

DRAWING LIST

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106 PRINCE ALFRED PARADE, NEWPORT

DEVELOPMENT APPLICATION

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DEVELOPMENT APPLICATION
TITLE PAGE

GENERAL NOTES

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PROJECT

106 Prince Alfred Parade Newport - Lot
25 DP13457

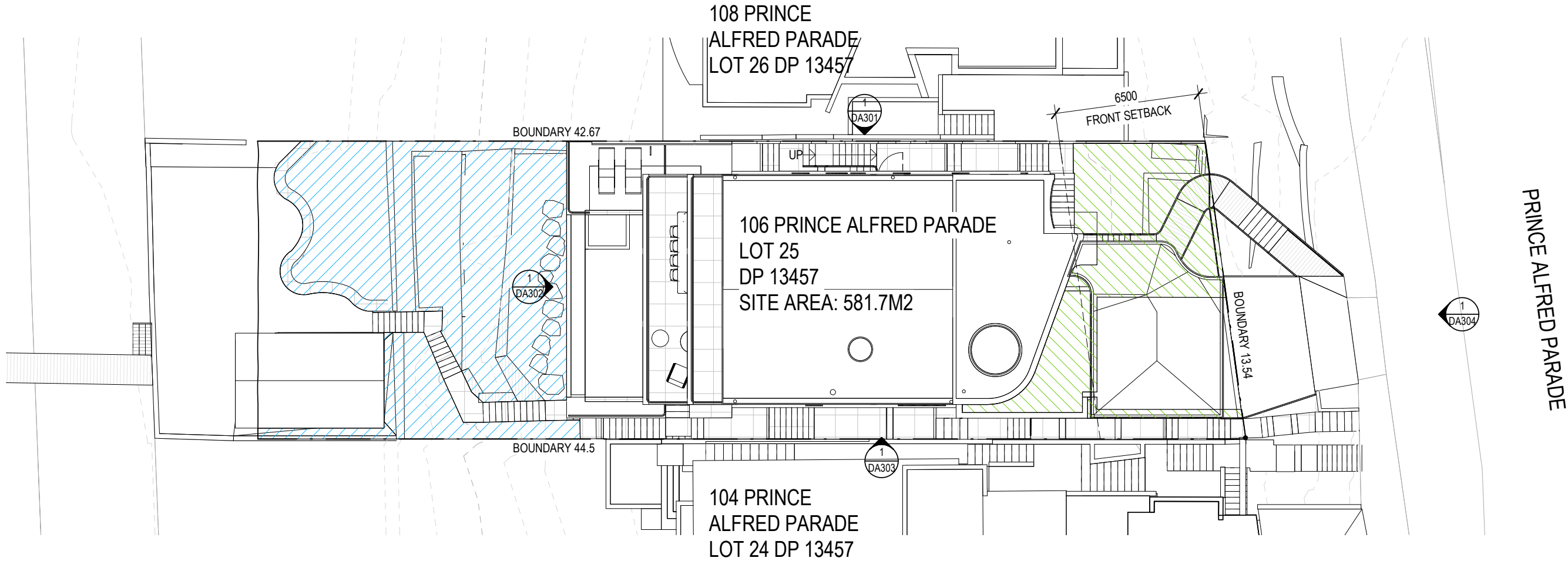
DRAWING

TITLE PAGE

PROJECT NO. STAGE DWG NO. REV

196 DA000

Drawn:	ES	Scale:	@A3
Checked:	BS	Date:	30.06.21



PITTWATER DCP

The following soil depths are required in order to be counted as landscaping:

- 300mm for lawn
- 600mm for shrubs
- 1metre for trees

The front of buildings (between the front boundary and any built structures) shall be landscaped to screen those buildings from the street as follows: 60% for a single dwelling house, secondary dwelling, rural workers' dwellings, or dual occupancy, and

DEEP SOIL KEY

	LANDSCAPE FRONT SETBACK
	LANDSCAPE REAR SETBACK

LANDSCAPING CALCULATION

DEEP SOIL	AREA(sqm)	PERCENTAGE
SITE AREA	581.7m²	
PROPOSED FRONT	60.1m² of total 109.8m²	55%
EXISTING FRONT	38m² of total 109.8m²	34.6%
DCP COMPLIANCE	65.88m²	60%
PROPOSED REAR	133.5m² of total 186.7m²	71.5%
EXISTING REAR	141.5m² of total 186.7m²	76%
PROPOSED TOTAL DEEP SOIL AREA	193.6m² of a total 581.7m²	33%
EXISTING TOTAL DEEP SOIL AREA	179.5m² of a total 581.7m²	31%



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PROJECT

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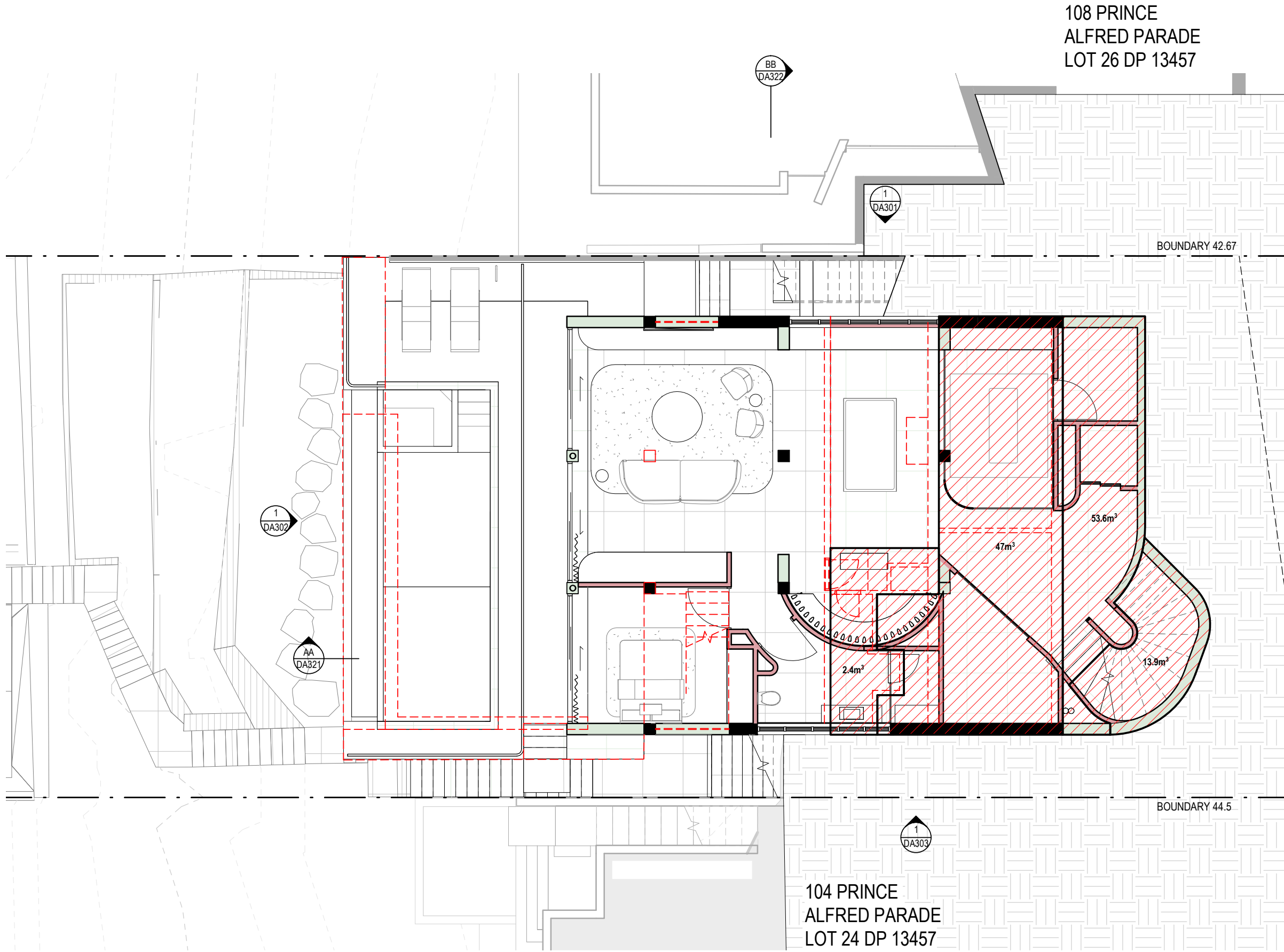
DRAWING

LANDSCAPING

PROJECT NO. STAGE DWG NO. REV

196 DA001

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Checked: BS Date: 30/06/21



EXCAVATION KEY

EXCAVATION

DEMOLITION OF EXISTING

EXCAVATION CALCULATION

EXCAVATION		
PROPOSED EXCAVATION BASEMENT		116.9m³
BACK FILL TOTAL	=	Nil

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DEVELOPMENT APPLICATION
EXCAVATION

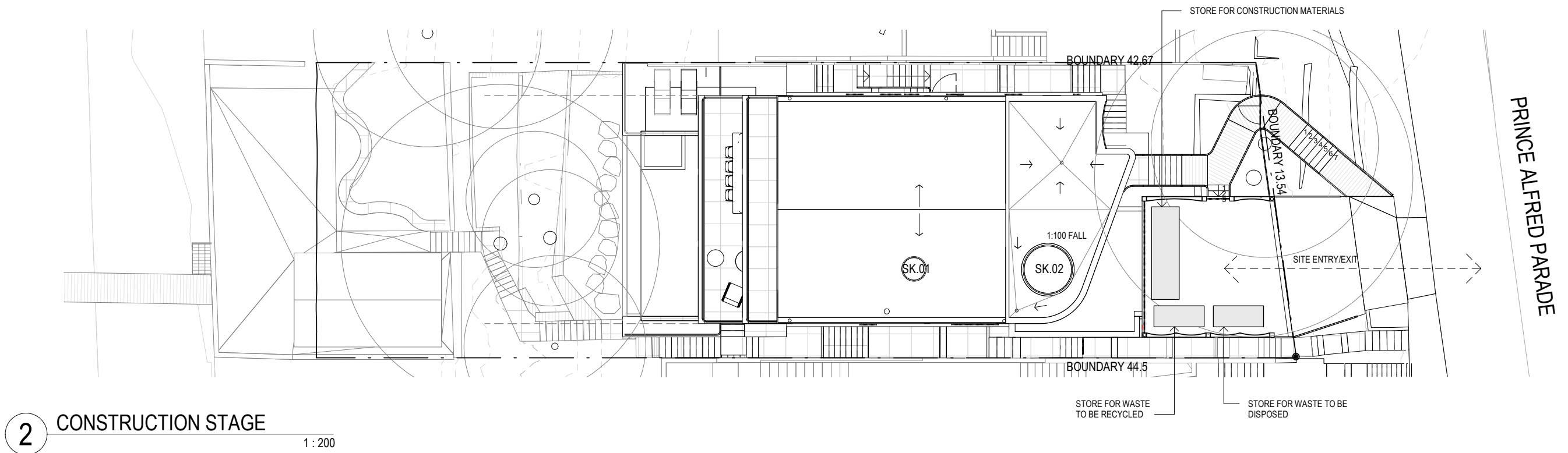
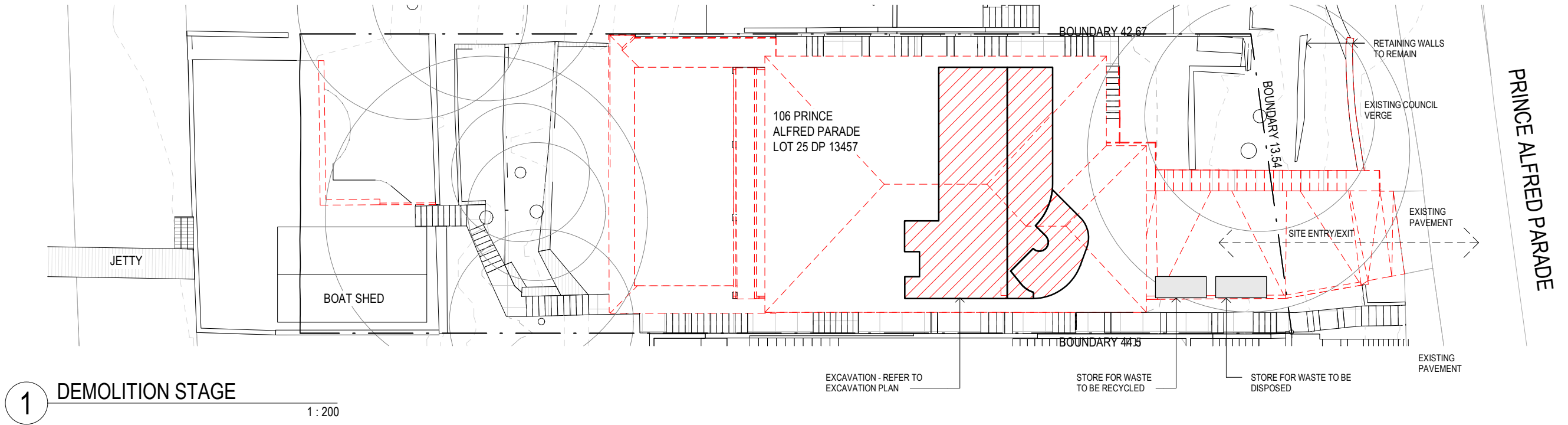


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PROJECT
106 Prince Alfred Parade Newport - Lot 25 DP13457
DRAWING
EXCAVATION

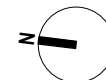
PROJECT NO.	STAGE	DWG NO.	REV
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Drawn:	ES	Scale:	1 : 100 @A3
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DEVELOPMENT APPLICATION WASTE MANAGEMENT PLAN



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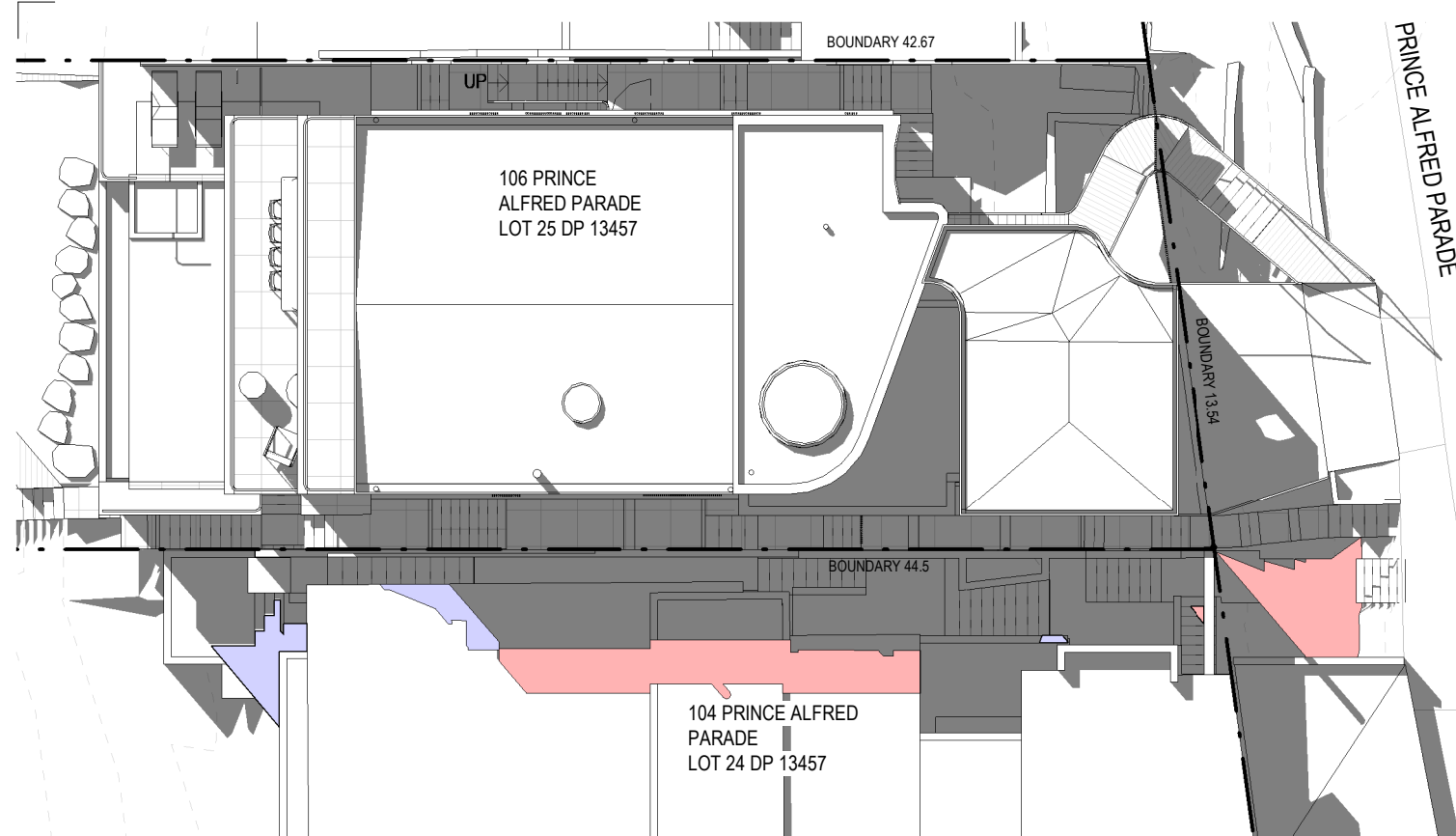
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WASTE MANAGEMENT PLAN

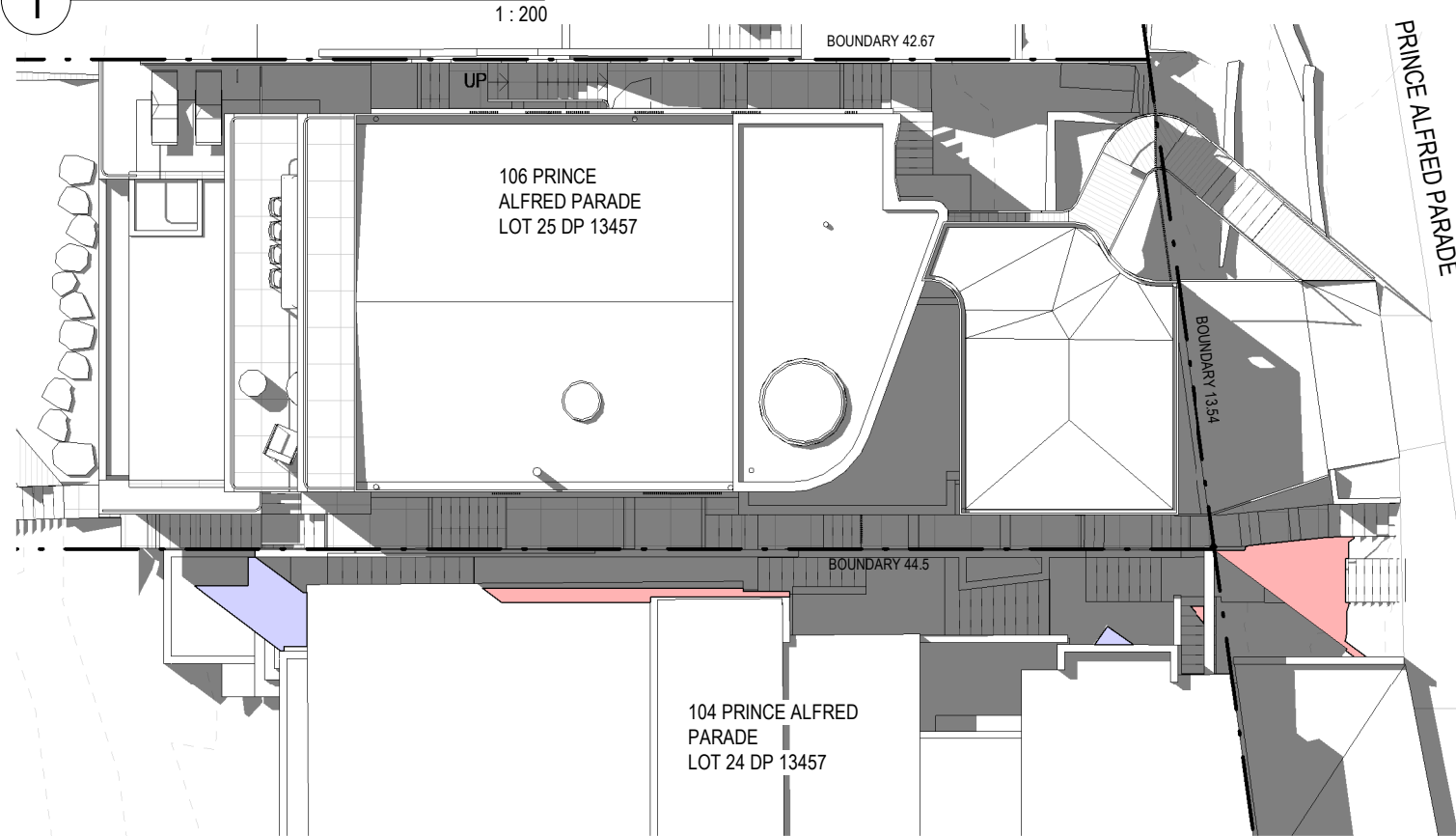
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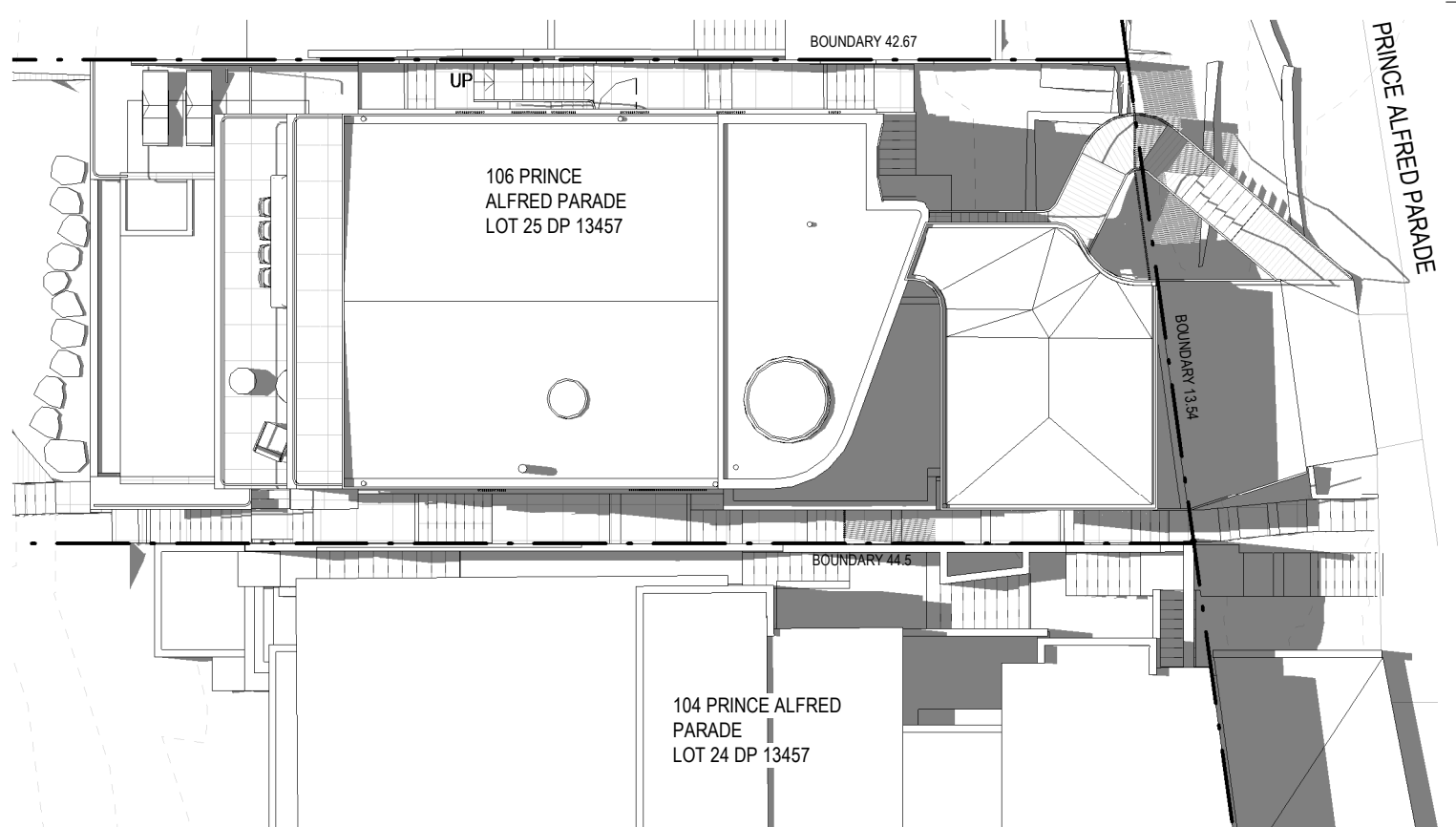
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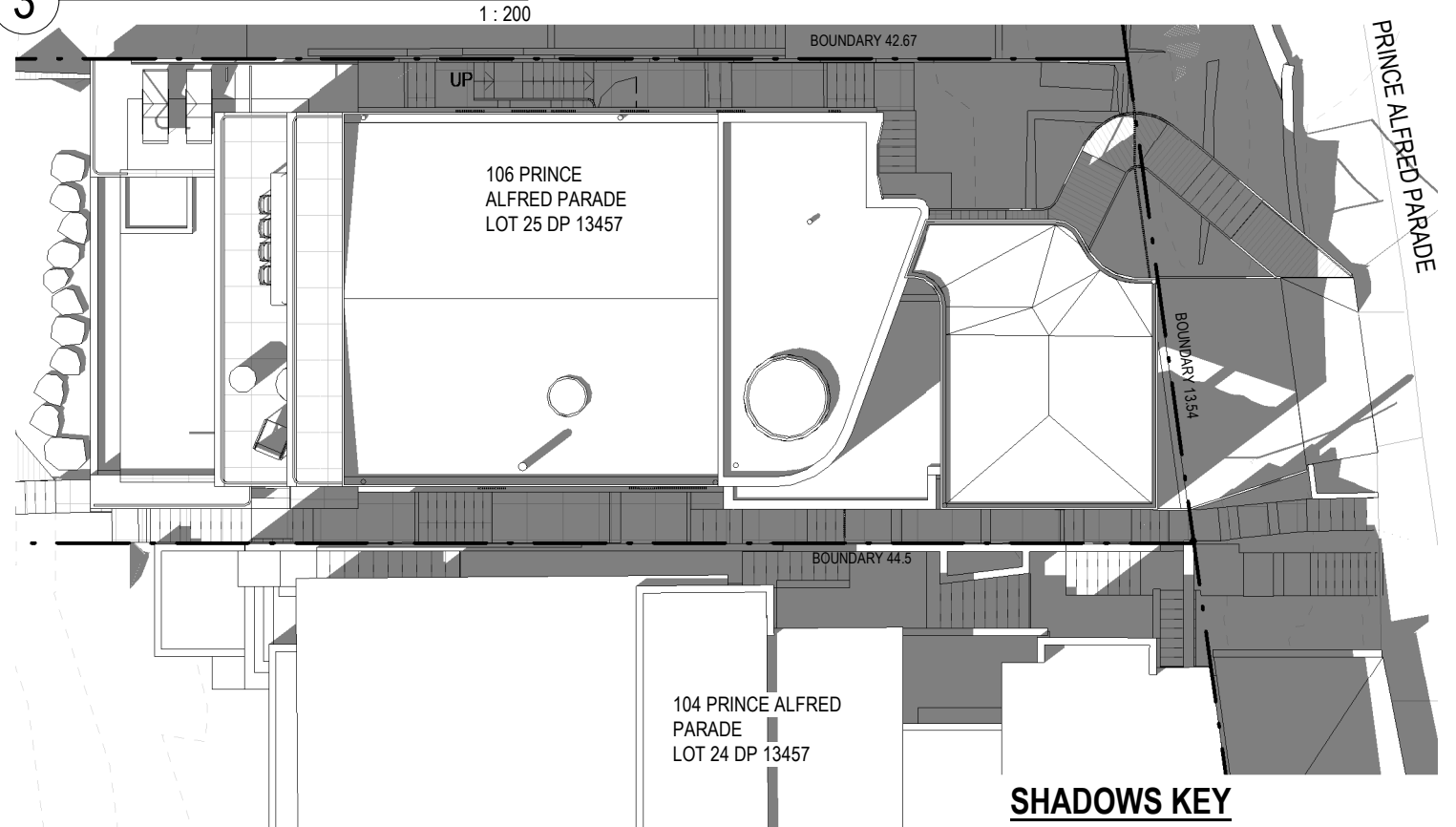
1 9AM 21ST JUNE



2 10AM 21ST JUNE



3 12PM 21ST JUNE



4 3PM 21ST JUNE

SHADOWS KEY

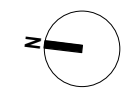
	PROPOSED ADDITIONAL SHADOW
	PROPOSED REDUCED SHADOW

REFER TO CAD DRAFT PLANS FOR CERTIFICATION OF SHADOWS

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**DEVELOPMENT APPLICATION
SHADOW ANALYSIS PLANS**



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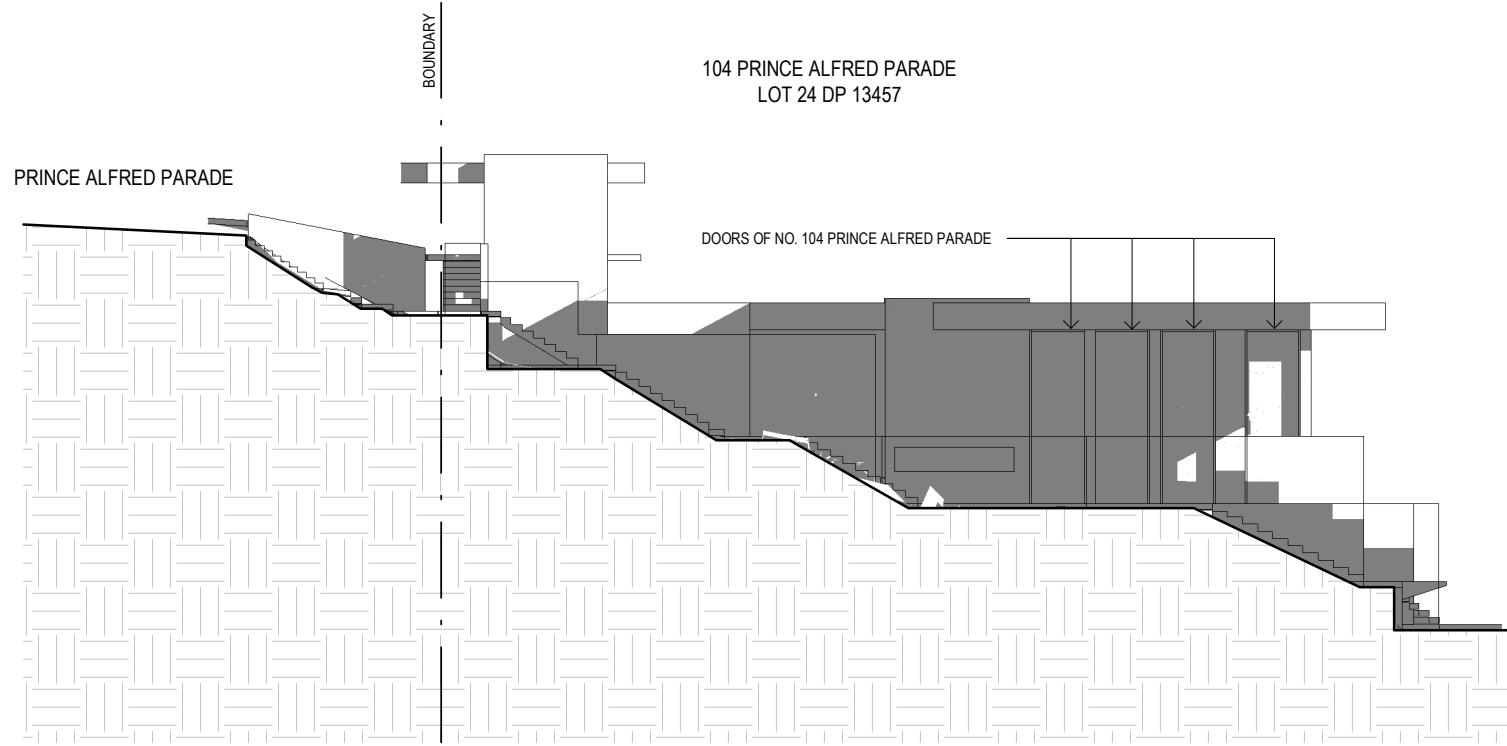
106 Prince Alfred Parade Newport - Lot 25 DP13457

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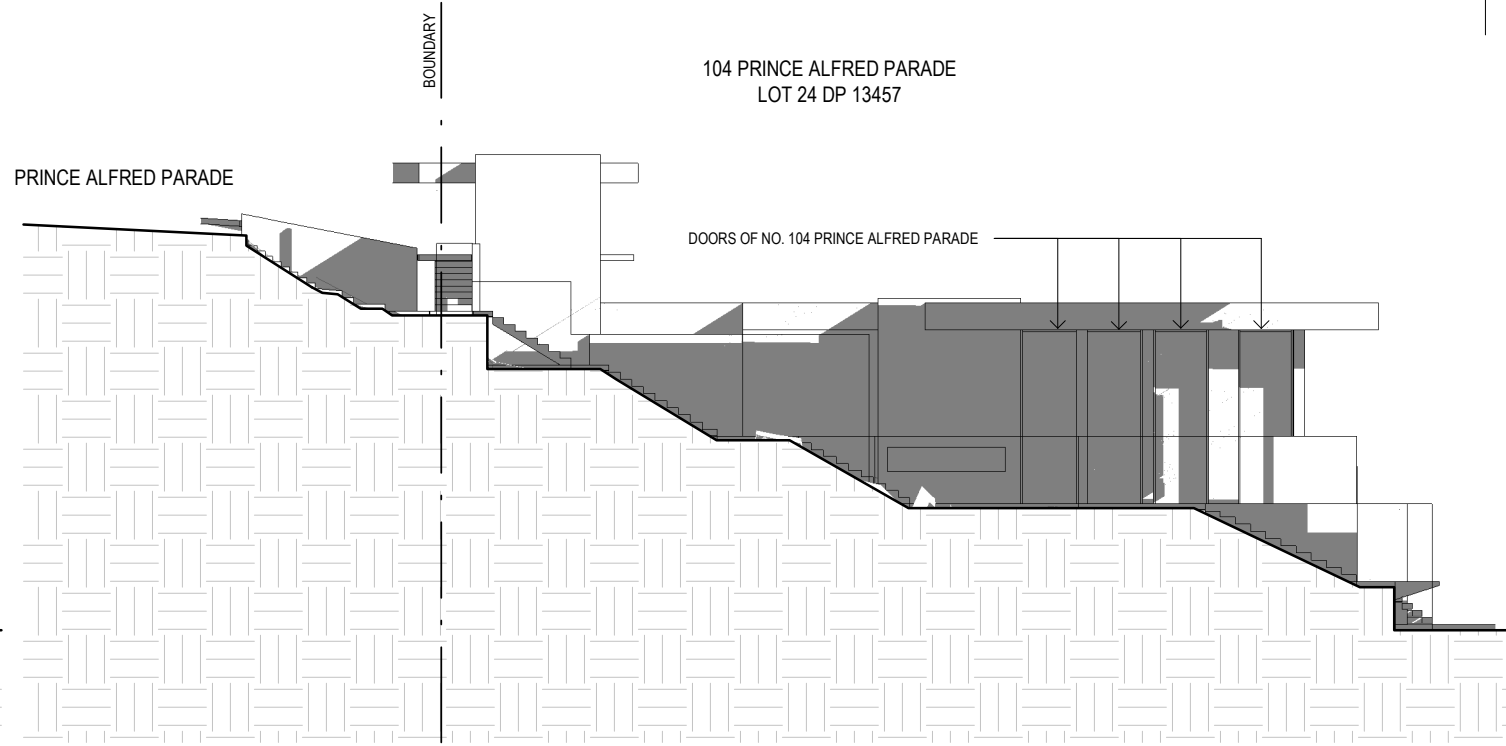
SHADOW ANALYSIS PLANS

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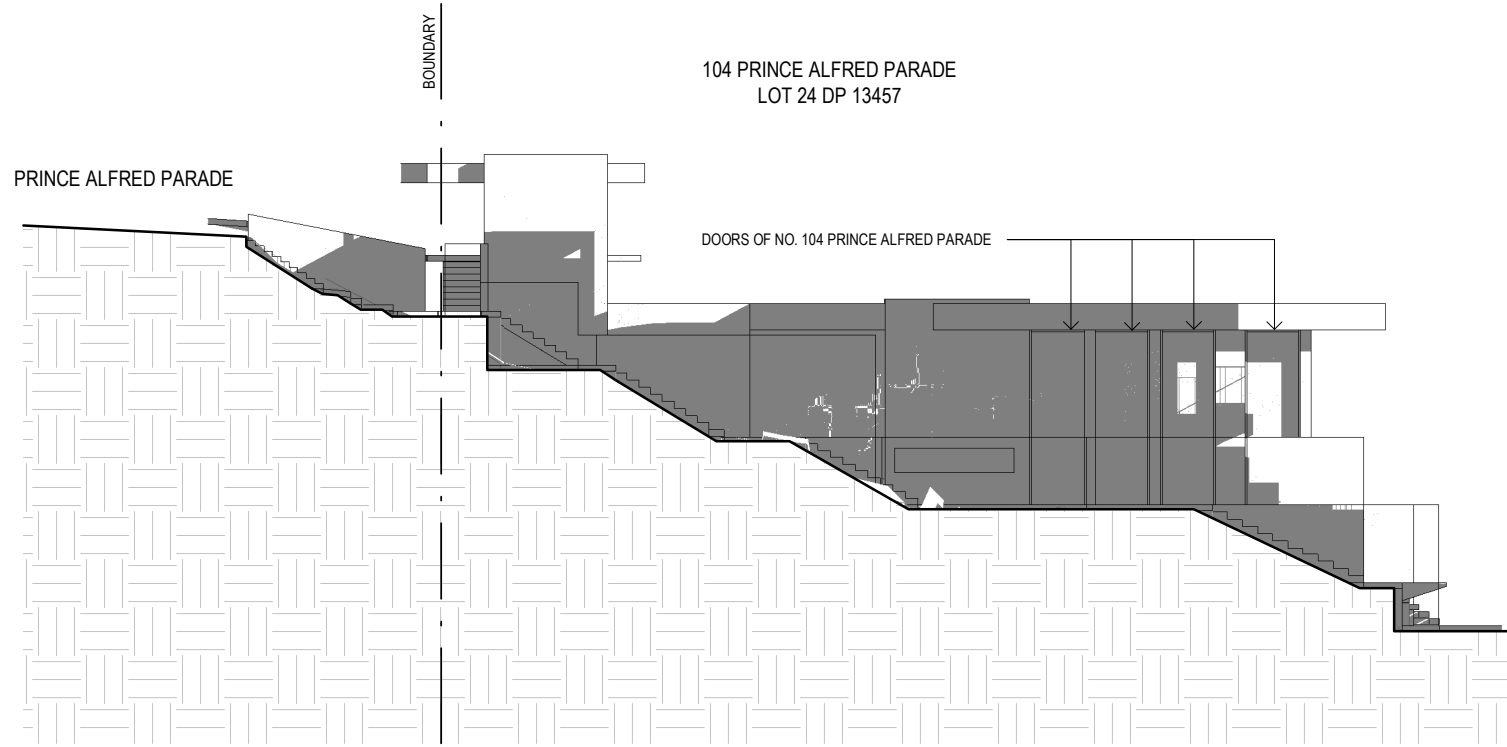
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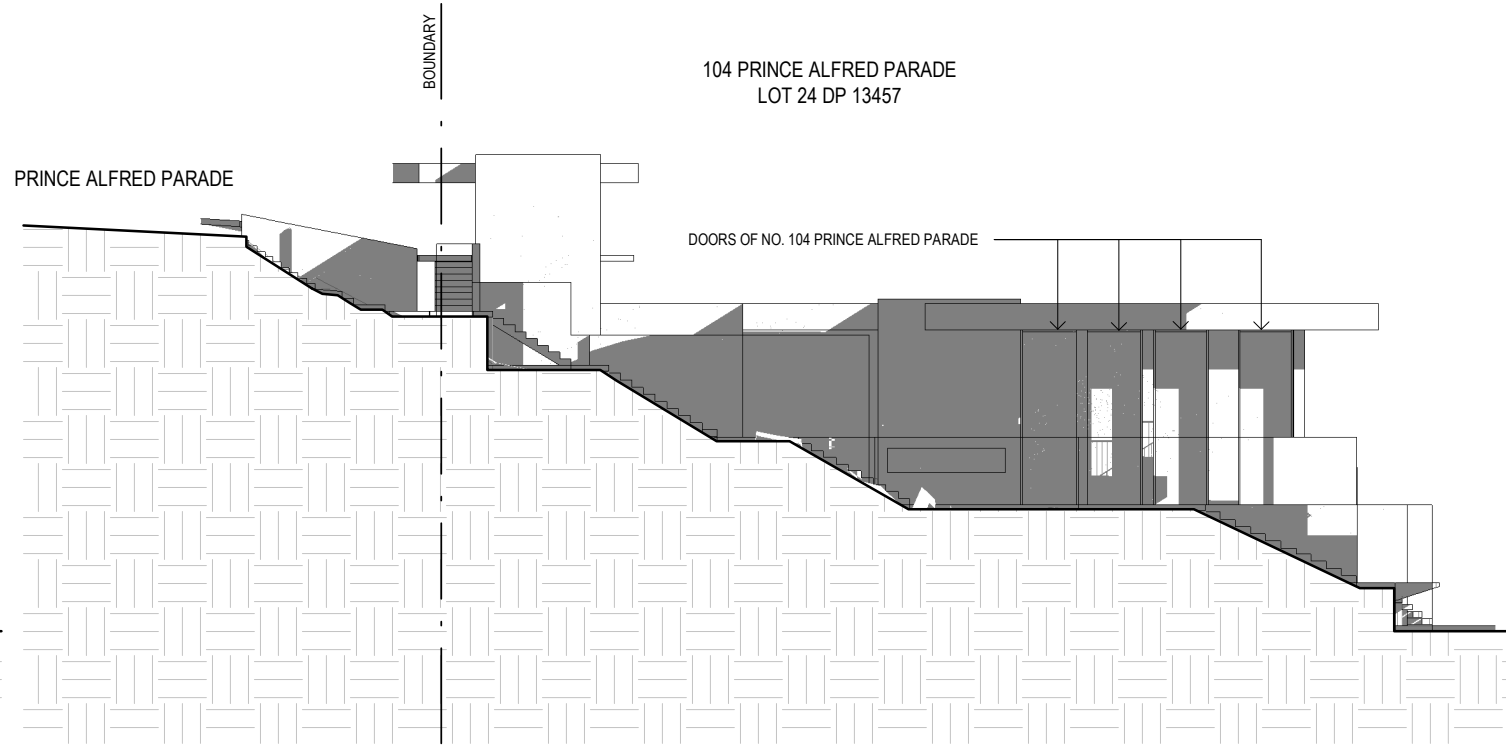
1 SHADOW EAST ELEVATION 9AM EXISTING



3 SHADOW EAST ELEVATION 10AM EXISTING



2 SHADOW EAST ELEVATION 9AM PROPOSED



4 SHADOW EAST ELEVATION 10AM PROPOSED

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DEVELOPMENT APPLICATION
SHADOW ANALYSIS -
ELEVATIONS 01

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106 Prince Alfred Parade Newport - Lot 25 DP13457

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SHADOW ANALYSIS - ELEVATIONS 01

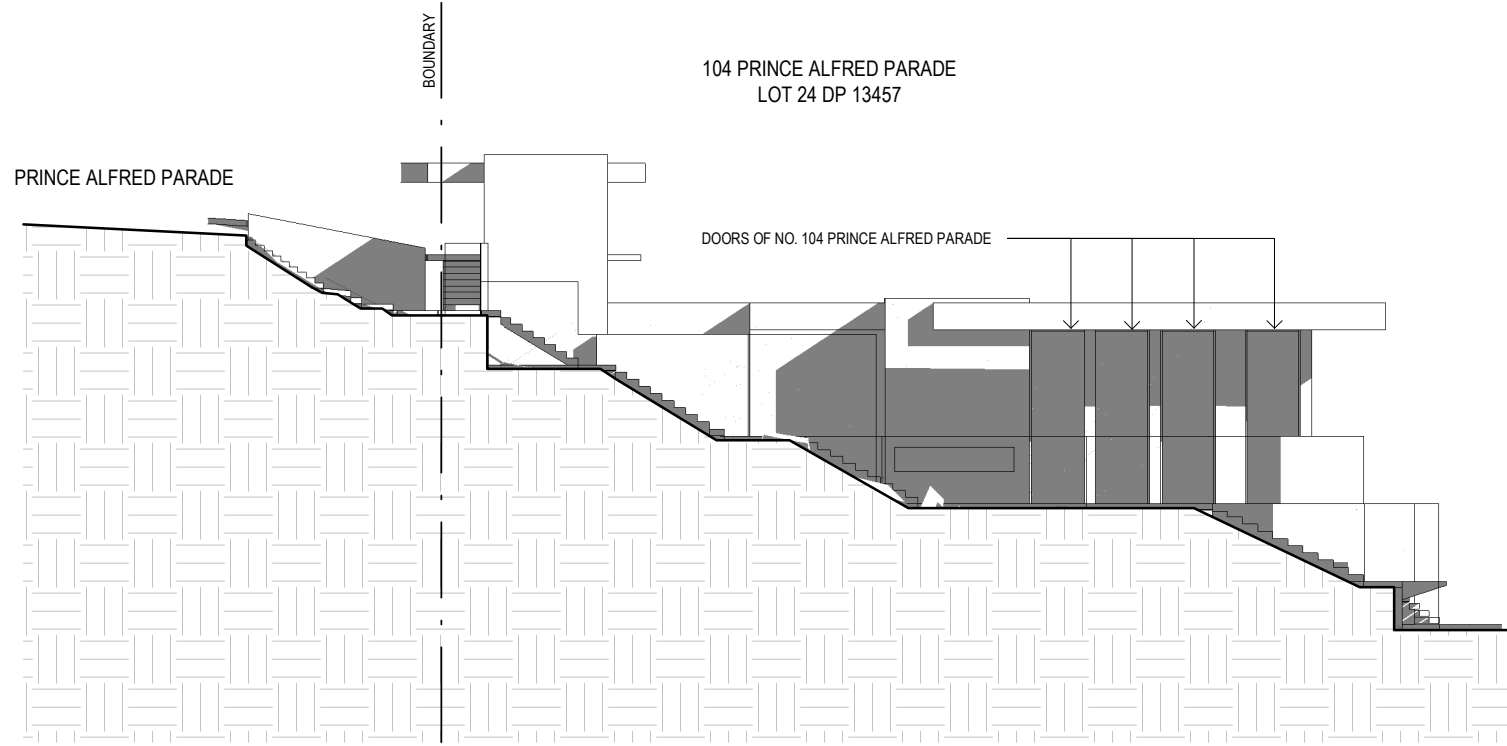
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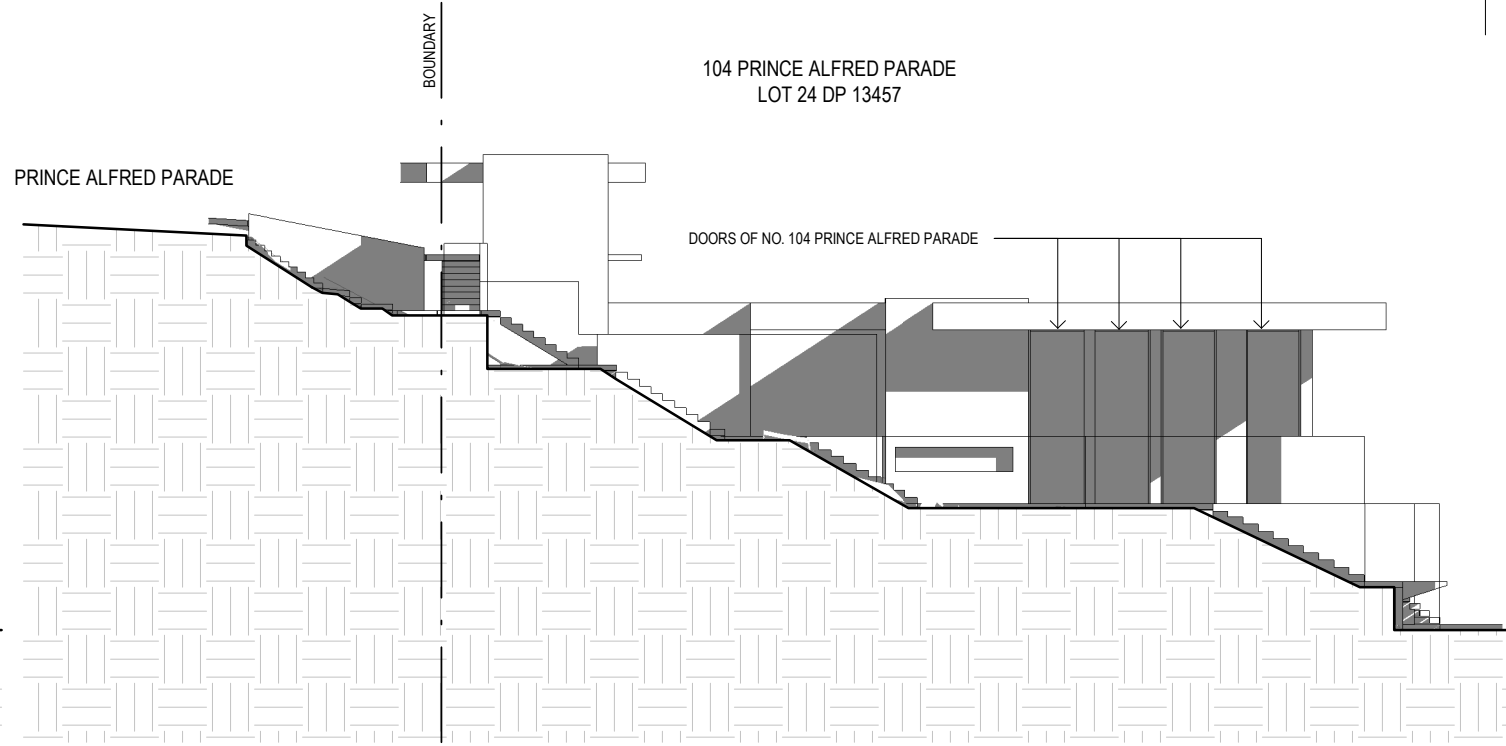
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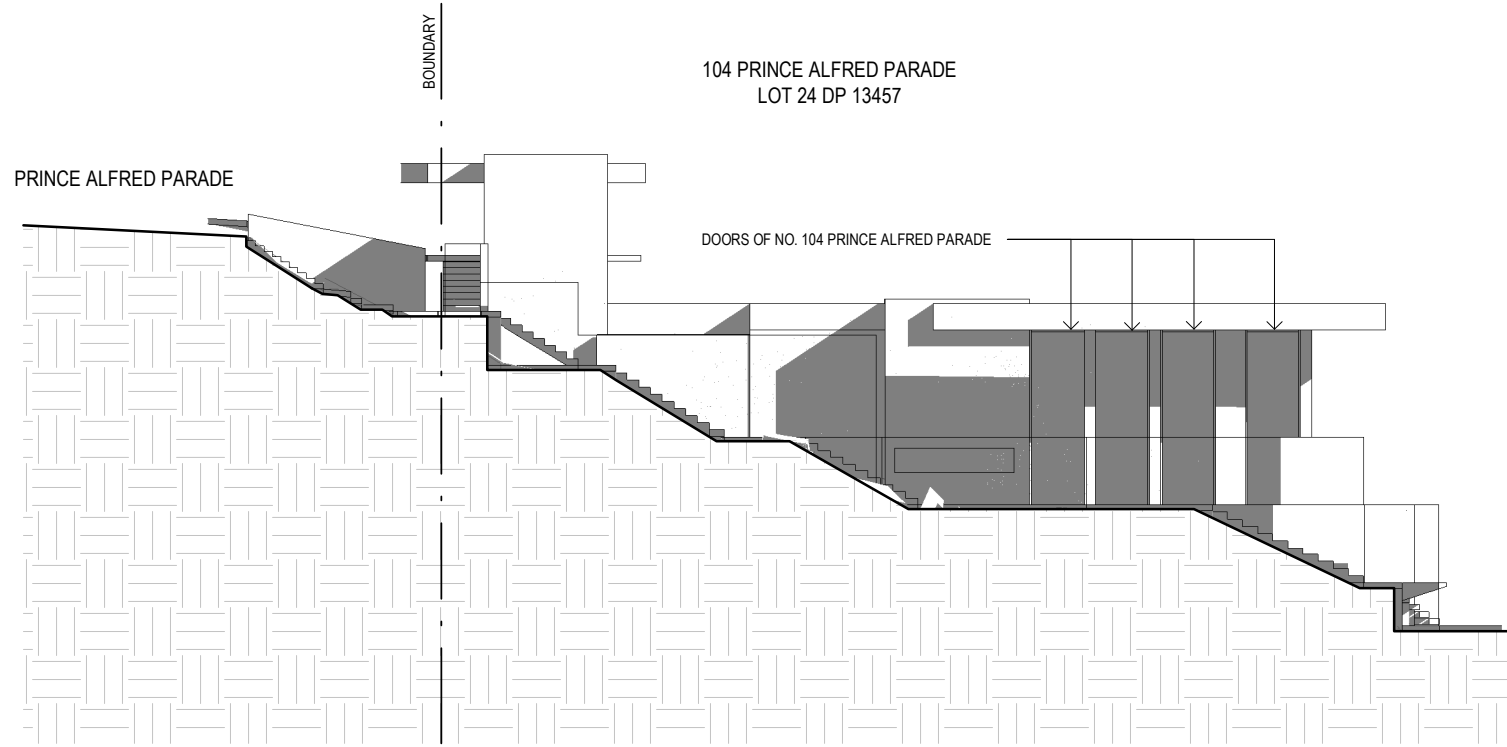
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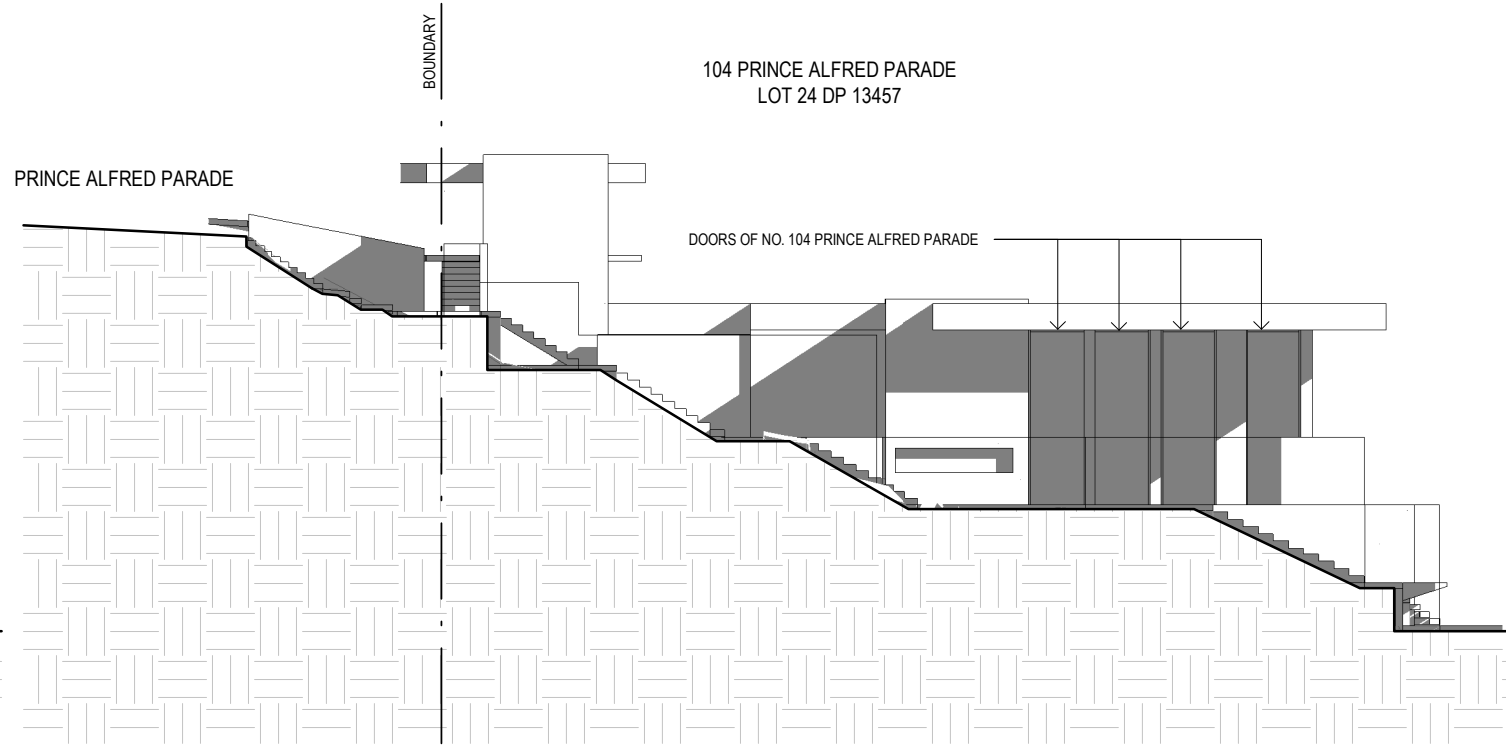
1 SHADOW EAST ELEVATION 11AM EXISTING



3 SHADOW EAST ELEVATION 12PM EXISTING



2 SHADOW EAST ELEVATION 11AM PROPOSED



4 SHADOW EAST ELEVATION 12PM PROPOSED

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DEVELOPMENT APPLICATION
SHADOW ANALYSIS -
ELEVATIONS 02

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106 Prince Alfred Parade Newport - Lot
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SHADOW ANALYSIS - ELEVATIONS 02

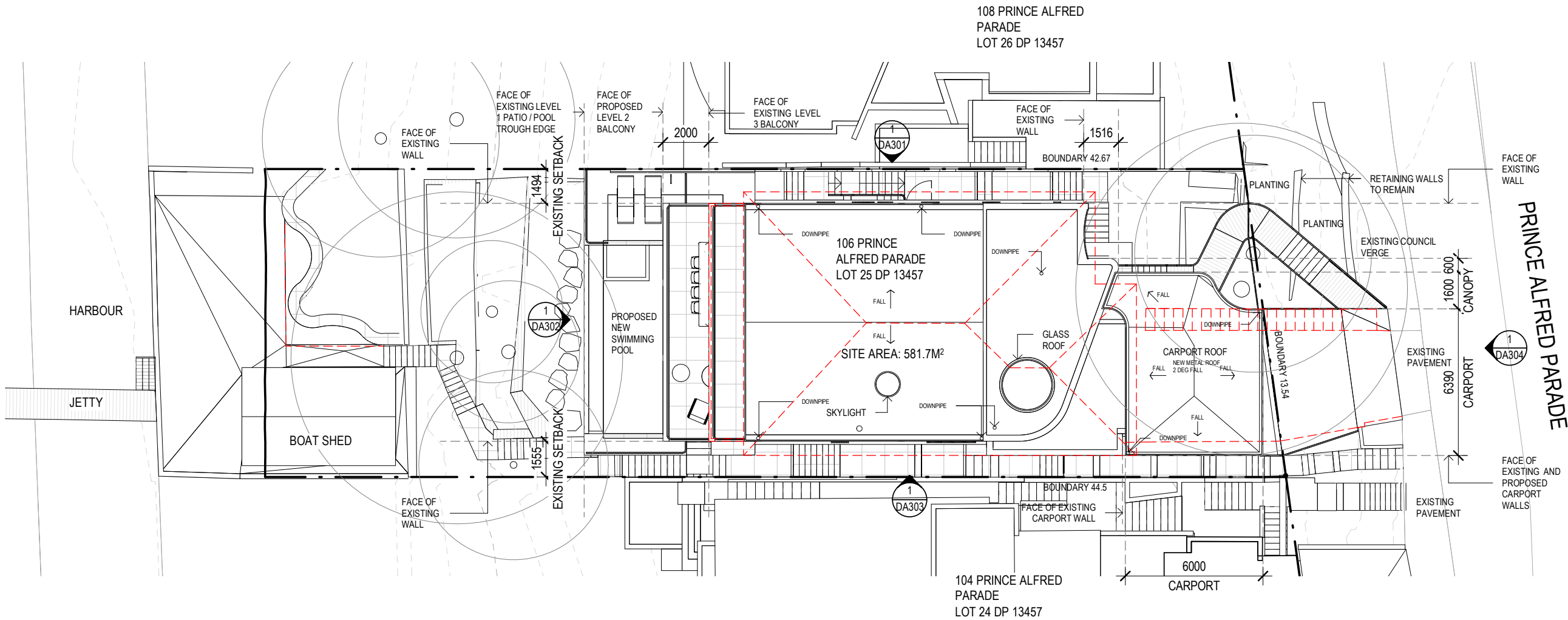
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196 DA006

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BASIX

The applicant must install a rainwater tank of at least 1356 litres on the site. The rainwater tank must meet, and be installed in accordance with, the requirements of all applicable regulatory authorities.

The swimming pool must be outdoors
The swimming pool must not have a capacity greater than 26 kilolitres
The spa must not have a capacity greater than 2.3 kilolitres
The applicant must install the following hot water system in the development: gas storage

Insulation requirements
The applicant must construct the new or altered construction in accordance with the specification list below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists
Concrete slab on ground floor – nil additional insulation required
External wall: cavity brick – nil additional insulation required
Flat ceiling, pitched roof – additional insulation ceiling: R2.50 (up), roof: foil/sarking
– Other specifications medium (solar absorbance 0.475-0.70)
Flat ceiling, flat roof: concrete/plasterboard internal – additional insulation ceiling: R2.50 (up), roof: none
– Other specifications: light (solar absorbance <0.475)

Windows and glazed doors glazing requirements
The applicant must install the windows, glazed doors and shading devices in accordance with the specifications listed in the table of page 6 of the BASIX report. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table of page 6 of the BASIX report.
Overshadowing building or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.
All windows to be improved aluminium, single clear (U-value: 6.44, SHGC: 0.75).
Skylight 1 - timber frame, glass type - double clear/air fill (U-value: 4.3, SHGC: 0.5)
Glazed Roof G1 - glass type improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)

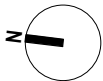
KEY

--- BOUNDARY
- - - DEMOLITION OF EXISTING

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DEVELOPMENT APPLICATION SITE PLAN / ROOF PLAN



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PROJECT

106 Prince Alfred Parade Newport - Lot 25 DP13457

DRAWING

SITE PLAN / ROOF PLAN

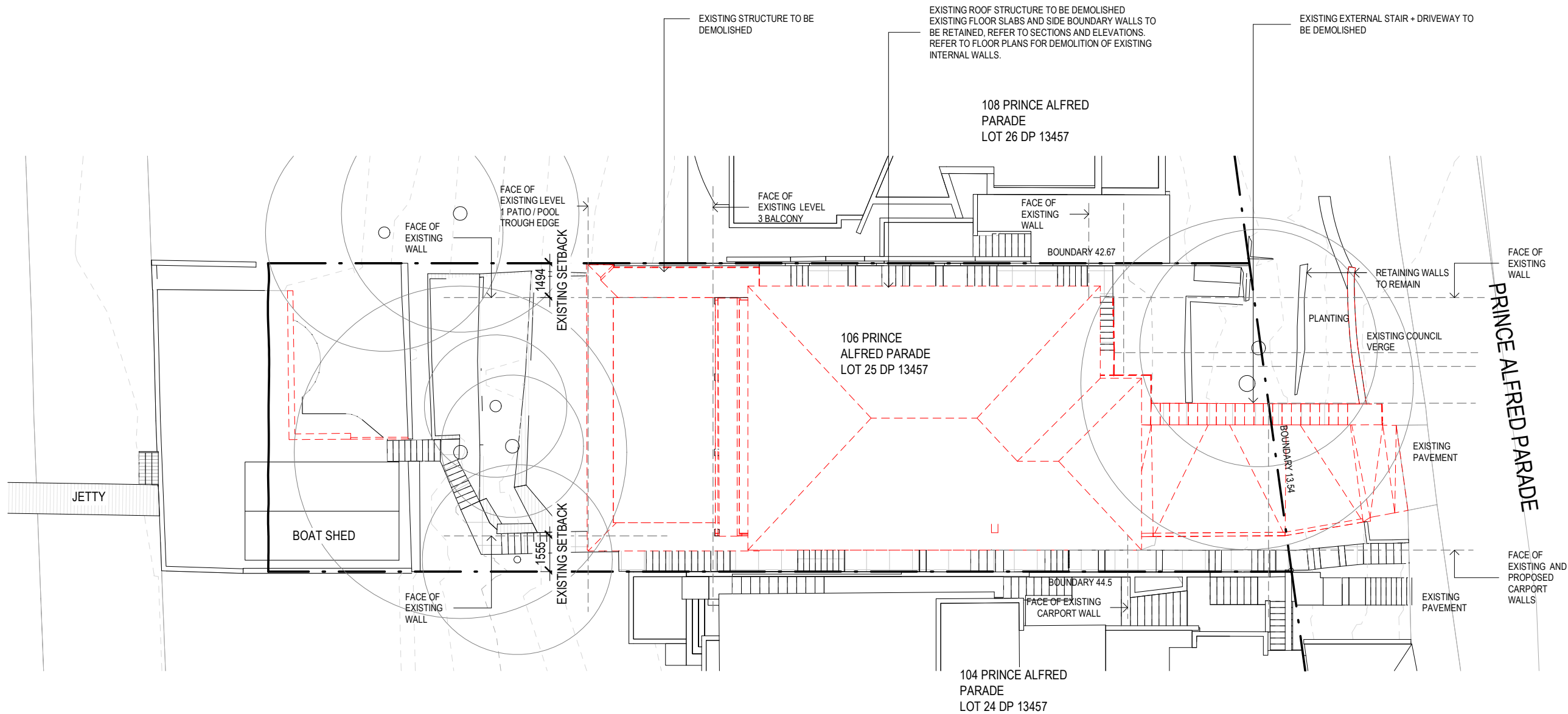
PROJECT NO. STAGE DWG NO. REV

196 DA101

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LEGEND

--- EXISTING ELEMENT TO BE DEMOLISHED



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DATE

REV

AMENDMENT

PROJECT

106 Prince Alfred Parade Newport - Lot 25 DP13457

DRAWING

DEMOLITION GARAGE & ROOF

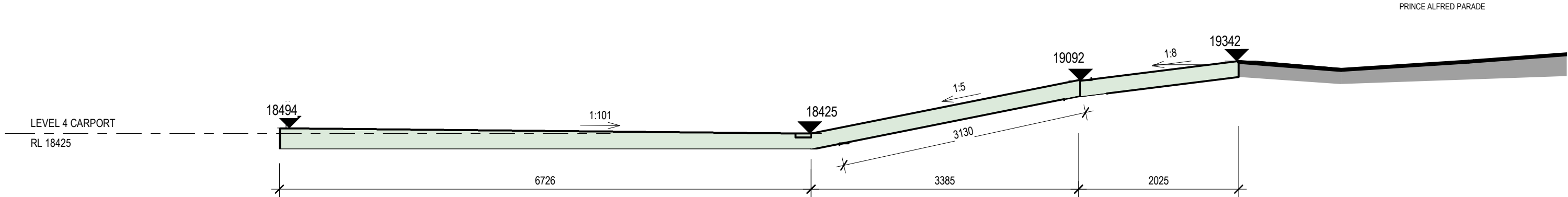
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196 DA110

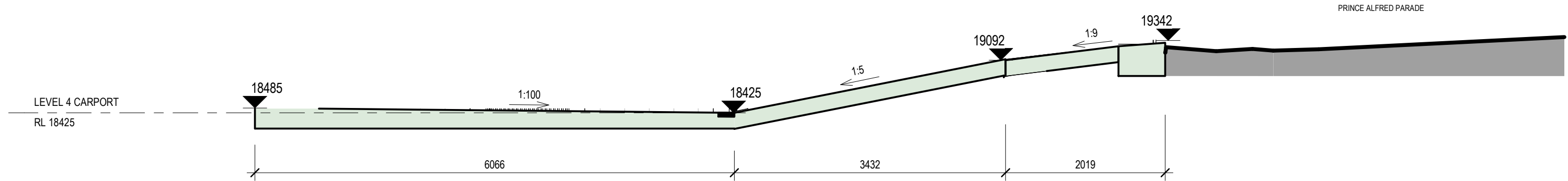


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Scale: 1:200 @A3
Date: 30.06.21



1 DRIVEWAY SECTION 1 1 : 50



2 DRIVEWAY SECTION 2 1 : 50

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PROJECT

106 Prince Alfred Parade Newport - Lot
25 DP13457

DRAWING

DRIVEWAY

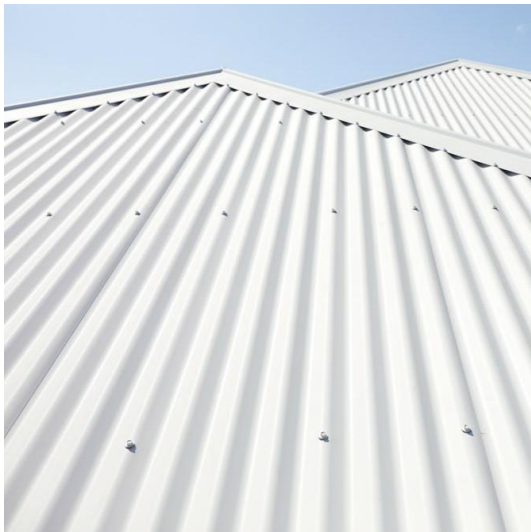
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196 DA120

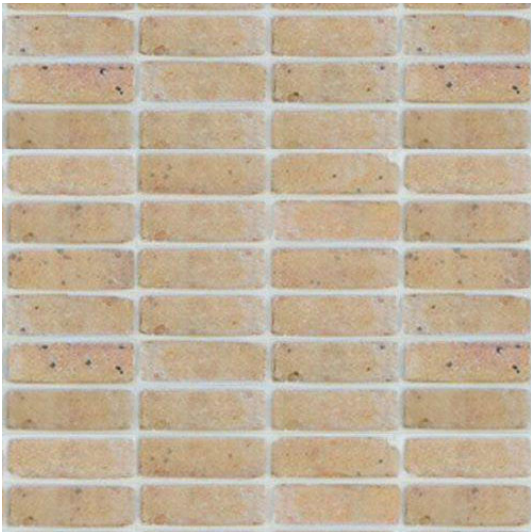
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RIVERSTONE PEBBLE BALLAST
TO CONCRETE ROOF



METAL DECK
TO ROOF WHERE NOTED



BRICK
TO CEILING + WALLS
WHERE NOTED



OPEN METAL
TO ENTRY PATH



CRAZY PAVE
FLOOR FINISH



STONE CLADDING
RETAINING WALLS WHERE NOTED



CEMENT RENDER
WALL FINISH WHERE NOTED



POWDERCOAT ALUMINIUM
DOORS AND WINDOWS

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PROJECT

106 Prince Alfred Parade Newport - Lot
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DRAWING

MATERIAL BOARD

PROJECT NO. STAGE DWG NO. REV

196 DA121

Drawn: ES Scale:
Checked: BS Date: 30.06.21



STREET VIEW TOWARD PROPOSED CARPORT



REAR VIEW OF PROPOSED

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PROJECT

106 Prince Alfred Parade Newport - Lot
25 DP13457

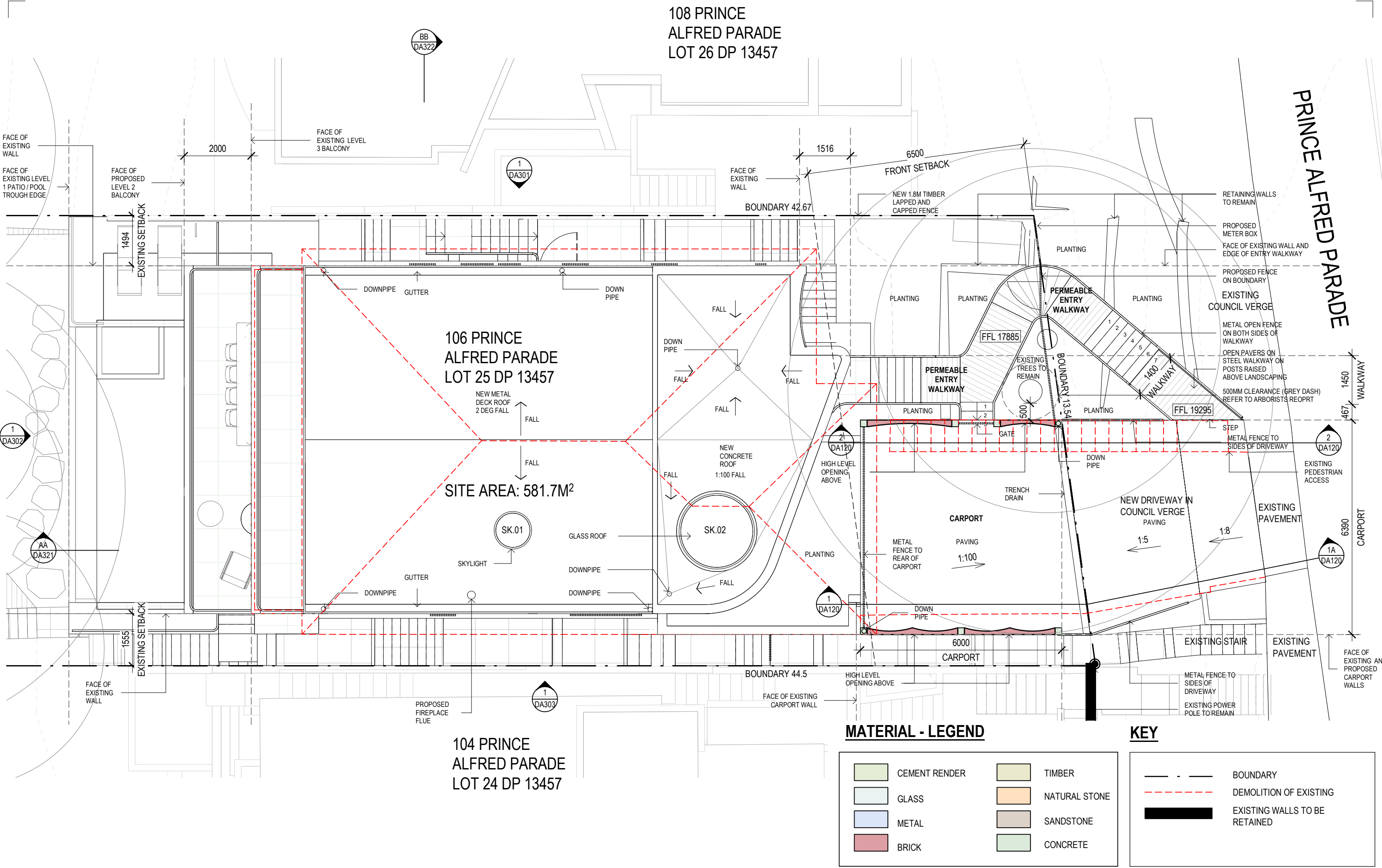
DRAWING

3D VIEWS

PROJECT NO. STAGE DWG NO. REV

196 DA122

Drawn: ES Scale:
Checked: BS Date: 30.06.21



MATERIAL - LEGEND

	CEMENT RENDER		TIMBER
	GLASS		NATURAL STONE
	METAL		SANDSTONE
	BRICK		CONCRETE

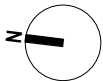
KEY

	BOUNDARY
	DEMOLITION OF EXISTING
	EXISTING WALLS TO BE RETAINED

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DEVELOPMENT APPLICATION
LEVEL 4 CARPORT AND
ROOF PLAN



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PROJECT

106 Prince Alfred Parade Newport - Lot 25 DP13457

DRAWING

LEVEL 4 CARPORT AND ROOF PLAN

PROJECT NO. STAGE DWG NO. REV

196 DA200

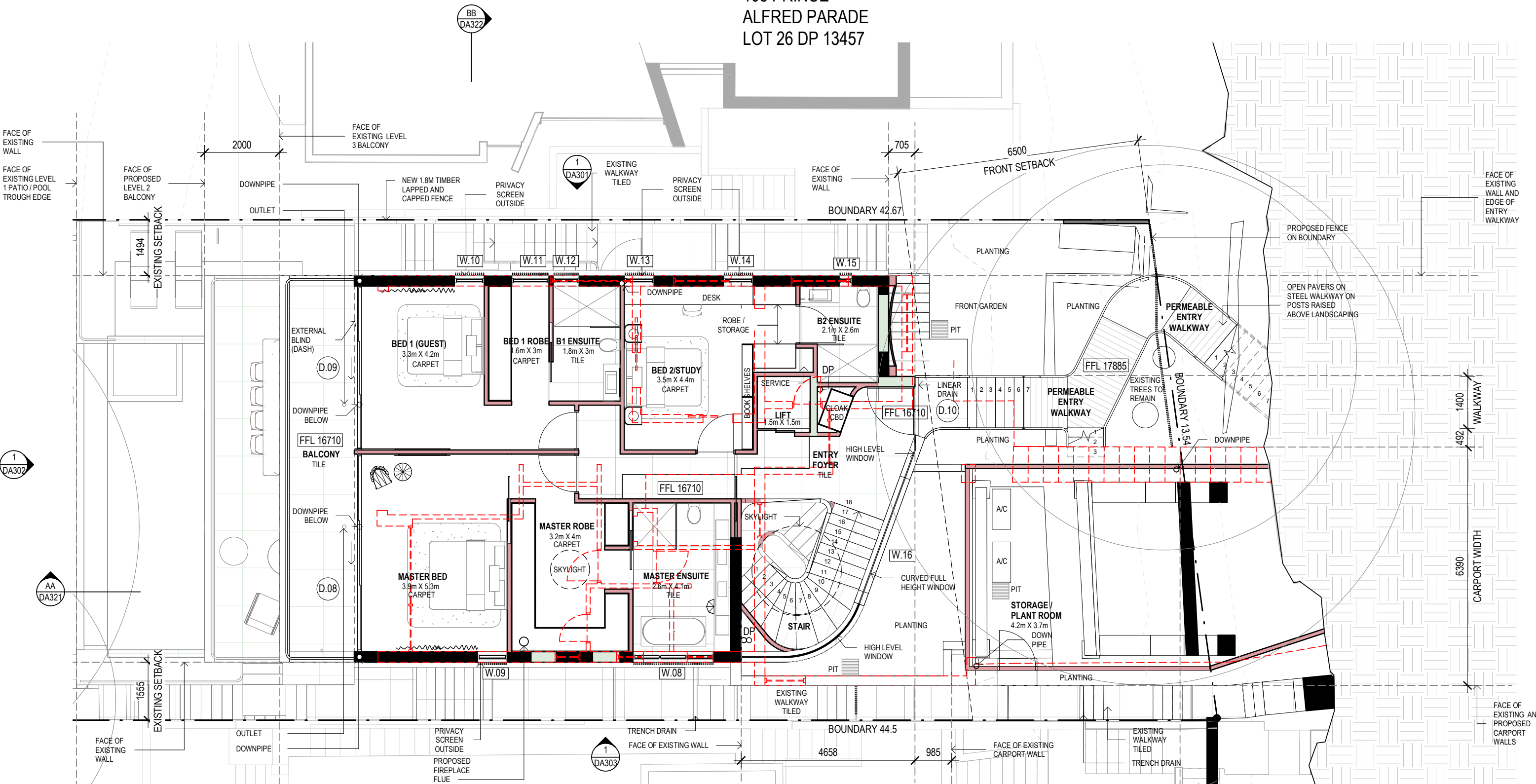
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Checked: BS

Scale: 1 : 100 @A3

Date: 30.06.21

108 PRINCE
ALFRED PARADE
LOT 26 DP 13457



104 PRINCE
ALFRED PARADE
LOT 24 DP 13457

MATERIAL - LEGEND

	CEMENT RENDER		TIMBER
	GLASS		NATURAL STONE
	METAL		SANDSTONE
	BRICK		CONCRETE

KEY

	BOUNDARY
	DEMOLITION OF EXISTING
	EXISTING WALLS TO BE RETAINED

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DEVELOPMENT APPLICATION
LEVEL 3 BEDROOMS PLAN



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PROJECT

106 Prince Alfred Parade Newport - Lot 25 DP13457

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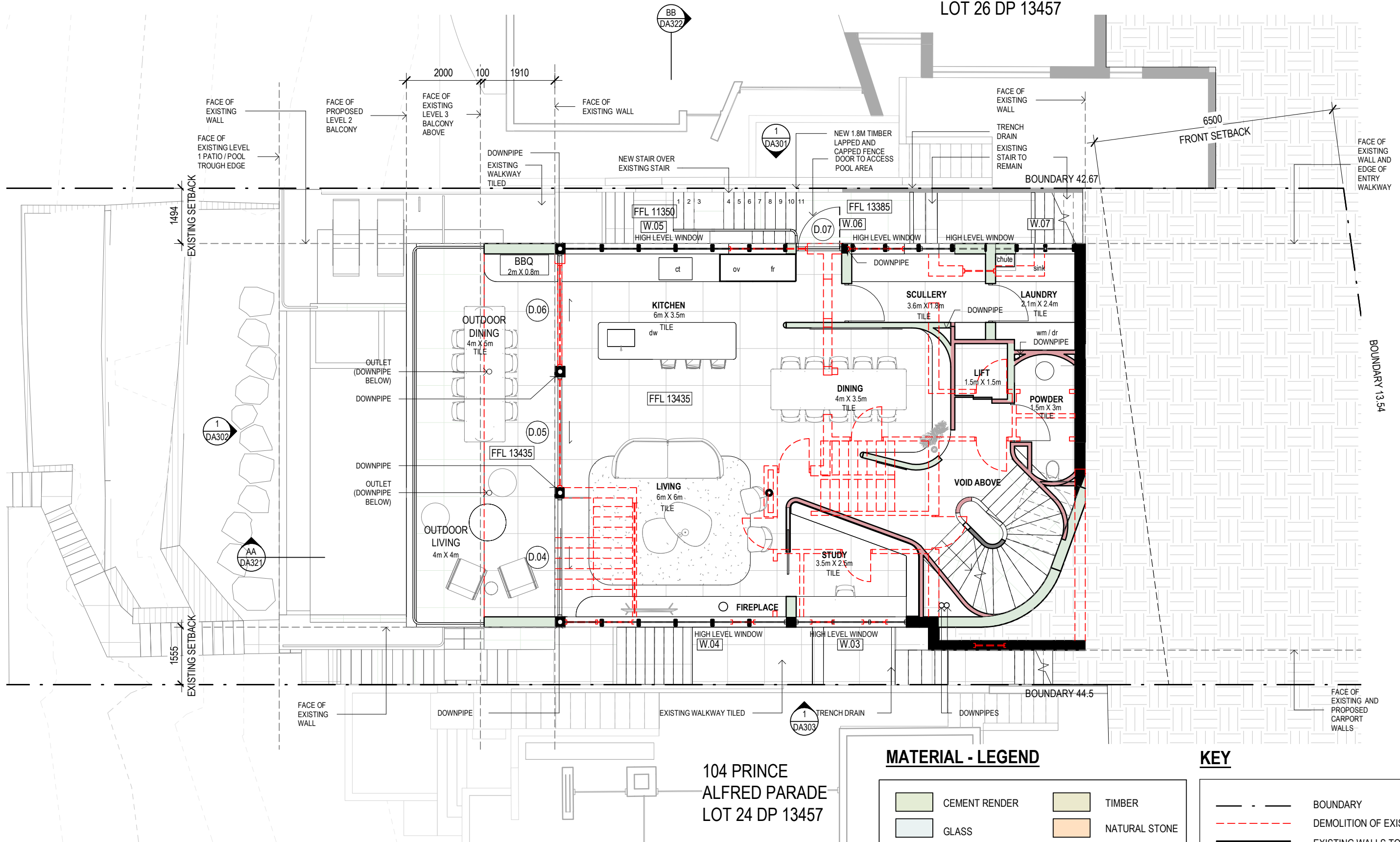
LEVEL 3 BEDROOMS PLAN

PROJECT NO. STAGE DWG NO. REV

196 DA201

Drawn: ES Scale: 1:100 @A3
Checked: BS Date: 30.06.21

108 PRINCE
ALFRED PARADE
LOT 26 DP 13457



104 PRINCE
ALFRED PARADE
LOT 24 DP 13457

MATERIAL - LEGEND

	CEMENT RENDER		TIMBER
	GLASS		NATURAL STONE
	METAL		SANDSTONE
	BRICK		CONCRETE

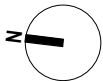
KEY

	BOUNDARY
	DEMOLITION OF EXISTING
	EXISTING WALLS TO BE RETAINED

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DEVELOPMENT APPLICATION
LEVEL 2 LIVING PLAN



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PROJECT

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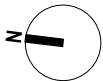
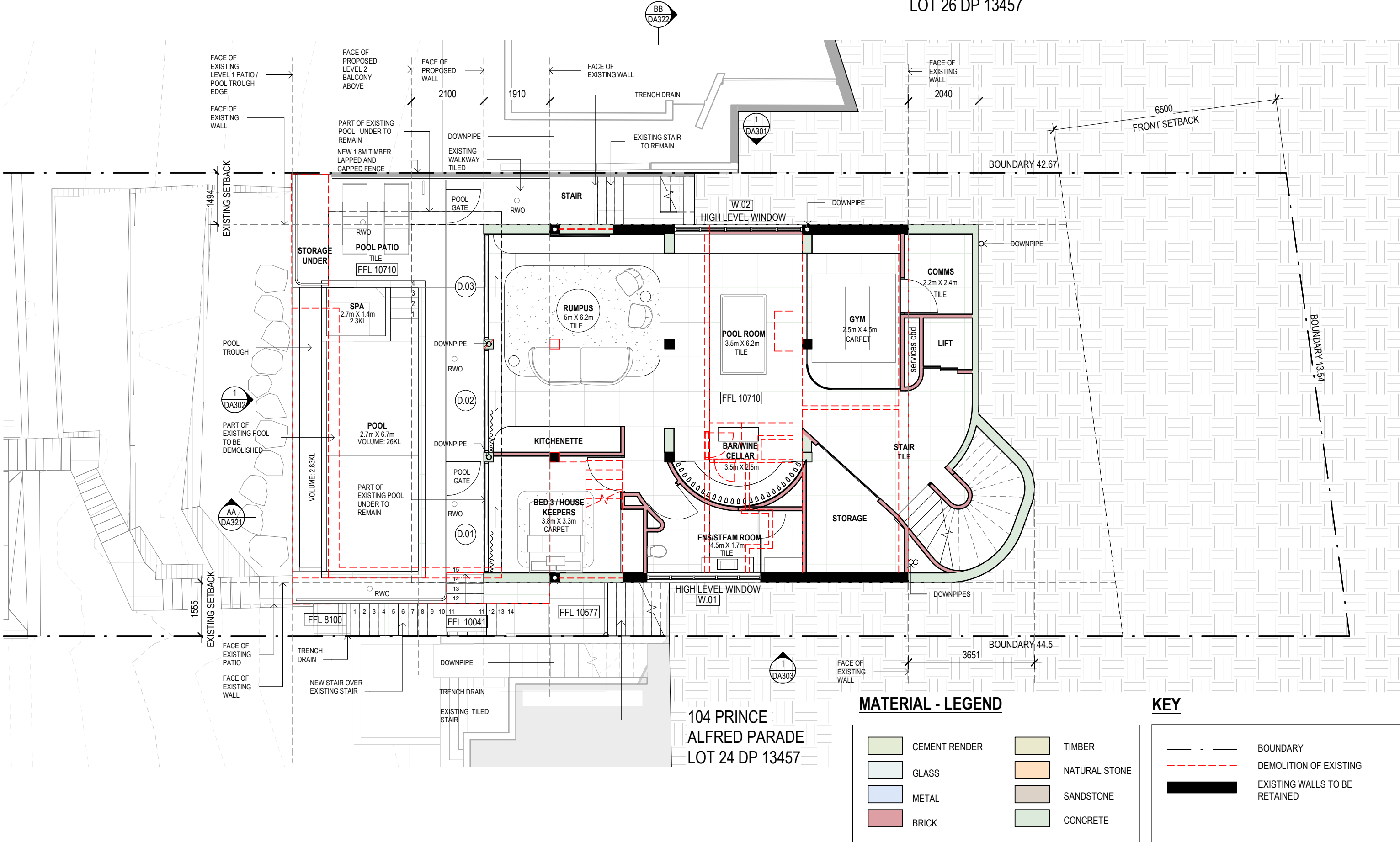
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LEVEL 2 LIVING PLAN

PROJECT NO. STAGE DWG NO. REV

196 DA202

Drawn: ES Scale: 1 : 100 @A3
Checked: BS Date: 30.06.21



GENERAL NOTES

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PROJECT

106 Prince Alfred Parade Newport - Lot 25 DP13457

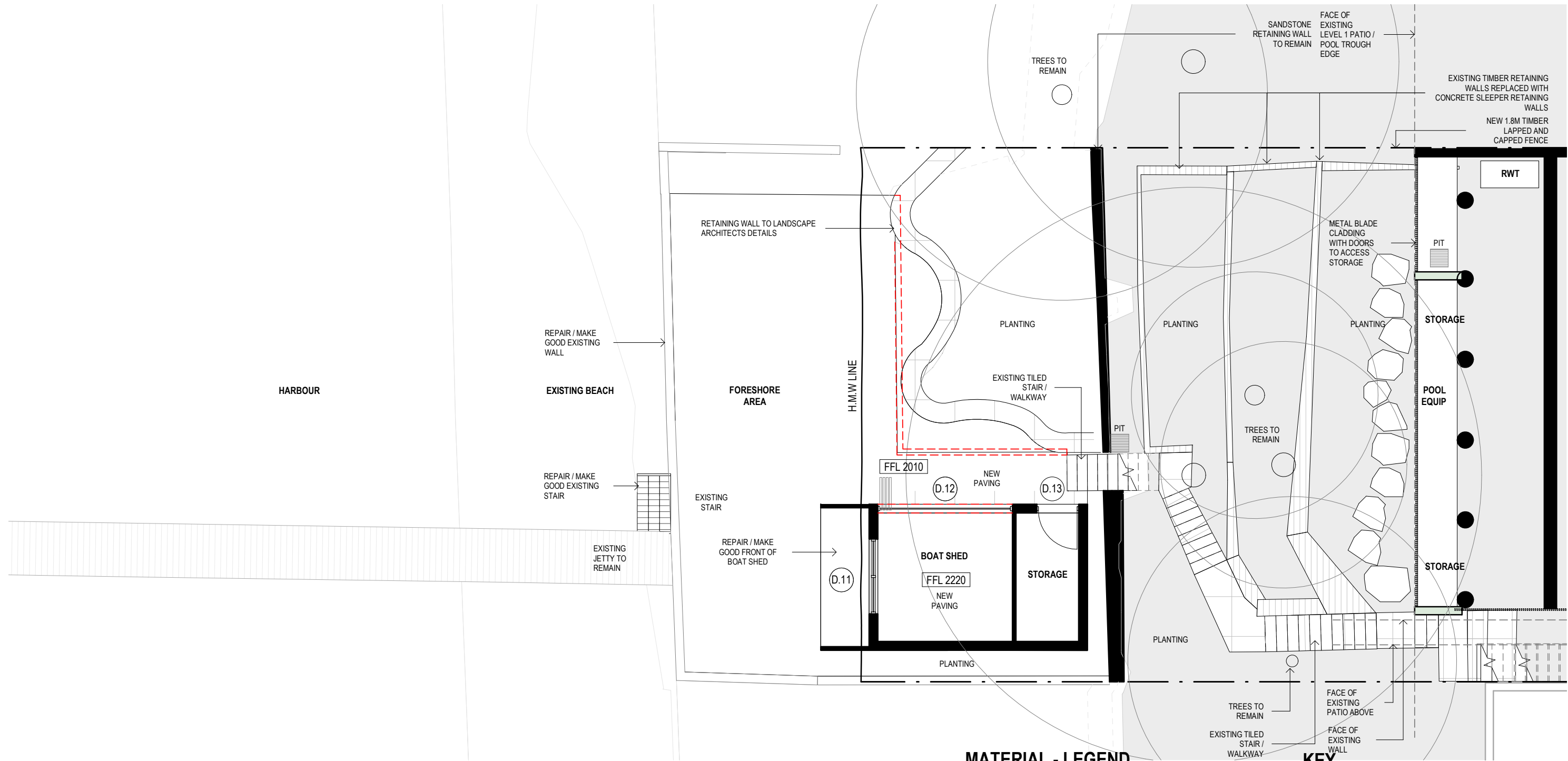
DRAWING

LEVEL 1 RUMPUS PLAN

PROJECT NO. STAGE DWG NO. REV

196 DA203

Drawn: ES Scale: 1:100 @A3
Checked: BS Date: 30.06.21



MATERIAL - LEGEND

	CEMENT RENDER		TIMBER
	GLASS		NATURAL STONE
	METAL		SANDSTONE
	BRICK		CONCRETE

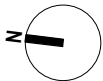
KEY

	BOUNDARY
	DEMOLITION OF EXISTING
	EXISTING WALLS TO BE RETAINED

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**DEVELOPMENT APPLICATION
BOAT SHED PLAN**



GENERAL NOTES

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PROJECT

**106 Prince Alfred Parade Newport - Lot
25 DP13457**

DRAWING

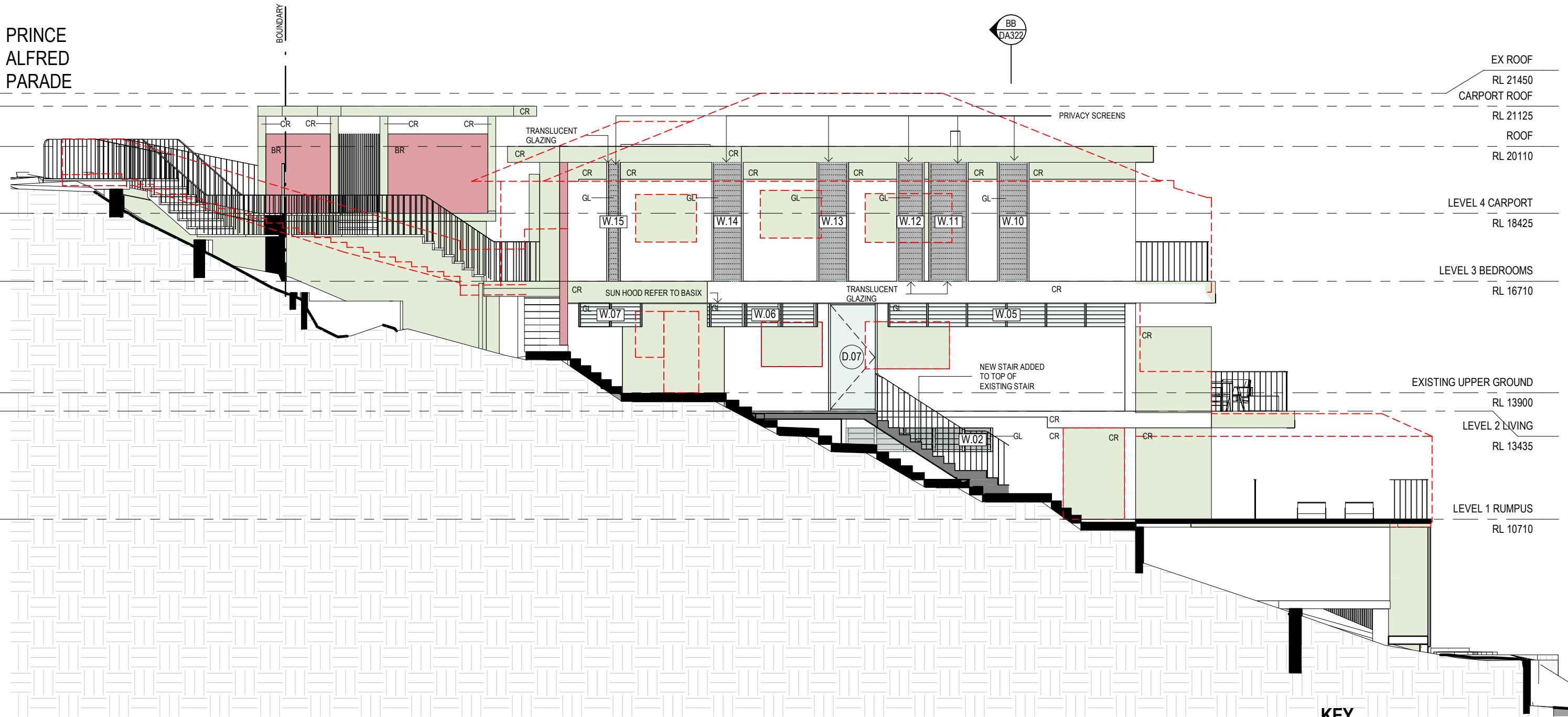
BOAT SHED PLAN

PROJECT NO. STAGE DWG NO. REV

196 DA204

Drawn: ES Scale: 1 : 100 @A3
Checked: BS Date: 30.06.21

PRINCE
ALFRED
PARADE



KEY

—	BOUNDARY
- - -	DEMOLITION OF EXISTING

MATERIAL - LEGEND

CR - CEMENT RENDER
GL - GLASS
BR - BRICK WALL
MT - METAL
TM - TIMBER
ST - STONE
CN - CONCRETE

	CEMENT RENDER		TIMBER
	GLASS		NATURAL STONE
	METAL		SANDSTONE
	BRICK		CONCRETE

STAFFORD

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**DEVELOPMENT APPLICATION
EAST ELEVATION**

GENERAL NOTES

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PROJECT

**106 Prince Alfred Parade Newport - Lot
25 DP13457**

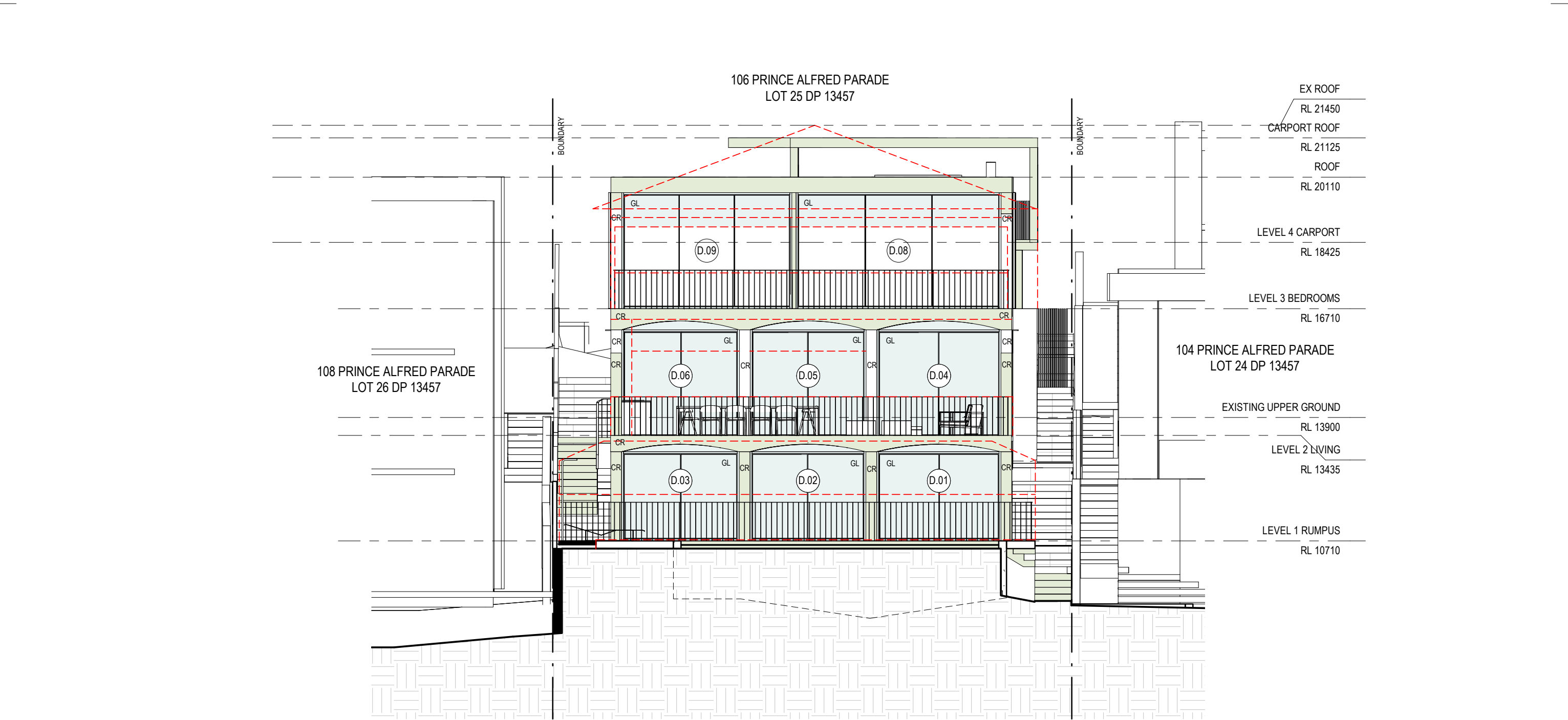
DRAWING

EAST ELEVATION

PROJECT NO. STAGE DWG NO. REV

196 DA301

Drawn: ES Scale: 1 : 100 @A3
Checked: BS Date: 11.06.21



KEY

	BOUNDARY
	DEMOLITION OF EXISTING

MATERIAL - LEGEND

CR - CEMENT RENDER
GL - GLASS
BR - BRICK WALL
MT - METAL
TM - TIMBER
ST - STONE
CN - CONCRETE

	CEMENT RENDER		TIMBER
	GLASS		NATURAL STONE
	METAL		SANDSTONE
	BRICK		CONCRETE

GENERAL NOTES

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PROJECT

106 Prince Alfred Parade Newport - Lot
25 DP13457

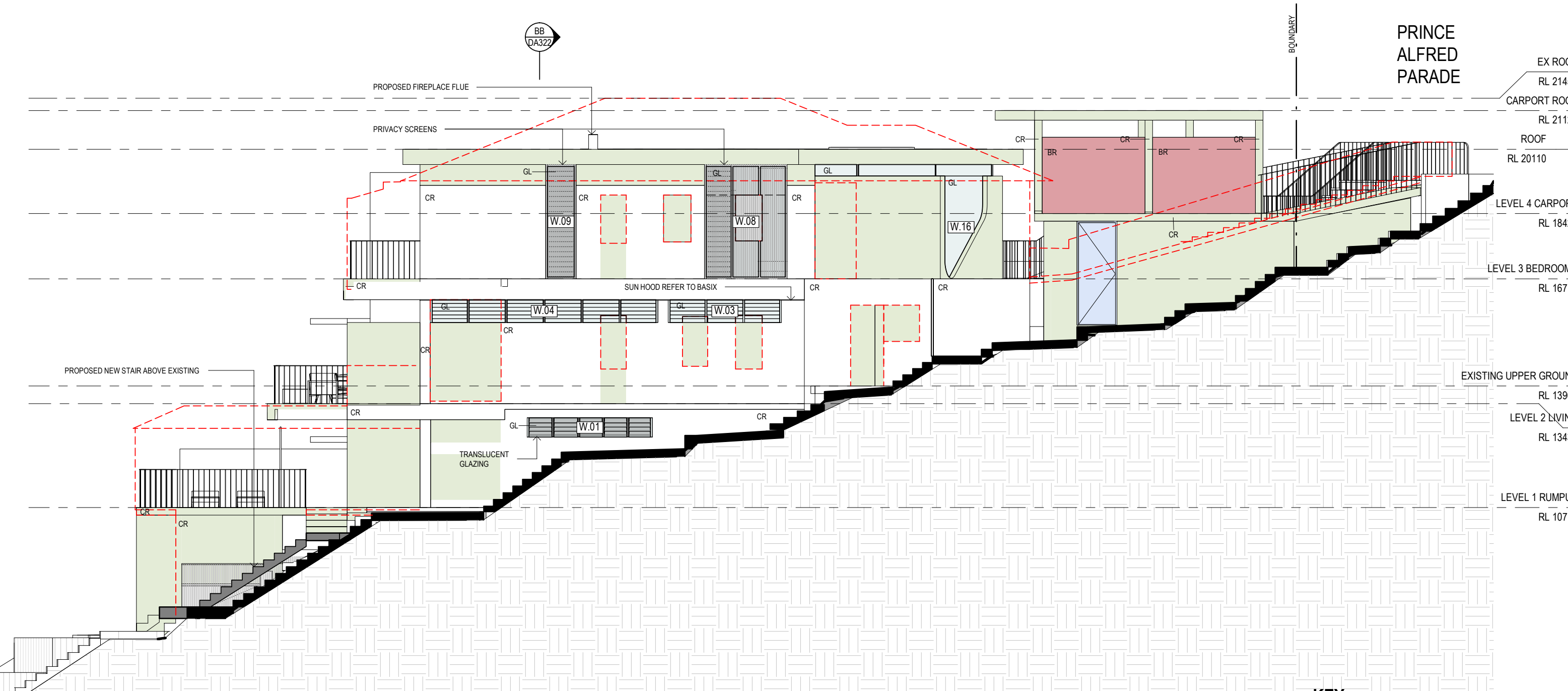
DRAWING

NORTH ELEVATION

PROJECT NO. STAGE DWG NO. REV

196 DA302

Drawn: ES Scale: 1 : 100 @A3
Checked: BS Date: 30.06.21



KEY

—	BOUNDARY
- - -	DEMOLITION OF EXISTING

MATERIAL - LEGEND

CR - CEMENT RENDER
GL - GLASS
BR - BRICK WALL
MT - METAL
TM - TIMBER
ST - STONE
CN - CONCRETE

	CEMENT RENDER		TIMBER
	GLASS		NATURAL STONE
	METAL		SANDSTONE
	BRICK		CONCRETE

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DEVELOPMENT APPLICATION
WEST ELEVATION

GENERAL NOTES

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PROJECT

106 Prince Alfred Parade Newport - Lot
25 DP13457

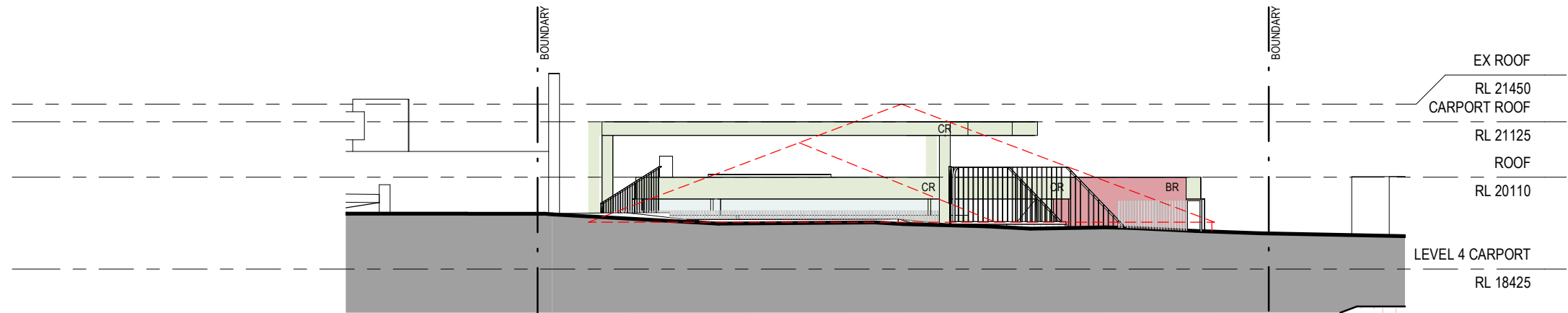
DRAWING

WEST ELEVATION

PROJECT NO. STAGE DWG NO. REV

196 DA303

Drawn: ES Scale: 1 : 100 @A3
Checked: BS Date: 11.06.21



1 SOUTH ELEVATION - STREET
1:100

KEY

—	BOUNDARY
- - -	DEMOLITION OF EXISTING

MATERIAL - LEGEND

CR - CEMENT RENDER
GL - GLASS
BR - BRICK WALL
MT - METAL
TM - TIMBER
ST - STONE
CN - CONCRETE

	CEMENT RENDER		TIMBER
	GLASS		NATURAL STONE
	METAL		SANDSTONE
	BRICK		CONCRETE

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DEVELOPMENT APPLICATION SOUTH ELEVATION

GENERAL NOTES

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PROJECT

106 Prince Alfred Parade Newport - Lot
25 DP13457

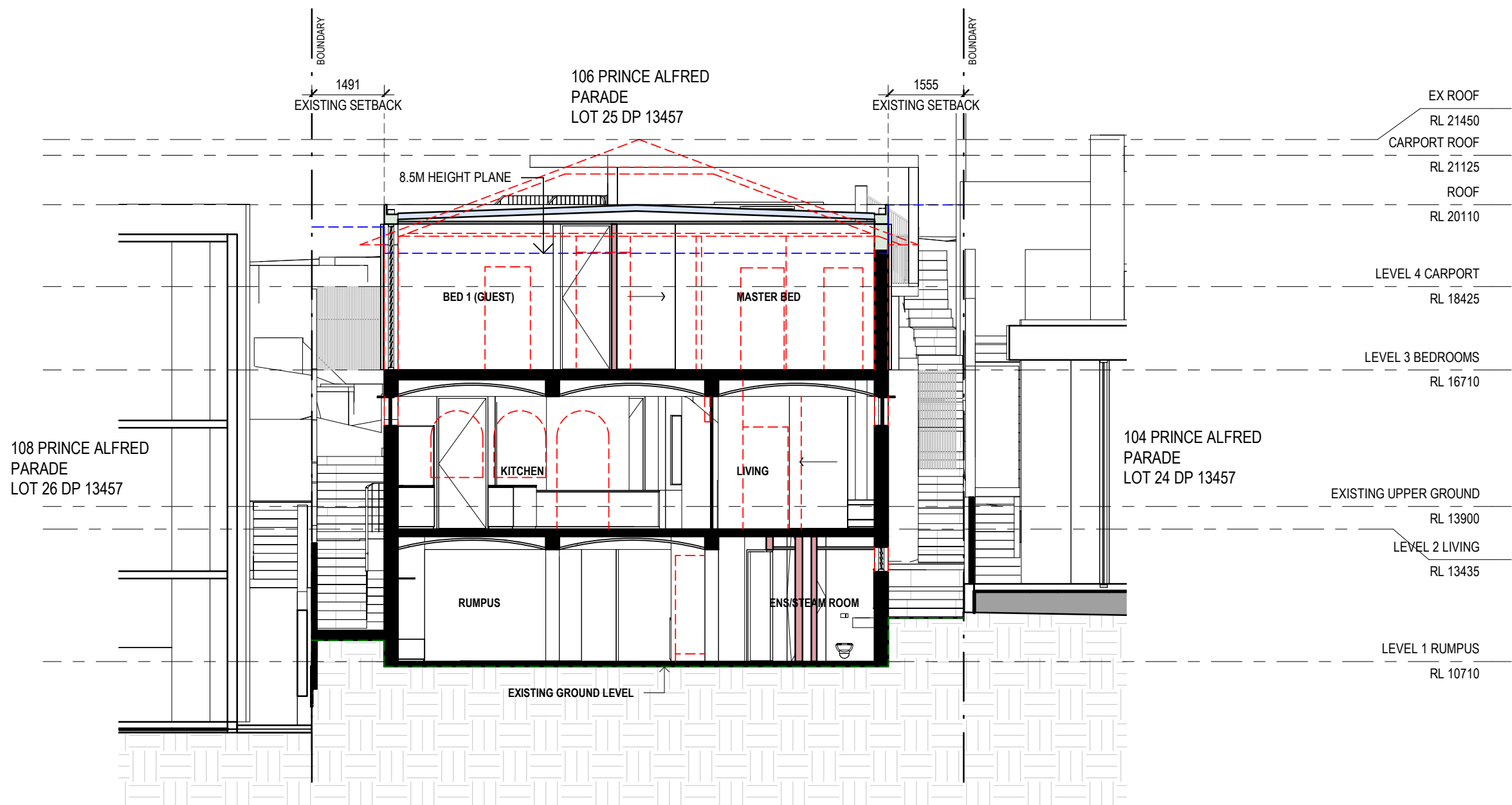
DRAWING

SOUTH ELEVATION

PROJECT NO. STAGE DWG NO. REV

196 DA304

Drawn: ES Scale: 1:100 @A3
Checked: BS Date: 30.06.21



MATERIAL - LEGEND

CR - CEMENT RENDER
GL - GLASS
BR - BRICK WALL
MT - METAL
TM - TIMBER
ST - STONE
CN - CONCRETE

	CEMENT RENDER		TIMBER
	GLASS		NATURAL STONE
	METAL		SANDSTONE
	BRICK		CONCRETE

KEY

	DEMOLITION OF EXISTING
	LEP HEIGHT PLANE
	EXISTING GROUND LEVEL
	BOUNDARY
	EXISTING TO BE RETAINED

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DEVELOPMENT APPLICATION SECTION - BB - PROPOSED

GENERAL NOTES

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PROJECT

106 Prince Alfred Parade Newport - Lot 25 DP13457

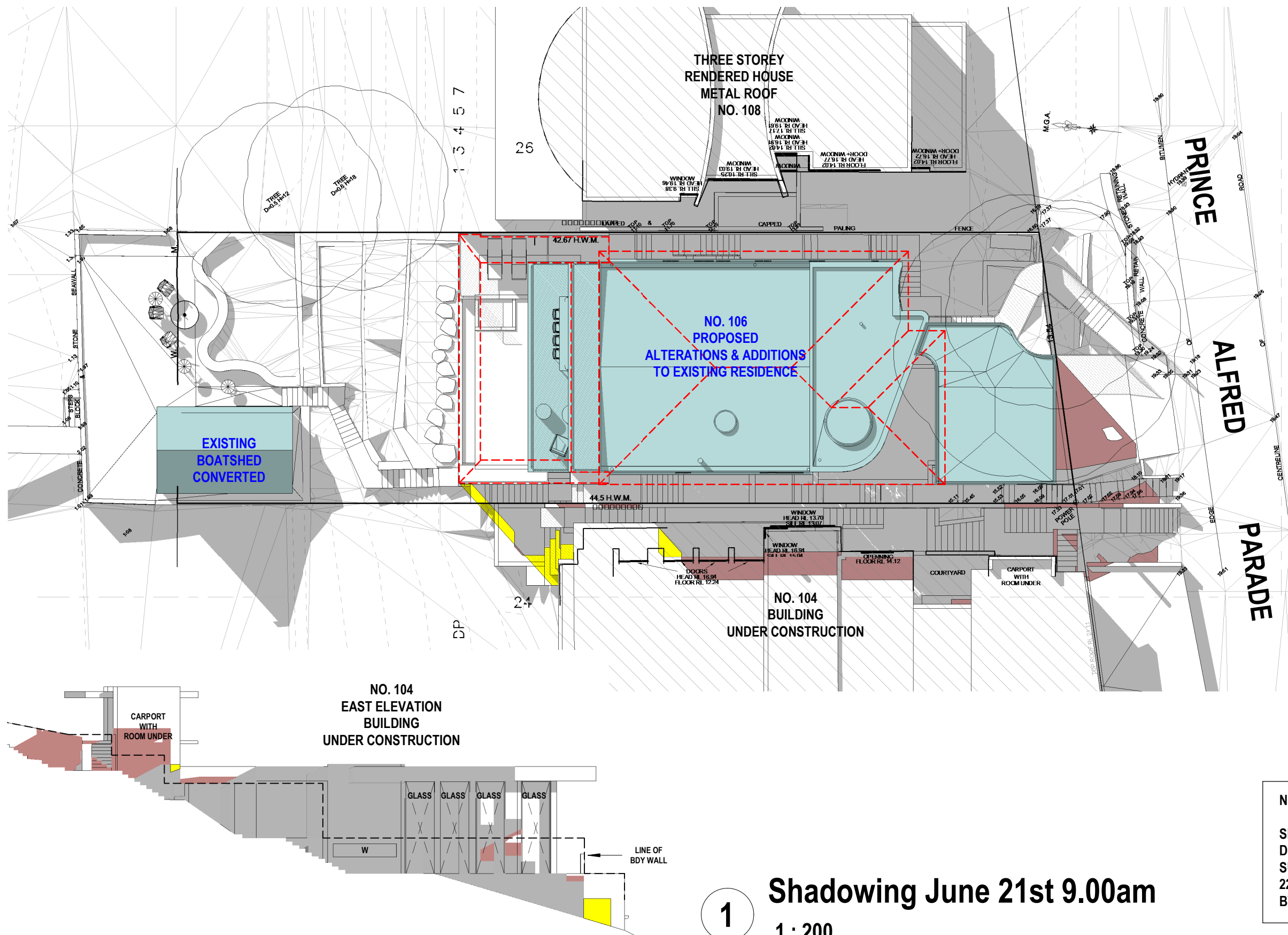
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SECTION - BB - PROPOSED

PROJECT NO. STAGE DWG NO. REV

196 DA322

Drawn: ES Scale: 1 : 100 @A3
Checked: BS Date: 30.06.21



- LEGEND:
- DENOTES OUTLINE OF EXISTING ROOF TO BE DEMOLISHED
 - DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
 - DENOTES AREA OF PROPOSED ALTERATIONS & ADDITIONS
 - DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
 - DENOTES AREA OF PROPOSED REDUCTION IN BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)

NOTE:

SHADOWS SHOWN HAVE BEEN COMPILED FROM
DETAIL & LEVEL SURVEY BY CHADWICK CHENG
SURVEYORS JOB REF. 40157 / D-MGA DATED
22.02.2021 & ARCHITECTURAL PLANS & MODELS
BY STAFFORD ARCHITECTS DATED 11.06.2021

1 Shadowing June 21st 9.00am
1 : 200

Cad Draft P/L

ABN 27 083 288 153
SUITE 4, 670 DARLING STREET,
ROZELLE, NSW
P.O BOX 446 GLADESVILLE 2111

SHADOW ANALYSIS CONSULTANTS

PH: 9555 8545
info@caddraftnsw.com.au

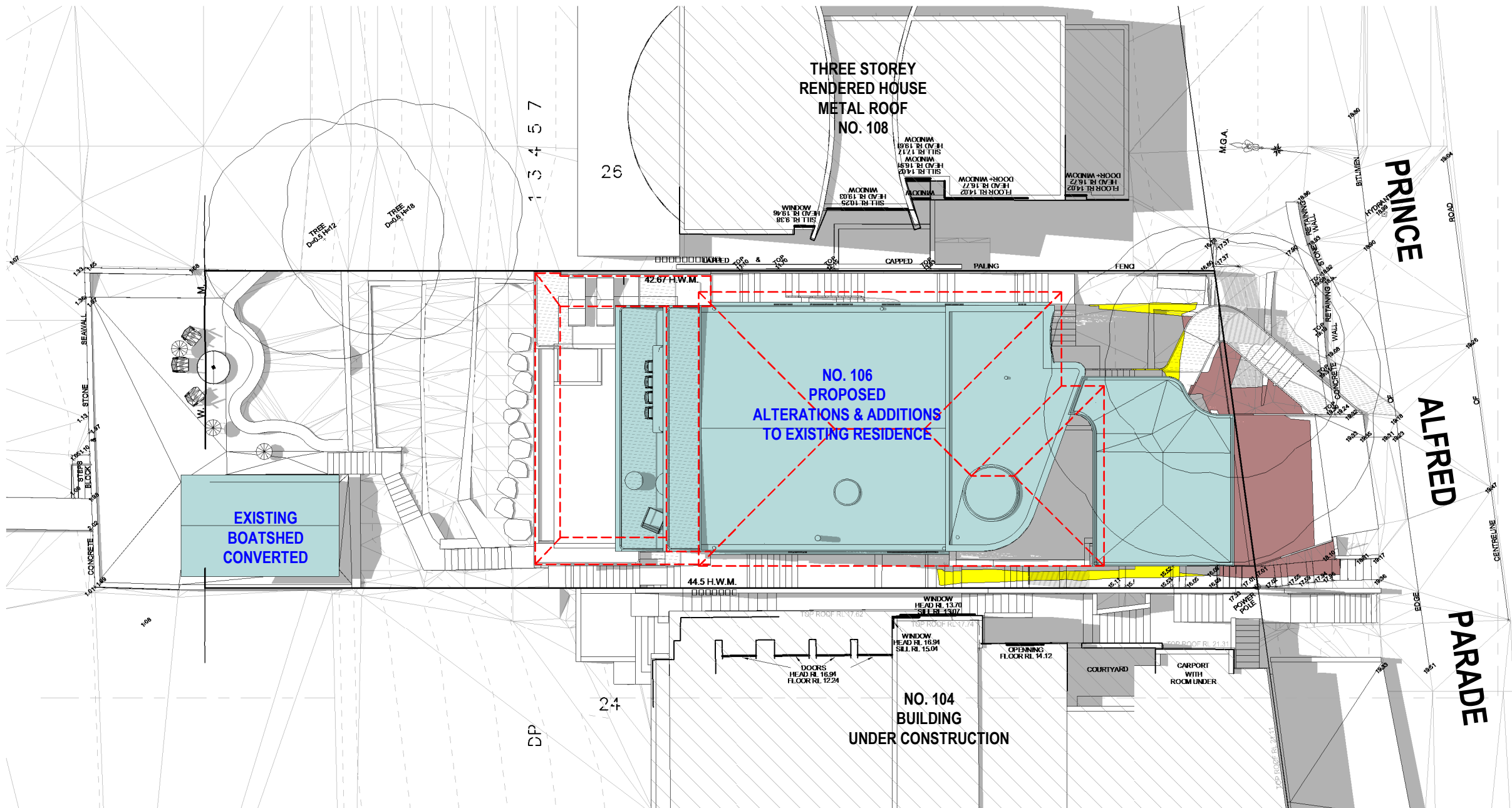
No.	Description	Date

SHADOW DIAGRAMS
No. 106 PRINCE ALFRED PARADE
NEWPORT

CLIENT: PETER & TERESA EASTER

Shadowing June 21st 9.00am

Project number	21-82	A100	
Date	05-07-21		
Drawn by	KP		
Checked by	JD	Scale	As indicated



- LEGEND:
- DENOTES OUTLINE OF EXISTING ROOF TO BE DEMOLISHED
 - DENOTES AREA OF EXISTING & SURROUNDING BUILDING SHADOW
 - DENOTES AREA OF PROPOSED ALTERATIONS & ADDITIONS
 - DENOTES AREA OF PROPOSED ADDITIONAL BUILDING SHADOW
 - DENOTES AREA OF PROPOSED REDUCTION IN BUILDING SHADOW (STRUCTURES TO BE DEMOLISHED)

NOTE:

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DETAIL & LEVEL SURVEY BY CHADWICK CHENG
SURVEYORS JOB REF. 40157 / D-MGA DATED
22.02.2021 & ARCHITECTURAL PLANS & MODELS
BY STAFFORD ARCHITECTS DATED 11.06.2021

1 Shadowing June 21st 12.00pm
1 : 200

Cad Draft P/L

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SUITE 4, 670 DARLING STREET,
ROZELLE, NSW
P.O BOX 446 GLADESVILLE 2111

SHADOW ANALYSIS CONSULTANTS

PH: 9555 8545
info@caddraftnsw.com.au

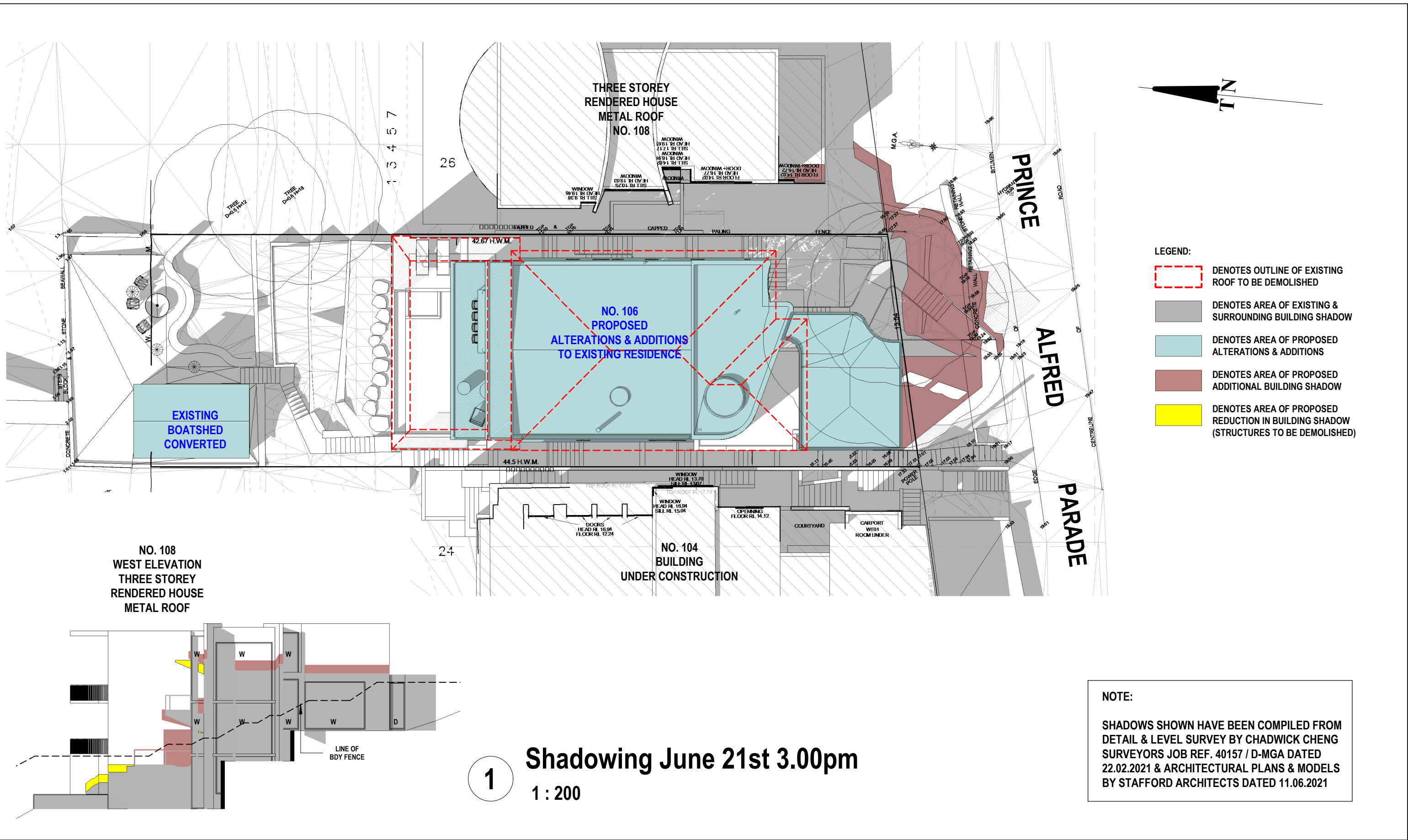
No.	Description	Date

SHADOW DIAGRAMS
No. 106 PRINCE ALFRED PARADE
NEWPORT

CLIENT: PETER & TERESA EASTER

Shadowing June 21st 12.00pm

Project number	21-82	A101	
Date	05-07-21		
Drawn by	KP		
Checked by	JD	Scale	As indicated



Cad Draft P/L

ABN 27 083 288 153
SUITE 4, 670 DARLING STREET,
ROZELLE, NSW
P.O BOX 446 GLADESVILLE 2111

SHADOW ANALYSIS CONSULTANTS

PH: 9555 8545

info@caddraftnsw.com.au

No.	Description	Date

SHADOW DIAGRAMS
No. 106 PRINCE ALFRED PARADE
NEWPORT

CLIENT: PETER & TERESA EASTER

Shadowing June 21st 3.00pm

Project number	21-82	A102	
Date	05-07-21		
Drawn by	KP		
Checked by	JD	Scale	As indicated