

6 & 8 QUEENS AVENUE, VAUCLUSE

Queens Ave Properties Vacluse

DA Issue

Date: 15.10.2016

Project No. 16006

DRAWING LIST

| Drg No. | Title | Current Revision | Current Revision Description |
|---------|--|------------------|------------------------------|
| 0005 | Site Analysis Plan | A | Development Application |
| 0006 | Site Establishment Plan | A | Development Application |
| 0010 | Site Existing Plan | E | Development Application |
| 0011 | Site Proposed Plan | F | Development Application |
| 0014 | Site Waste Minimisation Plan | A | Development Application |
| 0025 | Building Footprint and Floorplate Calculations | B | Development Application |
| 0030 | Lower Ground Existing Plan | D | Development Application |
| 0031 | Ground Floor Existing Plan | D | Development Application |
| 0032 | Level 1 Existing Plan | D | Development Application |
| 1100 | Lower Ground Proposed Plan | I | Development Application |
| 1101 | Ground Floor Proposed Plan | I | Development Application |
| 1102 | Level 1 Proposed Plan | I | Development Application |
| 1103 | Roof Proposed Plan | E | Development Application |
| 2101 | Proposed Elevation Sheet 1 | F | Development Application |
| 2102 | Proposed Elevation Sheet 2 | F | Development Application |
| 3000 | Site Sections | B | Development Application |
| 3001 | Sections Sheet 1 | F | Development Application |
| 3002 | Sections Sheet 2 | F | Development Application |
| 7000 | Shadow Diagram_June 21st @ 9am | B | Development Application |
| 7001 | Shadow Diagram_June 21st @ 12am | B | Development Application |
| 7002 | Shadow Diagram_June 21st @ 3pm | B | Development Application |



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Alec Tzannes 4174
Jonathan Evans 6613
Mladen Prnjatovic 7468
Ben Green 7066

General Notes

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| Rev | Date | For |
|-----|----------|-------------------------|
| A | 15.11.16 | Development Application |

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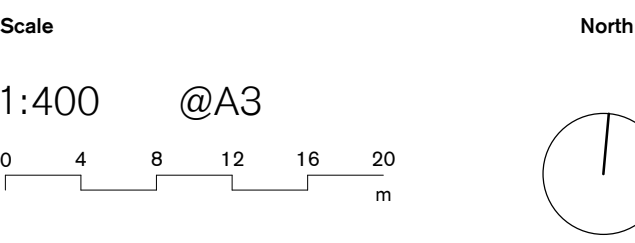
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Project

Queens Ave Properties Vaucluse

Address

No. 6 & No. 8 Queens Avenue,
Vaucluse

Status

Development Application

Drawing

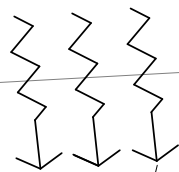
Site Analysis Plan

| Date | Drawn | Checked |
|-------------|-------------|----------|
| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
| 16006 | 0005 | A |

Key:

TREE TO BE
REMOVED

Pleasant breeze.
Cool in summer
Warm in winter



Winter
Sunset

Hot winds in summer
Cold winds in winter

Level garden

NORTH
0°

Best weather aspect

June 21

Sept 21

Lot 4
No 6 Queens Avenue
DP 656580
Area 2133m²

Dec 21

SOUTH
180°

EAST
90°

Lot 3
No 8 Queens
Avenue
DP 25854
Area 806.4m²

QUEENS AVENUE

Summer
Sunrise

Cool
summer
winds

Summer
Sunset

Harbour Views

Cool summer winds





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| A | 15.11.16 | Development Application |

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Scale

1:400 @A3

0 4 8 12 16 20
m

North



Project
Queens Ave Properties Vacluse

Address
No. 6 & No. 8 Queens Avenue,
Vaucluse

Status
Development Application

Drawing

Site Establishment Plan

| | | |
|-------------|-------------|----------|
| Date | Drawn | Checked |
| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
| 16006 | 0006 | A |



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|-----|----------|-------------------------|
| A | 16.05.16 | QS Review |
| B | 16.05.16 | Issued to Consultants |
| C | 22.09.16 | Pre DA Issue |
| D | 11.11.16 | For Final Coordination |
| E | 15.11.16 | Development Application |

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Scale

1:400 @A3
0 4 8 12 16 20 m
North

Project

Queens Ave Properties Vaucluse

Address

No. 6 & No. 8 Queens Avenue,
Vaucluse

Status

Development Application

Drawing

Site Existing Plan

| Date | Drawn | Checked |
|-------------|-------------|----------|
| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
| 16006 | 0010 | E |





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| B | 16.05.16 | Issued to Consultants |
| C | 01.07.16 | Issue to Consultants |
| D | 22.09.16 | Pre DA Issue |
| E | 11.11.16 | For Final Coordination |
| F | 15.11.16 | Development Application |

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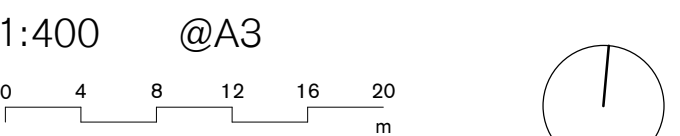
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Drawing

Site Proposed Plan

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| Project No. | Drawing No. | Revision |
| 16006 | 0011 | F |

1
3000

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3000

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3000

2
3000



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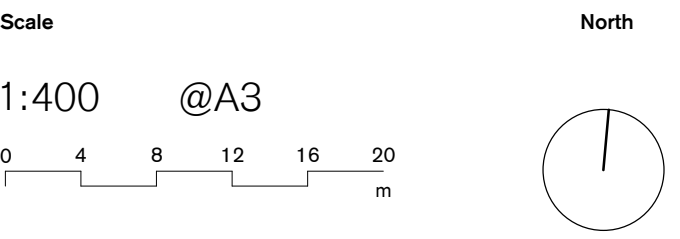
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Development Application

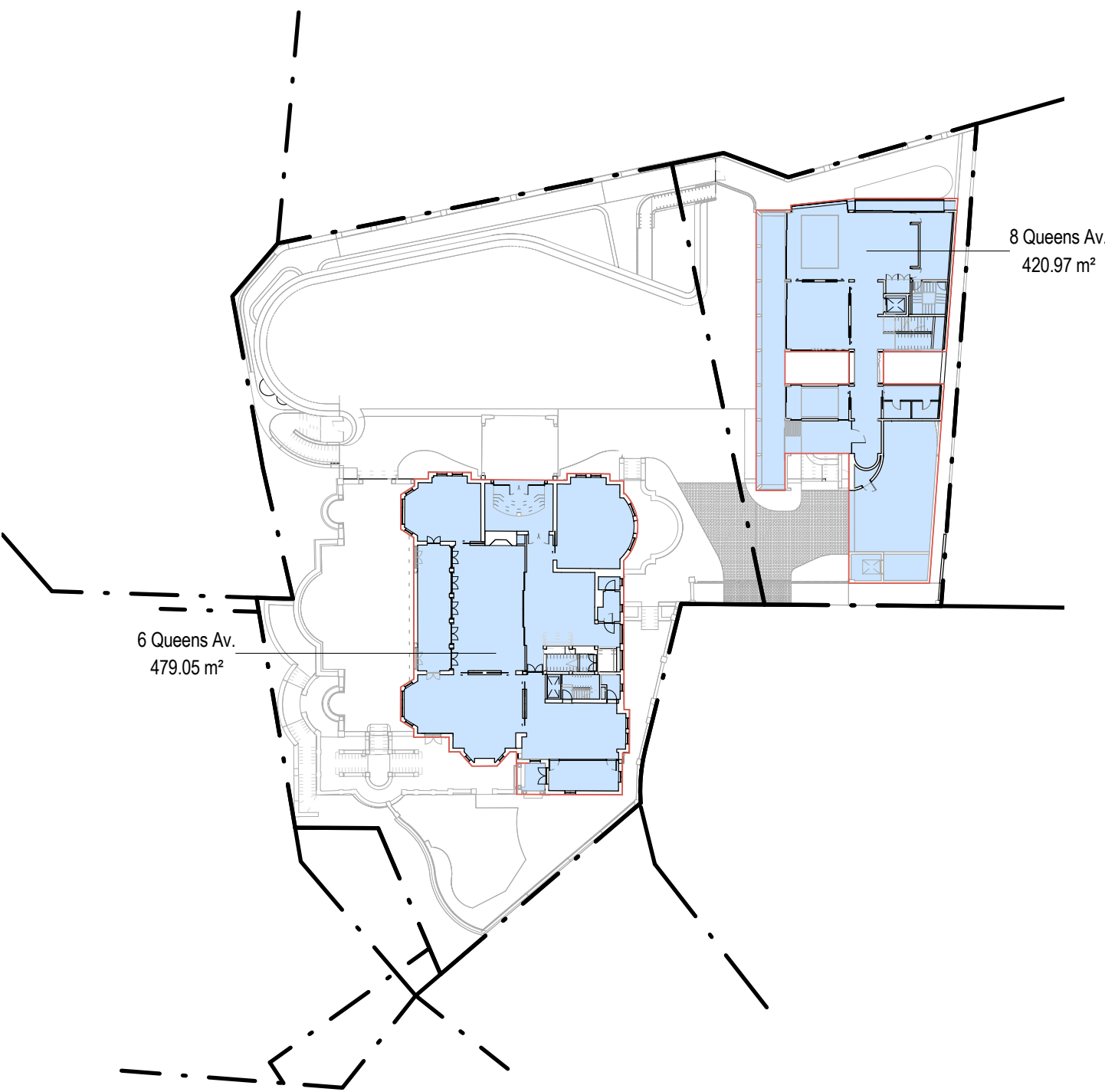
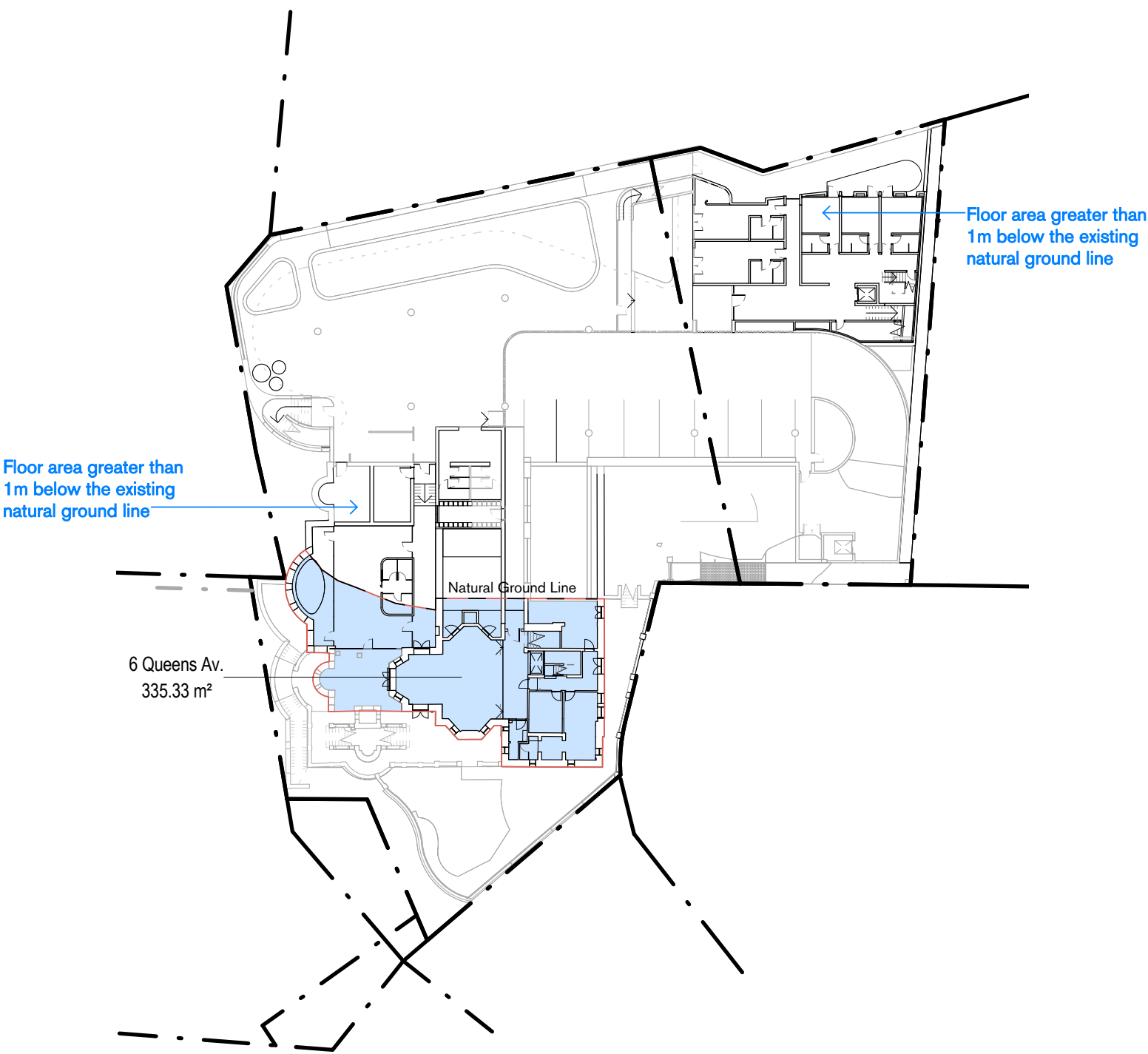
Drawing
Site Waste Minimisation Plan

| Date | Drawn | Checked |
|-------------|-------------|----------|
| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
| 16006 | 0014 | A |



| FOOTPRINT CALCULATIONS | |
|------------------------|------------------------|
| Site Depth | 39m |
| Building depth | 0.55 x 39m |
| | 21.45m |
| Front Setback | 2.26m |
| Side Setback 1 | 55.9m x 15% |
| | 8.385m |
| Side Setback 2 | 66.16m x 15% |
| | 9.925m |
| Side Setback 3 | 36.62m x 15% |
| | 5.490m |
| Rear Setback | 39 - 23.71m |
| | 15.29m |
| Buildable Footprint | 1,124,08m ² |

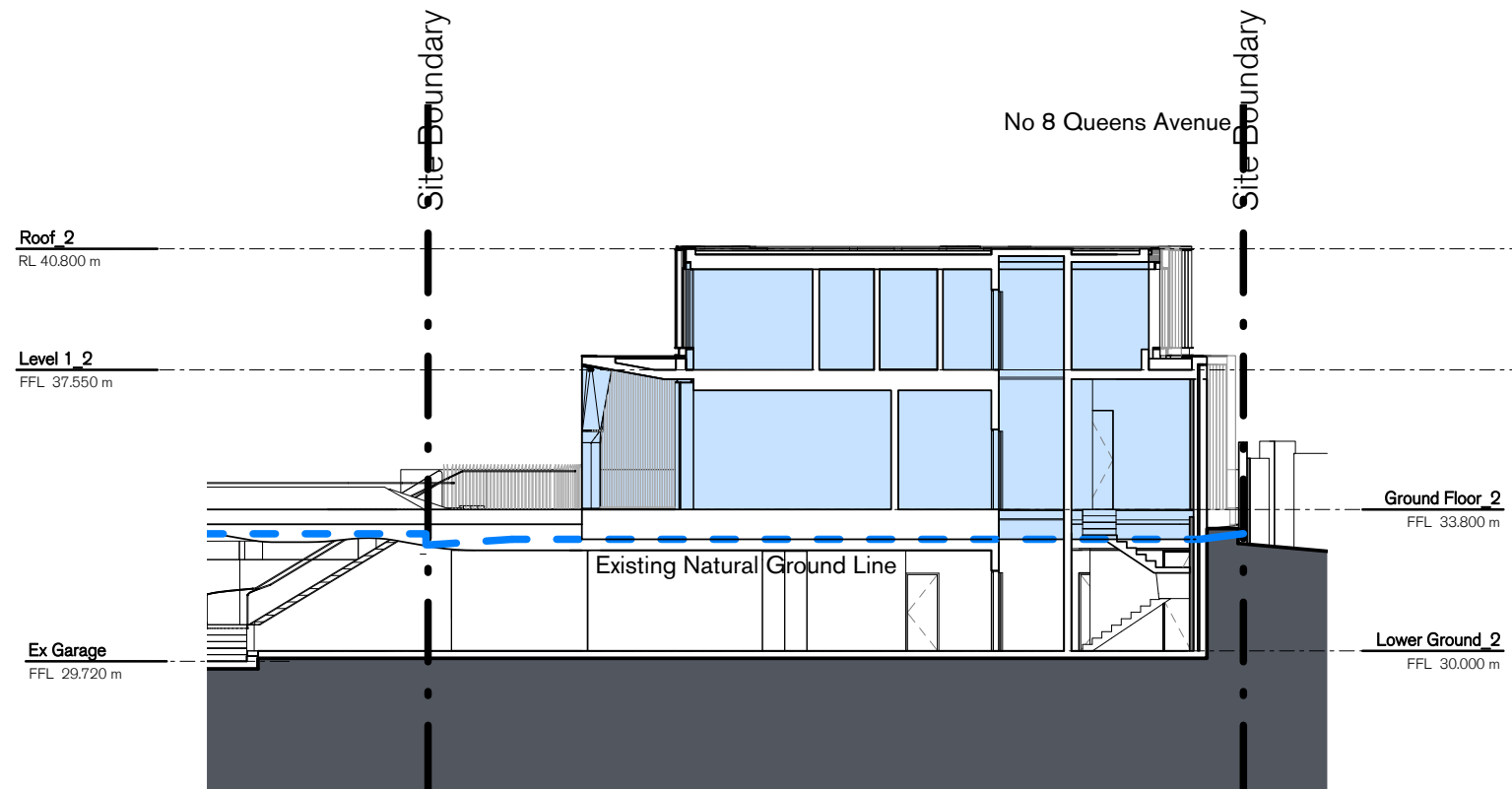
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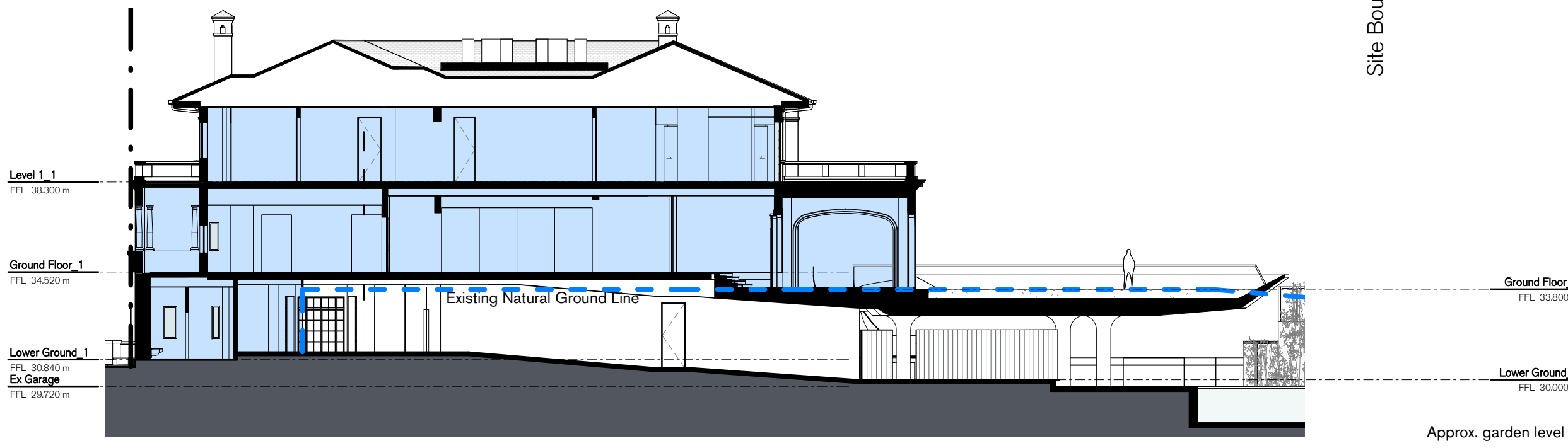
2 | Lower Ground Overall

3 | Ground Floor overall

4 | Level 1 Overall



5 | Section (8 Queen Av)



6 | Section (6 Queen Av)

| FLOORPLATE CALCULATIONS | |
|---------------------------------|--|
| Site Area | |
| 6 & 8 Queens Av. | 2939.59 m ² |
| Total allowable Floorplate area | 1,124,08m ² x 1.65 = 1,854,73m ² |
| Level | Area |
| Lower Ground | 335.33 m ² |
| Ground Floor | 900.02 m ² |
| Level 1 | 581.18 m ² |
| Total | 1816.53 m ² |

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| A | 08.11.16 | For Coordination |
| B | 15.11.16 | Development Application |

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Scale
1:1000 @A3
0 10 20 30 40 50 m
North

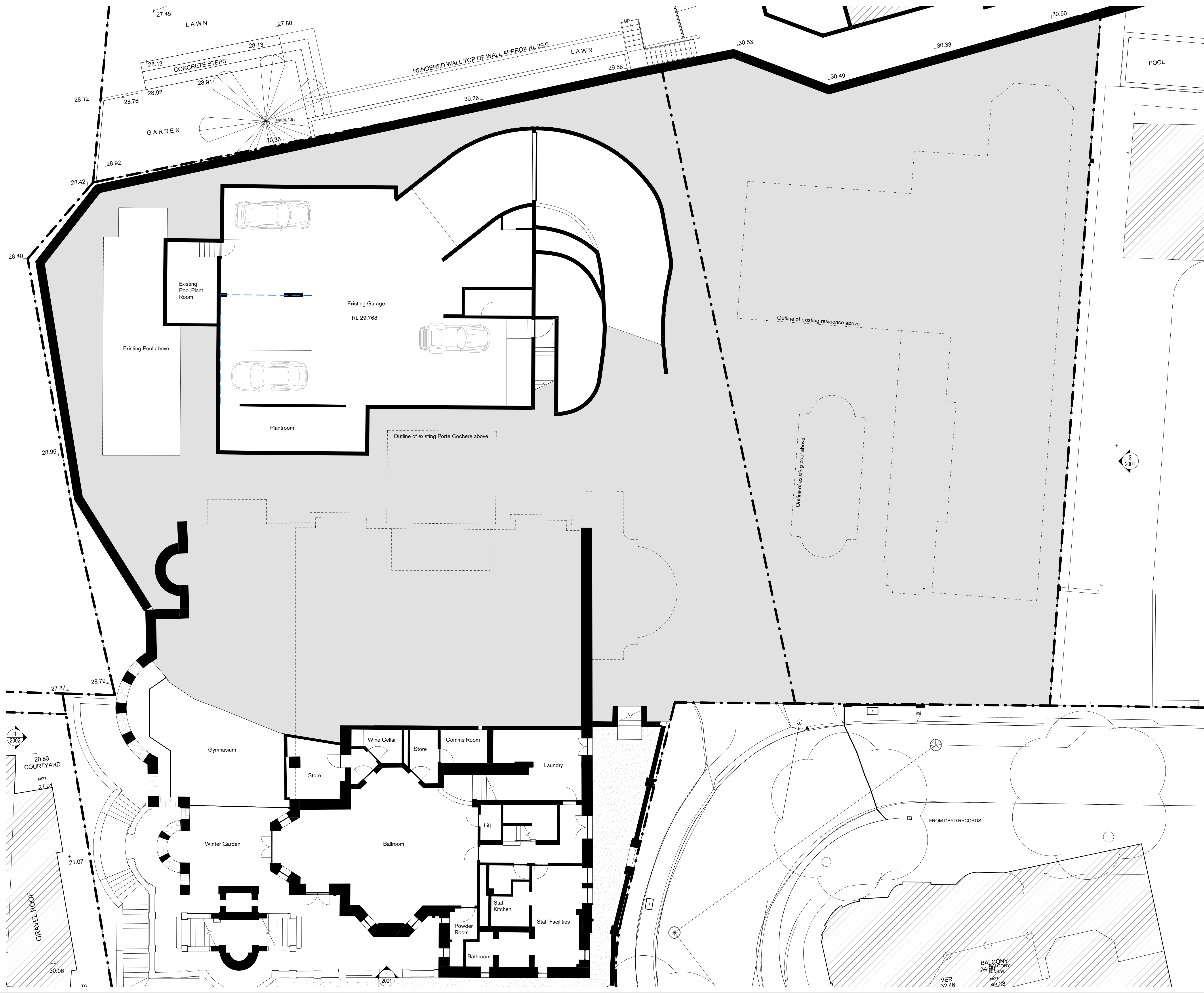
Project
Queens Ave Properties Vaucluse

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Status
Development Application

Drawing
Building Footprint and Floorplate
Calculations

| Date | Drawn | Checked |
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| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
| 16006 | 0025 | B |



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| B | 22.09.16 | Pre DA Issue |
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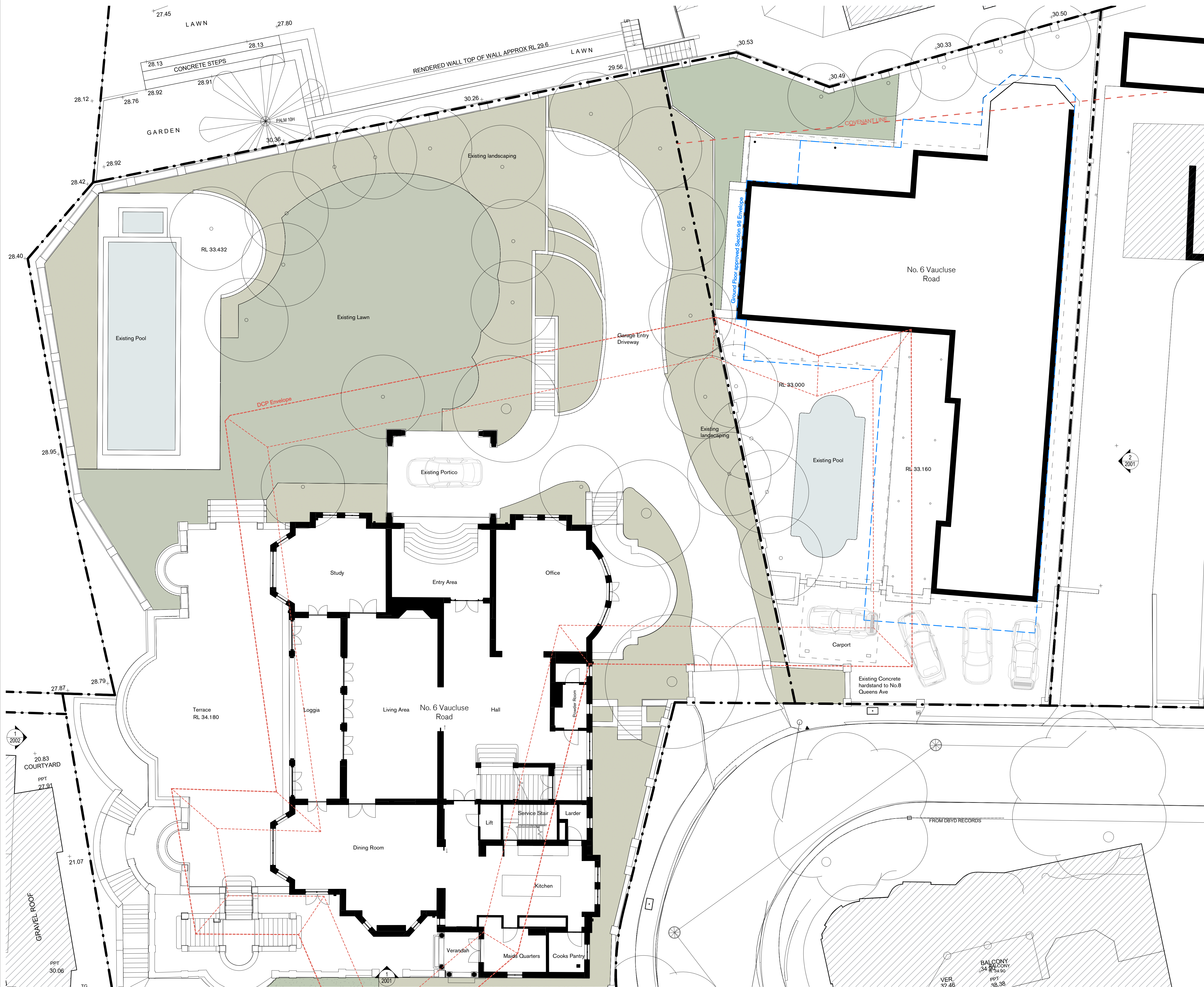
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North


Project
Queens Ave Properties Vacluse
Address
No. 6 & No. 8 Queens Avenue,
Vacluse

Status
Development Application

Drawing
Lower Ground Existing Plan

| Date | Drawn | Checked |
|-------------|-------------|----------|
| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
| 16006 | 0030 | D |





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Jonathan Evans 6613
Mladen Prnjatovic 7468
Ben Green 7066

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| Rev | Date | For |
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| A | 29.06.16 | Issue to Consultants |
| B | 22.09.16 | Pre DA Issue |
| C | 11.11.16 | For Final Coordination |
| D | 15.11.16 | Development Application |

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Scale
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North

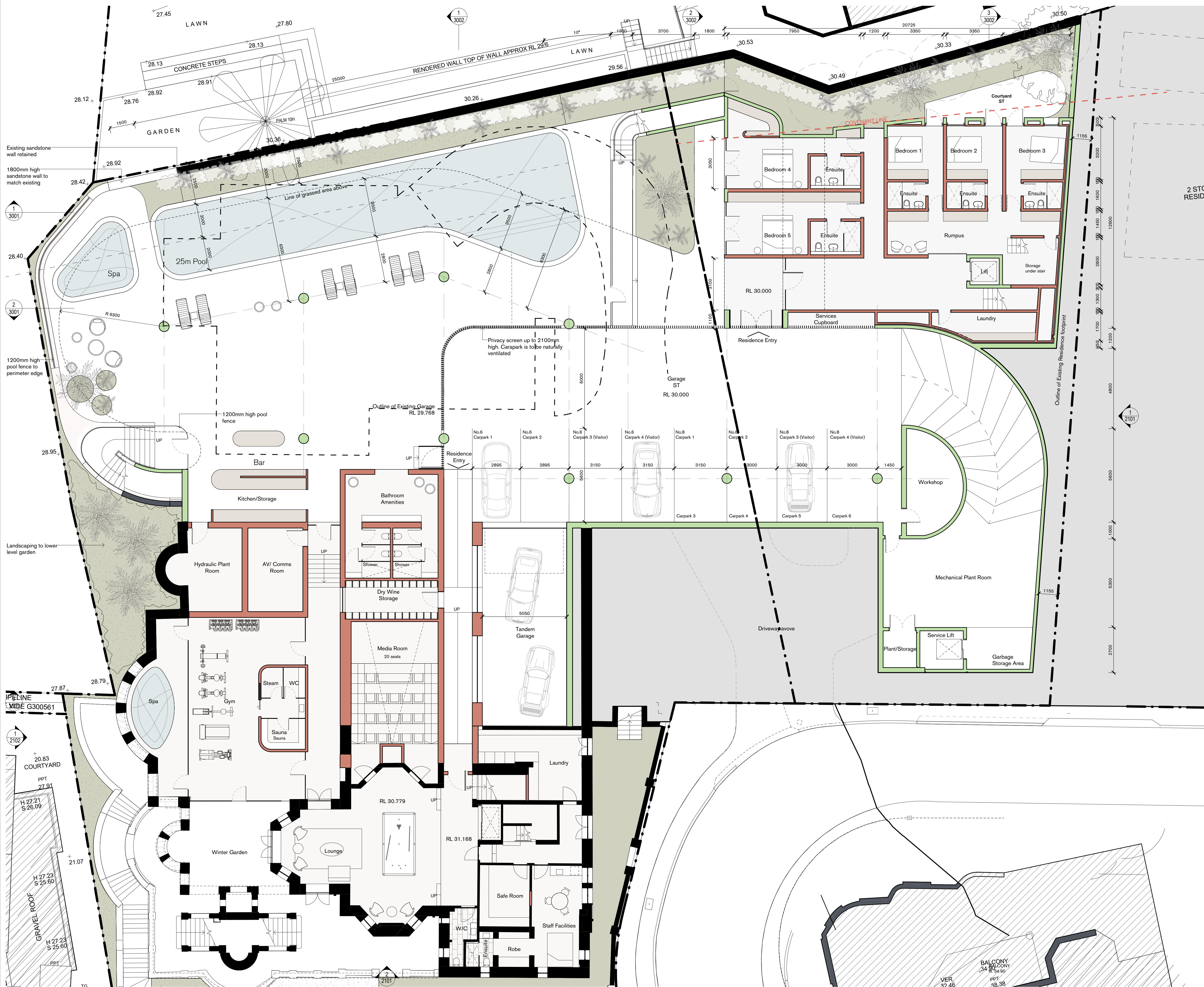
Project
Queens Ave Properties Vacluse

Address
No. 6 & No. 8 Queens Avenue,
Vacluse

Status
Development Application

Drawing
Ground Floor Existing Plan

| Date | Drawn | Checked |
|-------------|-------------|----------|
| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
| 16006 | 0031 | D |

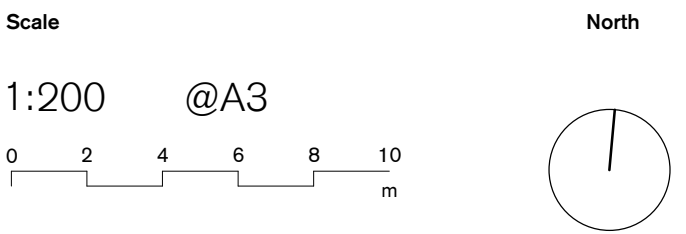


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| B | 16.05.16 | QS Review |
| C | 16.05.16 | Issued to Consultants |
| D | 29.06.16 | Issue to Consultants |
| E | 01.07.16 | Issue to Consultants |
| F | 03.08.16 | Issue to Heritage |
| G | 22.09.16 | Pre DA Issue |
| H | 11.11.16 | For Final Coordination |
| I | 15.11.16 | Development Application |

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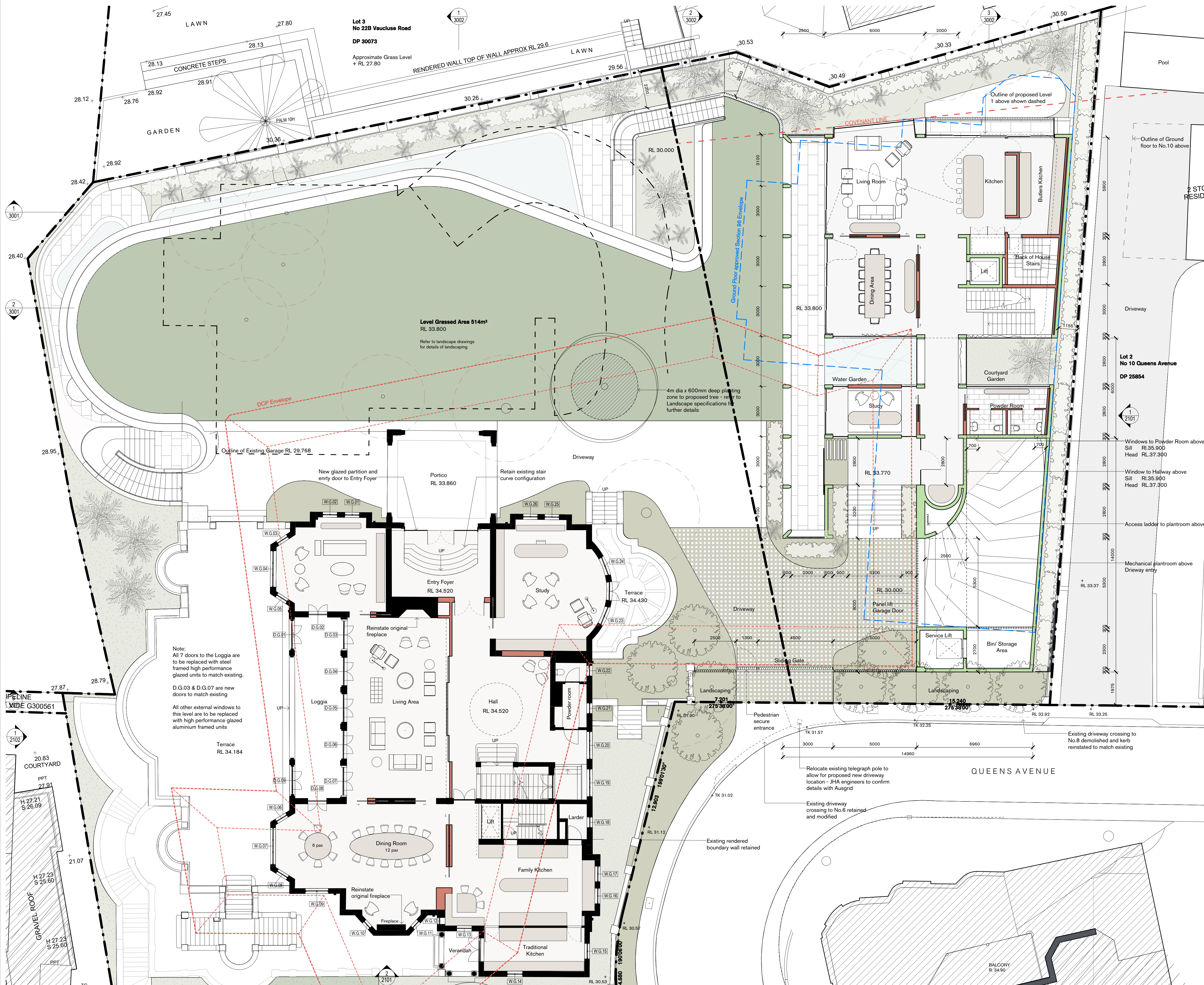
Project
Queens Ave Properties Vauluse

Address
No. 6 & No. 8 Queens Avenue,
Vauluse

Status
Development Application

Drawing
Lower Ground Proposed Plan

| Date | Drawn | Checked |
|-------------|-------------|----------|
| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
| 16006 | 1100 | I |

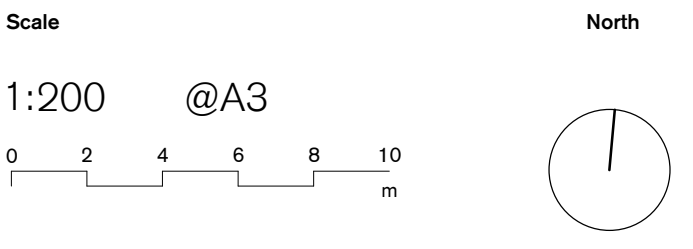


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| E | 01.07.16 | Issue to Consultants |
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| G | 22.09.16 | Pre DA Issue |
| H | 11.11.16 | For Final Coordination |
| I | 15.11.16 | Development Application |

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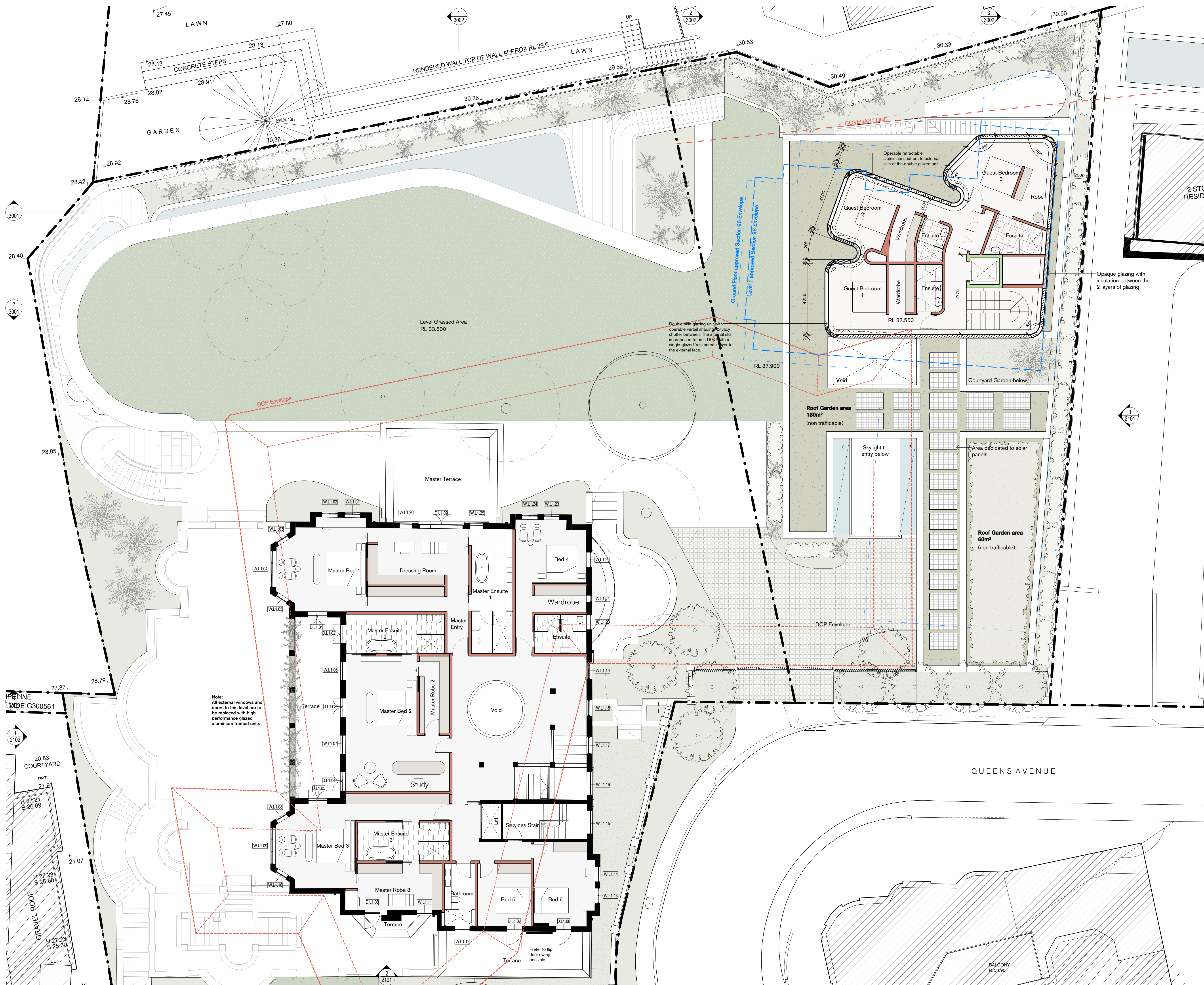
Project
Queens Ave Properties Vaucluse

Address
No. 6 & No. 8 Queens Avenue,
Vaucluse

Status
Development Application

Drawing
Ground Floor Proposed Plan

| Date | Drawn | Checked |
|-------------|-------------|----------|
| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
| 16006 | 1101 | I |



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| F | 03.08.16 | Issue to Heritage |
| G | 22.09.16 | Pre DA Issue |
| H | 11.11.16 | For Final Coordination |
| I | 15.11.16 | Development Application |

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Scale
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North

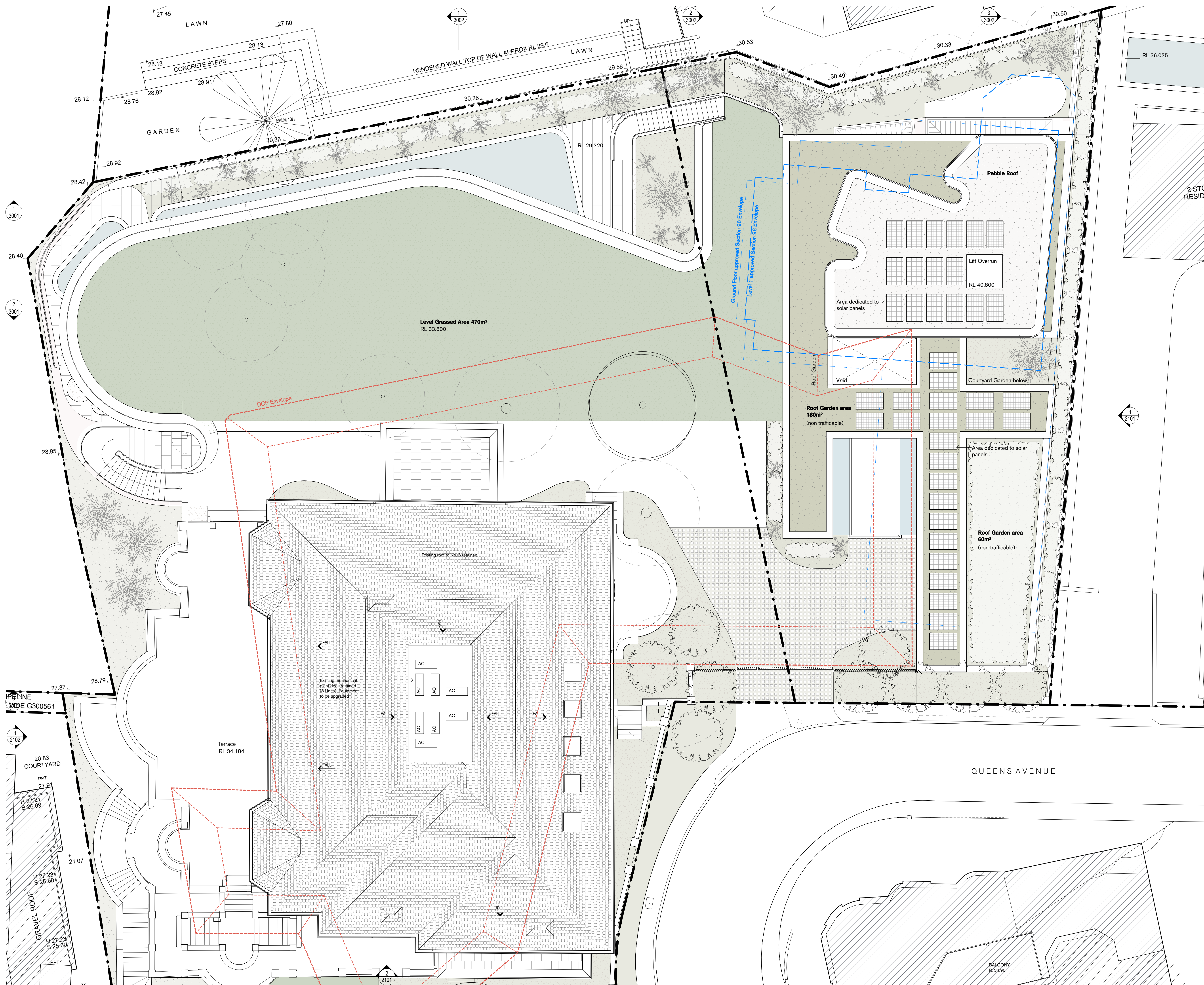
Project
Queens Ave Properties Vauluse

Address
No. 6 & No. 8 Queens Avenue, Vauluse

Status
Development Application

Drawing
Level 1 Proposed Plan

| Date | Drawn | Checked |
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| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
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| D | 11.11.16 | For Final Coordination |
| E | 15.11.16 | Development Application |

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Scale
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North

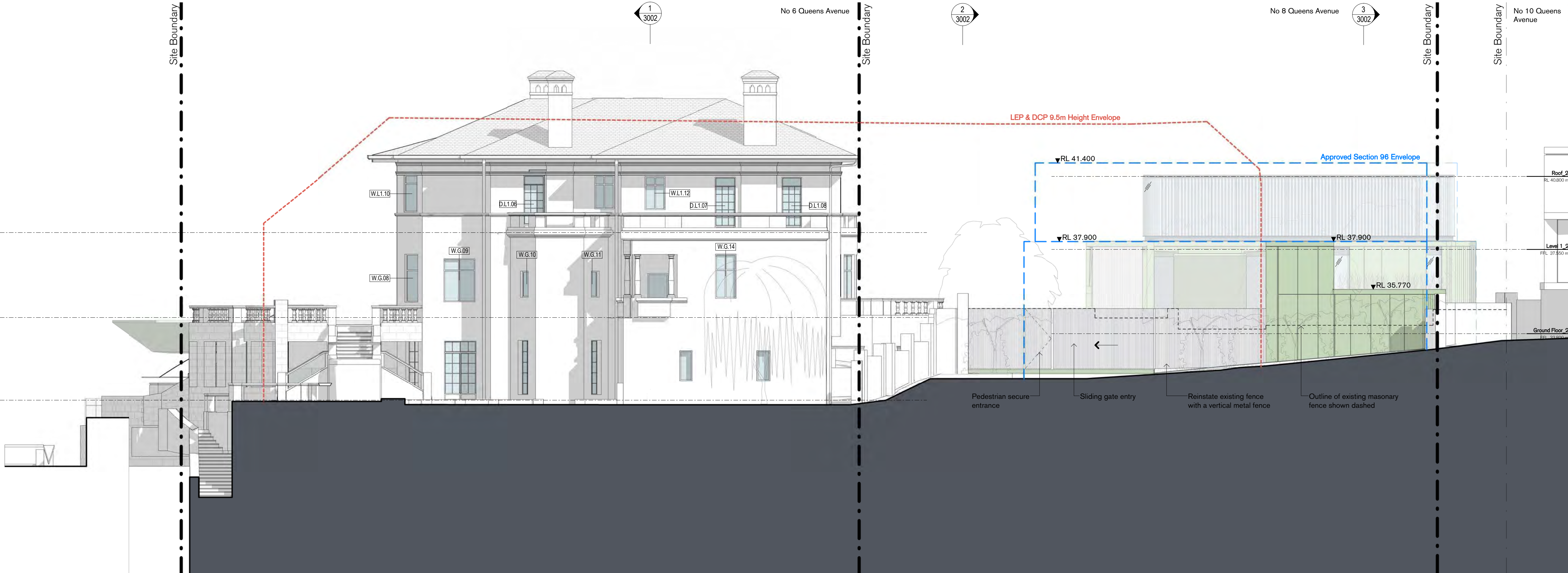
Project
Queens Ave Properties Vauluse

Address
No. 6 & No. 8 Queens Avenue,
Vauluse

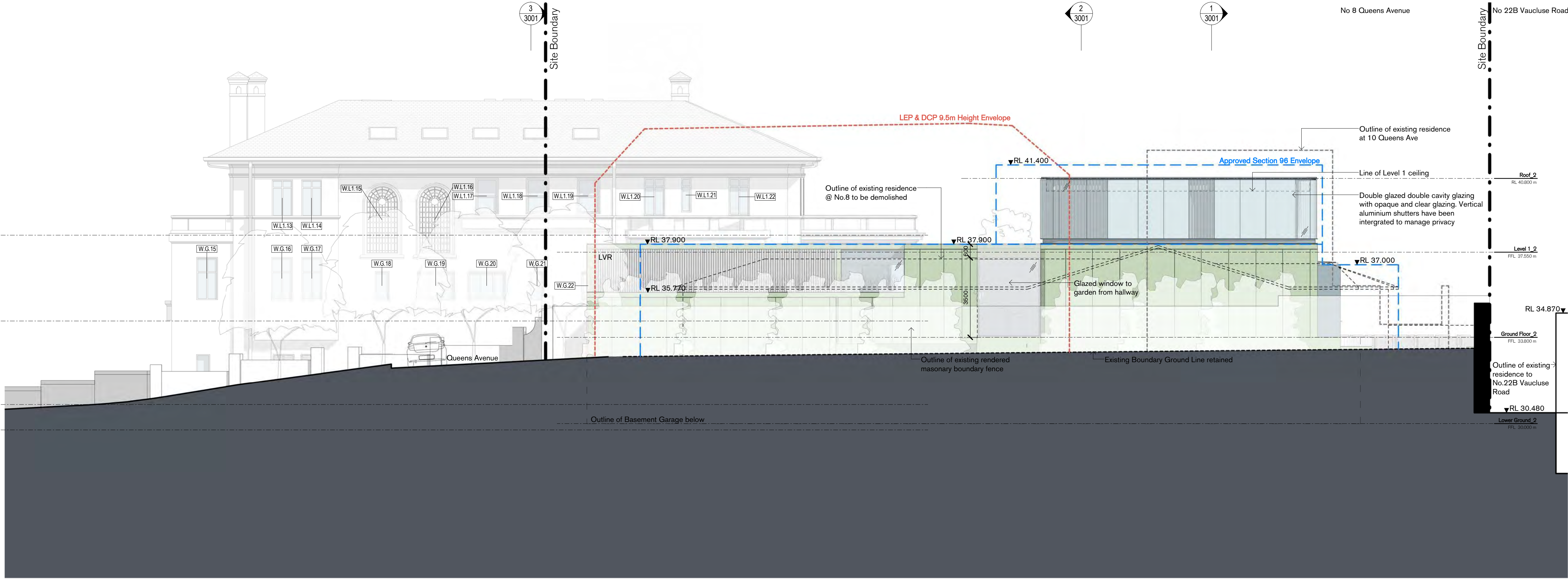
Status
Development Application

Drawing
Roof Proposed Plan


| Date | Drawn | Checked |
|-------------|-------------|----------|
| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
| 16006 | 1103 | E |



2 | Proposed Elevation_South



1 | Proposed Elevation_East



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| Rev | Date | For |
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| A | 13.05.16 | Client Design Issue |
| B | 16.05.16 | CIS Review |
| C | 16.05.16 | Issued to Consultants |
| D | 01.07.16 | Issue to Consultants |
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| F | 15.11.16 | Development Application |

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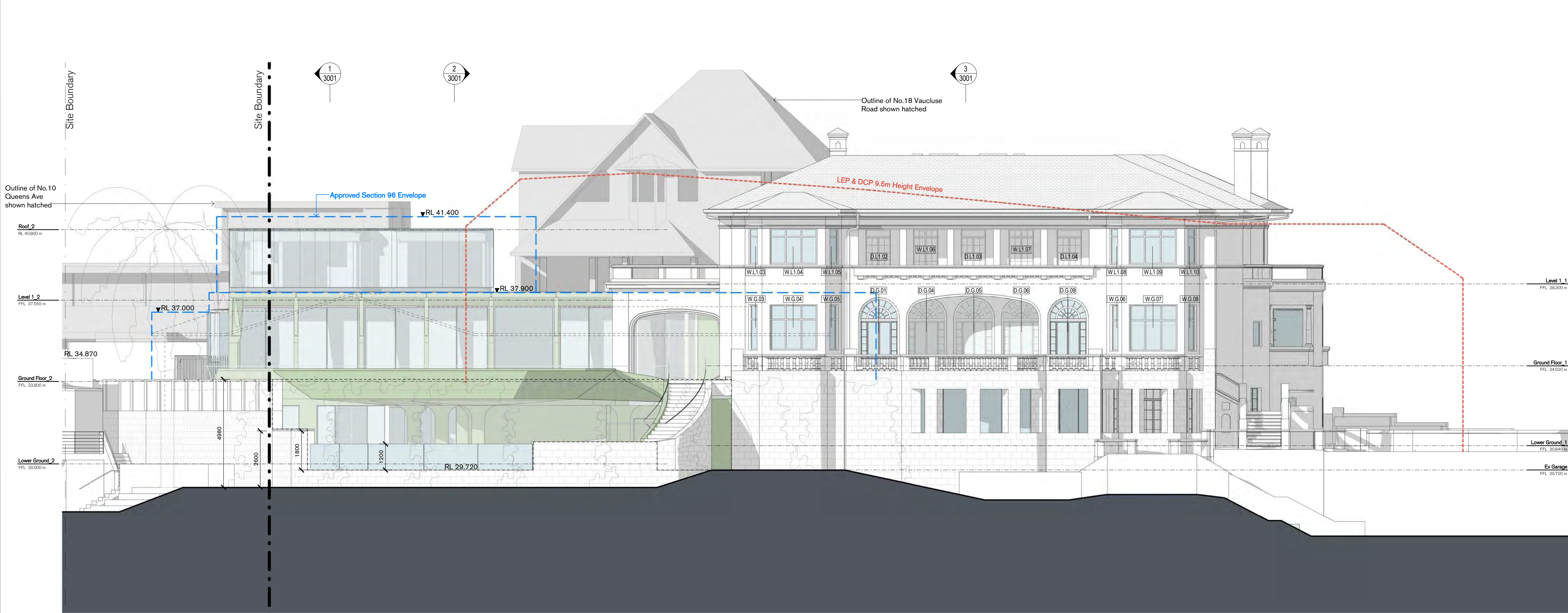
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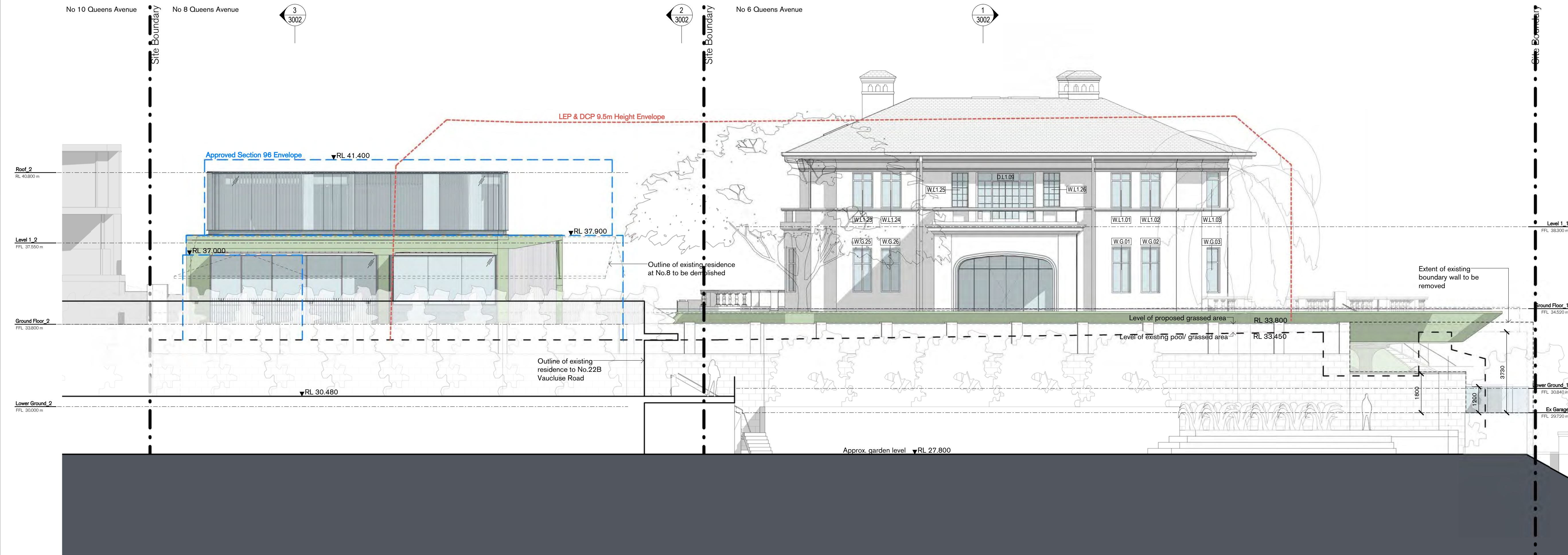
Status
Development Application

Drawing
Proposed Elevation Sheet 1

| Date | Drawn | Checked |
|-------------|-------------|----------|
| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
| 16006 | 2101 | F |



1 | Proposed Elevation_West



2 | Proposed Elevation_North

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| F | 15.11.16 | Development Application |

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| Scale | North |
|----------------|-------|
| 1:200 @A3 | |
| 0 2 4 6 8 10 m | |

| Project | |
|---------------------------------------|--|
| Queens Ave Properties Vaucluse | |
| Address | |
| No. 6 & No. 8 Queens Avenue, Vaucluse | |
| Status | |
| Development Application | |
| Drawing | |
| Proposed Elevation Sheet 2 | |

| Date | Drawn | Checked |
|-------------|-------------|----------|
| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
| 16006 | 2102 | F |



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so arising

Nominated Architects

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Jonathan Evans 6613
Mladen Prnjatovic 7468
Ben Green 7066

General Notes

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finished product

| Rev | Date | For |
|-----|----------|-------------------------|
| A | 22.09.16 | Pre DA Issue |
| B | 15.11.16 | Development Application |

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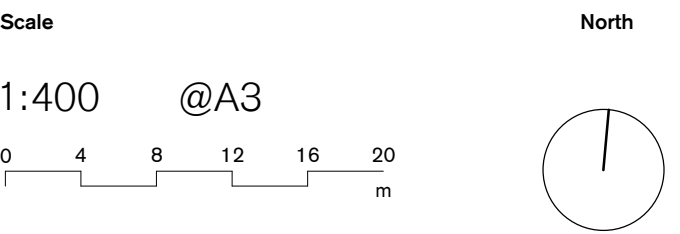
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Traffic Engineer

TEF Consulting
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Oleg Sannikov
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Project

Queens Ave Properties Vaucluse

Address

No. 6 & No. 8 Queens Avenue,
Vaucluse

Status

Development Application

Drawing

Site Sections

| Date | Drawn | Checked |
|-------------|-------------|----------|
| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
| 16006 | 3000 | B |

No. 22E Vaucluse Rd

No. 6 Queens Ave

LEP & DCP 9.5m Height Envelope

No.8 Queens Ave

Approved Section 98 Envelope

No.10 Queens Ave

No.20 Vaucluse Road

1 | Site Section A

No.8 Queens Ave

LEP & DCP 9.5m Height Envelope

Approved Section 98 Envelope

No.10 Queens Ave

No.18 Vaucluse Rd

No. 1 Little Queens Lane

No. 1 Little Queens Lane

No. 4 Queens Avenue

2 | Site Section B

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| A | 13.05.16 | Client Design Issue |
| B | 16.05.16 | CIS Review |
| C | 16.05.16 | Issued to Consultants |
| D | 01.07.16 | Issue to Consultants |
| E | 22.09.16 | Pre DA Issue |
| F | 15.11.16 | Development Application |

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| Heritage Planner Urbis (02) 8233 9939 | Stephen Davies sdavies@urbis.com.au |
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| Traffic Engineer TEF Consulting (02) 9332 2024 | Oleg Sannikov o.s@tefconsult.com.au |

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North

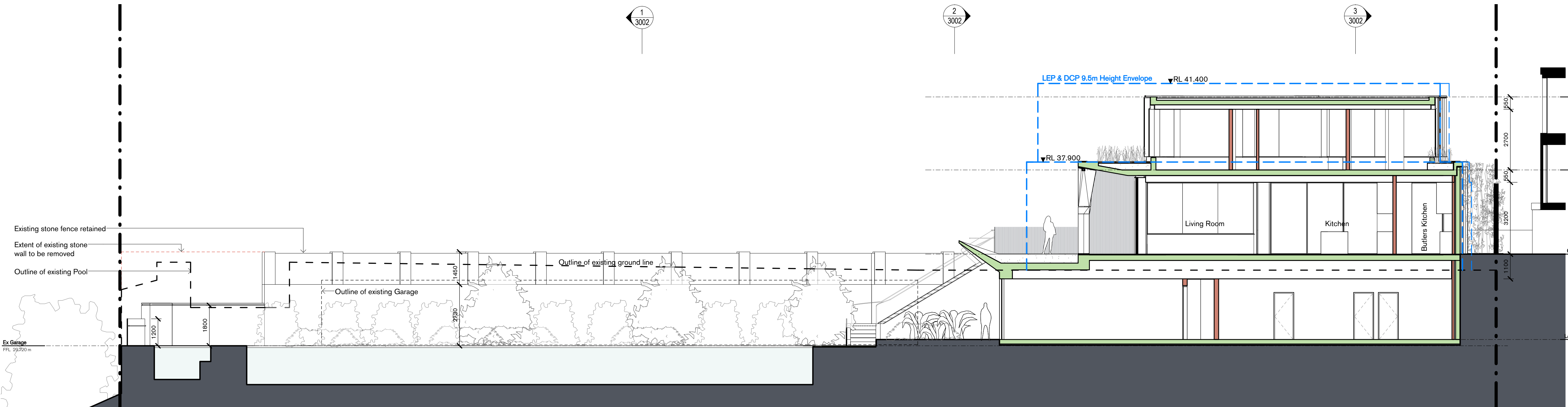
Project
Queens Ave Properties Vaucuse

Address
No. 6 & No. 8 Queens Avenue,
Vaucuse

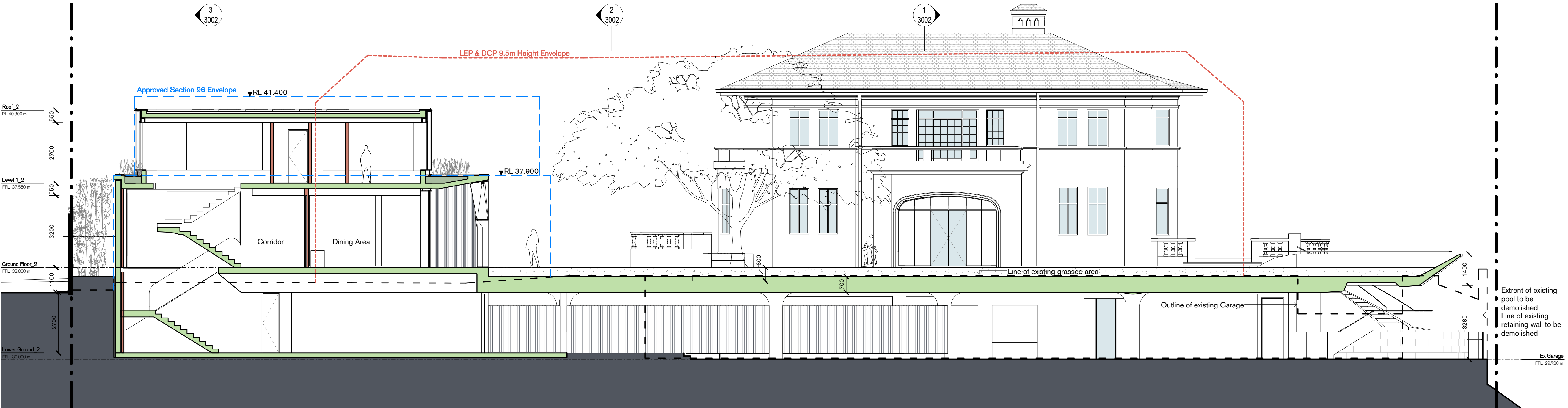
Status
Development Application

Drawing
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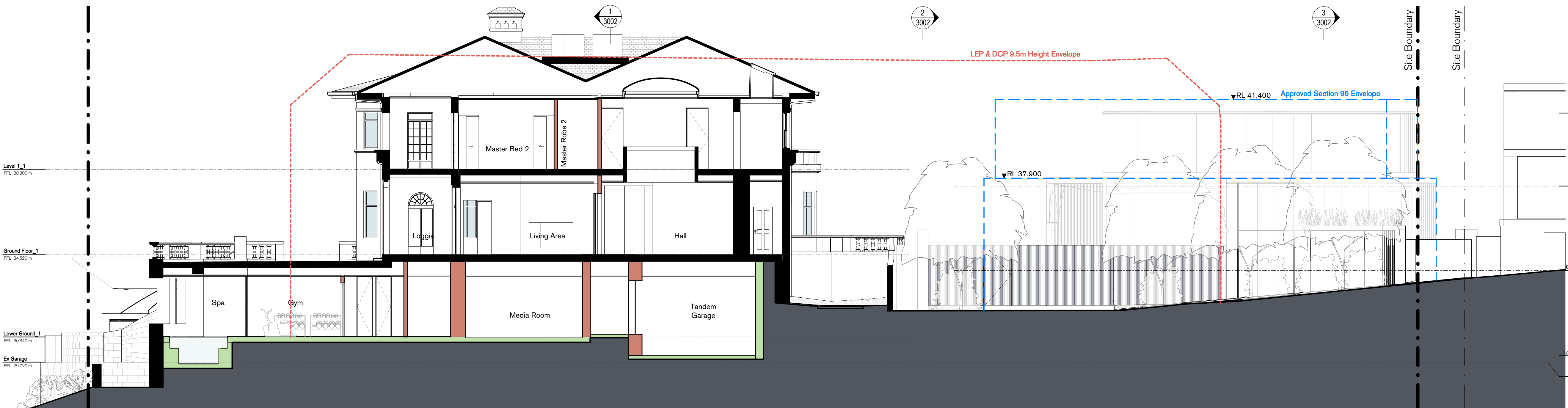
| Date | Drawn | Checked |
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| 15.11.16 | TZ | TZ |
| Project No. | Drawing No. | Revision |
| 16006 | 3001 | F |



1 | Section A



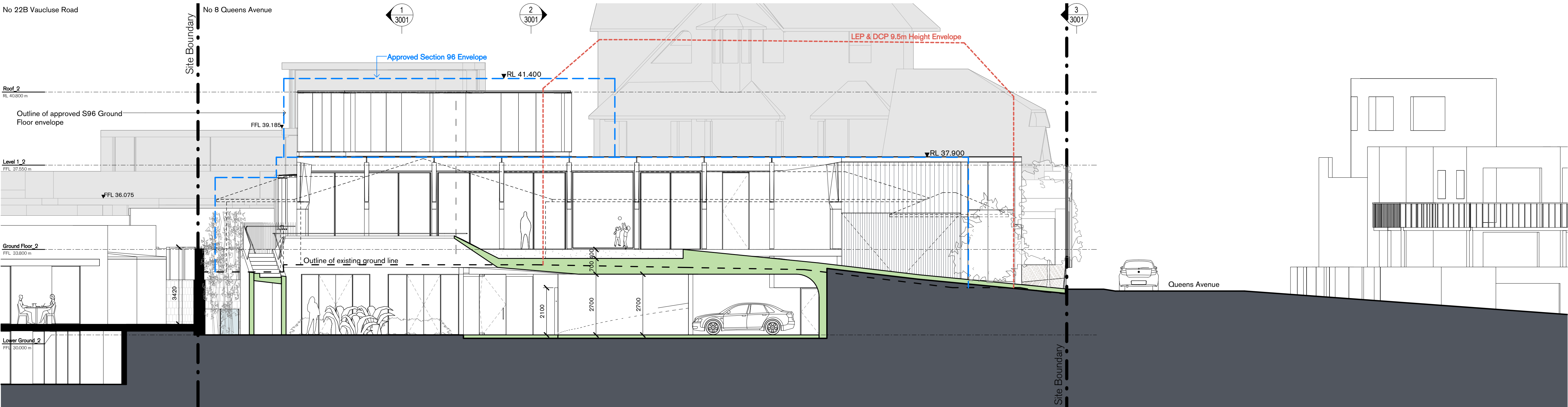
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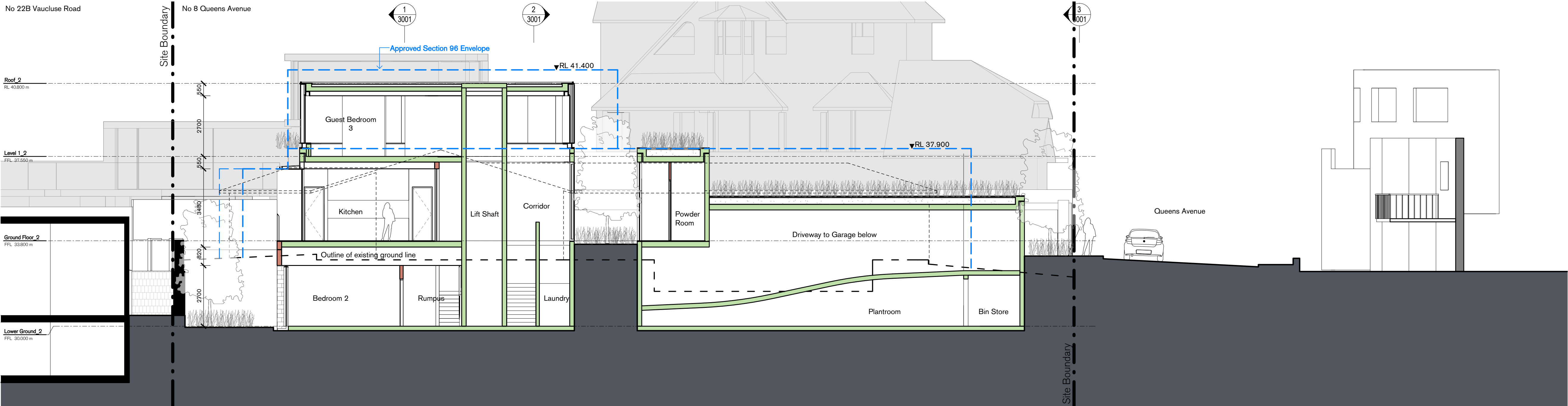
3 | Section C



1 | Section 1



2 | Section 2



3 | Section 3

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Scale

1:200 @A3

0 2 4 6 8 10 m

Project

Queens Ave Properties Vaucluse

Address

No. 6 & No. 8 Queens Avenue,
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Status

Development Application

Drawing

Sections Sheet 2

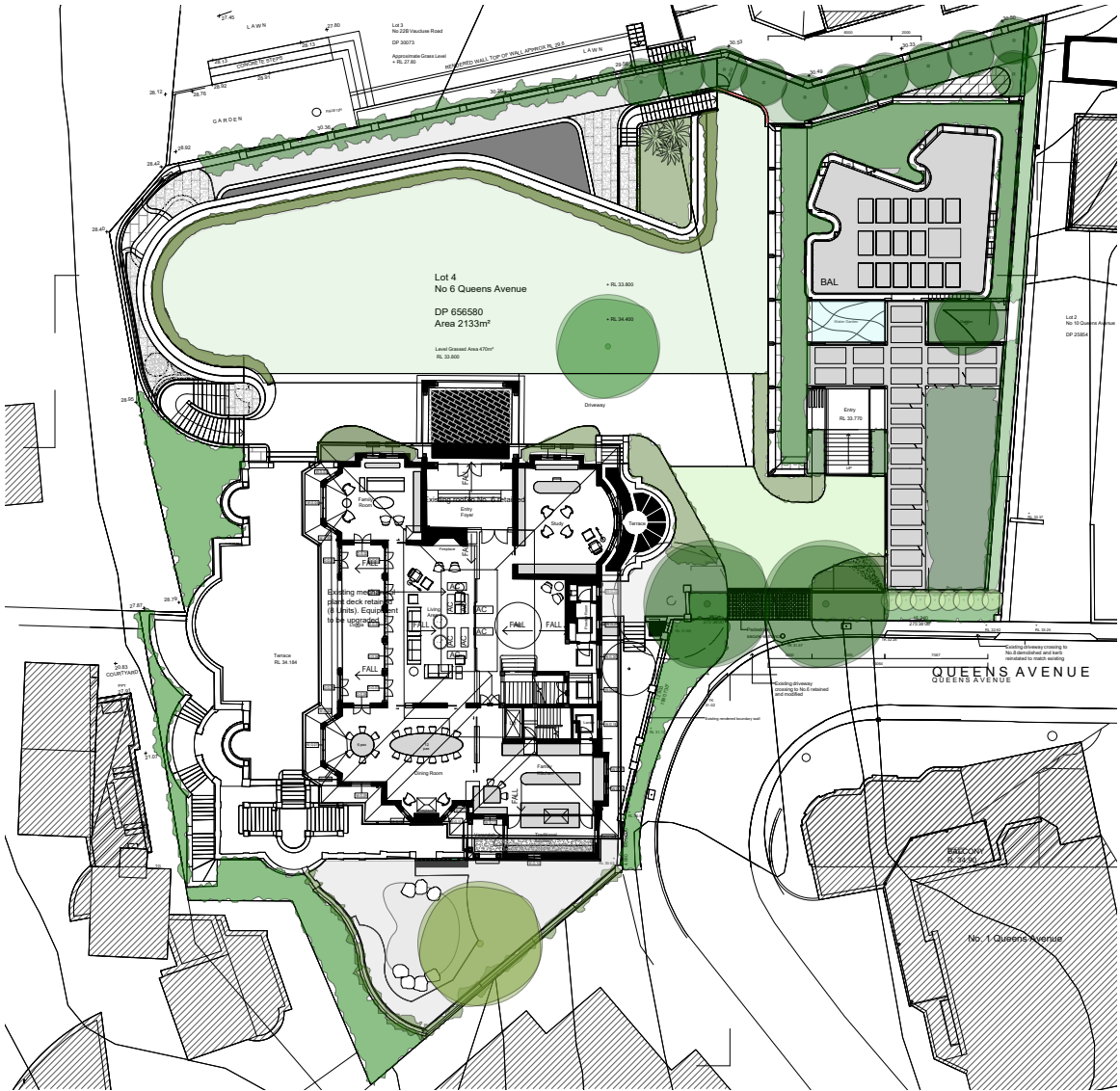
| Date | Drawn | Checked |
|----------|-------|---------|
| 15.11.16 | TZ | TZ |

| Project No. | Drawing No. | Revision |
|-------------|-------------|----------|
| 16006 | 3002 | F |



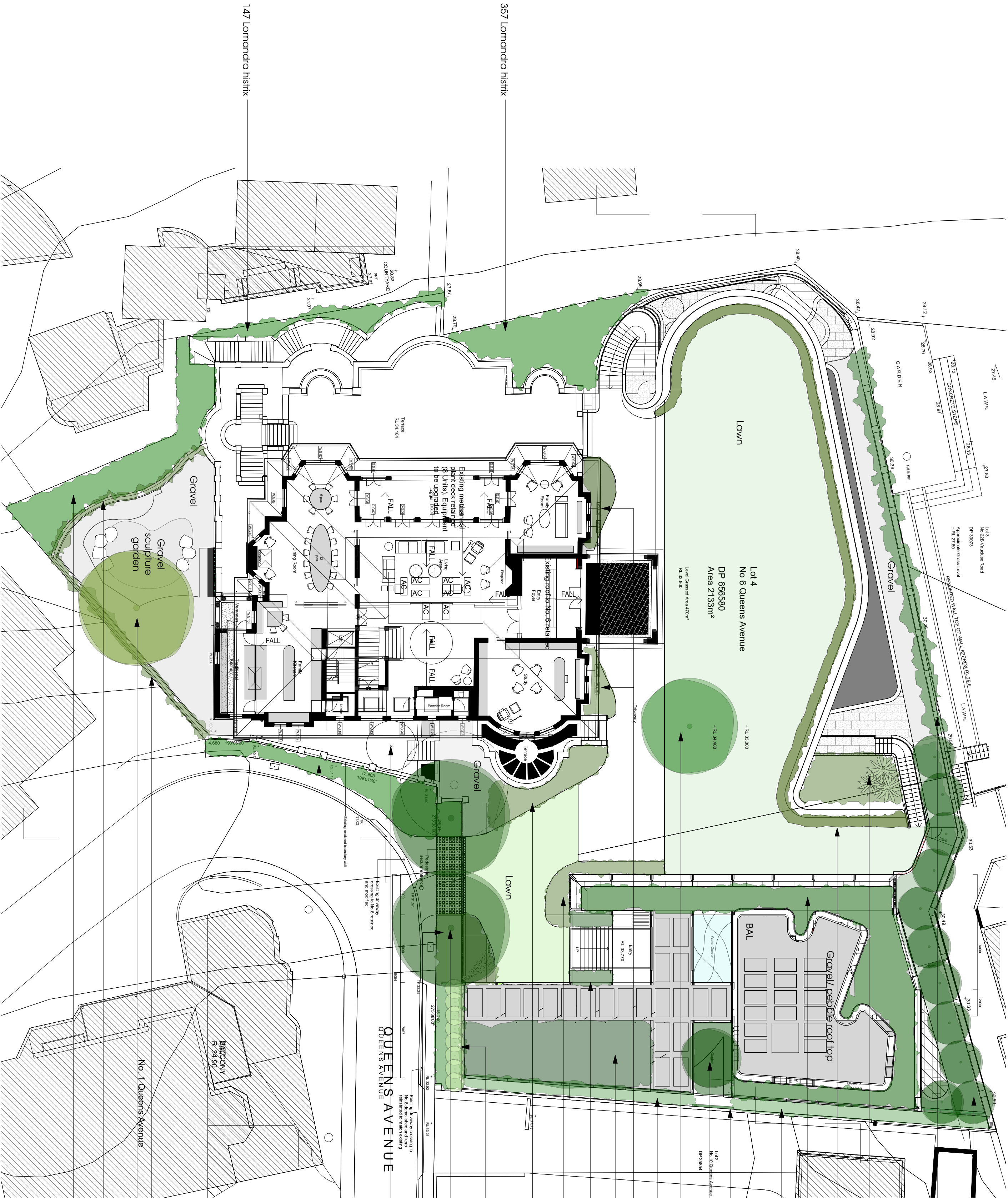
LOCATION MAP

| PLANT SCHEDULE | | | | |
|--|-------------------|----------------------|------------|----------|
| Botanical Name | Common Name | Height(mm) | Pot Size | Quantity |
| <i>Acer palmatum</i> | japanese maple | 5000 | 400L | 1 |
| <i>Acorus gramineus</i> | dwarf sedge | Green wall | Green wall | 790 |
| <i>Bambusa textilis gracilis</i> | slender weaver | 6000 | 100L | 40 |
| <i>Cissus antarctica</i> | kangaroo vine | Groundcover | 140 | 372 |
| <i>Cycas revoluta</i> | cycad | 1200 | 300L | 3 |
| <i>Ficus microcarpa hillii 'Flash'</i> | figus flash | 6000 | 200L | 8 |
| <i>Gardenia florida</i> | gardenia | 700 | 300 | 24 |
| <i>Jacaranda mimosifolia</i> | jacaranda | 8000 | 400ltr | 1 |
| <i>Liriope muscari evergreen giant</i> | evergreen giant | Green wall | Green wall | 854 |
| <i>Lomandra hystrix</i> | green mat-rush | 500 | 140 | 784 |
| <i>Magnolia grandiflora exmouth</i> | magnolia exmouth | 10000 (to be hedged) | 400L | 11 |
| <i>Magnolia grandiflora exmouth</i> | magnolia exmouth | 10000 | 1000ltr | 2 |
| <i>Ophiopogon japonicus</i> | dwarf lilyturf | 300 | 200 | 85 |
| <i>Philodendron xanadu</i> | xanadu | Green wall | Green wall | 854 |
| <i>Senecio serpens</i> | blue chalk sticks | Green wall | Green wall | 790 |
| <i>Trachelospermum asiaticum</i> | asiaticum | Groundcover | 200 | 1245 |
| <i>Trachelospermum jasminoides</i> | star jasmine | Groundcover | 300 | 704 |
| <i>Zelkova serrata</i> | japanese elm | 15000 | 1000ltr | 1 |



SITE SCALE 1:500





11 Magnolia grandiflora 'Exmouth' with 310 Trachelospermum asiaticum underneath

Green wall 3.95m high (150mm off ground) x32m wide, 25 plants per m2 (3160 total), even combination (790 per species) of: Senecio serpens, Philodendron xanadu, Liriope muscari 'Evergreen Giant', Acorus gramineus

3 mature Cycas revoluta with 100 Trachelospermum Jasminoides

250 Trachelospermum jasminoides

475 Trachelospermum asiaticum on roof

20 Bamboo sp.

Green wall 1.65m high (150mm off ground) x 3.1m wide, 25 plants per m2 (128 total), 64 Philodendron xanadu with 64 Liriope muscari 'Evergreen Giant'

Acer palmatum with 85

Ophiopogon japonicus

Jacaranda mimosifolia

20 Bamboo sp.

95 Trachelospermum jasminoides

372 Cissus antartica

24 Gardenia florida (12 either side)

65 Trachelospermum jasminoides

100 Trachelospermum jasminoides

8 Ficus microcarpa hillii 'Flash'

2 Mature Magnolia grandiflora 'Exmouth'

240 Trachelospermum asiaticum

Retain Howea forsteriana

Retain existing landscape with 220 Trachelospermum asiaticum

54 Trachelospermum jasminoides

Zelkova serrata

40 Trachelospermum jasminoides

280 Lomandra histicx

Expert Design Consultants Tel: (02) 9316 9044
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Batem NSW 11455 Email: william@da-landscape.com

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Project: 688 Queens Avenue, Vaucluse
Client: Mr Jin Lin

Drawn by: TS
Title: DA Landscape plan 01
Checked: WD
Scale: 1:200 @ A2
Revision: B
Date: Nov 16



williamdangar