

Issue:
Revision:
Plot Date: 11/9/2024

Development
Application
23009

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

DA00	Cover Sheet
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DA02	Existing Plans and Elevations
DA03	Proposed Site Plan
DA04	Proposed Ground Floor Plan
DA05	Proposed Attic Floor Plan
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DA07	Proposed Elevations
DA08	Precedents
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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

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: Existing Site Plan

Scale: 1:100 @ A3

Status: Development Application

Drawn Date: Tuesday, 23 April 2024

Plot Date: Wednesday 11 September 2024

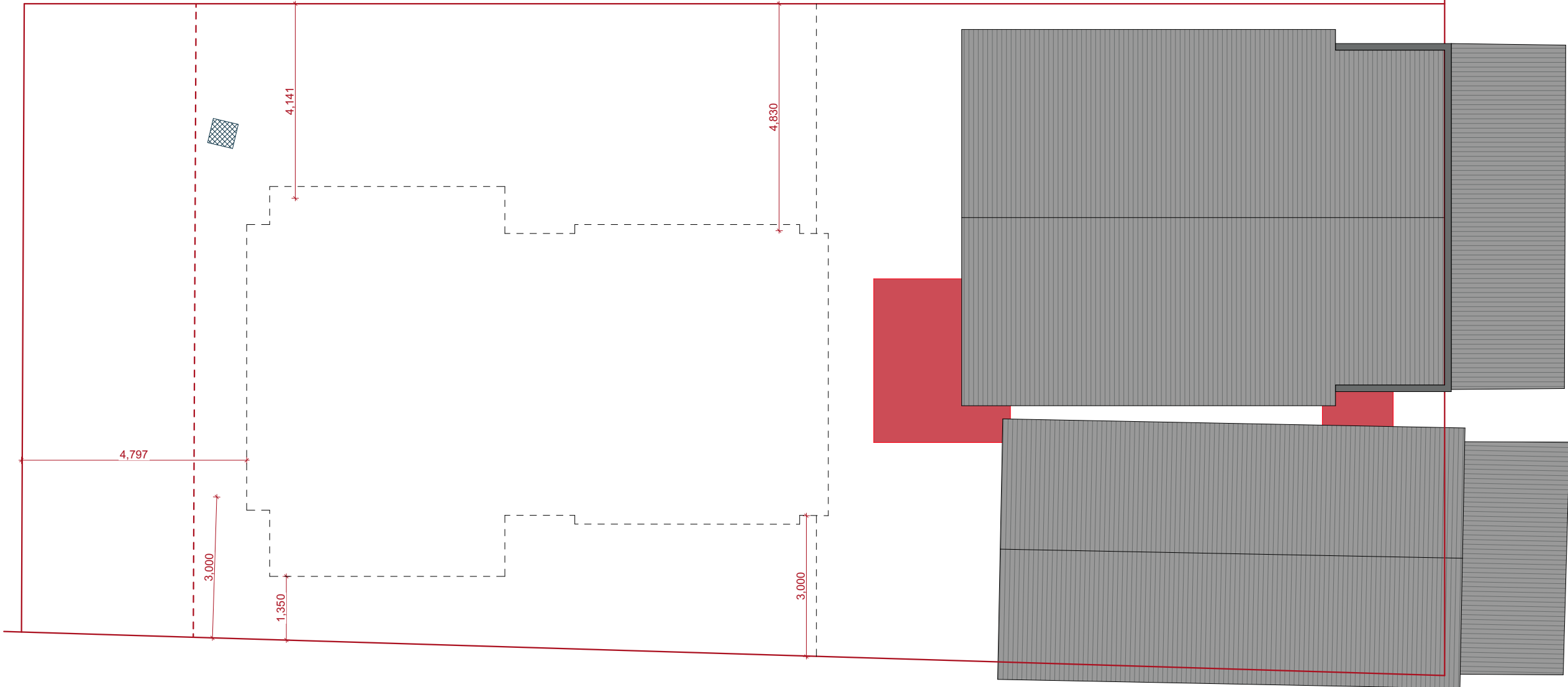
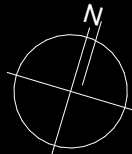
Bar Scale:

0 1 2 3 4 5
1:100

Drawing No: DA01

Drawn By: JP

Reviewed By: JP



FULL SITE AREA: 419.10 m²

Legend

- EXISTING TREES TO BE RETAINED
- BOUNDARY
- OHP
- OVERHEAD ELECTRICITY
- S
- SEWER MAIN (DBYD)
- FENCE LINE
- SEWER INSPECTION POINT
- WATER METER
- TELSTRA PIT
- PP
- POWER POLE
- NATURAL GAS METER

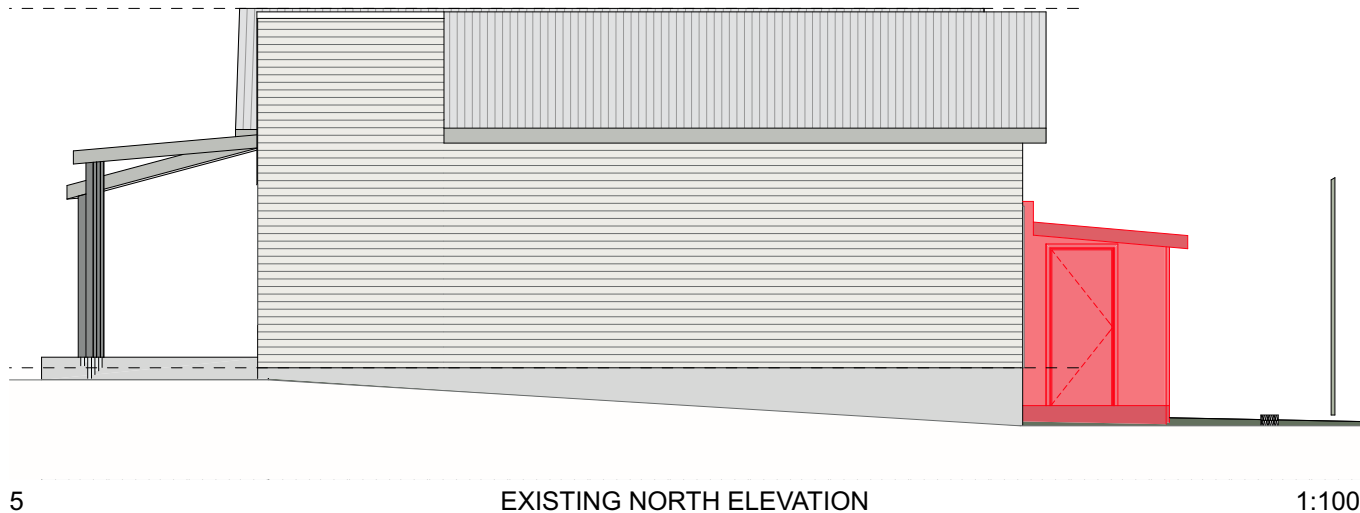
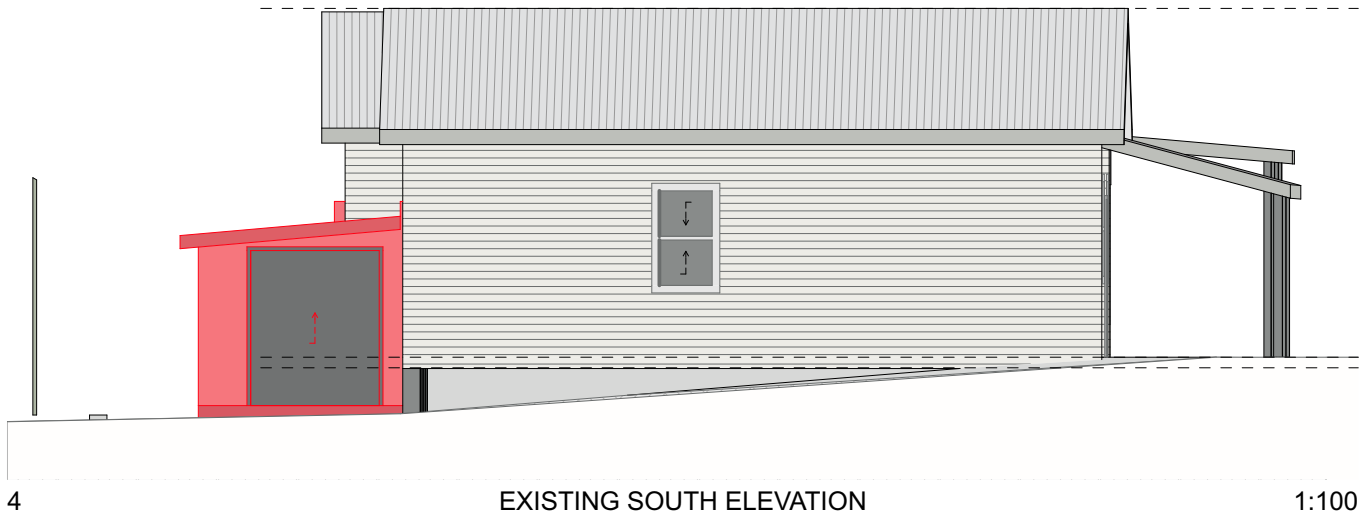
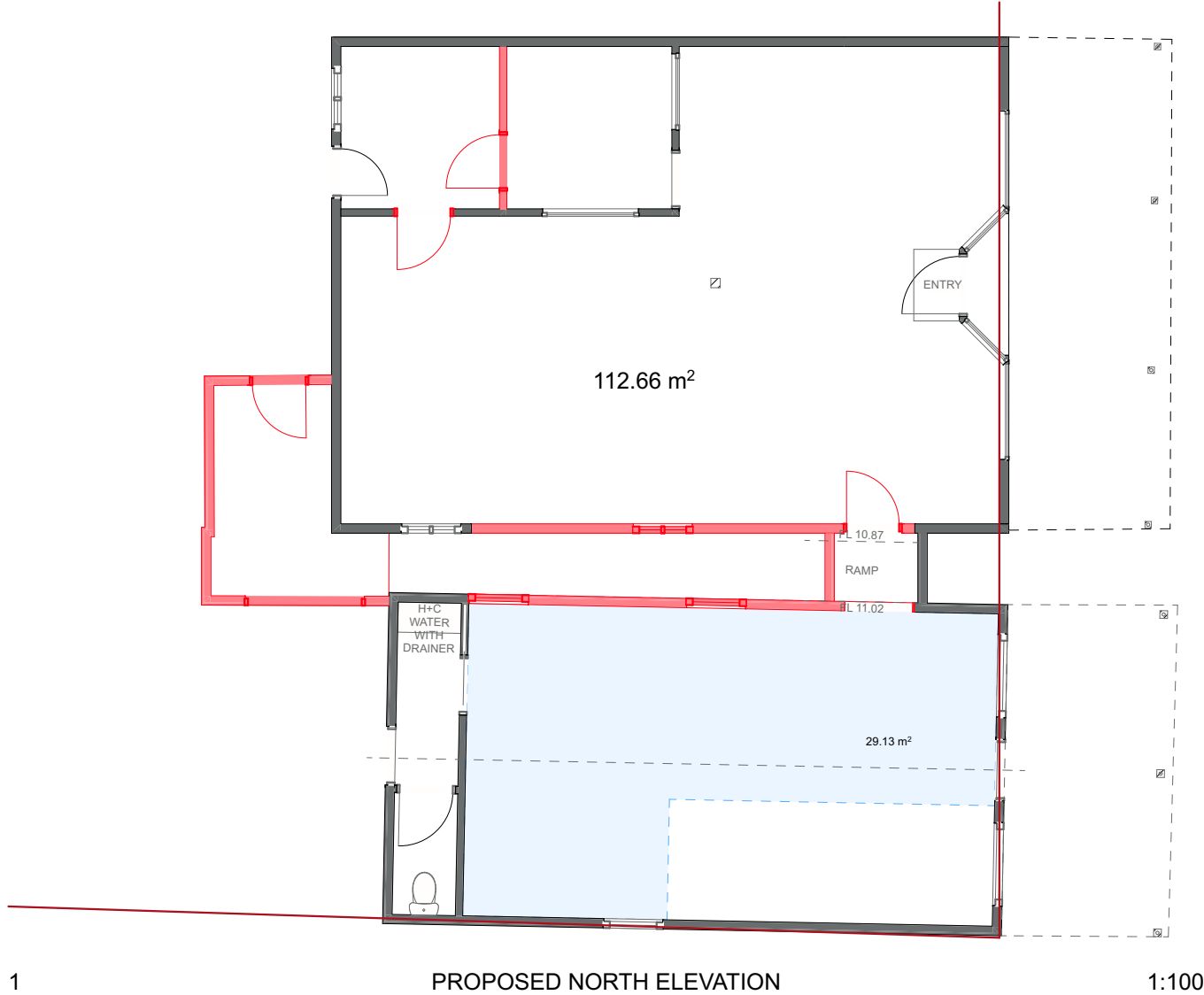
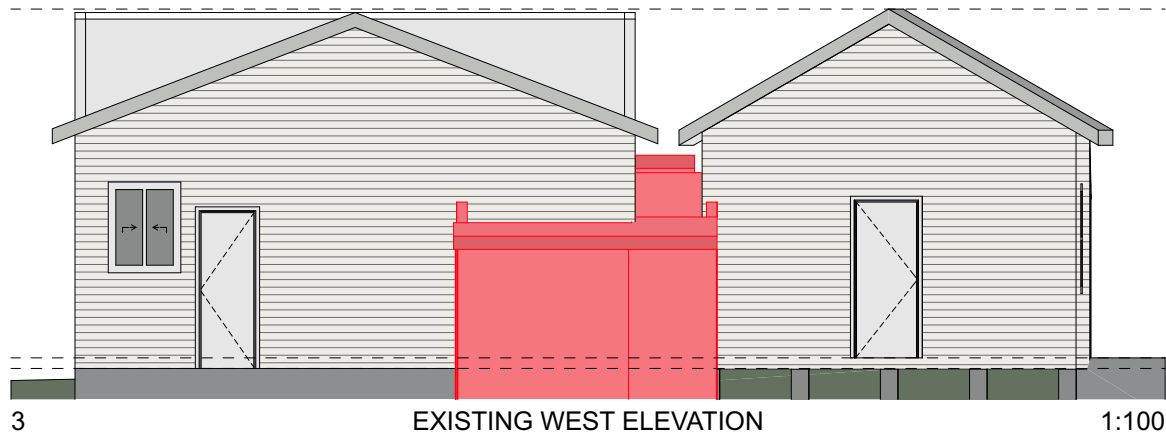
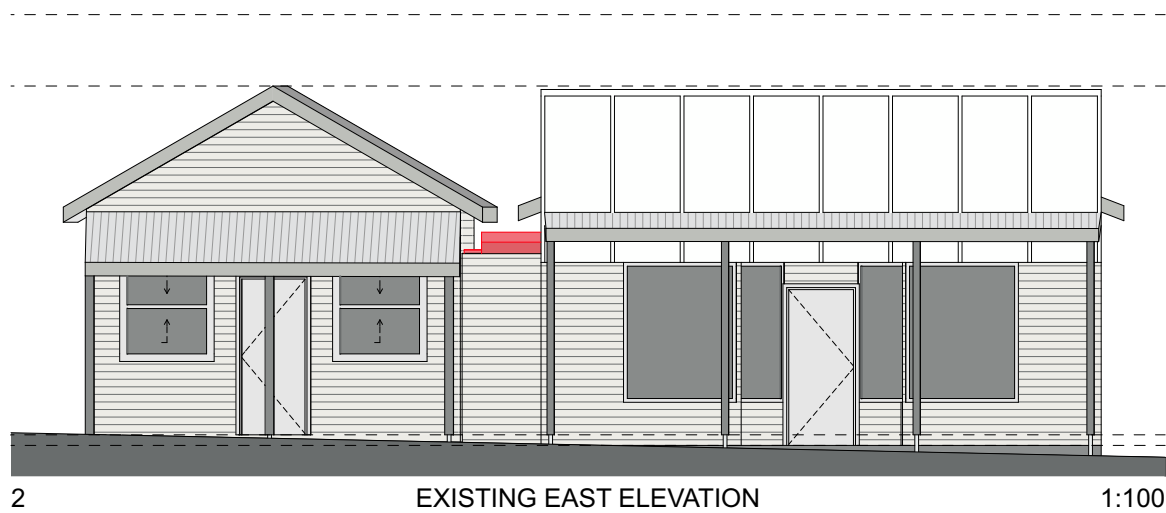
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7. TIMBER TRUSS ROOF AND WALL FRAMING TO MANUFACTURERS DESIGN AND SPECIFICATION

NOT FOR CONSTRUCTION

Amendments

REV	DESCRIPTION	DATE



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Project Number:
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Project Name:
Mixed Use Development

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: Wednesday 11 September 2024

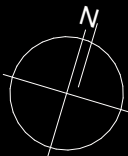
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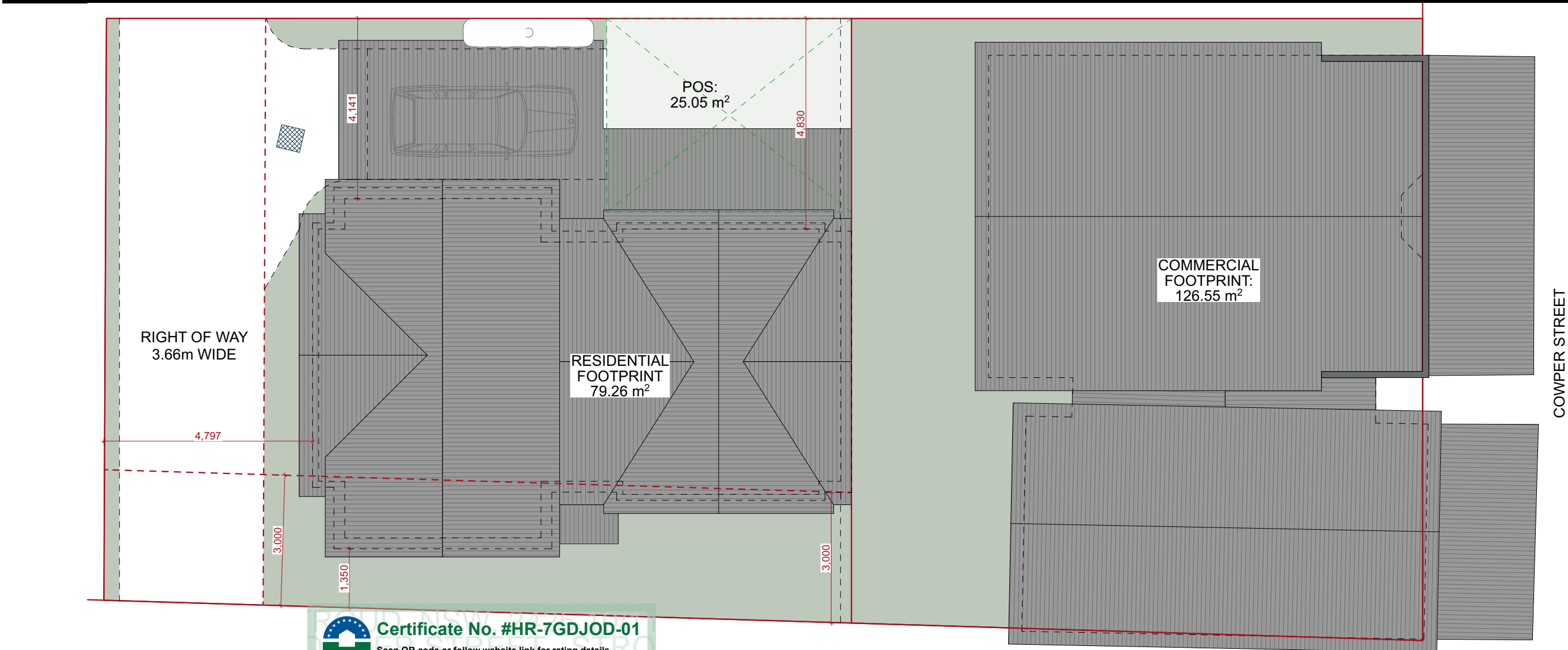
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1:100

Drawing No: DA02

Drawn By: JP

Reviewed By: JP





Legend

EXISTING TREES TO BE REMOVED

EXISTING TREES TO BE RETAINED

BOUNDARY

OVERHEAD ELECTRICITY

SEWER MAIN (DBYD)

FENCE LINE

SEWER INSPECTION POINT

WATER METER

TELSTRA PIT

POWER POLE

NATURAL GAS METER

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

02

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Project Name:
Mixed Use Development

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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: Wednesday 11 September 2024

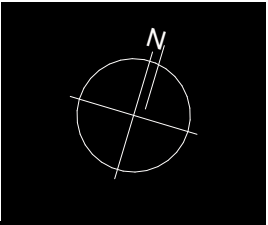
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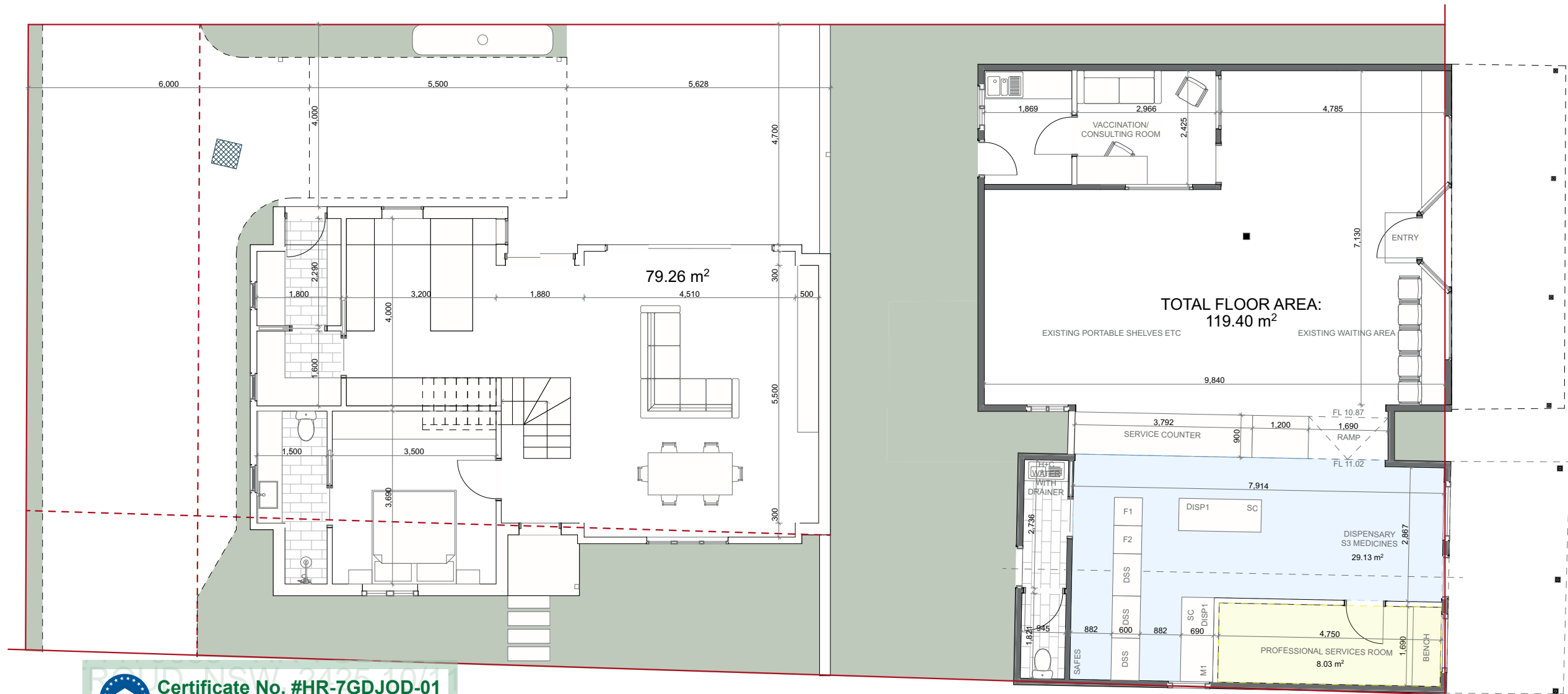
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Drawing No: DA03

Drawn By: JP

Reviewed By: JP





01

Certificate No. #HR-7GDJOD-01
Scan QR code or follow website link for rating details.

Assessor name Krzysztof Kwiatkowski
Accreditation No. DMN/24/2214
Property Address 79 Cowper Street, Stroud, NSW, 2425
<http://www.hero-software.com.au/pdf/HR-7GDJOD-01>

PROPOSED GROUND FLOOR

1:100

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02

PROPOSED FRONT PERSPECTIVE



03

PROPOSED FRONT PERSPECTIVE



CONTEMPORARY HERITAGE

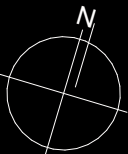
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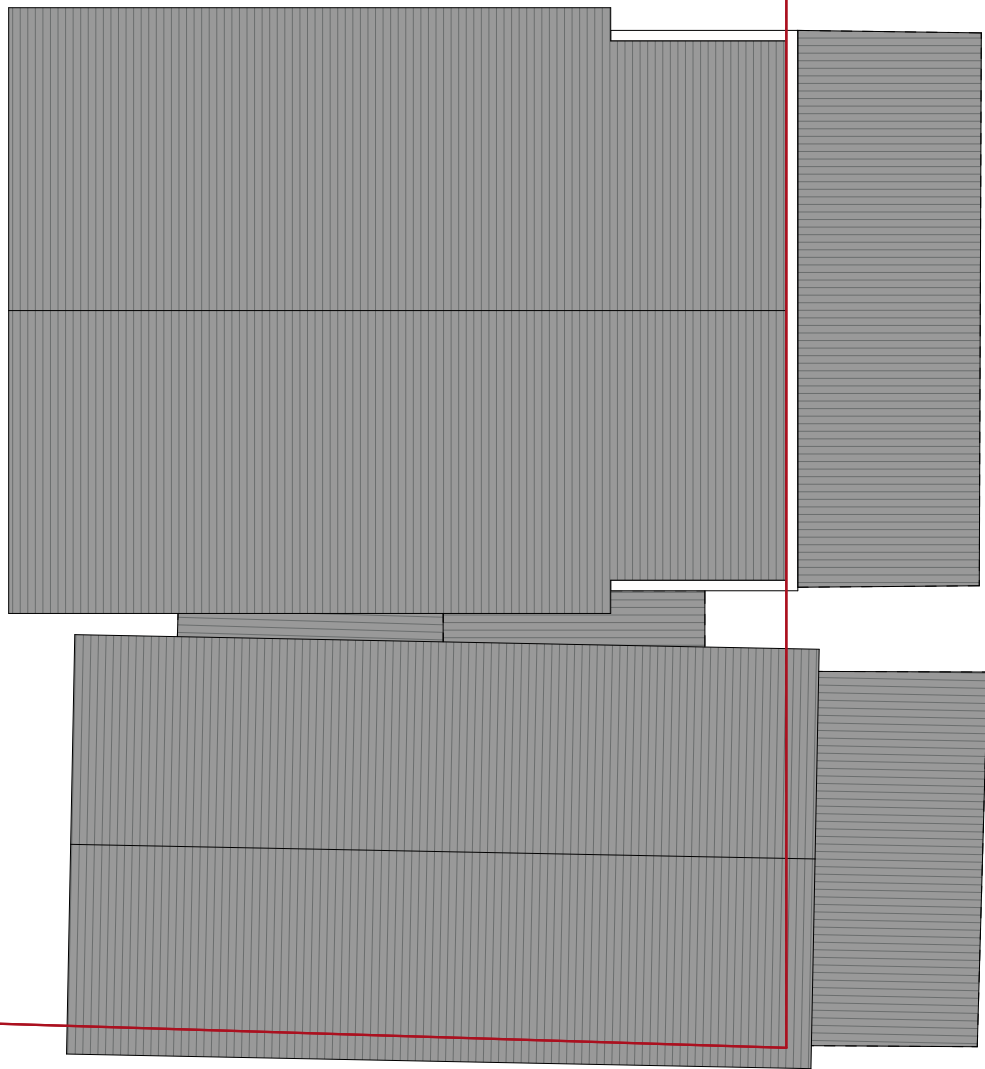
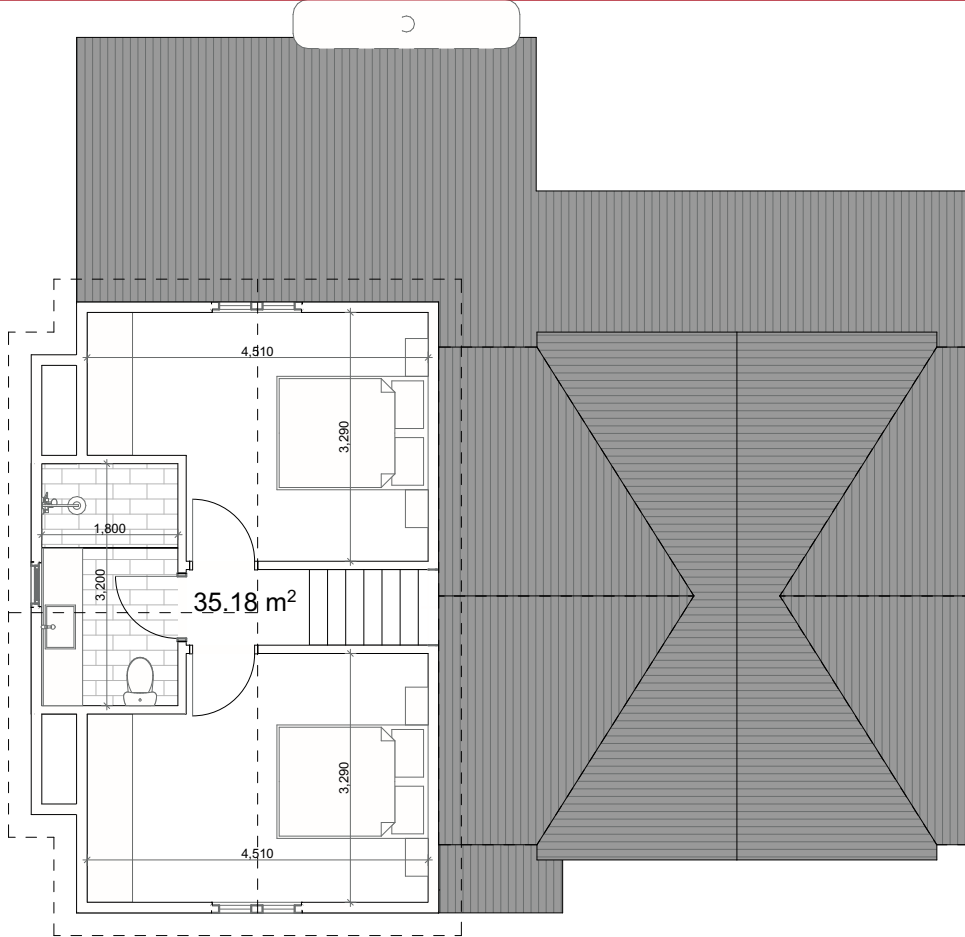
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Project Number: 23009
Project Name: Mixed Use Development
79 Cowper Street, Stroud
Lot 10 / - / DP1170683
Proprietor: Brian and Jayne Russell

Drawing:
Title: Proposed Ground Floor Plan
Scale: 1:100 @ A3
Status: Development Application
Drawn Date: Tuesday, 16 July 2024
Plot Date: Wednesday 11 September 2024


Bar Scale:
0 1 2 3 4 5
1:100
Drawing No: DA04
Drawn By: JP
Reviewed By: JP






PROPOSED ATTIC FLOOR

1:100

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Assessor name Krzysztof Kwiatkowski
Accreditation No. DMN/24/2214
Property Address 79 Cowper Street, Stroud, NSW, 2425
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PROPOSED FRONT PERSPECTIVE



PROPOSED REAR PERSPECTIVE

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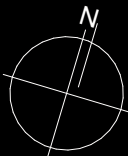
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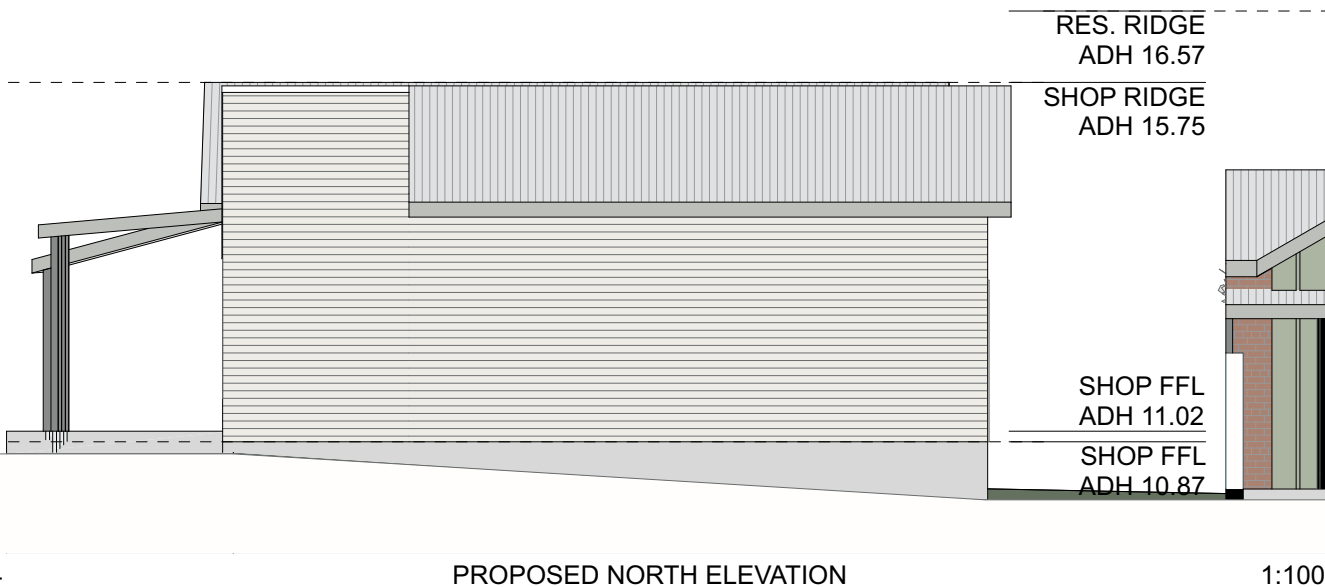
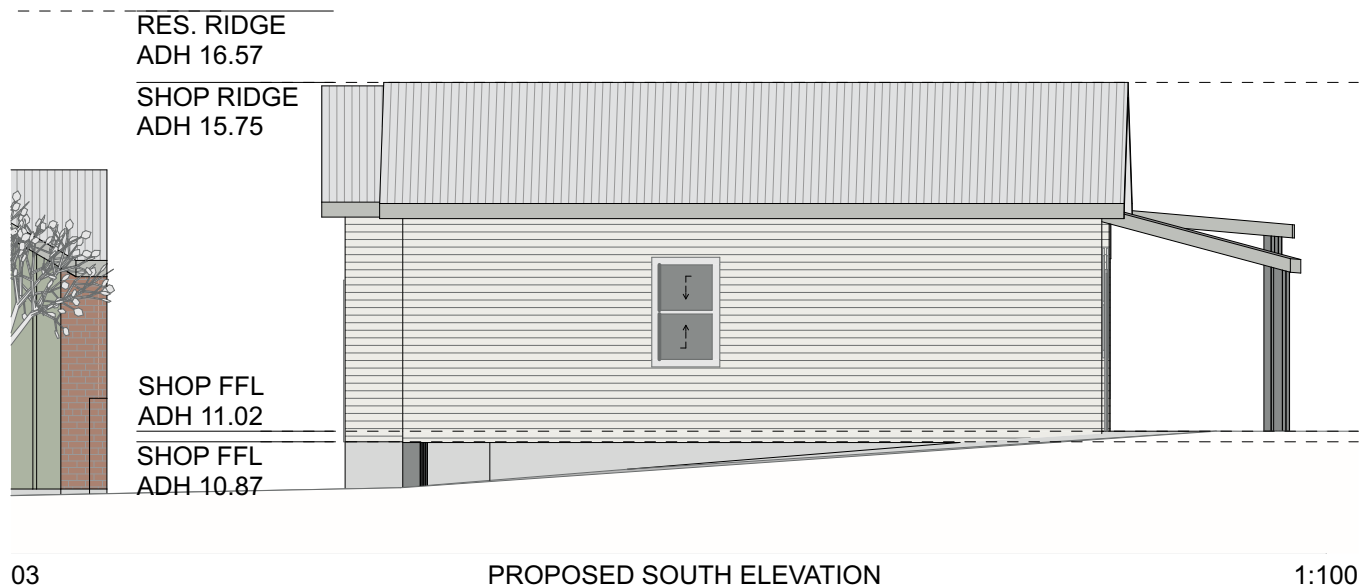
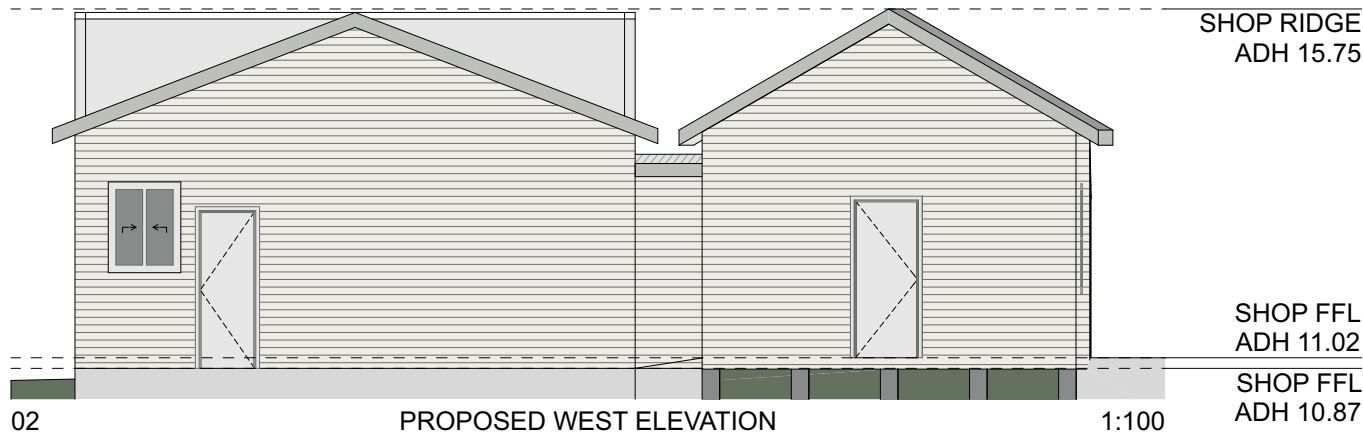
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Project Number: 23009
Project Name: Mixed Use Development
79 Cowper Street, Stroud
Lot 10 / - / DP1170683
Proprietor: Brian and Jayne Russell

Drawing:
Title: Proposed Attic Floor Plan
Scale: 1:100 @ A3
Status: Development Application
Drawn Date: Tuesday, 16 January 2024
Plot Date: Wednesday 11 September 2024

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





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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: Proposed Elevations

Scale: 1:100 @ A3

Status: Development Application

Drawn Date: Tuesday, 16 July 2024

Plot Date: Wednesday 11 September 2024

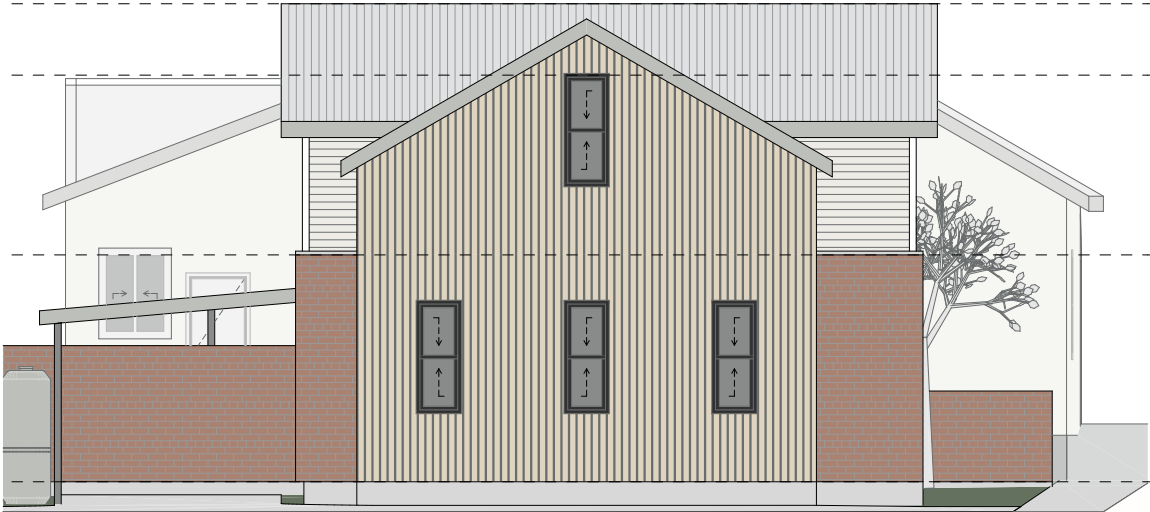
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Drawing No: DA06

Drawn By: JP

Reviewed By: JP



01 PROPOSED WEST ELEVATION 1:100

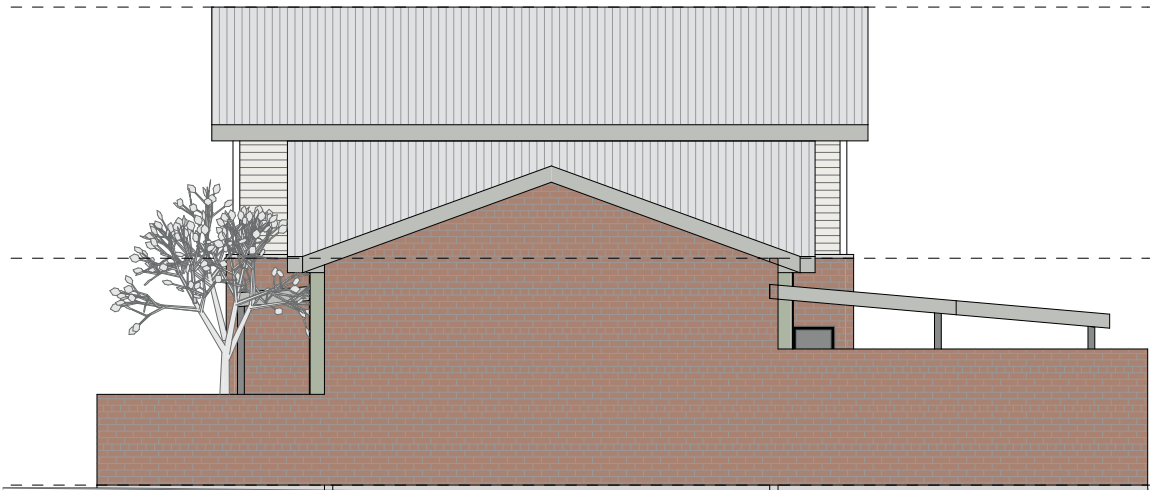
RES. RIDGE
ADH 16.57
SHOP RIDGE
ADH 15.75

RES. FFL
ADH 13.245

RES. FFL
ADH 10.245



02 PROPOSED NORTH ELEVATION 1:100

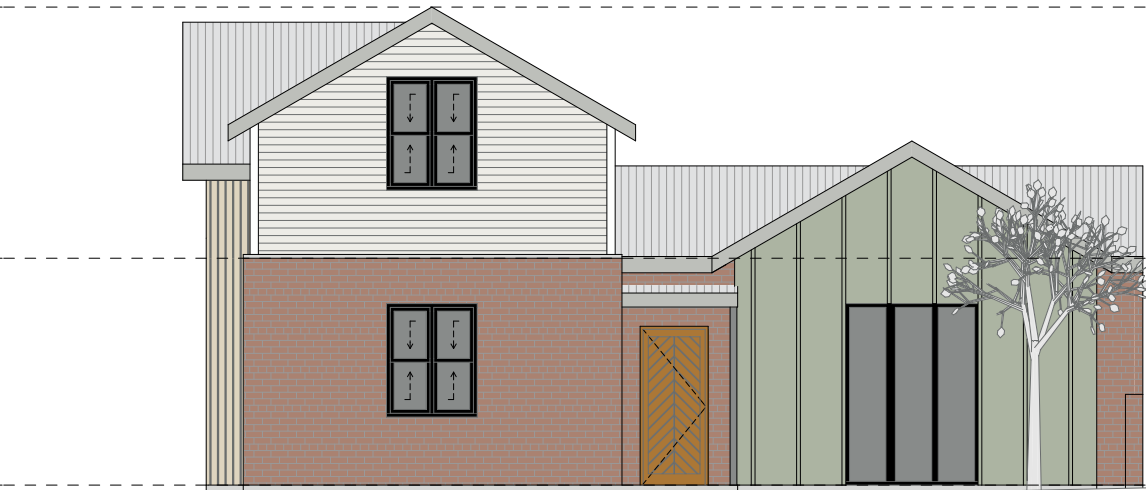


03 PROPOSED SOUTH ELEVATION 1:100

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



Certificate No. #HR-7GDJOD-01

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Assessor name Krzysztof Kwiatkowski

Accreditation No. DMN/24/2214

Property Address 79 Cowper Street, Stroud, NSW, 2425

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Project Name:
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: Wednesday 11 September 2024

Bar Scale:

0 1 2 3 4 5
1:100

Drawing No: DA07

Drawn By: JP

Reviewed By: JP

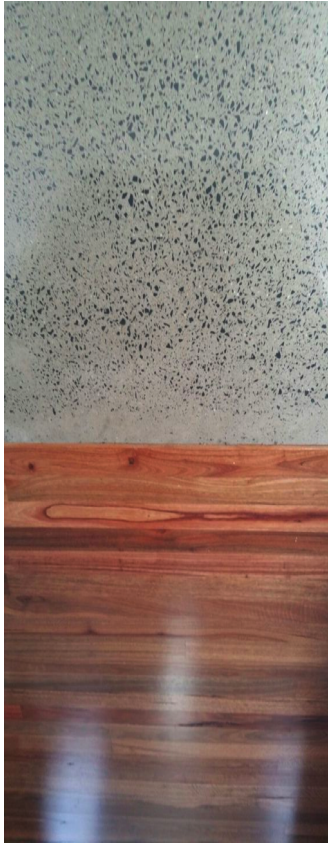
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REV	DESCRIPTION	DATE



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Project Name:
Mixed Use Development

79 Cowper Street, Stroud
Lot 10 / - / DP1170683

Proprietor:
Brian and Jayne Russell

Drawing:

Title: Precedents

Scale: @ A3

Status: Development Application

Drawn Date: Tuesday, 16 July 2024

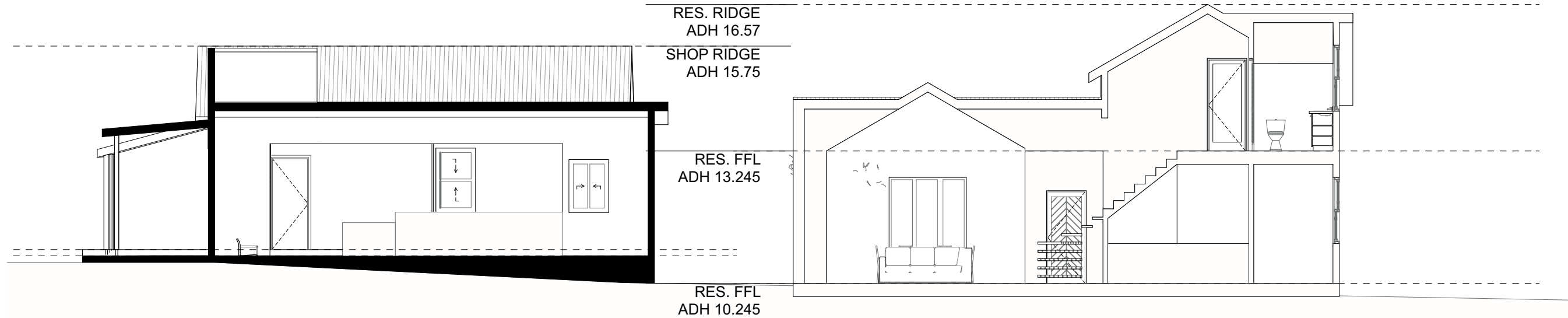
Plot Date: Wednesday 11 September 2024

Bar Scale:

Drawing No: DA08

Drawn By: JP

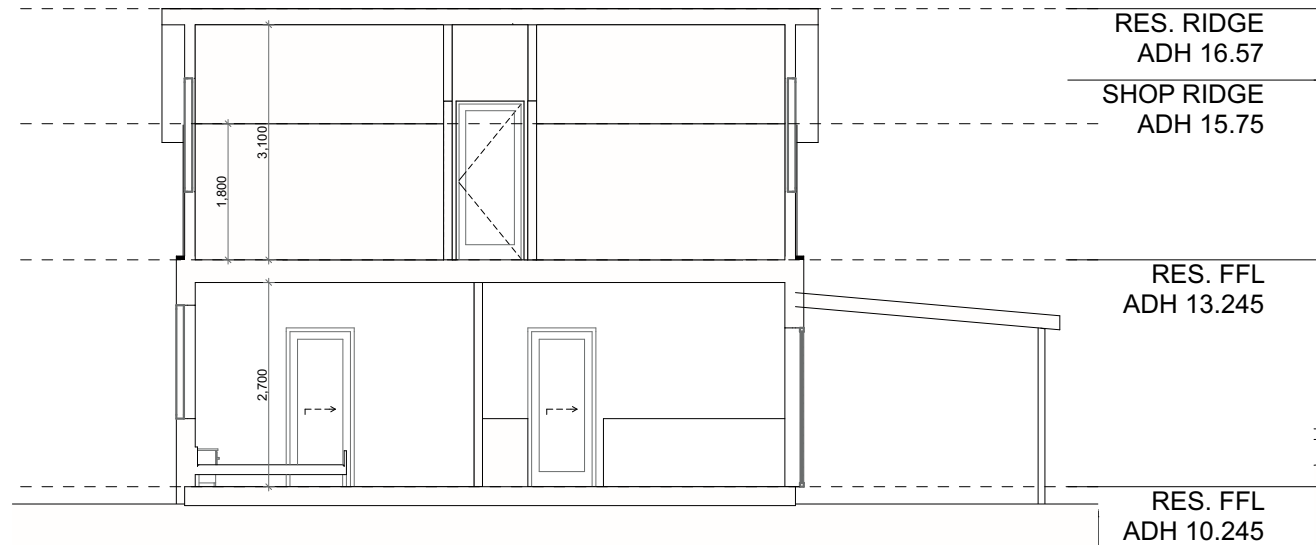
Reviewed By: JP



01

PROPOSED SECTION A-A

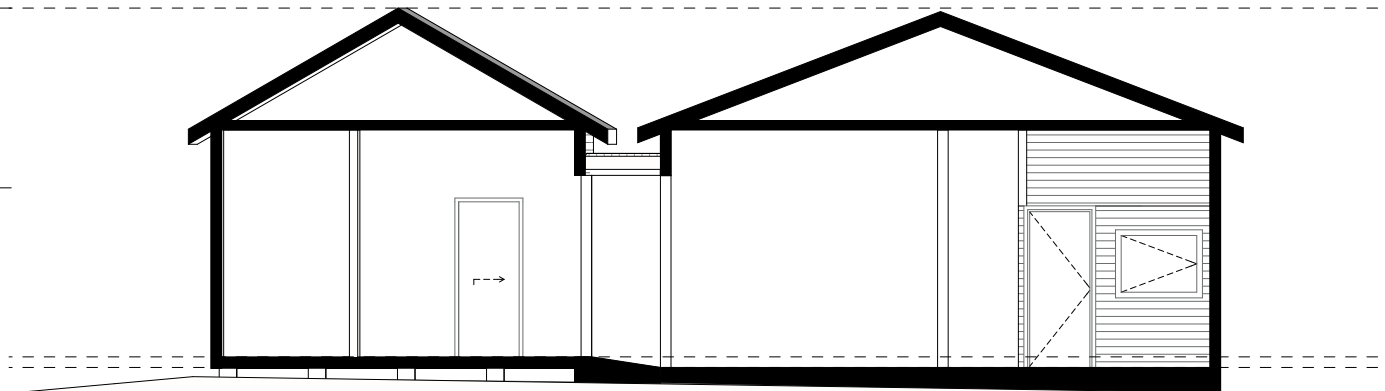
1:100



02

PROPOSED SECTION B-B

1:100



03

PROPOSED SECTION C-C

1:100

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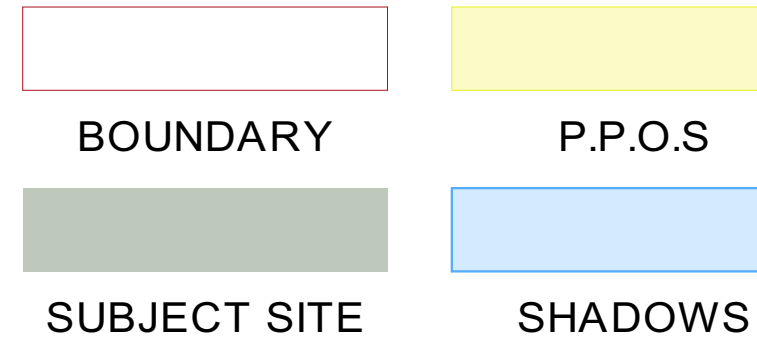
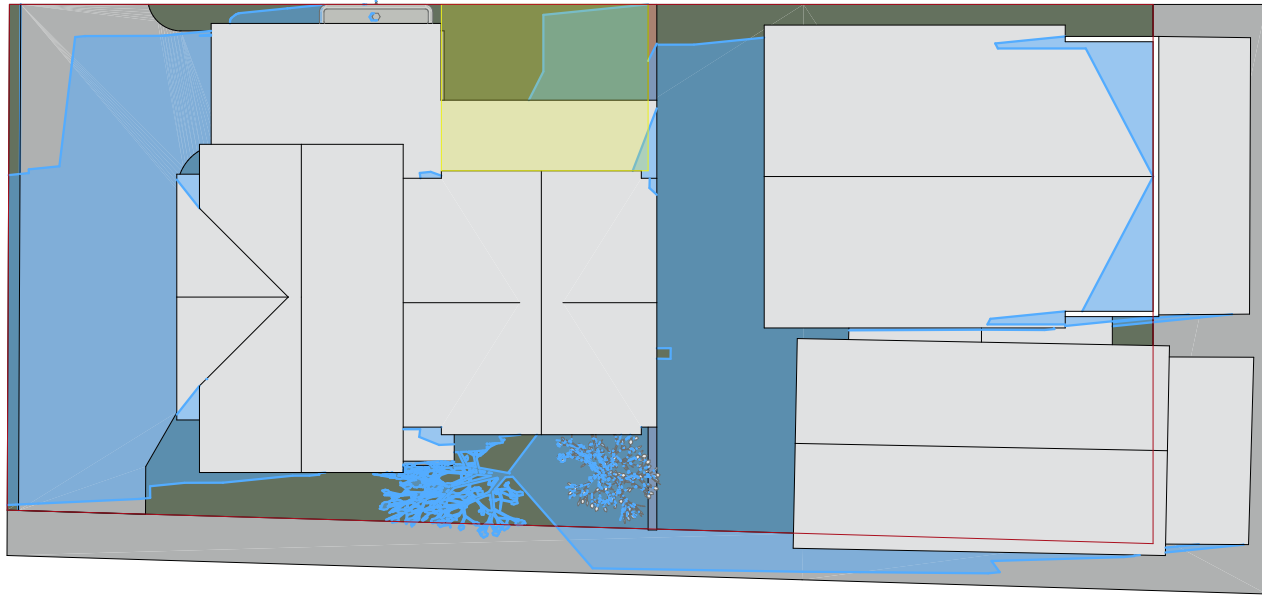
Do not scale drawing. Do not use drawing for construction purposes unless issued by Manakin Pty Ltd for construction.

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

Drawing:
Title: Proposed Sections
Scale: 1:100 @ A3
Status: Development Application
Drawn Date: Tuesday, 16 July 2024
Plot Date: Wednesday 11 September 2024

Bar Scale:
0 1 2 3 4 5
1:100

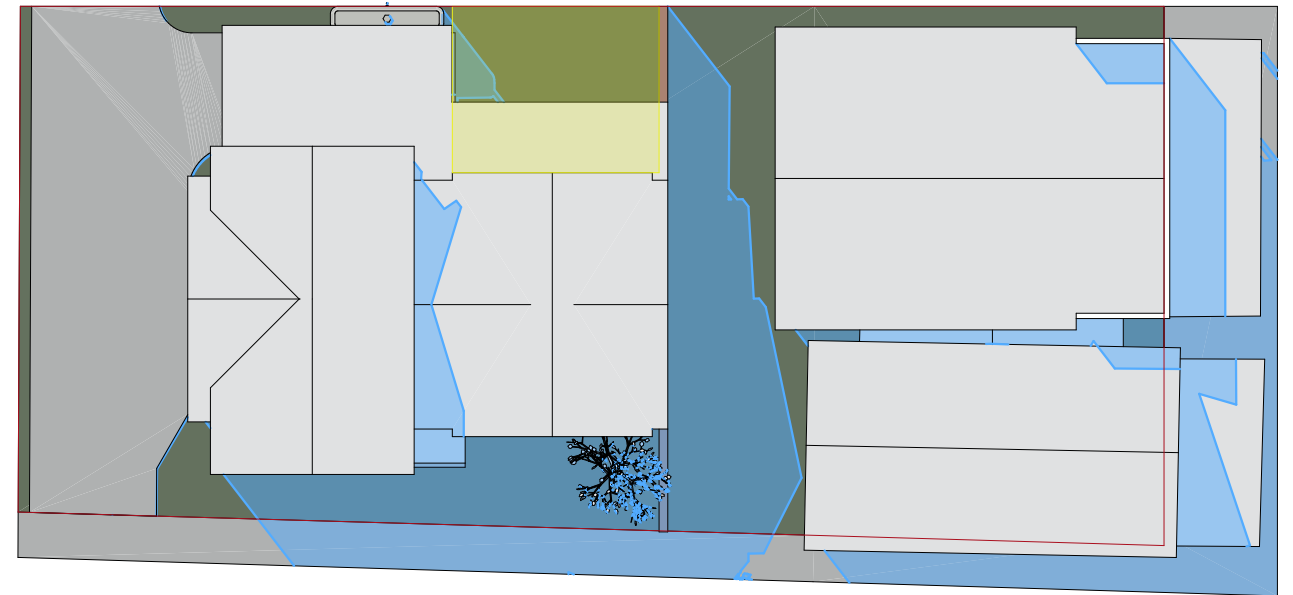
Drawing No: DA09
Drawn By: JP
Reviewed By: JP



01 9AM - 21ST MARCH 1:200



02 12PM - 21ST MARCH 1:200



03 3PM - 21ST MARCH 1:200

CONTEMPORARY HERITAGE

9 Honeyeater Place, Tingira Heights, 2290, NSW, Australia
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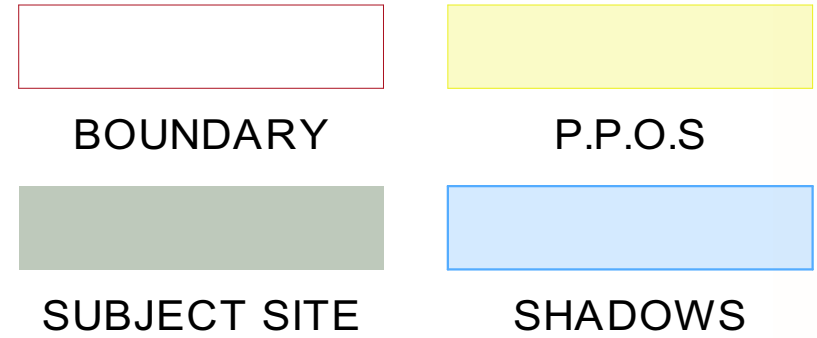
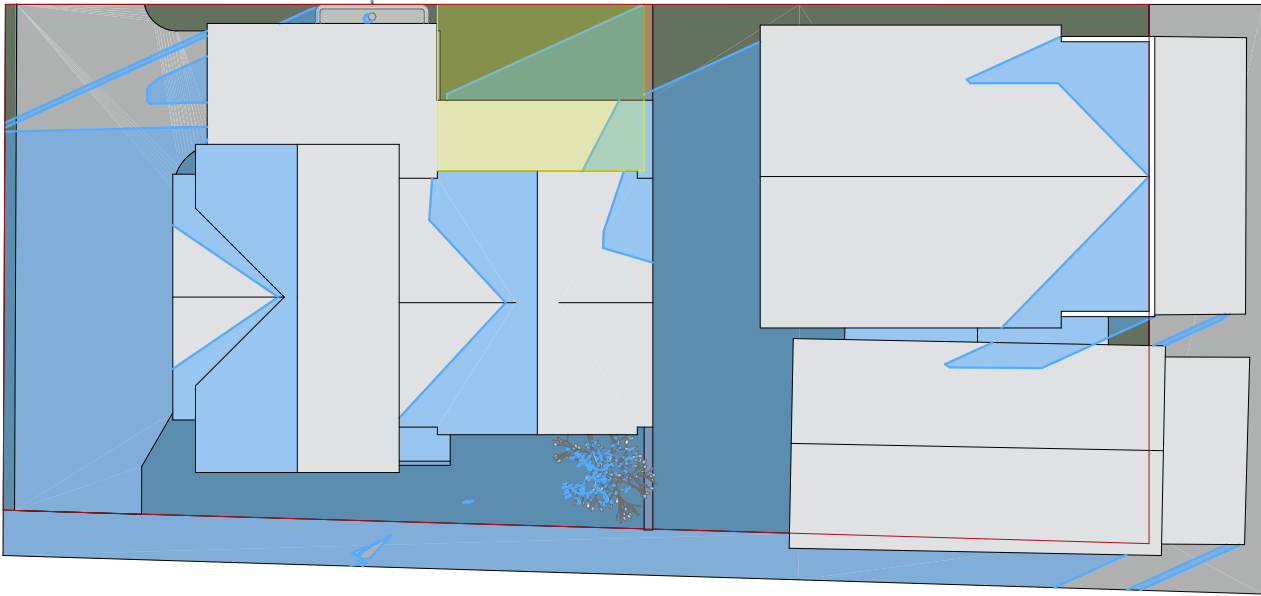
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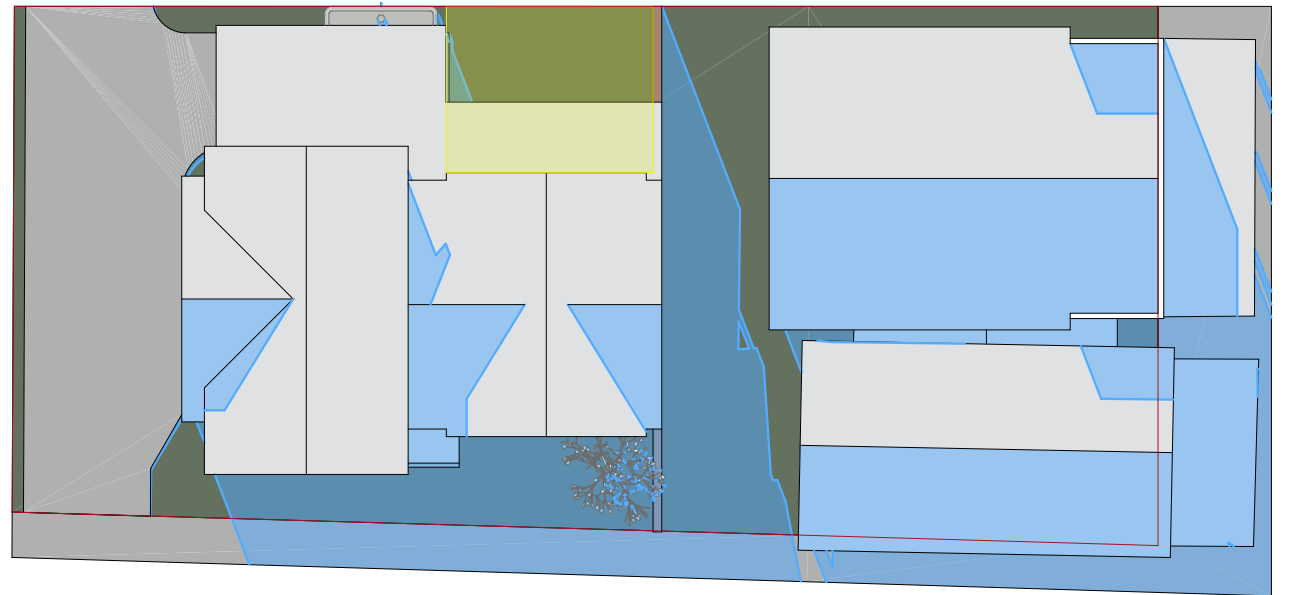
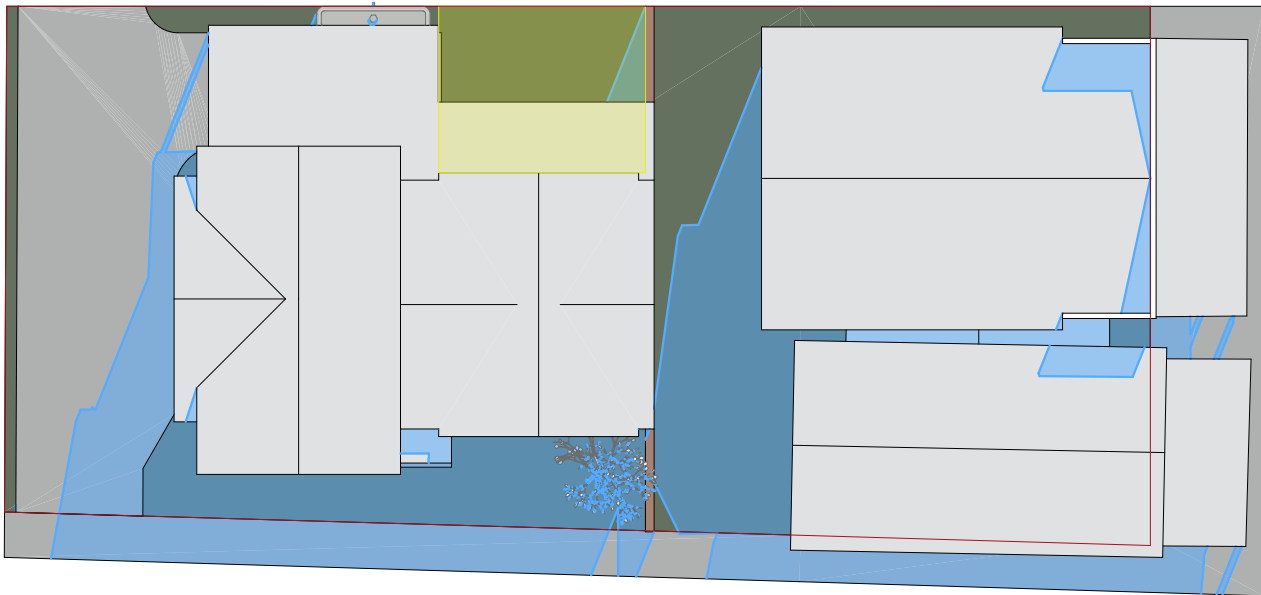
Project Number:
23009
Project Name:
Mixed Use Development
79 Cowper Street, Stroud
Lot 10 / - / DP1170683
Proprietor:
Brian and Jayne Russell

Drawing:
Title: Shadow Diagrams - March 21st
Scale: 1:200 @ A3
Status: Development Application
Drawn Date: Tuesday, 16 July 2024
Plot Date: Wednesday 11 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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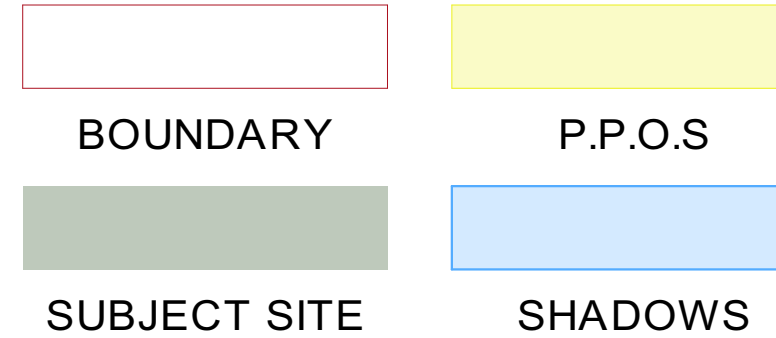
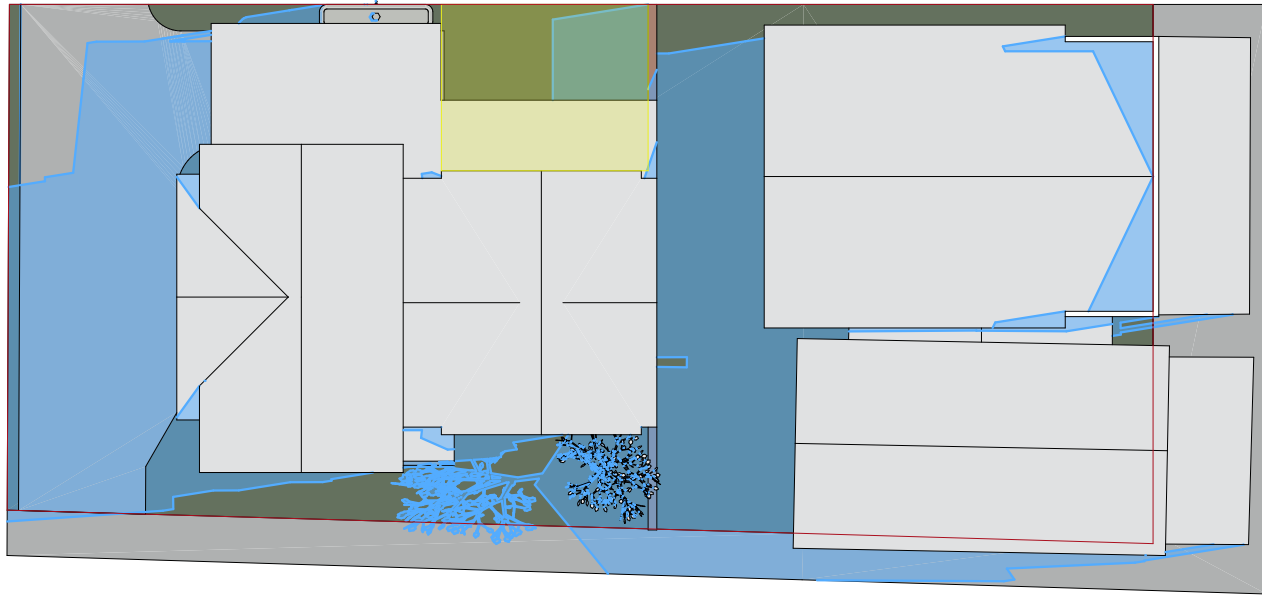
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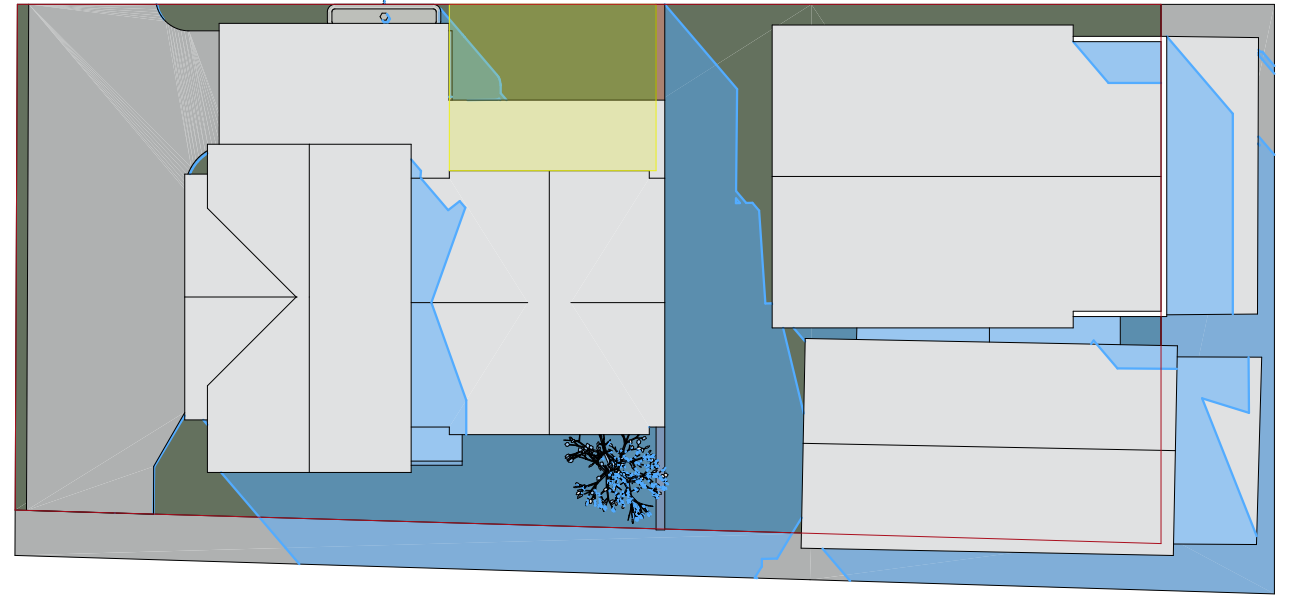
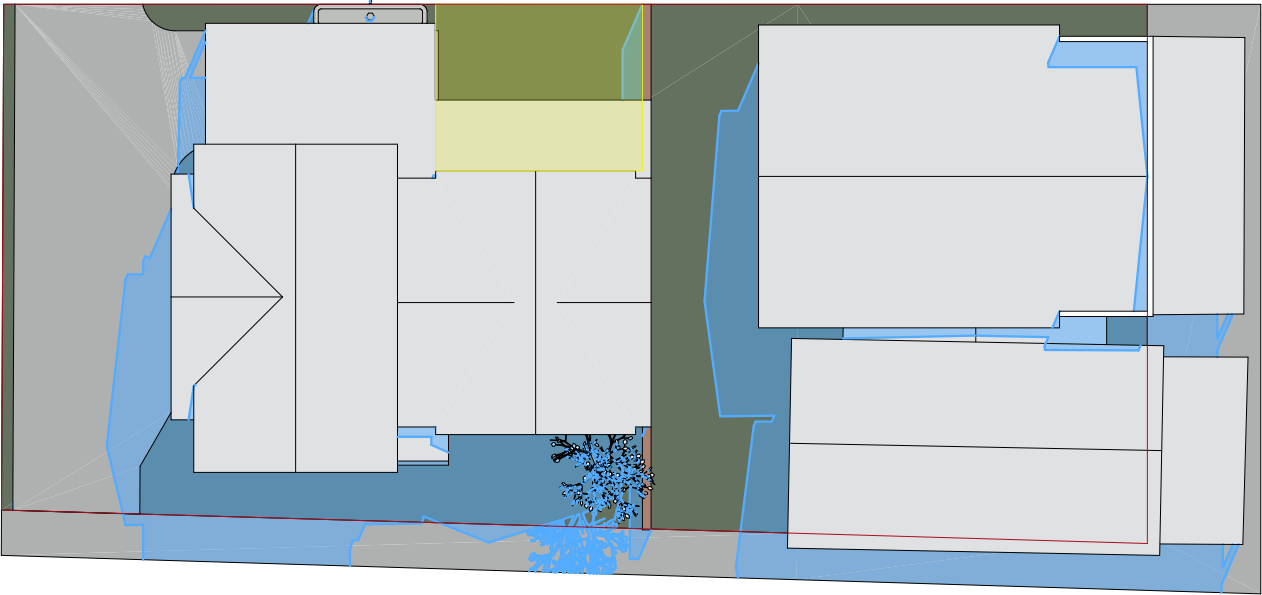
Project Number:
23009
Project Name:
Mixed Use Development
79 Cowper Street, Stroud
Lot 10 / - / DP1170683
Proprietor:
Brian and Jayne Russell

Drawing:
Title: Shadow Diagram - June 21st
Scale: 1:200 @ A3
Status: Development Application
Drawn Date: Tuesday, 16 July 2024
Plot Date: Wednesday 11 September 2024

Bar Scale:
Drawing No: DA 11
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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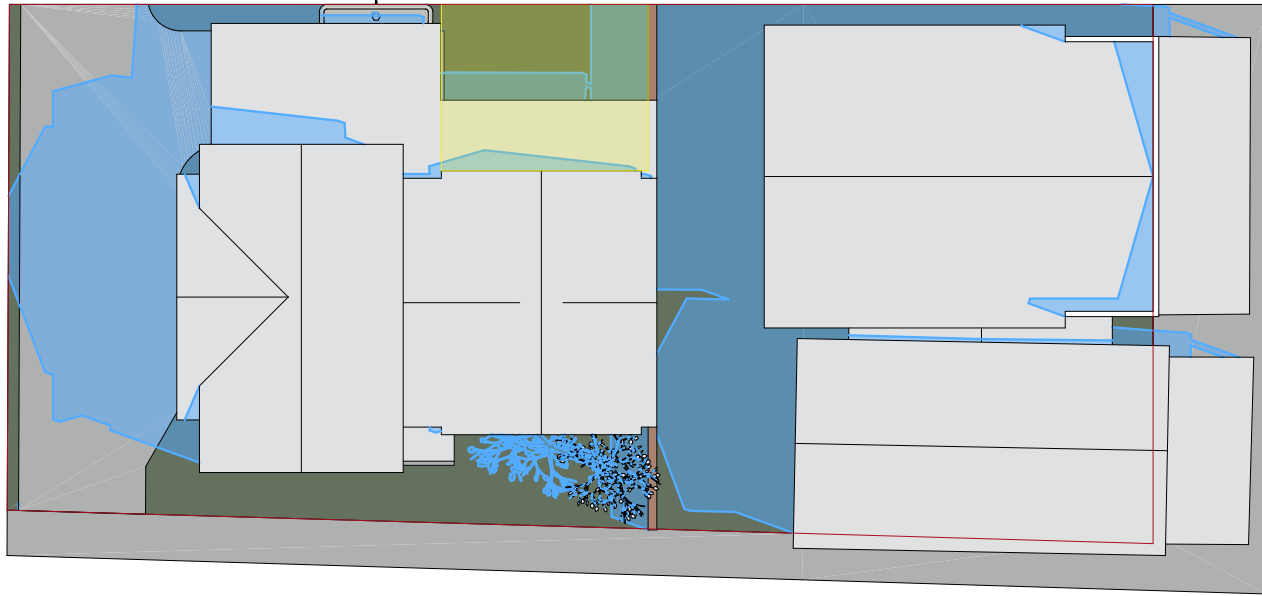
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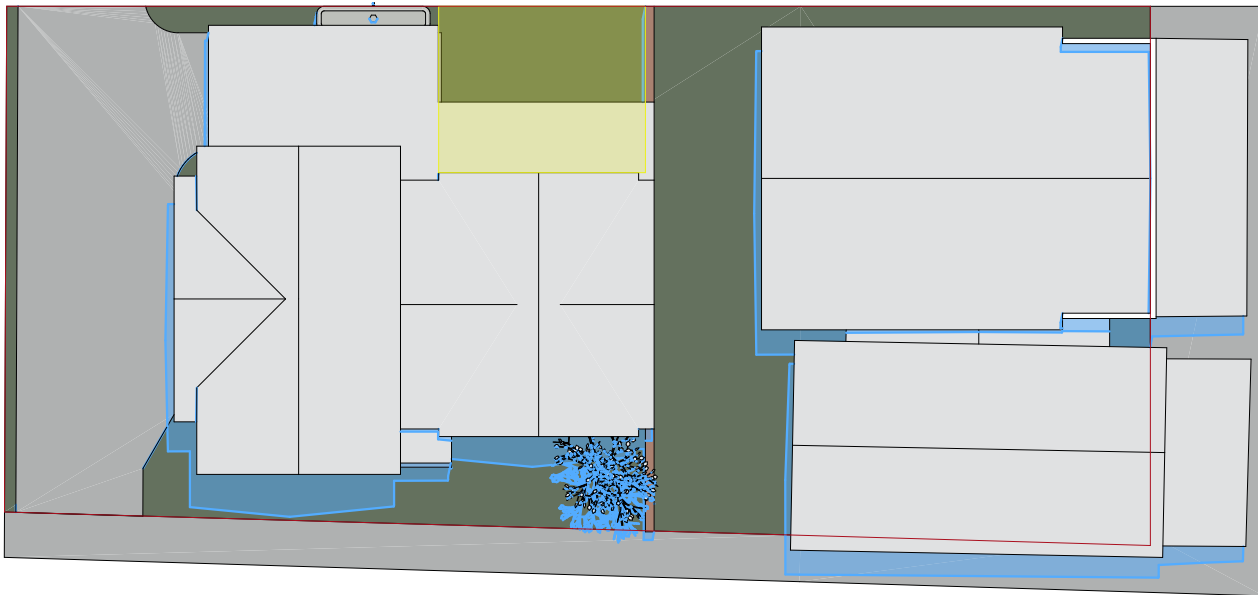
Project Number:
23009
Project Name:
Mixed Use Development
79 Cowper Street, Stroud
Lot 10 / - / DP1170683
Proprietor:
Brian and Jayne Russell

Drawing:
Title: Shadow Diagrams - September 21st
Scale: 1:200 @ A3
Status: Development Application
Drawn Date: Tuesday, 16 July 2024
Plot Date: Wednesday 11 September 2024

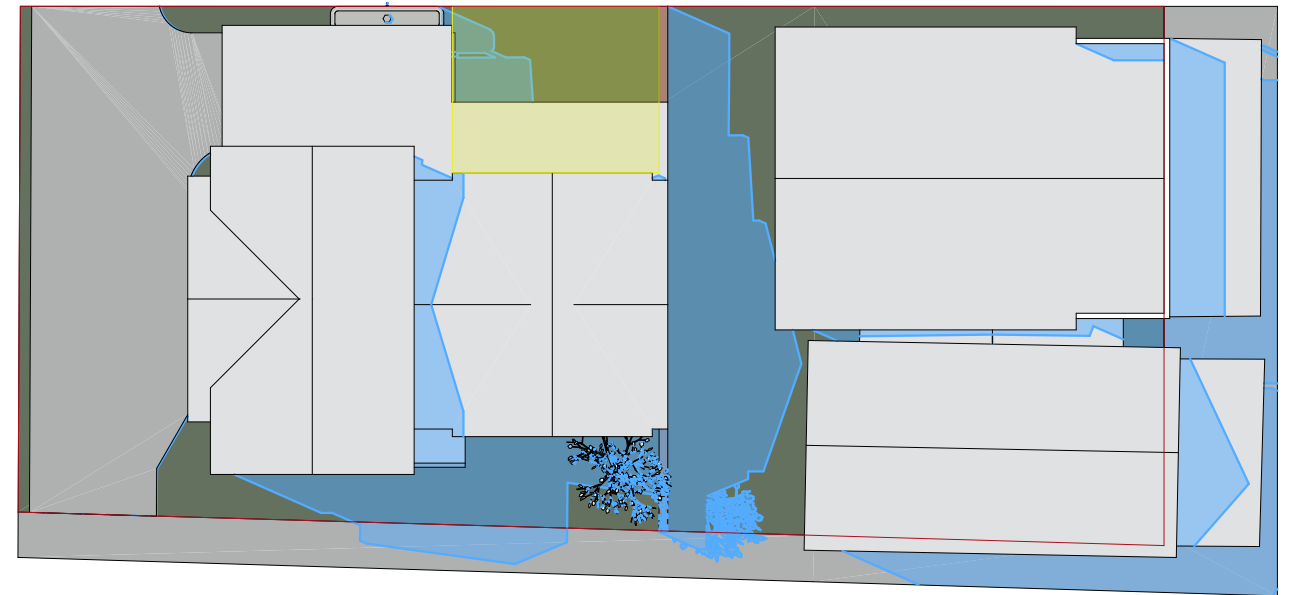
Bar Scale:
Drawing No: DA 12
Drawn By: JP
Reviewed By: JP



01 9AM - DECEMBER 21ST 1:200



02 12PM - DECEMBER 21ST 1:200



03 3PM - DECEMBER 21ST 1:200

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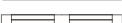







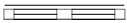
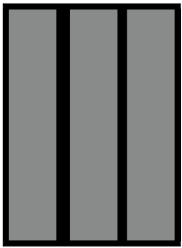
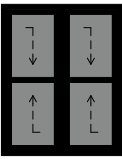
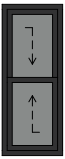


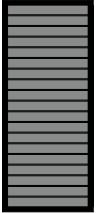

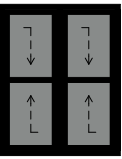
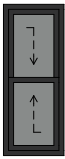
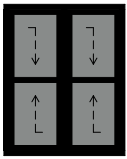
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Project Number:
23009
Project Name:
Mixed Use Development
79 Cowper Street, Stroud
Lot 10 / - / DP1170683
Proprietor:
Brian and Jayne Russell






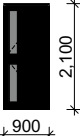
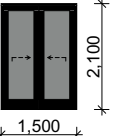
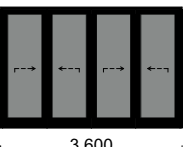
Drawing:
Title: Shadow Diagrams - December 21st
Scale: 1:200 @ A3
Status: Development Application
Drawn Date: Tuesday, 16 July 2024
Plot Date: Wednesday 11 September 2024

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

1. SITE LEVELS ARE APPROXIMATE ONLY. PLEASE EVALUATE ON SITE BEFORE ANY WORK OR ORDERING BEGINS.
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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

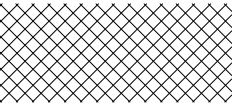
Plot Date: Wednesday 11 September 2024

Bar Scale:

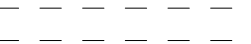
Drawing No: DA14

Drawn By: J P

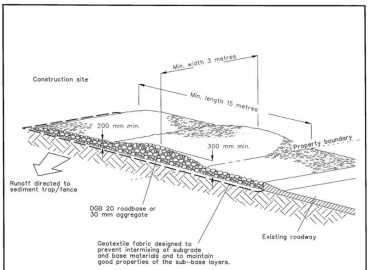
Reviewed By: J P



STABILISED ENTRY



FLOW BUND

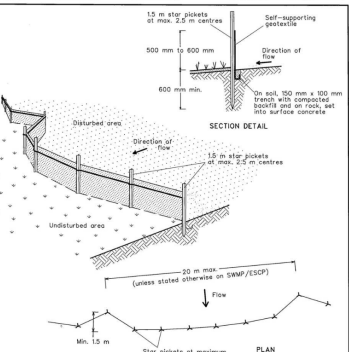


Construction Notes

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

TABILISED SITE ACCESS

6-14

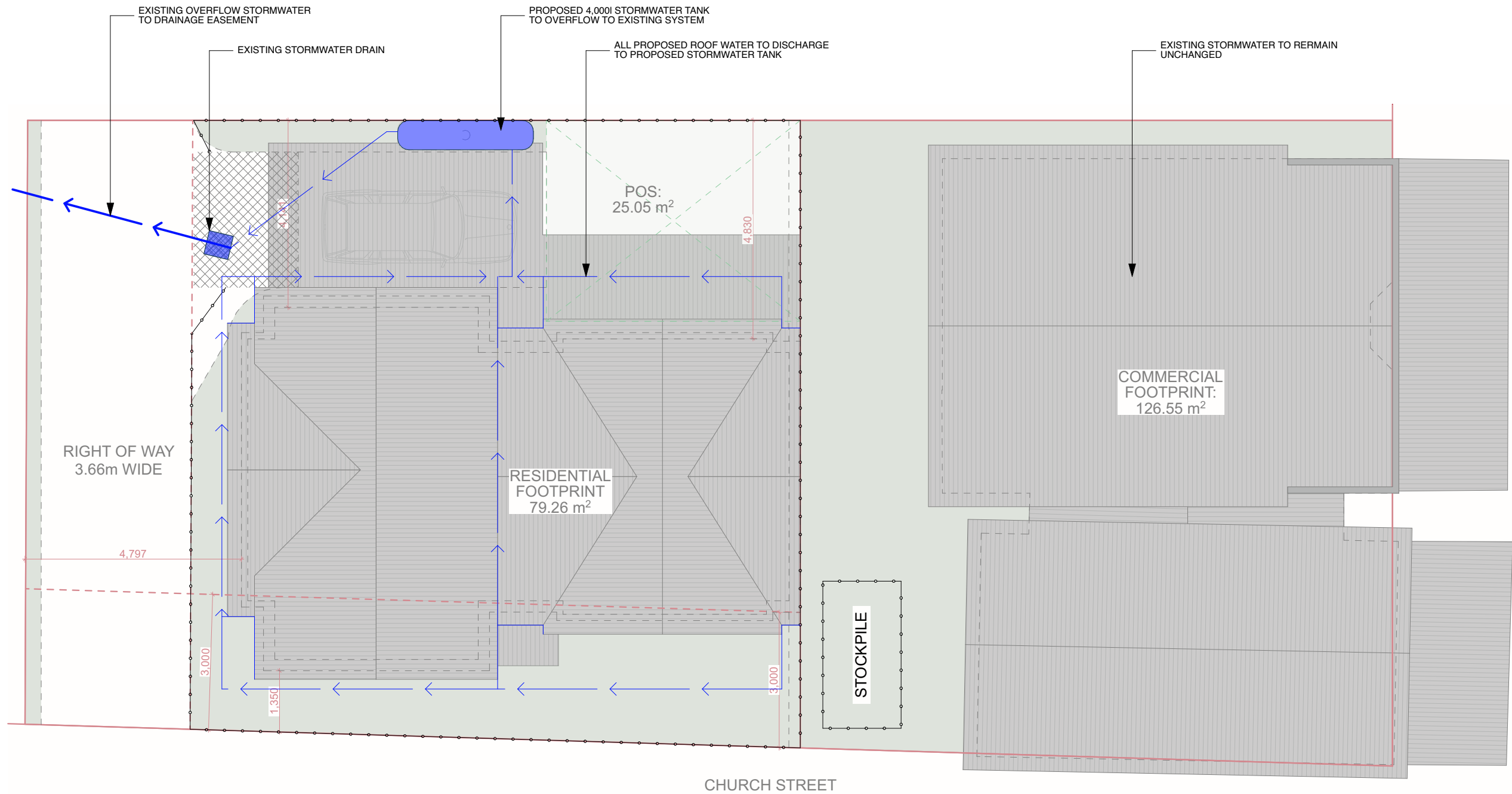


Construction Notes

1. Cut a 150-mm deep trench along the upslope line of the fabric for the bottom of the fabric to be entrenched.
2. Drive 1.5 metre long stake poles into ground at 2.5 metre intervals (max) at the downslope edge of the trench. Ensure any air pockets are filled with sealant.
3. Fill self-supporting geotextile to the upslope side of the posts ensuring it goes to the base of the trench. Fill the geotextile with wire nets or as recommended by the manufacturer. Only use geotextile specifically produced for sediment fencing. The use of shade cloth for this purpose is not satisfactory.
4. Join sections of fabric at a support post with a 150-mm overlap.
5. Backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

EDIMENT FENCE

SD 6-8



COWPER STREET

CHURCH STREET

STOCKPILE

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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: Rainwater, Erosion & Sediment Control Plan

Scale: 1:200 @ A3

Status: Development Application

Drawn Date: Tuesday, 16 July 2024

Plot Date: Wednesday 11 September 2024

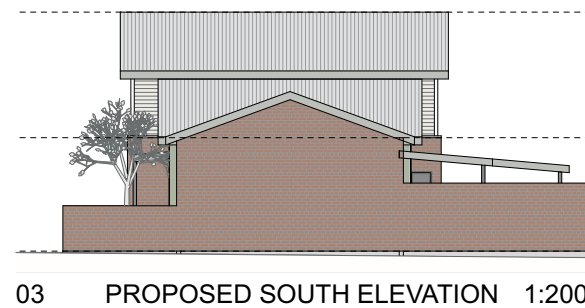
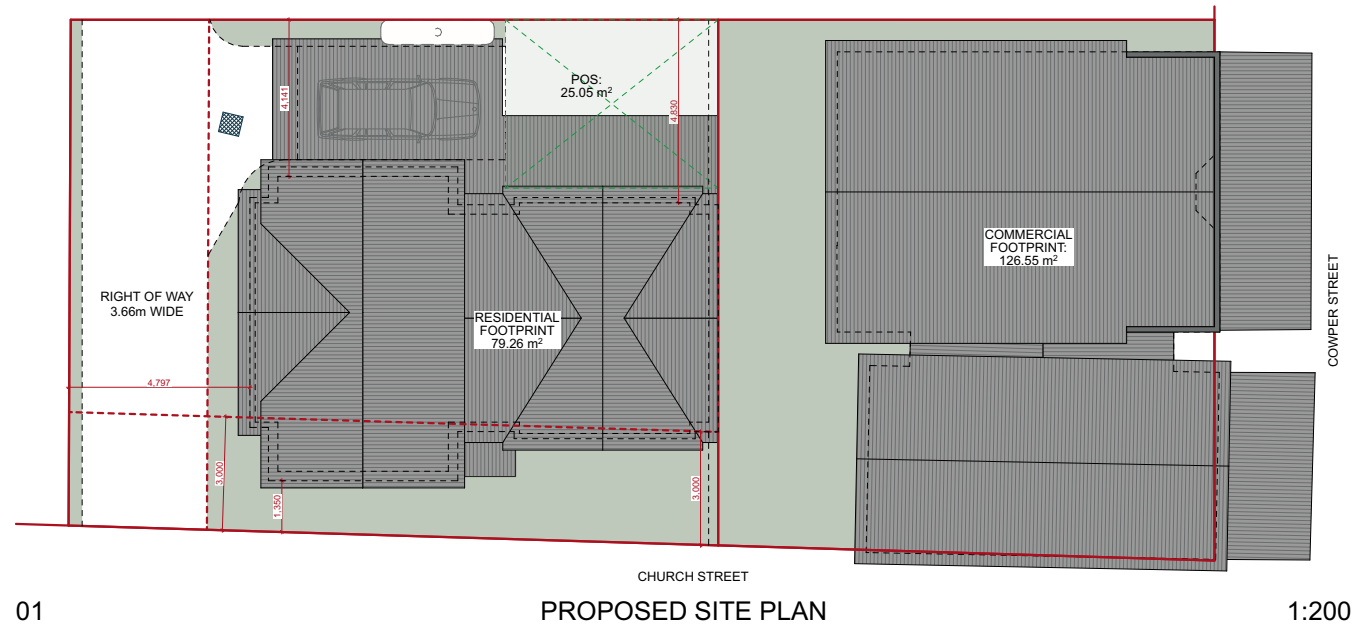
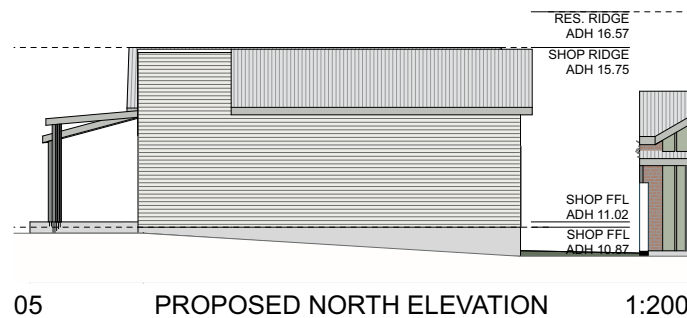
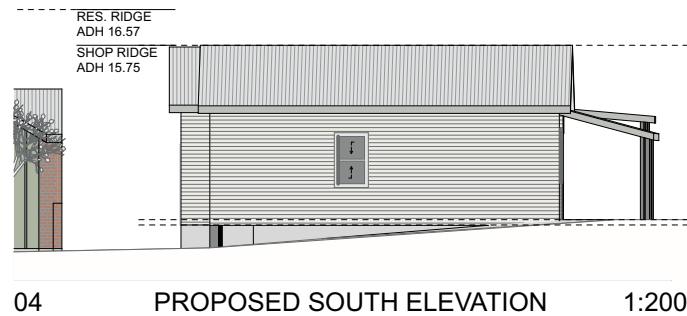
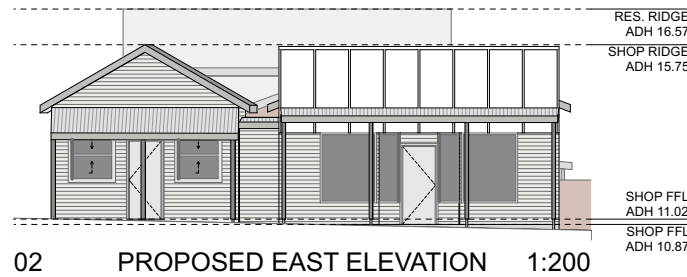
Bar Scale:

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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NOT FOR CONSTRUCTION

Amendments

REV	DESCRIPTION	DATE

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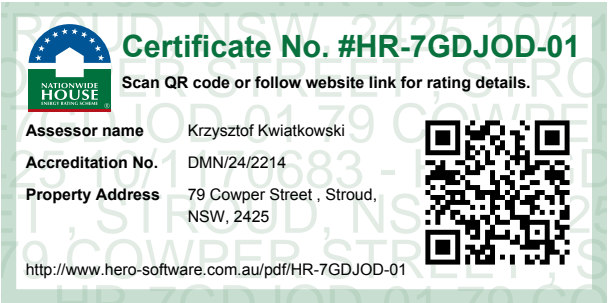
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Project Number:
23009
Project Name:
Mixed Use Development
79 Cowper Street, Stroud
Lot 10 / - / DP1170683
Proprietor:
Brian and Jayne Russell

Drawing:
Title: Notification Plans
Scale: 1:200 @ A3
Status: Development Application
Drawn Date: Tuesday, 16 July 2024
Plot Date: Wednesday 11 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: 20439	
Building Sustainability Assessments		Ph: (02) 4962 3439	
enquiries@buildingsustainability.net.au		www. buildingsustainability.net.au	
Important Note			
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 than the Assessor and NatHERS certificates will no longer be valid. Assessments assume that the BCA provisions for building sealing & ventilation are complied with at construction.			
Be aware that BASIX does not over-ride the BCA and the NSW variations must be complied with.			
Thermal Performance Specifications (does not apply to garage)			
External Wall Construction		Added Insulation	
Brick Veneer & Lightweight		R2.5	
Internal Wall Construction		Added Insulation	
Plasterboard on studs		R2.5 to walls adjacent to roofspace	
Ceiling Construction		Added Insulation	
Plasterboard		R7.0 to ceilings adjacent to roof space	
Roof Construction	Colour (Solar Absorptance)	Added Insulation	
Metal	Shale Grey (SA 0.44)	Foil + R1.3 blanket	
Floor Construction	Covering	Added Insulation	
Concrete	As drawn (if not noted default values used)	None	
Timber	As drawn (if not noted default values used)	None	
Windows	Glass and frame type	U value	SHGC Range
Performance glazing Type B		4.50	0.58 - 0.64
Performance glazing Type A		2.91	0.42 - 0.46
Performance glazing Type B		2.90	0.48 - 0.54
		Area sq m	
		to louvers	
		to all other UNO	
		to all other UNO	
Type A windows are awning windows, bifolds, casements, tilt 'n' turn' windows, entry doors, french doors			
Type B windows are double hung windows, sliding windows & doors, fixed windows, stacker doors, louvers			
Skylights	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			
Shade elements		(eaves, verandahs, awnings etc)	
All shade elements modelled as drawn			
Ceiling Penetrations		(downlights, exhaust fans, flues etc)	
Downlights are modelled as IC rated with insulation fitted over the fixtures			
All exhaust fans are modelled as sealed			
Ceiling Fans used in the Modelling and to be installed in the following areas:			
1x 1200mm to each bedroom; 2x 1200mm to living areas (dining & lounge).			

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

CONTEMPORARY HERITAGE

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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: BASIX Requirements

Scale: @ A 3

Status: Development Application

Drawn Date: Wednesday, 11 September 2024

Plot Date: Wednesday 11 September 2024

Bar Scale:

Drawing No: D A 17

Drawn By: J P

Reviewed By: J P