



ATTACHMENTS

LOCAL PLANNING PANEL MEETING

Thursday 26 February 2026
at 4:00 PM



TABLE OF CONTENTS

LOCAL PLANNING PANEL

1	LPP4/26	DA/800/2025 - Alterations and additions to a dwelling - 136 Riverview Avenue, Dangar Island	
	Attachment 1:	Architectural Plans	2

ATTACHMENT/S

REPORT NO. LPP4/26

ITEM 1

1. ARCHITECTURAL PLANS

DRAWING LIST

		DA00 DA01 DA02 DA03 DA04 DA05 DA06 DA07 DA08 DA09 DA10 DA11 DA12 DA13 DA14 DA15 DA16 DA17 DA18 DA19 DA20 DA21 DA22 DA23 DA24 DA25 DA26 DA27 DA28 DA29 DA30 LA01 LA02	DRAWING LIST, LOCATION PLAN, PERSPECTIVE EXISTING AND PROPOSED PERSPECTIVES SITE ANALYSIS SITE PLAN EXISTING SITE & ROOF PLAN PROPOSED AREA CALCULATIONS ASSET PROTECTION ZONE FOR BAL FZ SITE BOATSHED LEVEL- EXISTING AND PROPOSED EXISTING GROUND LEVEL- SHOWING EXTENT OF DEMOLITION & PROPOSED GROUND LEVEL PLAN UPPER LEVEL- PROPOSED POOL LEVEL- PROPOSED EAST ELEVATIONS- EXISTING & PROPOSED WEST ELEVATION, SECTION A, B NORTH ELEVATION- SECTION C SOUTH ELEVATION- SECTION D POOL CABANA ELEVATIONS WINDOW & DOOR SCHEDULE MATERIALS PALETTE BASIX BASIX SHADOW DIAGRAMS- WINTER SOLTICE SHADOW DIAGRAMS- EQUINOX SHADOW DIAGRAMS- SUMMER SOLTICE INCLINATOR PLAN AND ELEVATION RETAINING WALLS NORTH AND SOUTH VIEWS FROM NEIGHBOURS JETTIES VIEWS FROM WATER STUDY OF DANGAR ISLAND RIVERFRONT DWELLINGS 1 STUDY OF DANGAR ISLAND RIVERFRONT DWELLINGS 2 STUDY OF DANGAR ISLAND RIVERFRONT DWELLINGS 3 STUDY OF DANGAR ISLAND RIVERFRONT DWELLINGS 4 LANDSCAPE PLANT SELECTION & DETAILS

1 LOCATION PLAN
SOURCE: SIX MAPS
NOT TO SCALE

wardarchitecture bachelor architecture (horns) UTS NSW Registration 8349 ej@wardarchitect@gmail.com	CLIENT JANE COTES & CONSTANTINE LAPTEV ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	DRAWING LIST, LOCATION PLAN PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	DRAWING DA00 REV D	DATE NOVEMBER 2025
				SCALE NTS

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1 EXISTING



2 PROPOSED

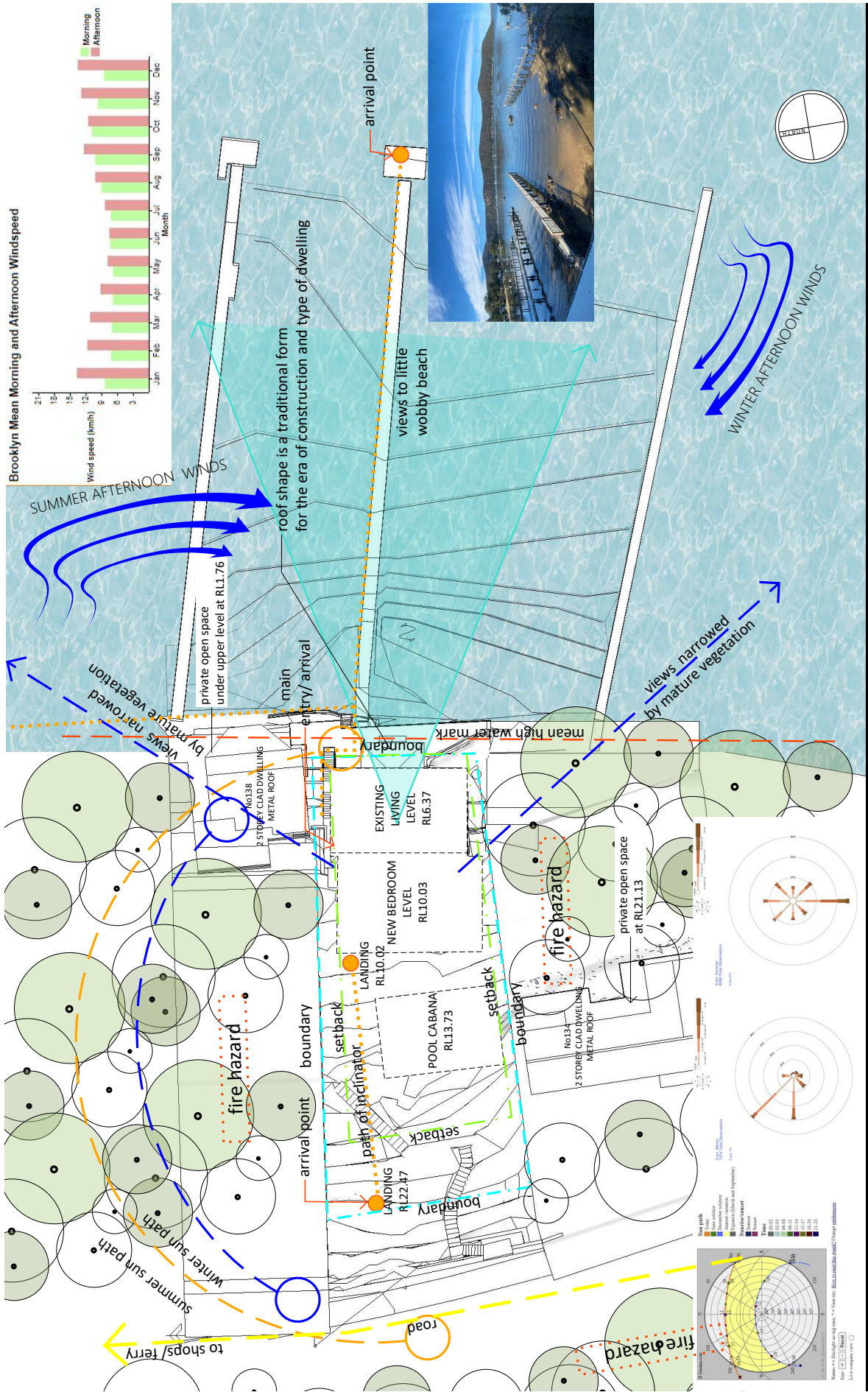
wardarchitecture bachelor architecture (hons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com mj 0412 225 683 tj 3000 943 843 www.melissawardarchitect.com ABN 44 736 024 375		CLIENT JANE COTES & CONSTANTINE LAPTEV ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	DRAWING EXISTING AND PROPOSED PERSPECTIVES PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	DRAWING DA01 REVA	DATE NOVEMBER 2025 SCALE NTS
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DEVELOPMENT APPLICATION

wardarchitecture

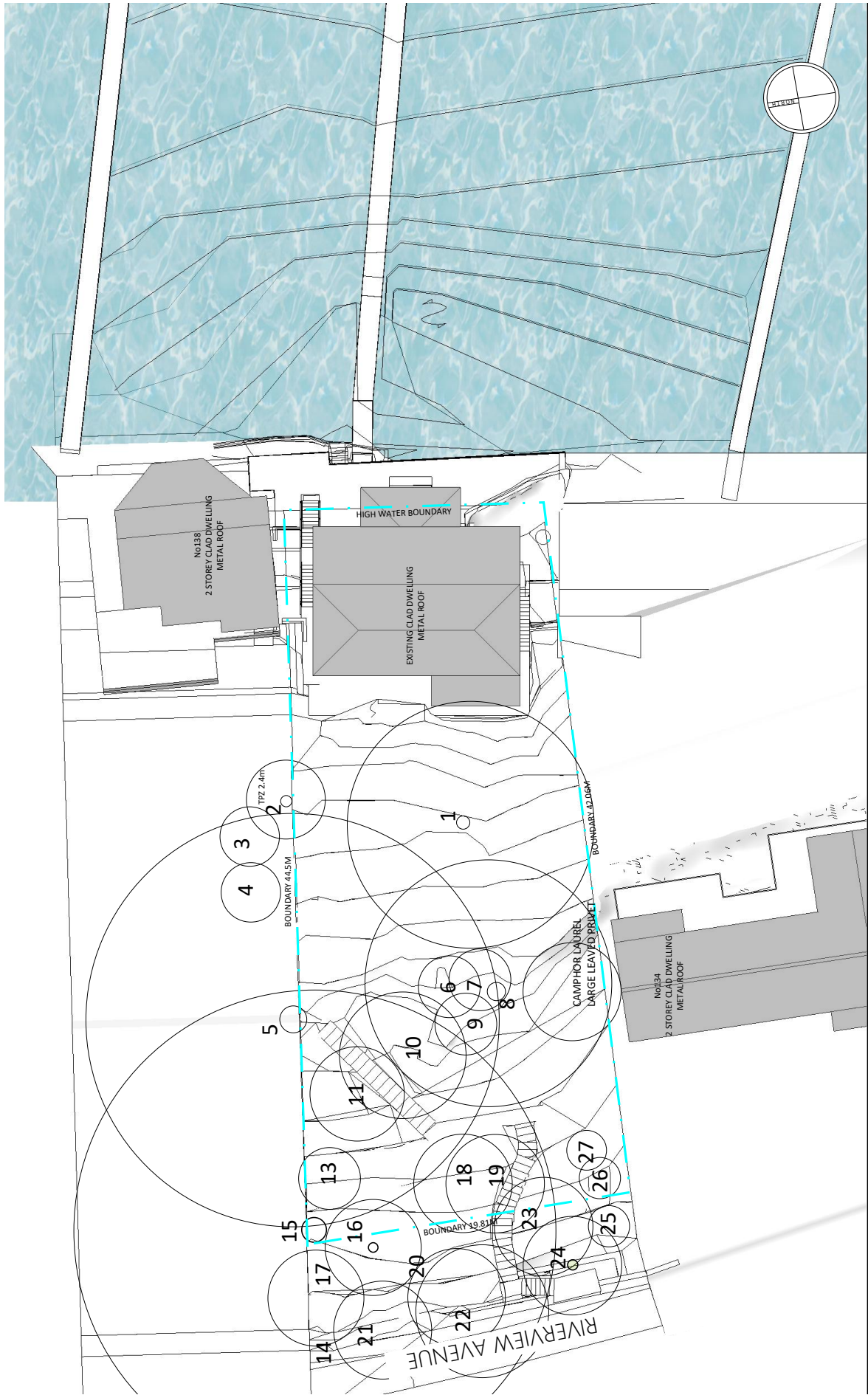
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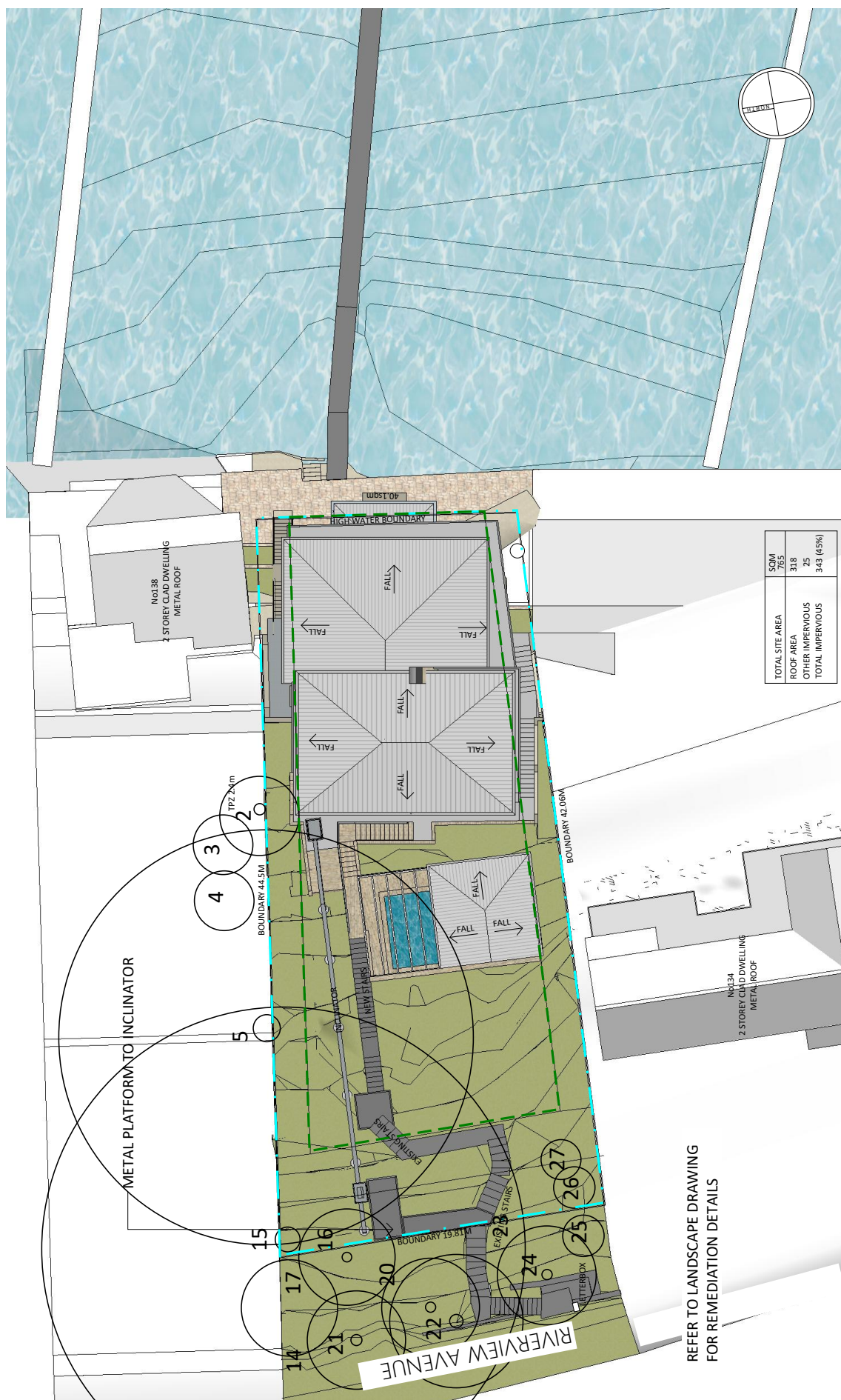
DEVELOPMENT APPLICATION				DRAWING	
wardarchitecture				DRAWING SITE ANALYSIS	
bachelor architecture (hons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com m 0412 228 683 t 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375				CLIENT JANE COTES & CONSTANTINE LAPTEV	
ADDRESS LOT 23 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083				PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	
DATE NOVEMBER 2025				SCALE NTS	
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				REV D	

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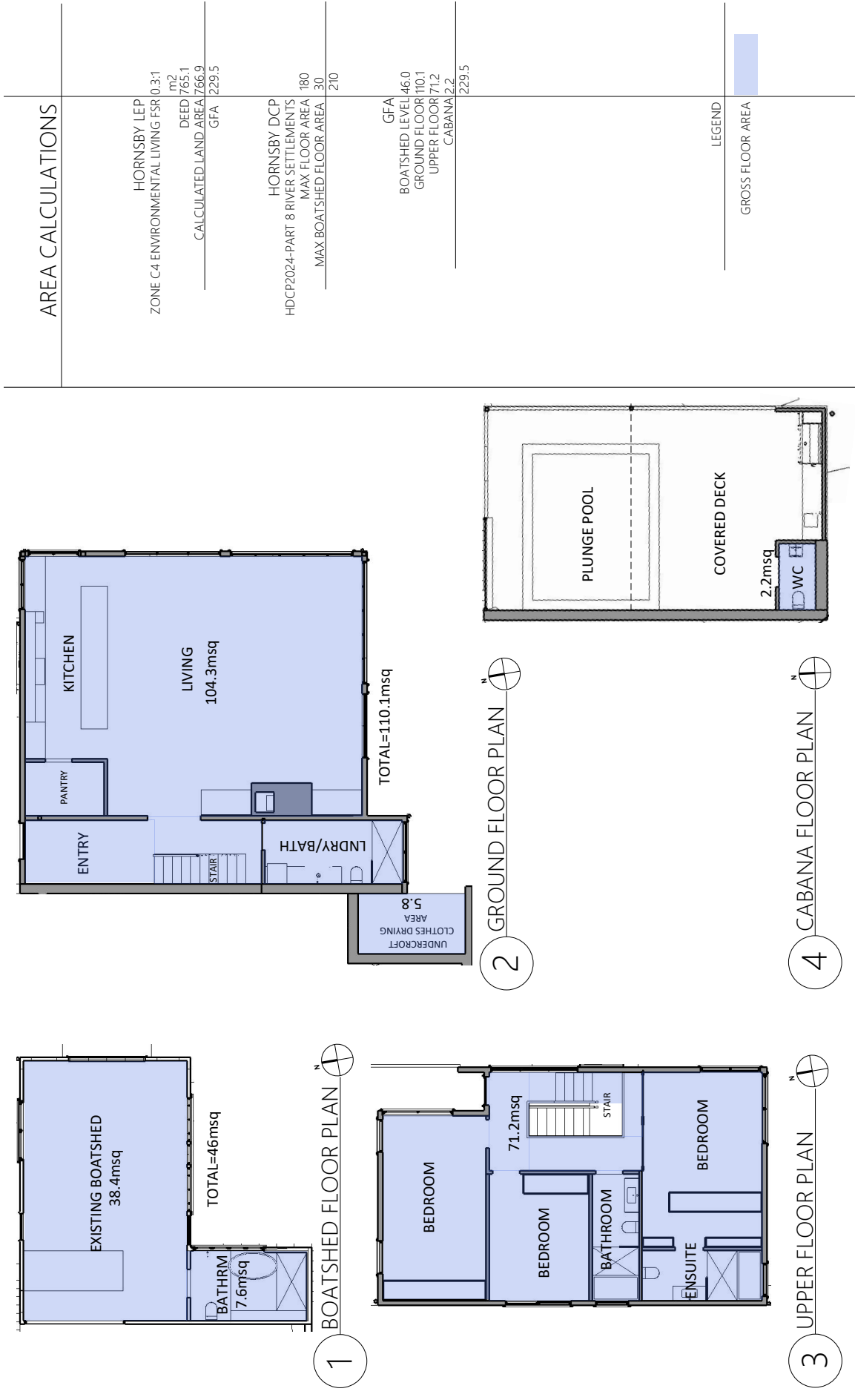


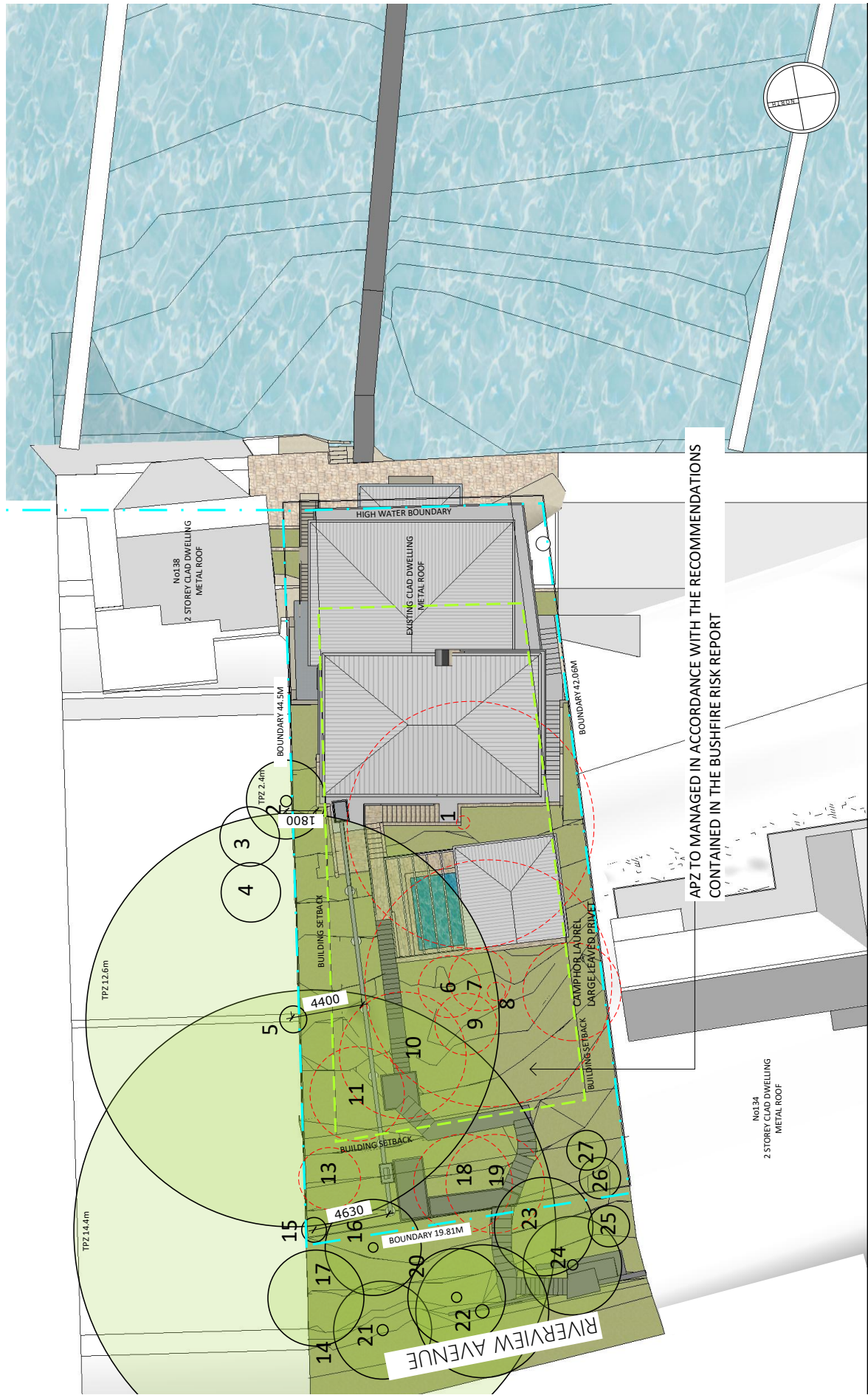
DEVELOPMENT APPLICATION	wardarchitecture bachelor architecture (hons) UTS NSW Registration 8349 ejwardarchitect@gmail.com	CLIENT JANE COTES & CONSTANTINE LAPTEV ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	DRAWING SITE PLAN- EXISTING	DRAWING DA03 REV D	DATE NOVEMBER 2025 SCALE 1:200	THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN. REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE COMMISSIONED, UNAUTHORISED USE IS FORBIDDEN

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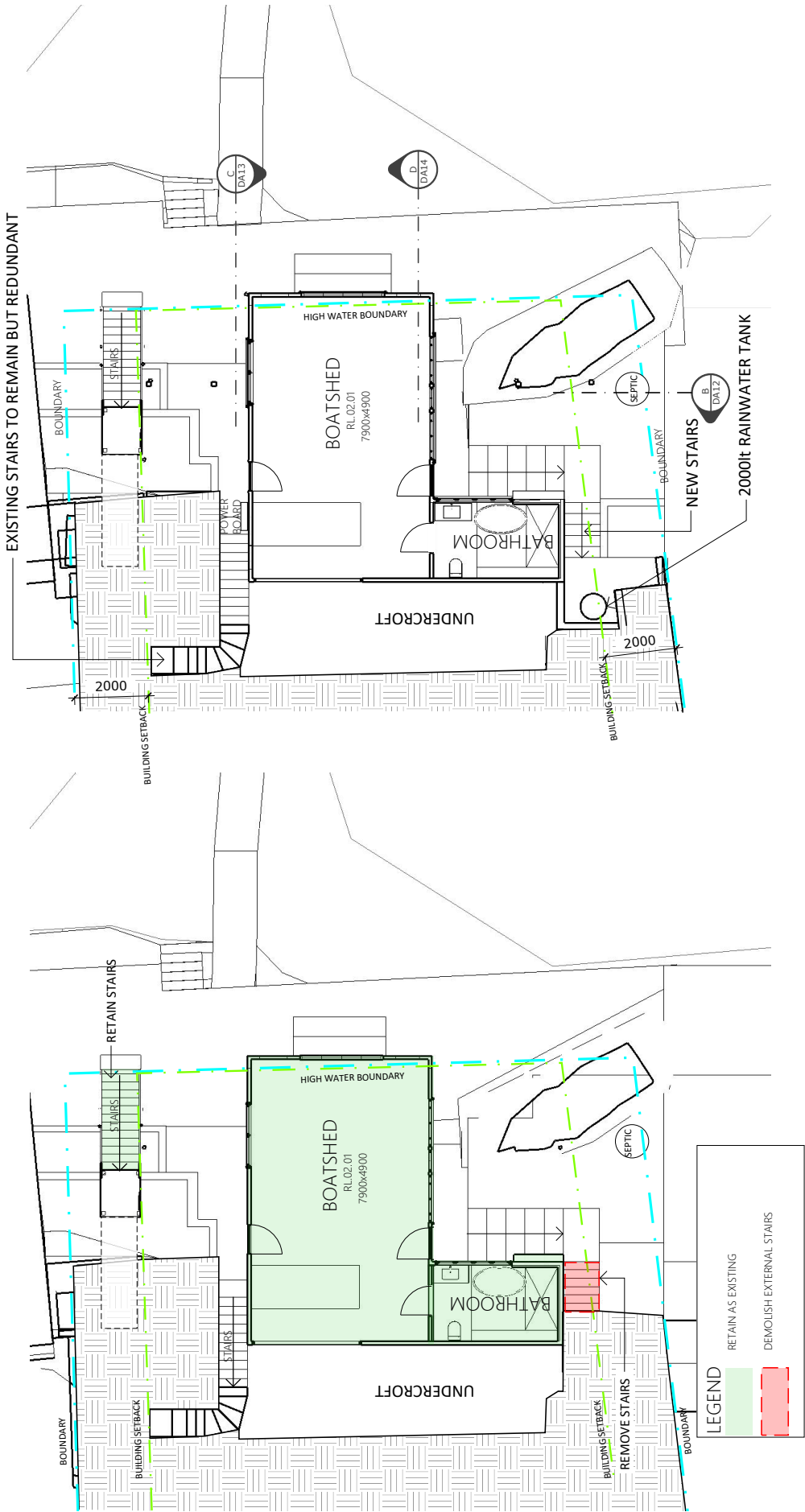
DEVELOPMENT APPLICATION wardarchitecture bachelor architecture (hons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com m 0412 225 683 t 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375	CLIENT JANE COTES & CONSTANTINE LAPTEV ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	DRAWING SITE & ROOF PLAN- PROPOSED PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	DRAWING DA04 REV D	DATE NOVEMBER 2025 SCALE 1:200
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DEVELOPMENT APPLICATION	CLIENT	JANE COTES & CONSTANTINE LAPTEV	DRAWING	DA06	DATE	NOVEMBER 2025
	ADDRESS	LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	ASSET PROTECTION ZONE FOR BAL FZ SITE	REV D	SCALE	1:200
	wardarchitecture bachelor architecture (p)ns) UTS NSW Registration 8349 ej.wardarchitect@gmail.com m) 0412 225 683 t) 800 943 843 www.melissawardarchitect.com ABN 44 736 024 375	PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN. REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE COMMISSIONED, UNAUTHORISED USE IS FORBIDDEN			

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2 PROPOSED

1 EXISTING SHOWING
EXTENT OF DEMOLITION

DEVELOPMENT APPLICATION		CLIENT	DRAWING	DATE
wardarchitecture bachelor architecture (pno) UTS NSW Registration 8349 ej.wardarchitect@gmail.com m 0412 225 683 t 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375		JANE COTES & CONSTANTINE LAPTEV ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	DA07 REV E	NOVEMBER 2025
			EXISTING BOATSHED LEVEL PLAN- SHOWING EXTENT OF DEMOLITION & PROPOSED BOATSHED LEVEL PLAN	SCALE 1:100
			PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	

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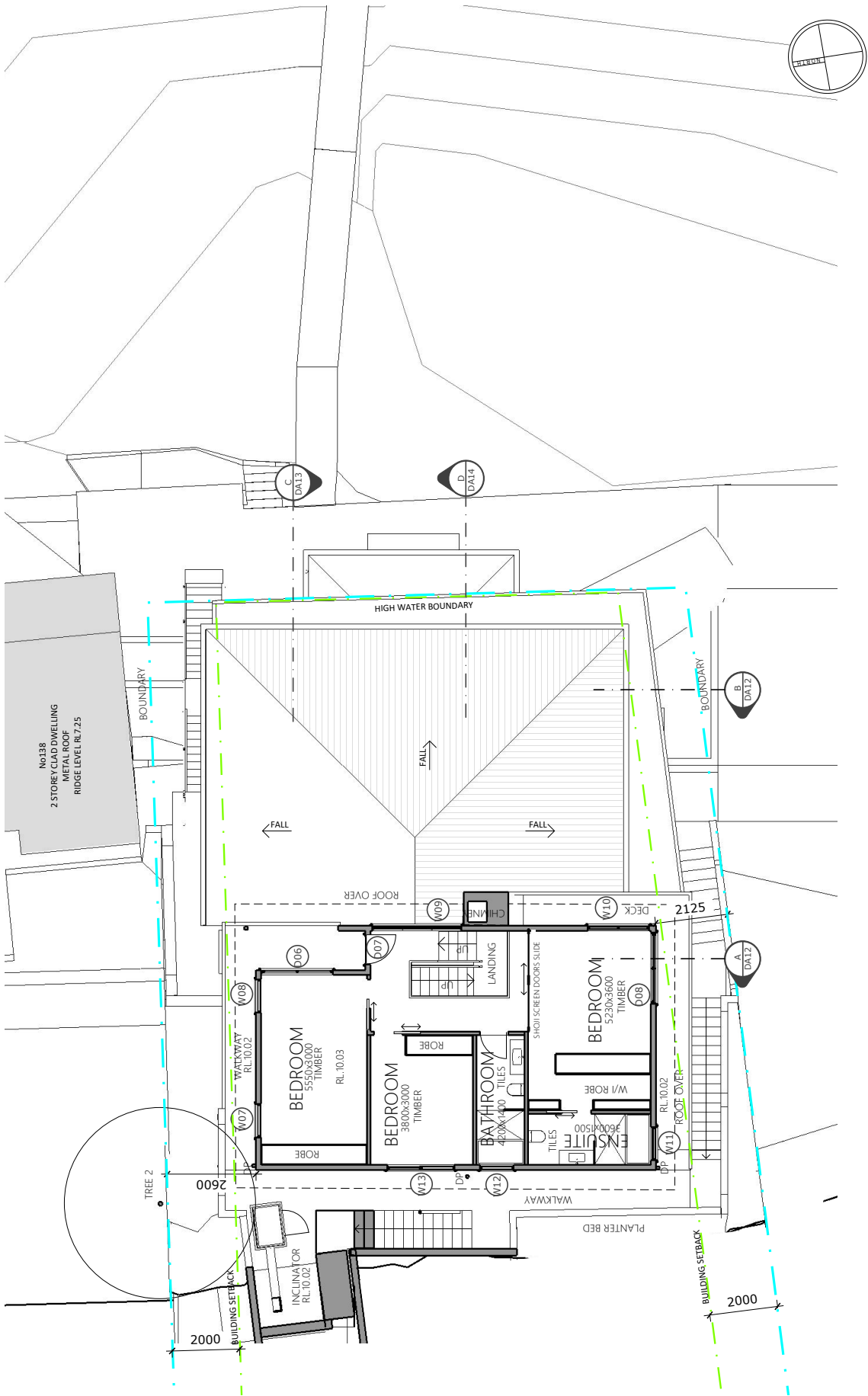
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2 PROPOSED

1 EXISTING SHOWING EXTENT OF DEMOLITION

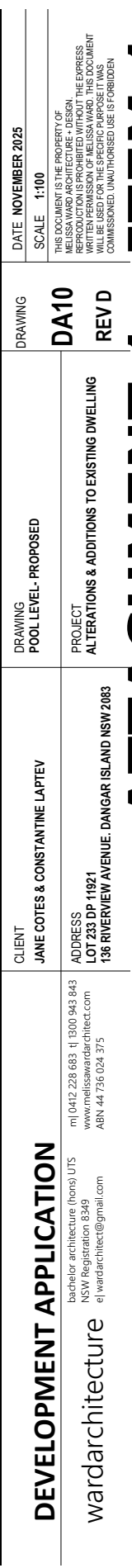
wardarchitecture		bachelor architecture (hons) UTS NSW Registration 8349 e wardarchitect@gmail.com	
DEVELOPMENT APPLICATION		n 0412 228 683 t 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375	
CLIENT		JANE COTES & CONSTANTINE LAPTEV	
DRAWING		EXISTING GROUND LEVEL PLAN- SHOWING EXTENT OF DEMOLITION & PROPOSED GROUND LEVEL PLAN	
ADDRESS		LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	
DRAWING		PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	
DATE		NOVEMBER 2025	
SCALE		1:100	
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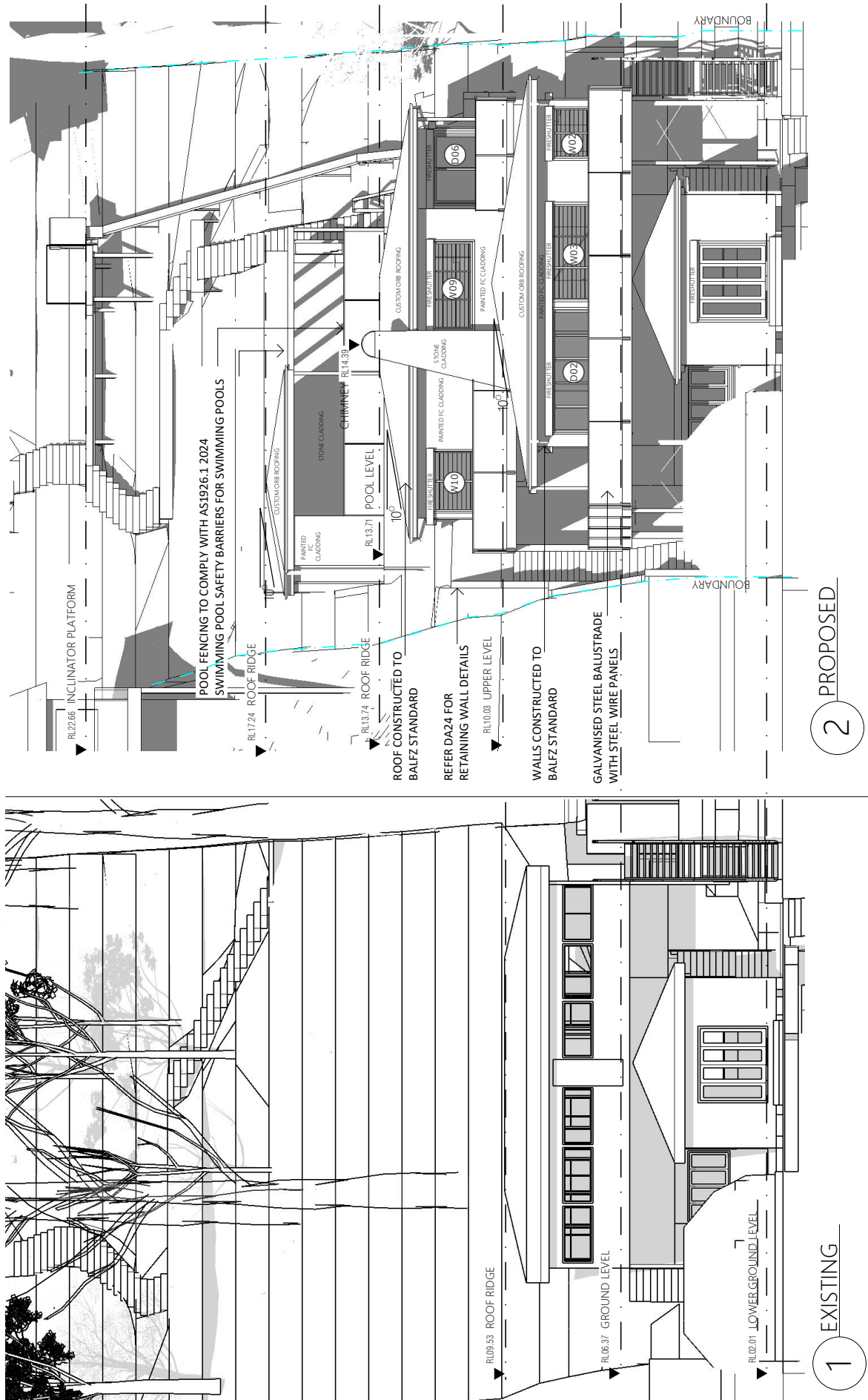


DEVELOPMENT APPLICATION		CLIENT	DRAWING	DATE
wardarchitecture		JANE COTES & CONSTANTINE LAPTEV	DA09	NOVEMBER 2025
bachelor architecture (p)ns) UTS NSW Registration 8349 www.melissawardarchitect.com ABN 44 736 024 375 ej.wardarchitect@gmail.com		ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	SCALE 1:100
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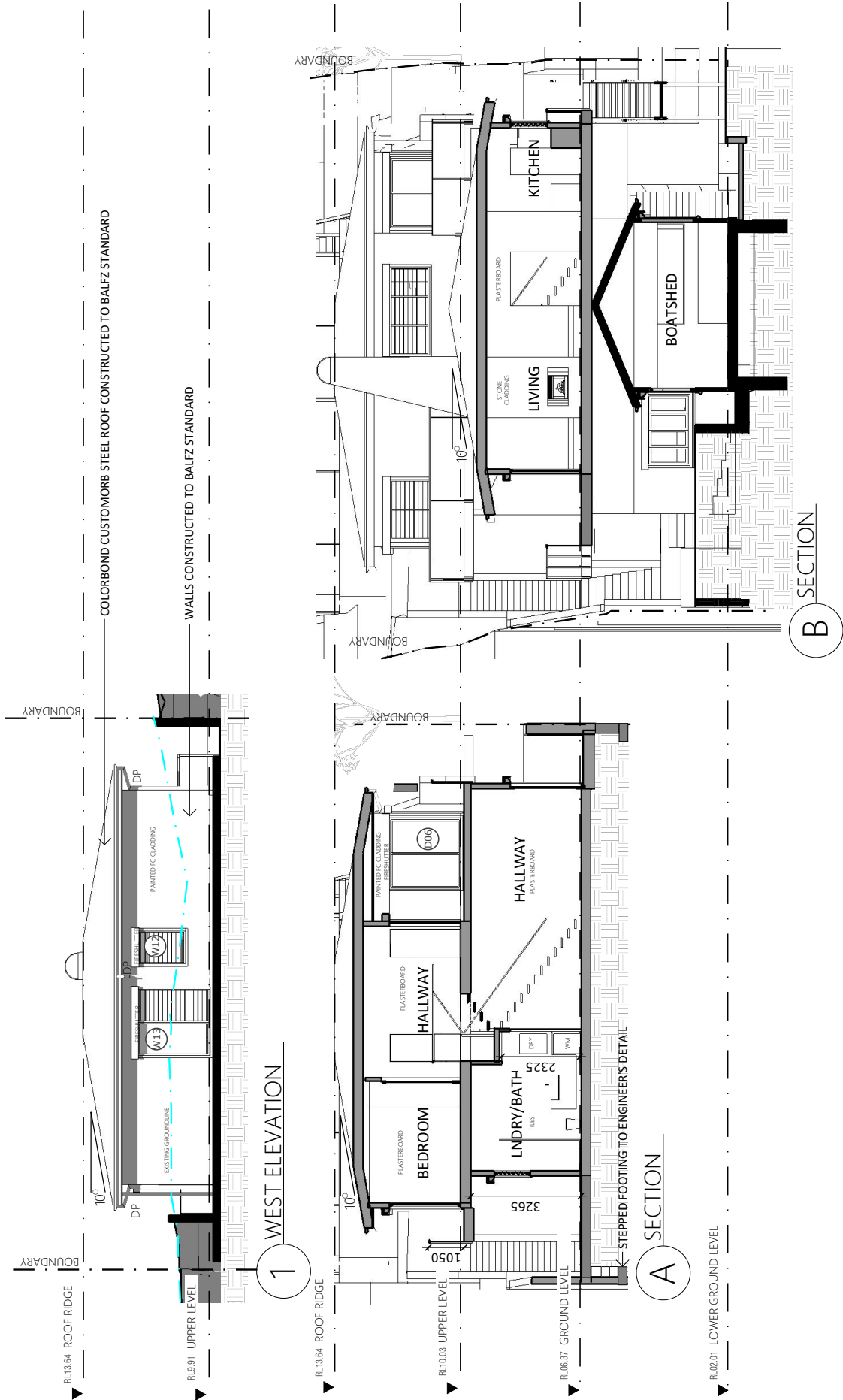
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wardarchitecture bachelor architecture (hons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com m) 0412 225 683 t) 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375		CLIENT JANE COTES & CONSTANTINE LAPTEV	DRAWING EAST ELEVATION- EXISTING & PROPOSED	DRAWING DA11 REV D	DATE NOVEMBER 2025 SCALE 1:100
ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083		PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING			

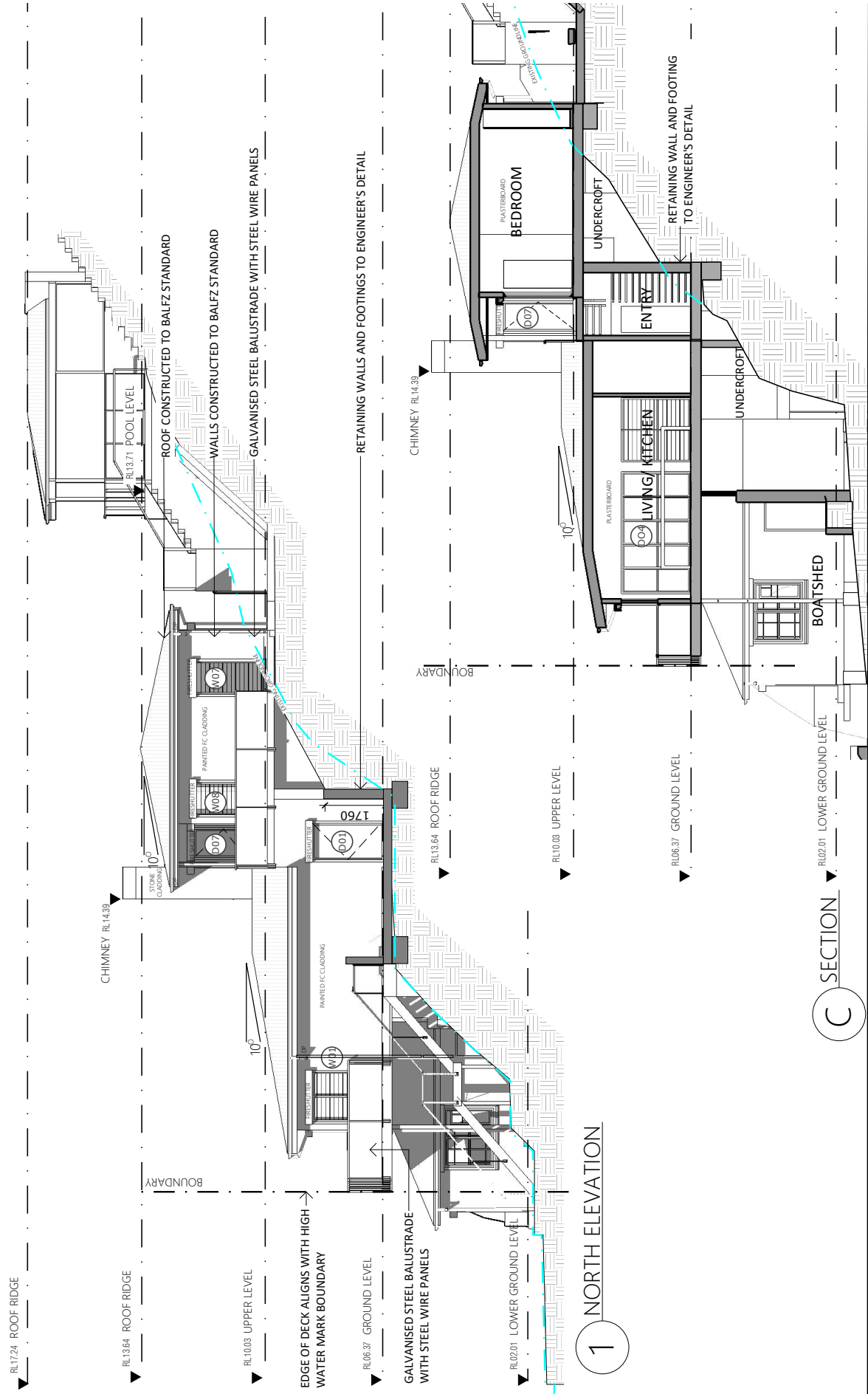
DEVELOPMENT APPLICATION

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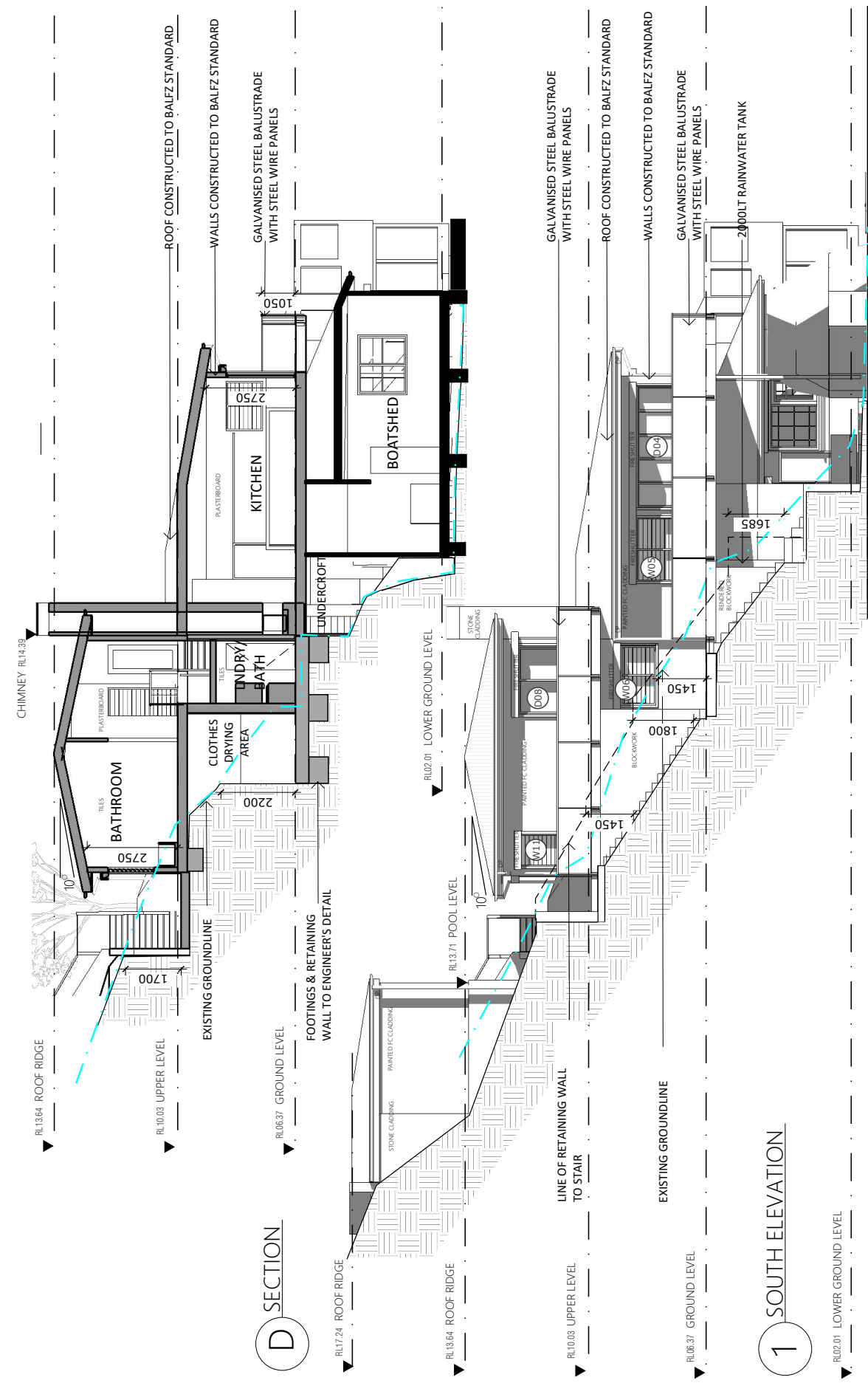
DEVELOPMENT APPLICATION wardarchitecture		CLIENT JANE COTES & CONSTANTINE LAPTEV		DRAWING WEST ELEVATION, SECTION A-A, B-B		DRAWING DA12	
bachelor architecture (hons) UTS NSW Registration 8349 e) wardarchitect@gmail.com		ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083		PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING		SCALE 1:100	
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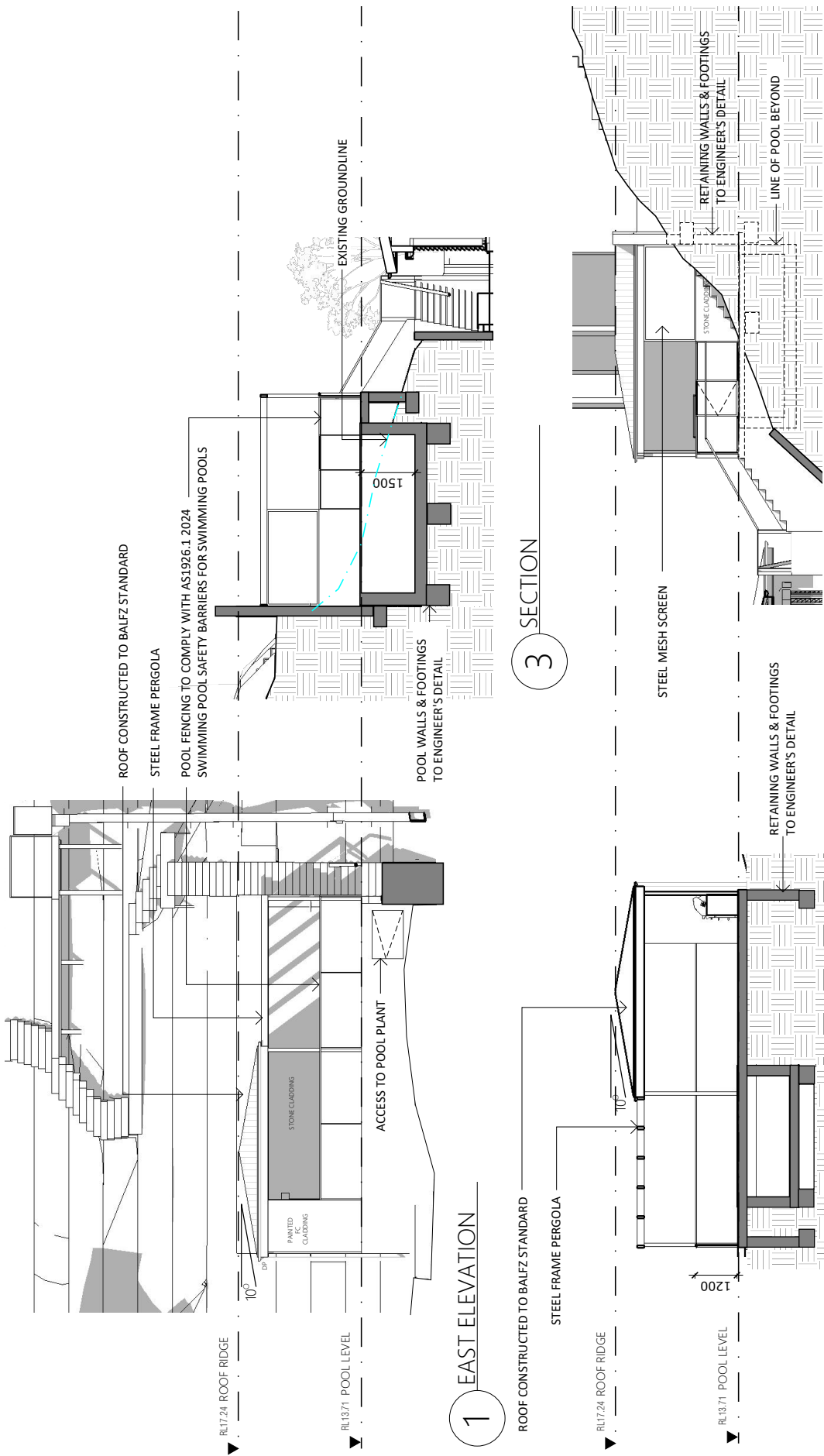
DEVELOPMENT APPLICATION		CLIENT	JANE COTES & CONSTANTINE LAPTEV	DRAWING	NORTH ELEVATION, SECTION C C	DATE	NOVEMBER 2025
wardarchitecture		ADDRESS	LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	DA13	PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	SCALE	1:100
bachelor architecture (hons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com m 0412 225 683 t 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375		THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN. REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS OR COMMISSIONED UNAUTHORISED USE IS FORBIDDEN					

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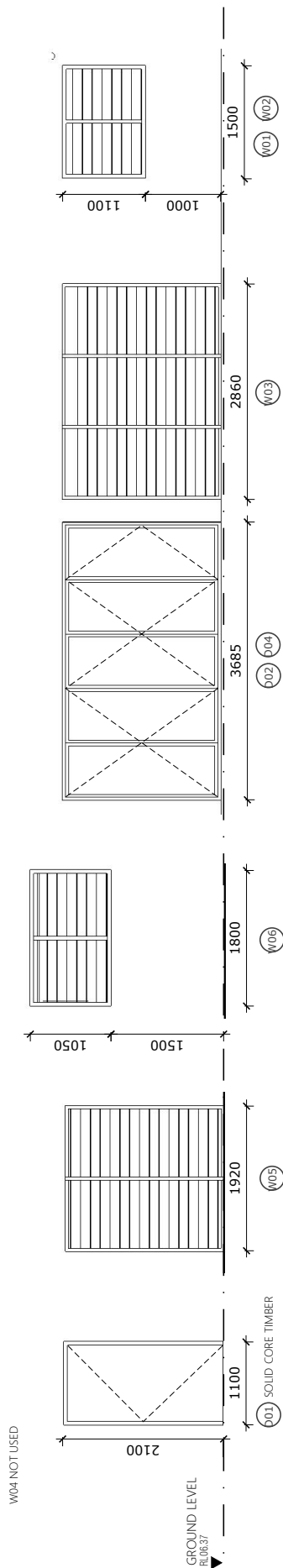
DEVELOPMENT APPLICATION		CLIENT		DRAWING		DRAWING	
wardarchitecture		JANE COTES & CONSTANTINE LAPTEV		SOUTH ELEVATION, SECTION D		DA14	
bachelor architecture (hons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com		ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083		PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING		REV D	
m 0412 225 683 t 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375						DATE NOVEMBER 2025	
						SCALE 1:100	
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DEVELOPMENT APPLICATION		CLIENT	JANE COTES & CONSTANTINE LAPTEV	DRAWING	POOL CABANA ELEVATIONS	DRAWING	DA15	DATE	NOVEMBER 2025
wardarchitecture		ADDRESS	LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	PROJECT		ALTERATIONS & ADDITIONS TO EXISTING DWELLING		SCALE	1:100
wardarchitecture bachelor architecture (hons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com		m) 0412 225 683 t) 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375		THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN. REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE COMMISSIONED, UNAUTHORISED USE IS FORBIDDEN.		REV D			

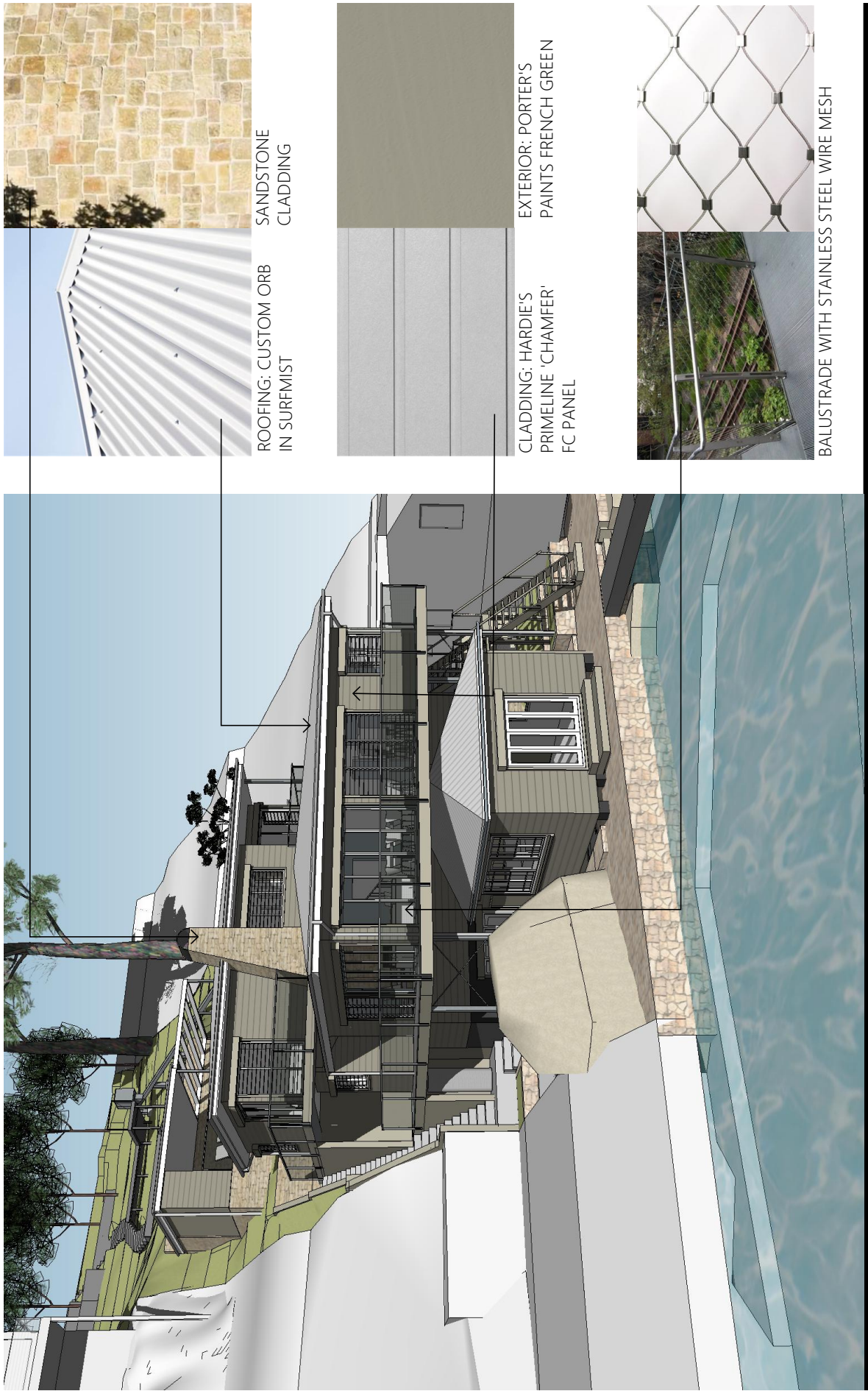
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wardarchitecture		bachelor architecture (hons) UTS NSW Registration 8349 e wardarchitect@gmail.com		m 0412 228 683 t 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375		JANE COTES & CONSTANTINE LAPTEV		DRAWING WINDOW & DOOR SCHEDULE		DRAWING DA16		DATE NOVEMBER 2025	
DEVELOPMENT APPLICATION		LOT ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083		PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING		DRAWING WINDOW & DOOR SCHEDULE		DRAWING DA16		DATE NOVEMBER 2025		SCALE 1:50	
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			DA17
			REV D
		SCALE	NTS
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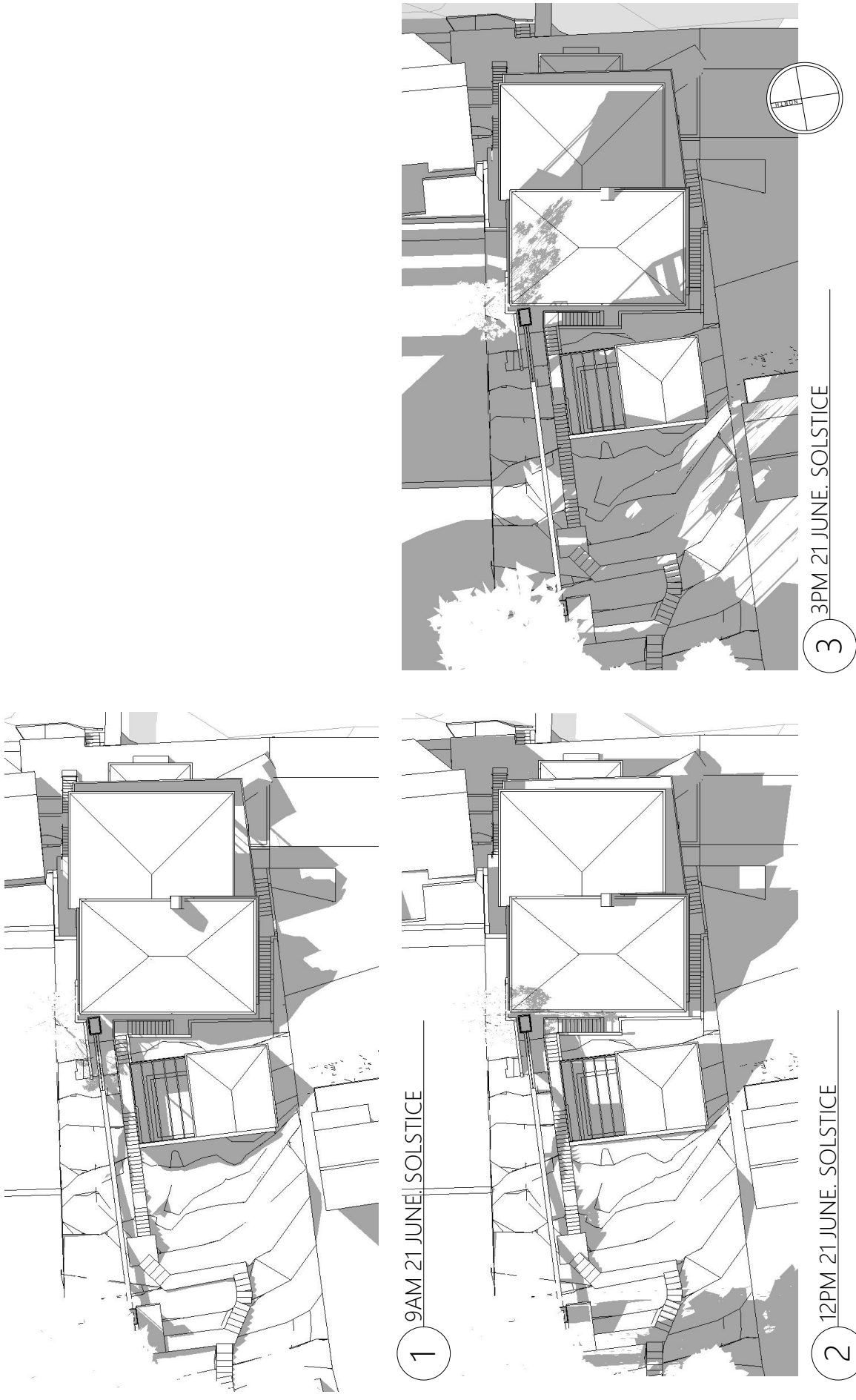
Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W05	S	4.03	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W06	S	1.89	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
D08	S	4.37	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W11	S	1.37	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			
W12	W	1.37	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
W13	W	3.99	0	0	external louvreblind (adjustable)	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)			

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

DEVELOPMENT APPLICATION			CLIENT	DRAWING	DRAWING
wardarchitecture			JANE COTES & CONSTANTINE LAPTEV	BASIX	DA19
bachelor architecture (hons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com m 0412 228 683 t 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375			ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	REV D
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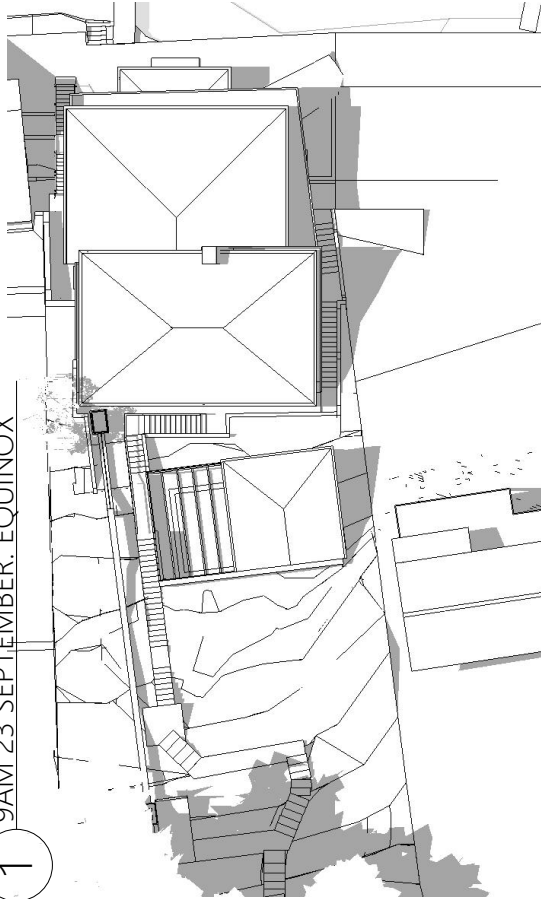


wardarchitecture		bachelor architecture (hons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com		m/ 0412 228 683 t/ 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375		CLIENT JANE COTES & CONSTANTINE LAPTEV		DRAWING SHADOW DIAGRAMS, WINTER SOLSTICE		DRAWING	
DEVELOPMENT APPLICATION											

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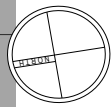
1 9AM 23 SEPTEMBER, EQUINOX



2 12PM 23 SEPTEMBER, EQUINOX

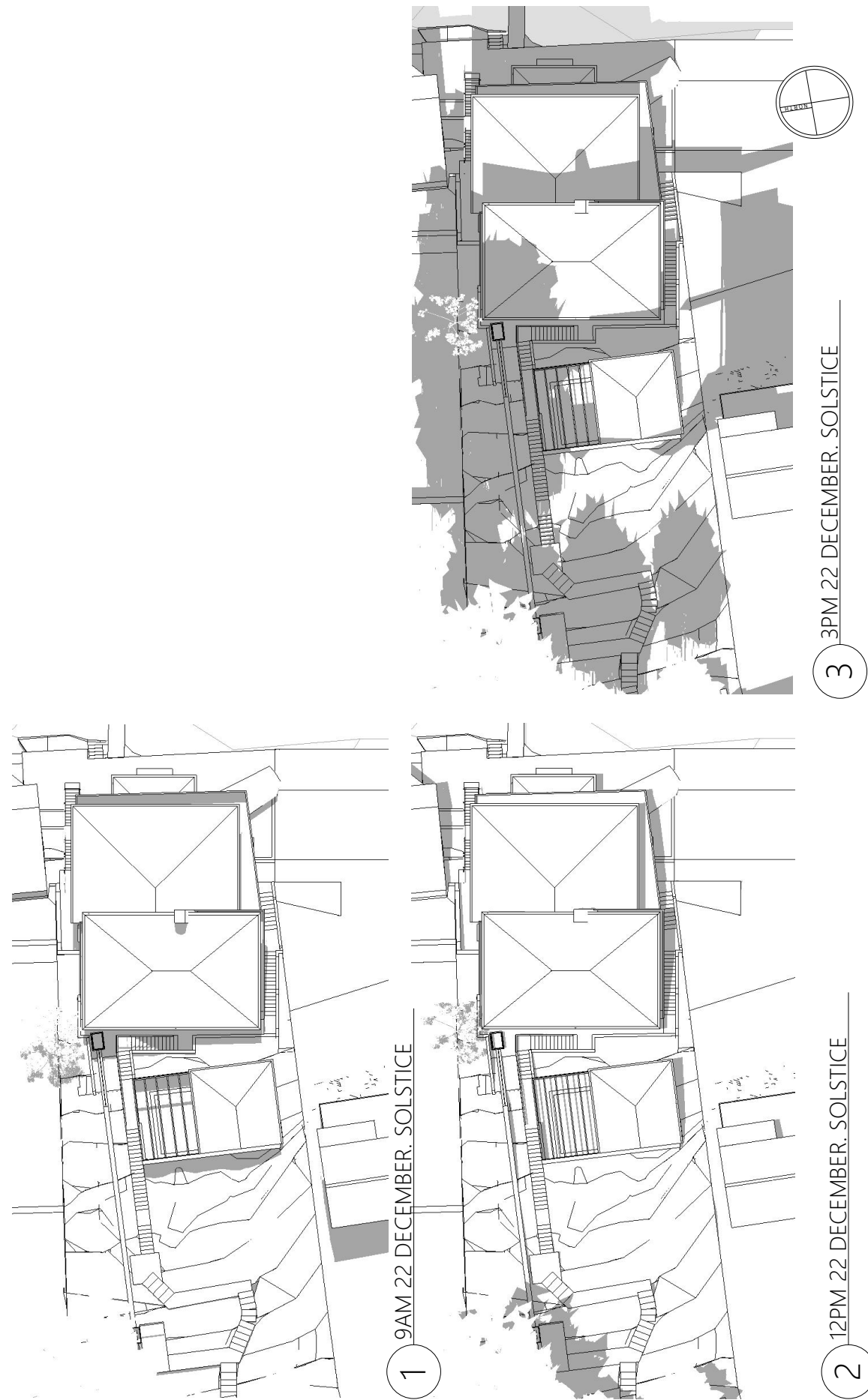


3 3PM 23 SEPTEMBER, EQUINOX



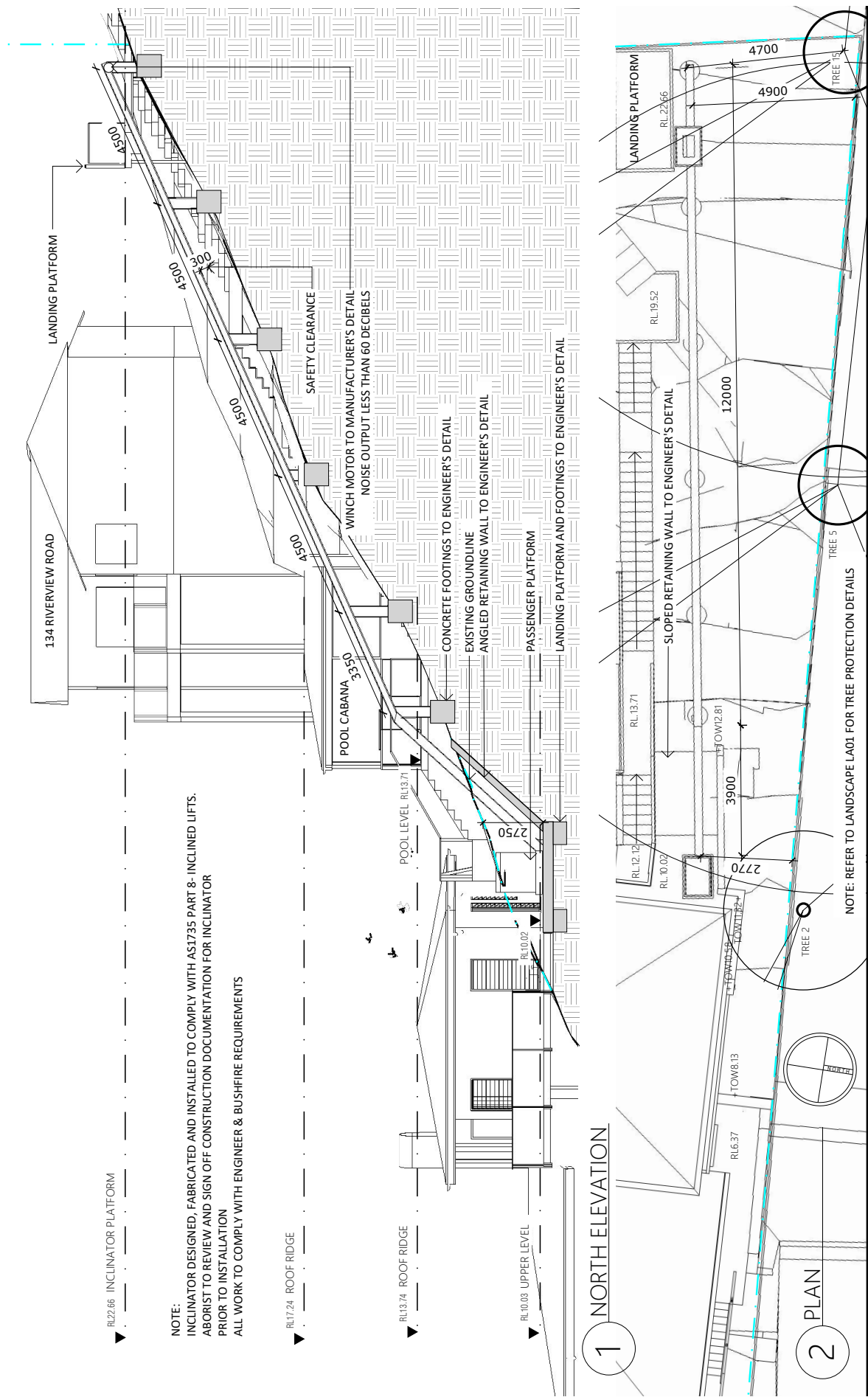
wardarchitecture		bachelor architecture (hons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com m 0412 228 683 t 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375		CLIENT JANE COTES & CONSTANTINE LAPTEV	DRAWING SHADOW DIAGRAMS, EQUINOX	DRAWING DA21	DATE NOVEMBER 2025
DEVELOPMENT APPLICATION		PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING		PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING		SCALE 1:250	THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN. REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT WILL BE USED FOR THE SPECIFIC PURPOSE IT WAS COMMISSIONED. UNAUTHORISED USE IS FORBIDDEN
REV D		136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083		REV D			

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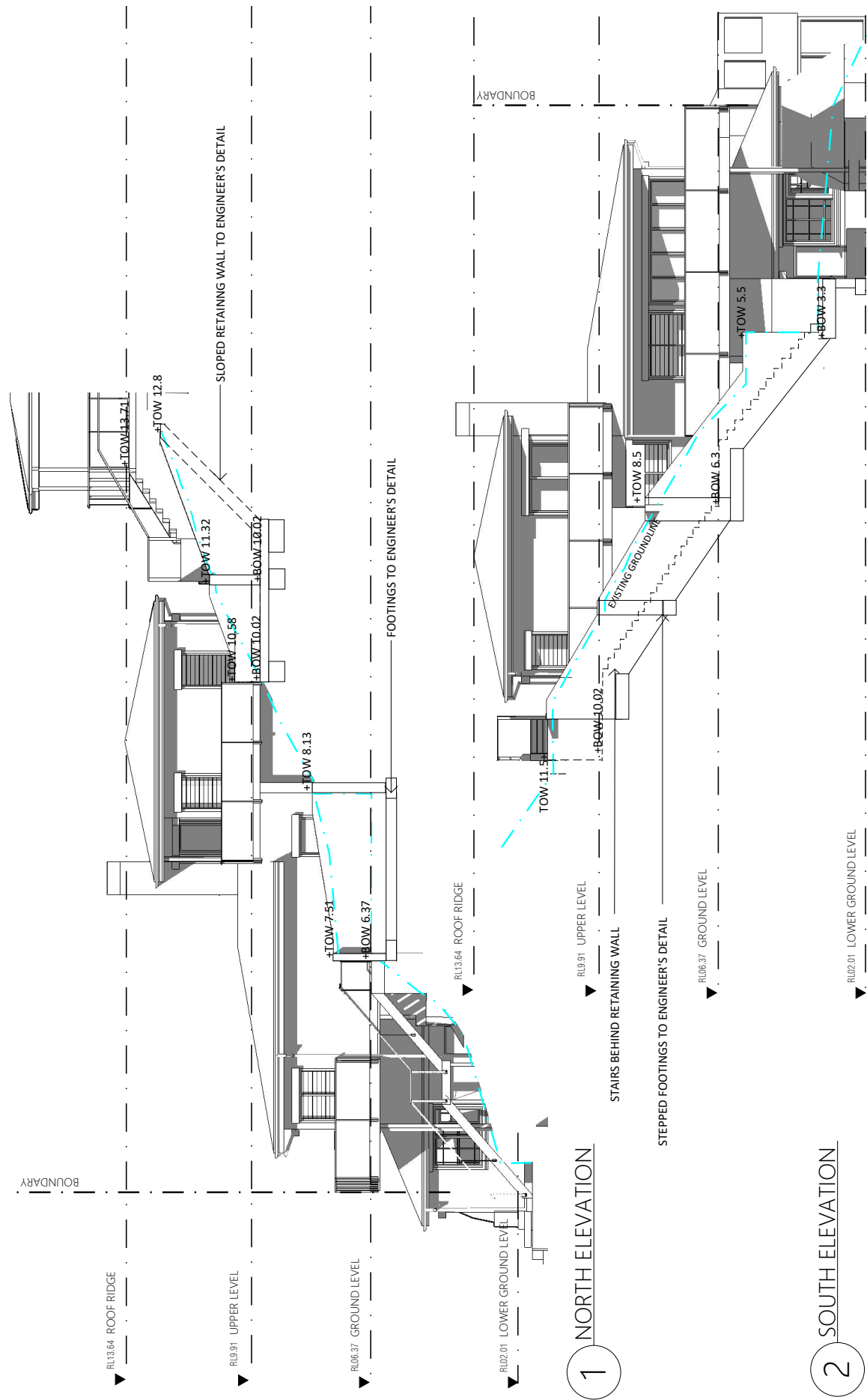
wardarchitecture		DEVELOPMENT APPLICATION		CLIENT		DRAWING		DRAWING	
bachelor architecture (hons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com		m 0412 228 683 t 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375		JANE COTES & CONSTANTINE LAPTEV		PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING		DA22	
136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083		ADDRESS LOT 233 DP 11921		SHADOW DIAGRAMS, SUMMER SOLSTICE		REV D		DATE NOVEMBER 2025	
								SCALE 1:250	
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CLIENT		DRAWING		DATE	
JANE COTES & CONSTANTINE LAPTEV		INCLINATOR PLAN AND ELEVATION		NOVEMBER 2025	
ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083		PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING		SCALE 1:100	
wardarchitecture bachelor architecture (p)ons UTS NSW Registration 8349 ej.wardarchitect@gmail.com		DRAWING DA23		THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN. REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS WITHOUT THE COMMISSIONED, UNAUTHORISED USE IS FORBIDDEN	
mj 0412 228 683 tj 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375		REV B			

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DRAWING	DA24	DRAWING	RETAINING WALLS NORTH & SOUTH
REV B	PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	CLIENT	JANE COTES & CONSTANTINE LAPTEV
		ADDRESS	LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083
wardarchitecture		m) 0412 225 683 t) 800 943 843 www.melissawardarchitecture.com ABN 44 736 024 375	e) wardarchitect@gmail.com

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1 VIEW FROM No138 JETTY



2 VIEW FROM No134 JETTY

wardarchitecture bachelor architecture (hons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com	CLIENT JANE COTES & CONSTANTINE LAPTEV ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	DRAWING VIEW FROM NEIGHBOURING JETTIES PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	DRAWING DA25 REV A	DATE NOVEMBER 2025
				SCALE NTS

DEVELOPMENT APPLICATION

wardarchitecture

m 0412 225 683 t 1300 943 843
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1 VIEW FROM WATER LOOKING EAST



2 VIEW FROM WATER LOOKING EAST

DATE NOVEMBER 2025		SCALE NTS	
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PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING		REV A	
CLIENT JANE COTES & CONSTANTINE LAPTEV		ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	
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DEVELOPMENT APPLICATION wardarchitecture			CLIENT JANE COTES & CONSTANTINE LAPTEV		DRAWING STUDY OF DANGAR ISLAND RIVERFRONT DWELLINGS-1	DRAWING DA27	DATE NOVEMBER 2025
m 0412 228 683 t 1300 943 843 bachelor architecture (horns) UTS NSW Registration 8349 www.melissawardarchitect.com e wardarchitect@gmail.com ABN 44 736 024 375			ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083		PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	SCALE NTS	THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT WILL BE USED FOR THE SPECIFIC PURPOSE IT WAS COMMISSIONED. UNAUTHORISED USE IS FORBIDDEN

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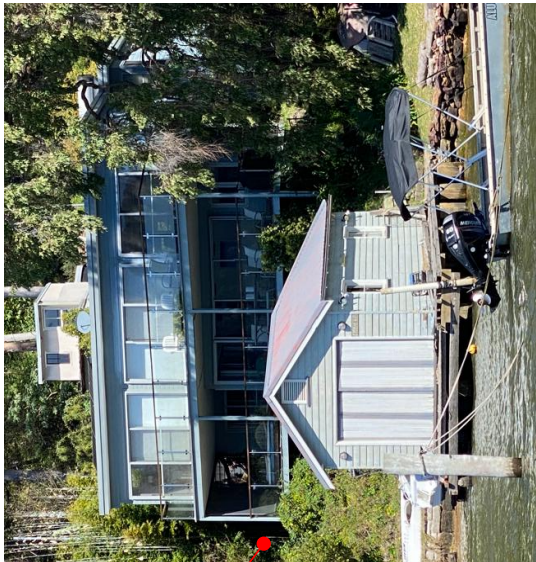


50 RIVERVIEW- 2 STOREY. DOES NOT COMPLY WITH DCP STEPPED PAVILION MASSING CONTROLS

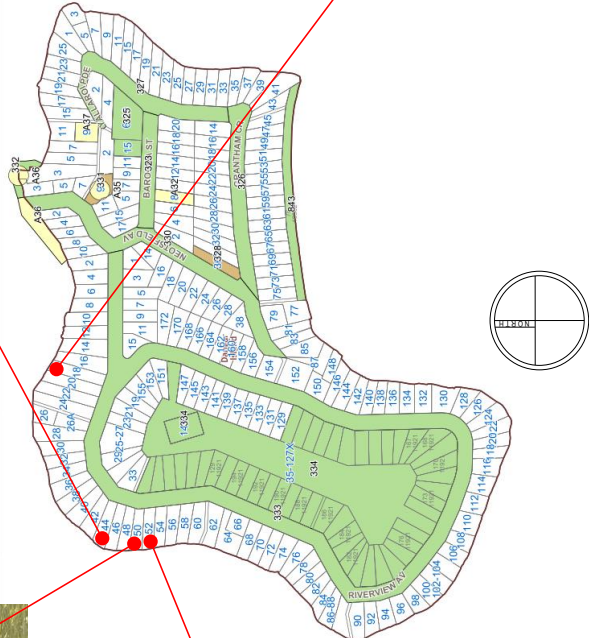


52 RIVERVIEW- 2 STOREY EXCESSIVE VISUAL BULK DOES NOT COMPLY WITH DCP STEPPED PAVILION MASSING CONTROLS. PRIVATE OPEN SPACE ADJACENT TO NEIGHBOUR

44 RIVERVIEW- MULTI LEVEL. DOES NOT COMPLY WITH DCP STEPPED PAVILION MASSING CONTROLS



18 RIVERVIEW- 2 STOREY. DOES NOT COMPLY WITH DCP STEPPED PAVILION MASSING CONTROLS



DEVELOPMENT APPLICATION		CLIENT	JANE COTES & CONSTANTINE LAPTEV	DRAWING	STUDY OF DANGAR ISLAND RIVERFRONT DWELLINGS-2	DATE	NOVEMBER 2025
wardarchitecture		ADDRESS	LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	DA28	PROJECT	SCALE	NTS
wardarchitecture bachelor architecture (p)ons) UTS NSW Registration 8349 www.melissawardarchitect.com ABN 44 736 024 375 ej.wardarchitect@gmail.com		ALTERATIONS & ADDITIONS TO EXISTING DWELLING		REV A		THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN. REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT MAY BE USED FOR INFORMATIONAL PURPOSES ONLY AND IS NOT COMMISSIONED, UNAUTHORISED USE IS FORBIDDEN	

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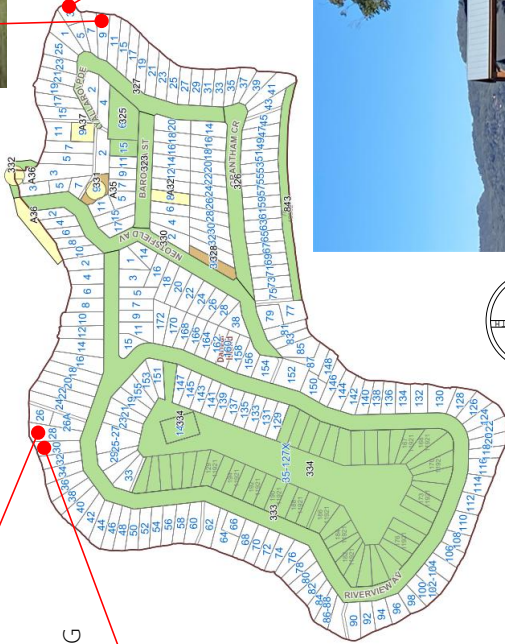
9 YALLAROI- 2 STOREY PLUS UNDERCROFT AREA.
DOES NOT COMPLY WITH DCP STEPPED PAVILION
SCALE CONTROLS



28 RIVERVIEW- ELEVATED 2 STOREY PLUS UNDERCROFT &
INCLINATOR ADJACENT TO NEIGHBOURING DWELLING.
DOES NOT COMPLY WITH DCP STEPPED PAVILION MASSING
CONTROLS



30 RIVERVIEW- ELEVATED 2 STOREY PLUS
UNDERCROFT
DOES NOT COMPLY WITH DCP STEPPED
PAVILION MASSING CONTROLS



3 YALLAROI- 2 STOREY. DOES NOT COMPLY WITH DCP STEPPED PAVILION
MASSING CONTROLS OR SETBACK

DEVELOPMENT APPLICATION	wardarchitecture bachelor architecture (p/n)s UTS NSW Registration 8349 ej.wardarchitect@gmail.com	CLIENT JANE COTES & CONSTANTINE LAPTEV ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	DRAWING STUDY OF DANGAR ISLAND RIVERFRONT DWELLINGS-3 PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	DRAWING DA29 REV A	DATE NOVEMBER 2025 SCALE NTS	THIS DOCUMENT IS THE PROPERTY OF MELISSA WARD ARCHITECTURE + DESIGN. REPRODUCTION IS PROHIBITED WITHOUT THE EXPRESS WRITTEN PERMISSION OF MELISSA WARD. THIS DOCUMENT IS NOT TO BE USED FOR ANY OTHER PROJECTS OR FOR COMMISSIONED UNAUTHORISED USE (S/FORFEIT)

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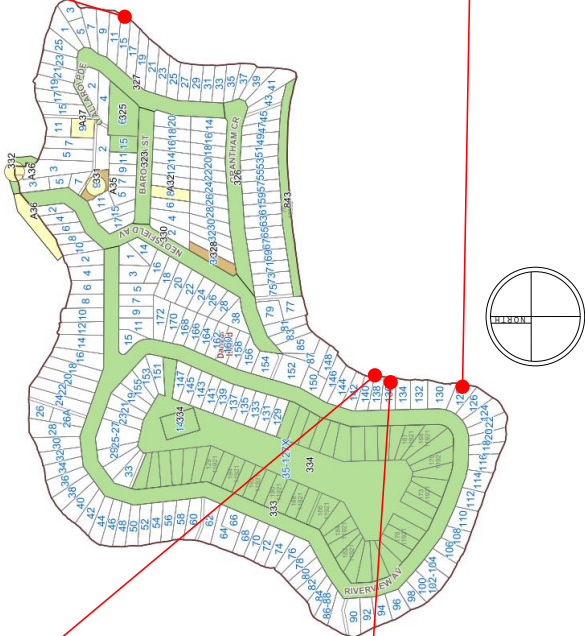
138 RIVERVIEW- 2 STOREY
DOES NOT COMPLY WITH DCP STEPPED PAVILION
MASSING OR SETBACKS



15 YALLARO- 2 STOREY. DOES NOT COMPLY WITH DCP
STEPPED PAVILION SCALE CONTROLS



128 RIVERVIEW- 2 STOREY WITH UNDERCROFT STORAGE.
DOES NOT COMPLY WITH DCP STEPPED PAVILION
MASSING CONTROLS OR SETBACK



SUMMARY NOTE: NO RIVERFRONT DWELLINGS ON DANGAR ISLAND
WERE OBSERVED TO COMPLY WITH DCP PART 8 RIVER SETTLEMENTS:
IN FORM, THAT BEING STEPPED PAVILION STYLE, AND SETBACKS

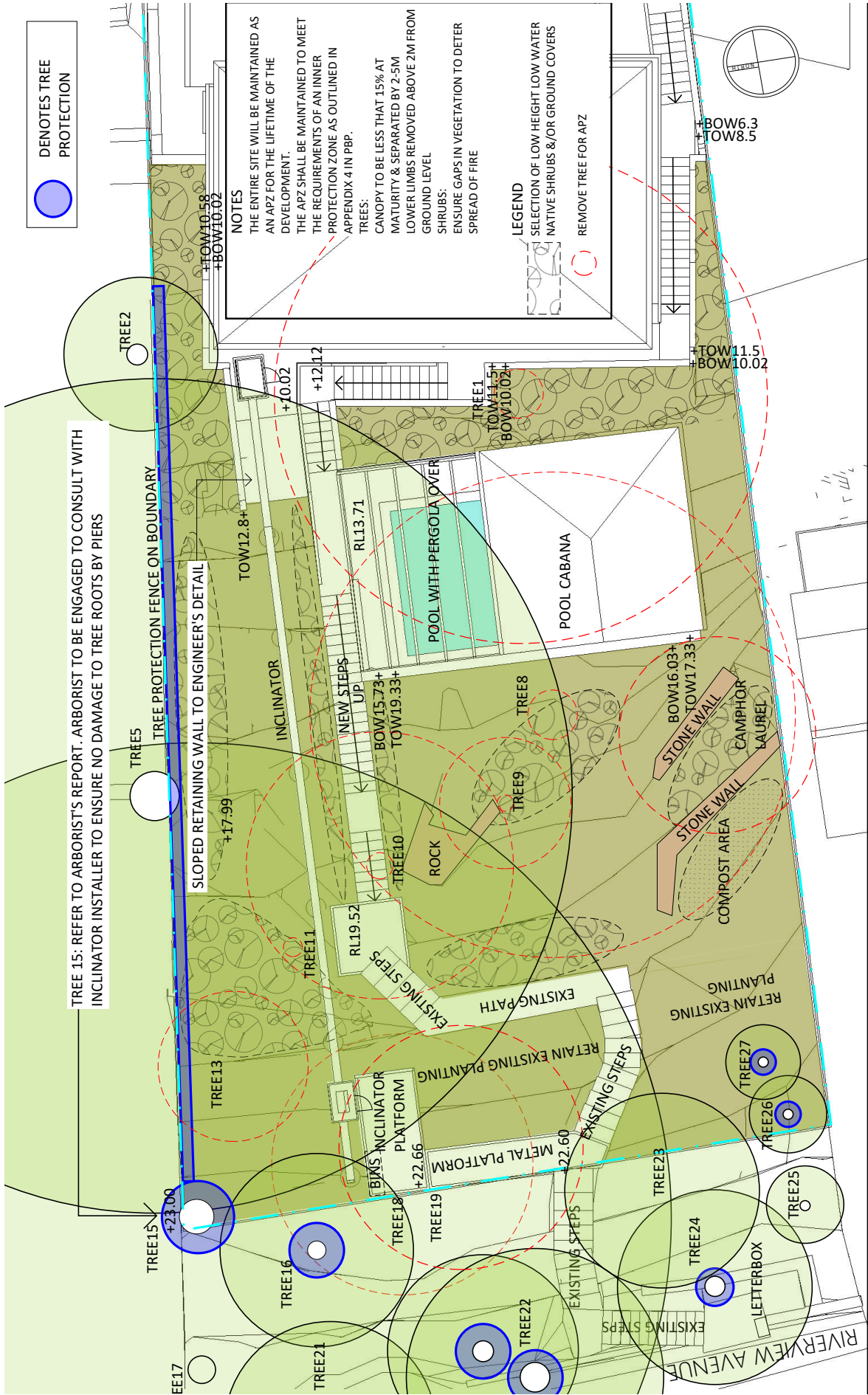


136 RIVERVIEW- DA SITE

DEVELOPMENT APPLICATION		CLIENT	DRAWING	DATE
wardarchitecture		JANE COTES & CONSTANTINE LAPTEV	DA30	NOVEMBER 2025
wardarchitecture bachelor architecture (p)ons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com m) 0412 225 683 t) 1300 943 843 www.melissawardarchitect.com ABN 44 736 024 375		ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083	PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING	SCALE NTS REV A

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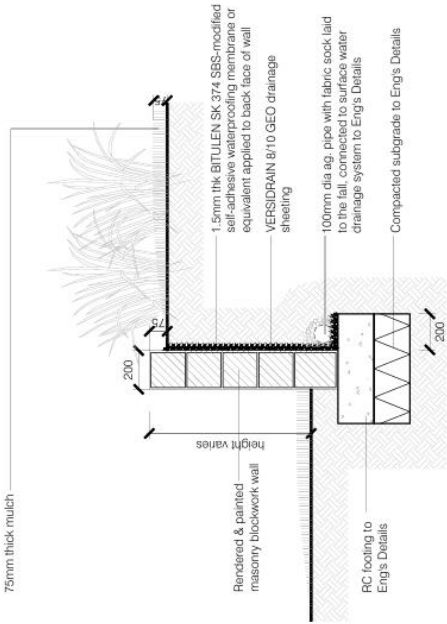


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PROJECT ALTERATIONS & ADDITIONS TO EXISTING DWELLING		LANDSCAPE AND TREE PROTECTION PLAN		DRAWING	
CLIENT JANE COTES & CONSTANTINE LAPTEV		ADDRESS LOT 233 DP 11921 136 RIVERVIEW AVENUE, DANGAR ISLAND NSW 2083		DRAWING	
wardarchitecture		m 0412 225 683 t 1300 943 843 www.melissawardarchitecture.com.au ABN 44 736 024 375		DRAWING	
wardarchitecture		wardarchitecture (hons) UTS NSW Registration 8349 ej.wardarchitect@gmail.com		DRAWING	

ATTACHMENT 1 - ITEM 1

MAINTENANCE PROGRAM
The typical range of maintenance tasks required over a 12 month period is summarised in the table.
Any information provided in the table must be assessed in the light of the weather and general site conditions. For example, watering frequency depends on the soil drainage and rainfall; fertiliser type and frequency needs to be adjusted to suit the plant requirements and the soil fertility and pH.
MULCH
Mulch will need to be topped up periodically to maintain a min. depth of 75mm. Mulch should be kept at least 50mm away from plant stems to reduce the risk of collar rot.
WEEDS
Weeds in mulched beds will need to be controlled by hand pulling or by the use of non residual herbicides. When using herbicides be very careful to avoid spray drifting onto valuable plants, the smallest contact with the chemicals can cause damage.
PLANT MAINTENANCE
Deep watering once or twice a week is more beneficial to plants than frequent light watering. Frequent watering will produce shallow roots and make the plant less stable and susceptible to drought. Maintain moisture to the bottom of the rootball for the first 3 months. To help safeguard plants remove labels immediately after planting. Where plants are susceptible to damage by vehicles to pedestrians, maintain protective fences until plants are well established. Replace dead plants fortnightly until such time as alternative maintenance procedures are in places.

Maintenance Task	Frequency											
	January	February	March	April	May	June	July	August	September	October	November	December
Grass												
Mowing lawn	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Watering lawn	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Fertilising lawn	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Weed control	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Top dressing	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Aerating	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Re-seeding	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Tree & Shrubs												
Watering	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Pruning	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Mulching	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Weed control	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Thinning	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY
Insect & disease control	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY	WEEKLY



1 TYPICAL DETAIL
RETAINING WALL



Correa reflexa nummularifolia
ROUNDLEAF CORREA



Ozothamnus tubriatus
COAST EVERLASTING



Festuca glauca
BLUE FESCUE



Doryanthes excelsa
GYMEA LILY



Pennisetum alopecuroides Narraf PBR
FOUNTAIN GRASS



Westingia fruticosa
NATIVE ROSEMARY



Anigozanthos Big Red
KANGAROO PAW



Atriplex cinerea
COAST SALTBUCH



Senecio mandraliscae
BLUE CHALKSTICKS



Viola hederacea
NATIVE VIOLET

2 PROPOSED PLANTING PALETTE

DEVELOPMENT APPLICATION

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DRAWING
LANDSCAPE PLANT SELECTION & DETAILS

LA02

PROJECT
ALTERATIONS & ADDITIONS TO EXISTING DWELLING

DATE
NOVEMBER 2025

SCALE
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