# PROPOSED DUAL OCCUPANCY FOLLOWED BY **ALTERATIONS AND ADDITIONS AND NEW RESIDENCE** AT NO.38 HOWARD STREET, CANTERBURY, NSW 2193



DWELLING 2 FACADE



| А     | DA SUBMISSION        | 13-05-25 | JP5   |   |
|-------|----------------------|----------|-------|---|
| В     | AMENDED PLANS        | 10-06-25 | JPS   | ŀ |
| С     | S 8.3 REVIEW REQUEST | 04-08-25 | JPS   | , |
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| ISSUE | AMENDMENT            | DATE     | DRAWN | ľ |

AIRLIE DESIGNS PTY LTD ABN 97 167 988 623 BUILDERS LICENCE No. 1274035

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| For: | Simon Nick Mafi |
|------|-----------------|
|      |                 |

| Job: | NO.38 HOWARD STREET,<br>CANTERBURY, NSW 2193 |
|------|--|
|      | LOT 1 IN DP 723449                           |

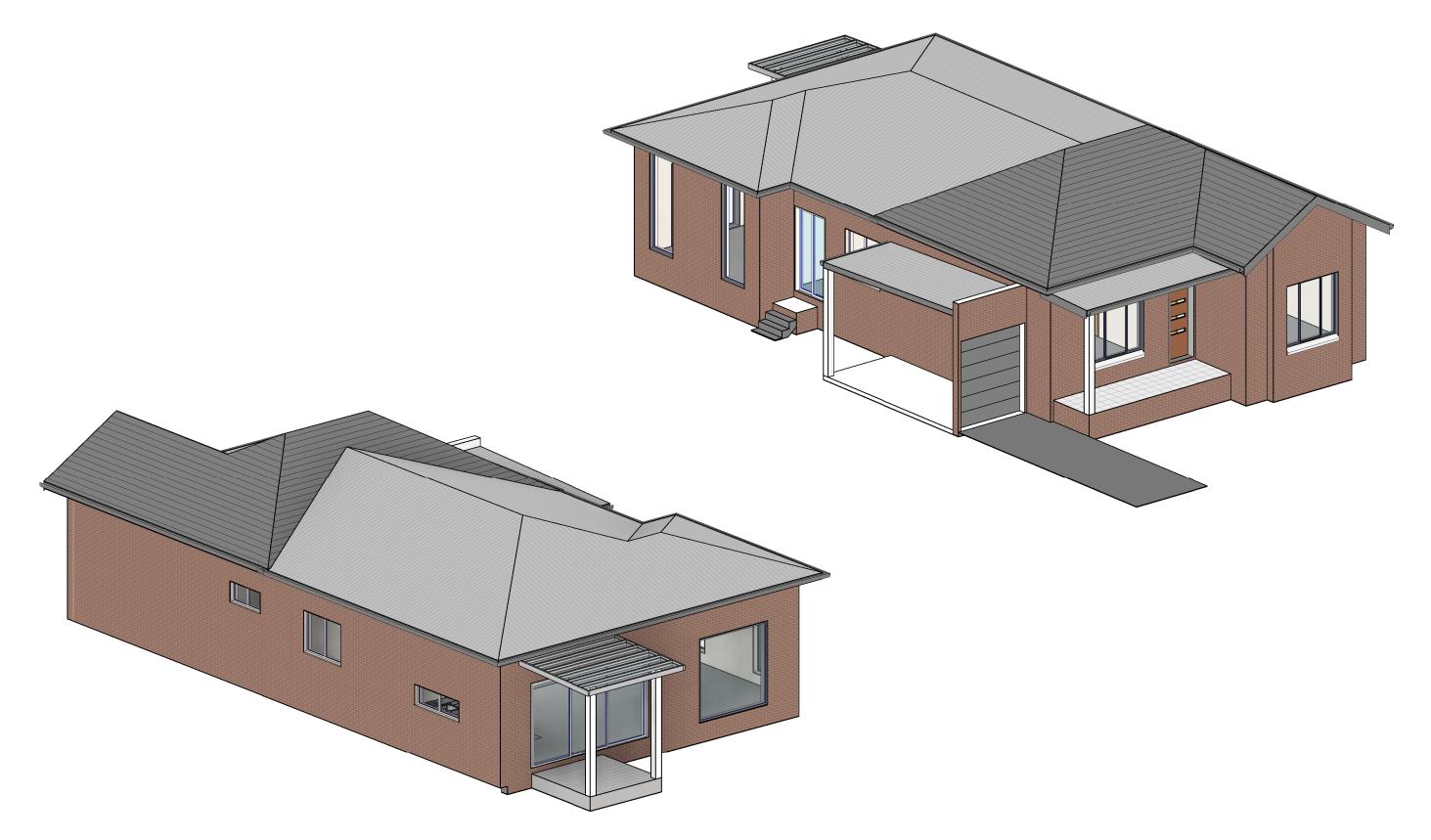
| PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |                           |  |         |        |
|---|---------------------------|--|---------|--------|
| 3D VIEW   |                           |  |         |        |
| DRAWN:<br>JPS   | DATE:<br><b>04-Aug-25</b> |  | JOB No: | ISSUE: |

NH-0325-00

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| IRLIE DESIGN               | ΝS                                      |
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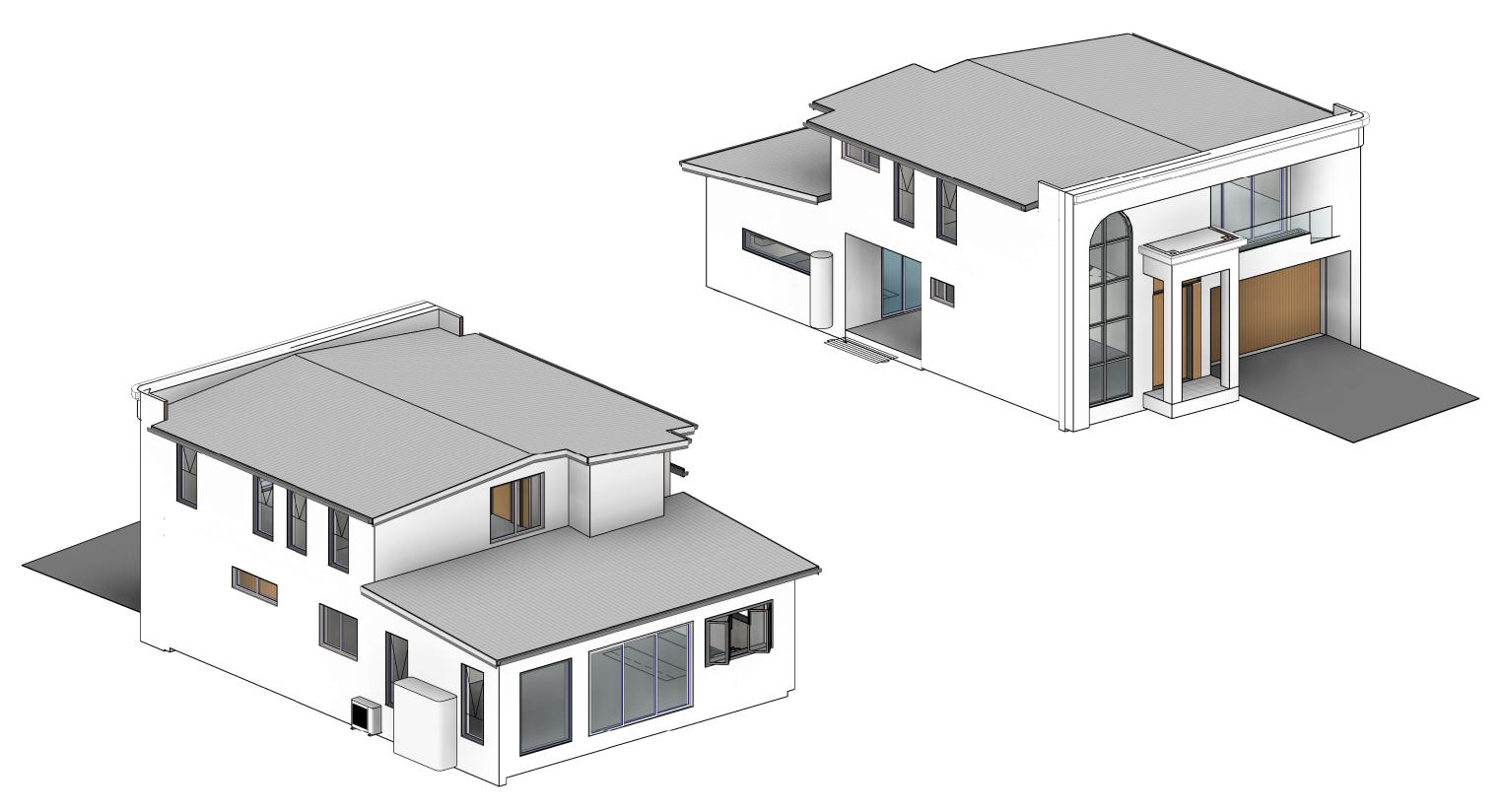
Job: NO.38 HOWARD STREET, CANTERBURY, NSW 2193 LOT 1 IN DP 723449

| PROPOSED DUAL OCCUPANCY FOLLOWED BY         |
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| ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |
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DWELLING 1 3D VIEWS

|               | DWLLLING           | 3D VILVV | ,          |
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| DRAWN:<br>JPS | DATE:<br>04-Aug-25 | JOB No:  | ISSUE:     |
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| PROPOSED DUAL OCCUPANCY FOLLOWED BY         |
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| ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |
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SPECIFICATIONS

DEVELOPMENT.

5.SA: SMOKE ALARM

1. CHECK DIMENSIONS ON SITE BEFORE PROCEEDING

WITH THE WORK OF THE CONTRACT, NOTIFY BUILDING DESIGNER OF OMISSIONS OR CONFLICT IN DRAWINGS OR

PREFERENCE TO SCALE. DO NOT SCALE OFF DRAWINGS.

SMOKE ALARMS TO BE INSTALLED IN ACCORDANCE WITH

DRIVEWAY TO COMPLY

WITH AS2890.1-2004

NEW CONCRETE

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DRIVEWAY

2. FIGURED DIMENSIONS ARE TO BE TAKEN IN

3. ALL CONSTRUCTION WORK IS TO COMPLY WITH

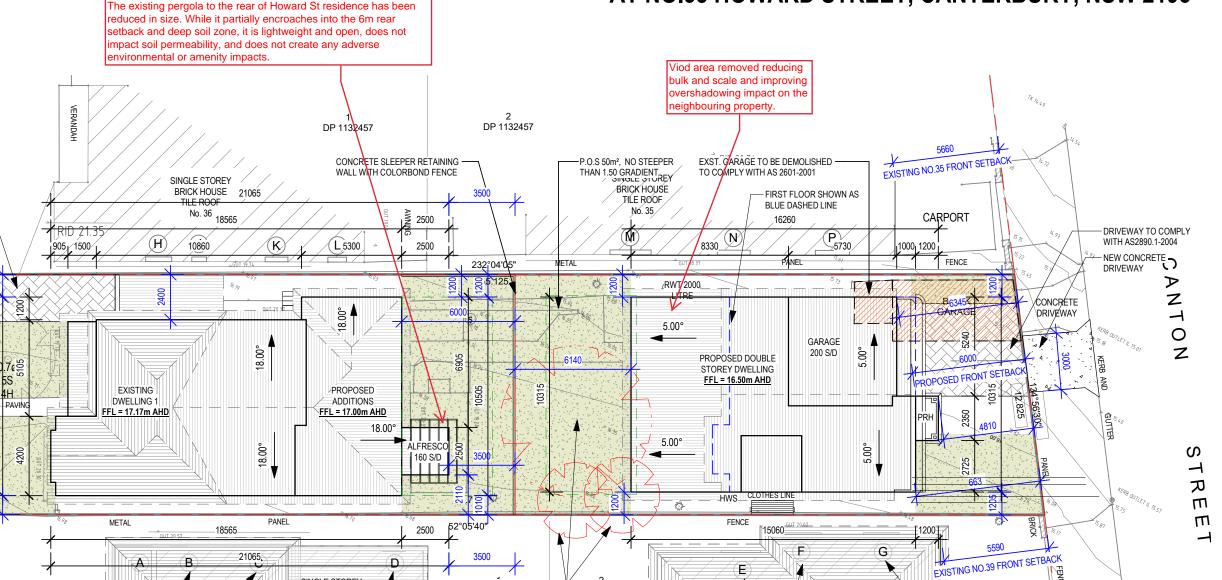
4. REFER TO ACCOMPANYING BASIX CERTIFICATE

REFERENCED FOR COMMITMENTS FOR THIS

AS 3786-2014 & CONNECTED TO MAINS POWER

RELEVANT AUSTRALIAN STANDARDS AND THE NCC.





SITE / ROOF PLAN

PERVIOUS AREA (MIN 15%)

BED ROOM

| SITE CALCULATIONS - LOT 1        |                   |  |
|----------------------------------|-------------------|--|
| SITE AREA: 365.0 sqm             |                   |  |
| EXISTING DWELLING 1 GROUND FLOOR | 102.0 sqm         |  |
| PROPOSED DWELLING 1 ADDITIONS    | 50.1 sqm          |  |
| TOTAL FLOOR AREA                 | 152.1 sqm         |  |
| PERMISSIBLE BUILT AREA (m2)      | 182.5 sqm (50%)   |  |
| PRIVATE OPEN SPACE               | 50 sqm            |  |
| PERVIOUS AREA (MIN 15%)          | 112.3 sqm (30.7%) |  |

### SITE CALCULATIONS - LOT 2 SITE AREA: 343.2 sqm 97.7 sqm PROPOSED GROUND FLOOR PROPOSED FIRST FLOOR 73.8 sgm **TOTAL FLOOR AREA** 171.5 sqm PERMISSIBLE BUILT AREA (m2) 171.6 sqm (50%) PRIVATE OPEN SPACE

# Minimum Lot Width:

SINGLE STOREY

RENDERED HOUSE

TILE ROOF

The proposed development does not comply with the minimum lot width requirement as stipulated under the relevant planning controls. To address this non-compliance, the Clause 4.6 Variation Request has been amended to address all subclauses of Clause 4.6(1)–(4), including sufficient environmental planning grounds under subclause 3(b), and better development outcomes under Clause 4.6(1)(b)."

EXISTING TREES TO BE

DEMOLISHED TO COMPLY

DP 1 0 2 7 2 2 0

The Clause 4.6 Variation demonstrates that strict compliance with the minimum lot width is unnecessary, with sufficient planning grounds supporting the variation. The proposal maintains design quality, complements local character, and results in no adverse impacts or conflict with the standard's objectives.

## Minimum Front & Rear Setbacks:

BED ROOM

WINDOW

The development does not comply with Control C2 of Clause 3.5, which requires a minimum 6m front and rear setback for dual occupancy sites with frontages greater than 12.5m. In accordance with Section 4.15(1)(a)(iii) of the EP&A Act, and the DCP's intent, the setback control can be flexibly interpreted to permit retention of minor, low-impact structures where the overall planning objectives — visual separation, amenity, and green space — are achieved.

# Amendments in Response to Refusal

GARAGE

WINDOW

The amended proposal responds to Council's refusal reasons by removing the upper-level void in Dwelling 2, amending overshadowing impacts, and providing deep soil landscaping in all required areas.

A valid BASIX Certificate has been submitted, and all BASIX commitments are now shown on the updated architectural plans.

The proposed 0m side setback to the driveway and carport is a practical response to the site's 12.7m width, enabling compliant on-site parking. It aligns with established local patterns, raises no precedent concerns, and will meet all fire and drainage requirements. The design is reasonable, contextually appropriate, and supported on both planning and functional merit.



|   | AMENDED PLANS        | 10-06-25 | JI | PS | ΑI  |
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**MAND LIVE** 

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114.0 sqm (33.2%)

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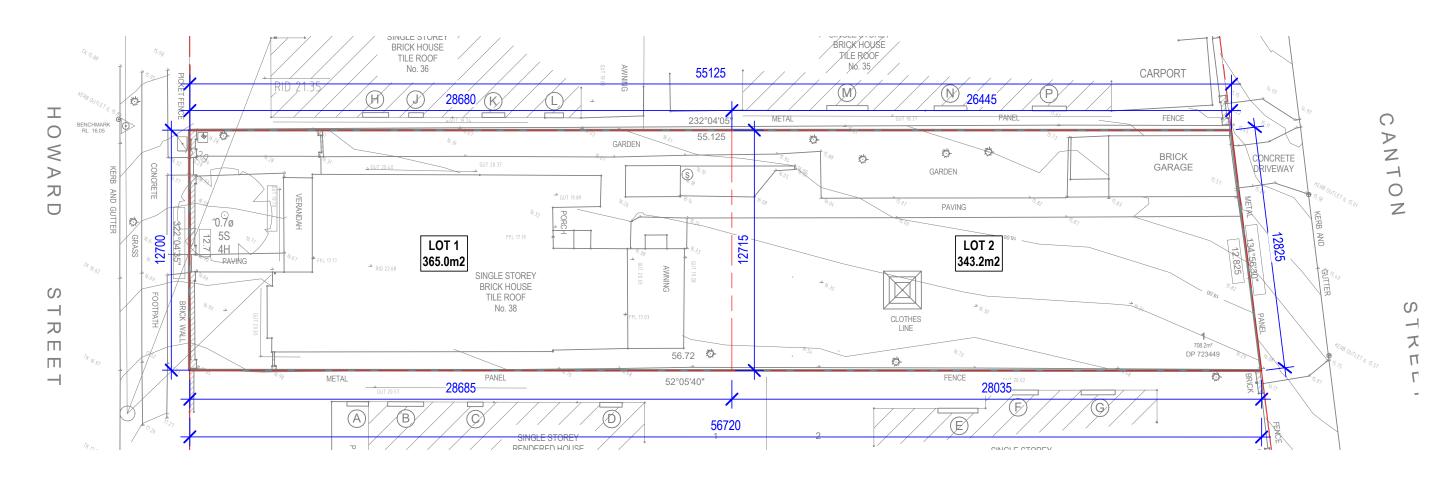
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| ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |  |  |
| SITE / ROOF PLAN                            |  |  |

SINGLE STOREY

TILE ROOF

ISSUE: JOB No: DRAWN 04-Aug-25 SCALE indicated CHECKED: NH-0325-02





1 SUBDIVISION PLAN



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|      | LOT 1 IN DP 723449                           |

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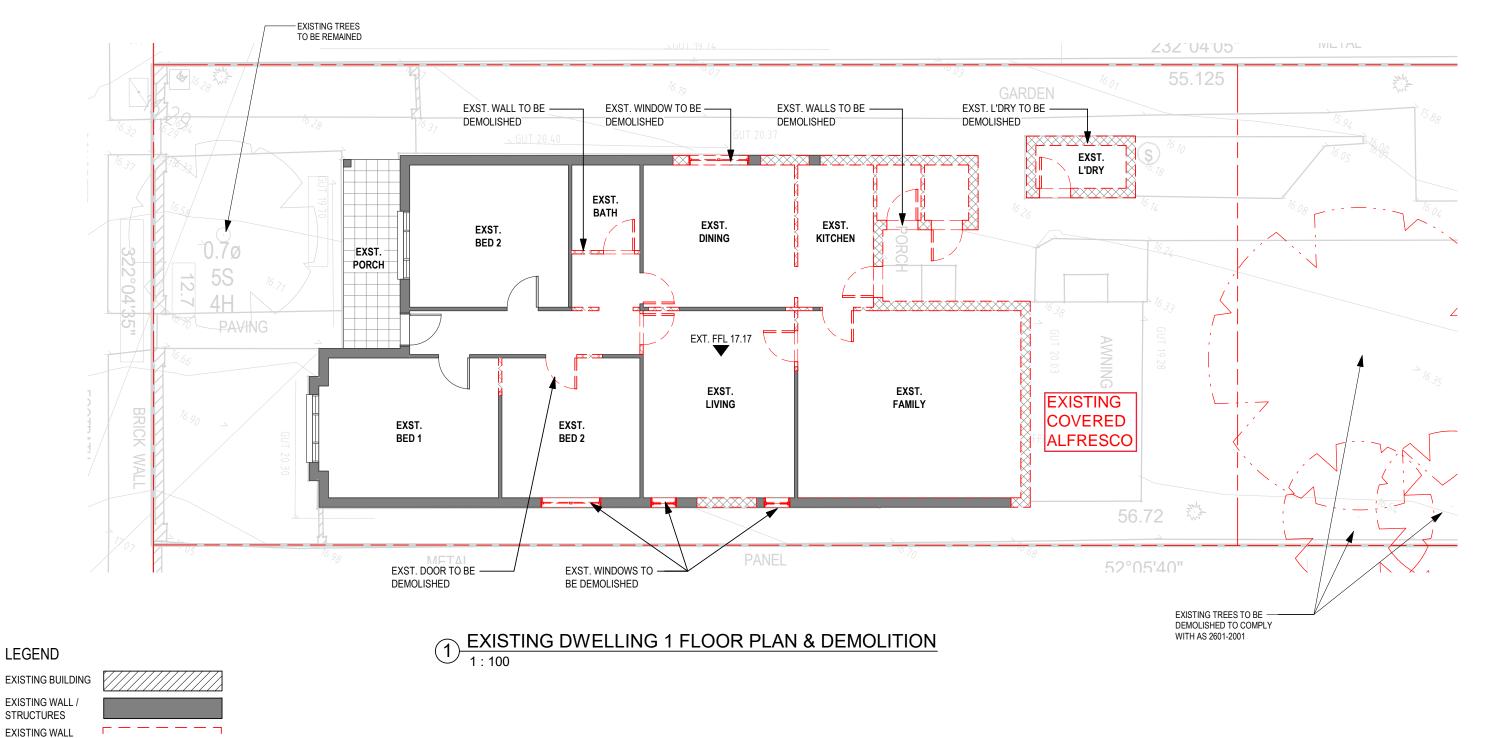
♦ : FLOOR WASTE

Ψ<sub>FW</sub> : FLOOR W

: MECHANICAL VENTILATION SYSTEM

L.WO : LINE OF WALL OVER

B.O : BEAM OVER



| Α      | DA SUBMISSION        | 13-05-25 | JPS  |
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TO BE DEMOLISHED

**NEW WALL** 

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**DEMOLITION TO COMPLY WITH AS 2601-2001** 



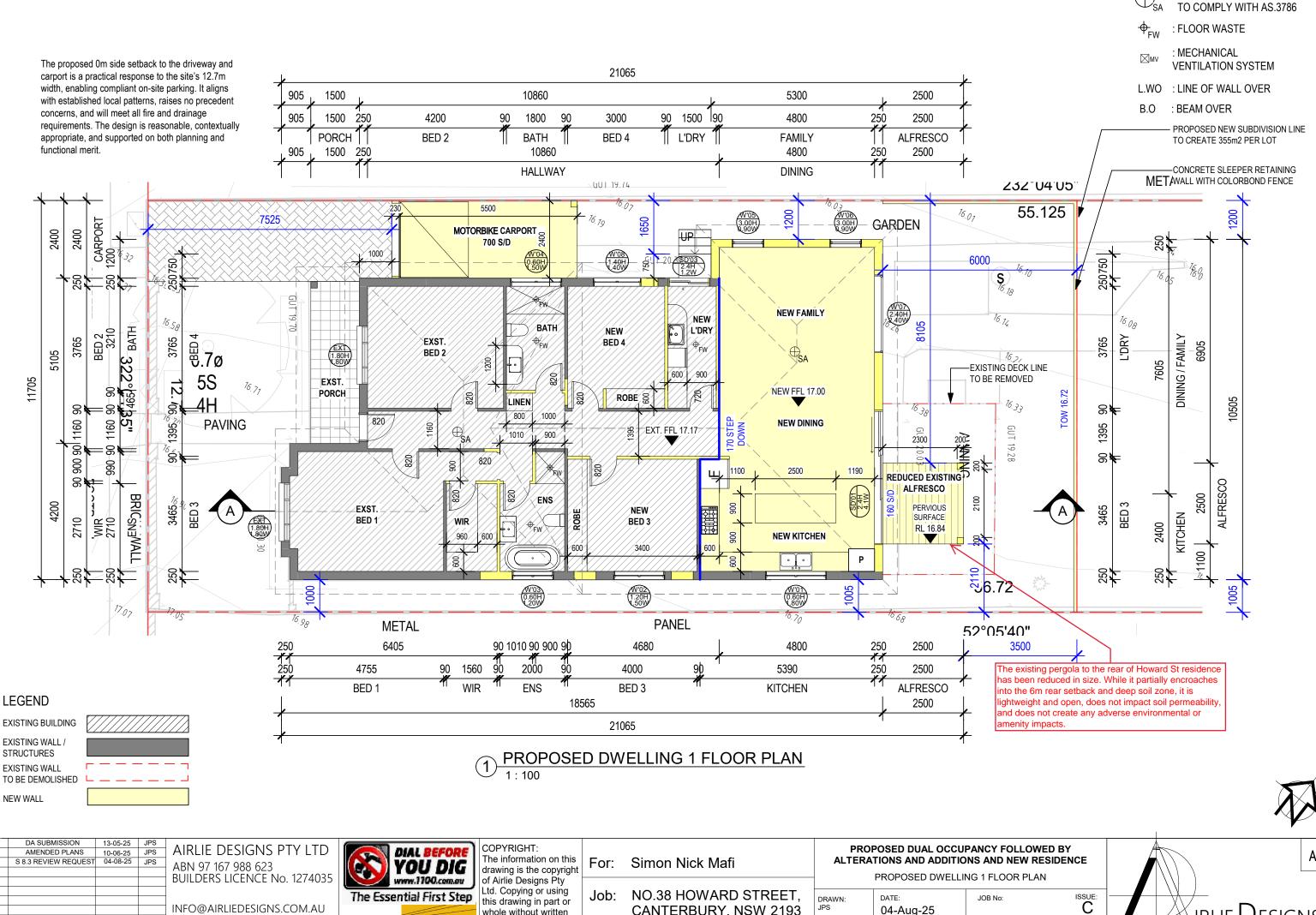
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|---|
| EXISTING DWELLING 1 FLOOR PLAN & DEMOLITION                                     |
|   |

| EXISTING DWELLING 1 FLOOR PLAN & DEMOLITION |                 |         |            |  |  |
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: SMOKE ALARM

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DATE DRAWN

ISSUE

AMENDMENT

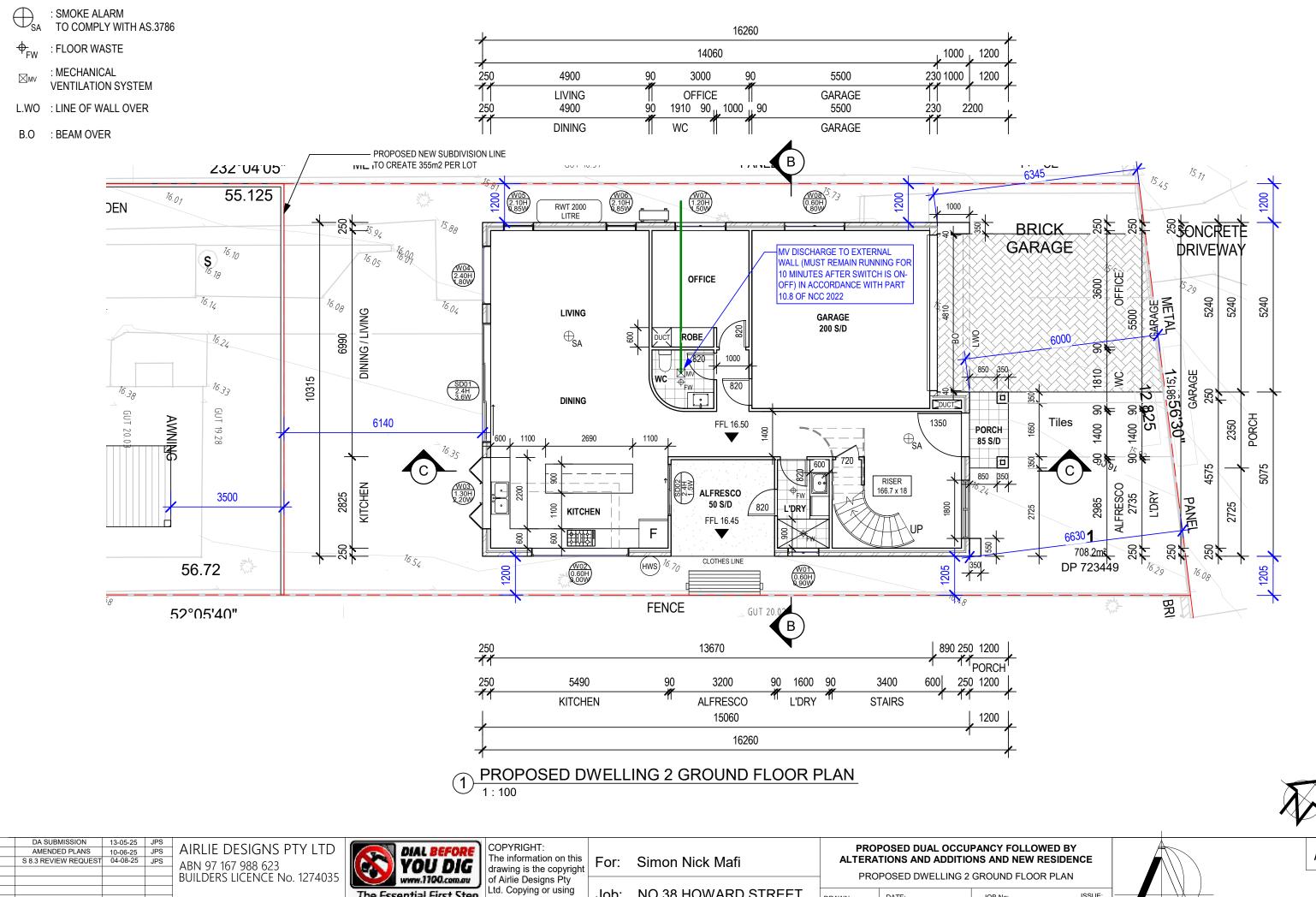
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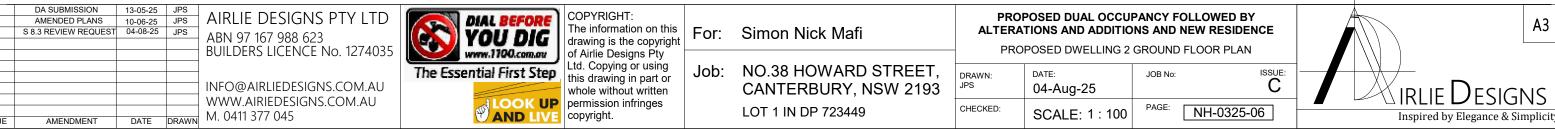
NO.38 HOWARD STREET, Job: CANTERBURY, NSW 2193 LOT 1 IN DP 723449

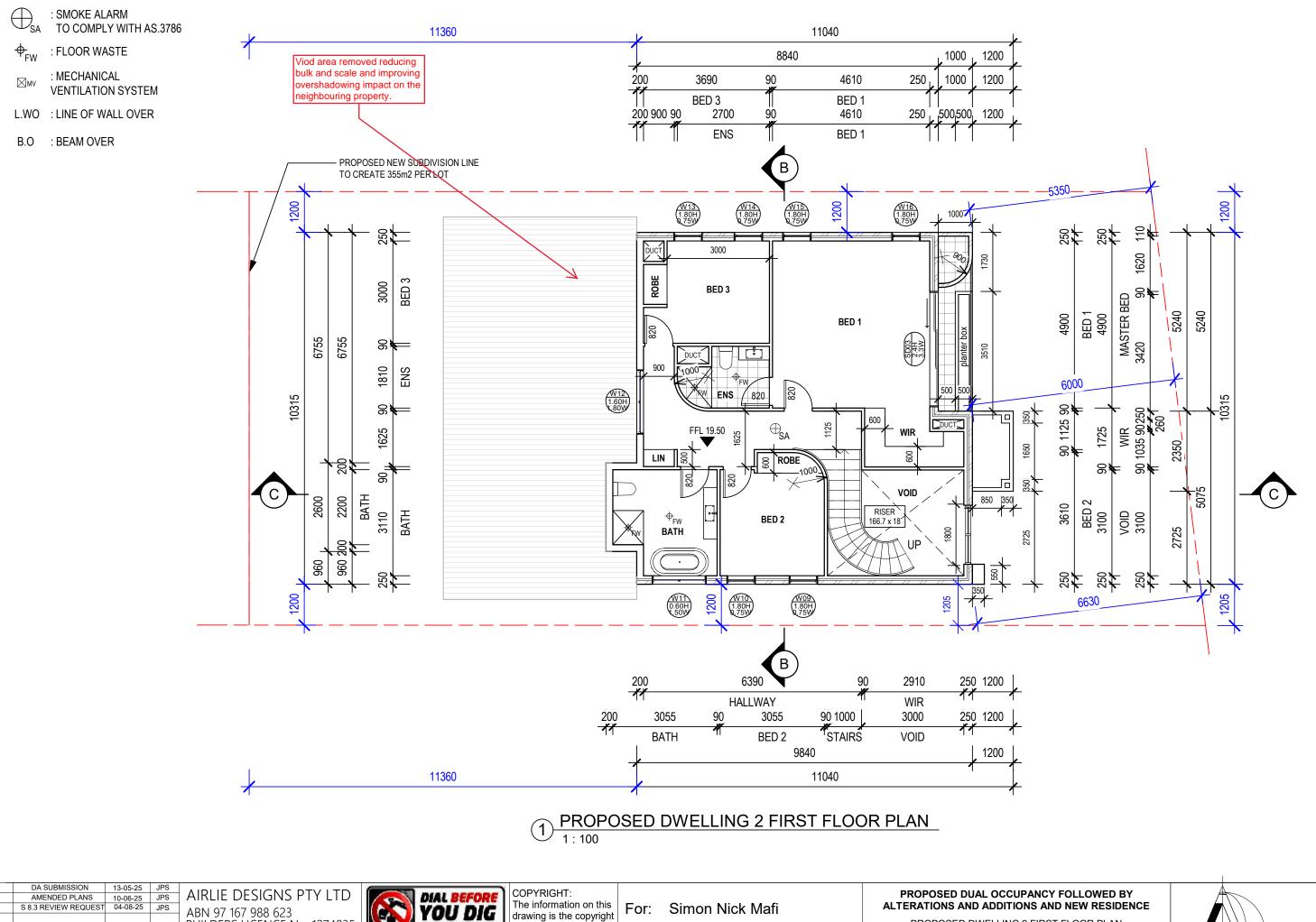
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| PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |
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| PROPOSED DWELLING 2 FIRST FLOOR PLAN  |
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JOB No:

NH-0325-07

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04-Aug-25

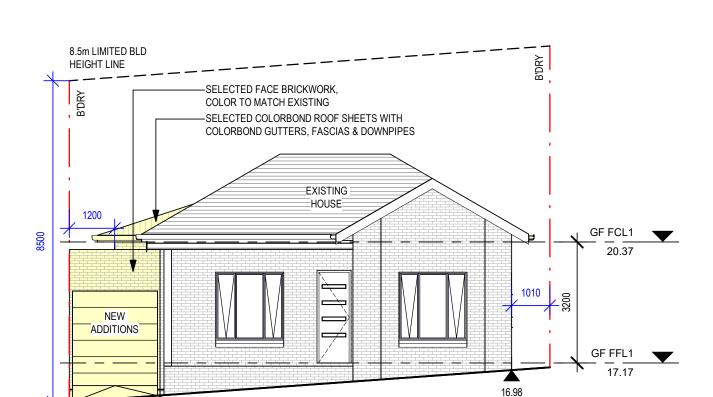
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Window Schedule - DW1 Orientation Mark Height Width W'01 600 1800 W'02 1200 1500 W'03 600 1200 W'04 600 1500 W'05 3000 900 W'06 3000 900 W'07 2400 2400 W'08 1400 1400 W'09 1000 1800 1200 2000 W'10 W'11 1200 2000 2400 2400 W'14 W'15 2400 3000

The proposed 0m side setback to the driveway and carport is a practical response to the site's 12.7m width, enabling compliant on-site parking. It aligns with established local patterns, raises no precedent concerns, and will meet all fire and drainage requirements. The design is reasonable, contextually appropriate, and supported on both planning and functional merit.

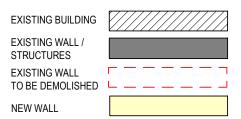
# NOTE:

WEEPHOLDS TO COMPLY WITH AS 3700, AS 4773 AND OTHER RELEVANT STANDARD

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EAVES ENCROACHING WITHIN 900mm OF AN ALLOTMENT BOUNDARY AND 1800mm FROM ANOTHER BUILDING TO BE NON-COMBUSTILE

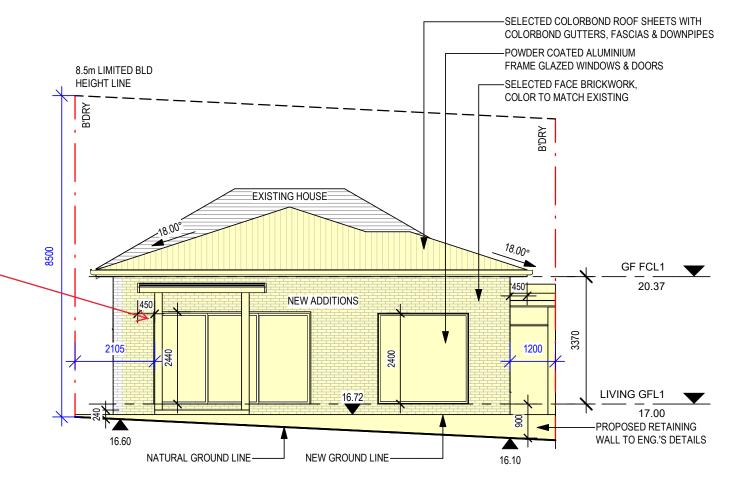
# **LEGEND**



1 DW1 - SOUTH WEST ELEVATION

NATURAL GROUND LINE

The existing pergola to the rear of Howard St residence has been reduced in size. While it partially encroaches into the 6m rear setback and deep soil zone, it is lightweight and open, does not impact soil permeability, and does not create any adverse environmental or amenity impacts.



2 DW1 - NORTH EAST ELEVATION 1:100

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The Essential First Step

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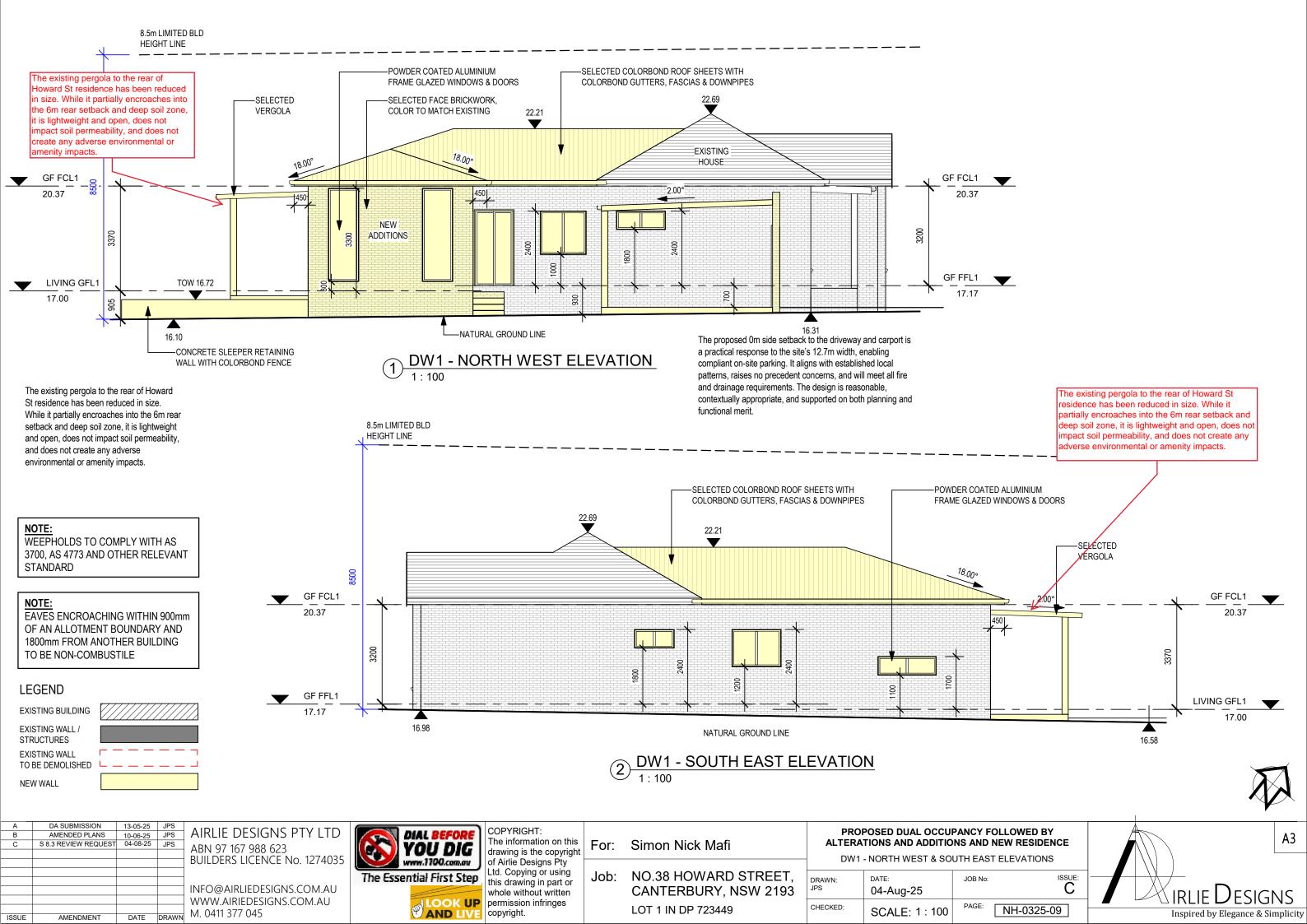
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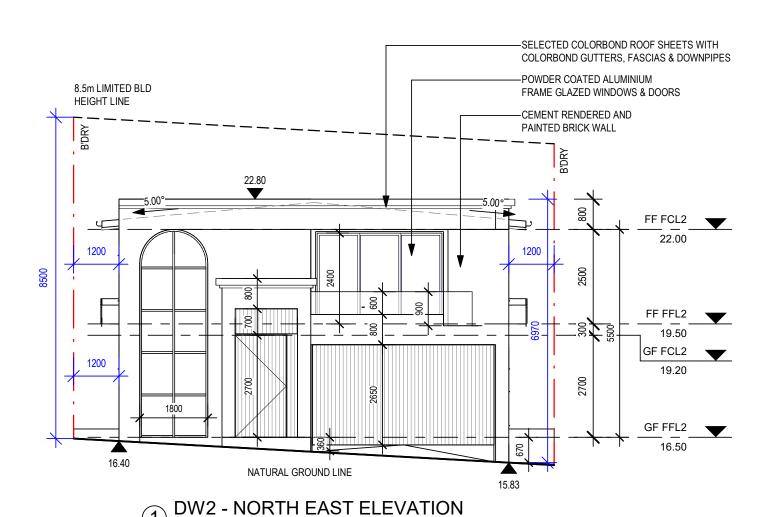
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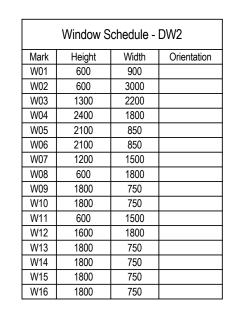
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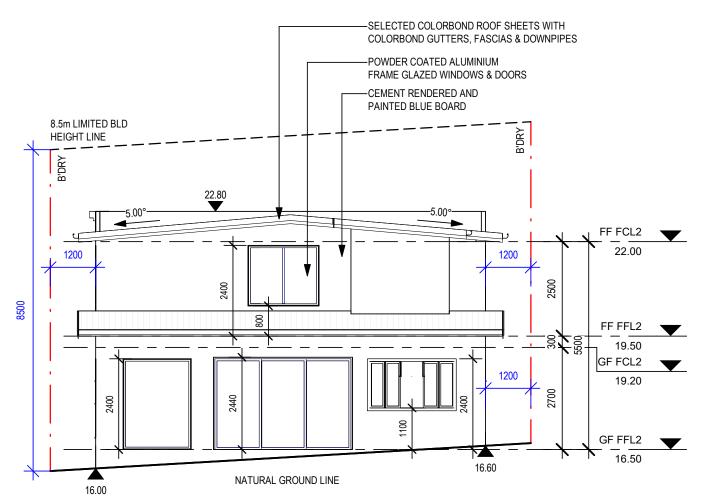
| DW1 - NORTH EAST & SOUTH WEST ELEVATIONS |                    |            |          |
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2 DW2 - SOUTH WEST ELEVATION 1:100

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WEEPHOLDS TO COMPLY WITH AS 3700, AS 4773 AND OTHER RELEVANT STANDARD

EAVES ENCROACHING WITHIN 900mm OF AN ALLOTMENT BOUNDARY AND 1800mm FROM ANOTHER BUILDING TO BE NON-COMBUSTILE

13-05-25 JPS S 8.3 REVIEW REQUEST 04-08-25 DATE | DRAWN | M. 0411 377 045 ISSUE AMENDMENT

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DIAL BEFORE

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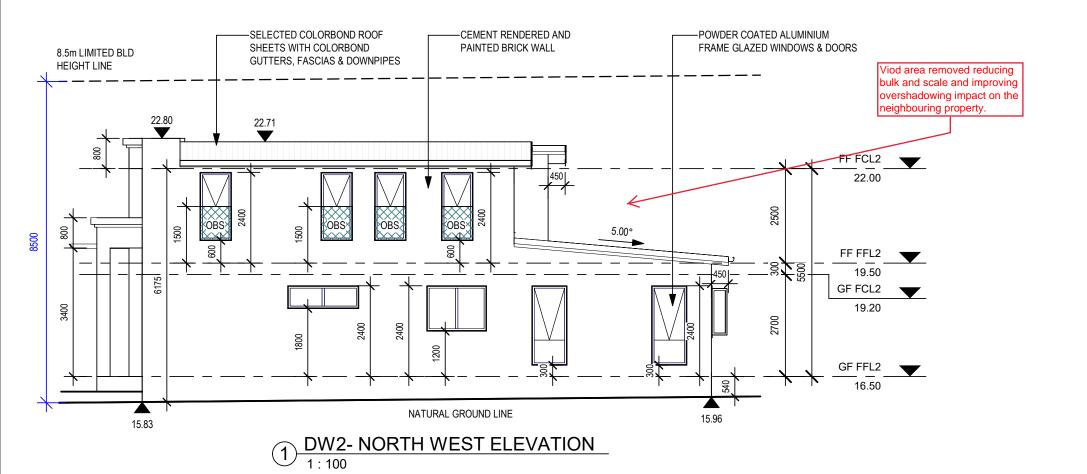
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For: Simon Nick Mafi

| PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |
|---|
| DW2 - NORTH EAST & SOUTH WEST ELEVATIONS  |

| 2 - NORTH EAST & SOUTH WEST ELEVATIONS |                                |         |        |  |
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|  | DATE:<br>04-Aug-25             | JOB No: | ISSUE: |  |
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-SELECTED COLORBOND ROOF SHEETS WITH -POWDER COATED ALUMINIUM -CEMENT RENDERED AND 8.5m LIMITED BLD COLORBOND GUTTERS, FASCIAS & DOWNPIPES FRAME GLAZED WINDOWS & DOORS PAINTED BRICK WALL HEIGHT LINE 22.80 Viod area removed reducing bulk and scale and improving 800 FF FCL2 overshadowing impact on the eighbouring property. 22.00 8500 FF FFL2 19.50 GF FCL2 WEEPHOLDS TO COMPLY WITH AS 19.20 3700, AS 4773 AND OTHER RELEVANT STANDARD 1800

ISSUE

EAVES ENCROACHING WITHIN 900mm OF AN ALLOTMENT BOUNDARY AND 1800mm FROM ANOTHER BUILDING TO BE NON-COMBUSTILE

AMENDED PLANS 10-06-25 JPS S 8.3 REVIEW REQUEST 04-08-25 JPS

AMENDMENT

13-05-25 JPS

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For: Simon Nick Mafi

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| PROPOSED DUAL OCCUPANCY FOLLOWED BY         |
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| ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |
| DW/2 MODTH WEST & SOUTH EAST ELEVATIONS     |

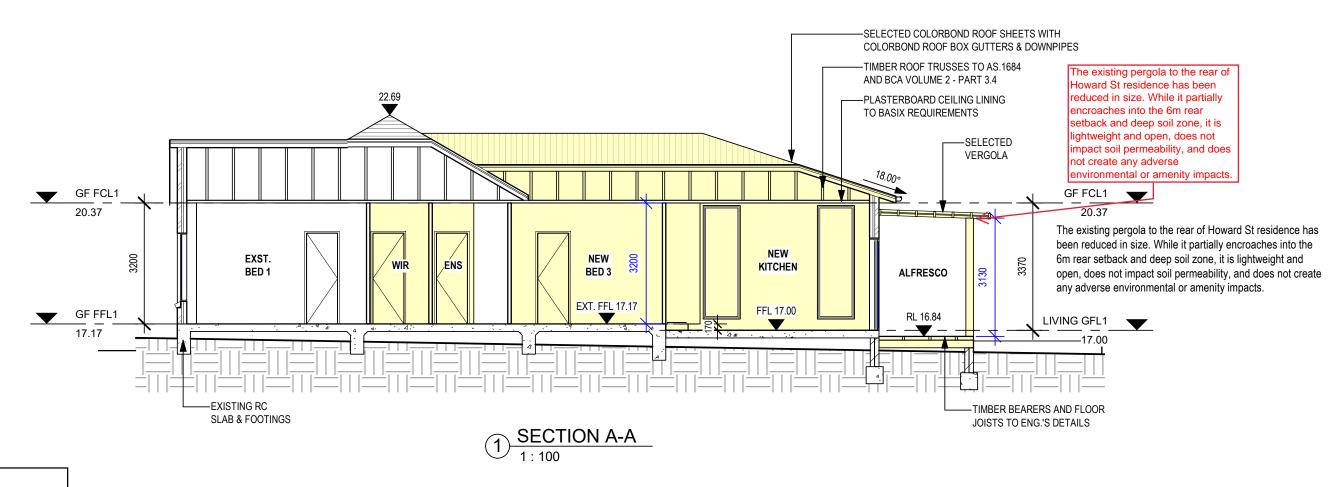
NATURAL GROUND LINE

DW2 - SOUTH EAST ELEVATION
1:100

| DW2 - NORTH WEST & SOUTH EAST ELEVATIONS |              |             |       |  |
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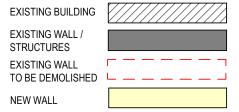


GF FFL2 16.50



**EAVES ENCROACHING WITHIN 900mm** OF AN ALLOTMENT BOUNDARY AND 1800mm FROM ANOTHER BUILDING TO BE NON-COMBUSTILE

# **LEGEND**





| Α    | DA SUBMISSION        | 13-05-25 | JPS   | AIDLIE DECICNE DTV LTE                |
|------|----------------------|----------|-------|---------------------------------------|
| В    | AMENDED PLANS        | 10-06-25 | JPS   | AIRLIE DESIGNS PTY LTE                |
| С    | S 8.3 REVIEW REQUEST | 04-08-25 | JPS   | ABN 97 167 988 623                    |
|      |                      |          |       |                                       |
|      |                      |          |       | BUILDERS LICENCE No. 127403           |
|      |                      |          |       |                                       |
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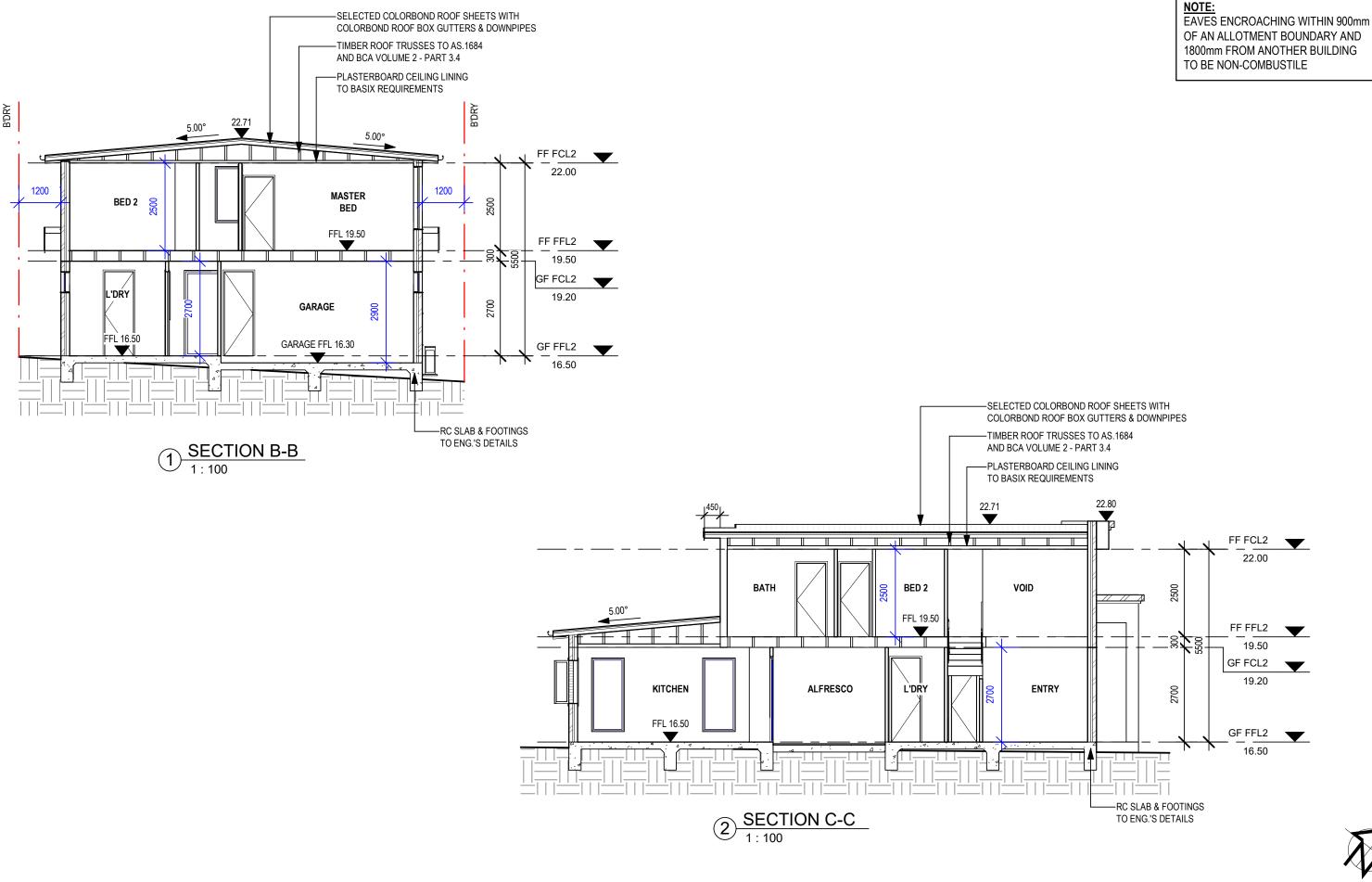
|   | For: | Simon | Nick | Maf |
|---|------|-------|------|-----|
| ι |      |       |      |     |

| Job: | NO.38 HOWARD STREET,<br>CANTERBURY, NSW 2193 |
|------|--|
|      | LOT 1 IN DP 723449                           |

| PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |             |  |  |
|---|-------------|--|--|
|   | DW1 SECTION |  |  |
|   |             |  |  |

| DW1 SECTION                        |              |       |            |  |
|------------------------------------|--------------|-------|------------|--|
| DRAWN: DATE: JOB No. JPS 04-Aug-25 |              |       | SSUE:      |  |
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13-05-25 JPS

DATE DRAWN M. 0411 377 045

AMENDED PLANS 10-06-25 JPS S 8.3 REVIEW REQUEST 04-08-25 JPS

AMENDMENT

ISSUE



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For: Simon Nick Mafi

Job: NO.38 HOWARD STREET, CANTERBURY, NSW 2193 LOT 1 IN DP 723449

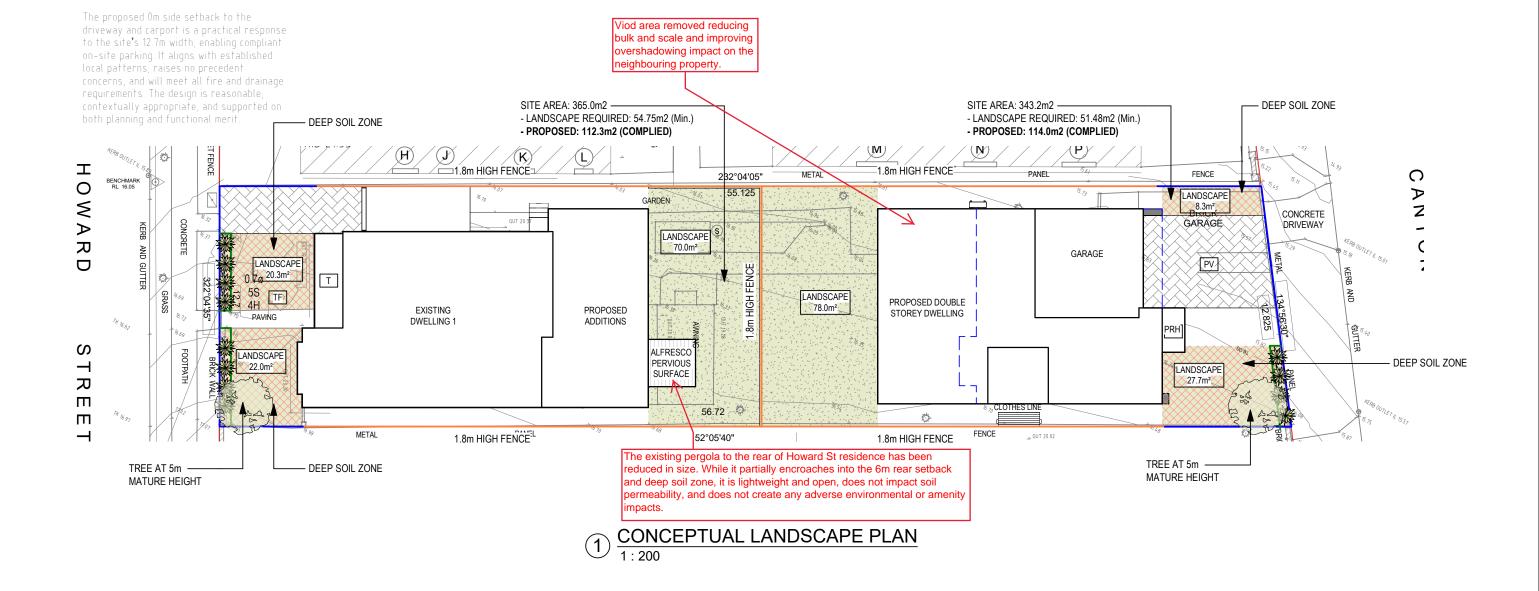
PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE **DW2 SECTIONS** SSUE: JOB No: DRAWN:

NH-0325-12A

04-Aug-25

SCALE: 1:100

CHECKED:



LEGEND:

NEPEAN PEBBLES OR CRUSHED STONE PATH

TURF

1.2m HIGH COLORBOND FENCE (VISIBLE TO STREET)

1.8m HIGH COLORBOND FENCING TO SIDES AND REAR

TIMBER OR BRICK EDGING FOR GARDEN BED

40 x 25 litre PLANTSfrom following: {GARDENIA AUGUSTA FLORIDA; MURRAYA

PANICULATA; MAGNOLIA-PORT WINE; PHORMIUM

TENAX; DURANTA SHEENAS GOLD; LEIGHTON

GREEN}



 $2 \times 100$  litre PLANT from following: {MAGNOLIA GRANDIFLORA; FRAXINUS GRIFFITHII; ELEOCARPUS RETICULATIS; MAGNOLIA-EX MOUTH}

**LETTERBOX** 

\* ORGANIC MULCH TO GARDEN BED

NOTE: ALL RETAINING BY OWNER

(EXCEPT WHERE NOTED)

REFER TO DESIGN GUIDELINES FOR RETAINING WALL DETAILS & MATERIAL

# SURFACE TREATMENT LEGEND

| SYMBOL | NAME   |
|--------|--|
| STF    | SYNTHETIC TURF                               |
| TF     | TURF   |
| GE     | GARDEN EDGE (TO DETAIL)                      |
| CL     | CLOTHES LINES ( TO CLIENT REQUIREMENTS)      |
| CB/TP  | COLORBOND / TIMBER PAILING (1.8m HIGH)       |
| Т      | TILE ( TO CLIENT REQUIREMENTS)               |
| RWT    | RAINWATER TANK ( TO BASIX REQUIREMENT)       |
| PV     | PAVERS                                       |
| TPF    | TEMPORARY PROTECTION FENCE (1.8m CHAINMESH)  |
| GVL    | GRAVEL SURFACE / PATH ( NEPEAN RIVER PEBBLE) |
| GS     | GARDEN SHED                                  |
| TD     | TIMBER DECK                                  |
| CP     | CONCRETE PATH                                |
| В      | BENCH SEAT                                   |
| ВТ     | TABLE BENCH SEATING                          |



| А    | DA SUBIVIISSIUN      | 13-05-25 | JPS   | AIDLIE DECICNIC DTV LTI     |
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| С    | S 8.3 REVIEW REQUEST | 04-08-25 | JPS   | ABN 97 167 988 623          |
|      |                      |          |       |                             |
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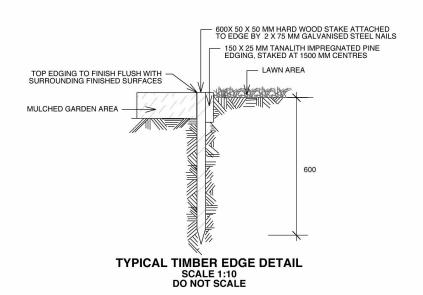
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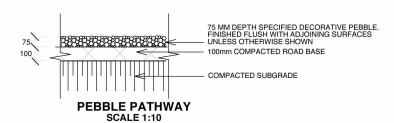
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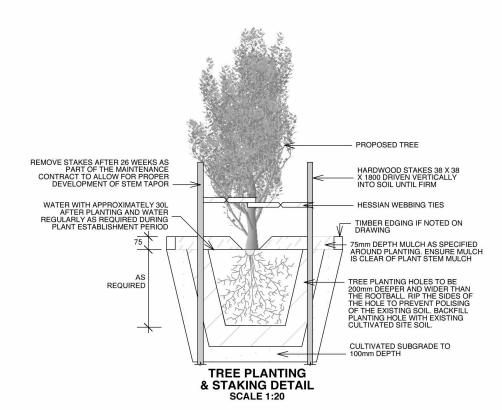
| ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |                 |              |        |  |
|---|-----------------|--------------|--------|--|
|   | CONCEPTUAL LAN  | NDSCAPE PLAN |        |  |
| DRAWN:<br>JPS                               | DATE: 04-Aug-25 | JOB No:      | SSUE:  |  |
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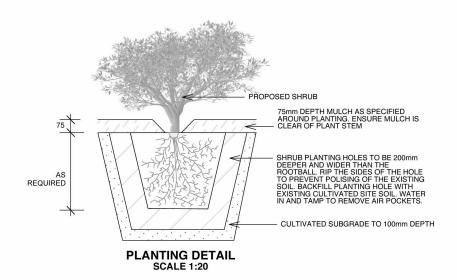
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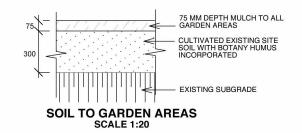


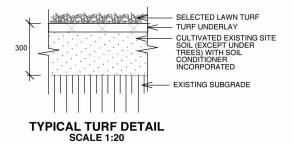












### SOFTWORKS SPECIFICATION

TO BE FREE FROM STONES, CLAY LUMPS, WEEDS AND TREE ROOTS MATERIAL TOXIC TO PLANTS. COMPOST SPENT MUSHROOM COMPOST. TOP SOIL MIXTURE TO BE 3 PARTS TOPSOIL, 1 PART COMPOST IN PLANTING AREAS. SPREAD TO A DEPTH OF 100MM MINIMUM.
MULCH TO BE EUCALYPT LEAF CHIP.
SPREAD EVENLY TO A DEPTH, AFTER SETTLEMENT, OF 100MM. FINISH FLUSH WITH SURROUNDING ADJACENT FINISHED SURFACES. FERTILISER PLANTS: USE OSMOCOTE FOR NATIVES SLOW RELEASE FERTILISER

IMPORTED TOPSOIL TO AS2223 FROM AN APPROVED OFF-SITE SOURCE.

LAWNS: USE CONCENTRATED ORGANIC FERTILISERS SUCH AS 'DYNAMIC LIFTER FOR LAWNS' USE IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

STAKES AND TIES

SIZE OF PLANT STAKE SIZE

5 LITRE TALL-GROWING SHRUBS 25 X 25 X 1500MM X 1 HW STAKES 25 - 35 LITRE TREES 38 X 38 X 1800MM X 2 HW STAKES TIE MATERIAL 50MM WIDE JUTE WEBBING, GALV.STAPLED TO STAKE,

### PREPARATION OF PLANTING AREAS

ELIMINATE WEEDS AND GRASS - USE 'ROUND-UP' MINIMUM 2 WEEKS PRIOR CLEARING OPERATIONS. EXCAVATE TO 200MM BELOW FINISH LEVELS. RIP OR CULTIVATE SUBGRADE TO A MINIMUM DEPTH OF 150MM.

BACKFILL WITH TOPSOIL MIXTURE, RAKE TO AN EVEN SURFACE FINISH. SUPPLY AND SPREAD MULCH OVER THE SURFACE TO A DEPTH OF 100MM

### TREE PLANTING

EXCAVATE HOLES APPROXIMATELY 800 X 800 X 800MM. BREAK UP THE SUB BASE TO A MINIMUM DEPTH OF 100MM AND REMOVE

ANY ROCKS AND DEBRIS. SPRINKLE GYPSUM AT A RATE OF 0.3KG PER SQUARE METRE TO BASE OF PLACE FERTILISER AROUND OF THE ROOTBALL DURING BACKFILLING WITH TOP SOIL

DISH THE SOIL 75MM BELOW SURROUNDING GRASS AREA TO FACILITATE WATERING.

INSTALL MULCH TO 100MM DEPTH.

STAKE AND TIE TREES.

### MAINTENANCE PERIOD

TO BE SIX MONTHS MINIMUM AS REQUIRED BY COUNCIL CONDITIONS.

INSTALL A TEMPORARY DOMESTIC TYPE IRRIGATION SYSTEM TO ALL GARDEN

USE LAWN-TYPE SPRINKLERS FOR TURFED AREAS.

DEEP SOAK GARDENS AND TURFED AREAS MAXIMUM TWICE WEEKLY **DURING DRY PERIODS.** 

DO NOT ALLW WATER TO RUN OFF LANDSCAPED AREAS ONTO ROADWAYS AND INTO STORMWATER PITS. SHOULD THIS HAPPEN, STOP WATERING OPERATIONS AND ALLOW WATER ALREADY

APPLIED TO SEEP IN FOR HALF AN HOUR. THEN RESUME WATERING.

## **LAWN MOWING**

MOW AT 14 DAY INTERVALS, TRIMMING ALL EDGES. GRASS CATCHERS MUST BE USED ON LAWN MOWERS AT ALL TIMES AND CLIPPINGS REMOVED OFF SITE EACH TIME OR MULCHED ON SITE.

REMOVE ALL WEED GROWTH OR GRASS TO BASE OF TREES/SHRUBS BY HAND. DO NOT USE 'ROUND UP'.

DO NOT USE ANY WHIPPER-SNIPPER TYPE EDGE TRIMMERS AROUND THE BASE OF ANY TREES IN LAWN AREAS

REPLACE ANY FAILED TURF AND REPAIR BARE PATCHES

# PLANTING MAITENANCE

DISEASE AND PEST CONTROL:

CONTROL PATHOLOGICAL DISEASES OR INSECT PESTS BY PHYSICAL REMOVAL. WHERE PHYSICAL REMOVAL IS NOT POSSIBLE.

USE REGISTERED NON-TOXIC SPRAYS APPLIED IN ACCORDANCE WITH MANUFACTURER'S RECOMMENDATIONS.

PRUNING AND TYING PLANTS:

PRUNE PLANTS TO REPAIR MECHANICAL DAMAGE, OR TO IMPROVE PLANT SHAPE OR TO CLEAR FOOTPATHS AND DRIVEWAYS.
ADJUST TIES TO GIVE ADEQUATE SUPPORT TO PLANTS AND REPLACE BROKEN

OR DAMAGED TIES.

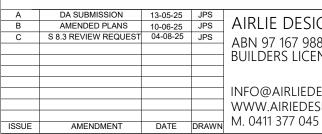
STRAIGHTEN STAKES

PLANT REPLACEMENT

REPLACE WITHOUT DELAY DAMAGED, DEAD OR STOLEN PLANTS. REPLACE WITH IDENTICAL SPECIES OF SIMILAR SIZE AND OF ORIGINAL SPECIFIED QUALITY.

TOP UP ALL MULCHED AREAS INCLUDING AROUND BASE OF TREES IN LAWN WITH MULCH AS SPECIFIED PRIOR END OF MAINTENANCE PERIOD TO A DEPTH OF 100MM





AIRLIE DESIGNS PTY LTD ABN 97 167 988 623 **BUILDERS LICENCE No. 1274035** 

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LOOK UP

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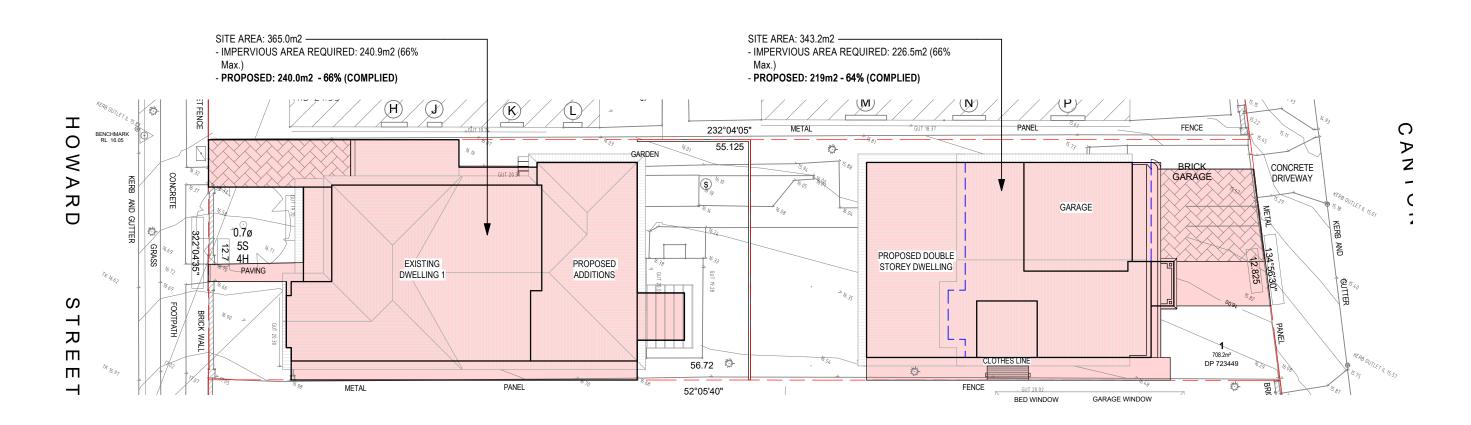
Job: NO.38 HOWARD STREET, CANTERBURY, NSW 2193 LOT 1 IN DP 723449

ALTERATIONS AND ADDITIONS AND NEW RESIDENCE LANDSCAPE SPECIFICATION

PROPOSED DUAL OCCUPANCY FOLLOWED BY

|   |               | LANDSCAFE SF       | LOITIOAT | ION        |
|---|---------------|--------------------|----------|------------|
| , | DRAWN:<br>JPS | DATE:<br>04-Aug-25 | JOB No:  | ISSUE:     |
|   | CHECKED:      | SCALE:             | PAGE:    | NH-0325-14 |





1) IMPERVIOUS AREA PLAN 1:200



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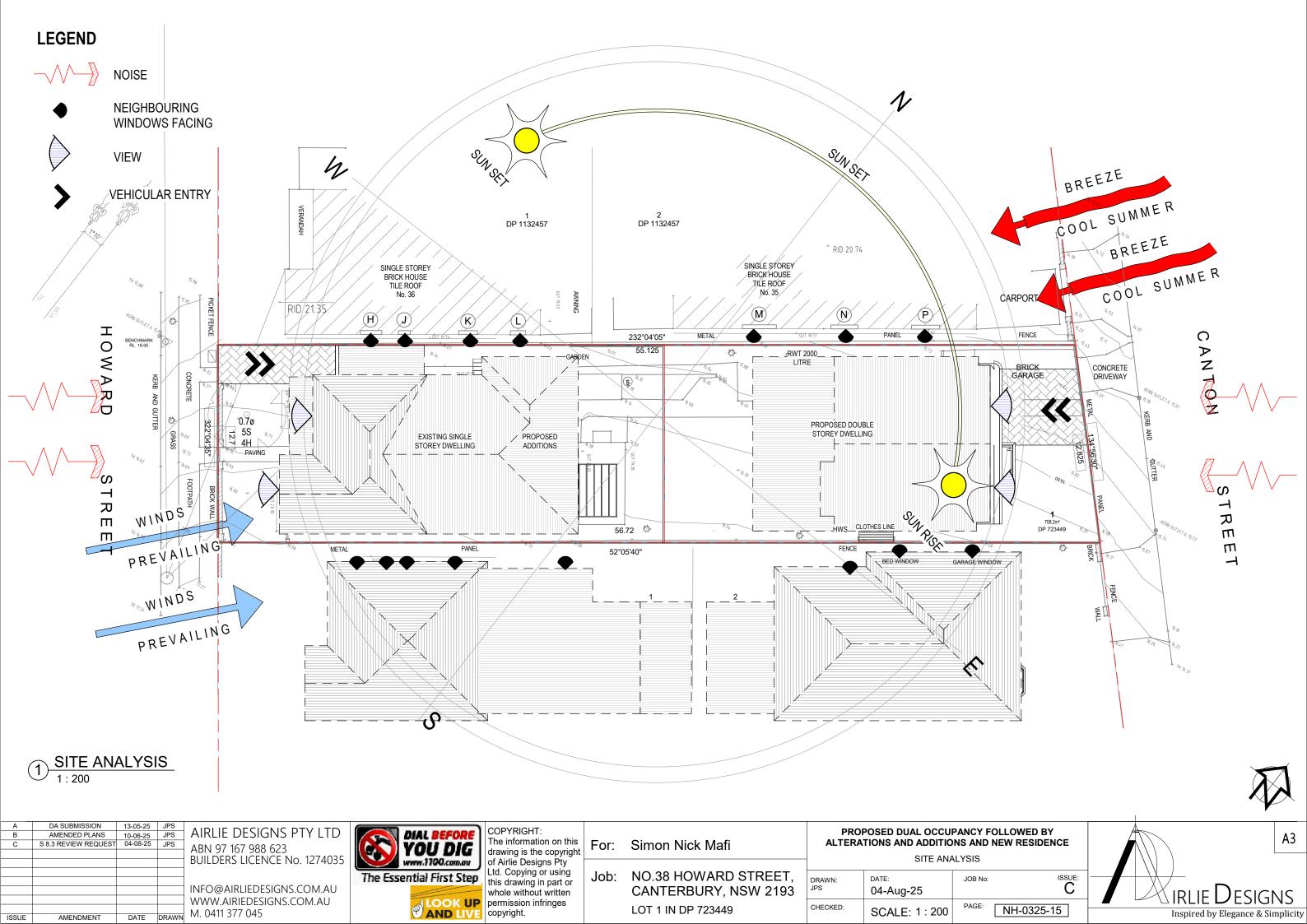


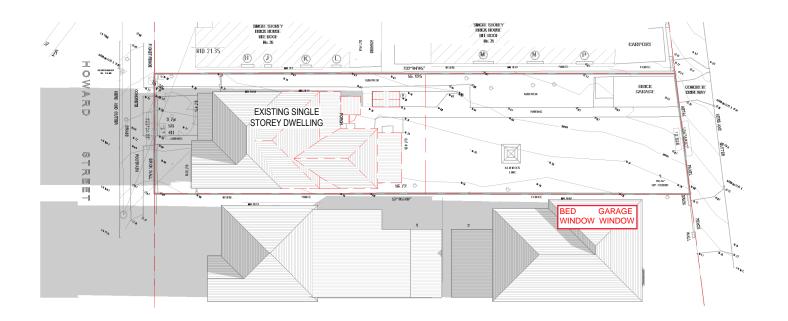
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|------|--|
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|      | LOT 1 IN DP 723449                           |

|               | POSED DUAL OCCU<br>TIONS AND ADDITIO<br>IMPERVIOUS | NS AND N | NEW RESIDENCE |
|---------------|--|----------|---------------|
| DRAWN:<br>IPS | DATE:<br>04-Aug-25                                 | JOB No:  | ISSUE:        |
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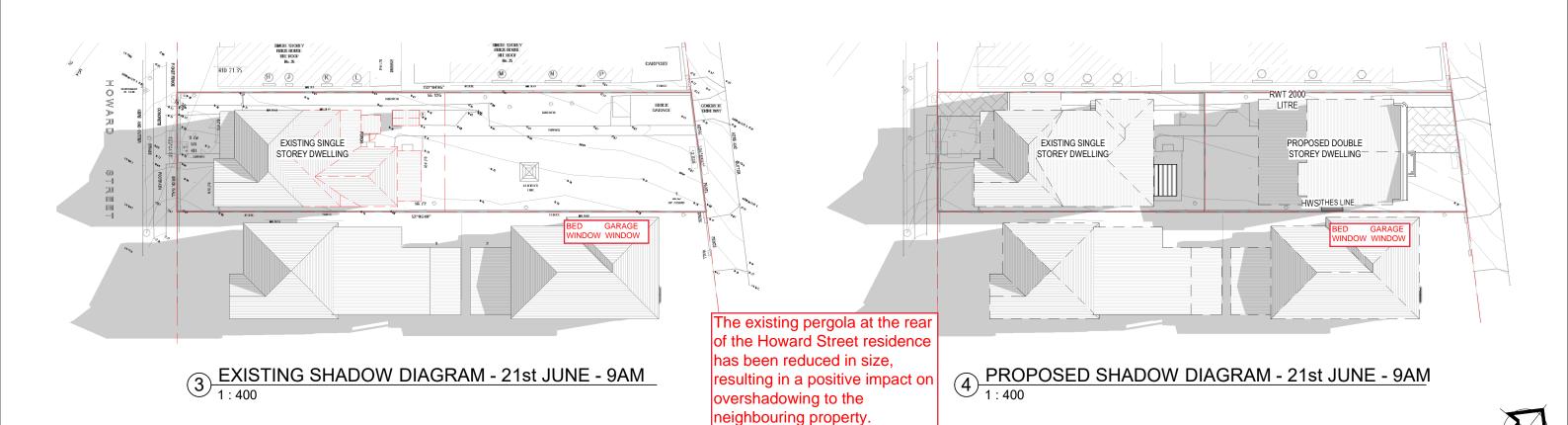




EXISTING SHADOW DIAGRAM - 21st JUNE - 8AM 1:400

LITRE EXISTING SINGLE PROPOSED DOUBLE STOREY DWELLING

2 PROPOSED SHADOW DIAGRAM - 21st JUNE - 8AM 1:400



 
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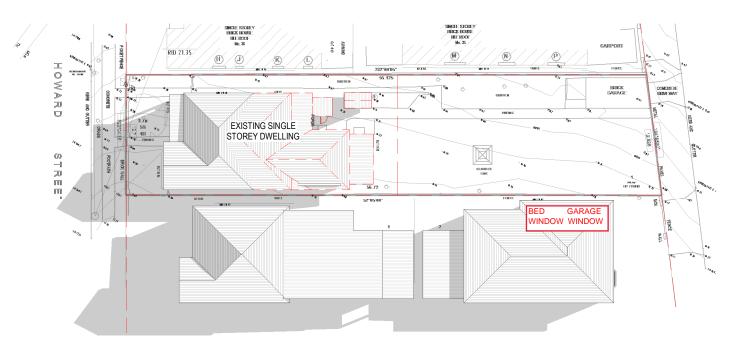
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For: Simon Nick Mafi

| PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |  |  |  |
|---|--|--|--|
| SHADOW DIAGRAM  |  |  |  |

| SHADOW DIAGRAM |                    |         |            |
|----------------|--------------------|---------|------------|
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1 EXISTING SHADOW DIAGRAM - 21st JUNE - 10AM

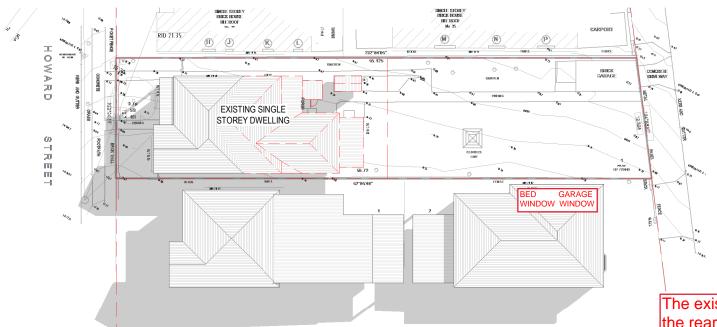
EXISTING SINGLE STOREY DWELLING PROPOSED DOUBLE STOREY DWELLING

2 PROPOSED SHADOW DIAGRAM - 21st JUNE - 10AM 1:400

PROPOSED DOUBLE

STOREY DWELLING

EXISTING SINGLE



3 EXISTING SHADOW DIAGRAM - 21st JUNE - 11AM 1:400

The existing pergola at the rear of the Howard Street residence has been reduced in size, resulting in a positive impact on overshadowing to the neighbouring property.

4 PROPOSED SHADOW DIAGRAM - 21st JUNE - 11AM 1:400



 
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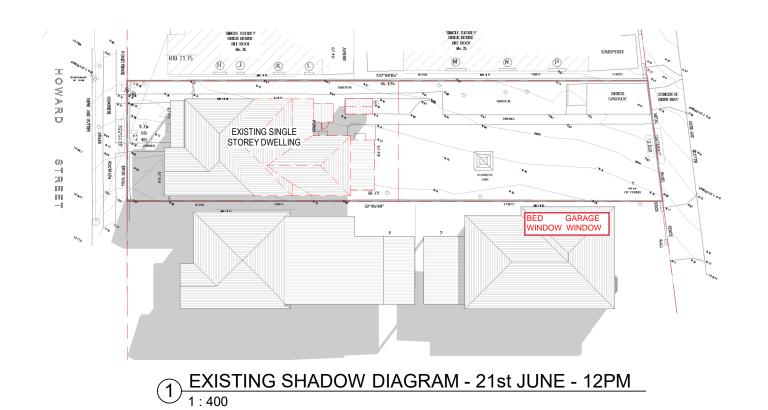
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|---|--|--|--|
| SHADOW DIAGRAM  |  |  |  |
|   |  |  |  |

| SHADOW DIAGRAM |                 |         |            |
|----------------|-----------------|---------|------------|
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UP
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LITRE

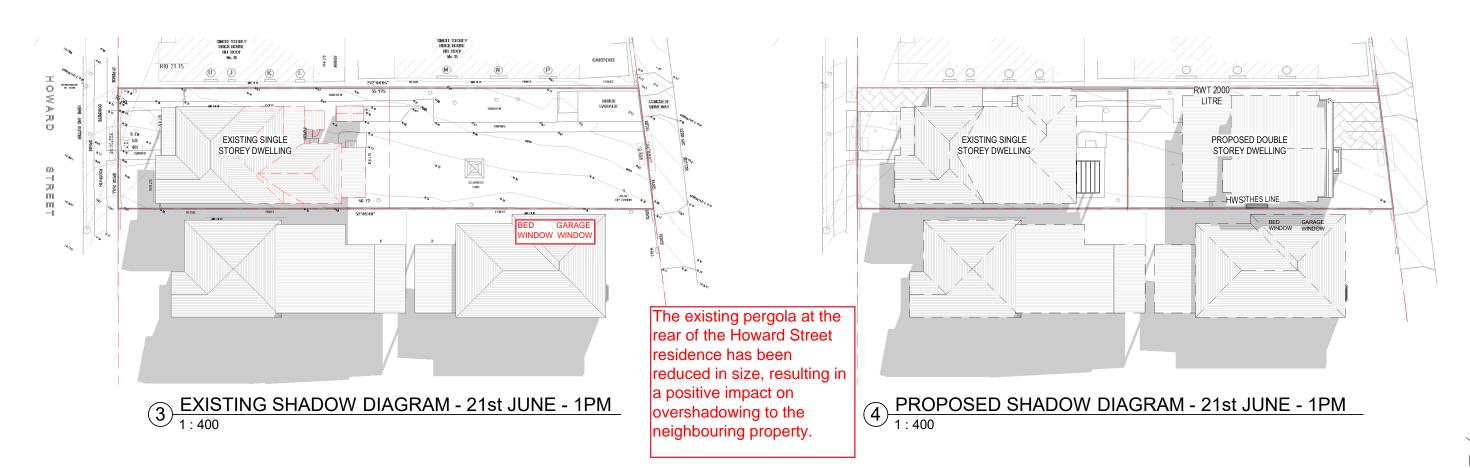
EXISTING SINGLE
STOREY DWELLING

PROPOSED DOUBLE
STOREY DWELLING

HWSTHES LINE

RED
WARDOW MNOON

PROPOSED SHADOW DIAGRAM - 21st JUNE - 12PM





| А    | DA SUBINISSIUN       | 13-05-25 | JPS   | AIDLIE DECICNIC DTV LTI     |
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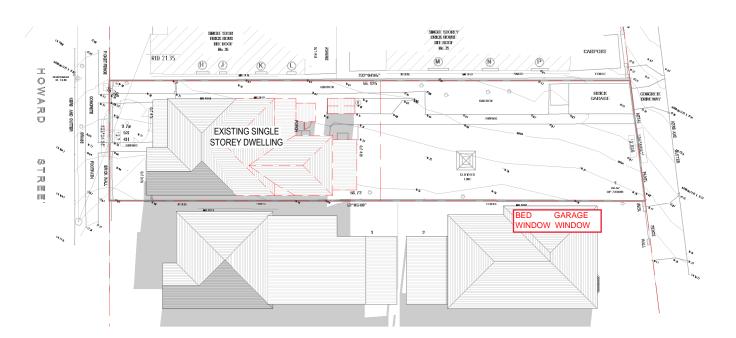
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|------|--|
|      | LOT 1 IN DP 723449                           |

| PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |  |  |  |  |
|---|--|--|--|--|
| SHADOW DIAGRAM  |  |  |  |  |
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| SHADOW DIAGRAM |                 |         |            |  |
|----------------|-----------------|---------|------------|--|
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LITRE **EXISTING SINGLE** PROPOSED DOUBLE STOREY DWELLING STOREY DWELLING

EXISTING SHADOW DIAGRAM - 21st JUNE - 2PM

PROPOSED SHADOW DIAGRAM - 21st JUNE - 2PM

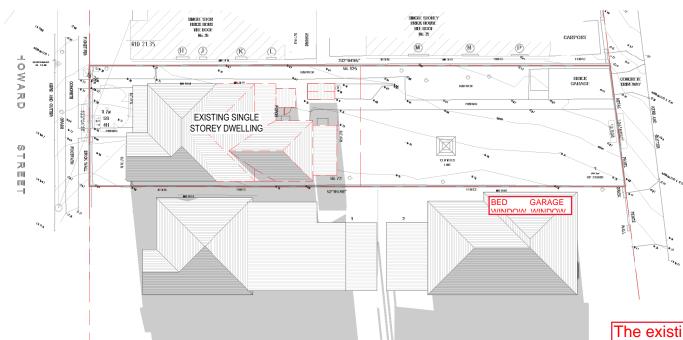
EXISTING SINGLE

STOREY DWELLING

LITRE

PROPOSED DOUBLE

STOREY DWELLING



EXISTING SHADOW DIAGRAM - 21st JUNE - 3PM 1:400

The existing pergola at the rear of the Howard Street residence has been reduced in size, resulting in a positive impact on overshadowing to the neighbouring property.

PROPOSED SHADOW DIAGRAM - 21st JUNE - 3PM 1:400



 
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DATE DRAWN

AMENDMENT



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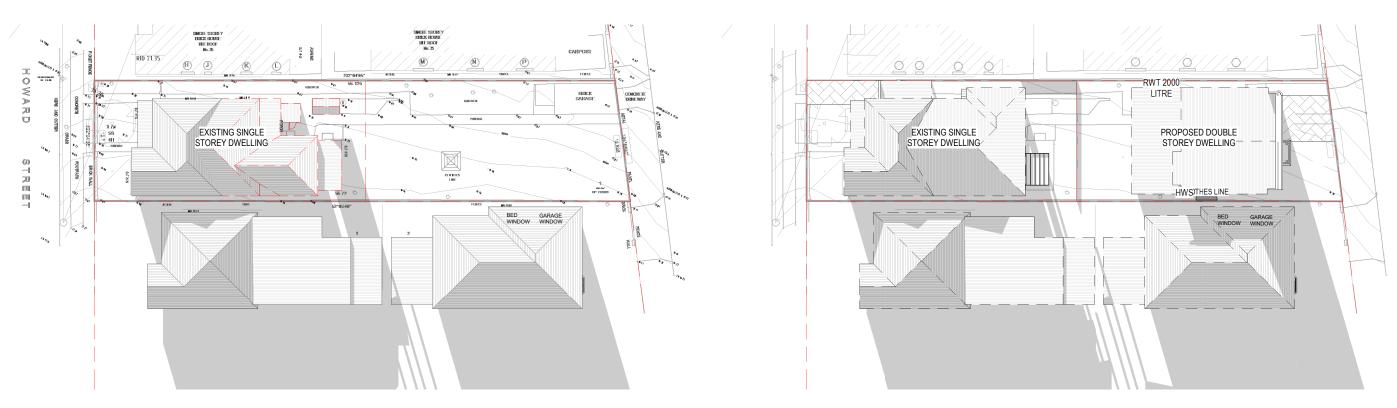
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|----------------------|

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|------|----------------------|
|      | CANTERBURY, NSW 2193 |
|      | LOT 1 IN DP 723449   |

| PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |        |         |        |
|---|--------|---------|--------|
|   | SHADOW | DIAGRAM |        |
| AWN.  | DATE:  | JOB No: | ISSUE: |

| SHADOW DIAGRAM |                 |         |            |   |
|----------------|-----------------|---------|------------|---|
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1 EXISTING SHADOW DIAGRAM - 21st JUNE - 4PM

The existing pergola to the rear of Howard St residence has been reduced in size. it has a positive impact on the overshadowing to the neighbours property.

2 PROPOSED SHADOW DIAGRAM - 21st JUNE - 4PM 1:400



| Α     | DA SUBMISSION        | 13-05-25 | JPS   |
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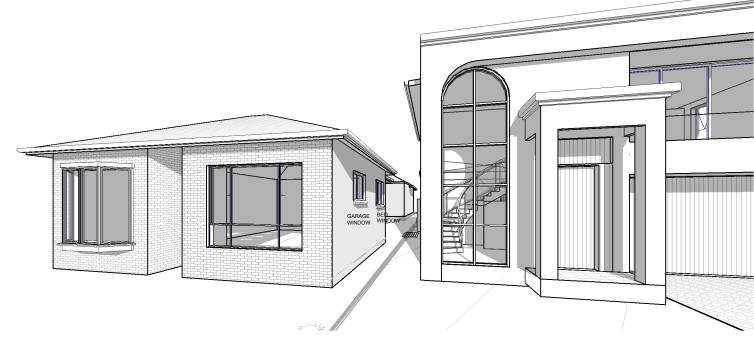
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| PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |
|---|
| SHADOW DIAGRAM  |

| SHADOW DIAGRAM |                    |         |            |
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| DRAWN:<br>JPS  | DATE:<br>04-Aug-25 | JOB No: | SSUE:      |
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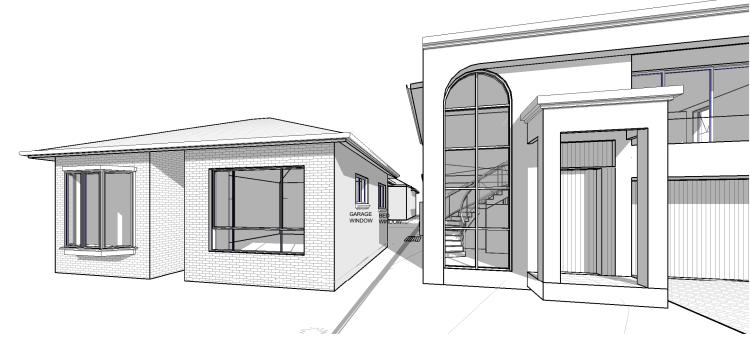






2 SHADOW DIAGRAM - 21st JUNE - 9AM





4 SHADOW DIAGRAM - 21st JUNE - 11AM



| Α     | DA SUBMISSION        | 13-05-25 | JPS   |
|-------|----------------------|----------|-------|
| В     | AMENDED PLANS        | 10-06-25 | JPS   |
| С     | S 8.3 REVIEW REQUEST | 04-08-25 | JPS   |
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| ISSUE | AMENDMENT            | DATE     | DRAWN |

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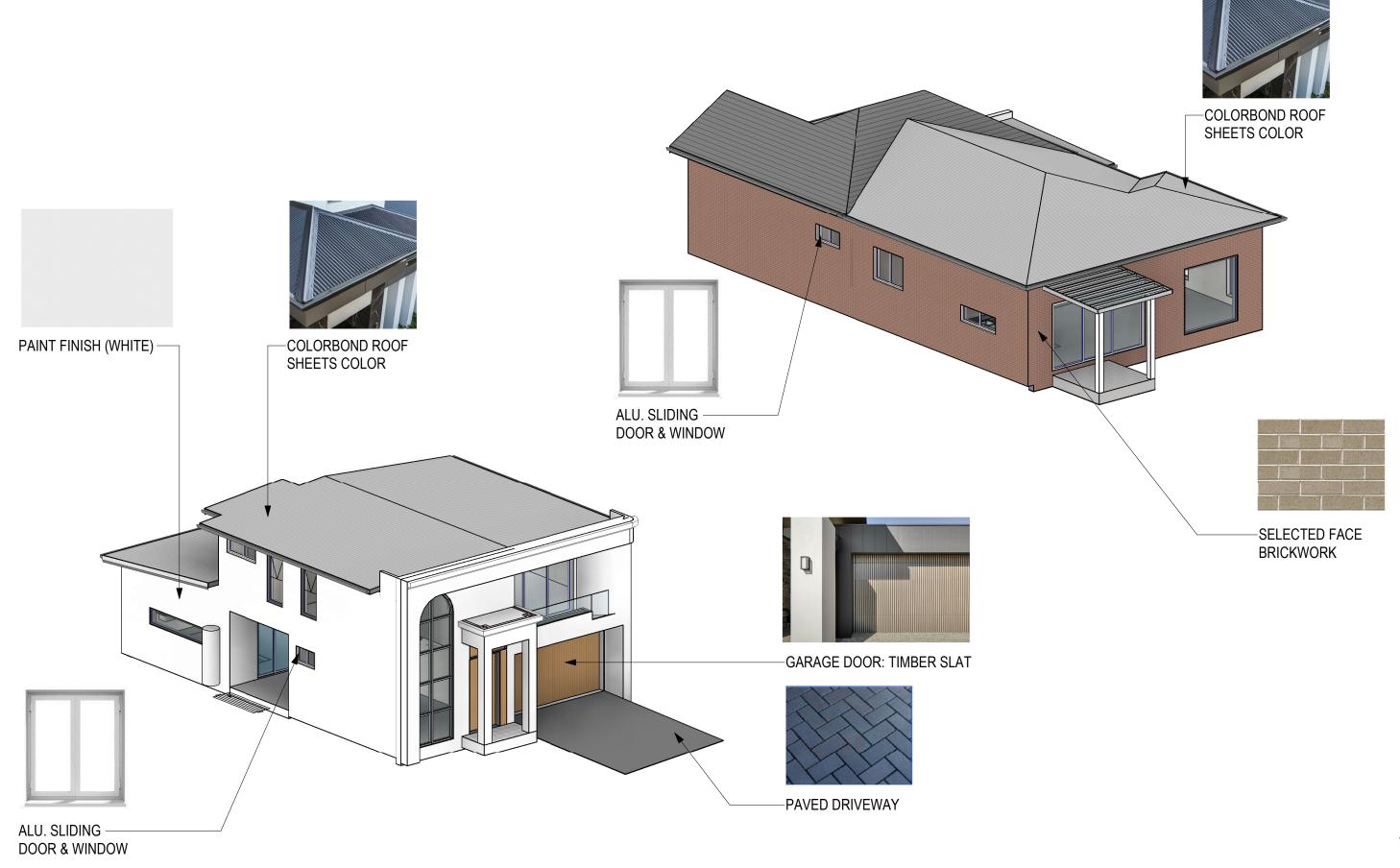
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| PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |  |  |
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| ELEVATION SHADOW DIAGRAM  |  |  |

| ELEVATION SHADOW DIAGRAM |                 |                   |        |  |
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| DRAWN:<br>JPS            | DATE: 04-Aug-25 | JOB No:           | ISSUE: |  |
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| В     | AMENDED PLANS        | 10-06-25 | JPS  |
| С     | S 8.3 REVIEW REQUEST | 04-08-25 | JPS  |
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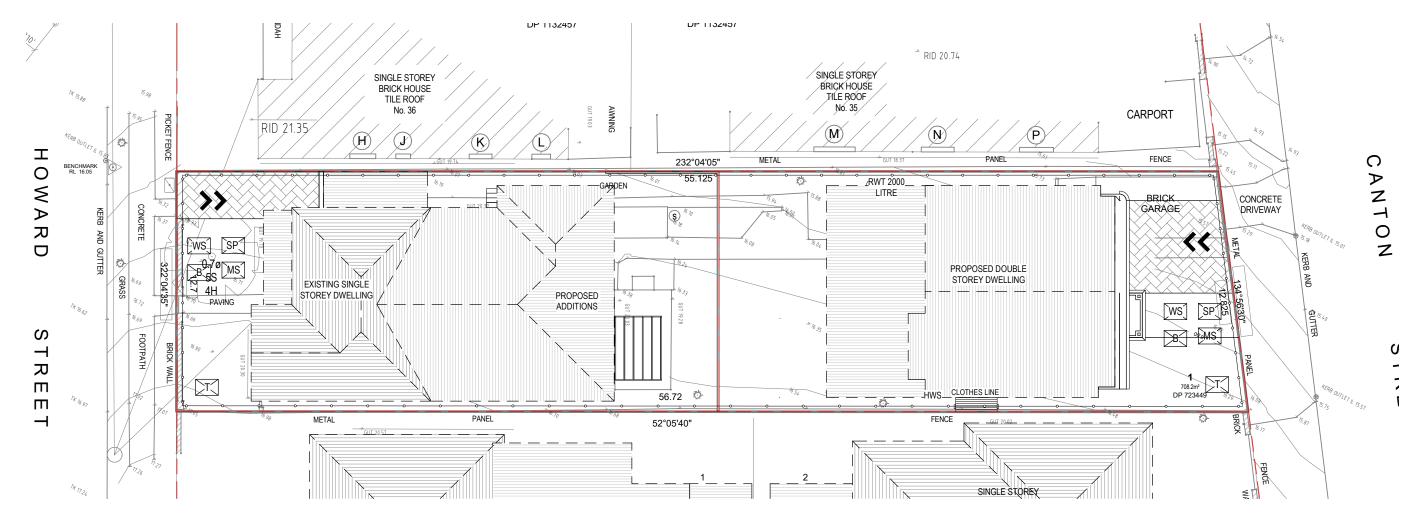
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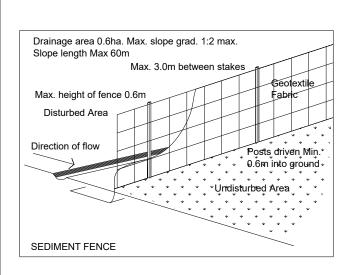
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| ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |  |  |  |
| MATERIAL SCHEDULE OF FINISHES               |  |  |  |

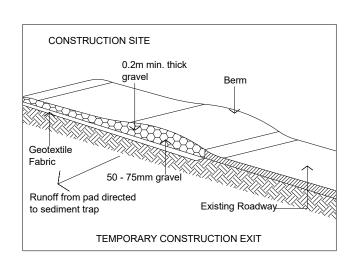
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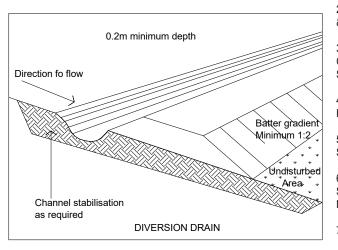




1 EROSION AND SEDIMENT CONTROL PLAN







- 1. NO VEHICLE CROSSING OR STOCKPILING OF MATERIAL SHOULD OCCUR ON THE VEGETATED BUFFER.
- 2. ALL SEDIMENT CONTROL STRUCTURES SHOULD BE INSPECTED & MAINTAINED BY THE SITE MANAGE DAILY
- 3. ALL SEDIMENT RETAINING STRUCTURES SHOULD BE CLEANED ON REACHING 50% STORAGE CAPACITY. SEDIMENT REMOVED SHOULD BE SPREAD WITHIN THE DISTURBED AREA.
- 4. ALL EXISTING VEGETATION ON THE SITE PERIMETER MUST BE RETAINED.
- 5. ROOF GUTTERS AND DOWNPIPES MUST BE CONNECT TO THE SITE DRAINAGE IMMEDIATELY AFTER ROOF CONSTRUCTION.
- 6. ALL DISTURBED AREA ARE TO BE RE-VEGETATED OR STABILISEED TO PREVENT EROSION. I.E. LANDSCAPING/ MULCHING/ TURFING.
- 7. MATERIALS AREA NOT TO BE STORED ON THE FOOTPATH.

# **GENERAL LEGEND**

SILT FENCE SP STOCKPILE MS MATERIAL STORAGE WASTE STORAGE & WS RECYCLING AREA

GARBAGE BIN

ONSITE TOILET

ACCESS FOR VEHICLES



B

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| В    | AMENDED PLANS        | 10-06-25 | JPS   | AIRLIE DESIGNS PTY LTD        |
| С    | S 8.3 REVIEW REQUEST | 04-08-25 | JPS   | ABN 97 167 988 623            |
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|      |                      |          |       | www.airiedesigns.com.au       |
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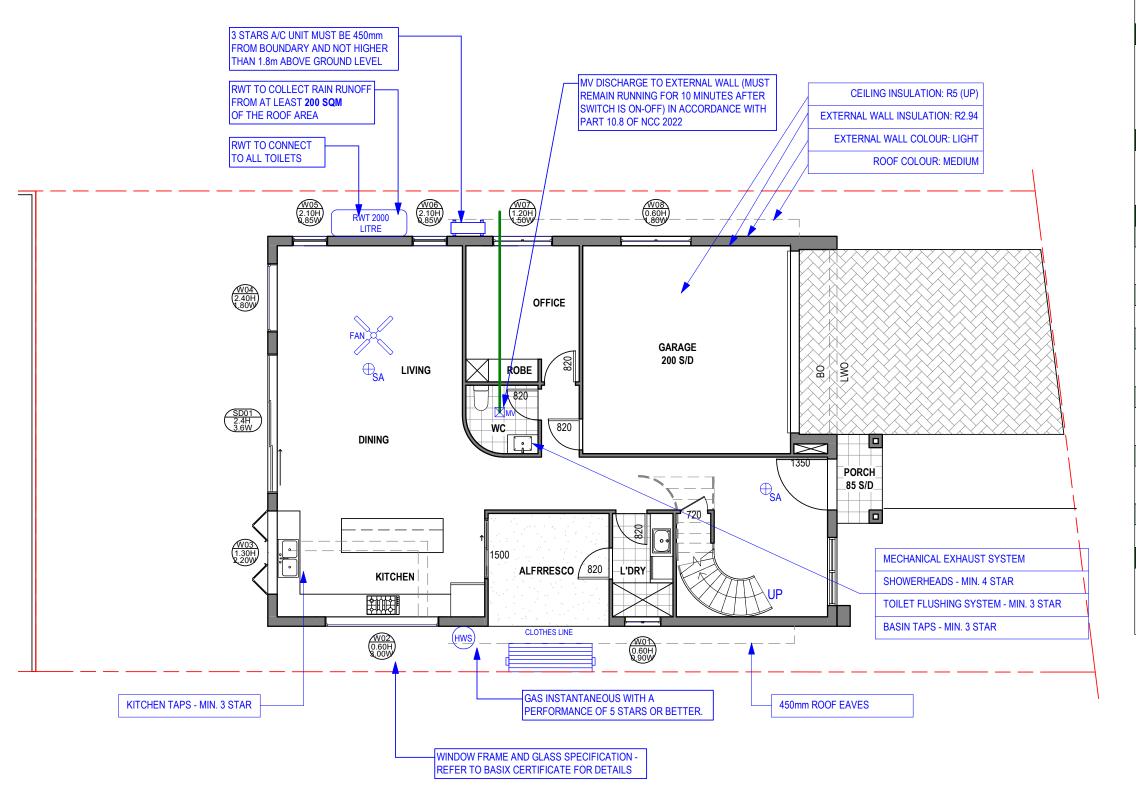
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| For: Simon Nick Ma | fi |
|--------------------|----|
|--------------------|----|

| Job: | NO.38 HOWARD STREET<br>CANTERBURY, NSW 2193 |
|------|---|
|      | LOT 1 IN DP 723449                          |

| PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE EROSION AND SEDIMENT CONTROL PLAN |                     |         |            |
|---|---------------------|---------|------------|
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# BASIX COMMITMENTS PLAN - DWELLING 2



"The specifications provided below outline water, thermal performance, material, and energy commitments as per the BASIX certificate. Any discrepancies between the drawings, this summary table, and the original BASIX certificate must be reported immediately to the designer. Always refer to the original BASIX certificate for building construction, materials, insulation requirements, and other details. Please do not solely rely on this summary table, as it only highlights the essential criteria for the purpose of approval."

# WATER COMMITMENTS

**CERTIFICATE NO:** 

Showerheads Sytem: Min. 4 star Kitchen Taps: Min. 3 star Toilet Flushing Sysmtem: Min. 3 star Basin Taps: Min. 3 star

Rainwater Tank: 2000 litres & connect to all the toilets

# THERMAL PERFORMANCE AND MATERIALS COMMITMENTS

# **EXTERNAL WALLS**

Material: Brick Veneer Insulation: R2.94 (or 3.5 incl. const.) Wall Colour: Light

# **INTERNAL WALLS**

Materials: Plasterboard on Timber Wall Frame

# **WINDOWS**

Glazing: Clear Glazing Frame: Standard Aluminium Internal cover: Blinds Eaves: 450mm Window Frame / Glass Specs: Ref. to Basix for details

# ROOF

Material: Colorbond Roof Type: Flat Roof - 5 Degrees

Roof Colour: Medium (solar absorptance 0.48- 0.59) Insulation: foil/sarking

## **CEILINGS**

Material: Plasterboard Insulation: R5 (up) Ceiling Fan: in living room

# **FLOORS**

Covering: not specified Materials: Concrete Insulation: NIL

# **ENERGY COMMITMENTS**

Hotwater unit: Gas Instantaneous - 5 star Cooling / Heating System: A/C System 3 star

Ventilation System: Mechnical Vent. System to Kitchen, Bathroom and Laundry

Outdoor Clothes Drying







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Job: NO.38 HOWARD STREET, CANTERBURY, NSW 2193 LOT 1 IN DP 723449

| PROPOSED DUAL OCCUPANCY FOLLOWED BY ALTERATIONS AND ADDITIONS AND NEW RESIDENCE |                  |              |        |
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