

A. DULUX  
WHITE



B. WHITE  
WEATHERBOARD  
CLADDING



C. COLORBOND ROOF  
FASCIA & GUTTER  
NIGHT SKY OR SIMILAR



D. CORRUGATED ROOF  
COLORBOND DARK OR  
SIMILAR



E. METAL WINDOW  
FRAME BLACK OR  
SIMILAR

**PABA RE**

M 0430 392 916  
Unit 2, 71 Prince William Drive  
Seven Hills NSW 2147

**PROJECT STATUS :**

DEVELOPMENT APPLICATION

**PROJECT :**

PROPOSED SINGLE

REV.	DESCRIPTION	DATE	DATE	DRAWN BY	CHECKED BY
A	For DA Approval	17/03/26	20/03/2026 10:23:18 AM	CA	JY
				SCALE	SHEET NO
				AS SHOWN@A3	DA03

**SHEET TITLE**

Materials Schedule

**SITE**

3 Kauai Avenue, Chittaway Bay

### Schedule Of Compliance

**Total Site Area: 465m<sup>2</sup>**

Maximum Site Coverage = 50% of the site area  
= 465 \* 50% = 232.5m<sup>2</sup>

Proposed Site Coverage: 154.9m<sup>2</sup>

Proposed Landscape Area: 261.5m<sup>2</sup>

### Area Calculation

Lower Ground Floor: 121.1m<sup>2</sup>

Ground Floor: 131.5m<sup>2</sup>

Terrace: 13.9m<sup>2</sup>

Patio: 2.13m<sup>2</sup>

Balcony: 9.6m<sup>2</sup>

Required Front Setback: Average of 2 nearest dwellings within 40m: 7.5m  
7m (lot 33 DP28712) + 8m (lot 31 DP28712) = 15m  
15m / 2 = 7.5m

Proposed Front Setback: 7.5m

Required Side Setback:  
0.9m (LG)  
1.9m (GF)

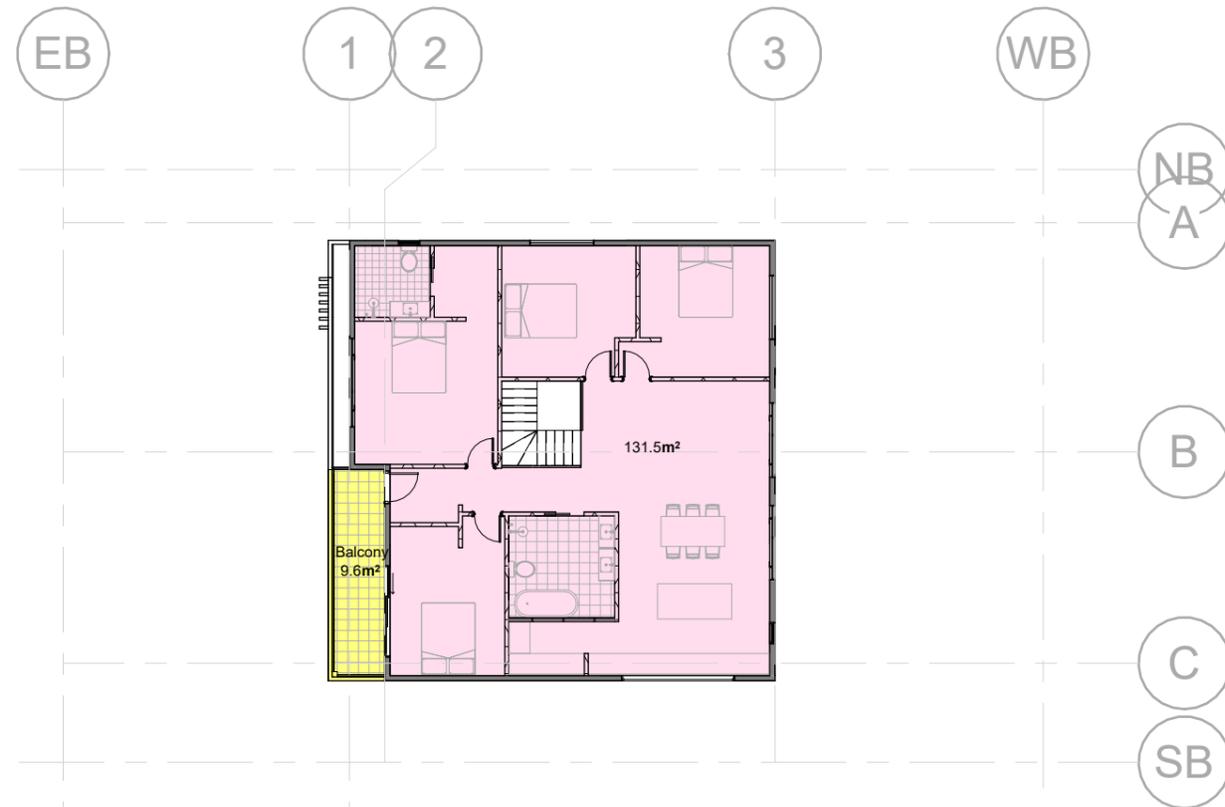
Proposed Side Setback:  
0.9m (LG)  
2.0m (GF)

Required Rear Setback:  
3m (LG)  
6m (GF)

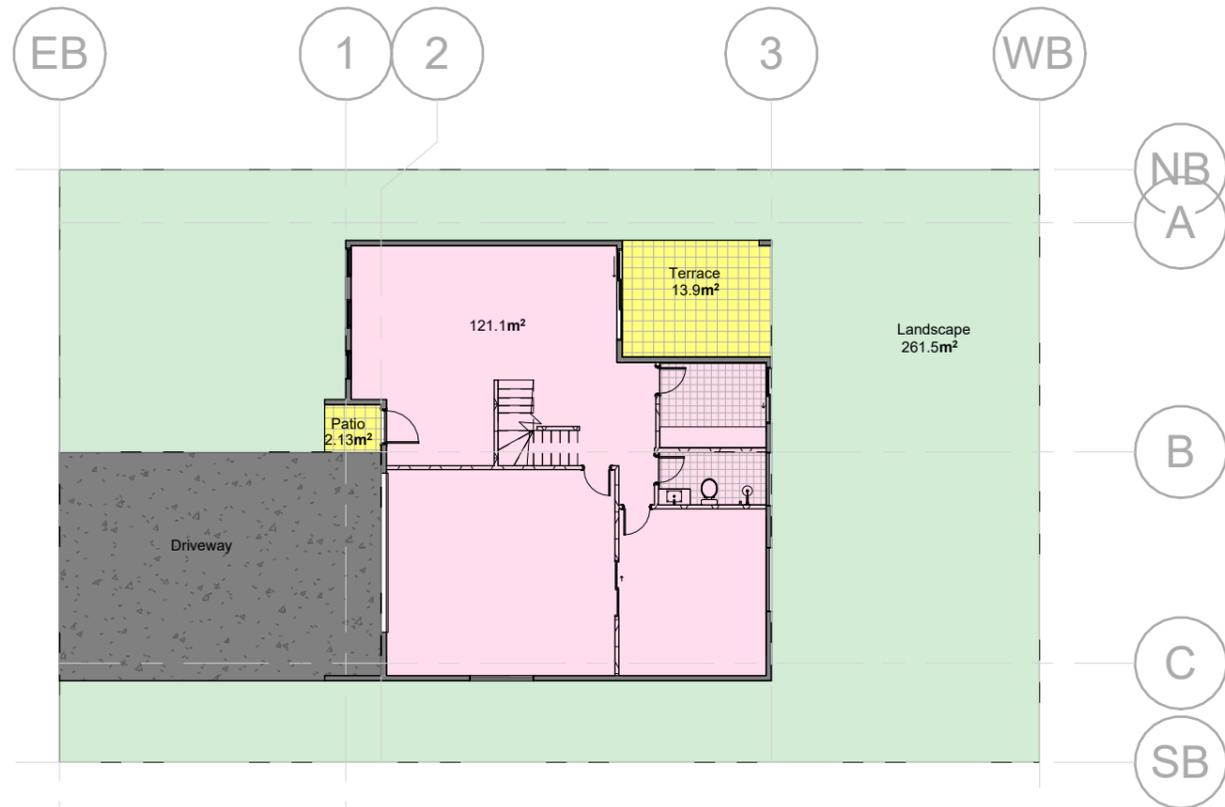
Proposed Rear Setback:  
7.6m (LG)  
7.6m (GF)

Allowable Maximum Height Of Building: 10m

Proposed Maximum Height Of Building: 8.6m



**1** Ground Floor Area calculation  
1 : 200



**2** Lower Ground Area calculation  
1 : 200

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A	For DA Approval	17/03/26	20/03/2026 10:23:18 AM	CA	JY
				SCALE	SHEET NO
				AS SHOWN@A3	DA04 (1)

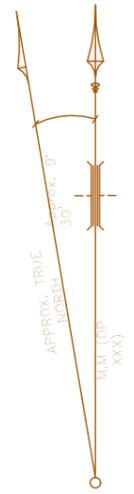
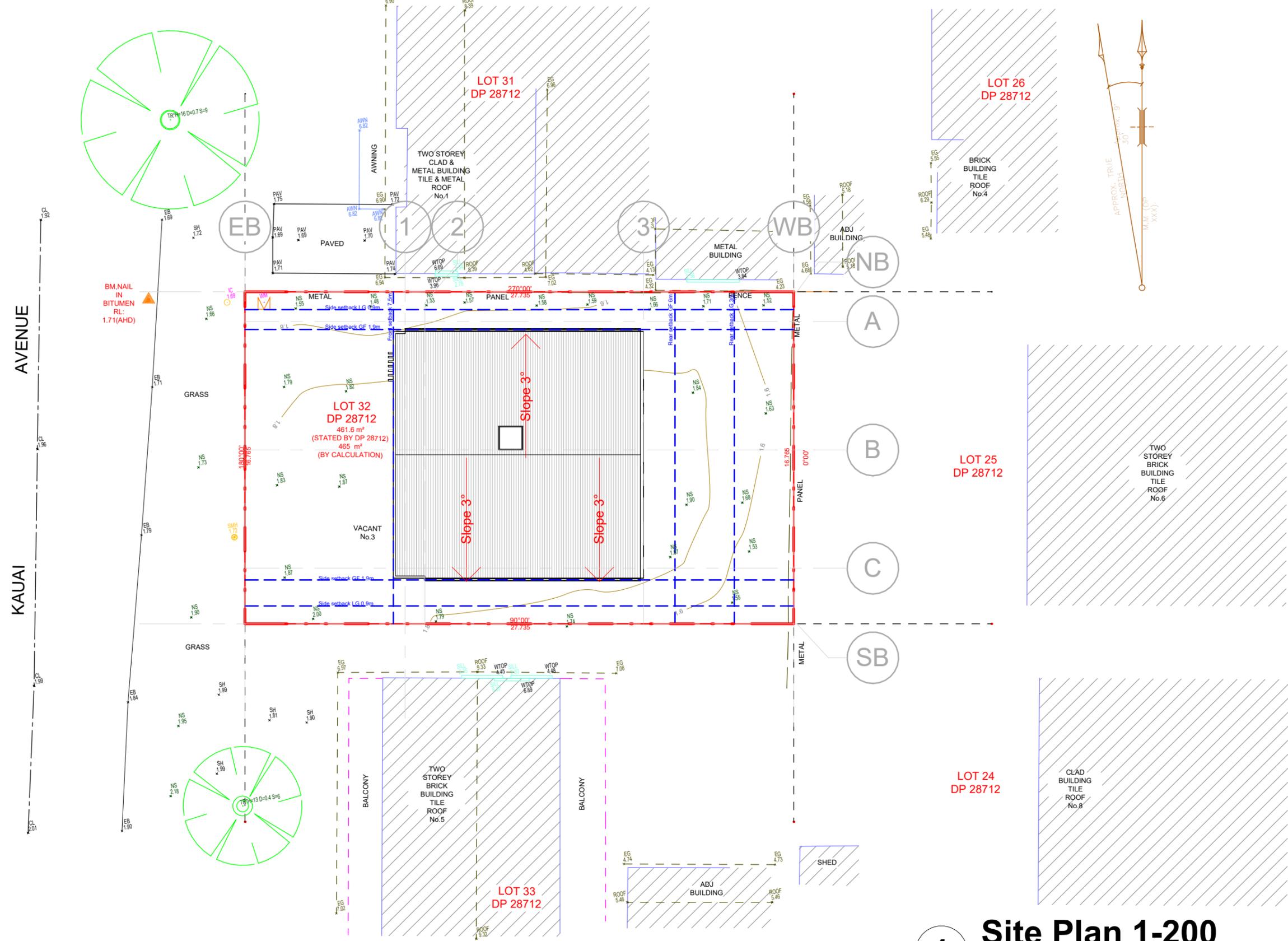


**SHEET TITLE**

Area calculation

**SITE**

3 Kauai Avenue, Chittaway Bay



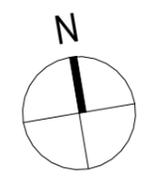
**1 Site Plan 1-200**  
1 : 200

**PABA RE**  
M 0430 392 916  
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Seven Hills NSW 2147

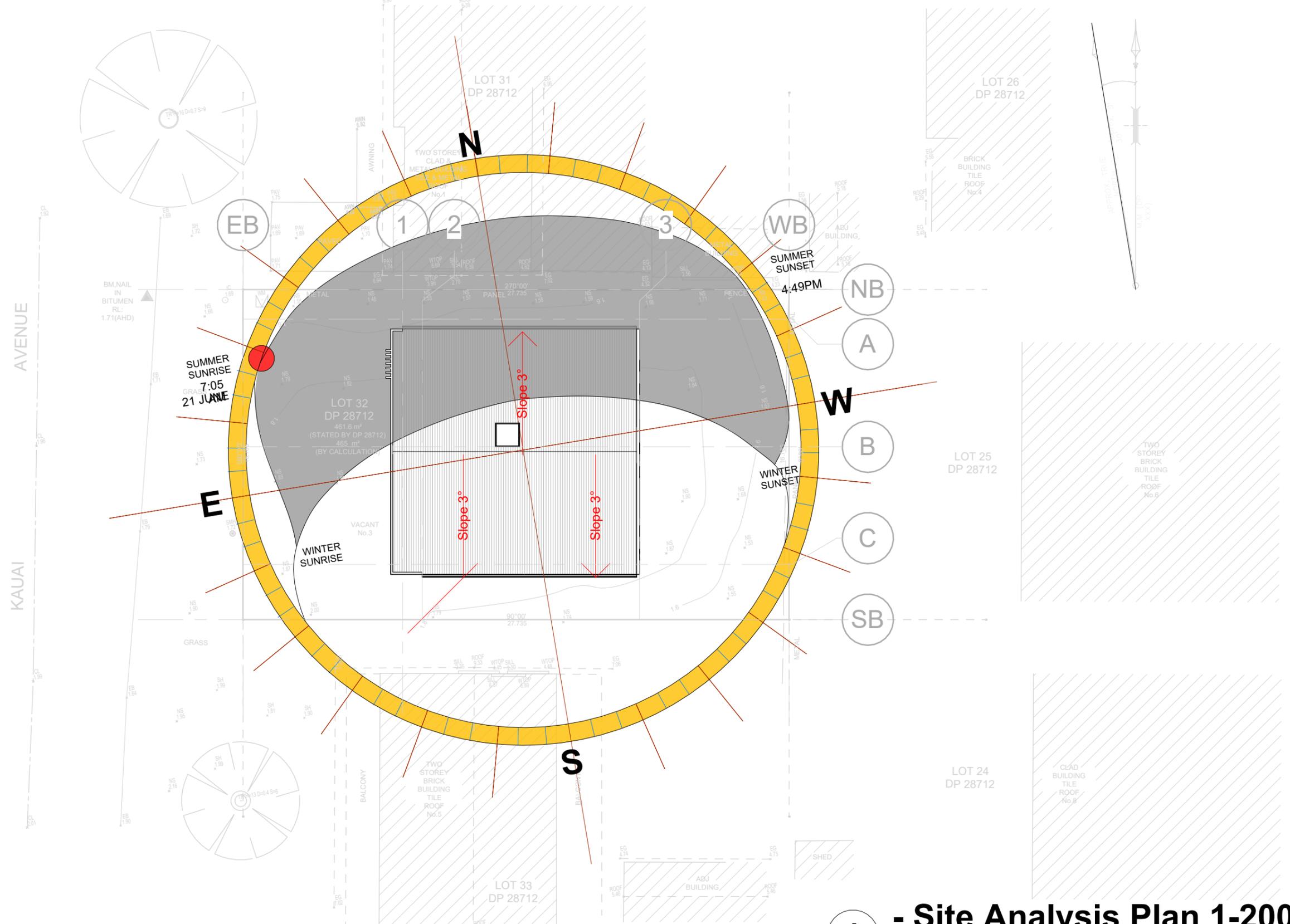
**PROJECT STATUS :**  
DEVELOPMENT APPLICATION  
  
**PROJECT :**  
PROPOSED SINGLE

REV.	DESCRIPTION	DATE
A	For DA Approval	17/03/26

DATE 20/03/2026 10:23:19 AM	
DRAWN BY CA	CHECKED BY JY
SCALE AS SHOWN@A3	SHEET NO DA04



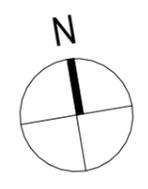
**SHEET TITLE**  
Site Plan  
  
**SITE**  
3 Kauai Avenue, Chittaway Bay

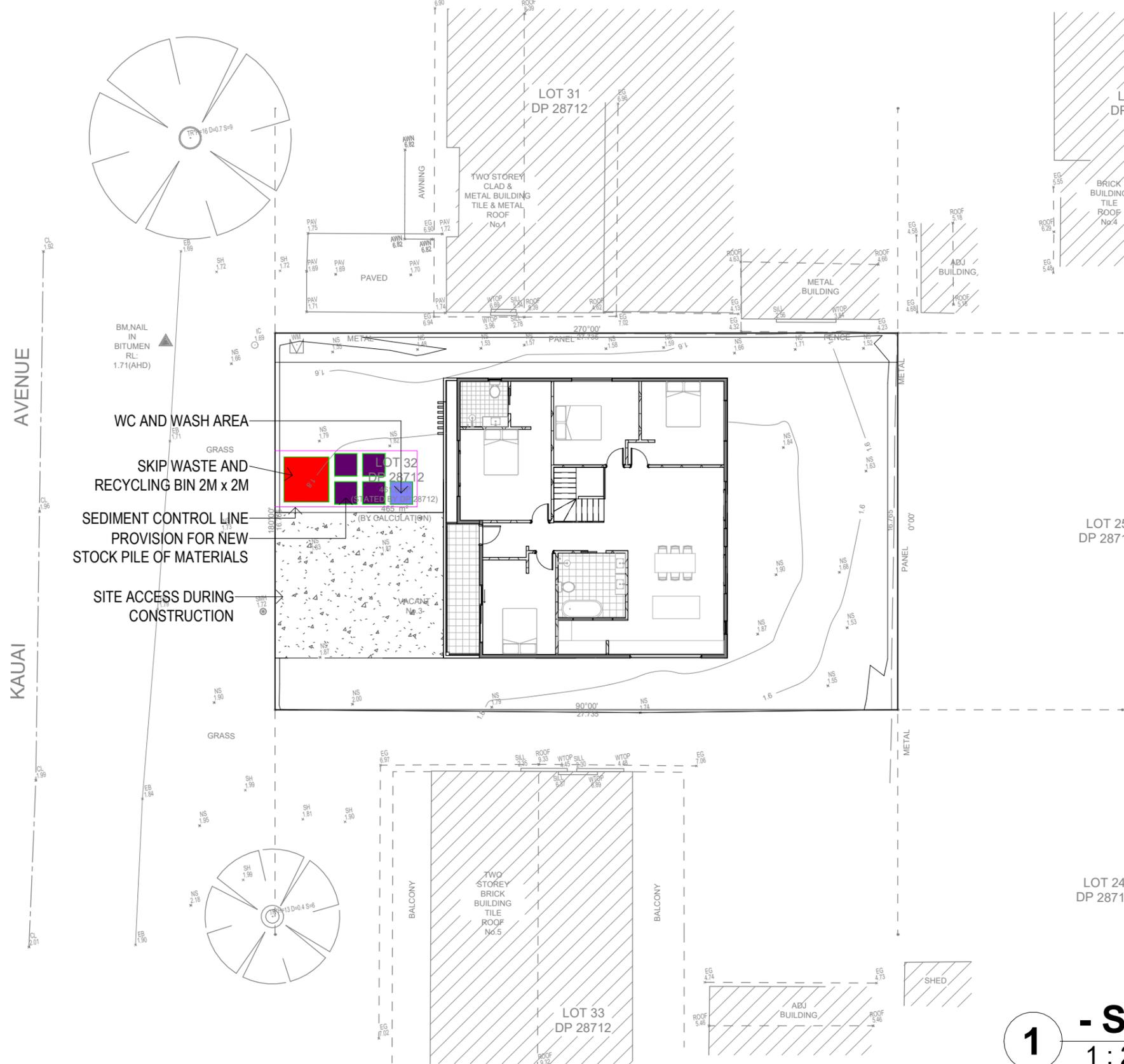


**1 - Site Analysis Plan 1-200**  
1 : 200

REV.	DESCRIPTION	DATE	DATE
A	For DA Approval	17/03/26	20/03/2026 10:23:19 AM

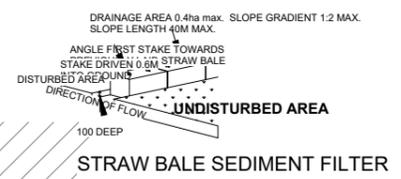
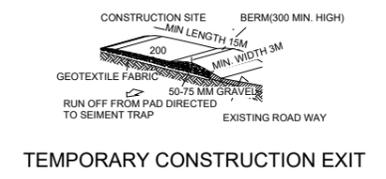
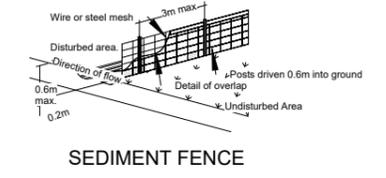
<b>DRAWN BY</b> CA	<b>CHECKED BY</b> JY
<b>SCALE</b> AS SHOWN@A3	<b>SHEET NO</b> DA05





KAUAI AVENUE

- WC AND WASH AREA
- SKIP WASTE AND RECYCLING BIN 2M x 2M
- SEDIMENT CONTROL LINE PROVISION FOR NEW STOCK PILE OF MATERIALS
- SITE ACCESS DURING CONSTRUCTION

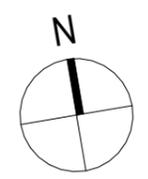


- SEDIMENT CONTROL NOTES**
- ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
  - ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILIZED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
  - SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
  - ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A MAXIMUM OF 60 % FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
  - ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
  - SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
  - FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES. FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.

# 1 - Site Management Plan

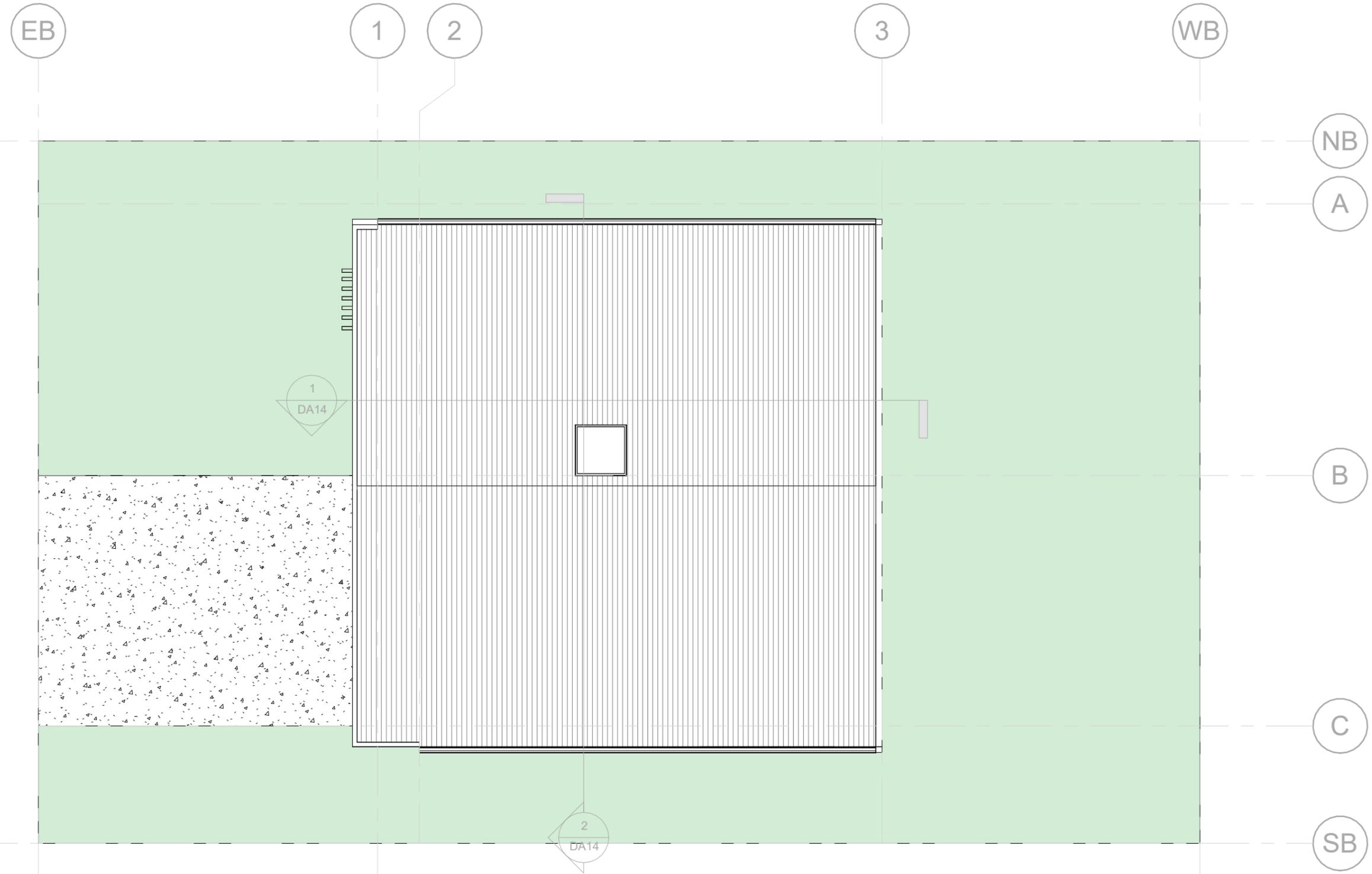
1 : 200

REV.	DESCRIPTION	DATE	DATE
A	For DA Approval	17/03/26	20/03/2026 10:23:20 AM
			<b>DRAWN BY</b> CA
			<b>CHECKED BY</b> JY
			<b>SCALE</b> AS SHOWN@A3
			<b>SHEET NO</b> DA06



-  1.8m high boundary fence
-  Turf area
-  Proposed driveway
-  Stepping pavers with pebbles
-  Mulched area

- TREE**
-  Magnolia grandiflora 'Teddy bear'
  -  Pyrus calleryana 'capital'
- SHRUB**
-  Raphiolepis indica 'Oriental Pearl'
- HEDGING**
-  Viburnum odoratissimum



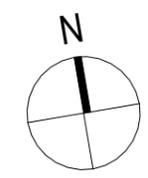
**1 Landscape Plan**  
1 : 100

**PABA RE**  
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A	For DA Approval	17/03/26	20/03/2026 10:23:20 AM	CA	JY
				SCALE	SHEET NO
				AS SHOWN@A3	DA07a



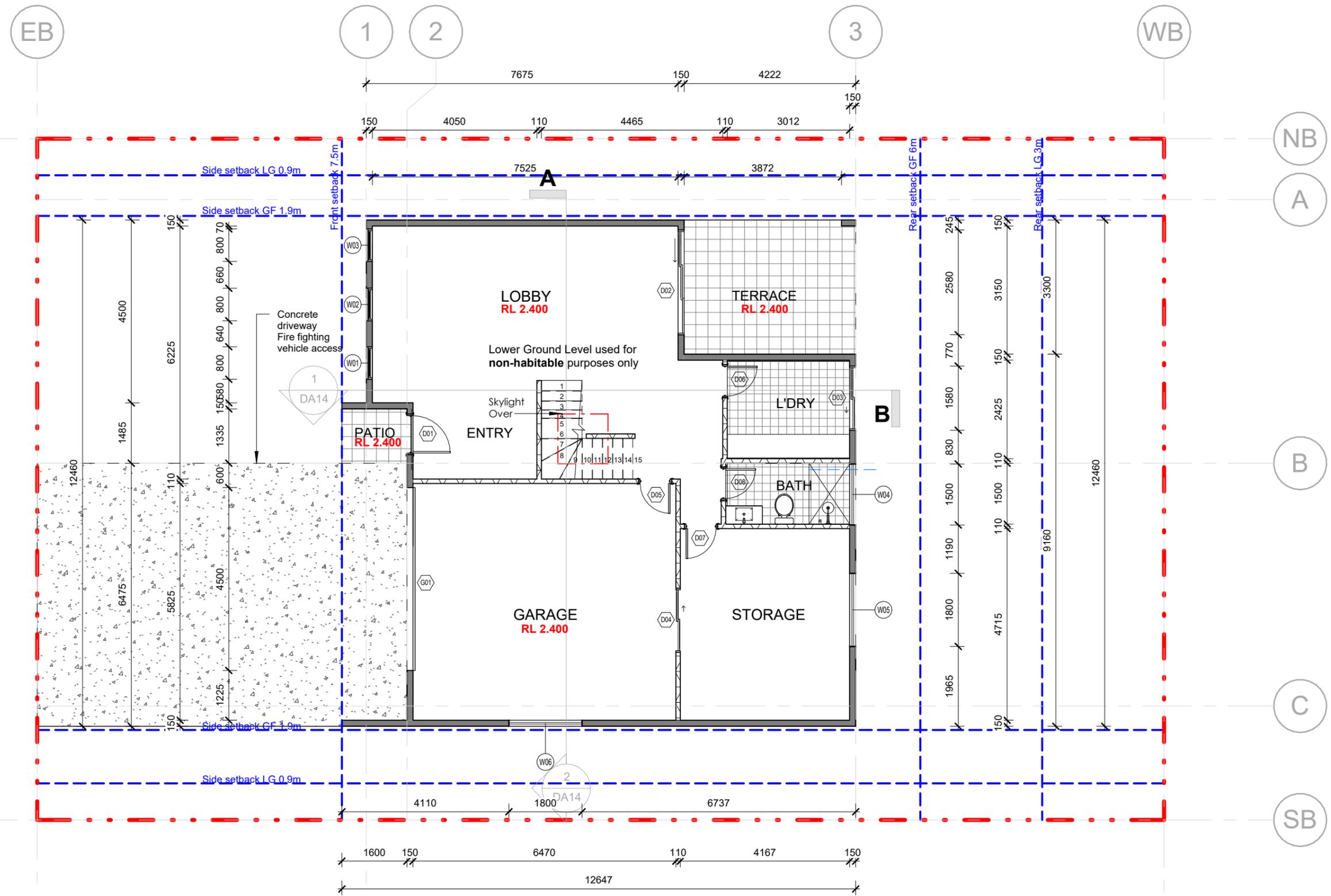
**SHEET TITLE**  
Landscape Plan

**SITE**  
3 Kauai Avenue, Chittaway Bay



- ⊙ SMOKE ALARM
- DOWNPIPE
- Waterstop Angles
- 300mm HEBEL PARTY WALL
- 200mm HEBEL EXTERNAL WALL
- 110mm Cladding
- 110mm PARTITION WALL
- 100mm Cladding
- Exhaust Fan
- Floor waste
- 90mm TIMBER
- 20mm CAVITY
- 75mm HEBEL
- 20mm CAVITY
- 90mm TIMBER
- 10mm GYPROCK
- 90mm TIMBER STUDS
- 10mm GYPROCK

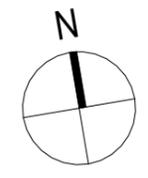
- ABBREVIATION**
- CL CEILING LINING
  - CONC CONCRETE FINISH
  - TILE TILE FINISH
  - DP DOWNPIPE
  - EP EPOXY PAINT
  - RWT RAINWATER TANK
  - PF PAINT FINISH
  - FB FACE BRICK
  - TB TIMBER FINISH
  - FC FACE CLADDING
  - SC SCREEN
  - PC POLISHED CONCRETE
  - GL CLEAR GLASS
  - OG OBSCURE GLASS
  - GT BOX GUTTER
  - OF OVERFLOW
  - FG FIXED GLASS
  - F FRIDGE
  - W WASHING MACHINE
  - D DRYER
  - AC AIRCONDITION
  - ELE ELECTRIC BOX
  - EF 25 Exhaust Fan at 25L/min.
  - EF 40 Exhaust Fan at 40L/min.

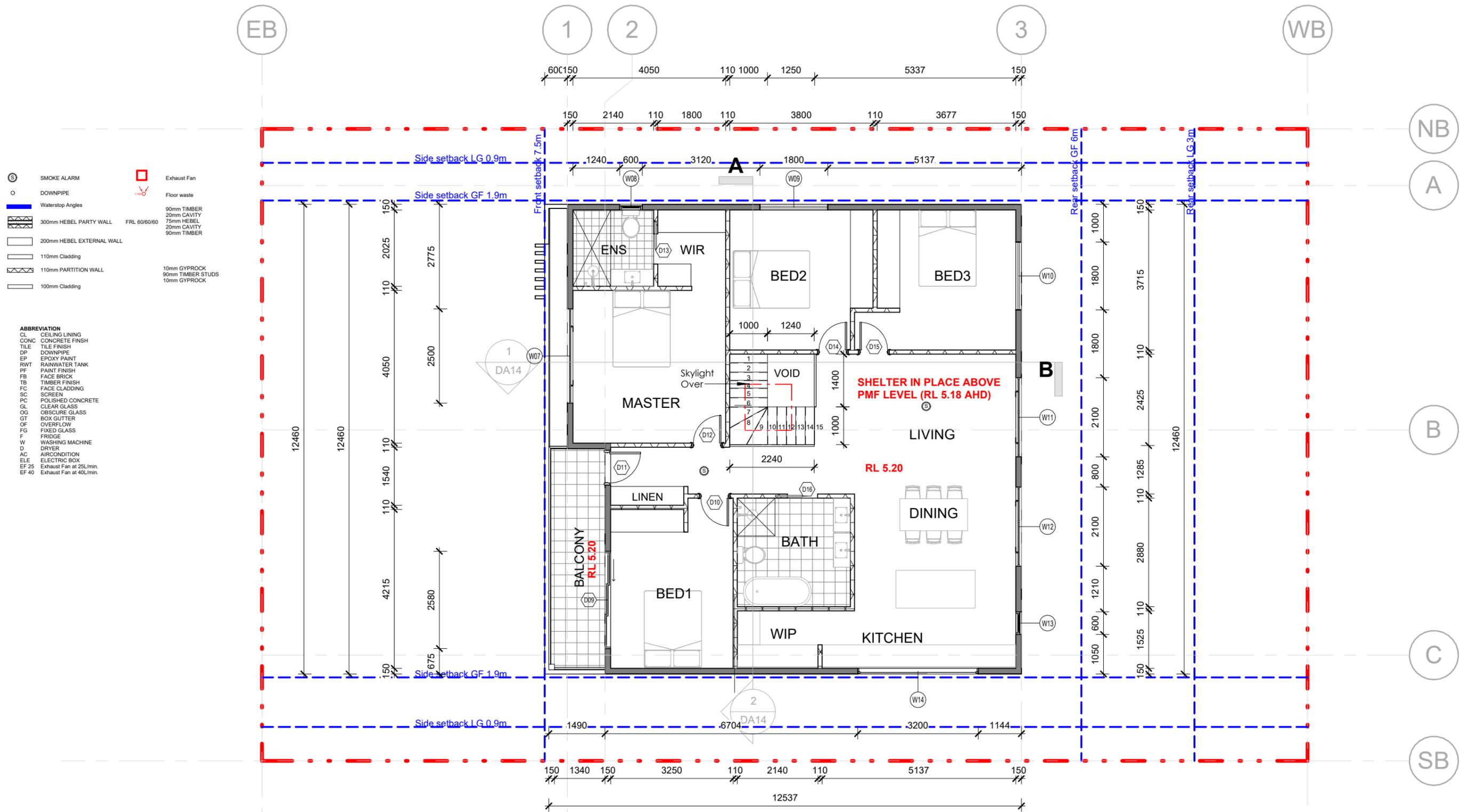


**1 - Lower Ground**  
1 : 100

REV.	DESCRIPTION	DATE	DATE
A	For DA Approval	17/03/26	20/03/2026 10:23:24 AM

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<b>SCALE</b> AS SHOWN@A3	<b>SHEET NO</b> DA08





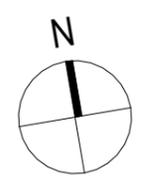
- ⊙ SMOKE ALARM
- DOWNPIPE
- Waterstop Angles
- 300mm HEBEL PARTY WALL
- 200mm HEBEL EXTERNAL WALL
- 110mm Cladding
- 110mm PARTITION WALL
- 100mm Cladding
- Exhaust Fan
- Floor waste
- 90mm TIMBER
- 20mm CAVITY
- 75mm HEBEL
- 20mm CAVITY
- 90mm TIMBER
- 10mm GYPROCK
- 90mm TIMBER STUDS
- 10mm GYPROCK

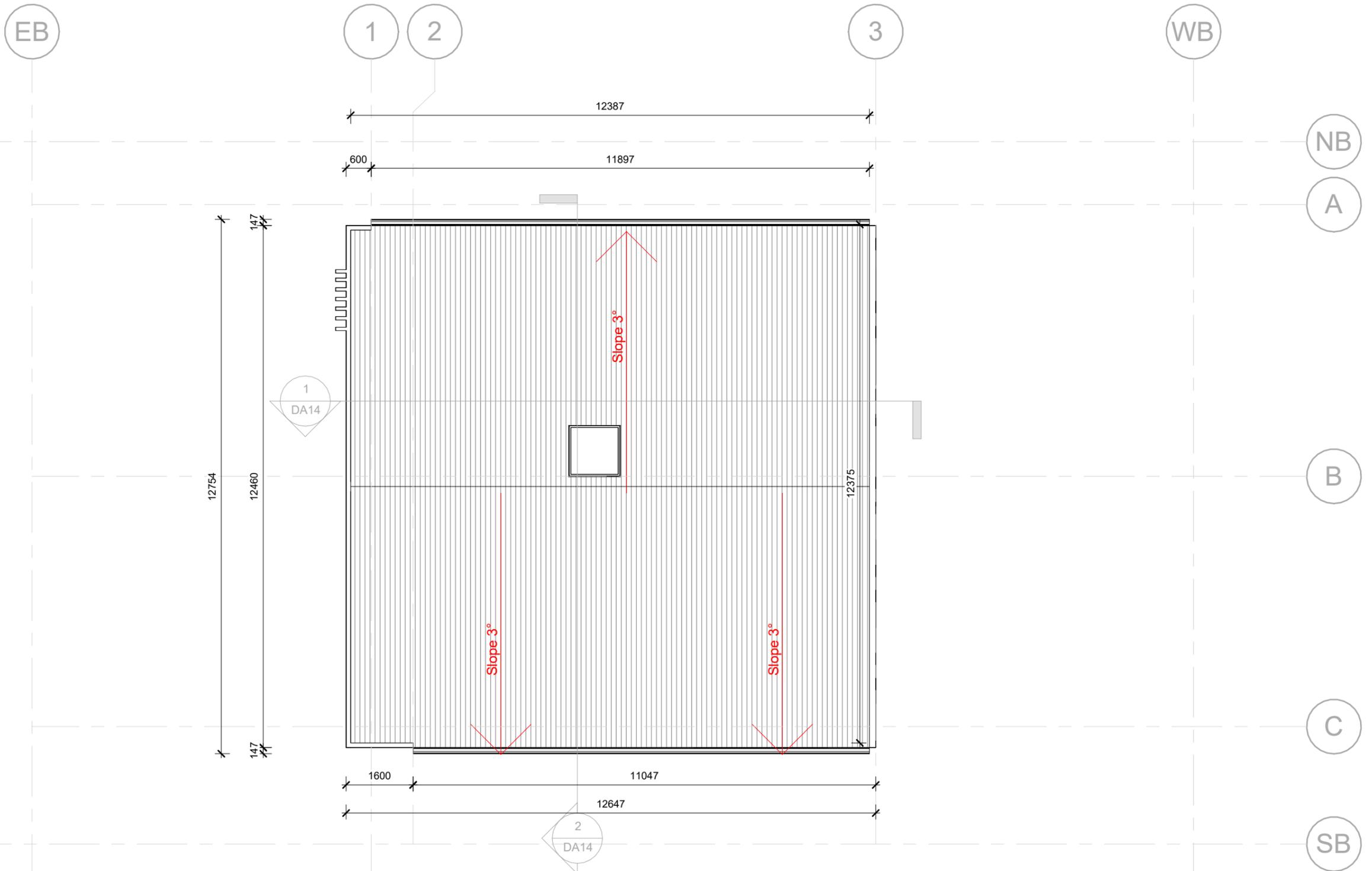
- ABBREVIATION**
- CL CEILING LINING
  - CONC CONCRETE FINISH
  - TILE TILE FINISH
  - DP DOWNPIPE
  - EP EPOXY PAINT
  - RWT RAINWATER TANK
  - PF PAINT FINISH
  - FB FACE BRICK
  - TB TIMBER FINISH
  - FC FACE CLADDING
  - SC SCREEN
  - PC POLISHED CONCRETE
  - GL CLEAR GLASS
  - OG OBSCURE GLASS
  - GT BOX GUTTER
  - OF OVERFLOW
  - FG FIXED GLASS
  - F FRIDGE
  - W WASHING MACHINE
  - D DRYER
  - AC AIRCONDITION
  - ELE ELECTRIC BOX
  - EF 25 Exhaust Fan at 25L/min.
  - EF 40 Exhaust Fan at 40L/min.

**- Ground Floor**  
1 : 100

REV.	DESCRIPTION	DATE
A	For DA Approval	17/03/26

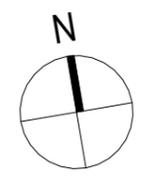
DATE 20/03/2026 10:23:25 AM	
DRAWN BY CA	CHECKED BY JY
SCALE AS SHOWN@A3	SHEET NO DA09

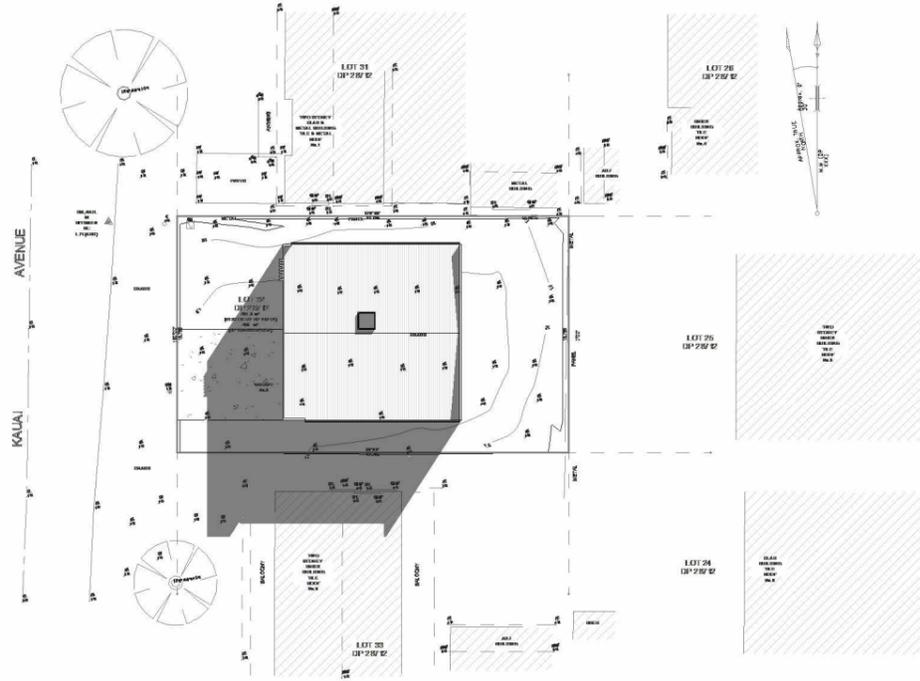




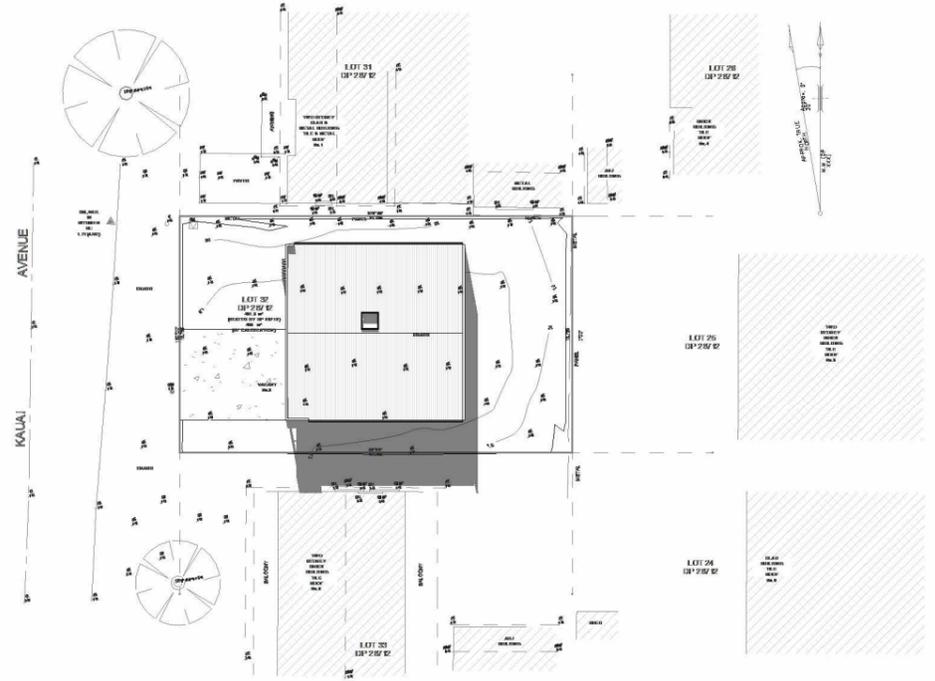
**1 - Roof Plan**  
1 : 100

REV.	DESCRIPTION	DATE	DATE	DRAWN BY	CHECKED BY
A	For DA Approval	17/03/26	20/03/2026 10:23:25 AM	CA	JY
				SCALE	SHEET NO
				AS SHOWN@A3	DA10

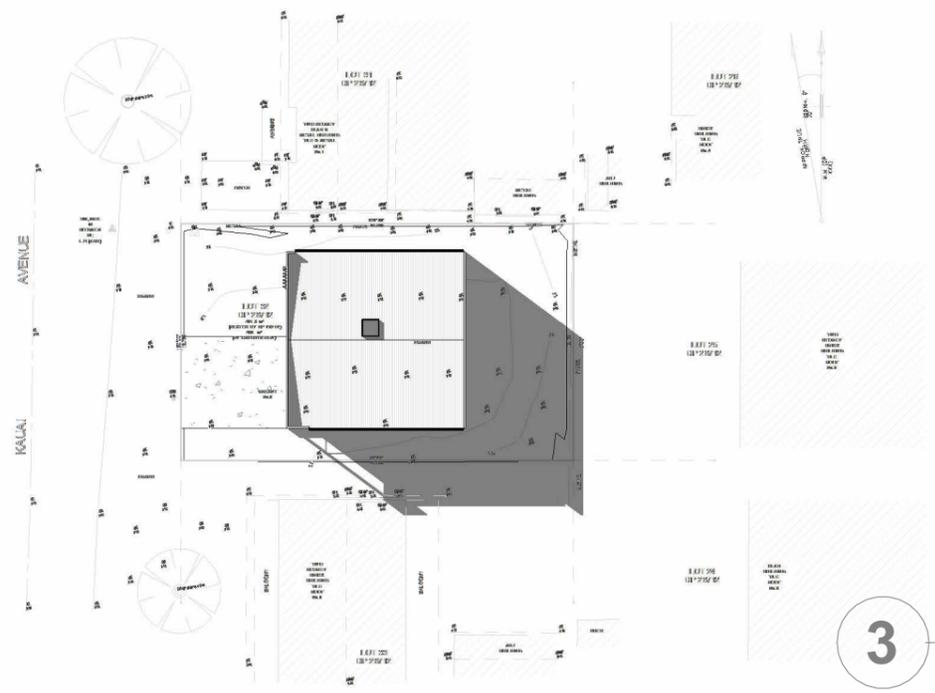




**1** **21Jun@9am**  
Scale : 1: 500



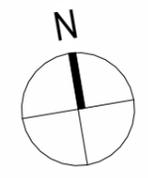
**2** **21Jun@12pm**  
Scale : 1: 500



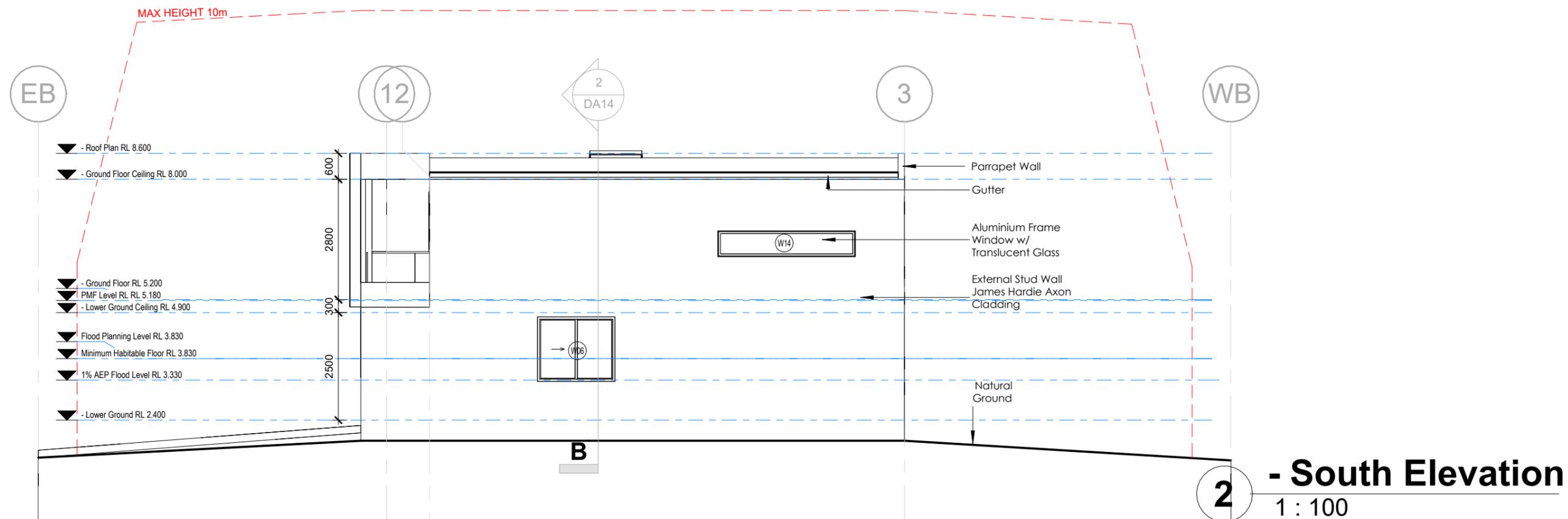
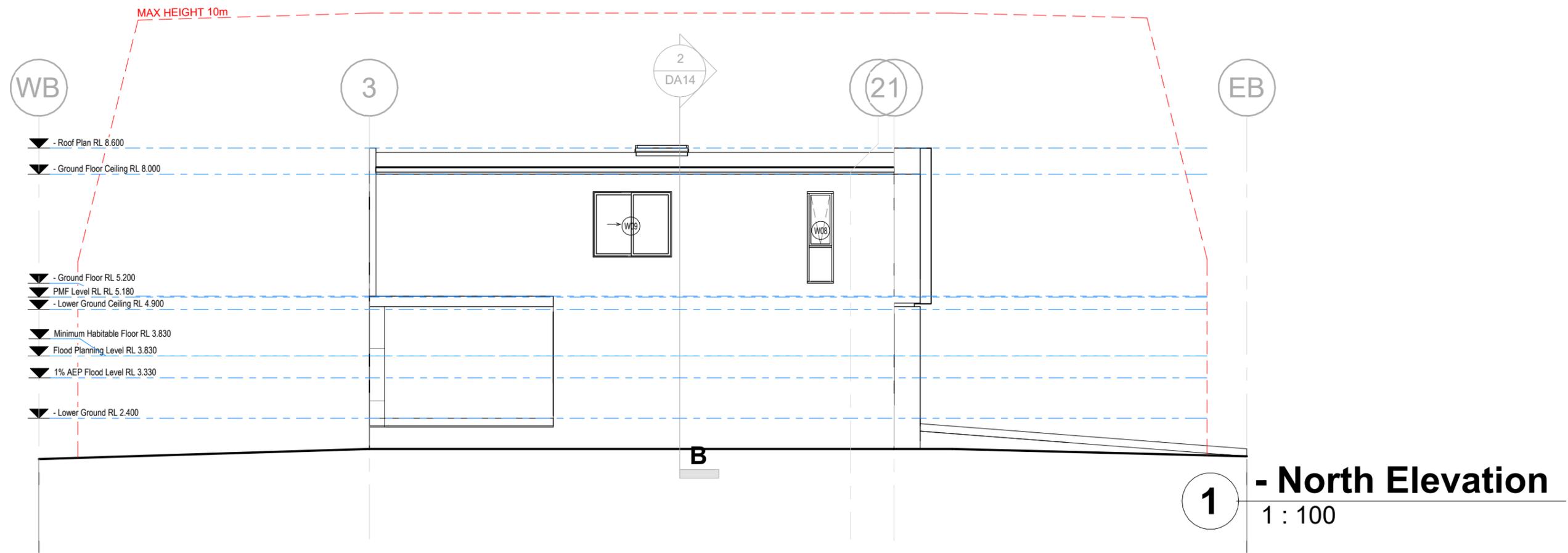
**3** **21Jun@3pm**  
Scale : 1: 500

REV.	DESCRIPTION	DATE
A	For DA Approval	17/03/26

DATE 20/03/2026 10:23:29 AM	
DRAWN BY CA	CHECKED BY JY
SCALE AS SHOWN@A3	SHEET NO DA11







**PABA RE**

M 0430 392 916  
Unit 2, 71 Prince William Drive  
Seven Hills NSW 2147

**PROJECT STATUS :**

DEVELOPMENT APPLICATION

**PROJECT :**

PROPOSED SINGLE

REV.	DESCRIPTION	DATE	DATE
A	For DA Approval	17/03/26	20/03/2026 10:23:30 AM

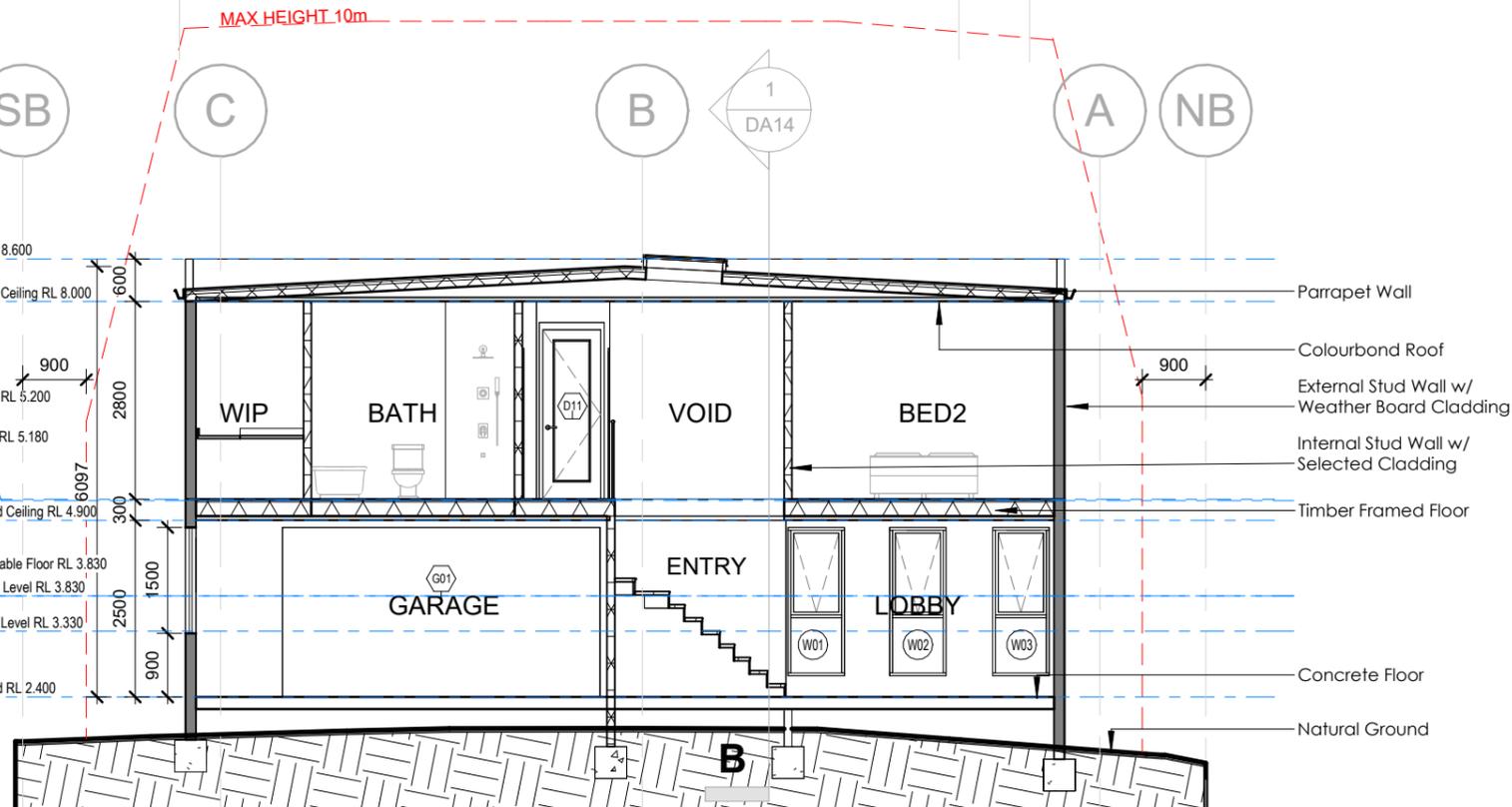
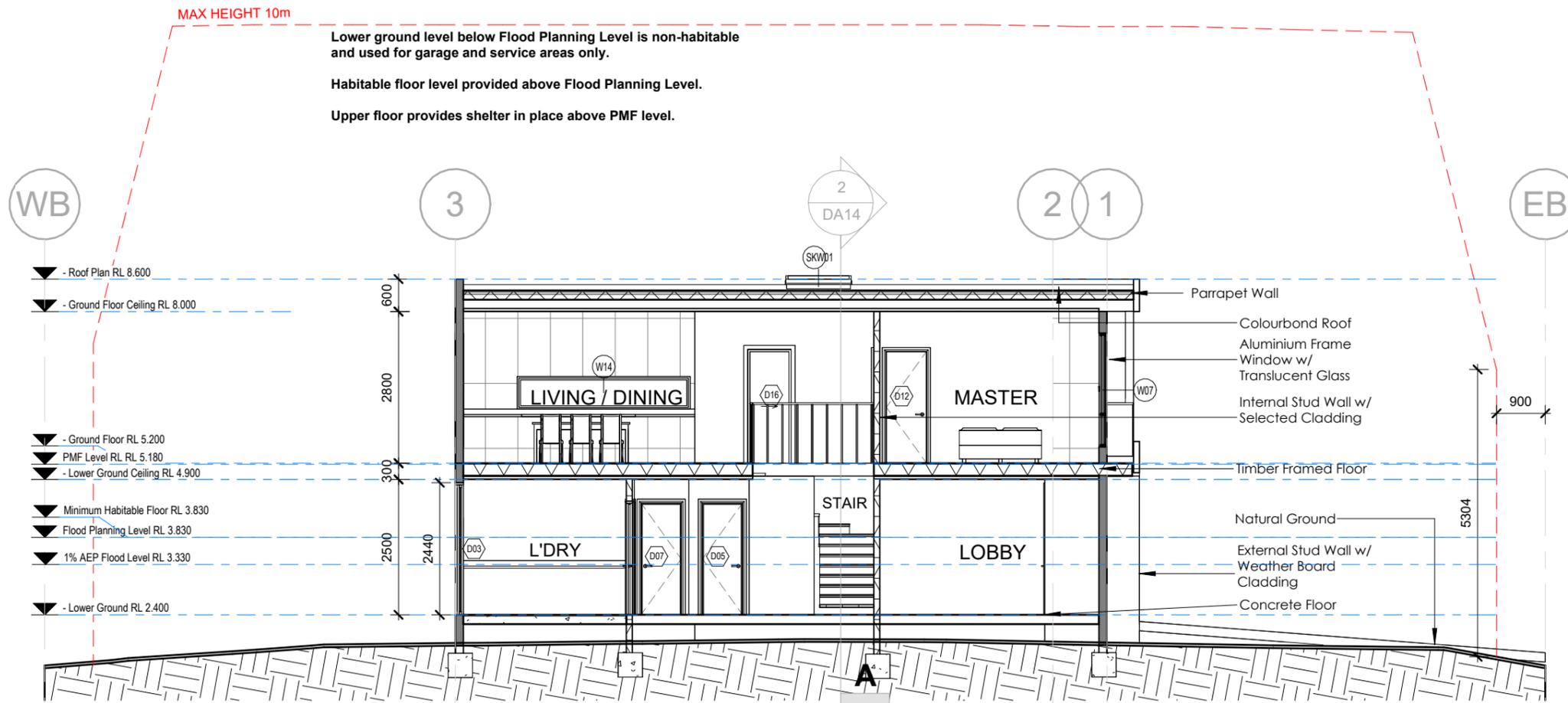
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<b>SCALE</b> AS SHOWN@A3	<b>SHEET NO</b> DA13

**SHEET TITLE**

North & South Elevations

**SITE**

3 Kauai Avenue, Chittaway Bay



**1 Section A**  
1 : 100

**2 Section B**  
1 : 100

**PABA RE**  
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REV.	DESCRIPTION	DATE	DATE
A	For DA Approval	17/03/26	20/03/2026 10:23:31 AM

<b>DRAWN BY</b> CA	<b>CHECKED BY</b> JY
<b>SCALE</b> AS SHOWN@A3	<b>SHEET NO</b> DA14

**SHEET TITLE**  
Sections A & B  
  
**SITE**  
3 Kauai Avenue, Chittaway Bay





Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
<b>Hot water</b>			
The applicant must install the following hot water system in the development, or a system with a higher energy rating: gas instantaneous with a performance of 5 stars.	✓	✓	✓
<b>Cooling system</b>			
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 4 star (average zone)		✓	✓
The applicant must install the following cooling system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 4 star (average zone)		✓	✓
<b>Heating system</b>			
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 living area: 1-phase airconditioning - ducted; Energy rating: 4 star (average zone)		✓	✓
The applicant must install the following heating system, or a system with a higher energy rating, in at least 1 bedroom: 1-phase airconditioning - ducted; Energy rating: 4 star (average zone)		✓	✓
<b>Ventilation</b>			
The applicant must install the following exhaust systems in the development:			
At least 1 Bathroom: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Kitchen: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
Laundry: individual fan, ducted to façade or roof; Operation control: manual switch on/off		✓	✓
<b>Artificial lighting</b>			
The applicant must ensure that a minimum of 80% of light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting diode (LED) lamps.		✓	✓
<b>Natural lighting</b>			
The applicant must install a window and/or skylight in the kitchen of the dwelling for natural lighting.	✓	✓	✓

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Energy Commitments	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
The applicant must install a window and/or skylight in 2 bathroom(s)/toilet(s) in the development for natural lighting.	✓	✓	✓
<b>Other</b>			
The applicant must install a gas cooktop & electric oven in the kitchen of the dwelling.		✓	
The applicant must install a fixed outdoor clothes drying line as part of the development.		✓	

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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 and specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
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 (either interim or final) for the development may be issued.

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REV.	DESCRIPTION	DATE	DATE
A	For DA Approval	17/03/26	20/03/2026 10:23:48 AM
			<b>DRAWN BY</b> CA
			<b>CHECKED BY</b> JY
			<b>SCALE</b> AS SHOWN@A3
			<b>SHEET NO</b> DA16b



