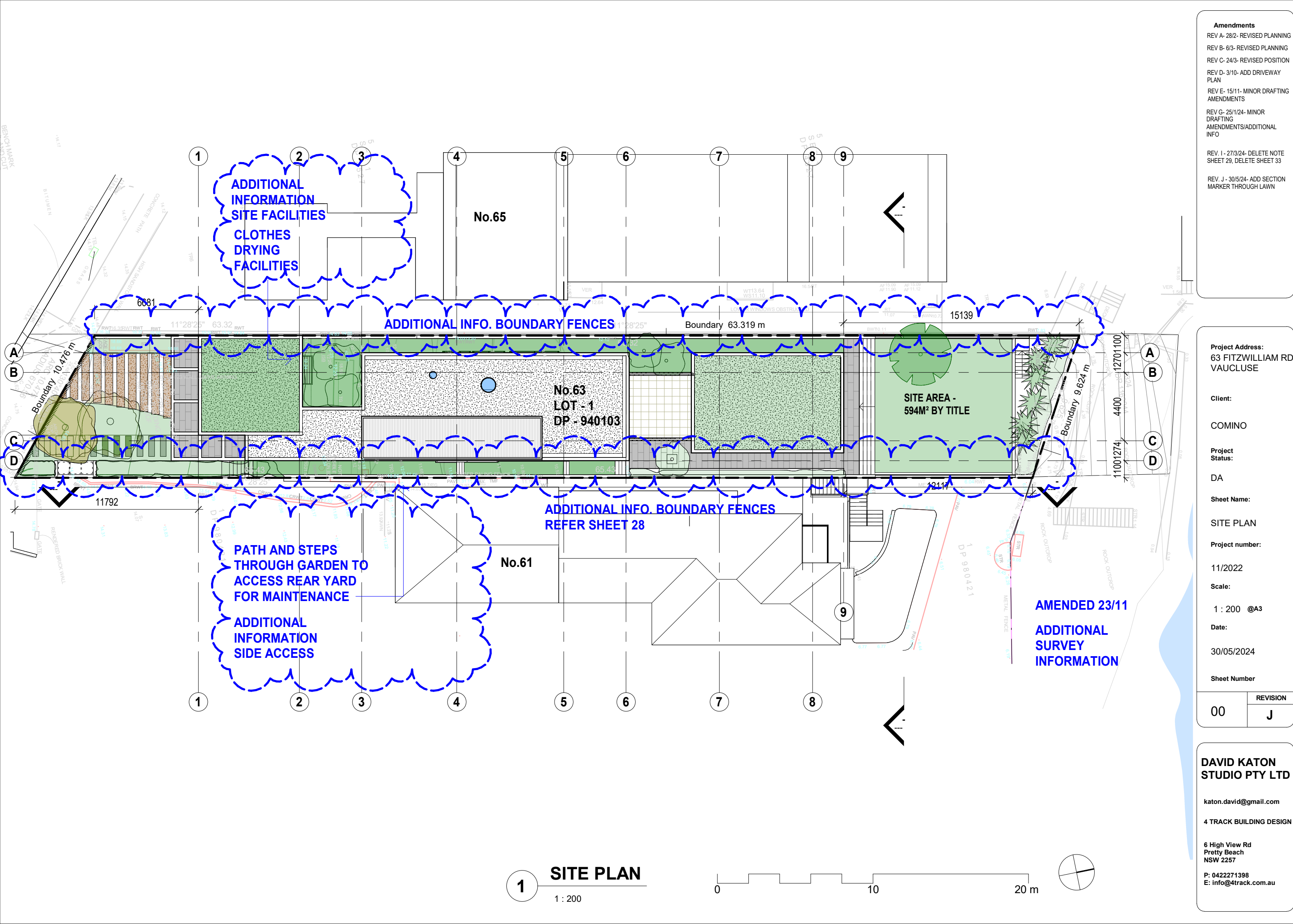




- Amendments**
- REV A- 28/2- REVISED PLANNING
 - REV B- 6/3- REVISED PLANNING
 - REV C- 24/3- REVISED POSITION
 - REV D- 3/10- ADD DRIVEWAY PLAN
 - REV E- 15/11- MINOR DRAFTING AMENDMENTS
 - REV G- 25/1/24- MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO
 - REV I- 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33
 - REV J- 30/5/24- ADD SECTION MARKER THROUGH LAWN

Project Address:
63 FITZWILLIAM RD
VAUCLUSE

Client:

COMINO

Project Status:

DA

Sheet Name:

SITE PLAN

Project number:

11/2022

Scale:

1 : 200 @A3

Date:

30/05/2024

Sheet Number

REVISION	
00	J

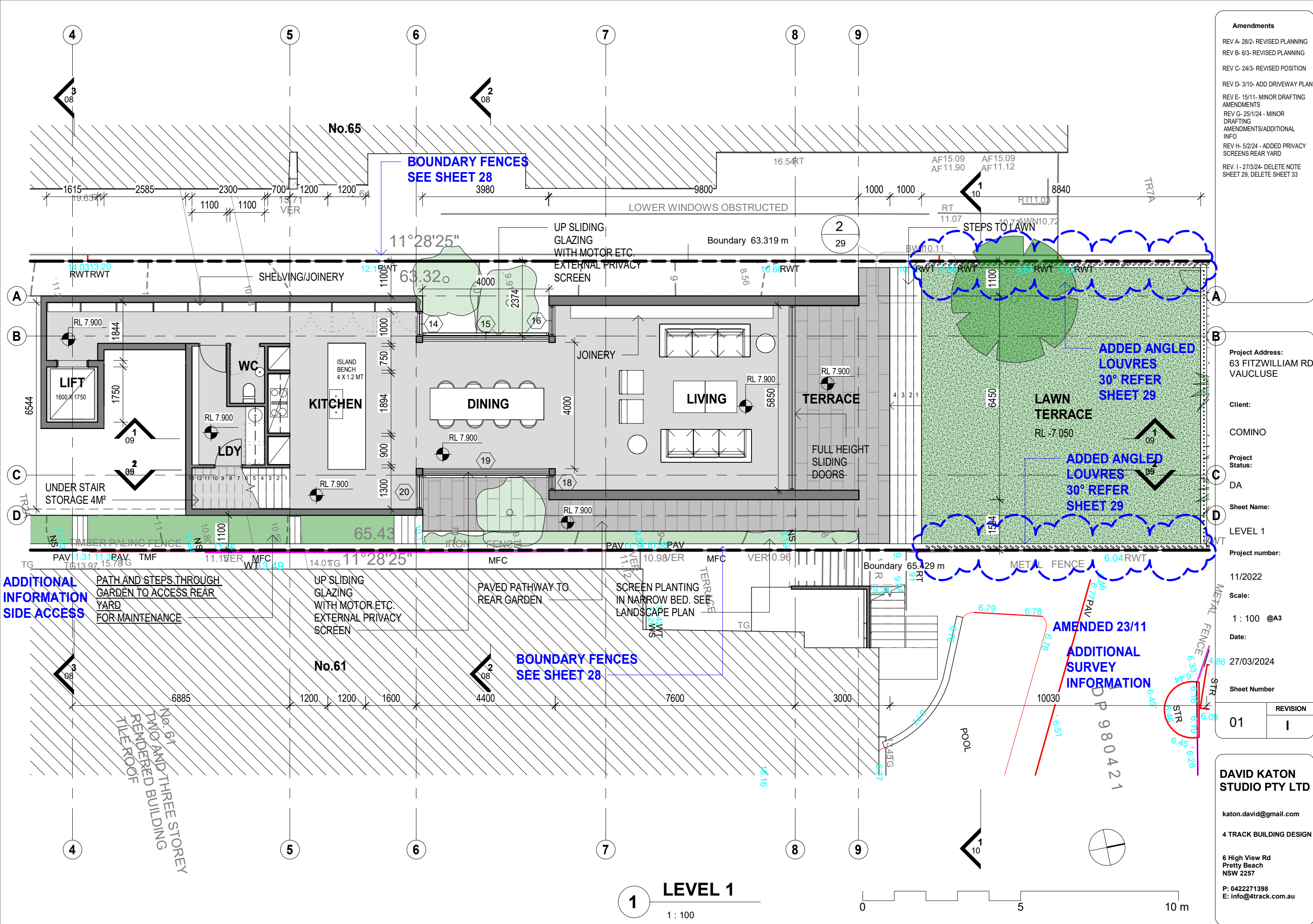
**DAVID KATON
STUDIO PTY LTD**

katon.david@gmail.com

4 TRACK BUILDING DESIGN

6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au



Amendments

REV A- 28/2- REVISED PLANNING

REV B- 6/3- REVISED PLANNING

REV C- 24/3- REVISED POSITION

REV D- 3/10- ADD DRIVEWAY PLAN

REV E- 15/11- MINOR DRAFTING AMENDMENTS

REV G- 25/1/24 - MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO

REV H- 5/2/24 - ADDED PRIVACY SCREENS REAR YARD

REV I- 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

Project Address:
63 FITZWILLIAM RD
VAUCLUSE

Client:
COMINO

Project Status:
DA

Sheet Name:
LEVEL 1

Project number:
11/2022

Scale:
1: 100 @A3

Date:
27/03/2024

Sheet Number

01	REVISION
	I

DAVID KATON STUDIO PTY LTD

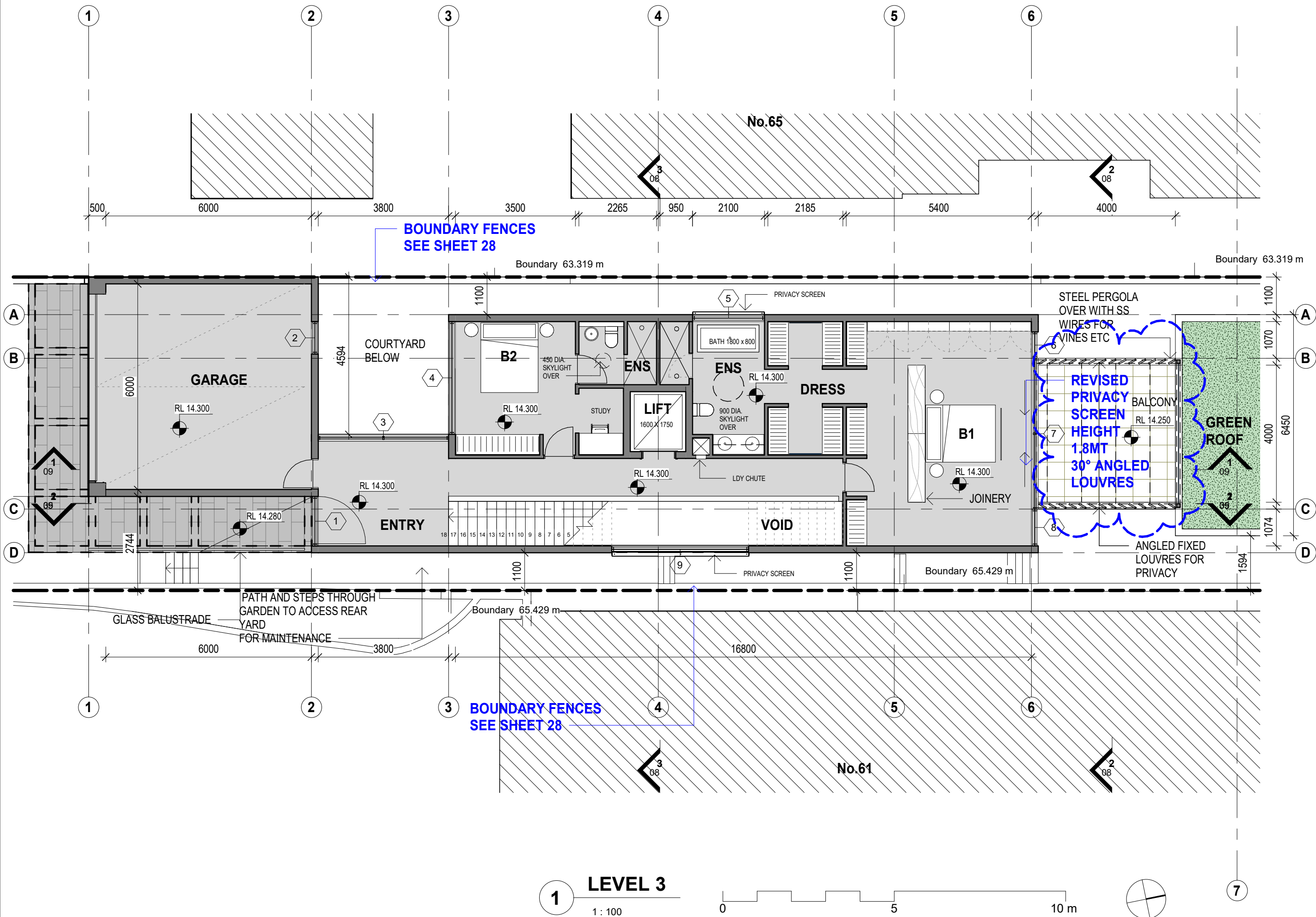
katon.david@gmail.com

4 TRACK BUILDING DESIGN

6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au

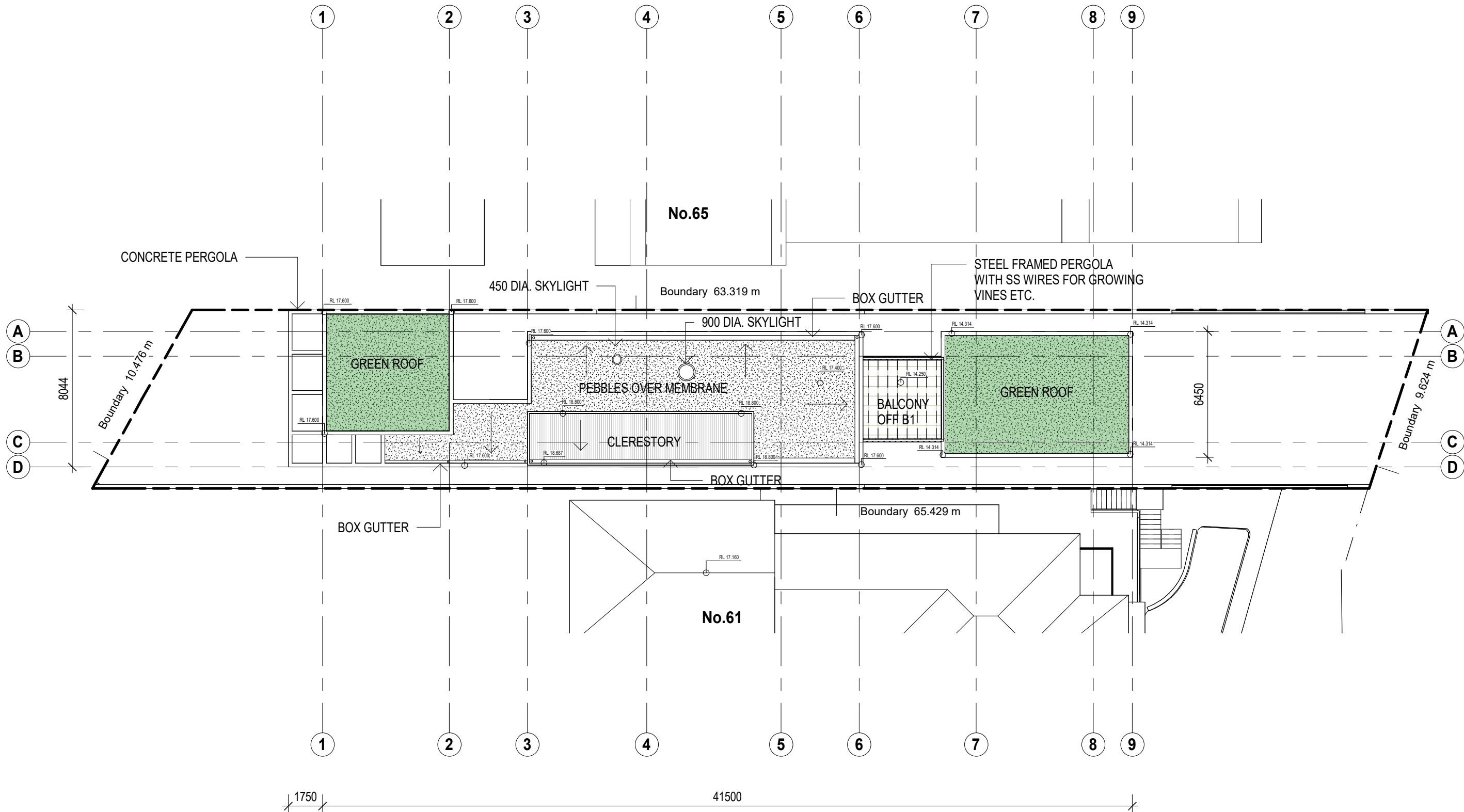




Amendments
REV A- 28/2- REVISED PLANNING
REV B- 6/3- REVISED PLANNING
REV C- 24/3- REVISED POSITION
REV D- 3/10- ADD DRIVEWAY PLAN
REV E- 15/11- MINOR DRAFTING AMENDMENTS
REV G- 25/1/24 - MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO
REV H- 5/2/24 - REVISED PRIVACY SCREEN HEIGHT ON BALCONY
REV I - 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

Project Address: 63 FITZWILLIAM RD VAUCLUSE
Client: COMINO
Project Status: DA
Sheet Name: LEVEL 3
Project number: 11/2022
Scale: 1 : 100 @A3
Date: 27/03/2024
Sheet Number
03
REVISION
I

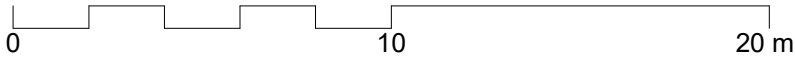
DAVID KATON STUDIO PTY LTD
katon.david@gmail.com
4 TRACK BUILDING DESIGN
6 High View Rd Pretty Beach NSW 2257
P: 0422271398 E: info@4track.com.au



Amendments	
REV A- 28/2-	REVISED PLANNING
REV B- 6/3-	REVISED PLANNING
REV C- 24/3-	REVISED POSITION
REV D- 3/10-	ADD DRIVEWAY PLAN
REV E- 15/11-	MINOR DRAFTING AMENDMENTS
REV G- 25/1/24-	MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO
REV. I - 27/3/24-	DELETE NOTE SHEET 29, DELETE SHEET 33

Project Address: 63 FITZWILLIAM RD VAUCLUSE	
Client: COMINO	
Project Status: DA	
Sheet Name: ROOF PLAN	
Project number: 11/2022	
Scale: 1 : 200 @A3	
Date: 27/03/2024	
Sheet Number	
04	REVISION I

1 ROOF PLAN
1 : 200



**DAVID KATON
STUDIO PTY LTD**

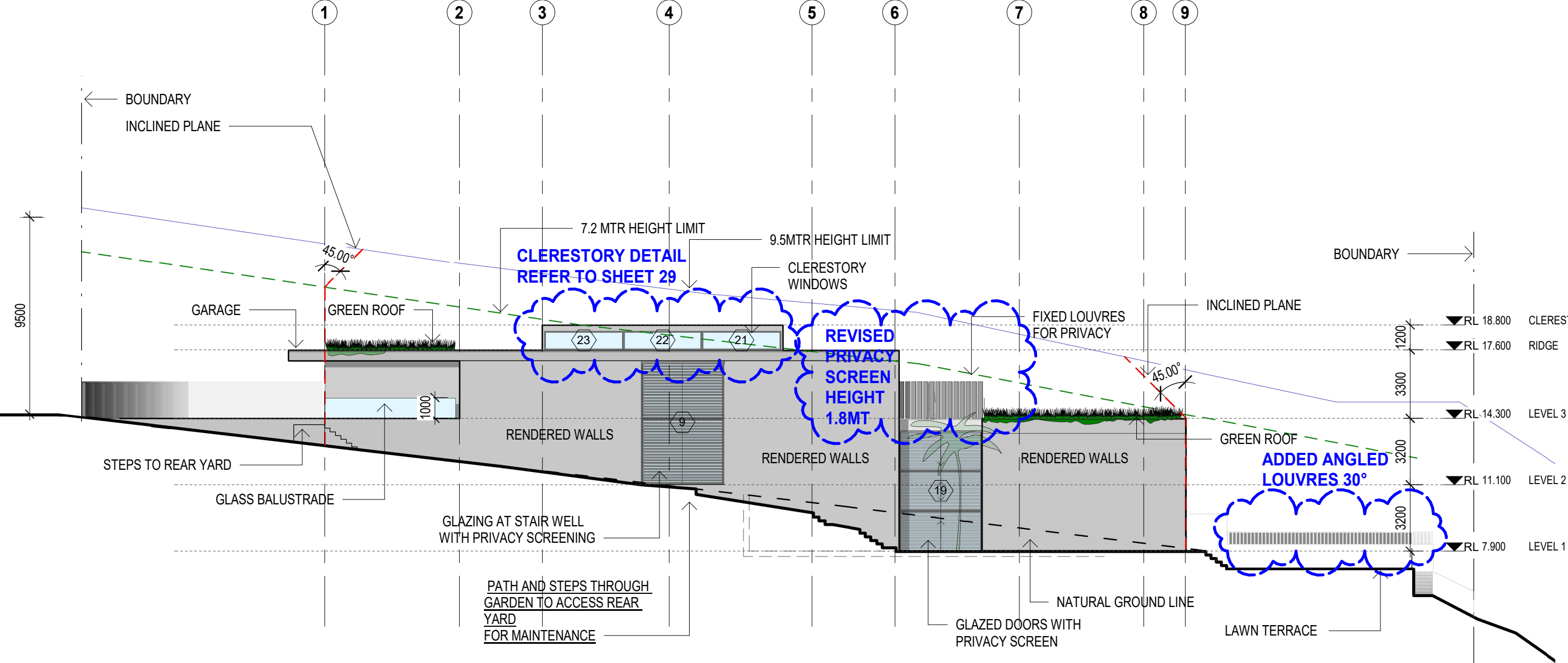
katon.david@gmail.com

4 TRACK BUILDING DESIGN

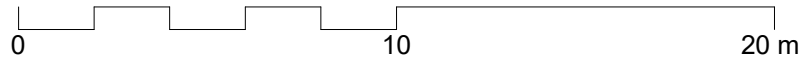
6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au

FITZWILLIAM RD



1 EAST ELEVATION
1 : 200



Amendments

REV A- 28/2- REVISED PLANNING

REV B- 6/3- REVISED PLANNING

REV C- 24/3- REVISED POSITION

REV D- 3/10- ADD DRIVEWAY PLAN

REV E- 15/11- MINOR DRAFTING AMENDMENTS

REV G- 25/1/24 - MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO

REV H- 5/2/24 - ADDED PRIVACY SCREENS REAR YARD. REVISED PRIVACY SCREEN HEIGHT ON BALCONY

REV I- 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

REV J - 30/5/24- DELETE SUN CONTROL NOTE

Project Address:
63 FITZWILLIAM RD
VAUCLUSE

Client:

COMINO

Project Status:

DA

Sheet Name:

ELEVATION EAST

Project number:

11/2022

Scale:

1 : 200 @A3

Date:

30/05/2024

Sheet Number

05

REVISION

J

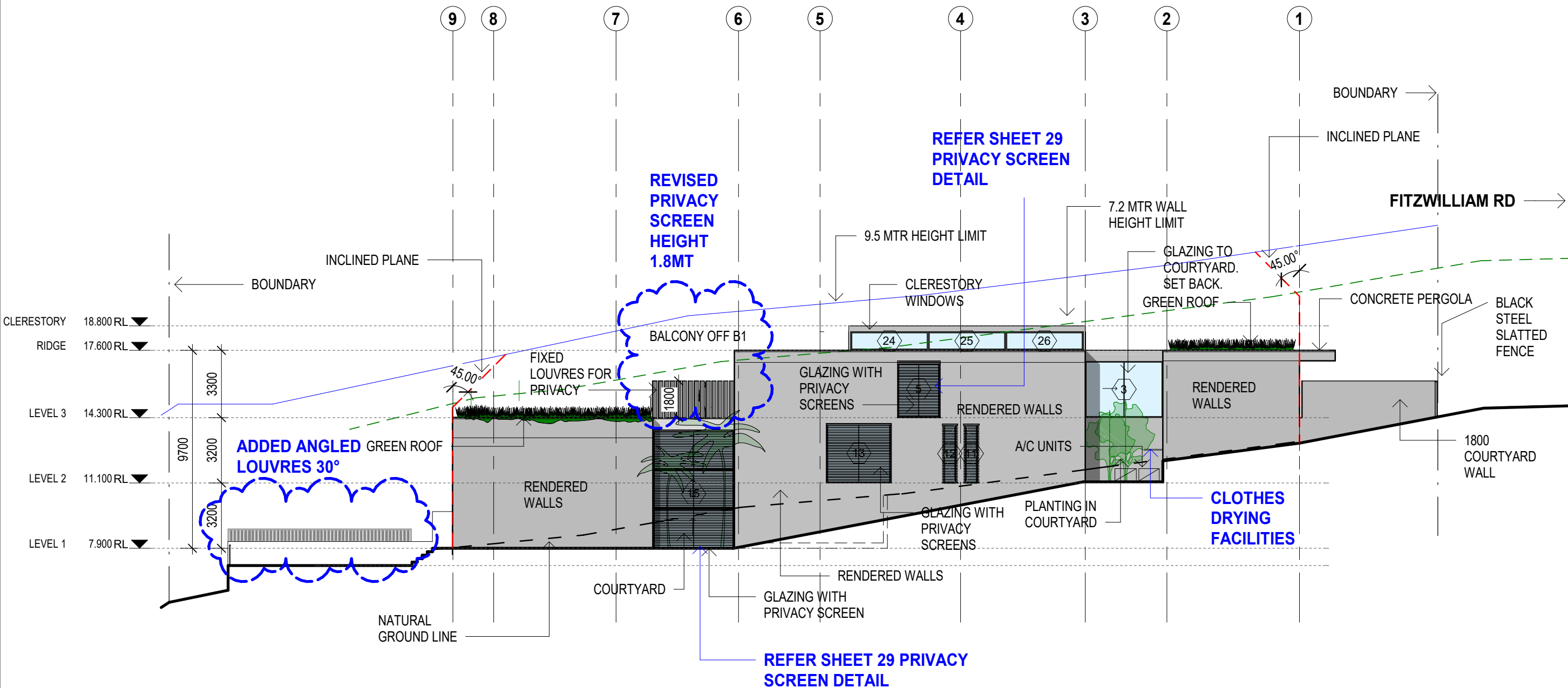
DAVID KATON
STUDIO PTY LTD

katon.david@gmail.com

4 TRACK BUILDING DESIGN

6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au



Amendments
REV A- 28/2- REVISED PLANNING
REV B- 6/3- REVISED PLANNING
REV C- 24/3- REVISED POSITION
REV D- 3/10- ADD DRIVEWAY PLAN
REV E- 15/11- MINOR DRAFTING AMENDMENTS
REV G- 25/1/24 - MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO
REV H- 5/2/24 - ADDED PRIVACY SCREENS REAR YARD. REVISED PRIVACY SCREEN HEIGHT ON BALCONY
REV I - 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33
REV J - 30/5/24- DELETE SUN CONTROL NOTE

Project Address: 63 FITZWILLIAM RD VAUCLUSE
Client: COMINO
Project Status: DA
Sheet Name: ELEVATION WEST
Project number: 11/2022
Scale: 1 : 200 @A3
Date: 30/05/2024
Sheet Number
06
REVISION
J

**DAVID KATON
STUDIO PTY LTD**

katon.david@gmail.com

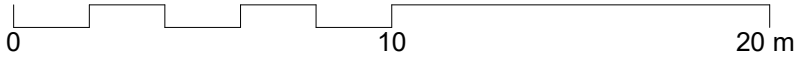
4 TRACK BUILDING DESIGN

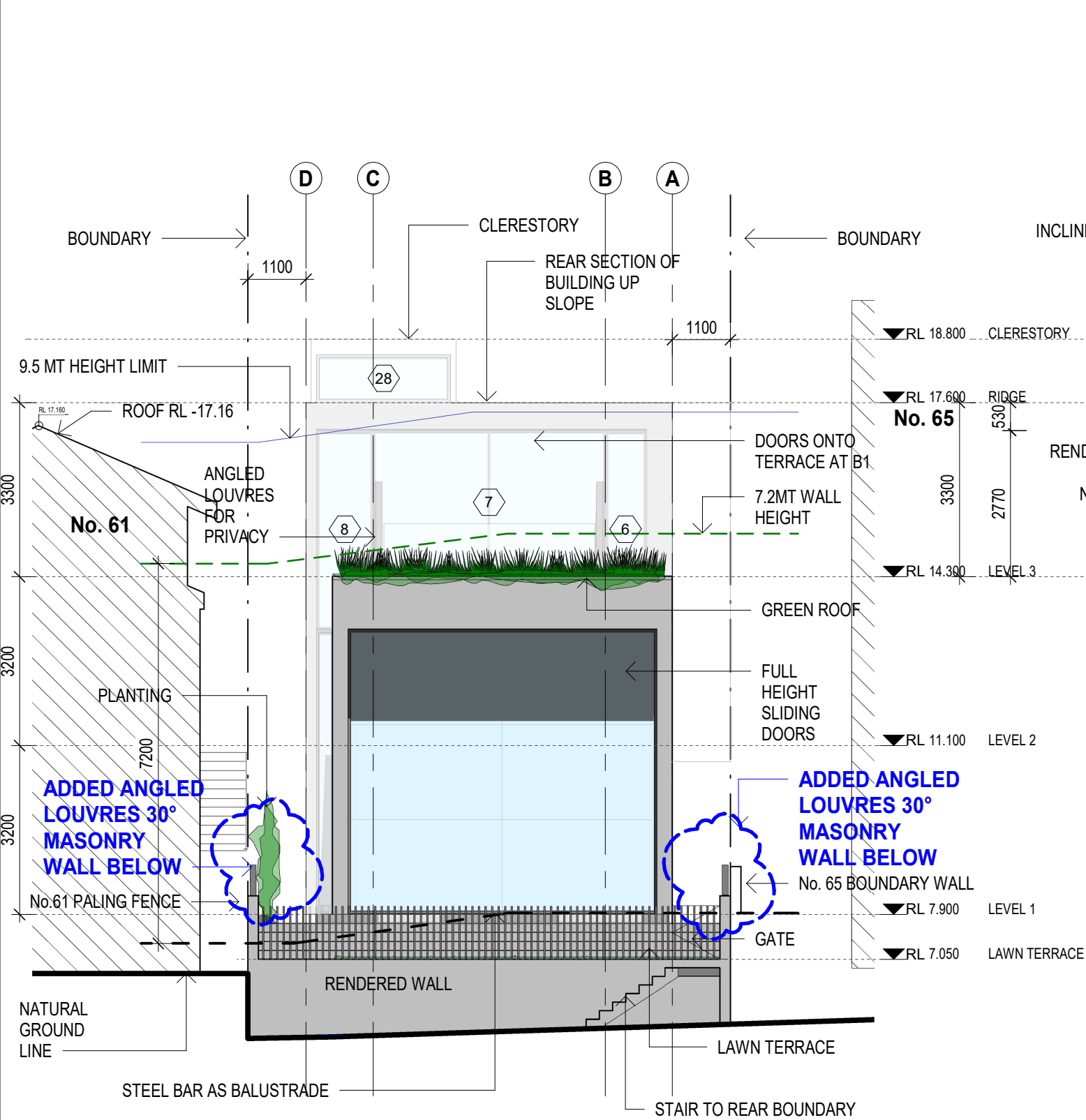
6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au

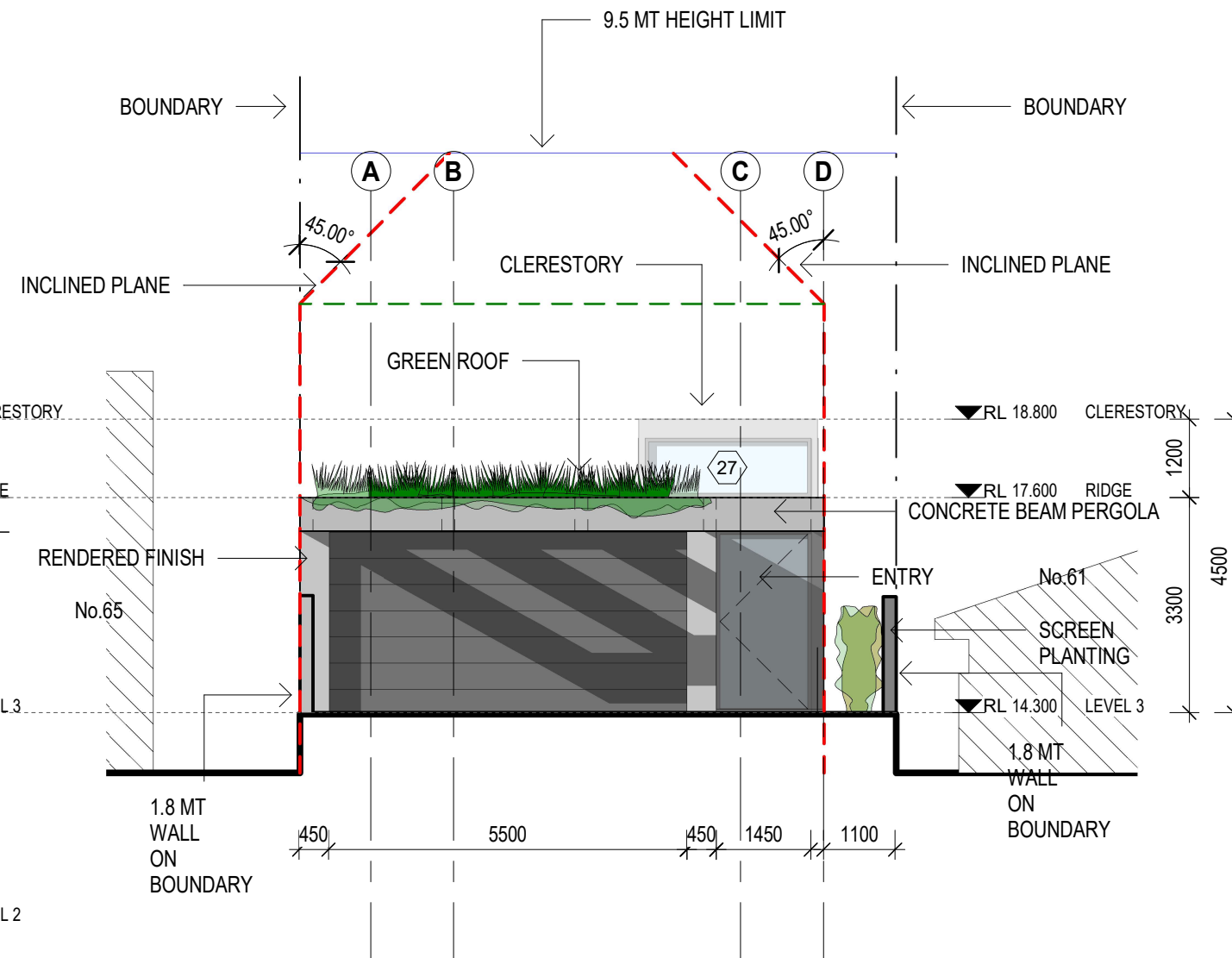
1 WEST ELEVATION

1 : 200

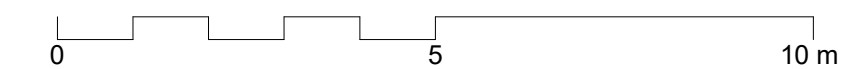




1 NORTH ELEVATION
1 : 100



2 SOUTH ELEVATION
1 : 100



Amendments

REV A- 28/2- REVISED PLANNING

REV B- 6/3- REVISED PLANNING

REV C- 24/3- REVISED POSITION

REV D- 3/10- ADD DRIVEWAY PLAN

REV E- 15/11- MINOR DRAFTING AMENDMENTS

REV G- 25/1/24 - MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO

REV I - 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

Project Address:
63 FITZWILLIAM RD
VAUCLUSE

Client:
COMINO

Project Status:
DA

Sheet Name:
ELEVATIONS N/S

Project number:
11/2022

Scale:
1 : 100 @A3

Date:
27/03/2024

Sheet Number

07	REVISION I
----	---------------

**DAVID KATON
STUDIO PTY LTD**

katon.david@gmail.com

4 TRACK BUILDING DESIGN

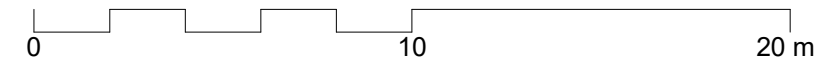
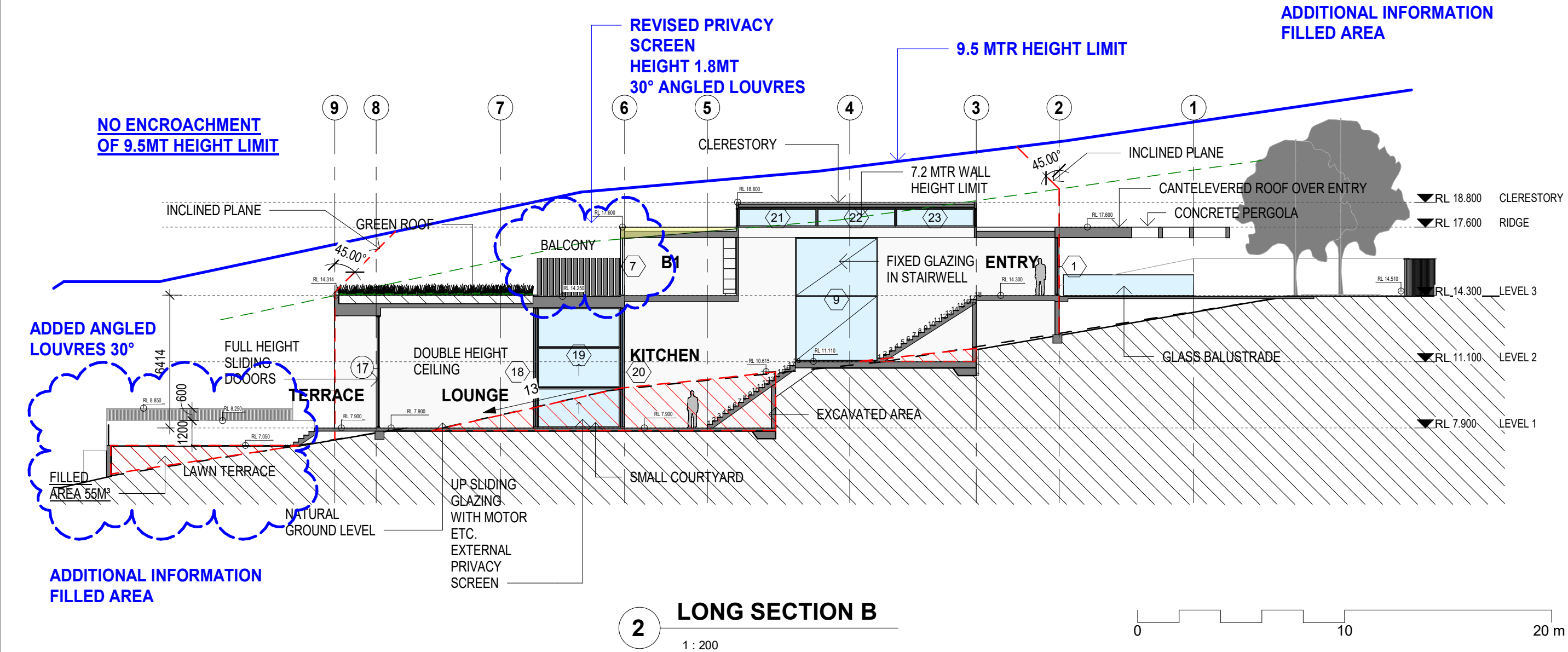
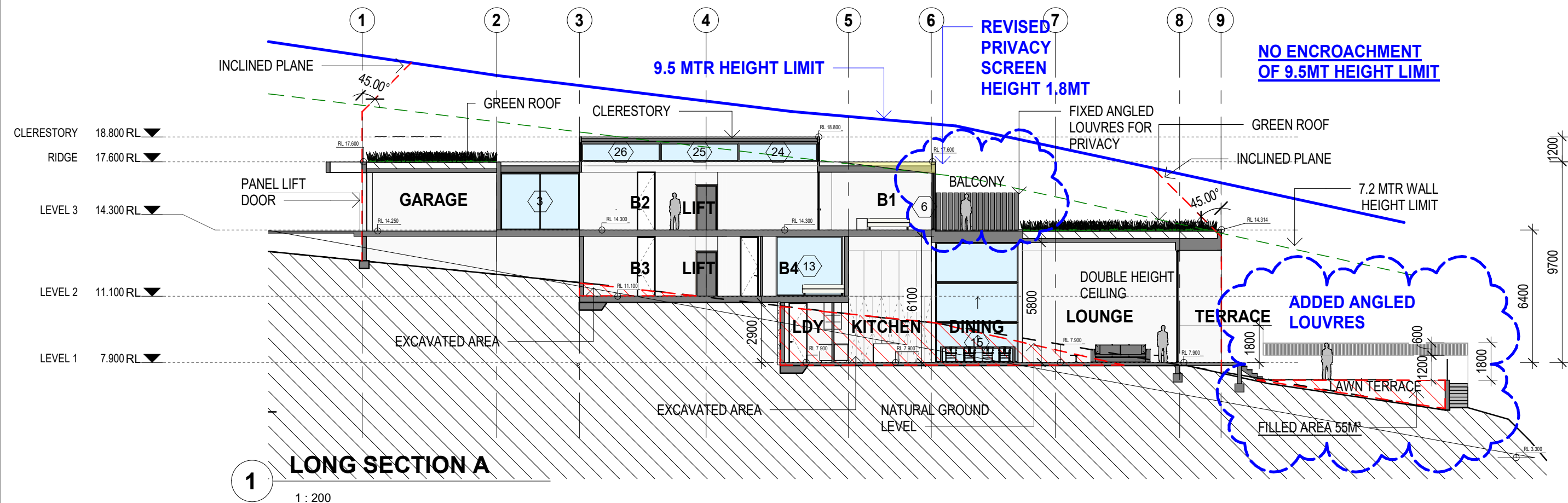
6 High View Rd
Pretty Beach
NSW 2257

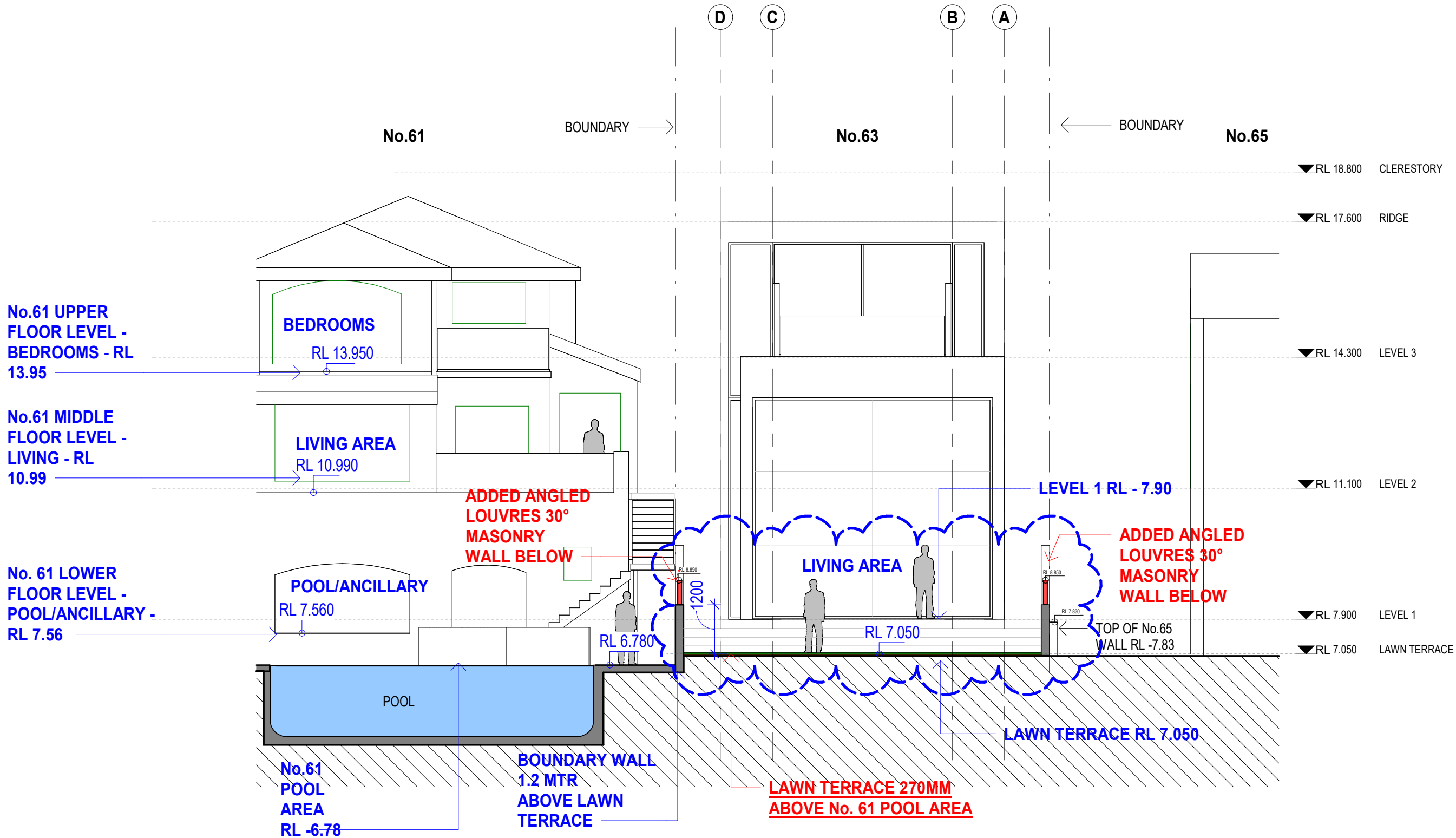
P: 0422271398
E: info@4track.com.au

Amendments
REV A- 28/2- REVISED PLANNING
REV B- 6/3- REVISED PLANNING
REV C- 24/3- REVISED POSITION
REV D- 3/10- ADD DRIVEWAY PLAN
REV E- 15/11- MINOR DRAFTING AMENDMENTS
REV G- 25/1/24- MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO
REV H- 5/2/24 - ADDED PRIVACY SCREENS REAR YARD, REVISED PRIVACY SCREEN HEIGHT ON BALCONY
REV I- 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

Project Address:
63 FITZWILLIAM RD
VAUCLUSE
Client:
COMINO
Project Status:
DA
Sheet Name:
LONG SECTIONS
Project number:
11/2022
Scale:
1 : 200 @A3
Date:
27/03/2024
Sheet Number
09
REVISION
I

DAVID KATON
STUDIO PTY LTD
katon.david@gmail.com
4 TRACK BUILDING DESIGN
6 High View Rd
Pretty Beach
NSW 2257
P: 0422271398
E: info@4track.com.au





Amendments

REV E- 15/11- MINOR DRAFTING AMENDMENTS

REV G- 25/1/24 - MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO

REV H- 5/2/24 - ADDED PRIVACY SCREENS REAR YARD

REV I- 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

REV. J - 30/5/24- MAKE STAIR MORE VISIBLE

Project Address:
63 FITZWILLIAM RD
VAUCLUSE

Client:

COMINO

Project Status:

DA

Sheet Name:

LAWN TERRACE SECTION
Project number:

11/2022

Scale:

1 : 100 @A3

Date:

30/05/2024

Sheet Number

REVISION	
10	J

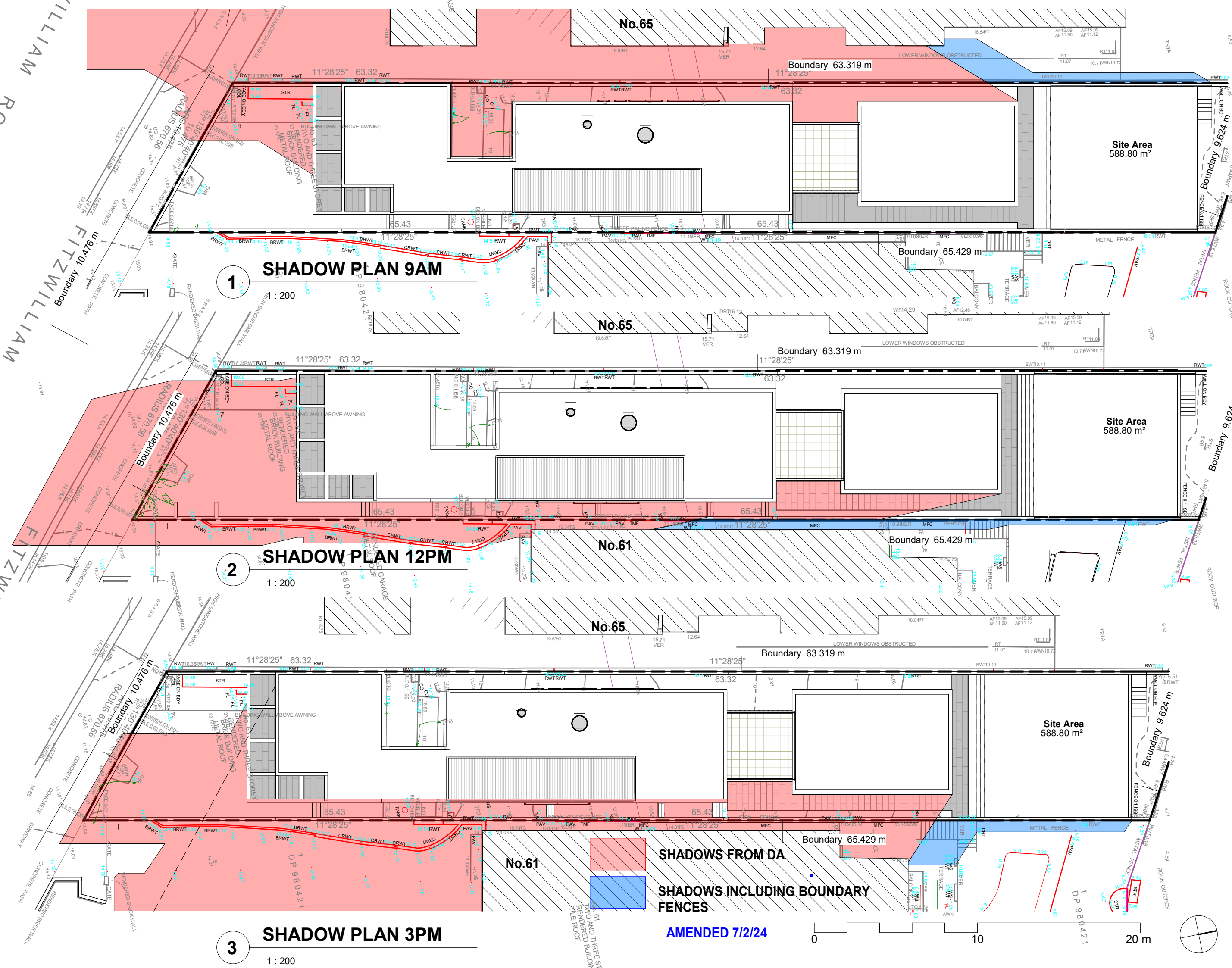
**DAVID KATON
STUDIO PTY LTD**

katon.david@gmail.com

4 TRACK BUILDING DESIGN

6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au



- Amendments**
- REV A- 28/2- REVISED PLANNING
 - REV B- 6/3- REVISED PLANNING
 - REV C- 24/3- REVISED POSITION
 - REV D- 3/10- ADD DRIVEWAY PLAN
 - REV E- 15/11- MINOR DRAFTING AMENDMENTS
 - REV F- 23/11- COLOURED SHADOWS
 - REV G- 25/1/24 - MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO
 - REV I- 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

Project Address: 63 FITZWILLIAM RD VAUCLUSE	
Client: COMINO	
Project Status: DA	
Sheet Name: SHADOW PLANS	
Project number: 11/2022	
Scale: 1 : 200 @A3	
Date: 27/03/2024	
Sheet Number	
12	REVISION I

**DAVID KATON
STUDIO PTY LTD**

katon.david@gmail.com

4 TRACK BUILDING DESIGN

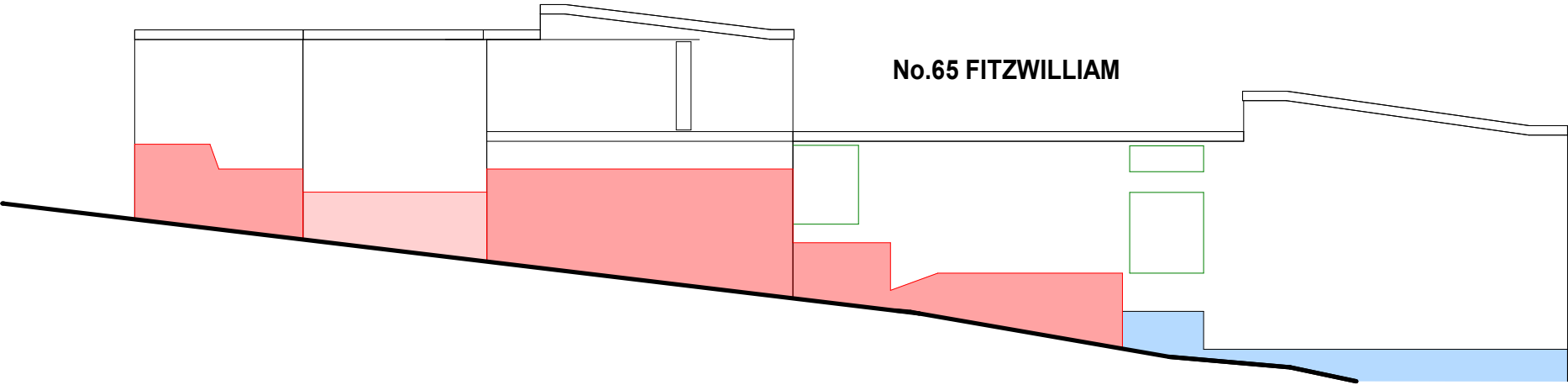
6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au

Amendments
REV A- 28/2- REVISED PLANNING
REV B- 6/3- REVISED PLANNING
REV C- 24/3- REVISED POSITION
REV D- 3/10- ADD DRIVEWAY PLAN
REV E- 15/11- MINOR DRAFTING AMENDMENTS
REV G- 25/1/24 - MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO
REV I- 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

Project Address: 63 FITZWILLIAM RD VAUCLUSE
Client: COMINO
Project Status: DA
Sheet Name: SHADOW ELEVATIONS Project number:
11/2022
Scale: 1 : 200 @A3
Date: 27/03/2024
Sheet Number
13
REVISION
I

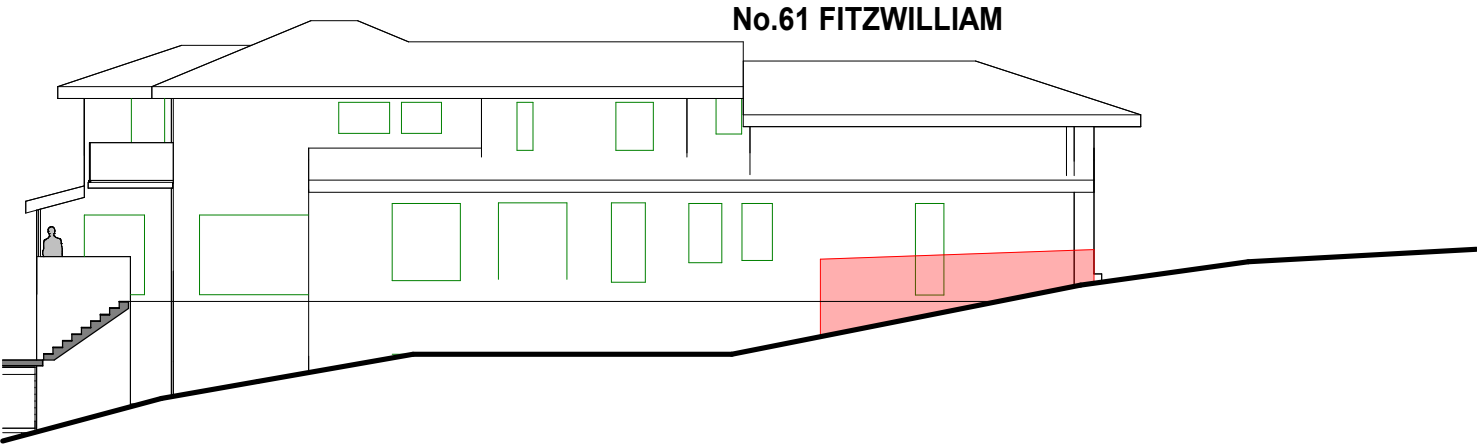
DAVID KATON STUDIO PTY LTD
katon.david@gmail.com
4 TRACK BUILDING DESIGN
6 High View Rd Pretty Beach NSW 2257
P: 0422271398 E: info@4track.com.au



1

SHADOW ELEVS 9AM JUNE 21ST

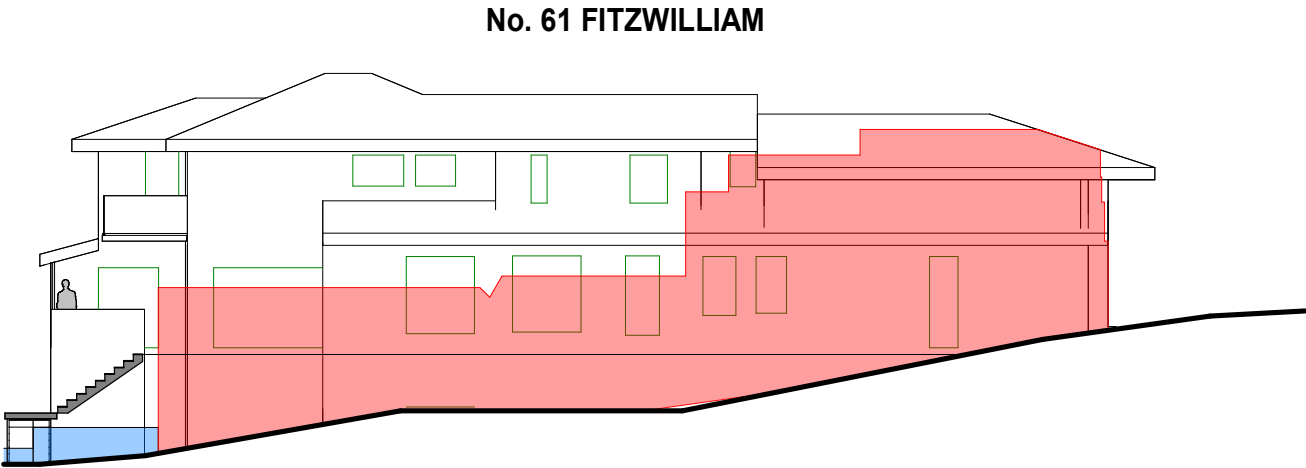
1 : 200



2

SHADOW ELEVS 12PM JUNE 21ST

1 : 200



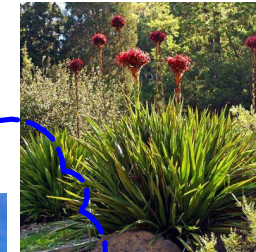
3

SHADOW ELEVS 3PM JUNE 21ST

1 : 200

SHADOWS FROM DA

SHADOWS INCLUDING BOUNDARY FENCES



1. LOMANDRA LONGIFOLIA 'TANIKA'

2. ANGOPHORA COSTATA

REINSTATED SPECIES

REVISED SPECIES

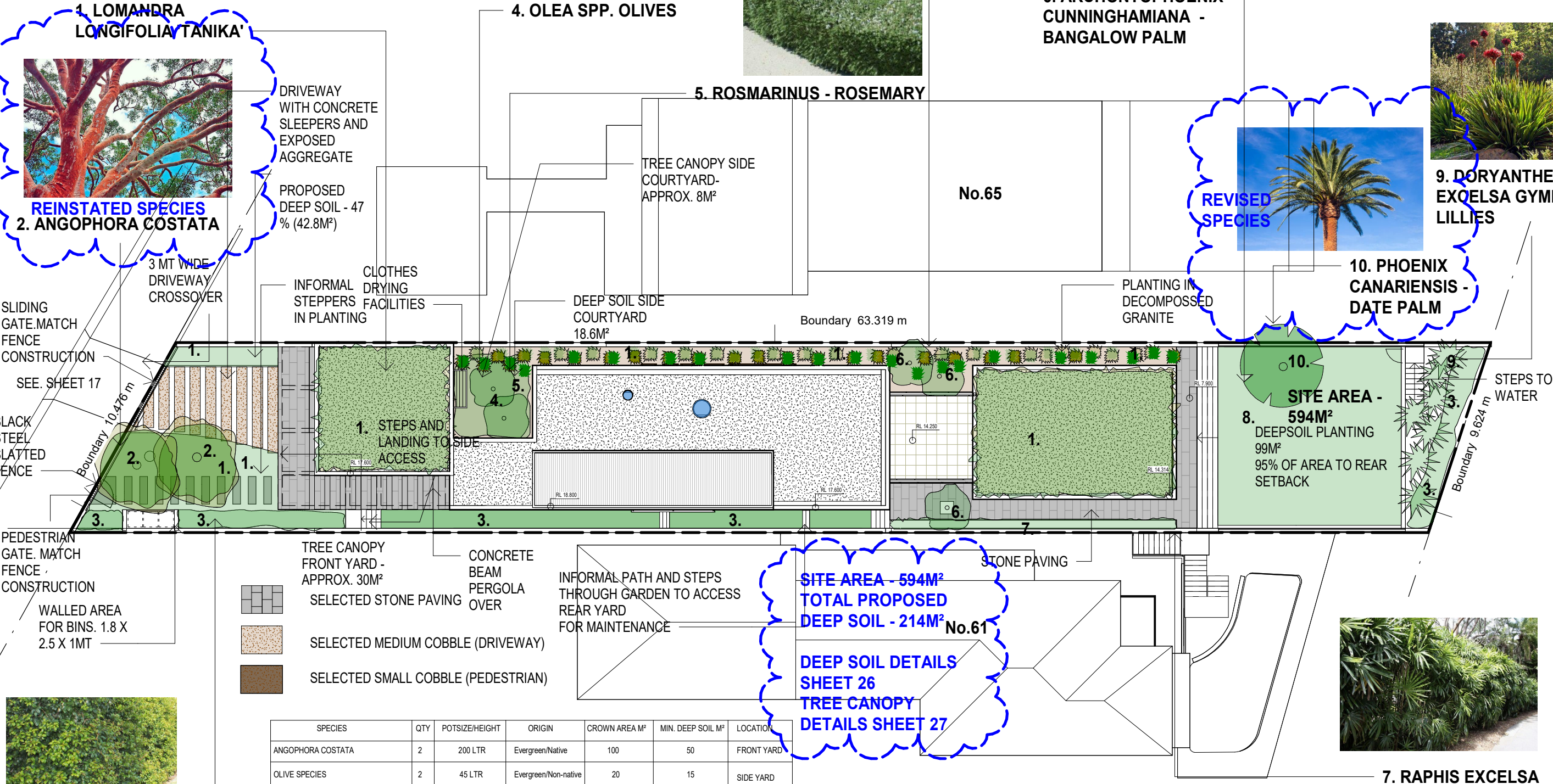
10. PHOENIX CANARIENSIS - DATE PALM

SITE AREA - 594M²

TOTAL PROPOSED DEEP SOIL - 214M²

DEEP SOIL DETAILS SHEET 26

TREE CANOPY DETAILS SHEET 27



SPECIES	QTY	POTSIZE/HEIGHT	ORIGIN	CROWN AREA M²	MIN. DEEP SOIL M²	LOCATION
ANGOPHORA COSTATA	2	200 LTR	Evergreen/Native	100	50	FRONT YARD
OLIVE SPECIES	2	45 LTR	Evergreen/Non-native	20	15	SIDE YARD
ARCHONTOPHOENIX CUNNINGHAMIANA	3	200 LTR	Evergreen/Native	10	12	SIDE YARD
PHOENIX CANARIENSIS (CANARY ISLAND DATE PALM)	1	9MT	Evergreen/Non-native	50	12	REAR YARD
SYSYGIIUM PANICULATUM 'LILLY PILLY'	30	30LTR	Evergreen/Native	5	2	SIDE YARD
LOMANDRA LONGIFOLIA 'TANIKA'	140	TUBE STOCK	Evergreen/Native	.2	.2	FRONT/SIDE /REAR/ROOF
ROSMARINUS - ROSEMARY	20	140MM	Evergreen/Non-native	.3	.3	SIDE YARD
DORYANTHES EXCELSA GYMEA LILLIES	6	300MM	Evergreen/Native	1	.5	REAR YARD
RAPHIS EXCELSA	15	300MM	Evergreen/Non-native	.5	.5	SIDE YARD
SIR WALTER BUFFALO LAWN	76M²		Evergreen/Non-native			REAR YARD

Amendments

REV A- 28/2- REVISED PLANNING

REV B- 6/3- REVISED PLANNING

REV C- 24/3- REVISED POSITION

REV D- 3/10- ADD DRIVEWAY PLAN

REV E- 15/11- MINOR DRAFTING AMENDMENTS

REV G- 25/1/24 - MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO

REV H- 18/3/24 - ADD PLANTING SCHEDULE TO LANDSCAPE PLAN

REV I- 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

Project Address:
63 FITZWILLIAM RD
VAUCLUSE

Client:

COMINO

Project Status:

DA

Sheet Name:

LANDSCAPE PLAN

Project number:

11/2022

Scale:

1 : 200 @A3

Date:

27/03/2024

Sheet Number

REVISION
19

DAVID KATON STUDIO PTY LTD

katon.david@gmail.com

4 TRACK BUILDING DESIGN

6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au

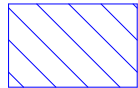
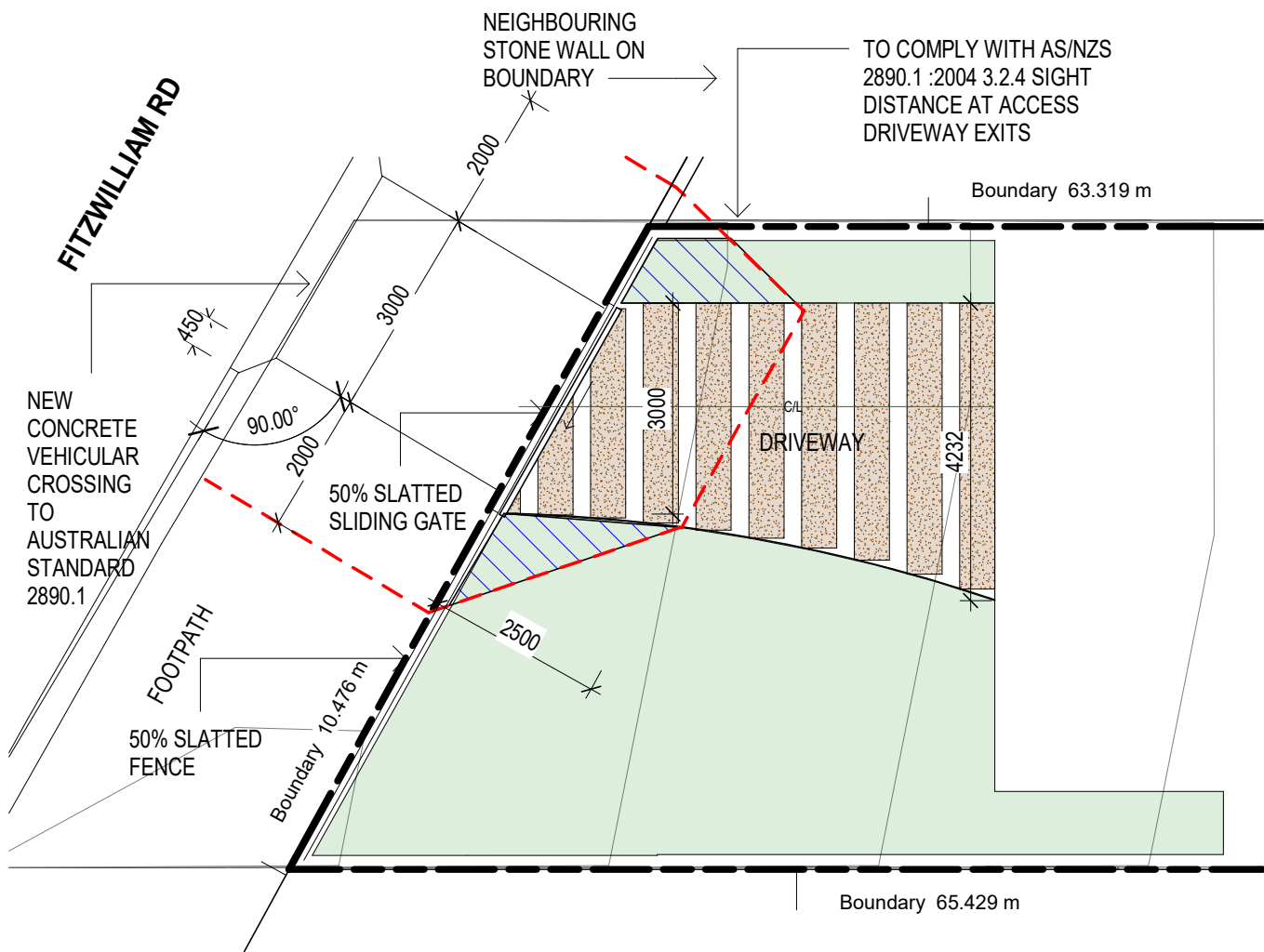
1

LANDSCAPE

1 : 200

THERE ARE NO TREES ON THE SITE TO RETAIN

0 10 20 m

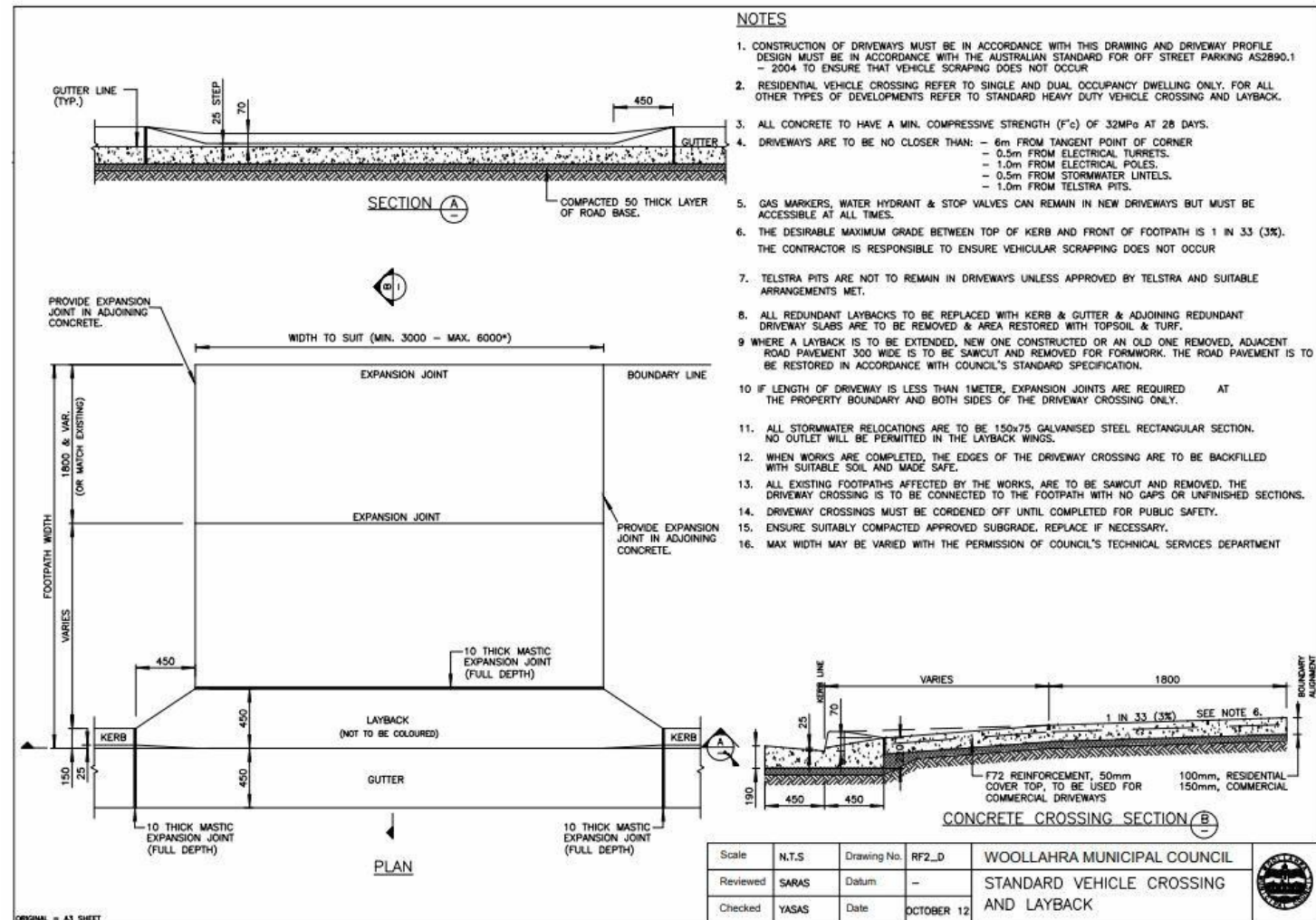


- NO HIGH PLANTING OR STRUCTURES IN THIS AREA

1

DRIVEWAY PLAN

1 : 100



Amendments

REV E- 15/11- MINOR DRAFTING AMENDMENTS

REV G- 25/1/24 - MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO

REV I- 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

Project Address:
63 FITZWILLIAM RD
VAUCLUSE

Client:

COMINO

Project Status:

DA

Sheet Name:

DRIVEWAY PLAN

Project number:

11/2022

Scale:

1 : 100 @A3

Date:

27/03/2024

Sheet Number

20

REVISION

I

**DAVID KATON
STUDIO PTY LTD**

katon.david@gmail.com

4 TRACK BUILDING DESIGN

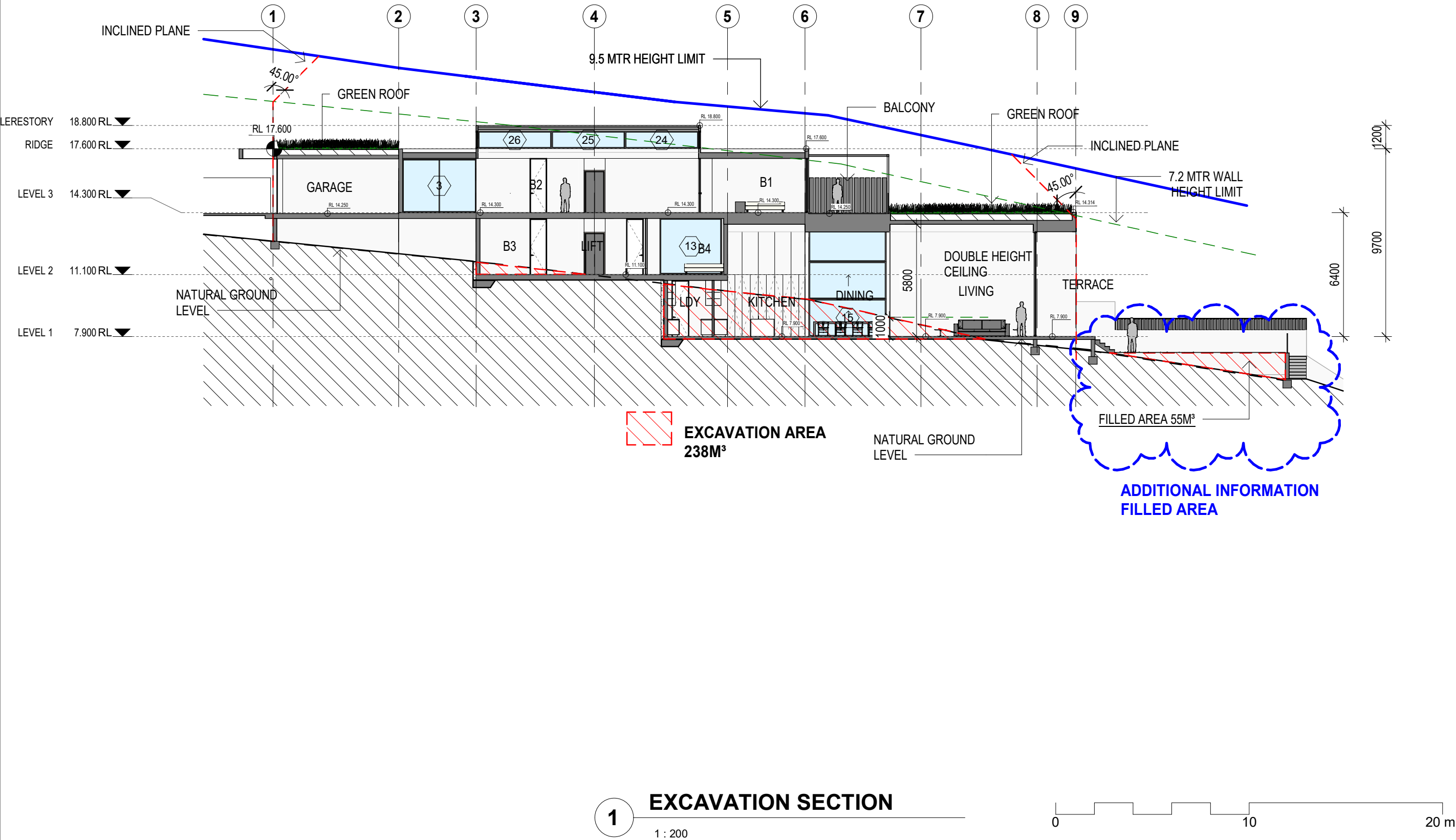
6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au

Amendments
REV A- 28/2- REVISED PLANNING
REV B- 6/3- REVISED PLANNING
REV C- 24/3- REVISED POSITION
REV D- 3/10- ADD DRIVEWAY PLAN
REV E- 15/11- MINOR DRAFTING AMENDMENTS
REV G- 25/1/24 - MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO
REV I- 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

Project Address: 63 FITZWILLIAM RD VAUCLUSE
Client: COMINO
Project Status: DA
Sheet Name: EXCAVATION SECTION
Project number: 11/2022
Scale: 1 : 200 @A3
Date: 27/03/2024
Sheet Number
22
REVISION I

DAVID KATON STUDIO PTY LTD
katon.david@gmail.com
4 TRACK BUILDING DESIGN
6 High View Rd Pretty Beach NSW 2257
P: 0422271398 E: info@4track.com.au



Amendments

REV G- 25/1/24 - MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO
REV H- 5/2/24 - ADDED PRIVACY SCREENS REAR YARD.
REV I- 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

Project Address:
63 FITZWILLIAM RD
VAUCLUSE

Client:

COMINO

Project Status:

DA

Sheet Name:

BOUNDARY FENCES
Project number:

11/2022

Scale:

1 : 200 @A3

Date:

27/03/2024

Sheet Number

28

REVISION

I

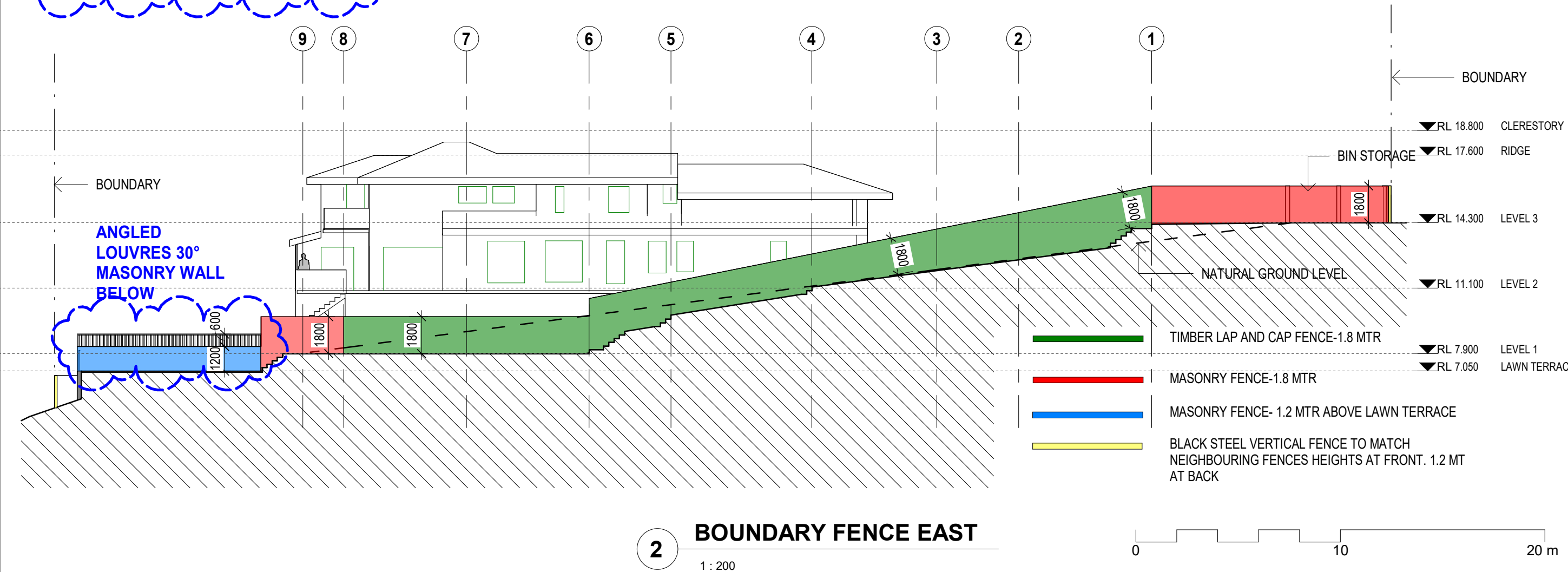
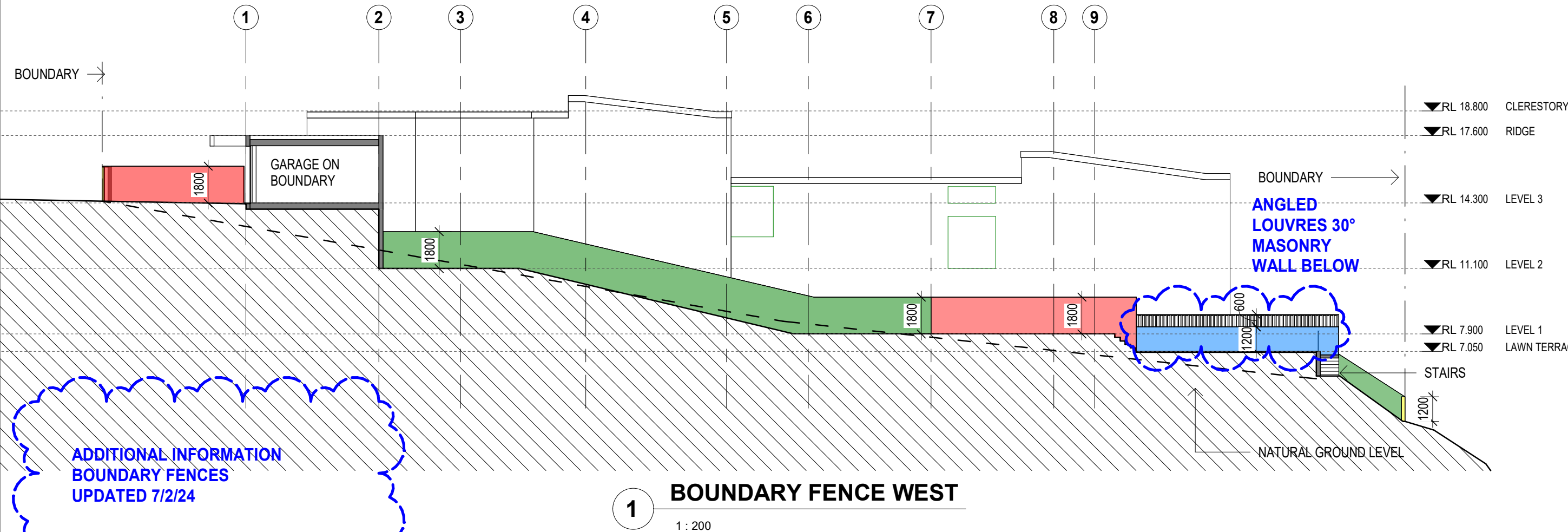
DAVID KATON
STUDIO PTY LTD

katon.david@gmail.com

4 TRACK BUILDING DESIGN

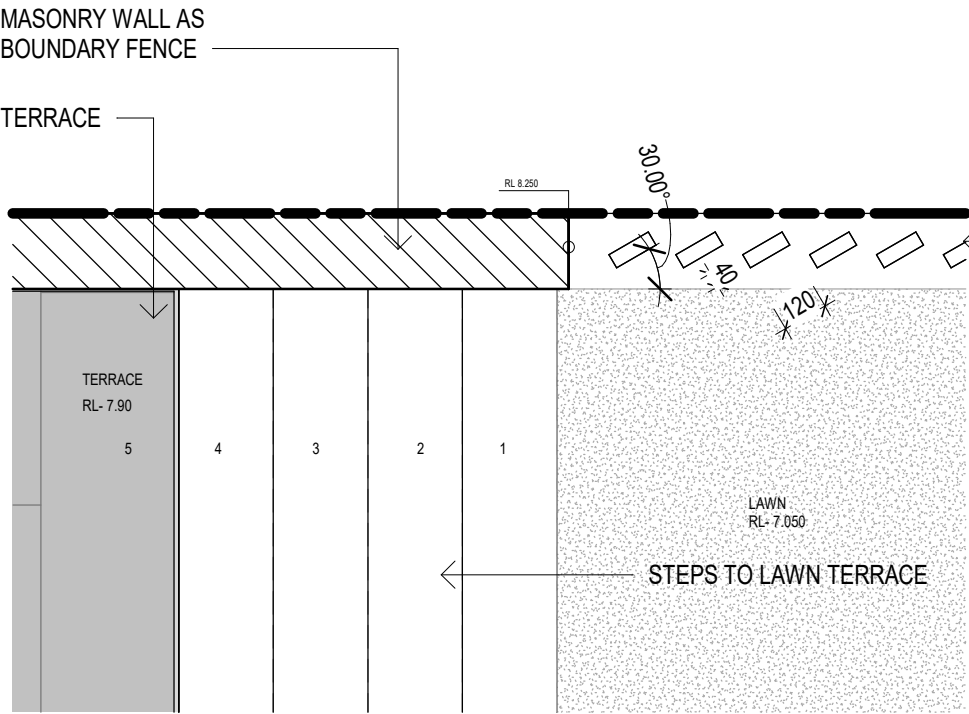
6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au



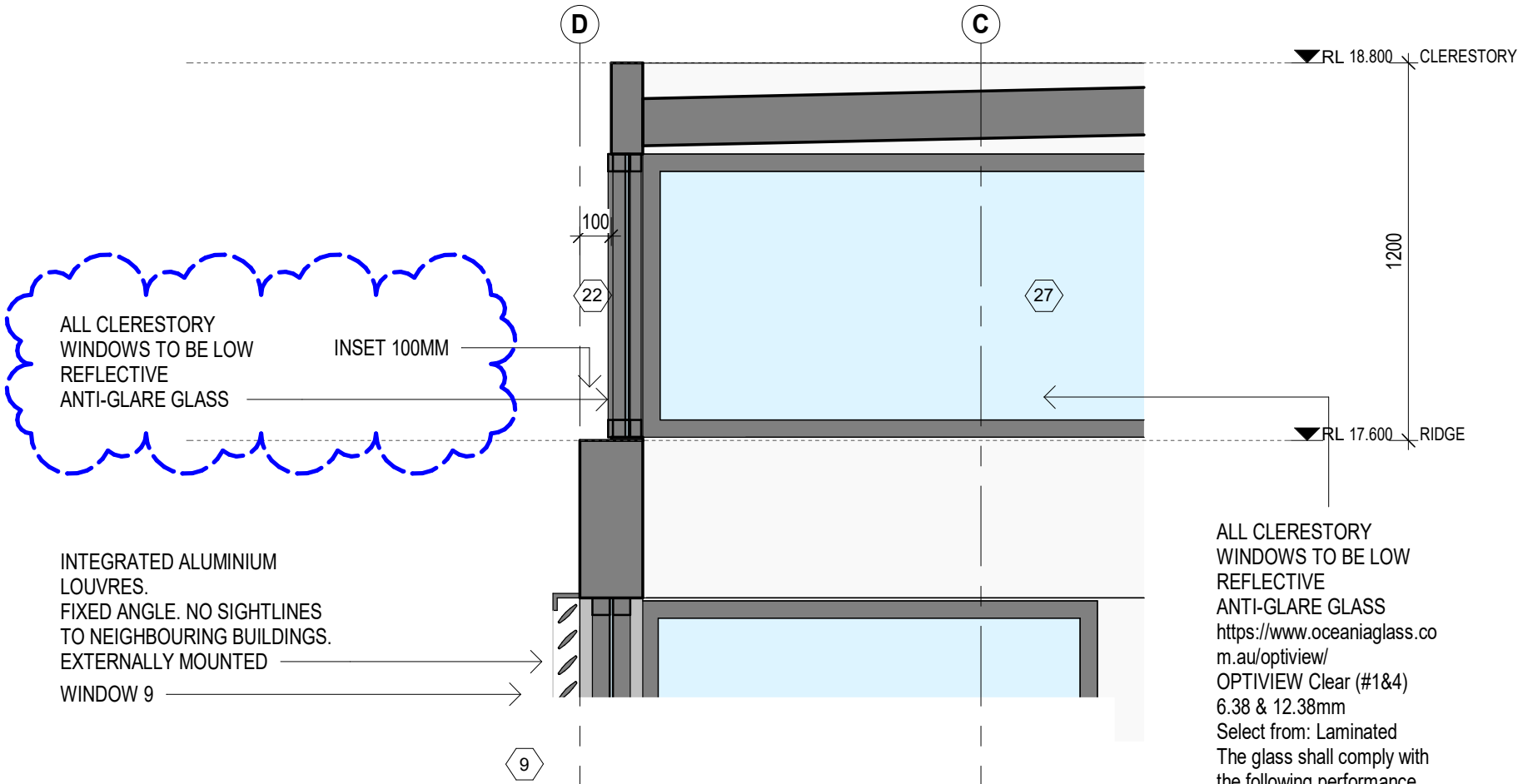


FIXED ANGLED ALUMINIUM EXTERNAL LOUVRES
FITTED ON ALL SIDE BOUNDARY FACING WINDOWS EXCEPT WINDOW 3 WHICH IS SETBACK IN COURTYARD



2 REAR YARD PRIVACY SCREENS

1 : 20

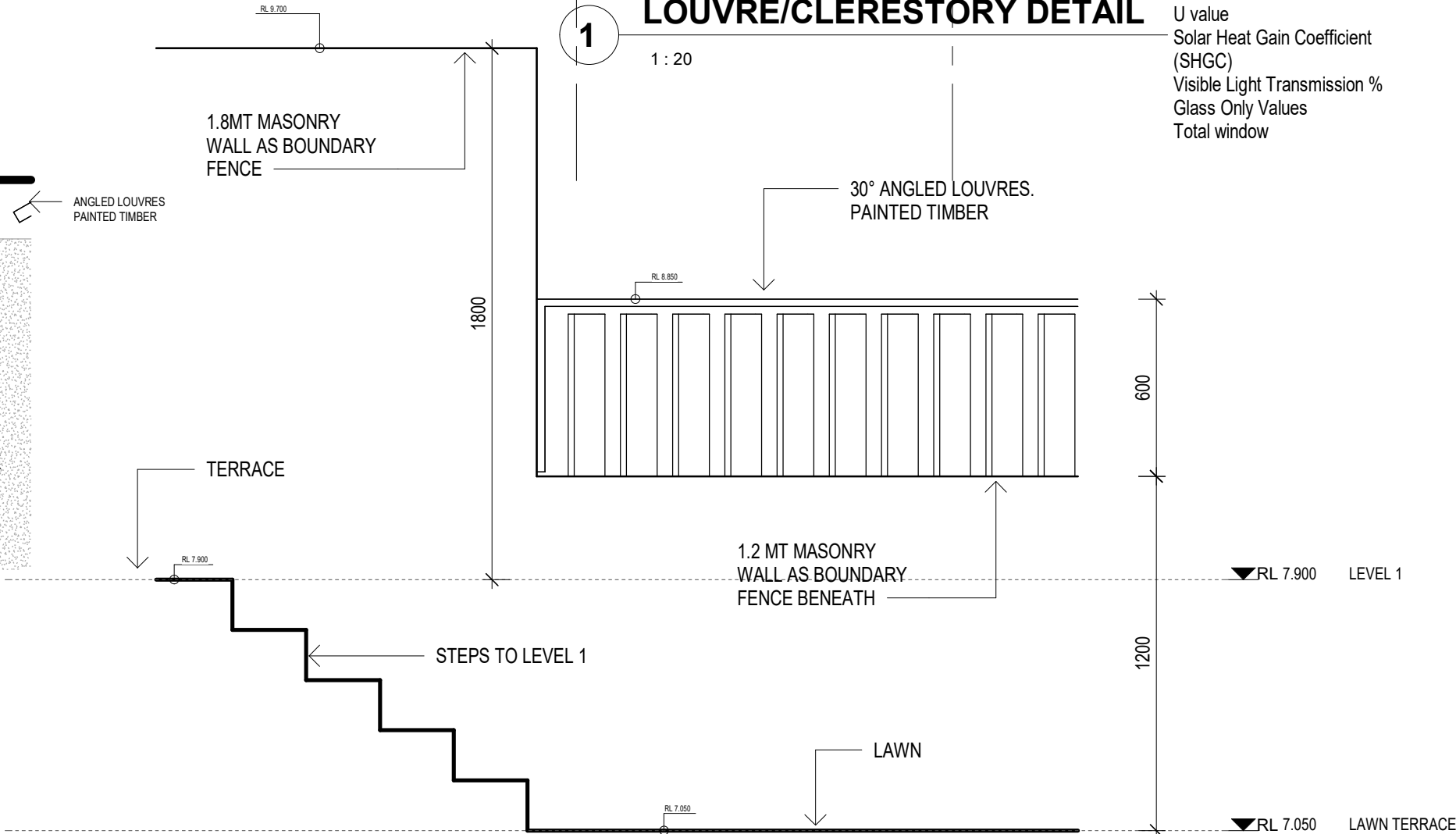


INTEGRATED ALUMINIUM LOUVRES.
FIXED ANGLE. NO SIGHTLINES TO NEIGHBOURING BUILDINGS.
EXTERNALLY MOUNTED WINDOW 9

ALL CLERESTORY WINDOWS TO BE LOW REFLECTIVE ANTI-GLARE GLASS
<https://www.oceaniaglass.com.au/optiview/>
OPTIVIEW Clear (#1&4)
6.38 & 12.38mm
Select from: Laminated
The glass shall comply with the following performance criteria:
U value
Solar Heat Gain Coefficient (SHGC)
Visible Light Transmission %
Glass Only Values
Total window

1 LOUVRE/CLERESTORY DETAIL

1 : 20



3 BOUNDARY FENCE PRIVACY SCREEN

1 : 20

Amendments

REV I- 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

Project Address:
63 FITZWILLIAM RD
VAUCLUSE

Client:
COMINO

Project Status:
DA

Sheet Name:
LOUVRE DETAILS

Project number:
11/2022

Scale:
1 : 20 @A3

Date:
27/03/2024

Sheet Number
29

REVISION
I

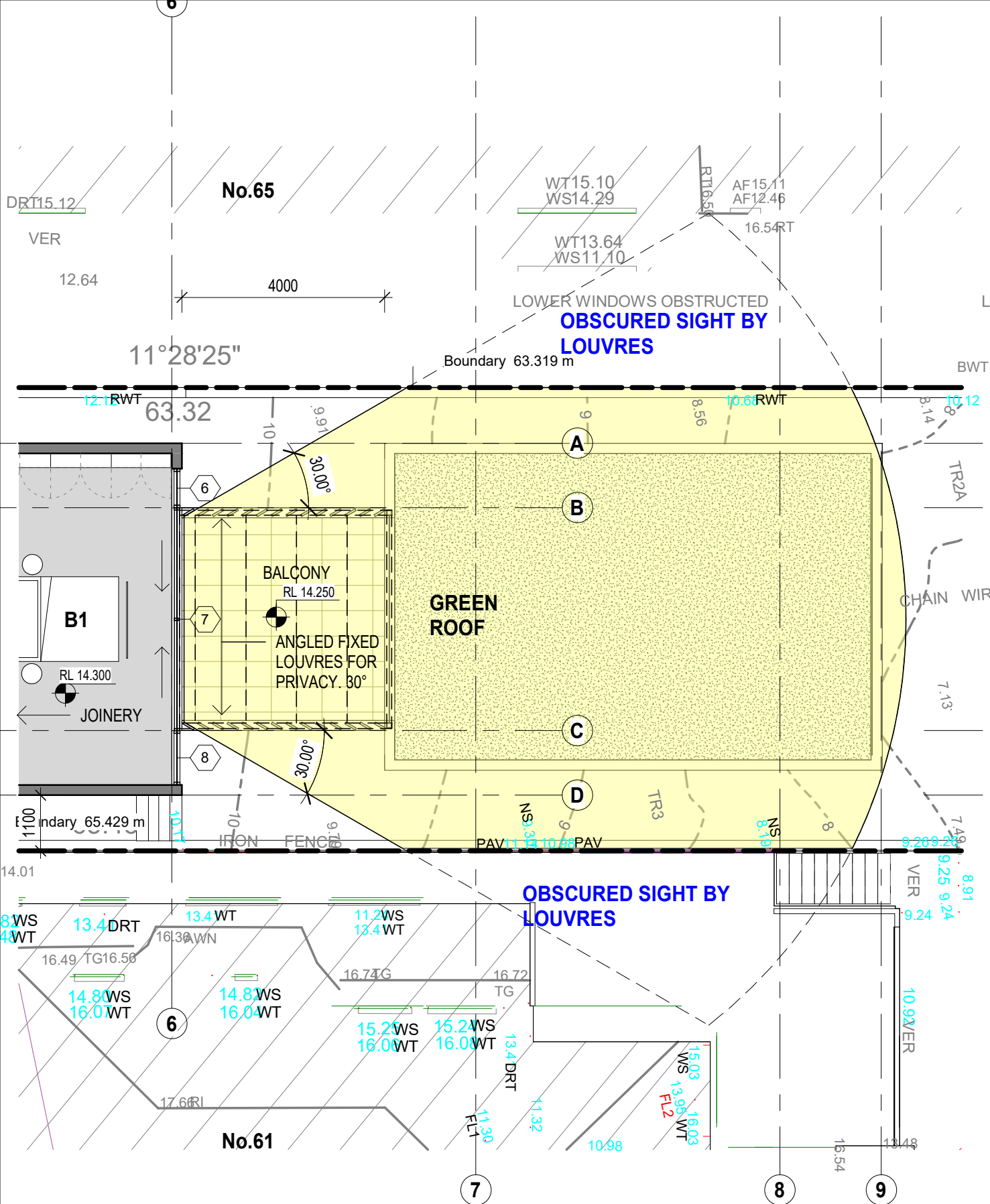
DAVID KATON
STUDIO PTY LTD

katon.david@gmail.com

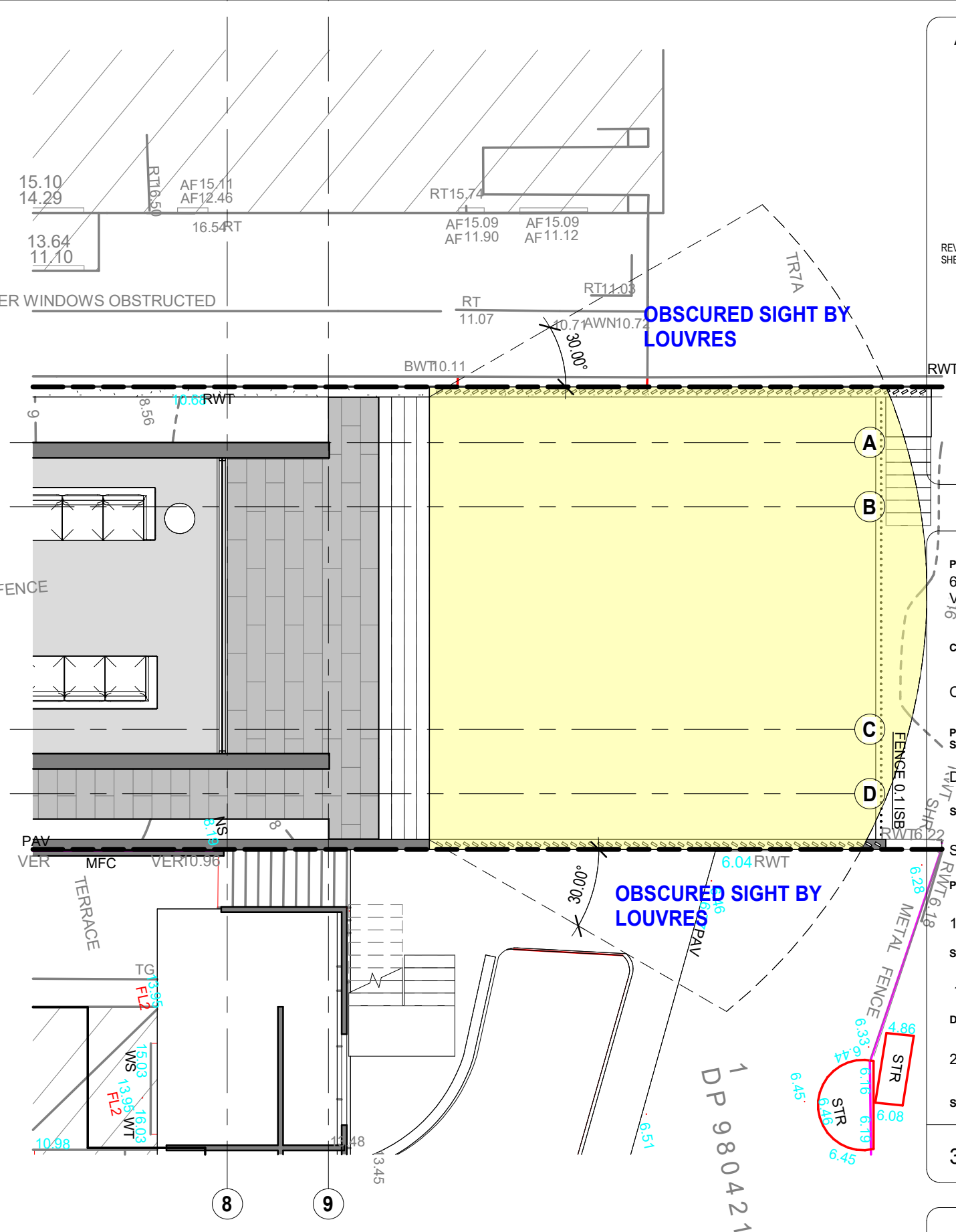
4 TRACK BUILDING DESIGN

6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au



1 SIGHT LINES B1 BALCONY
1 : 100



2 SIGHT LINES LAWN TERRACE
1 : 100



Amendments

REV I- 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

Project Address:
63 FITZWILLIAM RD
VAUCLUSE

Client:
COMINO

Project Status:
DA

Sheet Name:
I/VT SHP 16

SIGHT LINES

Project number:
11/2022

Scale:
1 : 100 @A3

Date:
27/03/2024

Sheet Number

REVISION	
30	I

DAVID KATON
STUDIO PTY LTD

katon.david@gmail.com

4 TRACK BUILDING DESIGN

6 High View Rd
Pretty Beach
NSW 2257

P: 0422271398
E: info@4track.com.au



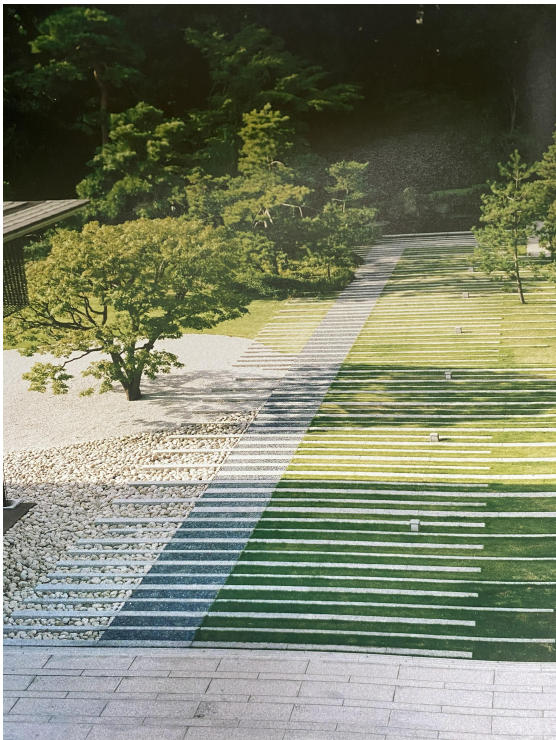
1. PAINTED RENDERED WALLS WITH EXPOSED BEAM



2. EXTERNAL RENDER . PAINTED DULUX 'DIESKAU'



3. SECTIONAL PANEL LIFT GARAGE DOOR



4. DRIVEWAY OPTION FEATURING MIXED MATERIALS AND PLANTING



5. VERTICAL SECTIONAL GLAZING



6. EXTERNAL SUN CONTROL

Amendments
REV A- 28/2- REVISED PLANNING
REV B- 6/3- REVISED PLANNING
REV C- 24/3- REVISED POSITION
REV D- 3/10- ADD DRIVEWAY PLAN
REV E- 15/11- MINOR DRAFTING AMENDMENTS
REV G- 25/1/24 - MINOR DRAFTING AMENDMENTS/ADDITIONAL INFO
REV I- 27/3/24- DELETE NOTE SHEET 29, DELETE SHEET 33

Project Address: 63 FITZWILLIAM RD VAUCLUSE
Client: COMINO
Project Status: DA
Sheet Name: FINISHES
Project number: 11/2022
Scale: @A3
Date: 27/03/2024
Sheet Number
31
REVISION
I

DAVID KATON STUDIO PTY LTD
katon.david@gmail.com
4 TRACK BUILDING DESIGN
6 High View Rd Pretty Beach NSW 2257
P: 0422271398 E: info@4track.com.au