

DEVELOPMENT APPLICATION - PROPOSED NEW HOUSE & SWIMMING POOL
16 FAIRLIGHT CRESCENT, FAIRLIGHT NSW 2094 , OT 9, DP 3742



LOCATION PLAN
NSW IMAGERY, SIX MAPS

SUPPORTING DOCUMENTS

Statement of Environmental effects
Clause 4.6 Variation
Stormwater drainage plans
Landscape Plan
Geotechnical report
BASIX

Vaughan Architects
Vaughan Architects
Quantum Engineer's
Edwina Stuart Landscape Architect.
Jack Hodgson Consultants Pty Ltd
Vaughan Architects

Thermal Comfort Commitments	Show on DA plans	Show on CC/DC plans & specs	Certifier check
General features			
The dwelling must not have more than 2 storeys.	✓	✓	✓
The conditioned floor area of the dwelling must not exceed 300 square metres.	✓	✓	✓
The dwelling must not contain open mezzanine area exceeding 25 square metres.	✓	✓	✓
The dwelling must not contain third level habitable attic room.	✓	✓	✓
Floor, walls and ceiling/roof			
The applicant must construct the floor(s), walls, and ceiling/roof of the dwelling in accordance with the specifications listed in the table below.	✓	✓	✓

Construction	Additional insulation required (R-Value)	Other specifications
floor - concrete slab on ground, 100 square metres	nil	
floor - above habitable rooms or mezzanine, 140 square metres, concrete	nil	
floor - suspended floor above garage, concrete	nil	in-slab heating system
external wall - brick veneer	1.86 (or 2.40 including construction)	
external wall - framed (weatherboard, fibre cement, metal clad)	2.00 (or 2.40 including construction)	
external wall - cavity brick	0.50 (or 1.17 including construction)	
ceiling and roof - flat ceiling / flat roof, concrete/plasterboard internal	ceiling: 4.5 (up), roof: foil backed blanket (100 mm)	concrete/plasterboard internal: dark (solar absorptance > 0.70)

Skylight no.	Maximum area (square metres)	Type	Shading device
S01	0.20	timber, low-E/double/argon fill	adjustable louvre

Skylight no.	Maximum area (square metres)	Type	Shading device
S02	0.50	timber, low-E/double/argon fill	adjustable louvre

Window/glazed door no.	Maximum height (mm)	Maximum width (mm)	Type	Shading Device (Dimension within 10%)	Overshadowing
North-East facing					
G11	2400	600	U-value: 2, SHGC: 0.279 - 0.341 (timber/UPVC/fibreglass, double (argon), Hi-Tsol Low-e/clear)	none	>4 m high, 2-5 m away
F10	700	2400	aluminium, single, clear	solid overhang 900 mm, 0 mm above head of window or glazed door	>4 m high, 2-5 m away
G6	1800	2000	U-value: 2.2, SHGC: 0.351 - 0.429 (composite, double (argon), Lo-Tsol Low-e/clear)	external louvre/vertical blind (fixed)	>4 m high, 2-5 m away
G4	2400	3400	U-value: 2, SHGC: 0.207 - 0.253 (timber/UPVC/fibreglass, double (argon), Lo-Tsol Low-e/clear)	solid overhang 5000 mm, 0 mm above head of window or glazed door	>4 m high, 2-5 m away
G8	2160	500	U-value: 4.3, SHGC: 0.450 - 0.550 (timber/UPVC/fibreglass, single, Hi-Tsol Low-e)	none	>4 m high, 2-5 m away
F8	700	1400	aluminium, single, clear	solid overhang 900 mm, 0 mm above head of window or glazed door	>4 m high, 2-5 m away
G7	2505	500	U-value: 2.2, SHGC: 0.351 - 0.429 (composite, double (argon), Lo-Tsol Low-e/clear)	external louvre/vertical blind (adjustable)	>4 m high, 2-5 m away
G10	600	1700	U-value: 2, SHGC: 0.279 - 0.341 (timber/UPVC/fibreglass, double (argon), Hi-Tsol Low-e/clear)	none	>4 m high, 2-5 m away
G9	2100	900	U-value: 2.2, SHGC: 0.288 - 0.352 (composite, double (argon), Lo-Tsol Low-e/clear)	solid overhang 500 mm, 0 mm above head of window or glazed door	>4 m high, 2-5 m away
F6	1550	1200	aluminium, single, clear	eave 1200 mm, 0 mm above head of window or glazed door	not overshadowed

South-East facing					
G3	2000	550	U-value: 2, SHGC: 0.279 - 0.341 (timber/UPVC/fibreglass, double (argon), Hi-Tsol Low-e/clear)	solid overhang 1200 mm, 0 mm above head of window or glazed door	not overshadowed
G2	2000	3100	U-value: 2.2, SHGC: 0.351 - 0.429 (composite, double (argon), Lo-Tsol Low-e/clear)	solid overhang 1200 mm, 0 mm above head of window or glazed door	not overshadowed
F11	1550	700	aluminium, single, clear	eave 1200 mm, 0 mm above head of window or glazed door	not overshadowed
F3	1800	500	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	solid overhang 1300 mm, 0 mm above head of window or glazed door	not overshadowed
F7	1550	700	aluminium, single, clear	solid overhang 1300 mm, 0 mm above head of window or glazed door	not overshadowed
F2	2400	3200	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	solid overhang 1350 mm, 0 mm above head of window or glazed door	not overshadowed
F9	1550	700	aluminium, single, clear	eave 1200 mm, 0 mm above head of window or glazed door	not overshadowed
G5	2400	4600	U-value: 4.3, SHGC: 0.450 - 0.550 (timber/UPVC/fibreglass, single, Hi-Tsol Low-e)	solid overhang 5000 mm, 0 mm above head of window or glazed door	not overshadowed
F6	1550	700	aluminium, single, clear	eave 1200 mm, 0 mm above head of window or glazed door	not overshadowed
G1	2200	350	U-value: 2.2, SHGC: 0.351 - 0.429 (composite, double (argon), Lo-Tsol Low-e/clear)	solid overhang 2600 mm, 0 mm above head of window or glazed door	not overshadowed
F4	1800	4300	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	solid overhang 1300 mm, 0 mm above head of window or glazed door	not overshadowed
F1	1600	1100	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	solid overhang 1700 mm, 0 mm above head of window or glazed door	not overshadowed

South-West facing					
F17	950	2300	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 1550 mm, 0 mm above head of window or glazed door	not overshadowed
F20	1800	1100	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 5000 mm, 0 mm above head of window or glazed door	not overshadowed
G14	2700	1500	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	external louvre/vertical blind (adjustable)	not overshadowed
F16	2500	600	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	none	not overshadowed
F15	2500	3000	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	external louvre/vertical blind (adjustable)	not overshadowed
G13	2700	2700	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	external louvre/vertical blind (adjustable)	not overshadowed
F19	1600	1200	aluminium, single, clear	eave 670 mm, 0 mm above head of window or glazed door	not overshadowed

North-West facing					
G12	2200	800	U-value: 5.4, SHGC: 0.441 - 0.539 (aluminium, single, Hi-Tsol Low-e)	external louvre/vertical blind (adjustable)	not overshadowed
G16	2700	4800	U-value: 4.3, SHGC: 0.450 - 0.550 (timber/UPVC/fibreglass, single, Hi-Tsol Low-e)	solid overhang 4300 mm, 0 mm above head of window or glazed door	not overshadowed
F18	2400	3800	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	solid overhang 2400 mm, 0 mm above head of window or glazed door	not overshadowed
F13	2400	500	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	eave 1400 mm, 0 mm above head of window or glazed door	not overshadowed
F14	1600	2200	U-value: 5.4, SHGC: 0.522 - 0.638 (aluminium, single, Hi-Tsol Low-e)	external louvre/vertical blind (adjustable)	not overshadowed

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AFL: ABOVE FLOOR LEVEL
AC FG: AIR CONDITIONING FLOOR GRILL
AS: ALARM SENSOR
ALC: STANDING SEAM COLORBOND CLADDING
BG: BOX GUTTER
BAL: BALUSTRADE
BL: BRICK LIGHT RECESSED
CL: CLOTHES LINE
CO: OFF FORM CONCRETE
CT: COOK TOP
CP: COPPER
CB: CONCRETE BLOCK
DP: DOWNPIPE
DIM: DIMMER
D1.1: DOOR No
DW: DISH WASHER
FB: FACE BRICK
FC: FLUSH SET FIBRES CEMENT SHEET CLADING WITH SKIM COAT AND PAINT FINISH
FCU: AIRCONDITIONING UNIT IN CEILING
FLB: TIMBER FLOOR BOARDS
FR: FRIDGE
FT: FLOOR TILE
F: FIXED PANEL (glazing/joinery panel)
FW: SS SMART TILE FLOOR WASTE, (allow required set downs to suit)
GB: GLASS BALUSTRADE
GAS B: GAS BAYONET
HWS: INSTANT GAS HOTWATER SERVICE
J(1.1): JOINERY (number)
LD: AC LINEAL DIFFUSER
LIN: LINEN CUPBOARD
LS: SOFT LANDSCAPING
MC: MEDICINE CABINET
MD: METAL DECK ROOF SHEETING
MX: MIXER TAP
OV: OVEN
PB: PEBBLE FINISH
PBD: SET PLASTERBOARD, PAINT FINISH
PVG: EXTERNAL PAVING TILE
PH: TELEPHONE POINT
RM: RENDERED MASONRY
R: ROBE
RF: ROOF
RL: REDUCED LEVEL
RSE: RENDERED SLAB EDGE
RWO: RAIN WATER OUTLET CAST INTO SLAB
SC: SUSPENDED PLASTERBOARD CEILING
SH: SHOWER ROSE, 3 STAR WATER RATING
SK: SINK
SMH: SEWER MAN HOLE
SOF: CONCRETE SLAB SOFFIT EXPOSED
SP: TAP SPOUT, WALL MOUNTED
SPK: MOVABLE GARDEN SPIKE LIGHT
SS: STAINLESS STEEL
ST: STONE TILE
T: LAUNDRY TUB
TC: TIMBER CLADDING AS SPECIFIED
TD: TIMBER DECKING AS SPECIFIED
T.O.G: TOP OF GUTTER
TS: TIMBER STUD
TV: TELEVISION POINT
VY: VANITY WITH BASINS
VBD: VILLA BOARD, PAINT FINISH
W(1.1): WINDOW (number)
WM: WASHING MACHINE

9	26.10.21	SECTION 4.55	
6	20.05.19	PANEL RECONSIDERATION SUBMISSION	
1	Date 1	DA SUBMISSION	
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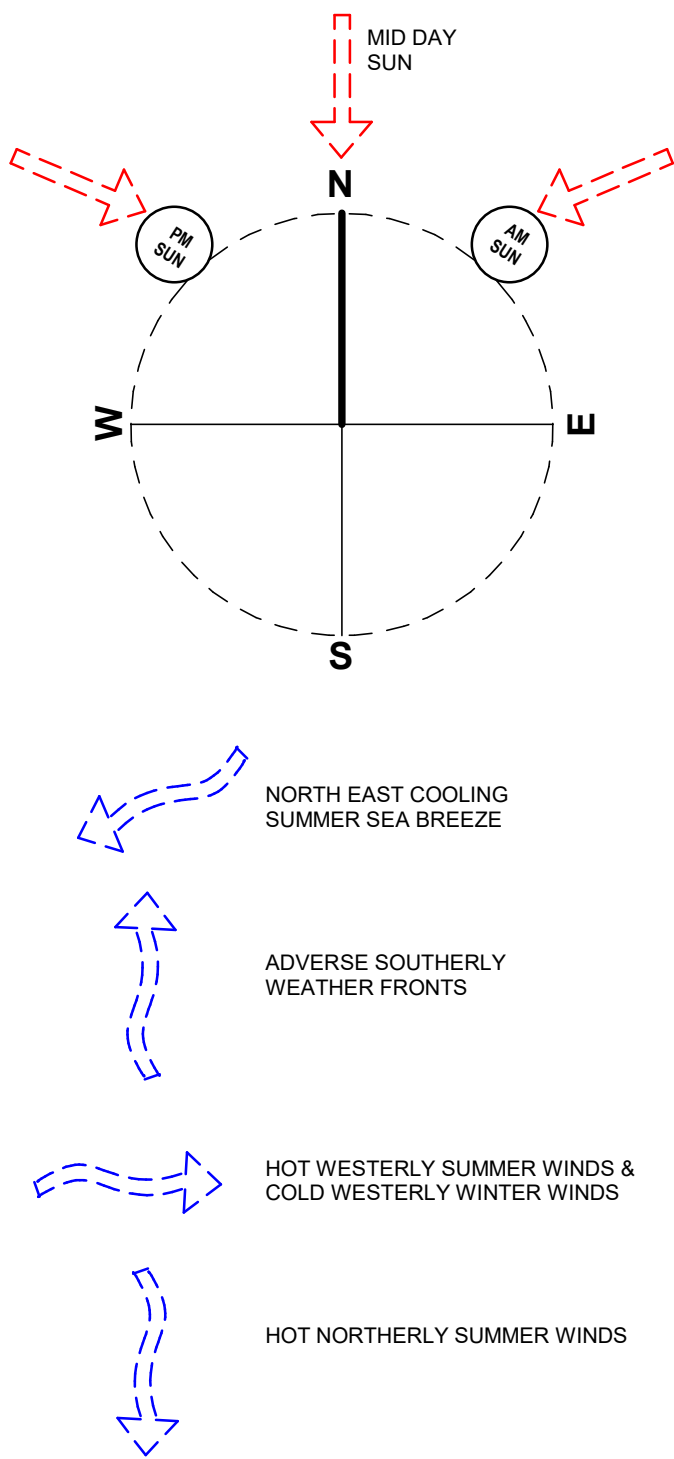
PROJECT:
**16 FAIRLIGHT CRESCENT, NSW 2094
LOT 9 DP 3742**

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ISSUE:
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SITE ANALYSIS PLAN

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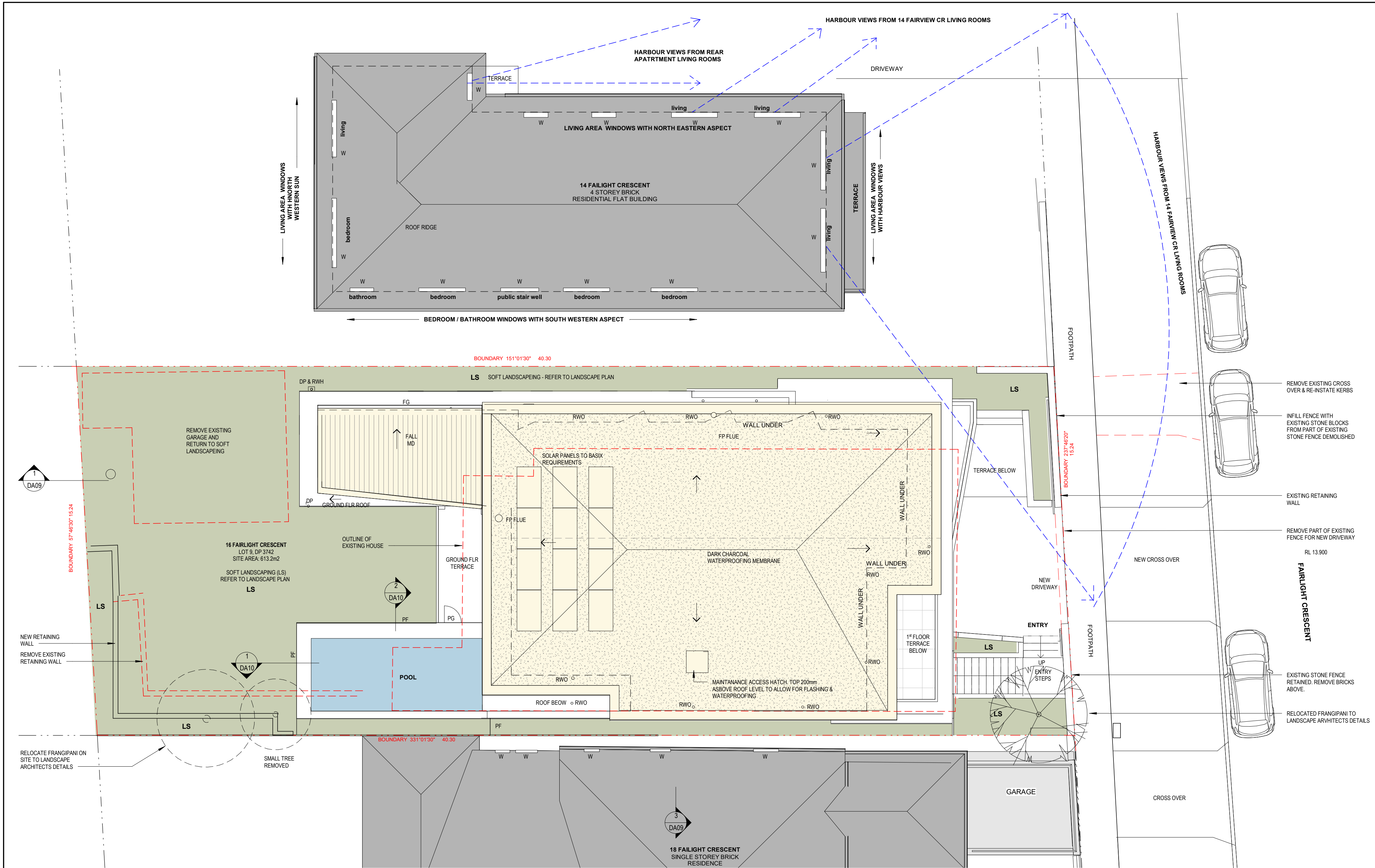
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3	17.01.19	DA RE-SUBMISSION	
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SITE & ROOF PLAN

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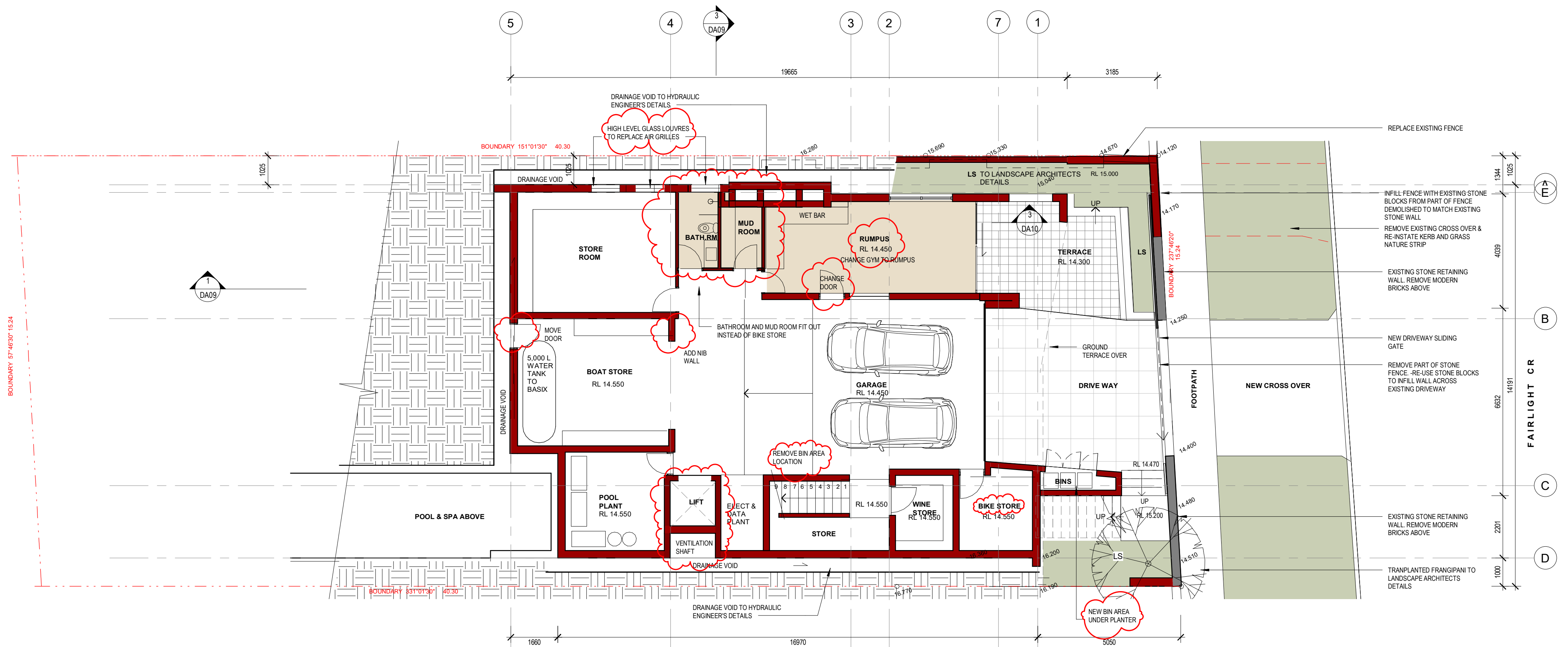
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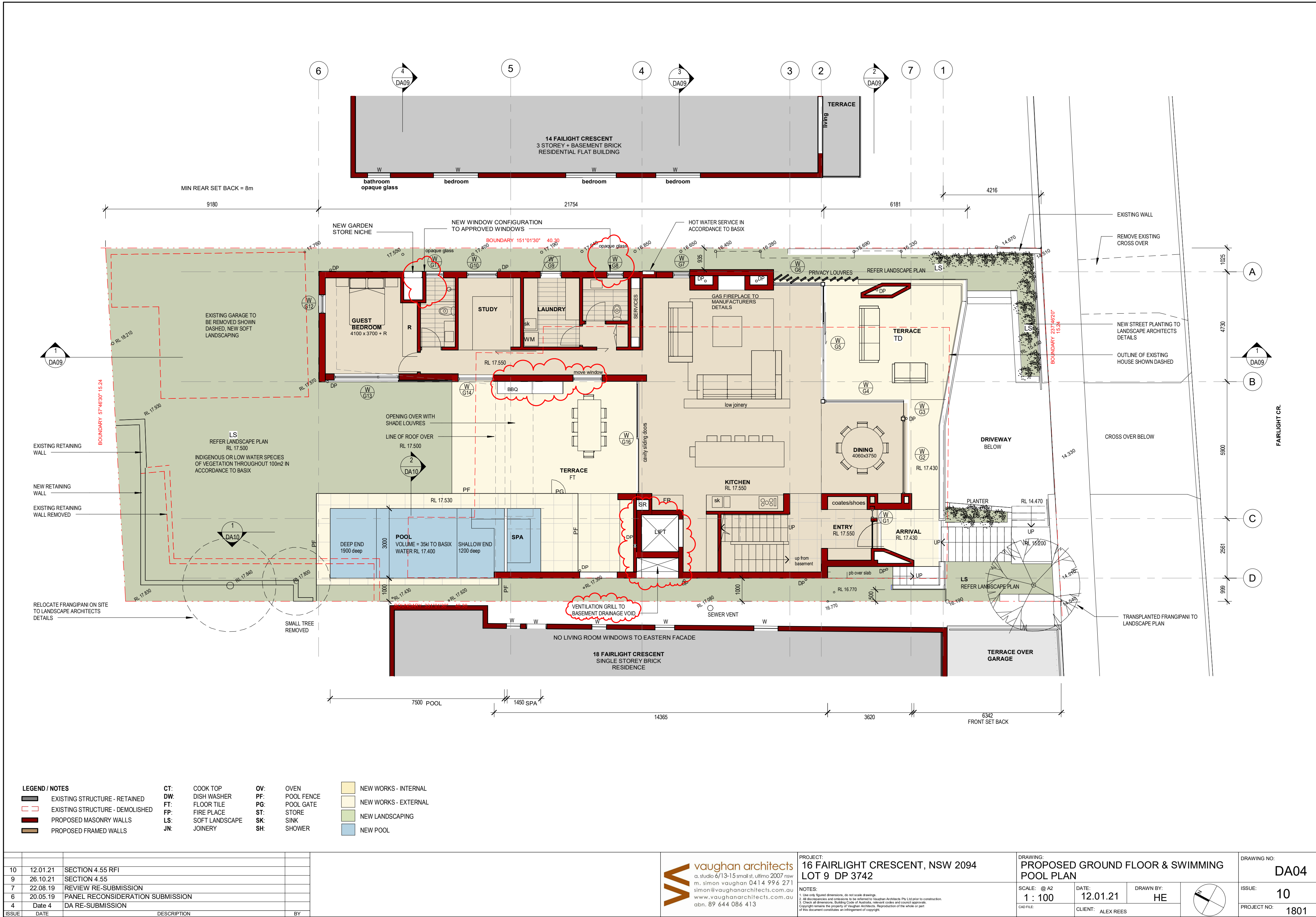


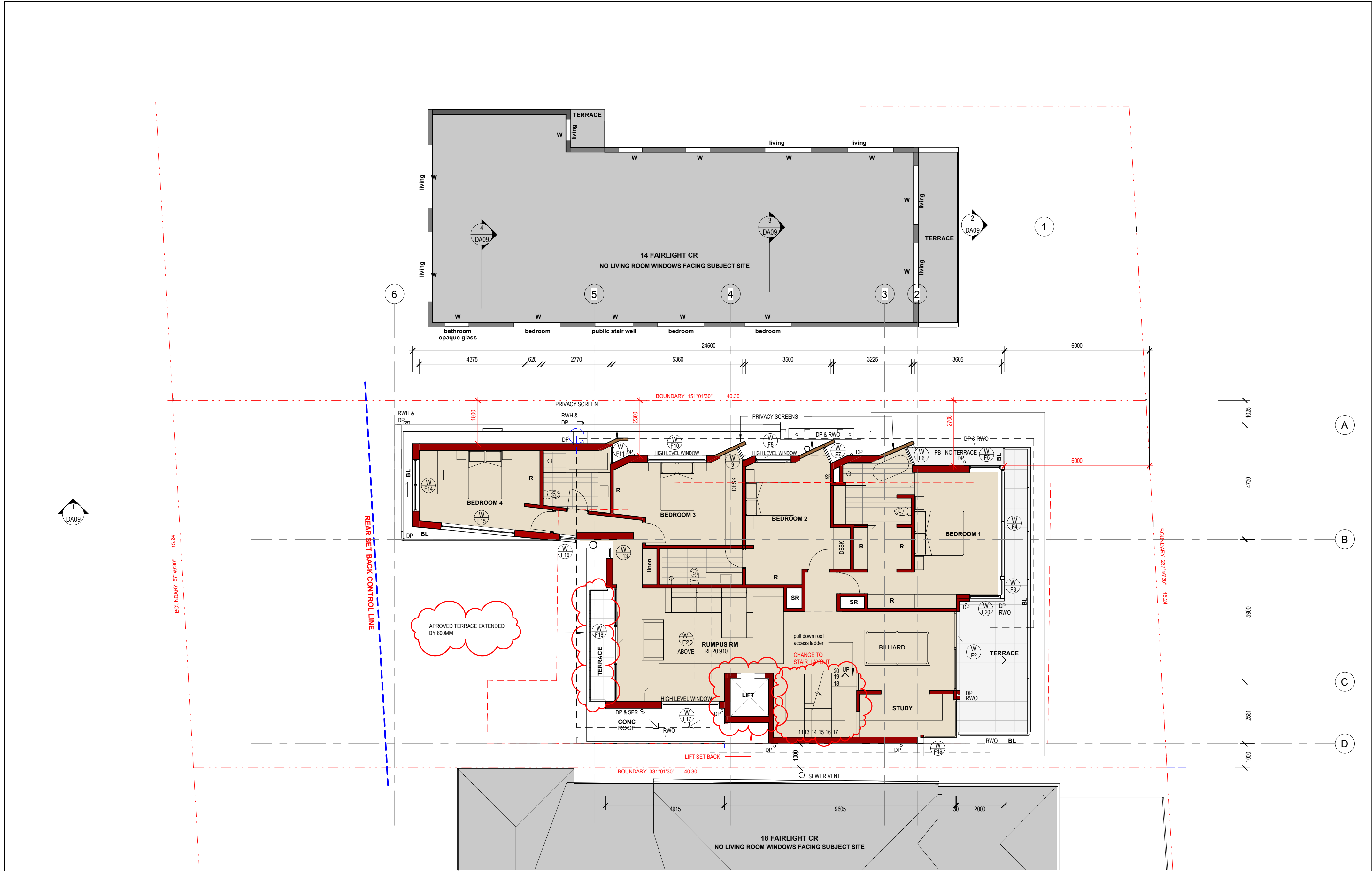
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ISSUE:
7

PROJECT NO:
1801







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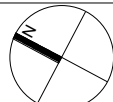
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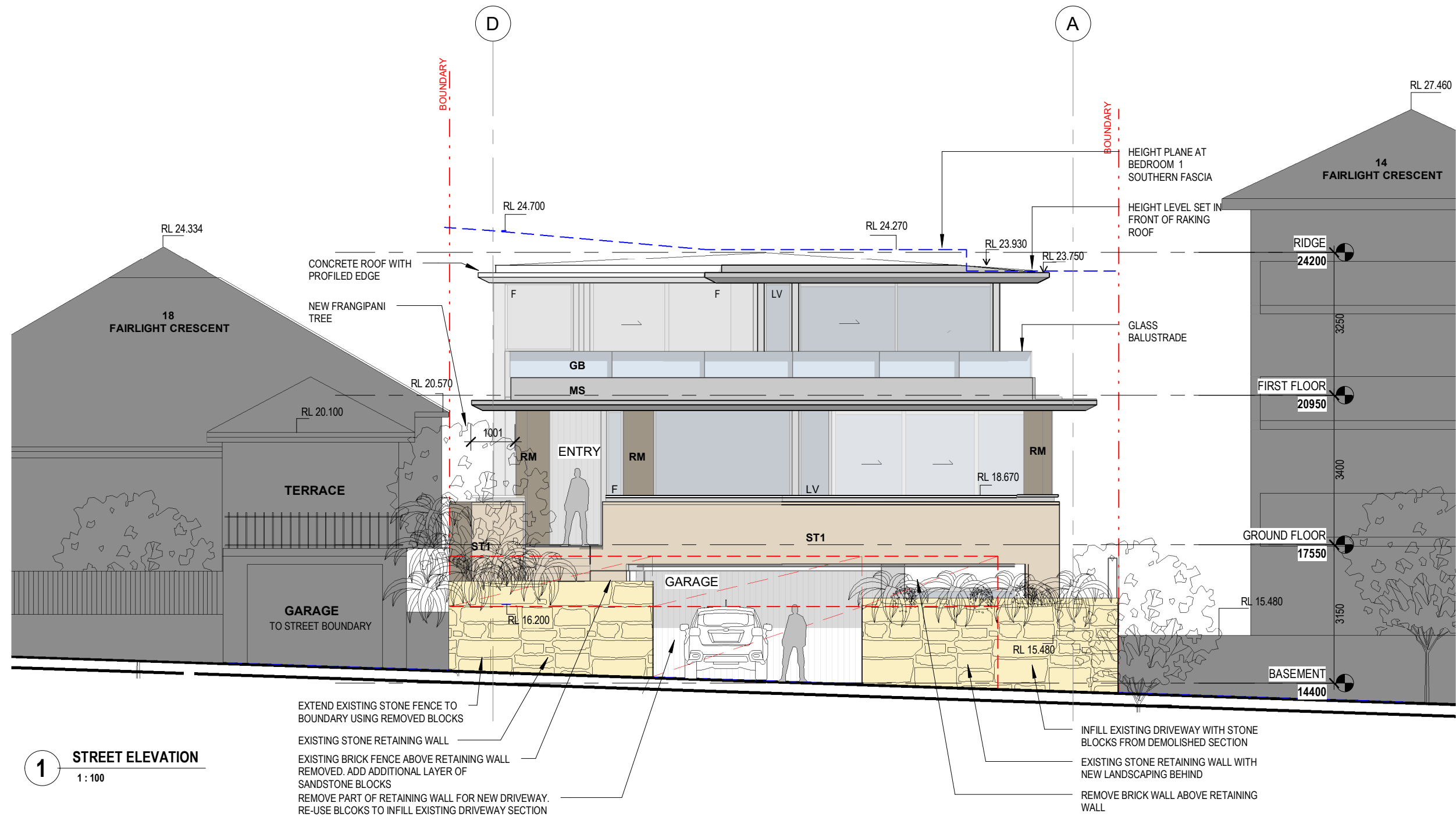
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PROPOSED FIRST FLOOR PLAN

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CLIENT: **ALEX REES**

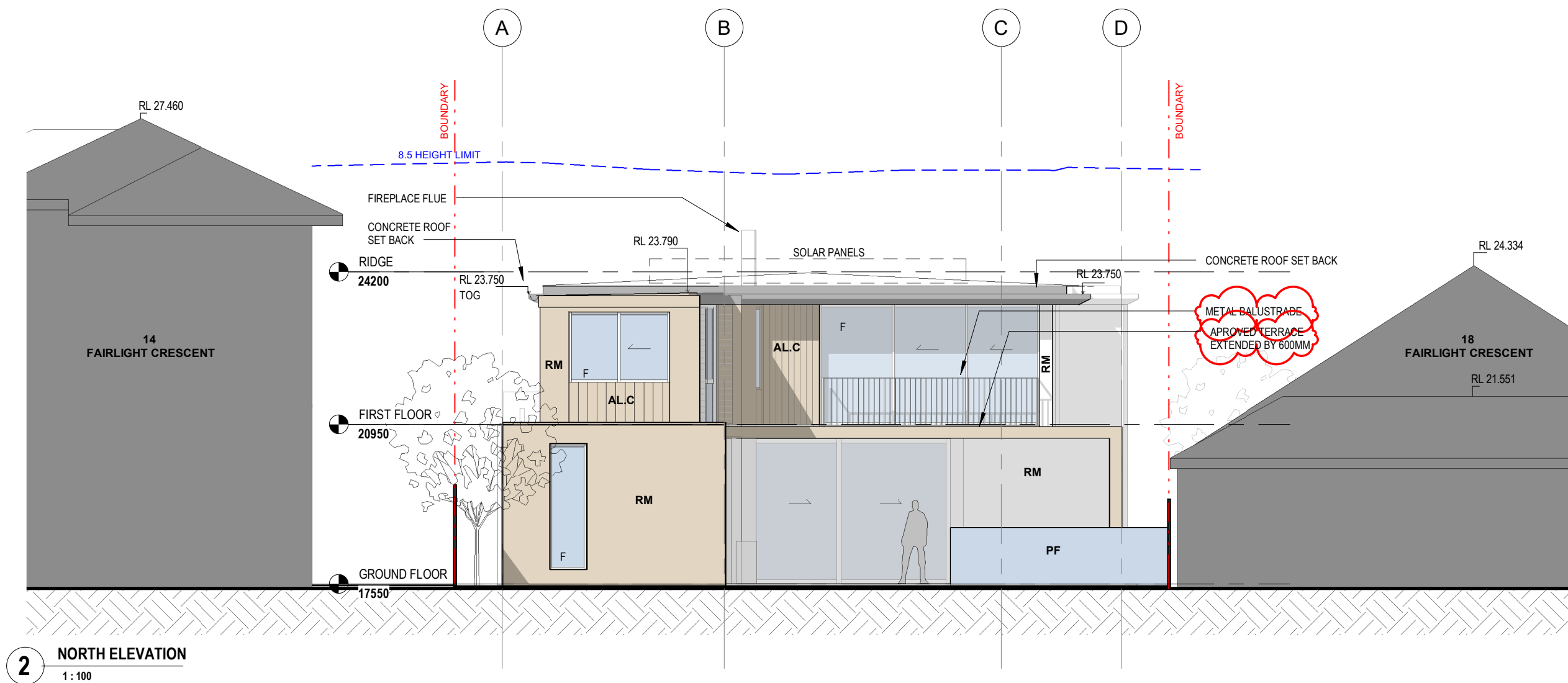
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DA05
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10
PROJECT NO:
1801



1 STREET ELEVATION
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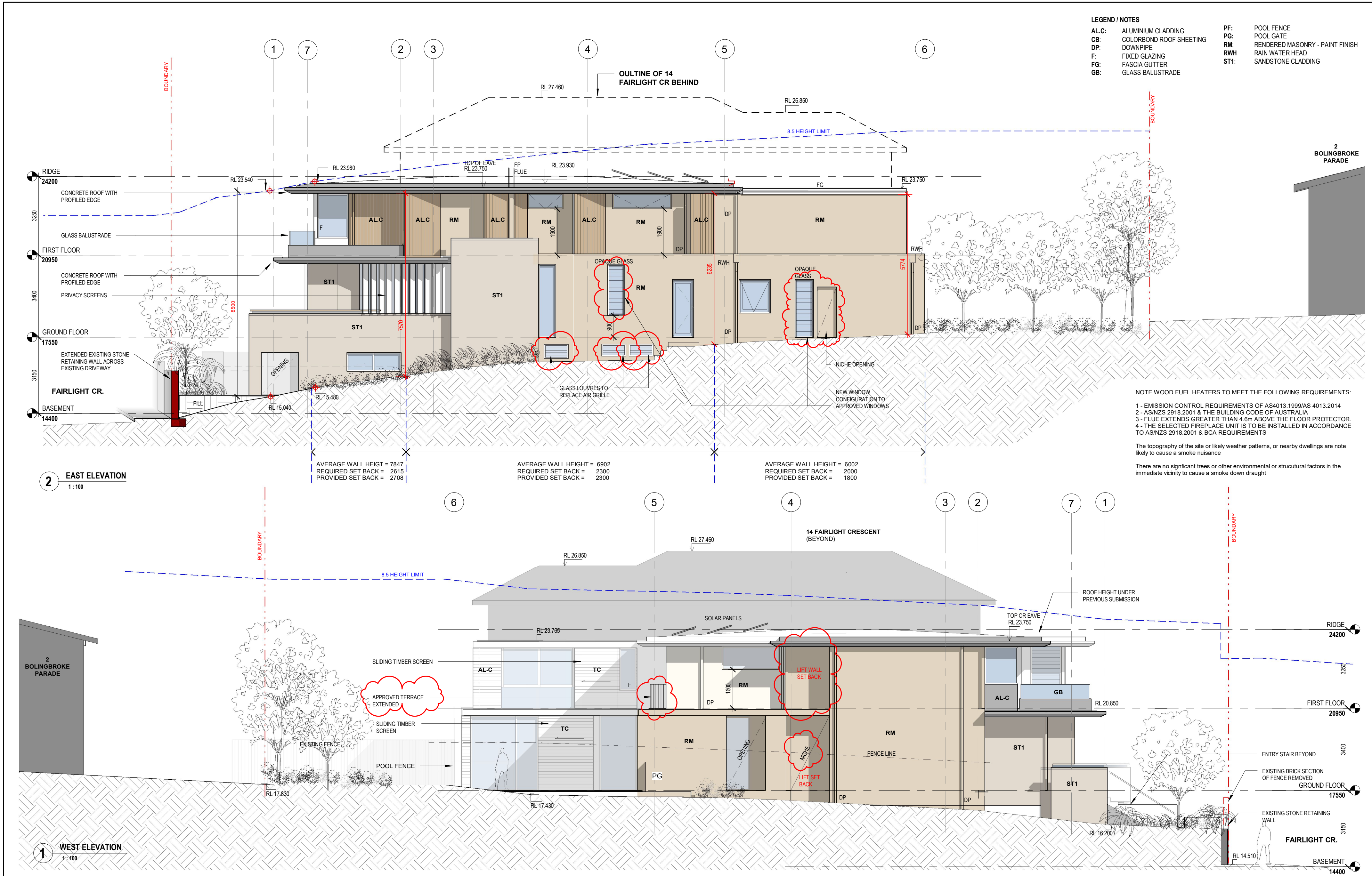


2 NORTH ELEVATION
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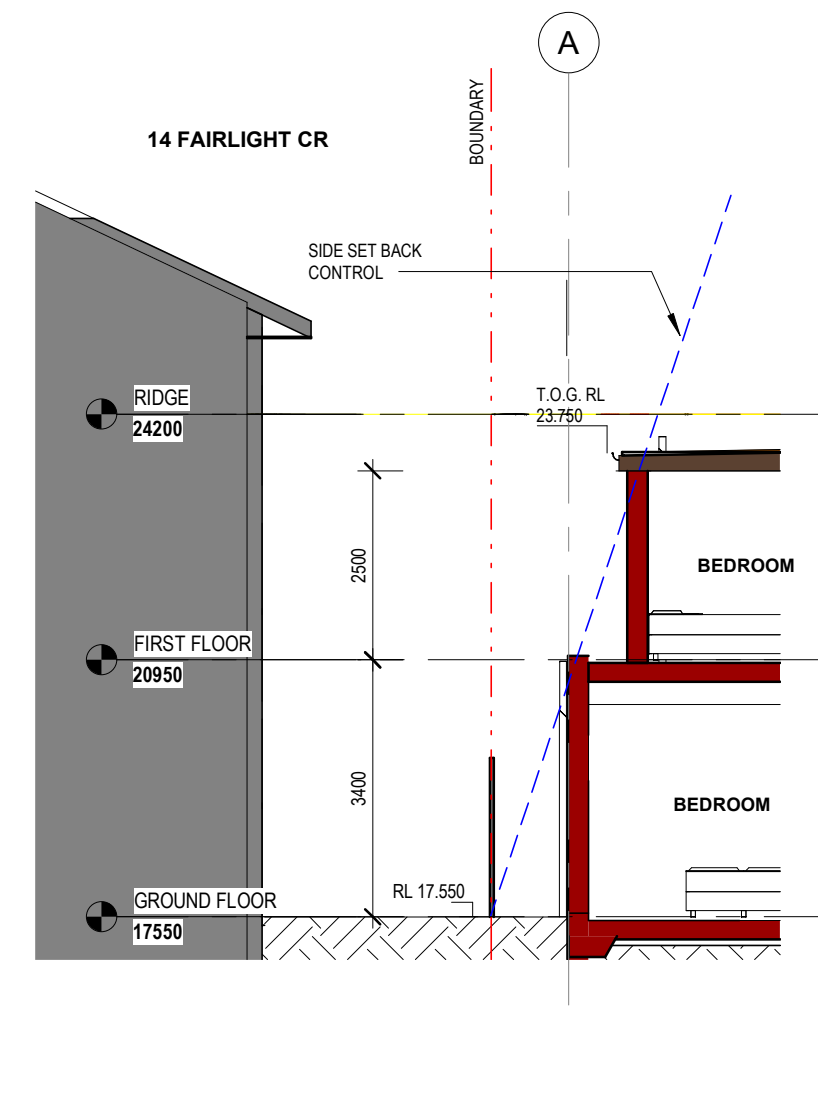
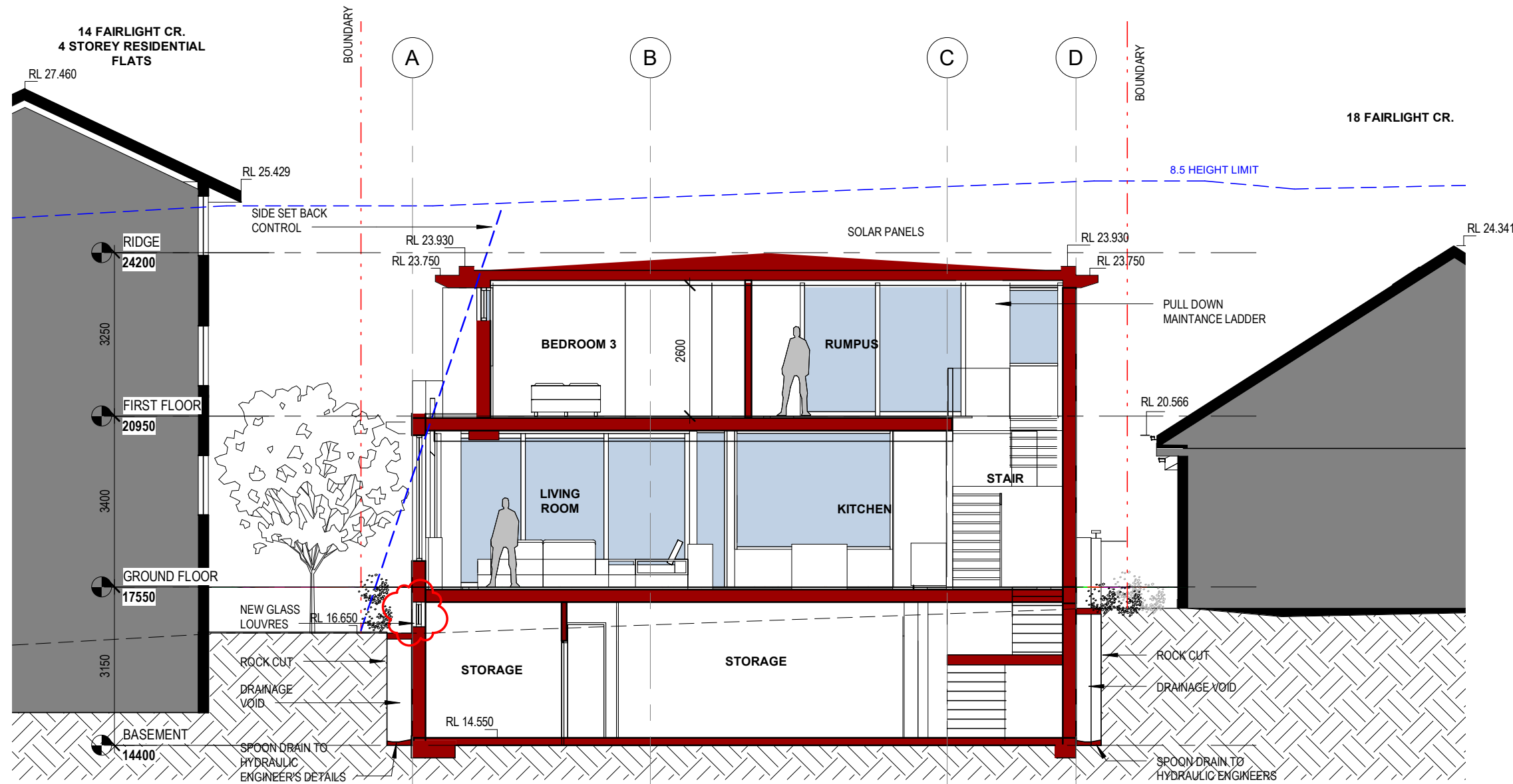
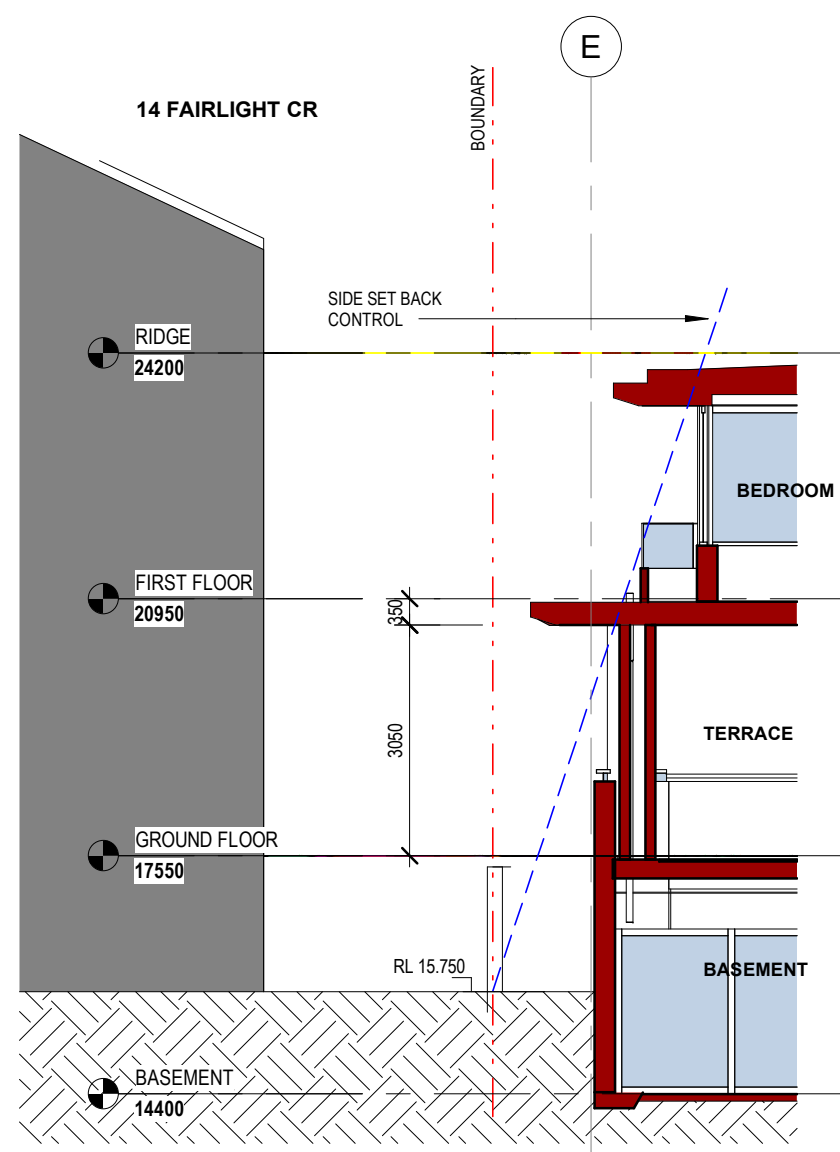
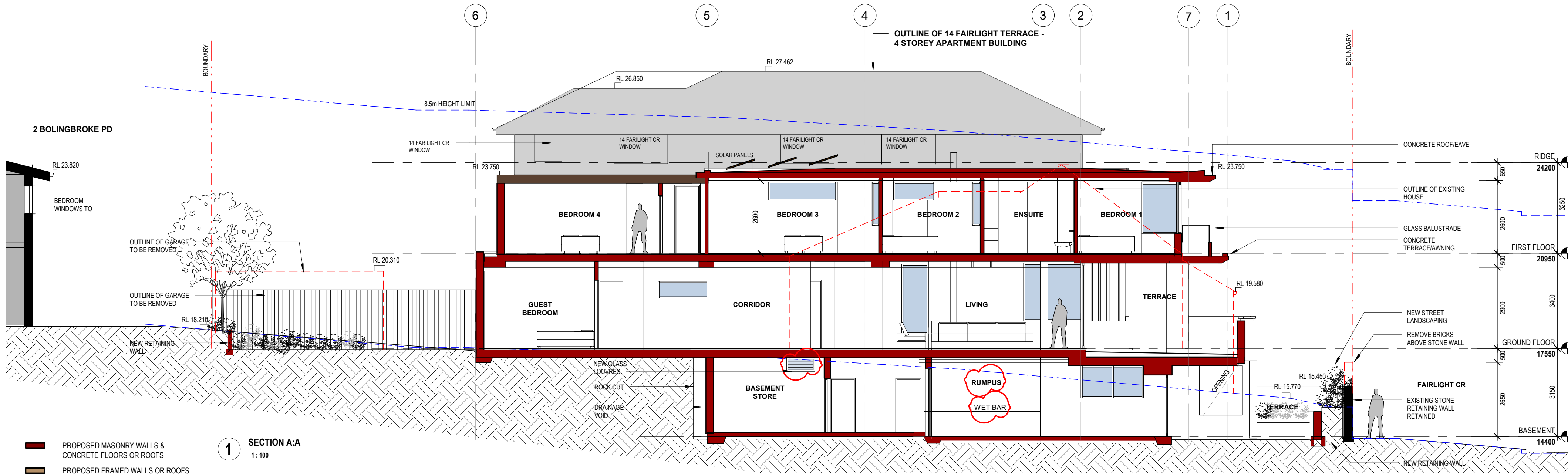


REAR PERSPECTIVE

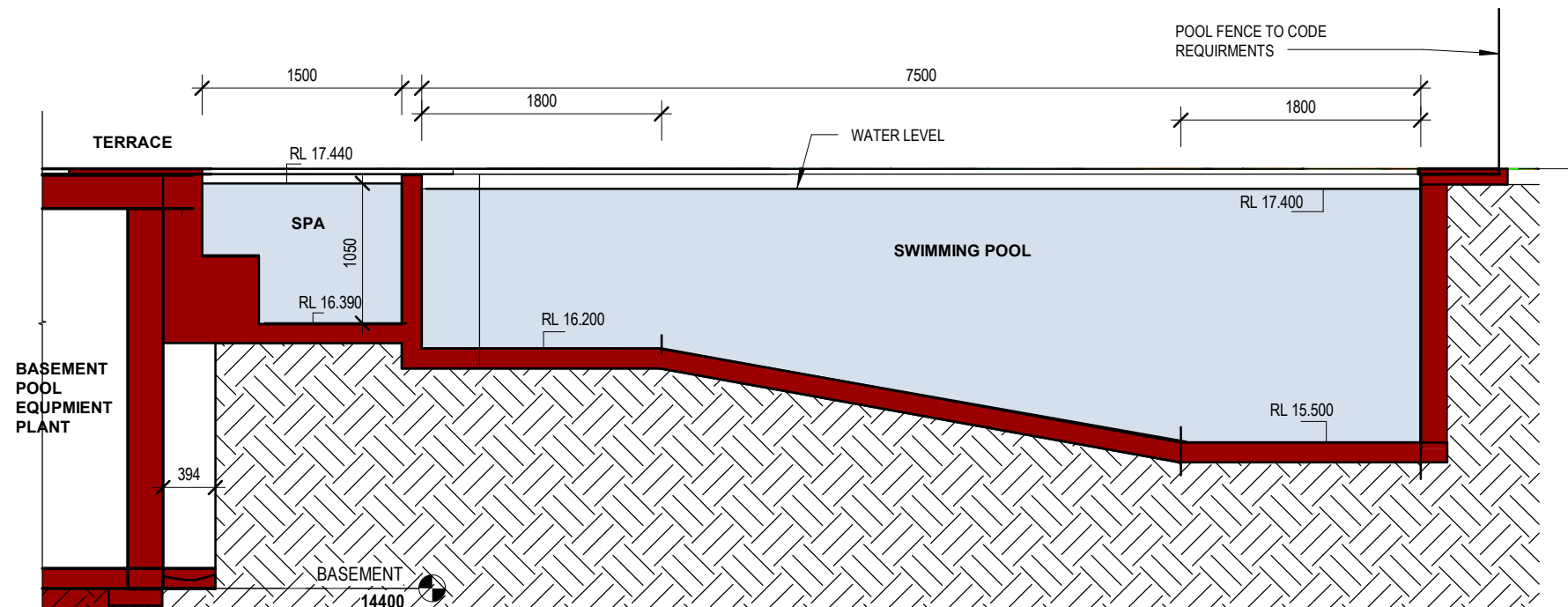
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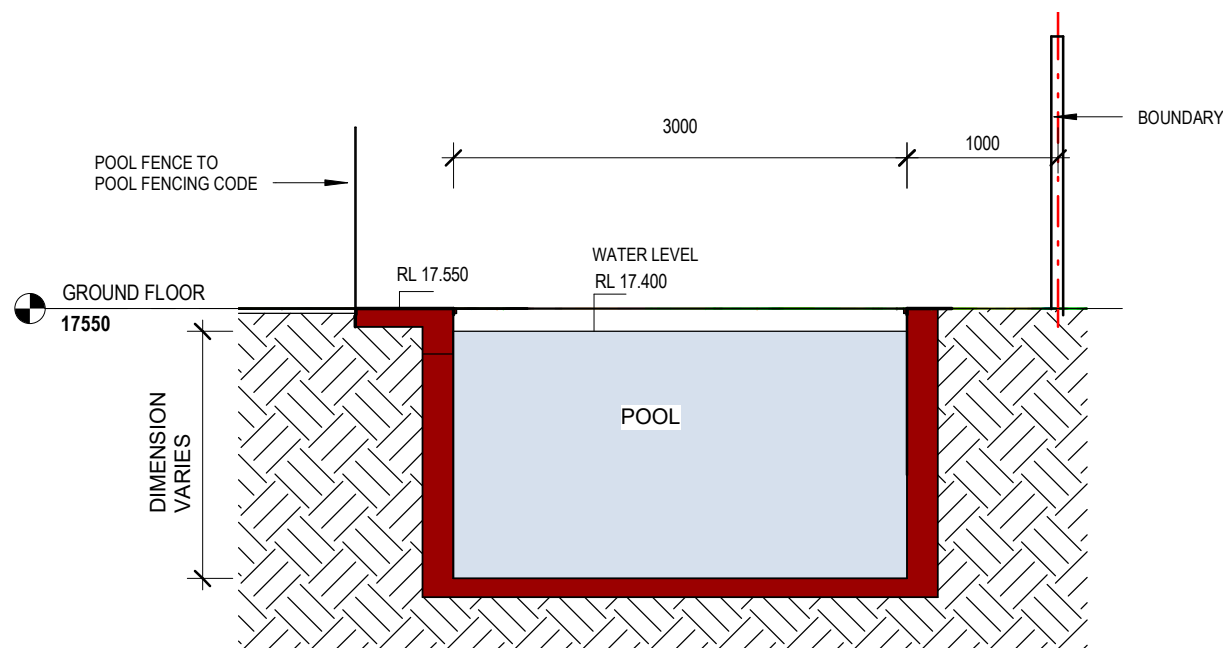
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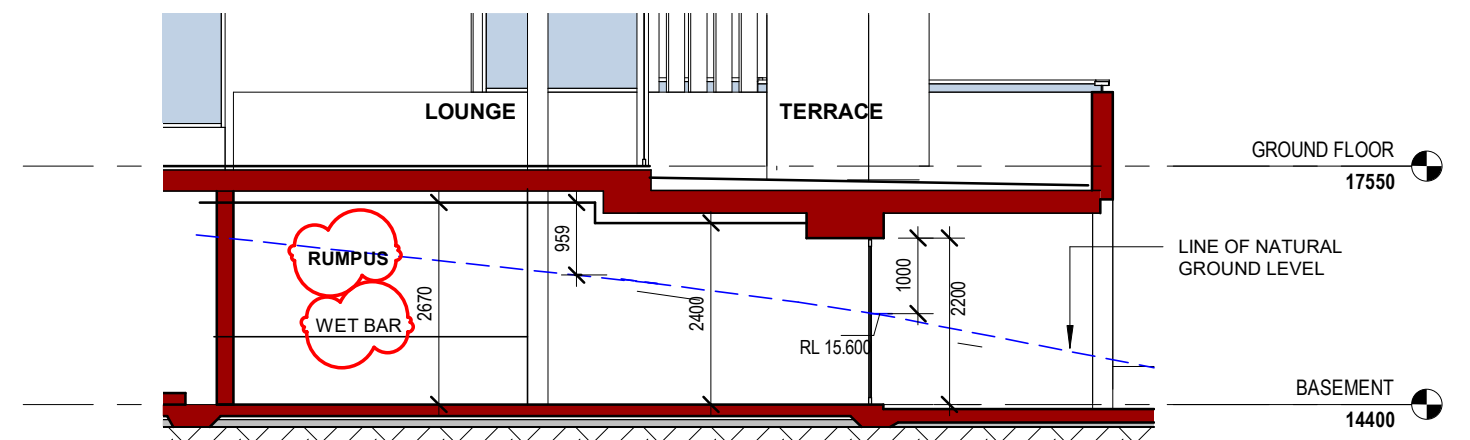
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2	Date 2	DA REVISION, REMOVE ROOF TERRACE	



1 POOL LONG SECTION
1 : 50



2 POOL CROSS SECTION
1 : 50



3 BASEMENT GYM SECTION
1 : 100

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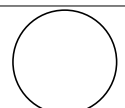
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LOT 9 DP 3742

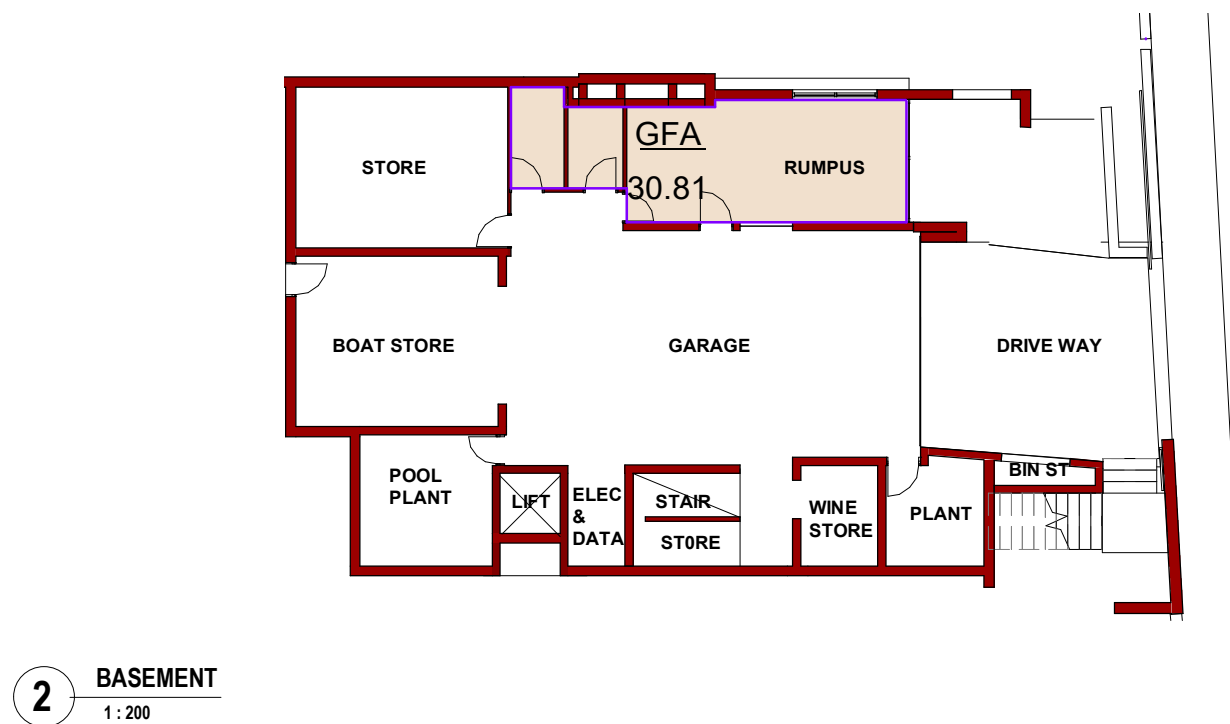
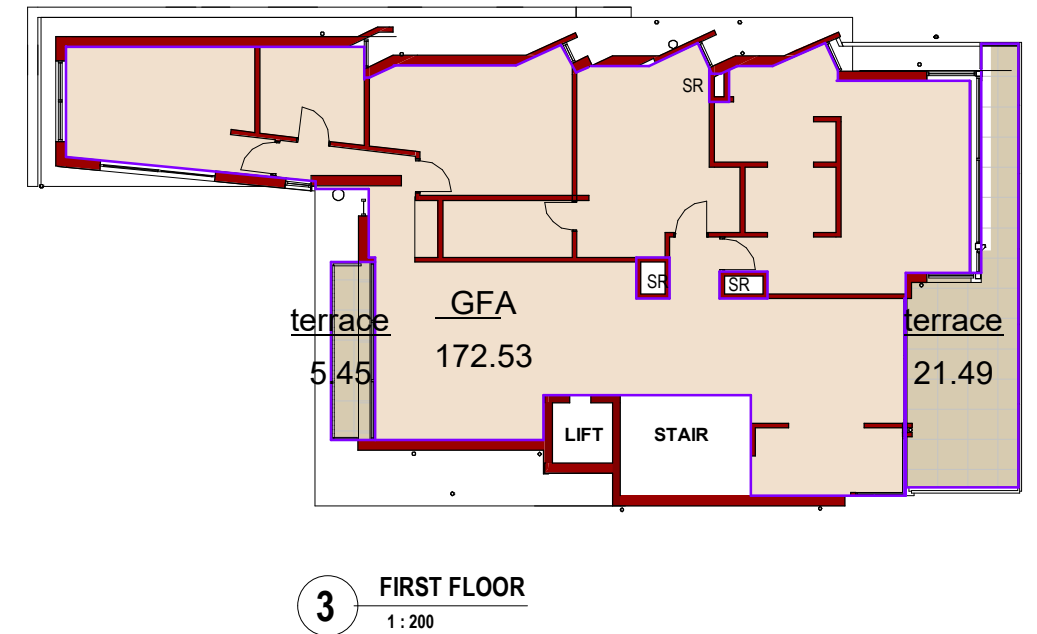
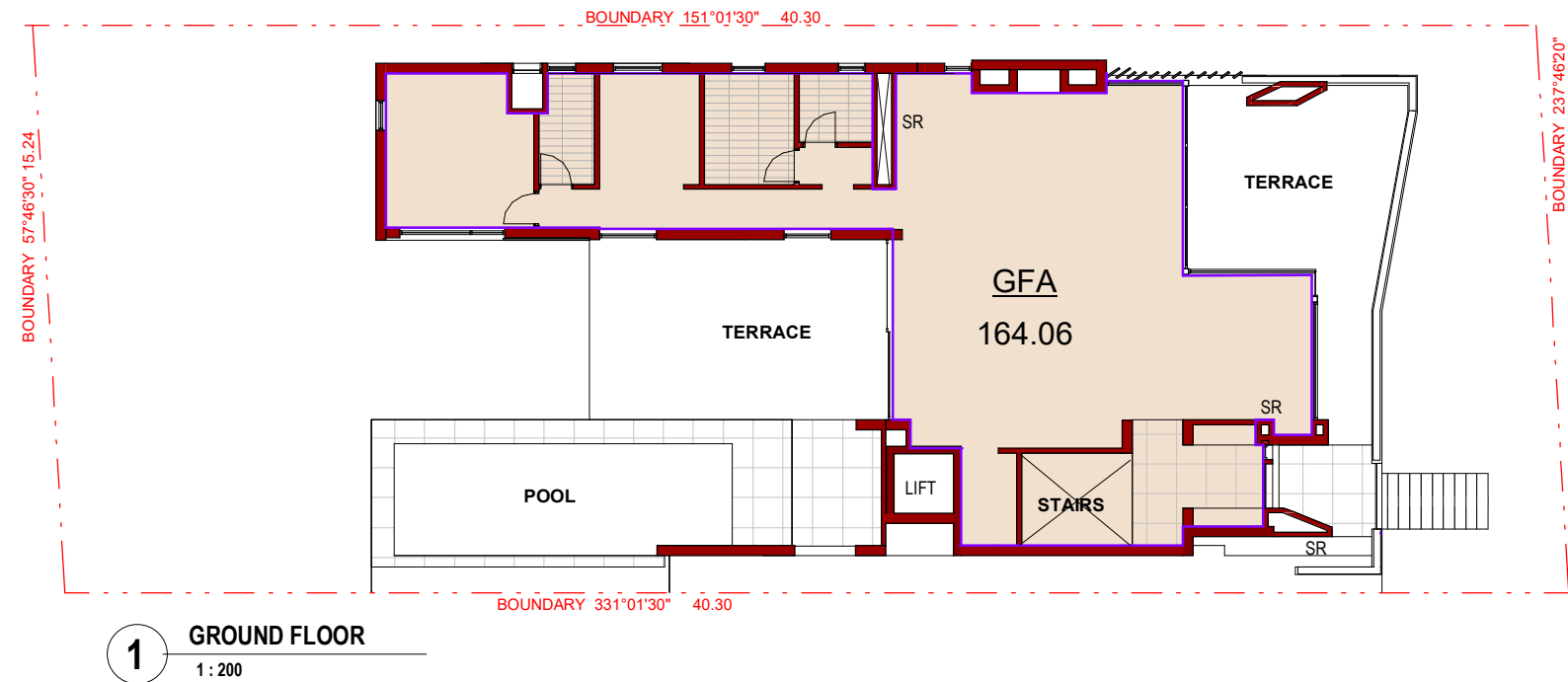
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DRAWING:
SWIMMING POOL / BASEMENT RUMPUS
SECTIONS

SCALE: As indicated
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CLIENT: ALEX REES

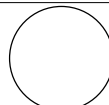


DRAWING NO:
DA10
ISSUE: **9**
PROJECT NO: 1801



SITE AREA = 613.2m2

Area Schedule (GFA (Proposed))		
Level	GFA Area	FSR
Not Placed	Not Placed	
BASEMENT	30.81 m ²	0.05
GROUND FLOOR	164.06 m ²	0.27
FIRST FLOOR	172.53 m ²	0.28
	367.40 m ²	0.60

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10	12.01.21	SECTION 4.55 RFI		NOTES: 1. Use only figured dimensions, do not scale drawings. 2. All discrepancies and omissions to be referred to Vaughan Architects Pty Ltd prior to construction. 3. Check all dimensions, Building Code of Australia, relevant codes and council approvals. Copyright remains the property of Vaughan Architects. Reproduction of the whole or part of this document constitutes an infringement of copyright.		SCALE: 1 : 200	DATE: 12.01.21	DRAWN BY: Author		ISSUE: 10
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