

ABS	Aluminium Balustrade Screen	MW	Masonry Wall	TW	Timber Framed Wall
AC	AC Condenser	MWP	Perforated Masonry Wall		
AFW	Aluminium Framed Window	PB	Planter Bed		
ASD	Aluminium Framed Sliding Door	PT	Stormwater Pit		
BS	Steel Balustrade	PV	Photovoltaic Panels		
CR	Concrete Roof	PY	Privacy Screen		
CS	Concrete Slab	SC	Steel Column		
CW	Concrete Wall	SFN	Steel Fence		
DK	Timber Deck	SG	Steel framed Gate		
DN	Grated Drain	SK	Skylight		
DP	Downpipe	SP	Stone Paving		
DR	Driveway	SR	Steel Roofing		
FC	Fibre Cement Cladding	ST	Stair		
FIP	Fire Indicator Panel	STF	Stone Tile Flooring		
GD	Garage Door	SW	Stone Wall		
GU	Gutter	TC	Timber Column		
LB	Letterbox	TF	Timber Framing		
LT	Lift	TFN	Timber Fence		
MC	Metal Cladding	TS	Timber Screen		

Sheet Number	Issue	Sheet Name
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DA00	G	Development Application
DA01	G	Precinct Plan
DA02	G	Site Plan
DA03	G	Basement Plan
DA04	G	Ground Floor Plan
DA05	G	First Floor Plan
DA06	G	Roof Plan
DA07	G	Elevations
DA08	G	Elevations
DA09	G	Sections
DA10	G	Sections
DA11	G	Sections
DA12	G	Site Analysis
DA13	G	Shadow Diagram - 900am June 21
DA14	G	Shadow Diagram - 1200noon June 21
DA15	G	Shadow Diagram - 300pm June 21
DA16	G	Neighbouring Shadow Studies
DA17	G	Sun Studies - Apartments 4 & 6
DA18	G	Sun Studies - Apartments 1 & 5
DA19	G	Sun Studies - Apartments 2,3 & 6
DA20	G	Landscape Area
DA21	G	Driveway Profile
DA22	G	Finishes Board
DA23	G	Sediment Control Plan
DA24	G	Survey
DA25	G	Window Schedule for BASIX
DA26	G	Height Limit 8.5m above NGL
DA27	G	Demolition Plan
DA28	G	Photomontage
DA30	G	Plan - Apartment No. 1
DA31	G	Plan - Apartment No. 2 & No. 3
DA32	G	Plan - Apartment No. 4
DA33	G	Plan - Apartment No. 5
DA34	G	Plan - Apartment No. 6
DA36	G	Plan - Apartment No. 7
DA50	G	Notification Site Plan
DA51	G	Notification Elevations
DA52	G	Notification Elevations

Schedule of BASIX Commitments - Refer to BASIX Certificate prepared by Insight Energy

1. Commitments for Residential Flat Buildings

- a. Dwellings

i. Water

The applicant must plant indigenous or low water species of vegetation as specified in the certificate

The project does not include a pool or spa

All dwellings must have 4 star rated taps, shower heads, dishwashers and toilets.

ii. Energy

All dwellings to have gas instantaneous hot water

All bathrooms and laundries are to have ducted exhausts interlocked to light

All kitchens to have manually operated exhaust fans, gas cooktop and electric oven

All dwellings to have 1 phase airconditioning, ceiling fans to all bedrooms and living areas

Natural lighting is to be provided as shown in the certificate, all other lighting is to be LED

iii. Thermal Comfort

There is no inslab heating proposed

Construction of floor and walls is to be in accordance with the NatHERS Certificate

b. Common areas and Central Systems/facilities

- i.Water

A water tank of 30000l is to be installed to collect roof water, and to be connected to common garden areas
- ii. Energy

Mechanical ventilation is proposed to the carparking area

Lighting to the basement is to be fluorescent, connected to sensors or manually operated

A central gas instantaneous hot water system is proposed

A 10kW Photovoltaic system is proposed

THERMAL PERFORMANCE REQUIREMENTS Development at 75-77 Foamcrest Avenue, Newport NSW 2106 Apartments 1-7 See NatHERs Certificate for full information Builder to confirm insulation and glazing requirements in NatHERs Certificate prior to construction All insulation and glazing must meet BCA and Australian Standard requirements		
	Construction	Added Insulation
External walls	Units 1-4 – Double brick with cavity – Light colour Units 5-7 – Bottom section of external wall – Double brick with cavity Top section of external wall – Lightweight cladding with timber stud and plasterboard – Light colour	Units 1-4 – No insulation required in external wall Units 5-7 – Double brick with cavity required rigid insulation eg Foilboard at R1.8 Lightweight cladding requires R2.5 bulk insulation with foil, reflective both sides, in external walls
Internal walls	Single brick Timber stud to walls where cavity door added	No insulation required to either wall types
Common Walls Separating Dwellings	280mm double brick with cavity	No insulation required
External Floors on ground or suspended	Basement/Garage - Concrete slab on ground	No insulation required
Ceilings between Floors	- Suspended concrete slab to ceiling of basement/garage with Units 1-4 above - Suspended concrete slab to ceilings of Units 1-4 with Units 5-7 above	Ceiling above basement/garage – R1.0 insulation Ceiling of Units 1-4 – R1.5 insulation
Ceiling to roof cavity	Above Units 5, 6 & 7 – Timber roof structure with plasterboard lining beneath	R4.0 bulk insulation to ceilings of Units 5, 6 & 7
Roof	Metal roof sheeting – Medium colour	R1.5 anticon blanket under roof sheeting
Ceiling Fans	Included	To living/dining zones and 1 in each bedroom
Fixed floor coverings	Tiles to all zones Concrete to garage/basement	
Glazing - All glazing to be in accordance with BCA standards.	Aluminum frames (draft sealed) Note: Assessment with default windows – Allowable window values: Only a +/- 5% SHGC tolerance is allowed with this rating. NB: This tolerance only applies to SHGC, the U-value can always be lower but not higher than the values stated.	All glazed doors and windows including highlight windows: Double glazed clear / air gap/ clear, U-value 4.80 SHGC 0.59 3 x Skylights – Velux double glazed Solar tube to Unit 3
Ceiling Penetration		This assessment has been rated with LED downlights and exhaust fans Units 1,2,3,4,5,7 – Run 2 and Unit 6 Run 1 dated 03/12/2020



6.3
Average
star rating

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

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0005501720 14 Dec 2020

Assessor Craig Crowther

Accreditation No. DMV12/1469

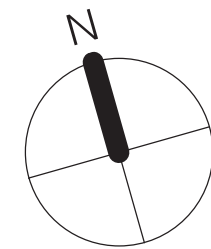
Address
75-77 Foamcrest Avenue,
NEWPORT, NSW, 2106



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REEF APARTMENTS



1

DA Plan - Precinct

1 : 1000



6.3
Average
star rating

**NATIONWIDE
HOUSE**
ENERGY RATING SCHEME
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acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

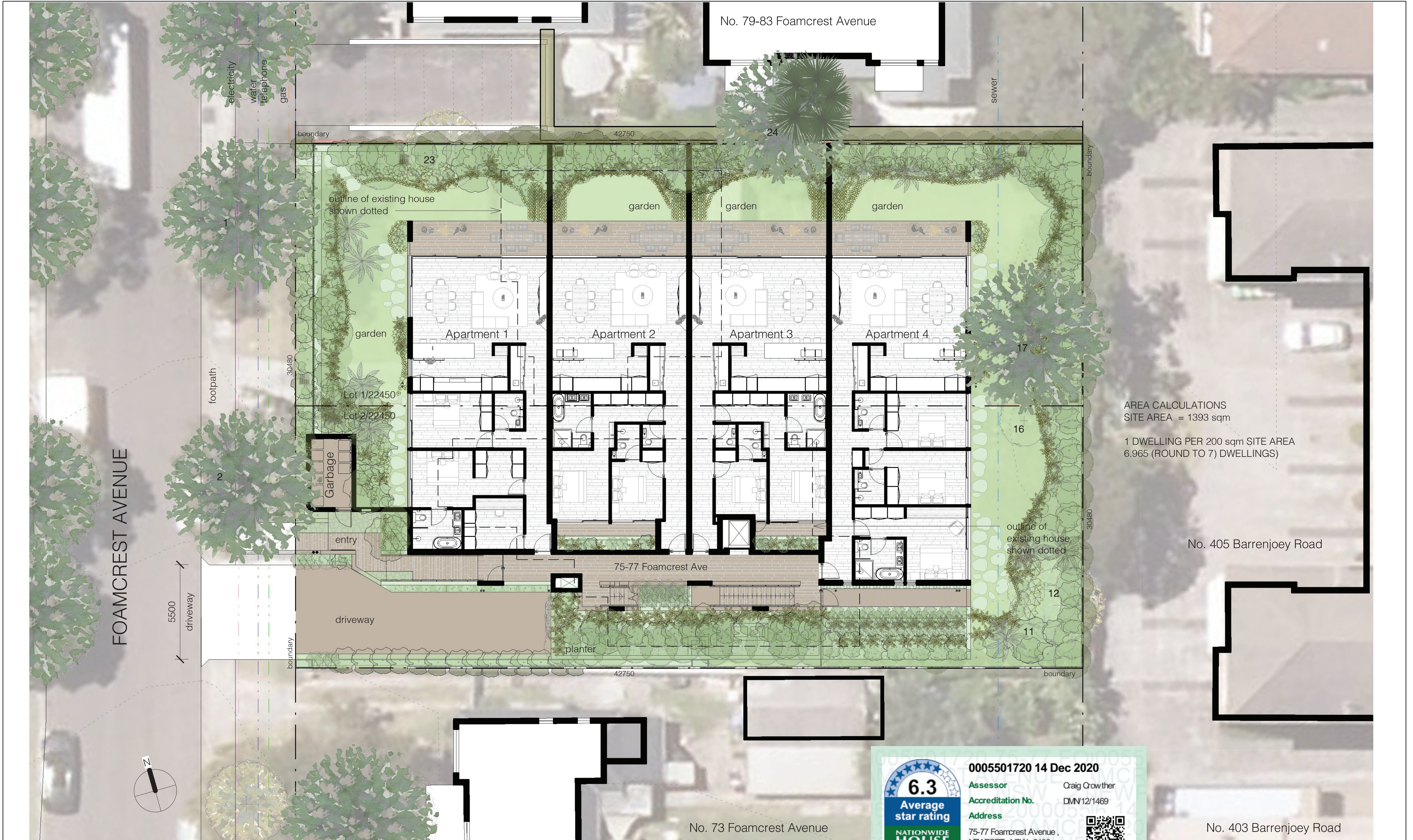
No.	Revision Description	Date
A	Concept Plans	11/09/2020
B	Revised Concept Plans	22/10/2020
C	Revised Concept Plans - Accessibility Update	03/11/2020
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

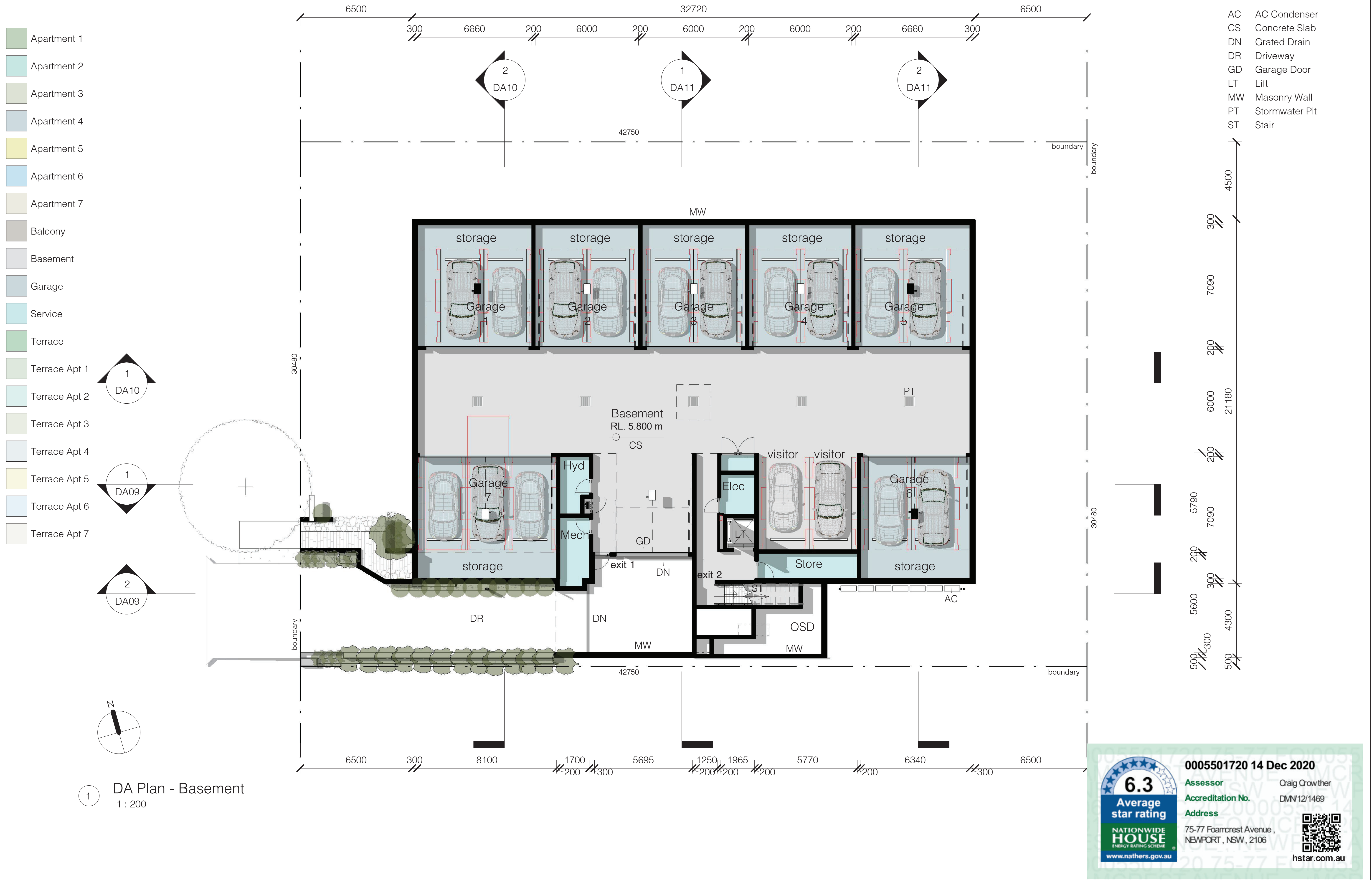
for
Provent Property Group Pty Ltd

Precinct Plan

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 1000
Drawn by	KW		DA01



1 DA Plan - Site
1 : 200



- Apartment 1
- Apartment 2
- Apartment 3
- Apartment 4
- Apartment 5
- Apartment 6
- Apartment 7
- Balcony
- Basement
- Garage
- Service
- Terrace
- Terrace Apt 1
- Terrace Apt 2
- Terrace Apt 3
- Terrace Apt 4
- Terrace Apt 5
- Terrace Apt 6
- Terrace Apt 7

- DK Timber Deck
- DP Downpipe
- DR Driveway
- FIP Fire Indicator Panel
- LB Letterbox
- LT Lift
- MW Masonry Wall
- PB Planter Bed
- SG Steel framed Gate
- ST Stair
- STF Stone Tile Flooring
- SW Stone Wall
- TFN Timber Fence

0005501580 14 Dec 2020
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0005501598 14 Dec 2020
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0005501614 14 Dec 2020
Assessor Craig Crowther
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0005501549-02 14 Dec 2020
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1 DA Plan - Ground Floor
1 : 200

Ground Floor Plan

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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
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F	Updated with OSD & mechanical requirements	01/12/2020
G	Development Application	11/12/2020

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport
for Provent Property Group Pty Ltd

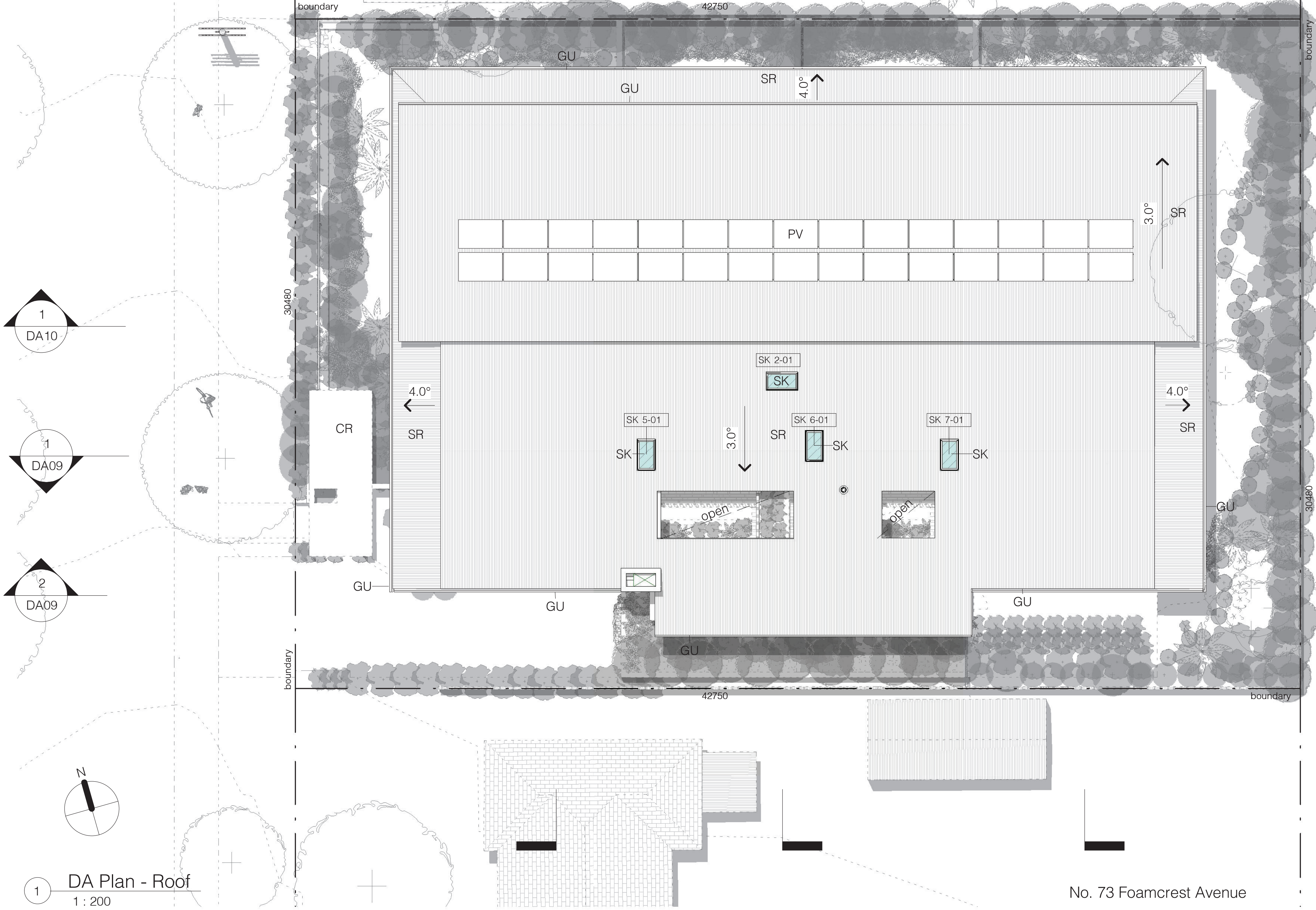
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Date	December 2020	Scale	1 : 200
Drawn by	KW		DA04

- | | | | | |
|---|------------------|---------------|------------|---------|
| <p>REEF APARTMENTS</p> <p>DEVELOPMENT APPLICATION</p> <p>75-77 Foamcrest Avenue, Newport</p> <p>for</p> <p>Provent Property Group Pty Ltd</p> | First Floor Plan | | | |
| | Project number | 1612 | Checked by | RC |
| | Date | December 2020 | Scale | 1 : 200 |
| | Drawn by | KW | DA05 | |

GU Gutter
PV Photovoltaic Panels
SK Skylight
SR Steel Roofing



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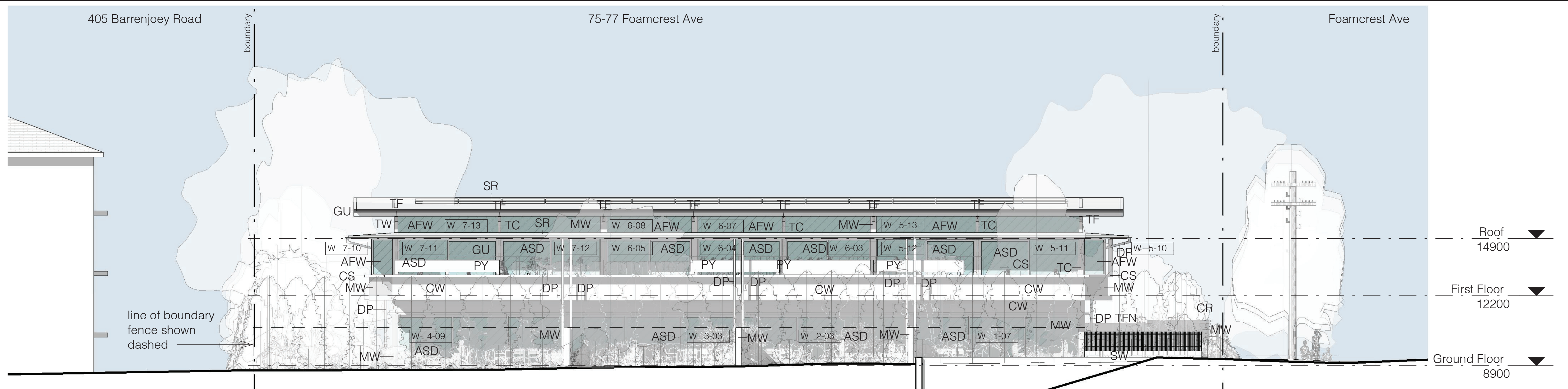
acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

No.	Revision Description	Date
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REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Roof Plan			
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA06



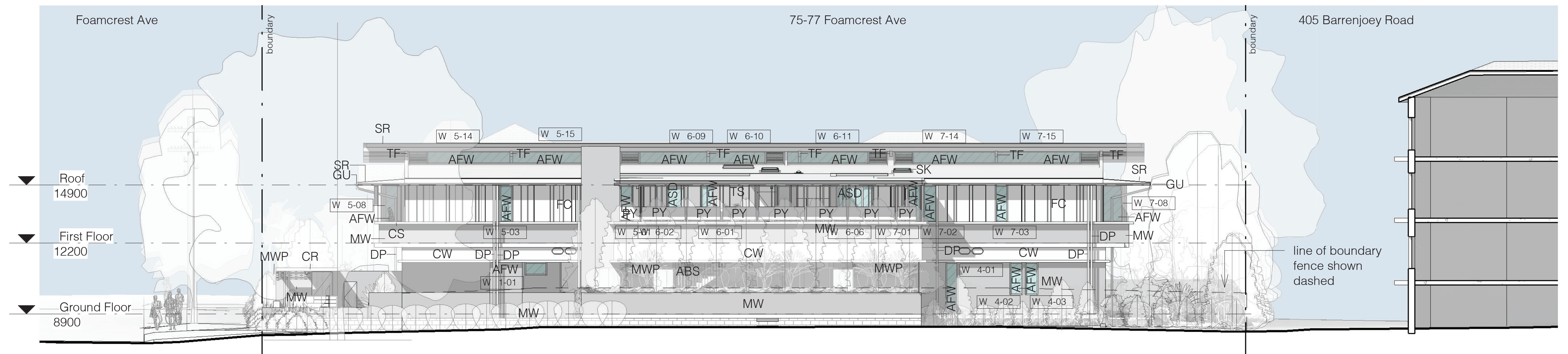
1 DA Elevation - North
1 : 200

ABS Aluminium Balustrade Screen
AFW Aluminium Framed Window
ASD Aluminium Framed Sliding Door
CR Concrete Roof
CS Concrete Slab
CW Concrete Wall

DP Downpipe
FC Fibre Cement Cladding
GU Gutter
MW Masonry Wall
MWP Perforated Masonry Wall
PY Privacy Screen

SK Skylight
SR Steel Roofing
SW Stone Wall
TC Timber Column
TF Timber Framing
TFN Timber Fence

TS Timber Screen
TW Timber Framed Wall



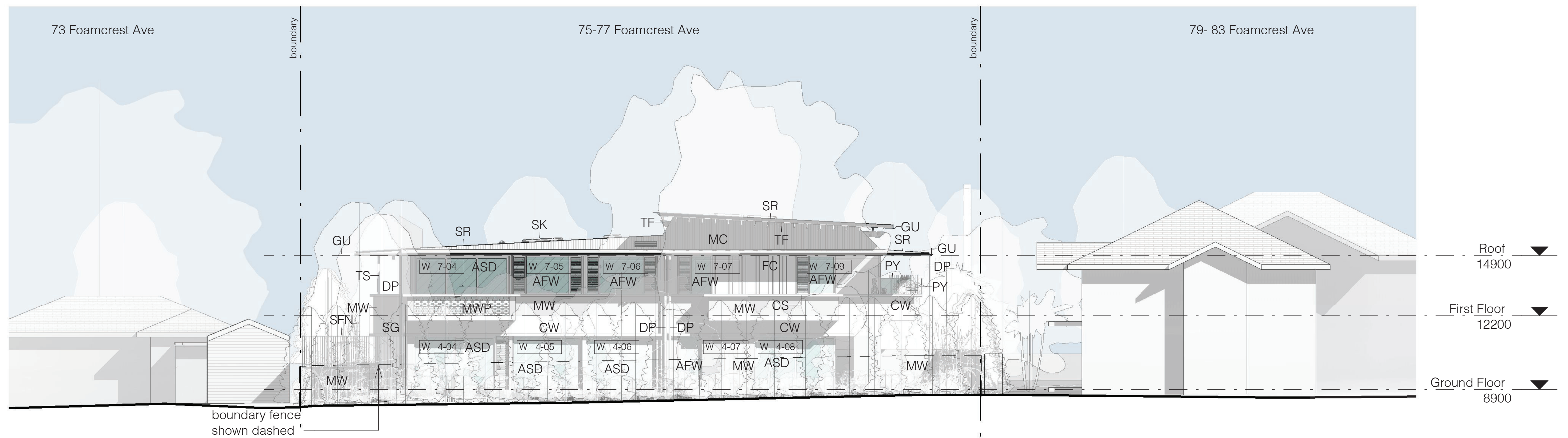
2 DA Elevation - South
1 : 200

No.	Revision Description	Date
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REEF APARTMENTS
DEVELOPMENT APPLICATION
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Elevations

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA07



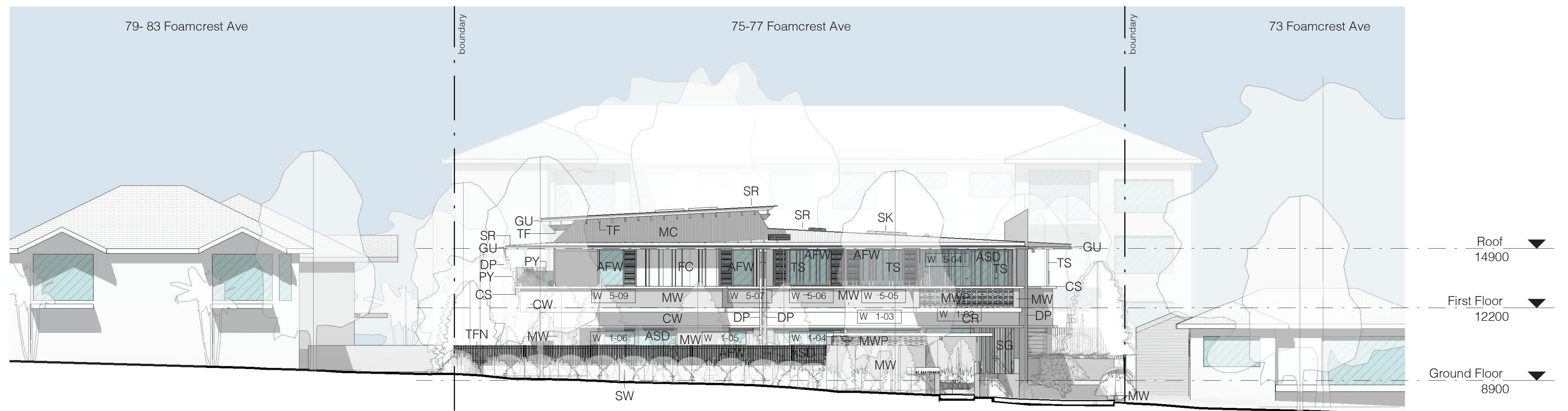
1 DA Elevation - East
1 : 200

AFW Aluminium Framed Window
ASD Aluminium Framed Sliding Door
CR Concrete Roof
CS Concrete Slab
CW Concrete Wall

DP Downpipe
FC Fibre Cement Cladding
GU Gutter
MC Metal Cladding
MW Masonry Wall

MWP Perforated Masonry Wall
PY Privacy Screen
SFN Steel Fence
SG Steel framed Gate
SK Skylight

SR Steel Roofing
SW Stone Wall
TF Timber Framing
TFN Timber Fence
TS Timber Screen



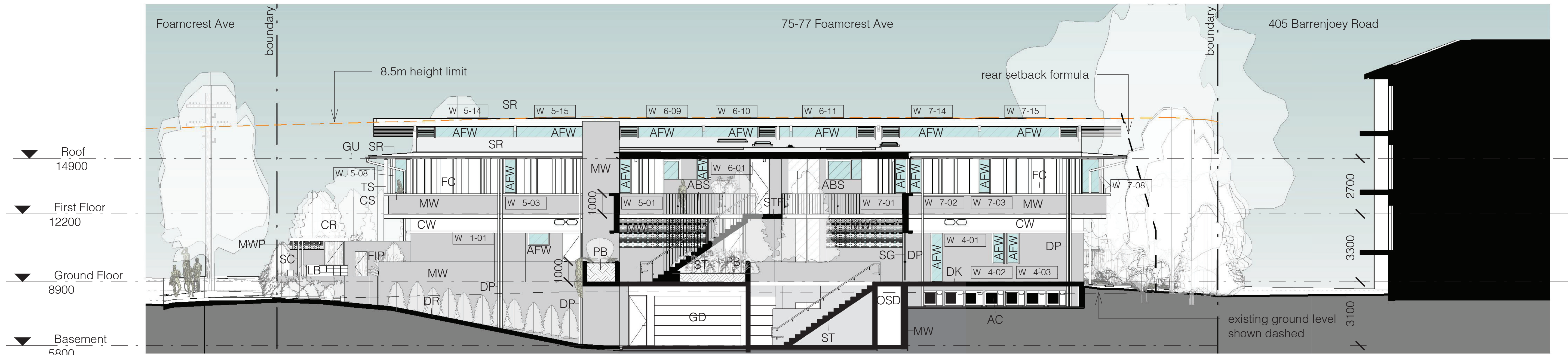
2 DA Elevation - West
1 : 200

No.	Revision Description	Date
A	Concept Plans	11/09/2020
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REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport
for
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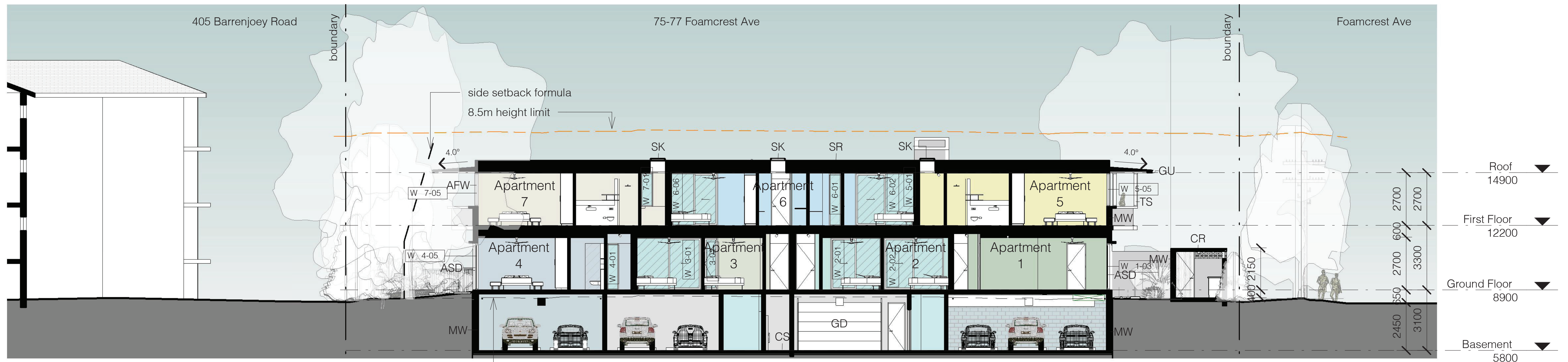
Elevations

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA08



2 DA - Section A
1 : 200

ABS	Aluminium Balustrade Screen	DK	Timber Deck	LB	Letterbox	SK	Skylight
AC	AC Condenser	DP	Downpipe	MW	Masonry Wall	SR	Steel Roofing
AFW	Aluminium Framed Window	DR	Driveway	MWP	Perforated Masonry Wall	ST	Stair
ASD	Aluminium Framed Sliding Door	FC	Fibre Cement Cladding	PB	Planter Bed	STF	Stone Tile Flooring
CR	Concrete Roof	FIP	Fire Indicator Panel	SC	Steel Column	TS	Timber Screen
CS	Concrete Slab	GD	Garage Door	SG	Steel framed Gate		
CW	Concrete Wall	GU	Gutter				



1 DA - Section B
1 : 200



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

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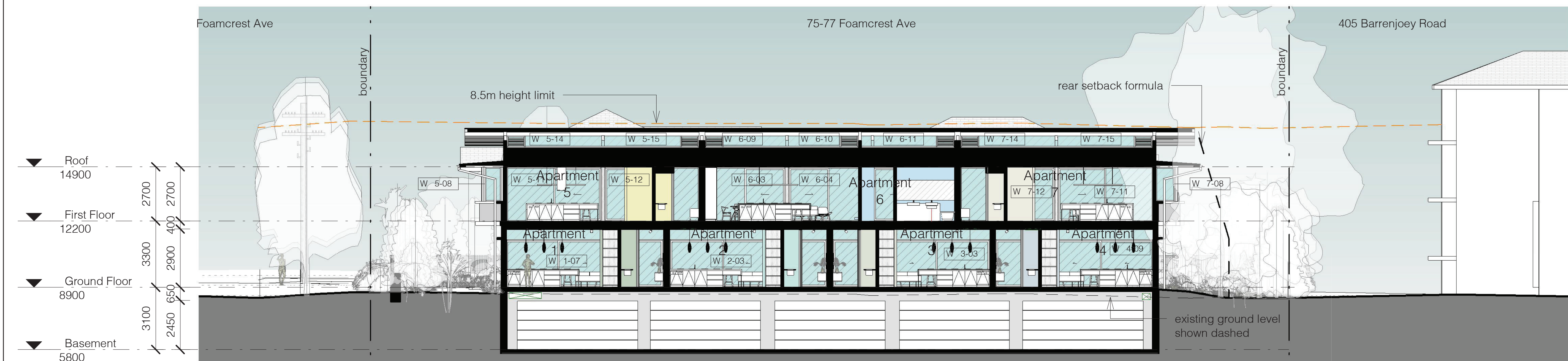
REEF APARTMENTS

DEVELOPMENT APPLICATION

75-77 Foamcrest Avenue, Newport

for Provent Property Group Pty Ltd

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 200
Drawn by	KW		DA09

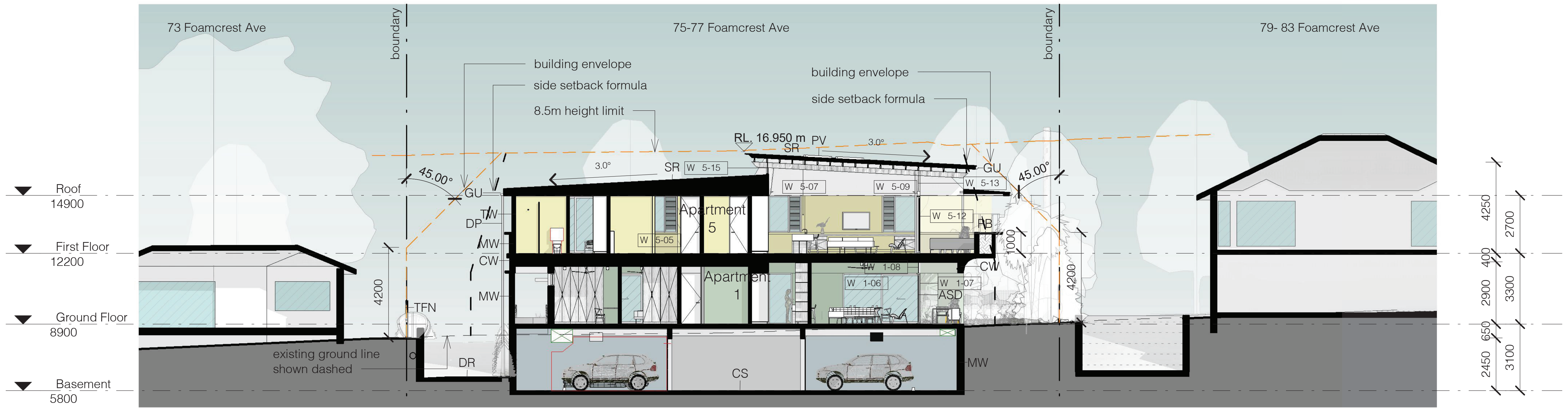


1 DA - Section C
1 : 200

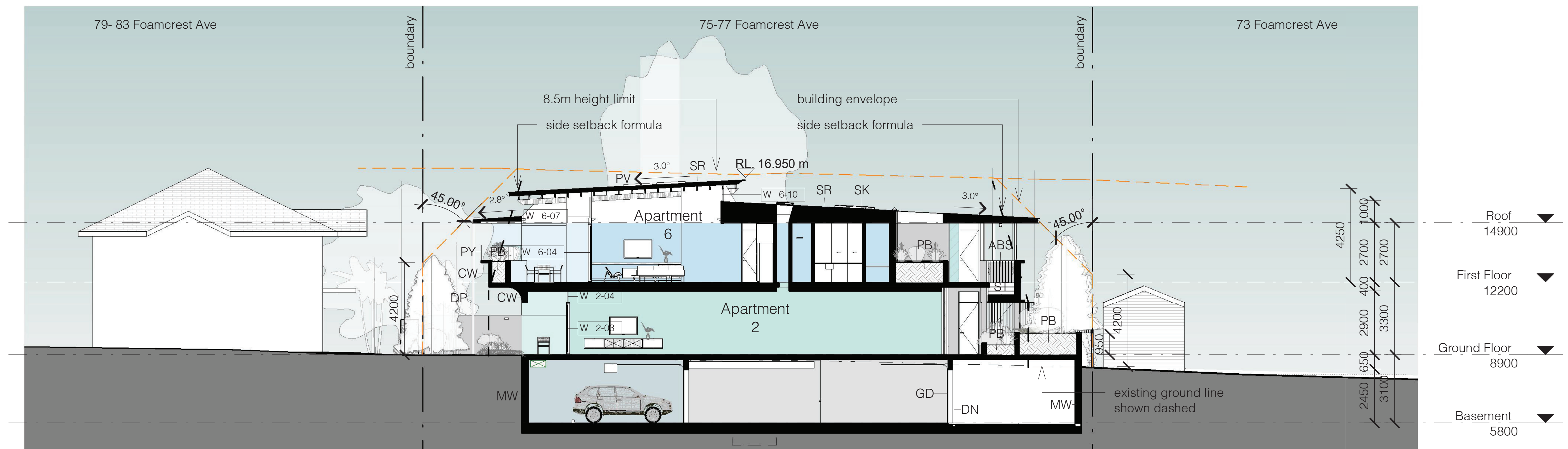
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|-----|-------------------------------|----|---------------------|-----|--------------------|
| ASD | Aluminium Framed Sliding Door | GU | Gutter | TFN | Timber Fence |
| CS | Concrete Slab | MW | Masonry Wall | TW | Timber Framed Wall |
| CW | Concrete Wall | PB | Planter Bed | | |
| DP | Downpipe | PV | Photovoltaic Panels | | |
| DR | Driveway | SR | Steel Roofing | | |



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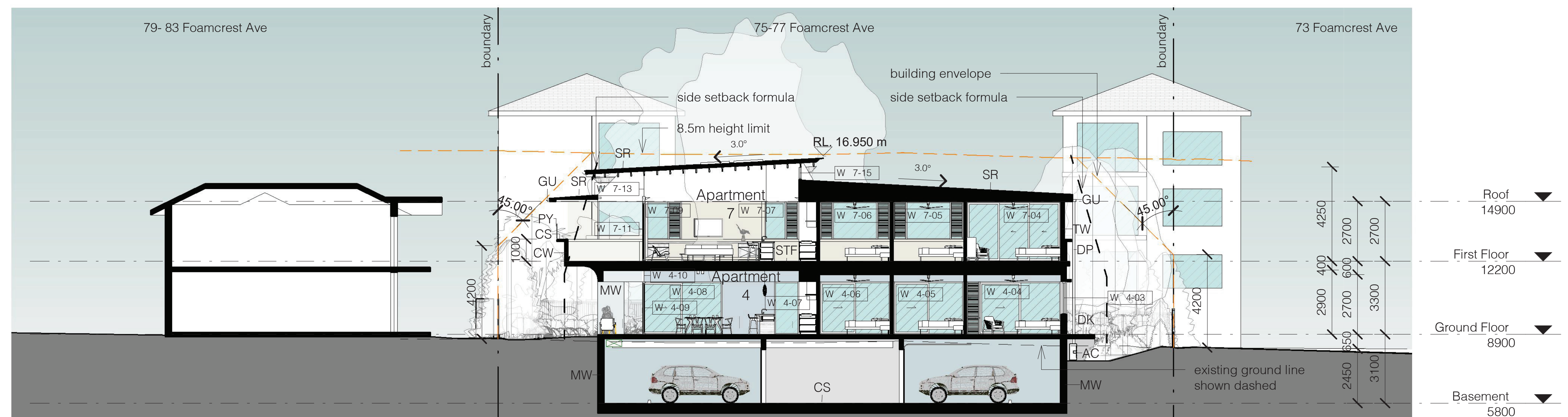


2 DA - Section D
1 : 200



1 DA - Section E
1 : 200

ABS	Aluminium Balustrade Screen	DN	Grated Drain	PB	Planter Bed	ST	Stair
AC	AC Condenser	DP	Downpipe	PV	Photovoltaic Panels	STF	Stone Tile Flooring
CS	Concrete Slab	GD	Garage Door	PY	Privacy Screen	TW	Timber Framed Wall
CW	Concrete Wall	GU	Gutter	SK	Skylight		
DK	Timber Deck	MW	Masonry Wall	SR	Steel Roofing		



2 DA - Section F
1 : 200

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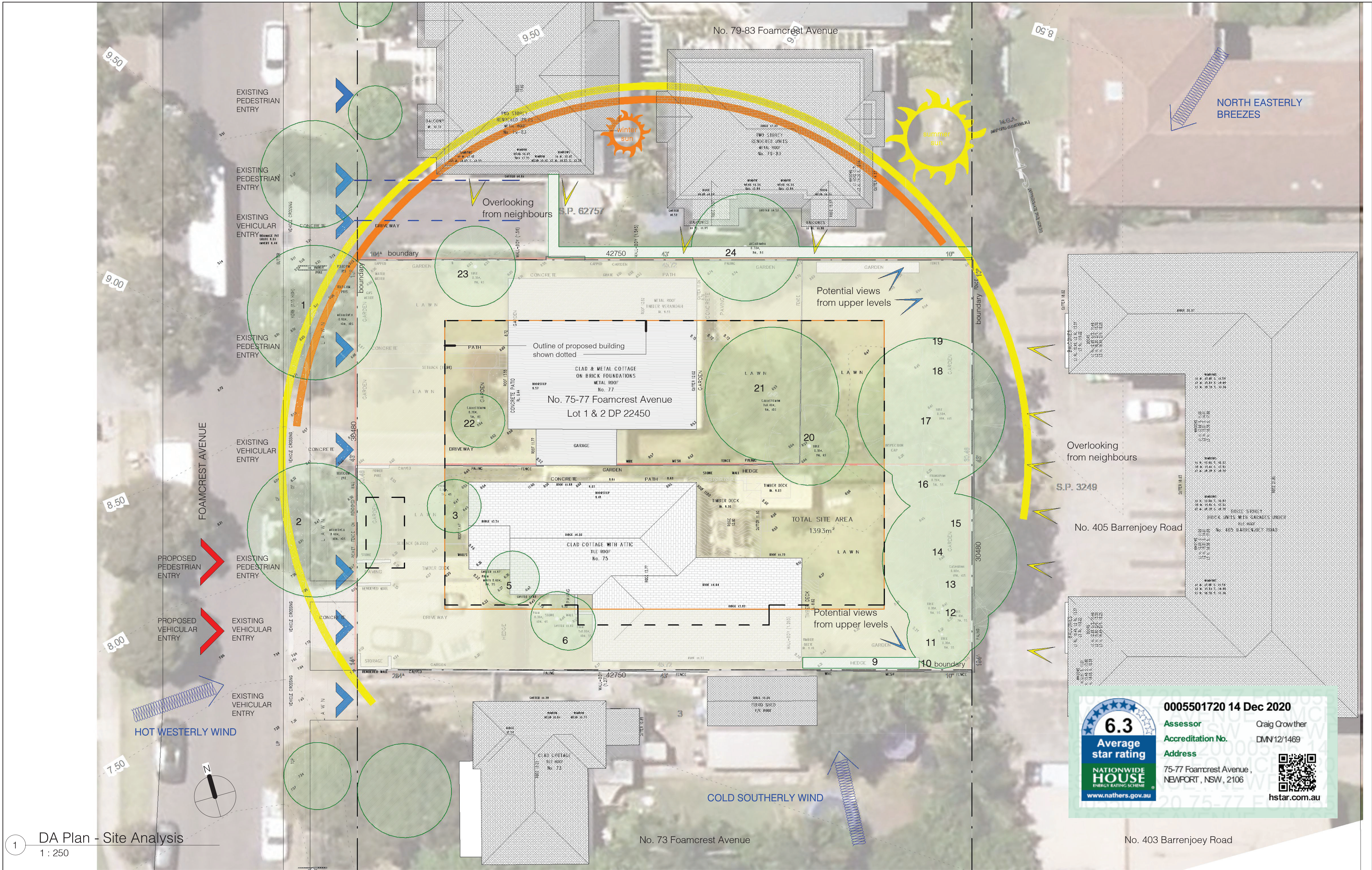
REEF APARTMENTS

DEVELOPMENT APPLICATION

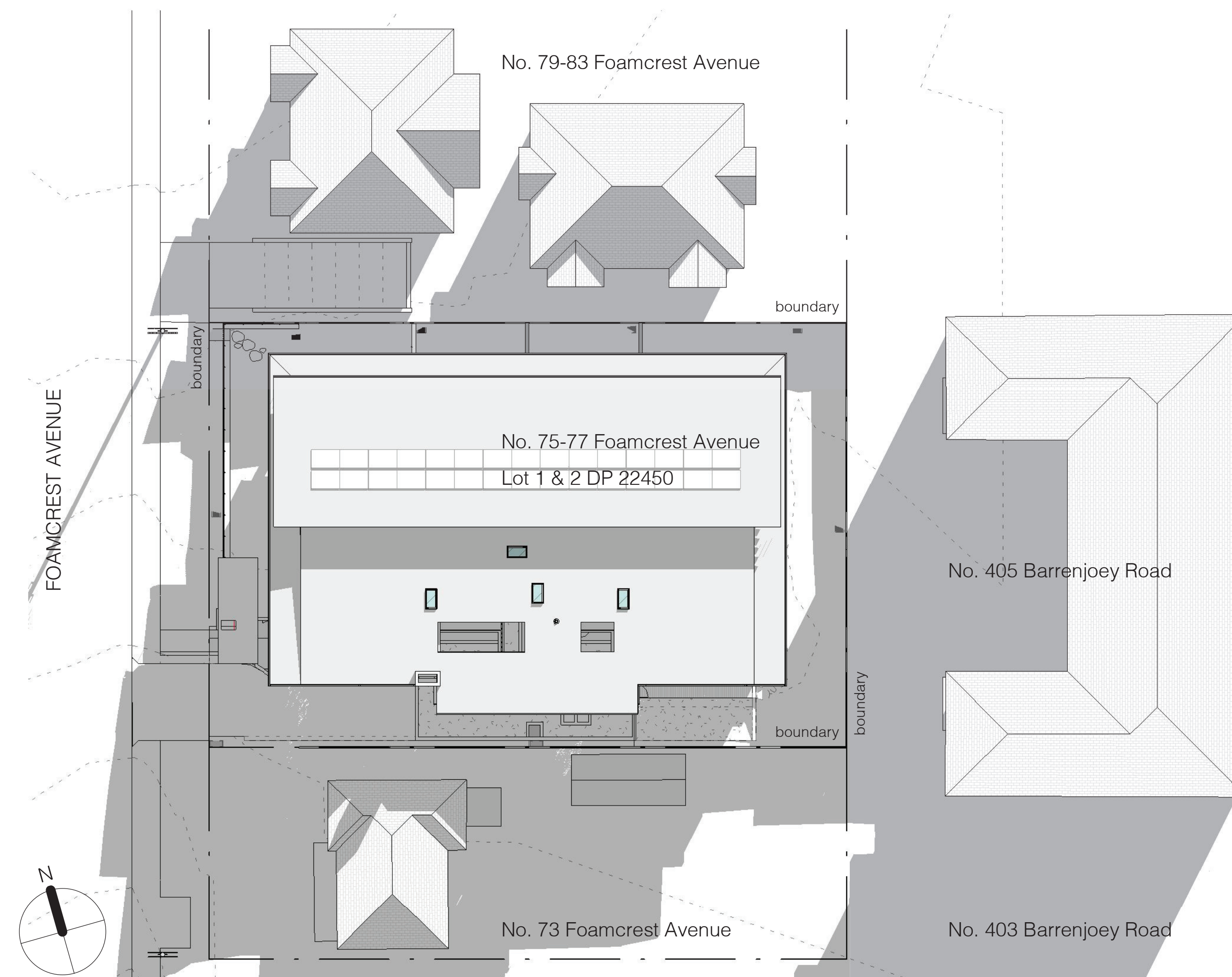
75-77 Foamcrest Avenue, Newport

for Provent Property Group Pty Ltd

Sections		
Project number	1612	Checked by RC
Date	December 2020	Scale 1 : 200
Drawn by	KW	DA11

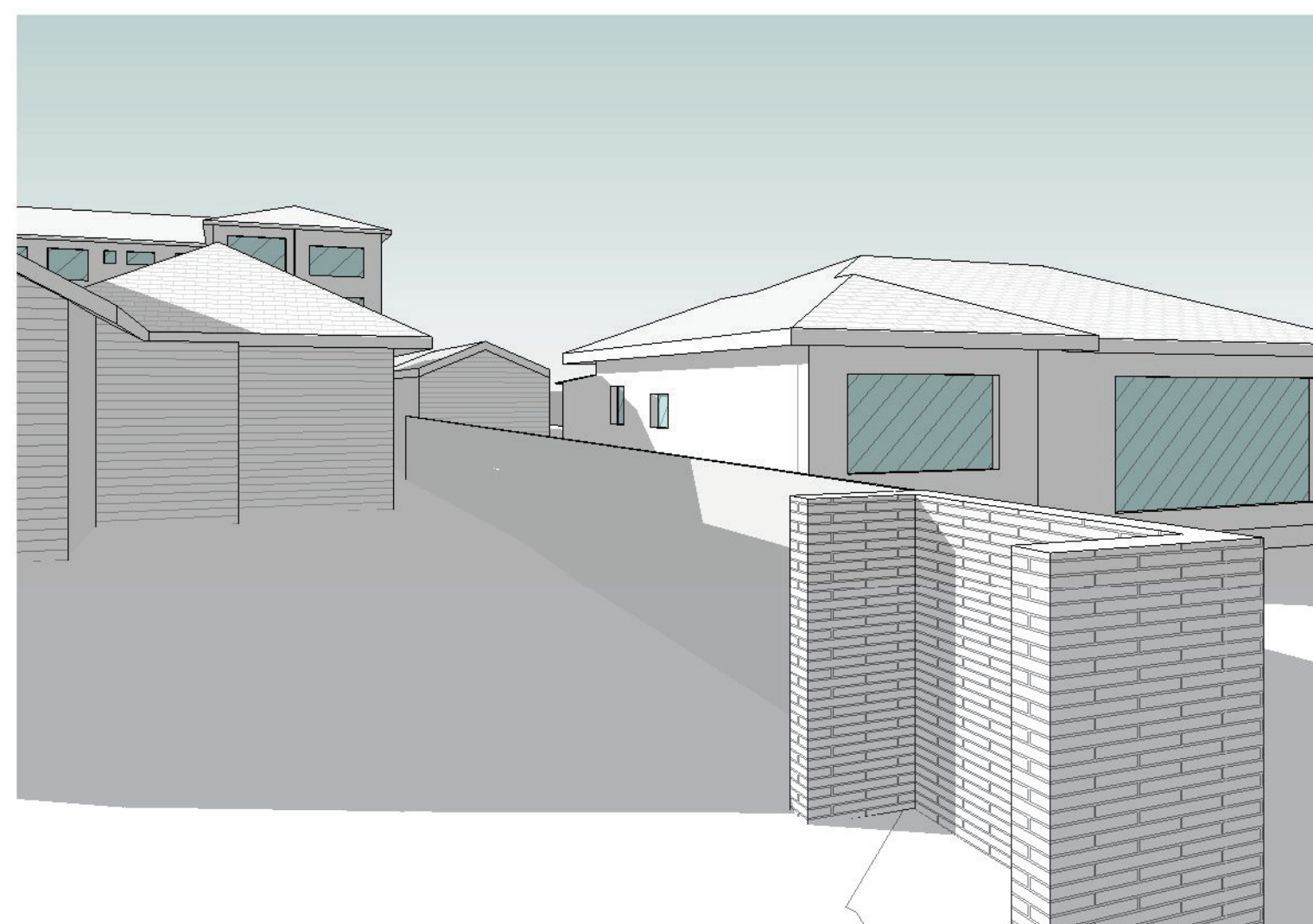


	139 PALMGROVE ROAD, AVALON BEACH NSW 2107			No.	Revision Description	Date	REEF APARTMENTS DEVELOPMENT APPLICATION 75-77 Foamcrest Avenue, Newport for Provent Property Group Pty Ltd	Site Analysis
	t	02 9918 3843		E	Preliminary DA	19/11/2020		
	m	0418 627 024		G	Development Application	11/12/2020		
	e	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							
							Project number 1612	Checked by RC
							Date December 2020	Scale 1 : 250
							Drawn by KW	DA12



1 Shadow diagram - June 22 900am - Existing
1 : 500

2 Shadow diagram - June 22 900am
1 : 500



3 Neighbour Sun study 9am existing

4 Neighbour Sun study 9am proposed



CERTIFICATION OF SHADOW DIAGRAMS

The shadow diagrams submitted with this proposal are accurate and are:

- Drawn in accordance with the survey (prepared by Bee & Lethbridge) & submitted with this proposal.
- Drawn to true north.
- Indicate the shadows cast by the proposal at the times as shown.
- Indicate the shadows cast by existing buildings and structures on the site and in the surrounding areas.

NOTE:
TREES AND PLANTING HAVE BEEN REMOVED FOR CLARITY

No.	Revision Description	Date
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

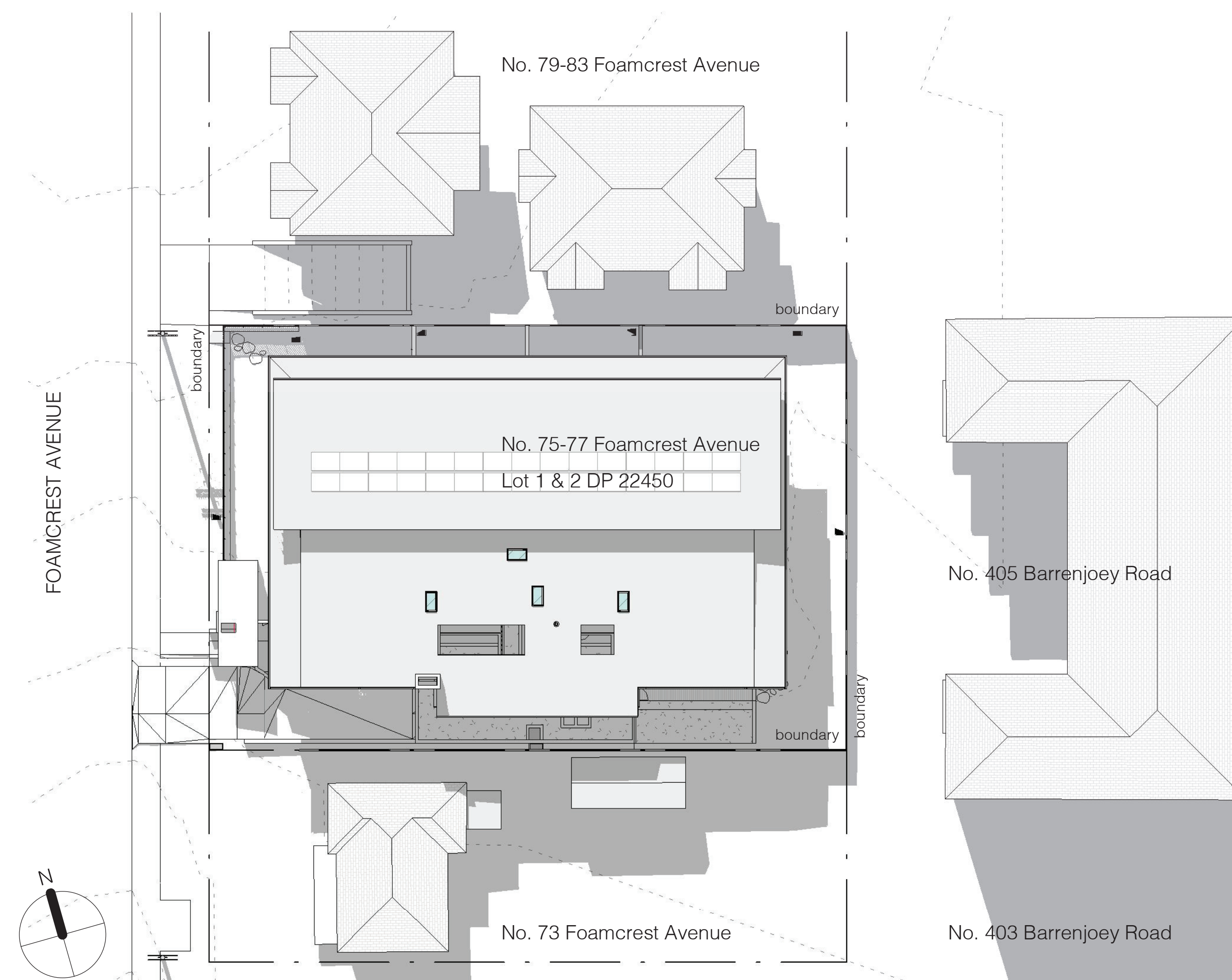
REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport
for
Provent Property Group Pty Ltd

Shadow Diagram - 900am June 21

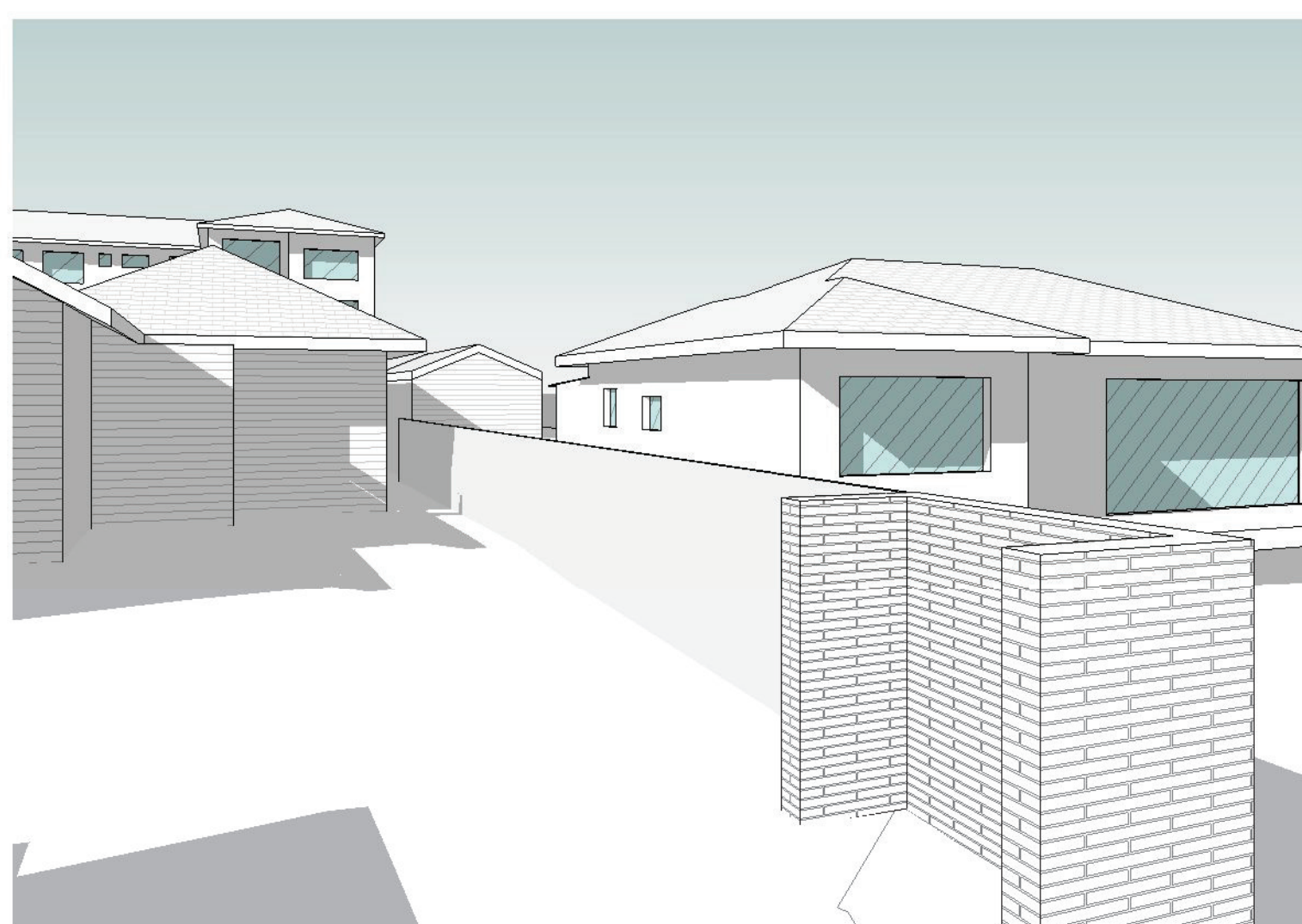
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Date	December 2020	Scale	1 : 500
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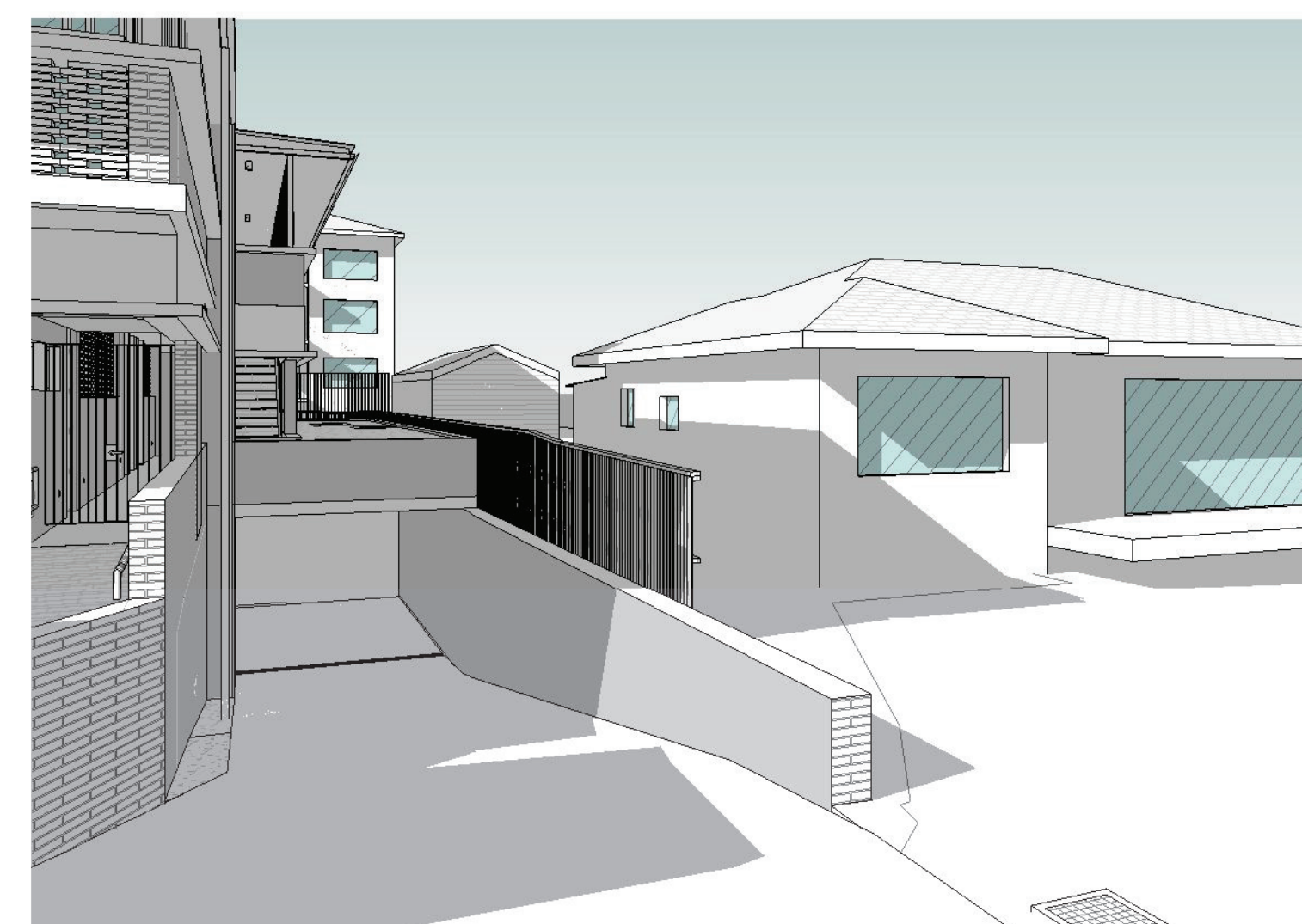
1 Shadow diagram - June 22 noon - Existing
1 : 500



2 Shadow diagram - June 22 noon
1 : 500



3 Neighbour Sun study noon existing



4 Neighbour Sun study noon proposed



CERTIFICATION OF SHADOW DIAGRAMS

The shadow diagrams submitted with this proposal are accurate and are:

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- Drawn to true north.
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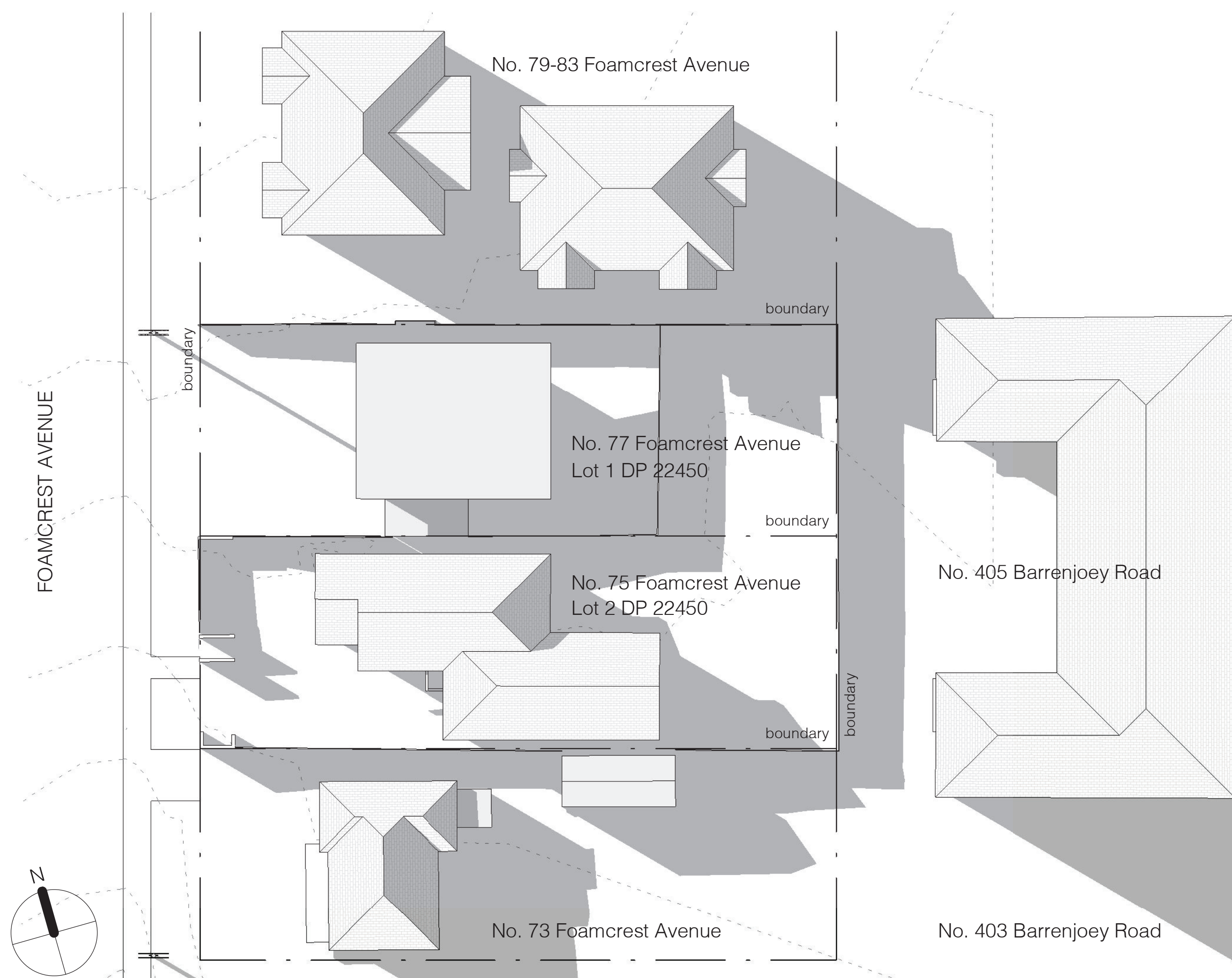
NOTE:
TREES AND PLANTING HAVE BEEN REMOVED FOR CLARITY

No.	Revision Description	Date
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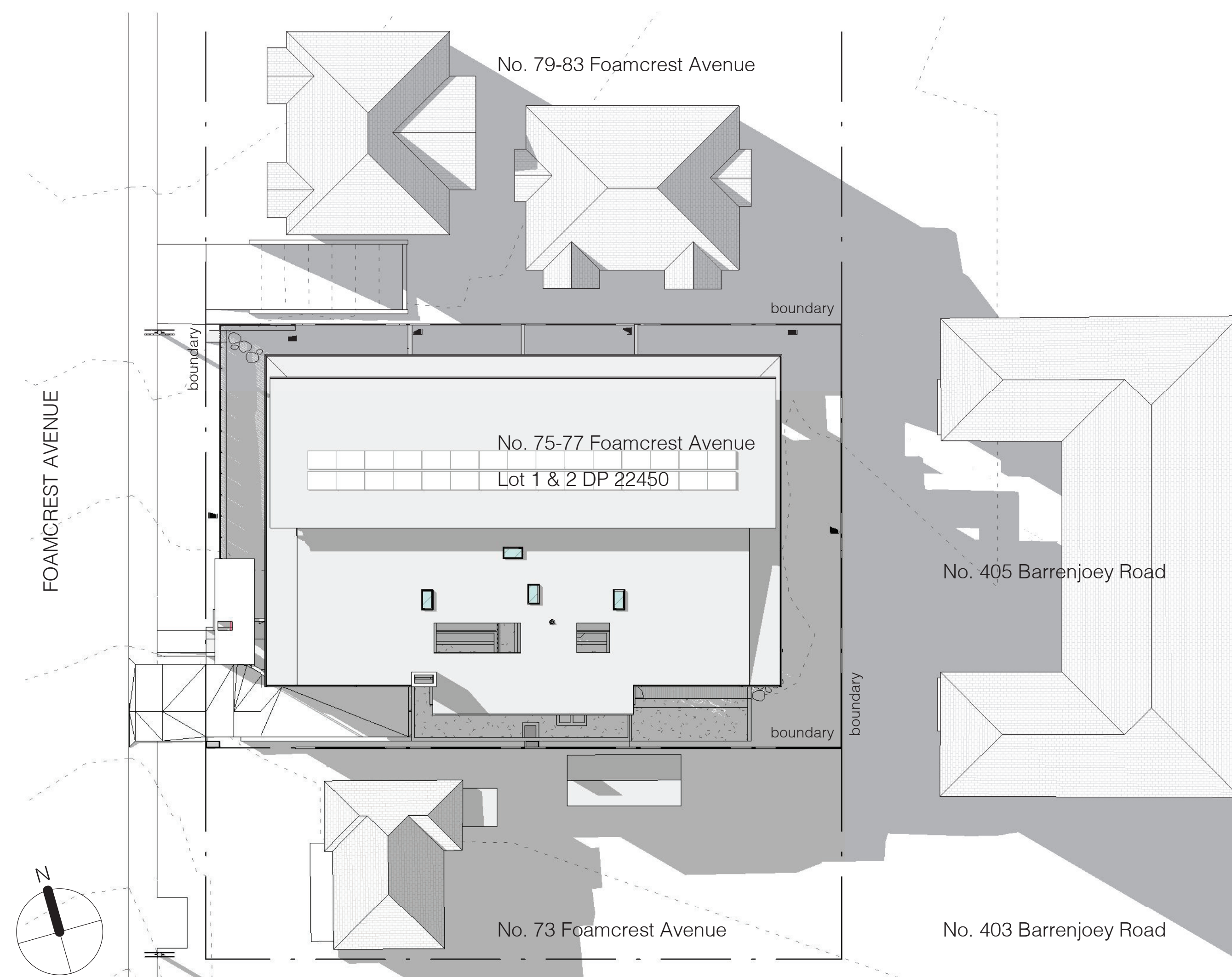
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DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport
for
Provent Property Group Pty Ltd

Shadow Diagram - 1200noon June 21

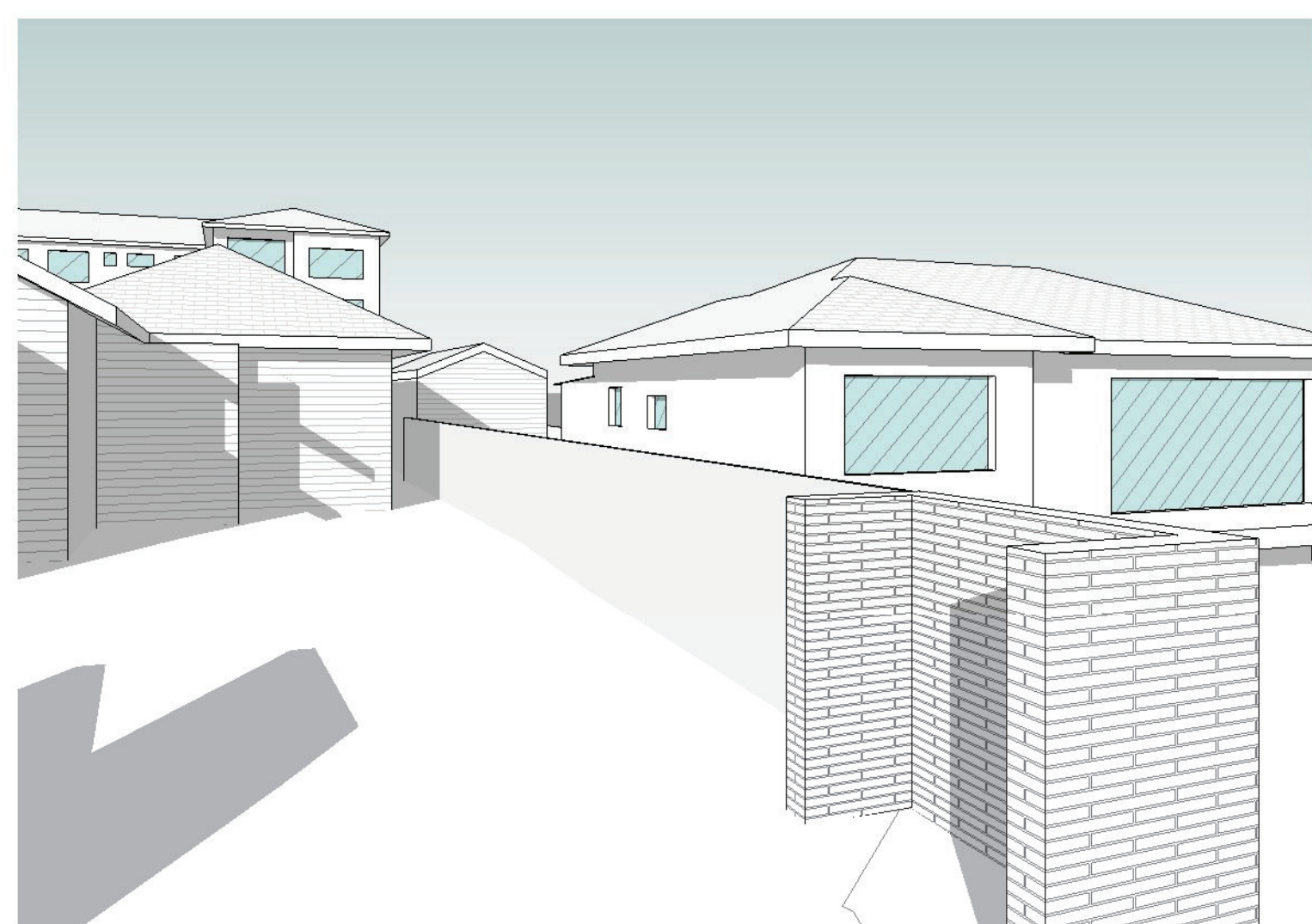
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 500
Drawn by	KW		DA14



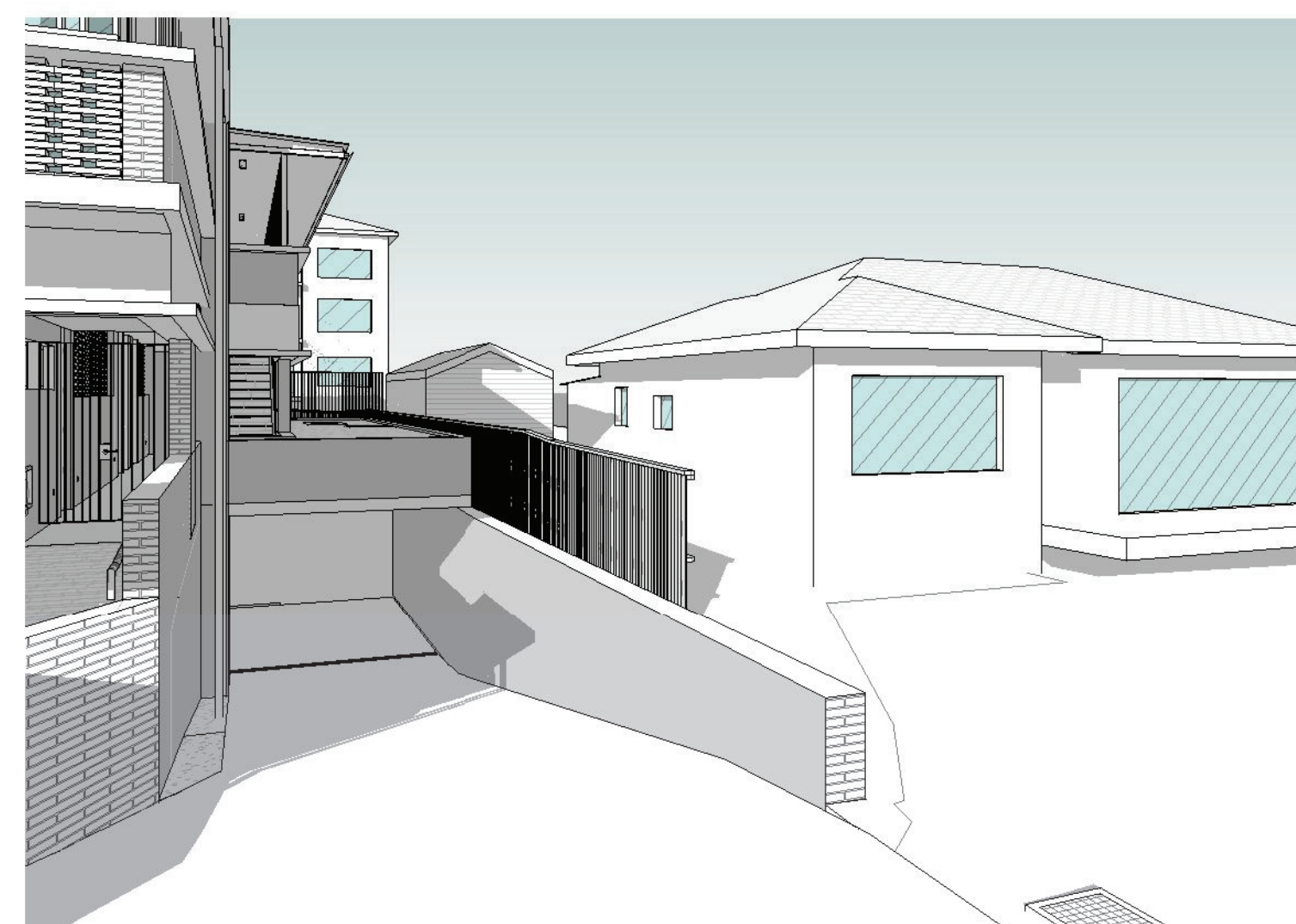
1 Shadow diagram - June 22 300pm - Existing
1 : 500



2 Shadow diagram - June 22 300pm
1 : 500



3 Neighbour Sun study 3pm existing



4 Neighbour Sun study 3pm proposed



CERTIFICATION OF SHADOW DIAGRAMS

The shadow diagrams submitted with this proposal are accurate and are:

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- Drawn to true north.
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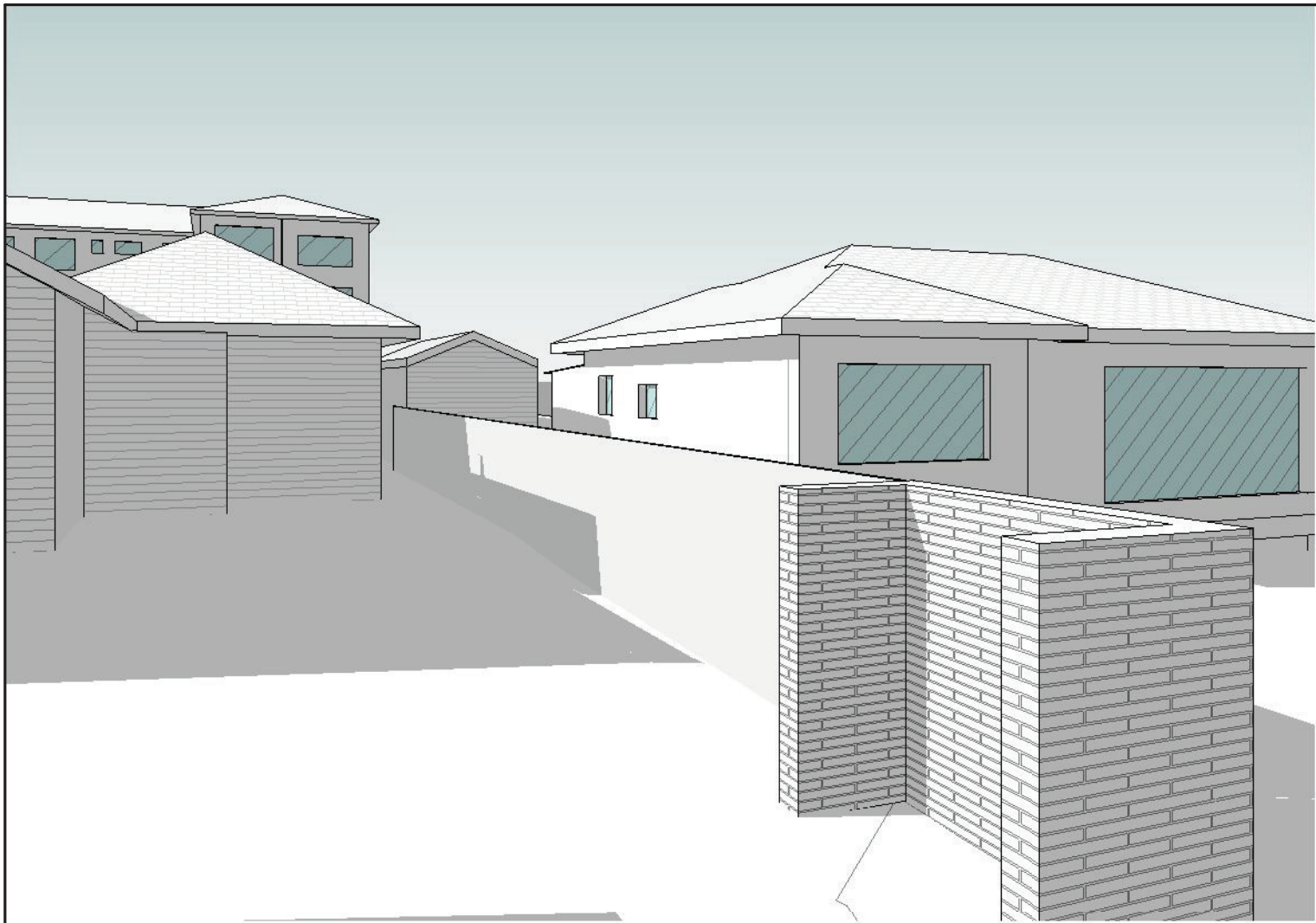
NOTE:
TREES AND PLANTING HAVE BEEN REMOVED FOR CLARITY

No.	Revision Description	Date
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport
for
Provent Property Group Pty Ltd

Shadow Diagram - 300pm June 21

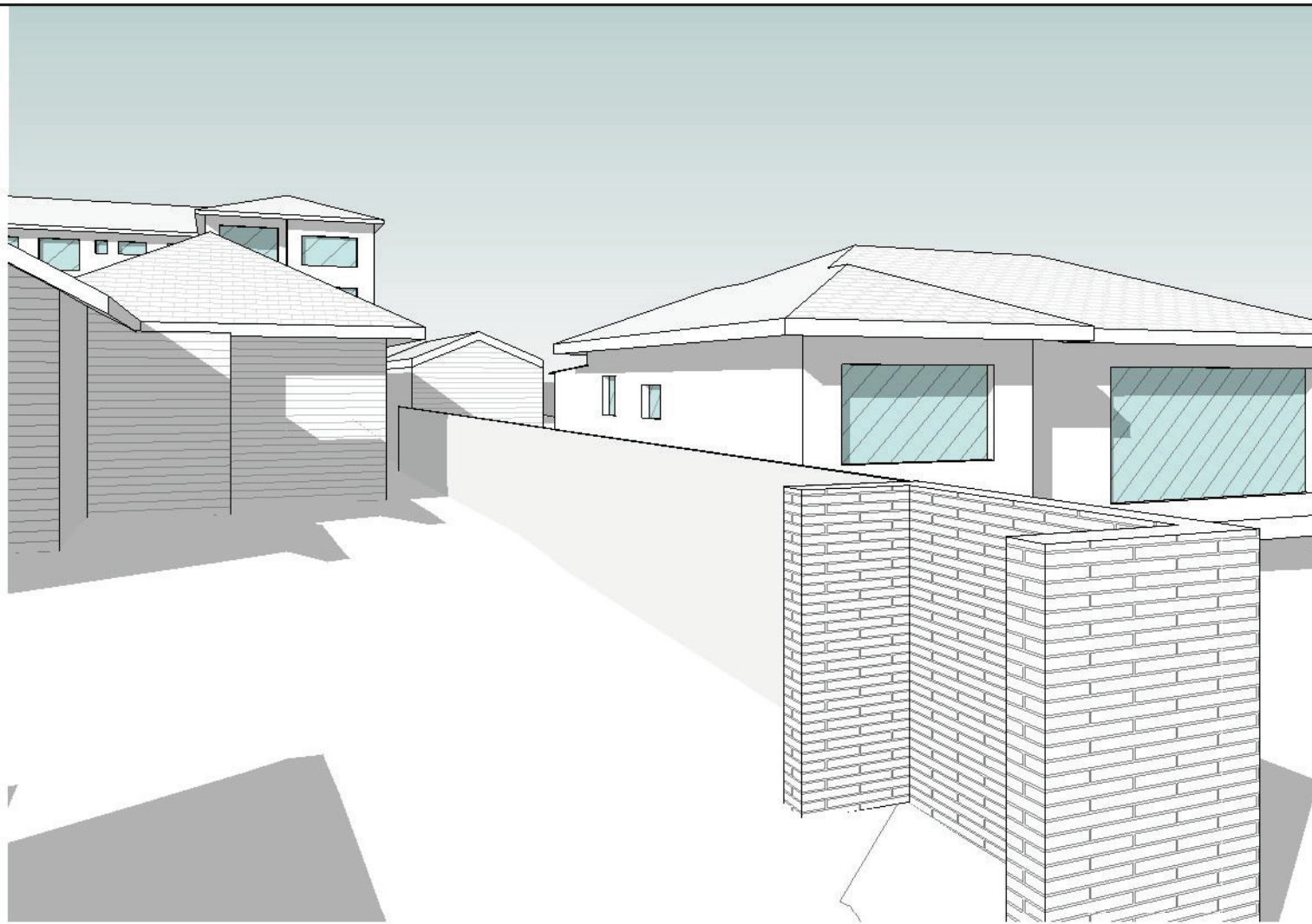
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 500
Drawn by	KW		DA15



1 Neighbour Sun study 10am existing



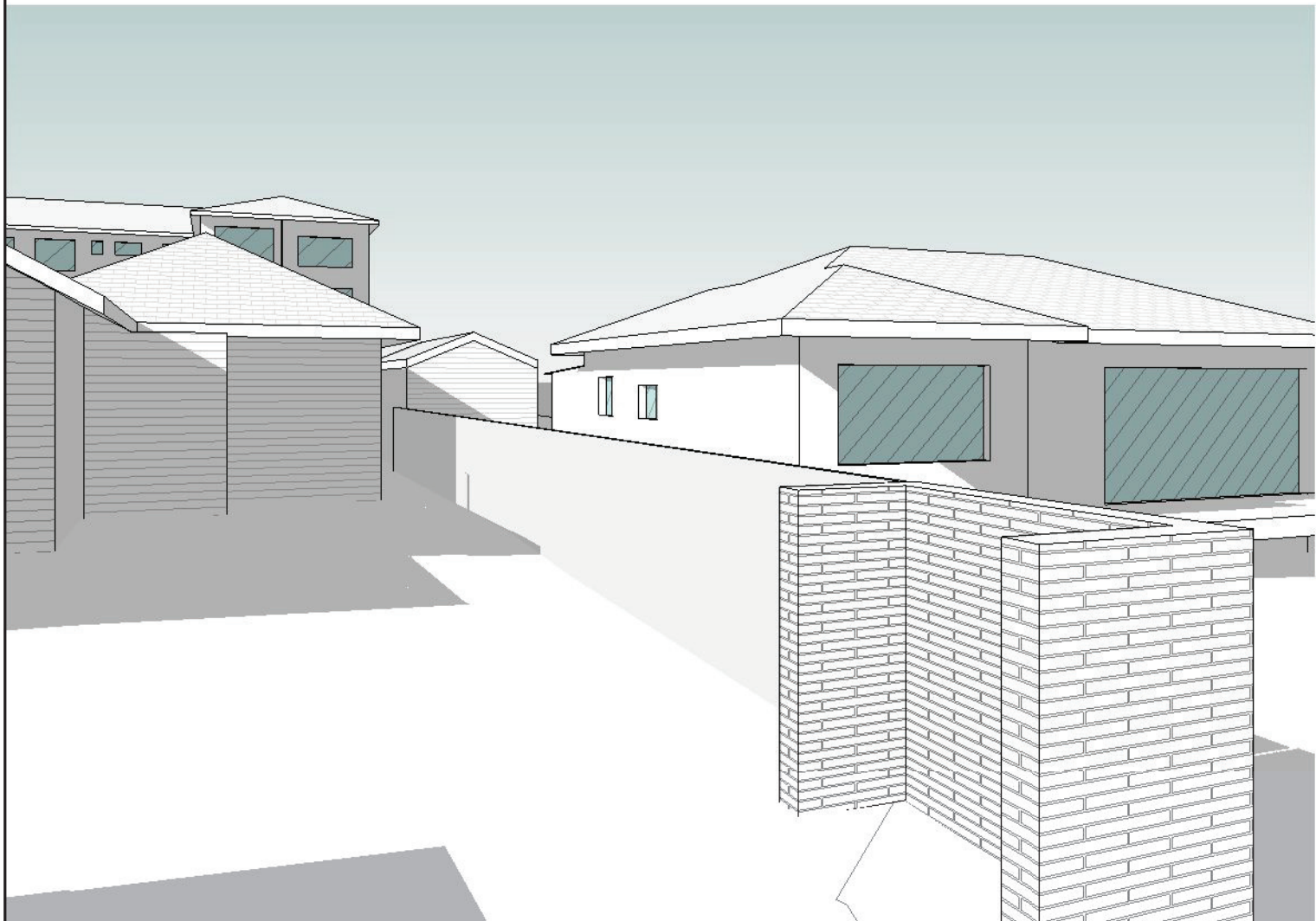
2 Neighbour Sun study 10am proposed



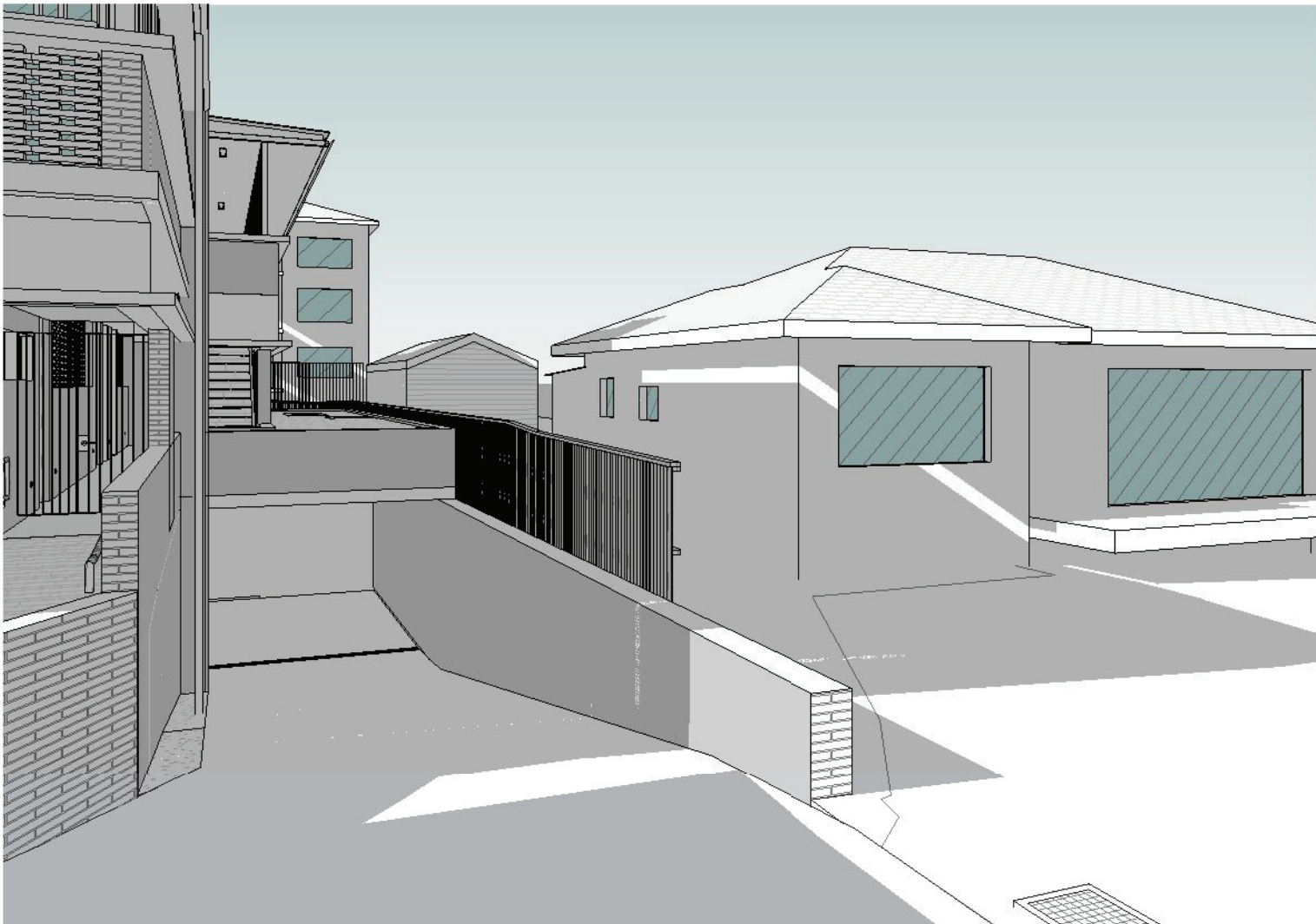
5 Neighbour Sun study 1pm existing



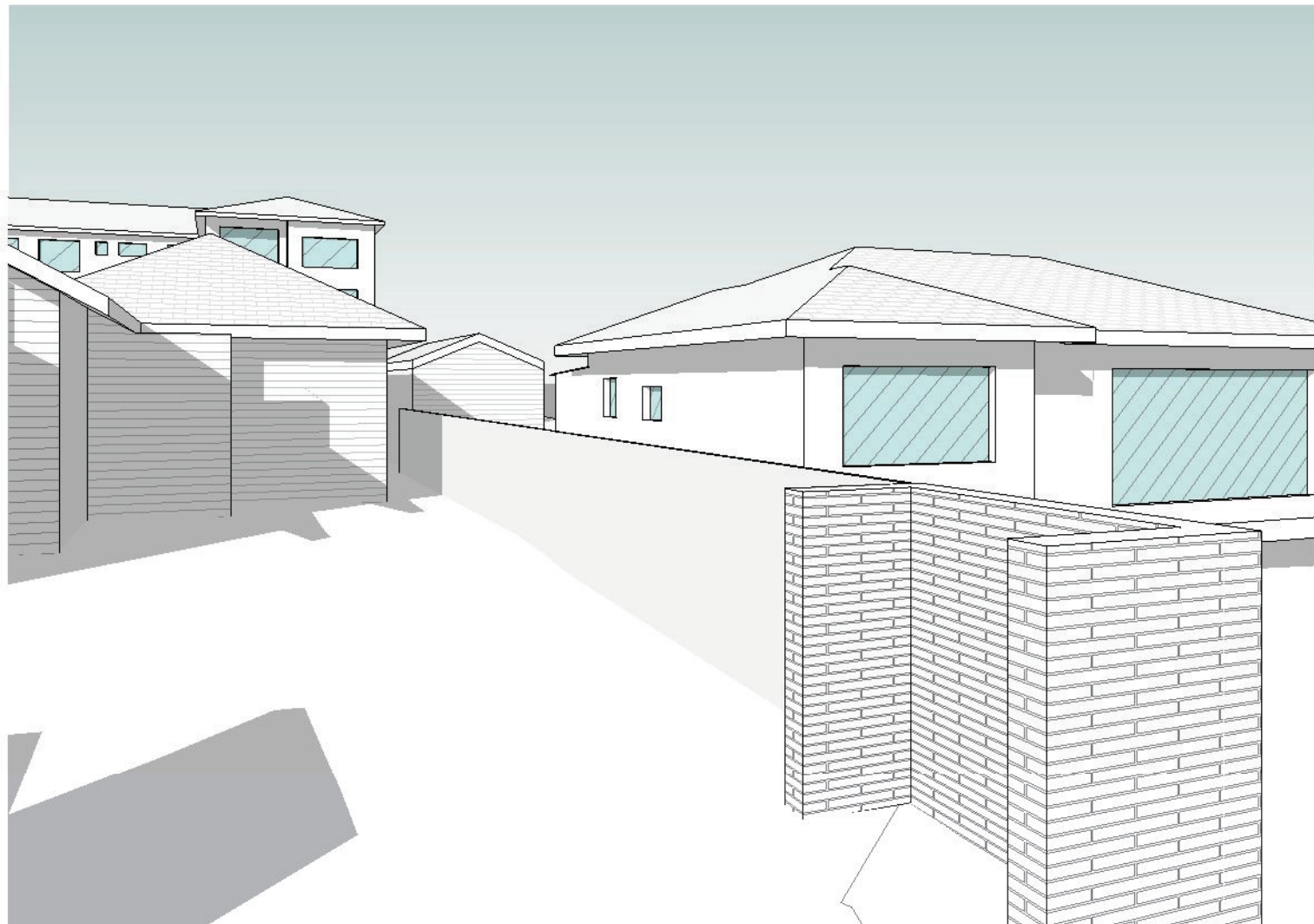
6 Neighbour Sun study 1pm proposed



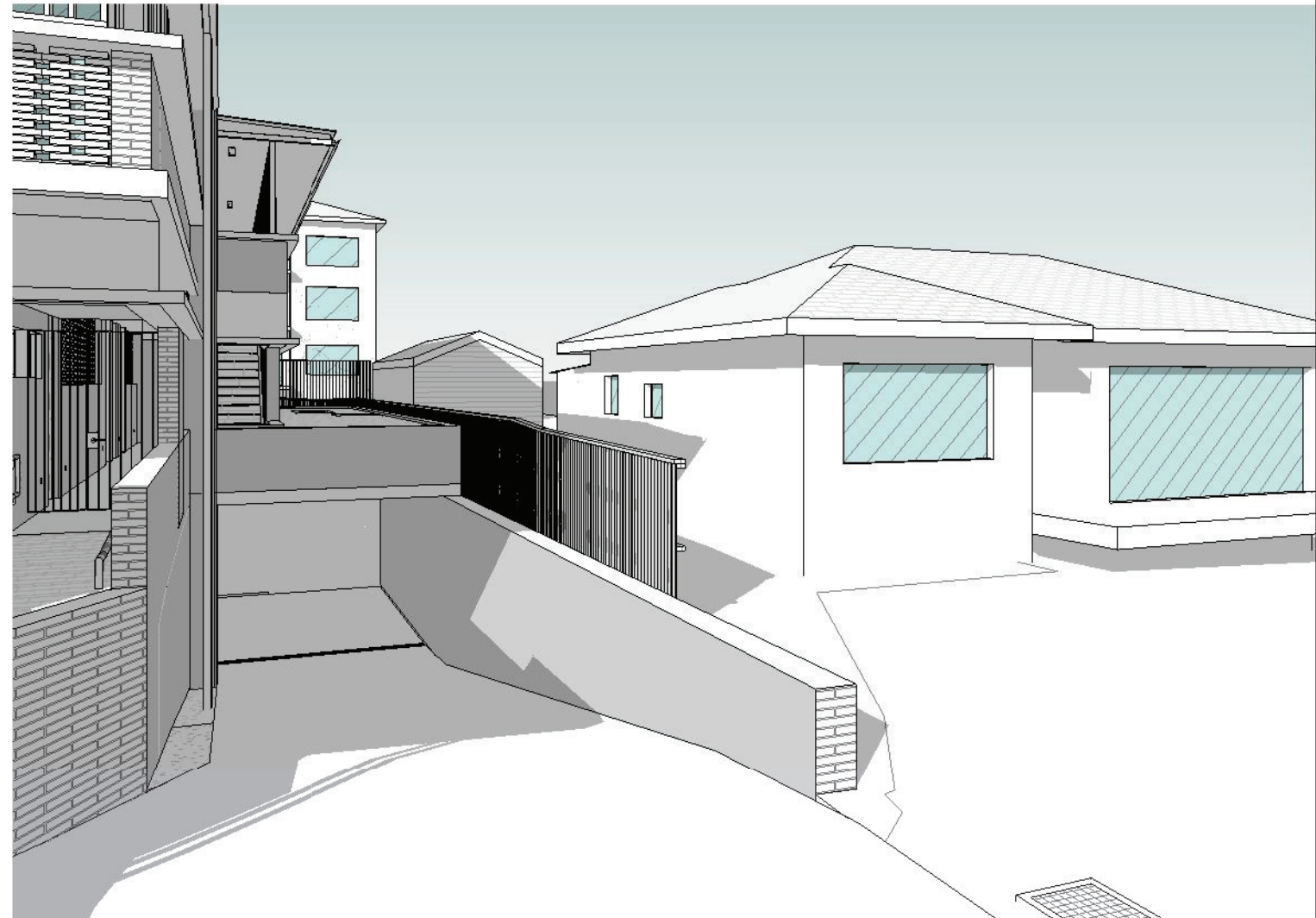
3 Neighbour Sun study 11am existing



4 Neighbour Sun study 11am proposed



7 Neighbour Sun study 2pm existing



8 Neighbour Sun study 2pm proposed

6.3

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

www.nathers.gov.au

0005501720 14 Dec 2020

Assessor

Accreditation No.

Address

75-77 Foamcrest Avenue ,
NEWPORT , NSW , 2106

Craig Crowther

DMN12/1469

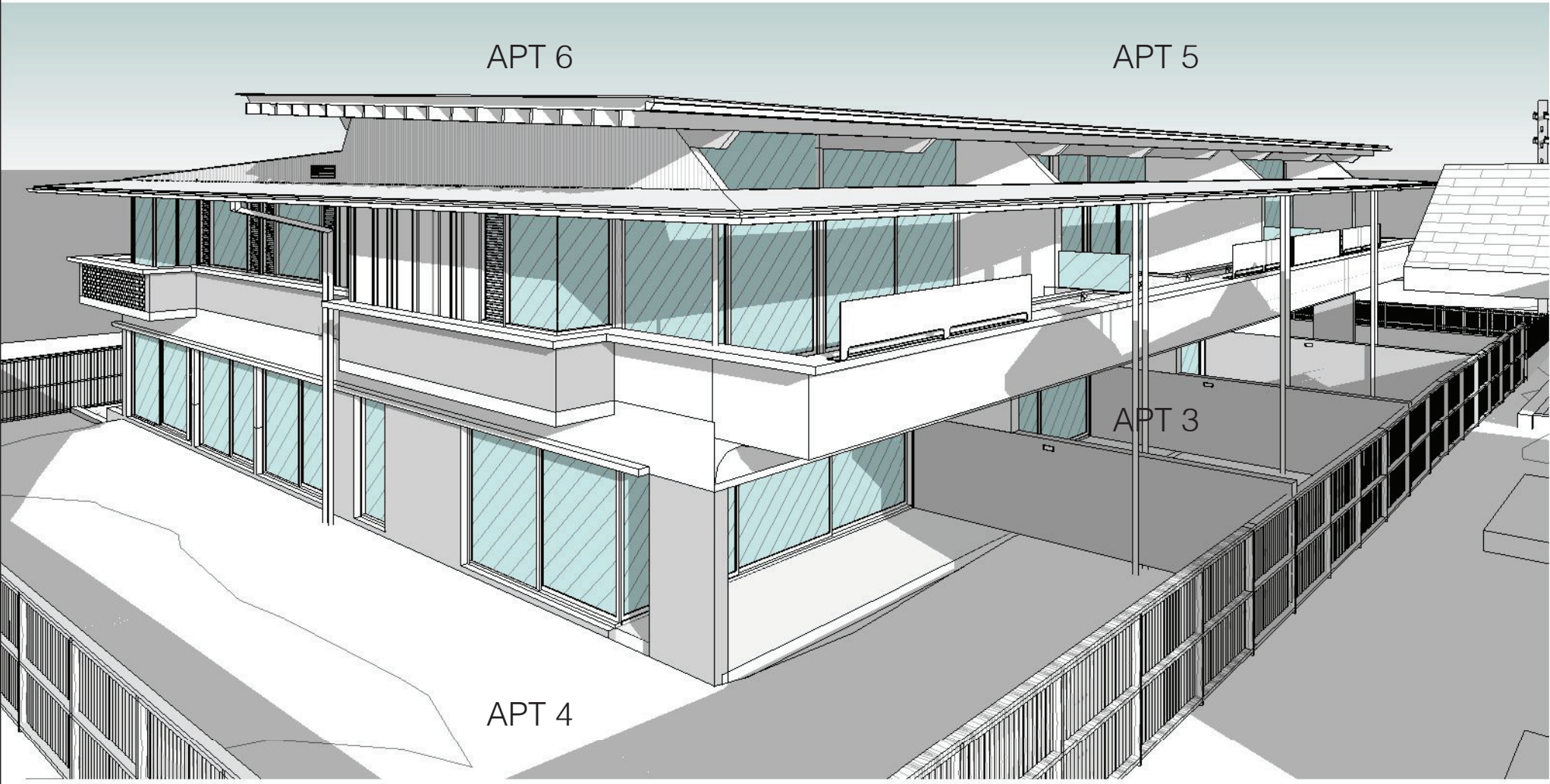
hstar.com.au

CERTIFICATION OF SHADOW DIAGRAMS

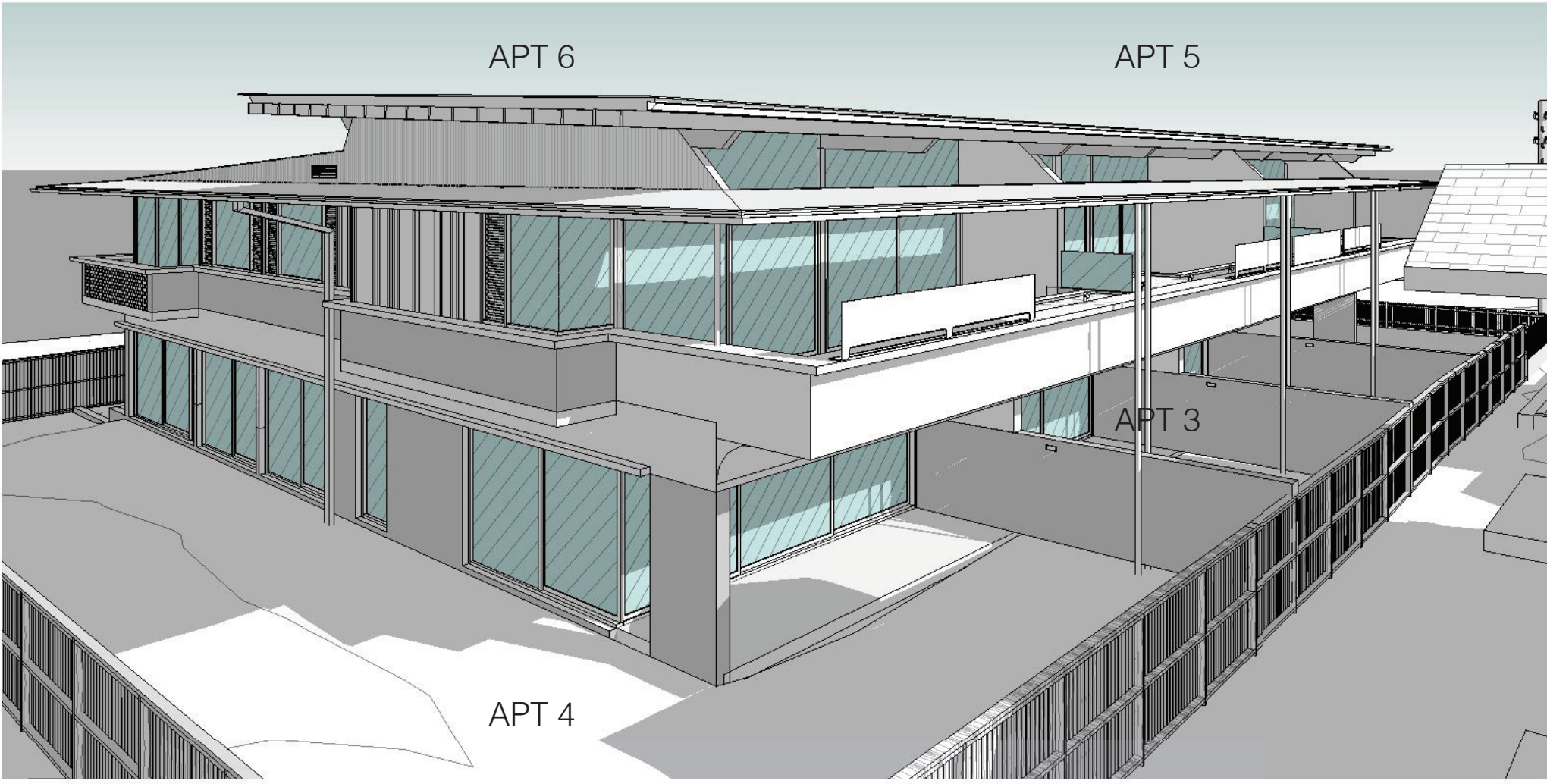
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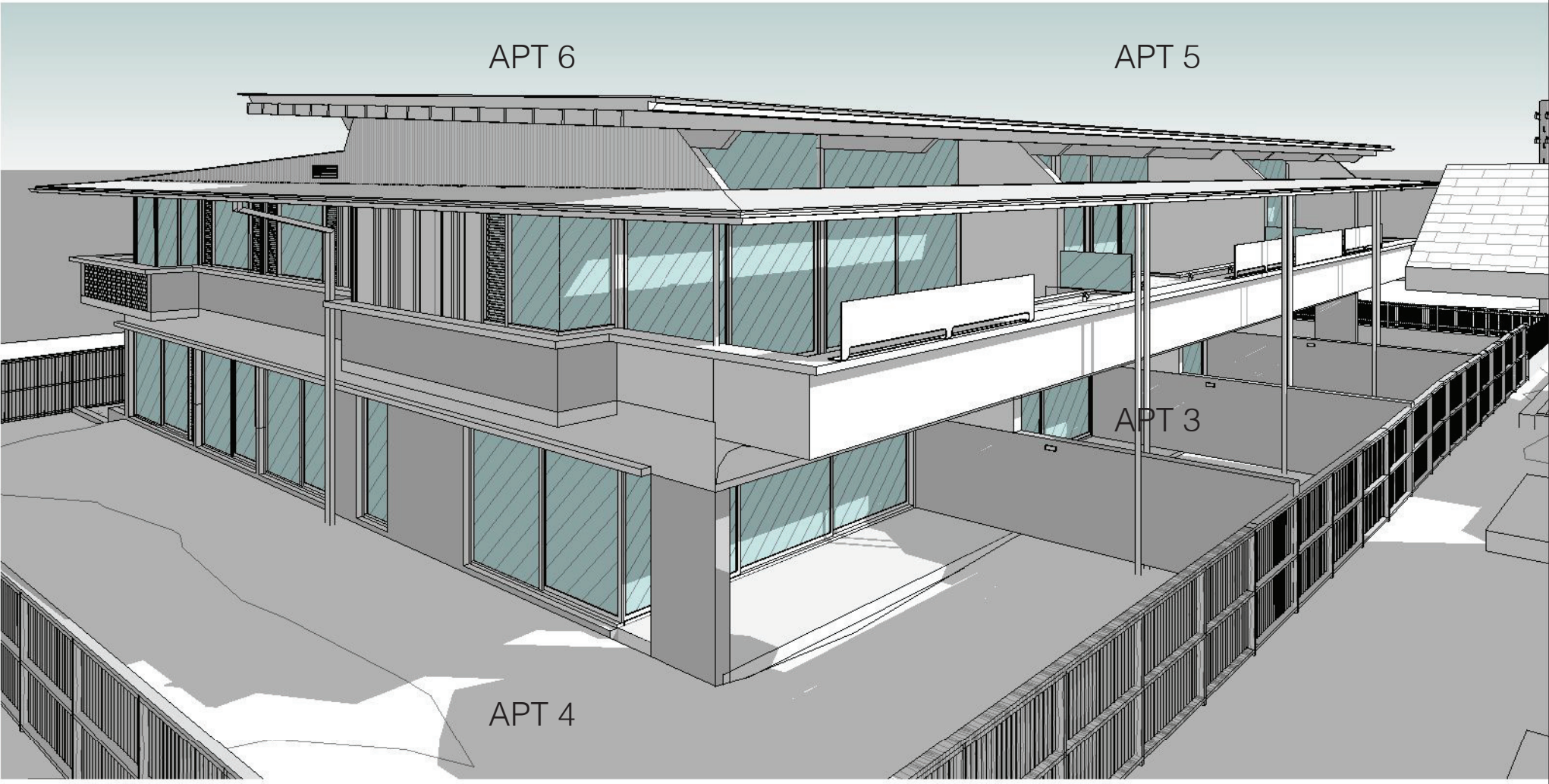
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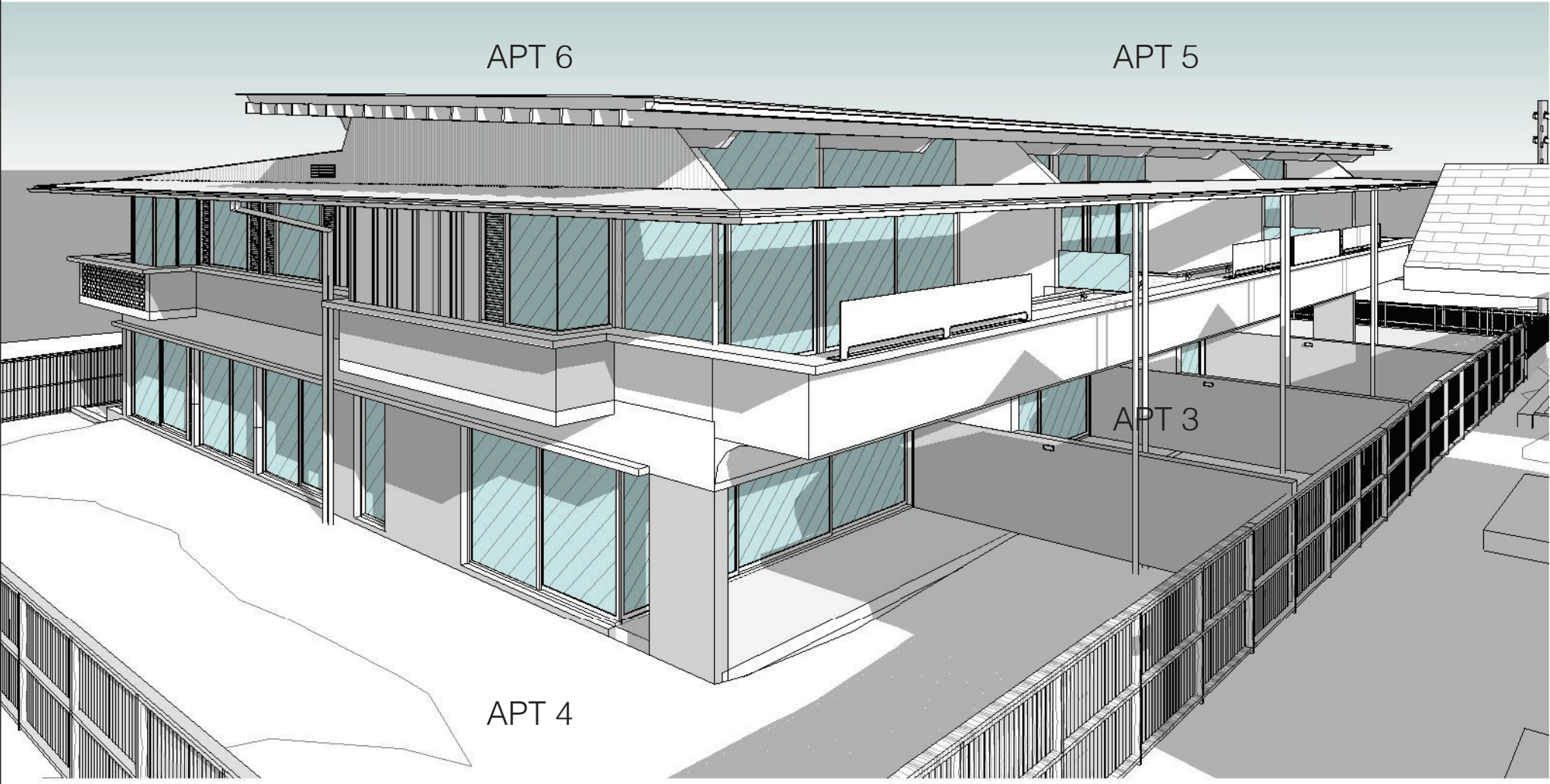
1 NE Aerial View sunstudy - June 22 9am



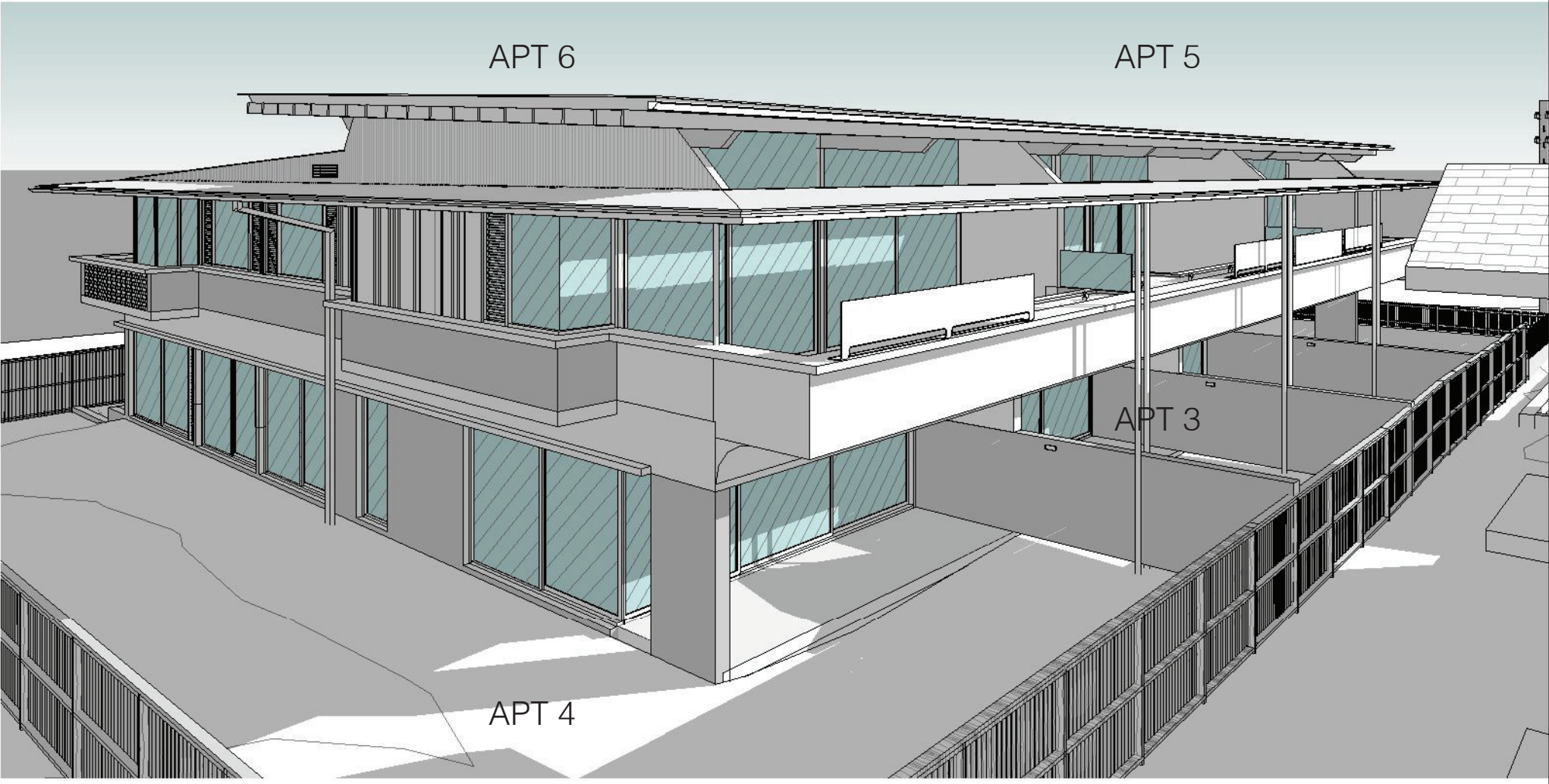
4 NE Aerial View sunstudy - June 22 noon



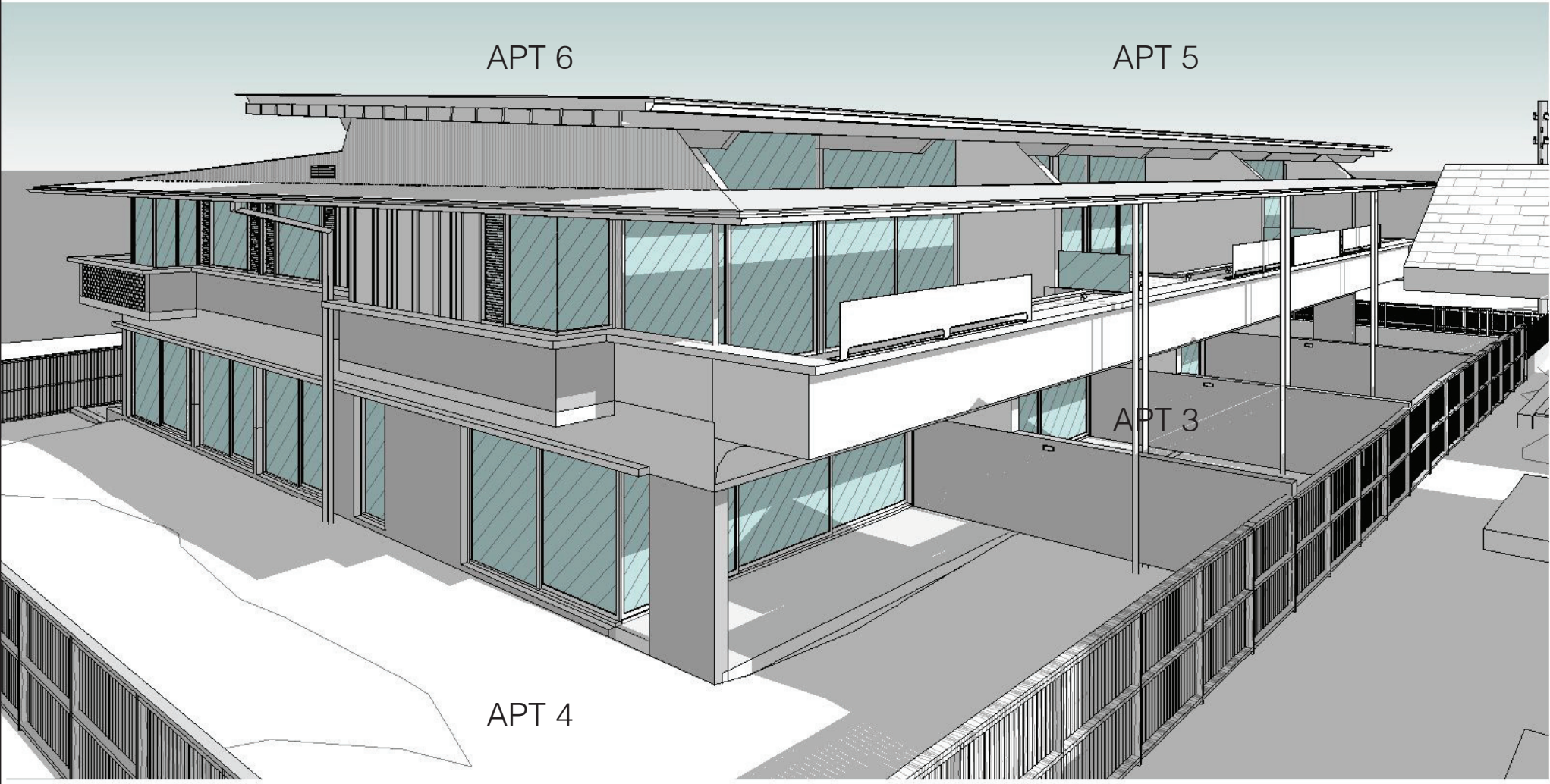
5 NE Aerial View sunstudy - June 22 1pm



2 NE Aerial View sunstudy - June 22 10am



6 NE Aerial View sunstudy - June 22 2pm



3 NE Aerial View sunstudy - June 22 11am



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AssessorCraig Crowther

Accreditation No.DMN/12/1469

Address75-77 Foamcrest Avenue ,
NEWPORT , NSW , 2106



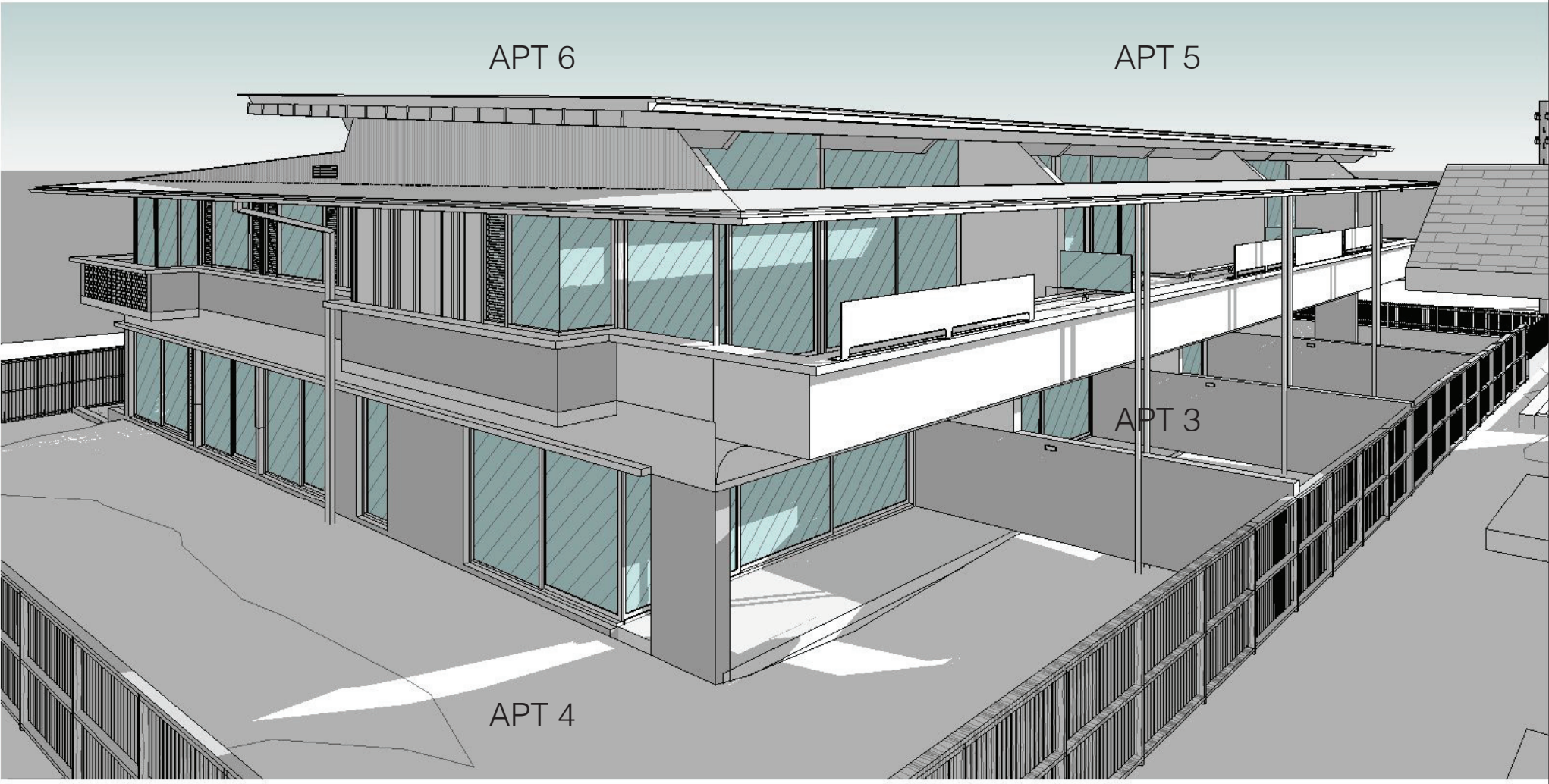
hstar.com.au

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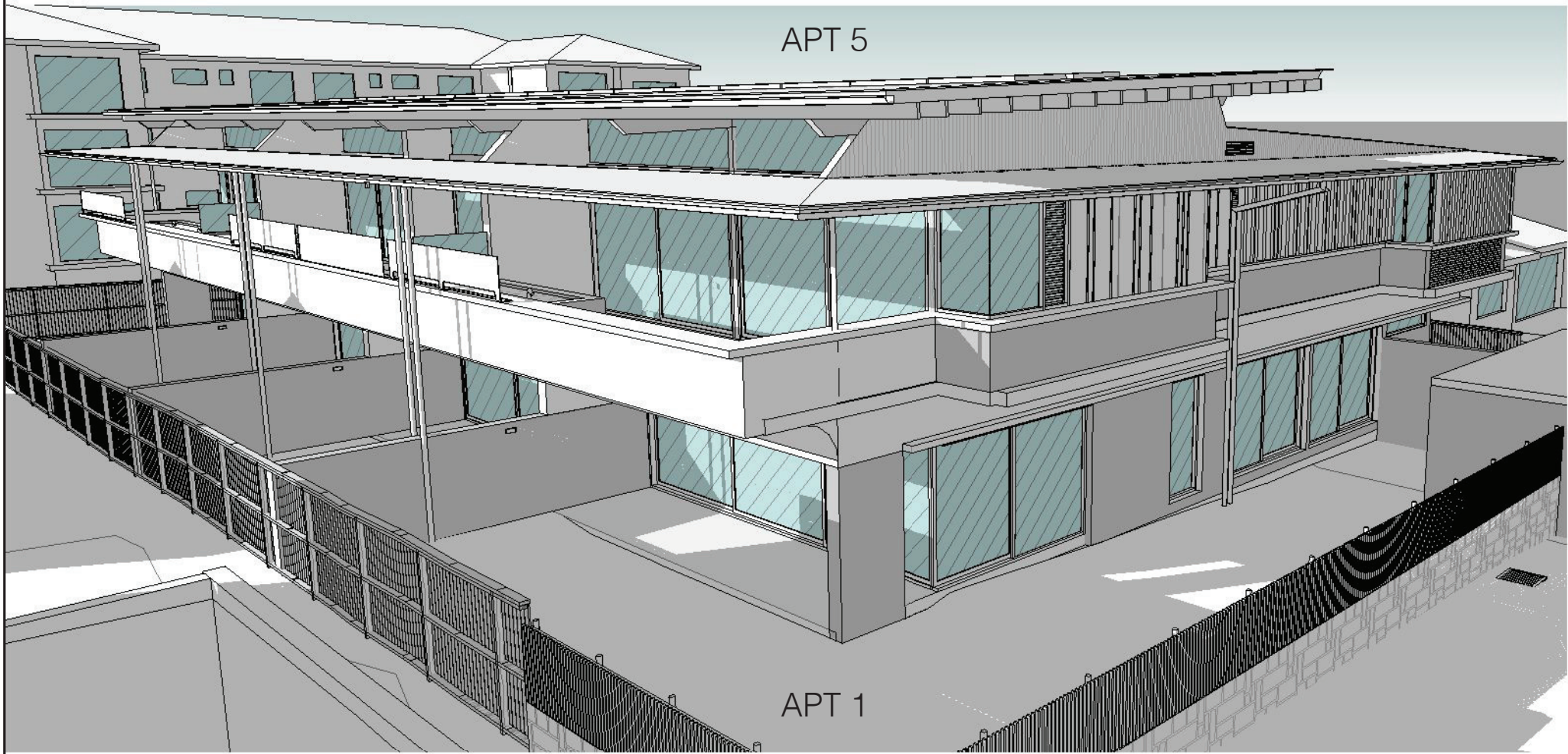
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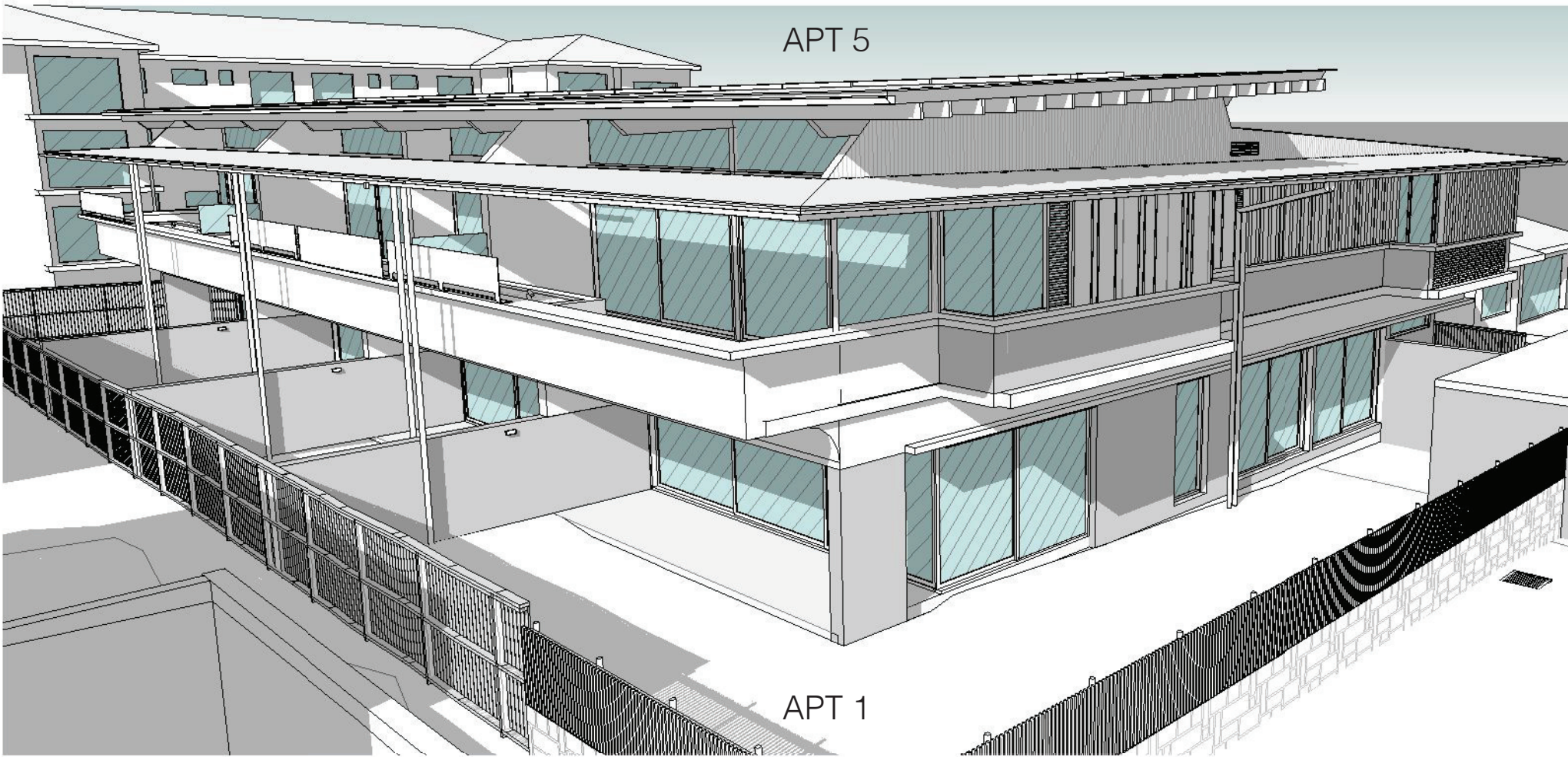


7 NE Aerial View sunstudy - June 22 3pm

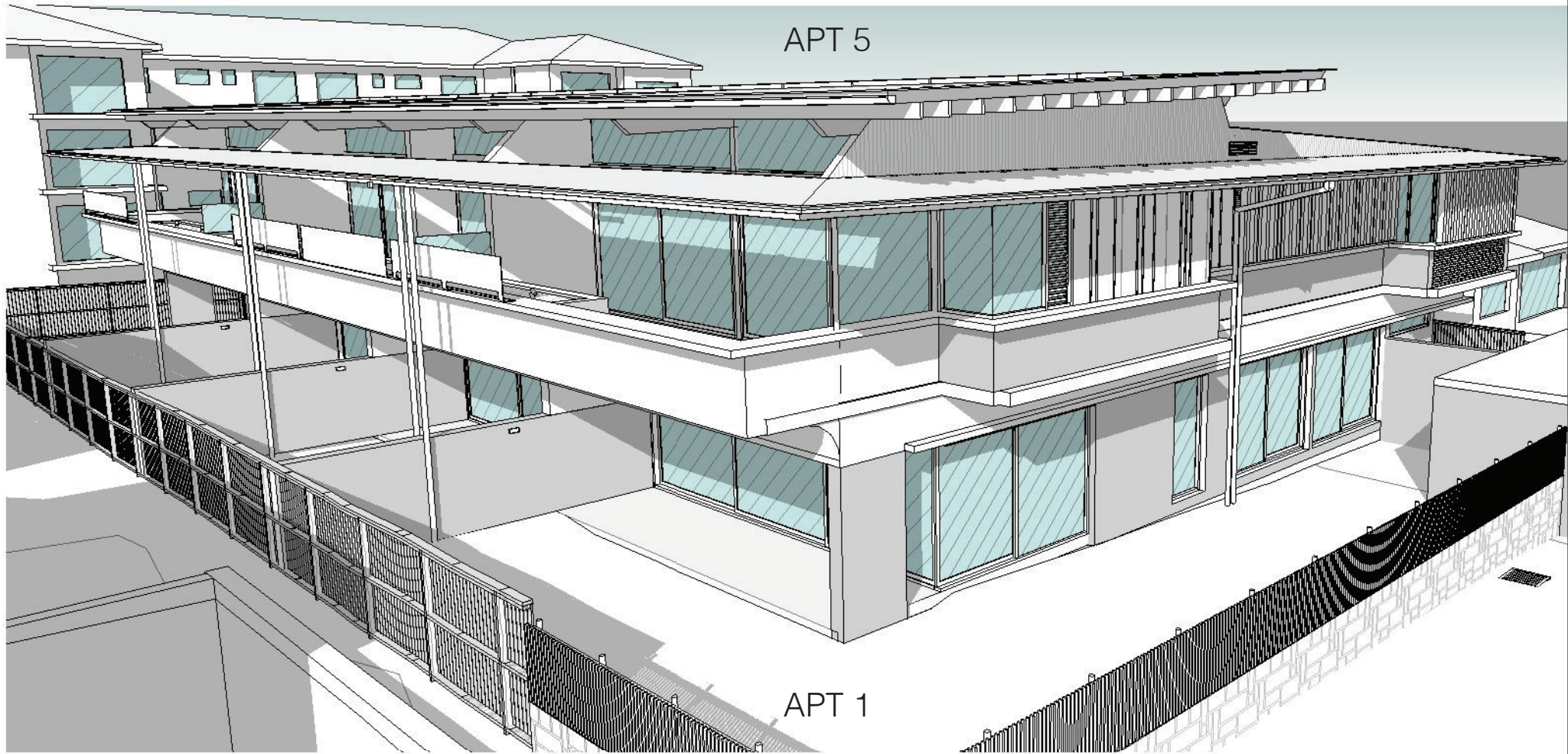
No.	Revision Description	Date
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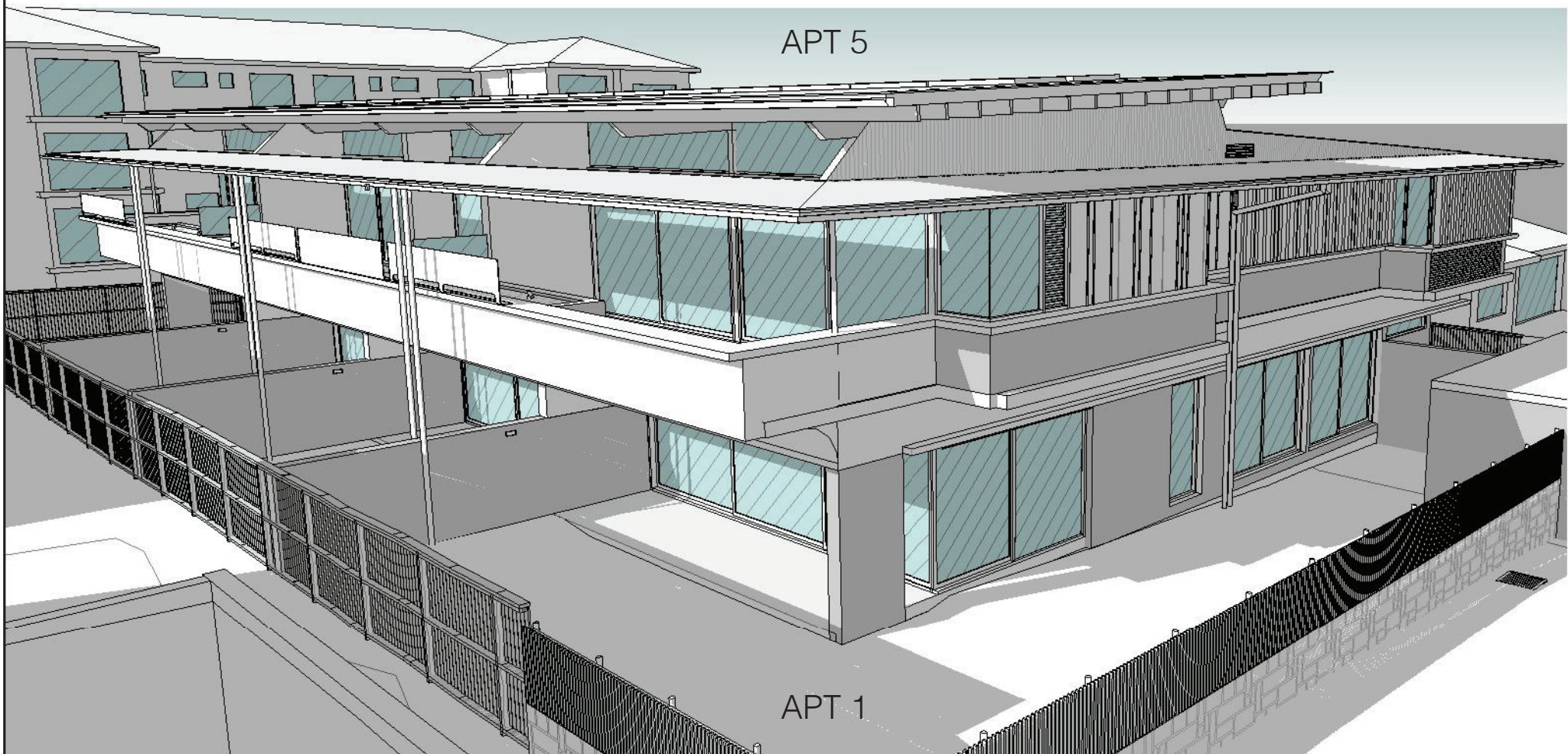
1 NW Aerial View sunstudy - June 22 9am



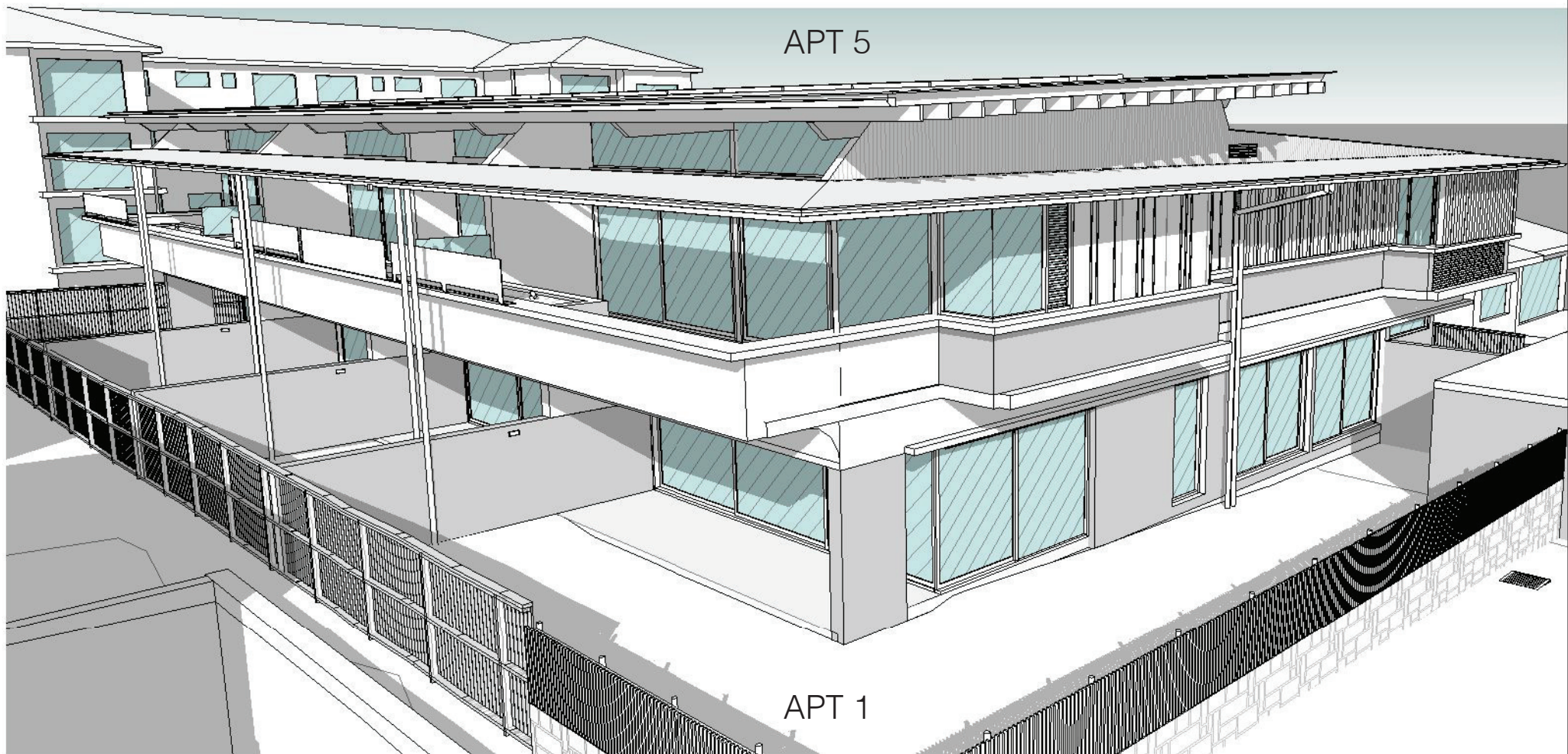
4 NW Aerial View sunstudy - June 22 noon



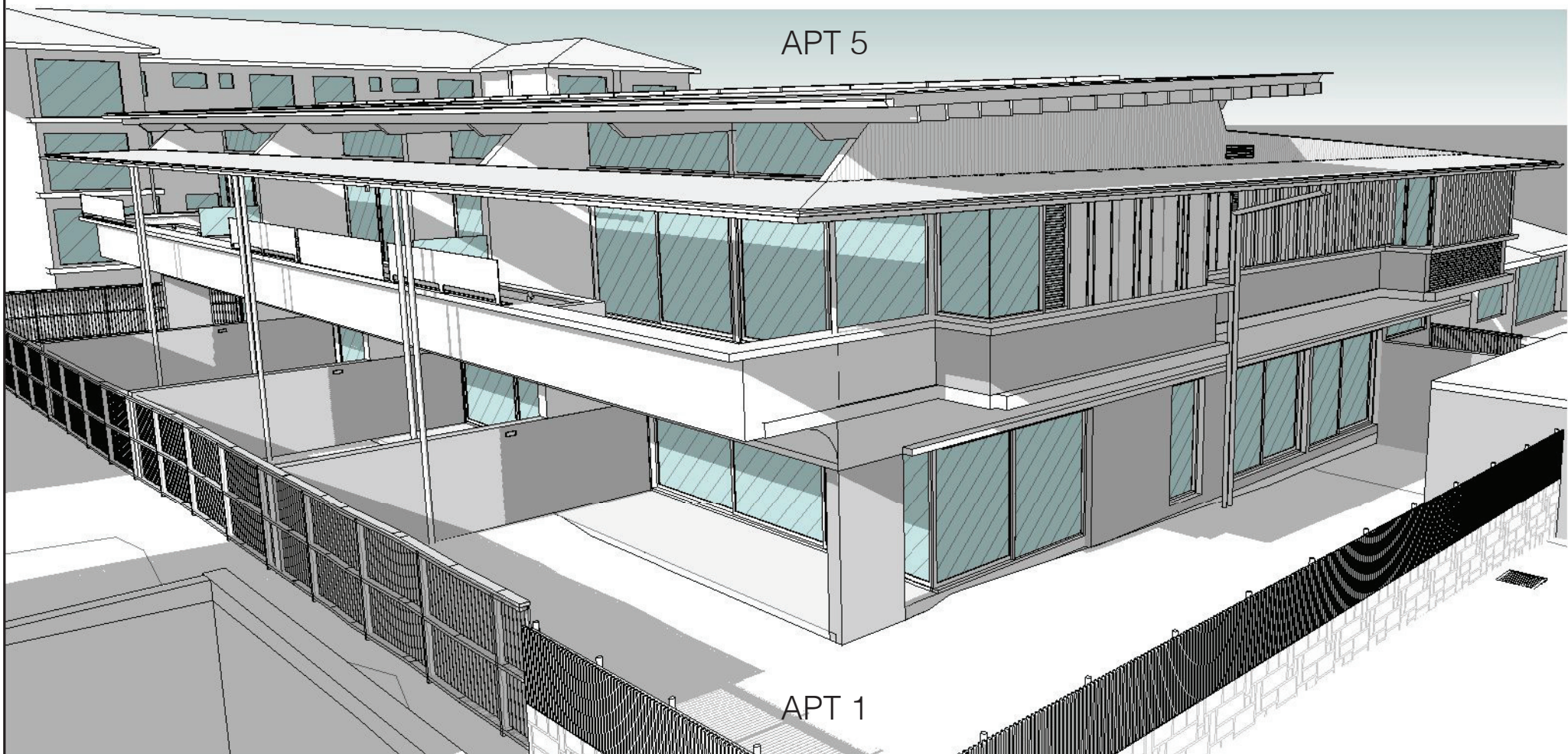
5 NW Aerial View sunstudy - June 22 1pm



2 NW Aerial View sunstudy - June 22 10am



6 NW Aerial View sunstudy - June 22 2pm



3 NW Aerial View sunstudy - June 22 11am



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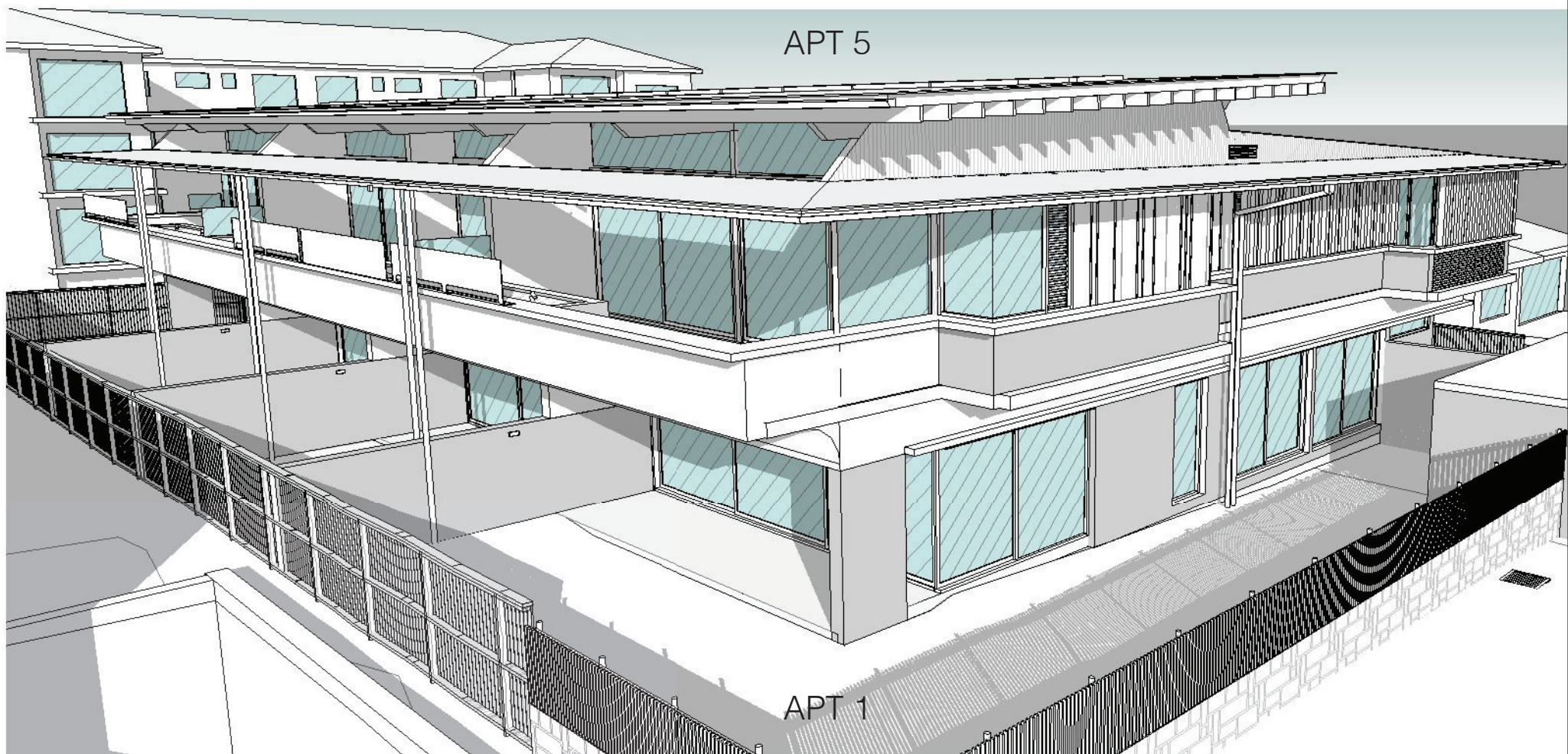
hstar.com.au

CERTIFICATION OF SHADOW DIAGRAMS

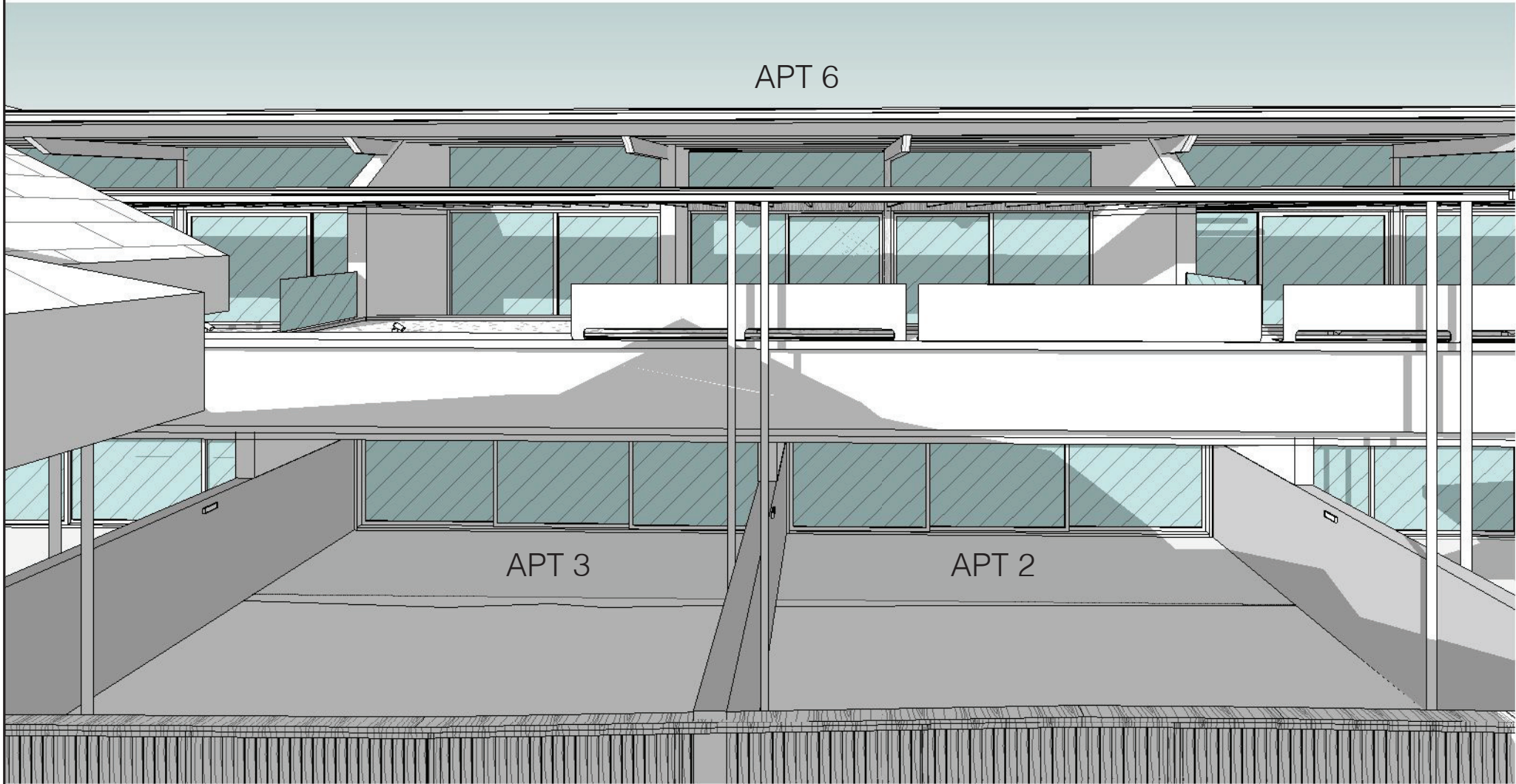
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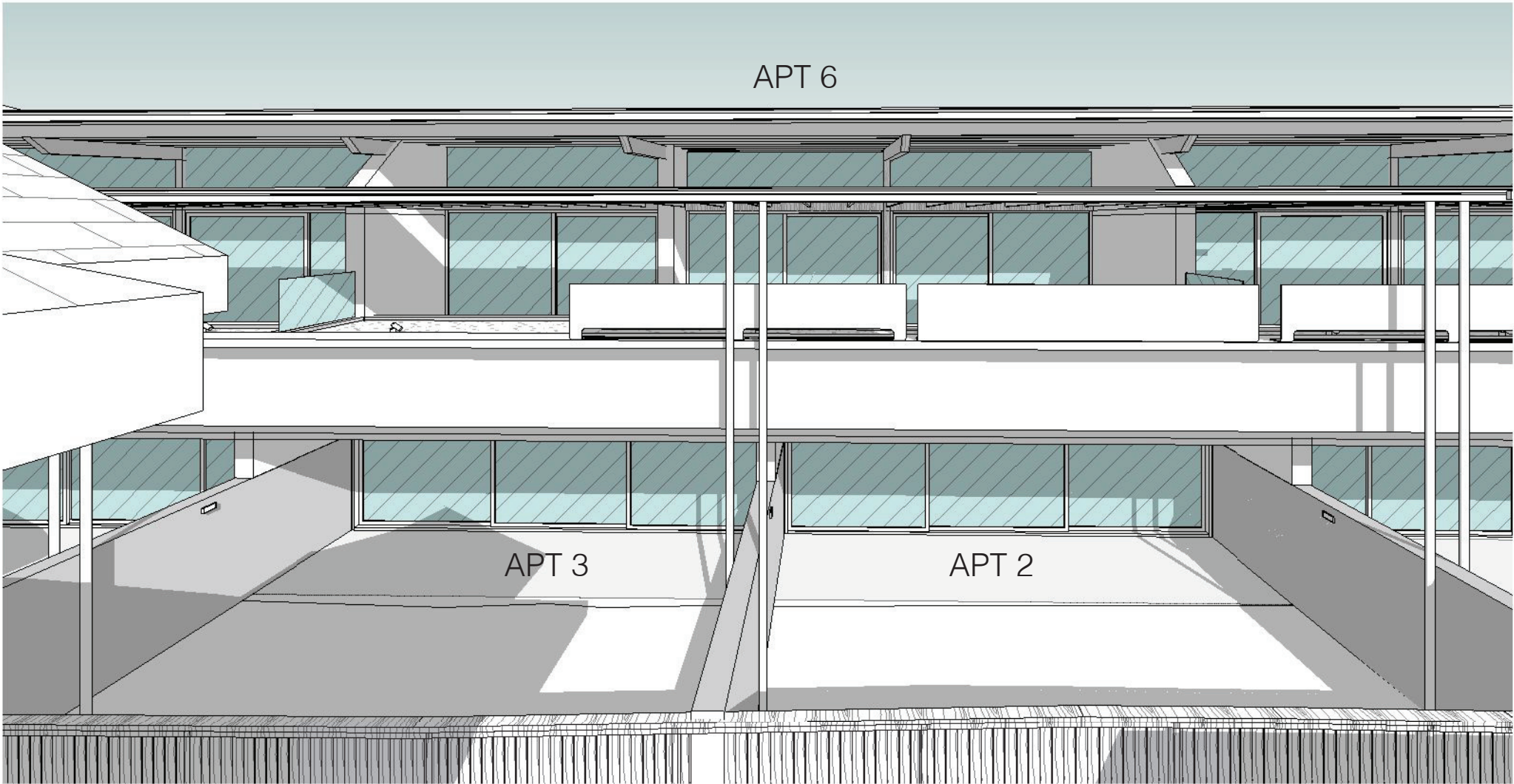
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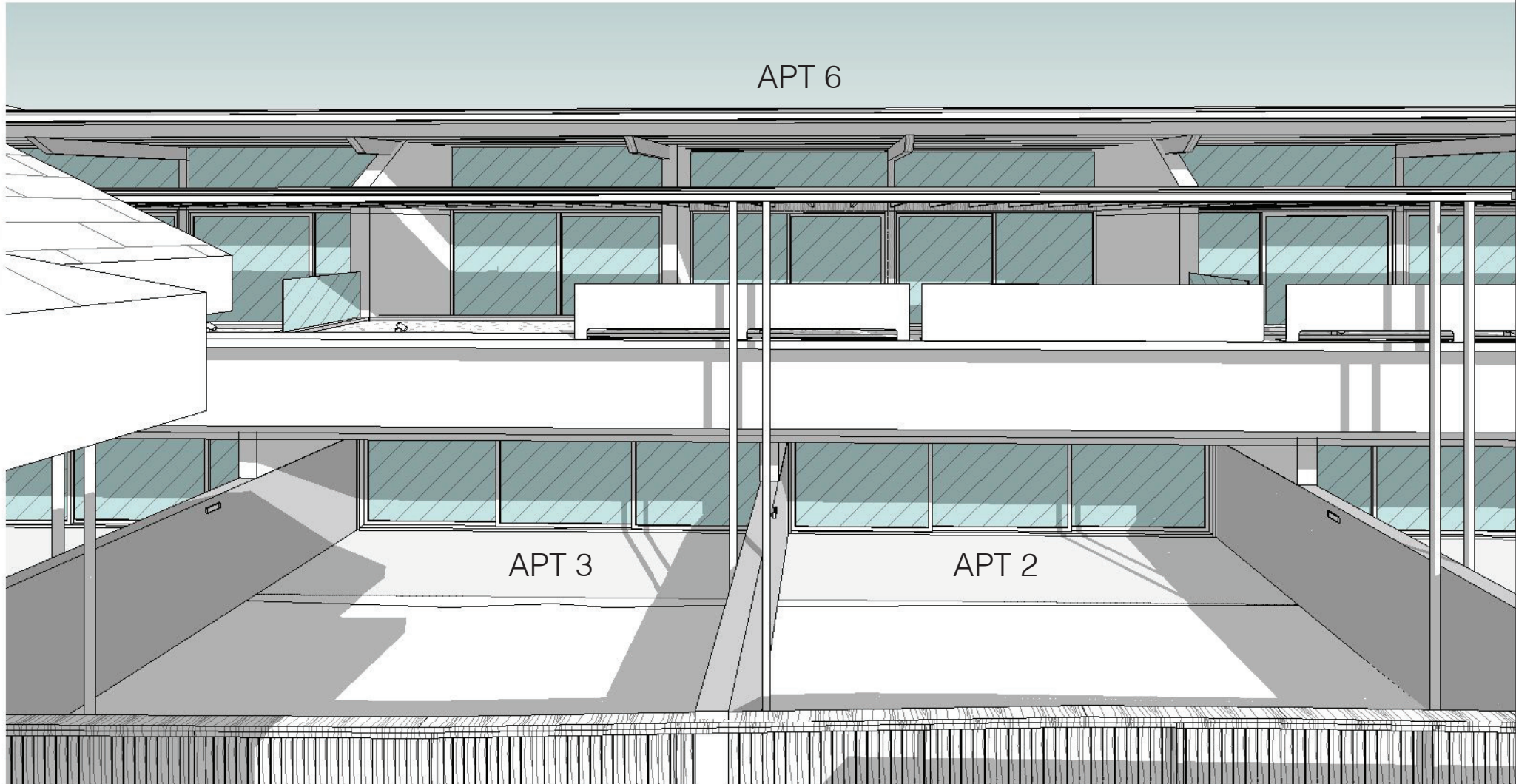
7 NW Aerial View sunstudy - June 22 3pm



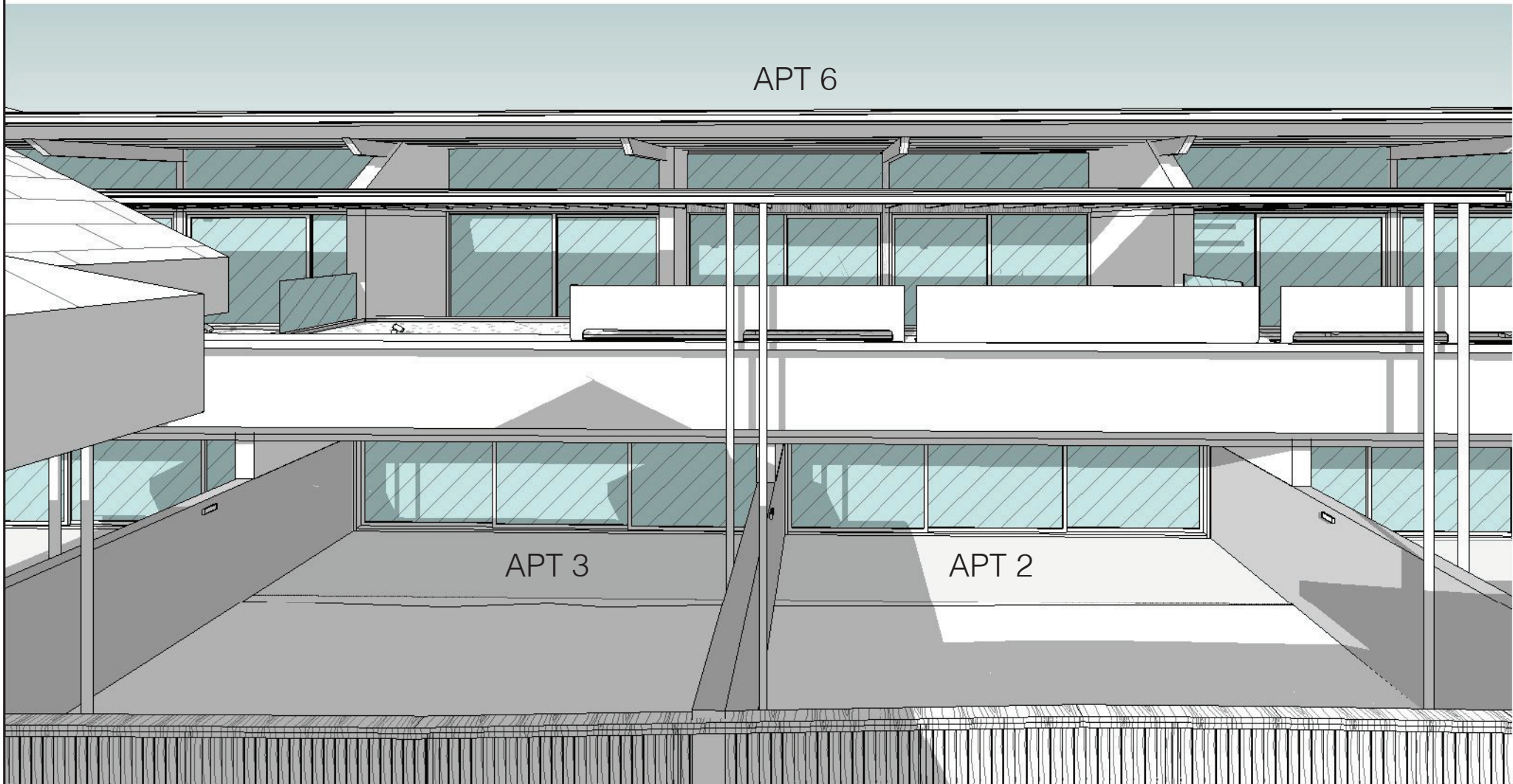
1 N Sunstudy June 9am



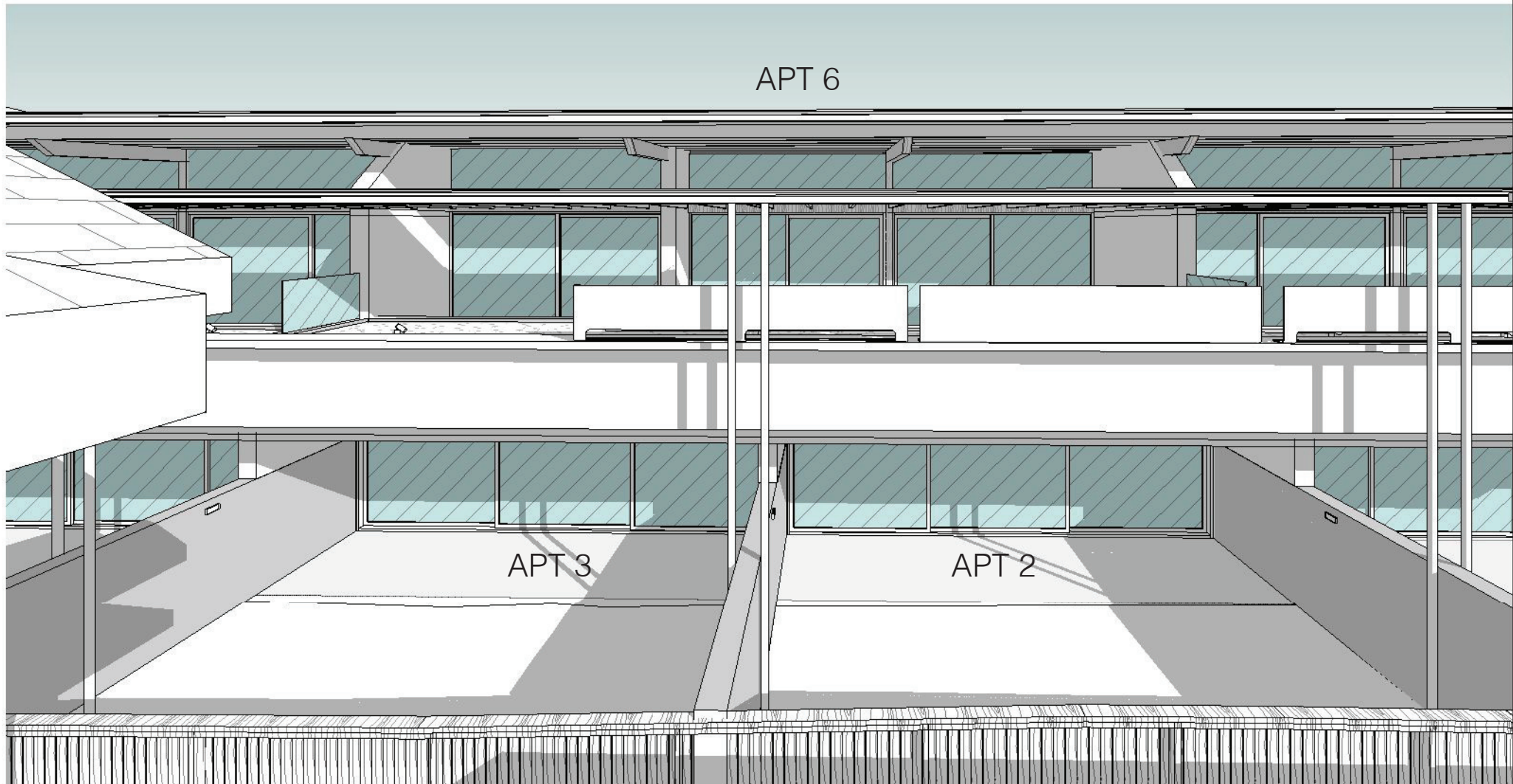
4 N Sunstudy June noon



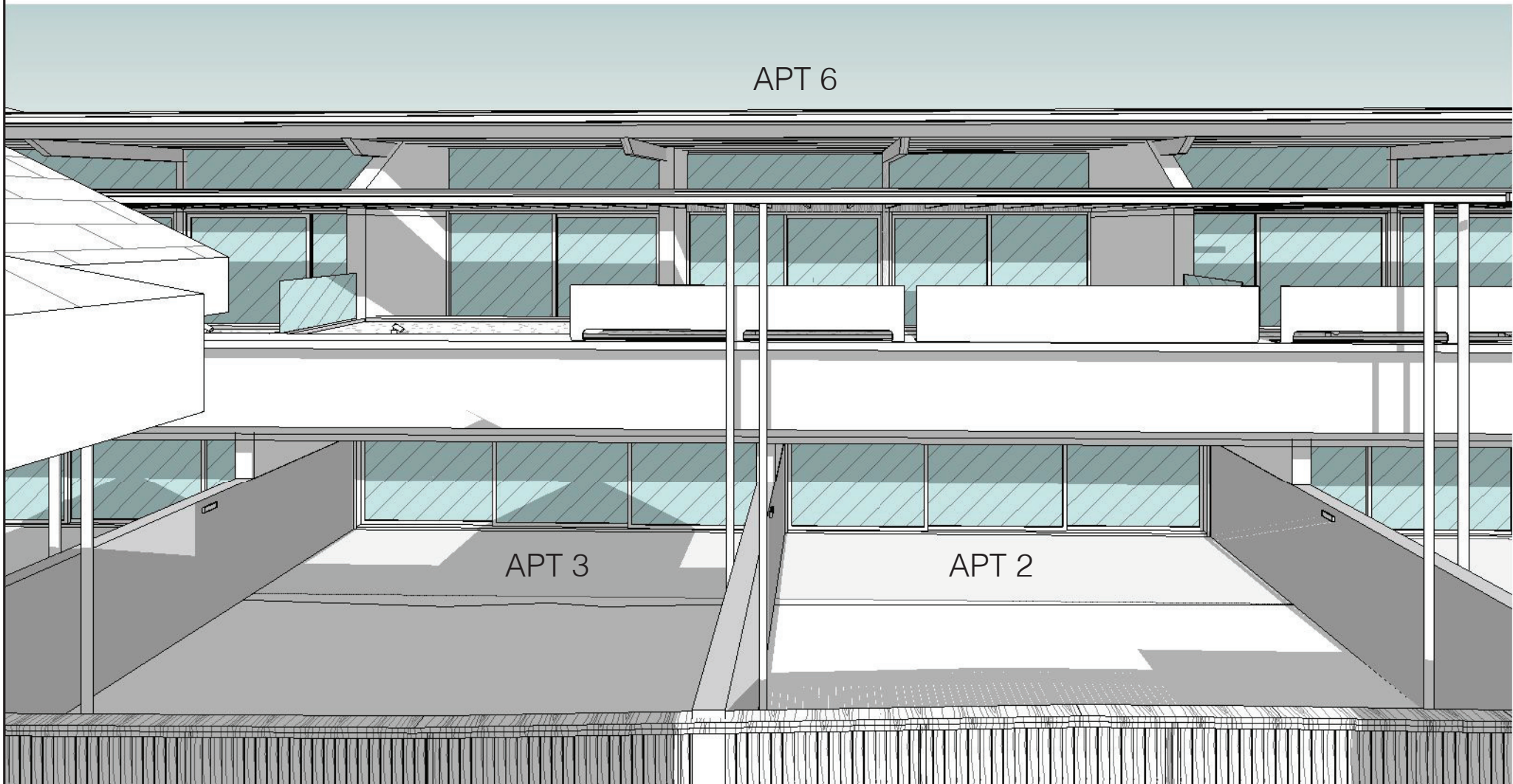
5 N Sunstudy June 1pm



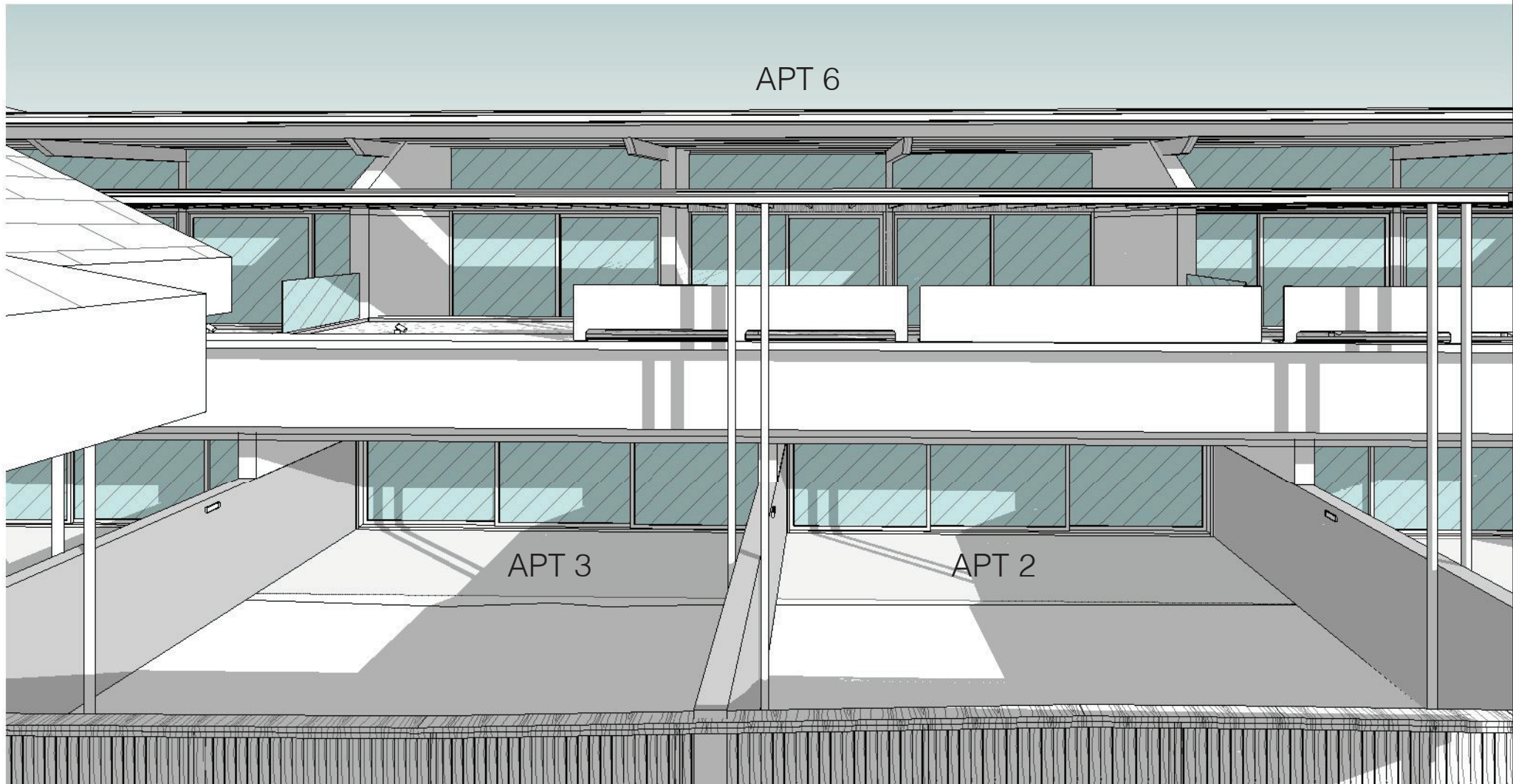
2 N Sunstudy June 10am



6 N Sunstudy June 2pm



3 N Sunstudy June 11am



7 N Sunstudy June 3pm



6.3
Average
star rating

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

www.nathers.gov.au

0005501720 14 Dec 2020

Assessor Craig Crowther
Accreditation No. DMN12/1469
Address 75-77 Foamcrest Avenue,
NEWPORT, NSW, 2106



hstar.com.au

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139 PALMGROVE ROAD, AVALON BEACH NSW 2107

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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	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

REEF APARTMENTS

DEVELOPMENT APPLICATION

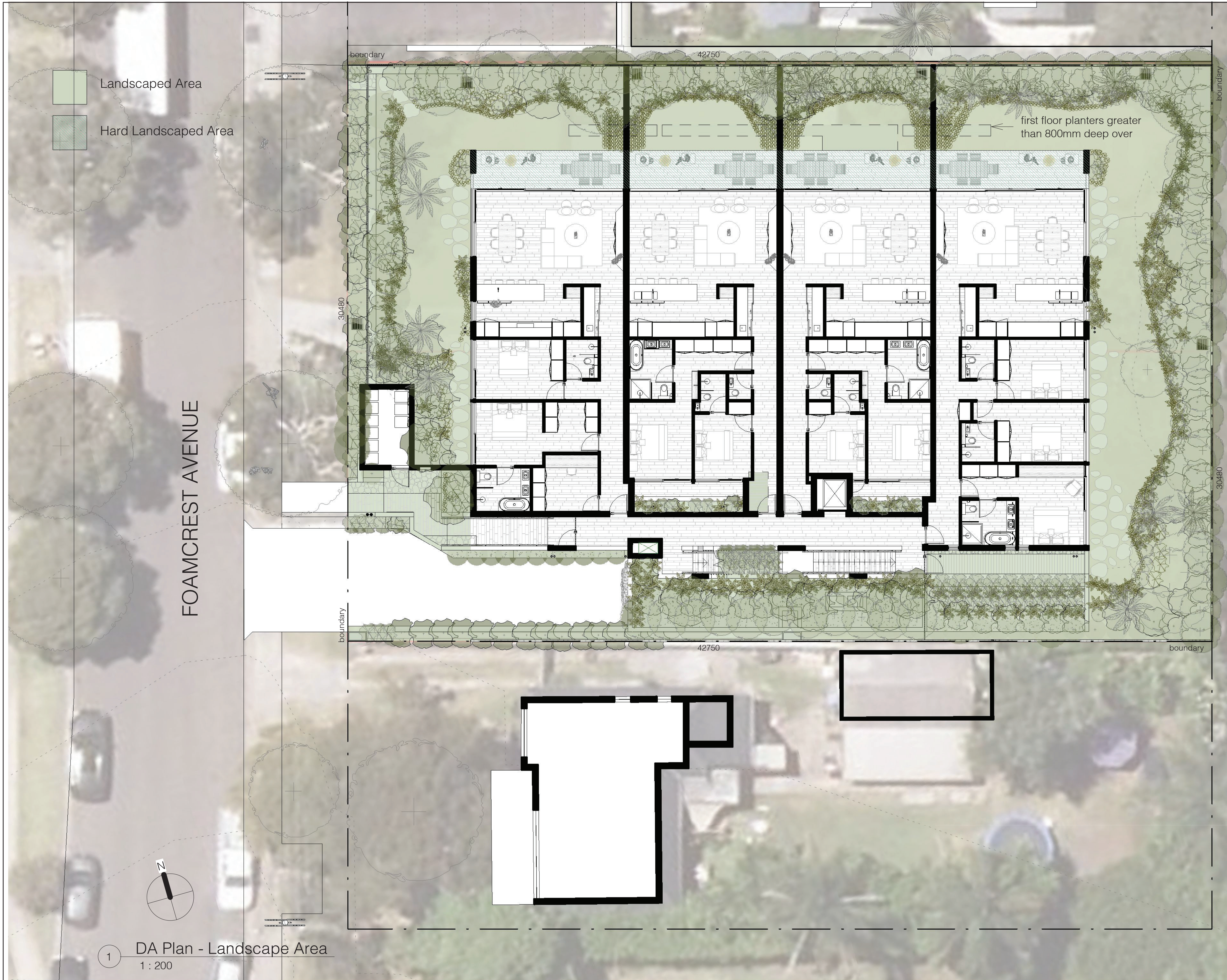
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Sun Studies - Apartments 2,3 & 6

Project number	1612	Checked by	RC
Date	December 2020	Scale	
Drawn by	KW		

DA19



AREA CALCULATIONS
SITE AREA 696.8 X 2 = 1393 sqm

1 DWELLING PER 200 sqm SITE AREA
6.97 (ROUND TO 7) DWELLINGS)

LANDSCAPED AREA CALCULATIONS
LANDSCAPED AREA REQUIRED = 50%=696.5

PROPOSED LANDSCAPE AREA CALCULATIONS
PROPOSED SOFT LANDSCAPED AREA = 615.50 sqm = 44.19%
FIRST FLOOR PLANTERS GREATER THAN 800mm DEEP = 18.27 sqm = 1.31%
PROPOSED HARD LANDSCAPED AREA = 66.26 sqm = 4.76%

PROPOSED LANDSCAPE AREA = 700.0= 50.25%

The total landscaped area on land zoned R2 Low Density Residential or R3 Medium Density Residential shall be 50% 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 50% 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 or R3 Medium Density Residential, 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).

Residential Flat Buildings, Multi-Dwelling Housing and Shop Top Housing

Provided the outcomes of this control are achieved, and the bulk and scale of the development is not increased, the following may be permitted:

- Area with soil depth greater than 800mm above built structures (excluding drainage and waterproof membranes) may be included as landscape area. Soil depths above built structures less than this will not be included as landscape area.



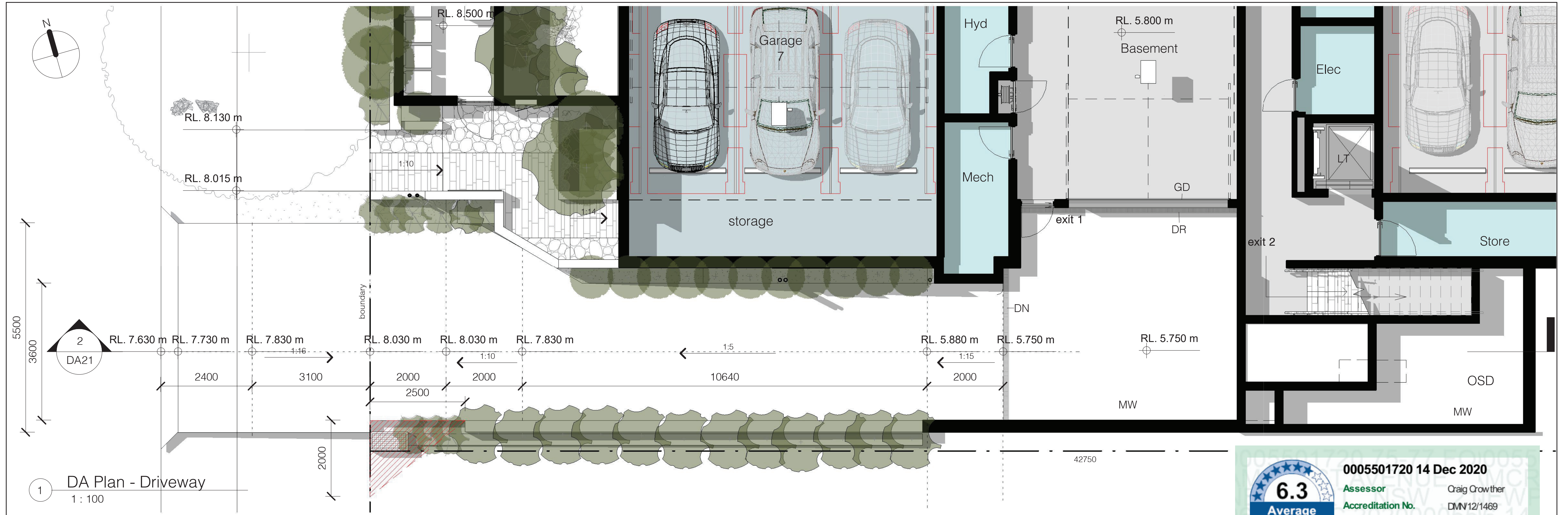
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Address 75-77 Foamcrest Avenue , NEWPORT , NSW , 2106

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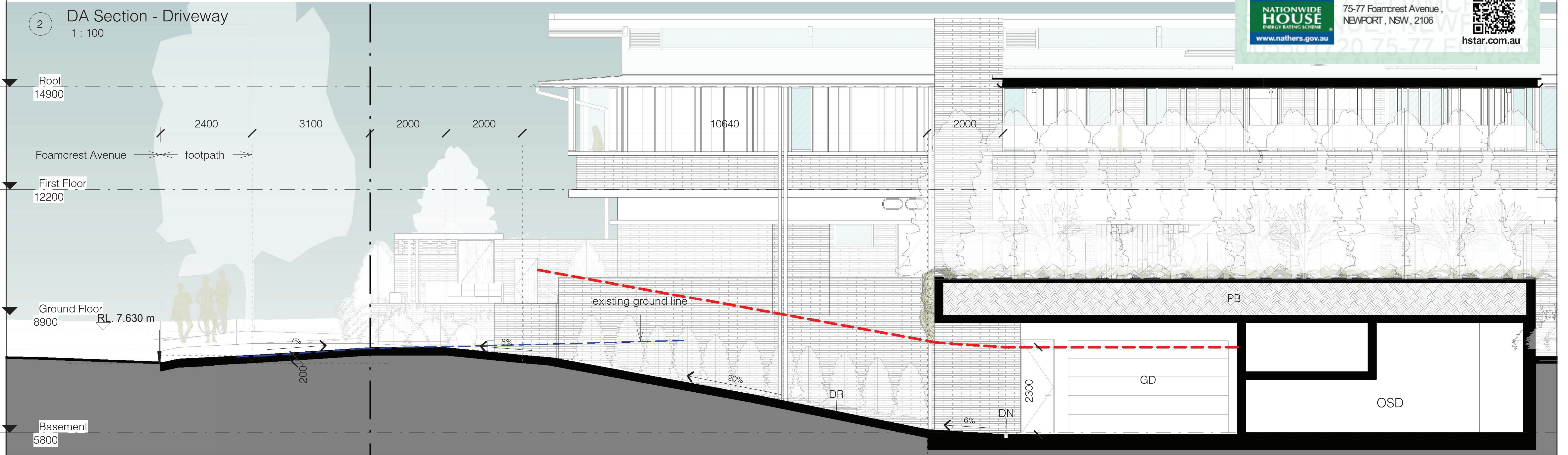


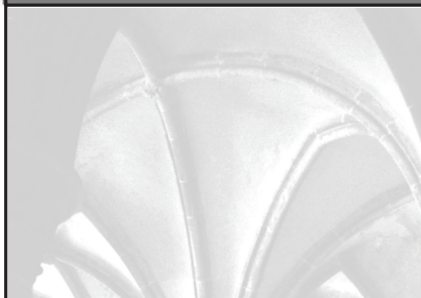
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Address 75-77 Foamcrest Avenue, NEWPORT, NSW, 2106
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	139 PALMGROVE ROAD, AVALON BEACH NSW 2107		No.	Revision Description	Date	REEF APARTMENTS DEVELOPMENT APPLICATION 75-77 Foamcrest Avenue, Newport for Provent Property Group Pty Ltd	Driveway Profile				
	t	02 9918 3843	E	Preliminary DA	19/11/2020						
	m	0418 627 024	G	Development Application	11/12/2020						
	e	mailto:richard@richardcolearchitecture.com.au						Project number	1612	Checked by	RC
	w	www.richardcolearchitecture.com.au						Date	December 2020	Scale	1 : 100
	acn:093 598 415 abn:58 093 598 415							Drawn by	KW	DA21	
	nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538										





6.3
Average
star rating

NATIONWIDE
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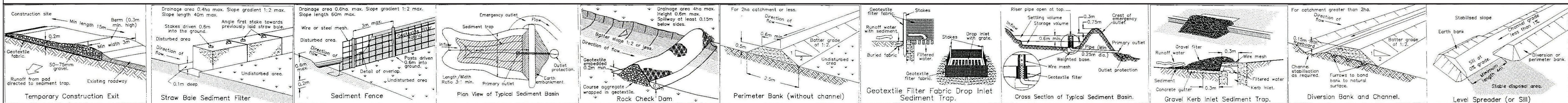
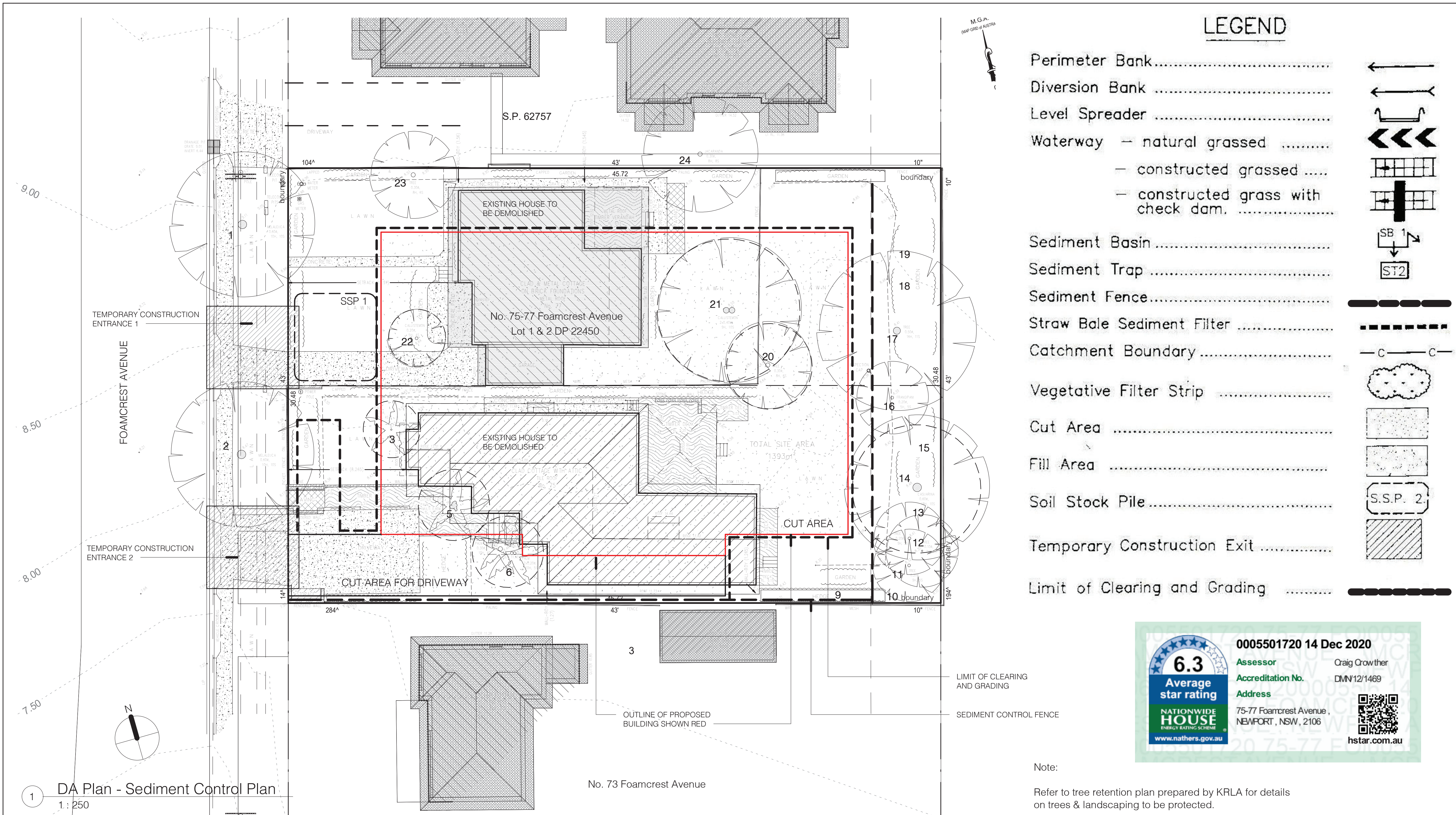
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	139 PALMGROVE ROAD, AVALON BEACH NSW 2107			No.	Revision Description	Date	REEF APARTMENTS DEVELOPMENT APPLICATION 75-77 Foamcrest Avenue, Newport	Finishes Board	
	t	02 9918 3843		E	Preliminary DA	19/11/2020			
	m	0418 627 024		G	Development Application	11/12/2020			
	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						for Provent Property Group Pty Ltd	Project number	1612	Checked by RC
							Date	December 2020	Scale 1 : 1
							Drawn by	KW	DA22





139 PALMGROVE ROAD, AVALON BEACH NSW 2107

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No.	Revision Description	Date
E	Preliminary DA	19/11/2020
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REEF APARTMENTS

DEVELOPMENT APPLICATION

75-77 Foamcrest Avenue, Newport

for

Provent Property Group Pty Ltd

Sediment Control Plan

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 250
Drawn by	KW		DA23

0005501720 14 Dec 2020

Assessor

Craig Crowther

Accreditation No.

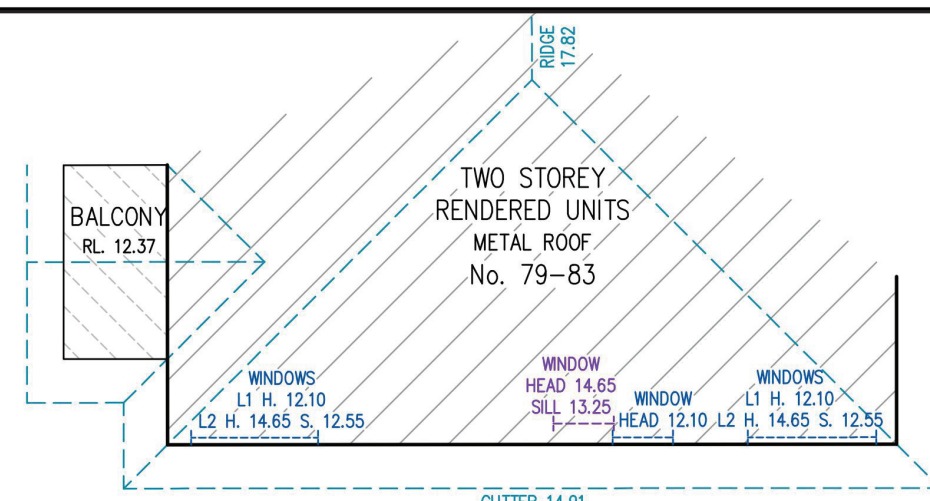
DMN12/1469

Address

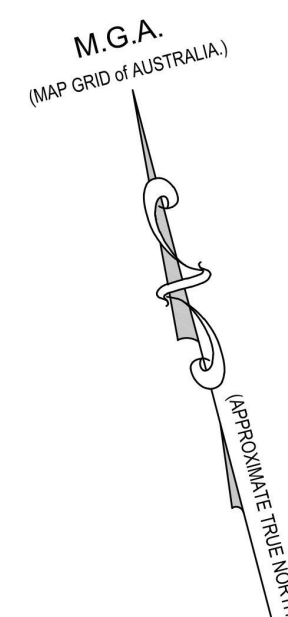
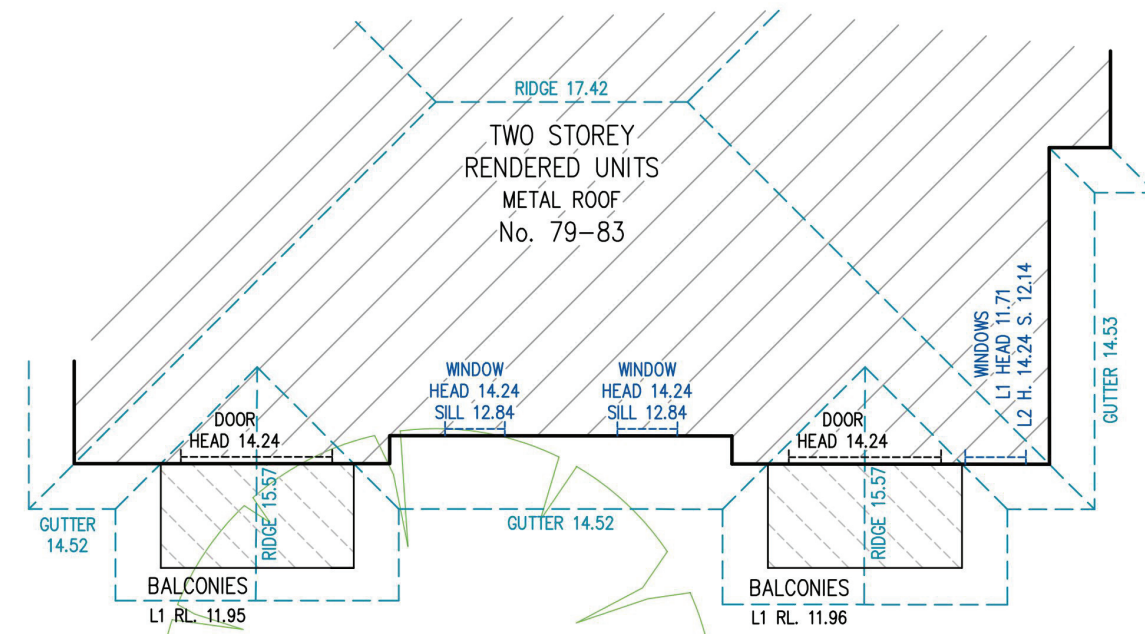
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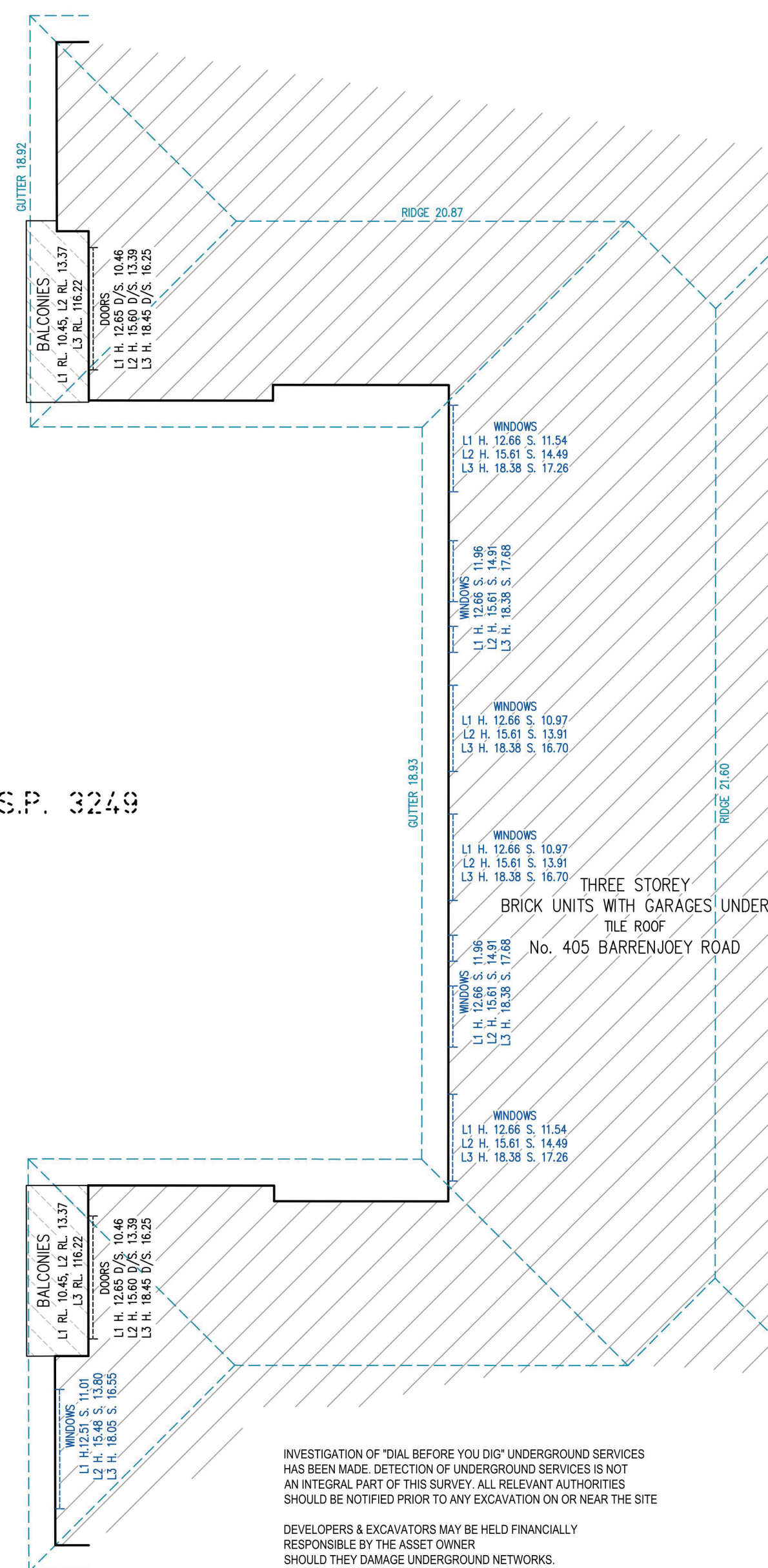


S.P. 62757



NOTES:

- 1) CAUTION: SHOULD ANY DEVELOPMENT OR CONSTRUCTION BE PLANNED ON OR NEAR THE BOUNDARIES, THE BOUNDARIES SHOULD BE CLEARLY MARKED ON SITE.
- 2) A BOUNDARY SURVEY HAS BEEN UNDERTAKEN. AREA AND DIMENSIONS HAVE BEEN SURVEYED FROM PLANS MADE AVAILABLE AT LAND REGISTRY SERVICES.
- 3) ORIGIN OF LEVELS ON A.H.D. IS TAKEN FROM P.M. 46828 RL 11.865 A.H.D.
- 4) TREE SPREADS ARE DIAGRAMMATIC ONLY AND ARE NOT SYMMETRICAL.
- 5) UNDERGROUND (NOT VISIBLE) SERVICE LINES HAVE BEEN SHOWN FROM "DIAL BEFORE YOU DIG" SERVICE AUTHORITY RECORDS & ARE DIAGRAMMATIC ONLY IN REGARD TO THEIR POSITION & WIDTH UNLESS STATED OTHERWISE.
- 6) BEARINGS SHOWN ARE ON M.G.A.-(MAP GRID OF AUSTRALIA).



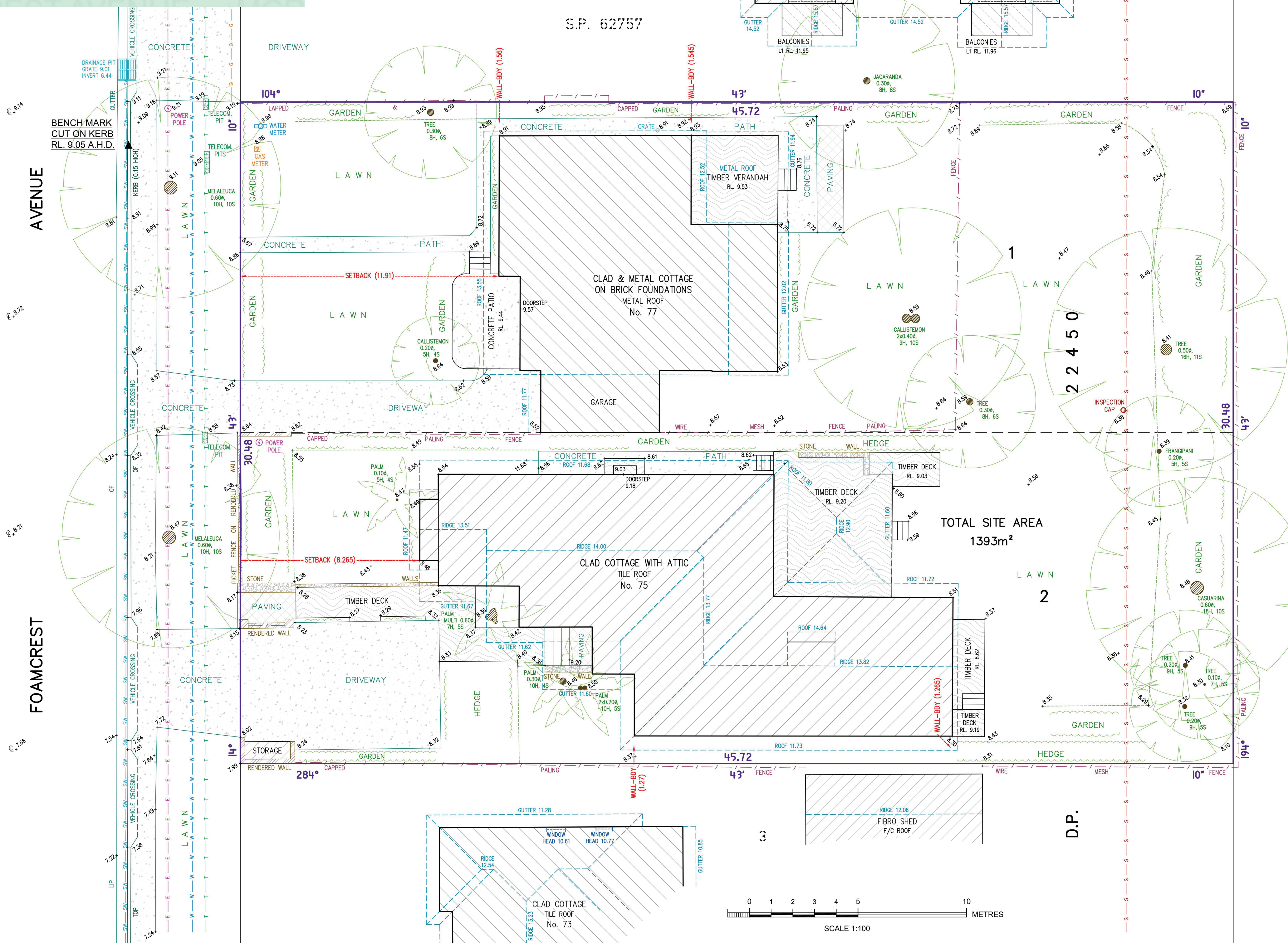
INVESTIGATION OF "DIAL BEFORE YOU DIG" UNDERGROUND SERVICES HAS BEEN MADE. DETECTION OF UNDERGROUND SERVICES IS NOT AN INTEGRAL PART OF THIS SURVEY. ALL RELEVANT AUTHORITIES SHOULD BE NOTIFIED PRIOR TO ANY EXCAVATION ON OR NEAR THE SITE

DEVELOPERS & EXCAVATORS MAY BE HELD FINANCIALLY RESPONSIBLE BY THE ASSET OWNER SHOULD THEY DAMAGE UNDERGROUND NETWORKS.

CARELESS DIGGING CAN:

- CAUSE DEATH OR SERIOUS INJURY TO WORKERS AND THE GENERAL PUBLIC
- INCONVENIENCE USERS OF ELECTRICITY, GAS, WATER AND COMMUNICATION
- LEAD TO CRIMINAL PROSECUTION AND DAMAGES CLAIMS
- CAUSE EXPENSIVE FINANCIAL LOSSES TO BUSINESS
- CUT OFF EMERGENCY SERVICES
- DELAY PROJECT COMPLETION TIMES WHILE THE DAMAGE IS REPAIRED

MINIMISE YOUR RISK AND DIAL BEFORE YOU DIG
TEL. 1100



Bee & Lethbridge
Quality Surveying & Development Solutions

Bee & Lethbridge Pty Ltd
Suite 2, 14 Starkey Street,
PO Box. 330, Forestville, NSW 2087
Phone: 9451 6757
Email: survey@beeeth.com.au
ABN: 13 003 194 447
www.beeeth.com.au



LEGEND

 TREE
 0.10m, 5H, 4S
 DENOTES APPROX. 0.10m DIAMETER OF TREE
 DENOTES APPROX. 5m HEIGHT OF TREE
 DENOTES APPROX. 4m SPREAD OF TREE

 GUTTER
 DENOTES CENTRE LINE OF ROAD
 DENOTES TOP OF GUTTER

CLITTER

GOTTER

STORMWATER LINES
— SW — SW — SW — SW — SW —

OVERHEAD ELECTRIC LINES
— E — E — E — E — E —

BOARDS SEWER
— S — S — S — S — S —

TELECOMMUNICATION LINES
— T — T — T — T — T —

WATER LINES
— W — W — W — W — W —

GAS LINES
— G — G — G — G — G —

COPLAND C. LETHBRIDGE
REGISTERED SURVEYOR N.S.W.
IDENTIFICATION No. SU001470

REGISTERED SURVEYOR N.S.W.
IDENTIFICATION No. SU001470

IDENTIFICATION NO. 99001479

PLAN SHOWING BOUNDARIES, RELATIVE HEIGHTS &
PHYSICAL FEATURES OVER LOTS 1 & 2 IN D.P. 22450
KNOWN AS No. 75-77 FOAMCREST AVENUE, NEWPORT.

L.G.A.: NORTHERN BEACHES

CLIENT		PROVENT PROPERTY GROUP	
PROPERTY		No. 75-77 FOAMCREST AVENUE, NEWPORT	
DATUM	A.H.D.	SCALE	1:100 @ A1
SURVEYED	C.L./B.W.	DRAWN	S.C.
		DWG No.	

REF M

21796

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SHEET No. 1 of

REV No. 00

No.	Revision Description	Date
G	Development Application	11/12/2020

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Survey

Project number	1612	Checked by	RC
Date	December 2020	Scale	
Drawn by	KW	DA24	

139 PALMGROVE ROAD, AVALON BEACH NSW 2107
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acn:093 598 415 abn:58 093 598 415
nominated architect : Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons1) Reg. No: 6538

Window Schedule for BASIX							
Type Mark	Mark	Keynote	Orientation	Area	Length	Unconnected Height	Comments

W	1-00	AFW	S	0.62	1100	600	
W	1-01	AFW	S	0.87	1450	600	
W	1-02	AFW	W	0.90	2250	400	
W	1-03	ASD	W	8.04	3480	2400	External blind
W	1-04	ASD	W	7.62	3240	2400	External blind
W	1-05	AFW	W	2.64	1100	2400	External blind
W	1-06	ASD	W	8.64	3600	2400	External blind
W	1-07	ASD	N	18.82	7988	2400	
W	1-08	AFW	N	3.92	7975	500	
W	2-01	ASD	S	6.97	2720	2700	
W	2-02	ASD	S	8.28	3065	2700	
W	2-03	ASD	N	18.78	8115	2400	
W	2-04	AFW	N	3.91	7968	500	
W	3-01	ASD	S	9.00	3335	2700	
W	3-03	ASD	N	18.78	8115	2400	
W	3-04	AFW	N	3.91	8115	500	
W	4-01	AFW	S	1.44	600	2400	
W	4-02	AFW	S	0.90	600	1500	
W	4-03	AFW	S	0.90	600	1500	
W	4-04	ASD	E	8.81	3810	2400	
W	4-05	ASD	E	7.61	3310	2400	
W	4-06	ASD	E	7.62	3240	2400	
W	4-07	AFW	E	2.64	1100	2400	
W	4-08	ASD	E	8.64	3600	2400	
W	4-09	ASD	N	18.82	7988	2400	
W	4-10	AFW	N	3.92	7975	500	
W	5-01	AFW	S	1.02	715	1700	
W	5-03	AFW	S	1.02	665	1700	
W	5-04	ASD	W	11.53	4411	2700	External Screen
W	5-05	AFW	W	5.39	3238	1700	External Screen
W	5-06	AFW	W	5.37	3233	1700	External Screen
W	5-07	AFW	W	2.61	1535	1700	
W	5-08	AFW	S	1.36	800	1700	
W	5-09	AFW	W	2.88	1695	1700	
W	5-10	AFW	N	1.73	1015	1700	
W	5-11	ASD	N	12.76	4725	2700	
W	5-12	ASD	N	12.76	4870	2700	
W	5-13	AFW	N	9.05	9581	945	
W	5-14	AFW	S	2.60	4807	550	

Window Schedule for BASIX							
Type Mark	Mark	Keynote	Orientation	Area	Length	Unconnected Height	Comments

W	5-15	AFW	S	2.67	4855	550	
W	6-01	AFW	S	1.62	600	2700	
W	6-02	ASD	S	8.11	3005	2700	
W	6-03	ASD	N	10.86	4168	2700	
W	6-04	ASD	N	10.74	4122	2700	
W	6-05	ASD	N	10.92	4290	2700	
W	6-06	ASD	S	6.48	2540	2700	
W	6-07	AFW	N	7.69	8135	945	
W	6-08	AFW	N	3.78	4000	945	
W	6-09	AFW	S	2.28	4153	550	
W	6-10	AFW	S	1.92	3552	550	
W	6-11	AFW	S	2.56	4715	550	
W	7-01	AFW	S	1.02	665	1700	
W	7-02	AFW	S	1.02	665	1700	
W	7-03	AFW	S	1.02	665	1700	
W	7-04	ASD	E	11.53	4411	2700	
W	7-05	AFW	E	5.41	3310	1700	
W	7-06	AFW	E	5.40	3240	1700	
W	7-07	AFW	E	2.61	1535	1700	
W	7-08	AFW	S	1.58	1080	1700	
W	7-09	AFW	E	2.88	1695	1700	
W	7-10	AFW	N	1.73	1015	1700	
W	7-11	ASD	N	12.76	4725	2700	
W	7-12	ASD	N	12.76	4870	2700	
W	7-13	AFW	N	9.05	9580	945	
W	7-14	AFW	S	2.67	5000	550	
W	7-15	AFW	S	2.60	4807	550	



 139 PALMGROVE ROAD, 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	REEF APARTMENTS DEVELOPMENT APPLICATION 75-77 Foamcrest Avenue, Newport for Provent Property Group Pty Ltd	Window Schedule for BASIX
	D	Concept Plan for BASIX Review	16/11/2020		
	E	Preliminary DA	19/11/2020		
	G	Development Application	11/12/2020		
				Project number 1612	Checked by RC
				Date December 2020	Scale
				Drawn by KW	DA25

6.3

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

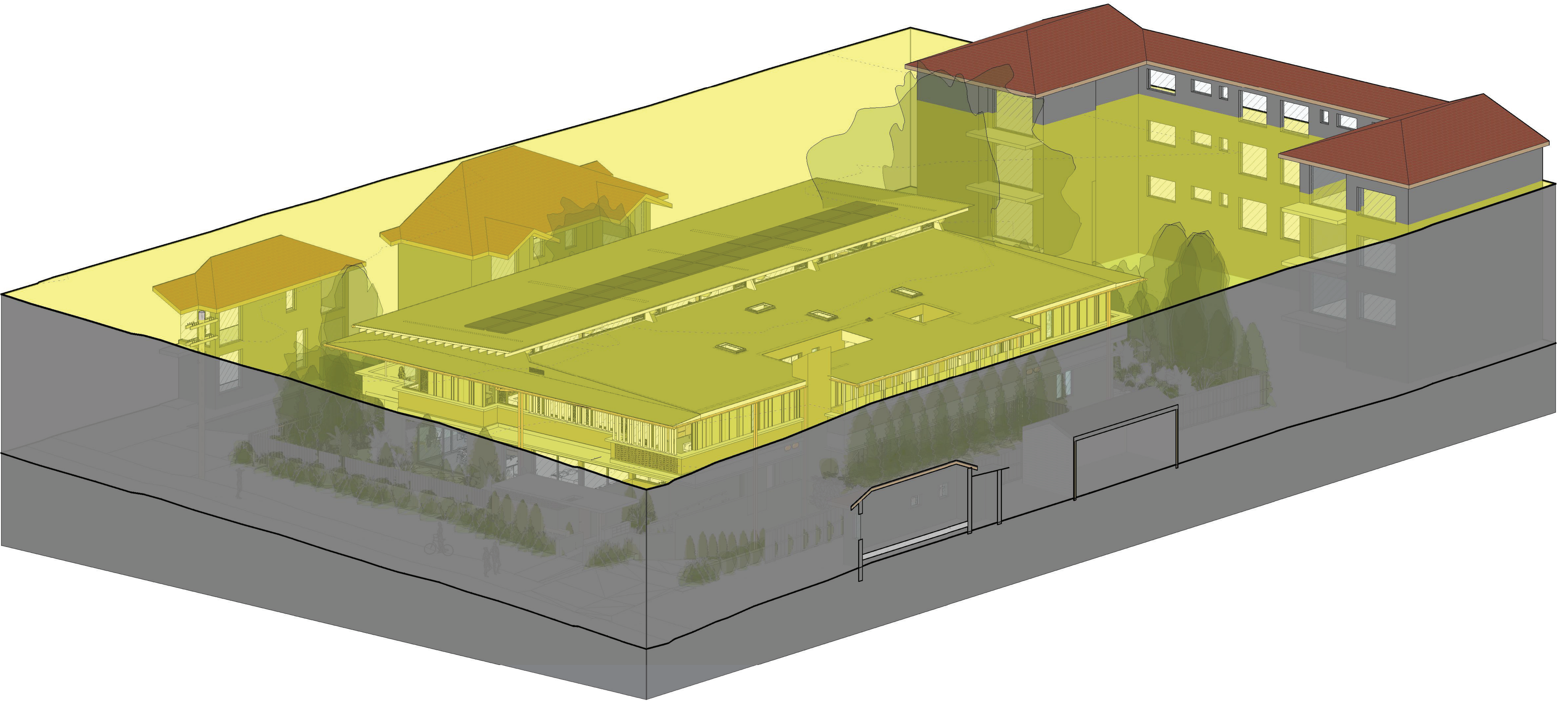
www.nathers.gov.au

0005501720 14 Dec 2020

Assessor
Accreditation No.
Address

Craig Crowther
DMV12/1469
75-77 Foamcrest Avenue,
NEWPORT, NSW, 2106


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1 3D Height Plane - 8.5m

6.3

Average star rating

NATIONWIDEHOUSE

ENERGY RATING SCHEME

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DA Plan - Demolition

1 : 200

- 2) AREA AND DIME PLANS MADE AV
- 3) ORIGIN OF LEVE P.M. 46828 RL
- 4) TREE SPREADS NOT SYMMETRIC
- 5) UNDERGROUND SHOWN FROM T RECORDS & ARE POSITION & WID
- 6) SPOT LEVELS AT
- 7) BEARINGS SHOW

S.P. 3249

No. 405 Barrenjoey Road

www.dialbeforeyoudig.com.au

Note:
Refer to DA23 Sediment Control plan for further information on extent of excavation and materials storage.

Refer to tree retention plan prepared by KRLA for details on trees & landscaping to be removed, transplanted or protected and retained.

	139 PALMGROVE ROAD, AVALON BEACH NSW 2107			No.	Revision Description	Date	REEF APARTMENTS DEVELOPMENT APPLICATION 75-77 Foamcrest Avenue, Newport for Provent Property Group Pty Ltd	Demolition Plan		
	t	02 9918 3843		G	Development Application	11/12/2020				
	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										



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Assessor Craig Crowther

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Address

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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
G	Development Application	11/12/2020

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Photomontage

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 1
Drawn by	KW		DA28

- AFW Aluminium Framed Window
ASD Aluminium Framed Sliding Door
DP Downpipe
MW Masonry Wall
SG Steel framed Gate
STF Stone Tile Flooring
SW Stone Wall
TFN Timber Fence

6.8

NATIONWIDE HOUSE

ENERGY RATING SCHEME

42.0

MJ/m²

www.nathers.gov.au

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Assessor

Accreditation No.

Address

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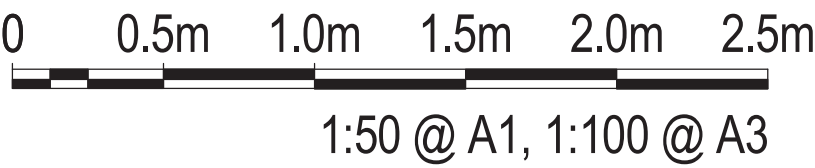
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DMV12/1469

Apartment 1 Area Schedule	
Name	Area

Apartment 1	134.11
Terrace Apartment 1	15.99
Grand total: 2	150.10



6.3

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

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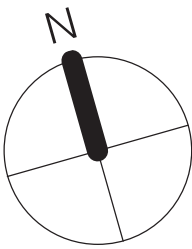
Address

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1 DA Plan - Apartment 1
1 : 100



No.	Revision Description	Date
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Plan - Apartment No. 1

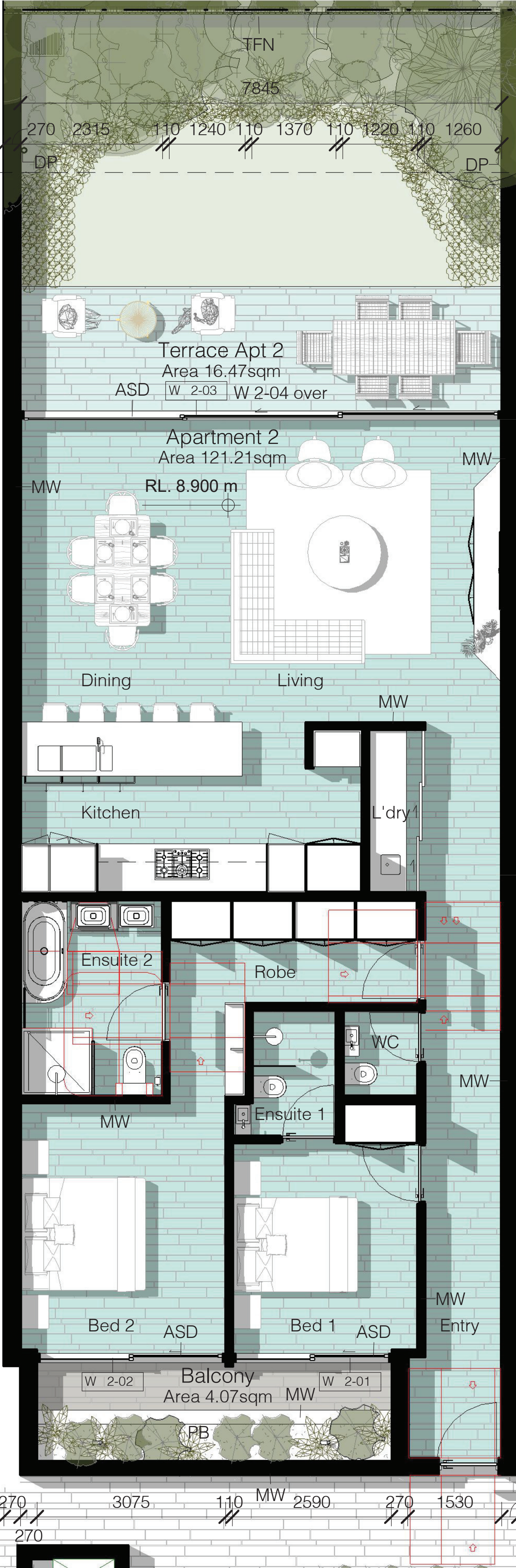
Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 100
Drawn by	KW		DA30

Apartment 2 Area Schedule	
Name	Area

Apartment 2	121.21
Terrace Apartment 2	16.47
Grand total: 2	137.68



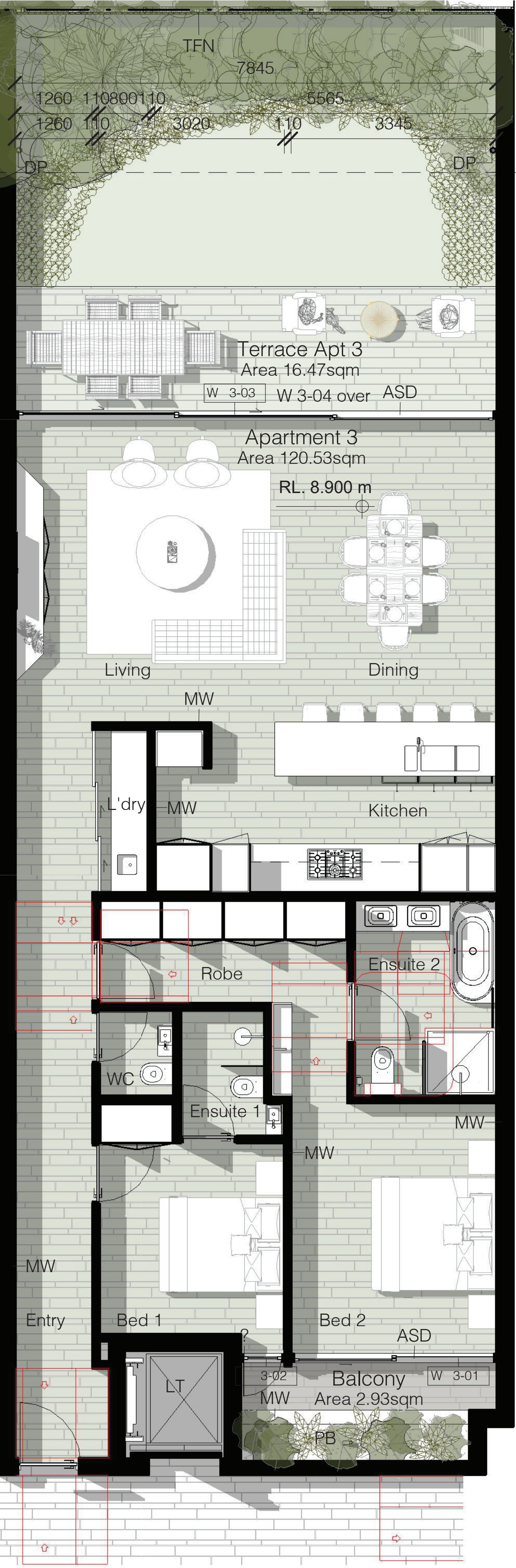
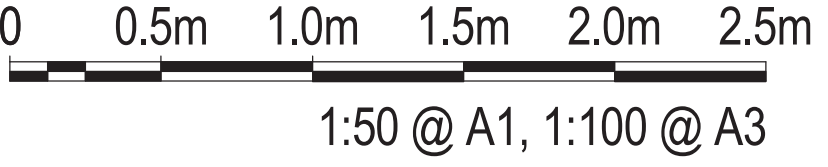
- ASD Aluminium Framed Sliding Door
- DP Downpipe
- LT Lift
- MW Masonry Wall
- PB Planter Bed
- TFN Timber Fence



1 DA Plan - Apartment 2
1 : 100

Apartment 3 Area Schedule	
Name	Area

Apartment 3	120.53
Terrace Apartment 3	16.47
Grand total: 2	137.00



2 DA Plan - Apartment 3
1 : 100

6.8

NATATIONWIDE HOUSE

ENERGY RATING SCHEME

41.5 MJ/m²

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Accreditation No. DMN/12/1469

Address Unit Aptmt 2, 75-77 Foamcrest Avenue , NEWPORT , NSW , 2106

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7.2

NATATIONWIDE HOUSE

ENERGY RATING SCHEME

36.8 MJ/m²

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Address Unit Aptmt 3, 75-77 Foamcrest Avenue , NEWPORT , NSW , 2106

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6.3

Average star rating

NATATIONWIDE HOUSE

ENERGY RATING SCHEME

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Accreditation No. DMN/12/1469

Address 75-77 Foamcrest Avenue , NEWPORT , NSW , 2106

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No.	Revision Description	Date
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

REEF APARTMENTS

DEVELOPMENT APPLICATION

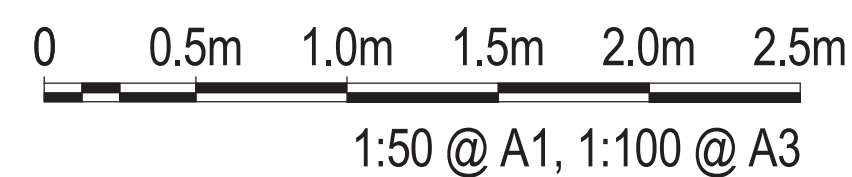
75-77 Foamcrest Avenue, Newport

for Provent Property Group Pty Ltd

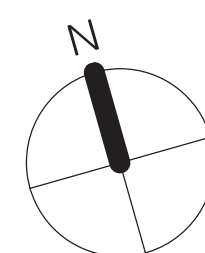
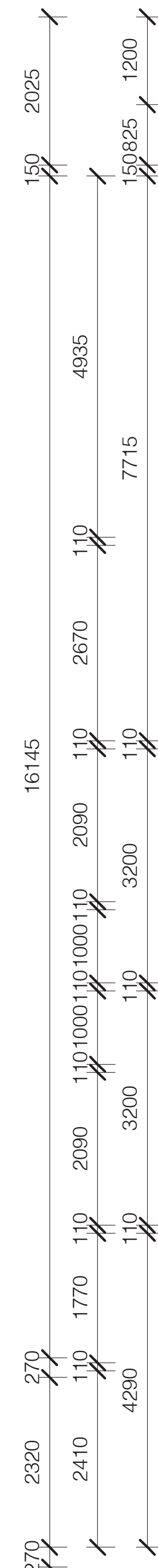
Plan - Apartment No. 2 & No. 3

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 100
Drawn by	KW		DA31

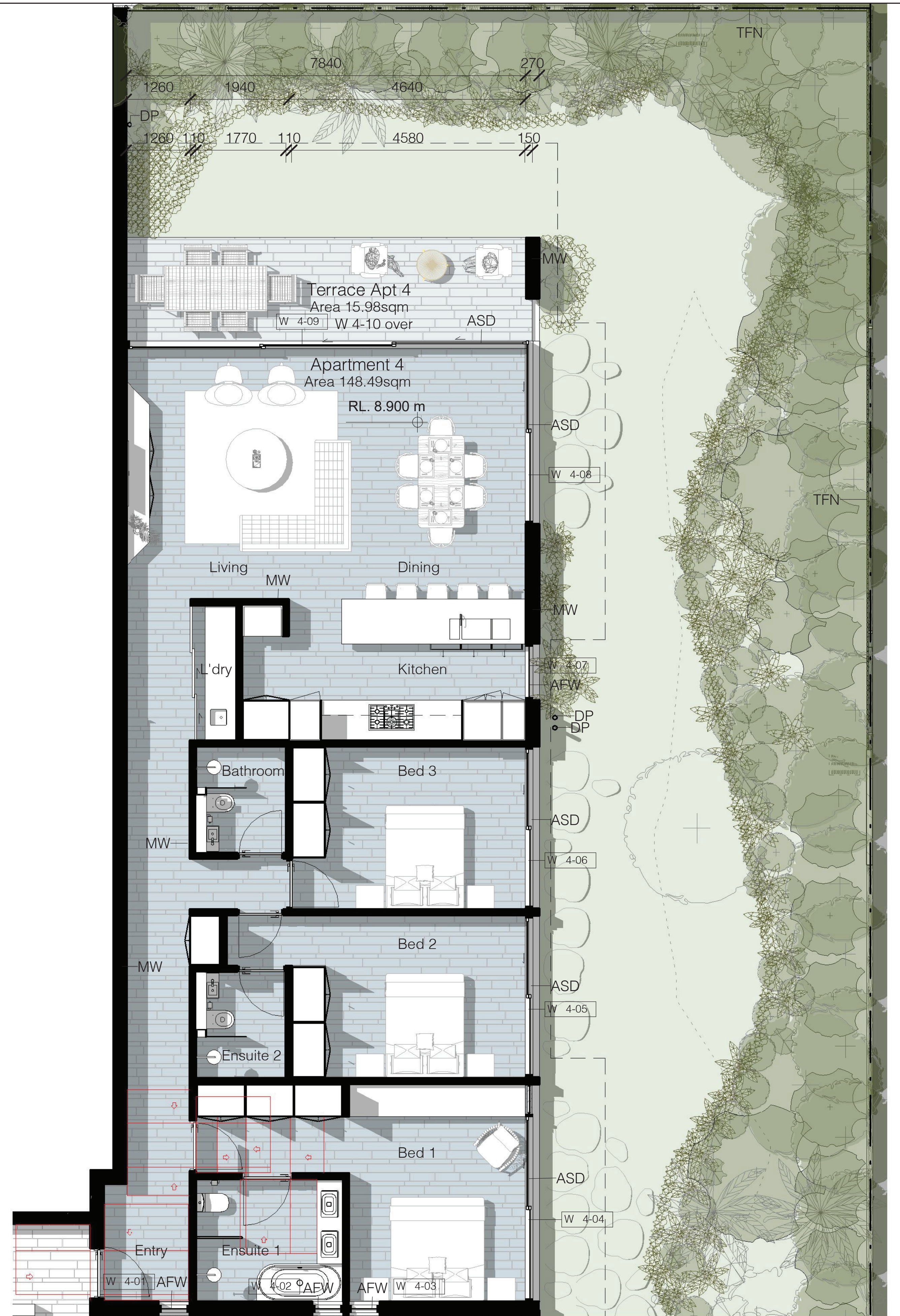
Apartment 4 Area Schedule	
Name	Area
Apartment 4	148.49
Terrace Apartment 4	15.98
Grand total: 2	164.47



AFW	Aluminium Framed Window
ASD	Aluminium Framed Sliding Door
DP	Downpipe
MW	Masonry Wall
TFN	Timber Fence



1 DA Plan - Apartment 4
1 : 100



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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
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport
for
Provent Property Group Pty Ltd

Plan - Apartment No. 4

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 100
Drawn by	KW	DA32	

Apartment 5 Area Schedule	
Name	Area

Apartment 5	187.82
Terrace Apartment 5	5.51
Terrace Apartment 5	33.51
Grand total: 3	226.85

0 0.5m 1.0m 1.5m 2.0m 2.5m
1:50 @ A1, 1:100 @ A3

- AFW Aluminium Framed Window
ASD Aluminium Framed Sliding Door
CS Concrete Slab
DP Downpipe
MW Masonry Wall
PB Planter Bed
PY Privacy Screen
SC Steel Column
SP Stone Paving
STF Stone Tile Flooring
TC Timber Column
TS Timber Screen
TW Timber Framed Wall

4.8

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

70.0
MJ/m²

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Address

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DMN12/1469
Unit Aptnt 5, 75-77 Foamcrest
Avenue, NEWPORT, NSW,
2106


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6.3

Average
star rating

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

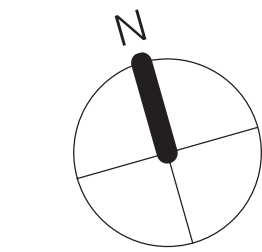
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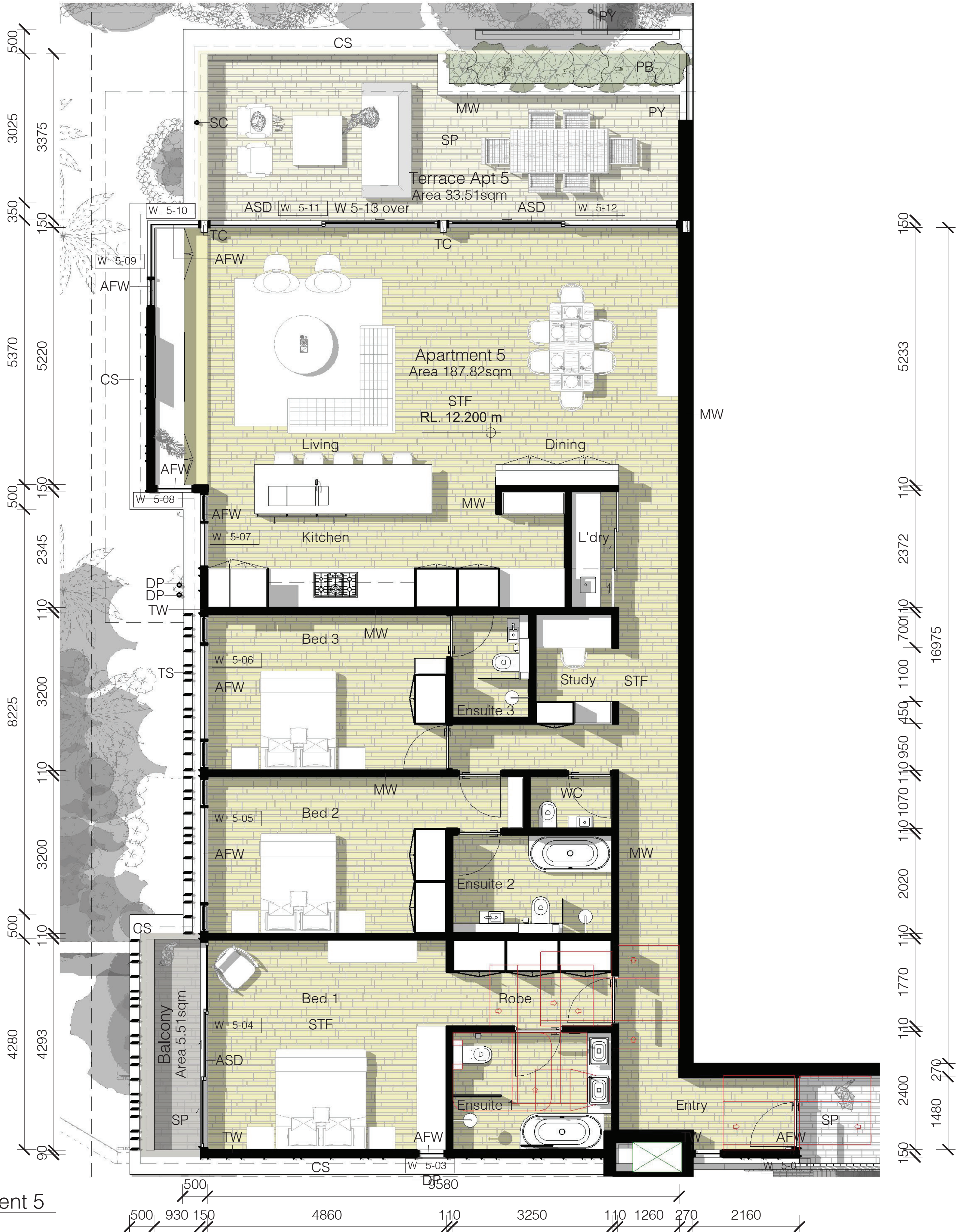
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1 DA Plan - Apartment 5
1 : 100



No.	Revision Description	Date
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

REEF APARTMENTS
DEVELOPMENT APPLICATION
75-77 Foamcrest Avenue, Newport

for
Provent Property Group Pty Ltd

Plan - Apartment No. 5

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 100
Drawn by	KW	DA33	

Apartment 6 Area Schedule	
Name	Area
Apartment 6	170.85
Terrace Apartment 6	2.60
Terrace Apartment 6	1.44
Terrace Apartment 6	51.01
Grand total: 4	225.90

0 1.0m 2.0m 3.0m 4.0m 5.0m
1:100 @ A1, 1:200 @ A3

- AFW Aluminium Framed Window
ASD Aluminium Framed Sliding Door
BS Steel Balustrade
LT Lift
MW Masonry Wall
MWP Perforated Masonry Wall
PB Planter Bed
PY Privacy Screen
SP Stone Paving
STF Stone Tile Flooring
TC Timber Column

6.3

Average star rating

NATIONWIDE HOUSE

ENERGY RATING SCHEME

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6.8

NATIONWIDE HOUSE

ENERGY RATING SCHEME

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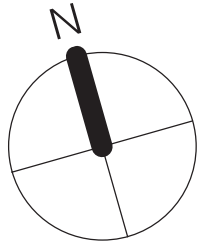
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2106

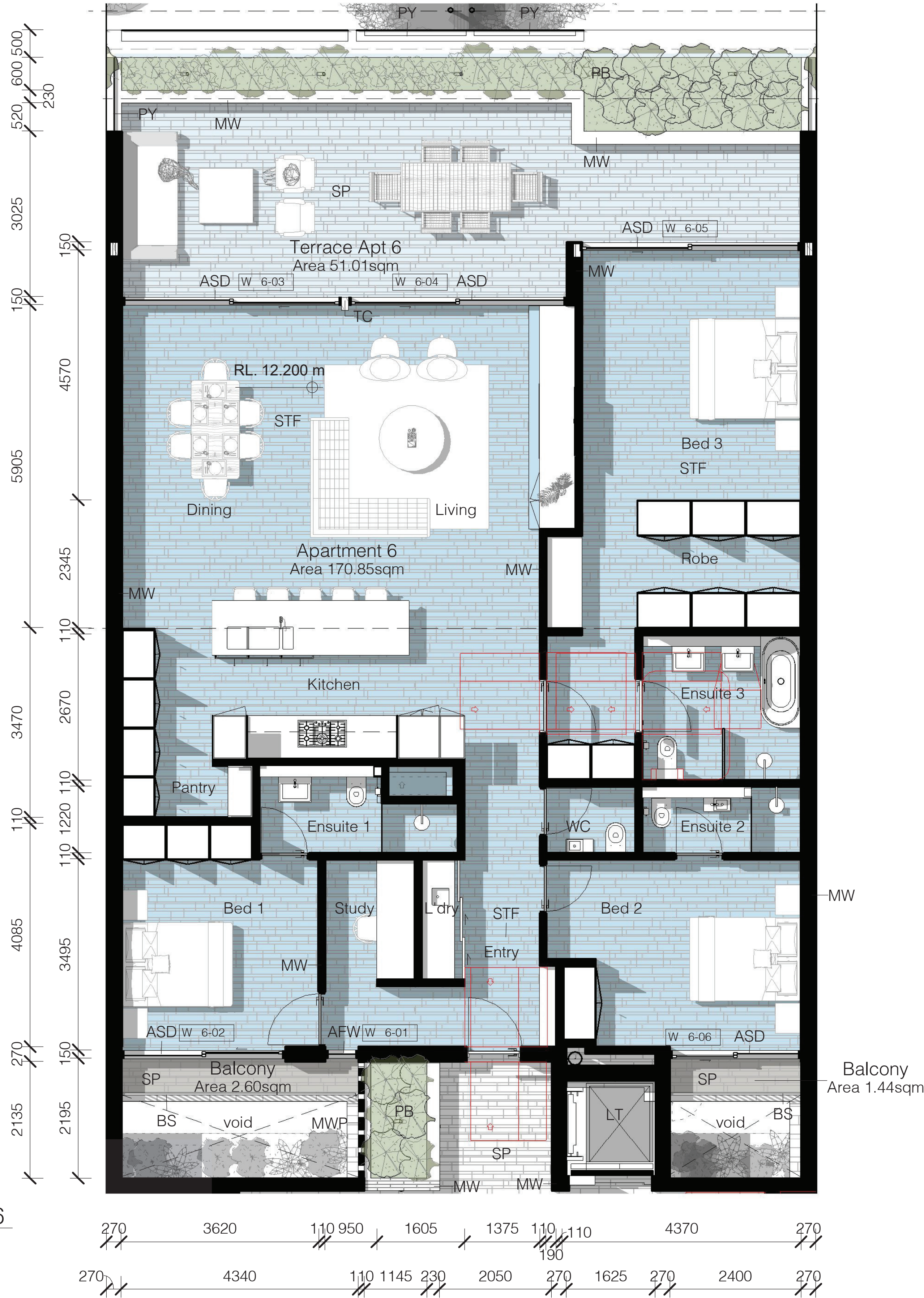
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DMV12/1469



1 DA Plan - Apartment 6
1 : 100



No.	Revision Description	Date
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

REEF APARTMENTS

DEVELOPMENT APPLICATION

75-77 Foamcrest Avenue, Newport

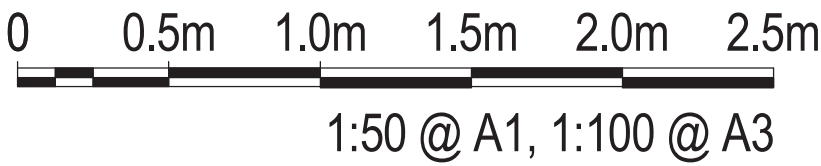
for

Provent Property Group Pty Ltd

Plan - Apartment No. 6

Project number	1612	Checked by	RC
Date	December 2020	Scale	1 : 100
Drawn by	KW		DA34

Apartment 7 Area Schedule	
Name	Area
Apartment 7	186.20
Terrace Apartment 7	5.51
Terrace Apartment 7	33.51
Grand total: 3	225.23



- AFW Aluminium Framed Window
ASD Aluminium Framed Sliding Door
CS Concrete Slab
DP Downpipe
MW Masonry Wall
PB Planter Bed
PY Privacy Screen
SC Steel Column
SP Stone Paving
STF Stone Tile Flooring
TC Timber Column
TW Timber Framed Wall

4.8

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

70.5
MJ/m²

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0005501028-01 14 Dec 2020

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Accreditation No.
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DMN12/1469
Unit Aptnt 7, 75-77 Foamcrest
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1 DA Plan - Apartment 7
1 : 100

6.3

Average
star rating

NATIONWIDE
HOUSE
ENERGY RATING SCHEME

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No.	Revision Description	Date
D	Concept Plan for BASIX Review	16/11/2020
E	Preliminary DA	19/11/2020
G	Development Application	11/12/2020

REEF APARTMENTS DEVELOPMENT APPLICATION 75-77 Foamcrest Avenue, Newport for Provent Property Group Pty Ltd	Plan - Apartment No. 7			
	Project number	1612	Checked by	RC
	Date	December 2020	Scale	1 : 100
	Drawn by	KW	DA36	