

DA Drawing List	
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DA02	Site Analysis
DA03	Lower Ground Floor Plan
DA04	Ground Floor Plan
DA05	First Floor Plan
DA06	Roof Plan
DA07	Elevations
DA08	Elevations
DA09	Elevation
DA10	Long Section
DA11	Long Section
DA12	Cross Sections
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DA15	Shadow Diagrams 3pm
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DA17	Building Envelope
DA18	Photomontage
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BASIX COMMITMENTS

Insulation Requirements:
The new or altered construction (floors, walls and ceilings/roofs) are to be constructed in accordance with the specification below:
Floor - concrete slab on ground - nil
suspended floor with open subfloor - R0.8 (down) or R1.50 including construction above existing dwelling or building - nil
External Wall - (framed weatherboard, clad) - R1.3 (or R1.70 including construction)
Raked ceiling - , pitched/skillion roof: framed
Ceiling: R1.74 (up)
Roof: Foil backed blanket 75mm
Medium colour (solar absorptance 0.475 - 0.70)

Windows and Glazed Doors:
All windows, glazed doors and shading devices, must be installed in accordance with the specifications listed in Basix Certificate No A331967

WG03, WG04, WG10, WLG04, WLG05, WLG06, WLG09 are to be pyrolytic low-e glass in timber frames (U-value:3.99, SHGC: 0.4).

The glazed roof is to be of pyrolytic low-e glass in an improved aluminium frame. (U-value: 4.48, SHGC: 0.46)

Lighting:
Minimum of 40% of new or altered light fixtures must be fitted with fluorescent, compact fluorescent, or light emitting diode (LED) lamps.

Fixtures:
Showerheads must have a flow rate no greater than 9 litres per minute or 3 star water rating

Toilets must have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

Taps must have a flow rate no greater than 9 litres per minute or a minimum 3 star water rating.



AW	Proposed Awning	SC	Steel Column
BA	Timber Balustrade	SI	Sink
CS	Concrete Slab	SK	Skylight
DK	Timber Deck	SP	Stone Paving
DP	Downpipe	SR	Steel Roofing
DR	Driveway	SSC	Sandstone Cladding
EB	External Blinds	ST	Stair
EXG	Existing	SW	Stone Wall
FL	Steel Flue	TC	Timber Column
FT	Timber Fence	TF	Timber Floor
GU	Gutter	TFD	Timber Framed Door
MB	Meter Box	TFR	Timber Framing
MC	Metal Cladding	TFW	Timber Framed Window
MR	Metal Roof	TR	Tiled Roof
MW	Masonry Wall	TS	Timber Privacy Screen
PE	Proposed Pergola	TW	Timber Framed Wall
PF	Pool Fence	WC	Timber Weatherboard Cladding
PL	Pool		
RW	Retaining Wall		

KENNETT RESIDENCE

DEVELOPMENT APPLICATION
Lot 10 DP15764
13 Bruce Street Mona Vale 2103
for
Jason Kennett & Mandy Eilbeck



139 PALMGROVE ROAD
AVALON BEACH NSW 2107

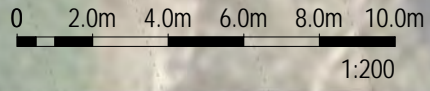
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aaa:093 598 415 aaaa:32 093 598 415
nominated architect: Richard Cole B.Sc.(Arch) (Hons 1) B.Arch.(Hons 1) Reg. No: 6538



1 DA - Site Plan
1 : 200

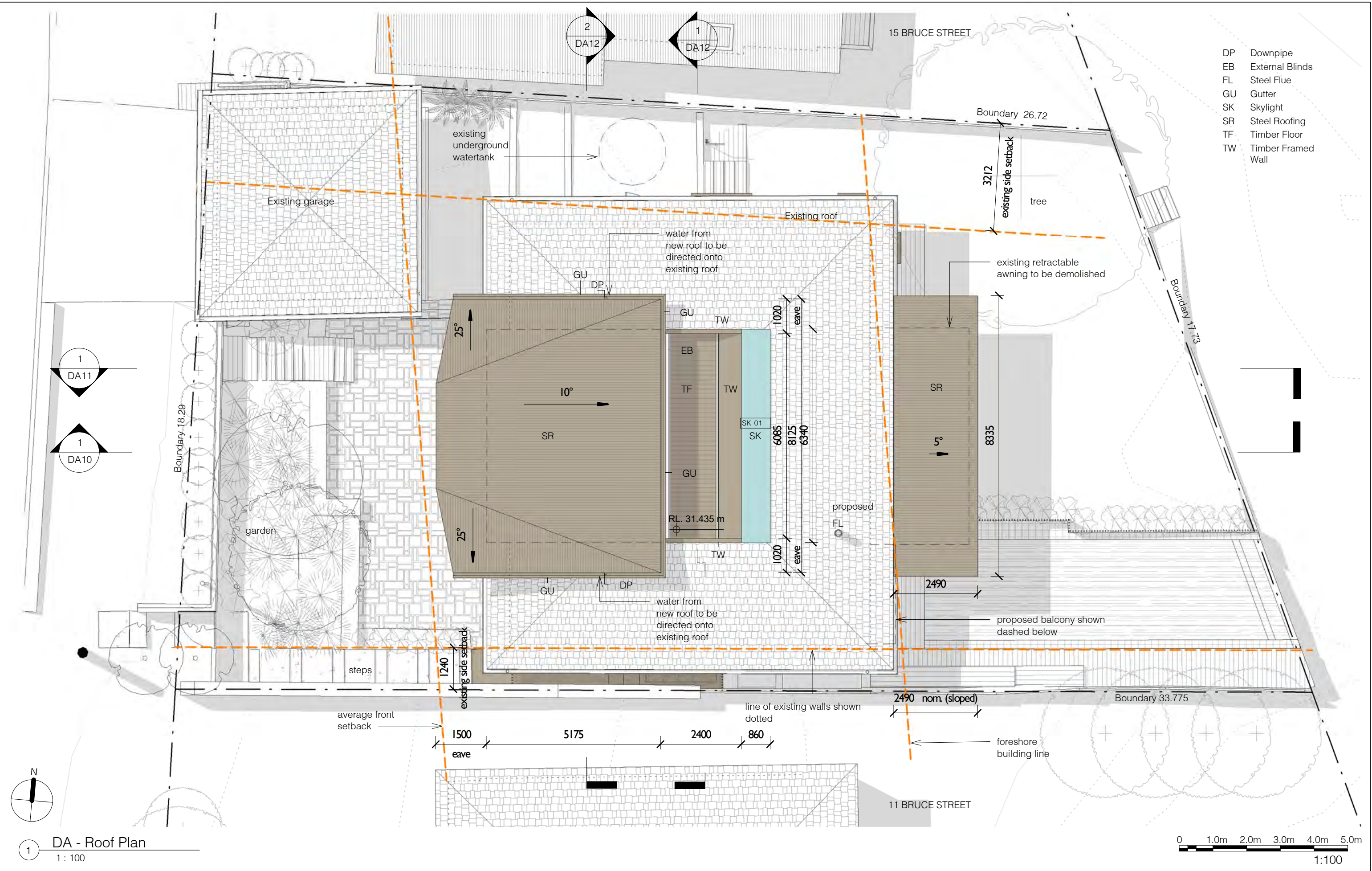


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A	Draft DA Set	31.05.19
B	Development Application Set	31.07.19

KENNETT RESIDENCE
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Lot 10 DP15764
13 Bruce Street Mona Vale 2103
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Site Plan			
Project number	1803	Checked by	RC
Date	May 2019	Scale	1 : 200
Drawn by	EN		DA01



1 DA - Roof Plan
1 : 100



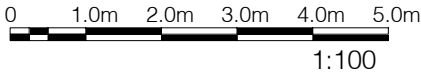
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Roof Plan	
Project number	1803
Checked by	RC
Date	May 2019
Scale	1 : 100
Drawn by	EN
DA06	

- AW Proposed Awning
- BA Timber Balustrade
- DK Timber Deck
- DP Downpipe
- EB External Blinds
- FL Steel Flue
- GU Gutter
- PF Pool Fence
- SK Skylight
- SR Steel Roofing
- TC Timber Column
- TFR Timber Framing
- TFW Timber Framed Window
- TS Timber Privacy Screen



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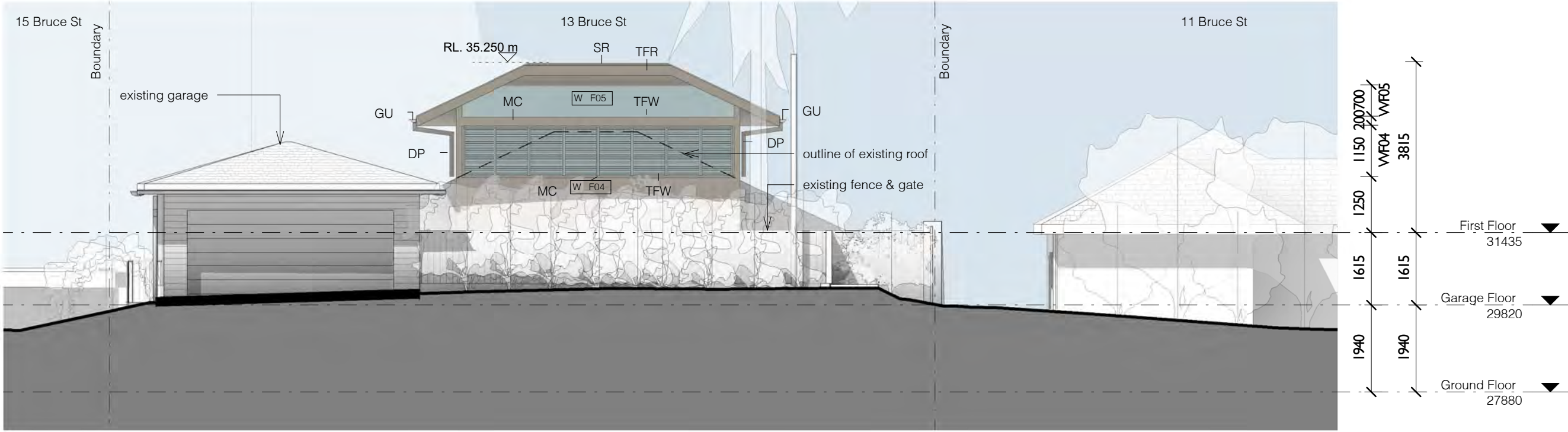
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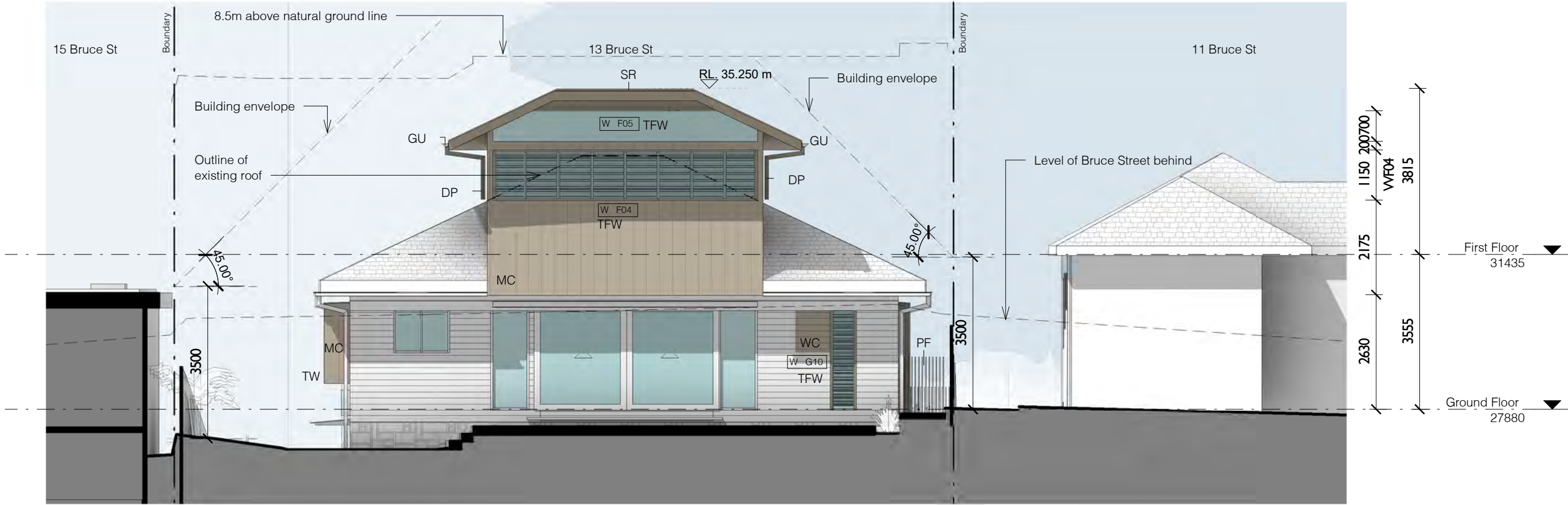
Elevations

Project number	1803	Checked by	RC
Date	May 2019	Scale	1 : 100
Drawn by	EN		DA08

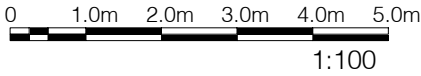
- DP Downpipe
GU Gutter
MC Metal Cladding
PF Pool Fence
SR Steel Roofing
TFR Timber Framing
TFW Timber Framed Window
TW Timber Framed Wall
WC Timber Weatherboard Cladding



2 DA - Elevation West
1 : 100



1 DA - Elevation West (Courtyard)
1 : 100

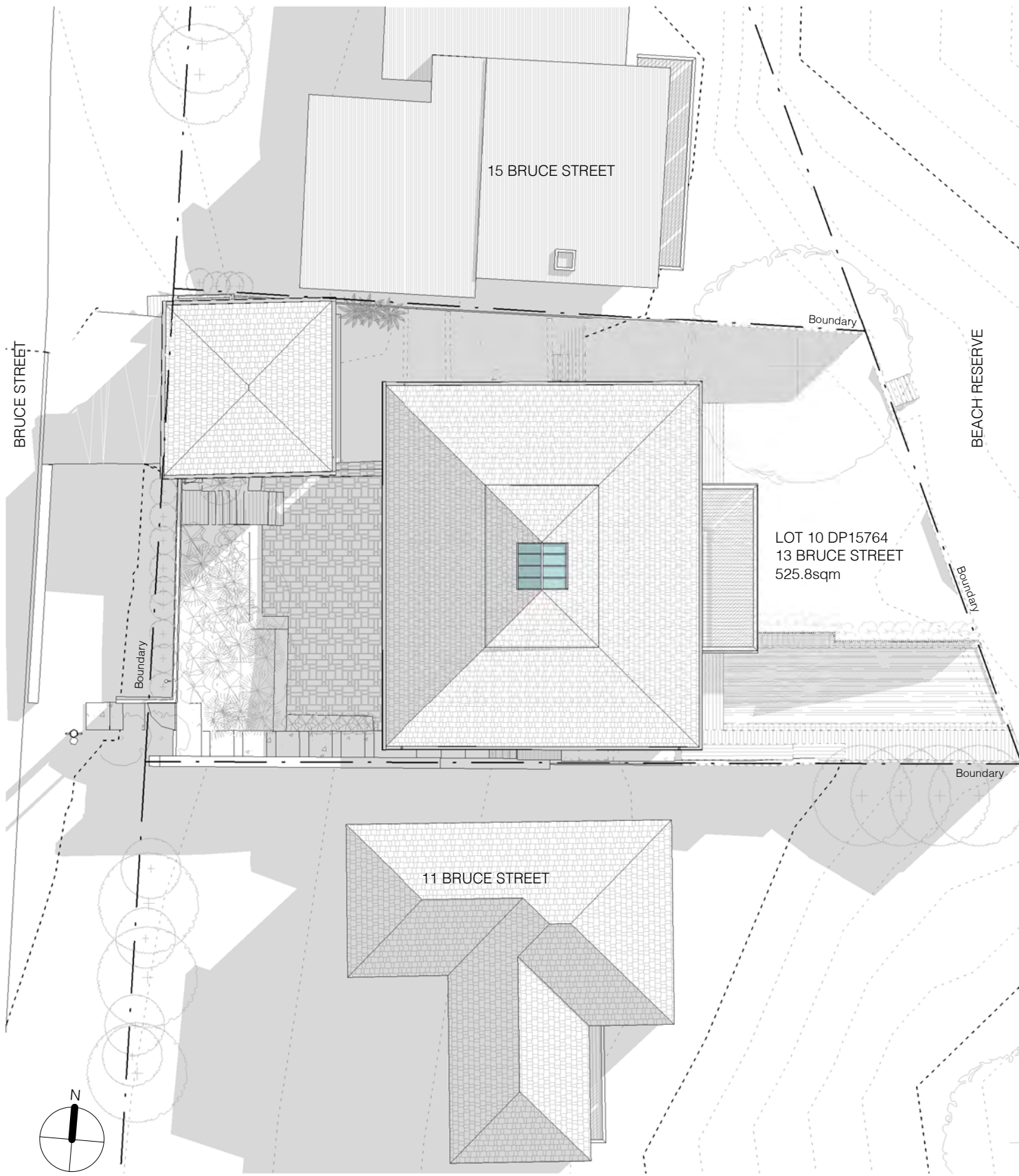


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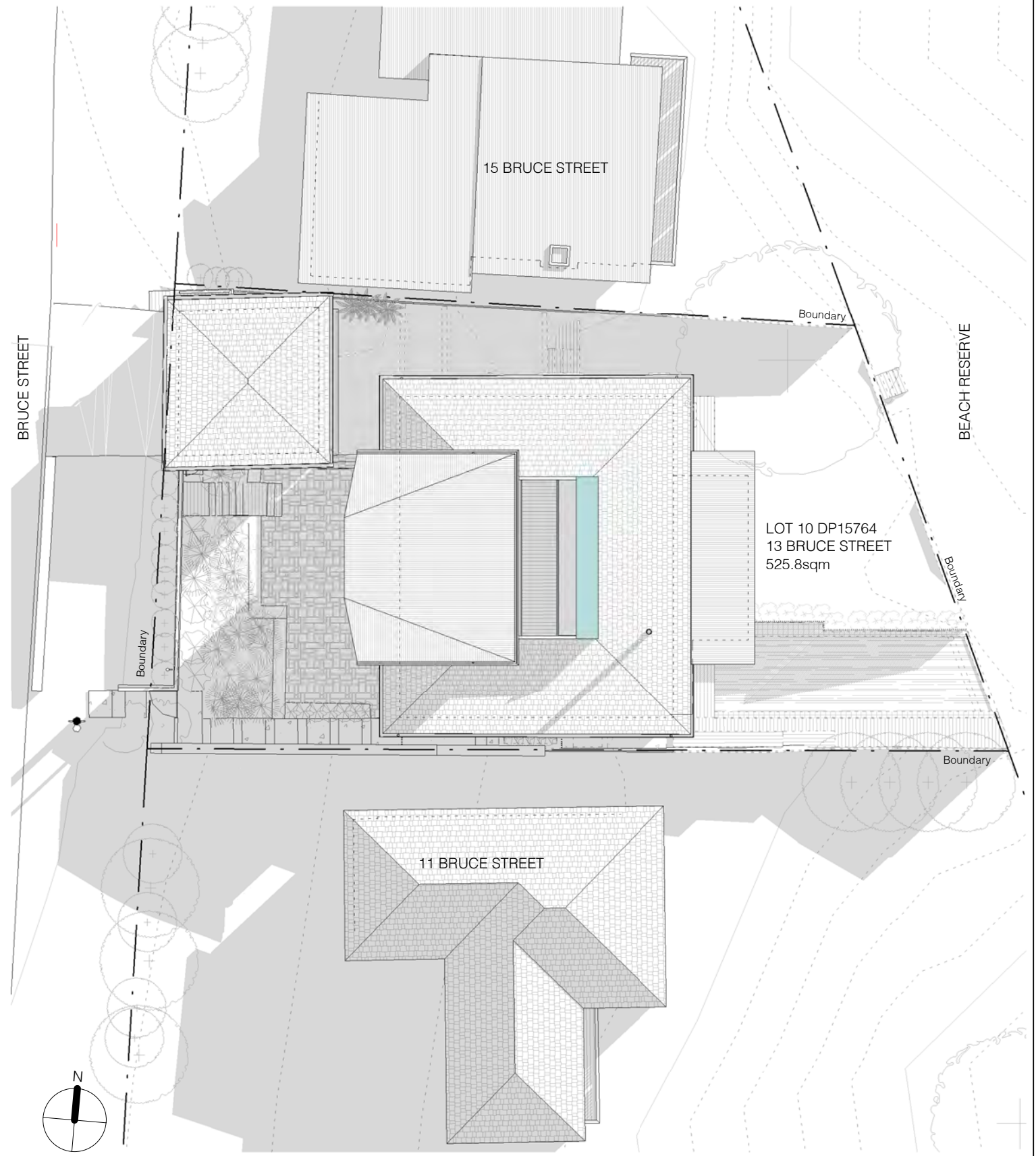
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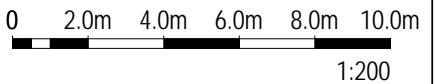
Elevation			
Project number	1803	Checked by	RC
Date	May 2019	Scale	1 : 100
Drawn by	KW		DA09



1 DA - Existing Shadow Diagram - June 22nd 9am
1 : 200



2 DA - Proposed Shadow Diagram - June 22nd 9am
1 : 200



These Shadow Diagrams have been prepared by Richard Cole Architecture and are an accurate representation of both the existing and proposed shadows on the site



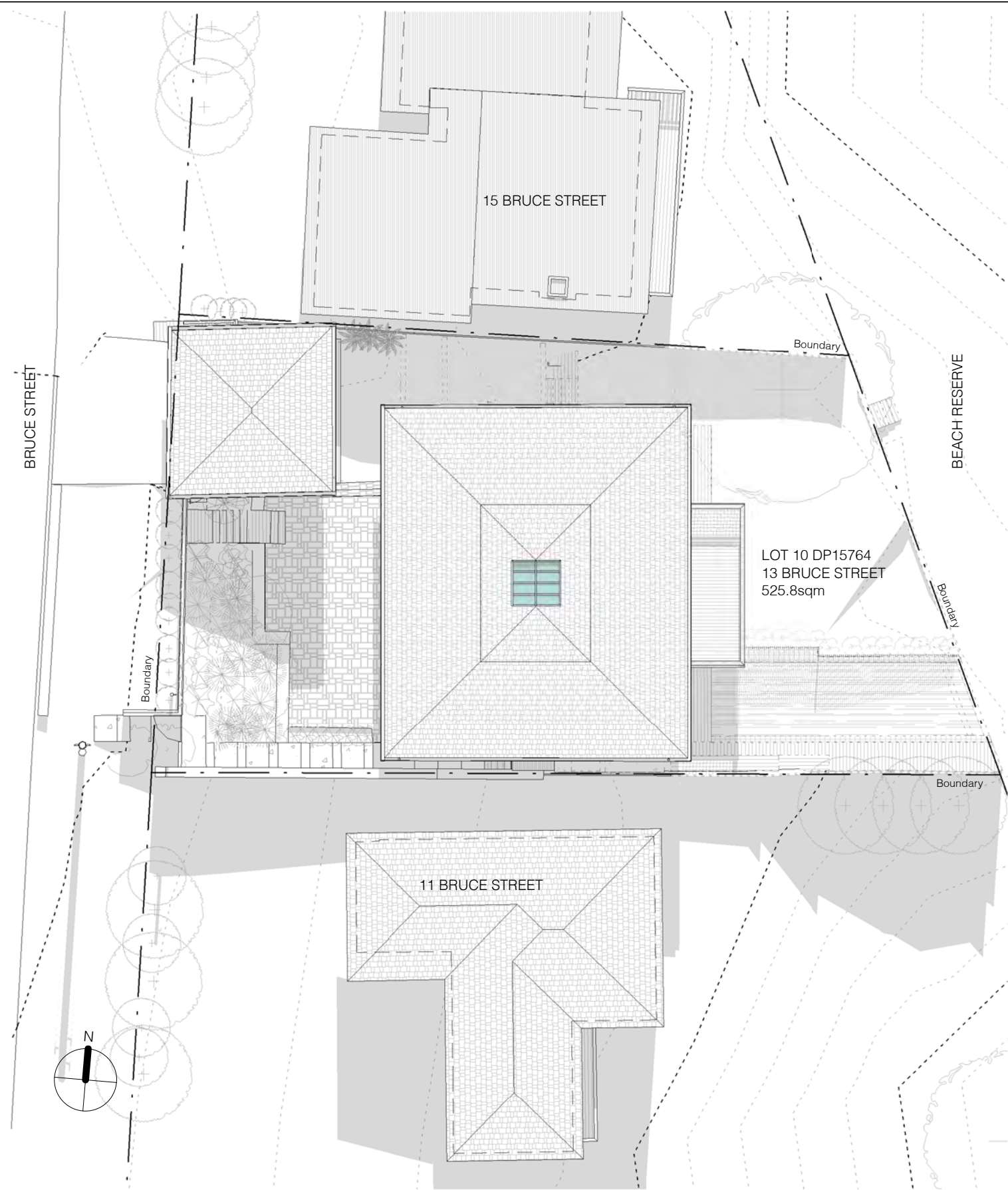
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Shadow Diagrams 9 am

Project number	1803	Checked by	RC
Date	May 2019	Scale	1 : 200
Drawn by	EN		DA13

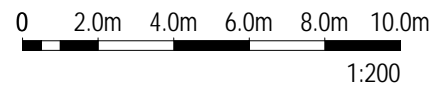


1 DA - Existing Shadow Diagram June 22nd 12noon
1 : 200

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2 DA - Proposed Shadow Diagram - June 22nd 12noon
1 : 200



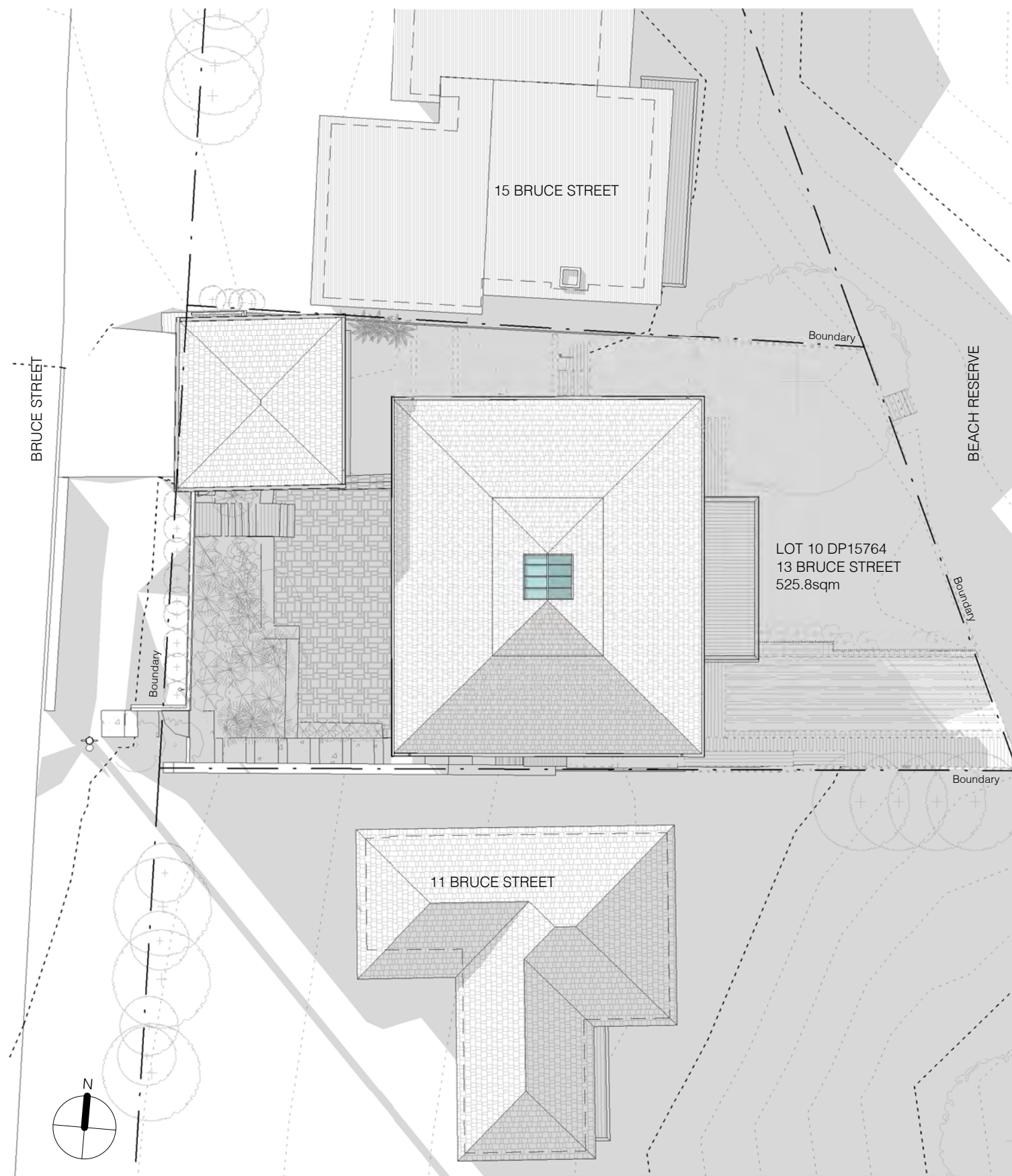
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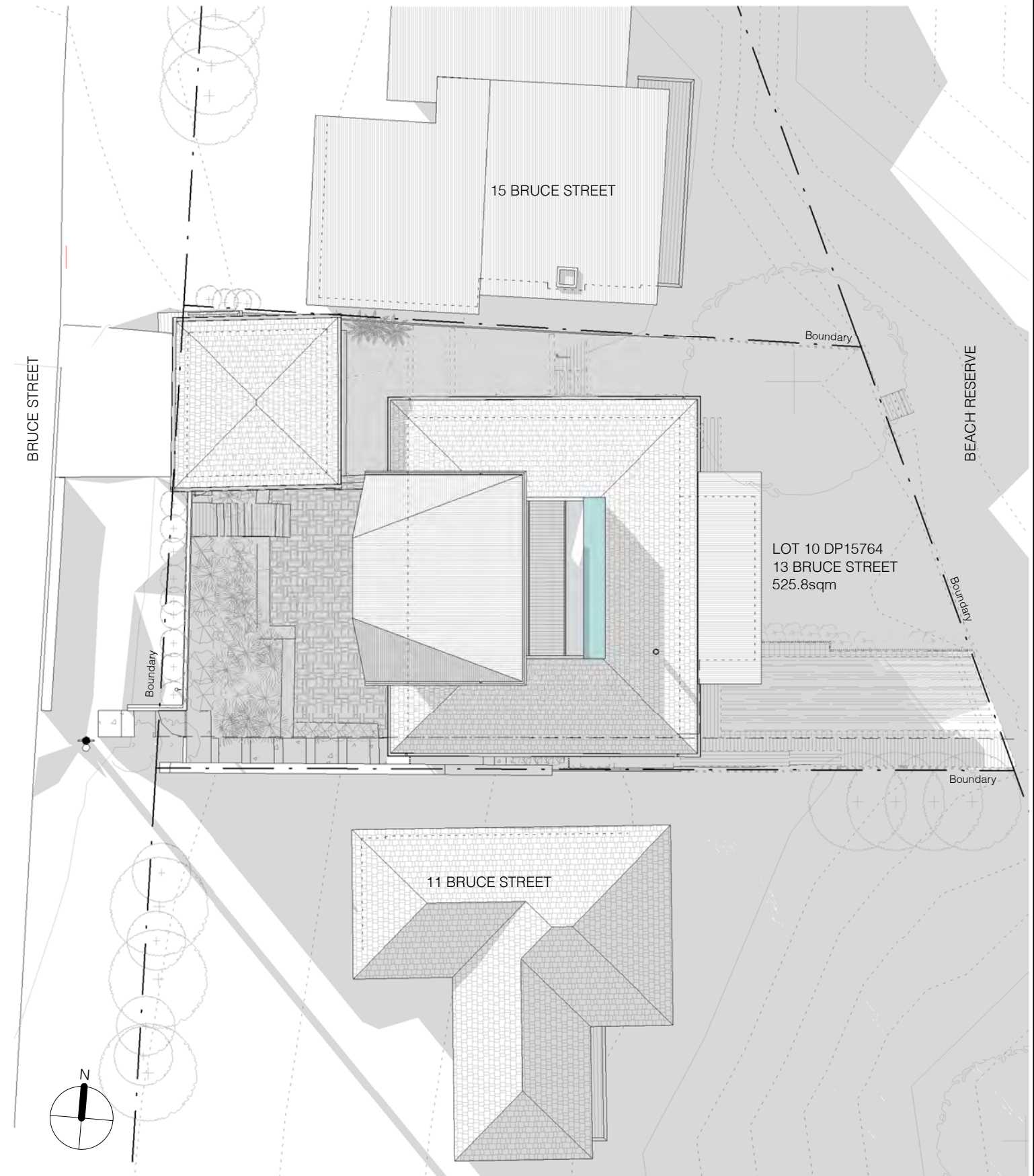
Shadow Diagrams 12 noon

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Date	May 2019	Scale	1 : 200
Drawn by	EN		DA14

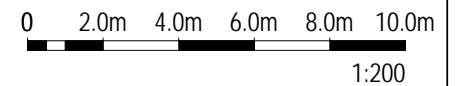


1 DA - Existing Shadow Diagram - June 22nd 3pm
1 : 200

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2 DA - Proposed Shadow Diagram - June 22nd 3pm
1 : 200



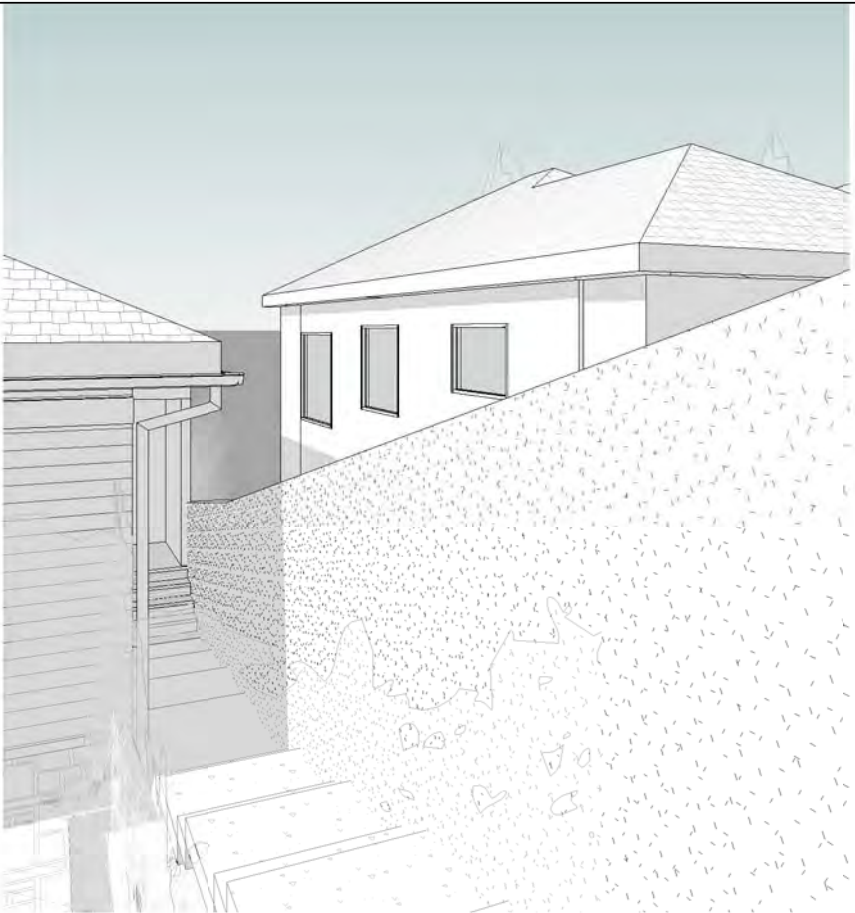
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Shadow Diagrams 3pm

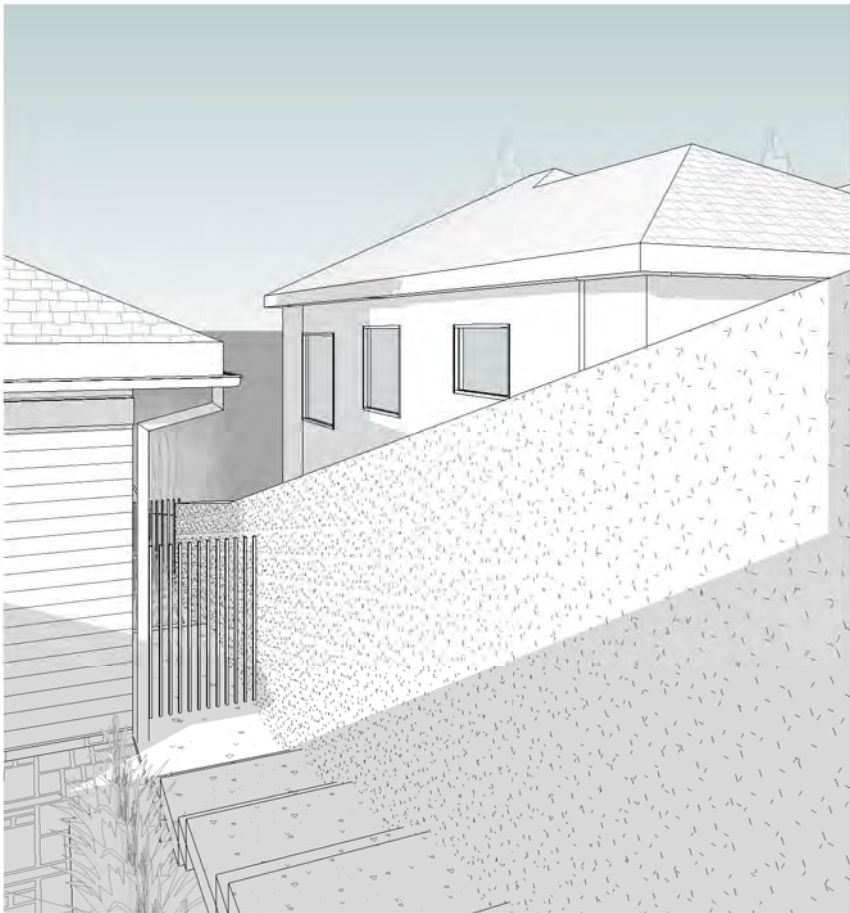
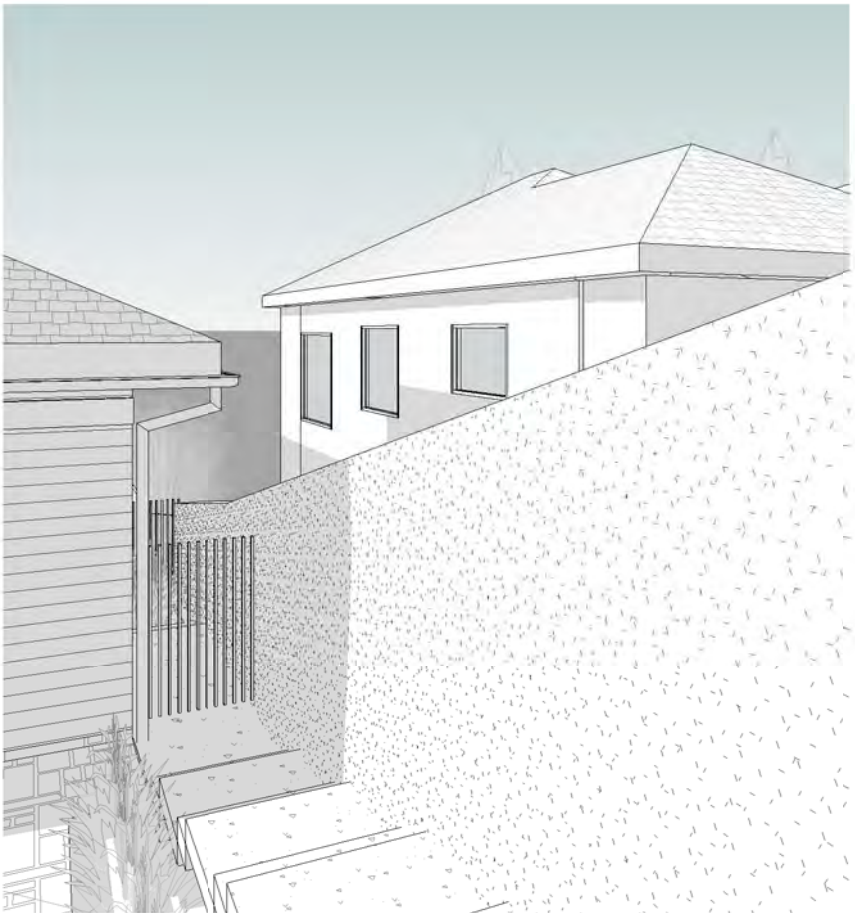
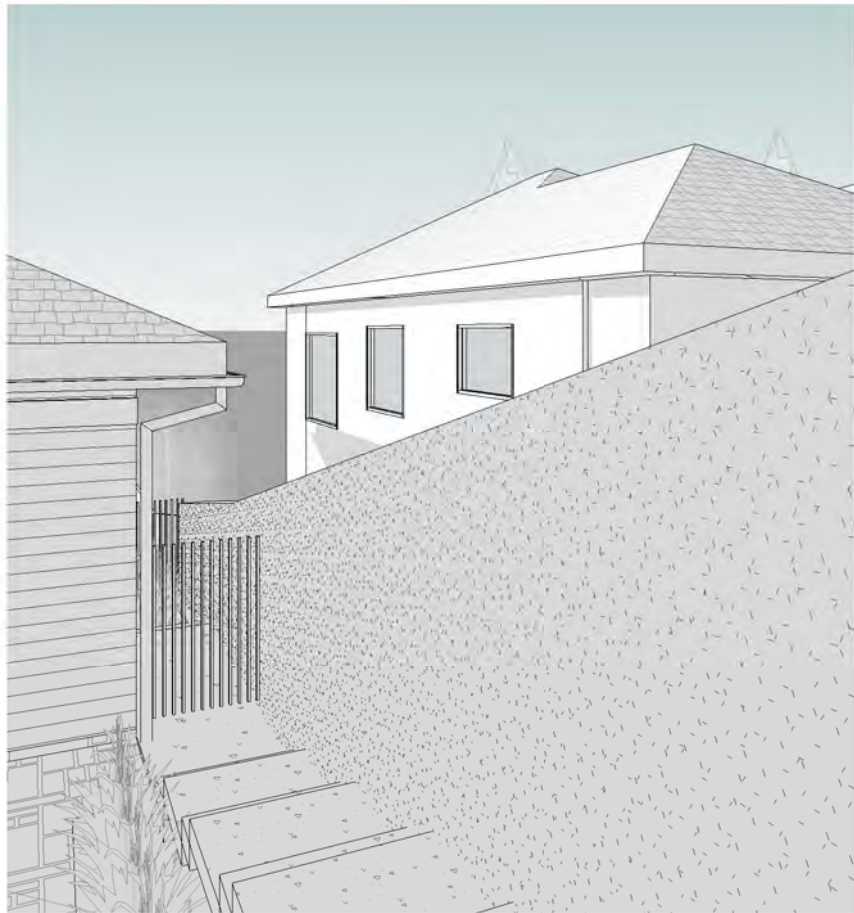
Project number	1803	Checked by	Checker
Date	May 2019	Scale	1 : 200
Drawn by	EN		DA15



1 3D Study existing 9am

3 3D Study existing 12noon

5 3D Study existing 3pm



2 3D Study proposed 9am

4 3D Study proposed 12noon

6 3D Study proposed 3pm

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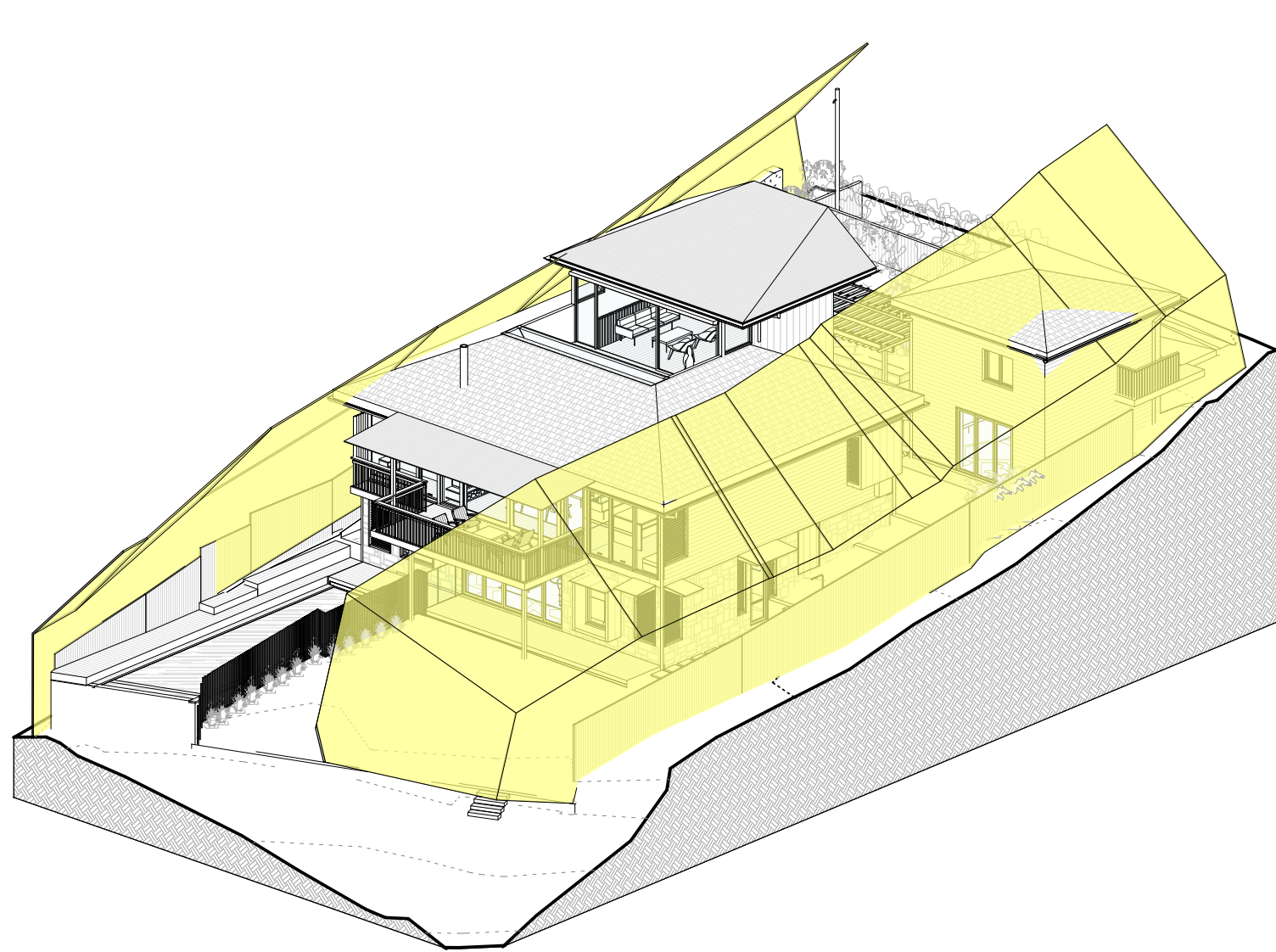
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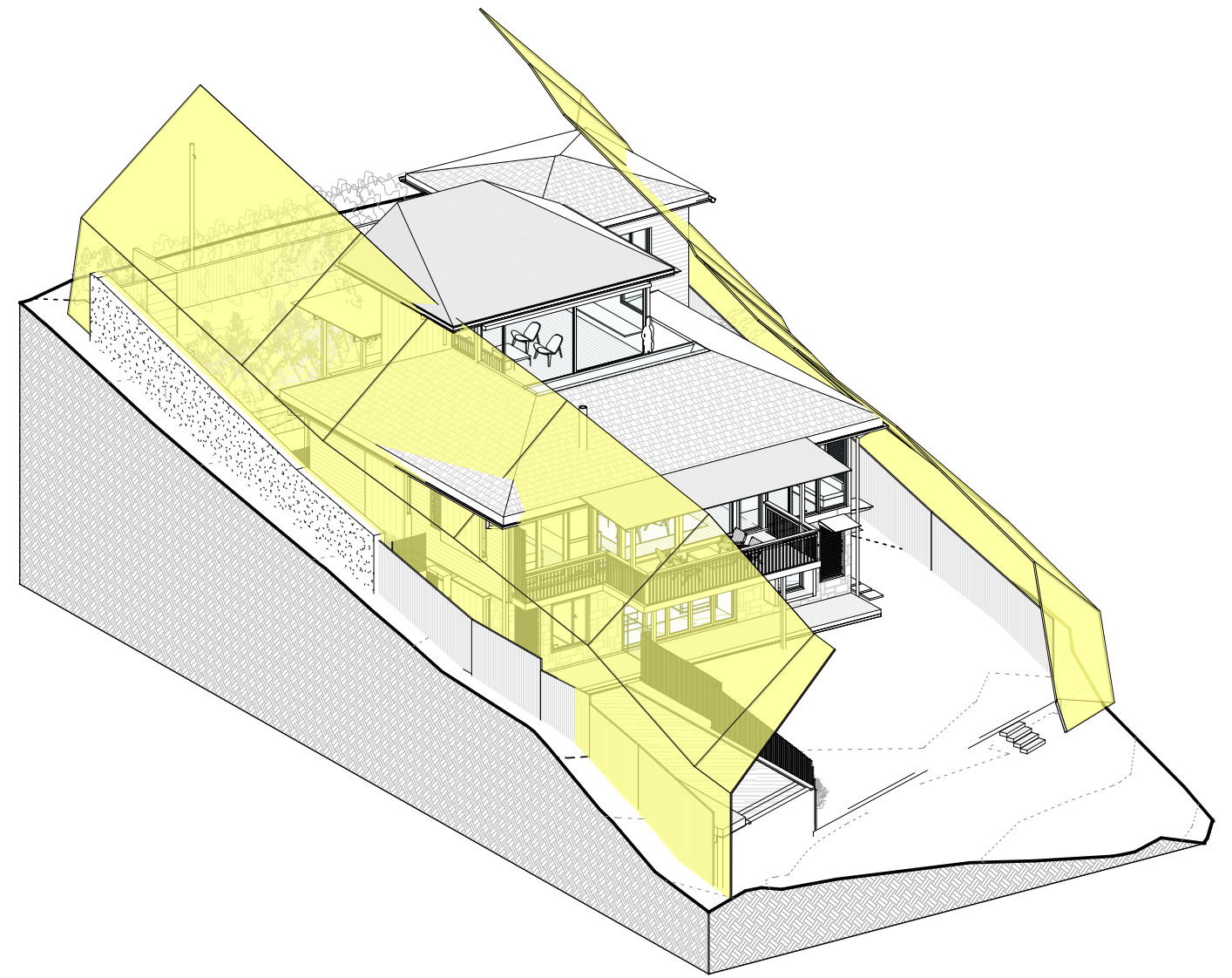
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Shadow Studies

Project number	1803	Checked by	Checker
Date	May 2019	Scale	
Drawn by	KW		DA16



1 Building Envelope North



2 Building Envelope South



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Building Envelope

Project number	1803	Checked by	Checker
Date	May 2019	Scale	
Drawn by	KW		DA17



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Photomontage

Project number	1803	Checked by	Checker
Date	May 2019	Scale	
Drawn by	KW		DA18



COLORBOND ROOFING

METALWORK

COPPER CLADDING

& TIMBER LINING BOARD
CEILING & EAVE

TIMBER WEATHERBOARDS

TIMBER DECK, TIMBER SLIDING
DOORS & WINDOWS

STONEWORK

WINDOW BOXES

TIMBER BALUSTRADE



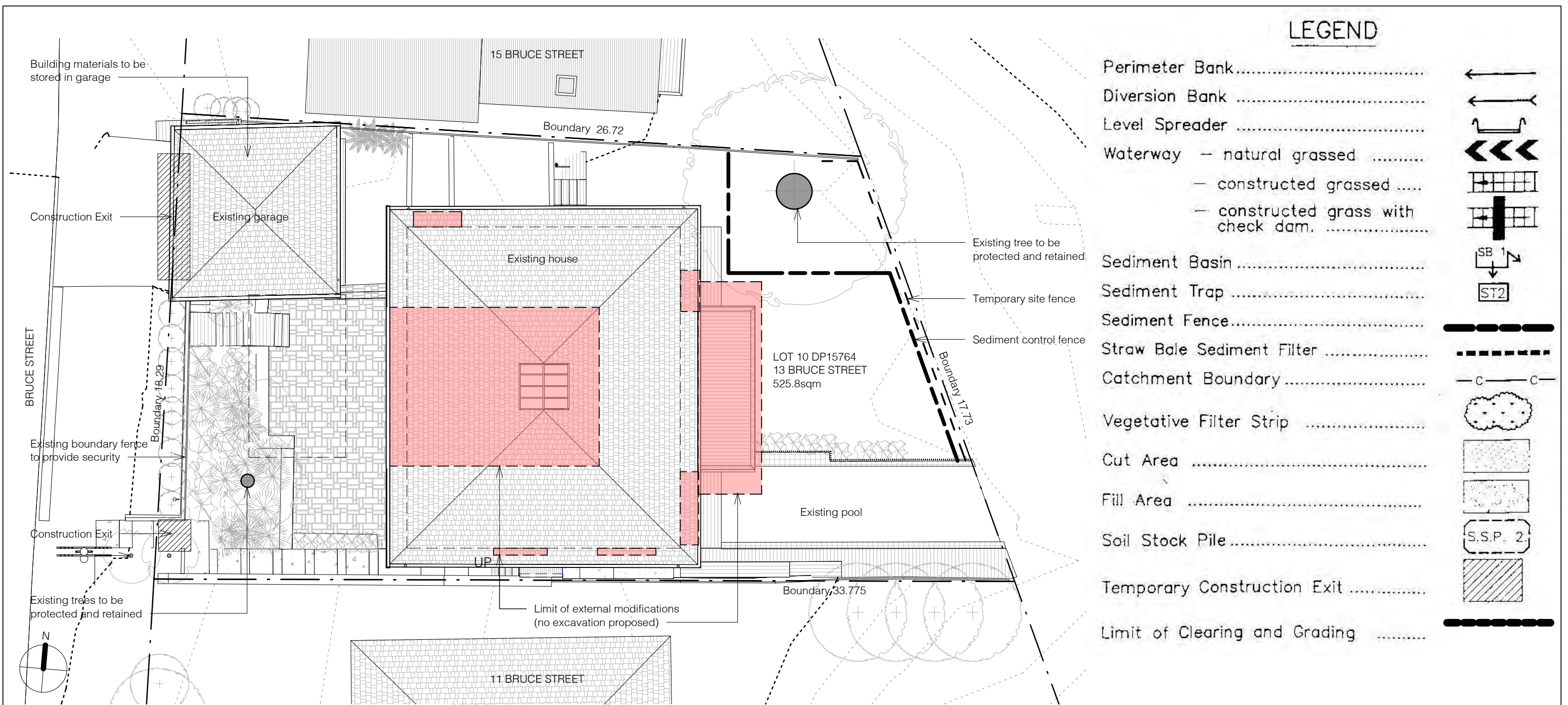
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Finishes Board

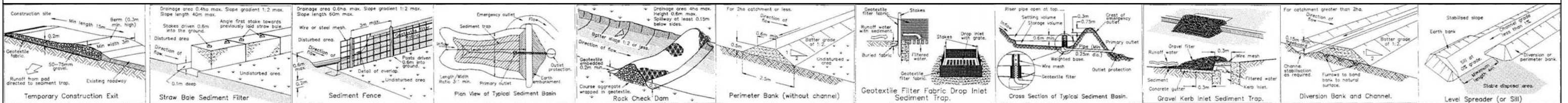
Project number	1803	Checked by	Checker
Date	May 2019	Scale	
Drawn by	EN		DA19



LEGEND

- Perimeter Bank.....
- Diversion Bank
- Level Spreader
- Waterway — natural grassed
- constructed grassed
- constructed grass with check dam.
- Sediment Basin
- Sediment Trap
- Sediment Fence.....
- Straw Bale Sediment Filter
- Catchment Boundary
- Vegetative Filter Strip
- Cut Area
- Fill Area
- Soil Stock Pile
- Temporary Construction Exit
- Limit of Clearing and Grading

1 DA - Sediment Control Plan
1:150



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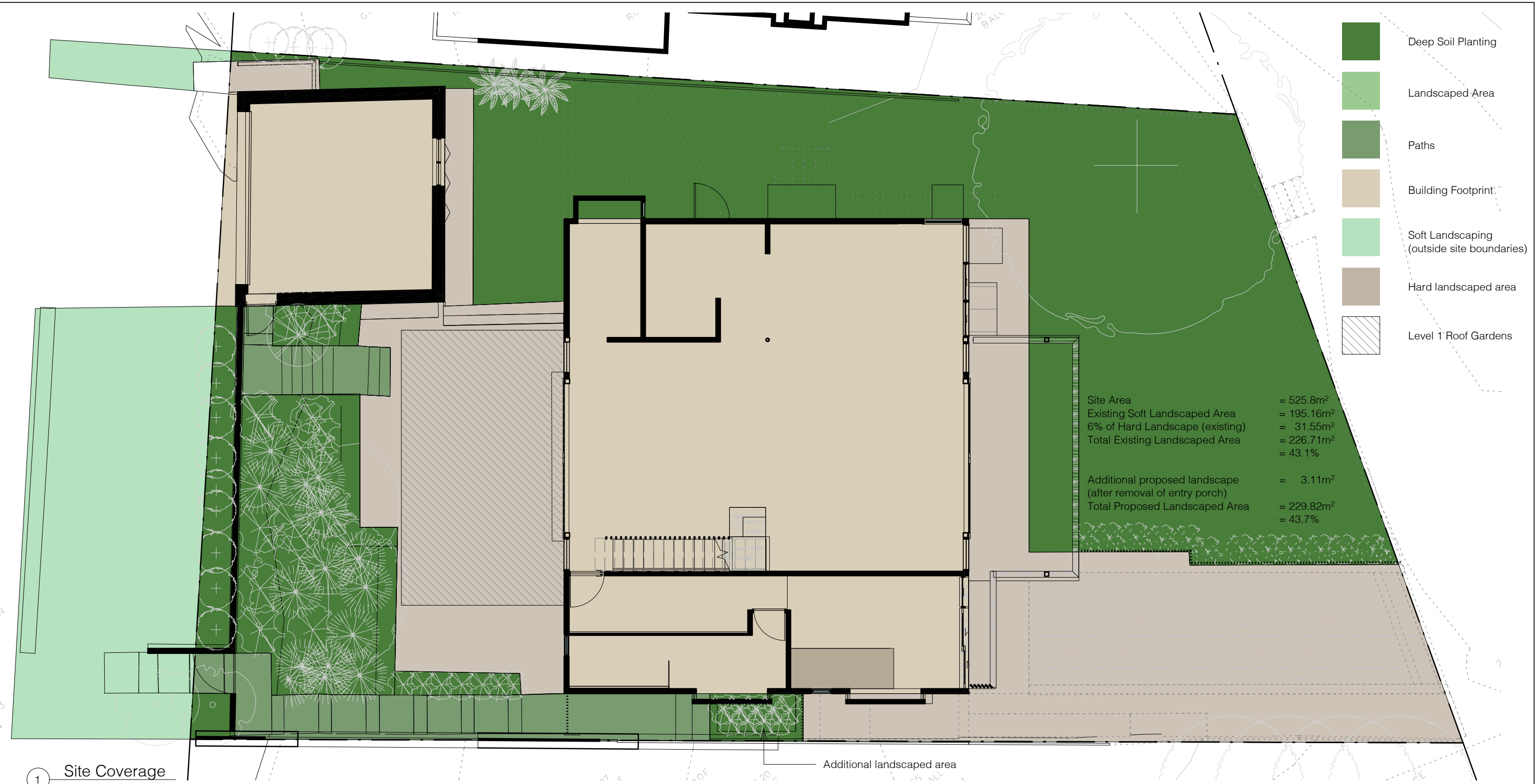
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Sediment Control Plan

Project number	1803	Checked by	Checker
Date	May 2019	Scale	1:150
Drawn by	KW		DA20



1 Site Coverage
1 : 100

Outcomes
Achieve the desired future character of the Locality. (S)
The bulk and scale of the built form is minimised. (En, S)
A reasonable level of amenity and solar access is provided and maintained. (En, S)
Vegetation is retained and enhanced to visually reduce the built form. (En)
Conservation of natural vegetation and biodiversity. (En)
Stormwater runoff is reduced, preventing soil erosion and siltation of natural drainage channels. (En)
To preserve and enhance the rural and bushland character of the area. (En, S)
Soft surface is maximised to provide for infiltration of water to the water table, minimise runoff and assist with stormwater management.(En, S)

Controls
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.
Split Zones
On lots where there is a split zoning and part of the lot is zoned RE1 Public Recreation, E2 Environmental Conservation or SP2 Infrastructure, the calculation for total landscaped area will be based only on that area not zoned RE1 Public Recreation, E2 Environmental Conservation or SP2 Infrastructure. It will not be based on the site area of the whole lot.

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)).

Window Schedule for BASIX									
Type Mark	Mark	Keynote	Area	Length	Unconnected Height	Orientation	Blinds	Screen	Comments
W	F01	TFW	1.44	1250	1150	N	Eaves over		External Blinds over
W	F02	TFW	14.60	6213	2400	E	Eaves over		
W	F03	TFW	1.44	1250	1150	S	Eaves over		
W	F04	TFW	7.00	6213	1150	W			
W	F05	TFW	3.86	6147	4000	W	Eaves over		
W	G01	TFW	0.78	555	1595	E			
W	G02	TFW	2.08	1161	1885	N	Eaves over		
W	G03	TFW	7.06	3089	2335	E	Eaves over		
W	G04	TFW	7.13	3123	2375	E	Eaves over		Provide Manganese bronze insect mesh
W	G05	TFW	0.24	226	1455	E			
W	G06	TFW	0.24	225	1485	W			
W	G07	TFW	0.84	565	1485	S	Eaves over		
W	G08	TFW	0.22	159	1435	E			
W	G09	TFW	0.23	160	1435	W			
W	G10	TFW	1.40	600	2337	W			
W	LG01	TFW	0.71	405	1760	N	External Awning		
W	LG02	TFD	1.93	800	2410	N	External Awning		
W	LG03	TFW	0.76	400	1900	N	External Awning		
W	LG04	TFW	1.58	900	1900	N	External Awning		
W	LG05	TFW	1.71	900	1900	E	External Awning		
W	LG06	TFW	1.94	1392	1510	E	Window Box		
W	LG07	TFW	2.24	1410	1590	E	Eaves over		
W	LG08	TFW	1.79	940	1900	E	Eaves over		
W	LG09	TFW	0.24	232	1485	E			
W	LG10	TFW	0.24	232	1485	W			
W	LG11	TFW	0.28	966	310	S			
W	LG12	TFW	0.42	1350	310	S	Eaves over		



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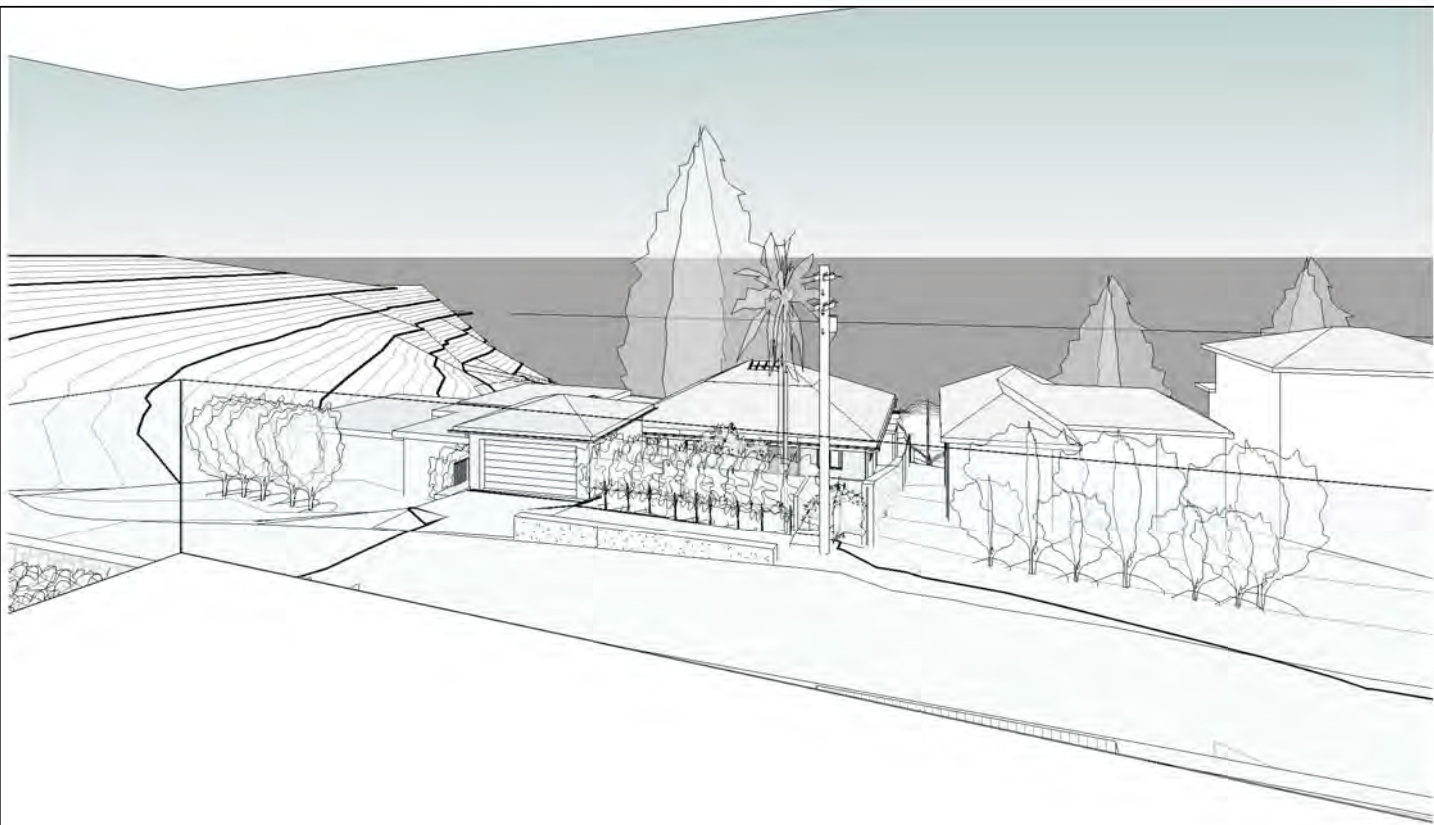
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for
Jason Kennett & Mandy Eilbeck

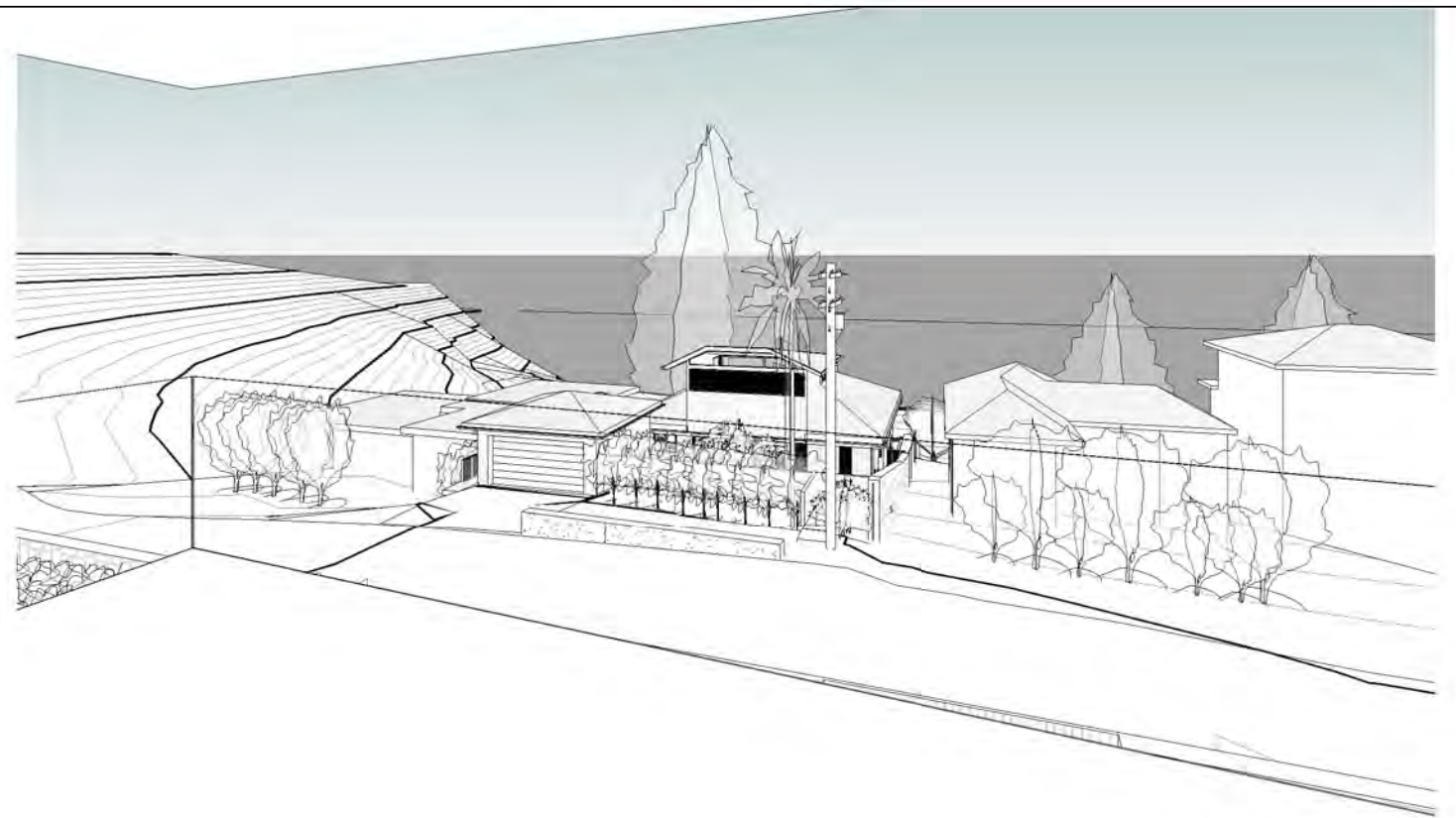
Window Schedule for BASIX

Project number	1803	Checked by	Checker
Date	May 2019	Scale	
Drawn by	EN		DA22



1 View from No. 89 balcony (existing)

Balcony Level = RL 38000
Eye height = 1700 above floor level
= RL 39700



2 View from No. 89 balcony (proposed)

Balcony Level = RL 38000
Eye height = 1700 above floor level
= RL 39700



3 View from No. 89 lower balcony (existing)

Balcony Level = RL 35000
Eye height = 1700 above floor level
= RL 36700



4 View from No. 89 lower balcony (proposed)

Balcony Level = RL 35000
Eye height = 1700 above floor level
= RL 36700



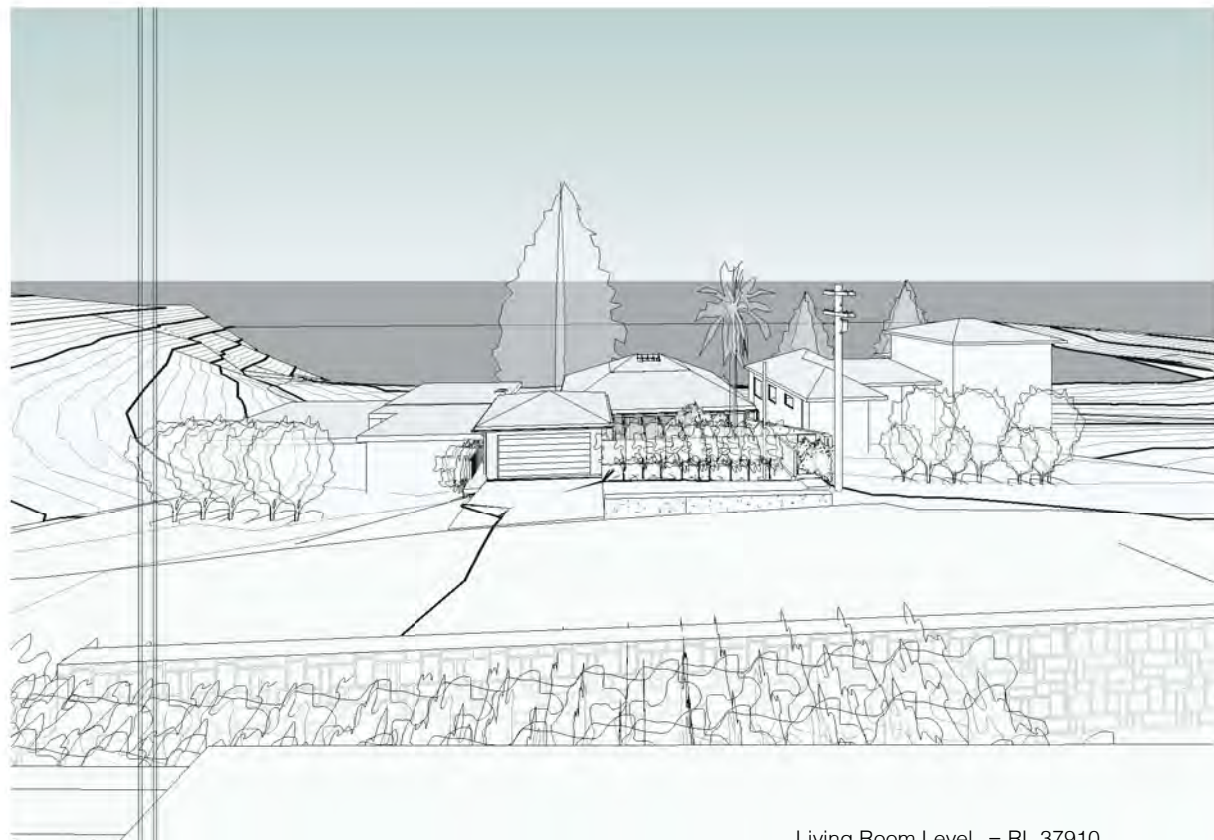
139 PALMGROVE ROAD
AVALON BEACH NSW 2107
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richard@richardcolearchitecture.com.au
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accn-092 599 415 abn-58 092 599 413
registered architect: Richard Cole & Co (Arch) (Pty) Ltd Reg No 6055

No.	Revision Description	Date
A	Draft DA Set	31.05.19
B	Development Application Set	31.07.19

KENNETT RESIDENCE
DEVELOPMENT APPLICATION
Lot 10 DP15764
13 Bruce Street Mona Vale 2103
for
Jason Kennett & Mandy Eilbeck

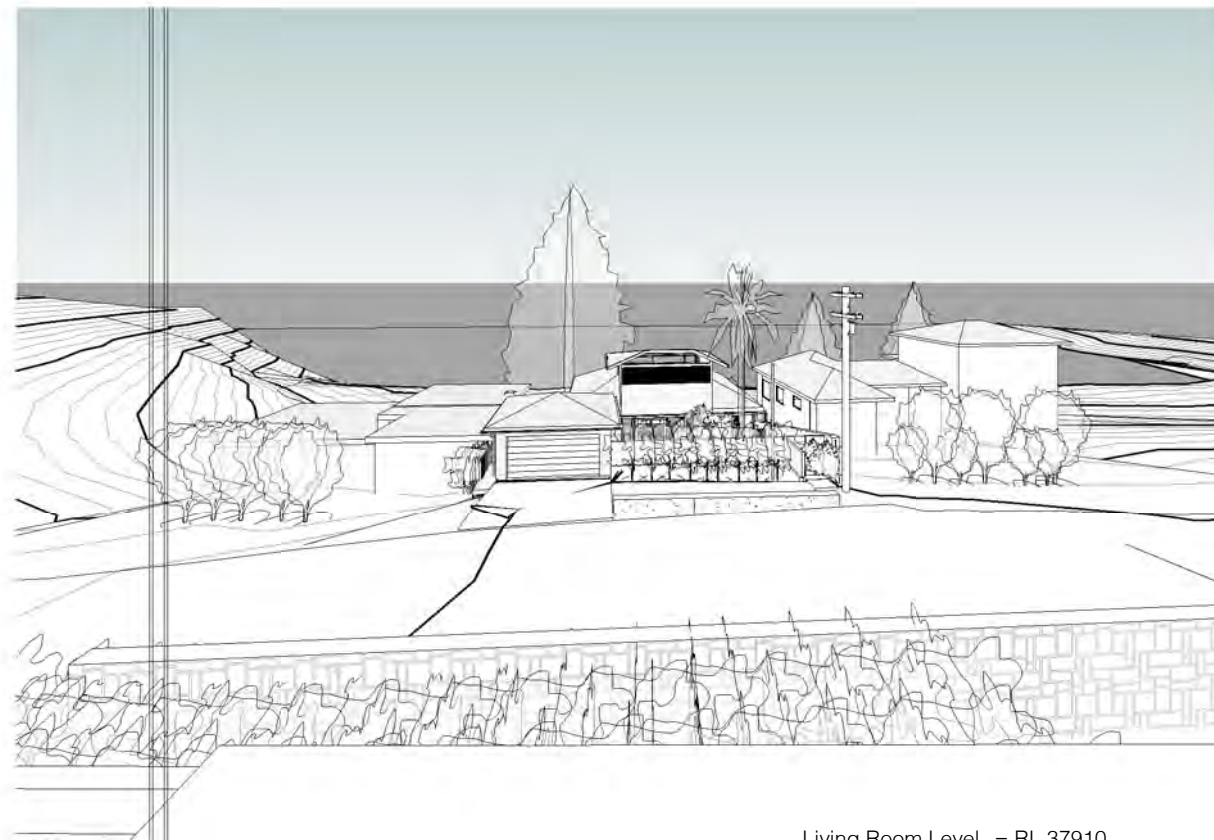
View Studies (89 NPP)

Project number	1803	Checked by	Checker
Date	May 2019	Scale	
Drawn by	KW		DA30



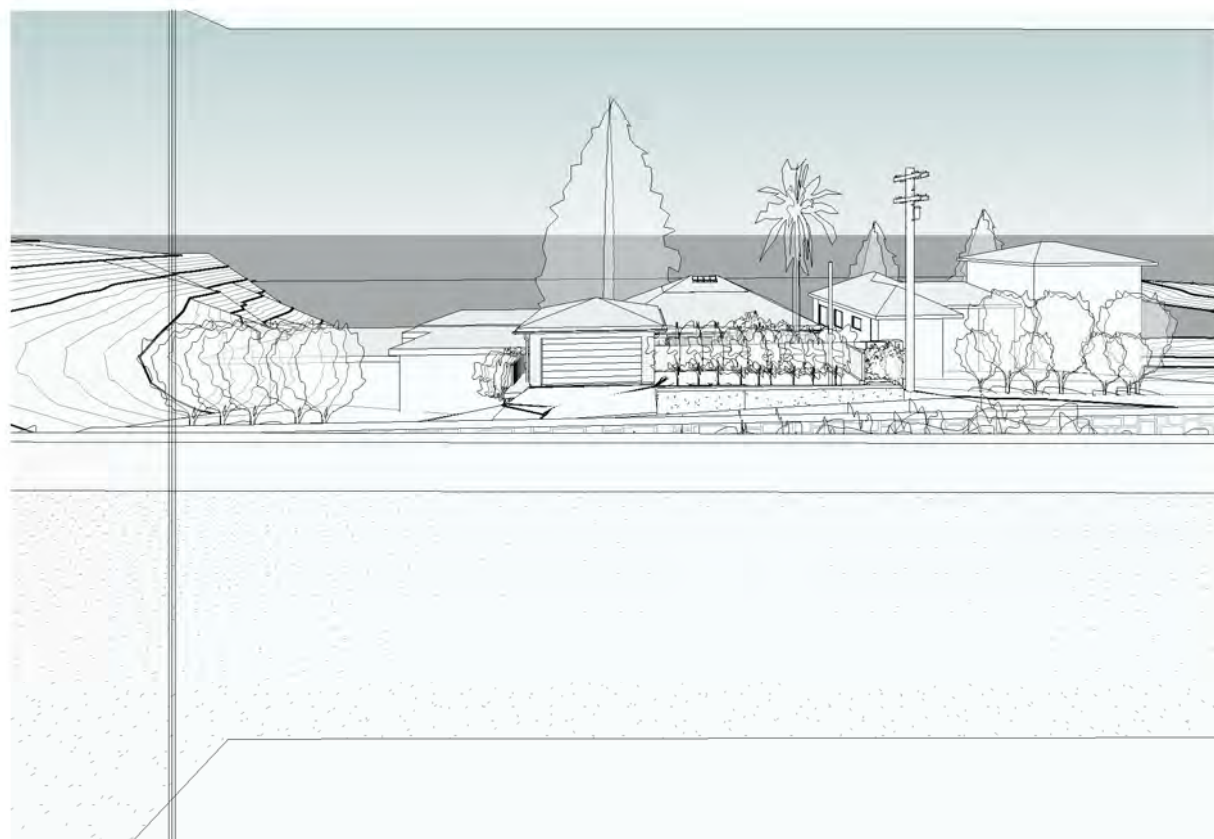
1 View from No. 91 livingroom (existing)

Living Room Level = RL 37910
 Eye height = 1700 above floor level
 = RL 39610



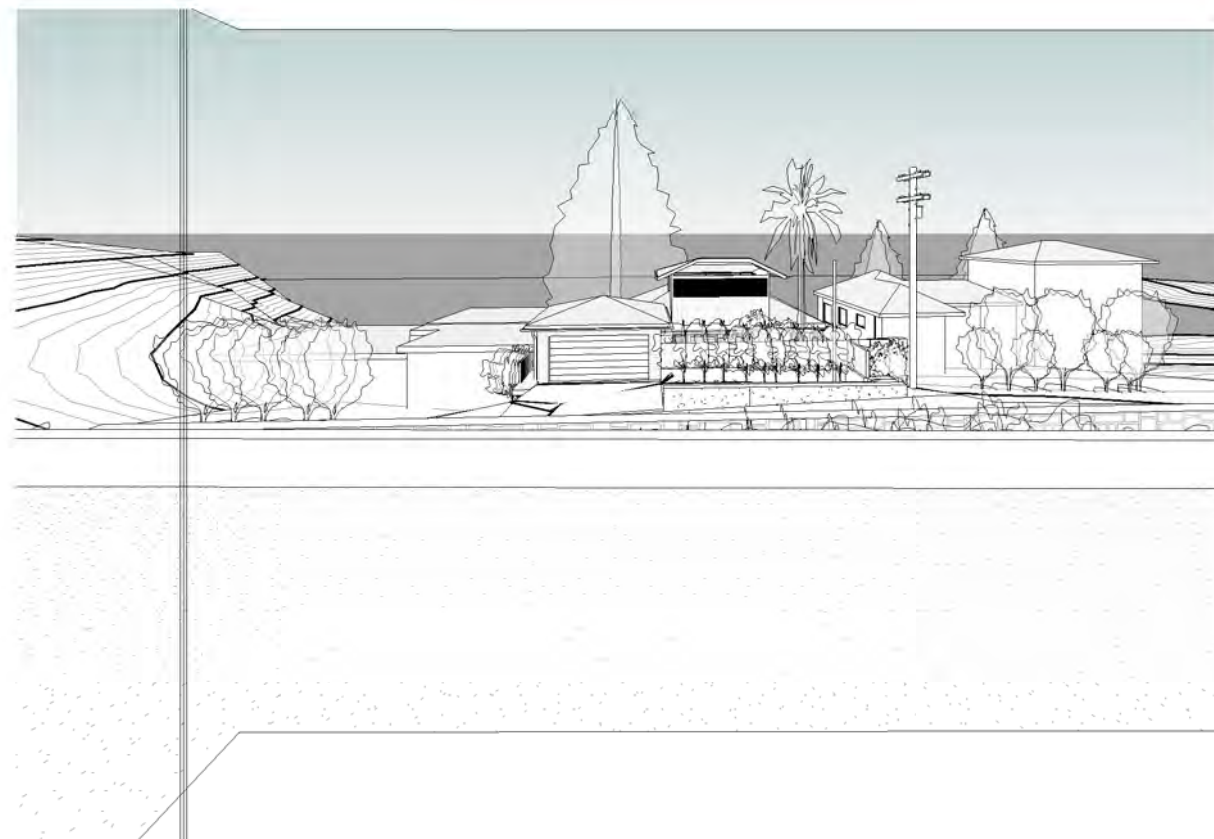
2 View from No. 91 livingroom (proposed)

Living Room Level = RL 37910
 Eye height = 1700 above floor level
 = RL 39610



3 View from No. 91 rumpus (existing)

Rumpus Level = RL 35000
 Eye height = 1700 above floor level
 = RL 36700



4 View from No. 91 rumpus (proposed)

Rumpus Level = RL 35000
 Eye height = 1700 above floor level
 = RL 36700



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 newbedated architect: Richard Cole & Co (Arch) (Hons) (S) Reg No 6055

No.	Revision Description	Date
A	Draft DA Set	31.05.19
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KENNETT RESIDENCE
 DEVELOPMENT APPLICATION
 Lot 10 DP15764
 13 Bruce Street Mona Vale 2103
 for
 Jason Kennett & Mandy Eilbeck

View Studies (91 NPP)

Project number	1803	Checked by	Checker
Date	May 2019	Scale	
Drawn by	KW		DA31



1 View from No. 91 balcony (existing)

Balcony Level = RL 37910
Eye height = 1700 above floor level
= RL 39610



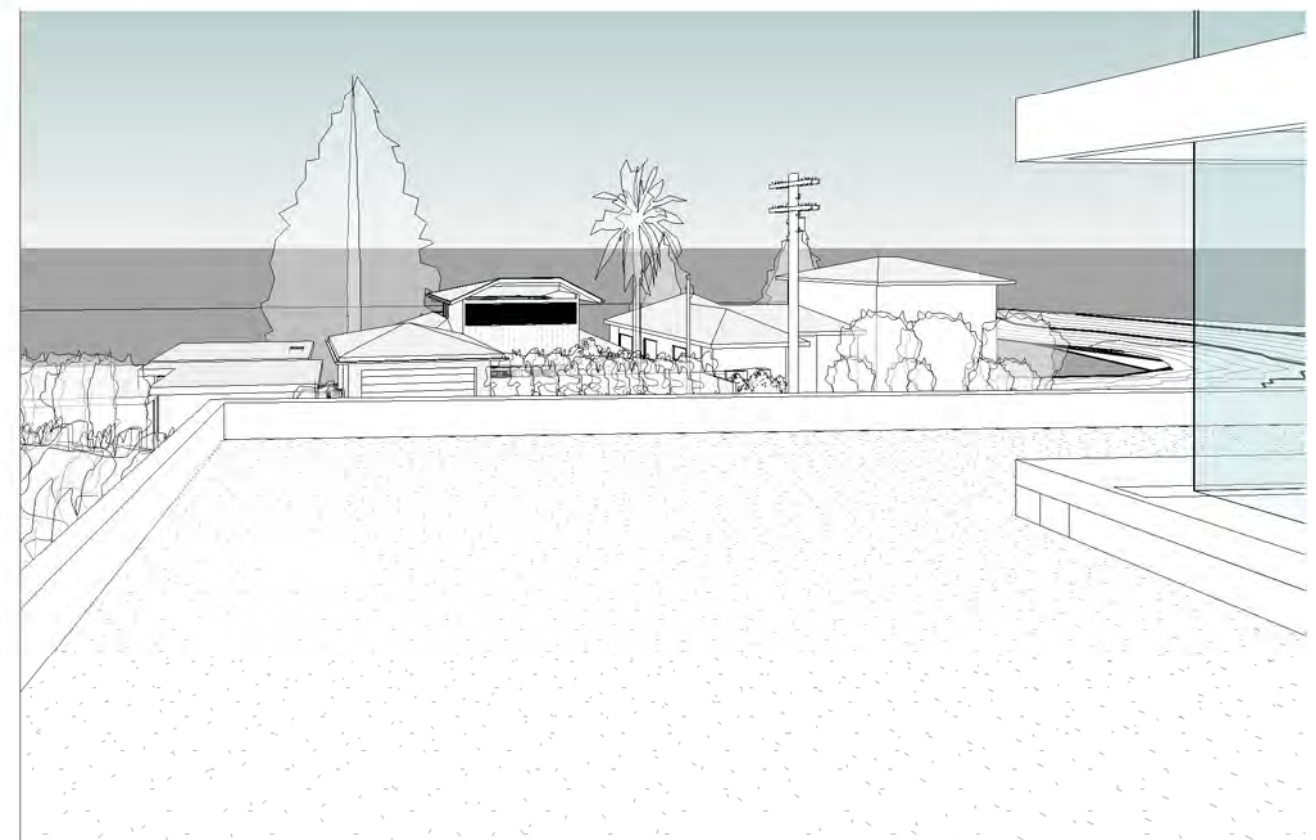
2 View from No. 91 balcony (proposed)

Balcony Level = RL 37910
Eye height = 1700 above floor level
= RL 39610



3 View from No. 91 lower balcony (existing)

Balcony Level = RL 35000
Eye height = 1700 above floor level
= RL 36700



4 View from No. 91 lower balcony (proposed)

Balcony Level = RL 35000
Eye height = 1700 above floor level
= RL 36700



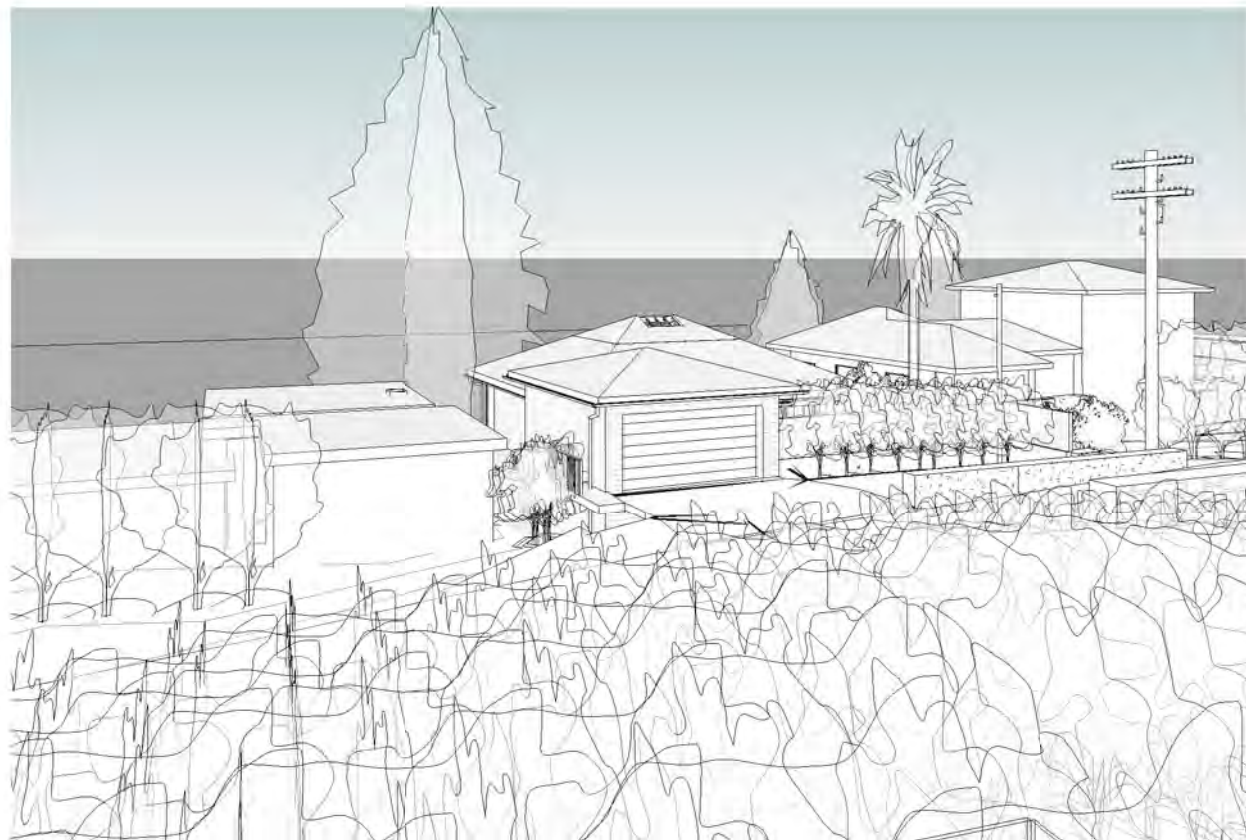
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No.	Revision Description	Date
A	Draft DA Set	31.05.19
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KENNETT RESIDENCE
DEVELOPMENT APPLICATION
Lot 10 DP15764
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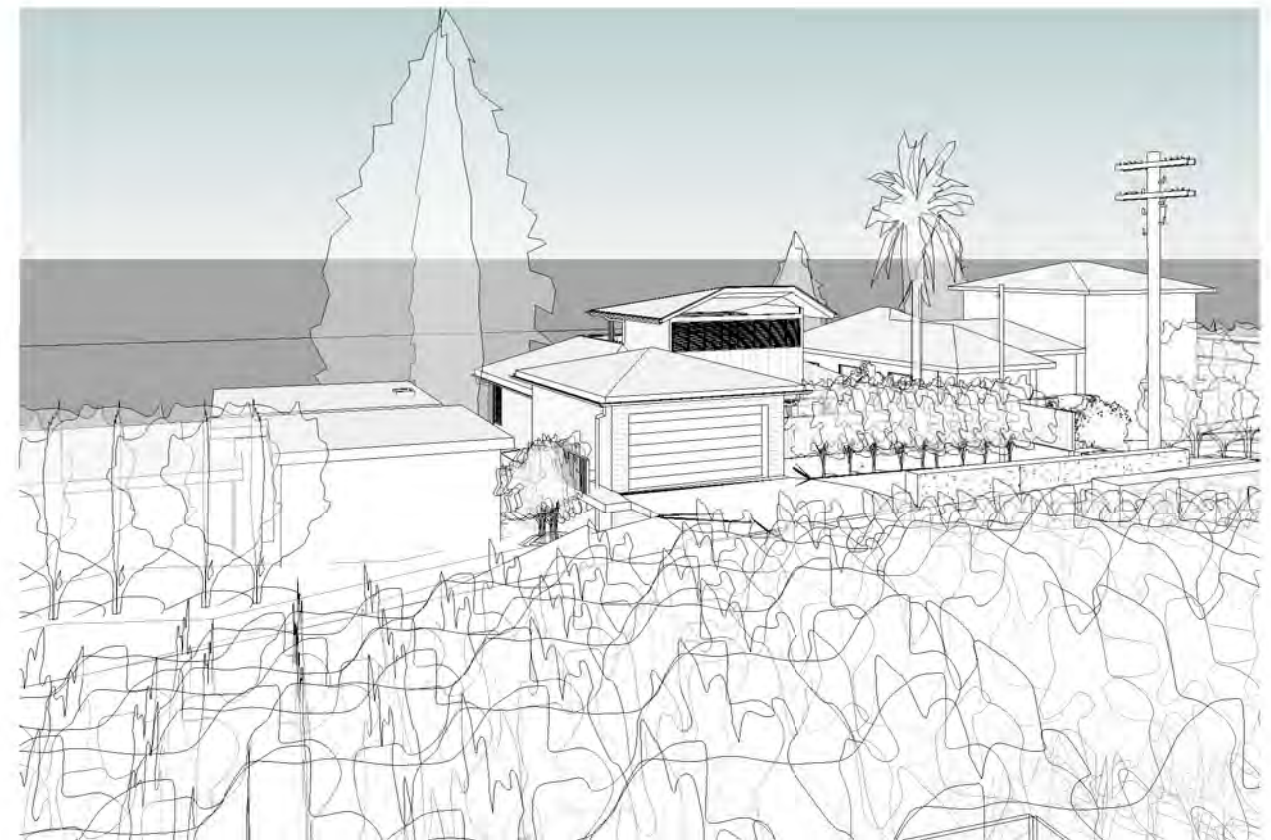
View Studies (91 NPP)

Project number	1803	Checked by	Checker
Date	May 2019	Scale	
Drawn by	KW		DA32



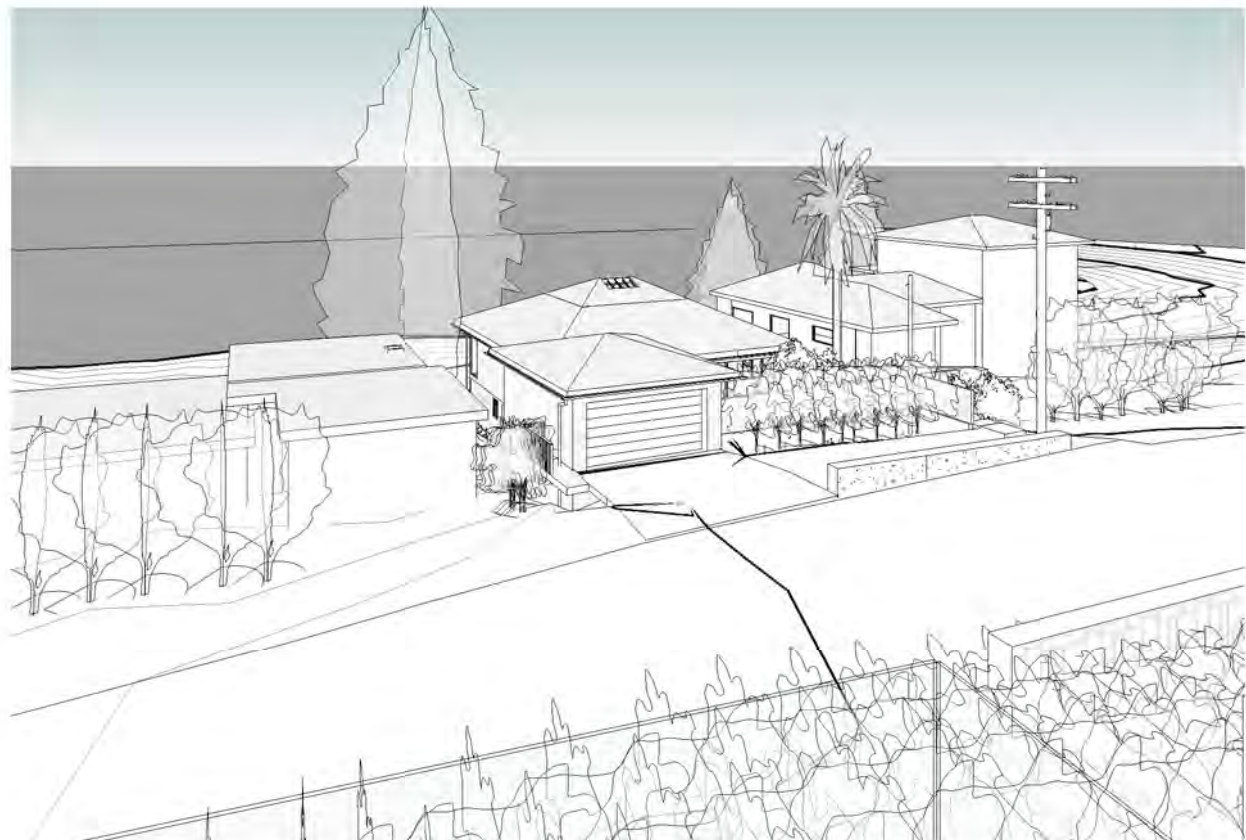
1 View from No.93 lower balcony (existing)

Living Room Level = RL 34550
Eye height = 1700 above floor level
= RL 36250



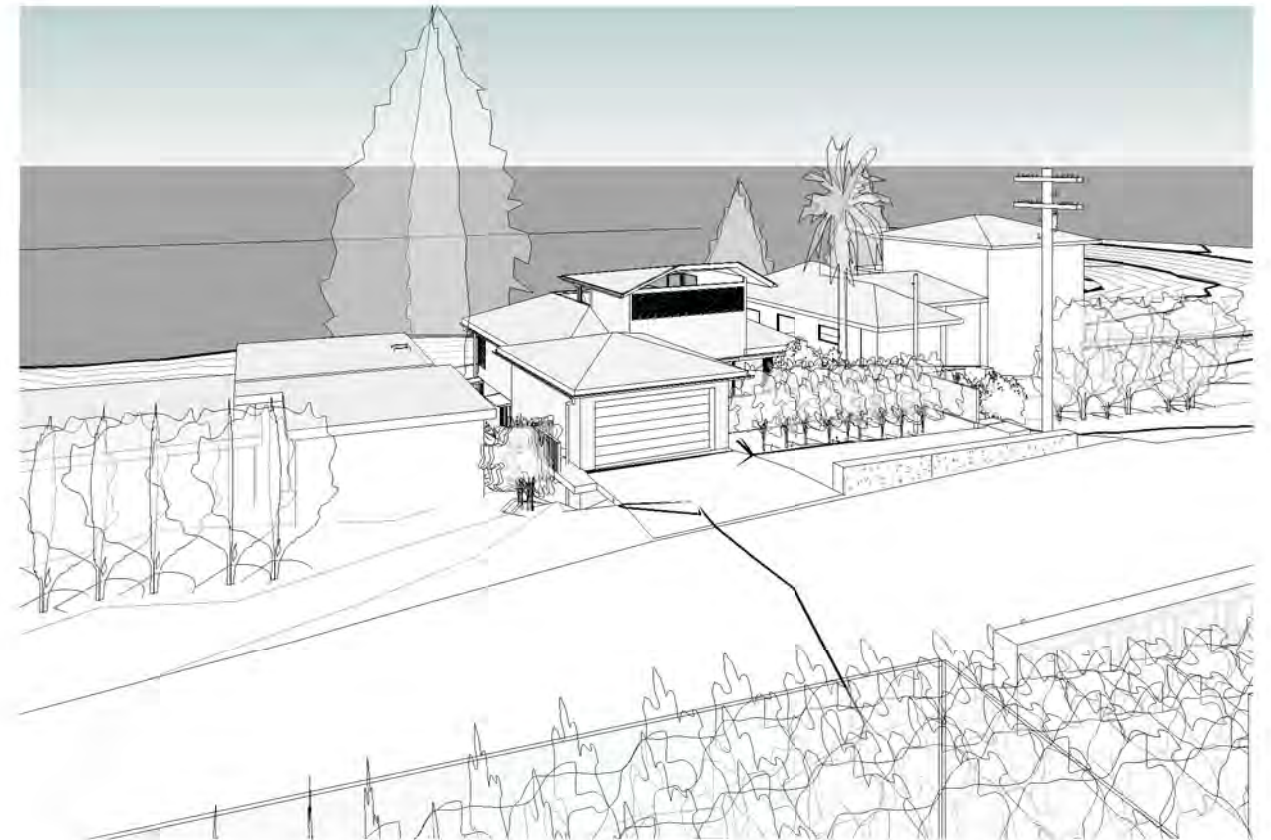
2 View from No. 93 lower balcony (proposed)

Living Room Level = RL 34550
Eye height = 1700 above floor level
= RL 36250



3 View from No. 93 upper balcony (existing)

Balcony Level = RL 37820
Eye height = 1700 above floor level
= RL 39520



4 View from No. 93 upper balcony (proposed)

Balcony Level = RL 37820
Eye height = 1700 above floor level
= RL 39520



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No.	Revision Description	Date
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KENNETT RESIDENCE
DEVELOPMENT APPLICATION
Lot 10 DP15764
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for
Jason Kennett & Mandy Eilbeck

View Studies (93 NNP)			
Project number	1803	Checked by	Checker
Date	May 2019	Scale	
Drawn by	KW		DA33



1 Notification - Site Plan
1 : 200



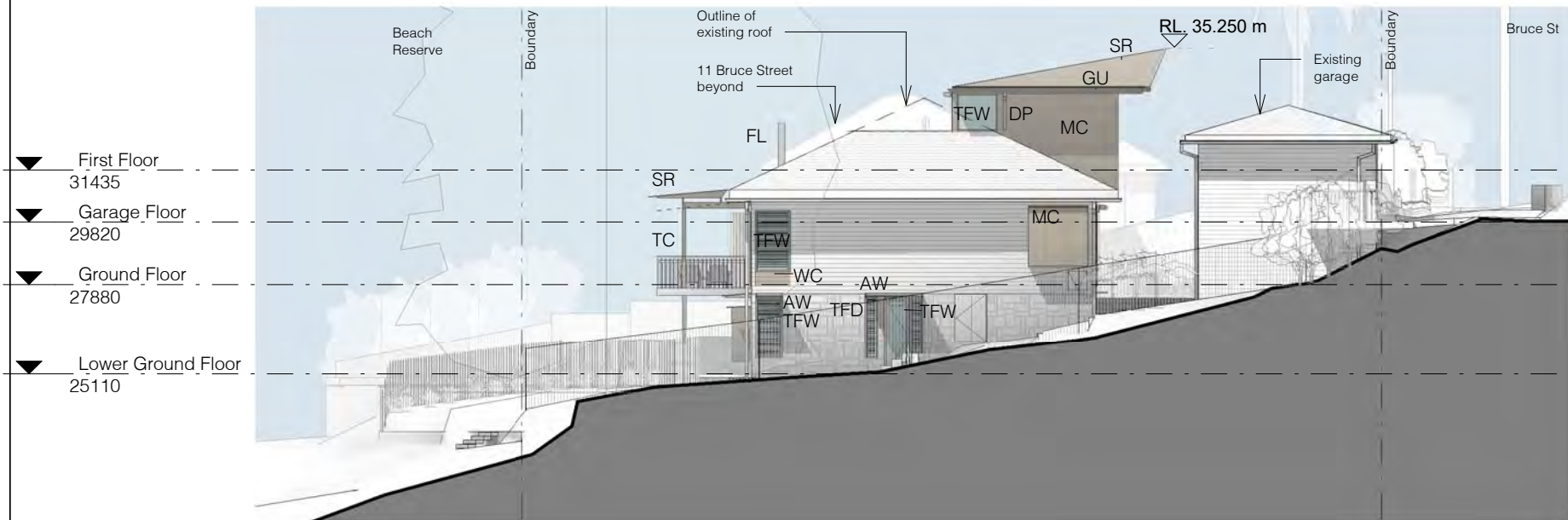
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No.	Revision Description	Date
A	Draft DA Set	31.05.19
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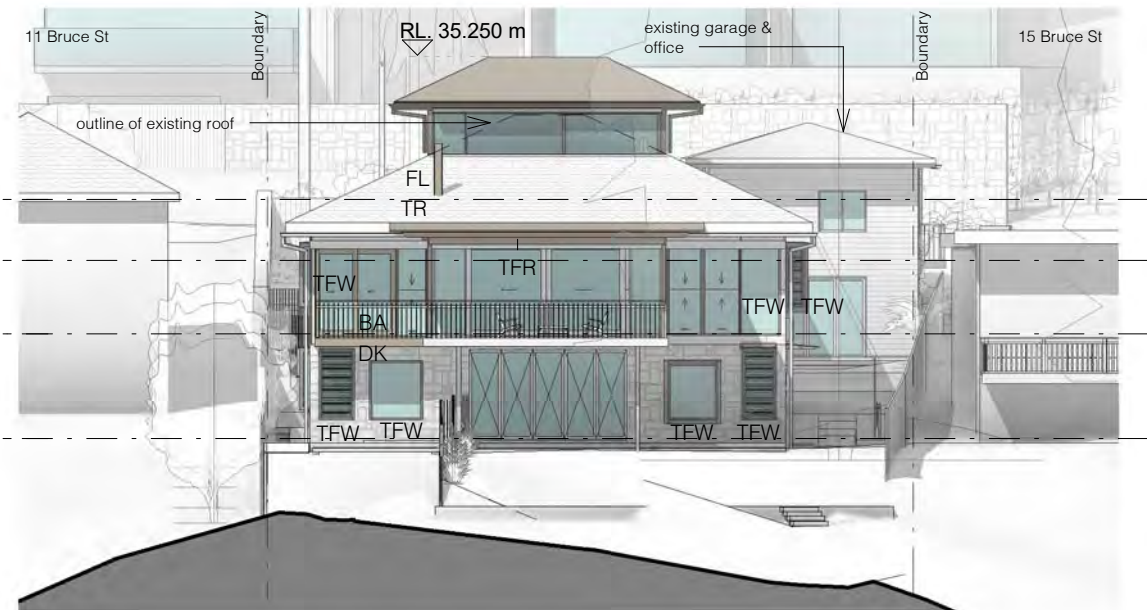
KENNETT RESIDENCE
DEVELOPMENT APPLICATION
Lot 10 DP15764
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Notification Site Plan

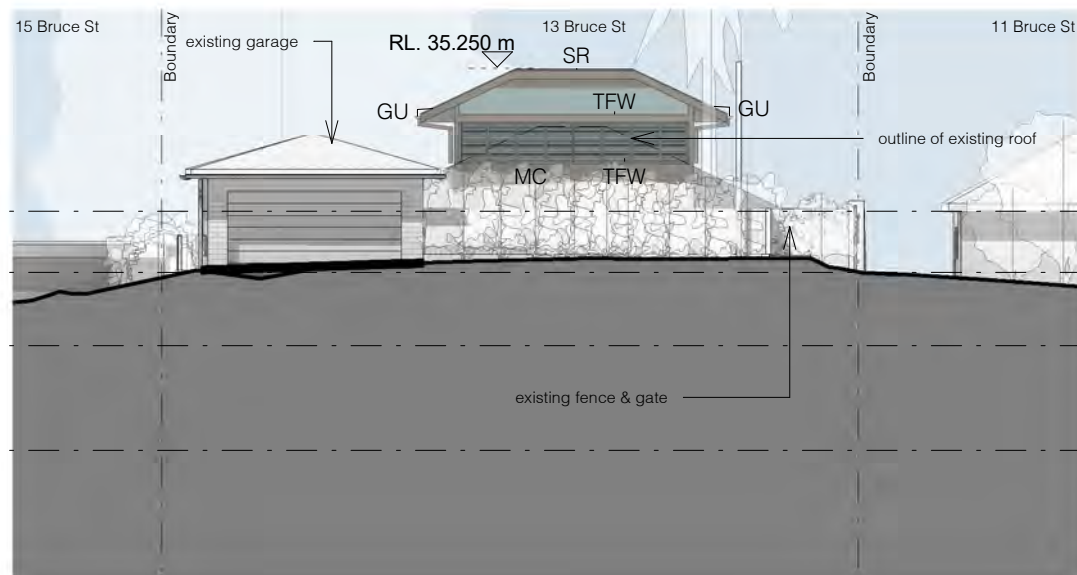
Project number	1803	Checked by	Checker
Date	May 2019	Scale	1 : 200
Drawn by	KW		DA40



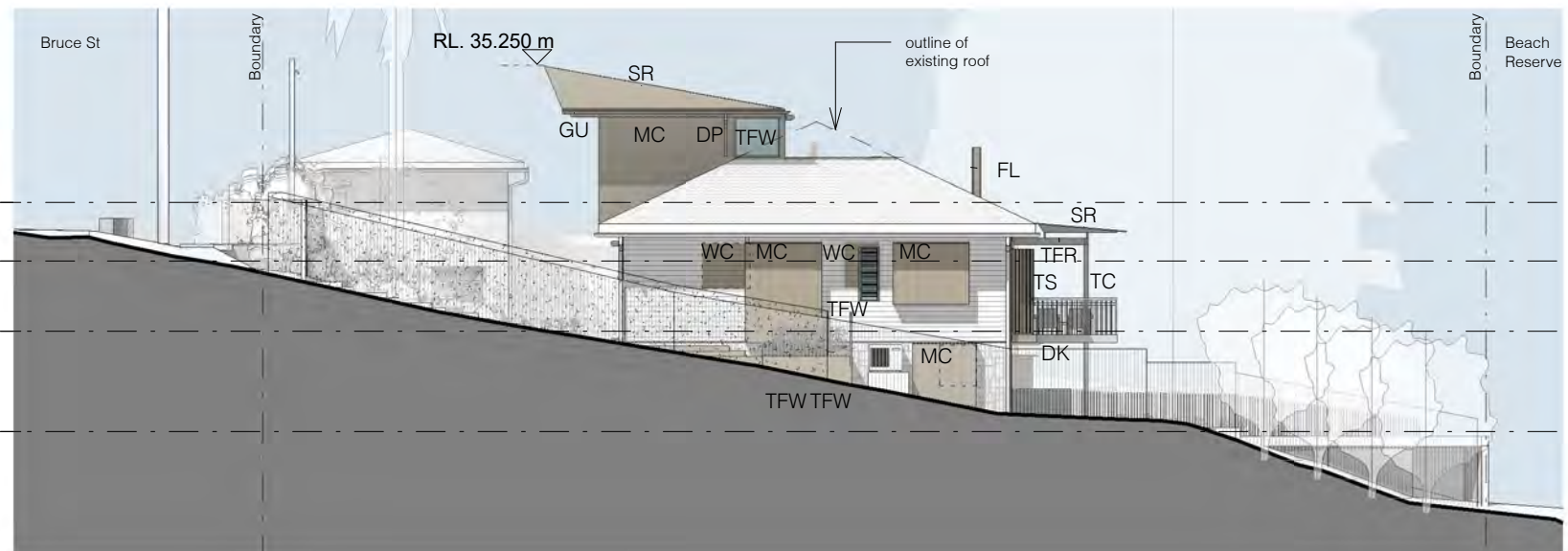
2 Notification - Elevation North
1 : 200



1 Notification - Elevation East
1 : 200



3 Notification - Elevation West
1 : 200



4 Notification - Elevation South
1 : 200

- | | | | |
|----|-------------------|-----|------------------------------|
| AW | Proposed Awning | TC | Timber Column |
| BA | Timber Balustrade | TFD | Timber Framed Door |
| DK | Timber Deck | TFR | Timber Framing |
| DP | Downpipe | TFW | Timber Framed Window |
| FL | Steel Flue | TR | Tiled Roof |
| GU | Gutter | TS | Timber Privacy Screen |
| MC | Metal Cladding | WC | Timber Weatherboard Cladding |
| SR | Steel Roofing | | |

0 2.0m 4.0m 6.0m 8.0m 10.0m
1:200



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Notification Elevations

Project number	1803	Checked by	Checker
Date	May 2019	Scale	1 : 200
Drawn by	KW		DA41