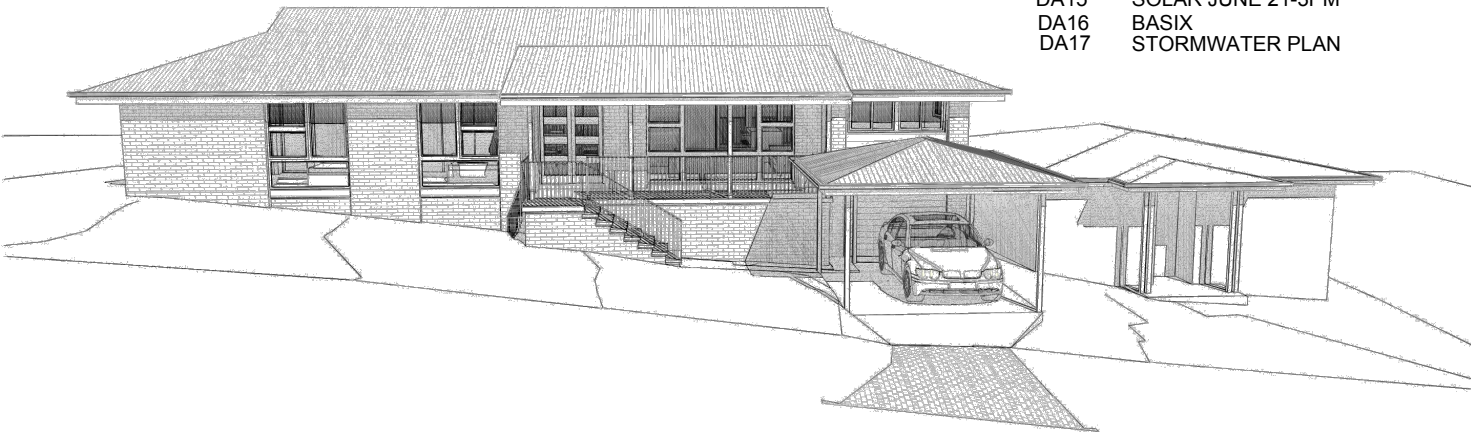
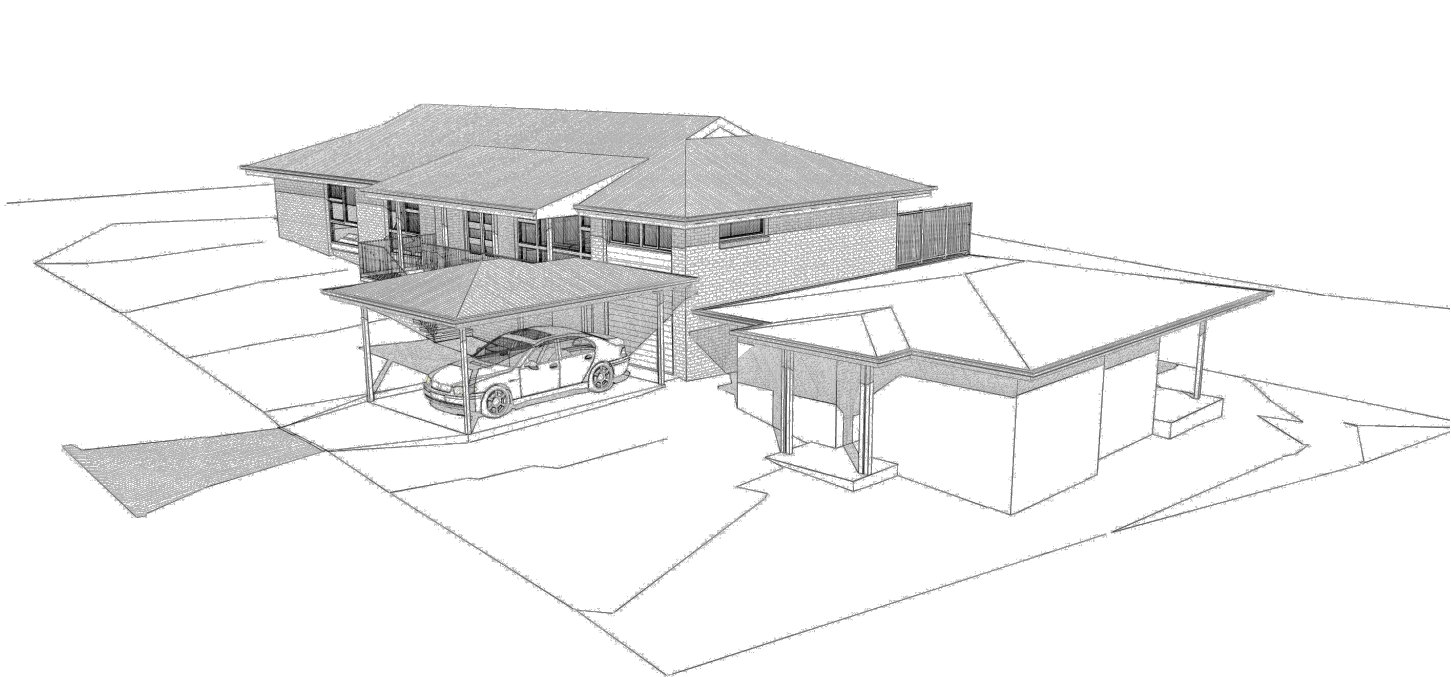


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DA1	COVER PAGE, MATERIALS AND FINISHES
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DA4	GARAGE FLOOR PLAN
DA5	ENTRY FLOOR PLAN
DA6	ROOF PLAN
DA7	ELEVATIONS, N, S
DA8	ELEVATIONS, E, W
DA9	SECTION A-A / drive, B-B
DA10	LANDSCAPED OPEN SPACE PLAN
DA11	SAFETY NOTES
DA12	SEDIMENT CONTROL PLAN
DA13	SOLAR JUNE 21-9AM
DA14	SOLAR JUNE 21-12PM
DA15	SOLAR JUNE 21-3PM
DA16	BASIX
DA17	STORMWATER PLAN



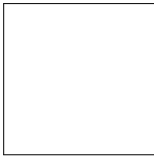
46 cooyong road, terrey hills

private residence

alterations & additions
development application

architectural perspectives

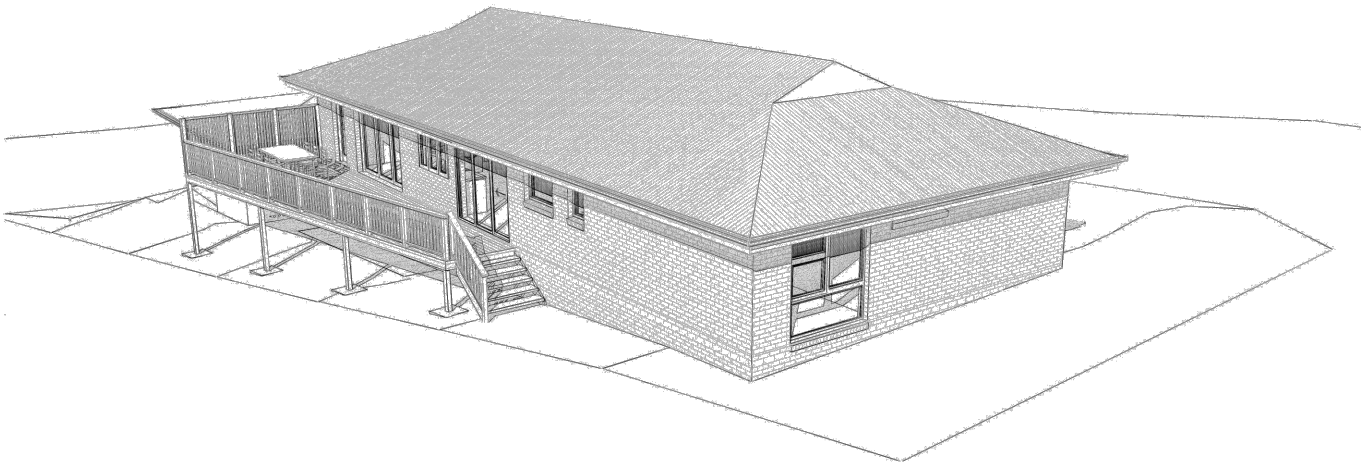
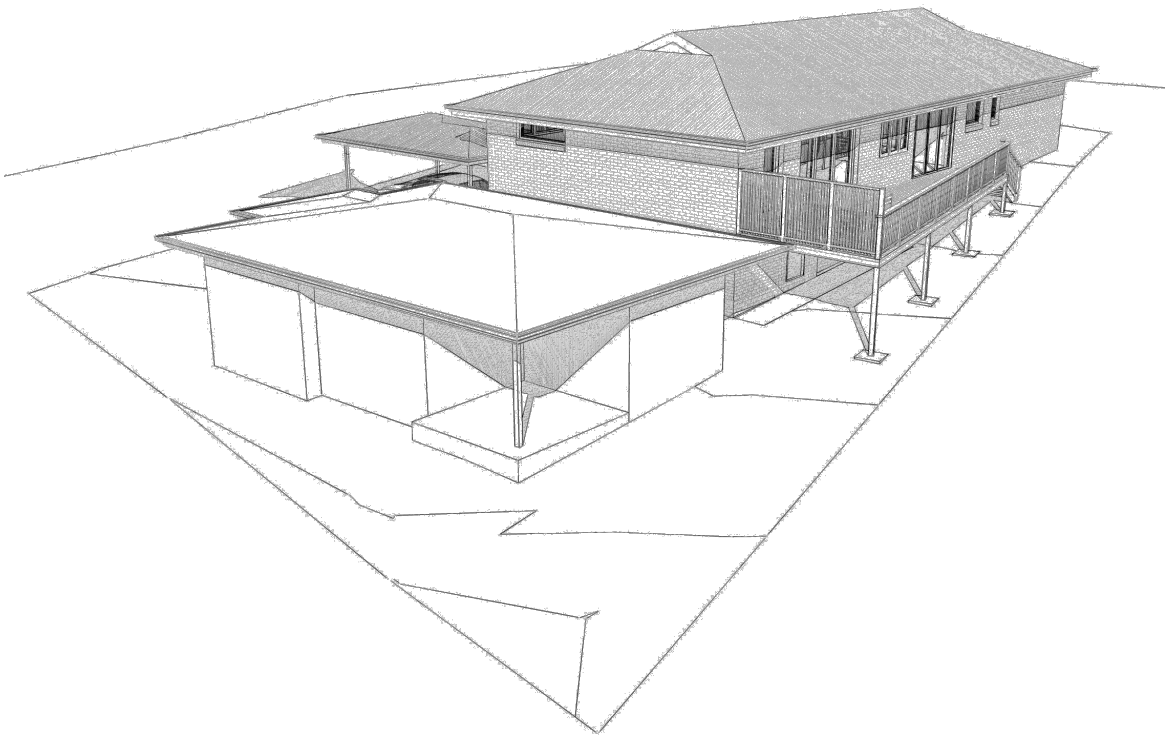
WINDOWS
ALUMINIUM
white
or similar



ROOF
COLORBOND
BASALT
or similar
to match existing



EXTERNAL WALLS
WEATHERBOARD
white
or similar
to match existing





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Builder Lic no 62547C. ABN 47 121 229 166.

Project: Additions & Alterations

DA
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m²
Private Residence

Drawing: Survey

Drawn/Designed: PB/MW

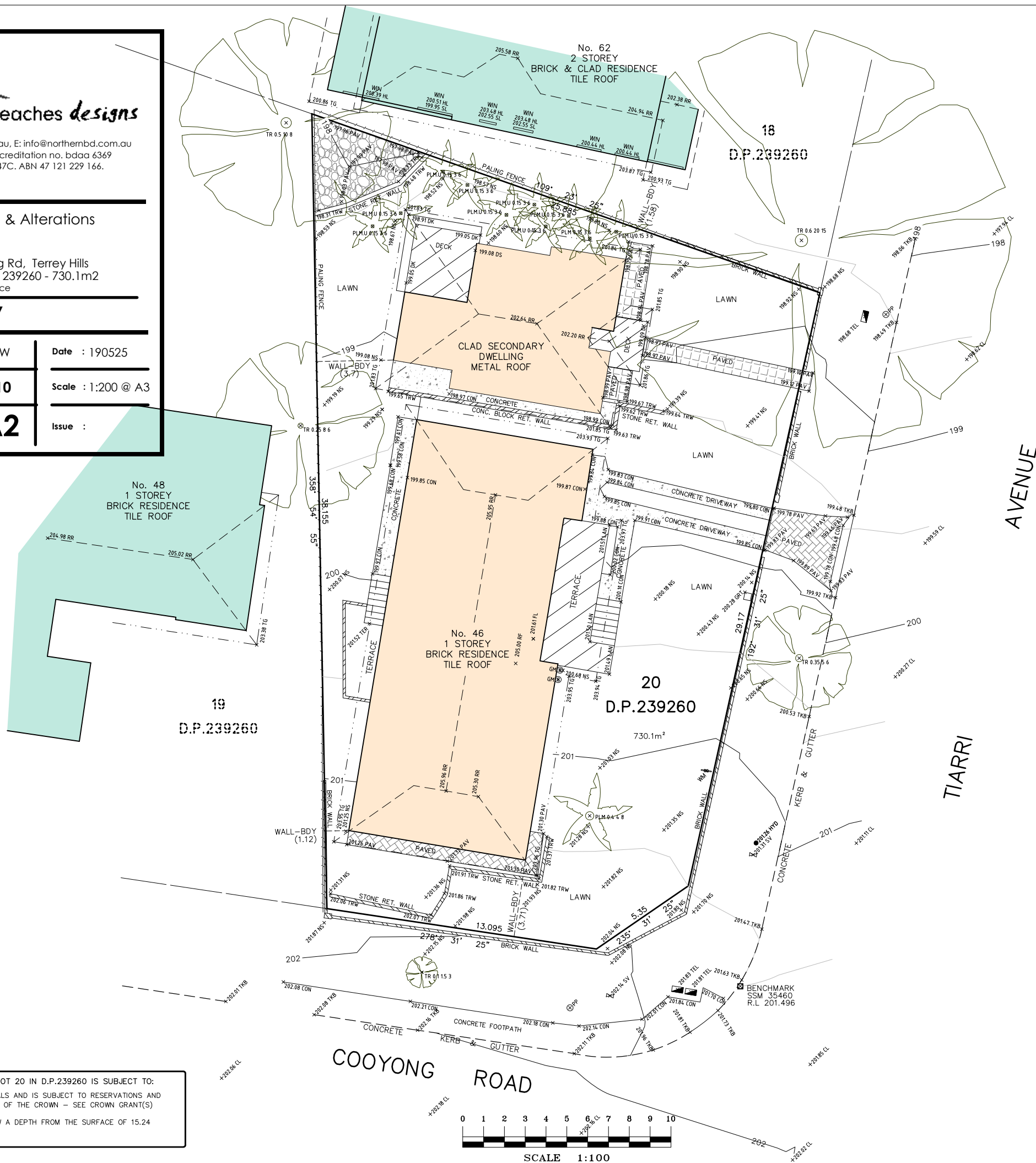
Date: 190525

Project Number: 2510

Scale: 1:200 @ A3

Drawing No.: DA2

Issue:



MSA (Approx. True)

A FIRST ISSUE 18/03/25

A FIELD SURVEY OF THE BOUNDARIES HAS BEEN UNDERTAKEN. OFFSETS FROM STRUCTURES TO BOUNDARY SHOULD NOT BE USED FOR CONSTRUCTION SETOUT.
PLEASE NOTE THAT THIS SURVEY SHOULD NOT BE USED FOR ANY OTHER PURPOSE THAN FOR ARCHITECTURAL DESIGN OF BUILDINGS/ADDITIONS OR LANDSCAPING TO ACCOMPANY A DEVELOPMENT APPLICATION.

IF CONSTRUCTION ON OR NEAR BOUNDARIES IS UNDERTAKEN THE BOUNDARIES OF THE LAND SHOULD BE MARKED OR THE WORKS SETOUT BY A REGISTERED SURVEYOR.

TREE SIZES ARE ESTIMATES ONLY.

THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF PAULA & SKENDER CAMERON.

RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.

EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.

ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. DIAL BEFORE YOU DIG SERVICES (D.B.Y.D.) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.

CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.

THIS PLAN IS ONLY TO BE USED FOR THE PURPOSE OF DESIGNING NEW CONSTRUCTIONS.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN, THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.

CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADOPTED.

POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).

THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.

DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.

IF ACCURATE TRUE NORTH IS REQUIRED A FURTHER SURVEY WOULD BE NECESSARY.

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THIS NOTICE MUST NOT BE ERASED.

MICHAEL K JOYCE
REGISTERED SURVEYOR I.D. 8268



1A Mona Street Mona Vale NSW 2103
ACN 610 583 572
michael@wvsurveying.com.au
0474 843 180

Vertical Datum
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. SSM 35460
R.L. 201.496
SOURCE: S.C.I.M.S.

Client Details
PAULA & SKENDER CAMERON
46 COOYONG ROAD
TERREY HILLS NSW 2084

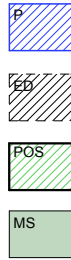
Drawing Title
DETAIL AND LEVELS OVER
46 COOYONG ROAD
TERREY HILLS NSW 2084
BEING LOT 20 IN DP.239260

PROJECT: 2012	PAGE 1 OF 1
Date of survey 12/03/2025	Drawing No. 2012detail 1
Scale 1:100 @ A1	Rev. A

TITLE INDICATES THAT LOT 20 IN D.P.239260 IS SUBJECT TO:
1 LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
2 L117939 COVENANT
3 EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES

- LEGEND
- | | |
|-----|-----------------------------|
| CL | CENTERLINE |
| CON | CONCRETE |
| DK | DECK |
| DS | DOOR SILL LEVEL |
| FL | FLOOR LEVEL |
| GM | GAS METER |
| GRT | GRATE |
| HL | HOOD LEVEL |
| HYD | HYDRANT |
| LAN | LANDING |
| NS | NATURAL SURFACE |
| PAV | PAVING |
| PLM | TREE PALM DIA SPREAD HEIGHT |
| PP | POWER POLE NETWORK |
| RF | ROOF |
| RR | ROOF RIDGE |
| SL | SILL LEVEL |
| SV | STOP VALVE |
| TEL | TELSTRA |
| TER | TERRACE |
| TG | TOP OF GUTTER |
| TKB | TOP OF KERB |
| TR | TREE DIA SPREAD HEIGHT |
| TRW | TOP OF RETAINING WALL |
| WM | WATER METER |

LEGEND



PROPOSED

EXISTING DWELLING

PRIVATE OPEN SPACE (EXISTING)

MATERIAL STOCKPILE

EXISTING LEVELS

BOUNDARY

CAR ENTRY POINT

CARPORT ENTRY POINT

WASTE MANAGEMENT

19
D.P.239260

TIARRI AVENUE

18
D.P.239260

No. 62
2 STOREY
BRICK & CLAD RESIDENCE
TILE ROOF

No. 48
1 STOREY
BRICK RESIDENCE
TILE ROOF

Site Analysis Plan
1:200

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Builder Lic no 62547C. ABN 47 121 229 166.

Project : Additions & Alterations
DA
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m2
Client : Private Residence

■ = Proposed Work
■ = Demolition
■ = Existing

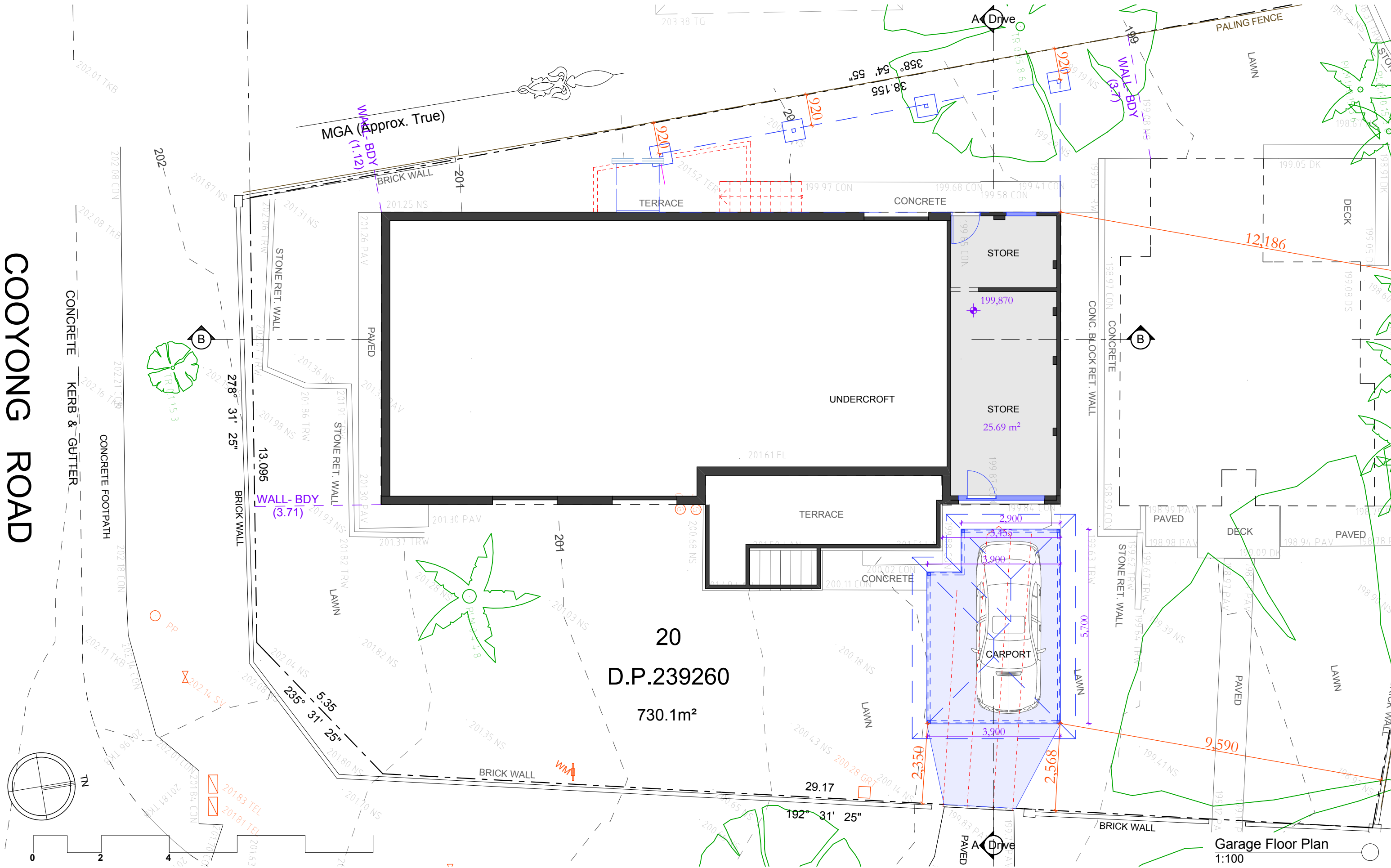
Drawn/Designed : PB/MW
Project Number : 2510
Drawing No. : **DA3**

Date : 190525
Scale : 1:200 @ A3
Issue :

Date : Issue : Description :

Drawing : - Site Analysis Plan & Waste Mngmnt Plan

COOYONG ROAD



Date :	Issue :	Description :

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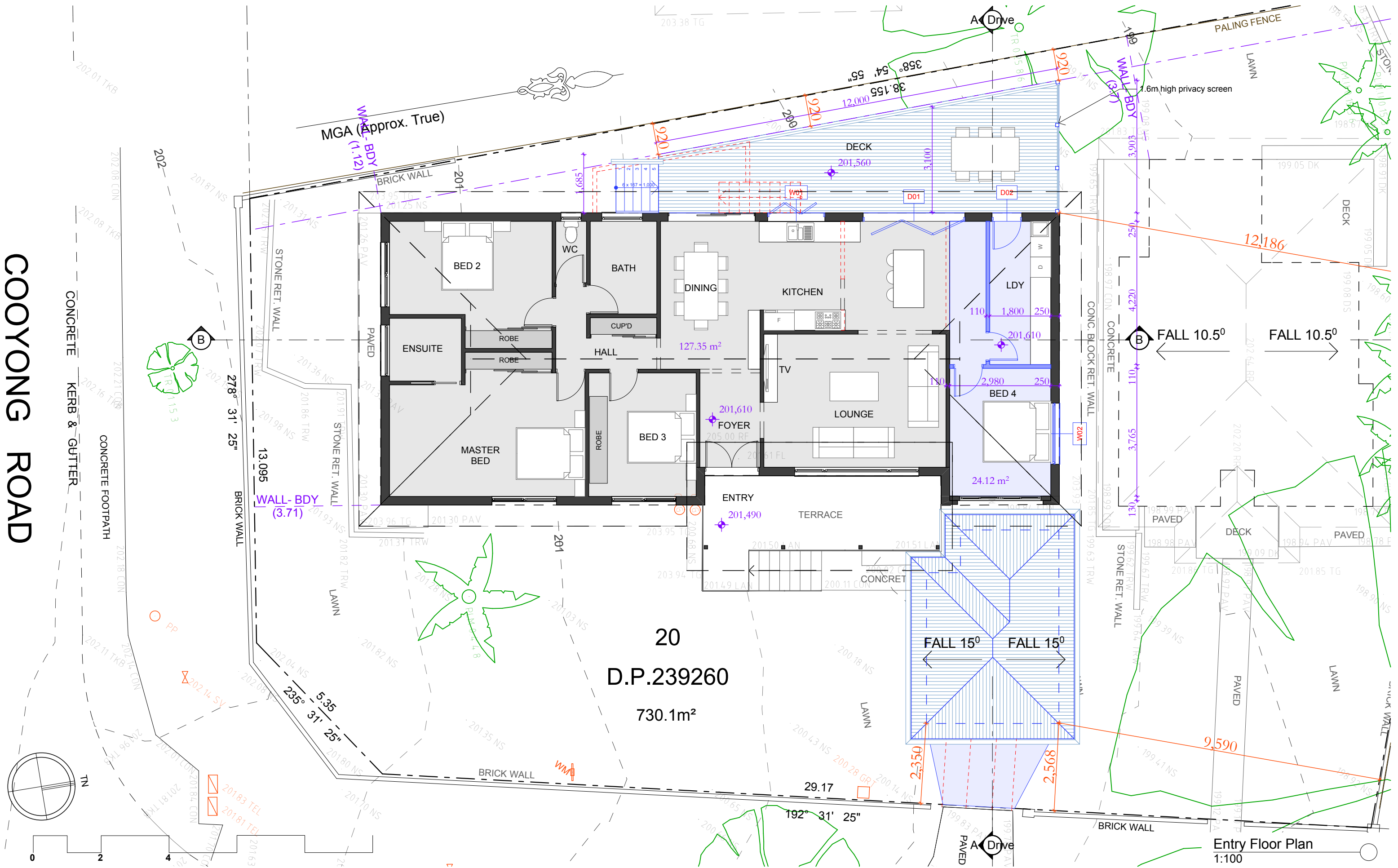
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Project : Additions & Alterations
DA
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m2
Client : Private Residence
Drawing : - **Garage Floor Plan**

Legend:
■ = Proposed Work
■ = Demolition
■ = Existing

Drawn/Designed : PB/MW
Project Number : **2510**
Drawing No. : **DA4**
Date : 190525
Scale : 1:100 @ A3
Issue :

COOYONG ROAD



Date :	Issue :	Description :

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Project : Additions & Alterations
DA
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m²
Client : Private Residence
Drawing : - Entry Floor Plan

Legend
■ = Proposed Work
■ = Demolition
■ = Existing

Drawn/Designed : PB/MW
Project Number : 2510
Drawing No. : DA5
Date : 190525
Scale : 1:100 @ A3
Issue :

CONCRETE FOOTPATH

202-

B

278° 31' 25"

13.095

WALL- BDY
(3.71)

$$235^{\circ} - \frac{5.35}{31} - 25^{\circ}$$

WALL-BDY
(1.12)

20
D.P.239260
730.1m²

DECK
(BELOW)

A

PALING FENCE

~~WALL-1
(3.7)~~

12,186

FALL 10.5⁰

FALL 10.5⁰

CLAD SECONDARY
DWELLING
METAL ROOF

FALL 150

FALL 150

FALL 15

9,590

Roof Plan

1:100

Date :	Issue :	Description :

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Project : Additions & Alterations

DA
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m2

Client : Private Residence

Drawing : - **Roof Floor Plan**

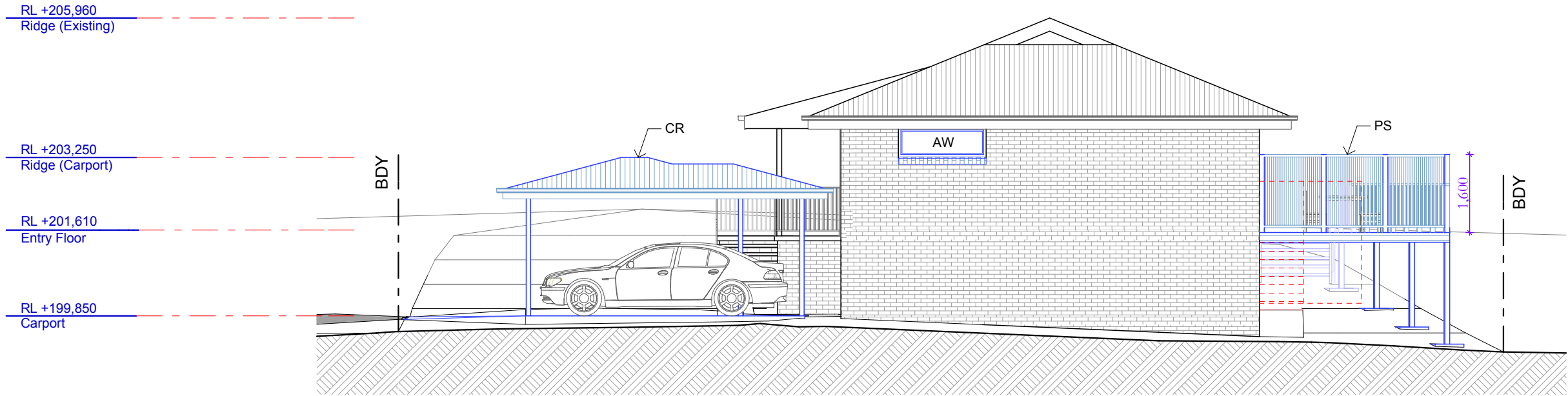


Drawn/Designed : PB/MW
Project Number : 2510
Drawing No. : DA

Date : 190525

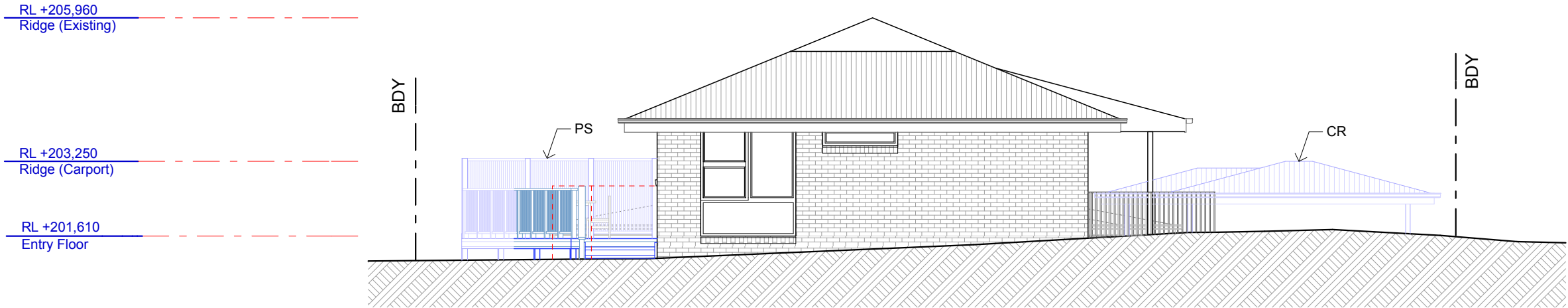
Scale : 1:100 @ A3

Issue :



North Elevation
1:100

- CR timber framed roof with Colorbond cladding
WB timber framed wall with weatherboard cladding
AW aluminium window
PS privacy screen
RA rail to BCA / NCC



South Elevation
1:100



Date :	Issue :	Description :

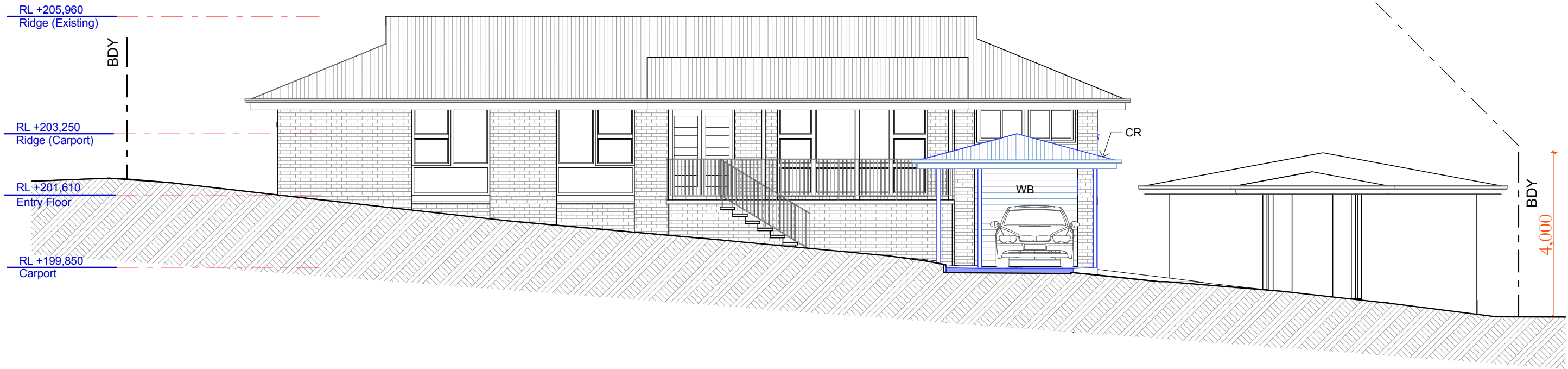
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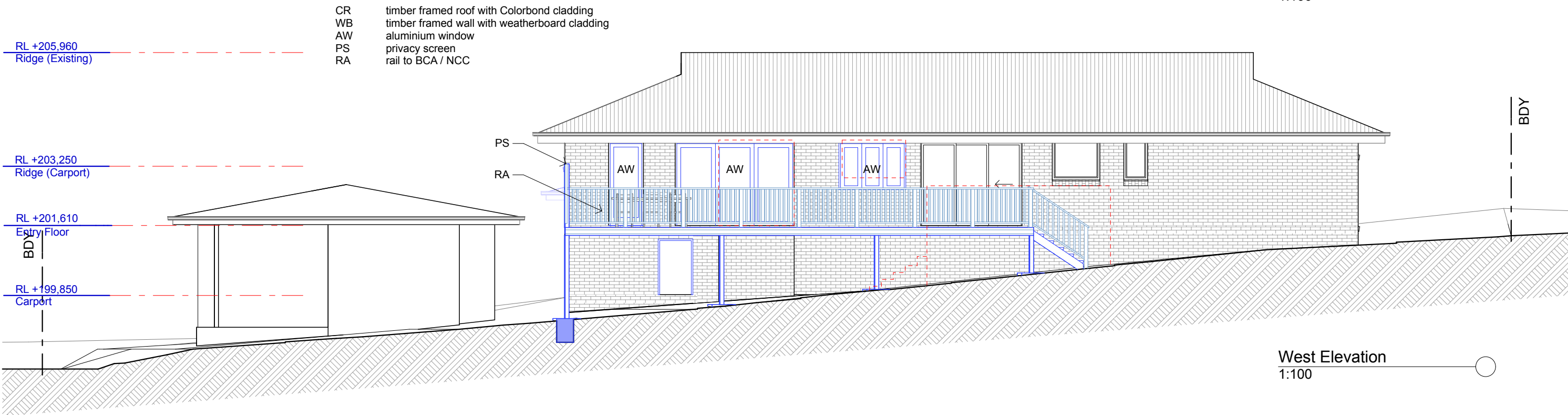
Project : Additions & Alterations
DA
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m2
Client : Private Residence
Drawing : - Elevations, N, S



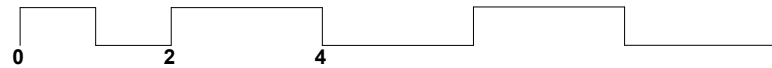
Drawn/Designed : PB/MW	Date : 190525
Project Number : 2510	Scale : 1:100 @ A3
Drawing No. : DA7	Issue :



East Elevation
1:100



West Elevation
1:100

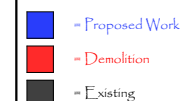


Date :	Issue :	Description :

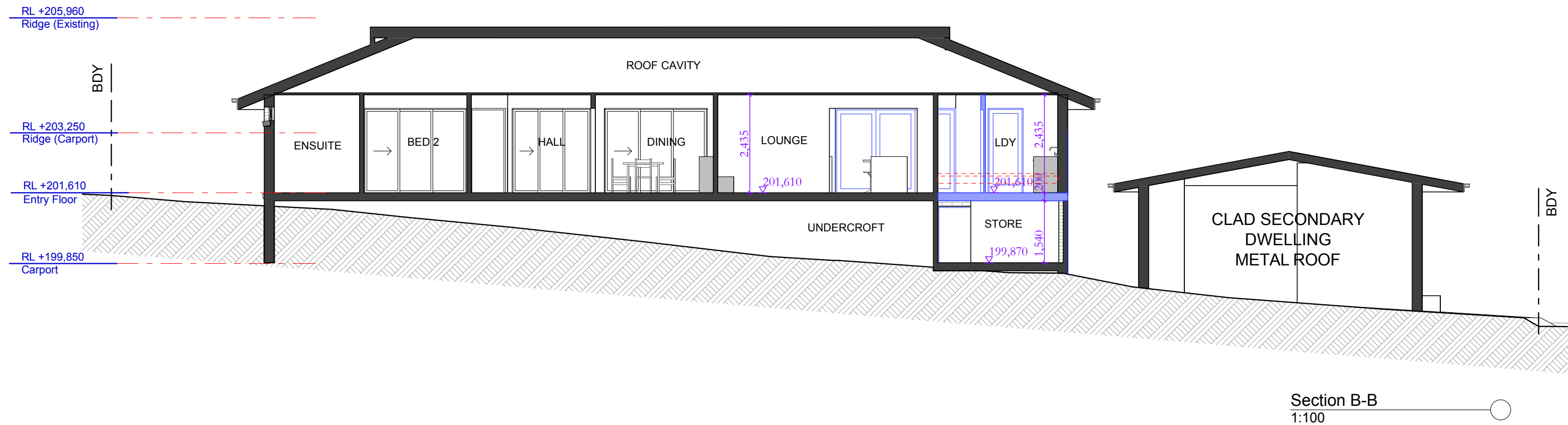
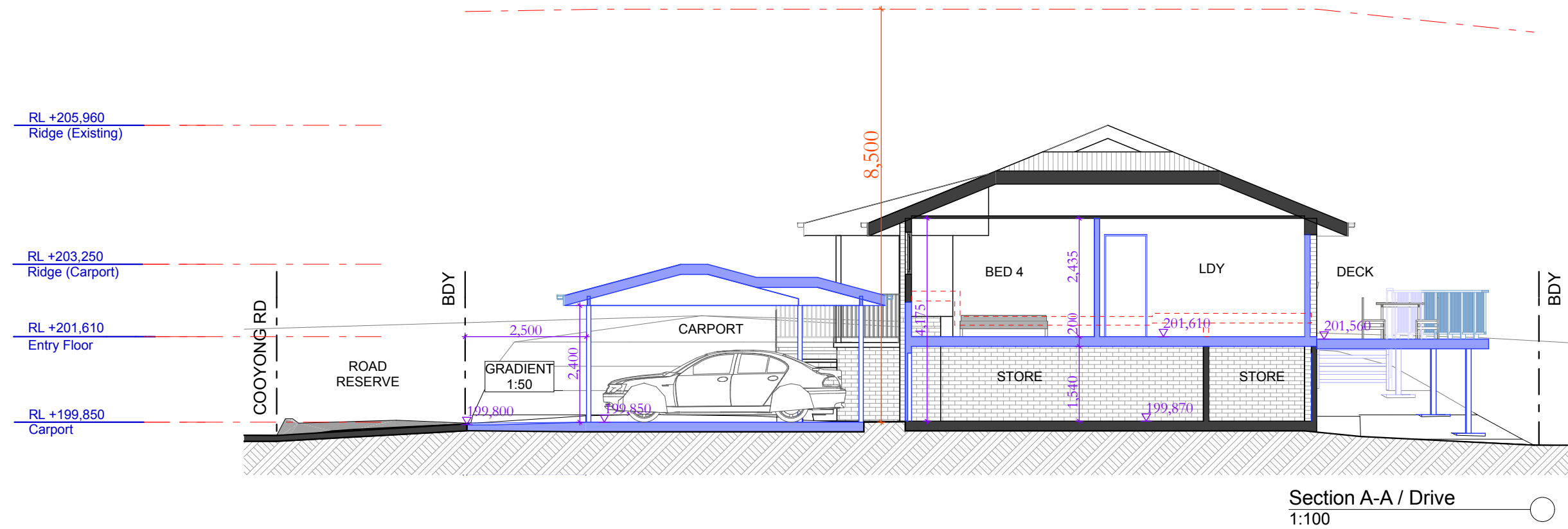
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Project : Additions & Alterations
DA
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m2
Client : Private Residence
Drawing : - Elevations, E, W



Drawn/Designed : PB/MW	Date : 190525
Project Number : 2510	Scale : 1:100 @ A3
Drawing No. : DA8	Issue :



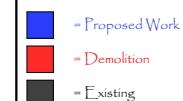
Date :	Issue :	Description :

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Project : Additions & Alterations
DA
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m2
Client : Private Residence

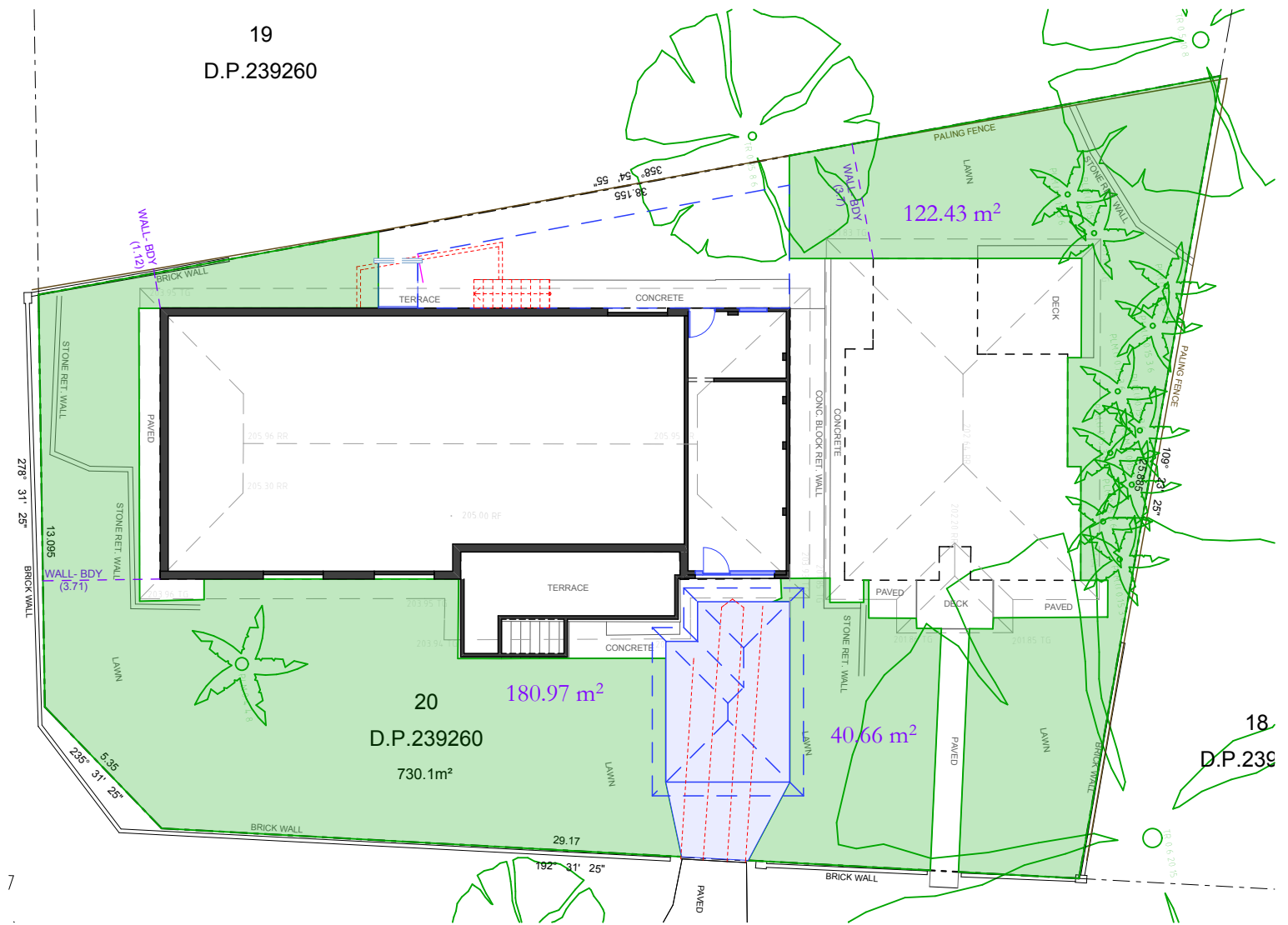
Drawing : - Section, A-A / Drive, B-B



Drawn/Designed : PB/MW	Date : 190525
Project Number : 2510	Scale : 1:100 @ A3
Drawing No. : DA9	Issue :



Landscaped Open Space Existing
1:200



Landscaped Open Space Proposed
1:200

SITE AREA = 730.1m²

LANDSCAPED AREA MIN. 40% SITE AREA

= 292.04m²



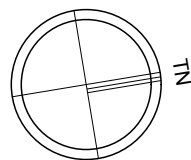
LANDSCAPED AREA EXISTING

= 382.78m² (52.42%)



LANDSCAPED AREA PROPOSED

= 344.06m² (47.12%)



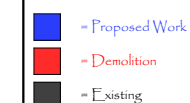
Date :	Issue :	Description :

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Project : Additions & Alterations
DA
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m²
Client : Private Residence
Drawing : - **Landscaped Open Space Plan**



Drawn/Designed : PB/MW	Date : 190525
Project Number : 2510	Scale : 1:200 @ A3
Drawing No. : DA10	Issue :

a) WORKING AT HEIGHTS

Wherever possible, components for this building should be prefabricated off-site or at ground level to minimise the risk of workers falling more than two metres. However, construction of this building will require workers to be working at heights where a fall in excess of two metres is possible and injury is likely to result from such a fall. The builder should provide a suitable barrier wherever a person is required to work in a situation where falling more than two metres is a possibility.

For buildings where scaffold, ladders, trestles are not appropriate: Cleaning and maintenance of windows, walls, roof or other components of this building will require persons to be situated where a fall from a height in excess of two metres is possible. Where this type of activity is required, scaffolding, fall barriers or Personal Protective Equipment (PPE) should be used in accordance with relevant codes of practice, regulations or legislation.

Anchorage points for portable scaffold or fall arrest devices have been included in the design for use by maintenance workers. Any persons engaged to work on the building after completion of construction work should be informed about the anchorage points.

Contractors should be required to maintain a tidy work site during construction, maintenance or demolition to reduce the risk of trips and falls in the workplace. Materials for construction or maintenance should be stored in designated areas away from access ways and work areas.

LOOSE MATERIALS OR SMALL OBJECTS

1. Prevent or restrict access to areas below where the work is being carried out.
2. Provide toeboards to scaffolding or work platforms.
3. Provide protective structure below the work area.
4. Ensure that all persons below the work area have Personal Protective Equipment (PPE).

During construction, renovation or demolition of this building, parts of the structure including fabricated steelwork, heavy panels and many other components will remain standing prior to or after supporting parts are in place. Contractors should ensure that temporary bracing or other required support is in place at all times when collapse which may injure persons in the area is a possibility.

Mechanical lifting of materials and components during construction, maintenance or demolition presents a risk of falling objects. Contractors should ensure that appropriate lifting devices are used, that loads are properly secured and that access to areas below the load is prevented or restricted.

For all buildings:
Busy construction and demolition sites present a risk of collision when deliveries and other traffic are moving within the site. A traffic management plan supervised by trained traffic management personnel should be adopted for the work site.

Overhead power lines MAY be near or on this site. These pose a risk of electrocution if struck or approached by lifting devices or other equipment and persons working above ground level. Where there is a danger of this occurring, power lines should be, where practical, disconnected or relocated. Where this is not practical adequate warning in the form of bright coloured tape or signage should be used or a protective barrier provided.

Construction, maintenance and demolition of this building will require the use of portable tools and equipment. These should be fully maintained in accordance with manufacturer's specifications and not used where faulty or (in the case of electrical equipment) not carrying a current electrical safety tag. All safety guards or devices should be regularly checked and Personal Protective Equipment should be used in accordance with manufacturer's specification.

either in cladding material or in fire retardant insulation material. In either case, the builder should check and, if necessary, take appropriate action before demolishing, cutting, sanding, drilling or otherwise disturbing the existing structure.

Many materials used in the construction of this building can cause harm if inhaled in powdered form. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation while using powdered material or when sanding, drilling, cutting or otherwise disturbing or creating powdered material.

The design of this building may include provision for the inclusion of treated timber within the structure. Dust or fumes from this material can be harmful. Persons working on or in the building during construction, operational maintenance or demolition should ensure good ventilation and wear Personal Protective Equipment including protection against inhalation of harmful material when sanding, drilling, cutting or using treated timber in any way that may cause harmful material to be released. Do not burn treated timber.

Many types of glue, solvents, spray packs, paints, varnishes and some cleaning materials and disinfectants have dangerous emissions. Areas where these are used should be kept well ventilated while the material is being used and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

fibreglass, rockwool, ceramic and other material used for thermal sound insulation may contain synthetic mineral fibre which may be harmful if inhaled or if it comes in contact with the skin, eyes or other sensitive parts of the body. Personal Protective Equipment including respiratory protection against inhalation of harmful material should be used when installing, removing or working near bulk insulation material.

This building may contain timber floors which have an applied finish. Areas where finishes are applied should be kept well ventilated during sanding and application and for a period after installation. Personal Protective Equipment may also be required. The manufacturer's recommendations for use must be carefully considered at all times.

Construction of this building and some maintenance on the building will require excavation and installation of items within excavations. Where practical, installation should be carried out using methods which do not require workers to enter the excavation. Where this is not practical, adequate support for the excavated area should be provided to prevent collapse. Warning signs and barriers to prevent accidental or unauthorised access to all excavations should be provided.

Enclosed spaces within this building may present a risk to persons entering for construction, maintenance or any other purpose. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter enclosed spaces, air testing equipment and Personal Protective Equipment should be provided.

Some small spaces within this building will require access by construction or maintenance workers. The design documentation calls for warning signs and barriers to unauthorised access. These should be maintained throughout the life of the building. Where workers are required to enter small spaces they should be scheduled so that access is for short periods. Manual lifting and other manual activity should be restricted in small spaces.

Public access to construction and demolition sites and to areas under maintenance causes risk to workers and public. Warning signs and secure barriers to unauthorised access should be provided. Where electrical installations, excavations, plant or loose materials are present they should be secured when not fully supervised.

This building has been designed as a residential building. If it, at a later date, it is used or intended to be used as a workplace, the provisions of the Work Health and Safety Act 2011 or subsequent replacement Act should be applied to the new use.

All work using Plant should be carried out in accordance with Code of Practice: Managing Risks of Plant at the Workplace.

All work should be carried out in accordance with Code of Practice: Managing Noise and Preventing Hearing Loss at Work.

Due to the history of serious incidents it is recommended that particular care be exercised when undertaking work involving steel construction and concrete placement. All the above applies.

THIS INCLUDES (but is not excluded to): OWNER, BUILDER, SUB-CONTRACTORS, CONSULTANTS, RENOVATORS, OPERATORS, MAINTENORS, DEMOLISHERS.

Work Health and Safety Regulation - important information

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<p>Date :</p>			<p>Issue :</p>			<p>Description :</p>														

SEDIMENT CONTROL PLAN

EROSION & SEDIMENT NOTES.

Minimise area to be cleared and leave as much vegetation as possible. Install temporary fences to define 'no go' areas that are not to be disturbed.

Install sediment fence(s) along the low side of the site before work begins.

Divert water around the work site and stabilise channels, but ensure that you do not flood the neighbouring property. Establish a single stabilised entry/exit point. Clearly mark the access point and give an access map that has a delivery point indicated for all supplies.

Leave or lay a kerb-side turf strip (for example, the nature strip) to slow the speed of water flows and to trap sediment.

Check the erosion and sediment controls every day and keep them in good working condition.

Stockpile topsoil within the sediment controlled zone.

Always be aware of the weather forecast.

Stabilise exposed earth banks (e.g. vegetation, erosion control mats).

Fill in and compact all trenches immediately after services have been laid.

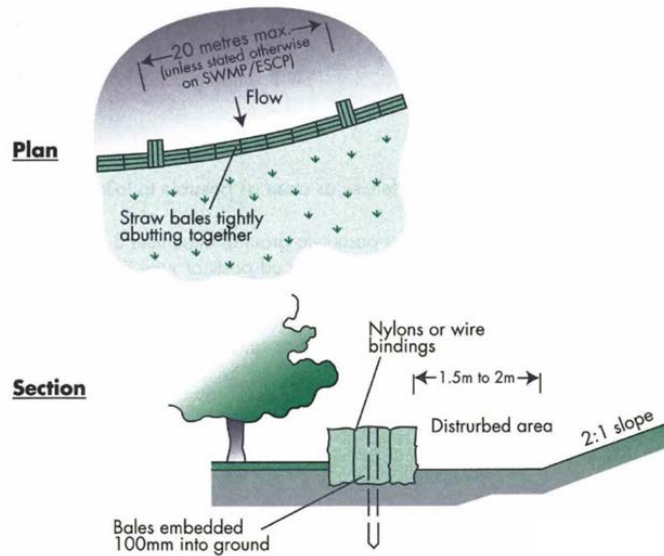
Install site waste receptacles (mini-skip, bins, wind-proof litter receptors).

Sweep the road and footpath every day and put soil behind the sediment controls. Hosing down roads and footpaths is unacceptable.

Connect downpipes from the guttering to the stormwater drain as soon as the roof is installed.

Revegetate the site as soon as possible. The erosion and sediment control devices must be kept in place until 70% of the site has been revegetated.

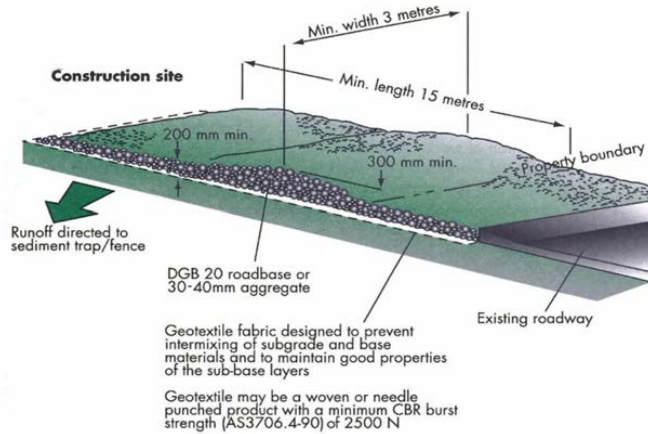
STRAW BALES



Construction Notes

- Construct the straw bale filter as close as possible to being parallel to the contours of the site.
- Place bales lengthwise in a row with ends tightly abutting. Use straw to fill any gaps between bales. Straws are to be placed parallel to ground.
- Ensure that the maximum height of the filter is one bale.
- Embed each bale in the ground 75 mm to 100 mm and anchor with two 1.2 metre star pickets or stakes. Angle the first star picket or stake in each bale towards the previously laid bale. Drive them 600 mm into the ground and, if possible, flush with the top of the bales. Where star pickets are used and they protrude above the bales, ensure they are fitted with safety caps.
- Where a straw bale filter is constructed downslope from a disturbed batter, ensure the bales are placed 1 to 2 metres downslope from the toe.
- Establish a maintenance program that ensures the integrity of the bales is retained - they could require replacement each two to four months.

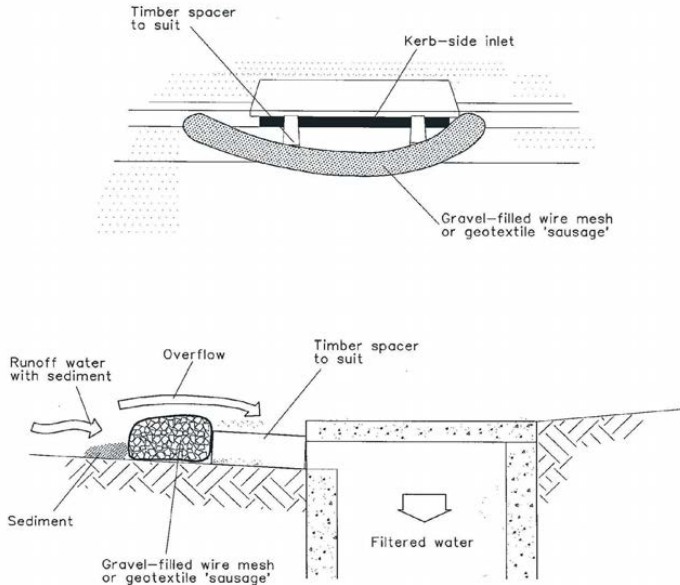
STABILISED ENTRY / EXIT



Construction Notes

- Strip at least 150 mm of topsoil, level area and stockpile on site if space available.
- Compact sub-grade.
- Cover area with needle-punched geotextile.
- Construct a 200 mm thick pad over geotextile using aggregate at least 40 mm in size. Minimum length 15 metres or to building alignment. Minimum width 3 metres.
- Construct diversion hump immediately within boundary to divert water to a sediment fence or other sediment trap.

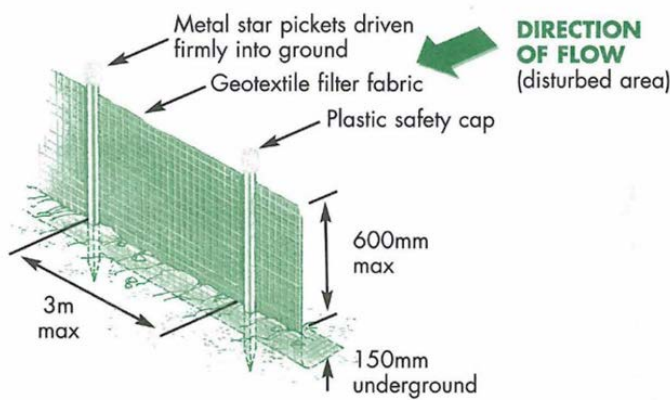
INLET SEDIMENT TRAP



Construction Notes

- Install filters to kerb inlets only at sag points.
- Fabricate a sleeve made from geotextile or wire mesh longer than the length of the inlet pit and fill it with 25 mm to 50 mm gravel.
- Form an elliptical cross-section about 150 mm high x 400 mm wide.
- Place the filter at the opening leaving at least a 100-mm space between it and the kerb inlet. Maintain the opening with spacer blocks.
- Form a seal with the kerb to prevent sediment bypassing the filter.
- Sandbags filled with gravel can substitute for the mesh or geotextile providing they are placed so that they firmly abut each other and sediment-laden waters cannot pass between.

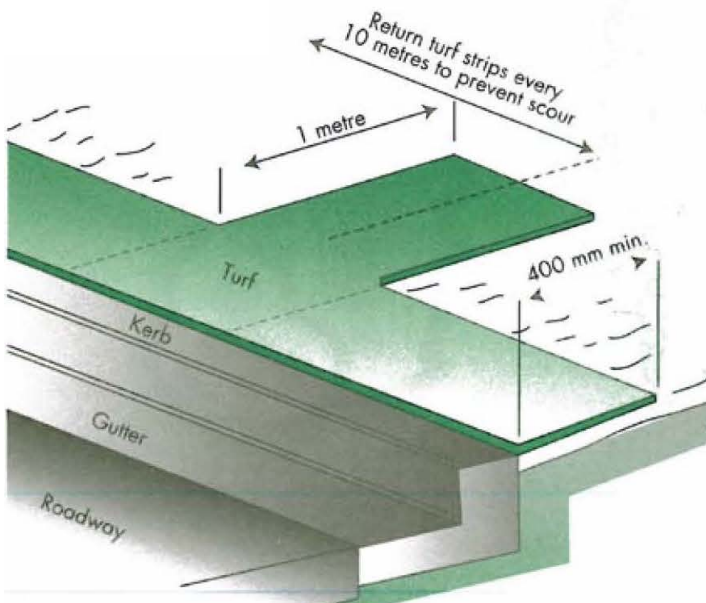
SEDIMENT FENCING



Construction Notes

- Construct sediment fences as close as possible to follow the contours of the site.
- Drive 1.5 metre long posts into ground, maximum 3 metres apart.
- Staple to 40 mm square hardwood posts or wire tied to steel posts.
- Dig a 150 mm deep trench along the up-slope line of the fence for the bottom of the fabric to be entrenched.
- Backfill trench over base of fabric and compact on both sides.

GRASS FILTER STRIPS



Construction Notes

- Install a 400-mm minimum wide roll of turf on the footpath next to the kerb and at the same level as the top of the kerb.
- Lay 1.4 metre long turf strips normal to the kerb every 10 metres.
- Rehabilitate disturbed soil behind the

Date :	Issue :	Description :

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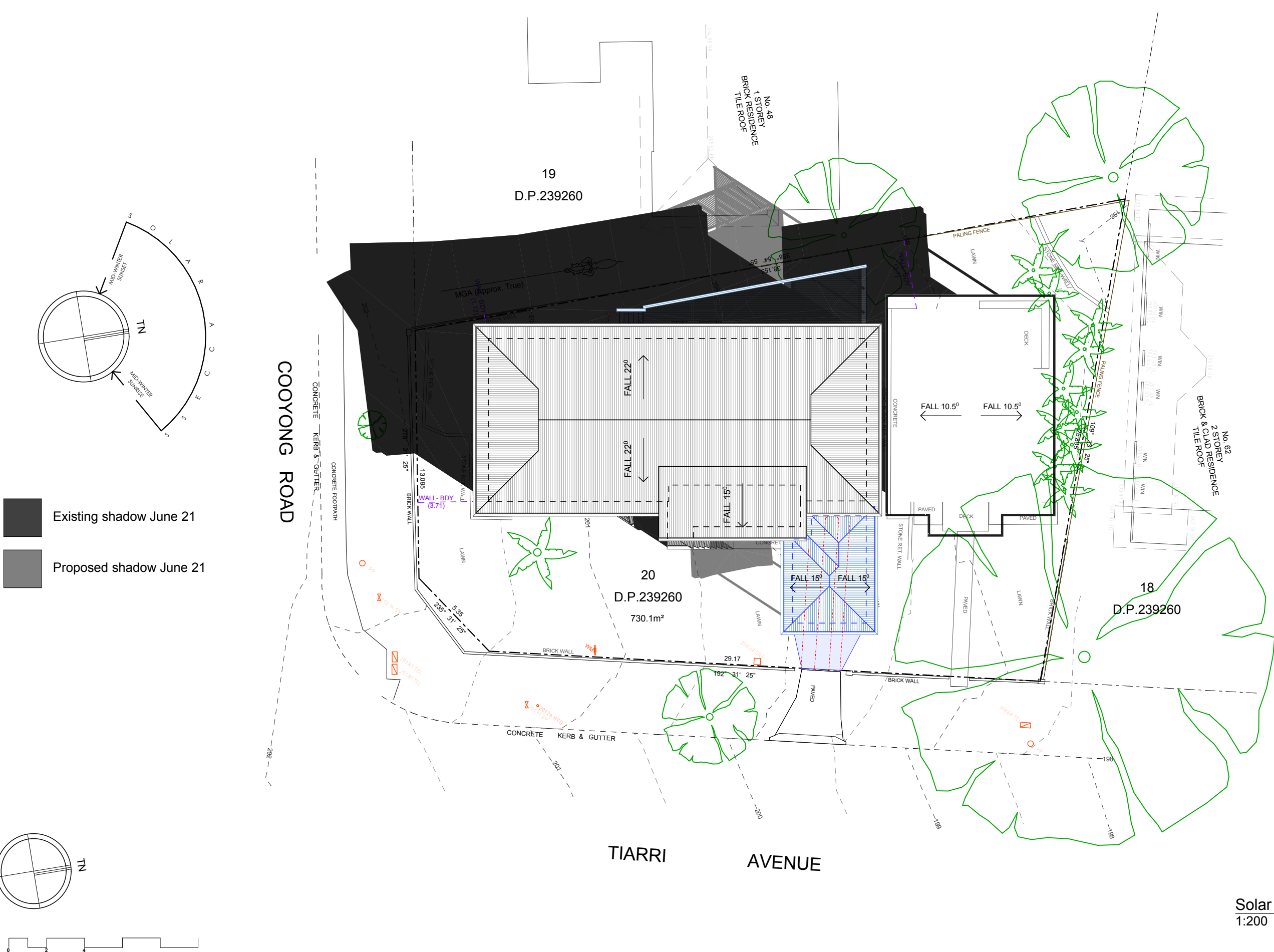


Project : Additions & Alterations
DA
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m2
Client : Private Residence

Drawing : - Sediment Control Plan



Drawn/Designed : PB/MW
Project Number : 2510
Drawing No. : DA12
Date : 190525
Scale : 1:200 @ A3
Issue :



Solar June 21 9am
1:200

Date :	Issue :	Description :

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Project : Additions & Alterations

DA not to scale
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m2

Client : Private Residence

Drawing : - **Solar June 21-9am**

= Proposed Work
 = Demolition
 = Existing

Drawn/Designed : PB/MW

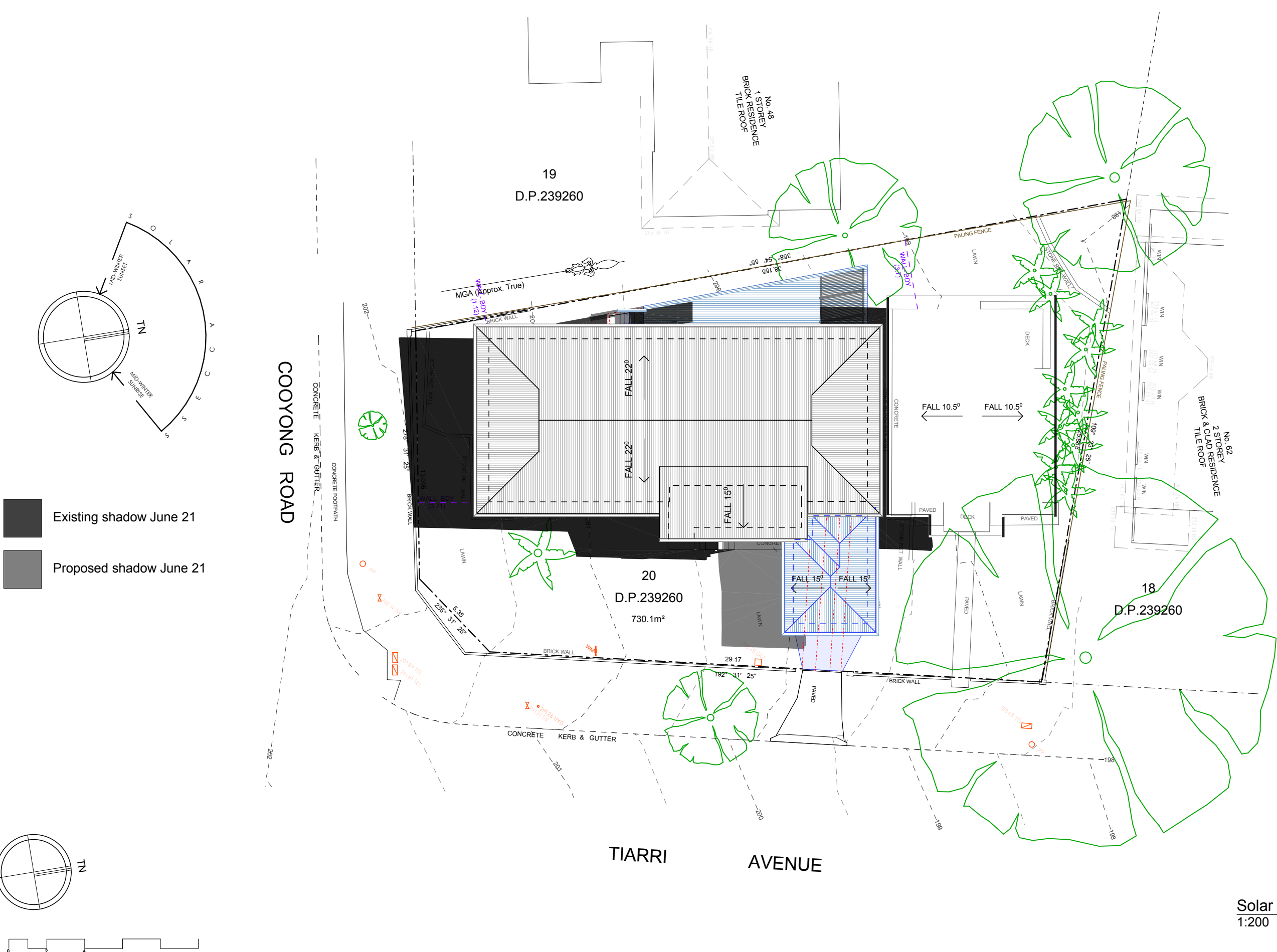
Project Number : **2510**

Drawing No. : **DA13**

Date : 190525

Scale : no scale

Issue :



Solar June 21 12pm
1:200

Date :	Issue :	Description :

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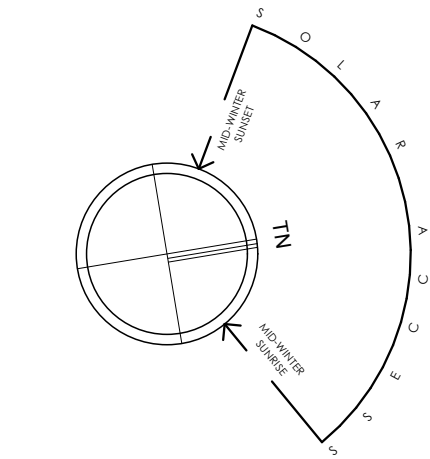
bdaa
ACCREDITED
BUILDING DESIGNER

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Project : Additions & Alterations
DA
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m2
Client : Private Residence
Drawing : - **Solar June 21-12pm**

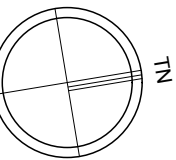
= Proposed Work
= Demolition
= Existing

Drawn/Designed : PB/MW
Project Number : **2510**
Drawing No. : **DA14**
Date : 190525
Scale : no scale
Issue :



Existing shadow June 21

Proposed shadow June 21



Date :	Issue :	Description :

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Project : Additions & Alterations

DA
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m2

Client : Private Residence

Drawing : - Solar June 21-3pm

= Proposed Work

= Demolition

= Existing

Drawn/Designed : PB/MW

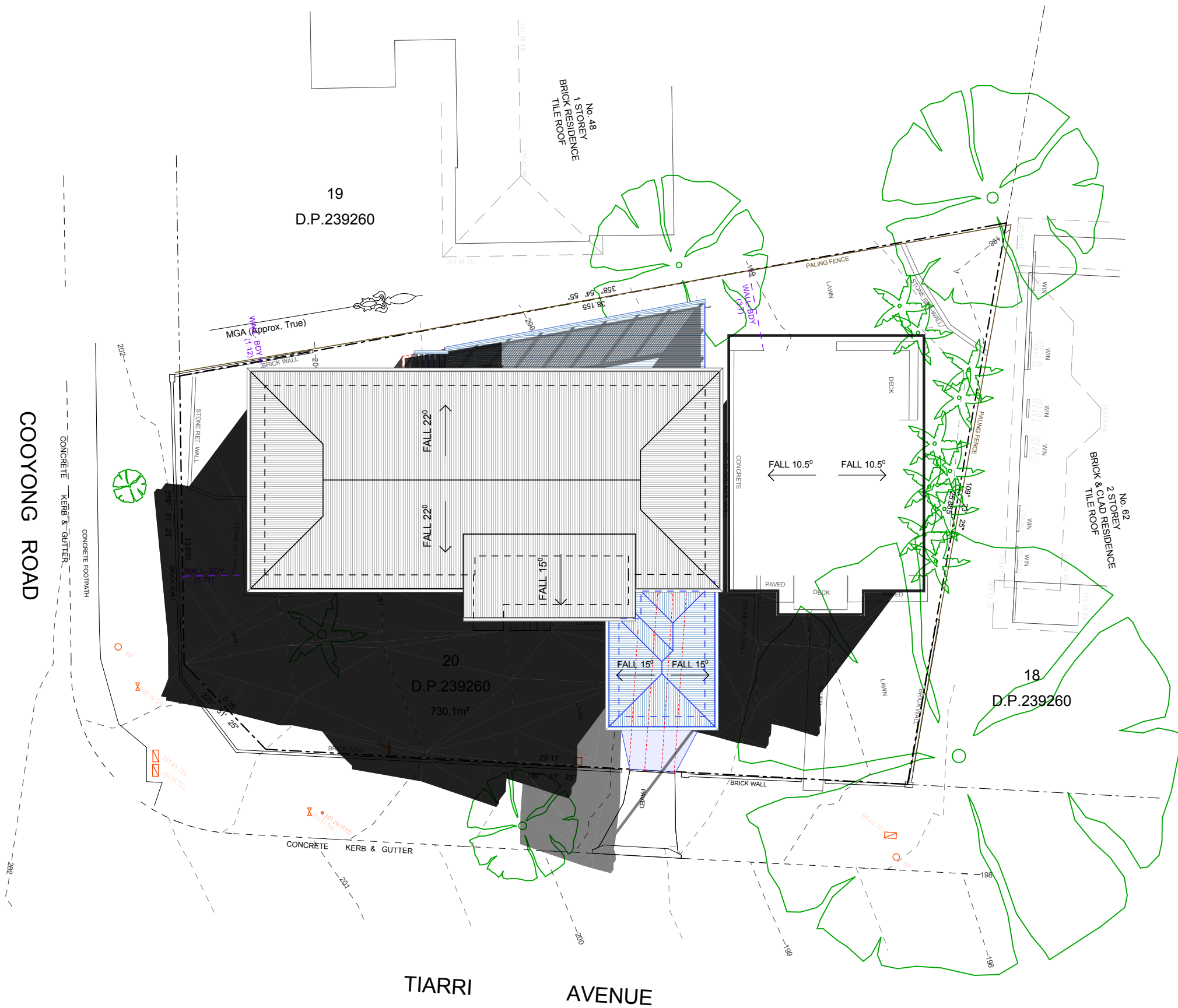
Project Number : 2510

Drawing No. : DA15

Date : 190525

Scale : no scale

Issue :



Solar June 21 3pm
1:200

BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1794064

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Monday, 05 May 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	COOYONG
Street address	46 COOYONG Road TERREY HILLS 2084
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP239260
Lot number	20
Section number	-
Project type	
Dwelling type	Dwelling house (attached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: Whnigate trust	
ABN (if applicable): 47 121 229 166	

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction			Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements					
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.			✓	✓	✓
Construction	Additional insulation required (R-value)	Other specifications			
suspended floor with enclosed subfloor: framed (R0.7).	R0.60 (down) (or R1.30 including construction)	N/A			
flat ceiling, pitched roof	ceiling: R1.95 (up), roof: foil backed blanket (55 mm)	dark (solar absorptance > 0.70)			

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W1	W	2.02	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D1	W	6.3	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
D2	W	1.47	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
W2	N	1.08	0	0	eave/ verandah/ pergola/balcony >=600 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			

BASIX Certificate number:A1794064

page 6/6

Legend
In these commitments, "applicant" means the person carrying out the development.
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).
Commitments identified with a ✓ in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a ✓ in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Date :	Issue :	Description :

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Project : Additions & Alterations
DA
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m2
Client : Private Residence
Drawing : - **BASIX**



Drawn/Designed : PB/MW
Project Number : **2510**
Drawing No. : **DA16**
Date : 190525
Scale :
Issue :

LEGEND



PROPOSED

EXISTING DWELLING

PRIVATE OPEN SPACE (EXISTING)

MATERIAL STOCKPILE

EXISTING LEVELS

BOUNDARY

CAR ENTRY POINT

CARPORT ENTRY POINT

WASTE MANAGEMENT

19
D.P.239260

TIARRI AVENUE

20
D.P.239260
730.1m²

18
D.P.239260

STORMWATER DETAILS.

No increase in impervious area by 50m². No OSD required for alterations. New downpipes connected to existing stormwater lines & discharged to existing approved front drainage system.

Stormwater Plan
1:200

New DP

Existing stormwater line to street.

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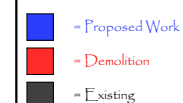
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Project : Additions & Alterations

DA
46 Cooyong Rd, Terrey Hills
Lot 20 in DP 239260 - 730.1m²
Private Residence

Client :

Drawing : **StormwaterPlan**



Drawn/Designed : PB/MW

Project Number : **2510**

Drawing No. : **DA17**

Date : 190525

Scale : 1:200 @ A3

Issue :

Date : Issue : Description :