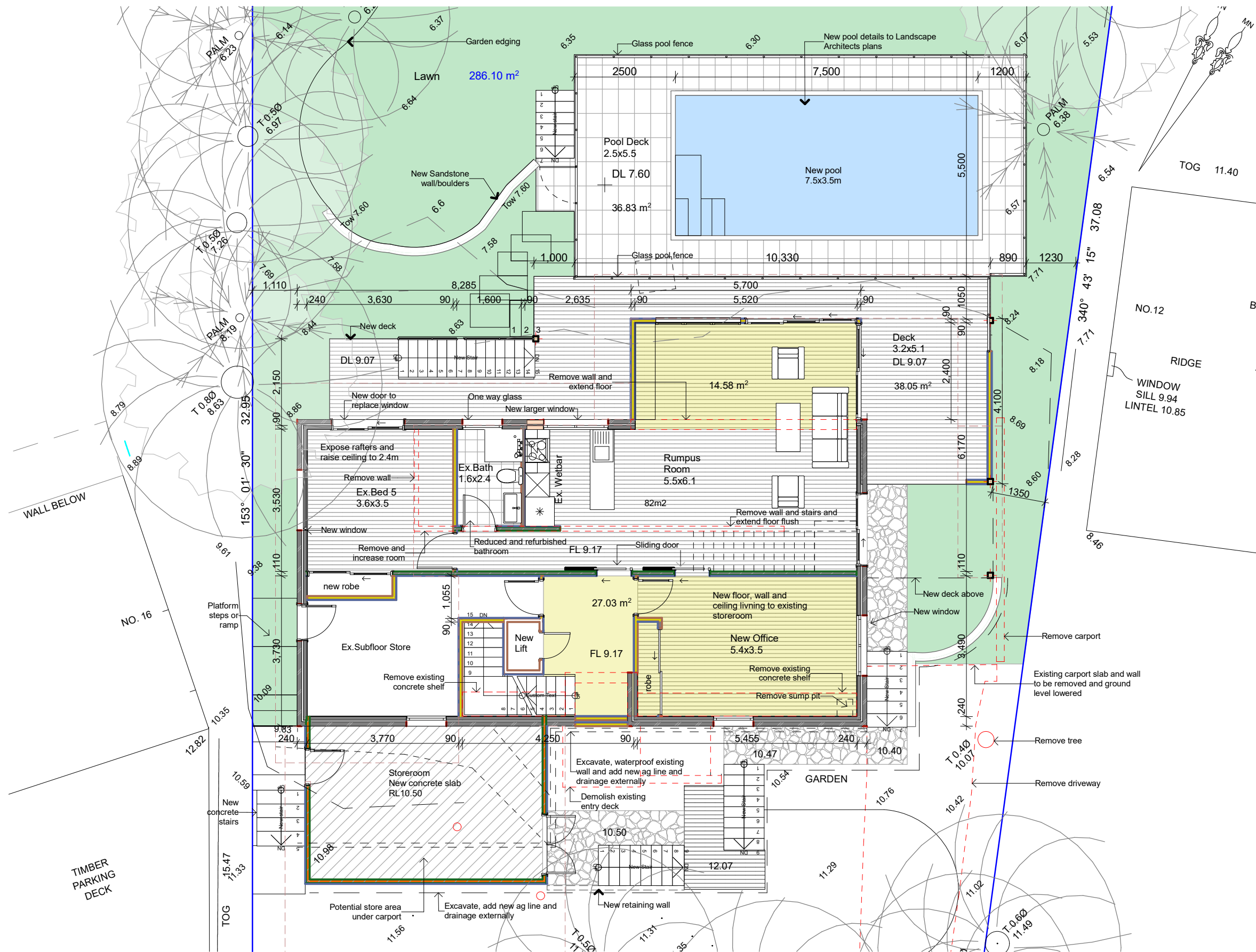
W8-W17, 900mm eave, U7.63, SHGC 0.75 -Clear glass

W18, 0mm eave, U7.63, SHGC 0.75 -Clear glass

W19,W21, 900mm eave, U7.63, SHGC 0.75 -Clear glass

D01-D011  
+900mm eave, U7.63, SHGC 0.75 -Clear glass

Skylights- timber framed  
S1, 0.88m2, U 2.9 SHGC 0.456  
S2, 0.38m2, U 2.9 SHGC 0.456  
S3, 0.84m2, U 2.9 SHGC 0.456



**Basix Certificate Commitments**

**Swimming Pool**  
Capacity - 38kL  
Must be outdoors and have a pool cover  
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Hotwater - Electric Heat Pump  
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Wall - Framed, FC clad/weatherboard, R1.3 or R1.7 incl.const  
Wall - Brick Veneer, R1.16 or R1.7 incl.construction  
Roof - Dark roof colour - SA>0.7  
Framed roof, flat ceiling, flat roof - R1.58+75mm foil backed blanket

**Window and Glazed Doors - Aluminium Framed**

W1-W4 +900mm eave - U7.63, SHGC 0.75 -Clear glass  
W5, 0mm eave - U7.63, SHGC 0.75 -Clear glass  
W6,W7,W20, 600mm eave - U7.63, SHGC 0.75 -Clear glass  
W8-W17, 900mm eave, U7.63, SHGC 0.75 -Clear glass  
W18, 0mm eave, U7.63, SHGC 0.75 -Clear glass  
W19,W21, 900mm eave, U7.63, SHGC 0.75 -Clear glass  
D01-D011  
+900mm eave, U7.63, SHGC 0.75 -Clear glass

**Skylights- timber framed**  
S1, 0.88m2, U 2.9 SHGC 0.456  
S2, 0.38m2, U 2.9 SHGC 0.456  
S3, 0.84m2, U 2.9 SHGC 0.456

-1.

Lower Ground Floor

1:100

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Site Specific **SSD** Designs

Drawn | Checked SH |  
Plot Date: 30/07/2025  
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Project Status Development Application

Client Keith and Saskia Waters  
Climate Zone 5  
Wind Region #Wind Region  
Site: 14 Loquat Valley Rd Bayview NSW 2104

DRAWING TITLE :

DA Plans  
**Lower Ground Floor**

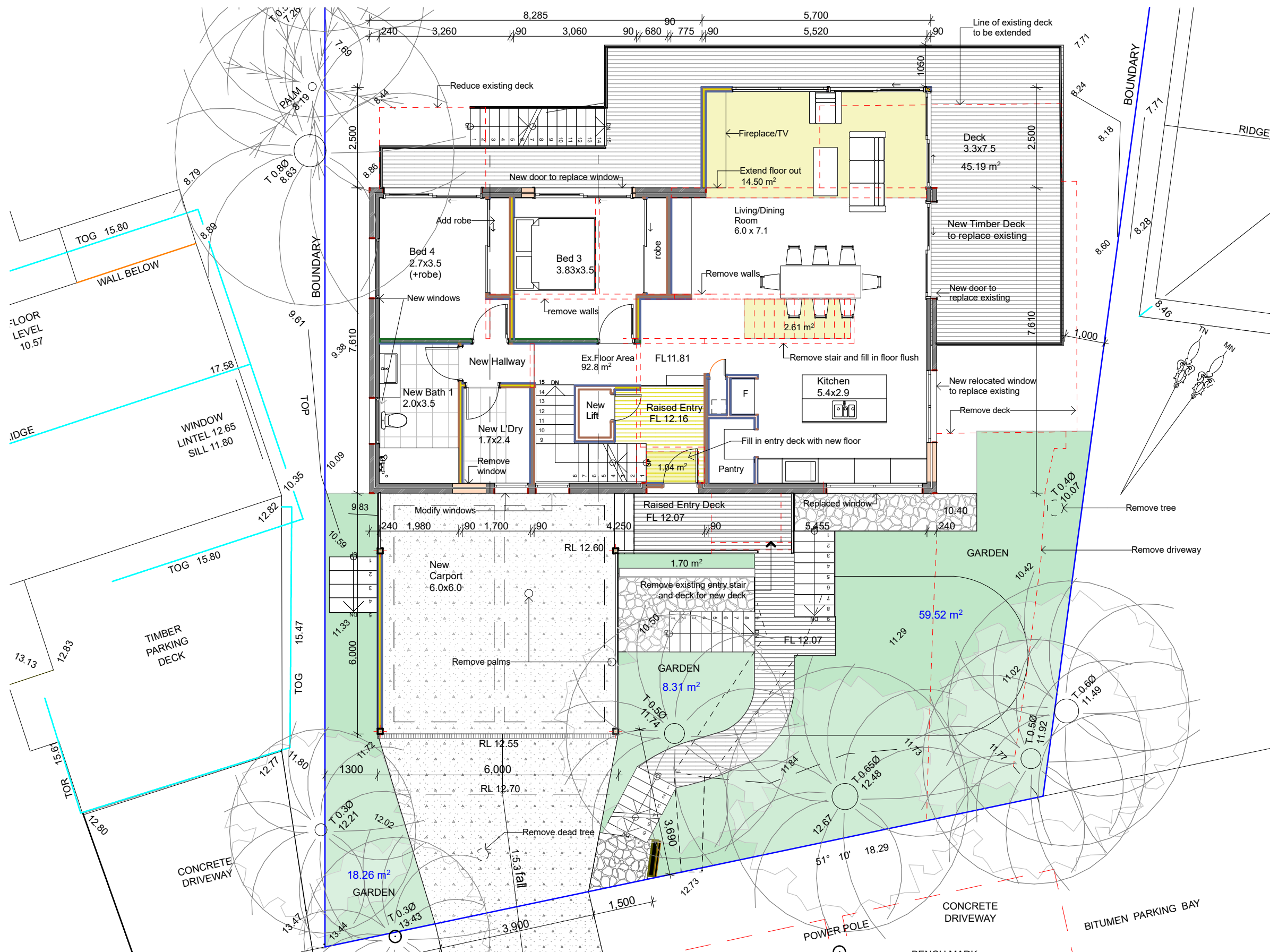
PROJECT NAME :

**Waters Residence**

REVISION NO.

DRAWING NO.

**DA 02**



#### Basix Certificate Commitments

##### Swimming Pool

Capacity - 38kL  
Must be outdoors and have a pool cover  
Install a pool pump timer  
Solar only heating

##### Fixtures and Systems

Hotwater - Electric Heat Pump  
Lighting - 40% new or altered to be LED, compact fluorescent, or fluorescent  
Showerheads and taps to have flow rate <9ltrs/min, 3 Star minimum, Toilets <4ltrs/flush, 3 Star min

##### Construction and Insulation

Floor - suspended floor, open subfloor -R0.8 or R1.5 including construction  
Floor - suspended floor, enclosed subfloor -R0.6 or R1.3 including construction  
Floor - framed, above existing floor - nil  
Wall - Framed, FC clad/weatherboard, R1.3 or R1.7 incl.const  
Wall - Brick Veneer, R1.16 or R1.7 incl.construction  
Roof - Dark roof colour - SA >0.7  
Framed roof, flat ceiling, flat roof - R1.58+75mm foil backed blanket

##### Window and Glazed Doors - Aluminium Framed

W1-W4 +900mm eave - U7.63, SHGC 0.75 -Clear glass

W5, 0mm eave - U7.63, SHGC 0.75 -Clear glass

W6,W7,W20, 600mm eave - U7.63, SHGC 0.75 -Clear glass

W8-W17, 900mm eave, U7.63, SHGC 0.75 -Clear glass

W18, 0mm eave, U7.63, SHGC 0.75 -Clear glass

W19,W21, 900mm eave, U7.63, SHGC 0.75 -Clear glass

D01-D011  
+900mm eave, U7.63, SHGC 0.75 -Clear glass

##### Skylights- timber framed

S1, 0.88m2, U 2.9 SHGC 0.456  
S2, 0.38m2, U 2.9 SHGC 0.456  
S3, 0.84m2, U 2.9 SHGC 0.456

Ground Floor Plan

1:100

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Project Status Development Application

Client Keith and Saskia Waters  
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Wind Region #Wind Region  
Site: 14 Loquat Valley Rd Bayview NSW 2104

DRAWING TITLE :

DA Plans  
**Ground Floor Plan**

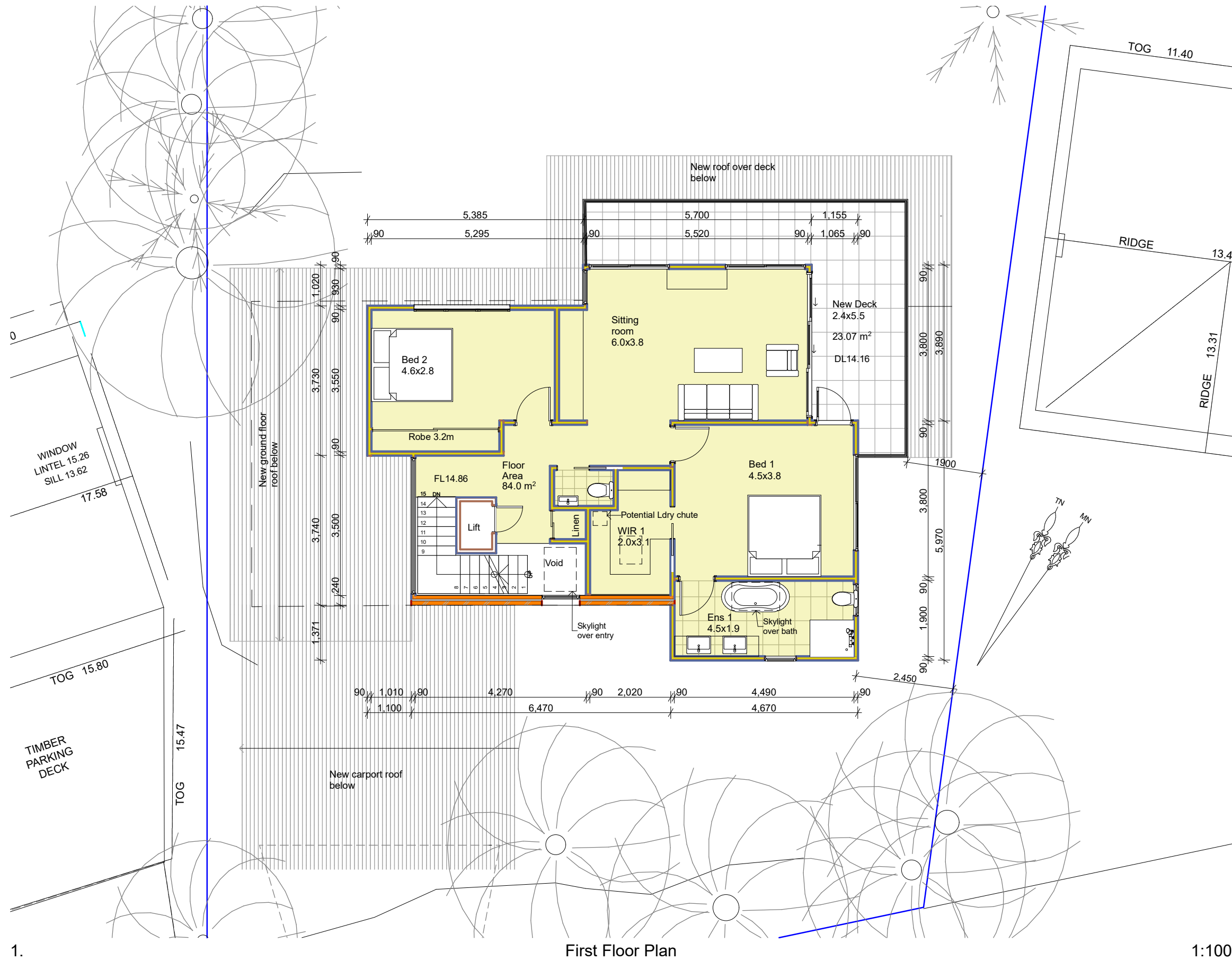
PROJECT NAME :

**Waters Residence**

REVISION NO.

DRAWING NO.

**DA 03**



#### Basix Certificate Commitments

**Swimming Pool**  
Capacity - 38kL  
Must be outdoors and have a pool cover  
Install a pool pump timer  
Solar only heating

**Fixtures and Systems**  
Hotwater - Electric Heat Pump  
Lighting - 40% new or altered to be LED, compact fluorescent, or fluorescent  
Showerheads and taps to have flow rate <9ltrs/min, 3 Star minimum, Toilets <4ltrs/flush, 3 Star min

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Wall - Brick Veneer, R1.16 or R1.7 incl.construction  
Roof - Dark roof colour - SA <0.7  
Framed roof, flat ceiling, flat roof - R1.58+75mm foil backed blanket

#### Window and Glazed Doors - Aluminium Framed

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W6,W7,W20, 600mm eave - U7.63, SHGC 0.75 -Clear glass

W8-W17, 900mm eave, U7.63, SHGC 0.75 -Clear glass

W18, 0mm eave, U7.63, SHGC 0.75 -Clear glass

W19,W21, 900mm eave, U7.63, SHGC 0.75 -Clear glass

D01-D011  
+900mm eave, U7.63, SHGC 0.75 -Clear glass

Skylights- timber framed  
S1, 0.88m2, U 2.9 SHGC 0.456  
S2, 0.38m2, U 2.9 SHGC 0.456  
S3, 0.84m2, U 2.9 SHGC 0.456

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Site Specific **SSD** Designs

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Project Status Development Application

Client Keith and Saskia Waters  
Climate Zone 5  
Wind Region #Wind Region  
Site: 14 Loquat Valley Rd Bayview NSW 2104

DRAWING TITLE :

DA Plans  
**First Floor Plan**

PROJECT NAME :

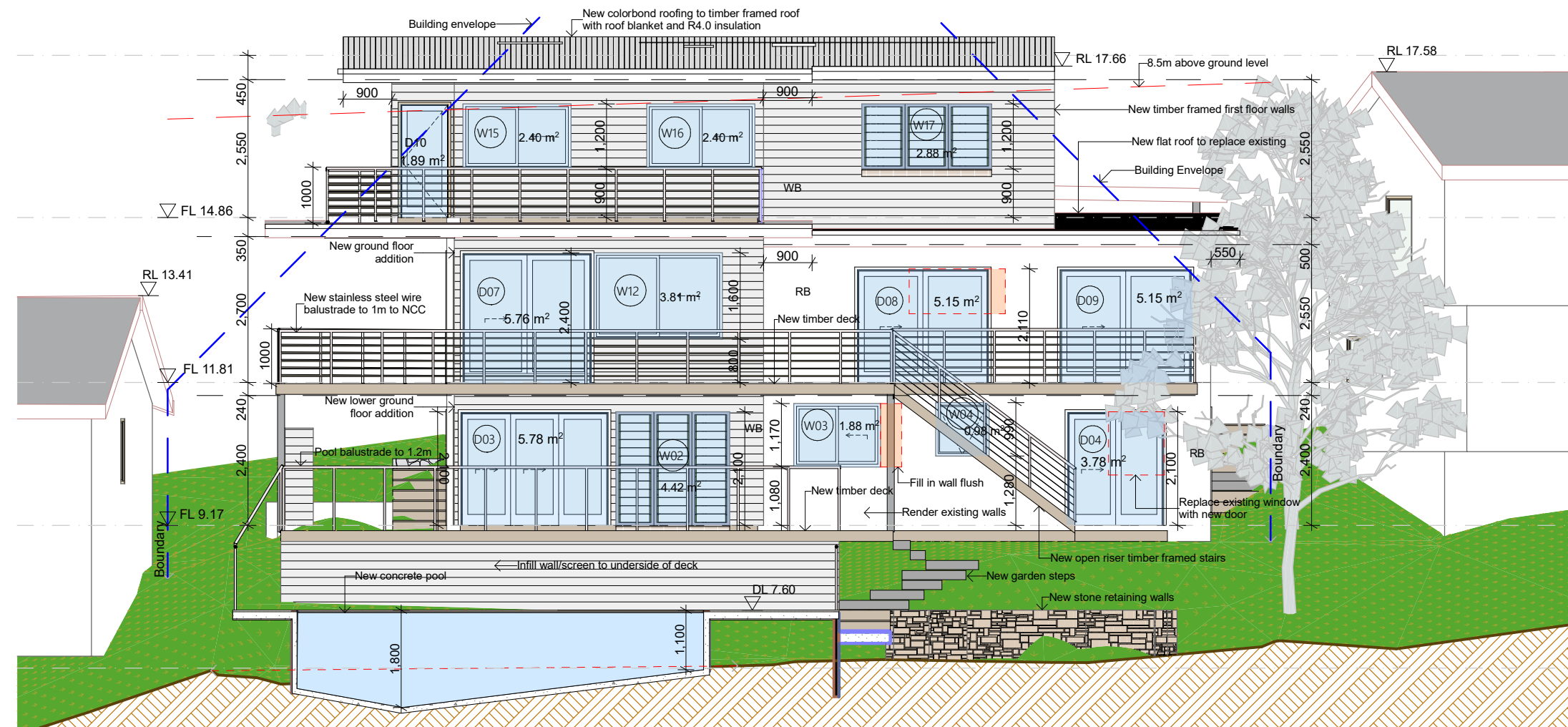
**Waters Residence**

REVISION NO.

DRAWING NO.

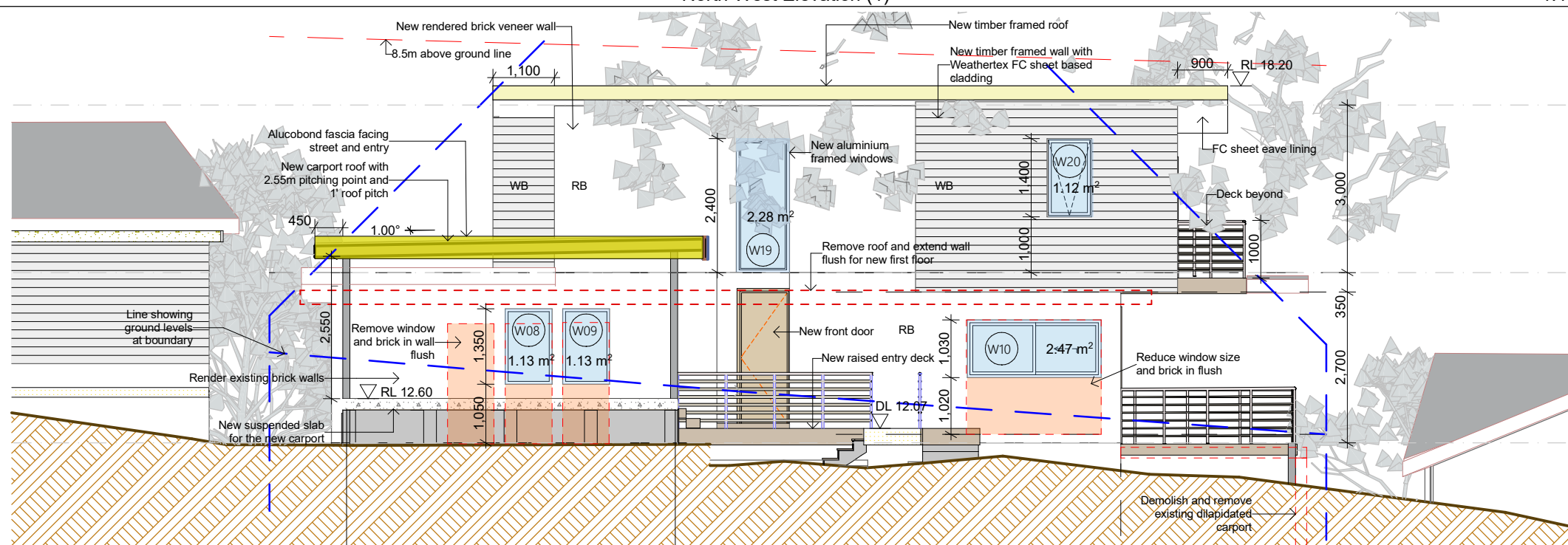
**DA 04**

# DA 05



North West Elevation (1)

1:100



South-East(Street) Elevation

1:100

#### Basix Certificate Commitments

##### Swimming Pool

Capacity - 38kL  
Must be outdoors and have a pool cover  
Install a pool pump timer  
Solar only heating

##### Fixtures and Systems

Hotwater - Electric Heat Pump  
Lighting - 40% new or altered to be LED, compact fluorescent, or fluorescent  
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W6,W7,W20, 600mm eave - U7.63, SHGC 0.75 -Clear glass

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W18, 0mm eave, U7.63, SHGC 0.75 -Clear glass

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D01-D011  
+900mm eave, U7.63, SHGC 0.75 -Clear glass

Skylights- timber framed  
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S2, 0.38m2, U 2.9 SHGC 0.456  
S3, 0.84m2, U 2.9 SHGC 0.456

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Climate Zone 5  
Wind Region #Wind Region  
Site: 14 Loquat Valley Rd Bayview NSW 2104

DRAWING TITLE :

DA Elevations  
Elevations

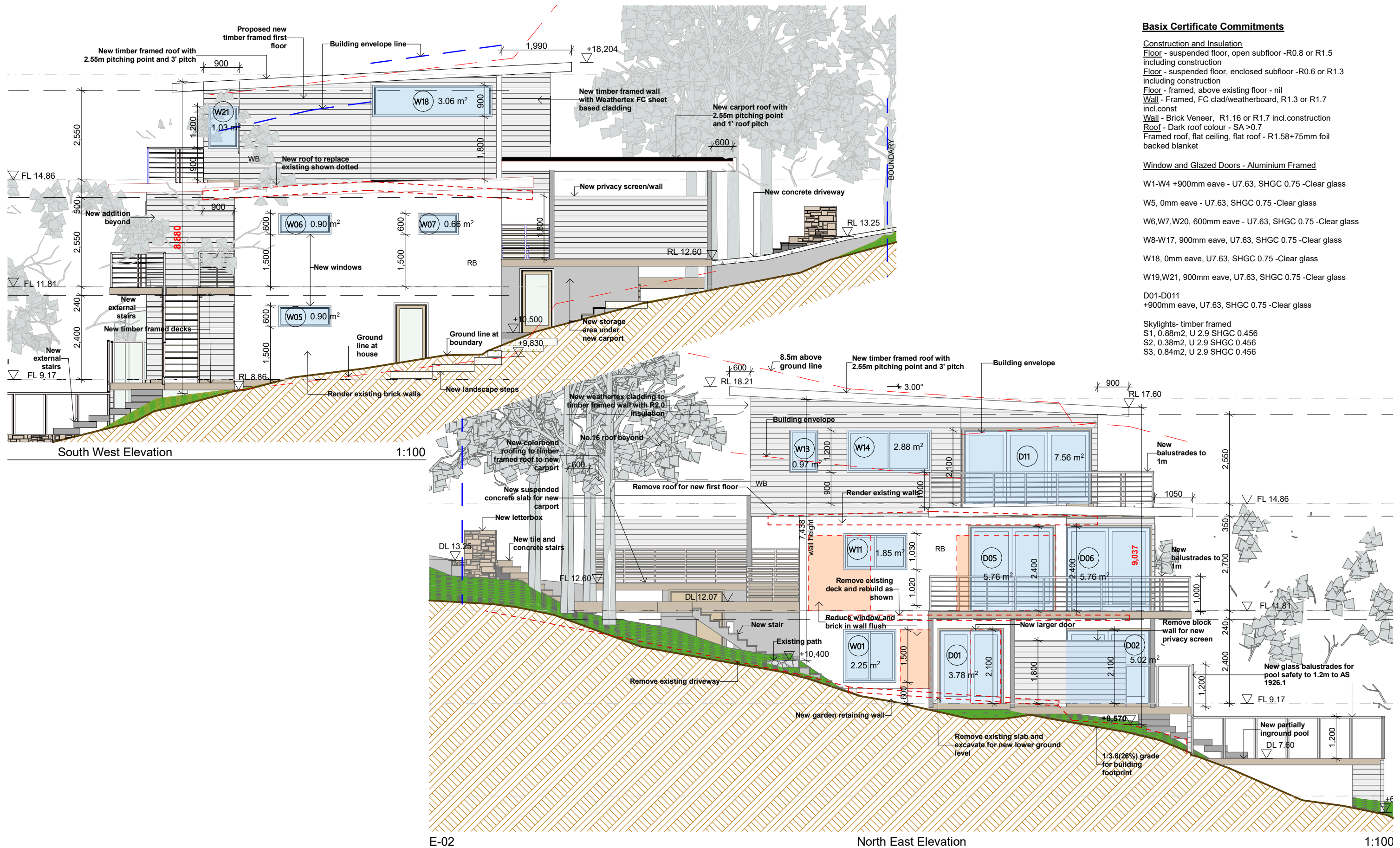
PROJECT NAME :

Waters Residence

REVISION NO.

DRAWING NO.

DA 06



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Site Specific **SSD** Designs

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Plot Date: 30/07/2025  
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Project Status Development Application

Client Keith and Saskia Waters  
Climate Zone 5  
Wind Region #Wind Region  
Site: 14 Loquat Valley Rd Bayview NSW  
2104

DRAWING TITLE :

DA Elevations  
**Elevations**

PROJECT NAME :

**Waters Residence**

REVISION NO.

DRAWING NO.

**DA 07**



- Winter Solstice Shadows  
June 21st, Sydney
- 9am Winter Shadows
  - 12 Noon Winter Shadows
  - 3pm Winter Shadows



Winter Solstice Midday Shadow on wall of No.16

|                                                                                                                        |                                                                                                                                                |
|------------------------------------------------------------------------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------------|
| CERTIFICATION OF SHADOW DIAGRAMS                                                                                       |                                                                                                                                                |
| I/We hereby certify that the shadow diagrams submitted with this proposal are:                                         |                                                                                                                                                |
| in accordance with the Survey (prepared by a registered Surveyor) which is required to be submitted with the proposal; |                                                                                                                                                |
| drawn to true - north                                                                                                  |                                                                                                                                                |
| to indicate shadow cast by the proposal at 9am, noon, 3pm and 21 June                                                  |                                                                                                                                                |
| to indicate the shadow cast by existing buildings and structures on the site and in the surrounding area               |                                                                                                                                                |
| CERTIFIER'S DETAILS                                                                                                    |                                                                                                                                                |
| Title                                                                                                                  | <input type="radio"/> Mr <input checked="" type="radio"/> Mrs <input type="radio"/> Miss <input type="radio"/> Ms <input type="radio"/> Other: |
| Given Names                                                                                                            | SHERALEE Family Name HOGAN                                                                                                                     |
| Company                                                                                                                | SITE SPECIFIC DESIGNS                                                                                                                          |
| Qualification (i.e. Architect, Planner, Consultant, Surveyor)                                                          | B.Sc (ARCH) B (ARCH) U.S.Y.D.                                                                                                                  |

Winter Shadow Diagrams

1:200

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Wind Region #Wind Region  
Site: 14 Loquat Valley Rd Bayview NSW  
2104

DRAWING TITLE :

Supplemental  
**Winter Shadow Diagrams**

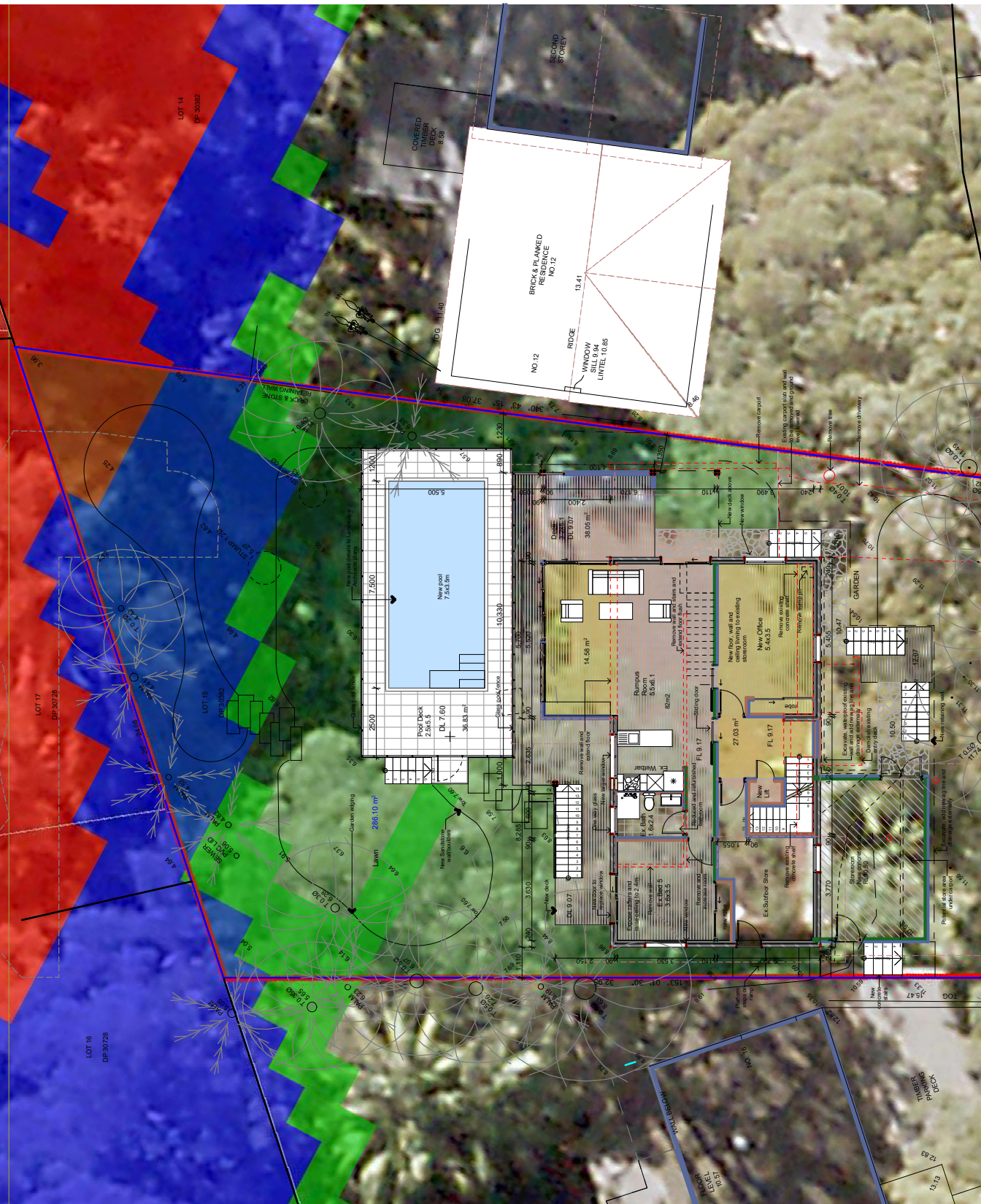
PROJECT NAME :

**Waters Residence**

REVISION NO.

DRAWING NO.

**DA08**



-1. Lower Floor over Flood Precinct Map  
1:200

Site Specific  Designs

DA09