

# Development Application // New Dwelling

Wednesday, 27 August 2025

APPLICANT: David and Christine LaRose

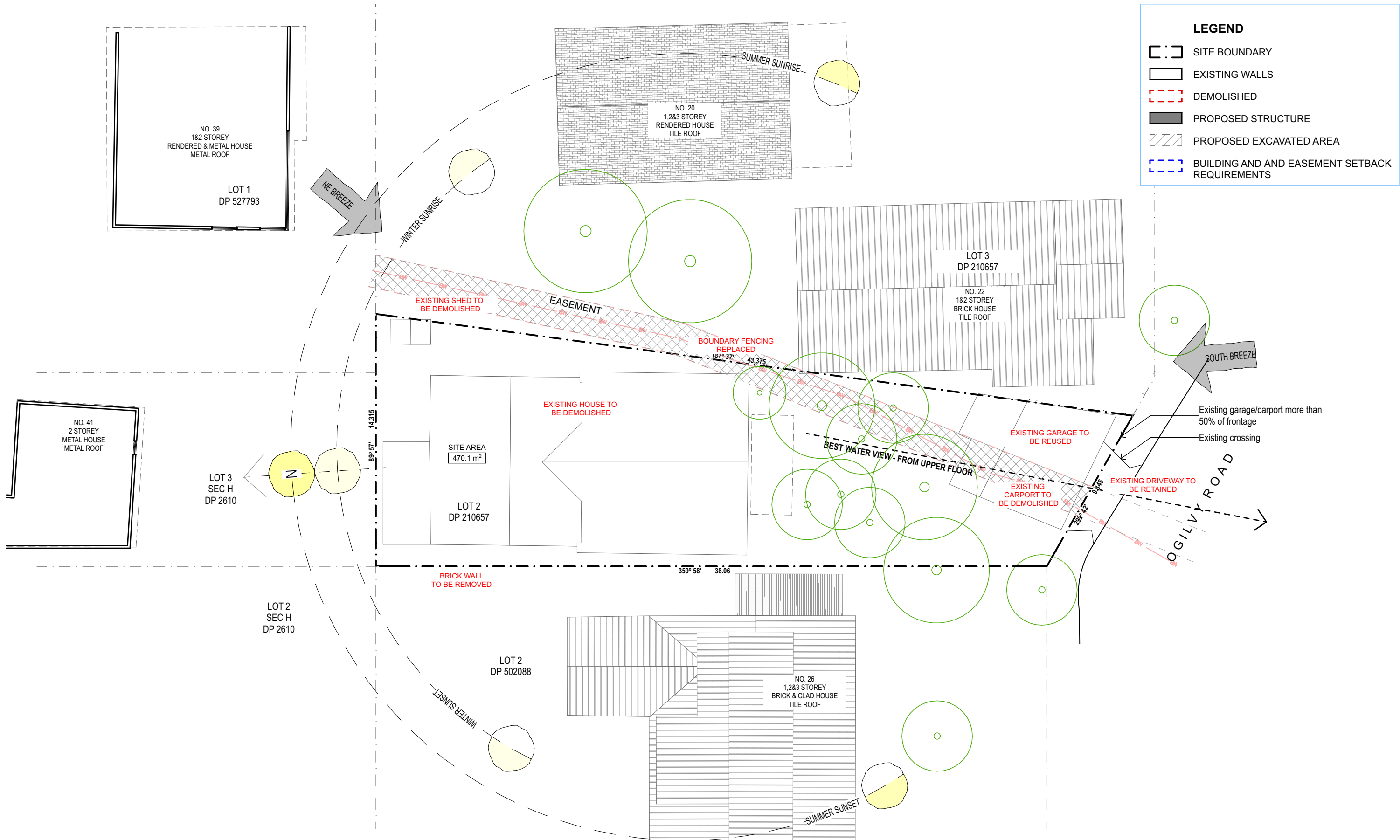
24 OGILVY ROAD CLONTARF 2093

## REVISION 03

OPTION	DRAWING No.	DESCRIPTION	REV	ISSUED
DEVELOPMENT APPLICATION				
	DA01	COVER PAGE	03	☒
	DA02	EXISTING SITE ANALYSIS	02	☒
	DA03	EXISTING SITE PHOTOS	02	☒
	DA04	EXISTING GARAGE FLOOR PLAN	02	☒
	DA05	EXISTING GROUND FLOOR PLAN	02	☒
	DA06	EXISTING FIRST FLOOR PLAN	02	☒
	DA07	EXISTING ROOF PLAN	02	☒
	DA08	EXISTING NORTH & SOUTH ELEVATIONS	02	☒
	DA09	EXISTING EAST & WEST ELEVATIONS	02	☒
	DA10	DEMOLITION PLANS	02	☒
	DA11	PROPOSED SITE PLAN	02	☒
	DA12	PROPOSED FSR CALCULATION	02	☒
	DA13	PROPOSED GARAGE FLOOR PLAN	03	☒
	DA14	PROPOSED GROUND FLOOR PLAN	02	☒
	DA15	PROPOSED FIRST FLOOR PLAN	03	☒
	DA16	PROPOSED ROOF PLAN	02	☒
	DA17	PROPOSED SOUTH ELEVATIONS	03	☒
	DA18	PROPOSED EAST ELEVATIONS	03	☒
	DA19	PROPOSED NORTH ELEVATIONS	02	☒
	DA20	PROPOSED WEST ELEVATIONS	02	☒
	DA21	PROPOSED SECTION A	03	☒
	DA22	PROPOSED SECTION A1	03	☒
	DA23	PROPOSED SECTION B	02	☒
	DA24	PROPOSED SECTION C	02	☒
	DA25	PROPOSED POOL SECTIONS	02	☒
	DA26	3D VIEWS	02	☒
	DA27	3D VIEWS	02	☒
	DA28	HEIGHT LIMIT STUDY	02	☒
	DA29	VIEW IMPACT ANALYSIS	02	☒
	DA30	VIEW IMPACT ANALYSIS	02	☒
	DA31	VIEW IMPACT ANALYSIS	02	☒
	DA32	PRIVACY VIEW ANALYSIS	02	☒
	DA33	PROPOSED DOOR SCHEDULES	02	☒
	DA34	PROPOSED WINDOW SCHEDULES	02	☒

OPTION	DRAWING No.	DESCRIPTION	REV	ISSUED
	DA35	SHADOW DIAGRAMS 3D - SUMMER SOLSTICE	02	☒
	DA36	SHADOW DIAGRAMS 3D - WINTER SOLSTICE	02	☒
	DA37	EXTERNAL FINISHES SCHEDULE	02	☒
	DA38	EXTERNAL FINISHES SCHEDULE	02	☒
	DA39	WASTE MANAGEMENT PLAN	02	☒





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REV	DATE	DESCRIPTION
01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS  
Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**  
Client: **David and Christine LaRose**  
Project: **2266**

DRAWING TITLE :  
**EXISTING SITE ANALYSIS**  
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**02**  
DRAWING NO.  
**DA02**

**N**  
SCALE:  
1:200 @ A3





STREET FACADE



FRONT SOUTH FACING FACADE



REAR NORTH-EAST FACADE



REAR YARD

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Plot Date: **27/8/2025**  
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :  
**EXISTING SITE PHOTOS**

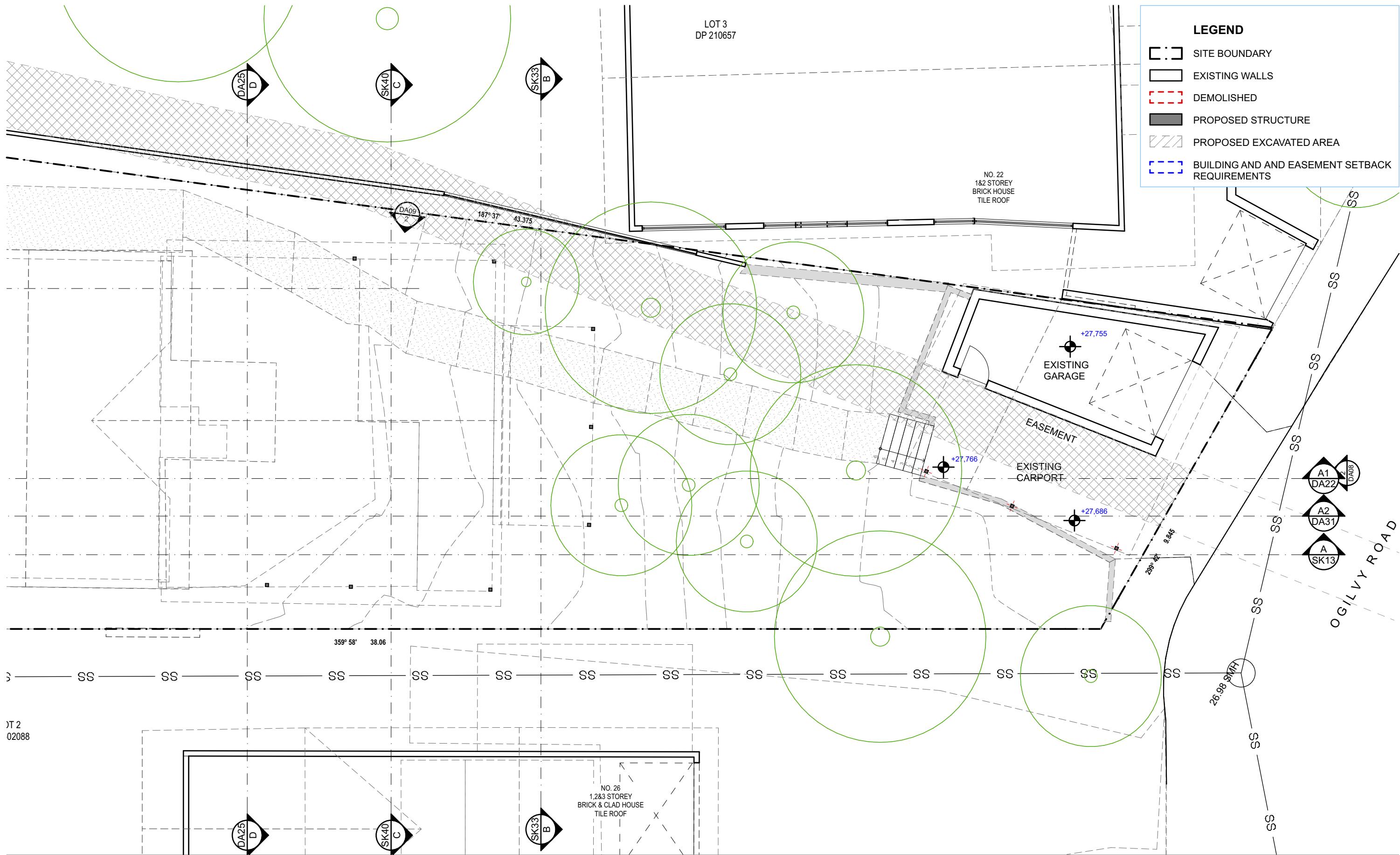
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**02**

DRAWING NO.  
**DA03**

SCALE:  
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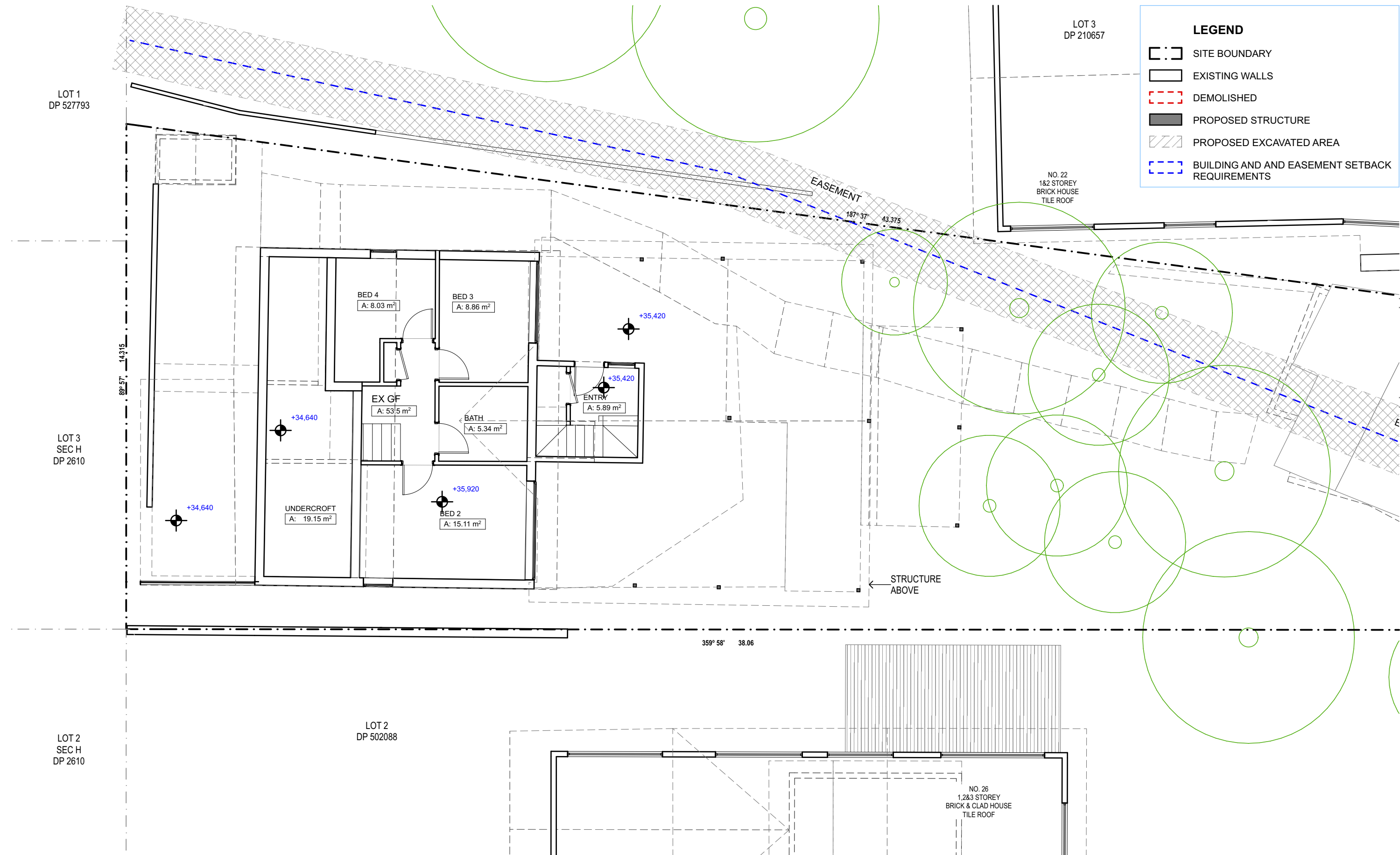
DRAWING TITLE :  
**EXISTING GARAGE FLOOR PLAN**  
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**02**  
DRAWING NO.  
**DA04**



SCALE:  
1:100 @ A3





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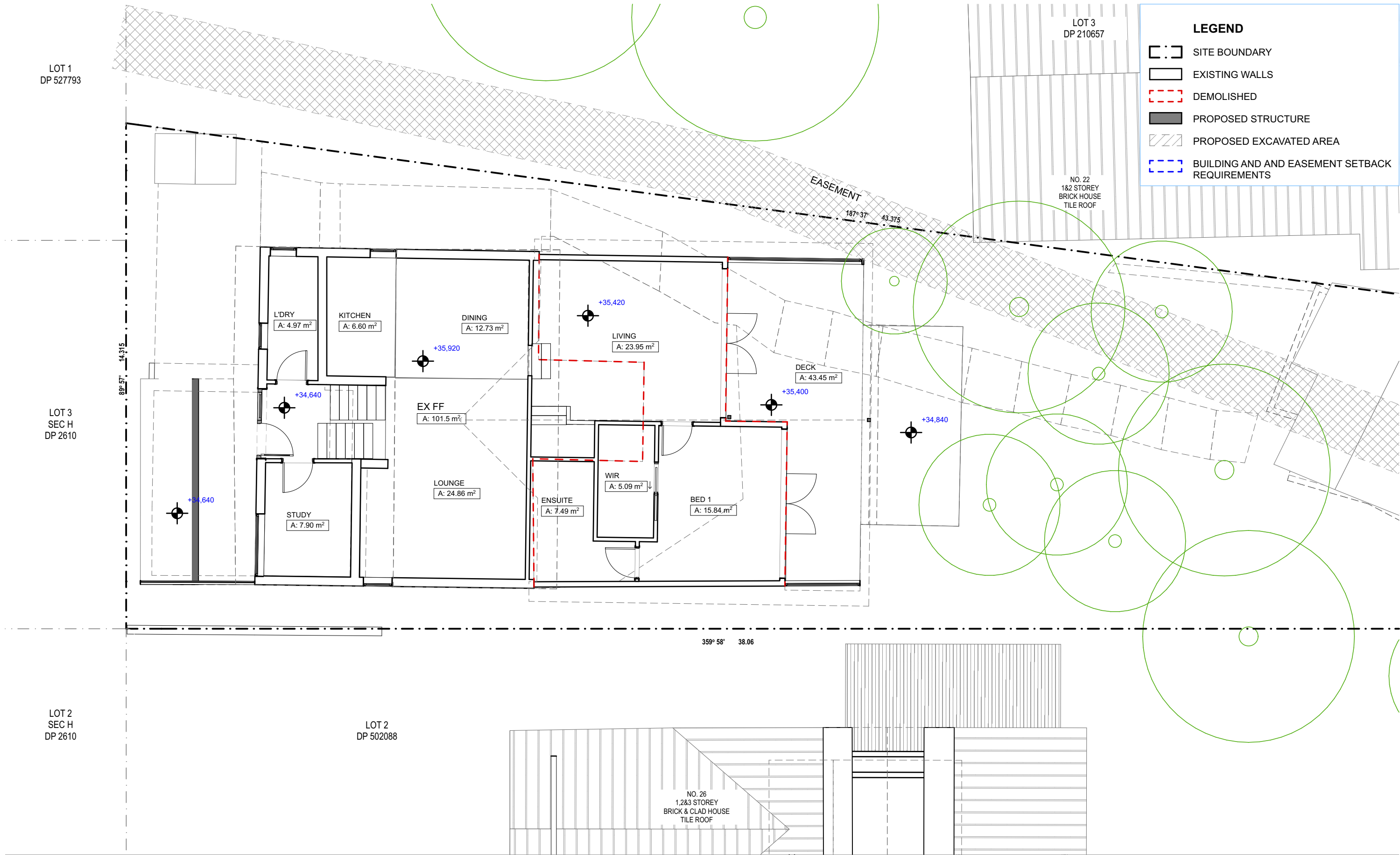
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Plot Date: **27/8/2025**  
Project Status **STAGE 1A**  
Client: **David and Christine LaRose**  
Project: **2266**

DRAWING TITLE :  
**EXISTING GROUND FLOOR PLAN**  
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**02**  
DRAWING NO.  
**DA05**

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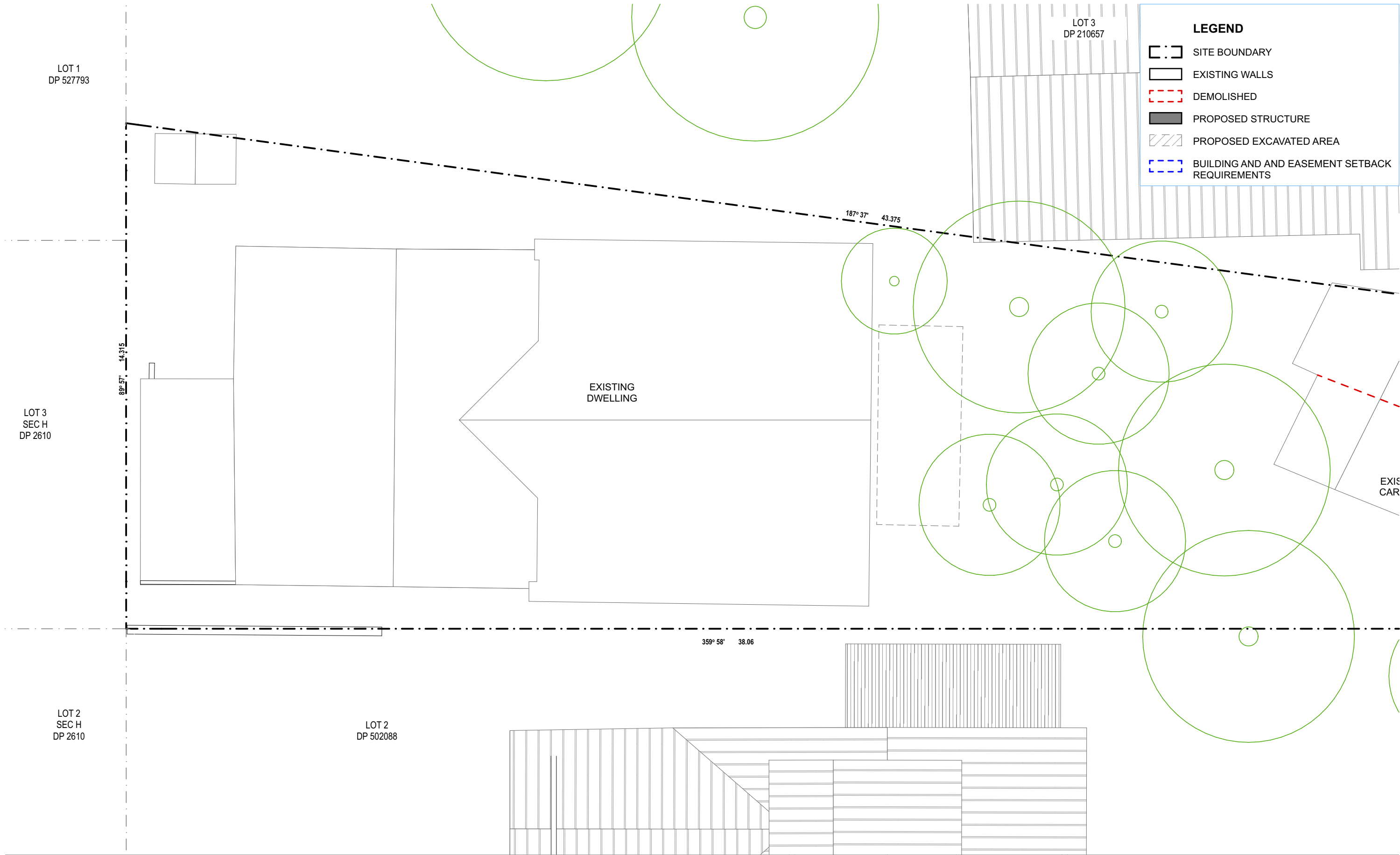
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Project Status **STAGE 1A**  
Client: **David and Christine LaRose**  
Project: **2266**

DRAWING TITLE :  
**EXISTING FIRST FLOOR PLAN**  
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**02**  
DRAWING NO.  
**DA06**  
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Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :  
**EXISTING ROOF PLAN**

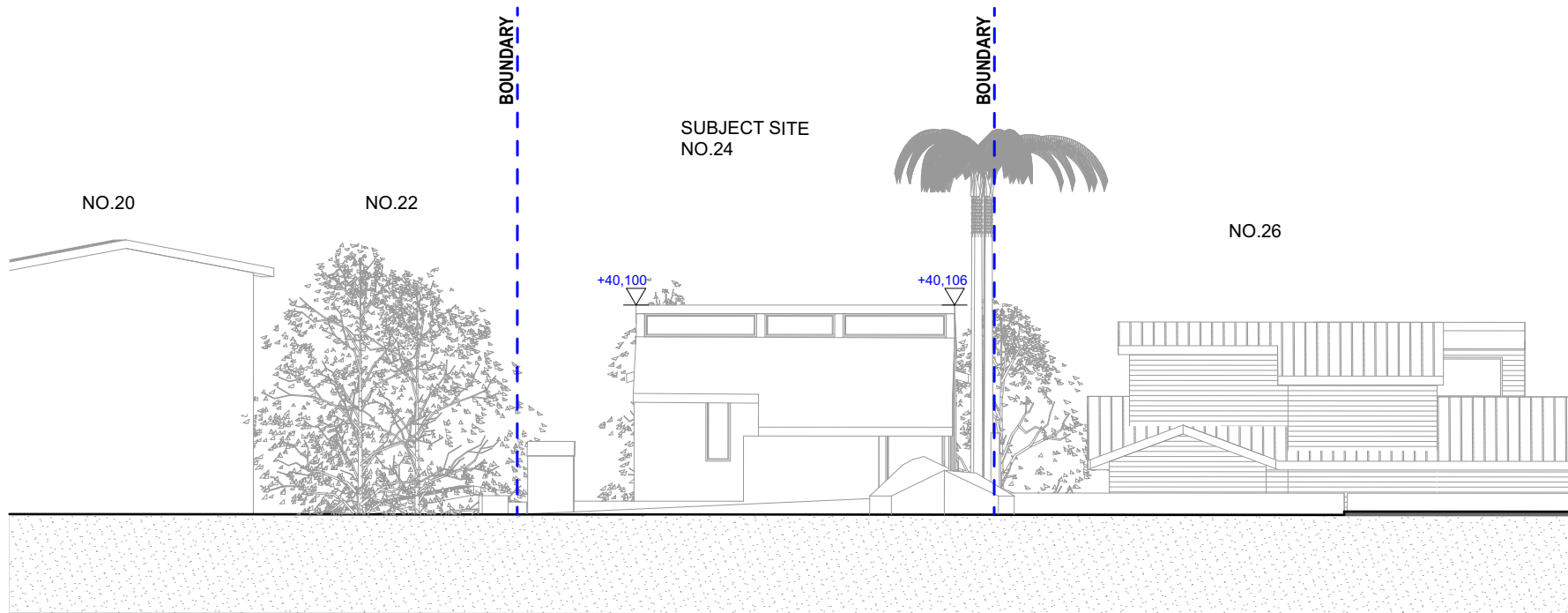
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**02**

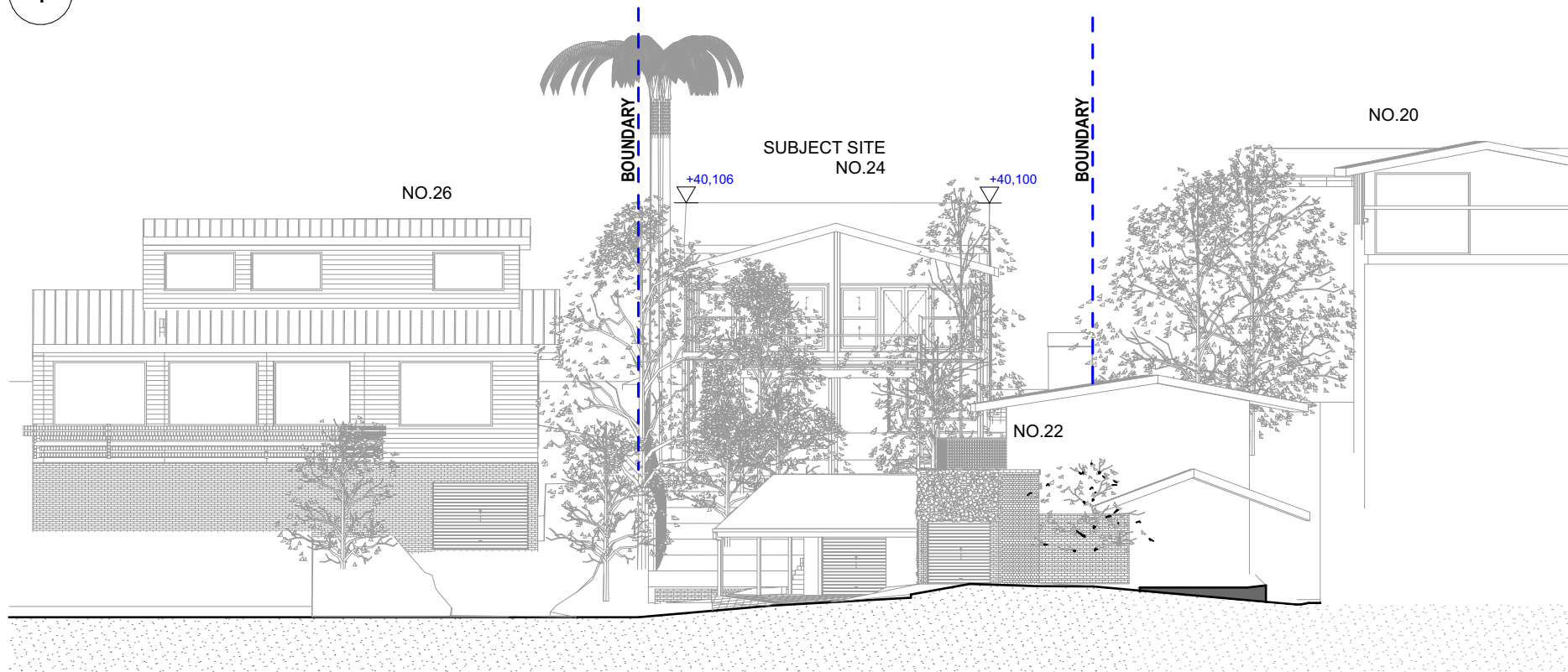
DRAWING NO.  
**DA07**

**N**

SCALE:  
1:100 @ A3



1 NORTH ELEVATION



2 SOUTH ELEVATION

LEGEND

SITE BOUNDARY

EXISTING WALLS

DEMOLISHED

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Project: **2266**

DRAWING TITLE :

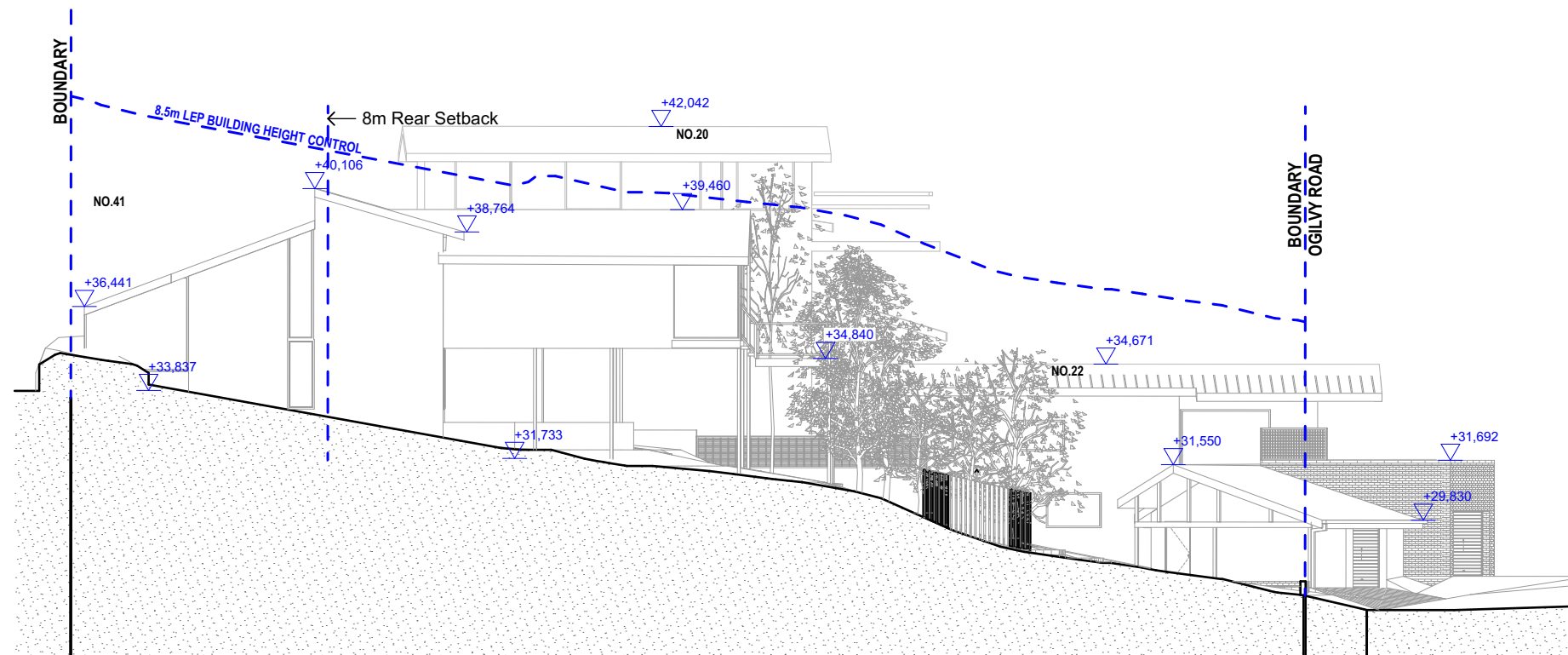
**EXISTING NORTH & SOUTH ELEVATIONS**

PROJECT NAME :

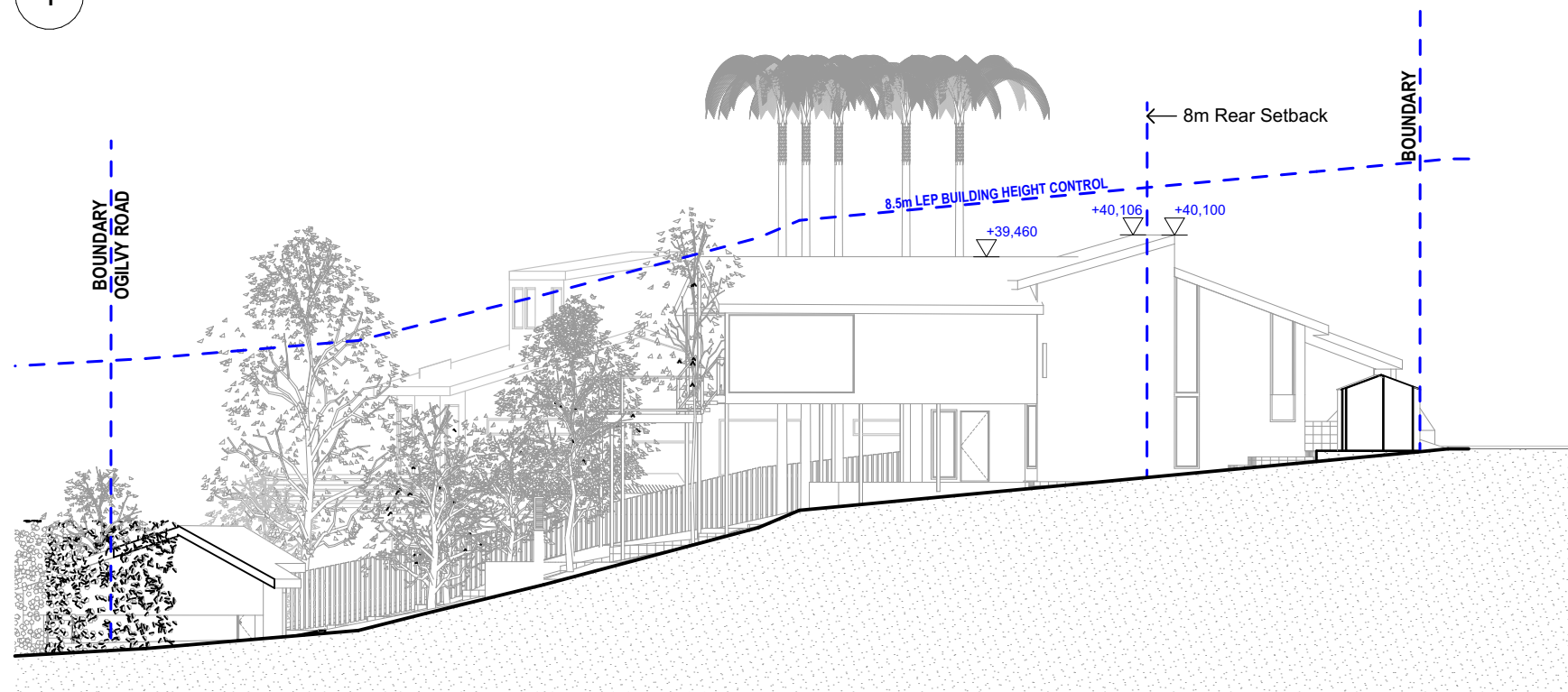
**24 OGILVY ROAD, CLONTARF**

REVISION NO.	
<b>02</b>	
DRAWING NO.	
<b>DA08</b>	
SCALE:	
<b>1:200 @ A3</b>	





1 WEST ELEVATION



2 EAST ELEVATION

**LEGEND**

- SITE BOUNDARY
- EXISTING WALLS
- DEMOLISHED
- PROPOSED STRUCTURE
- PROPOSED EXCAVATED AREA
- BUILDING AND AND EASEMENT SETBACK REQUIREMENTS

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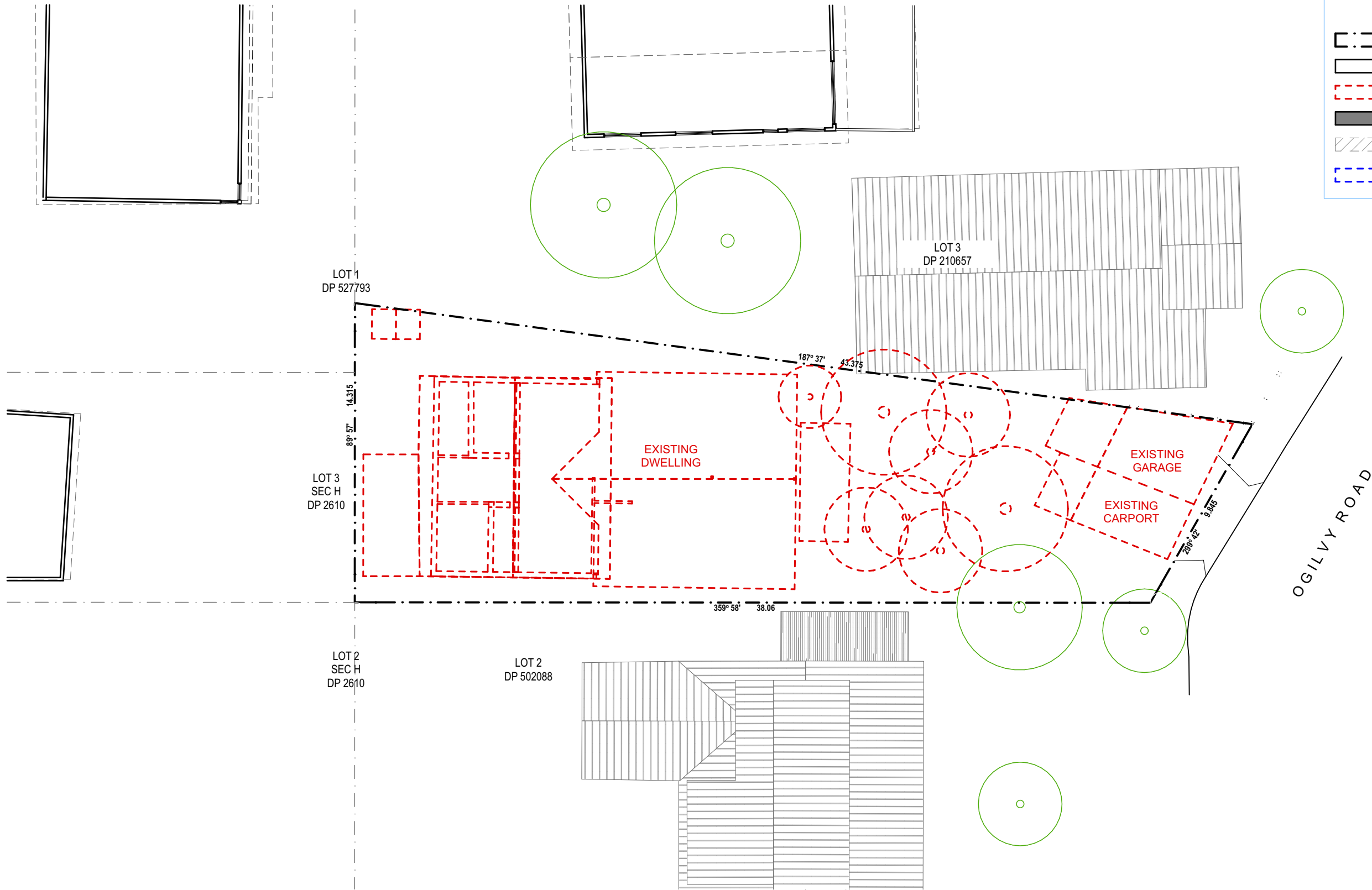
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01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

**PROJECT DETAILS**  
Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**  
  
Client: **David and Christine LaRose**  
  
Project: **2266**

DRAWING TITLE :  
**EXISTING EAST & WEST ELEVATIONS**  
  
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**02**  
  
DRAWING NO.  
**DA09**

SCALE:  
1:200 @ A3



**LEGEND**

SITE BOUNDARY

EXISTING WALLS

DEMOLISHED

PROPOSED STRUCTURE

PROPOSED EXCAVATED AREA

BUILDING AND AND EASEMENT SETBACK REQUIREMENTS

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02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

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Plot Date: **27/8/2025**

Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

DEMOLITION PLANS

PROJECT NAME :

24 OGILVY ROAD, CLONTARF

REVISION NO.

02

DRAWING NO.

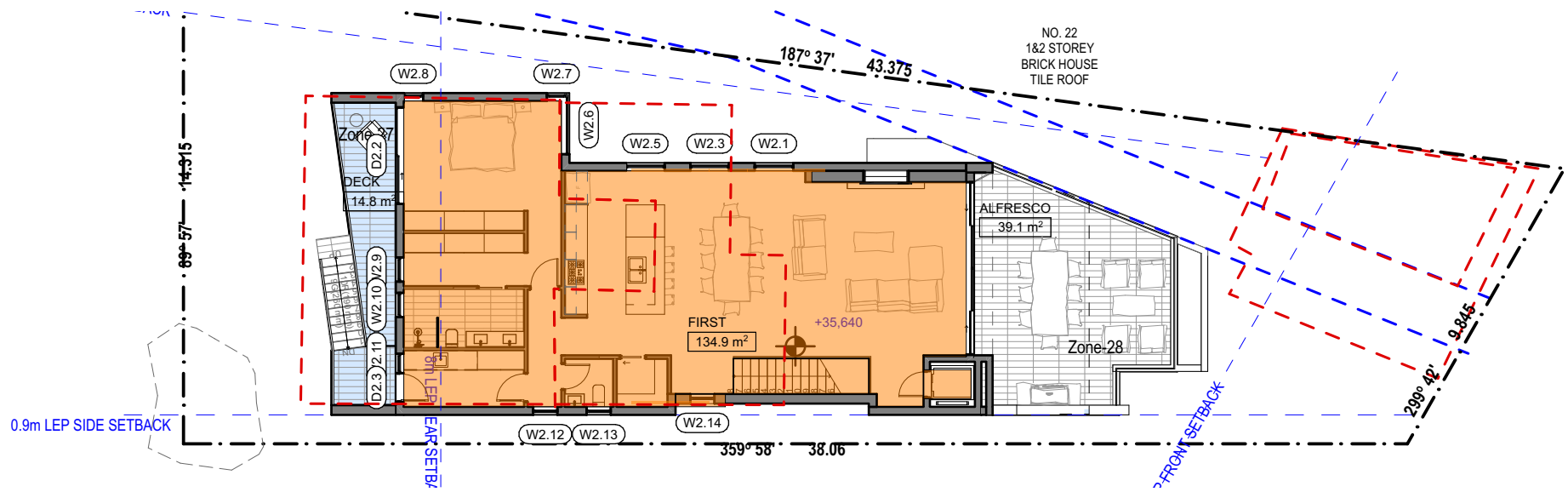
DA10

SCALE:  
1:200 @ A3

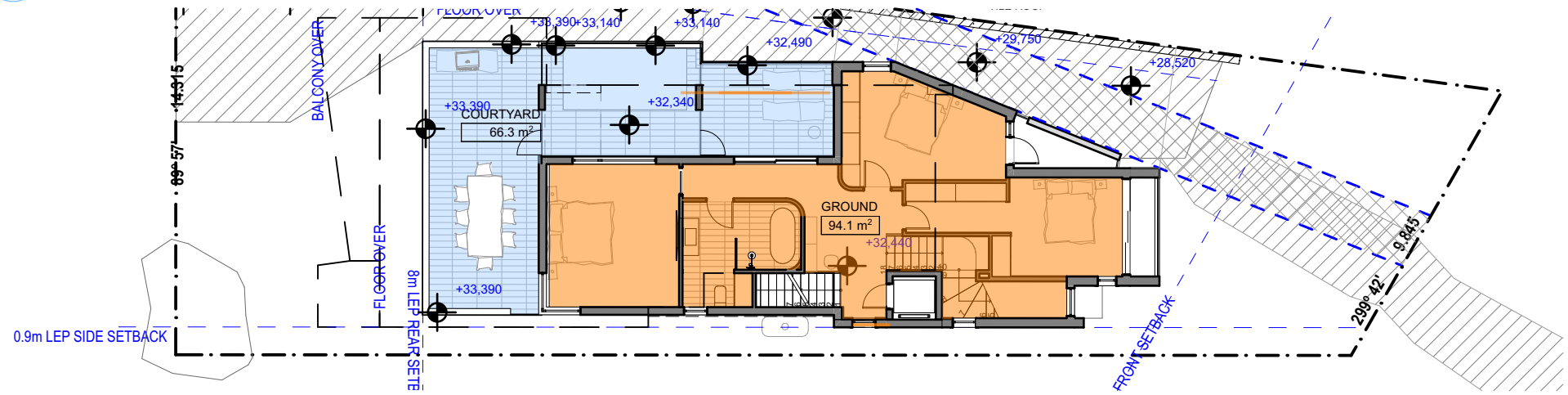




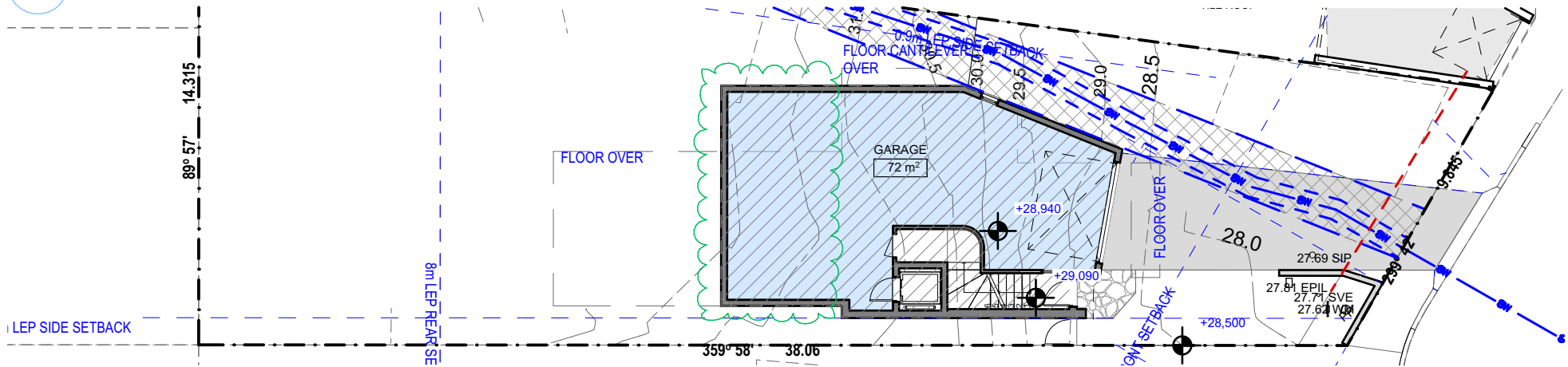




FIRST FLOOR



GROUND FLOOR



GARAGE FLOOR

- LEGEND
- GROSS FLOOR AREA
  - OTHER FLOOR AREA

SITE AREA -	470.1m <sup>2</sup>
DCP Lot Size Zoning R	
Minimal requirements:	
40% of lot size 750m <sup>2</sup>	300m <sup>2</sup>
Proposed Gross Floor Area	227.95m <sup>2</sup>
Proposed FSR	0.3:1

PROPOSED GROSS INTERNAL FLOOR AREAS

LEVEL	FLOOR AREA (m2)
FIRST	134.61
GROUND	93.34
	227.95 m <sup>2</sup>

OTHER FLOOR AREA

Name	Measured Net Area
ALFRESCO	39.10
COURTYARD	66.26
DECK	14.79
GARAGE	72.03

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01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**

Plot Date: **27/8/2025**

Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

**PROPOSED FSR  
CALCULATION**

PROJECT NAME :

**24 OGILVY ROAD, CLONTARF**

REVISION NO.

**02**

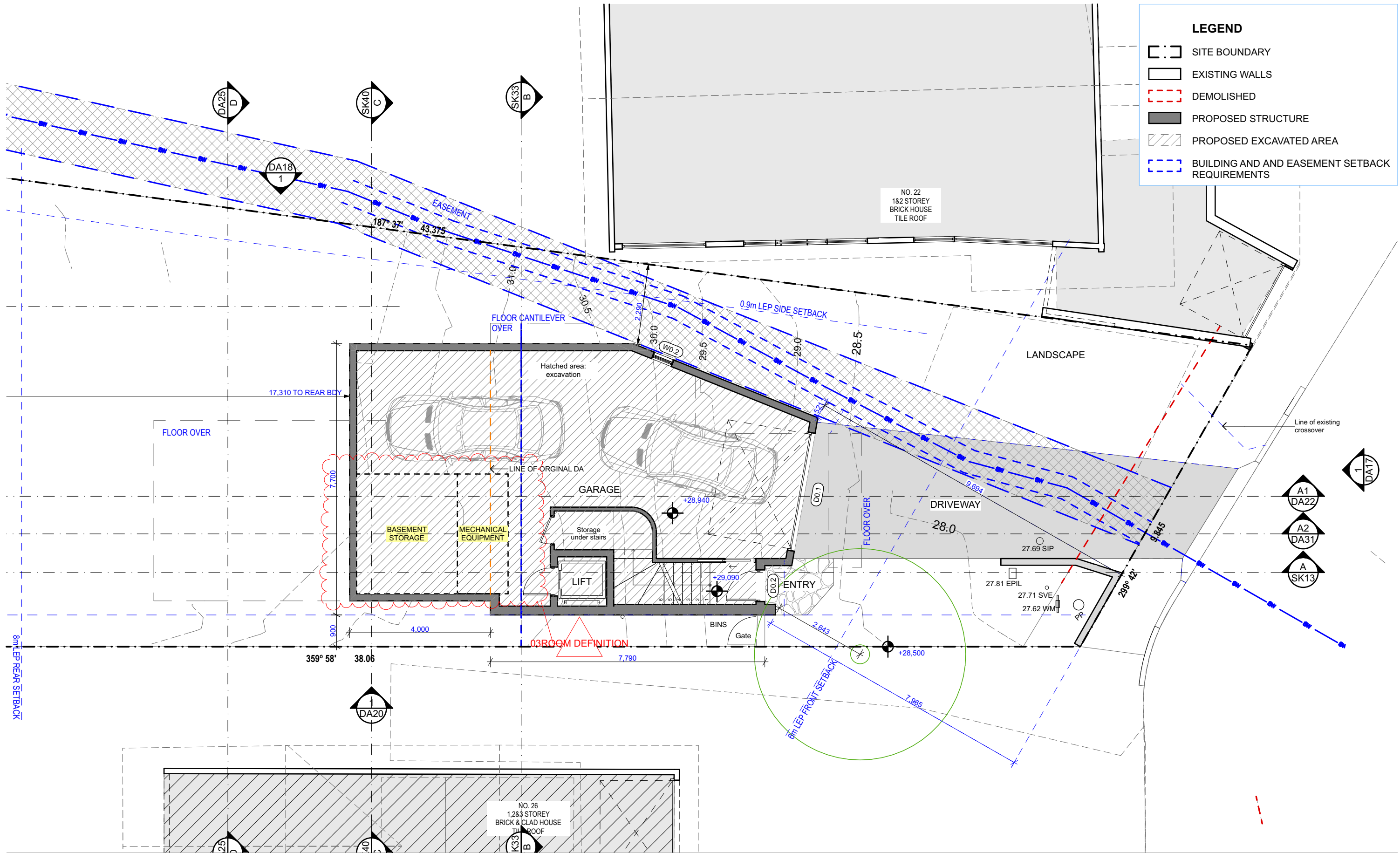
DRAWING NO.

**DA12**

SCALE:

1:200 @ A3





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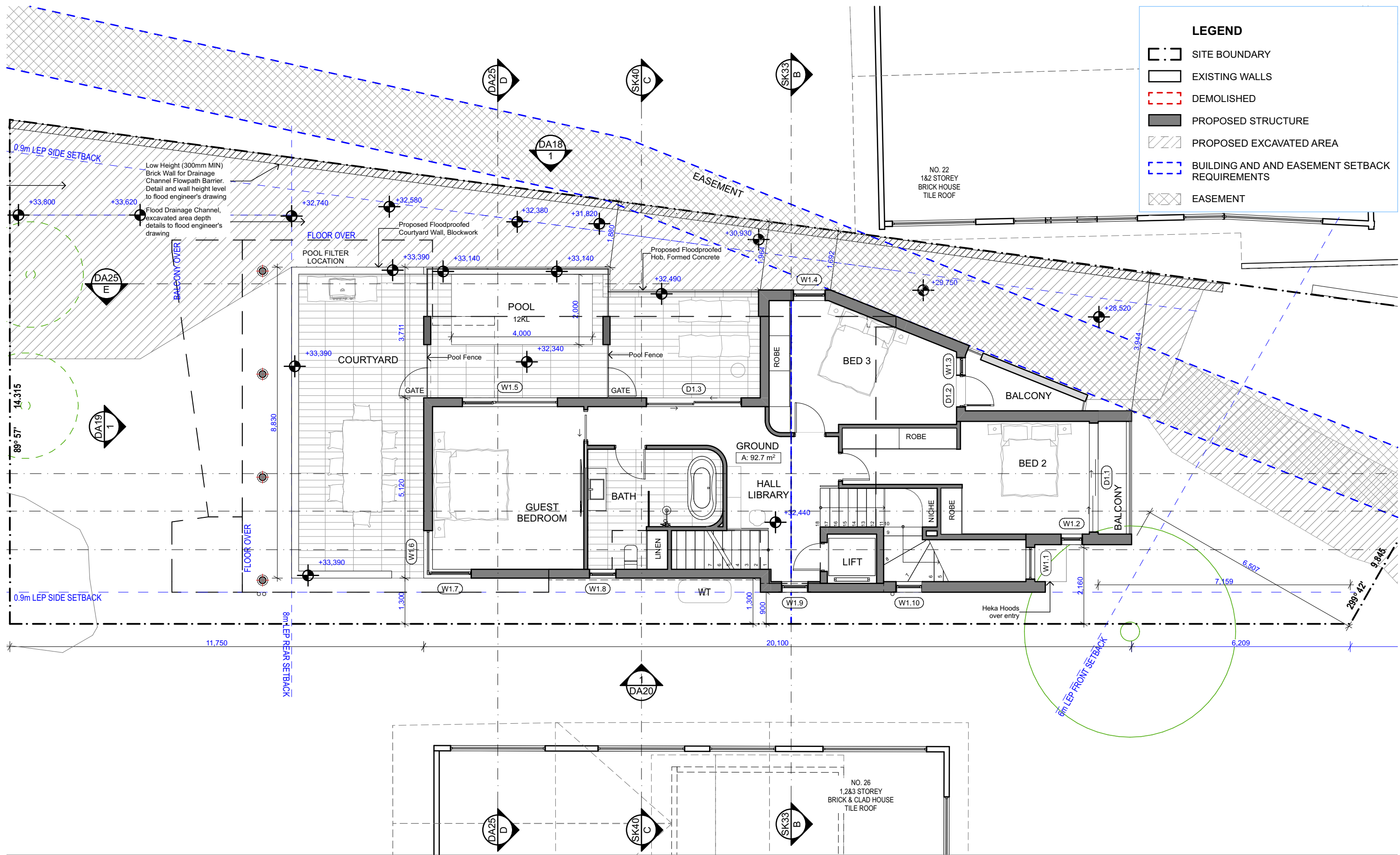
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02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)
03	26/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

**PROJECT DETAILS**  
Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**  
  
Client: **David and Christine LaRose**  
  
Project: **2266**

DRAWING TITLE :  
**PROPOSED GARAGE FLOOR PLAN**  
  
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**03**  
  
DRAWING NO.  
**DA13**  
  
SCALE:  
1:100 @ A3



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REV	DATE	DESCRIPTION
01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

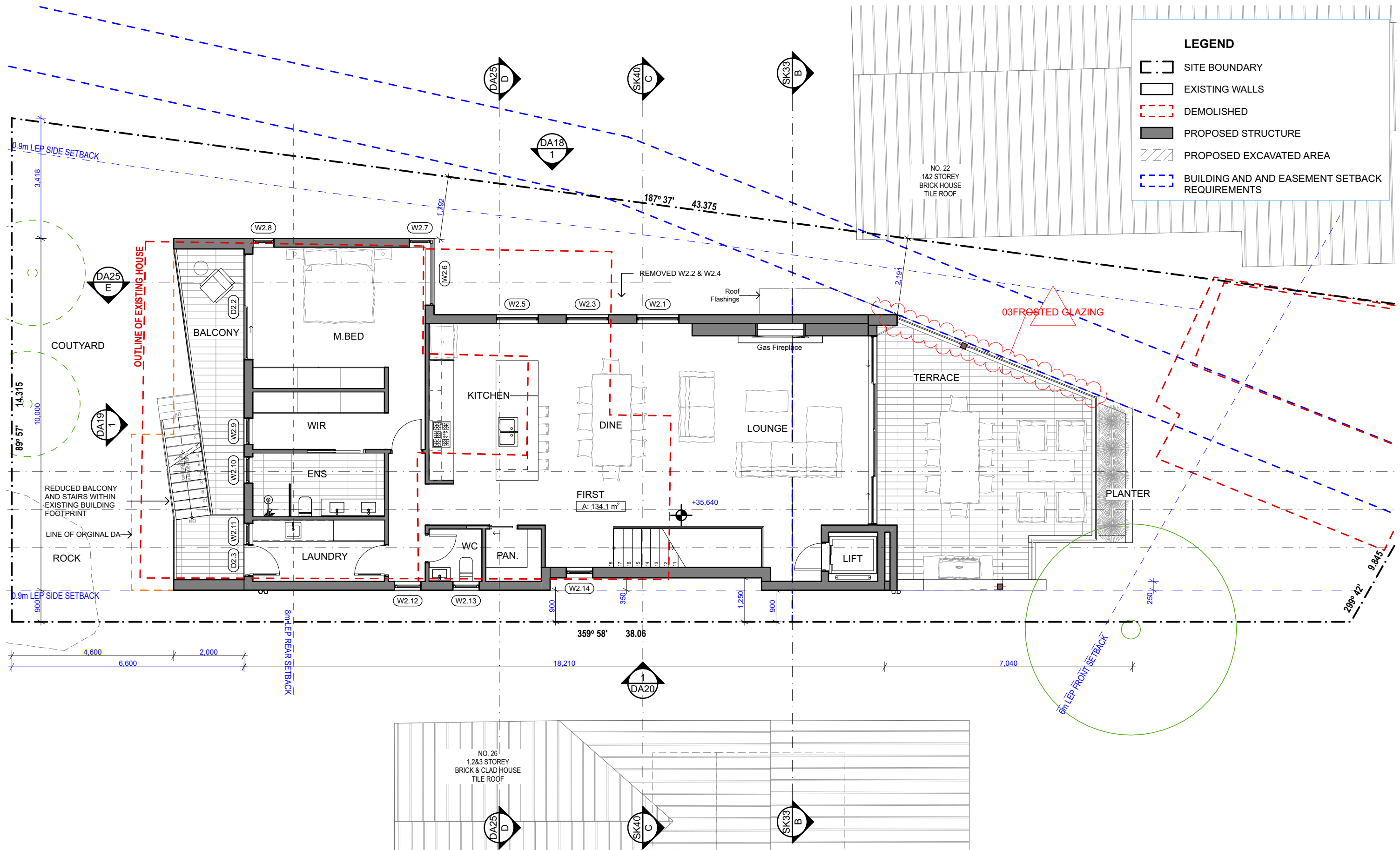
PROJECT DETAILS  
Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**  
Client: **David and Christine LaRose**  
Project: **2266**

DRAWING TITLE :  
**PROPOSED GROUND FLOOR PLAN**  
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**02**  
DRAWING NO.  
**DA14**

SCALE:  
1:100 @ A3





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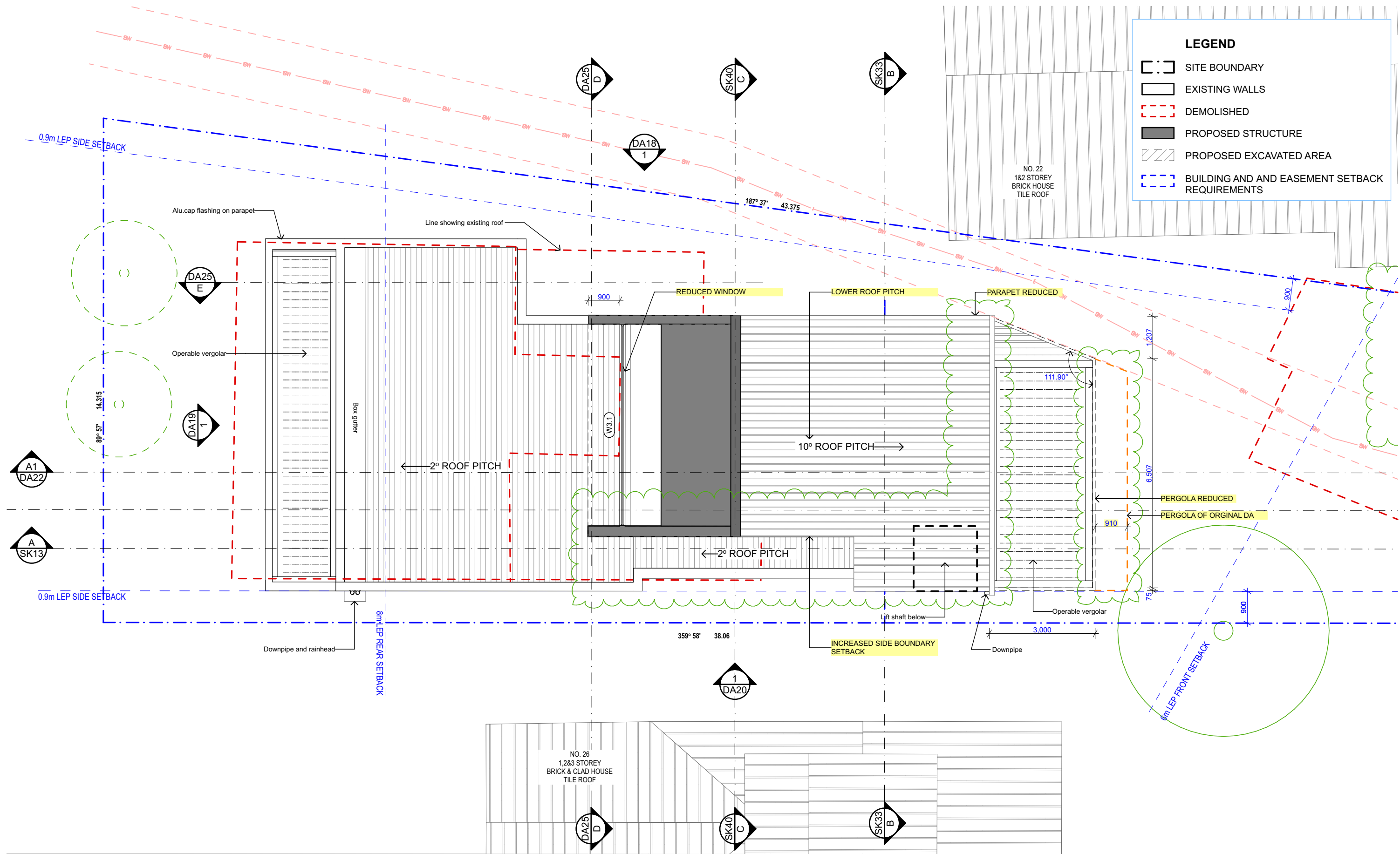
REV	DATE	DESCRIPTION
01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)
03	26/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS  
Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status: **STAGE 1A**  
Client: **David and Christine LaRose**  
Project: **2266**

DRAWING TITLE :  
**PROPOSED FIRST FLOOR PLAN**  
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**03**  
DRAWING NO.  
**DA15**

SCALE:  
1:100 @ A3



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02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

**PROJECT DETAILS**  
Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**  
Client: **David and Christine LaRose**  
Project: **2266**

DRAWING TITLE :  
**PROPOSED ROOF PLAN**  
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**02**  
DRAWING NO.  
**DA16**

**N**  
SCALE:  
1:100 @ A3





LEGEND

- CLD1

Honed Blockwork Stacked
- CLD2

Cemintel Territory™ Woodlands Grey Gum
- CLD3

Cemintel Territory™ Woodlands Ebony
- PS

TIMBER LOOK PRIVACY SCREEN
- TS

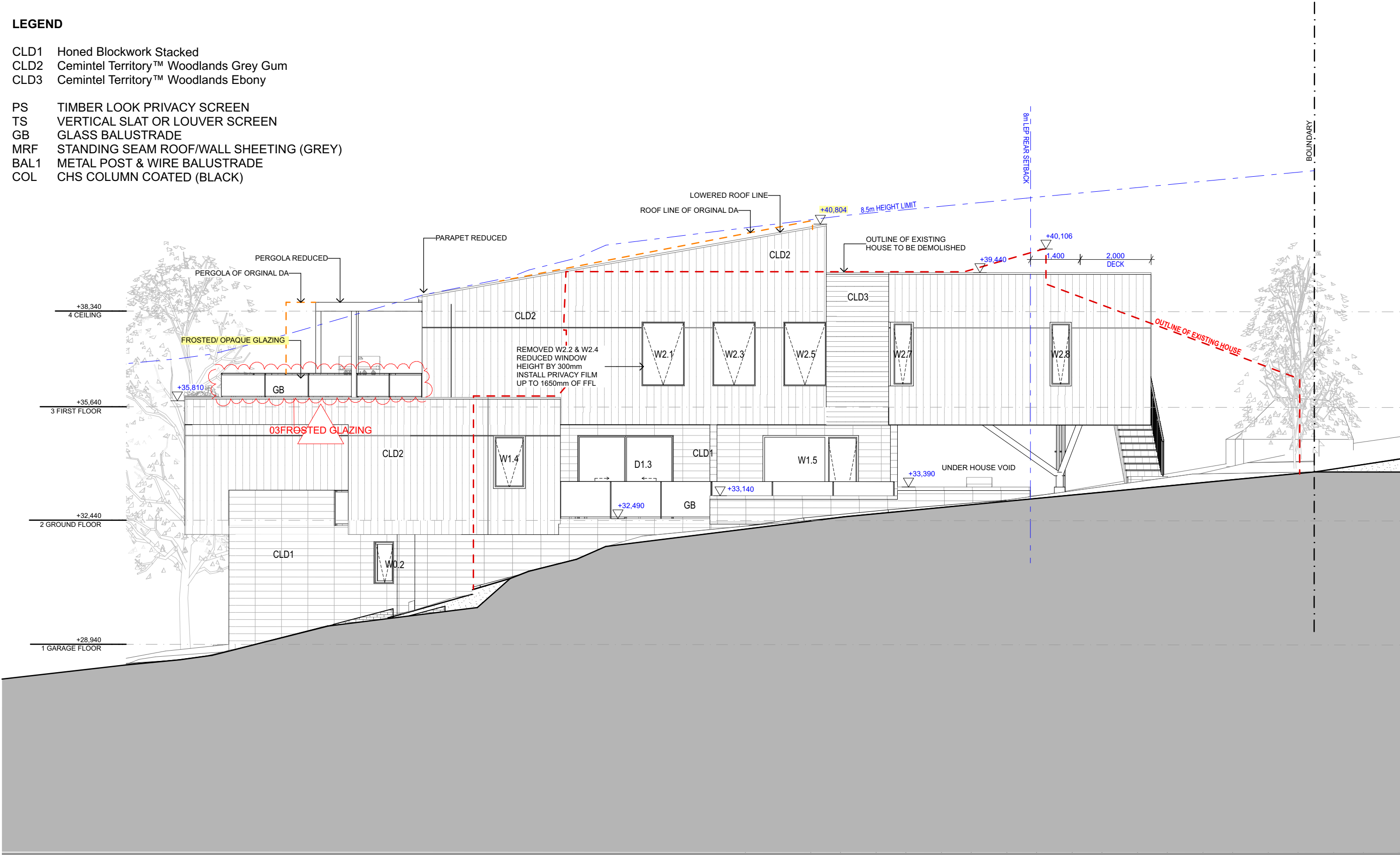
VERTICAL SLAT OR LOUVER SCREEN
- GB

GLASS BALUSTRADE
- MRF

STANDING SEAM ROOF/WALL SHEETING (GREY)
- BAL1

METAL POST & WIRE BALUSTRADE
- COL

CHS COLUMN COATED (BLACK)



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03	26/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

**PROPOSED EAST ELEVATIONS**

PROJECT NAME :

**24 OGILVY ROAD, CLONTARF**

REVISION NO.	<b>03</b>
DRAWING NO.	<b>DA18</b>
SCALE:	<b>1:100 @ A3</b>



LEGEND

- CLD1

Honed Blockwork Stacked
- CLD2

Cemintel Territory™ Woodlands Grey Gum
- CLD3

Cemintel Territory™ Woodlands Ebony
- PS

TIMBER LOOK PRIVACY SCREEN
- TS

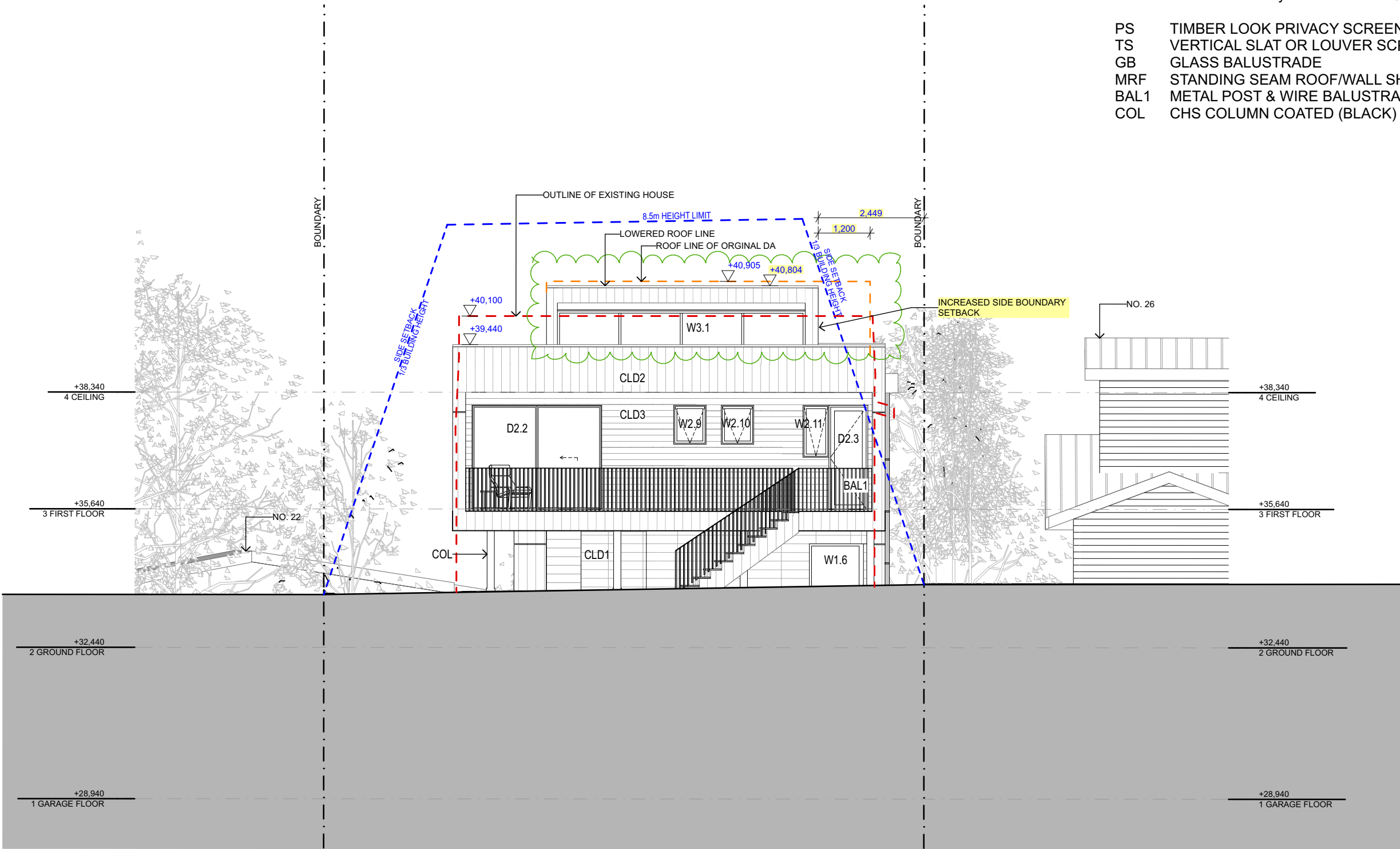
VERTICAL SLAT OR LOUVER SCREEN
- GB

GLASS BALUSTRADE
- MRF

STANDING SEAM ROOF/WALL SHEETING (GREY)
- BAL1

METAL POST & WIRE BALUSTRADE
- COL

CHS COLUMN COATED (BLACK)



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REV	DATE	DESCRIPTION
01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**

Plot Date: **27/8/2025**

Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

**PROPOSED NORTH ELEVATIONS**

PROJECT NAME :

**24 OGILVY ROAD, CLONTARF**

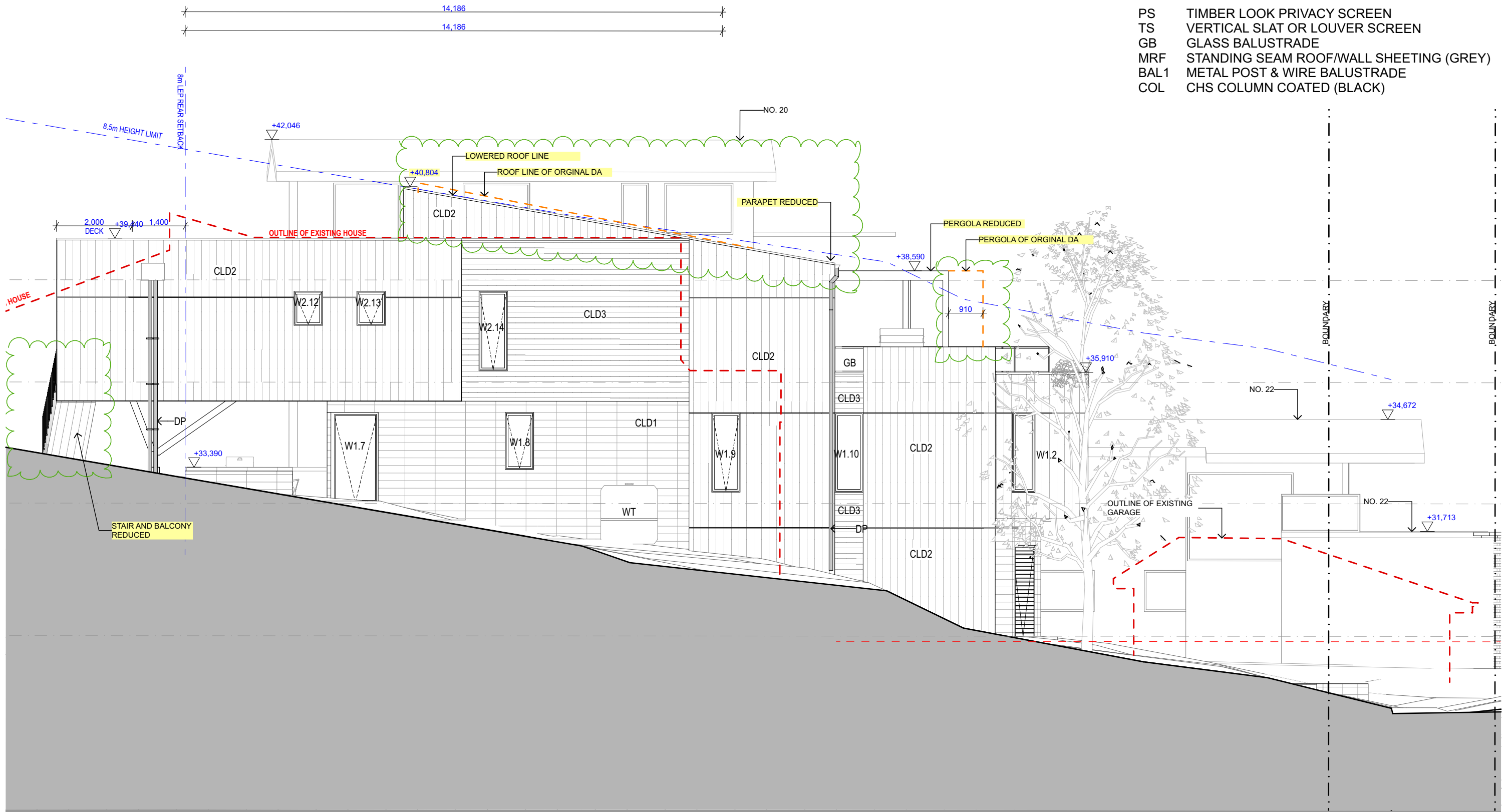
REVISION NO.

**02**

DRAWING NO.

**DA19**

SCALE:  
1:100 @ A3



LEGEND

- CLD1 Honed Blockwork Stacked  
CLD2 Cemintel Territory™ Woodlands Grey Gum  
CLD3 Cemintel Territory™ Woodlands Ebony  
  
PS TIMBER LOOK PRIVACY SCREEN  
TS VERTICAL SLAT OR LOUVER SCREEN  
GB GLASS BALUSTRADE  
MRF STANDING SEAM ROOF/WALL SHEETING (GREY)  
BAL1 METAL POST & WIRE BALUSTRADE  
COL CHS COLUMN COATED (BLACK)

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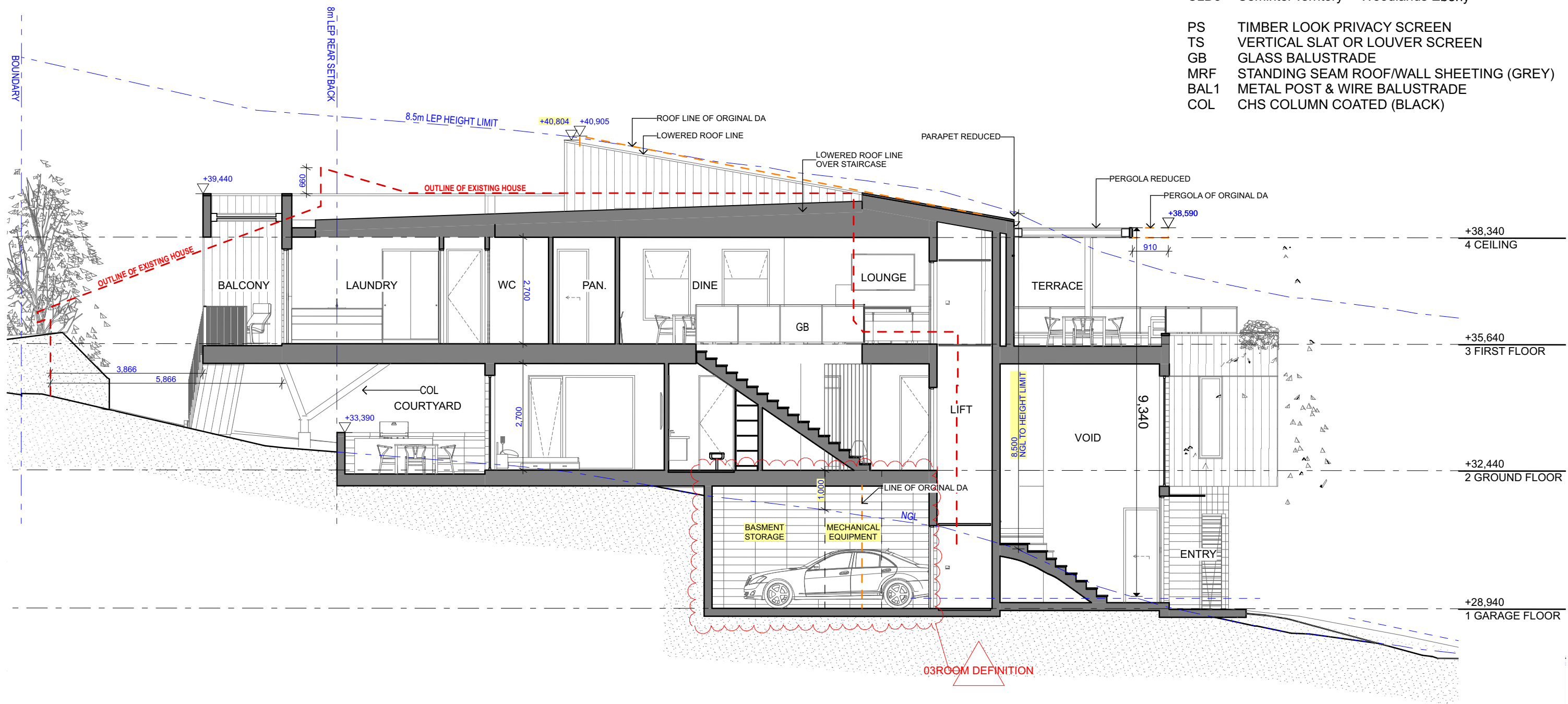
REV	DATE	DESCRIPTION
01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS  
Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**  
  
Client: **David and Christine LaRose**  
  
Project: **2266**

DRAWING TITLE :  
**PROPOSED WEST ELEVATIONS**  
  
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO. <b>02</b>	SCALE: 1:100 @ A3
DRAWING NO. <b>DA20</b>	





LEGEND

- CLD1 Honed Blockwork Stacked  
CLD2 Cemintel Territory™ Woodlands Grey Gum  
CLD3 Cemintel Territory™ Woodlands Ebony
- PS TIMBER LOOK PRIVACY SCREEN  
TS VERTICAL SLAT OR LOUVER SCREEN  
GB GLASS BALUSTRADE  
MRF STANDING SEAM ROOF/WALL SHEETING (GREY)  
BAL1 METAL POST & WIRE BALUSTRADE  
COL CHS COLUMN COATED (BLACK)

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PROJECT DETAILS  
Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**

Client: **David and Christine LaRose**  
Project: **2266**

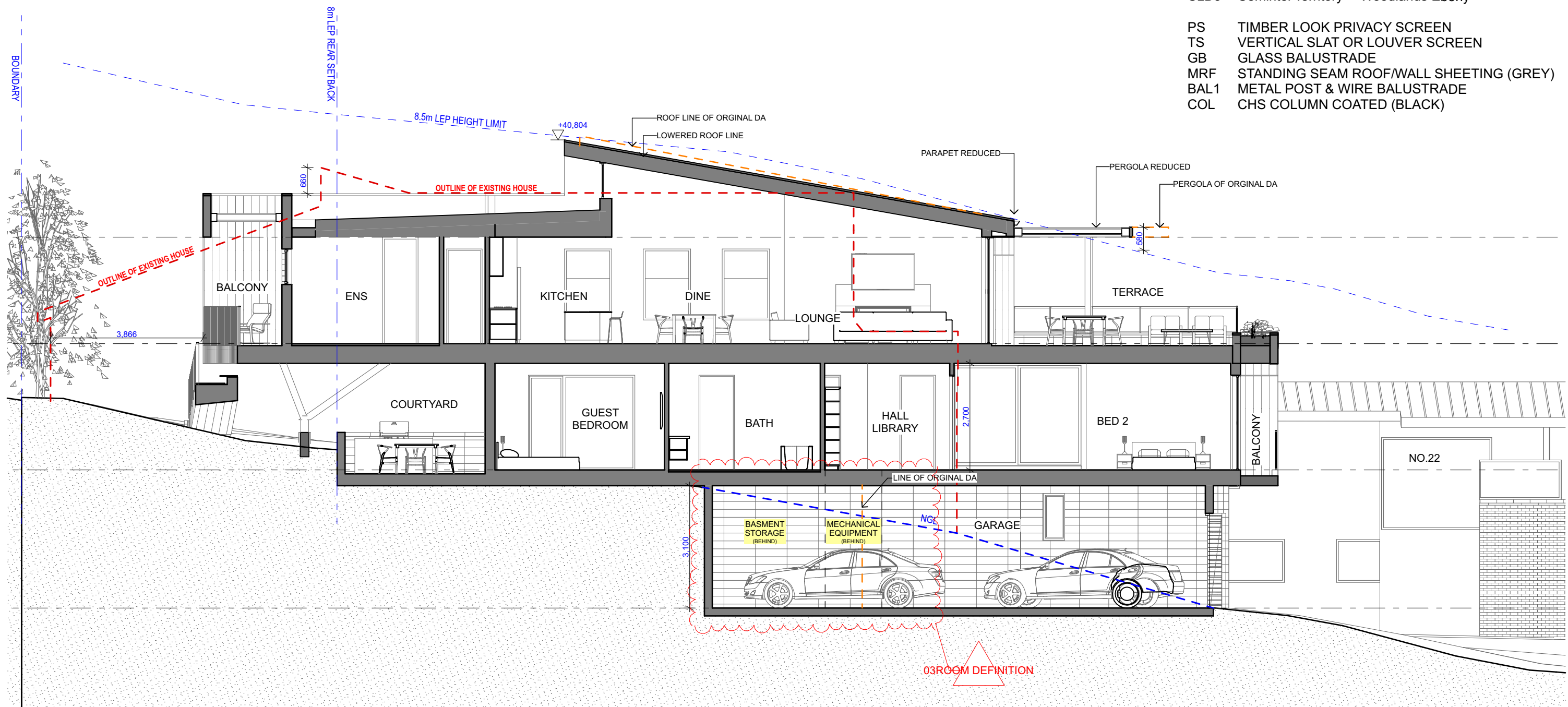
DRAWING TITLE :  
**PROPOSED SECTION A**

PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**03**

DRAWING NO.  
**DA21**

SCALE:  
1:100 @ A3



LEGEND

- CLD1 Honed Blockwork Stacked  
CLD2 Cemintel Territory™ Woodlands Grey Gum  
CLD3 Cemintel Territory™ Woodlands Ebony  
  
PS TIMBER LOOK PRIVACY SCREEN  
TS VERTICAL SLAT OR LOUVER SCREEN  
GB GLASS BALUSTRADE  
MRF STANDING SEAM ROOF/WALL SHEETING (GREY)  
BAL1 METAL POST & WIRE BALUSTRADE  
COL CHS COLUMN COATED (BLACK)

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REV	DATE	DESCRIPTION
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)
03	26/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :  
**PROPOSED SECTION A1**

PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**03**

DRAWING NO.  
**DA22**

SCALE:  
1:100 @ A3



LEGEND

- CLD1

Honed Blockwork Stacked
- CLD2

Cemintel Territory™ Woodlands Grey Gum
- CLD3

Cemintel Territory™ Woodlands Ebony
- PS

TIMBER LOOK PRIVACY SCREEN
- TS

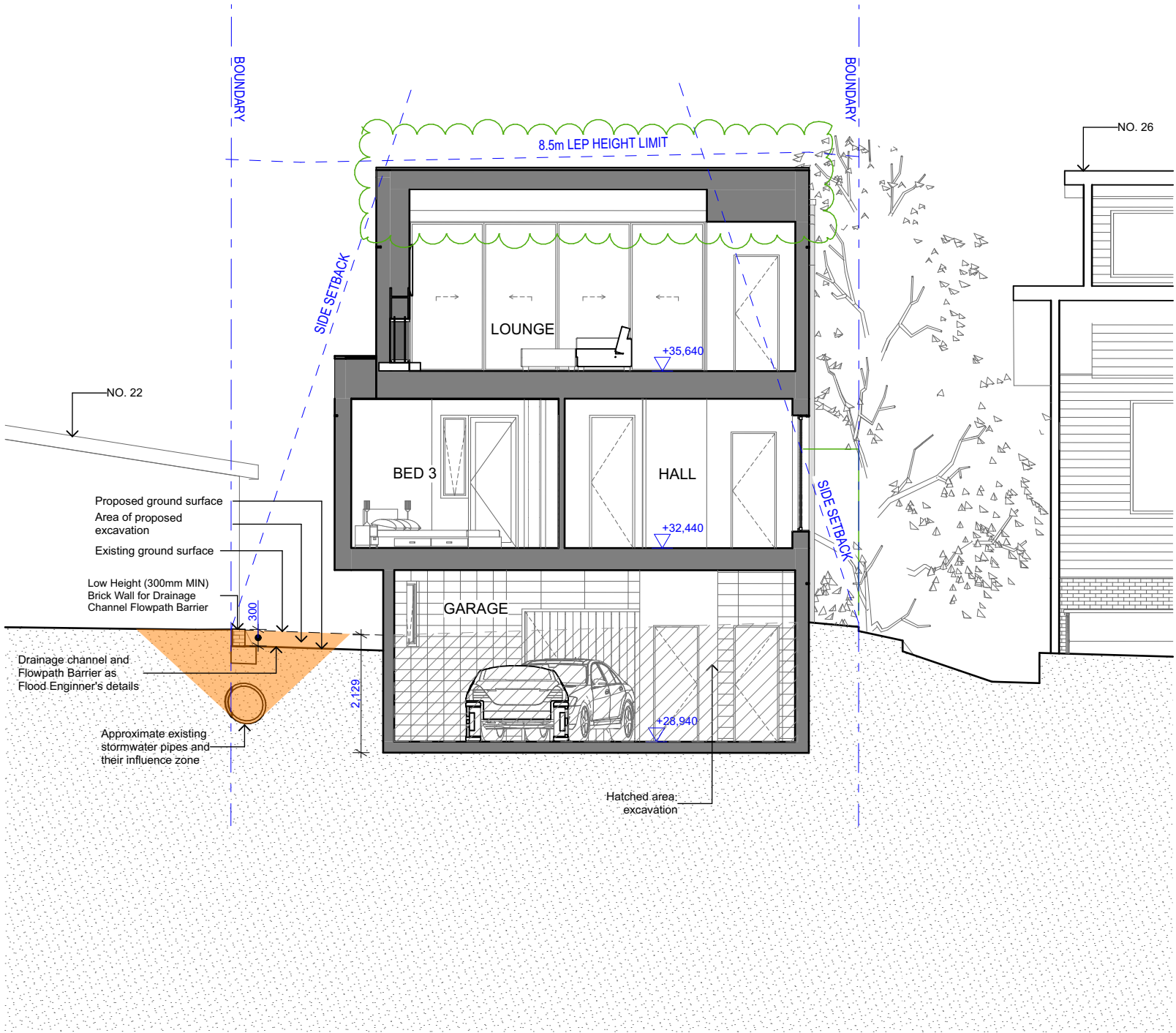
VERTICAL SLAT OR LOUVER SCREEN
- GB

GLASS BALUSTRADE
- MRF

STANDING SEAM ROOF/WALL SHEETING (GREY)
- BAL1

METAL POST & WIRE BALUSTRADE
- COL

CHS COLUMN COATED (BLACK)



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REV	DATE	DESCRIPTION
01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**

Plot Date: **27/8/2025**

Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

**PROPOSED SECTION B**

PROJECT NAME :

**24 OGILVY ROAD, CLONTARF**

REVISION NO.	<b>02</b>
DRAWING NO.	<b>DA23</b>
SCALE:	<b>1:100 @ A3</b>

LEGEND

- CLD1

Honed Blockwork Stacked
- CLD2

Cemintel Territory™ Woodlands Grey Gum
- CLD3

Cemintel Territory™ Woodlands Ebony
- PS

TIMBER LOOK PRIVACY SCREEN
- TS

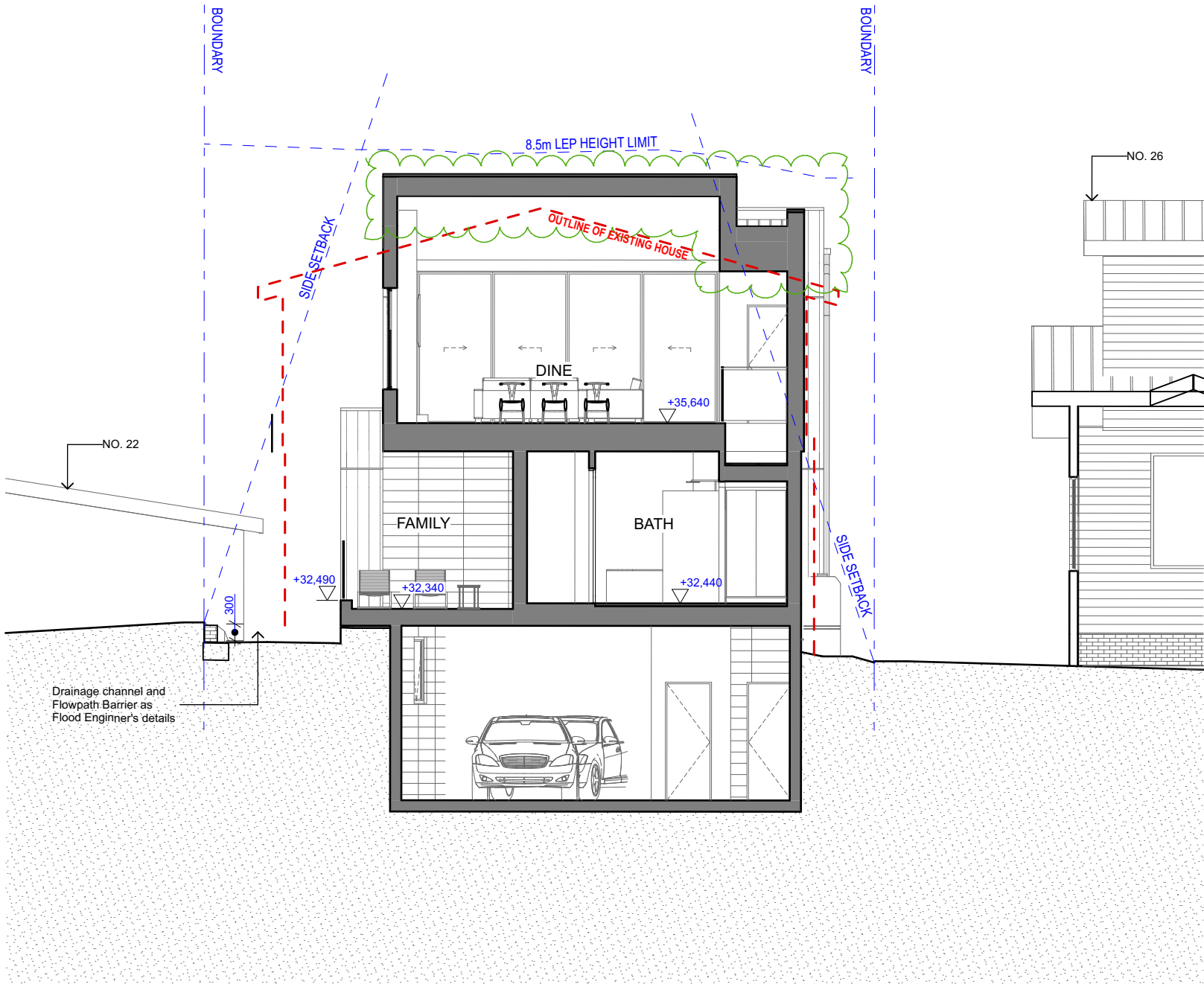
VERTICAL SLAT OR LOUVER SCREEN
- GB

GLASS BALUSTRADE
- MRF

STANDING SEAM ROOF/WALL SHEETING (GREY)
- BAL1

METAL POST & WIRE BALUSTRADE
- COL

CHS COLUMN COATED (BLACK)



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PROJECT DETAILS

Drawn | Checked **JG - JG**

Plot Date: **27/8/2025**

Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

**PROPOSED SECTION C**

PROJECT NAME :

**24 OGILVY ROAD, CLONTARF**

REVISION NO.	
<b>02</b>	
DRAWING NO.	
<b>DA24</b>	
SCALE:	
<b>1:100 @ A3</b>	



LEGEND

- CLD1

Honed Blockwork Stacked
- CLD2

Cemintel Territory™ Woodlands Grey Gum
- CLD3

Cemintel Territory™ Woodlands Ebony
- PS

TIMBER LOOK PRIVACY SCREEN
- TS

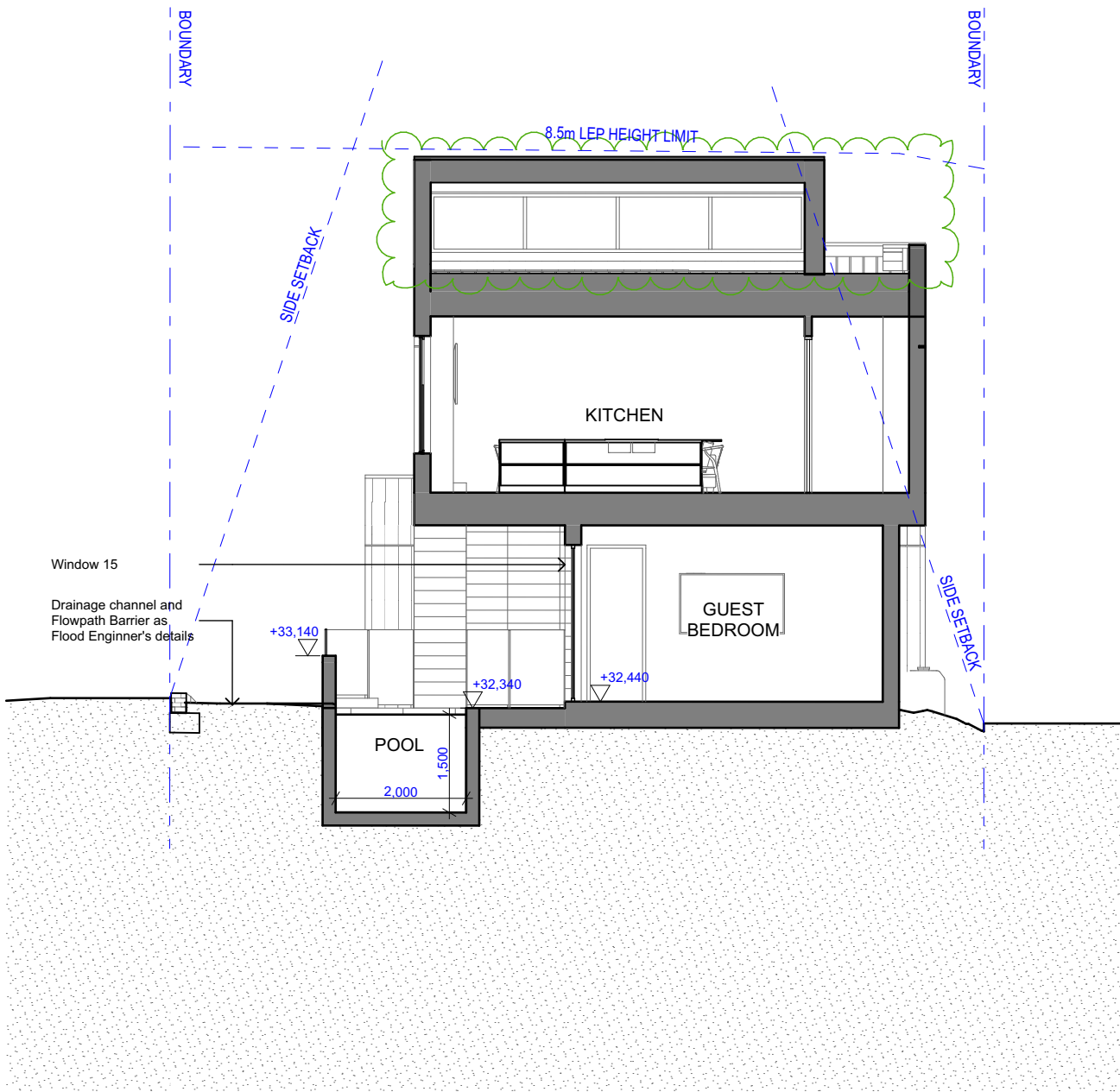
VERTICAL SLAT OR LOUVER SCREEN
- GB

GLASS BALUSTRADE
- MRF

STANDING SEAM ROOF/WALL SHEETING (GREY)
- BAL1

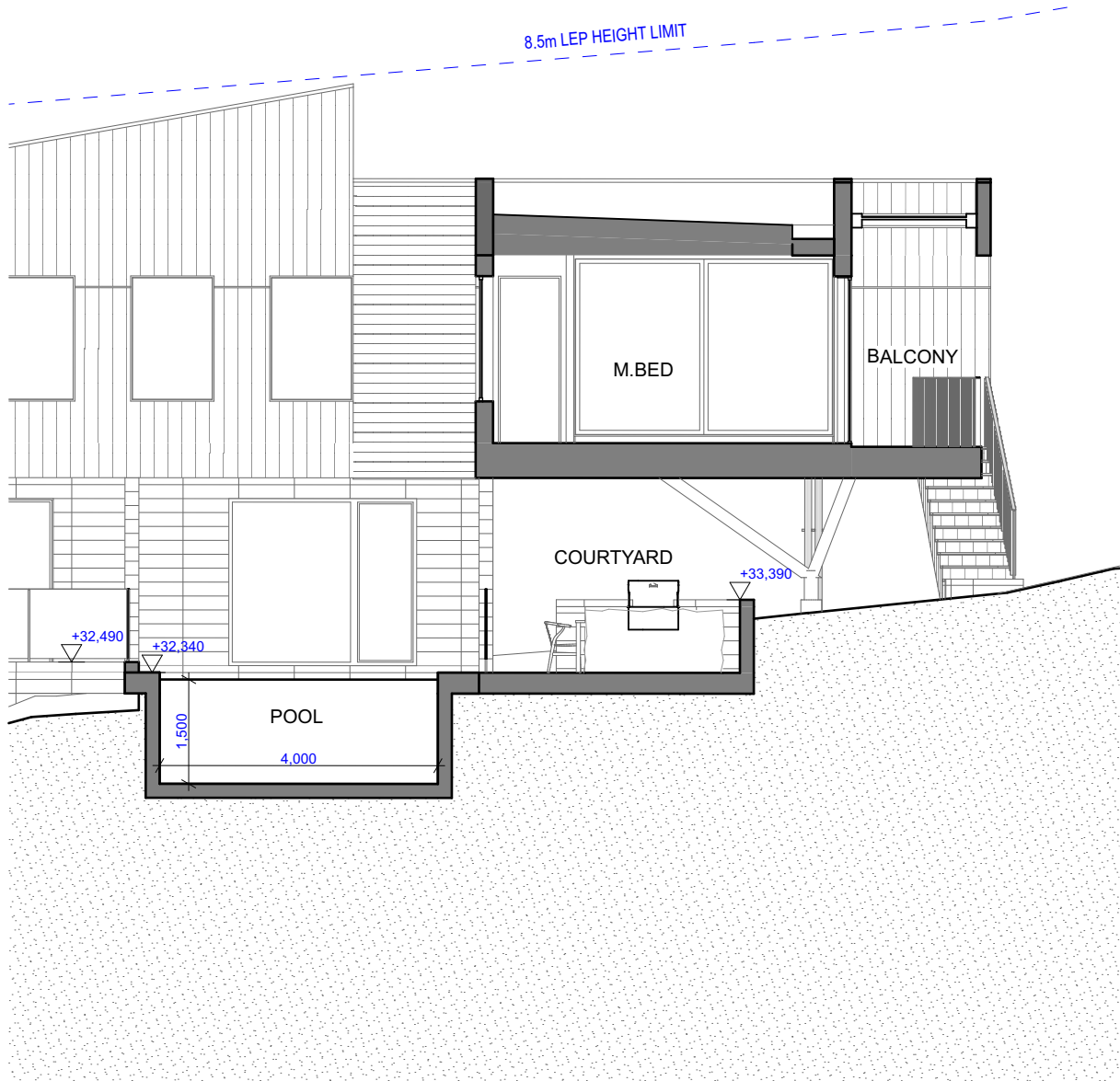
METAL POST & WIRE BALUSTRADE
- COL

CHS COLUMN COATED (BLACK)



2

Section D



3

Section E

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PROJECT DETAILS

Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**  
Client: **David and Christine LaRose**  
Project: **2266**

DRAWING TITLE :

**PROPOSED POOL SECTIONS**

PROJECT NAME :

**24 OGILVY ROAD, CLONTARF**

REVISION NO.

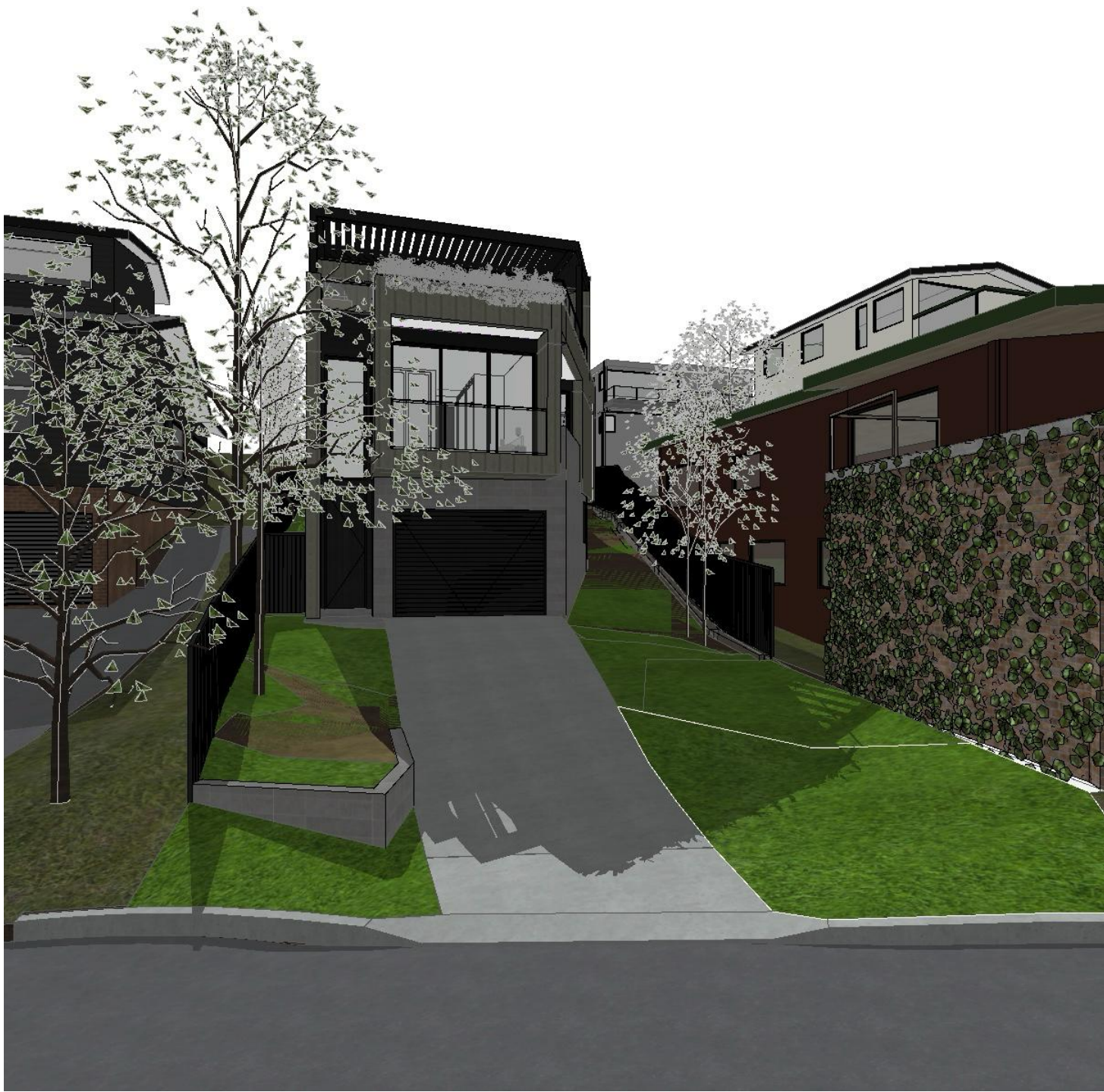
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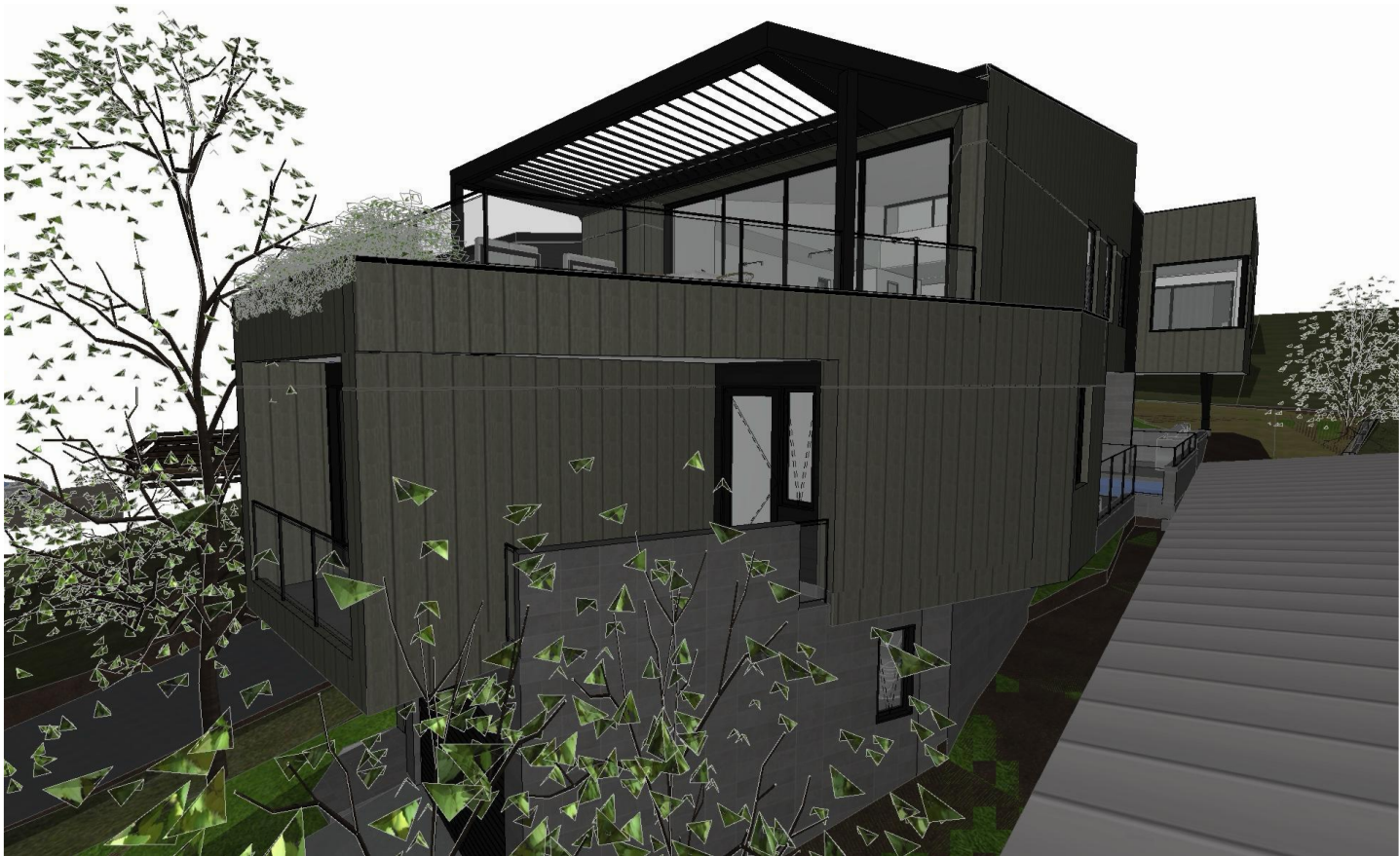
**DA25**

SCALE:  
1:100 @ A3





View from street (south)



View from south east



View from north east

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PROJECT DETAILS

Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :  
**3D VIEWS**

PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO. <b>02</b>	SCALE: @ A3
DRAWING NO. <b>DA26</b>	





Aerial view from east



Aerial view from north west



Aerial view from south

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REV	DATE	DESCRIPTION
01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**

Plot Date: **27/8/2025**

Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

**3D VIEWS**

DRAWING TITLE :

**24 OGILVY ROAD, CLONTARF**

REVISION NO.

**02**

DRAWING NO.

**DA27**

SCALE:

@ A3





LEGEND  
8.5M DCP HEIGHT LIMIT



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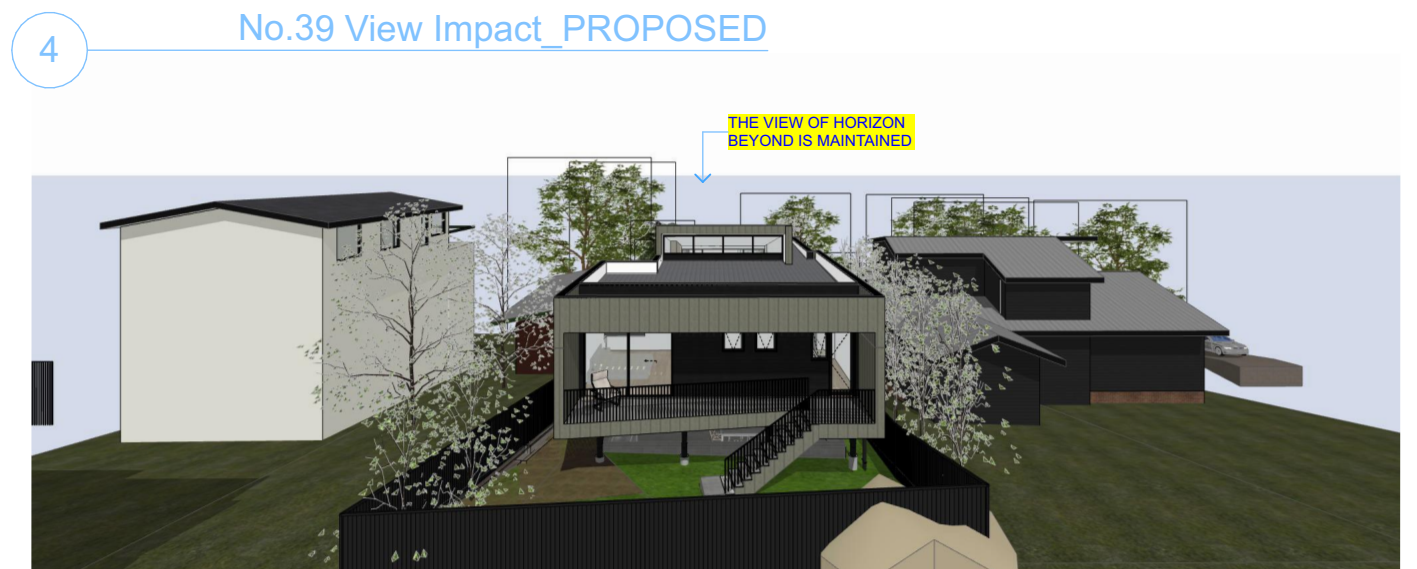
REV	DATE	DESCRIPTION
01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS  
Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**  
  
Client: **David and Christine LaRose**  
  
Project: **2266**

DRAWING TITLE :  
**HEIGHT LIMIT STUDY**  
  
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO. <b>02</b>	SCALE: @ A3
DRAWING NO. <b>DA28</b>	





**LEGEND**  
 [Orange Outline] OVERLAY OF PROPOSED BUILDING  
 THE 3D IMAGES ARE ACCURATELY MODELLED BASED ON THE DETAIL SURVEY PLAN.

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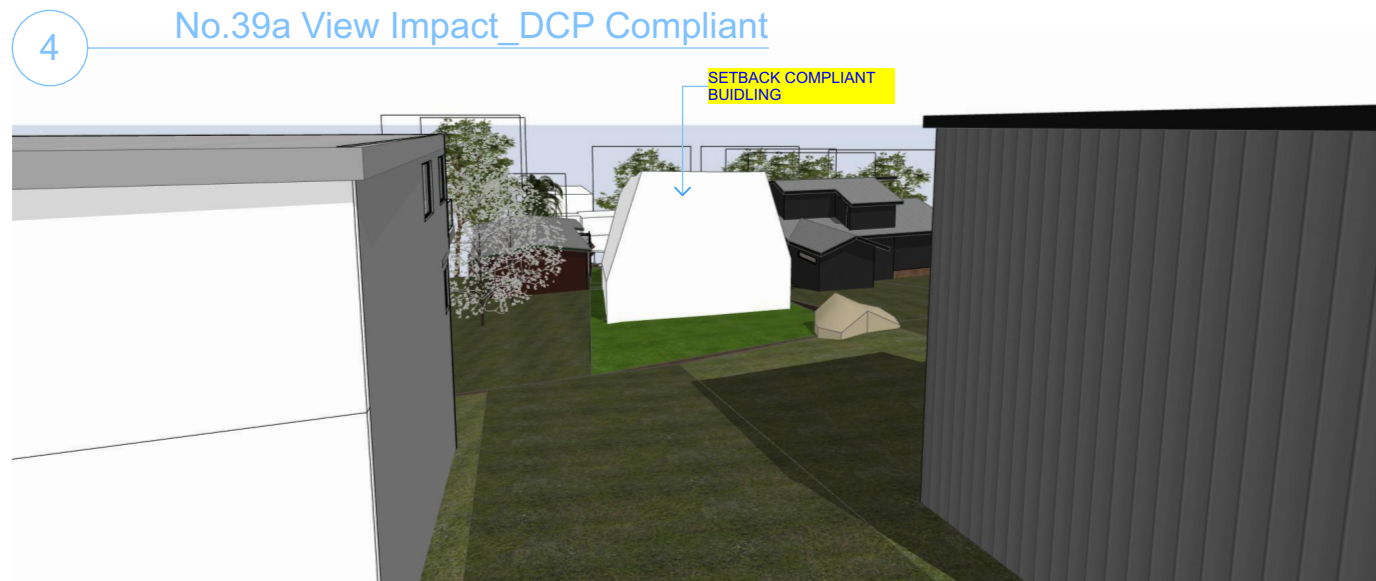
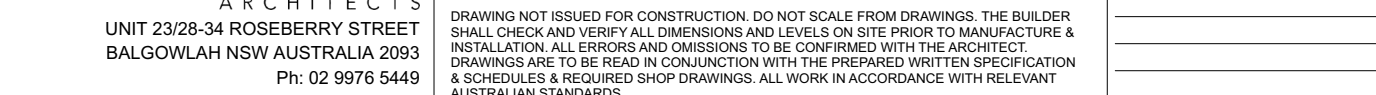
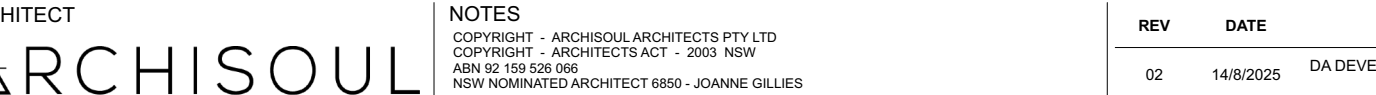
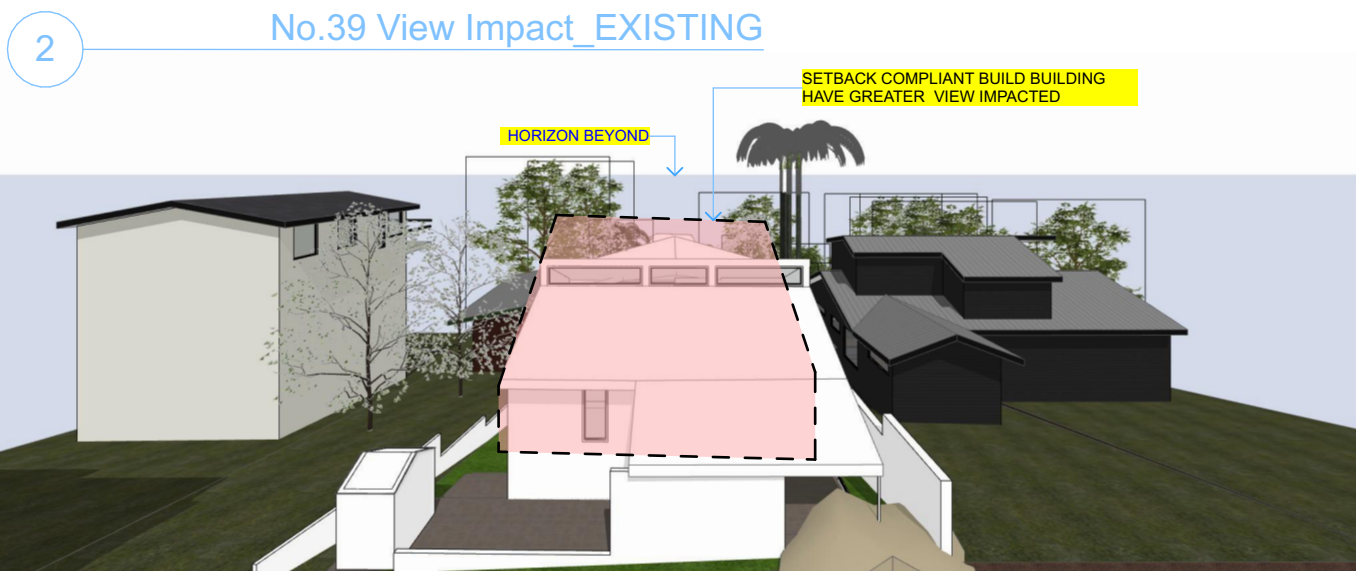
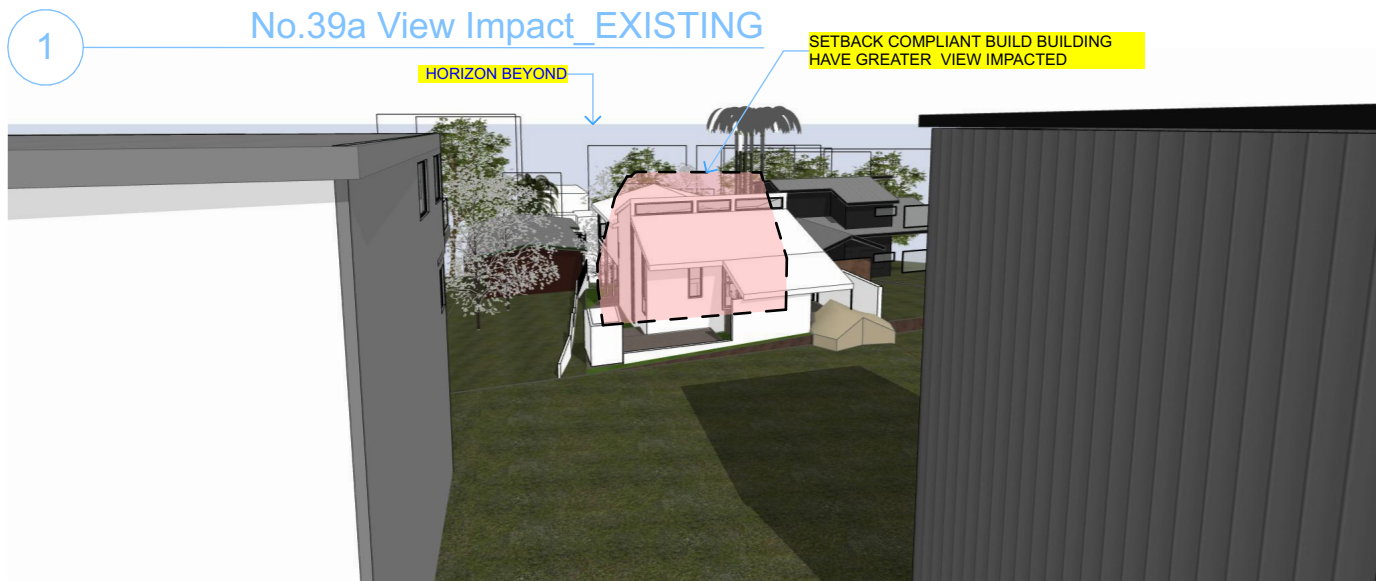
REV	DATE	DESCRIPTION
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

**PROJECT DETAILS**  
 Drawn | Checked **JG - JG**  
 Plot Date: **27/8/2025**  
 Project Status **STAGE 1A**  
 Client: **David and Christine LaRose**  
 Project: **2266**

DRAWING TITLE :  
**VIEW IMPACT ANALYSIS**  
 PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**02**  
 DRAWING NO.  
**DA29**  
 SCALE:  
 1:400 @ A3





**LEGEND**

OVERLAY OF SETBACK COMPLAINT BUILDING

THE 3D IMAGES ARE ACCURATELY MODELLED BASED ON THE DETAIL SURVEY PLAN.

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REV	DATE	DESCRIPTION
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

**PROJECT DETAILS**

Drawn | Checked **JG - JG**

Plot Date: **27/8/2025**

Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

**VIEW IMPACT ANALYSIS**

PROJECT NAME :

**24 OGILVY ROAD, CLONTARF**

REVISION NO.

**02**

DRAWING NO.

**DA30**

SCALE:

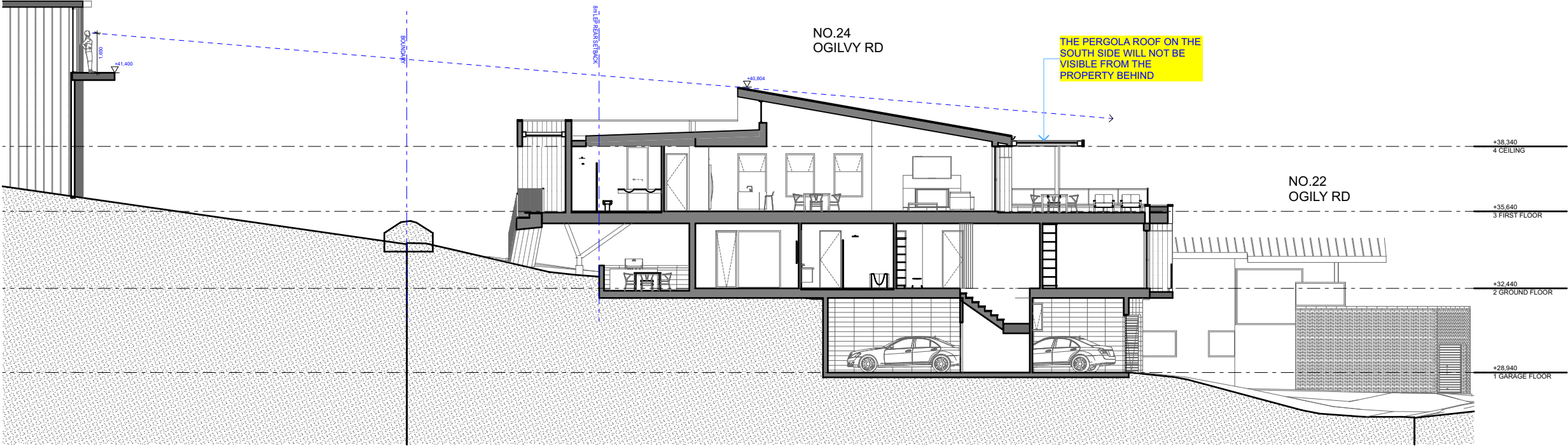
**1:400 @ A3**





No.41 View Impact\_PROPOSED

NO.41  
CUTLER RD



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REV	DATE	DESCRIPTION
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS  
Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**  
Client: **David and Christine LaRose**  
Project: **2266**

DRAWING TITLE :  
**VIEW IMPACT ANALYSIS**  
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.  
**02**  
DRAWING NO.  
**DA31**  
SCALE:  
1:200, 1:256.72  
@ A3





1 VIEW OUT FROM DINING ROOM

**NOTES:**  
 The proposed dwelling poses very limited privacy impact to the properties to the east. The outlook from the proposed windows is mostly toward bushes and the blank wall of No. 20. As the top level of No. 20 is elevated, the privacy impact on No. 20 is minimal.



EXISTING PHOTOGRAPHS OF VIEW TOWARDS EAST


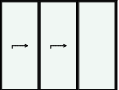


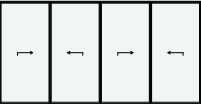
REV	DATE	DESCRIPTION
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)



PROJECT DETAILS	
Drawn   Checked	<b>JG - JG</b>
Plot Date:	<b>27/8/2025</b>
Project Status	<b>STAGE 1A</b>
Client:	<b>David and Christine LaRose</b>
Project:	<b>2266</b>

DRAWING TITLE :	
<b>PRIVACY VIEW ANALYSIS</b>	
PROJECT NAME :	
<b>24 OGILVY ROAD, CLONTARF</b>	

REVISION NO.	<b>02</b>	SCALE: 1:338.18 @ A3
DRAWING NO.	<b>DA32</b>	



DOOR SCHEDULE						
ID	D0.1	D0.2	D1.1	D1.2	D1.3	D2.1
TYPE	PANELIFT	HINGED	SLIDING	HINGED	STACKER	STACKER
LEVEL	GARAGE FLOOR	GARAGE FLOOR	GARAGE FLOOR	GROUND FL	GARAGE FLOOR	GROUND FLOOR
ROOM	GARAGE	ENTRY	BED 2	BED 3	HALLWAY	LOUNGE
ELEVATION VIEW (EXTERNAL)						
AREA (m2)	8.16	2.43	7.44	2.16	6.48	14.45
FRAME WIDTH x HEIGHT (mm)	3,400×2,400	900×2,700	3,100×2,400	900×2,400	2,700×2,400	5,350×2,700
ORIENTATION	SOUTH	SOUTH	SOUTH	SOUTH	EAST	SOUTH
GLAZING	None	None	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE
FRAME	Aluminium	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed
BASIX THERMAL REQUIREMENTS	n/a	n/a	(Group B) U-Value 4.30 or less & SHCG 0.53 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group B) U-Value 4.30 or less & SHCG 0.53 +/- 5%	(Group B) U-Value 4.30 or less & SHCG 0.53 +/- 5%
BASIX SHADING REQUIREMENT	None	None	None	None	None	None
FLY SCREENS	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BAL RATING	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40
NOTES						

DOOR SCHEDULE		
ID	D2.2	D2.3
TYPE	STACKER	HINGED
LEVEL	FIRST FLOOR	FIRST FLOOR
ROOM	M.BED	LAUNDRY
ELEVATION VIEW (EXTERNAL)		
AREA (m2)	7.20	2.16
FRAME WIDTH x HEIGHT (mm)	3,000×2,400	900×2,400
ORIENTATION	NORTH	NORTH
GLAZING	Double Glazed LowE	Double Glazed LowE
FRAME	Aluminium Framed	Aluminium Framed
BASIX THERMAL REQUIREMENTS	(Group B) U-Value 4.30 or less & SHCG 0.53 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%
BASIX SHADING REQUIREMENT	None	None
FLY SCREENS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BAL RATING	BAL-29	BAL-29
NOTES		

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REV	DATE	DESCRIPTION
01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**  
  
Client: **David and Christine LaRose**  
  
Project: **2266**

DRAWING TITLE :  
**PROPOSED DOOR SCHEDULES**  
  
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

REVISION NO.	<b>02</b>	
DRAWING NO.	<b>DA33</b>	SCALE: 1:1 @A3



WINDOW SCHEDULE										
ID	W0.2	W1.1	W1.2	W1.3	W1.4	W1.5	W1.6	W1.7	W1.8	W1.9
TYPE		FIXED	FIXED	AWNING	AWNING	AWNING	FIXED	AWNING	AWNING	AWNING
LEVEL	GARAGE FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR	GROUND FLOOR
ROOM		ENTRY VOID		BED 3	BED 3	GUEST BED	GUEST BED	GUEST BED	BATH	HALLWAY
ELEVATION VIEW (EXTERNAL)										
AREA (m2)	0.71	2.52	1.26	0.75	1.35	6.48	2.88	2.88	1.13	1.58
FRAME WIDTH x HEIGHT (mm)	600×1,180	900×2,800	600×2,100	500×1,500	900×1,500	2,700×2,400	1,200×2,400	1,200×2,400	750×1,500	750×2,100
ORIENTATION	WEST	SOUTH	WEST	SOUTH	EAST	EAST	NORTH	WEST	WEST	WEST
GLAZING	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE
FRAME	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed
BASIX THERMAL REQUIREMENTS	n/a	(Group B) U-Value 4.30 or less & SHCG 0.53 +/- 5%	(Group B) U-Value 4.30 or less & SHCG 0.53 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group B) U-Value 4.30 or less & SHCG 0.53 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%
BASIX SHADING REQUIREMENT	None	None	None	None	None	None	None	None	None	None
FLY SCREENS	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BAL RATING	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-29	BAL-40	BAL-40	BAL-40

WINDOW SCHEDULE										
ID	W1.10	W2.1	W2.3	W2.5	W2.6	W2.7	W2.8	W2.9	W2.10	W2.11
TYPE	FIXED	AWNING	AWNING	AWNING	FIXED	AWNING	AWNING	AWNING	AWNING	AWNING
LEVEL	GROUND FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR
ROOM	ENTRY STAIR	DINE	DINE	KITCHEN	M.BED	M.BED	M.BED	WIR	ENSUITE	LAUNDRY
ELEVATION VIEW (EXTERNAL)										
AREA (m2)	1.58	2.16	2.16	2.16	3.24	1.08	1.08	0.68	0.68	0.72
FRAME WIDTH x HEIGHT (mm)	750×2,100	1,200×1,800	1,200×1,800	1,200×1,800	1,800×1,800	600×1,800	600×1,800	750×900	750×900	600×1,200
ORIENTATION	WEST	EAST	EAST	EAST	SOUTH	EAST	EAST	NORTH	NORTH	NORTH
GLAZING	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE
FRAME	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed
BASIX THERMAL REQUIREMENTS	(Group B) U-Value 4.30 or less & SHCG 0.53 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%
BASIX SHADING REQUIREMENT	None	None	None	None	None	None	None	None	None	None
FLY SCREENS	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>
BAL RATING	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-40	BAL-29	BAL-29	BAL-29

WINDOW SCHEDULE				
ID	W2.12	W2.13	W2.14	W3.1
TYPE	AWNING	AWNING	AWNING	FIXED
LEVEL	FIRST FLOOR	FIRST FLOOR	FIRST FLOOR	CEILING
ROOM	HALLWAY			
ELEVATION VIEW (EXTERNAL)				
AREA (m2)	0.68	0.68	1.58	5.16
FRAME WIDTH x HEIGHT (mm)	750×900	750×900	750×2,100	5,730×900
ORIENTATION	WEST	WEST	WEST	NORTH
GLAZING	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE	Double Glazed LowE
FRAME	Aluminium Framed	Aluminium Framed	Aluminium Framed	Aluminium Framed
BASIX THERMAL REQUIREMENTS	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group A) U-Value 4.30 or less & SHCG 0.47 +/- 5%	(Group B) U-Value 4.30 or less & SHCG 0.53 +/- 5%
BASIX SHADING REQUIREMENT	None	None	None	None
FLY SCREENS	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input checked="" type="checkbox"/>	<input type="checkbox"/>
BAL RATING	BAL-40	BAL-40	BAL-40	BAL-29

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REV	DATE	DESCRIPTION
01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**

Plot Date: **27/8/2025**

Project Status **STAGE 1A**

Client: **David and Christine LaRose**

Project: **2266**

DRAWING TITLE :

PROPOSED WINDOW SCHEDULES

PROJECT NAME :

24 OGILVY ROAD, CLONTARF

REVISION NO.

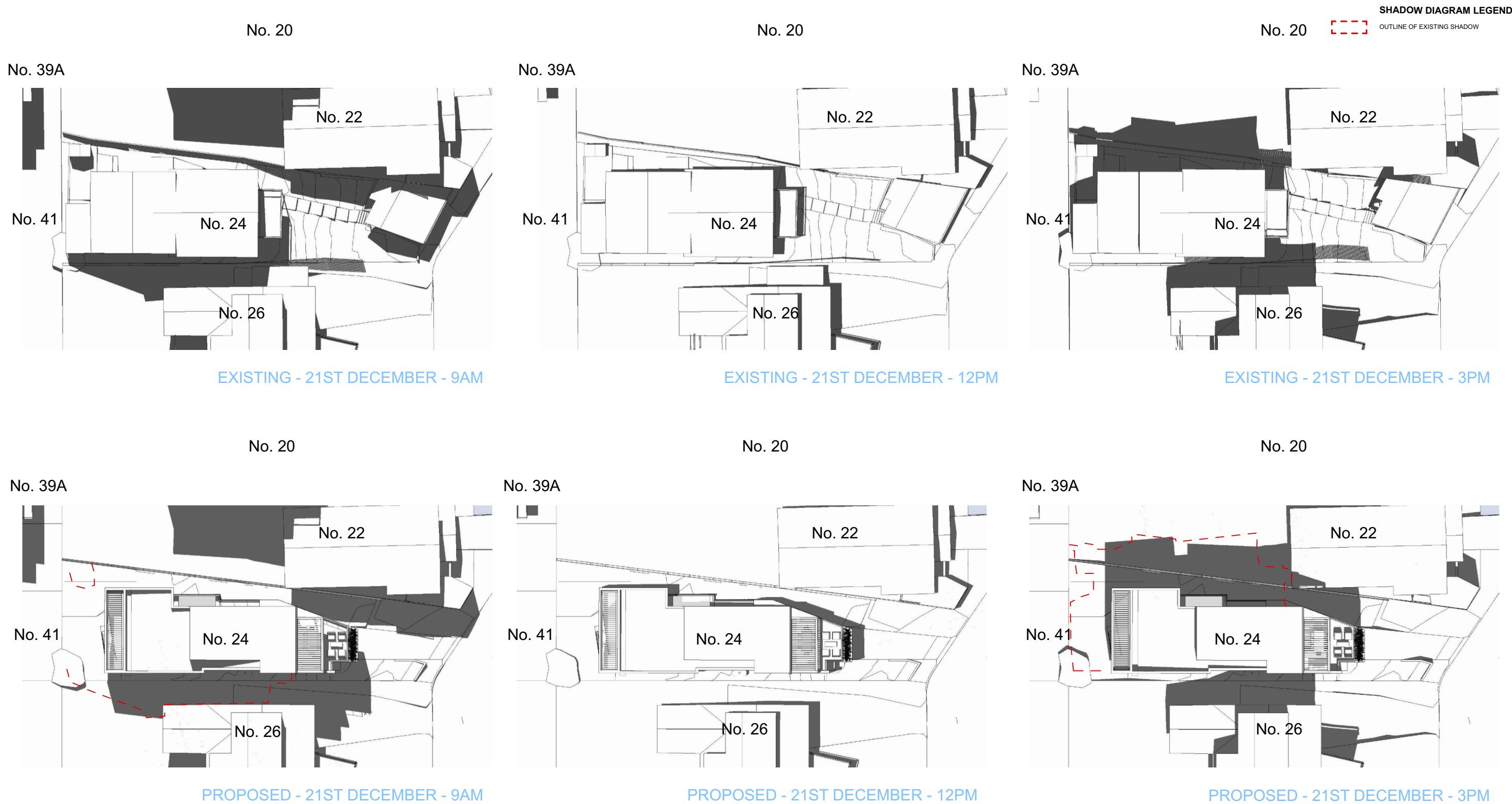
02

DRAWING NO.

DA34

SCALE:

1:1.13 @ A3







1

EXISTING - 21ST JUNE - 9AM



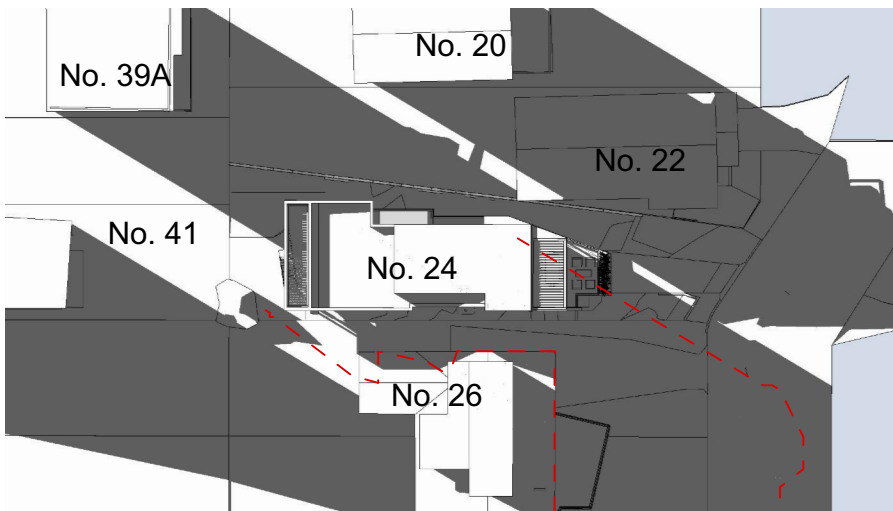
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EXISTING - 21ST JUNE - 12PM



3

EXISTING - 21ST JUNE - 3PM



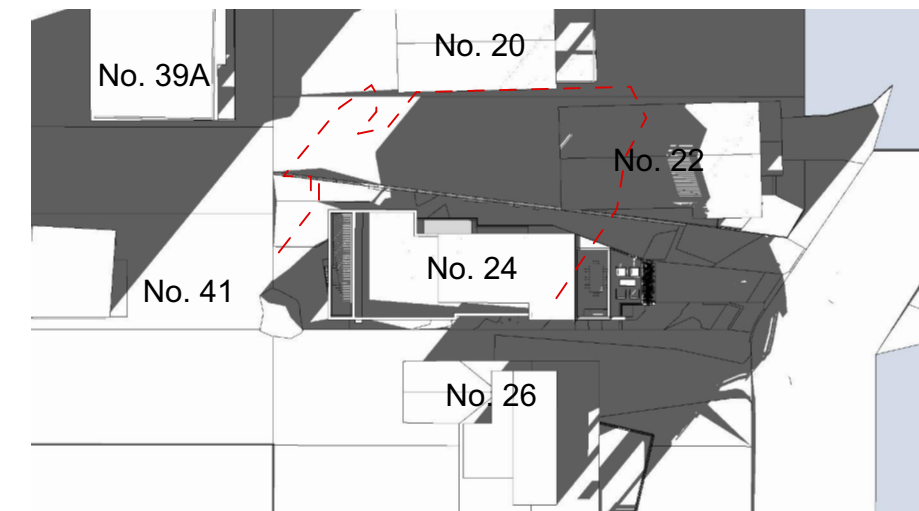
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PROPOSED - 21ST JUNE - 9AM



5

PROPOSED - 21ST JUNE - 12PM



6

PROPOSED - 21ST JUNE - 3PM





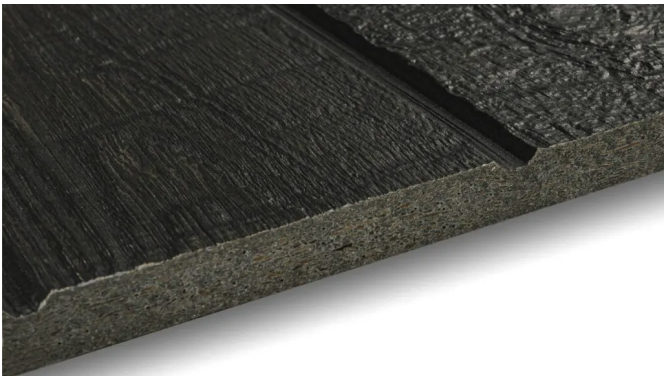
CLD1 - Honed Blockwork Stacked



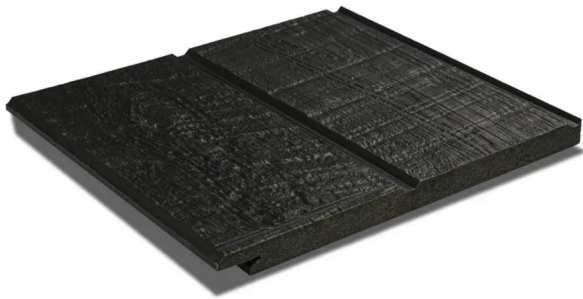
Driveway - Sandblast concrete with gap between slabs



CLD2 - Cemintel Territory™ Woodlands Grey Gum



CLD3 - Cemintel Territory™ Woodlands Ebony



Vergola system - Black

Note - configuration, colours and finishes are for illustration purposes only.

REV	DATE	DESCRIPTION
01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)





Cemintel Territory Cladding  
- BAL 40 compliant  
- Pre-formed corner finish, aluminium corner trim can be avoided  
- Pre-finished

Honed Blockwork, stacked

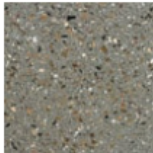


### MASONRY HONED

L: 390mm x D: 190mm x H: 190mm



EBONY



STEEL

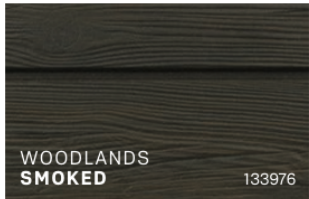


FOSSIL

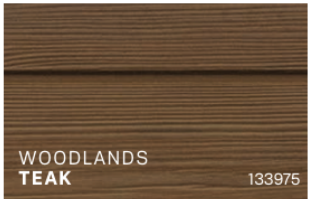


### Colour Palette

#### WOODLANDS



WOODLANDS  
SMOKED 133976



WOODLANDS  
TEAK 133975



WOODLANDS  
GREY GUM 472376



WOODLANDS  
EBONY 163108



WOODLANDS  
BIRCH 472366



WOODLANDS  
LIMED 163175



WOODLANDS  
KWILLA SLATS 472361

ARCHITECT  
**ARCHISOUL**  
ARCHITECTS  
UNIT 23/28-34 ROSEBERRY STREET  
BALGOWLAH NSW AUSTRALIA 2093  
Ph: 02 9976 5449  
www.archisoul.com.au

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REV	DATE	DESCRIPTION
01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

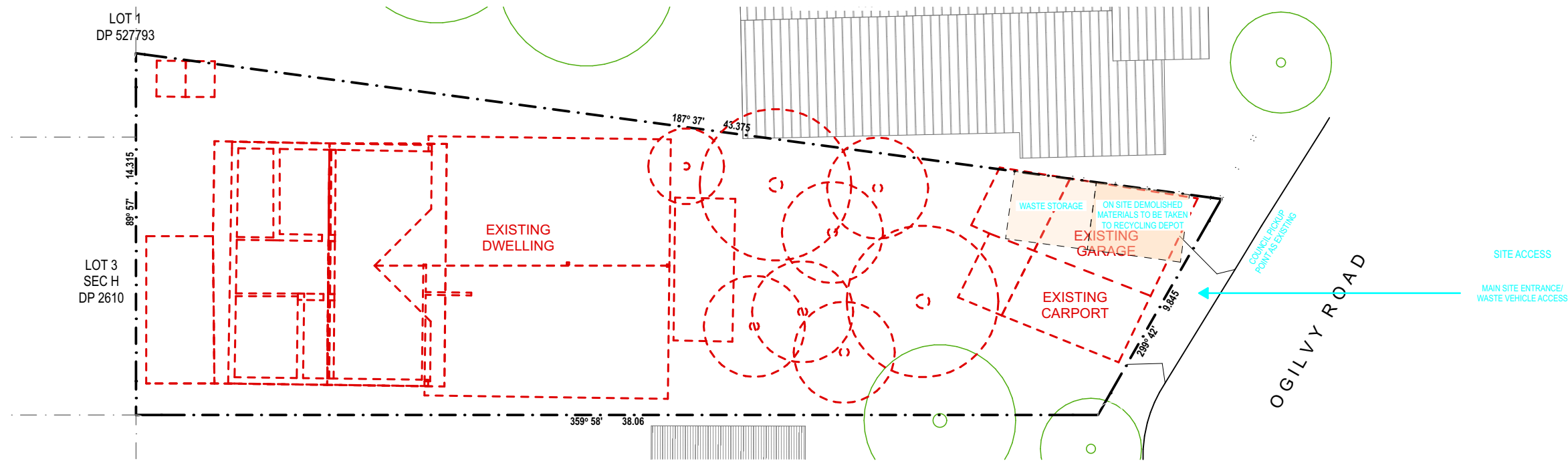
PROJECT DETAILS  
Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**  
  
Client: **David and Christine LaRose**  
  
Project: **2266**

DRAWING TITLE :  
**EXTERNAL FINISHES  
SCHEDULE**  
  
PROJECT NAME :  
**24 OGILVY ROAD, CLONTARF**

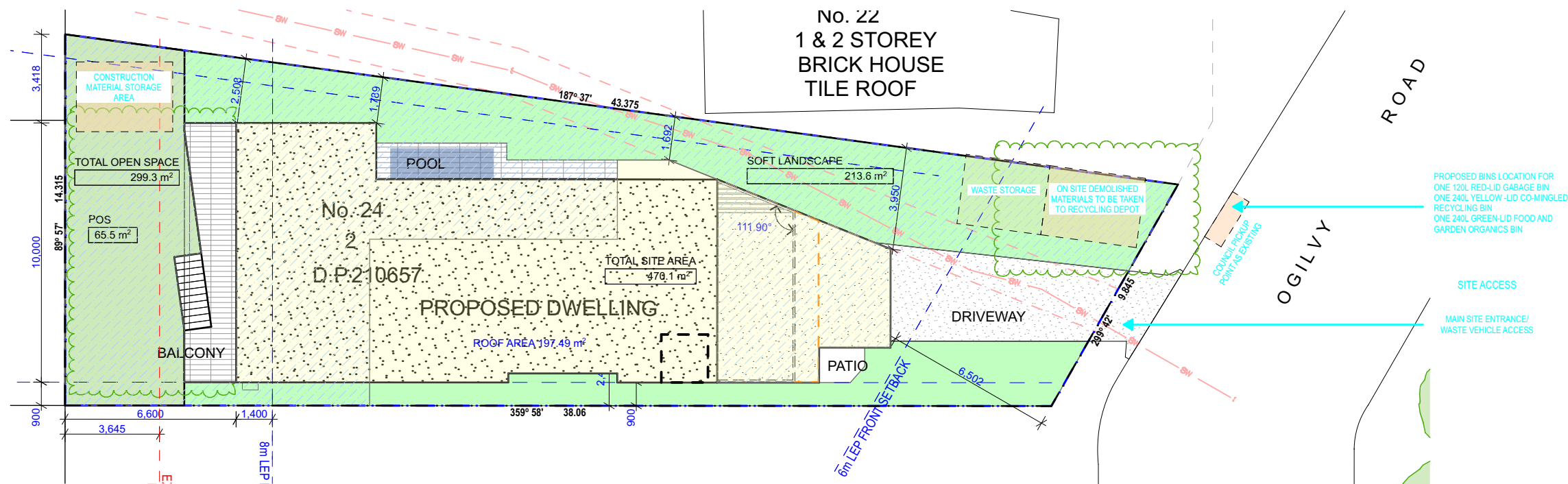
REVISION NO.  
**02**  
  
DRAWING NO.  
**DA38**  
  
SCALE:  
**@ A3**



DURING DEMOLITION PHASE



DURING CONSTRUCTION PHASE



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01	1/4/2025	DA DEVELOPMENT APPLICATION (stage 2)
02	14/8/2025	DA DEVELOPMENT APPLICATION (stage 2)

PROJECT DETAILS

Drawn | Checked **JG - JG**  
Plot Date: **27/8/2025**  
Project Status **STAGE 1A**  
Client: **David and Christine LaRose**  
Project: **2266**

DRAWING TITLE :

**WASTE MANAGEMENT PLAN**

PROJECT NAME :

**24 OGILVY ROAD, CLONTARF**

REVISION NO.

**02**

DRAWING NO.

**DA39**



SCALE:  
1:200 @ A3