

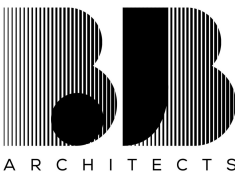
48 KINGS ROAD, VAUCLUSE, NSW 2030

NEW 2 STOREY HOUSE WITH LOWER GROUND BASEMENT,REAR POOL
AND ASSOCIATED LANDSCAPE
DEVELOPMENT APPLICATION:

DA DRAWING REGISTER				
Drawing No.	Sheet No.	Revision	Date	Title
0001 COVER NOTES				
2022-027	DA0001	H	08/03/2023	COVER SHEET
1000 SITE PLANS				
2022-027	DA1001	H	08/03/2023	SITE PLAN- FLOORPLATE AND SETBACK ANALYSIS
2022-027	DA1002	H	08/03/2023	SITE ANALYSIS
2022-027	DA1003	H	08/03/2023	BASIX COMMITMENTS
2022-027	DA1004	H	08/03/2023	DEMOLITION PLAN
1100 GA PLANS				
2022-027	DA1101	H	08/03/2023	LOWER GROUND LEVEL PLAN
2022-027	DA1102	H	08/03/2023	LOWER GROUND LEVEL PLAN - POOL AREA
2022-027	DA1103	H	08/03/2023	GROUND LEVEL PLAN
2022-027	DA1104	H	08/03/2023	LEVEL 1 PLAN
2022-027	DA1105	H	08/03/2023	ROOF PLAN
1200 SECTIONS				
2022-027	DA1201	H	08/03/2023	SECTION 01
2022-027	DA1202	H	08/03/2023	SECTION 02
2022-027	DA1203	H	08/03/2023	SECTION 03
2022-027	DA1204	H	08/03/2023	DRIVEWAY SECTION
1300 ELEVATIONS				
2022-027	DA1301	H	08/03/2023	EAST ELEVATION
2022-027	DA1302	H	08/03/2023	WEST ELEVATION
2022-027	DA1303	H	08/03/2023	NORTH ELEVATION
2022-027	DA1304	H	08/03/2023	SOUTH ELEVATION
2022-027	DA1305	H	08/03/2023	PHOTOMONTAGE 01
2022-027	DA1306	H	08/03/2023	PHOTOMONTAGE 02
1400 BUILDING CALCULATIONS				
2022-027	DA1401	H	08/03/2023	FLOORPLATE CALCULATION
2022-027	DA1402	H	08/03/2023	LANDSCAPE CALCULATION
2022-027	DA 1403	H	08/03/2023	EXCAVATION AREA
1500 SHADOW DIAGRAMS				
2022-027	DA1501	H	08/03/2023	SHADOW DIAGRAMS- JUNE 21- 9AM
2022-027	DA1502	H	08/03/2023	SHADOW DIAGRAMS- JUNE 21- 12PM
2022-027	DA1503	H	08/03/2023	SHADOW DIAGRAMS- JUNE 21- 1PM
2022-027	DA1504	H	08/03/2023	SHADOW DIAGRAMS- JUNE 21 - 2PM
2022-027	DA1505	H	08/03/2023	SHADOW DIAGRAMS- JUNE 21- 3PM
2022-027	DA1506	H	08/03/2023	MAXIMUM HEIGHT COMPARISION
1600 WASTE MANAGEMENT PLAN				
2022-027	DA1601	H	08/03/2023	WASTE MANAGEMENT PLAN
LEC				
2022-027	LEC001	H	08/03/2023	ROOF PLAN - SURVEY 01
2022-027	LEC003	H	08/03/2023	CAMERA A
2022-027	LEC004	H	08/03/2023	CAMERA B
2022-027	LEC04A	H	08/03/2023	CAMERA B1
2022-027	LEC04B	H	08/03/2023	CAMERA B2
2022-027	LEC04C	H	08/03/2023	CAMERA B3
2022-027	LEC005	H	08/03/2023	CAMERA C
2022-027	LEC006	H	08/03/2023	CAMERA D
2022-027	LEC007	H	08/03/2023	CAMERA E
2022-027	LEC008	H	08/03/2023	CAMERA F
2022-027	LEC009	H	08/03/2023	CAMERA G
2022-027	LEC010	H	08/03/2023	CAMERA H
2022-027	LEC011	H	08/03/2023	VIEW ANALYSIS FROM No.44 KINGS RD.
2022-027	LEC11A	H	08/03/2023	VIEW ANALYSIS FROM No.44 KINGS RD.
2022-027	LEC012	H	08/03/2023	VIEW ANALYSIS FROM No.46 KINGS RD.
2022-027	LEC013	H	08/03/2023	VIEW ANALYSIS FROM No.46 KINGS RD.



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BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

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PROJECT

48 KINGS ROAD, VAUCLUSE,
NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
GROUND BASEMENT,REAR POOL AND
ASSOCIATED LANDSCAPE
DR BRETT WELLS

COVER SHEET

SCALE: 1 : 100@ A3

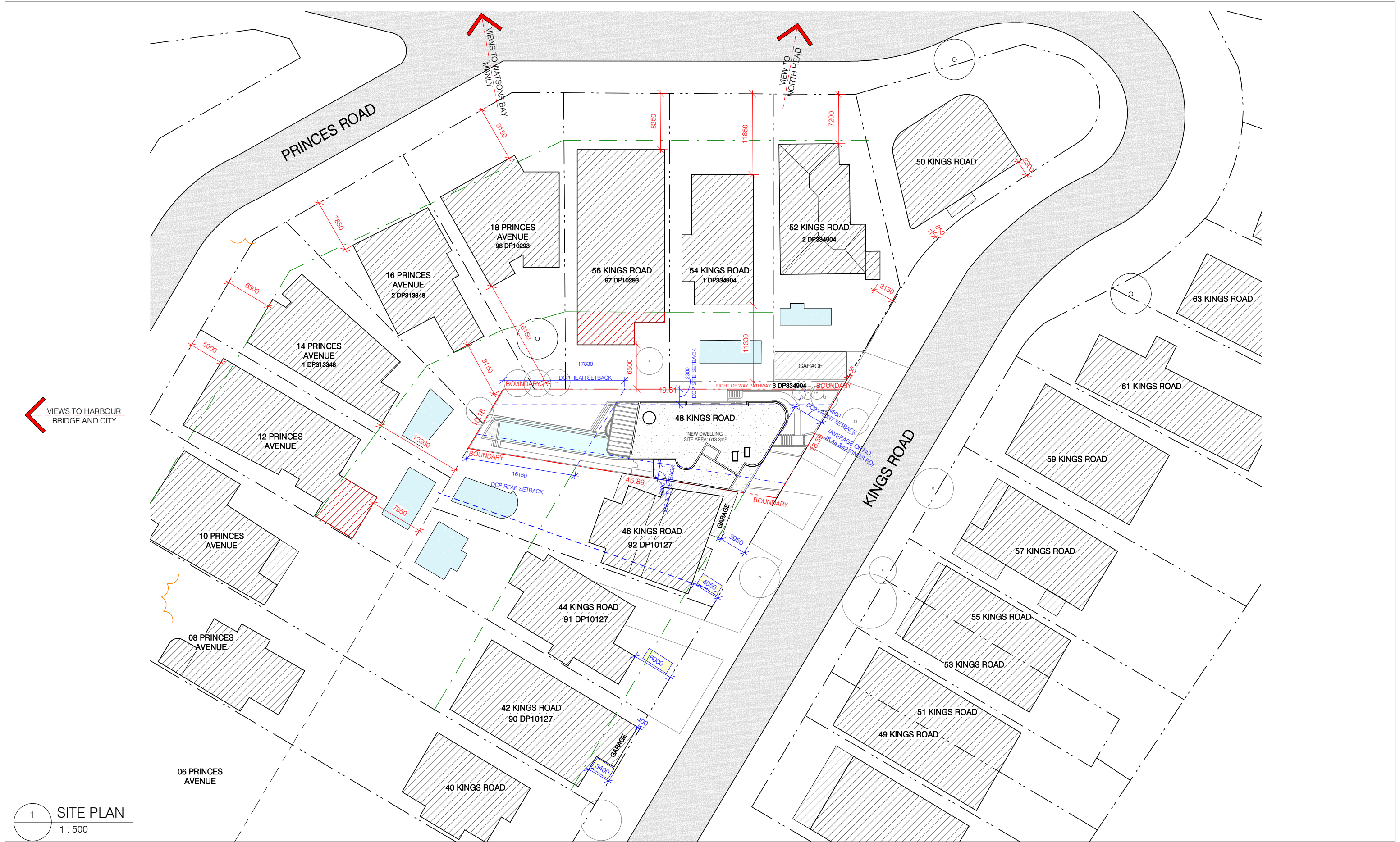
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ISSUE: H - LEC

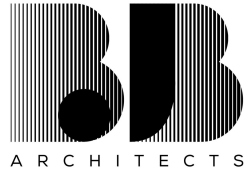
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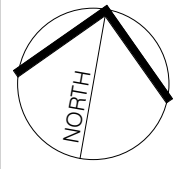
LEGEND:

 NEIGHBOURING BUILT MASS

 ENCROACHMENT

 PREVAILING SETBACKS + ANALYSIS
OF SURROUNDING DEVELOPMENT

NORTH



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NEW 2 STOREY HOUSE WITH LOWER
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DR BRETT WELLS

SITE PLAN- FLOORPLATE AND SETBACK ANALYSIS

SCALE: 1 : 500@ A3

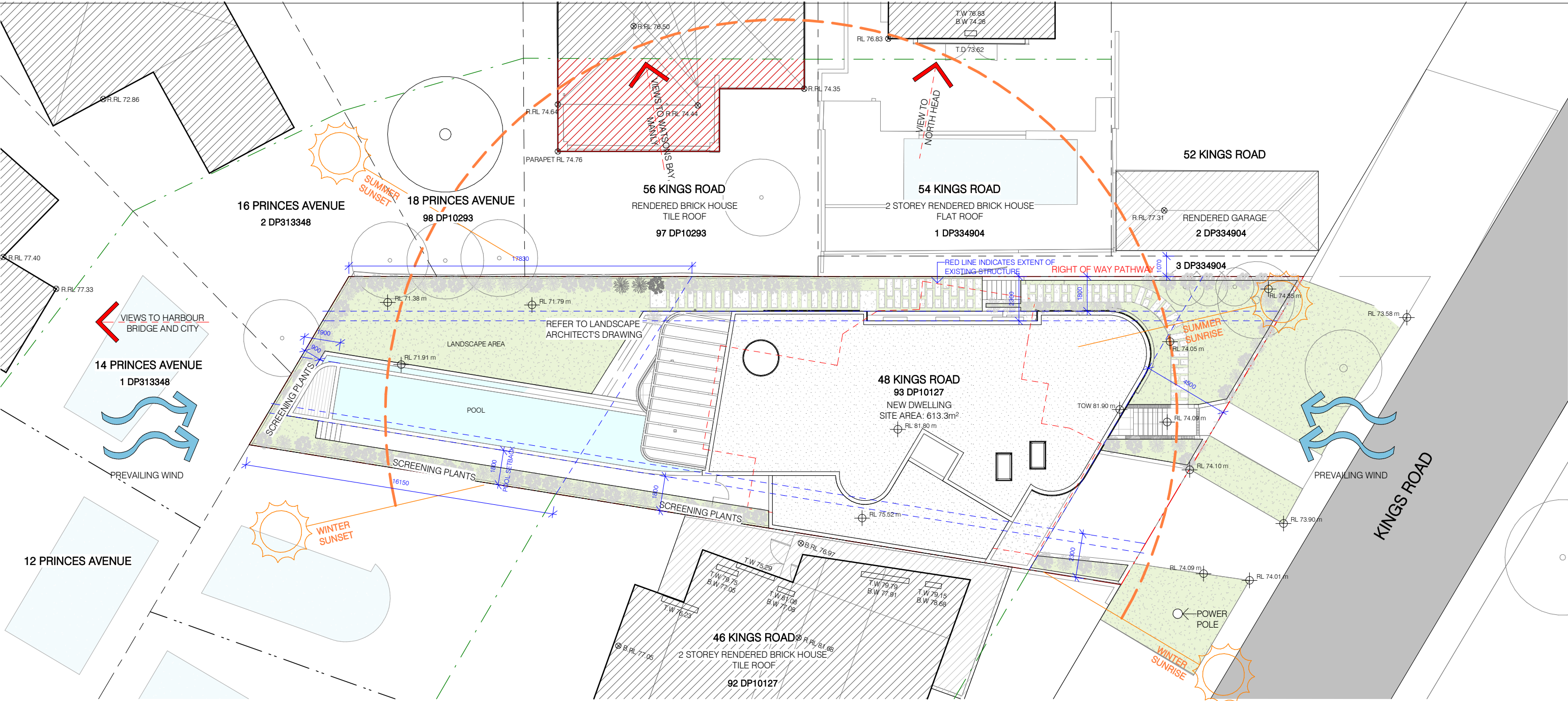
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1 SITE ANALYSIS
1 : 200



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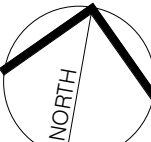
LEGEND:

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PROJECT


48 KINGS ROAD, VAUCLUSE, NSW 2030

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DR BRETT WELLS

SITE ANALYSIS

SCALE: As indicated@ A3 DATE: 08/03/2023

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BASIX®Certificate

Building Sustainability Index www.basix.nsw.gov.au

Single Dwelling

Certificate number: 1320394S_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Thursday, 21 July 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project summary		
Project name	48 Kings Road Vaucluse_02	
Street address	48 Kings Road Vaucluse 2030	
Local Government Area	Woollahra Municipal Council	
Plan type and plan number	deposited 10127	
Lot no.	93	
Section no.	-	
Project type	separate dwelling house	
No. of bedrooms	6	
Project score		
Water	✓ 41	Target 40
Thermal Comfort	✓ Pass	Target Pass
Energy	✓ 55	Target 50

Certificate Prepared by		
Name / Company Name:	Paul & C associates	
ABN (if applicable):	26634614848	

ITEM	TYPE	INSULATION / RATING/ SIZE				
FLOOR-1	CONCRETE SLAB ON GROUND	R3.0				
	CONCRETE	R3.0				
	DINCEL155+RENDER	R -2.5 INCLUDNG CONSTRUCTION				
EXTERNAL WALL	Brick Cavity +Render	R1.5				
	Earth Retaining Wall	R2.5				
	CONCRETE	NIL				
ROOF	CONCRETE	NIL				
CEILING	FLAT	R3.0				
WINDOWS	Window ID	Window description	Maximum U-value*	SHGC*	SHGC lower limit	SHGC upper limit
	ALM-002-01 A	Aluminium B SG Clear	6.7	0.7	0.66	0.74
	ATB-006-04 B	Al Thermally Broken B DG Argon Fill Low Solar Gain low-E -Clear	3	0.26	0.25	0.27
	ATB-006-03 B	Al Thermally Broken B DG Argon Fill High Solar Gain low-E -Clear	2.9	0.51	0.48	0.54
	ATB-005-04 B	Al Thermally Broken A DG Argon Fill Low Solar Gain low-E -Clear	3	0.27	0.26	0.28
	ATB-005-03 B	Al Thermally Broken B DG Argon Fill High Solar Gain low-E -Clear	2.91	0.44	0.42	0.46
	WATER	ALL SHOWER HEAD	4 STAR			
		ALL TOILET FLUSHING SYSTEMS	4 STAR			
		ALL KITCHEN TAPS	6 STAR			
ENERGY		ALL BATH ROOM TAPS	6 STAR			
		RAIN WATER TANK	3000 L			
		HOT WATER SYSTEMS	GAS INSTANTANEOUS 6 STAR			
		AIR CONDITION	1 EER 3.0+			
		COOKING	GAS COOKTOP ELECTRIC OVEN			
		LIGHTING	LED			
		PHOTOVOLTAIC SYSTEM	3 Peak Kilowatts			

SUPERSEDED



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48 KINGS ROAD, VAUCLUSE,
NSW 2030

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ASSOCIATED LANDSCAPE
DR BRETT WELLS

BASIX COMMITMENTS

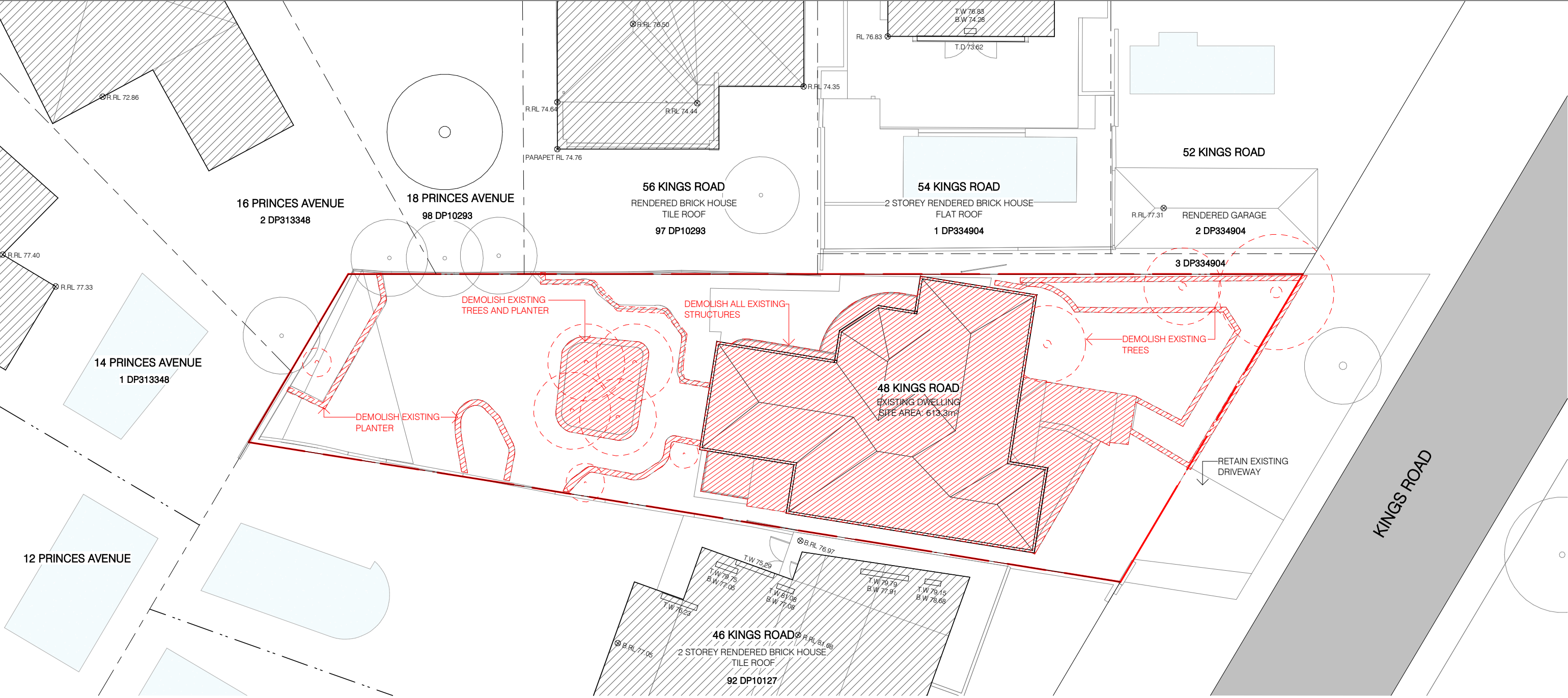
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DA1003



1 DEMOLITION PLAN
1 : 200

DEMOLITION REQUIREMENTS:	
ALL DEMOLITION WORK MUST BE CARRIED OUT IN ACCORDANCE WITH THE FOLLOWING:	
<p>A. COMPLIANCE WITH THE REQUIREMENT OF AUSTRALIAN STANDARD AS 2601 'THE DEMOLITION OF STRUCTURES WITH SPECIFIC REFERENCE TO HEALTH AND SAFETY OF THE PUBLIC, HEALTH AND SAFETY OF THE SITE PERSONNEL, PROTECTION OF ADJOINING BUILDINGS AND PROTECTION OF THE IMMEDIATE ENVIRONMENT.</p> <p>B. ALL WORKS INVOLVING THE DEMOLITION, REMOVAL, TRANSPORT AND DISPOSAL OF ASBESTOS CEMENT MUST BE CARRIED OUT IN ACCORDANCE WITH THE 'WORKSAFE CODE OF PRACTICE FOR REMOVAL OF ASBESTOS' AND THE REQUIREMENTS OF THE WORKCOVER AUTHORITY OF NSW AND THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER.</p> <p>C. ALL BUILDING MATERIALS ARISING FROM THE DEMOLITION MUST BE DISPOSED OF IN AN APPROVED MANNER IN ACCORDANCE WITH THE RELEVANT COUNCIL DEVELOPMENT CONTROL PLAN RECYCLING AND WASTE MANAGEMENT AND ANY APPLICABLE REQUIREMENTS OF THE DEPARTMENT OF ENVIRONMENT, CLIMATE CHANGE AND WATER.</p> <p>D. SANITARY DRAINAGE, STORMWATER DRAINAGE, WATER, ELECTRICITY AND TELECOMMUNICATIONS MUST BE DISCONNECTED IN ACCORDANCE WITH THE REQUIREMENTS OF THE RESPONSIBLE AUTHORITIES.</p> <p>E. THE GENERATION OF DUST AND NOISE ON SITE MUST BE CONTROLLED.</p>	<p>F. THE SITE MUST BE SECURED TO PROHIBIT UNAUTHORISED ENTRY.</p> <p>G. SUITABLE PROVISION MUST BE MADE TO CLEAN THE WHEELS AND BODIES OF ALL VEHICLES LEAVING THE SITE TO PREVENT THE TRACKING OF DEBRIS AND SOIL ONTO THE PUBLIC WAY.</p> <p>H. ALL TRUCKS AND VEHICLES ASSOCIATED WITH THE DEMOLITION, INCLUDING THOSE DELIVERING TO OR REMOVING MATERIAL FROM THE SITE, MUST ONLY HAVE ACCESS TO THE SITE DURING WORK HOURS NOMINATED BY COUNCIL AND ALL LOADS MUST BE COVERED.</p> <p>I. ALL VEHICLES TAKING MATERIALS FROM THE SITE MUST BE LOADED WHOLLY WITHIN THE PROPERTY UNLESS OTHERWISE PERMITTED BY COUNCIL.</p> <p>J. NO WASTE COLLECTION SKIPS, SPOIL, EXCAVATION OR DEMOLITION MATERIAL FROM THE SITE MUST BE DEPOSITED ON THE PUBLIC ROAD, FOOT PATH, PUBLIC PLACE OR COUNCIL OWNED PROPERTY WITHOUT THE APPROVAL OF COUNCIL.</p> <p>K. THE PERSON ACTING ON THIS CONSENT MUST ENSURE THAT ALL CONTRACTORS AND SUB-CONTRACTORS ASSOCIATED WITH THE DEMOLITION ARE FULLY AWARE OF THESE REQUIREMENTS.</p>

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PROPOSED DEVELOPMENT

48 KINGS ROAD, VAUCLUSE, NSW 2030

NEW 2 STOREY HOUSE WITH LOWER GROUND BASEMENT, REAR POOL AND ASSOCIATED LANDSCAPE
DR BRETT WELLS

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PROJECT

48 KINGS ROAD, VAUCLUSE, NSW 2030


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DR BRETT WELLS

DEMOLITION PLAN

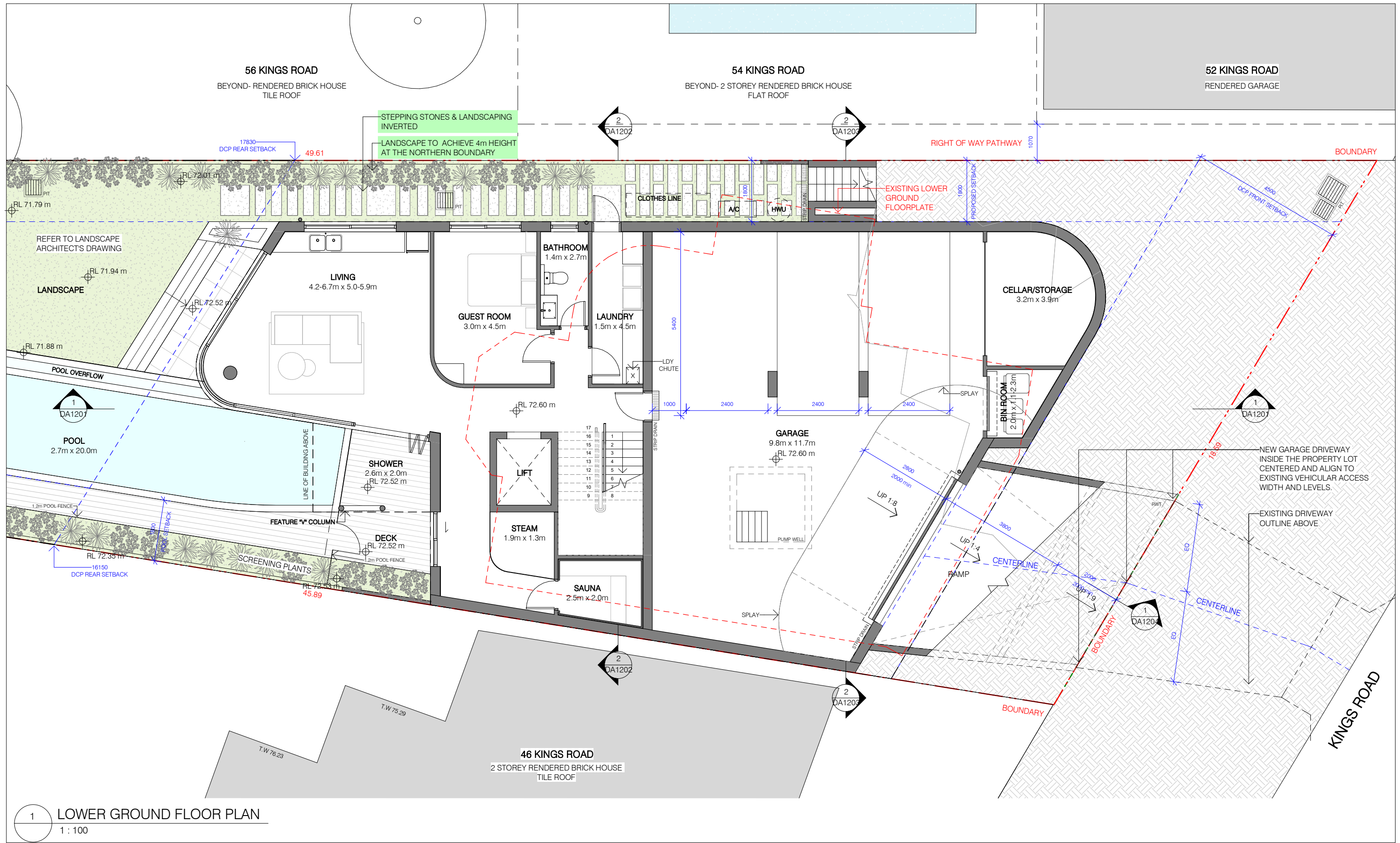
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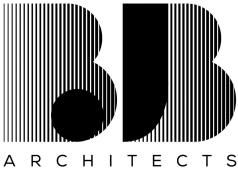


1

LOWER GROUND FLOOR PLAN

1 : 100

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LEGEND:

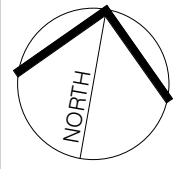
NEW STRUCTURE

REVISION F AMENDMENTS

REVISION G AMENDMENTS

REVISION H AMENDMENTS

NORTH



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DR BRETT WELLS

LOWER GROUND LEVEL PLAN

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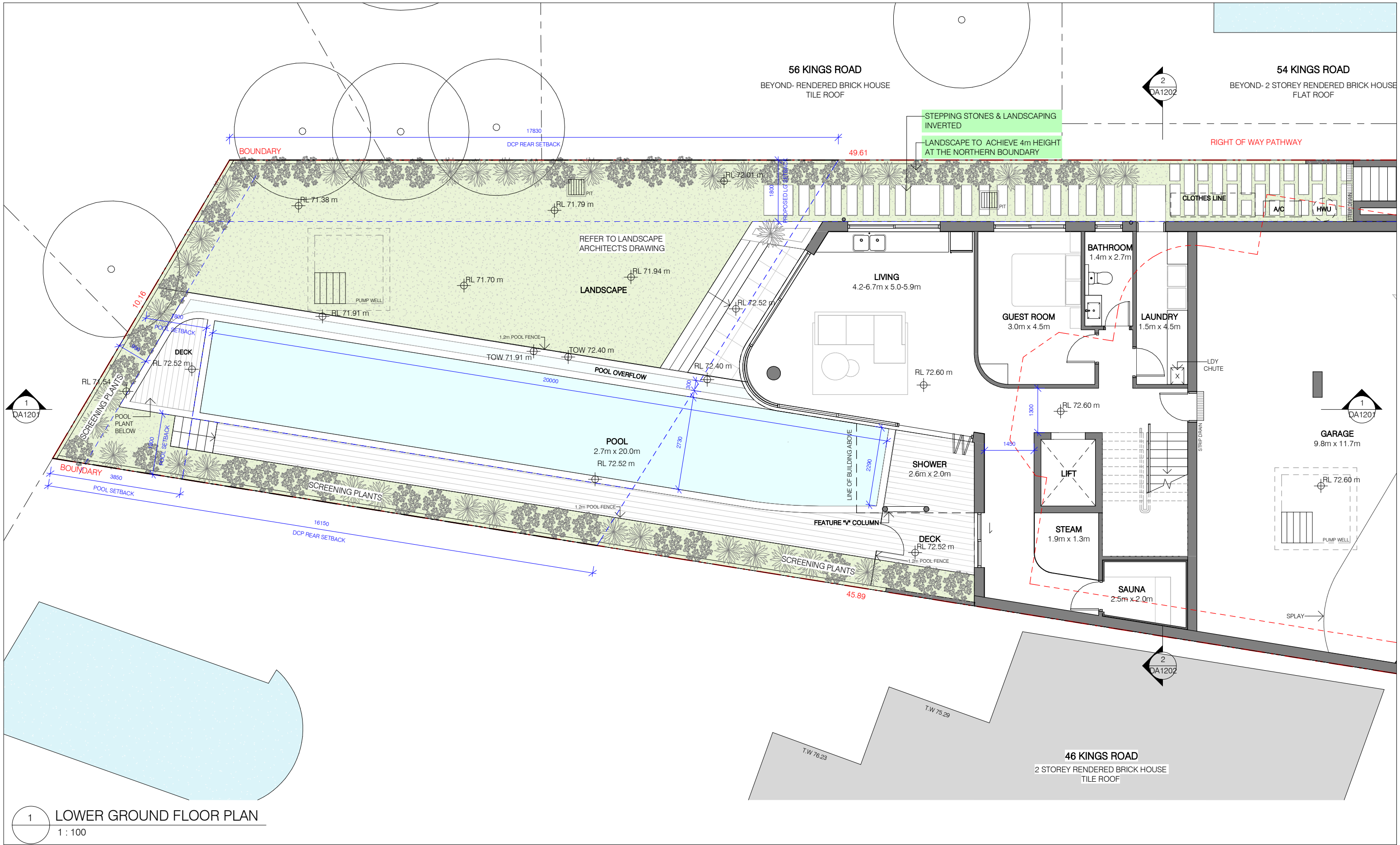
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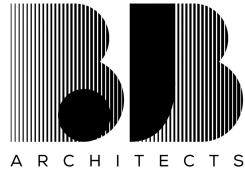
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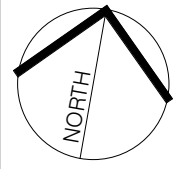
NEW STRUCTURE

REVISION F AMENDMENTS

REVISION G AMENDMENTS

REVISION H AMENDMENTS

NORTH



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LOWER GROUND LEVEL PLAN - POOL AREA

SCALE: 1 : 100@ A3

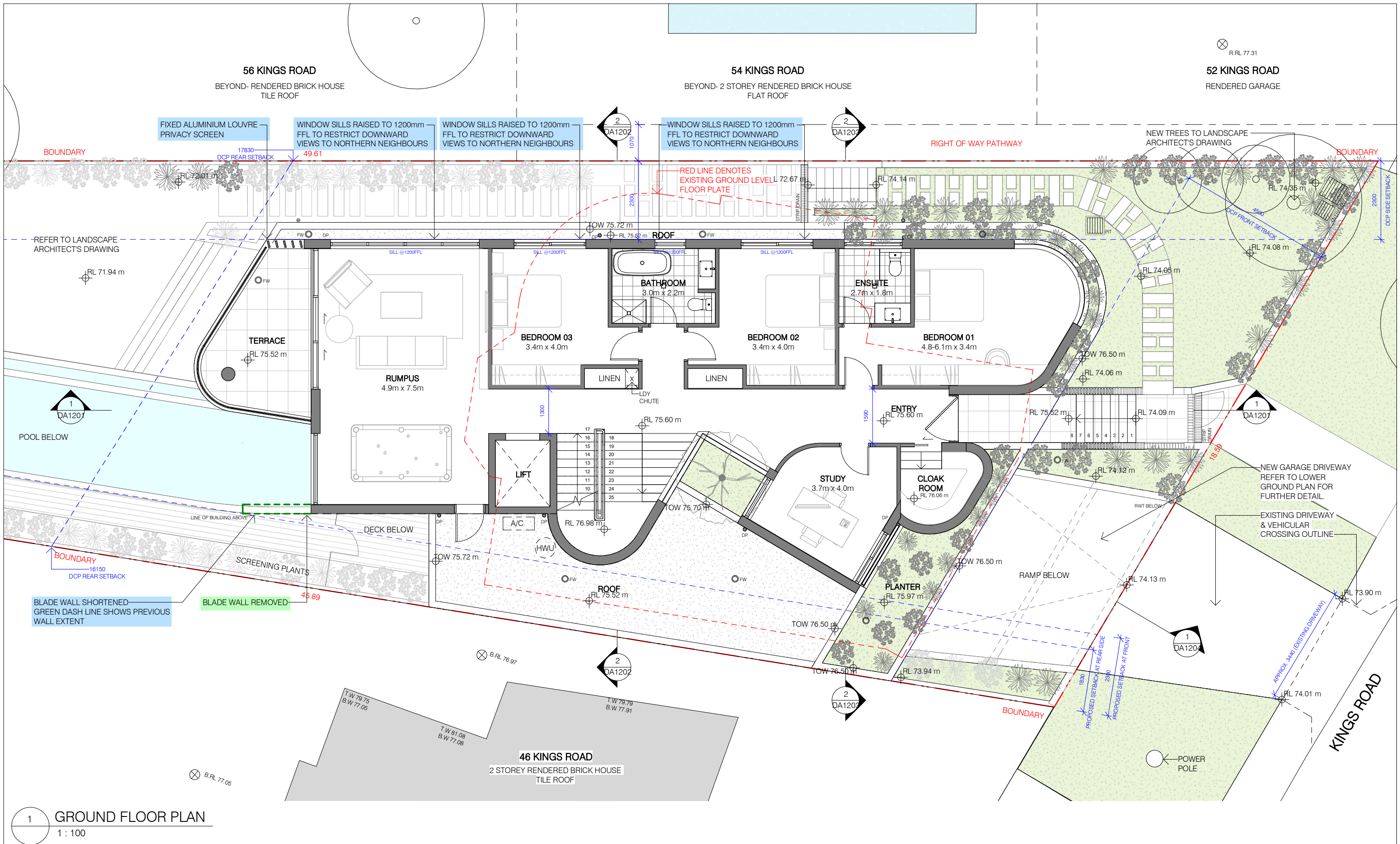
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LEGEND:

- NEW STRUCTURE
- REVISION F AMENDMENTS
- REVISION G AMENDMENTS
- REVISION H AMENDMENTS

NORTH

1 GROUND FLOOR PLAN
1 : 100

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**48 KINGS ROAD, VAUCLUSE,
NSW 2030**

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GROUND LEVEL PLAN

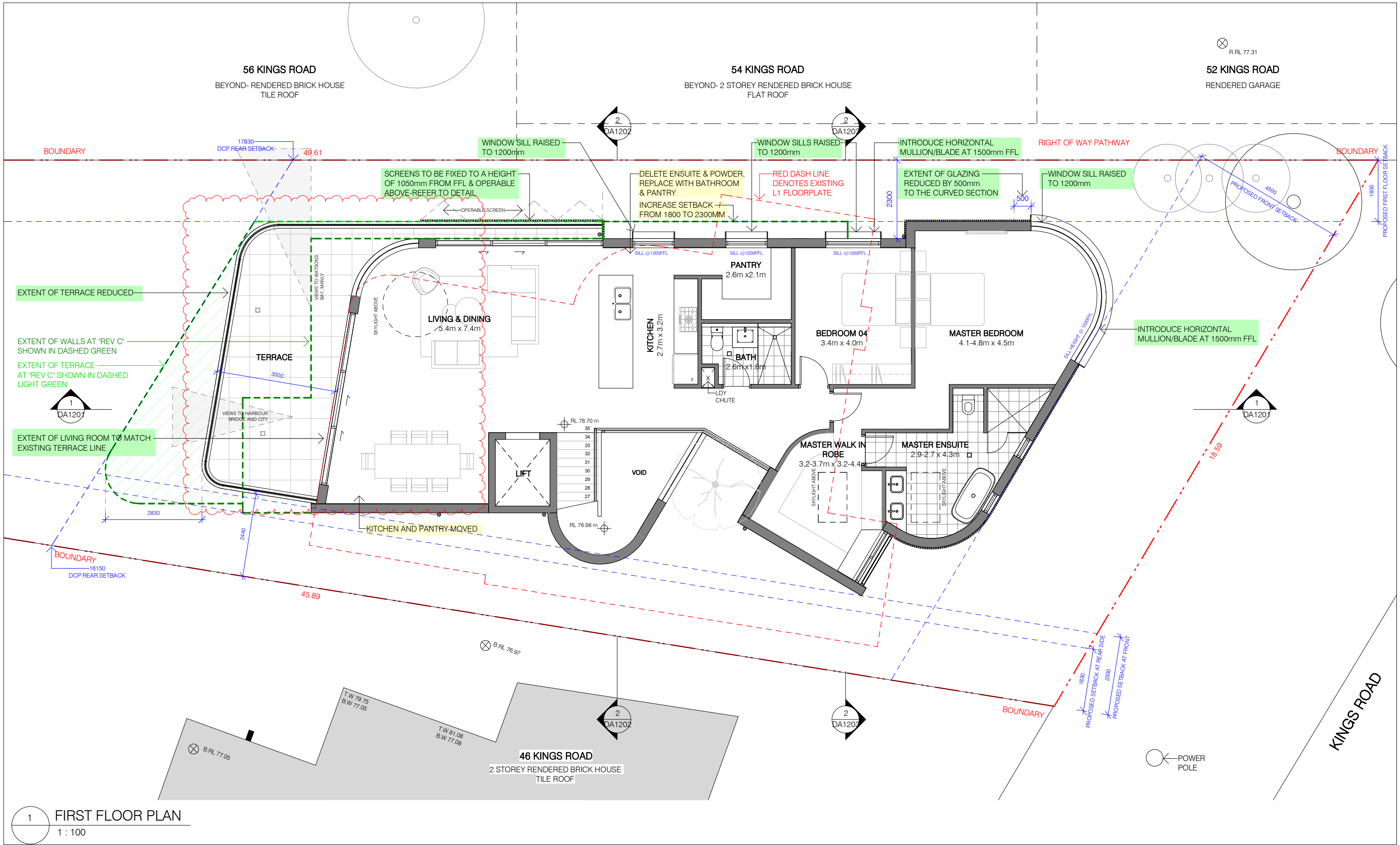
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H	LEC	08/03/2023

PROJECT

48 KINGS ROAD, VAUCLUSE,
NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
GROUND BASEMENT, REAR POOL AND
ASSOCIATED LANDSCAPE
DR BRETT WELLS

LEVEL 1 PLAN

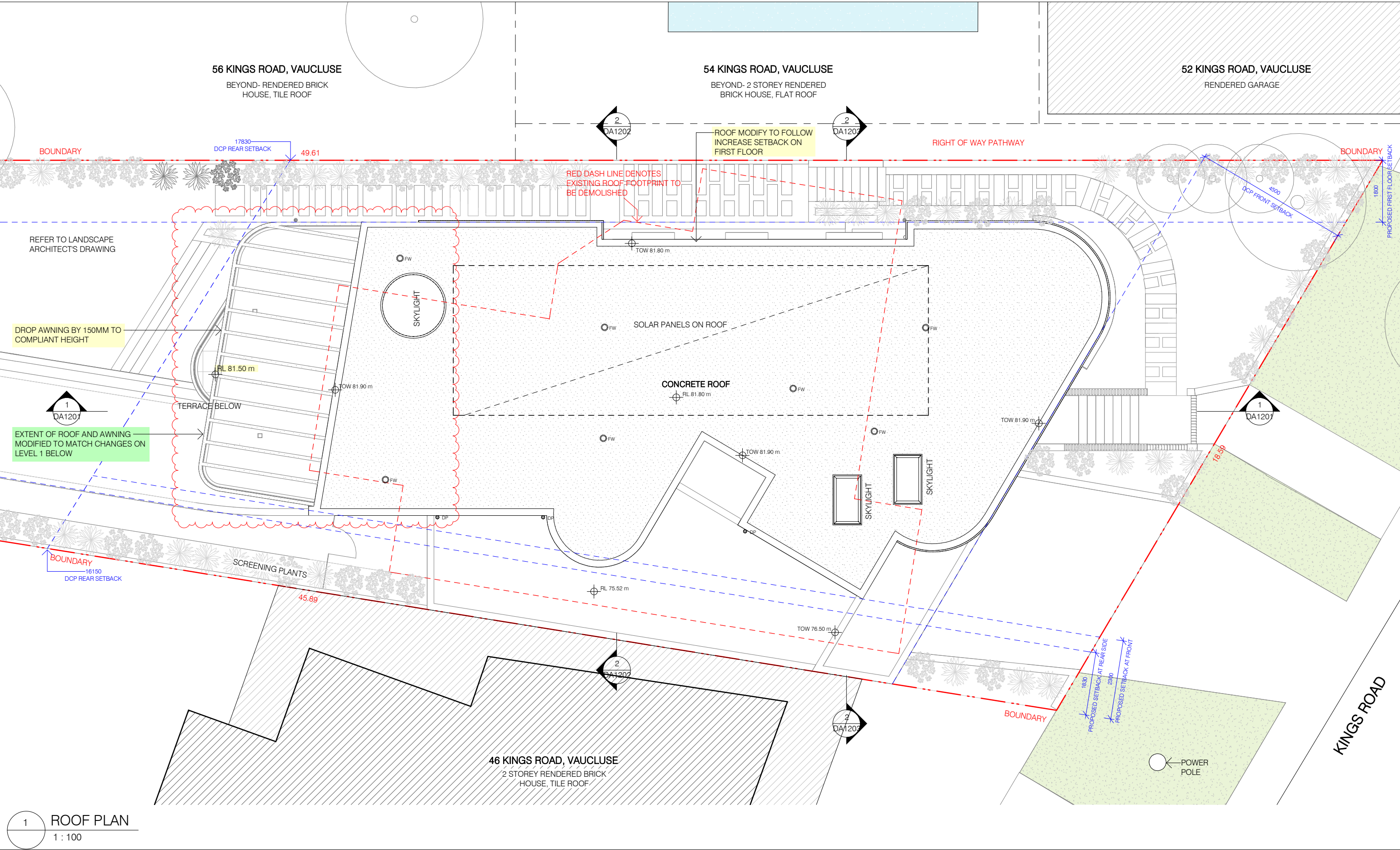
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DATE: 08/03/2023

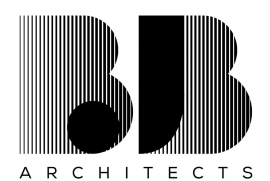
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DA1104



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BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

LEGEND:

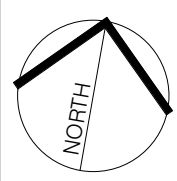
NEW STRUCTURE

REVISION F AMENDMENTS

REVISION G AMENDMENTS

REVISION H AMENDMENTS

NORTH



ISSUE	AMENDMENT	DATE
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PROJECT

48 KINGS ROAD, VAUCLUSE,
NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
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ASSOCIATED LANDSCAPE
DR BRETT WELLS

ROOF PLAN

SCALE: 1 : 100@ A3

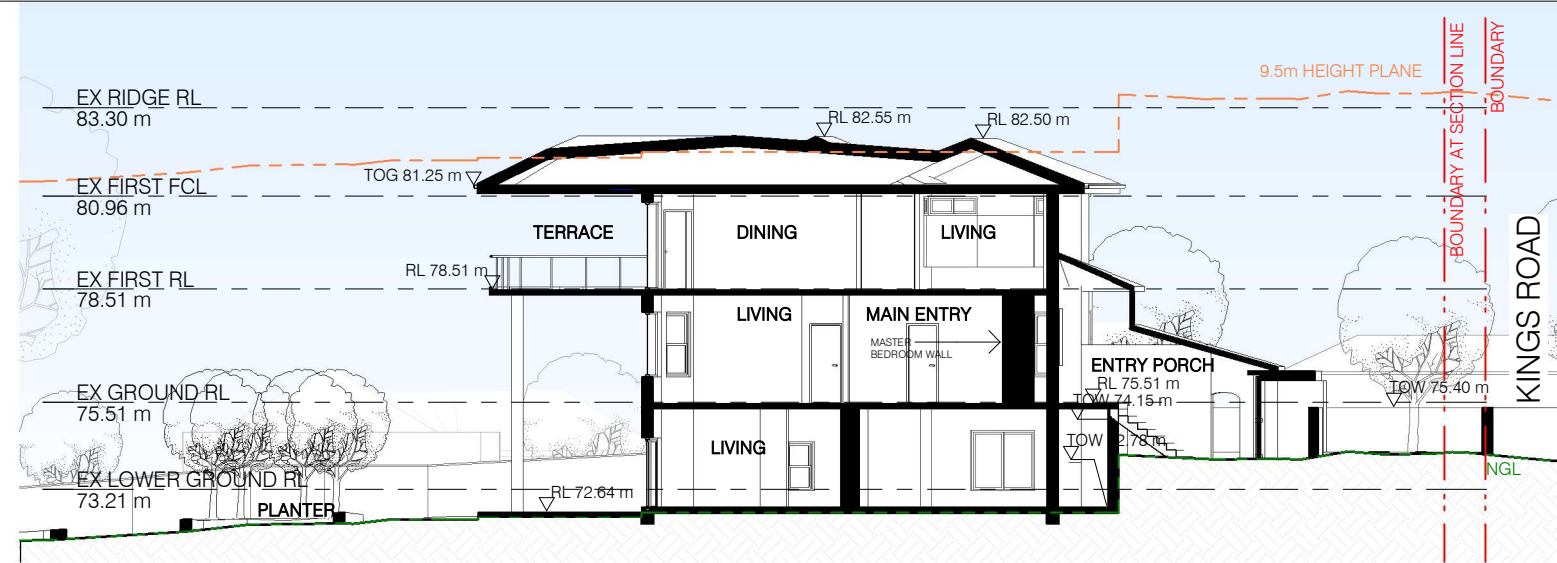
DATE: 08/03/2023

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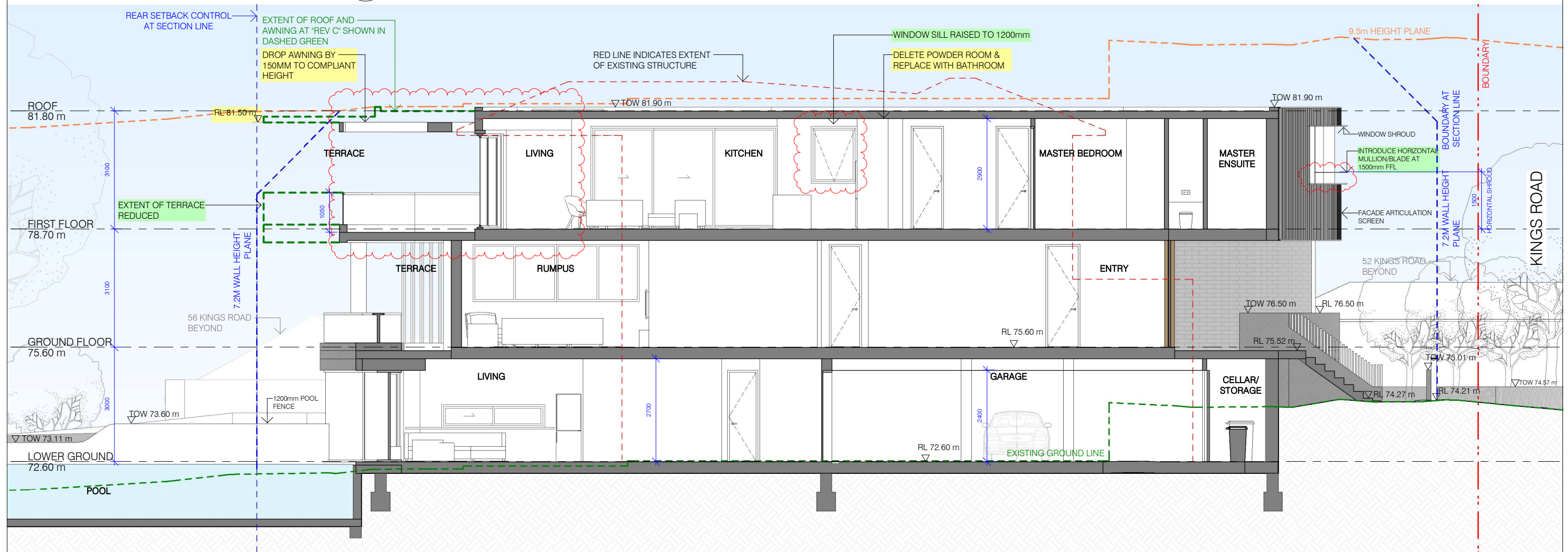
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DA1105



2 EXISTING SECTION 01



1 PROPOSED SECTION 01

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LEGEND:

- NEW STRUCTURE
- REVISION F AMENDMENTS
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- REVISION H AMENDMENTS

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PROJECT

48 KINGS ROAD, VAUCLUSE,
NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
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DR BRETT WELLS

SECTION 01

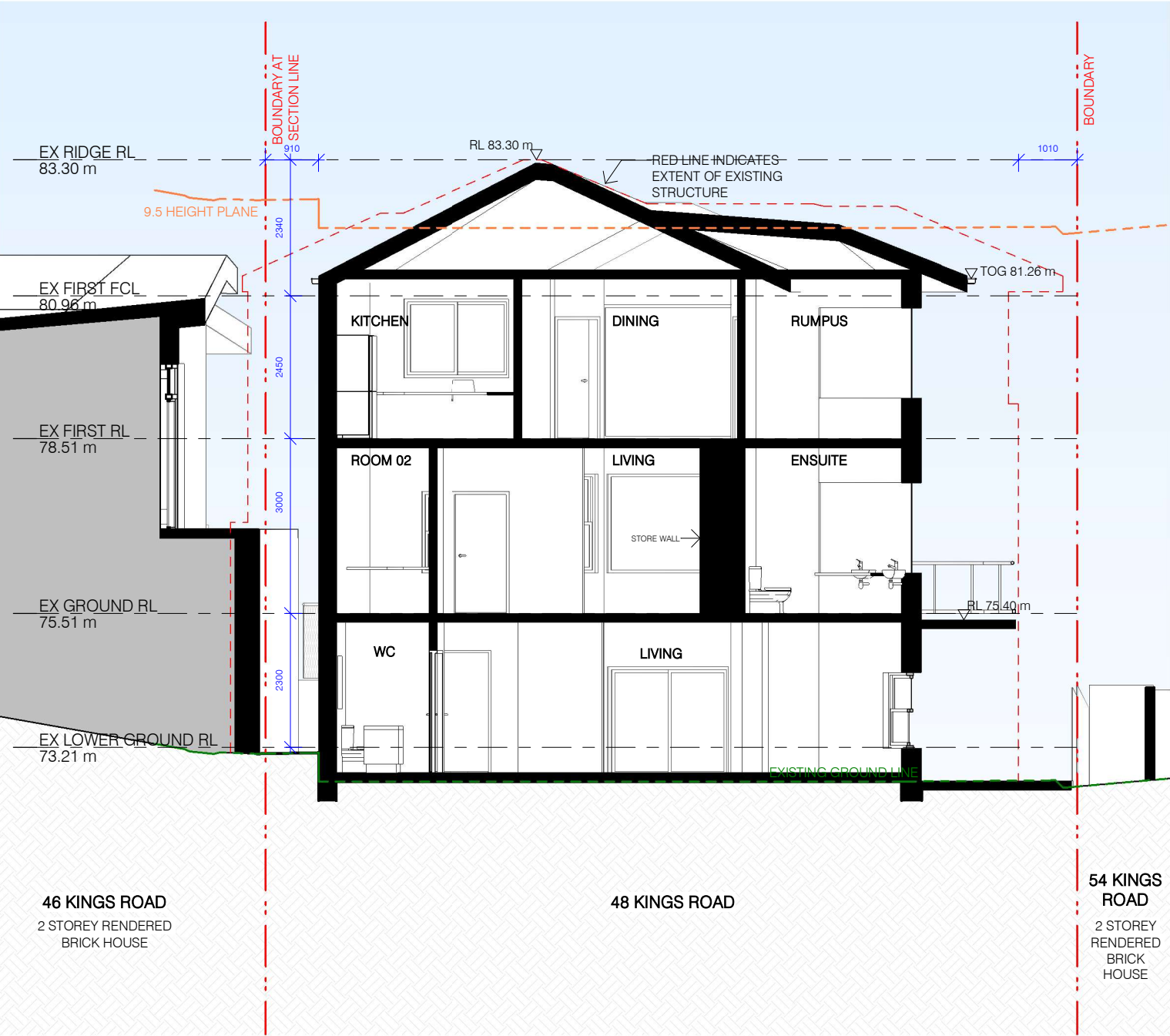
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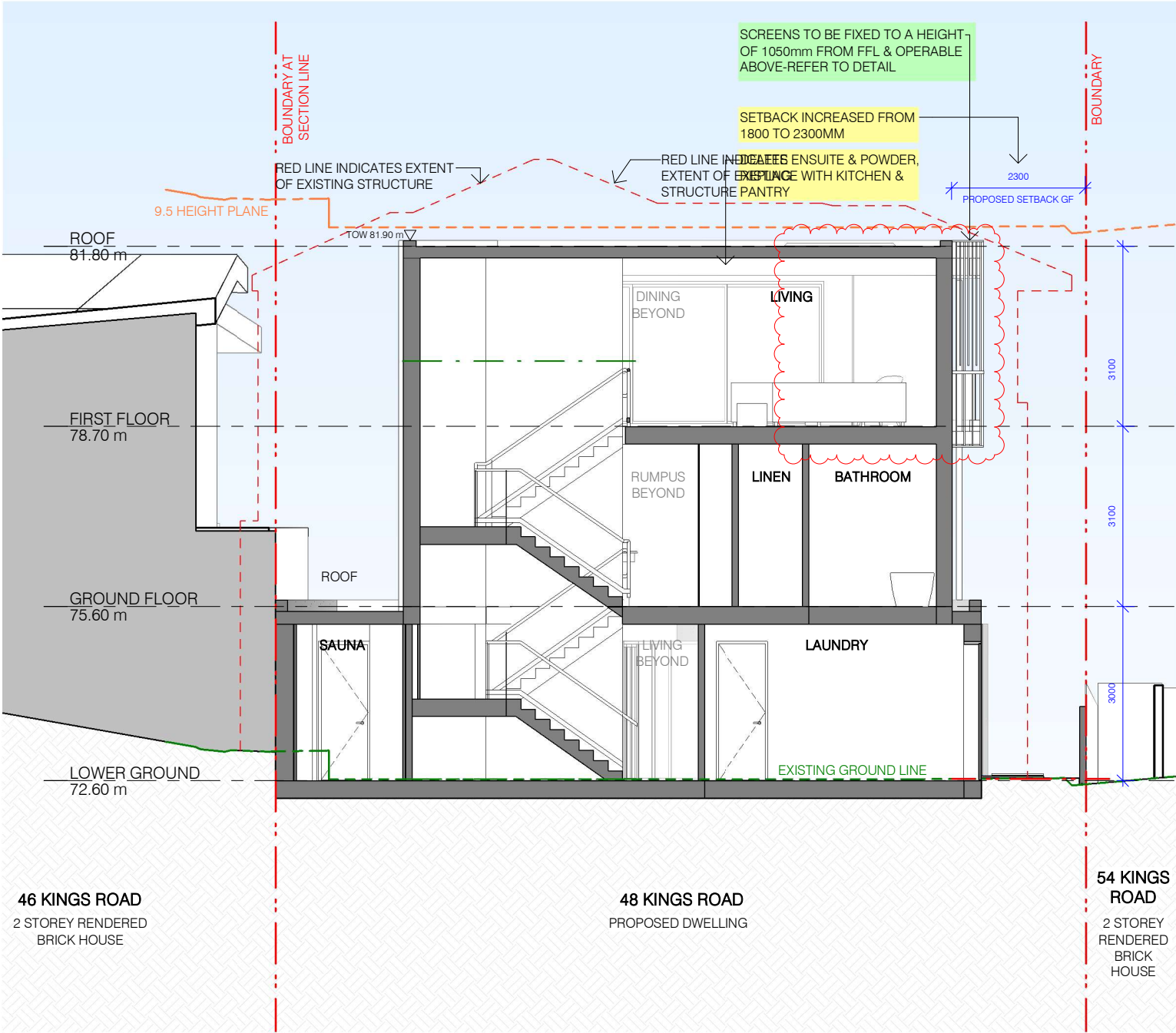
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DA1201



1 EXISTING SECTION 02
1 : 100



2 PROPOSED SECTION 02
DA1101 1 : 100

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LEGEND:

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PROJECT

**48 KINGS ROAD, VAUCLUSE,
NSW 2030**

NEW 2 STOREY HOUSE WITH LOWER
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DR BRETT WELLS

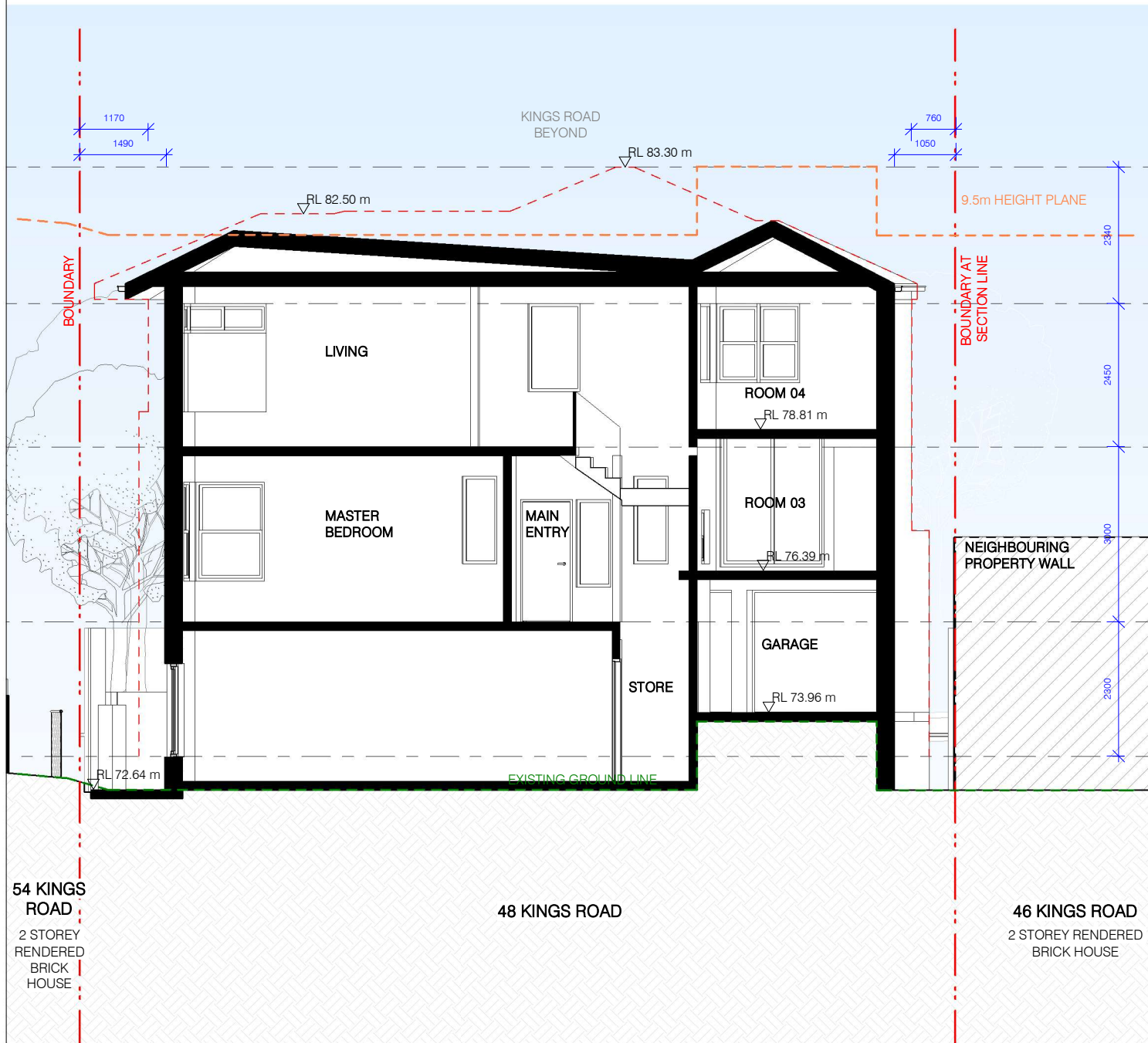
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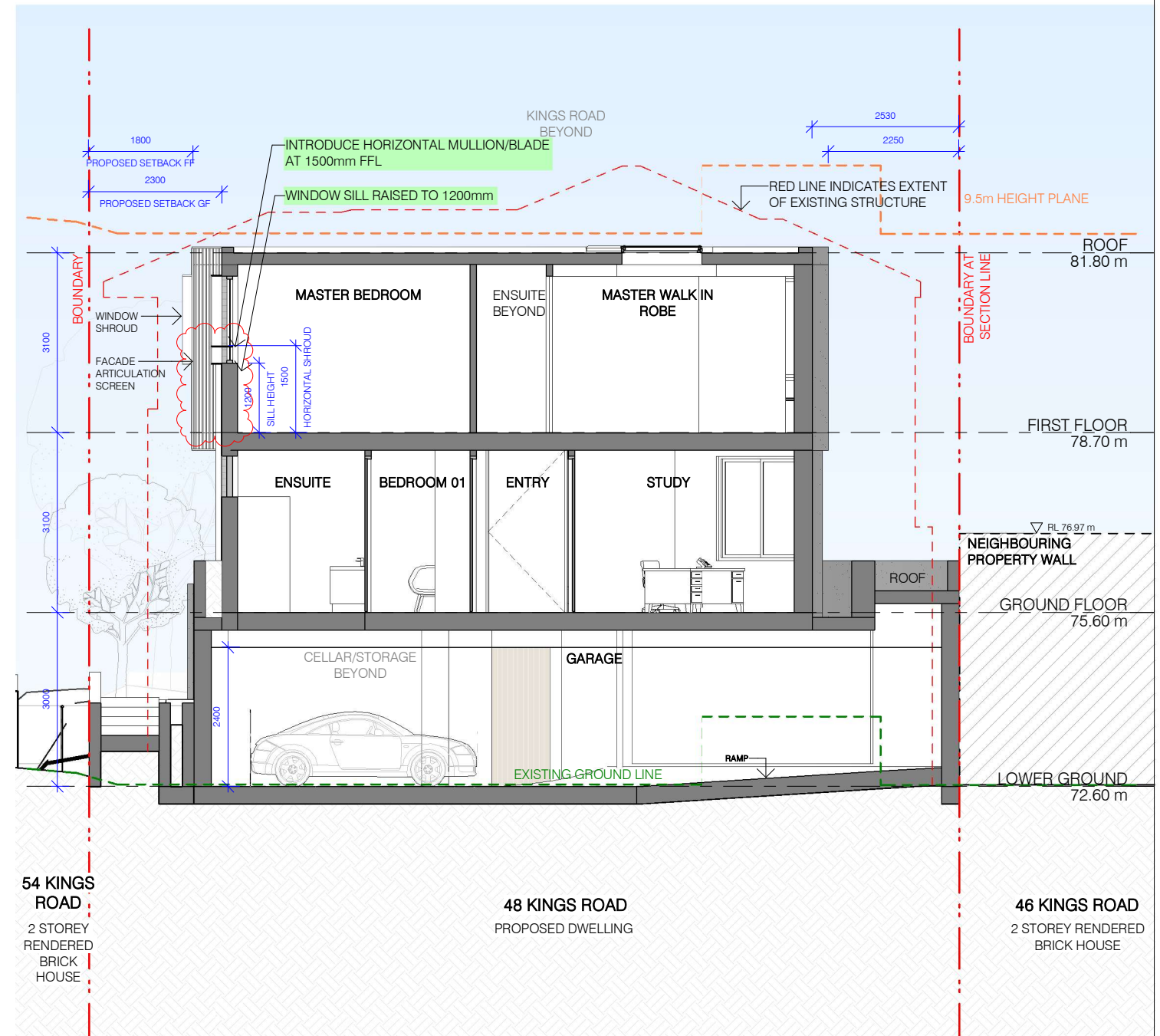
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DA1202



1 EXISTING SECTION 03
1 : 100



2 PROPOSED SECTION 03
DA1101 1 : 100

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PROJECT

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NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
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DR BRETT WELLS

SECTION 03

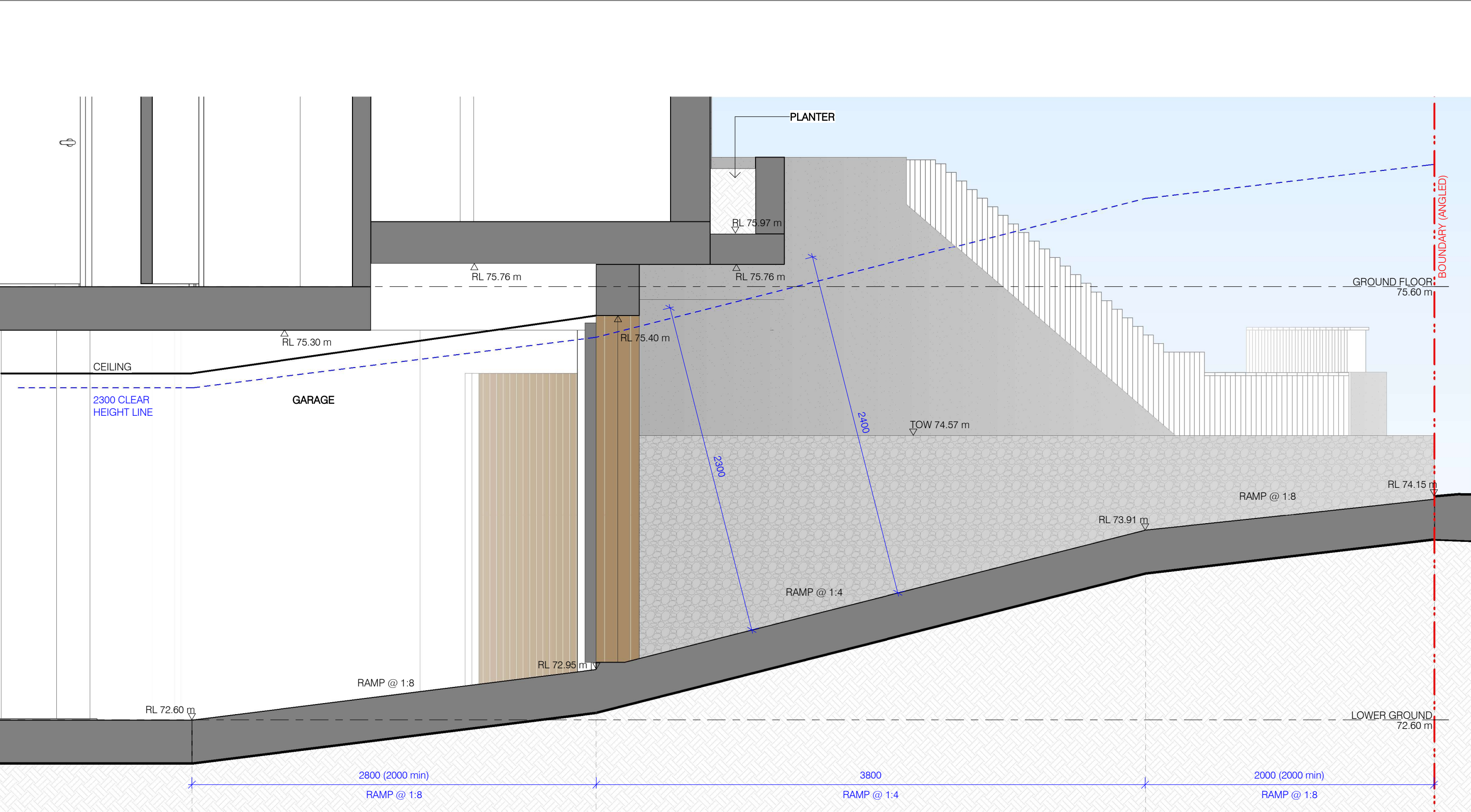
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1 DRIVEWAY RAMP SECTION
DA1101 1 : 25

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PROJECT

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NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
GROUND BASEMENT,REAR POOL AND
ASSOCIATED LANDSCAPE
DR BRETT WELLS

DRIVEWAY SECTION

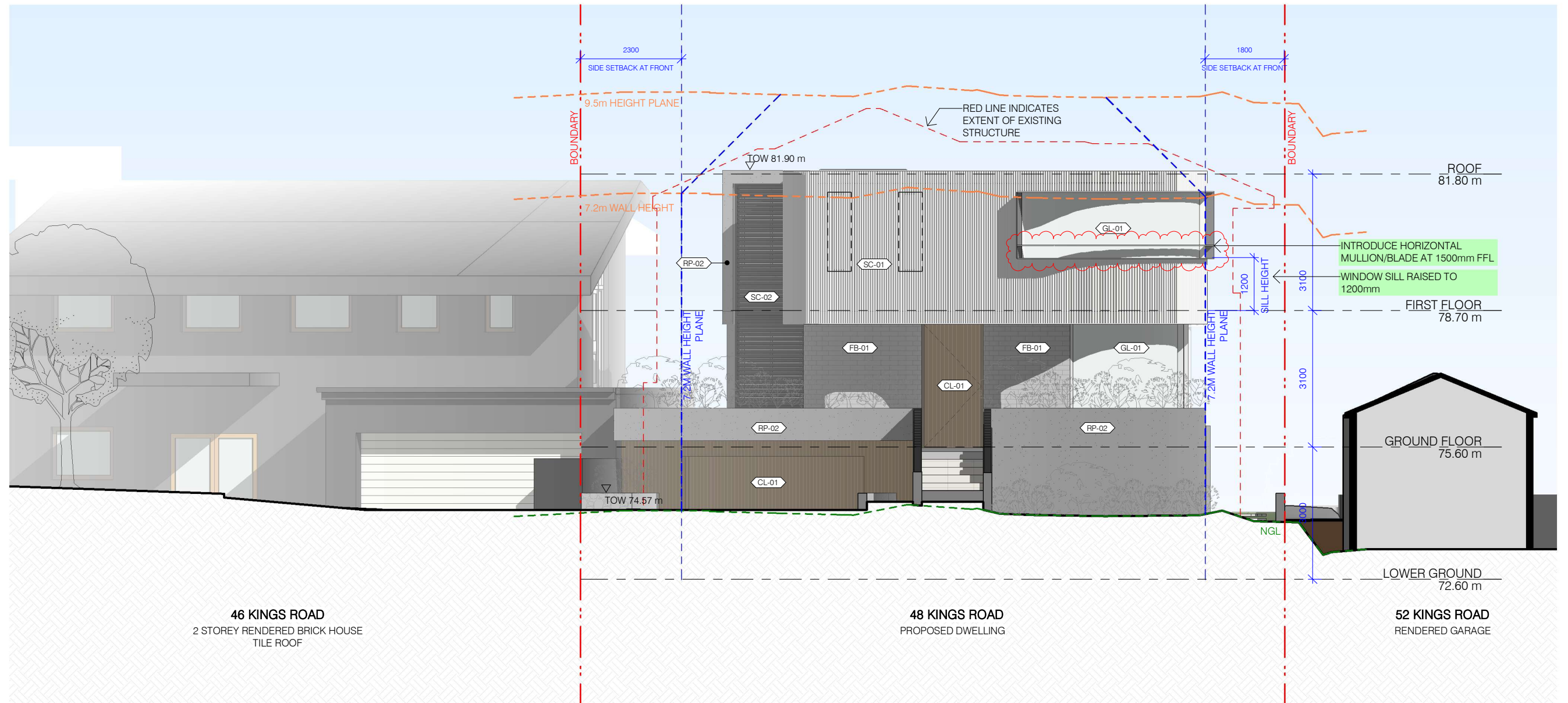
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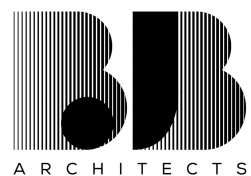
1 EAST ELEVATION
1 : 100

NOTE: ELEVATION IS CUT AT BUILDING LINE. NGL AND HEIGHT LIMITS DERIVED AT ELEVATION CUT LINE.

FINISHES SCHEDULE:



ARCHITECT



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PROJECT

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NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
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DR BRETT WELLS

EAST ELEVATION

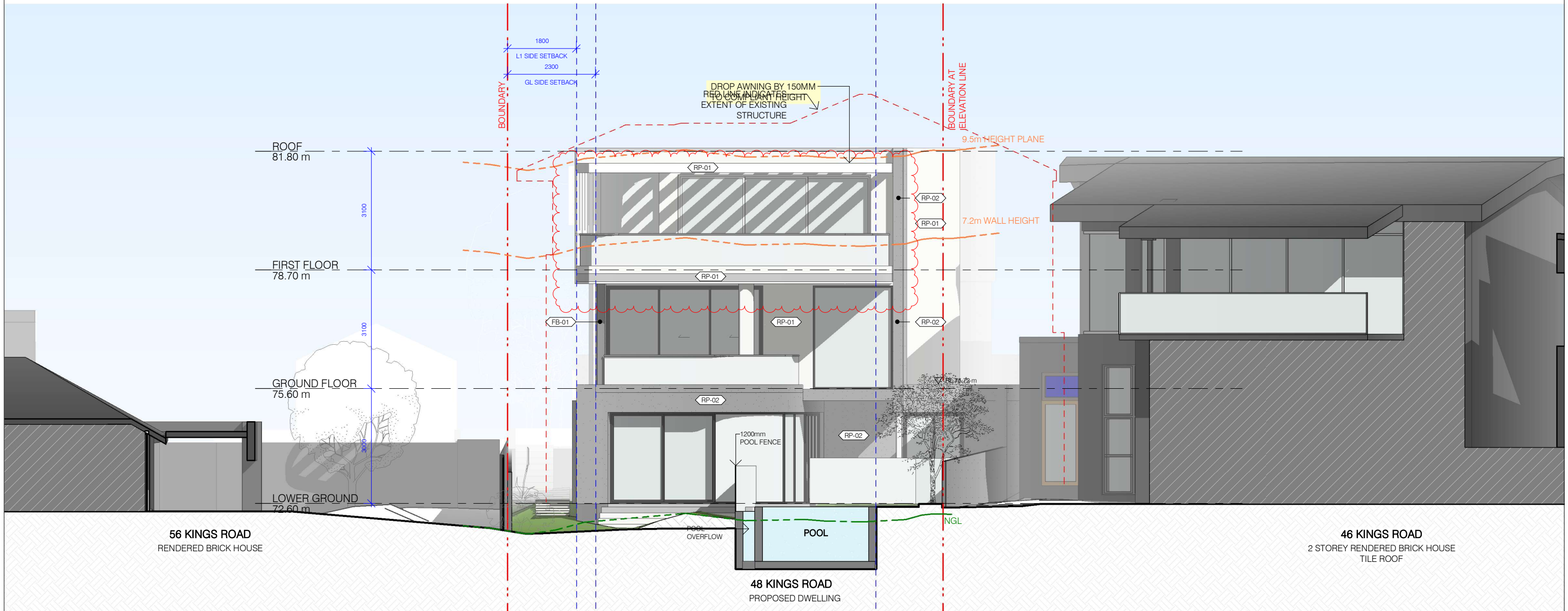
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DA1301

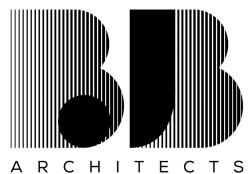


1 WEST ELEVATION
1 : 100

FINISHES SCHEDULE:



ARCHITECT



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LEGEND:

- NEW STRUCTURE
- REVISION F AMENDMENTS
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PROJECT

48 KINGS ROAD, VAUCLUSE,
NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
GROUND BASEMENT, REAR POOL AND
ASSOCIATED LANDSCAPE
DR BRETT WELLS

WEST ELEVATION

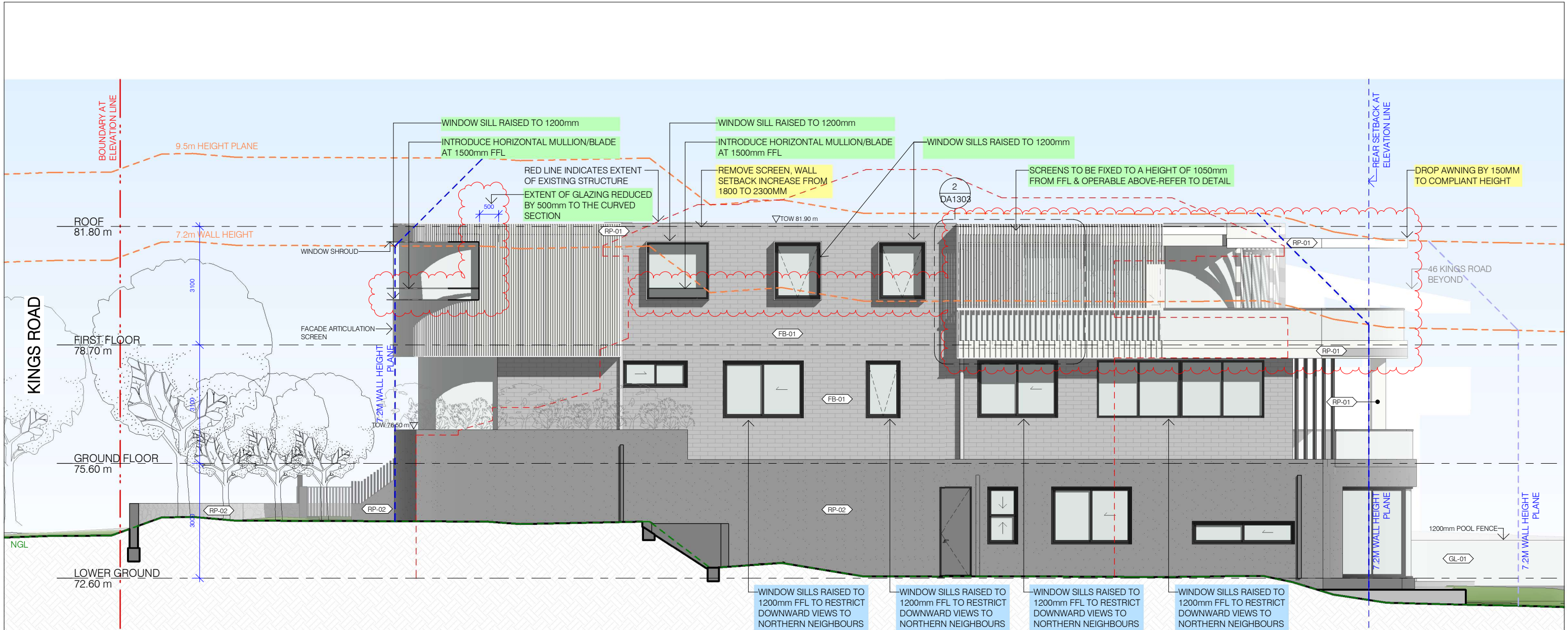
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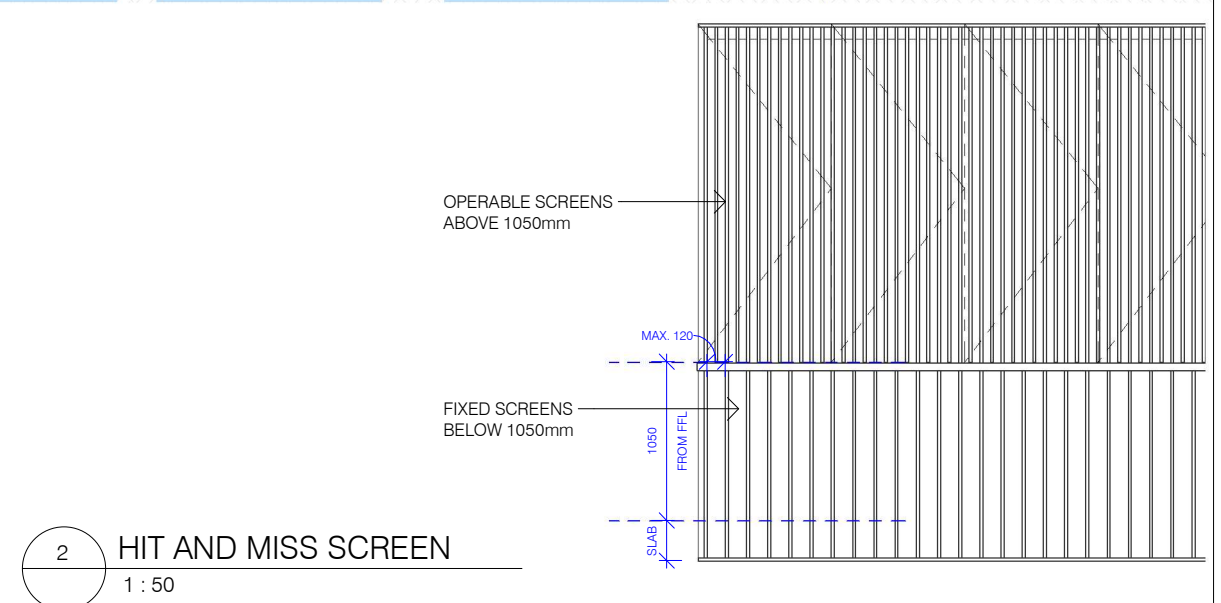
2022-027

DA1302



1 NORTH ELEVATION
1 : 100

FINISHES SCHEDULE:



2 HIT AND MISS SCREEN
1 : 50

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LEGEND:

- NEW STRUCTURE
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PROJECT	
48 KINGS ROAD, VAUCLUSE, NSW 2030	
NEW 2 STOREY HOUSE WITH LOWER GROUND BASEMENT, REAR POOL AND ASSOCIATED LANDSCAPE DR BRETT WELLS	

NORTH ELEVATION

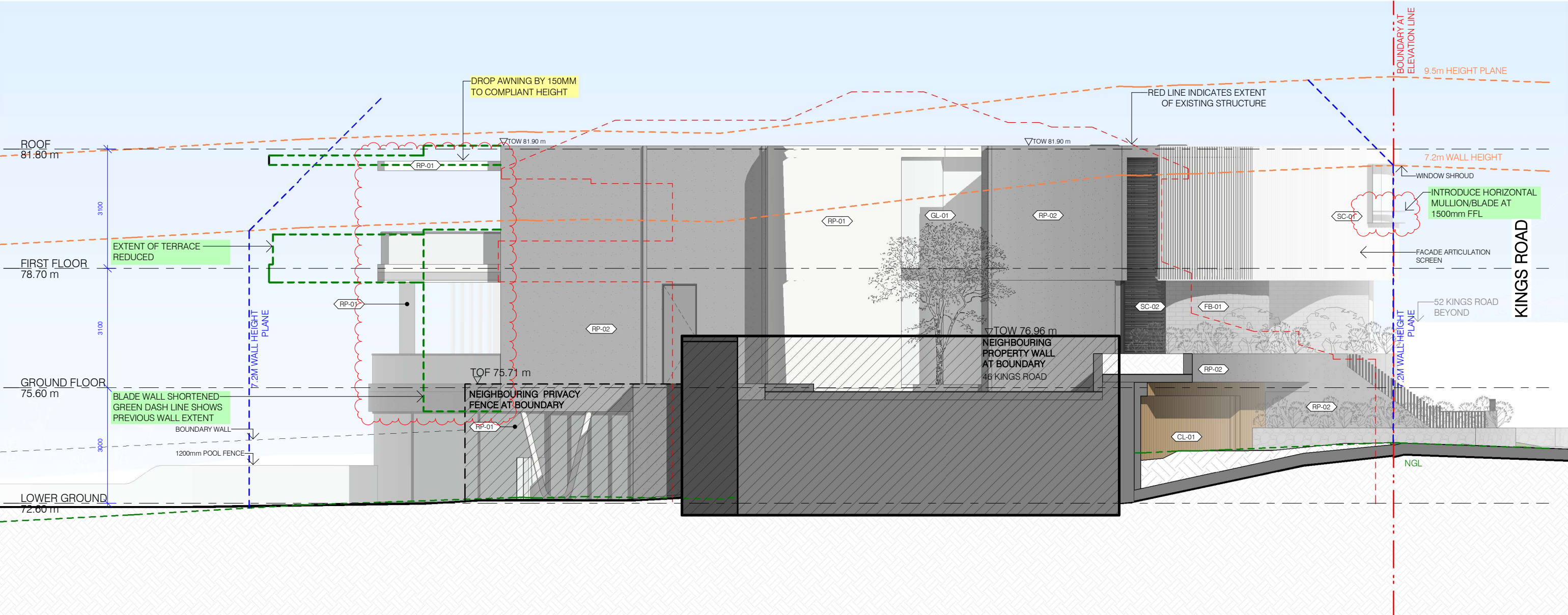
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DA1303



1 SOUTH ELEVATION
1 : 100

FINISHES SCHEDULE:



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LEGEND:

NEW STRUCTURE
REVISION F AMENDMENTS
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PROJECT

48 KINGS ROAD, VAUCLUSE,
NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
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DR BRETT WELLS

SOUTH ELEVATION

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DA1304



EXISTING



PROPOSED DESIGN PHOTOMONTAGE



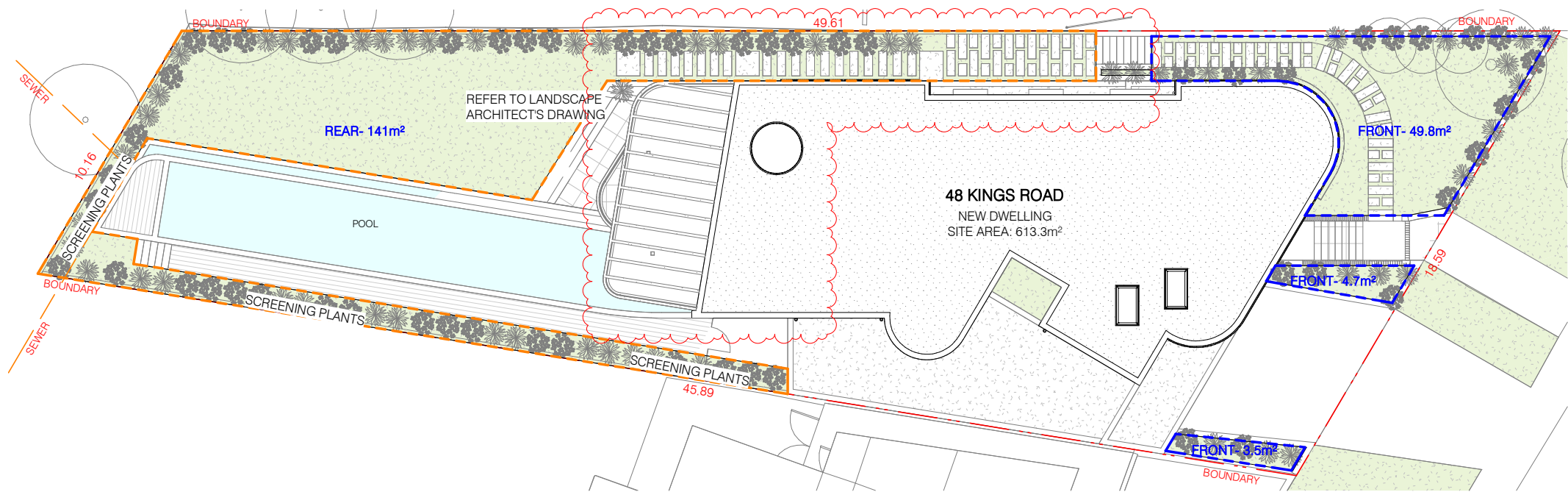
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PROPOSED DESIGN PHOTOMONTAGE



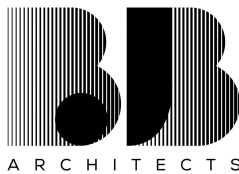
—TOTAL FLOOR PLATE AREA REDUCED
BY 20m² FROM ORIGINAL DA PROPOSAL



1 LANDSCAPE CALCULATION
1 : 200

LANDSCAPE CALCULATIONS	
SITE AREA	= 613.3m²
BUILDABLE AREA	236.5m²
MIN LANDSCAPE AREA	118.25m² (50% BUILDABLE AREA)
PROPOSED	199m²
COMPLIANCE	YES
FRONT LANDSCAPE AREA	
MIN LANDSCAPE CONTROL	32.67m² (40% FRONT SETBACK of 81.67m2)
PROPOSED	58.0m²
COMPLIANCE	YES
REAR LANDSCAPE AREA	
MIN LANDSCAPE CONTROL	88.44m² (50% REAR SETBACK of 176.89m2)
PROPOSED	141m²
COMPLIANCE	YES

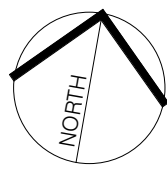
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NORTH



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PROJECT

48 KINGS ROAD, VAUCLUSE,
NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
GROUND BASEMENT,REAR POOL AND
ASSOCIATED LANDSCAPE
DR BRETT WELLS

LANDSCAPE CALCULATION

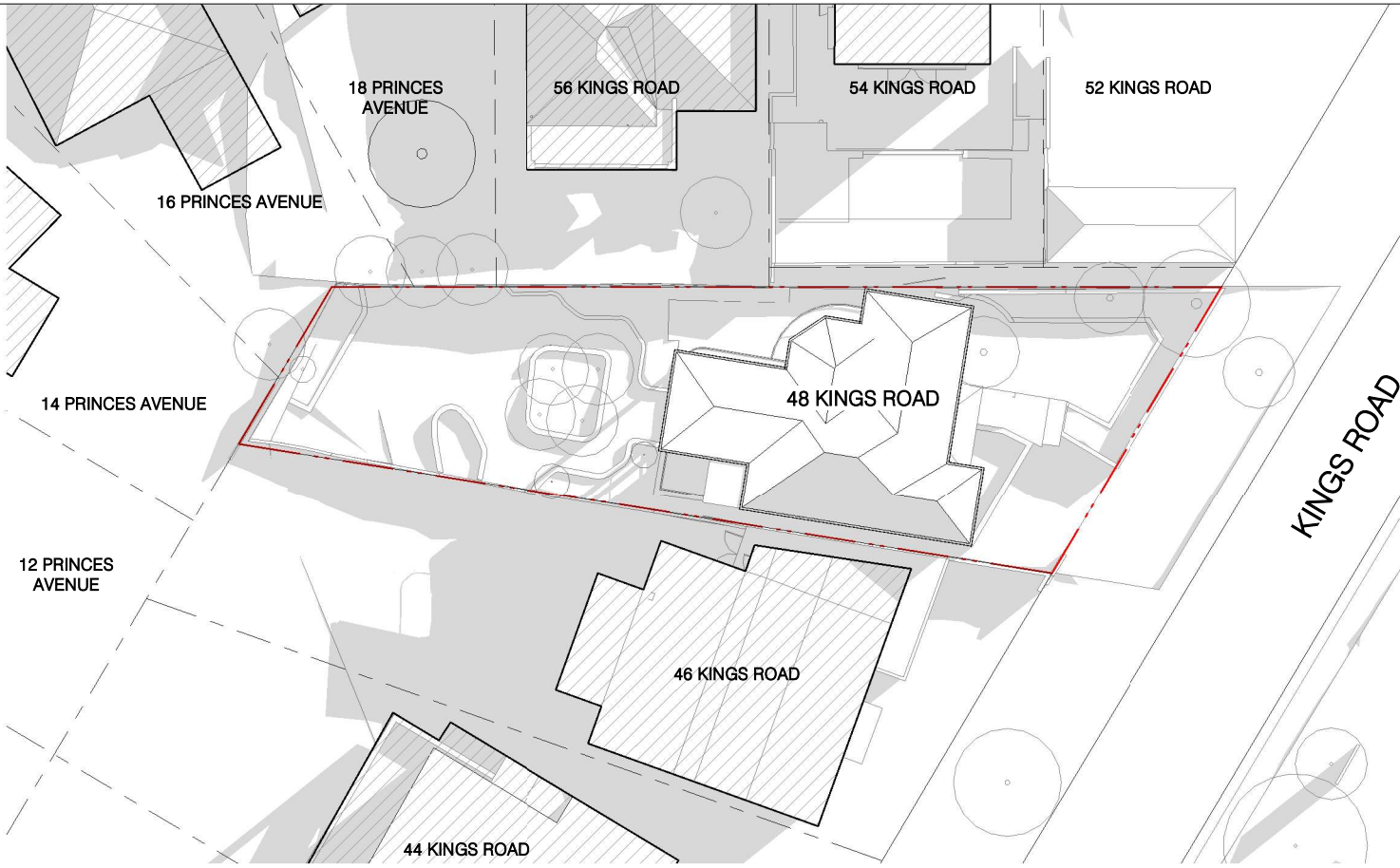
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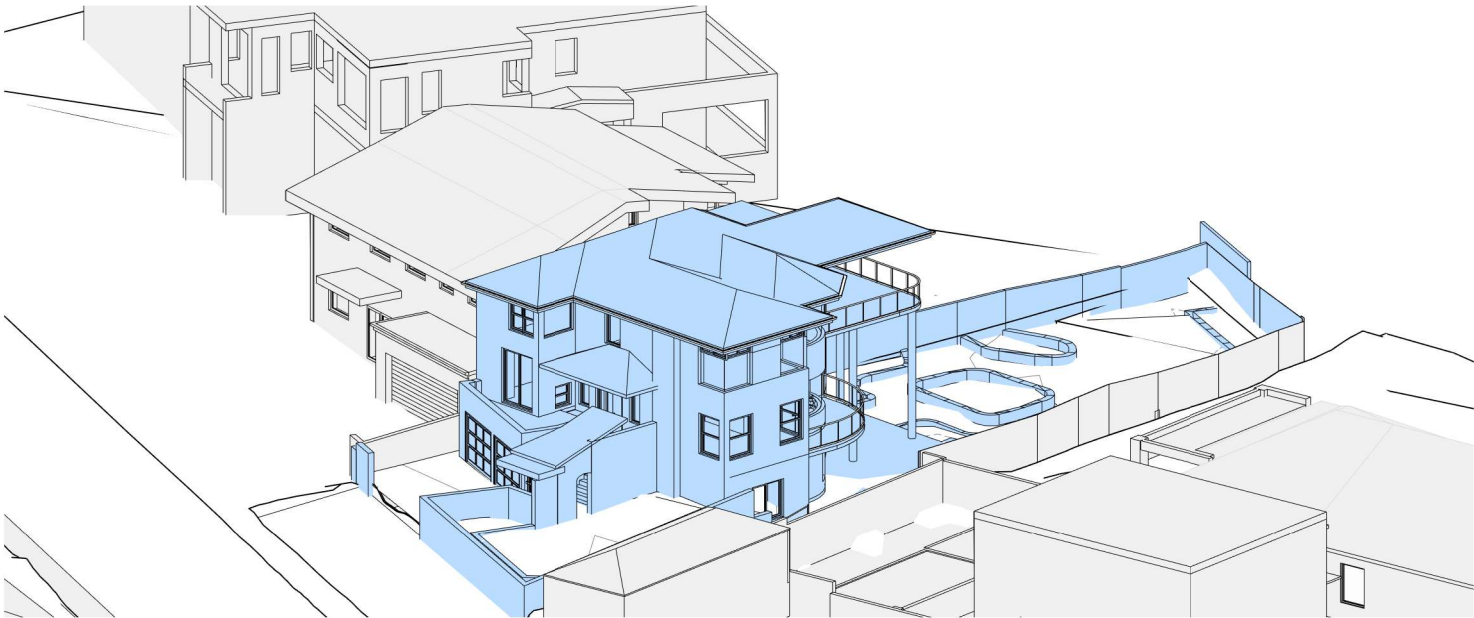
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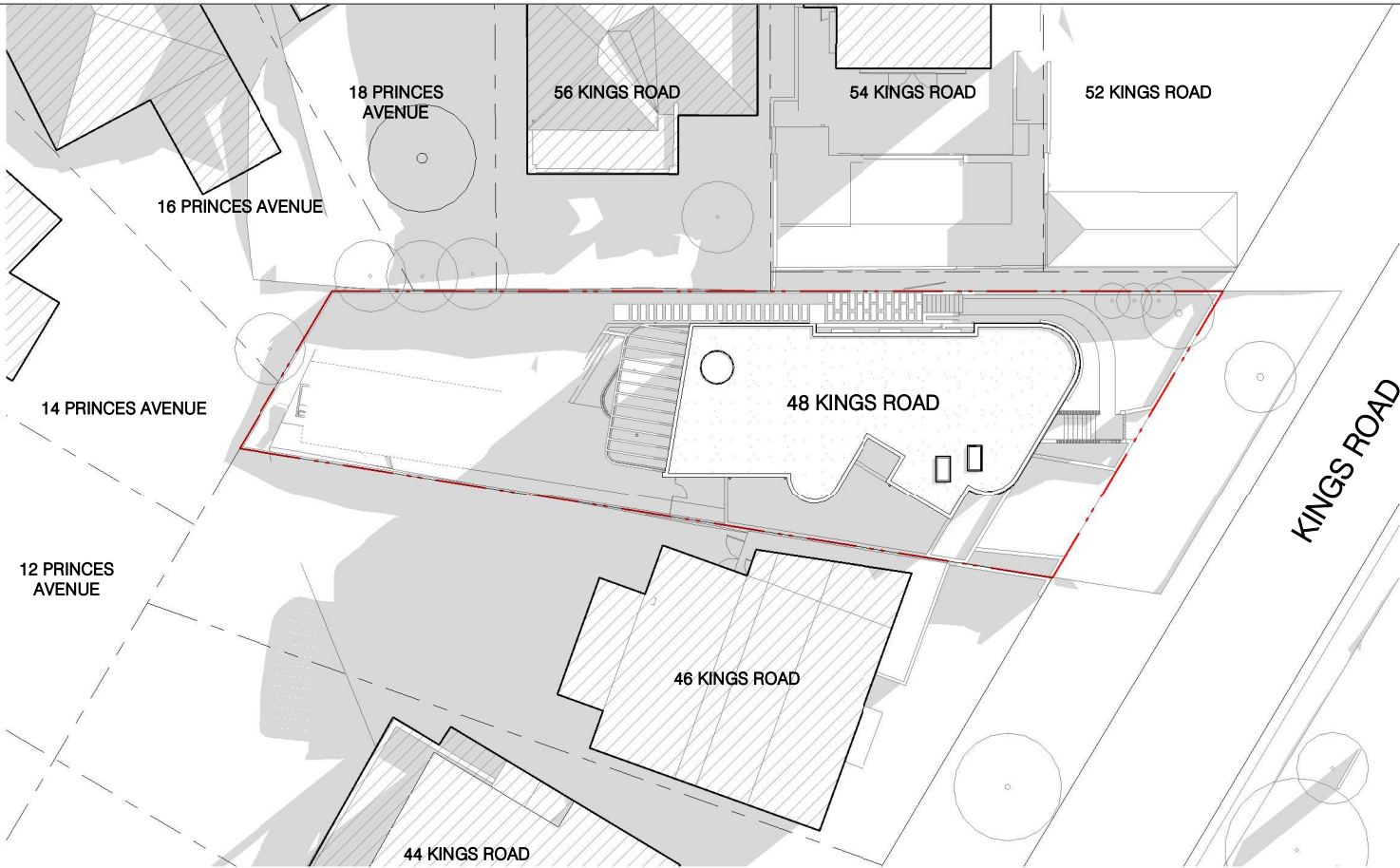
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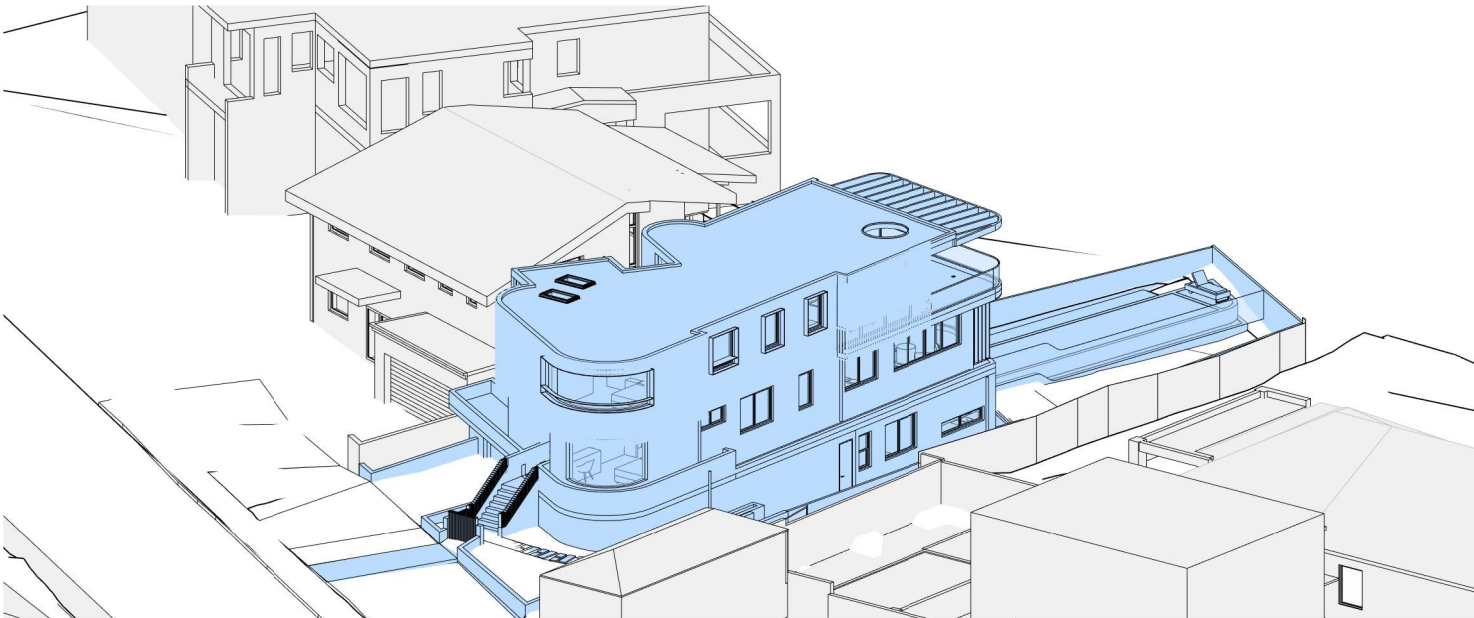
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1 : 400



1 EXISTING SOLAR EYE - 21JUNE- 9AM

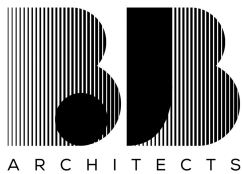


4 PROPOSED SHADOW DIAGRAM- JUNE 21- 9AM
1 : 400



3 PROPOSED SOLAR EYE - 21JUNE- 9AM

ARCHITECT



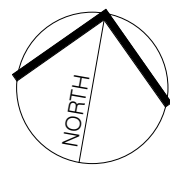
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SHADOW DIAGRAM LEGENDS:

- SHADOWS PROPOSED
- ADDITIONAL PROPOSED SHADOWS FROM REV E

NORTH



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PROJECT

48 KINGS ROAD, VAUCLUSE,
NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
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DR BRETT WELLS

SHADOW DIAGRAMS- JUNE 21- 9AM

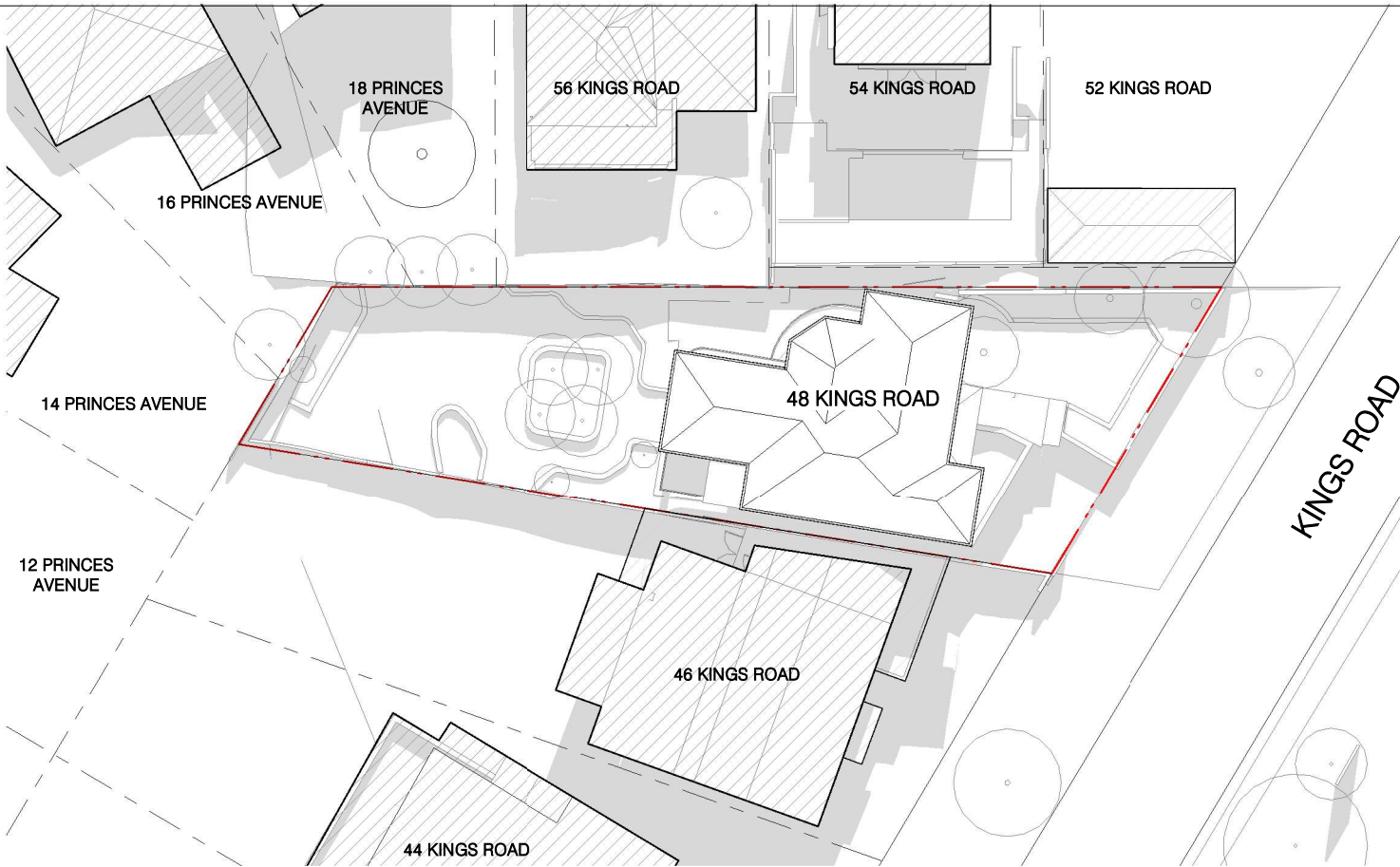
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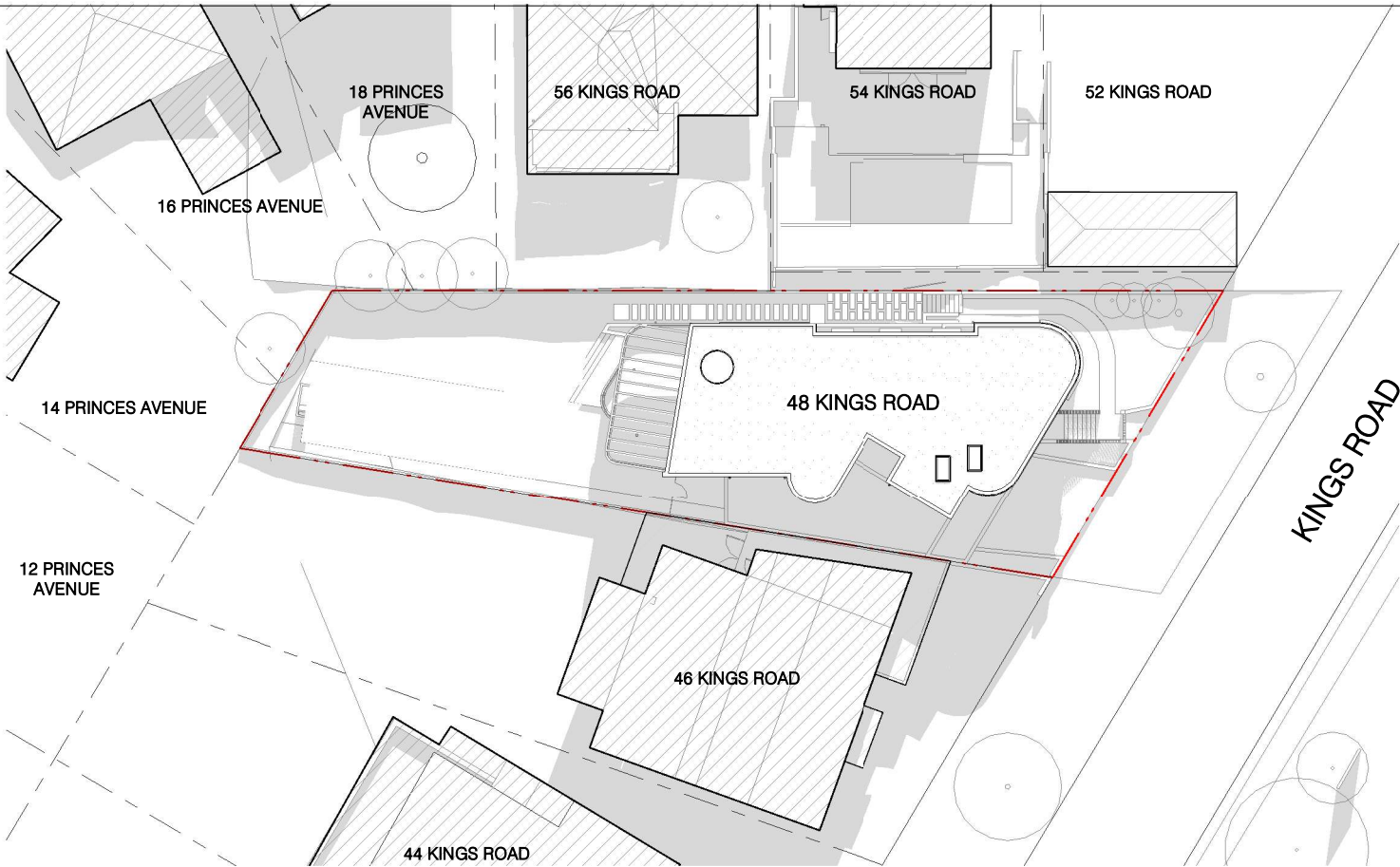
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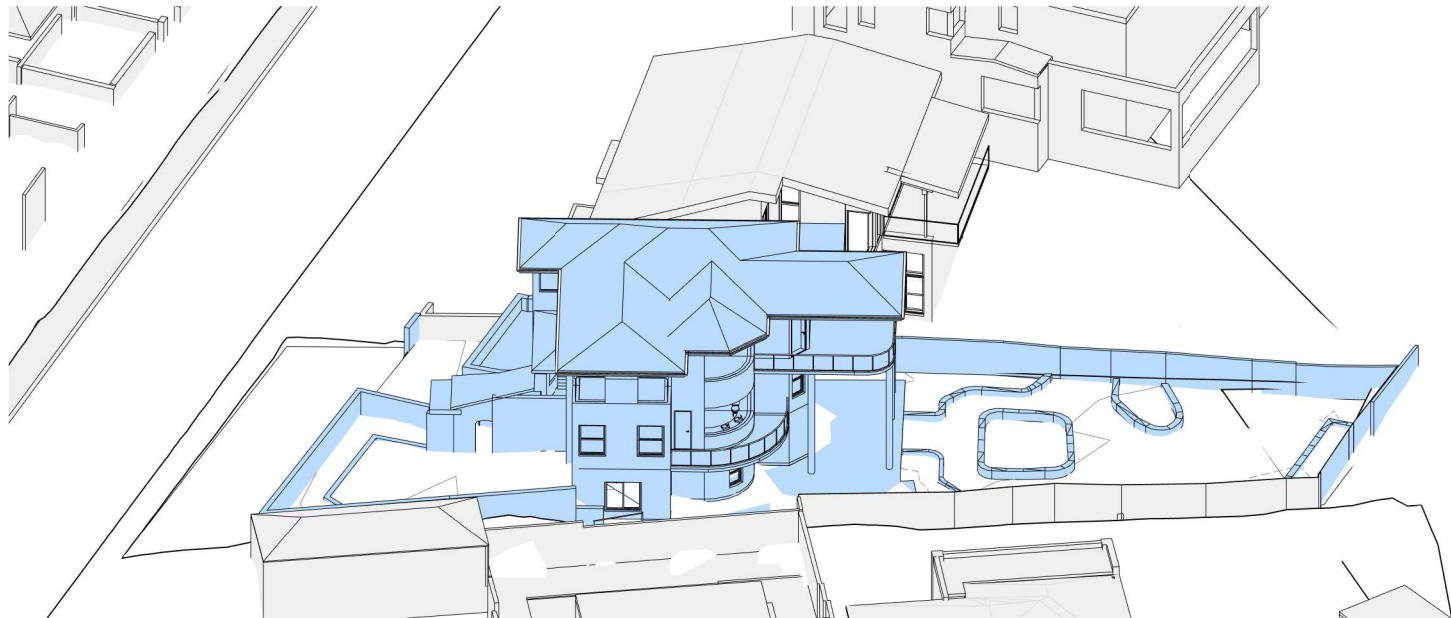
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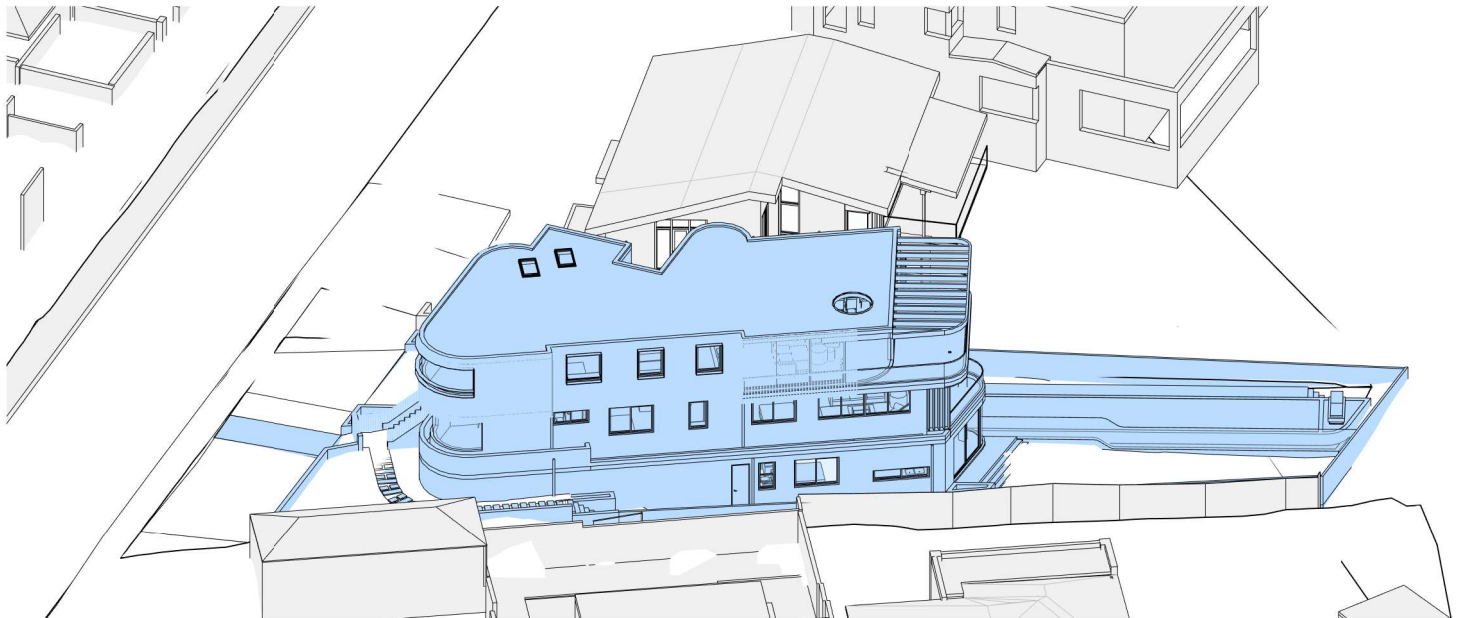
2 EXISTING SHADOW DIAGRAM- JUNE 21- 12PM
1 : 400



4 PROPOSED SHADOW DIAGRAM- JUNE 21- 12PM
1 : 400



1 EXISTING SOLAR EYE- 21 JUNE- 12PM



3 PROPOSED SOLAR EYE- 21 JUNE- 12PM

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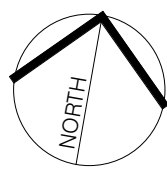
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Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

SHADOW DIAGRAM LEGENDS:

- SHADOWS PROPOSED
- ADDITIONAL PROPOSED SHADOWS FROM REV E

NORTH



ISSUE	AMENDMENT	DATE
A	DRAFT FOR CONSULTANTS	29/06/2022
B	DRAFT DA	08/07/2022
C	DEVELOPMENT APPLICATION	18/07/2022
E	LEC	28/11/2022
F	LEC	08/12/2022
G	LEC	10/02/2023
H	LEC	08/03/2023

PROJECT

48 KINGS ROAD, VAUCLUSE,
NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
GROUND BASEMENT,REAR POOL AND
ASSOCIATED LANDSCAPE
DR BRETT WELLS

SHADOW DIAGRAMS- JUNE 21- 12PM

SCALE: As indicated@ A3 DATE: 08/03/2023

ISSUE: H - LEC

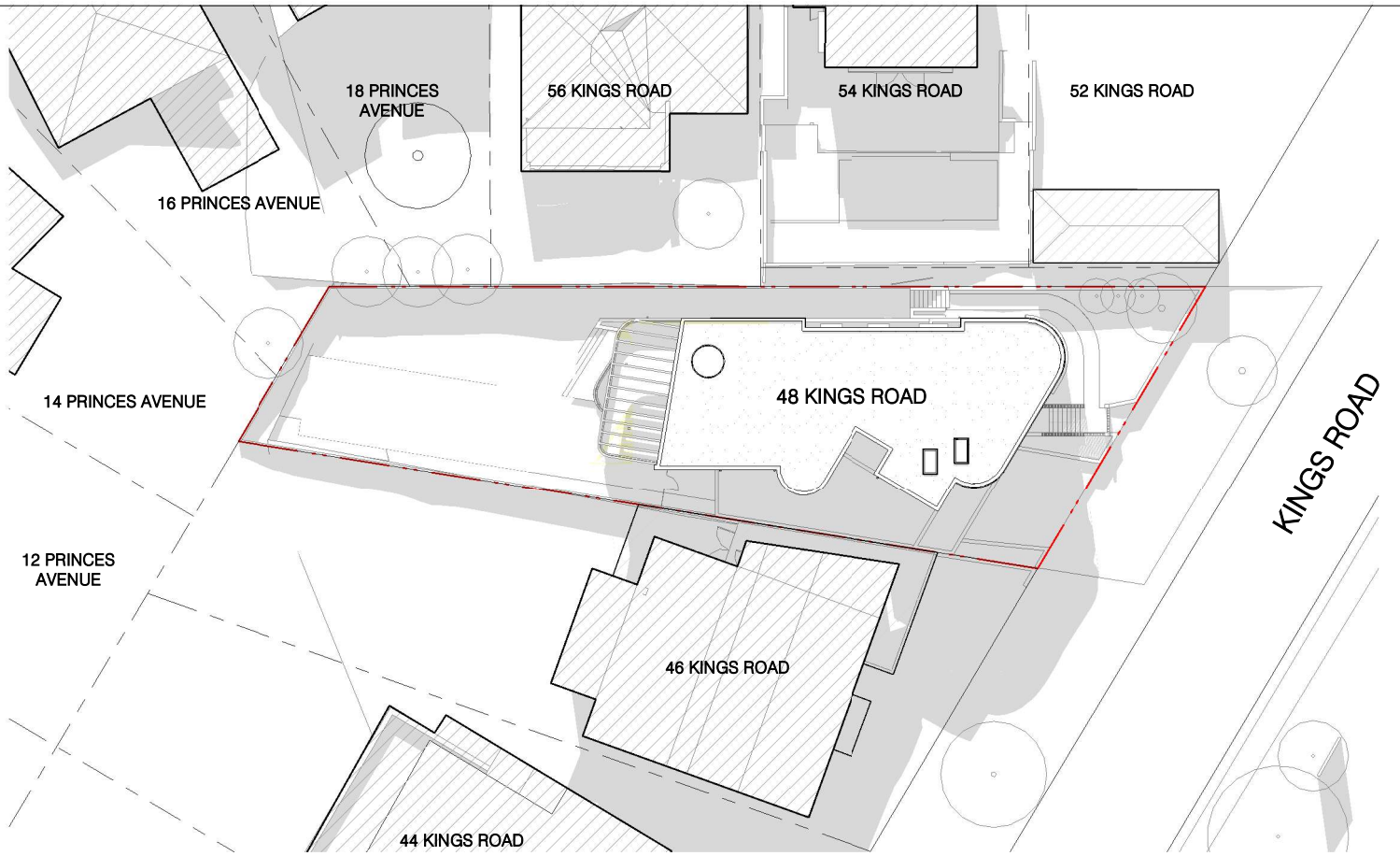
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DA1502



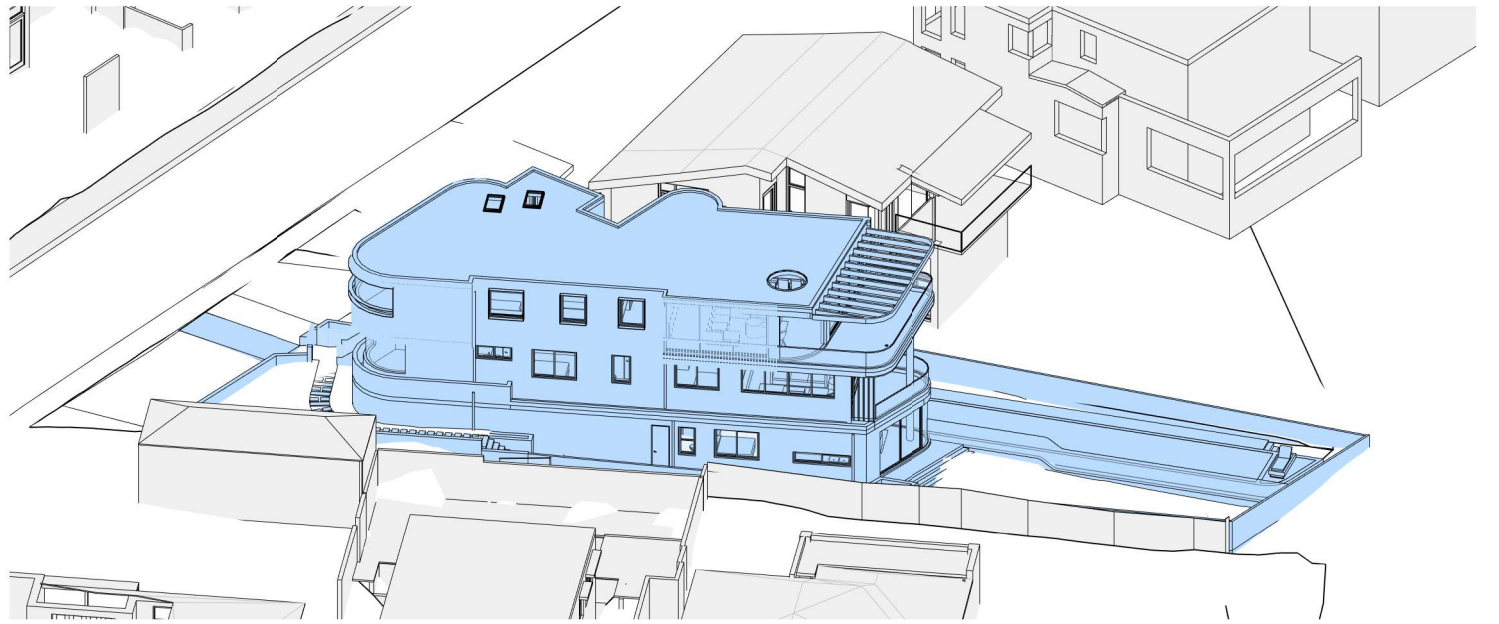
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4 PROPOSED SHADOW DIAGRAM- JUNE 21- 1PM
1 : 400

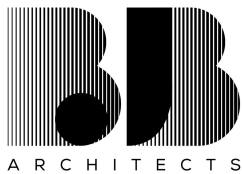


1 EXISTING SOLAR EYE- 21 JUNE- 1PM



3 PROPOSED SOLAR EYE- 21 JUNE- 1PM

ARCHITECT



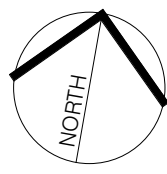
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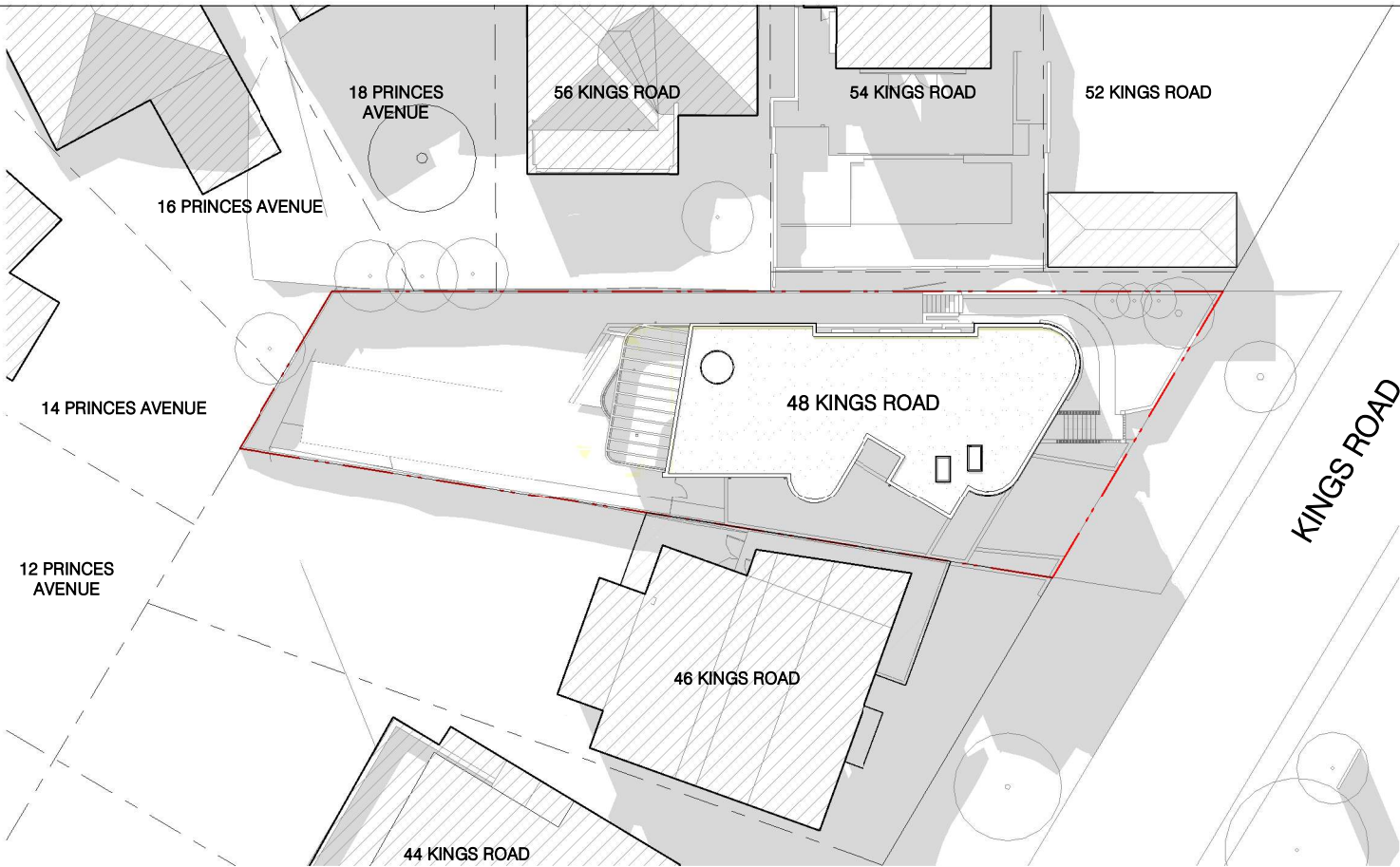
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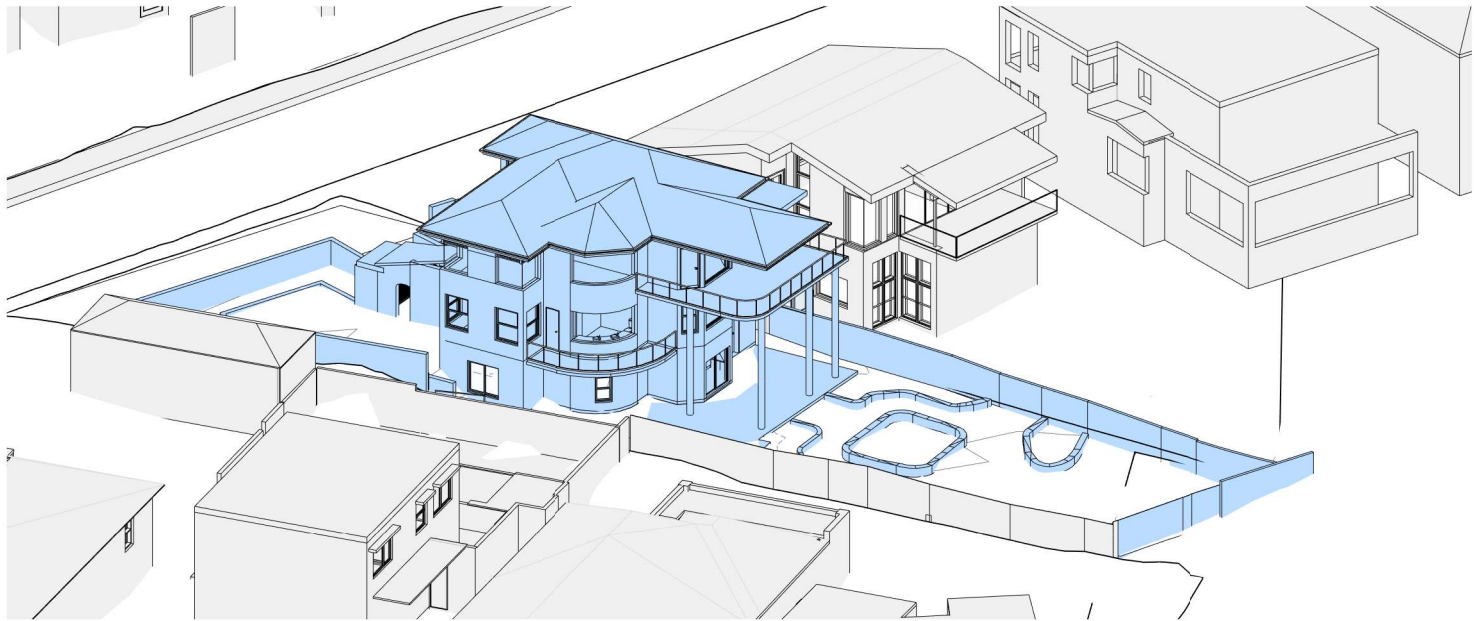
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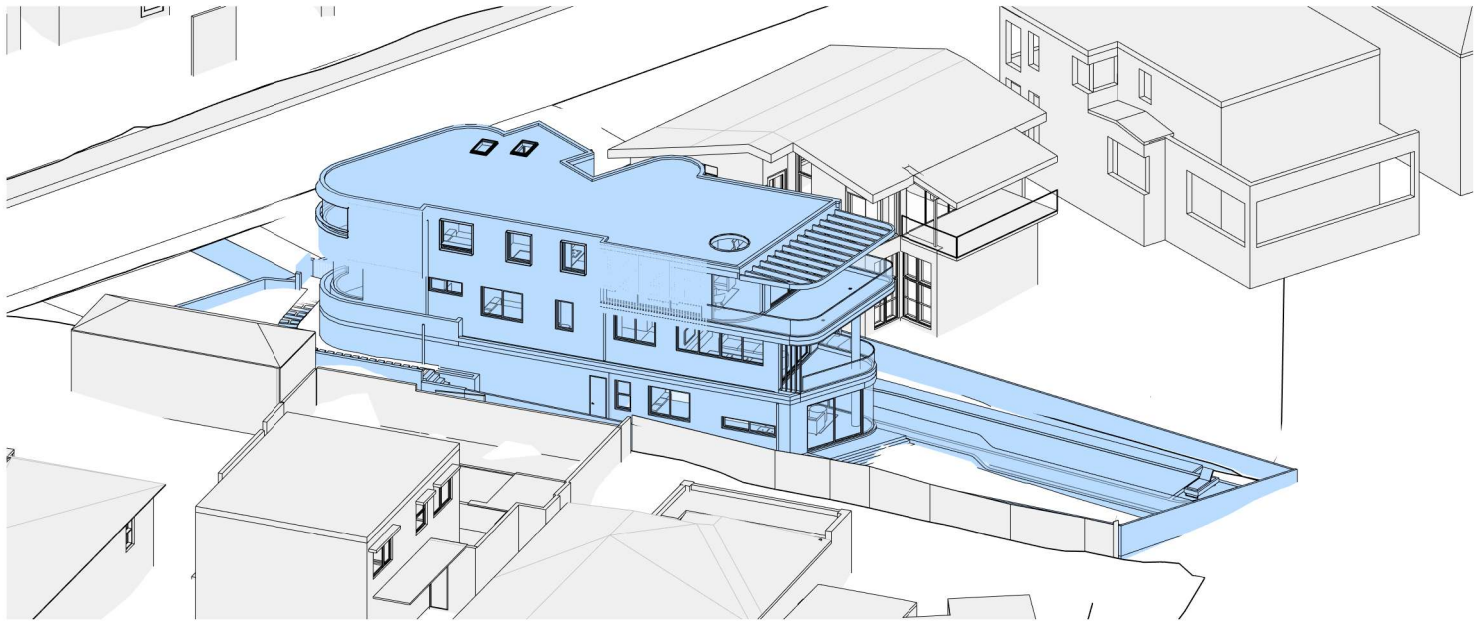
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4 PROPOSED SHADOW DIAGRAM- JUNE 21- 2PM
DA1201 1 : 400



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3 PROPOSED SOLAR EYE- 21 JUNE- 2PM

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
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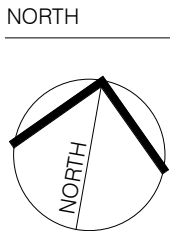
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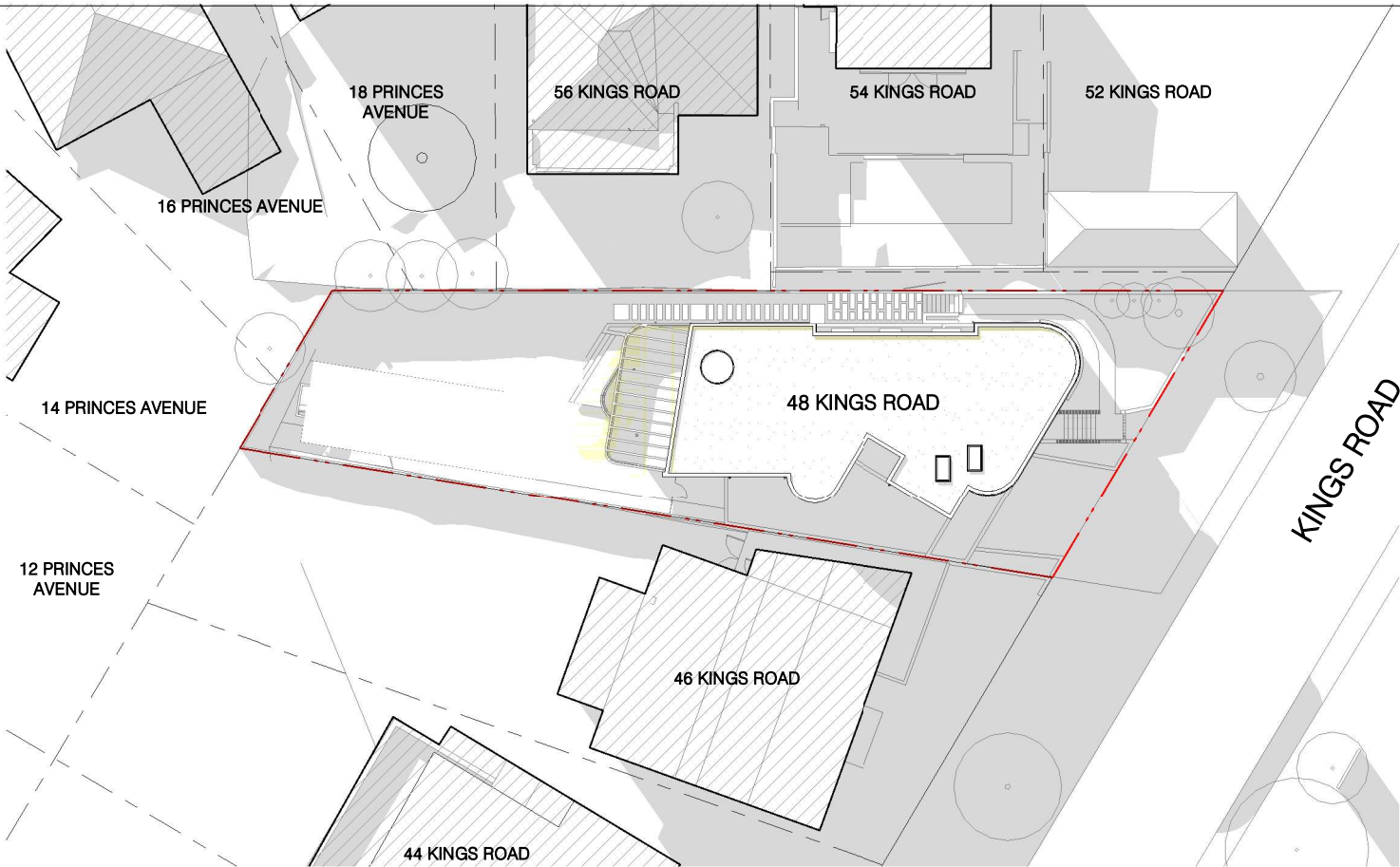
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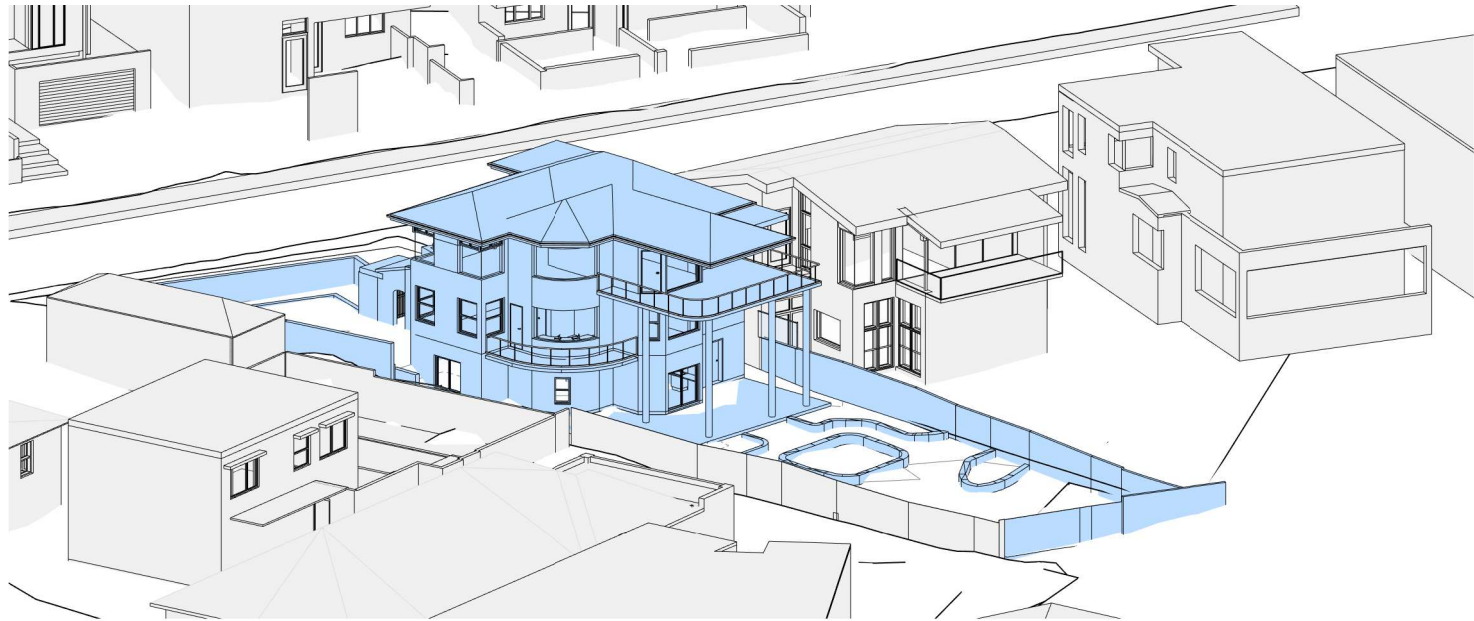
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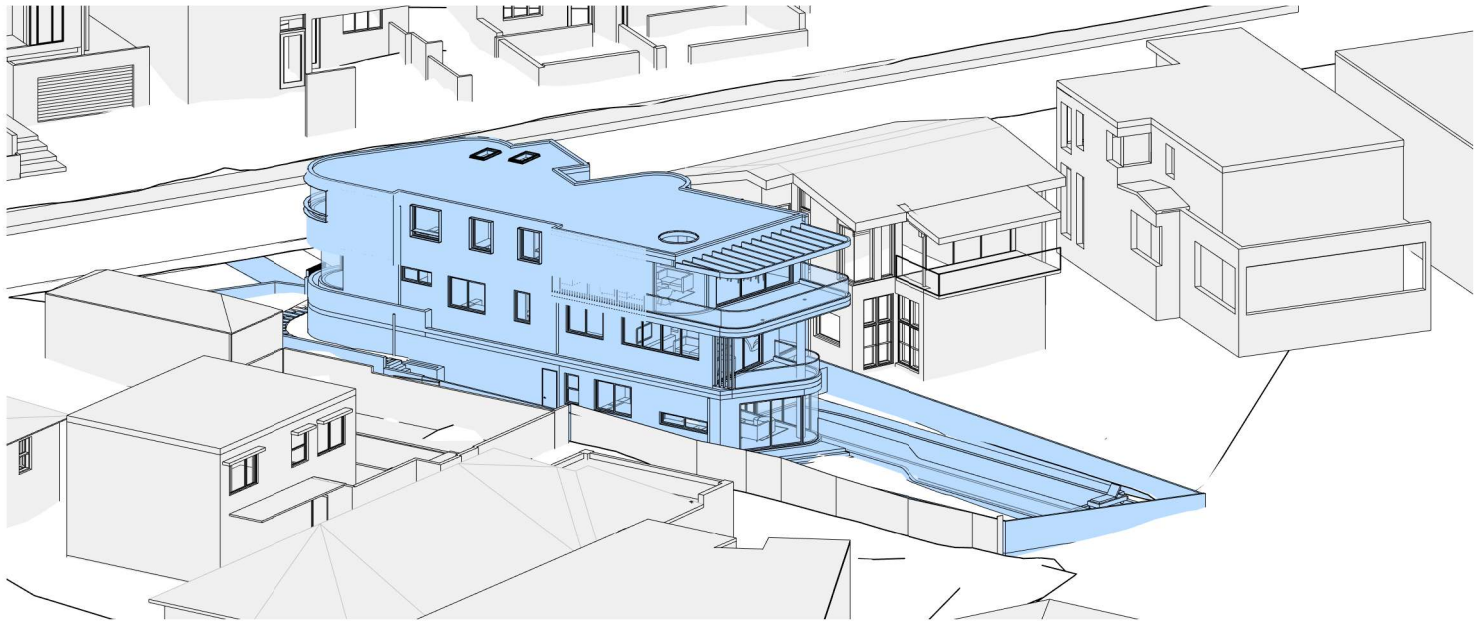
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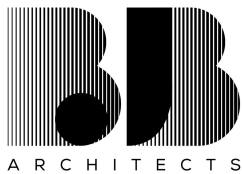


1 EXISTING SOLAR EYE- 21 JUNE- 3PM



3 PROPOSED SOLAR EYE- 21 JUNE- 3PM

ARCHITECT



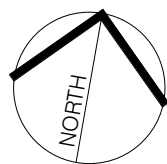
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SHADOW DIAGRAMS- JUNE 21- 3PM

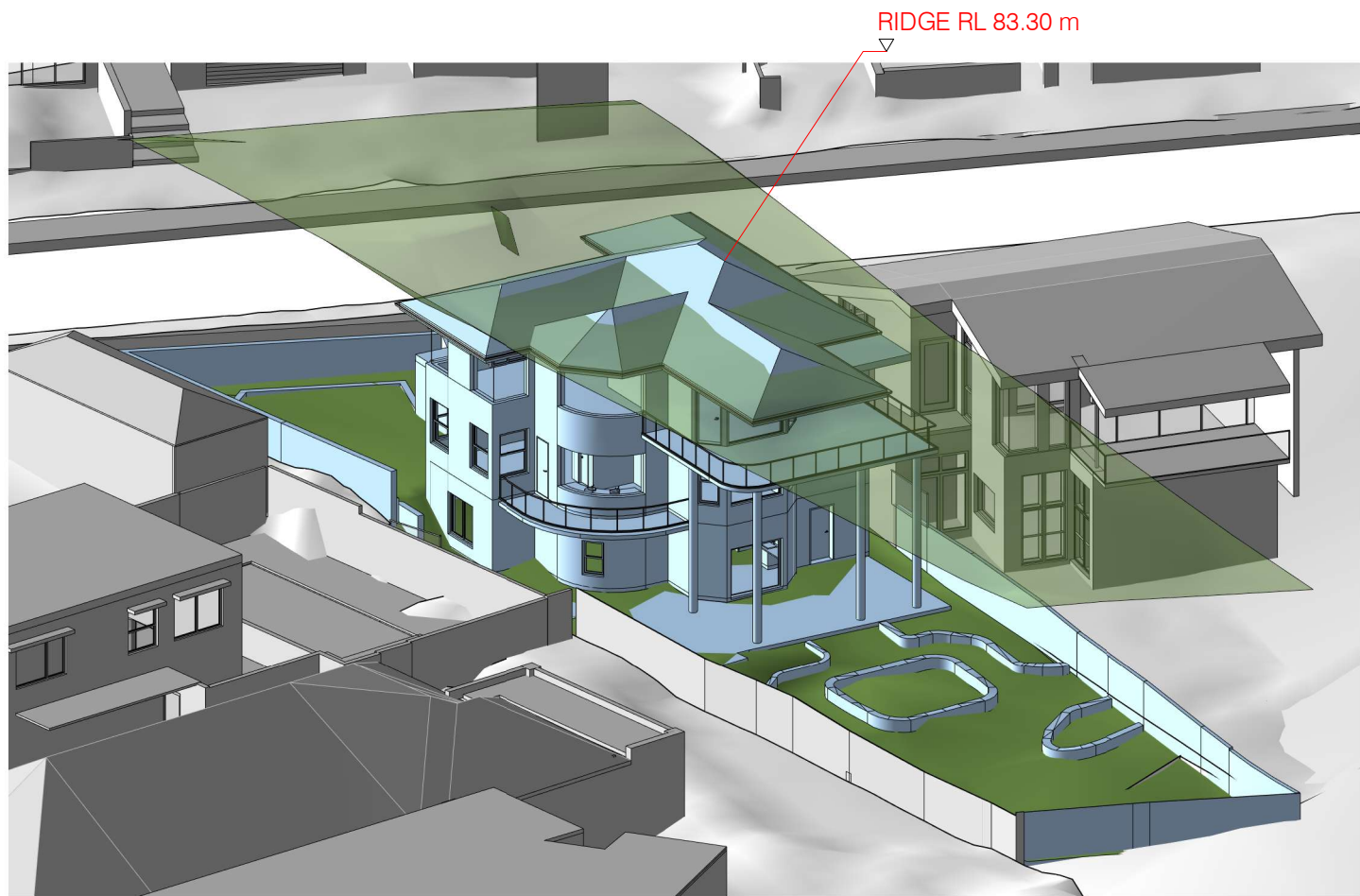
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DA1505



1 3D HEIGHT PLANE- EXISTING



2 3D HEIGHT PLANE- PROPOSED

NOTE:
 PROPOSED MAXIMUM HEIGHT IS 1.4m
 LOWER THAN EXISTING MAXIMUM HEIGHT

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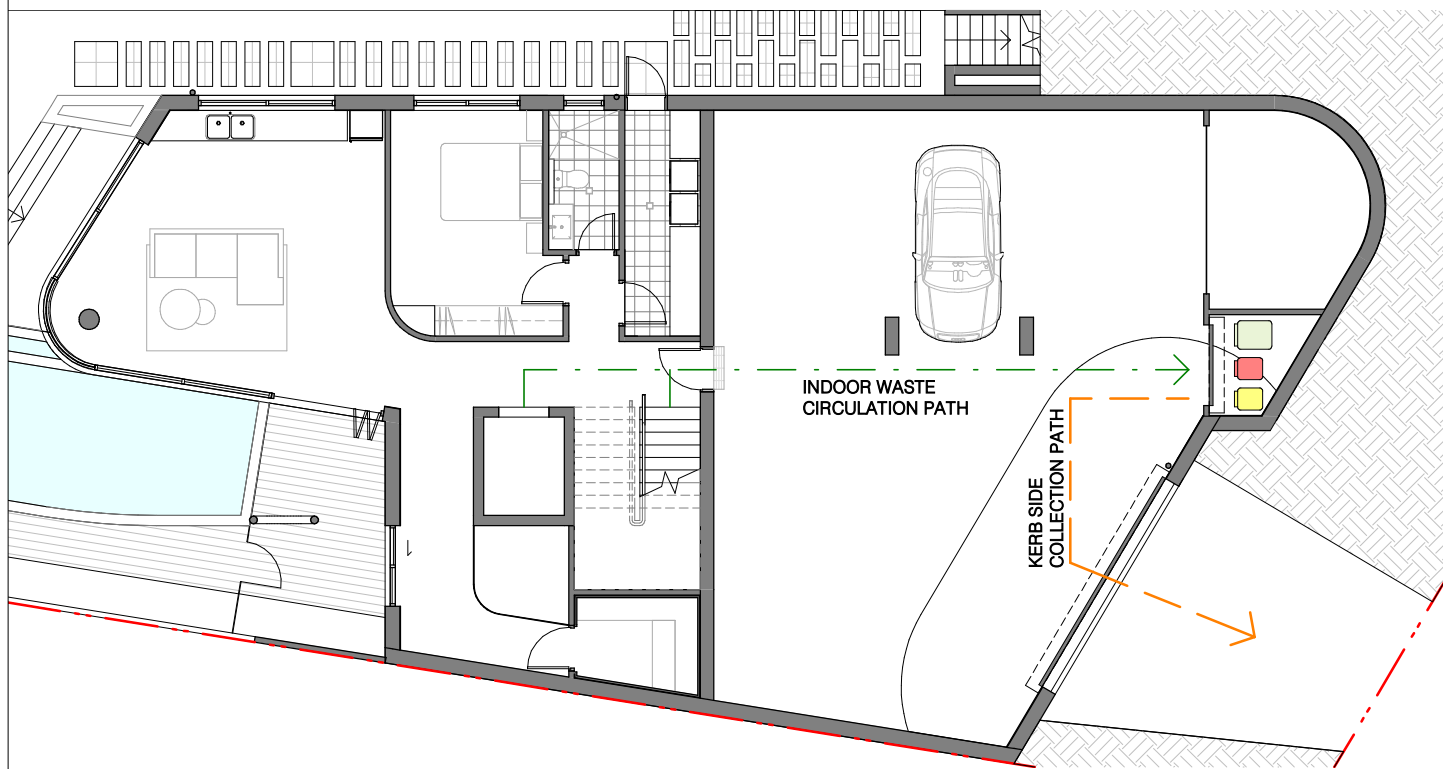
PROJECT
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 NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
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 DR BRETT WELLS

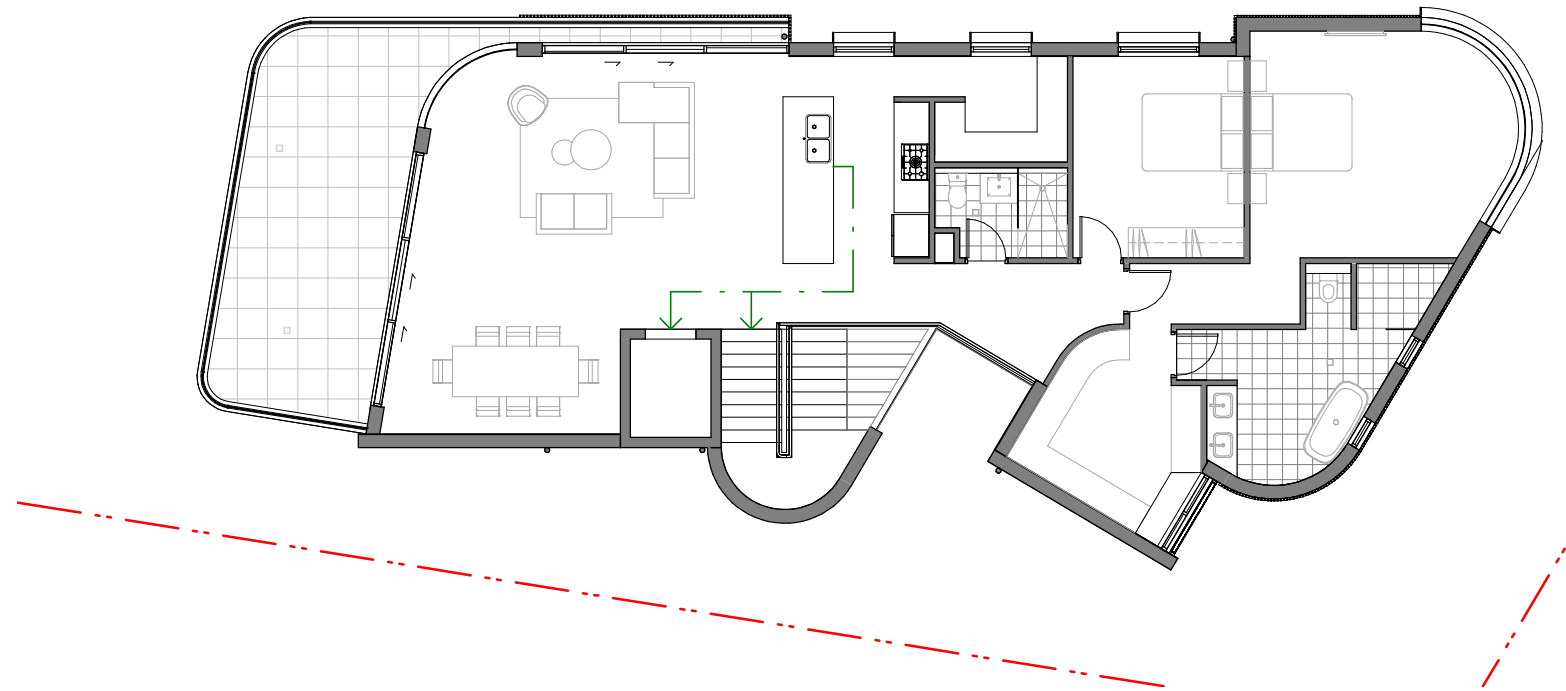
MAXIMUM HEIGHT COMPARISON	
SCALE: N.T.S.	DATE: 08/03/2023
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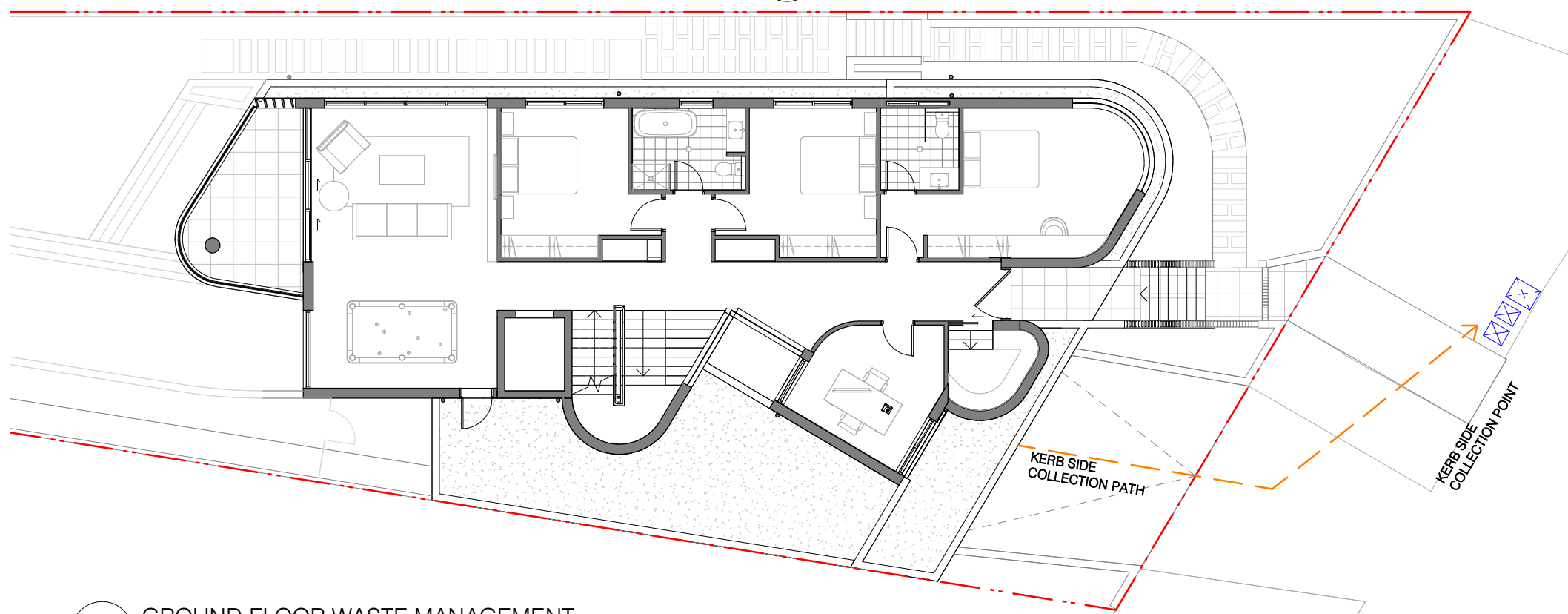
2022-027
 DA1506



LOWER GROUND WASTE MANAGEMENT

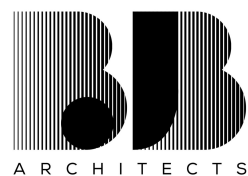


FIRST FLOOR WASTE MANAGEMENT



GROUND FLOOR WASTE MANAGEMENT

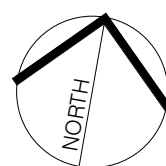
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PROJECT

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NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
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DR BRETT WELLS

WASTE MANAGEMENT PLAN

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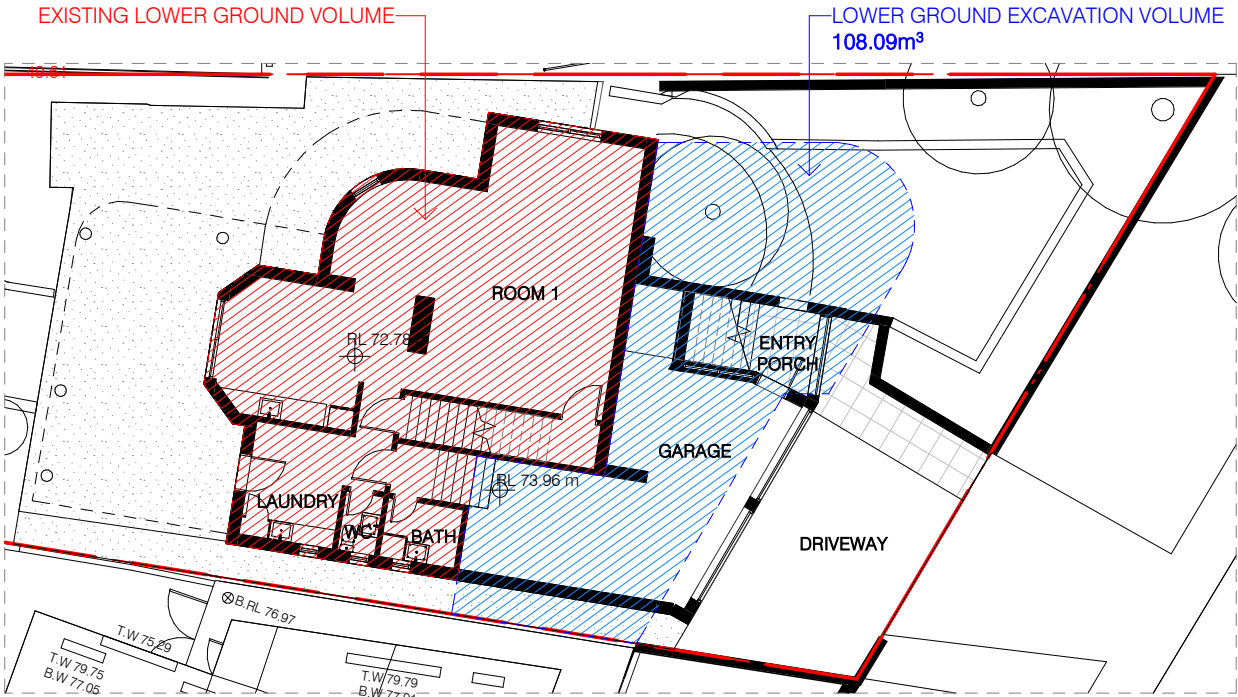
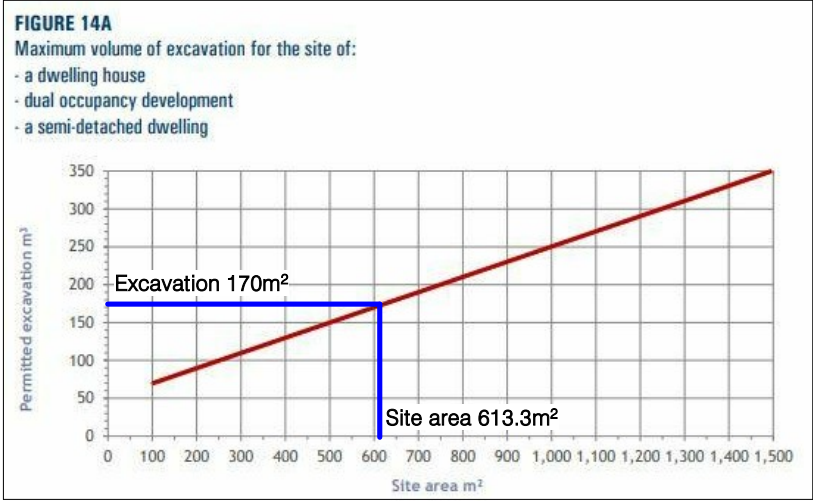
2022-027

DA1601

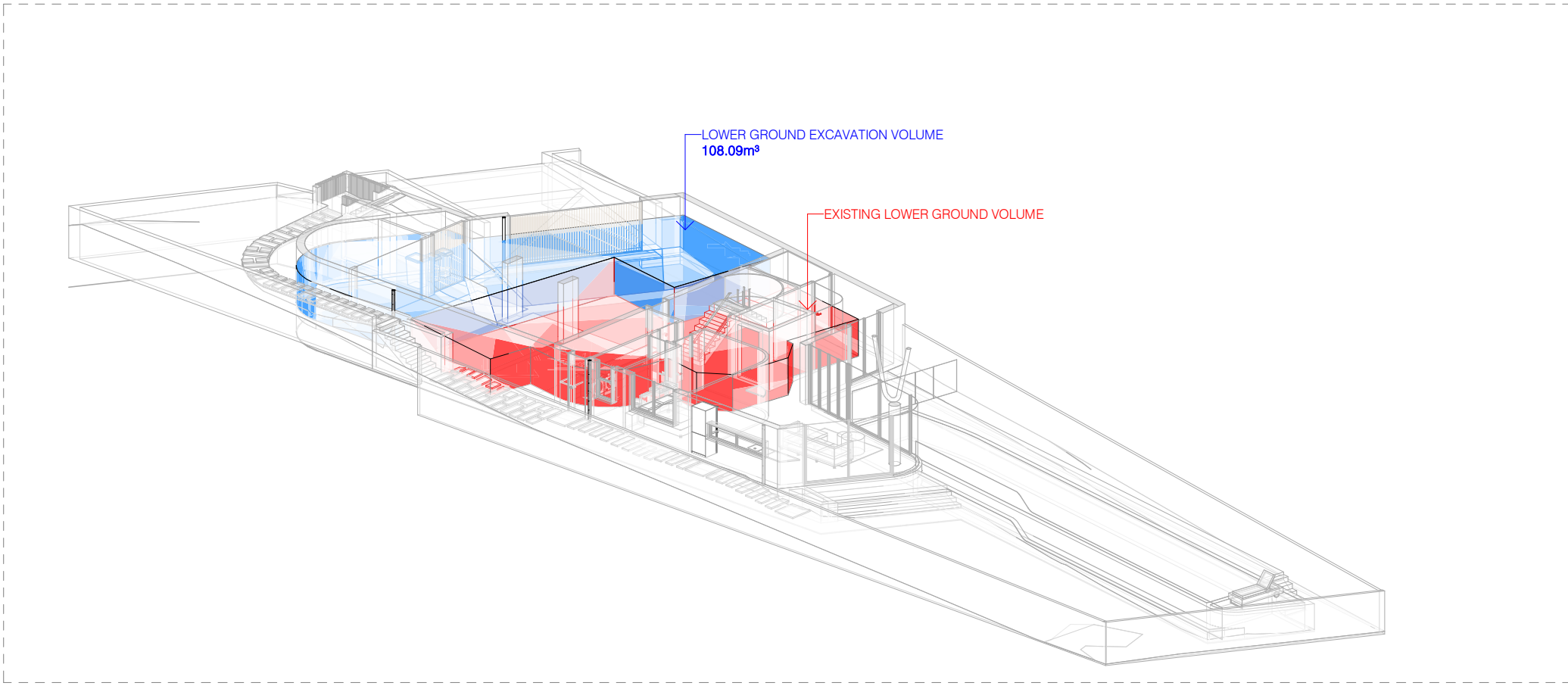
DCP EXCAVATION CONTROLS

Woolahra Development Control Plan 2015
B3.4 Excavation Controls
SITE AREA =613.3m²
MAXIMUM VOLUME OF EXCAVATION =170m³

Volume controls do not apply to backyard swimming pools and tennis courts outside of building envelope.
Separate Section 3.7.4

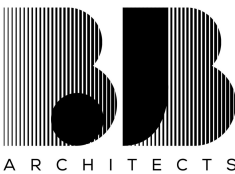


1 LOWER GROUND FLOOR - EXCAVATION PLAN
DA1201 1 : 200



2 EXCAVATION DIAGRAM

ARCHITECT



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ISSUE	AMENDMENT	DATE
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PROJECT
48 KINGS ROAD, VAUCLUSE,
NSW 2030

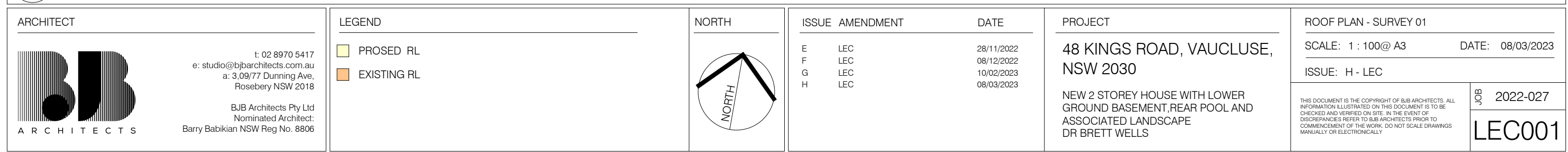
NEW 2 STOREY HOUSE WITH LOWER
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EXCAVATION AREA
SCALE: 1 : 200@ A3
DATE: 08/03/2023
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DA 1403



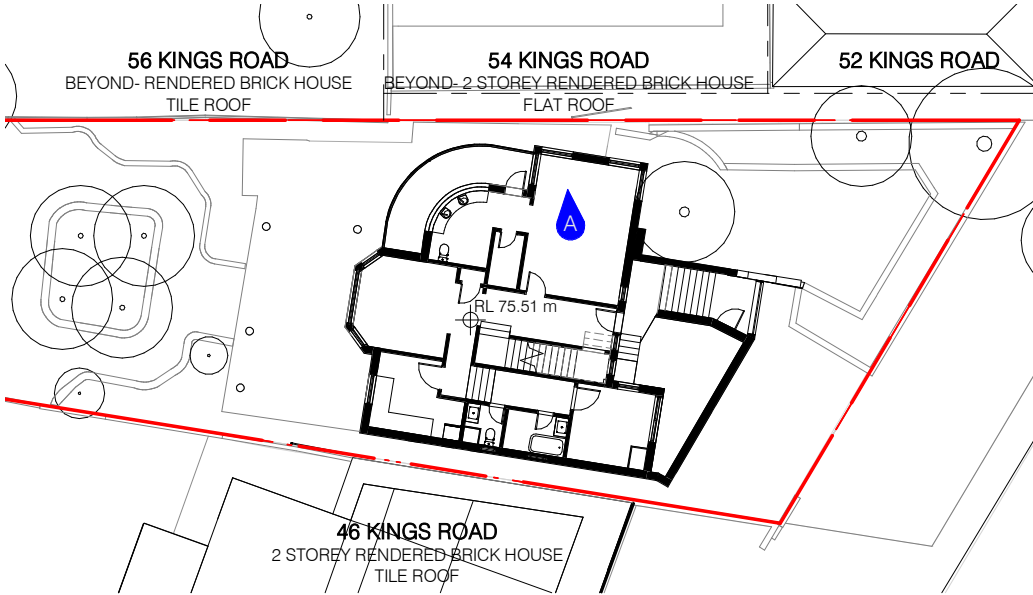
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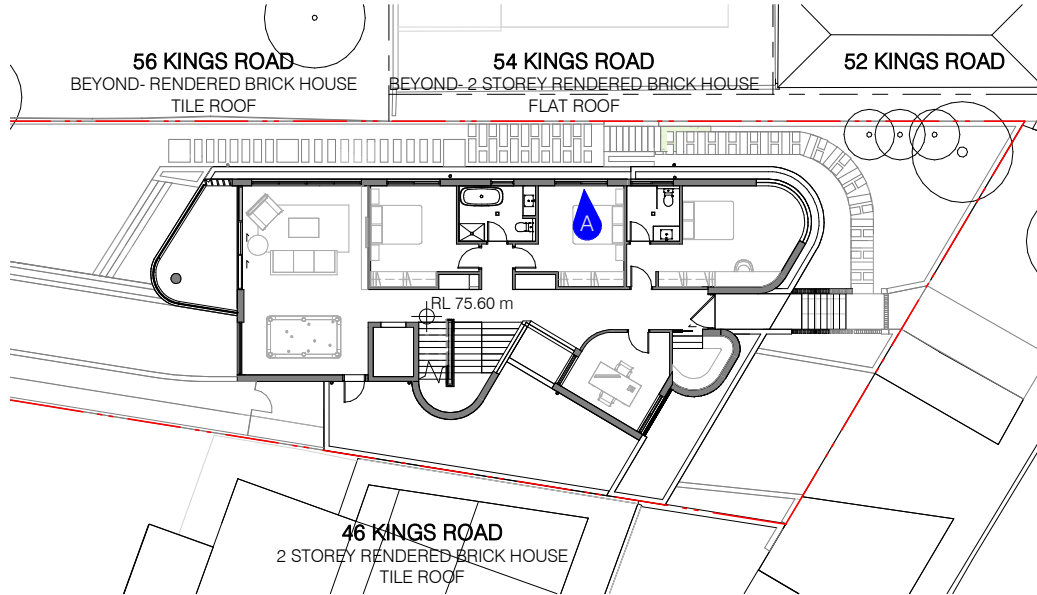
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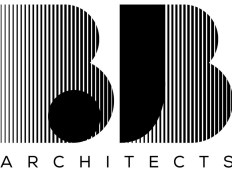
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LOCATION



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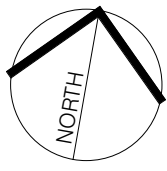
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LEGEND

--- DENOTES EXISTING NEIGHBOURING ENVELOPE

NORTH



ISSUE AMENDMENT

E LEC
F LEC
G LEC
H LEC

DATE

28/11/2022
08/12/2022
10/02/2023
08/03/2023

PROJECT

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CAMERA A

SCALE: N.T.S.

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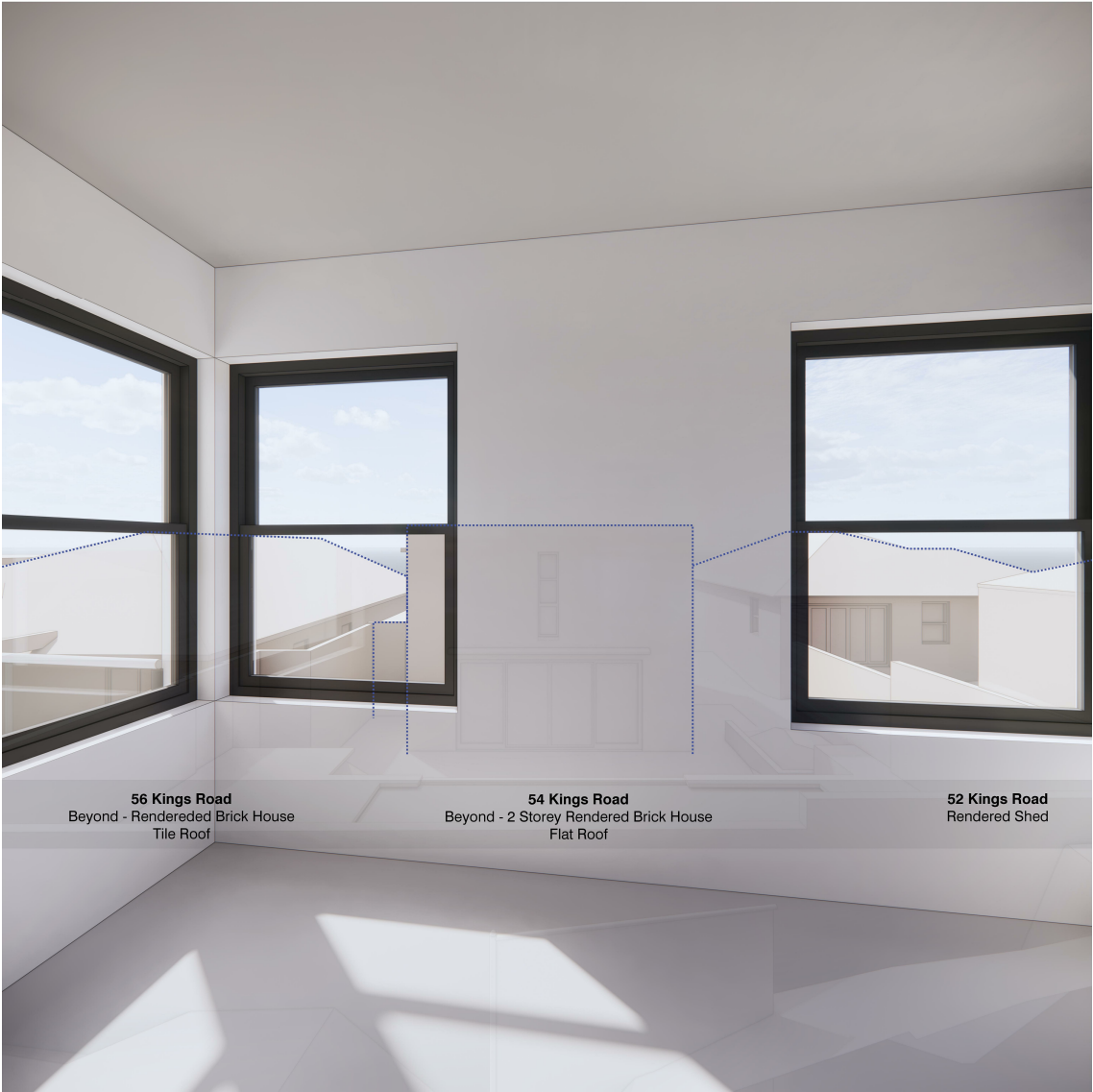
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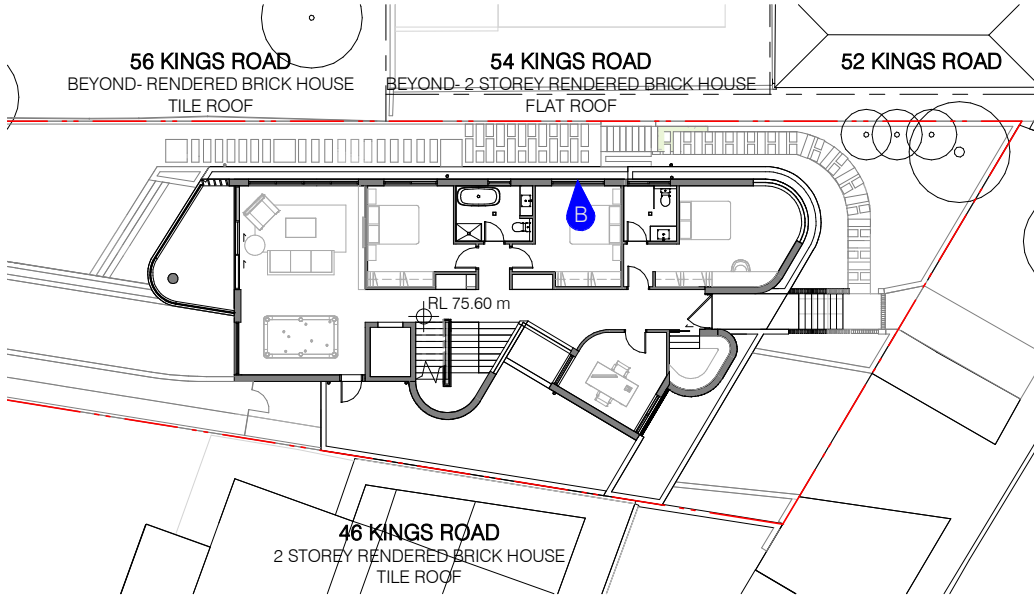
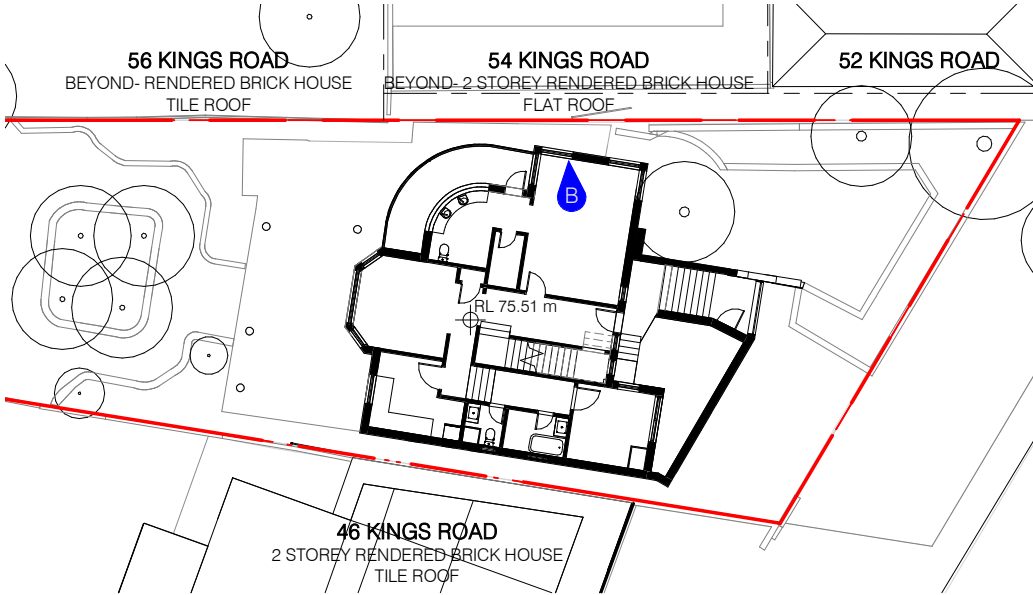
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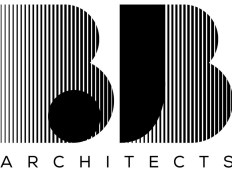


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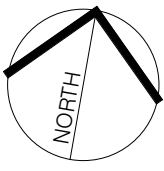
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LEC004

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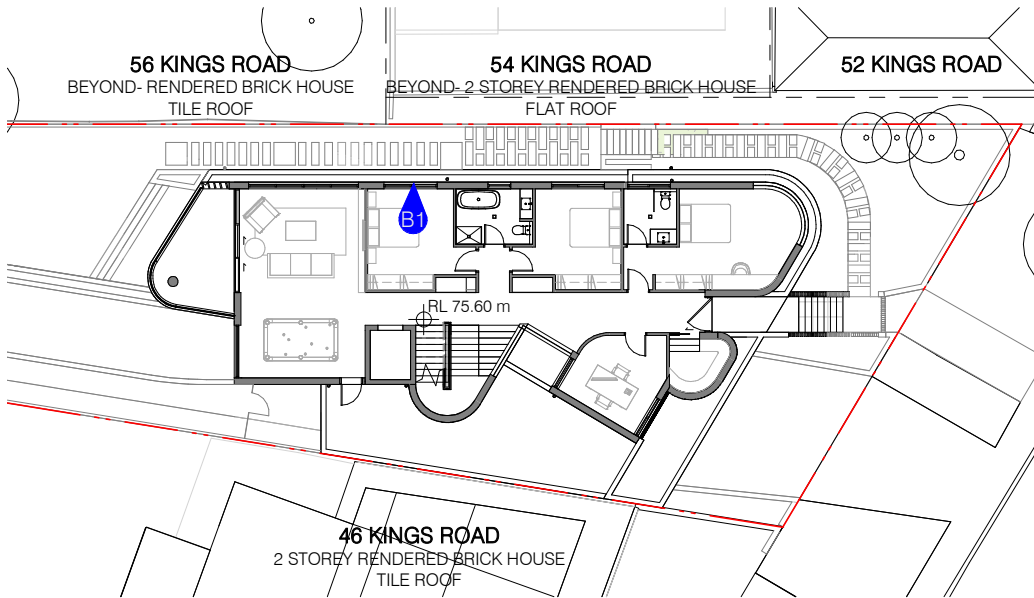
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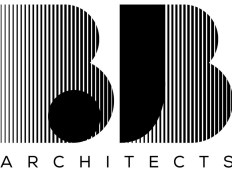
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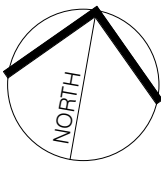
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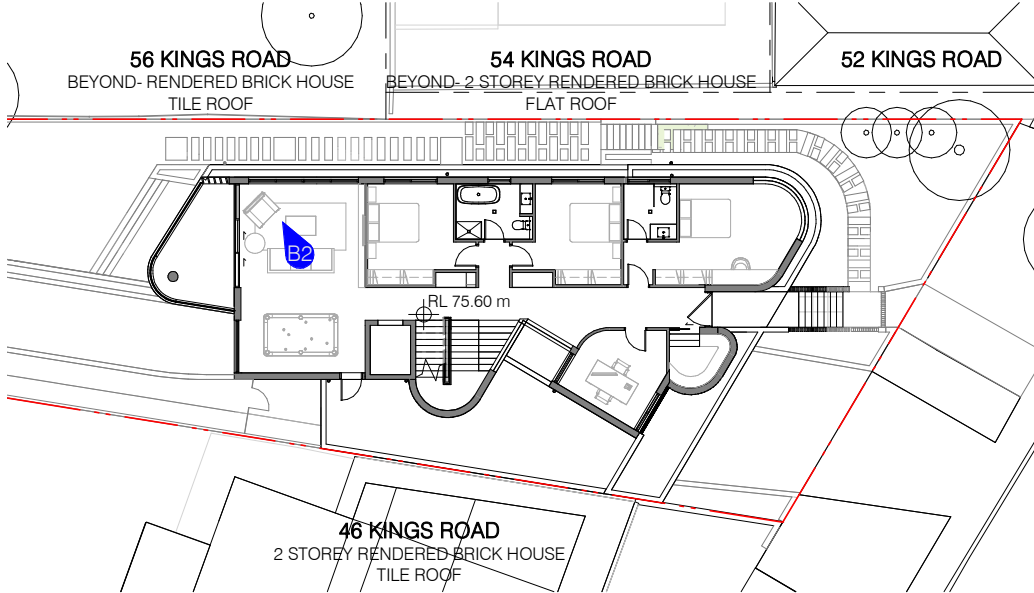
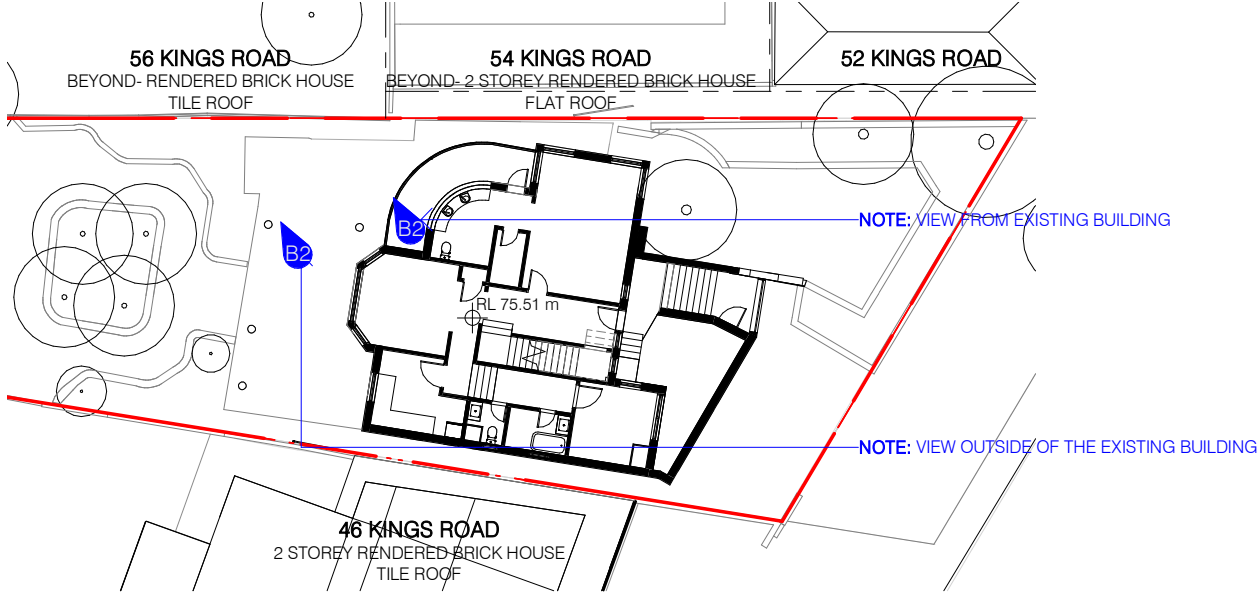
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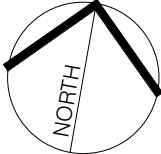
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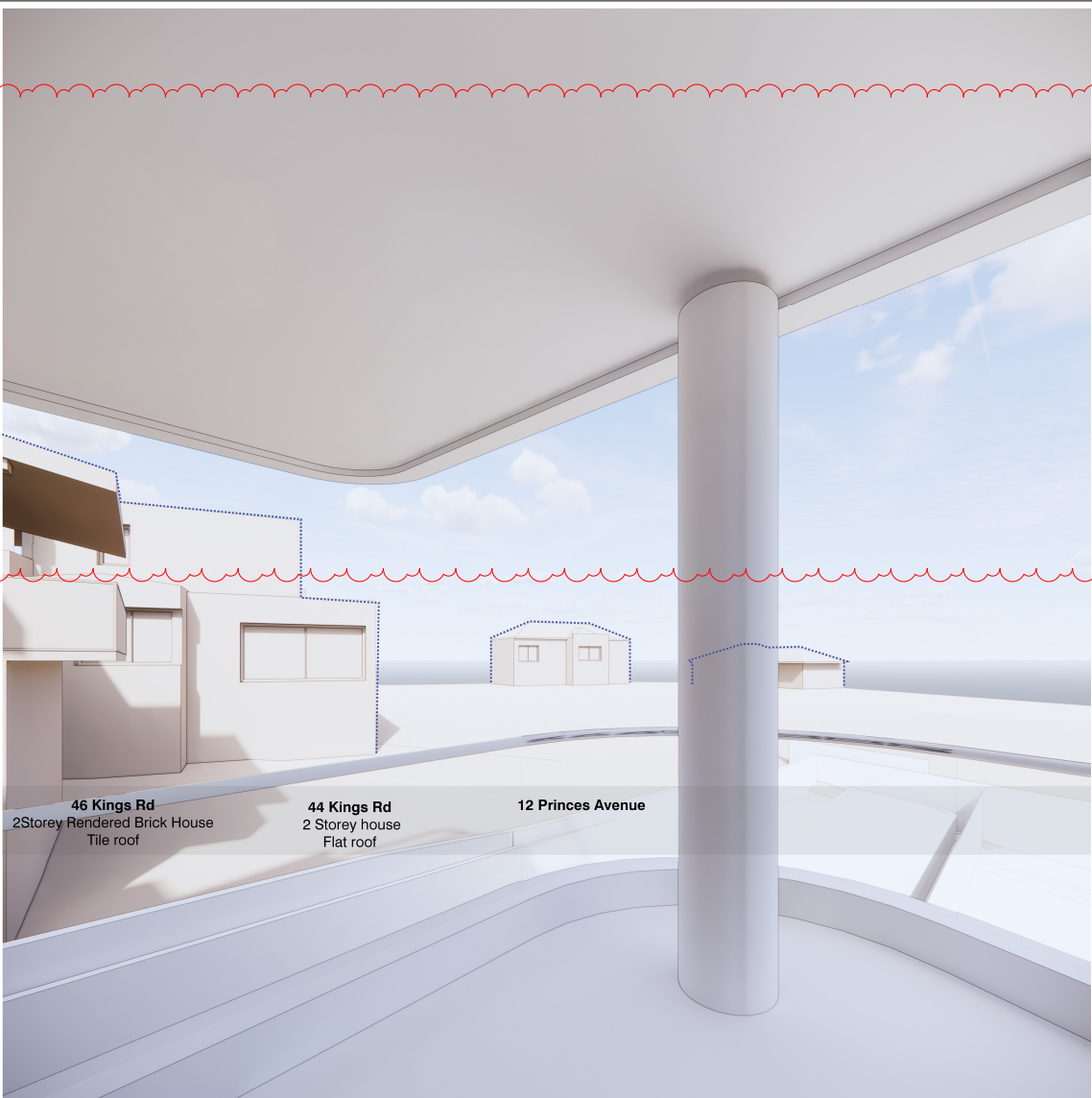
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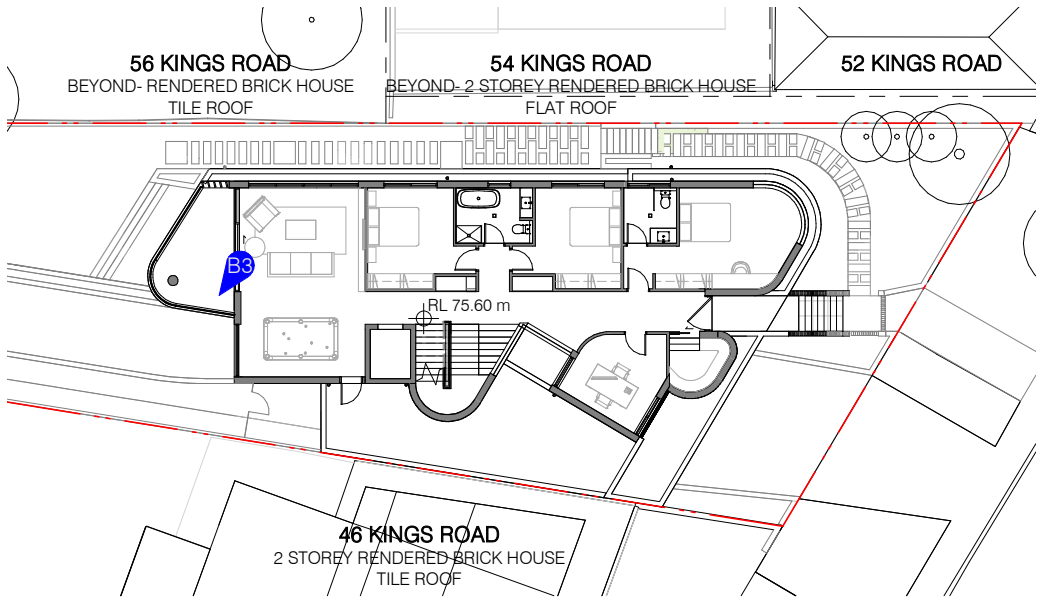
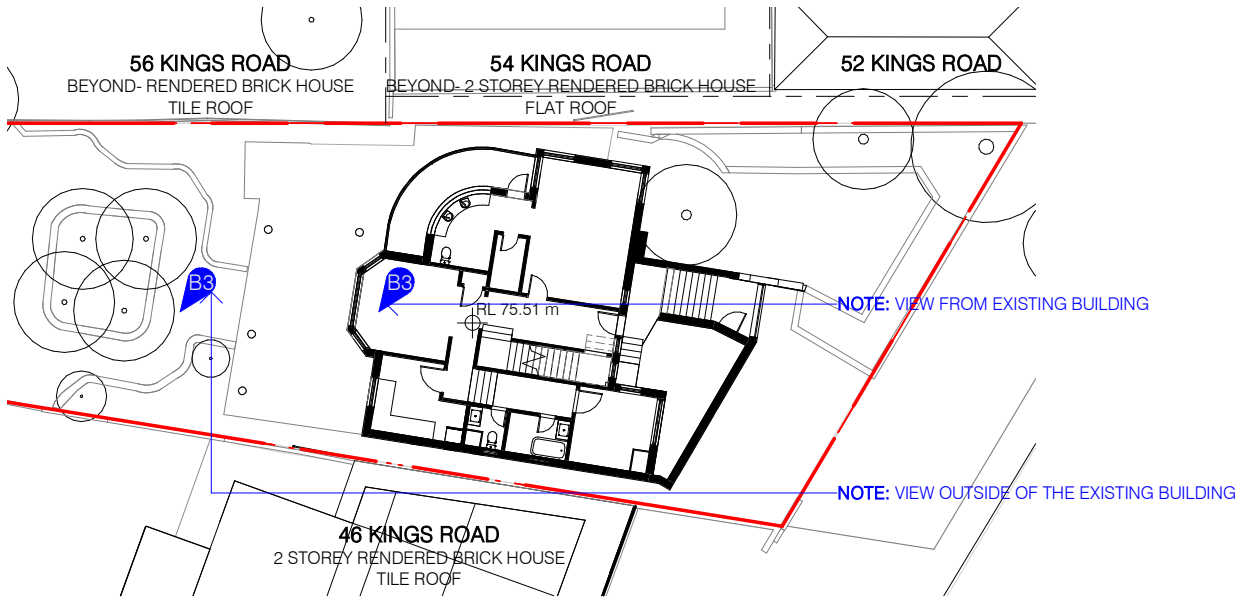
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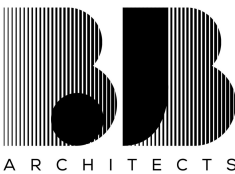


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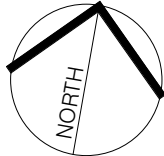
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a: 3,09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

LEGEND

--- DENOTES EXISTING NEIGHBOURING ENVELOPE

NORTH



ISSUE AMENDMENT

DATE

G	LEC	10/02/2023
H	LEC	08/03/2023

PROJECT

48 KINGS ROAD, VAUCLUSE,
NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
GROUND BASEMENT, REAR POOL AND
ASSOCIATED LANDSCAPE
DR BRETT WELLS

CAMERA B3

SCALE: N.T.S. DATE: 08/03/2023

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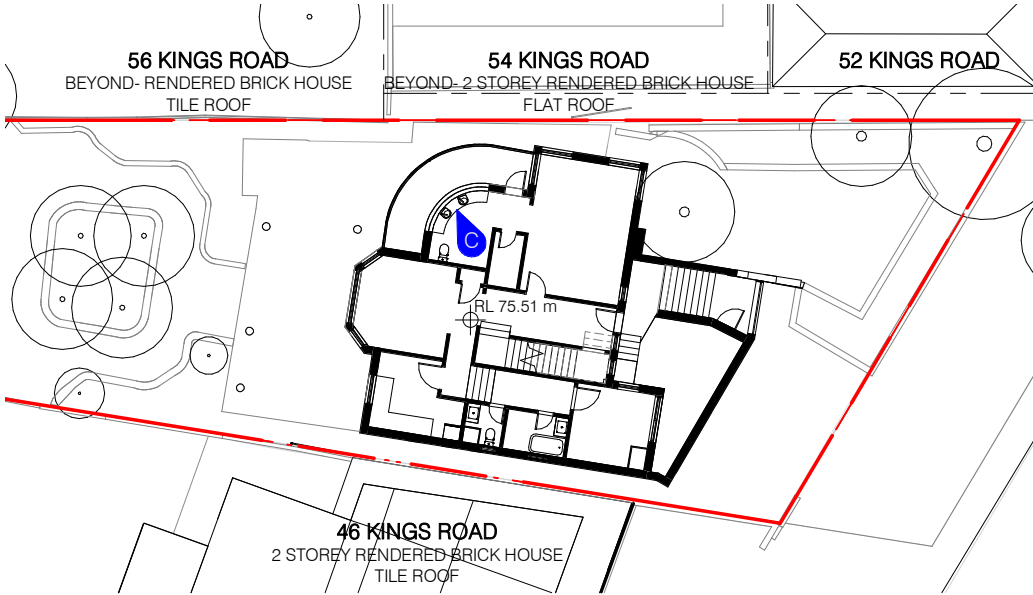
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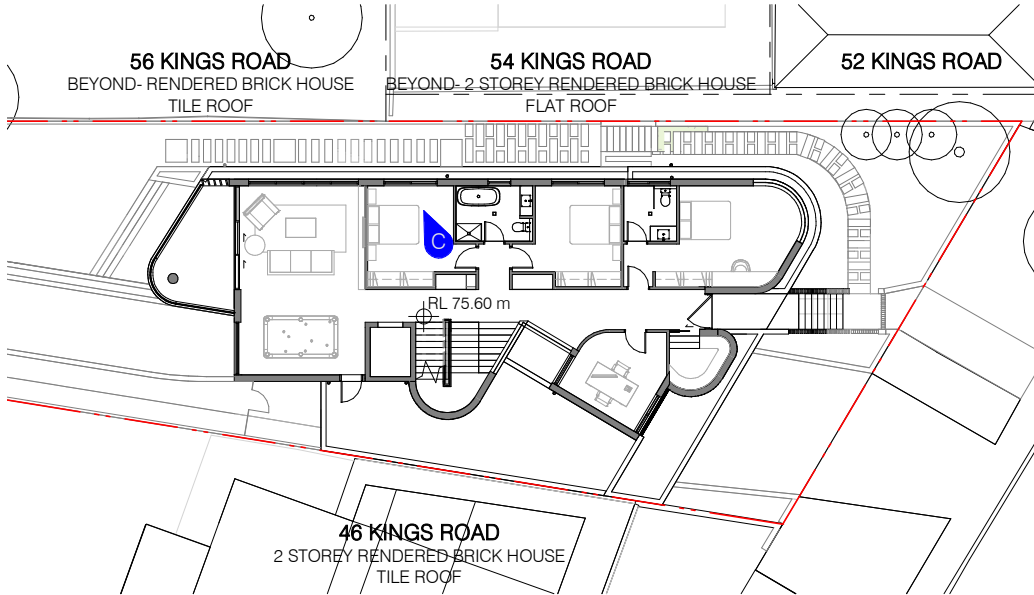
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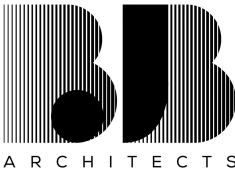
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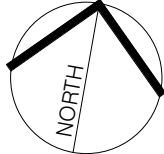
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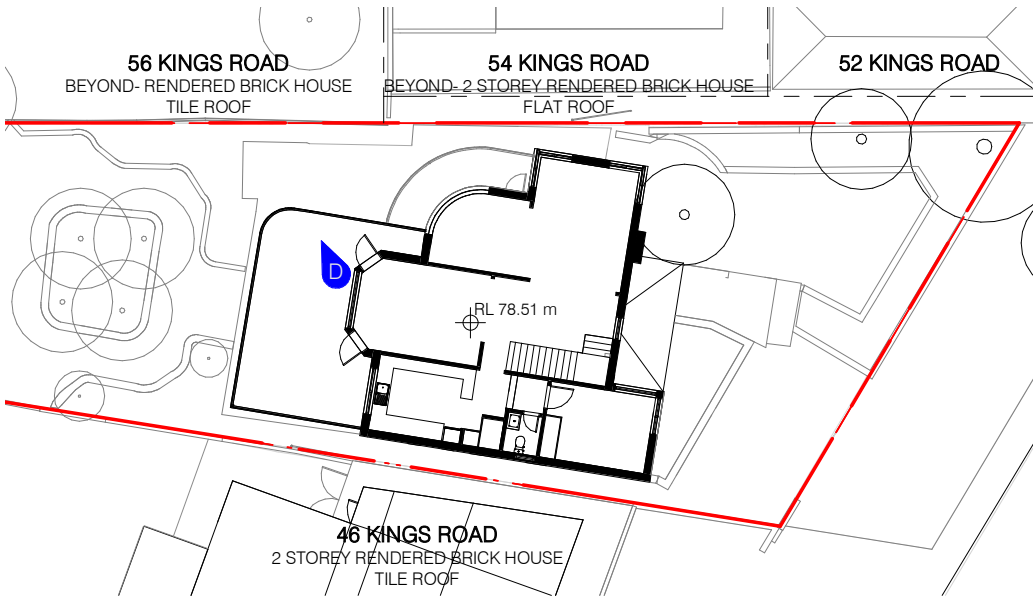
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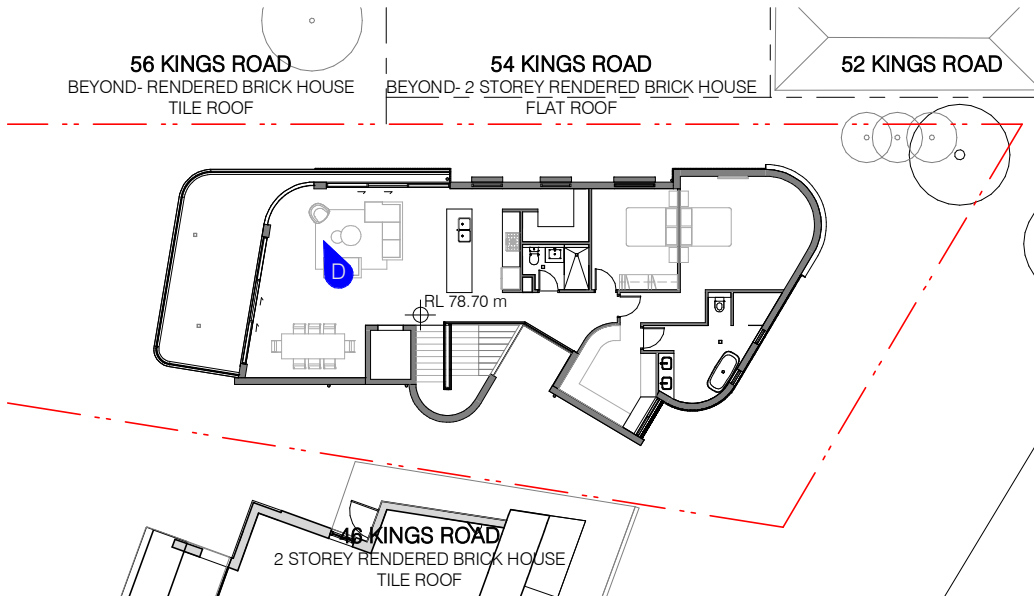
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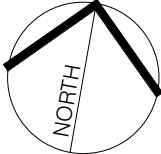
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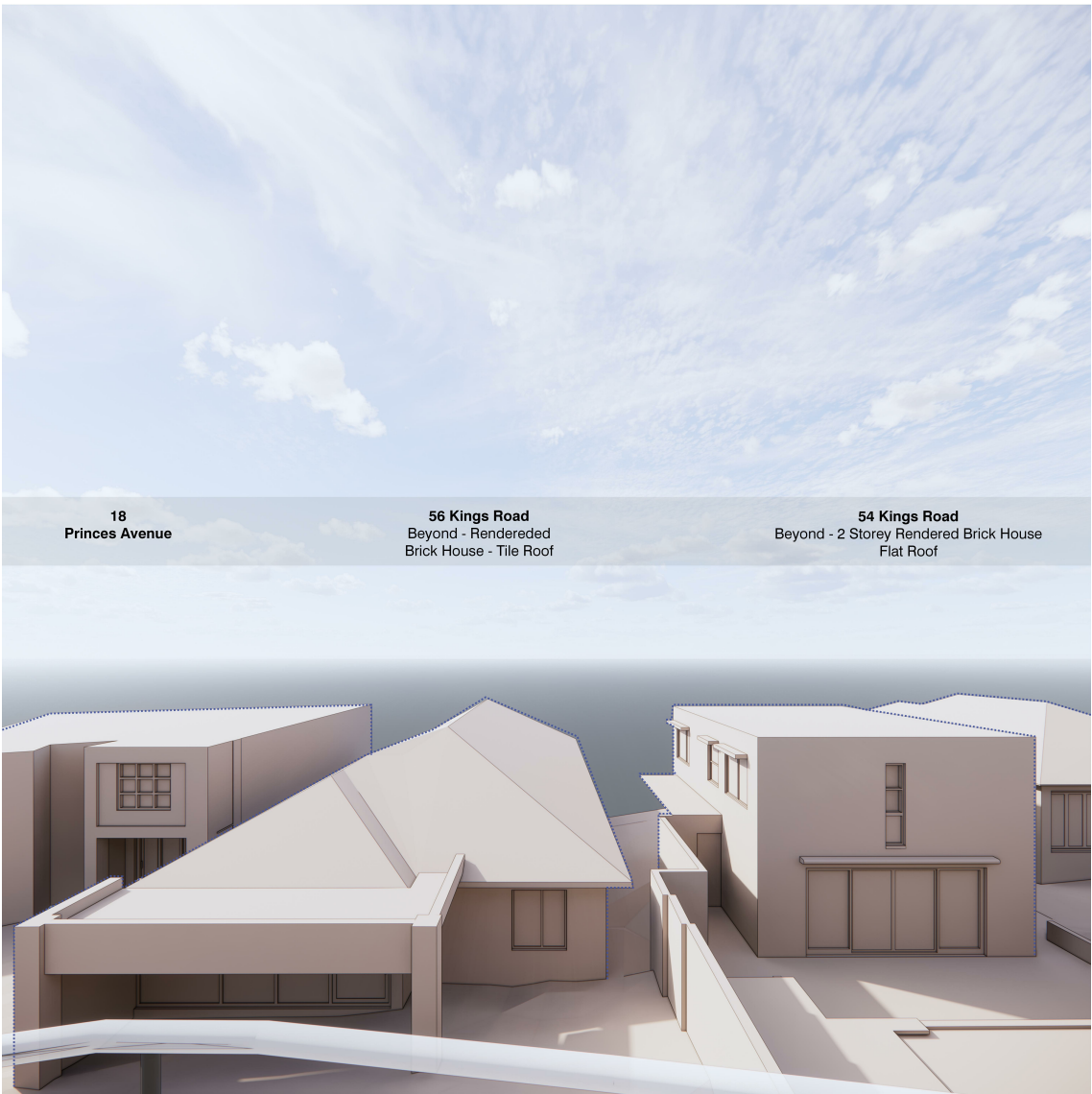
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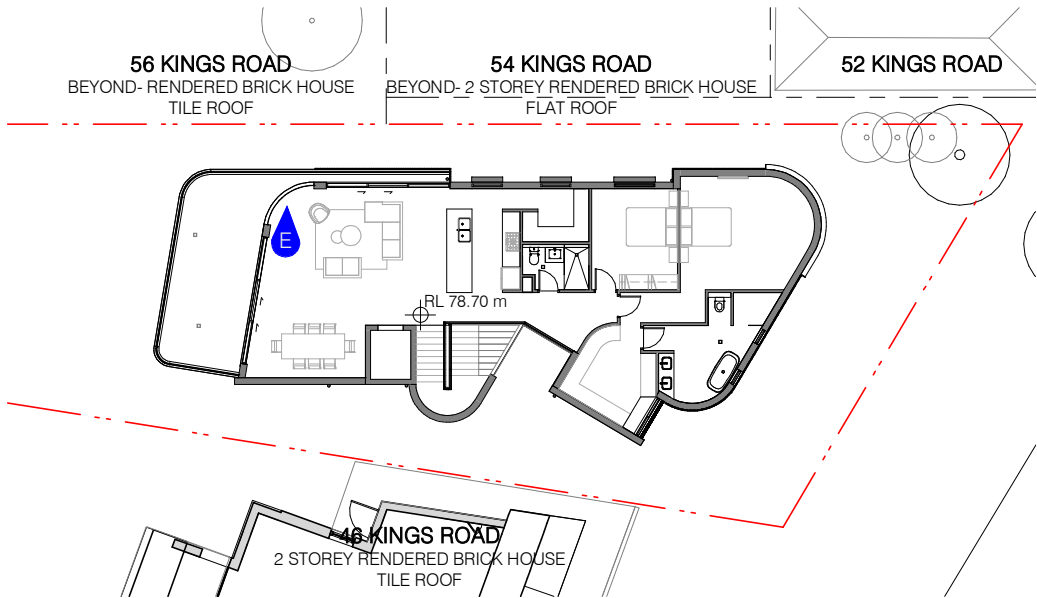
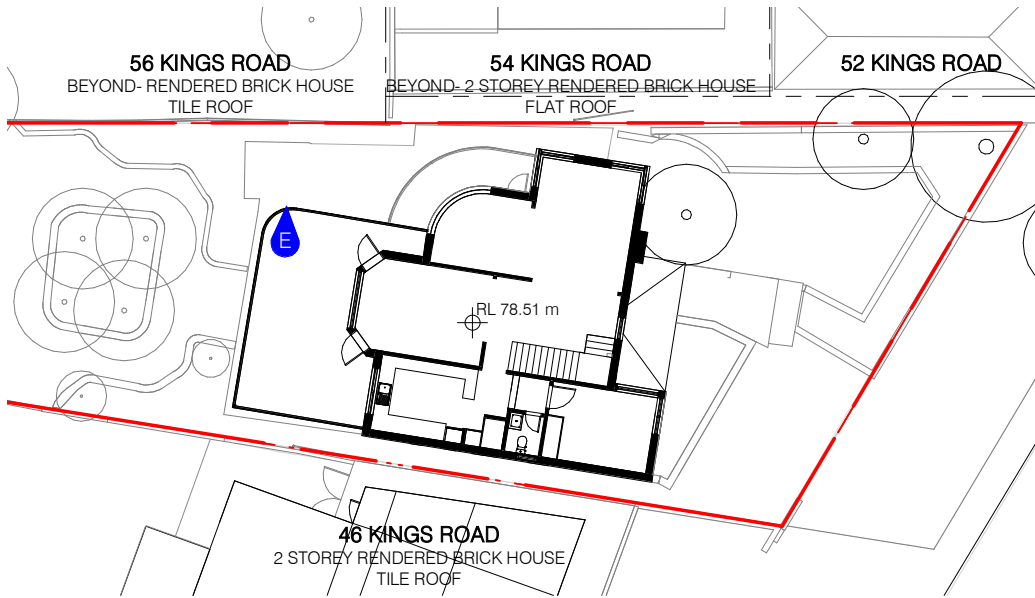
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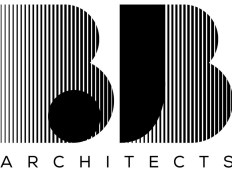


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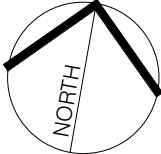
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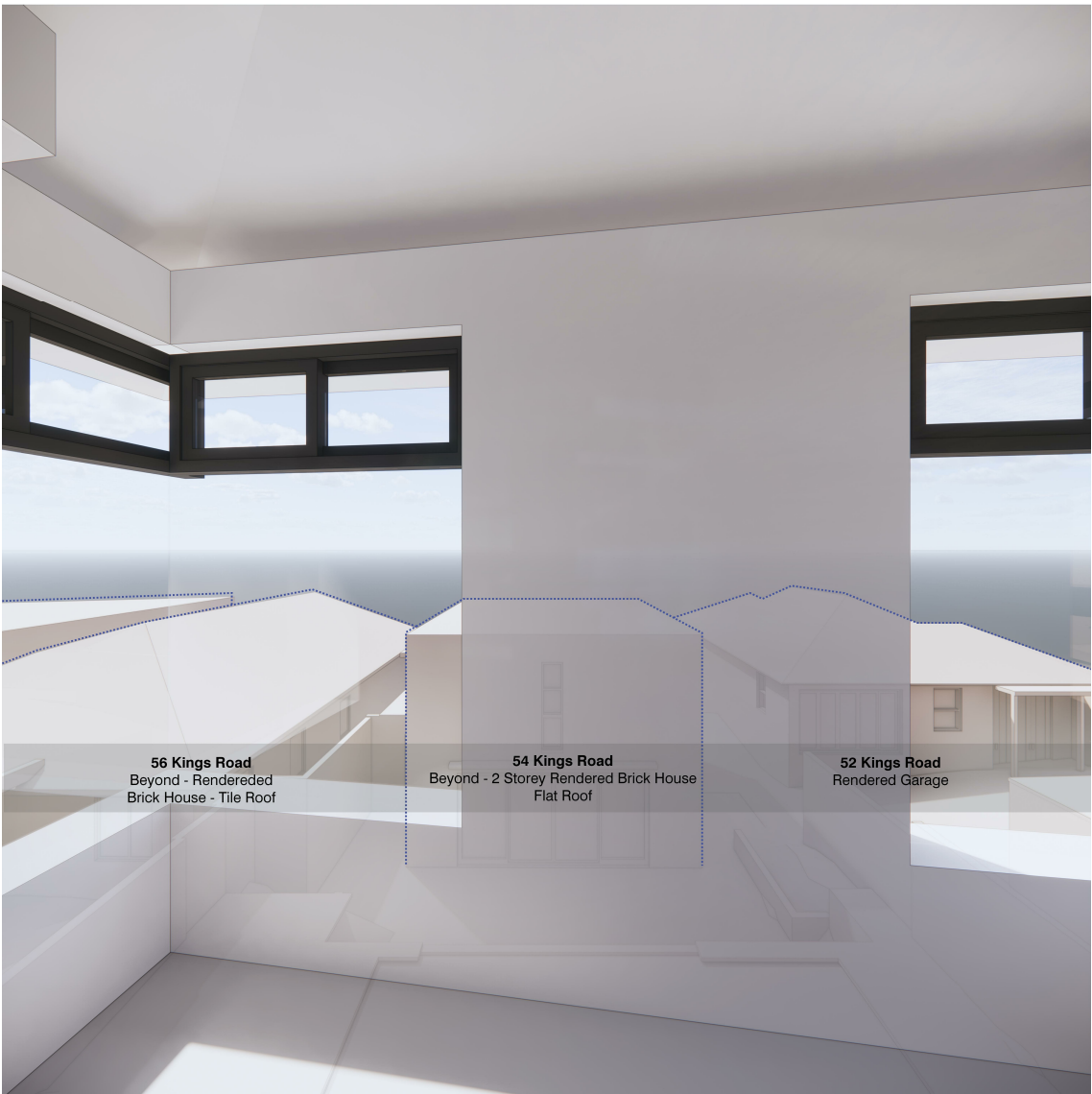
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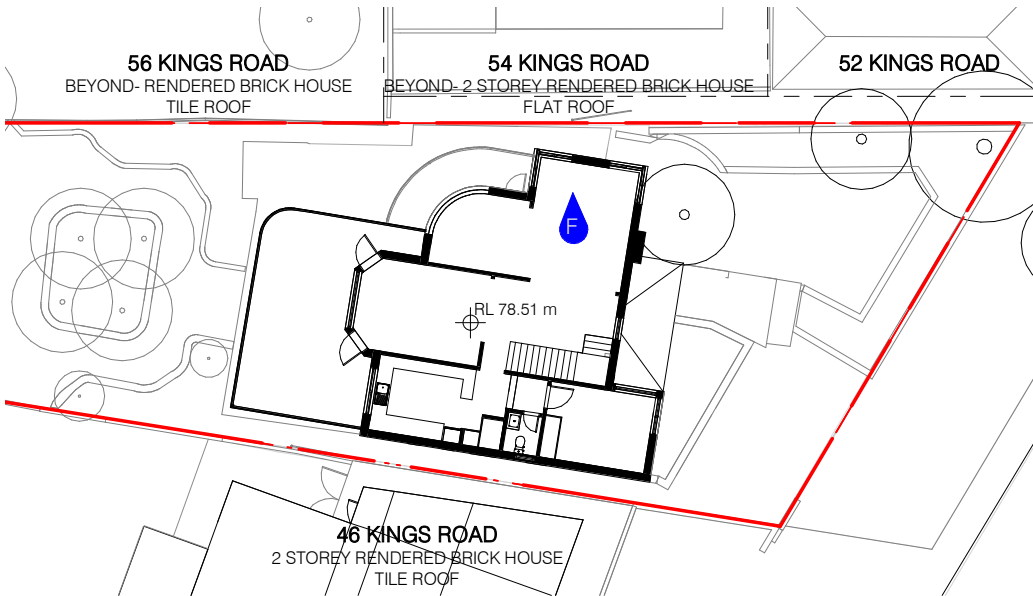
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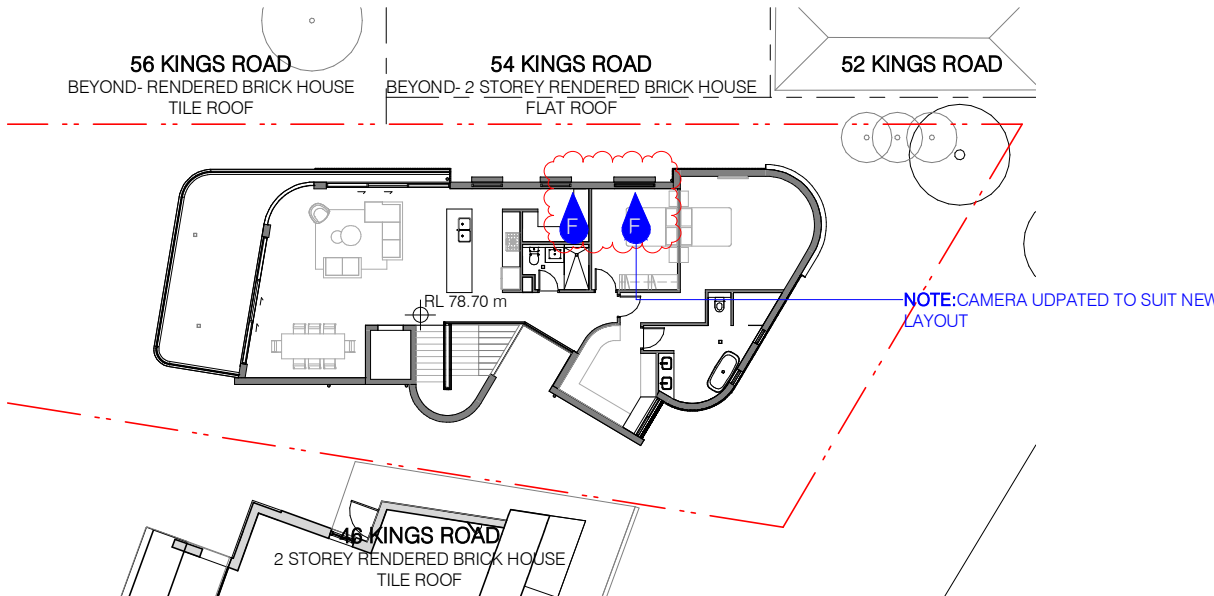
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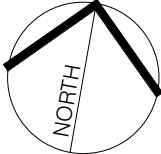
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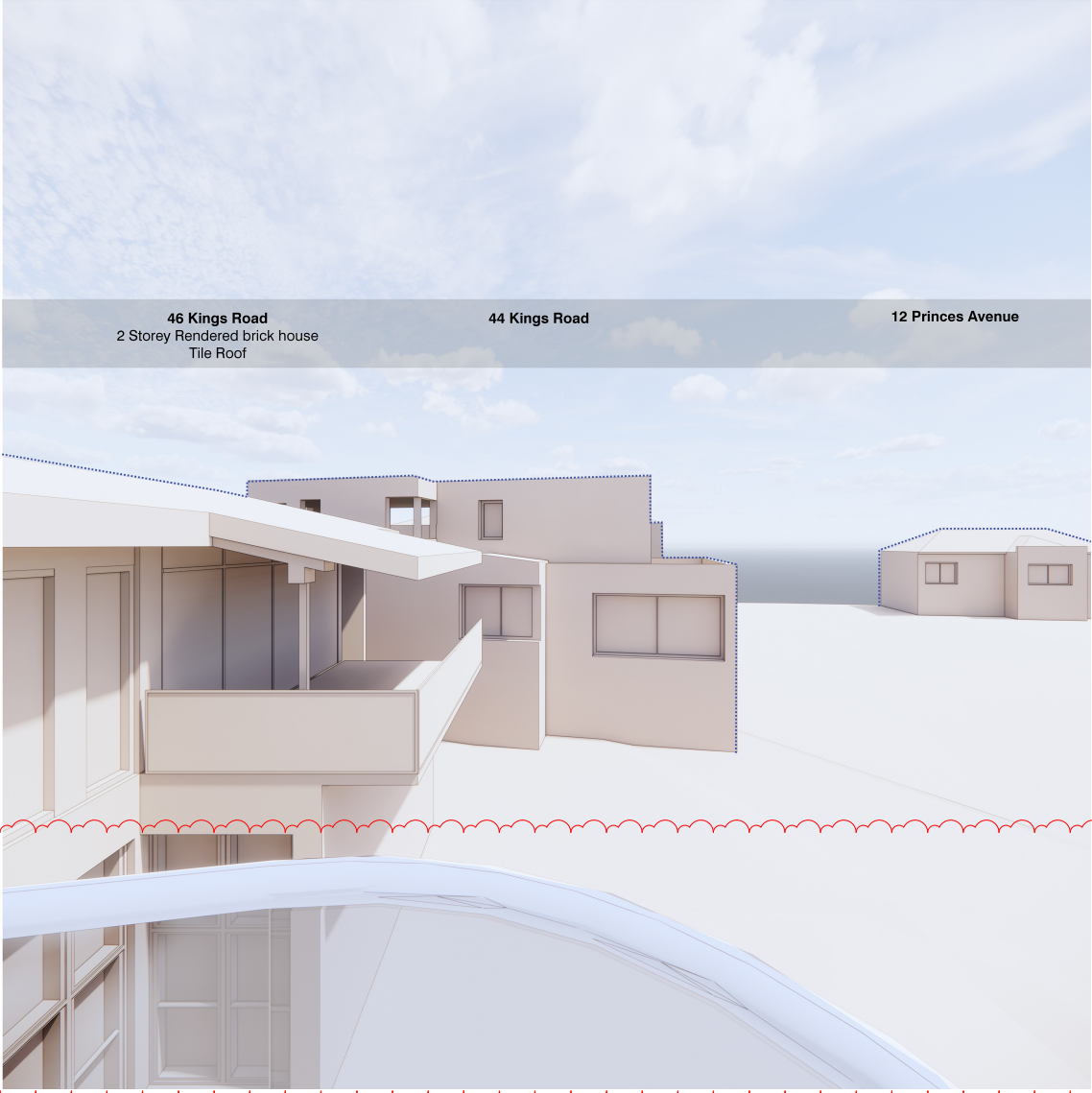
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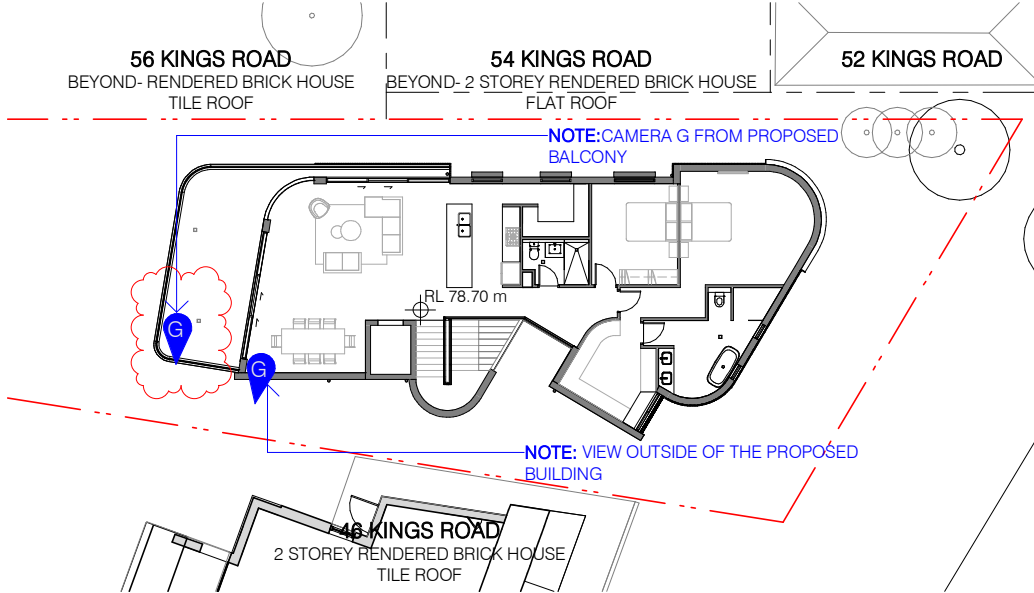
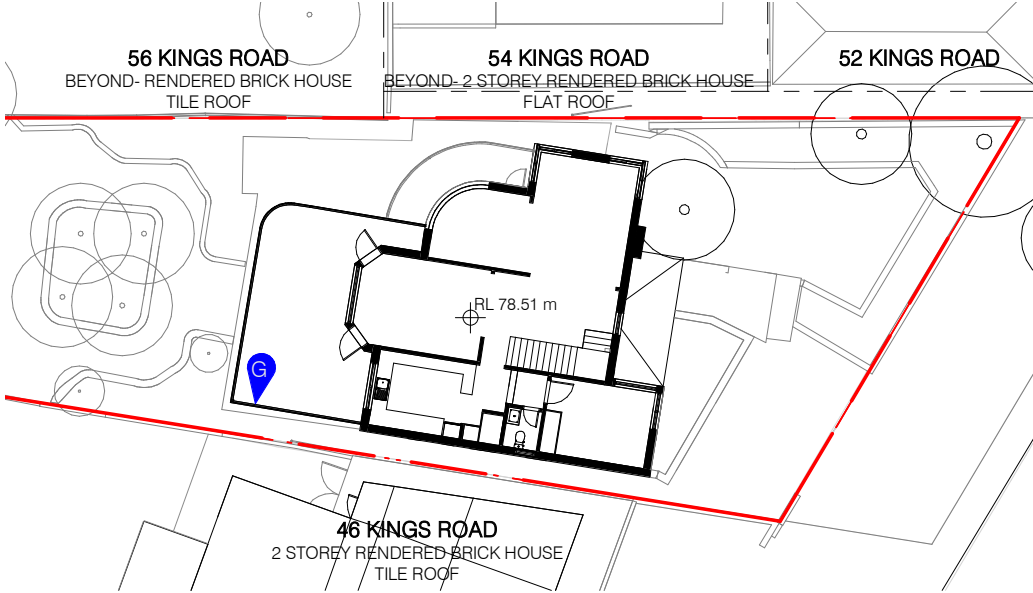
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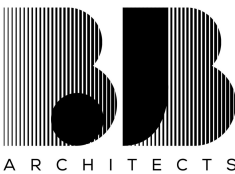


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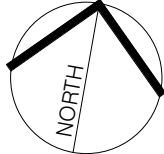
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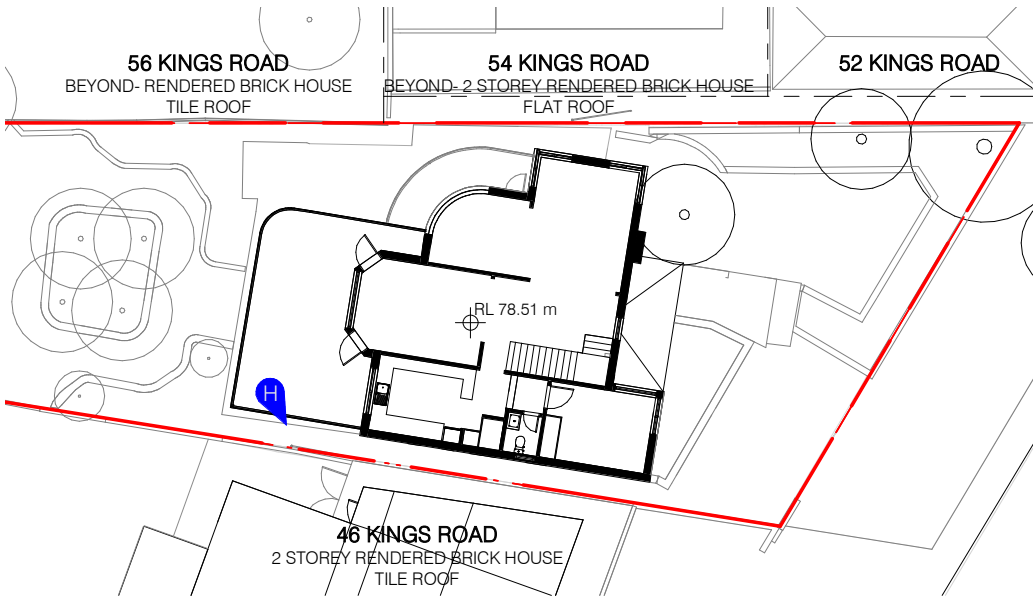
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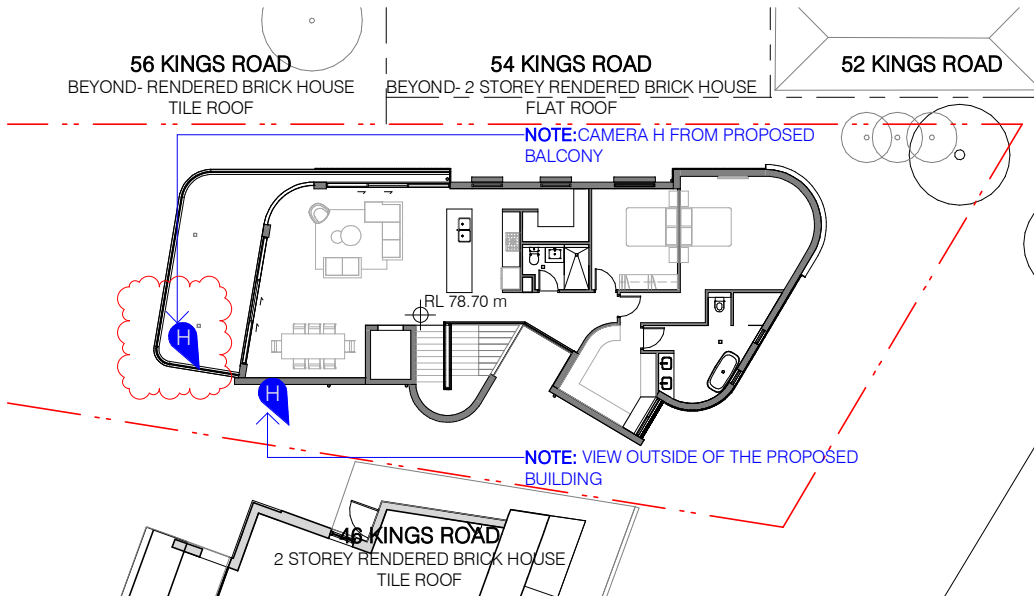
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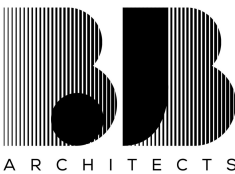
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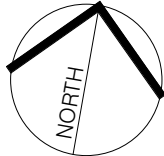
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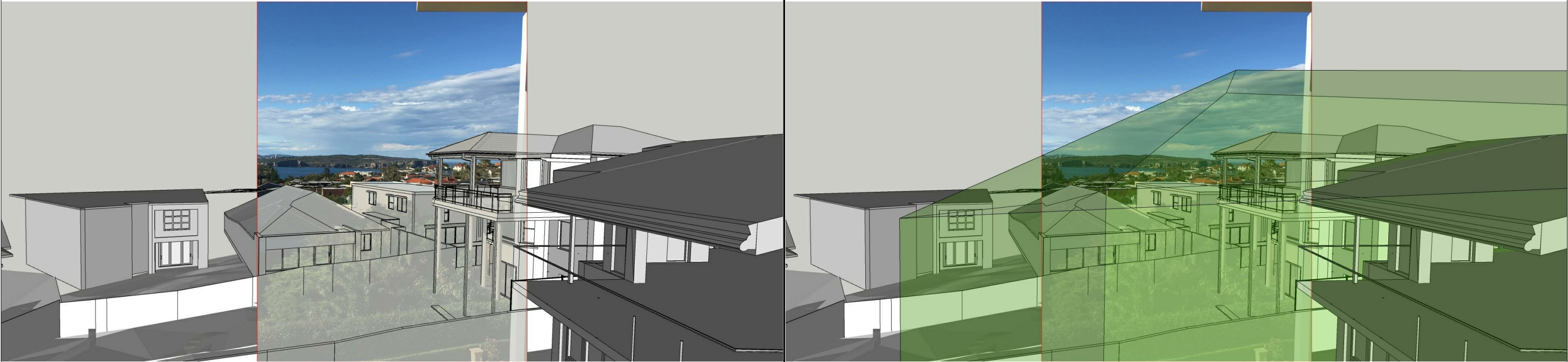
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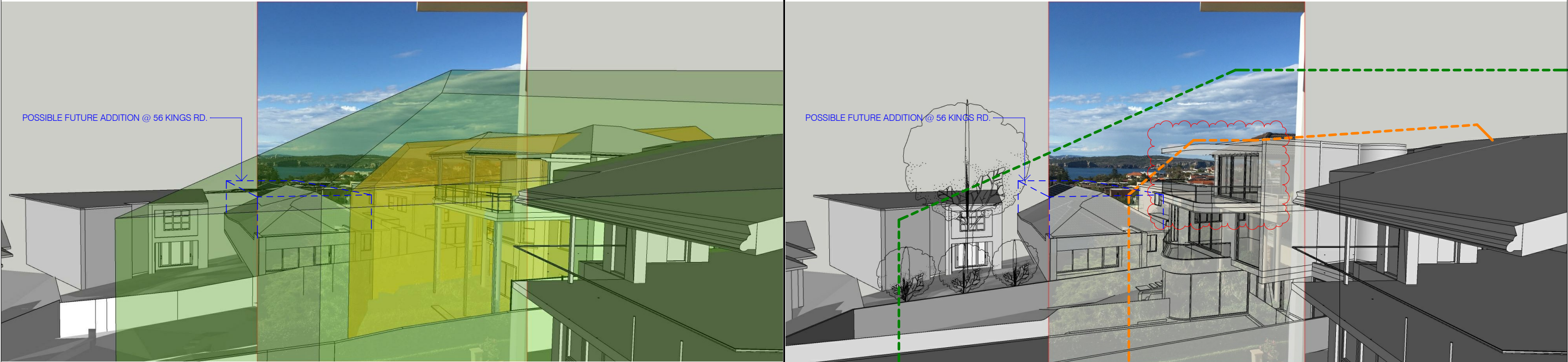
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VIEW FROM TOP FLOOR BALCONY AT No 44 KINGS RD



1. CURRENT VIEW WITH EXISTING DWELLING AT No.48 KINGS RD SHOWN IN WIREFRAME

2. CURRENT VIEW WITH COMPLAINT BUILDING ENVELOPE SHOWN AT No. 46 KINGS RD



No 46 No 48

No 46 No 48

3. CURRENT VIEW SHOWING COMPLIANT BUILDING ENVELOPES AT No. 46 AND No. 48 KINGS ROAD

4. PROPOSED DWELLING AT NO. 48 KINGS ROAD, WITH COMPLIANT ENVELOPES IN DASHED LINES

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BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE
G	LEC	10/02/2023
H	LEC	08/03/2023

PROJECT

48 KINGS ROAD, VAUCLUSE,
NSW 2030

NEW 2 STOREY HOUSE WITH LOWER
GROUND BASEMENT, REAR POOL AND
ASSOCIATED LANDSCAPE
DR BRETT WELLS

VIEW ANALYSIS FROM No.44 KINGS RD.

SCALE: N.T.S. DATE: 08/03/2023

ISSUE: H - LEC

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JOB 2022-027

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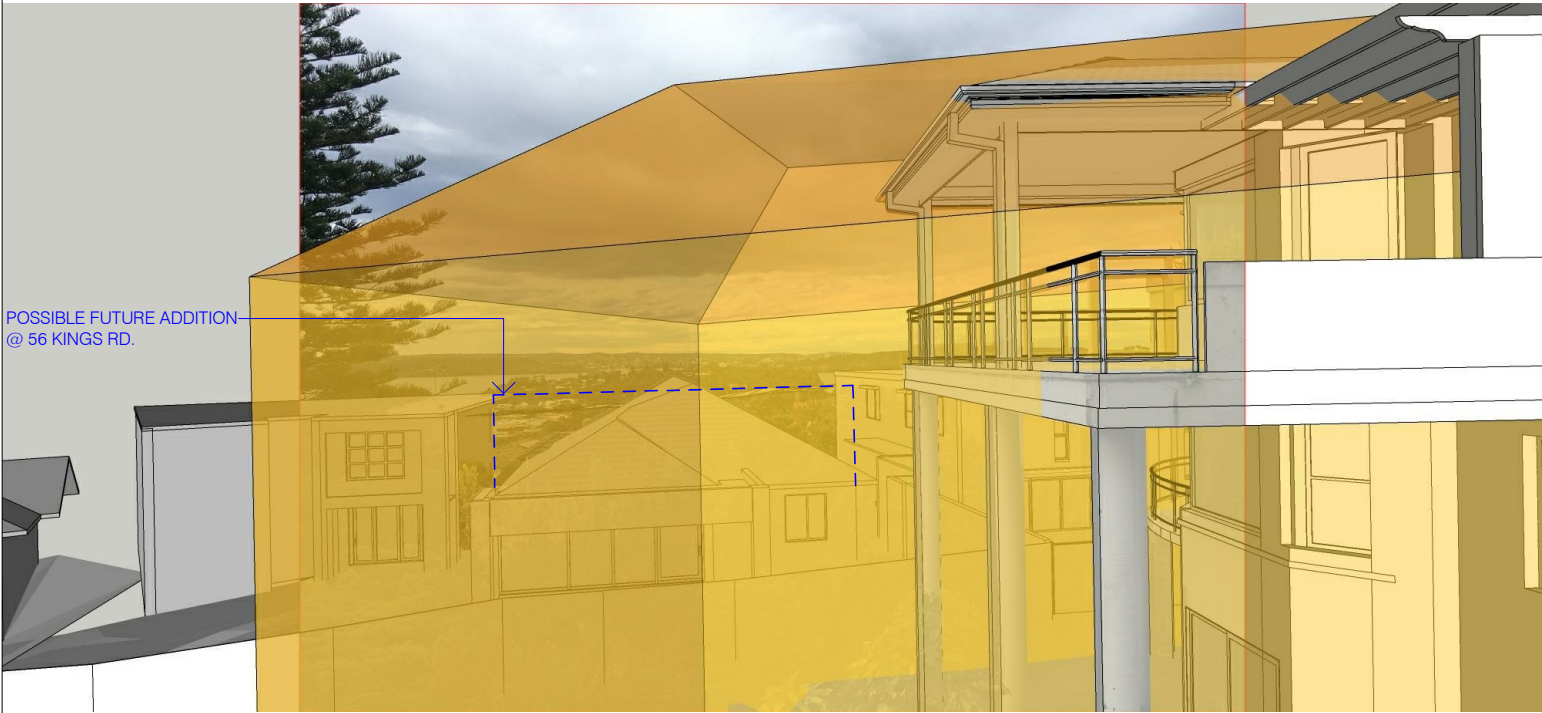
VIEW FROM TOP FLOOR BALCONY AT No 46 KINGS RD



1. CURRENT VIEW FROM No.46 KINGS RD TOWARDS No 48 KINGS RD

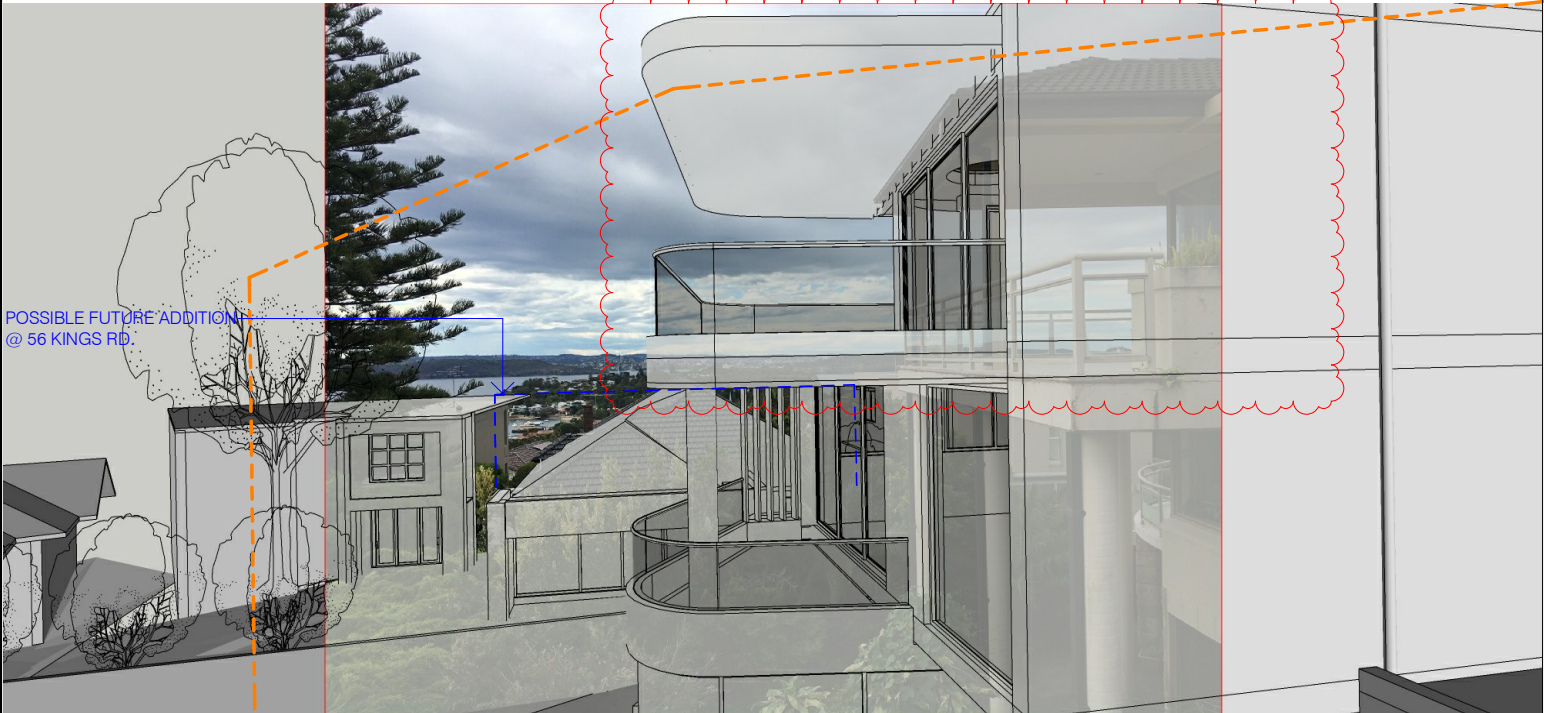


2. CURRENT VIEW FROM No.46 KINGS RD TOWARDS No 48 KINGS RD, WITH EXISTING DWELLING AT No.48 KINGS RD SHOWN IN WIREFRAME



No 48

3. CURRENT VIEW SHOWING COMPLIANT BUILDING ENVELOPE AT No.48 KINGS ROAD



No 48

4. PROPOSED DWELLING AT NO. 48 KINGS ROAD, WITH COMPLIANT ENVELOPE IN DASHED LINE

ARCHITECT

BB
ARCHITECTS

t: 02 8970 5417
e: studio@bjbarchitects.com.au
a: 3,09/77 Dunning Ave,
Rosebery NSW 2018

BJB Architects Pty Ltd
Nominated Architect:
Barry Babikian NSW Reg No. 8806

ISSUE	AMENDMENT	DATE	PROJECT	VIEW ANALYSIS FROM No.46 KINGS RD.
G	LEC	10/02/2023	48 KINGS ROAD, VAUCLUSE, NSW 2030	N.T.S. DATE: 08/03/2023
H	LEC	08/03/2023	NEW 2 STOREY HOUSE WITH LOWER GROUND BASEMENT,REAR POOL AND ASSOCIATED LANDSCAPE DR BRETT WELLS	ISSUE: H - LEC
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VIEW FROM KITCHEN AT No 46 KINGS RD



1. CURRENT VIEW FROM No.46 KINGS RD TOWARDS No 48 KINGS RD

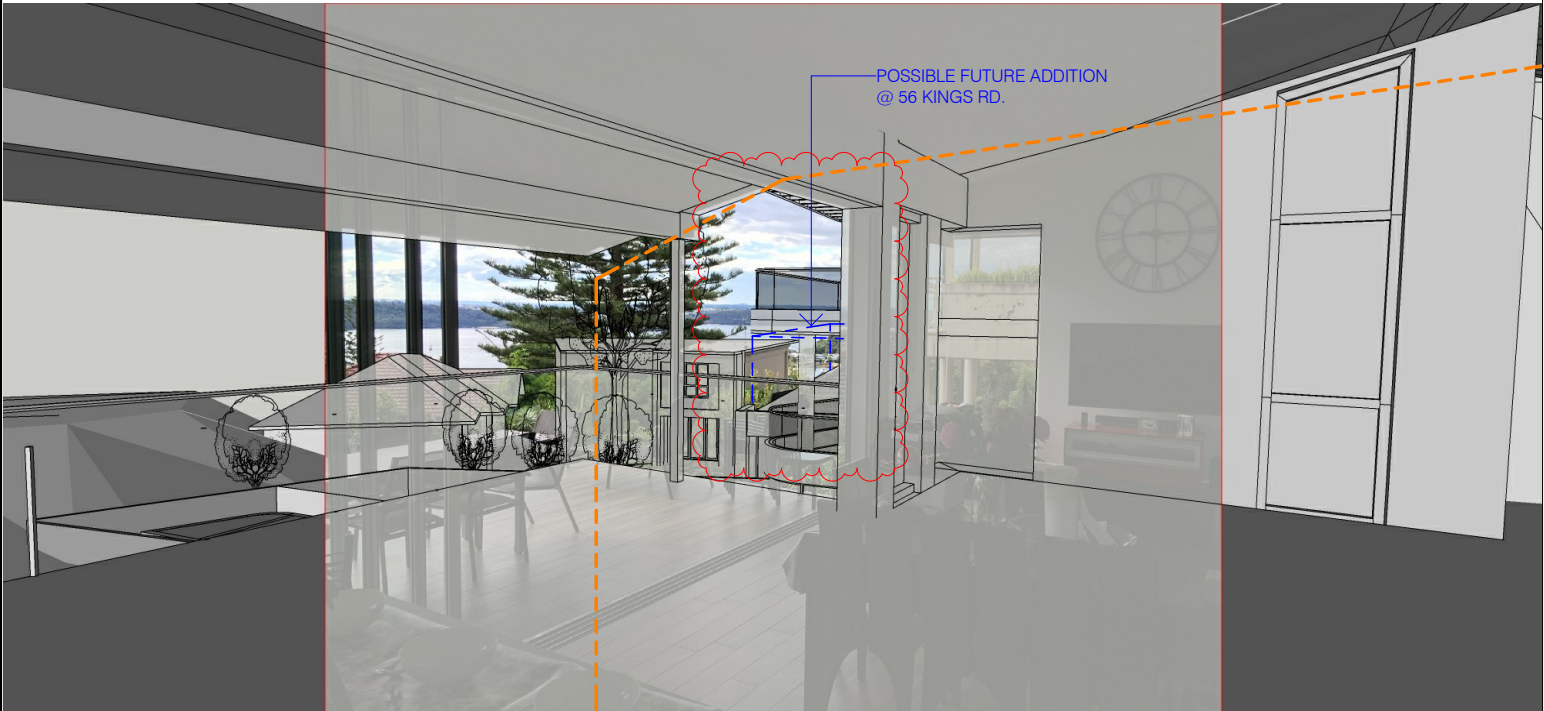


2. CURRENT VIEW FROM No.46 KINGS RD TOWARDS No 48 KINGS RD,WITH EXISTING DWELLING AT No 46 AND 48 KINGS RD SHOWN IN WIREFRAME




No 48

3. CURRENT VIEW, SHOWING COMPLIANT BUILDING ENVELOPE AT No. 48 KINGS ROAD



No 48

4. PROPOSED DWELLING AT NO. 48 KINGS ROAD, WITH COMPLIANT ENVELOPE IN DASHED LINE

ARCHITECT		ISSUE		AMENDMENT	DATE	PROJECT		VIEW ANALYSIS FROM No.46 KINGS RD.		
<div><p>t: 02 8970 5417 e: studio@bjbarchitects.com.au a: 3,09/77 Dunning Ave, Rosebery NSW 2018</p><p>BBJ Architects Pty Ltd Nominated Architect: Barry Babikian NSW Reg No. 8806</p></div>		G		LEC	10/02/2023	48 KINGS ROAD, VAUCLUSE, NSW 2030		N.T.S.		DATE: 08/03/2023
		H		LEC	08/03/2023			ISSUE: H - LEC		
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						NEW 2 STOREY HOUSE WITH LOWER GROUND BASEMENT,REAR POOL AND ASSOCIATED LANDSCAPE DR BRETT WELLS		LEC013		