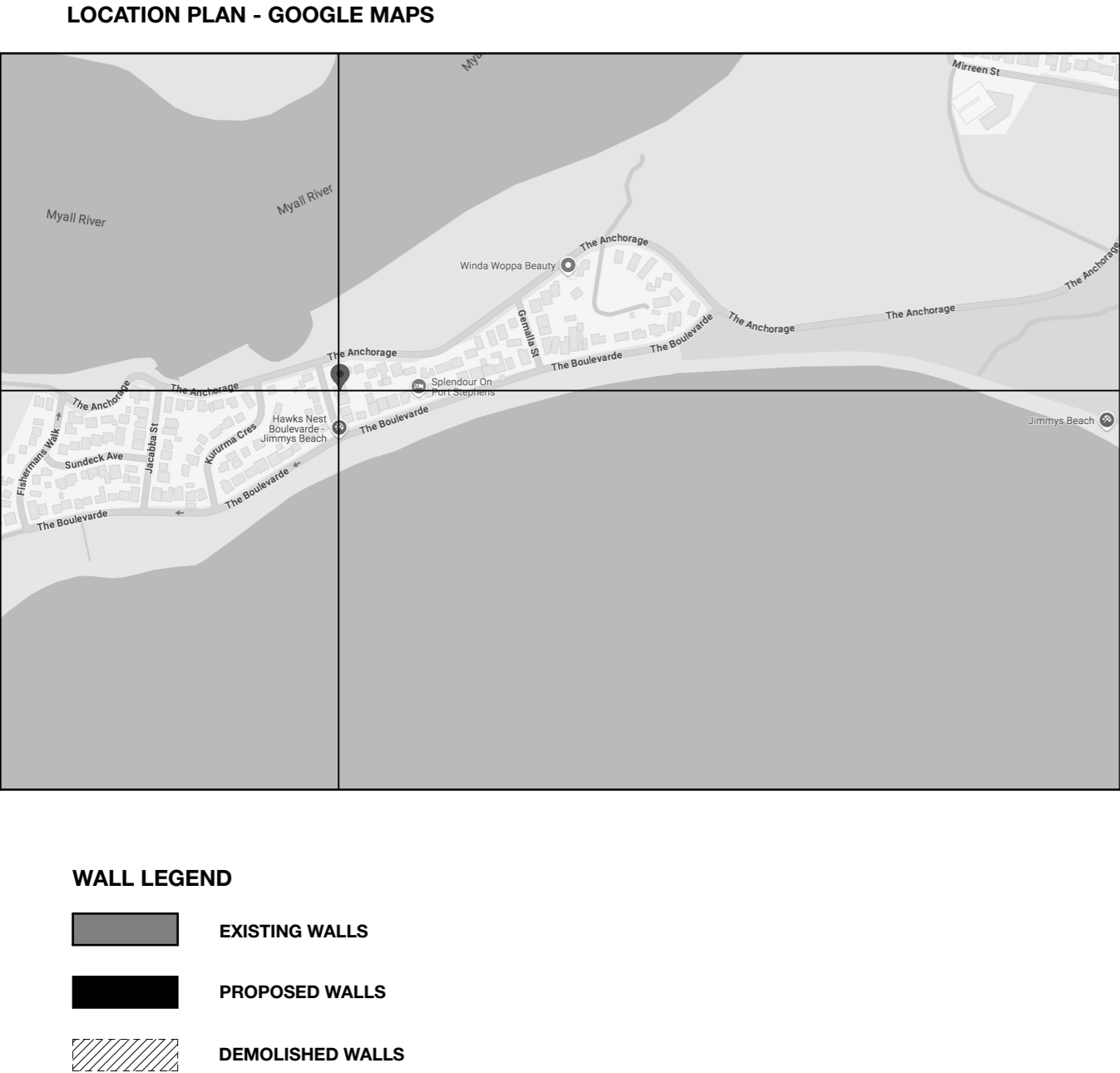


HOUSE GUYA

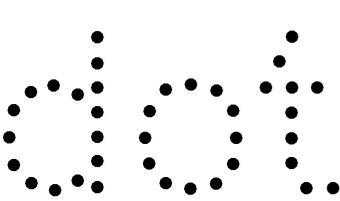
**4 GUYA STREET
HAWKS NEST, NSW
LOT 70, DP233557
DEVELOPMENT APPLICATION**



DRAWING LIST

DA000	COVER SHEET
DA001	LEGEND
DA002	BASIX COMMITMENTS
DA003	EXISTING GROUND FLOOR PLAN
DA004	EXISTING FIRST FLOOR PLAN
DA005	DEMOLITION GROUND FLOOR PLAN
DA006	DEMOLITION FIRST FLOOR PLAN
DA007	SITE PLAN & SEDIMENT CONTROL
DA008	SITE ANALYSIS PLAN
DA101	PROPOSED - GROUND FLOOR PLAN
DA102	PROPOSED - FIRST FLOOR PLAN
DA201	NORTH & SOUTH ELEVATION
DA202	EAST & WEST ELEVATION
DA401	MATERIALS
DA601	NOTIFICATION PLAN

AC	AIR CONDENSER
AF	APRON FLASHING
AJ	ARTICULATION JOINT (BRICKWORK)
BAL#	BALUSTRADE, REFER DETAIL
CAP	CAPPING
CF	CLOTHESLINE - FOLDING
CG	CLEAR GLAZING
CL	COMMON LANDSCAPING
CONC.	CONCRETE
CPT	CARPET
CT	TILE AS SELECTED
DP	DOWN PIPE
EG	EAVES GUTTER
EX. TF	EXISTING TIMBER FLOORBOARDS
EXIST.	EXISTING
F-1	FLOOR - POLISHED CONCRETE
F-2	FLOOR - CORK
FB	FACE BRICKWORK
FCC	FIBRE CEMENT & BATTEN CLADDING (PAINT FINISH)
FL	FLASHING
HR	HANDRAIL, REFER DETAIL
HWU	HOT WATER UNIT, GAS INSTANTANEOUS
LC-1	LIGHTWEIGHT CORRUGATED ZINCALUME
LG	LANDSCAPED GARDEN
MC	METAL CLADDING
MP	METAL PANEL
MRS	METAL ROOF SHEETING
MSB	MAIN SWITCH BOARD
OBG	OBSCURE GLAZING
PPOS	PRINCIPAL PRIVATE OPEN SPACE
PRS	POLY CARBONATE ROOF SHEETING
PV	PAVING
R-1	RENDERED FINISH
RT	ROOF TILES
SCR#	SCREEN AS SELECTED
SH	SUNHOOD
SL	SKYLIGHT
SLA	SKYLIGHT ABOVE
SOP	SOLID OPERABLE PANEL
TC	TIMBER CLADDING
TD	TIMBER DECKING
TF	TIMBER FLOORBOARDS
TME	TO MATCH EXISTING
VG	V-GROOVE CLADDING
WB	WEATHERBOARD CLADDING (PAINT FINISH)
WT	WATER TANK



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J	DA SUBMISSION	140525
I	WINDOW UPDATE	130525
H	90% DA DRAWINGS	070525
G	UPDATED SKETCH	160424
Issue	Description	Date

DEVELOPMENT APPLICATION

Project
HOUSE GUYA
Location
4 GUYA STREET
HAWKS NEST
Client
LOUISE CHADWICK

Drawing
LEGEND
Scale
AS SHOWN
Project Number
2403
Drawing Number
DA001
Issue
J

Alterations and Additions

Certificate number: A1795349

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

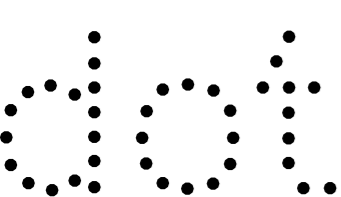
Secretary
Date of issue: Wednesday, 14 May 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



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	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		

Project address	
Project name	House Guya
Street address	4 GUYA Street HAWKS NEST 2324
Local Government Area	Mid-Coast Council
Plan type and number	Deposited Plan DP233557
Lot number	70
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
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: STUDIO DOT PTY LIMITED	
ABN (if applicable): 29610832678	

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.								✔	✔
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must 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. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.								✔	✔
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.								✔	✔
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.							✔	✔	✔
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			
G17	N	4.2	4.5	3	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
G18	N	5.6	4.5	3	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
G19	N	4	4.5	3	eave/ verandah/ pergola/balcony >=450 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
G21	N	5	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
G20	E	8.2	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
G23	E	4.8	7	11	eave/ verandah/ pergola/balcony >=450 mm	improved aluminium, single toned, (U-value: 6.39, SHGC: 0.56)			
G27	S	0.8	0	0	none	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)			
G16	W	6.3	0	0	eave/ verandah/ pergola/balcony >=900 mm	timber or uPVC, single clear, (or U- value: 5.71, SHGC: 0.66)			
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.									



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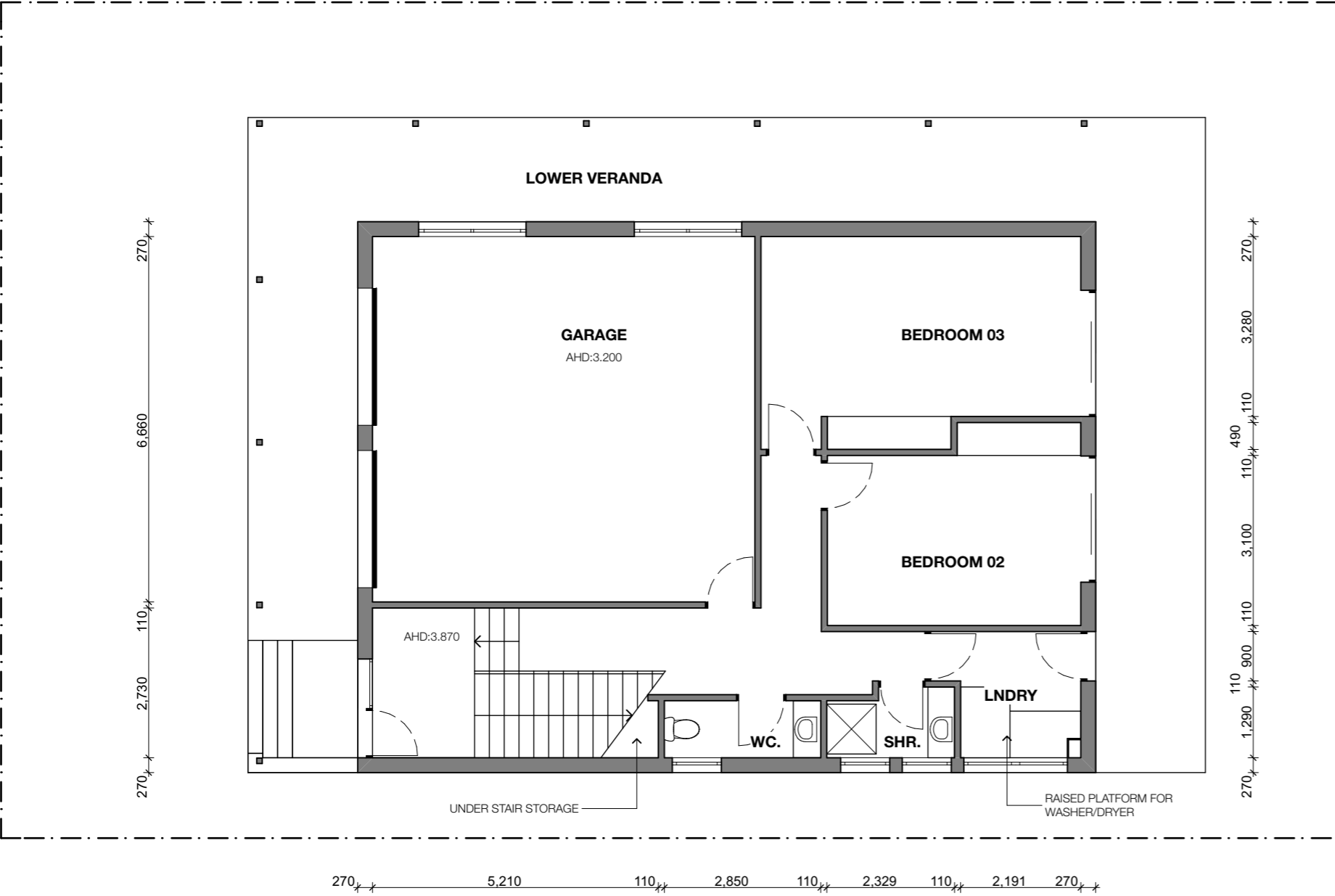
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I	WINDOW UPDATE	130525
H	90% DA DRAWINGS	070525
G	UPDATED SKETCH	160424
Issue	Description	Date
DEVELOPMENT APPLICATION		

Project
HOUSE GUYA
Location
4 GUYA STREET
HAWKS NEST
Client
LOUISE CHADWICK

Drawing
BASIX COMMITMENTS
Scale
AS SHOWN
Project Number
2403
Drawing Number
DA002
Issue
J

NOTES:
1. WINDOWS AND DOORS NEED TO BE CHECKED ON SITE TO CONFIRM MEASUREMENTS
2. ALL DIMENSIONS HAVE BEEN TAKEN FROM EXISTING DRAWINGS AND NOT CHECKED AGAINST BUILT FORM.

270	6,970	110	1,100	110	4,620	270
270	6,970	110			5,830	270



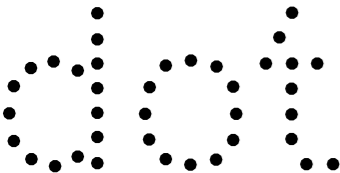
EXISTING GROUND FLOOR
1:100 @ A3



EXISTING WEST VIEW

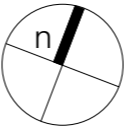


EXISTING EAST VIEW



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I	WINDOW UPDATE	130525
H	90% DA DRAWINGS	070525
G	UPDATED SKETCH	160424
Issue	Description	Date

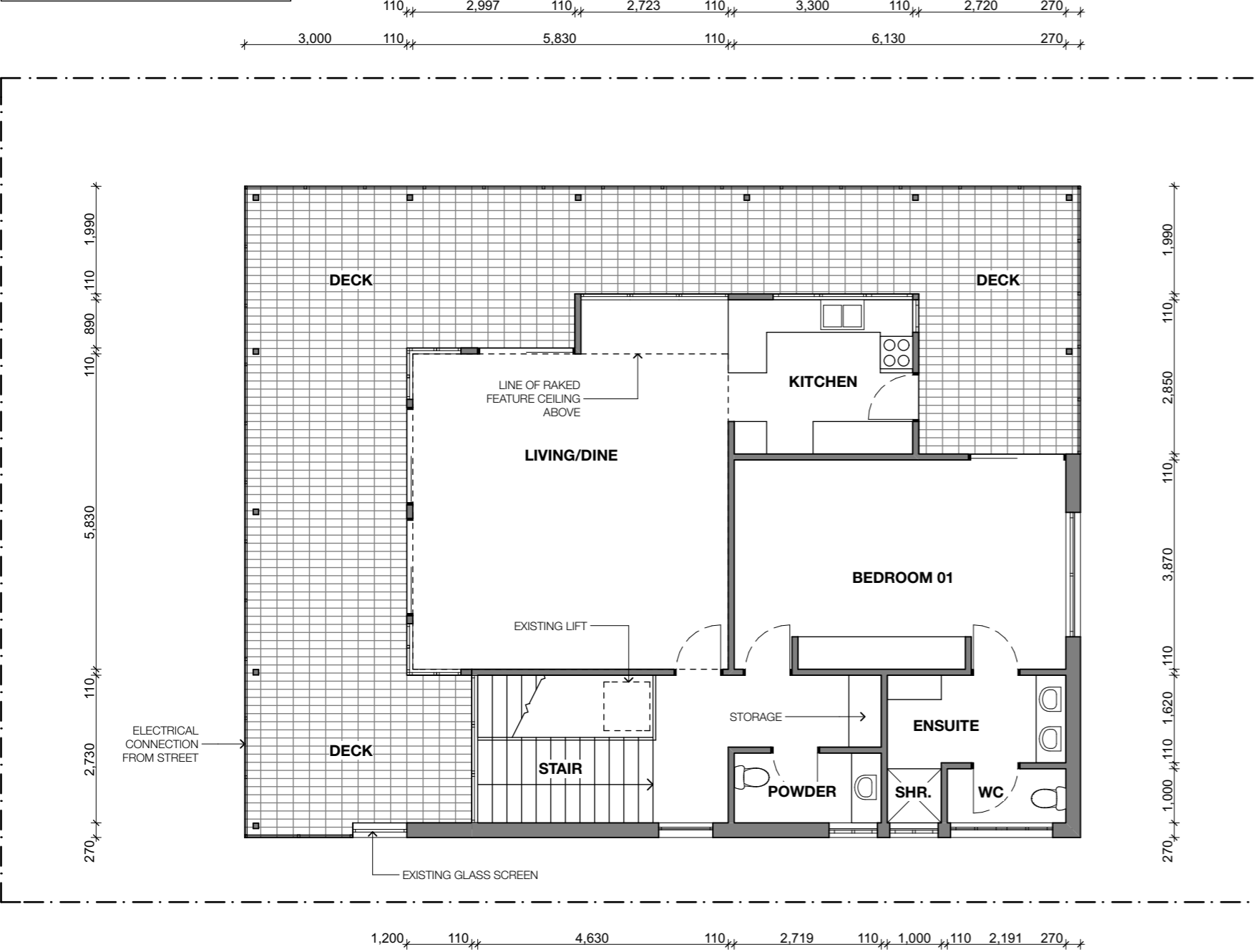
DEVELOPMENT APPLICATION

Project
HOUSE GUYA
Location
4 GUYA STREET
HAWKS NEST
Client
LOUISE CHADWICK

Drawing
EXISTING GROUND FLOOR PLAN

Scale
AS SHOWN
Project Number 2403
Drawing Number DA003
Issue J

NOTES:
1. WINDOWS AND DOORS NEED TO BE CHECKED ON SITE TO CONFIRM MEASUREMENTS
2. ALL DIMENSIONS HAVE BEEN TAKEN FROM EXISTING DRAWINGS AND NOT CHECKED AGAINST BUILT FORM.

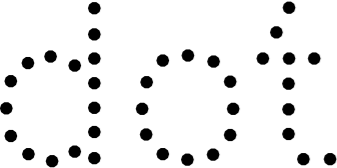


EXISTING NORTH VIEW



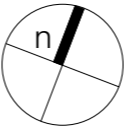
EXISTING SOUTH VIEW

EXISTING FIRST FLOOR
1:100 @ A3



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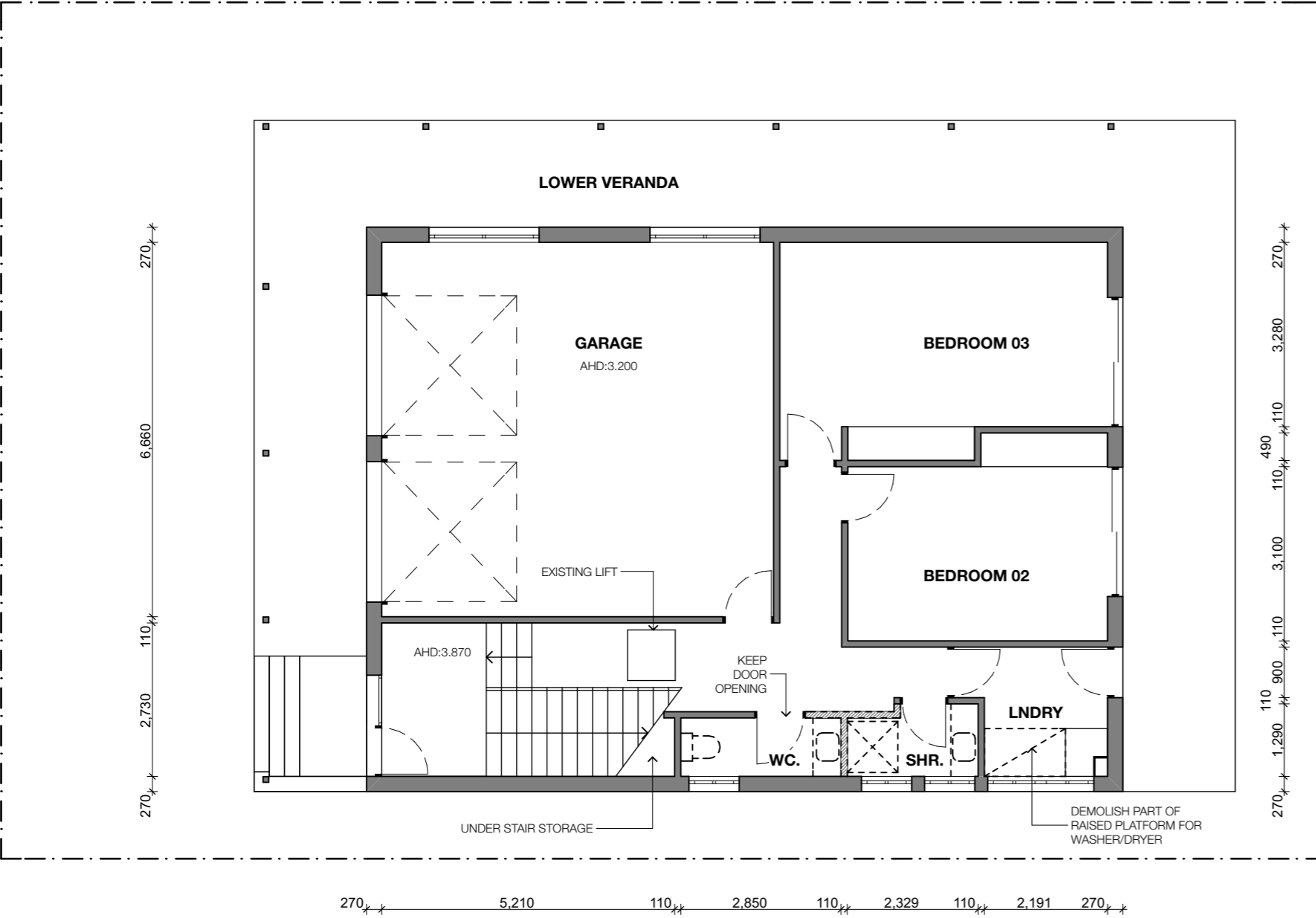
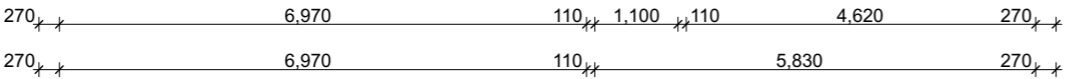


J DA SUBMISSION 140525
I WINDOW UPDATE 130525
H 90% DA DRAWINGS 070525
G UPDATED SKETCH 160424
Issue Description Date
DEVELOPMENT APPLICATION

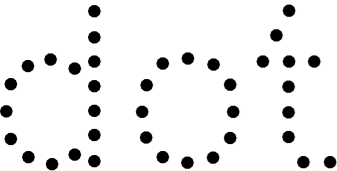
Project
HOUSE GUYA
Location
4 GUYA STREET
HAWKS NEST
Client
LOUISE CHADWICK

Drawing
EXISTING FIRST FLOOR PLAN
Scale
AS SHOWN
Project Number
2403
Drawing Number
DA004
Issue
J

NOTES:
1.WINDOWS AND DOORS NEED TO BE CHECKED ON SITE TO CONFIRM MEASUREMENTS
2. ALL DIMENSIONS HAVE BEEN TAKEN FROM EXISTING DRAWINGS AND NOT CHECKED AGAINST BUILT FORM.

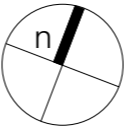


DEMOLITION GROUND FLOOR PLAN
1:100 @ A3



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H	90% DA DRAWINGS	070525
G	UPDATED SKETCH	160424
Issue	Description	Date

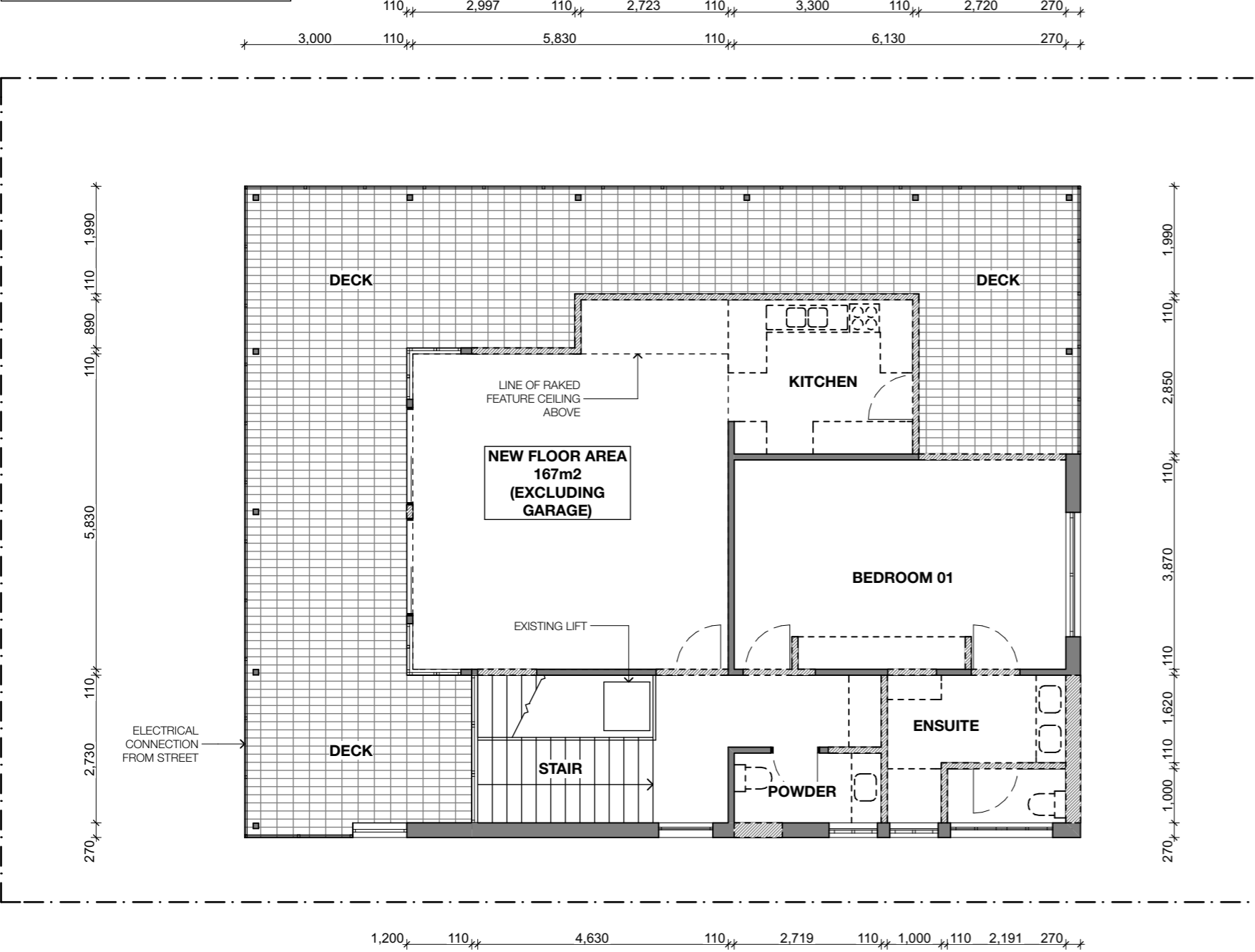
DEVELOPMENT APPLICATION

Project
HOUSE GUYA
Location
4 GUYA STREET
HAWKS NEST
Client
LOUISE CHADWICK

Drawing
DEMOLITION GROUND FLOOR PLAN

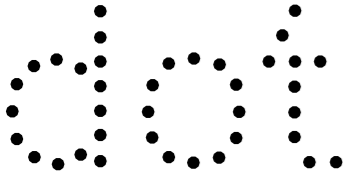
Scale
AS SHOWN
Project Number 2403
Drawing Number DA005
Issue J

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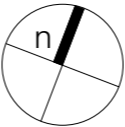
DEMOLITION FIRST FLOOR PLAN

1:100 @ A3



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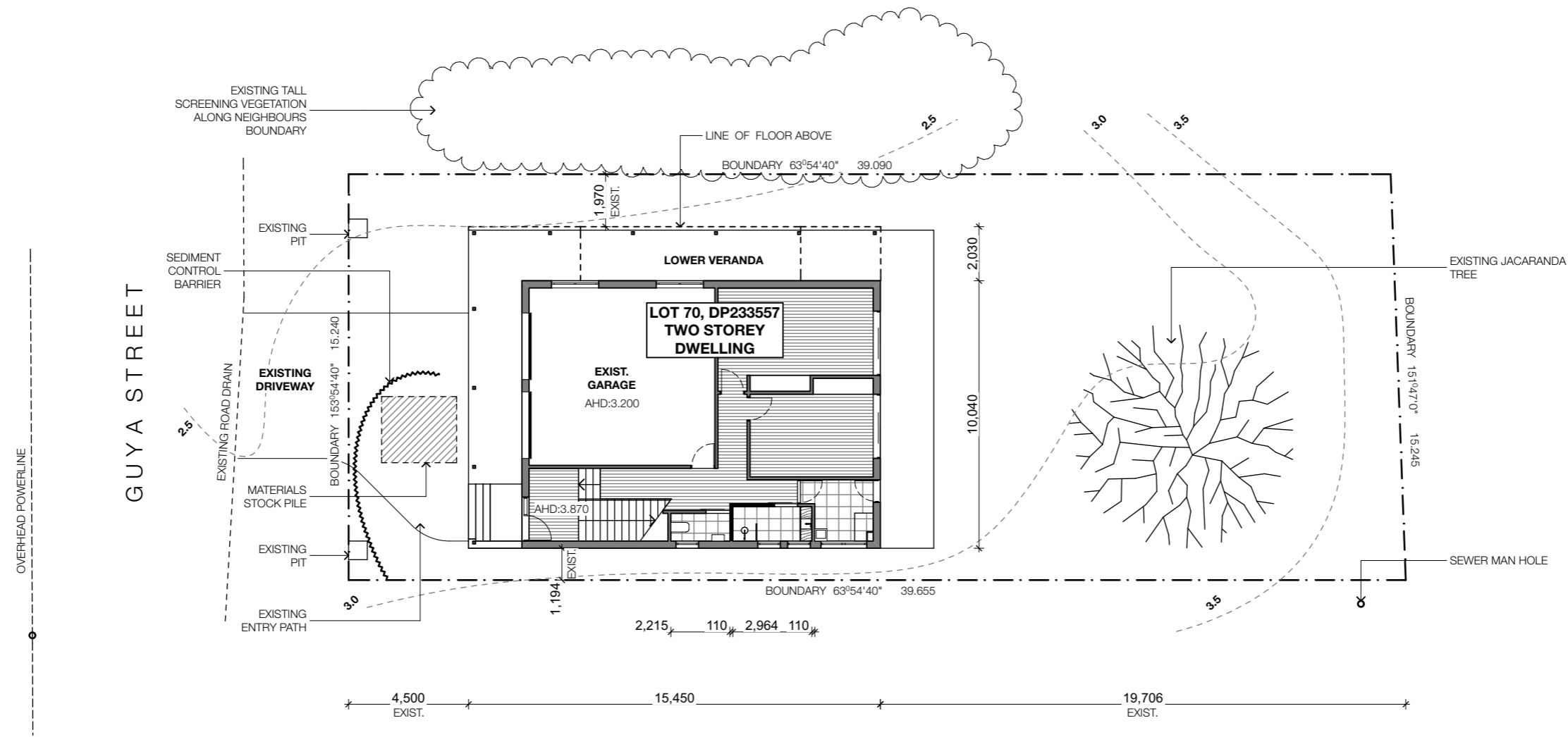
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G	UPDATED SKETCH	160424
Issue	Description	Date

DEVELOPMENT APPLICATION

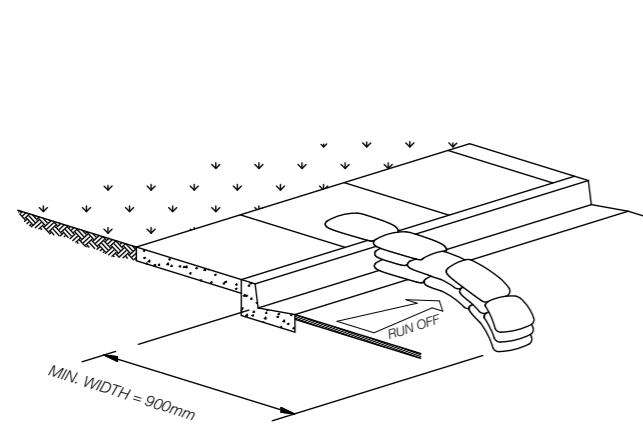
Project
HOUSE GUYA
Location
4 GUYA STREET
HAWKS NEST
Client
LOUISE CHADWICK

Drawing
DEMOLITION FIRST FLOOR PLAN

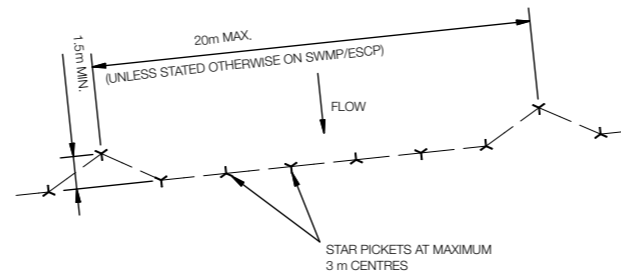
Scale
AS SHOWN
Project Number
2403
Drawing Number
DA006
Issue
J



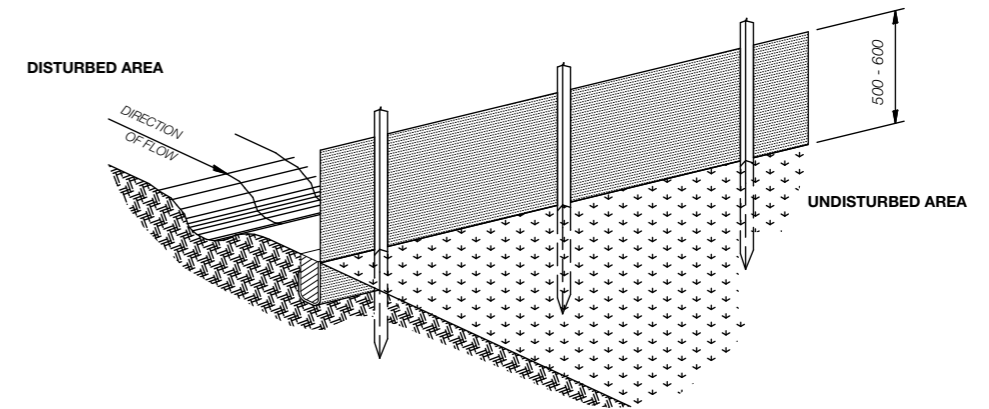
SITE PLAN
1:200 @ A3



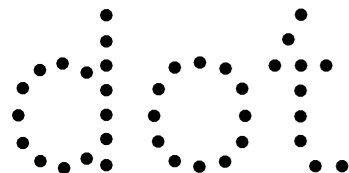
SAND BAG SEDIMENT TRAP
(NOT TO SCALE)



PLAN
(NOT TO SCALE)

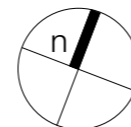


TYPICAL SILT FENCE DETAILS
(NOT TO SCALE)



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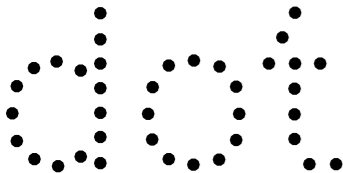
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H	90% DA DRAWINGS	070525
G	UPDATED SKETCH	160424
Issue	Description	Date

DEVELOPMENT APPLICATION

Project
HOUSE GUYA
Location
4 GUYA STREET
HAWKS NEST
Client
LOUISE CHADWICK

Drawing
SITE PLAN & SEDIMENT CONTROL

Scale
AS SHOWN
Project Number
2403
Drawing Number
DA007
Issue
J



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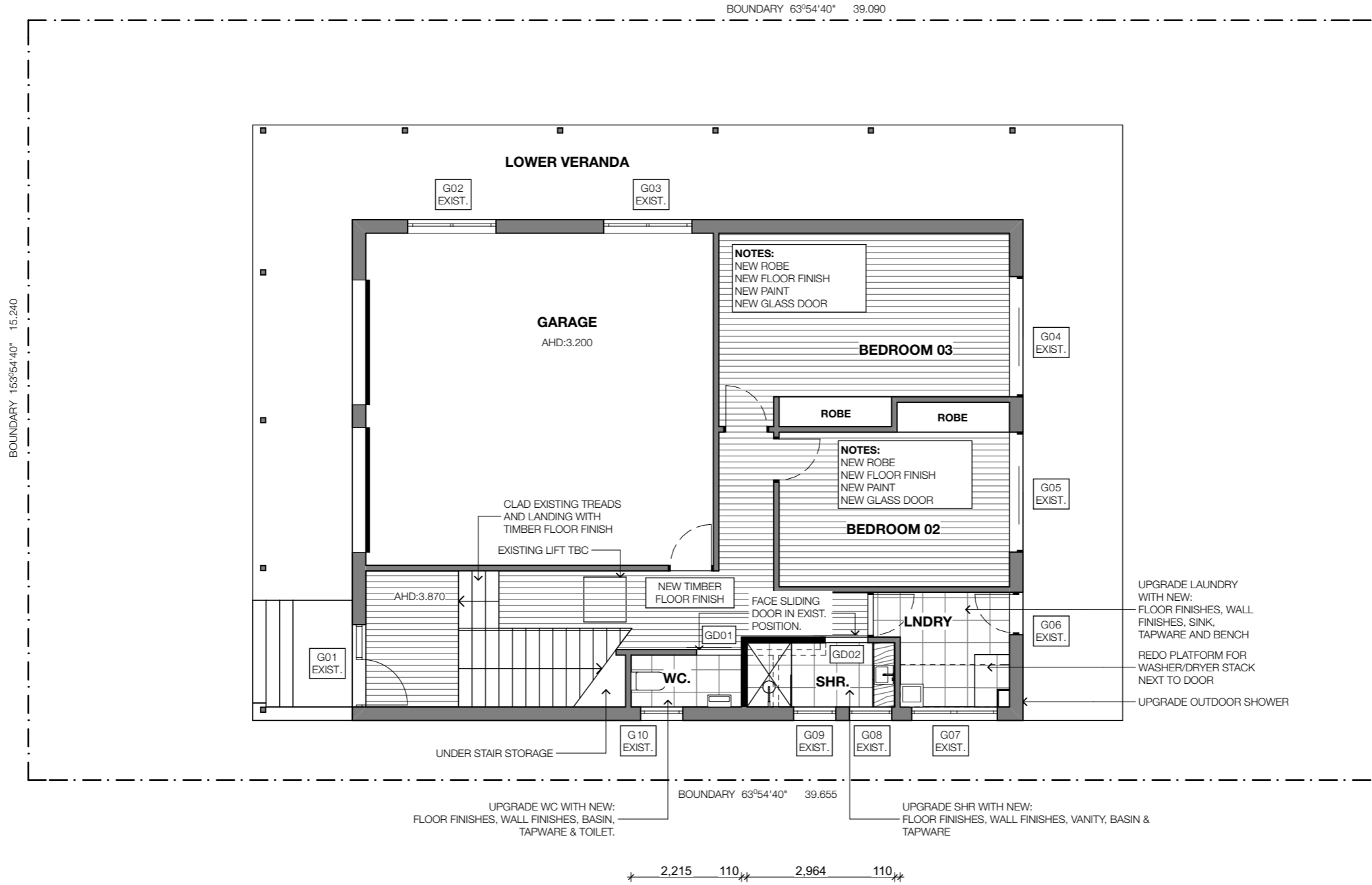
DEVELOPMENT APPLICATION

Project
HOUSE GUYA
Location
4 GUYA STREET
HAWKS NEST
Client
LOUISE CHADWICK

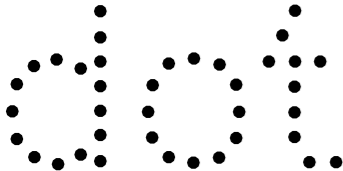
Drawing
SITE ANALYSIS PLAN

Scale
AS SHOWN
Project Number
2403
Drawing Number
DA008
Issue
J

NOTES:
1. WINDOWS AND DOORS NEED TO BE CHECKED ON SITE TO CONFIRM MEASUREMENTS
2. ALL EXTERNAL GLAZED WINDOWS & DOORS TO BE REPLACED WITH NEW
3. ALL DIMENSIONS HAVE BEEN TAKEN FROM EXISTING DRAWINGS AND NOT CHECKED AGAINST BUILT FORM.

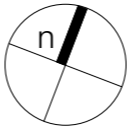


PROPOSED GROUND FLOOR PLAN
1:100 @ A3



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ABN 29 610 832 678

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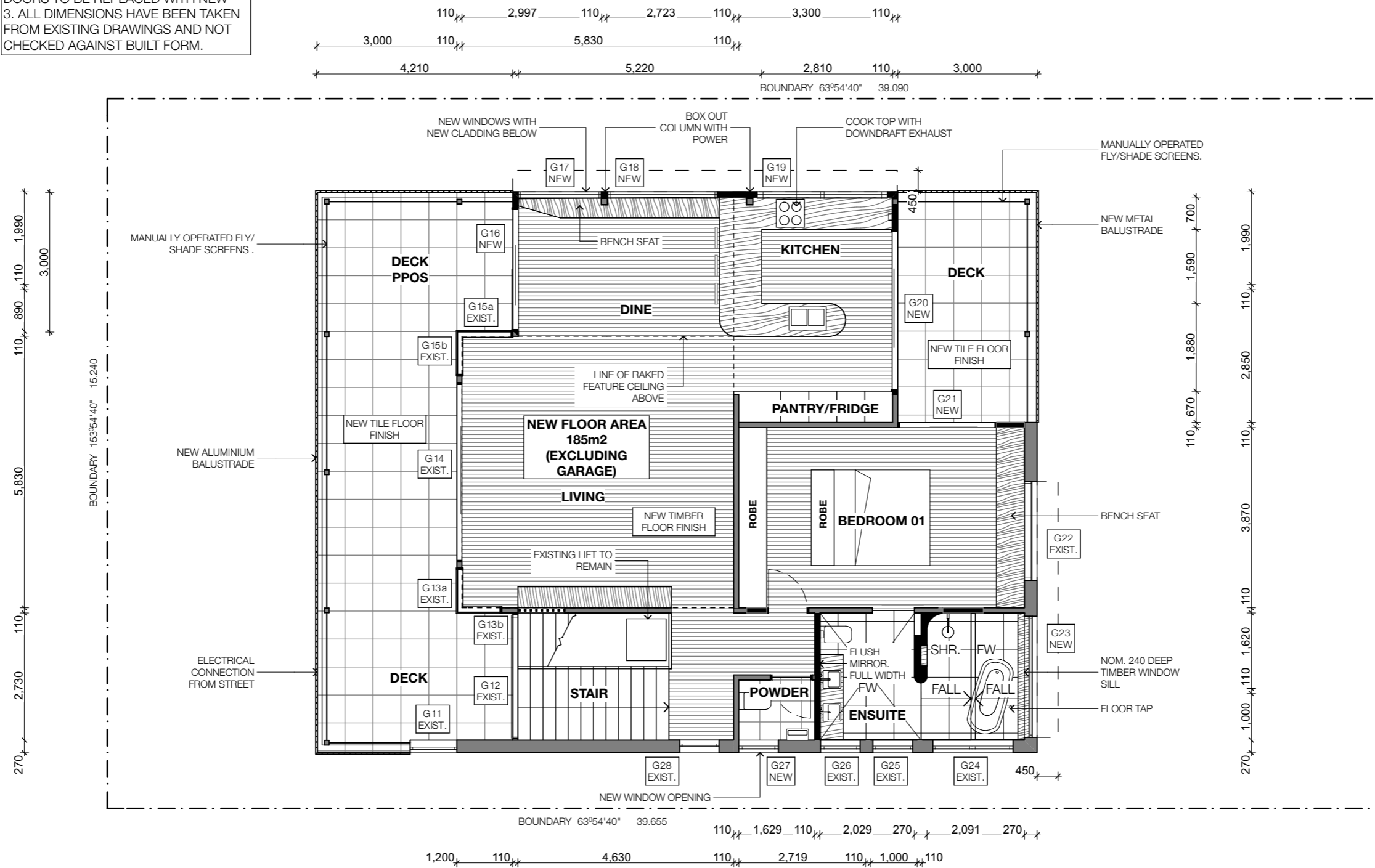
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I	WINDOW UPDATE	130525
H	90% DA DRAWINGS	070525
G	UPDATED SKETCH	160424
Issue	Description	Date

DEVELOPMENT APPLICATION

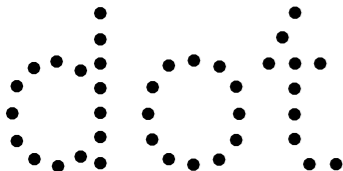
Project
HOUSE GUYA
Location
4 GUYA STREET
HAWKS NEST
Client
LOUISE CHADWICK

Drawing
PROPOSED - GROUND FLOOR PLAN
Scale
AS SHOWN
Project Number
2403
Drawing Number
DA101
Issue
J

NOTES:
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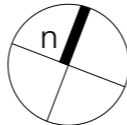


PROPOSED FIRST FLOOR PLAN
1:100 @ A3



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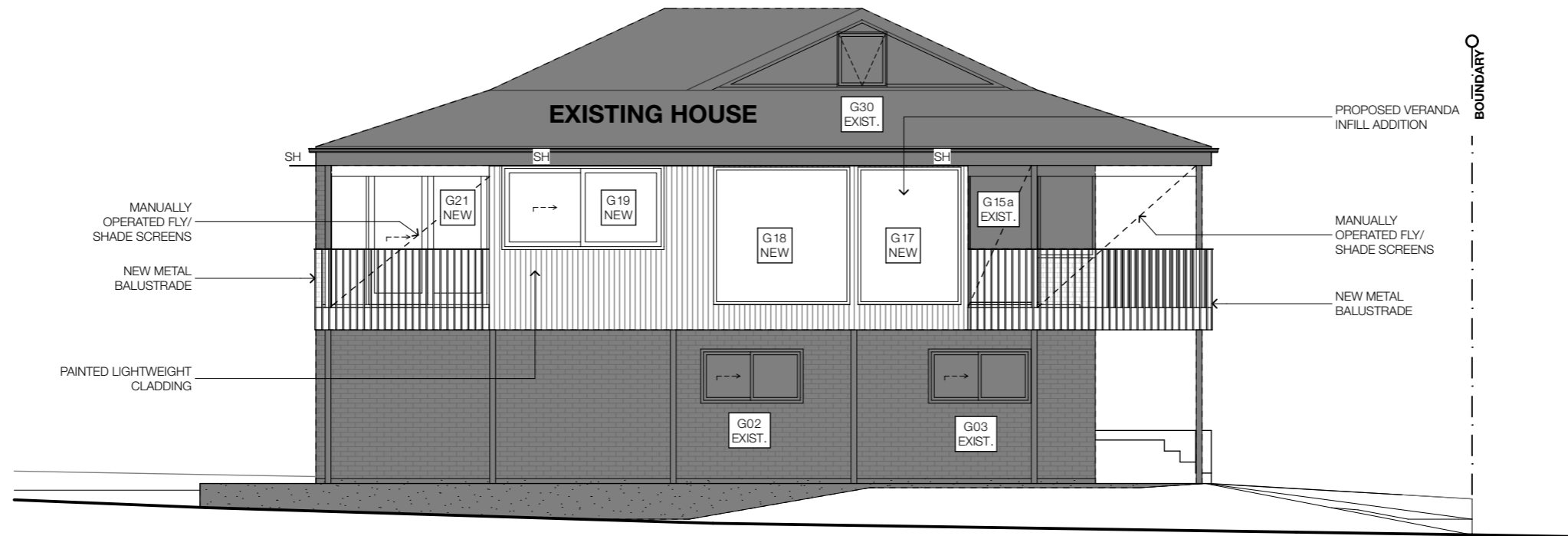
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G	UPDATED SKETCH	160424
Issue	Description	Date

DEVELOPMENT APPLICATION

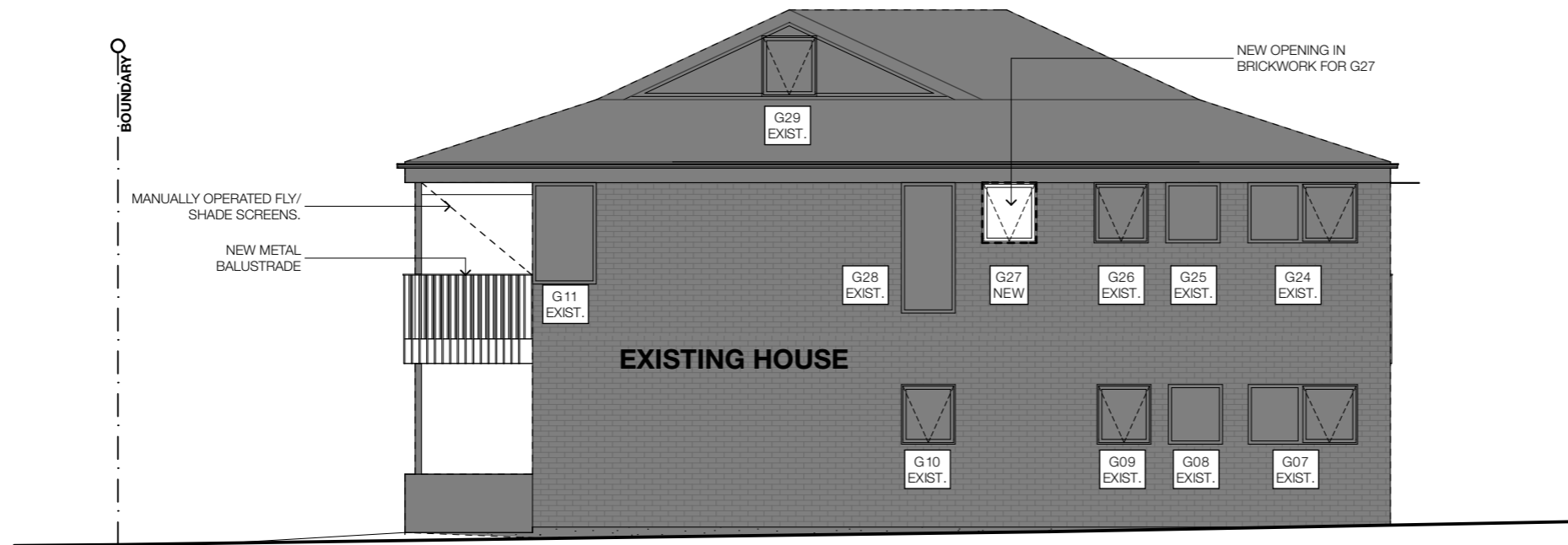
Project
HOUSE GUYA
Location
4 GUYA STREET
HAWKS NEST
Client
LOUISE CHADWICK

Drawing
PROPOSED - FIRST FLOOR PLAN

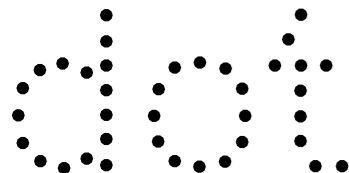
Scale
AS SHOWN
Project Number 2403
Drawing Number DA102
Issue J



NORTH ELEVATION
1:100 @ A3



SOUTH ELEVATION
1:100 @ A3



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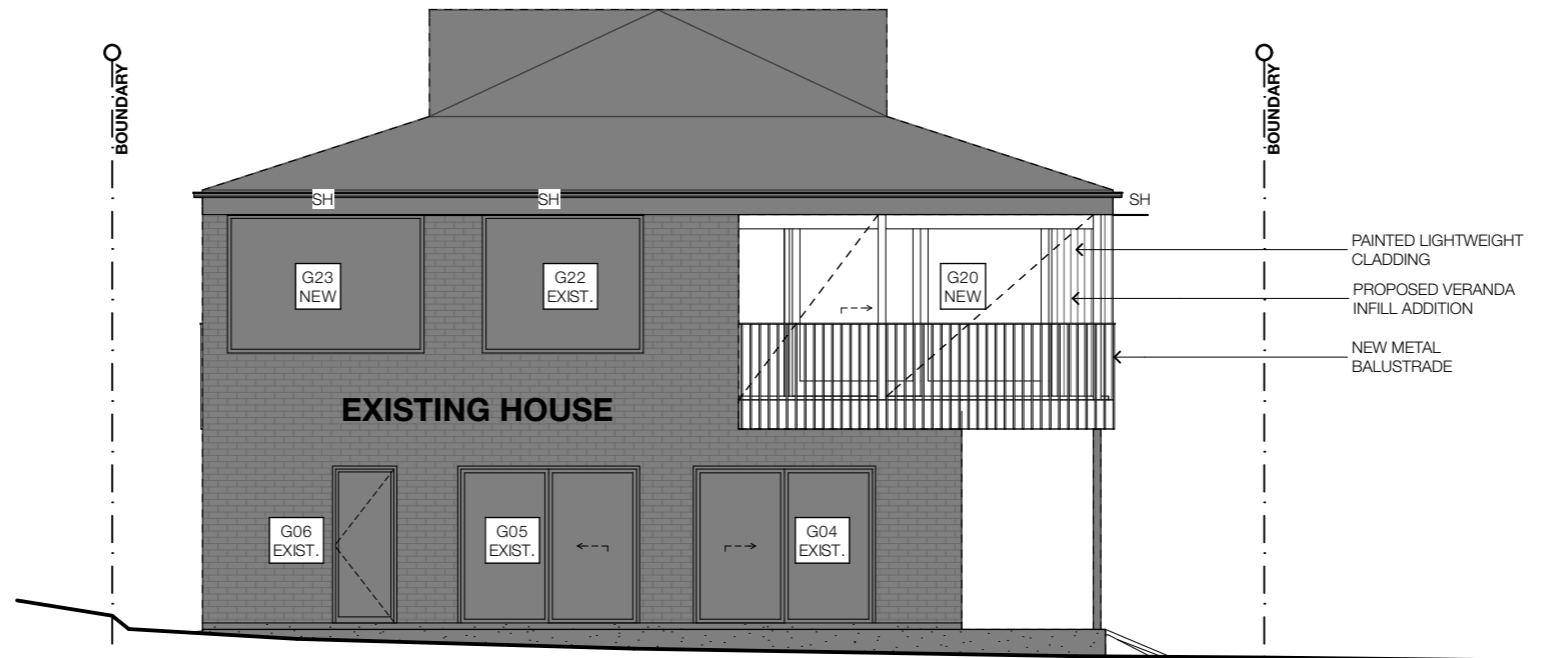
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G	UPDATED SKETCH	160424
Issue	Description	Date

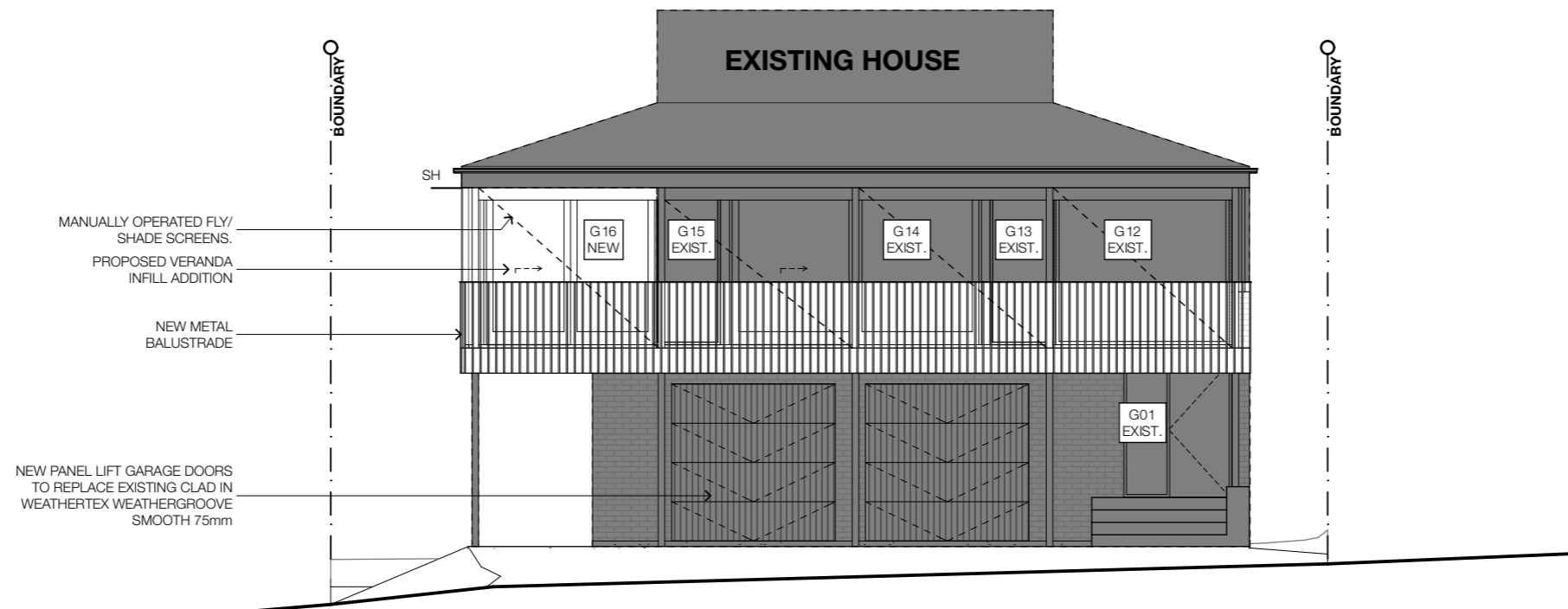
DEVELOPMENT APPLICATION

Project
HOUSE GUYA
Location
4 GUYA STREET
HAWKS NEST
Client
LOUISE CHADWICK

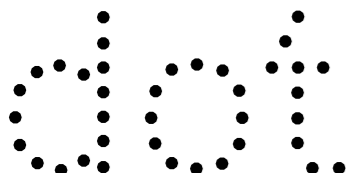
Drawing
NORTH & SOUTH ELEVATION
Scale
AS SHOWN
Project Number
2403
Drawing Number
DA201
Issue
J



EAST ELEVATION
1:100 @ A3



WEST ELEVATION
1:100 @ A3



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H	90% DA DRAWINGS	070525
G	UPDATED SKETCH	160424
Issue	Description	Date

DEVELOPMENT APPLICATION

Project
HOUSE GUYA
Location
4 GUYA STREET
HAWKS NEST
Client
LOUISE CHADWICK

Drawing
EAST & WEST ELEVATION

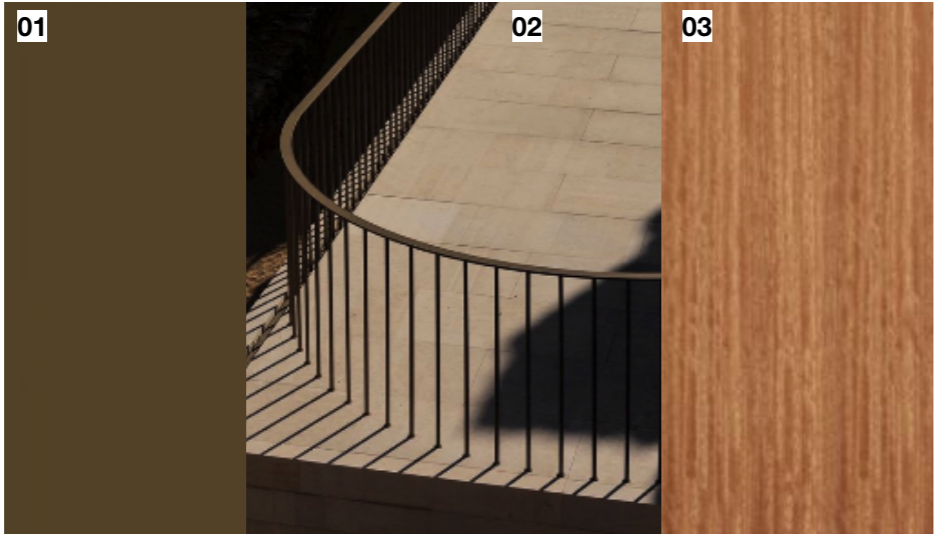
Scale
AS SHOWN
Project Number
2403
Drawing Number
DA202
Issue
J



3D WEST ELEVATION

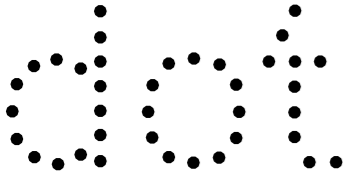


3D NORTH ELEVATION



MATERIALS

- 01 BRONZE COLOURED METAL WORK, ALUMINIUM WINDOWS & LIGHTWEIGHT CLADDING
- 02 SANDY TONED TILES
- 03 TIMBER WINDOWS AND DOORS



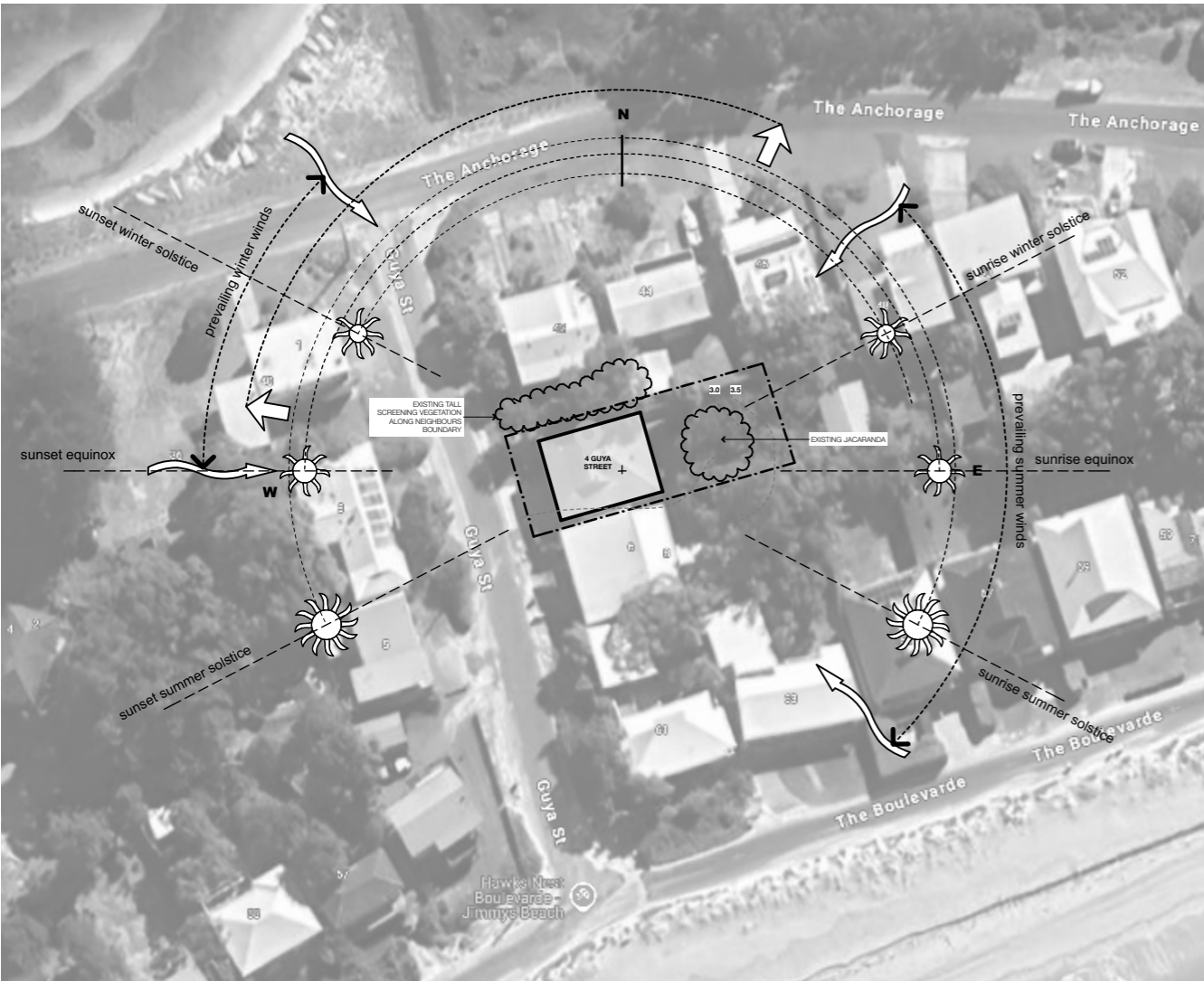
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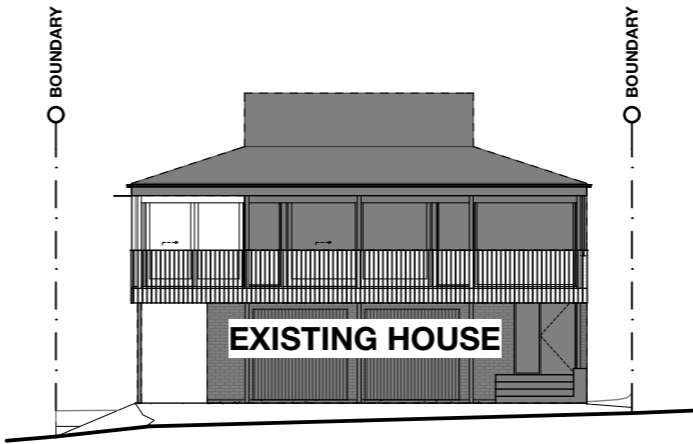
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G	UPDATED SKETCH	160424
Issue	Description	Date
DEVELOPMENT APPLICATION		

Project
HOUSE GUYA
Location
4 GUYA STREET
HAWKS NEST
Client
LOUISE CHADWICK

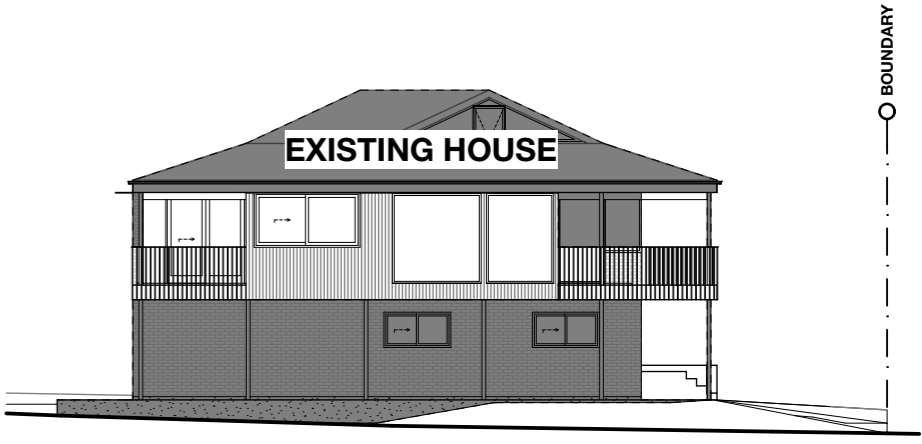
Drawing
MATERIALS
Scale
AS SHOWN
Project Number
2403
Drawing Number
DA401
Issue
J



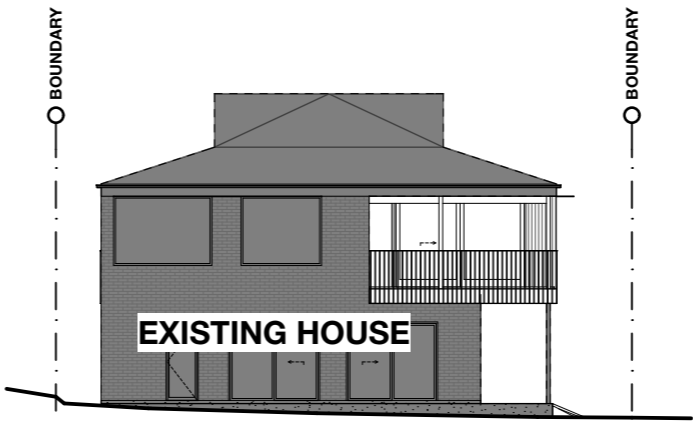
SITE ANALYSIS PLAN



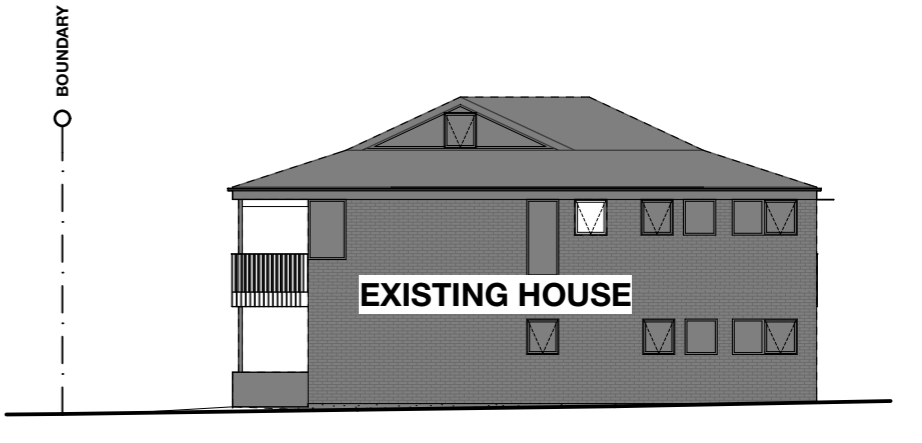
WEST NOTIFICATION
1:200 @ A3



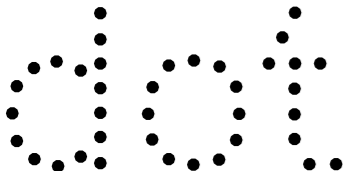
NORTH NOTIFICATION
1:200 @ A3



EAST NOTIFICATION
1:200 @ A3



SOUTH NOTIFICATION
1:200 @ A3



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Issue	Description	Date

DEVELOPMENT APPLICATION

Project
HOUSE GUYA
Location
4 GUYA STREET
HAWKS NEST
Client
LOUISE CHADWICK

Drawing
NOTIFICATION PLAN
Scale
AS SHOWN
Project Number
2403
Drawing Number
DA601
Issue
J