

# 75 COOLAWIN ROAD, NORTHBRIDGE

## ALTERATIONS & ADDITIONS

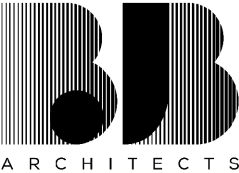
### DRAWING REGISTER:

Drawing No.	Revision	Date	Title
2020-031-A1001	H	24.05.2022	SITE PLAN & BASIX REQUIREMENTS
2020-031-A1101	H	24.05.2022	LOWER GROUND FLOOR PLAN & REAR TERRACE
2020-031-A1102	H	24.05.2022	GROUND FLOOR PLAN
2020-031-A1103	H	24.05.2022	FIRST FLOOR PLAN
2020-031-A1104	H	24.05.2022	ROOF PLAN
2020-031-A1201	H	24.05.2022	SECTIONS
2020-031-A1202	H	24.05.2022	SECTIONS
2020-031-A1301	H	24.05.2022	ELEVATIONS
2020-031-A1302	H	24.05.2022	ELEVATIONS
2020-031-A1303	H	24.05.2022	ELEVATIONS
2020-031-A1304	H	24.05.2022	ELEVATIONS
2020-031-A1401	H	24.05.2022	FLOOR AREA & IMPERVIOUS AREA CALCULATIONS
2020-031-A1402	H	24.05.2022	SITE MANAGEMENT PLAN
2020-031-A1403	H	24.05.2022	NATURAL LANDSCAPED AREA CALCULATION PLAN
2020-031-A1501	H	24.05.2022	SOLAR EYE DIAGRAMS
2020-031-A1502	H	24.05.2022	SOLAR EYE DIAGRAMS
<del>2020-031-A1503</del>	<del>H</del>	<del>24.05.2022</del>	<del>SOLAR EYE DIAGRAMS</del>
<del>2020-031-A1504</del>	<del>H</del>	<del>24.05.2022</del>	<del>SOLAR EYE DIAGRAMS</del>
2020-031-A1511	H	24.05.2022	SHADOW DIAGRAMS
2020-031-A1512	H	24.05.2022	SHADOW DIAGRAMS
2020-031-A1513	H	24.05.2022	SHADOW DIAGRAMS
<del>2020-031-A1601</del>	<del>H</del>	<del>24.05.2022</del>	<del>DRIVEWAY SECTION</del>
2020-031-A2001	H	24.05.2022	FLAT ROOF - 3D & SECTIONS
2020-031-A2011	H	24.05.2022	FLAT ROOF - SOLAR EYE DIAGRAMS
2020-031-A2012	H	24.05.2022	FLAT ROOF - SOLAR EYE DIAGRAMS
2020-031-A2013	H	24.05.2022	FLAT ROOF - SOLAR EYE DIAGRAMS
2020-031-A2014	H	24.05.2022	FLAT ROOF - SOLAR EYE DIAGRAMS
<del>2020-031-N1000</del>	<del>H</del>	<del>24.05.2022</del>	<del>NOTIFICATION PLAN</del>

Drawing No.	Revision	Date	Title
2020-031-A3001	H	24.05.2022	STREETVIEW 3D
2020-031-A3002	H	24.05.2022	STREETVIEW 3D
2020-031-A3011	H	24.05.2022	STREETSCAPE ELEVATION
2020-031-A3021	H	24.05.2022	STREETVIEW IMAGE
2020-031-A3022	H	24.05.2022	STREETVIEW IMAGE
2020-031-A3023	H	24.05.2022	STREETVIEW IMAGE



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Nominated Architect:  
Barry Babikian NSW Reg No 8806

ISSUE	AMENDMENT	DATE
E	Development Application	13.10.2020
F	DA Amendment	12.04.2021
G	Amendment - LEC	10.05.2022
H	Amendment - LEC	24.05.2022

PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

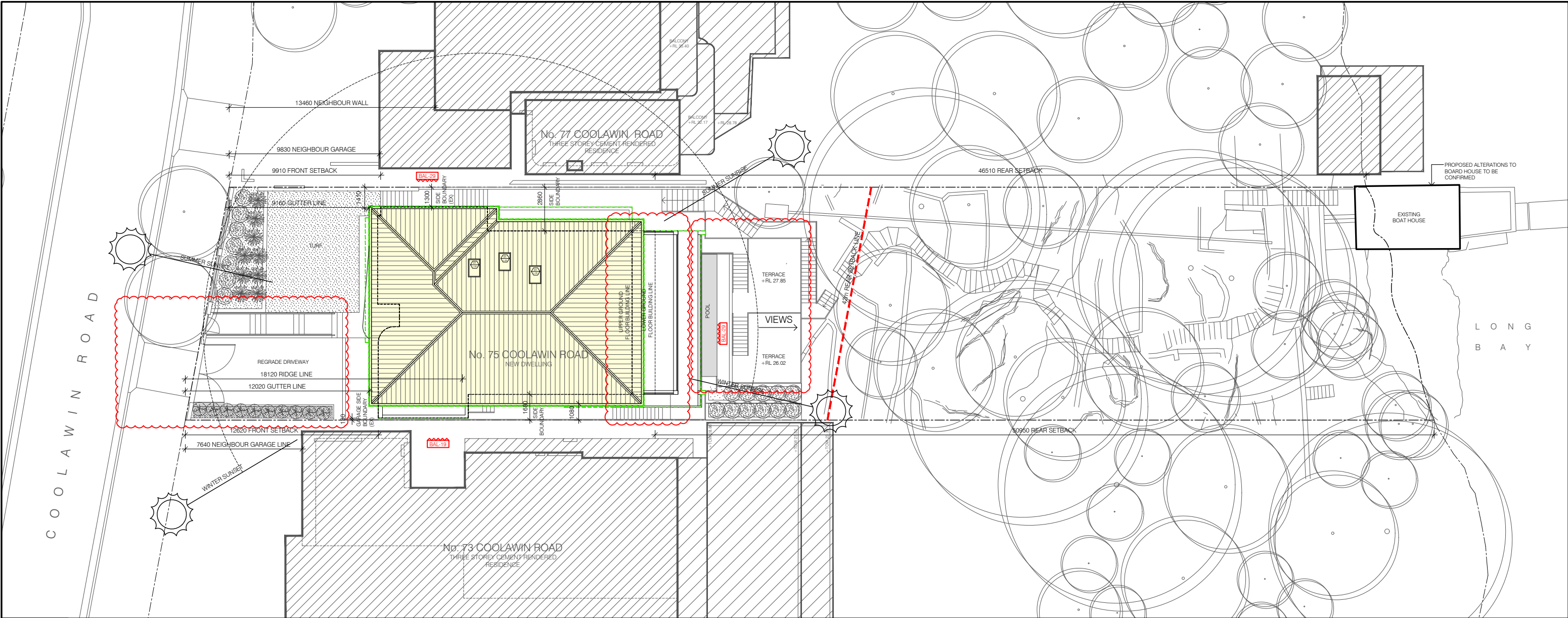
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2020-031  
A1000



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LANDSCAPE:

- Indigenous or low water use species of vegetation throughout 350 sqm of site

FIXTURE:

- Showerheads: min 4 star (>6 but <= 7.5L/min)
- Toilet: min 4 star
- Taps: min 4 star
- Basin taps: min 4 star

ALTERNATIVE WATER:

RAINWATER TANK:

- Min 6000 litres rainwater tank
- To collect rain runoff from at least 250sqm of roof area
- Tank to connect to:
  - a. all toilets
  - b. the cold water tap that supplies each clothes washer
  - c. at least one outdoor tap
  - d. a tap that is located within 10 metres of the swimming pool
  - e. a tap that is located within 10 metres of the outdoor spa

SWIMMING POOL:

- Max volume of 42 kilolitres
- Must be outdoors

OUTDOOR SPA:

- Max volume of 4.5 kilolitres

THERMAL COMFORT COMMITMENTS:

Floor	Location
Concrete slab on ground	Lower ground level
Timber framed with R2.5 insulation added	First level

Walls	
External Wall	Cavity masonry wall with 25mm foilboard in cavity
Internal Wall	Single skin brick

Ceilings	Location
Plasterboard with R3.5 insulation added	Ceilings beneath roof
Plasterboard with R2.5 insulation added	Ceilings under floors

Roof	Location
Dark coloured metal sheet on R1.0 anticon blanket reflective side down	

Glazing	Location
Aluminium framed double clear, AFRC rating $U \leq 4.8$ , SHGC 0.59+/-5%	Kitchen/ Living/ Dining
Aluminium framed single clear, AFRC rating $U \leq 6.7$ , SHGC 0.57+/-5%	All other hinged doors & awning windows
Aluminium framed single clear, AFRC rating $U \leq 6.7$ , SHGC 0.70+/-5%	All other fixed and sliding glazing

Skylight:  
Double clear



ENERGY COMMITMENTS:

HOT WATER:

- Solar (gas boosted, flat plate) with a performance of 26 to 30 STCs or better

COOLING & HEATING SYSTEM:

- Min 1 living area: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0
- Min 1 bedroom: 3-phase airconditioning; Energy rating: EER 2.5 - 3.0
- Cooling/ heating system must provide for day/ night zoning between living areas & bedrooms.

VENTILATION:

- Min 1 Bathroom: individual fan, ducted to facade; Operation control: manual switch on/off
- Kitchen: individual fan, ducted to facade; Operation control: manual switch on/off
- Laundry: individual fan, ducted to facade; Operation control: manual switch on/off

LIGHTING:

- Recessed downlights to be LED fixtures which seal against air leakage through the ceiling

NATURAL LIGHTING:

- Window and/ or skylight must be installed in the kitchen and 4 bathrooms/ toilets.

SWIMMING POOL & SPA:

- Heating system: Solar only
- Install timer for the pool pump

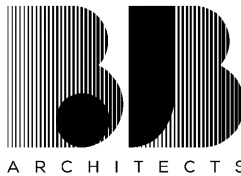
ALTERNATIVE ENERGY:

- Photovoltaic system (min 3.5 peak kilowatts)

OTHER:

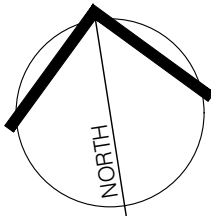
- Induction cooktop & electric oven in the kitchen
- Fixed outdoor clothes drying line
- Fixed indoor or sheltered clothes drying line

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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

SITE PLAN & BASIX REQUIREMENTS

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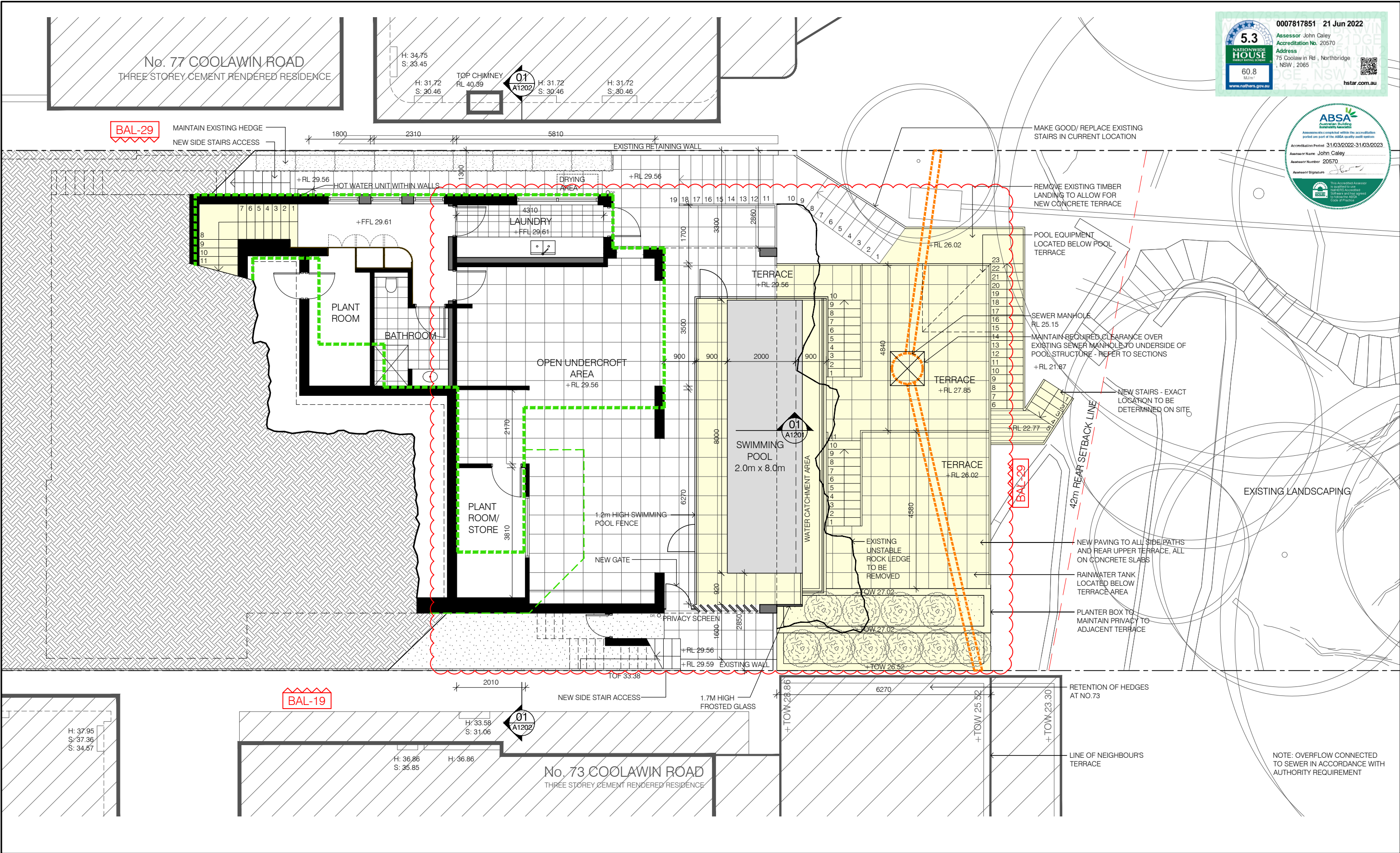
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2020-031

A1001





0007817851 21 Jun 2022

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5.3  
NATIONWIDE  
HOUSE  
ENERGY RATING SCHEME  
60.8  
MJ/m<sup>2</sup>

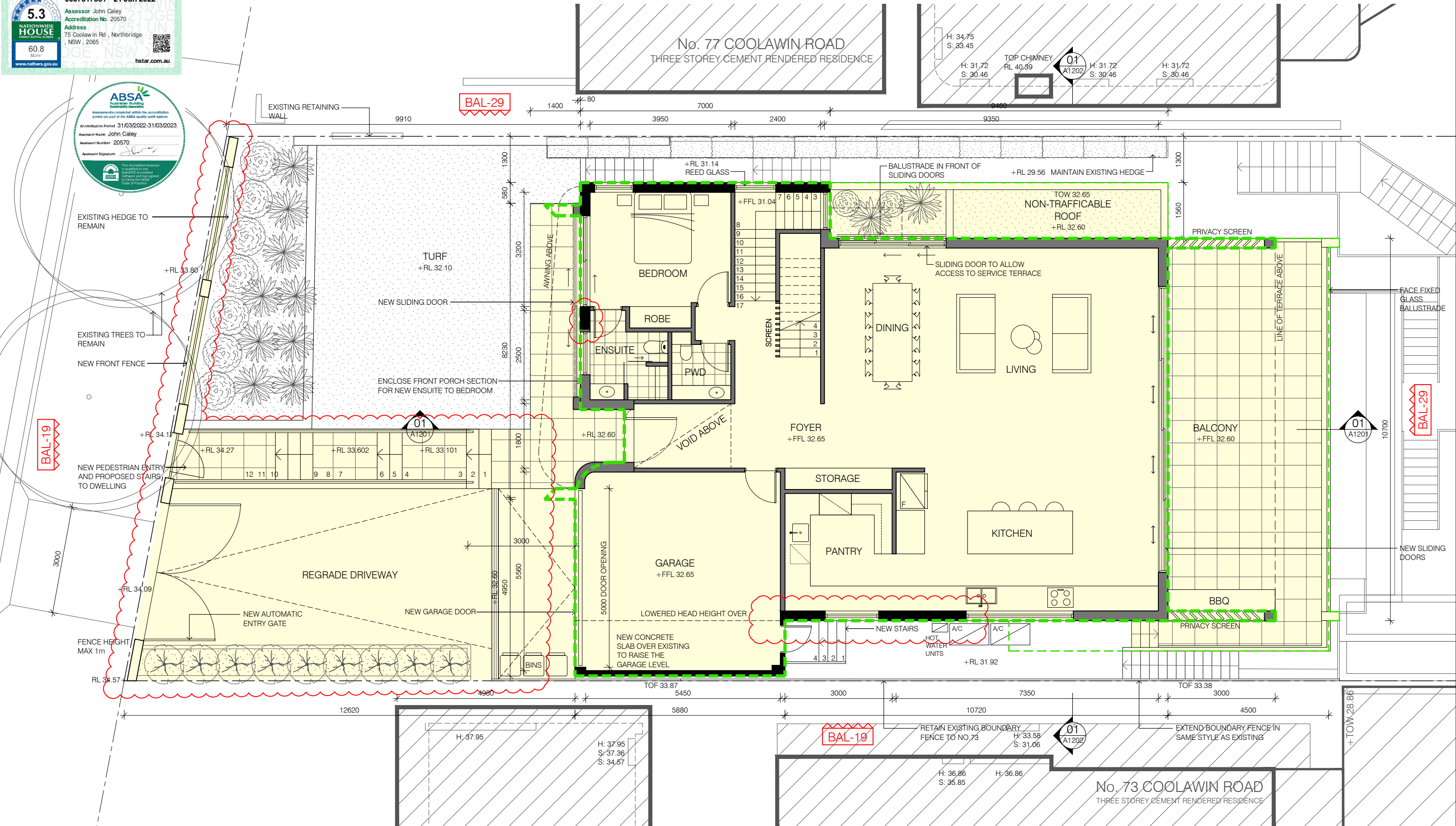
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ABSA  
Australian Building  
Sustainability Association

Assessments completed within the accreditation  
period are part of the ABSA quality seal system

Accreditation Period 31/03/2022-31/03/2023  
Assessor Name John Caley  
Assessor Number 20570  
Assessor Signature

This Accredited Assessor  
is qualified to assess  
residential developments  
in accordance with the  
AS/NZS 4576:2012  
Code of Practice



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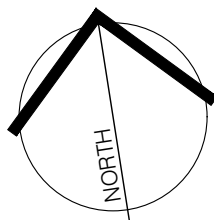
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LEGEND

- EXISTING STRUCTURE
- NEW STRUCTURE
- PROPOSED AREA OF WORKS
- PREVIOUS DA SUBMISSION



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**75 COOLAWIN ROAD,  
NORTHBRIDGE**

NEW DWELLING

GROUND FLOOR PLAN

SCALE: 1:100 @ A3 DATE: 24.05.2022

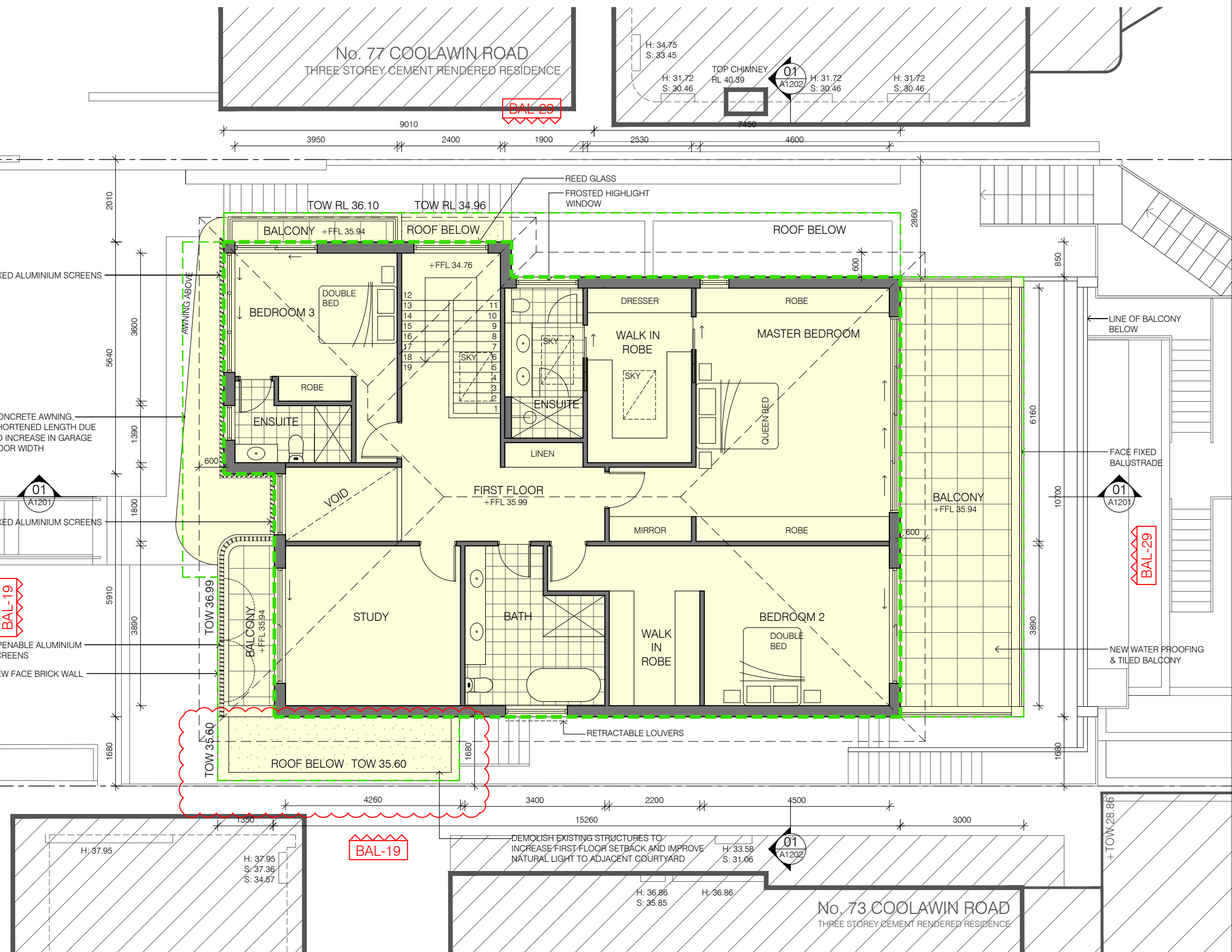
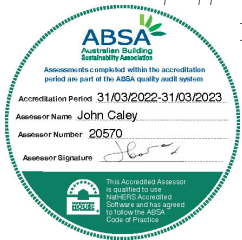
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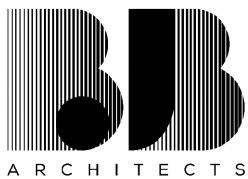
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**A1102**



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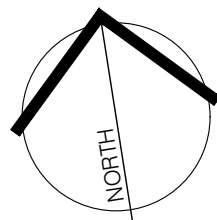


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NORTHBRIDGE  
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FIRST FLOOR PLAN

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A1103

5.3

NATIONWIDE

HOUSE

WARRANTY

60.8

MUM

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21 Jun 2022

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ABSA

Australian Building

Standards Association

Accreditation Period: 31/03/2022-31/03/2023

Assessor Name: John Caley

Assessor Number: 20570

Assessor Signature:

This Accredited Assessor

is qualified to use

Building Standards

Software and has agreed

to follow the Assessor

Code of Practice

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LEGEND

EXISTING STRUCTURE

NEW STRUCTURE

PROPOSED AREA OF WORKS

PREVIOUS DA SUBMISSION

NORTH

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75 COOLAWIN ROAD,

NORTHBRIDGE

NEW DWELLING

ROOF PLAN

SCALE: 1:100 @ A3

DATE: 24.05.2022

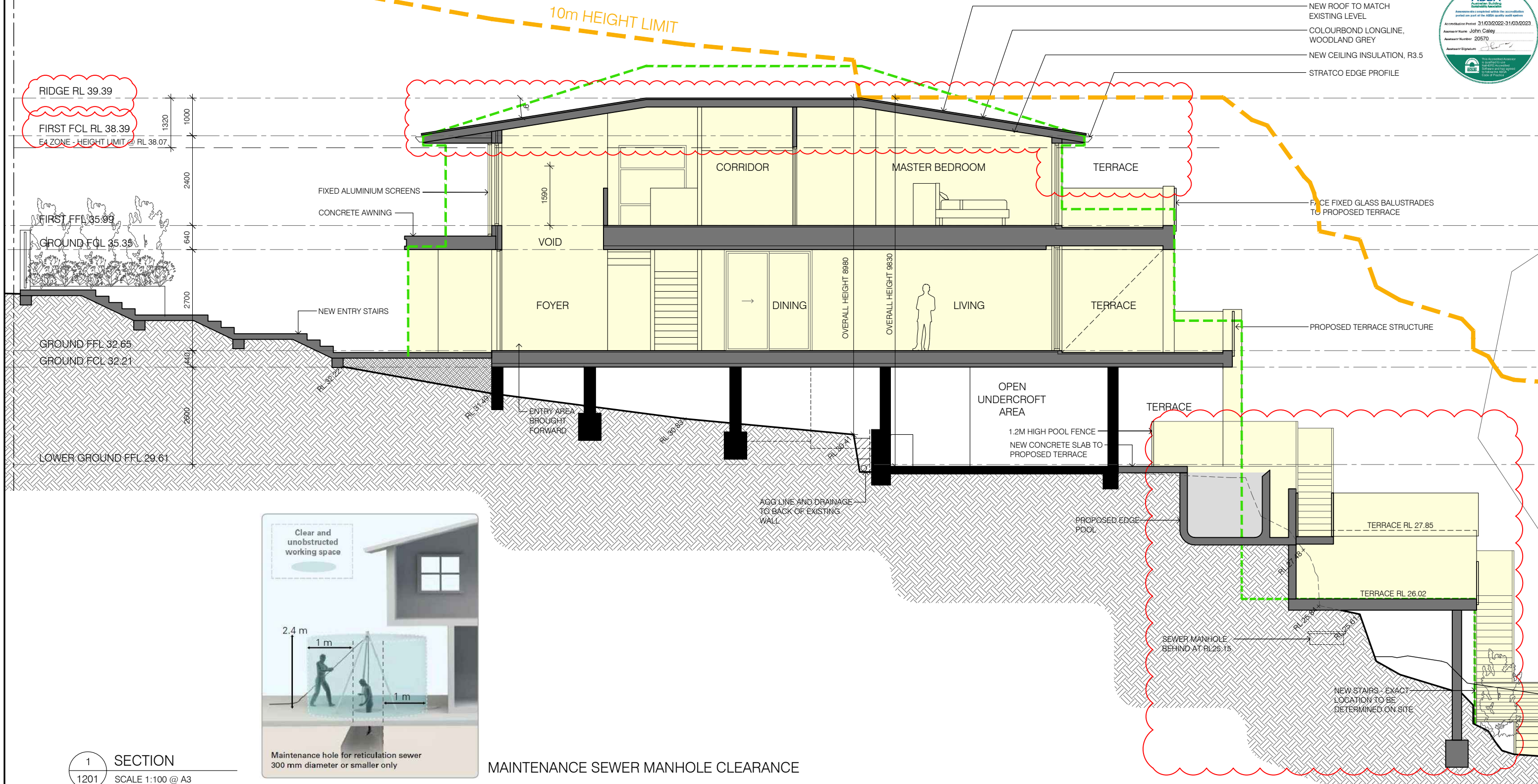
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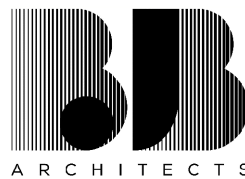




1 SECTION  
1201 SCALE 1:100 @ A3

MAINTENANCE SEWER MANHOLE CLEARANCE

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NORTHBRIDGE  
NEW DWELLING

SECTIONS

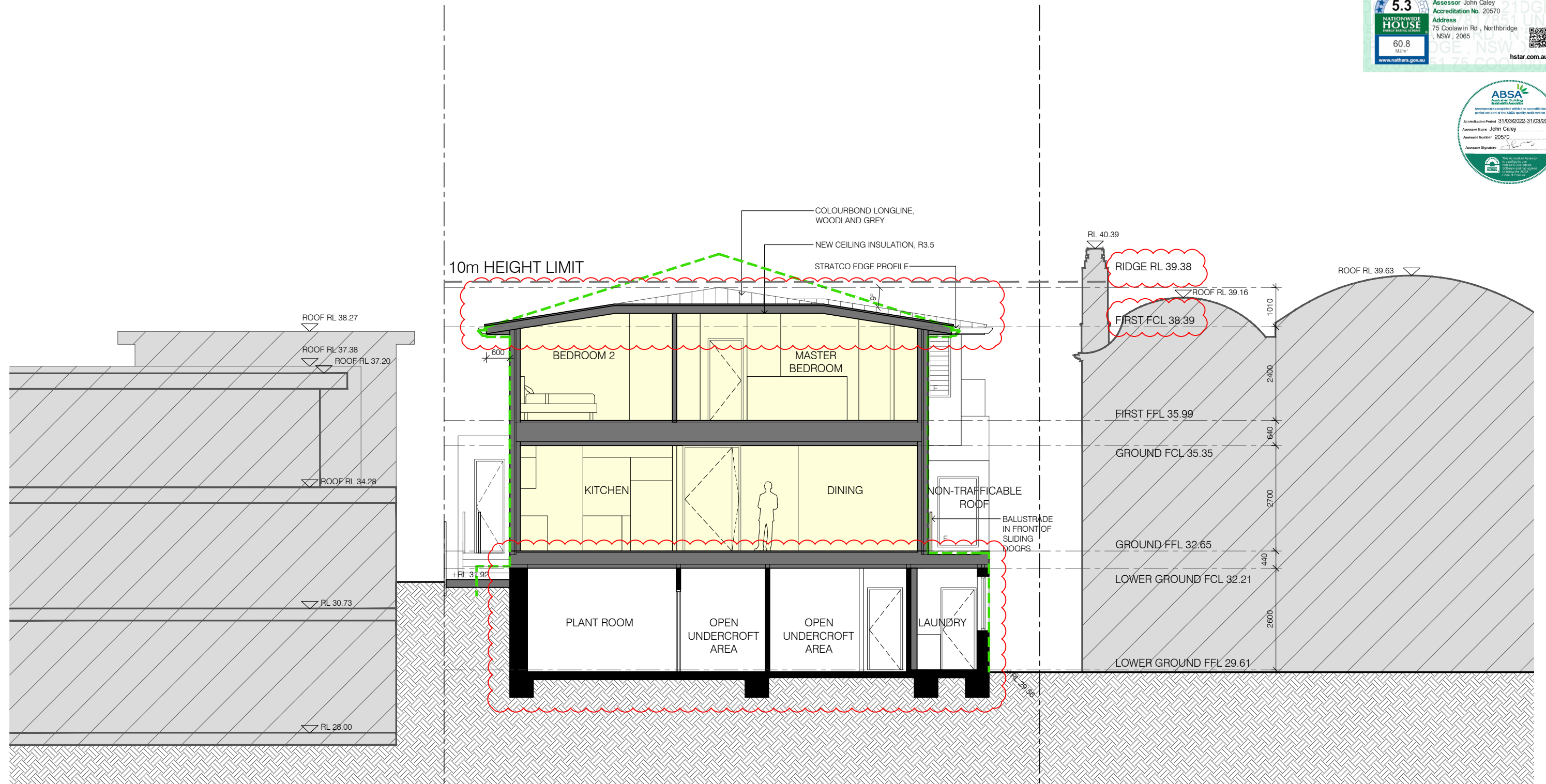
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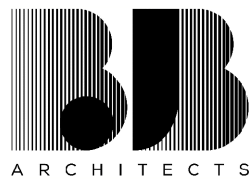
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A1201



1 SECTION  
1202 SCALE 1:100 @ A3

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NEW DWELLING

SECTIONS

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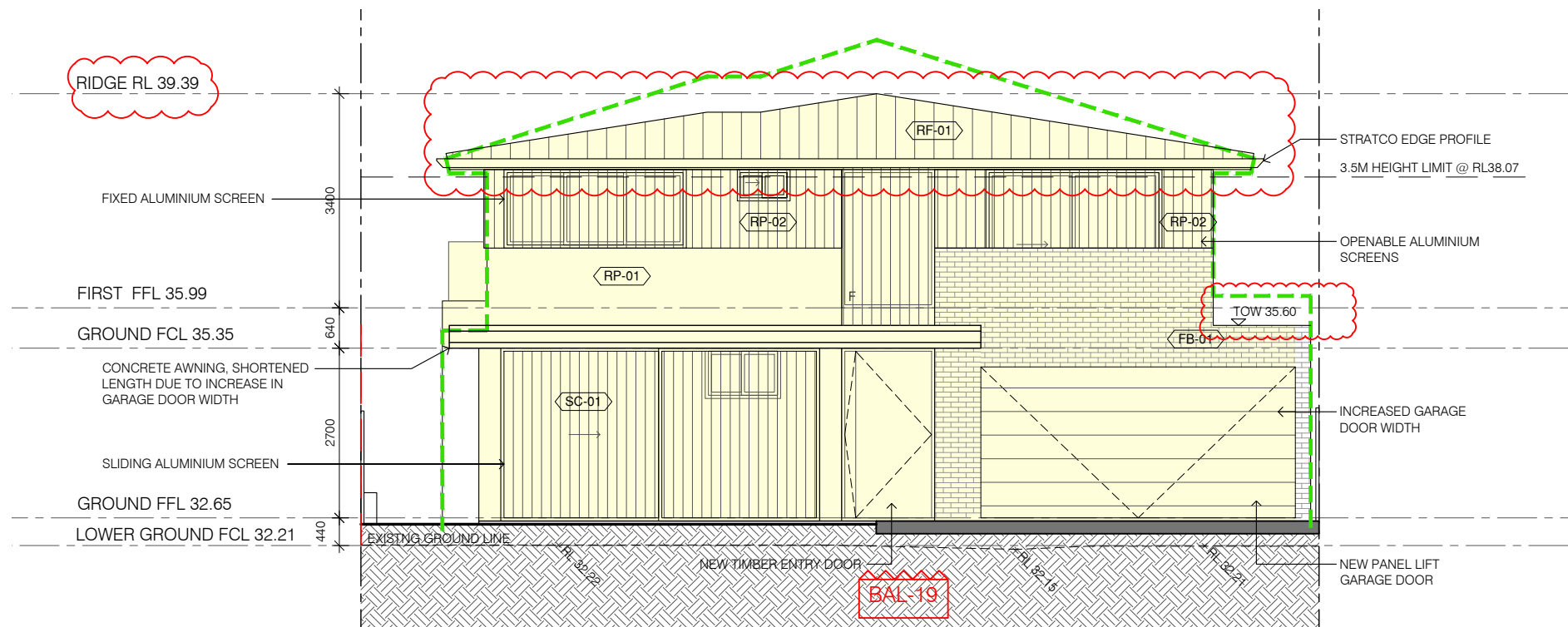
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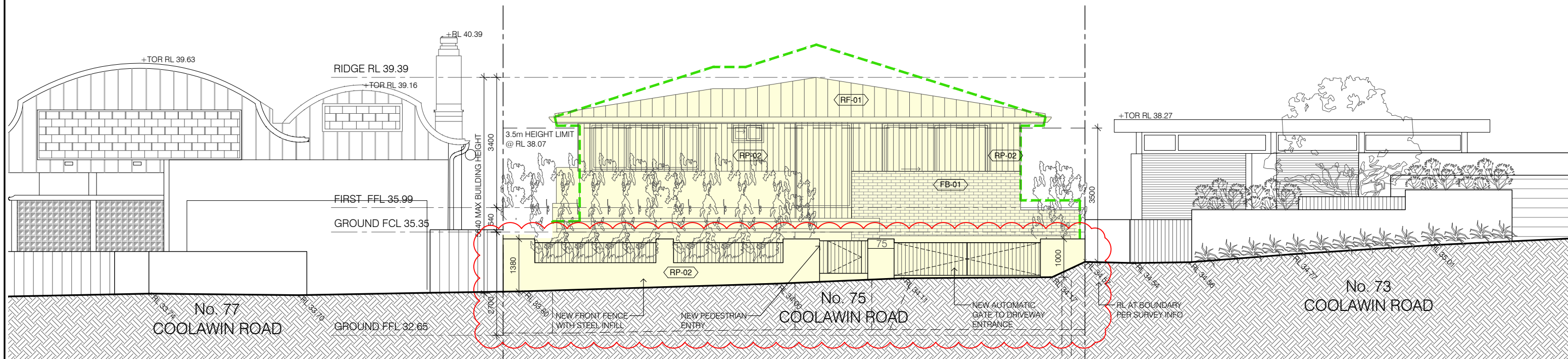
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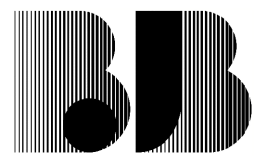


2 WEST ELEVATION AT ENTRY LEVEL  
1301 SCALE 1:100 @ A3



1 STREET ELEVATION  
1301 SCALE 1:100 @ A3

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EXTERNAL FINISHES LEGEND

- RP-01 RENDER & PAINT DULUX MCGINLEY
- RP-02 RENDER & PAINT DULUX RAKU
- FB-01 PGH BRICKS - PEWTER METALLIC
- RF-01 COLORBOND LONGLINE 305 ROOFING, WOODLAND GREY
- GL-01 GLASS BALUSTRADE
- SC-01 TIMBER SCREEN

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A1301

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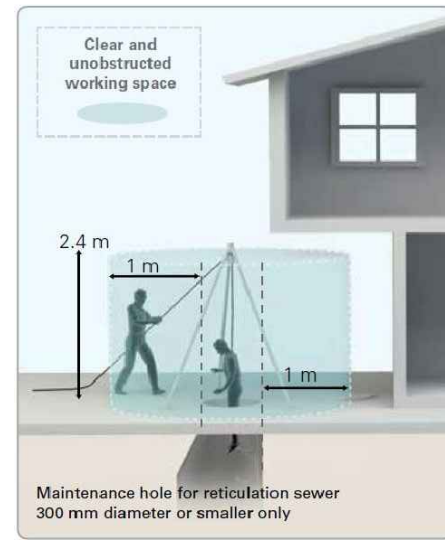
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5.3  
NATIONWIDE  
HOUSE  
ENERGY RATING: EXCELLENT  
60.8  
Mj/m²  
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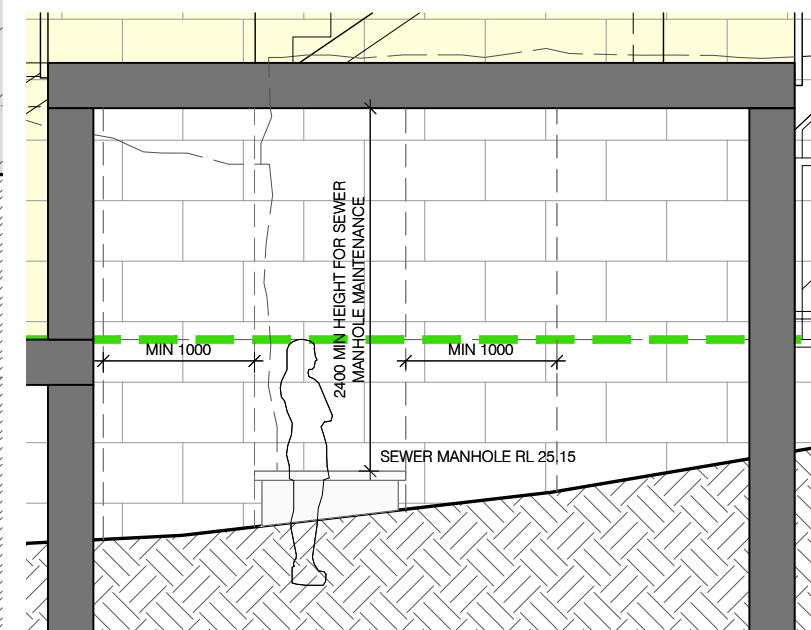
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ABSA  
Australian Building  
Sustainability Association

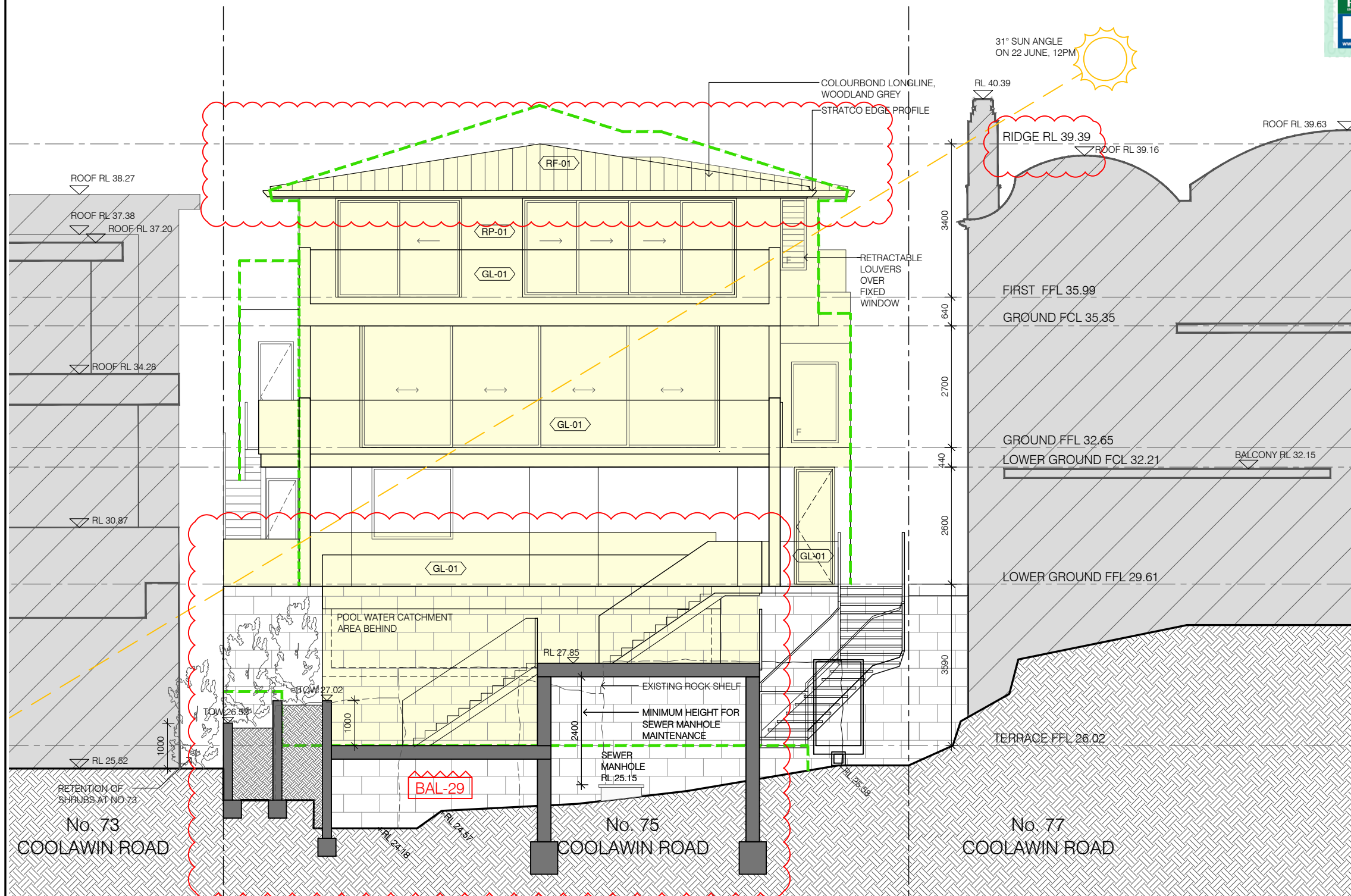
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Assessor Number 20570  
Assessor Signature



MAINTENANCE SEWER  
MANHOLE CLEARANCE



2 SEWER MANHOLE MAINTENANCE REQUIREMENTS  
1302 SCALE 1:100 @ A3



1 EAST ELEVATION AT REAR EXIT LEVEL  
1302 SCALE 1:100 @ A3

ARCHITECT

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- RP-02 RENDER & PAINT DULUX RAKU
- FB-01 PGH BRICKS - PEWTER METALLIC
- RF-01 COLOURBOND LONGLINE 305 ROOFING, WOODLAND GREY
- GL-01 GLASS BALUSTRADE
- SC-01 TIMBER SCREEN

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**75 COOLAWIN ROAD,  
NORTHBRIDGE**

NEW DWELLING

ELEVATIONS

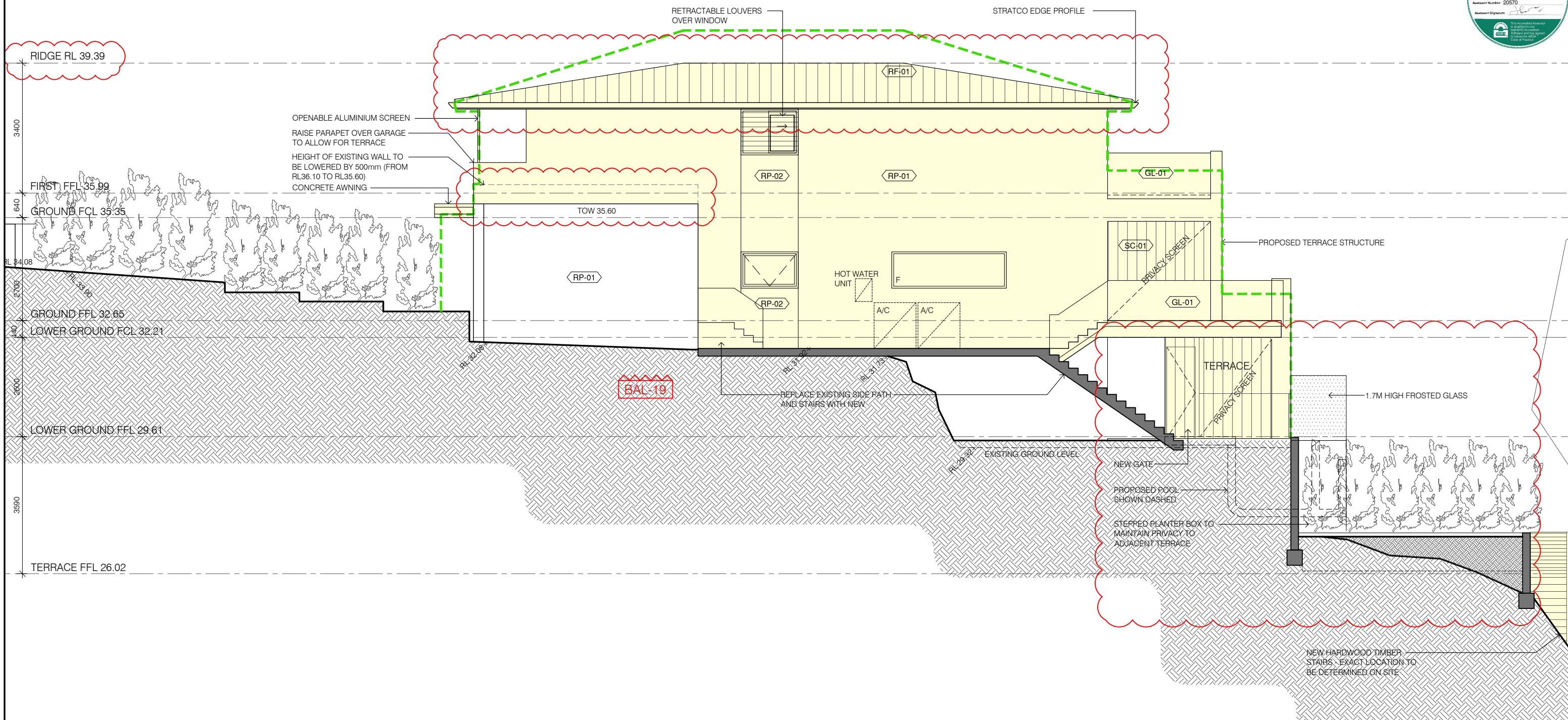
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2020-031  
**A1302**





1 SOUTH ELEVATION  
1303 SCALE 1:100 @ A3

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EXTERNAL FINISHES LEGEND

- RP-01 RENDER & PAINT DULUX MCGINLEY
- RP-02 RENDER & PAINT DULUX RAKU
- FB-01 PGH BRICKS - PEWTER METALLIC
- RF-01 COLORBOND LONGLINE 305 ROOFING, WOODLAND GREY
- GL-01 GLASS BALUSTRADE
- SC-01 TIMBER SCREEN

ISSUE	AMENDMENT	DATE
E	Development Application	13.10.2020
F	DA Amendment	12.04.2021
G	Amendment - LEC	10.05.2022
H	Amendment - LEC	24.05.2022

PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

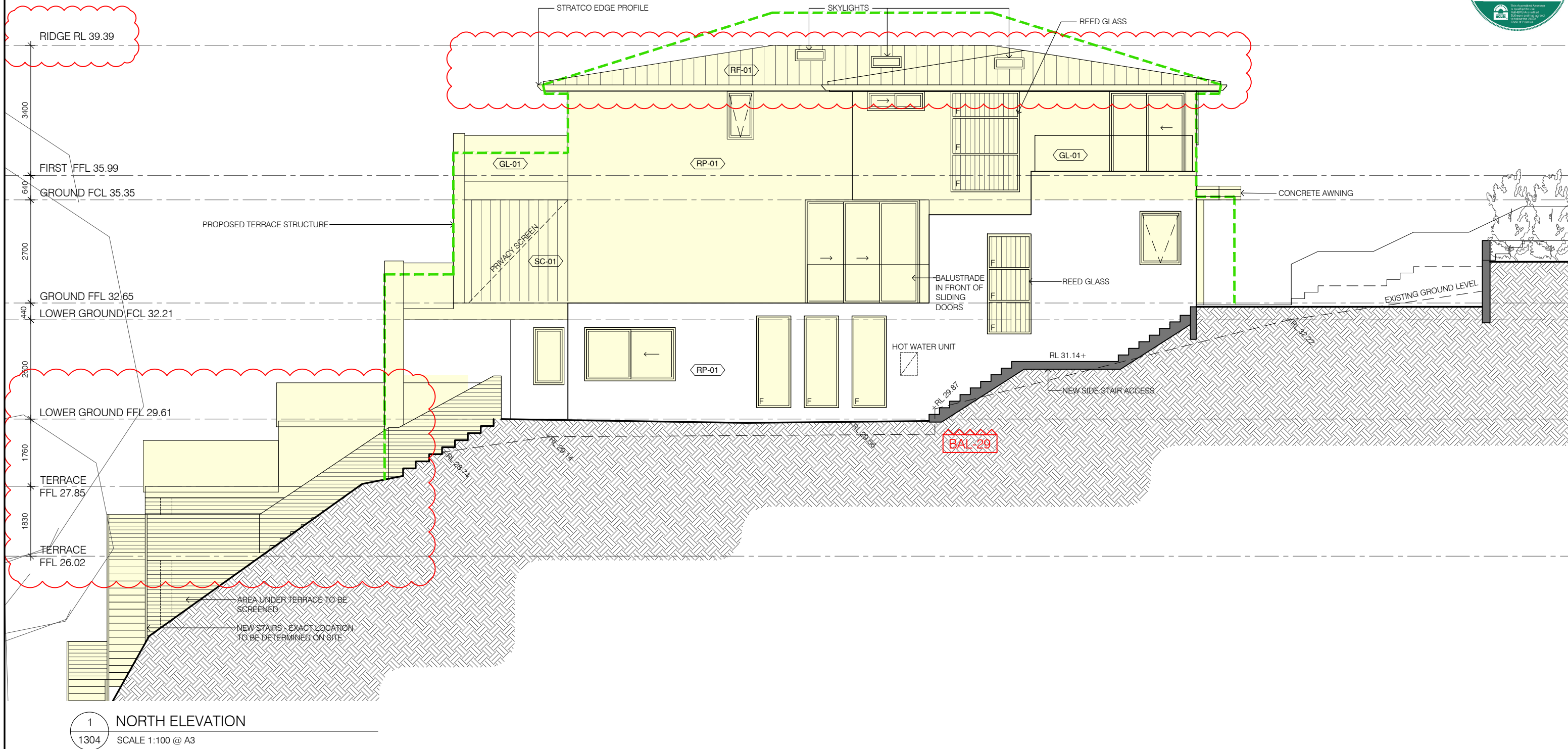
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SCALE: 1:100 @ A3 DATE: 24.05.2022

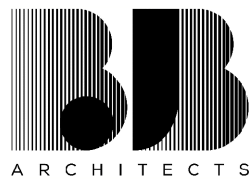
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A1303



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BJB Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No 8806

LEGEND

- EXISTING STRUCTURE
- NEW STRUCTURE
- PROPOSED AREA OF WORKS
- PREVIOUS DA SUBMISSION

EXTERNAL FINISHES LEGEND

- RP-01 RENDER & PAINT DULUX MCGINLEY
- RP-02 RENDER & PAINT DULUX RAKU
- FB-01 PGH BRICKS - PEWTER METALLIC
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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

ELEVATIONS

SCALE: 1:100 @ A3 DATE: 24.05.2022

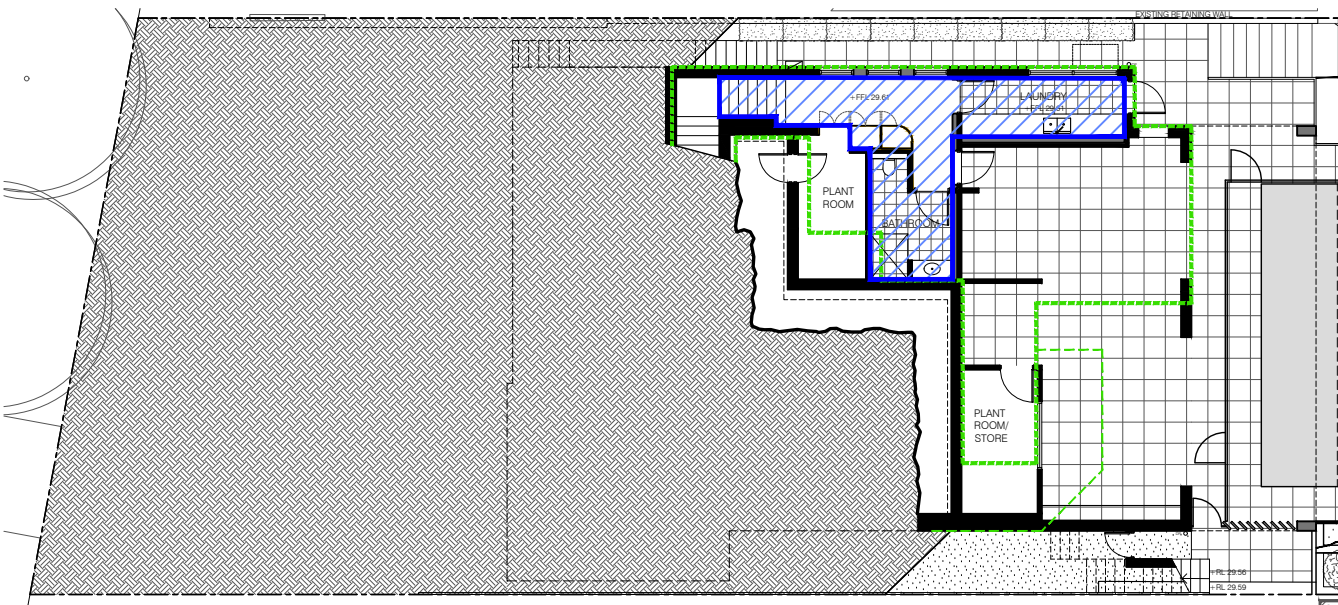
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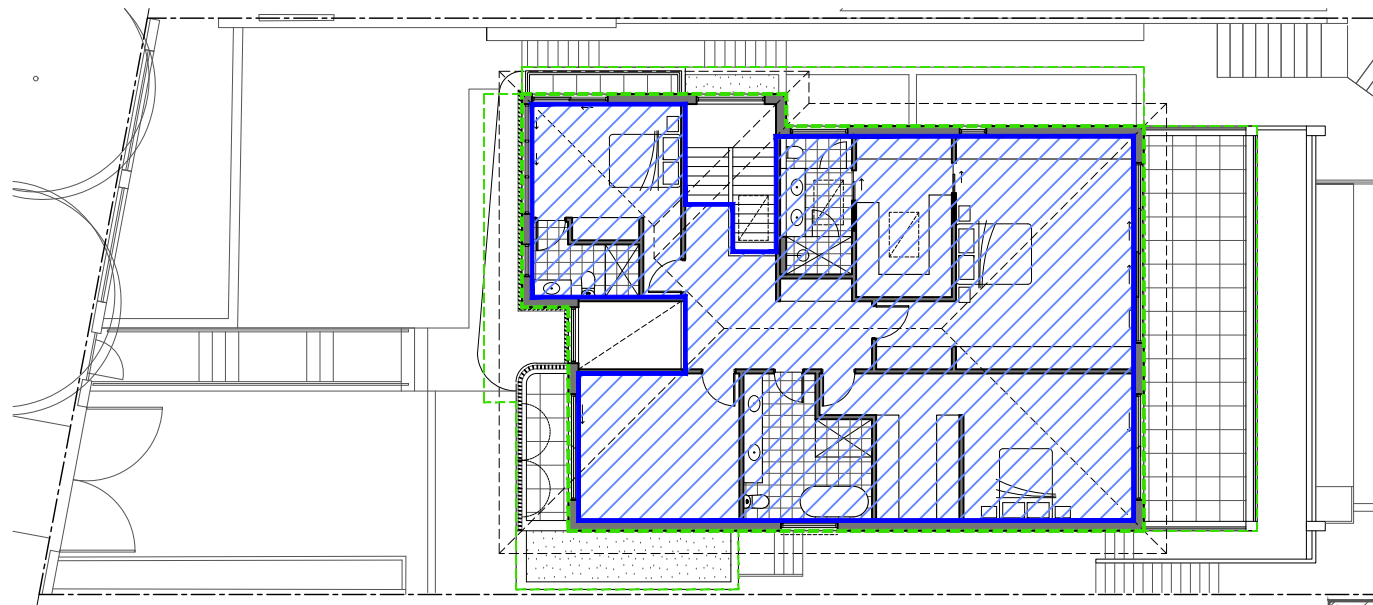
2020-031

A1304

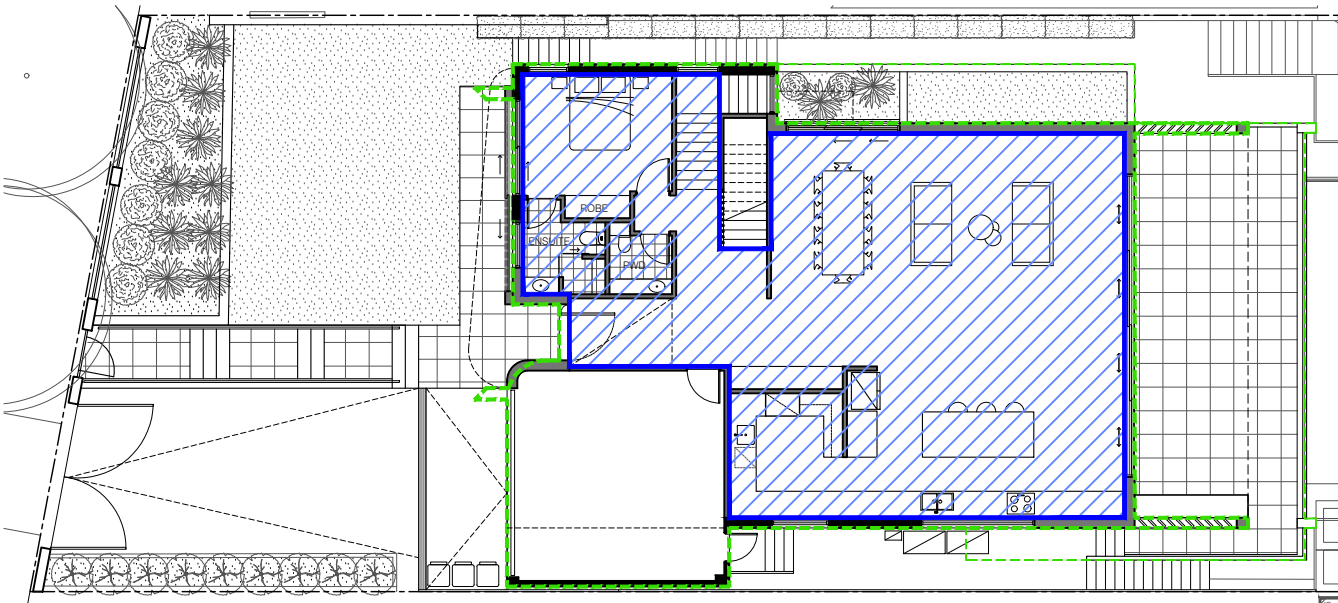




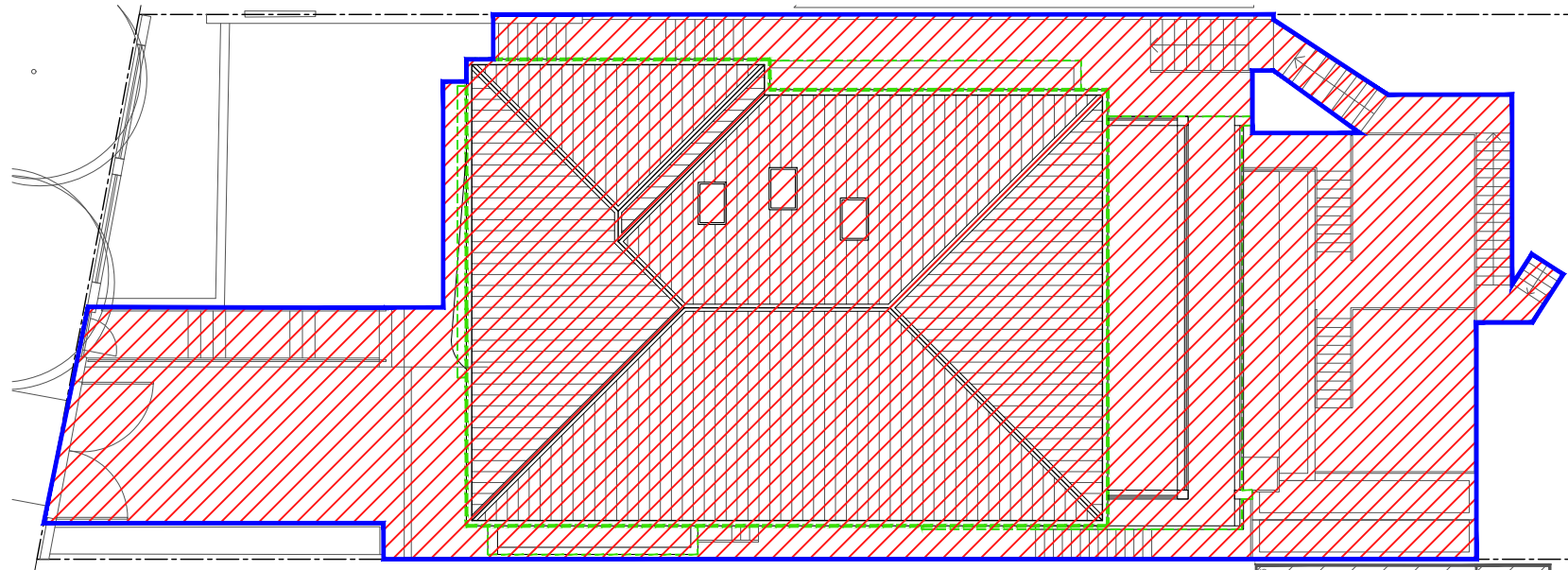
LOWER GROUND FLOOR PLAN  
SCALE 1:200 @ A3



FIRST FLOOR PLAN  
SCALE 1:200 @ A3



GROUND FLOOR PLAN  
SCALE 1:200 @ A3



ROOF PLAN  
SCALE 1:200 @ A3

FLOOR AREA CALCULATIONS		
CONTROL	PREVIOUS DA APPROVAL	PROPOSED
SITE AREA	1176sqm	
LOWER GROUND FLOOR	48sqm	23.7sqm
GROUND FLOOR	138.3sqm	141.4sqm
FIRST FLOOR	151.9sqm	146.4sqm
TOTAL FLOOR AREA	338.2sqm	311.5sqm
RATIO	0.28:1	0.26:1
COMPLIANCE (CONTROL: 0.27:1 = 317.52sqm)	NO, (REFER TO CLAUSE 4.6)	YES

IMPERVIOUS AREA CALCULATIONS	
CONTROL	PROPOSED
SITE AREA	1176sqm
TOTAL	502.7sqm
PERCENTAGE	42.7%



ARCHITECT

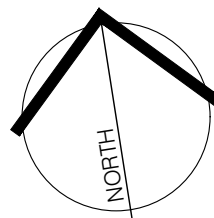


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LEGEND:

-  GROSS FLOOR AREA  
 IMPERVIOUS AREA



ISSUE	AMENDMENT	DATE
E	Development Application	13.10.2020
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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

FLOOR AREA & IMPERVIOUS AREA CALCULATIONS

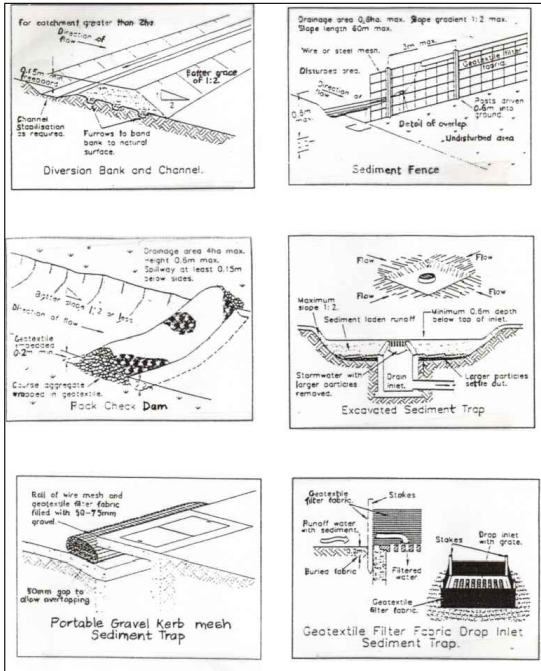
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2020-031

A1401



EROSION CONTROL NOTES:

1. ALL EROSION AND SILTATION CONTROL DEVICES ARE TO BE PLACED PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION WORKS AND ALL SILT TRAPS ARE TO HAVE DEPOSITED SILT REMOVED REGULARLY DURING CONSTRUCTION.
2. INSTALL TEMPORARY SEDIMENT BARRIERS TO ALL INLET PITS LIKELY TO COLLECT SILT LADDED WATER, TO COUNCIL STANDARDS.

DRAINAGE NOTES:

ALL WORK CARRIED OUT SHALL COMPLY TO AND BE IN ACCORDANCE WITH THE REQUIREMENTS OF AS 3500, THE NEW SOUTH WALES PLUMBING & DRAINAGE 'CODE OF PRACTICE', AND ALL OTHER RELEVANT AUSTRALIAN STANDARDS AND CODES OF PRACTICE INCLUDING THE B.C.A.

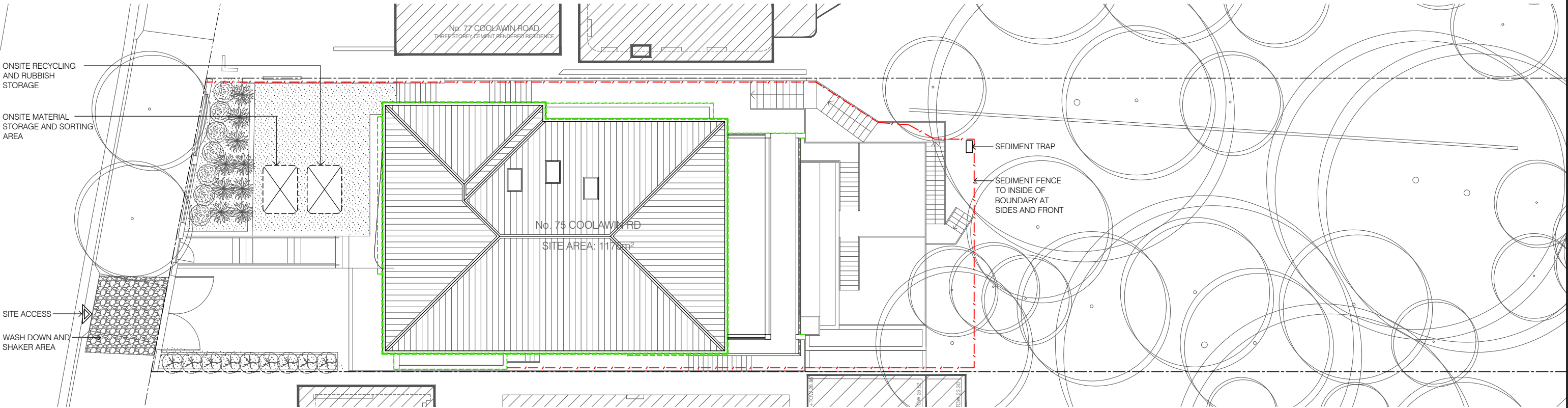
WASTE MANAGEMENT NOTES:

ANY CONSTRUCTION WASTE IS TO BE RECYCLED WHERE APPLICABLE AND DISPOSED OF IN ACCORDANCE WITH WILLOUGHBY COUNCIL'S GUIDELINES.

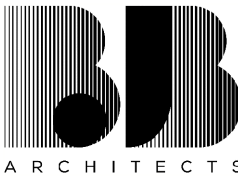
DEMOLITION REQUIREMENTS:

ALL DEMOLITION WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:

- A. COMPLIANCE WITH THE REQUIREMENTS OF AUSTRALIAN STANDARD AS 2601 'THE DEMOLITION OF STRUCTURES' WITH SPECIFIC REFERENCE TO HEALTH AND SAFETY OF THE PUBLIC, HEALTH AND SAFETY OF THE SITE PERSONNEL, PROTECTION OF ADJOINING BUILDINGS AND PROTECTION OF THE IMMEDIATE ENVIRONMENT;
- B. ALL WORKS INVOLVING THE DEMOLITION, REMOVAL, TRANSPORT AND DISPOSAL OF ASBESTOS CEMENT MUST BE CARRIED OUT IN ACCORDANCE WITH THE 'WORKSAFE CODE OF PRACTICE FOR REMOVAL OF ASBESTOS' AND THE REQUIREMENTS OF THE WORKCOVER AUTHORITY OF NSW AND THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER
- C. ALL BUILDING MATERIALS ARISING FROM THE DEMOLITION MUST BE DISPOSED OF IN AN APPROVED MANNER IN ACCORDANCE WITH PART C.8 OF WILLOUGHBY CITY COUNCIL 2006 - WASTE MANAGEMENT AND ANY APPLICABLE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER
- D. SANITARY DRAINAGE, STORMWATER DRAINAGE, WATER, ELECTRICITY AND TELECOMMUNICATIONS MUST BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE AUTHORITIES
- E. THE GENERATION OF DUST AND NOISE ON SITE MUST BE CONTROLLED
- F. THE SITE MUST BE SECURED TO PROHIBIT UNAUTHORISED ENTRY
- G. SUITABLE PROVISION MUST BE MADE TO CLEAN THE WHEELS AND BODIES OF ALL VEHICLES LEAVING THE SITE TO PREVENT THE TRACKING OF DEBRIS AND SOIL ONTO THE PUBLIC WAY
- H. ALL TRUCKS AND VEHICLES ASSOCIATED WITH THE DEMOLITION, INCLUDING THOSE DELIVERING TO OR REMOVING MATERIAL FROM THE SITE, MUST ONLY HAVE ACCESS TO THE SITE DURING WORK HOURS NOMINATED BY COUNCIL AND ALL LOADS MUST BE COVERED
- I. ALL VEHICLES TAKING MATERIALS FROM THE SITE MUST BE LOADED WHOLLY WITHIN THE PROPERTY UNLESS OTHERWISE PERMITTED BY COUNCIL
- J. NO WASTE COLLECTION SKIPS, SPOIL, EXCAVATION OR DEMOLITION MATERIAL FROM THE SITE MUST BE DEPOSITED ON THE PUBLIC ROAD, FOOTPATH, PUBLIC PLACE OR COUNCIL OWNED PROPERTY WITHOUT THE APPROVAL OF COUNCIL
- K. THE PERSON ACTING ON THIS CONSENT MUST ENSURE THAT ALL CONTRACTORS AND SUBCONTRACTORS ASSOCIATED WITH THE DEMOLITION ARE FULLY AWARE OF THESE REQUIREMENTS

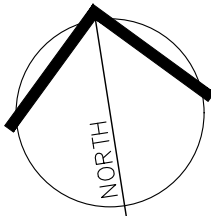


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Nominated Architect:  
Barry Babikian NSW Reg No 8806



ISSUE	AMENDMENT	DATE
E	Development Application	13.10.2020
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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

SITE MANAGEMENT PLAN

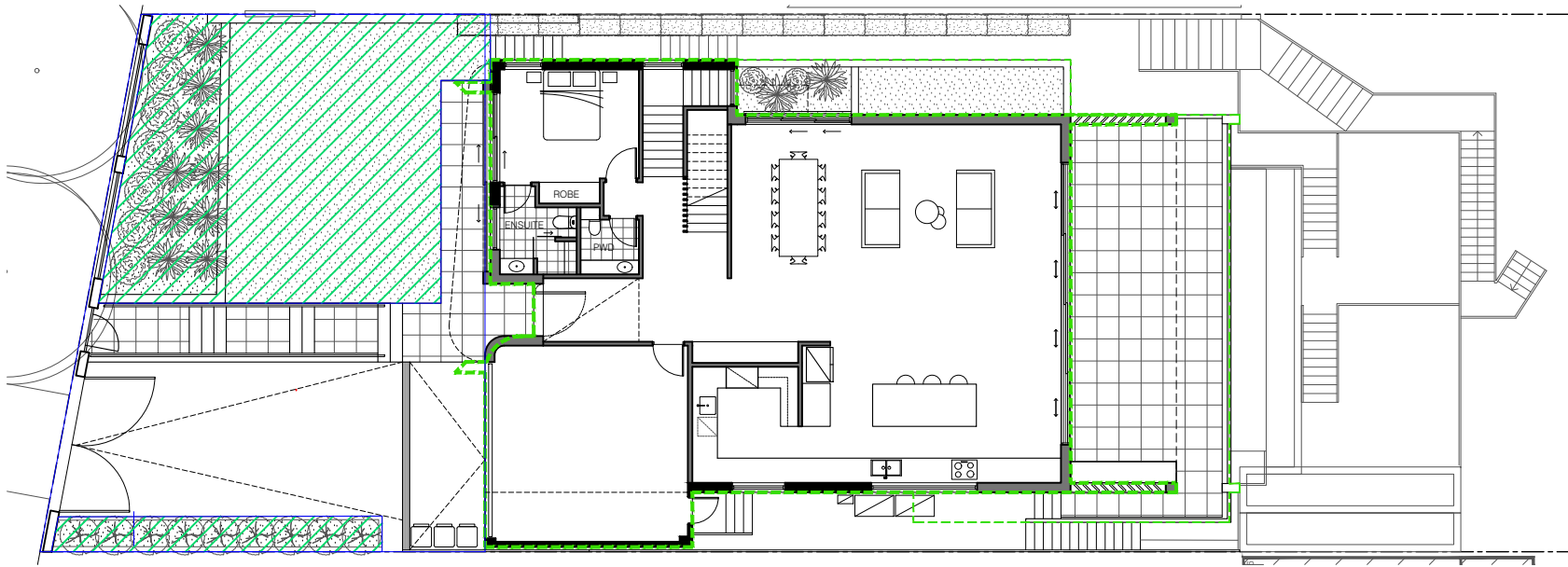
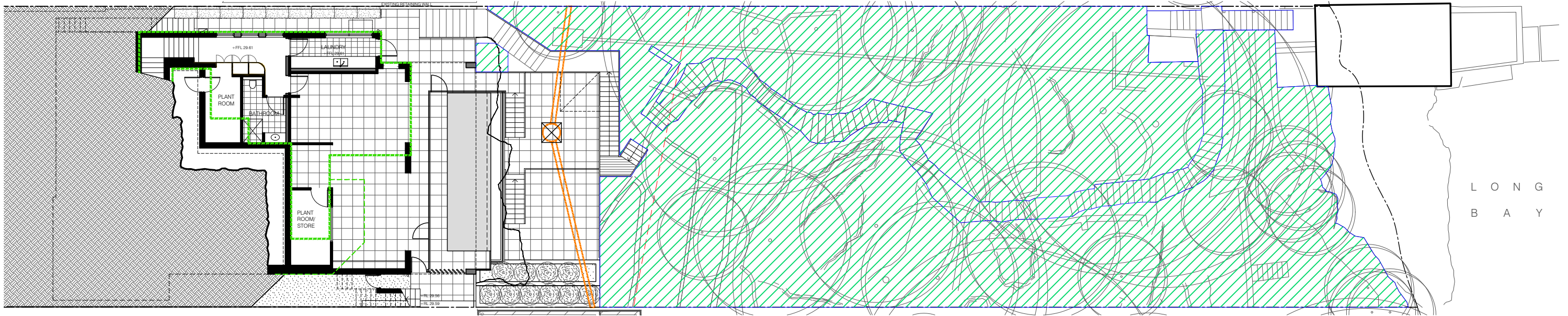
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2020-031  
A1402





LANDSCAPE CALCULATIONS			
CONTROL		PROPOSED	COMPLIANCE
SITE AREA	1176sqm		
SOFT LANDSCAPING (65% - 150sqm)	614.4sqm	641.1sqm	YES
LANDSCAPING FRONT OF BUILDING LINE (50% OF 170.5sqm)	85.25sqm	85.3sqm	YES


ARCHITECT

**B** ARCHITECTS

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BJB Architects Pty Ltd  
Nominated Architect:  
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LEGEND:

 NATURAL LANDSCAPED AREA



ISSUE	AMENDMENT	DATE
E	Development Application	13.10.2020
F	DA Amendment	12.04.2021
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H	Amendment - LEC	24.05.2022

PROJECT

**75 COOLAWIN ROAD,  
NORTHBRIDGE**

NEW DWELLING

NATURAL LANDSCAPED AREA CALCULATION PLAN

SCALE: 1:200 @ A3 DATE: 24.05.2022

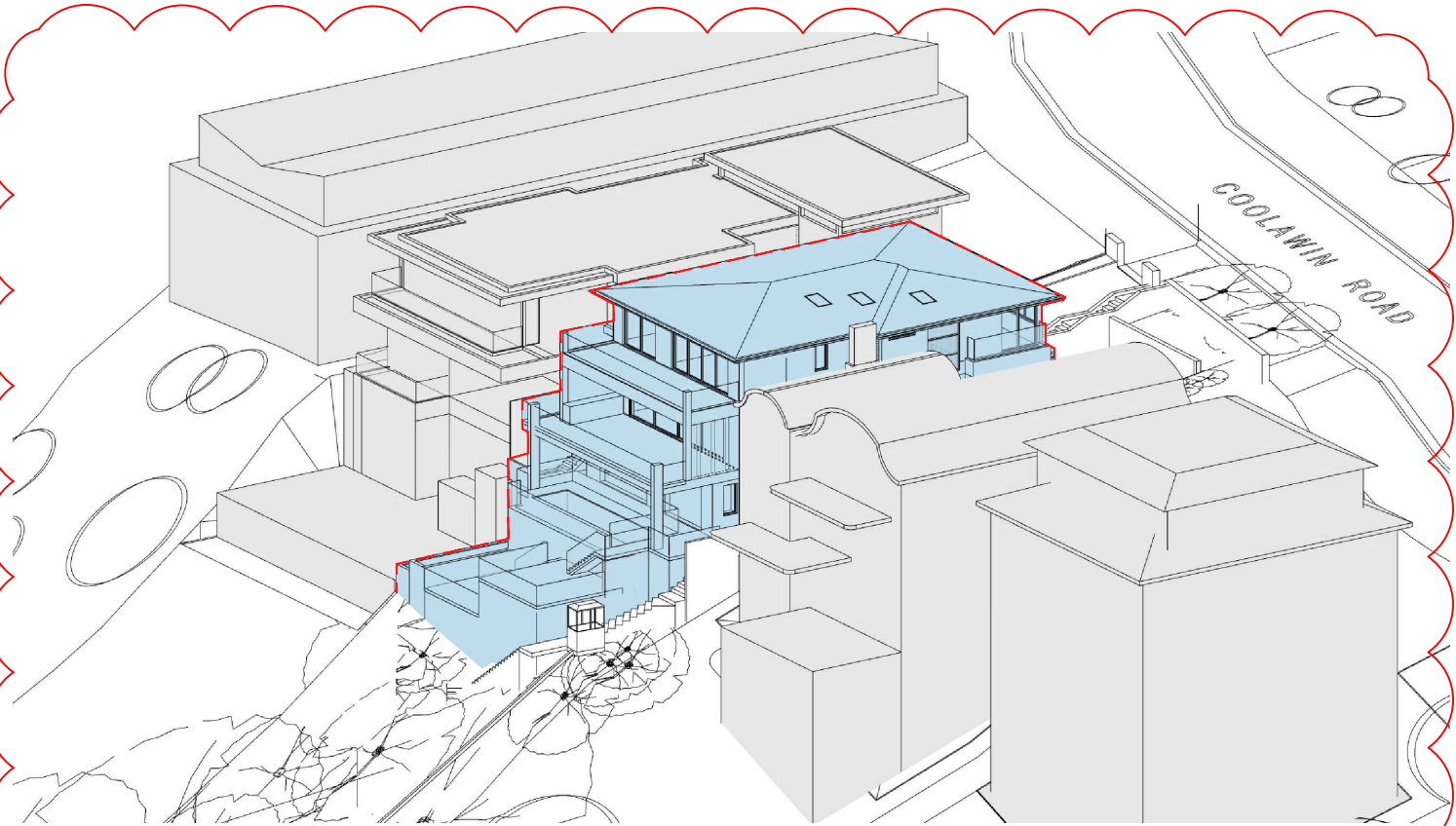
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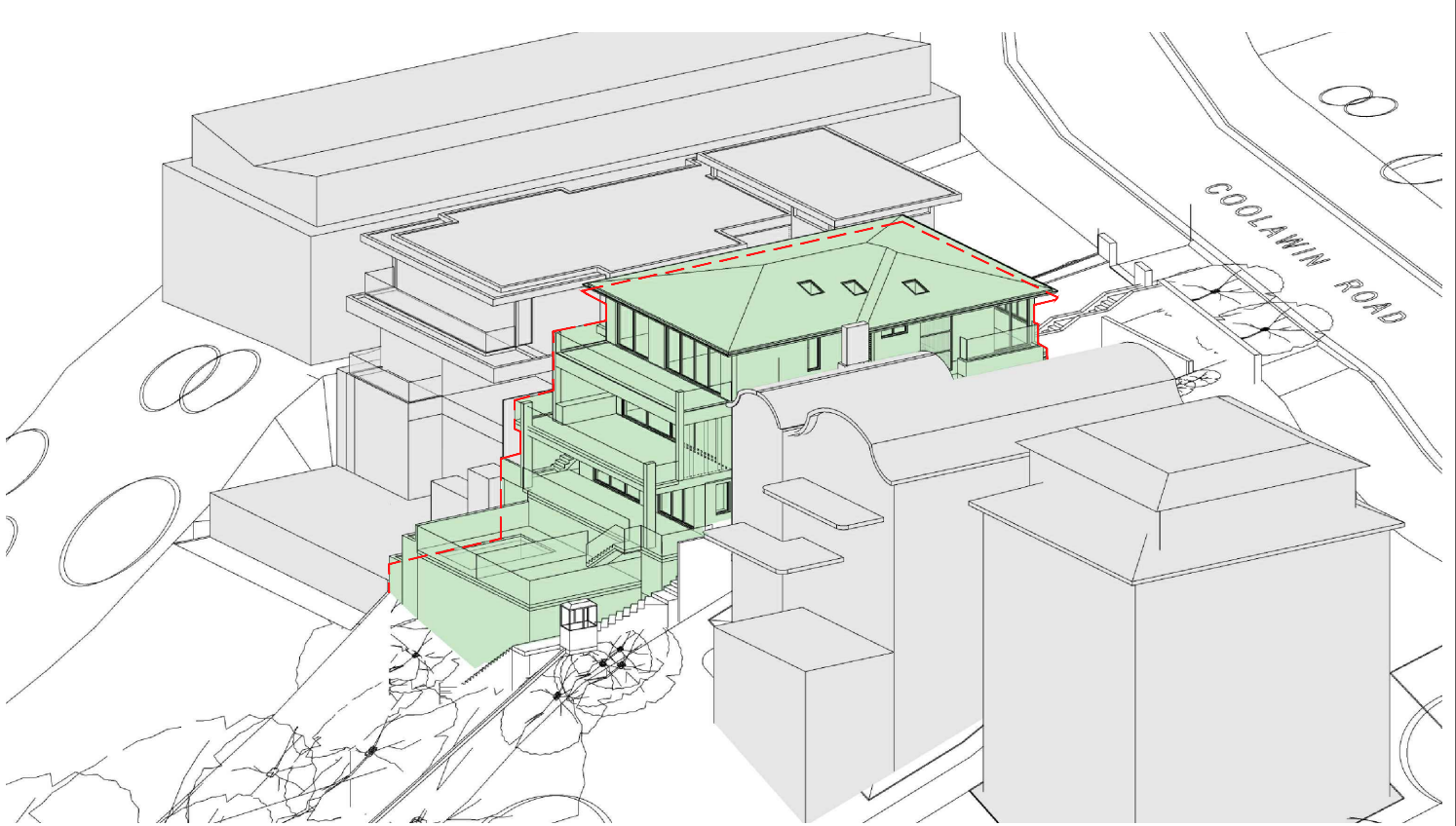
2020-031

**A1403**

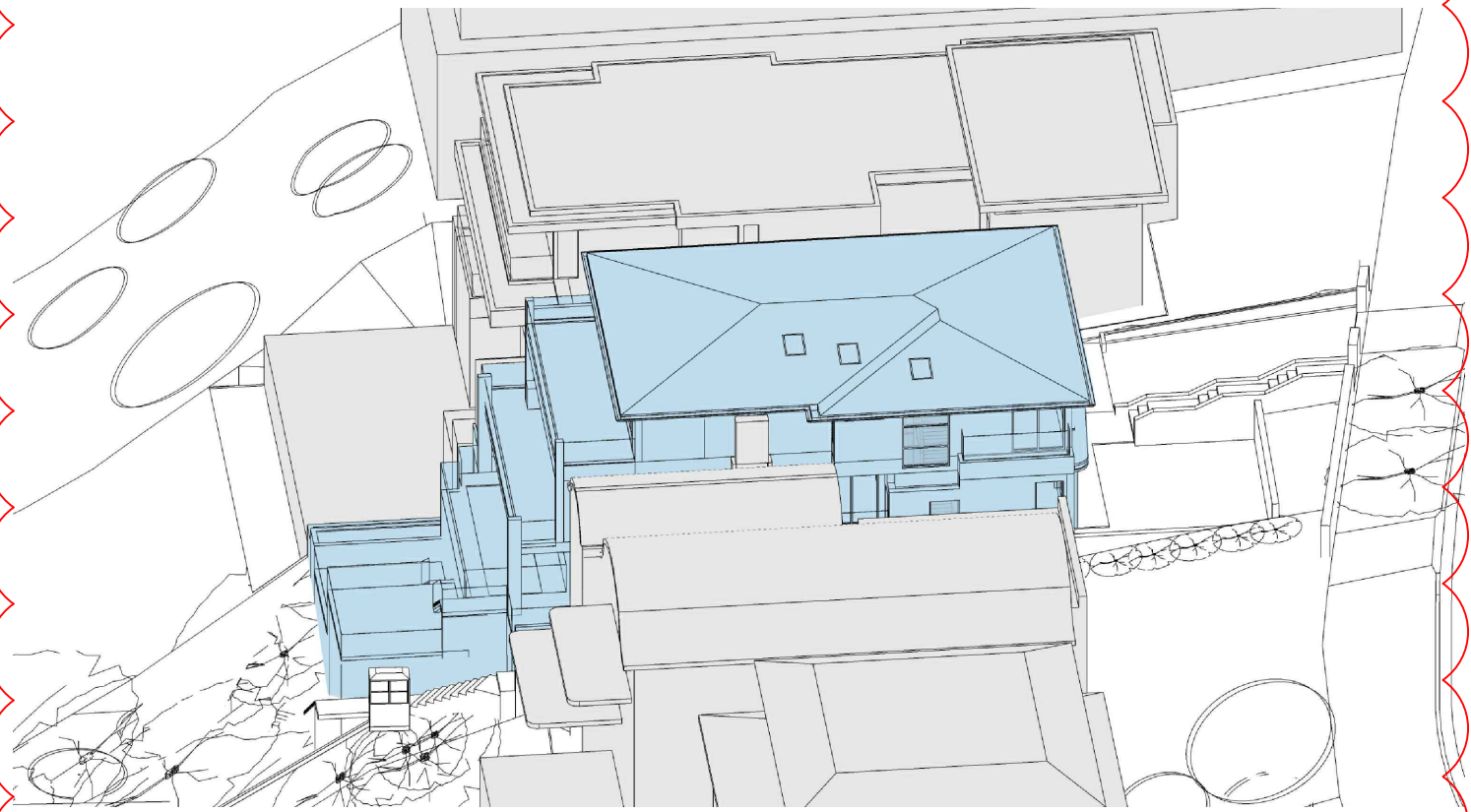




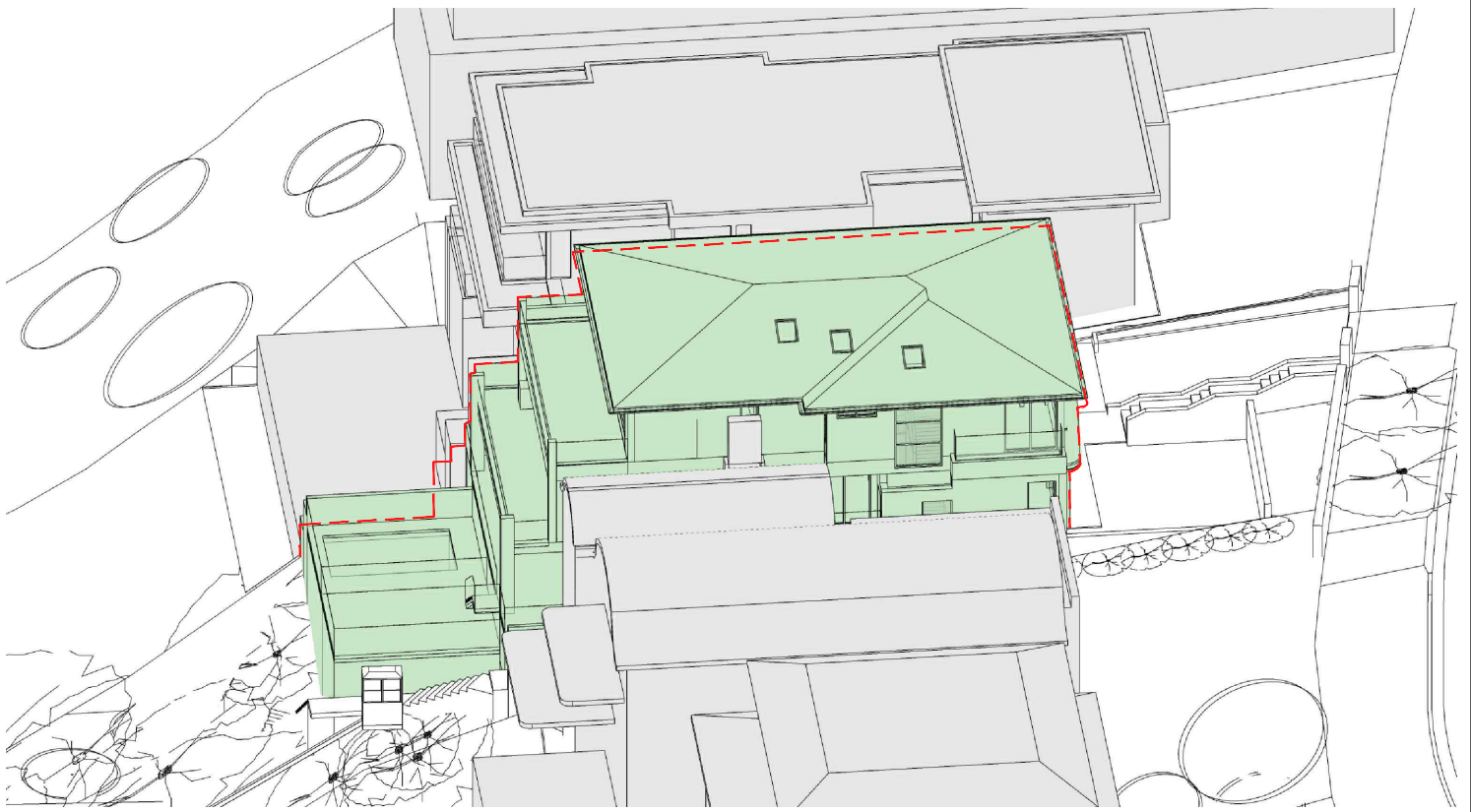
PROPOSED AMENDMENTS - REV H



PREVIOUS REVISION - REV F

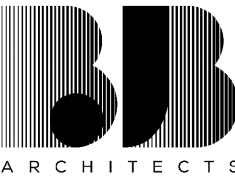


PROPOSED AMENDMENTS - REV H



PREVIOUS REVISION - REV F

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LEGEND:



PROPOSED BUILDING



RED DASHED LINE INDICATES  
EXTENT OF REV F S4.55



PREVIOUS REVISION - REV F

ISSUE	AMENDMENT	DATE
E	Development Application	13.10.2020
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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

SOLAR EYE DIAGRAMS

SCALE: NTS @ A3 DATE: 24.05.2022

ISSUE: H - Amendment - LEC

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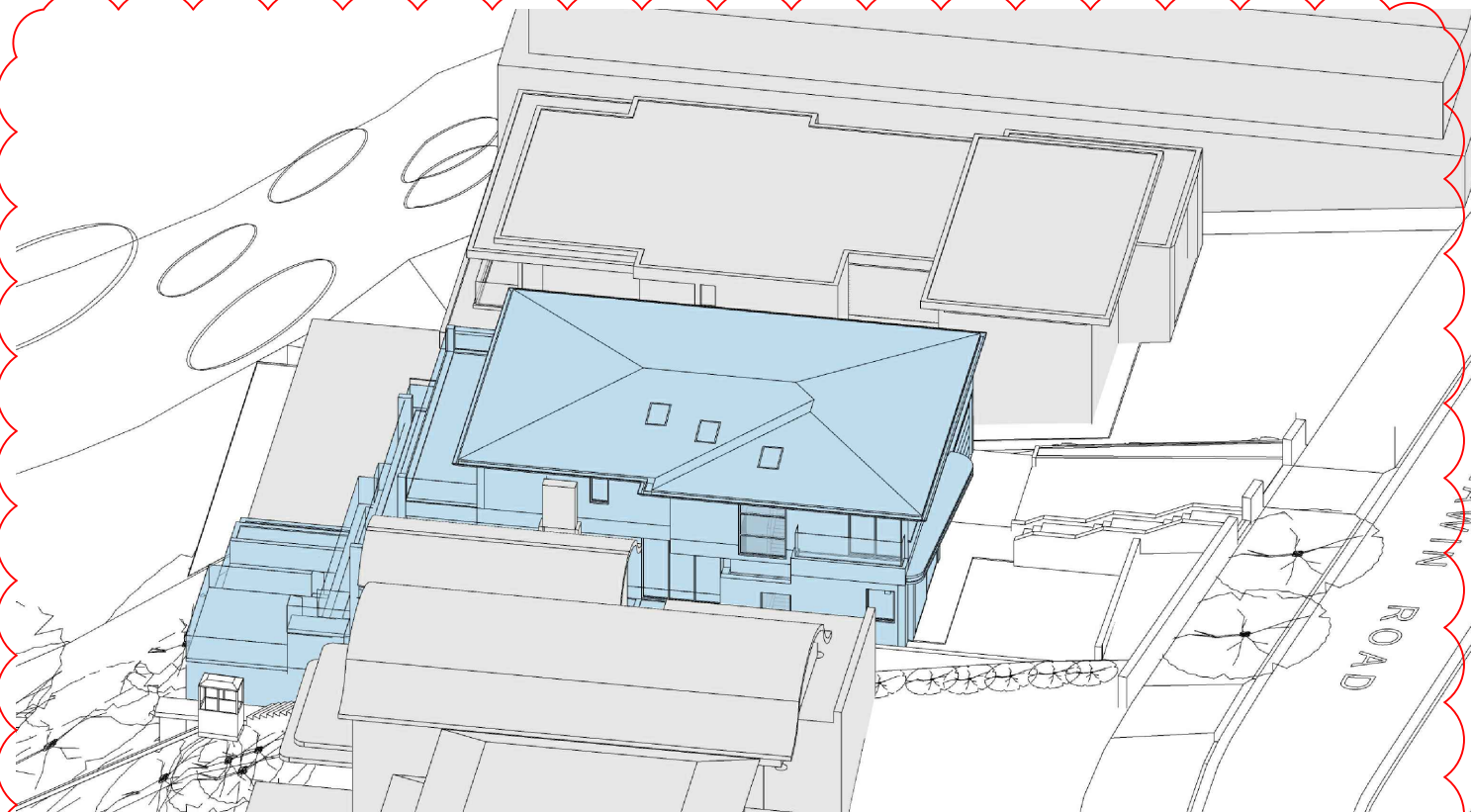
2020-031

A1501



12PM - WINTER SOLSTICE 22ND JUNE

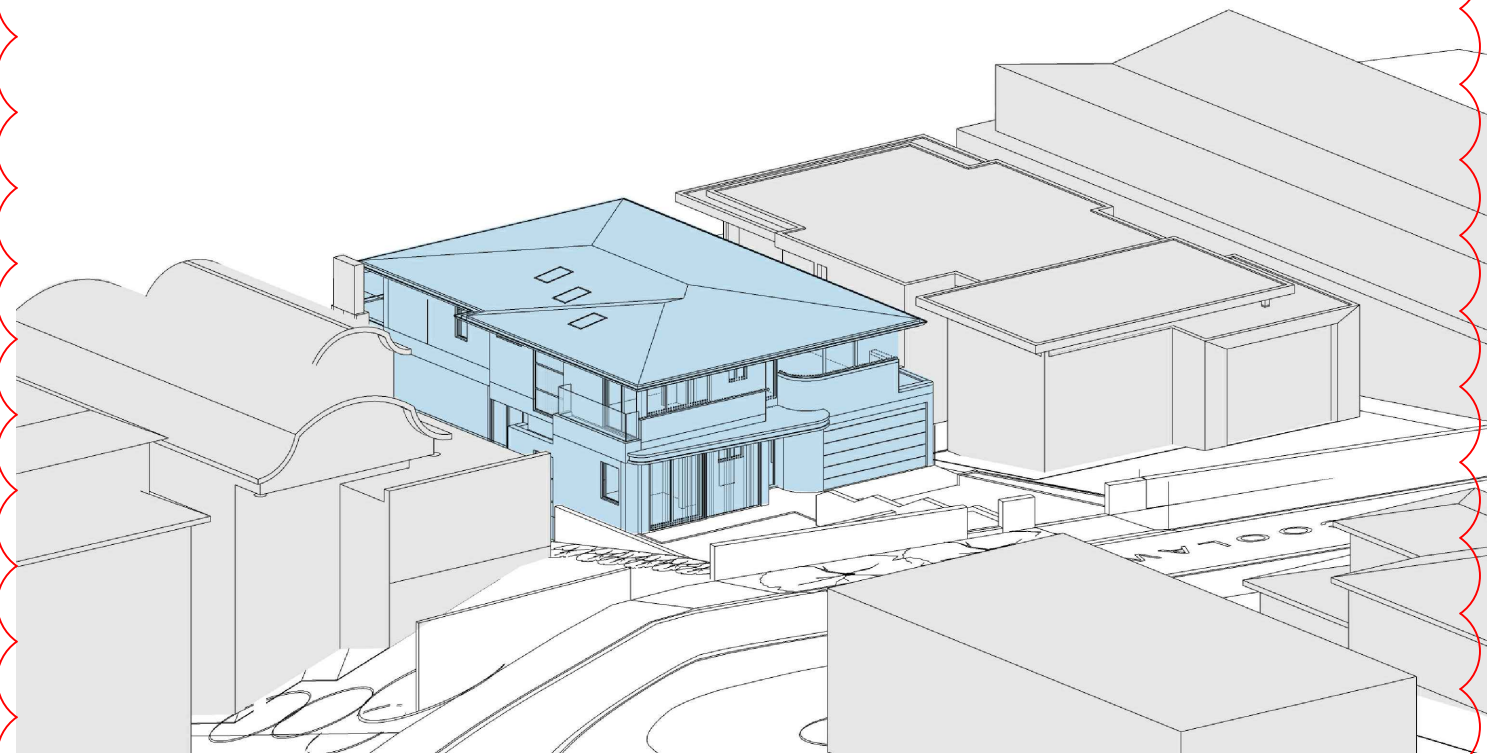
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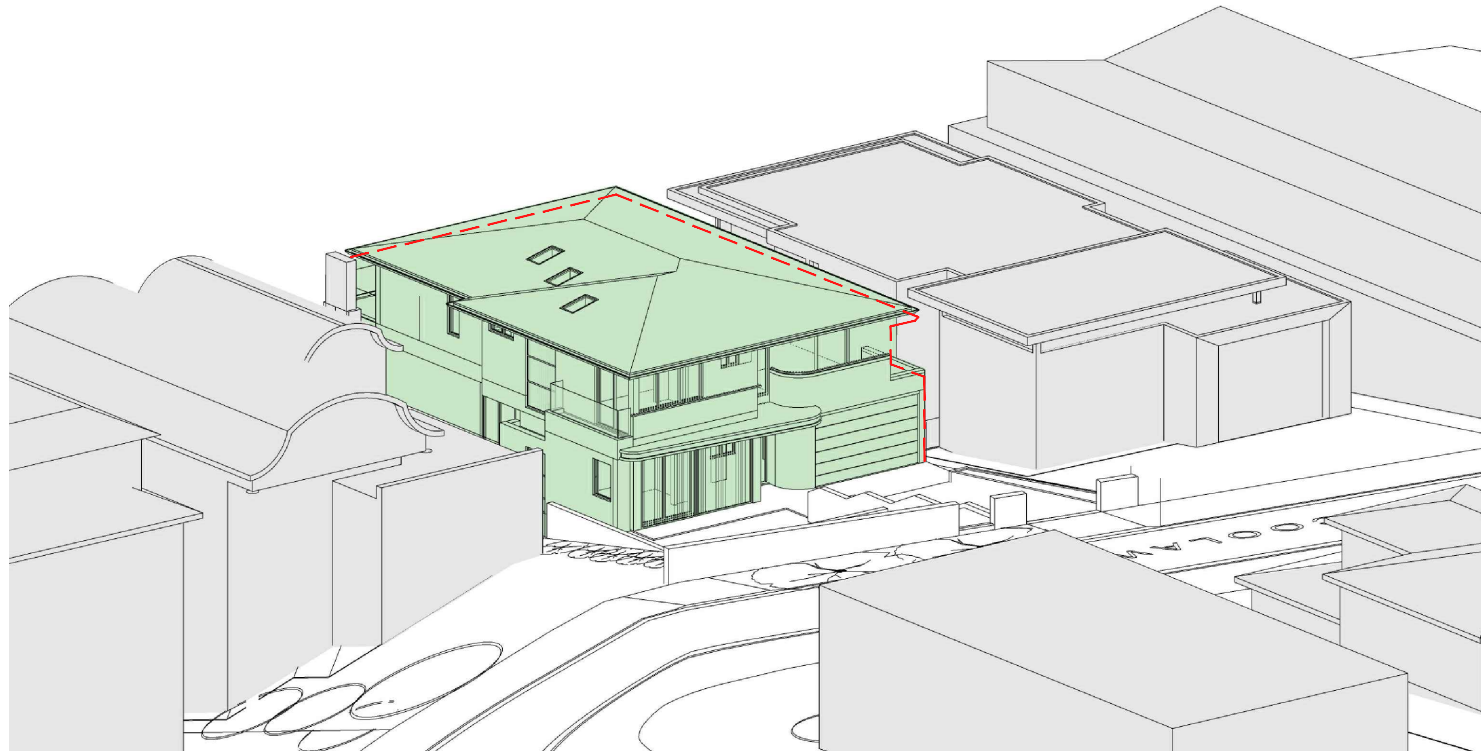
PROPOSED AMENDMENTS - REV H



PREVIOUS REVISION - REV F

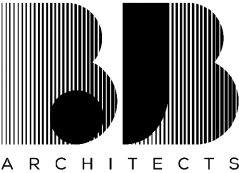


PROPOSED AMENDMENTS - REV H



PREVIOUS REVISION - REV F

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LEGEND:



PROPOSED BUILDING



RED DASHED LINE INDICATES  
EXTENT OF REV F S4.55



PREVIOUS REVISION - REV F

ISSUE	AMENDMENT	DATE
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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

SOLAR EYE DIAGRAMS

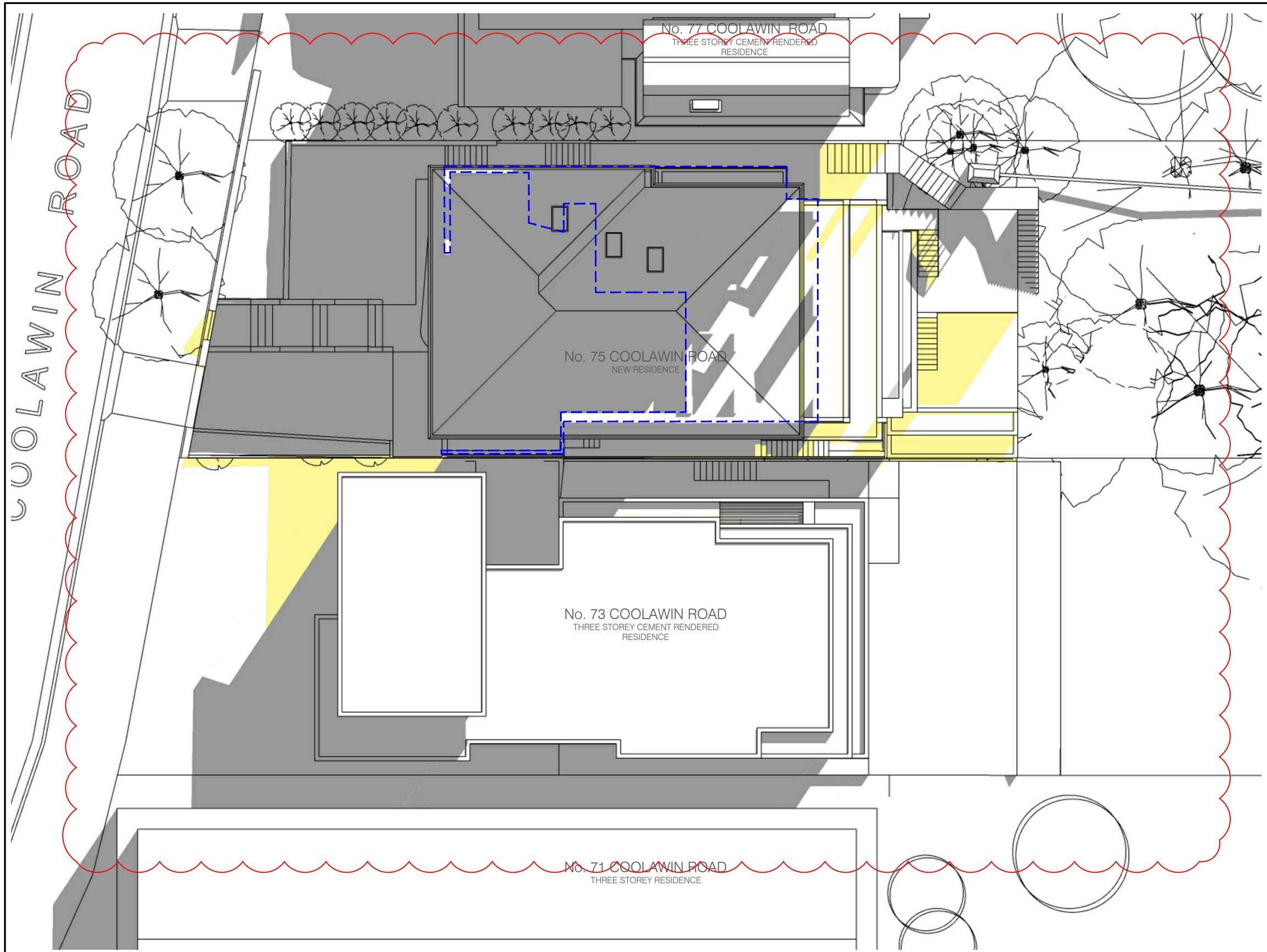
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ISSUE: H - Amendment - LEC

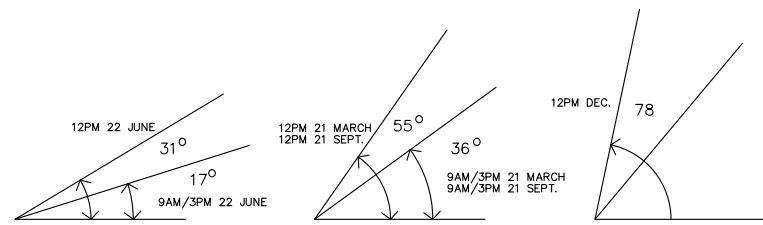
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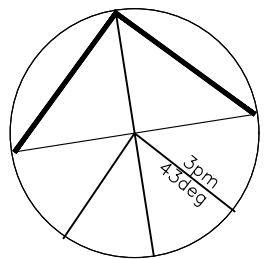
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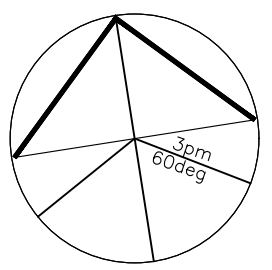
WINTER SOLSTICE – 22ND. JUNE		
9AM 43 DEGREES NE	12PM 0 DEGREES N	3PM 43 DEGREES NW
EQUINOX – 21ST. MARCH & SEPTEMBER		
9AM 60 DEGREES ENE	12PM 0 DEGREES N	3PM 60 DEGREES WNW
SUMMER SOLSTICE – 22ND. DECEMBER		
9AM 0 DEGREES E	12PM 0 DEGREES N	3PM 90 DEGREES W



VERTICAL SUN ANGLES  
FOR SYDNEY – LATITUDE 35 DEGREES SOUTH



WINTER SOLSTICE – 22ND. JUNE



EQUINOX – 21ST. MARCH & SEPTEMBER

S H A D O W   D I A G R A M S   -   W I N T E R   S O L S T I C E   -   2 2 n d   J U N E   9 A M

ARCHITECT

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LEGEND:

EXISTING SHADOWS

EXISTING LOWER GROUND FLOOR

PROPOSED SHADOWS

ISSUE	AMENDMENT	DATE
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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE

NEW DWELLING

SHADOW DIAGRAMS

SCALE: 1:200 @ A3      DATE: 24.05.2022

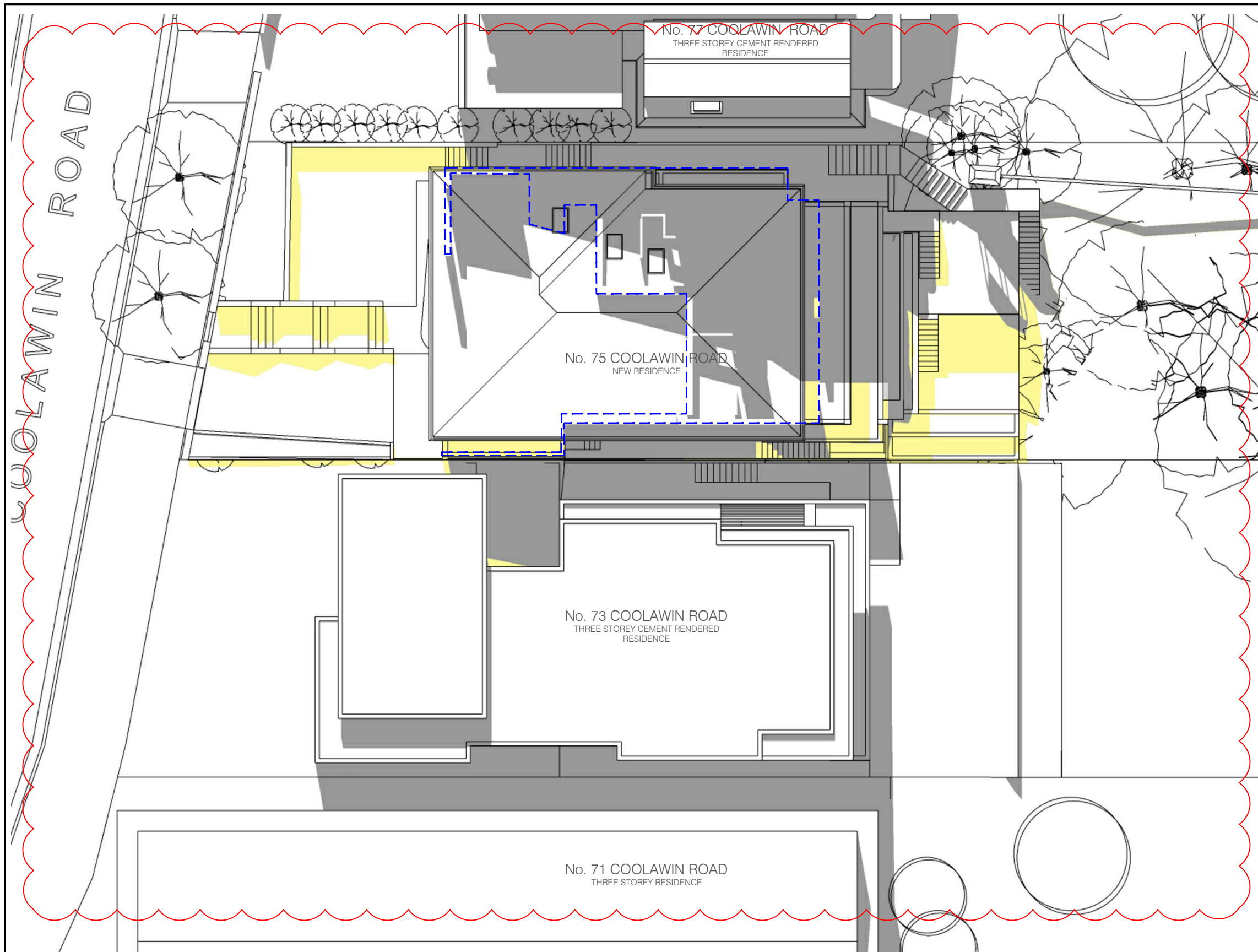
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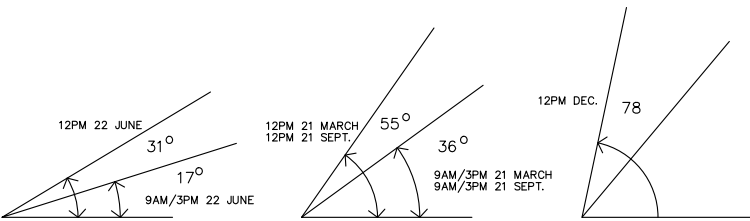
2020-031

A1511

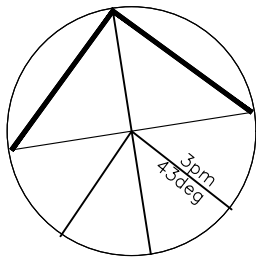




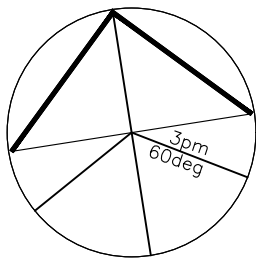
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9AM 60 DEGREES ENE	12PM 0 DEGREES N	3PM 60 DEGREES WNW
SUMMER SOLSTICE – 22ND. DECEMBER		
9AM 0 DEGREES E	12PM 0 DEGREES N	3PM 90 DEGREES W



VERTICAL SUN ANGLES  
FOR SYDNEY – LATITUDE 35 DEGREES SOUTH



WINTER SOLSTICE – 22ND. JUNE



EQUINOX – 21ST. MARCH & SEPTEMBER

S H A D O W   D I A G R A M S   -   W I N T E R   S O L S T I C E   -   2 2 n d   J U N E   1 2 P M


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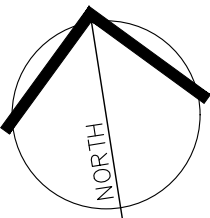
BBJ Architects Pty Ltd  
Nominated Architect:  
Barry Babikian NSW Reg No 8806

LEGEND:

 EXISTING SHADOWS

 EXISTING LOWER GROUND FLOOR

 PROPOSED SHADOWS



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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE

NEW DWELLING

SHADOW DIAGRAMS

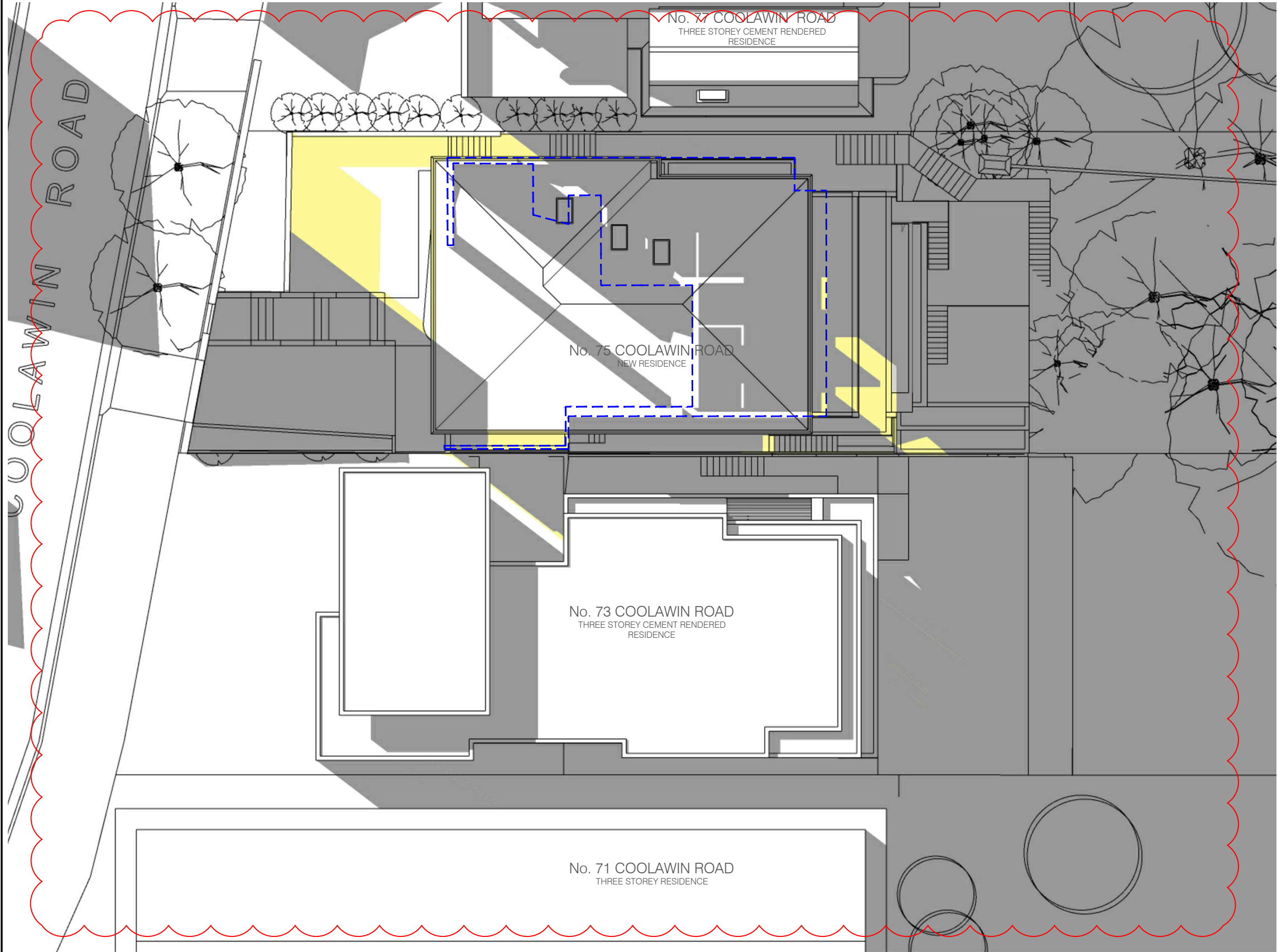
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ISSUE: H - Amendment - LEC

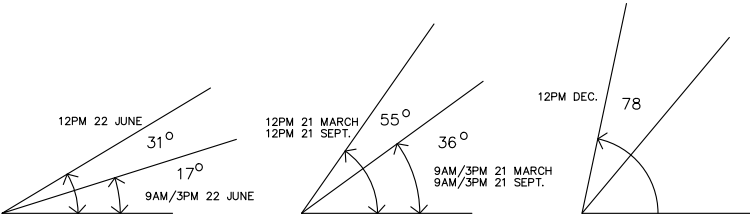
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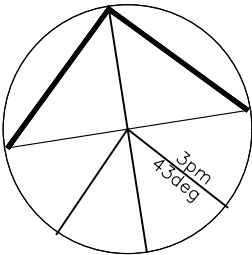
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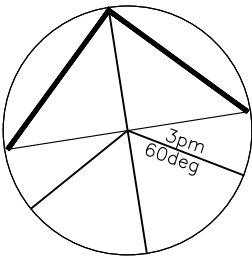
WINTER SOLSTICE – 22ND. JUNE		
9AM 43 DEGREES NE	12PM 0 DEGREES N	3PM 43 DEGREES NW
EQUINOX – 21ST. MARCH & SEPTEMBER		
9AM 60 DEGREES ENE	12PM 0 DEGREES N	3PM 60 DEGREES WNW
SUMMER SOLSTICE – 22ND. DECEMBER		
9AM 0 DEGREES E	12PM 0 DEGREES N	3PM 90 DEGREES W



VERTICAL SUN ANGLES  
FOR SYDNEY – LATITUDE 35 DEGREES SOUTH



WINTER SOLSTICE – 22ND. JUNE



EQUINOX – 21ST. MARCH & SEPTEMBER

S H A D O W   D I A G R A M S   -   W I N T E R   S O L S T I C E   -   2 2 n d   J U N E   3 P M


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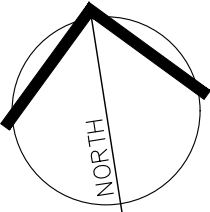
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Nominated Architect:  
Barry Babikian NSW Reg No 8806

LEGEND:

 EXISTING SHADOWS

 EXISTING LOWER GROUND FLOOR

 PROPOSED SHADOWS



ISSUE	AMENDMENT	DATE
E	Development Application	13.10.2020
F	DA Amendment	12.04.2021
G	Amendment - LEC	10.05.2022
H	Amendment - LEC	24.05.2022

PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE

NEW DWELLING

SHADOW DIAGRAMS

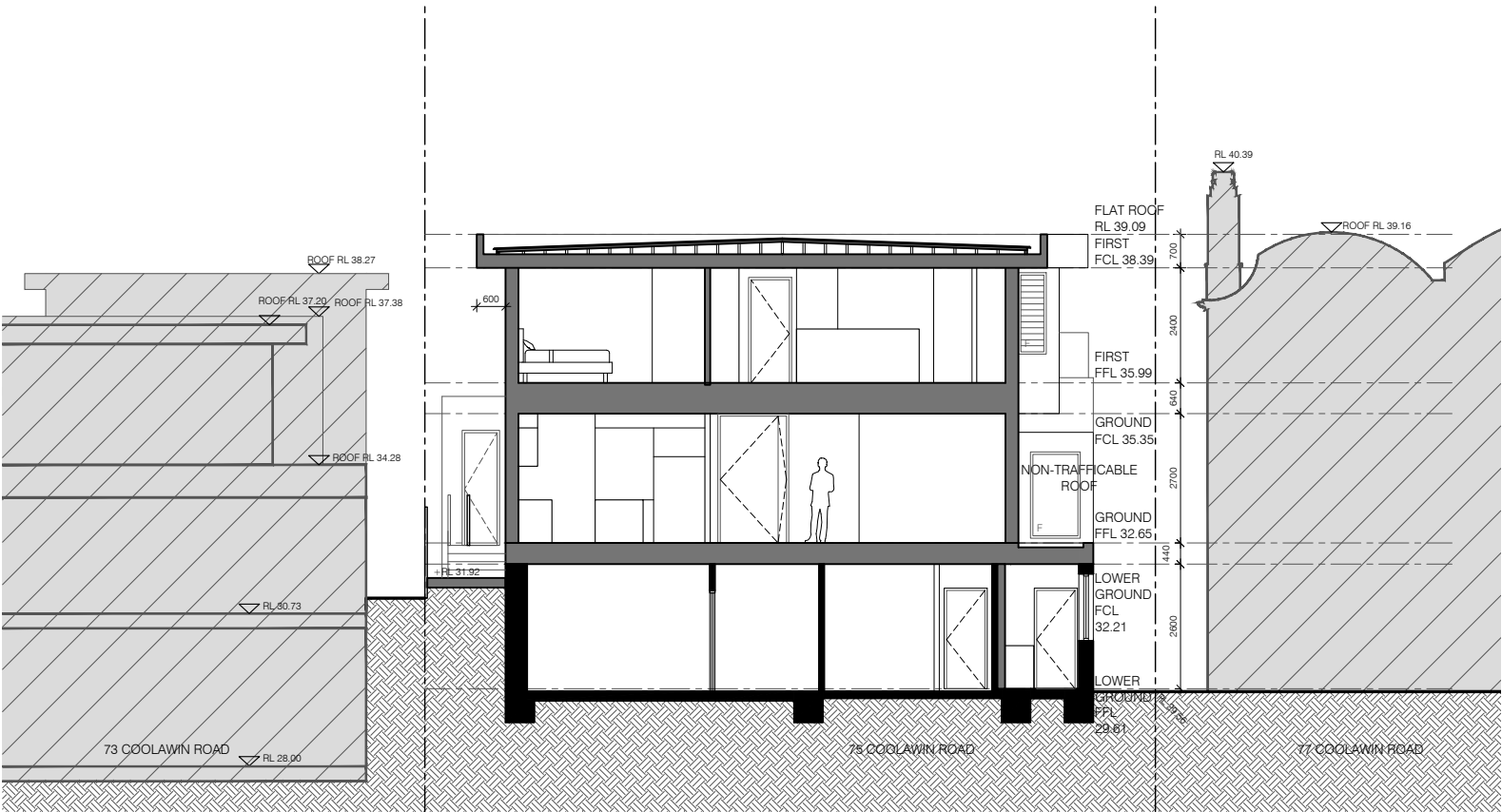
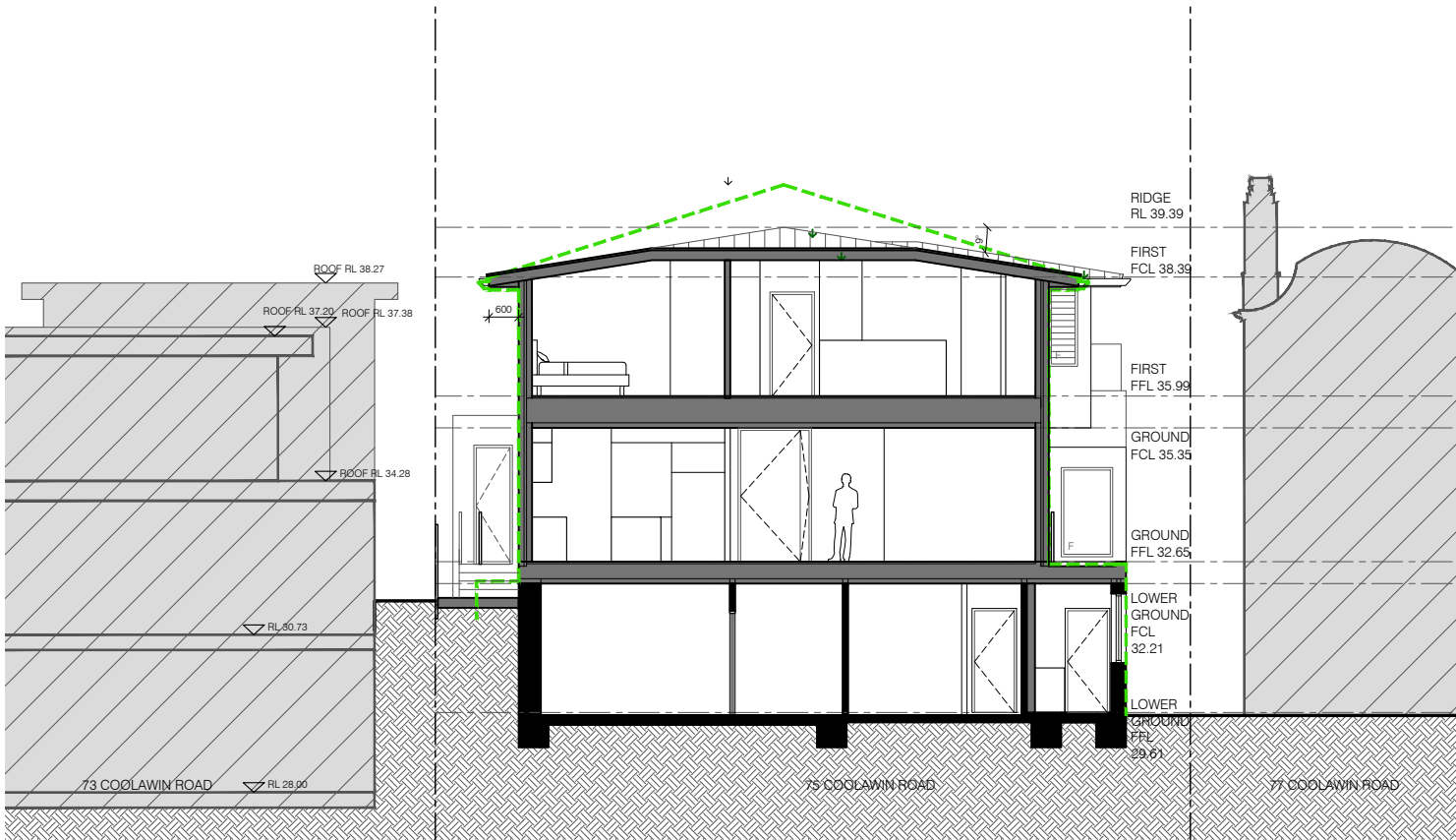
SCALE: 1:200 @ A3      DATE: 24.05.2022

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2020-031  
A1513





PROPOSED: PITCHED ROOF

ALTERNATE: FLAT ROOF

ARCHITECT

**B B**

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Nominated Architect:  
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LEGEND

- EXISTING STRUCTURE
- NEW STRUCTURE
- PROPOSED AREA OF WORKS
- PREVIOUS DA SUBMISSION

ISSUE	AMENDMENT	DATE
E	Development Application	13.10.2020
F	DA Amendment	12.04.2021
G	Amendment - LEC	10.05.2022
H	Amendment - LEC	24.05.2022

PROJECT

**75 COOLAWIN ROAD,  
NORTHBRIDGE**

NEW DWELLING

FLAT ROOF - 3D & SECTIONS

SCALE: 1:150 @ A3 DATE: 24.05.2022

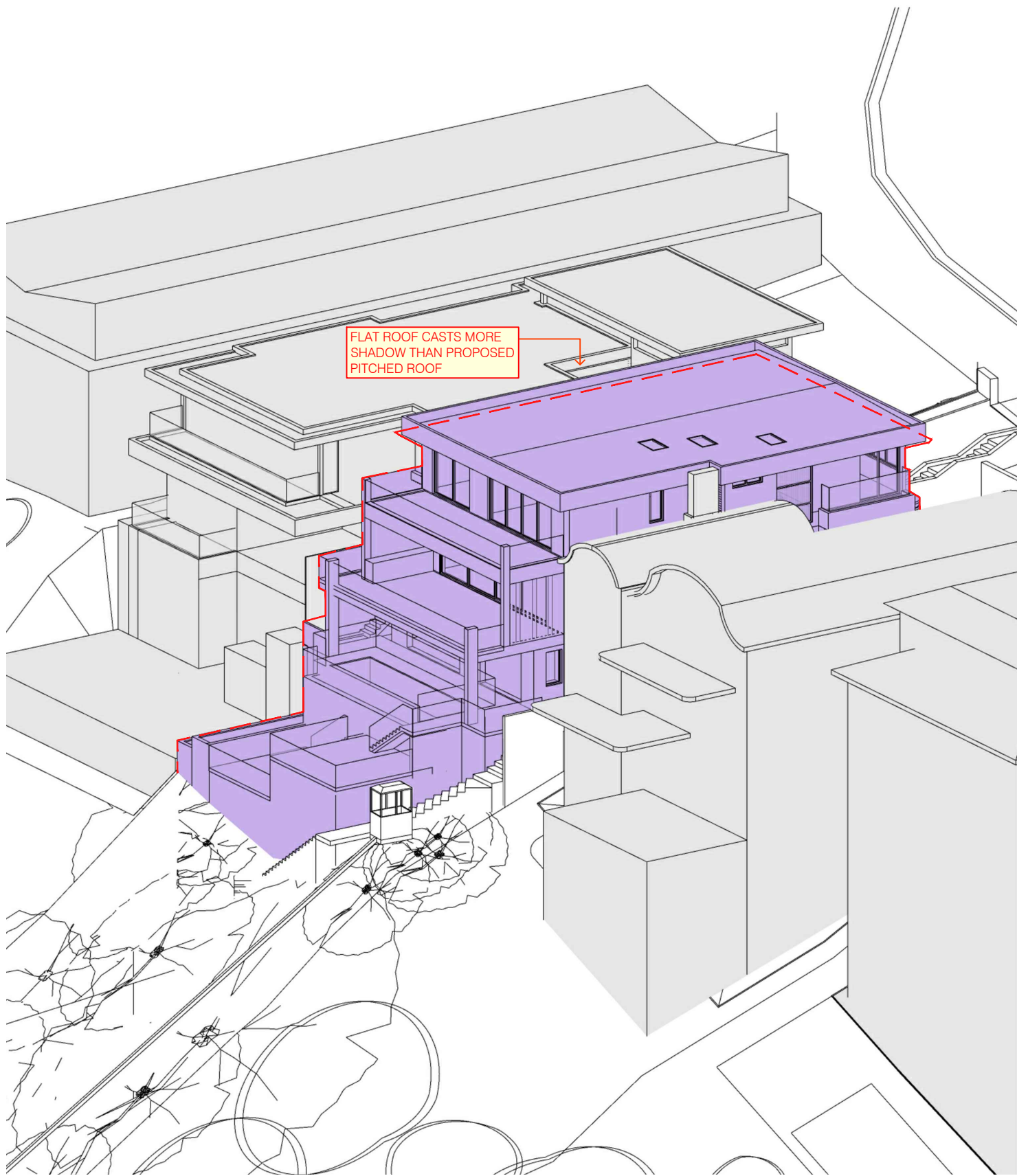
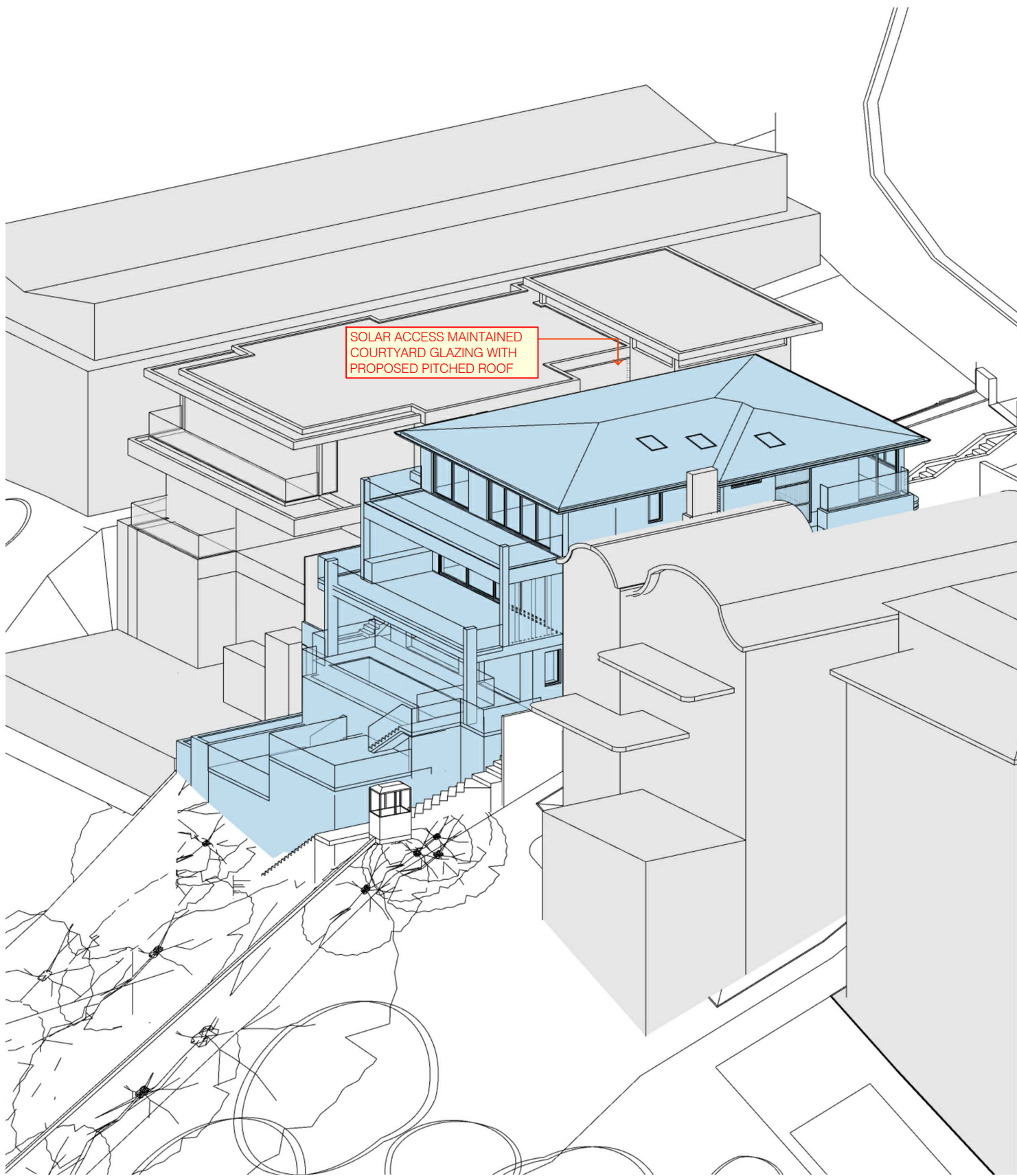
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2020-031

**A2001**





PROPOSED: PITCHED ROOF  
SHADOW DIAGRAMS - WINTER SOLSTICE - 22nd JUNE 9AM

ALTERNATE: FLAT ROOF


ARCHITECT


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Nominated Architect:  
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LEGEND:

 PROPOSED BUILDING

 RED DASHED LINE INDICATES  
EXTENT OF PROPOSED BUILDING/  
SHADOWS

 FLAT ROOF OPTION

ISSUE	AMENDMENT	DATE
E	Development Application	13.10.2020
F	DA Amendment	12.04.2021
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H	Amendment - LEC	24.05.2022

PROJECT

**75 COOLAWIN ROAD,  
NORTHBRIDGE**

NEW DWELLING

FLAT ROOF - SOLAR EYE DIAGRAMS

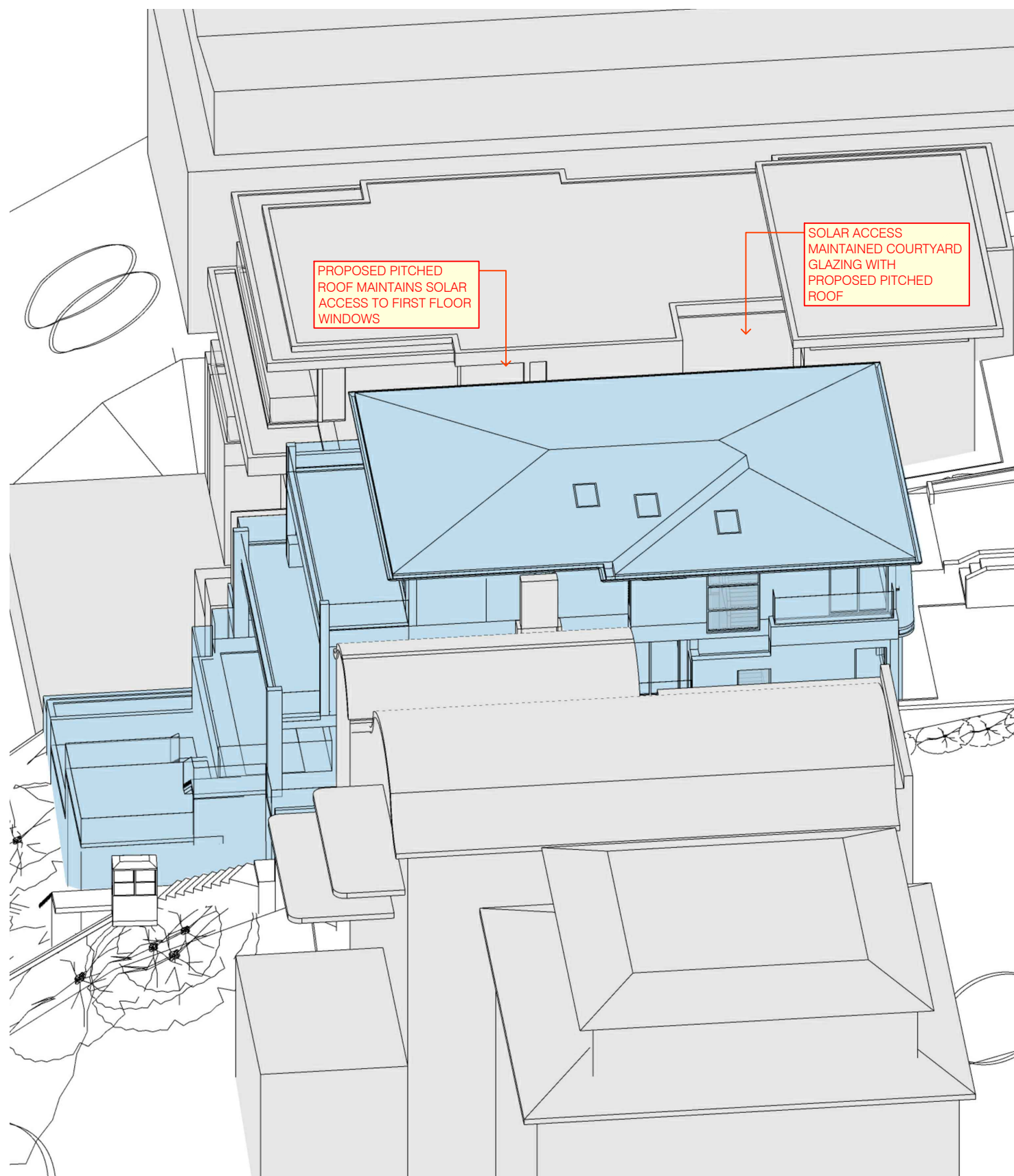
SCALE: NTS @ A3 DATE: 24.05.2022

ISSUE: H - Amendment - LEC

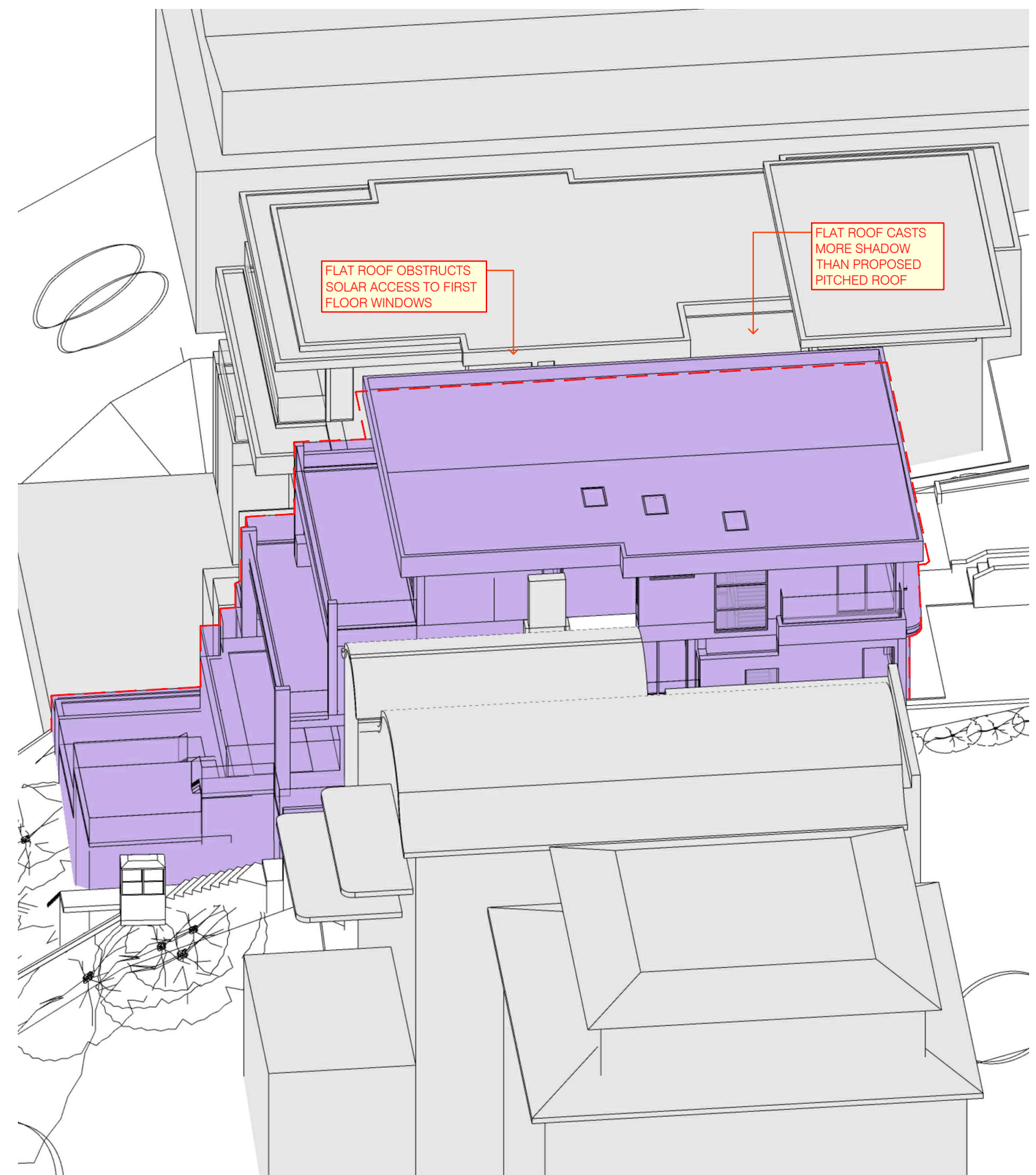
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**A2011**



PROPOSED: PITCHED ROOF



ALTERNATE: FLAT ROOF

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Nominated Architect:  
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LEGEND:



PROPOSED BUILDING



FLAT ROOF OPTION



RED DASHED LINE INDICATES  
EXTENT OF PROPOSED BUILDING/  
SHADOWS

ISSUE	AMENDMENT	DATE
E	Development Application	13.10.2020
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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

FLAT ROOF - SOLAR EYE DIAGRAMS

SCALE: NTS @ A3      DATE: 24.05.2022

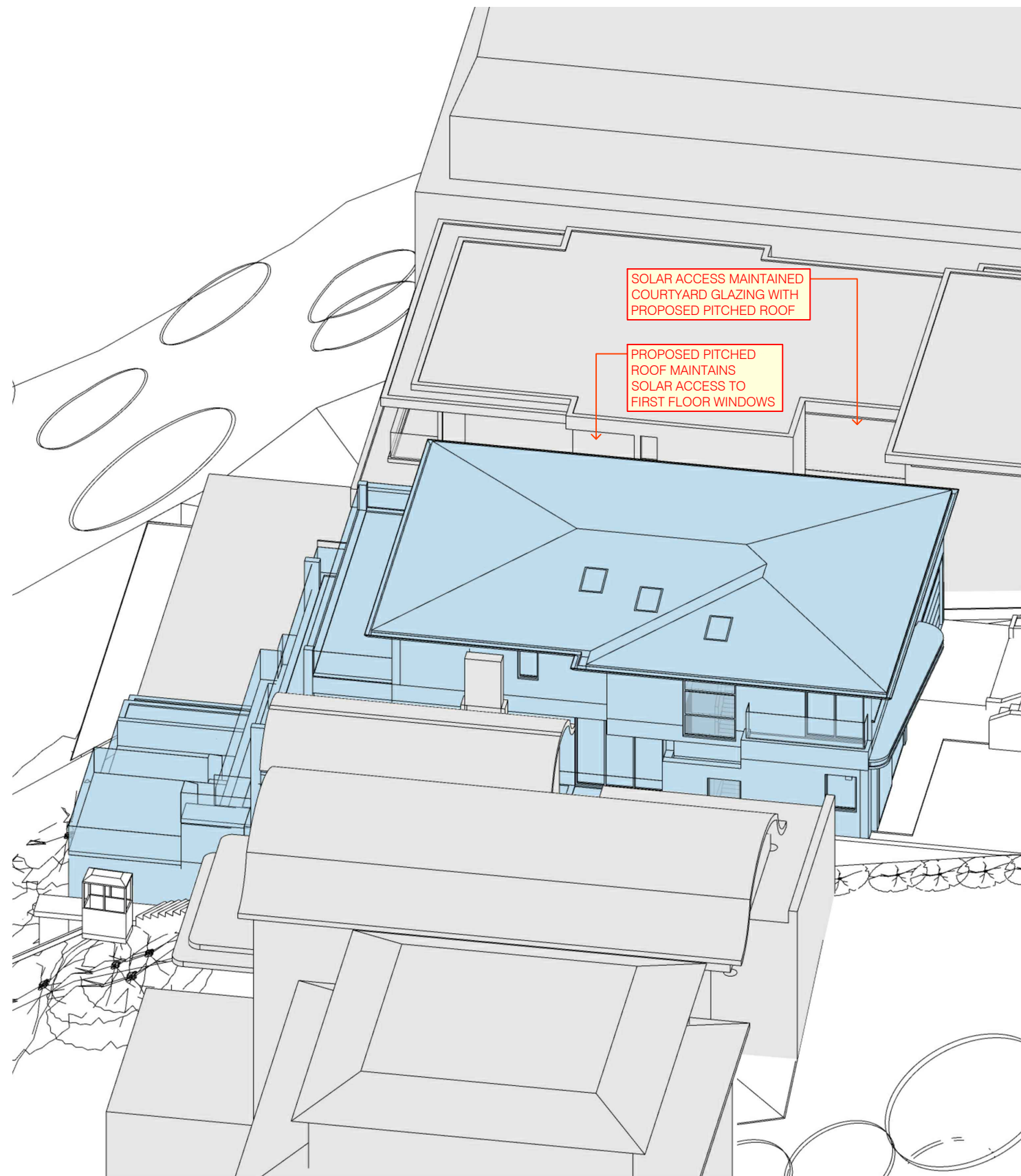
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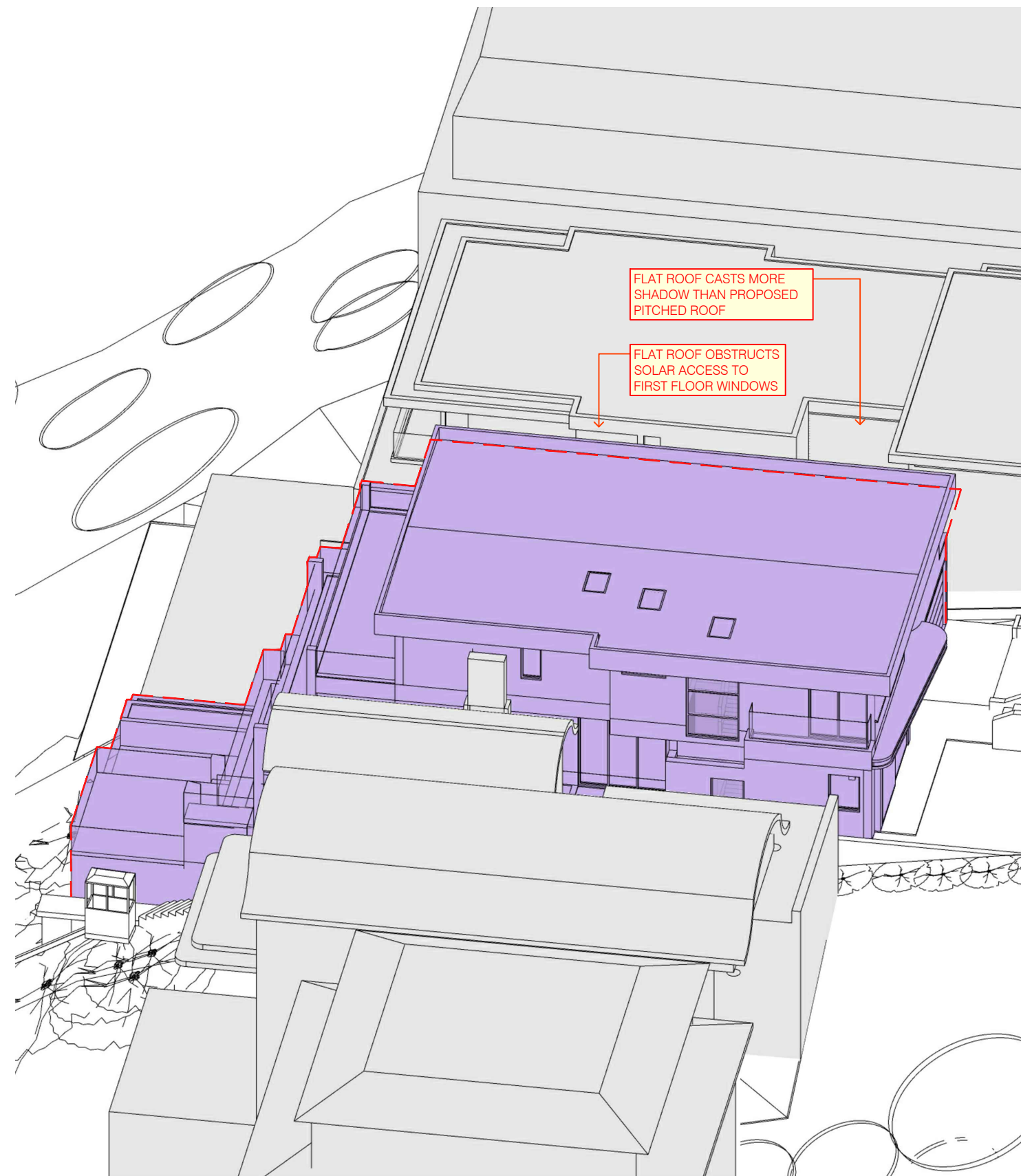
2020-031

A2012





PROPOSED: PITCHED ROOF



ALTERNATE: FLAT ROOF

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Nominated Architect:  
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LEGEND:



PROPOSED BUILDING



FLAT ROOF OPTION



RED DASHED LINE INDICATES  
EXTENT OF PROPOSED BUILDING/  
SHADOWS

ISSUE	AMENDMENT	DATE
E	Development Application	13.10.2020
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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

FLAT ROOF - SOLAR EYE DIAGRAMS

SCALE: NTS @ A3      DATE: 24.05.2022

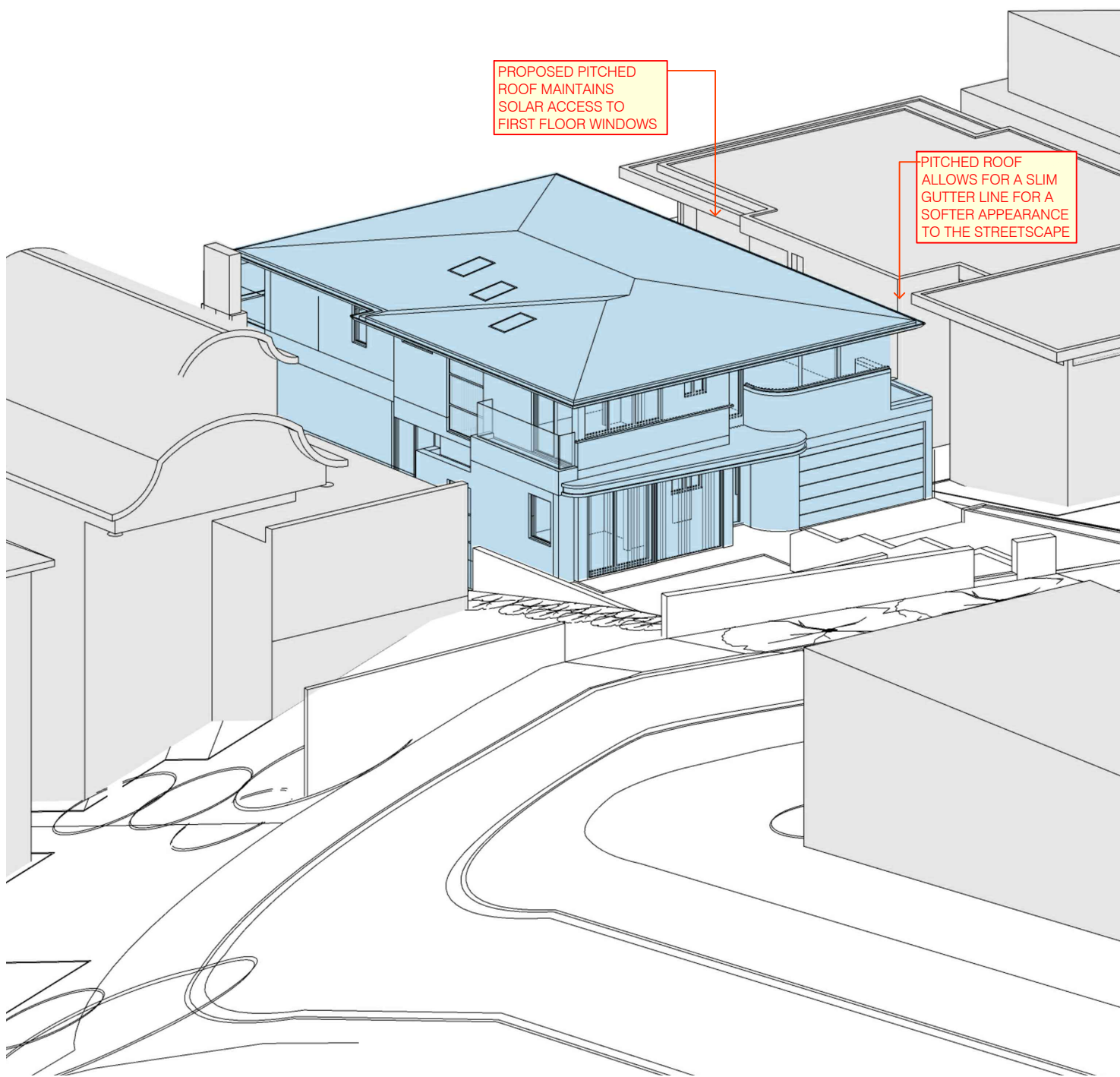
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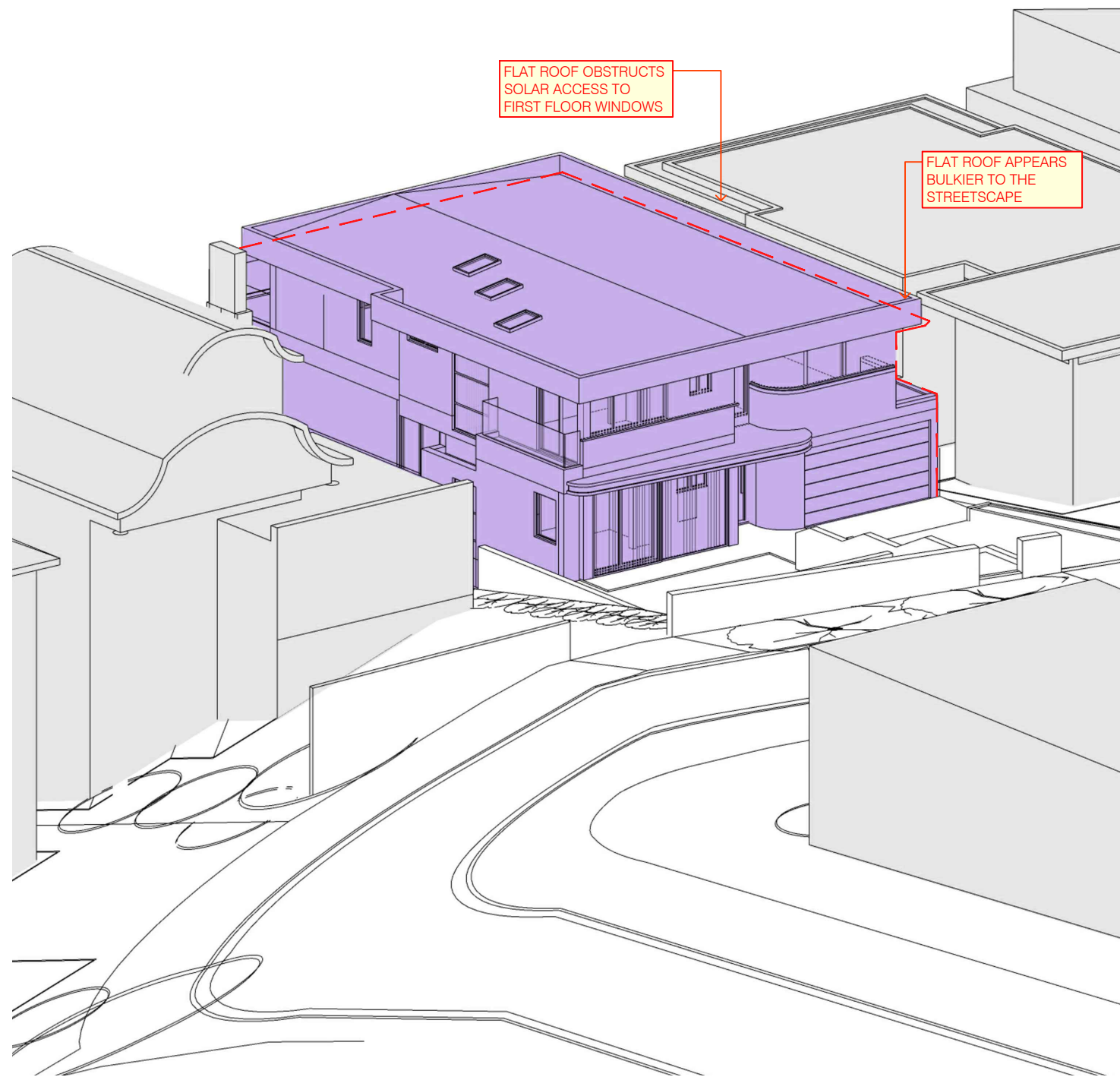
2020-031

A2013





PROPOSED: PITCHED ROOF



ALTERNATE: FLAT ROOF

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LEGEND:



PROPOSED BUILDING



FLAT ROOF OPTION



RED DASHED LINE INDICATES  
EXTENT OF PROPOSED BUILDING/  
SHADOWS

ISSUE	AMENDMENT	DATE
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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

FLAT ROOF - SOLAR EYE DIAGRAMS

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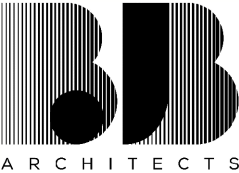
2020-031

A2014





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ISSUE	AMENDMENT	DATE
E	Development Application	13.10.2020
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PROJECT

**75 COOLAWIN ROAD,  
NORTHBRIDGE**

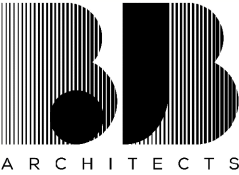
NEW DWELLING

STREETVIEW 3D	
SCALE:	DATE: 24.05.2022
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A3001	





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PROJECT

**75 COOLAWIN ROAD,  
NORTHBRIDGE**

NEW DWELLING

STREETVIEW

SCALE: DATE: 24.05.2022

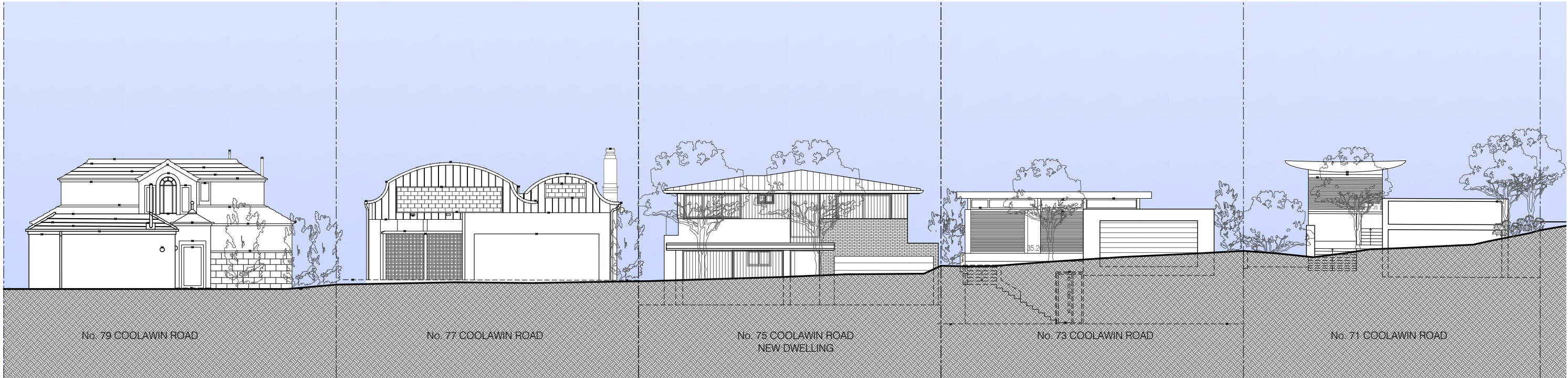
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**A3002**



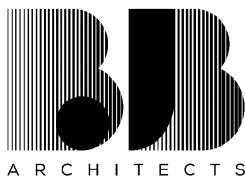


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3011

STREETSCAPE ELEVATION

SCALE 1:200 @ A3

ARCHITECT

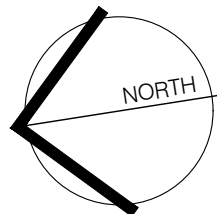


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LEGEND

----- DASHED LINE INDICATES EXTENT OF  
BUILDING BEHIND



ISSUE	AMENDMENT	DATE
E	Development Application	13.10.2020
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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

STREETSCAPE ELEVATION

SCALE: 1:200 @ A3      DATE: 24.05.2022

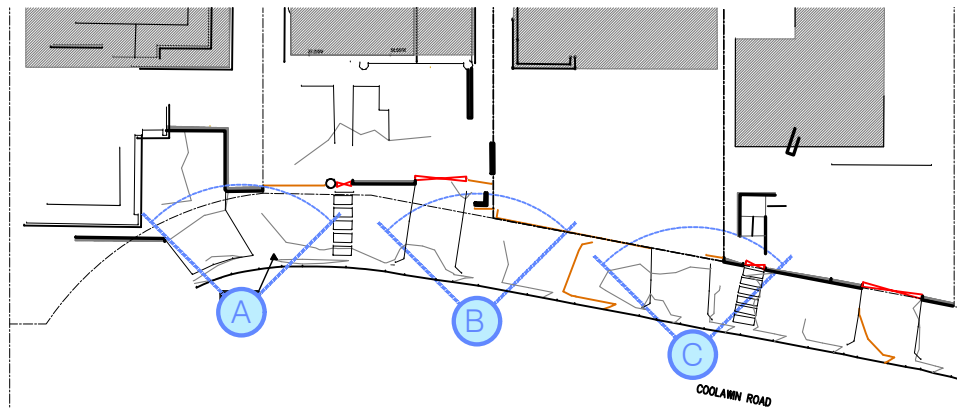
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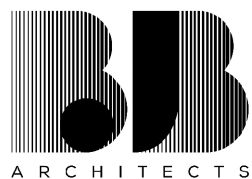
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1 SITE PLAN  
SCALE 1:500 @ A3

ARCHITECT

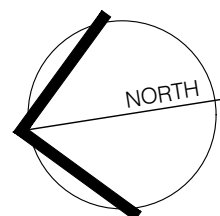


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LEGEND

----- DASHED LINE INDICATES EXTENT OF  
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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

STREETVIEW IMAGE - NO 77 & NO 79

SCALE: N.T.S. DATE: 24.05.2022

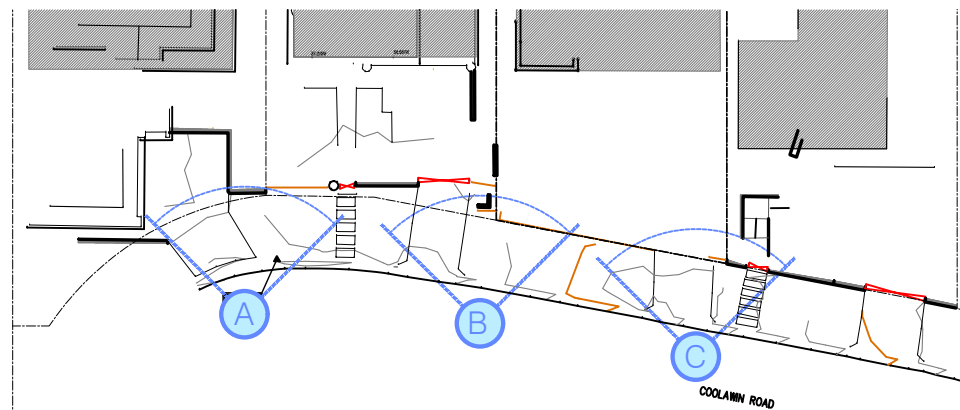
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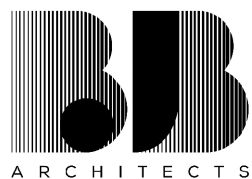
A3021





1 SITE PLAN  
SCALE 1:500 @ A3

ARCHITECT

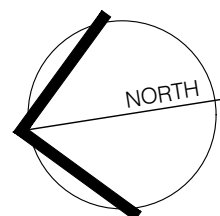


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LEGEND

----- DASHED LINE INDICATES EXTENT OF  
BUILDING BEHIND



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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

STREETVIEW IMAGE - NO 77 & NO 75

SCALE: N.T.S. DATE: 24.05.2022

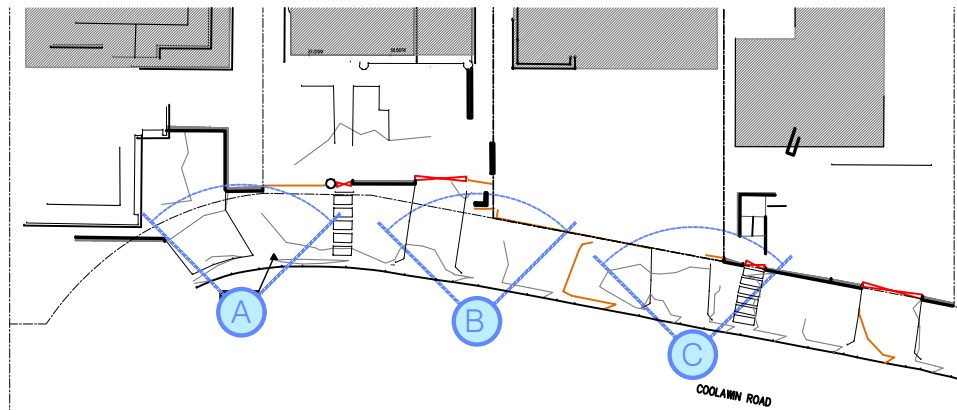
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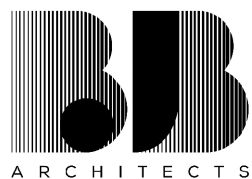
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1 SITE PLAN  
SCALE 1:500 @ A3

ARCHITECT

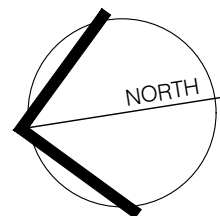


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LEGEND

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PROJECT

75 COOLAWIN ROAD,  
NORTHBRIDGE  
NEW DWELLING

STREETVIEW IMAGE - NO 75 & NO 73

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A3023