

Issue:  
Revision:  
Plot Date:27/9/2024

Development  
Application  
23009

79 Cowper Street, Stroud | Lot 10 / - / DP1170683 | Development Application

DA00	Cover Sheet
DA01	Existing Site Plan
DA02	Existing Plans and Elevations
DA03	Proposed Site Plan
DA04	Proposed Ground Floor Plan
DA05	Proposed Attic Floor Plan
DA06	Proposed Elevations
DA07	Proposed Elevations
DA08	Precedents
DA09	Proposed Sections
DA10	Shadow Diagrams - March 21st
DA11	Shadow Diagram - June 21st
DA12	Shadow Diagrams - September 21st
DA13	Shadow Diagrams - December 21st
DA14	Glazing Schedule
DA15	Rainwater, Erosion & Sediment Control Plan
DA16	Notification Plans
DA17	BASIX Requirements

CONTEMPORARY HERITAGE

9 Honeyeater Place, Tingira Heights, 2290, NSW, Australia  
www.contemporaryheritage.com.au | ABN 37 629 824 380  
admin@contemporaryheritage.com.au | 02 4023 2674



01

PROPOSED PERSPECTIVE



02

PROPOSED REAR PERSPECTIVE

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Project Number:  
23009  
Project Name:  
Mixed Use Development  
79 Cowper Street, Stroud  
Lot 10 / - / DP1170683  
Proprietor:  
Brian and Jayne Russell

Drawing:  
Title: Existing Site Plan  
Scale: 1:100 @ A3  
Status: Development Application  
Drawn Date: Tuesday, 23 April 2024  
Plot Date: Friday 27 September 2024

Bar Scale:  
0 1 2 3 4 5  
1:100  
Drawing No: DA01  
Drawn By: JP  
Reviewed By: JP

Legend



EXISTING TREES TO BE RETAINED

BOUNDARY

OHP

OVERHEAD ELECTRICTY

S  
SEWER MAIN (DBYD)

FENCE LINE



SEWER INSPECTION POINT



WATER METER



TELSTRA PIT



PP

POWER POLE



NATURAL GAS METER

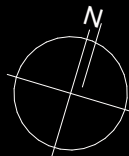
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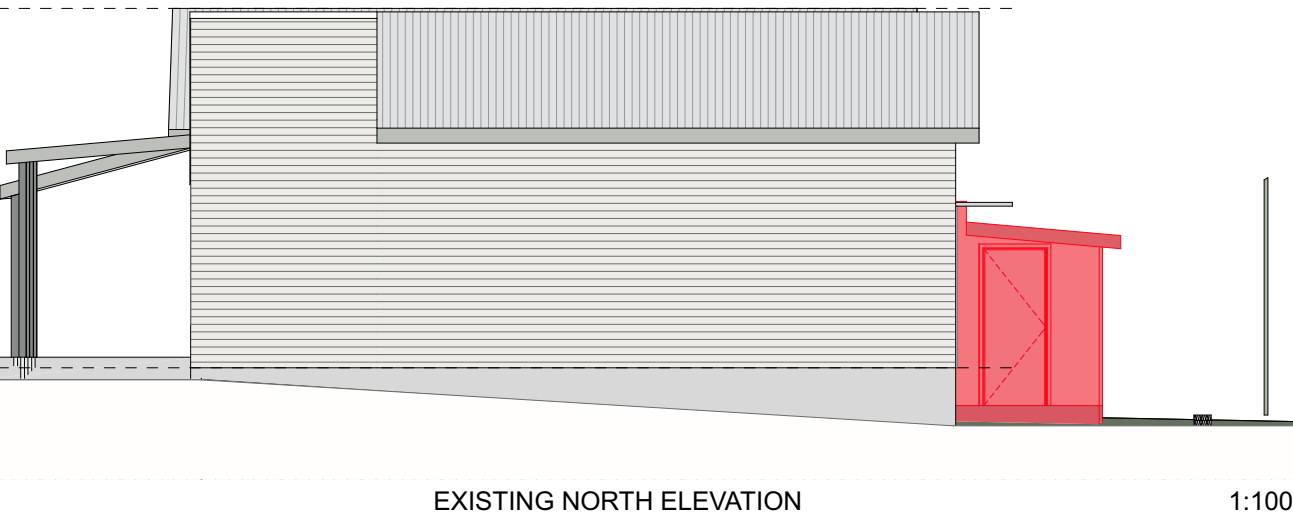
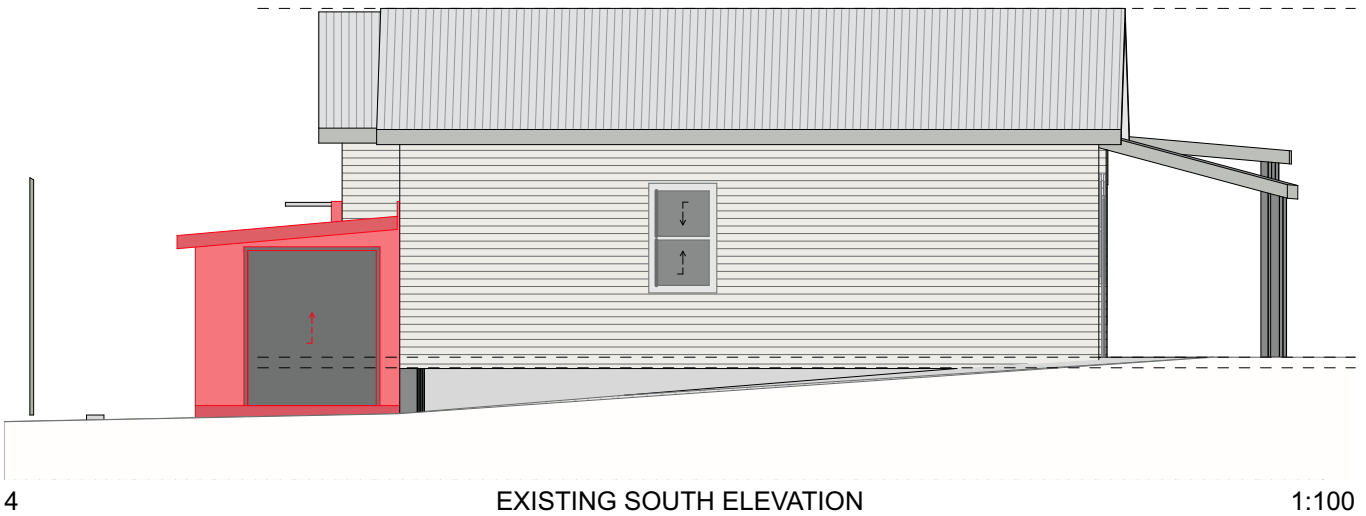
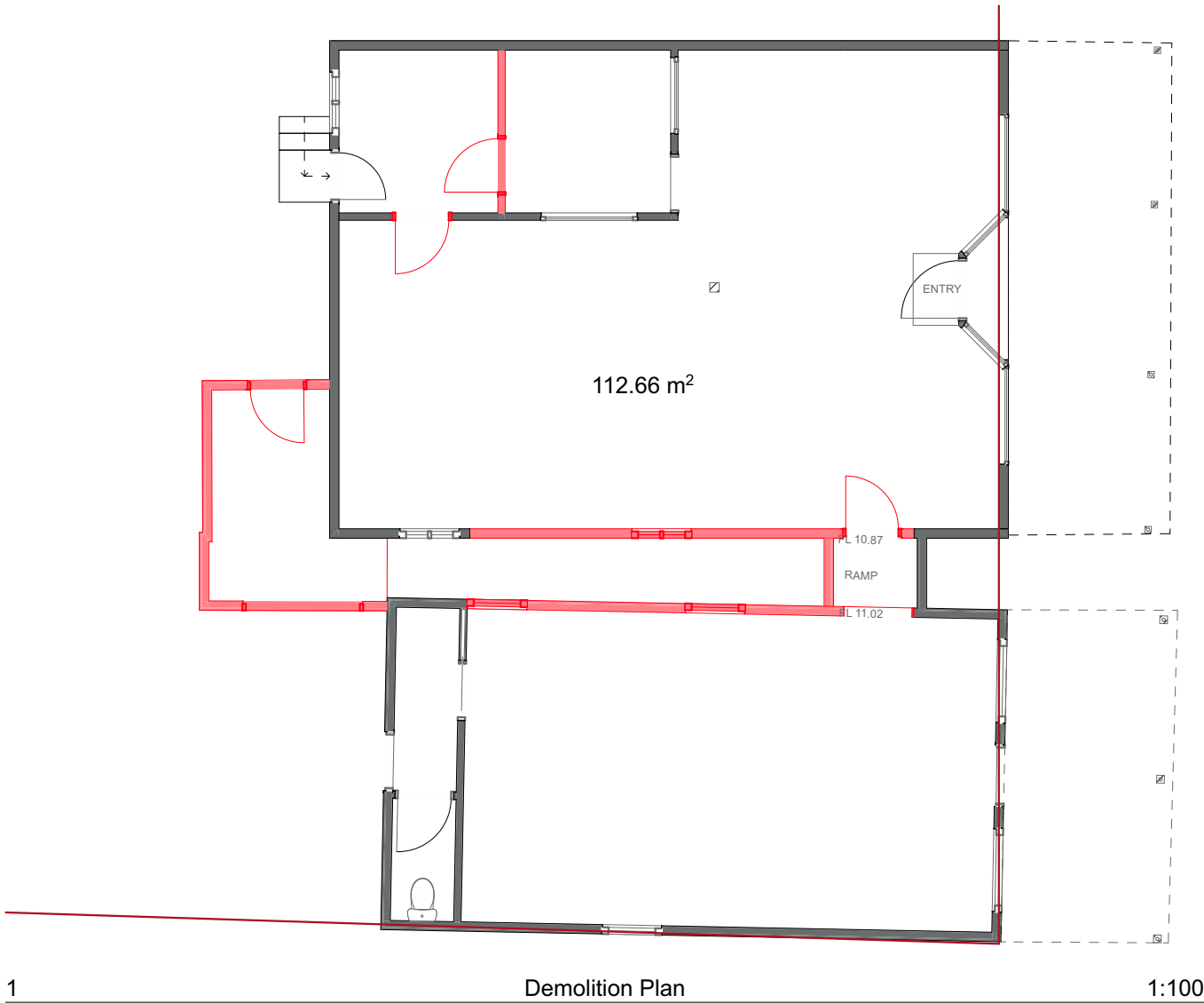
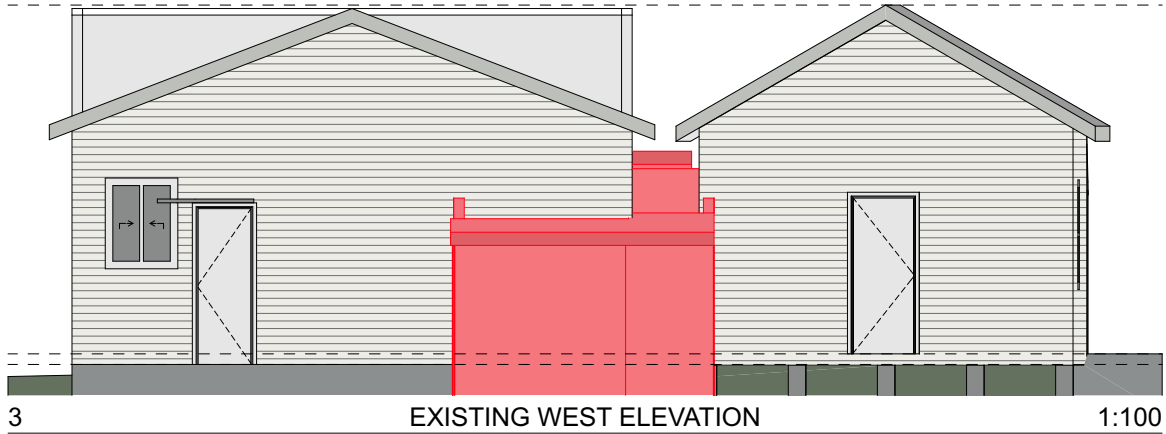
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7. TIMBER TRUSS ROOF AND WALL FRAMING TO MANUFACTURERS DESIGN AND SPECIFICATION

NOT FOR CONSTRUCTION

Amendments

REV	DESCRIPTION	DATE





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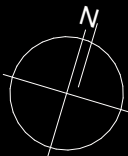
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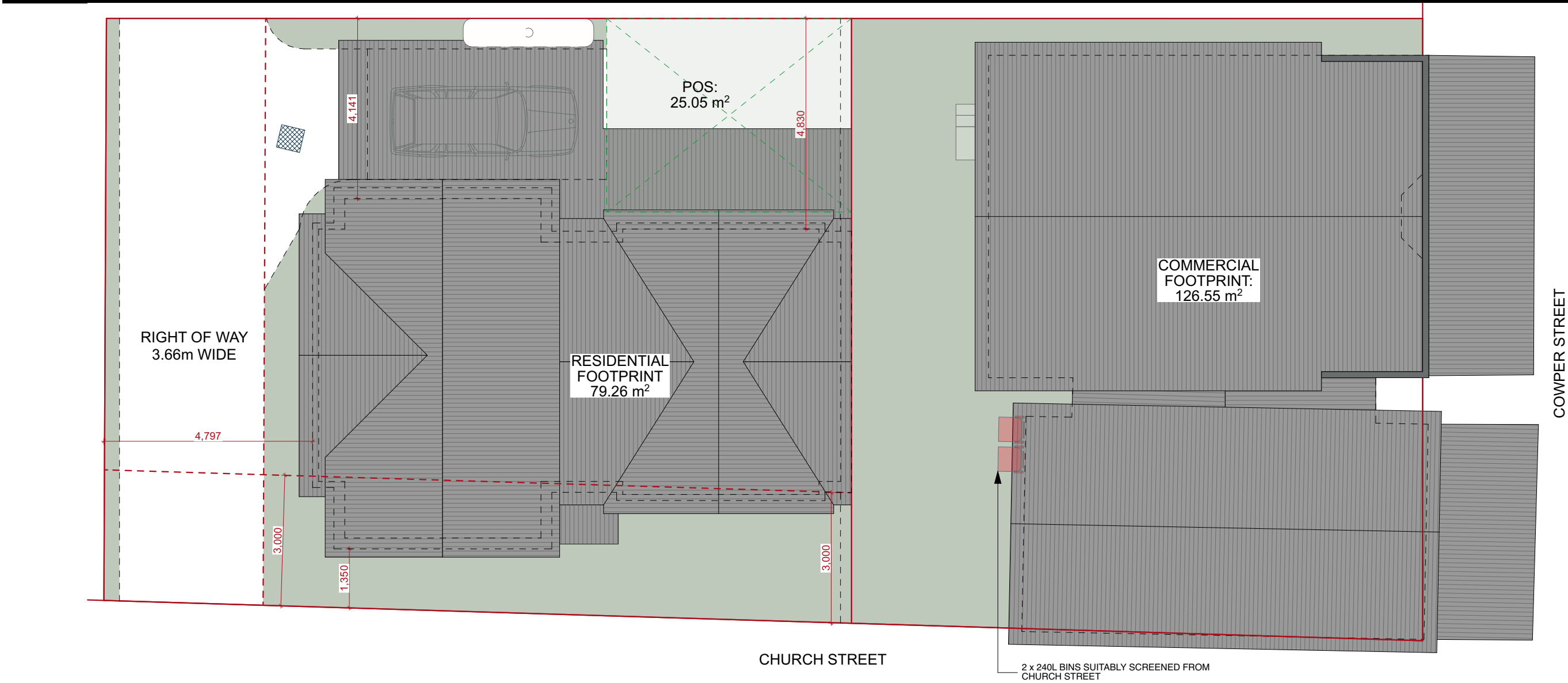
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**Project Name:**  
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79 Cowper Street, Stroud  
Lot 10 / - / DP1170683  
**Proprietor:**  
Brian and Jayne Russell

**Drawing:**  
**Title:** Existing Plans and Elevations  
**Scale:** 1:100 @ A3  
**Status:** Development Application  
**Drawn Date:** Tuesday, 23 April 2024  
**Plot Date:** Friday 27 September 2024

**Bar Scale:**  
0 1 2 3 4 5  
1:100  
**Drawing No:** DA02  
**Drawn By:** JP  
**Reviewed By:** JP







02 PROPOSED PERSPECTIVE

FULL SITE AREA:	419.10 m <sup>2</sup>
RESIDENTIAL LOT AREA:	233.99 m <sup>2</sup>
COMMERCIAL LOT AREA:	185.11 m <sup>2</sup>
LANDSCAPE AREA:	105.96 m <sup>2</sup> (25%)
RESIDENTIAL FLOOR AREA:	114.44m <sup>2</sup>
COMMERCIAL FLOOR AREA:	118.44m <sup>2</sup>
TOTAL FSR:	0.55    RES FSR: 0.27

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**79 Cowper Street, Stroud**  
Lot 10 / - / DP1170683

**Proprietor:**  
Brian and Jayne Russell

**Drawing:**

**Title:** Proposed Site Plan

**Scale:** 1:100 @ A3

**Status:** Development Application

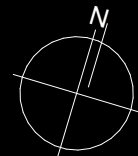
**Drawn Date:** Tuesday, 16 July 2024

**Plot Date:** Friday 27 September 2024

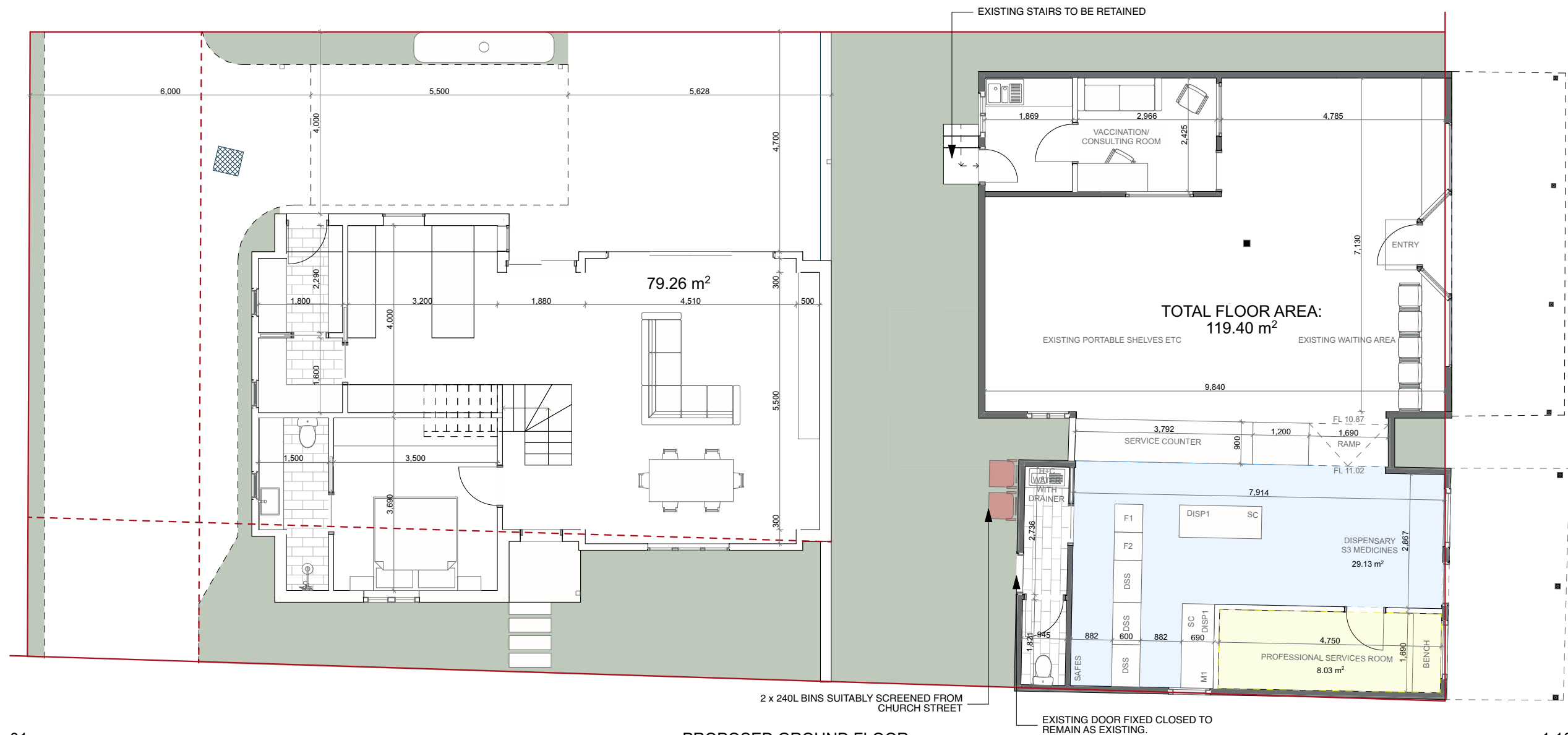
**Bar Scale:**

0 1 2 3 4 5  
1:100

**Drawing No:** DA03  
**Drawn By:** JP  
**Reviewed By:** JP







01 PROPOSED GROUND FLOOR 1:100

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02 PROPOSED FRONT PERSPECTIVE



03 PROPOSED FRONT PERSPECTIVE

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**Proprietor:**  
Brian and Jayne Russell

**Drawing:**

**Title:** Proposed Ground Floor Plan

**Scale:** 1:100 @ A3

**Status:** Development Application

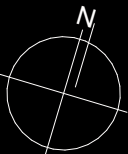
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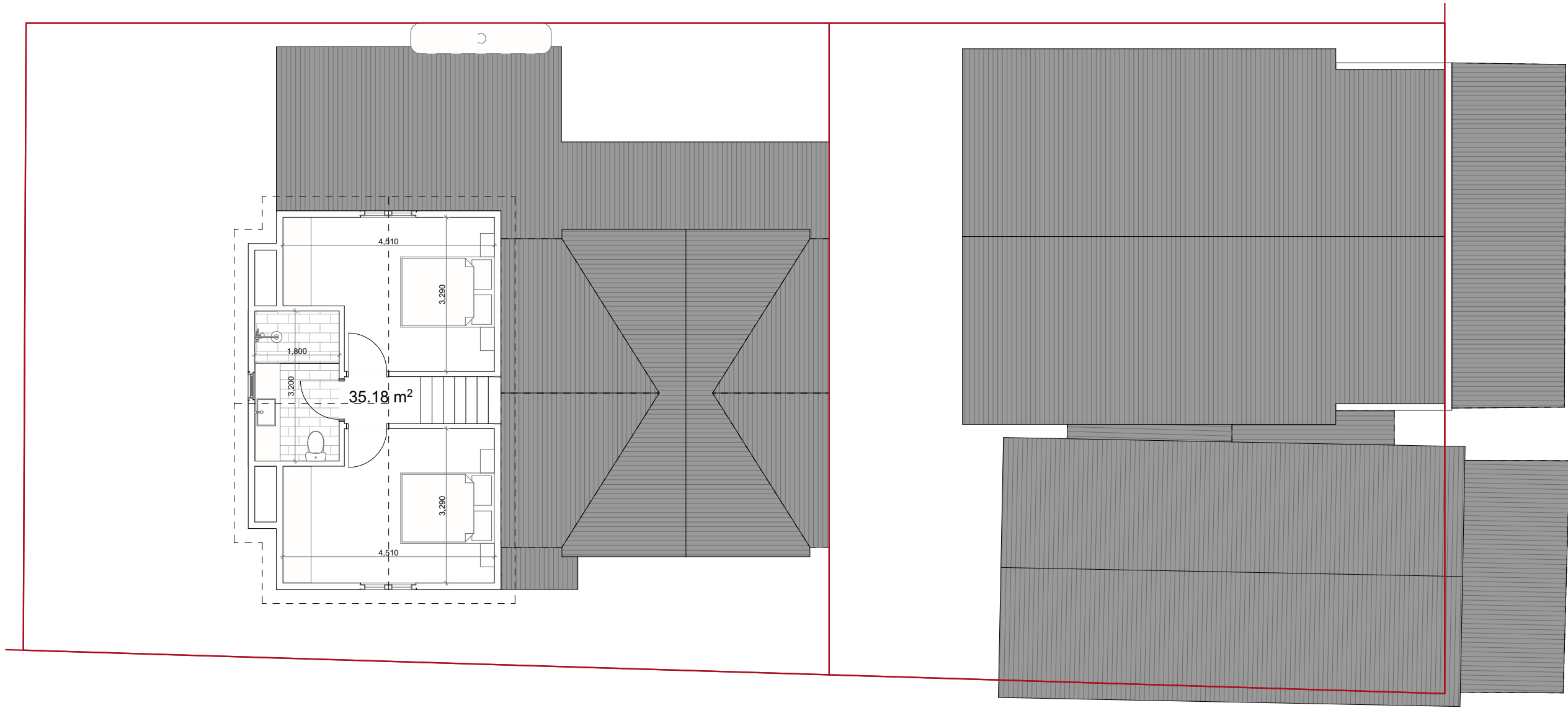
**Plot Date:** Friday 27 September 2024

**Bar Scale:**

0 1 2 3 4 5  
1:100

**Drawing No:** DA04  
**Drawn By:** JP  
**Reviewed By:** JP





1

PROPOSED ATTIC FLOOR

1:100

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REV	DESCRIPTION	DATE



2

PROPOSED FRONT PERSPECTIVE



3

PROPOSED REAR PERSPECTIVE

# CONTEMPORARY HERITAGE

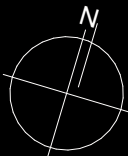
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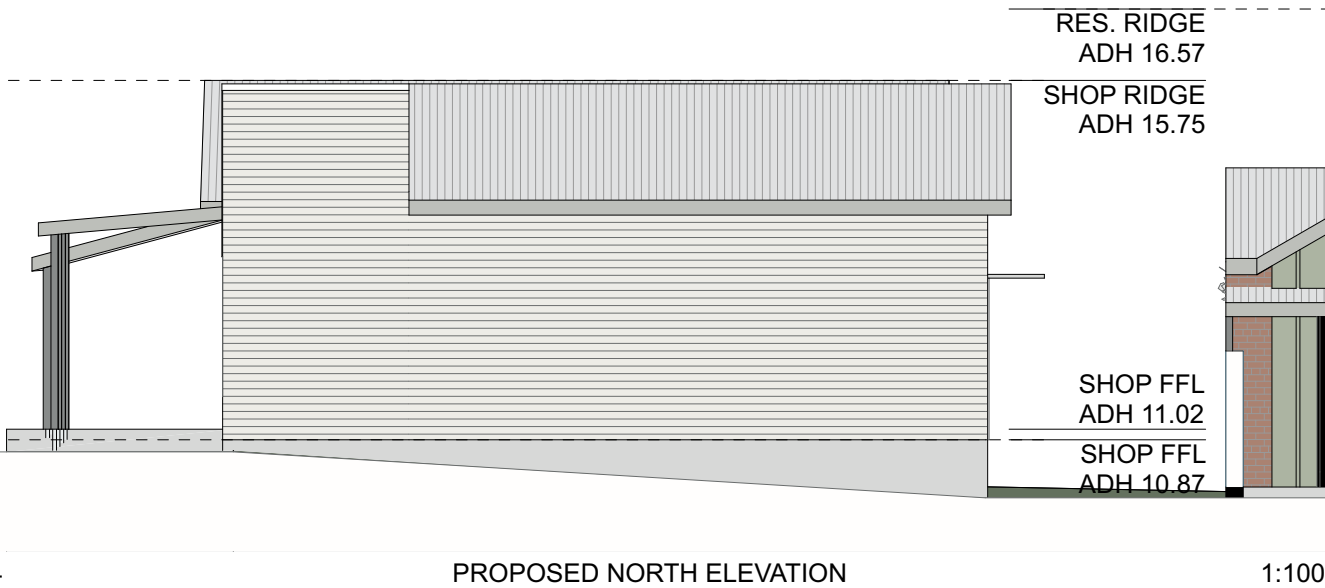
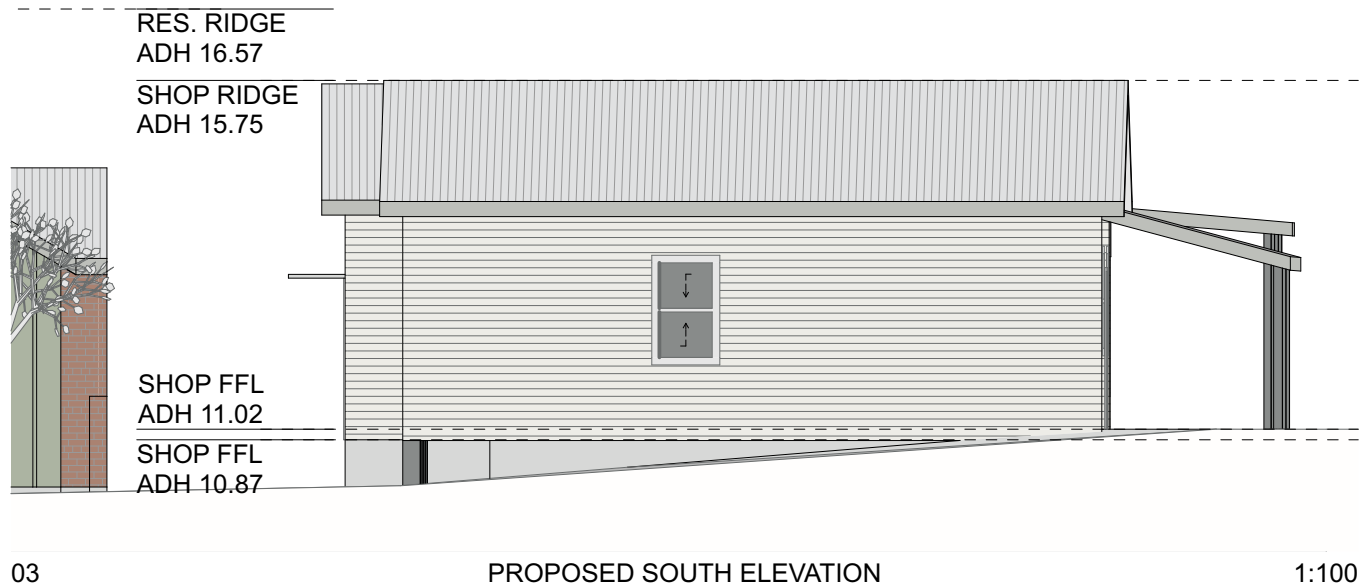
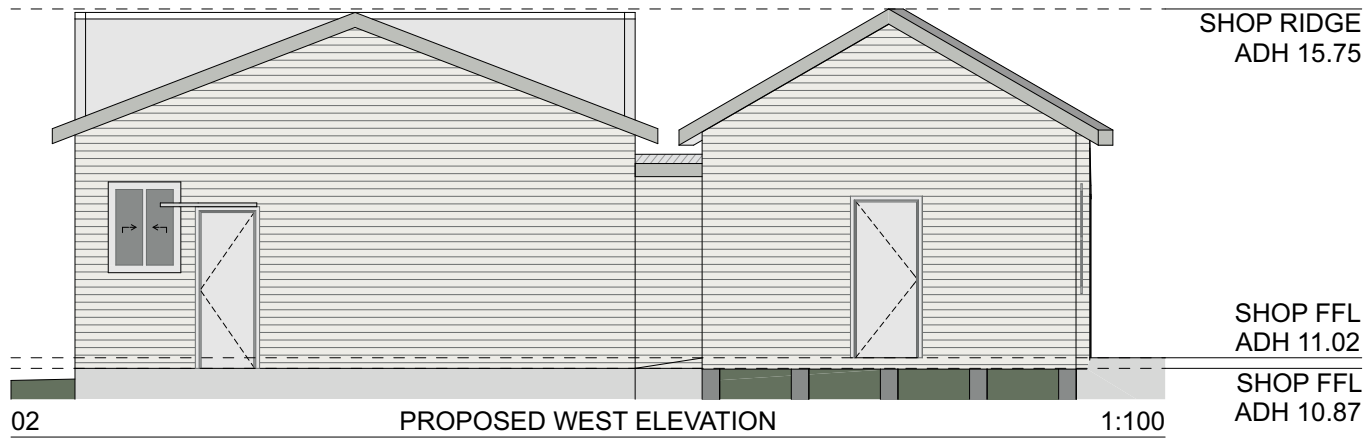
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Lot 10 / - / DP1170683  
**Proprietor:**  
Brian and Jayne Russell

**Drawing:**  
**Title:** Proposed Attic Floor Plan  
**Scale:** 1:100 @ A3  
**Status:** Development Application  
**Drawn Date:** Tuesday, 16 January 2024  
**Plot Date:** Friday 27 September 2024

**Bar Scale:**  
0 1 2 3 4 5  
1:100  
**Drawing No:** DA05  
**Drawn By:** JP  
**Reviewed By:** JP





Notes

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Mixed Use Development

**79 Cowper Street, Stroud**  
Lot 10 / - / DP1170683

**Proprietor:**  
Brian and Jayne Russell

**Drawing:**

**Title:** Proposed Elevations

**Scale:** 1:100 @ A3

**Status:** Development Application

**Drawn Date:** Tuesday, 16 July 2024

**Plot Date:** Friday 27 September 2024

**Bar Scale:**

0 1 2 3 4 5  
1:100

**Drawing No:** DA06

**Drawn By:** JP

**Reviewed By:** JP





01 PROPOSED WEST ELEVATION 1:100

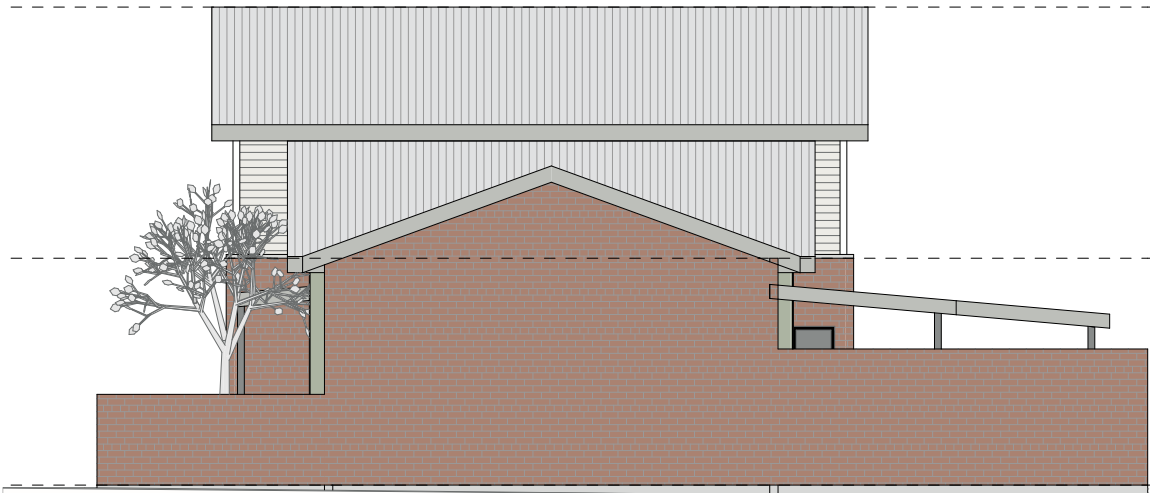
RES. RIDGE  
ADH 16.57  
SHOP RIDGE  
ADH 15.75

RES. FFL  
ADH 13.245

RES. FFL  
ADH 10.245



02 PROPOSED NORTH ELEVATION 1:100

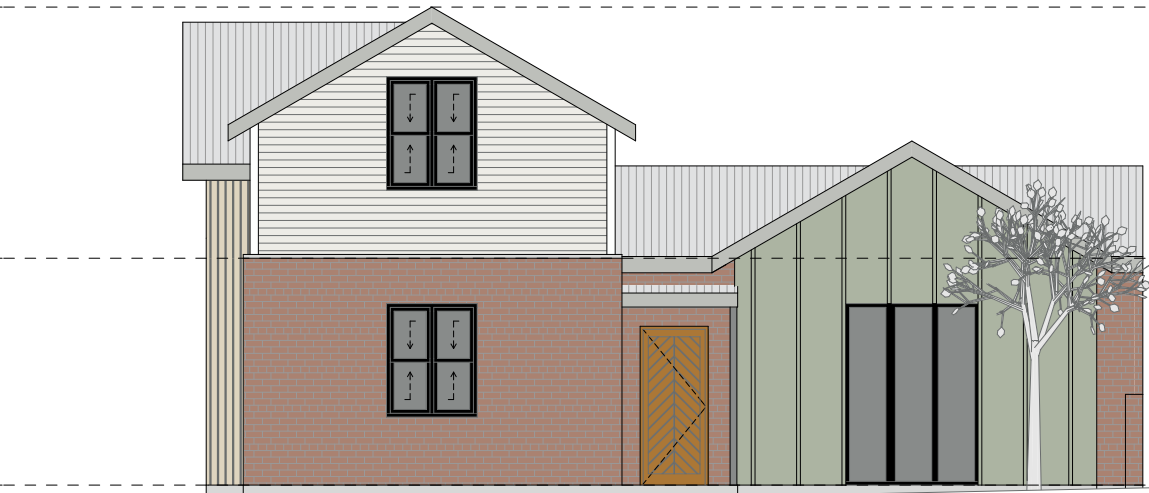


03 PROPOSED SOUTH ELEVATION 1:100

RES. RIDGE  
ADH 16.57

RES. FFL  
ADH 13.245

RES. FFL  
ADH 10.245



04 PROPOSED EAST ELEVATION 1:100



5 PROPOSED STREET PERSPECTIVE

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**Proprietor:**  
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**Drawing:**  
**Title:** Proposed Elevations  
**Scale:** 1:100 @ A3  
**Status:** Development Application  
**Drawn Date:** Tuesday, 16 July 2024  
**Plot Date:** Friday 27 September 2024

**Bar Scale:**  
0 1 2 3 4 5  
1:100  
**Drawing No:** DA07  
**Drawn By:** JP  
**Reviewed By:** JP

### Notes

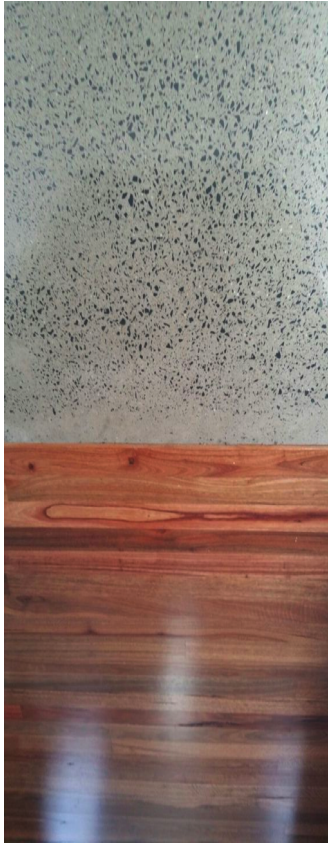
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### Amendments

REV	DESCRIPTION	DATE





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Lot 10 / - / DP1170683

Proprietor:  
Brian and Jayne Russell

Drawing:

Title: Precedents

Scale: @ A3

Status: Development Application

Drawn Date: Tuesday, 16 July 2024

Plot Date: Friday 27 September 2024

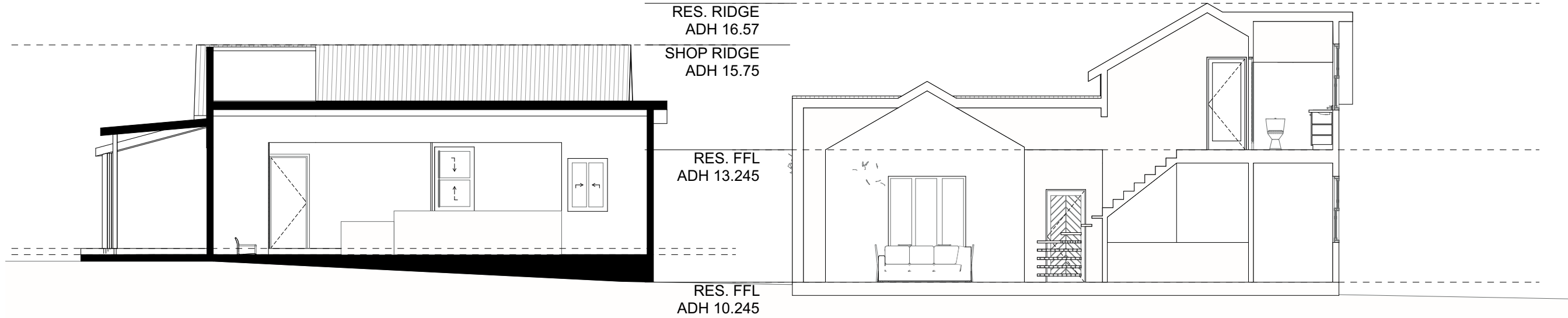
Bar Scale:

Drawing No: DA08

Drawn By: JP

Reviewed By: JP

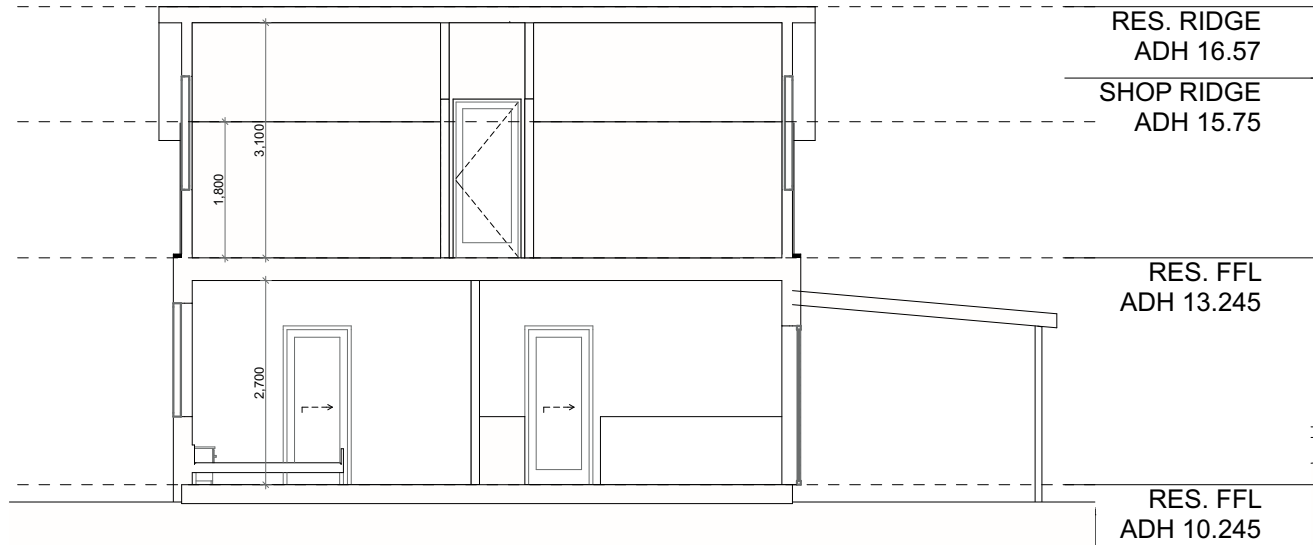




01

PROPOSED SECTION A-A

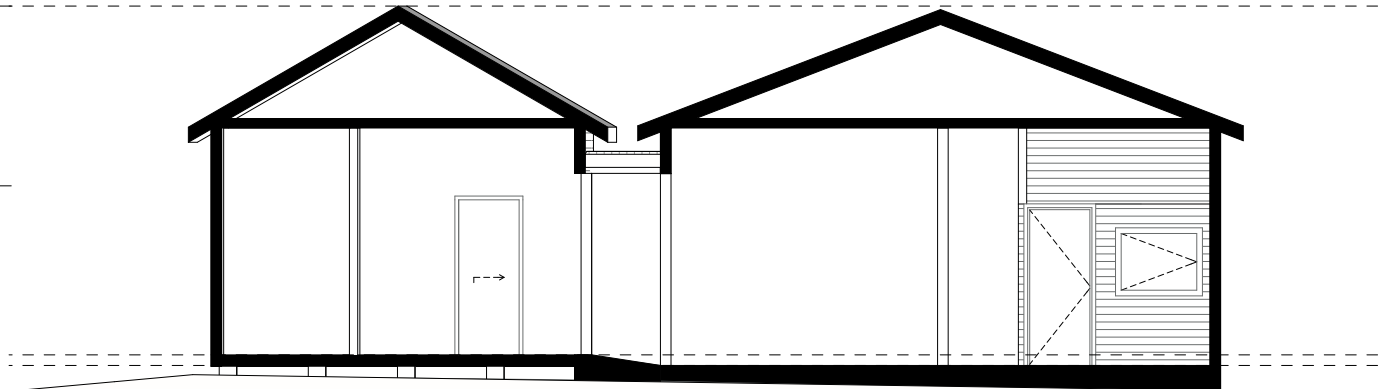
1:100



02

PROPOSED SECTION B-B

1:100



03

PROPOSED SECTION C-C

1:100

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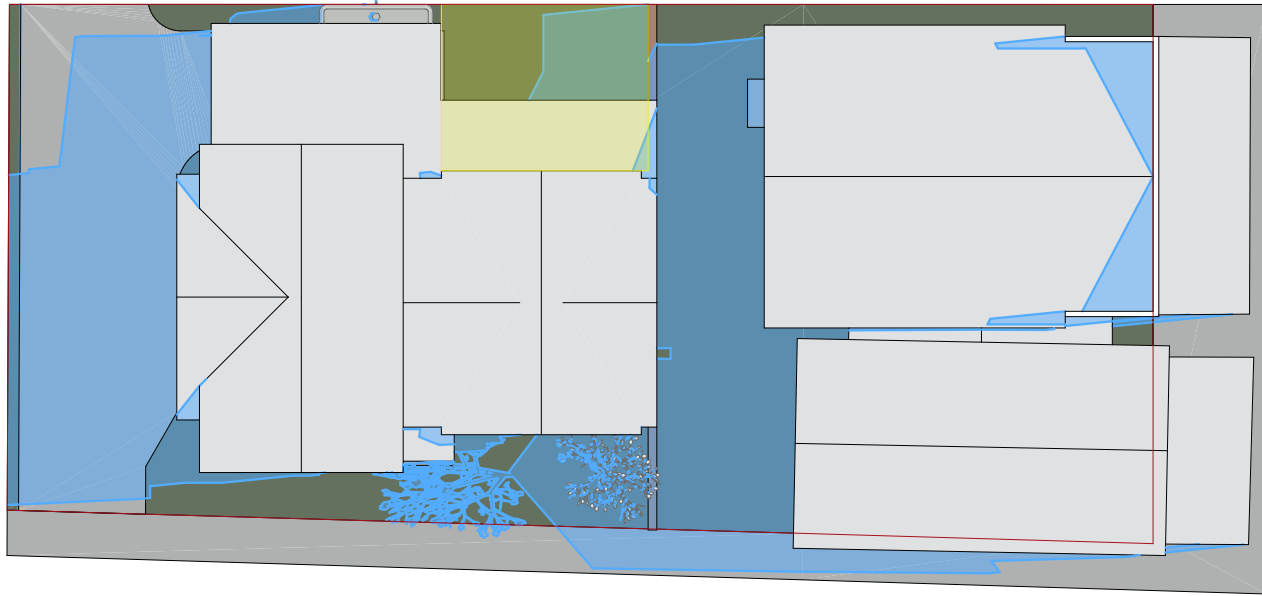
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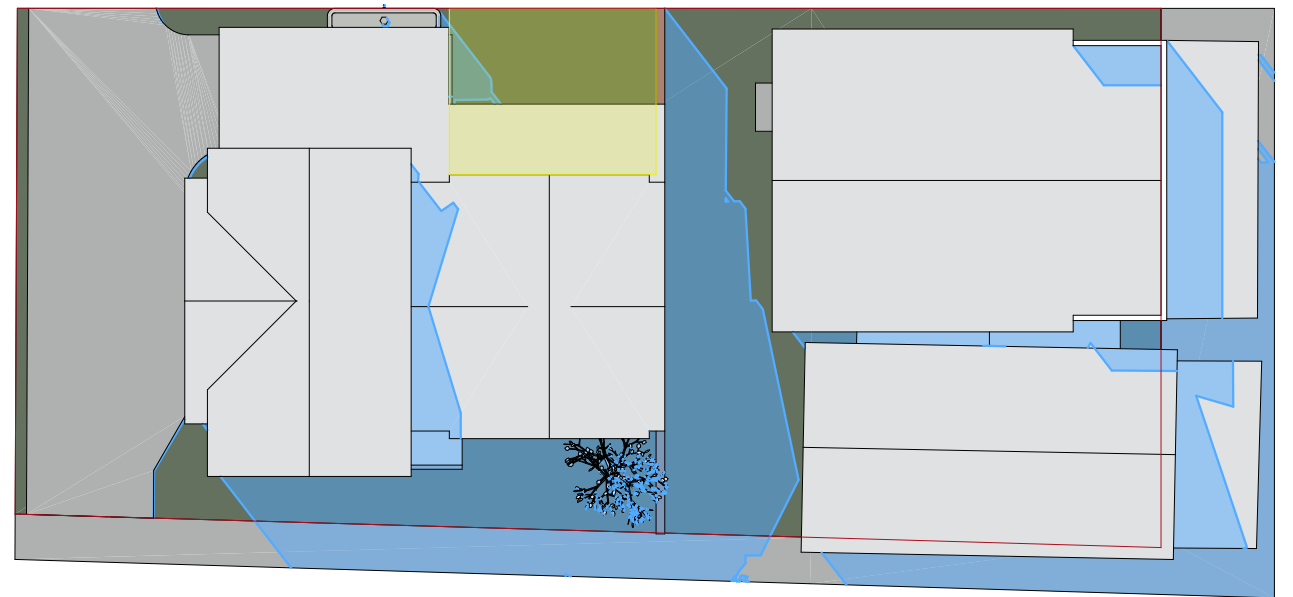
**Drawing:**  
**Title:** Proposed Sections  
**Scale:** 1:100 @ A3  
**Status:** Development Application  
**Drawn Date:** Tuesday, 16 July 2024  
**Plot Date:** Friday 27 September 2024

**Bar Scale:**  
0 1 2 3 4 5  
1:100  
**Drawing No:** DA09  
**Drawn By:** JP  
**Reviewed By:** JP





01 9AM - 21ST MARCH 1:200



03 3PM - 21ST MARCH 1:200

# CONTEMPORARY HERITAGE

9 Honeyeater Place, Tingira Heights, 2290, NSW, Australia  
www.contemporaryheritage.com.au | ABN 37 629 824 380  
admin@contemporaryheritage.com.au | 02 4023 2674

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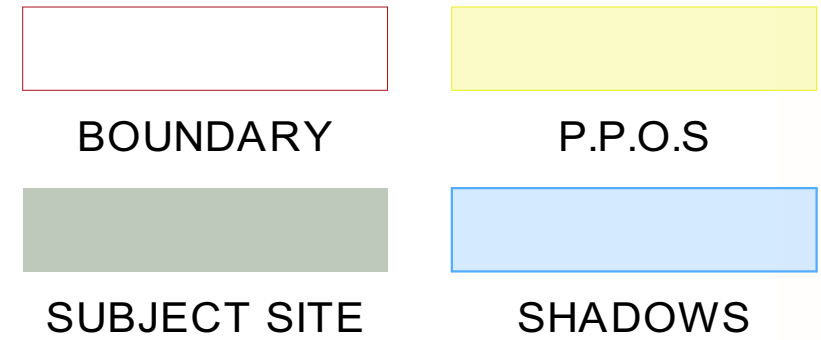
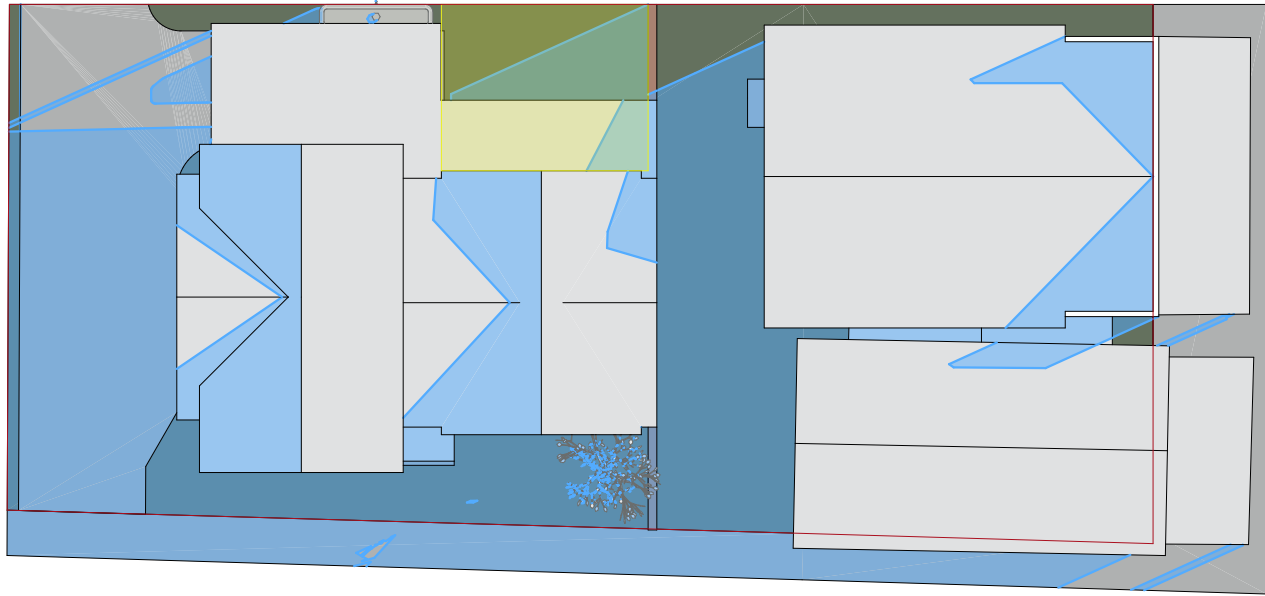
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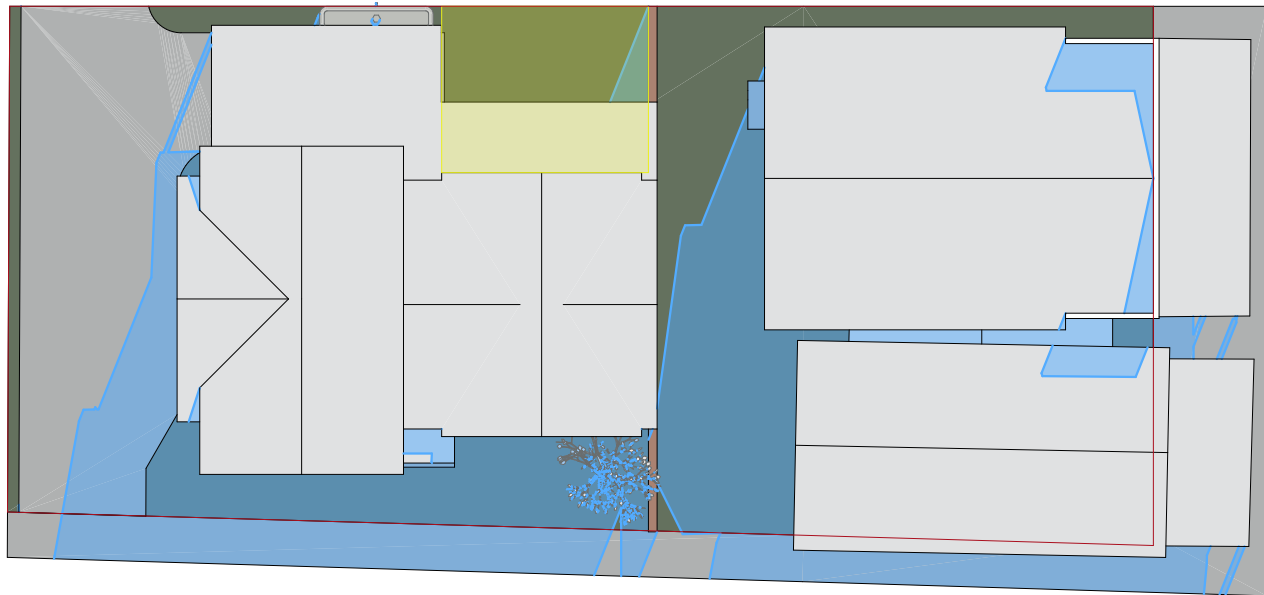
**Project Number:**  
23009  
**Project Name:**  
Mixed Use Development  
79 Cowper Street, Stroud  
Lot 10 / - / DP1170683  
**Proprietor:**  
Brian and Jayne Russell

**Drawing:**  
**Title:** Shadow Diagrams - March 21st  
**Scale:** 1:200 @ A3  
**Status:** Development Application  
**Drawn Date:** Tuesday, 16 July 2024  
**Plot Date:** Friday 27 September 2024

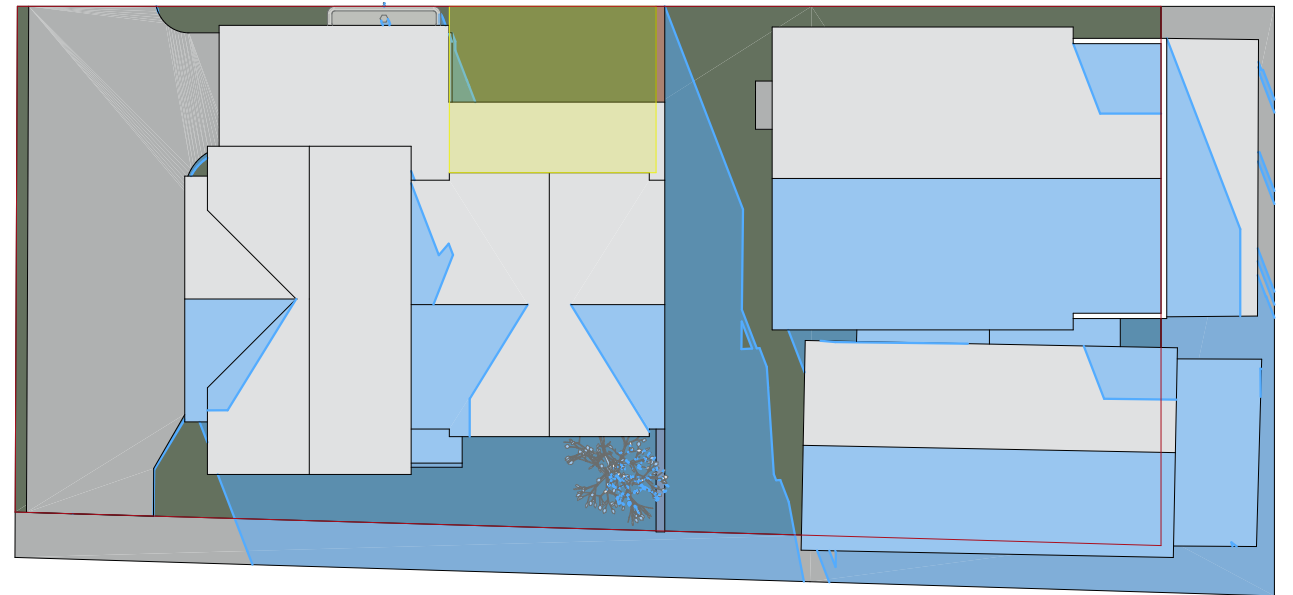
**Bar Scale:**  
**Drawing No:** DA10  
**Drawn By:** JP  
**Reviewed By:** JP



01 9AM - JUNE 21ST 1:200



02 12PM - JUNE 21ST 1:200



03 3PM - JUNE 21ST 1:200

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**Project Number:**  
23009

**Project Name:**  
Mixed Use Development

**79 Cowper Street, Stroud**  
Lot 10 / - / DP1170683

**Proprietor:**  
Brian and Jayne Russell

**Drawing:**

**Title:** Shadow Diagram - June 21st

**Scale:** 1:200 @ A3

**Status:** Development Application

**Drawn Date:** Tuesday, 16 July 2024

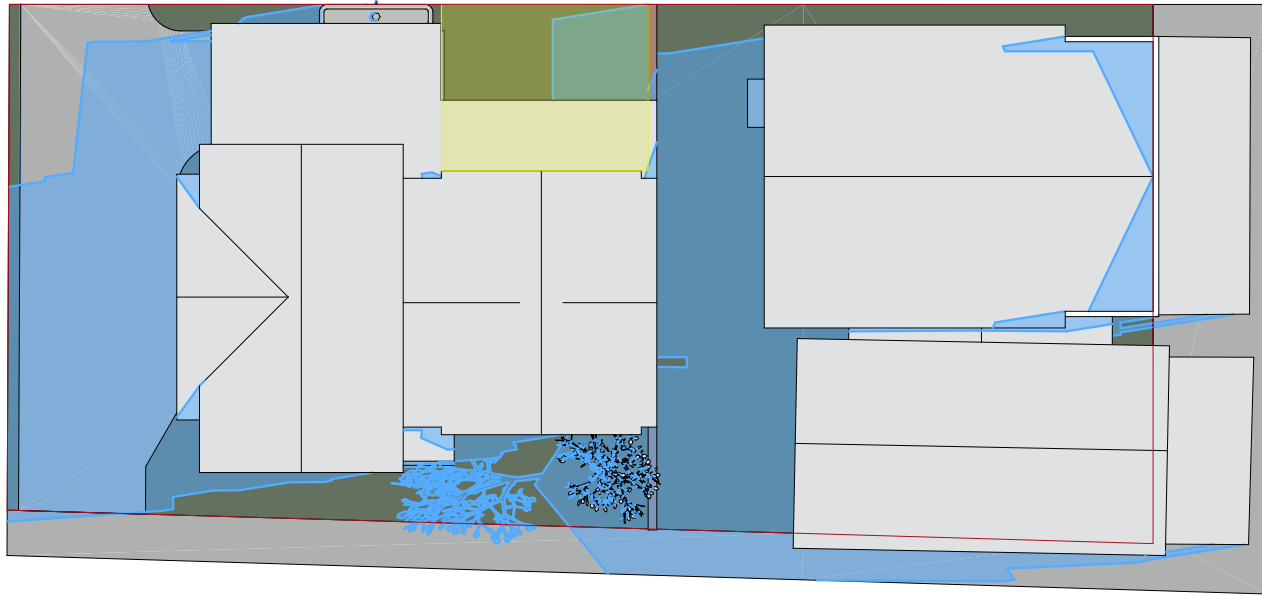
**Plot Date:** Friday 27 September 2024

**Bar Scale:**

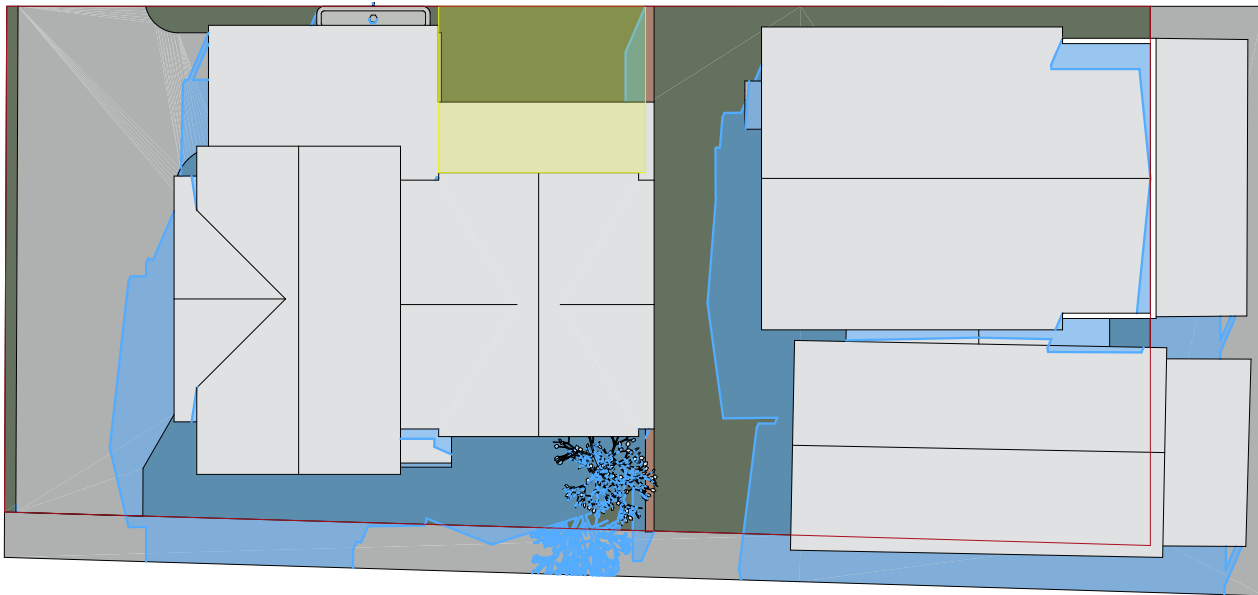
**Drawing No:** DA11

**Drawn By:** JP

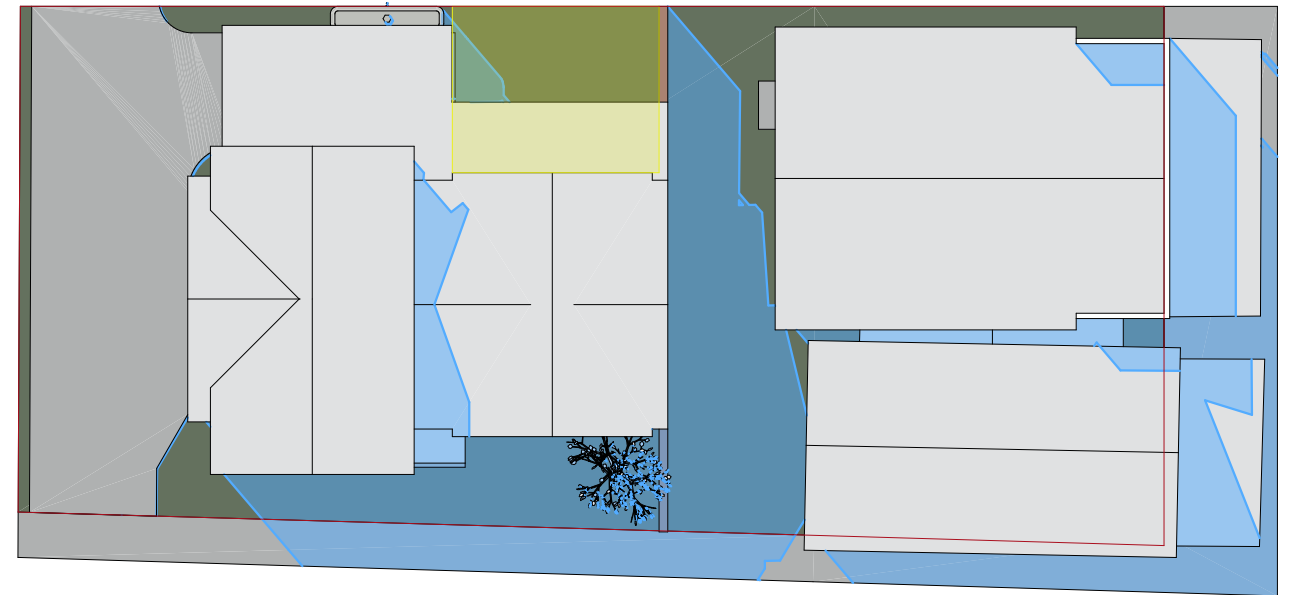
**Reviewed By:** JP



01 9AM - SEPTEMBER 21ST 1:200



02 12PM - SEPTEMBER 21ST 1:200



03 3PM - SEPTEMBER 21ST 1:200

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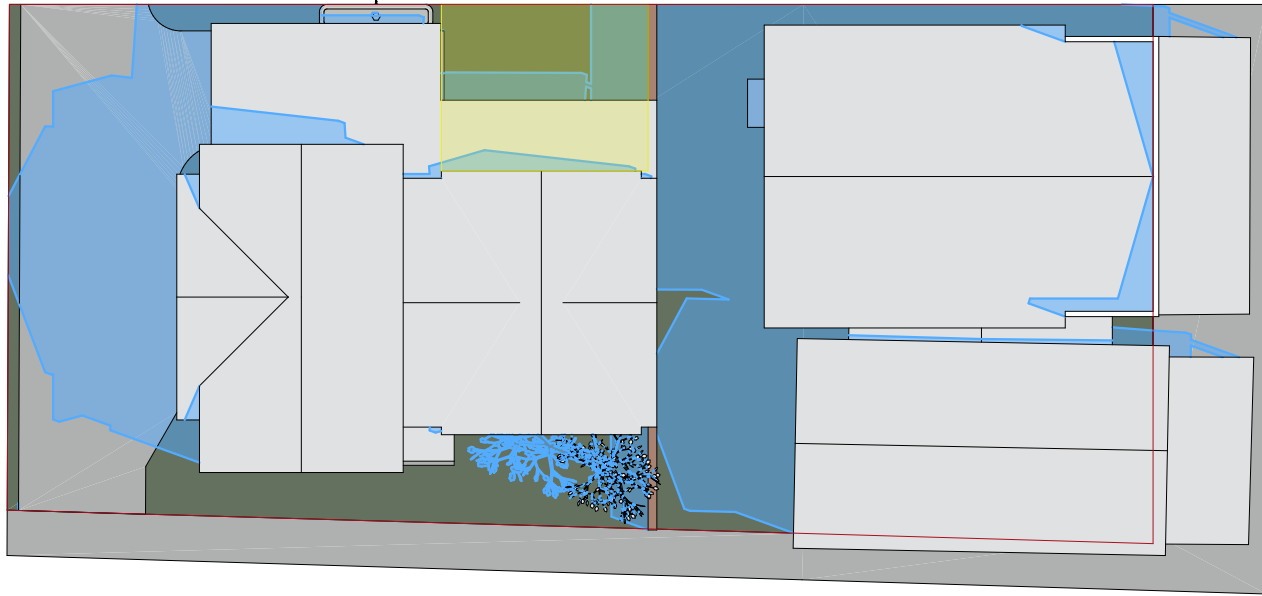
Do not scale drawing. Do not use drawing for construction purposes unless issued by Manakin Pty Ltd for construction.

**Project Number:**  
23009  
**Project Name:**  
Mixed Use Development  
79 Cowper Street, Stroud  
Lot 10 / - / DP1170683  
**Proprietor:**  
Brian and Jayne Russell

**Drawing:**  
**Title:** Shadow Diagrams - September 21st  
**Scale:** 1:200 @ A3  
**Status:** Development Application  
**Drawn Date:** Tuesday, 16 July 2024  
**Plot Date:** Friday 27 September 2024

**Bar Scale:**  
**Drawing No:** DA 12  
**Drawn By:** JP  
**Reviewed By:** JP

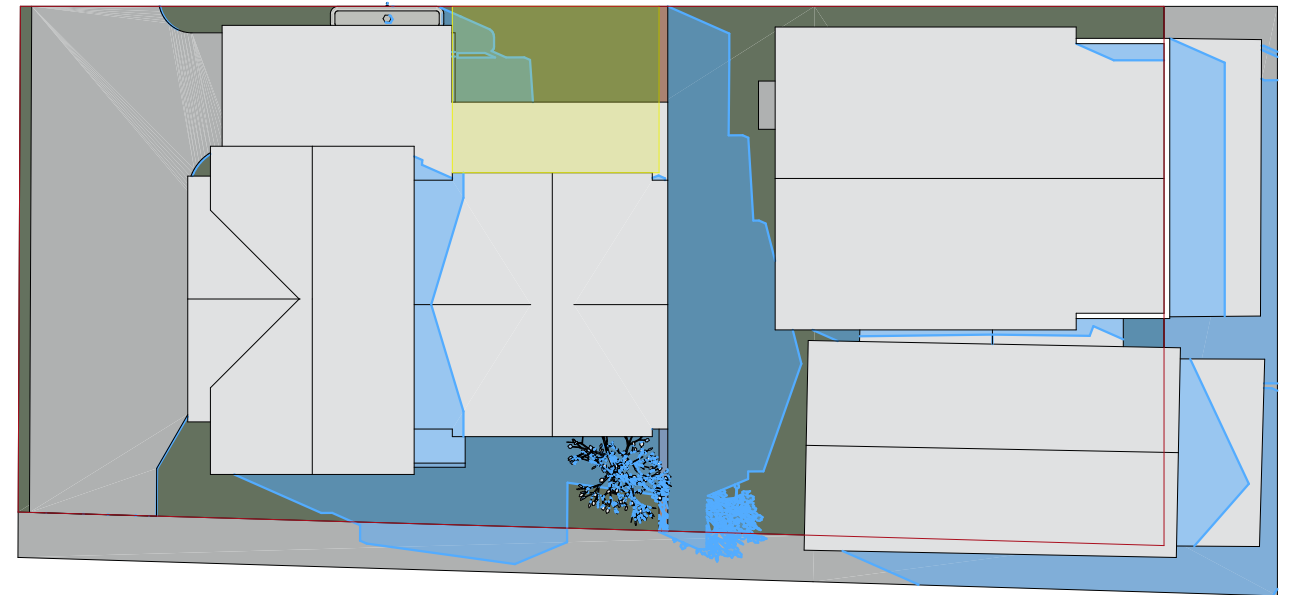




01 9AM - DECEMBER 21ST 1:200



02 12PM - DECEMBER 21ST 1:200



03 3PM - DECEMBER 21ST 1:200

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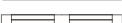







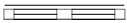
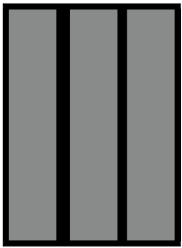
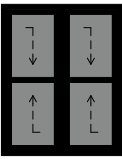
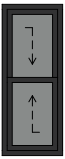


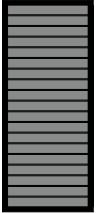

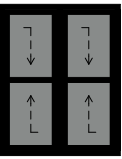
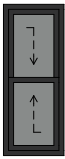
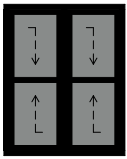
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23009  
**Project Name:**  
Mixed Use Development  
79 Cowper Street, Stroud  
Lot 10 / - / DP1170683  
**Proprietor:**  
Brian and Jayne Russell






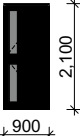
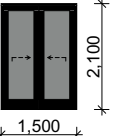
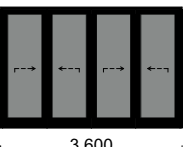
**Drawing:**  
**Title:** Shadow Diagrams - December 21st  
**Scale:** 1:200 @ A3  
**Status:** Development Application  
**Drawn Date:** Tuesday, 16 July 2024  
**Plot Date:** Friday 27 September 2024

**Bar Scale:**  
**Drawing No:** DA13  
**Drawn By:** JP  
**Reviewed By:** JP

Window Name	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10
										
	1,755	1,200	600	600	600	900	560	1,200	600	1,200
										
	1,755	1,200	600	600	600	900	560	1,200	600	1,200
Window Dimensions	1,755×2,400	1,200×1,500	600×1,500	600×1,500	600×1,500	900×2,100	560×2,100	1,200×1,500	600×1,500	1,200×1,500
Quantity	1	1	1	1	1	1	1	1	1	1
Height	2,400	1,500	1,500	1,500	1,500	2,100	2,100	1,500	1,500	1,500
Width	1,755	1,200	600	600	600	900	560	1,200	600	1,200
Sill Height	0	900	900	900	900	0	0	900	900	900
Frame Colour	C15 Black	C15 Black	CB Monument	CB Monument	CB Monument	C15 Black	C15 Black	C15 Black	CB Monument	C15 Black
BASIX Area	4.21	1.80	0.90	0.90	0.90	1.89	1.18	1.80	0.90	1.80

1

PROPOSED EXTERNAL WINDOW SCHEDULE

Door Name	D01	D02	D03	D04
				
				
	900	900	1,500	3,600
Door Dimensions	900×2,100	900×2,100	1,500×2,100	3,600×2,400
Quantity	1	1	1	1
Height	2,100	2,100	2,100	2,400
Width	900	900	1,500	3,600
Head Height	2,100	2,100	2,100	2,400
Frame Colour	aa MANAKIN timber horizontal	C15 Black	C15 Black	C15 Black
BASIX Area	1.89	1.89	3.02	8.64

2

PROPOSED EXTERNAL DOOR SCHEDULE

Notes

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2. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DRAWINGS.
3. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BY BUILDER.
4. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS CODE AND LOCAL AUTHORITIES.
5. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.
6. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.
7. TIMBER TRUSS ROOF AND WALL FRAMING TO MANUFACTURERS DESIGN AND SPECIFICATION

NOT FOR CONSTRUCTION

Amendments

REV	DESCRIPTION	DATE

CONTEMPORARY HERITAGE

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Project Number:  
23009

Project Name:  
Mixed Use Development

79 Cowper Street, Stroud  
Lot 10 / - / DP1170683

Proprietor:  
Brian and Jayne Russell

Drawing:

Title: Glazing Schedule

Scale: 1:1.50 @ A3

Status: Development Application

Drawn Date: Tuesday, 16 July 2024

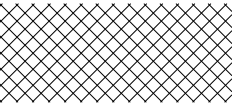
Plot Date: Friday 27 September 2024

Bar Scale:

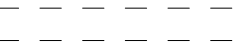
Drawing No: DA14

Drawn By: J P

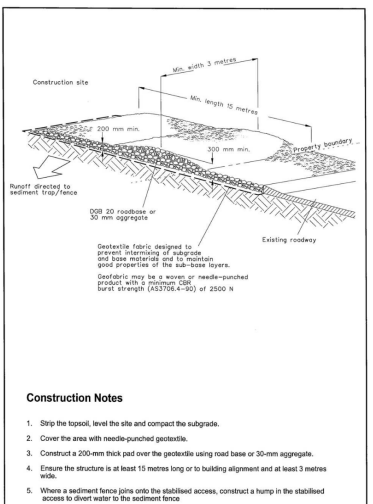
Reviewed By: J P



## STABILISED ENTRY



FLOW BUND

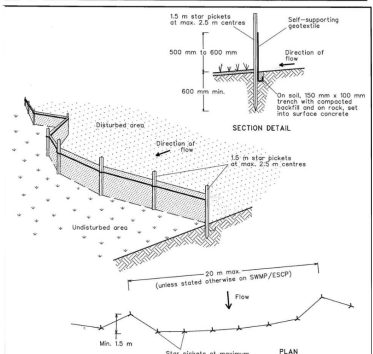


### Construction Notes

1. Strip the topsoil, level the site and compact the subgrade.
2. Cover the area with needle-punched geotextile.
3. Construct a 200-mm thick pad over the geotextile using road base or 30-mm aggregate.
4. Ensure the structure is at least 15 metres long or to building alignment and at least 3 metres wide.
5. Where a sediment fence joins onto the stabilised access, construct a hump in the stabilised access to divert water to the sediment fence.

### STABILISED SITE ACCESS

6-14

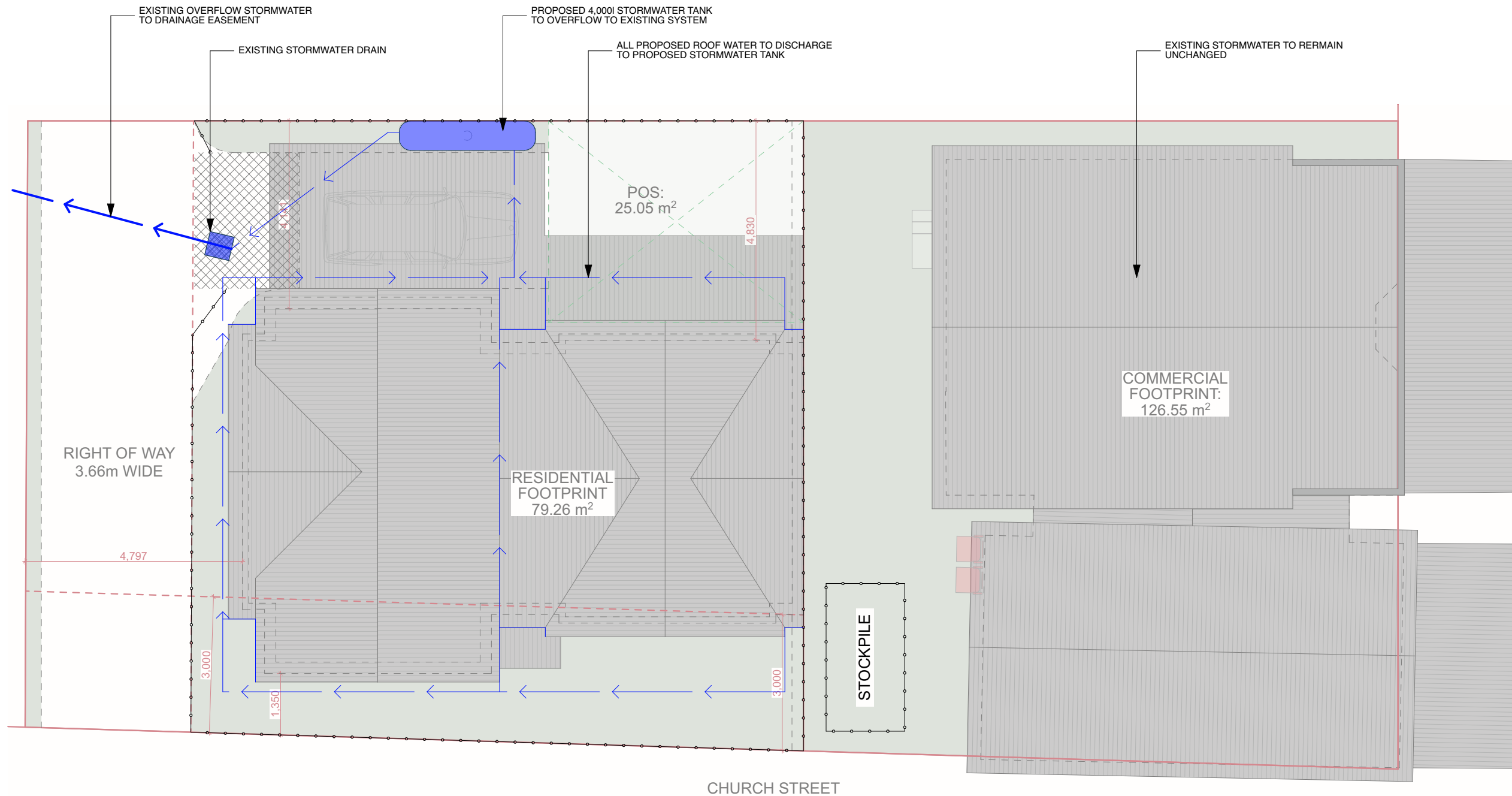


### Construction Notes

1. Construct sediment fences as close as possible to being parallel to the contours of the site, and the sediments are shown in the drawing to limit the catchment areas of any one section.
2. The catchment areas should be small enough to limit water flow to concentrated at one point to 95 litres per second in the design storm (100 years return period) 15-year event.
3. Cut a 150-mm deep trench along the upslope line of the fence for the bottom of the fabric to be entrenched.
4. Drive 1.5 metre long star pickets into the ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any star pickets are fitted with safety caps.
5. Fix self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fix the geotextile with the aid of staples as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for the purpose is not satisfactory.
6. Join sections of fabric at a support post with a 150-mm overlap.
7. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

## SEDIMENT FENCE

SD 6-8



COWPER STREET

CHURCH STREET

## STOCKPILE

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Project Number:  
23009

Project Name:  
Mixed Use Development

79 Cowper Street, Stro  
Lot 10 / - / DP1170683

**Proprietor:**  
Brian and Jayne Russell

Drawing:

Title: Rainwater, Erosion & Sediment Control Plan

Scale: 1:200 @ A3

Status: Development Application

Drawn Date: Tuesday, 16 July 2024

Plot Date: Friday 27 September 2024

**Bar Scale:**

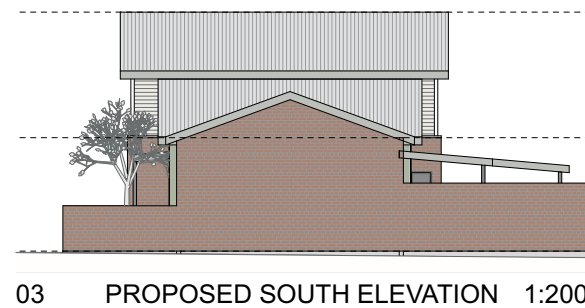
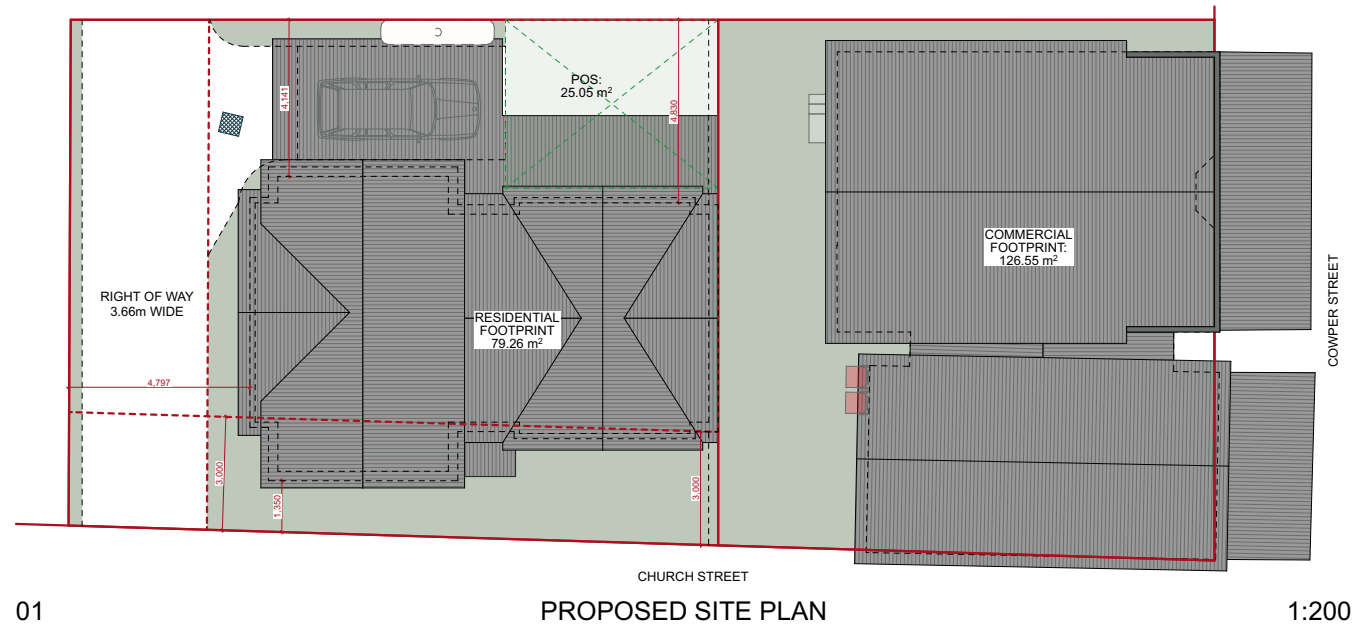
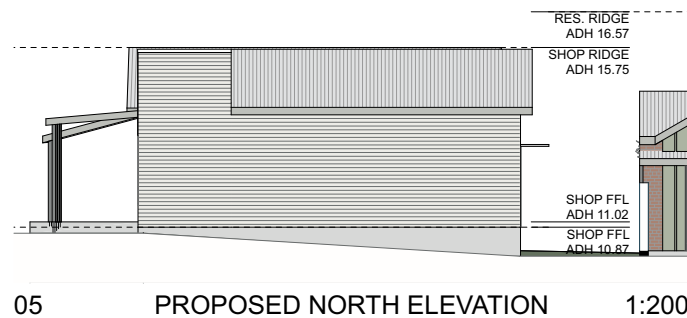
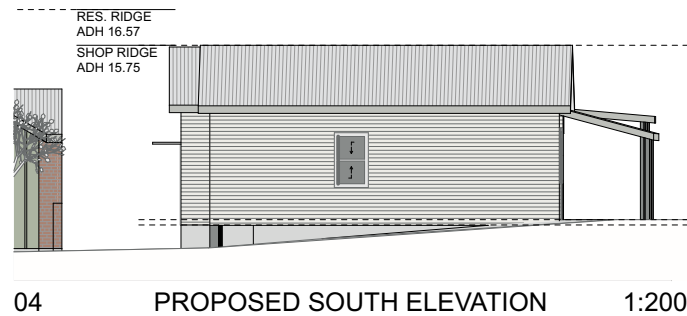
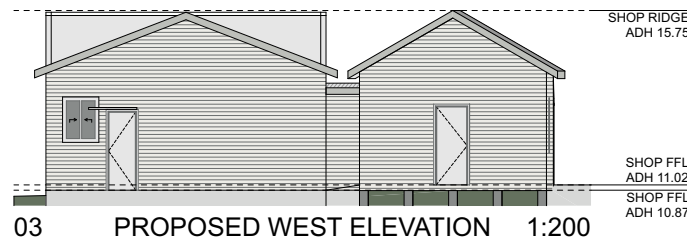
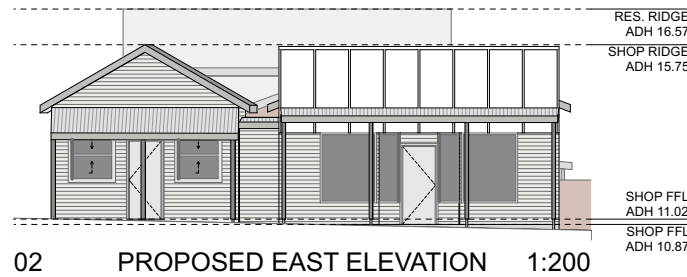
0 1 2 3 4 5 6 7 8 9  
1:200

Drawing No: D A 15

Drawn By: J P

Reviewed By: J P





Notes

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Amendments

REV	DESCRIPTION	DATE

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Project Number:  
23009  
Project Name:  
Mixed Use Development  
79 Cowper Street, Stroud  
Lot 10 / - / DP1170683  
Proprietor:  
Brian and Jayne Russell

Drawing:  
Title: Notification Plans  
Scale: 1:200 @ A3  
Status: Development Application  
Drawn Date: Tuesday, 16 July 2024  
Plot Date: Friday 27 September 2024

Bar Scale:  
0 1 2 3 4 5 6 7 8 9  
1:200  
Drawing No: DA16  
Drawn By: JP  
Reviewed By: JP

September 2024		BSA Reference: 20432	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www.buildingsustainability.net.au	
<p align="center"><b>Important Note</b></p> <p>The following specification was used to achieve the thermal performance values indicated on the Assessor Certificate. If the proposed construction varies to those detailed below then the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing &amp; ventilation are complied with at construction. Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with.</p>			
<b>Thermal Performance Specifications (does not apply to garage)</b>			
<b>External Wall Construction</b>		<i>Added Insulation</i>	
Brick Veneer & Lightweight		R2.5	
<b>Internal Wall Construction</b>		<i>Added Insulation</i>	
Plasterboard on studs		R2.5 to walls adjacent to roofspace	
<b>Ceiling Construction</b>		<i>Added Insulation</i>	
Plasterboard		R7.0 to ceilings adjacent to roof space	
<b>Roof Construction</b>		<i>Added Insulation</i>	
Colour (Solar Absorptance)	Foil + R1.3 blanket		
Metal	Shale Grey (SA 0.44)		
<b>Floor Construction</b>		<i>Covering</i>	<i>Added Insulation</i>
Concrete	As drawn (if not noted default values used)		None
Timber	As drawn (if not noted default values used)		None
<b>Windows</b>	Glass and frame type	U value	SHGC Range Area sq m
ALM-001-03 A		4.50	0.58 - 0.64 to louvres
ALM-002-03 A		2.91	0.42 - 0.46 to all other UNO
ALM-003-03 A		2.90	0.48 - 0.54 to all other UNO
<p>Type A windows are swing windows, bi-folds, casements, 90° h turn windows, entry doors, french door</p> <p>Type B windows are double hung windows, sliding windows &amp; doors, fixed windows, stacker doors, louvres</p>			
<b>Skylights</b>	Glass and frame type	U	SHGC Area sq m Detail
n/a			
U and SHGC values are according to AFRC. Alternate products may be used if the U value is lower & the SHGC is within the range specified			
<b>Shade elements</b>		(eaves, verandahs, awnings etc)	
All shade elements modelled as drawn			
<b>Ceiling Penetrations</b>		(downlights, exhaust fans, flues etc)	
Downlights are modelled as IC rated with insulation fitted over the fixtures			
All exhaust fans are modelled as sealed			
<b>Ceiling Fans used in the Modelling and to be installed in the following areas:</b>			
1x 1200mm to each bedroom; 2x 1200mm to living areas (dining & lounge).			

79 Cowper Street Stroud				
<b>SUMMARY OF BASIX COMMITMENTS</b>				
<p><i>This is a summary of the BASIX Commitments as detailed in the BASIX Certificate.</i></p> <p><i>Refer to the CURRENT BASIX Certificate for Complete details.</i></p> <p><i>For definitions refer to <a href="http://basix.nsw.gov.au">basix.nsw.gov.au</a></i></p>				
<b>WATER COMMITMENTS</b>				
<b>Fixtures</b>				
<b>4 Star Shower Heads</b>		Yes ( > 6 but <= 7.5 L/min)		
<b>3 Star Kitchen / Basin Taps</b>		Yes	<b>3 Star Toilet</b>	Yes
<b>Alternative Water</b>				
<b>Minimum Tank Size (L)</b>	1500	<b>Collected from Roof Area (m2)</b>	30	
<b>Tank Connected To:</b>				
<b>All Toilets</b>	Yes	<b>Laundry WM Cold Tap</b>	Yes	
<b>One Outdoor Tap</b>	Yes			
<b>THERMAL COMFORT COMMITMENTS - Refer to TPA Specification on plans</b>				
<b>ENERGY COMMITMENTS</b>				
<b>Hot Water</b>	Gas Instantaneous 6 Star			
<b>Cooling System</b>	<b>Living</b>	1 Phase A/C (not ducted)		3 Star
	<b>Bedrooms</b>	1 Phase A/C (not ducted)		3 Star
<b>Heating System</b>	<b>Living</b>	1 Phase A/C (not ducted)		3 Star
	<b>Bedrooms</b>	1 Phase A/C (not ducted)		3 Star
<b>Ventilation</b>	<b>1 x Bathroom</b>	Fan ducted to exterior		Manual on/off
	<b>Kitchen</b>	Fan ducted to exterior		Manual on/off
	<b>Laundry</b>	Natural ventilation		N/A
<b>Natural Lighting</b>	<b>Window/Skylight in Kitchen</b>			Yes
	<b>Window/Skylight in Bathrooms/Toilets</b>			Yes to 2
<b>OTHER COMMITMENTS</b>				
<b>Outdoor clothes line</b>		Yes		
<b>Stove/Oven</b>		Gas cooktop & electric oven		
<b>Alternative Energy</b>	n/a			

## Notes

1. SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY WORK OR ORDERING BEGINS.  
 2. THIS DRAWING TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DRAWINGS.  
 3. ALL DIMENSIONS AND LEVELS TO BE CHECKED AND VERIFIED BY BUILDER.  
 4. ALL WORKMANSHIP AND MATERIALS TO BE IN ACCORDANCE WITH RELEVANT AUSTRALIAN STANDARDS CODE AND LOCAL AUTHORITIES.  
 5. ALL DIMENSIONS ARE IN MILLIMETERS UNLESS NOTED OTHERWISE.  
 6. ALL MATERIALS TO BE INSTALLED IN ACCORDANCE WITH MANUFACTURERS SPECIFICATIONS.  
 7. TIMBER TRUSS ROOF AND WALL FRAMING TO MANUFACTURERS DESIGN AND SPECIFICATION

NOT FOR CONSTRUCTION

## Amendments

REV	DESCRIPTION	DATE