

Drawing List - DA		
Sheet Number	Sheet Name	Current Revision

DA00	Development Application	L
DA01	Site Precinct	L
DA02	Site Plan	L
DA03	Ground Floor Plan	L
DA04	First Floor Plan	L
DA05	Roof Plan	L
DA06	Elevation - East	L
DA07	Elevation - West	L
DA08	Elevation - North	L
DA09	Elevation - South	L
DA10	Long Section	L
DA11	Cross Section A	L
DA12	Cross Section B	L
DA13	Site Analysis	L
DA14	Shadow Diagram - 900am June 21	L
DA15	Shadow Diagram - 1200noon June 21	L
DA16	Shadow Diagram - 300pm June 21	L
DA17	Driveway Plan & Sections	L
DA18	Landscape Area - Existing	L
DA19	Landscape Area - Proposed	L
DA20	Demolition Plan	L
DA21	Height Limit View - 8.5m	L
DA22	Building envelope	L
DA23	Sediment Control Plan	L
DA24	BASIX Requirements	L
DA25	Finishes Board	L
DA26	Photomontage - Sunrise Road View	L
DA27	Cut and Fill	L
DA31	Notification - Site Precinct Plan	L
DA32	Notification - Site Plan	L
DA33	Notification - Elevations	L

Keynote Legend

AC	AC Condenser
AF	Aluminium Fence
APF	Aluminium Pool Fence
BB	Brass Balustrade
BBQ	BBQ
BF	Brass Pool Fence
BG	Brass Pool Gate
BT	Balance Tank
CC	Concrete Column
CCR	Concrete Roof
CL	Clothesline
CR	Cement Render
CS	Concrete Slab
CW	Concrete Wall
DR	Driveway
FB	Face Brickwork
FG	Fixed Frameless Glazing
FL	Steel Flue
FP	Fireplace
GB	Garden Bed
GD	Garage Door
GLW	Glazed Louvre window
MRG	Membrane Roof Gravel
MRP	Membrane Roof Planted
MW	Masonry Wall
OC	Off Form Concrete
OS	Outdoor Shower
PA	Stone Pavers
PF	Glass Pool Fence
PG	Glass Pool Gate
PL	Pool
PP	Power Pole
PV	Photovoltaic Panels
SC	Steel Column
SG	Steel framed Gate
SK	Skylight
SP	Stone Paving
ST	Stair
SW	Stone Wall
TCL	Timber Lining Board Ceiling
TD	Timber Door
TFW	Timber Framed Window
TG	Timber Gate
TGD	Timber Glazed Sliding Door
TGR	Timber Glazed Door
TR	Turf
TSD	Timber Sliding Door
TW	Timber Framed Wall
VT	Vehicle Turntable
WC	Timber Weatherboard Cladding
WT	Watertank

PEGASUS



5/57 AVALON PARADE, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e <mailto:richard@richardcolearchitecture.com.au>
w www.richardcolearchitecture.com.au

DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW

for
Drew + Bridget Hall



1 DA Plan - Site Precinct
1 : 1000



5/57 AVALON PARADE, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e <mailto:richard@richardcolearchitecture.com.au>
w www.richardcolearchitecture.com.au

acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
F	Issue to Consultants	07/02/2023
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW

for
Drew + Bridget Hall

Site Precinct		
Project number	2112	Checked by RC
Date	JUNE 2023	Scale 1 : 1000
Drawn by	RC/PG	DA01

- AF Aluminium Fence
- APF Aluminium Pool Fence
- BF Brass Pool Fence
- BT Balance Tank
- CCR Concrete Roof
- CS Concrete Slab
- CW Concrete Wall
- DR Driveway
- GB Garden Bed
- MRG Membrane Roof Gravel
- MRP Membrane Roof Planted
- MW Masonry Wall
- PA Stone Pavers
- PF Glass Pool Fence
- PG Glass Pool Gate
- PL Pool
- PP Power Pole
- PV Photovoltaic Panels
- SK Skylight
- SP Stone Paving
- ST Stair
- SW Stone Wall



1 DA Plan - Site
1 : 250



5/57 AVALON PARADE, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e <mailto:richard@richardcolearchitecture.com.au>
w www.richardcolearchitecture.com.au

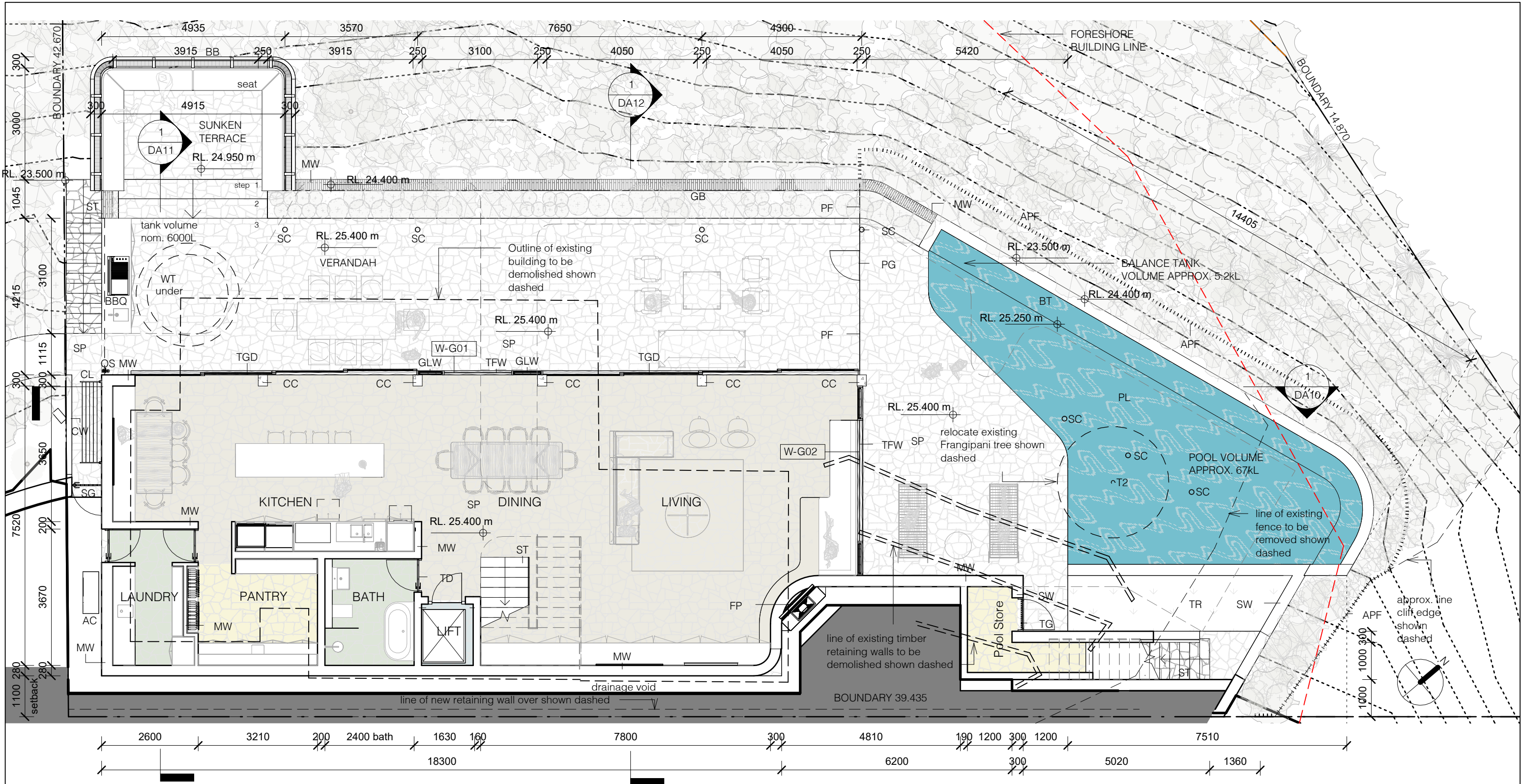
acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
F	Issue to Consultants	07/02/2023
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW

for
Drew + Bridget Hall

Site Plan		
Project number	2112	Checked by RC
Date	JUNE 2023	Scale 1 : 250
Drawn by	RC/PG	DA02



1 DA Plan - Ground Floor
1 : 100

AC	AC Condenser	CW	Concrete Wall	PG	Glass Pool Gate	TD	Timber Door
APF	Aluminium Pool Fence	FP	Fireplace	PL	Pool	TFW	Timber Framed Window
BB	Brass Balustrade	GB	Garden Bed	SC	Steel Column	TG	Timber Gate
BBQ	BBQ	GLW	Glazed Louvre window	SG	Steel framed Gate	TGD	Timber Glazed Sliding Door
BT	Balance Tank	MW	Masonry Wall	SP	Stone Paving	TR	Turf
CC	Concrete Column	OS	Outdoor Shower	ST	Stair	WT	Watertank
CL	Clothesline	PF	Glass Pool Fence	SW	Stone Wall		



5/57 AVALON PARADE, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e mailto:richard@richardcolearchitecture.com.au
w www.richardcolearchitecture.com.au

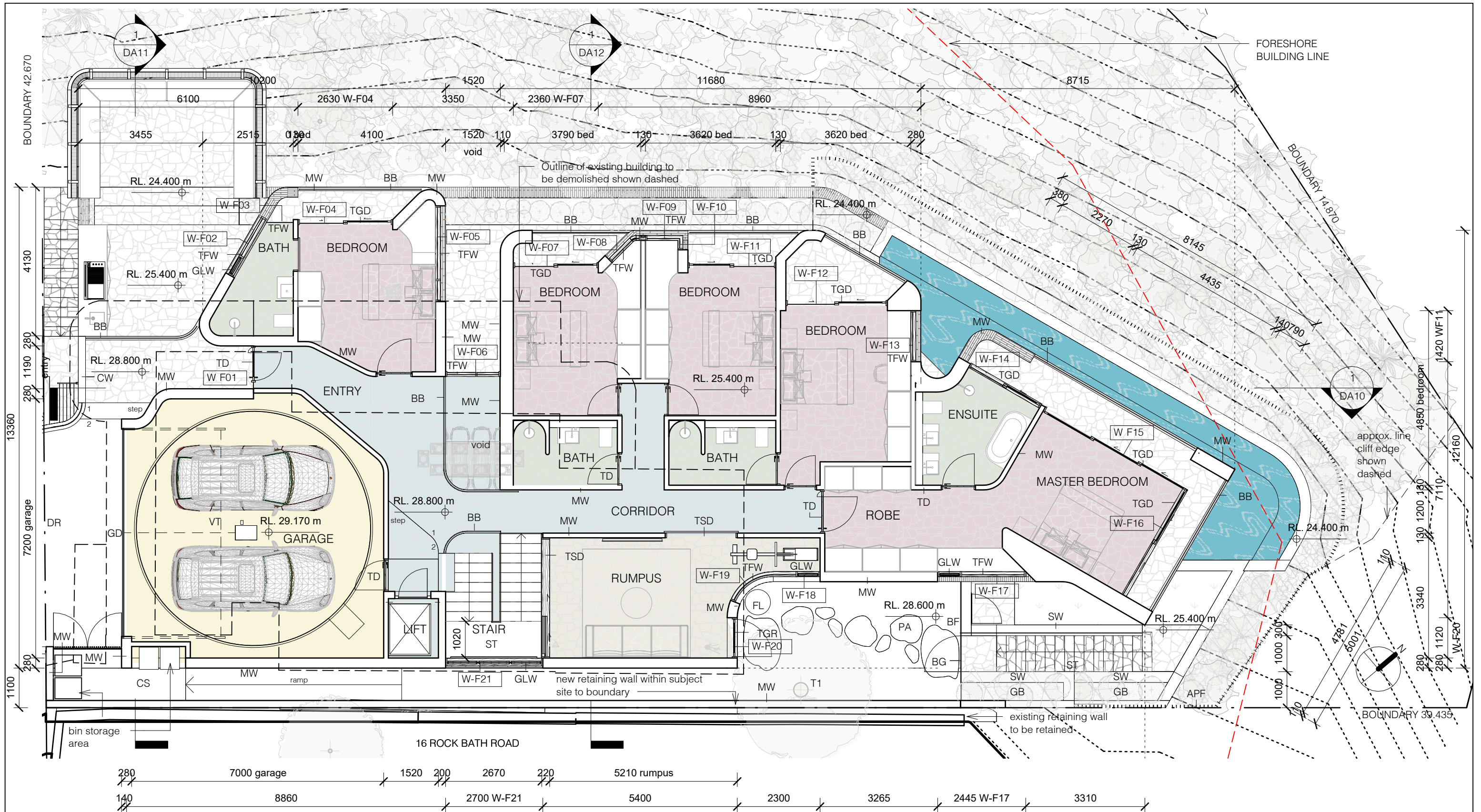
acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
F	Issue to Consultants	07/02/2023
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW

for
Drew + Bridget Hall

Ground Floor Plan		
Project number	2112	Checked by RC
Date	JUNE 2023	Scale 1 : 100
Drawn by	RC/PG	DA03



1 DA Plan - First Floor
1 : 100

APF	Aluminium Pool Fence	CW	Concrete Wall	MW	Masonry Wall	TFW	Timber Framed Window
BB	Brass Balustrade	DR	Driveway	PA	Stone Pavers	TGD	Timber Glazed Sliding Door
BF	Brass Pool Fence	FL	Steel Flue	ST	Stair	TGR	Timber Glazed Door
BG	Brass Pool Gate	GB	Garden Bed	SW	Stone Wall	TSD	Timber Sliding Door
CS	Concrete Slab	GD	Garage Door	TD	Timber Door	VT	Vehicle Turntable
		GLW	Glazed Louvre window				



5/57 AVALON PARADE, AVALON BEACH NSW 2107

t 02 9918 3843

m 0418 627 024

e mailto:richard@richardcolearchitecture.com.au

w www.richardcolearchitecture.com.au

acn:093 598 415 abn:58 093 598 415

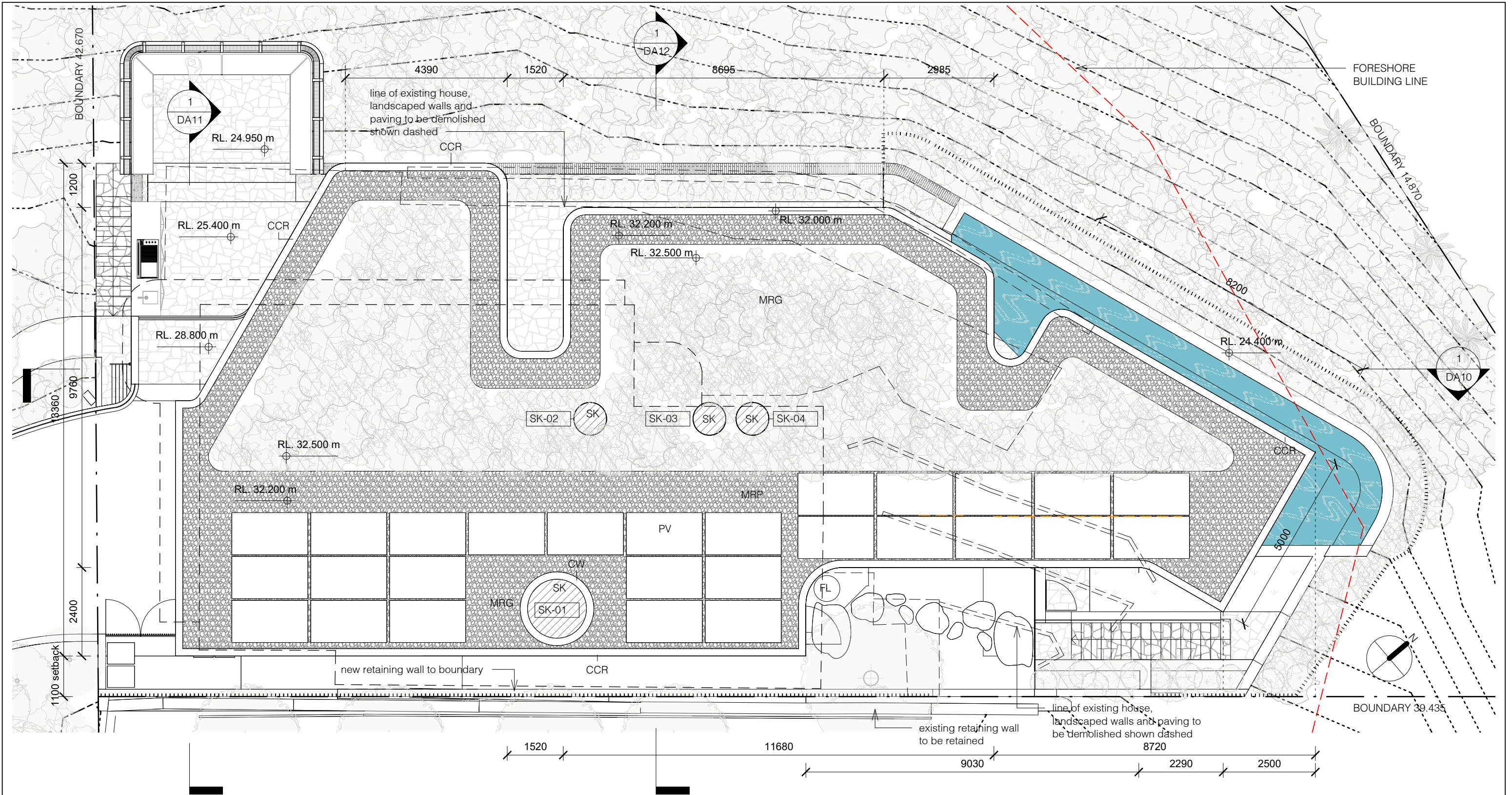
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
F	Issue to Consultants	07/02/2023
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW

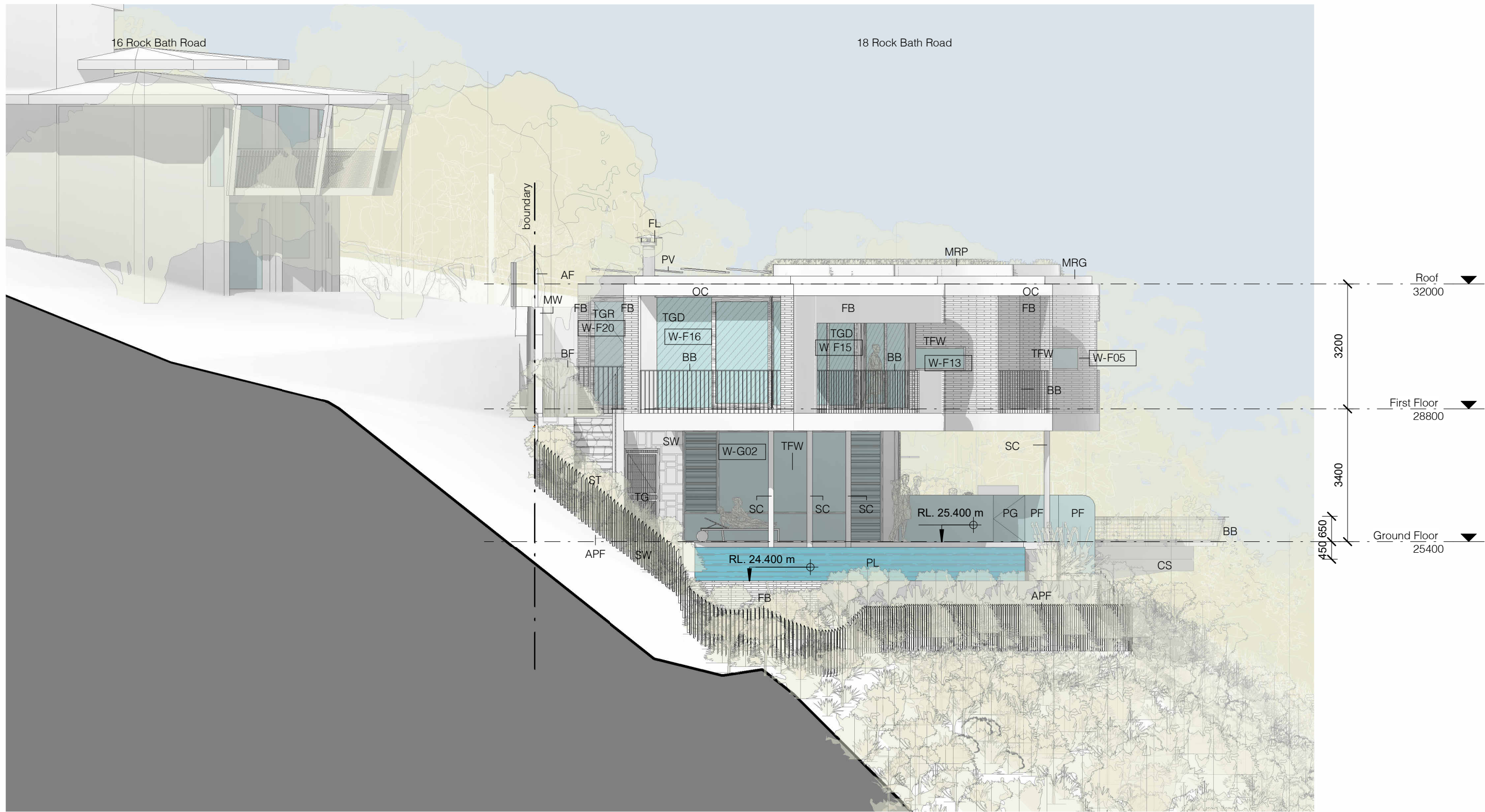
for
Drew + Bridget Hall

First Floor Plan		
Project number	2112	Checked by PG
Date	JUNE 2023	Scale 1 : 100
Drawn by	RC/PG	DA04



1 DA Plan - Roof
1 : 100

- CCR Concrete Roof
- CW Concrete Wall
- FL Steel Flue
- MRG Membrane Roof Gravel
- MRP Membrane Roof Planted
- PV Photovoltaic Panels
- SK Skylight



1 DA Elevation - East
1 : 100

AF	Aluminium Fence	FB	Face Brickwork	OC	Off Form Concrete	SC	Steel Column	TG	Timber Gate
APF	Aluminium Pool Fence	FL	Steel Flue	PF	Glass Pool Fence	ST	Stair	TGD	Timber Glazed Sliding Door
BB	Brass Balustrade	MRG	Membrane Roof Gravel	PG	Glass Pool Gate	SW	Stone Wall	TGR	Timber Glazed Door
BF	Brass Pool Fence	MRP	Membrane Roof Planted	PL	Pool				
CS	Concrete Slab	MW	Masonry Wall	PV	Photovoltaic Panels				

No.	Revision Description	Date
F	Issue to Consultants	07/02/2023
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW
for
Drew + Bridget Hall

Elevation - East			
Project number	2112	Checked by	RC
Date	JUNE 2023	Scale	1 : 100
Drawn by	RC/PG		DA06



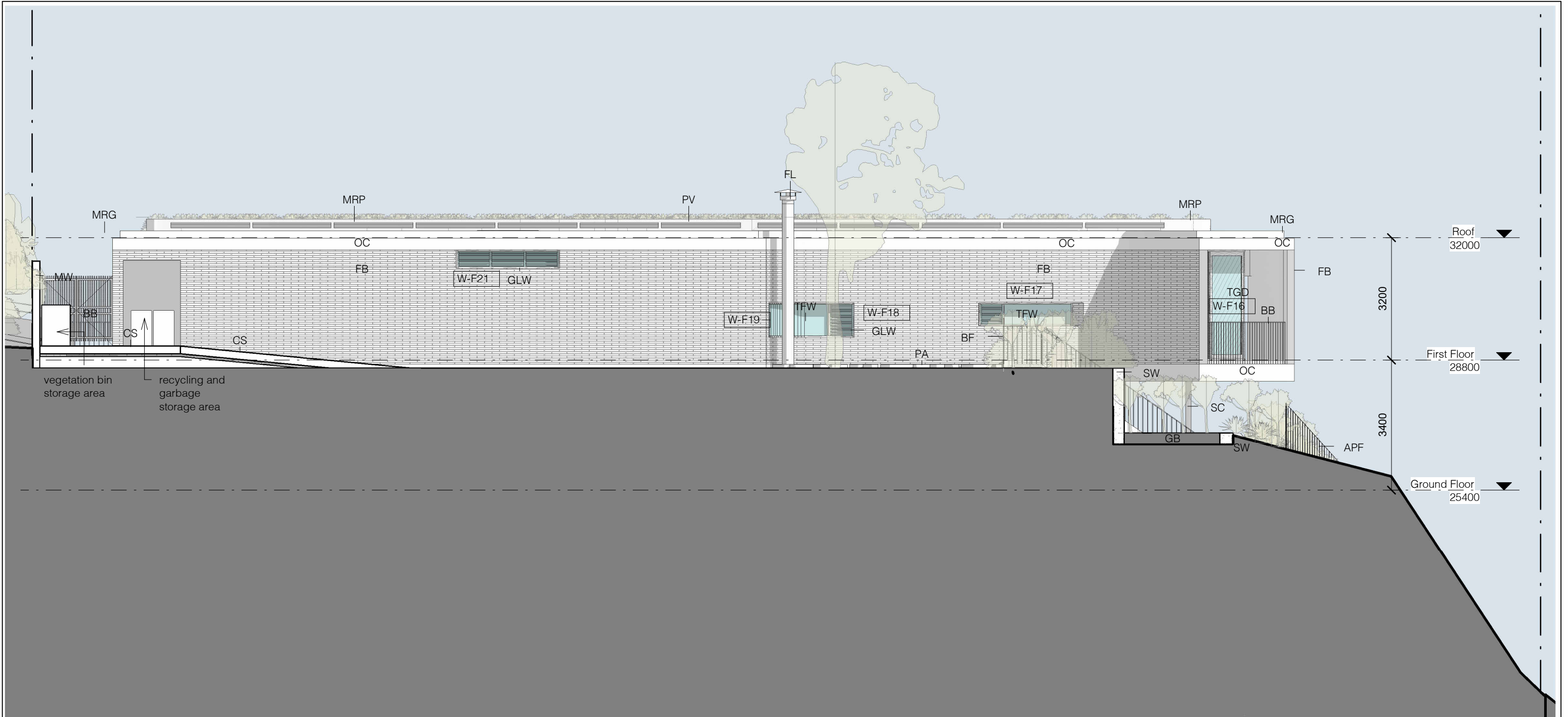
1 DA Elevation - West
1 : 100

- | | | | |
|-----|-------------------------|-----|-----------------------|
| BB | Brass Balustrade | GD | Garage Door |
| BBQ | BBQ | MRG | Membrane Roof Gravel |
| CL | Clothesline | MRP | Membrane Roof Planted |
| CS | Concrete Slab | OC | Off Form Concrete |
| CW | Concrete Wall | OS | Outdoor Shower |
| DR | Driveway | PF | Glass Pool Fence |
| FB | Face Brickwork | PV | Photovoltaic Panels |
| FG | Fixed Frameless Glazing | SC | Steel Column |
| | | SW | Stone Wall |
| | | TD | Timber Door |
| | | TFW | Timber Framed Window |



1 DA Elevation - North
1 : 100

AF	Aluminium Fence	FL	Steel Flue	OS	Outdoor Shower
APF	Aluminium Pool Fence	GLW	Glazed Louvre window	PF	Glass Pool Fence
BB	Brass Balustrade	MRG	Membrane Roof Gravel	PL	Pool
BBQ	BBQ	MRP	Membrane Roof Planted	SC	Steel Column
CL	Clothesline	MW	Masonry Wall	SG	Steel framed Gate
CS	Concrete Slab	OC	Off Form Concrete	ST	Stair
CW	Concrete Wall			SW	Stone Wall
DR	Driveway			TFW	Timber Framed Window
FB	Face Brickwork			TG	Timber Gate
				TGD	Timber Glazed Sliding Door



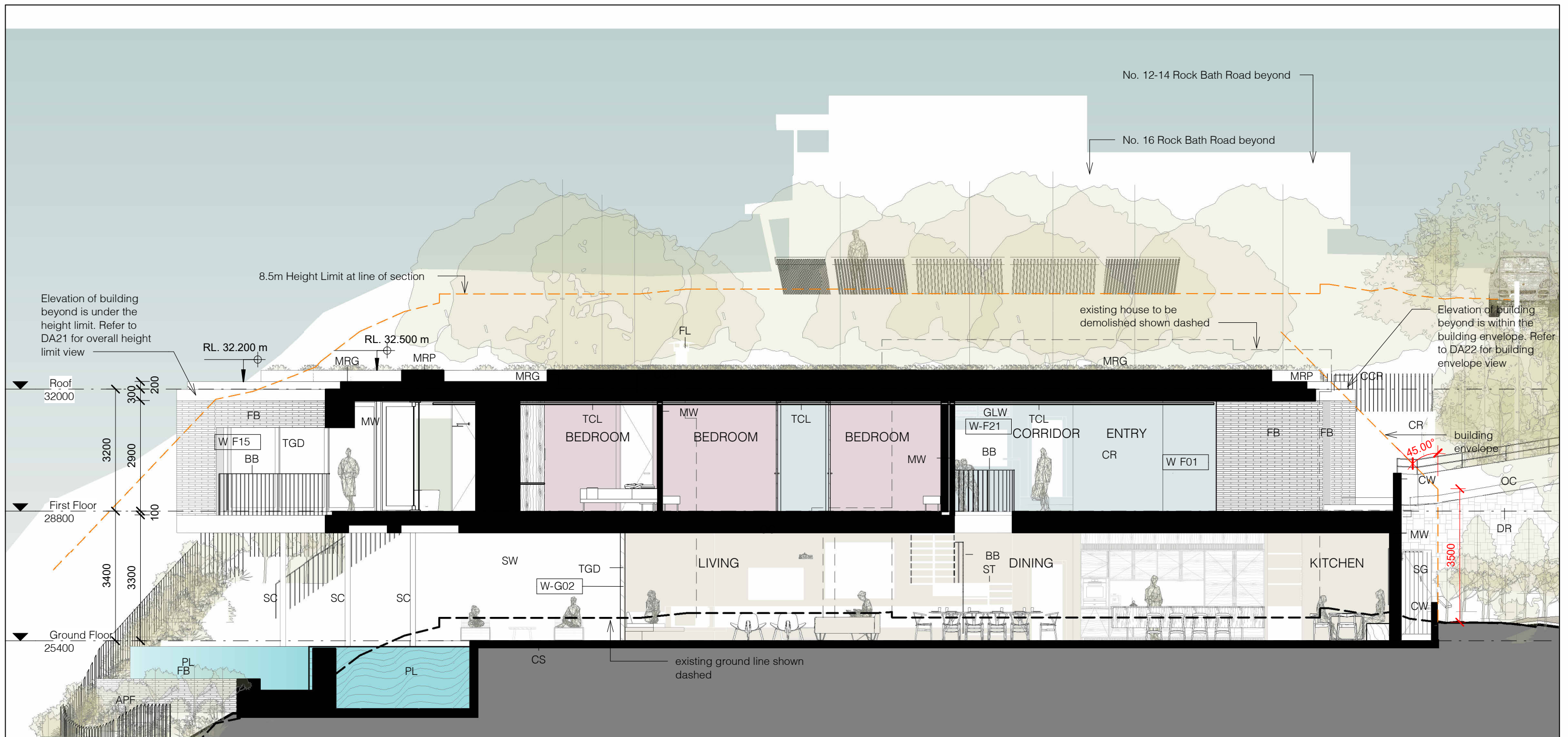
1 DA Elevation - South
1 : 100

- | | | | |
|-----|-----------------------|-----|----------------------------|
| APF | Aluminium Pool Fence | MW | Masonry Wall |
| BB | Brass Balustrade | OC | Off Form Concrete |
| BF | Brass Pool Fence | PA | Stone Pavers |
| CS | Concrete Slab | PV | Photovoltaic Panels |
| FB | Face Brickwork | SC | Steel Column |
| FL | Steel Flue | SW | Stone Wall |
| GB | Garden Bed | TFW | Timber Framed Window |
| GLW | Glazed Louvre window | TGD | Timber Glazed Sliding Door |
| MRG | Membrane Roof Gravel | | |
| MRP | Membrane Roof Planted | | |

No.	Revision Description	Date
F	Issue to Consultants	07/02/2023
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW
for
Drew + Bridget Hall

Elevation - South		
Project number	2112	Checked by RC
Date	JUNE 2023	Scale 1 : 100
Drawn by	RC/PG	DA09



1 DA - Long Section
1 : 100

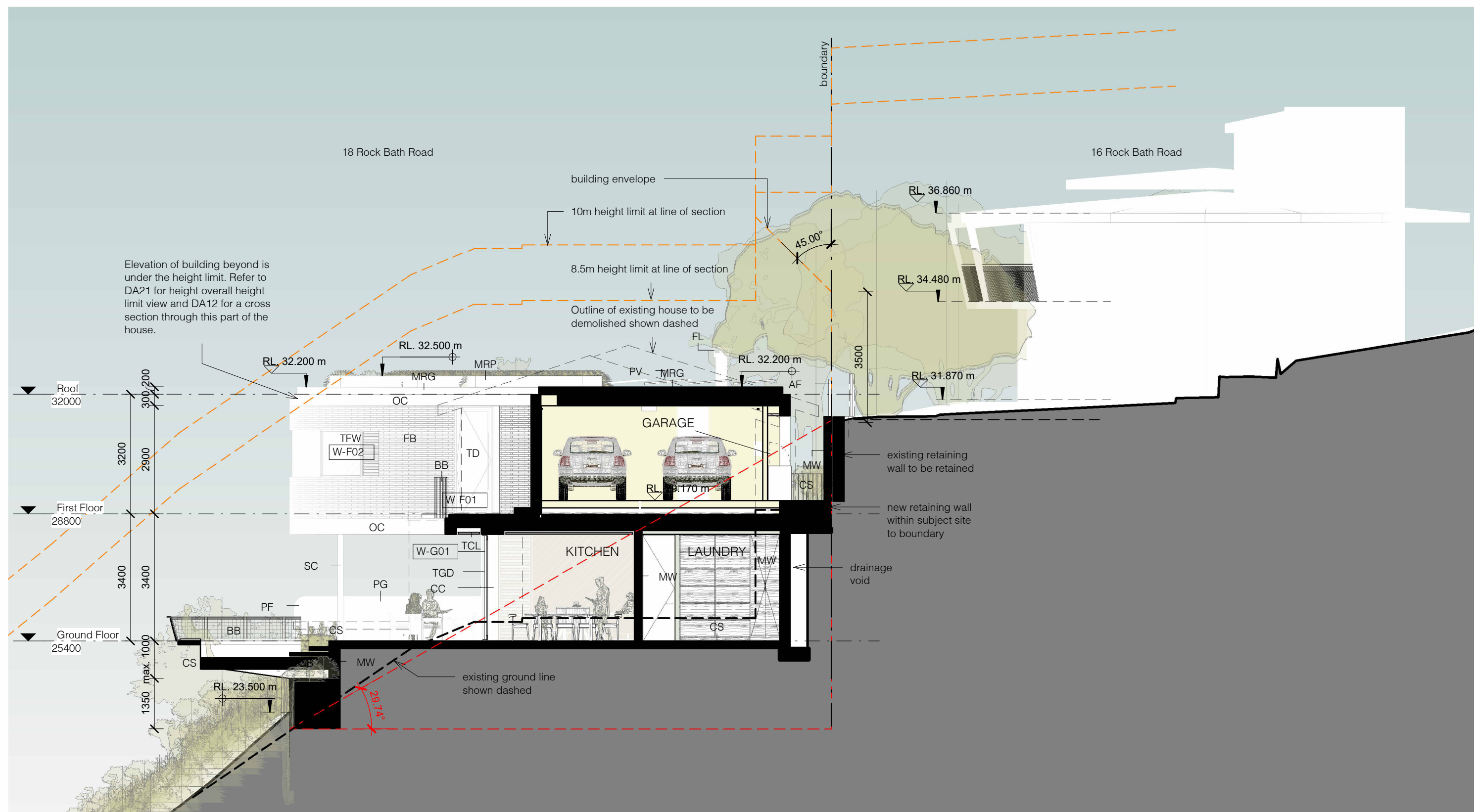
APF	Aluminium Pool Fence	MW	Masonry Wall
BB	Brass Balustrade	OC	Off Form Concrete
CCR	Concrete Roof	PL	Pool
CR	Cement Render	SC	Steel Column
CS	Concrete Slab	SG	Steel framed Gate
CW	Concrete Wall	ST	Stair
DR	Driveway	SW	Stone Wall
FB	Face Brickwork	TCL	Timber Lining Board Ceiling
FL	Steel Flue	TGD	Timber Glazed Sliding Door
GLW	Glazed Louvre window		
MRG	Membrane Roof Gravel		
MRP	Membrane Roof Planted		

No.	Revision Description	Date
F	Issue to Consultants	07/02/2023
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW
for
Drew + Bridget Hall

Long Section

Project number	2112	Checked by	RC
Date	JUNE 2023	Scale	1 : 100
Drawn by	RC/PG		DA10



1 DA - Cross Section A
1 : 100

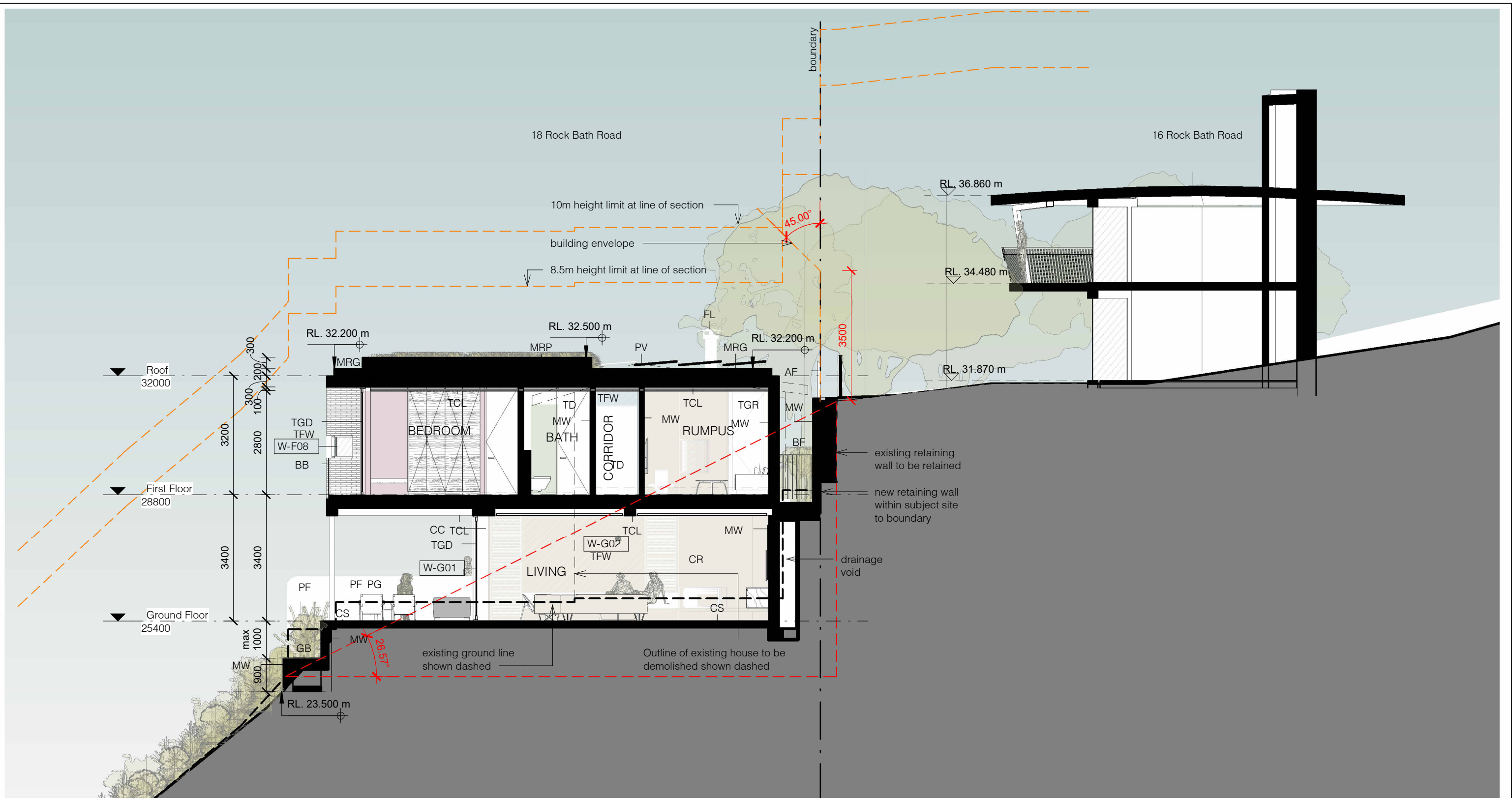
- | | | | | | |
|-----|----------------------|-----|-----------------------|-----|-----------------------------|
| AF | Aluminium Fence | MRP | Membrane Roof Planted | PV | Photovoltaic Panels |
| BB | Brass Balustrade | MW | Masonry Wall | SC | Steel Column |
| CC | Concrete Column | OC | Off Form Concrete | TCL | Timber Lining Board Ceiling |
| CS | Concrete Slab | PF | Glass Pool Fence | TD | Timber Door |
| FB | Face Brickwork | PG | Glass Pool Gate | TFW | Timber Framed Window |
| FL | Steel Flue | | | TGD | Timber Glazed Sliding Door |
| GB | Garden Bed | | | | |
| MRG | Membrane Roof Gravel | | | | |

No.	Revision Description	Date
F	Issue to Consultants	07/02/2023
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW
for
Drew + Bridget Hall

Cross Section A

Project number	2112	Checked by	Checker
Date	JUNE 2023	Scale	1 : 100
Drawn by	Author		DA11



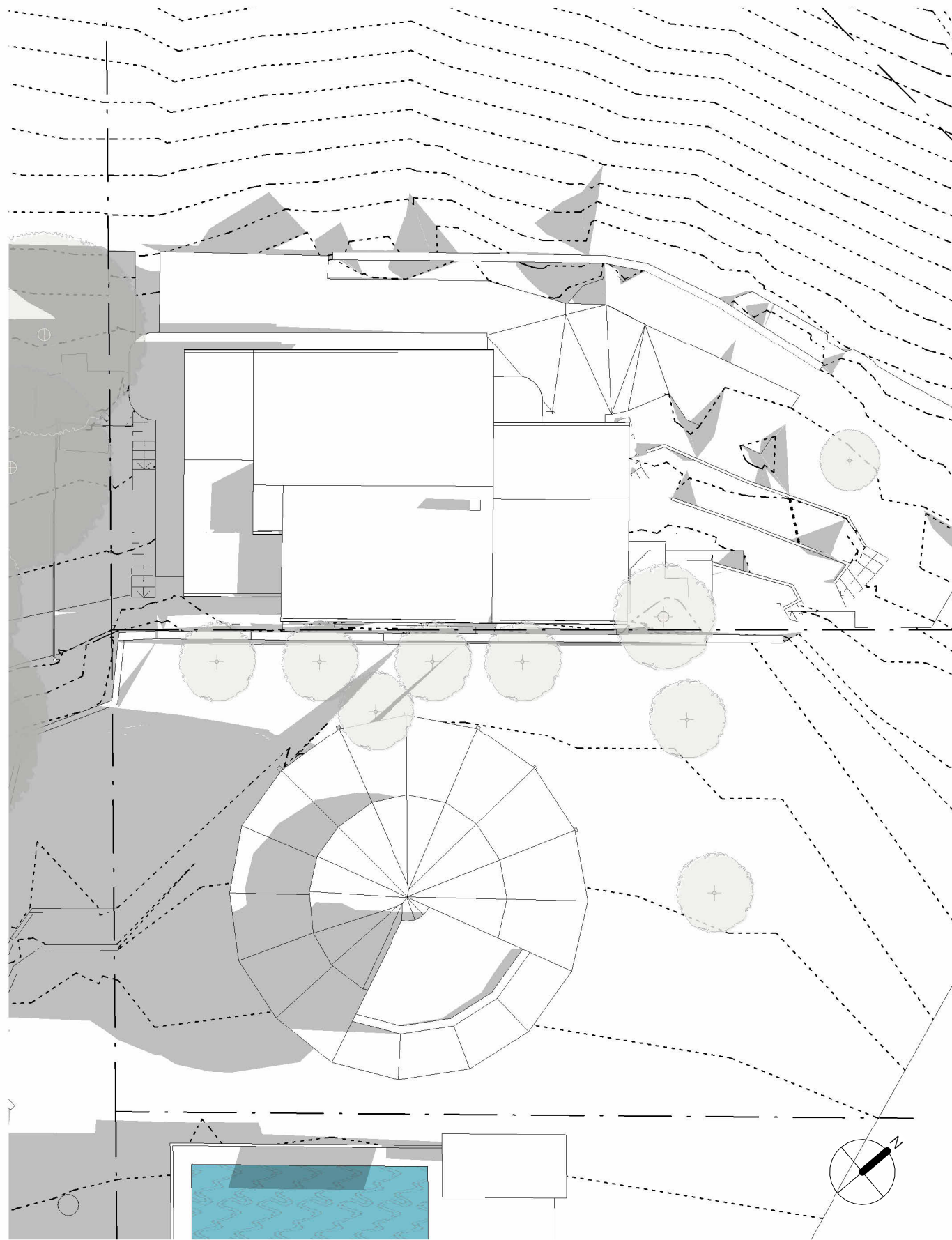
1 DA - Cross Section B
1 : 100

- | | | | | | | | |
|-----|------------------|-----|-----------------------|-----|-----------------------------|-----|----------------------------|
| AF | Aluminium Fence | CS | Concrete Slab | MW | Masonry Wall | TD | Timber Door |
| BB | Brass Balustrade | FL | Steel Flue | PF | Glass Pool Fence | TFW | Timber Framed Window |
| BF | Brass Pool Fence | GB | Garden Bed | PG | Glass Pool Gate | TGD | Timber Glazed Sliding Door |
| CC | Concrete Column | MRG | Membrane Roof Gravel | PV | Photovoltaic Panels | TGR | Timber Glazed Door |
| CCR | Concrete Roof | MRP | Membrane Roof Planted | TCL | Timber Lining Board Ceiling | | |
| CR | Cement Render | | | | | | |

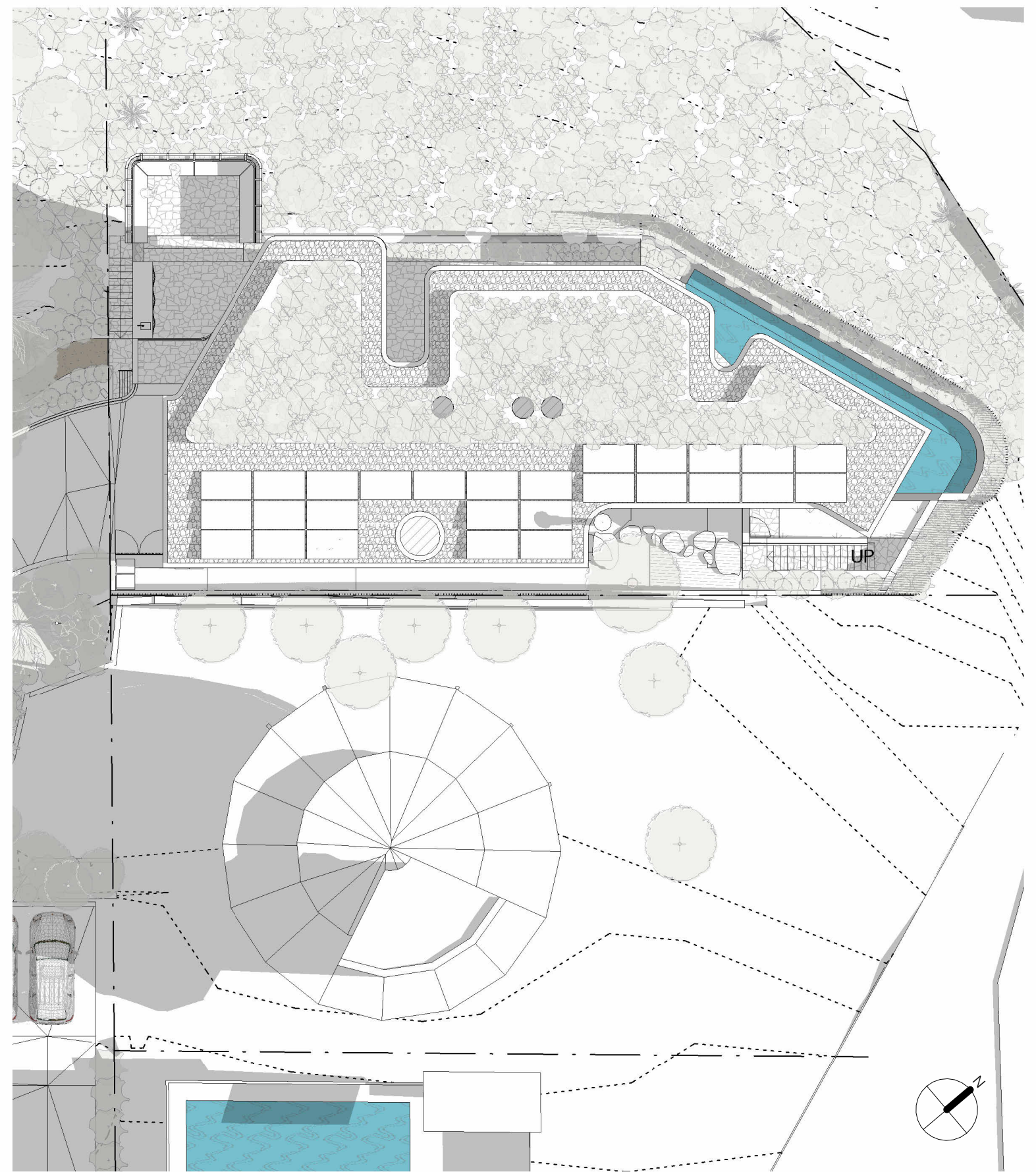
No.	Revision Description	Date
F	Issue to Consultants	07/02/2023
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW
for
Drew + Bridget Hall

Cross Section B		
Project number	2112	Checked by RC
Date	JUNE 2023	Scale 1 : 100
Drawn by	RC/PG	DA12

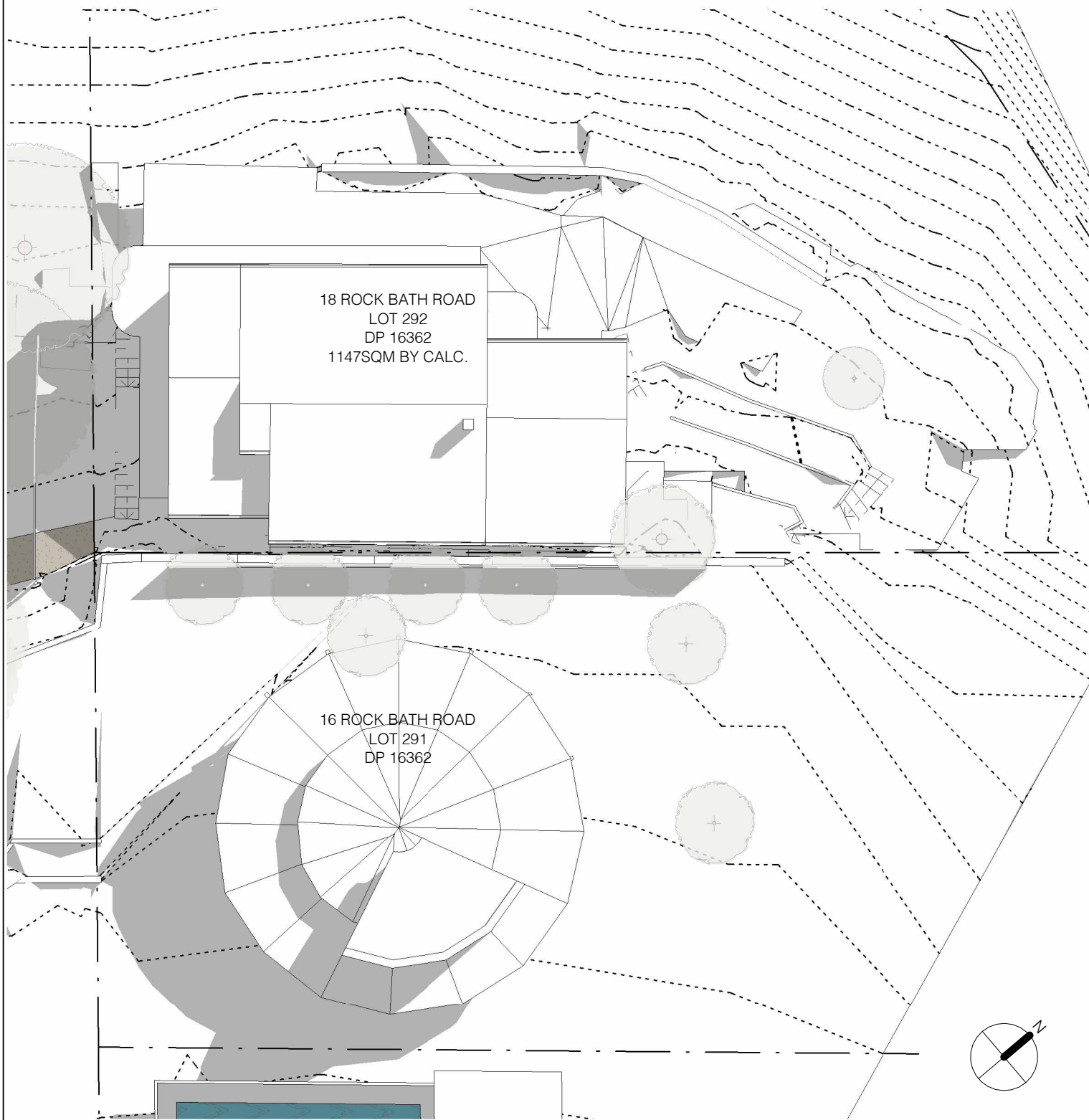


1 Shadow diagram - June 22 900am - Existing
1 : 200

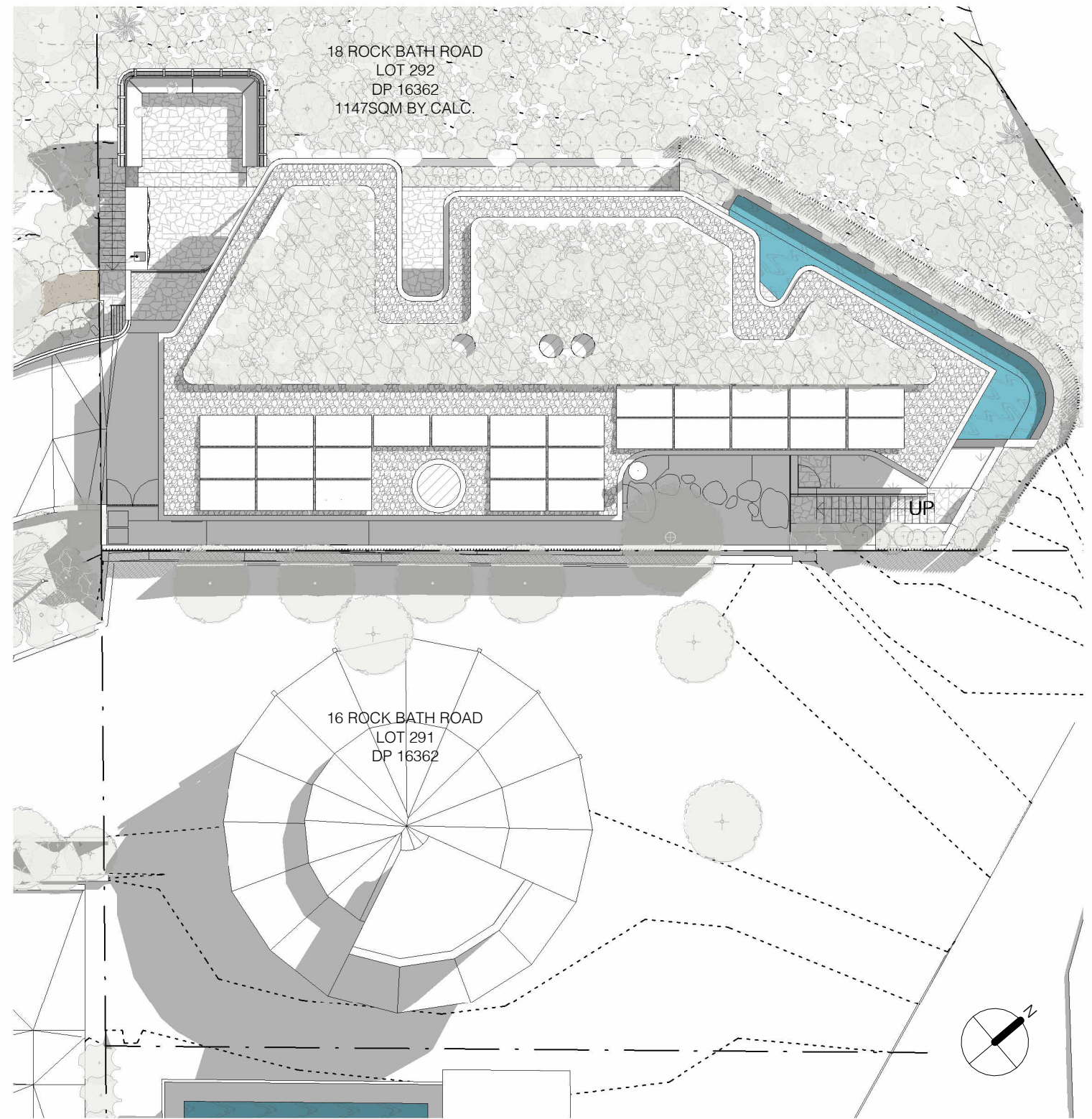


2 Shadow diagram - June 22 900am - Proposed
1 : 200

No.	Revision Description	Date
E	Pre Lodgement Meeting	25/11/2022
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023



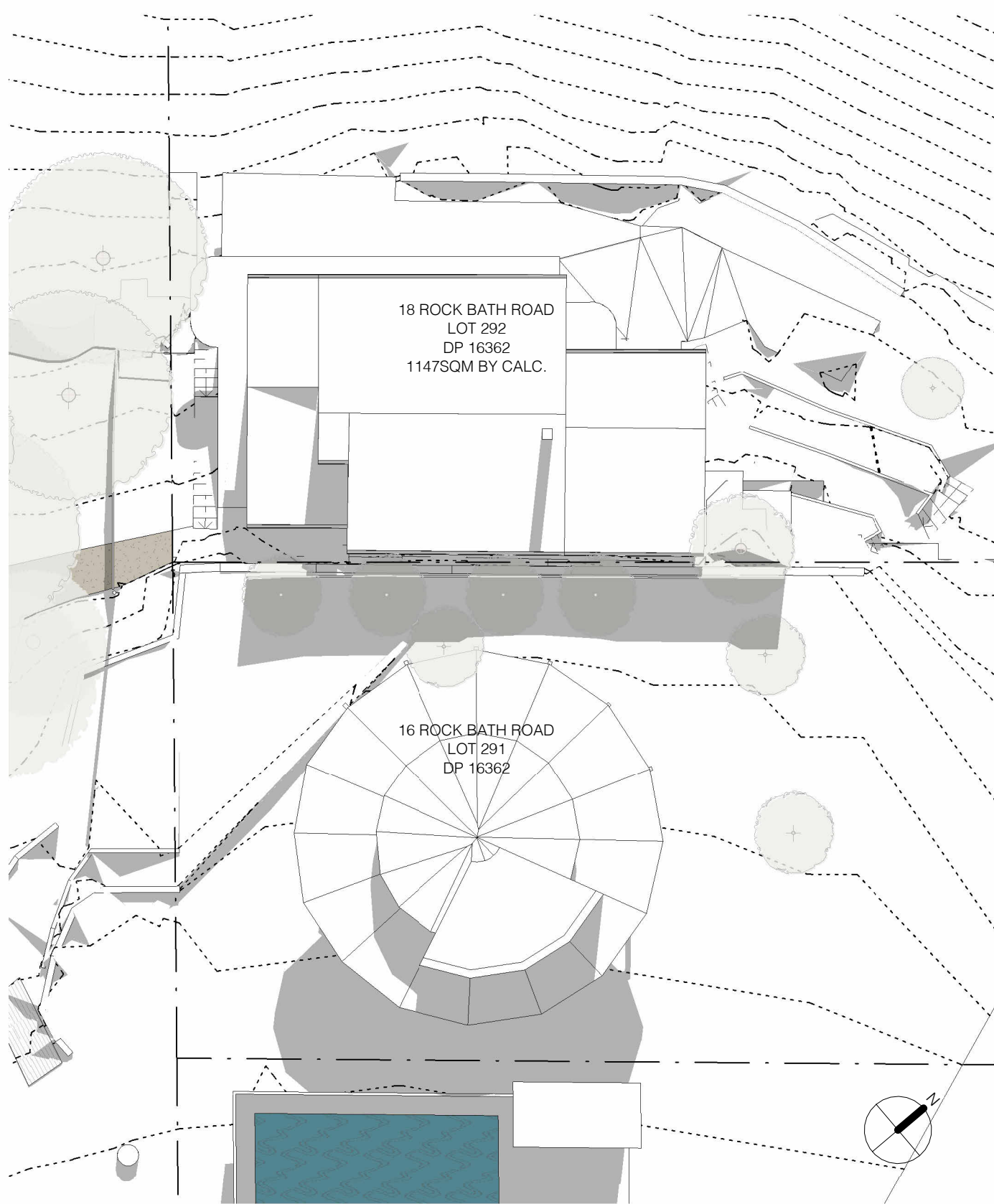
1 Shadow diagram - June 22 1200noon - Existing
1 : 200



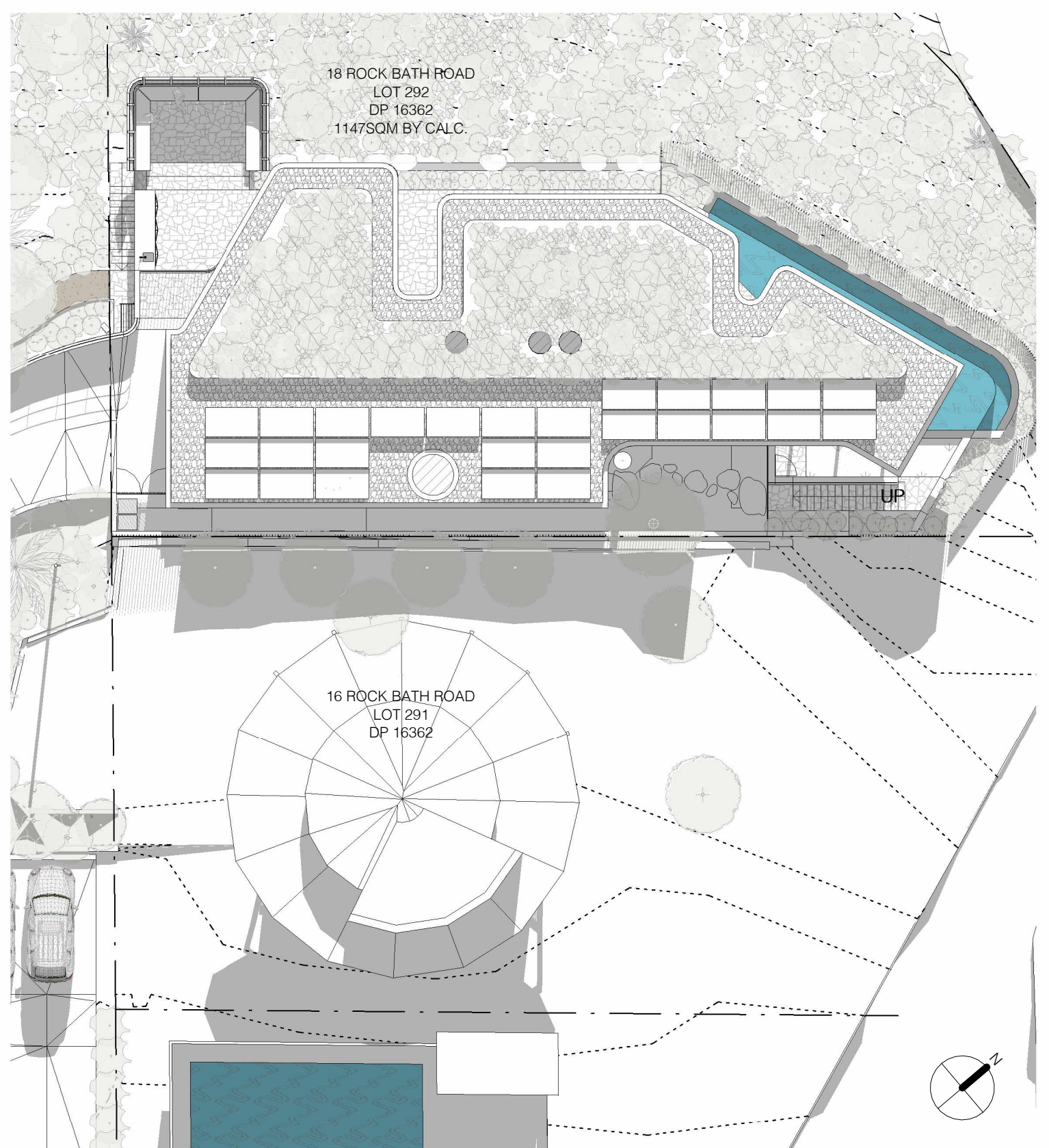
2 Shadow diagram - June 22 1200noon - Proposed
1 : 200

No.	Revision Description	Date
E	Pre Lodgement Meeting	25/11/2022
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

Project number	2112	Checked by	RC
Date	JUNE 2023	Scale	1 : 200
Drawn by	RC/PG		DA15



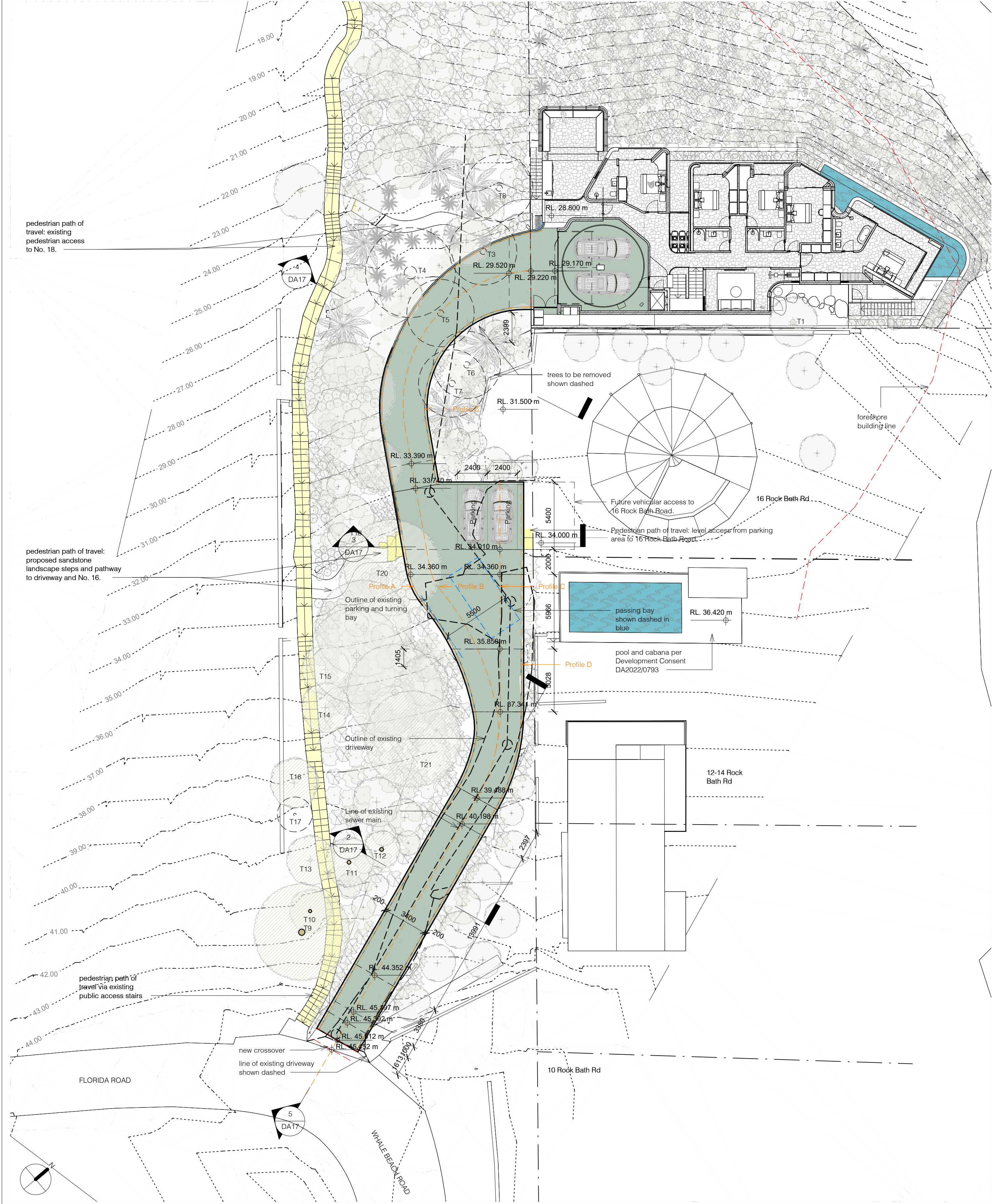
1 Shadow diagram - June 22 300pm- Existing
1 : 200



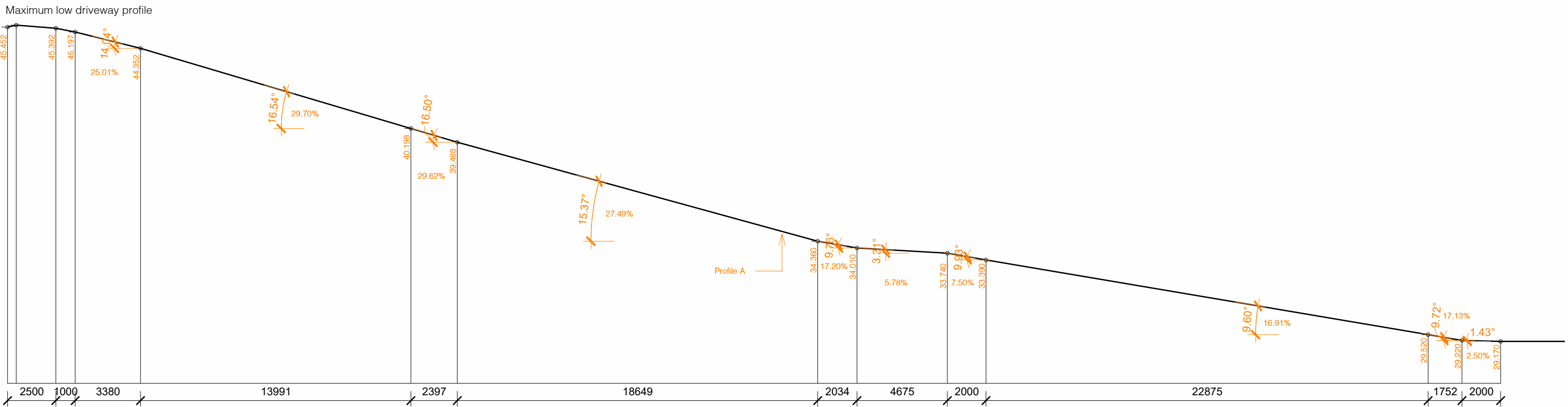
2 Shadow diagram - June 22 300pm - Proposed
1 : 200

No.	Revision Description	Date
E	Pre Lodgement Meeting	25/11/2022
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

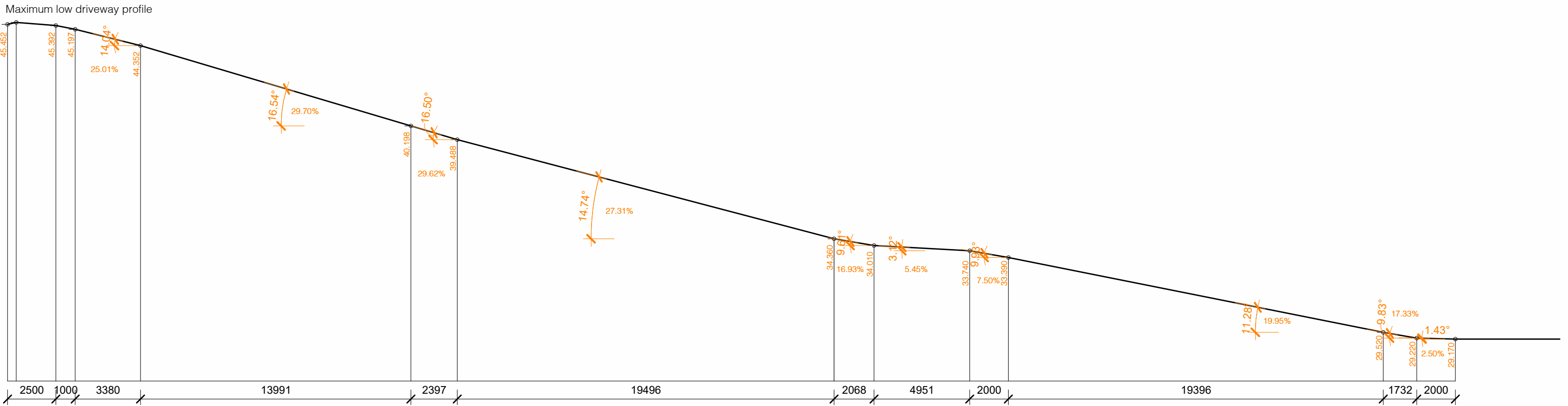
Project number	2112	Checked by	RC
Date	JUNE 2023	Scale	1 : 200
Drawn by	RC/PG		DA16



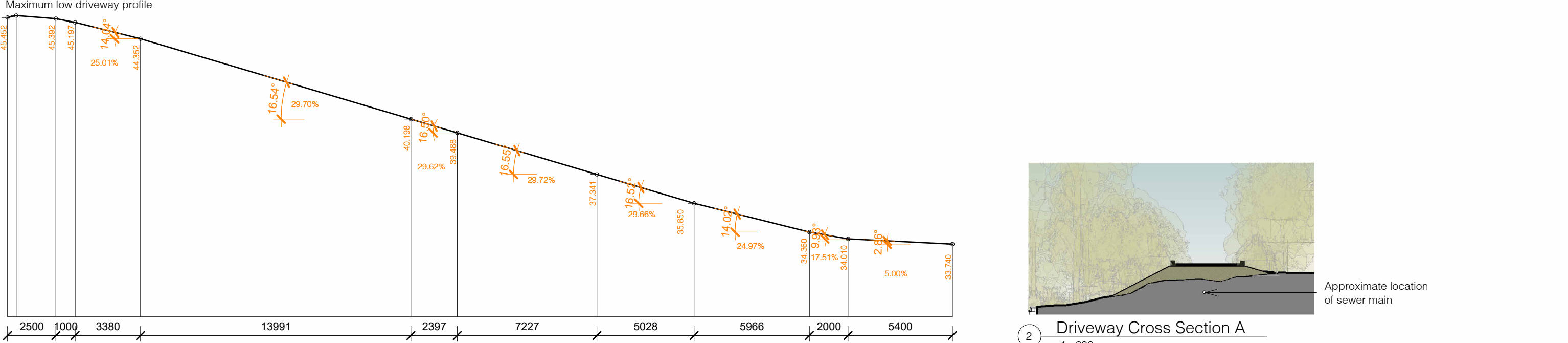
1 DA Plan - Driveway
1 : 200



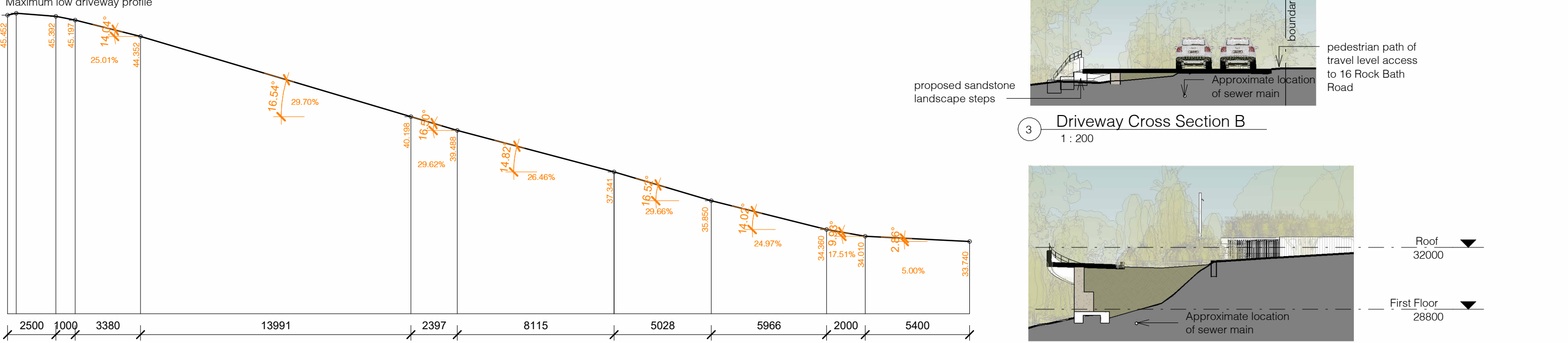
PROFILE A



PROFILE B



PROFILE C

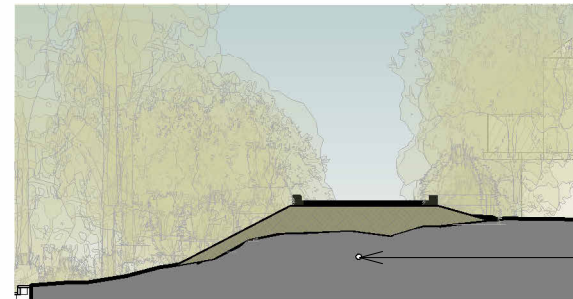


PROFILE D

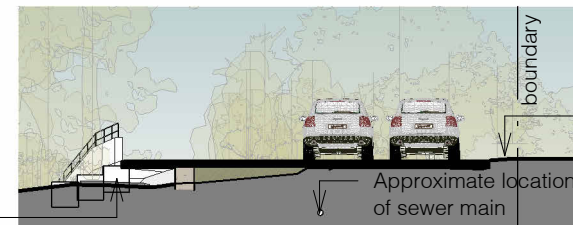


PROFILE E

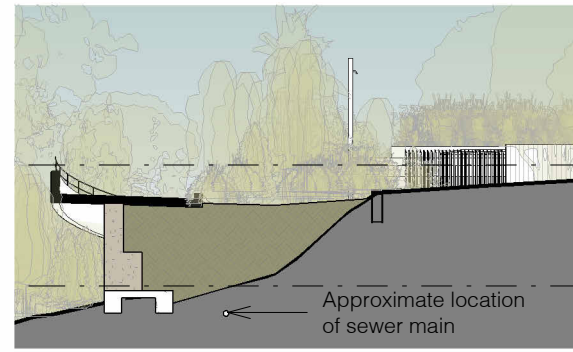
6 Driveway Profiles
1 : 200



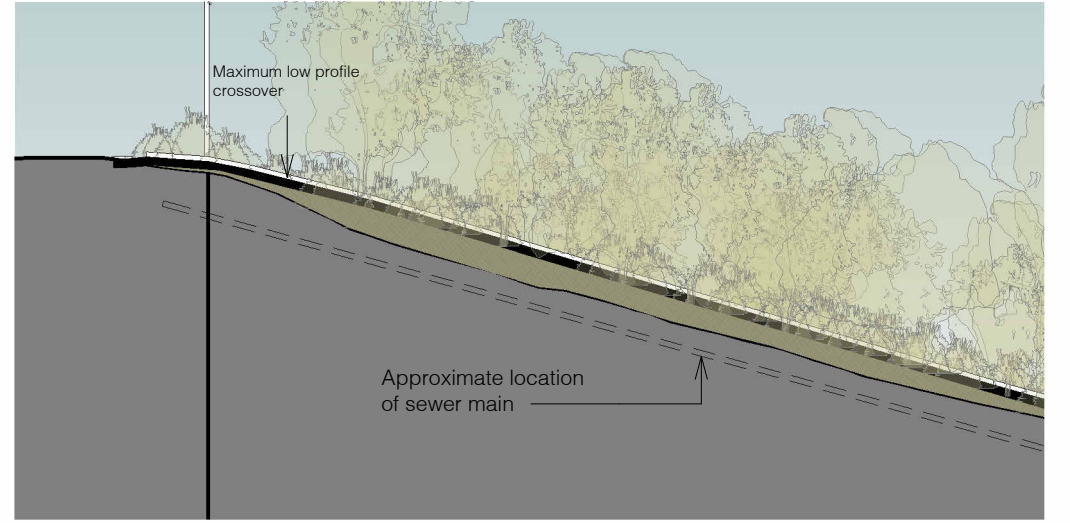
2 Driveway Cross Section A
1 : 200



3 Driveway Cross Section B
1 : 200



4 Driveway Cross Section C
1 : 200



5 Driveway Section D
1 : 200

office: 5/57 AVALON PARADE, AVALON BEACH NSW 2107
mail: 103 GEORGE STREET, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e mailto:richard@richardcolearchitecture.com.au
w www.richardcolearchitecture.com.au
acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No. 6538

rcd

THIS DRAWING IS SUBJECT TO COPYRIGHT AND IS NOT TO BE USED OR REPRODUCED FOR THE PURPOSES OTHER THAN THE CONSTRUCTION OF THE SUBJECT BUILDING ON THE SUBJECT SITE WITHOUT THE CONSENT OF RICHARD COLE ARCHITECTURE PTY LTD. ALL DIMENSIONS ARE TO BE VERIFIED ON SITE PRIOR TO ORDERING ANY MATERIALS AND / OR BUILDING ELEMENTS AND PRIOR TO COMMENCEMENT OF THE AFFECTED WORKS. FIGURED DIMENSIONS TAKE PRECEDENCE. LARGE SCALE DETAILS TAKE PRECEDENCE OVER GENERAL AND SMALLER SCALE DRAWINGS. DO NOT SCALE OFF DRAWINGS. ANY DISCREPANCIES ARE TO BE REPORTED TO THE ARCHITECT IMMEDIATELY. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS NOTED OTHERWISE. THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS IT IS ISSUED FOR CONSTRUCTION. SO MARKED IN THE AMENDMENT COLUMN AND APPROVED AND SIGNED BY THE PRINCIPAL OF RICHARD COLE ARCHITECTURE PTY LTD. IT IS THE BUILDERS RESPONSIBILITY TO ENSURE THAT STAIRS, BALUSTRADES, WATERPROOFING AND OTHER BUILDING ELEMENTS COMPLY WITH THE CURRENT AUSTRALIAN STANDARDS AND THE BUILDING CODE OF AUSTRALIA

No.	Revision Description	Date
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH,
NSW

by
Drew + Bridget Hall

Driveway Plan & Sections

Project number	2112	DA17
Date	JUNE 2023	
Drawn by	RC/PG	
Checked by	RC	

Scale 1 : 200 © A1



1 DA Plan - Landscape Area Existing
1 : 200

The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.
The use of porous materials and finishes is encouraged where appropriate.
Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.

Variations
Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:
-Impervious areas less than 1 metre in width (e.g. pathways and the like);
-For single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

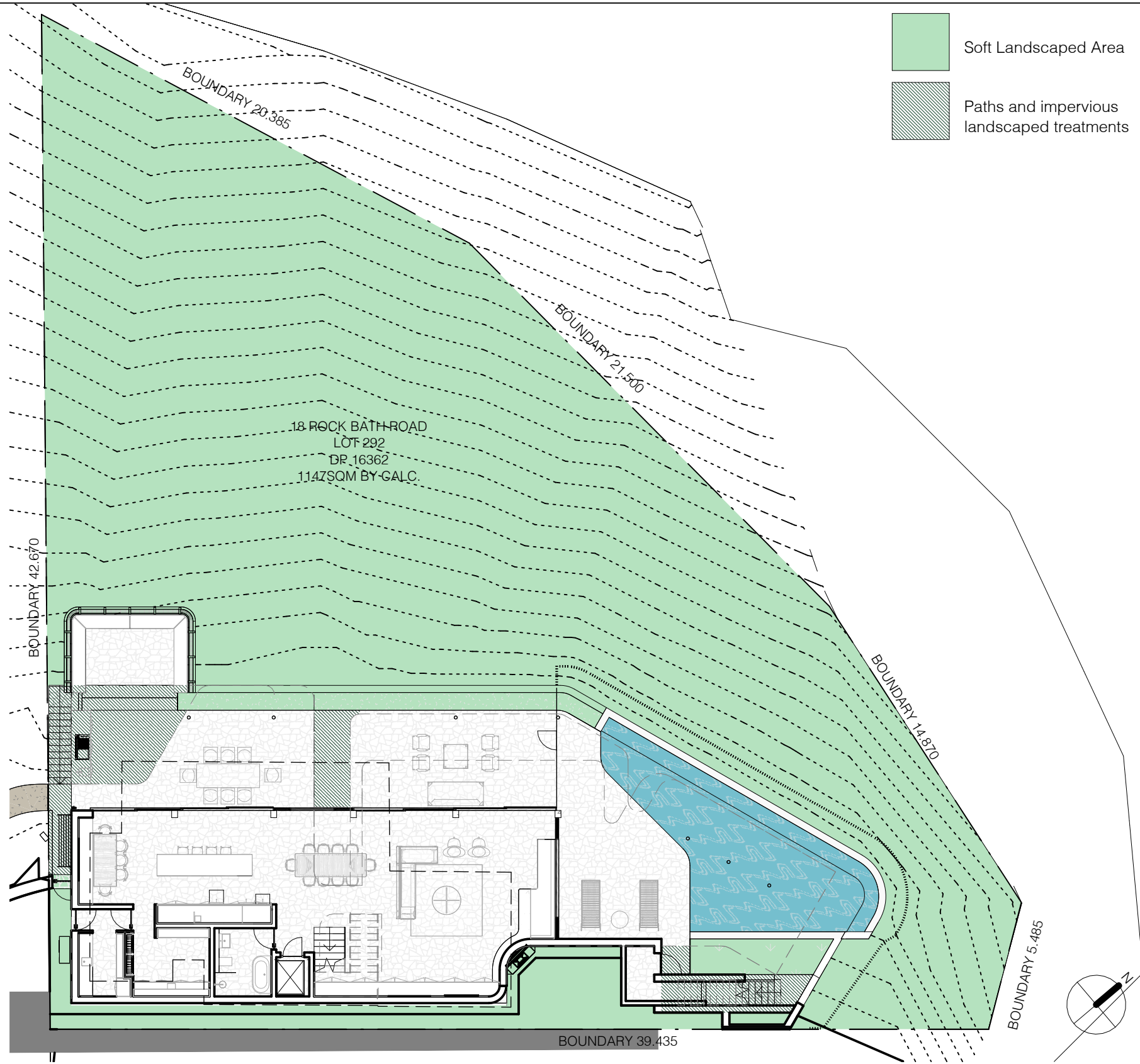
The site plan(s) is to clearly show (by shading or other means) the proposed landscaped area and include a table identifying:

- existing hard surface area
- hard surface area to be retained
- proposed hard surface area
- total site area
- existing landscaped area (%)
- proposed landscaped area (%)
- impervious area to be retained.

Existing Landscaped Area Calculations

Total Site Area	1147 sqm
Existing Soft Landscaped Area	885.2 sqm (77.1%)
Existing Paths and Impervious Landscape Treatment	68.4 sqm (5.9%)
Existing Total Landscaped Area	954 sqm (83.0%)
Minimum Permissible Landscaped Area (60%)	688.2 sqm

No.	Revision Description	Date
F	Issue to Consultants	07/02/2023
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023



- Soft Landscaped Area
- Paths and impervious landscaped treatments

The total landscaped area on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living shall be 60% of the site area.

The use of porous materials and finishes is encouraged where appropriate.

Any alterations or additions to an existing dwelling shall provide a minimum 60% of the site area as landscaped area.

Variations

Provided the outcomes of this control are achieved, the following may be permitted on the landscaped proportion of the site:

- Impervious areas less than 1 metre in width (e.g. pathways and the like);
- For single dwellings on land zoned R2 Low Density Residential, R3 Medium Density Residential or E4 Environmental Living, up to 6% of the total site area may be provided as impervious landscape treatments providing these areas are for outdoor recreational purposes only (e.g. roofed or unroofed pergolas, paved private open space, patios, pathways and uncovered decks no higher than 1 metre above ground level (existing)).

landscaped area means a part of a site used for growing plants, grasses and trees, but does not include any building, structure or hard paved area.

The site plan(s) is to clearly show (by shading or other means) the proposed landscaped area and include a table identifying:

- existing hard surface area
- hard surface area to be retained
- proposed hard surface area
- total site area
- existing landscaped area (%)
- proposed landscaped area (%)
- impervious area to be retained.

Proposed Landscape Calculations	
Total Site Area	1147 sqm
Total Proposed Soft Landscape Area	760.0 sqm (66.3%)
Total Proposed Paths and Impervious Landscape Treatment up to 6%	41.79 sqm (3.6%)
Total Proposed Landscaped Area	801.79sqm (69.9%)
Minimum Permissible Landscaped Area (60%)	688.2 sqm
COMPLIES	

1 DA Plan - Landscape Area Proposed
1 : 200

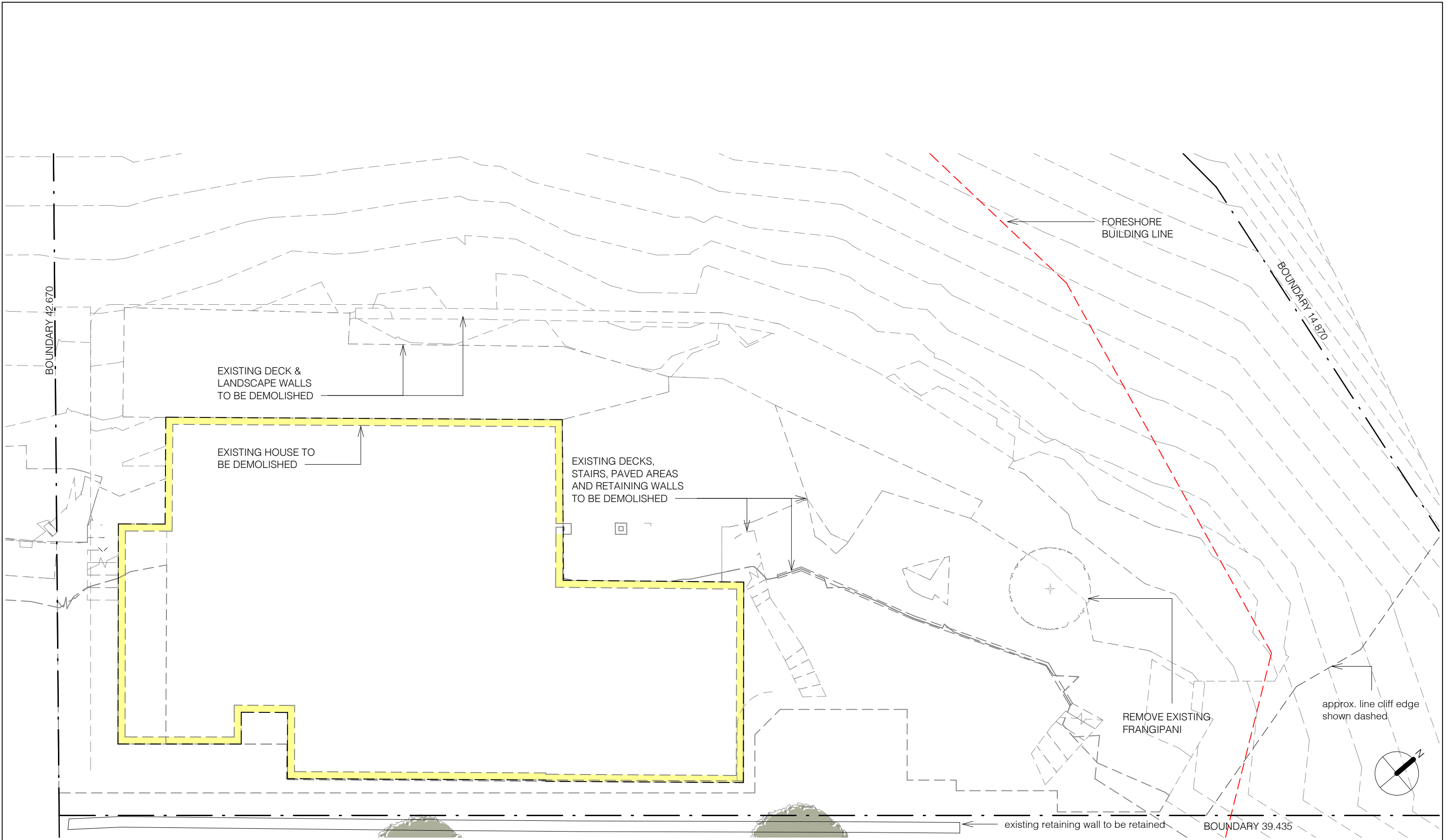
No.	Revision Description	Date
F	Issue to Consultants	07/02/2023
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW

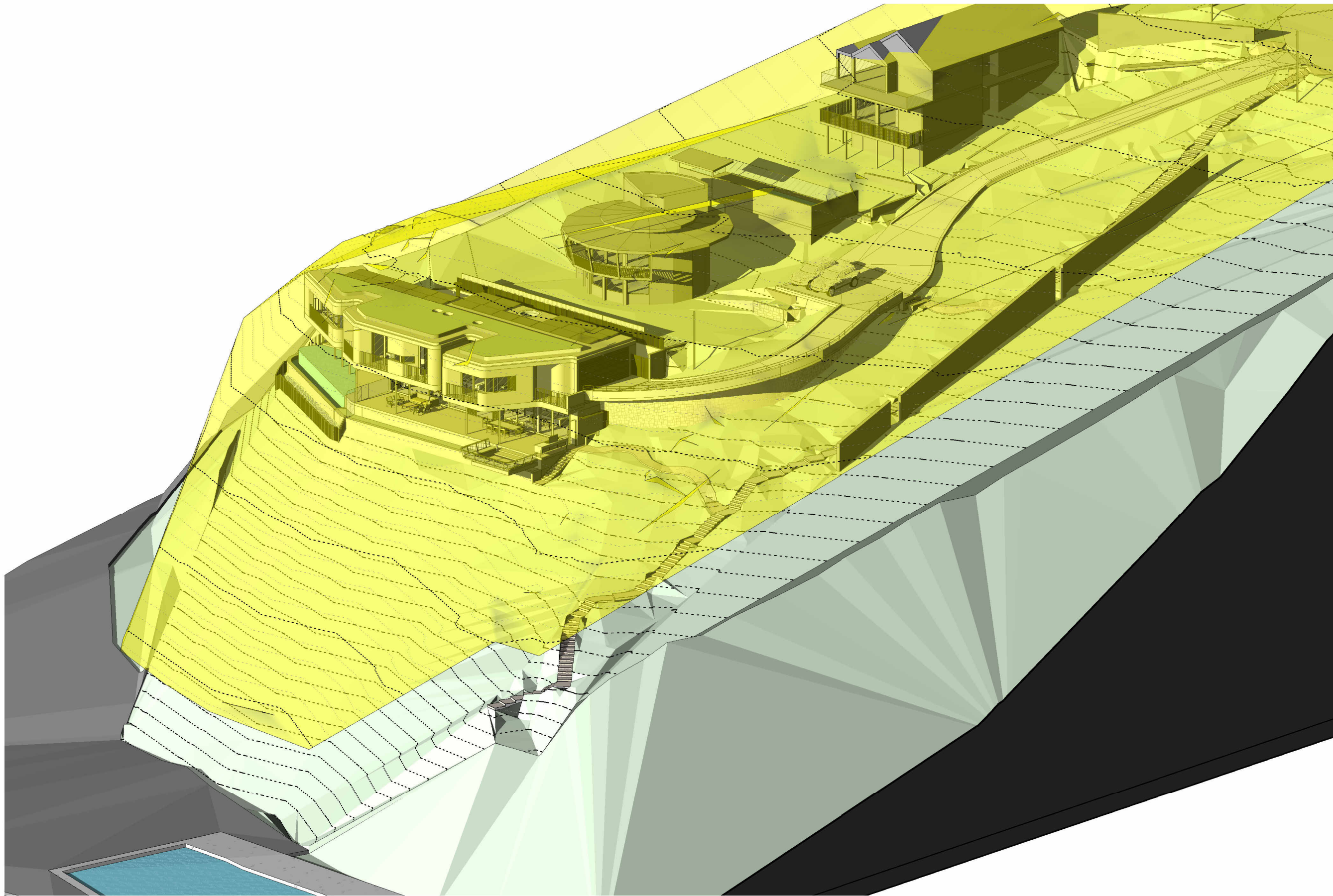
for
Drew + Bridget Hall

Landscape Area - Proposed

Project number	2112	Checked by	RC
Date	JUNE 2023	Scale	1 : 200
Drawn by	RC/PG		DA19



1 DA Plan - Demolition
1 : 100



1 3d Height Plane - 8.5m



5/57 AVALON PARADE, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e <mailto:richard@richardcolearchitecture.com.au>
w www.richardcolearchitecture.com.au

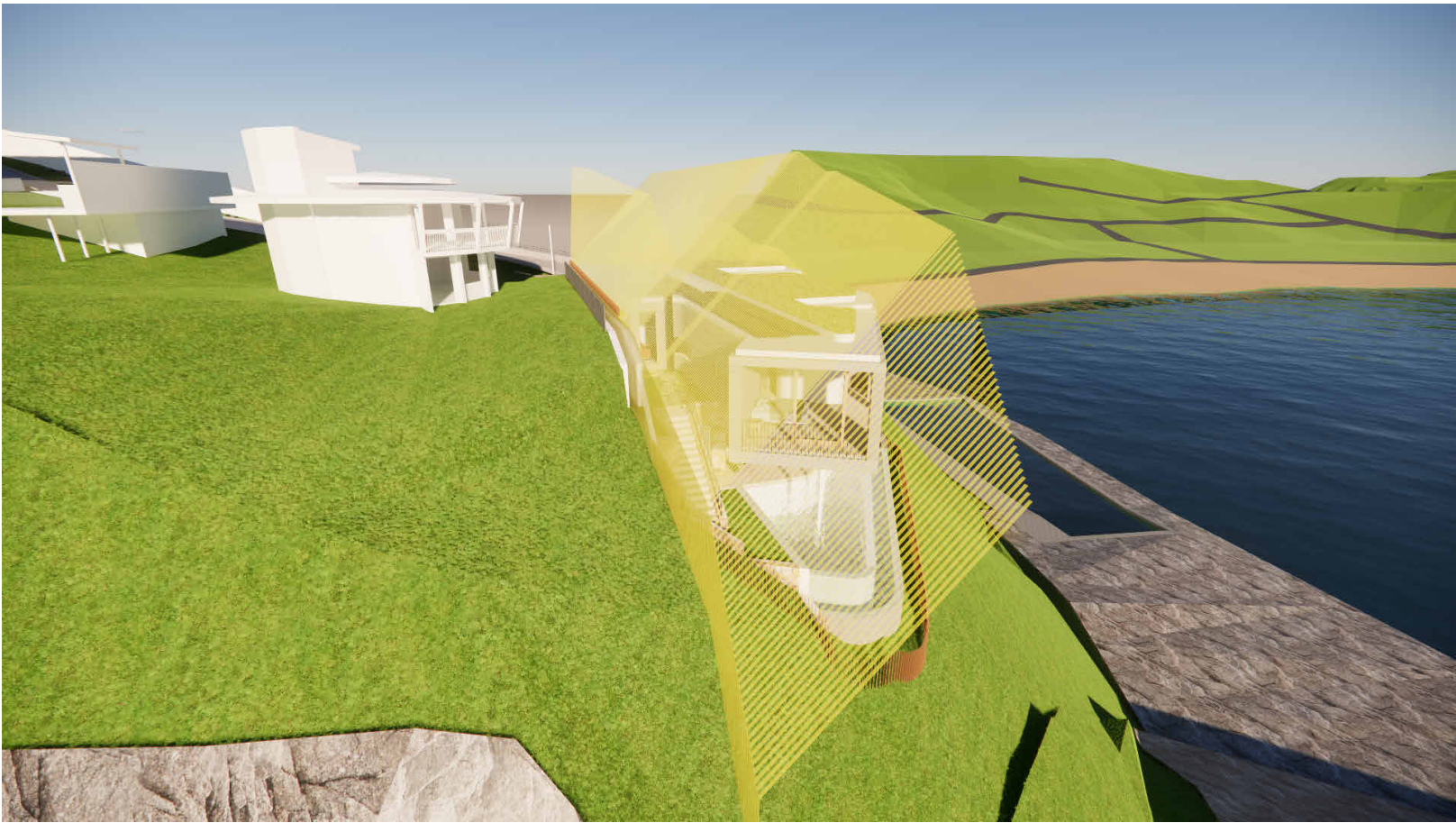
acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
E	Pre Lodgement Meeting	25/11/2022
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

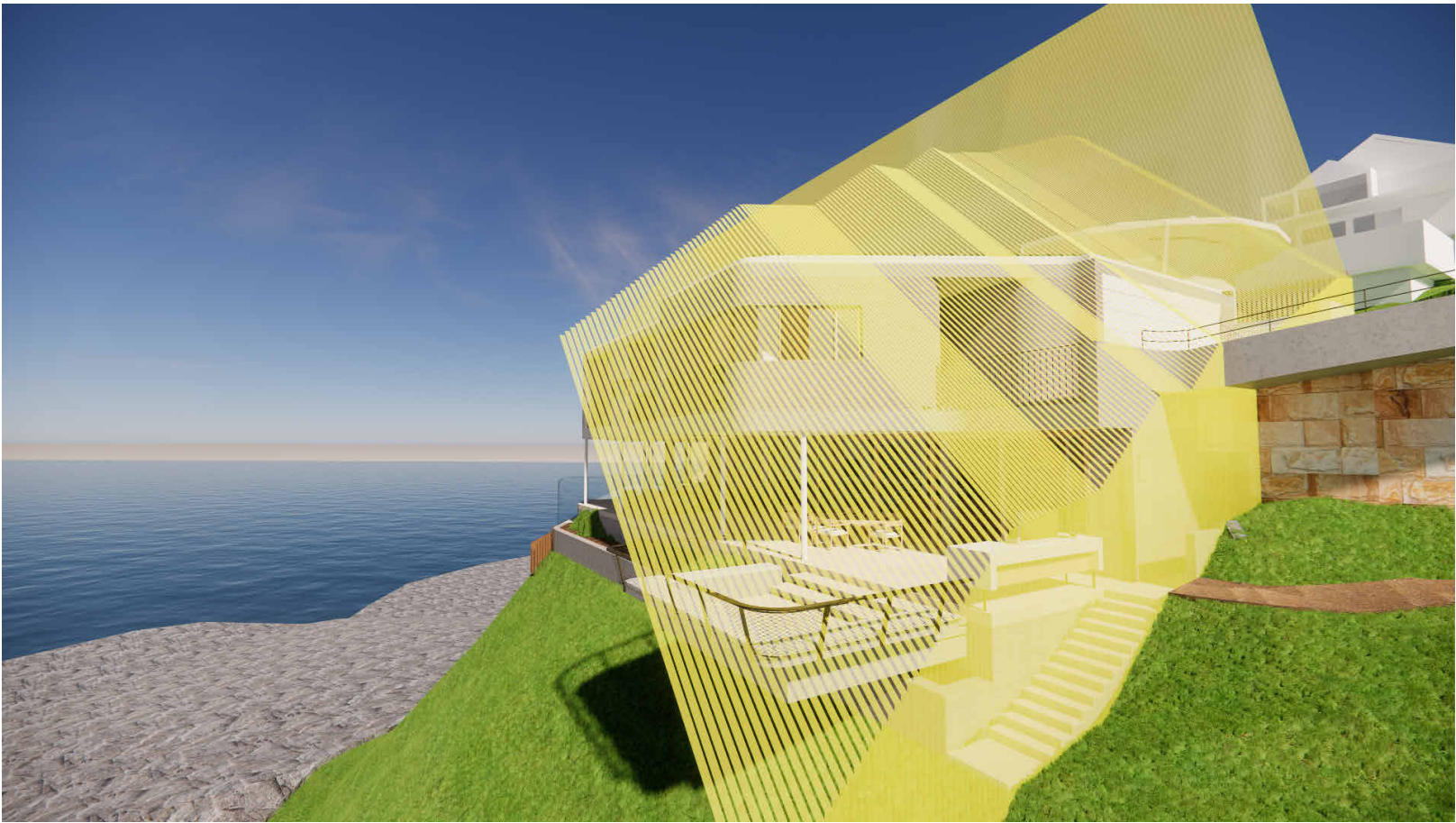
PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW

for
Drew + Bridget Hall

Height Limit View - 8.5m		
Project number	2112	Checked by RC
Date	JUNE 2023	Scale
Drawn by	RC/PG	DA21



1 Building Envelope East
1 : 1



2 Building Envelope West
1 : 1



5/57 AVALON PARADE, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e <mailto:richard@richardcolearchitecture.com.au>
w www.richardcolearchitecture.com.au

acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

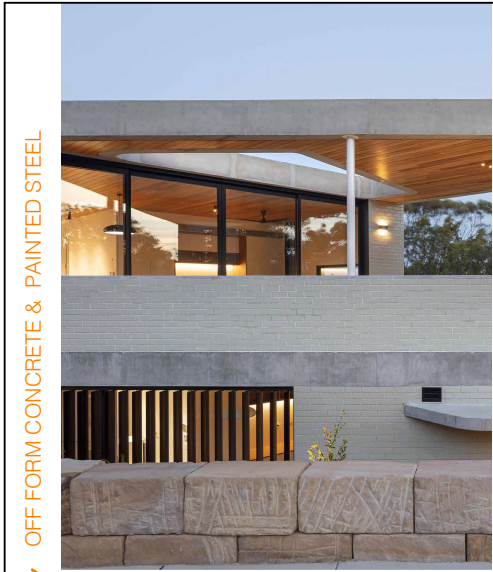
No.	Revision Description	Date
E	Pre Lodgement Meeting	25/11/2022
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW

for
Drew + Bridget Hall

Building envelope		
Project number	2112	Checked by RC
Date	JUNE 2023	Scale 1 : 1
Drawn by	RC/PG	DA22

Window Schedule for BASIX								
Type Mark	Mark	Keynote	Orientation	Area	Panel Type	% Opening	Length	Unconnected Height
W	F01	FG	W	0.54	fixed	0%	325	2900
W-	F02	TFW	NW	2.33	fixed & louvre	30%	1860	1250
W-	F03	TFW	N	2.18	fixed	0%	750	2900
W-	F04	TGD	N	7.68	sliding	50%	2630	2920
W-	F05	TFW	E	1.60	fixed & louvre	30%	2659	600
W-	F06	TFW	N	5.24	fixed	0%	1520	3450
W-	F07	TGD	N	6.89	sliding	50%	2360	2920
W-	F08	TFW	NW	0.50	fixed	0%	825	600
W-	F09	TFW	N	0.57	fixed	0%	955	600
W-	F10	TFW	E	0.19	fixed	0%	315	600
W-	F11	TGD	N	7.12	sliding	50%	2440	2920
W-	F12	TGD	N	8.23	sliding	50%	2820	2920
W-	F13	TFW	N	0.85	fixed & louvre	20%	1420	600
W-	F14	TGD	NE	6.58	sliding	50%	2270	2900
W	F15	TGD	NE	13.22	sliding	60%	4558	2900
W-	F16	TGD	SE	9.92	sliding	50%	3420	2900
W-	F17	TFW	S	1.47	fixed & louvre	30%	2445	600
W-	F18	TFW	S	1.17	louvres	50%	1365	900
W-	F19	TFW	S	1.29	fixed	0%	1414	900
W-	F20	TGR	E	3.25	hinged door	100%	1120	2900
W-	F21	GLW	S	1.35	louvres	50%	2700	500
W-	G01	TGD	N	55.89	sliding	60%	19610	2850
W-	G02	TFW	E	14.54	fixed & louvre	50%	5100	2850



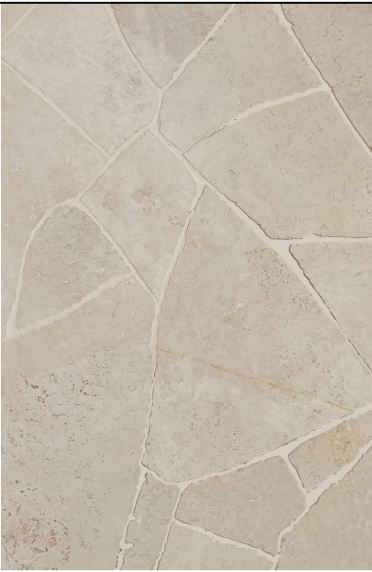
OFF FORM CONCRETE & PAINTED STEEL



FACE BRICKWORK



STONE CLADDING



STONE PAVING



TIMBER DOORS & WINDOWS



GREEN ROOF



PEBBLE ROOF



5/57 AVALON PARADE, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e <mailto:richard@richardcolearchitecture.com.au>
w www.richardcolearchitecture.com.au

acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
E	Pre Lodgement Meeting	25/11/2022
G	Revised Pre-DA	14/02/2023
H	Revised Pre-DA	21/04/2023
I	Pre-DA	27/04/2023
J	Revised Pre-DA	04/05/2023
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW

for
Drew + Bridget Hall

Finishes Board			
Project number	2112	Checked by	RC
Date	JUNE 2023	Scale	1 : 1
Drawn by	RC/PG		DA25



5/57 AVALON PARADE, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e <mailto:richard@richardcolearchitecture.com.au>
w www.richardcolearchitecture.com.au

acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

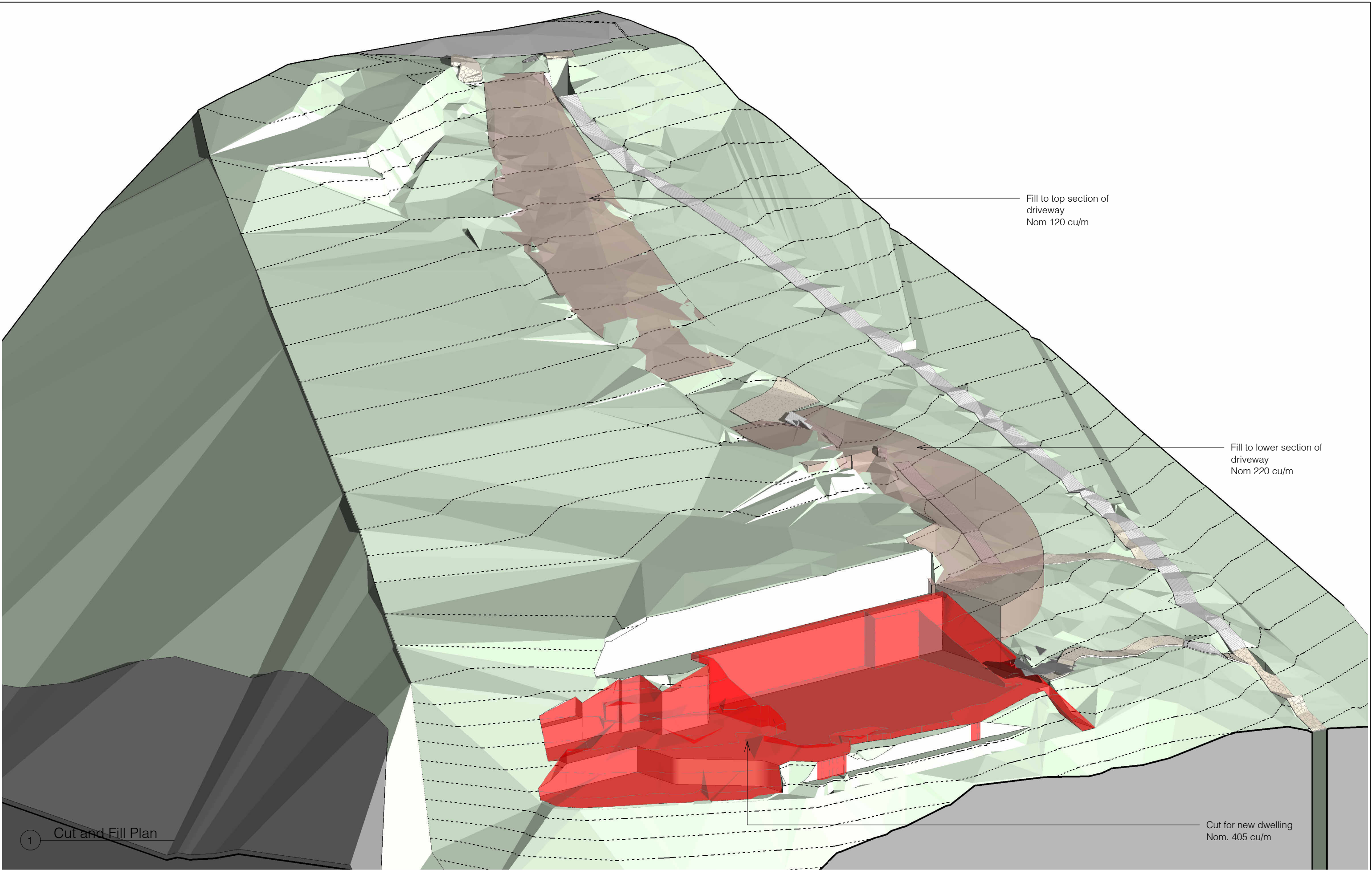
No.	Revision Description	Date
K	Revised Pre-DA	13/06/2023
L	Development Application	26/06/2023

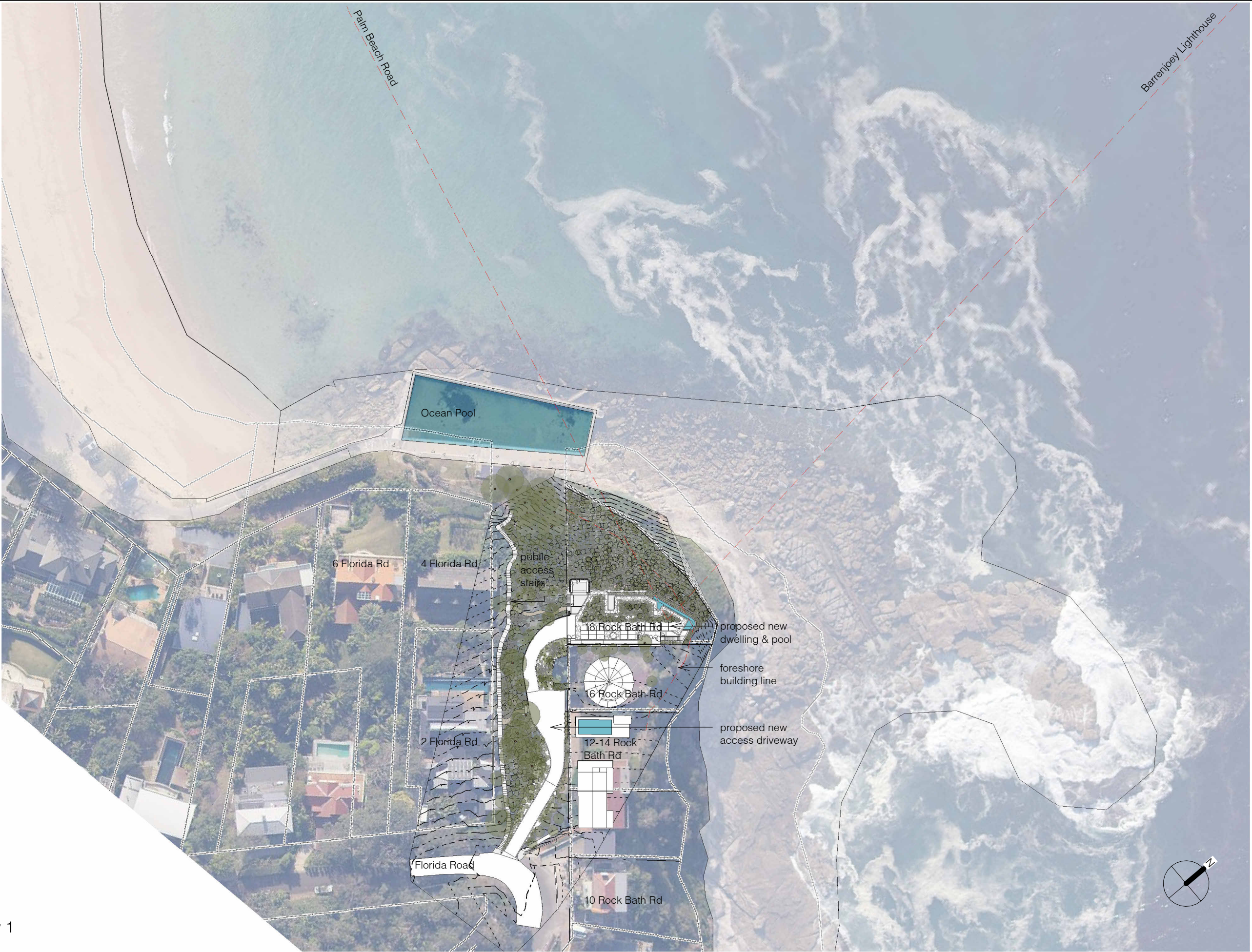
PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW

for
Drew + Bridget Hall

Photomontage - Sunrise Road View

Project number	2112	Checked by	Checker
Date	JUNE 2023	Scale	
Drawn by	Author		DA26





1 DA Plan - Site Precinct Copy 1
1 : 1000



5/57 AVALON PARADE, AVALON BEACH NSW 2107
t 02 9918 3843
m 0418 627 024
e <mailto:richard@richardcolearchitecture.com.au>
w www.richardcolearchitecture.com.au

acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
L	Development Application	26/06/2023

PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW

for
Drew + Bridget Hall

Notification - Site Precinct Plan

Project number	2112	Checked by	RC
Date	JUNE 2023	Scale	1 : 1000
Drawn by	RC/PG		DA31

- AF Aluminium Fence
- APF Aluminium Pool Fence
- BF Brass Pool Fence
- BT Balance Tank
- CCR Concrete Roof
- CS Concrete Slab
- CW Concrete Wall
- DR Driveway
- GB Garden Bed
- MRG Membrane Roof Gravel
- MRP Membrane Roof Planted
- MW Masonry Wall
- PA Stone Pavers
- PF Glass Pool Fence
- PG Glass Pool Gate
- PL Pool
- PP Power Pole
- PV Photovoltaic Panels
- SK Skylight
- SP Stone Paving
- ST Stair
- SW Stone Wall



1 DA Plan - Site Copy 1
1 : 250



5/57 AVALON PARADE, AVALON BEACH NSW 2107

t 02 9918 3843

m 0418 627 024

e <mailto:richard@richardcolearchitecture.com.au>

w www.richardcolearchitecture.com.au

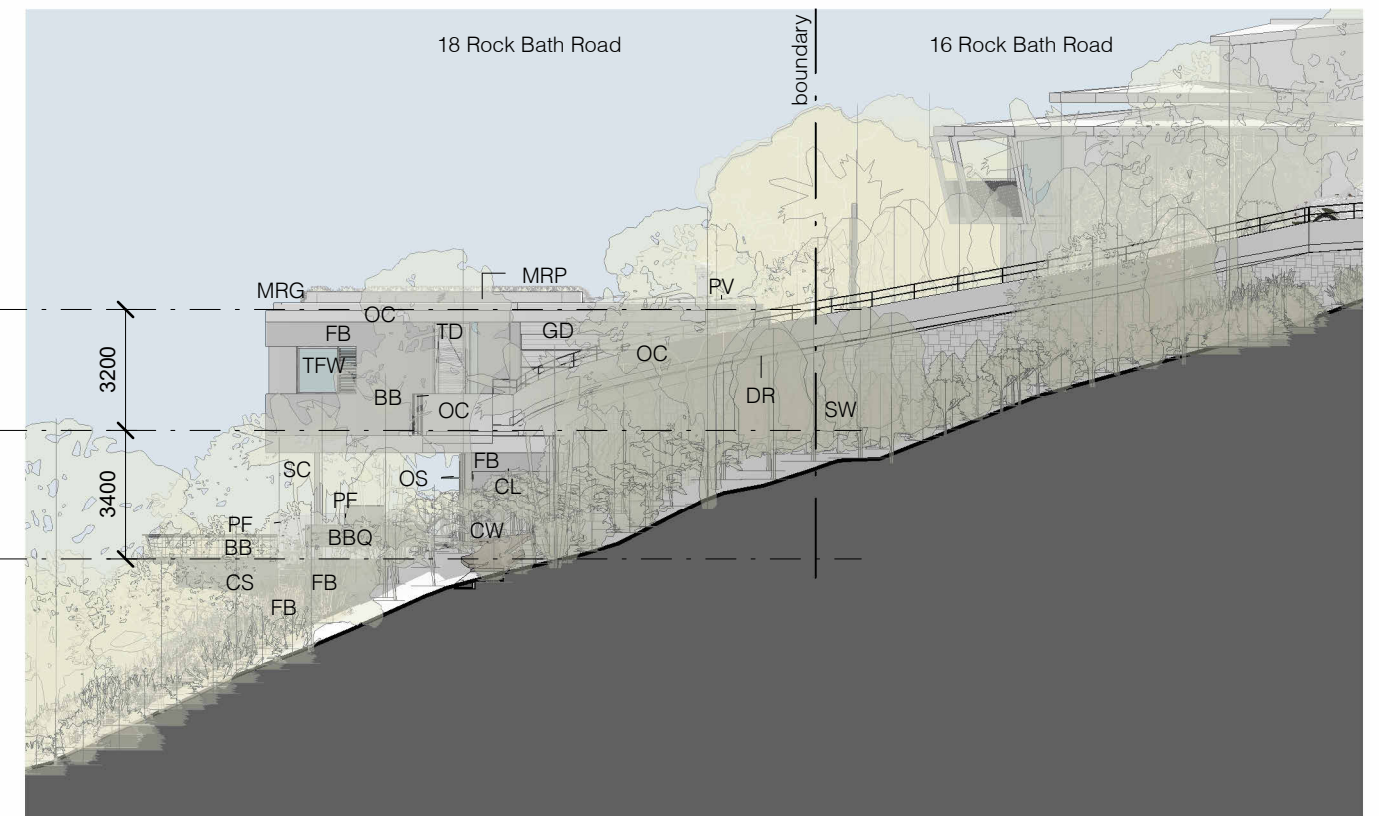
acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
L	Development Application	26/06/2023

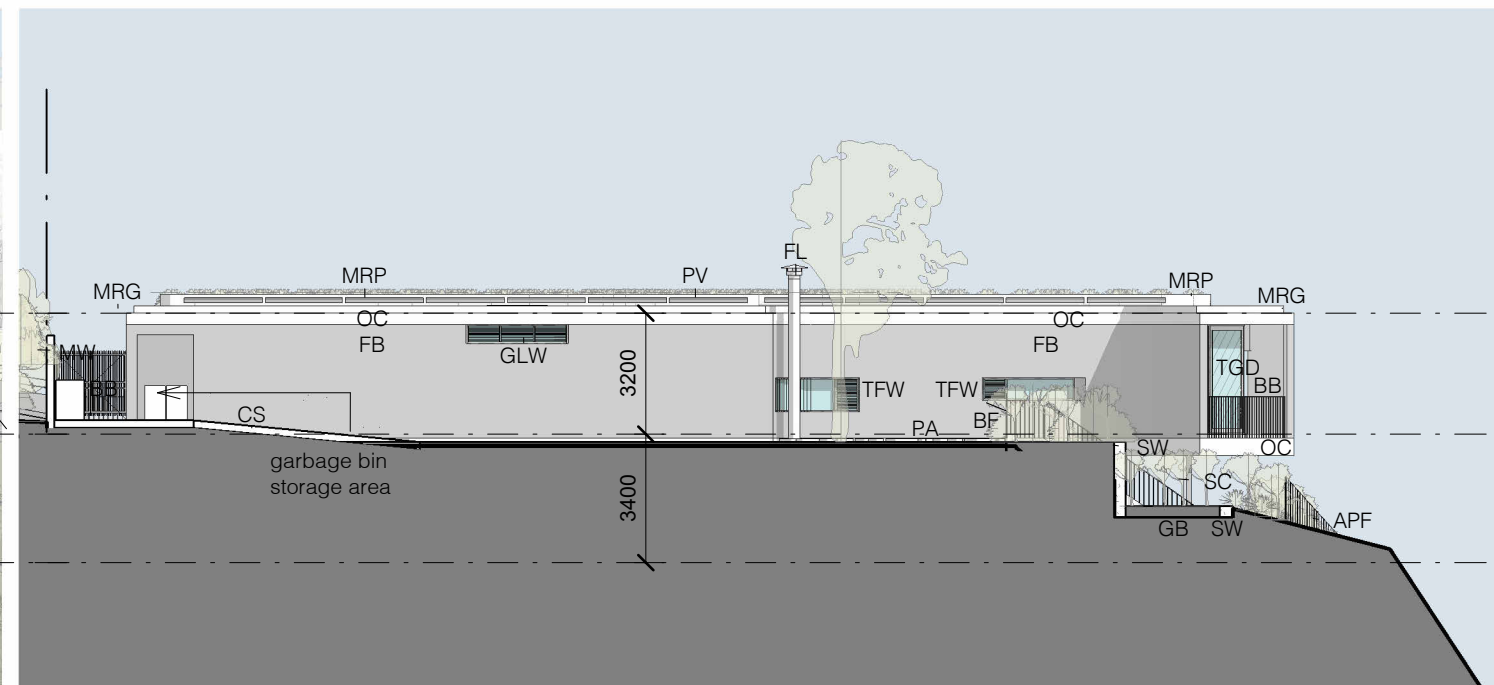
PEGASUS
DEVELOPMENT APPLICATION
18 ROCK BATH ROAD, PALM BEACH, NSW

for
Drew + Bridget Hall

Notification - Site Plan		
Project number	2112	Checked by RC
Date	JUNE 2023	Scale 1 : 250
Drawn by	RC/PG	DA32



2 DA Notification Elevation - West
1 : 200



4 DA Notification Elevation - South
1 : 200

AF	Aluminium Fence	FL	Steel Flue	PF	Glass Pool Fence	TG	Timber Gate
APF	Aluminium Pool Fence	GB	Garden Bed	PG	Glass Pool Gate	TGD	Timber Glazed Sliding Door
BB	Brass Balustrade	GD	Garage Door	PL	Pool	TGR	Timber Glazed Door
BBQ	BBQ	GLW	Glazed Louvre window	PV	Photovoltaic Panels		
BF	Brass Pool Fence	MRG	Membrane Roof Gravel	SC	Steel Column		
CL	Clothesline	MRP	Membrane Roof Planted	SG	Steel framed Gate		
CS	Concrete Slab	MW	Masonry Wall	ST	Stair		
CW	Concrete Wall	OC	Off Form Concrete	SW	Stone Wall		
DR	Driveway	OS	Outdoor Shower	TD	Timber Door		
FB	Face Brickwork	PA	Stone Pavers	TFW	Timber Framed Window		



5/57 AVALON PARADE, AVALON BEACH NSW 2107

t 02 9918 3843

m 0418 627 024

e mailto:richard@richardcolearchitecture.com.au

w www.richardcolearchitecture.com.au

acn:093 598 415 abn:58 093 598 415

nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
L	Development Application	26/06/2023

PEGASUS

DEVELOPMENT APPLICATION

18 ROCK BATH ROAD, PALM BEACH, NSW

for

Drew + Bridget Hall

Notification - Elevations			
Project number	2112	Checked by	RC
Date	JUNE 2023	Scale	1 : 200
Drawn by	RC/PG	DA33	