

DA

DEVELOPMENT
APPLICATION

ALTERATIONS & ADDITIONS

6B TRENTWOOD PARK, AVALON

JOE & VERITY PESCHARDT

HOT HOUSE
ARCHITECTS

Nominated Architect: **Wade Stewart Cogle** m: **0433 775 490** p.o. box 26 newport nsw 2106
NSW ARB Registration #: **10971** info@hothousestudio.com abn: 355 0579 1074

DA for alterations and additions to existing building at:
6B TRENTWOOD PARK, AVALON BEACH NSW 2107

00. SHEET LIST

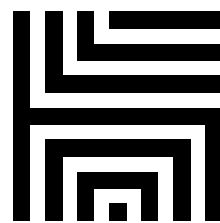
COVER SHEET	DA 001
EXTERNAL FINISHES	DA 002
SITE ANALYSIS	DA 010
DEMOLITION, EXCAVATION AND SITE MANAGEMENT PLAN	DA 020
SWIMMING POOL LEVEL	DA 100
ELEVATIONS	DA 200
ELEVATIONS	DA 201
SECTIONS	DA 300
SECTIONS	DA 301
SECTIONS	DA 302
AREA CALCULATION	DA 600



location plan
6B TRENTWOOD PARK, AVALON BEACH NSW 2107

source: SIX Maps

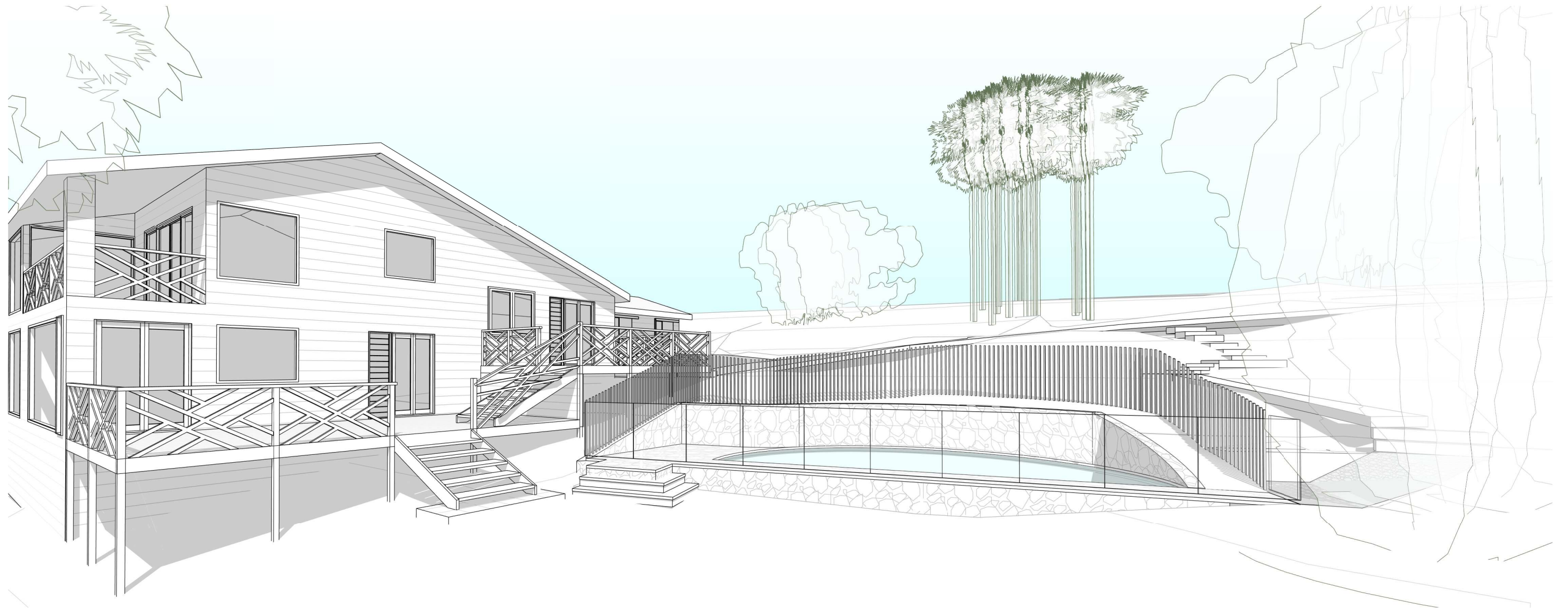
CONSULTANTS: Architect:
HOT HOUSE STUDIO ARCHITECTS
 PO Box 26, Newport NSW 2106
 0433 775 490 - (02) 9999 0668
 info@hothousestudio.com
 www.hothousestudio.com



HOT HOUSE ARCHITECTS

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PRINT DATE: 13/02/2025 11:51:27 AM	PRINT SIZE: A3	ISSUE 01	DESCRIPTION DA - Issue	DATE 30-01-25	CLIENT: Owner	COVER SHEET	
NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.					PROJECT: ALTERATIONS AND ADDITIONS	PROJECT NO.	DA 001
					ADDRESS: 6B TRENTWOOD PARK, AVALON BEACH	DATE 30 January 2025	
This drawing is copyright and remains the property of Hot House Architects HOT HOUSE PROJECTS PTY LTD TRADING AS HOT HOUSE ARCHITECTS					LOT: 2	DRAWN BY: MS	
					DP: 565776	CHECKED BY: WC	SCALE: 1 : 25



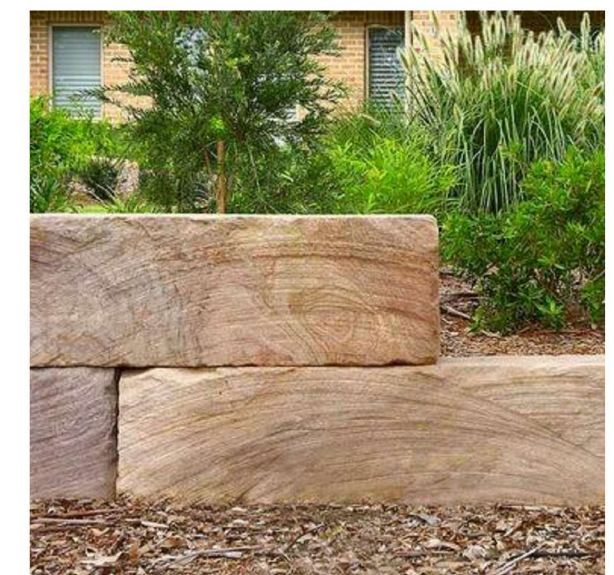
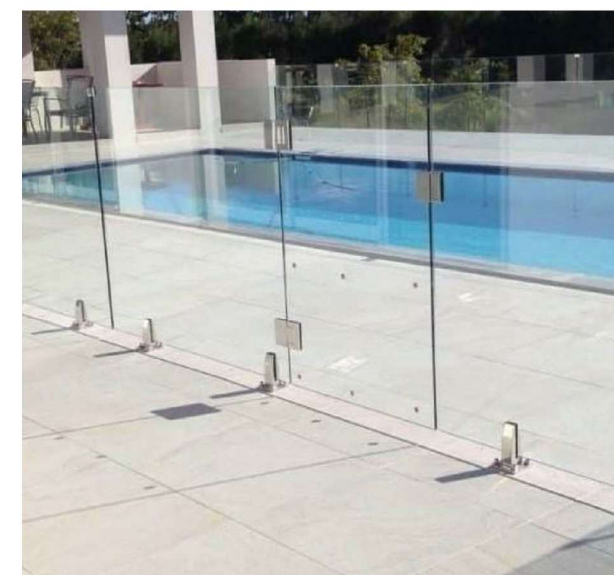
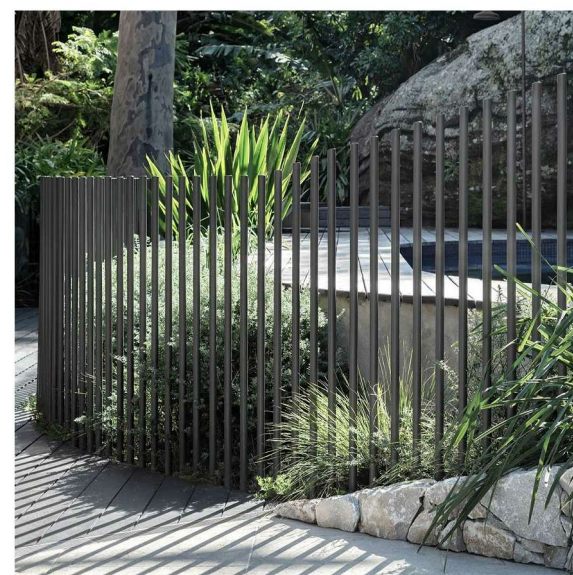
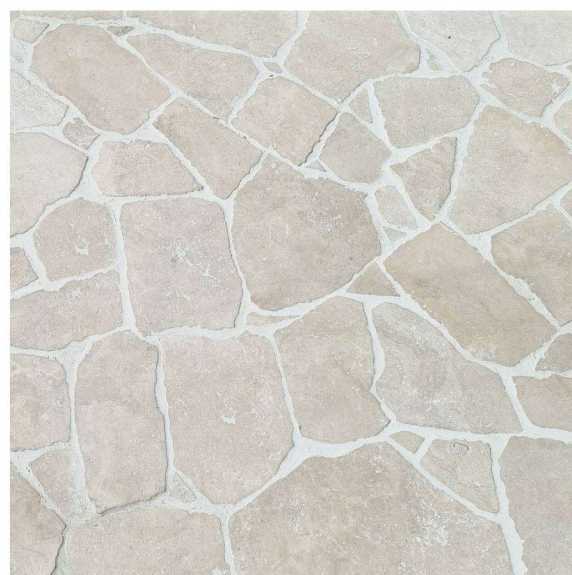
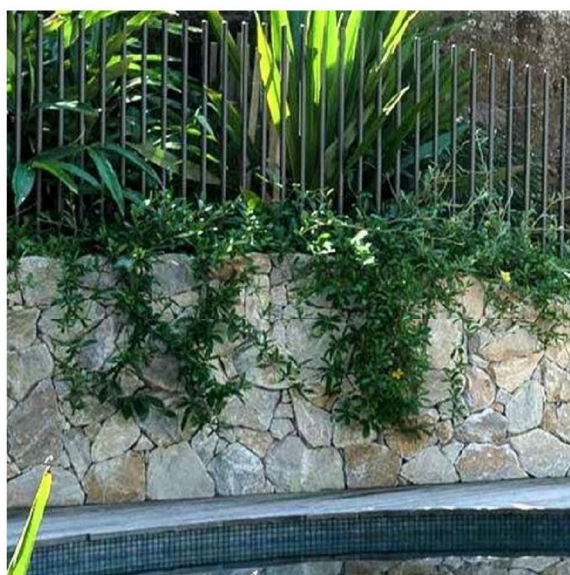
RETIANING WALLS
STONE CLADDING

POOL AREA
STONE PAVING

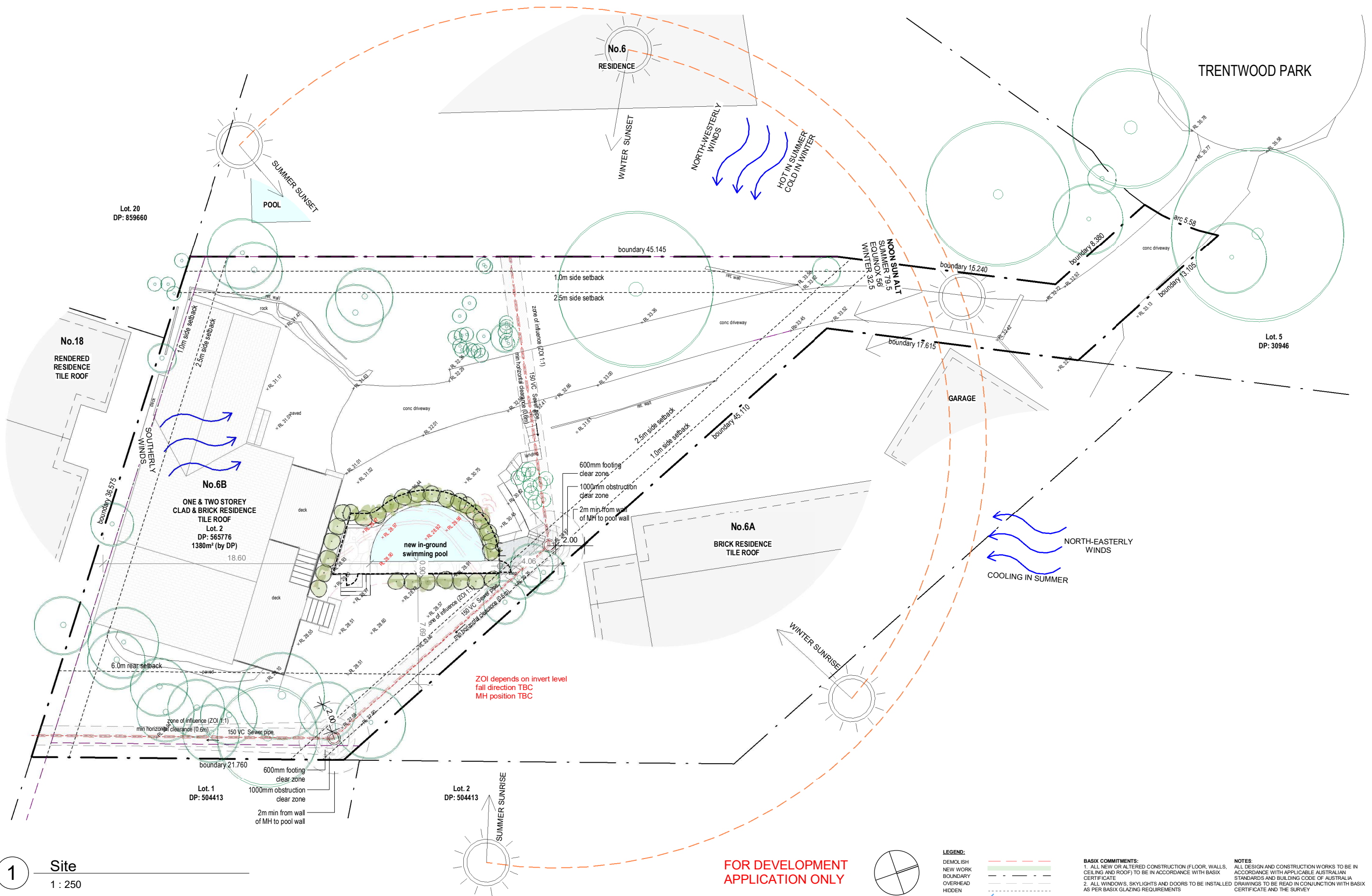
POOL BALUSTRADE
METAL RODS - DARK FINISH

POOL BALUSTRADE
SS SPIGOT GLASS BALUSTRADE

RETIANING WALL
SANDSTONE BLOCK

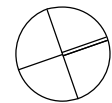


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NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.						PROJECT NO.	DA 002
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PROJECT: ALTERATIONS AND ADDITIONS ADDRESS: 6B TRENTWOOD PARK, AVALON BEACH						LOT: 2 DRAWN BY: MS	
						DP: 565776 CHECKED BY: WC	SCALE:



1 Site
1 : 250

FOR DEVELOPMENT
APPLICATION ONLY



LEGEND:

DEMOLISH	---
NEW WORK	---
BOUNDARY	---
OVERHEAD	---
HIDDEN	---
OVERLAND FLOW	---

BASIX COMMITMENTS:
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS

NOTES:
ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY

HOT HOUSE ARCHITECTS
Nominated Architect: Wade Stewart Cogle m: 0433 775 490 p.o. box 26 newport nsw 2106
NSW ARB Registration #: 10971 info@hthousestudio.com abn: 355 0579 1074

PRINT DATE: 13/02/2025 11:51:32 AM	PRINT SIZE: A3	ISSUE 01	DESCRIPTION DA - Issue	DATE 30-01-25	CLIENT: Owner	SITE ANALYSIS		
NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.						PROJECT NO.	DA 010	
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PROJECT: ALTERATIONS AND ADDITIONS						LOT: 2		DRAWN BY: MS
ADDRESS: 6B TRENTWOOD PARK, AVALON BEACH						DP: 565776		CHECKED BY: WC
						SCALE:	As indicated	

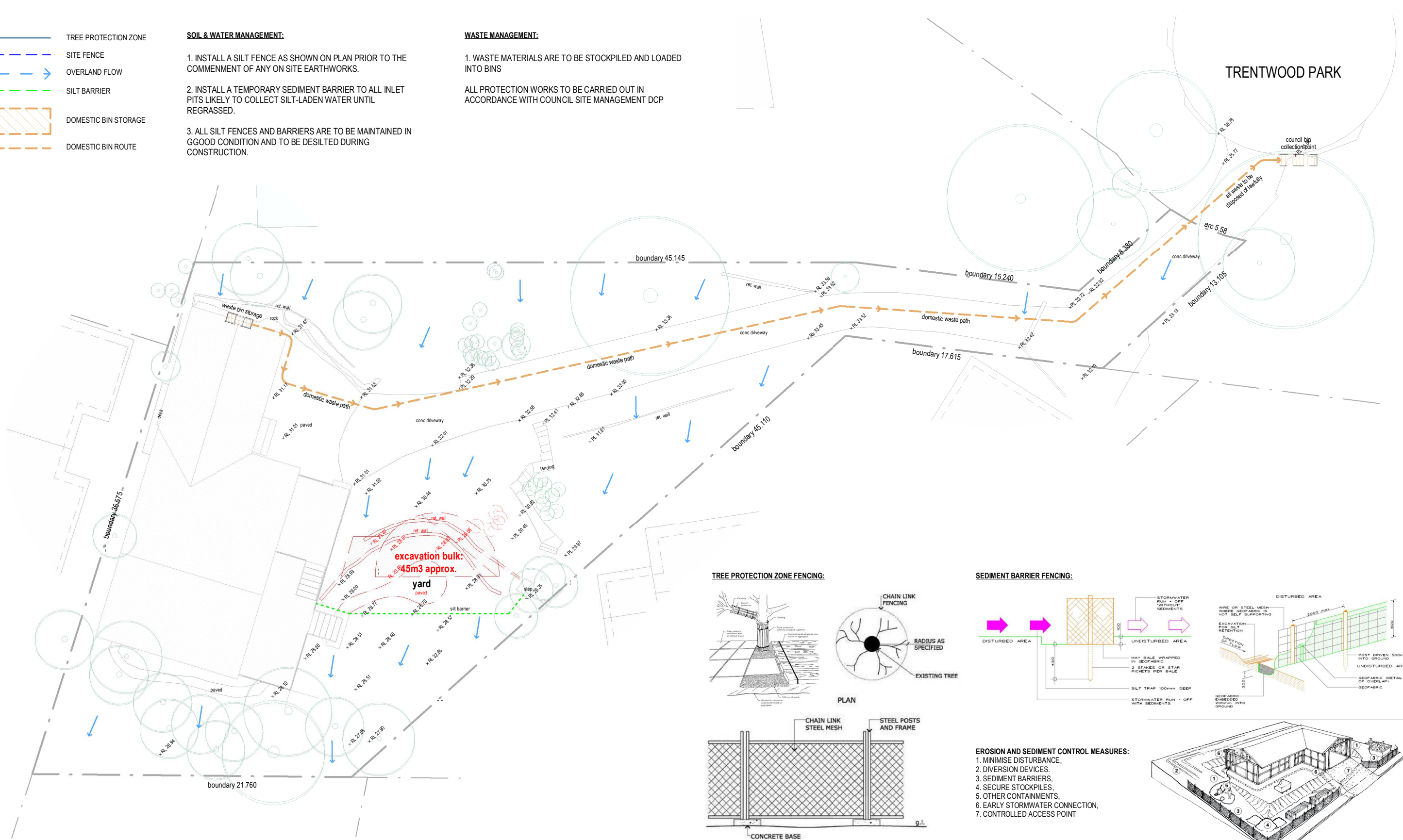
- TREE PROTECTION ZONE
- SITE FENCE
- OVERLAND FLOW
- SILT BARRIER
- DOMESTIC BIN STORAGE
- DOMESTIC BIN ROUTE

SOIL & WATER MANAGEMENT:

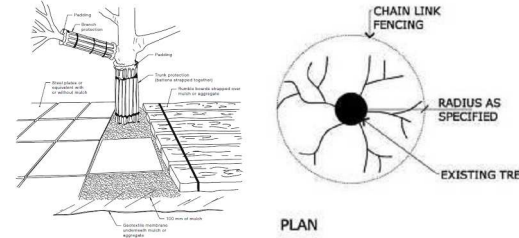
1. INSTALL A SILT FENCE AS SHOWN ON PLAN PRIOR TO THE COMMENMENT OF ANY ON SITE EARTHWORKS.
2. INSTALL A TEMPORARY SEDIMENT BARRIER TO ALL INLET PITS LIKELY TO COLLECT SILT-LADEN WATER UNTIL REGRASSED.
3. ALL SILT FENCES AND BARRIERS ARE TO BE MAINTAINED IN GGOOD CONDITION AND TO BE DESILTED DURING CONSTRUCTION.

WASTE MANAGEMENT:

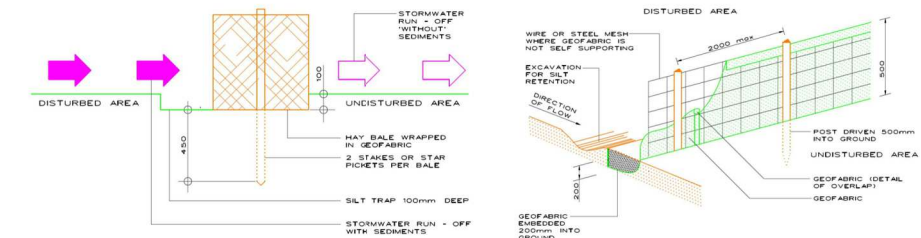
1. WASTE MATERIALS ARE TO BE STOCKPILED AND LOADED INTO BINS
- ALL PROTECTION WORKS TO BE CARRIED OUT IN ACCORDANCE WITH COUNCIL SITE MANAGEMENT DCP



TREE PROTECTION ZONE FENCING:

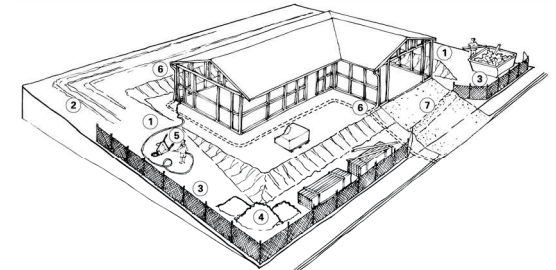


SEDIMENT BARRIER FENCING:

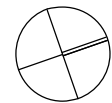


EROSION AND SEDIMENT CONTROL MEASURES:

1. MINIMISE DISTURBANCE,
2. DIVERSION DEVICES,
3. SEDIMENT BARRIERS,
4. SECURE STOCKPILES,
5. OTHER CONTAINMENTS,
6. EARLY STORMWATER CONNECTION,
7. CONTROLLED ACCESS POINT



FOR DEVELOPMENT APPLICATION ONLY



LEGEND:

- DEMOLISH
- NEW WORK
- BOUNDARY
- OVERHEAD
- HIDDEN
- OVERLAND FLOW

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1 Site Management Plan
1 : 250

HOT HOUSE ARCHITECTS

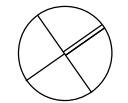
Nominated Architect: **Wade Stewart Cogle** m: 0433 775 490 p.o. box 26 newport nsw 2106
NSW ARB Registration #: 10971 info@hotthousestudio.com abn: 355 0579 1074

PRINT DATE: 13/02/2025 11:51:33 AM	PRINT SIZE: A3	ISSUE 01	DESCRIPTION DA - Issue	DATE 30-01-25	CLIENT: Owner	DEMOLITION, EXCAVATION AND SITE MANAGEMENT PLAN	
NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.						PROJECT NO.	DA 020
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HOT HOUSE PROJECTS PTY LTD TRADING HOT HOUSE ARCHITECTS						PROJECT: ALTERATIONS AND ADDITIONS	
ADDRESS: 6B TRENTWOOD PARK, AVALON BEACH						LOT: 2 DRAWN BY: MS	
						DP: 565776 CHECKED BY: WC	SCALE: As indicated



1 Pool Level
1 : 100

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LEGEND:

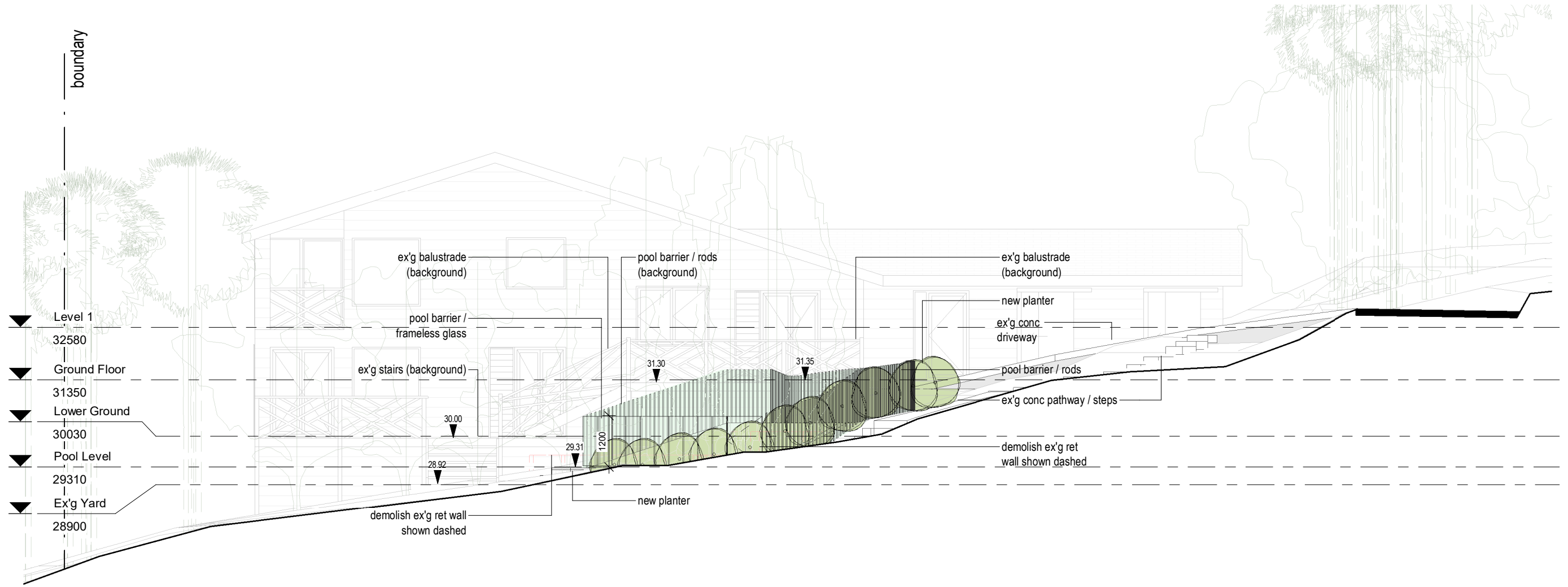
DEMOLISH	(Red dashed line)
NEW WORK	(Green solid line)
BOUNDARY	(Black dashed line)
OVERHEAD	(Red dashed line with cross-hatch)
HIDDEN	(Blue dashed line)
OVERLAND FLOW	(Blue arrow)

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NSW ARB Registration #: 10971 info@hthousestudio.com abn: 355 0579 1074

PRINT DATE:	PRINT SIZE:	ISSUE	DESCRIPTION	DATE	CLIENT:	SWIMMING POOL LEVEL			
13/02/2025 11:51:34 AM	A3	01	DA - Issue	30-01-25	Owner				
<p>NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.</p> <p>This drawing is copyright and remains the property of Hot House Architects HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE ARCHITECTS</p>						<p>PROJECT NO.:</p> <p>DATE: 30 January 2025</p> <p>LOT: 2 DRAWN BY: MS</p> <p>DP: 565776 CHECKED BY: WC</p>			
<p>ADDRESS: 6B TRENTWOOD PARK, AVALON BEACH</p>						<p>DA 100</p> <p>SCALE: As indicated</p>			



1 North-East Elevation
1 : 100

FOR DEVELOPMENT
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LEGEND:

- DEMOLISH
- NEW WORK
- BOUNDARY
- OVERHEAD
- HIDDEN

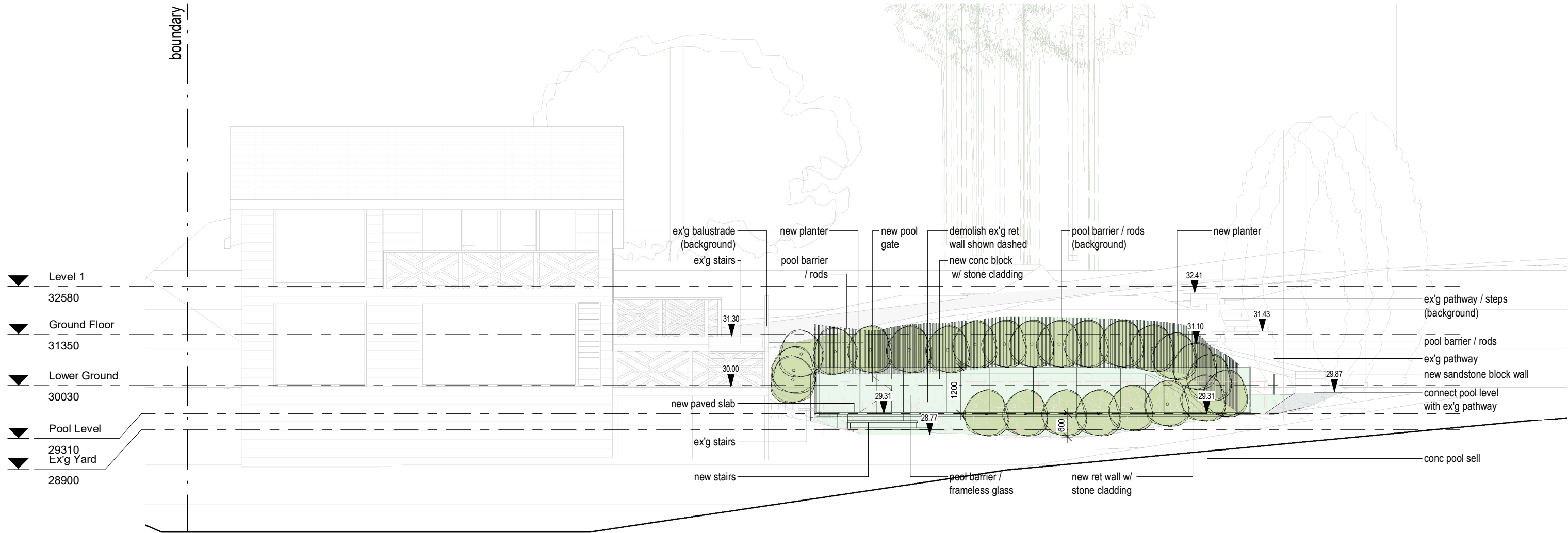
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<p>NOTES:</p> <p>Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.</p> <p>This drawing is copyright and remains the property of Hot House Architects HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE ARCHITECTS</p>					PROJECT: ALTERATIONS AND ADDITIONS	PROJECT NO.	DA 200
					ADDRESS: 6B TRENTWOOD PARK, AVALON BEACH	DATE 30 January 2025	
	LOT: 2	SCALE: As indicated					
	DP: 565776						



1 South East Elevation
1 : 100

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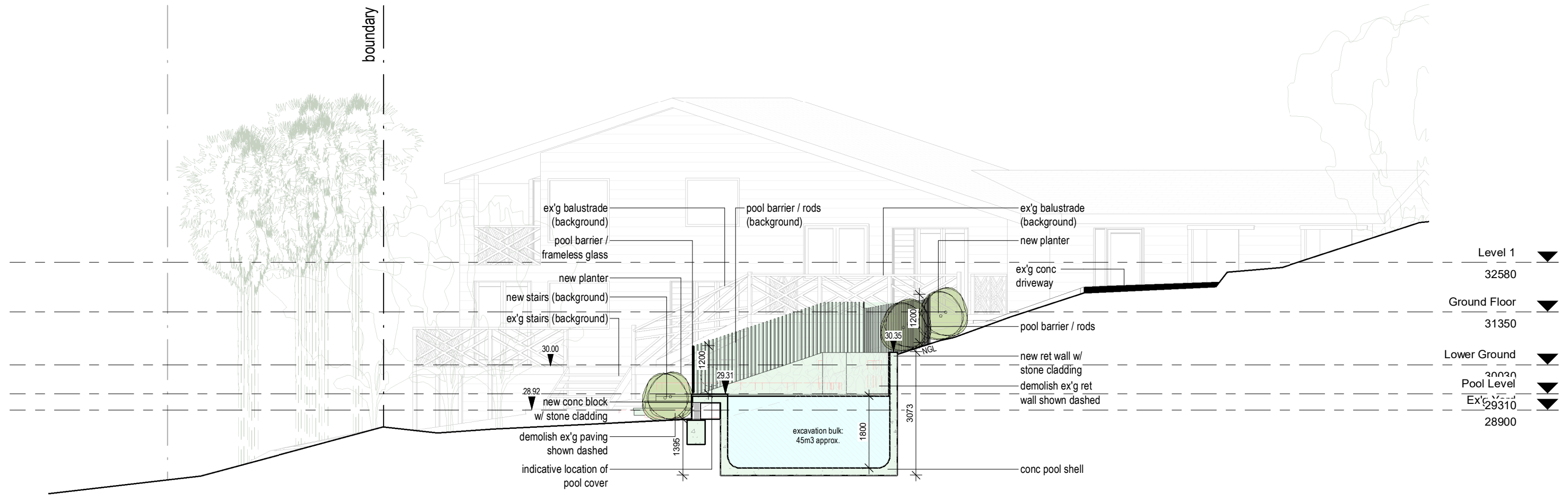
LEGEND:
 DEMOLISH (dashed line)
 NEW WORK (solid line)
 BOUNDARY (dash-dot line)
 OVERHEAD (dotted line)
 HIDDEN (dashed line)

BASIX COMMITMENTS:
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PRINT DATE: 13/02/2025 11:51:39 AM	PRINT SIZE: A3	ISSUE 01	DESCRIPTION DA - Issue	DATE 30-01-25	CLIENT: Owner	ELEVATIONS		DA 201
NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.					PROJECT: ALTERATIONS AND ADDITIONS	PROJECT NO.	DA 201	
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					LOT: 2	DRAWN BY: MS	SCALE: As indicated	
					DP: 565776	CHECKED BY: WC		



1 Section 1
1 : 100

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LEGEND:

DEMOLISH	---
NEW WORK	---
BOUNDARY	---
OVERHEAD	---
HIDDEN	---

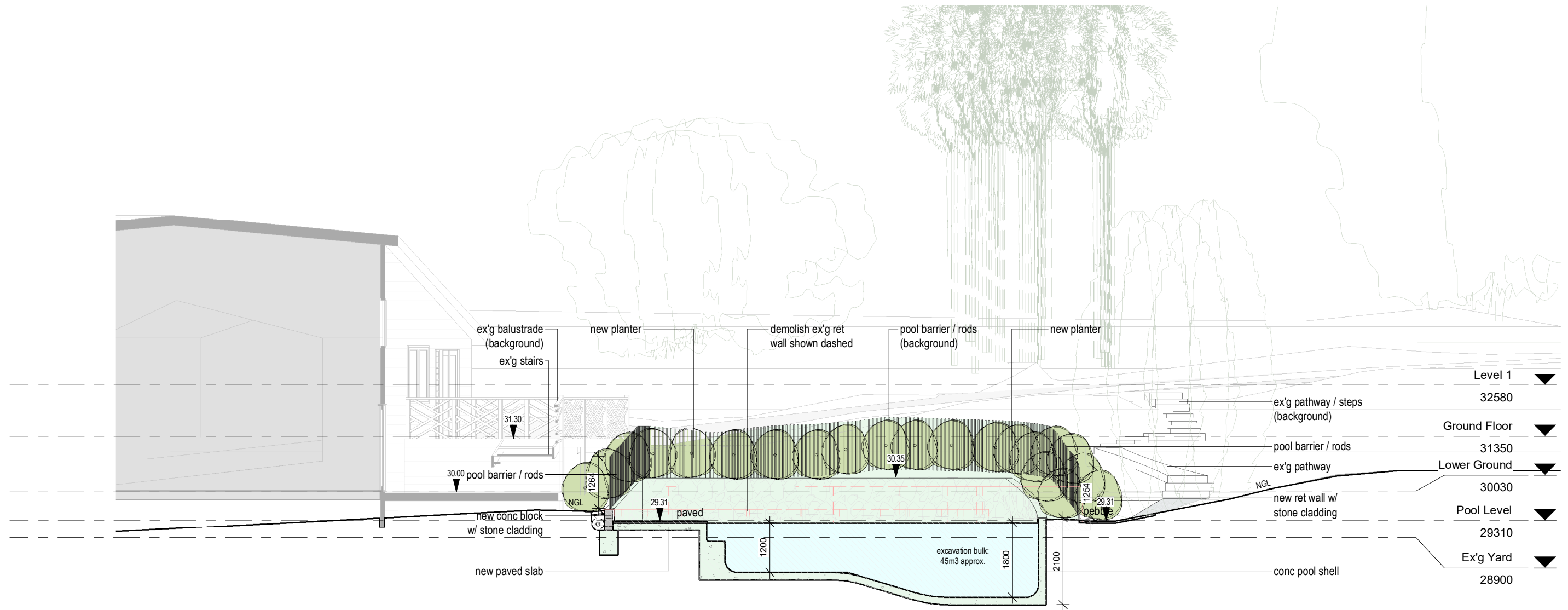
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NSW ARB Registration #: 10971 info@hthousestudio.com abn: 355 0579 1074

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					ADDRESS: 6B TRENTWOOD PARK, AVALON BEACH	DATE 30 January 2025		
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						DP: 565776		CHECKED BY: WC
						SCALE:	As indicated	



2 Section 2
1 : 100

FOR DEVELOPMENT
APPLICATION ONLY

LEGEND:
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NEW WORK
BOUNDARY
OVERHEAD
HIDDEN

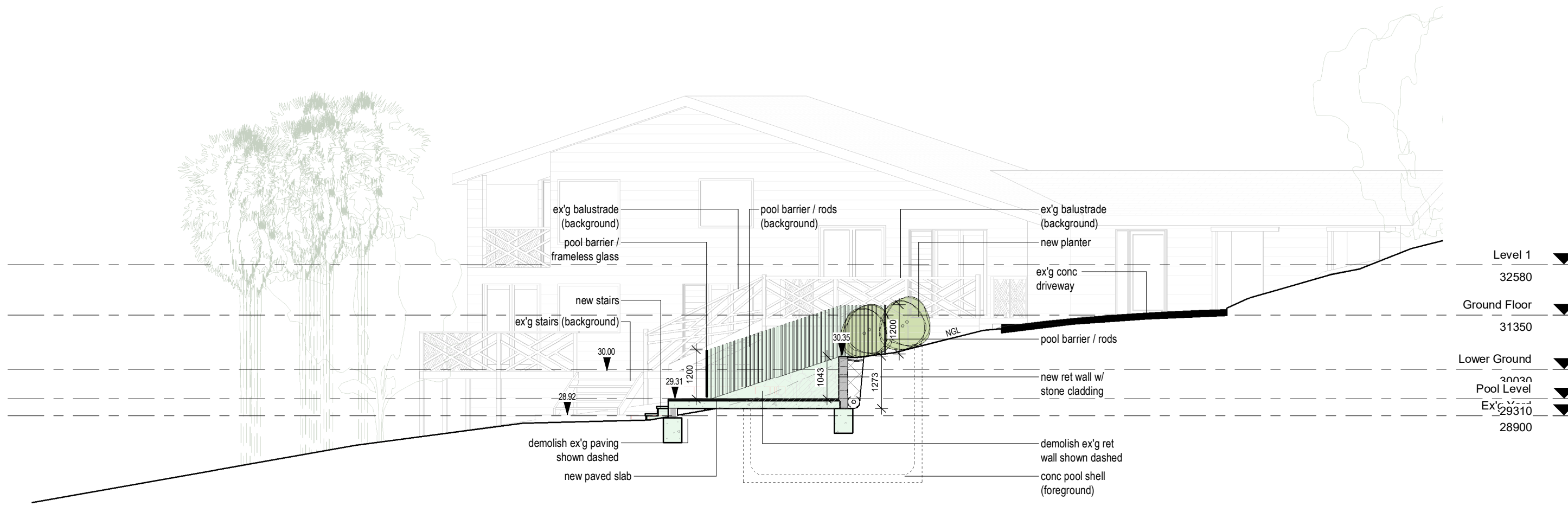
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PRINT DATE: 13/02/2025 11:51:42 AM	PRINT SIZE: A3	ISSUE 01	DESCRIPTION DA - Issue	DATE 30-01-25	CLIENT: Owner	SECTIONS	
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					ADDRESS: 6B TRENTWOOD PARK, AVALON BEACH	DATE 30 January 2025	
						LOT: 2 DRAWN BY: MS	
						DP: 565776 CHECKED BY: WC SCALE: As indicated	



3 Section 3
1 : 100

FOR DEVELOPMENT APPLICATION ONLY

LEGEND:

DEMOLISH	---
NEW WORK	---
BOUNDARY	---
OVERHEAD	---
HIDDEN	---

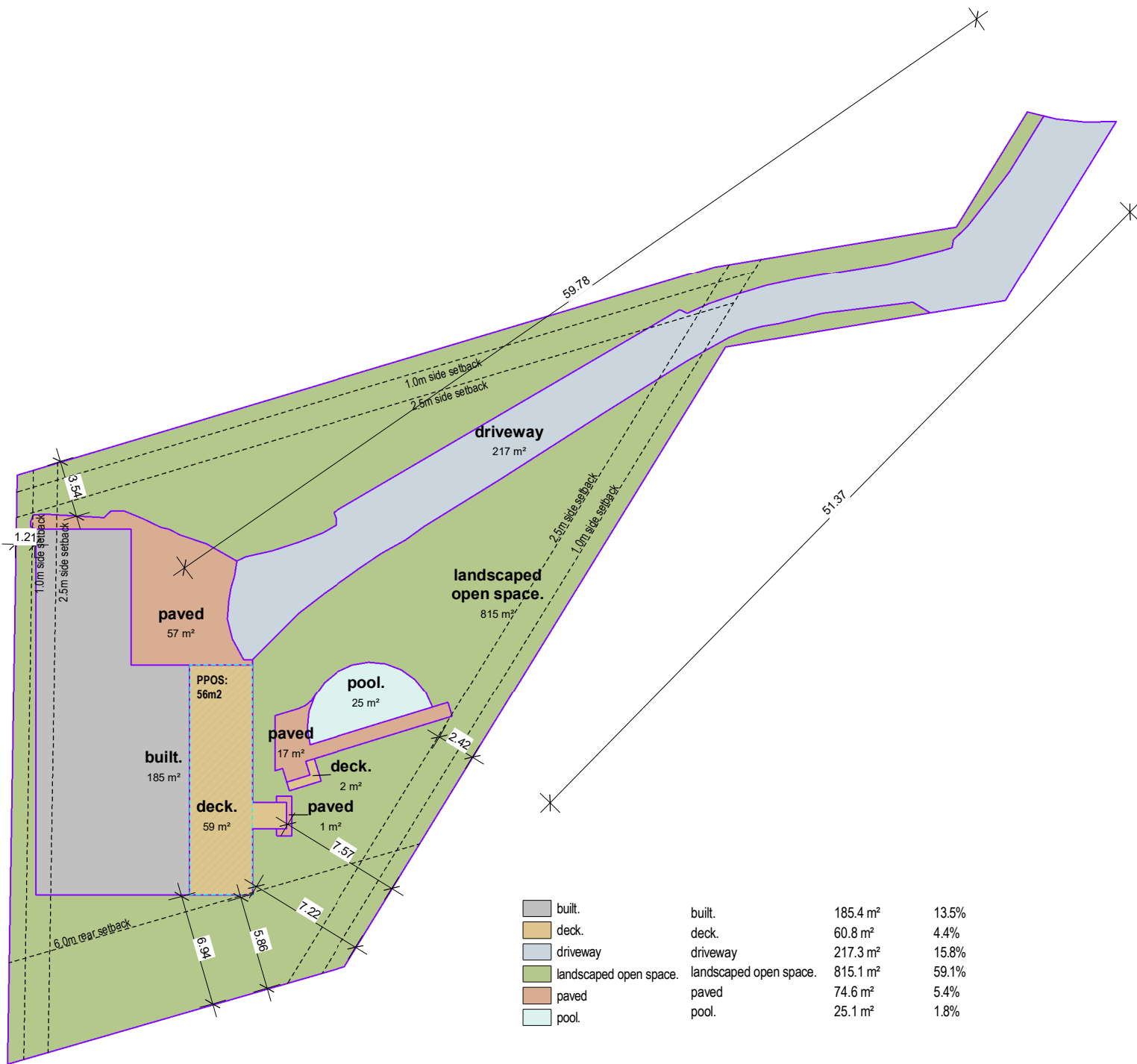
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PRINT DATE: 13/02/2025 11:51:43 AM	PRINT SIZE: A3	ISSUE 01	DESCRIPTION DA - Issue	DATE 30-01-25	CLIENT: Owner	SECTIONS	
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						DP: 565776 CHECKED BY: WC SCALE: As indicated	

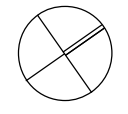


Category	Value
Land Zoning (Pittwater LEP2014)	C4 - Environmental Living
Height of Building	8.5 m
Floor Space Ratio	N/A
Heritage Item or Heritage Conservation Area	No
Foreshore Building Line	No
Land Reservation Acquisition	No
Acid Sulfate Soils	Class 5
Minimum Lot Size	700 m²
Terrestrial Biodiversity	Biodiversity
Local Provisions	Geotechnical Hazard H1
Site Area	1380m² (By DP)

Category	Existing	Proposed	Required	Compliance
FSR	N/A	N/A	N/A	Yes
Landscaped Area (DCP)	855m² (62%)	815.2 (59.1%) + 41.7 (3%) = 856.9m² (62.1%)	828m² (60% total Site)	Yes
Private Open Space (DCP - min 80m² of private open space)	>80m²	>80m²	80m² (dim>3m)	Yes
Private Open Space - Principal Area (DCP - min 16m² of Principal Area within POS)	>56 m²	56m² (ex'g deck)	min. 16m²	Yes
Building Height	7.6 m	7.6 m (ex'g house)	Max of 8.5m	Yes
Building Envelope:	N/A	N/A	N/A	Yes
Front Building Line (DCP)	59.8 m (ex'g upper deck)	51.4m (proposed pool deck)	min. 6.5m front setback	Yes
Side Setbacks (DCP)	1.2m (ex'g house) 3.5m (ex'g house)	1.2m (ex'g house) 2.5m (proposed pool deck)	min. 1.0m (SW) and 2.5m (NW & NE)	Yes
Rear Setback (DCP)	5.86m (ex'g lower deck)	5.86m (ex'g lower deck)	min. 6.0m rear setback	Ex'g non-compliance

1 Area Calculation
1 : 350

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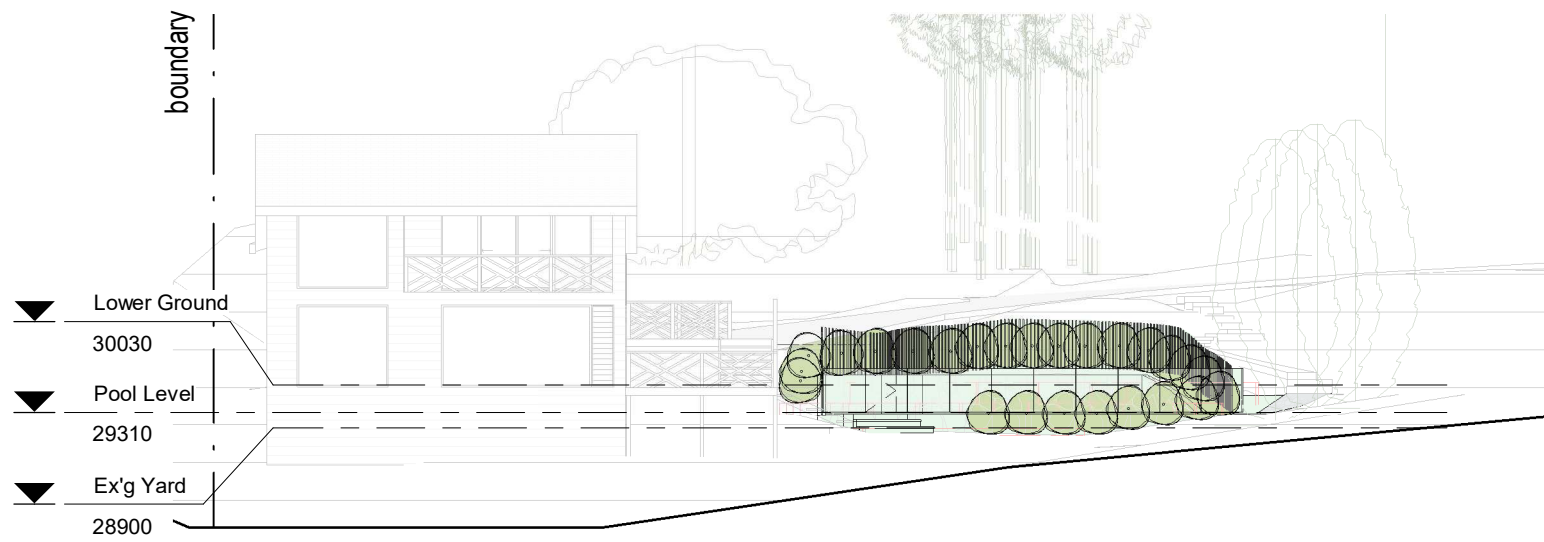


LEGEND:
DEMOLISH
NEW WORK
BOUNDARY
OVERHEAD
HIDDEN
OVERLAND FLOW

NOTES:
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS
ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY

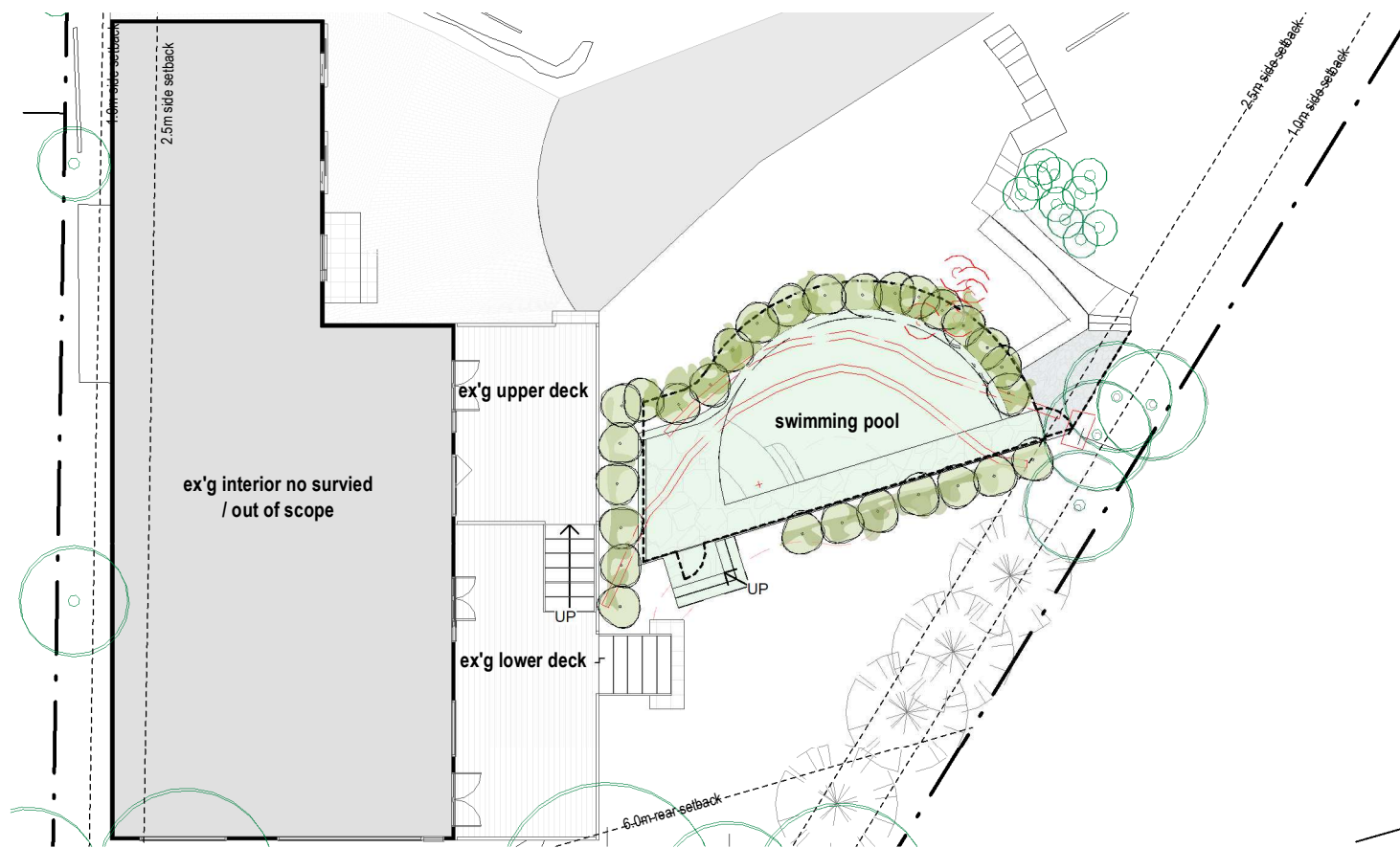
Nominated Architect: Wade Stewart Cogle
NSW ARB Registration #: 10971
m: 0433 775 490
info@hothousestudio.com
p.o. box 26 newport nsw 2106
abn: 355 0579 1074

PRINT DATE:	PRINT SIZE:	ISSUE	DESCRIPTION	DATE	CLIENT:	AREA CALCULATION	
13/02/2025 11:51:44 AM	A3	01	DA - Issue	30-01-25	Owner		
<p>NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.</p> <p>This drawing is copyright and remains the property of Hot House Architects HOT HOUSE PROJECTS PTY LTD TRADING AS HOT HOUSE ARCHITECTS</p>						PROJECT NO.	
PROJECT: ALTERATIONS AND ADDITIONS						DATE: 30 January 2025	
ADDRESS: 6B TRENTWOOD PARK, AVALON BEACH						LOT: 2 DRAWN BY: MS	
						DP: 565776 CHECKED BY: WC	
						SCALE: As indicated	
						DA 600	



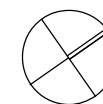
2 South East Elevation
1 : 200

3 North-East Elevation
1 : 200



1 Pool Level
1 : 200

FOR DEVELOPMENT
APPLICATION ONLY



LEGEND:

- DEMOLISH
- NEW WORK
- BOUNDARY
- OVERHEAD
- HIDDEN
- OVERLAND FLOW

BASIX COMMITMENTS:
1. ALL NEW OR ALTERED CONSTRUCTION (FLOOR, WALLS, CEILING AND ROOF) TO BE IN ACCORDANCE WITH BASIX CERTIFICATE
2. ALL WINDOWS, SKYLIGHTS AND DOORS TO BE INSTALLED AS PER BASIX GLAZING REQUIREMENTS

NOTES:
ALL DESIGN AND CONSTRUCTION WORKS TO BE IN ACCORDANCE WITH APPLICABLE AUSTRALIAN STANDARDS AND BUILDING CODE OF AUSTRALIA CERTIFICATE
DRAWINGS TO BE READ IN CONJUNCTION WITH BASIX CERTIFICATE AND THE SURVEY

PRINT DATE: 13/02/2025 11:51:48 AM	PRINT SIZE: A3	ISSUE 01	DESCRIPTION DA - Issue	DATE 30-01-25	CLIENT: Owner	NOTIFICATION PLAN	
NOTES: Builder is to examine the site and verify conditions and dimensions. Any discrepancies must be brought to the architect's attention. Use figured dimensions only. Do not scale drawings. All work shall comply with the Building Code of Australia and relevant Australian Standards.					PROJECT: ALTERATIONS AND ADDITIONS	PROJECT NO.	DA 850
This drawing is copyright and remains the property of Hot House Architects HOT HOUSE PROJECTS PTY LTD T/A HOT HOUSE ARCHITECTS					ADDRESS: 6B TRENTWOOD PARK, AVALON BEACH	DATE 30 January 2025	
						LOT: 2	DRAWN BY: MS
						DP: 565776	CHECKED BY: WC
						SCALE:	As indicated