

Location Plan



Location	12 Tivoli Avenue Rose Bay NSW 2029 Lot C DP 359938
Proposed Work	New dwelling and associated external works
Applicant	Nathan Gallon Empire Project Management Pty. Ltd. nathan.gallon@empirepmg.com
Surveyor	Mitchell Burne South Pos mitchell@southpos.com.au 02 4889 9615
Town Planner	City Planning Works office@cityplanningworks.com.au 02 9387 1333
Quantity Surveyor	James Doolan Slattery james.doolan@slattery.com.au 02 9423 8850
Heritage Planner	Sam Richards Urbis sam.richards@urbis.com.au 02 8424 5136
ESD Consultant	Kyle Decker Efficient Living kyle@efficientliving.com.au 02 9970 6181
Landscape Architect	Tanya Wood Tanya Wood Landscape Architecture tanya@twla.com.au 0421 968 038
Arborist	George Palmer Botanics Tree Wise People info@botanics.net.au 0411 193 366
Stormwater Engineer	Stephen Darby Richmond Ross harshadv@richmondross.com.au 02 9490 9600
Geotechnical & Hydrological Engineer	Fiona MacGregor Douglas Partners sydney@douglaspartners.com.au 02 9809 0666
Traffic Consultant	Terry Lawrence Traffic & Urban Planning terry@transurbanplan.com.au 02 9545 1411

Drawings

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Amended Issue B - Amendment list

Amendment #01	-	Excavated Area Removed
Amendment #02	-	Lawn Setback Increased
Amendment #03	-	Garage Level Removed
Amendment #04	-	Terrace Setback Increased
Amendment #05	-	Facade Setback Increased
Amendment #06	-	Privacy Screen Added
Amendment #07	-	Roof Overhang Increased
Amendment #08	-	Roof Garden Added

Reduction in Excavation

Reduction in excavation:	762 m³
Excavated material reused on site:	340 m³
Total change in excavated material removed from site:	1102 m³

NatHERS Thermal Comfort Inclusions

Floors	200mm Concrete slab on ground no insulation Concrete between levels, no insulation required where habitable rooms are above and below R2.0 insulation between garage and habitable rooms above
External Walls	Reverse 150mm concrete block with R0.8 insulation for a total system value of Rt1.52 150mm concrete block with no insulation Note: No insulation is required to external garage walls External Colour: Light (SA < 0.475)
Walls within dwellings	Plasterboard on studs, no insulation required Concrete block, no insulation required R2.0 insulation garage walls adjacent to habitable spaces
Glazing Doors/Windows	Glazed windows and doors: Group A – awning + bifold + casement windows + hinged glazed doors U-value: 2.91 (equal to or lower than) SHGC: 0.44 (±10%) Group B – sliding doors/windows + fixed glazing + louvred windows U-value: 2.91 (equal to or lower than) SHGC: 0.51 (±10%)
Roof and Ceilings	Concrete roof, with waterproof membrane Plasterboard ceiling with R3.0 insulation (insulation only value) where concrete roof or balcony above External Colour: Light (SA < 0.75)
Ceiling Penetrations	Sealed LED downlights not to exceed NatHERS certificate Sealed externally ducted exhaust fans, modelled as 200mm diameter, not to exceed NatHERS certificate
Floor coverings	Bare concrete to garage Stone tiles throughout
External Shading	Shading as per stamped drawings
Ventilation	All external doors have weather seals, all exhaust fans and chimneys have dampers, and down lights proposed will have capped fittings

12 TIVOLI AVENUE
ROSE BAY NSW 2029

DEVELOPMENT
APPLICATION

COLLINS AND TURNER

FEBRUARY, 2023

BASIX Water Commitments

Fixtures	Install showerheads minimum rating of 3 stars-High flow (>7.5 and <= 9 Litres/min) Install toilet flushing system with a minimum rating of 4 stars in each toilet Install tap with minimum rating of 5 stars in the kitchen Install taps with minimum rating of 5 stars in each bathroom
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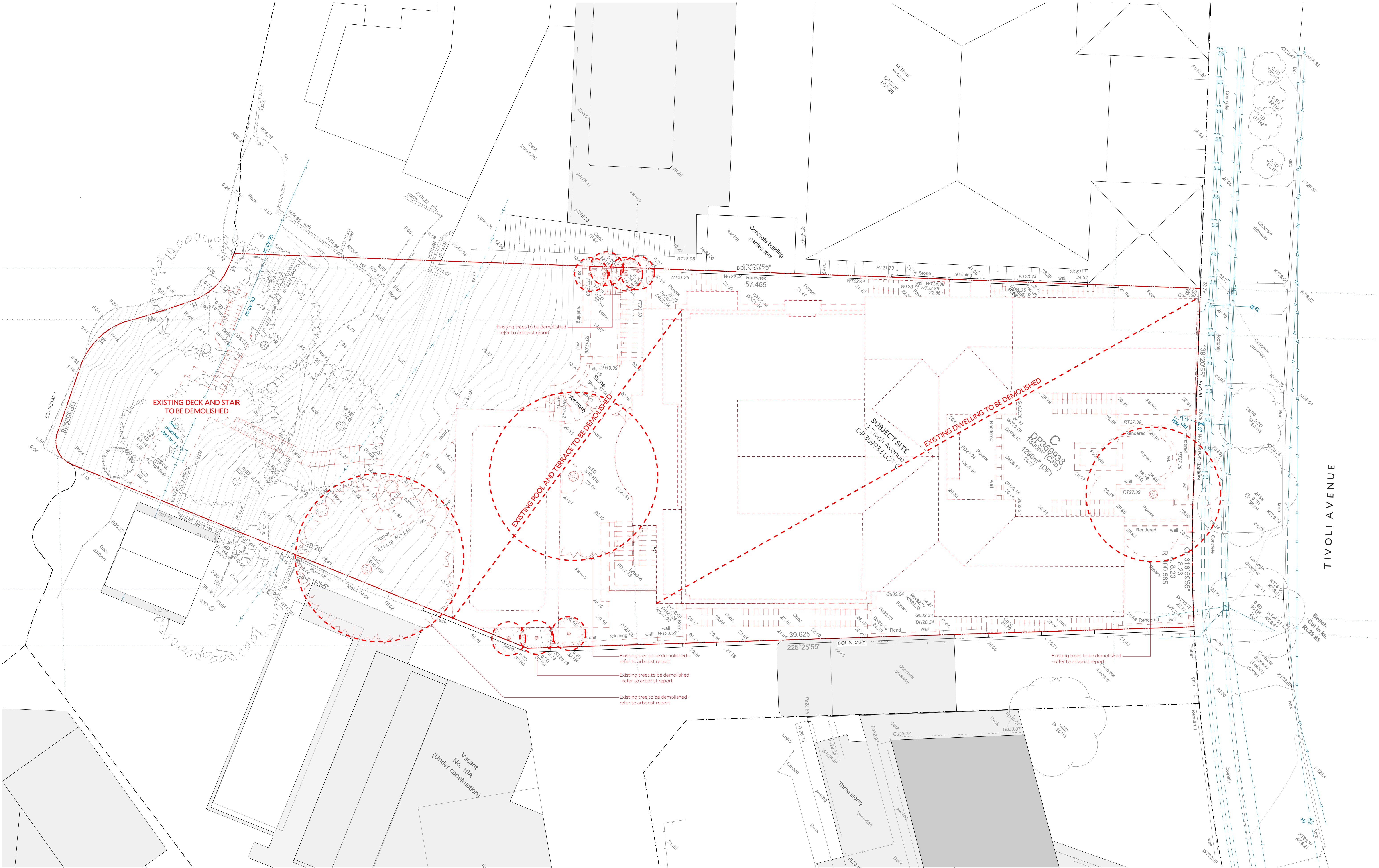
Alternative Water	Install rainwater tank, minimum 8,000L capacity collected from min. 300m2 roof area. Tank connected to – at least one outdoor tap, laundry and toilets
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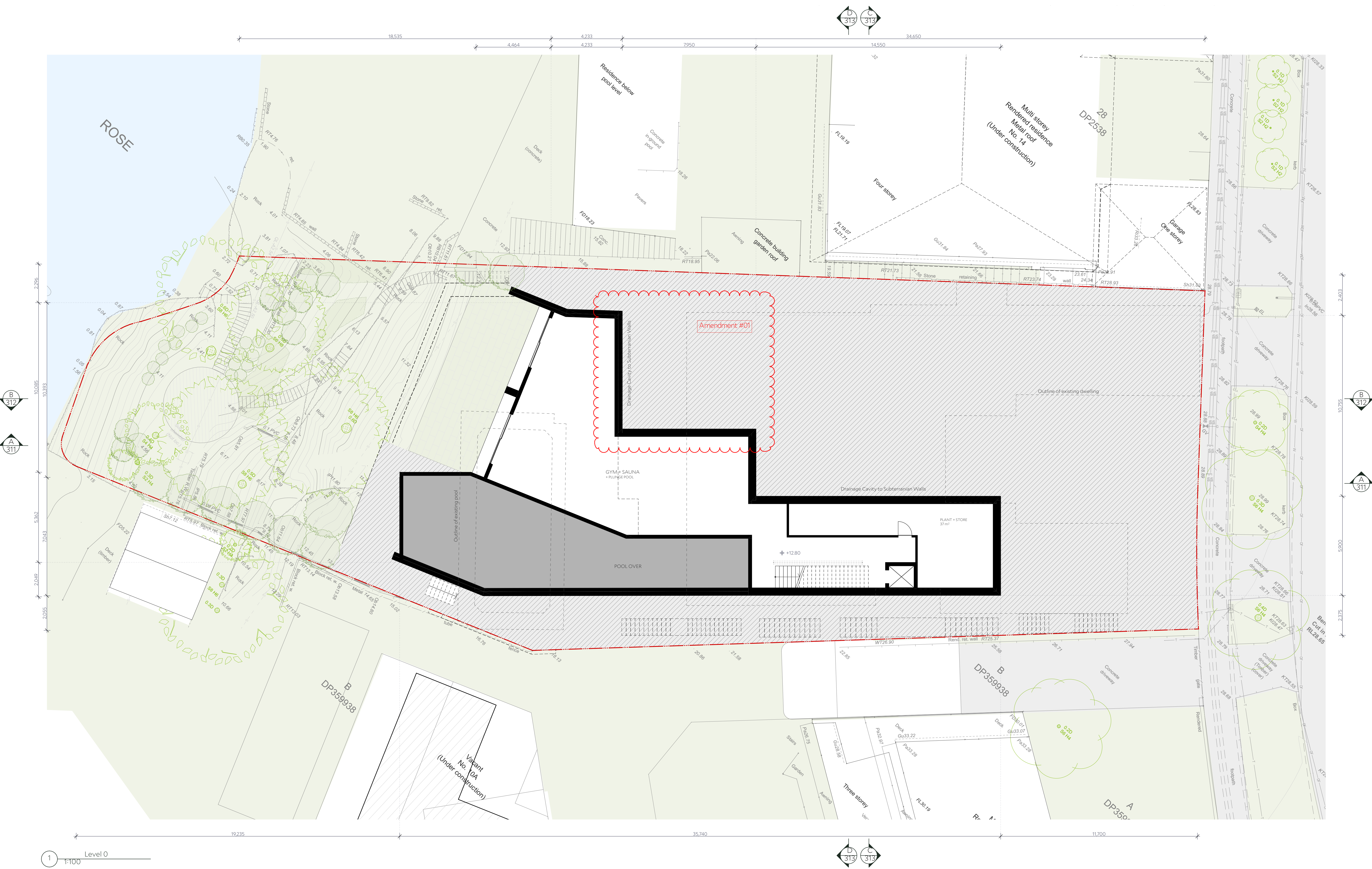
BASIX Energy Commitments

Hot water system	Solar, gas boosted – 31-35 STC's
Cooling System	3-phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Heating System	3-phase air conditioning to living areas and bedrooms: EER 3.0-3.5
Ventilation	Kitchen – Individual fan, externally ducted to roof or façade, manual on/off switch Bathrooms – Individual fan, externally ducted to roof or façade, manual on/off switch Laundry – Individual fan, externally ducted to roof or façade, manual on/off switch
Other	Gas + induction cooktop & electric oven Outdoor clothes drying line Well ventilated fridge space. Air conditioning day/night zoned 140kl pool, Solar gas boosted heating, pump controlled by timer
Alternative Energy	8.0 kW solar Photovoltaic system

Legend

BZ	Bronze
ST	Stone
GL-CL	Glazing - Clear





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Notes
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No	Date	By	Note
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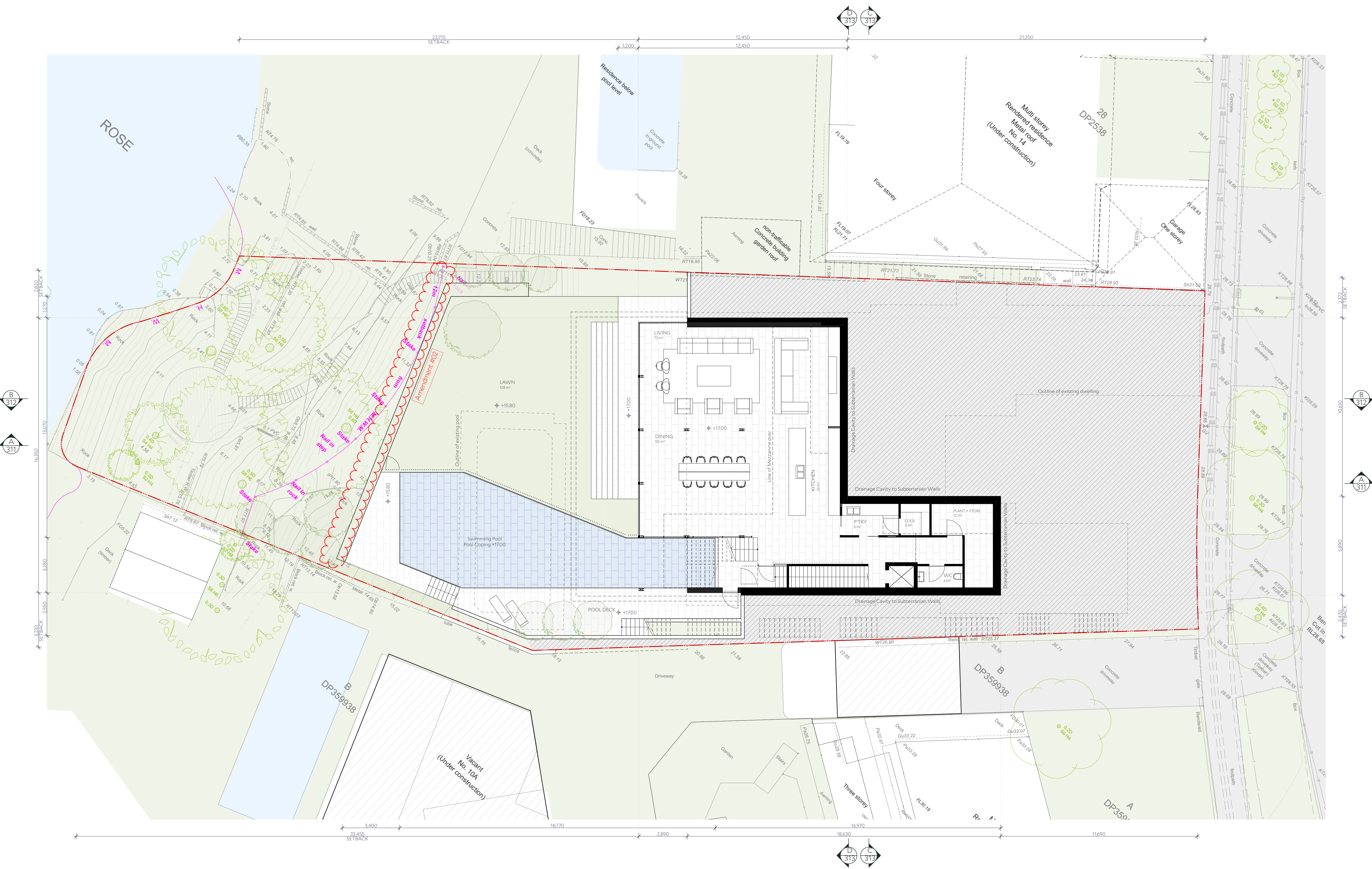
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North

Scale
1 5m 9

Project
340
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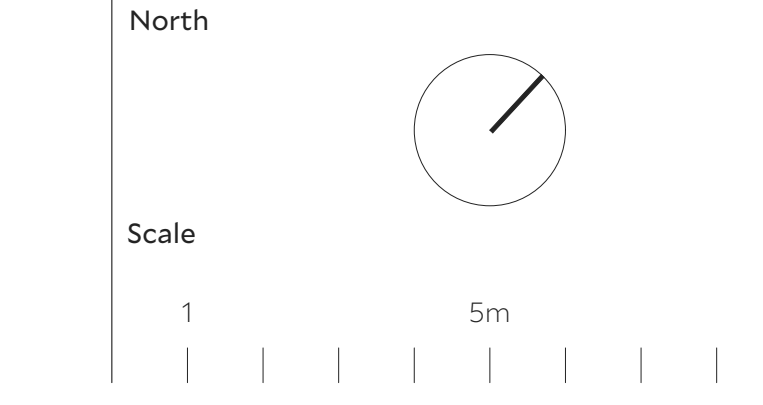
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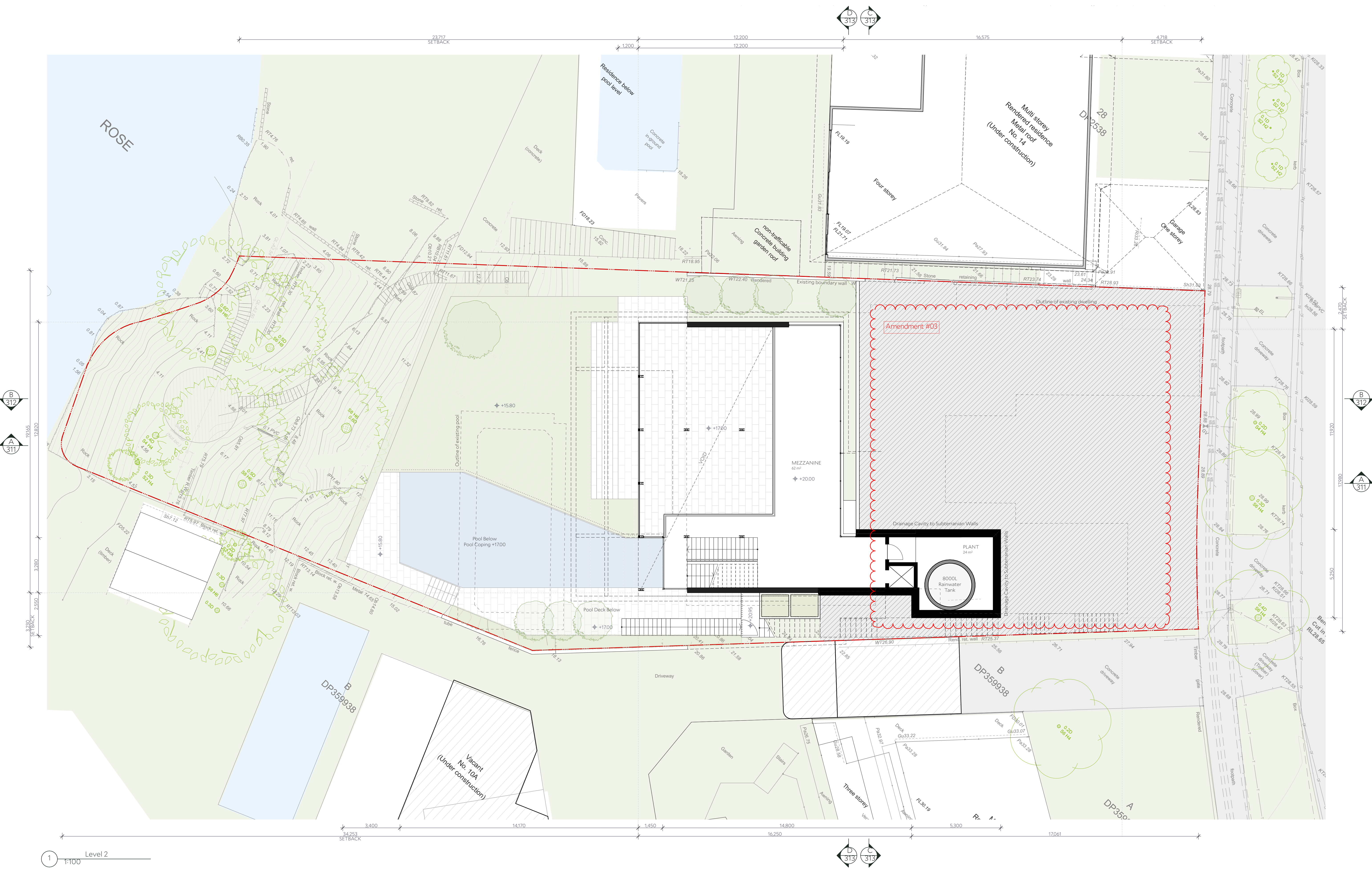
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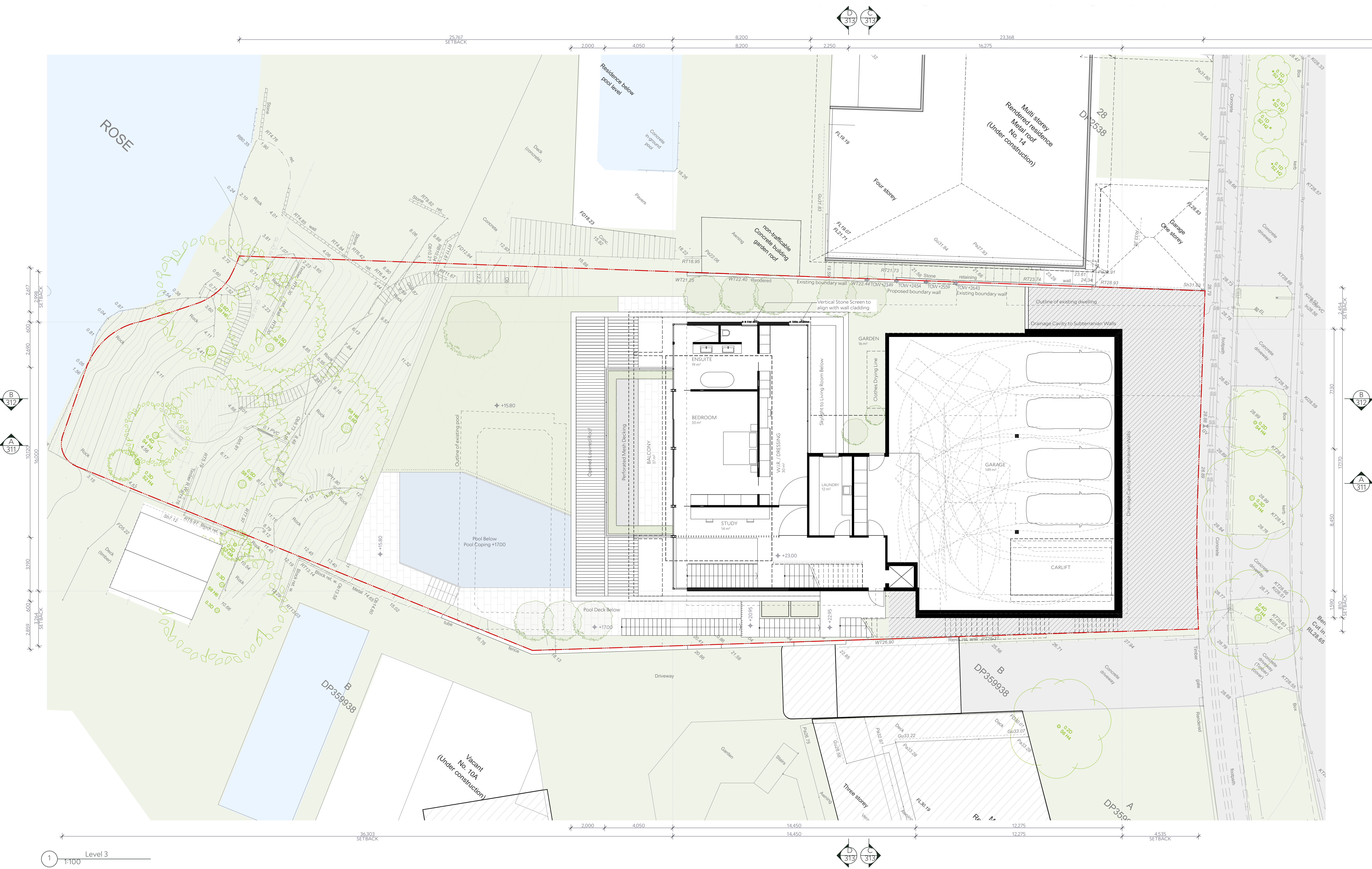
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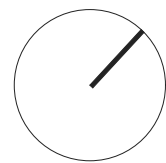


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North

Scale
1 5m 9

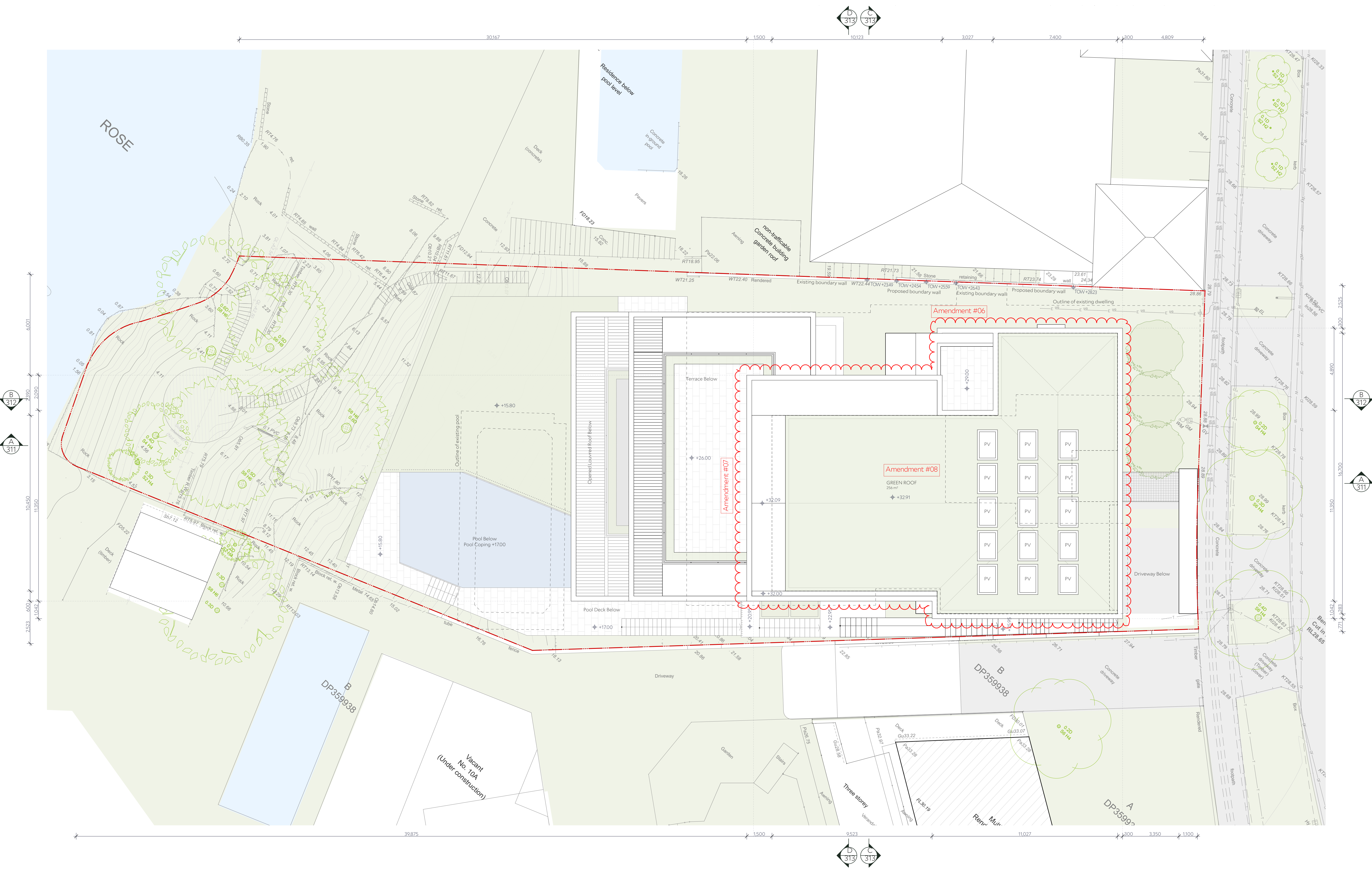
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DA01B



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North

Scale



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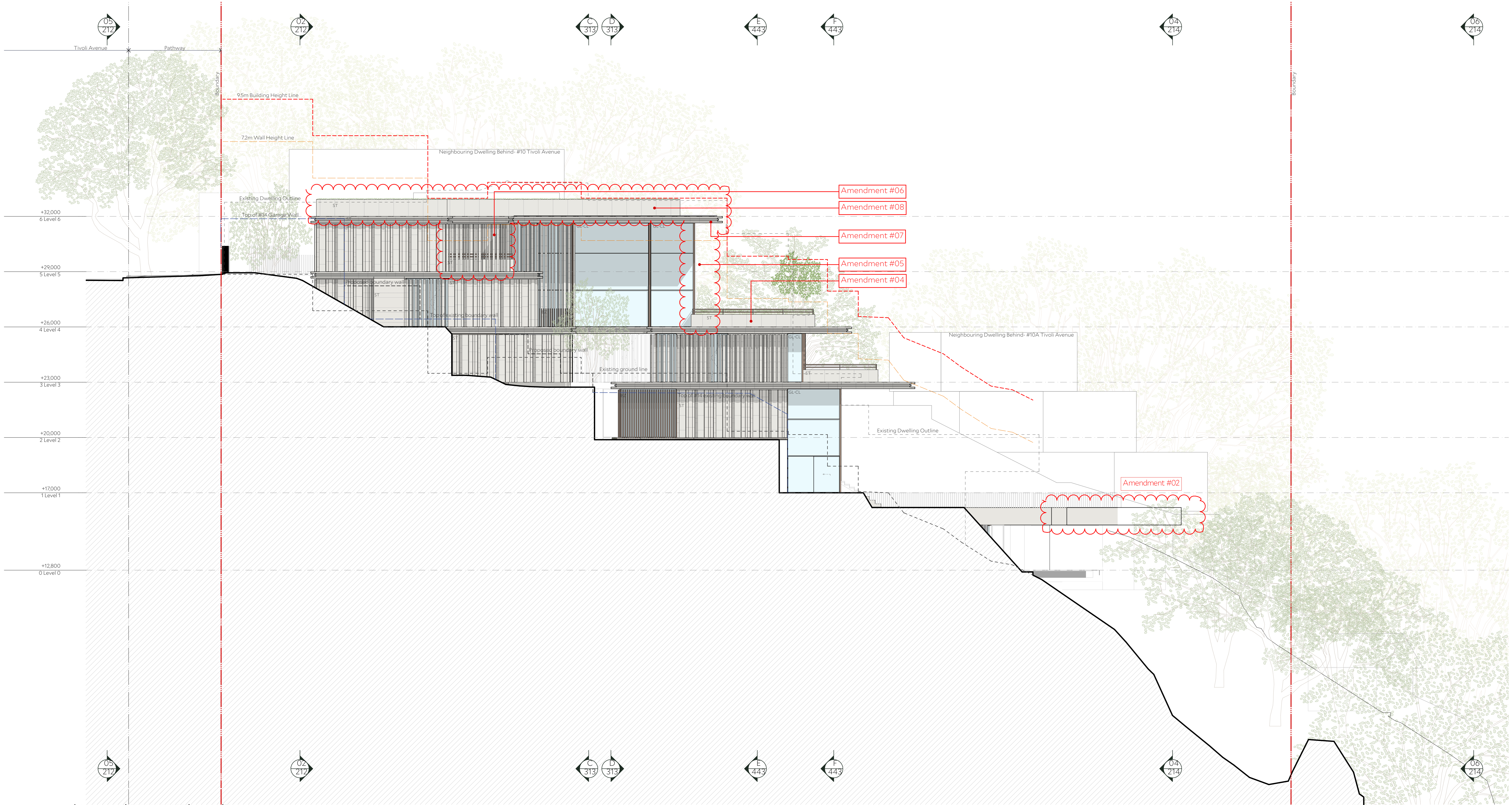
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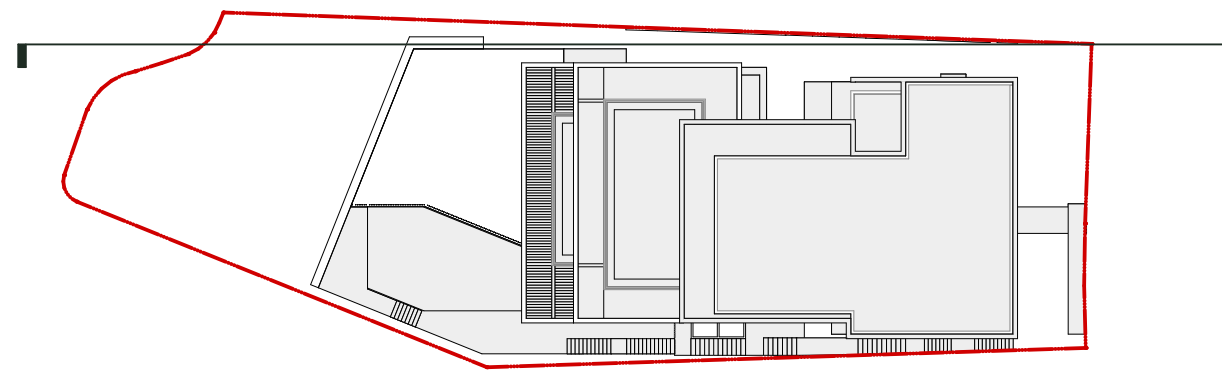
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DA01B



Key Plan



1:500



Legend

BZ	Bronze
ST	Stone
GL-CL	Glazing - Clear

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Scale



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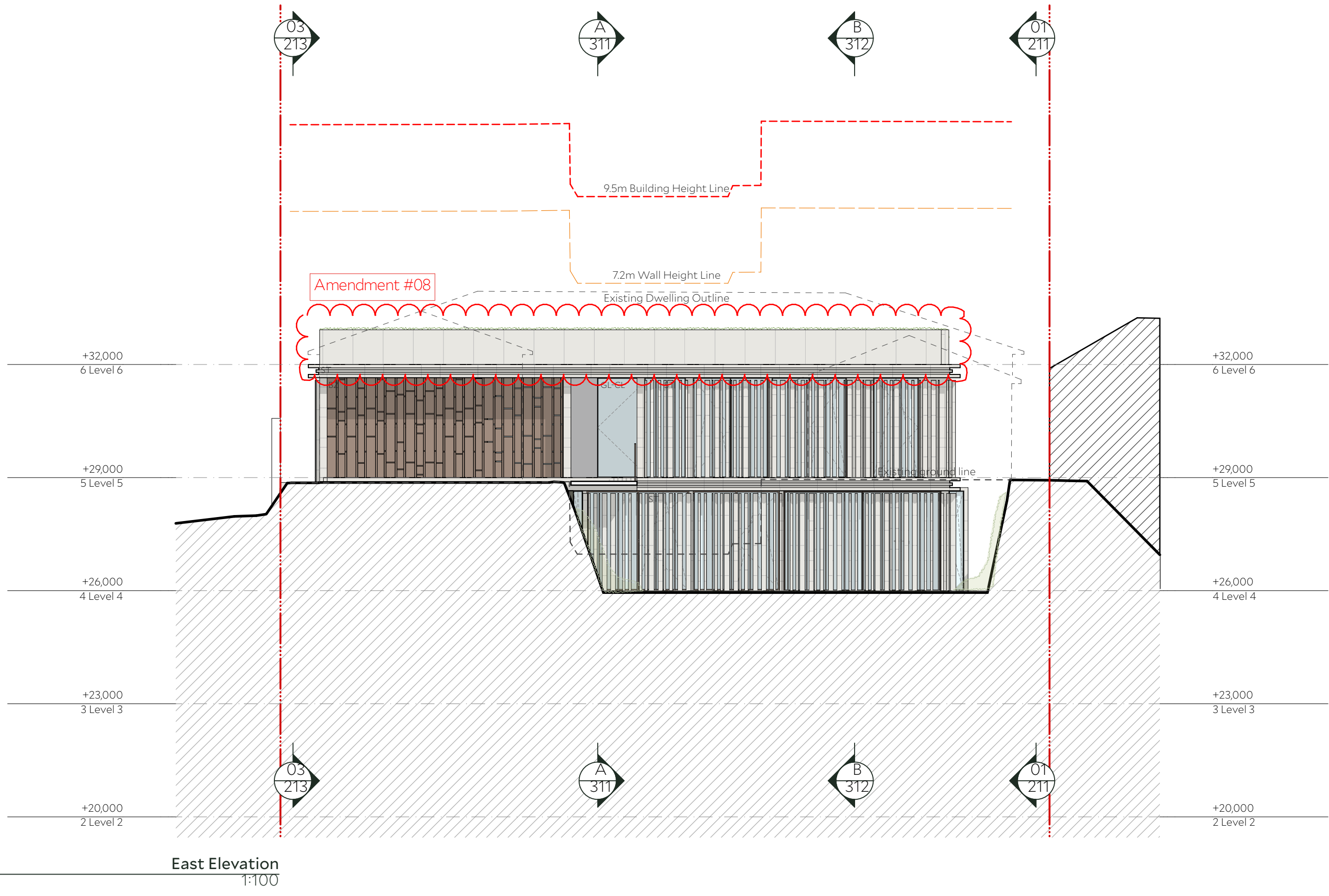
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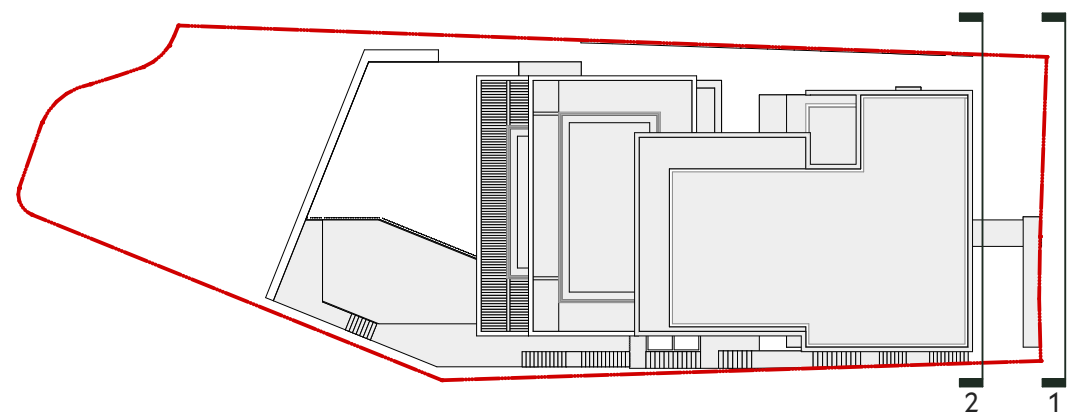
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DA01B



Key Plan



Legend		
BZ	Bronze	
ST	Stone	
GL-CL	Glazing - Clear	

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North

Scale



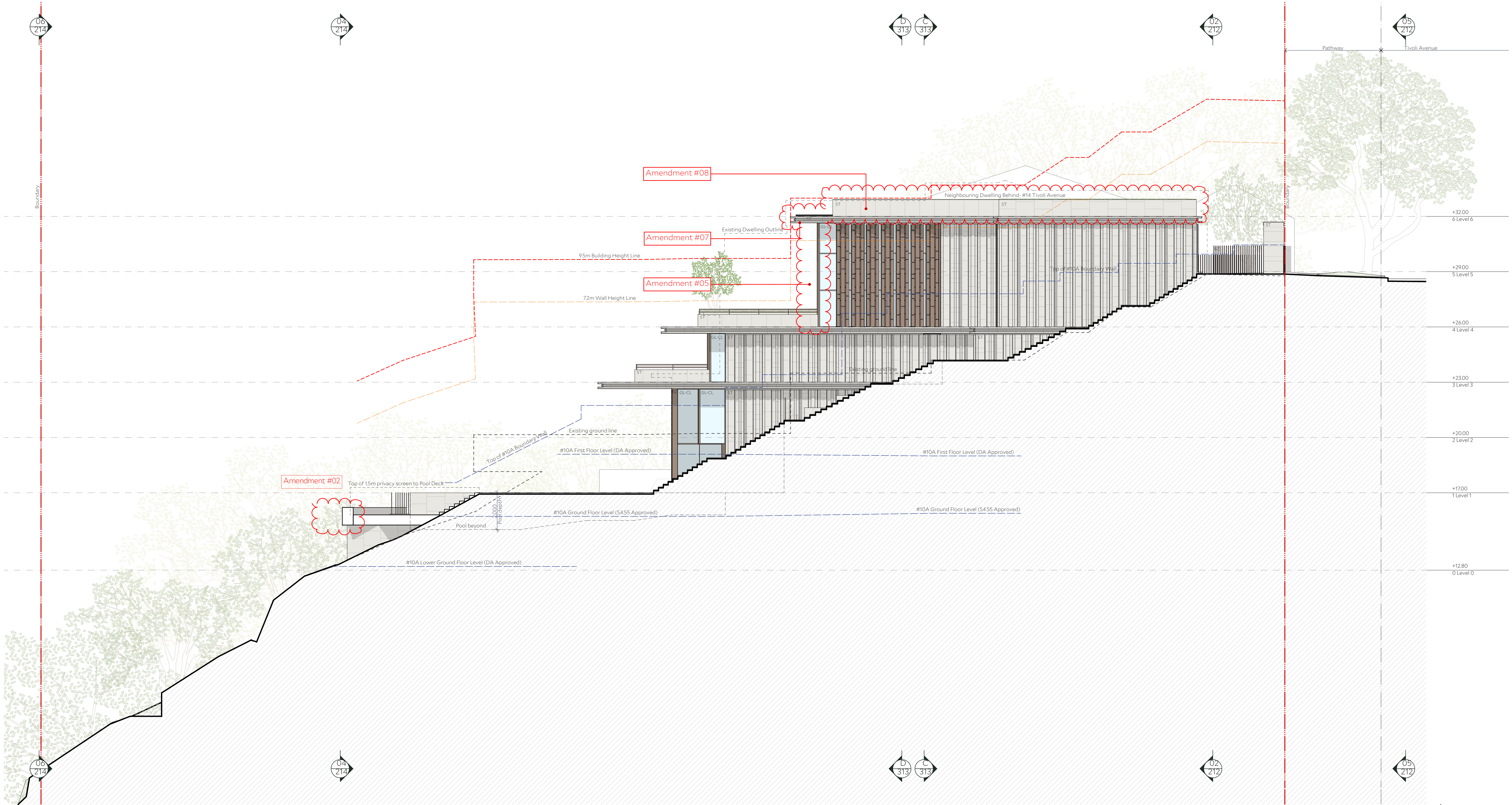
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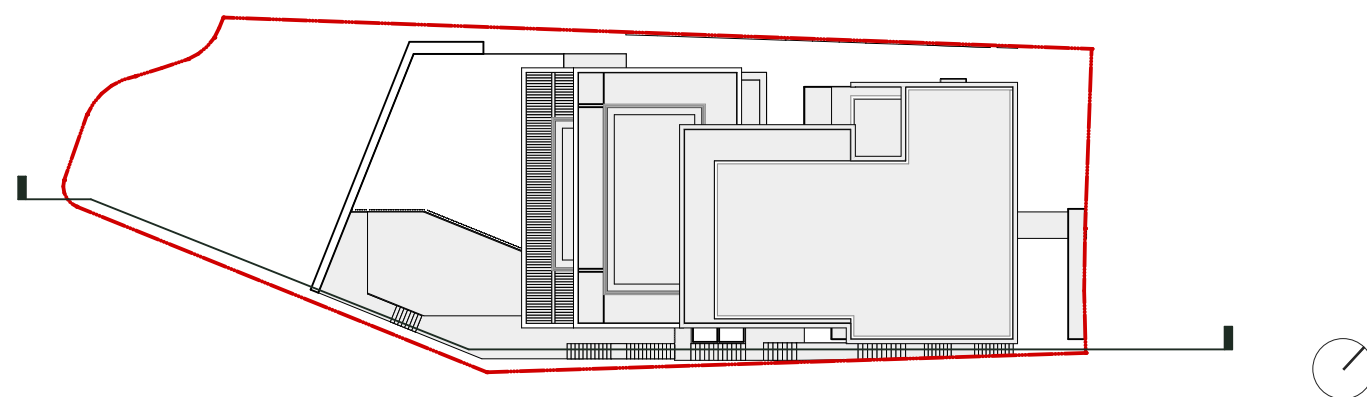
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Drawing Number+ Revision	340_DA_212	DA01B
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Key Plan

1:500



Legend

BZ	Bronze
ST	Stone
GL-CL	Glazing - Clear

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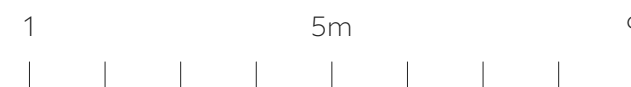
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DA01	29/7/2022	GG	DA Issue
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North

Scale



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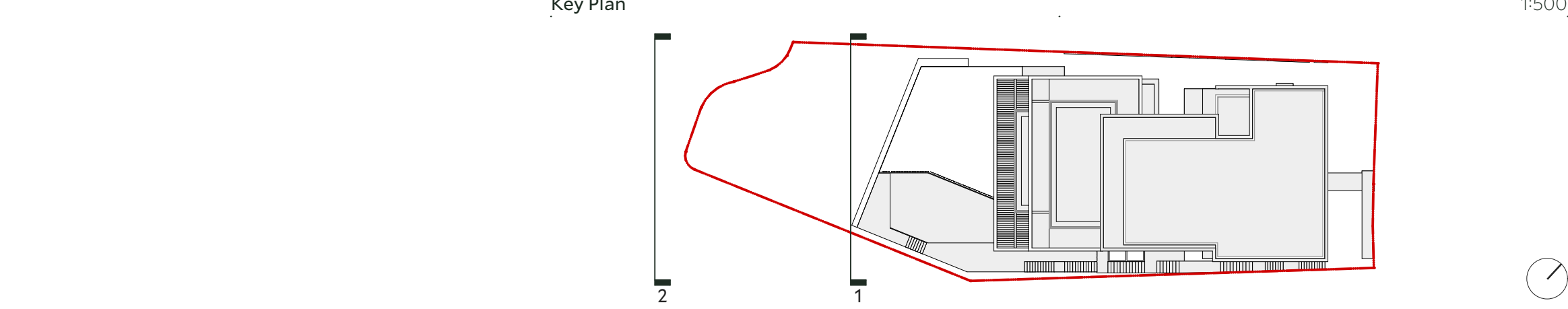
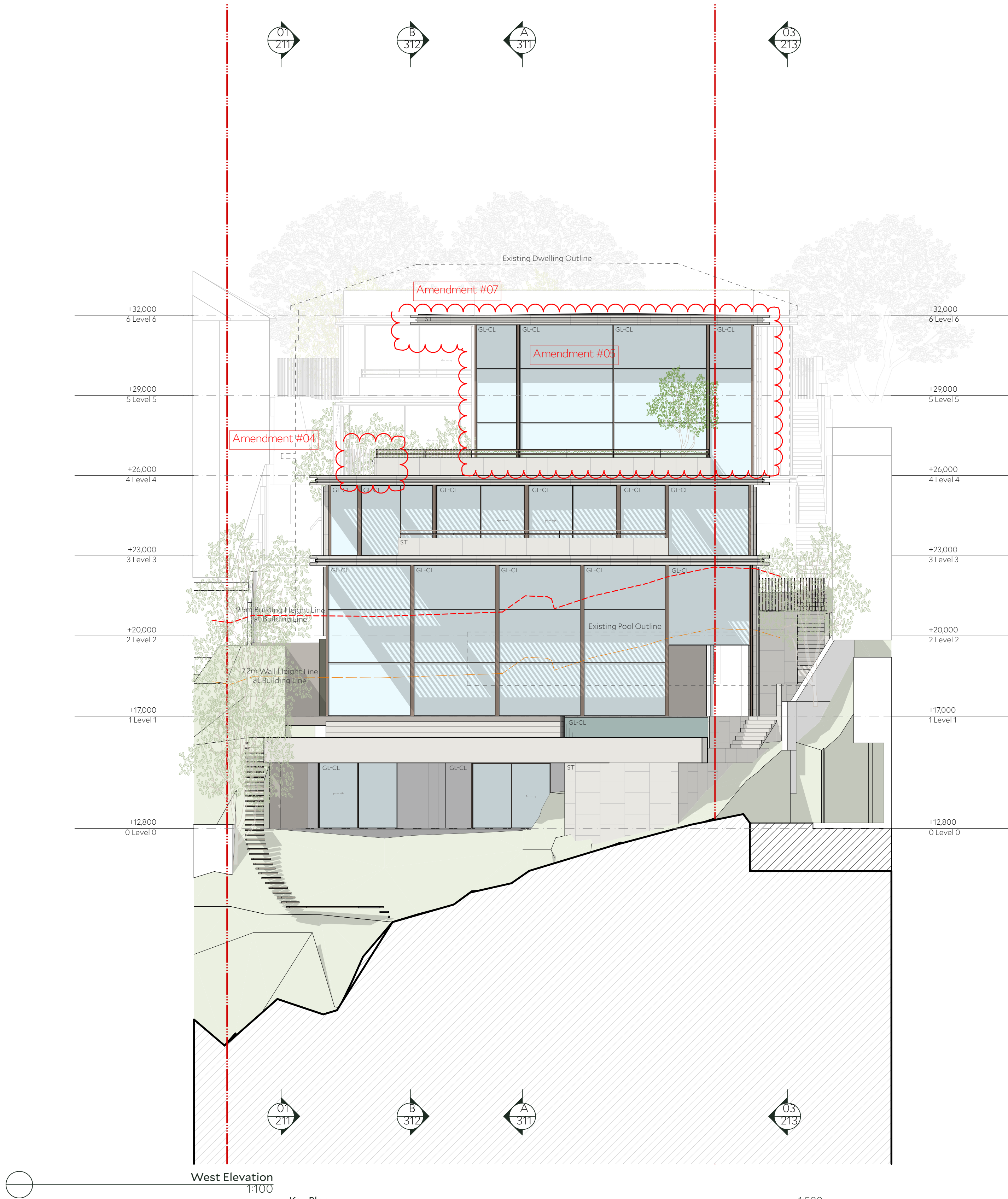
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DA01B	1/2/2023	GG	DA Issue Amended

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North

Scale

1 5m 9

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Legend

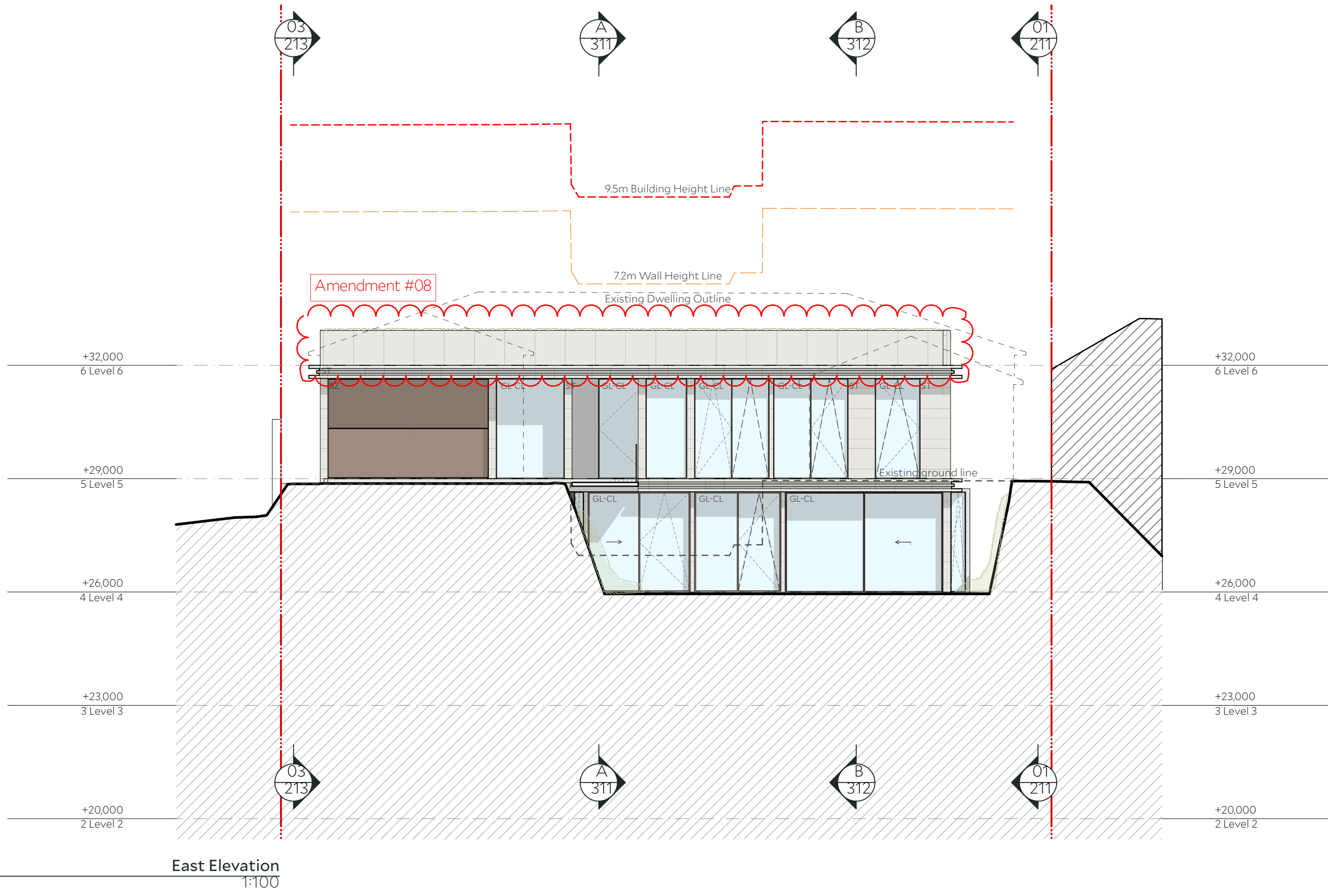
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ST	Stone
GL-CL	Glazing - Clear

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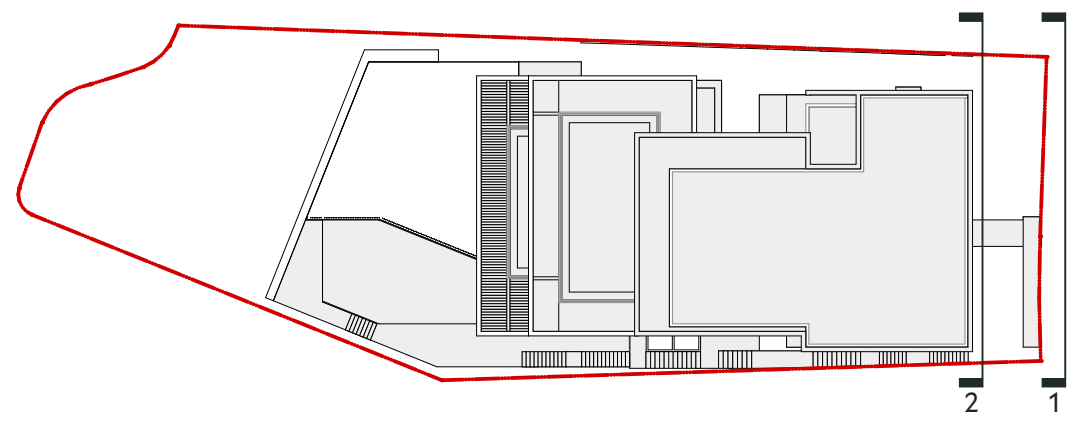
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Key Plan



Legend		
BZ	Bronze	
ST	Stone	
GL-CL	Glazing - Clear	

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Scale

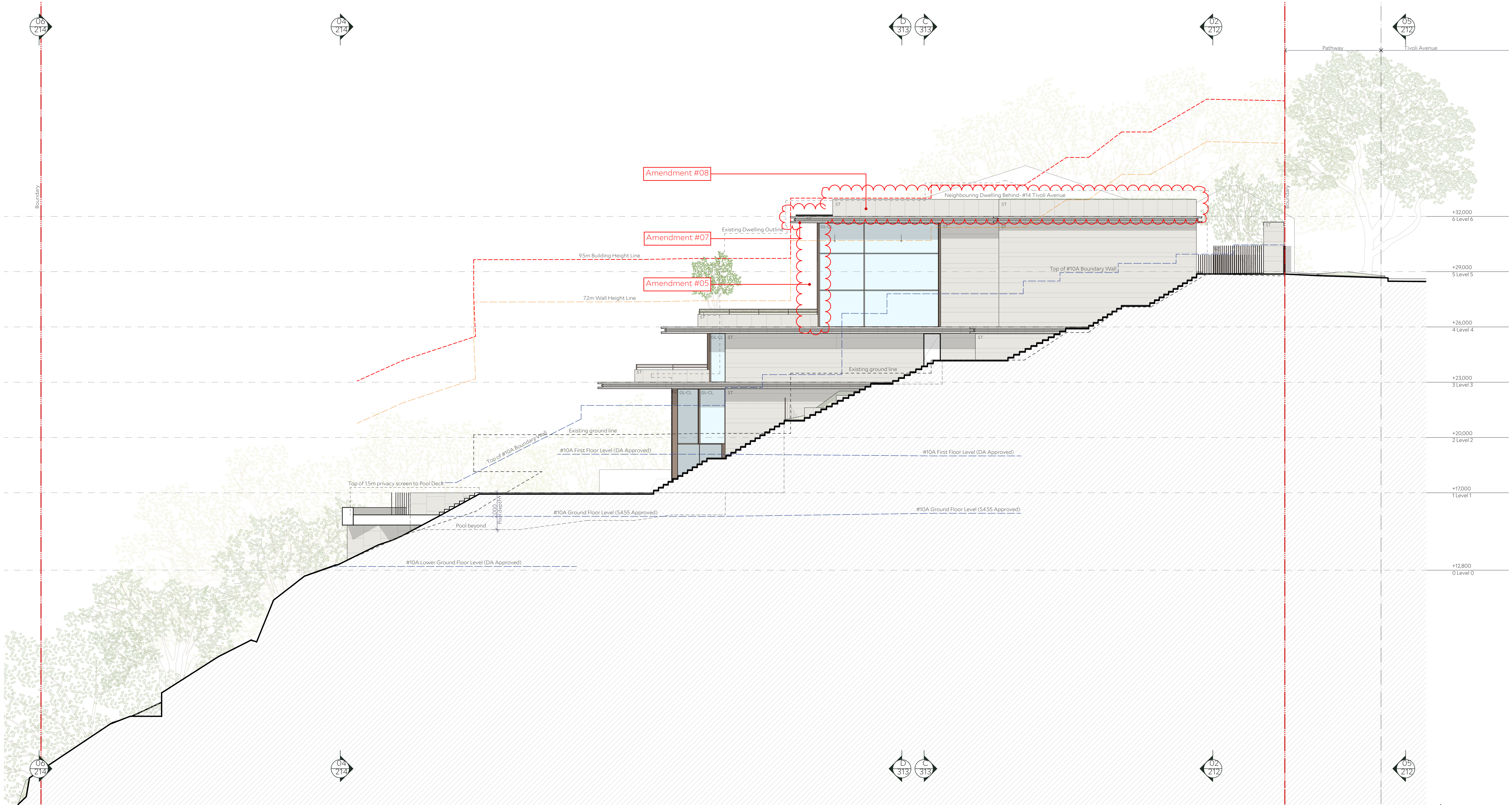


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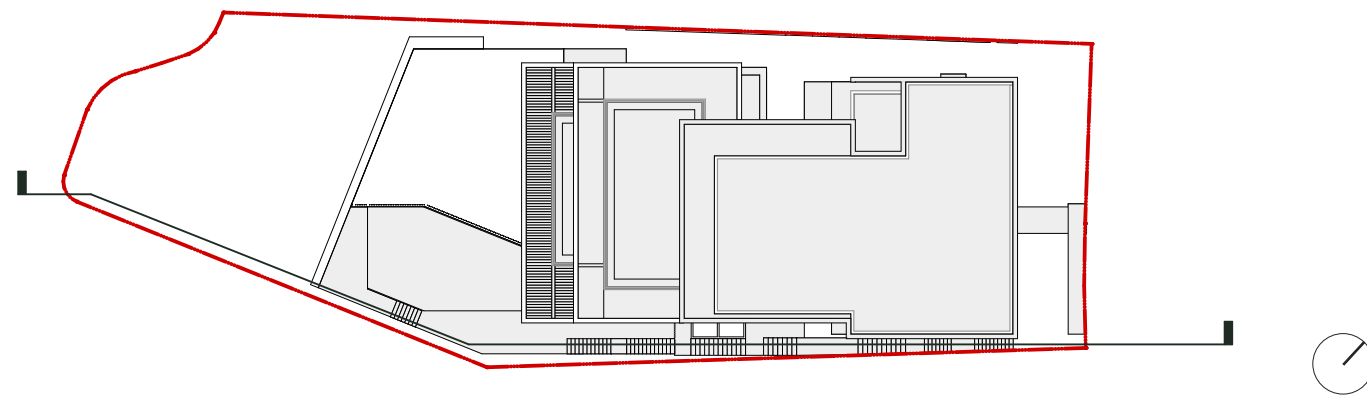
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Key Plan

1:500



Legend

BZ	Bronze
ST	Stone
GL-CL	Glazing - Clear

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Scale



Project

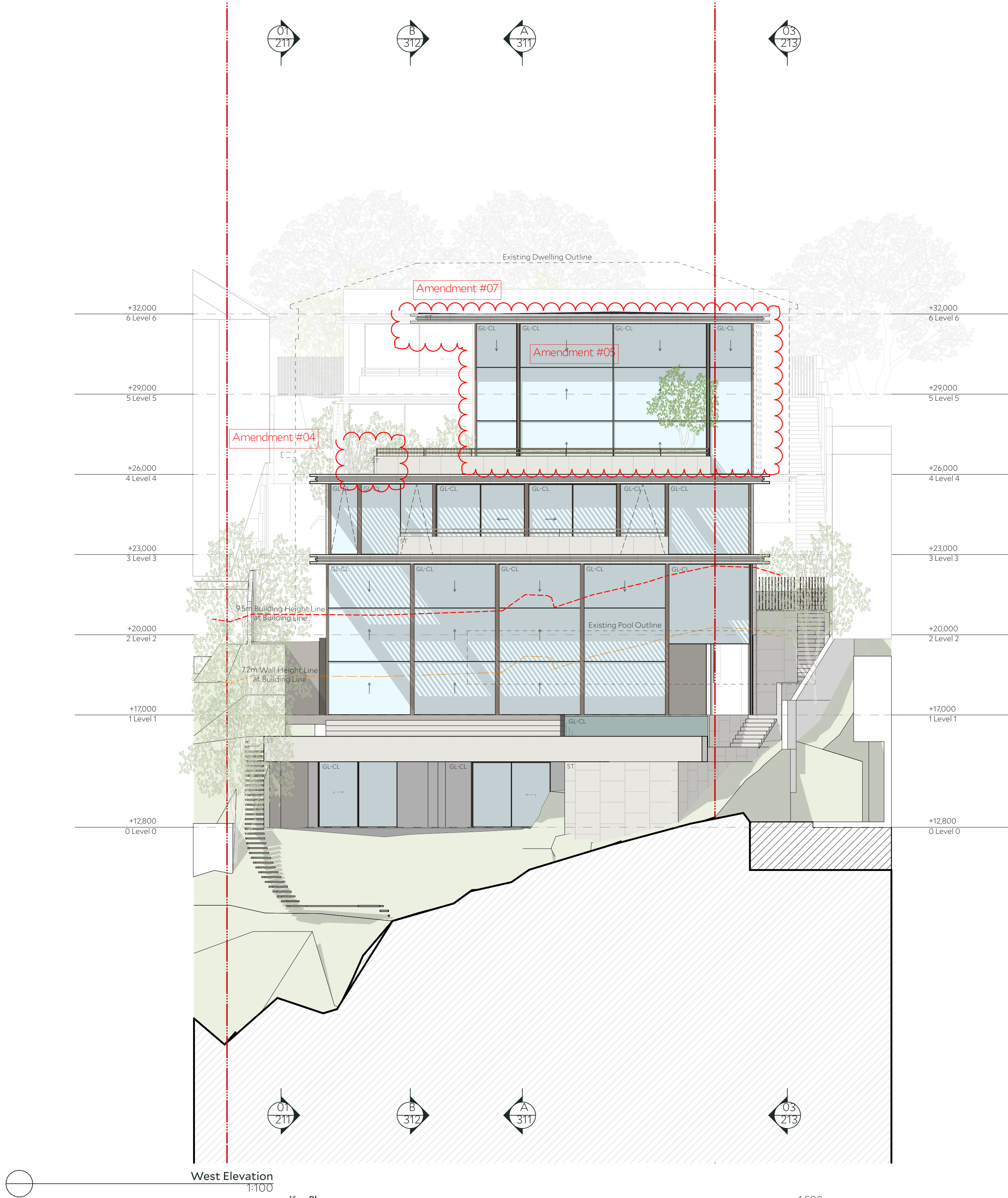
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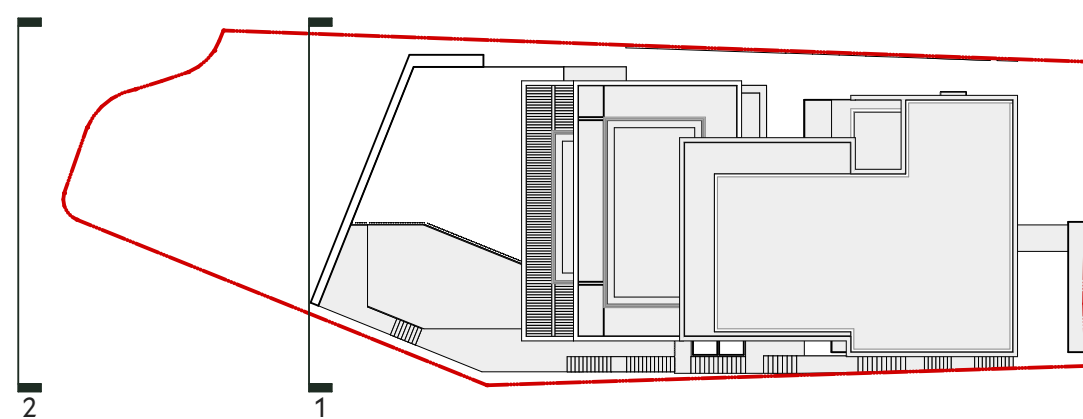
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West Elevation
1:100

Key Plan



1:500

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West Elevation - Harbour
1:100

Legend

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ST	Stone
GL-CL	Glazing - Clear

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North

Scale

1 5m 9

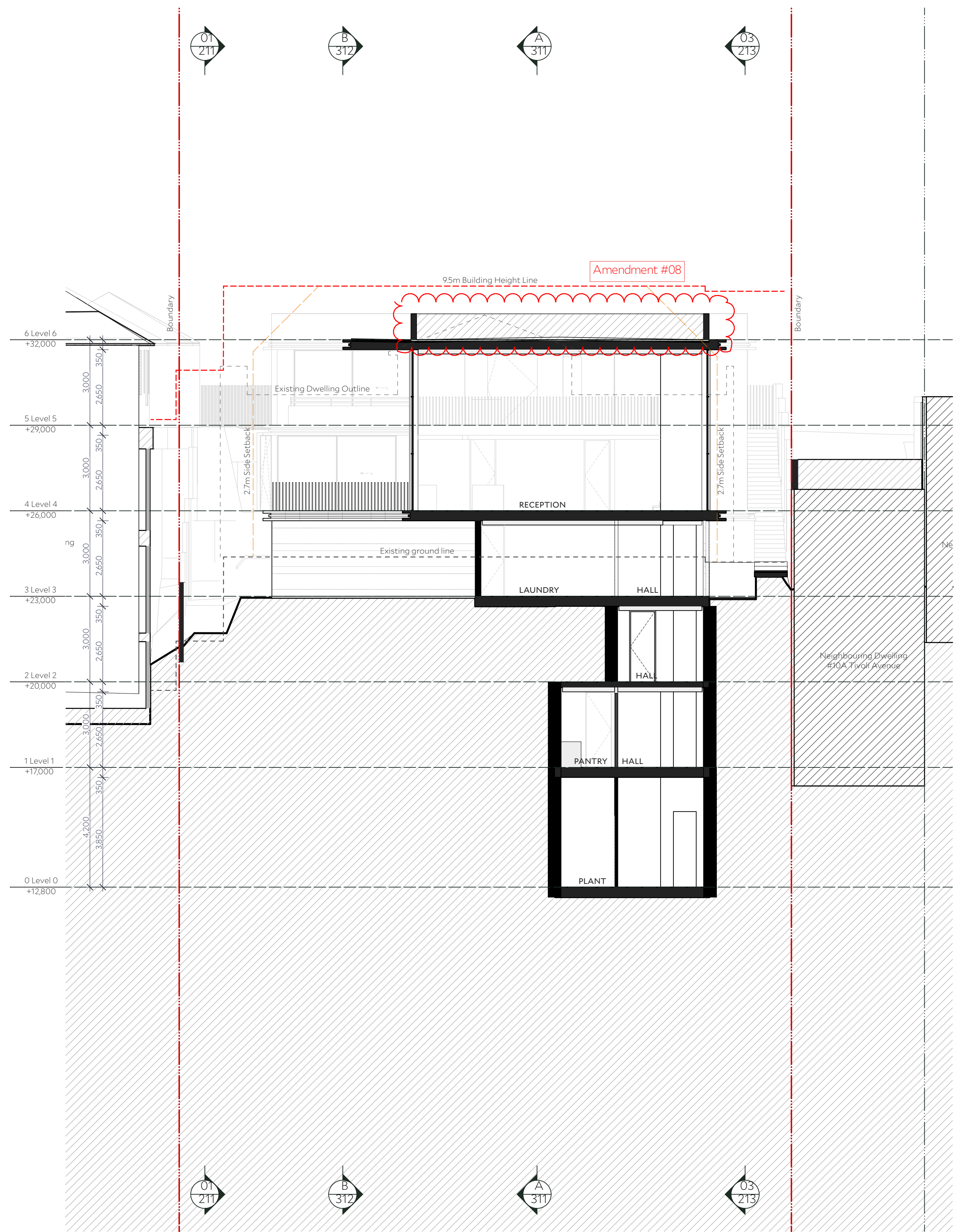
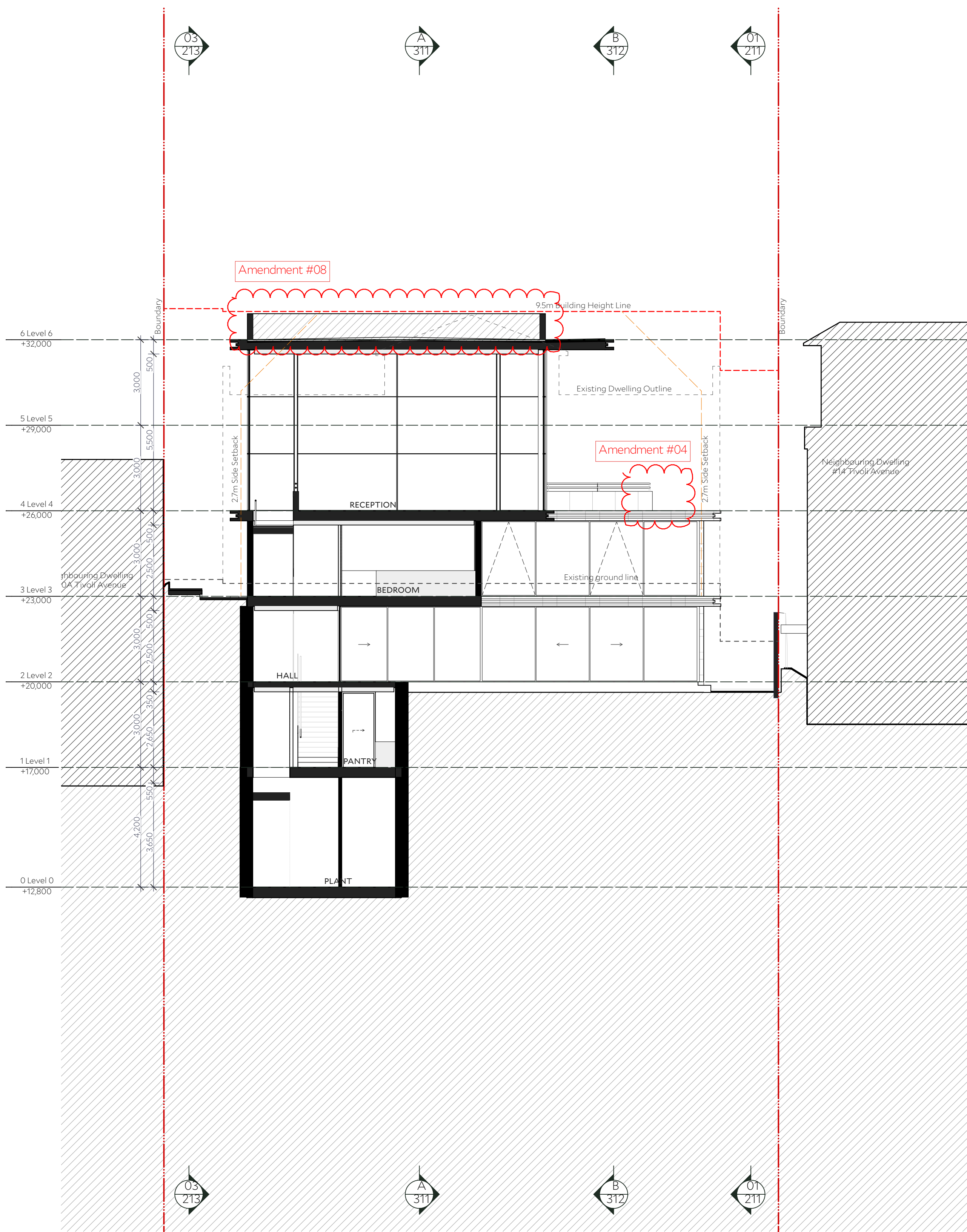
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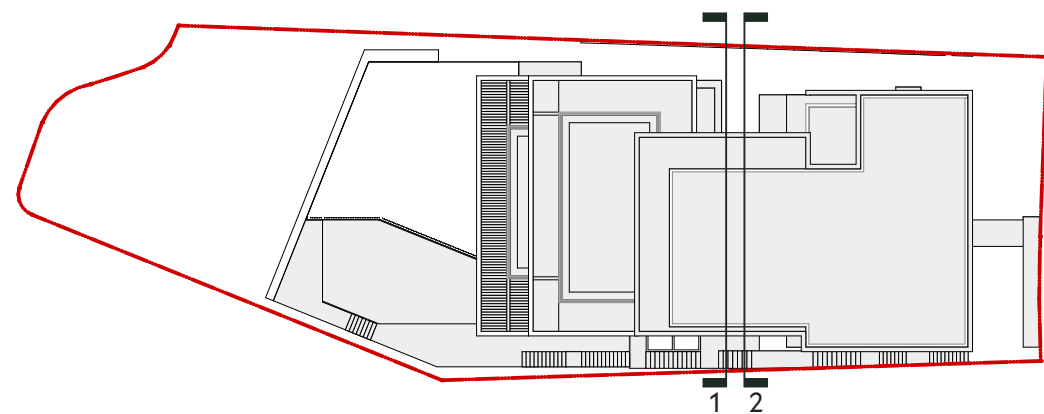
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Revision

DA01B



Key Plan



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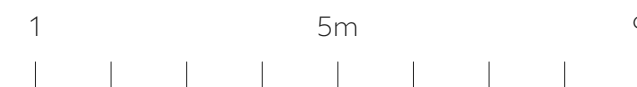
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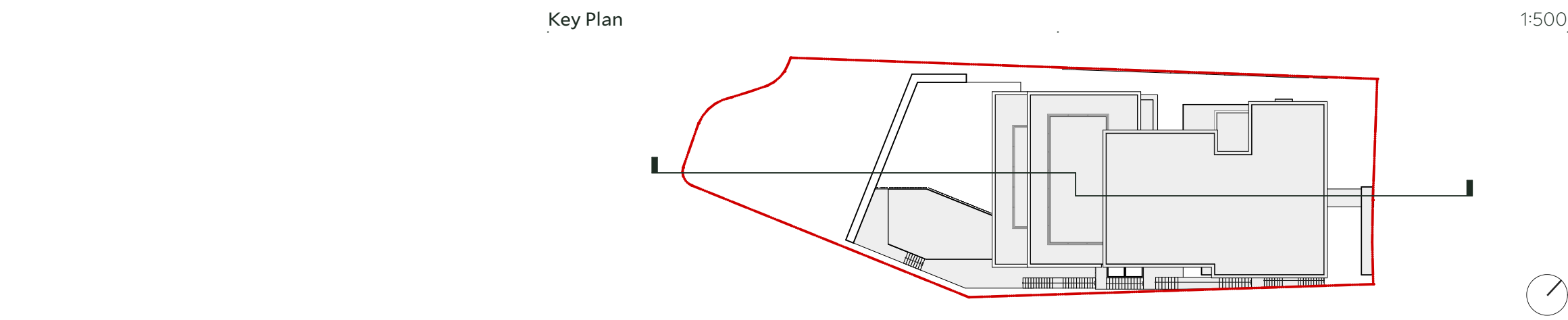
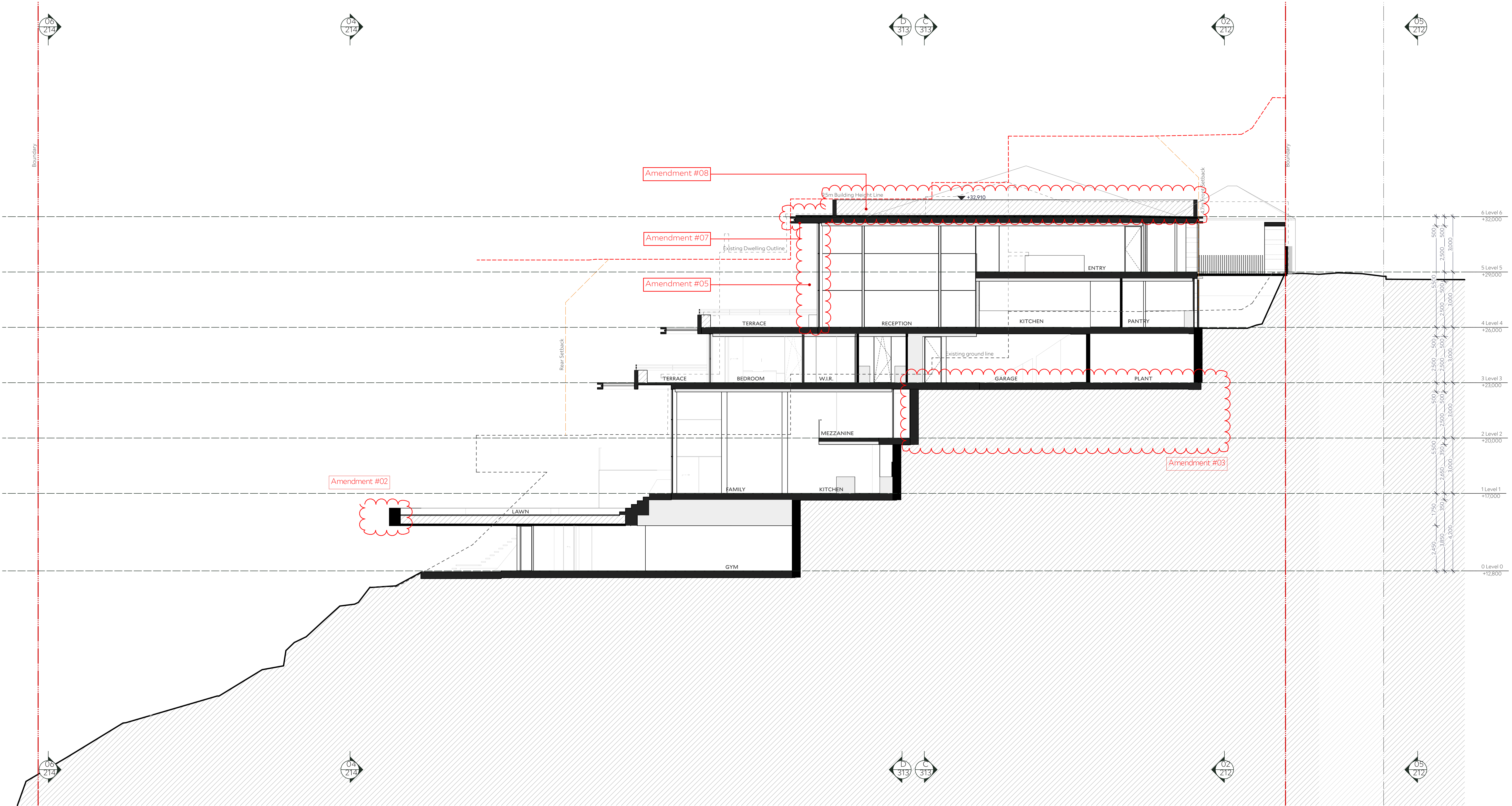
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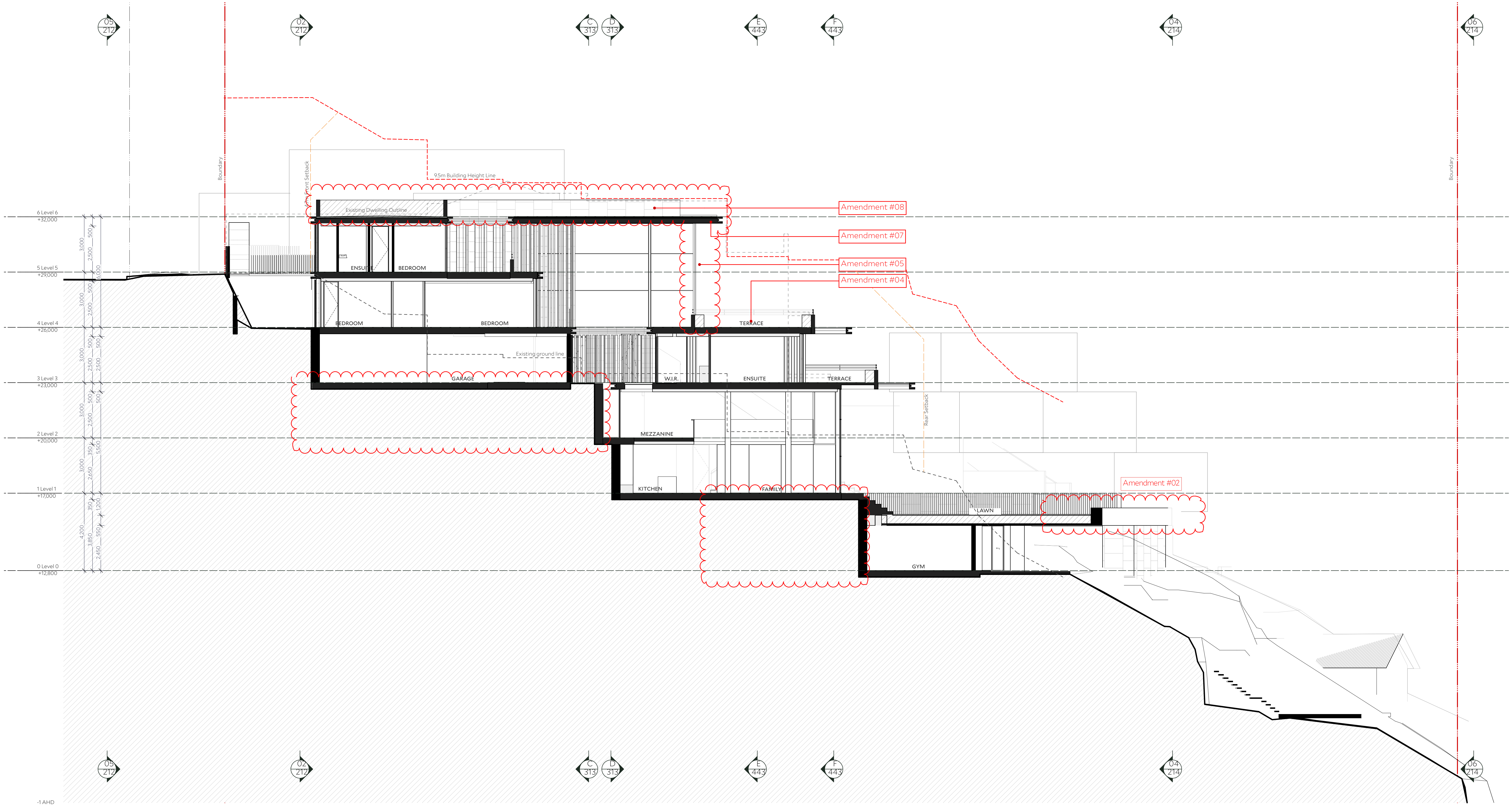
Drawing title Sections C-C D-D - No Screens

Scale 1:100 @ A1
Date 10/06/22
Drawn by GG

Drawing Number+ Revision 340_DA_225

DA01B





Key Plan

1:500

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No	Date	By	Note
DA01	29/7/2022	GG	DA Issue
DA01B	1/2/2023	GG	DA Issue Amended

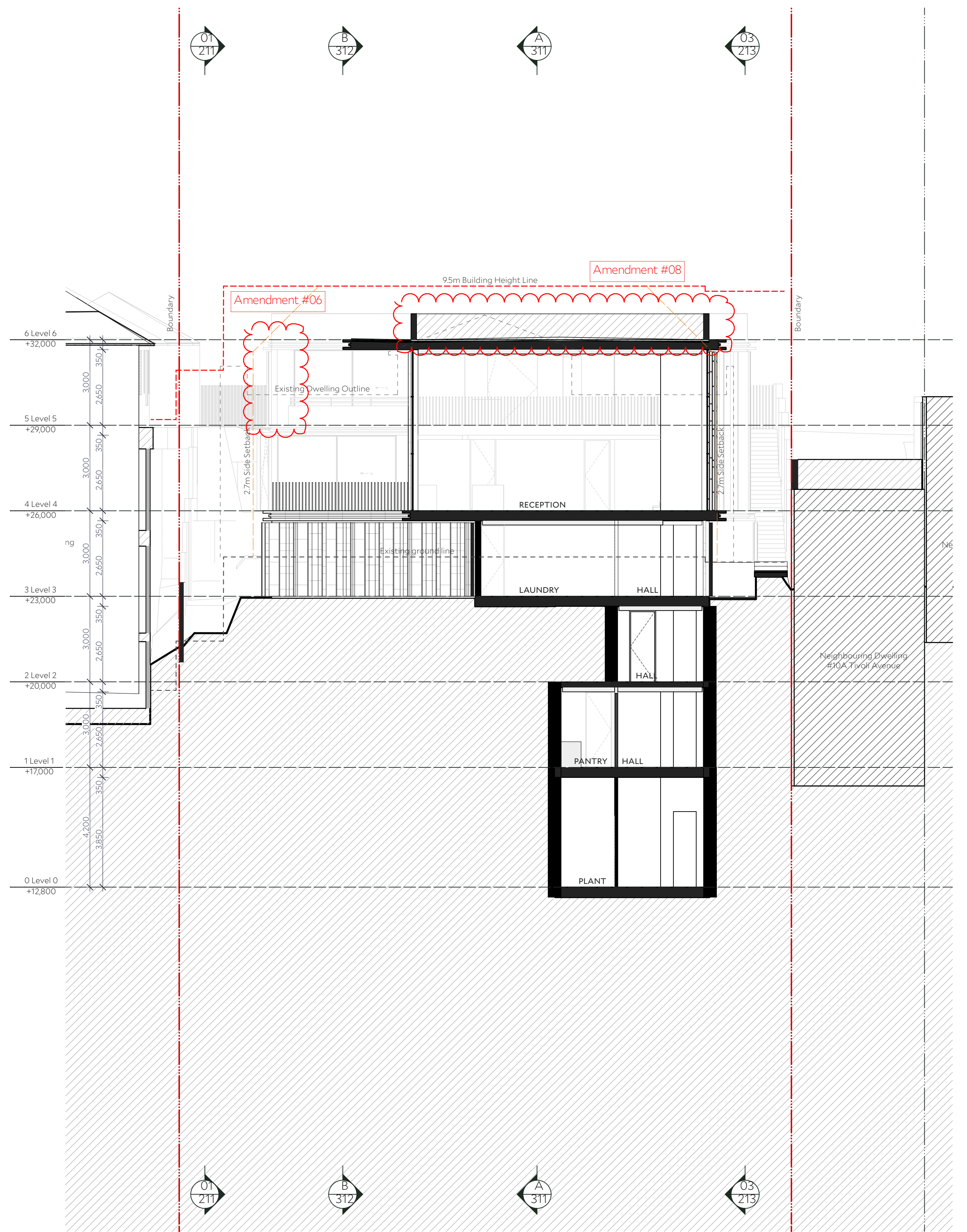
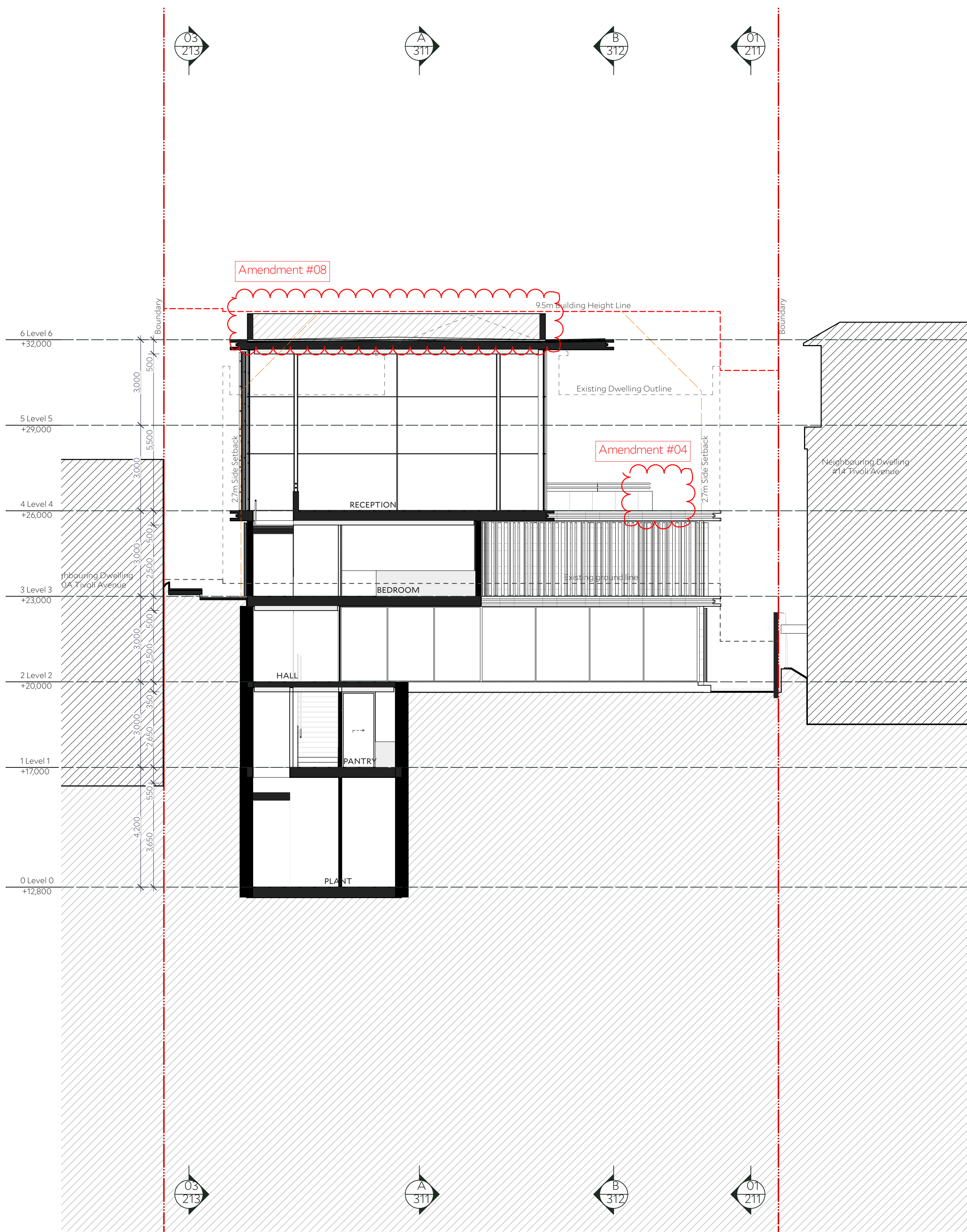
Client
Empire Project Management Pty. Ltd.
Nathan Gallon

North

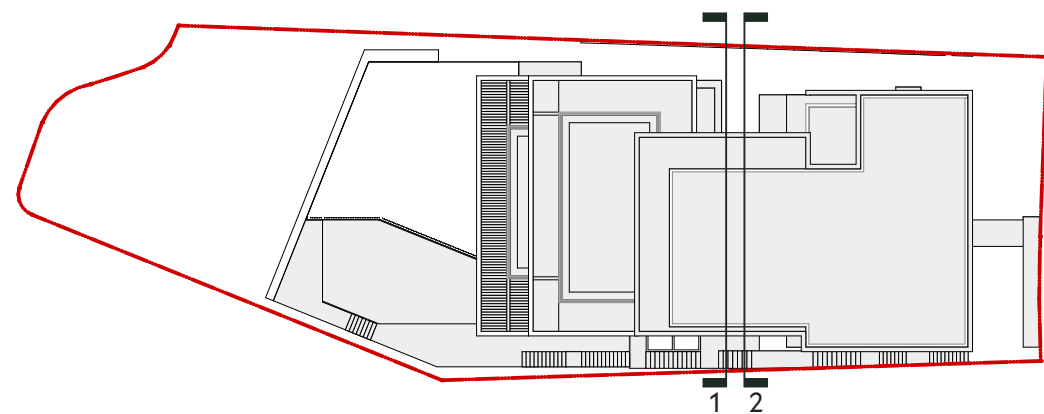
Scale
1 5m 9

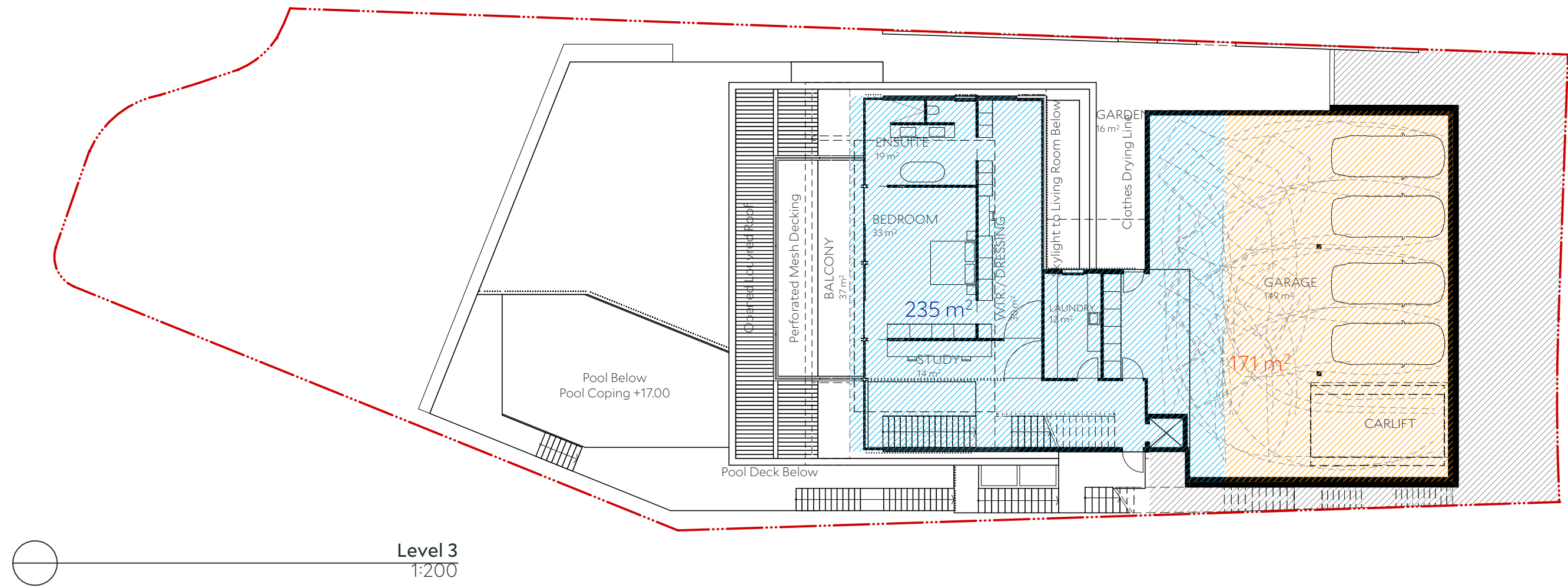
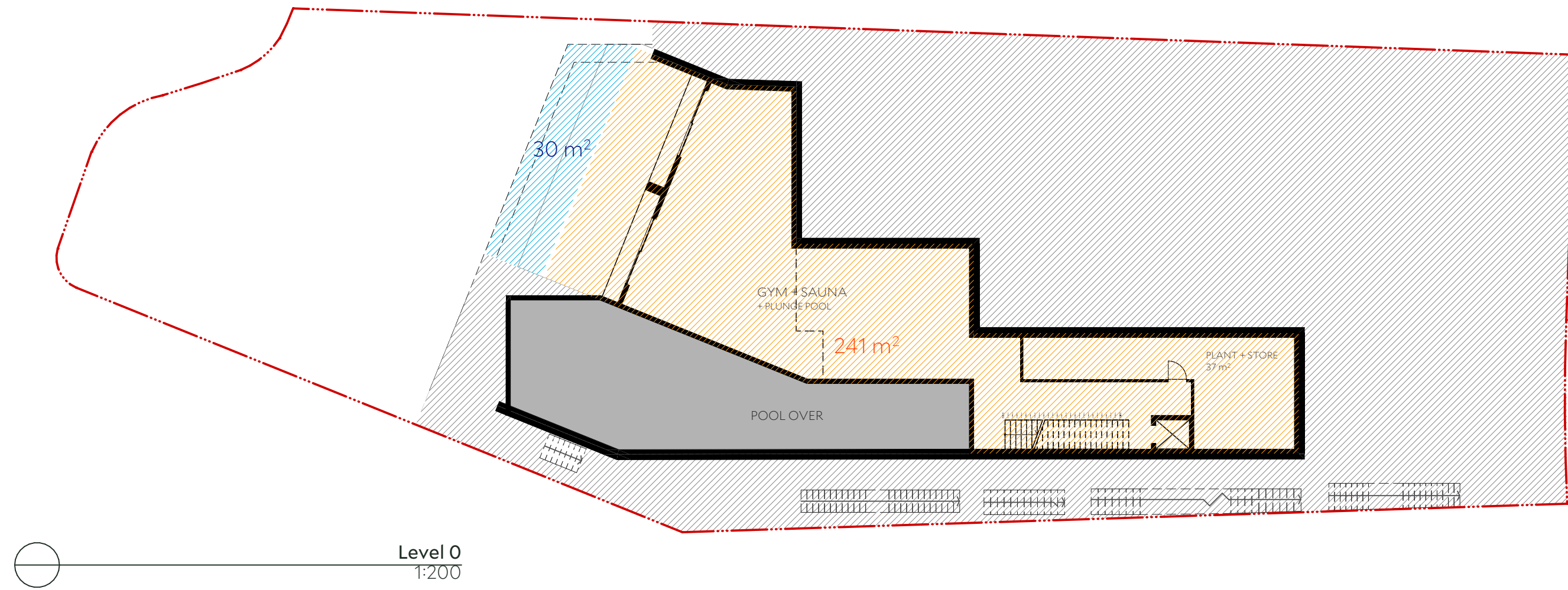
Project
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Rose Bay, NSW 2029
Lot C DP 359938
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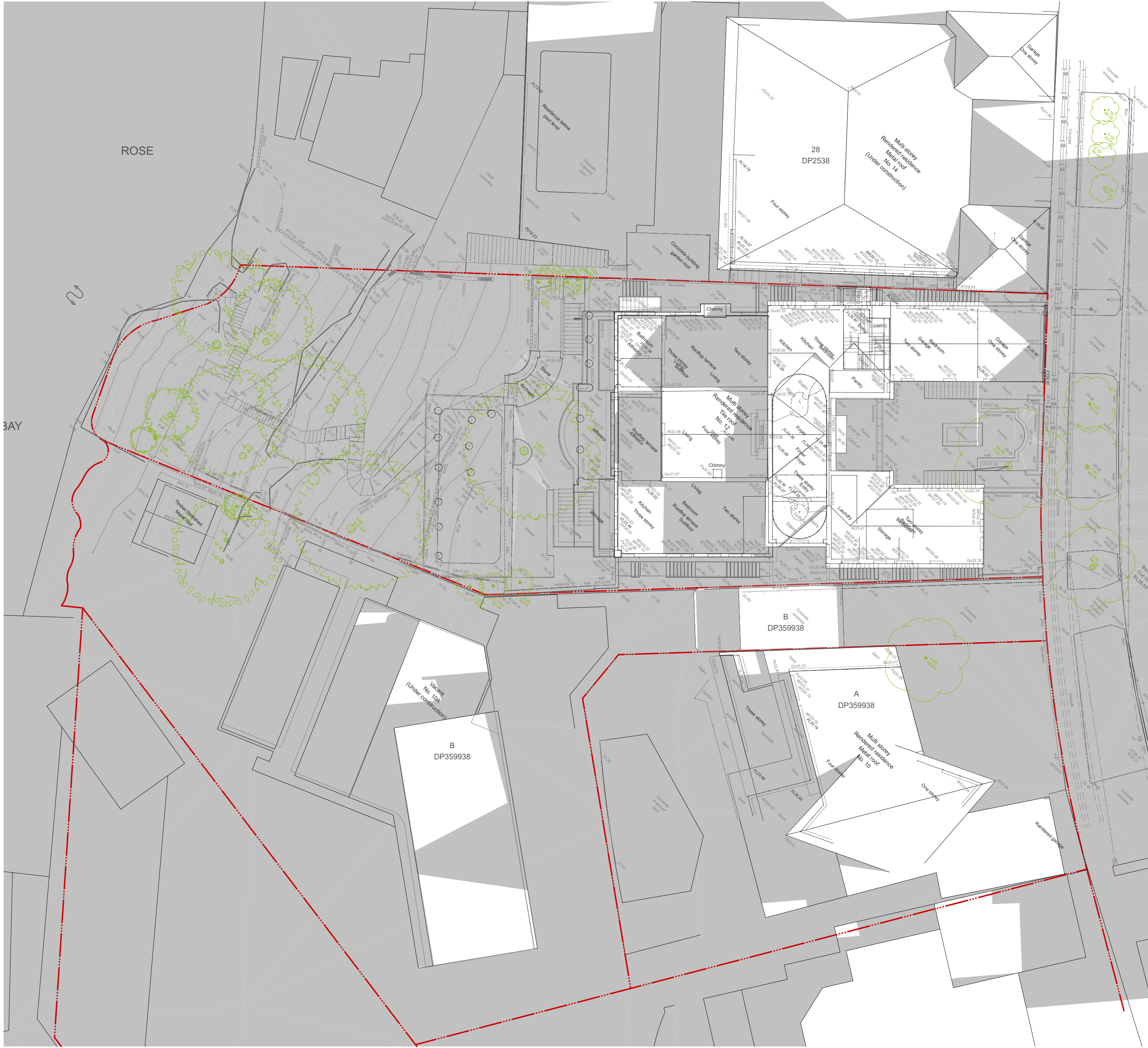
Drawing title	Section B-B
Scale Date Drawn by	1:100 @ A1 6/5/22 GG
Drawing Number+ Revision	340_DA_312 DA01B



Key Plan







Shadow Diagrams - 9am Existing
1:200

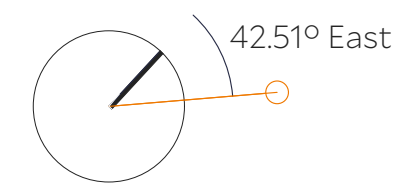


Shadow Diagrams - 9am Proposed
1:200

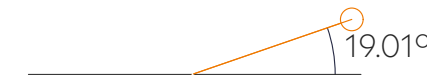
Overshadowing Area Table

Increased overshadowing	0 m ²
Reduced overshadowing	0 m ²
Total change in overshadowing	0 m²
Site Area (#10 & #10A combined)	1774 m ²
Percentage change	0 %

Azimuth Angle - 21st June - 9AM

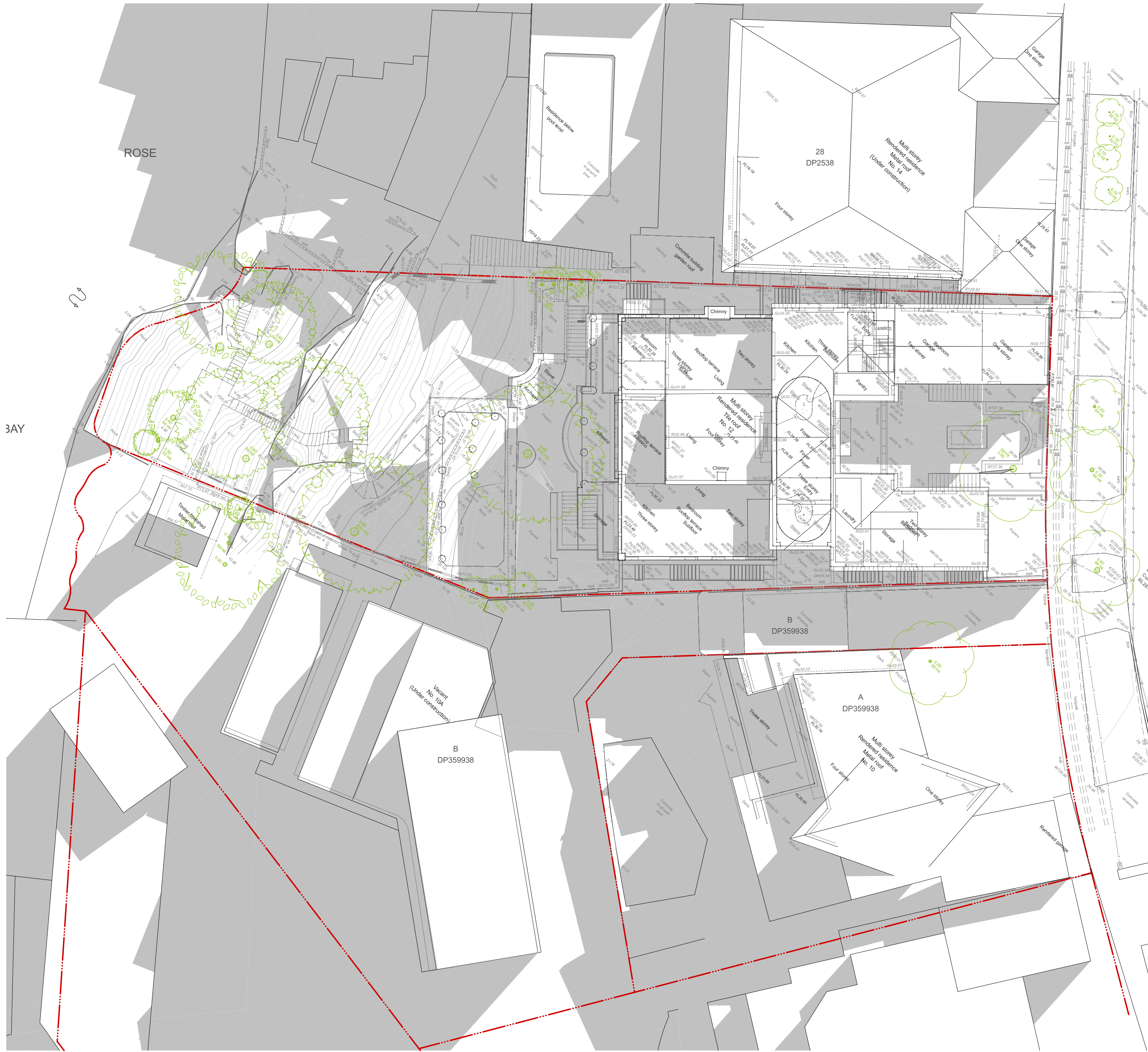


Altitude Angle - 21st June - 9AM



Legend

	Increased overshadowing to neighbouring properties
	Reduced overshadowing to neighbouring properties



Shadow Diagrams - 12pm Existing
1:200

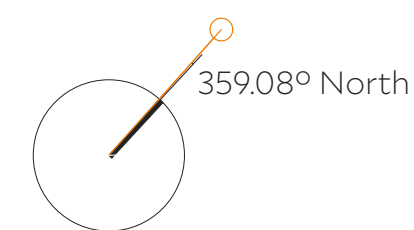


Shadow Diagrams - 12pm Proposed
1:200

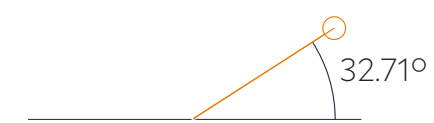
Overshadowing Area Table

Increased overshadowing	21 m ²
Reduced overshadowing	9 m ²
Total change in overshadowing	- 12 m²
Site Area (#10 & #10A combined)	1774 m ²
Percentage change	0.7 % Increase

Azimuth Angle - 21st June - 12PM

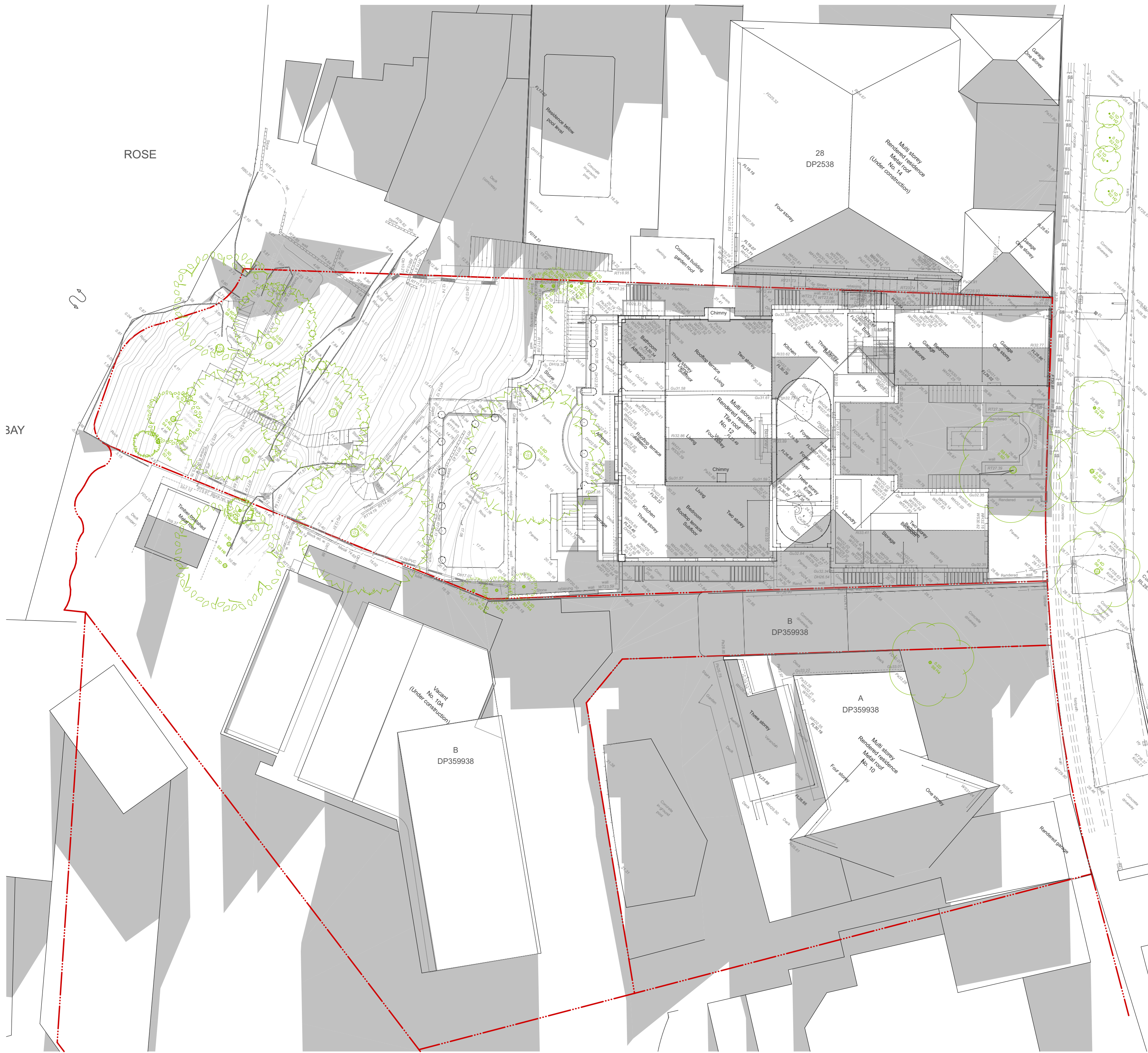


Altitude Angle - 21st June - 12PM



Legend

	Increased overshadowing to neighbouring properties
	Reduced overshadowing to neighbouring properties



Shadow Diagrams - 3pm Existing
1:200



Shadow Diagrams - 3pm Proposed
1:200

Overshadowing Area Table

Increased overshadowing	53 m ²
Reduced overshadowing	65 m ²

Total change in overshadowing 12 m²
Site Area (#10 & #10A combined) 1774 m²
Percentage change 0.7 % Reduction

Azimuth Angle - 21st June - 3PM



Altitude Angle - 21st June - 3PM



Legend

	Increased overshadowing to neighbouring properties
	Reduced overshadowing to neighbouring properties

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No

DA01	29/7/2022	GG	DA Issue
DA01B	1/2/2023	GG	DA Issue Amended

Date

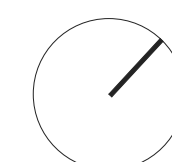
By

Note

Client

Empire Project Management Pty. Ltd.
Nathan Gallon

North



Scale

1 10m

Project

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Lot C DP 359938

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Drawing title

Shadow Diagrams - Winter Solstice 3pm

Scale 1:200 @ A1
Date 08/07/22
Drawn by GG

Drawing Number+ Revision 340_DA_423

DA01B



- Roof
Depth: 1.0m
Volume: 255.5 m³
- Level 4
Depth: 0.7 m
Volume: 9.1 m³
- Level 3
Depth: 0.7 m
Volume: 5.6m³
- Level 1
Depth: 0.5 m
Volume: 68.5 m³

Excavation Reuse Diagram

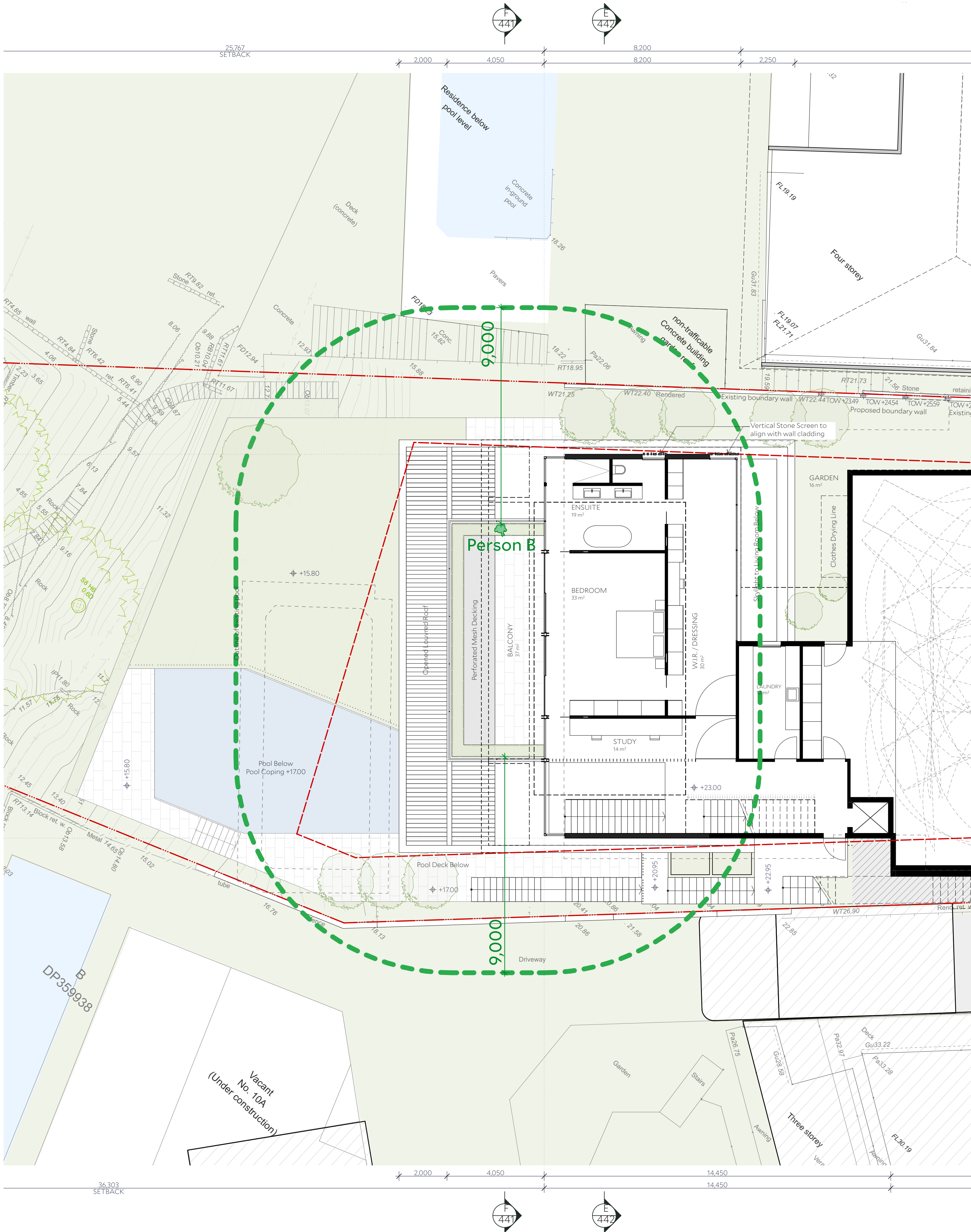
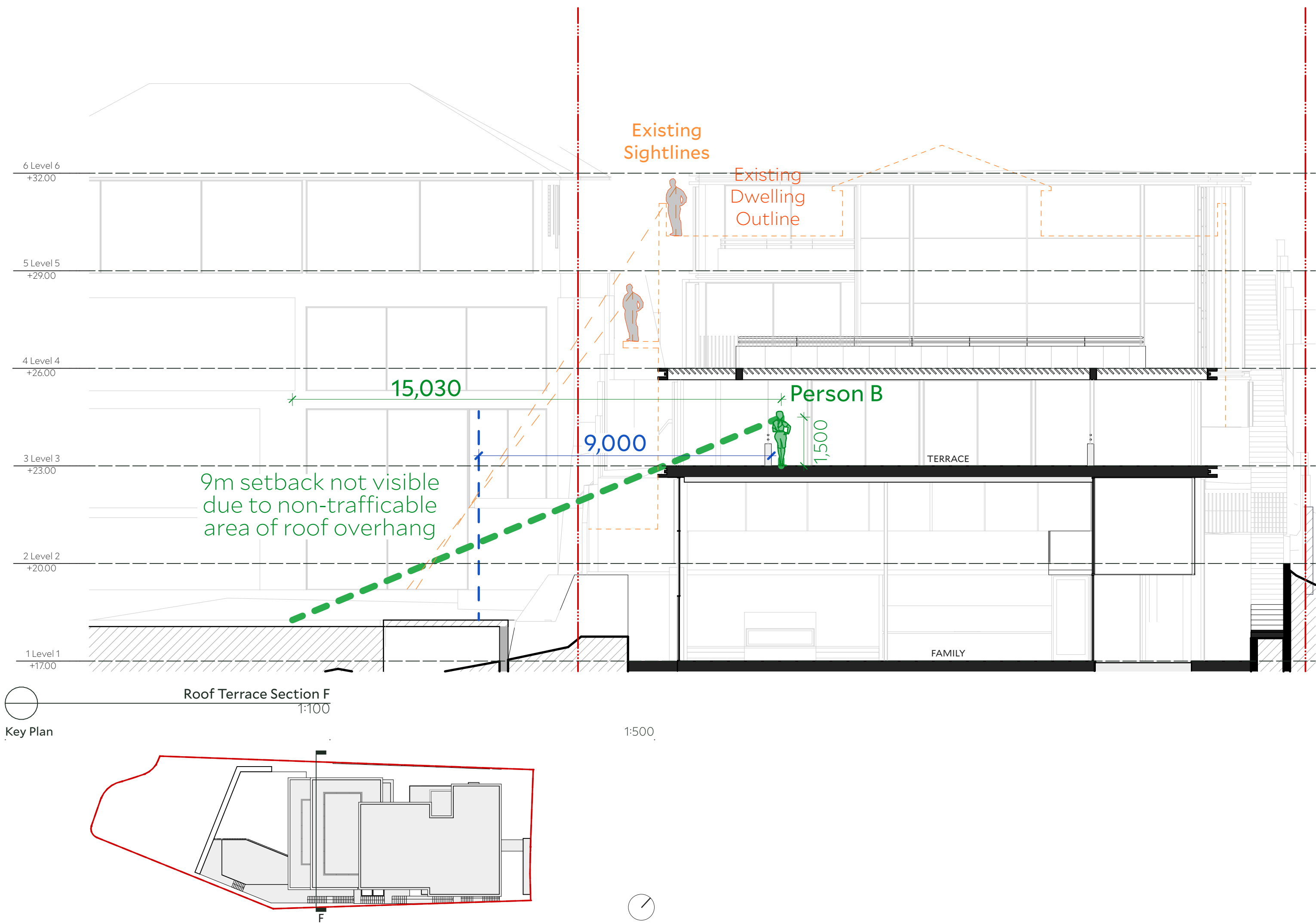
N.B. In order to reduce the requirement of transporting excavated material off site, it is proposed to re-use crushed excavated fill within landscaped areas as shown.

Excavation Reuse Volume

Storey	Height	Surface Area	Volume
Level 6	1.0	255.5	255.5
Level 4	0.7	13.4	9.1
Level 3	0.7	8.2	5.6
Level 1	0.5	136.9	68.5
			338.7 m ³

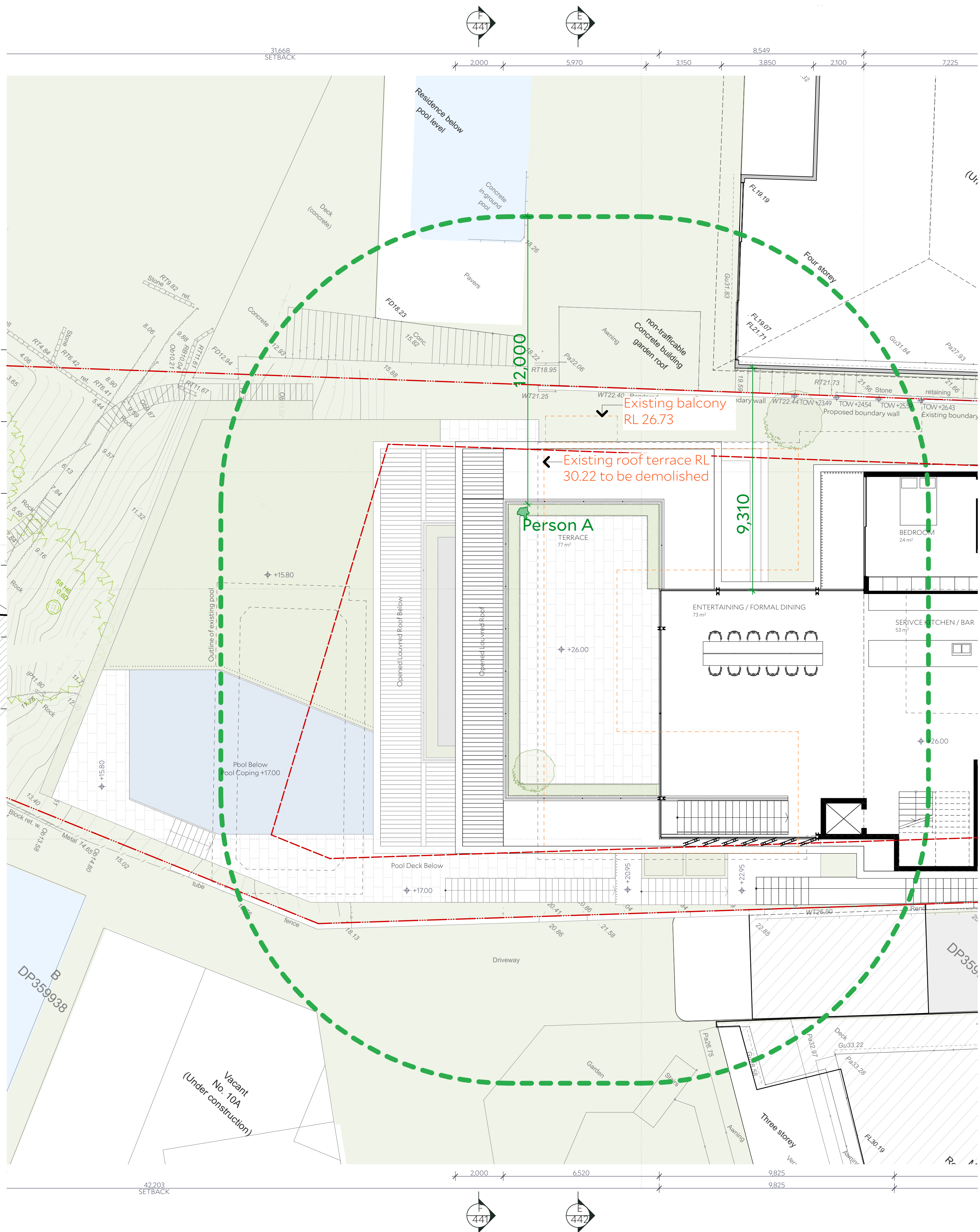
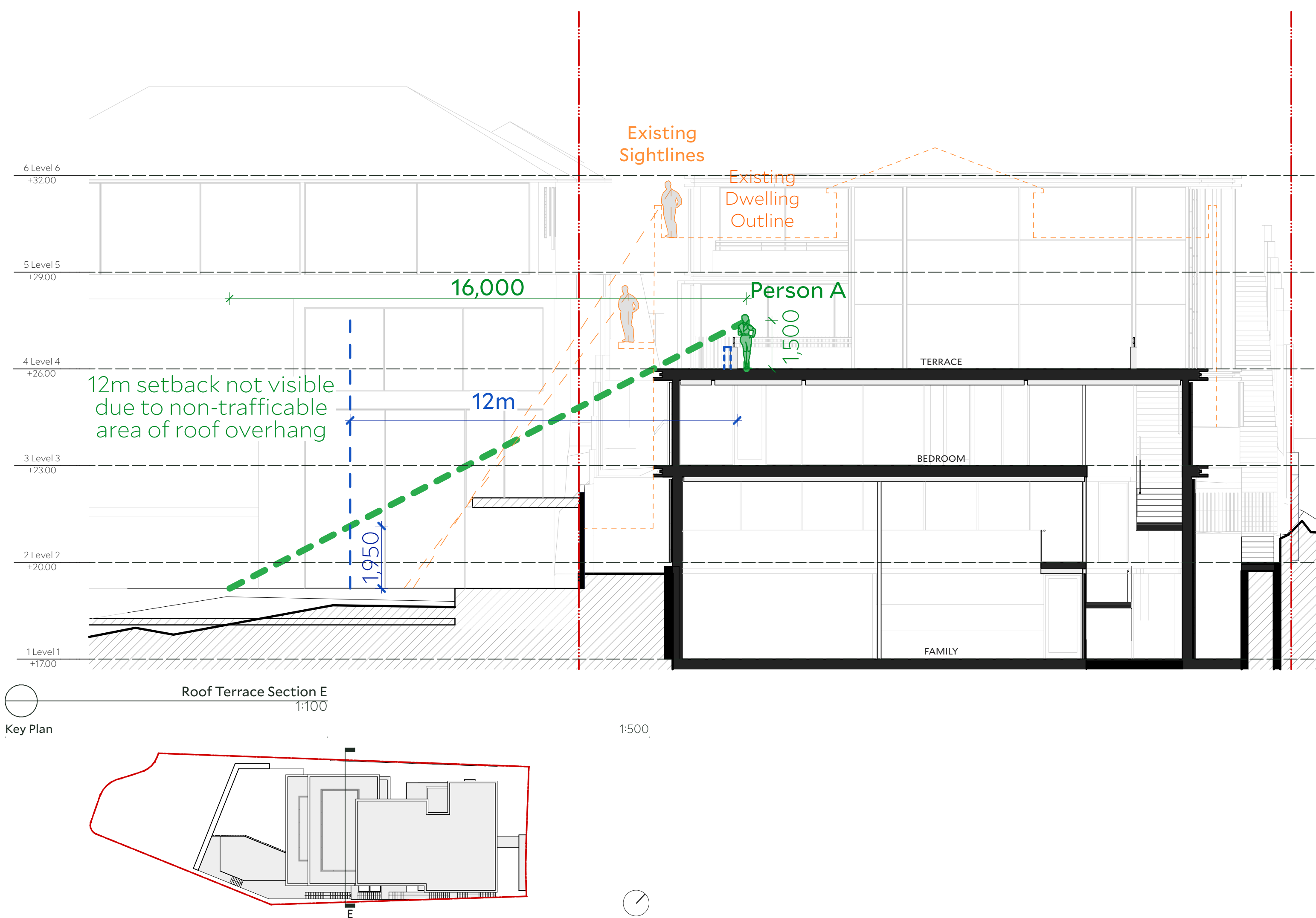
Excavation Reuse Calculation Table

Visual Privacy - Level 3
SOFC B1.3



Visual Privacy - Level 4

SOFC B1.3



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No	Date	By	Note
DA01B	3/2/23	GG	DA Issue Amended

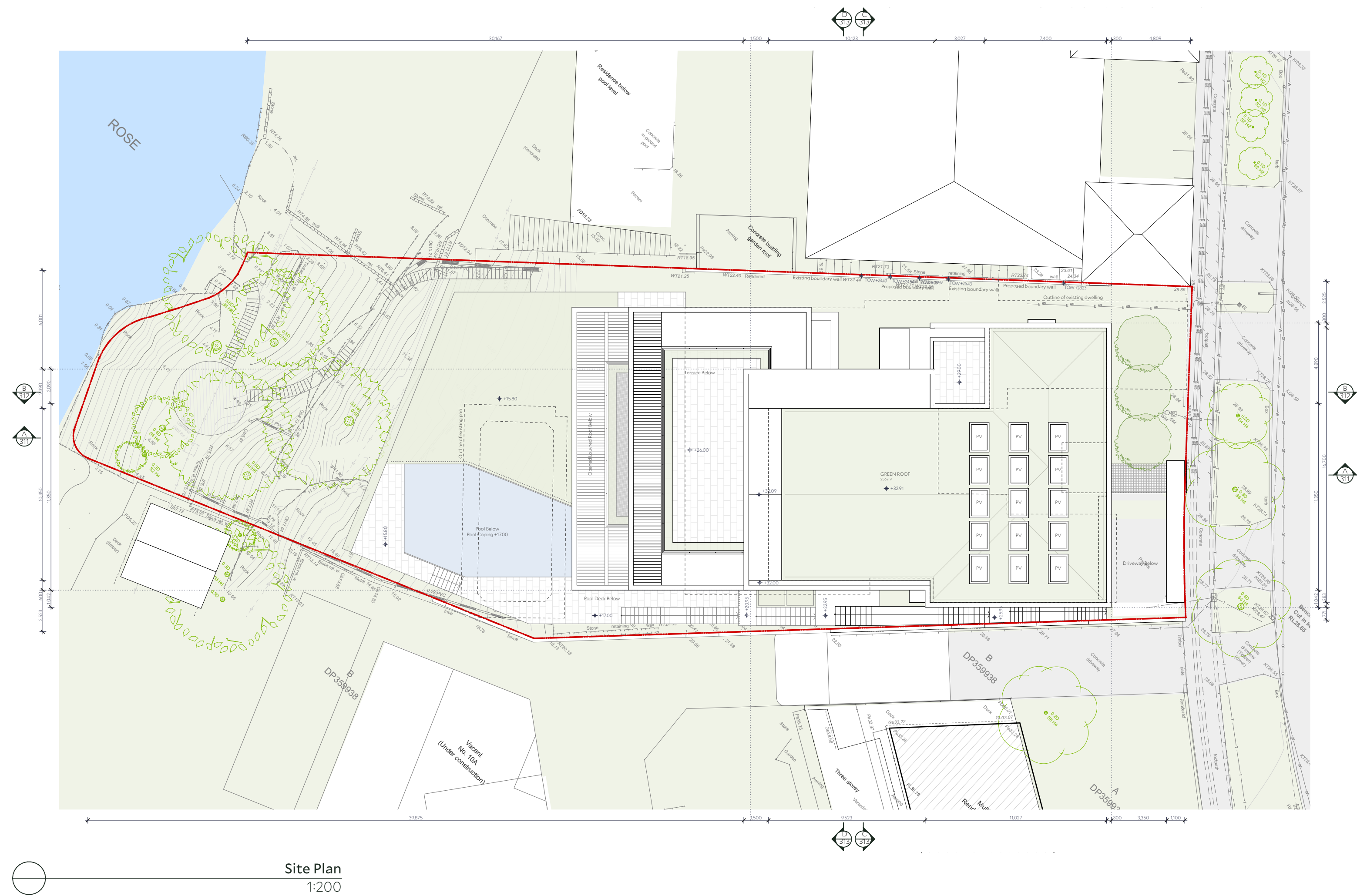
Client
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Nathan Gallon

1 5m 9

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Drawing Number+ Revision	340_DA_442	DA01B
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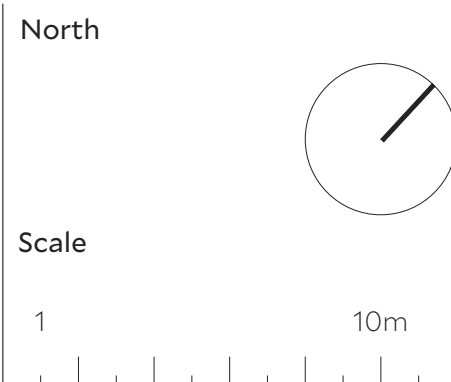


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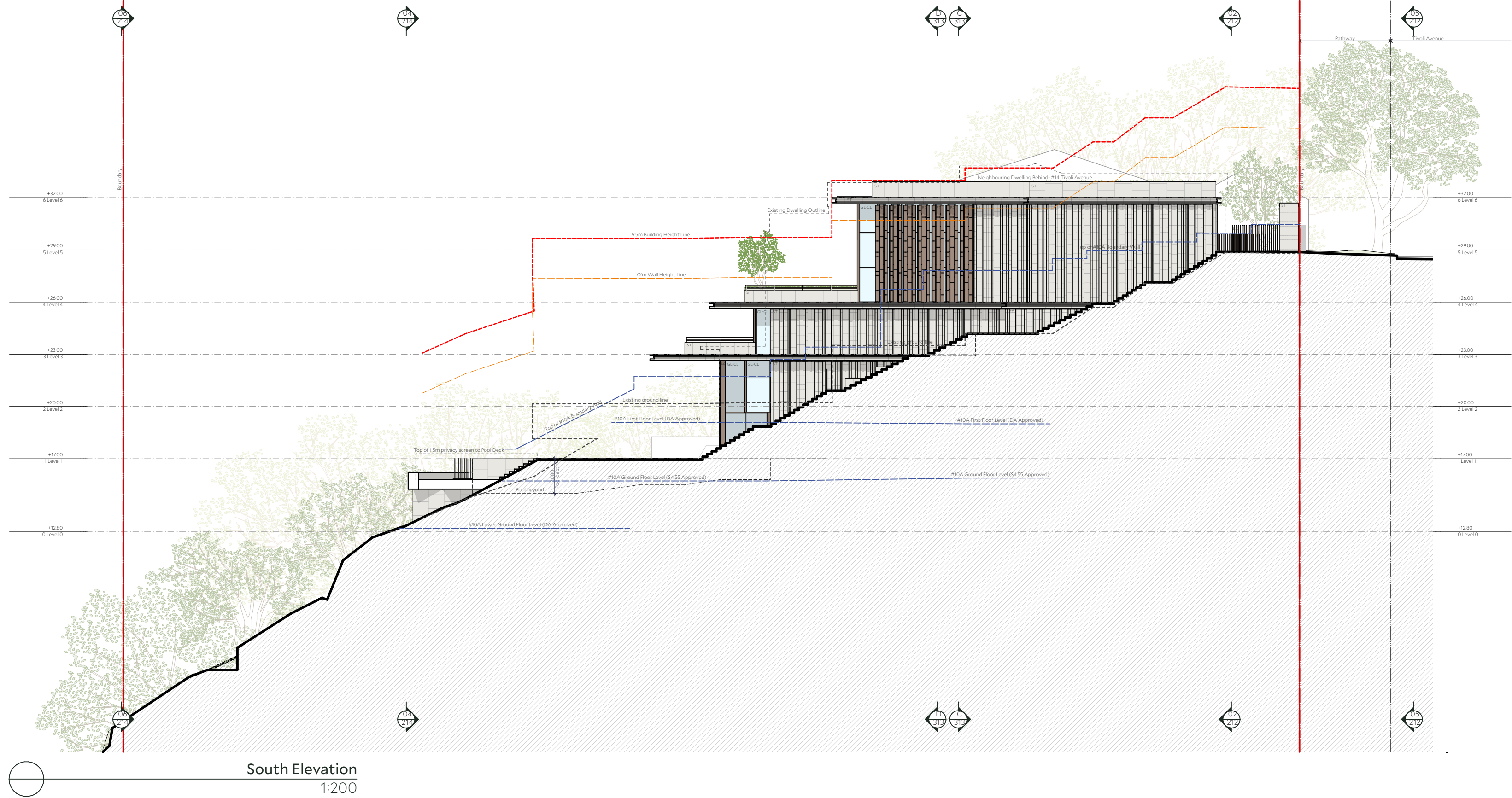
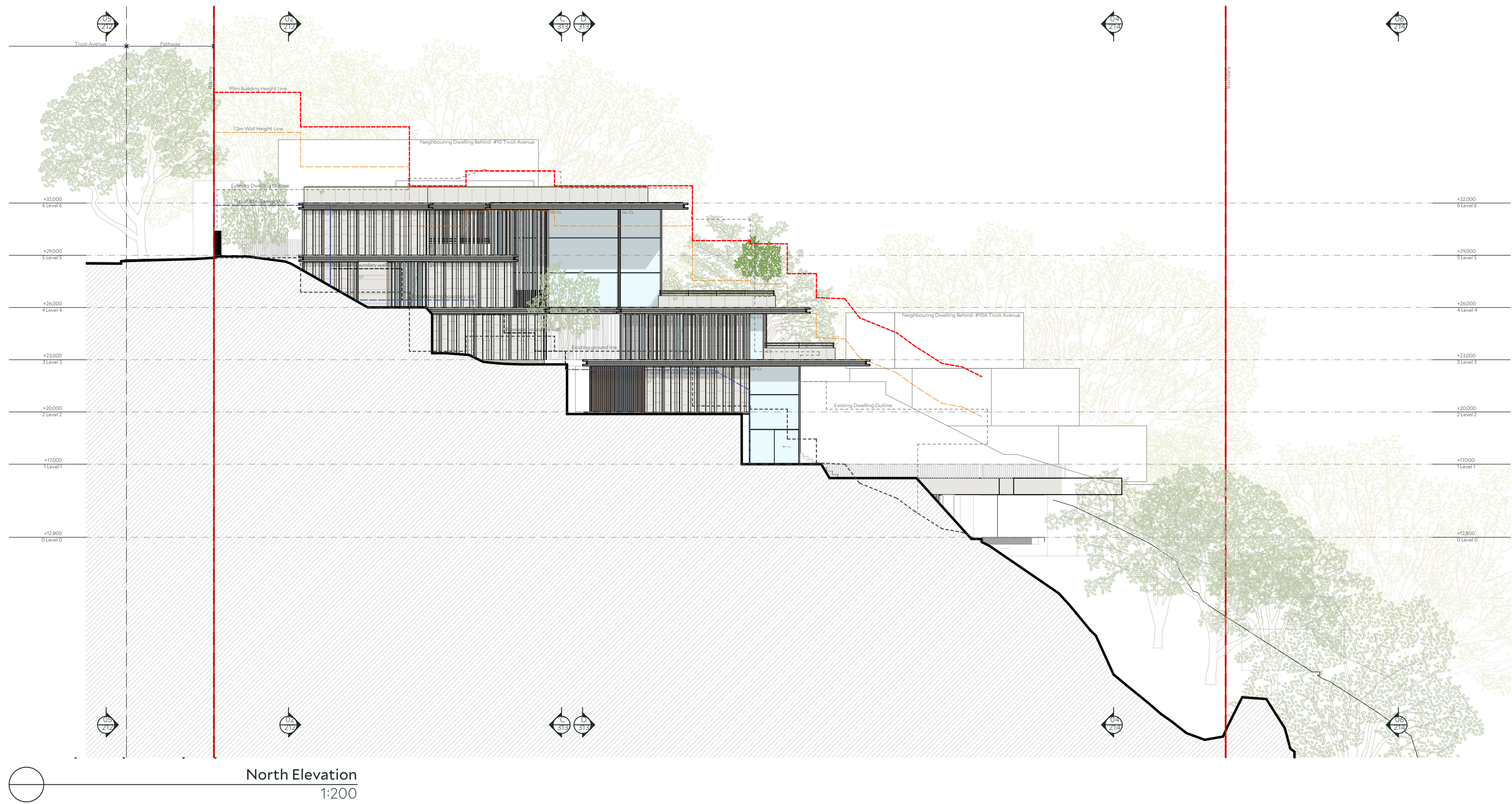
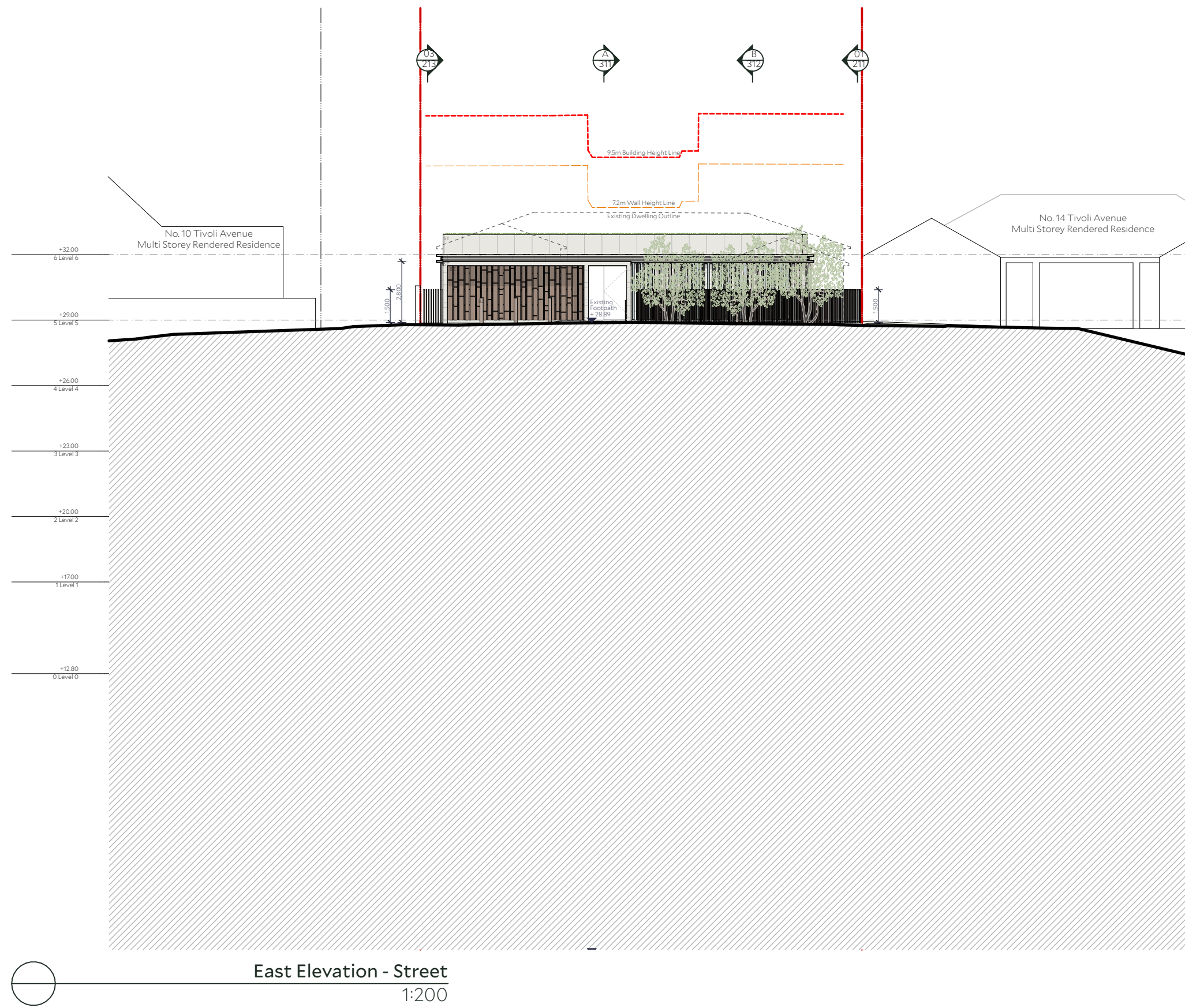
No	Date	By	Note
DA01	29/7/2022	GG	DA Issue
DA01B	1/2/2023	GG	DA Issue Amended

Client
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Nathan Gallon



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Drawing title	Neighbour Notification Plan - Site Plan	
Scale	1:200 @ A1	
Date	26/7/22	
Drawn by	GG	
Drawing Number+ Revision	340_DA_521	DA01B



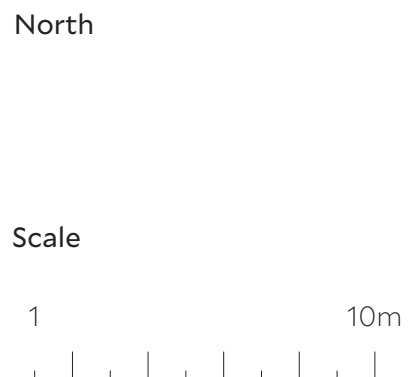
Legend		
BZ	Bronze	
ST	Stone	
GL-CL	Glazing - Clear	

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No	Date	By	Note
DA01	29/7/2022	GG	DA Issue
DA01B	1/2/2023	GG	DA Issue Amended

Client
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Nathan Gallon



Project
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Drawing title	Neighbour Notification Plan - Elevations
Scale	1:200 @ A1
Date	08/07/22
Drawn by	GG
Drawing Number+ Revision	340_DA_522
	DA01B