

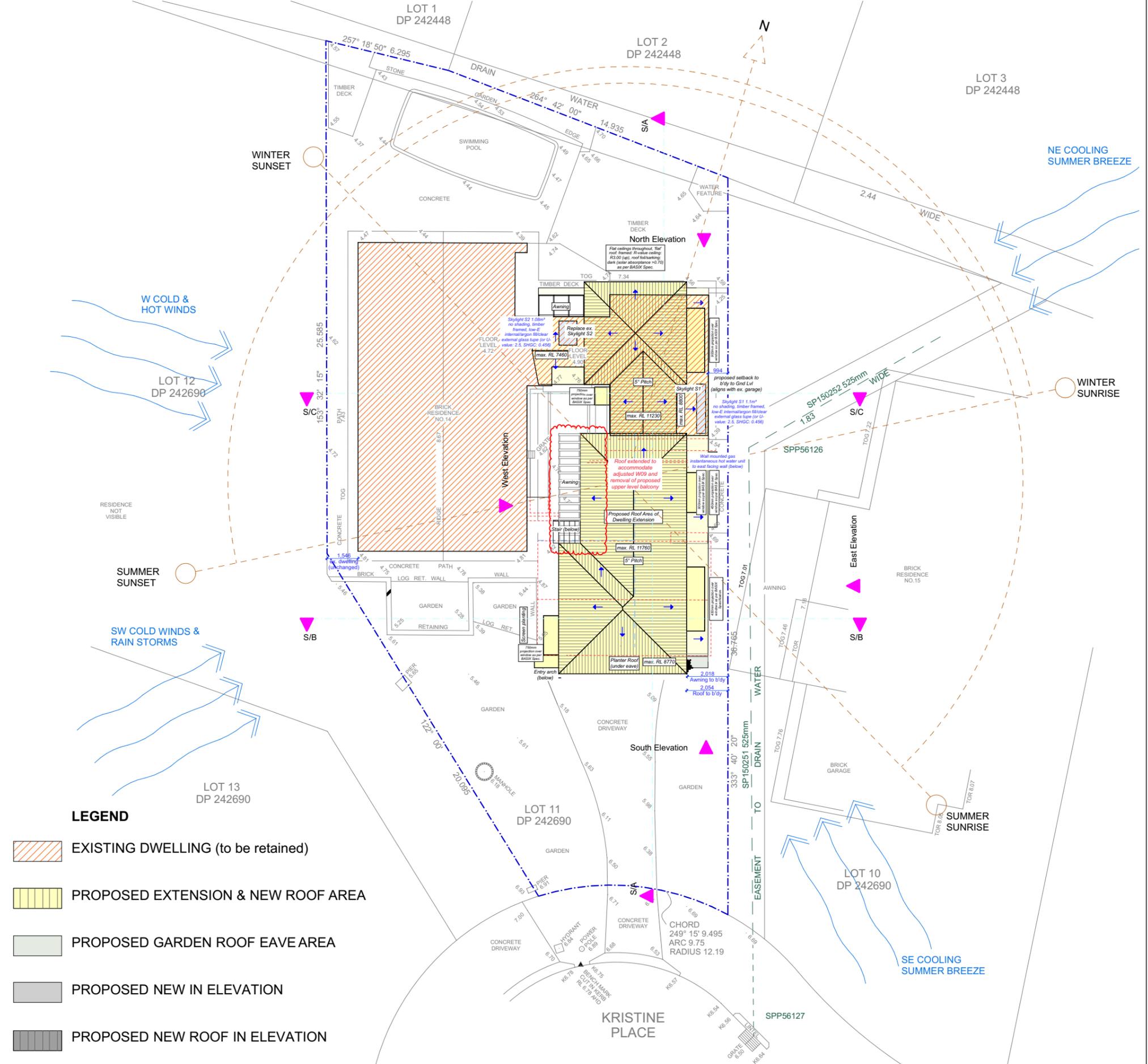
# DEVELOPMENT APPLICATION

**14 Kristine Place**  
**MONA VALE NSW 2103**  
**Lot 11 in DP 242690**  
**Site Area 699.9m<sup>2</sup>**

## DEVELOPMENT APPLICATION ARCHITECTURAL DRAWING LIST

- DA 01A Site & Analysis Plan
- DA 02 Waste Management Site Plan
- DA 03A Ground Floor Plan
- DA 04A First Floor Plan
- DA 05A South (Street) and North Elevations
- DA 06A East and West Elevations
- DA 07A Typical Sections
- DA 08 Landscape Plan and Calculations
- DA09 Stormwater Concept Plan
- DA10 Shadow Diagrams
- DA11 External Finishes Concept
- DA12 Stair Short Section

DA	CONTROL	EXISTING	PROPOSED	COMPLIANCE
LEP: ZONE	R2	R2	UNCHANGED	YES
LEP: MIN LOT SIZE	600m <sup>2</sup>	699.9m <sup>2</sup>	UNCHANGED	YES
LEP: BUILDING HEIGHT:	8.5m	N/A	max. 7.63m	YES
	8m above FPL 5.66	N/A	max. 6.1m	YES
LANDSCAPE AREA: <i>NO CHANGE</i>	50% (Area 3)	145.43m <sup>2</sup> (or 20.78%)	UNCHANGED (existing)	NO
LANDSCAPE FORWARD OF BLD LINE: <i>NO CHANGE</i>	60% (of 146.35m <sup>2</sup> )	105.54m <sup>2</sup> (or 72.67%)	UNCHANGED (existing)	YES
PRIVATE OPEN SPACE: <i>NO CHANGE</i>	80m <sup>2</sup>	168.13m <sup>2</sup>	UNCHANGED (existing)	YES
FRONT BUILDING LINE SETBACK: <i>NO CHANGE</i>	6.5m (or established)	ex. 12.912m	UNCHANGED (existing)	YES
		ex. 17.205m	UNCHANGED (existing)	YES
REAR SETBACK: <i>NO CHANGE</i>	6.5m	6.221m	UNCHANGED (existing)	NO
SIDE SETBACK: <i>NO CHANGE</i>	1.0m	East: 994mm	UNCHANGED (existing)	NO
	2.5m	West: 1.546m	UNCHANGED (existing)	NO
BUILDING ENEVELOPE:	5555mm	N/A	5460mm	YES
<small>(3500mm hgt. and 45° from FPL 5.660m)</small>				



### LEGEND

- EXISTING DWELLING (to be retained)
- PROPOSED EXTENSION & NEW ROOF AREA
- PROPOSED GARDEN ROOF EAVE AREA
- PROPOSED NEW IN ELEVATION
- PROPOSED NEW ROOF IN ELEVATION
- PROPOSED NEW WALLS
- PROPOSED NEW GLAZED OPENING

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Submission  
 241011 DA to NORTHERN BEACHES COUNCIL  
 250410 DA: ex. easement indicated, W09 adjusted



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 roslyn@canvasarch.com.au 0405 60 11 30

Drawing Name  
**Site and Analysis Plan**

Drawing Scale

**1:200**

Drawn  
 RT

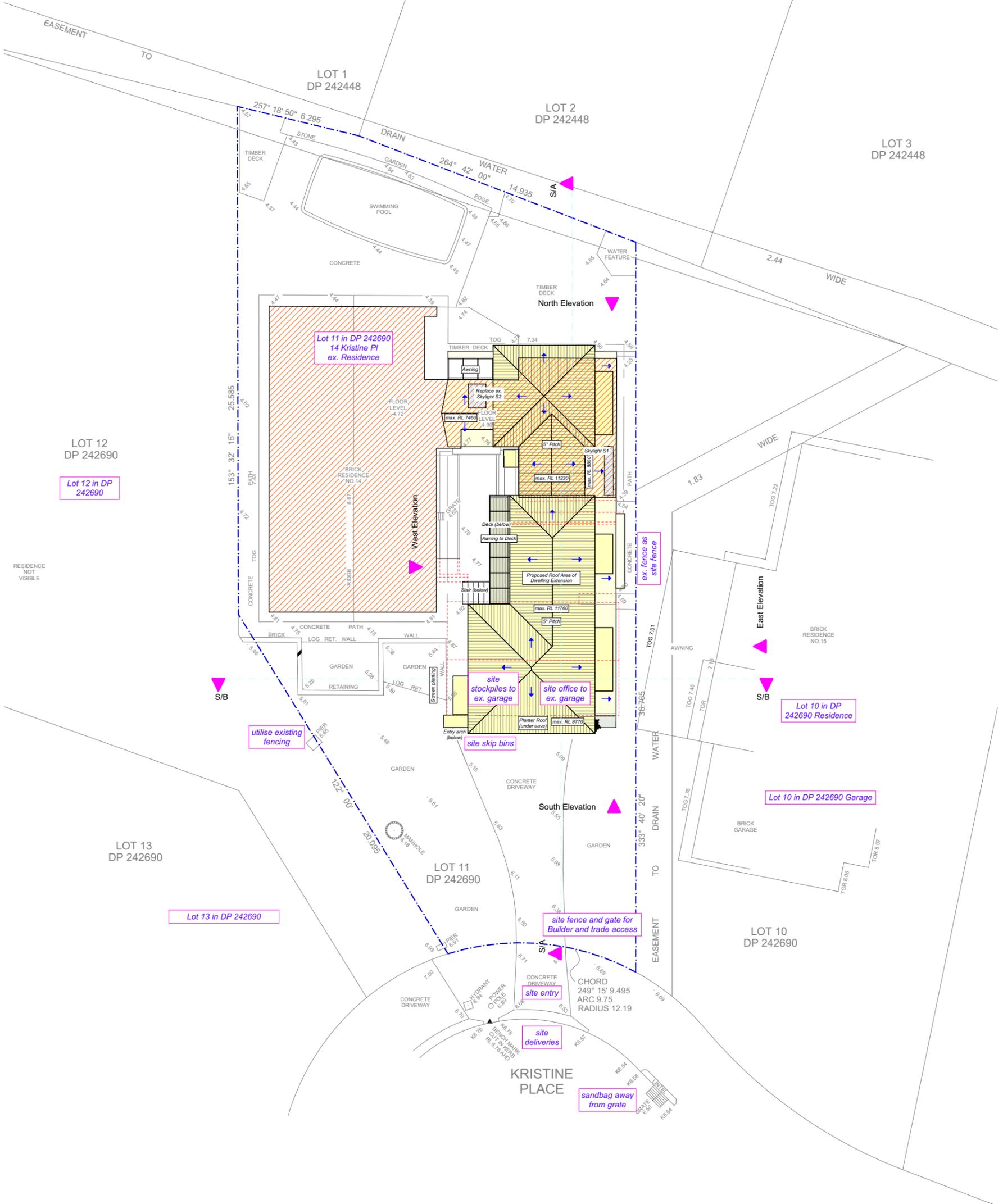
Layout ID

**DA 01A**



**2202: SULLMAN**  
 14 Kristine Place  
 MONA VALE NSW 2103  
 Lot 11 in DP 242690  
 Site Area 699.9m<sup>2</sup>

**BOUNDARY IDENTIFICATION  
& DETAIL PLAN OF**  
 LOT 11 IN D.P. 242690  
 AT No.14 KRISTINE PL., MONA VALE.  
 SCALE 1:100@A1 DATUM A.H.D.  
 SITE AREA = 699.9 M SQ.

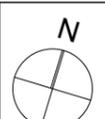


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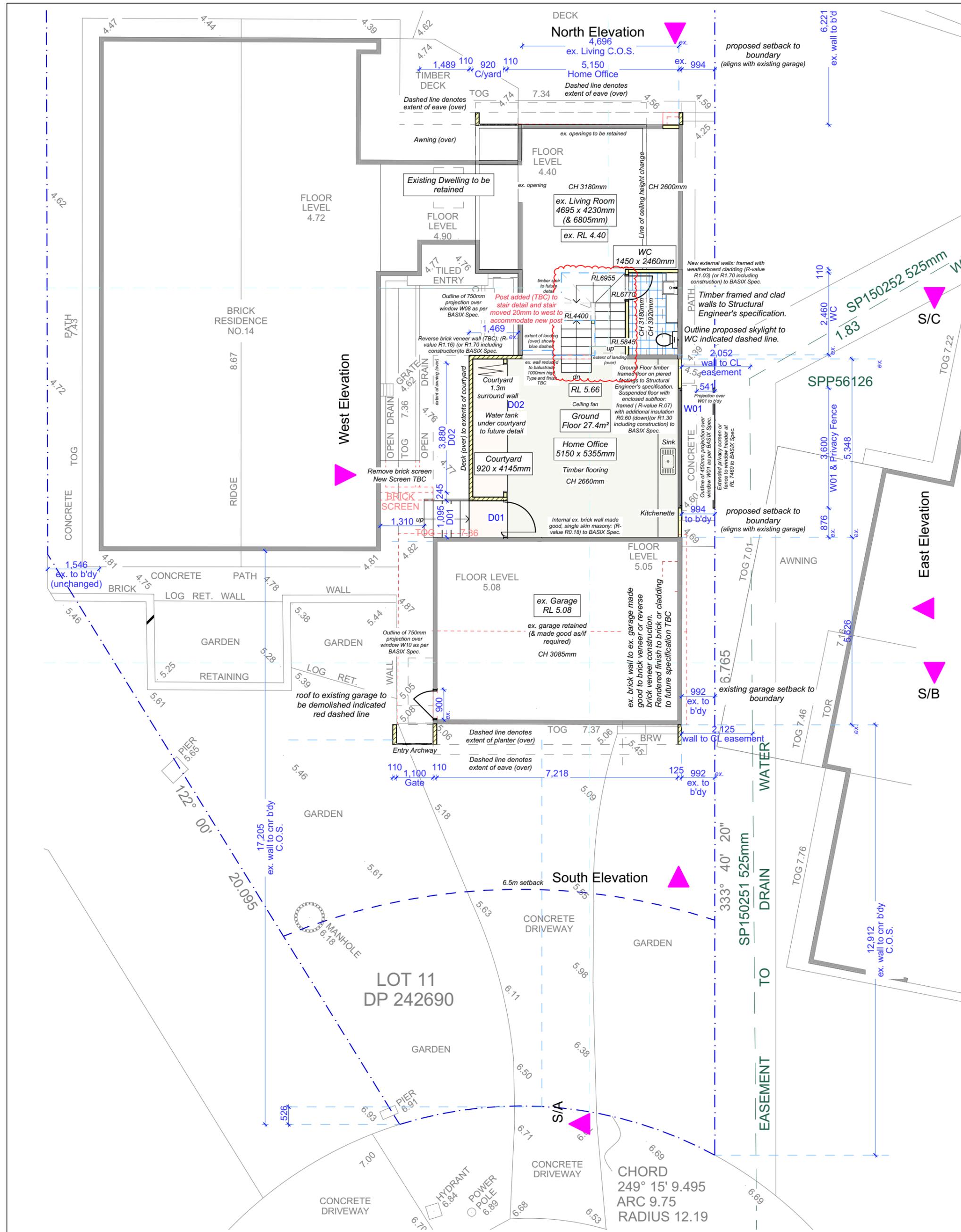
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**2202: SULLMAN**  
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 Lot 11 in DP 242690  
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Drawing Name <b>Waste Management Site Plan</b>	
Drawing Scale <b>1:200</b>	Layout ID <b>DA 02</b>
Drawn RT	

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Drawing Name  
**Ground Floor Plan**

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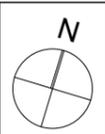
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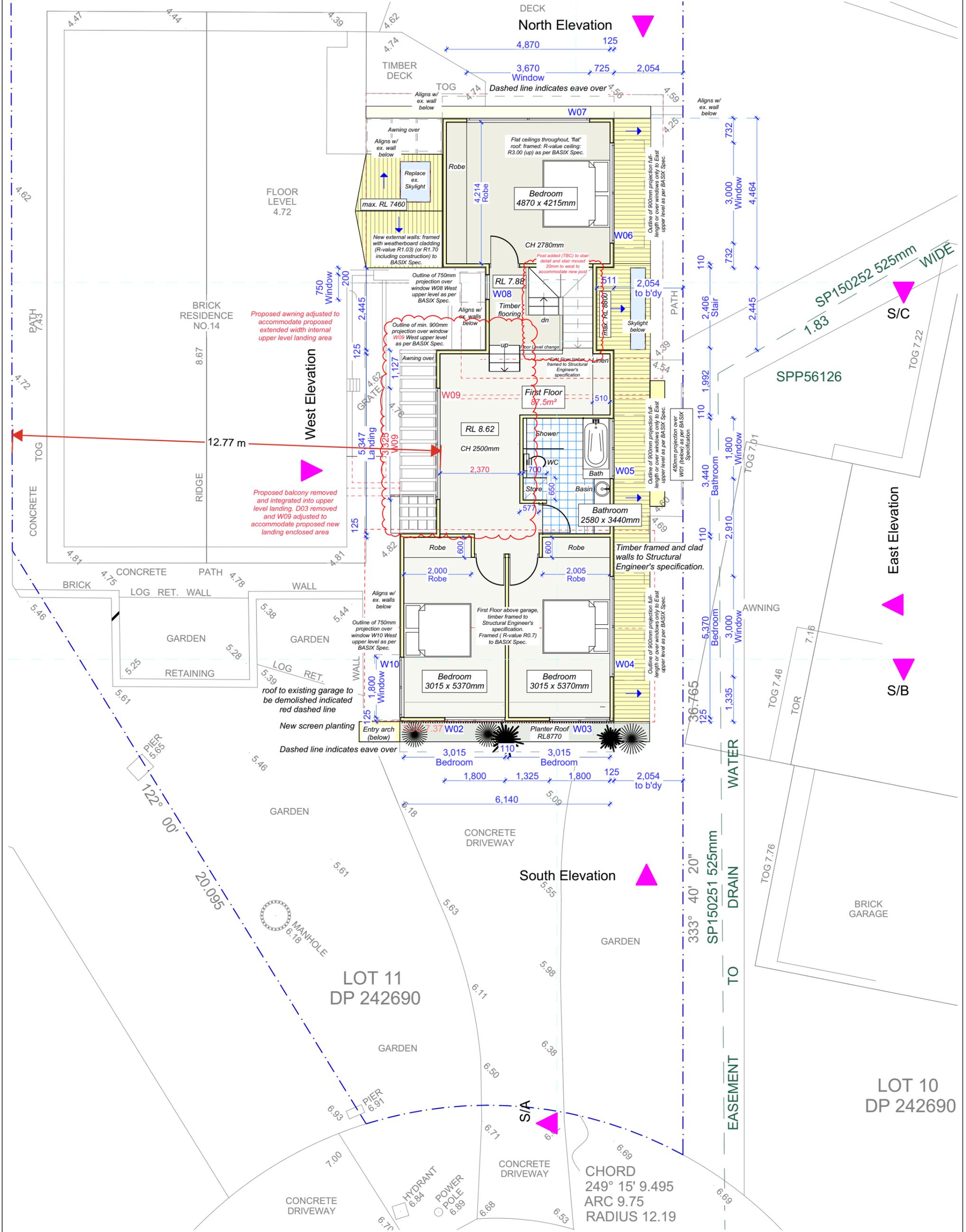


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Drawing Scale  
**1:100**

Layout ID  
**DA 03A**





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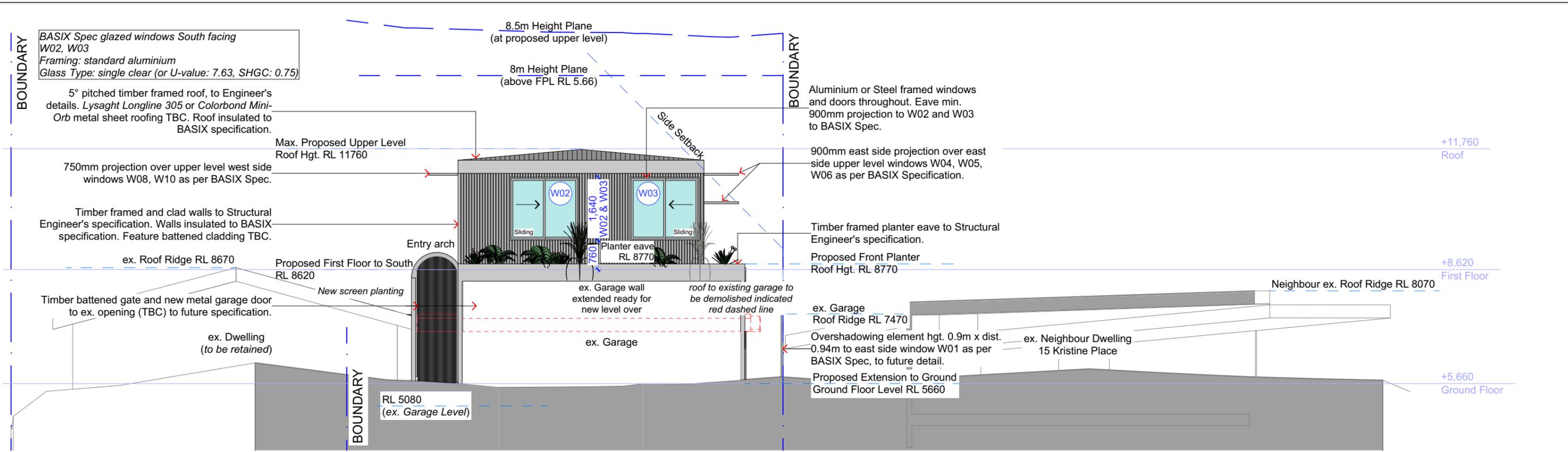
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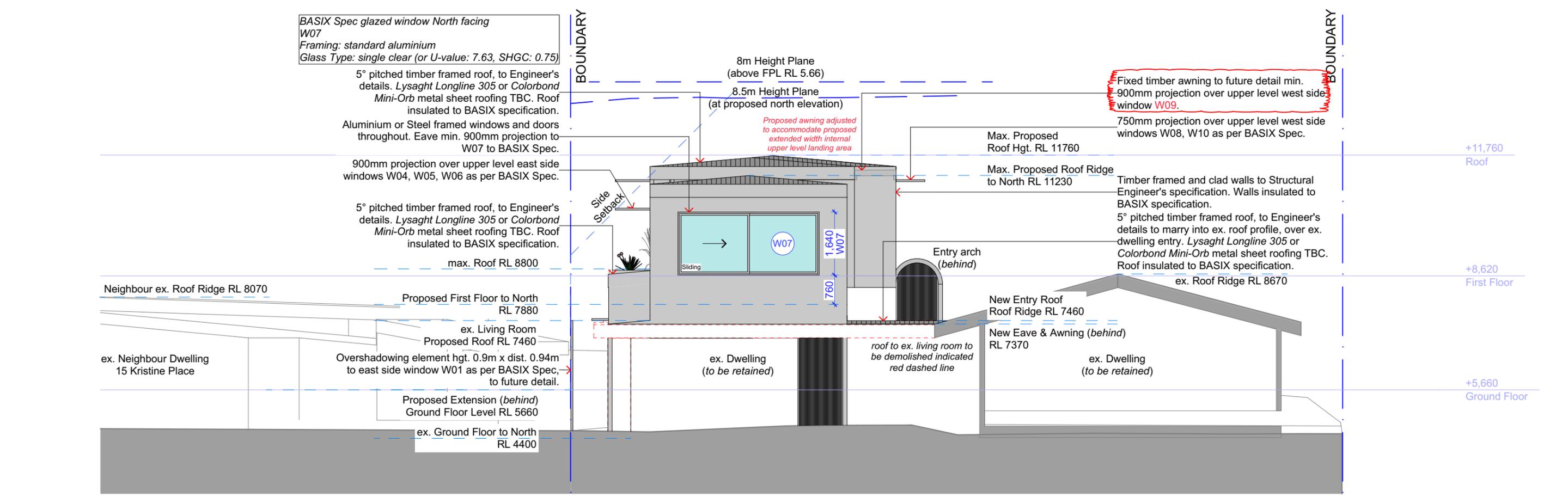
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Drawing Name <b>First Floor Plan</b>	
Drawing Scale <b>1:100</b>	Layout ID <b>DA 04A</b>
Drawn RT	

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South Elevation



North Elevation

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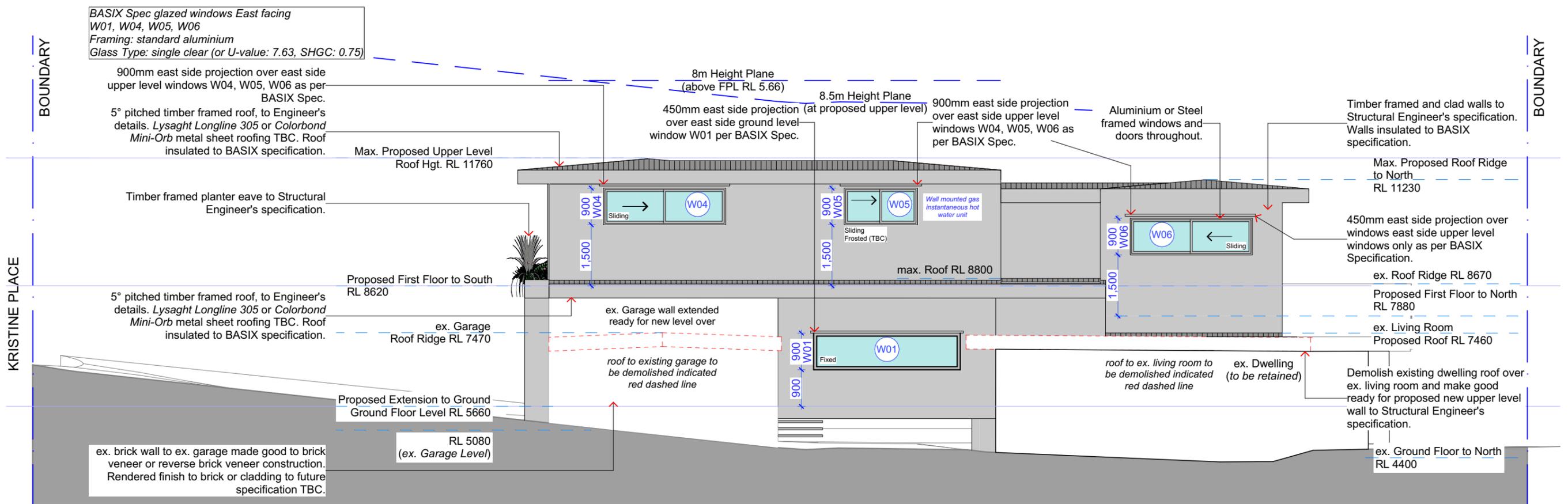
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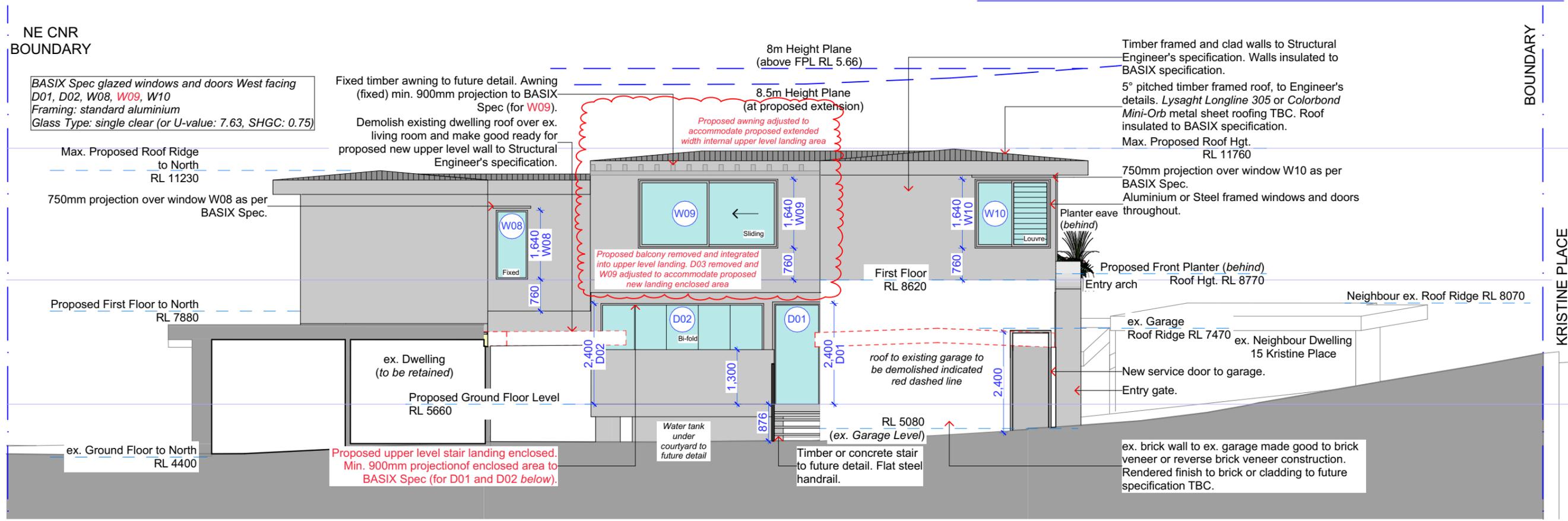
Drawing Name  
**South (Street) and North Elevations**

Drawing Scale  
**1:100**  
 Drawn  
 RT

Layout ID  
**DA 05A**



**East Elevation**



**West Elevation**

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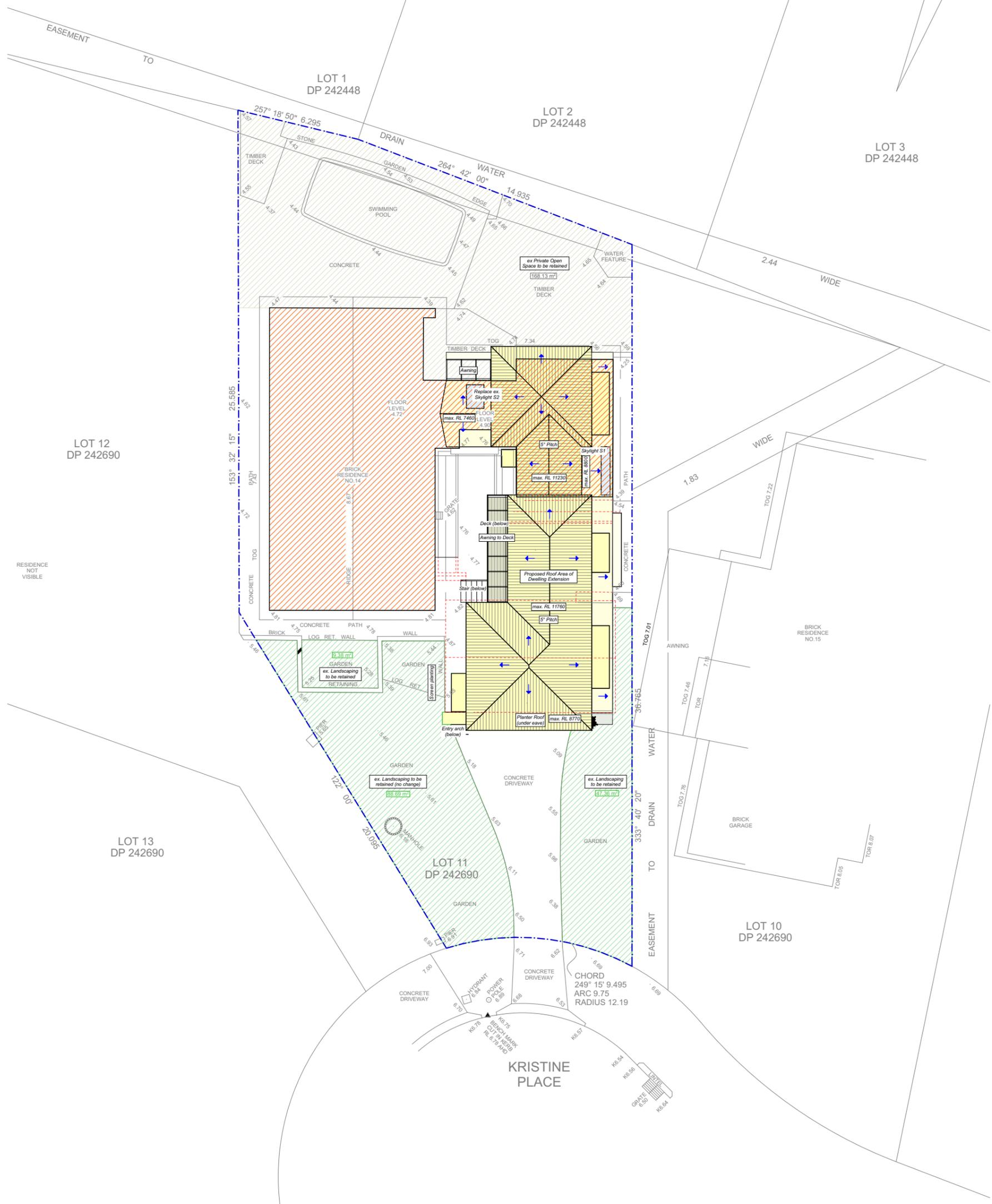
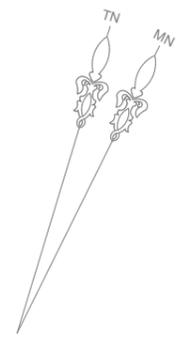
Drawing Name  
**East and West Elevations**

Drawing Scale  
**1:100**  
 Drawn  
 RT

Layout ID  
**DA 06A**



**BOUNDARY IDENTIFICATION  
& DETAIL PLAN OF**  
 LOT 11 IN D.P. 242690  
 AT No.14 KRISTINE PL., MONA VALE.  
 SCALE 1:100@A1 DATUM A.H.D.  
**SITE AREA = 699.9 M SQ.**



**LEGEND & LANDSCAPE CALCULATIONS**

- EXISTING LANDSCAPE AREA (to be retained) 145.43m<sup>2</sup>
- EXISTING PRIVATE OPEN SPACE (to be retained) 168.13m<sup>2</sup>

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 MONA VALE NSW 2103  
 Lot 11 in DP 242690  
 Site Area 699.9m<sup>2</sup>

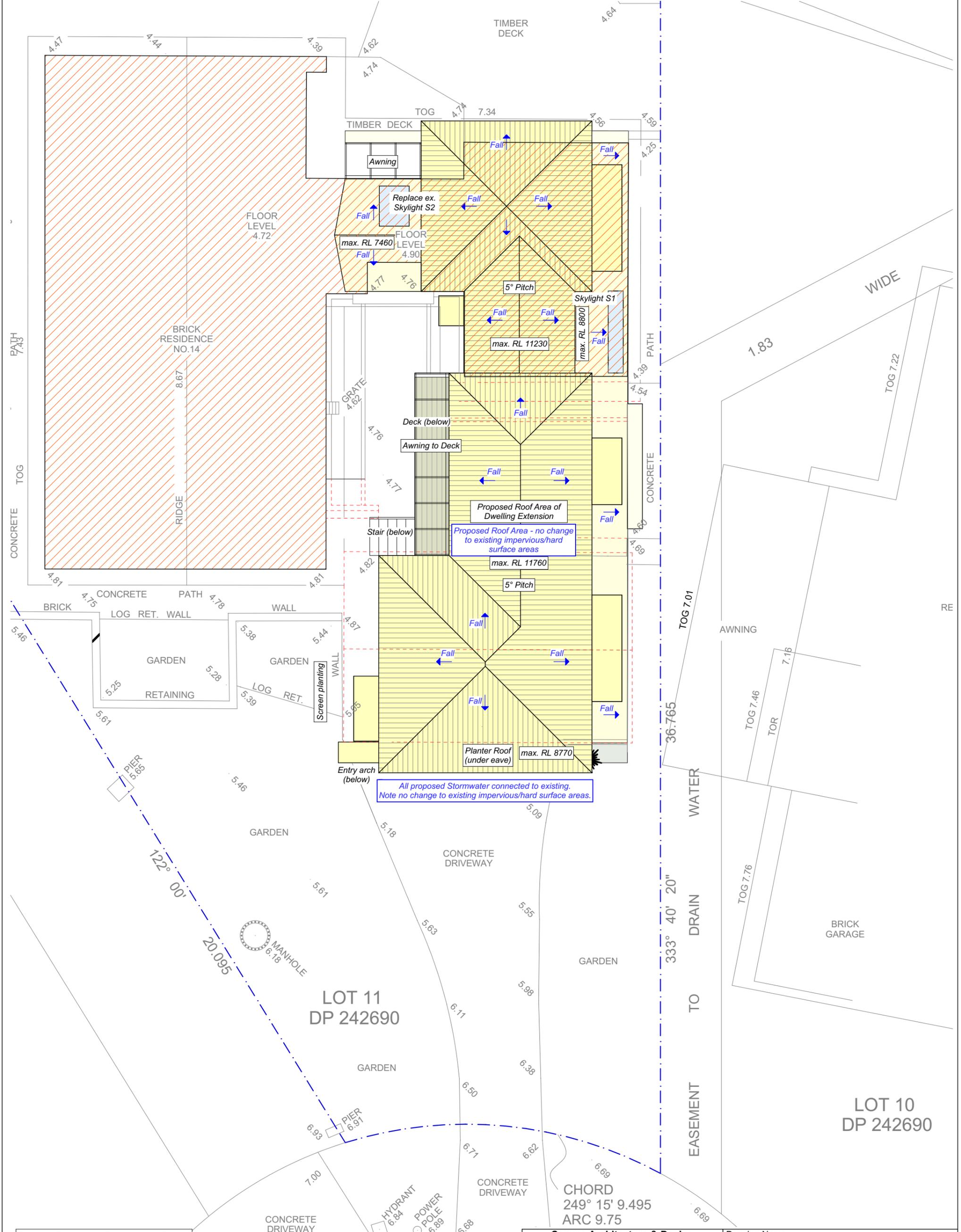
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Drawing Name  
**Landscape Plan and Calculations**

Drawing Scale  
**1:200**  
 Drawn  
 RT

Layout ID  
**DA08**





Refer to Engineer's Drawing and Report GC23080-SW-B

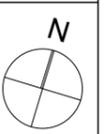
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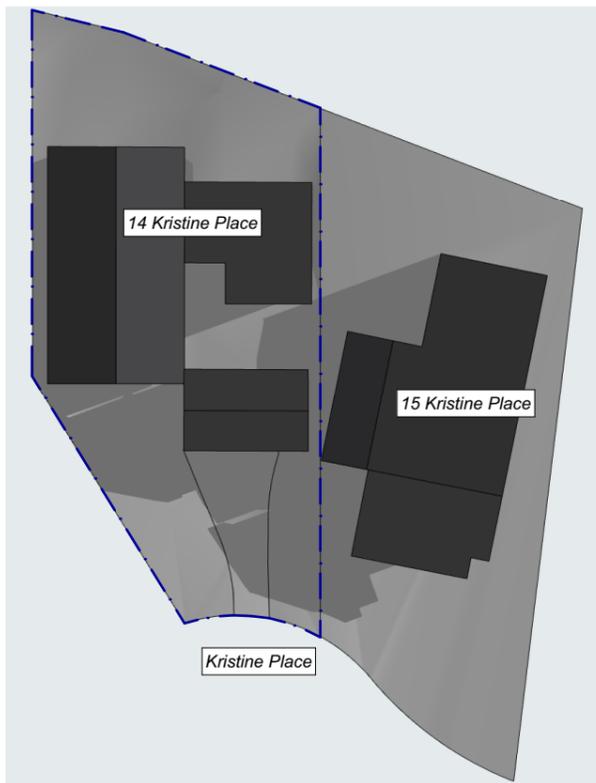
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Drawing Name <b>Stormwater Concept Plan</b>	
Drawing Scale <b>1:100</b>	Layout ID <b>DA09</b>
Drawn RT	





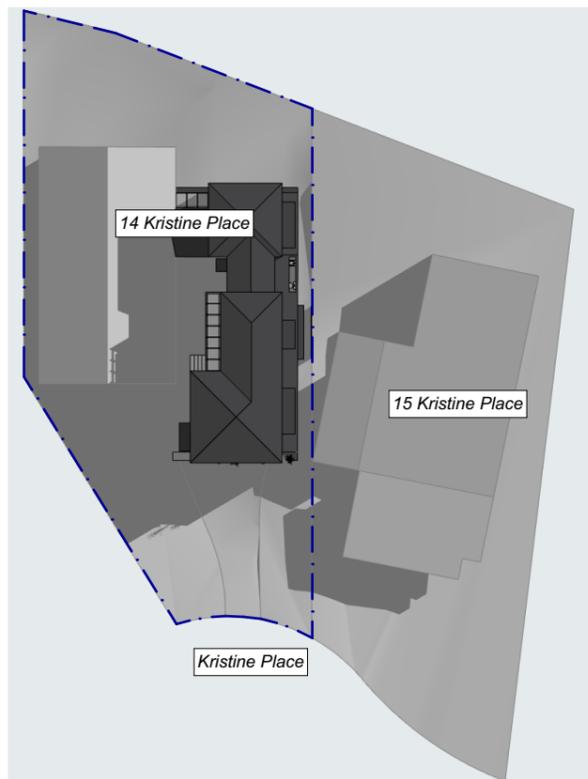
Sullman\_9am Shadow Diagram\_Existing



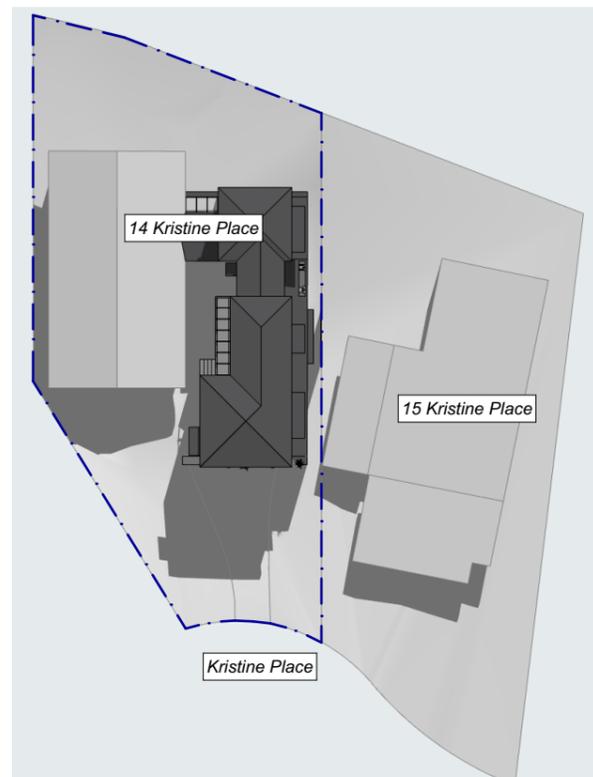
Sullman\_12pm Shadow Diagram\_Existing



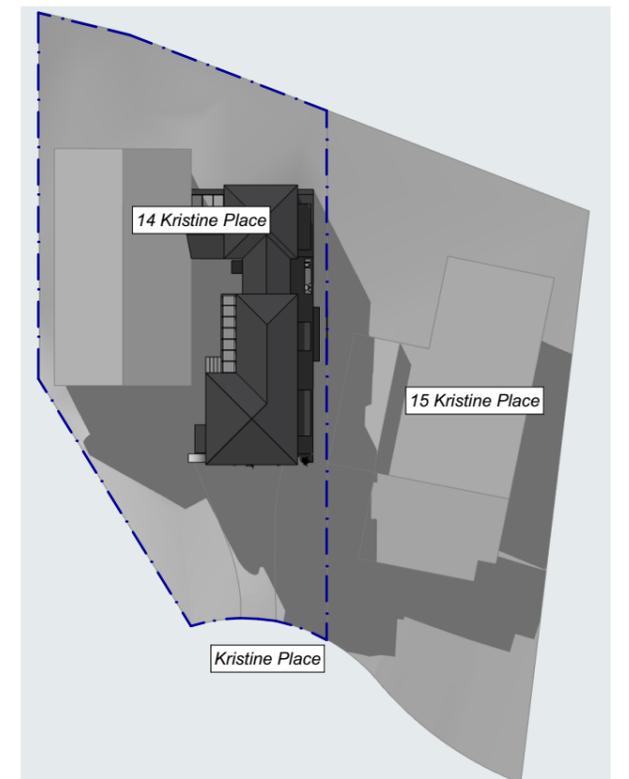
Sullman\_3pm Shadow Diagram\_Existing



June 21\_Proposed\_9am



June 21\_Proposed\_12pm



June 21\_Proposed\_3pm

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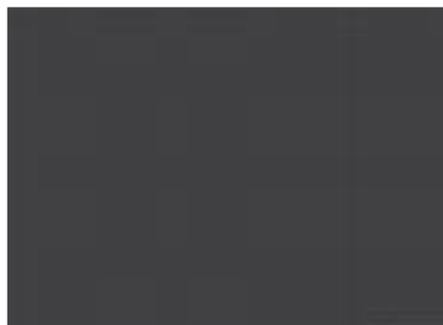
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Drawing Name  
**Shadow Diagrams June 21**

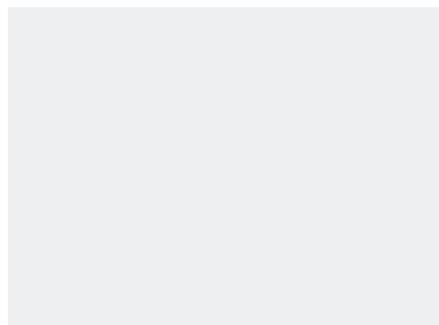
Drawing Scale  
**NTS**  
 Drawn  
 RT

Layout ID  
**DA10**

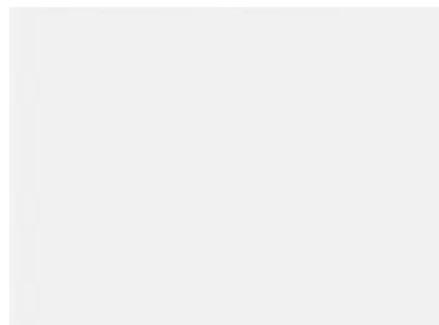




*'Colorbond Mini-Orb' or 'Lysaght long-line' metal sheet roofing in 'Monument'*



*'Dulux' eaves colour 'White on White'*



*'Dulux' trims and aluminium framed low-profile windows and doors colour 'Lexicon Quarter White'*



*'Dulux' external walls and cladding colour 'Riversand'*



*Timber feature battening and/or cladding proposed to be natural blackbutt timber (or timber look) finish (TBC).  
Timber details including proposed timber screens and gate to be natural blackbutt timber (or timber look) finish (TBC).*



*External colour medium beige & white low-profile aluminium (or steel TBC) framed windows and doors throughout.*



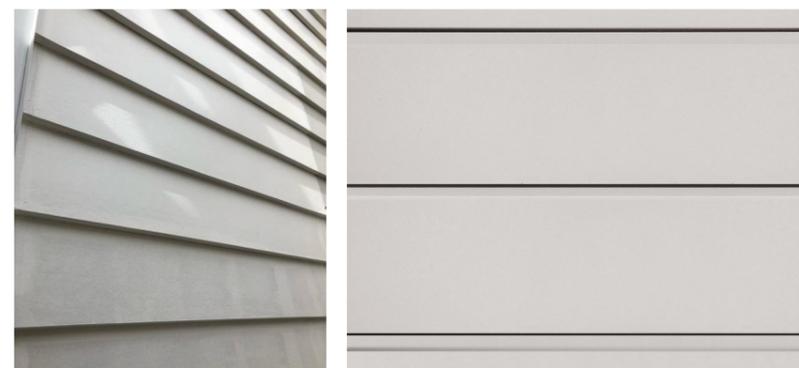
*Vertical weatherboard cladding options (TBC by Clients)*



*'Lysaght Long-line' metal sheet roofing TBC in 'Monument'*



*'Colorbond Mini-Orb' metal sheet roofing TBC in 'Monument'*



*Horizontal weatherboard cladding options (TBC by Clients)*

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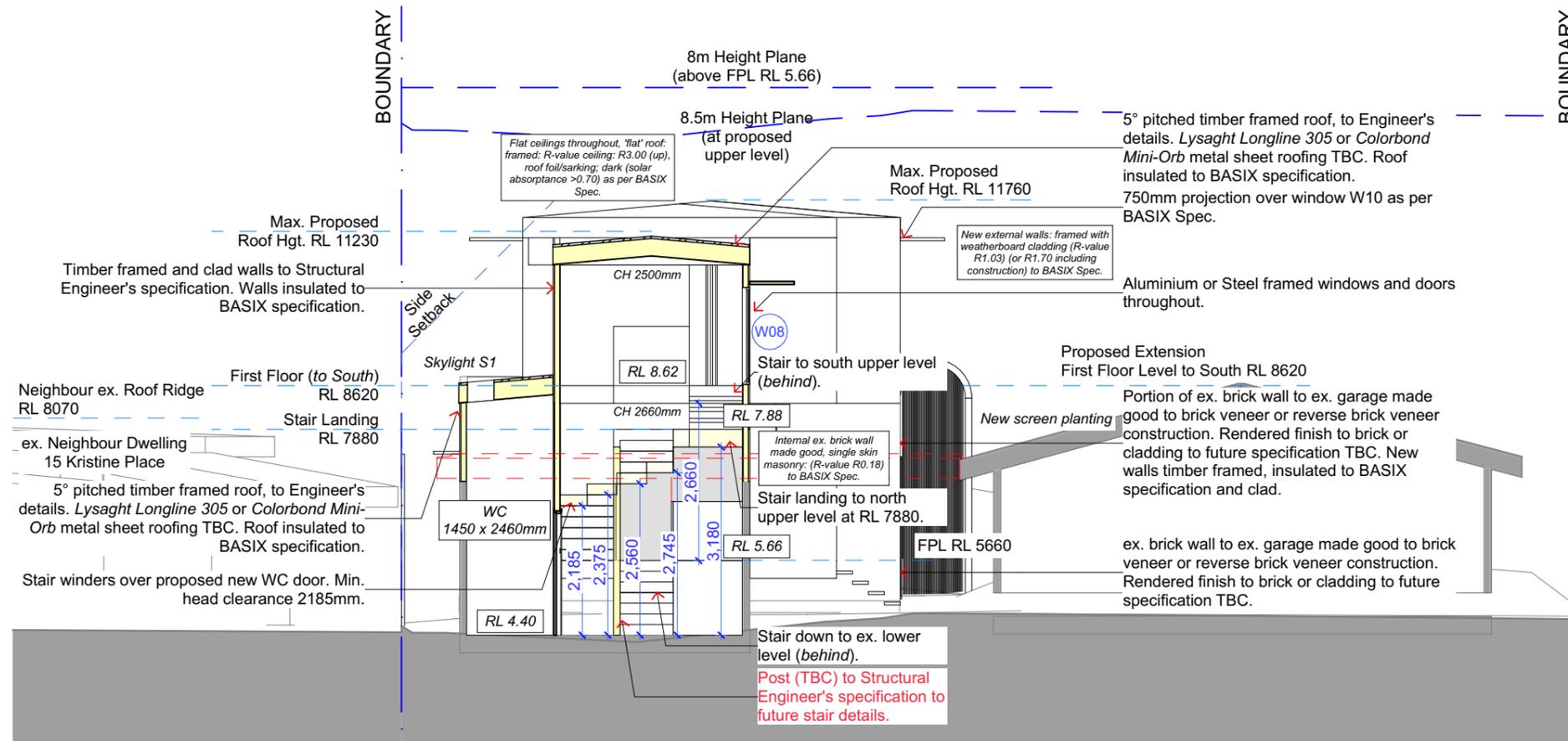
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Lot 11 in DP 242690  
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Drawing Name  
**External Finishes Concept**

Drawing Scale  
**NTS**  
Drawn  
RT

Layout ID  
**DA11**



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Drawing Name  
**Stair Short Section**

Drawing Scale  
**1:100**  
 Drawn  
 RT

Layout ID  
**DA12**