

DEVELOPMENT APPLICATION

14 Kristine Place
MONA VALE NSW 2103
Lot 11 in DP 242690
Site Area 699.9m²

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

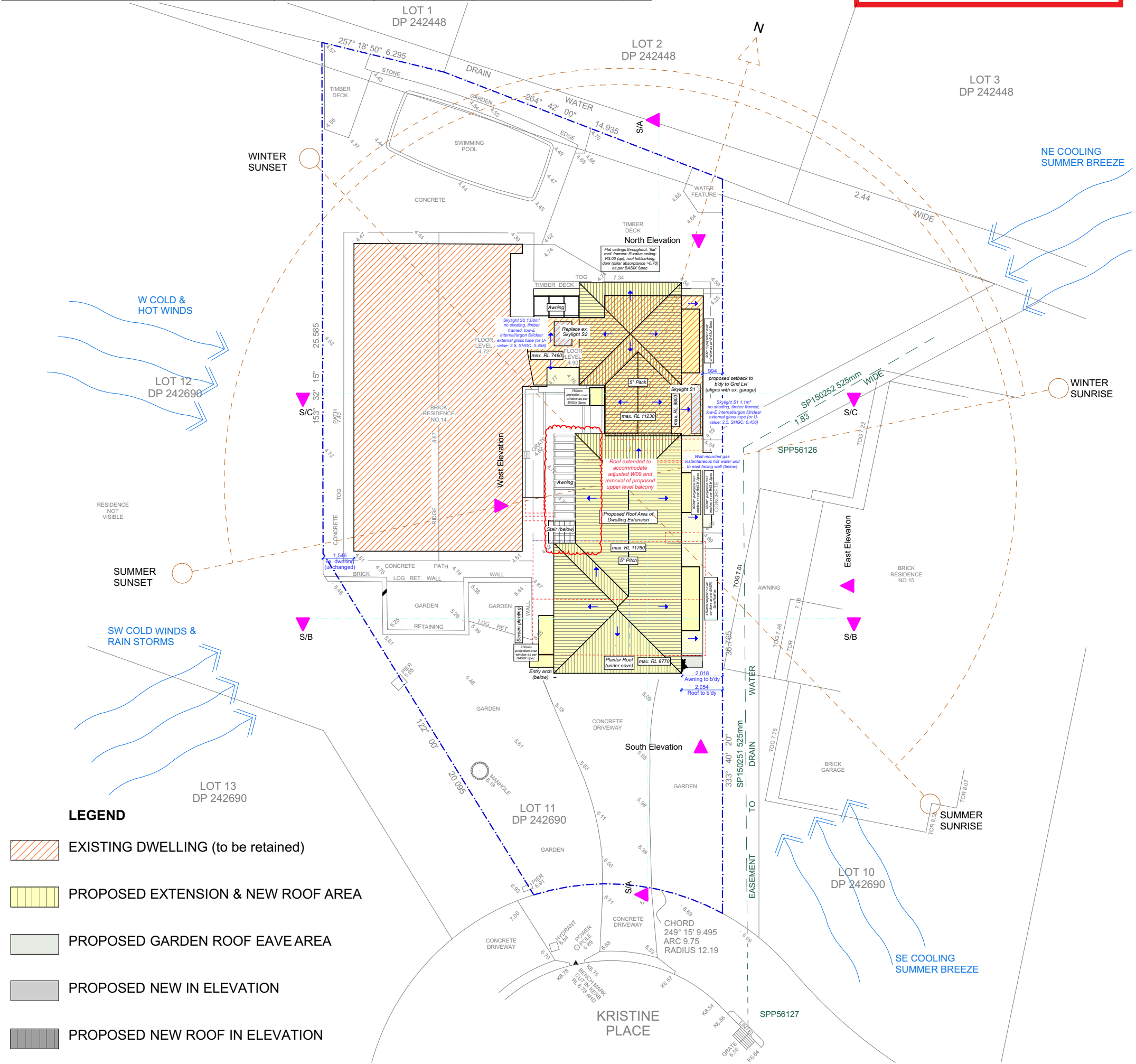
DA	CONTROL	EXISTING	PROPOSED	COMPLIANCE
LEP: ZONE	R2	R2	UNCHANGED	YES
LEP: MIN LOT SIZE	600m ²	699.9m ²	UNCHANGED	YES
LEP: BUILDING HEIGHT:	8.5m	N/A	max. 7.63m	YES
	8m above FPL 5.66	N/A	max. 6.1m	YES
LANDSCAPE AREA: <i>NO CHANGE</i>	50% (Area 3)	145.43m ² (or 20.78%)	UNCHANGED (existing)	NO
LANDSCAPE FORWARD OF BLD LINE: <i>NO CHANGE</i>	60% (of 146.35m ²)	105.54m ² (or 72.67%)	UNCHANGED (existing)	YES
PRIVATE OPEN SPACE: <i>NO CHANGE</i>	80m ²	168.13m ²	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
(3500mm hgt. and 45° from FPL 5.660m)				



northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2025/0200



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***NOT FOR CONSTRUCTION**
Submission 241011 DA to NORTHERN BEACHES COUNCIL
250410 DA: ex. easement indicated, W09 adjusted



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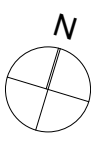
2202: SULLMAN
14 Kristine Place
MONA VALE NSW 2103
Lot 11 in DP 242690
Site Area 699.9m²

Drawing Name
Site and Analysis Plan

Drawing Scale
1:200

Drawn
RT

Layout ID
DA 01A



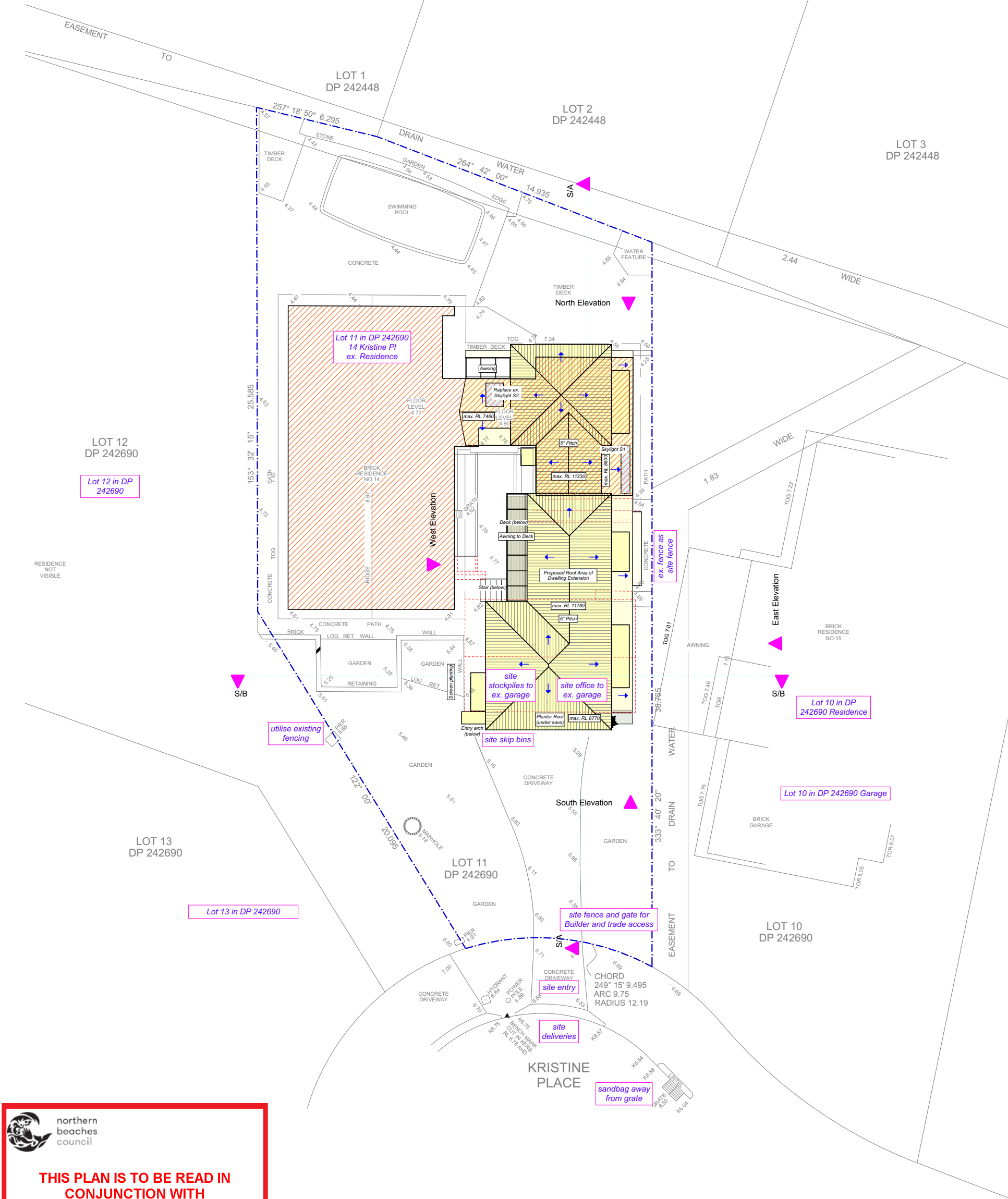
BOUNDARY IDENTIFICATION
& DETAIL PLAN OF

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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Submission
241011 DA to NORTHERN BEACHES COUNCIL



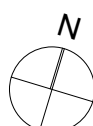
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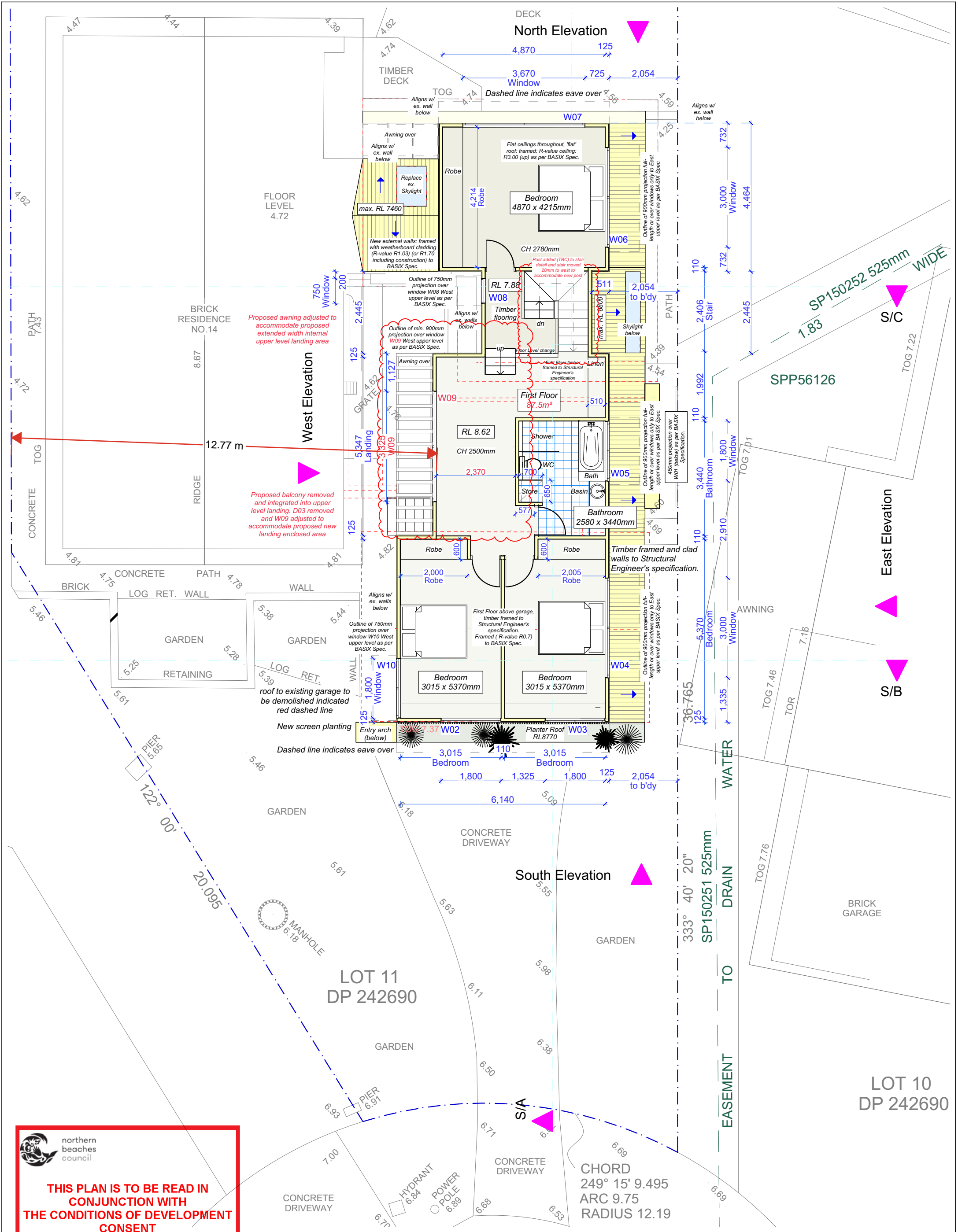
2202: SULLMAN
14 Kristine Place
MONA VALE NSW 2103
Lot 11 in DP 242690
Site Area 699.9m²

Drawing Name
Waste Management Site Plan

Drawing Scale
1:200
Drawn
RT

Layout ID
DA 02





 **northern beaches council**

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



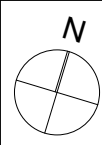
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2202: SULLMAN
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Drawing Name
First Floor Plan

Drawing Scale
1:100
Drawn
RT

Layout ID
DA 04A

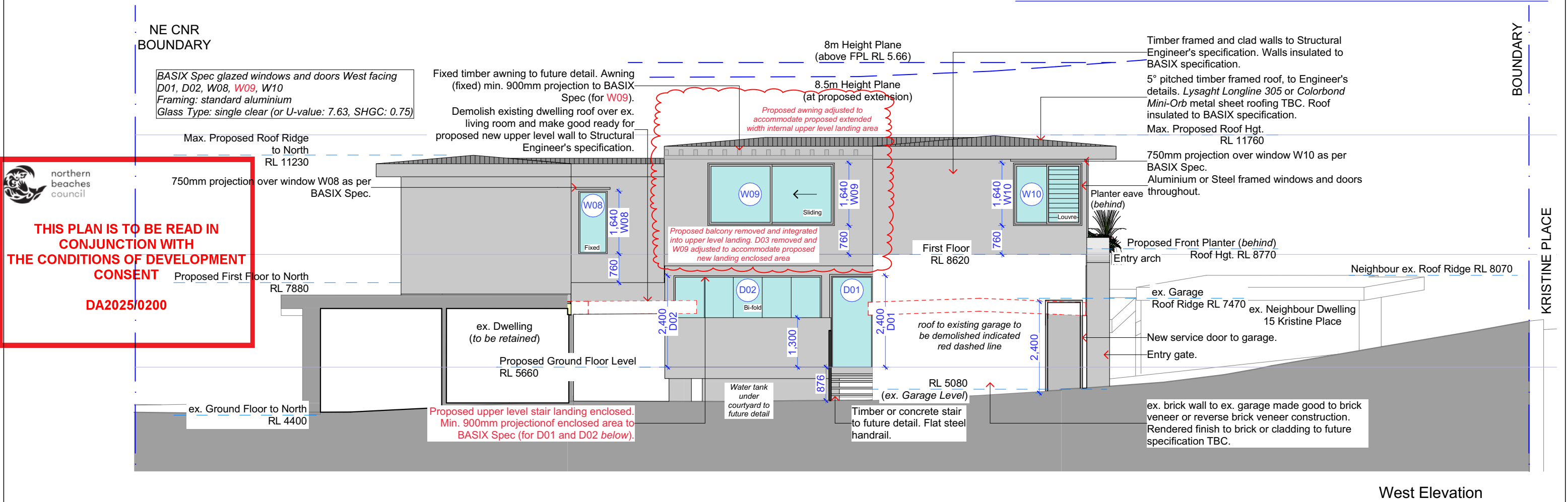
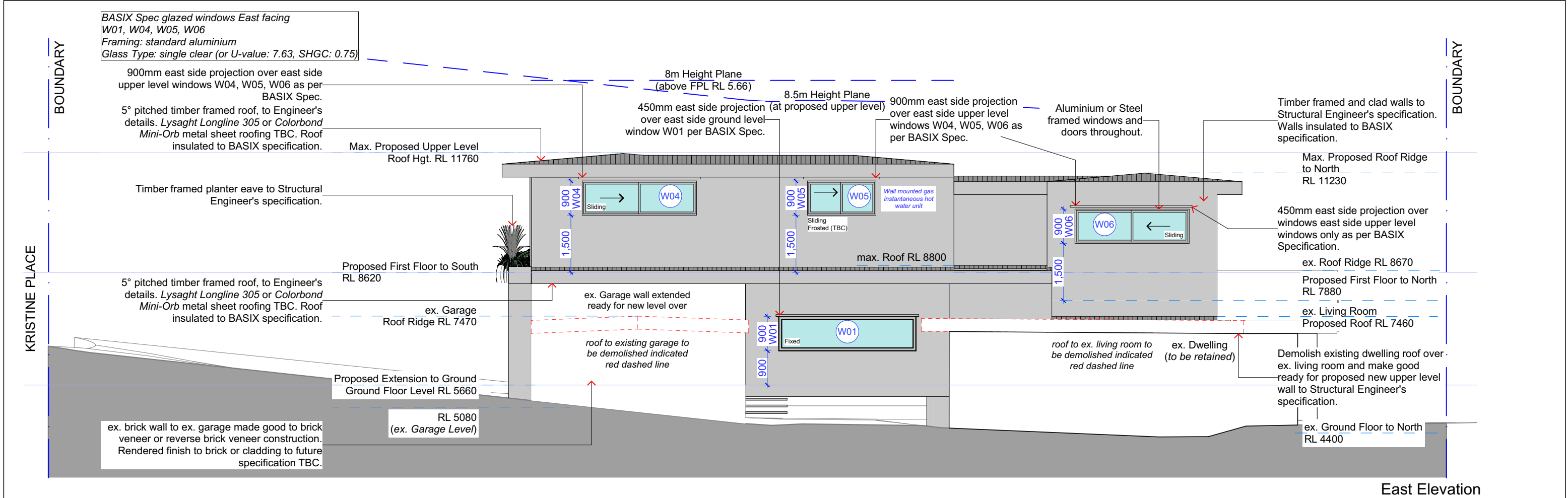




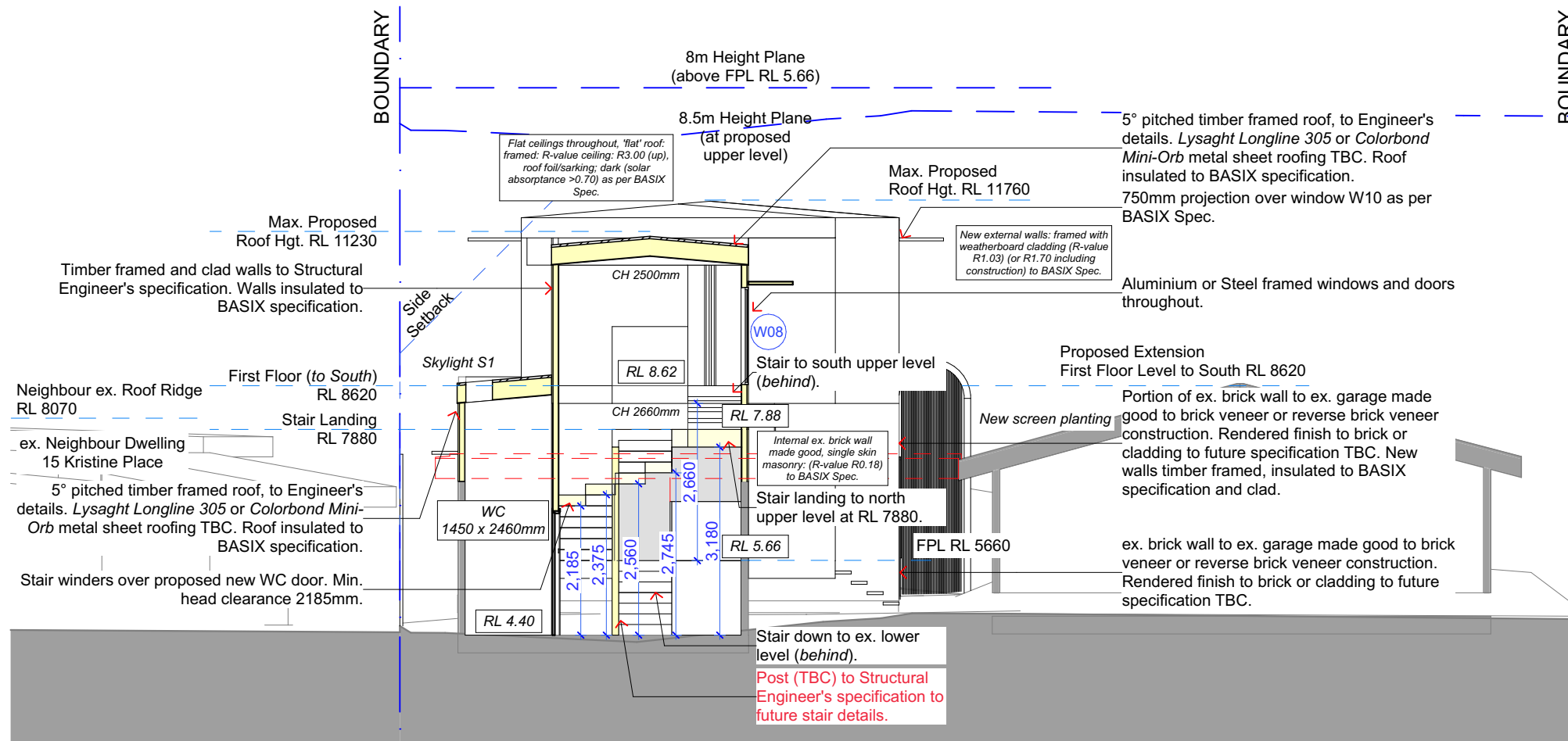
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Layout ID
DA 05A



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					Drawn RT	



Section C: EW



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Drawing Name

Stair Short Section

Drawing Scale

1:100

Drawn
RT

Layout ID

DA12