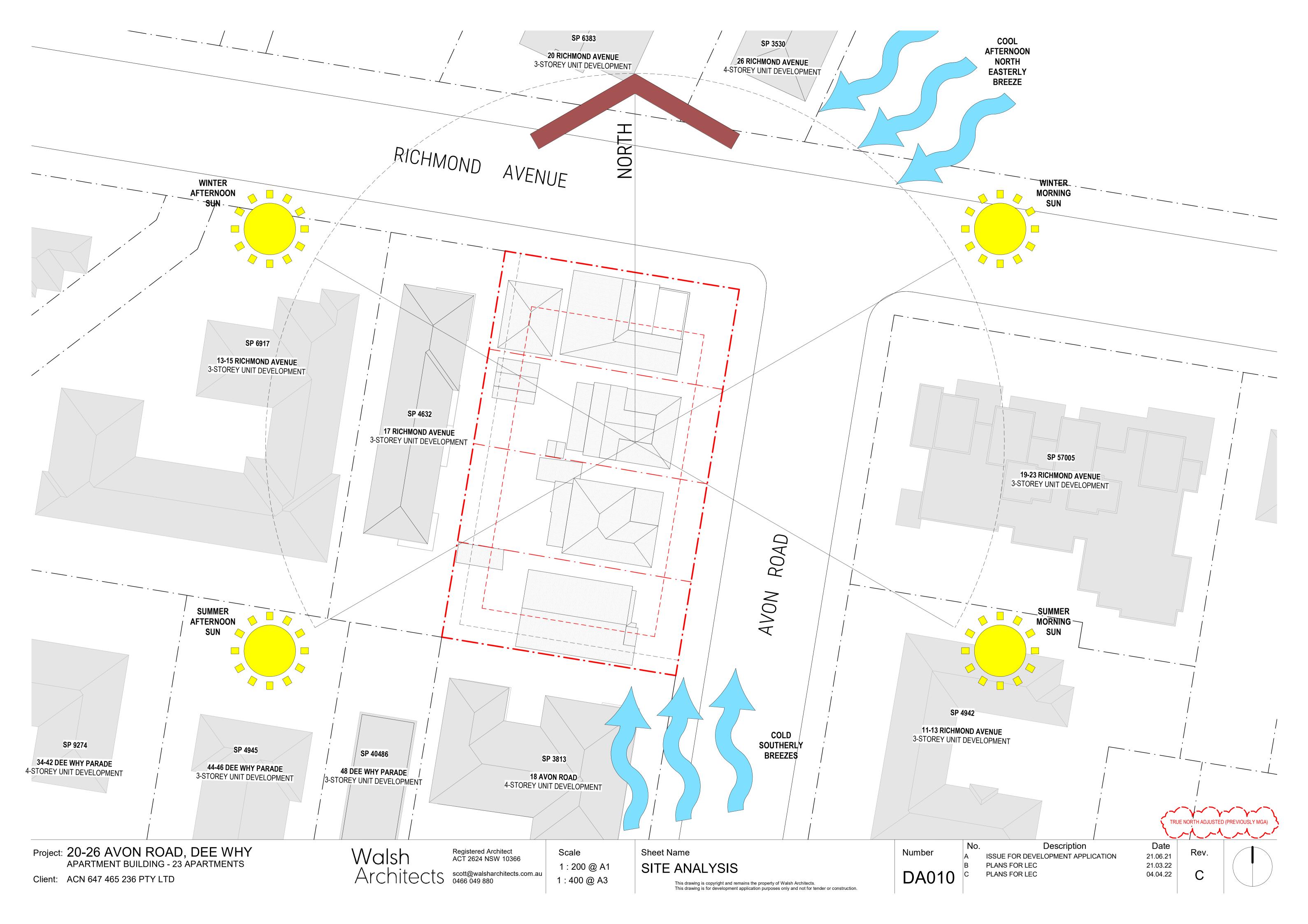


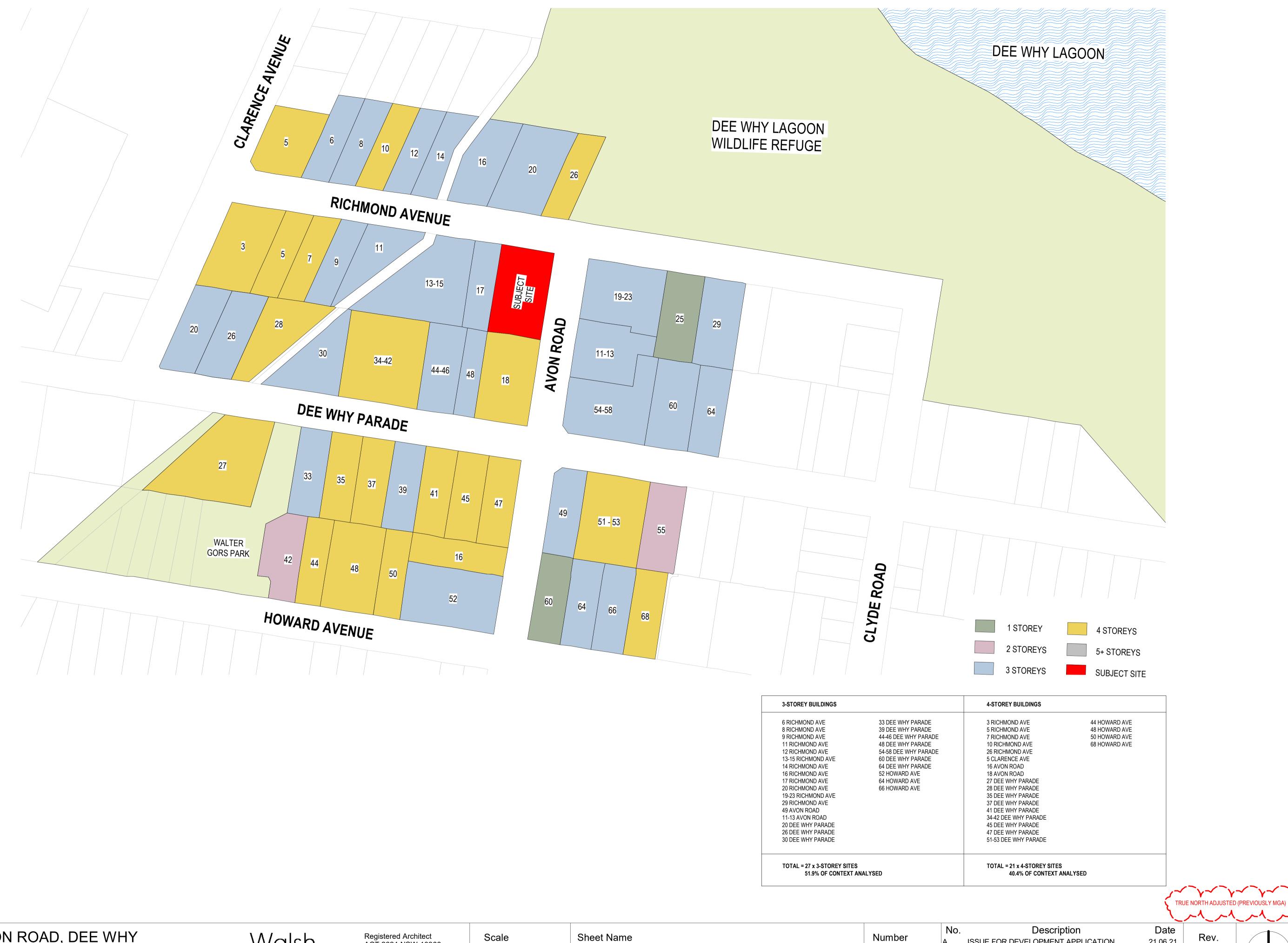
ISSUE FOR DEVELOPMENT APPLICATION

COMPLIANCE TABLE

3F-1(1) 4A-1(1) 4A-1(3) 4B-2(1) 4C-1(1) 4D-1(1) 4D-3(1-4) 4E-1(1)	OBJECTIVE DEEP SOIL BUILDING SEPARATION 2 HOUR SOLAR ACCESS NO SUN CROSS VENTILATION CEILING HEIGHTS APARTMENT AREAS ROOM SIZES POS SIZES STORAGE	COMPLIES' YES
	CLAUSE HEIGHT OF BUILDINGS DEVELOPMENT NEAR ZONE BOUNDARIES ACID SULFATE SOILS EARTHWORKS FLOOD PLANNING DEVELOPMENT ON SLOPING LAND	COMPLIES NO YES YES YES YES YES YES
DCP B2 B5 B5 B5 B5 B7 B7	CLAUSE NUMBER OF STORIES SIDE BOUNDARY SETBACKS - SOUTH BASEMENT SIDE BOUNDARY SETBACKS - SOUTH BUILDING SIDE BOUNDARY SETBACKS - WEST BASEMENT SIDE BOUNDARY SETBACKS - WEST BUILDING FRONT BOUNDARY SETBACKS - RICHMOND RD SECONDARY FRONT BOUNDARY - AVON RD LANDSCAPED OPEN SPACE	COMPLIES YES YES YES YES YES YES YES YES YES

	DRAWING SHEETS	سر	·~~~
SHEET NUMBER	SHEET NAME		REVISION
		`}_	1
DA000	COVER PAGE	حٰر	F ,
DA010	SITE ANALYSIS		С
DA015	HEIGHT MAP		В
DA016	CONTEXT ANALYSIS		С
DA020	DEMOLITION PLAN	_	C
DA090	PROPOSED SITE PLAN	(С
DA100	BASEMENT PLAN	7	E
DA101	GROUND FLOOR PLAN	<u>حر</u>	G ·
DA102	LEVEL 1 PLAN		F
DA103	LEVEL 2 PLAN	'	F
DA104	LEVEL 3 PLAN		E
DA105	ROOF PLAN	1	E
DA201	SECTIONS	ĺ	G
DA202	SECTIONS	7	F
DA203	SECTIONS	/>	D ·
DA300	ELEVATIONS	ĺ	F
DA301	ELEVATIONS	`>	F
DA401	AREA CALCULATIONS - LANDSCAPE		E .
DA500	SHADOW DIAGRAMS - 9AM JUNE 21S	1	D
DA502	SHADOW DIAGRAMS - 12PM JUNE 21	ST	D
DA503	SHADOW DIAGRAMS - 3PM JUNE 21S	T	D
DA550	VIEWS FROM SUN - JUNE 21ST	/	D
DA551	VIEWS FROM SUN - JUNE 21ST		D
DA552	VIEWS FROM SUN - JUNE 21ST	7	D
DA555	OVERSHADOWING - 17 RICHMOND A	V)	В
DA901	ADG COMPLIANCE	1	E
DA910	EXTERNAL FINISHES	5	E





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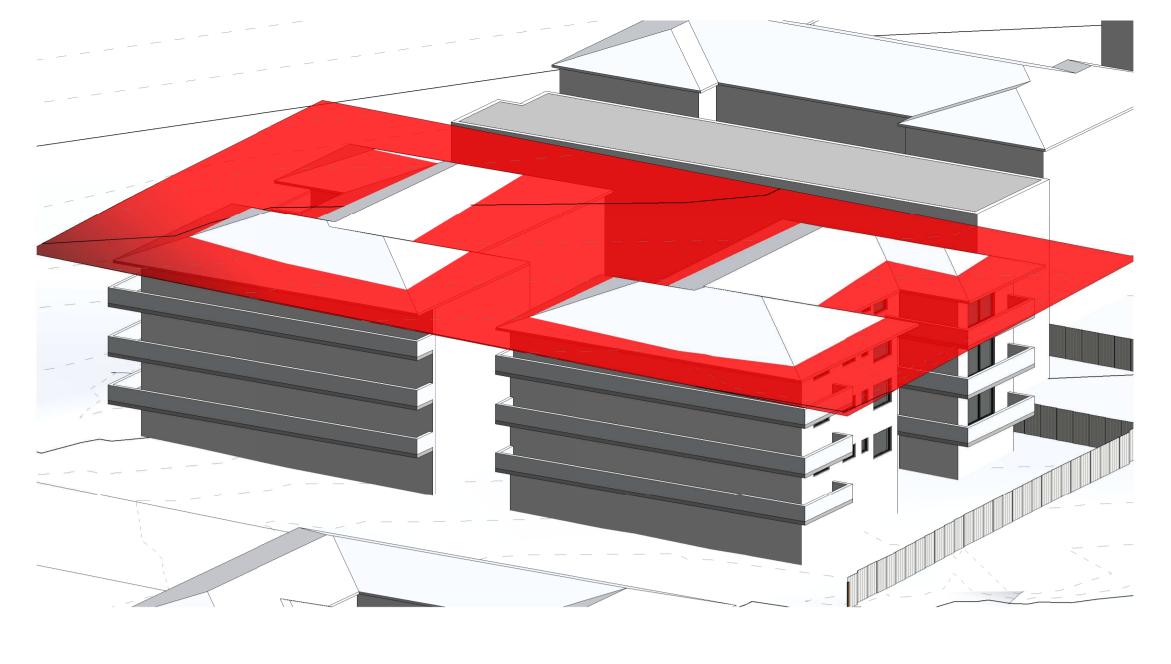
1:1000 @ A1 1:2000 @ A3

HEIGHT MAP This drawing is copyright and remains the property of Walsh Architects. This drawing is for development application purposes only and not for tender or construction.

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DA015





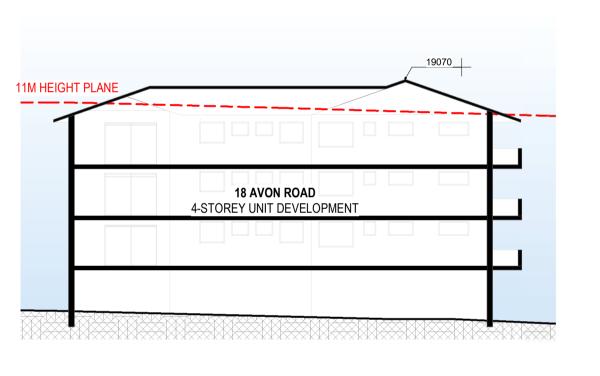
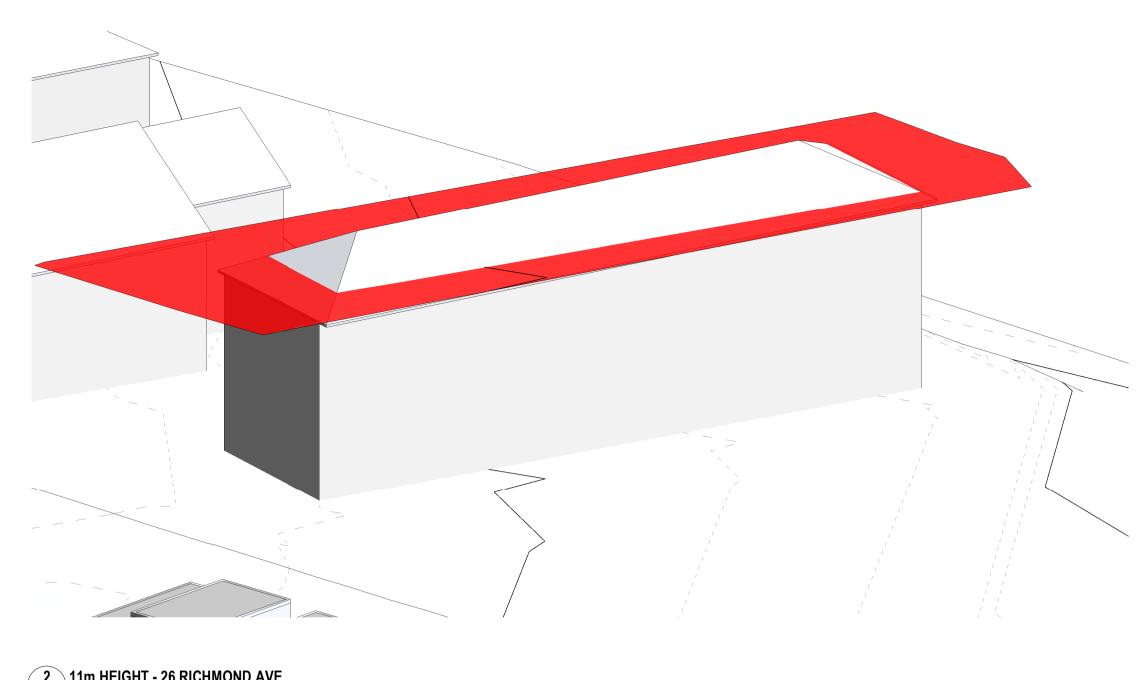




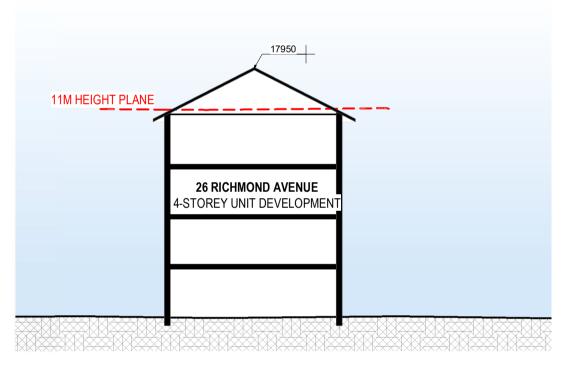


PHOTO OF 18 AVON RD

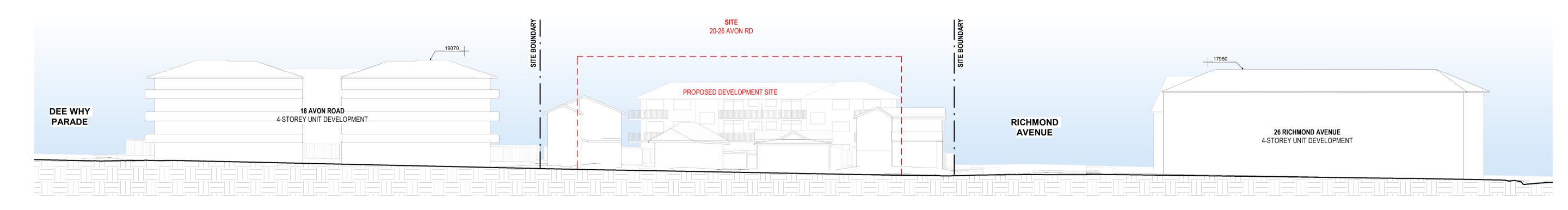


2 11m HEIGHT - 26 RICHMOND AVE @ A1





B SECTION B
DA016 1: 200 @ A1



AVON ROAD ELEVATION
DA016 1: 250 @ A1

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Registered Architect
ACT 2624 NSW 10366
Architects scott@walsharchitects.com.au
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Scale As indicated @ A1 As indicated @ A3

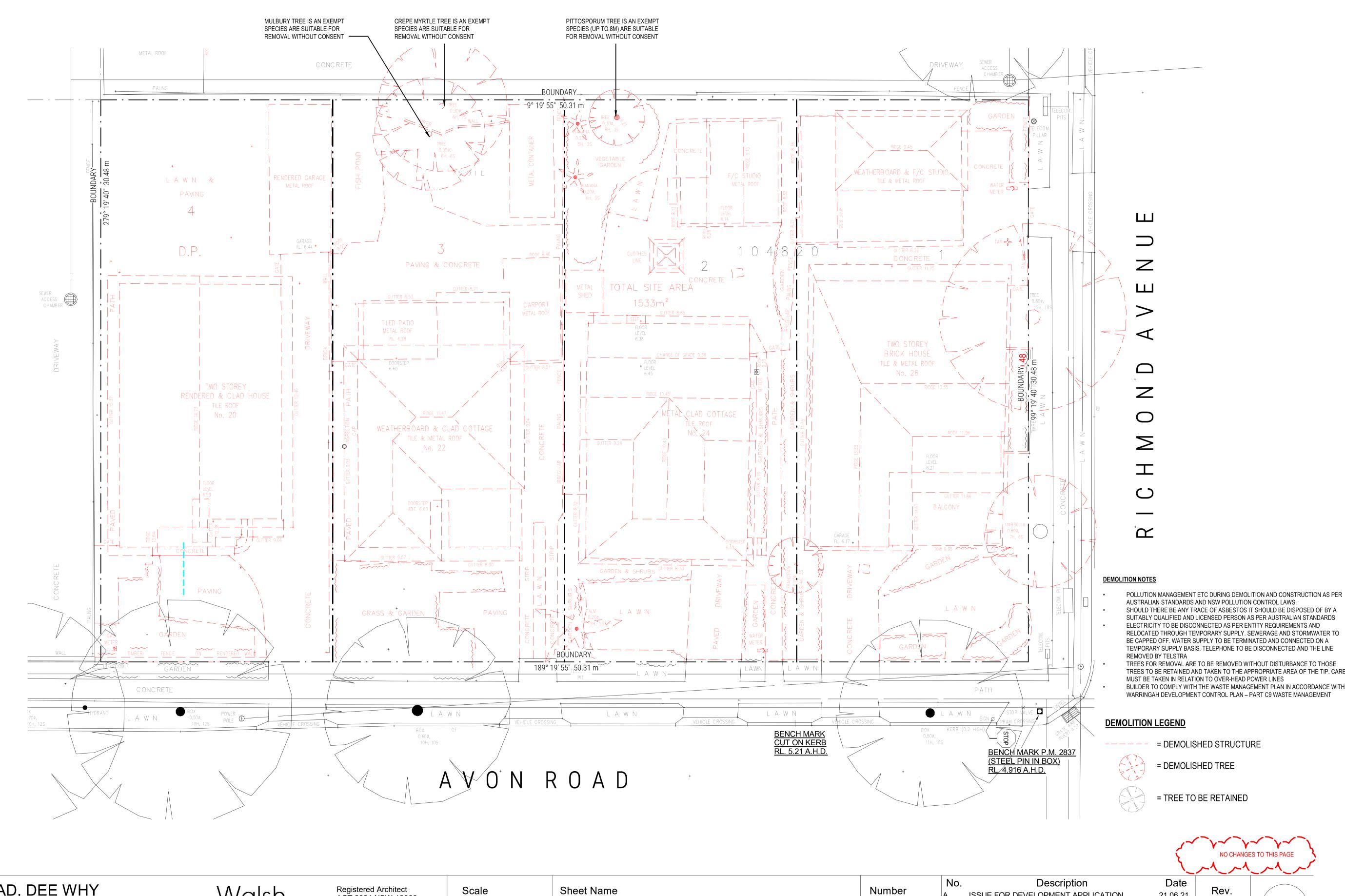
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Scale 1:100 @ A1

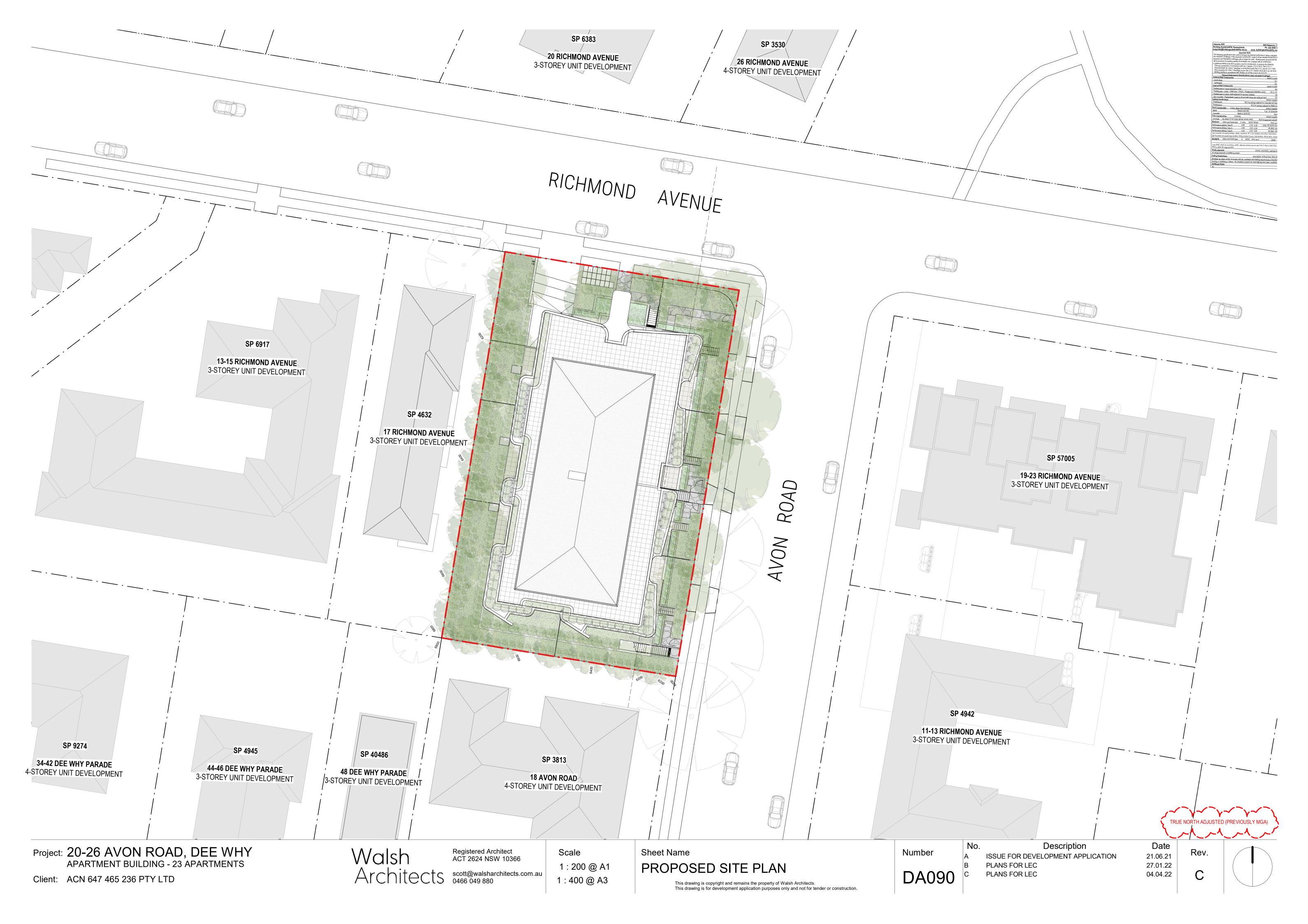
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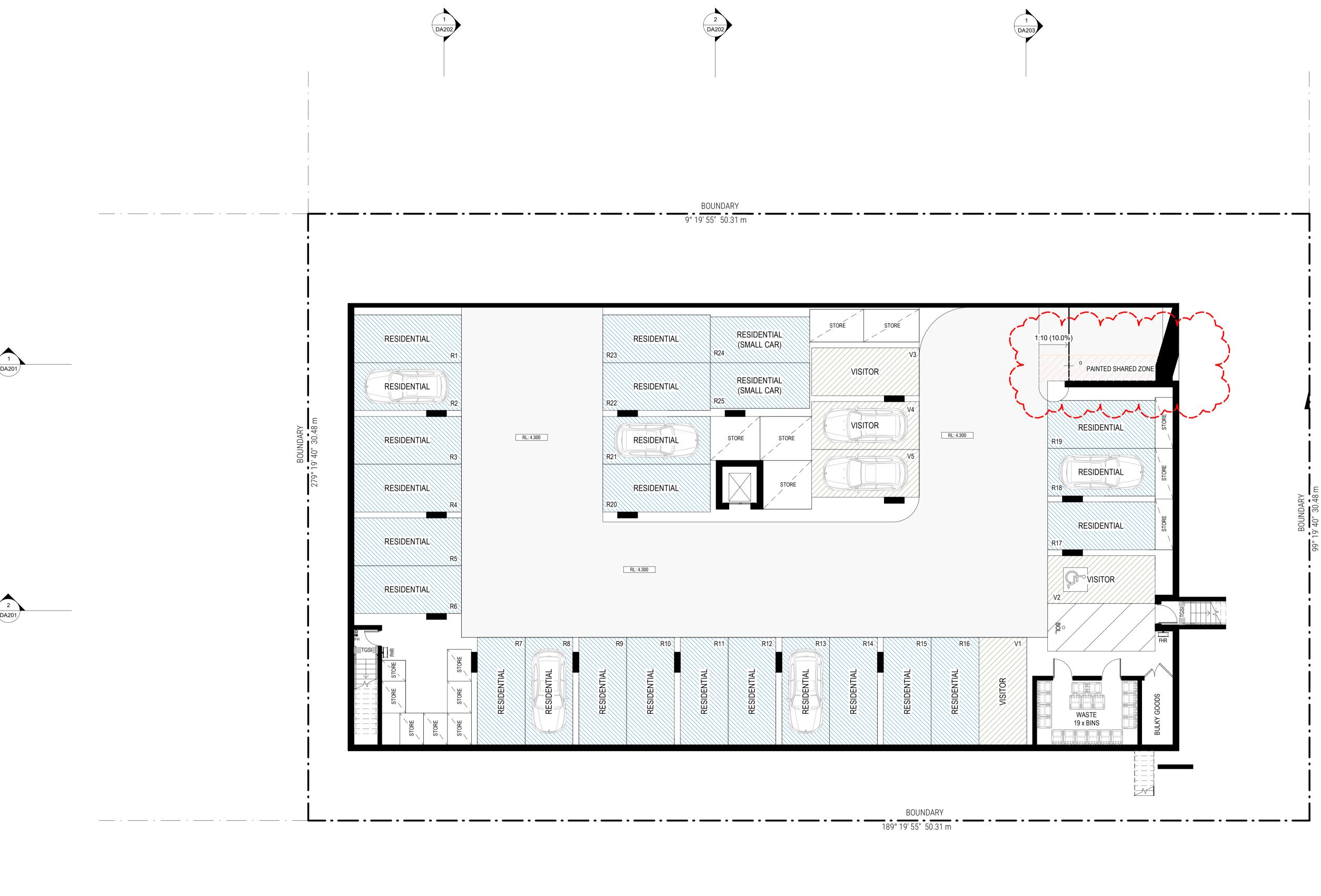
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DA020

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AVON ROAD

	SEPP65 PARKING RATES							
UNIT TYPE	NUMBER OF UNITS	GUIDE TO TRAFFIC GEN PARKING RATE	VISTOR PARKING RATE					
1 BED	3	1.8	0.6					
2 BED	11	9.9	2.2					
3 BED	10	14	2					
Room	1	0	0					
STUDIO	1	0.6	0.2					
	26	26.3	5					

TOTAL PROVIDED - 26 RESIDENTIAL & 5 VISITOR PARKING SPACES

Project: 20-26 AVON ROAD, DEE WHY APARTMENT BUILDING - 23 APARTMENTS

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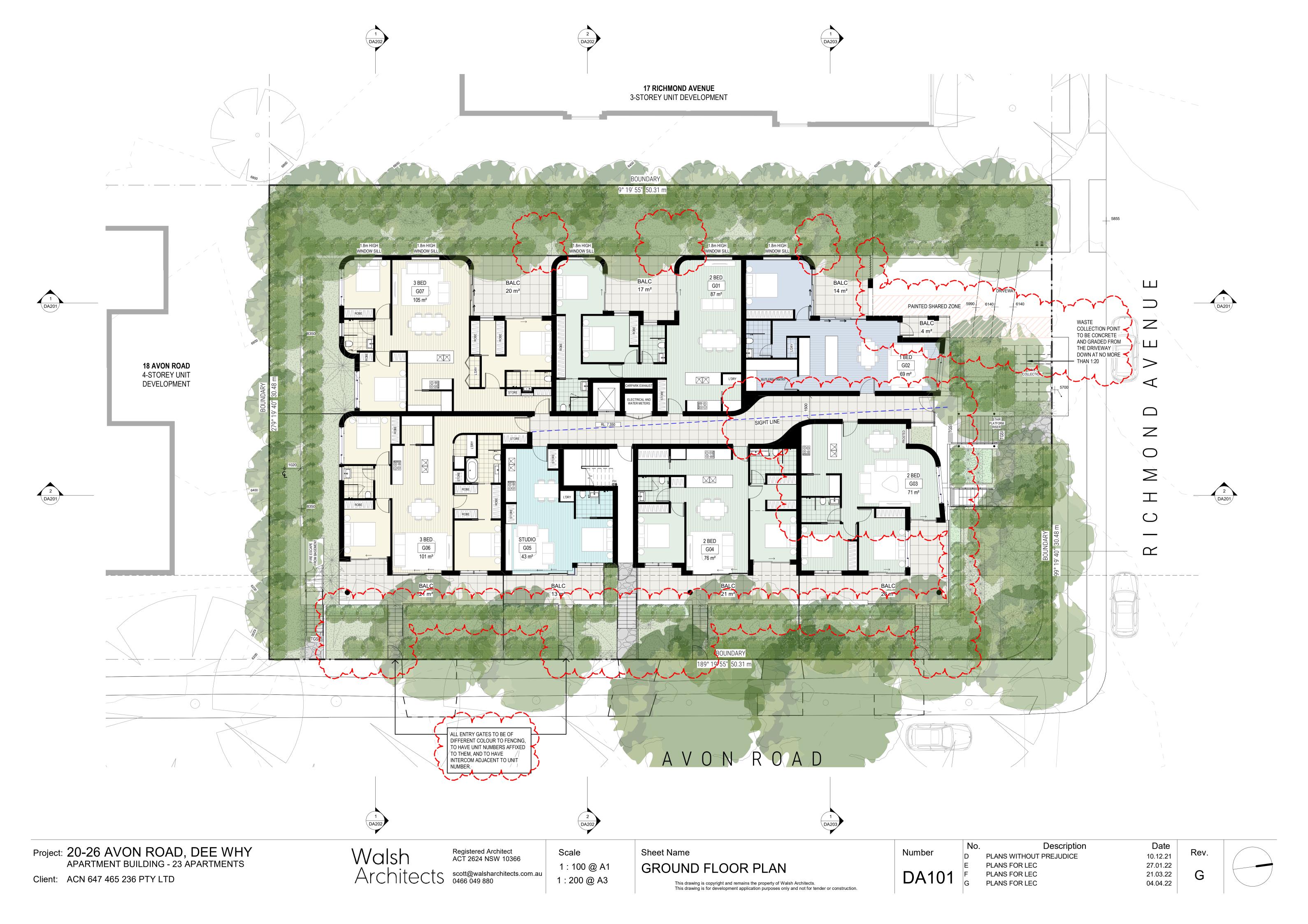
Scale 1 : 100 @ A1 1:200 @ A3 Sheet Name BASEMENT PLAN This drawing is copyright and remains the property of Walsh Architects.

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Description PLANS WITHOUT PREJUDICE PLANS WITHOUT PREJUDICE PLANS FOR LEC PLANS FOR LEC

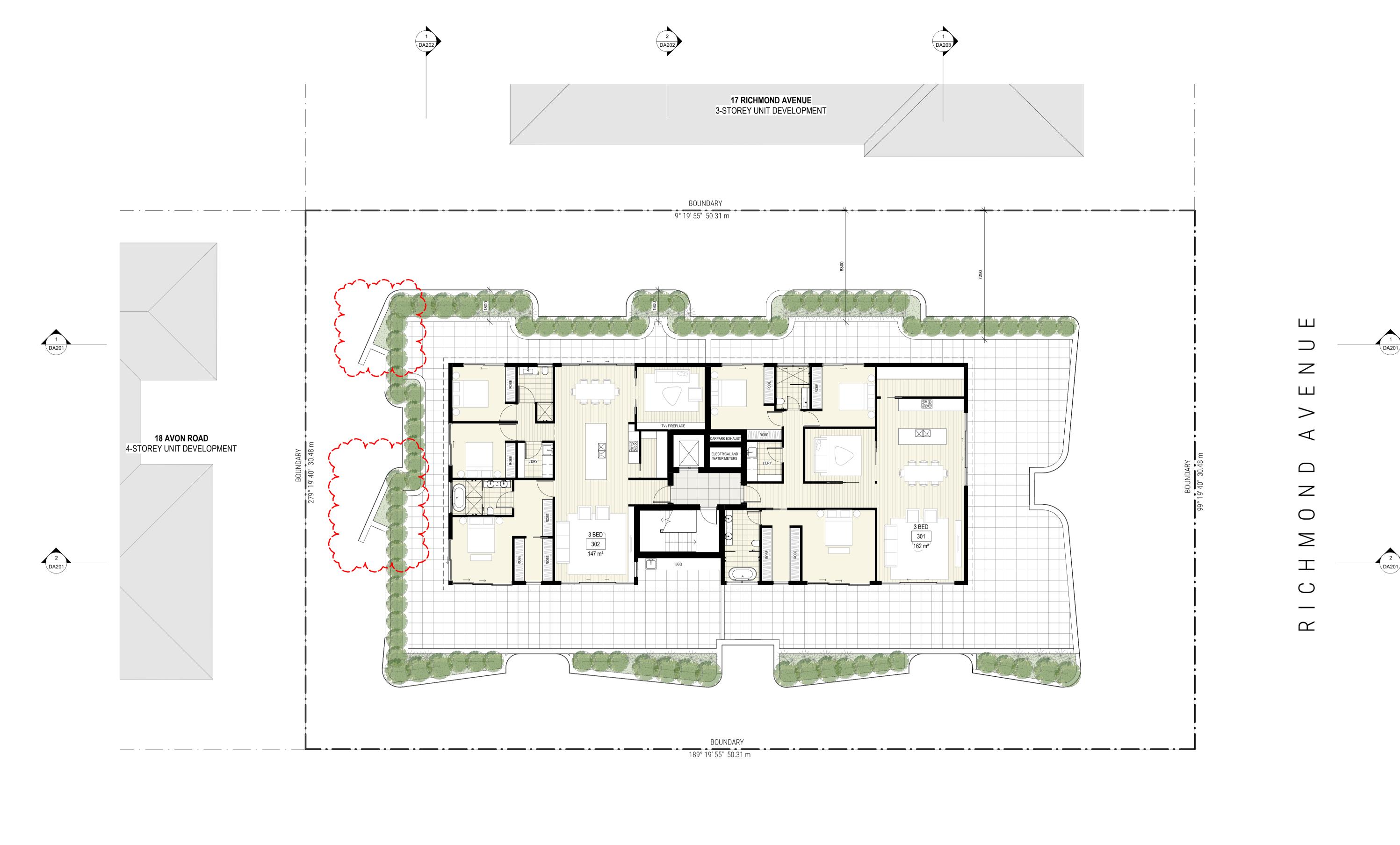
Date 02.12.21 10.12.21 27.01.22 04.04.22

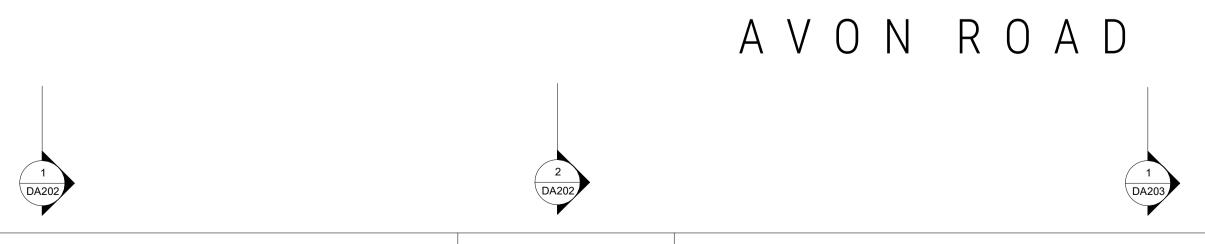












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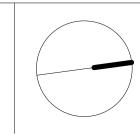
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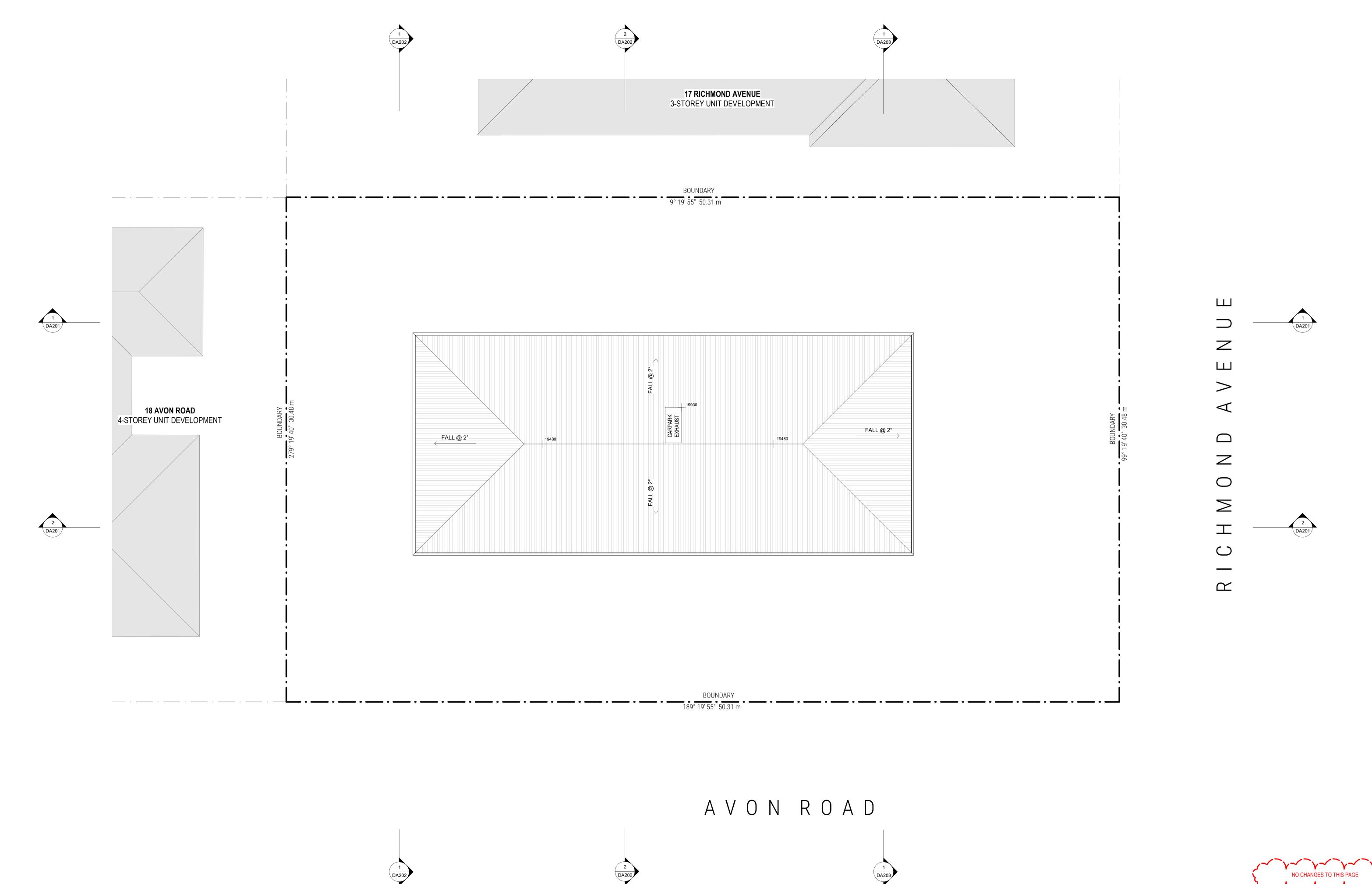
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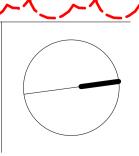
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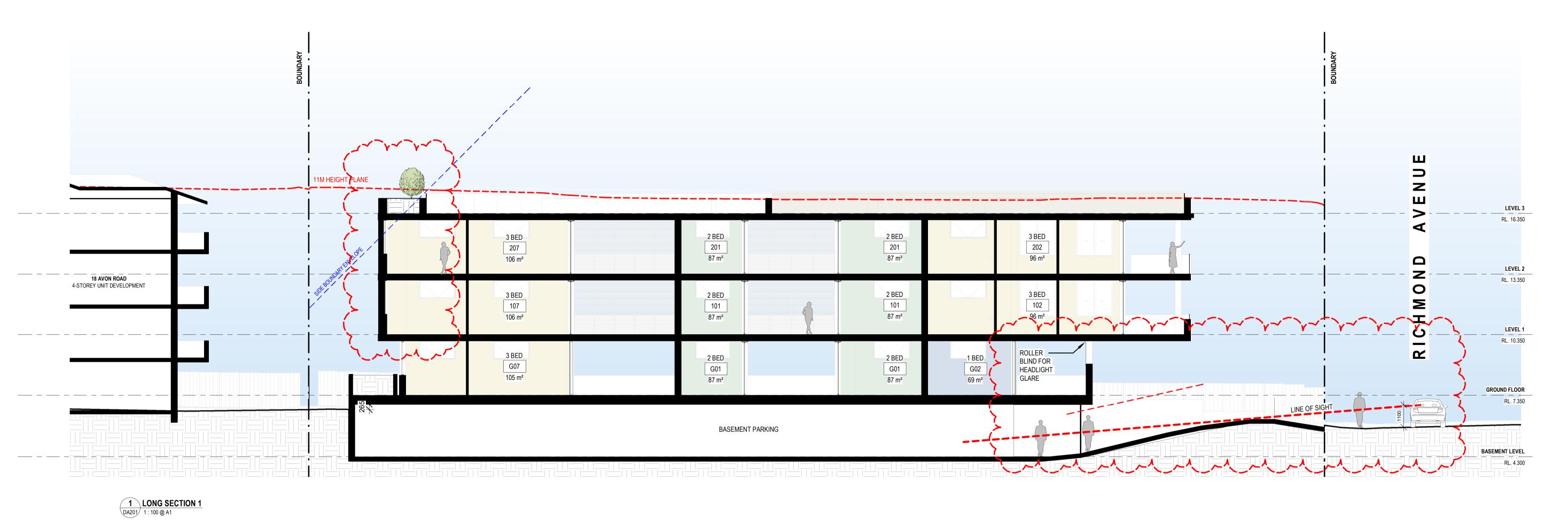
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Description PLANS WITHOUT PREJUDICE PLANS WITHOUT PREJUDICE

Date 19.11.21 10.12.21 27.01.22 04.04.22







2 LONG SECTION 2 DA201 1: 100 @ A1

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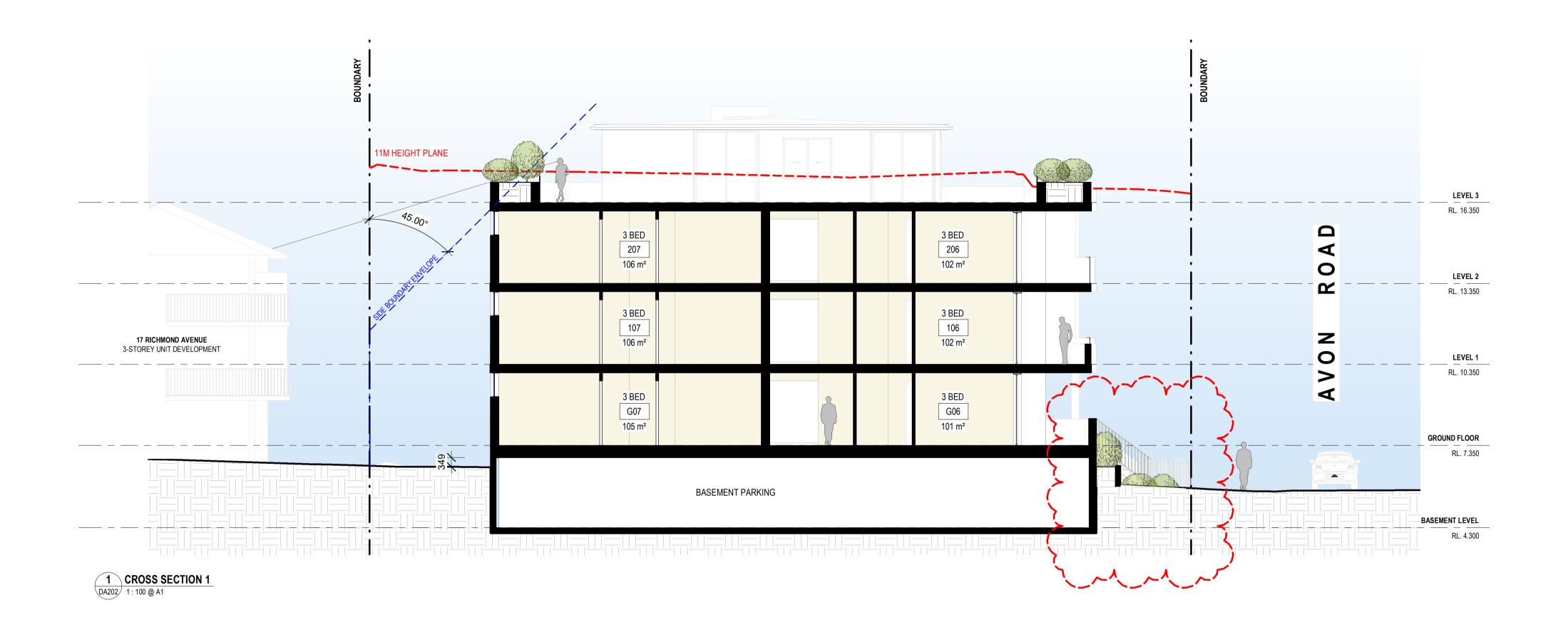
Scale 1 : 100 @ A1 1 : 200 @ A3 Sheet Name
SECTIONS

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PLANS FOR LEC
PLANS FOR LEC
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Date 10.12.21 Rev. 27.01.22 21.03.22 G





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No. Description

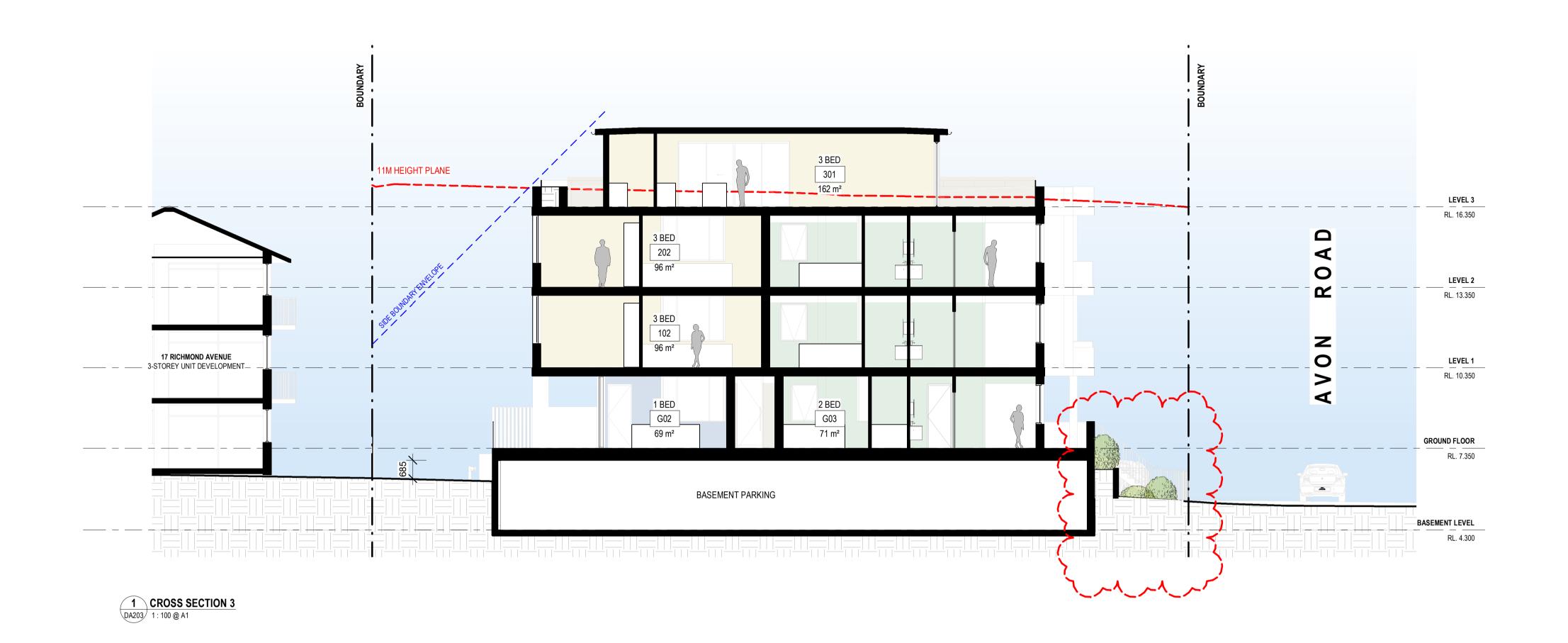
C PLANS WITHOUT PREJUDICE

D PLANS WITHOUT PREJUDICE

E PLANS FOR LEC

F PLANS FOR LEC

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1 : 100 @ A1

1:200 @ A3

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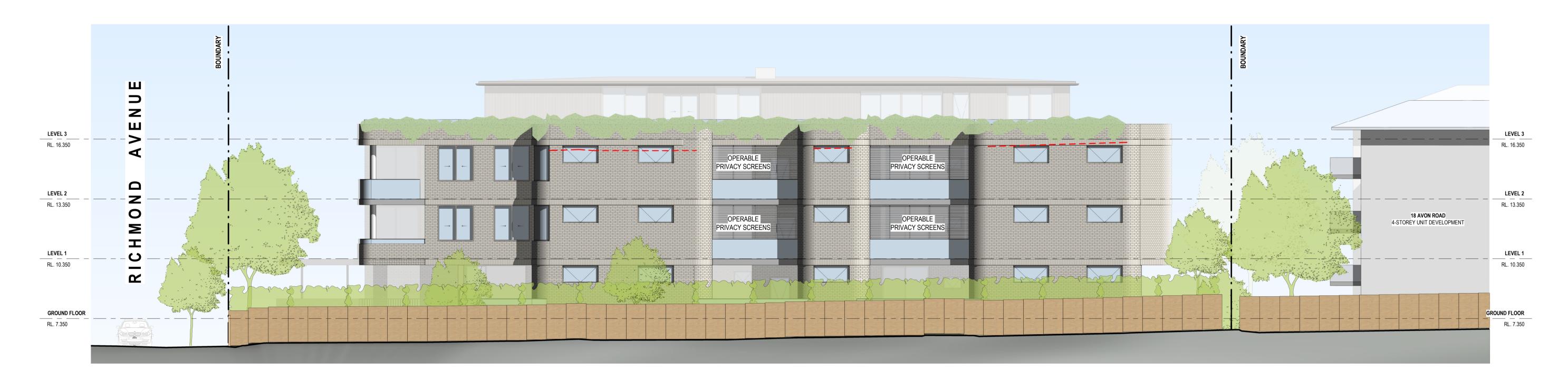
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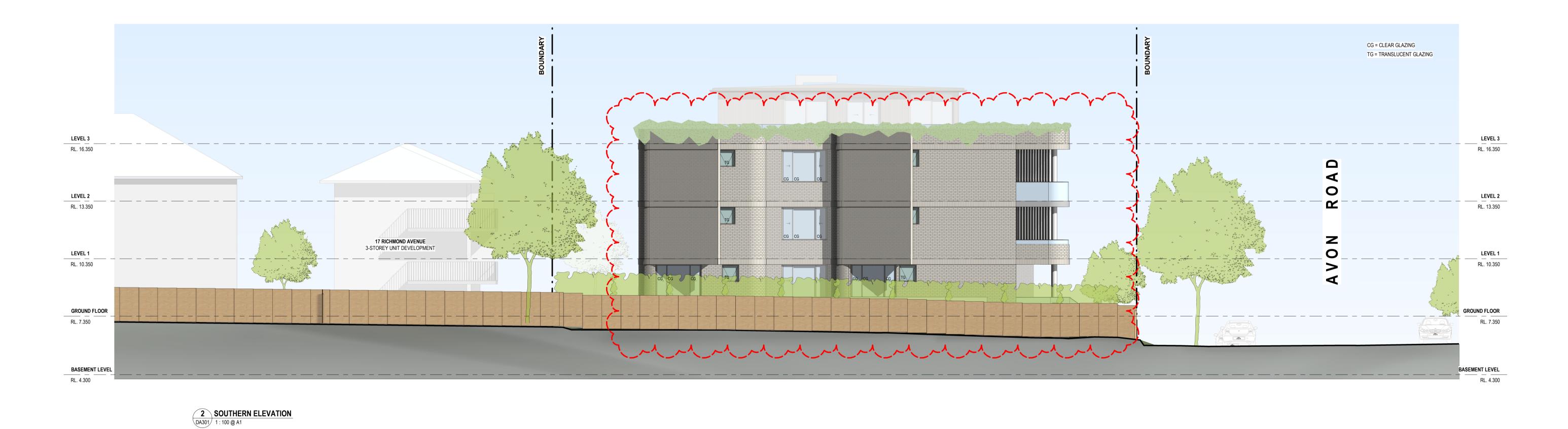
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1 : 100 @ A1

1:200 @ A3

Sheet Name

ELEVATIONS

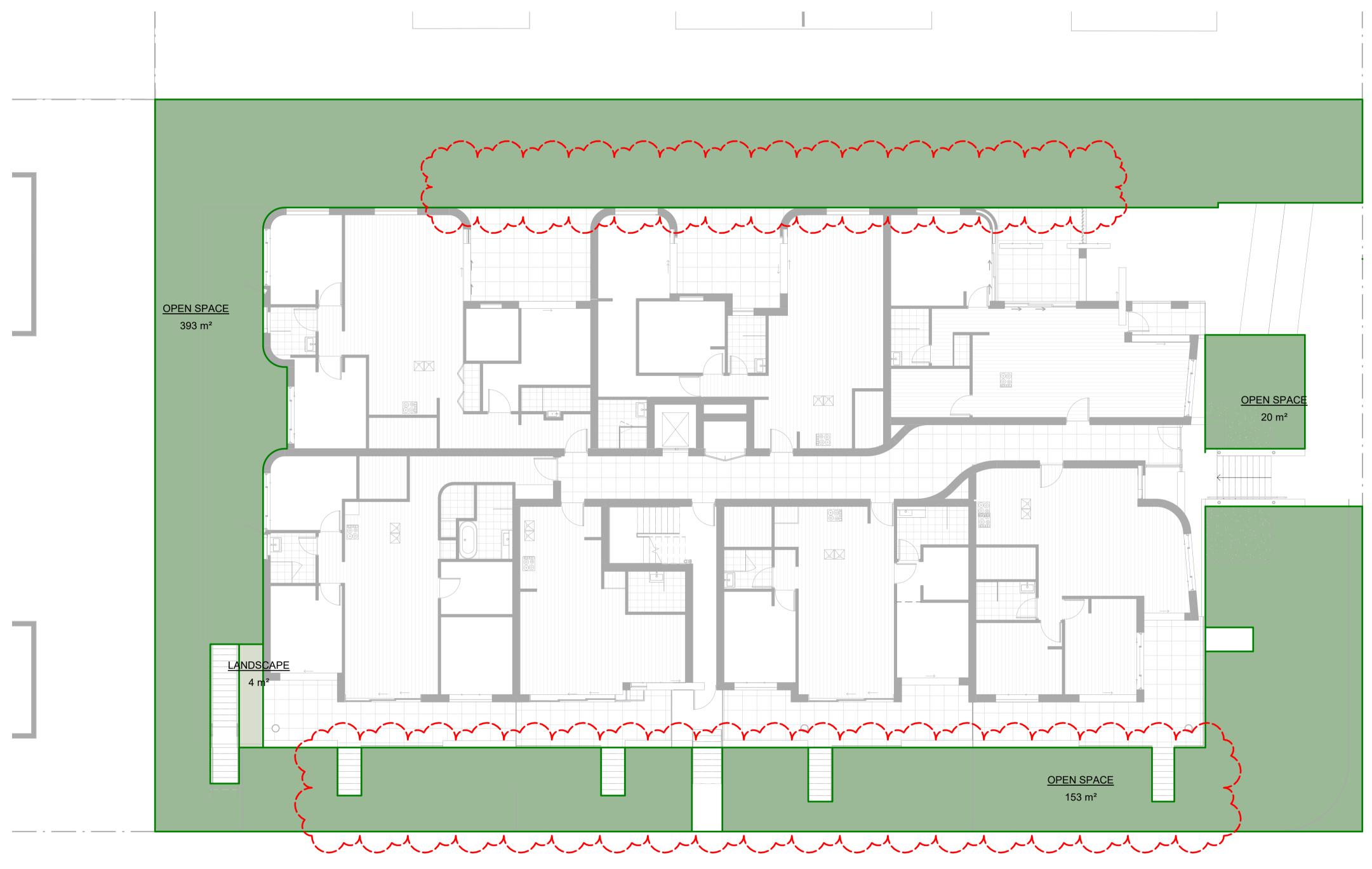
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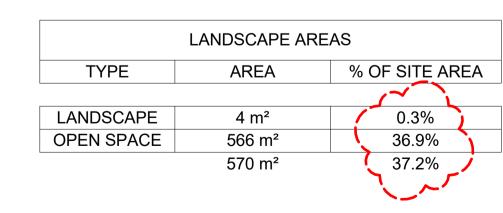
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DA30

Io. Description I
PLANS WITHOUT PREJUDICE 10
PLANS FOR LEC 27
PLANS FOR LEC 21
PLANS FOR LEC 04

Date 10.12.21 Rev. 27.01.22 21.03.22 F





AREA INCLUDES PLANTERS OVER BASEMENT. PREVIOUS DA ON THIS SITE (DA 2017/0198) WAS APPROVED ON **38.8%**

Project: 20-26 AVON ROAD, DEE WHY **APARTMENT BUILDING - 23 APARTMENTS**

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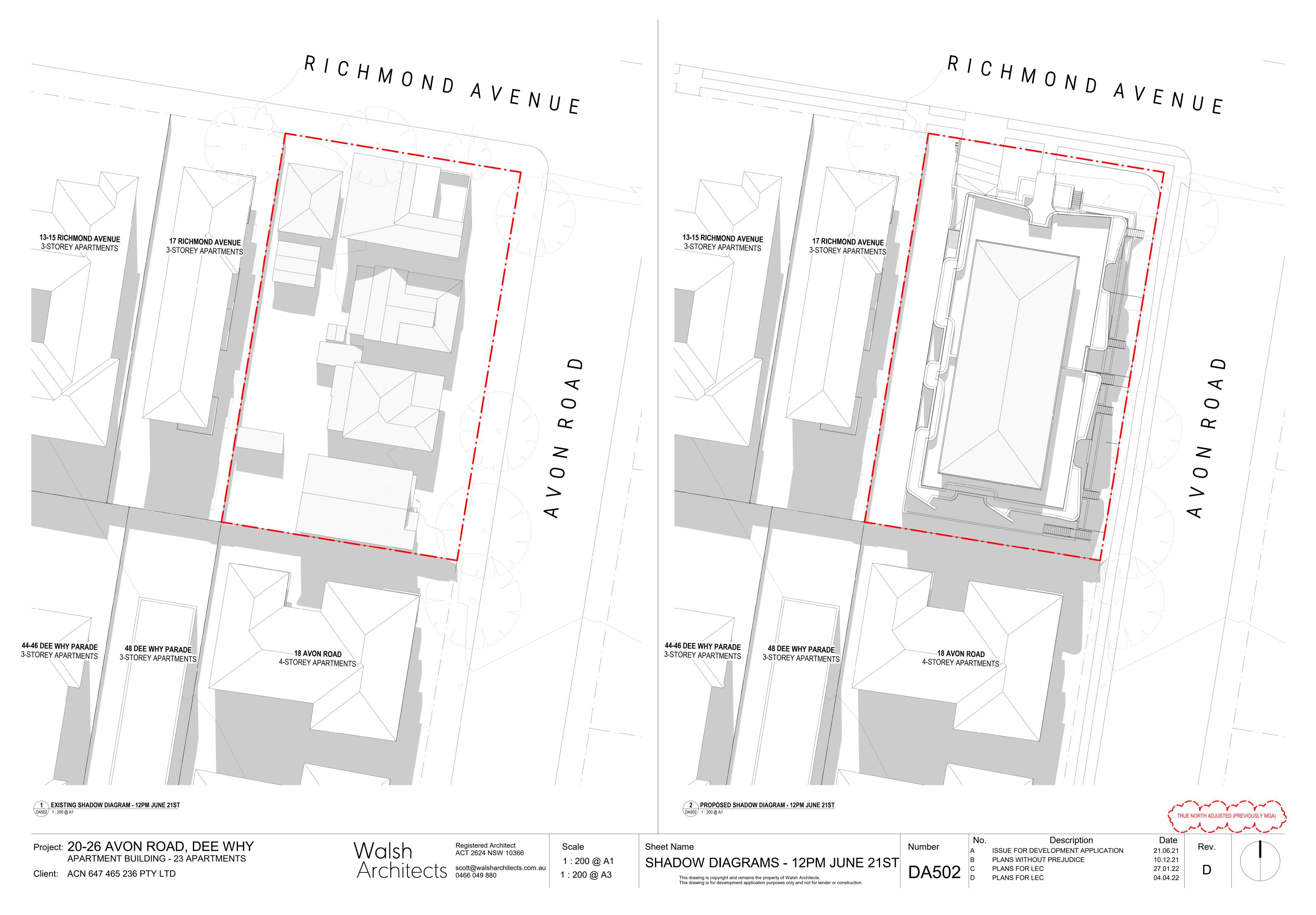
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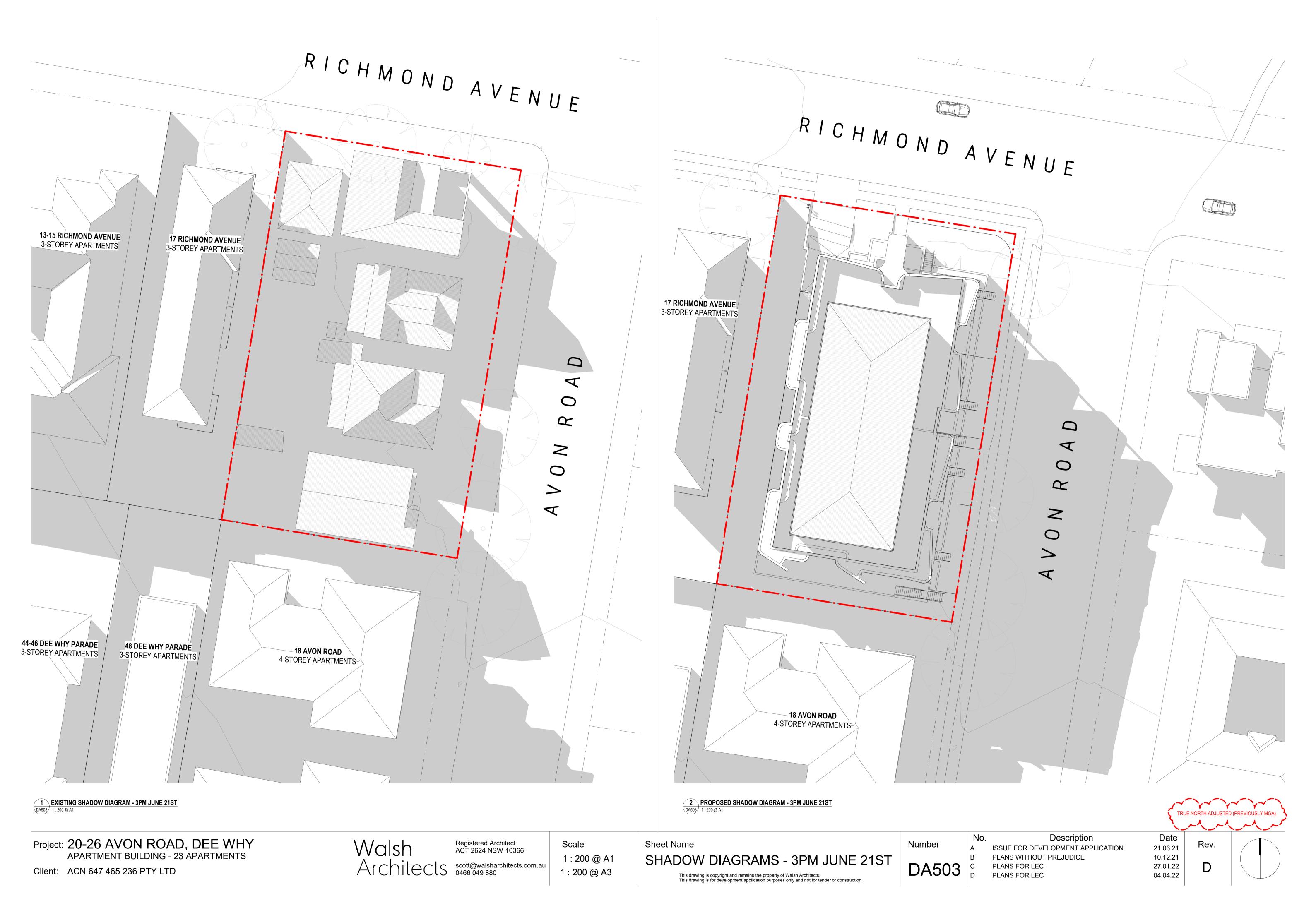
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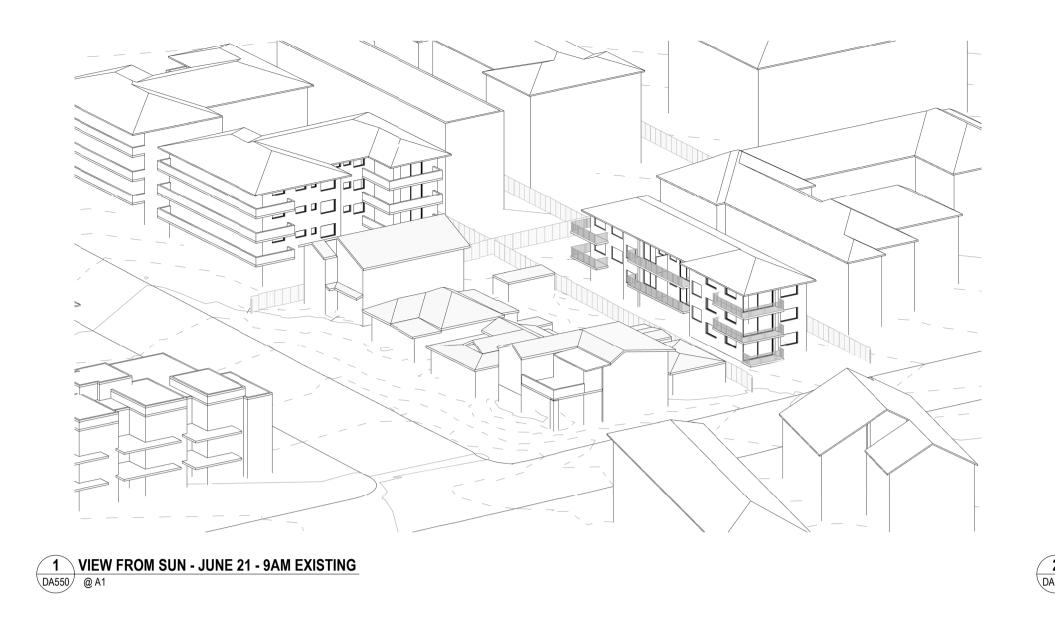
Description PLANS WITHOUT PREJUDICE PLANS WITHOUT PREJUDICE PLANS FOR LEC DA401 PLANS FOR LEC

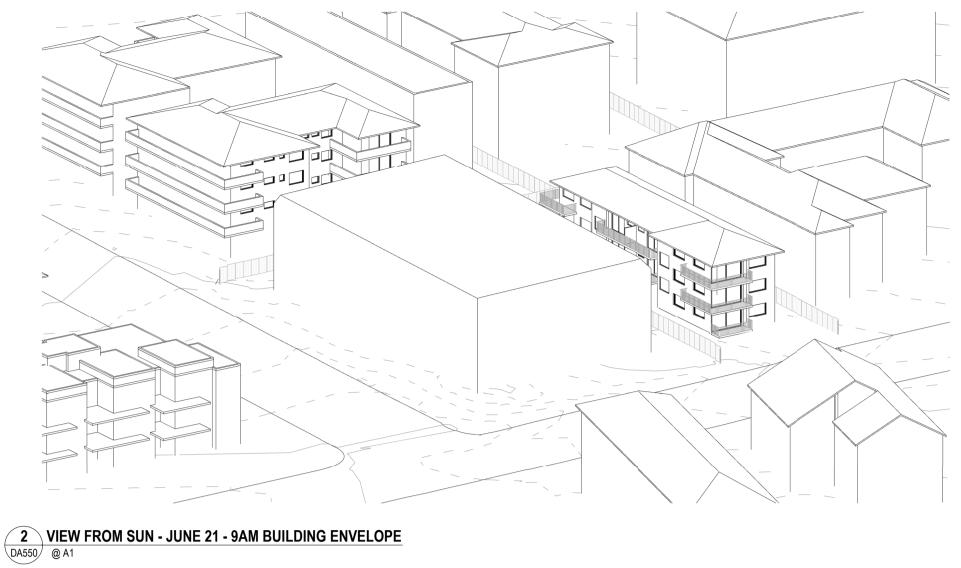
Date Rev. 02.12.21 10.12.21 Ε 27.01.22 04.04.22

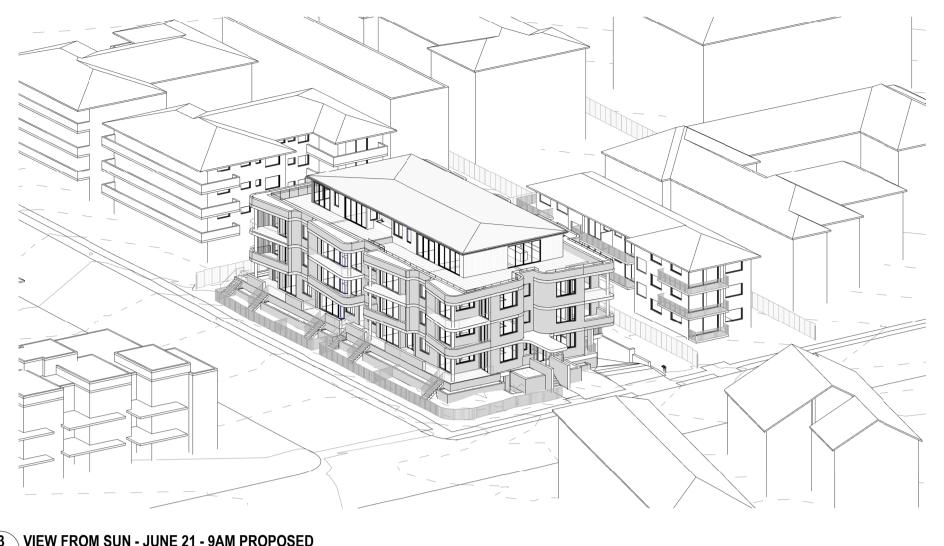








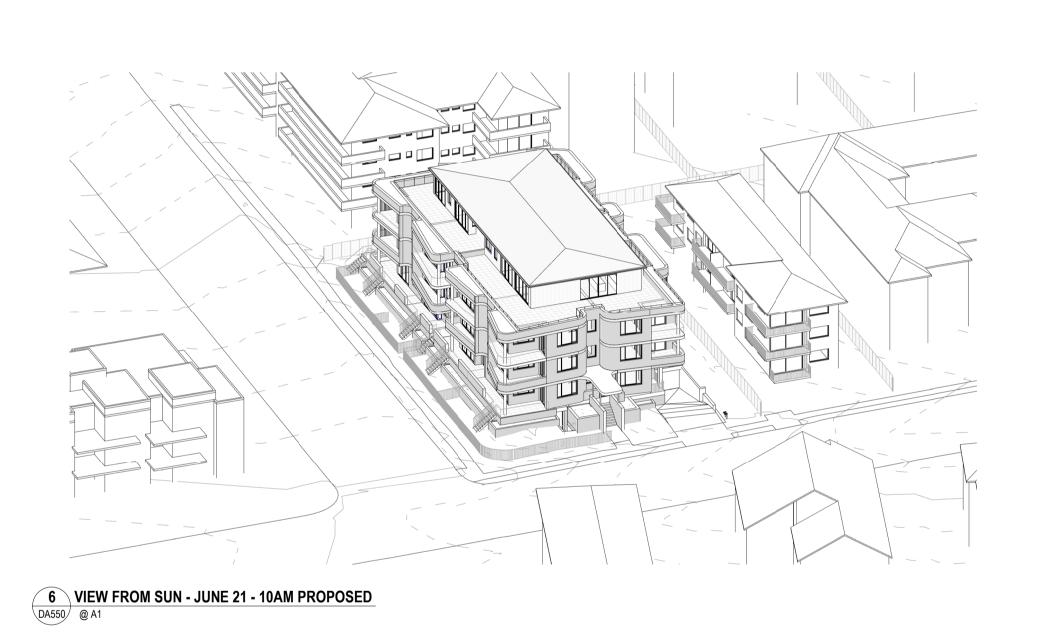




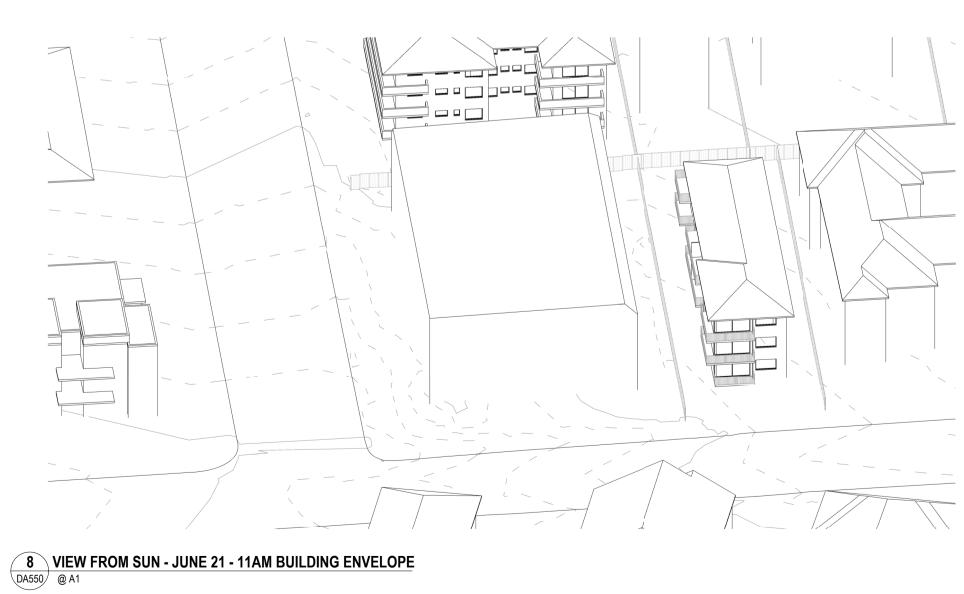


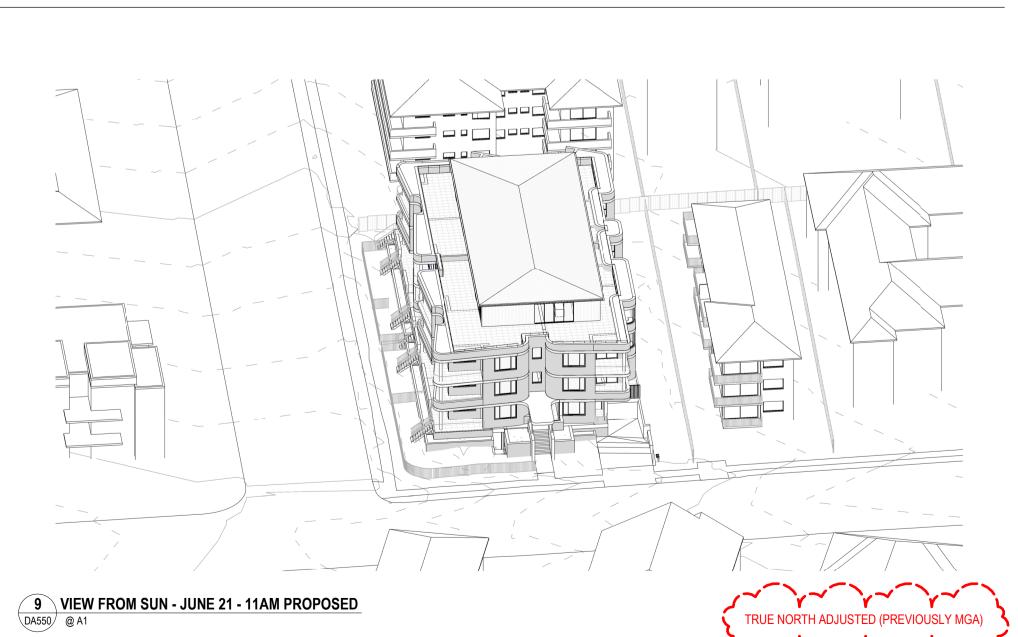












Project: 20-26 AVON ROAD, DEE WHY APARTMENT BUILDING - 23 APARTMENTS Client: ACN 647 465 236 PTY LTD

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Scale @ A1 NTS @ A3

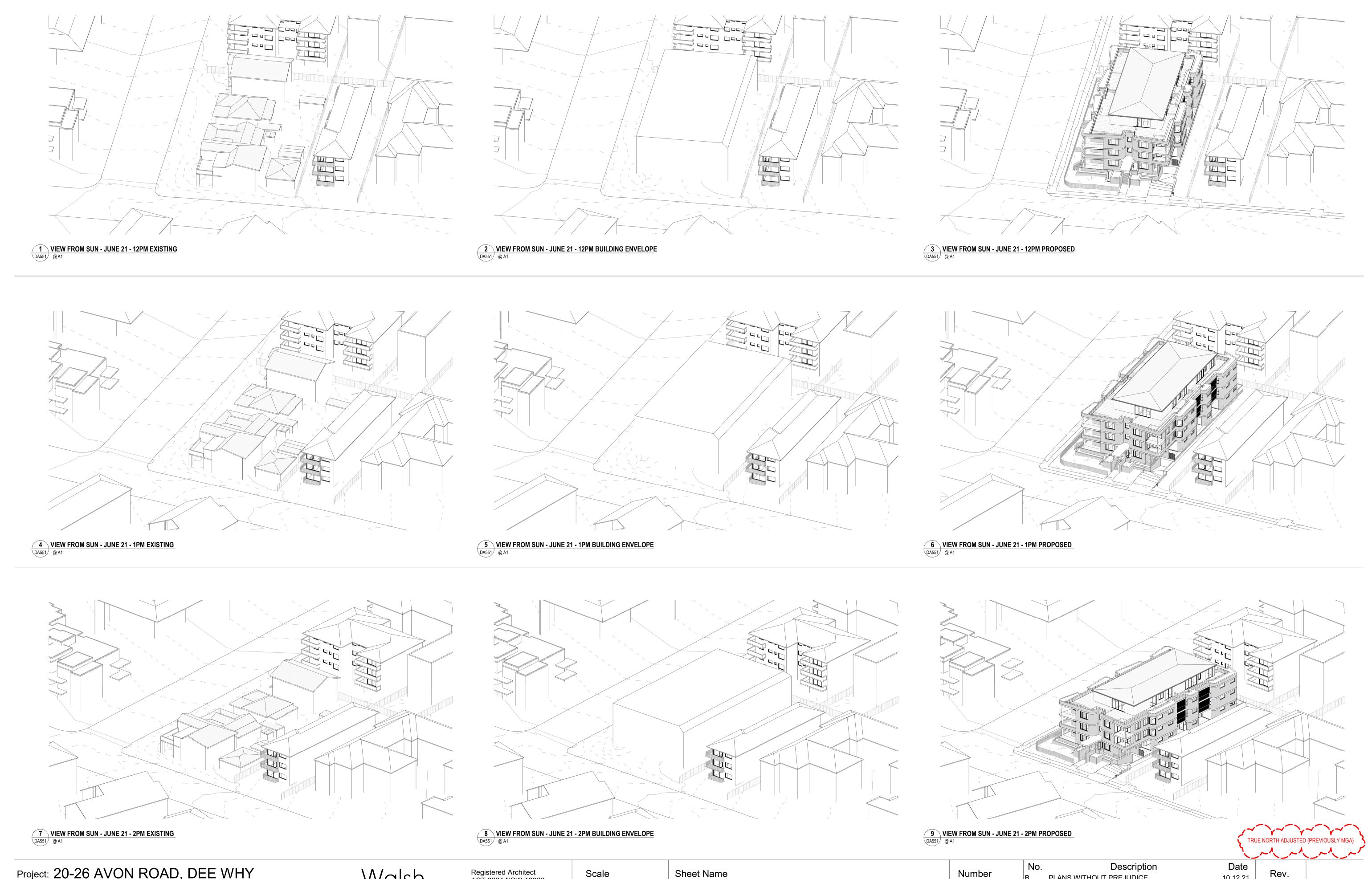
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@ A1 NTS @ A3

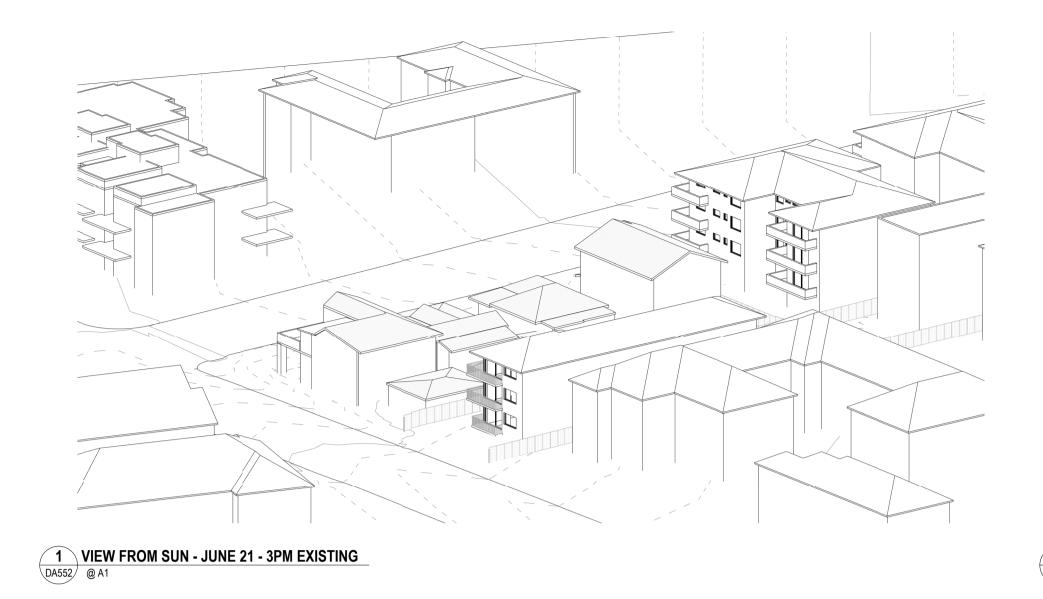
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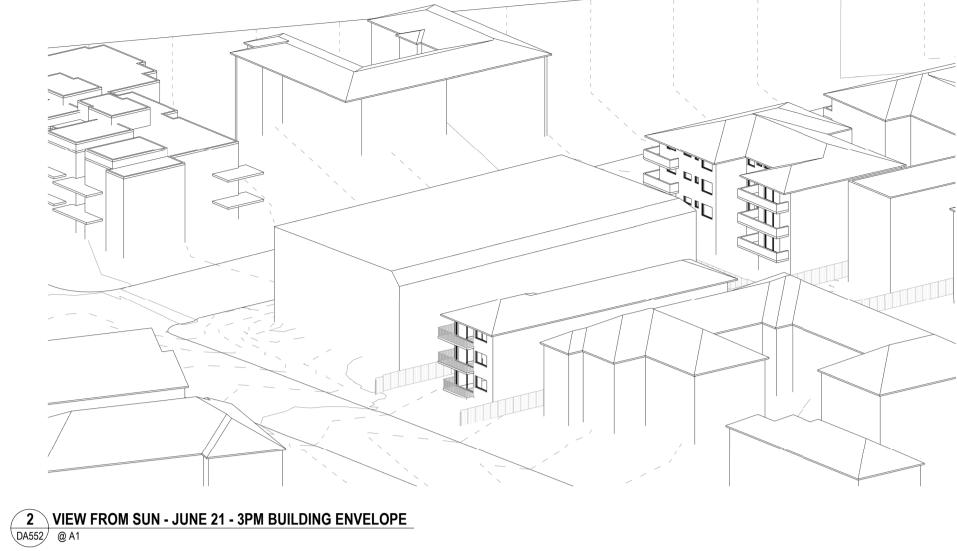
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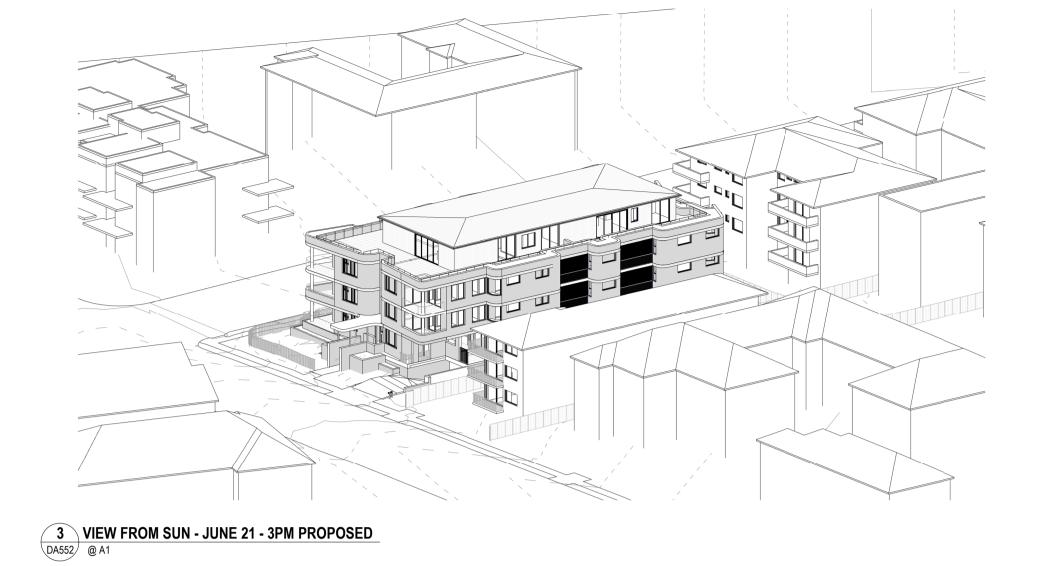
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Sheet Name VIEWS FROM SUN - JUNE 21ST Number

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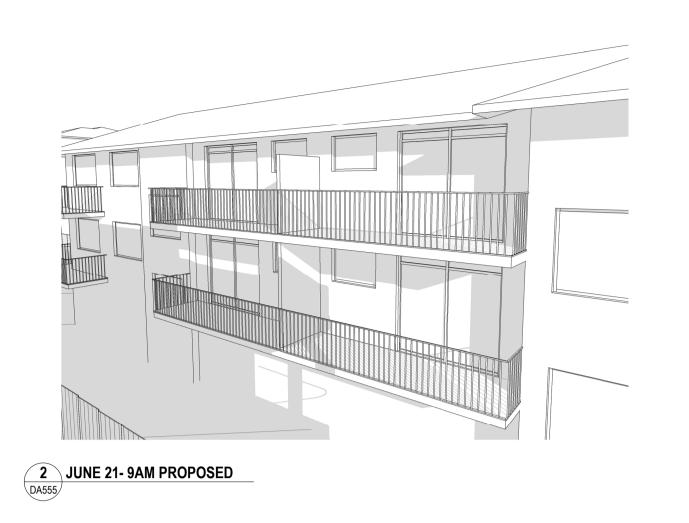
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Sheet Name OVERSHADOWING - 17 RICHMOND AVE This drawing is copyright and remains the property of Walsh Architects.

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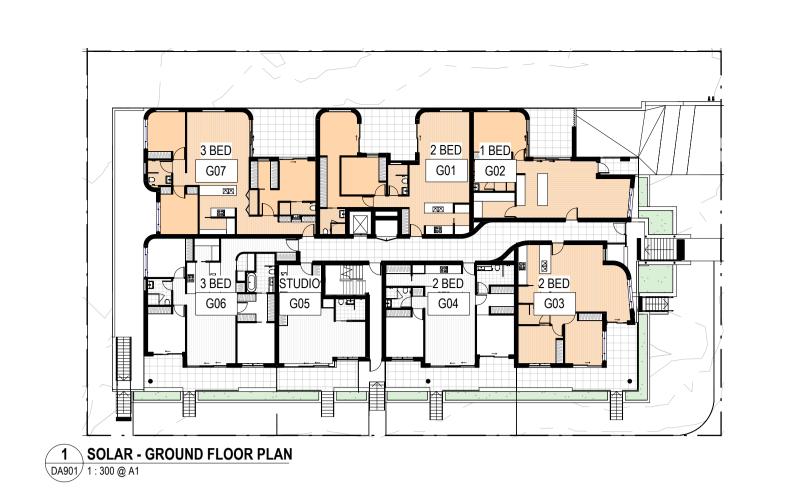
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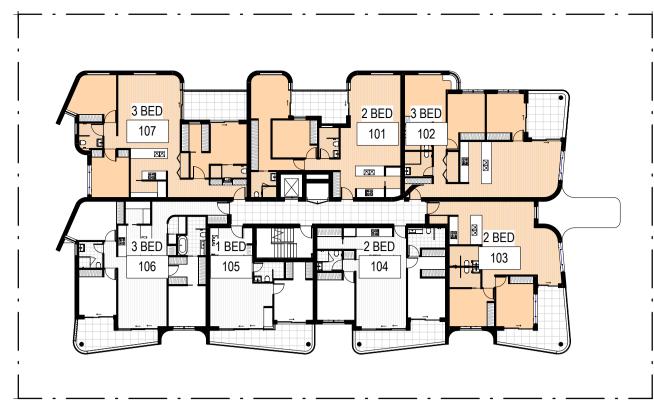
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Date Rev. 27.01.22 04.04.22

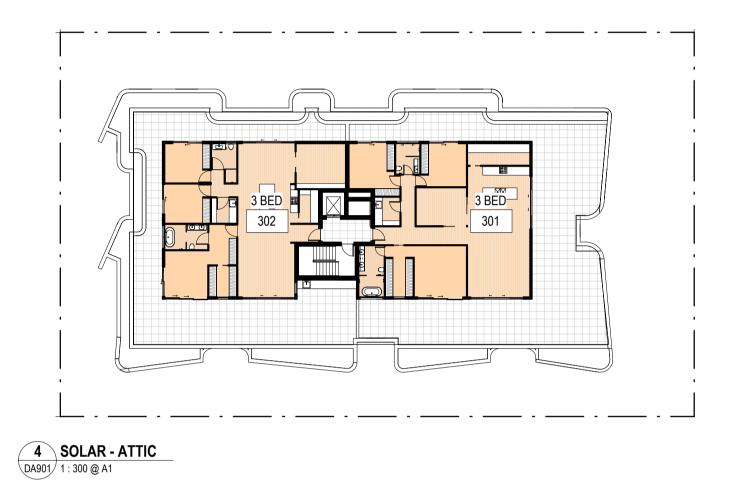
В







2 SOLAR - LEVEL 1 FLOOR PLAN



2 HOUR SOLAR A	ACCESS
SOLAR ACCESS	NUMBER
No	8
Yes	15

OBJECTIVE 4A-1

DESIGN CRITERION 1 - 2 HOURS OF SOLAR ACCESS TO 70% OF DWELLINGS 9-3PM - 15/23 = 65% OF APARTMENTS COMPLY DESIGN CRITERION NOT SATISIFED BUT COUNCIL REQUIRE LIVING TO BE SET BACK ON EASTERN FACADES WHICH DOES NOT FOLLOW SPACE PLANNING TO MAXIMISE SOLAR ACCESS. THIS IS A DISCRITIONARY STANDARD AND THE BUILDING STILL MEETS THE GUIDANCE.

DESIGN CRITERION 3

- MAXIMUM 15% OF APARTMENTS RECIEVE LESS THAN 15 MINUTES OF SUN - 0/26 = 0% OF APARTMENTS RECIEVE LESS THAN 15 MINUTES OF SUN DESIGN CRITERION FULLY SATISIFED.

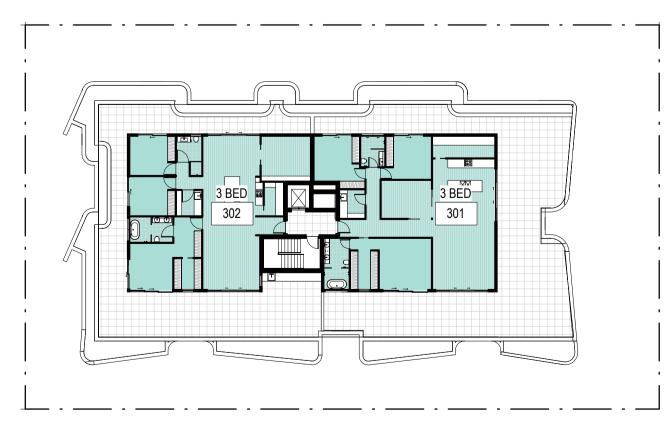








6 VENTILATION - LEVEL 1 FLOOR PLAN
1:300 @ A1



CROSS VENTILATION				
CROSS VENTILATION	NUMBER			
No	9			
Yes	14			

OBJECTIVE 4B-3

DESIGN CRITERION 1

- AT LEAST 60% OF APARTMENTS ARE NATURALLY CROSSVENTILATED
- 14/23 = 60.8% ARE CROSS VENTILATED.

DESIGN CRITERION FULLY SATISIFED.

- MAXIMUM DEPTH OF CROSS OVER/THROUGH APARTMENTS IS 18M. - NO UNITS ARE CROSS OVER/THROUGH. DESIGN CRITERION FULLY SATISIFED.

Project: 20-26 AVON ROAD, DEE WHY **APARTMENT BUILDING - 23 APARTMENTS**

5 VENTILATION - GROUND FLOOR PLAN
DA901 1:300 @ A1

Client: ACN 647 465 236 PTY LTD

7 VENTILATION - LEVEL 2 DA901 1:300 @ A1

DA901 1 : 300 @ A1

Walsh

8 VENTILATION - ATTIC
DA901 1:300 @ A1

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Scale 1 : 300 @ A1 Sheet Name

ADG COMPLIANCE

Number

Description PLANS WITHOUT PREJUDICE PLANS FOR LEC PLANS FOR LEC PLANS FOR LEC

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21.03.22

04.04.22

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1. BRICK CLADDING - AUSTRAL WHITEHAVEN OR SIMILAR USED ON FACADE OF GROUND TO LEVEL 2

2. GLASS BALUSTRADES ALL BALCONIES EITHER FULL HEIGHT OR ABOVE BRICKWORK

3. PEARL WHITE DETAILING BALUSTRADES, WINDOWS, GUTTERS, FENCING, ETC

4. METAL ROOFING - LYSAGHT KLIPLOK DUNE OR SIMILAR ROOFING AND ATTIC WALLS

5. SPLIT FACE SANDSTONE OR SIMILAR FENCING AND ENTRY WALLS

04.04.22

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