

# DEVELOPMENT APPLICATION

## 598-600 Old South Head Road,

## ROSE BAY, NSW 2029

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DA01	Site Plan
DA02	Basement Plan
DA03	Ground Floor Plan
DA04	First Floor Plan
DA05	Second Floor Plan
DA06	Roof Plan
DA07	Elevations
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DA10A	Elevational Shadow Diagrams
DA11	FSR Calculation
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DA13	Construction Management Plan
DA14	Height Blanket - not issued
DA15	Sample Board
DA16	Photomontage



F	S34 Revisions 5 - basement ramp revised.	07/08/2020
E	S34 Revisions 4 - location of door to basement revised.	15/07/2020
D	S34 Revisions 3	30/06/2020
C	S34 Revisions 2	18/06/2020
B	S34 Revisions	27/05/2020
A	Development Application Issue	03/12/2019
Issue	Amendment	Date

Residential Development  
at  
**598-600 Old South Head  
Road Rose Bay NSW**  
for  
**Conrina Living Rose Bay P/L**



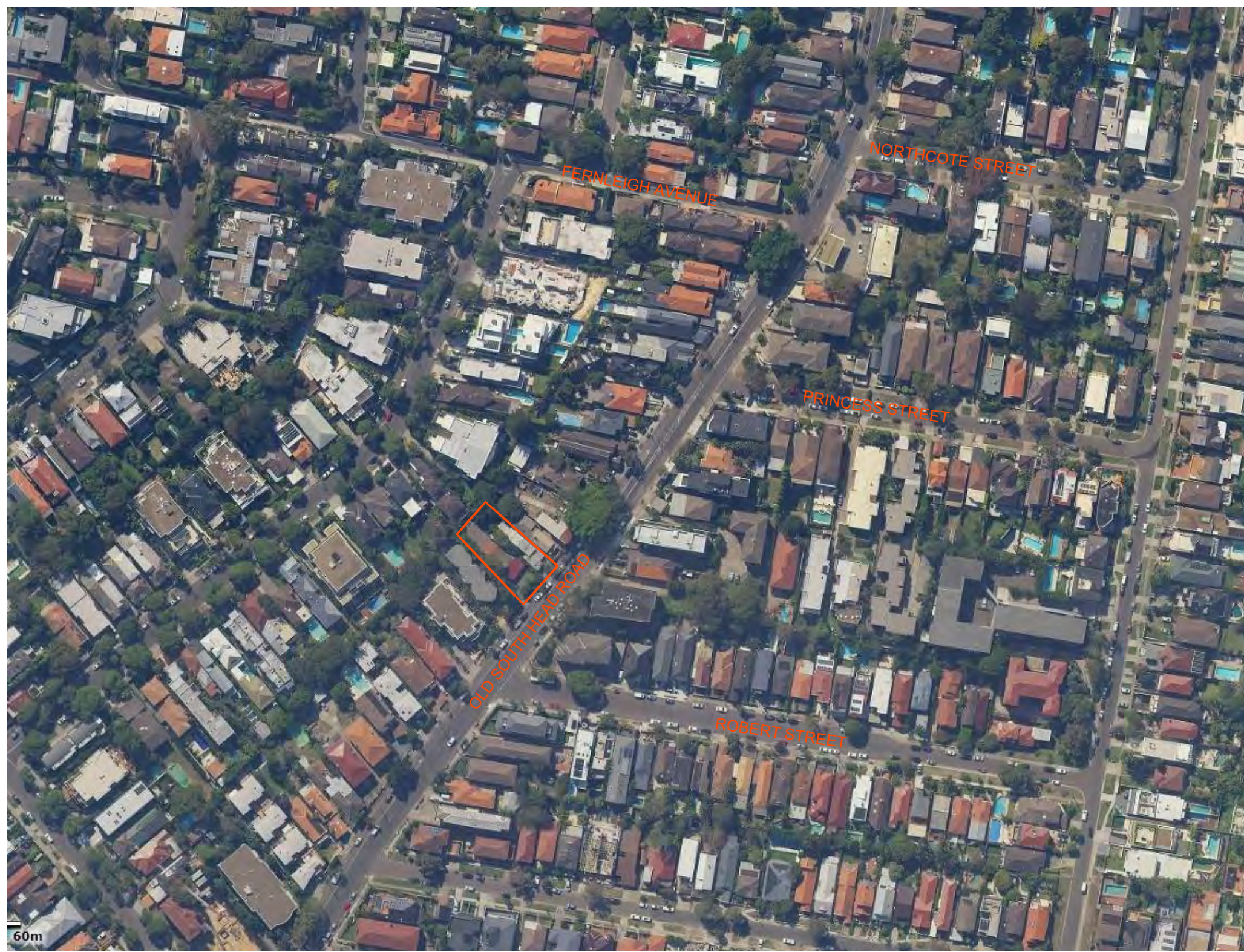
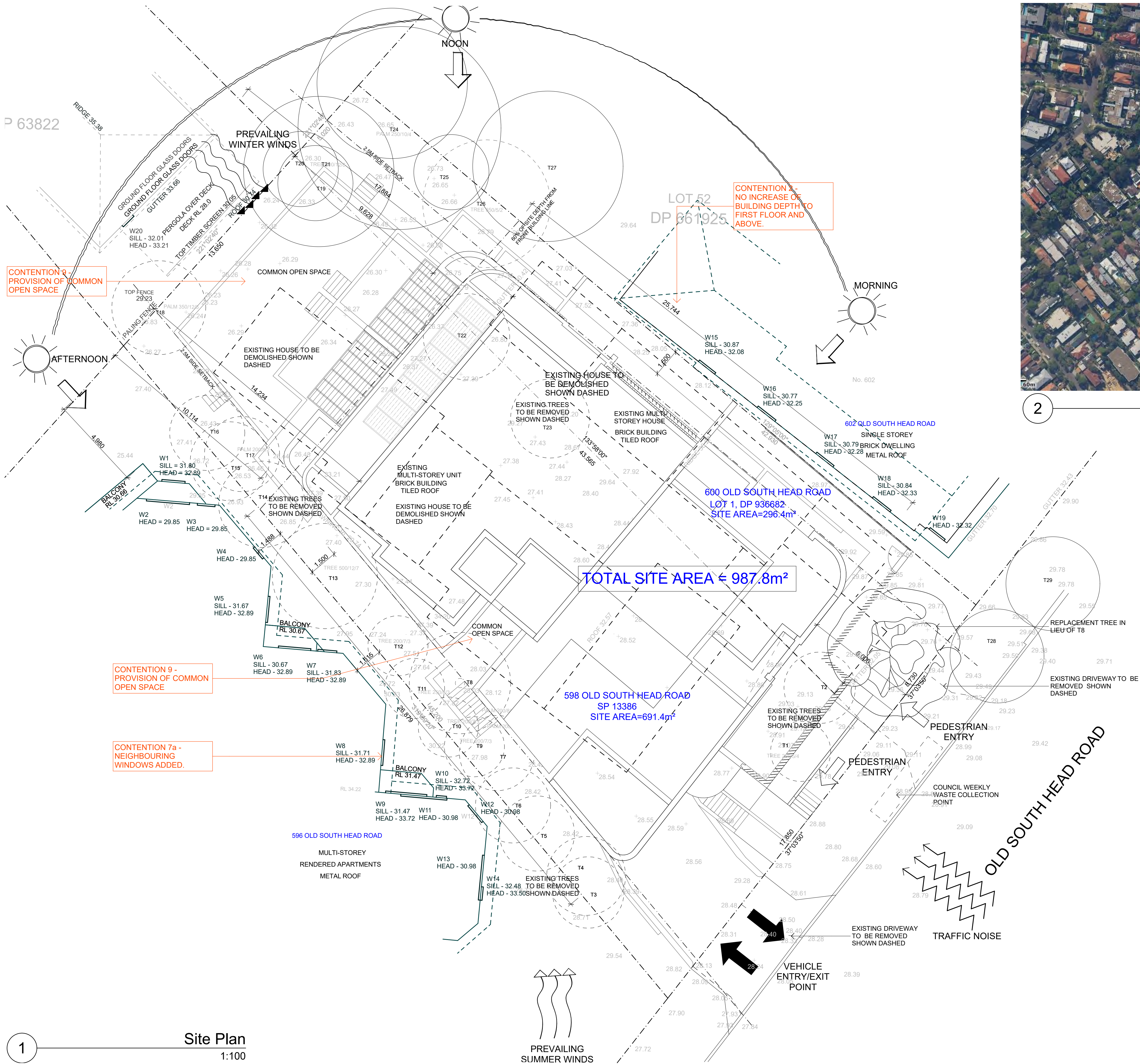
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### Cover Sheet

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Project No:	1911	Date:	OCT 2019	Issue	F
Drawing No:	DA00	Scale:	1:1 @ A1	Date Plotted:	11-Dec-20





Location Plan

F	S34 Revisions 5 - basement ramp revised.	07/08/2020
E	S34 Revisions 4 - location of door to basement revised.	15/07/2020
D	S34 Revisions 3	30/06/2020
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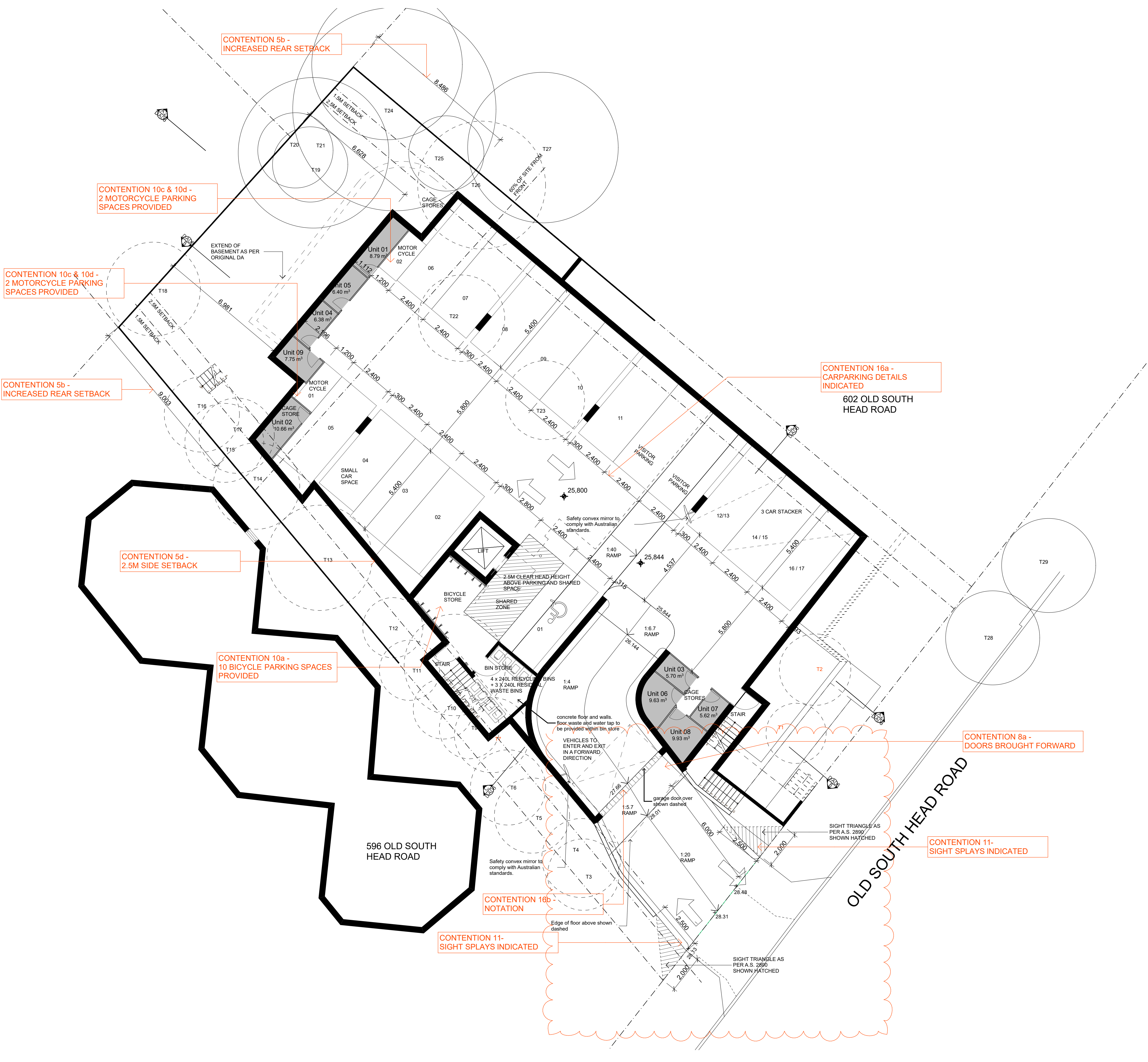
### Site Plan

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Project No:	1911	Date:	OCT 2019	Issue:	F
Drawing No:	DA01	Scale:	1:100, 1:1.11 @ A1	Date Plotted:	11-Dec-20

A1 ORIGINAL SIZE





F	S34 Revisions 5 - basement ramp revised.	07/08/2020
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Basement Plan

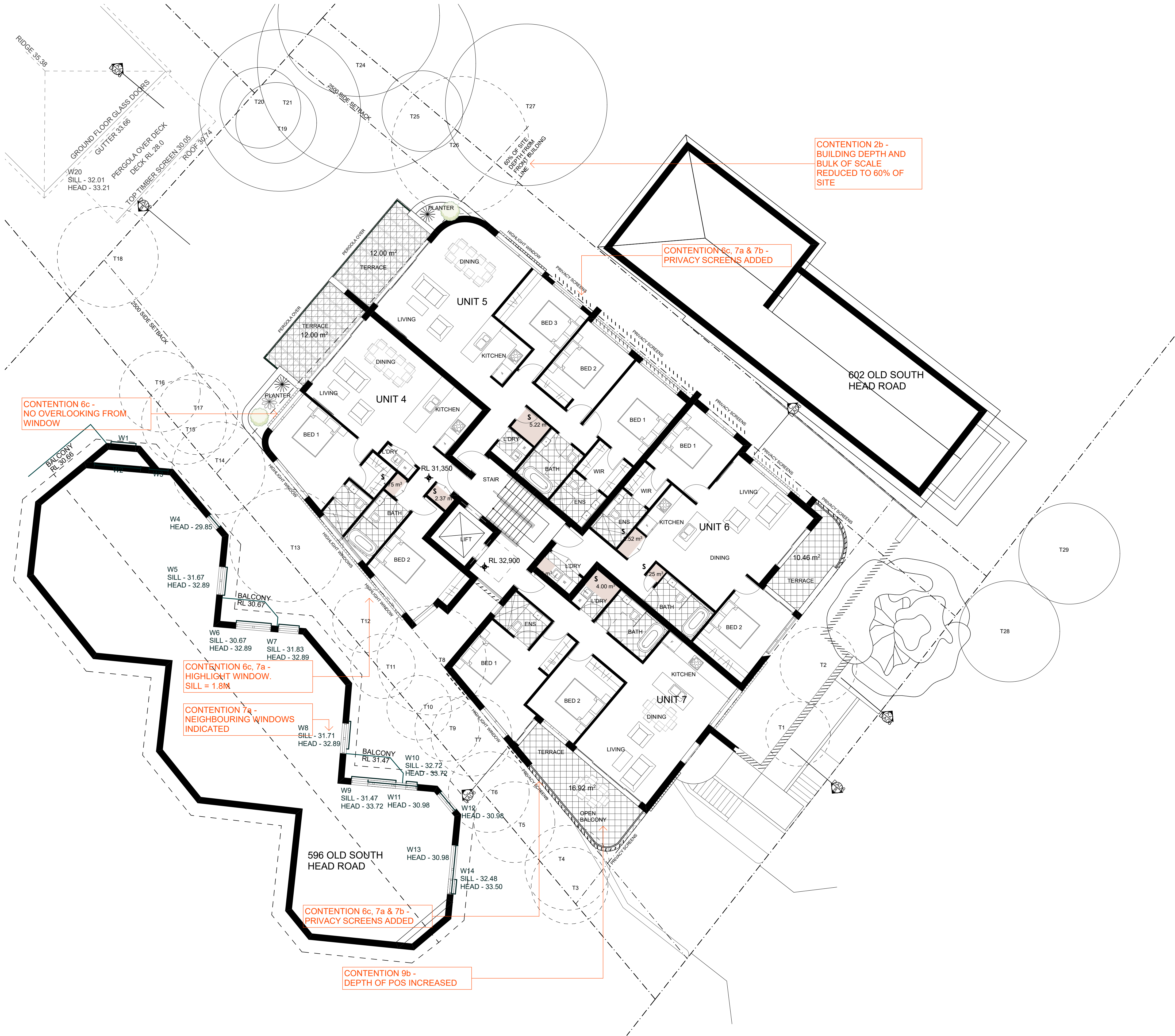
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Project No:	1911	Date:	OCT 2019	Issue:	F
Drawing No:	DA02	Scale:	1:100 @ A1	Date Plotted:	11-Dec-20









F	S34 Revisions 5 - basement ramp revised.	07/08/2020
E	S34 Revisions 4 - location of door to basement revised.	15/07/2020
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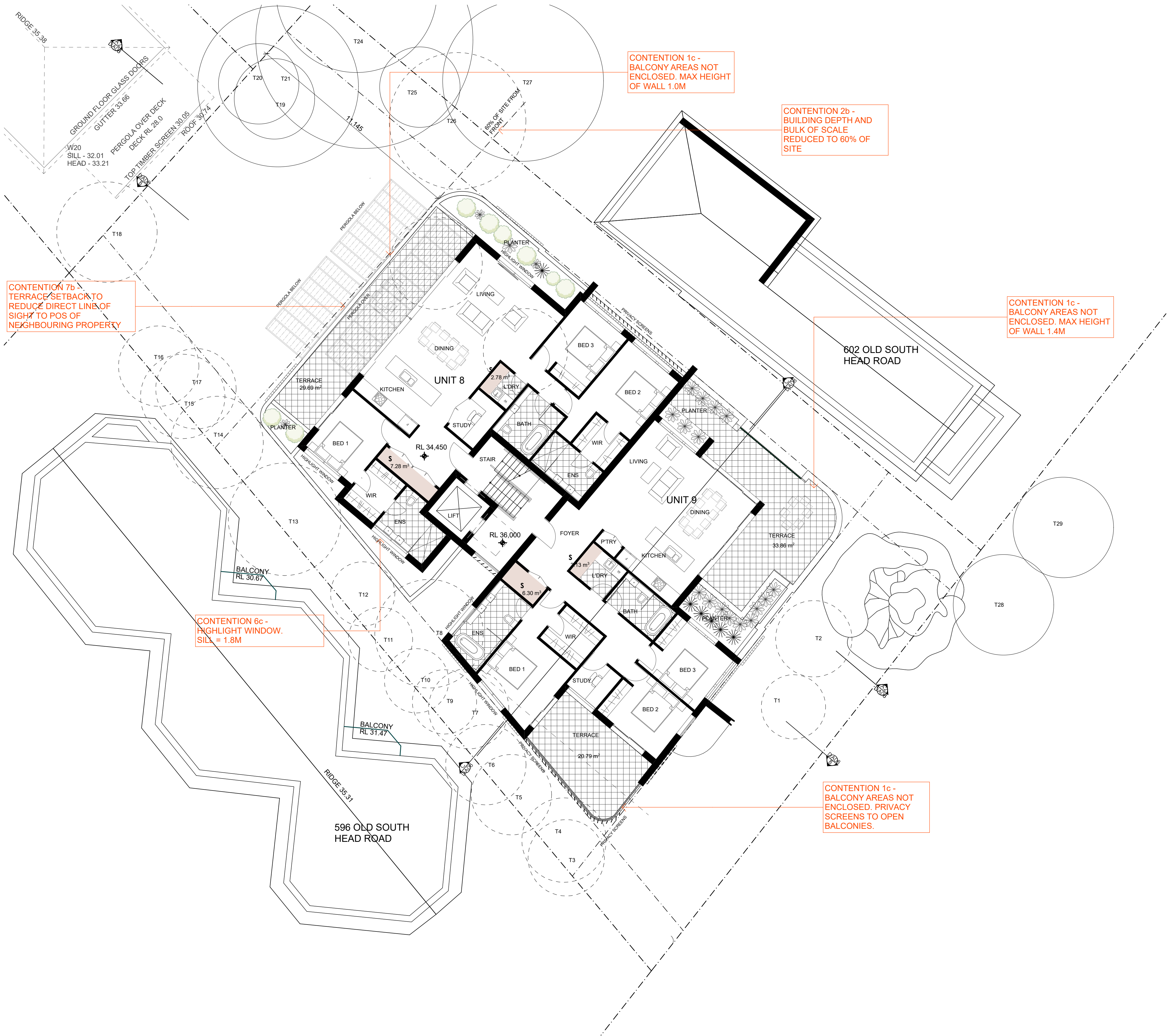
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First Floor Plan

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Project No:	1911	Date:	OCT 2019	Issue:	F
Drawing No:	DA04	Scale:	1:100 @ A1	Date Plotted:	11-Dec-20





F	S34 Revisions 5 - basement ramp revised.	07/08/2020
E	S34 Revisions 4 - location of door to basement revised.	15/07/2020
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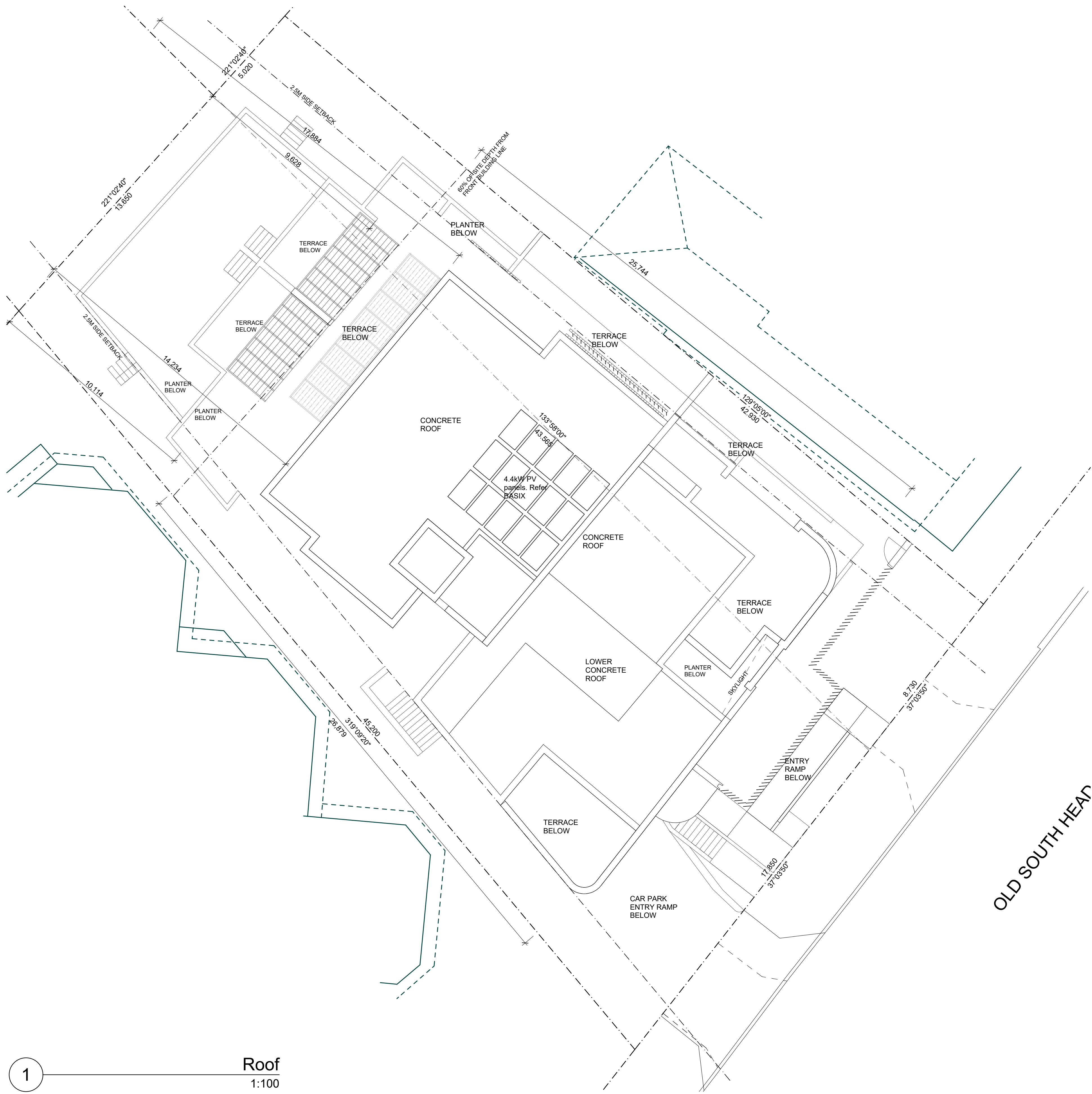
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## Second Floor Plan

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Project No:	1911	Date:	OCT 2019	Issue:	F
Drawing No:	DA05	Scale:	1:100 @ A1	Date Plotted:	11-Dec-20





F	S34 Revisions 5 - basement ramp revised.	07/08/2020
E	S34 Revisions 4 - location of door to basement revised.	15/07/2020
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### Roof Plan

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Project No:	1911	Date:	OCT 2019	Issue:	F
Drawing No:	DA06	Scale:	1:100 @ A1	Date Plotted:	11-Dec-20

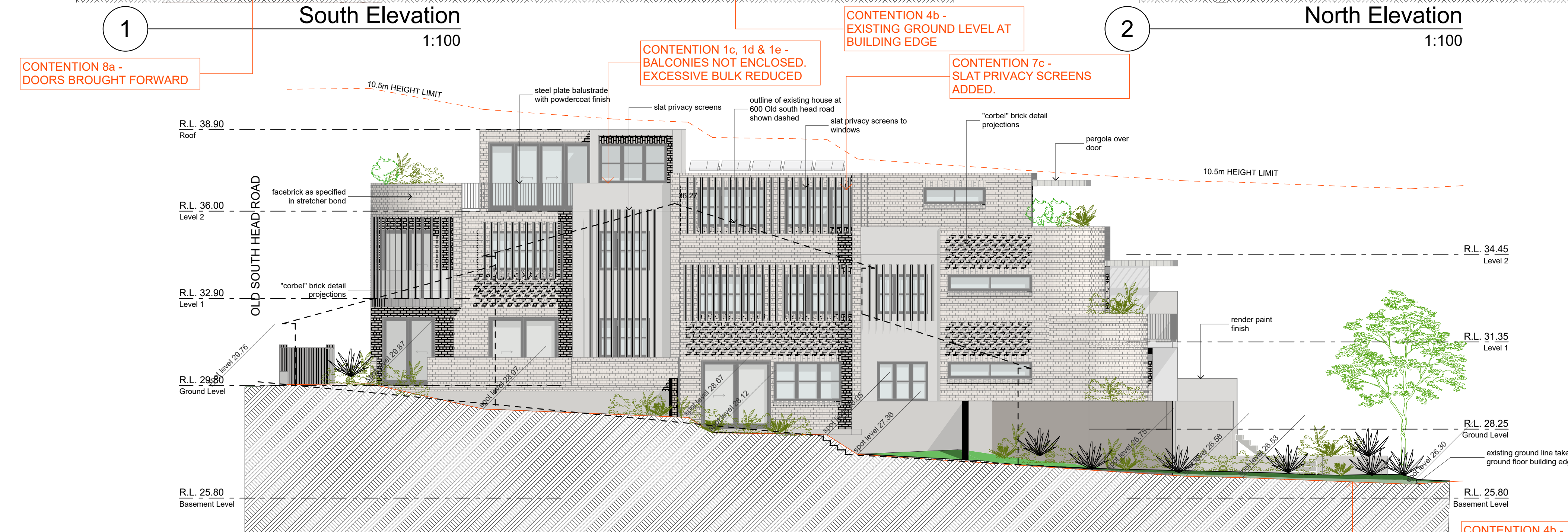




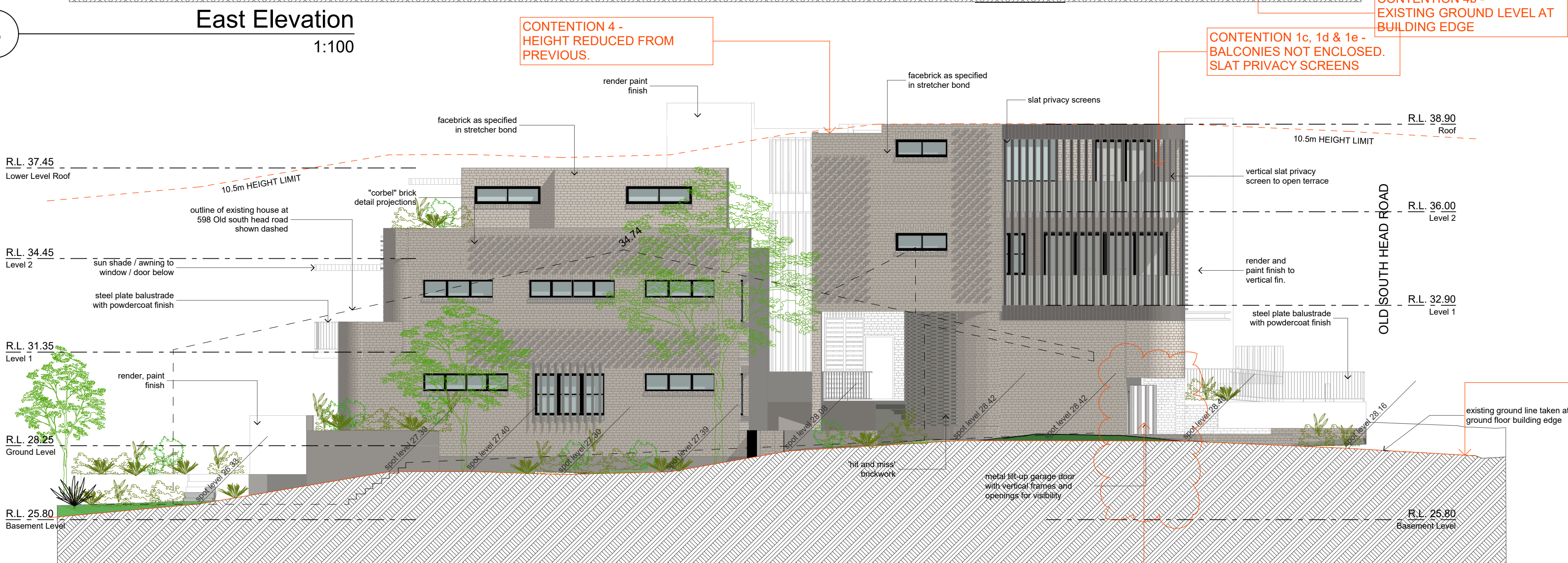
South Elevation  
1:100



North Elevation  
1:100



East Elevation  
1:100



West Elevation  
1:100

F	S34 Revisions 5 - basement ramp revised.	07/08/2020
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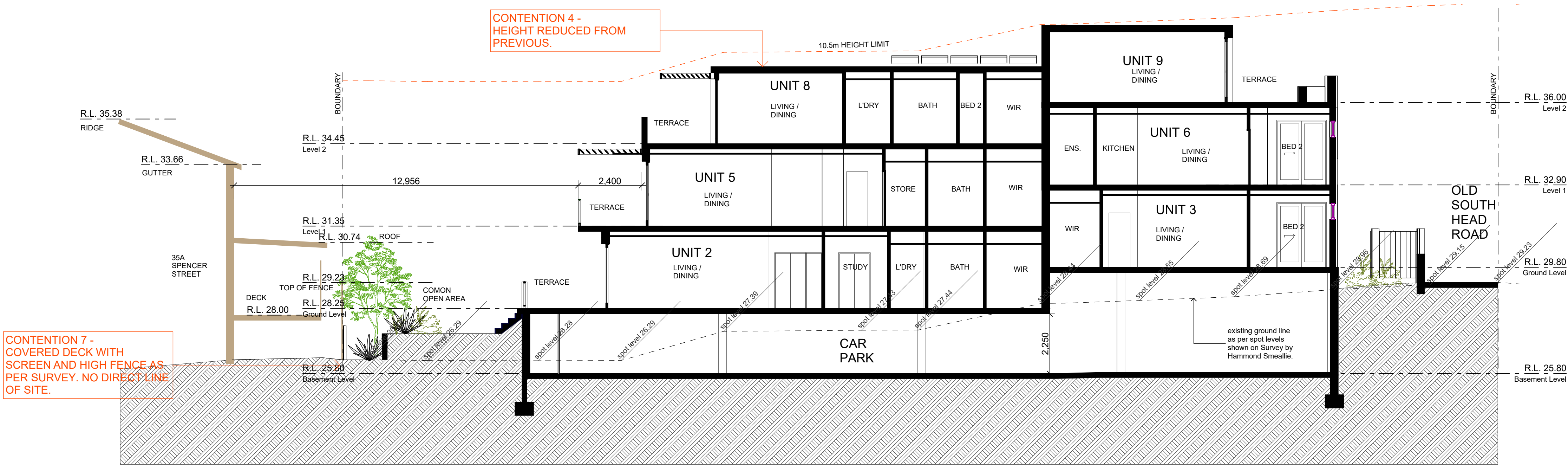
## Elevations

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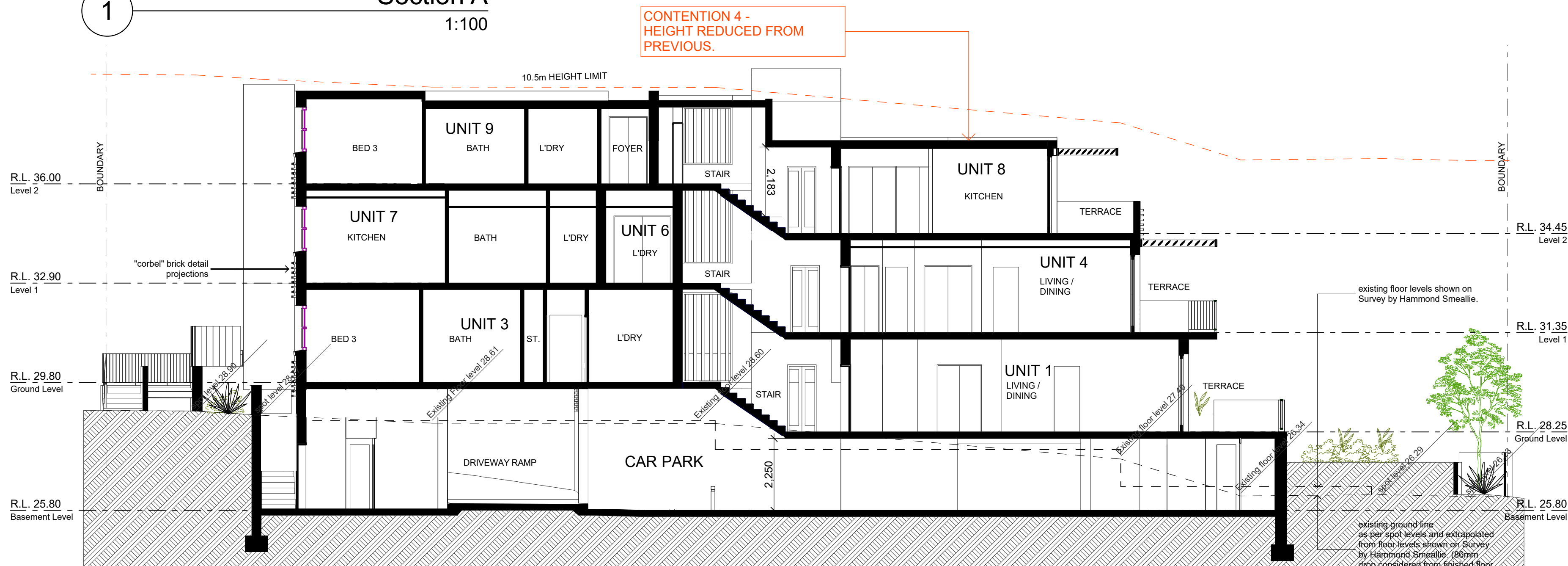
Project No:	1911	Date:	OCT 2019	Issue:	F
Drawing No:	DA07	Scale:	1:100 @ A1	Date Plotted:	11-Dec-20

A1 ORIGINAL SIZE

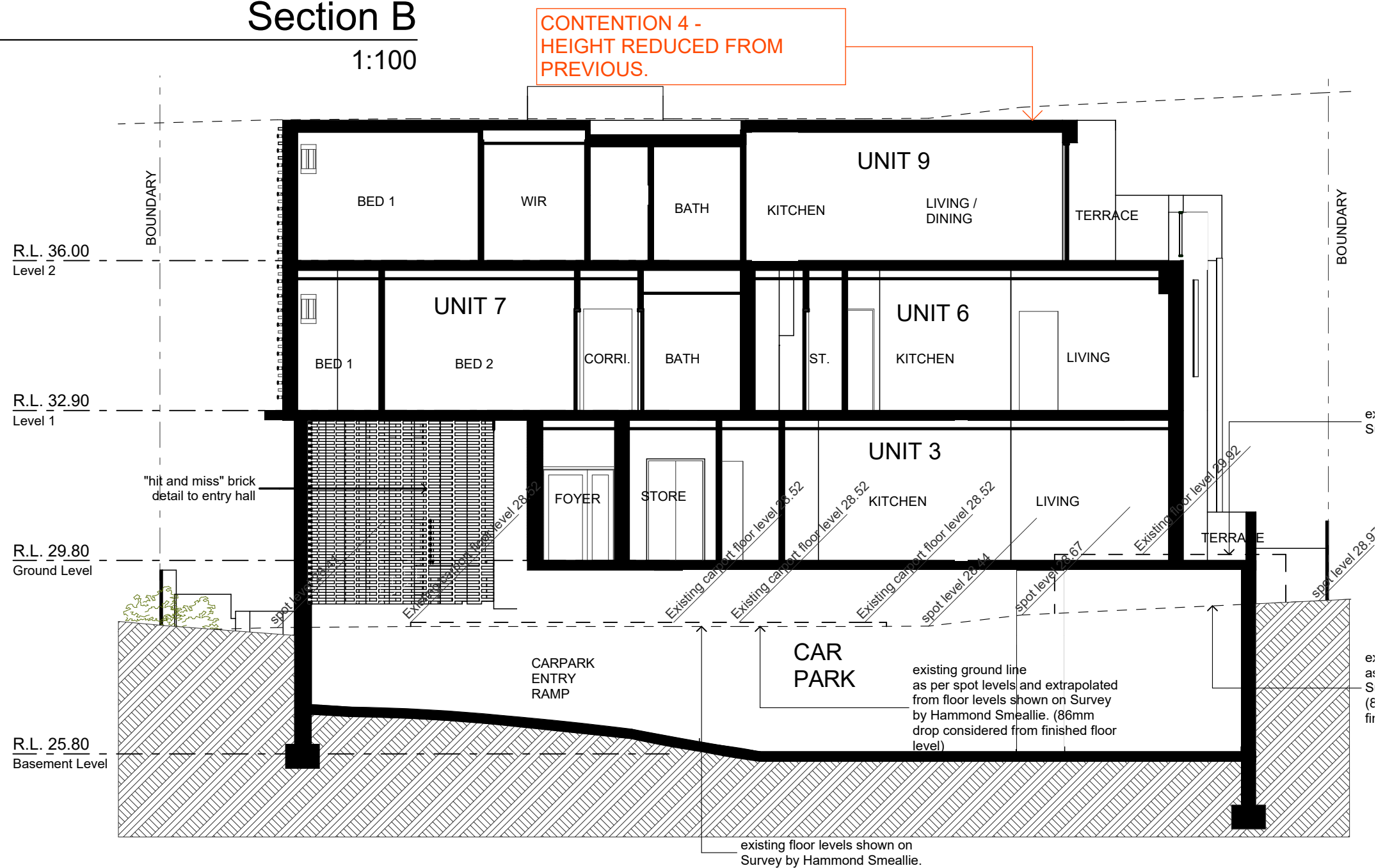




1  
Section A  
1:100



2  
Section B  
1:100



3  
Section C  
1:100

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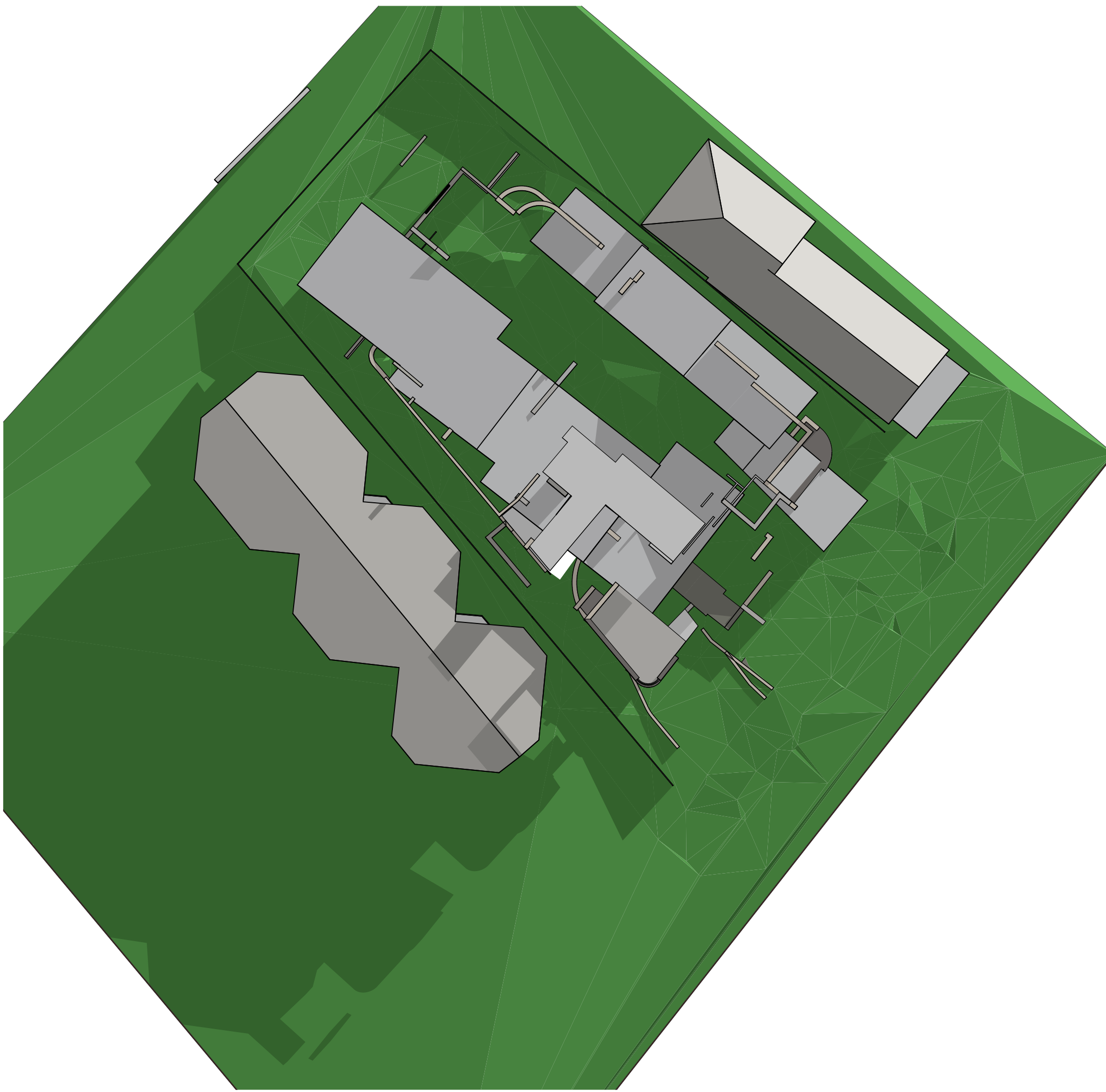
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## Sections

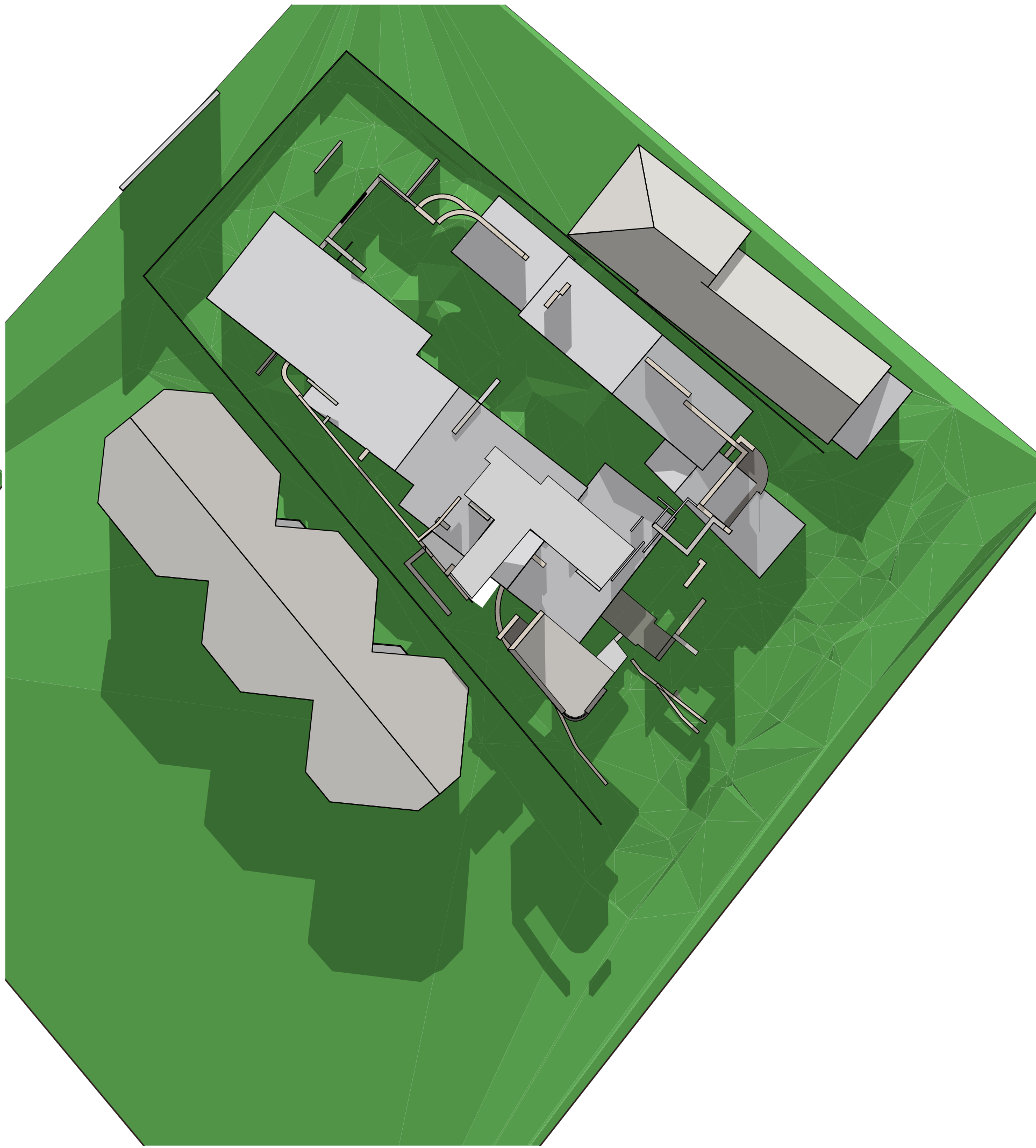
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Project No:	1911	Date:	OCT 2019	Issue:	F
Drawing No:	DA08	Scale:	1:100 @ A1	Date Plotted:	11-Dec-20

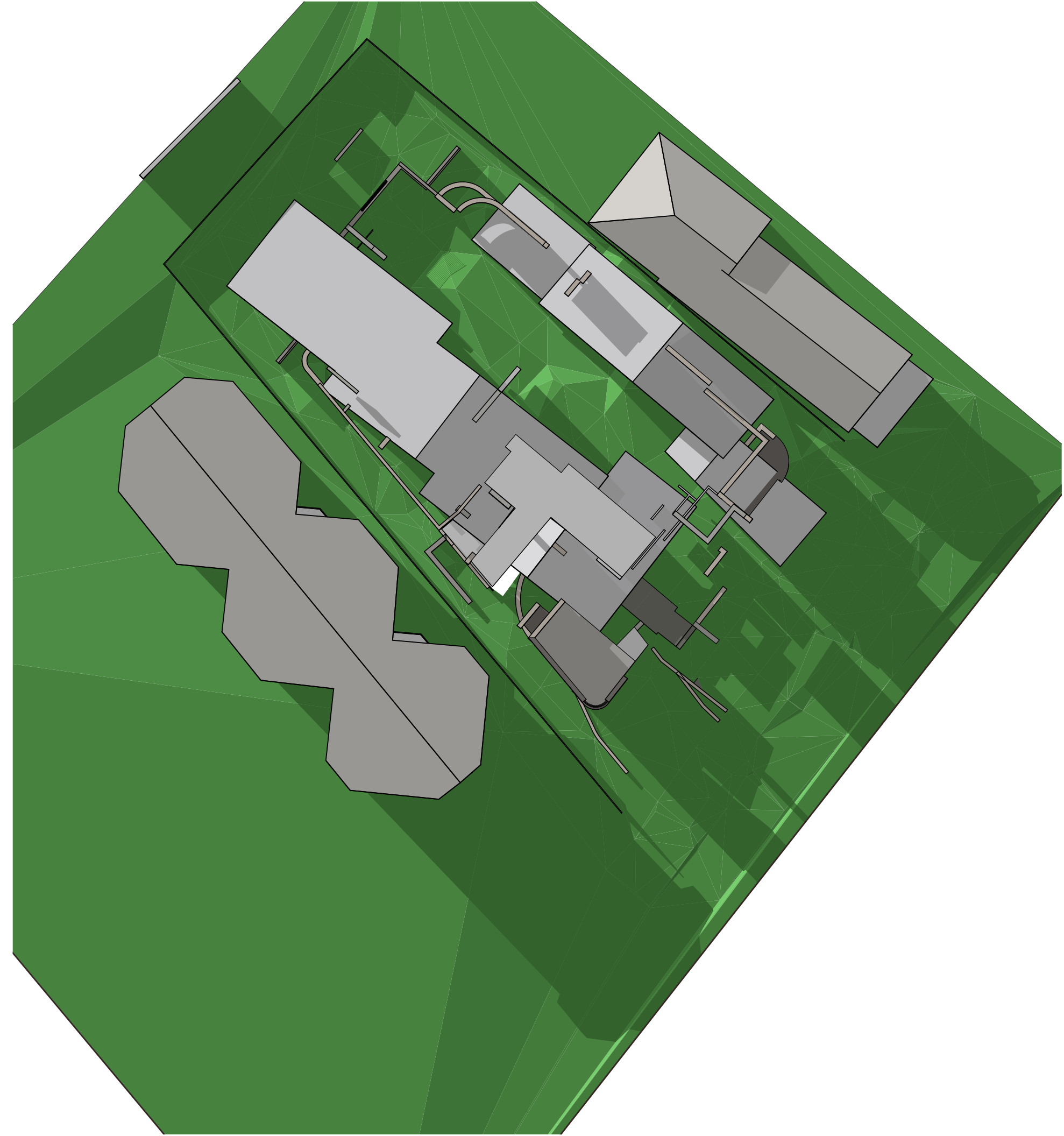




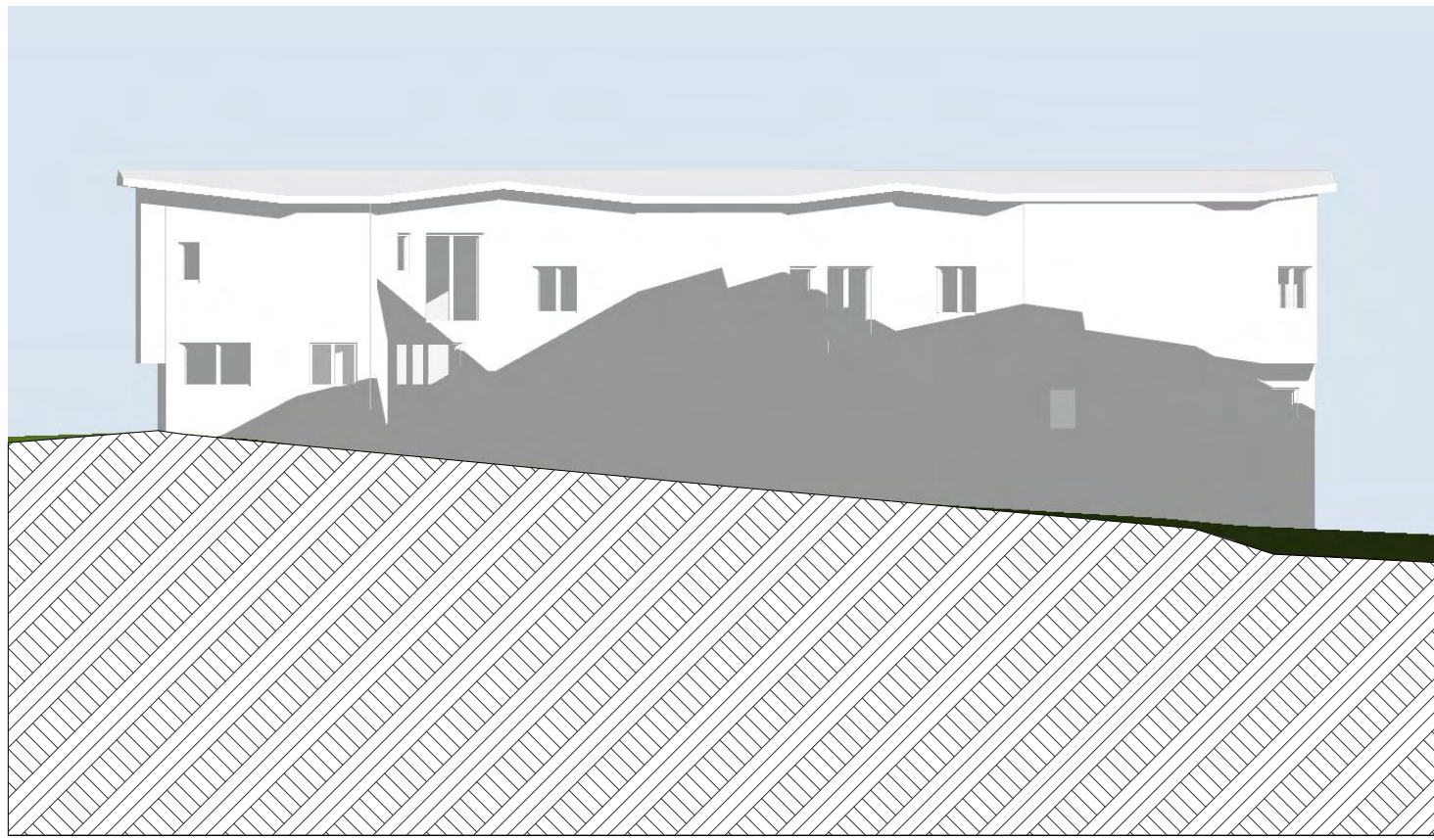
1 Existing Shadow June 9am  
1:250



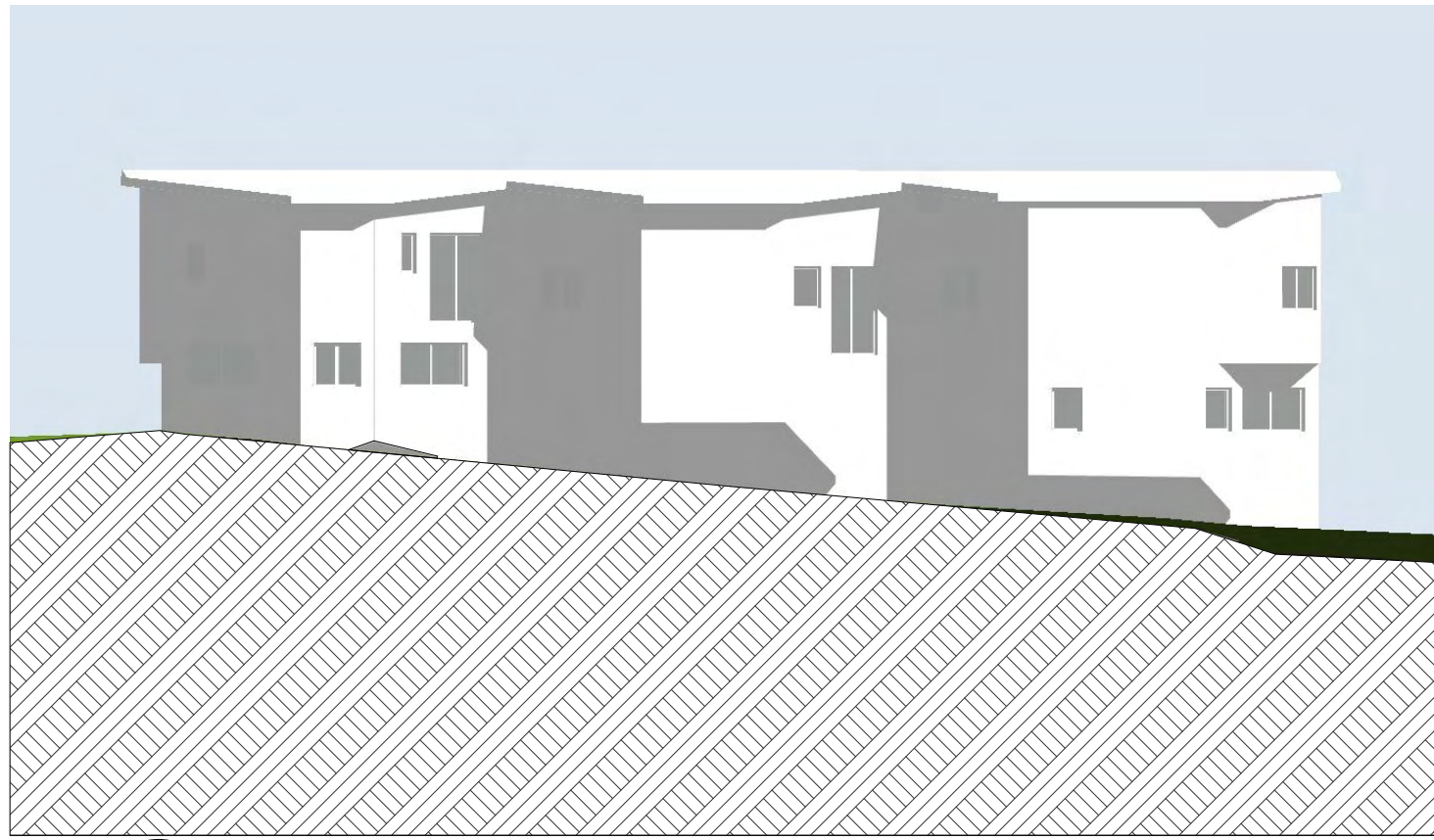
2 Existing Shadow June 12pm  
1:250



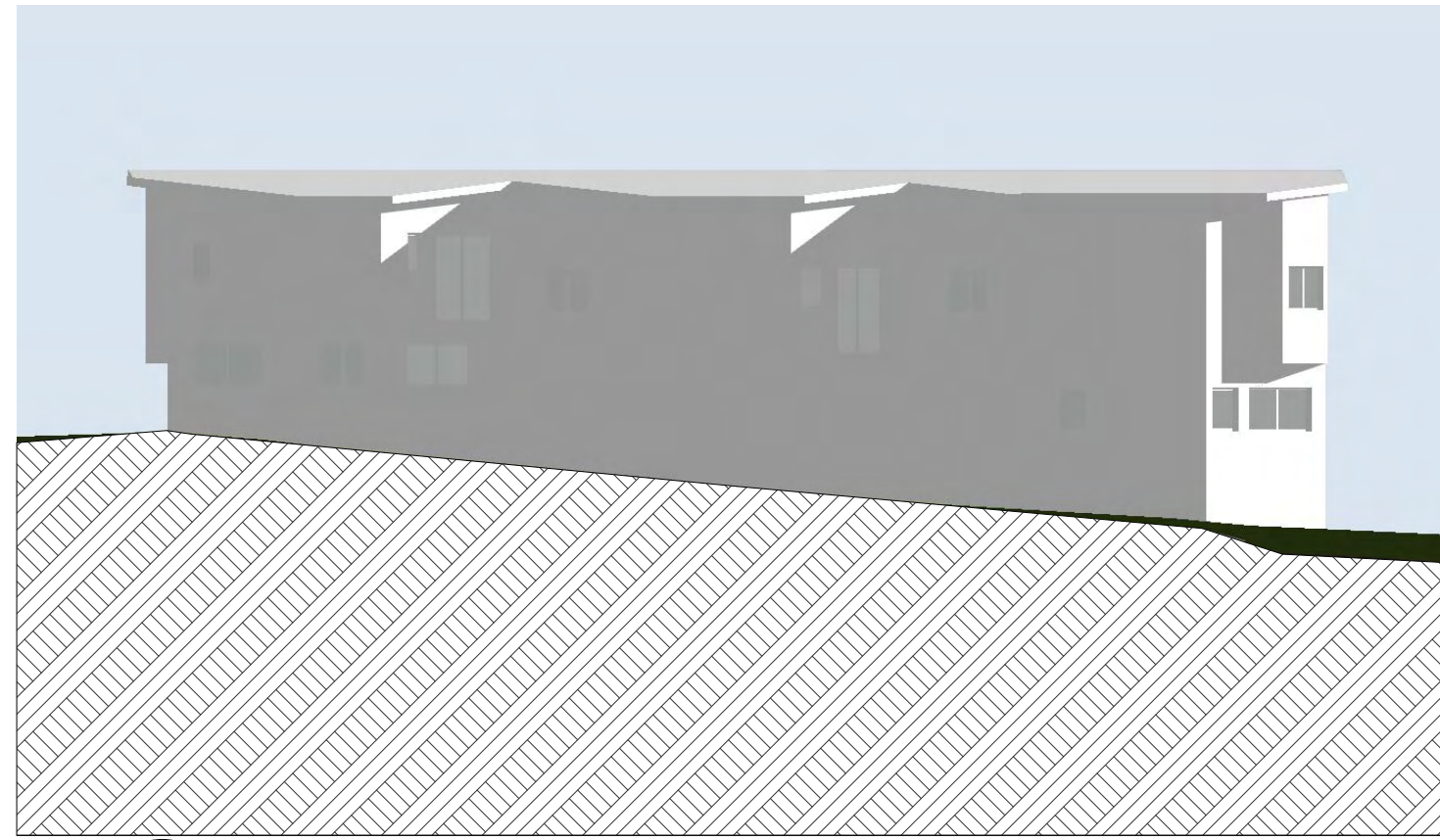
3 Existing Shadow June 3pm  
1:250



Existing shadow on NE wall of 596  
Old South Head Rd June 9am  
N.T.S



Existing shadow on NE wall of 596  
Old South Head Rd June 12pm  
N.T.S



Existing shadow on NE wall of 596  
Old South Head Rd June 3pm  
N.T.S

CONTENTION 17 -  
REFER NEW DRAWING SHEET  
DA10A

C	Refer DA10A for Elevational Shadow diagrams. Plans updated	15/07/2020
B	Elevation shadows of adjoining property added	13/01/2020
A	Development Application Issue	03/12/2019
Issue	Amendment	Date

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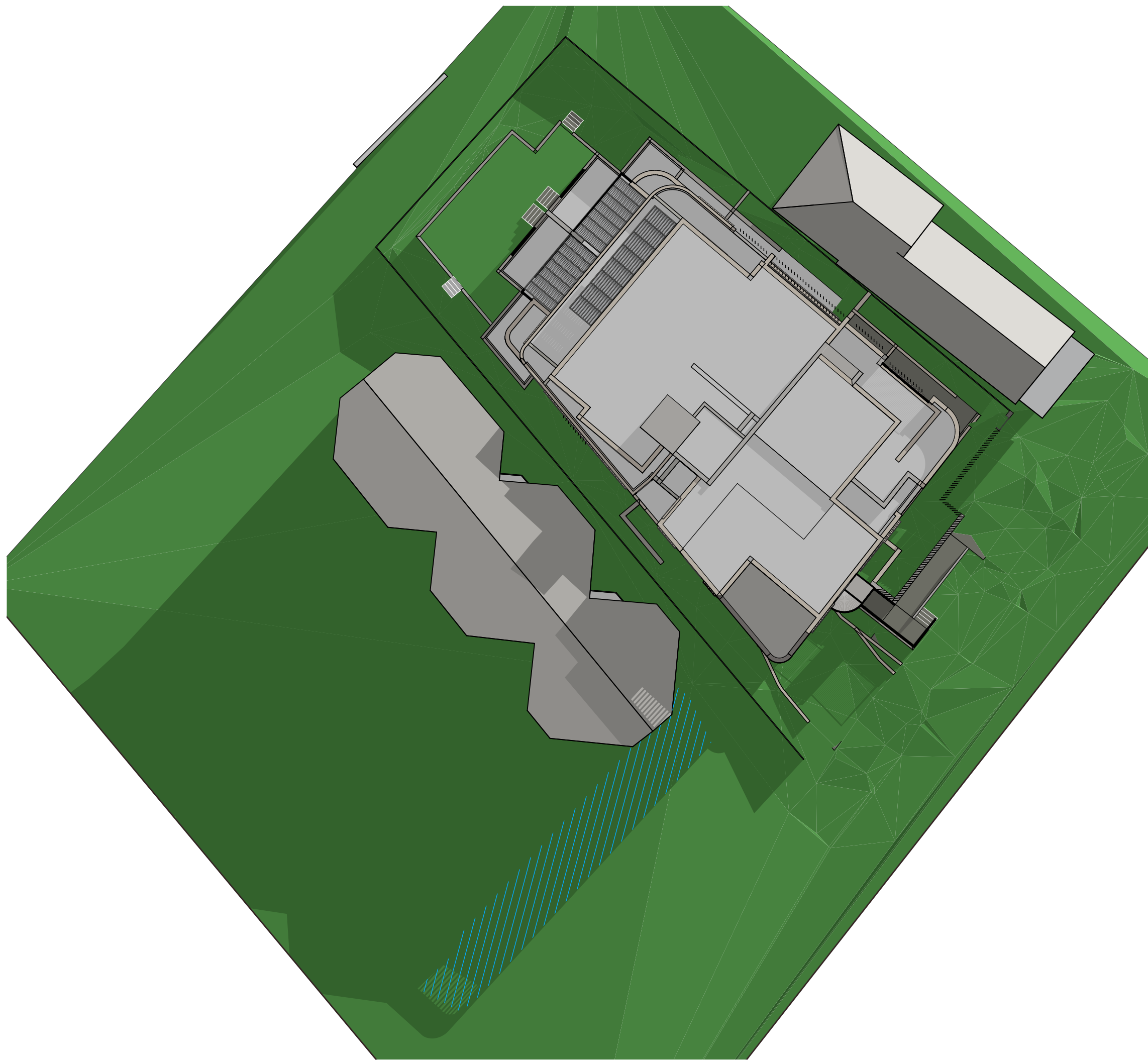
### Shadow Diagrams - existing

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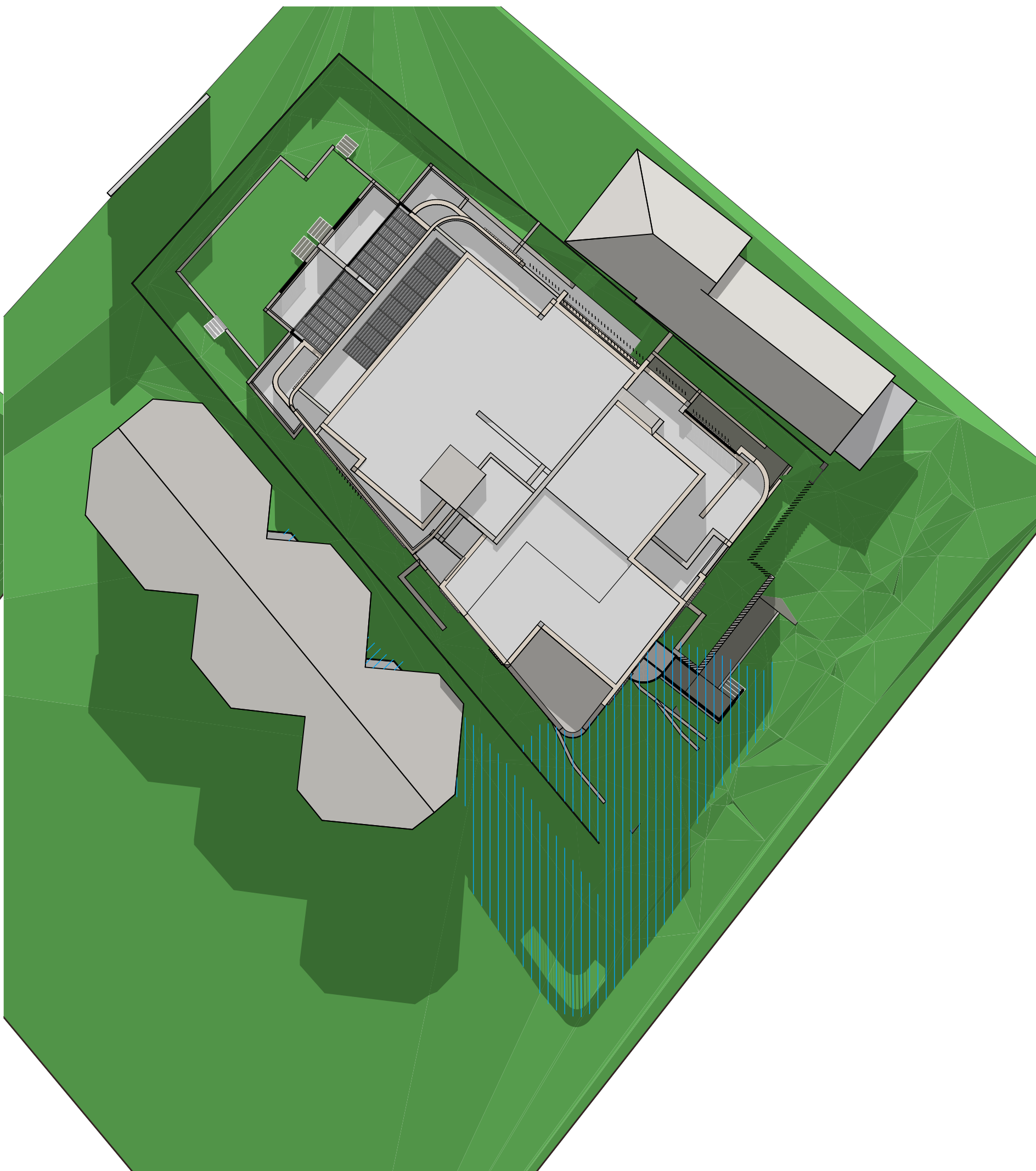
Project No:	1911	Date:	OCT 2019	Issue:	C
Drawing No:	DA09	Scale:	1:250, 1:2.50 @ A1	Date Plotted:	11-Dec-20

A1 ORIGINAL SIZE

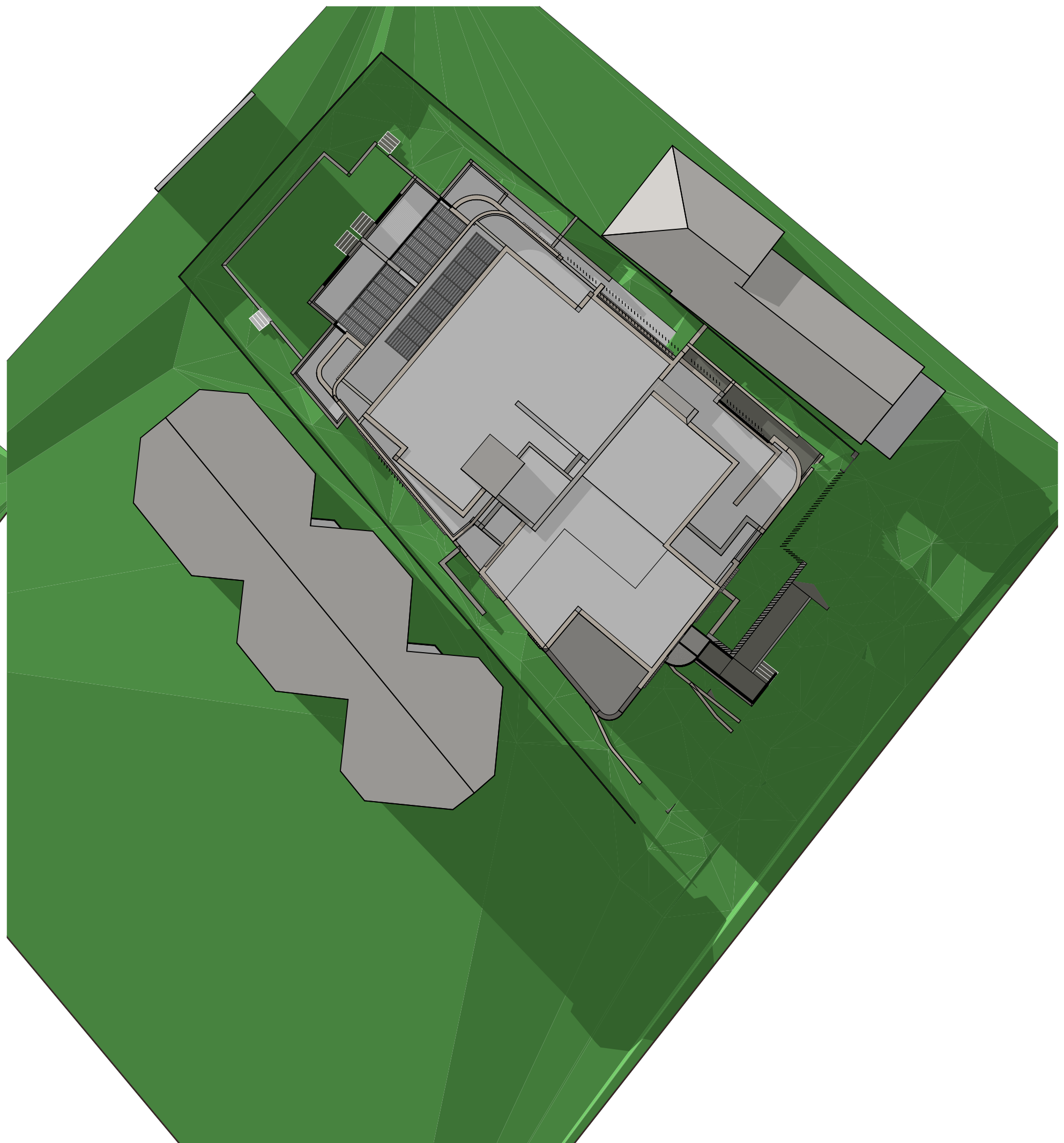




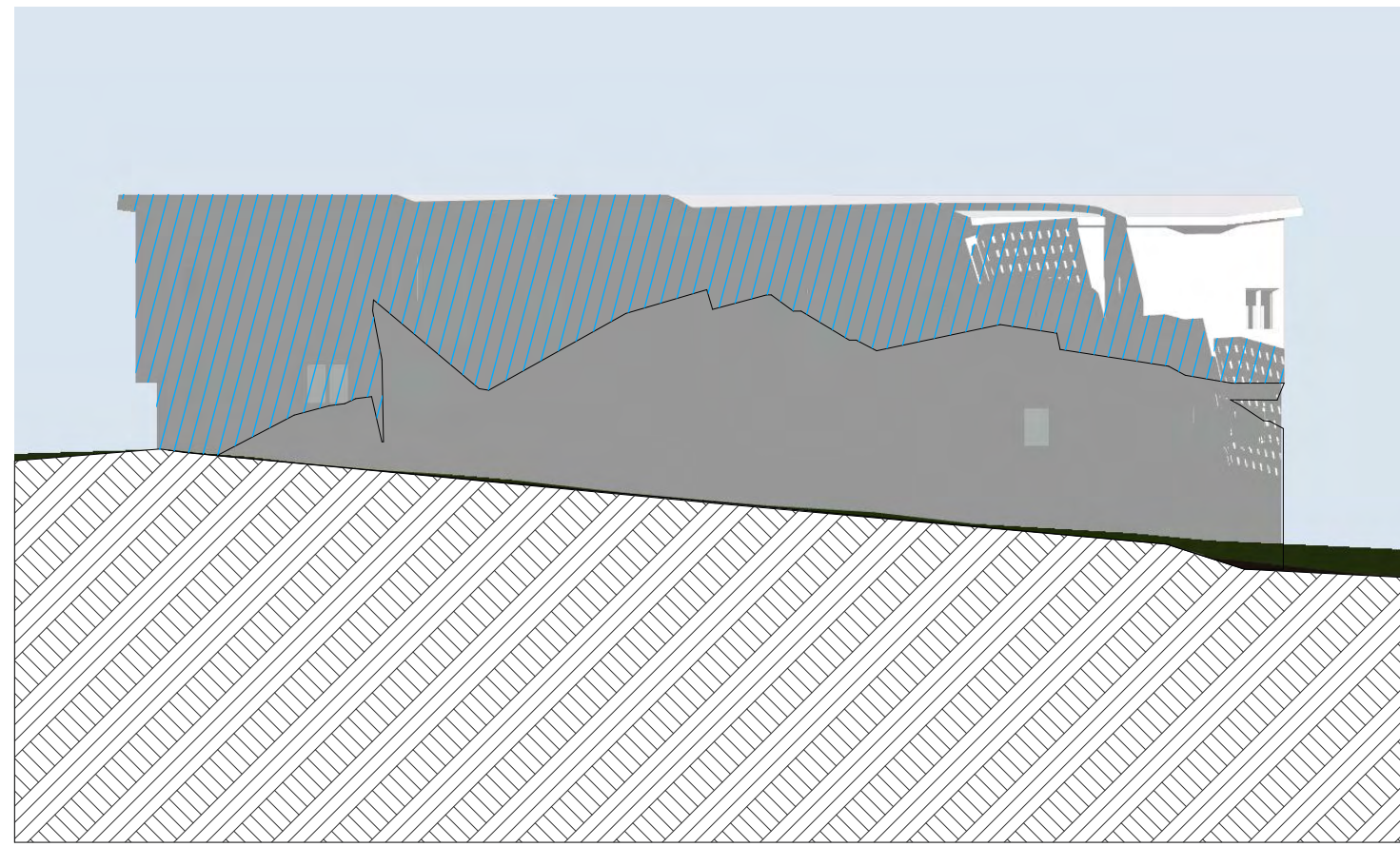
1 Proposed Shadow June 9am  
1:250



2 Proposed Shadow June 12pm  
1:250



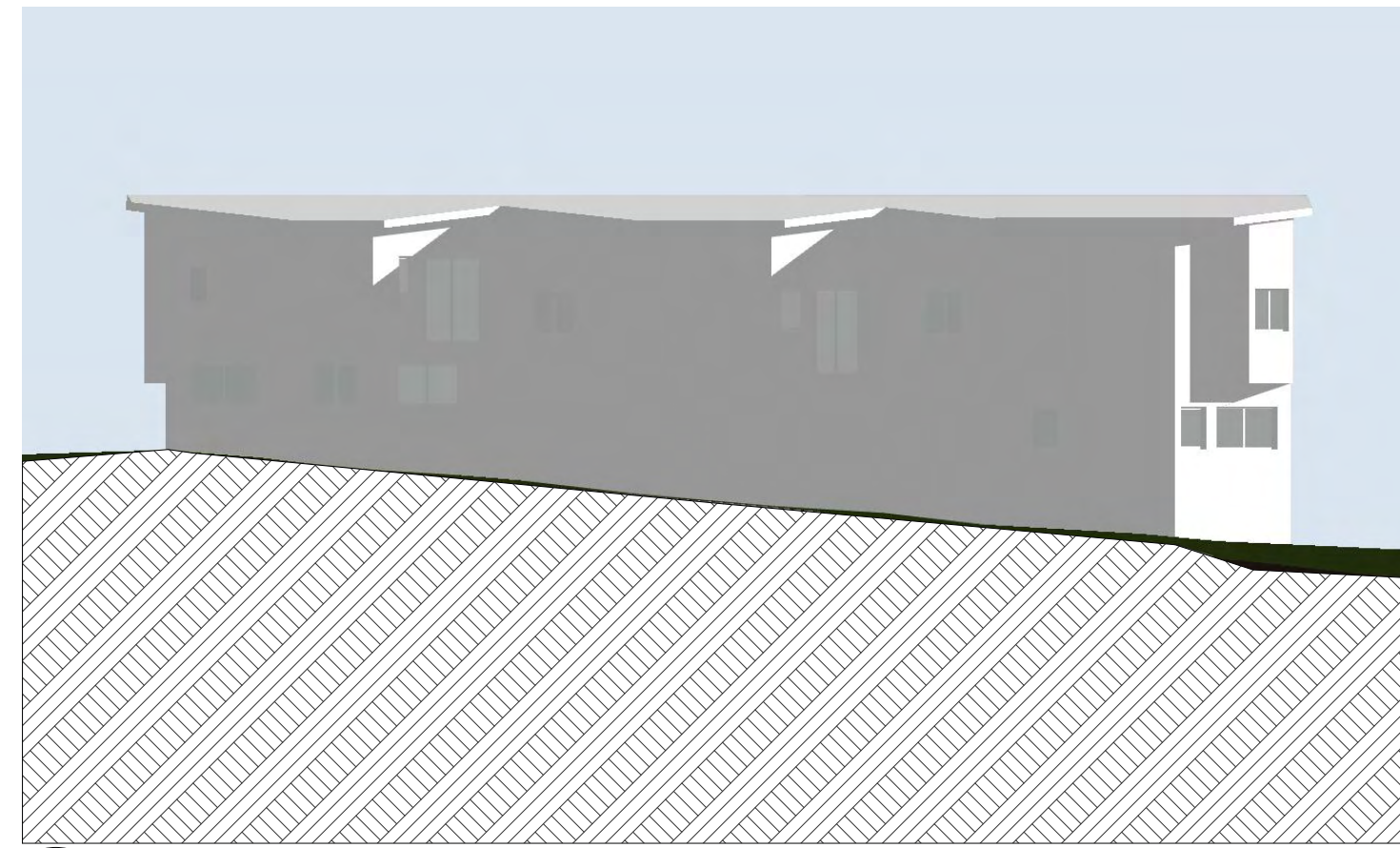
3 Proposed Shadow June 3pm  
1:250



Proposed shadow on NE wall of 596  
Old South Head Rd June 9am  
N.T.S



Proposed shadow on NE wall of 596  
Old South Head Rd June 12pm  
N.T.S



Proposed shadow on NE wall of 596  
Old South Head Rd June 3pm  
N.T.S

CONTENTION 17 -  
REFER NEW DRAWING SHEET  
DA10A



ADDITIONAL SHADOW

C	Refer DA10A for Elevational Shadow diagrams. Plans updated	15/07/2020
B	Elevation shadows of adjoining property added	13/01/2020
A	Development Application Issue	03/12/2019
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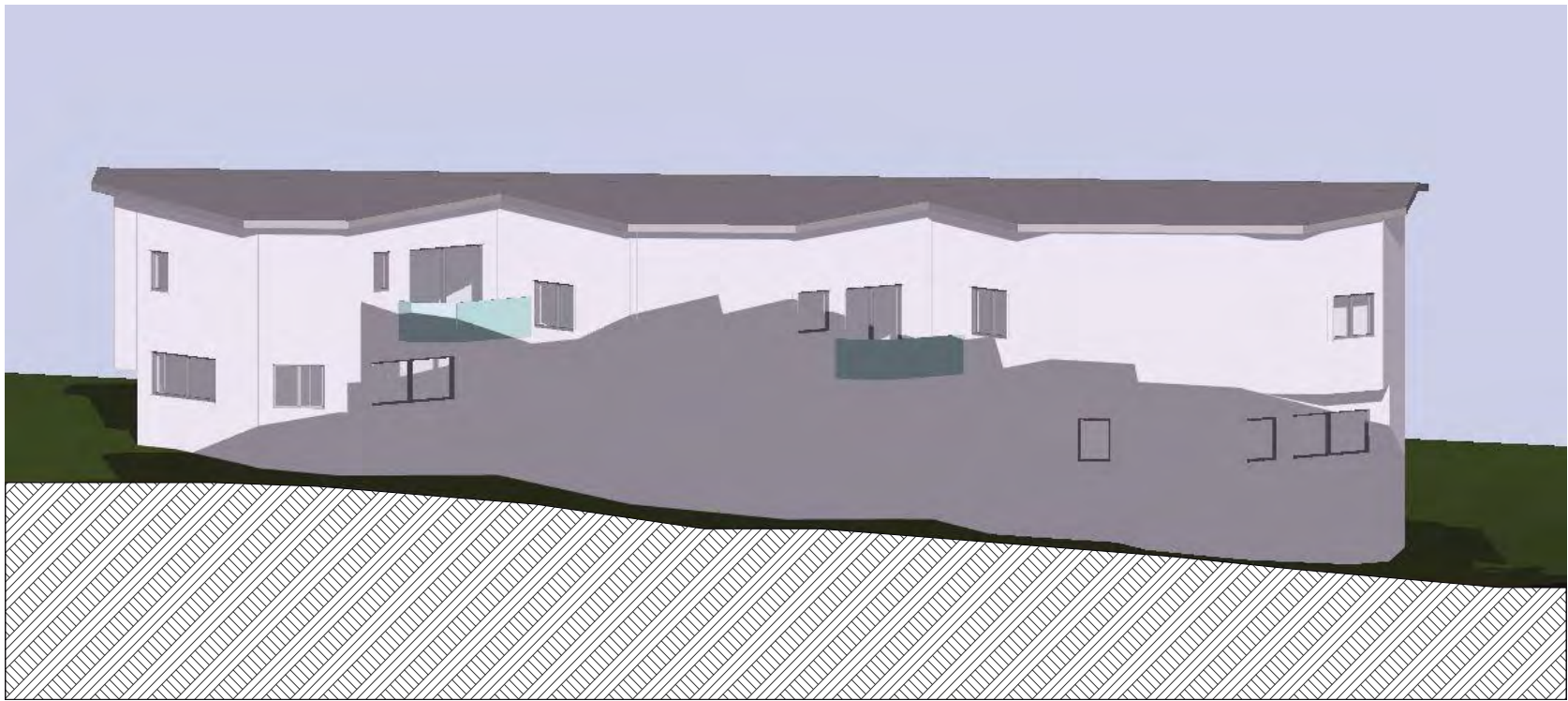
### Shadow Diagrams - proposed

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Project No:	1911	Date:	OCT 2019	Issue	C
Drawing No:	DA10	Scale:	1:250, 1:2.50 @ A1	Date Plotted:	11-Dec-20

A1 ORIGINAL SIZE

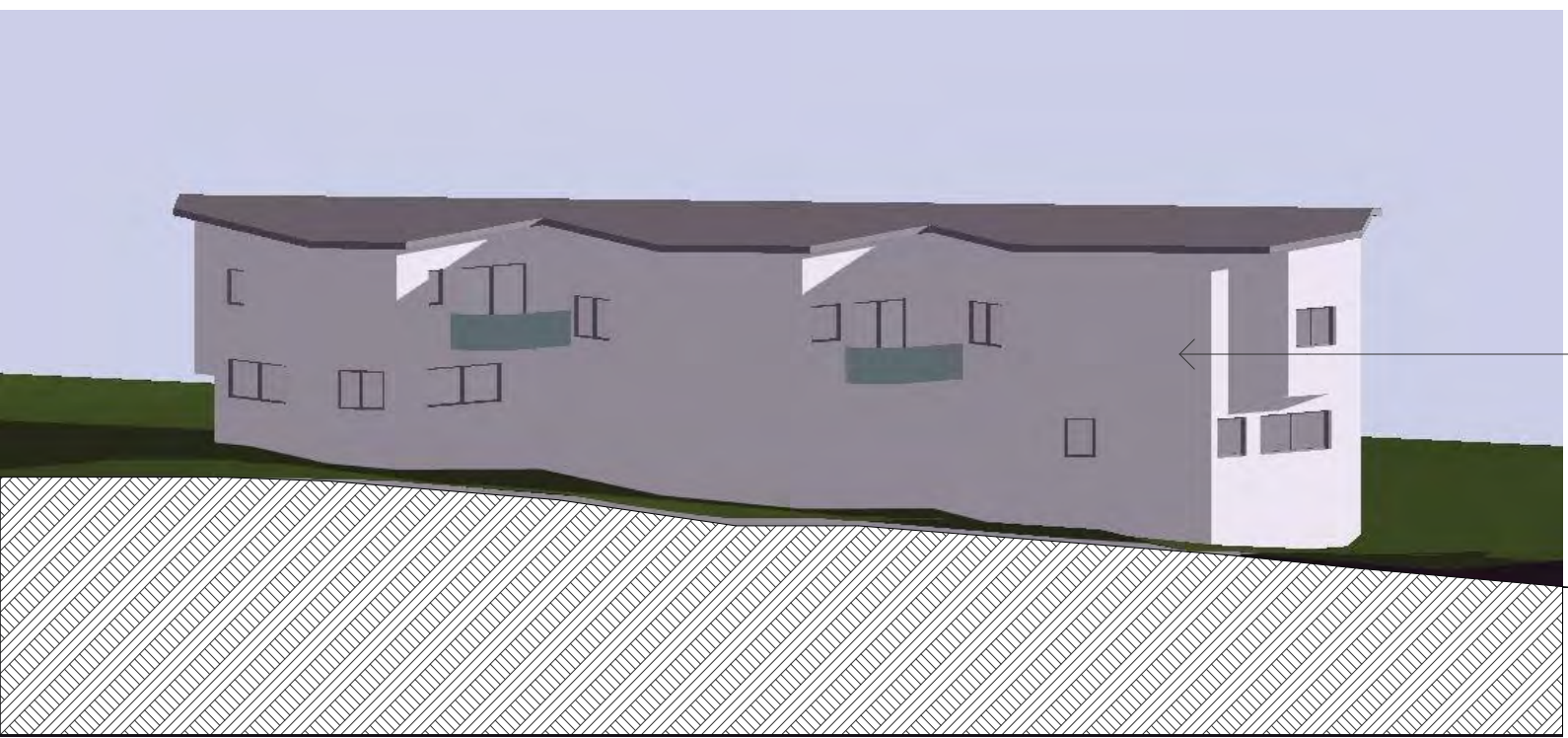




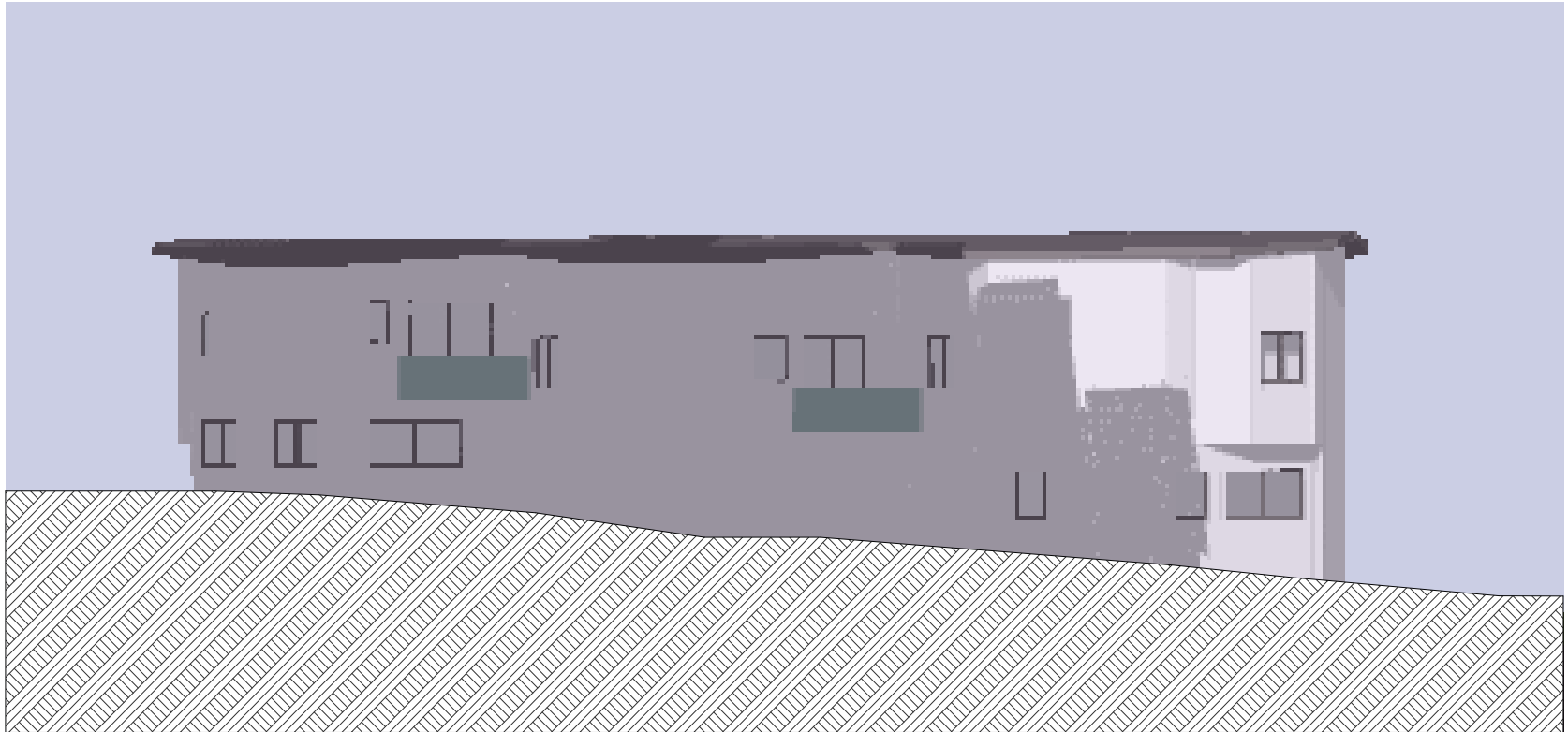
Elevational Shadow Diagram - June 21 9 am - Existing  
596 Old South Head Rd June 9am N.T.S



Elevational Shadow Diagram - June 21 12 noon - Existing  
596 Old South Head Rd June 9am N.T.S



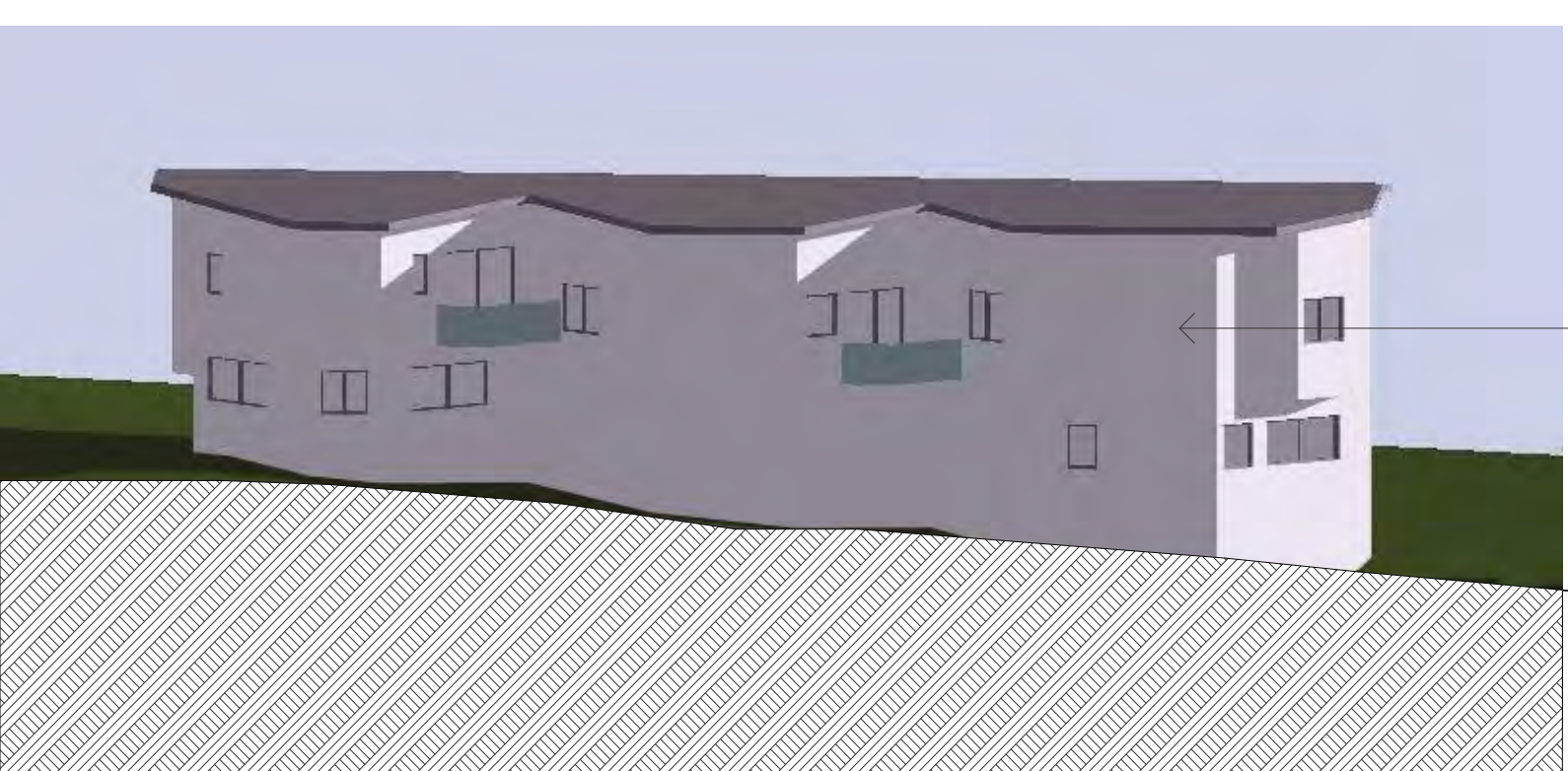
Elevational Shadow Diagram - June 21 3 pm - Existing  
596 Old South Head Rd June 9am N.T.S



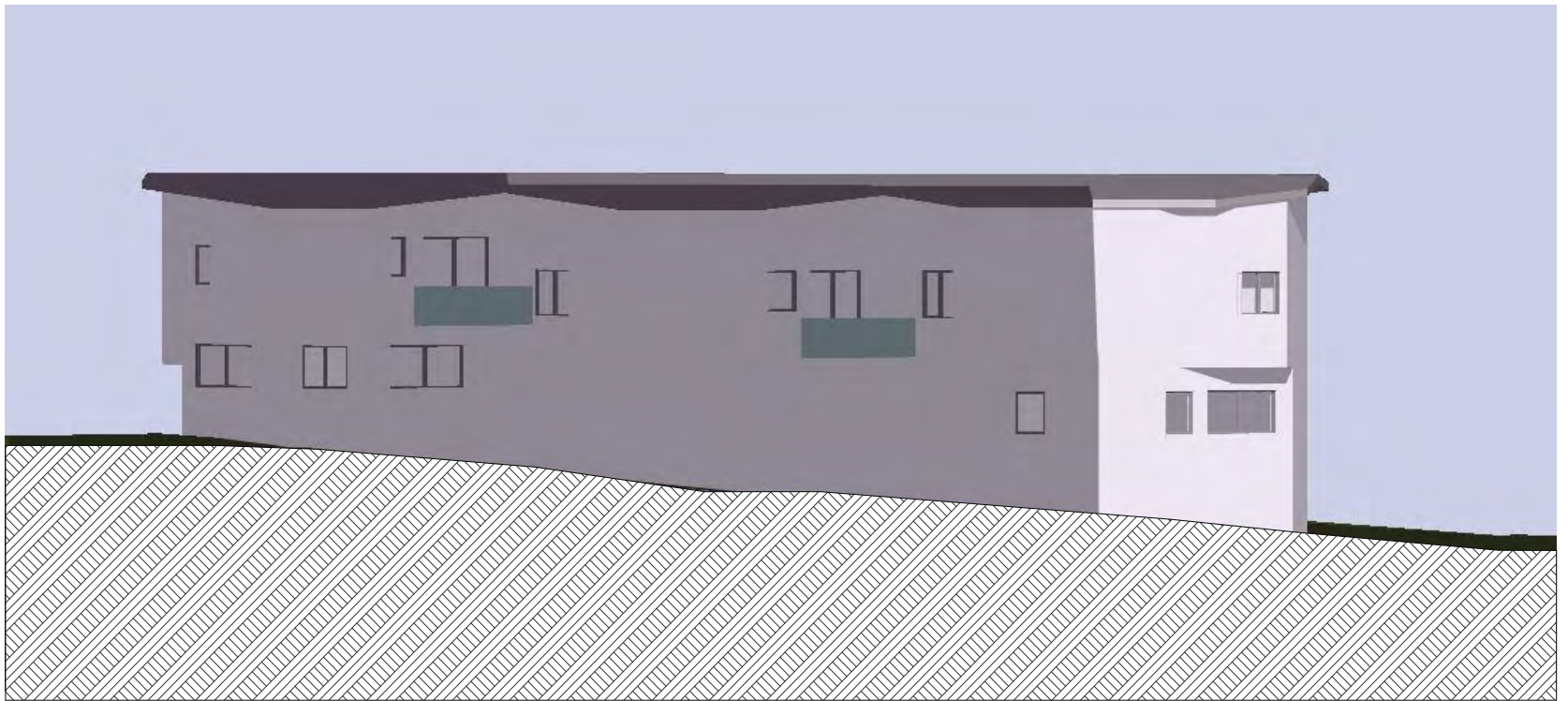
Elevational Shadow Diagram - June 21 9 am - Proposed  
596 Old South Head Rd June 9am N.T.S



Elevational Shadow Diagram - June 21 12 noon - Proposed  
596 Old South Head Rd June 9am N.T.S



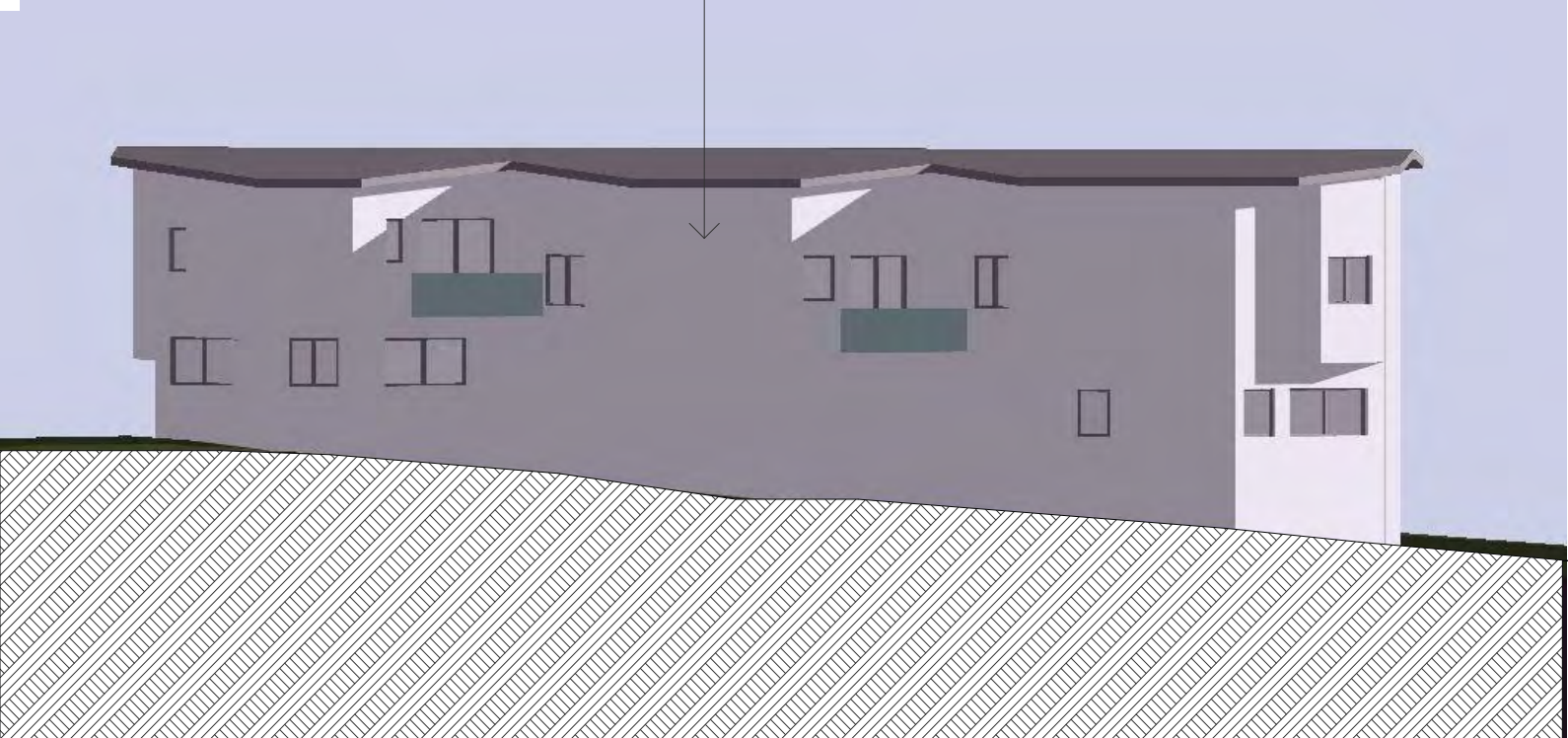
Elevational Shadow Diagram - June 21 3pm - Proposed  
596 Old South Head Rd June 9am N.T.S



Elevational Shadow Diagram - June 21 9 am - Compliant  
596 Old South Head Rd June 9am N.T.S



Elevational Shadow Diagram - June 21 12 noon - Compliant  
596 Old South Head Rd June 9am N.T.S



Elevational Shadow Diagram - June 21 3pm - Compliant  
596 Old South Head Rd June 9am N.T.S

NOTE - Compliant building taken with setbacks and height.

BUILDING'S OWN SHADOW

BUILDING'S OWN SHADOW

CONTENTIONS 17a -  
ELEVATIONAL  
SHADOW DIAGRAMS

C	S34 Revisions	15/07/2020
B	S34 Revisions	22/07/2020
A	S34 Revisions	16/02/2020
Issue	Amendment	Date

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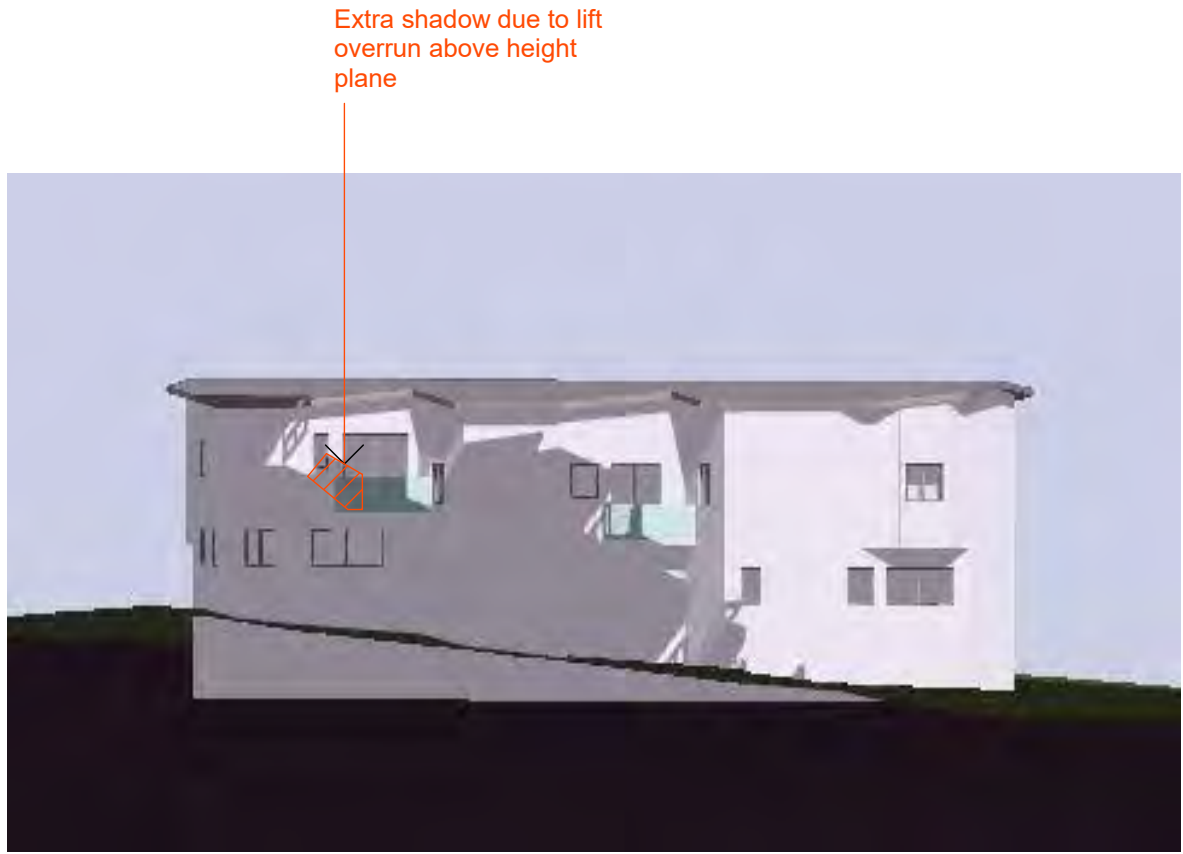
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Elevational Shadow  
Diagrams

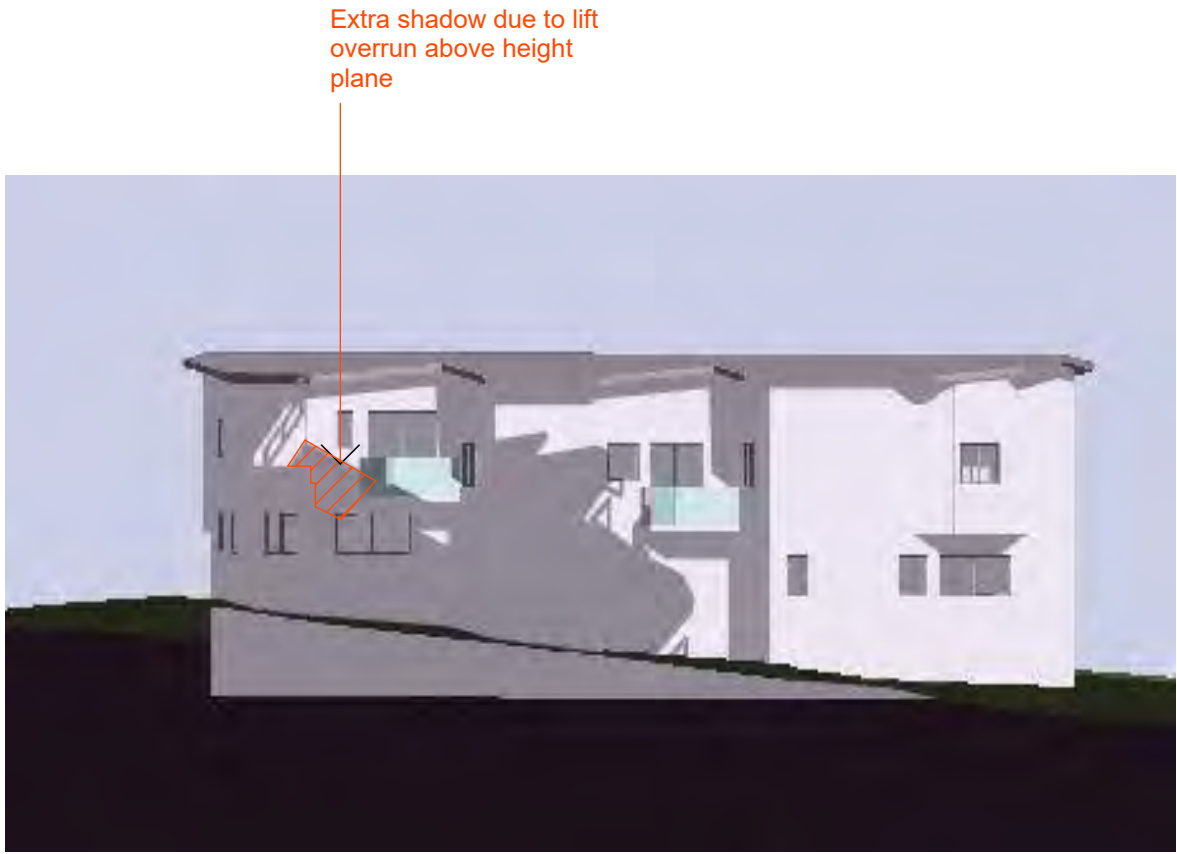
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Project No:	1911	Date:	OCT 2019	Issue:	C
Drawing No:	DA10A	Scale:	@ A1	Date Plotted:	11-Dec-20





Elevational Shadow Diagram - June 21 11 am  
596 Old South Head Rd



Elevational Shadow Diagram - June 21 11:30 am  
596 Old South Head Rd



Elevational Shadow Diagram - June 21 12:00 noon  
596 Old South Head Rd



Elevational Shadow Diagram - June 21 12:30 pm  
596 Old South Head Rd



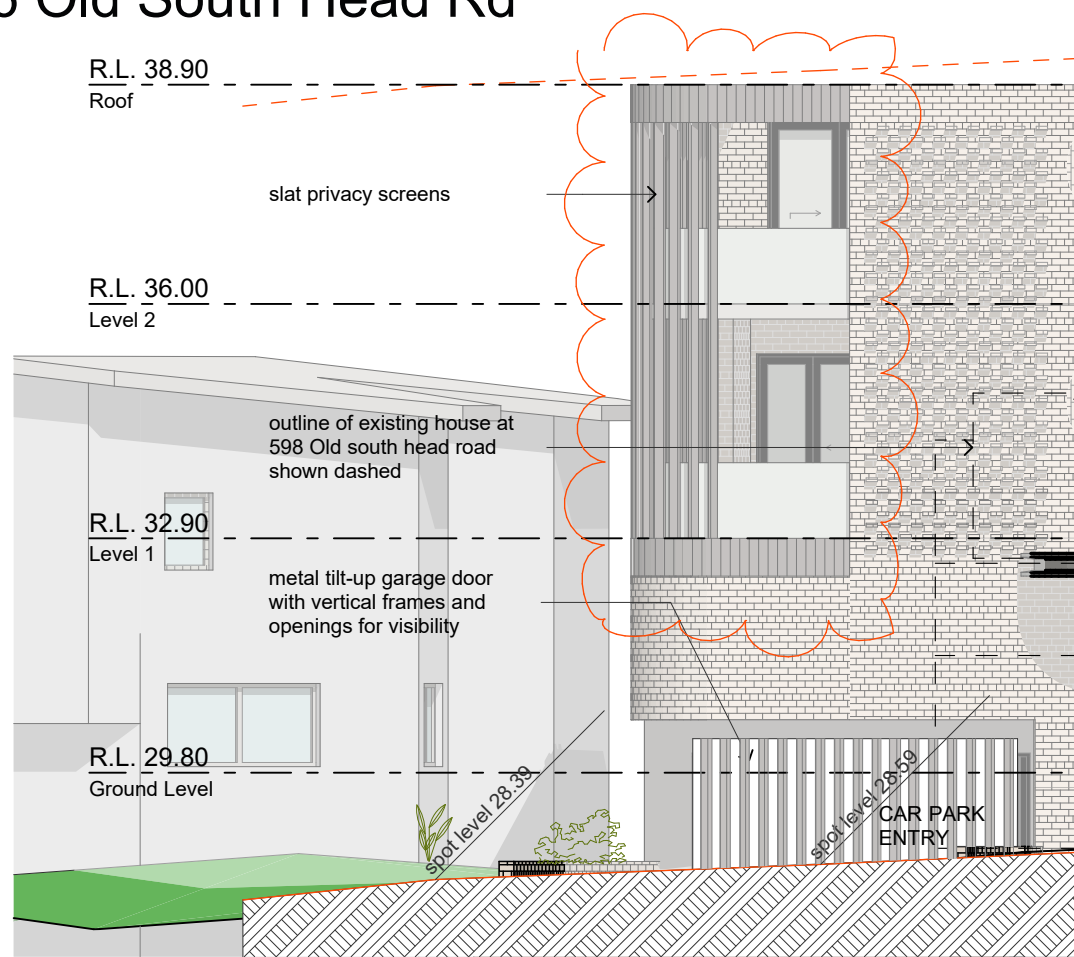
Elevational Shadow Diagram - June 21 1:00 pm  
596 Old South Head Rd



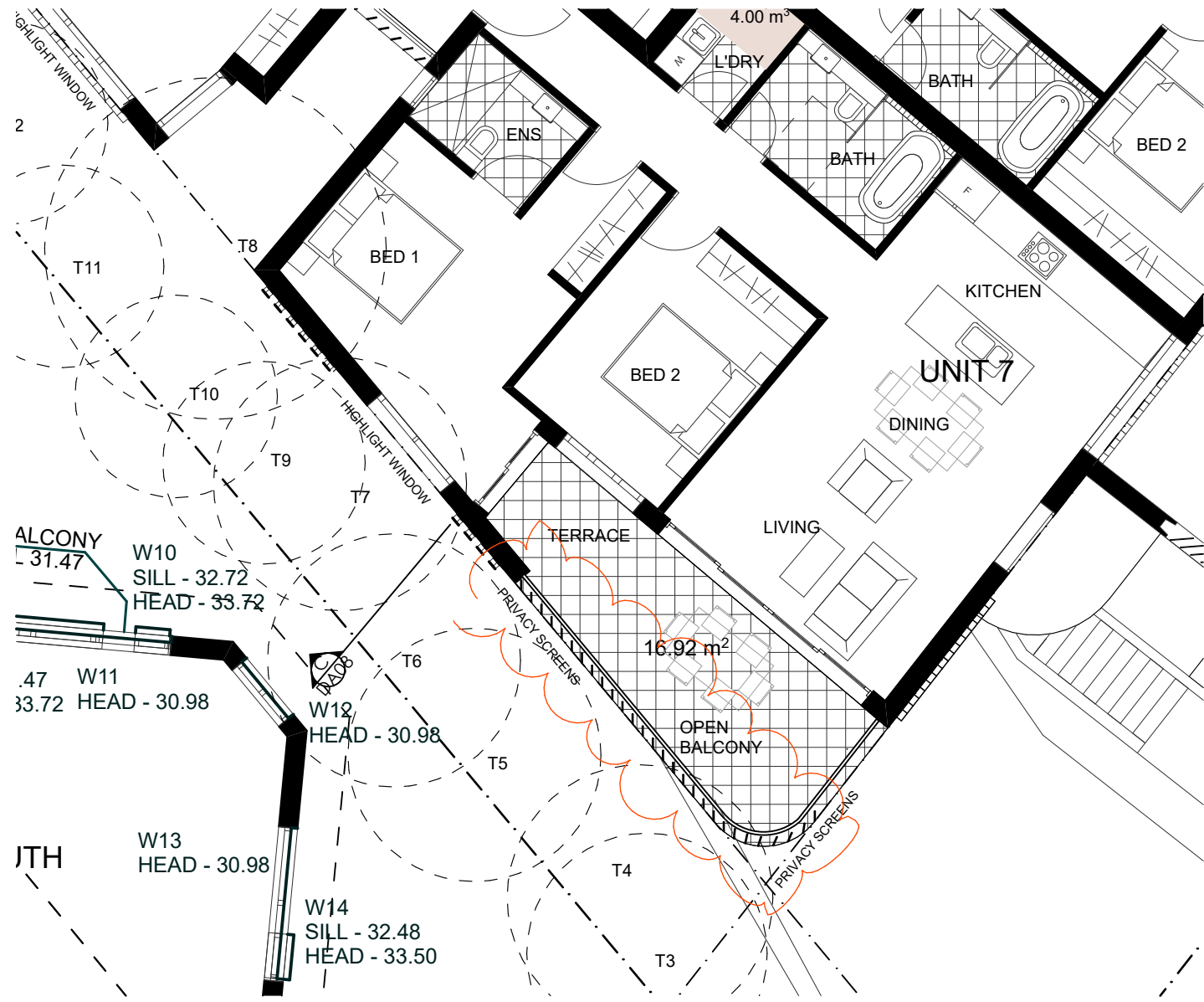
Elevational Shadow Diagram - June 21 1:30 pm  
596 Old South Head Rd



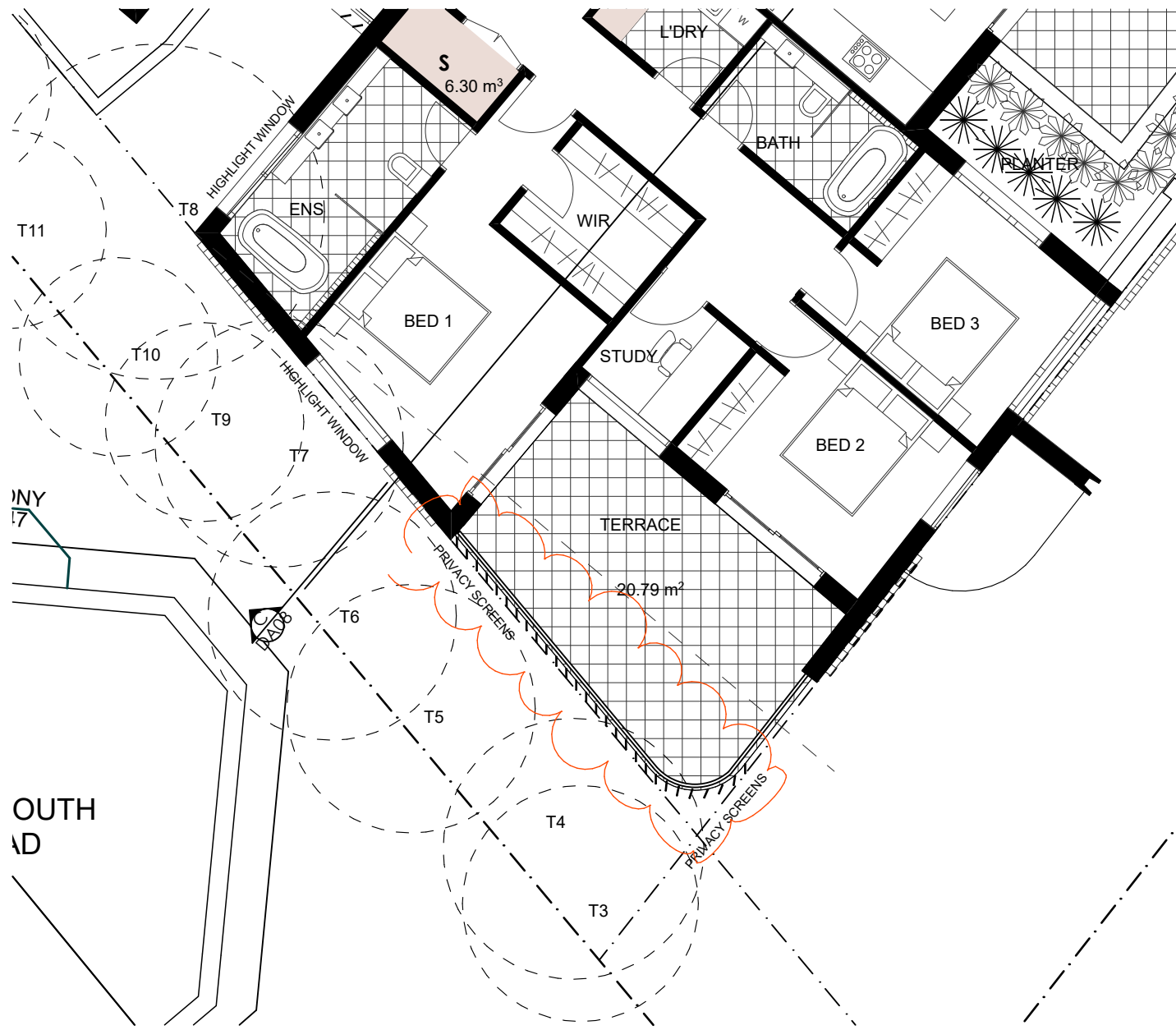
Elevational Shadow Diagram - June 21 2:00 pm  
596 Old South Head Rd



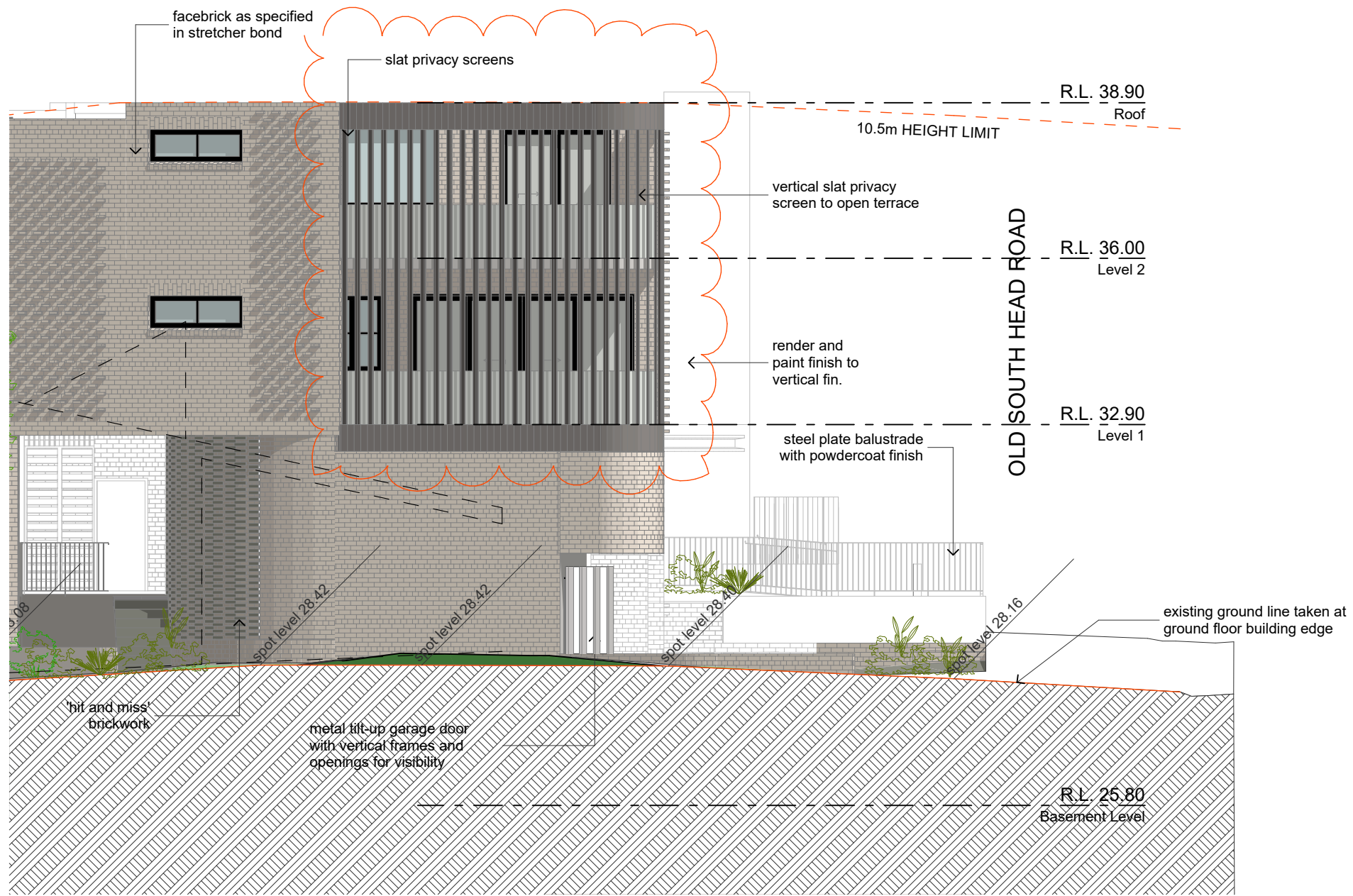
Part South Elevation



Part Floor Plan - Level 1



Part Floor Plan - Level 2



Part West Elevation

A	S34 Revisions	30/11/2020
Issue	Amendment	Date

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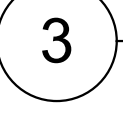
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ABN 48 090 878 827 NSW ARB REG ARCHITECT: GELDER # 6126

### S34 Conference Revisions

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Project No:	1911	Date:	OCT 2019	Issue:	
Drawing No:	SK01	Scale:	1:100 @ A1		
		Date Plotted:	11-Dec-20		





CONTENTION 1a & 1b -  
FSR REDUCED TO  
PERMITTED 1:1.001

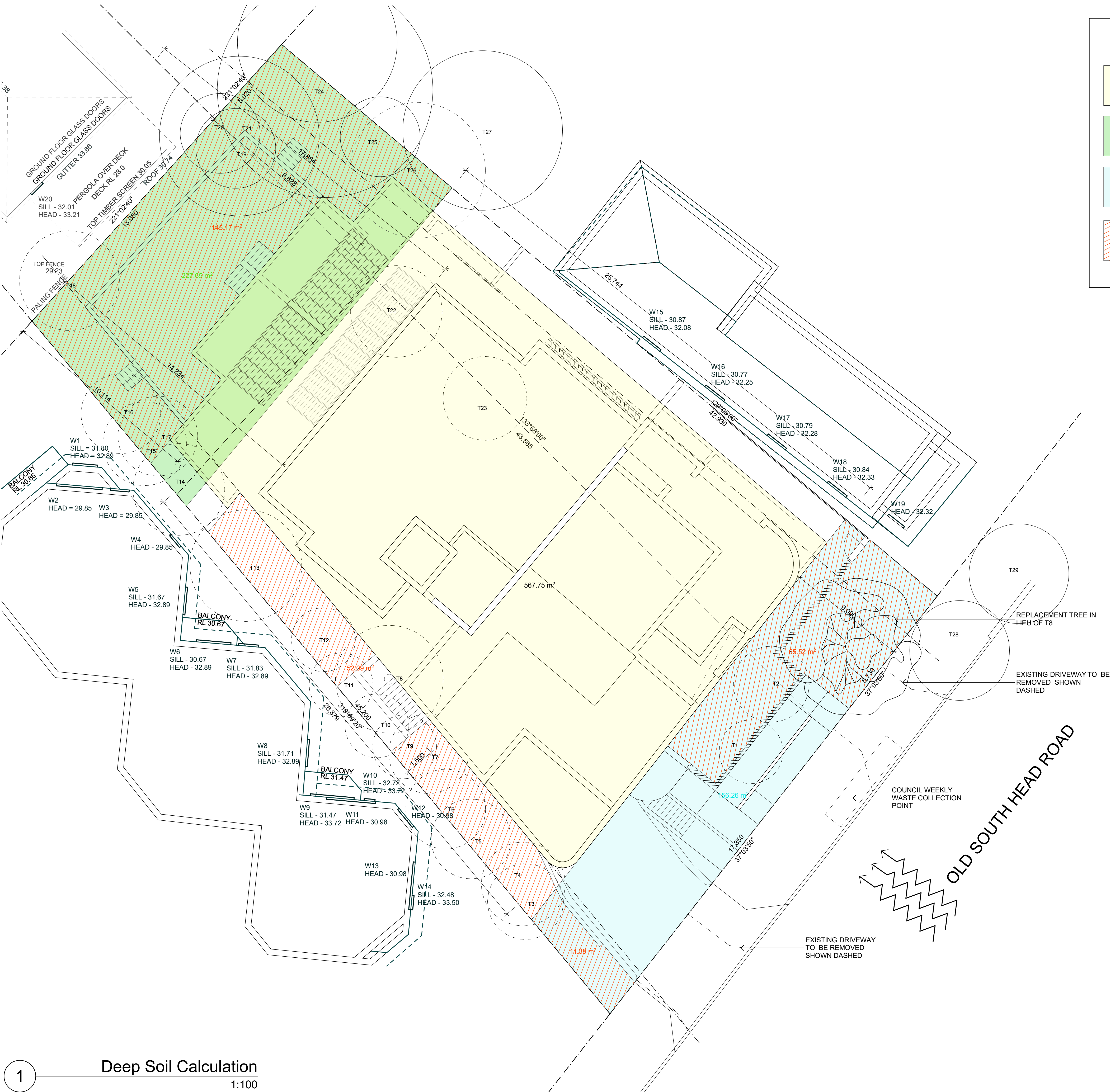
**Residential Development**  
at  
**598-600 Old South Head**  
**Road Rose Bay NSW**  
for  
**Conrina Living Rose Bay P/L**

Level 2 19-23 Bridge Street PYMBLE NSW 2073 AUSTRALIA  
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C:\Projects\17111-585-000-Old South Head Rd. RCSE-BAY01-Plan\02-DAT\17111-0A-ARCH-WY22-C0085-6-585-WINDOWS.RVT  
A1 ORIGINAL SIZE  
CHECKED.plt





LEGEND

BUILDING ENVELOPE

REAR SETBACK

FRONT SETBACK

DEEP SOIL LANDSCAPING

TOTAL SITE AREA = 987.8M<sup>2</sup>

DEEP SOILS AREA WITH MINIMUM DIMENSIONS OF 2M X 2M

**FRONT SETBACK DEEP SOIL CALCULATION**  
FRONT SETBACK AREA = 156.26M<sup>2</sup>  
REQUIRED DEEP SOIL WITHIN FRONT SETBACK = 156.26M<sup>2</sup> x 40%  
= 62.50M<sup>2</sup>  
PROPOSED DEEP SOIL WITHIN FRONT SETBACK = 76.9M<sup>2</sup> (49.2%)

**REAR SETBACK DEEP SOIL CALCULATION**  
REAR SETBACK AREA = 227.65M<sup>2</sup>  
REQUIRED DEEP SOIL WITHIN REAR SETBACK = 227.65M<sup>2</sup> x 50%  
= 113.82M<sup>2</sup>  
PROPOSED DEEP SOIL WITHIN REAR SETBACK = 145.17M<sup>2</sup> (63.8%)

**TOTAL DEEP SOIL CALCULATION (OUTSIDE BUILDABLE AREA)**  
BUILDABLE AREA = 567.75M<sup>2</sup>  
AREA OUTSIDE BUILDABLE AREA = 987.8 - 567.75M<sup>2</sup>  
= 420.05M<sup>2</sup>  
REQUIRED DEEP SOIL AREA = 420.05 x 50%  
= 210.03M<sup>2</sup>  
PROPOSED DEEP SOIL AREA = 65.52M<sup>2</sup> + 11.38 + 52.09M<sup>2</sup> + 145.17M<sup>2</sup>  
= 274.16M<sup>2</sup> (65.27%)

CONTENTION 1f - COMPLIANT FSR & DEEP SOIL LANDSCAPING

CONTENTION 5b - SUFFICIENT DEEP SOIL AREA

CONTENTION 18 - COMPLIANT DEEP SOIL AREAS UPDATED

F	S34 Revisions 5 - basement ramp revised.	07/08/2020
E	S34 Revisions 4 - location of door to basement revised.	15/07/2020
D	S34 Revisions 3	30/06/2020
C	S34 Revisions 2	16/06/2020
B	S34 Revisions	27/05/2020
A	Development Application Issue	03/12/2019
Issue	Amendment	Date

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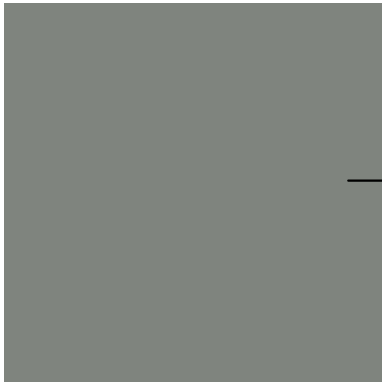
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Deep Soil Area Calculation

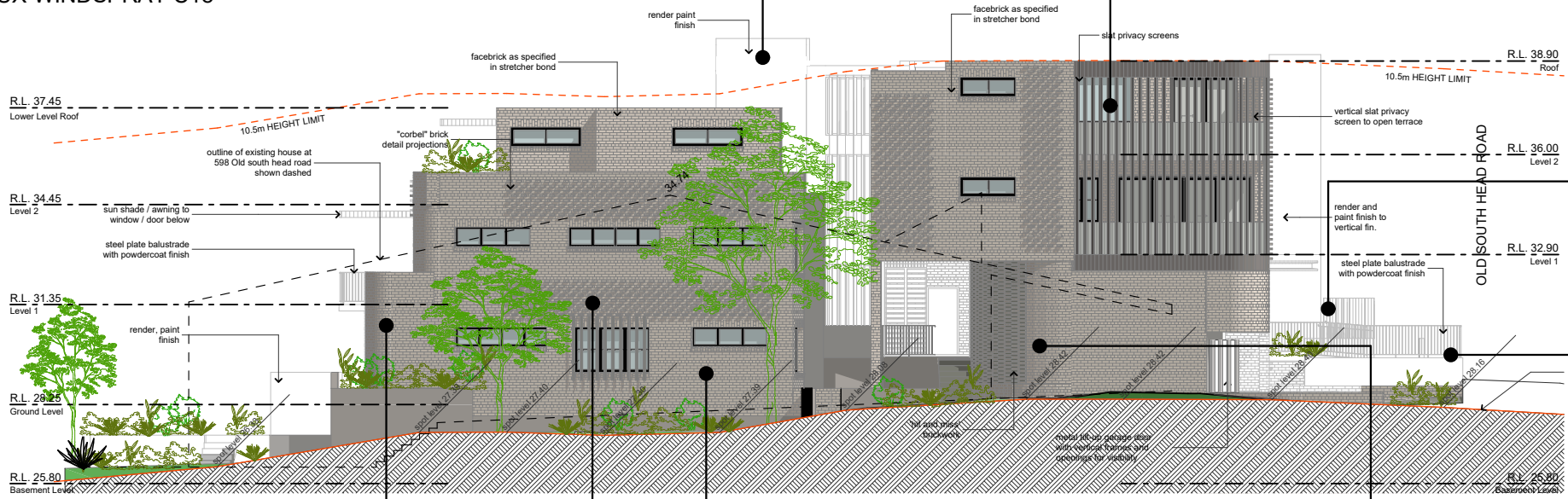
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Project No:	1911	Date:	OCT 2019	Issue:	F
Drawing No:	DA12	Scale:	1:100 @ A1	Date Plotted:	11-Dec-20





RENDER PAINT FINISH -  
DULUX WINDSPRAY C18



VERTICAL SLAT PRIVACY SCREENS -  
COLOUR WOODLAND GREY



ALUMINIUM BLADE FENCE -  
COLOUR WOODLAND GREY



BOWRAL SEMMINTEL SILVER BRICKS - STACKED BOND  
TO CURVED CORNERS



BOWRAL SEMMINTEL SILVER BRICKS -  
STRETCHER BOND



HIT AND MISS BRICK  
WALL DETAIL



STEEL BARS BALUSTRADE -  
DARK COLOUR POWDERCOAT



"CORBEL" BRICK DETAIL

NOTE -  
IMAGES ARE FOR REFERENCING  
PURPOSES ONLY



HIT AND MISS BRICK WALL DETAIL EXAMPLES

F	S34 Revisions 5 - basement ramp revised.	07/08/2020
E	S34 Revisions 4 - location of door to basement revised.	15/07/2020
D	S34 Revisions 3	30/06/2020
C	S34 Revisions 2	16/06/2020
B	S34 Revisions	27/05/2020
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Sample Board

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Project No:	1911	Date:	OCT 2019	Issue:	F
Drawing No:	DA15	Scale:	1:200, 1:3.09, @ A1	Date Plotted:	11-Dec-20





F	S34 Revisions 5 - basement ramp revised.	07/08/2020
E	S34 Revisions 4 - location of door to basement revised.	15/07/2020
D	S34 Revisions 3	30/06/2020
C	S34 Revisions 2	16/06/2020
B	S34 Revisions	27/05/2020
A	Development Application Issue	03/12/2019
Issue	Amendment	Date

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Photomontage

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Project No:	1911	Date:	OCT 2019	Issue
Drawing No:	DA16	Scale:	1:2.09 @ A1	F
		Date Plotted:	11-Dec-20	