DEVELOPMENT APPLICATION

19 DARLING POINT ROAD, DARLING POINT NSW 2027

SP 67209



LOCATION MAP

NTS

		DRAWING NUMBER	DRAWING NAME	REVISION	SCALE
GENERAL					
	DA-	00-001	TITLE SHEET	DA2	NTS
SITE					
	DA-	02-000	LOCATION PLAN	S1	1:2000
	DA-	02-001	SITE ANALYSIS PLAN	S1	1:500
DEMOLITION PLANS					
	DA-	06-008	GROUND FLOOR	DA2	1:200
	DA-	06-011	LEVEL 01	DA2	1:200
	DA-	06-012	LEVEL 02	S1	1:200
	DA-	06-013	LEVEL 03	S1	1:200
	DA-	06-020	ROOF	S1	1:200
	DA-	10-002	PROPOSED SITE + ROOF PLAN	DA2	1:200
GA PLANS					
	DA-	11-008	GROUND LEVEL	DA2	1:200
	DA-	11-011	LEVEL 01	DA2	1:200
	DA-	11-012	LEVEL 02	S2	1:200
	DA-	11-013	LEVEL 03	S2	1:200
ELEVATIONS					
	DA-	21-010	WEST + EAST ELEVATION	DA2	1:200
	DA-	21-012	SOUTH + NORTH ELEVATION	DA2	1:200
GA SECTIONS					
	DA-	31-001	SECTION AA	DA2	1:200
	DA-	31-002	SECTION BB - DORMER SECTION	S2	1:5, 1:50
	DA-	31-003	SECTION CC - GARAGE SECTION	S2	1:100, 1:200
AREA DIAGRAMS					
	DA-	82-000	EXCAVATION EXTENT	DA2	1:400
	DA-	82-002	PROPOSED GFA SP67209	DA2	1:500
SHADOW DIAGRAMS				S1	
	DA-	84-001	SHADOW DIAGRAMS	S1	1:500
FINISHES					
	DA-	95-001	EXTERIOR FINISHES SCHEDULE	S1	NTS

SCHEDULE OF AMENDMENTS FOR REVISION DA2 - HIGHLIGHTED AND CLOUDED RED

1. New window W-N29 on Northern facade in lieu of door. New egress door to laundry on Southern → facade. Refer to drawings A-11-008 and A-21-012.

2. Proposed fencing along the common boundary between 19 and 23 Darling Point Road increased in part to a height of 2m above natural ground. Refer to drawings A-11-011 and A-21-012.

3. New avocado tree provided in the rear yard of 19 Darling Point Road. Refer to drawing A-11-011 and landscape architect's drawings for detail.

4. W-N12, W-N13, W-N14 to have fixed bottom sashes with translucent glass. Refer to drawings
 A-11-011 and A-21-012.

 Screen planting to the boundary revised to Waterhousea floribunda sweeper. Refer to drawin A-11-011 and landscape architect's drawings for detail.

6. Plan of Management revised to specify expectations for lighting along the footpath connecting 19 Darling Point Road to the main campus. Refer to document submitted by planner.

FOR DEVELOPMENT APPLICATION SUBMISSION

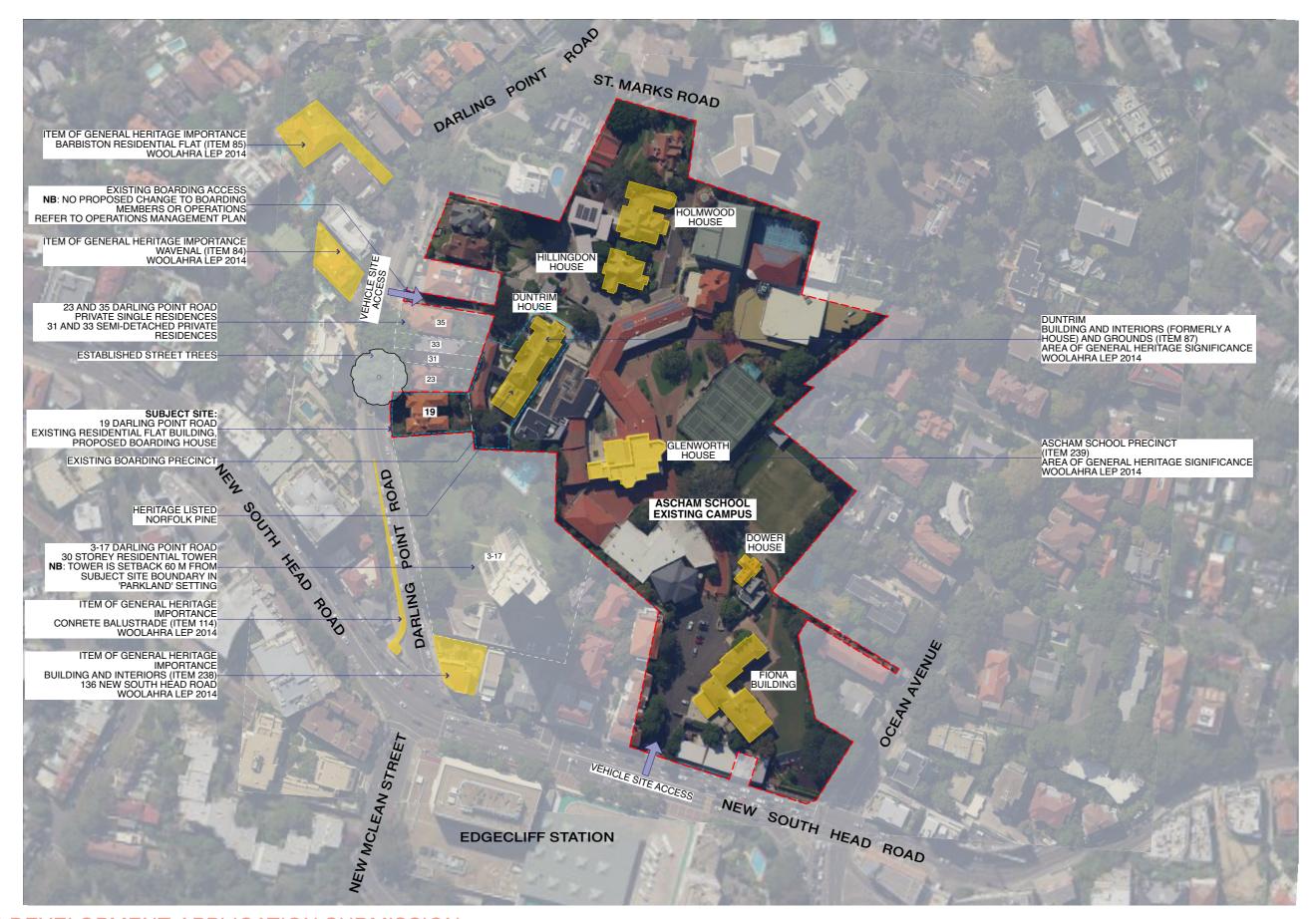


NOTES

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		PROJECT	DRAWING NO	REV	
		DARLING POINT NSW 2027 Australia	SCALE: @ A3		
S5 5/4/2024	FOR DA SUBMISSION	19 DARLING POINT ROAD	TITLE SHEET		
REV DA2	DATE 5/9/2024	REVISION NOTES REVISED INFORMATION FOR DA	ASCHAM SCHOOL	GENERAL	
REVI	SIONS		CLIENT	TITLE	

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- - - ASCHAM SCHOOL SITE BOUNDARY EXISTING BOARDING HOUSE PRECINCT [___] 19 DARLING POINT ROAD (SUBJECT

SITE) HERITAGE ITEMS AS PER WOOLLAHRA LOCAL ENVIRONMENT PLAN 2014

REVISIONS

DATE

REV

15/11/23

REVISION NOTES

FOR DA SUBMISSION

CLIENT ASCHAM SCHOOL

PROJECT

19 DARLING POINT ROAD DARLING POINT NSW 2027 Australia

1007 Ascham Boarding House

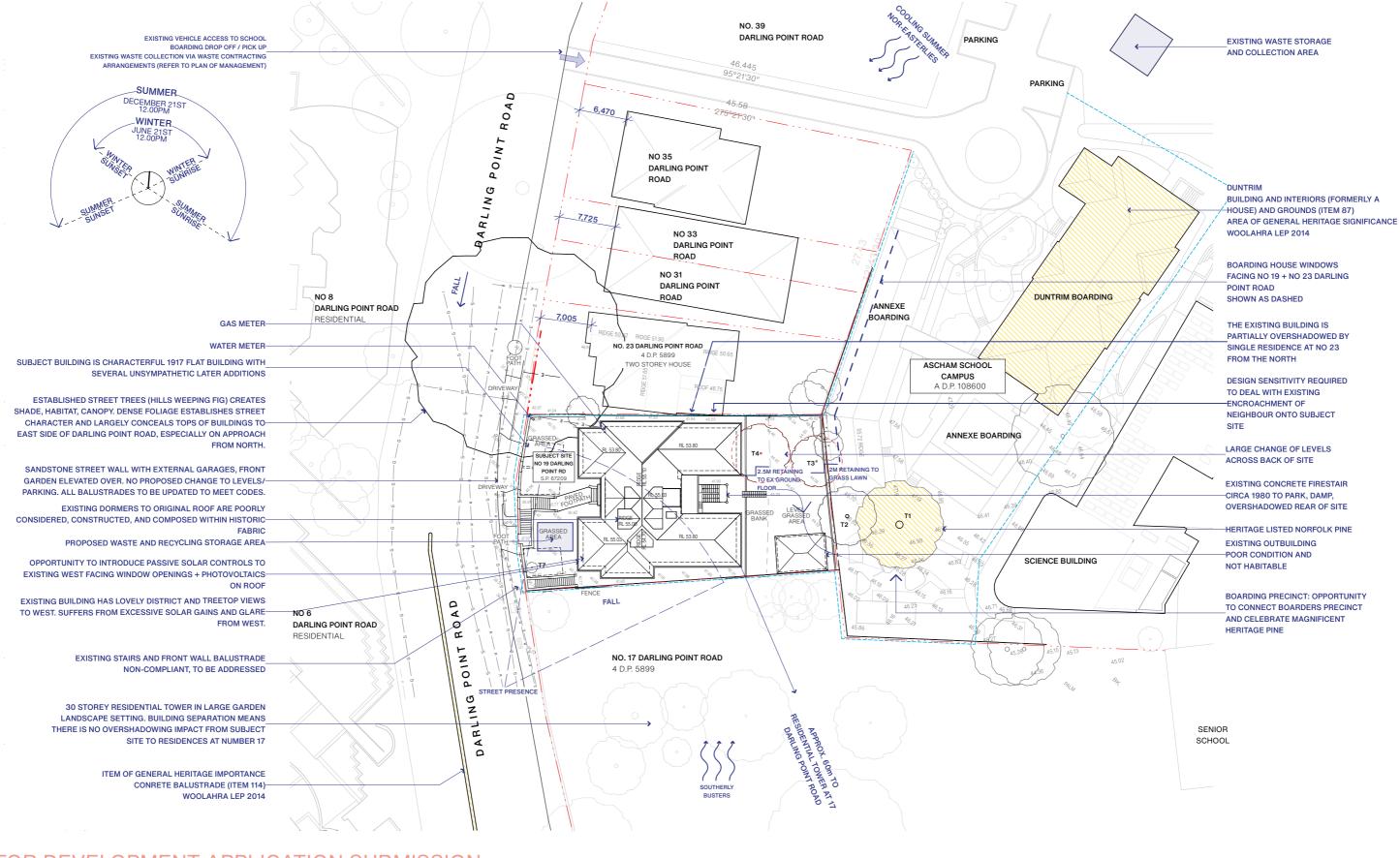
TITLE

LOCATION PLAN

SCALE: 1:2000 @ A3 DRAWING NO

REV A-02-000

S1





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- • • 19 DARLING POINT ROAD SITE BOUNDARY HERITAGE ITEMS AS PER WOOLLAHRA LOCAL ENVIRONMENT PLAN 2014 EXISTING SITE ANALYSIS ---- BOARDING HOUSE PRECINCT

PROPOSED CONSTRUCTION — в — GAS ---s -- SEWER —E — ELECTRICITY ⇒- STORMWATER

REVISIONS DATE REVISION NOTES 15/11/23 FOR DA SUBMISSION

REV

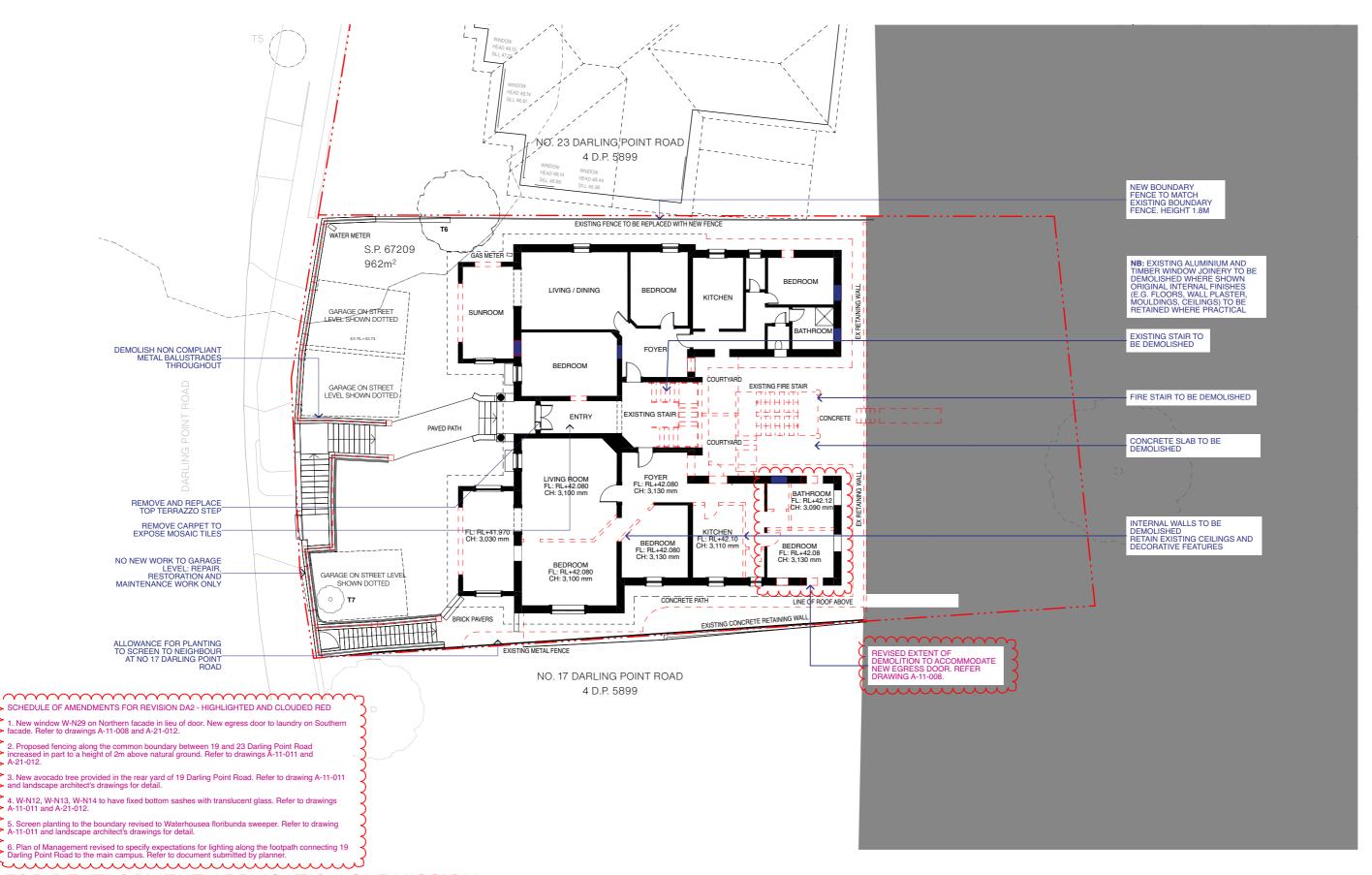
CLIENT ASCHAM SCHOOL 19 DARLING POINT ROAD DARLING POINT NSW 2027 Australia PROJECT

1007 Ascham Boarding House

TITLE SITE ANALYSIS PLAN SCALE: 1:500 @ A3

DRAWING NO

S1 A-02-001





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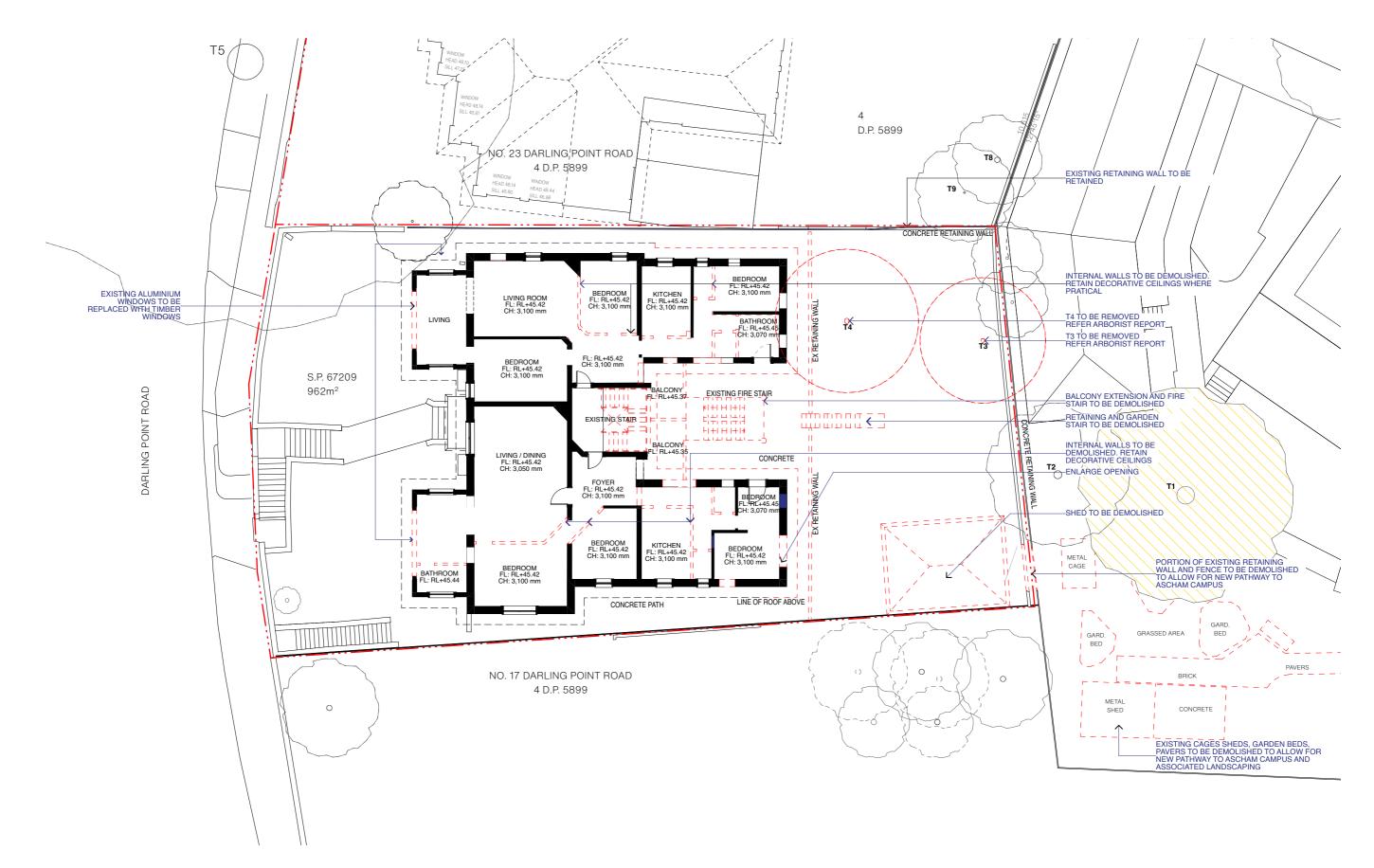
LEGEND - - - BOUNDARY --- SETBACKS

EX. WALLS TO BE RETAINED - - - PROPOSED DEMOLITION

REVISIONS REV DATE REVISION NOTES DA2 5/9/2024 REVISED INFORMATION FOR DA 15/11/2023 FOR DA SUBMISSION

CLIENT TITLE ASCHAM SCHOOL 19 DARLING POINT ROAD DARLING POINT NSW 2027 Australia PROJECT DRAWING NO 1007 Ascham Boarding House

DEMOLITION PLANS GROUND FLOOR SCALE: 1:200 @ A3 REV A-06-008 DA2





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LEGEND --- BOUNDARY --- SETBACKS

EX. WALLS TO BE RETAINED - - - PROPOSED DEMOLITION

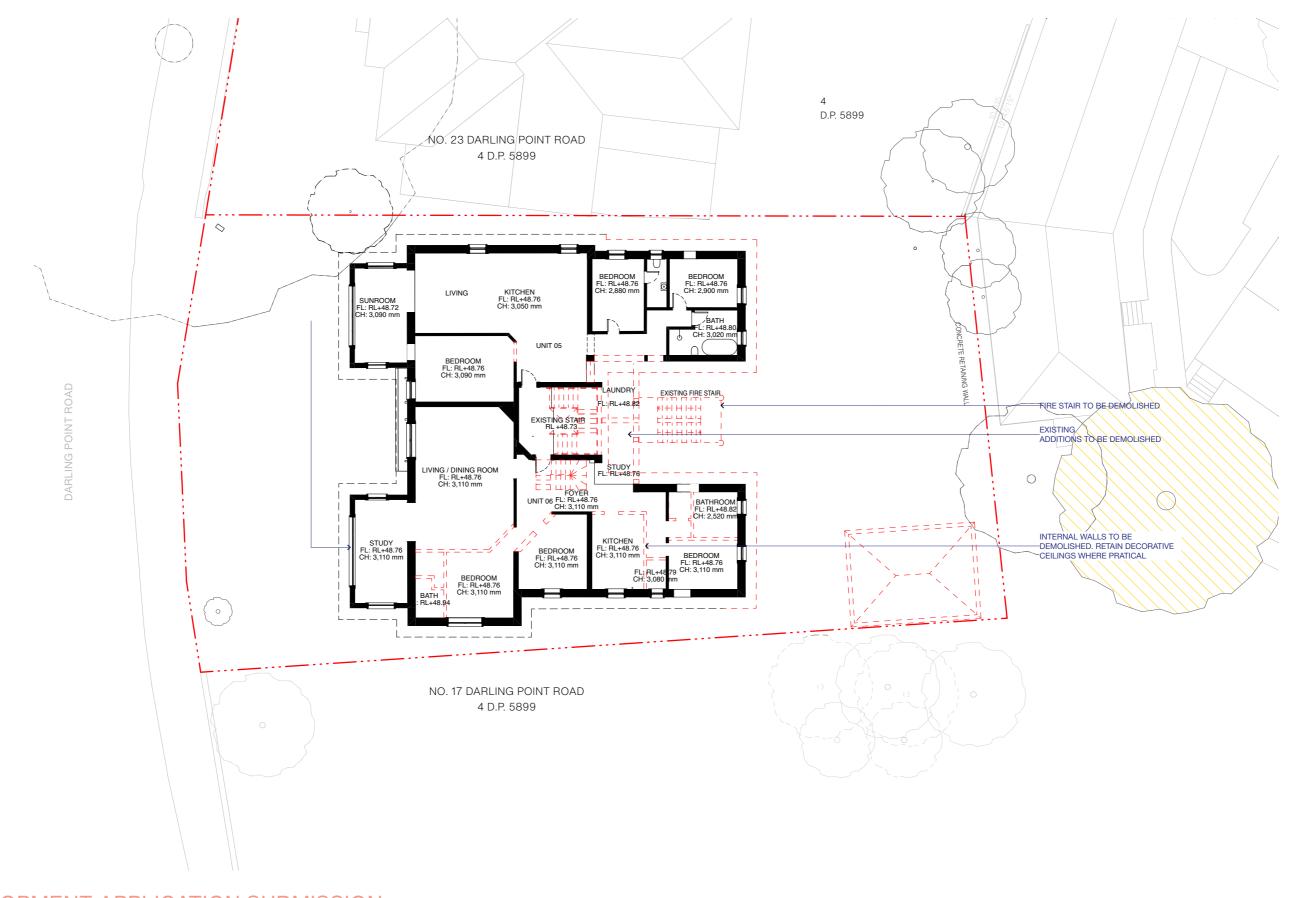
REVISIONS REV DATE REVISION NOTES REVISED INFORMATION FOR DA DA2 5/9/2024 FOR DA SUBMISSION

CLIENT ASCHAM SCHOOL LEVEL 01 19 DARLING POINT ROAD DARLING POINT NSW 2027 Australia **PROJECT**

1007 Ascham Boarding House

TITLE **DEMOLITION PLANS** SCALE: 1:200 @ A3 DRAWING NO

RFV DA2 A-06-011





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LEGEND

---- BOUNDARY
---- SETBACKS

EX. WALLS TO BE RETAINED

PROPOSED DEMOLITION

REVISIONS

REV DATE REVISION NOTES
S1 15/11/23 FOR DA SUBMISSION

CLIENT
ASCHAM SCHOOL

19 DARLING POINT ROAD
DARLING POINT NSW 2027 Australia

PROJECT

1007 Ascham Boarding House

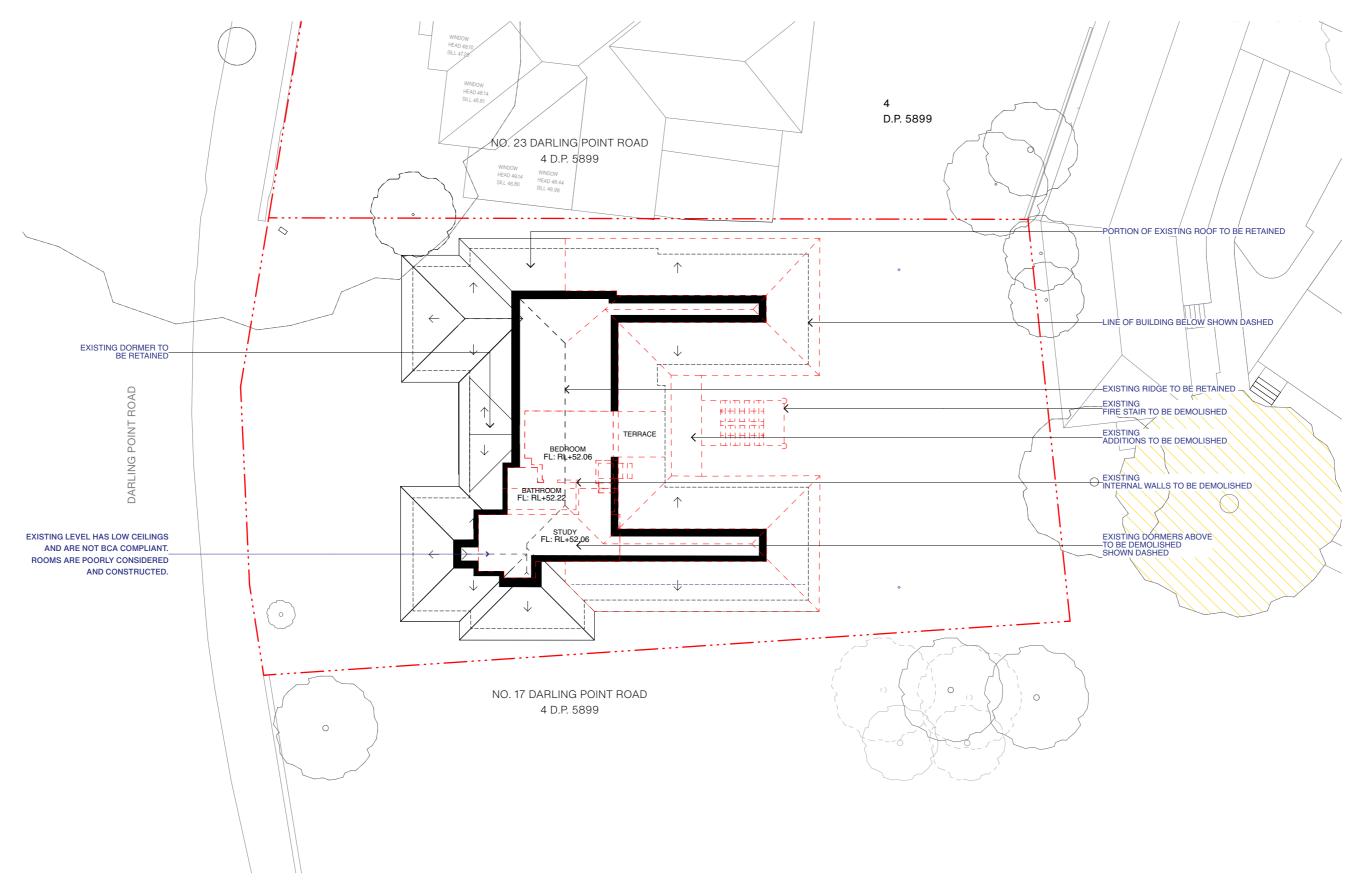
DEMOLITION PLANS LEVEL 02 SCALE: 1:200 @ A3

SCALE: 1:200 @ A3

DRAWING NO

A-06-012

S1





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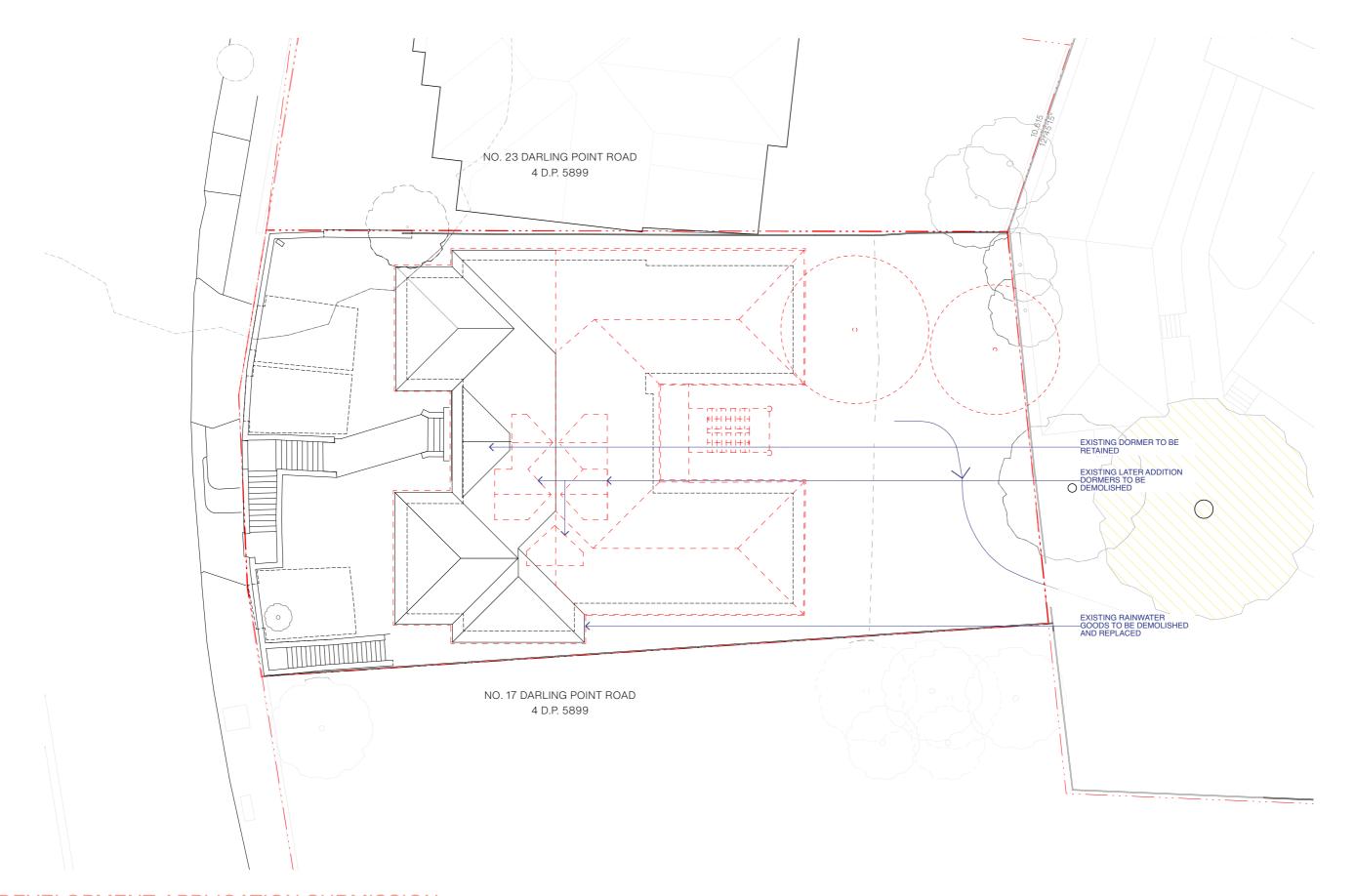
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LEGEND --- BOUNDARY ---- SETBACKS EX. WALLS TO BE RETAINED - - - PROPOSED DEMOLITION

REVISIONS REV DATE REVISION NOTES FOR DA SUBMISSION S1 15/11/23

CLIENT TITLE DEMOLITION PLANS LEVEL 03 SCALE: 1:200 @ A3 DRAWING NO

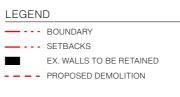
ASCHAM SCHOOL 19 DARLING POINT ROAD DARLING POINT NSW 2027 Australia PROJECT S1 A-06-013 1007 Ascham Boarding House



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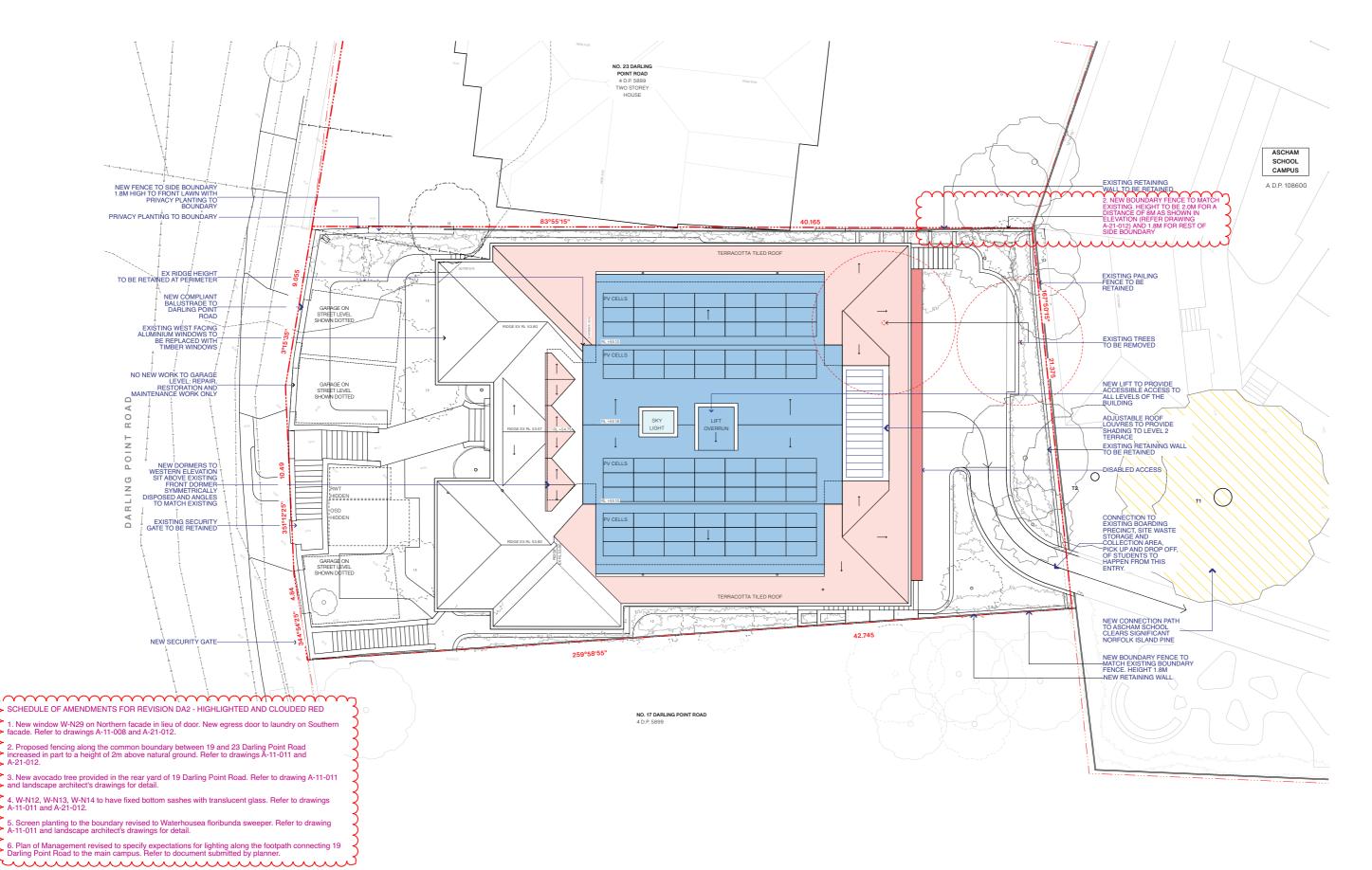
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USE FIGURED DIMENSIONS IN	
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PRO	POSED CONSTRUCTION	
	BRICK	
	CONCRETE	
	TIMBER	
	ROOF TILES	
	GLASS	
	METAL	

REVI	SIONS			
REV	DATE	REVISION NOTES		
S1	15/11/23	FOR DA SUBMISSION		
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CLIENT	TITLE	
ASCHAM SCHOOL	DEMOLITION PLANS ROOF	
19 DARLING POINT ROAD		
DARLING POINT NSW 2027 Australia	SCALE: 1:200 @ A3	
PROJECT	DRAWING NO	
1007 Ascham Boarding House	A-06-020	





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LEGEND - - - BOUNDARY --- SETBACKS —- 6 — GAS ----s -- SEWER ---E -- ELECTRICITY

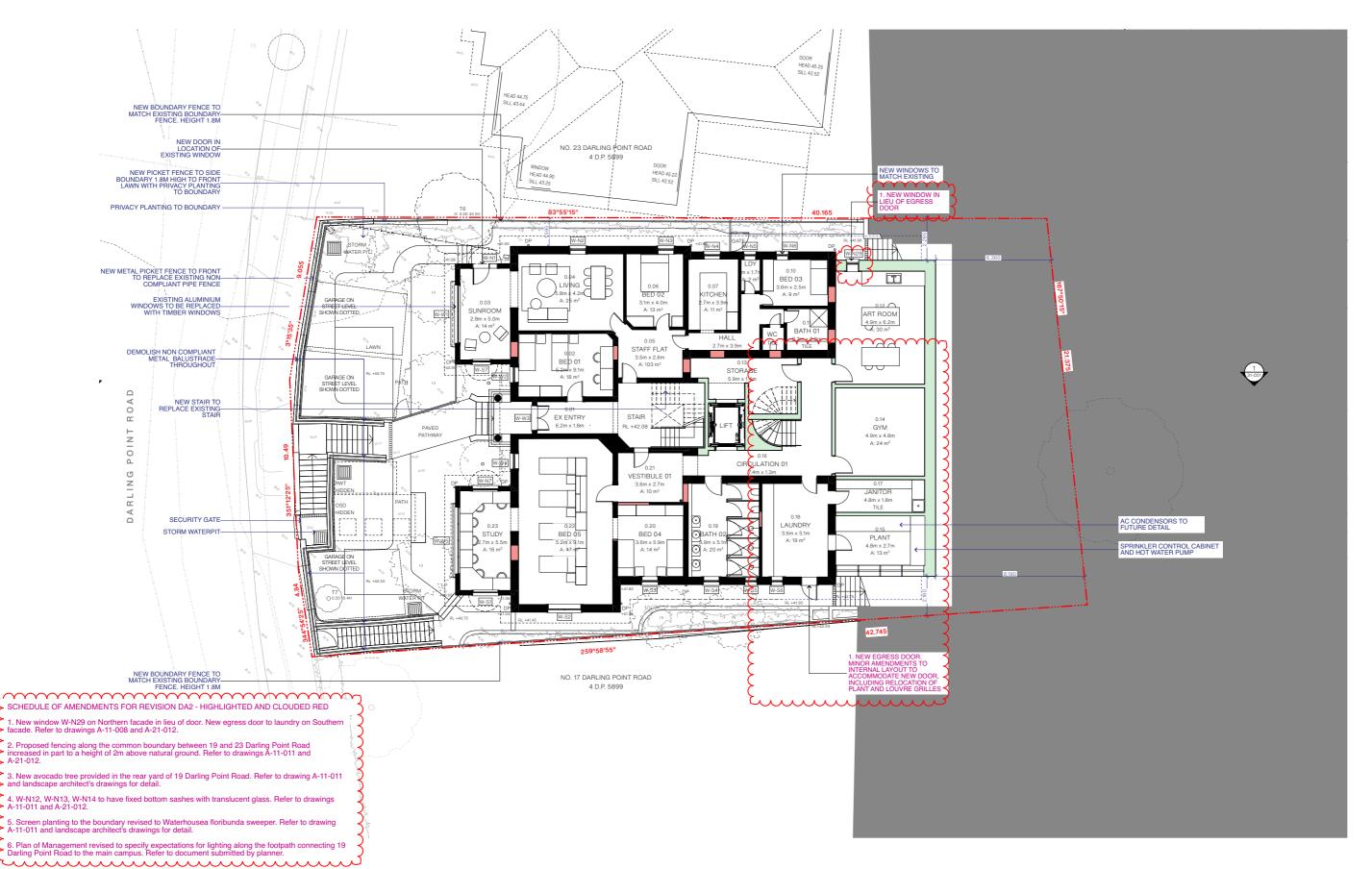
PROPOSED CONSTRUCTION BRICK CONCRETE TIMBER ROOF TILES GLASS

REVISIONS REV DATE REVISION NOTES REVISED INFORMATION FOR DA 5/9/2024 15/11/2023 FOR DA SUBMISSION

CLIENT ASCHAM SCHOOL 19 DARLING POINT ROAD DARLING POINT NSW 2027 Australia PROJECT 1007 Ascham Boarding House

TITLE PROPOSED SITE + ROOF PLAN SCALE: 1:200 @ A3

DRAWING NO RFV DA2 A-10-002





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LEGEND - - - BOUNDARY --- SETBACKS

EX. WALLS TO BE RETAINED - - - PROPOSED DEMOLITION

PROPOSED CONSTRUCTION BRICK CONCRETE TIMBER ROOF TILES GLASS

REVISIONS REV DATE REVISION NOTES REVISED INFORMATION FOR DA DA2 5/9/2024 FOR DA SUBMISSION

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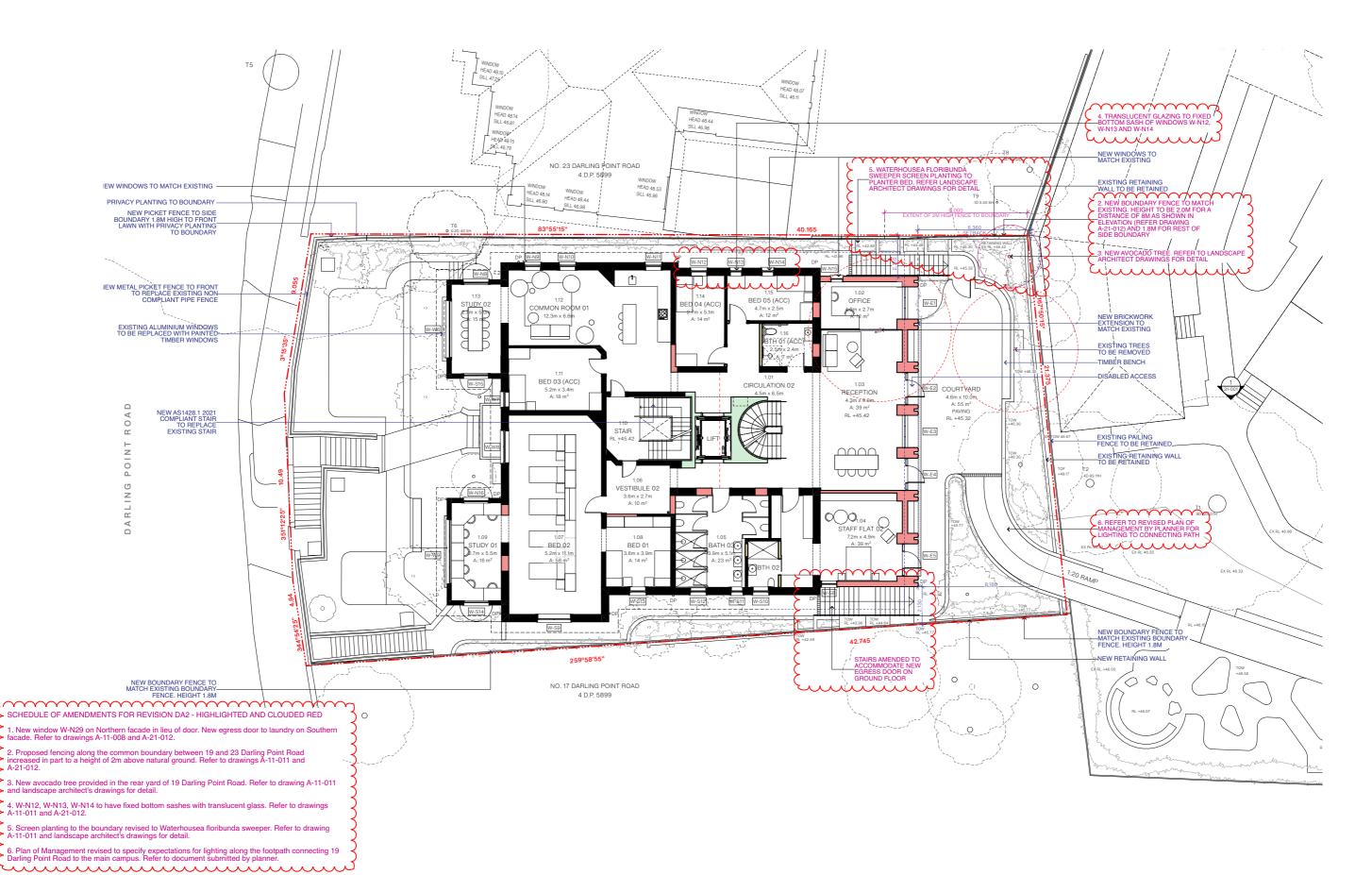
1007 Ascham Boarding House

CLIENT

TITLE GA PLANS **GROUND LEVEL** SCALE: 1:200 @ A3 DRAWING NO A-11-008

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LEGEND - - - BOUNDARY --- SETBACKS

EX. WALLS TO BE RETAINED - - - PROPOSED DEMOLITION

PROPOSED CONSTRUCTION BRICK CONCRETE TIMBER ROOF TILES GLASS METAL

REVISIONS REV DATE REVISION NOTES REVISED INFORMATION FOR DA DA2 5/9/2024 FOR DA SUBMISSION

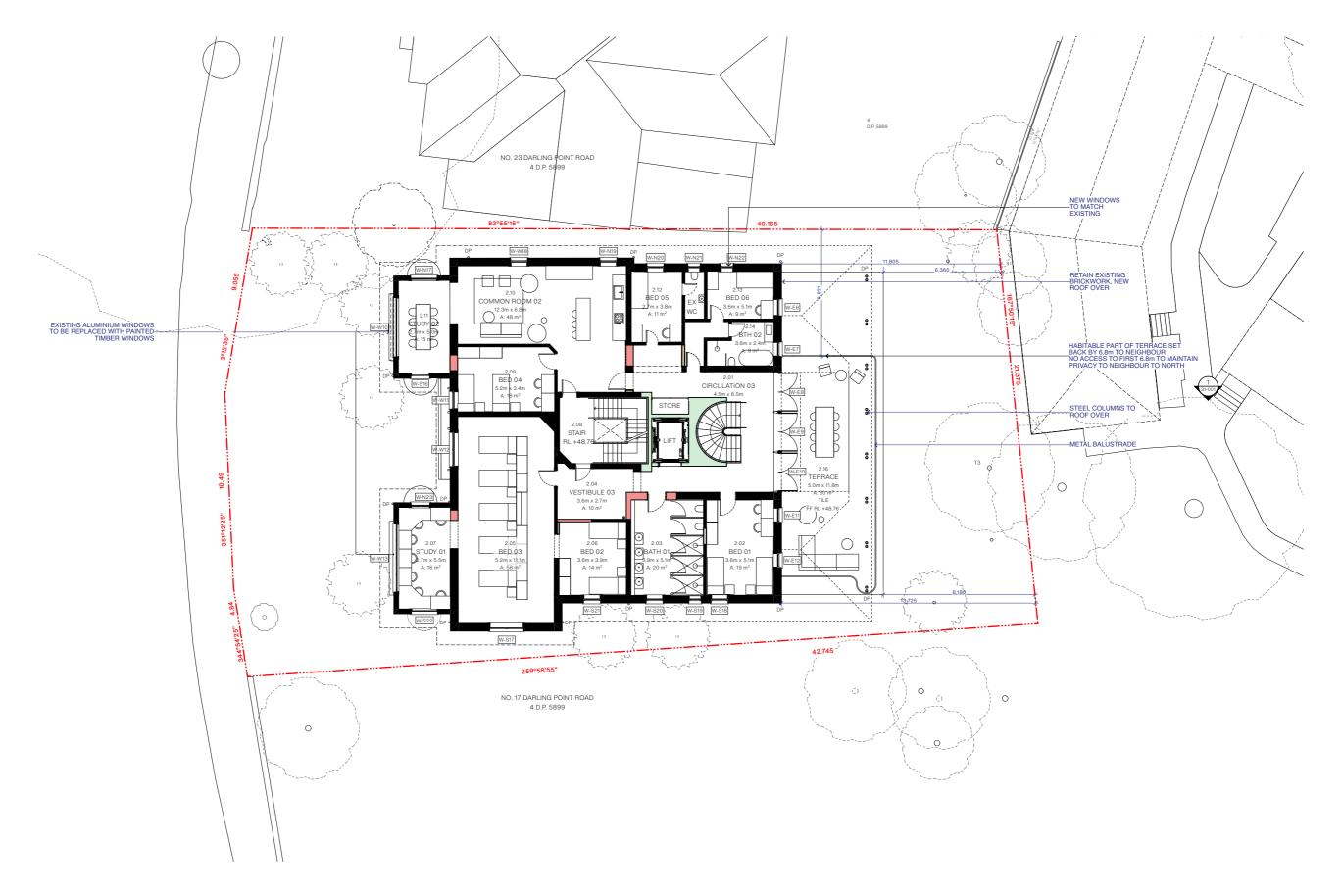
CLIENT ASCHAM SCHOOL 19 DARLING POINT ROAD DARLING POINT NSW 2027 Australia PROJECT

1007 Ascham Boarding House

TITLE **GA PLANS** LEVEL 01 SCALE: 1:200 @ A3 DRAWING NO A-11-011

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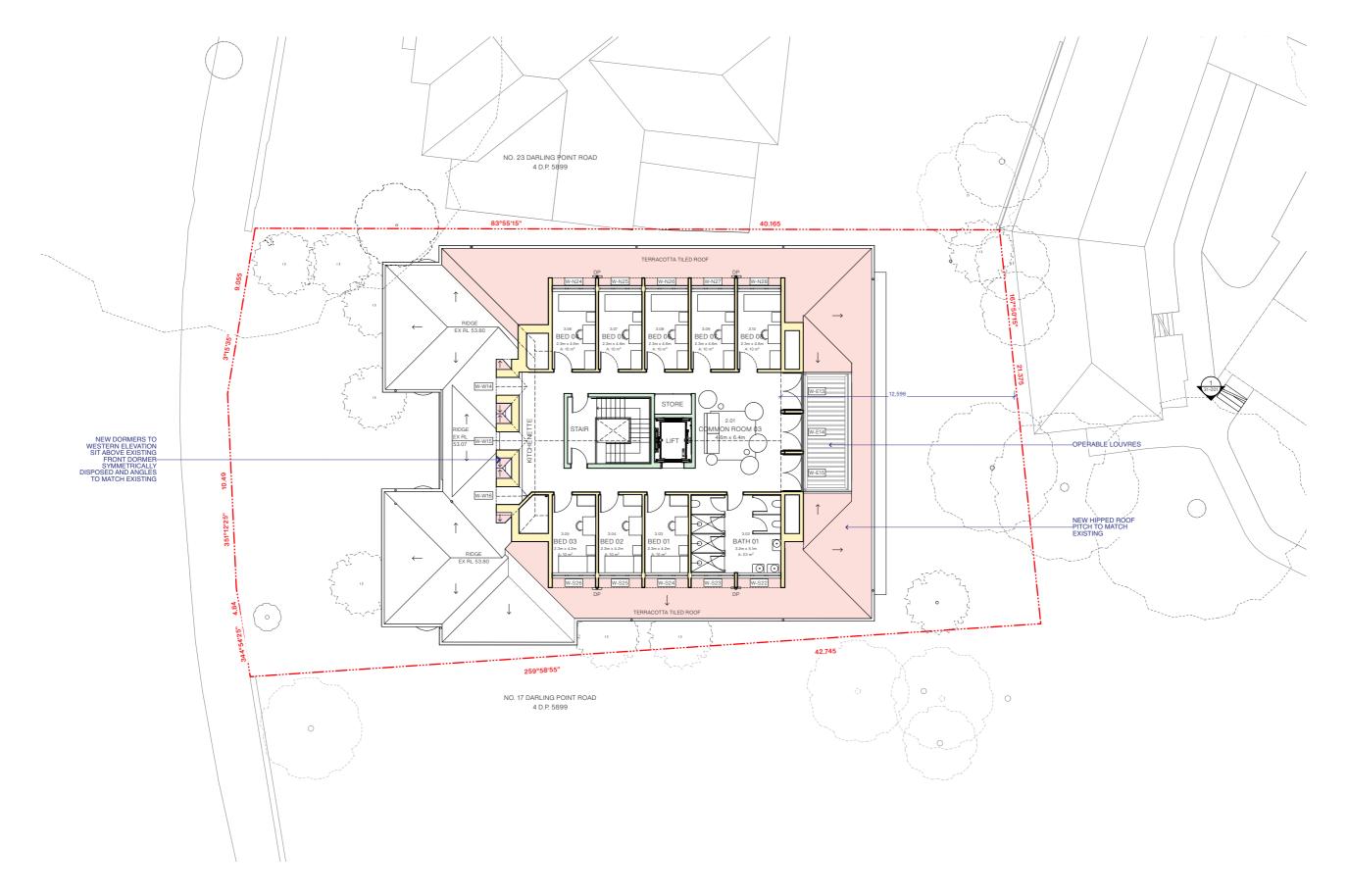
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LEGEND
BOUNDARY
SETBACKS
EX. WALLS TO BE RETAINED
PROPOSED DEMOLITION

PROPOSED CONSTRUCTION				
	BRICK			
	CONCRETE			
	TIMBER			
	ROOF TILES			
	GLASS			
	METAL			

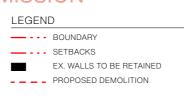
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CLIENT	TITLE	
SCHAM SCHOOL	GA PLANS	
DARLING POINT ROAD	LEVEL 02	
ARLING POINT NSW 2027 Australia	SCALE: 1:200 @ A3	
PROJECT	DRAWING NO	RE'
007 Ascham Boarding House	A-11-012	SZ



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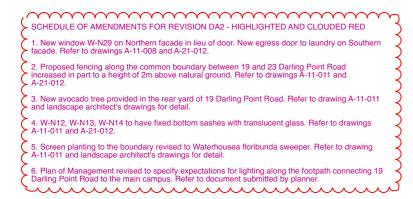
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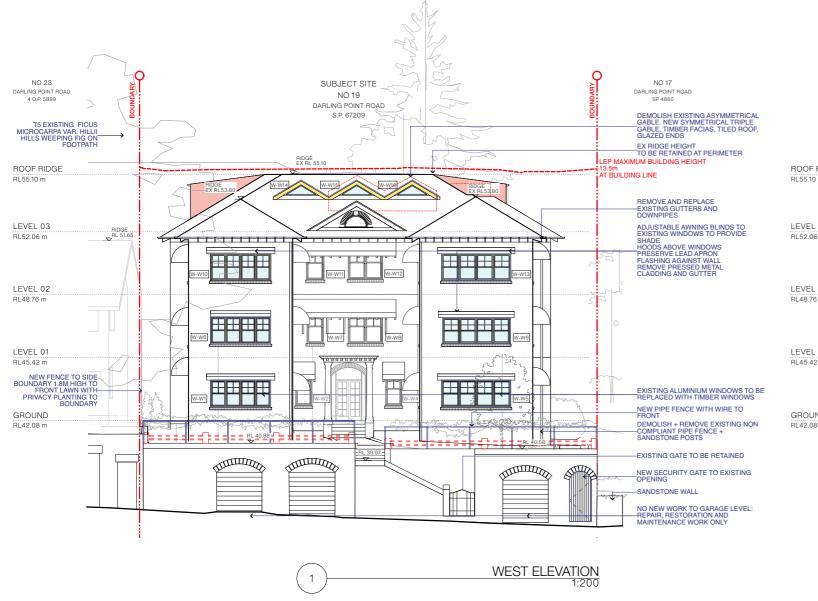


PROPO	SED CONSTRUCTION
	BRICK
	CONCRETE
	TIMBER
	ROOF TILES
	GLASS
	METAL

REVI	SIONS	
REV	DATE	REVISION NOTES
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DRAWING NO	R
SCALE: 1:200 @ A3	
LEVEL 03	
GA PLANS	
TITLE	
	GA PLANS LEVEL 03 SCALE: 1:200 @ A3







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LEGEND PF
---- BOUNDARY
---- SETBACKS

■ SETBACKS

EX. WALLS TO BE RETAINED

PROPOSED DEMOLITION

PROPOSED CONSTRUCTION

BRICK
CONCRETE
TIMBER
ROOF TILES
GLASS
METAL

REVISIONS

REV DATE REVISION NOTES
DA2 5/9/2024 REVISED INFORMATION FOR DA
S1 15/11/2023 FOR DA SUBMISSION

CLIENT

ASCHAM SCHOOL

19 DARLING POINT ROAD
DARLING POINT NSW 2027 Australia

PROJECT

1007 Ascham Boarding House

3

TITLE

ELEVATIONS
WEST + EAST ELEVATION

SCALE: 1:200 @ A3

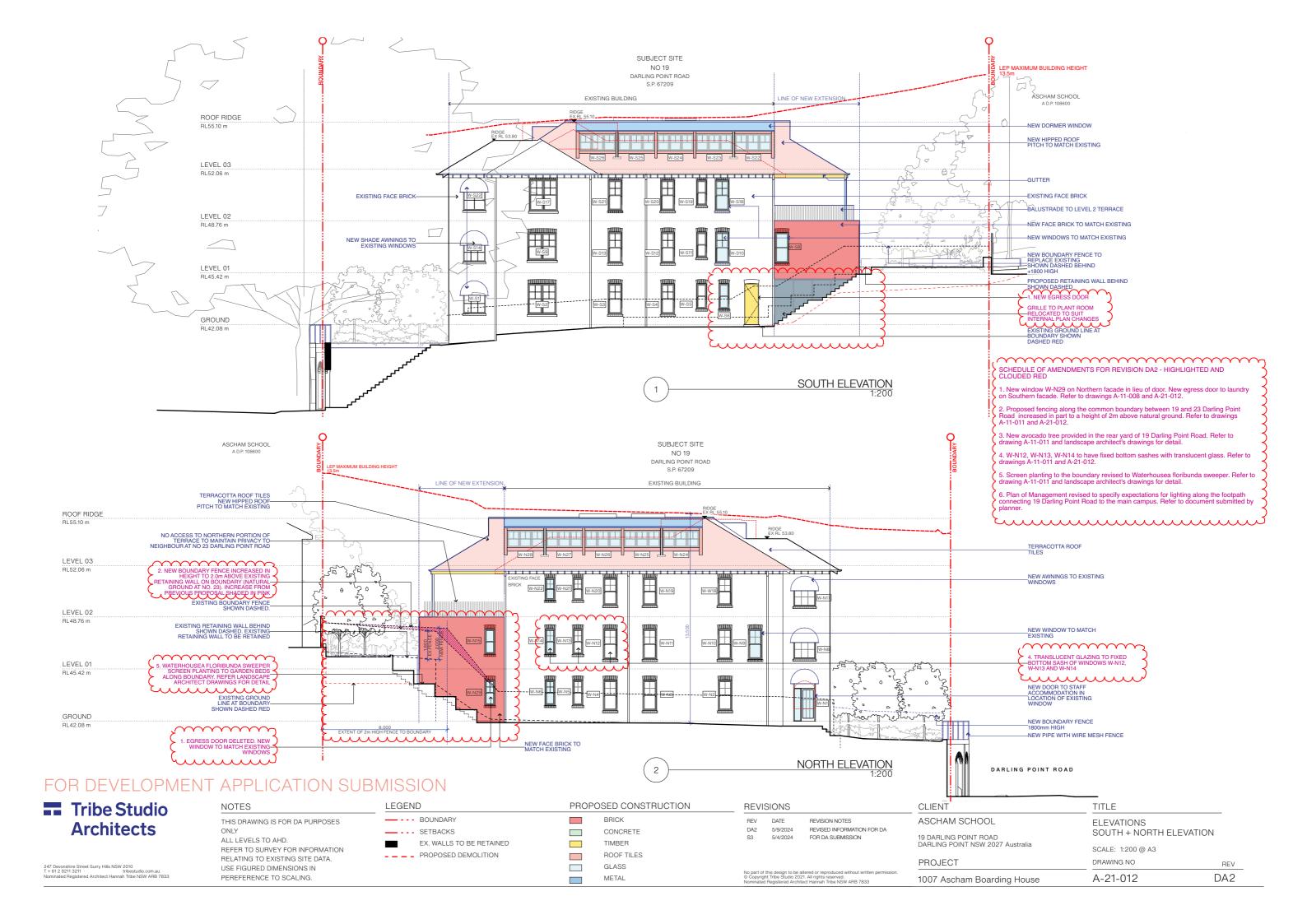
EAST ELEVATION

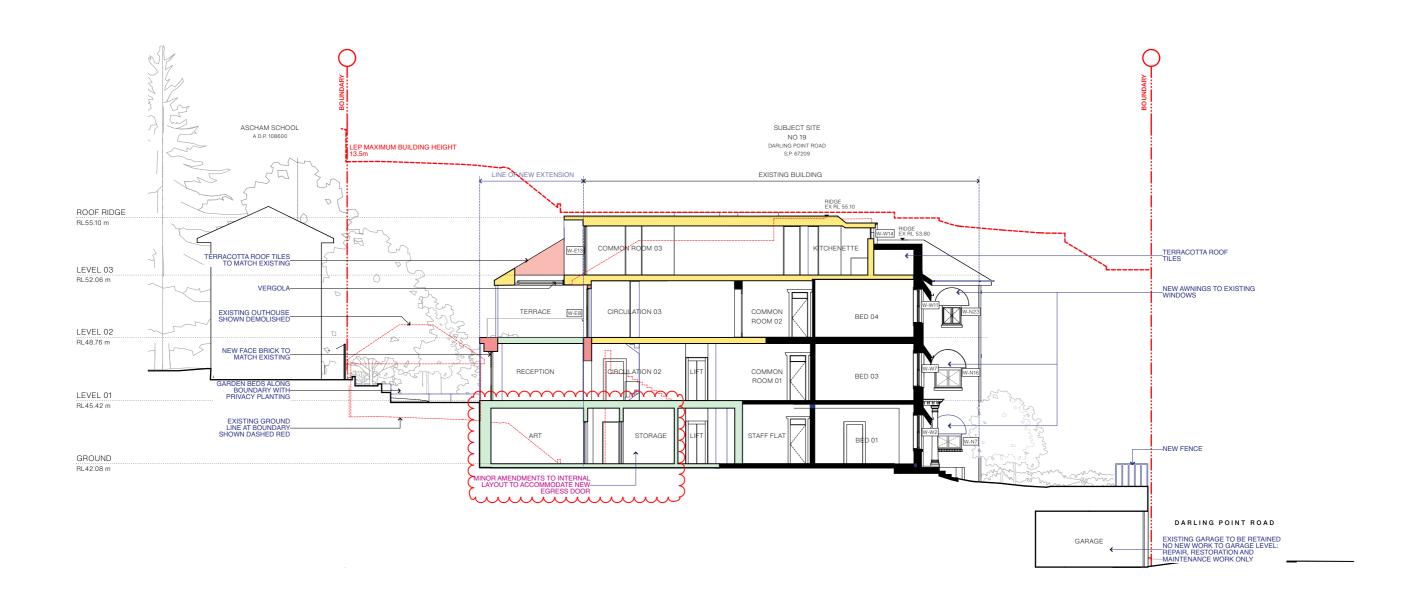
SCALE: 1:200 @ A3

DRAWING NO REV

A-21-010 DA2

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LEGEND --- BOUNDARY --- SETBACKS EX. WALLS TO BE RETAINED - - - PROPOSED DEMOLITION

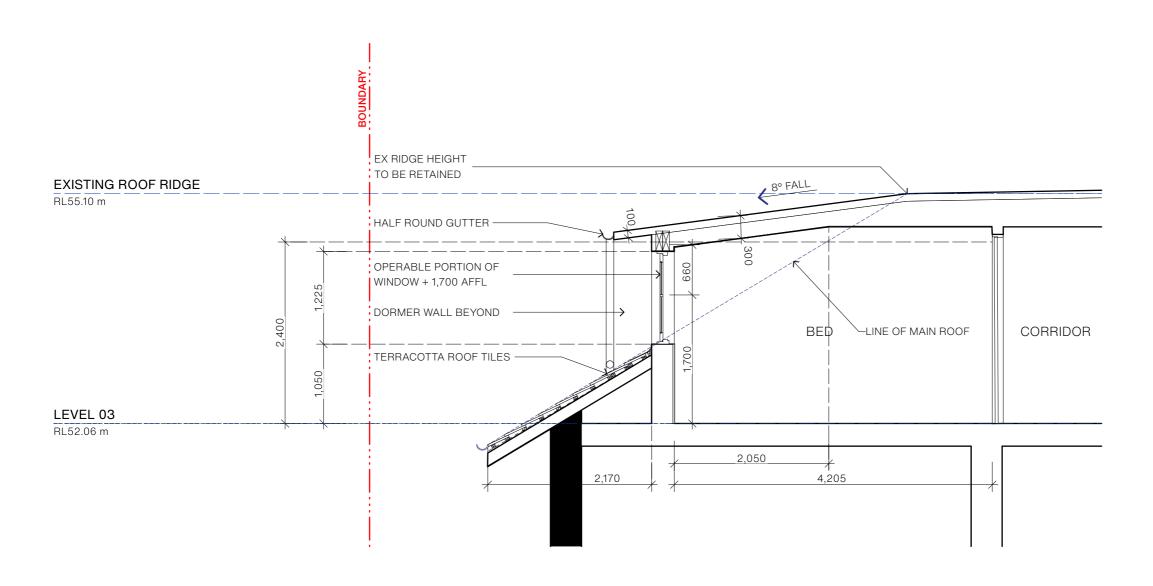
PROPOSED CONSTRUCTION BRICK CONCRETE TIMBER ROOF TILES GLASS

REVISIONS REV DATE REVISION NOTES DA2 5/9/2024 REVISED INFORMATION FOR DA 15/11/2023 FOR DA SUBMISSION

CLIENT TITLE ASCHAM SCHOOL GA SECTIONS SECTION AA 19 DARLING POINT ROAD DARLING POINT NSW 2027 Australia SCALE: 1:200 @ A3 DRAWING NO **PROJECT**

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REV DA2 A-31-001





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LEGEND --- BOUNDARY --- SETBACKS EX. WALLS TO BE RETAINED - - - PROPOSED DEMOLITION

PROPOSED CONSTRUCTION BRICK CONCRETE TIMBER ROOF TILES GLASS

REV DATE REVISION NOTES 5/3/2024 FOR DA SUBMISSION 15/11/2023 FOR DA SUBMISSION

REVISIONS

ASCHAM SCHOOL 19 DARLING POINT ROAD DARLING POINT NSW 2027 Australia **PROJECT**

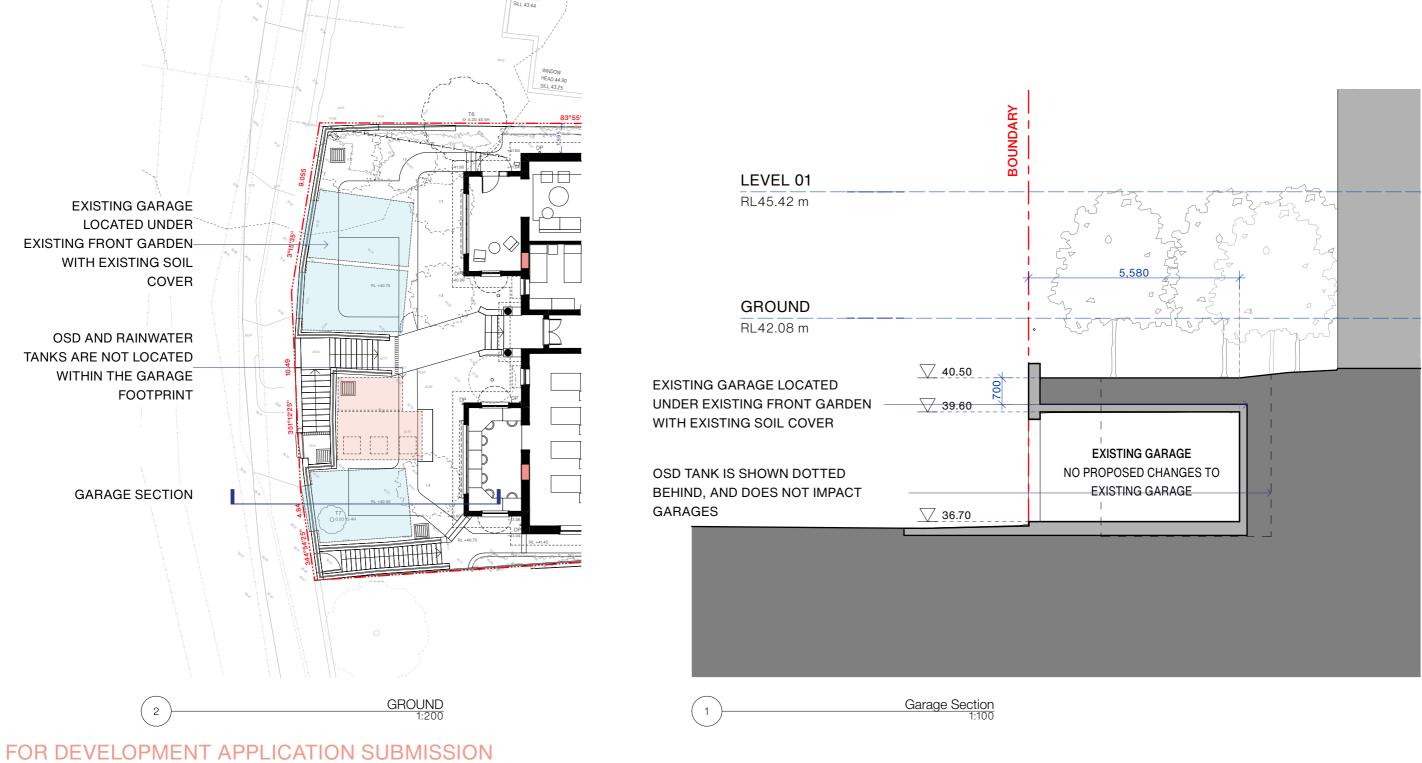
CLIENT

TITLE GA SECTIONS SECTION BB - DORMER SECTION SCALE: 1:50, 1:5 @ A3 DRAWING NO

REV

S2

A-31-002 1007 Ascham Boarding House





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LEGEND --- BOUNDARY --- SETBACKS EX. WALLS TO BE RETAINED - - - PROPOSED DEMOLITION

EXISTING GARGE

OSD AND RAINWATER TANKS

REV DATE REVISION NOTES FOR DA SUBMISSION 5/3/2024 FOR DA SUBMISSION

REVISIONS

CLIENT ASCHAM SCHOOL 19 DARLING POINT ROAD DARLING POINT NSW 2027 Australia

TITLE GA SECTIONS SECTION CC - GARAGE SECTION SCALE: 1:100, 1:200 @ A3

DRAWING NO

PROJECT REV S2 A-31-003 1007 Ascham Boarding House

WOOLLAHRA DEVELOPMENT CONTROL PLAN 2015

CONTROL COMPLIES

C1 The development is designed so that:

a) sunlight is provided to at least 50% (or 35m2 with a minimum dimension of 2.5m, whichever is the lesser) of the main ground level private open space of adjacent properties for a minimum of 2 hours between 9am and 3pm on 21 June. Where existing overshadowing is greater than this, sunlight is not further reduced







ADDITIONAL SHADOWS HAS NO IMPACT ON NUMBER 17 DARLING POINT ROAD

ADDITIONAL SHADOWS HAS NO IMPACT ON NUMBER 17 DARLING POINT ROAD

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LEGEND --- BOUNDARY

--- SETBACKS EX. WALLS TO BE RETAINED --- PROPOSED DEMOLITION

PROPOSED CONSTRUCTION BRICK

CONCRETE SHADOWS EXISTING SHADOWS REDUCTION - PROPOSAL SHADOWS ADDITION - PROPOSAL

REVISIONS DATE REVISION NOTES FOR DA SUBMISSION 15/11/23

1007 Ascham Boarding House

CLIENT ASCHAM SCHOOL 19 DARLING POINT ROAD DARLING POINT NSW 2027 Australia PROJECT

TITLE SHADOW DIAGRAMS SHADOW DIAGRAMS SCALE: 1:500 @ A3 DRAWING NO

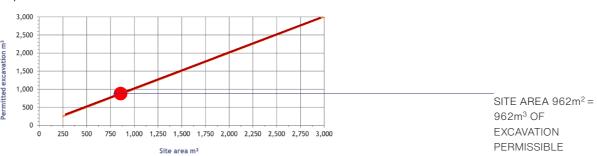
S1 A-84-001

WOOLAHRA COUNCIL **EXCAVATION CONTROL** WOOLAHRA DCP (2015) CLAUSE B3.4 EXCAVATION FIGURE 13B

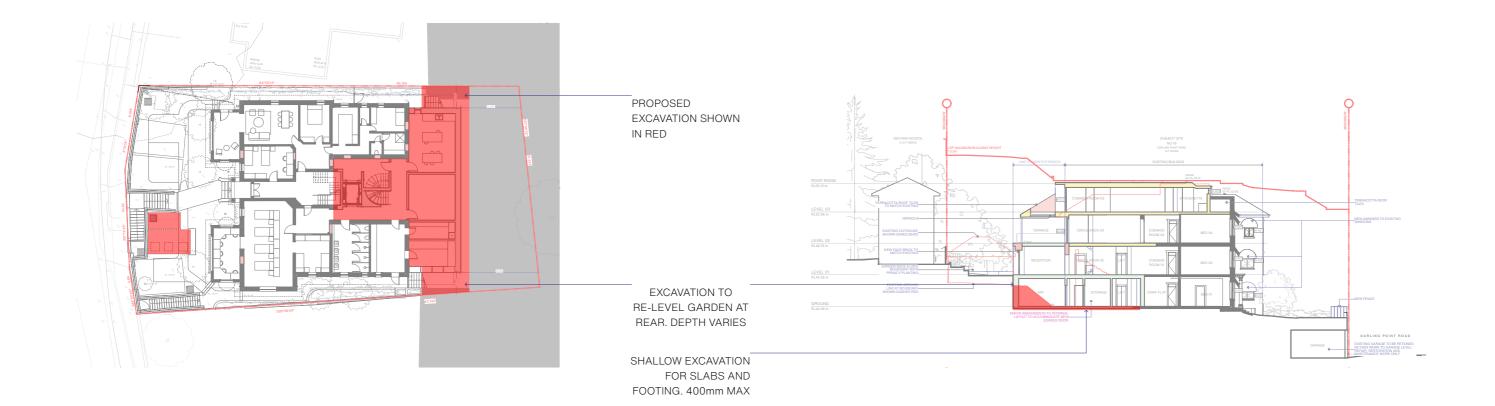
FIGURE 13B

Maximum volume of excavation for the site of:

- a residential flat building
- manor houses multi dwelling housing
- multi dwelling housing (terraces)
- attached dwellings
- any other land use not addressed in controls C1 to C2 of Section B3.4 Excavation



	MAXIMUM ALLOWED	PROPOSED	COMPLIES
WOOLAHRA COUNCIL EXCAVATION CONTROL WOOLAHRA DCP (2015) CLAUSE B3.4 EXCAVATION FIGURE 13B	962m ³	235m ³	✓



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PEREFERENCE TO SCALING.

LEGEND

--- BOUNDARY --- SETBACKS

EX. WALLS TO BE RETAINED - - - PROPOSED DEMOLITION

REV DATE REVISION NOTES 5/9/2024 REVISED INFORMATION FOR DA FOR DA SUBMISSION

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ASCHAM SCHOOL 19 DARLING POINT ROAD DARLING POINT NSW 2027 Australia **PROJECT**

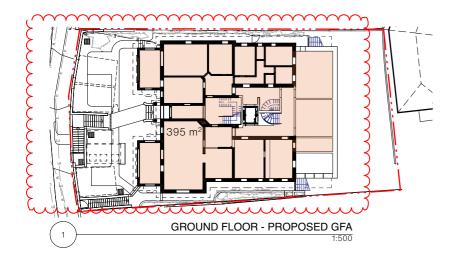
TITLE AREA DIAGRAMS **EXCAVATION EXTENT** SCALE: 1:400 @ A3 DRAWING NO

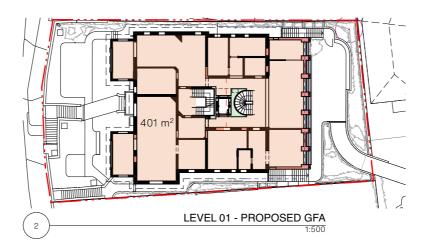


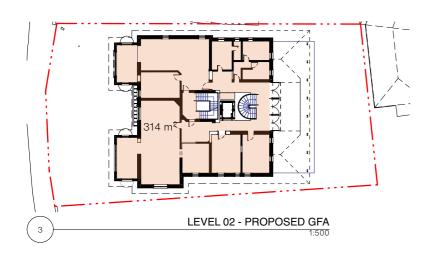
A-82-000 1007 Ascham Boarding House

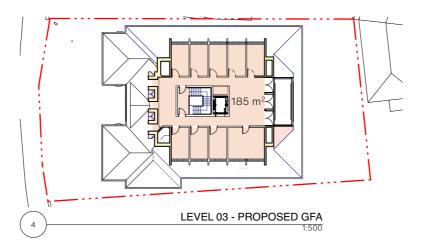
DA2

19 DARLING POINT ROAD, DARLING POINT LOT SP 67209 PROPOSED GFA









19 DARLING POINT ROAD, DARLING POINT LOT SP 67209

REFER TO THE STATEMENT OF ENVIRONMENTAL EFFECTS FOR THE WRITTEN REQUEST FOR AN EXCEPTION TO A DEVELOPMENT STANDARD.

WOOLLAHRA LOCAL ENVIRONMENTAL PLAN 2014 CONTROL

		COMPLIES
LAND ZONING	R3 MEDIUM DENSITY	
FLOOR SPACE RATIO (FSR)	1:1	
SITE AREA (SP67209)	962m²	
PERMISSIBLE GFA	962m²	
GFA TOTAL	1295m²	
FSR	1.35:1	X

FOR DEVELOPMENT APPLICATION SUBMISSION



NOTES

THIS DRAWING IS FOR DA PURPOSES ONLY ALL LEVELS TO AHD. REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA. USE FIGURED DIMENSIONS IN PEREFERENCE TO SCALING.

- - - BOUNDARY PROPOSED GFA 19 DARLING POINT ROAD SP 67209

REVISIONS REV DATE REVISION NOTES REVISED INFORMATION FOR DA 5/9/2024 15/11/2023 FOR DA SUBMISSION

ASCHAM SCHOOL **PROJECT**

1007 Ascham Boarding House

CLIENT AREA DIAGRAMS PROPOSED GFA SP67209 19 DARLING POINT ROAD DARLING POINT NSW 2027 Australia SCALE: 1:500 @ A3

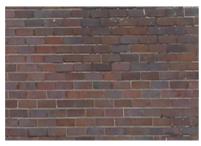
DRAWING NO

REV DA2 A-82-002

EXTERIOR FINISHES SCHEDULE



EXISTING SANDSTONE EXISTING RETAINING WALLS TO BE RETAINED



EXISTING FACE BRICK TO EXISTING FACADE NEW BRICK TO MATCH EXISTING



NEW RED TERRACOTTA ROOF TILES TO MATCH EXISTING ROOF TILES



COLUMNS, ROOF AND FLASHING

COLORBOND / METAL TO RAINWATER GOODS, NEW DORMER WINDOW, NEW ALUMINIUM WINDOWS, STEEL



NEW RED PAINT Dulux Racing Heart Red to existing external entry

PERSPECTIVE



PAINT Dulux Whisper White to existing and new timber windows

NEW OFF-WHITE

FOR DEVELOPMENT APPLICATION SUBMISSION



247 Devonshire Street Surry Hills NSW 2010 T + 61 2 9211 3211 · tribestudio.com.au Nominated Registered Architect Hannah Tribe NSW ARB 7833

NOTES

THIS DRAWING IS FOR DA PURPOSES ALL LEVELS TO AHD. REFER TO SURVEY FOR INFORMATION RELATING TO EXISTING SITE DATA. USE FIGURED DIMENSIONS IN PEREFERENCE TO SCALING.

LEGEND

PROPOSED CONSTRUCTION

REVISIONS REV DATE REVISION NOTES S1 15/11/23 FOR DA SUBMISSION

CLIENT TITLE ASCHAM SCHOOL **FINISHES** EXTERIOR FINISHES SCHEDULE 19 DARLING POINT ROAD DARLING POINT NSW 2027 Australia SCALE:NTS

PROJECT 1007 Ascham Boarding House

DRAWING NO REV S1 A-95-001