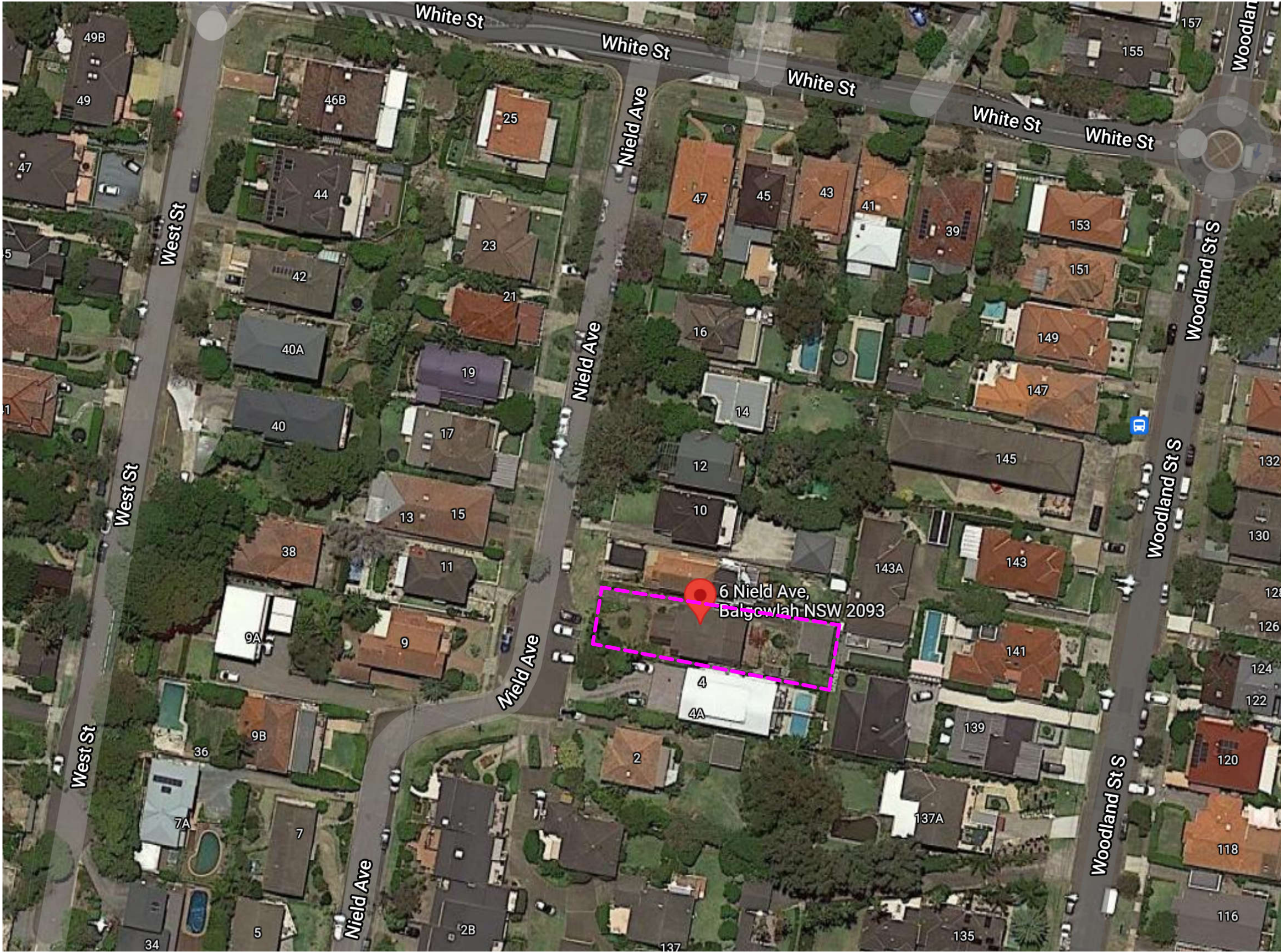
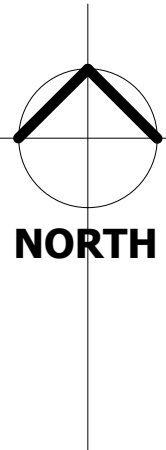


DEVELOPMENT APPLICATION - DEMOLITION OF EXISTING DWELLING HOUSE AND GARAGE & ADDITION OF NEW DUAL OCCUPANCY UNITS & SUB-DIVISION AT LOT A IN D.P. 339924 - 6 NIELD AVENUE, BALGOWLAH 2093

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.

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

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

			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	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

SEAN SMYTH DESIGN Pty Ltd
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SCALE: 1 : 100	DATE: 14 NOV 2020
DRAWN: SS	CHECKED:
PROJECT NO: 2020/110	REV: M
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
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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

SEAN SMYTH DESIGN Pty Ltd
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SCALE:	DATE: 14 NOV 2020
DRAWN: SS	CHECKED:
PROJECT NO: 2020/110	REV: M
DRAWING NO: DA005	

Schedule of BASIX commitments

1. Commitments for multi-dwelling houses

(a) Dwellings

- (i) Water
- (ii) Energy
- (iii) Thermal Comfort

2. Commitments for single dwelling houses

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

- (i) Water
- (ii) Energy

This is not a valid certificate.

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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: (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 (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.		✓ ✓	✓ ✓
(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.	✓	✓	✓

This is not a valid certificate.

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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	-	-	-	-	-	-	-	-	-

Alternative water source							
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool 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
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.		✓	✓

This is not a valid certificate.

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(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: (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 (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.		✓ ✓	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (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 (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✓ ✓ ✓	✓
(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

This is not a valid certificate.

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			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
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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
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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

SEAN SMYTH DESIGN Pty Ltd
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SCALE:	DATE: 14 NOV 2020
DRAWN: SS	CHECKED:
PROJECT NO: 2020/110	REV: M
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

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	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.			

This is not a valid certificate.

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(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: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (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 enclosed subfloor (m²)	Suspended floor above garage (m²)	Primarily rammed earth or mudbrick walls
All dwellings	85	-	-	-	No

This is not a valid certificate.

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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.

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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

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

Assessor Construction Summary

Issued for information only - refer to the NATHER'S 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 ²	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	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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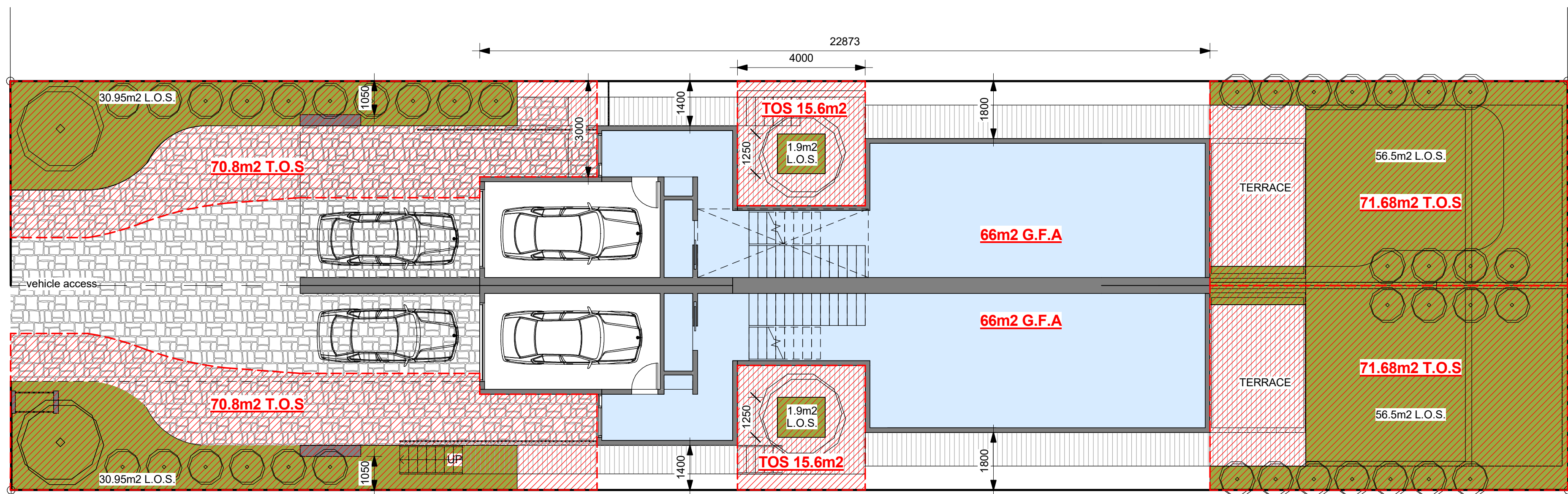
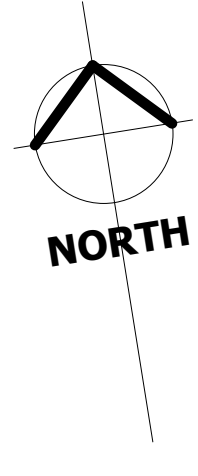
PROPRIETOR: P&T

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

SHEET TITLE: BASIX ASSESSOR CONSTRUCTION
SUMMARY

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



GENERAL NOTES

1. ALL WORK SHALL BE CARRIED OUT IN ACCORDANCE WITH THE REQUIREMENTS OF THE NATIONAL CONSTRUCTION CODE 2019
2. ALL WORK SHALL COMPLY WITH THE RELEVANT AUSTRALIAN STANDARDS WHERE APPROPRIATE.
3. 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
4. BUILDING SETOUT AND BOUNDARY CLEARANCES TO BE VERIFIED BY A REGISTERED SURVEYOR BEFORE CONSTRUCTION BEGINS AND ANY DISCREPANCIES REFERRED TO THE ARCHITECT.
5. ALL BOUNDARIES TO BE MARKED AND SET OUT ON SITE BY A REGISTERED SURVEYOR PRIOR TO CONSTRUCTION
6. ALL CRITICAL LEVELS TO BE SET OUT BY A REGISTERED SURVEYOR
7. ALL LEVELS HAVE BEEN BASED ON THE SURVEY DRAWING PREPARED BY BEE & LETHBRIDGE PTY LTD (DRAWING NO. 21768)
8. 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.
9. FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING FROM DRAWINGS
10. ANY DISCREPANCIES OR CONTRADICTIONS ON THE DRAWINGS OR WITH THE SPECIFICATION SHALL BE REFERRED TO THE ARCHITECT FOR CLARIFICATION BEFORE CONSTRUCTION
11. REFER TO HYDRAULIC ENGINEERS DRAWINGS FOR LOCATIONS OF STORMWATER DRAINS, SUBSURFACE DRAINS, DOWNPIPES AND STORMWATER DETAILS
12. ALL TOILETS/ BATHROOMS TO BE MECHANICALLY VENTED IF NATURAL VENTILATION IS NOT AVAILABLE.
13. ALL ESSENTIAL FIRE SAFETY MEASURES AS REQUIRED BY NCC 2019 TO BE INSTALLED.
14. SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH AUSTRALIAN STANDARDS
15. BALCONY STEP DOWNS TO COMPLY WITH AS 4654-2012 VERSION
16. 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 = 312m²
TOTAL REQUIRED = 171.6m² = (55% of Site Area = 312m² x 0.55 = 171.6m²)
TOTAL PROVIDED = 171.73m² = (55% of Site Area), as detailed below;
(T.O.S) AT GROUND = 70.8m² + 15.6m² + 71.68m² = 158.08m²
(T.O.S) ABOVE GROUND = 13.65m²

LANDSCAPED OPEN SPACE (L.O.S)
TOTAL REQUIRED = 60.06m² (35% of 171.6m²)
TOTAL PROVIDED = 89.35m² (52% of 171.6m²)
(L.O.S) AT GROUND = 30.95 + 1.9 + 56.5 = 89.35m²

OPEN SPACE ABOVE GROUND
TOTAL PERMITTED = 42.9m² (25% of 171.6m²)
TOTAL PROVIDED = 13.65m² (8% of 171.6m²)

PROPOSED TOTAL OPEN SPACE - LOT 2

TOTAL OPEN SPACE (T.O.S.) SITE AREA = 312m²
TOTAL REQUIRED = 171.6m² = (55% of Site Area = 312m² x 0.55 = 171.6m²)
TOTAL PROVIDED = 171.73m² = (55% of Site Area), as detailed below;
(T.O.S) AT GROUND = 70.8m² + 15.6m² + 71.68m² = 158.08m²
(T.O.S) ABOVE GROUND = 13.65m²

LANDSCAPED OPEN SPACE (L.O.S)
TOTAL REQUIRED = 60.06m² (35% of 171.6m²)
TOTAL PROVIDED = 89.35m² (52% of 171.6m²)
(L.O.S) AT GROUND = 30.95 + 1.9 + 56.5 = 89.35m²

OPEN SPACE ABOVE GROUND
TOTAL PERMITTED = 42.9m² (25% of 171.6m²)
TOTAL PROVIDED = 13.65m² (8% of 171.6m²)

SITE AREA

EXISTING 6 NIELD AVENUE TOTAL SITE AREA = 624m²

PROPOSED SITE AREA - LOT 1

SITE AREA LOT 1 = 312m²

TOTAL OPEN SPACE (T.O.S.) - LOT 1
(MAP B - Area OS3 = (55% of site area) = 171.6m²)
- landscape open space = min 35% of TOS = (60.06m²)
- open space above ground max 25% of TOS = (42.9m²)

FLOOR SPACE RATIO - LOT 1
FSR = 0.5 = 156m² (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 = 312m²

TOTAL OPEN SPACE (T.O.S.) - LOT 2
(MAP B - Area OS3 = (55% of site area) = 171.6m²)
- landscape open space = min 35% of TOS = (60.06m²)
- open space above ground max 25% of TOS = (42.9m²)

FLOOR SPACE RATIO - LOT 2
FSR = 0.5 = 156m² (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 = 312m²)
TOTAL PERMITTED = 0.5 x 312 = 156m²
TOTAL PROVIDED = 155.37m²
TOTAL GROUND (UPPER & LOWER) = 5.87m² + 66m² = 71.42m²
TOTAL FIRST (UPPER & LOWER) = 83.5m²

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

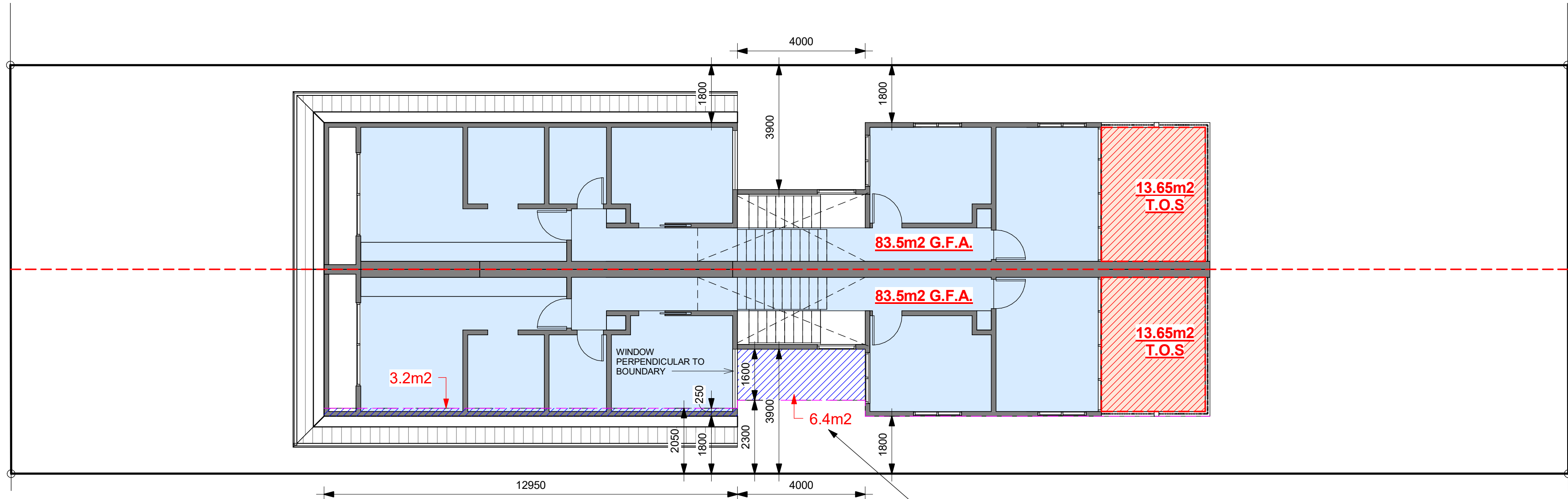
6.4m² = AREA OF LAND AT SIDE BOUNDARY THAT IS SETBACK MORE THAT WHAT IS REQUIRED BY THE MINIMUM SETBACK
3.2m² = AREA OF BUILDING PROTRUDING INTO THE MINIMUM SETBACK

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

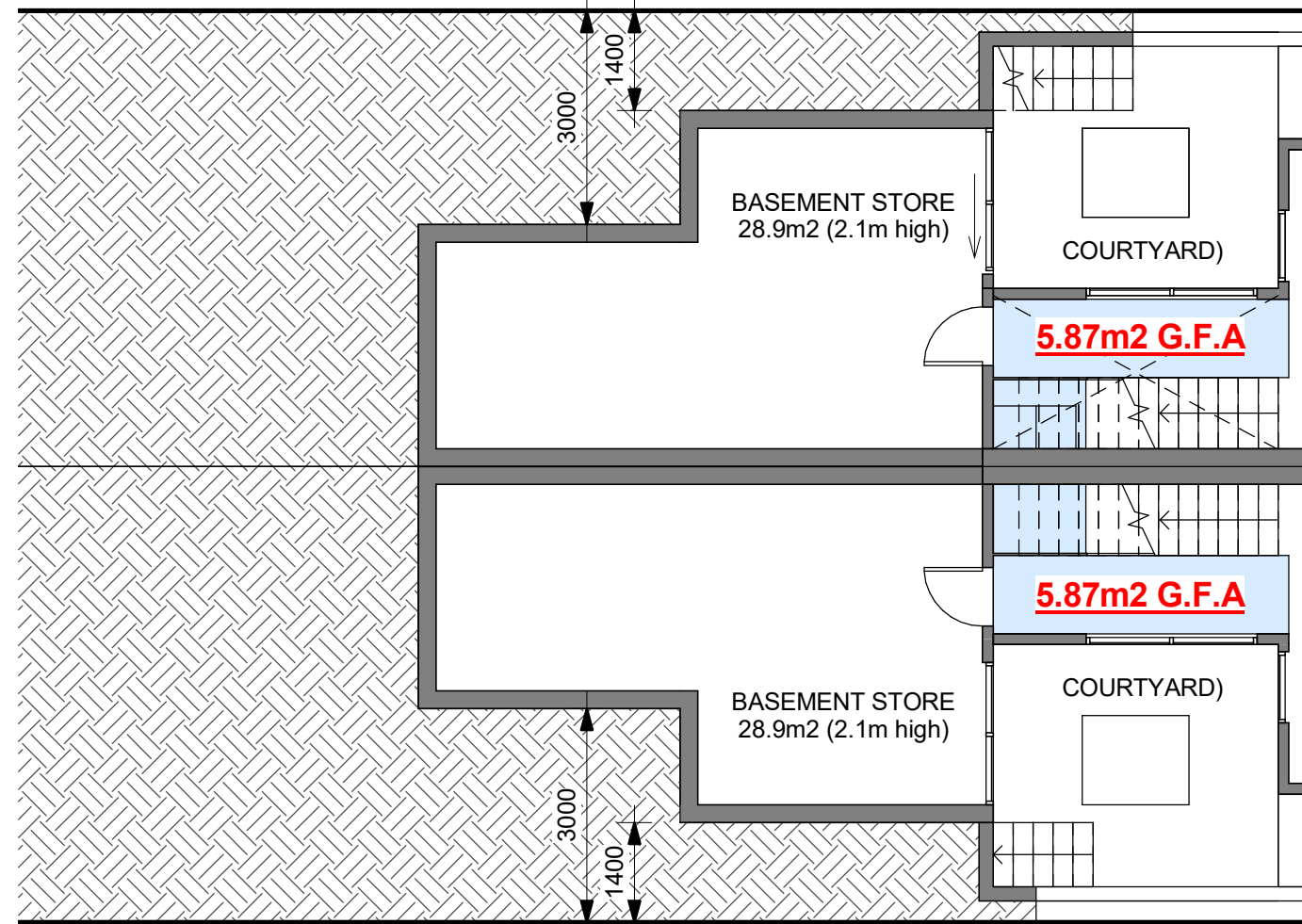
AREAS-GROUND FLOOR (UPPER & LOWER)-

1 : 100



AREAS-FIRST FLOOR (UPPER & LOWER)-

1 : 100



AREAS BASEMENT-

1 : 100

			ISSUED DEVELOPMENT APPLICATION - DRAFT	K	22/11/2023	SECTION 5 ADDED	E	24/04/2022
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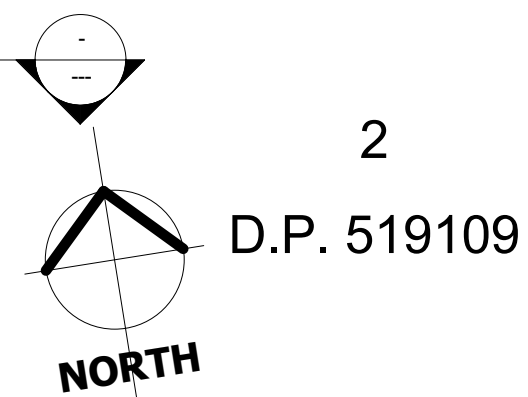
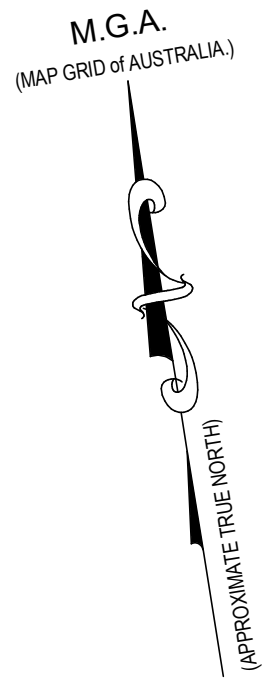
PROPRIETOR: P&T

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

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



SCALE:	1 : 100	DATE:	14 NOV 2020
DRAWN:	Author	CHECKED:	
PROJECT NO:	2020/110	REV:	
DRAWING NO:	DA013		M

BOUNDARY/ EDGE LANDSCAPING

LAWN

SOFT LANDSCAPING

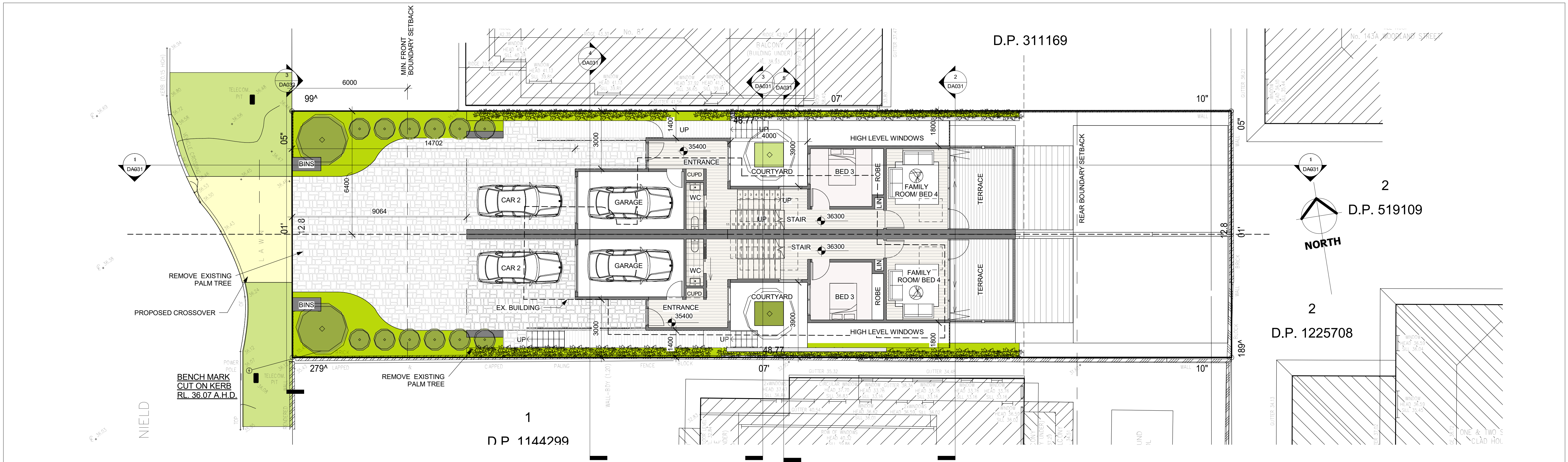
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ISSUED DEVELOPMENT APPLICATION	L	28/11/2023	ISSUED FOR BASIX	F	23/07/2022	ISSUED FOR COMMENT	A	14/11/2020
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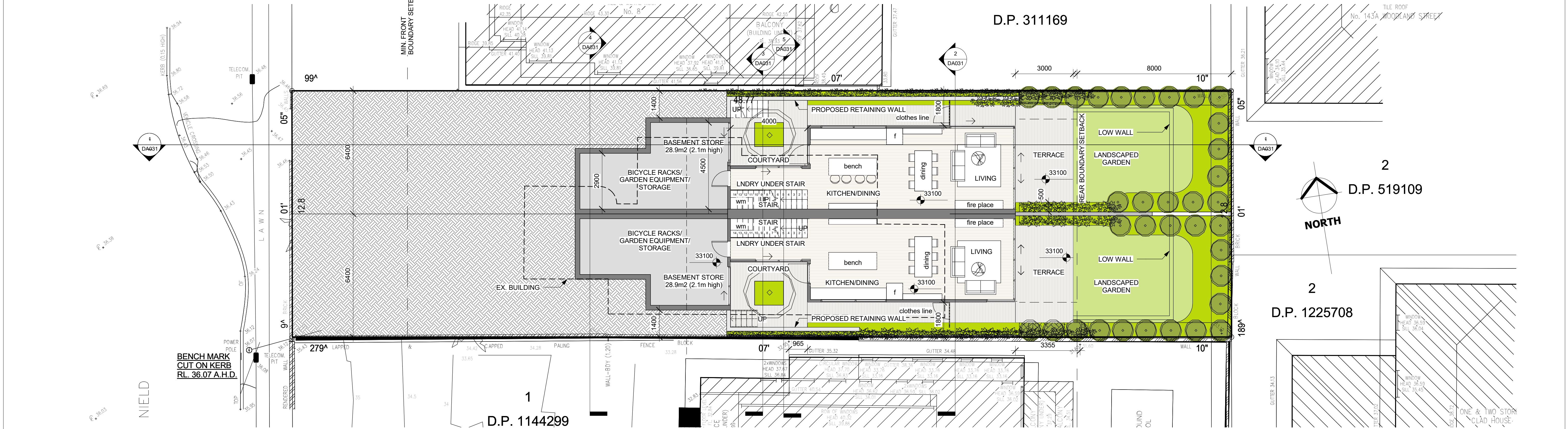
PROJECT TITLE: NEW DUAL OCCUPANCY
AT LOT A IN D.P. 339924
KNOW AS 6 NIELD
AVENUE, BALGOWLAH

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



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
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ISSUED DEVELOPMENT APPLICATION	L	28/11/2023	F	23/07/2022	ISSUED FOR BASIX	A	14/11/2020
No.	Date	Amendment / Issue	No.	Date	Amendment / Issue	No.	Date

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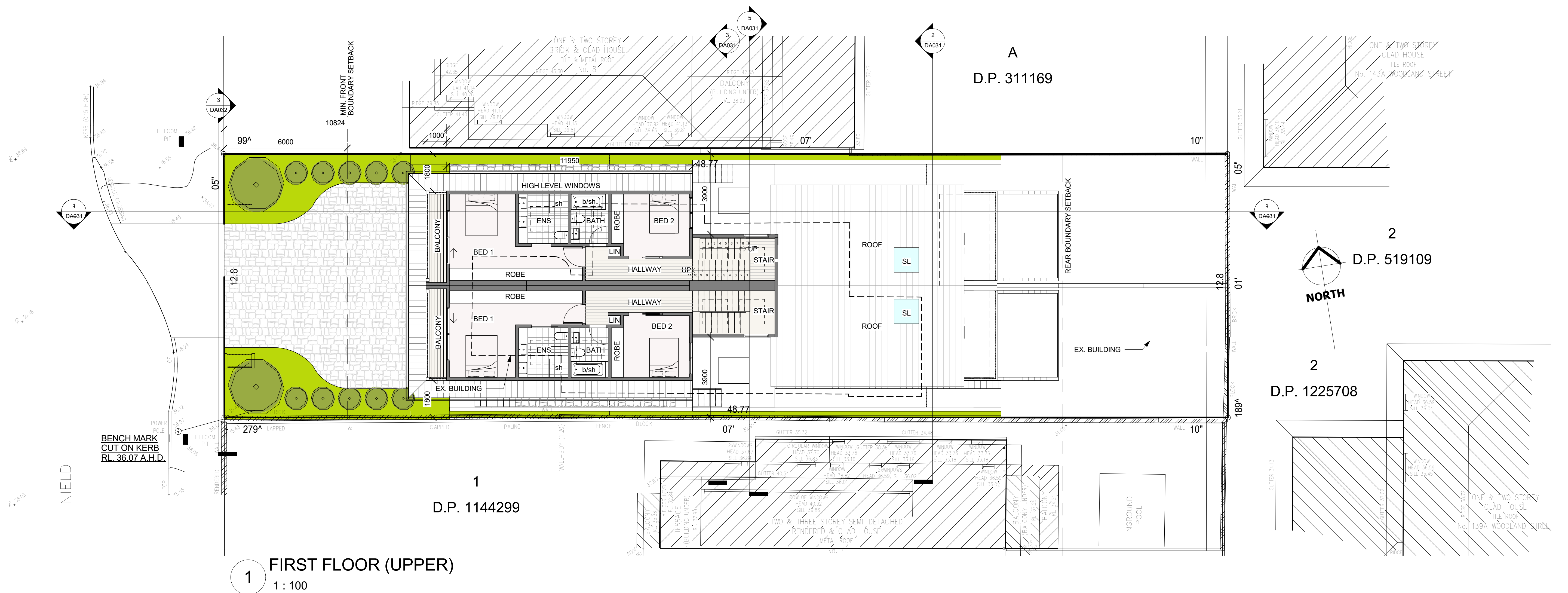
PROPRIETOR: P&T

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: M
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	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)

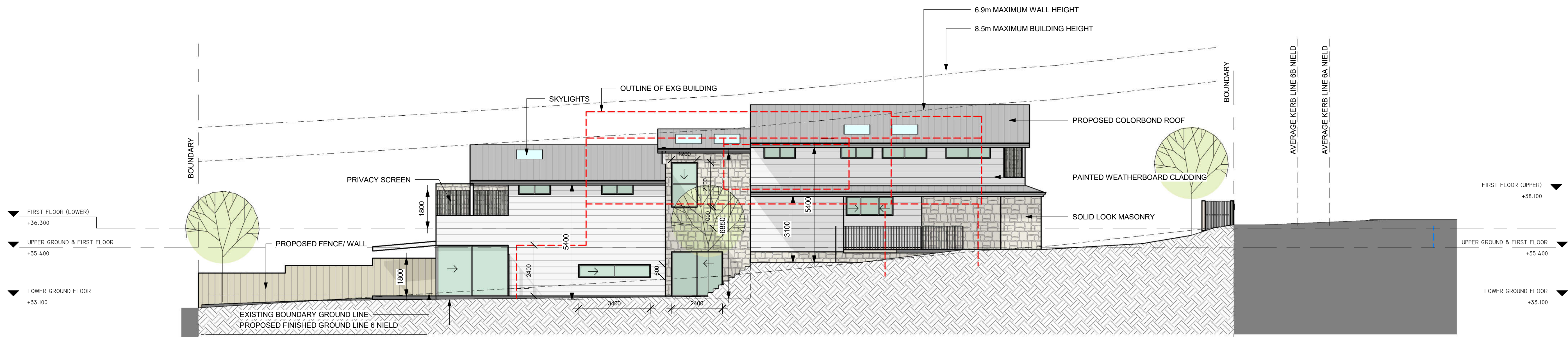
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SCALE: 1 : 100	DATE: 14 NOV 2020
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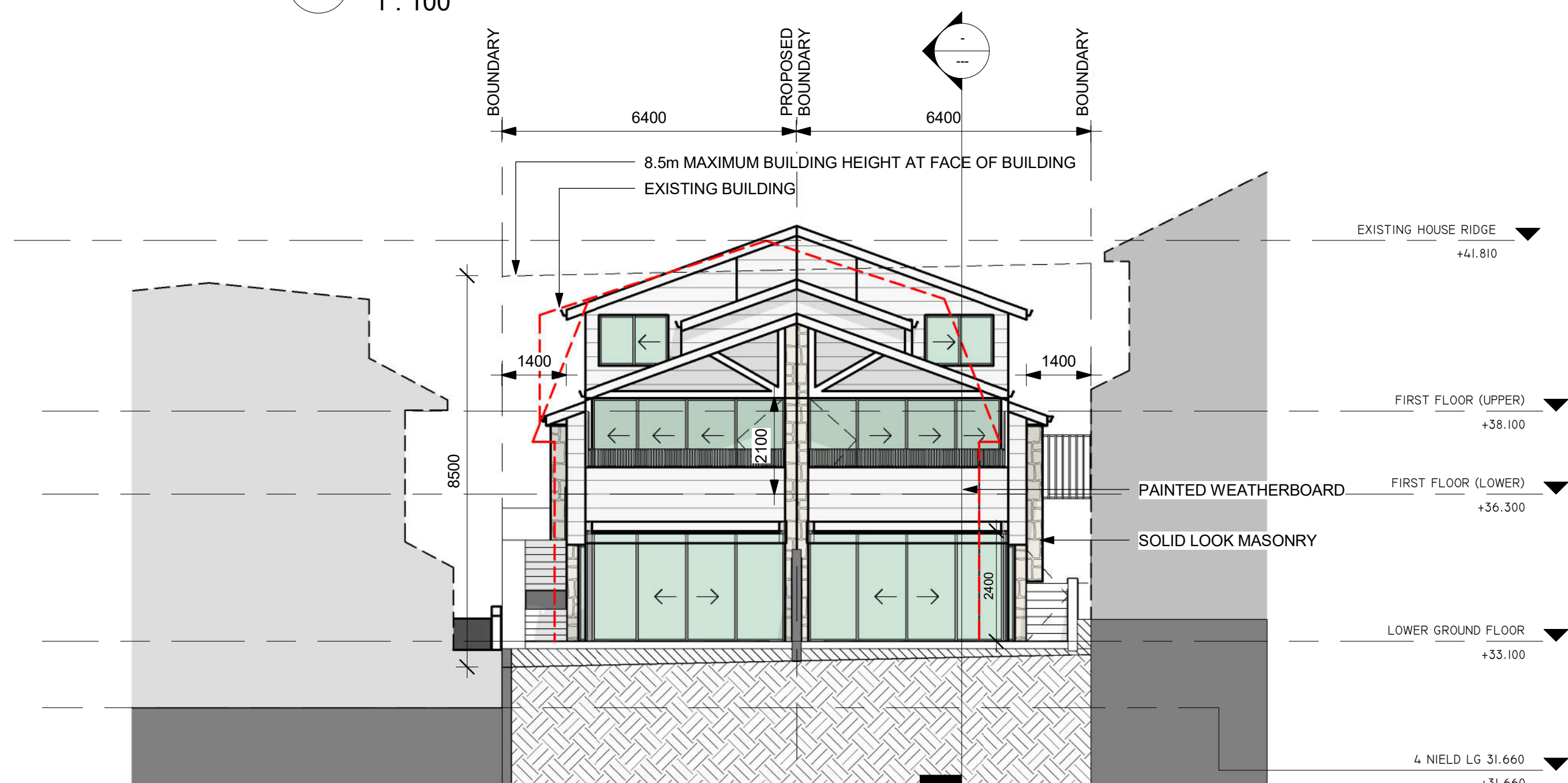
DRAWN: 22	CHECKED:
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PROJECT NO:	2020/110	REV:
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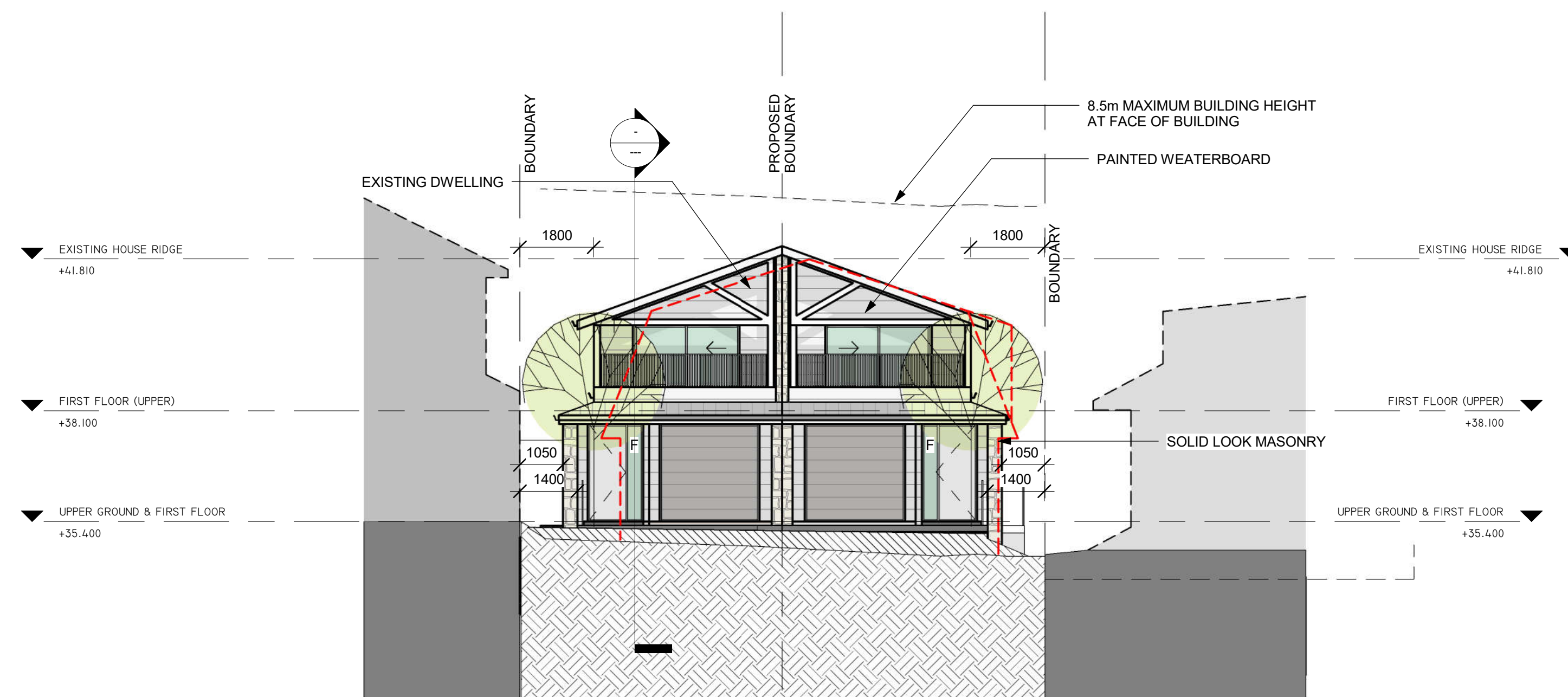
DRAWING NO: DA021	M
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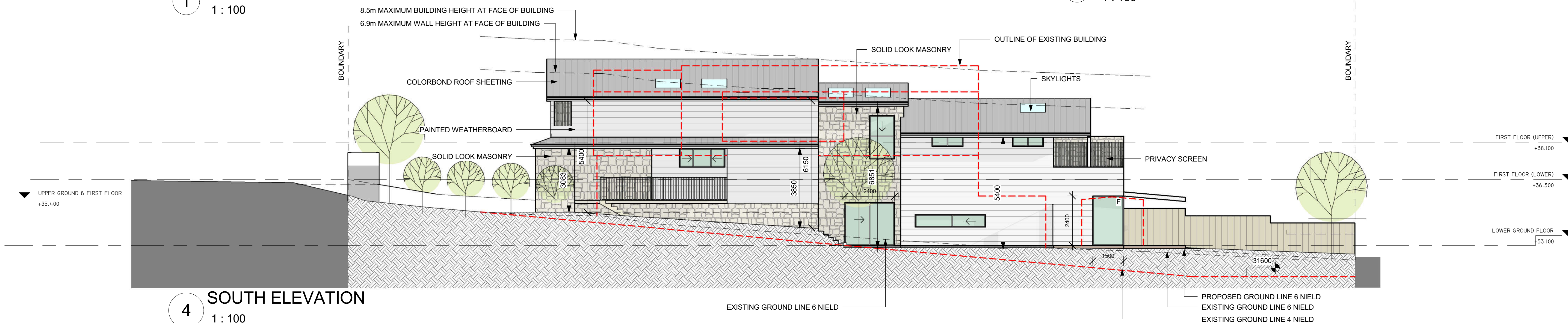
2 NORTH ELEVATION
1 : 100



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
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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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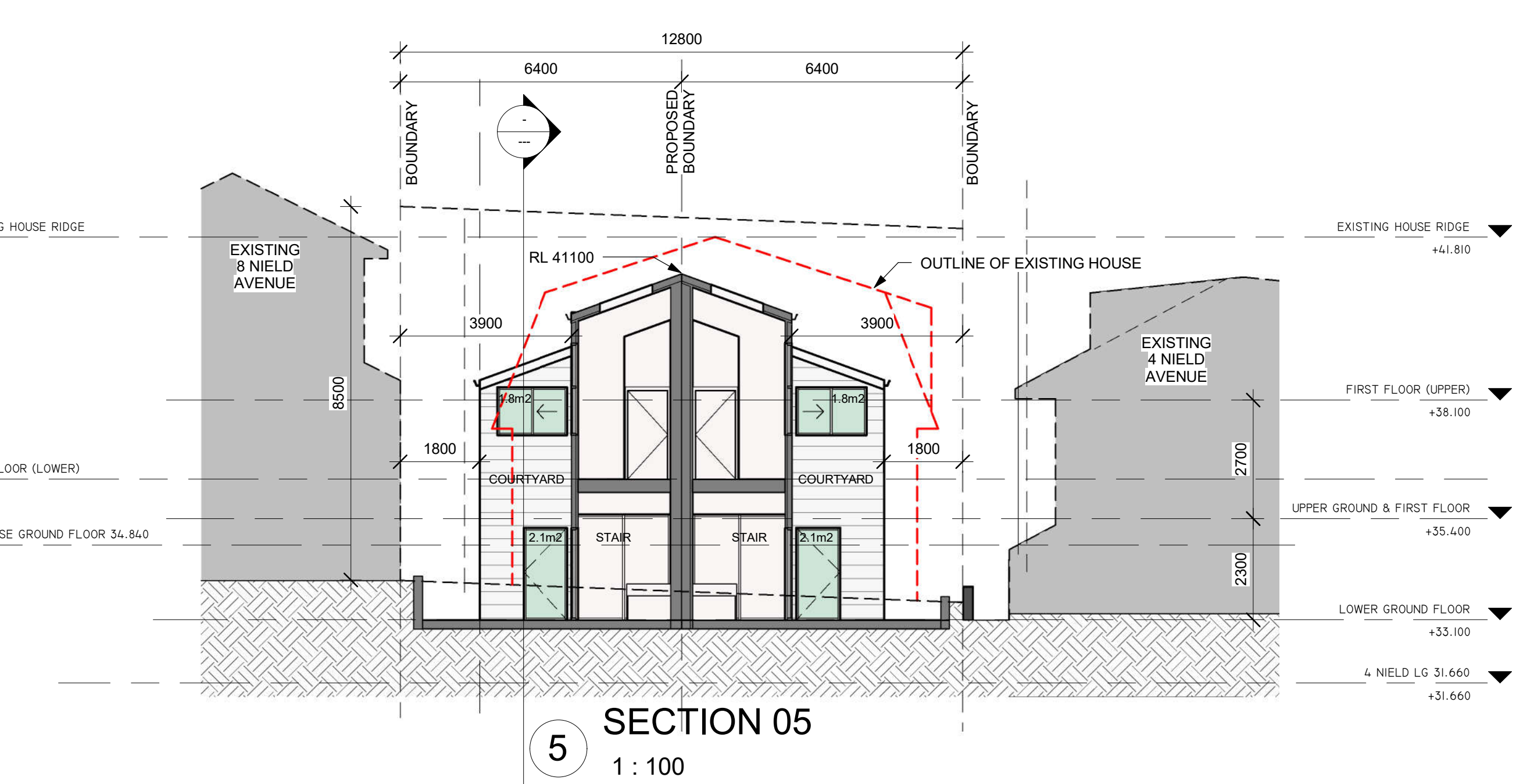
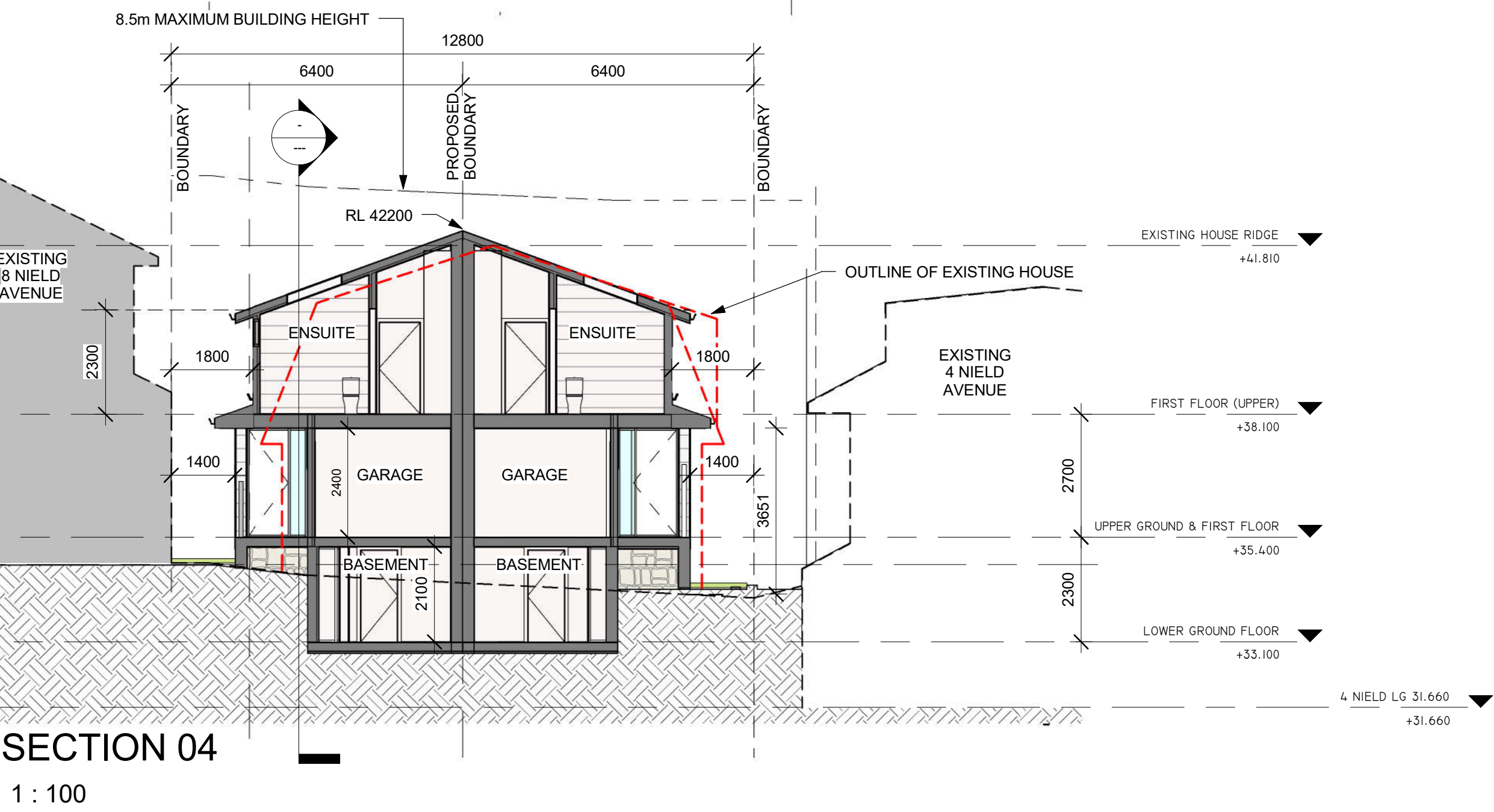
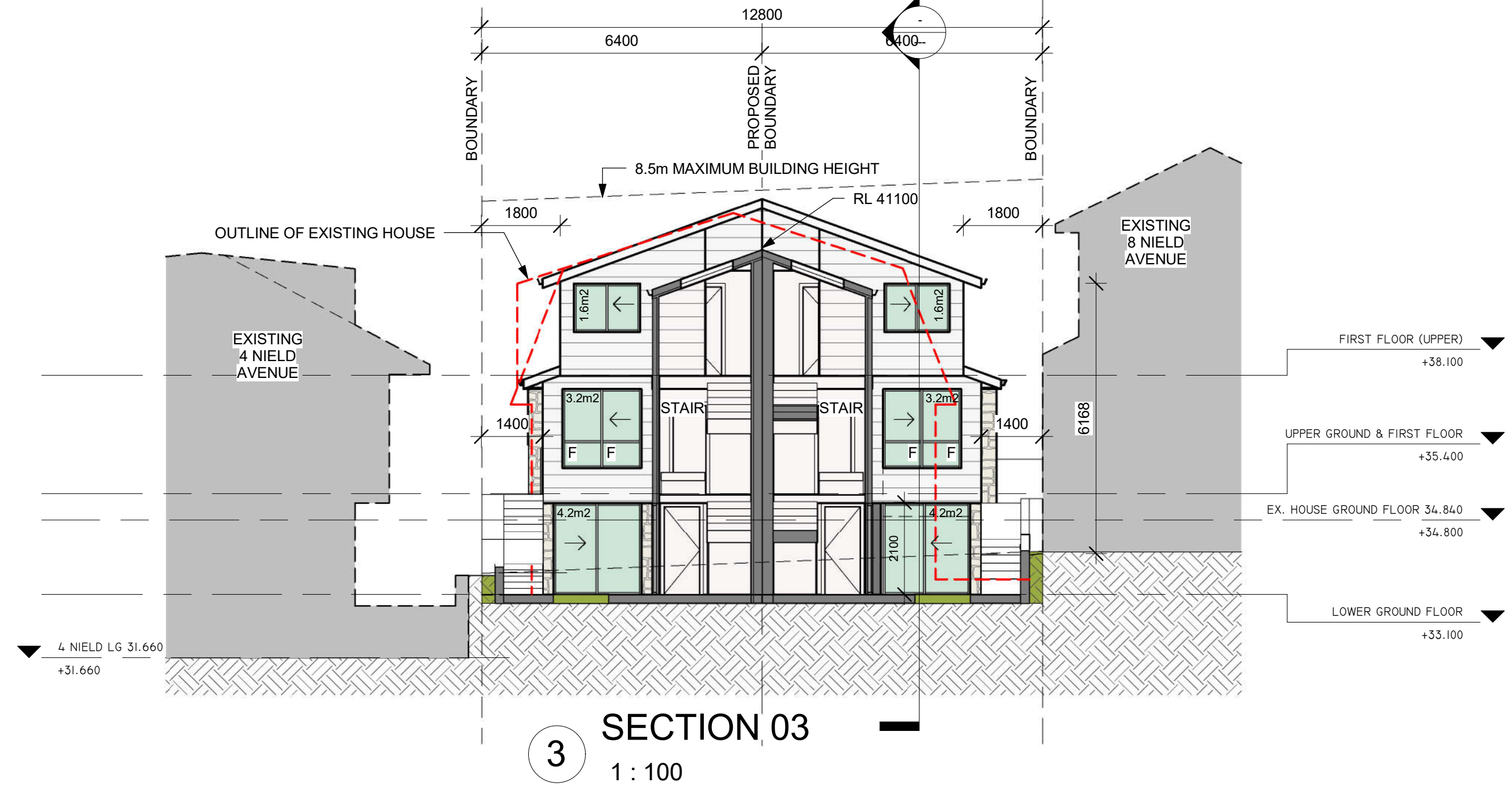
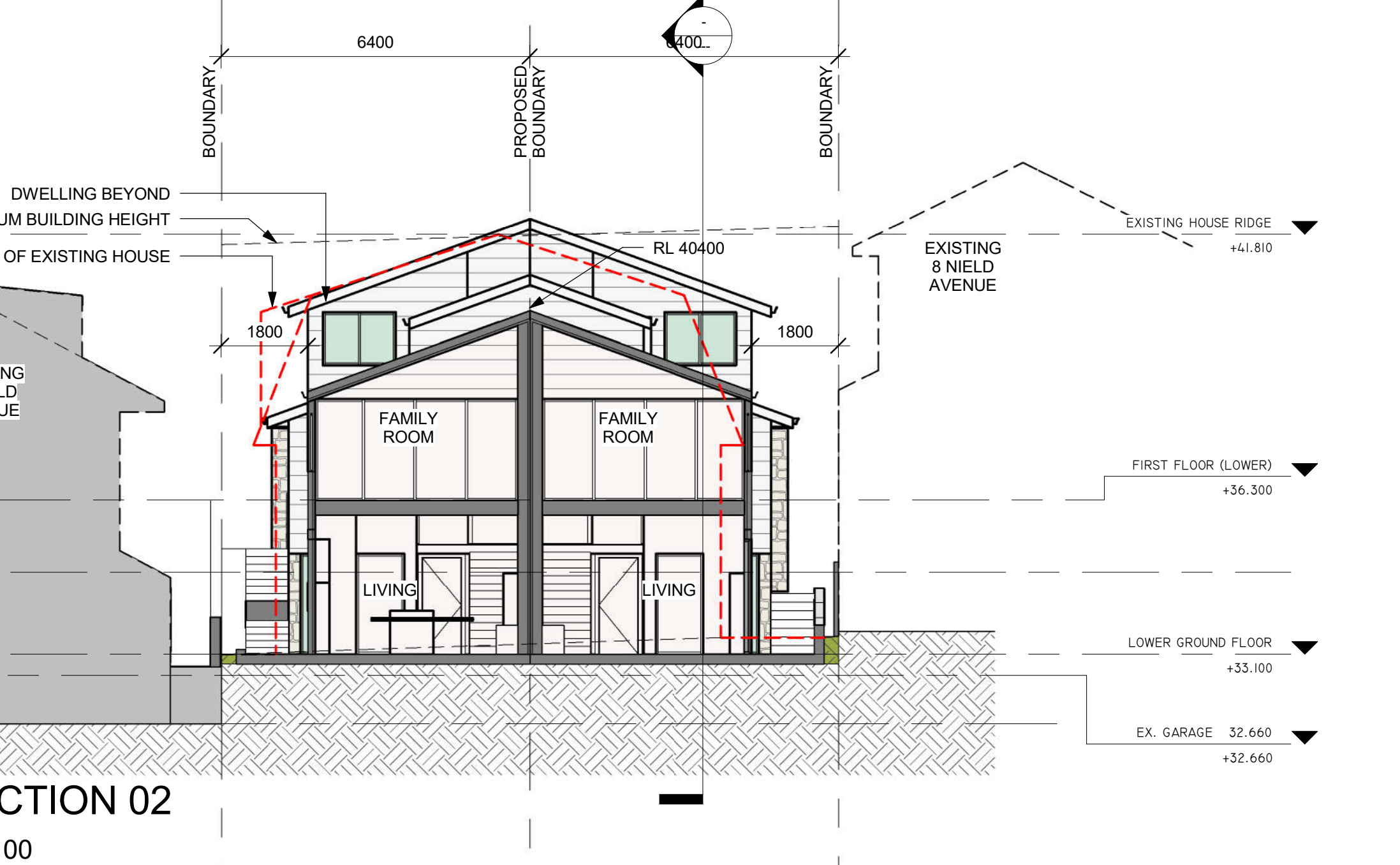
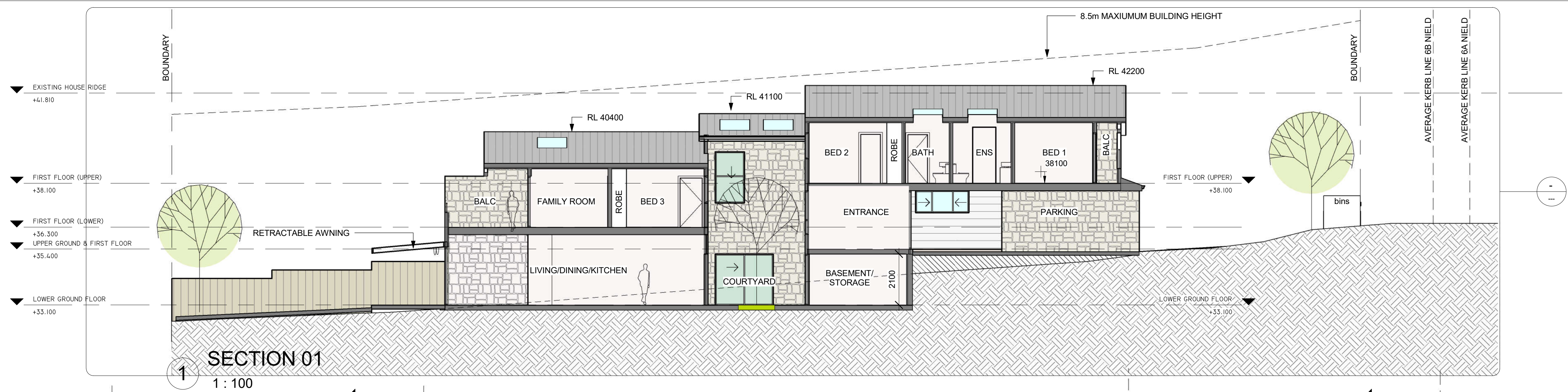
PROPRIETOR: P&T

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

SHEET TITLE: ELEVATIONS

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



			ISSUED DEVELOPMENT APPLICATION - DRAFT	K	22/11/2023	SECTION 5 ADDED	E	24/04/2022
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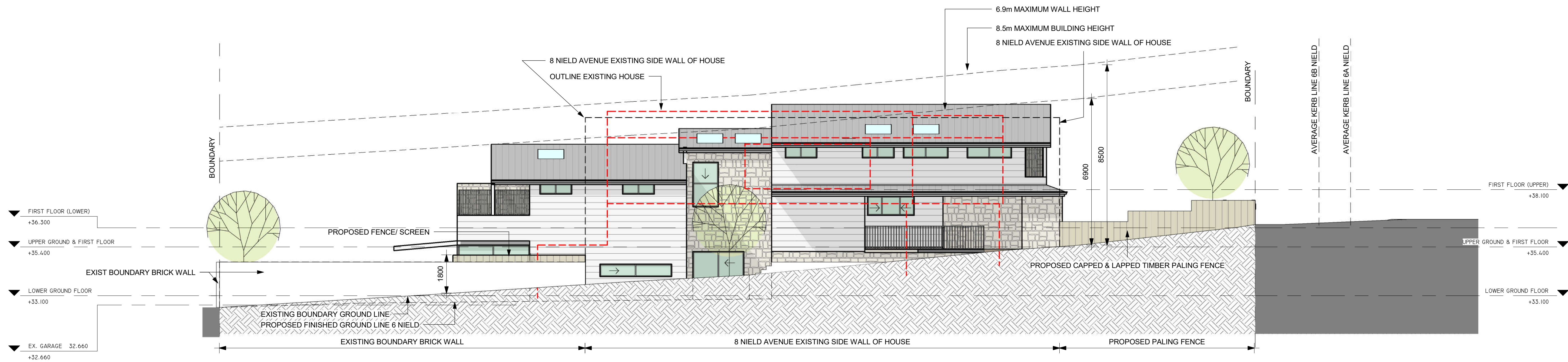
PROPRIETOR: P&T

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

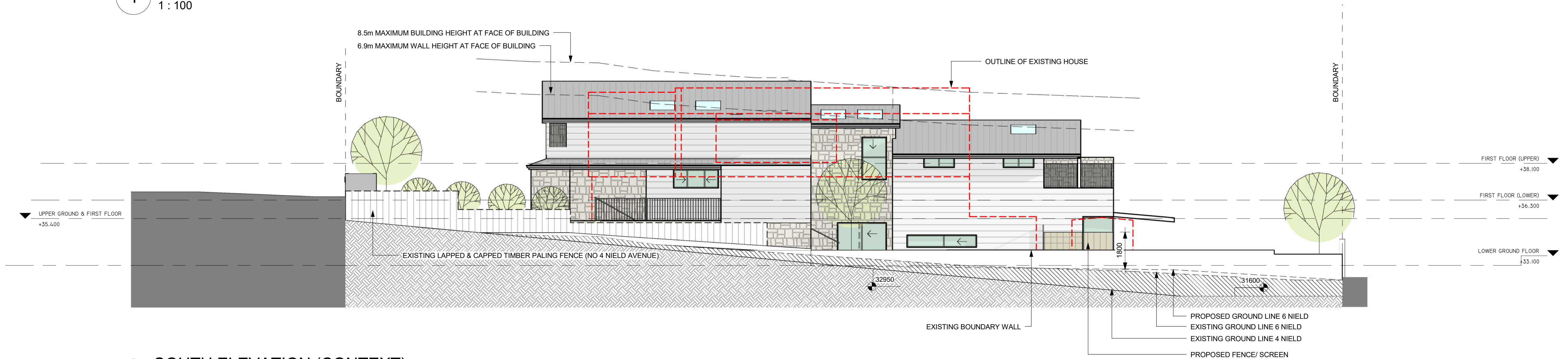
SHEET TITLE: SECTIONS

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

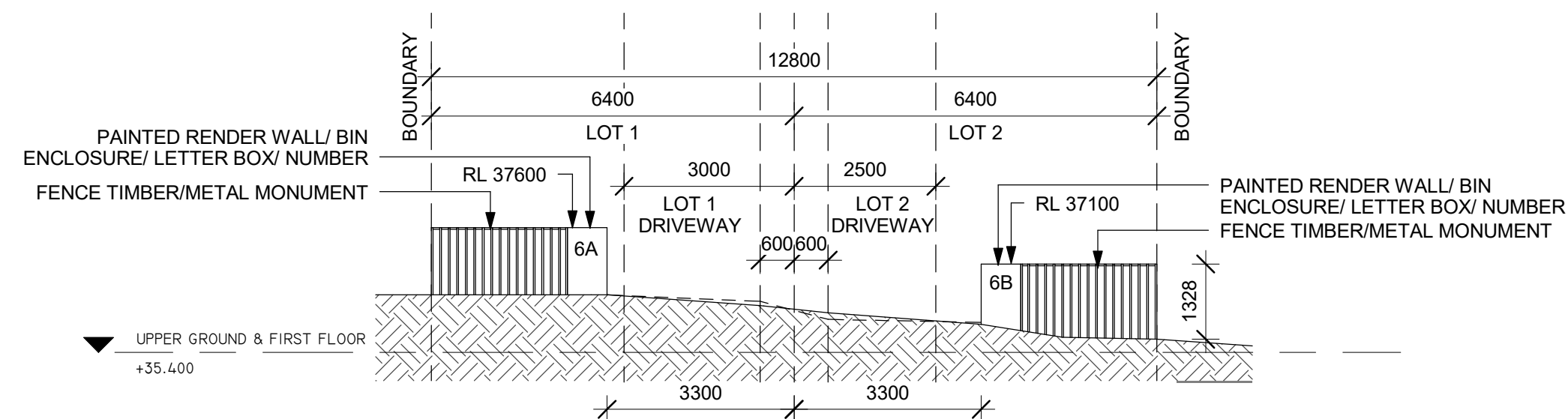
SCALE: 1 : 100	DATE: 14 NOV 2020
DRAWN: SS	CHECKED:
PROJECT NO: 2020/110	REV: M
DRAWING NO: DA031	



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	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
ISSUED DEVELOPMENT APPLICATION	L	28/11/2023		ISSUED FOR BASIX	F	23/07/2022	ISSUED FOR COMMENT
	No.	Date	Amendment / Issue	No.	Date	Amendment / Issue	No.

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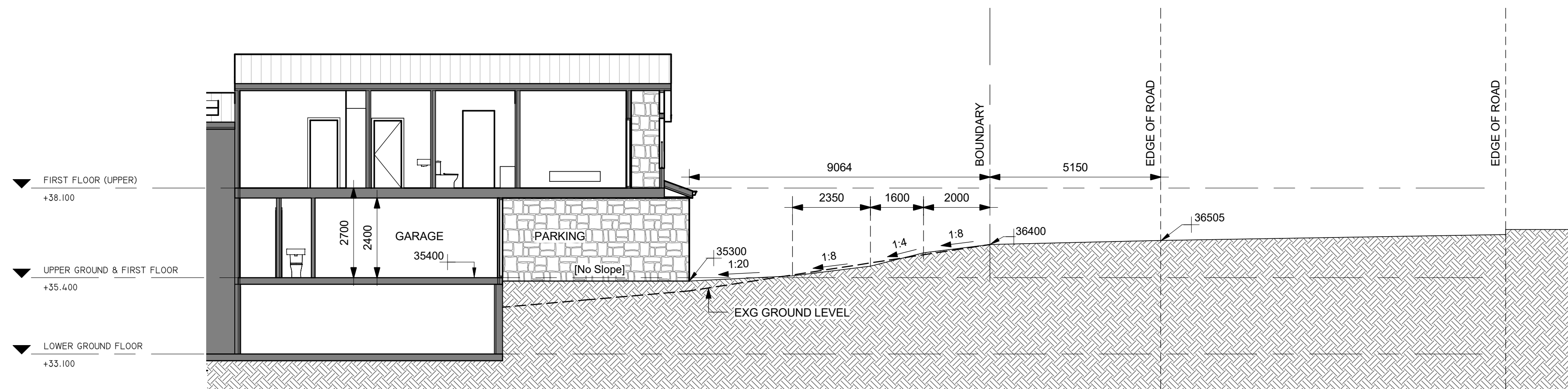
PROPRIETOR: P&T

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

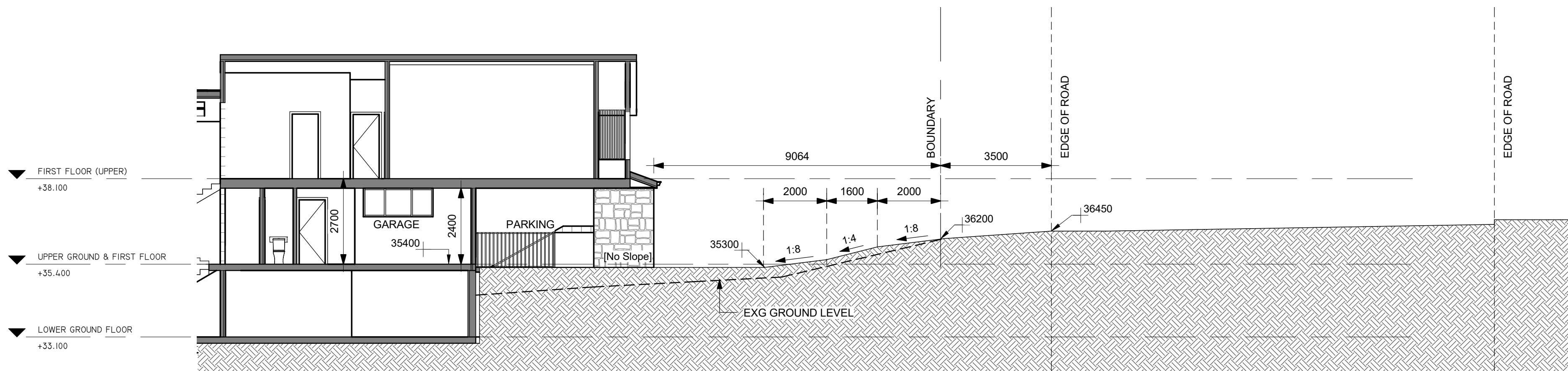
SHEET TITLE: ELEVATIONS BOUNDARY
CONTEXT

SEAN SMYTH DESIGN Pty Ltd
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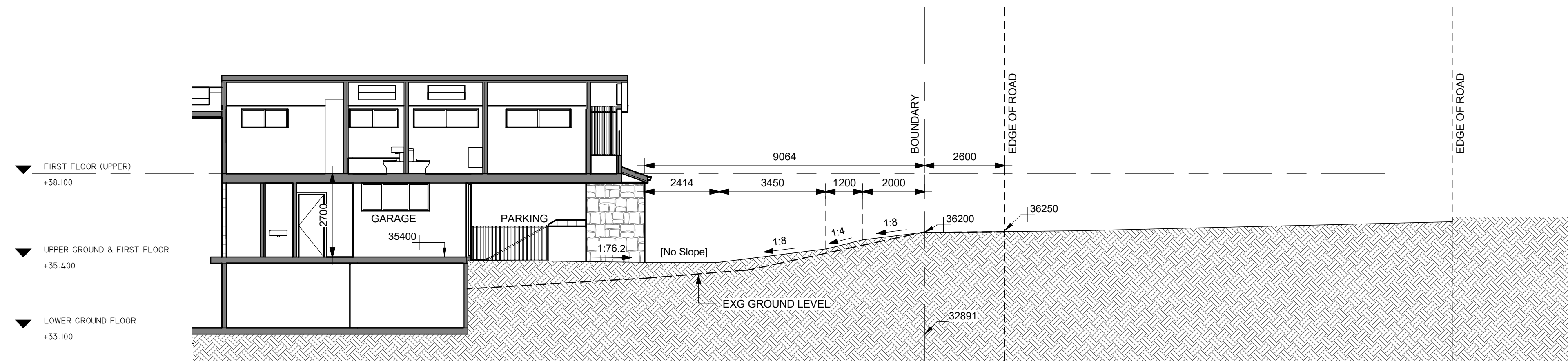
SCALE: 1 : 100	DATE: 14 NOV 2020
DRAWN: SS	CHECKED:
PROJECT NO: 2020/110	REV: M
DRAWING NO: DA032	



1 DRIVEWAY SECTION - NORTHERN END
1 : 100



3 DRIVEWAY SECTION - CENTRE
1 : 100



2 DRIVEWAY SECTION - SOUTHERN END
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
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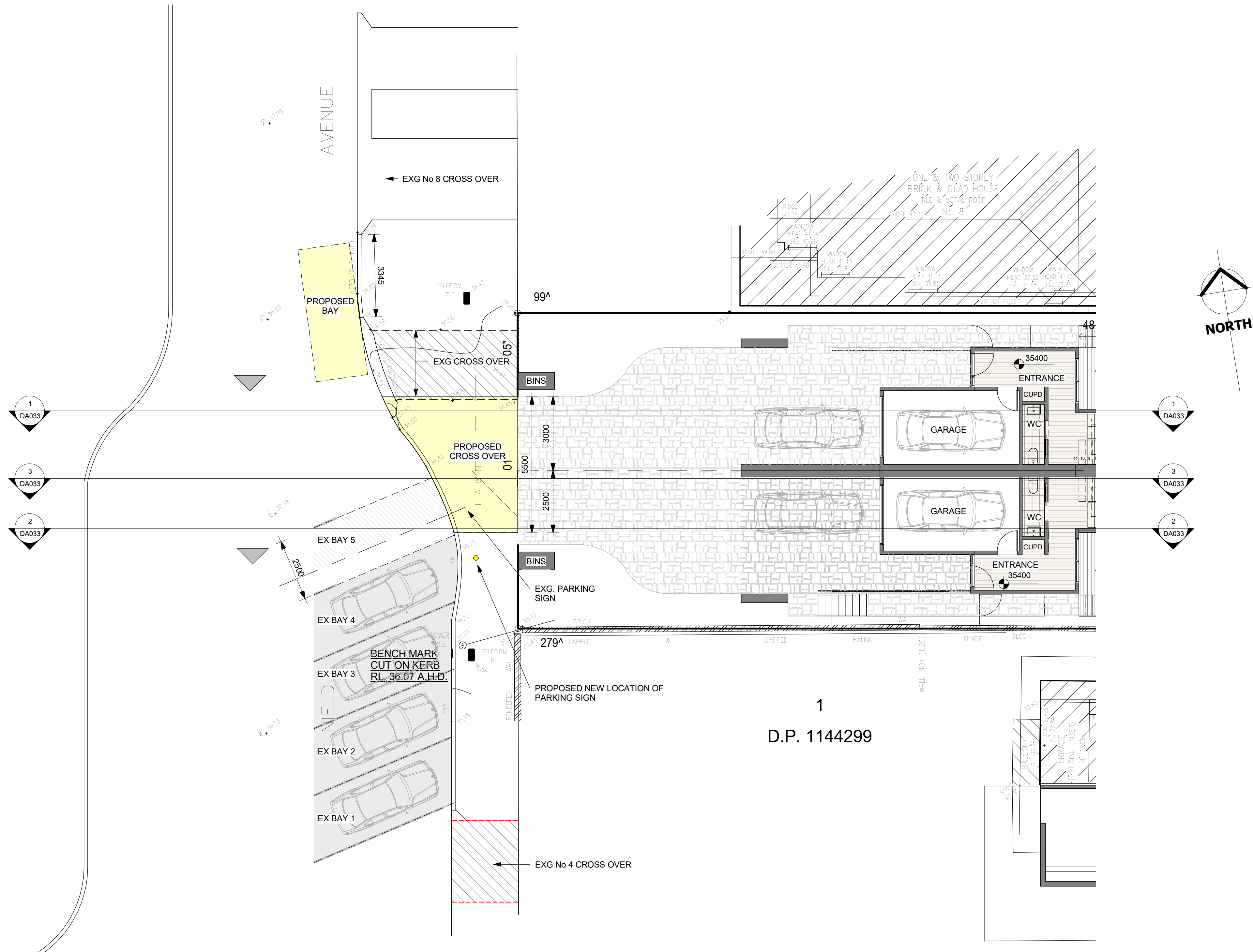
PROPRIETOR: P&T

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

SHEET TITLE: DRIVEWAY SECTIONS & STREET
PARKING

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SCALE: 1 : 100	DATE: 14 NOV 2020
DRAWN: Author	CHECKED:
PROJECT NO: 2020/110	REV: M
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	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
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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

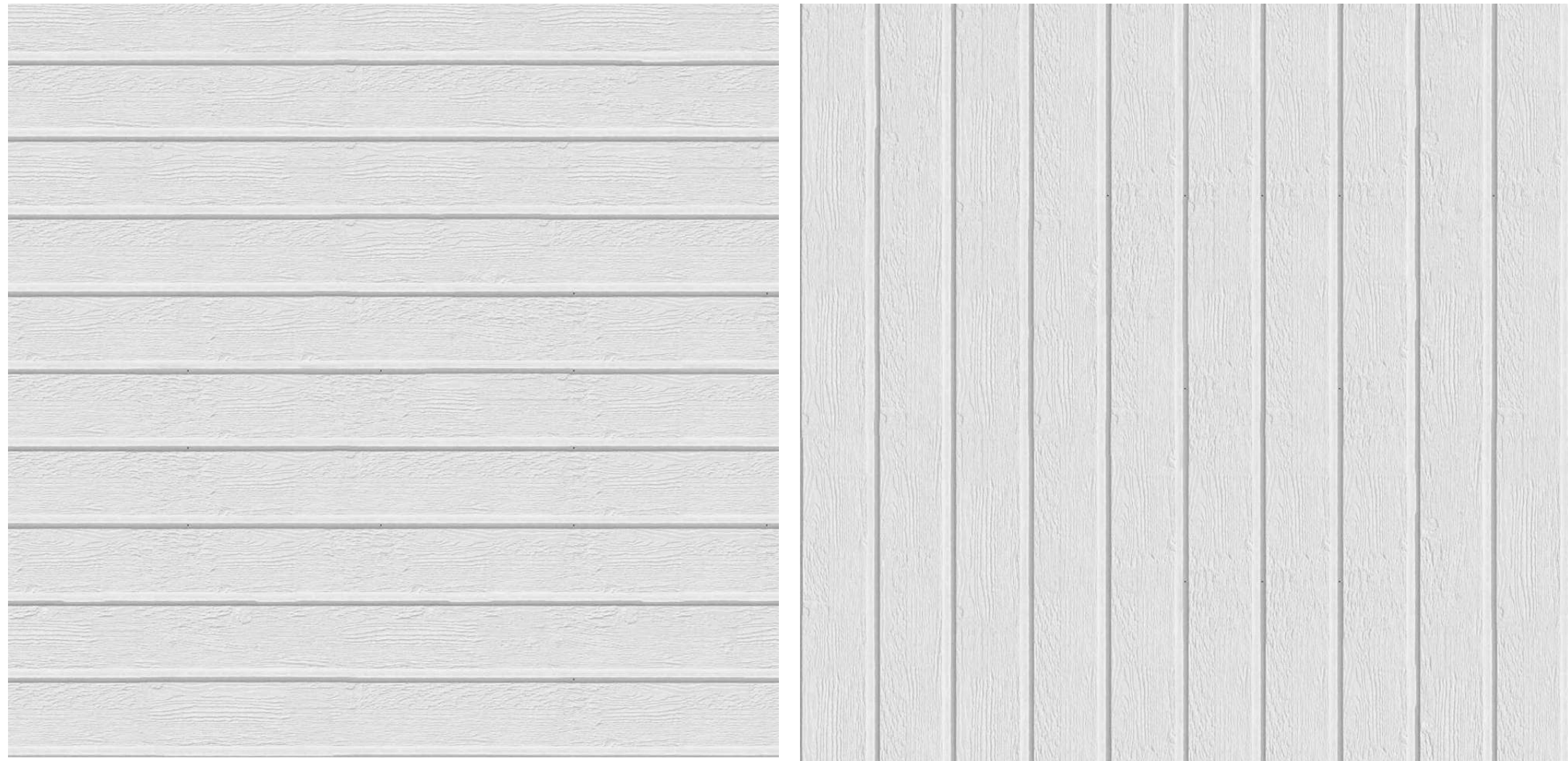
SHEET TITLE: DRIVEWAY, STREET PARKING

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



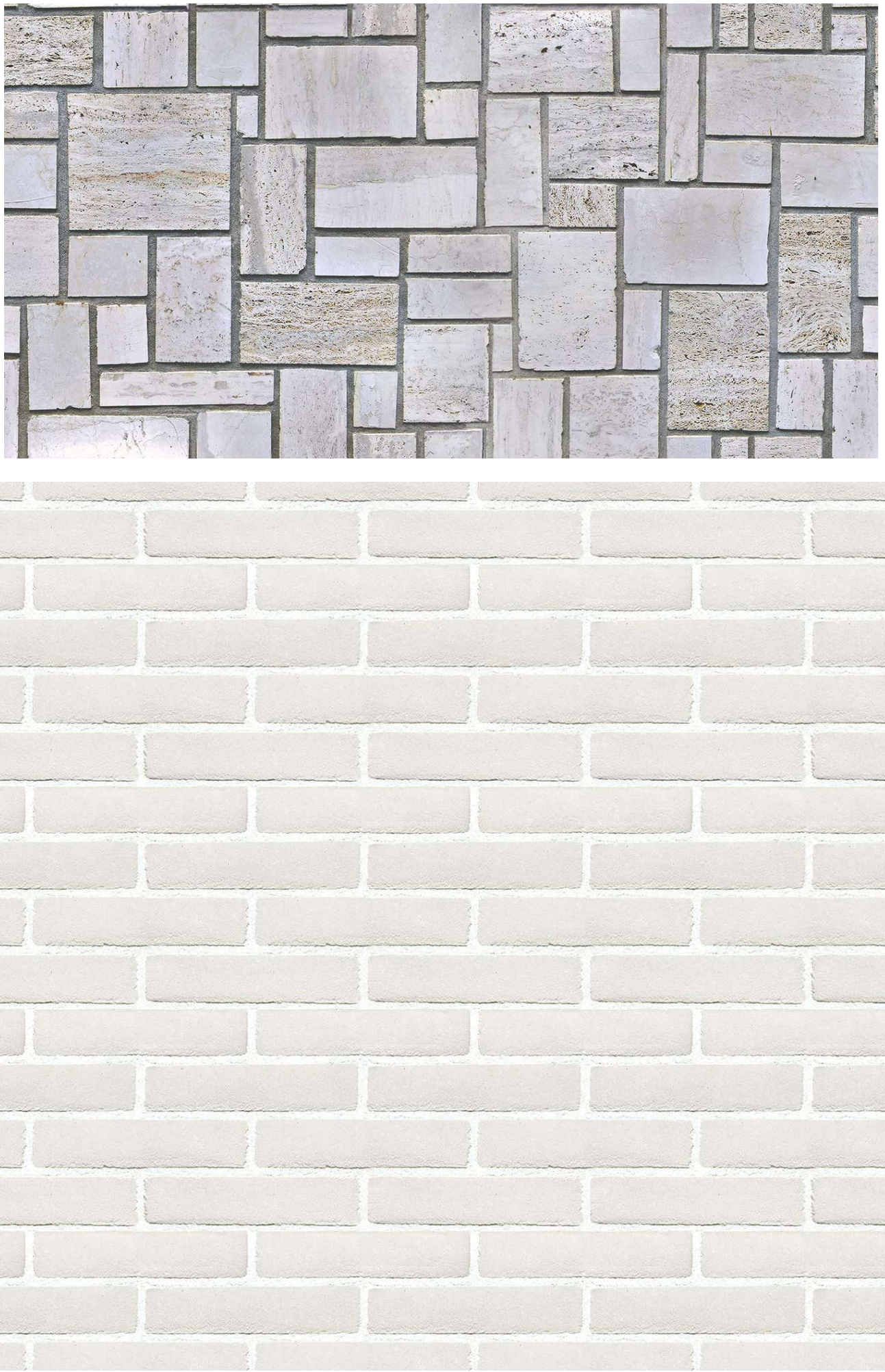
Colorbond Roof Setting - Light / Mid Grey



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



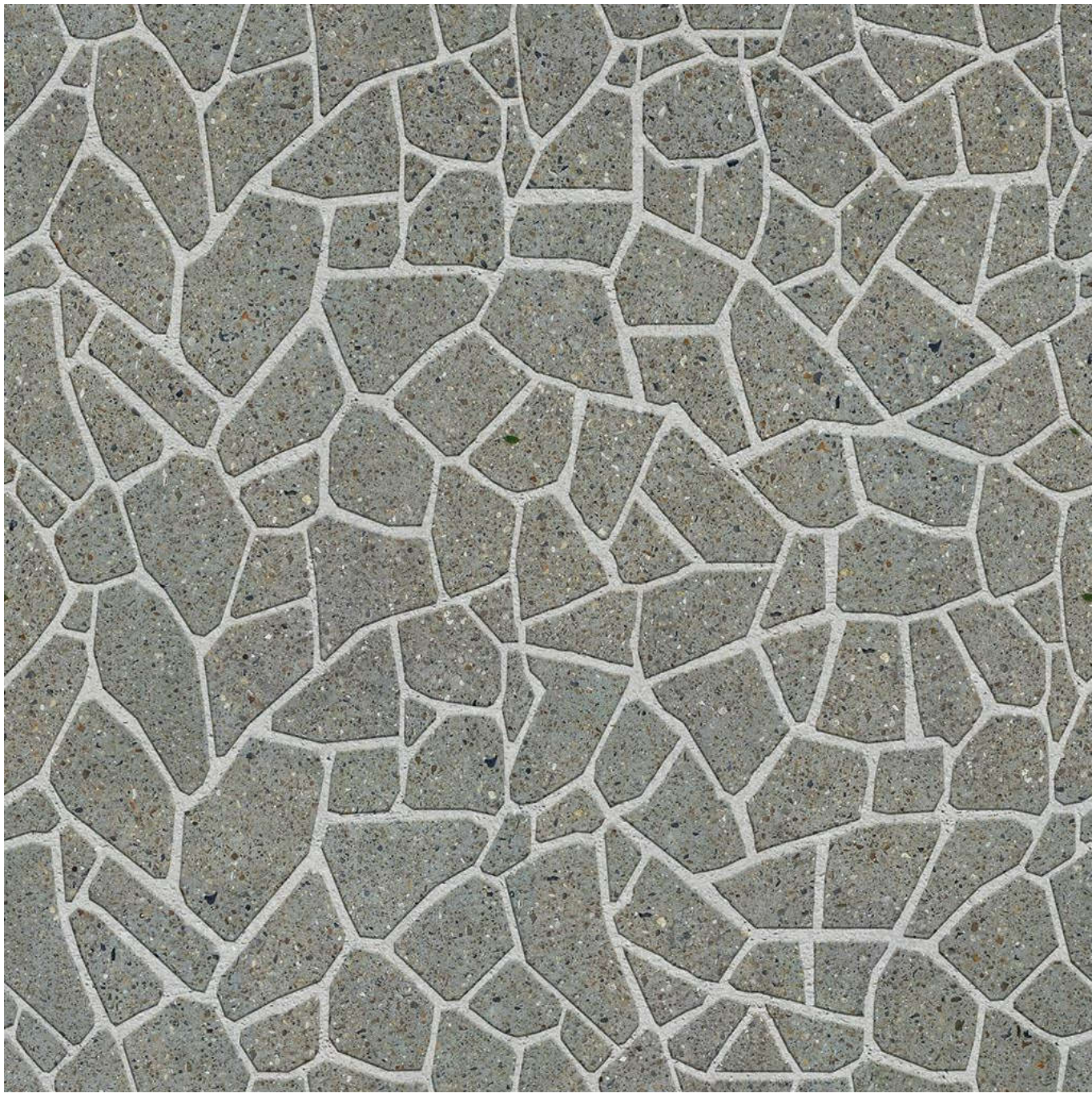
Dark Window Frames, Timber Type Deck



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	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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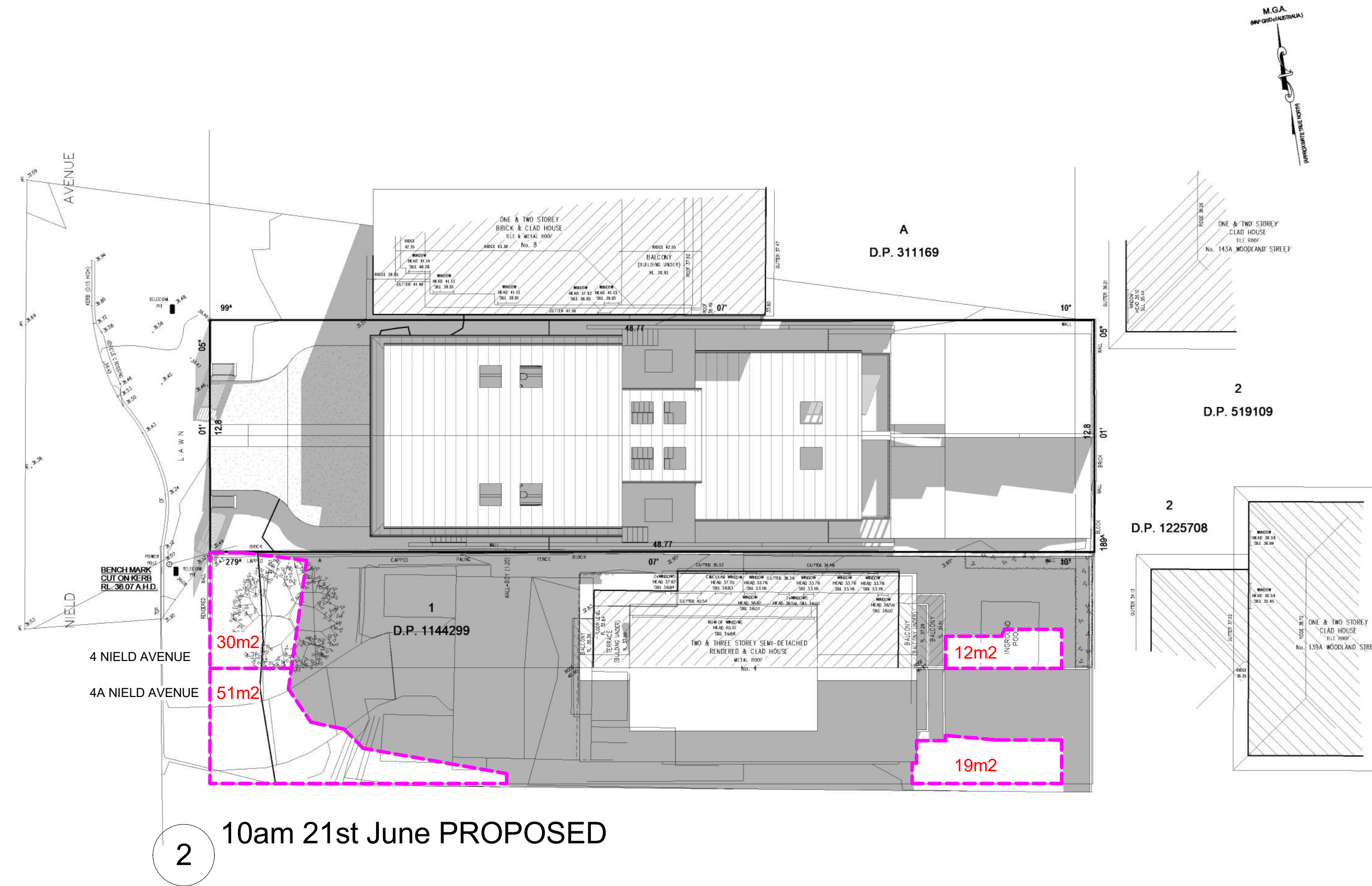
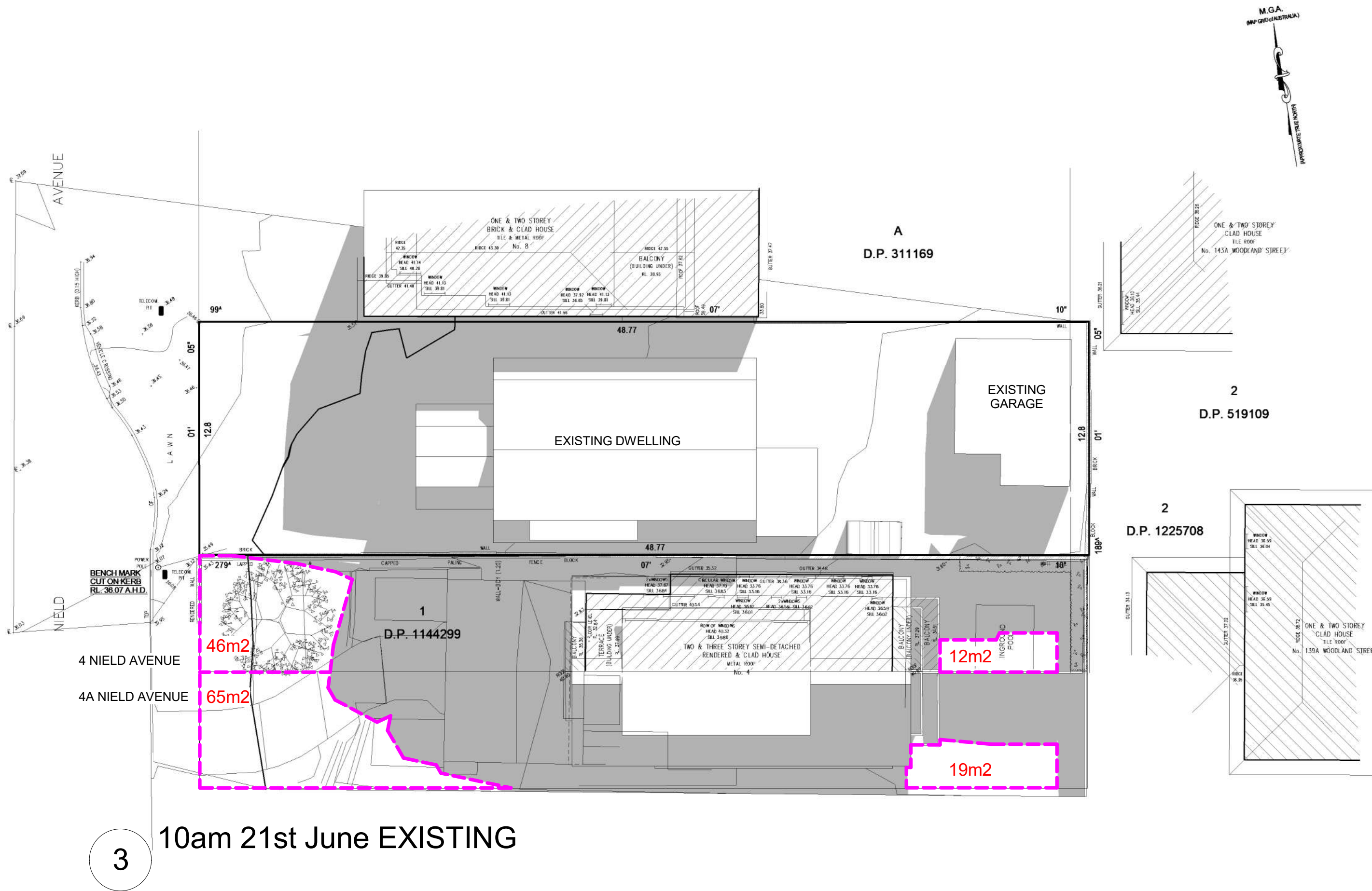
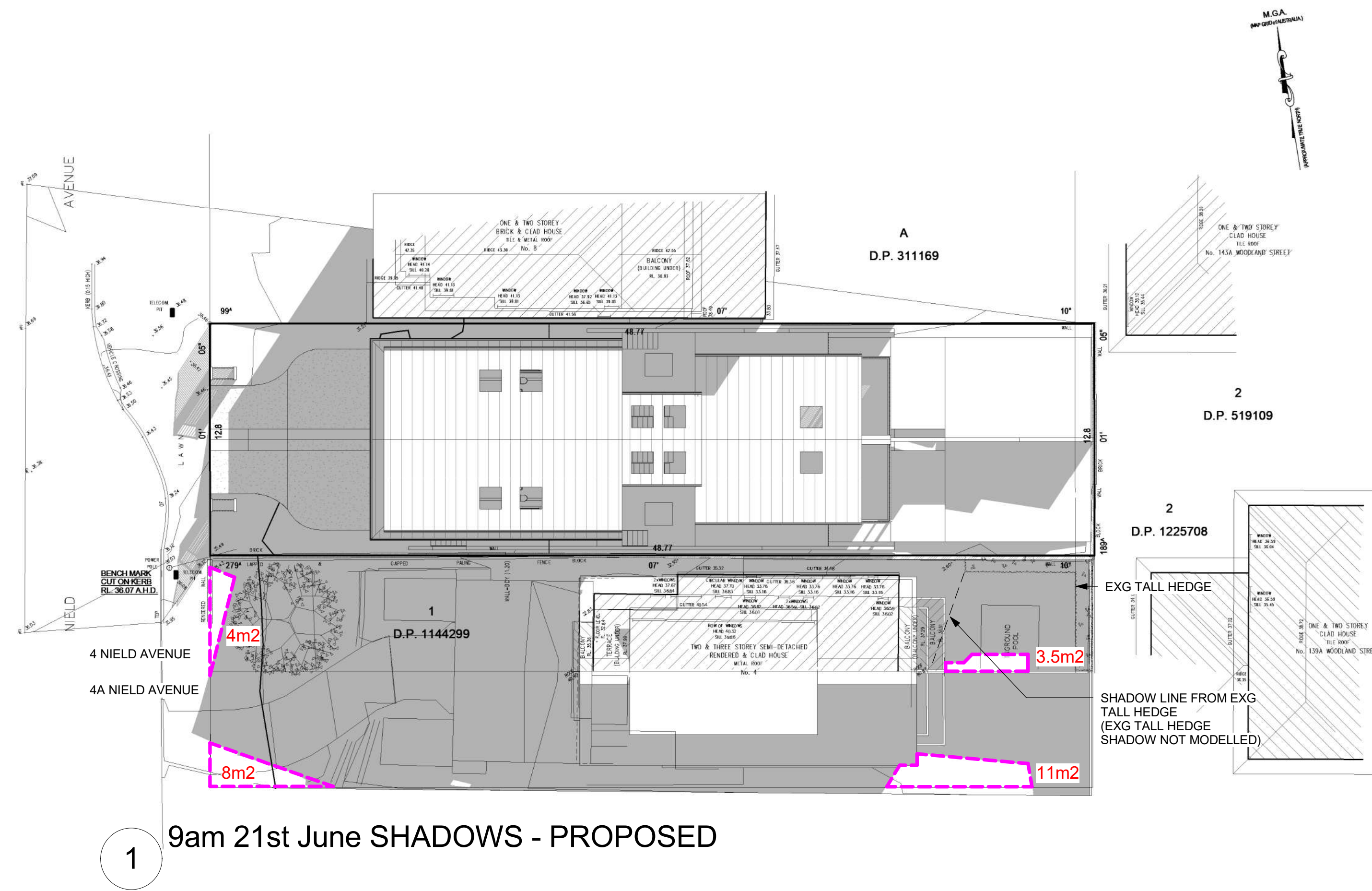
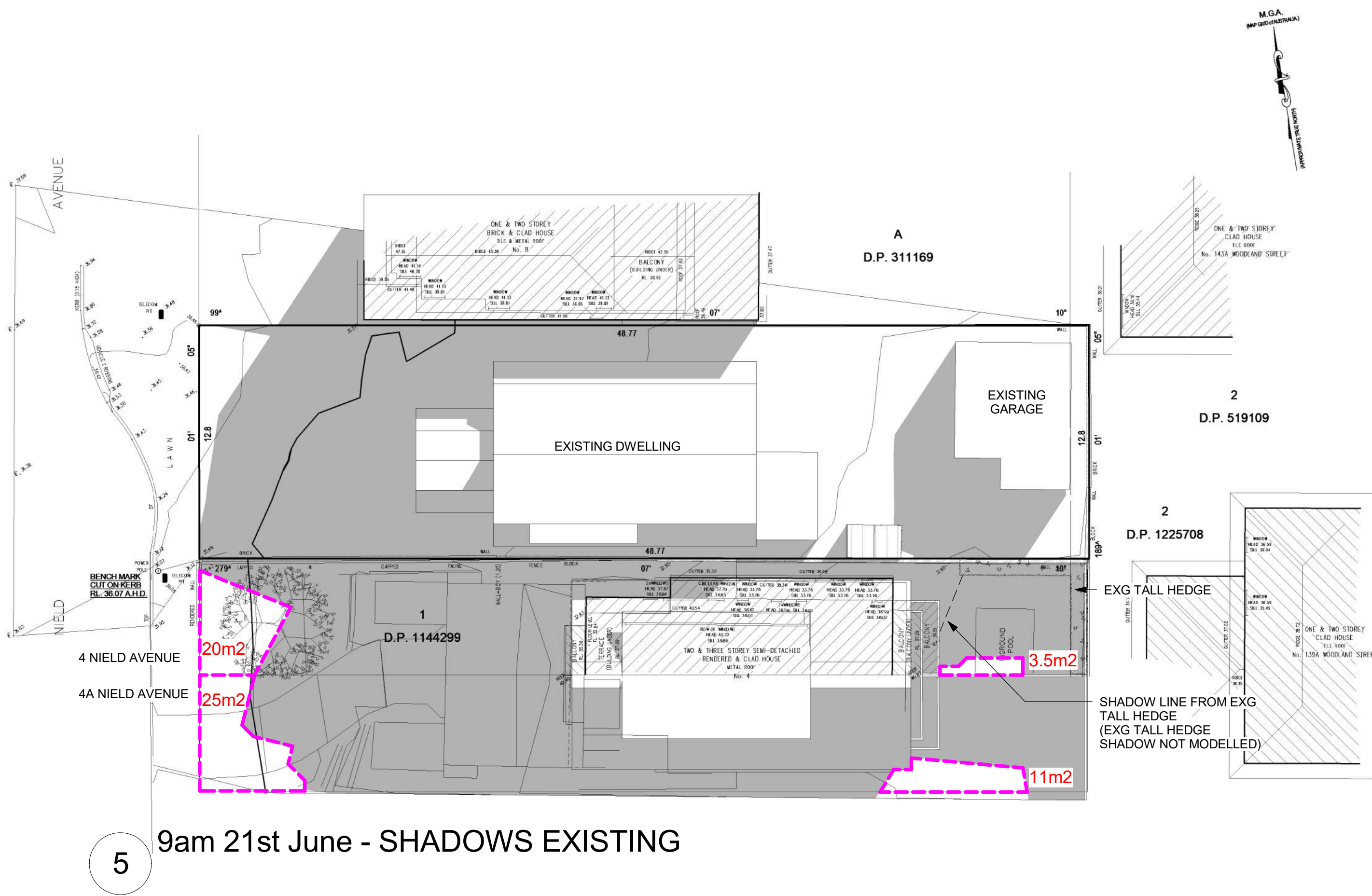
PROPRIETOR: P&T

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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SCALE:	DATE:	14 NOV 2020
DRAWN: SS	CHECKED:	
PROJECT NO: 2020/110	REV: M	
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	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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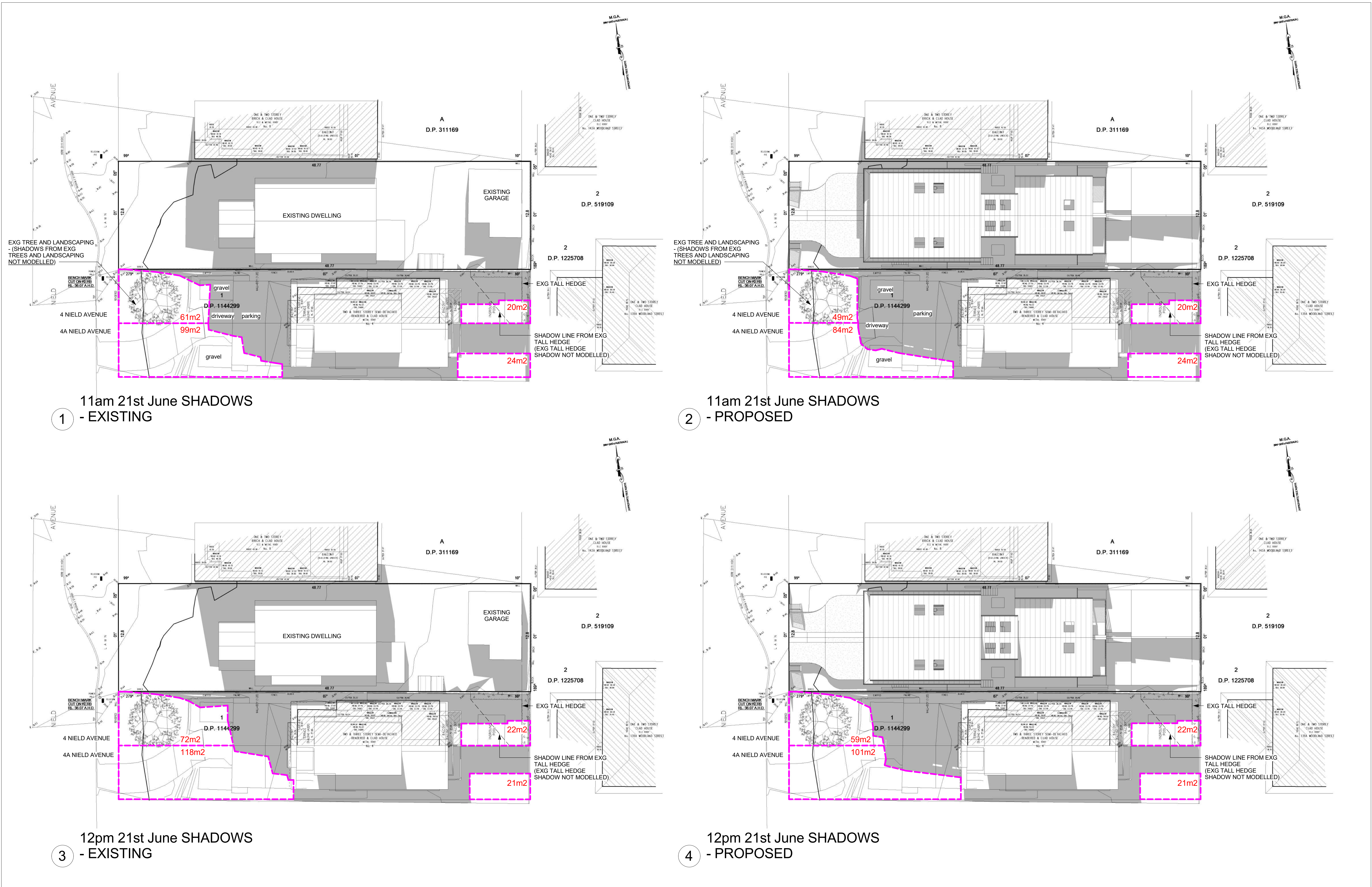
PROPRIETOR: P&T

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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SCALE: 1:200	DATE: 14 NOV 2020
DRAWN: SS	CHECKED:
PROJECT NO: 2020/110	REV: M
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	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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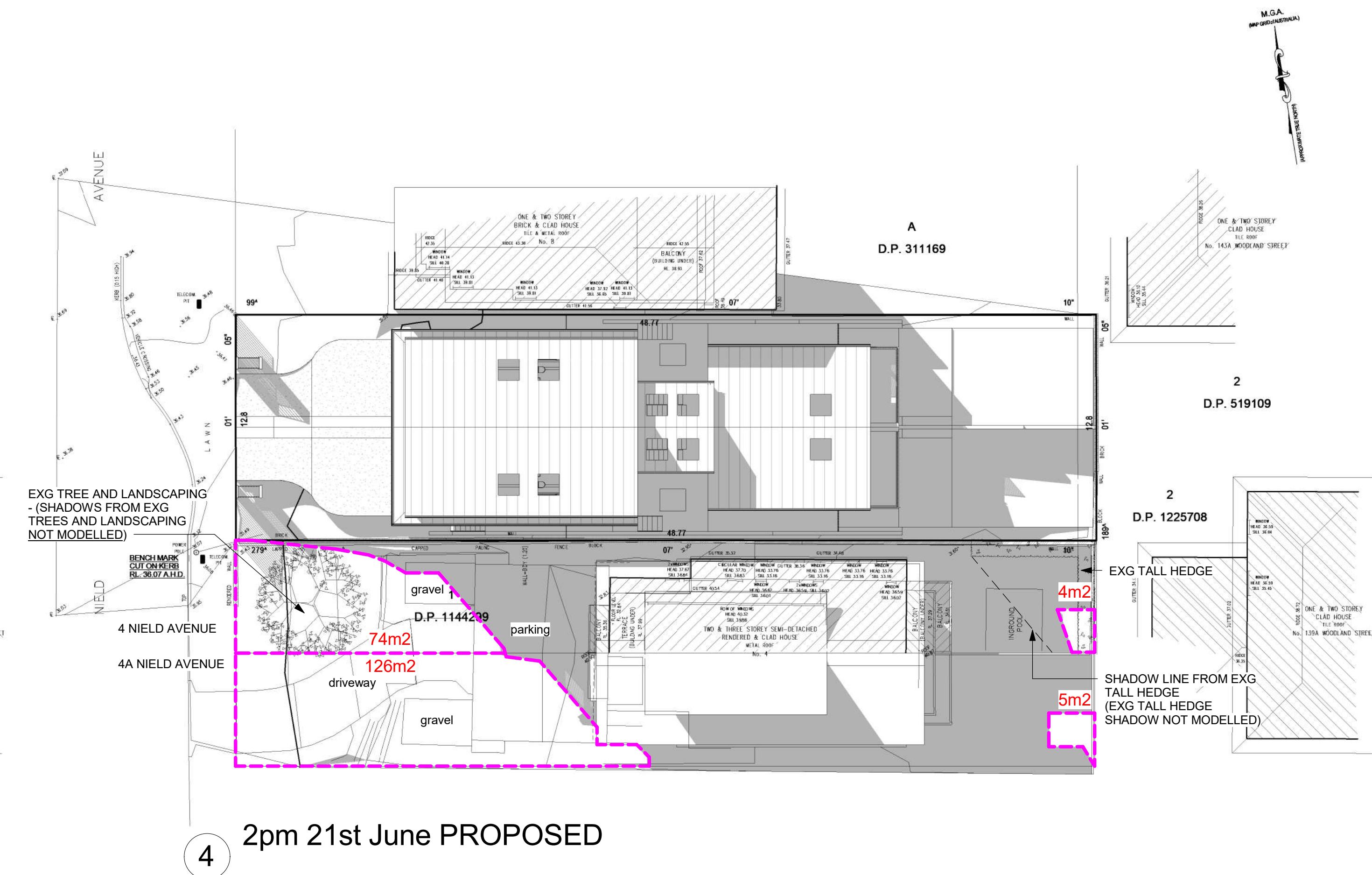
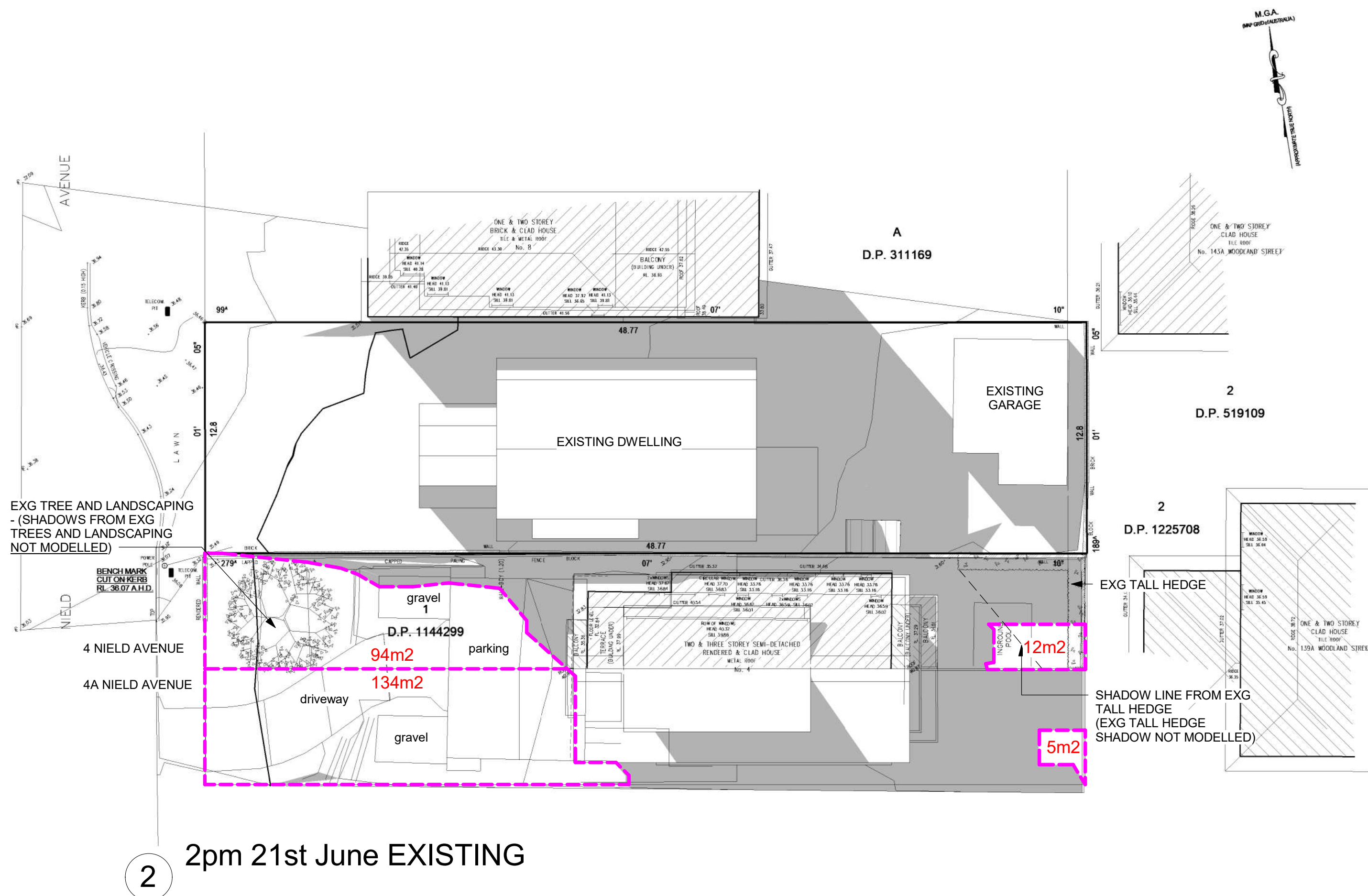
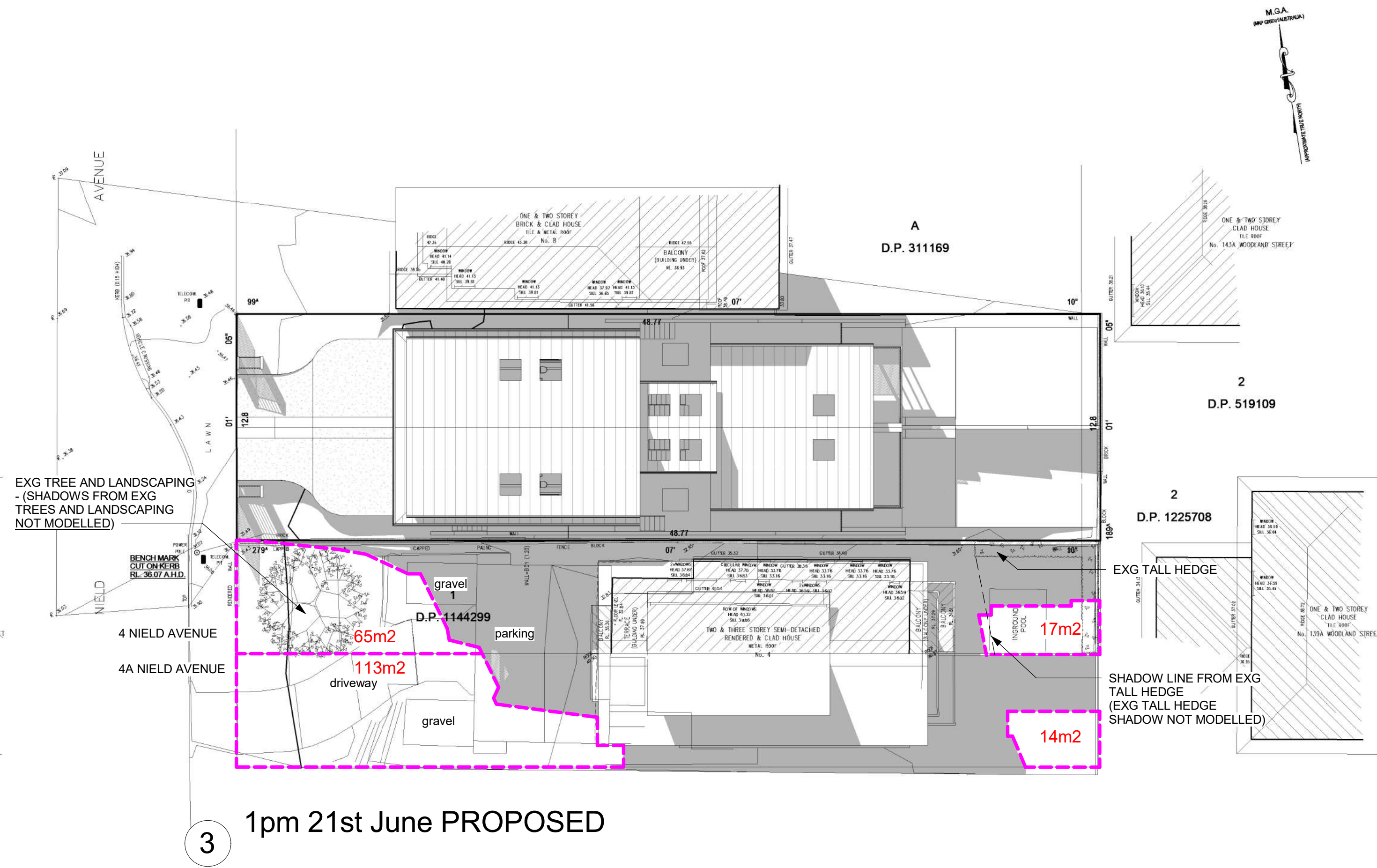
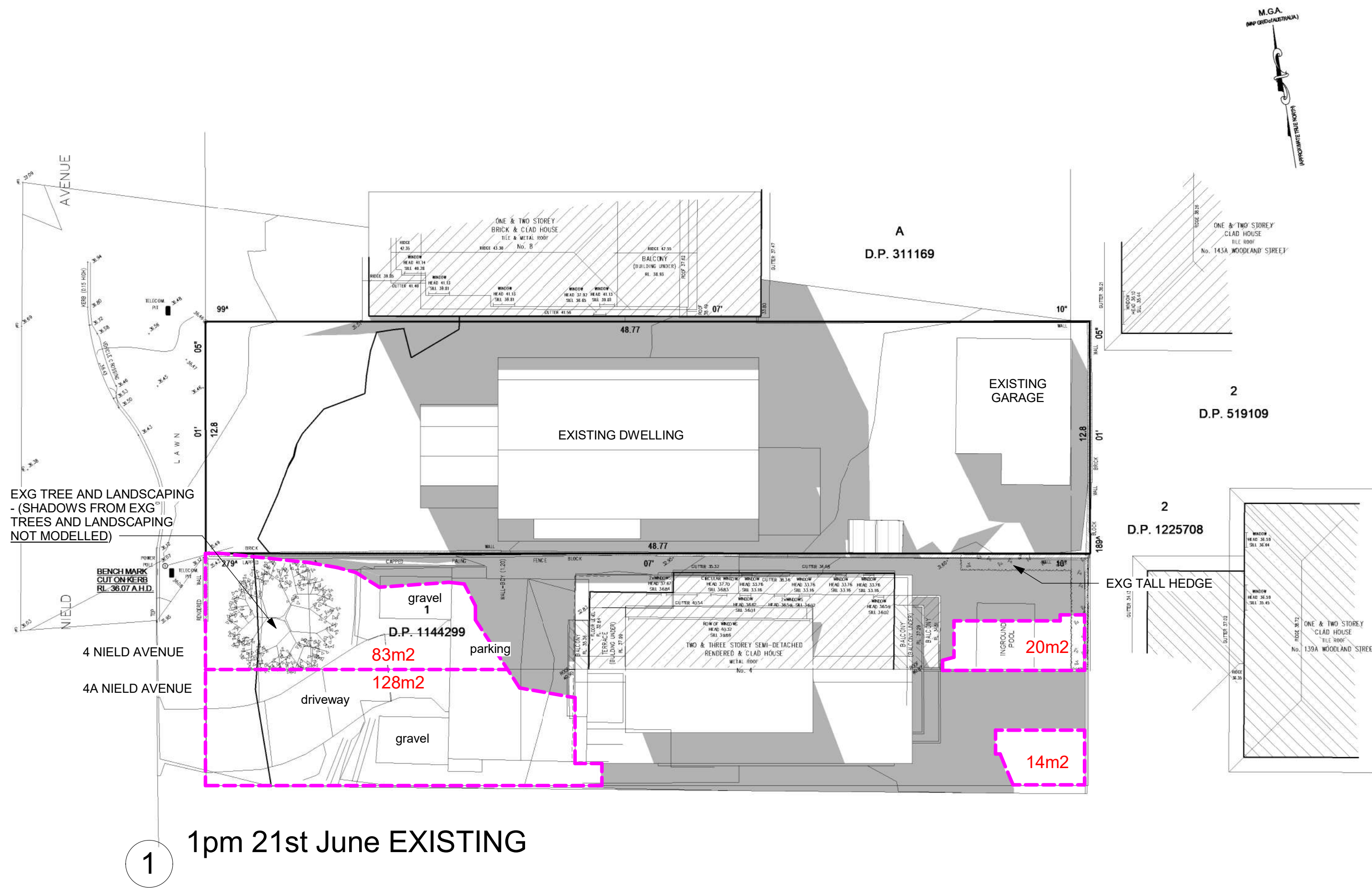
PROPRIETOR: P&T

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

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

SCALE: 1:200	DATE: 14 NOV 2020
DRAWN: Author	CHECKED:
PROJECT NO: 2020/110	REV: M
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	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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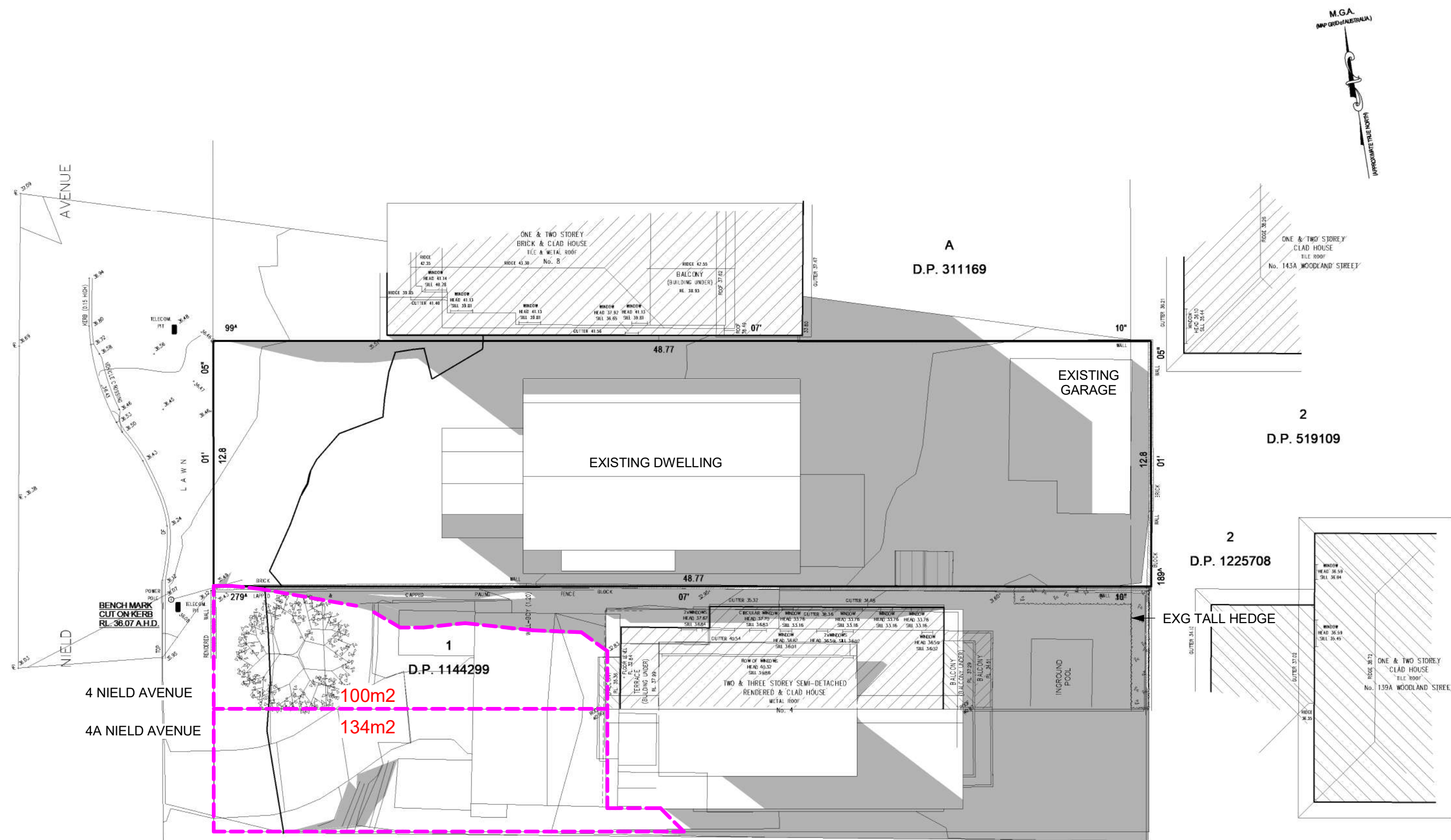
PROPRIETOR: P&T

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

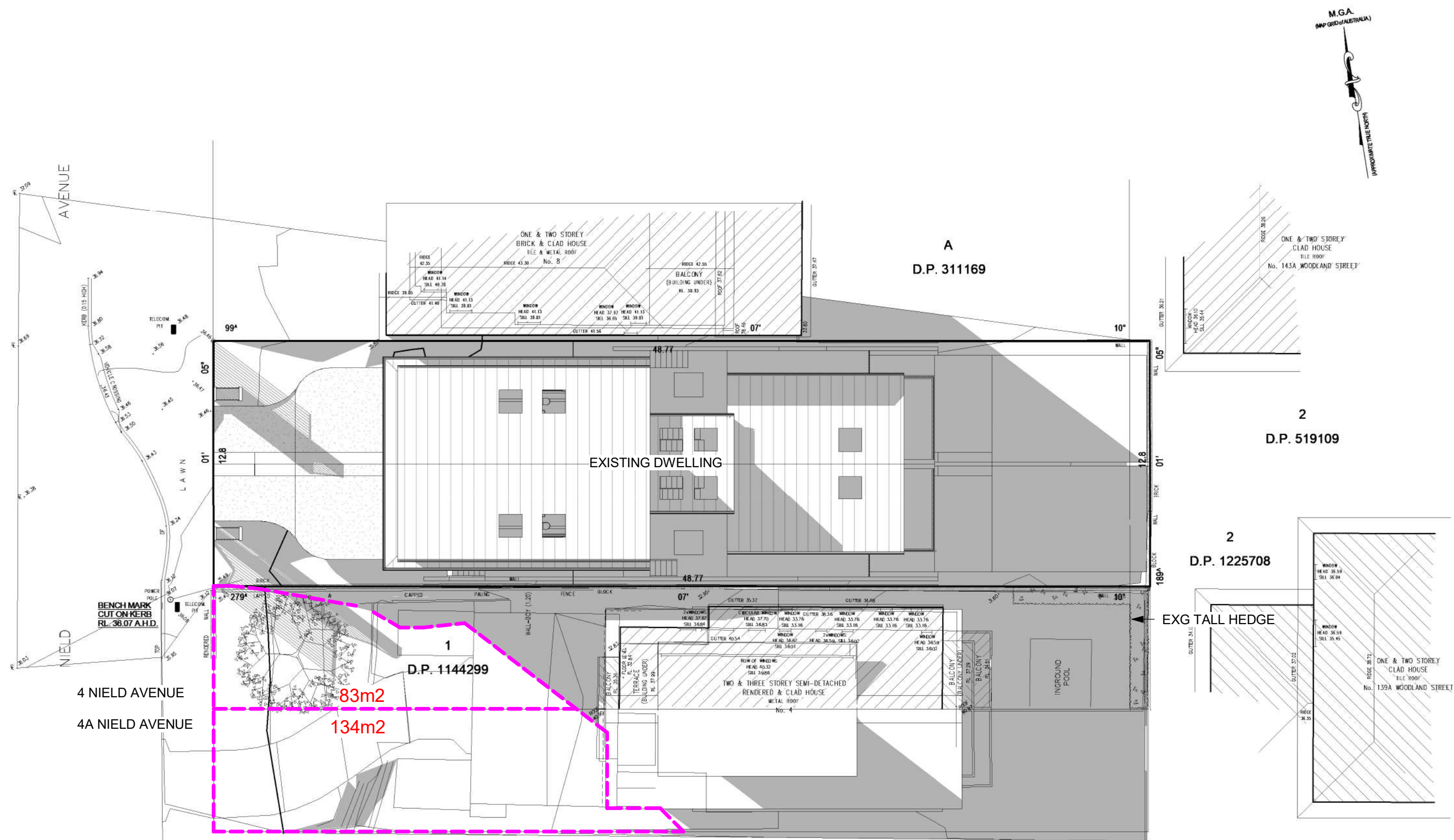
SHEET TITLE: SHADOW DIAGRAMS - 21st June - 1pm & 2pm

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E sean@smythdesign.com.au

SCALE: 1:200	DATE: 14 NOV 2020
DRAWN: Author	CHECKED:
PROJECT NO: 2020/110	REV: M
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%

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	No.	Date	Amendment / Issue	No.	Date	Amendment / Issue	No.	Date

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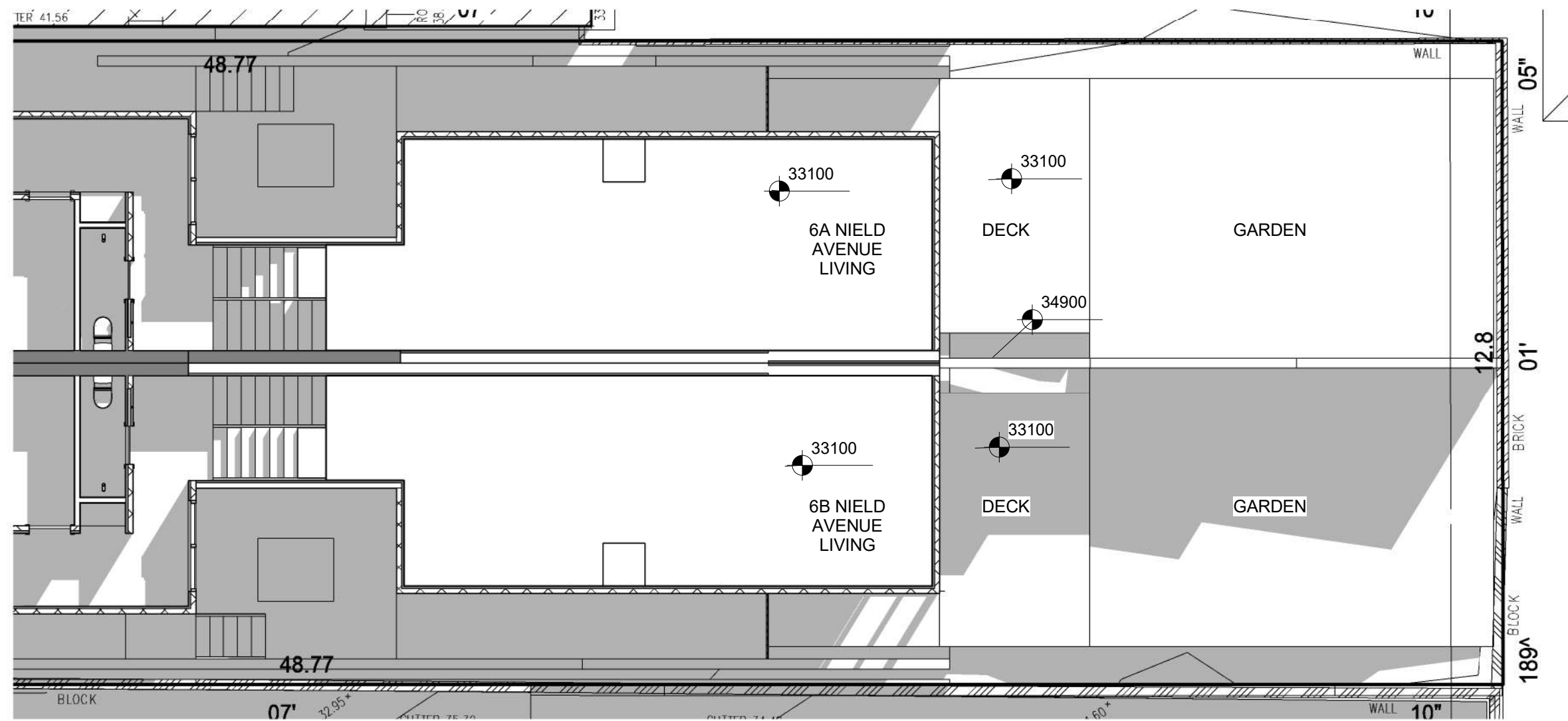
PROPRIETOR: P&T

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

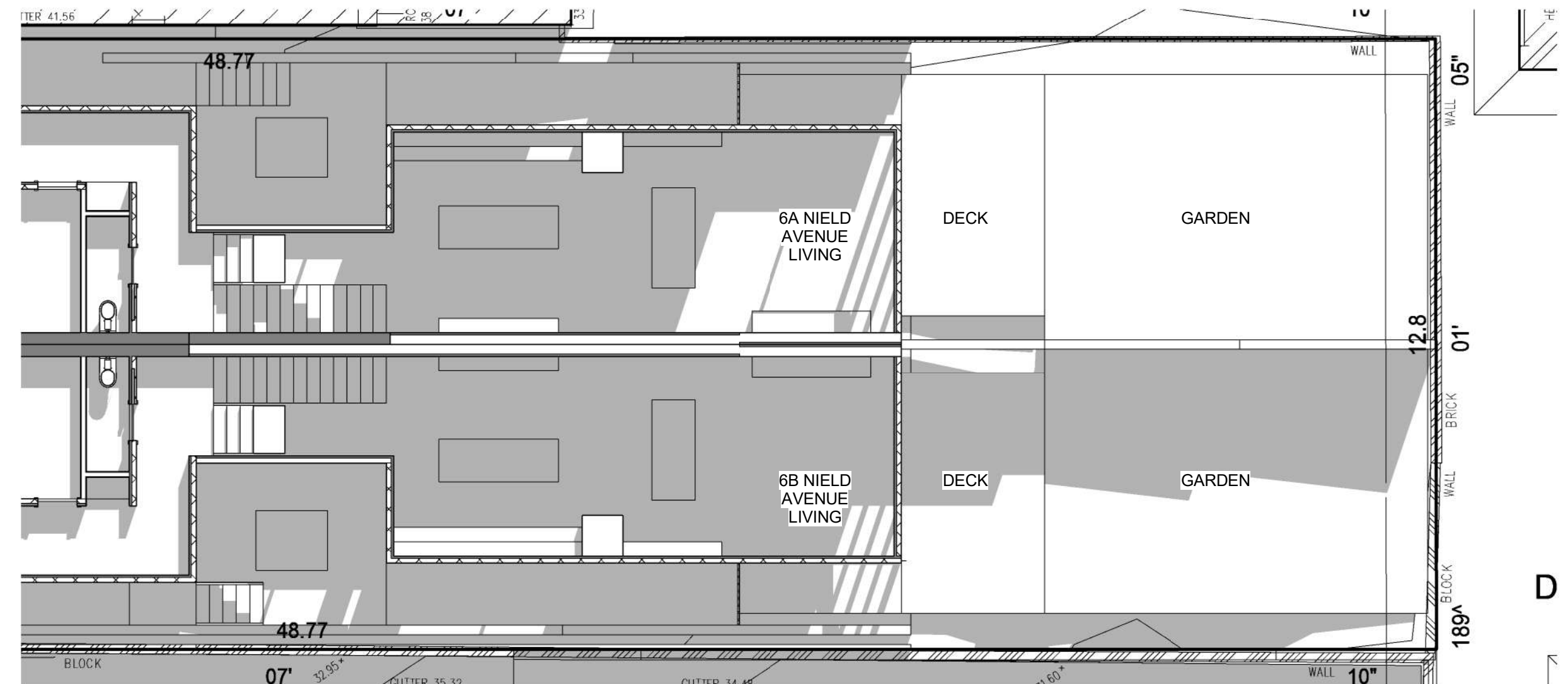
SHEET TITLE: SHADOW DIAGRAMS - 21st June - 3pm

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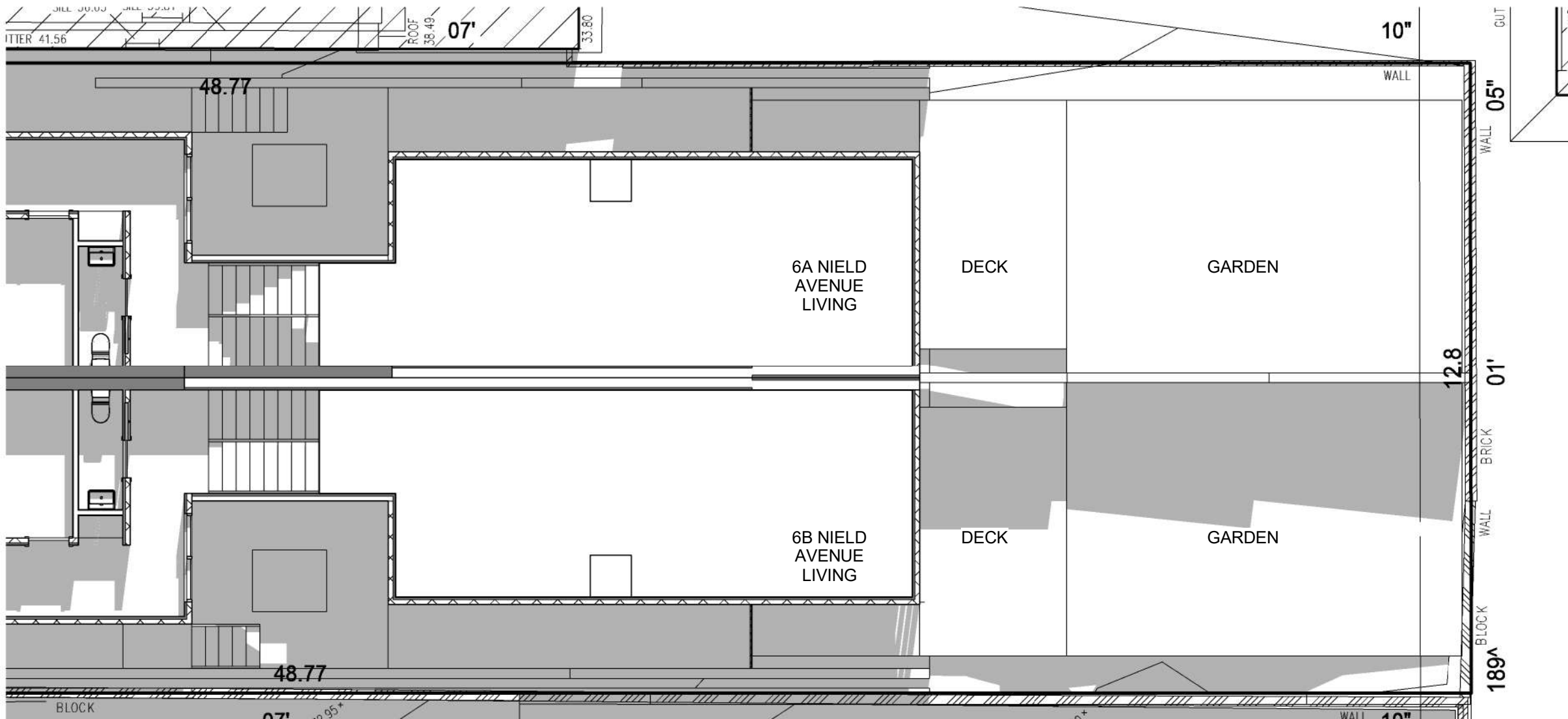
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DRAWN: Author	CHECKED:
PROJECT NO: 2020/110	REV: M
DRAWING NO: DA043	



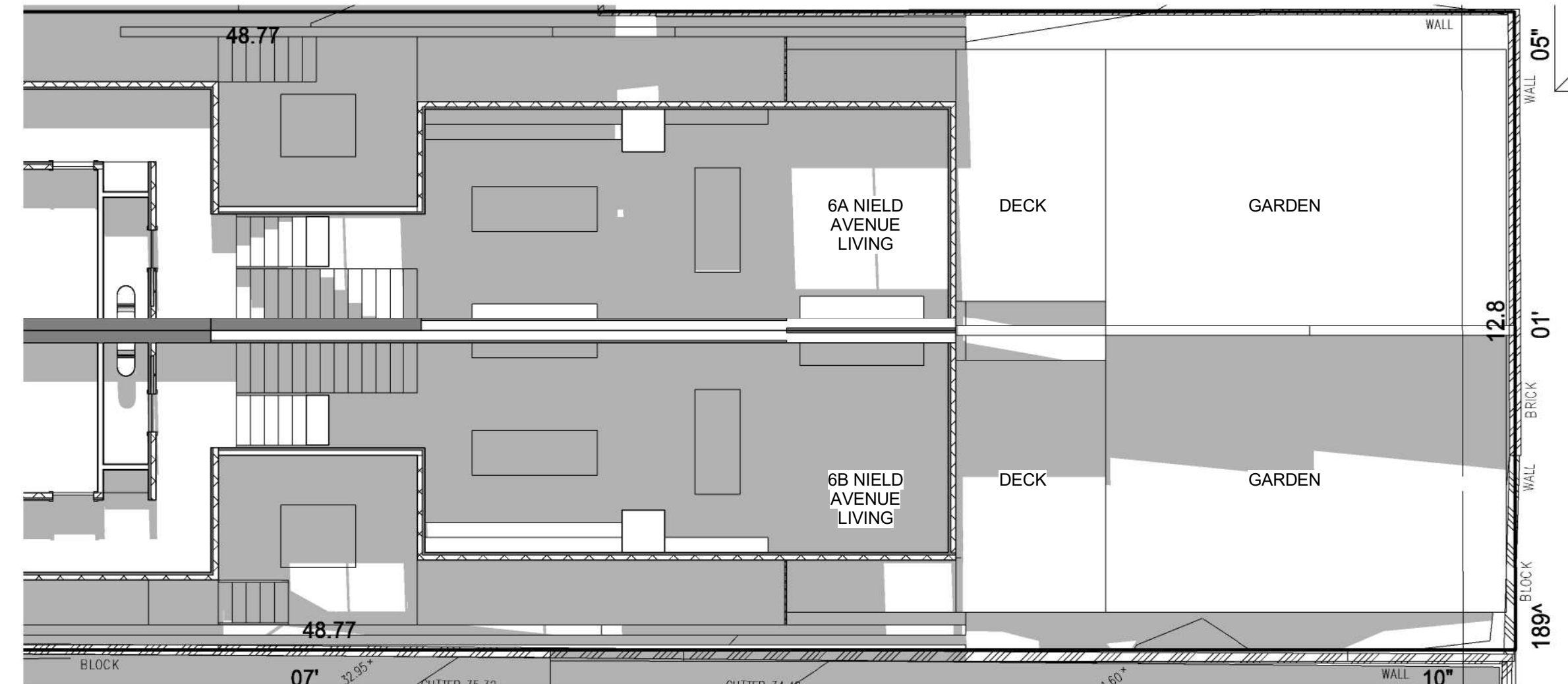
1 9.10am Living Room 21st June - 1.8m High Garden wall between 6A & 6B Nield Avenue



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	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
ISSUED DEVELOPMENT APPLICATION	L	28/11/2023		ISSUED FOR BASIX	F	23/07/2022	ISSUED FOR COMMENT
	No.	Date	Amendment / Issue	No.	Date	Amendment / Issue	No.

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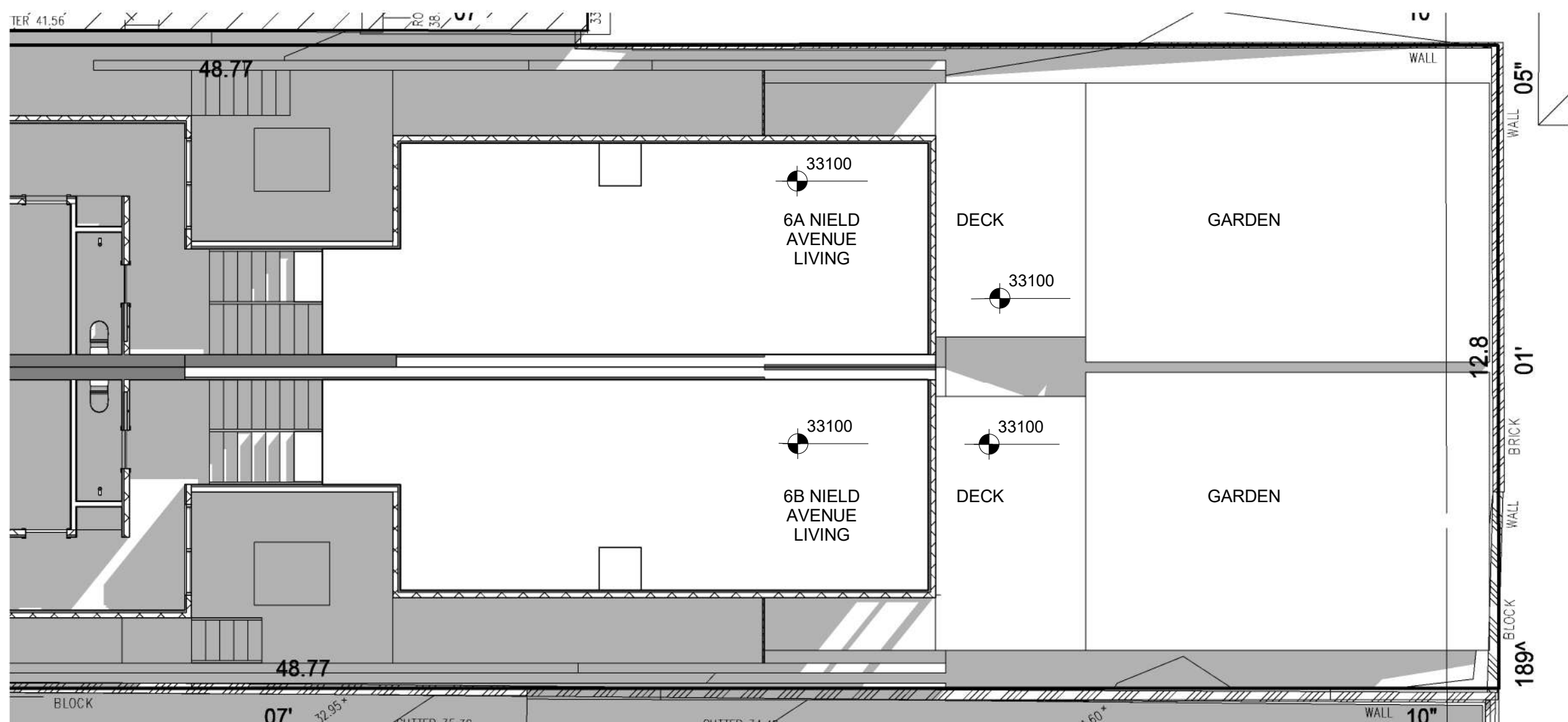
PROPRIETOR: P&T

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

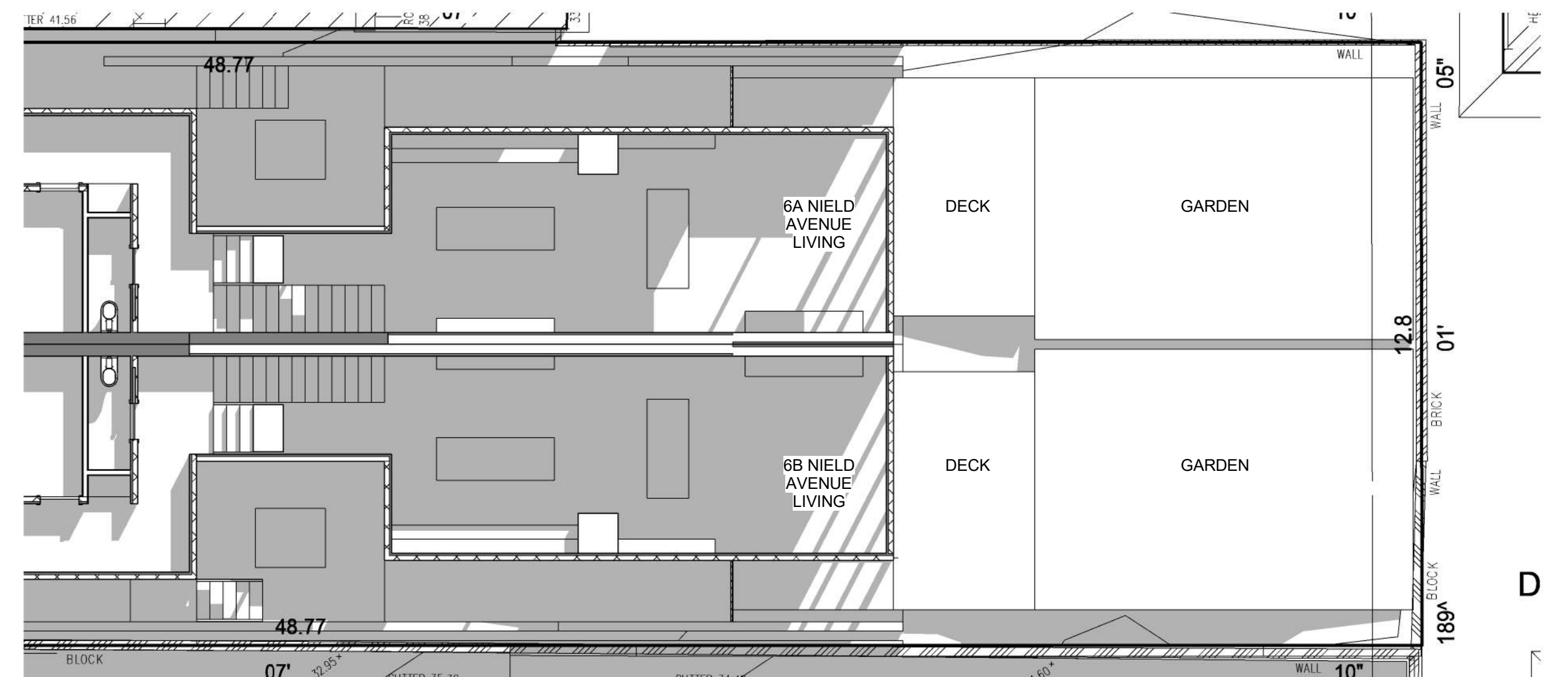
SHEET TITLE: SHADOW STUDY - 6A & 6B NIELD
AVENUE -21st June (Showing Garden
wall)

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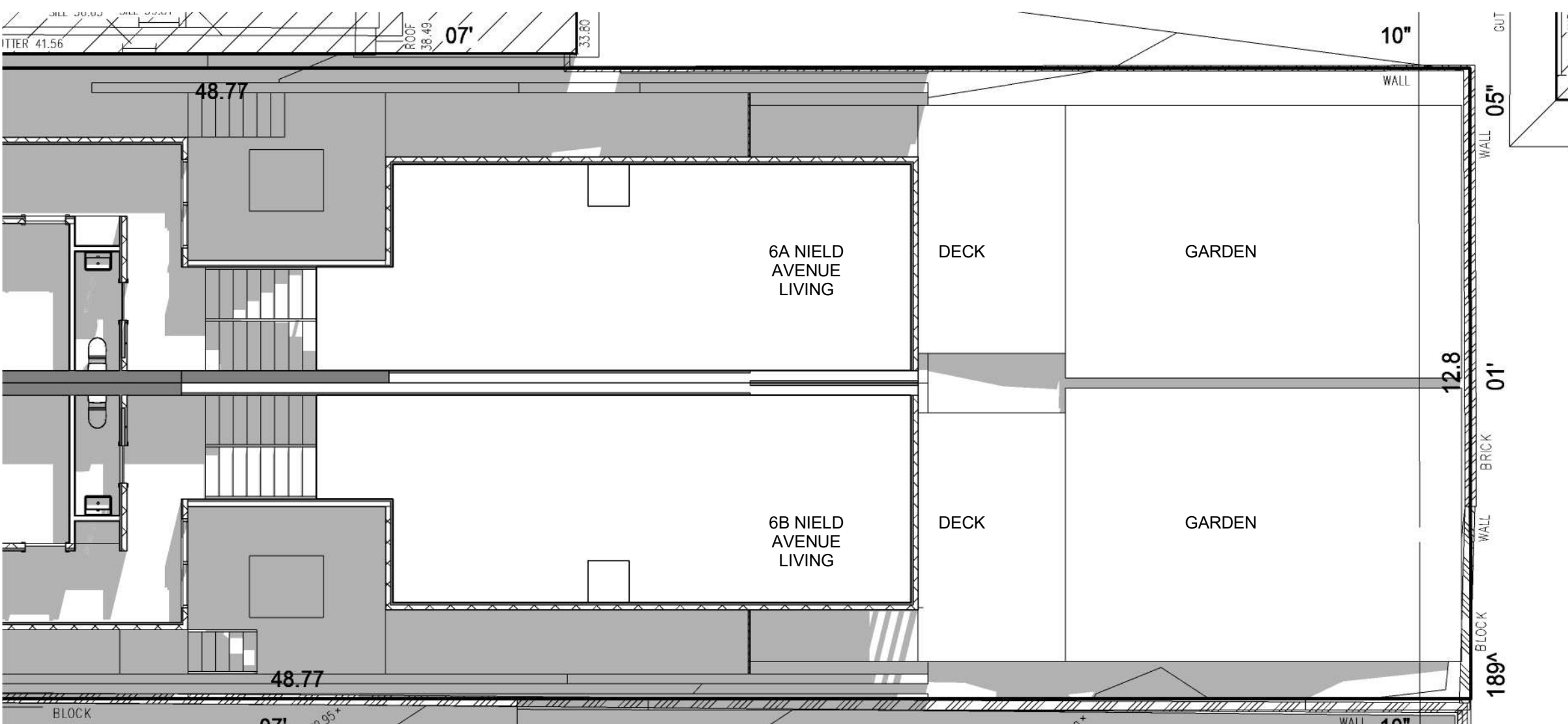
SCALE:	DATE: 14 NOV 2020
DRAWN: SS	CHECKED:
PROJECT NO: 2020/110	REV: M
DRAWING NO: DA045	



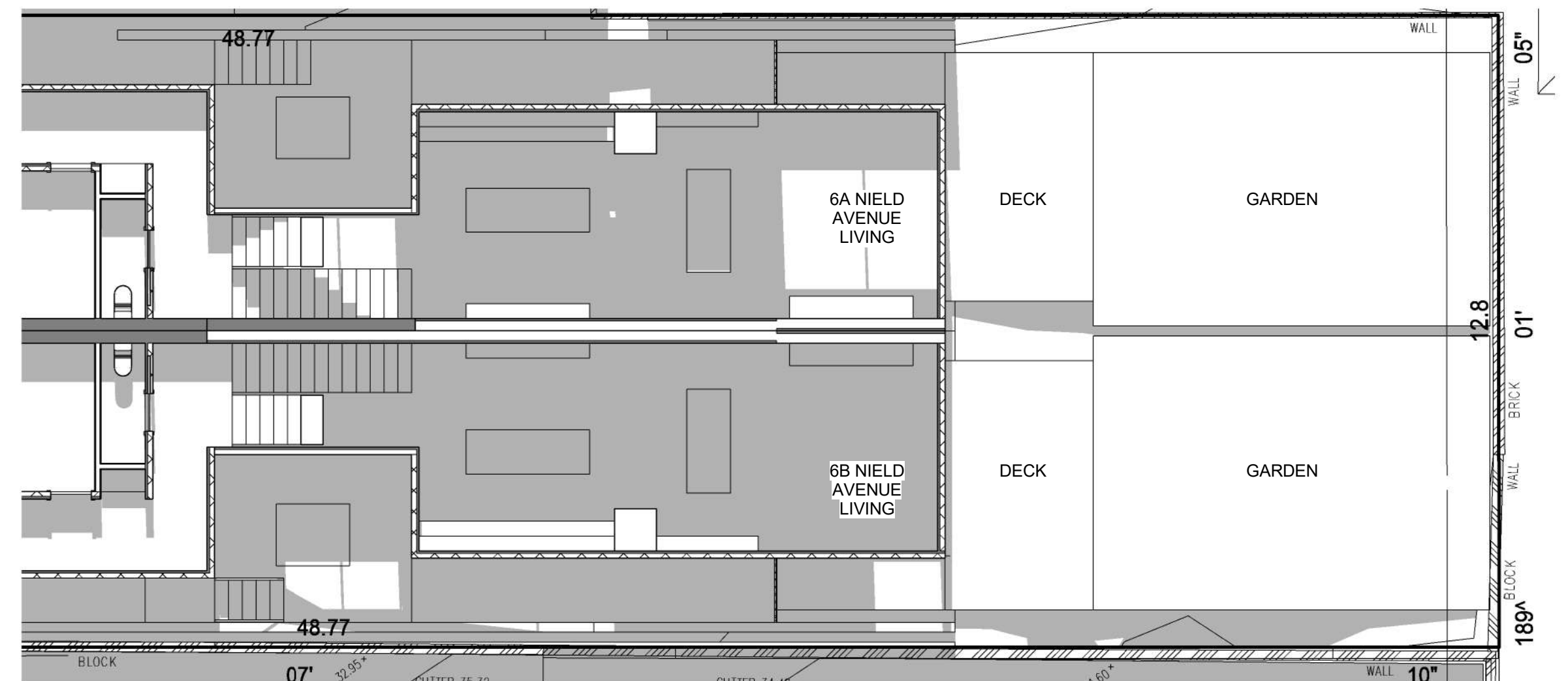
1 8.30am Living Room 21st June - No Garden wall between 6A & 6B Nield Avenue



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	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

All dimensions are in millimeters unless stated otherwise. All drawings are to be read in conjunction with the relevant consultant documents. All dimension and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Drawings are not to be scaled, use only figured dimensions. This drawing is the copyright of Sean Smyth Design Pty Ltd and must not be retained, copied or used without permission. This document has been prepared for and on behalf of the clients noted on the drawing.

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: M
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 COUNCIL RESPONSE - DRAFT	K	22/11/2023	SECTION 5 ADDED	E	24/04/2022
			ISSUED DEVELOPMENT APPLICATION	J	09/11/2023	NORTH POINT ADDED	D	12/04/2022
			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

All dimensions are in millimetres unless stated otherwise. All drawings are to be read in conjunction with the relevant consultant documents. All dimension and levels are to be checked and verified on site prior to the commencement of work, shop drawings or fabrication of any components. Drawings are not to be scaled, use only figured dimensions. This drawing is the copyright of Sean Smyth Design Pty Ltd and must not be retained, copied or used without permission. This document has been prepared for and on behalf of the clients noted on the drawing.

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	M