

8-9 HILLSIDE AVENUE - LOT C, VAUCLUSE NEW DWELLING

DEVELOPMENT APPLICATION

APRIL 2020

DRAWING LIST

DA_00	cover sheet
DA_01	PLAN - locality
DA_02	PLAN - site
DA_03	PLAN - site analysis
DA_04	PLAN - lower ground
DA_05	PLAN - ground floor
DA_06	PLAN - first floor
DA_07	PLAN - roof
DA_08	ELEVATION - west
DA_09	ELEVATION - north
DA_10	ELEVATION - east
DA_11	ELEVATION - south
DA_12	SECTION A
DA_13	floorplate + deepsoil calculation
DA_14	excavation control
DA_15	SECTION - driveway
DA_16	external finishes
DA_17	SHADOWS - 9am
DA_18	SHADOWS - 12pm
DA_19	SHADOWS - 3pm
DA_20	photomontage
DA_21	max. height control
DA_22	max. wall height control
DA_23	3D model views part 1
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DA_25	thermal certificate

SITE DETAILS

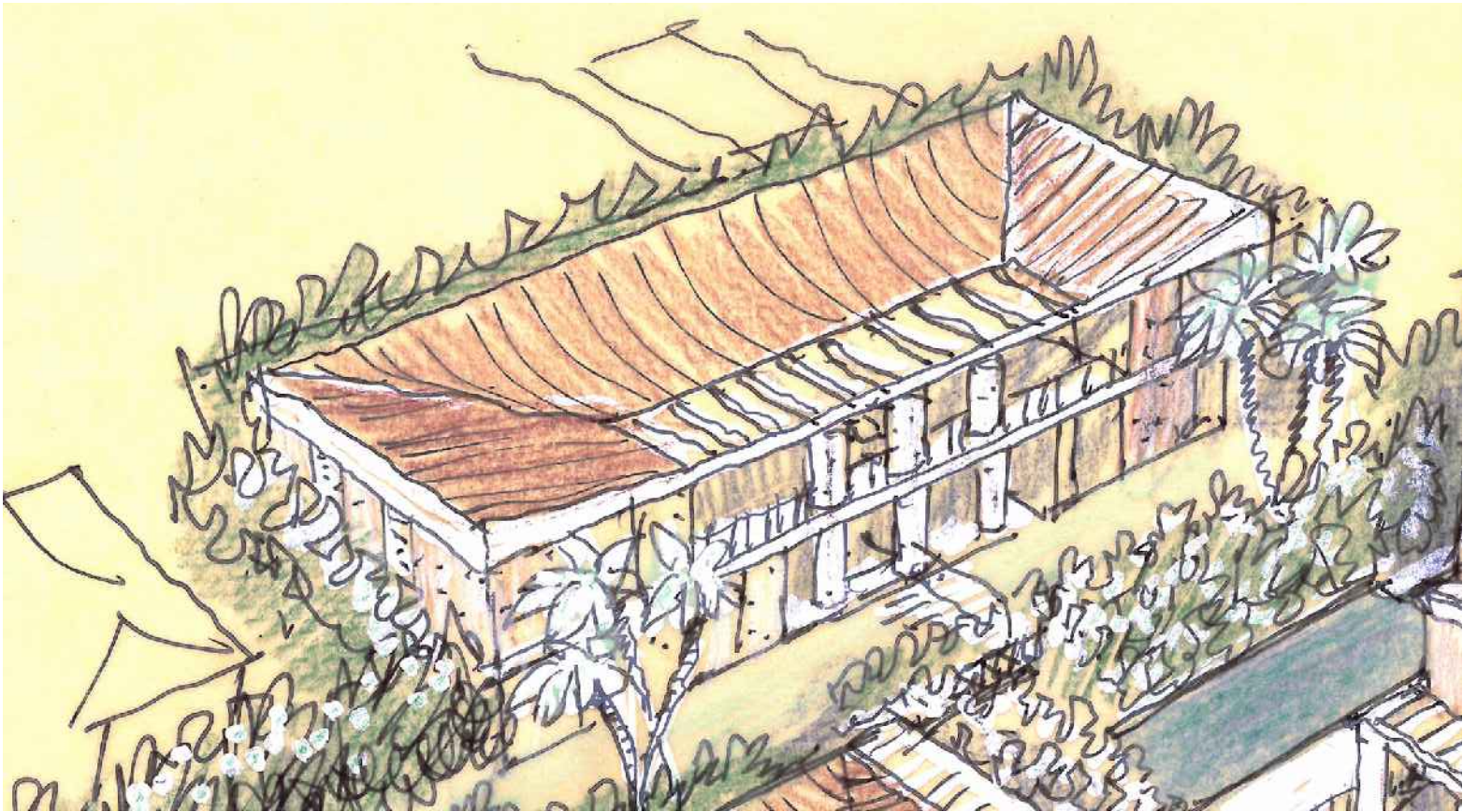
address :	8-9 Hillside Avenue, Vaucluse, NSW
property :	Lot C
site area :	762m²

BASIX CERTIFICATE

The applicant must comply with the requirements of BASIX certificate No. 1074917M

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
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



note: image is for illustrative purposes only

issue	date	description
-	14.04.20	da_submission
D	03.03.21	lec_amendment

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NOM REG NO. 4895

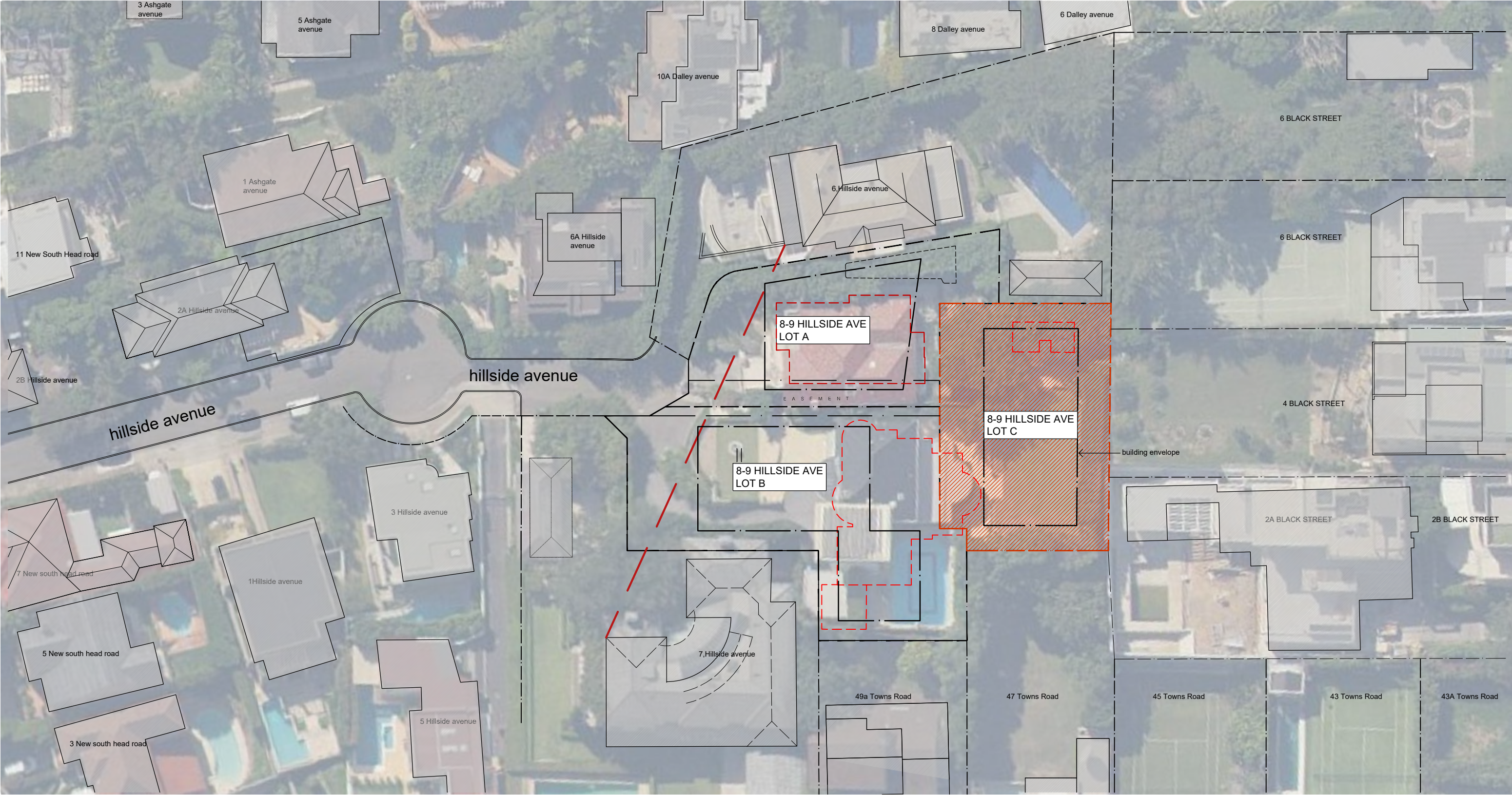
cover sheet

dual occupancy - LOT C
8-9 hillside avenue vaucluse

DA00 issue D
scale nts
plotdate 3/3/2021 5:06 PM
cadfile cover sheet lot c.dwg

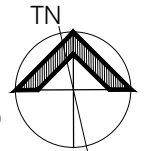
1817C





locality plan
1:500

no changes



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-	14.04.20	da_submission
D	03.03.21	lec_amendment

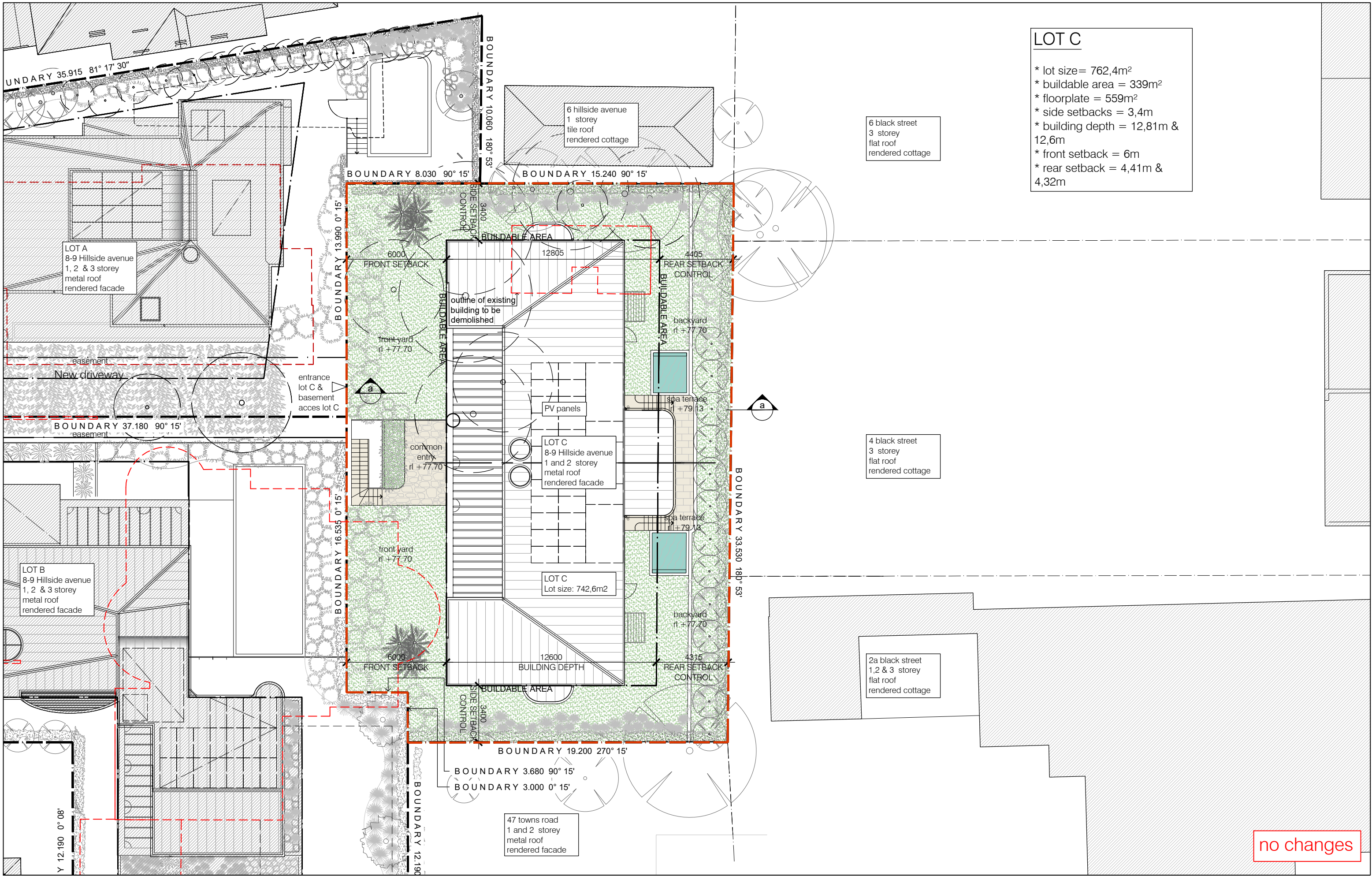
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plan_locality
dual occupancy - LOT C
8-9 hillside avenue vaucuse

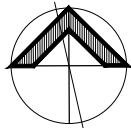
DA01 issue D
scale 1:500
plotdate 3/3/2021 5:06 PM
cadfile locality plan.dwg
1817C





LOT C

- * lot size = 762,4m²
- * buildable area = 339m²
- * floorplate = 559m²
- * side setbacks = 3,4m
- * building depth = 12,81m & 12,6m
- * front setback = 6m
- * rear setback = 4,41m & 4,32m



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plan_site

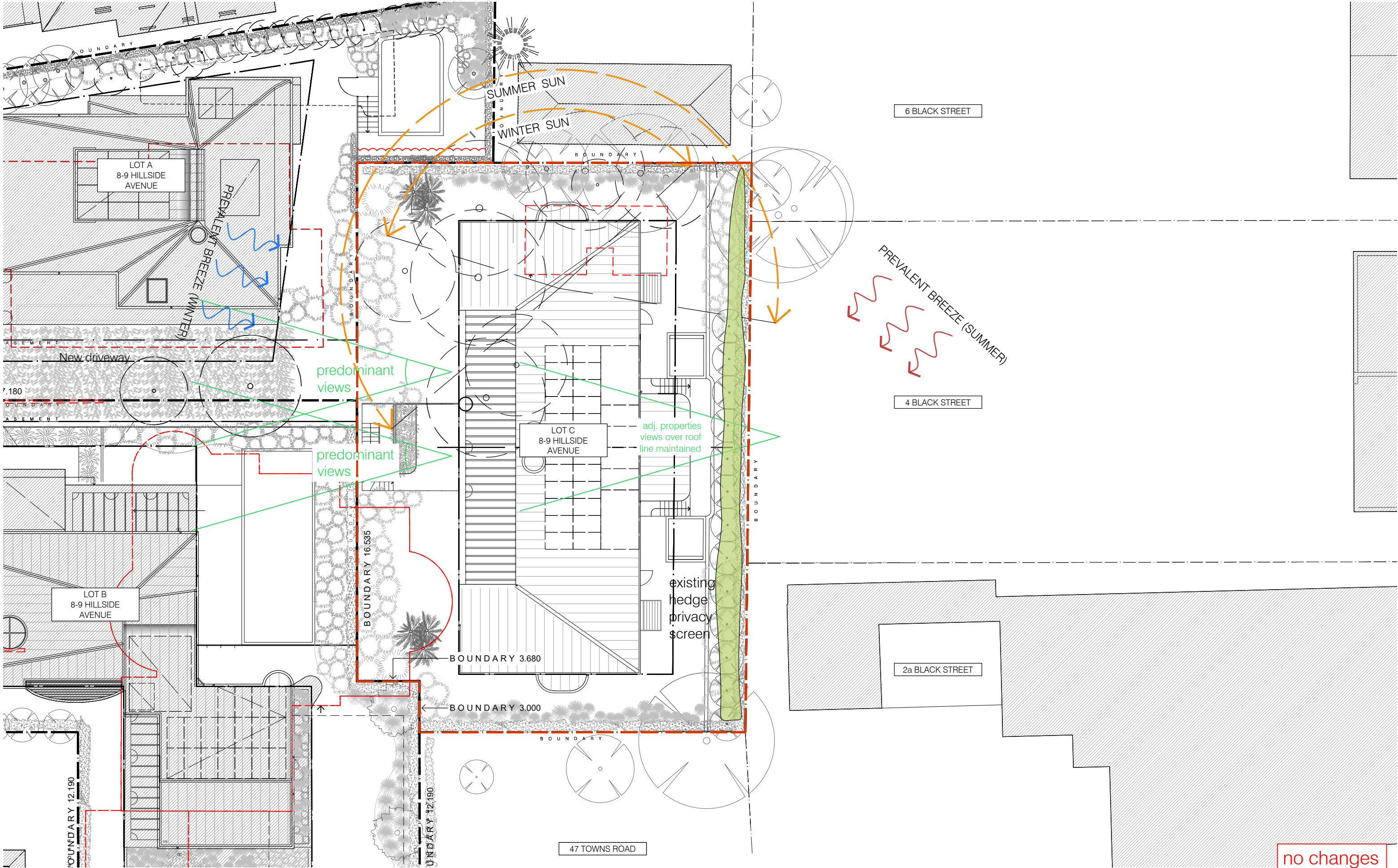
dual occupancy - LOT C
8-9 hillside avenue vaucuse

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cadfile site plan.dwg

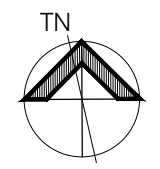
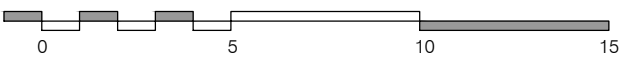
1817C



no changes



no changes



issue	date	description
-	14.04.20	da_submission
D	03.03.21	lec_amendment

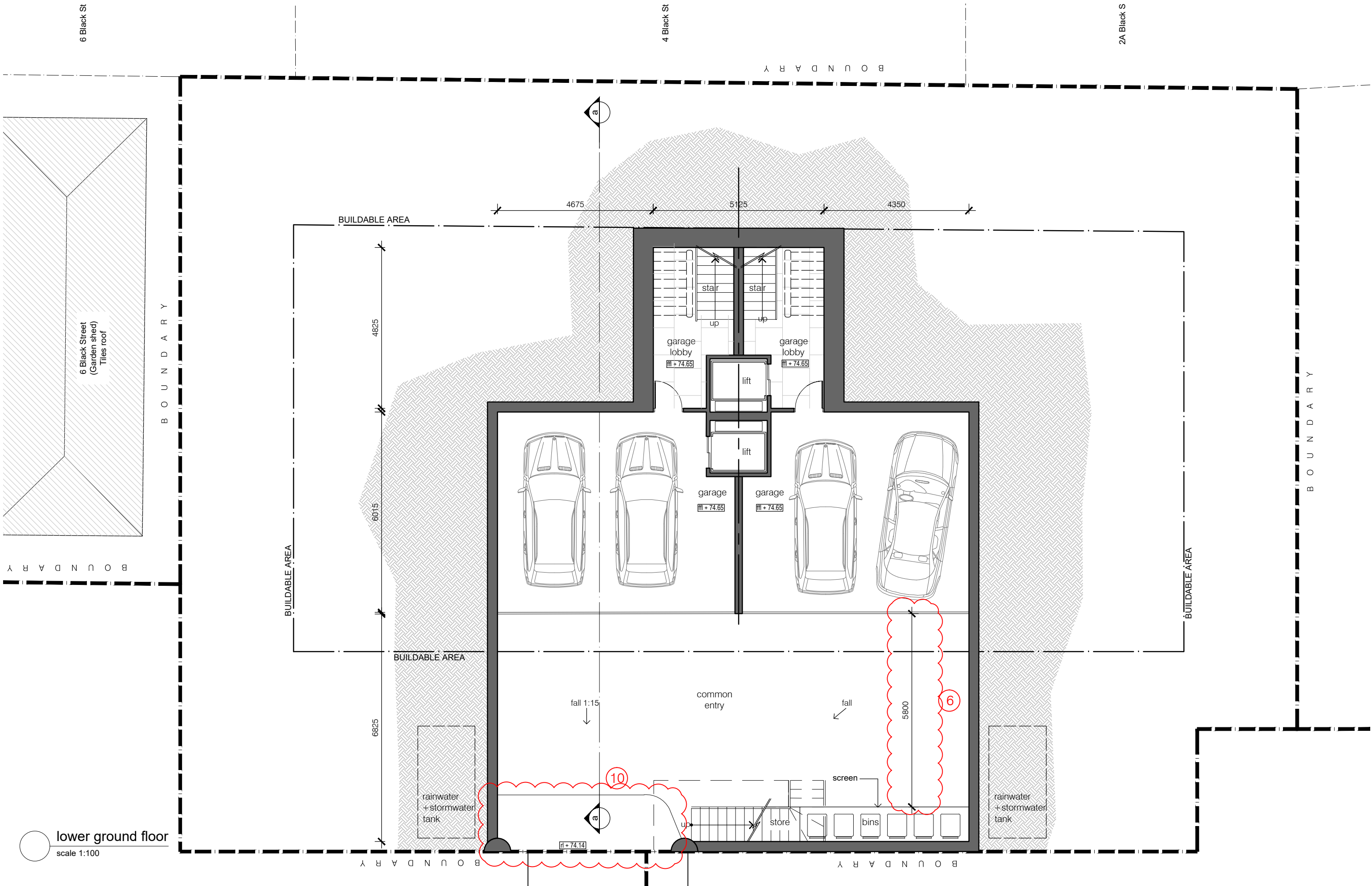
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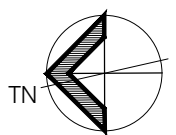
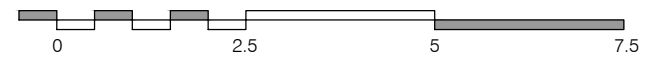
plan_site analysis
 dual occupancy - LOT C
 8-9 hillside avenue vaucuse - lot c

DA03 issue D
 scale 1:200
 plotdate 3/3/2021 5:06 PM
 cadfile site plan analysis.dwg
1817C





lower ground floor
scale 1:100



issue	date	description
-	14.04.20	da_submission
A	08.05.20	cut_off_garage_columns
B	10.08.20	height_reduction
C	22.01.21	further_amendments
D	03.03.21	lec_amendment

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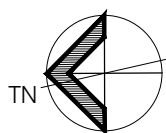
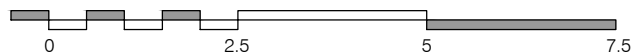
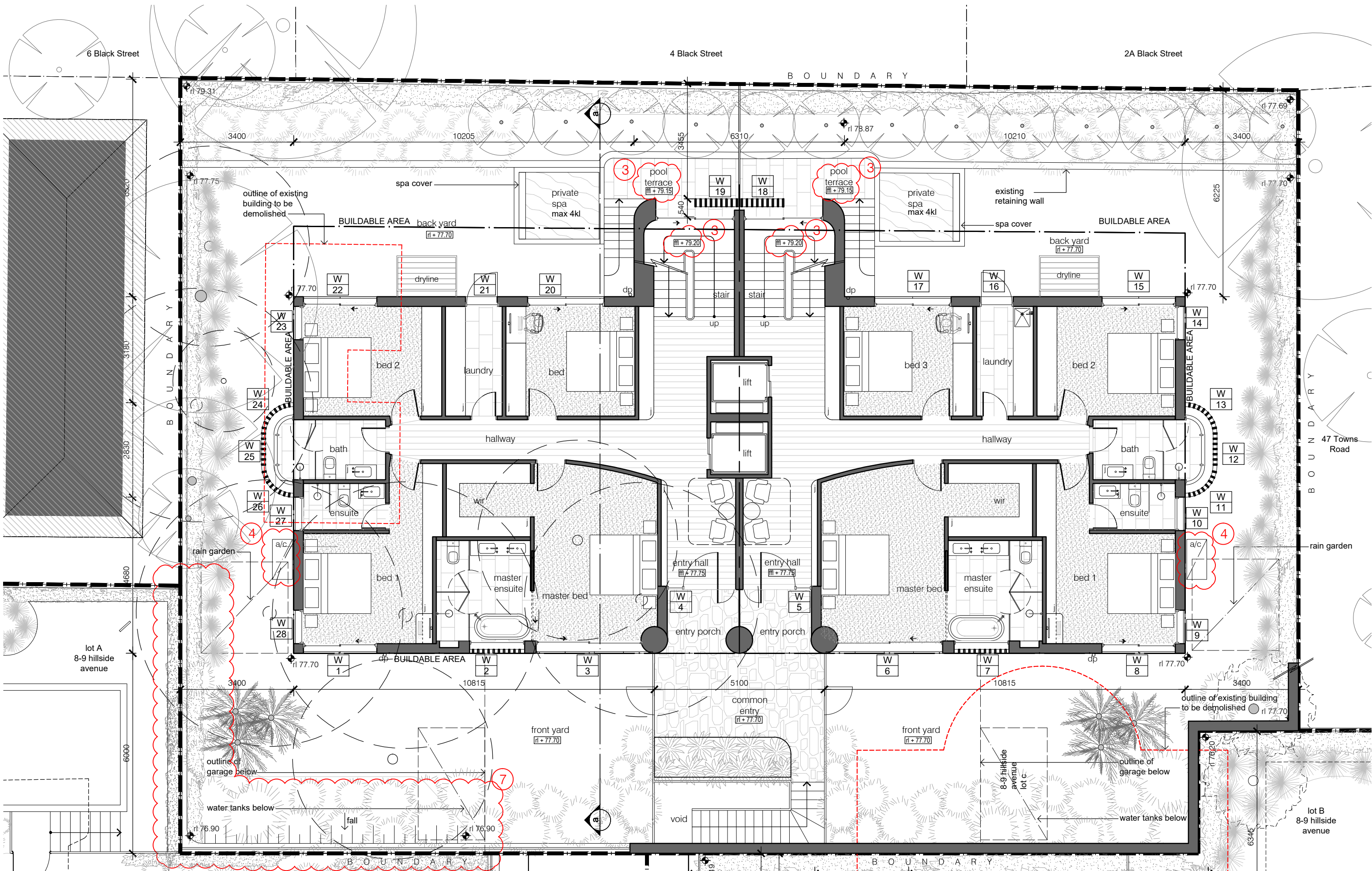
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plan_lower ground
dual occupancy - LOT C
8-9 hillside avenue vauclose - lot c

DA04 issue D
scale 1:100
plotdate 3/3/2021 5:06 PM
cadfile plan lg.dwg
1817C





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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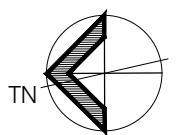
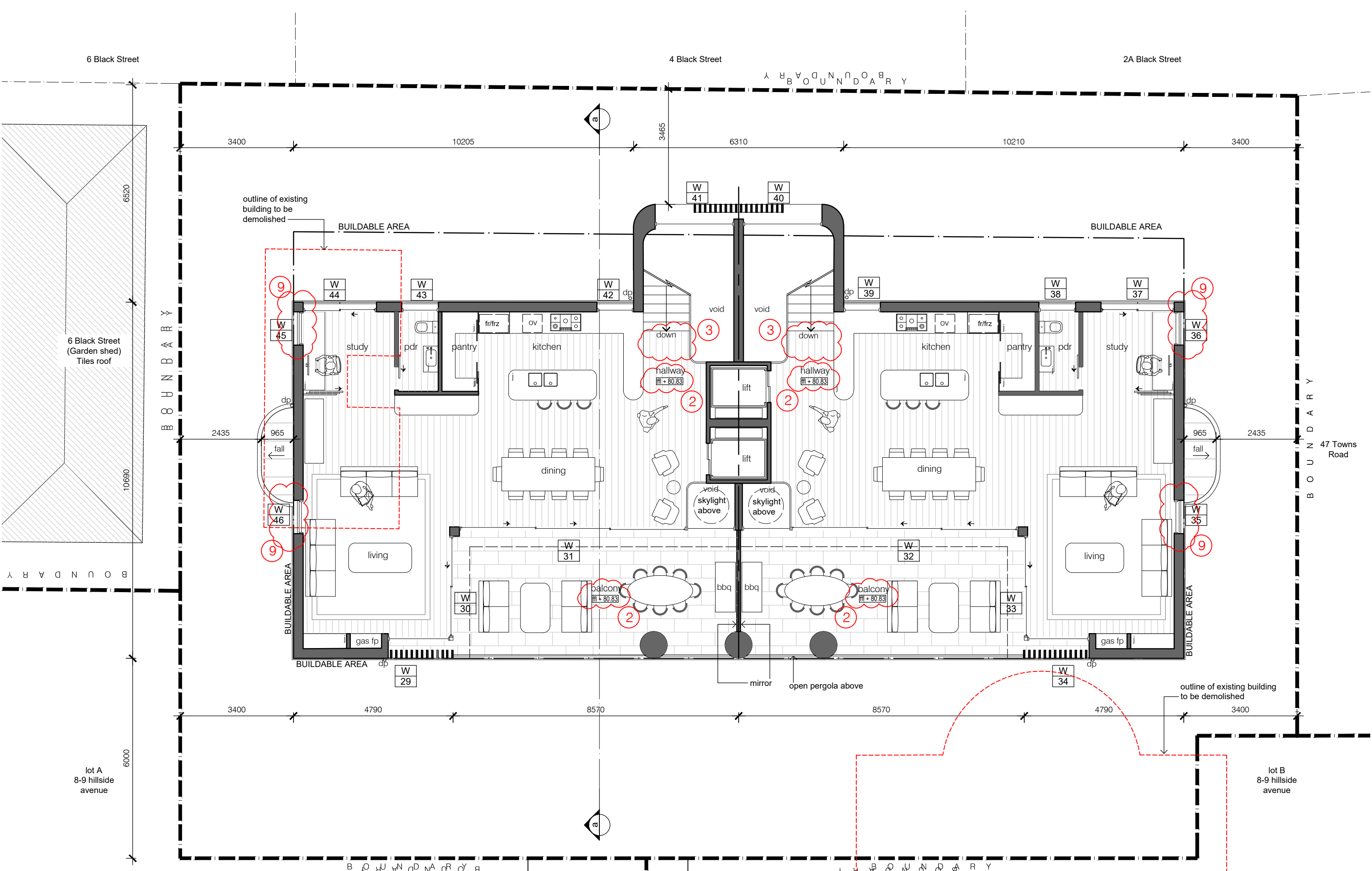
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plan_ground floor
dual occupancy - LOT C
8-9 hillside avenue vaucuse -
lot c

DA05 issue D
scale 1:100
plotdate 3/3/2021 5:06 PM
cadfile plan gf.dwg
1817





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

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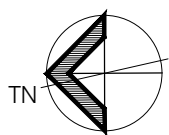
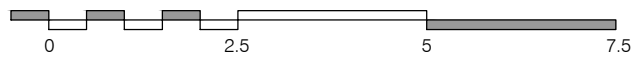
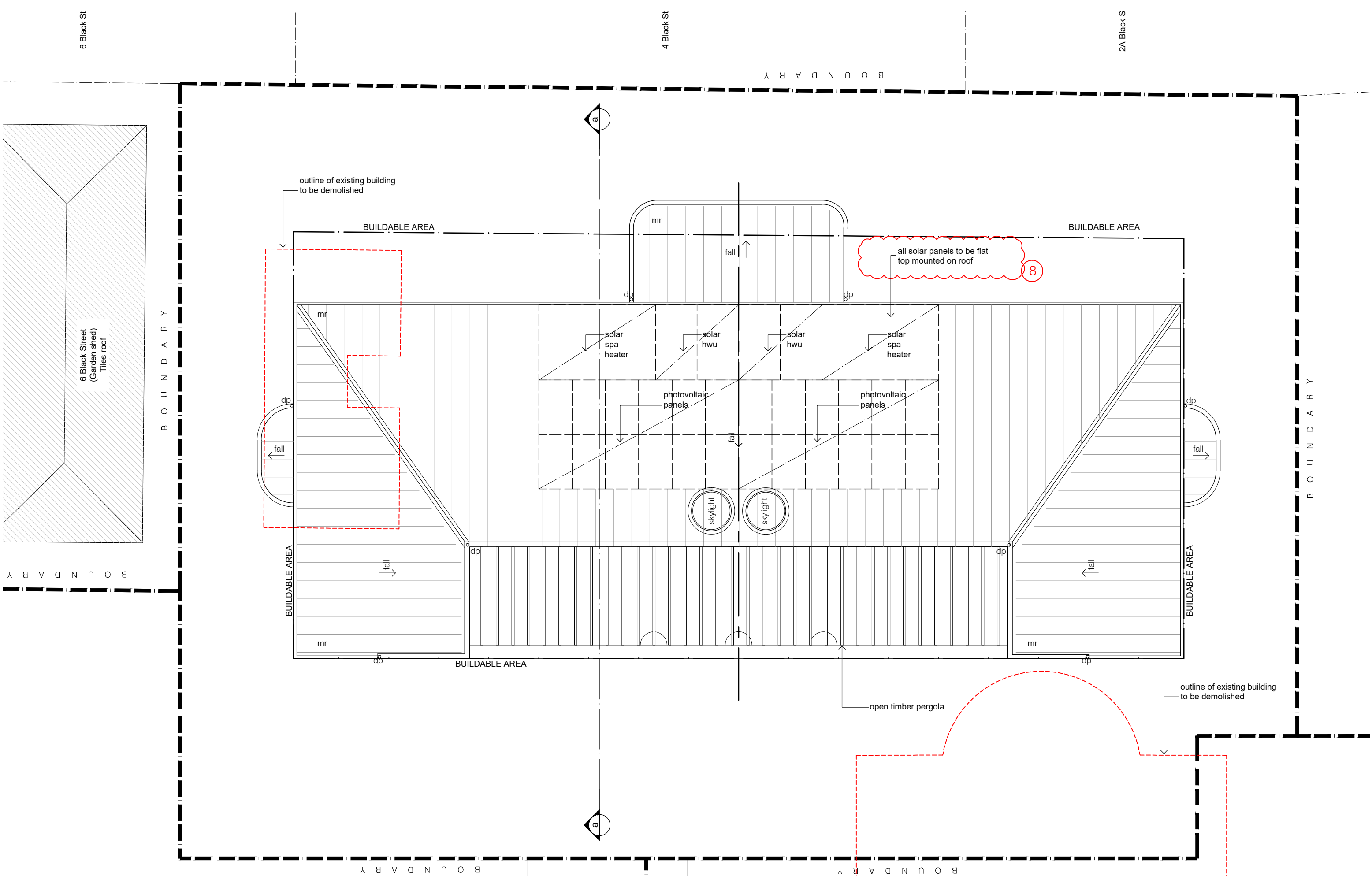
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plan_first floor
dual occupancy - LOT C
8-9 hillside avenue vaucuse

DA06 issue D
scale 1:100
plotdate 3/3/2021 5:06 PM
cadfile plan I1.dwg
1817C





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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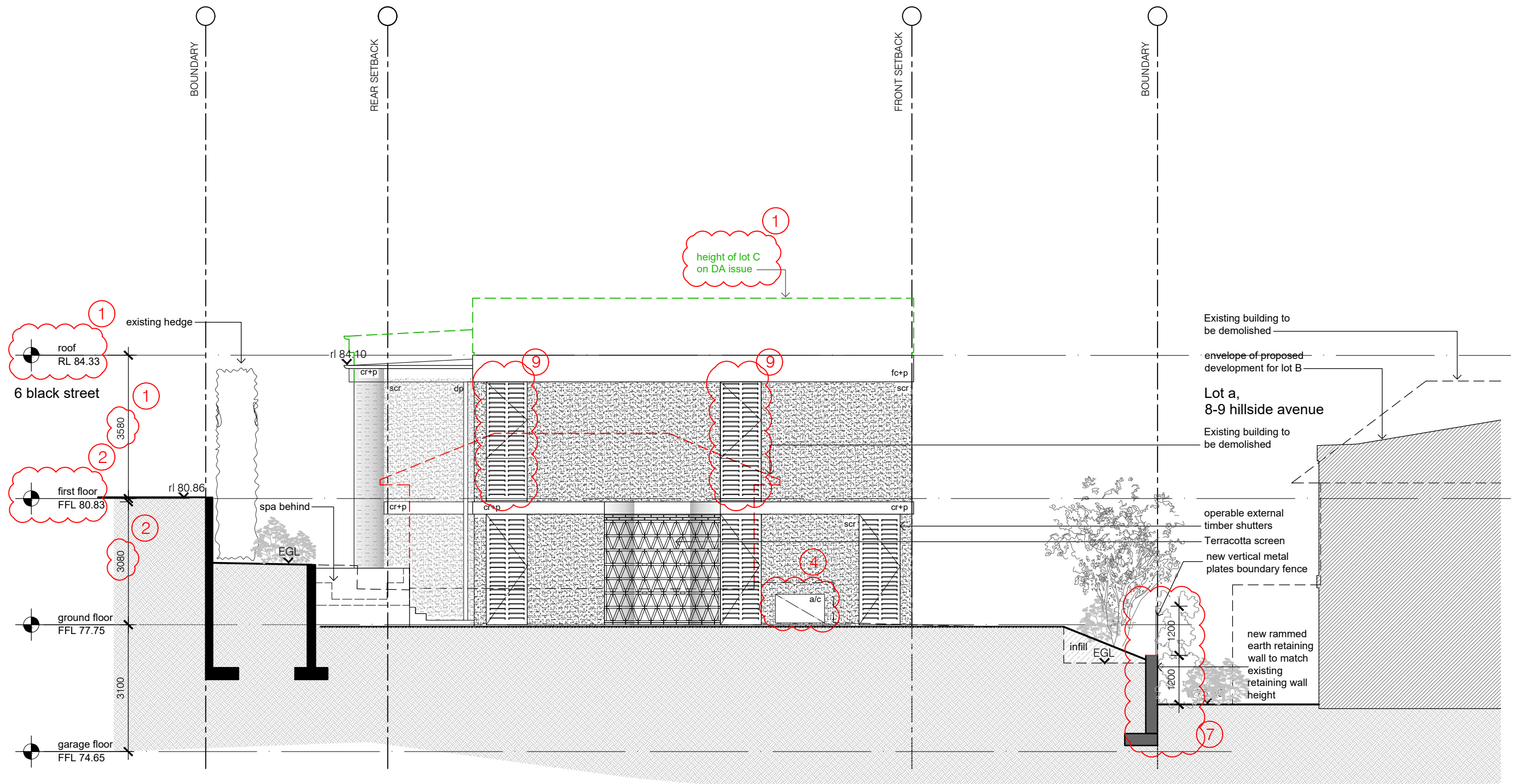
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NOM REG NO. 4895

plan_roof

dual occupancy - LOT C
8-9 hillside avenue vaucuse

DA07 issue D
scale 1:100
plotdate 3/3/2021 5:06 PM
cadfile plan l2.dwg
1817C





Elevation north
scale 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

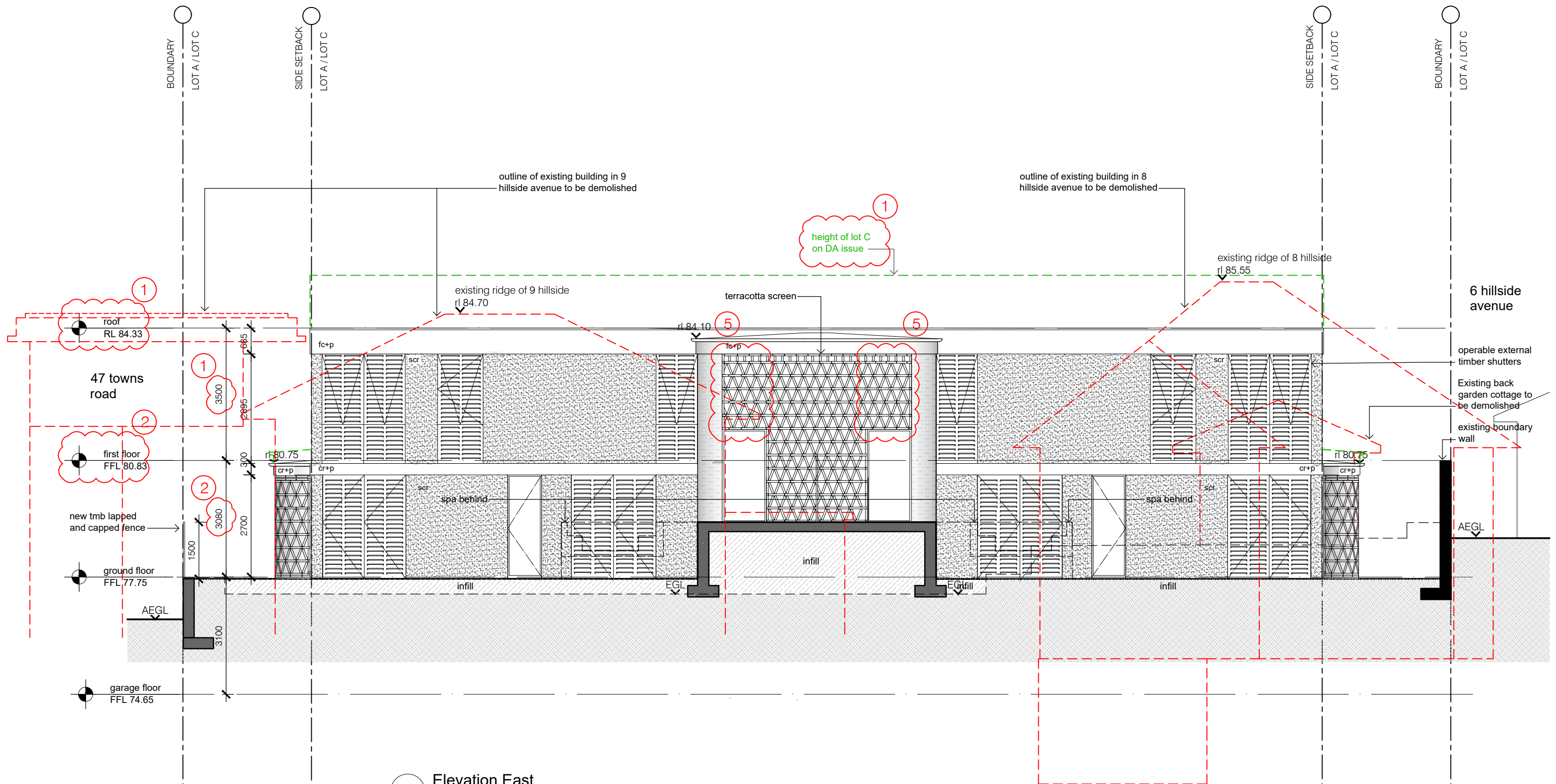
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elevation_north
dual occupancy - LOT C
8-9 hillside avenue vaucuse

DA09 issue D
scale 1:100
plotdate 3/3/2021 5:07 PM
cadfile elevation north.dwg
1817C





Elevation East
scale 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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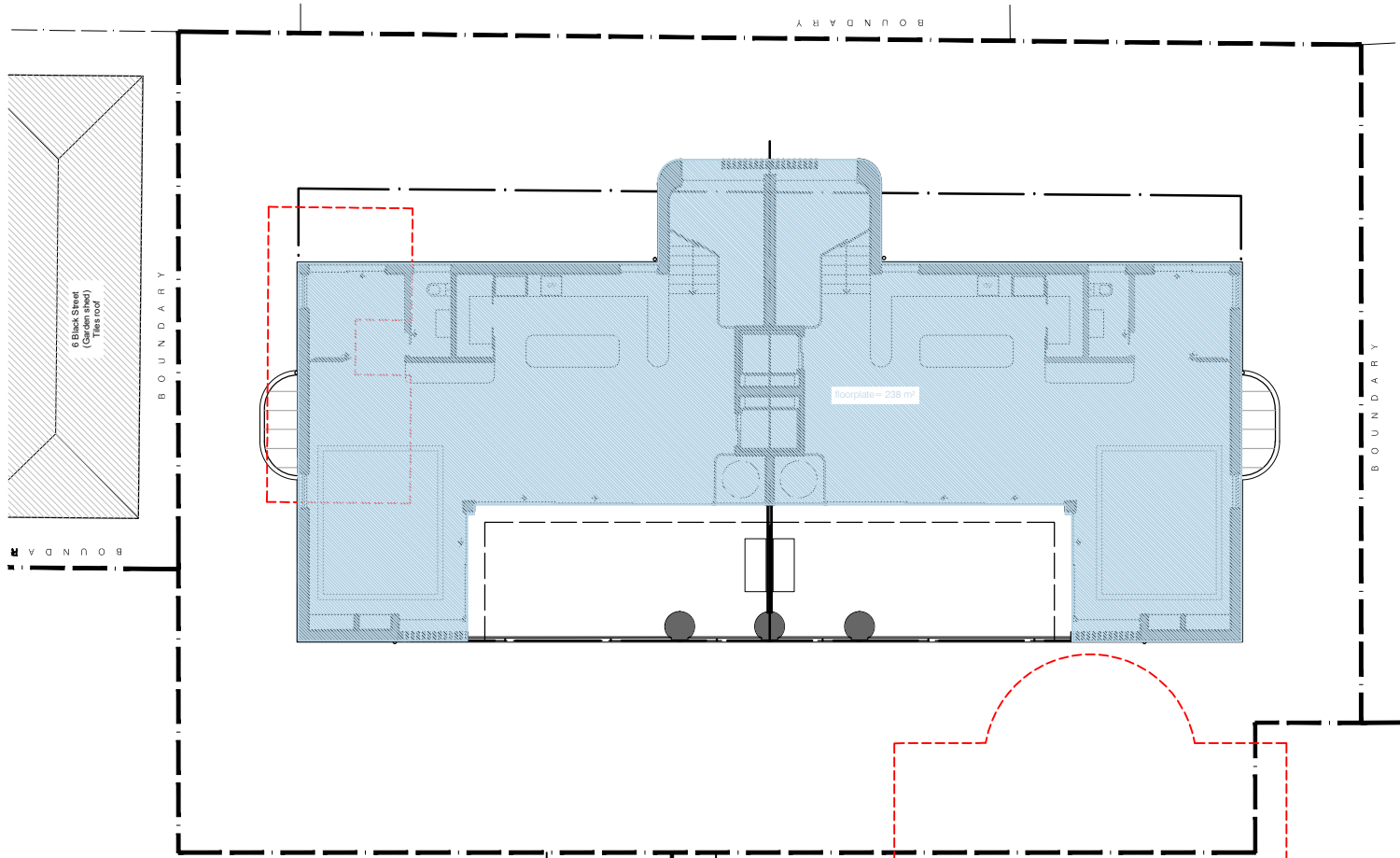
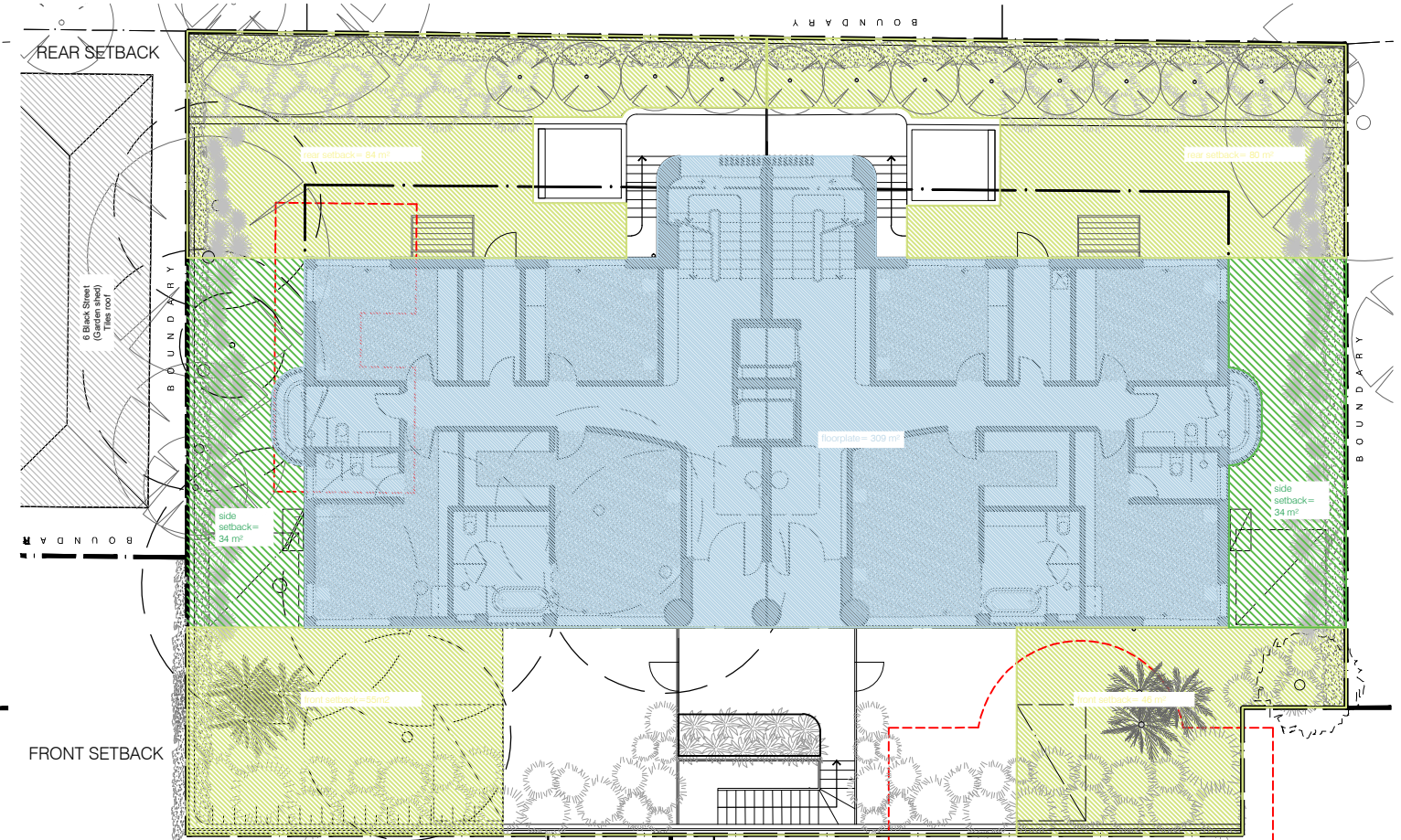
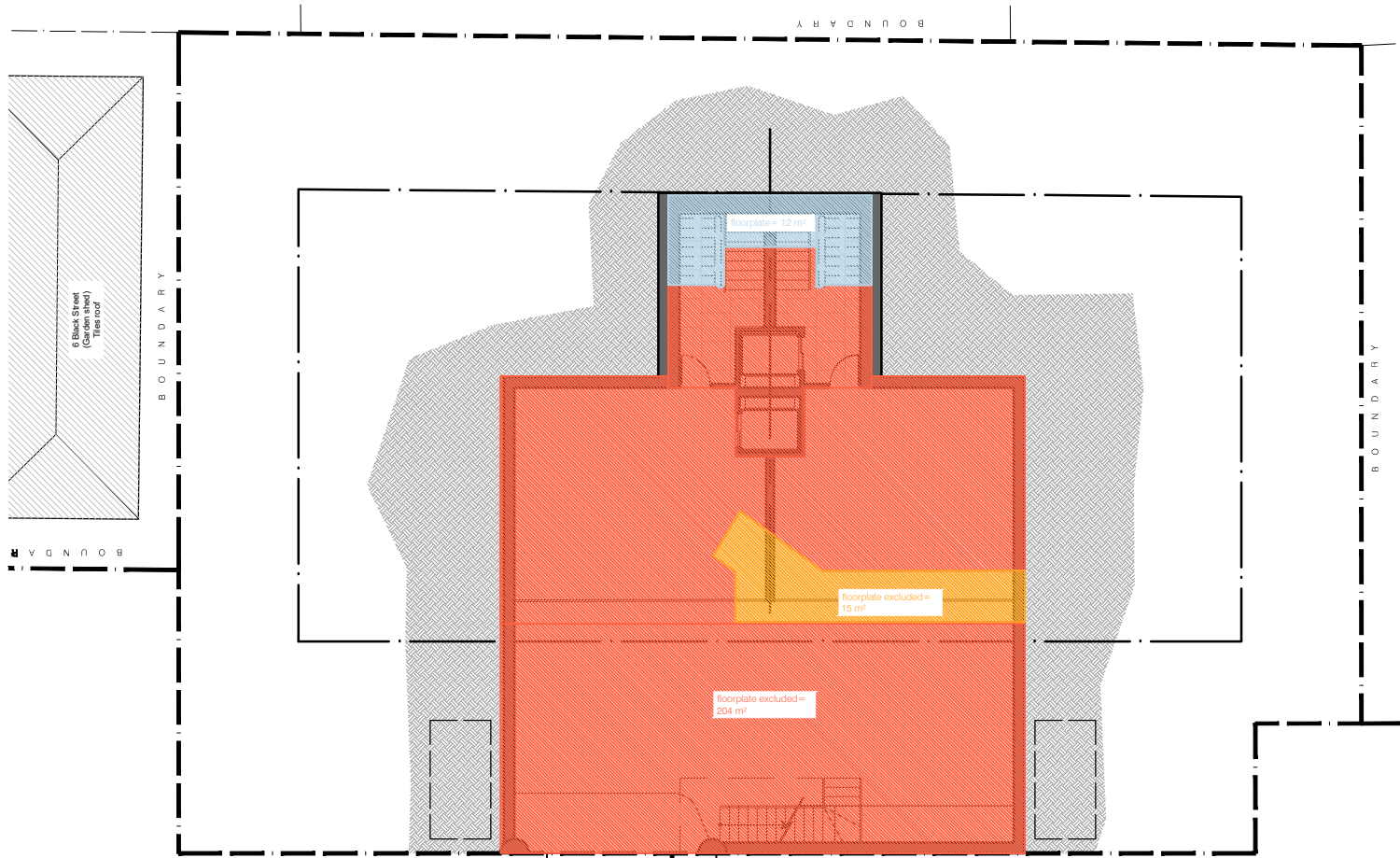
elevation_east
dual occupancy - LOT C
8-9 hillside avenue vaucuse

DA10 issue D
scale 1:100
plotdate 3/3/2021 5:07 PM
cadfile elevation east.dwg
1817C





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FLOORPLATE CALCULATION

*Lower ground floor = 12 m²
*Ground floor = 309 m²
*First floor = 238 m²

*TOTAL = 559 m²
*DCP control = 559 m²

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 = 417 m²
*Total deepsoil landscaped area = 301 m²
*Percentage of total = 72%
*Front setback deep soil landscaped area = 55 m² + 46 m² = 101 m²
(53% of total 190 m²)
*Rear setback deep soil landscaped area = 84 m² + 80 m² = 164 m²
(82% of total 200 m²)

no changes

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

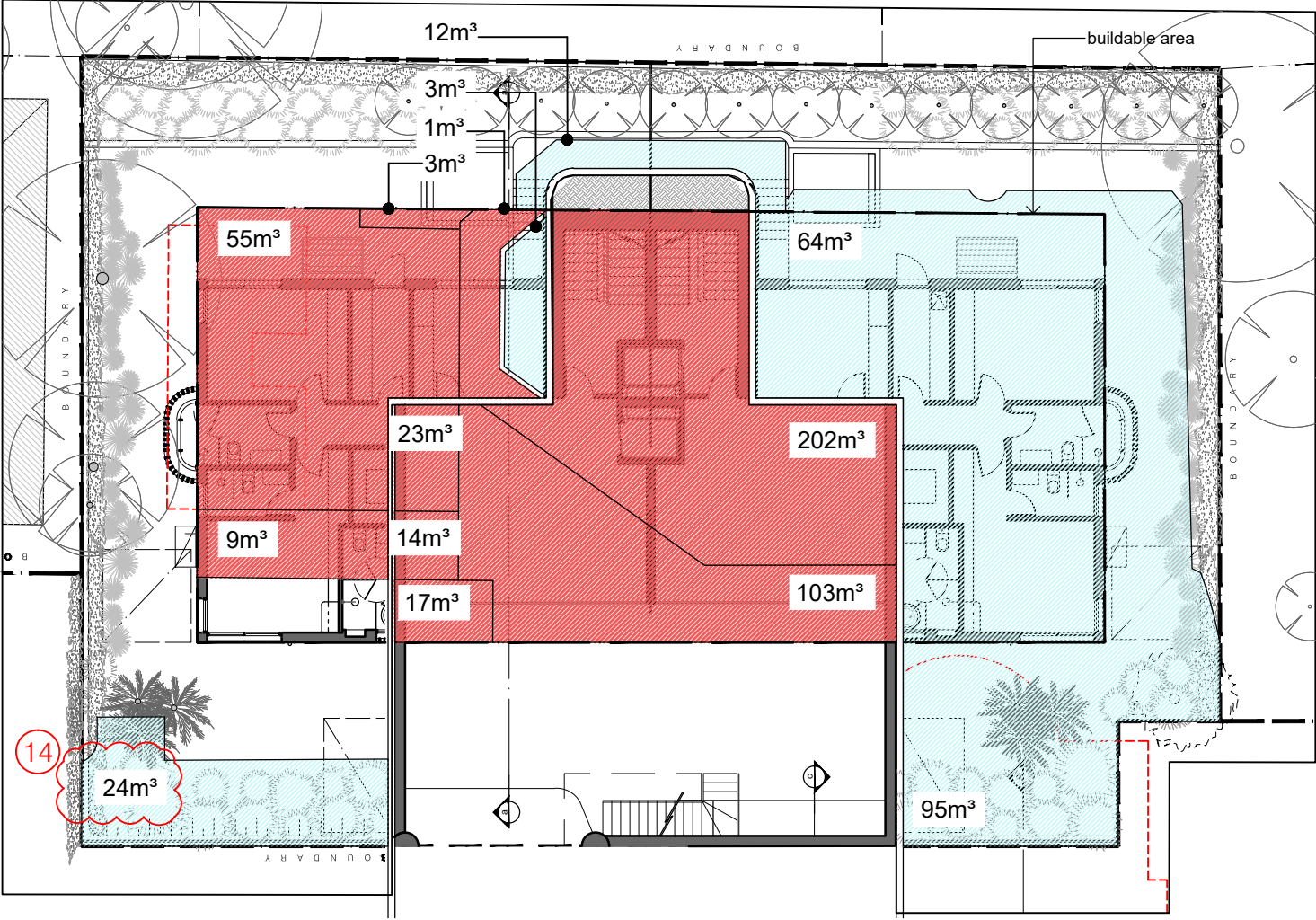
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floorplate and
deepsoil calculation
dual occupancy - LOT C
8-9 hillside avenue vauclose

DA13 issue D
scale 1:200
plotdate 3/3/2021 5:07 PM
cadfile floorplate and deep soil
calculation.dwg
1817C





PLAN_excavation control
scale 1:200

Excavation volume inside buildable area
Infill volume

LOT C

Maximum excavation volume as per Woollahra DCP = 204m³

Excavation volume

*Excavation volume inside the buildable area = 427m³

Credits

*Volume of fill = 204m³

Total

Excavation volume - volume of fill ≤ Woollahra DCP allowance
= 427 - 198 = 229m³ > 204m³ (25m³ excavation surplus to be moved to lot B, 8-9 Hillside Avenue)

Note: Calculations made using computational 3D software.

14

issue	date	description
-	14.04.20	da_submission
D	03.03.21	lec_amendment

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excavation control

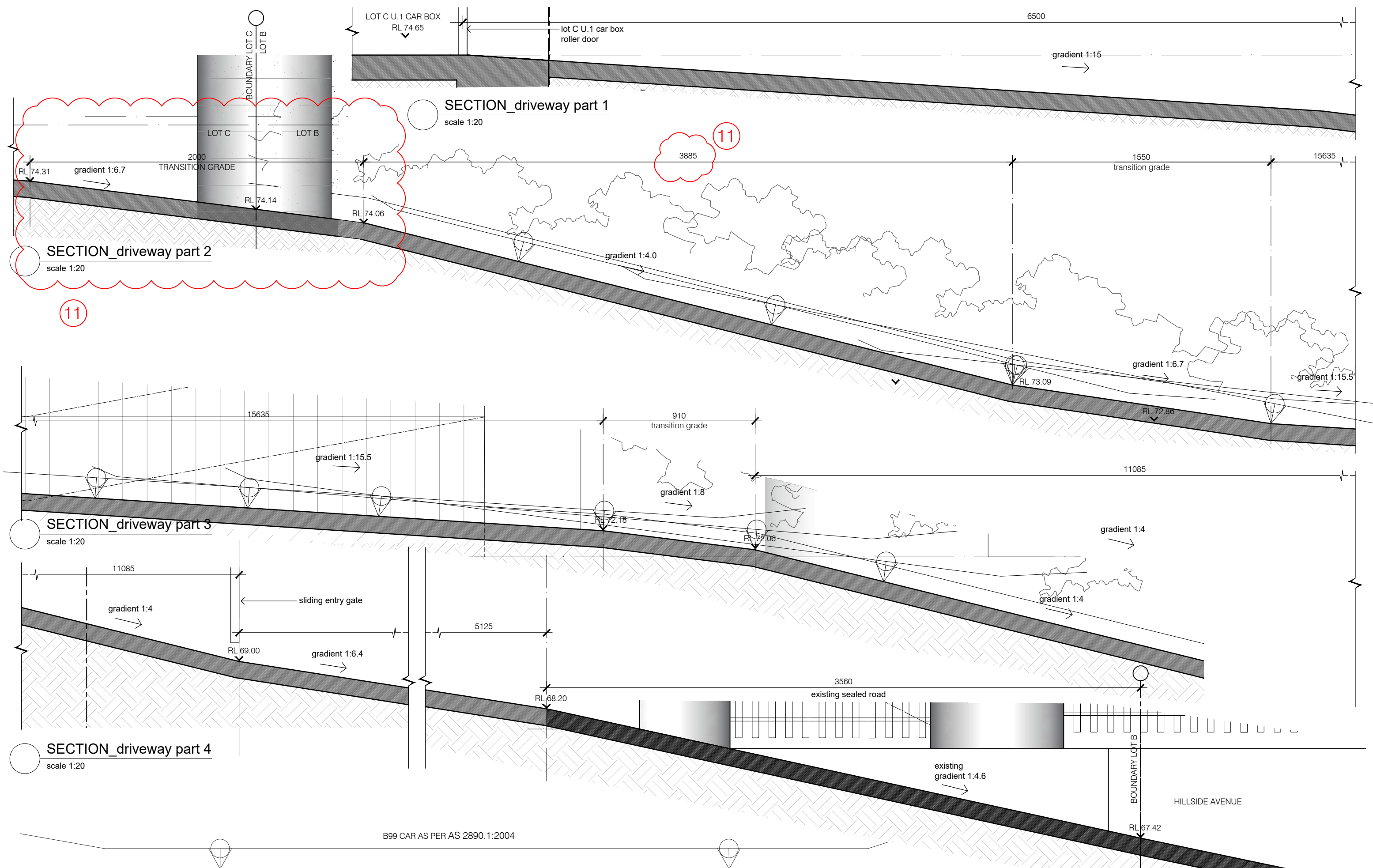
dual occupancy - LOT C
8-9 hillside avenue vauclose

DA14 issue D

scale 1:200
plotdate 3/3/2021 5:07 PM
cadfile excavation control.dwg

1817C





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-	14.04.20	da_submission
C	29.01.21	further_amendments
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section_driveway
dual occupancy - LOT C
8-9 hillside avenue vaucuse

DA15 issue **D**
scale 1:20
plotdate 3/3/2021 5:09 PM
cadfile section_driveway.dwg
1817C





terracotta brick screen



earth coating



aluminum window (black)



rammed earth columns (earth colour)



metal roof sheeting (copper)



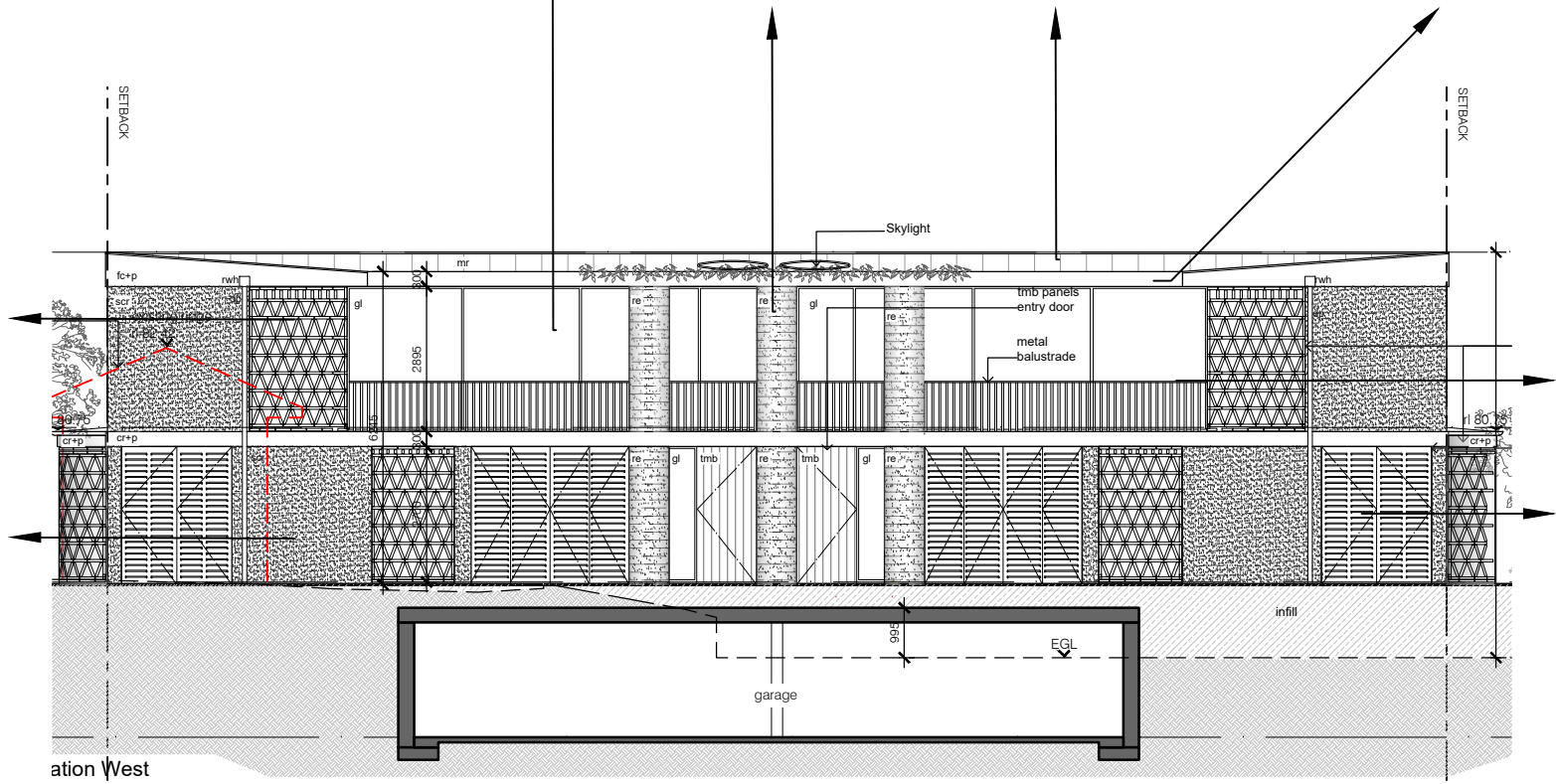
timber pergola



metal fence (black)



timber shutters(white painted)



no changes

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D	03.03.21	lec_amendment

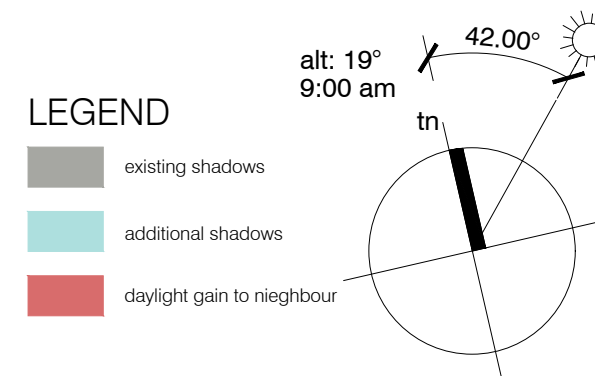
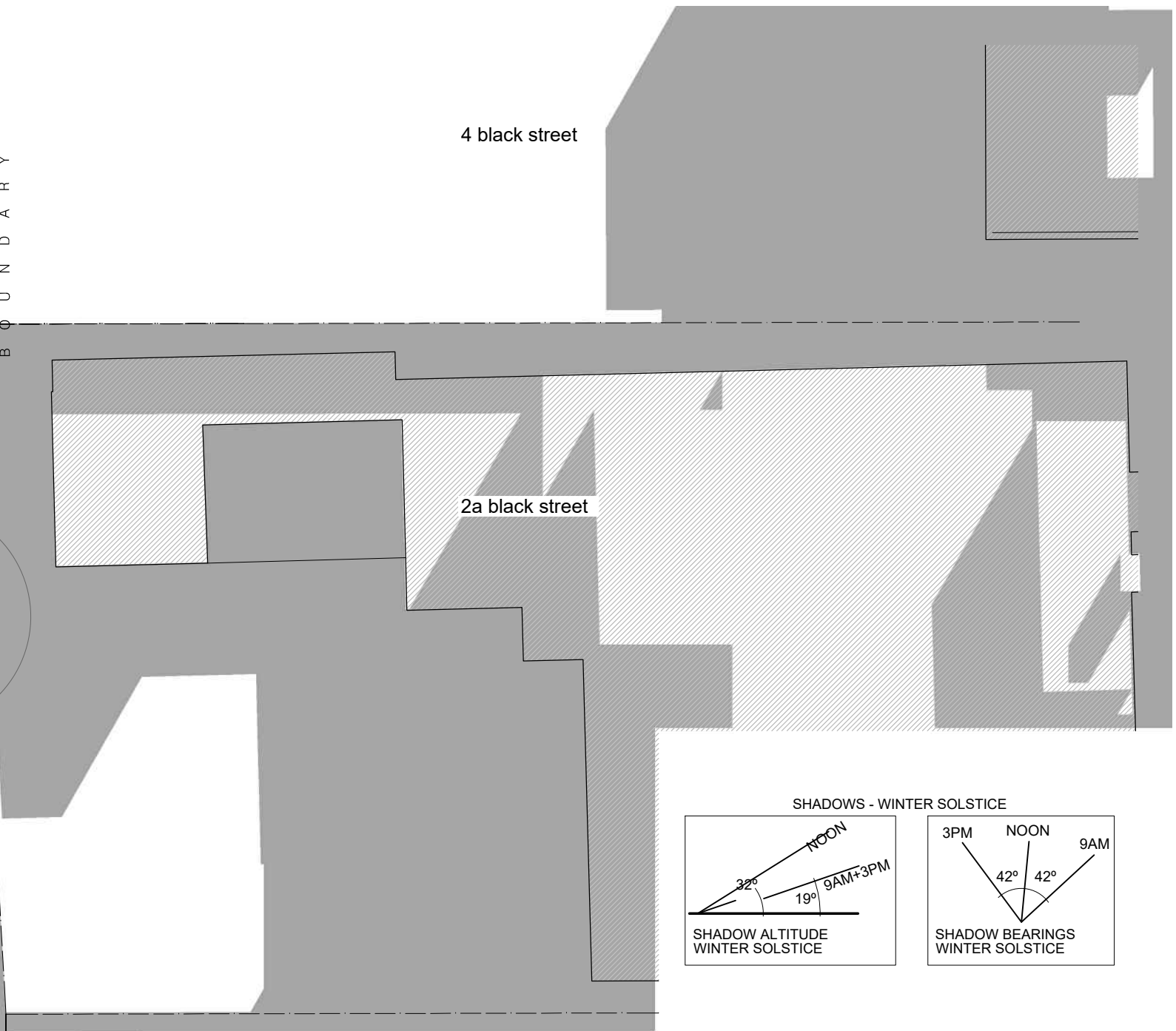
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external finishes
dual occupancy - LOT C
8-9 hillside avenue vauclose

DA16 issue D
scale nts
plotdate 3/3/2021 5:09 PM
cadfile external finishes.dwg
1817C





- existing shadows
- additional shadows
- daylight gain to neighbour

potential windows behind will be in shadow

This architectural section drawing shows a building with a gabled roof on the left and a flat roof on the right. A large, rectangular void is located in the center of the ground floor. To the right of the void, there is a large, dense tree. A line points from the text 'potential windows behind will be in shadow' to the area behind the tree, indicating that the tree's canopy will cast a shadow over any potential windows in that area.

scale 1:200

dual occupancy - LOT C
8-9 hillside avenue vaucuse

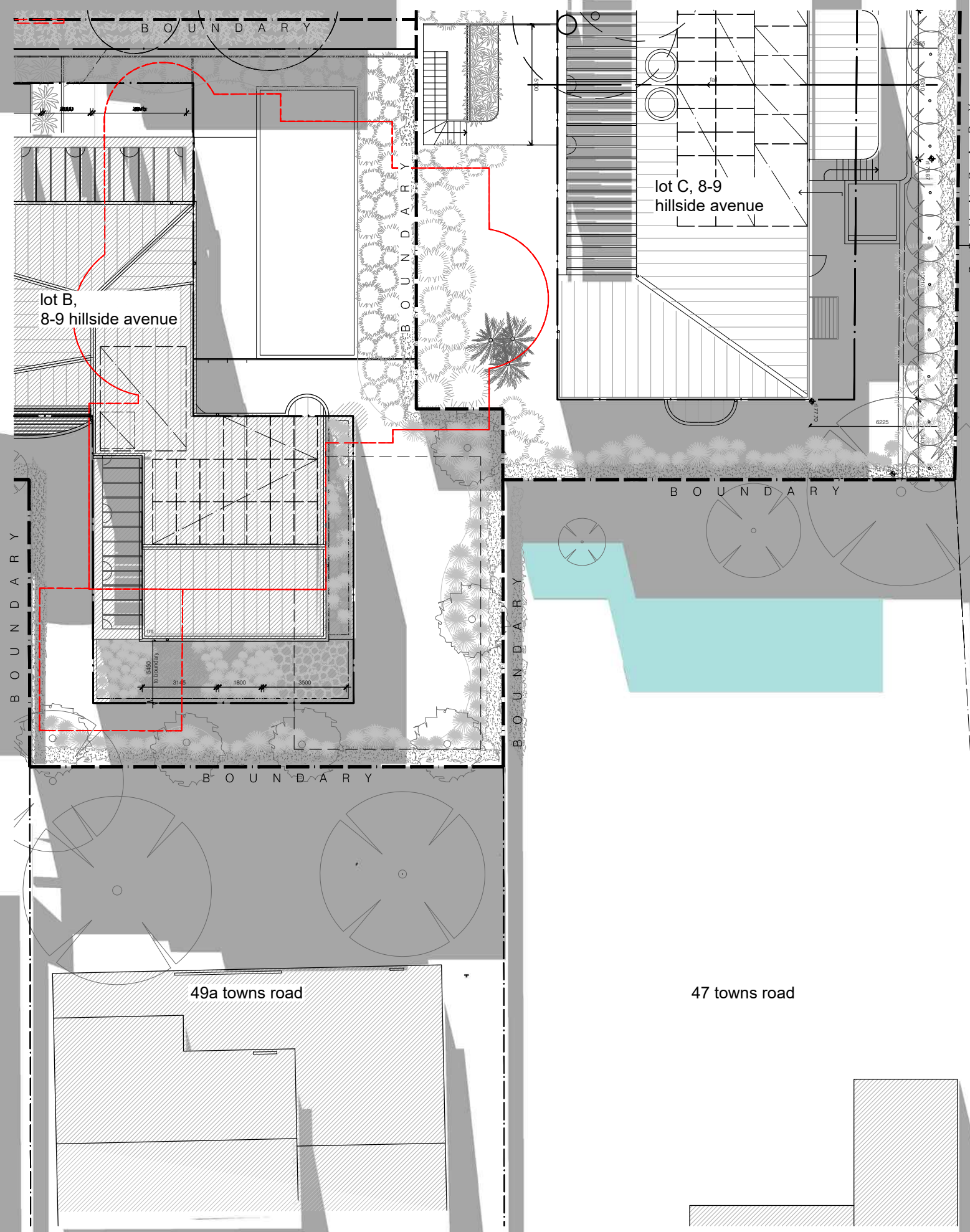
scale 1:200
plotdate 3/3/2021 5:09 PM
cadfile shadows
diagrams 9am.dwg

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4 black street

2a black street

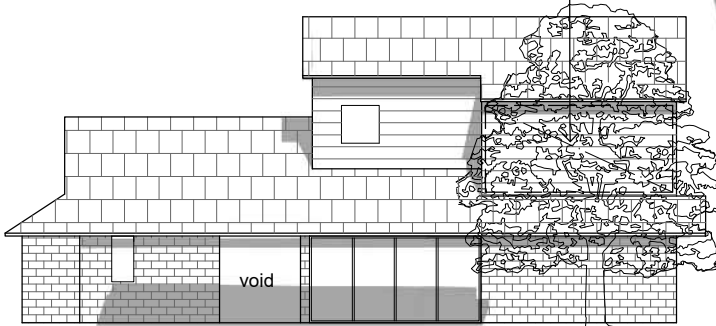
lot C, 8-9 hillside avenue

lot B, 8-9 hillside avenue

47 towns road

49a towns road

existing tree partially covering up existing facade.
Potential windows behind will be in shadow



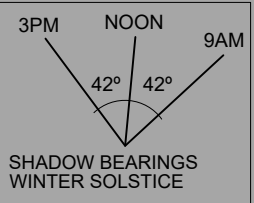
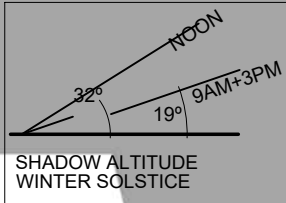
north elevation_49a towns road

scale 1:200

shadows plan_12pm

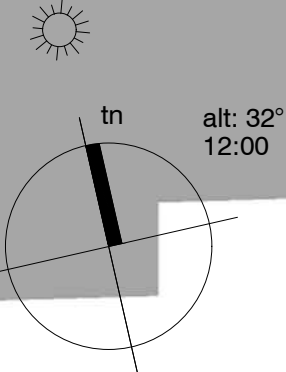
scale 1:200

SHADOWS - WINTER SOLSTICE

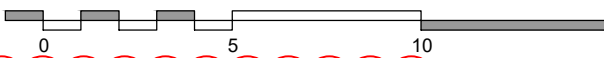


LEGEND

- existing shadows
- additional shadows
- daylight gain to nieghbour



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



15

shadows_12pm

dual occupancy - LOT C
8-9 hillside avenue vaucuse

DA18 issue D

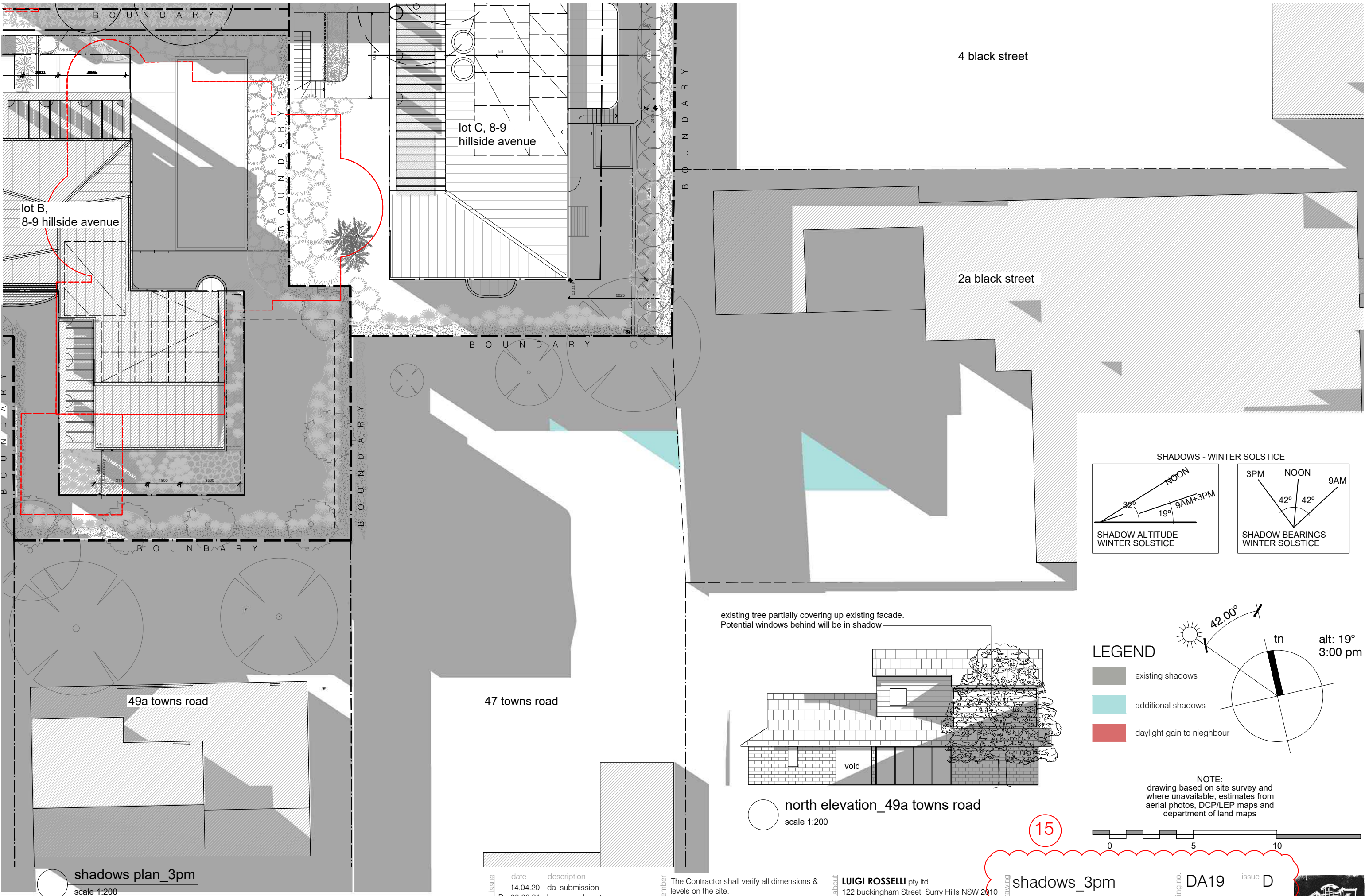
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cadfile shadows
diagrams_12pm.dwg
1817C



issue	date	description
-	14.04.20	da_submission
D	03.03.21	lec_amendment

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4 black street

lot C, 8-9 hillside avenue

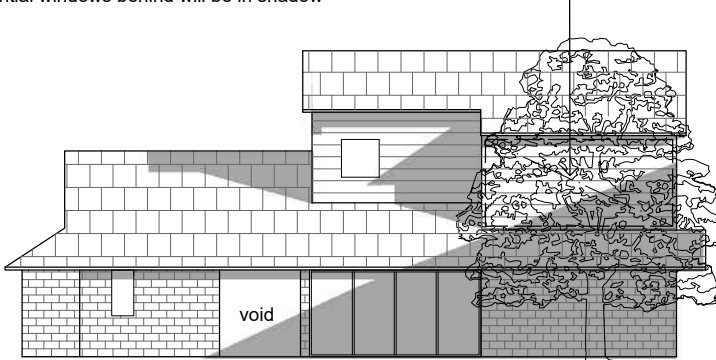
lot B, 8-9 hillside avenue

2a black street

49a towns road

47 towns road

existing tree partially covering up existing facade.
Potential windows behind will be in shadow



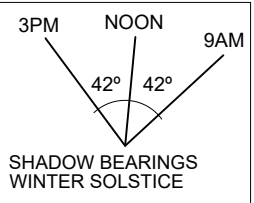
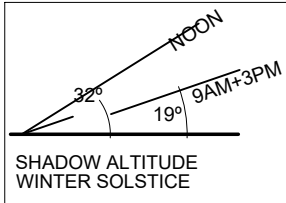
north elevation_49a towns road

scale 1:200

shadows plan_3pm

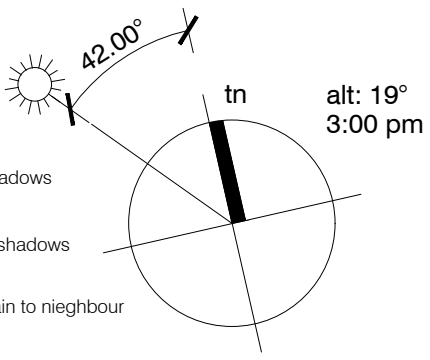
scale 1:200

SHADOWS - WINTER SOLSTICE



LEGEND

- existing shadows
- additional shadows
- daylight gain to nieghbour



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

15

shadows_3pm

dual occupancy - LOT C
8-9 hillside avenue vaucuse

DA19 issue D

scale 1:200
plotdate 3/3/2021 5:10 PM
cadfile shadows
diagrams_3pm.dwg
1817C



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view from hillside avenue

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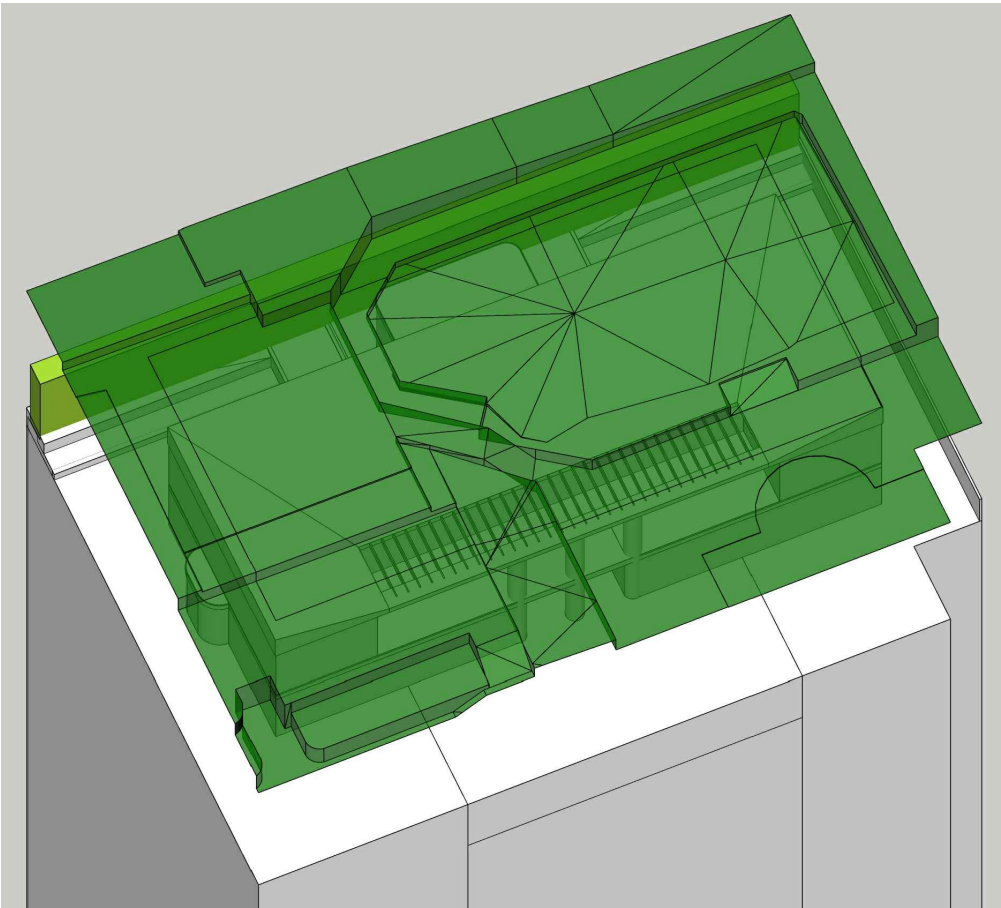
17

photomontage

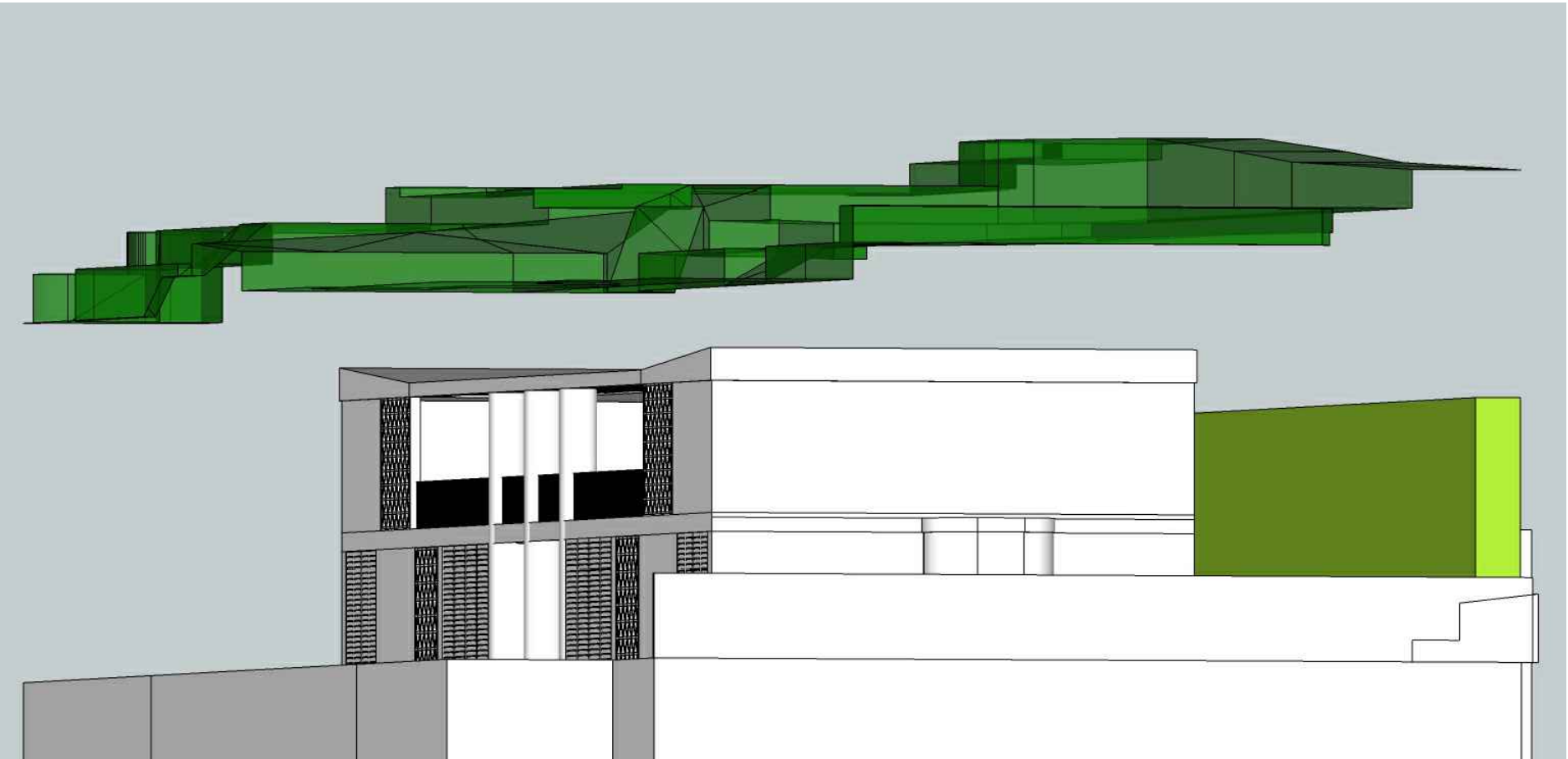
dual occupancy - LOT C
8-9 hillside avenue vauclose

DA20 issue **D**
scale nts
plotdate 3/3/2021 5:12 PM
cadfile photomontage.dwg
1817C

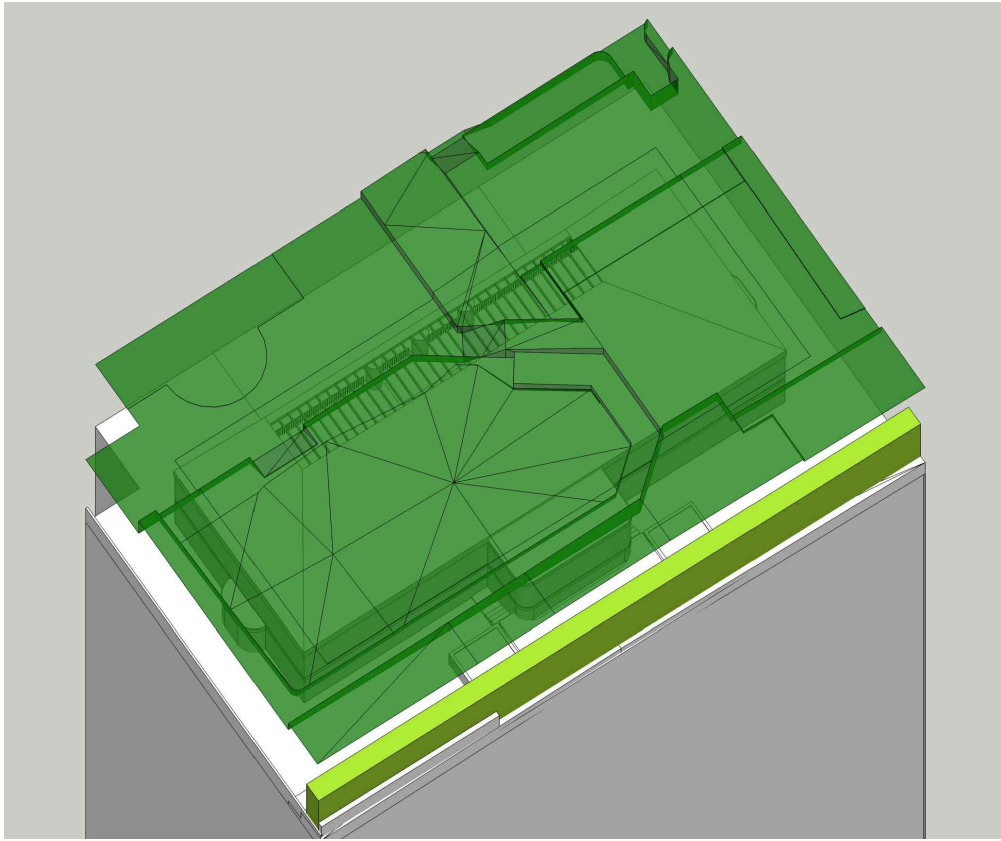




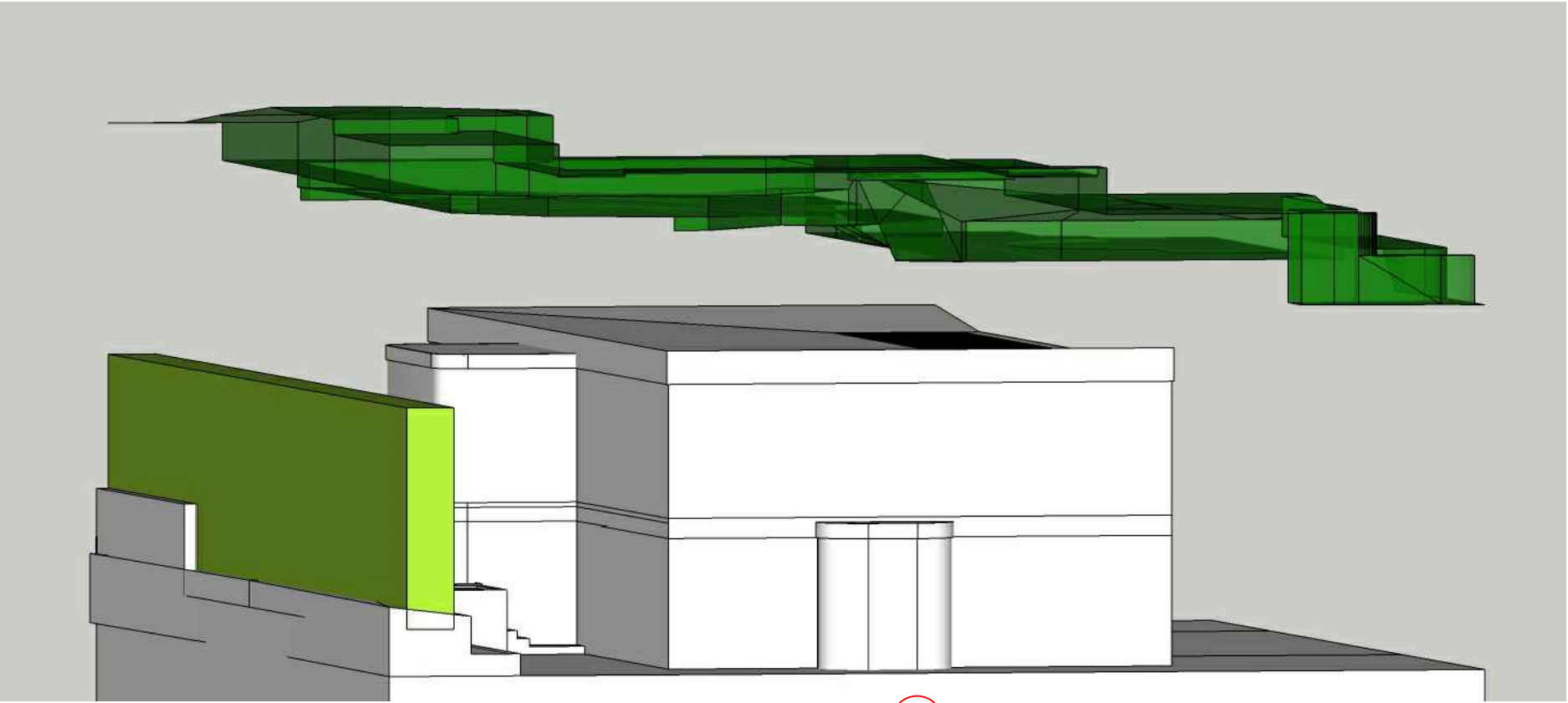
HEIGHT BLANKET_01



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
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D	03.03.21	lec_amendment

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max. height control

dual occupancy - LOT C

8-9 hillside avenue vauclose

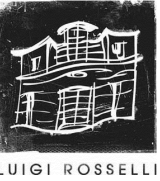
DA21 issue D

scale nts

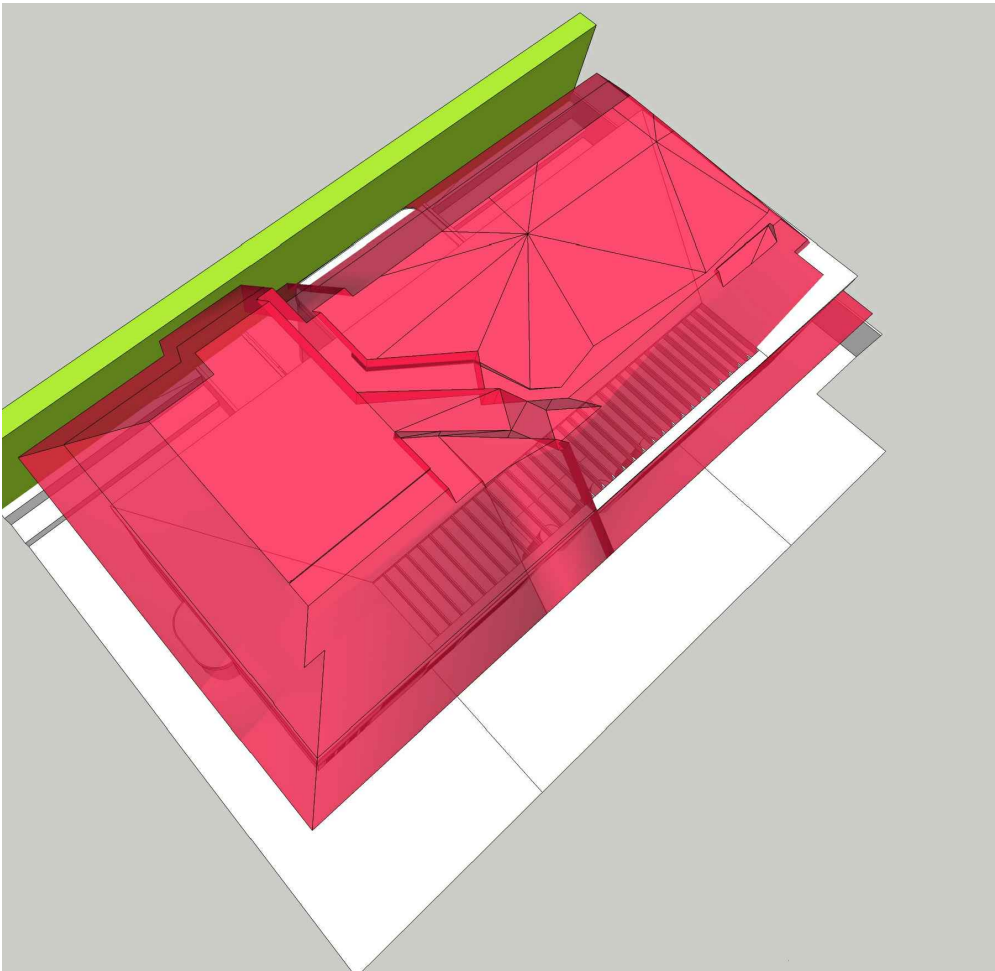
plotdate 3/3/2021 5:13 PM

cadfile height blanket.dwg

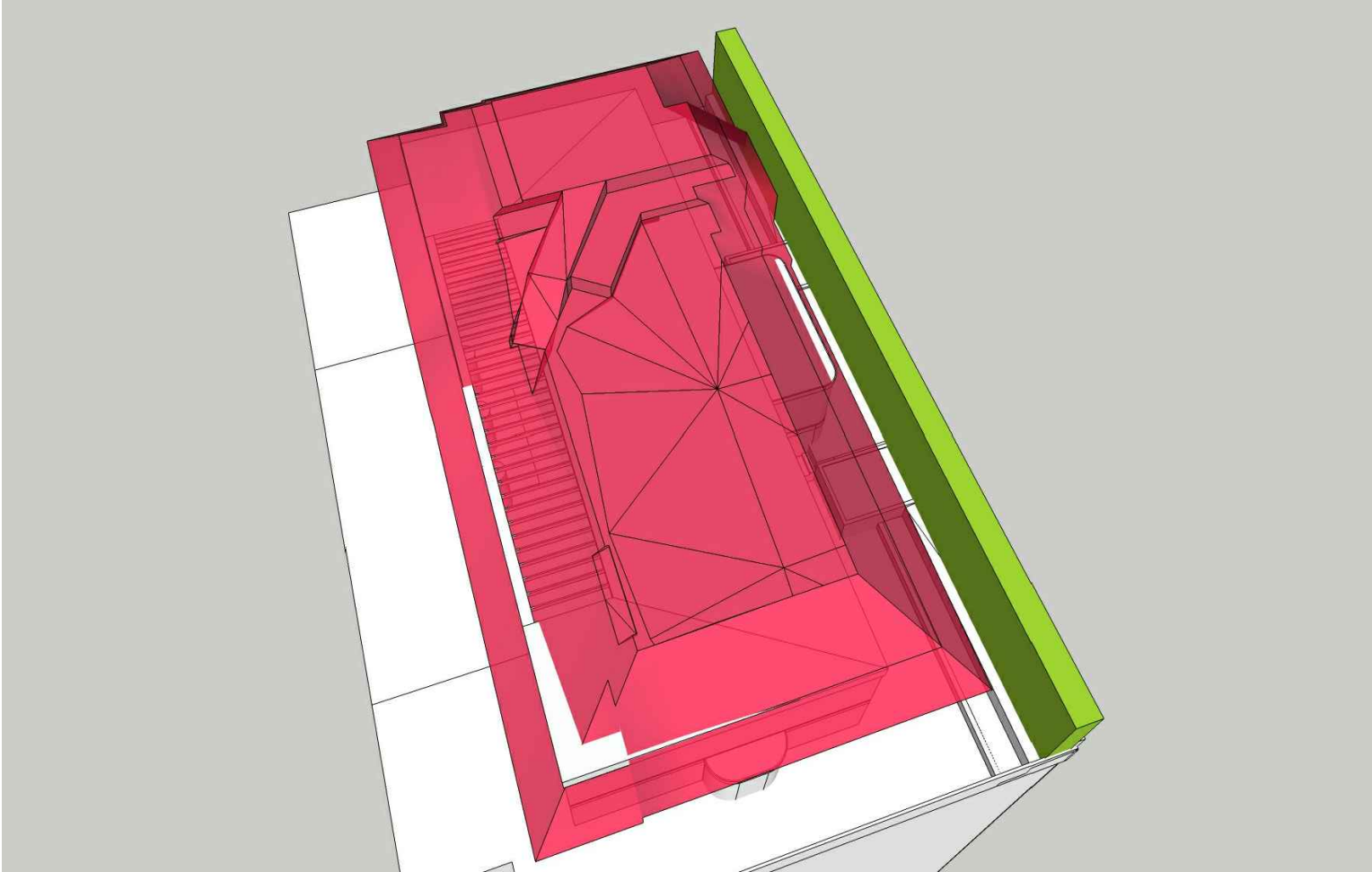
1817C



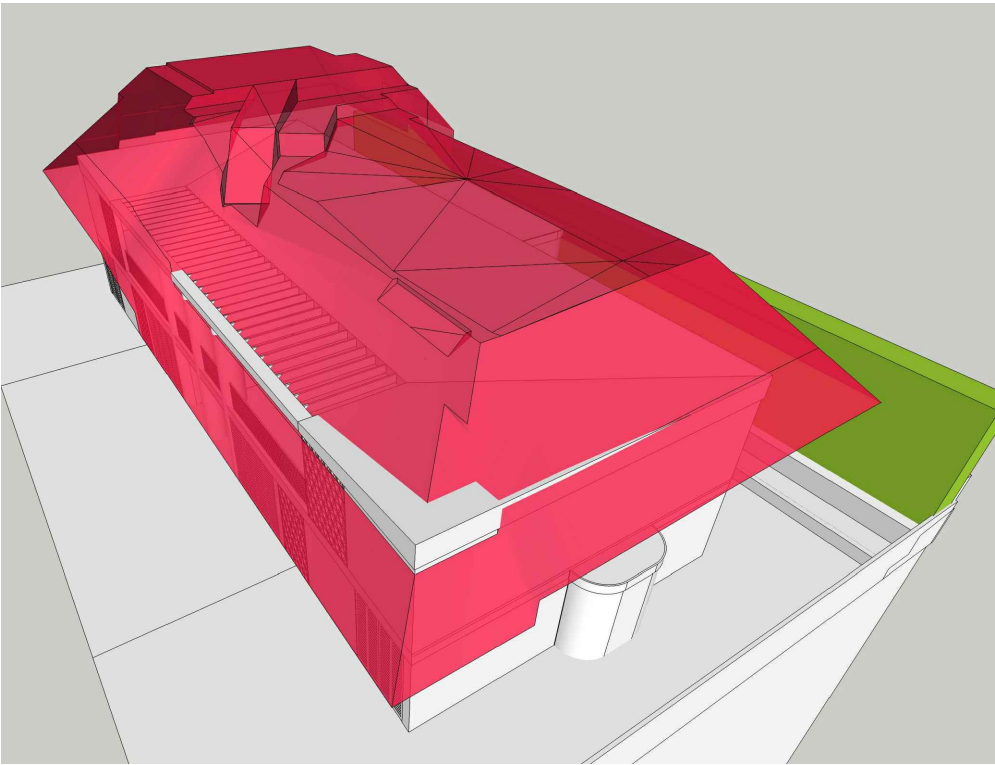
LUIGI ROSSELLI



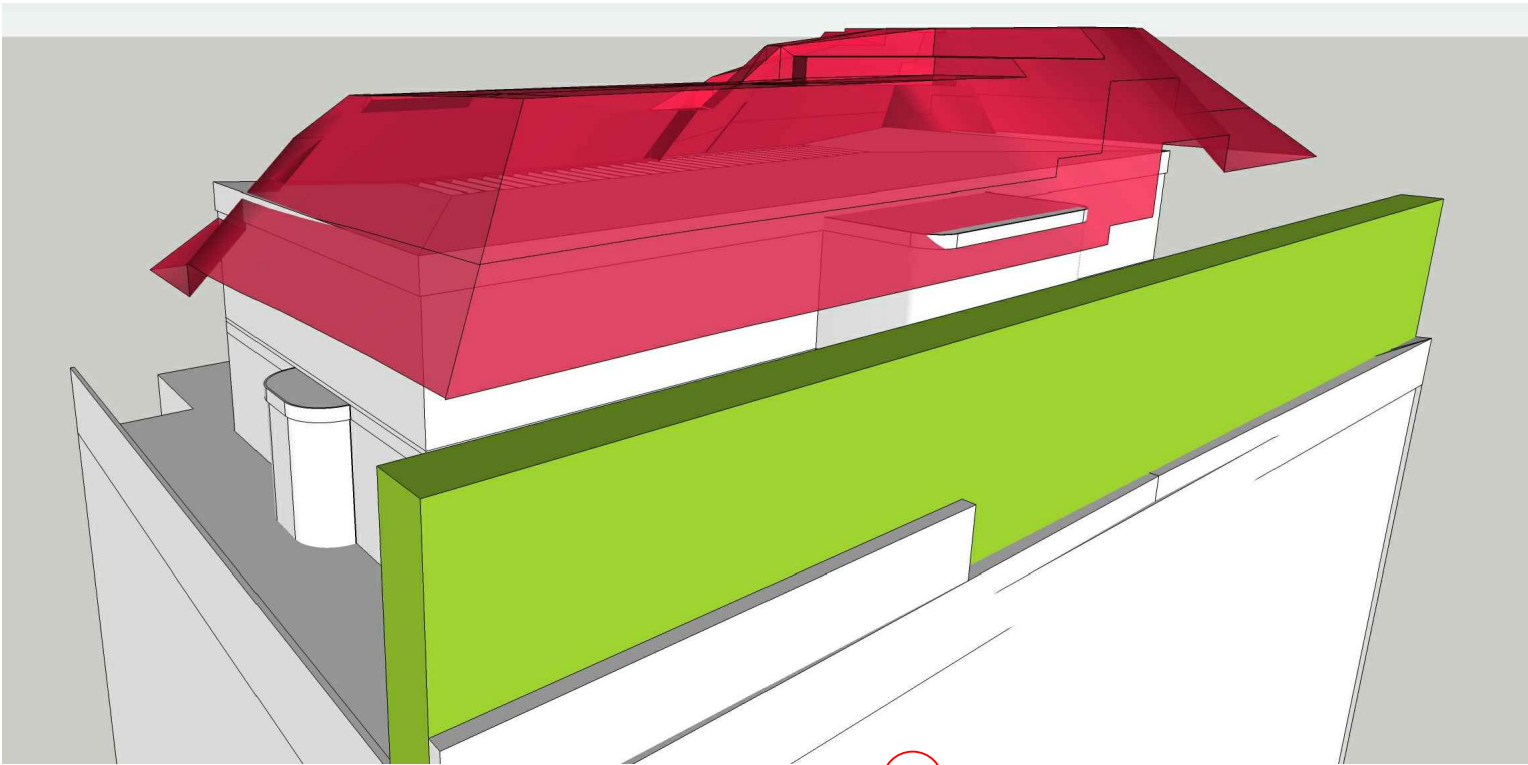
WALL HEIGHT BLANKET_01



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
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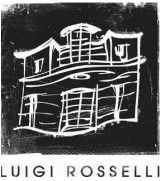
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13

max. wall height control
dual occupancy - LOT C
8-9 hillside avenue vauclose

scale nts
plotdate 3/3/2021 5:13 PM
cadfile max. wall height control.dwg

DA22 issue D
1817C



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GROUND FLOOR					
WINDOW	dimensions (width) in m	SHADING	TYPE	ORIENT	OPERATION
W1	2.2x2.7	OPERABLE SHUTTERS	ALUMINIUM	W	sliding
W2	1.65x2.7	SCREEN	ALUMINIUM	W	double hung
W3	3.2x2.7	OPERABLE SHUTTERS	ALUMINIUM	W	sliding
W4	0.5x2.7	NONE	ALUMINIUM	W	fixed
W5	0.5x2.7	NONE	ALUMINIUM	W	fixed
W6	3.2x2.7	OPERABLE SHUTTERS	ALUMINIUM	W	sliding
W7	1.65x2.7	SCREEN	ALUMINIUM	W	double hung
W8	2.2x2.7	OPERABLE SHUTTERS	ALUMINIUM	W	sliding
W9	0.9x2.7	OPERABLE SHUTTERS	ALUMINIUM	S	double hung
W10	0.9x2.7	OPERABLE SHUTTERS	ALUMINIUM	S	double hung
W11	0.75x2.7	SCREEN	ALUMINIUM	S	fixed
W12	0.94x2.7	SCREEN	ALUMINIUM	S	double hung
W13	0.75x2.7	SCREEN	ALUMINIUM	S	fixed
W14	0.9x2.7	OPERABLE SHUTTERS	ALUMINIUM	S	double hung
W15	2.2x2.7	OPERABLE SHUTTERS	ALUMINIUM	E	sliding
W16	0.8x2.7	NONE	ALUMINIUM	E	french door
W17	2.29x2.7	OPERABLE SHUTTERS	ALUMINIUM	E	sliding
W18	2.36x2.45	SCREEN ON 1.18	ALUMINIUM	E	sliding
W19	2.36x2.45	SCREEN ON 1.18	ALUMINIUM	E	sliding
W20	2.29x2.7	OPERABLE SHUTTERS	ALUMINIUM	E	sliding
W21	0.8x2.7	NONE	ALUMINIUM	E	french door
W22	2.2x2.7	OPERABLE SHUTTERS	ALUMINIUM	E	sliding
W23	0.9x2.7	OPERABLE SHUTTERS	ALUMINIUM	N	double hung
W24	0.75x2.7	SCREEN	ALUMINIUM	N	fixed
W25	0.94x2.7	SCREEN	ALUMINIUM	N	double hung
W26	0.75x2.7	SCREEN	ALUMINIUM	N	fixed
W27	0.9x2.7	OPERABLE SHUTTERS	ALUMINIUM	N	double hung
W28	0.9x2.7	OPERABLE SHUTTERS	ALUMINIUM	N	double hung

FIRST FLOOR					
WINDOW	dimensions (width) in m	SHADING	TYPE	ORIENT	OPERATION
W29	1.85x2.8	SCREEN	ALUMINIUM	W	fixed
W30	3.03x2.8	PERGOLA ABOVE	ALUMINIUM	W	sliding
W31	8.27x2.8	PERGOLA ABOVE	ALUMINIUM	W	3/4sliding-1/4fixed
W32	8.27x2.8	PERGOLA ABOVE	ALUMINIUM	W	3/4sliding-1/4fixed
W33	3.03x2.8	PERGOLA ABOVE	ALUMINIUM	W	sliding
W34	1.85x2.8	SCREEN	ALUMINIUM	W	fixed
W35	0.9x2.8	OPERABLE SHUTTERS	ALUMINIUM	S	double hung
W36	1.1x2.8	OPERABLE SHUTTERS	ALUMINIUM	S	double hung
W37	2.2x2.8	OPERABLE SHUTTERS	ALUMINIUM	E	sliding
W38	1x2.8	OPERABLE SHUTTERS	ALUMINIUM	E	double hung
W39	1.33x1.9	OPERABLE SHUTTERS	ALUMINIUM	E	casement
W40	2.36x1.9	SCREEN	ALUMINIUM	E	sliding
W41	2.36x1.9	SCREEN	ALUMINIUM	E	sliding
W42	1.33x1.9	OPERABLE SHUTTERS	ALUMINIUM	E	casement
W43	1x2.8	OPERABLE SHUTTERS	ALUMINIUM	E	double hung
W44	2.2x2.8	OPERABLE SHUTTERS	ALUMINIUM	E	sliding
W45	1.1x2.8	OPERABLE SHUTTERS	ALUMINIUM	N	double hung
W46	0.9x2.8	OPERABLE SHUTTERS	ALUMINIUM	N	double hung

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thermal certificate

dual occupancy - LOT C

8-9 hillside avenue vauclose

DA25

scale nts

plotdate 3/3/2021 5:14 PM

cadfile thermal certificate.dwg

issue D

1817C

