

LOT A - 8 - 9 HILLSIDE AVENUE, VAUCLUSE - NEW DWELLING HOUSE

DEVELOPMENT APPLICATION

APRIL 2020

DRAWING LIST

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SITE DETAILS

address : 8-9 Hillside Avenue, Vaucluse, NSW
property : Lot A
site area : 740.9m²

BASIX CERTIFICATE

The applicant must comply with the requirements of
BASIX certificate No. 1090480S

FINISHES & NOTATIONS LEGEND

a/c	-	air conditioning + ducted heating equipment
AEGL	-	assumed existing ground line
AHD	-	Australian Height Datum
conc	-	concrete
cpt	-	carpet
cr	-	cement render
crs	-	special clay render
ct	-	ceramic tiles
dck	-	timber decking
dp	-	down pipe
dr	-	tumble dryer
dw	-	dishwasher
(e)	-	existing
EGL	-	existing ground level to AHD
eoc	-	exposed off form concrete
eq.	-	equal
FFL	-	finished floor level to AHD
fr	-	refrigerator
fw	-	floor waste
fz	-	freezer
gl	-	glass
hwu	-	hot water unit
j	-	joinery
mir	-	mirror
mr	-	metal roof sheeting
mt	-	mosaic tiles
nts	-	not to scale
p	-	paint finish
re	-	rammed earth
RL	-	relative level to AHD
rt	-	roofing tiles
rwh	-	rain water head
sk	-	skylight
stt	-	stone tiles
tmb	-	timber
typ	-	typical
wm	-	washing machine

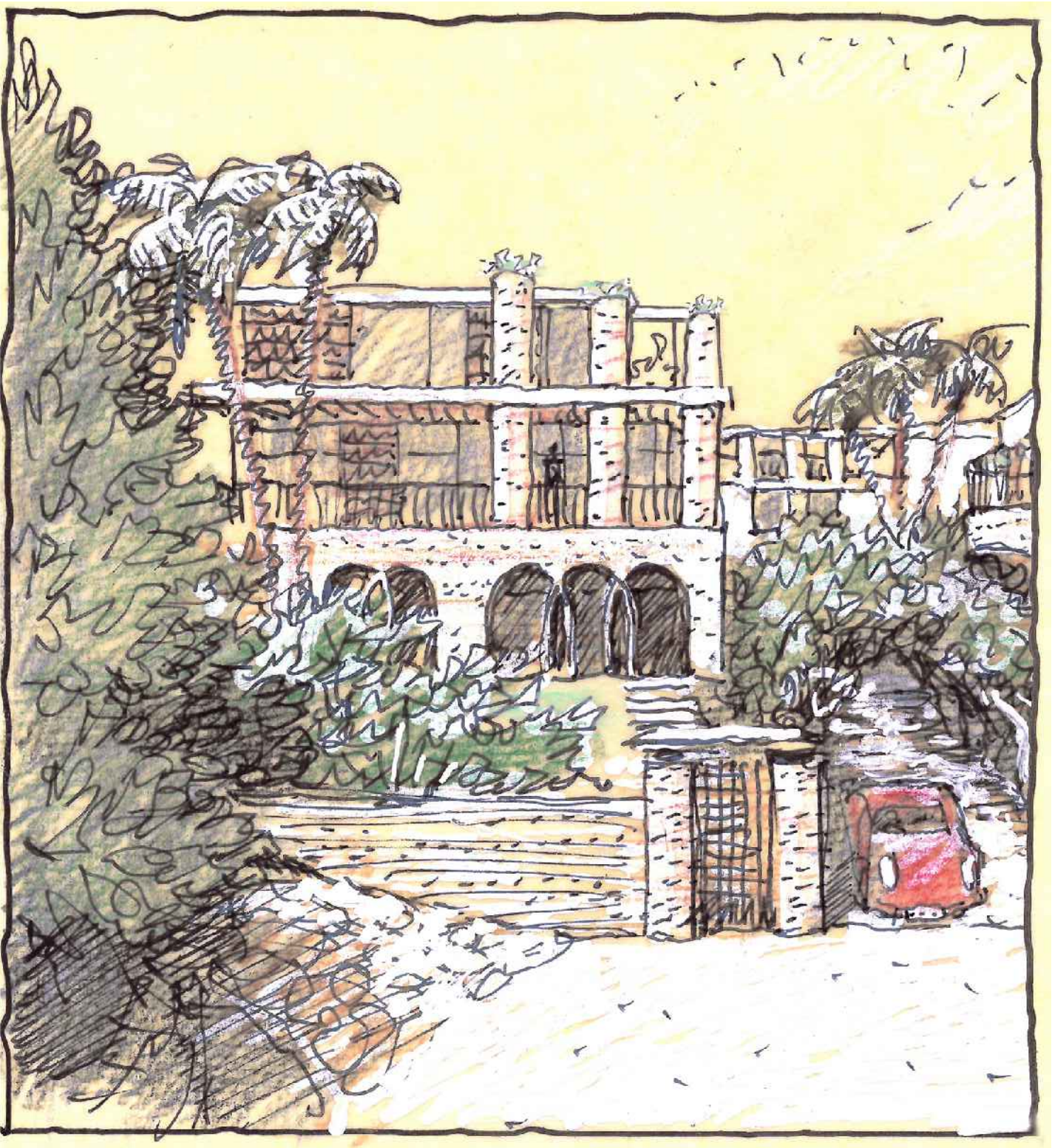


image is for illustrative purposes only

issue	date	description
-	14.04.20	da_submission
D	03.03.21	lec_amendment

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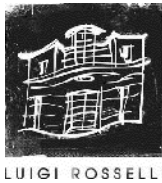
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NOM REG NO. 4895

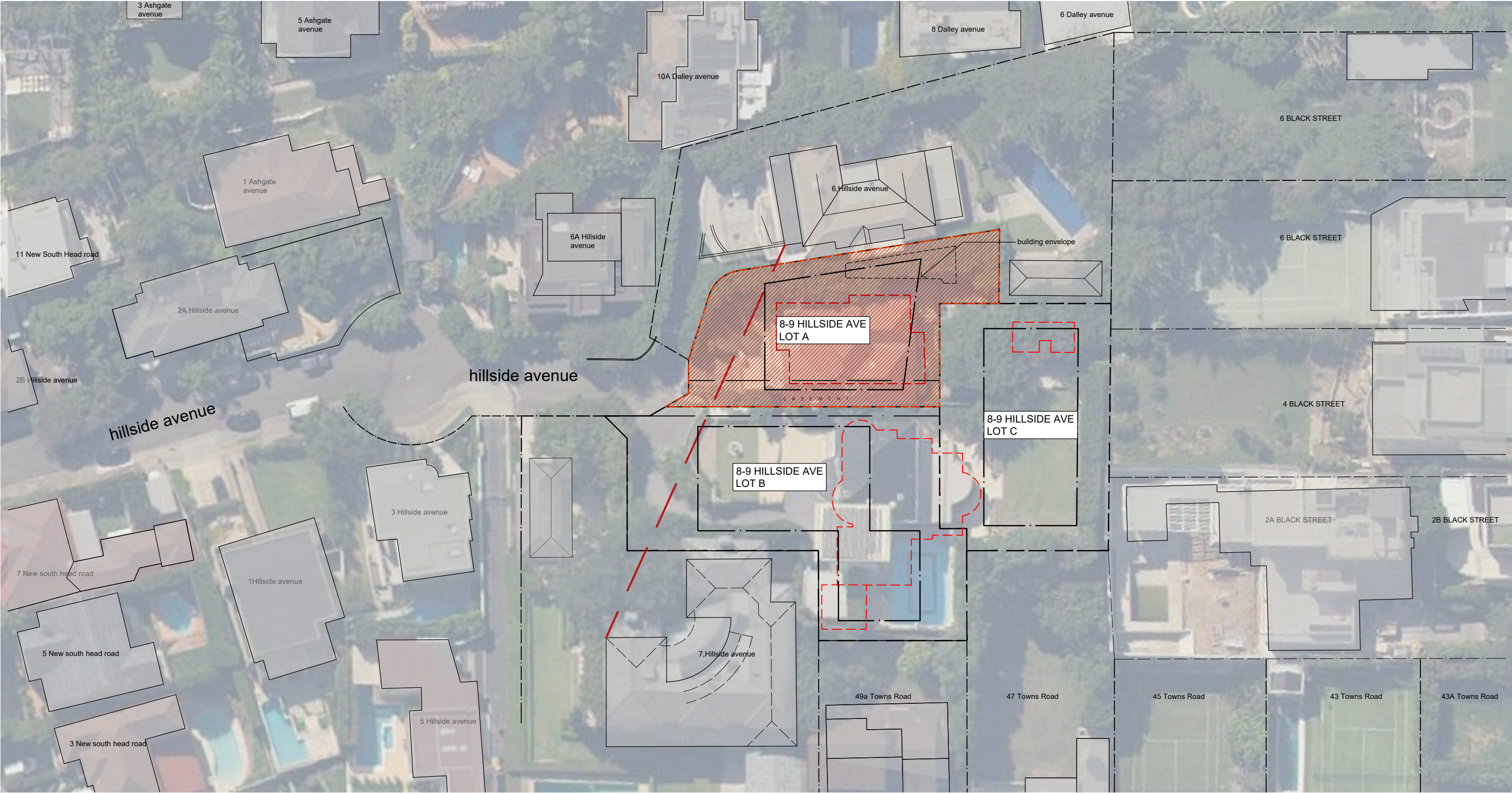
cover sheet

new dwelling house - LOT A
8-9 hillside avenue vaucluse

DA00 issue D
scale nts
plotdate 3/3/2021 3:57 PM
cadfile cover lot a.dwg

1817 A





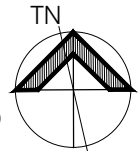
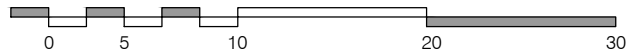
*NOTE: due to the particular location of lot A & lot B at the end of a cul-de-sac, the front setback can not be taken using the average of the 3 most typical setbacks of the adjoining properties. Therefore, the front setbacks are setup to maximize the amenity to the adjoining propeties and the proposed lots by using the front alignment line as shown in this locality plan.

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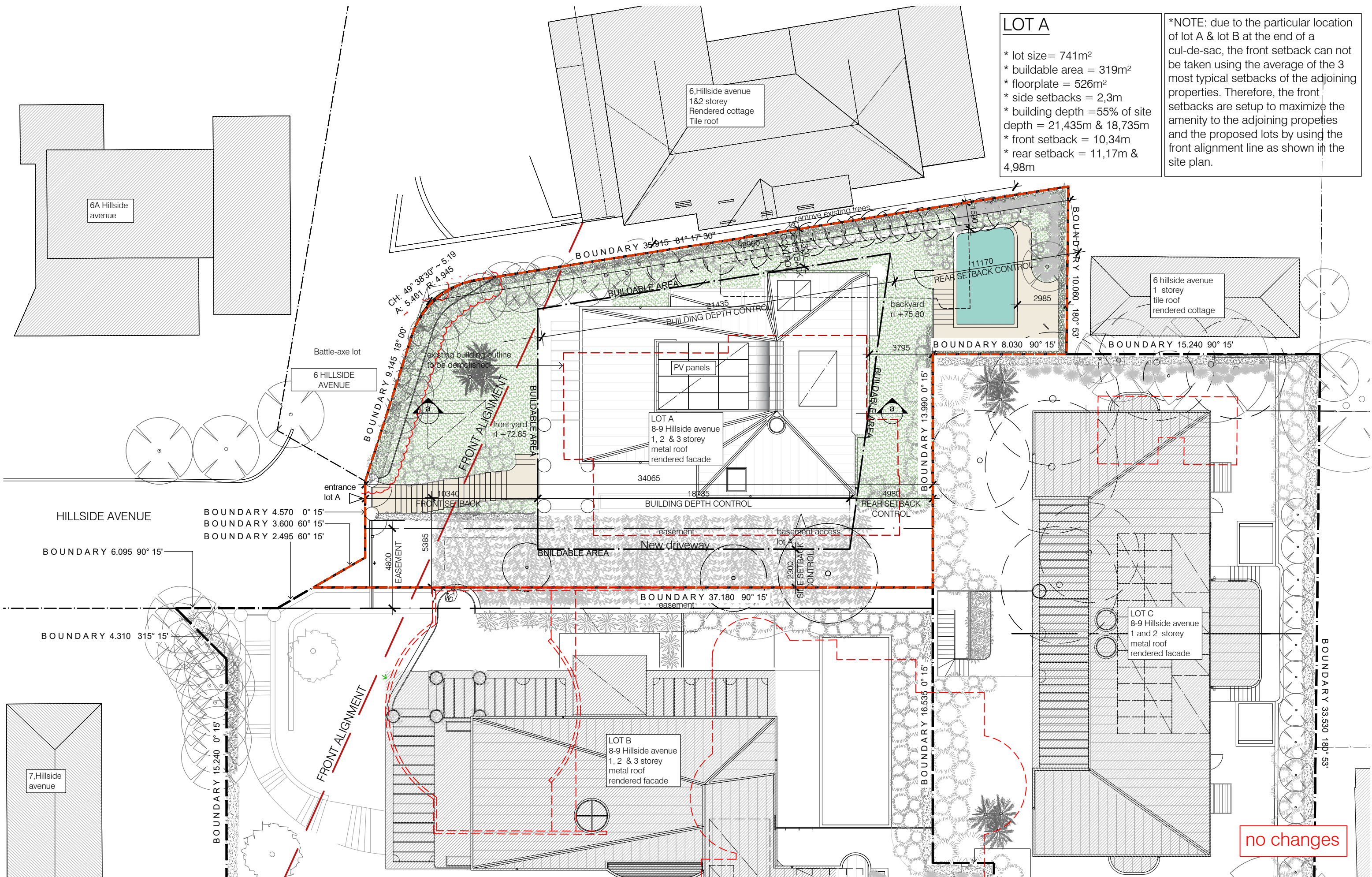
no changes



plan_locality
new dwelling house - LOT A
8-9 hillside avenue vaucuse

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cadfile da01 plan_locality.dwg
1817A

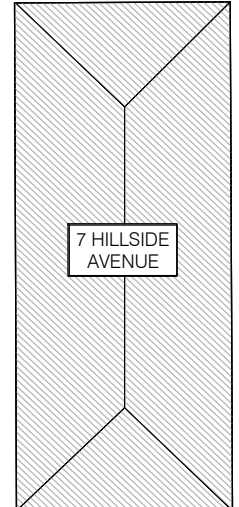
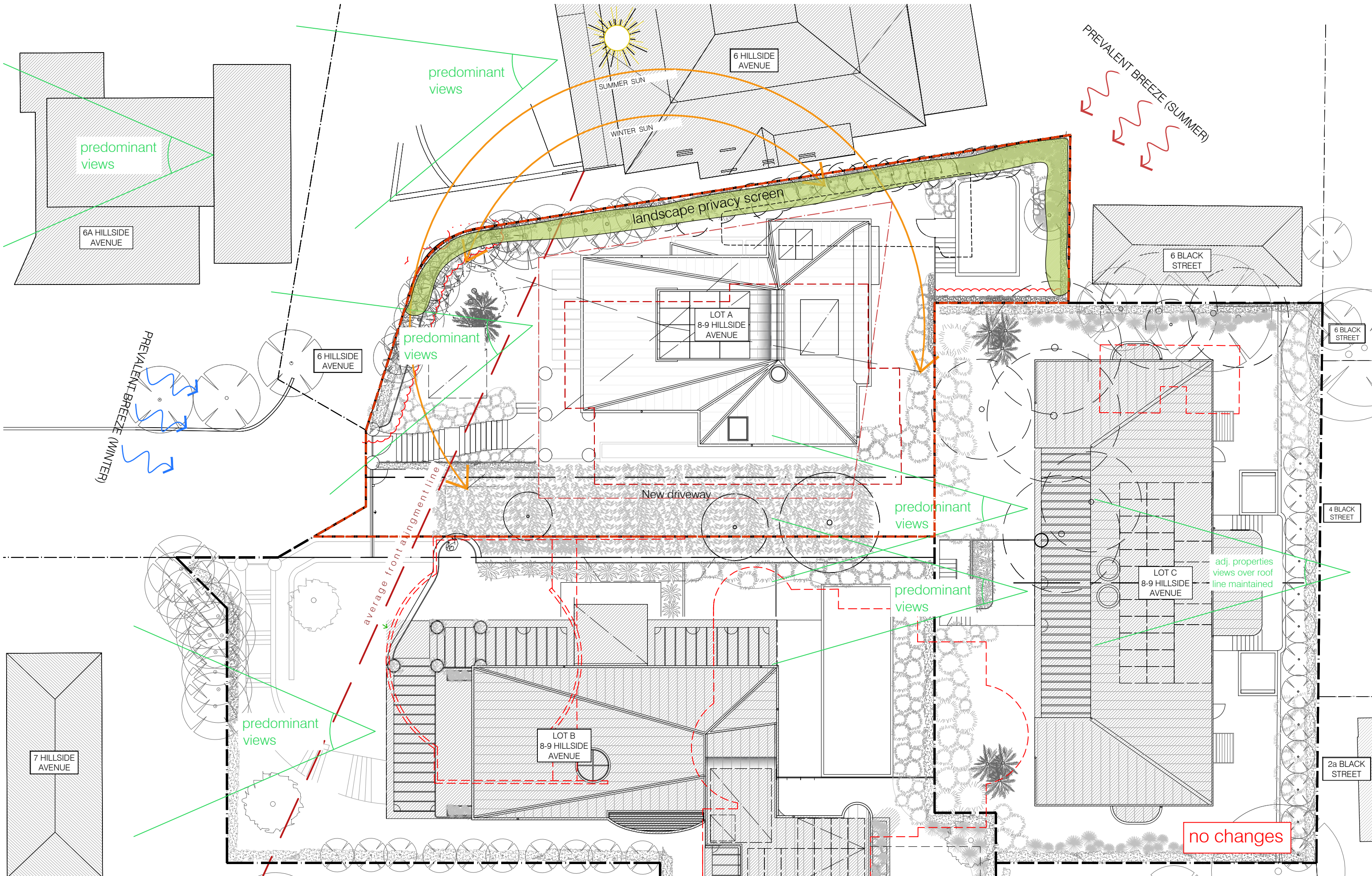




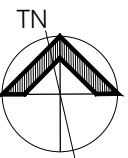
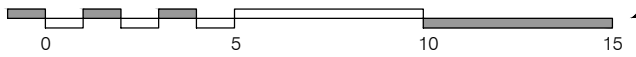
LOT A

- * lot size= 741m²
- * buildable area = 319m²
- * floorplate = 526m²
- * side setbacks = 2,3m
- * building depth =55% of site depth = 21,435m & 18,735m
- * front setback = 10,34m
- * rear setback = 11,17m & 4,98m

*NOTE: due to the particular location of lot A & lot B at the end of a cul-de-sac, the front setback can not be taken using the average of the 3 most typical setbacks of the adjoining properties. Therefore, the front setbacks are setup to maximize the amenity to the adjoining properties and the proposed lots by using the front alignment line as shown in the site plan.



site plan analysis
1:200



issue	date	description
-	14.04.20	da_submission
D	03.03.21	lec_amendment

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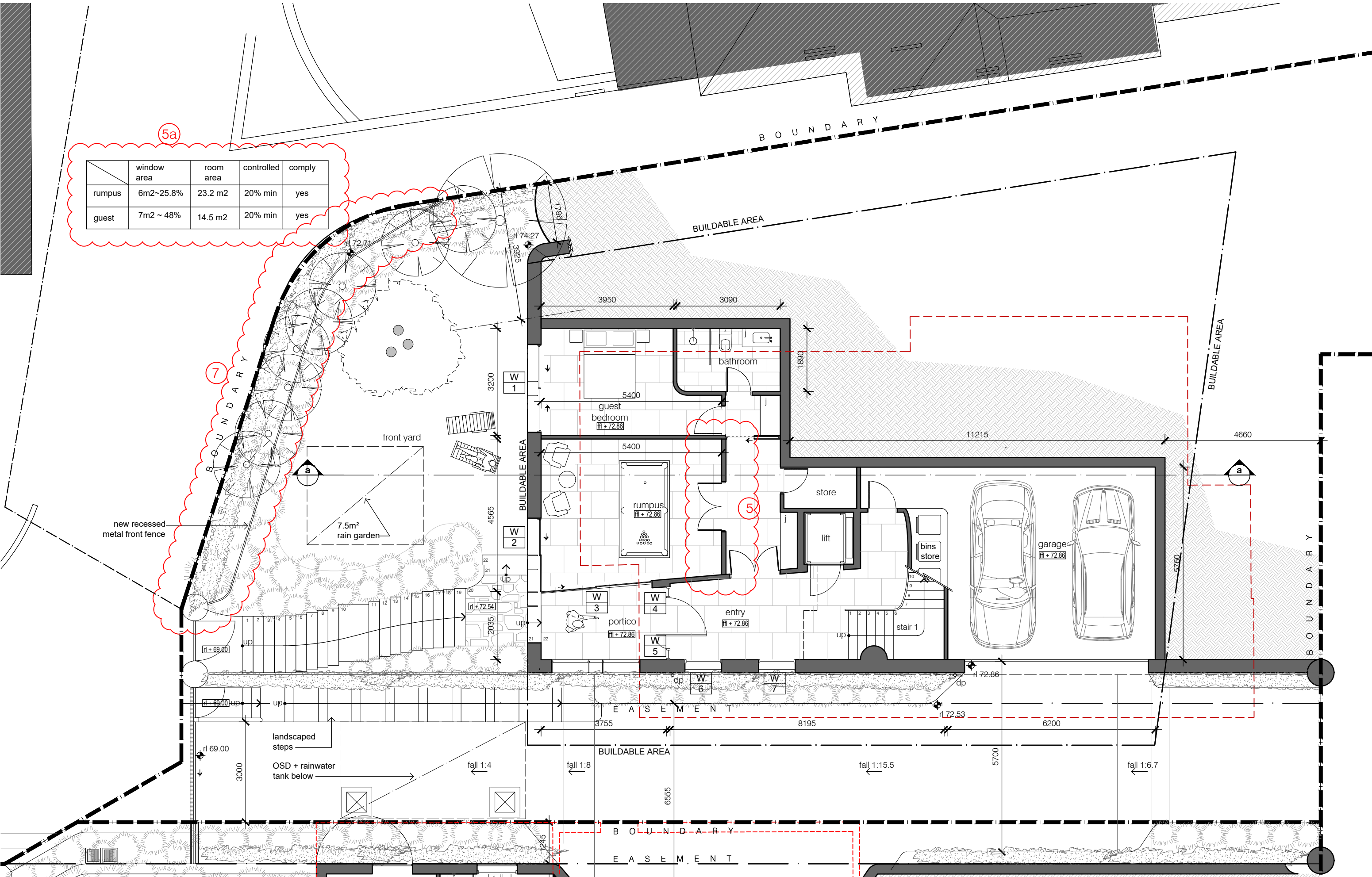
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plan_site analysis
new dwelling house - LOT A
8-9 hillside avenue vaucuse

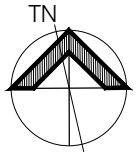
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cadfile site plan analysis.dwg
1817A





	window area	room area	controlled	comply
rumpus	6m2~25.8%	23.2 m2	20% min	yes
guest	7m2 ~ 48%	14.5 m2	20% min	yes

lower ground
1:100



issue	date	description
A	14.04.20	da_submission
B	10.08.20	height_reduction
C	22.01.21	further_amendments
D	03.03.21	lec_amendment

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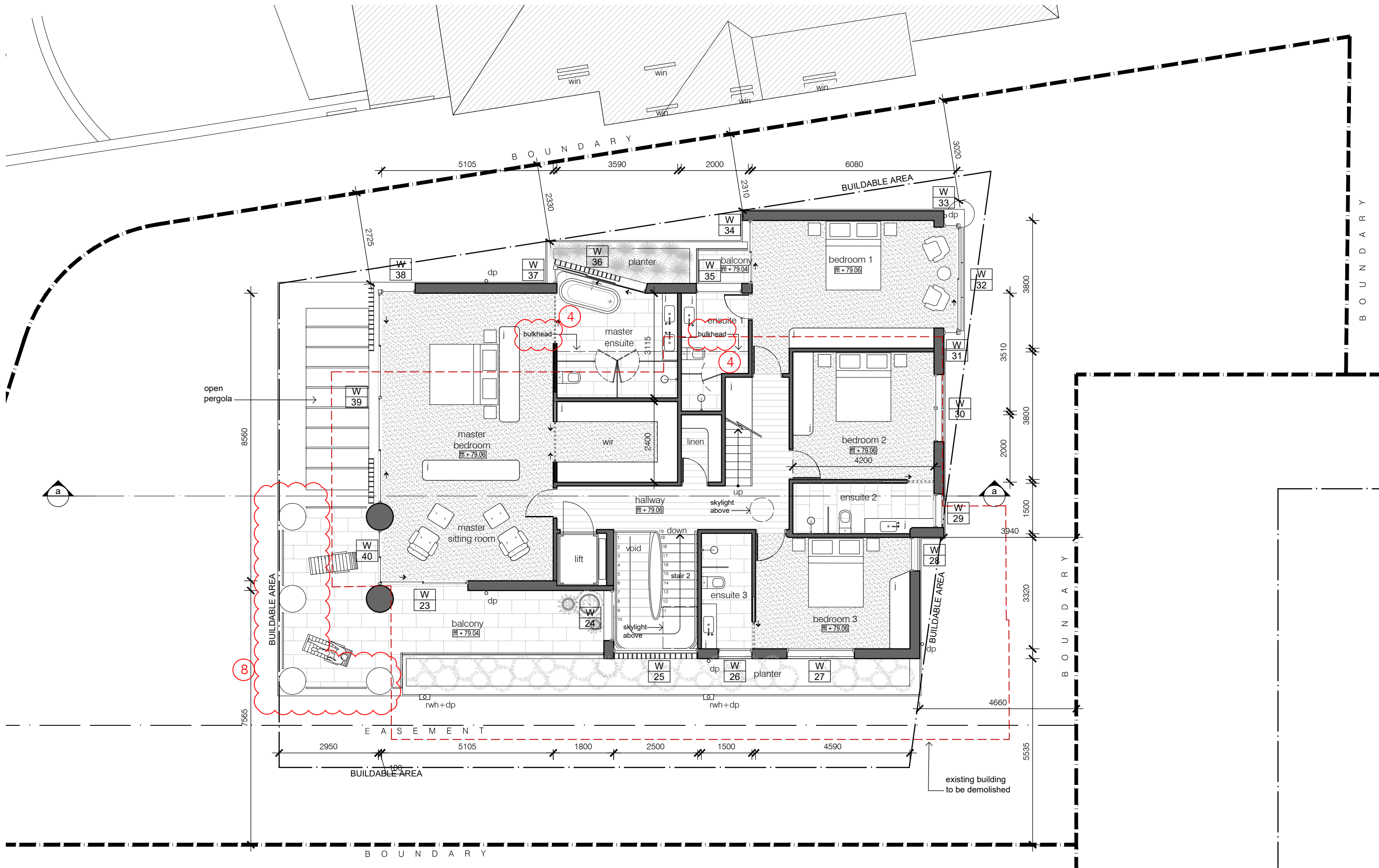
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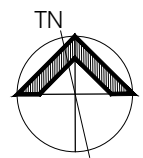
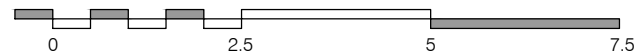
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new dwelling house - LOT A
8-9 hillside avenue vaucuse

DA04 issue D
scale 1:100
plotdate 3/3/2021 3:58 PM
cadfile lower ground floor.dwg
1817A





first floor
1:100



issue	date	description
-	14.04.20	da_submission
B	10.08.20	height_reduction
C	22.01.21	further_amendments
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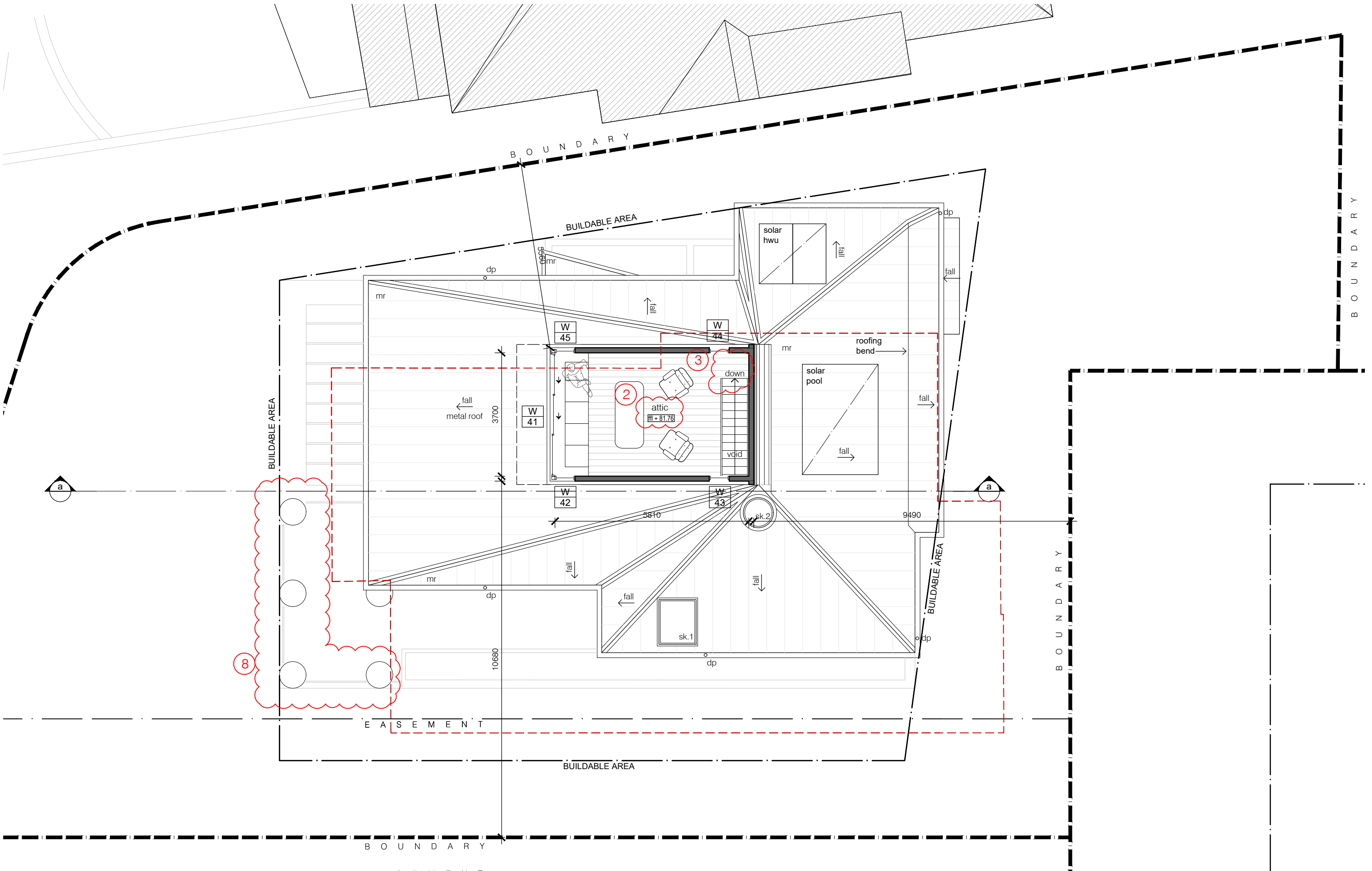
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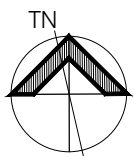
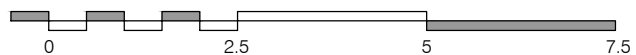
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new dwelling house - LOT A
8-9 hillside avenue vaucluse

DA06 issue D
scale 1:100
plotdate 3/3/2021 3:58 PM
cadfile first floor.dwg
1817A





second floor
1:100



issue	date	description
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B	10.08.20	height_reduction
C	22.01.21	further_amendments
D	03.03.21	lec_amendment

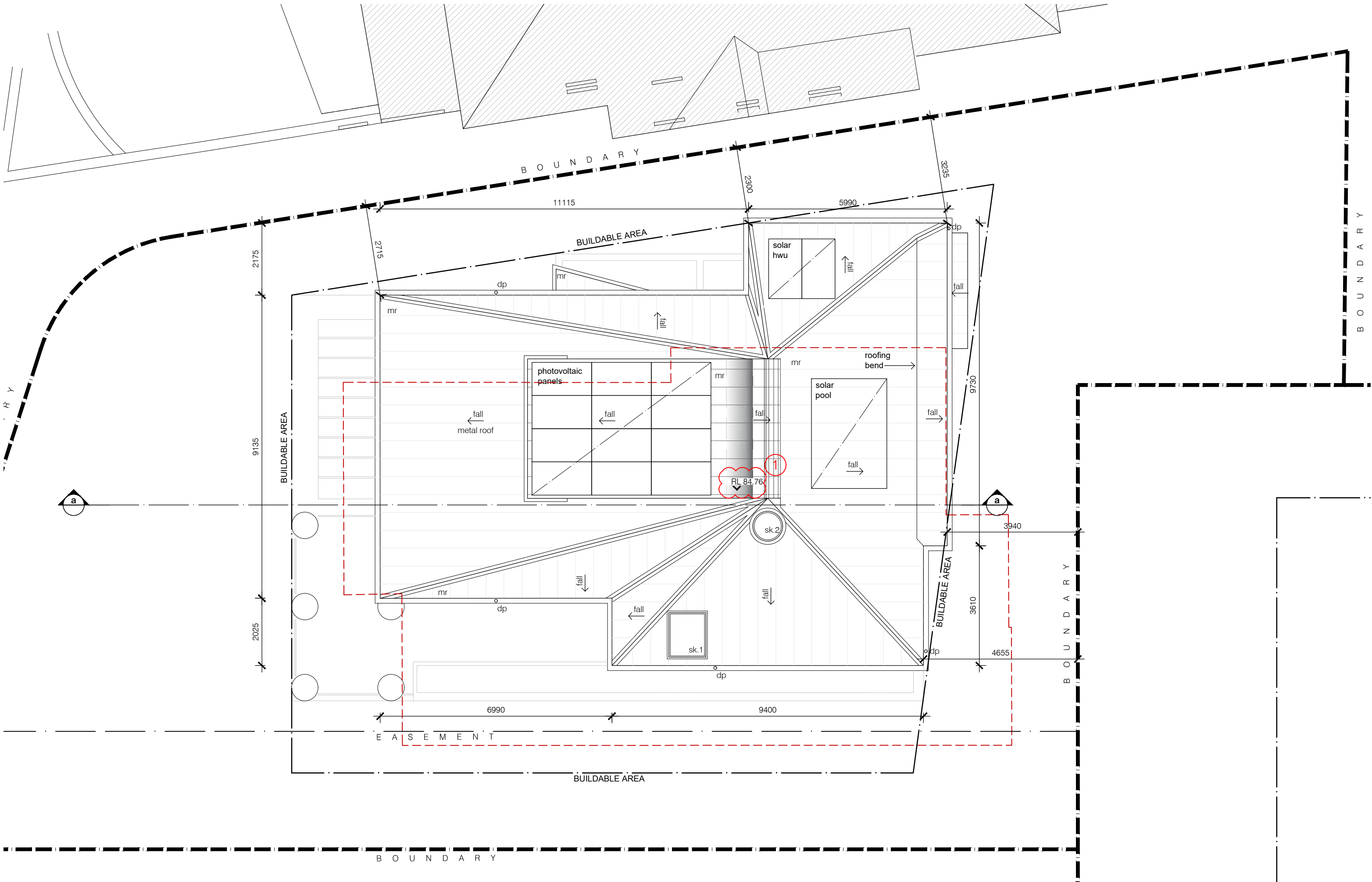
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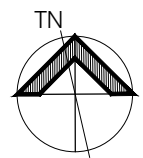
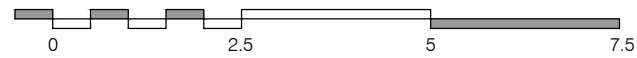
plan_second
new dwelling house - LOT A
8-9 hillside avenue vaucuse

DA07 issue D
scale 1:100
plotdate 3/3/2021 3:58 PM
cadfile second floor.dwg
1817A





Roof plan
1:100



issue	date	description
-	14.04.20	da_submission
B	10.08.20	height_reduction
C	22.01.21	further_amendments
D	03.03.21	lec_amendment

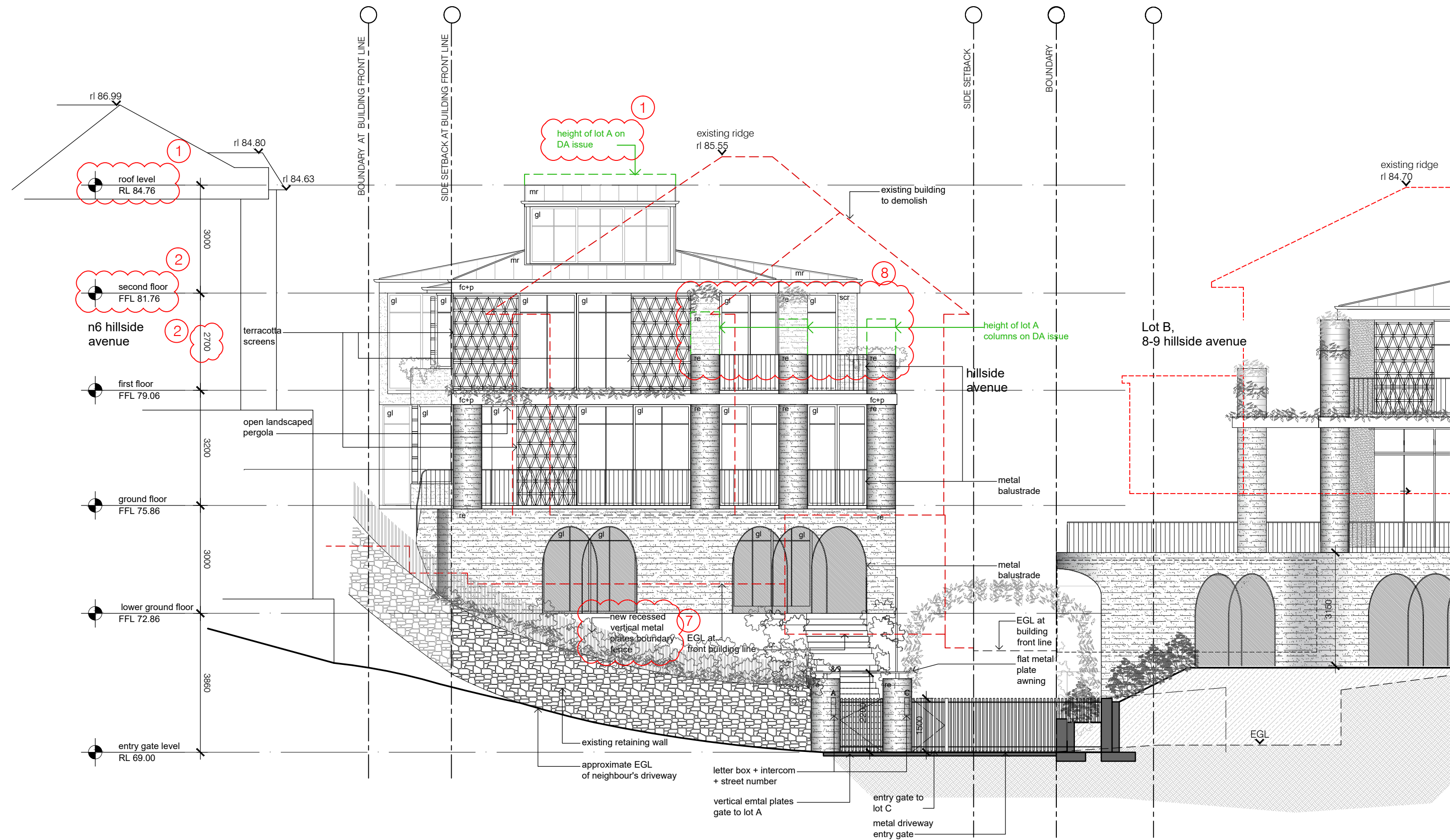
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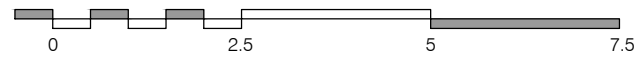
plan_roof
new dwelling house - LOT A
8-9 hillside avenue vaucuse

DA08 issue D
scale 1:100
plotdate 3/3/2021 3:58 PM
cadfile roof plan.dwg
1817A





West Elevation
1:100



issue	date	description
-	14.04.20	da_submission
B	10.08.20	height_reduction
C	22.01.21	further_amendments
D	03.03.21	lec_amendment

elevation west
scale 1:100

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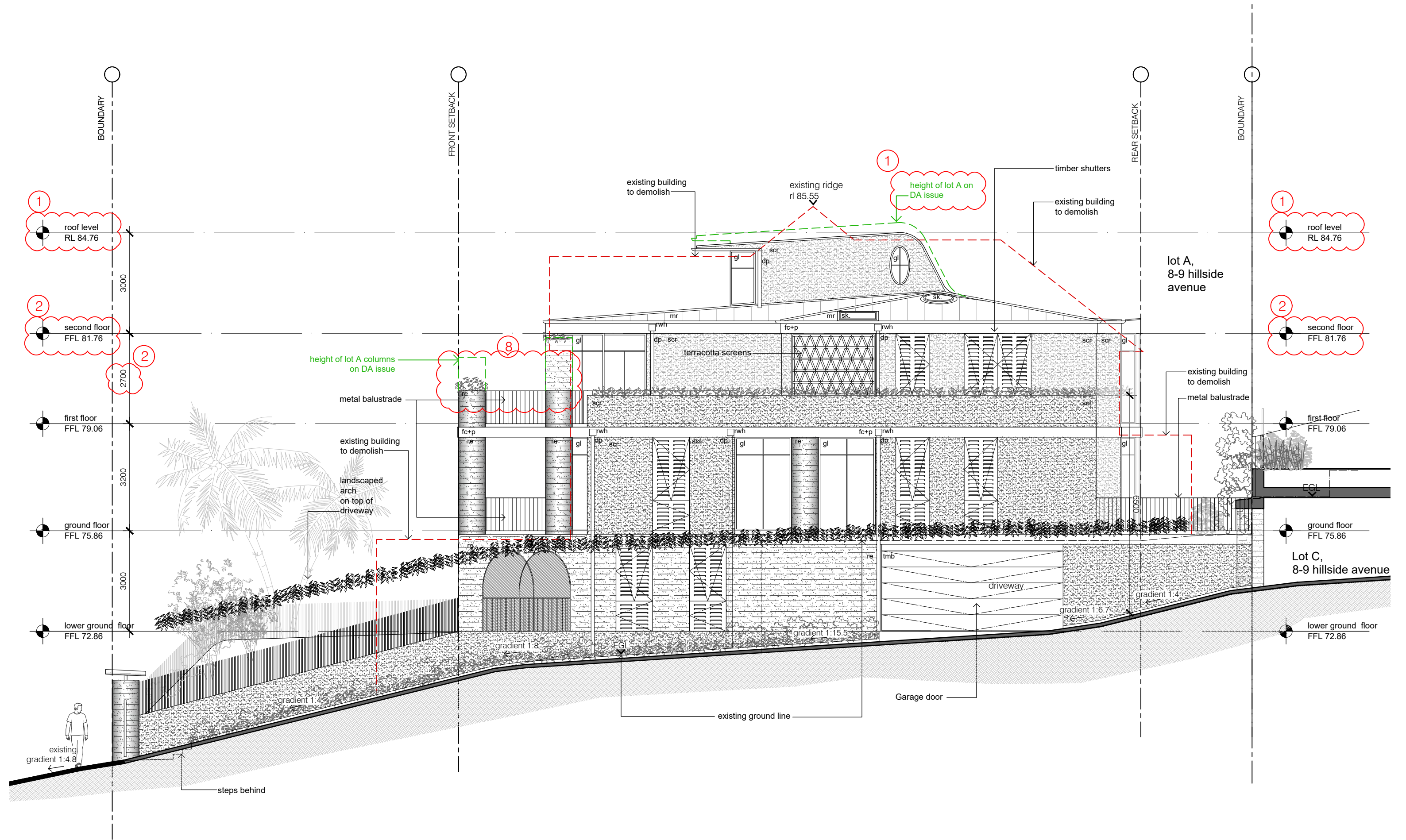
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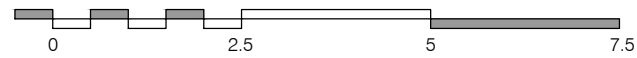
elevation_west
new dwelling house - LOT A
8-9 hillside avenue vaucuse

DA09 issue D
scale 1:100
plotdate 3/3/2021 3:58 PM
cadfile west_elevation.dwg
1817A





--- south elevation
1:100



issue	date	description
-	14.04.20	da_submission
B	10.08.20	height_reduction
C	22.01.21	further_amendments
D	03.03.21	lec_amendment

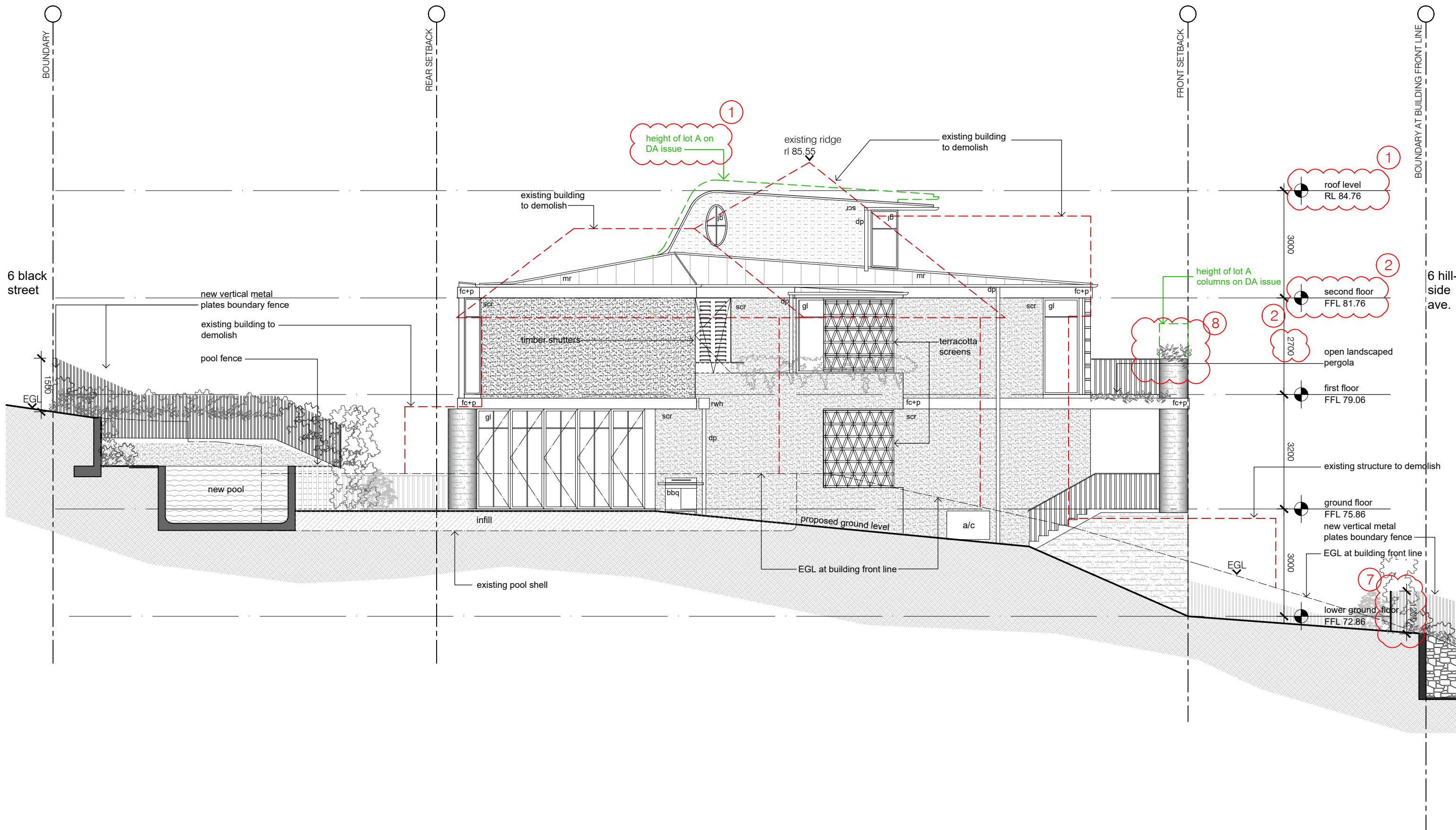
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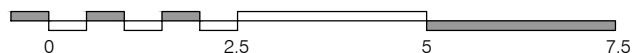
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new dwelling house - LOT A
8-9 hillside avenue vaucuse

DA10 issue D
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plotdate 3/3/2021 3:58 PM
cadfile south_elevation.dwg
1817A





North Elevation
1:100



issue	date	description
-	14.04.20	da_submission
B	10.08.20	height_reduction
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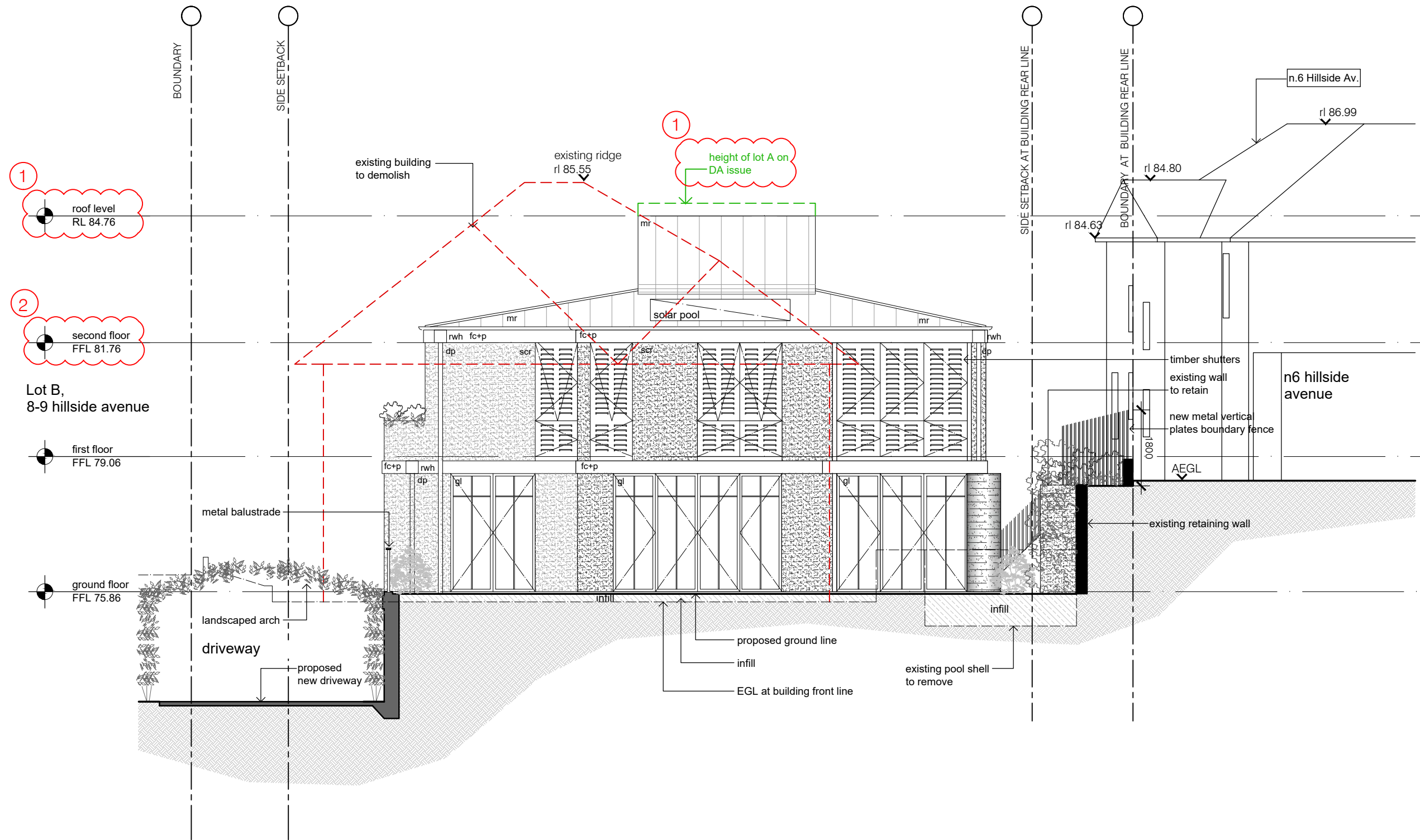
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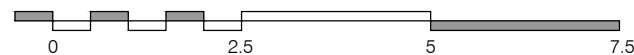
elevation_north
new dwelling house - LOT A
8-9 hillside avenue vaucuse

DA11 issue D
scale 1:100
plotdate 3/3/2021 3:58 PM
cadfile north_elevation.dwg
1817A





East Elevation
1:100



issue	date	description
-	14.04.20	da_submission
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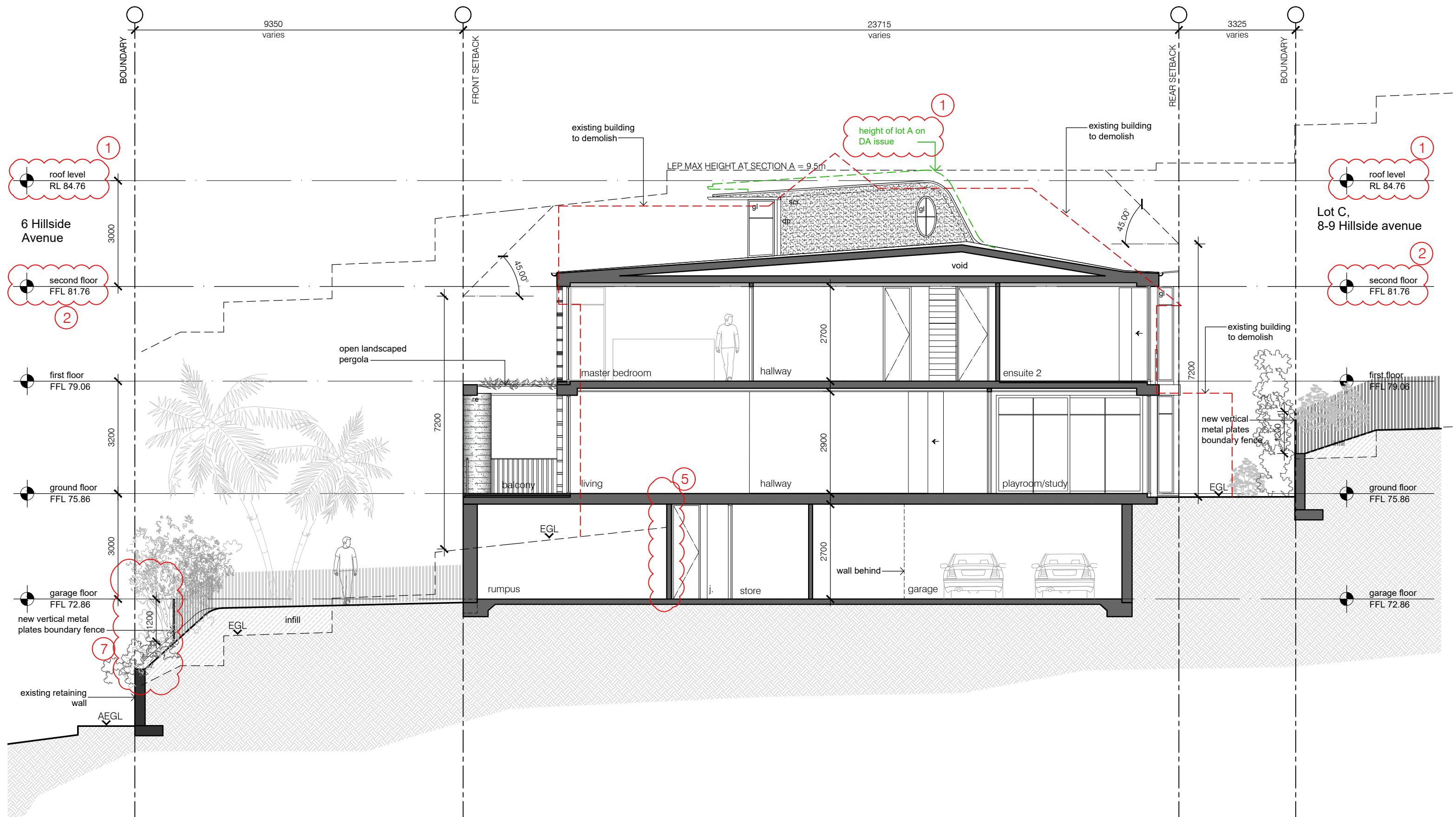
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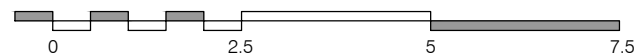
elevation_east
new dwelling house - LOT A
8-9 hillside avenue vaucuse

DA12 issue D
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plotdate 3/3/2021 3:58 PM
cadfile east_elevation.dwg
1817 A





Section AA
1:100



issue	date	description
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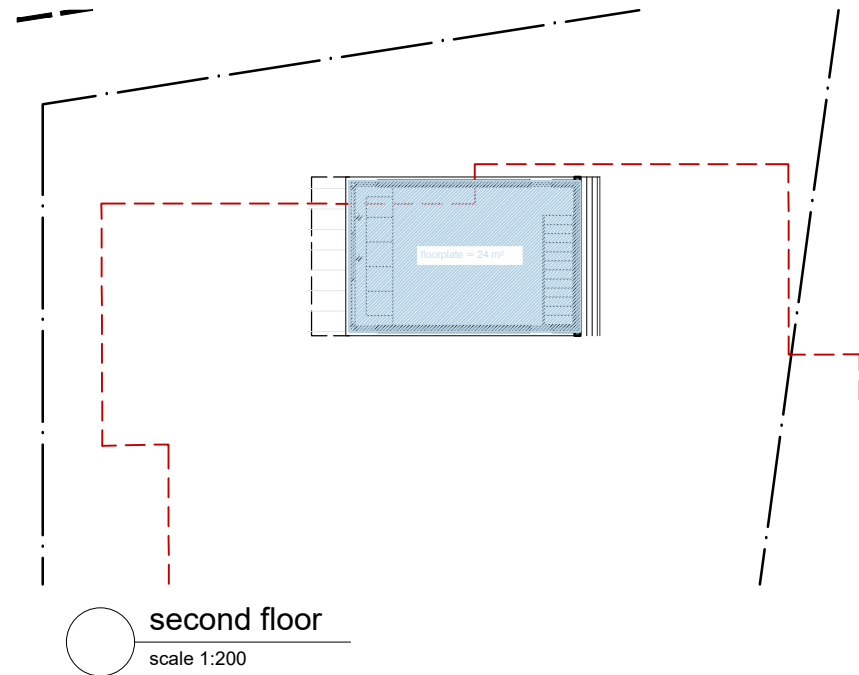
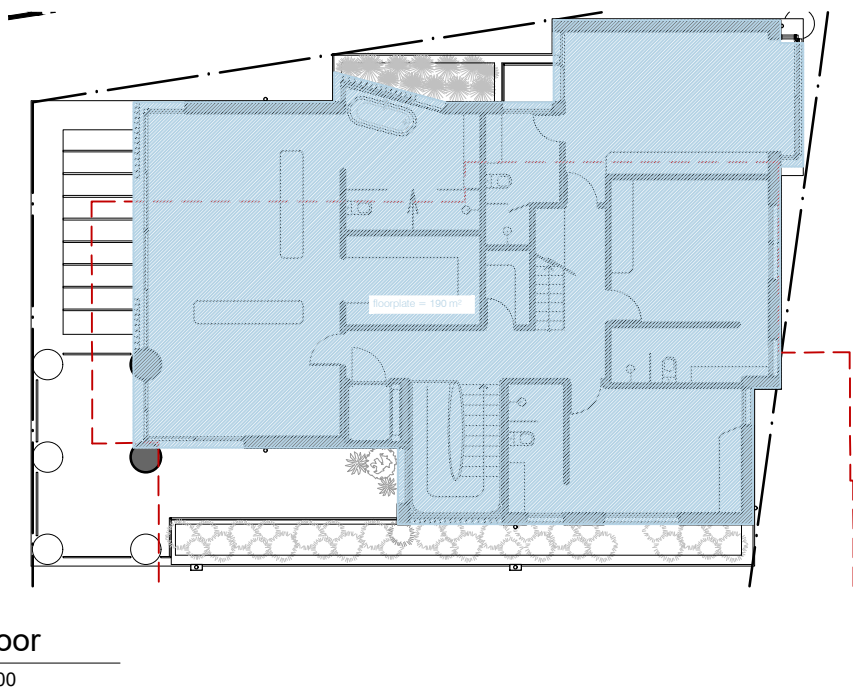
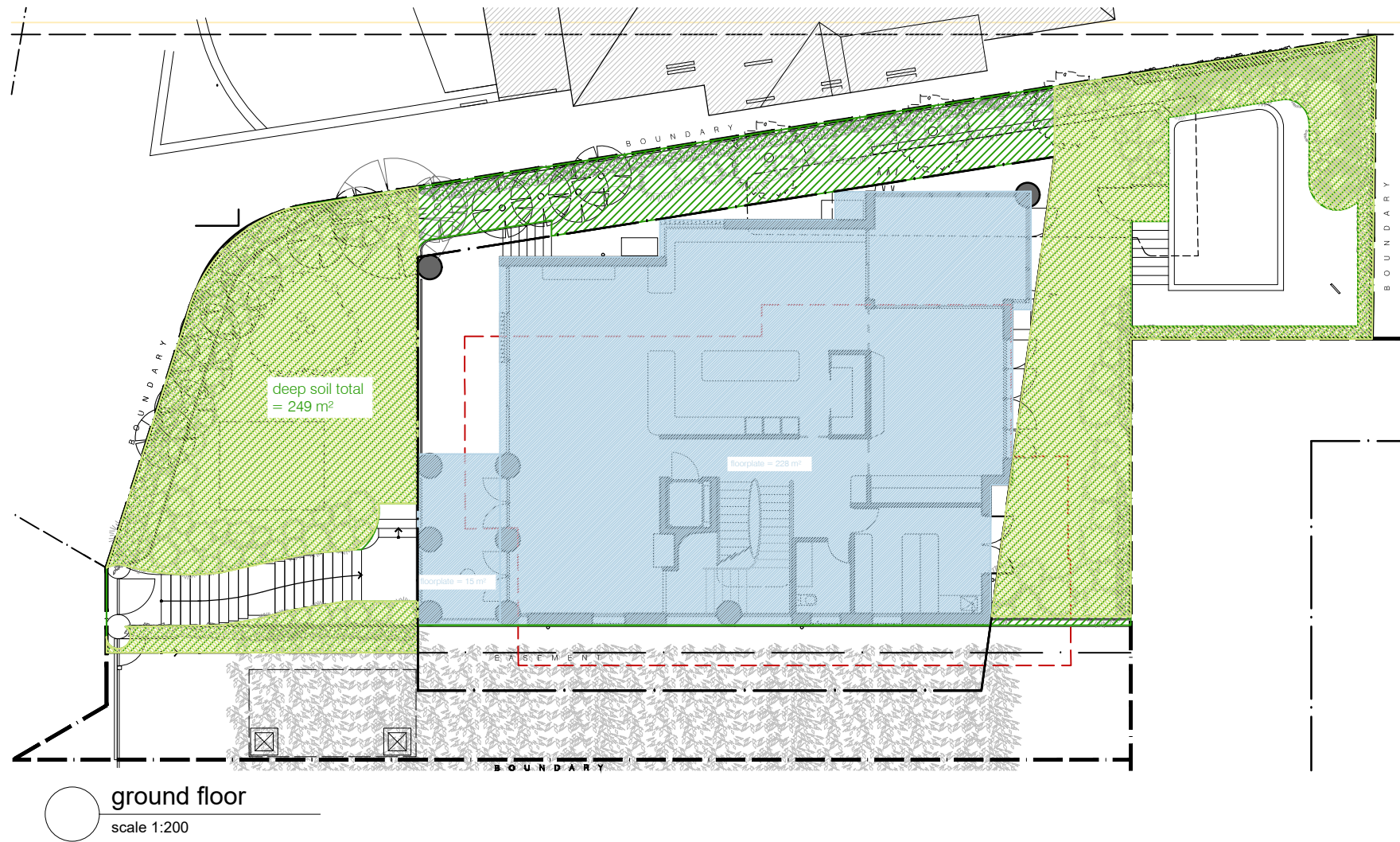
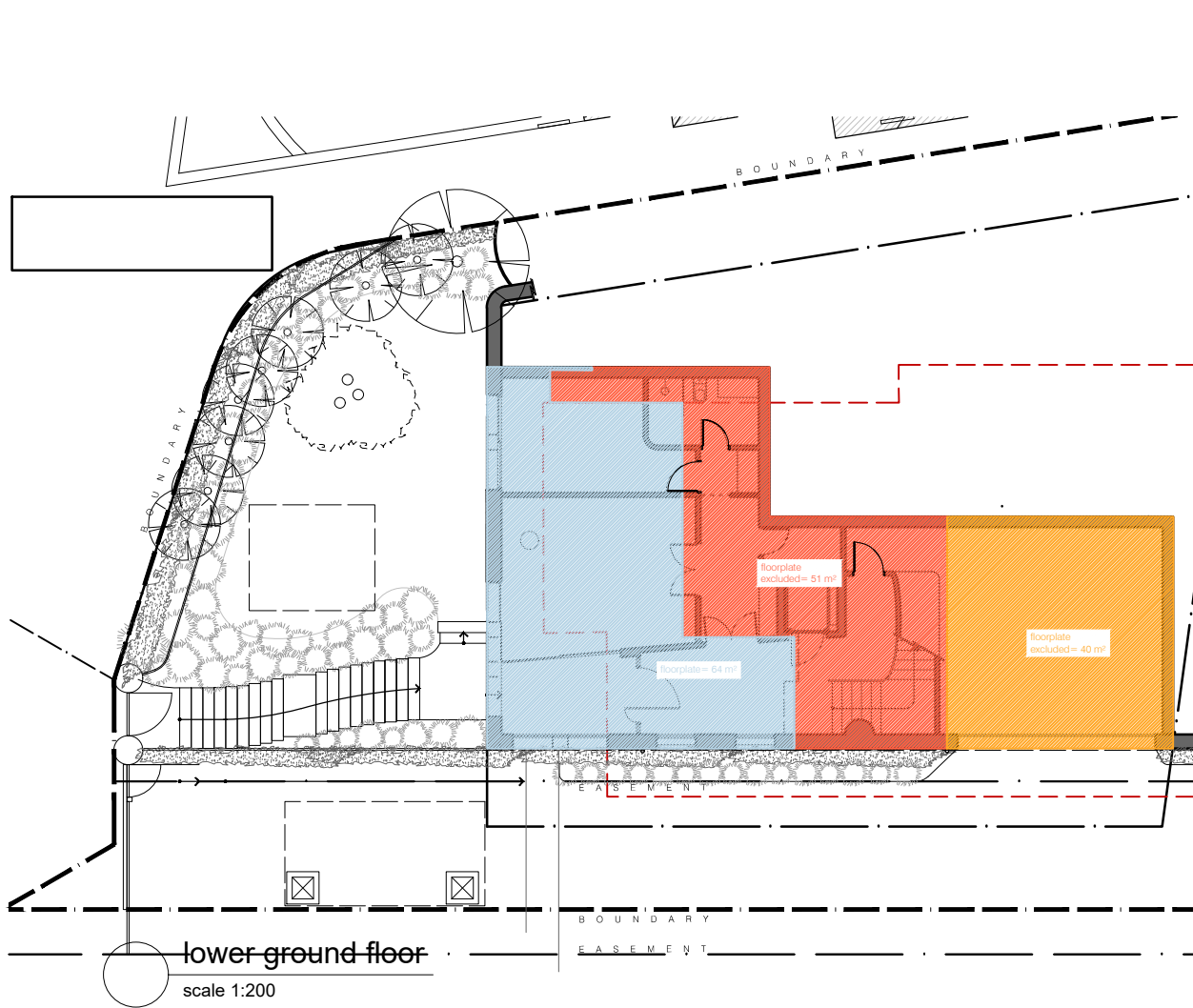
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section a
new dwelling house - LOT A
8-9 hillside avenue vauclose

DA13 issue D
scale 1:100
plotdate 3/3/2021 3:58 PM
cadfile section a.dwg
1817A





FLOORPLATE CALCULATION	
* Lower ground floor = 64 m ²	
* Ground floor = 228 m ² + 15 m ² = 243 m ²	
* First floor = 190 m ²	
* Second floor = 24 m ²	
* TOTAL = 521 m ²	
* DCP control = 525 m ²	
DEEP SOIL LANDSCAPED OUTSIDE THE BUILDABLE AREA (Must be ≥50% of total; ≥40% of total front ; ≥50% of total rear setback)	
*Total area outside of buildable area = 422 m ²	
*Total deepsoil landscaped area = 249 m ²	
*Percentage of total = 59%	
*Front setback deep soil landscaped area = 109 m ² (58% of total 187 m ²)	
*Rear setback deep soil landscaped area = 92 m ² (63% of total 146 m ²)	

no changes

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C	10.08.20	height_reduction
D	29.01.21	further_amendments
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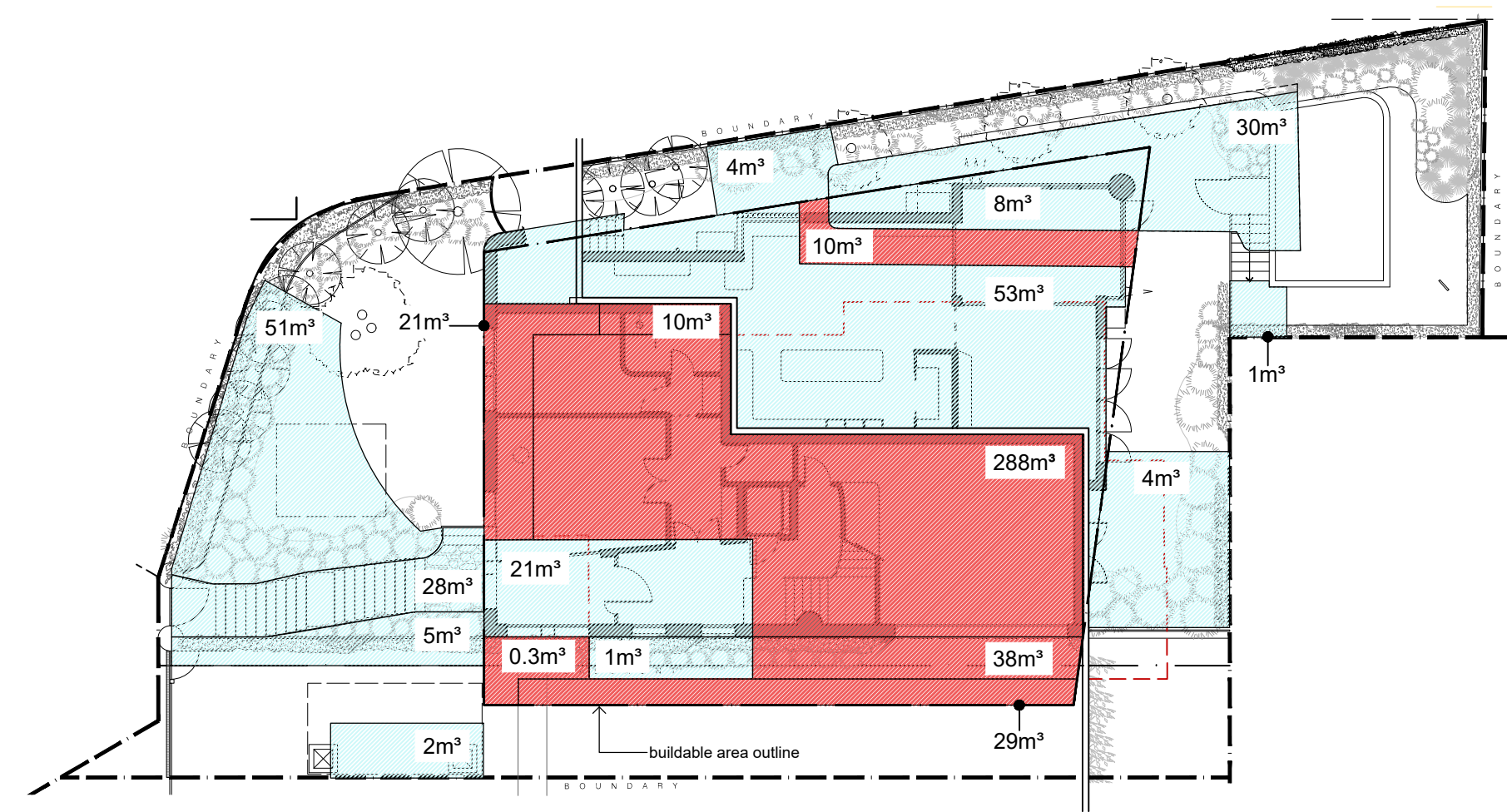
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floorplates + deepsoil
calculation
new dwelling house - LOT A
8-9 hillside avenue vaucuse

DA14 issue D
scale 1:200
plotdate 3/3/2021 3:59 PM
cadfile floorplates + deepsoil
calculation.dwg
1817A





PLAN_excavation control
scale 1:200

- Excavation volume inside buildable area
- Infill volume

LOT A

Maximum excavation volume as per Woollahra DCP = 198m³

Excavation volume

*Excavation volume inside the buildable area = 395m³

Credits

*Volume of fill = 208m³

Total

Excavation volume - volume of fill ≤ Woollahra DCP allowance
= 395 - 208 = 187m³ ≤ 198m³

Note: Calculations made using computational 3D software.

no changes

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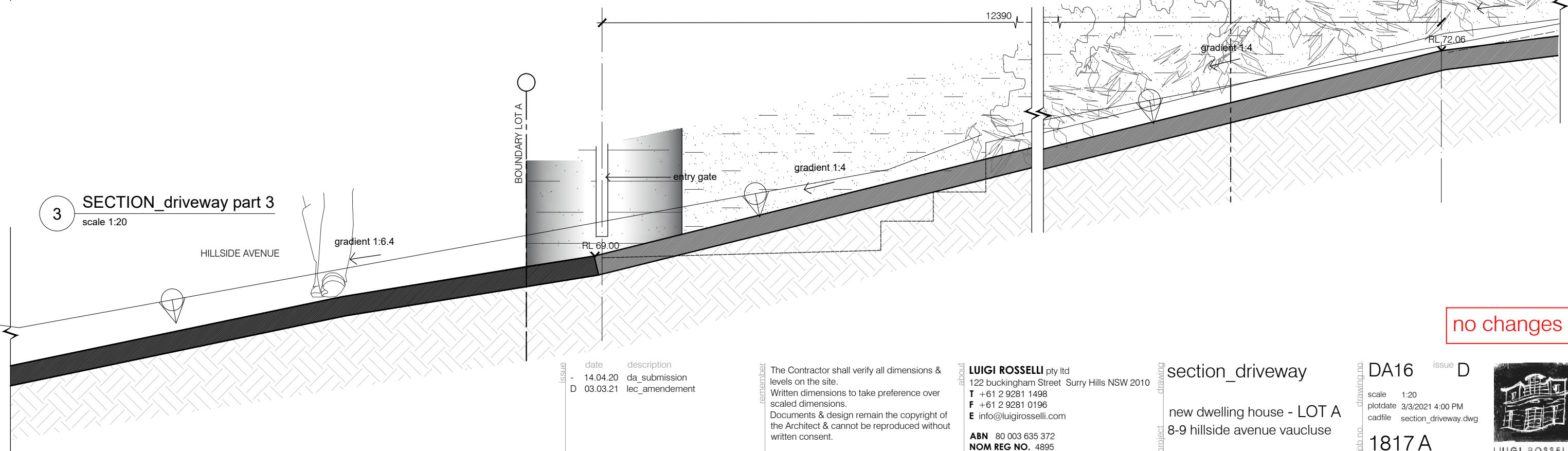
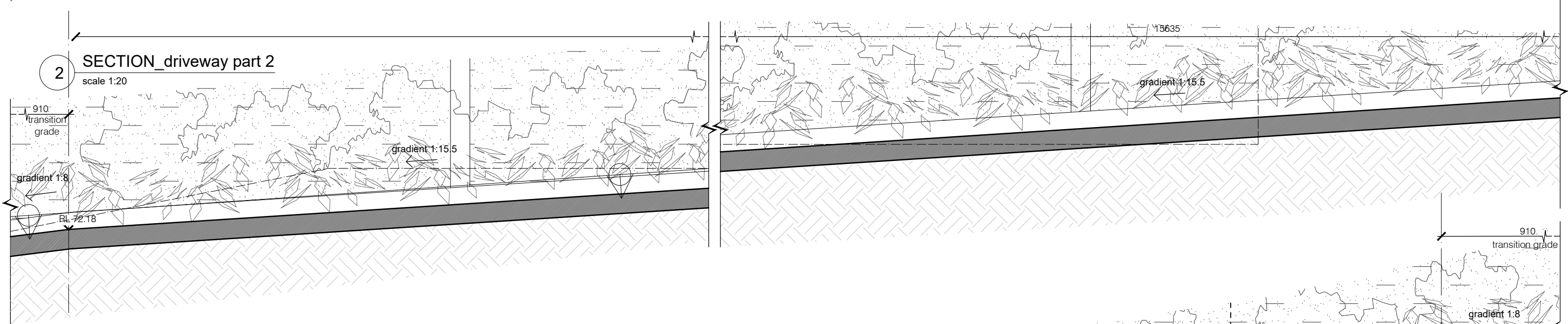
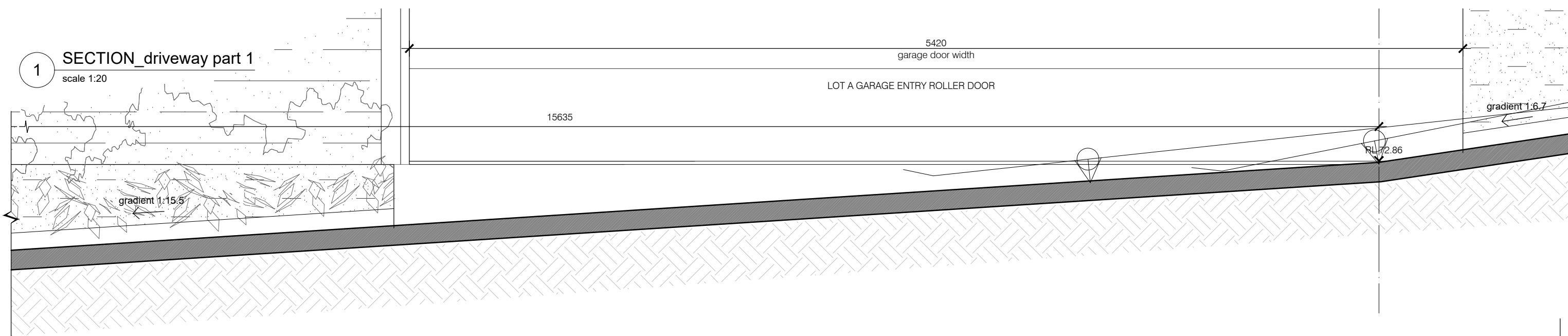
project drawing
excavation control

new dwelling house - LOT A
8-9 hillside avenue vaucuse

job.no. drawing.no.
DA15 issue D
scale 1:200
plotdate 3/3/2021 3:59 PM
cadfile excavation control.dwg

1817 A





no changes

issue	date	description
-	14.04.20	da_submission
D	03.03.21	lec_amendment

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section_driveway

new dwelling house - LOT A
8-9 hillside avenue vaucuse

DA16 issue D
scale 1:20
plotdate 3/3/2021 4:00 PM
cadfile section_driveway.dwg
1817A





flat terracotta brick screen



rammed earth wall (earth color)



flat steel plate (black)



aluminum window (black)



earth coating (beige)



metal roof sheeting (copper)



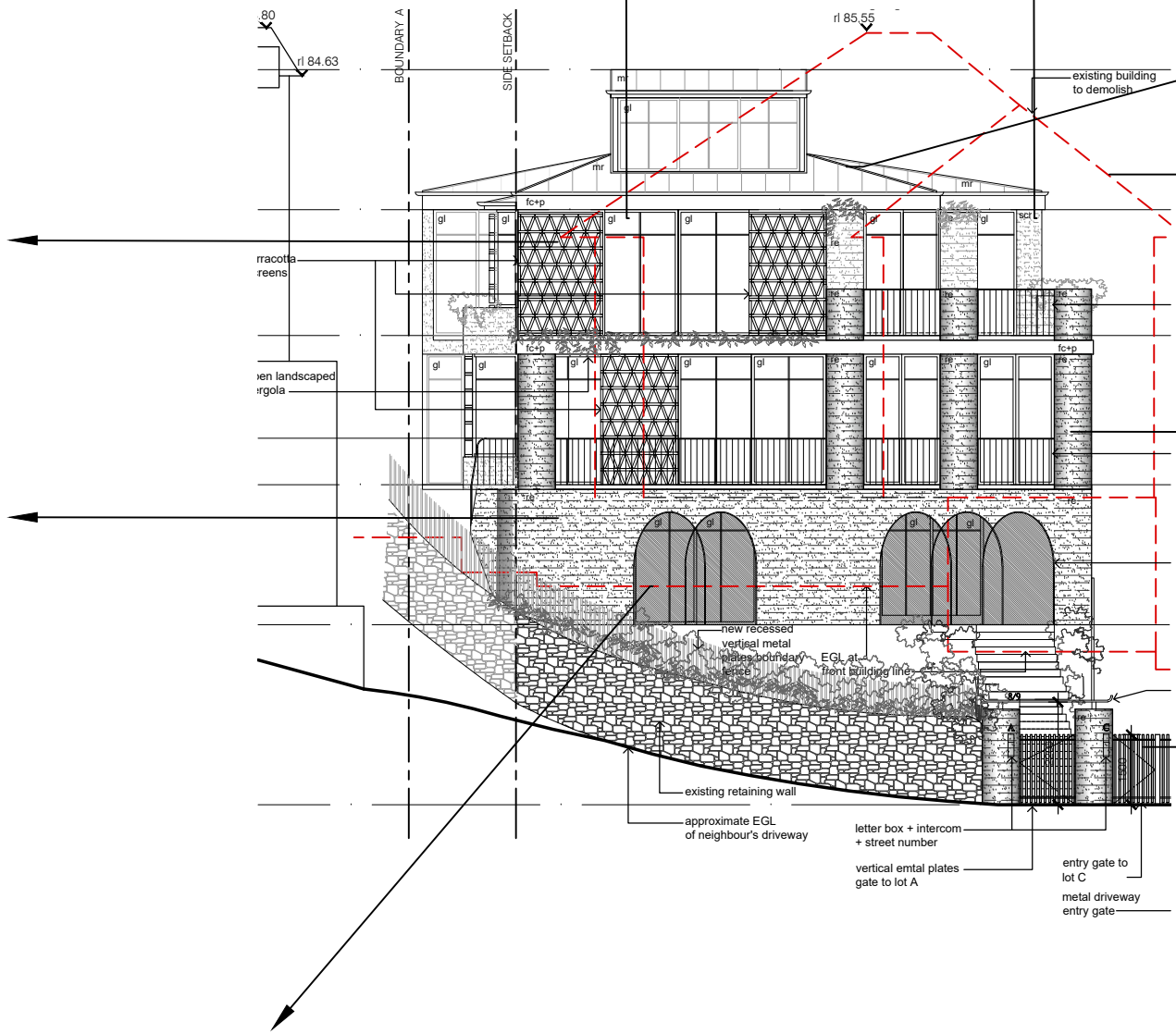
timber pergola



rammed earth columns (earth color)



metal balustrade (black)



issue	date	description
-	14.04.20	da_submission
D	03.03.21	lec_amendment

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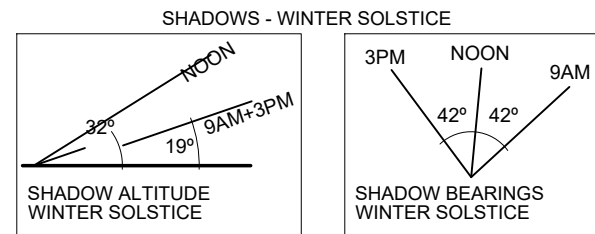
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external finishes
new dwelling house - LOT A
8-9 hillside avenue vauclose

DA17 issue D
scale nts
plotdate 3/3/2021 4:00 PM
cadfile external finishes.dwg
1817A



no changes

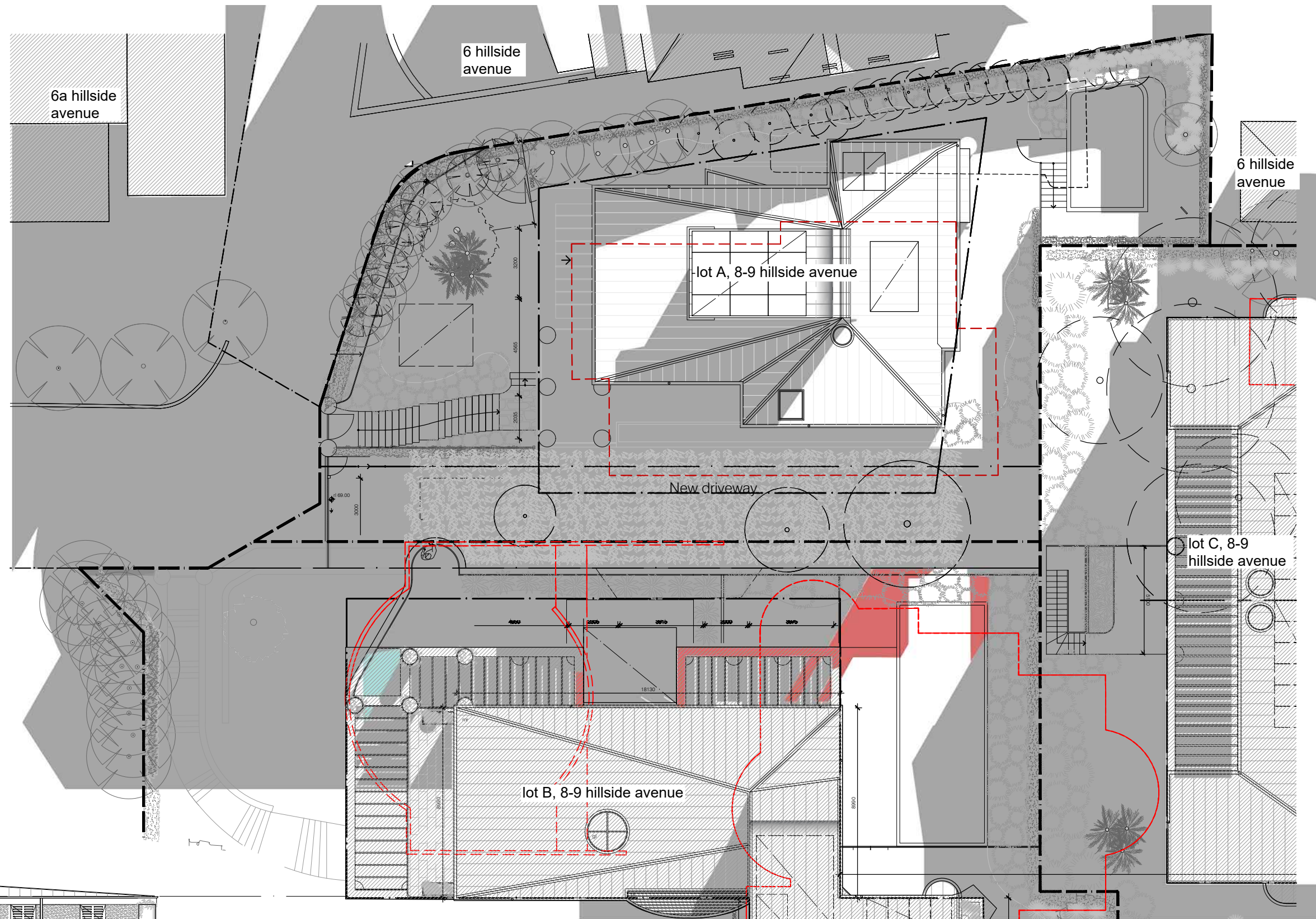
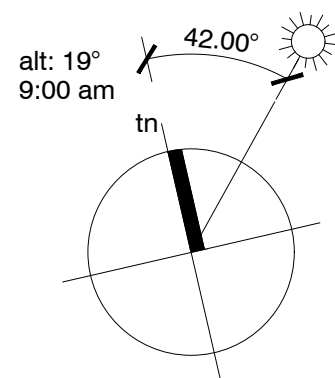


NOTE:
drawing based on site survey and
where unavailable, estimates from
aerial photos, DCP/LEP maps and
department of land maps

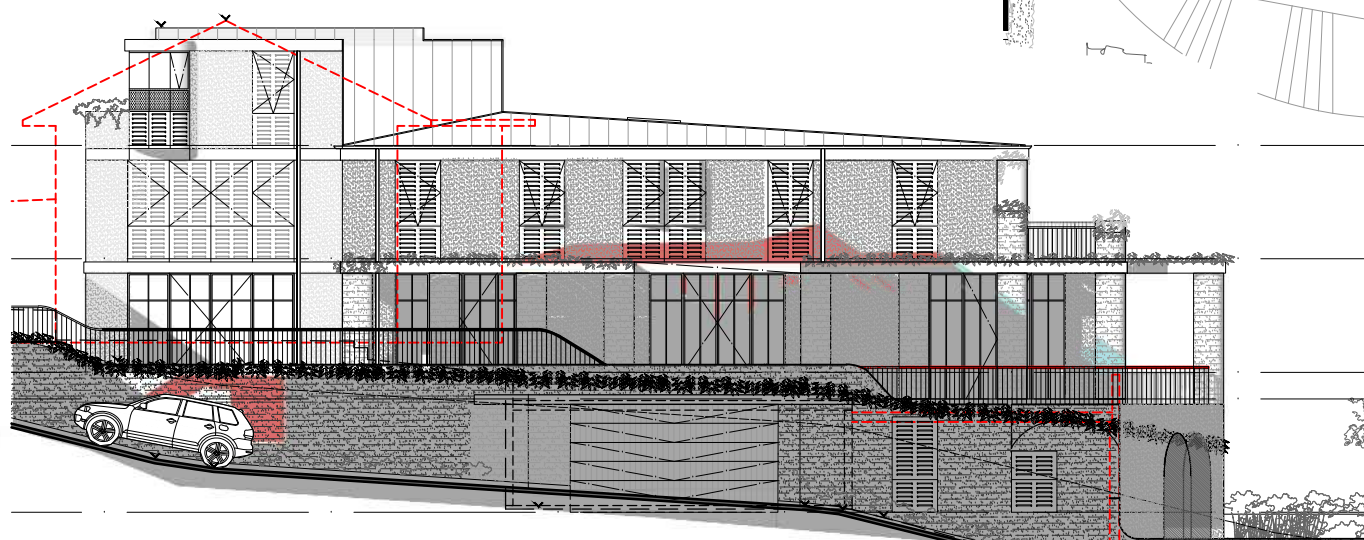


LEGEND

- existing shadows
- additional shadows
- daylight gain to neighbour



plan
scale 1:200



elevation north lot B
scale 1:200

issue	date	description
-	14.04.20	da_submission
D	03.03.21	lec_amendment

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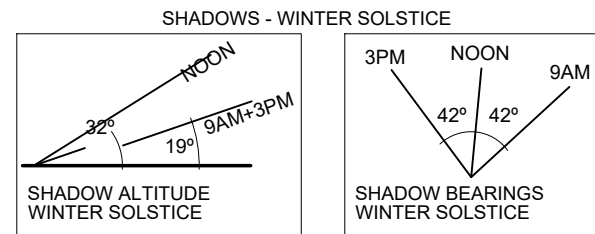
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shadows_9am
new dwelling house - LOT A
8-9 hillside avenue vaucuse

DA18 issue D
scale 1:200
plotdate 3/3/2021 6:21 PM
cadfile shadows diagrams.dwg
1817A



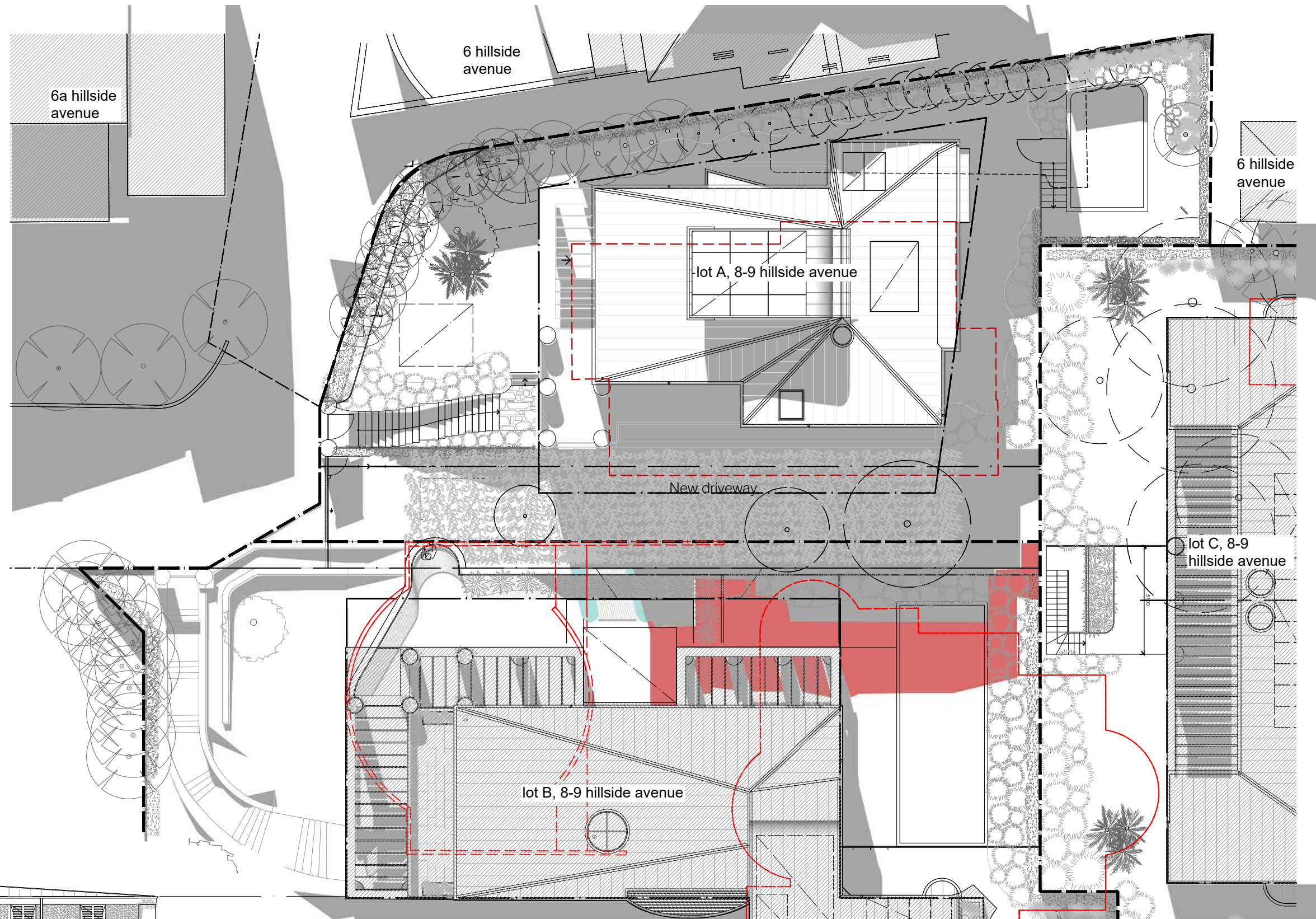
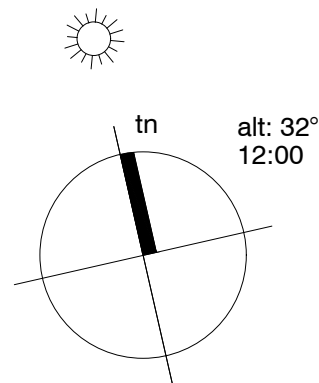


NOTE:
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department of land maps

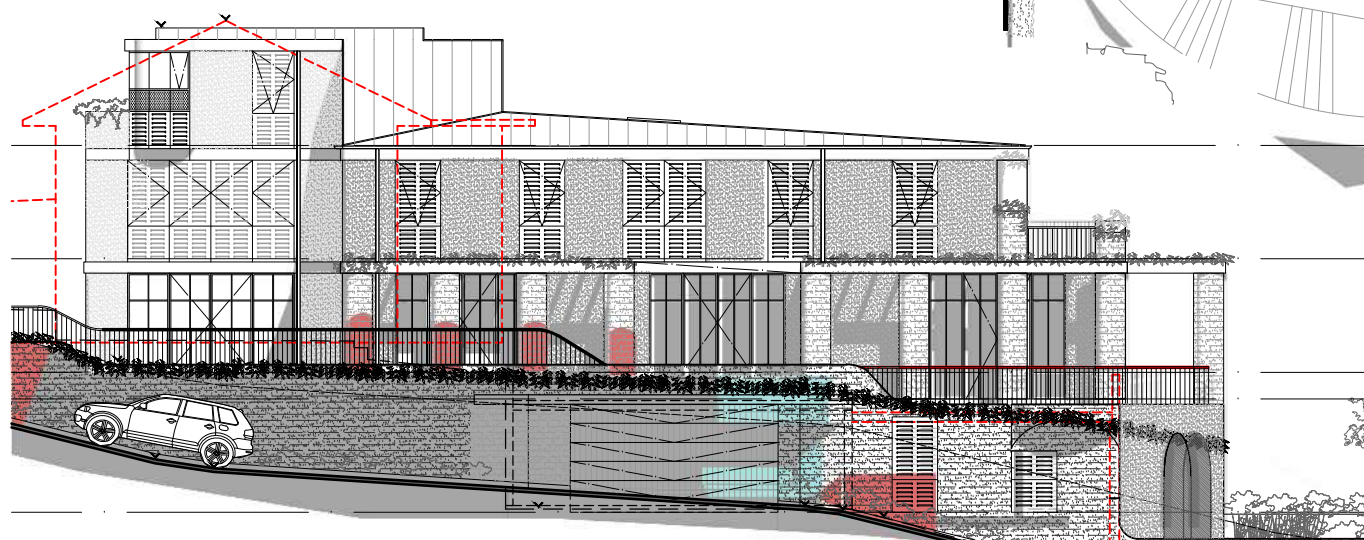


LEGEND

- existing shadows
- additional shadows
- daylight gain to neighbour



plan
scale 1:200



elevation north lot B
scale 1:200

issue	date	description
-	14.04.20	da_submission
D	03.03.21	lec_amendment

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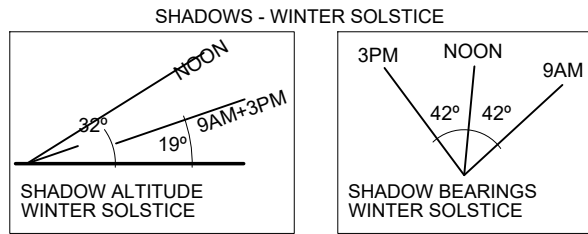
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shadows_12pm
new dwelling house - LOT A
8-9 hillside avenue vaucuse

DA19 issue D
scale 1:200
plotdate 3/3/2021 6:22 PM
cadfile shadows diagrams
12pm.dwg
1817A



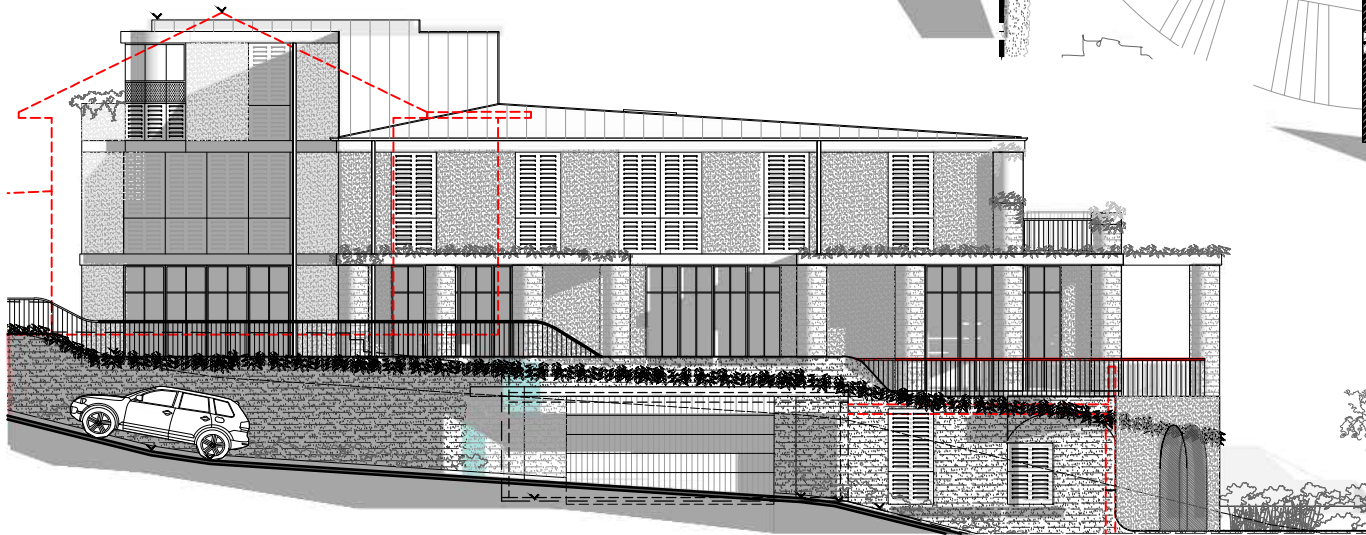
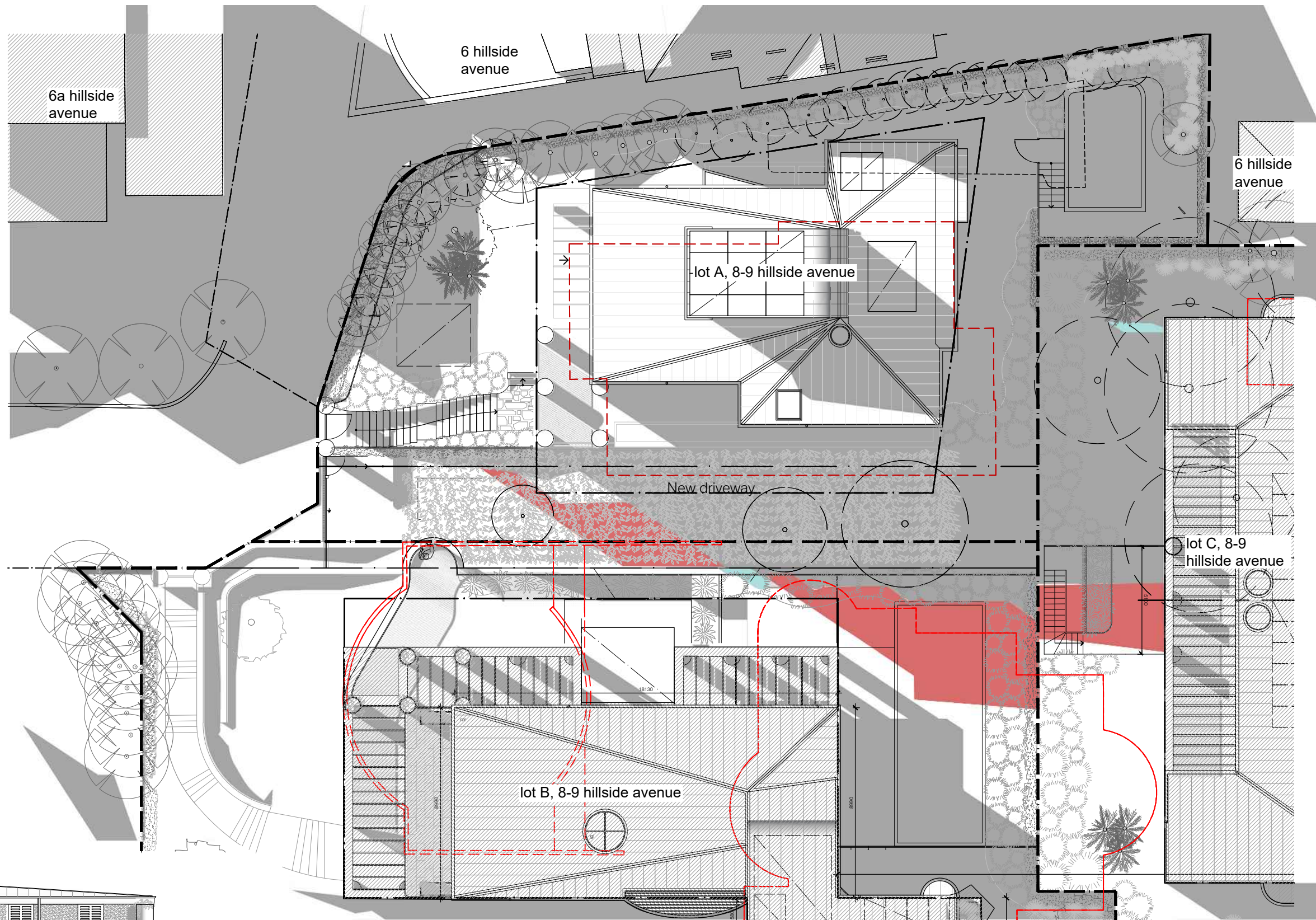
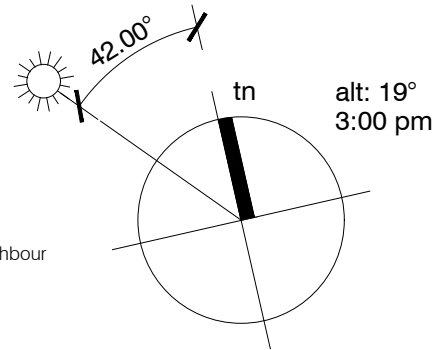


NOTE:
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where unavailable, estimates from
aerial photos, DCP/LEP maps and
department of land maps



LEGEND

- existing shadows
- additional shadows
- daylight gain to neighbour



elevation north lot B
scale 1:200

issue	date	description
-	14.04.20	da_submission
D	03.03.21	lec_amendment

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shadows_3pm
new dwelling house - LOT A
8-9 hillside avenue vaucuse

DA20 issue D
scale 1:200
plotdate 3/3/2021 6:23 PM
cadfile shadows diagrams
3pm.dwg
1817A





view from hillside avenue

issue	date	description
-	14.04.20	da_submission
C	29.01.21	further_amendments
D	03.03.21	lec_amendment

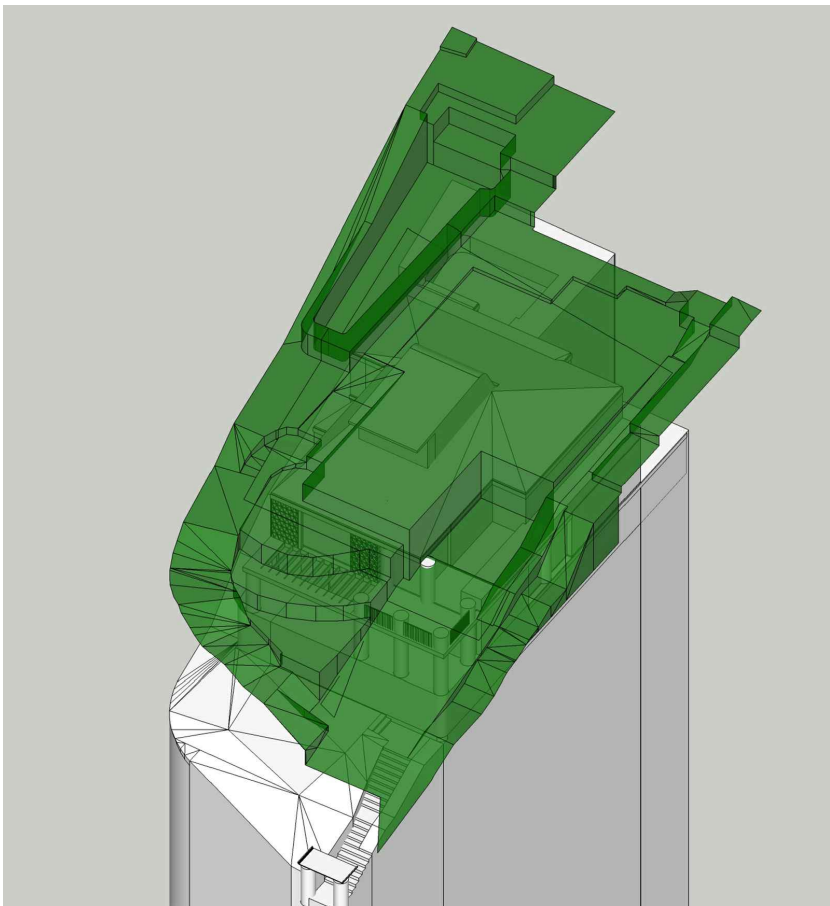
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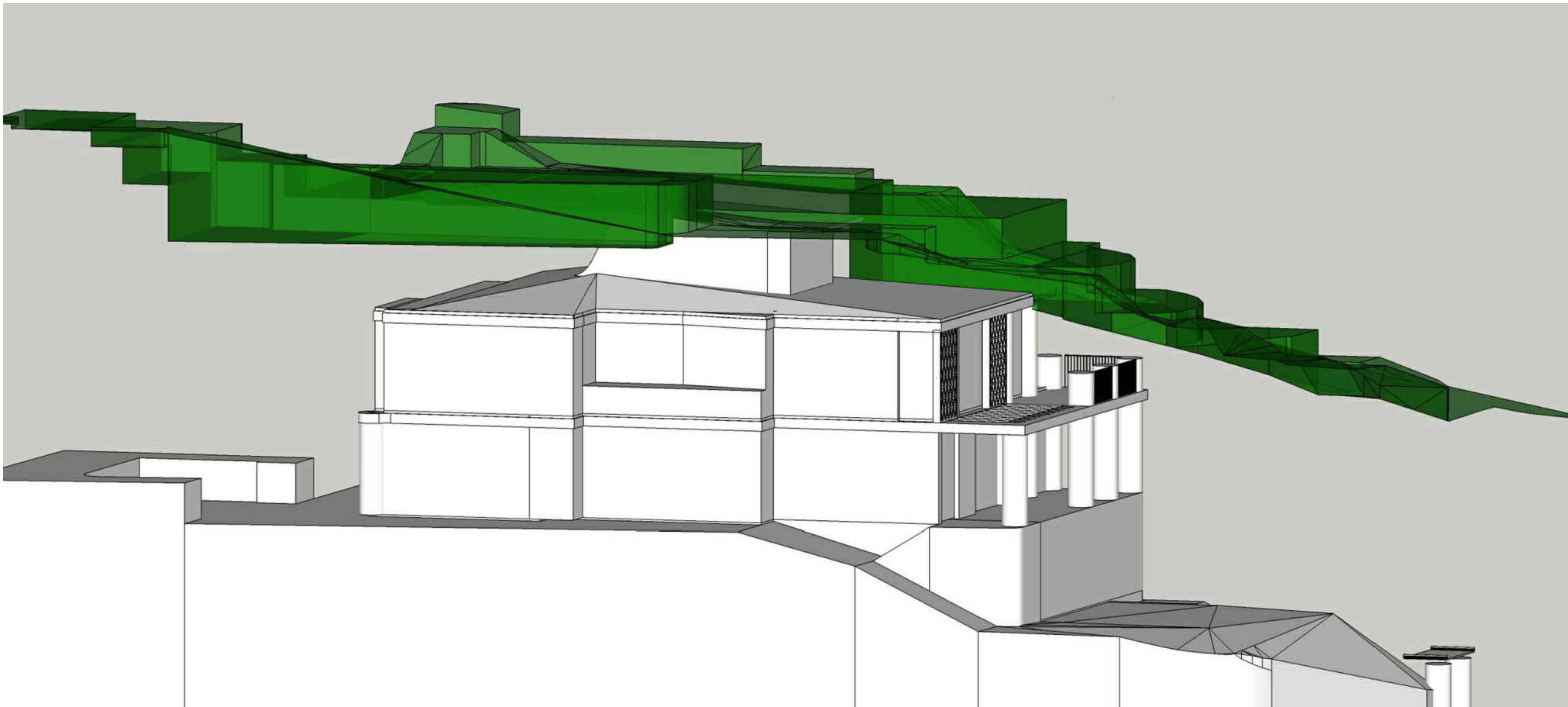
photomontage
new dwelling house - LOT A
8-9 hillside avenue vauclose

DA21 issue D
scale nts
plotdate 3/3/2021 4:06 PM
cadfile photomontage.dwg
1817A

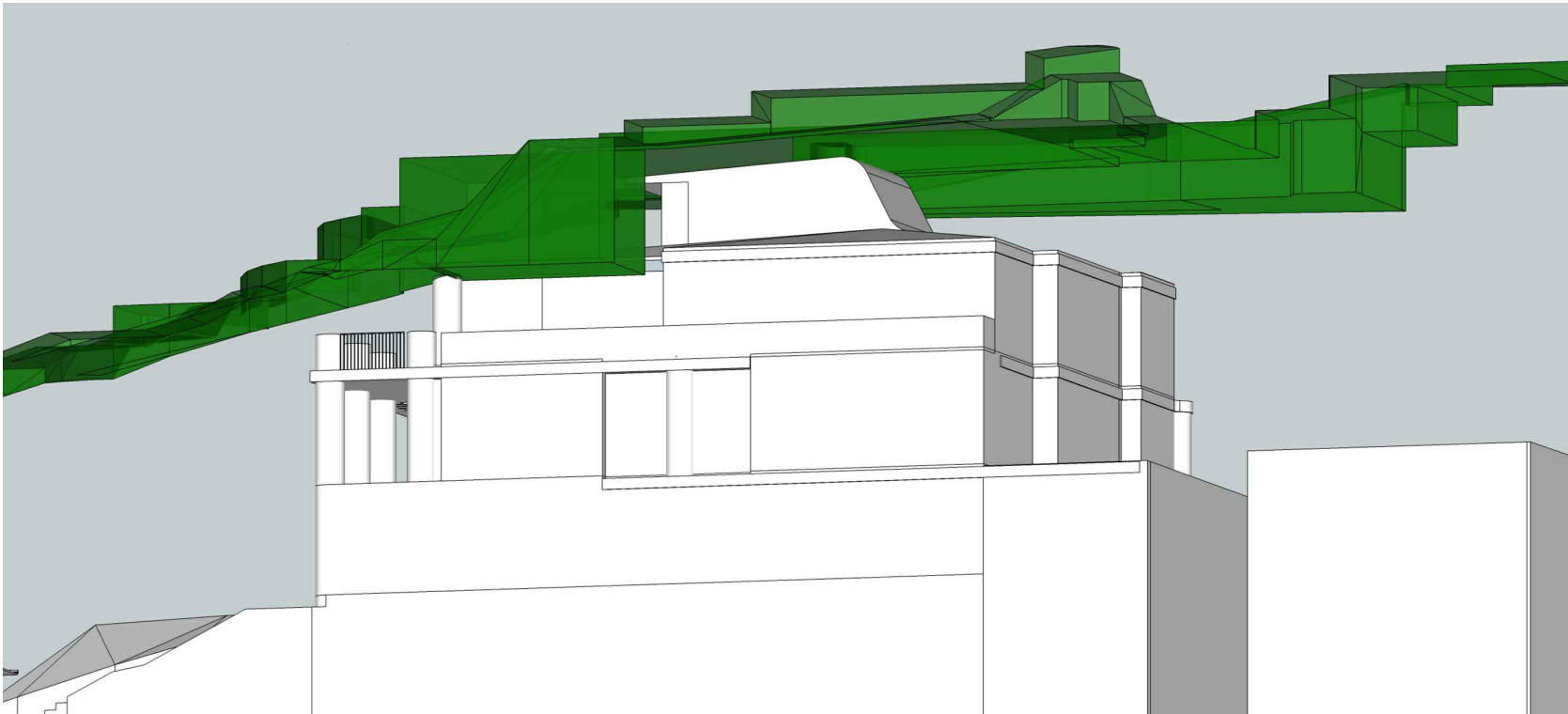




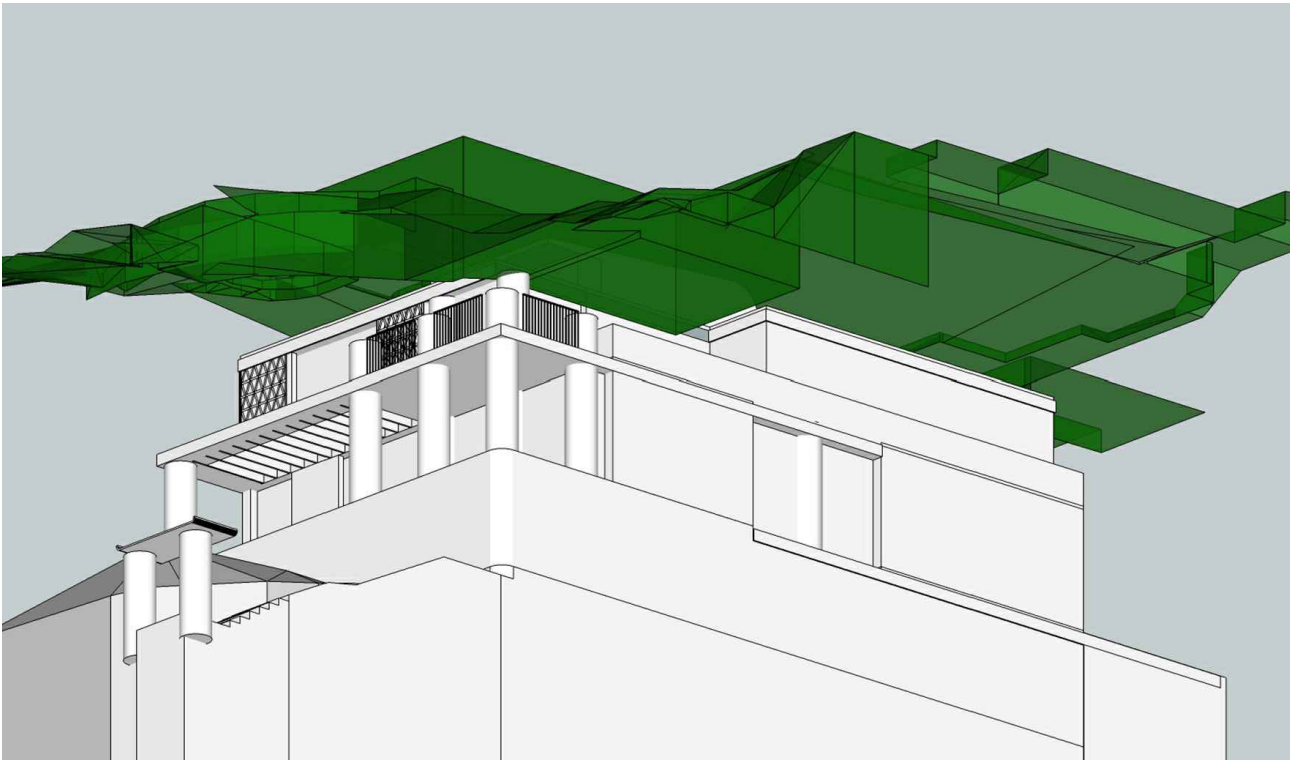
HEIGHT BLANKET_01



HEIGHT BLANKET_02



HEIGHT BLANKET_03



HEIGHT BLANKET_04

NOTE: Height blanket at 9.5m height from EGL as per LEP control.

issue	date	description
-	14.04.20	da_submission
D	03.03.21	lec_amendement

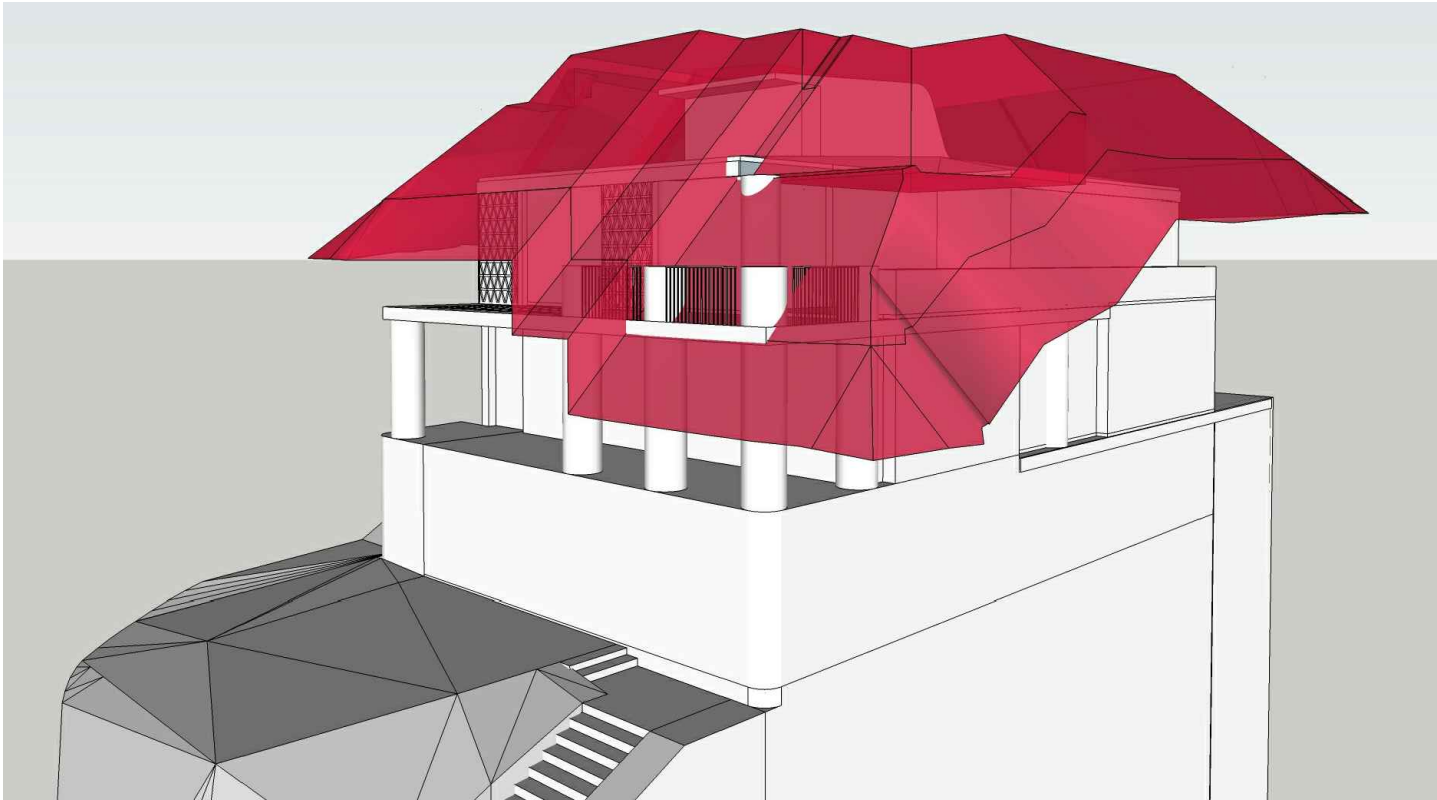
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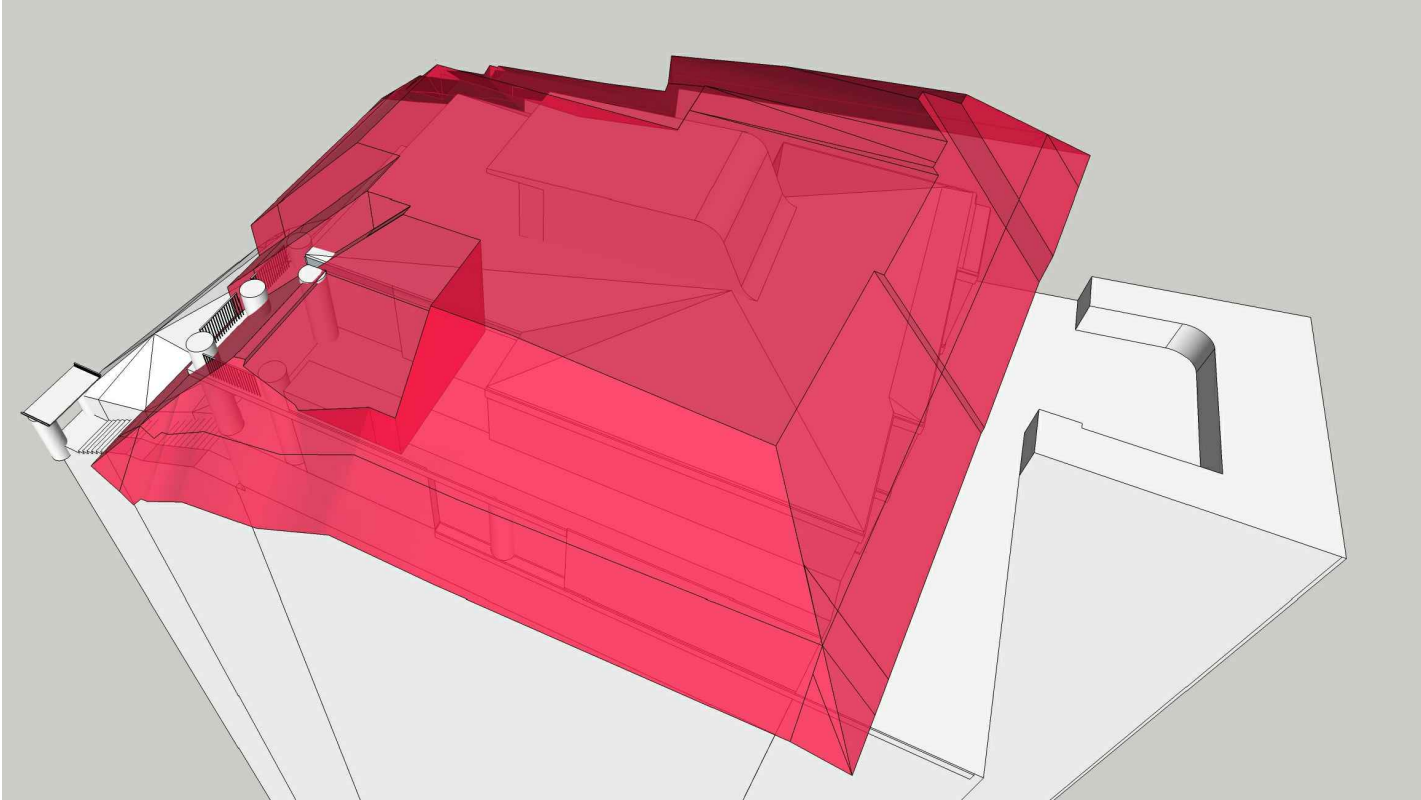
max. height control
new dwelling house - LOT A
8-9 hillside avenue vauclose

DA22 issue D
scale nts
plotdate 3/3/2021 4:05 PM
cadfile height blanket control.dwg
1817A

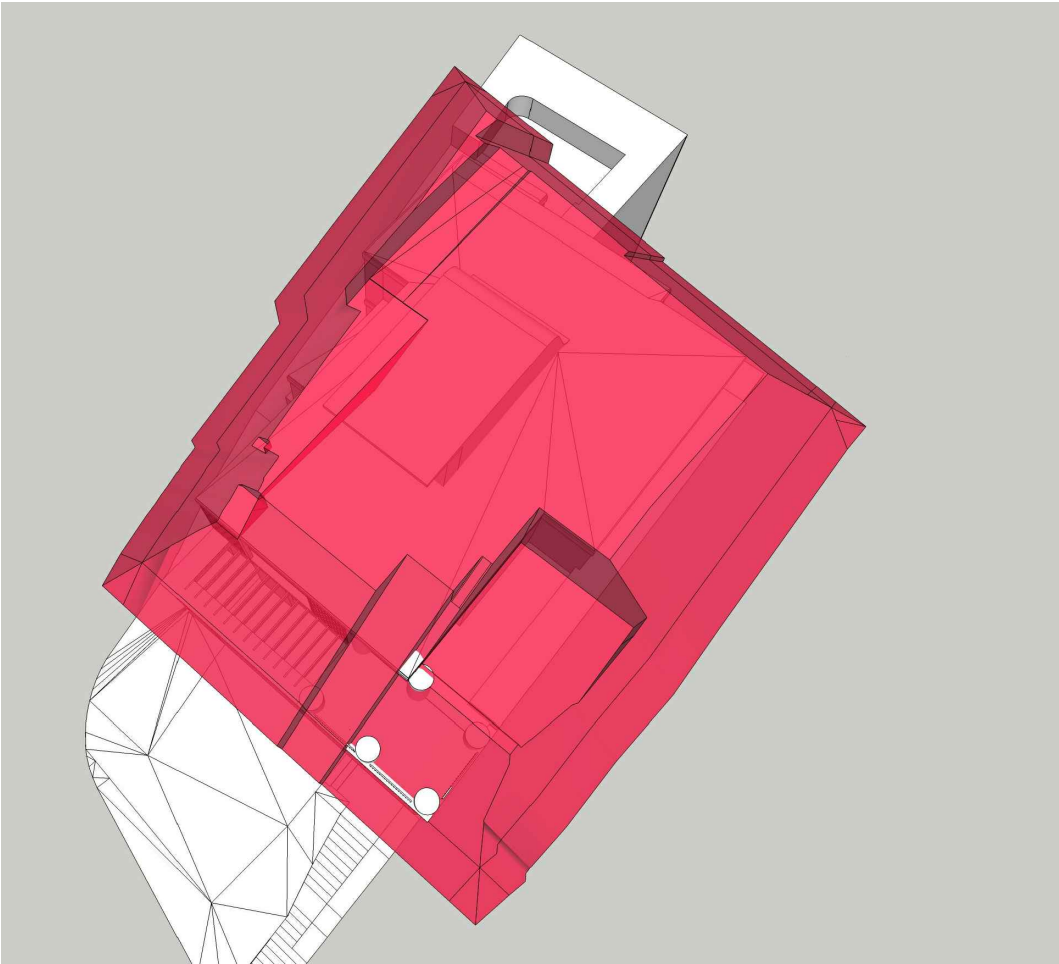




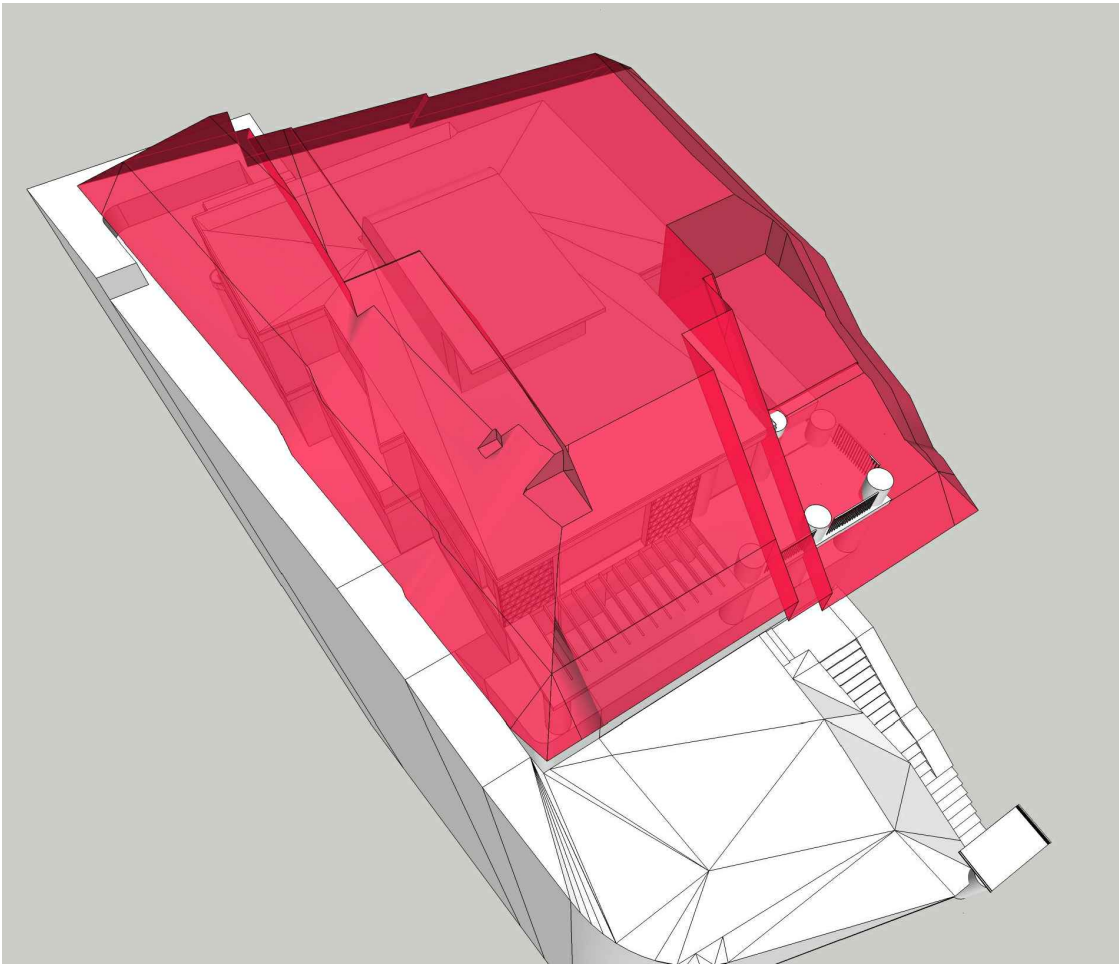
WALL HEIGHT BLANKET_01



WALL HEIGHT BLANKET_02



WALL HEIGHT BLANKET_03



WALL HEIGHT BLANKET_04

NOTE: wall height and inclined plane as per Woollahra DCP'15

issue	date	description
-	14.04.20	da_submission
C	22.01.21	further_amendments
D	03.03.21	lec_amendment

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max. wall height
control
new dwelling house - LOT A
8-9 hillside avenue vauclose

DA23 issue D
scale nts
plotdate 3/3/2021 4:06 PM
cadfile max. wall height
control.dwg
1817A



WINDOW SCHEDULE (AMENDED)

1817 - LOT A 8-9 Hillside Avenue Vaucluse

WINDOW	dimensions (wxh) in m	SHADING	TYPE	ORIENT	OPERATION
Lower Ground Floor					
W1	3 x 2.6	/	ALUMINIUM	W	sliding
W2	2.4 x 2.6	/	ALUMINIUM	W	sliding
W3	3.3 x 2.6	balcony above	ALUMINIUM	S	sliding
W4	0.3 x 2.6	balcony above	ALUMINIUM	S	fixed
W5	0.3 x 2.6	balcony above	ALUMINIUM	S	fixed
W6	1.1 x 2.6	/	ALUMINIUM	S	double hung
W7	1.1 x 2.6	/	ALUMINIUM	S	double hung
Ground Floor					
W8	0.3 x 2.8	/	ALUMINIUM	S	fixed
W9	1.1 x 2.8	operable shutter	ALUMINIUM	S	double hung
W10	1.7 x 2.8	/	ALUMINIUM	S	fixed
W11	1.7 x 2.8	/	ALUMINIUM	S	fixed
W12	1 x 2.8	operable shutter	ALUMINIUM	S	double hung
W13	1 x 2.8	operable shutter	ALUMINIUM	S	double hung
W14	2 x 2.8	/	ALUMINIUM	E	french doors
W15	4 x 2.8	/	ALUMINIUM	E	bifold doors
W16	4.3 x 2.8	balcony above	ALUMINIUM	N	sliding
W17	2.3 x 2.8	balcony above	ALUMINIUM	E	sliding
W18	2.2 x 2.8	fixed shading	ALUMINIUM	N	double hung
W19	1 x 2.8	/	ALUMINIUM	W	double hung
W20	6.2 x 2.8	pergola above / fixed shading	ALUMINIUM	W	sliding
W21	1.65 x 2.8	balcony above	ALUMINIUM	W	french doors
W22	1.65 x 2.8	balcony above	ALUMINIUM	W	french doors

First Floor

W23	2.6 x 2.7	/	ALUMINIUM	S	sliding
W24	1.5 x 2.7	/	ALUMINIUM	W	double hung
W25	2.5 x 1.85	/	ALUMINIUM	S	fixed
W26	1 x 1.85	operable shutter	ALUMINIUM	S	double hung
W27	2 x 1.85	operable shutter	ALUMINIUM	S	double hung
W28	1 x 2.7	operable shutter	ALUMINIUM	E	double hung
W29	1 x 2.7	operable shutter	ALUMINIUM	E	double hung
W30	2 x 2.7	operable shutter	ALUMINIUM	E	double hung
W31	0.42 x 2.7	/	ALUMINIUM	S	double hung
W32	3 x 2.7	operable shutter	ALUMINIUM	E	sliding
W33	0.42 x 2.7	/	ALUMINIUM	N	double hung
W34	1.85 x 2.7	/	ALUMINIUM	W	sliding
W35	1.35 x 2.1	operable shutter	ALUMINIUM	N	double hung
W36	2.7 x 2.1	fixed shading	ALUMINIUM	N	sliding
W37	0.45 x 2.1	/	ALUMINIUM	S	double hung
W38	1 x 2.7	/	ALUMINIUM	N	double hung
W39	6.2 x 2.7	fixed shading / partial	ALUMINIUM	W	sliding
W40	1.6 x 2.7	/	ALUMINIUM	W	sliding

Second Floor

W41	3.7 x 1.65	eave	ALUMINIUM	W	sliding
W42	0.75 x 1.65	/	ALUMINIUM	S	double hung
W43	0.6 x 1.1	/	ALUMINIUM	S	awning
W44	0.6 x 1.1	/	ALUMINIUM	N	awning
W45	0.75 x 1.65	/	ALUMINIUM	N	double hung

Skylights

SK1	area: 0.63 m2	/	ALUMINIUM	/	/
SK2	area: 1.5 m2	/	ALUMINIUM	/	/

	issue	date	description
-		14.04.20	da_submission
D		03.03.21	lec_amendment

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thermal certificate

new dwelling house - LOT A
8-9 hillside avenue vaucluse

DA26	issue D
scale	----
plotdate	3/3/2021 4:10 PM
cadfile	thermal certificate.dwg

1817A



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