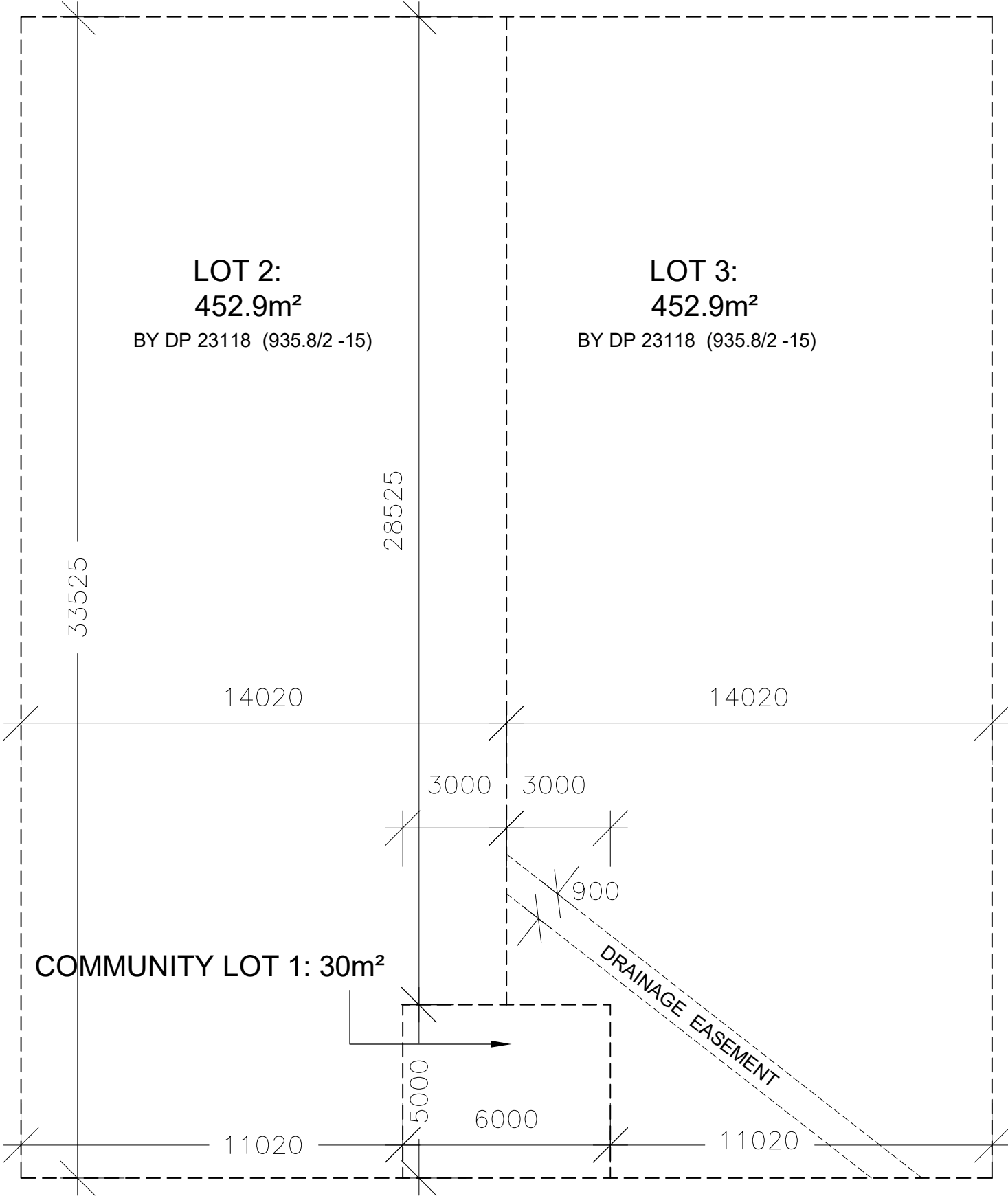



EXISTING LOT PLAN




PROPOSED CONCEPT
SUB-DIVISION PLAN



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B	DEVELOPMENT APPLICATION	07.07.23
A1	FOR COUNCIL INFORMAL REVIEW	28.04.23
A	PRE-DA	28.02.23
REVISION	AMENDMENT	DATE

PROJECT: ALTERATIONS & ADDITIONS
CHANGE OF USE & SUB-DIVISION
APPLICANT: TSU-HAO LIN
LOT 17, DP 23118
39 STARKEY STREET
FORESTVILLE NSW 2087



DRAWING TITLE:
CONCEPT SUB-DIVISION PLAN

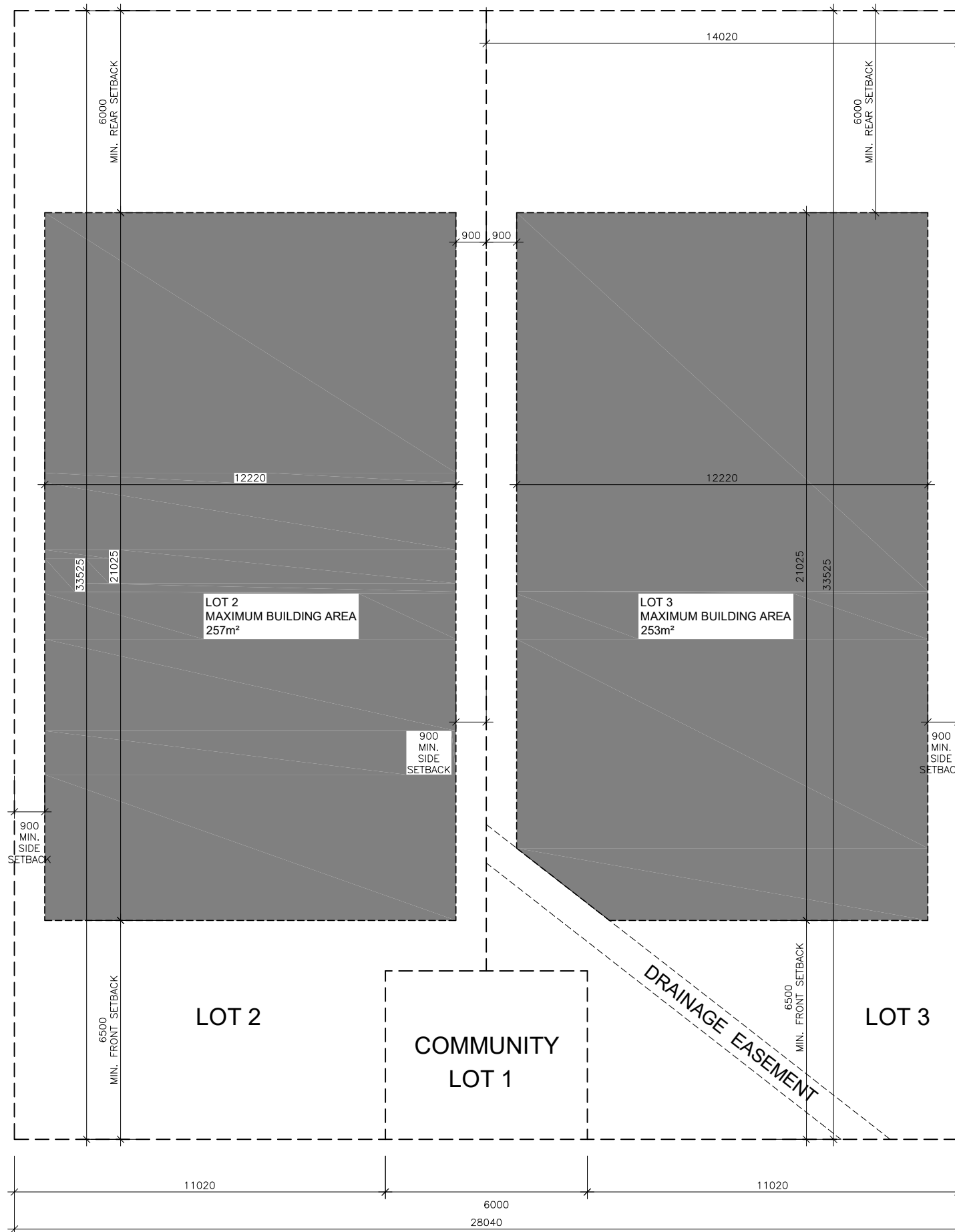
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DEVELOPMENT APPLICATION

SCALE: 1:150
SIZE: A3
DATE: 07 JULY 2023

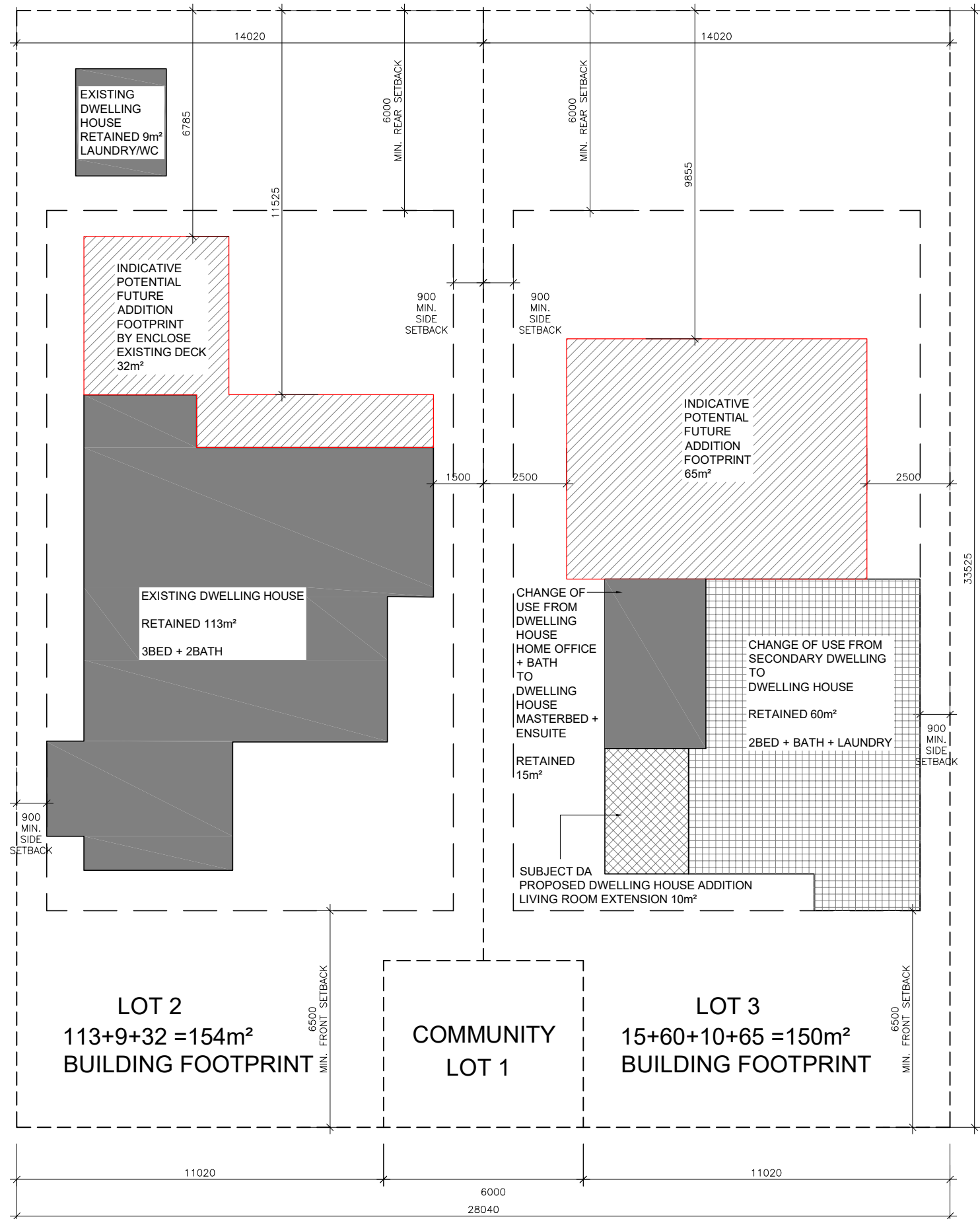
CAD FILE: Plan-Subdivision.dwg
DESIGN: DL
CAD: DL

PROJECT No:
2301161

DRAWING No: **SD-01**
REVISION: **B**



MAXIMUM BUILDING AREA PLAN



INDICATIVE DWELLING COMPLIANCE PLAN (150m² BUILDING FOOTPRINT)



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DRAWING TITLE:

SUB-DIVISION
COMPLIANCE PLANS

DRAWING STATUS:

DEVELOPMENT
APPLICATION

SCALE:

1:150

SIZE:

A3

DATE:

07 JULY 2023

CAD FILE:

Plan-Demo.dwg

DESIGN:

DL

CAD:

DL

PROJECT No:

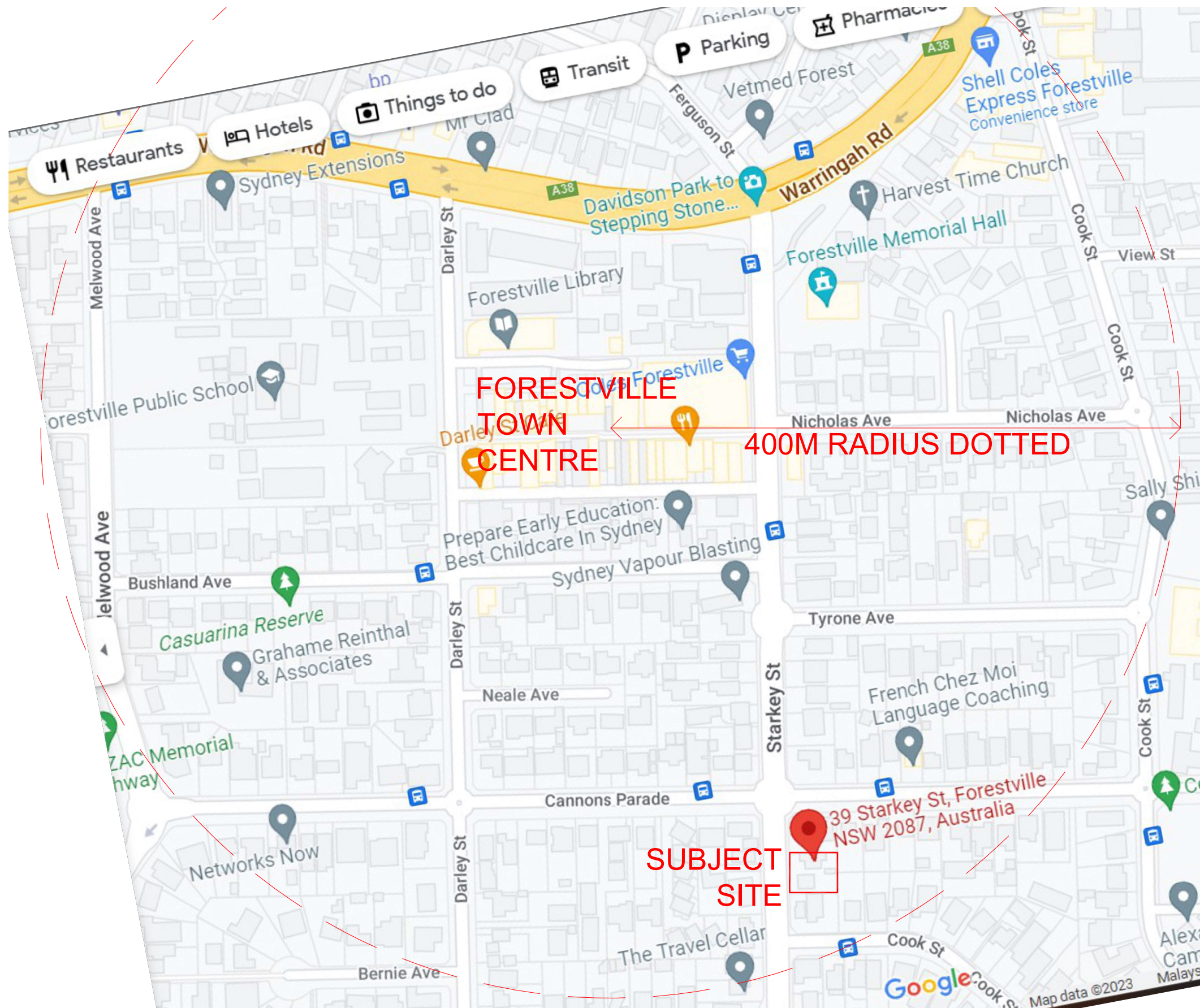
2301161

DRAWING No:

SD-02

REVISION:

B




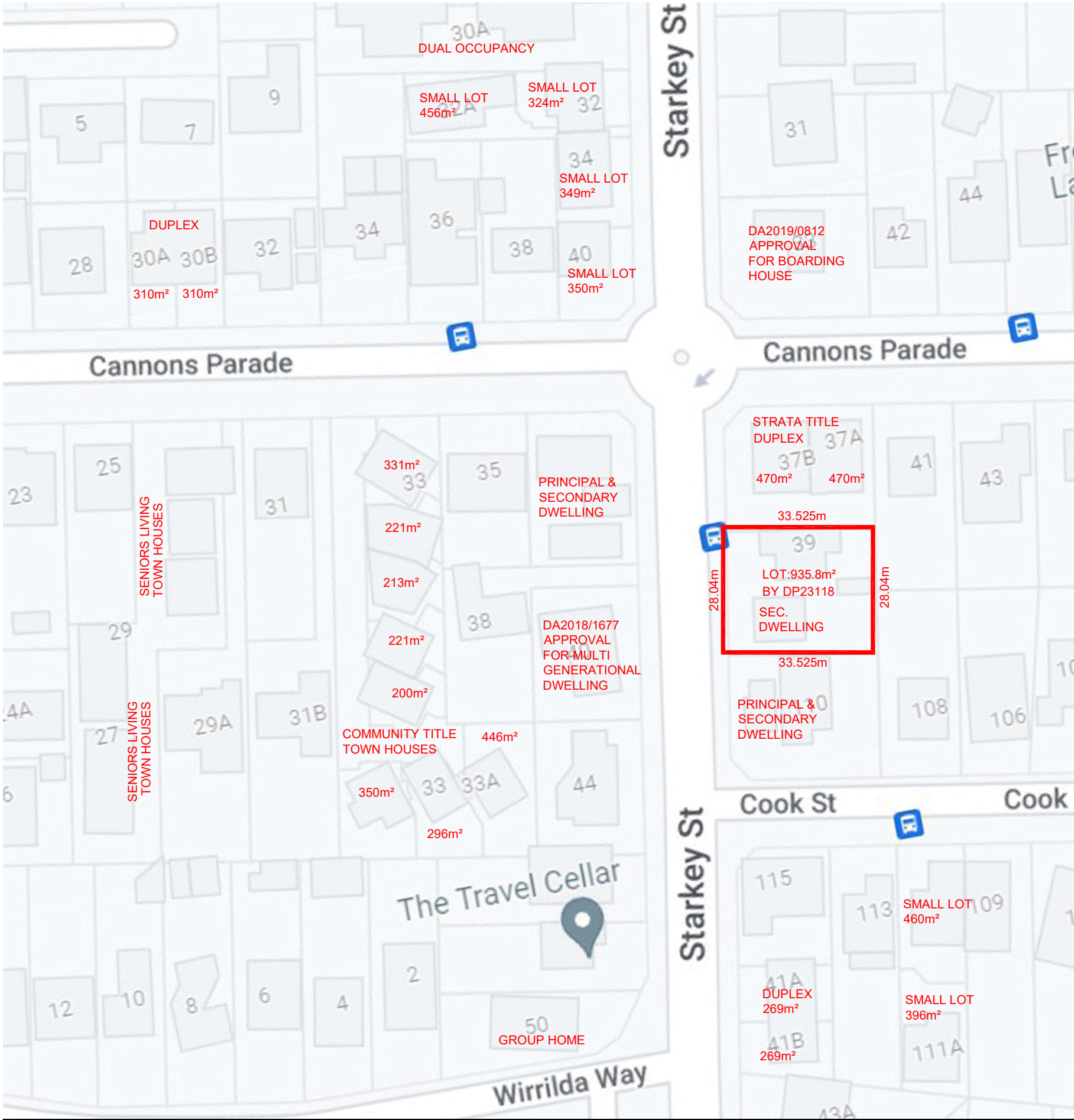
The Forestville centre is located along Warringah Road, which is a key east/west transport corridor linking Dee Why–Brookvale, Chatswood and the Sydney CBD.

The retail core of Forestville is the pedestrian mall referred to as 'the Centre'. Within the core of the centre are a supermarket, small retail stores and a number of community facilities including a library, memorial hall and senior citizens centre. Sporting fields are located the south west of the centre at the Forestville War Memorial Park.

The centre is well serviced by public transport with a number of services to Chatswood and the Sydney CBD.

Subject site is located within 400m radius of Forestville town center

 <div>www.hao.com.au M: 0403 263 365 admin@hao.com.au NOMINATED ARCHITECT HAI SUN TAN 7532 NSW</div>	PROJECT: ALTERATIONS & ADDITIONS CHANGE OF USE & SUB-DIVISION APPLICANT: TSU-HAO LIN LOT 17, DP 23118 39 STARKEY STREET FORESTVILLE NSW 2087		DRAWING TITLE: SITE ANALYSIS SITE CONTEXT		SCALE: 1:3000 SIZE: A3		CAD FILE: Site_Analysis.dwg DESIGN: N/A CAD: DL	
	DRAWING STATUS: DEVELOPMENT APPLICATION		DATE: 07 JULY 2023		PROJECT No: 2301161		DRAWING No: S01	
	REVISION: AMENDMENT		REVISION: B					
	DATE							



Built form pattern within 400m radius to Forestville Centre, is along transport corridor.
LEP and SEPP over time supports diversity housing strategy, various uses and higher density development.


Within 400m radius of Centre, historically it is generally comprised of single two-storey detached dwellings on 600m² density lot.

New developments of higher density development is gradually added over time; such as

- Childcare centres & Health related premises
- Sub-division and new project homes on frontage as narrow as 12m (eg 17&17A Starkey ST, 9 & 9A Cannons Parade)
- Dual occupancies on small allotment; as small as 250m²
- Over 3000m² unique development site. Townhouses on smaller 200m² -350m² Community Title allotments (eg 33 Cannons Parade)
- Group homes & boarding houses (eg 50 Starkey St & 33 Starkey St)
- Seniors living townhouses/apartments (eg 27 & 29 Cannons Parade, 42 Cook St)
- Secondary (granny flat) dwellings (eg 39 Starkey St, 110 Cook St & 42 Cannons Parade)

39-41 Starkey Street Forestville
Lapsed DA2005/0373 consent for 7 Seniors Living dwelling over site area 1865m²
Approved density 1 dwelling per 266m²


SOURCES:
GOOGLE MAP
NORTHERN BEACHES COUNCIL, DA TRACKING
Mecone Mosaic (<https://meconemosaic.au>)



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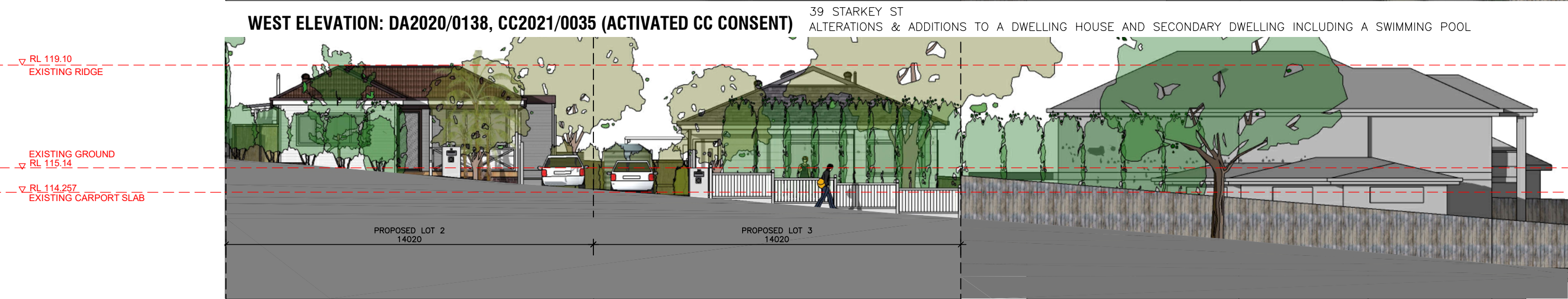
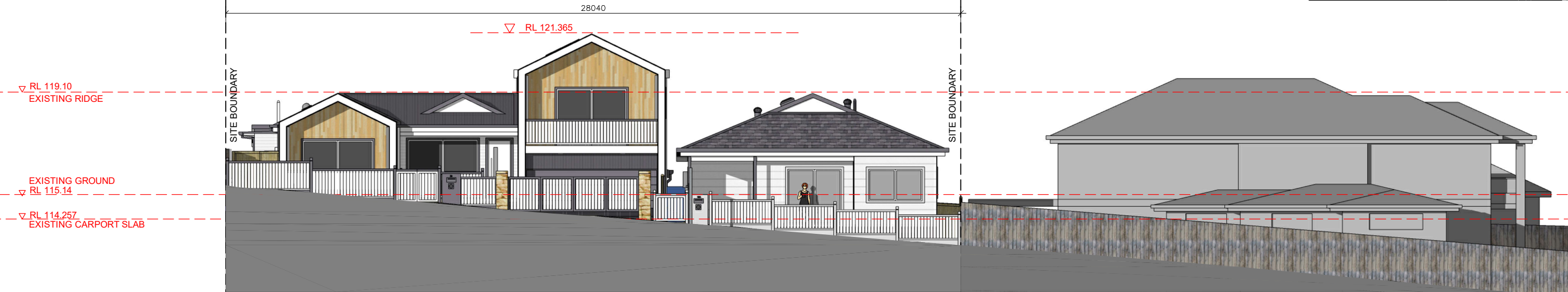
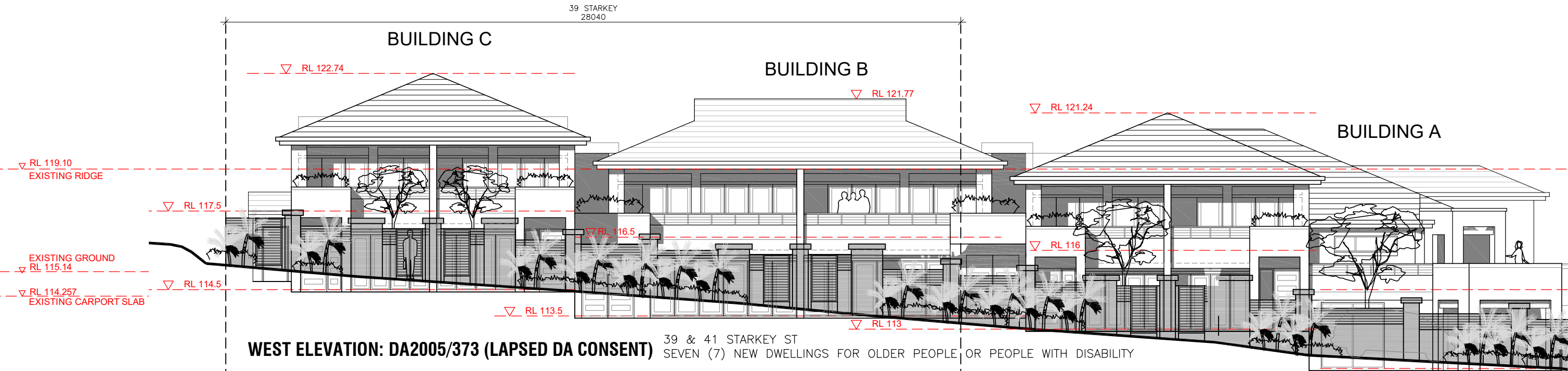
PROJECT: ALTERATIONS & ADDITIONS
CHANGE OF USE & SUB-DIVISION
APPLICANT: TSU-HAO LIN
LOT 17, DP 23118
39 STARKEY STREET
FORESTVILLE NSW 2087



DRAWING TITLE:
SITE ANALYSIS
LOT SIZE & BUILT FORM

DRAWING STATUS:
DEVELOPMENT
APPLICATION

SCALE: 1:1000	CAD FILE: Site_Analysis.dwg	
SIZE: A3	DESIGN: N/A	CAD: DL
DATE: 07 JULY 2023		
PROJECT No: 2301161	DRAWING No: S02	REVISION: B



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LOT 17, DP 23118
39 STARKEY STREET
FORESTVILLE NSW 2087

DRAWING TITLE:

SITE ANALYSIS
PLANNING APPROVAL HISTORY

DRAWING STATUS:

DEVELOPMENT
APPLICATION

SCALE: 1:150

SIZE: A3

DATE: 07 JULY 2023

PROJECT No:
2301161

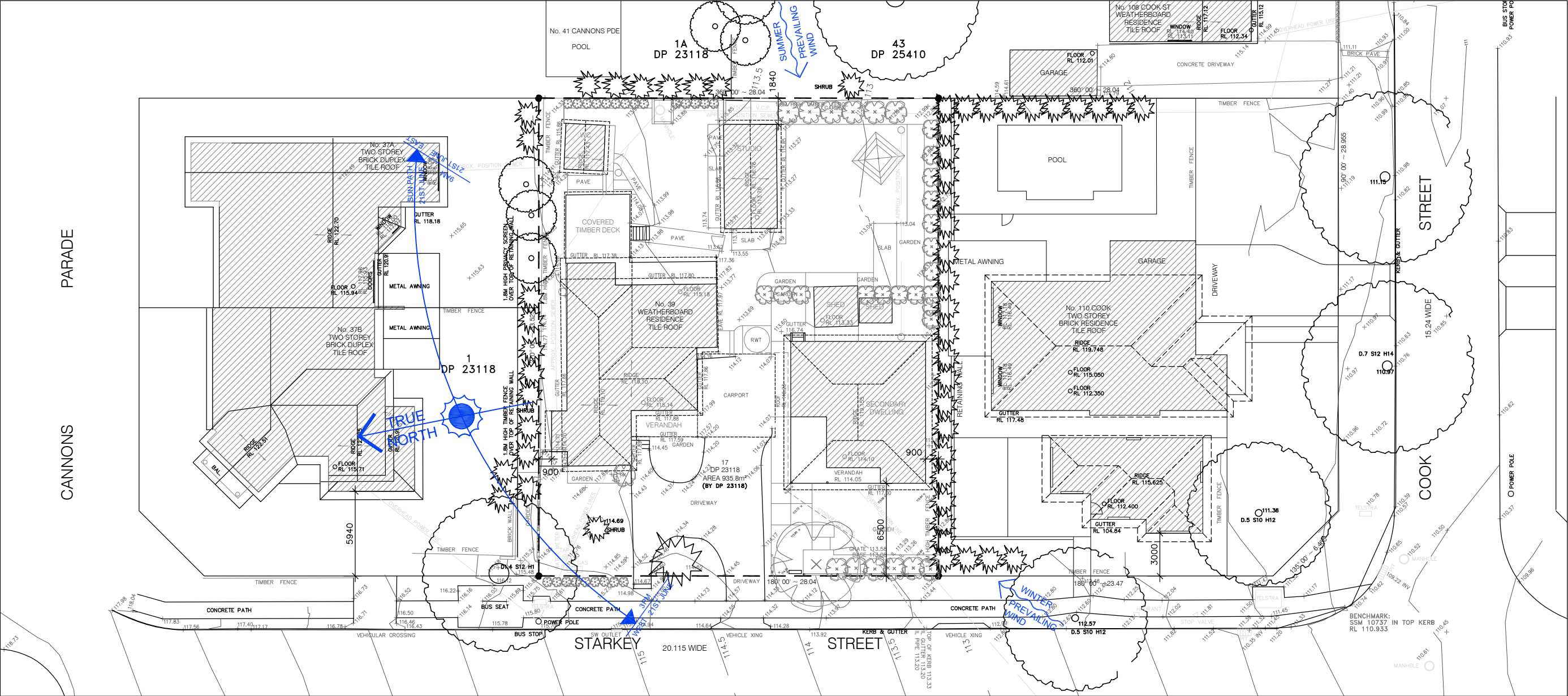
CAD FILE: Elev_Sec.dwg

DESIGN: DL

CAD: DL

DRAWING No:
S03

REVISION:
B



37B STARKEY STREET
TWO STOREY DUPLEX

110 COOK STREET
TWO STOREY RESIDENCE

EXISTING STARKEY STREET VIEW PHOTO

39 STARKEY STREET
STREET FRONTAGE 28.04M



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APPLICANT: TSU-HAO LIN
LOT 17, DP 23118
39 STARKEY STREET
FORESTVILLE NSW 2087



DRAWING TITLE: **SITE ANALYSIS PLAN**

DRAWING STATUS: **DEVELOPMENT APPLICATION**

SCALE: 1:300

SIZE: A3

DATE: 07 JULY 2023

PROJECT No:
2301161

CAD FILE: Site_Analysis_04.dwg

DESIGN: N/A CAD: DL

DRAWING No: **S04** REVISION: **B**



EXISTING SITE PLAN



PROPOSED SITE PLAN



EXISTING PERSPECTIVE VIEW
STARKEY STREET



PROPOSED PERSPECTIVE VIEW
STARKEY STREET

NOTES:
DRIVEWAY & STORMWATER DESIGN TO CIVIL ENGINEER DETAILS
LANDSCAPING TO ARBORIST & LANDSCAPE ARCHITECT'S DETAILS



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39 STARKEY STREET
FORESTVILLE NSW 2087



DRAWING TITLE:

**SITE PLANS &
PERSPECTIVE VIEWS**

DRAWING STATUS:

**DEVELOPMENT
APPLICATION**

SCALE: 1:300

SIZE: A3

DATE: 07 JULY 2023

CAD FILE: Plan_Site.dwg

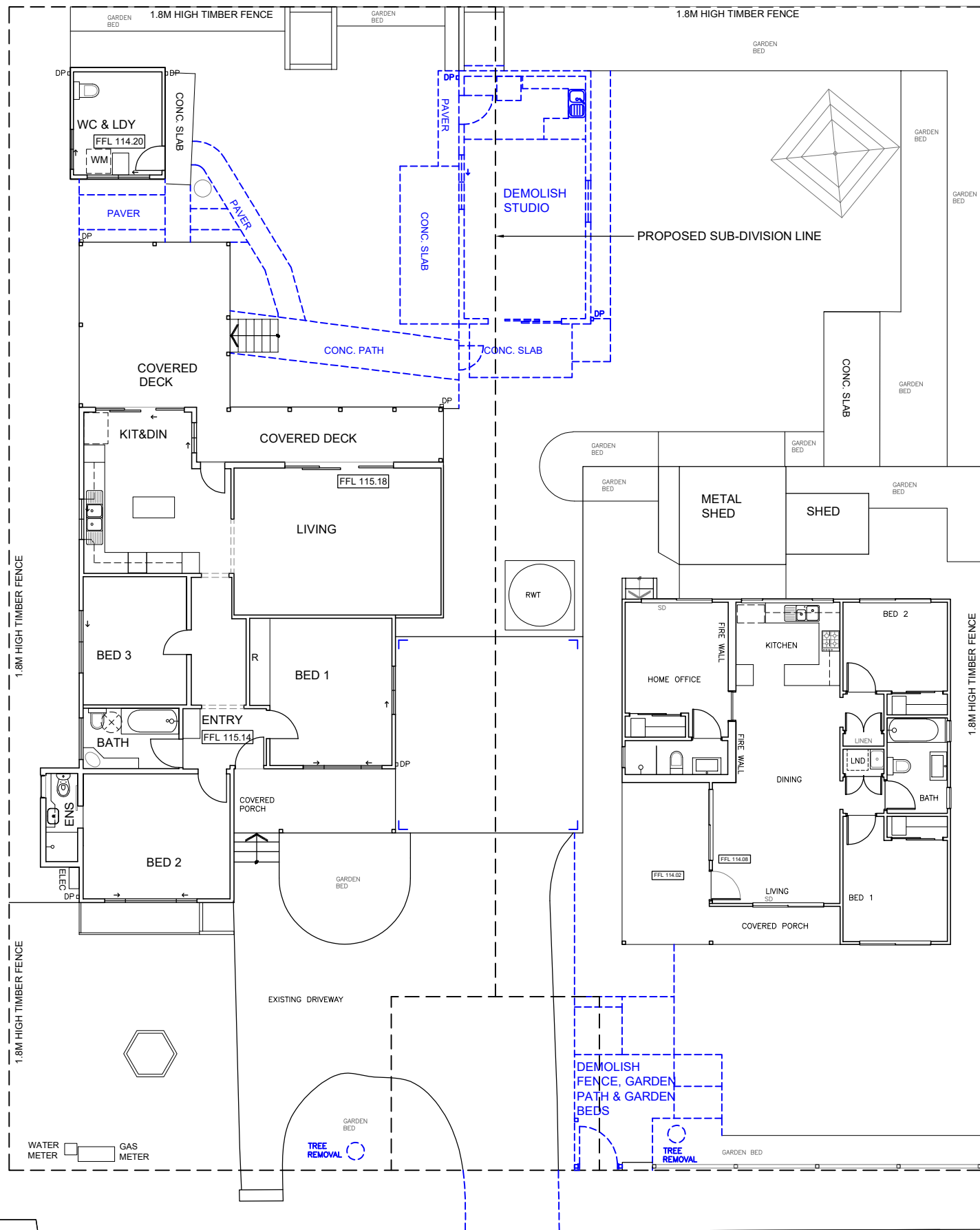
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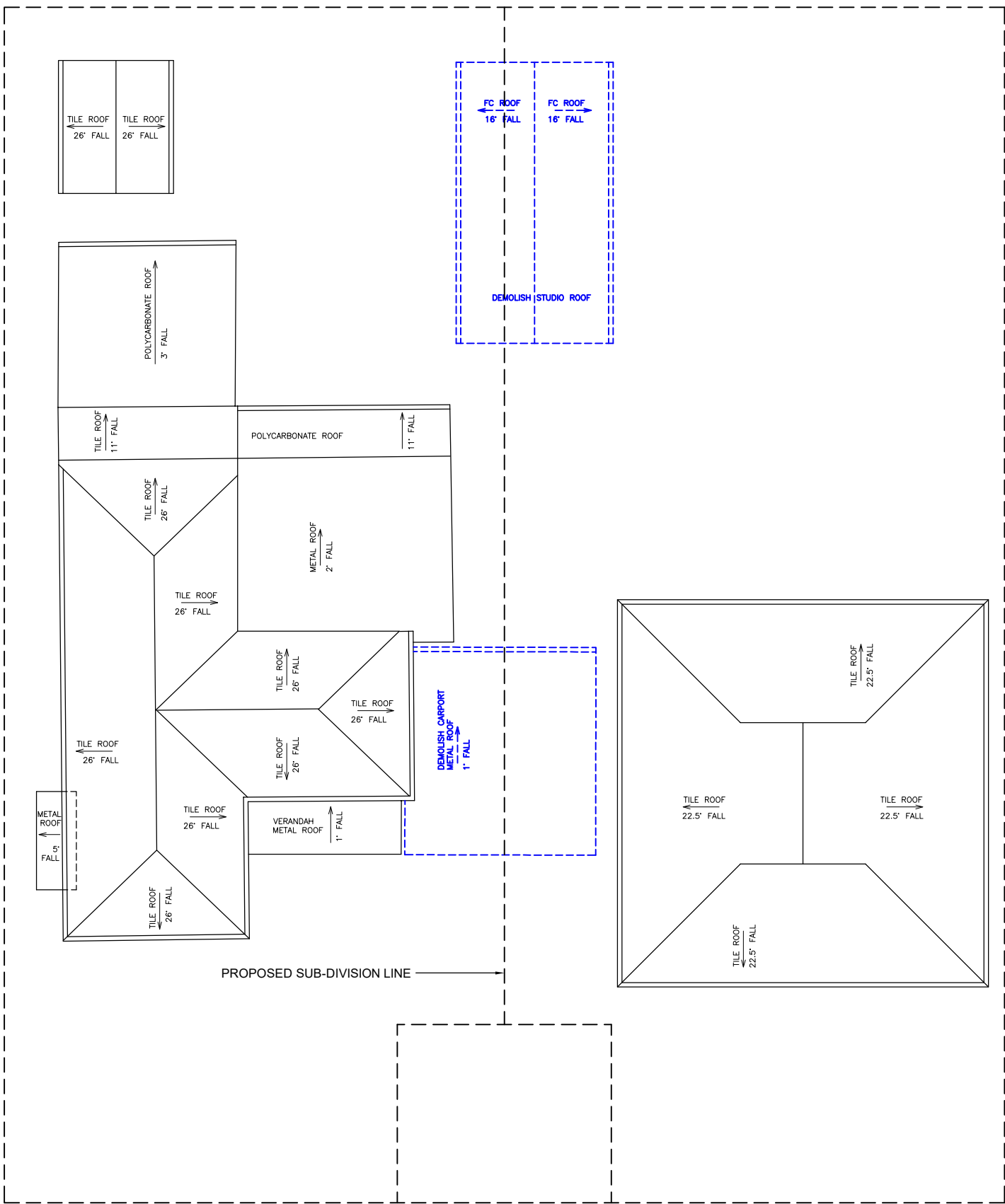
PROJECT No:
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DRAWING No:
01

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GROUND FLOOR DEMOLITION PLAN



ROOF DEMOLITION PLAN

NOTE: PROPOSED DEMOLITION WORKS SHOWN IN BLUE



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FORESTVILLE NSW 2087



DRAWING TITLE:

DEMOLITION PLANS

DRAWING STATUS:

DEVELOPMENT
APPLICATION

SCALE:

1:150

SIZE:

A3

DATE:

07 JULY 2023

PROJECT No:

2301161

CAD FILE:

Plan-Demo.dwg

DESIGN:

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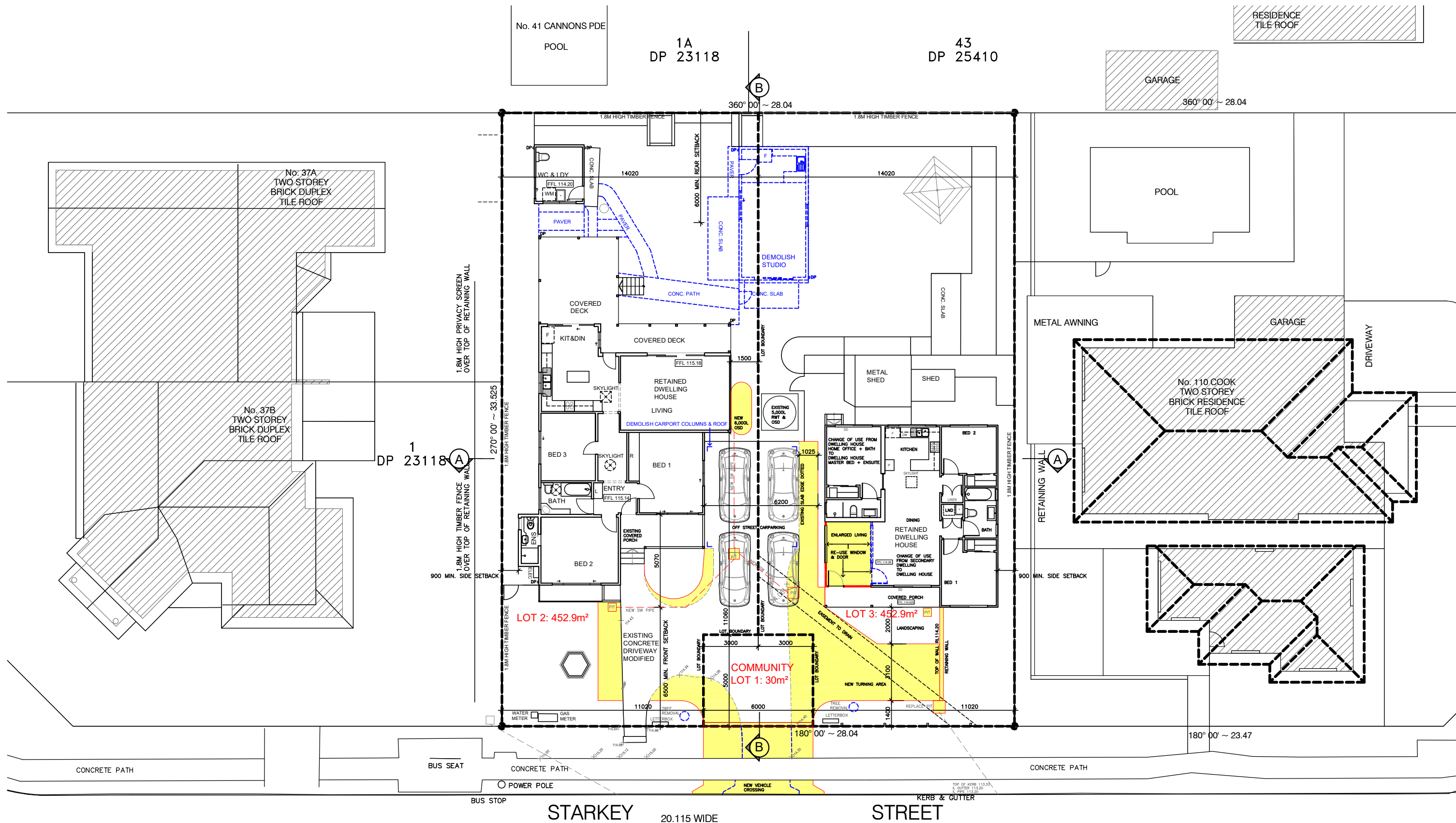
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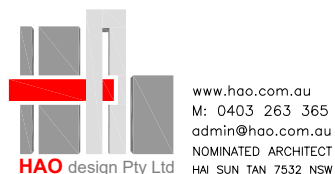
02

REVISION:

B



PROPOSED DEMOLITION WORKS SHOWN IN BLUE
PROPOSED CONSTRUCTION WORKS SHOWN IN RED & SHADED IN YELLOW
DRIVEWAY & STORMWATER DESIGN TO CIVIL ENGINEER DETAILS
LANDSCAPING TO ARBORIST & LANDSCAPE ARCHITECT'S DETAILS



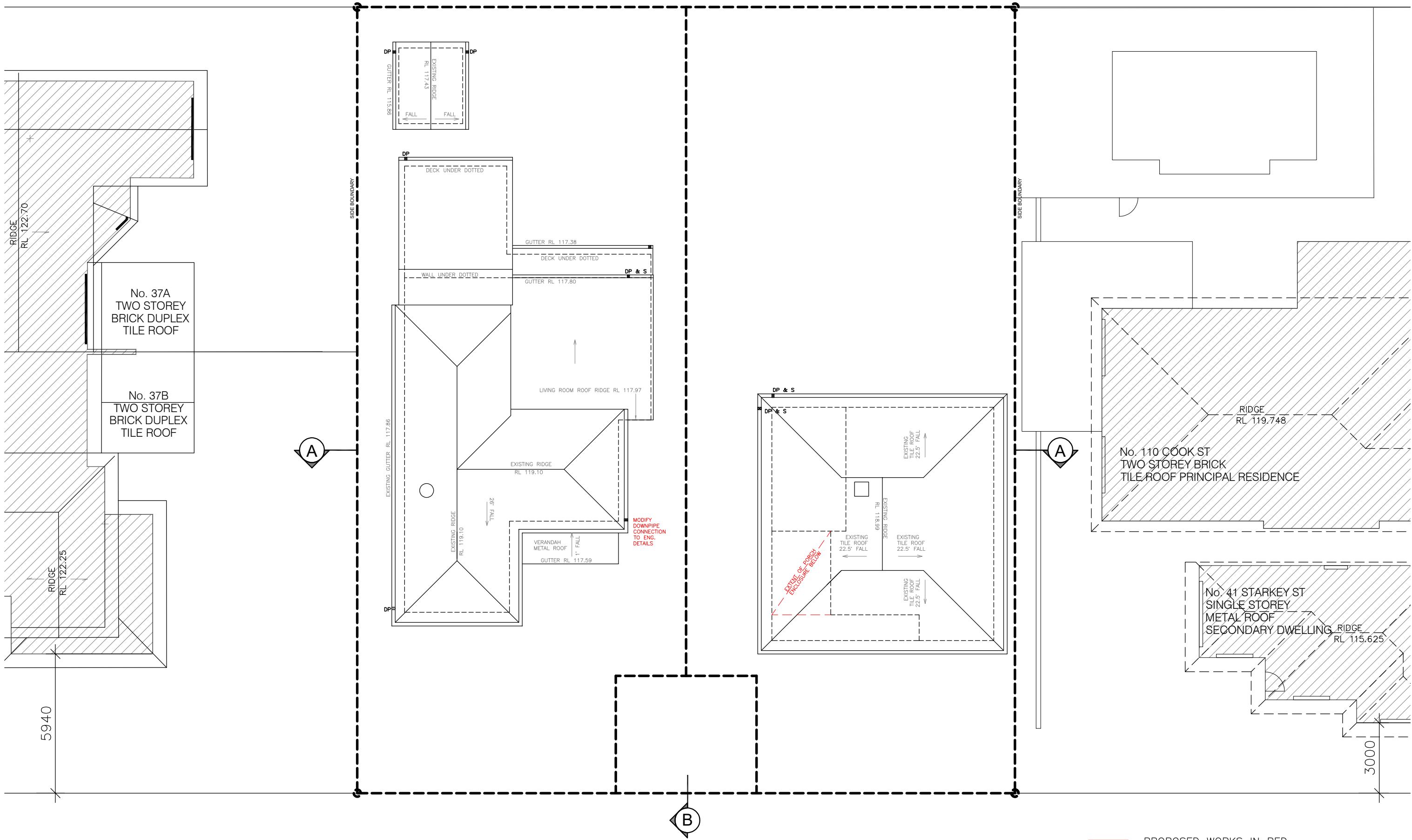
REVISION	AMENDMENT	DATE

PROJECT: ALTERATIONS & ADDITIONS
CHANGE OF USE & SUB-DIVISION
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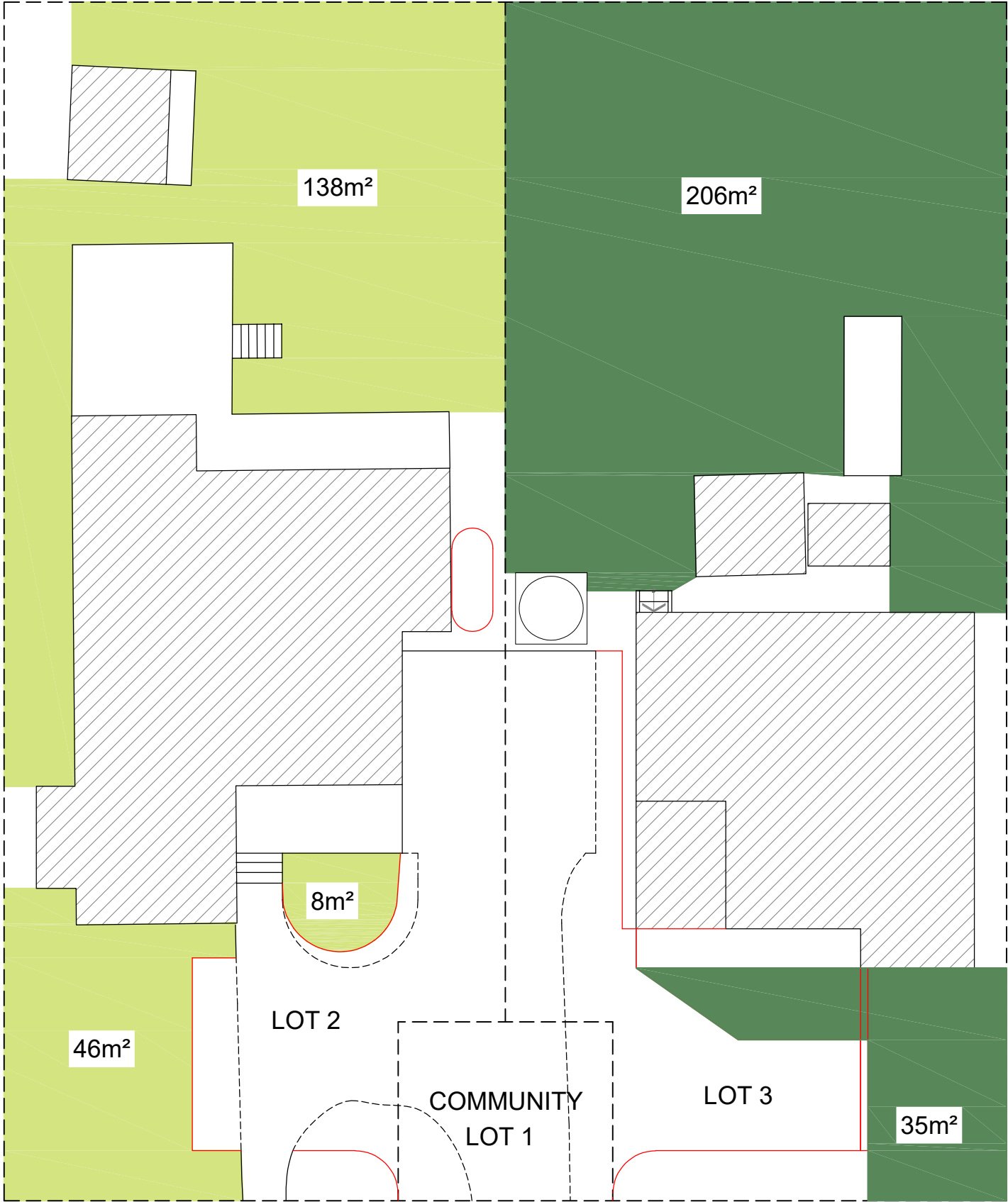
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DRAWING STATUS: **DEVELOPMENT APPLICATION**

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SIZE: A3	DESIGN: DL CAD: DL
DATE: 7 JULY 2023	PROJECT No: 2301161
	DRAWING No: 03 REVISION: A1



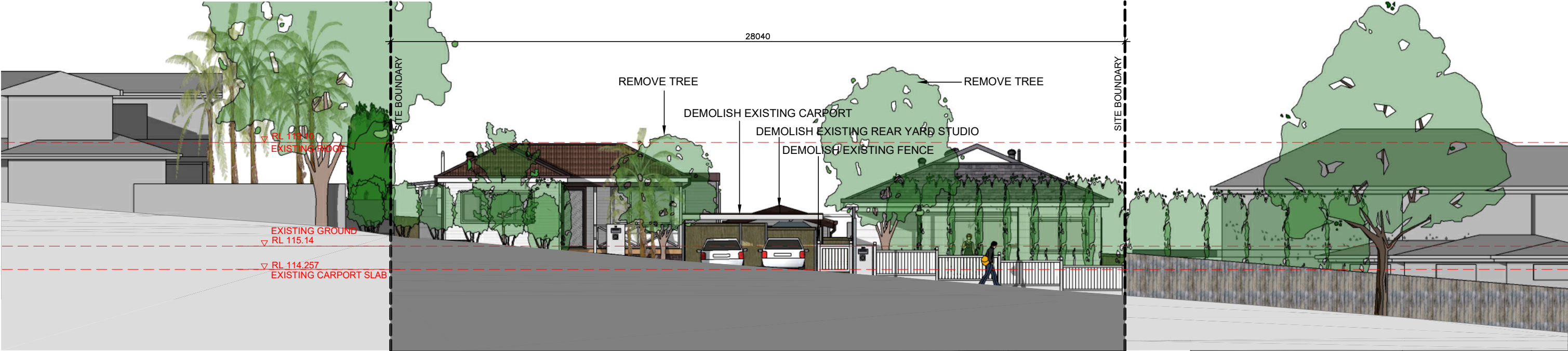
PROPOSED WORKS IN RED

PROPOSED WORKS SHADED IN YELLOW

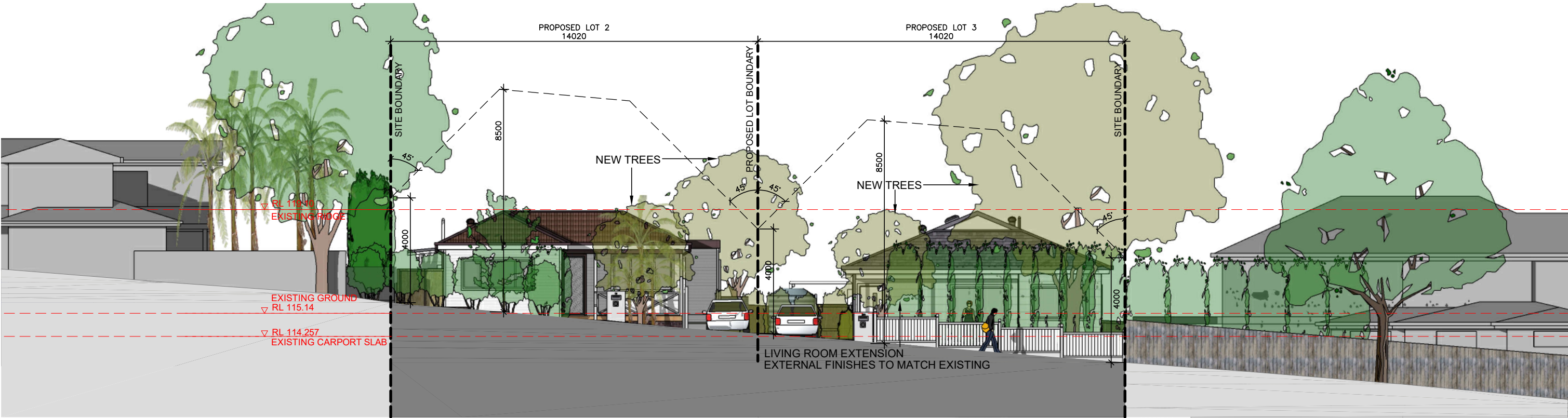


LOT 2 SITE AREA: 452.9m²
MINIMUM 40% LANDSCAPED AREA = 181.16m²
PROPOSED LANDSCAPED AREA = 192m²

LOT 3 SITE AREA: 452.9m²
MINIMUM 40% LANDSCAPED AREA = 181.16m²
PROPOSED LANDSCAPED AREA = 241m²




EXISTING WEST ELEVATION (STARKEY STREET)



PROPOSED WEST ELEVATION (STARKEY STREET)

NOTES:
LANDSCAPING TO ARBORIST & LANDSCAPE ARCHITECT'S DETAILS



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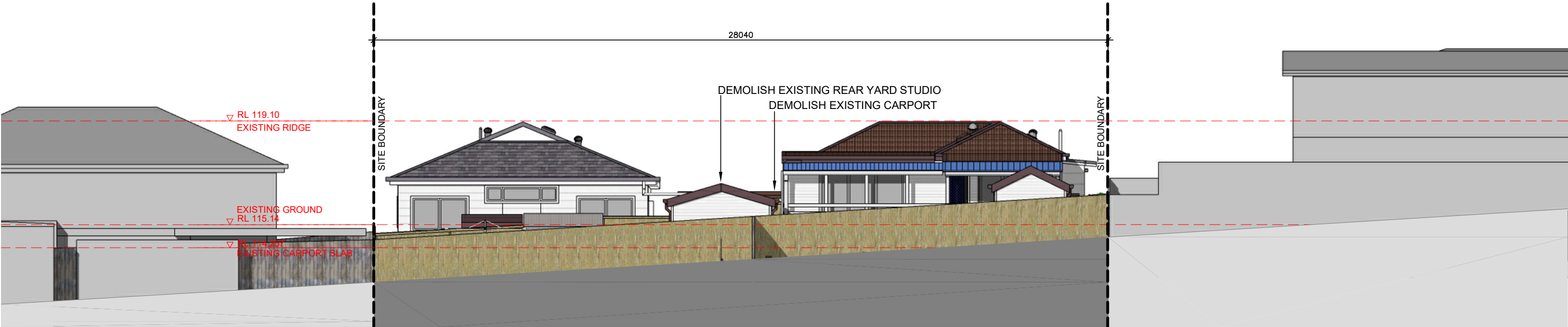
B	DEVELOPMENT APPLICATION	07.07.23
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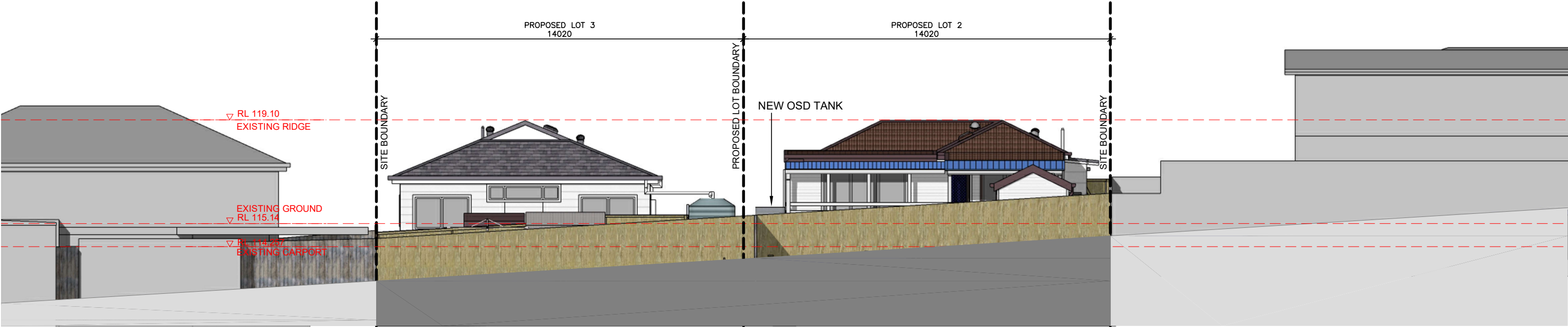
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DRAWING STATUS:
DEVELOPMENT APPLICATION

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DATE: 07 JULY 2023		
PROJECT No: 2301161	DRAWING No: 06	REVISION: B

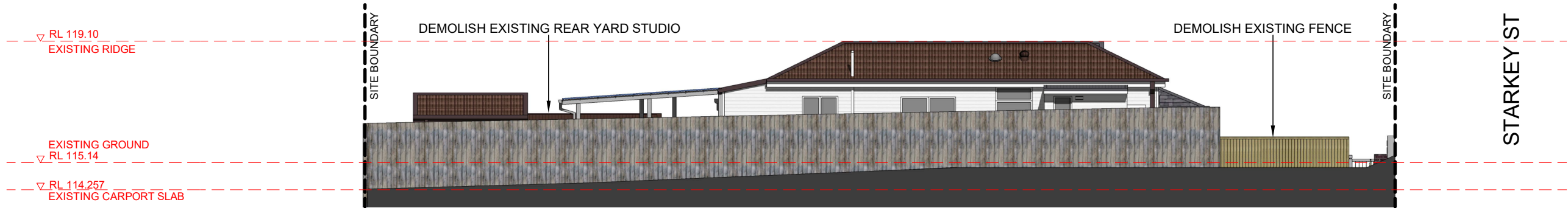


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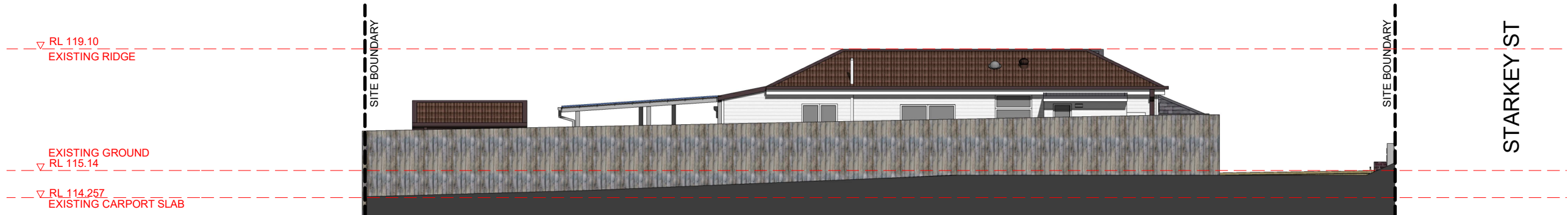


PROPOSED EAST ELEVATION

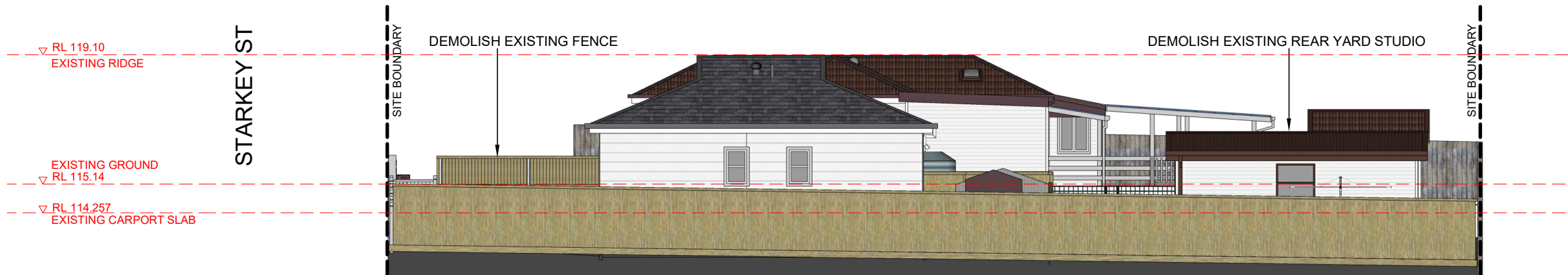
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EXISTING TREES & SHRUBS NOT SHOWN



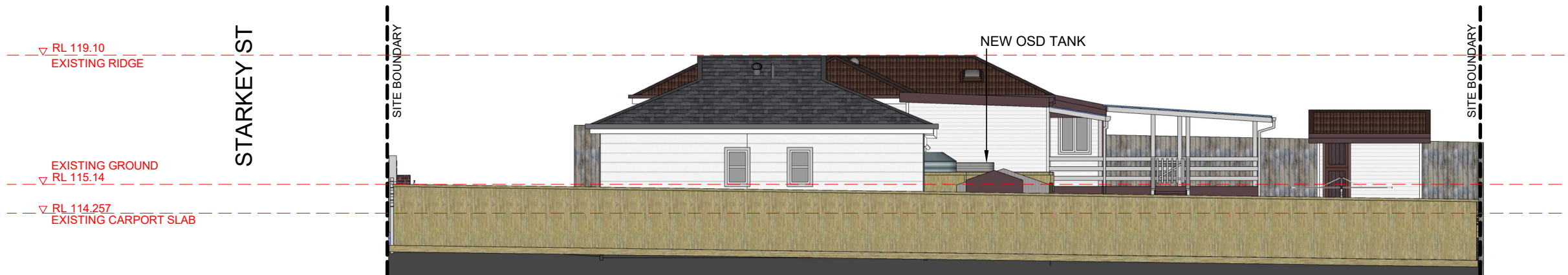
EXISTING NORTH ELEVATION



PROPOSED NORTH ELEVATION

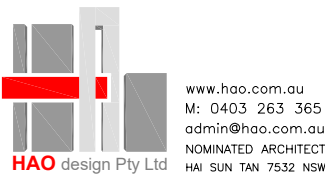


EXISTING SOUTH ELEVATION



PROPOSED SOUTH ELEVATION

NOTES:
EXISTING TREES & SHRUBS NOT SHOWN



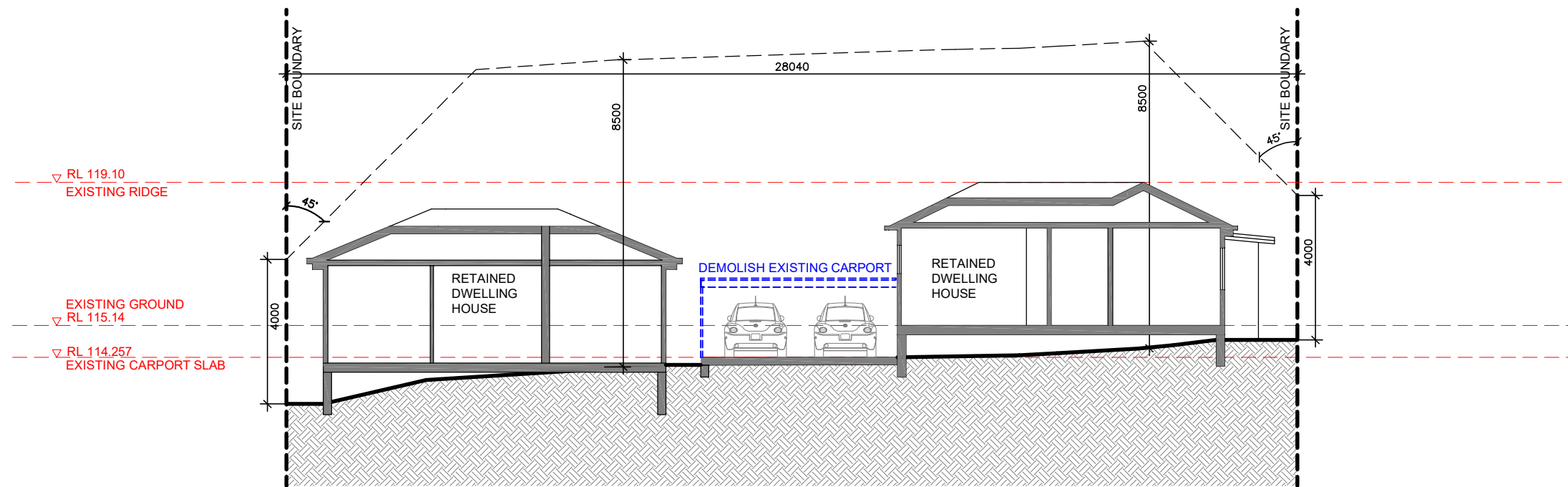
B	DEVELOPMENT APPLICATION	07.07.23
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PROJECT: ALTERATIONS & ADDITIONS
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APPLICANT: TSU-HAO LIN
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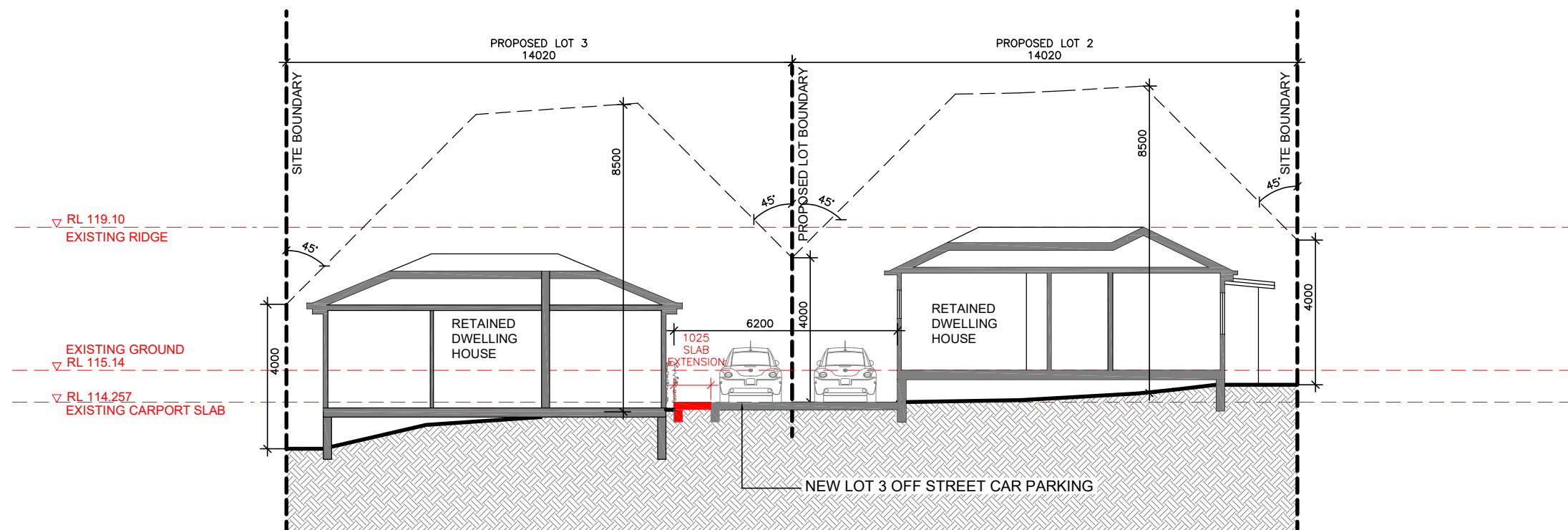
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DRAWING STATUS:
**DEVELOPMENT
APPLICATION**

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SIZE: A3	DESIGN: DL	CAD: DL
DATE: 07 JULY 2023		
PROJECT No: 2301161	DRAWING No: 08	REVISION: B



EXISTING SECTION A-A



PROPOSED SECTION A-A

PROPOSED DEMOLITION WORKS SHOWN IN BLUE

PROPOSED CONSTRUCTION WORKS SHOWN IN RED

DRIVEWAY & STORMWATER DESIGN TO CIVIL ENGINEER DETAILS

LANDSCAPING TO ARBORIST & LANDSCAPE ARCHITECT'S DETAILS



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APPLICANT: TSU-HAO LIN
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DRAWING TITLE: **SECTION A-A**

DRAWING STATUS: **DEVELOPMENT
APPLICATION**

SCALE: 1:150

SIZE: A3

DATE: 07 JULY 2023

PROJECT No:
2301161

CAD FILE: Elev_Sec.dwg

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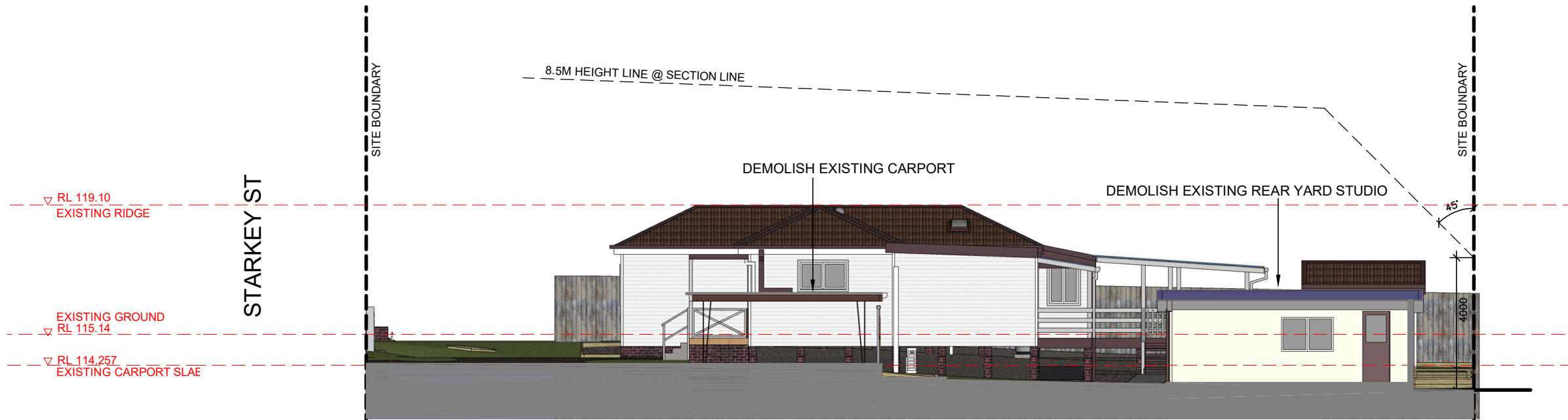
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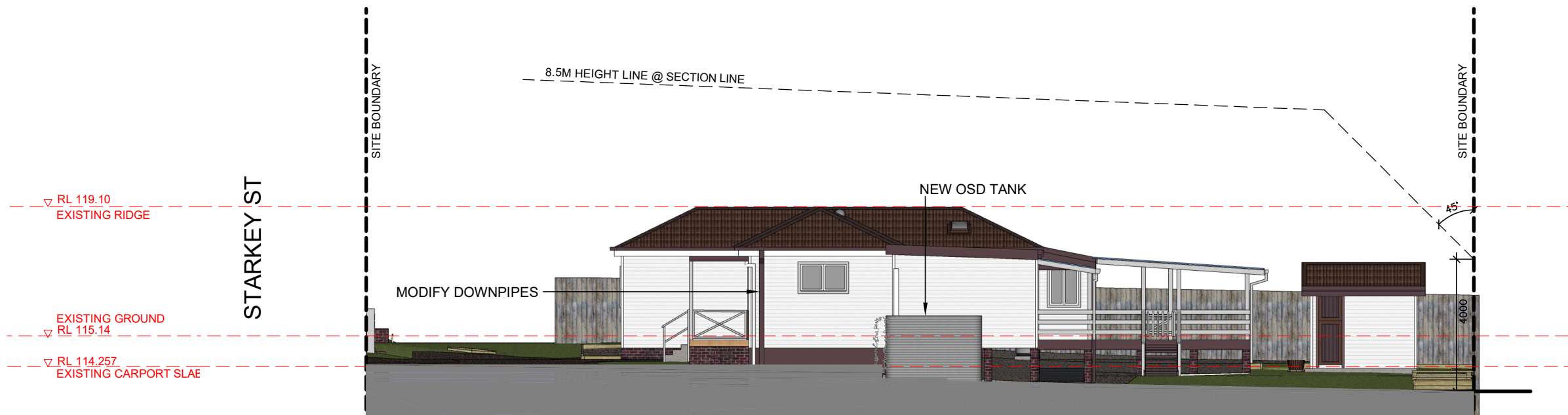
09

REVISION:

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EXISTING SECTION B-B



PROPOSED SECTION B-B

NOTES:
EXISTING TREES & SHRUBS NOT SHOWN
DRIVEWAY & STORMWATER DESIGN TO CIVIL ENGINEER DETAILS
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FORESTVILLE NSW 2087

DRAWING TITLE: **SECTION B-B**

DRAWING STATUS: **DEVELOPMENT APPLICATION**

SCALE: 1:150
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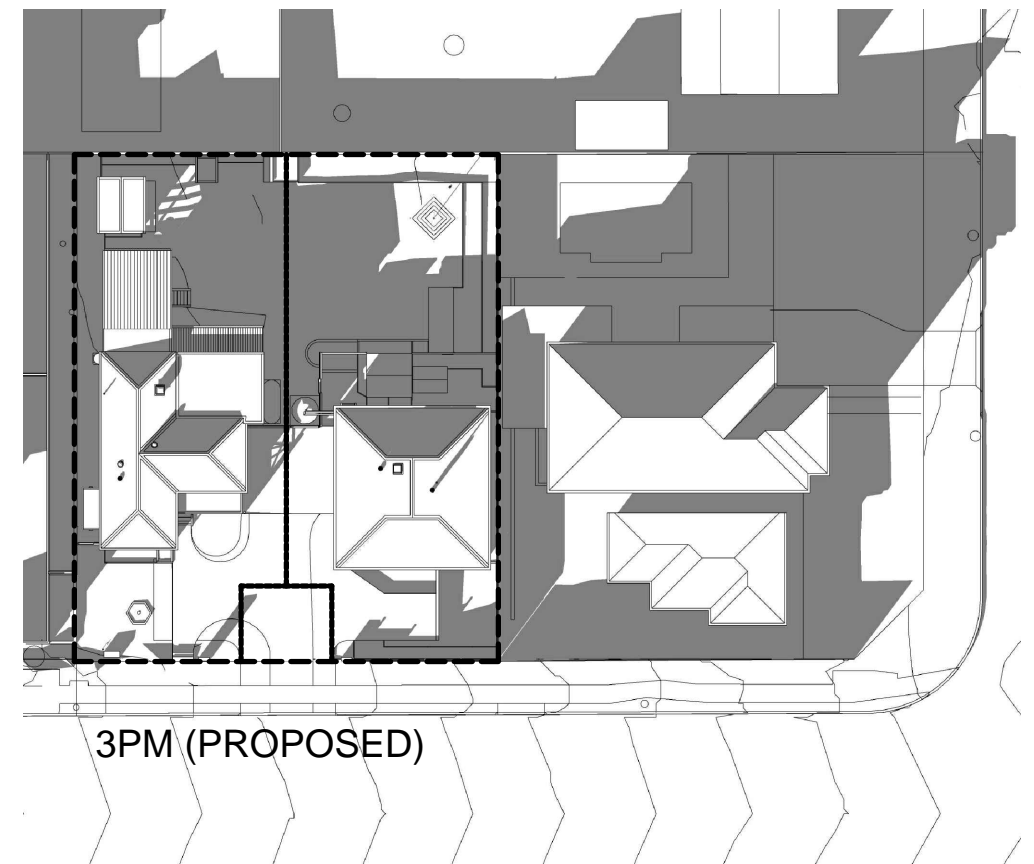
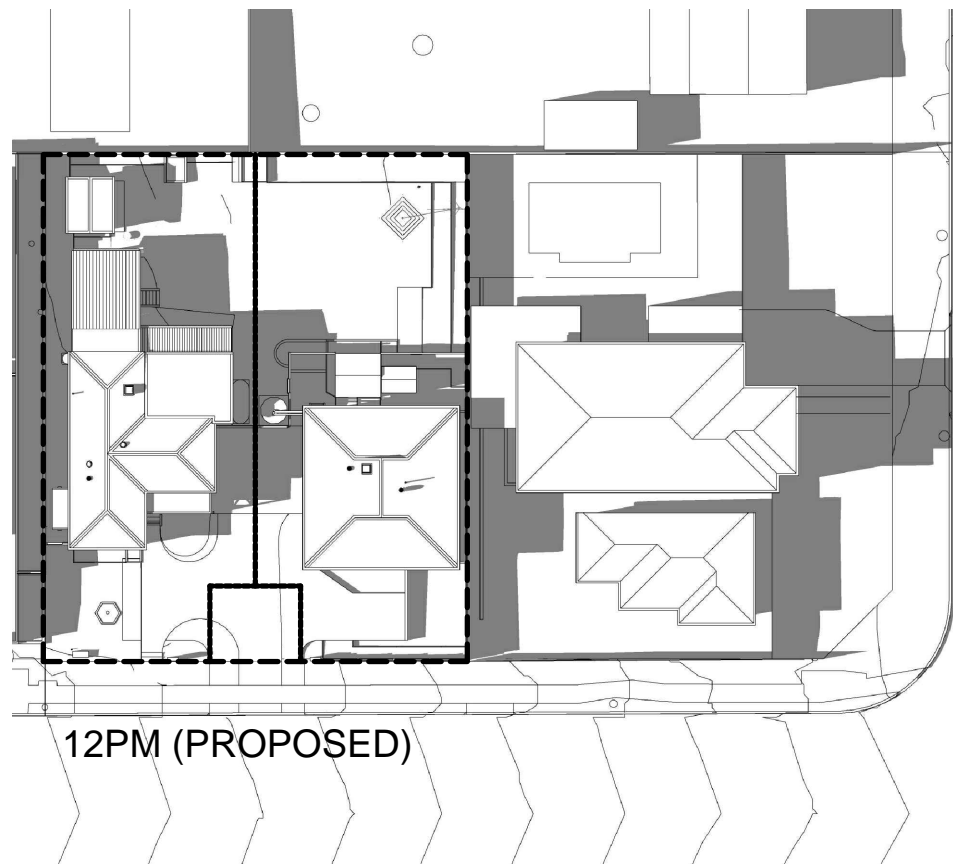
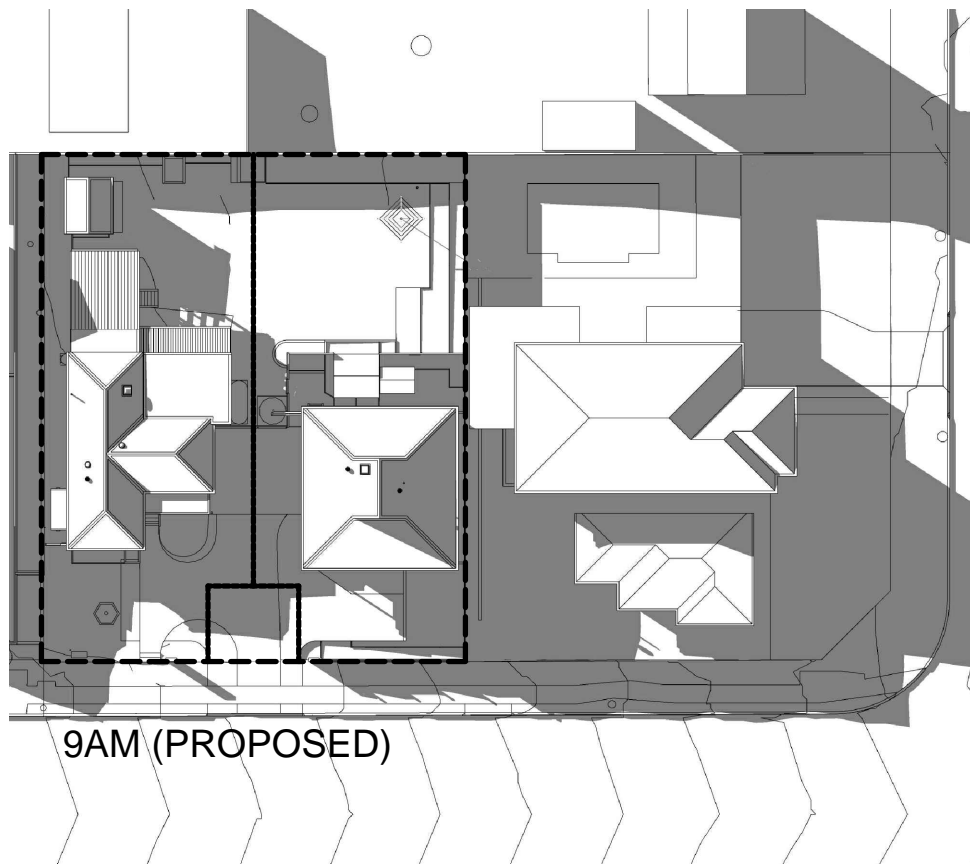
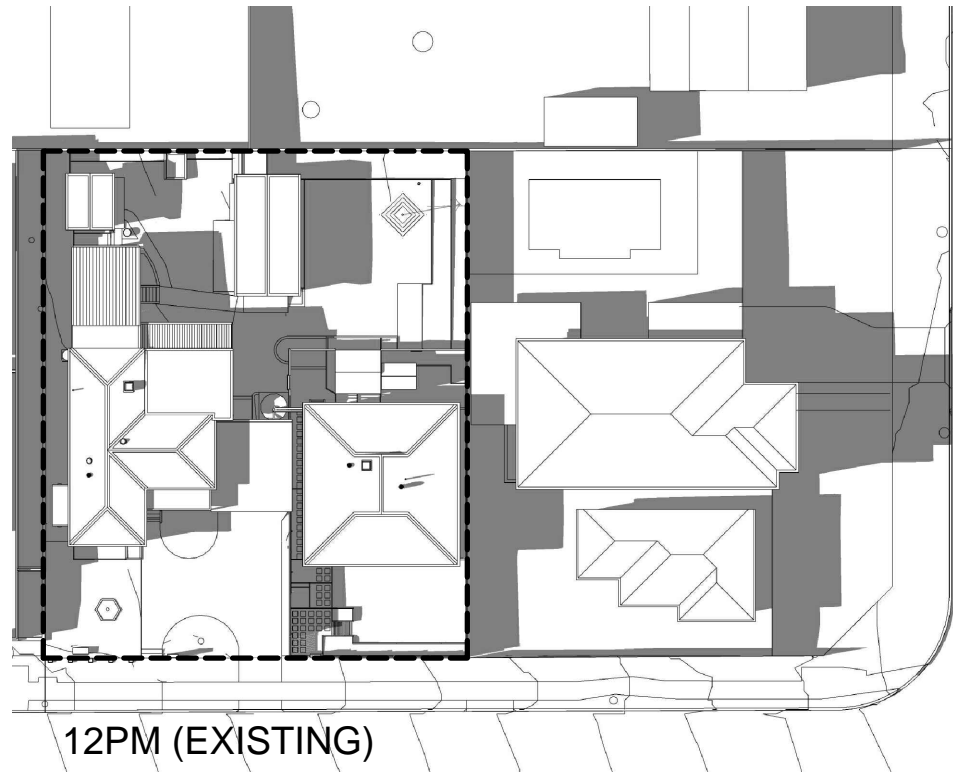
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DESIGN: DL
CAD: DL

DATE: 07 JULY 2023

PROJECT No: **2301161**

DRAWING No: **10**

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WITH DELETION OF STUDIO AND CARPORT ROOF, ADDITIONAL SOLAR ACCESS GAINED



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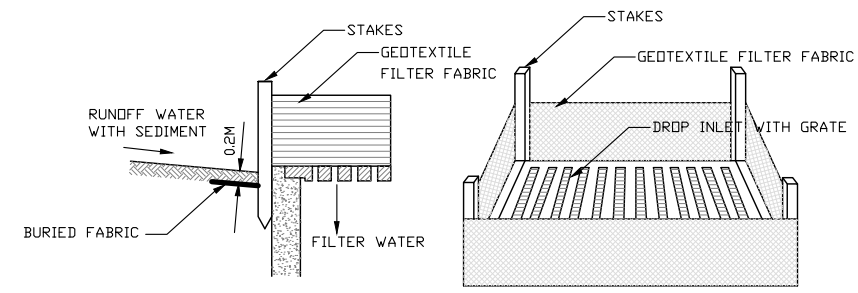
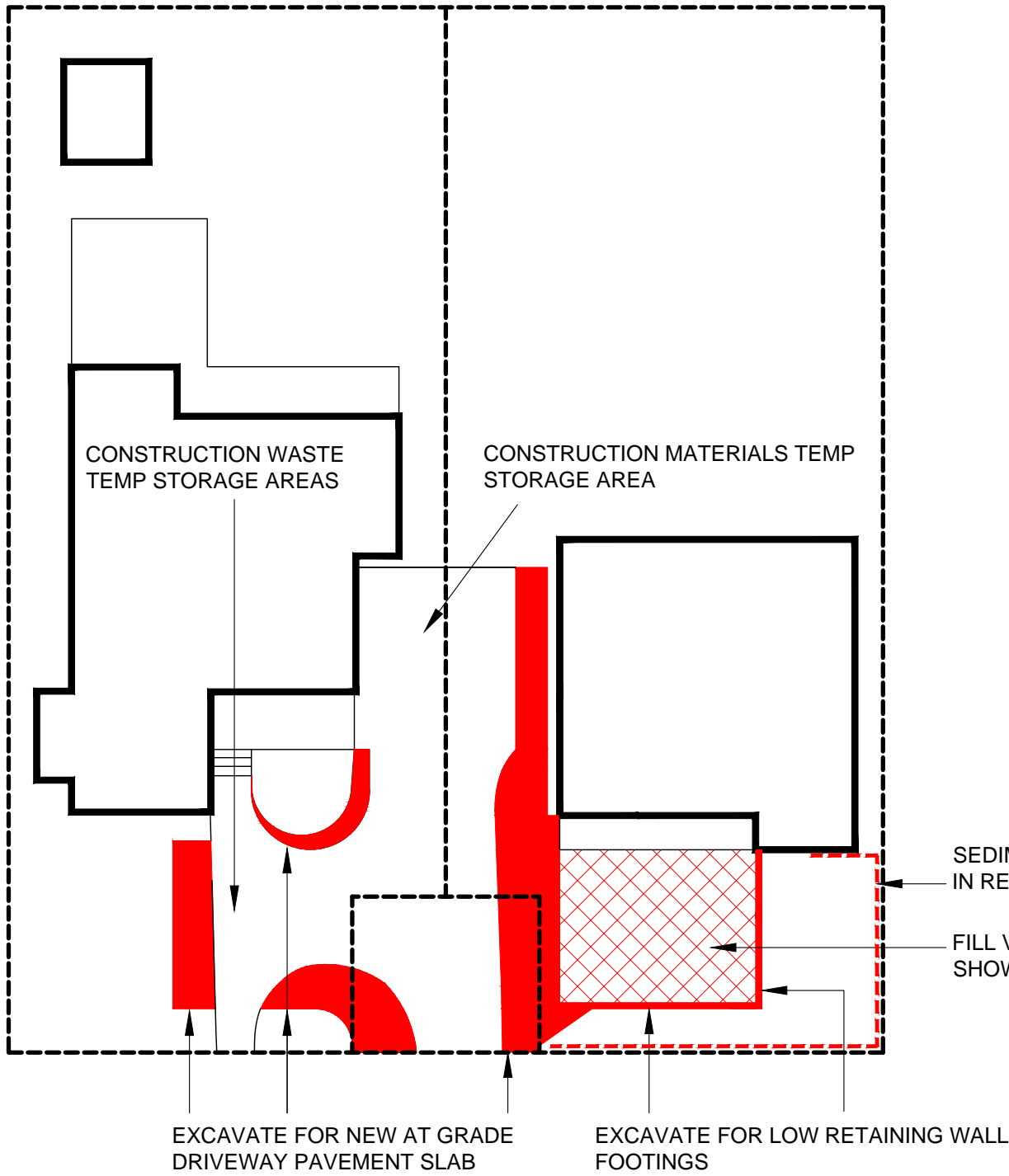
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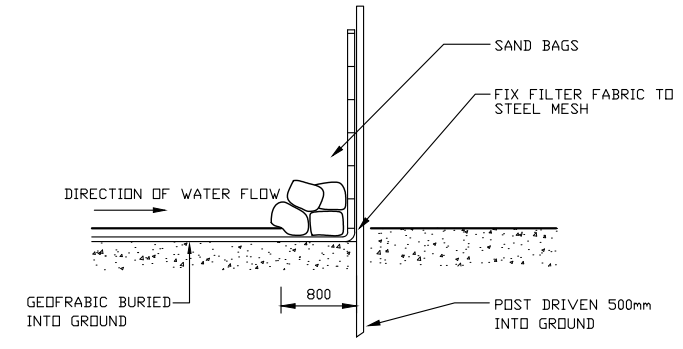
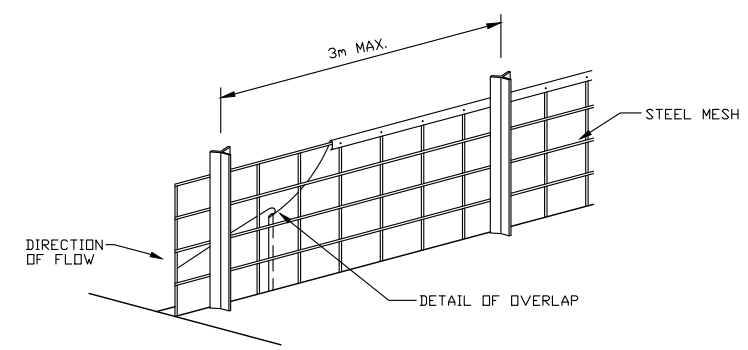


DRAWING TITLE:
SHADOW DIAGRAMS
21 JUNE
DRAWING STATUS:
DEVELOPMENT
APPLICATION

SCALE:	1:500	CAD FILE:	Shadow Diagrams.dwg
SIZE:	A3	DESIGN:	DL
		CAD:	DL
DATE:	07 JULY 2023		
PROJECT No:	2301161	DRAWING No:	11
		REVISION:	B



GEOTEXTILE FILTER FABRIC
DROP INLET SEDIMENT TRAP
NTS



GEOTEXTILE SILT FENCE
PROPERTY BOUNDARY
SEDIMENT CONTROL FENCE
NTS