

DEVELOPMENT APPLICATION FOR NEW HOUSING SEPP HSPD
12 + 14 PONSONBY PARADE SEAFORTH

PLOT DATE 19/11/2021

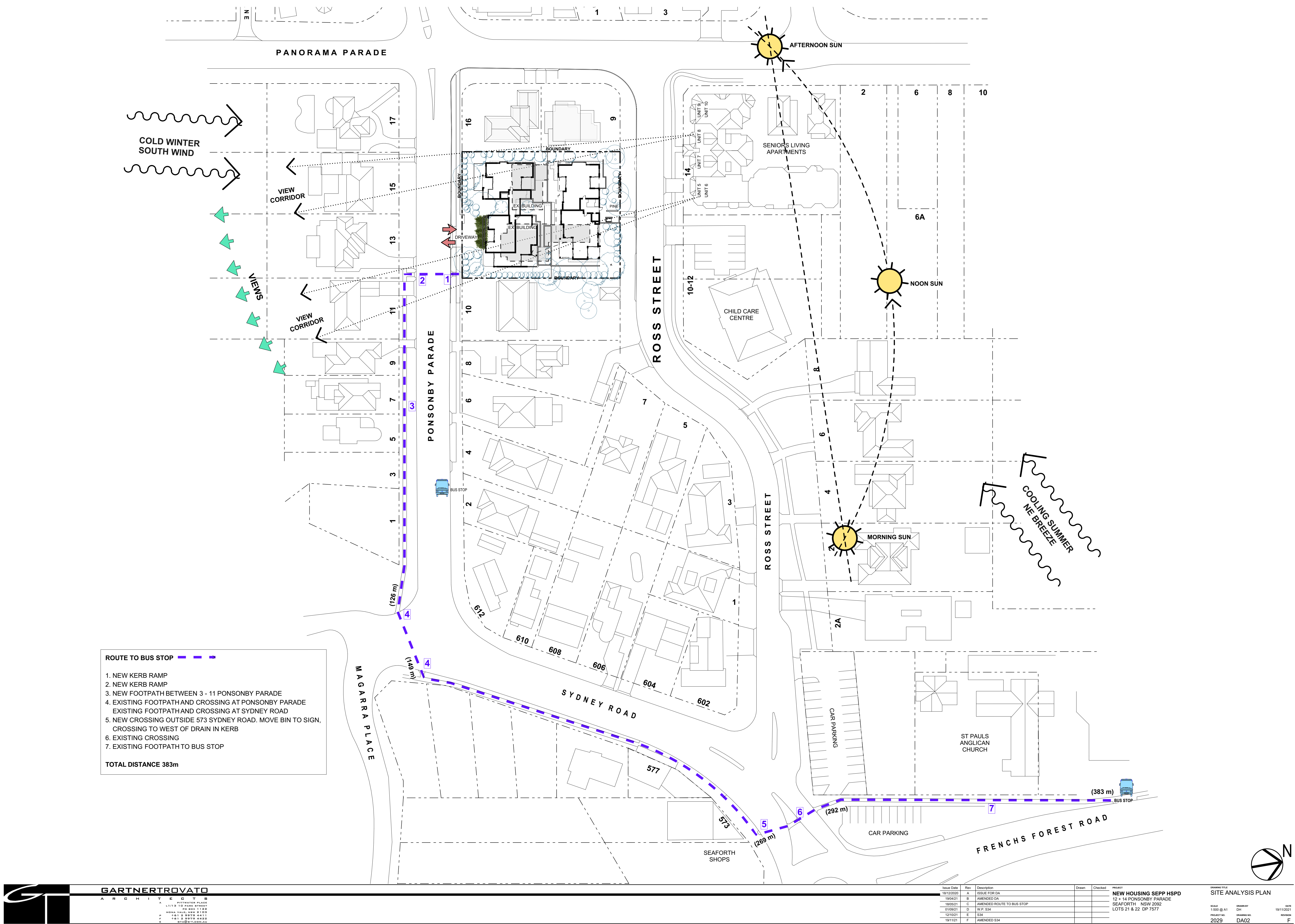


PONSONBY PARADE



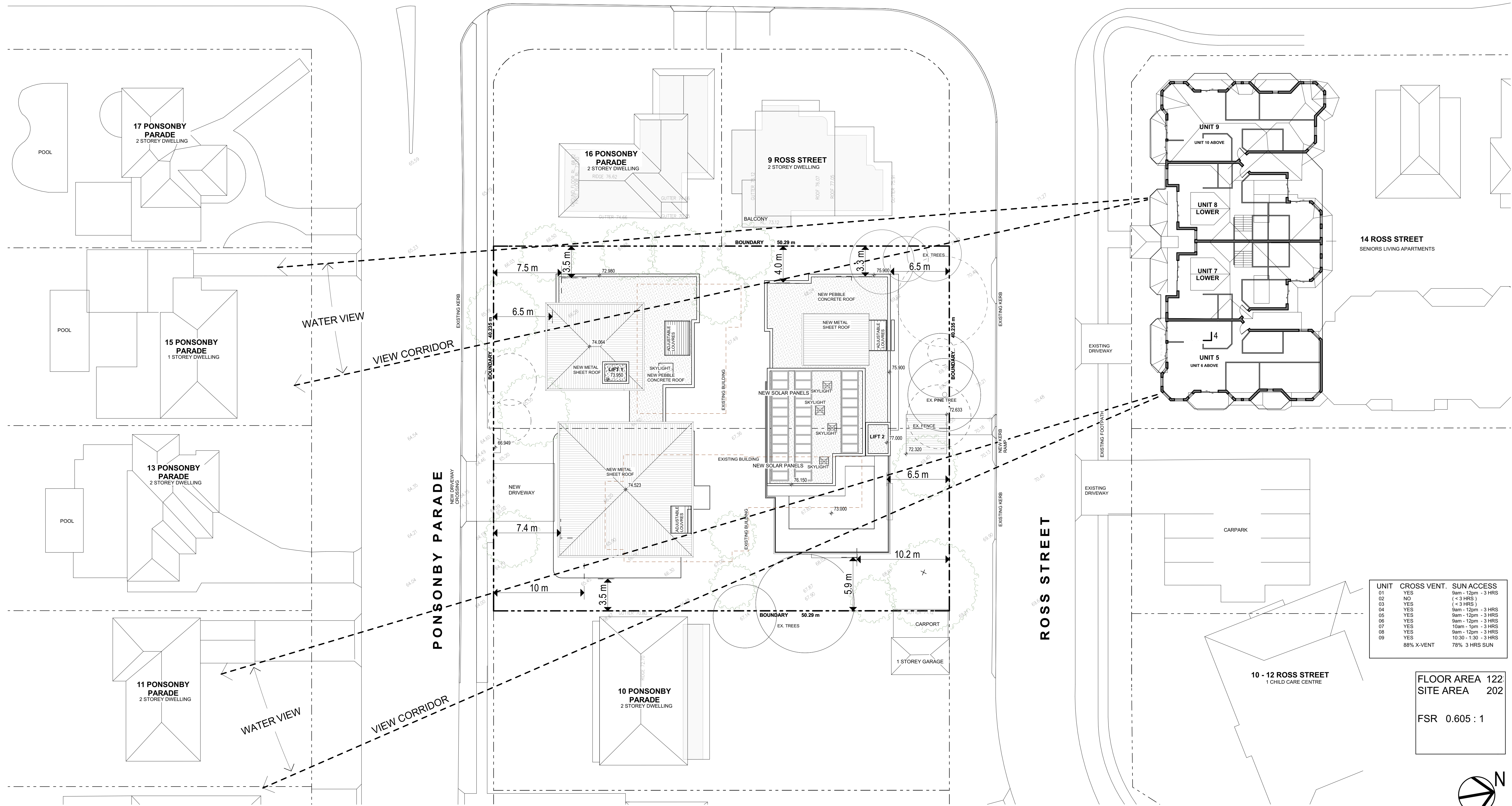
ROSS STREET

DEVELOPMENT APPLICATION DRAWING LIST	
No:	Drawing Name
	WINDOWS GROUND
	WINDOWS 01
DA01	COVER PAGE
DA02	SITE ANALYSIS PLAN
DA03	SITE PLAN
DA04	BASEMENT PLAN
DA05	GROUND FLOOR
DA06	LEVEL 01 PLAN
DA07	ELEVATIONS NORTH + SOUTH
DA08	ELEVATIONS EAST + WEST
DA09	SECTIONS
DA10	SHADOW DIAGRAMS
DA11	FLOOR AREA CALCULATIONS
DA12	CHARACTER ANALYSIS PONSONBY PARADE
DA13	CHARACTER ANALYSIS ROSS STREET
DA14	NEIGHBOURS VIEW ANALYSIS
DA15	3D VIEWS
DA16	SUN ACCESS 01
DA17	SUN ACCESS 02



- ROUTE TO BUS STOP** - - - - -
1. NEW KERB RAMP
 2. NEW KERB RAMP
 3. NEW FOOTPATH BETWEEN 3 - 11 PONSONBY PARADE
 4. EXISTING FOOTPATH AND CROSSING AT PONSONBY PARADE
EXISTING FOOTPATH AND CROSSING AT SYDNEY ROAD
 5. NEW CROSSING OUTSIDE 573 SYDNEY ROAD. MOVE BIN TO SIGN,
CROSSING TO WEST OF DRAIN IN KERB
 6. EXISTING CROSSING
 7. EXISTING FOOTPATH TO BUS STOP
- TOTAL DISTANCE 383m**

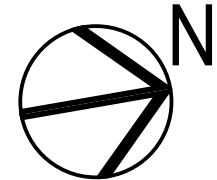
PANORAMA PARADE



UNIT	CROSS VENT.	SUN ACCESS
01	YES	9am - 12pm - 3 HRS
02	NO	(< 3 HRS)
03	YES	(< 3 HRS)
04	YES	9am - 12pm - 3 HRS
05	YES	9am - 12pm - 3 HRS
06	YES	9am - 12pm - 3 HRS
07	YES	10am - 1pm - 3 HRS
08	YES	9am - 12pm - 3 HRS
09	YES	10:30 - 1:30 - 3 HRS
88% X-VENT		78% 3 HRS SUN

FLOOR AREA 122
SITE AREA 202

FSR 0.605 : 1



PONSONBY PARADE

ROSS STREET

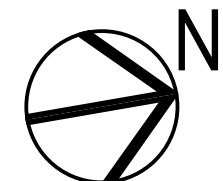
1
2
3
4
5
6

1
2
3
4
5
6

4

4

1



PONSONBY PARADE

ROSS STREET

4

1

PONSONBY PARADE

1

2

3

4

5

6

A

B

C

D

E

F

A

B

C

D

E

F

1

2

3

4

5

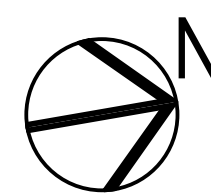
6

4

1

ROSS STREET

NOTE

REFER TO LANDSCAPE PLAN (LA01)
PLANT DETAILS

GARTNERTROVATO

ARCHITECTS

L/113 10 PARK STREET
PO BOX 1133
MORFEL NSW 2108TEL 02 9979 4411
TEL 02 9979 4432
GTA@GARTNERTROVATO.COM.AU

Issue Date	Rev	Description	Drawn	Checked	PROJECT
18/08/2020	A	AMENDED DA			NEW HOUSING SEPP HSPD
20/09/21	C	AMENDED DA			12 + 14 PONSONBY PARADE
21/09/21	D	W.P. S34			SEAFORTH NSW 2092
12/10/21	E	S34			LOTS 21 & 22 DP 7577
18/11/21	F	AMENDED S34			
11/01/22	G	AMENDED S34			

LEVEL 01 PLAN

SCALE 1:100 @ A1

DRAWN BY DH

PROJECT NO. 2029

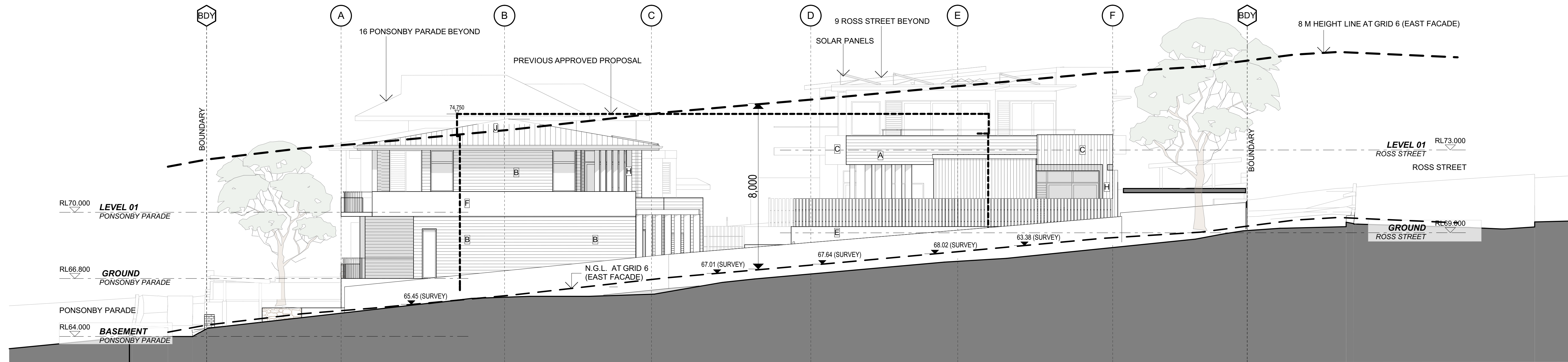
DRAWING NO. DA06

DATE 11/01/2022

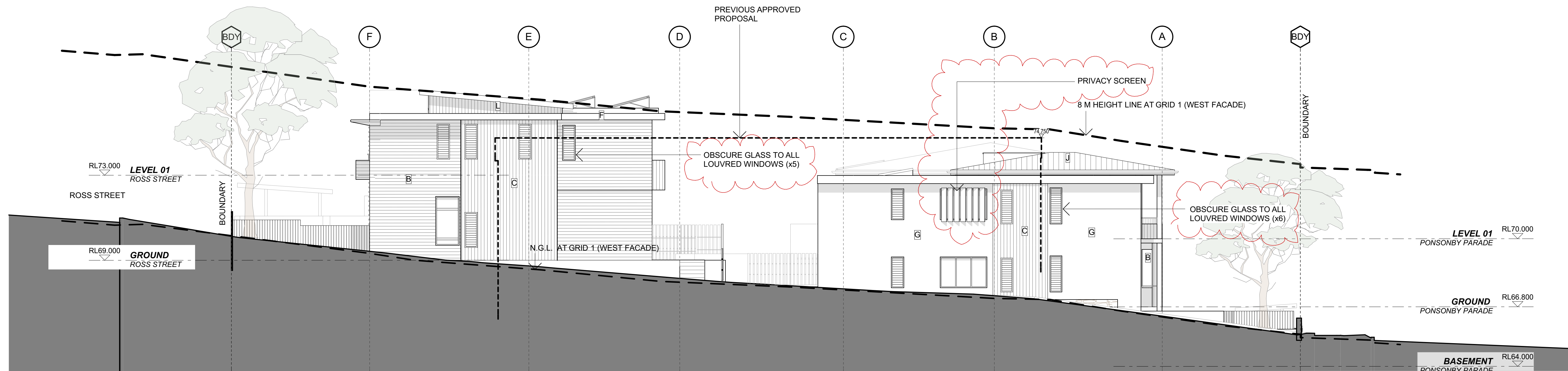
REVISION G

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

GARTNERTROVATO A R C H I T E C T S 1/13 10 PARK STREET PITTSBURGH PLACE P61 2 9079 4411 MONA VALE, NEW 2103 P61 2 9079 4428 P61 2 9079 4428 RTG@ARTS@GMAILAU										<table><tr><th>Issue Date</th><th>Rev</th><th>Description</th><th>Drawn</th><th>Checked</th><th>PROJECT</th></tr><tr><td>18/12/2020</td><td>A</td><td>ISSUE FOR DA</td><td></td><td></td><td rowspan="6">NEW HOUSING SEPP HSPD 12 + 14 PONSOMBY PARADE SEAFORTH, NSW 2092 LOTS 21 & 22 DP 7677</td></tr><tr><td>19/04/21</td><td>B</td><td>AMENDED DA</td><td></td><td></td></tr><tr><td>28/05/21</td><td>C</td><td>AMENDED DA</td><td></td><td></td></tr><tr><td>01/09/21</td><td>D</td><td>W.P. S34</td><td></td><td></td></tr><tr><td>12/10/21</td><td>E</td><td>S34</td><td></td><td></td></tr><tr><td>19/11/21</td><td>F</td><td>AMENDED S34</td><td></td><td></td></tr></table>										Issue Date	Rev	Description	Drawn	Checked	PROJECT	18/12/2020	A	ISSUE FOR DA			NEW HOUSING SEPP HSPD 12 + 14 PONSOMBY PARADE SEAFORTH, NSW 2092 LOTS 21 & 22 DP 7677	19/04/21	B	AMENDED DA			28/05/21	C	AMENDED DA			01/09/21	D	W.P. S34			12/10/21	E	S34			19/11/21	F	AMENDED S34			<table><tr><th colspan="2">DRAWING TITLE</th><th colspan="2">DRAWN BY</th><th colspan="2">DATE</th></tr><tr><td colspan="2">ELEVATIONS NORTH + SOUTH</td><td>CH</td><td></td><td>19/11/2021</td><td></td></tr><tr><th colspan="2">SCALE</th><th colspan="2">PROJECT NO.</th><th colspan="2">REVISION</th></tr><tr><td colspan="2">1:100 @ A1</td><td>2029</td><td>DA07</td><td colspan="2">F</td></tr></table>										DRAWING TITLE		DRAWN BY		DATE		ELEVATIONS NORTH + SOUTH		CH		19/11/2021		SCALE		PROJECT NO.		REVISION		1:100 @ A1		2029	DA07	F	
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1:100 @ A1		2029	DA07	F																																																																																						



EAST ELEVATION

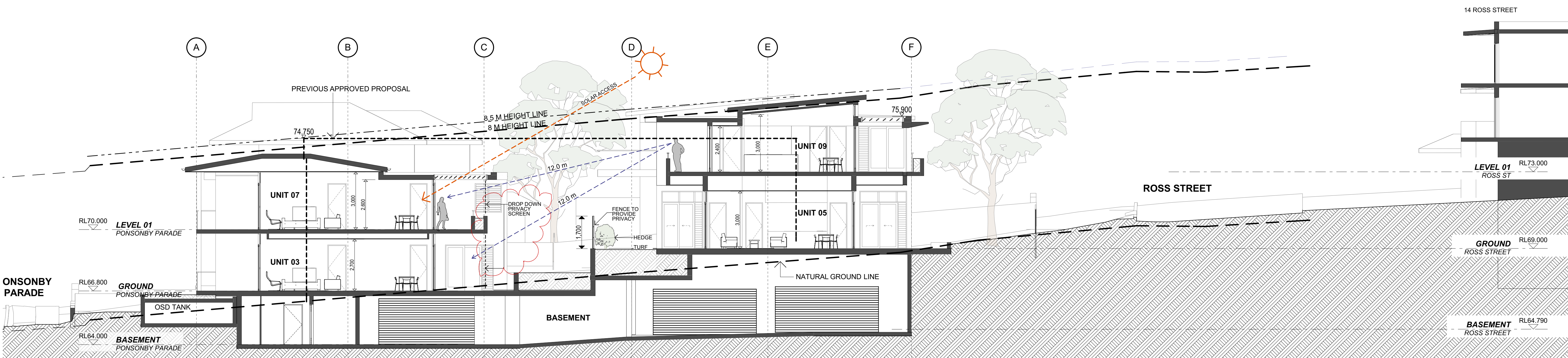


WEST ELEVATION

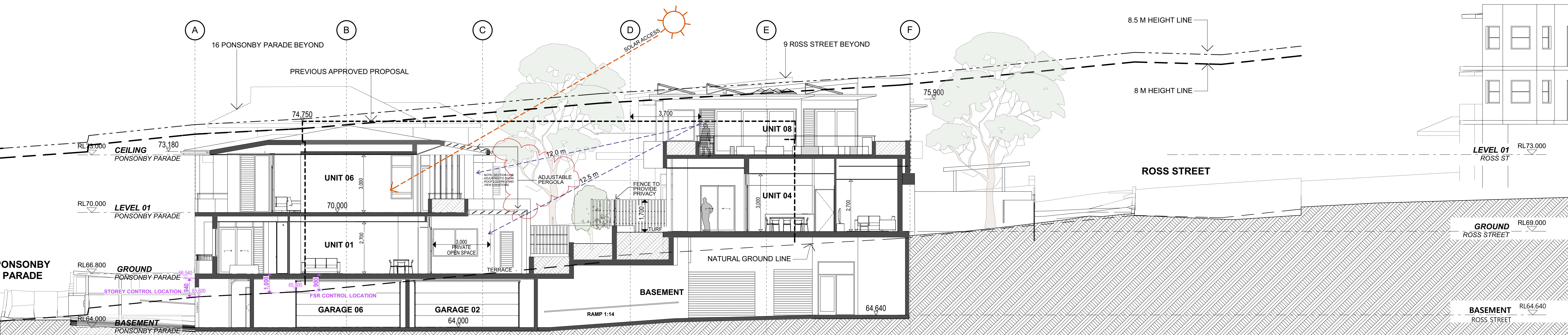
EXTERNAL FINISHES

NOTE: FINISHES AND IMAGES SHOWN ARE INDICATIVE OF DESIGN INTENT ONLY

FC CLADDING				STONE CLADDING		RENDERED WALLS				FACADE COLUMNS		ROOF FINISHES			METAL WALL CLADDING	
	A WEATHERBOARD HORIZONTAL NARROW PAINT LIGHT GREY	B WEATHERBOARD HORIZONTAL NARROW PAINT DARK GREY	C WEATHERBOARD VERTICAL WIDE PAINT MID GREY		D STONE CLADDING SANDSTONE		E PAINTED RENDER COLOUR - WARM DARK GREY	F PAINTED RENDER COLOUR - OFF WHITE	G PAINTED RENDER COLOUR - LIGHT GREY		H PAINTED CLADDING / RENDER COLOUR - MID GREY BROWN		I STANDING SEAM COLORBOND BASALT	K PEBBLE ROOF BALAST RIVER PEBBLE		L STANDING SEAM COLORBOND MONUMENT



SECTION 4



SECTION 1

BASIX NOTES

Metal roof + 70mm foil lined blanket (roof medium colour)

R3.5 insulation to ceilings adjacent to roof space

R3.0 insulation to ceilings adjacent to concrete & flat metal roof

External walls & internal walls between units and adjacent to lobby/stair 150mm concrete + R2.0 insulation

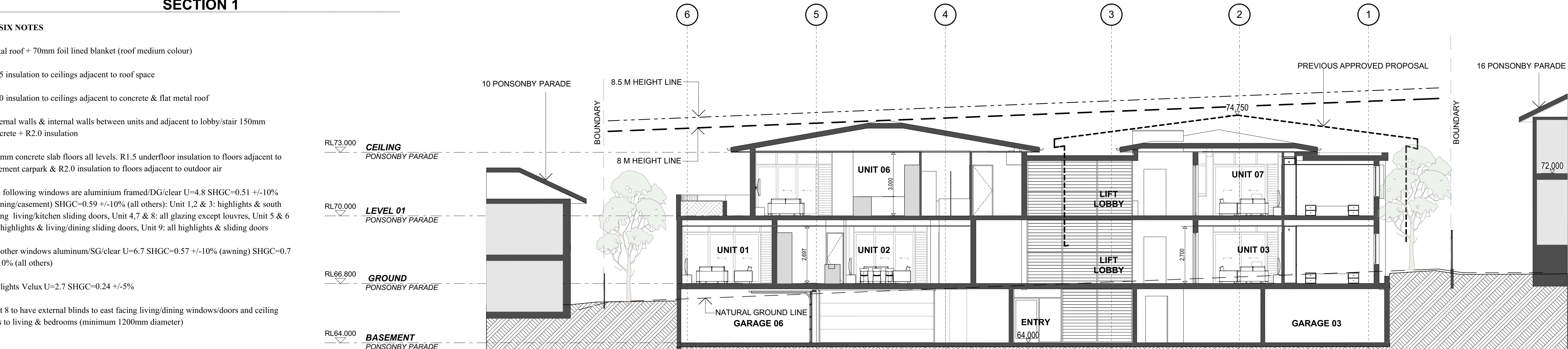
200mm concrete slab floors all levels. R1.5 underfloor insulation to floors adjacent to basement carpark & R2.0 insulation to floors adjacent to outdoor air

The following windows are aluminium framed/DG/clear U=4.8 SHGC=0.51 +/-10% (awning/casement) SHGC=0.59 +/-10% (all others): Unit 1,2 & 3: highlights & south facing living/kitchen sliding doors, Unit 4,7 & 8: all glazing except louvres, Unit 5 & 6 All highlights & living/dining sliding doors, Unit 9: all highlights & sliding doors

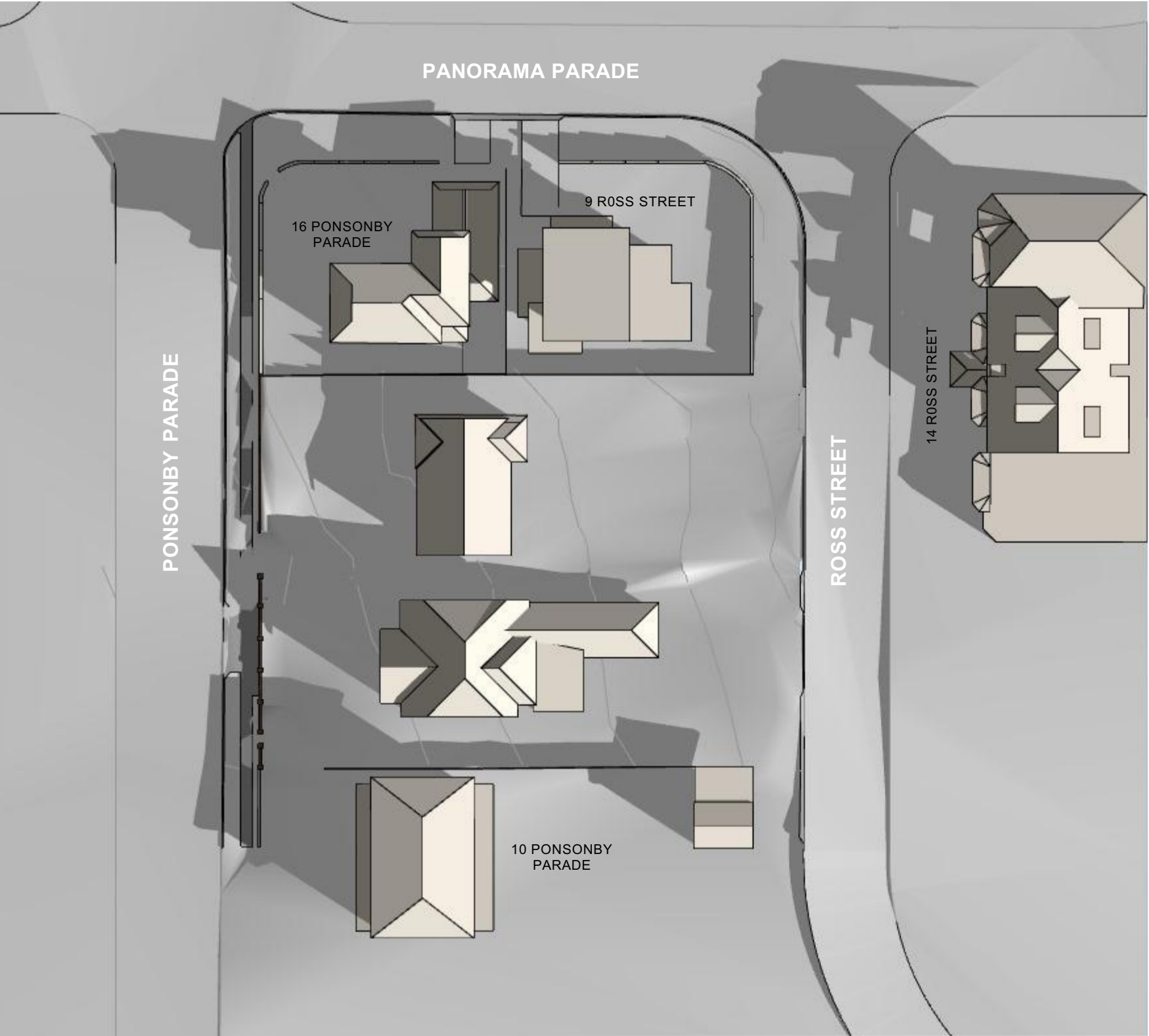
All other windows aluminum/SG/clear U=6.7 SHGC=0.57 +/-10% (awning) SHGC=0.7 +/-10% (all others)

Skylights Velux U=2.7 SHGC=0.24 +/-5%

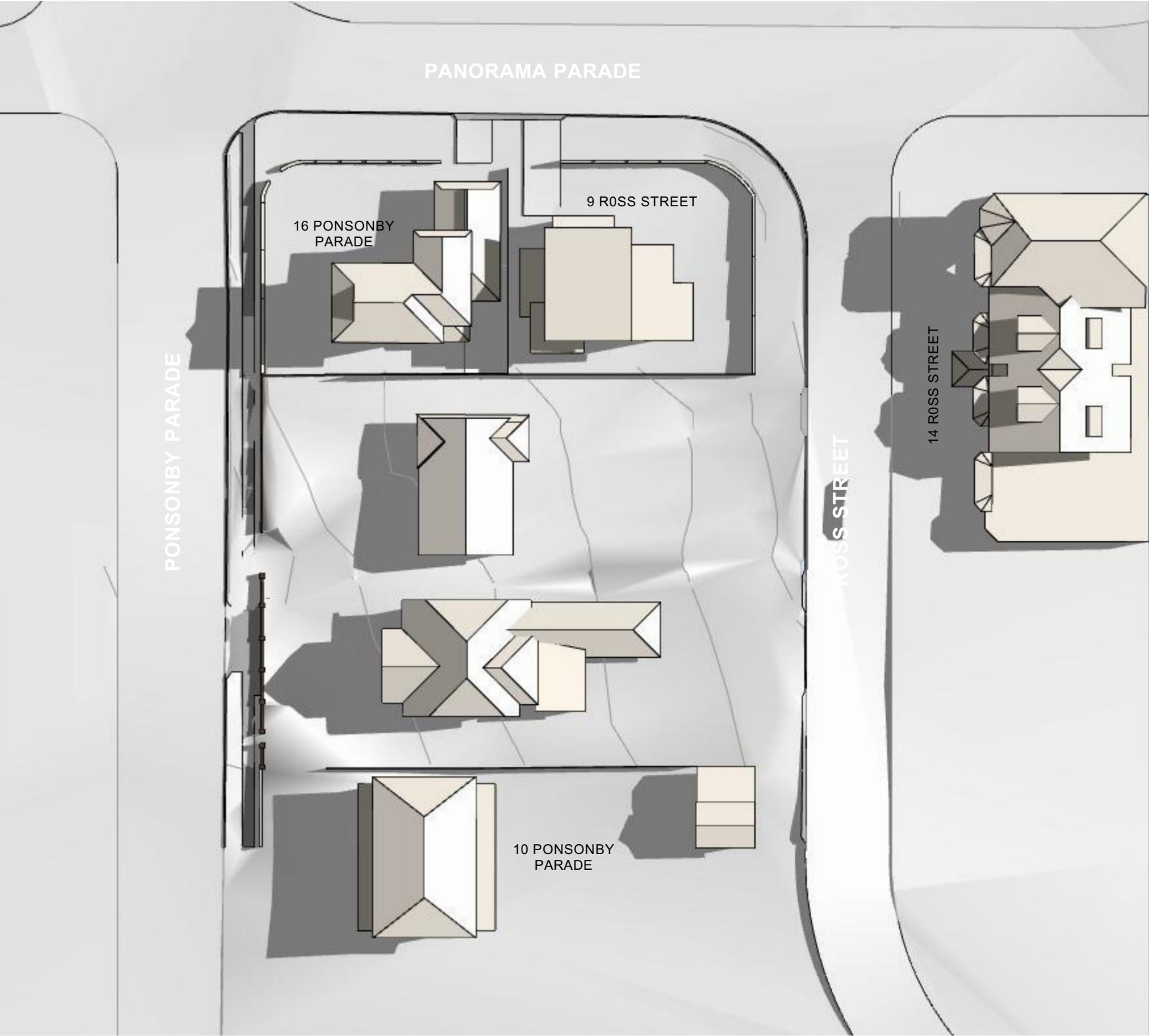
Unit 8 to have external blinds to east facing living/dining windows/doors and ceiling fans to living & bedrooms (minimum 1200mm diameter)



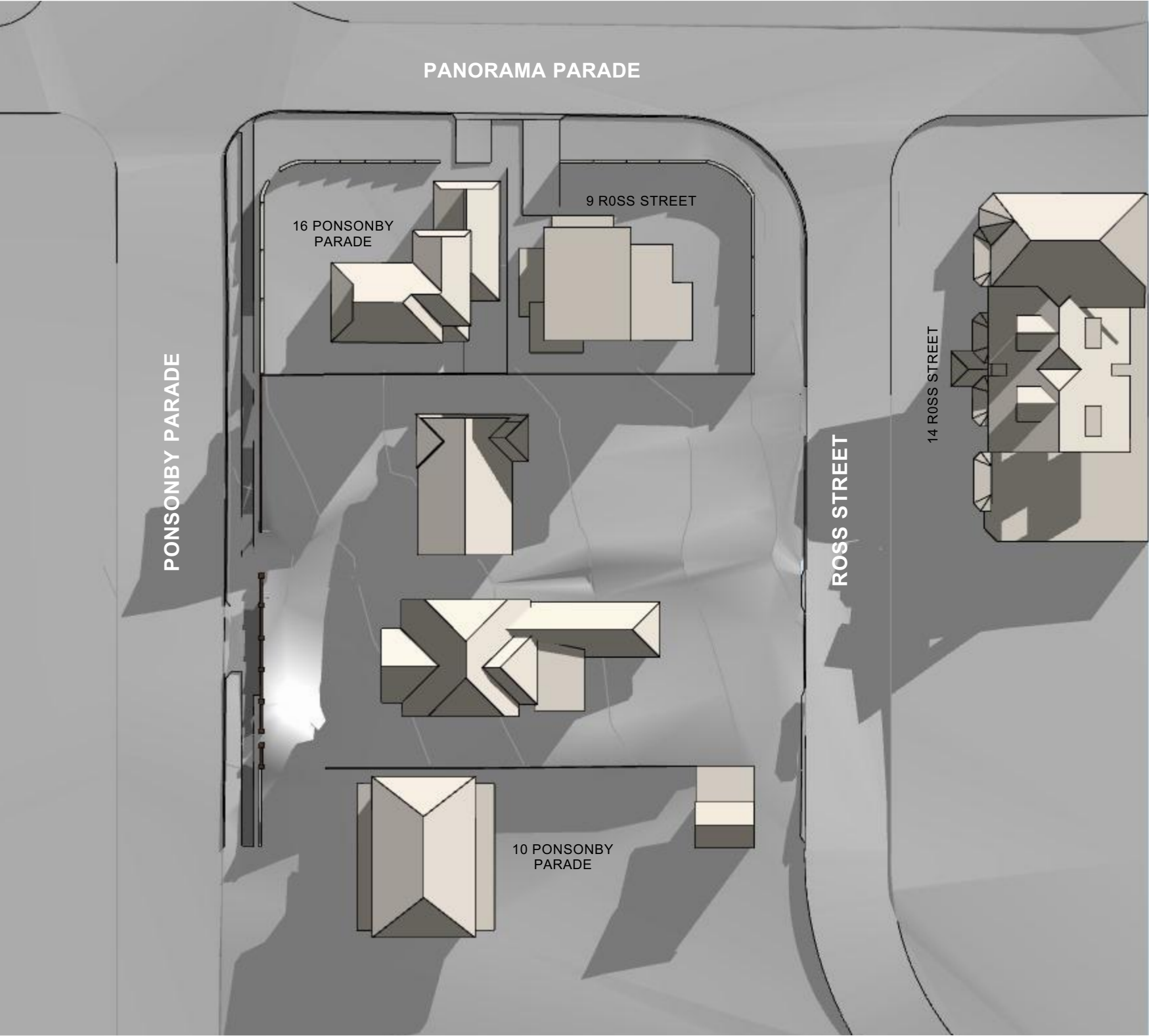
SECTION 2



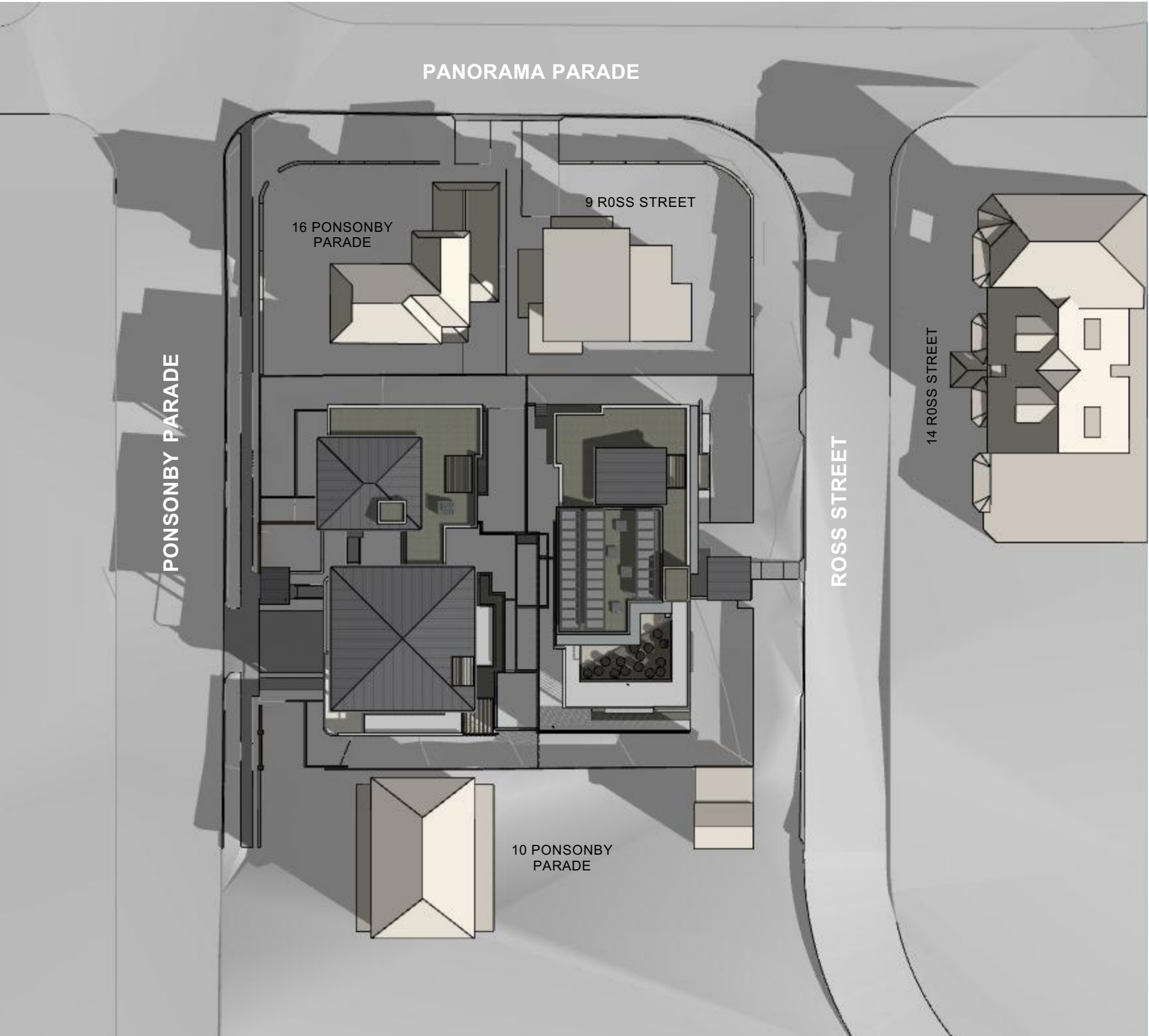
EXISTING JUNE 9 AM



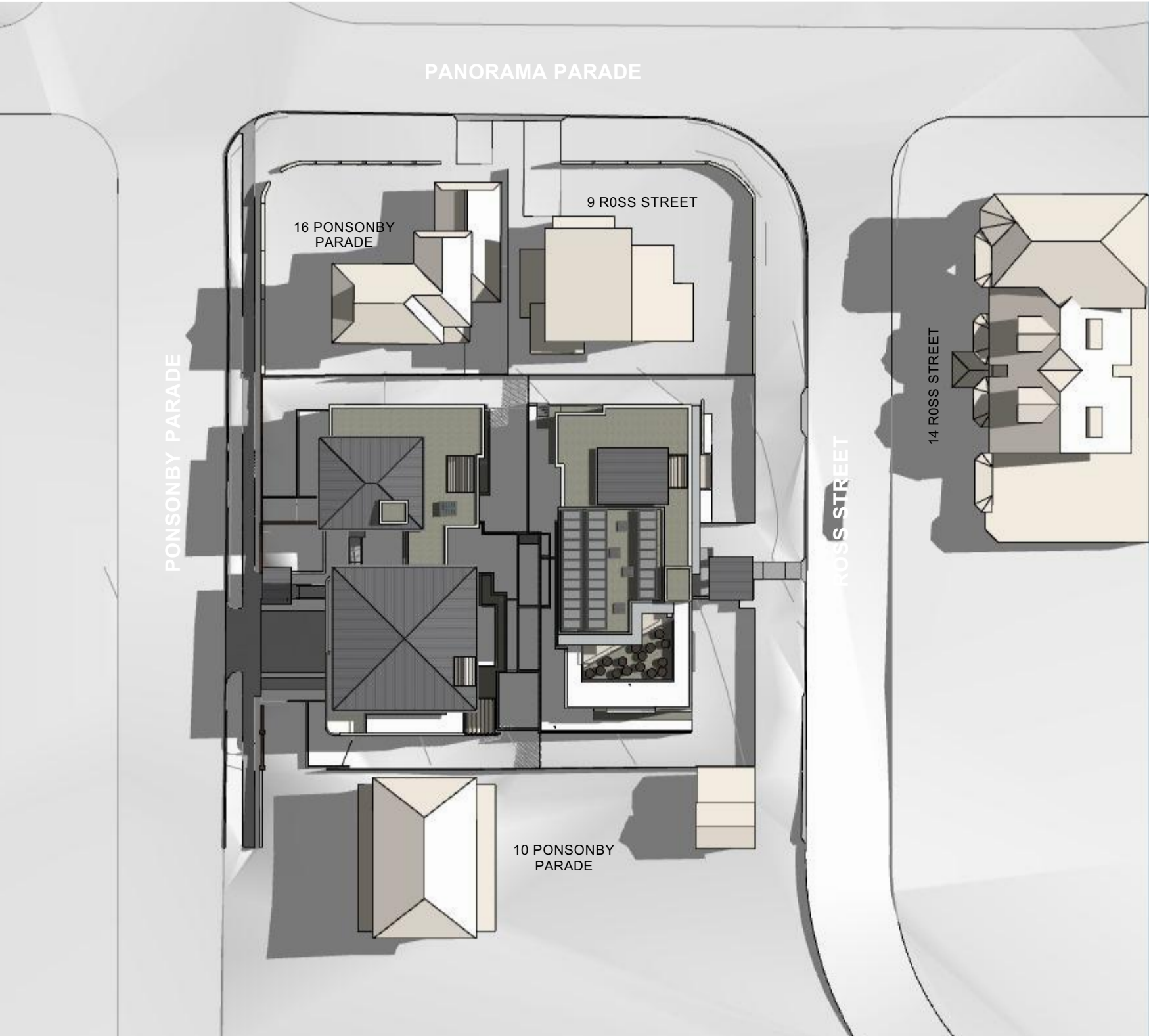
EXISTING JUNE 12 PM



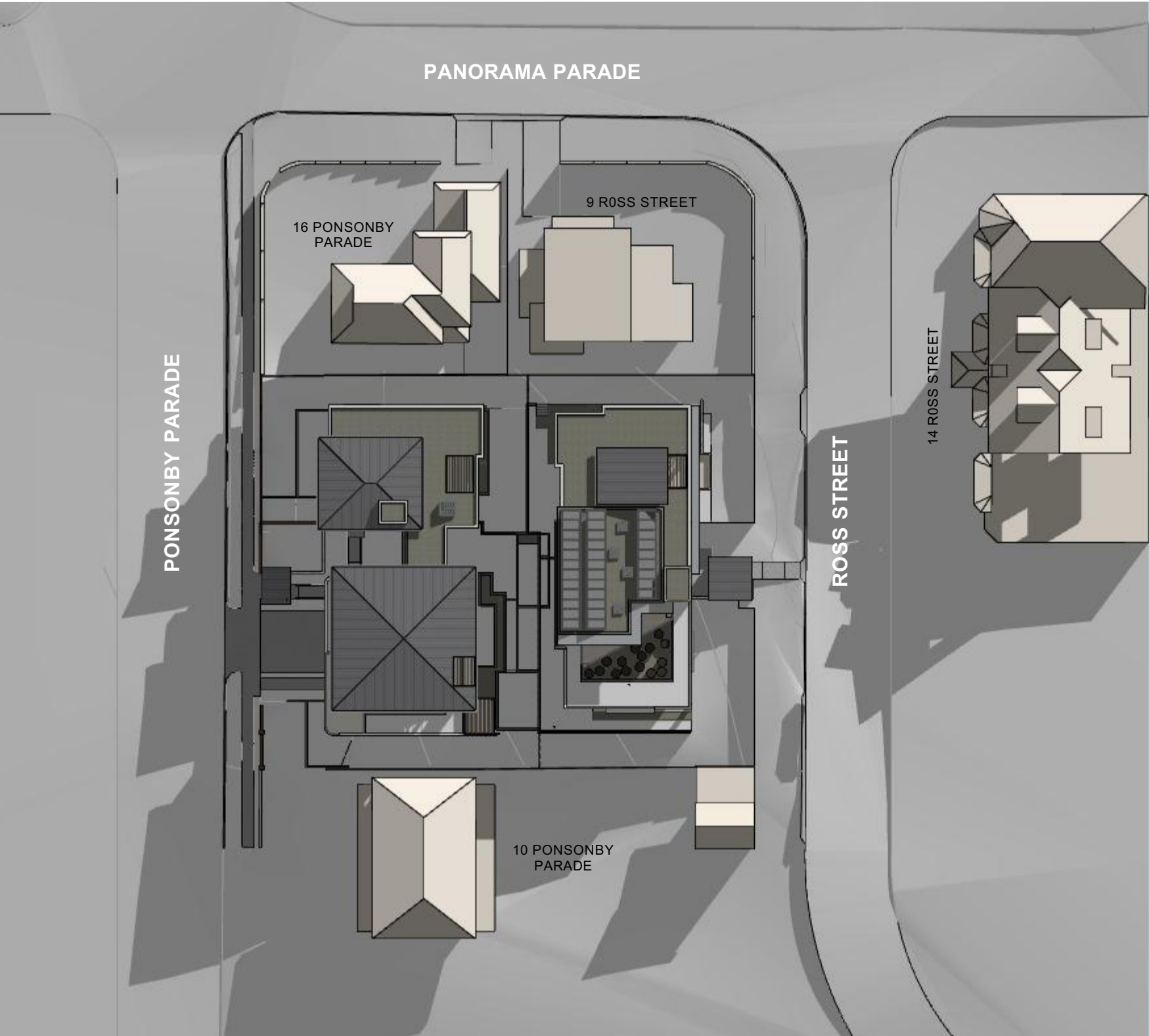
EXISTING JUNE 3 PM



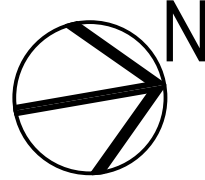
PROPOSED JUNE 9 AM



PROPOSED JUNE 12 PM



PROPOSED JUNE 3 PM



293 m²

06
3 BED +
A: 131 m²

TERRACE
A: 30 m²

TERRACE
A: 10 m²

07
3 BED + TERRACE
A: 115 m²
79 m²

240 m²

08
2 BED
A: 97 m²

TERRACE
A: 10 m²

TERRACE
A: 8 m²

TERRACE
A: 10 m²

09
2 BED +
A: 107 m²

BOUNDARY

28 m² - BASEMENT FOYERS

37.719

12.573

BOUNDARY

REAR 25 %

5 m

267 m²

35 m² (b)

221 m²

81 m² (a)

BOUNDARY

ROSS STREET

335 m²

48 m² (b)

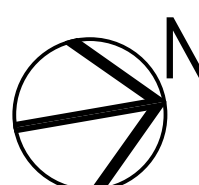
273 m²

5 m

BOUNDARY

ROSS STREET

FSR 0.542 : 1



Issue Date	Rev	Description	Drawn	Checked	PROJECT	DEPARTMENT	SCALE	DRAWN BY	DATE
18/12/2020	A	ISSUE FOR DA			NEW HOUSING SEPP HPSPD	FLOOR AREA CALCULATIONS	1:200 @ A1	CH	18/11/2021
19/04/21	B	AMENDED DA			12 + 14 PONSONBY PARADE				
23/05/21	C	AMENDED DA			SEAFORTH NSW 2092				
01/09/21	D	W.P. S34			LOTS 21 + 22 DP 7577				
12/02/21	E	S34							
19/11/21	F	AMENDED S34					2029	DA11	F



PONSONBY PARADE SOUTH EAST CHARACTER ANALYSIS



PONSONBY PARADE SOUTH WEST CHARACTER ANALYSIS



16 PONSONBY PARADE



PONSONBY PARADE SOUTH CHARACTER ANALYSIS



10 PONSONBY PARADE



PONSONBY PARADE EXISTING



ROSS STREET NORTH EAST CHARACTER ANALYSIS



ROSS STREET NORTH CHARACTER ANALYSIS



ROSS STREET NORTH WEST CHARACTER ANALYSIS



ROSS STREET GARAGE
OF 10 PONSONBY PARADE



9 ROSS STREET



ROSS STREET EXISTING

ROSS STREET EXISTING



VIEW FROM 5/14 ROSS STREET - EXISTING



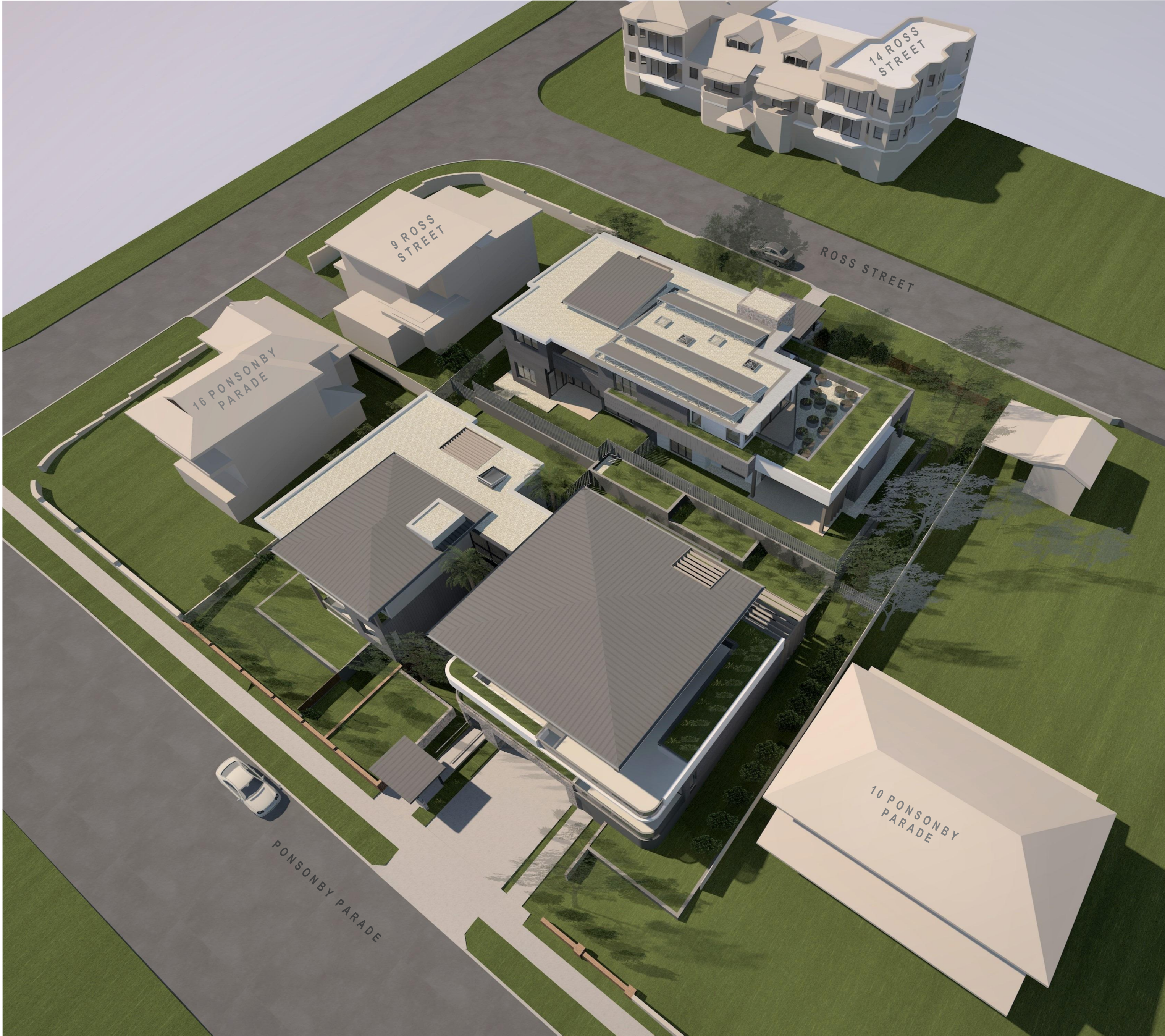
VIEW FROM 9 ROSS STREET - EXISTING



VIEW FROM 5/14 ROSS STREET - PROPOSED



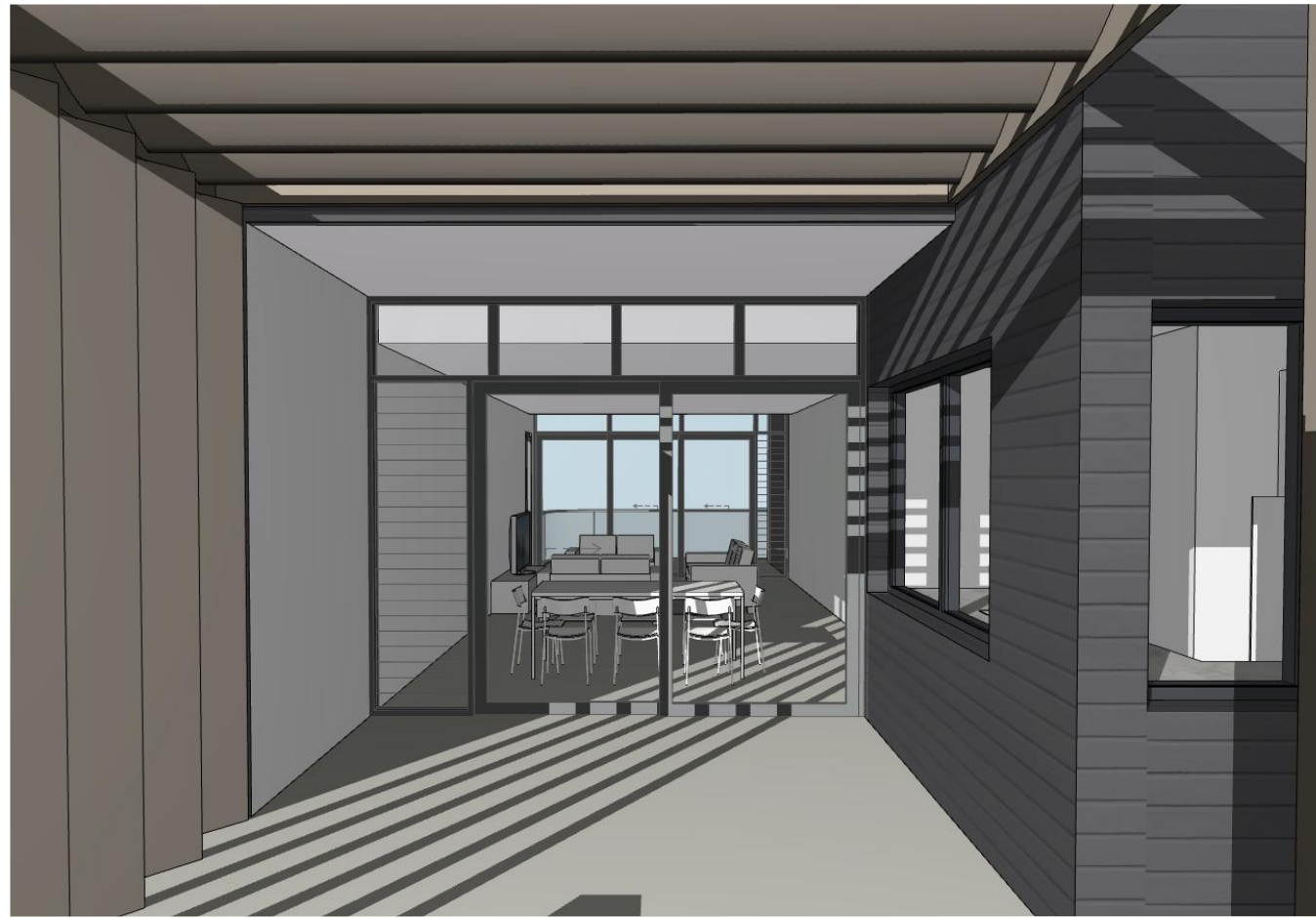
VIEW FROM 9 ROSS STREET - PROPOSED



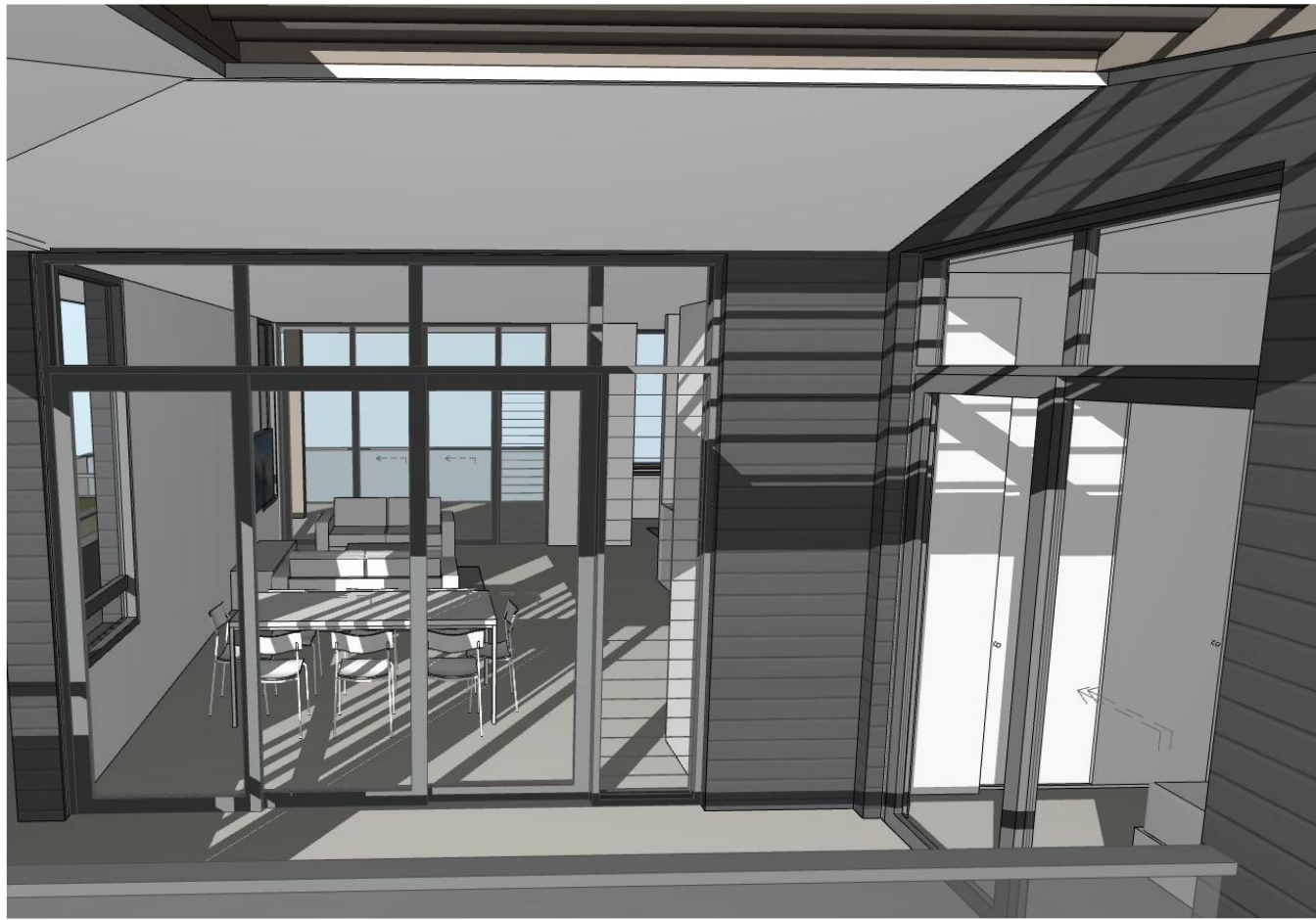
ROSS STREET ENTRY



PONSONBY PDE.



UNIT 1 - 9 AM



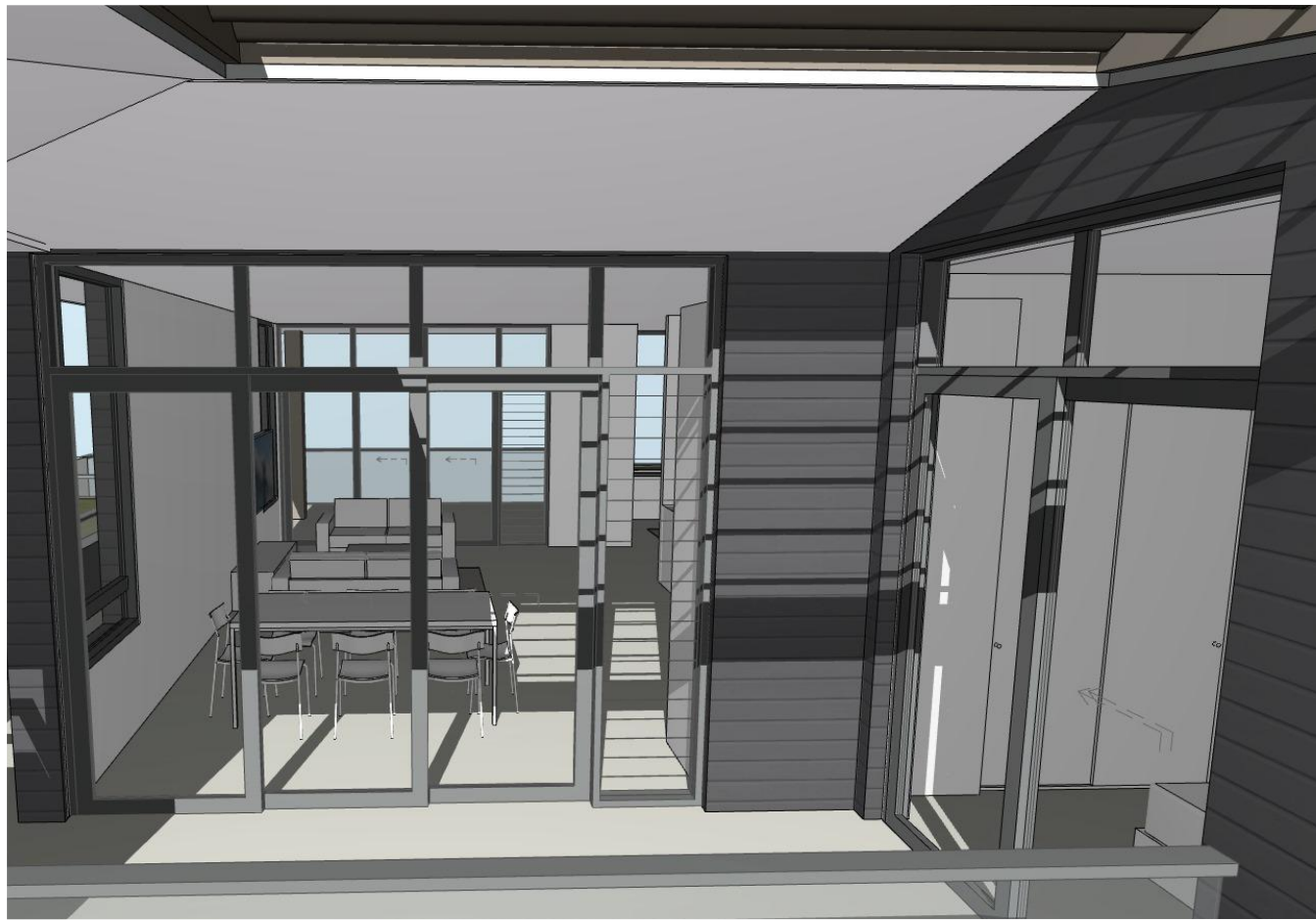
UNIT 6 - 9 AM



UNIT 7 - 10 AM



UNIT 1 - 10:30 AM



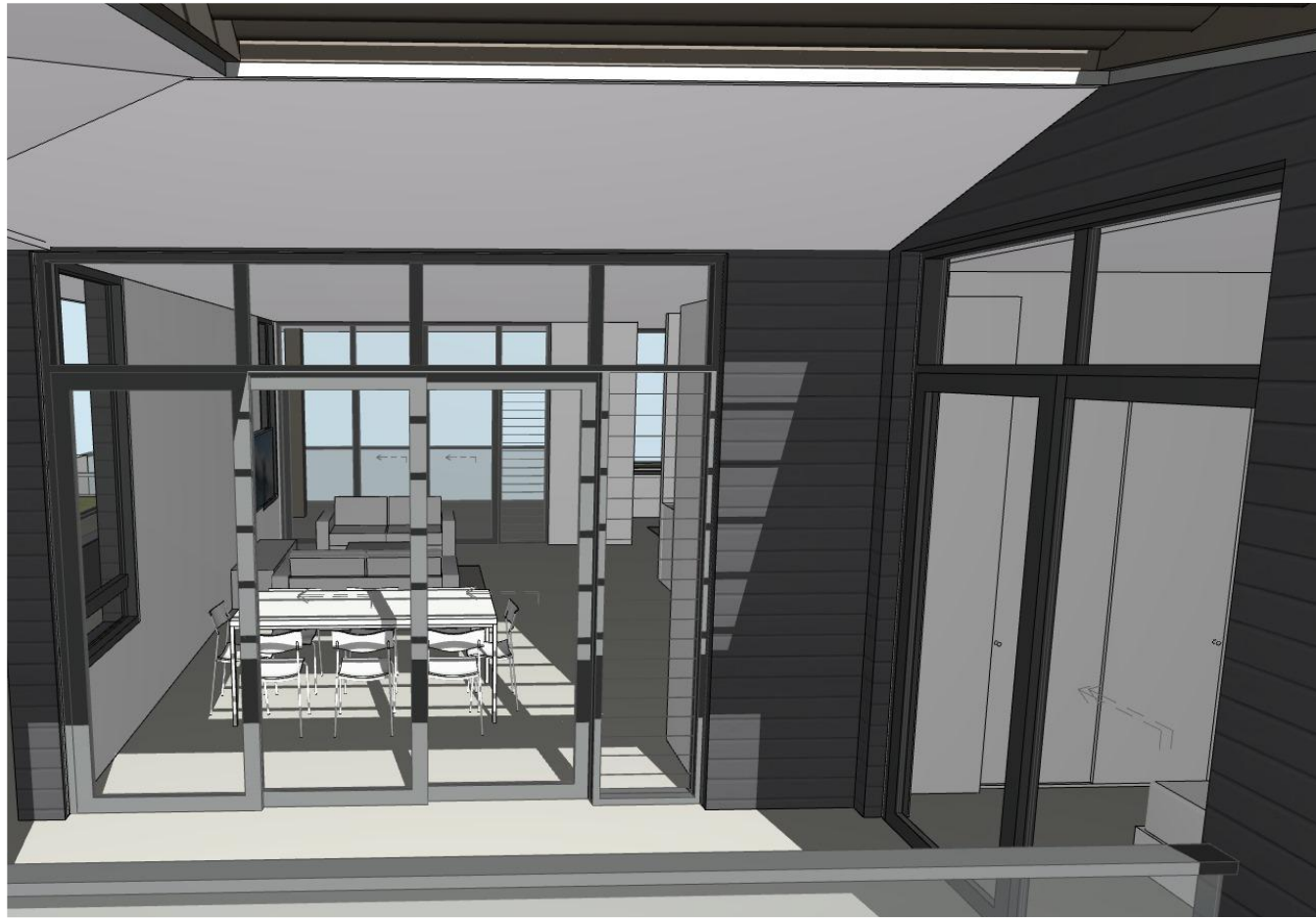
UNIT 6 - 10:30 AM



UNIT 7 - 11:30 AM



UNIT 1 - 12 PM



UNIT 6 - 12 PM



UNIT 7 - 1 PM



UNIT 7 - 1 PM NEIGHBOUR SHADOW



UNIT 7 - 2 PM NEIGHBOUR SHADOW



UNIT 4 - 9 AM



UNIT 5 - 9 AM



UNIT 8 - 9 AM



UNIT 9 - 10:30 AM



UNIT 4 - 10:30 AM



UNIT 5 - 10:30 AM



UNIT 8 - 10:30 AM



UNIT 9 - 12 PM



UNIT 4 - 12 PM



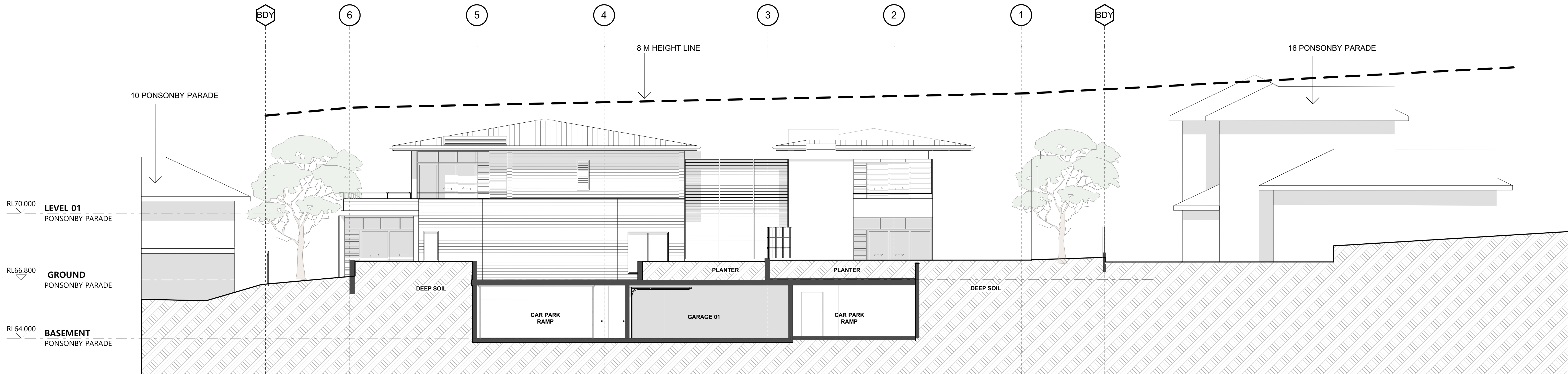
UNIT 5 - 12 PM



UNIT 8 - 12 PM

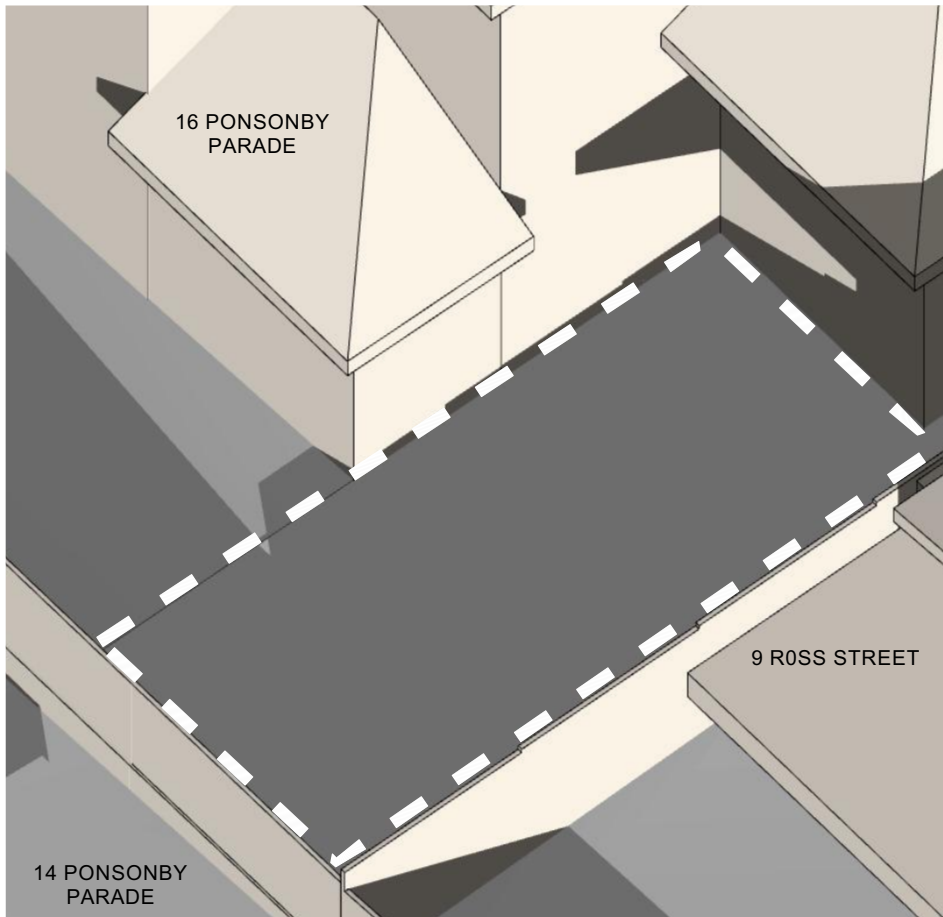


UNIT 9 - 1:30 PM

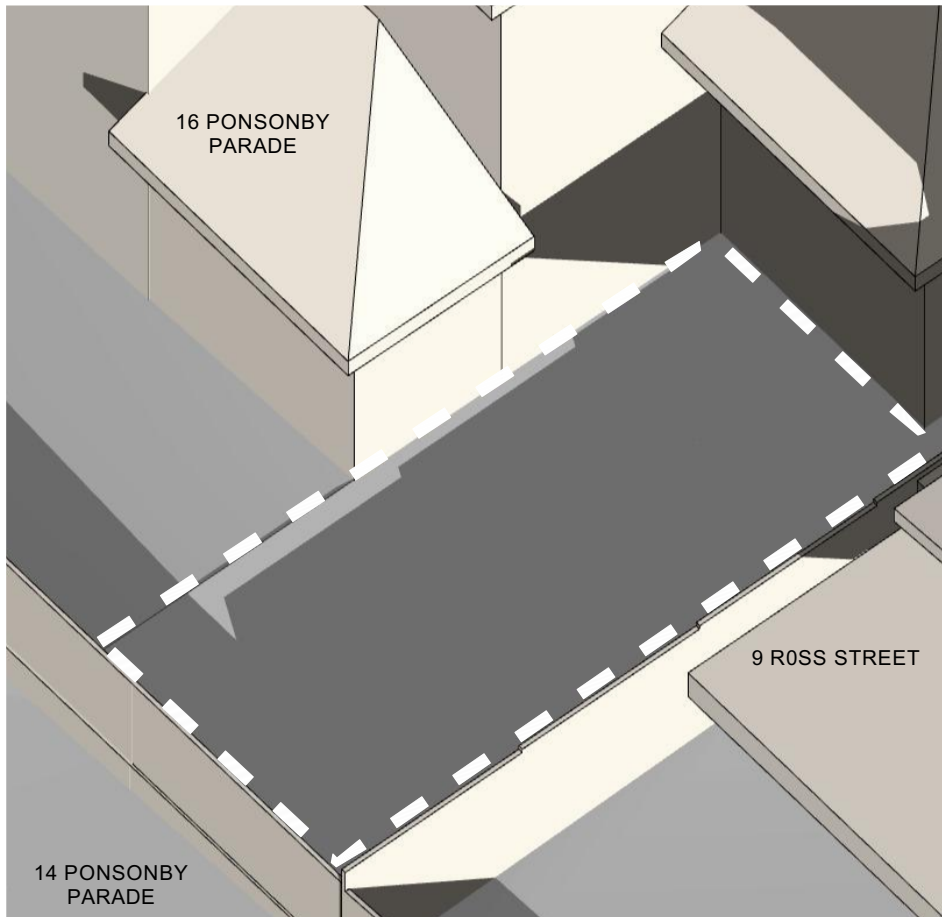


WINTER
SOLSTICE

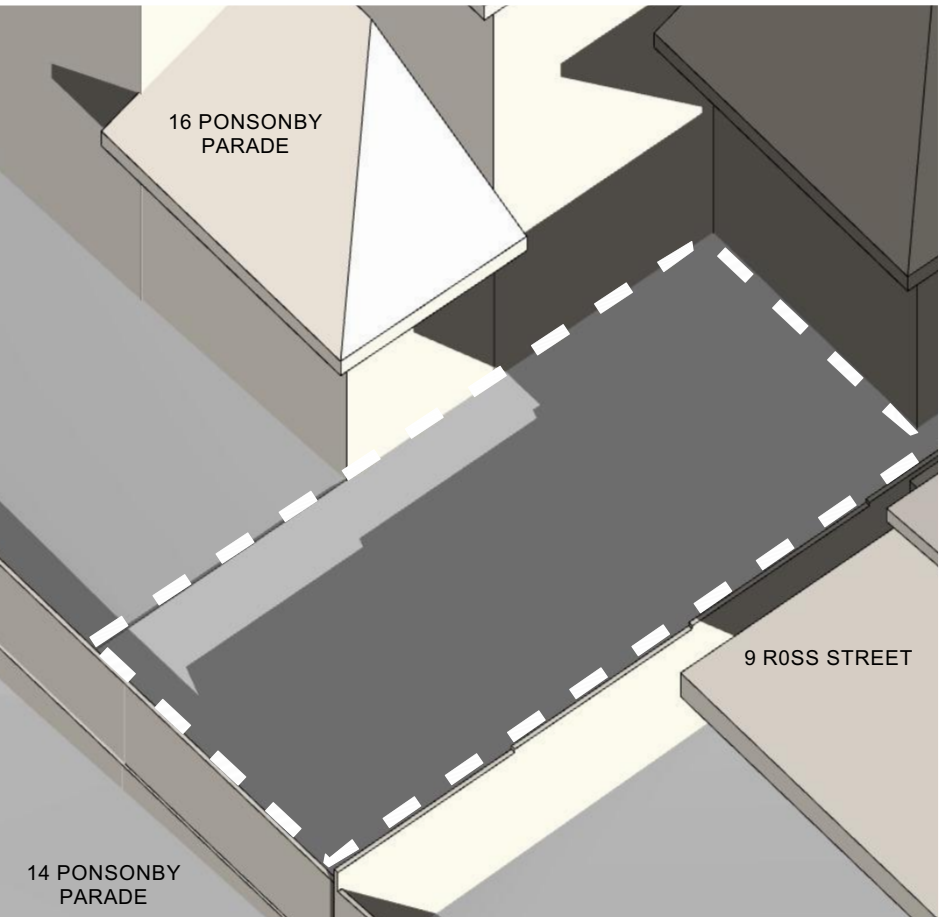
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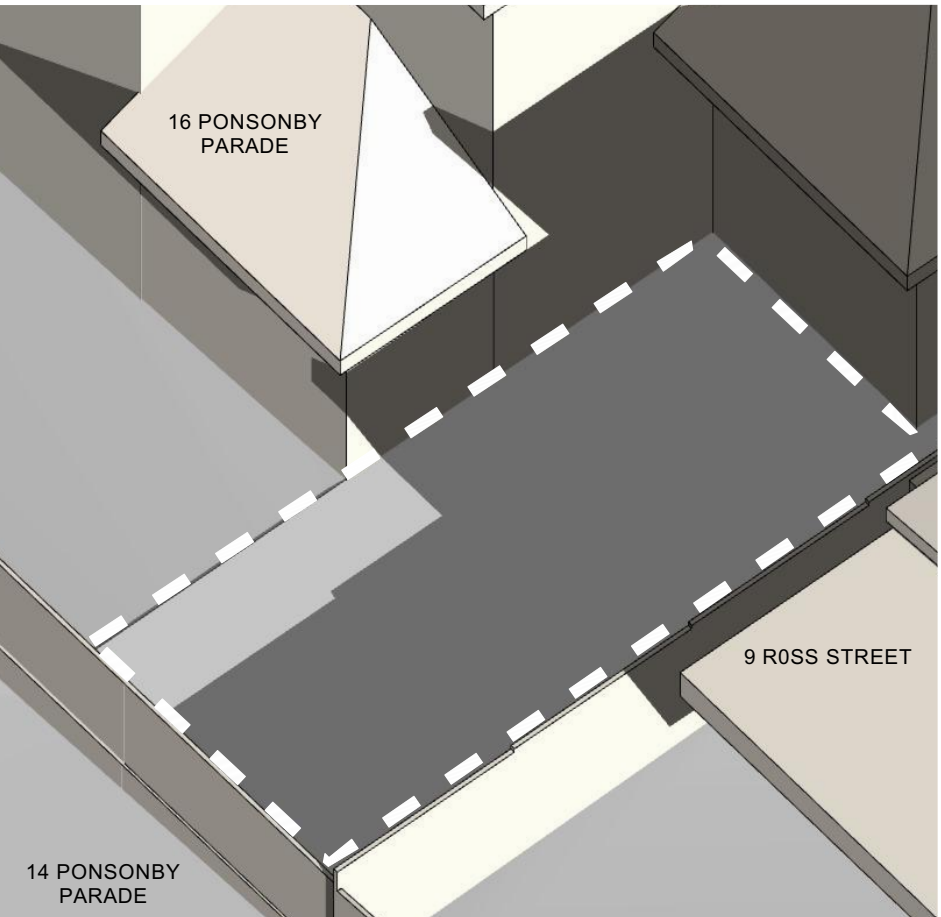
JUNE 21 EXISTING 9 AM



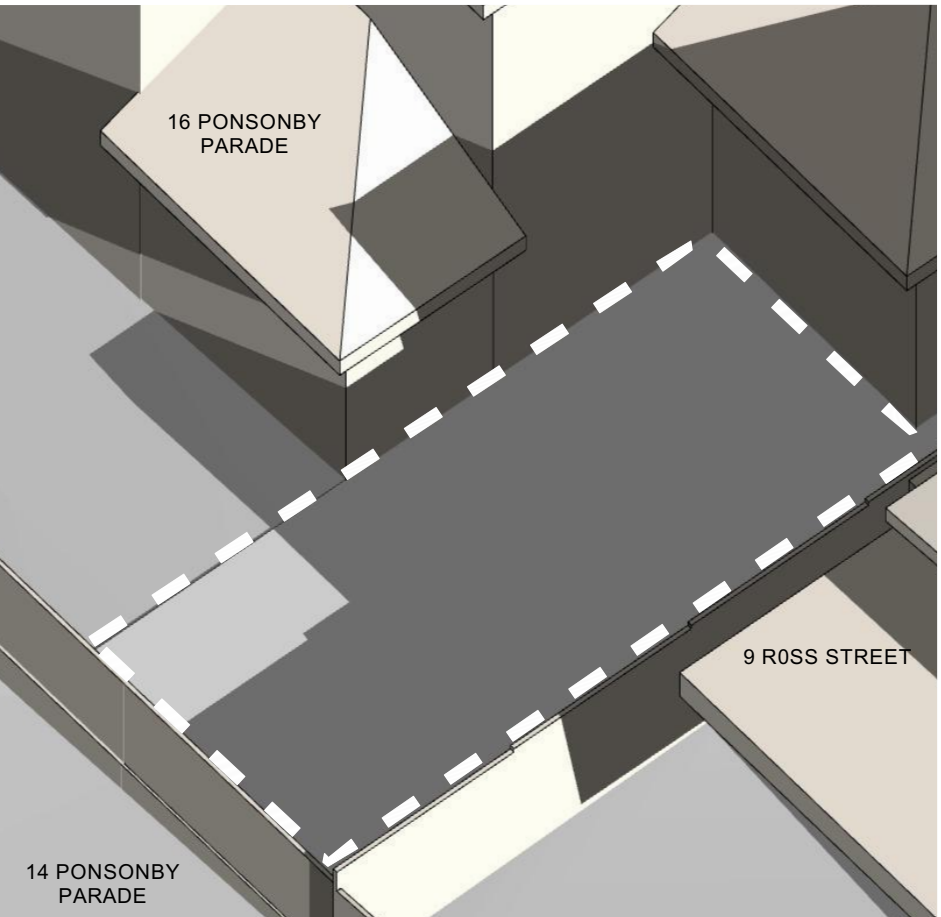
JUNE 21 EXISTING 9:30 AM



JUNE 21 EXISTING 10 AM

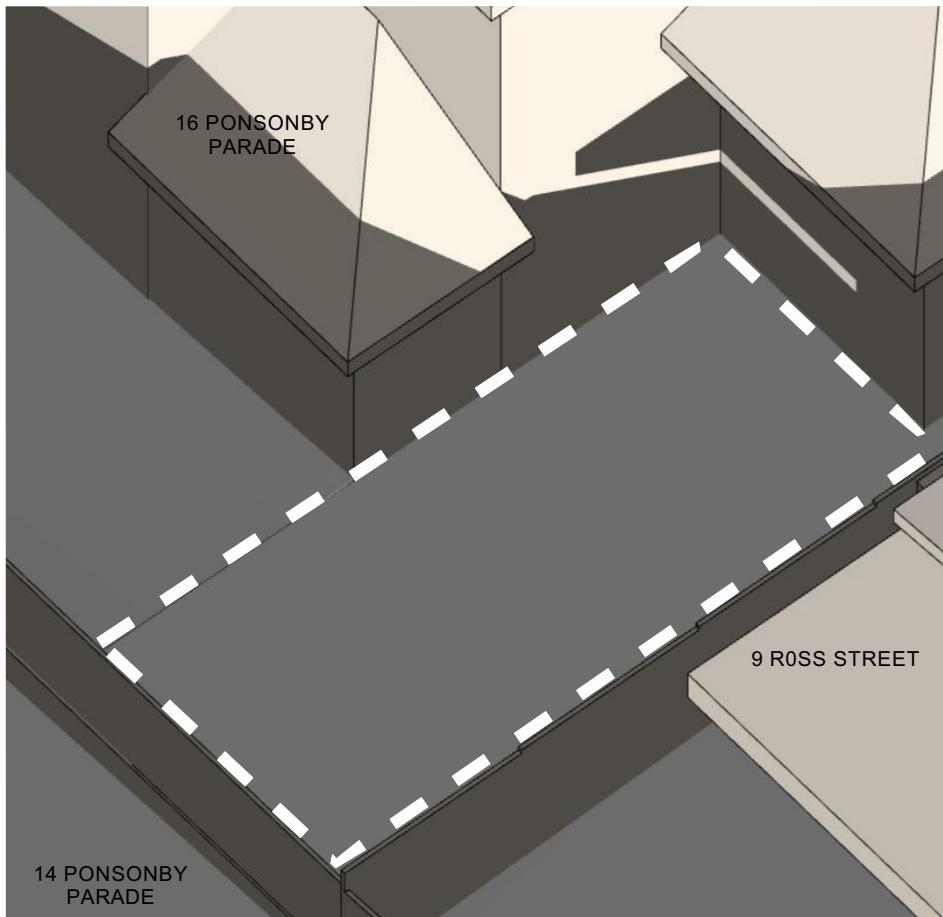


JUNE 21 EXISTING 10:30 AM

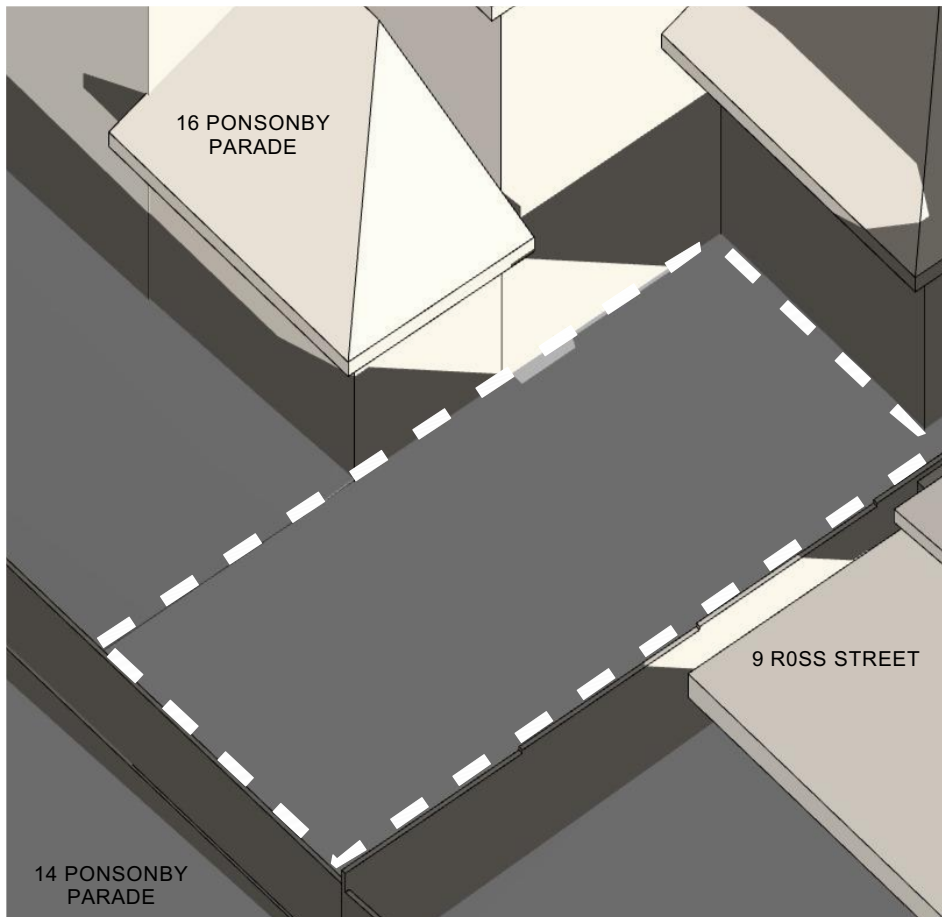


JUNE 21 EXISTING 11 AM

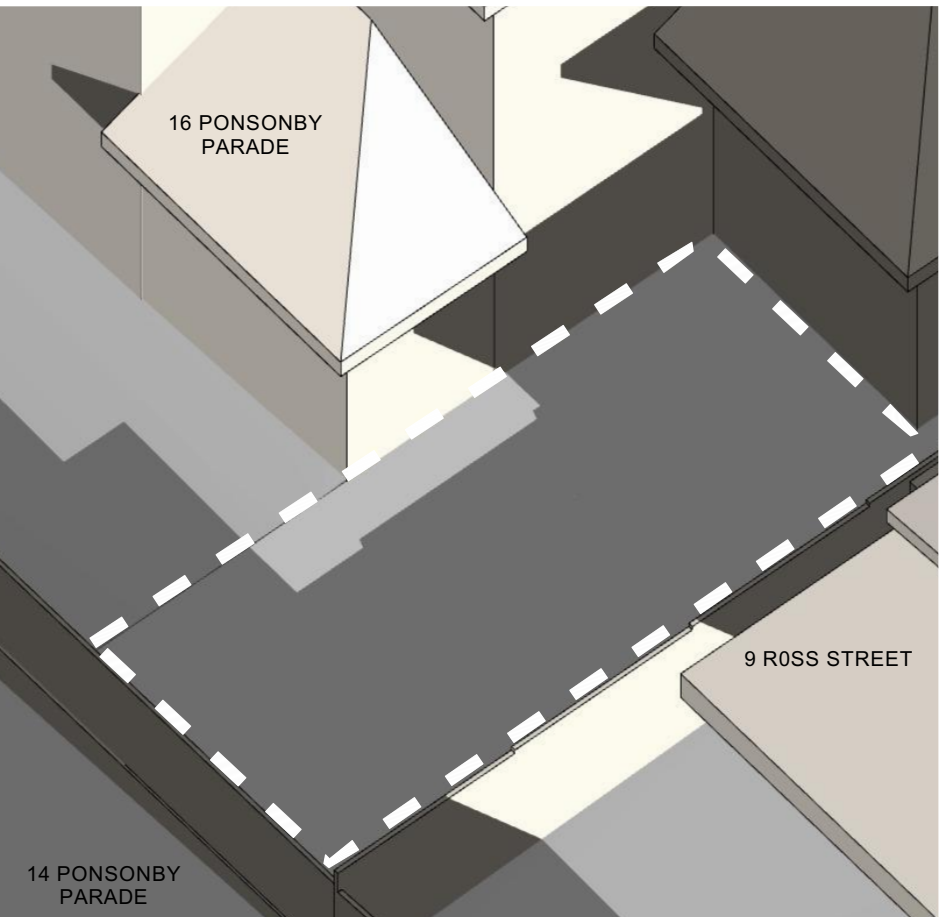
PROPOSED



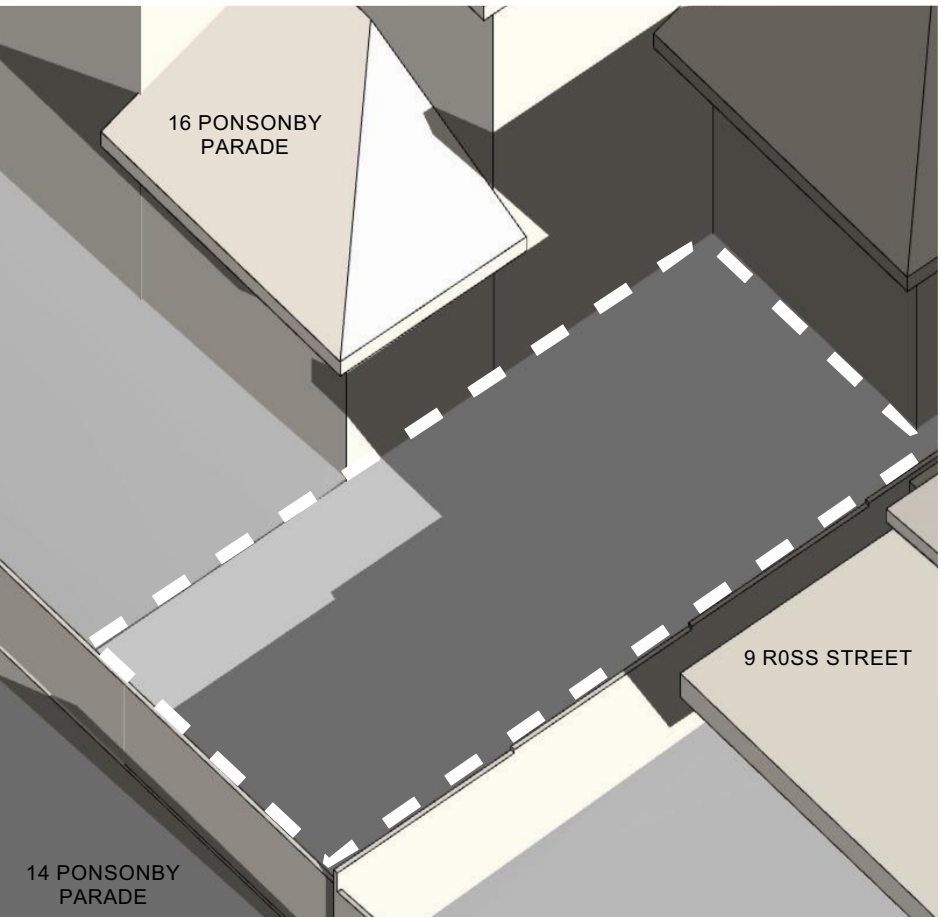
JUNE 21 PROPOSED 9 AM



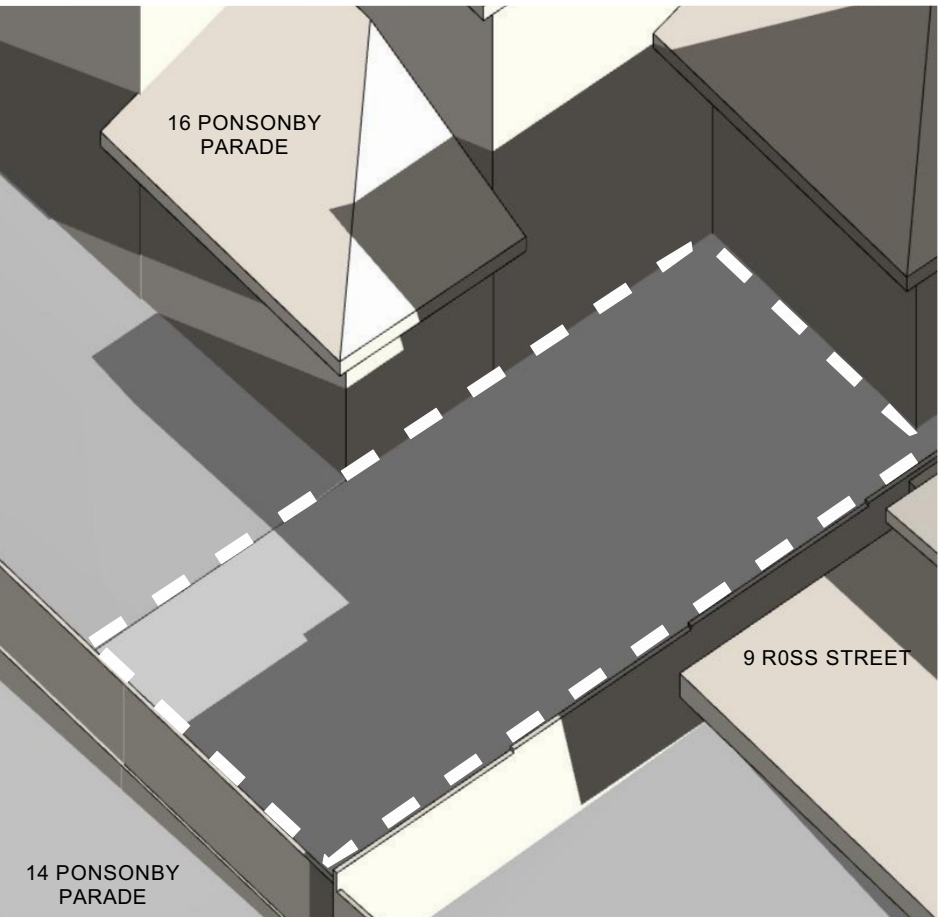
JUNE 21 PROPOSED 9:30 AM



JUNE 21 PROPOSED 10 AM



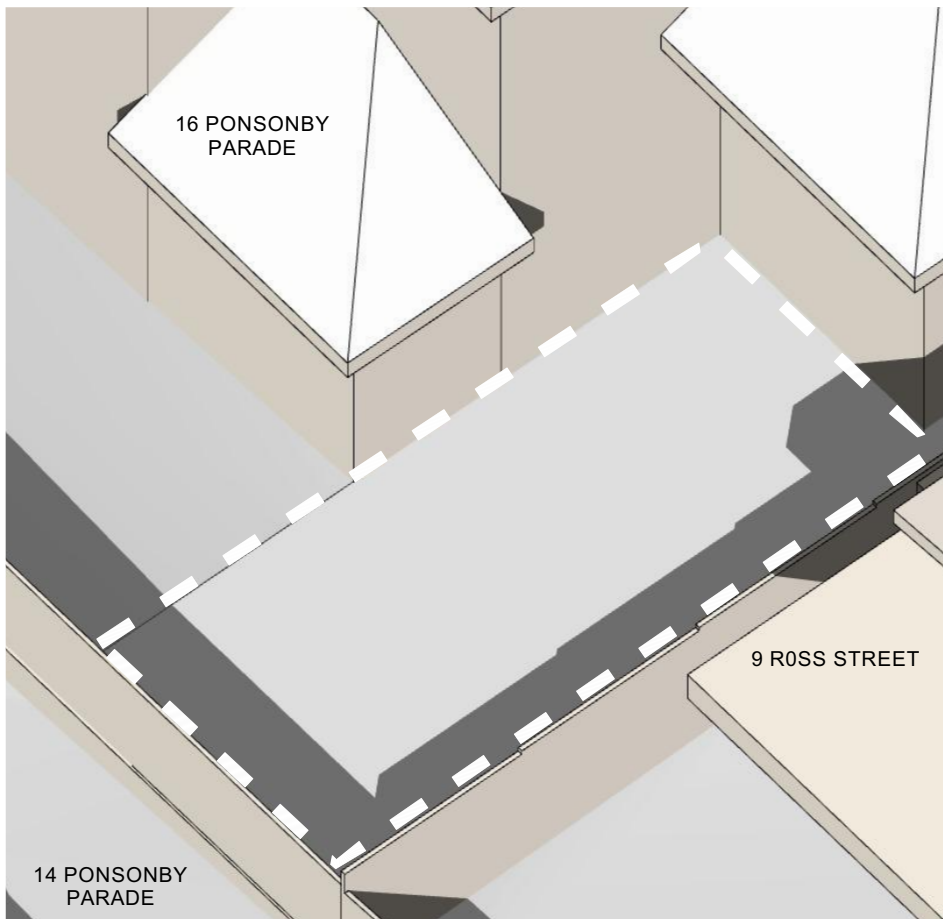
JUNE 21 PROPOSED 10:30 AM



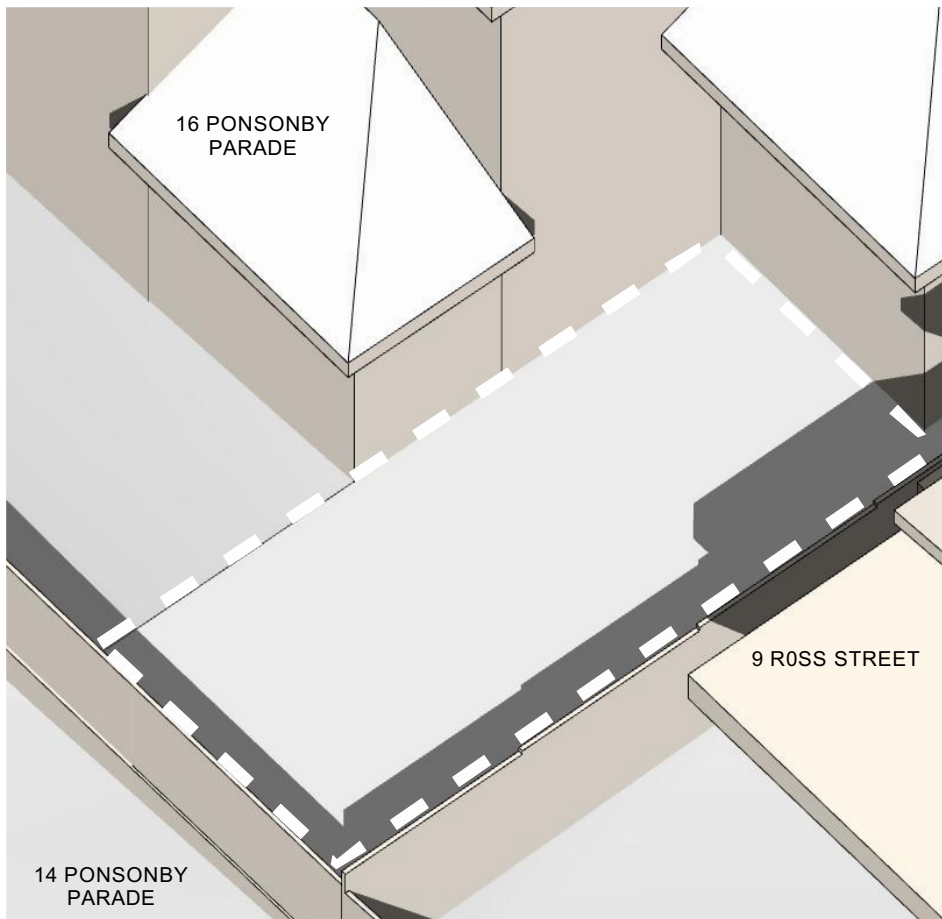
JUNE 21 PROPOSED 11 AM

SPRING /
AUTUMN
EQUINOX

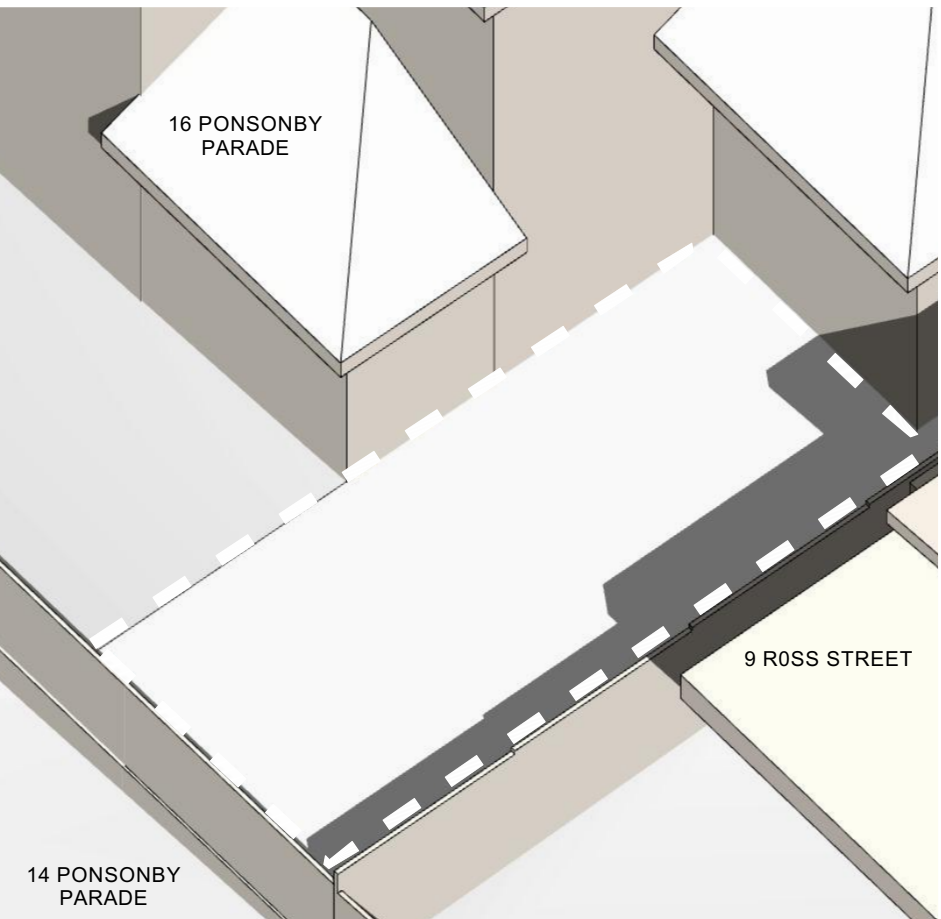
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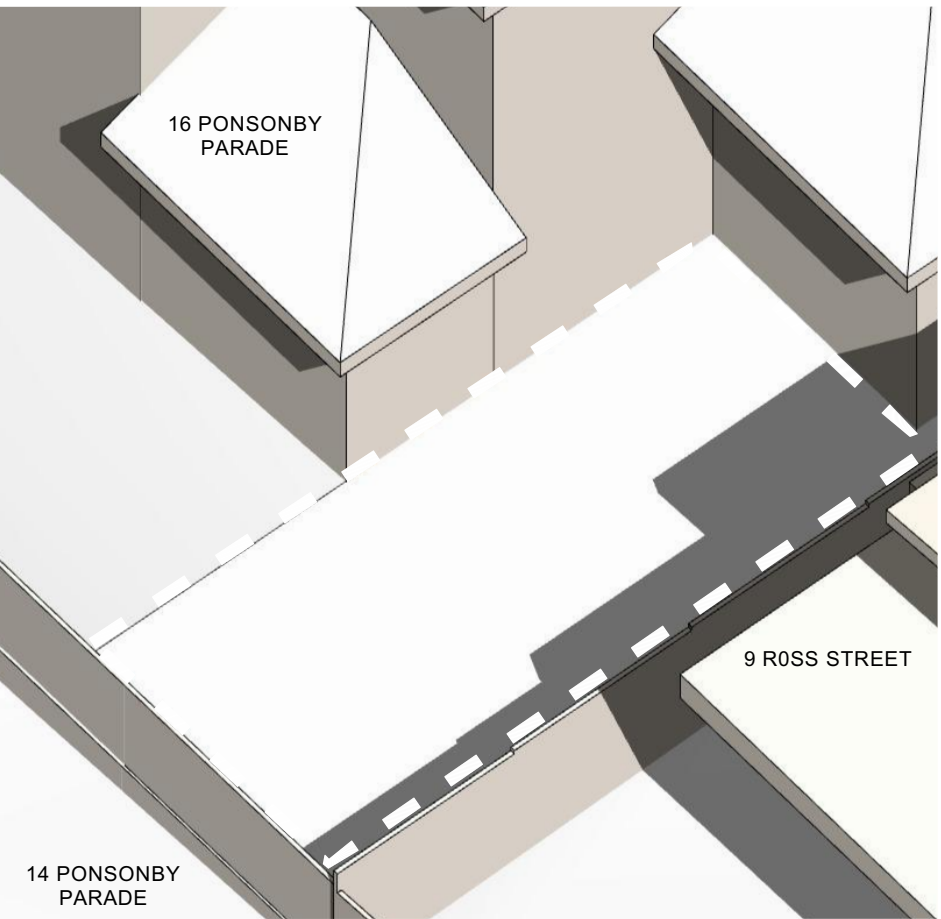
SEPT 21 EXISTING 9 AM



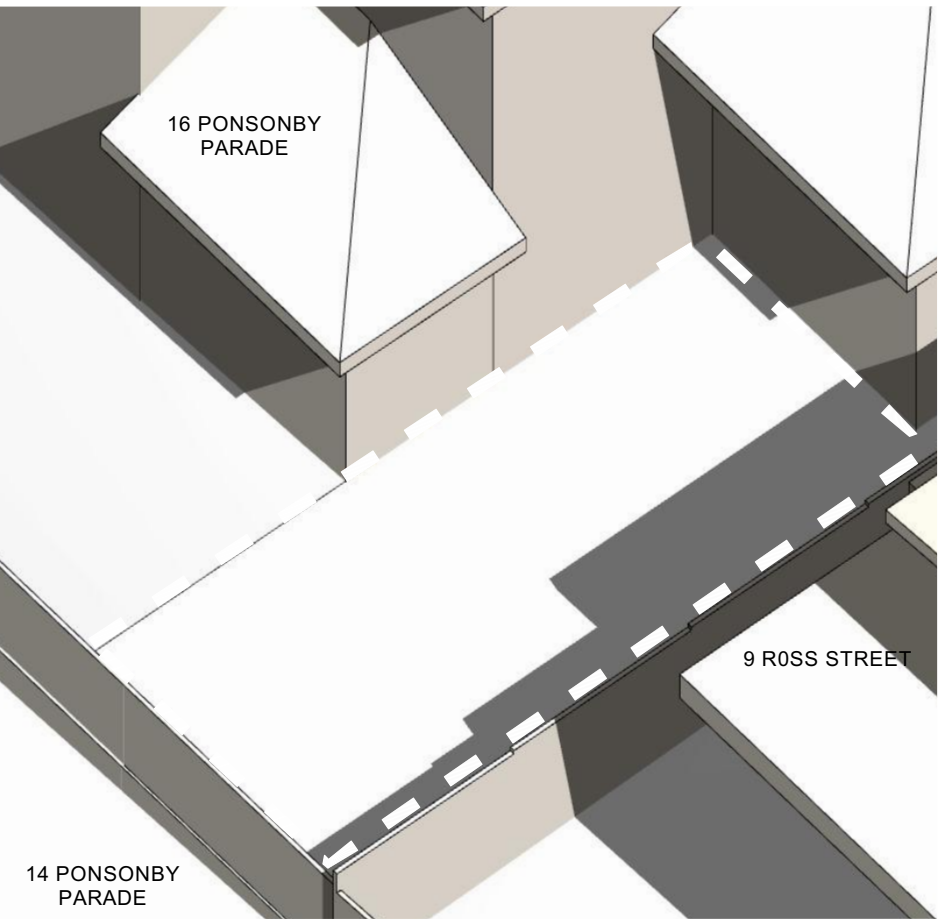
SEPT 21 EXISTING 9:30 AM



SEPT 21 EXISTING 10 AM

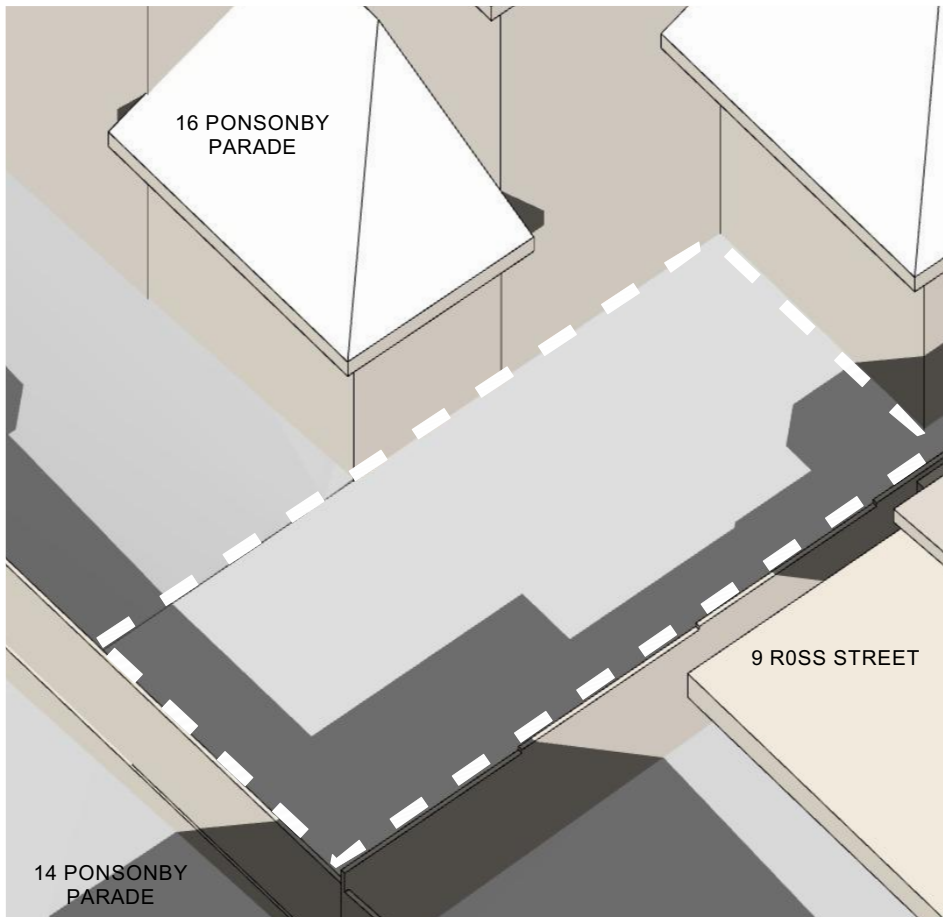


SEPT 21 EXISTING 10:30 AM

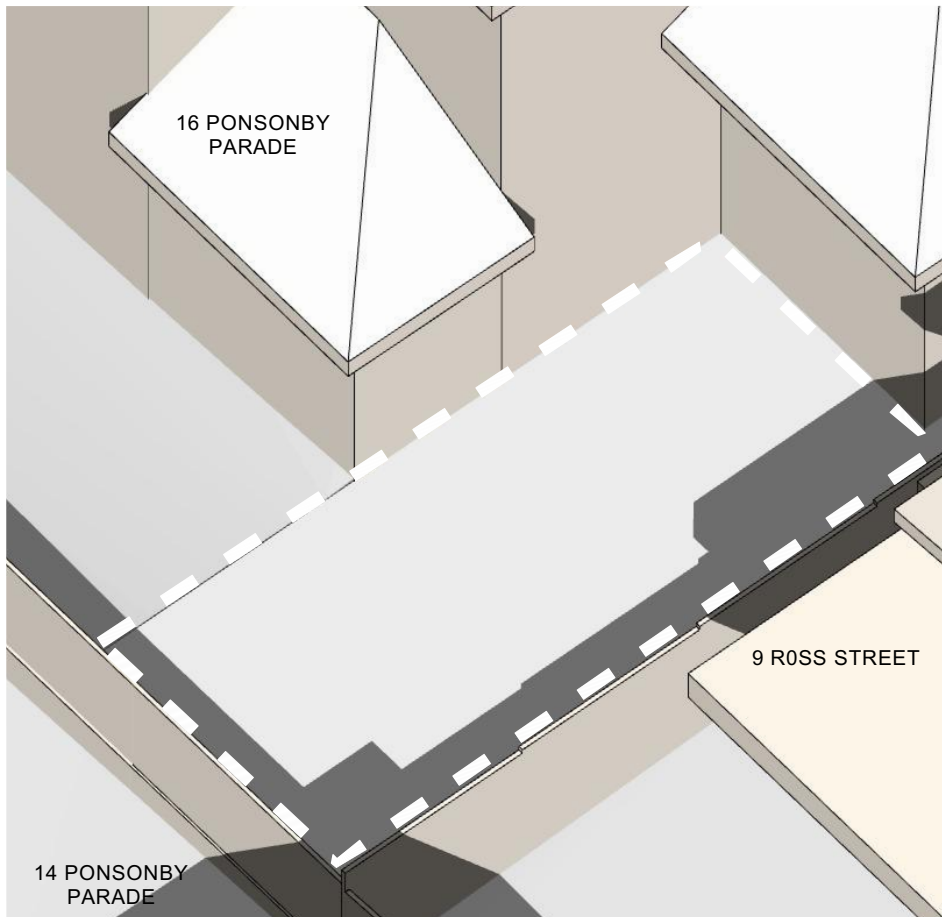


SEPT 21 EXISTING 11 AM

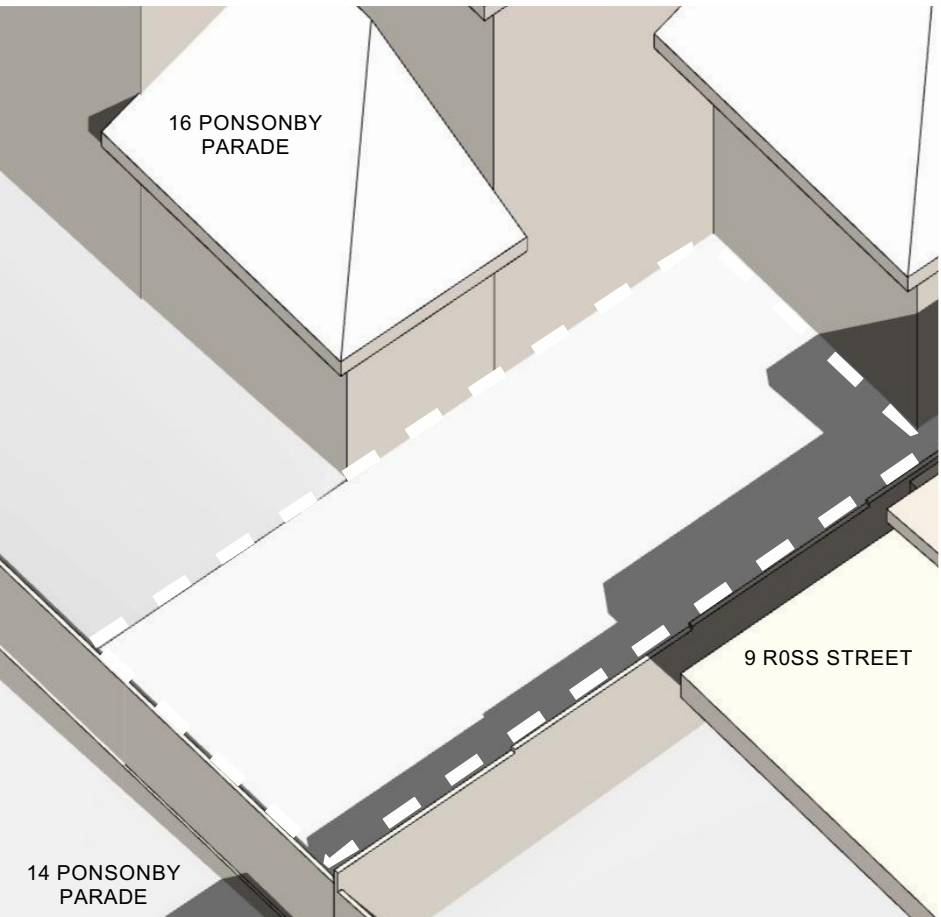
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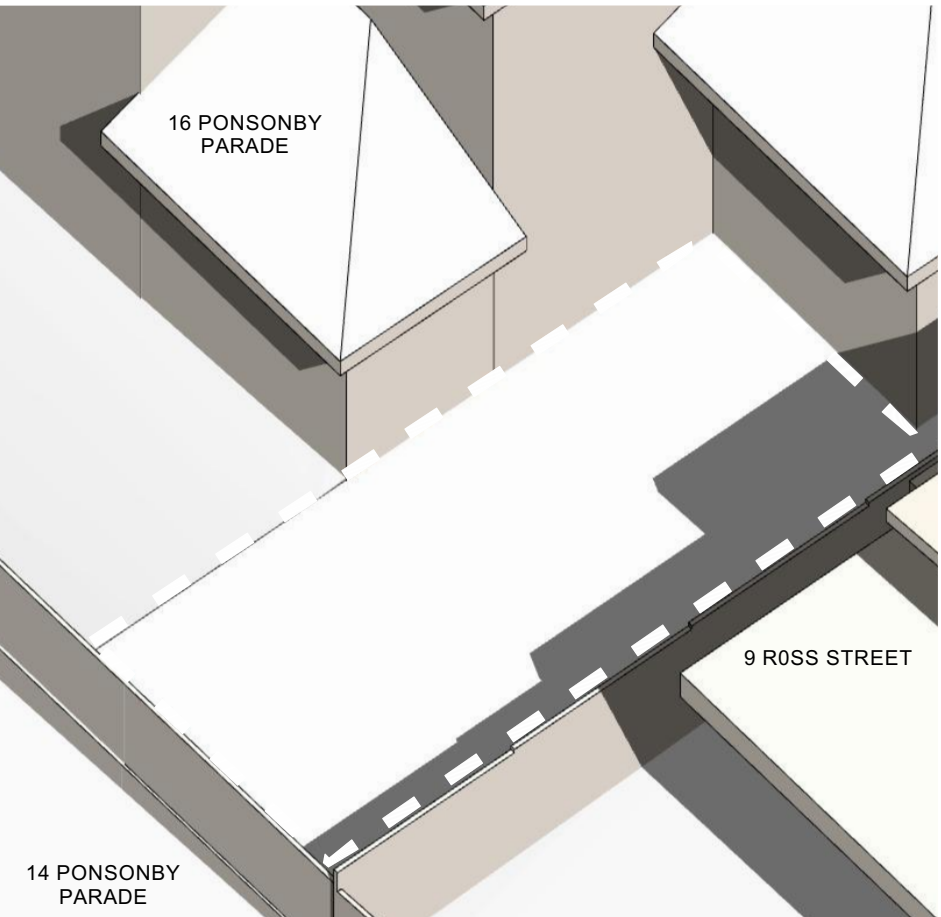
SEPT 21 PROPOSED 9 AM



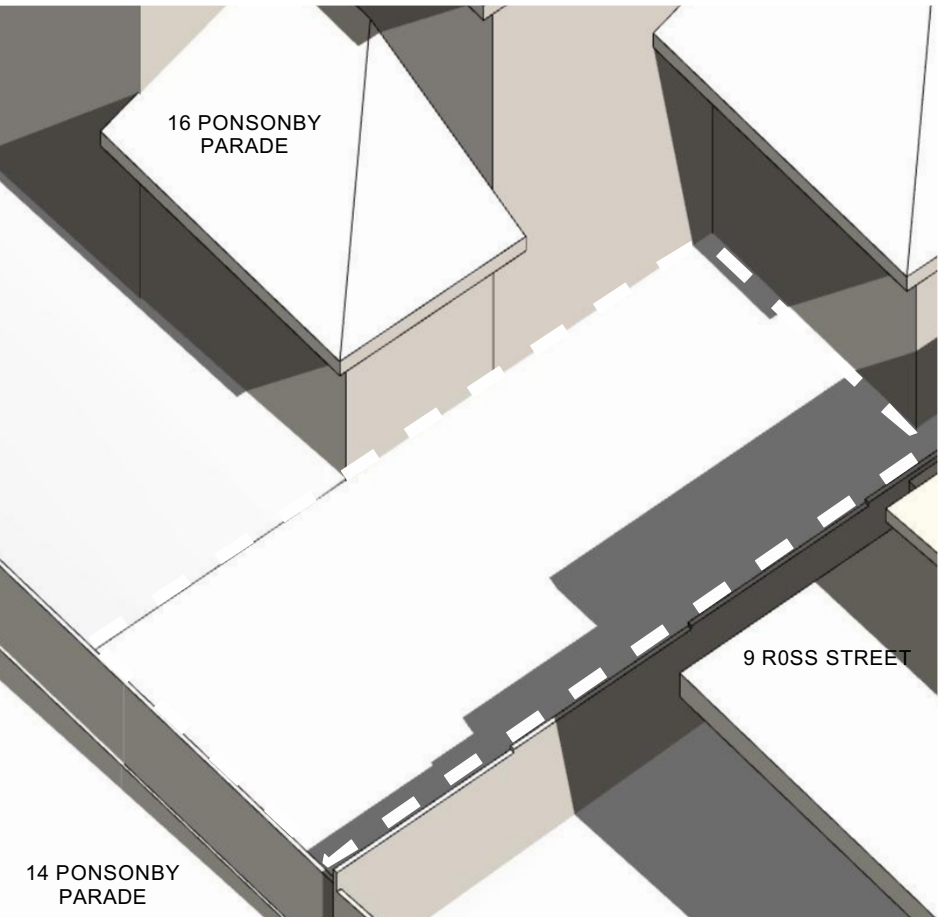
SEPT 21 PROPOSED 9:30 AM



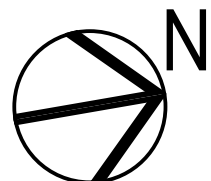
SEPT 21 PROPOSED 10 AM



SEPT 21 PROPOSED 10:30 AM



SEPT 21 PROPOSED 11 AM



EXISTING TREE SCHEDULE	
Trees Retained	
Tree No	Botanical name
T7	Callistemon
T8	Callistemon
T9	Callistemon
T10	Weeping Peppermint
T101	Jacaranda
T103	Pine
T104	Melaleuca
T107	Macrozamia

Trees Removed	
Tree No	Botanical name
T1	Juniper
T2	Juniper
T3	Murraya
T4	Juniper
T5	Juniper
T6	Callistemon
T102	Callistemon
T105	Conifer
T106	Callistemon

Key	Botanical name	Common name	Mature Ht	No.	Pot Size
Trees					
Ac	Angophora Costata	Sydney red gum	20m	1	100 litre
Cm	Corymbia Maculata	Spotted Gum	20m	3	75 litre
Ep	Eucalyptus Punctata	Grey Gum	20m	1	100 litre
Er	Elaeocarpus Reticulatus	Blueberry Ash	8m	3	75 litre
Gf	Glochidion Ferdinandi	Cheese Tree	12m	1	75 litre
Bc	Backhousia Citriodora	Lemon Scented Myrtle	8m	3	75 litre
TL	Tristaniaopis Laurina	Water Gum	8m	2	75 litre

Palms/Ferns					
Hf	Howea Forsteriana	Kentia Palm	8m	4	75 litre
Re	Rhapis Excelsa	Lady Palm	3m	24	500mm
Mc	Macrozamia Communis	Burrawang Palm	2m	4	500mm
Aa	Asplenium Australasicum	Birds Nest Fern	1m	8	500mm

Shrubs					
Sa	Syzygium Australe	Lilly Pilly	4m	30	500mm
G	Grevillea 'moonlight'	Grevillea	4m	12	300mm
Cr	Cordylina Rubra	Red Cordylina	1.5m	16	300mm
Ca	Correa Alba	White Correa	1m	8	300mm
As	Alcantarea 'Silver Plum'	Burgundy Alcantara	1m	4	300mm
Wf	Westringia Fruticosa	Coast Rosemary	1m	10	300mm
SL	Syzygium Luehmianii	Cascade	3m	31	500mm
Az	Alpinia Zerumbet	Shell ginger	2m	36	200mm

Ground covers					
Tj	Trachelospermum Jasminoides	Star Jasmine	0.3m	40	150mm
Sm	Senecio Mandraliscae	Blue Chalk Sticks	0.3m	21	150mm
L	Liriope 'Evergreen Giant'	Liriope	0.5m	47	200mm
Lt	Lomandra Tanika	Tanika	0.5m	15	200mm
Agv	Anigozanthos 'Gold Velvet'	Kangaroo Paw	0.5m	4	200mm
Arv	Anigozanthos 'Ruby Velvet'	Kangaroo Paw	0.5m	4	200mm
Da	Dichondra Argentea	Silver Falls	0.1m	83	150mm
Gr	Grevillea 'Royal Mantle'	Grevillea	0.3m	41	200mm
Vh	Viola Hederacea	Native Violet	0.1m	61	150mm
Gj	Grevillea Juniperina	Gold Cluste	0.3m	25	150mm
Cg	Carporobrotus glaucescens	Pig face	0.2m	40	150mm
Px	Philodendron Xanadu	Xanadu	0.5m	17	200mm

LANDSCAPE CALCULATIONS	
TOTAL SITE AREA	= 2023m2
(A) DEEP SOIL	= 800m² (39.6%)
(B) PLANTERS	= 152m² (7.5%)
TOTAL LANDSCAPED AREA (A + B)	= 952m² (47%)

NOTE BASIX 20,000 L RAINWATER TANK TO SUPPLY WATER TO COMMON AREAS AND GROUND LEVEL LANDSCAPE WITH HOSE COCKS AS SHOWN (HC 1)

COMMON AREA AT STREET ENTRY TO BUILDING AND PLANTER OVER BASEMENT PROVIDED WITH DRIP IRRIGATION SYSTEM BY RAINWATER TANK (BASIX) - 189 m²



TREES

PALMS/FERNS

SHRUBS

GROUNDCOVERS

NOTE

REFER TO LEVEL 01 PLAN (DA06)
FOR UPPER LEVEL LANDSCAPE

