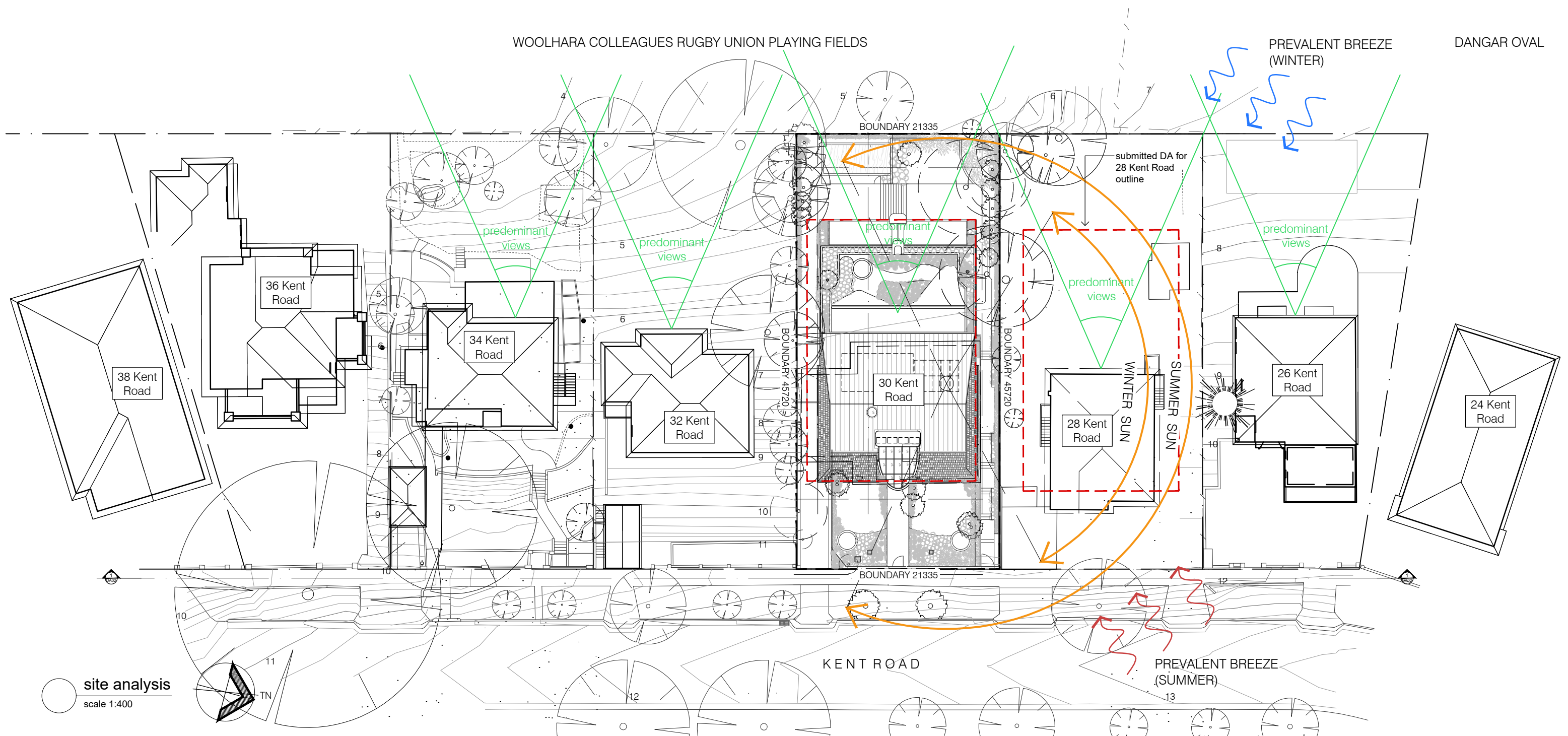


issue	date	description
A	18.07.17	first_issue
E	19.10.21	without_prejudice_meeting
F	19.11.06	revised_dwgs
G	19.12.24	further_amendments
H	20.04.02	lec_issue
I	20.04.22	lec_amended

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ABN 80 003 635 372
NOM REG NO. 4895

site analysis
LEC ISSUE
30 kent road, rose bay nsw 2029
30 kent road

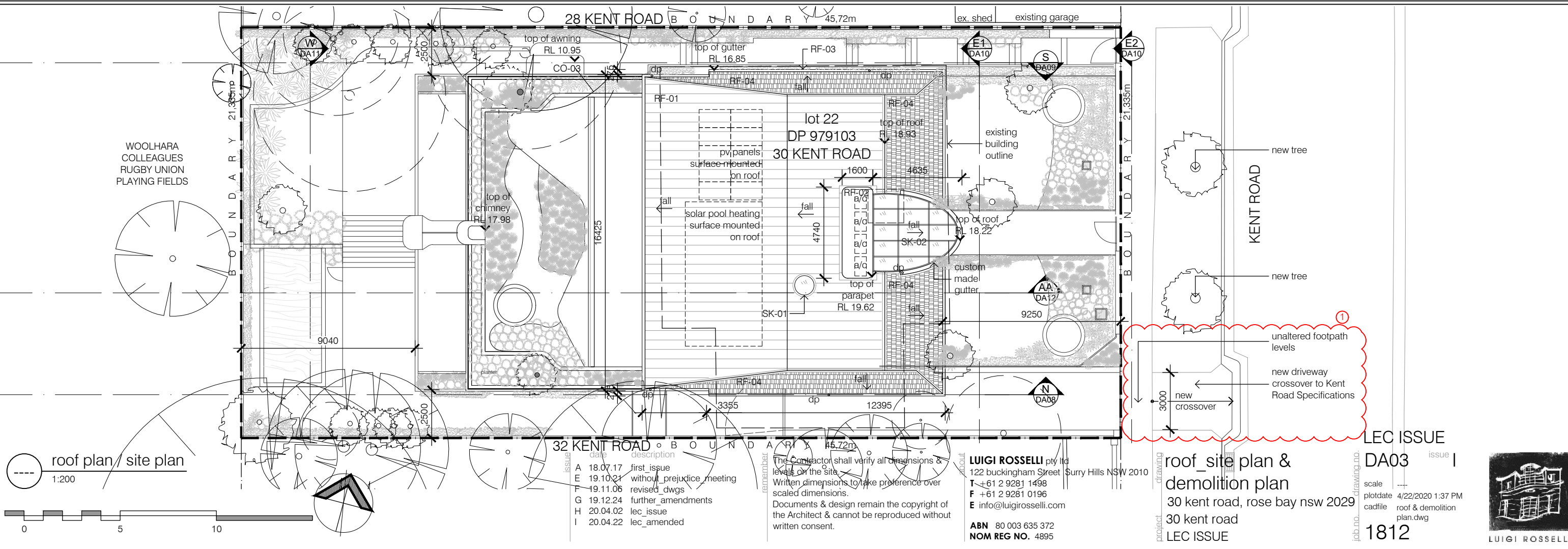
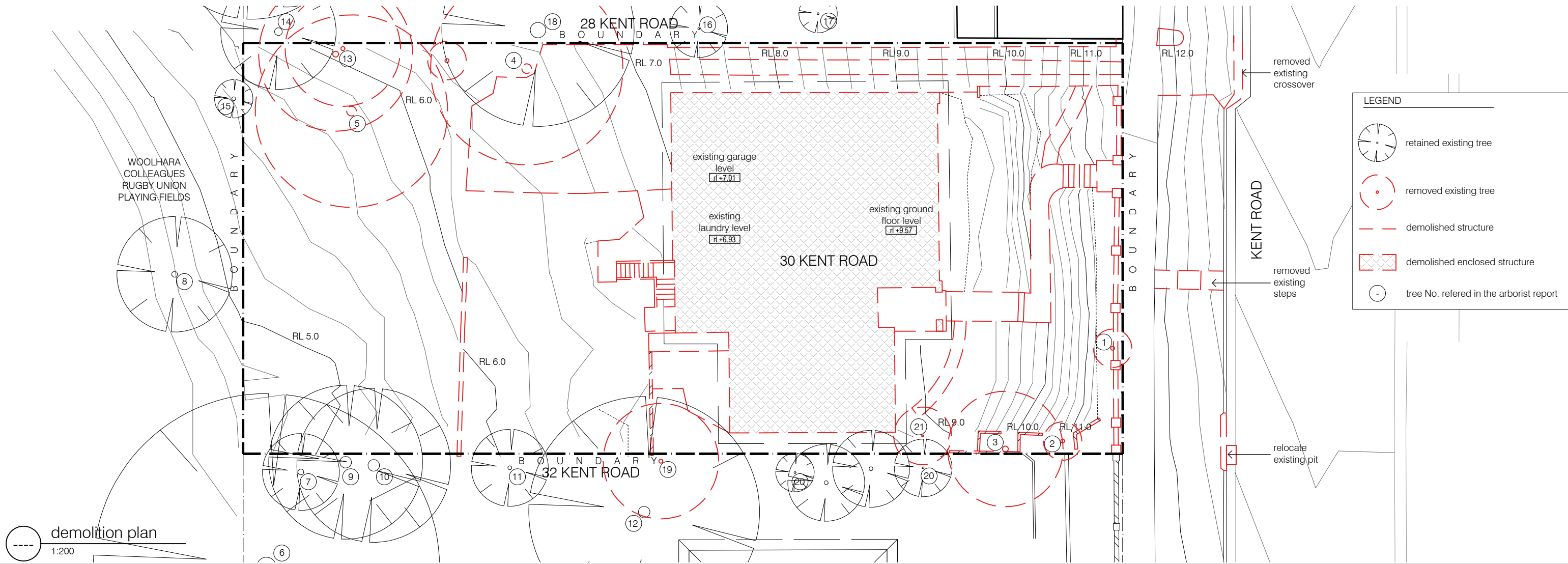
LEC ISSUE
DA02 issue 1

scale ----
plotdate 4/22/2020 1:37 PM
cadfile site analysis.dwg

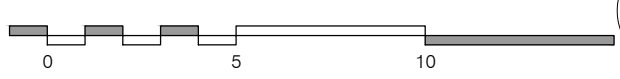
1812



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roof plan / site plan
1:200



issue	date	description
A	18.07.17	first issue
E	19.10.21	without prejudice meeting
F	19.11.06	revised dwgs
G	19.12.24	further amendments
H	20.04.02	lec issue
I	20.04.22	lec amended

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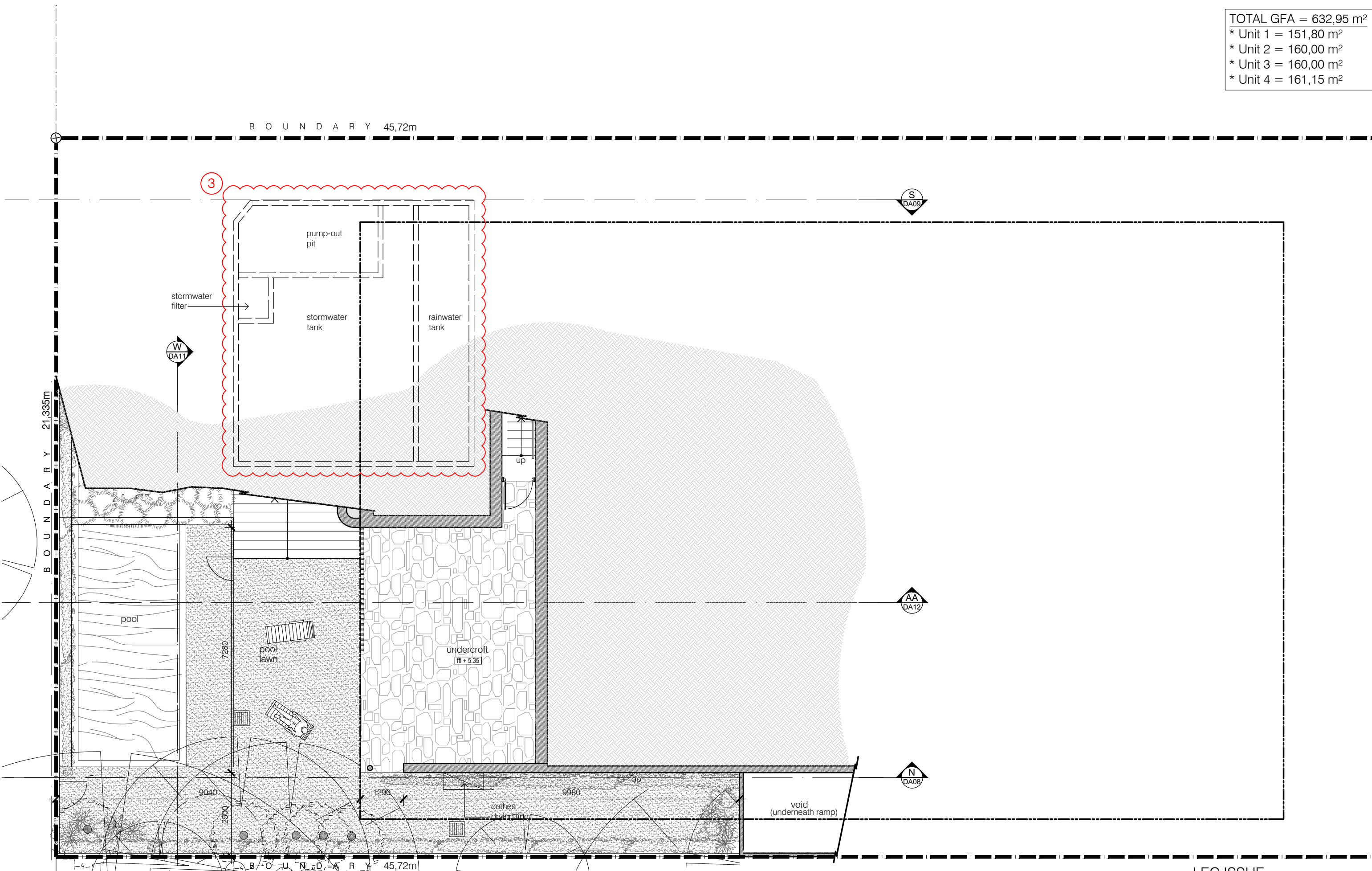
ABN 80 003 635 372
NOM REG NO. 4895

roof site plan &
demolition plan
30 kent road, rose bay nsw 2029
30 kent road
LEC ISSUE

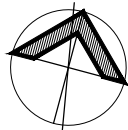
LEC ISSUE
DA03 issue 1
scale
plotdate 4/22/2020 1:37 PM
cadfile roof & demolition
plan.dwg
1812



TOTAL GFA = 632,95 m ²
* Unit 1 = 151,80 m ²
* Unit 2 = 160,00 m ²
* Unit 3 = 160,00 m ²
* Unit 4 = 161,15 m ²



pool & undercroft level
scale 1:100



issue	date	description
A	18.07.17	first_issue
E	19.10.21	without_prejudice_meeting
F	19.11.06	revised_dwgs
G	19.12.24	further_amendments
H	20.04.02	lec_issue
I	20.04.22	lec_amended

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pool & undercroft
level
30 kent road, rose bay nsw 2029
30 kent road

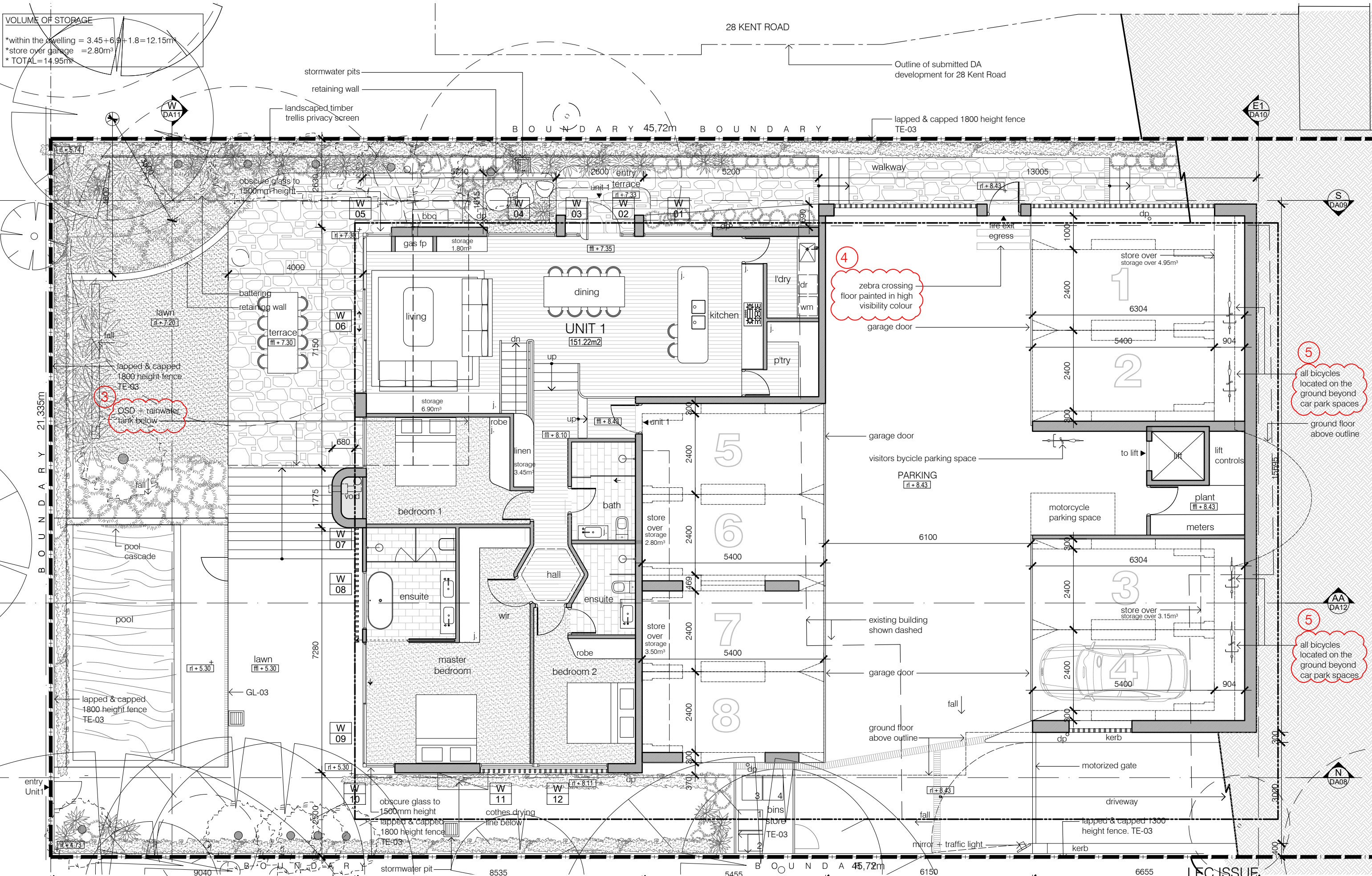
LEC ISSUE
DA04 issue 1

scale ----
plotdate 4/22/2020 1:38 PM
cadfile gazebo floor.dwg

1812



VOLUME OF STORAGE
*within the dwelling = 3.45+6.9+1.8=12.15m³
*store over garage = 2.80m³
*TOTAL=14.95m³



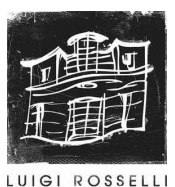
issue	date	description
A	18.07.17	first issue
C	18.12.20	additional information
E	19.10.21	without prejudice meeting
F	19.11.06	revised dwgs
G	19.12.24	further amendments
H	20.04.02	lec_issue
I	20.04.22	lec_amended

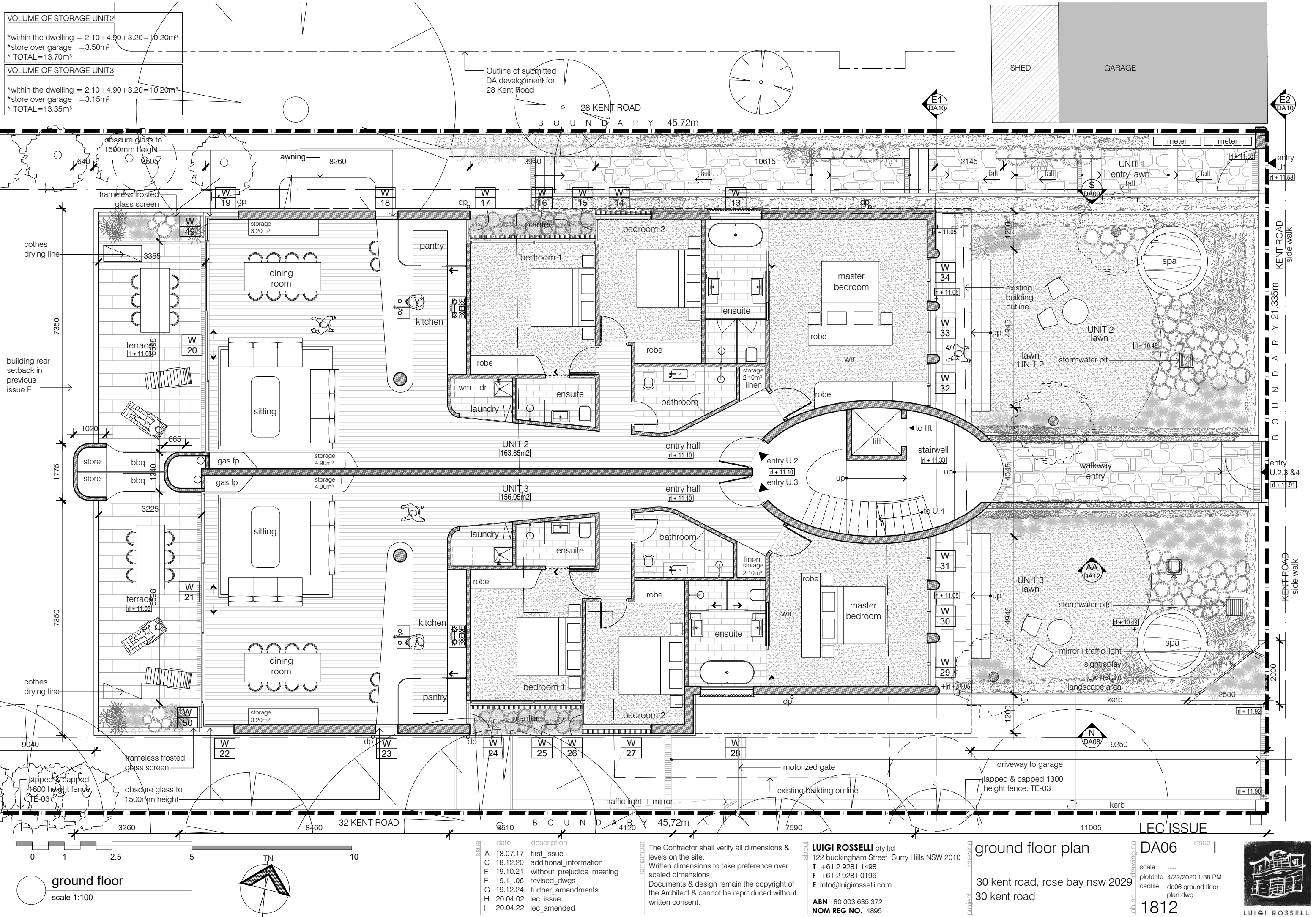
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lower ground floor
plan
30 kent road, rose bay nsw 2029
30 kent road

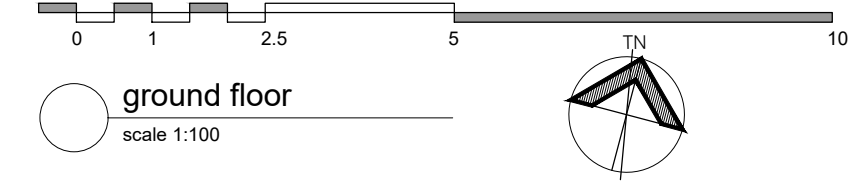
LEC ISSUE
DA05 issue 1
scale ----
plotdate 4/22/2020 3:46 PM
cadfile da05 lower ground floor plan.dwg
1812





VOLUME OF STORAGE UNIT2
*within the dwelling = 2.10+4.90+3.20=10.20m³
*store over garage =3.50m³
* TOTAL=13.70m³

VOLUME OF STORAGE UNIT3
*within the dwelling = 2.10+4.90+3.20=10.20m³
*store over garage =3.15m³
* TOTAL=13.35m³



issue	date	description
A	18.07.17	first issue
C	18.12.20	additional_information
E	19.10.21	without_prejudice_meeting
F	19.11.06	revised_dwgs
G	19.12.24	further_amendments
H	20.04.02	lec_issue
I	20.04.22	lec_amended

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ground floor plan

30 kent road, rose bay nsw 2029

30 kent road

DA06 issue 1

scale ----

plotdate 4/22/2020 1:38 PM

cadfile da06 ground floor plan.dwg

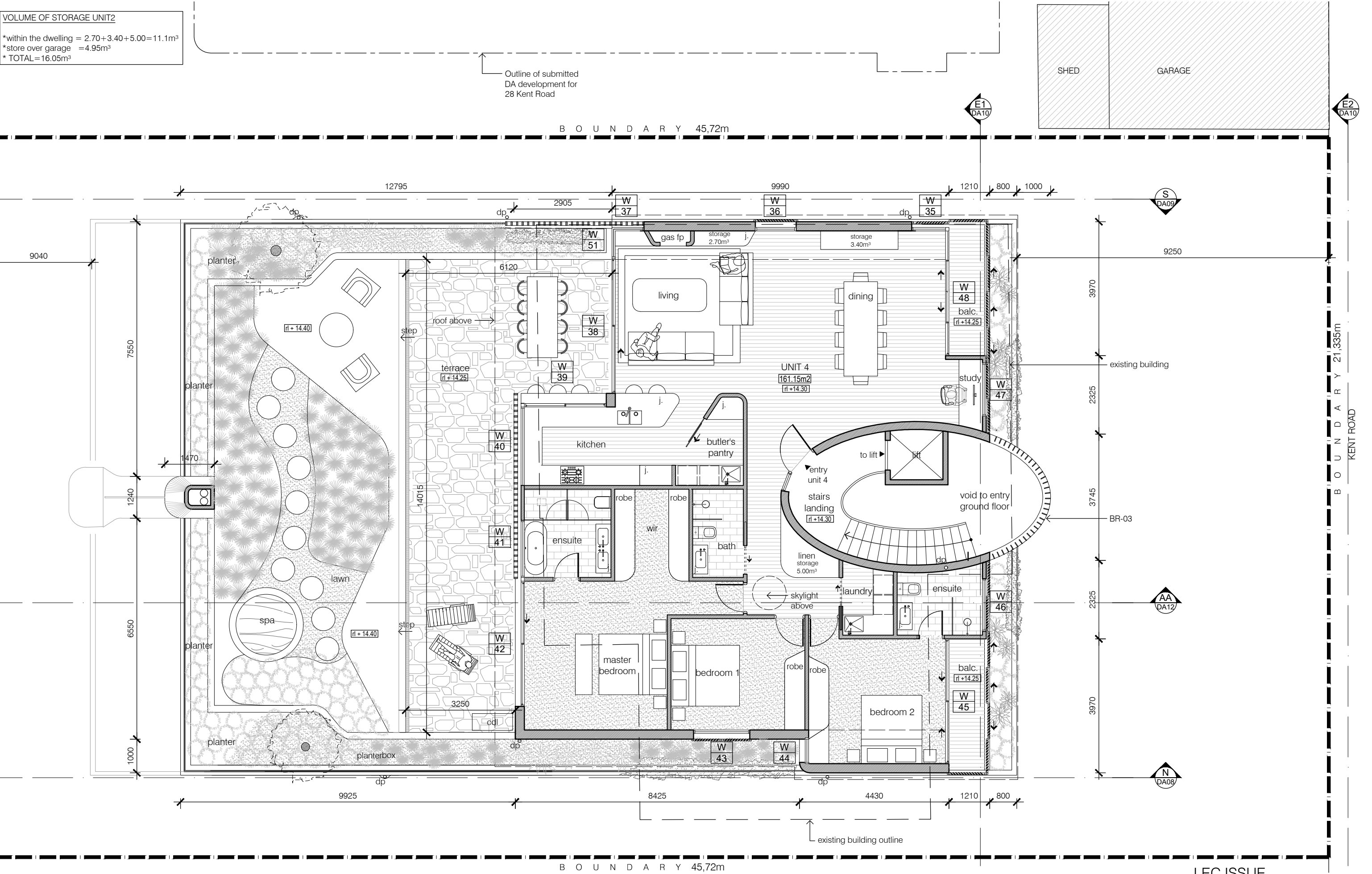
1812

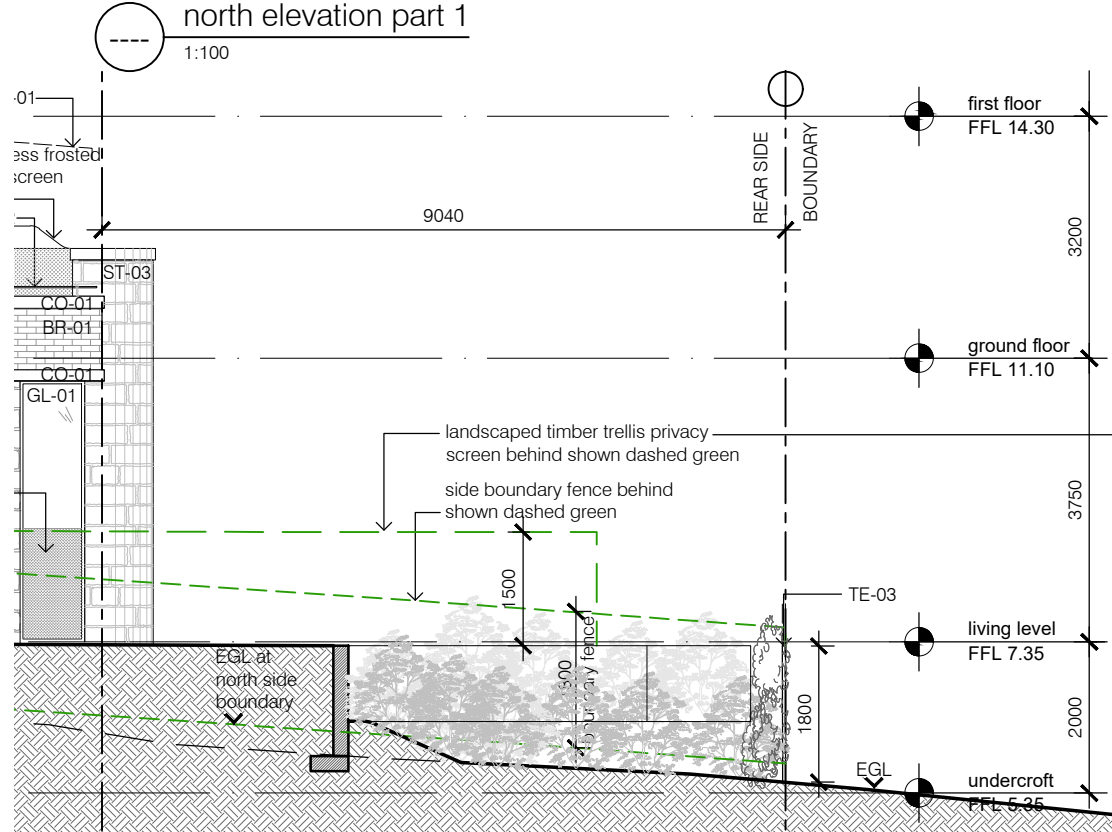
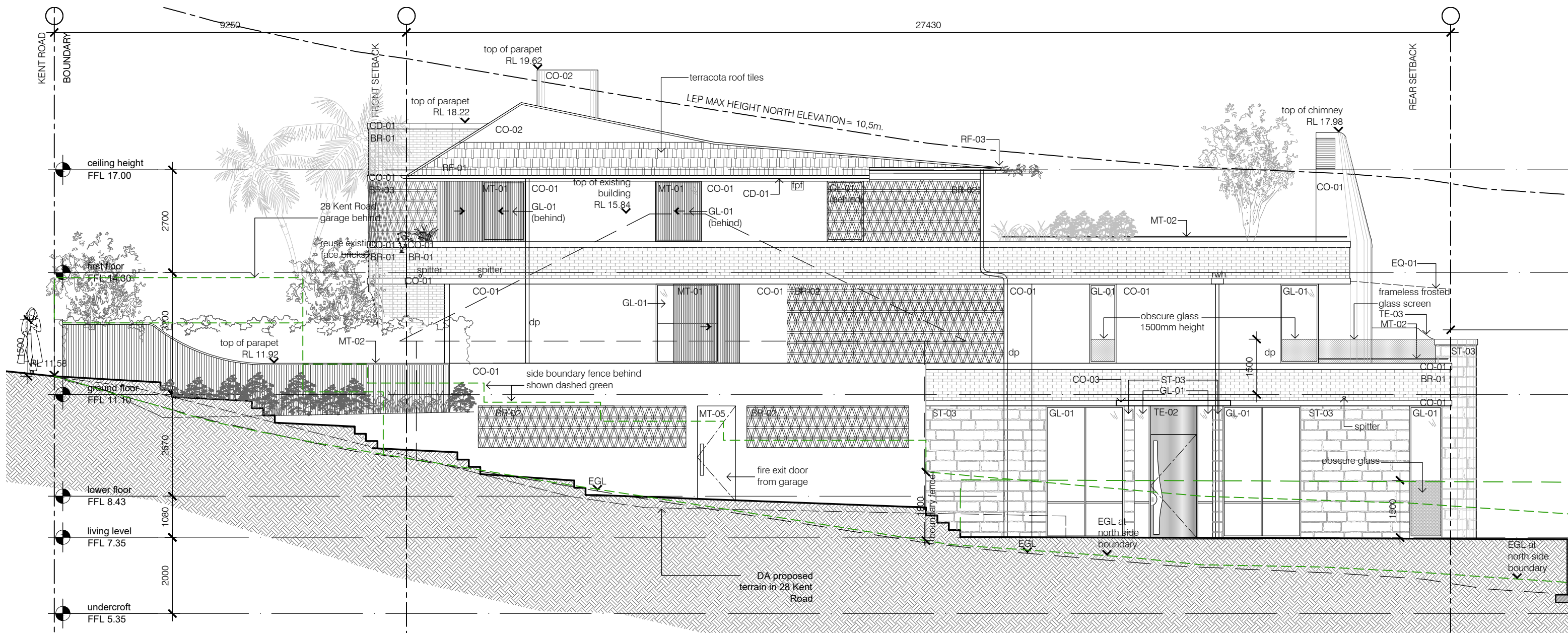
VOLUME OF STORAGE UNIT2

*within the dwelling = 2.70+3.40+5.00=11.1m³

*store over garage =4.95m³

* TOTAL=16.05m³





timber posts and steel trellis landscaped privacy screen

issue	date	description
A	18.07.17	first_issue
E	19.10.21	without_prejudice_meeting
F	19.11.06	revised_dwgs
G	19.12.24	further_amendments
H	20.04.02	lec_issue
I	20.04.22	lec_amended

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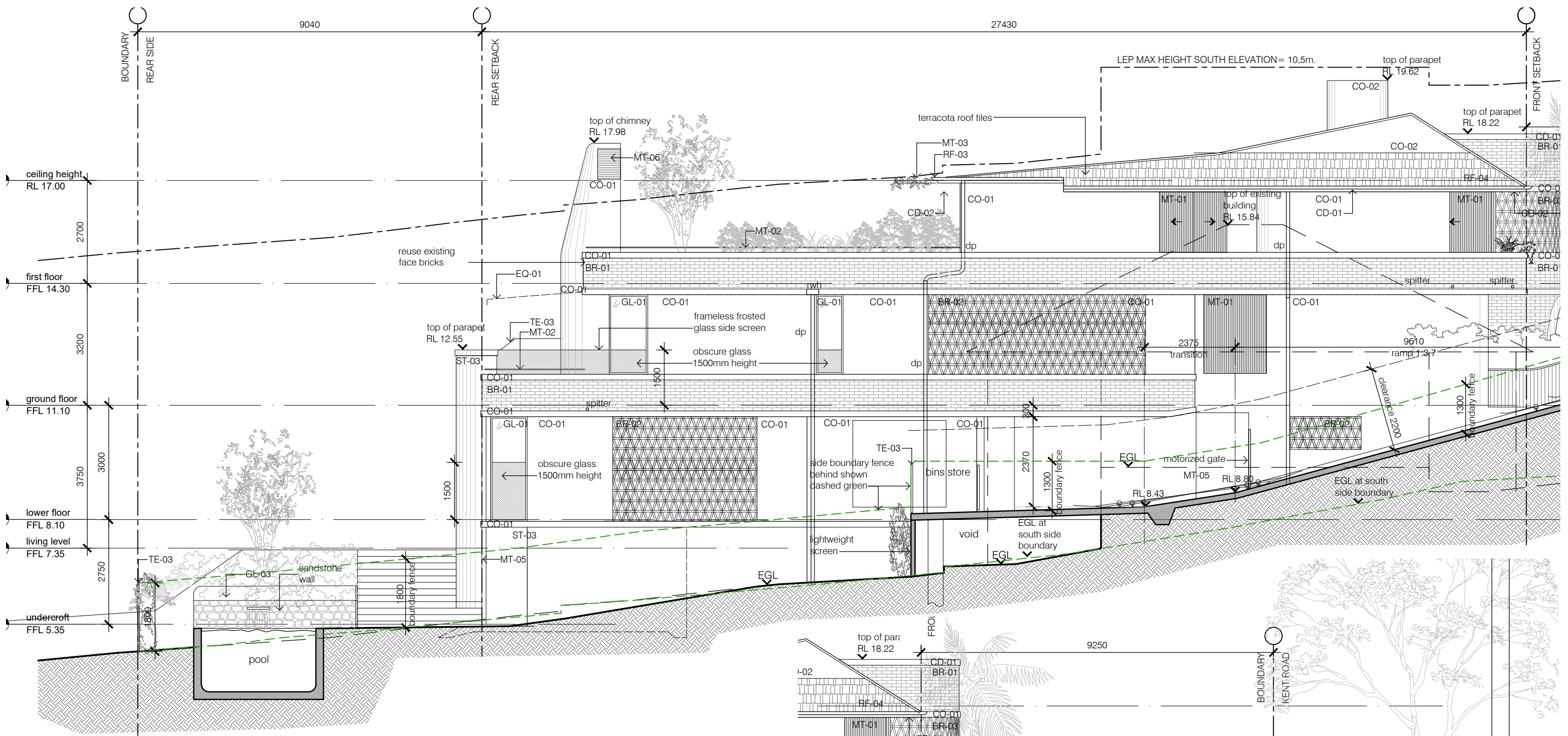
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north elevation
30 kent road, rose bay nsw 2029
30 kent road

LEC ISSUE
DA08 issue 1
scale ----
plotdate 4/22/2020 1:38 PM
cadfile north elevation.dwg
1812



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○ south elevation part 1
1:100

○ south elevation part 2
1:100

issue	date	description
A	18.07.17	first issue
C	18.12.20	additional information
E	19.10.21	without prejudice meeting
F	19.11.06	revised dwgs
G	19.12.24	further amendments
H	20.04.02	lec_issue
I	20.04.22	lec_amended

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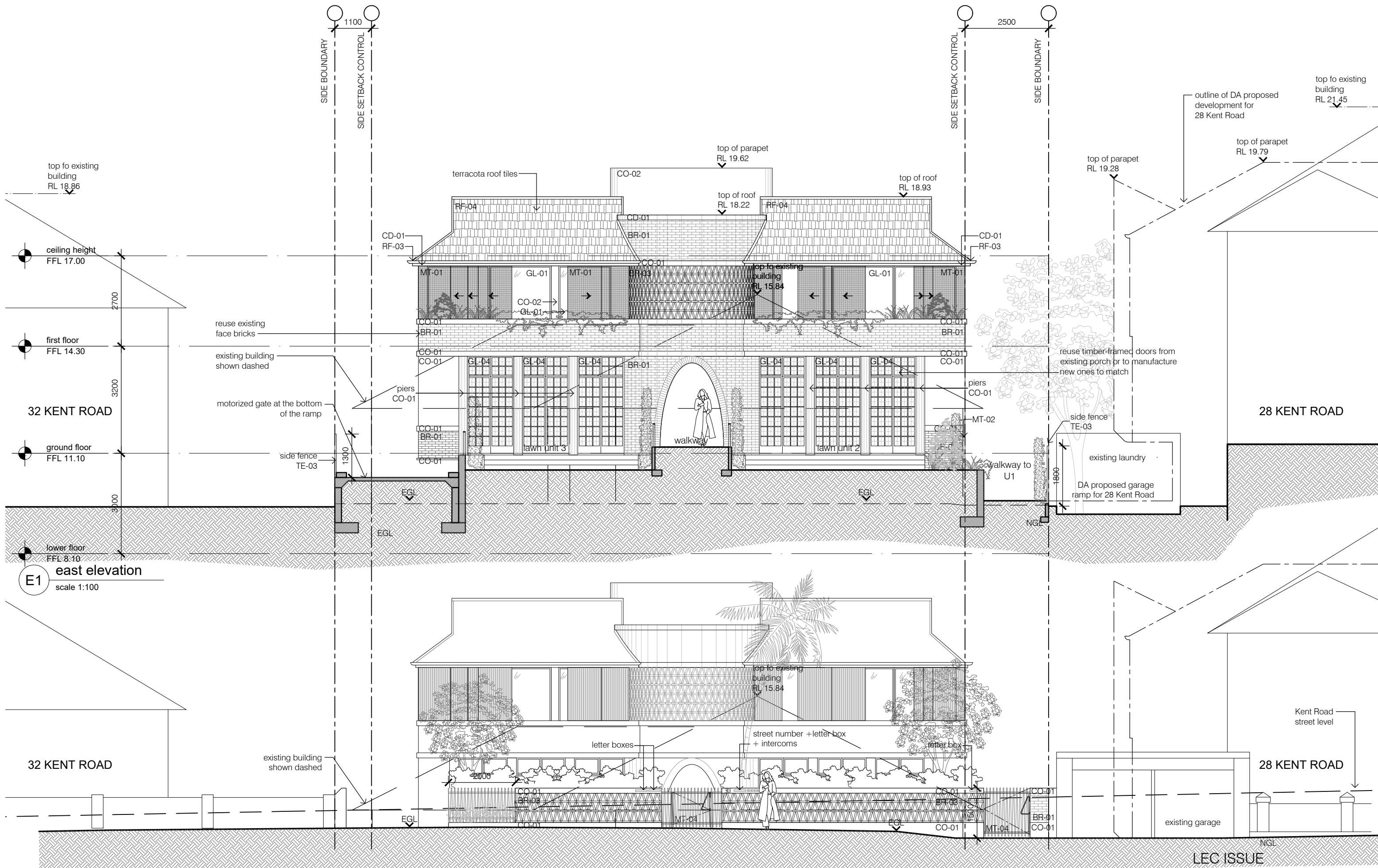
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ABN 80 003 635 372
NOM REG NO. 4895

project drawing
south elevation
30 kent road, rose bay nsw 2029
30 kent road

LEC ISSUE
DA09 issue 1
scale ----
plotdate 4/22/2020 1:38 PM
cadfile da09 south elevation.dwg
job.no. 1812





E1 east elevation
scale 1:100

E2 kent road street elevation
scale 1:100

issue	date	description
A	18.07.17	first issue
C	18.12.20	additional information
E	19.10.21	without_prejudice_meeting
F	19.11.06	revised_dwgs
G	19.12.24	further_amendments
H	20.04.02	lec_issue
I	20.04.22	lec_amended

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east elevation
30 kent road, rose bay nsw 2029
30 kent road

LEC ISSUE
DA10 issue 1
scale ----
plotdate 4/22/2020 1:38 PM
cadfile da10 east elevation.dwg
1812





west elevation
1:100

issue	date	description
A	18.07.17	first_issue
E	19.10.21	without_prejudice_meeting
F	19.11.06	revised_dwgs
G	19.12.24	further_amendments
H	20.04.02	lec_issue
I	20.04.22	lec_amended

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west elevation

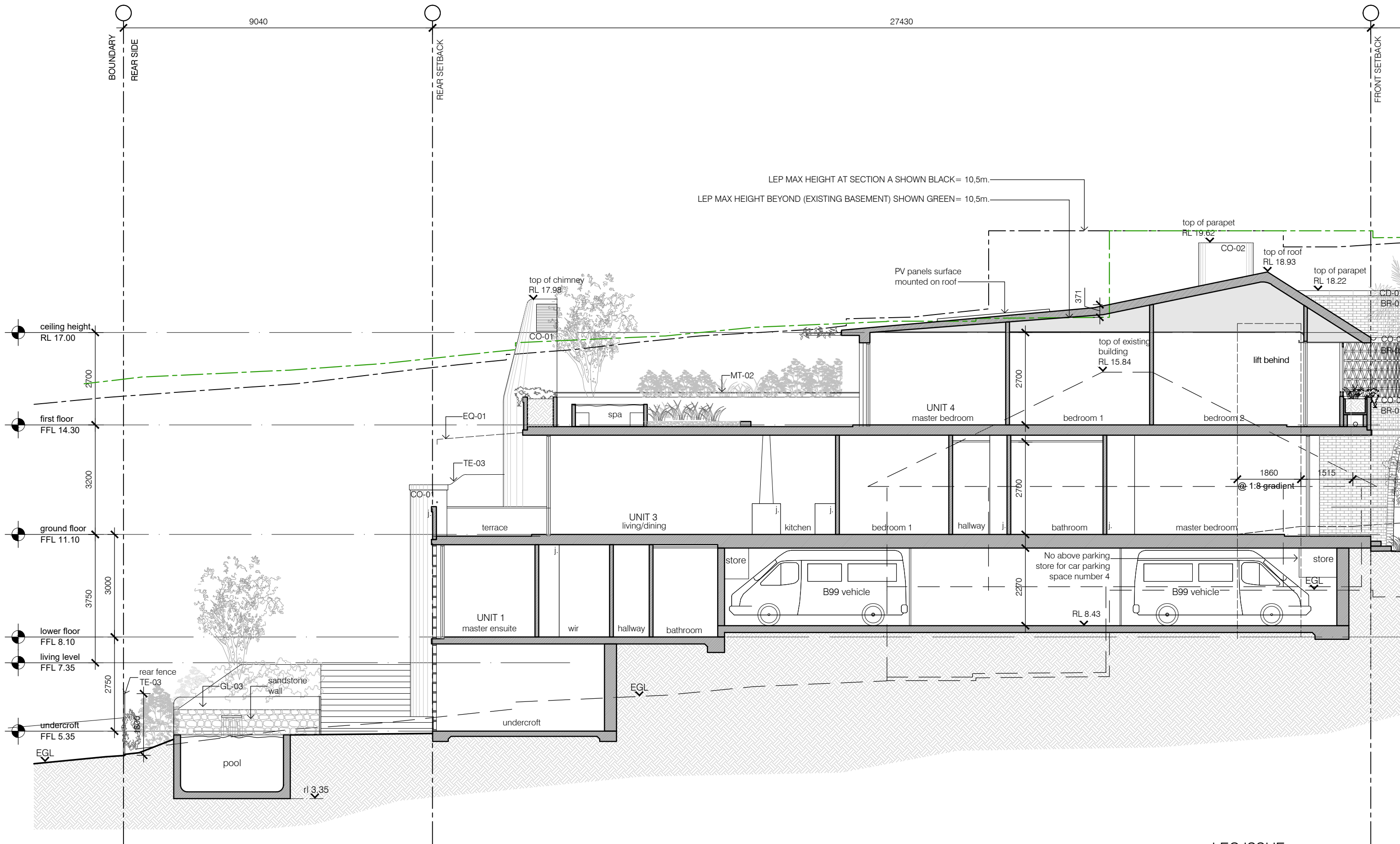
30 kent road, rose bay nsw 2029
30 kent road

LEC ISSUE
DA11 issue 1

scale ----
plotdate 4/22/2020 1:38 PM
cadfile west_elevation.dwg

1812





section AA
1:100

issue	date	description
A	18.07.17	first issue
C	18.12.20	additional information
E	19.10.21	without prejudice meeting
F	19.11.06	revised dwgs
G	19.12.24	further amendments
H	20.04.02	lec_issue
I	20.04.22	lec_amended

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section aa

30 kent road, rose bay nsw 2029
30 kent road

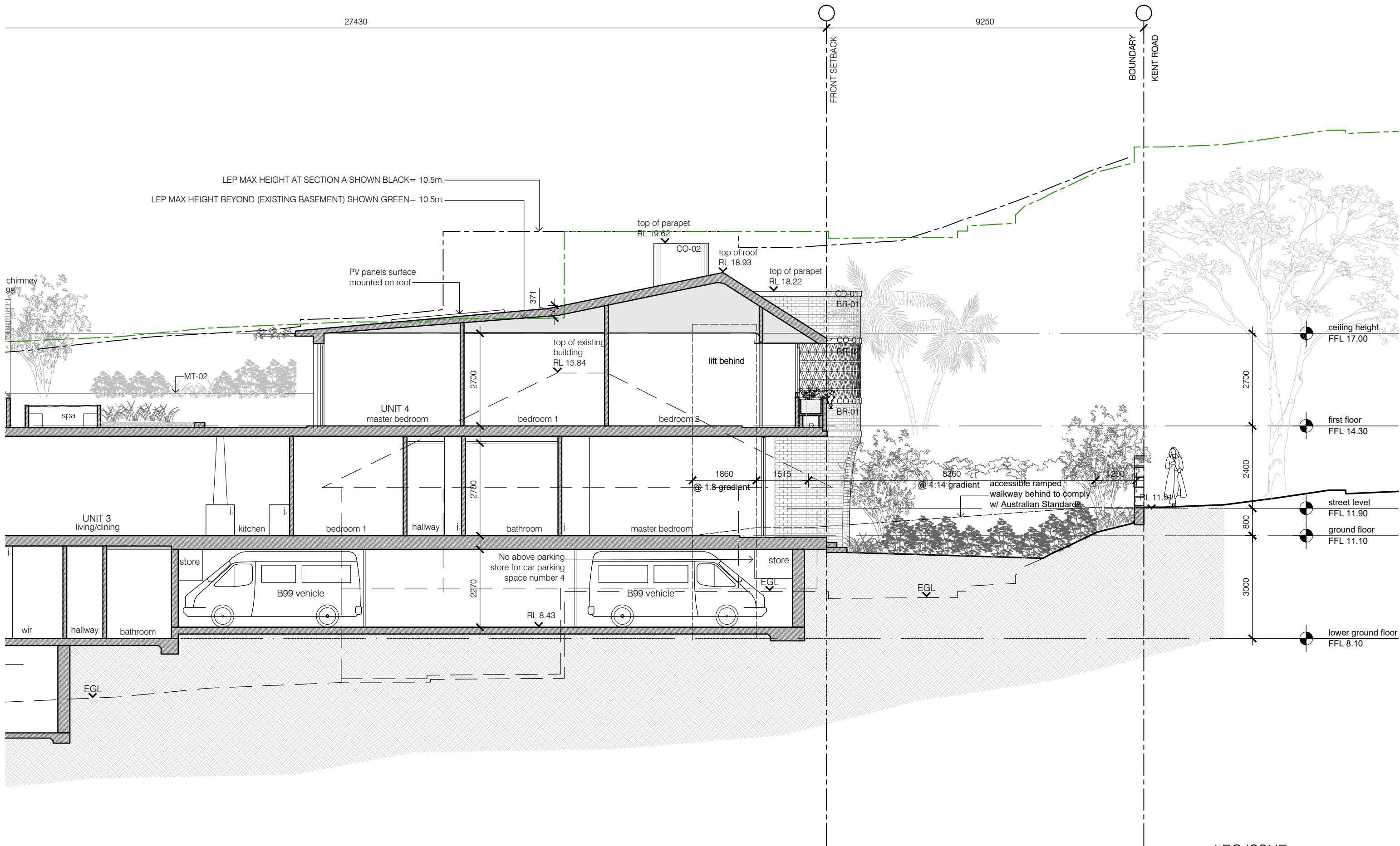
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DA12 issue I

scale ----
plotdate 4/22/2020 1:39 PM
cadfile section aa.dwg

1812



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issue	date	description
A	18.07.17	first issue
C	18.12.20	additional information
E	19.10.21	without prejudice meeting
F	19.11.06	revised dwgs
G	19.12.24	further amendments
H	20.04.02	lec_issue
I	20.04.22	lec_amended

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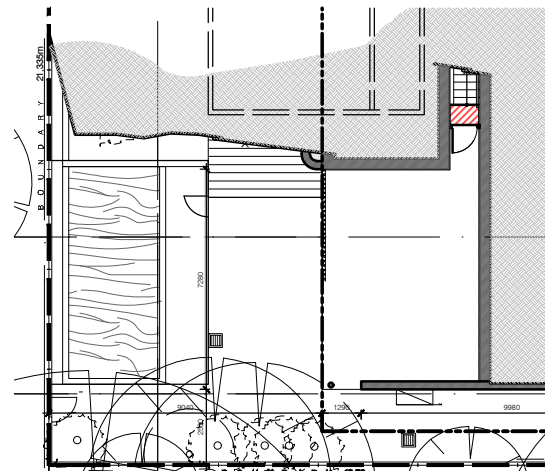
section aa part b
30 kent road, rose bay nsw 2029
30 kent road

LEC ISSUE
DA13 issue 1

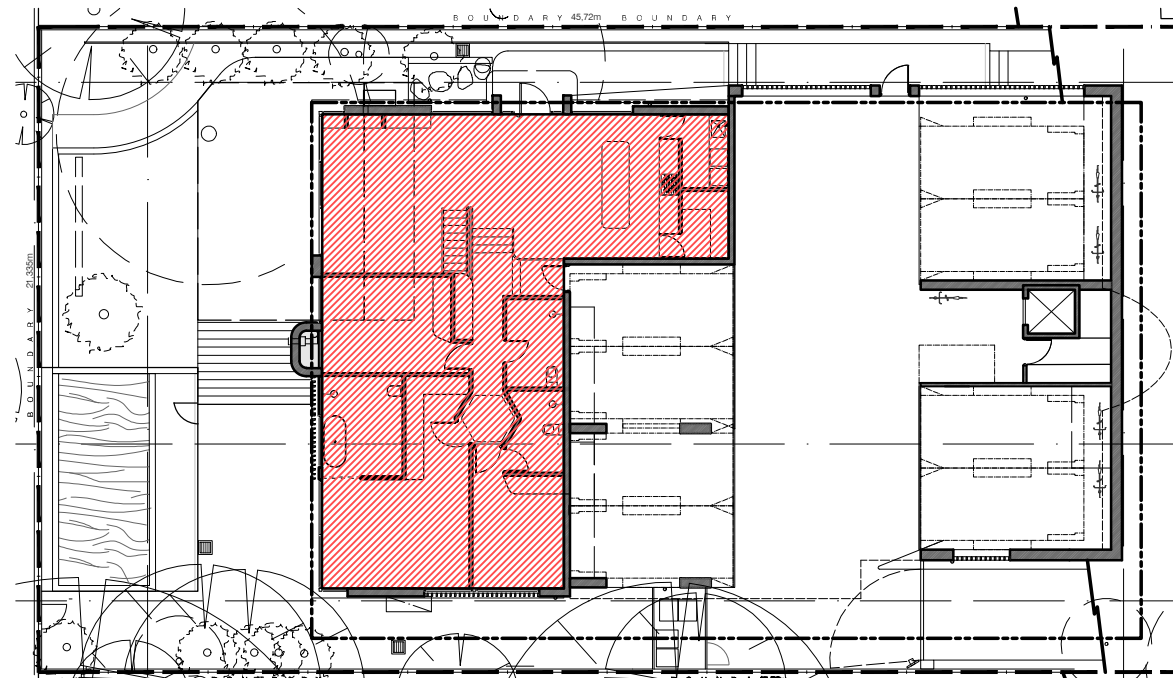
scale ----
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cadfile section aa part b.dwg

1812

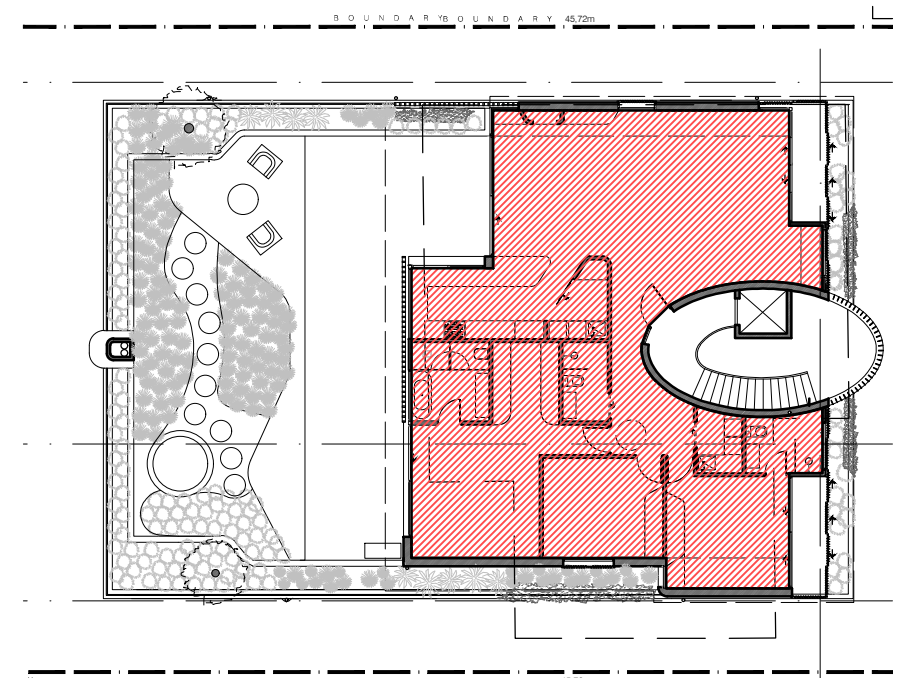




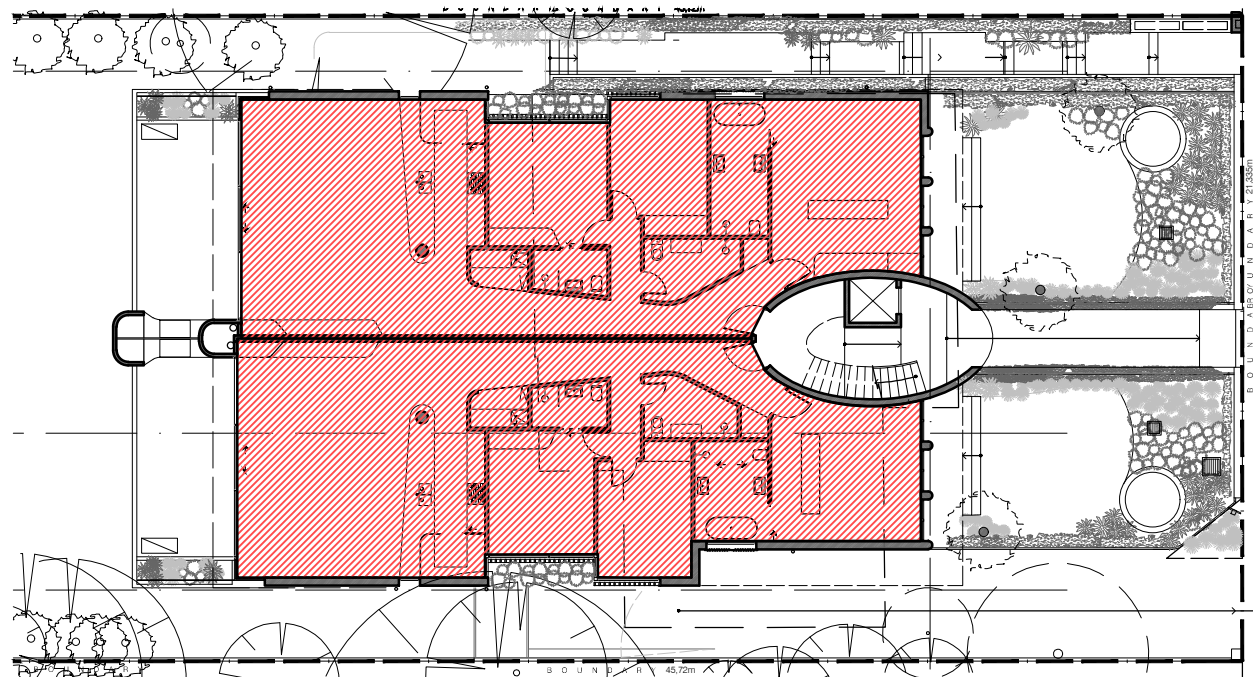
BASEMENT FLOOR PLAN
GROSS FLOOR AREA: 0.66 SQM



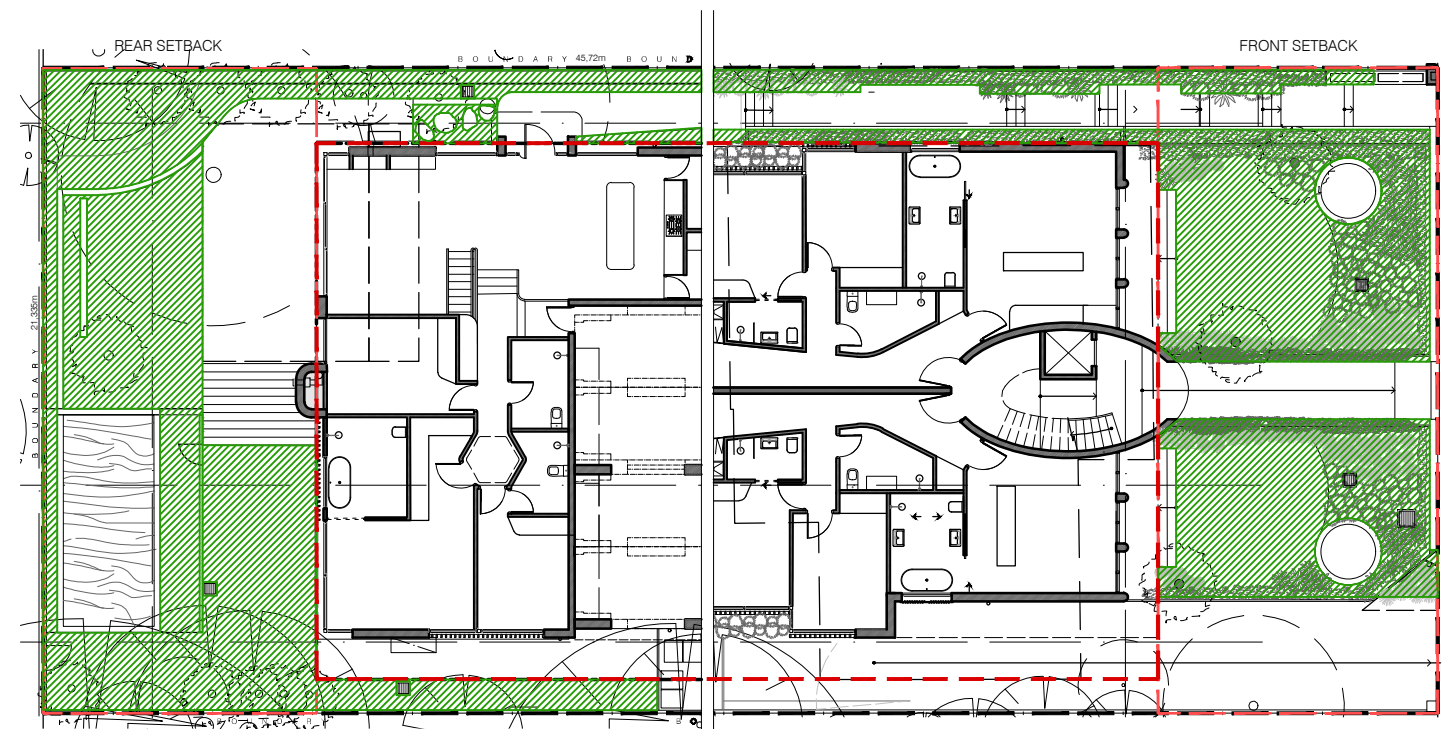
LOWER FLOOR PLAN
GROSS FLOOR AREA: 151.22 SQM



UPPER FLOOR PLAN
GROSS FLOOR AREA: 161.18 SQM



GROUND FLOOR PLAN
GFA UNIT 2: 163.85 SQM
GFA UNIT 3: 156.06 SQM
GROSS FLOOR AREA TOTAL: 320.02 SQM
TOTAL GFA: 632.97 SQM
ALLOWABLE GFA: 632.97 SQM



6

DEEP SOIL LANDSCAPED OUTSIDE THE BUILDABLE AREA
*LOWER LEVEL: 145.25 SQM
*GROUND LEVEL: 128.59 SQM
*TOTAL DEEP PLANTING: 273.84 SQM = 56.20%
*MINIMUM REQUIREMENT OF 50% OF TOTAL: 243.65 SQM

*REAR SETBACK DEEP SOIL LANDSCAPED
TOTAL AREA= 119.78 SQM = 62.12%
*MINIMUM REQUIREMENT MORE THAN 50%
OF TOTAL= 192.8 SQM x 0.5 =96.4 SQM

*FRONT SETBACK DEEP SOIL LANDSCAPED
TOTAL AREA= 112.64 SQM = 57.07%
*MINIMUM REQUIREMENT MORE THAN 40%
OF TOTAL= 197.35 SQM x 0.4 =78.94 SQM

issue	date	description
A	18.07.17	first_issue
E	19.10.21	without_prejudice_meeting
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G	19.12.24	further_amendments
H	20.04.02	lec_issue
I	20.04.22	lec_amended

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area calculations

30 kent road, rose bay nsw 2029
30 kent road

LEC ISSUE
DA17 issue I

scale ----
plotdate 4/22/2020 1:40 PM
cadfile area calculations.dwg

1812



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CODE	COMPONENT	MATERIAL	FINISH	COLOUR
EXTERNAL				
CD-01	Eaves / Soffits & Fascia	FC	Paint	White
CD-02	Eaves / Soffits & Fascia	FC linings	Paint	White
CO-01	Rendered Walls	cement render	Boncote Cement Paint	White/grey
CO-02	FC painted walls	FC	paint	white
CO-03	Exposed concrete	concrete	paint	White
BR-01	brick wall	reused existing terracotta bricks	no finish	
BR-02	Screen	terracota flat brick screen	no finish	
BR-03	Screen	reused existing terracotta roof tiles	no finish	
MT-01	Metal shutters	Metal	Paint	Patinated Brass
MT-02	Metal balustrade	Metal	Paint	Basalt
MT-03	Metal pergola with vegetation	Metal	Paint	Basalt
MT-04	Entry gate	Metal	Paint	Basalt
MT-05	General exposed metal work			
MT-06	Grille	Metal	Paint	Basalt/white
RF-01	Roofing Metal	Standing Seam metal roofing	Colourbond	Basalt
RF-02	Roofing Metal	1mm metal flat sheets	Colourbond	Basalt
RF-03	Gutters	Folded metal	Colourbond	Basalt
RF-04	Terracotta roof tiles	terracotta	no finish	
ST-01	External Paving balconies	Sandstone tiles		
ST-02	External Paving ground	Cobblestones		
ST-03	reused sandstone blocks wall	reused existing sandstone blocks	no finish	
TE-01	Timber Decking, External		Weather Seal	Clear
TE-02	Timber Windows / Doors		Paint	White
TE-03	Timber fence	Timber battens	Paint	White
GL-01	aluminium frame windows	glass + aluminium	Comfortone + aluminium	grey + quarry
GL-02	aluminium frame skylights	glass + aluminium	Comfortone + aluminium	grey + quarry
GL-03	Frameless glass pool fence		Clear	
GL-04	timber-framed windows	reuse existing or new to match	Paint	White
EQUIPMENT				
EQ-01	Retractable awning			



issue	date	description
A	18.07.17	first_issue
E	19.10.21	without_prejudice_meeting
F	19.11.06	revised_dwgs
G	19.12.24	further_amendments
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I	20.04.22	lec_amended

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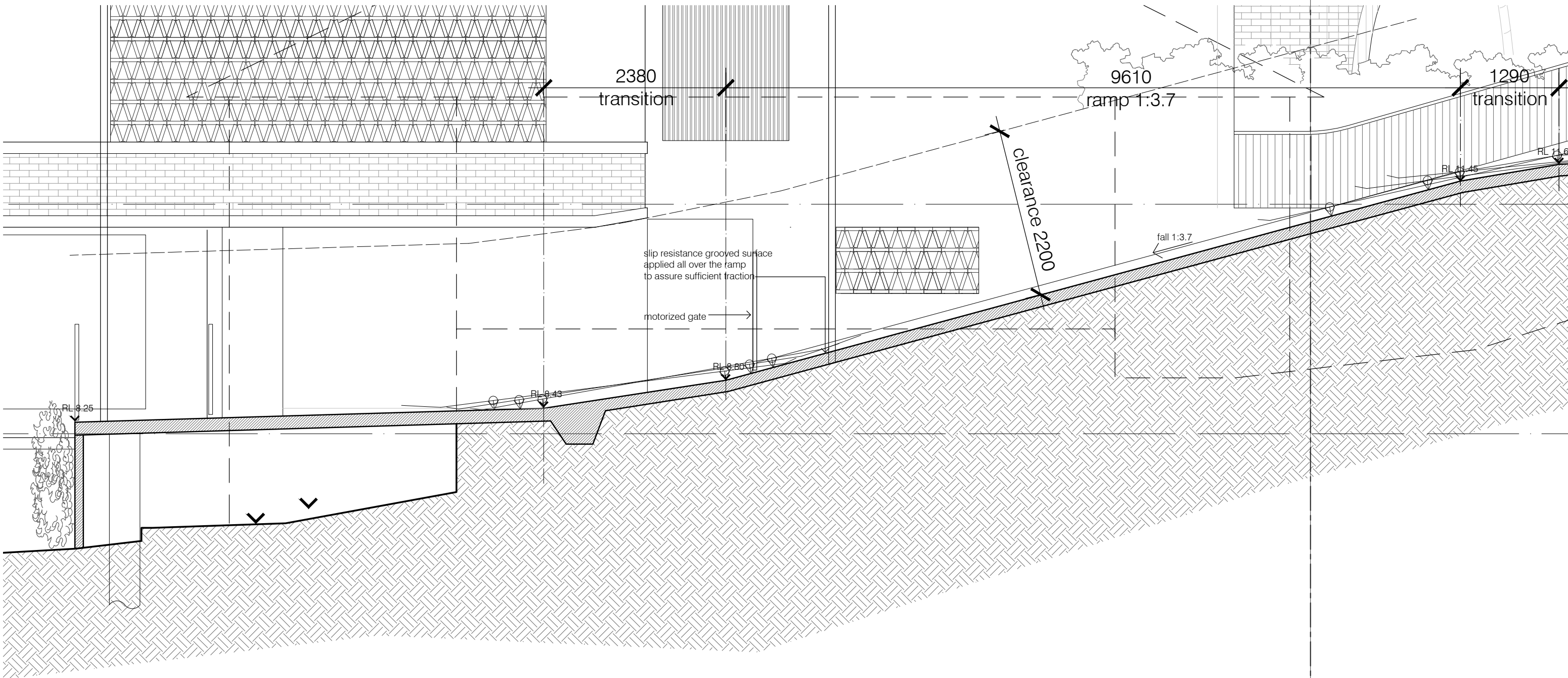
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external finishes
schedule
30 kent road, rose bay nsw 2029
30 kent road

LEC ISSUE
DA19 issue I
scale ----
plotdate 4/22/2020 1:40 PM
cadfile external finishes
schedule.dwg
1812





amended driveway part a
1:50

use this line to
combine driveway
section part A and
part B

issue	date	description
H	20.04.02	lec_issue
I	20.04.22	lec_amended

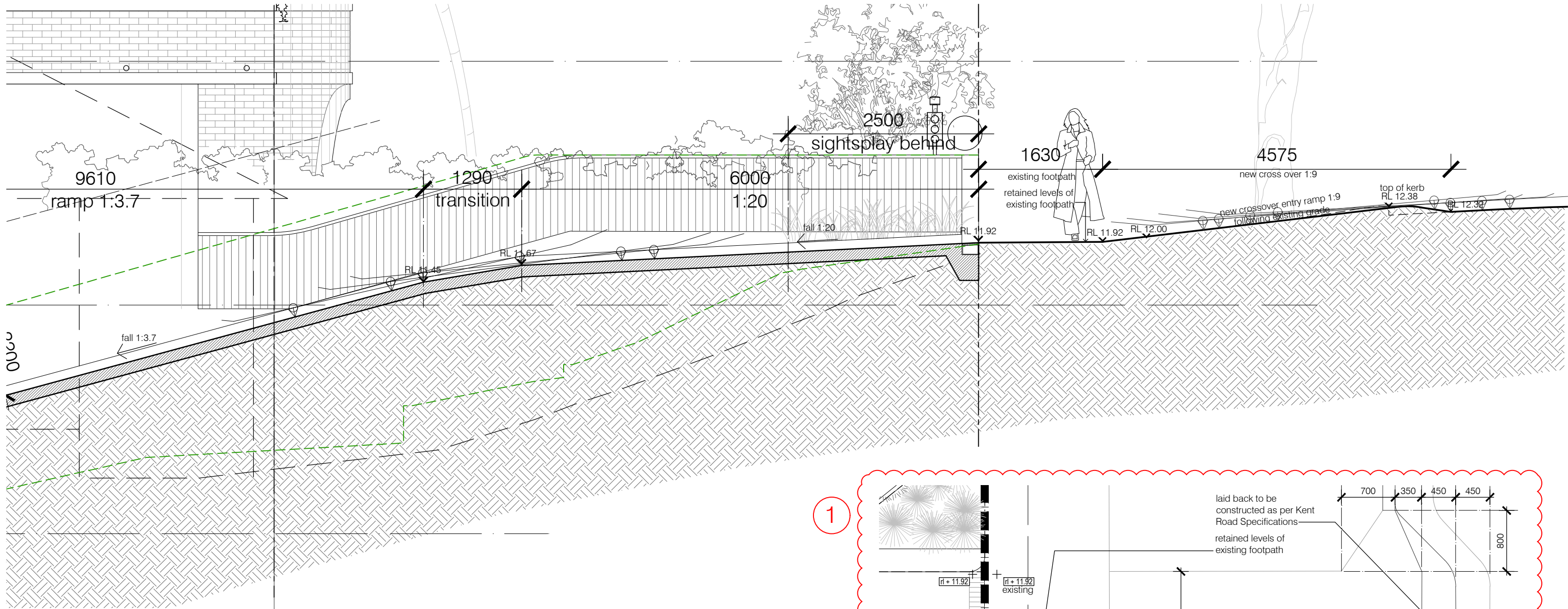
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driveway section part
a
30 kent road, rose bay nsw 2029
30 kent road

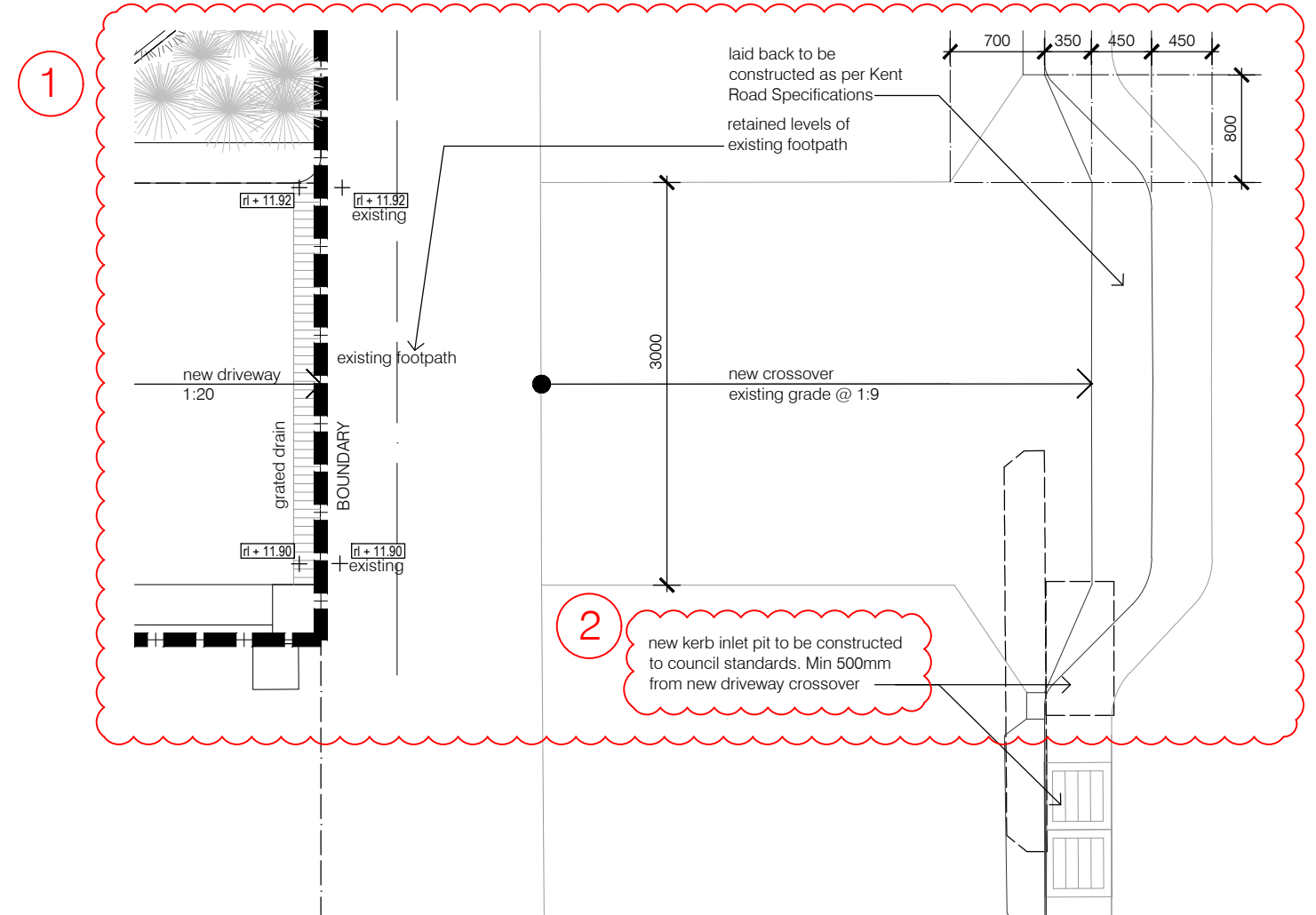
DA25
scale 1:50
plotdate 4/22/2020 1:40 PM
cadfile driveway section part a.dwg
1812





amended driveway part b
1:50

use this line to
combine driveway
section part A and
part B



issue	date	description
H	20.04.02	lec_issue
I	20.04.22	lec_amended

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driveway section part
b
30 kent road, rose bay nsw 2029
30 kent road

DA26 issue I
scale 1:50
plotdate 4/22/2020 1:40 PM
cadfile driveway section part b.dwg
1812

