




northern
beaches
council

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

DA2024/0423

Northern Beaches Council (Warringah)				
Site Information And Building Controls: Zone: R2 Low Density Residential				
	Control	Existing	Proposed	Complies
Site area	500m ²	422.7m ²	Unchanged	Yes
Housing density (dwelling/m ²)	1	1	Unchanged	Yes
Maximum building height	8.5m	4.5m	7.1m	Yes
Maximum wall heights	7.2m	4.2m	6.9m	Yes
Side boundary envelope	4.0m at 45 ⁰	N/A	4.0m at 45 ⁰	No
Side boundary setback	0.9m	0.8m	Unchanged	No Existing
Front boundary setback	6.5m	7.7m	6.5m	Yes
Rear boundary setback	6.0m	9.2m	Unchanged	Yes
Landscape open space	(40%) 169.08m ²	(36.43%) 153.97m ²	(36.43%) 154.0m ²	No - Equal to Existing
Private open space	60m	N/A	Unchanged	Yes
Maximum cut into ground	N/A	N/A	N/A	N/A
Maximum depth of fill	N/A	N/A	N/A	N/A

Start	Date	Description	Drawn By	Approved By	Disclaimer	 <div>Creative HOMEPLANS</div> <div>DESIGNS THAT WORK</div>	North	Project	Drawing Title								
	01/05/2023	Concept	GR	SR	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.			Additions and Alterations 23 Stella Street Collaroy Plateau Lot 16 IN DP 33000	Site/Roof Plan								
Issue A	05/04/2024	DA	DS	SR			Scale		A3	1:200	Client	Mr & Mrs Jack & Gillian Cox					
							Status		DA	Job No.	23011	Drawing No.	DA02	Issue Date	05/04/2024	Issue No.	A



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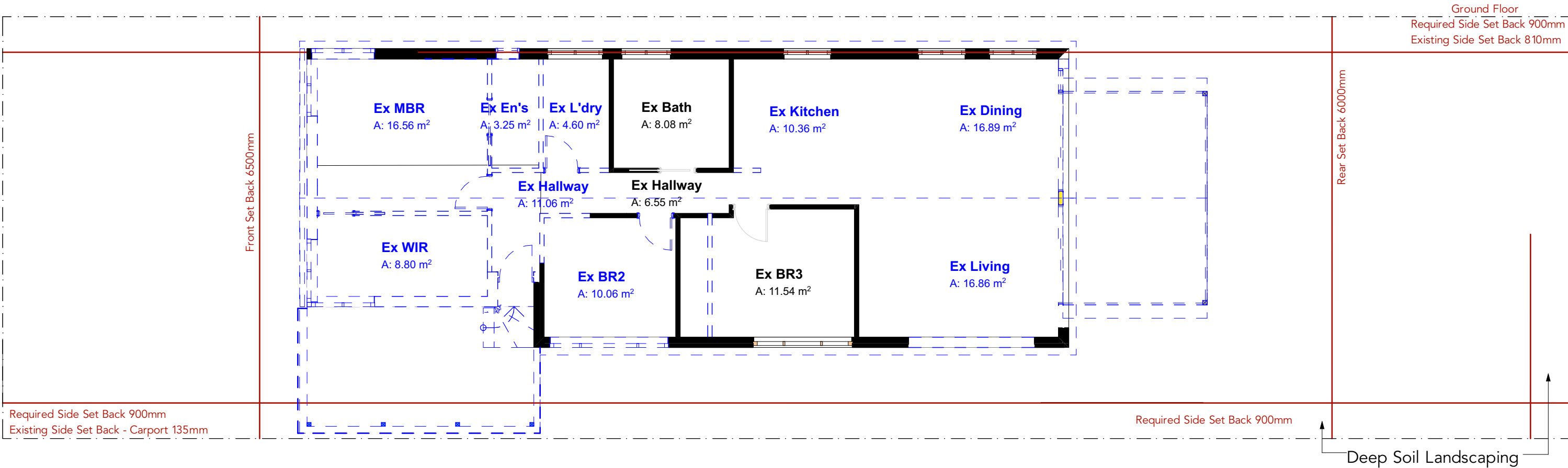
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DA2024/0423

KEY

Existing elements

To be demolished





Demolition Plan Ground Floor 1:100

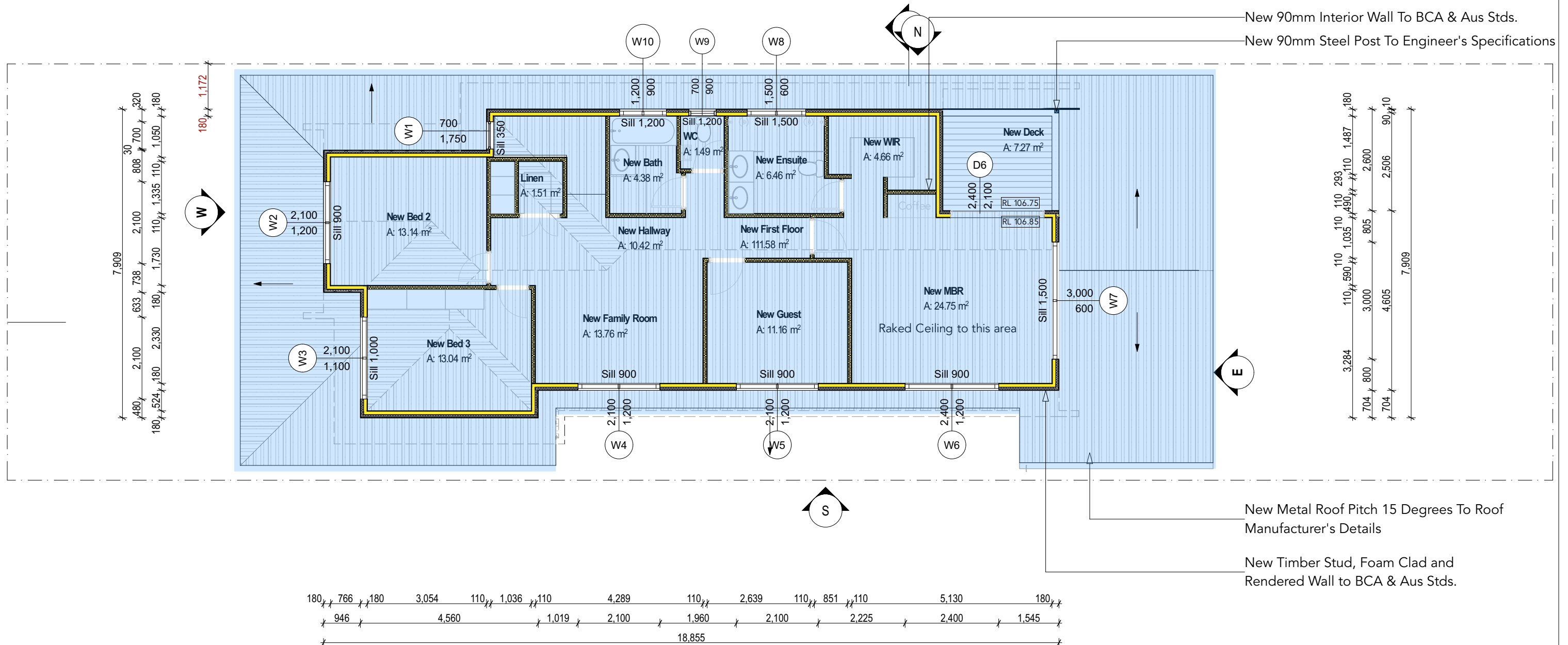
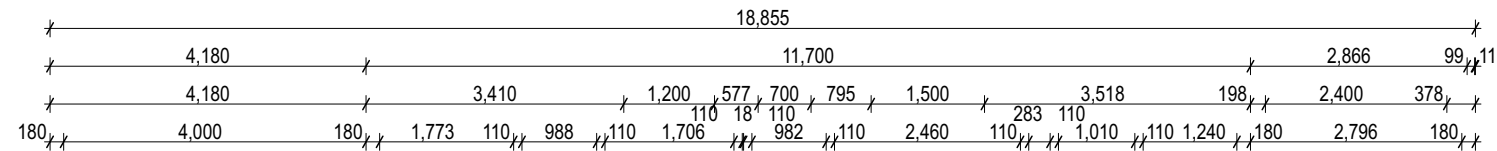
Start	Date	Description	Drawn By	Approved By	Disclaimer	 <div>Address: PO Box 394, Forestville NSW 2087</div> <div>Mobile: 0402451119 Web: www.creativehomeplans.com.au Email: shane@creativehomeplans.com.au</div>	North	Project	Drawing Title				
	01/05/2023	Concept	GR	SR	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.			Additions and Alterations 23 Stella Street Collaroy Plateau Lot 16 IN DP 33000	Demolition Plan Ground Floor				
Issue A	05/04/2024	DA	DS	SR				Scale A3	1:100	Client Mr & Mrs Jack & Gillian Cox			
								Status DA	Job No. 23011	Drawing No. DA09	Issue Date 05/04/2024	Issue No. A	



DA2024/0423

KEY

 Proposed elements
 New timber elements



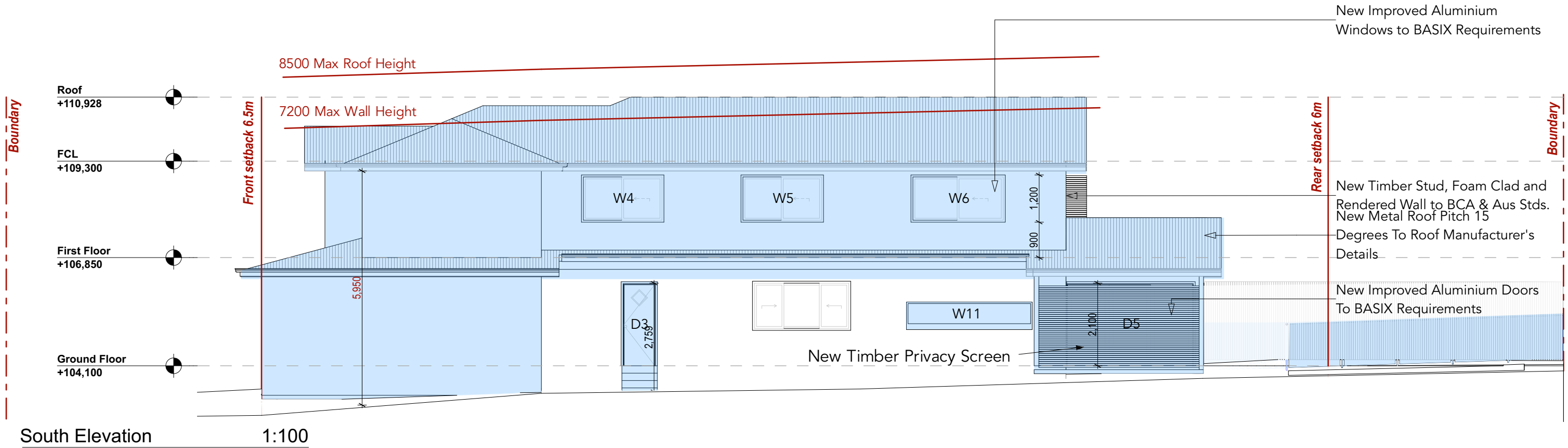
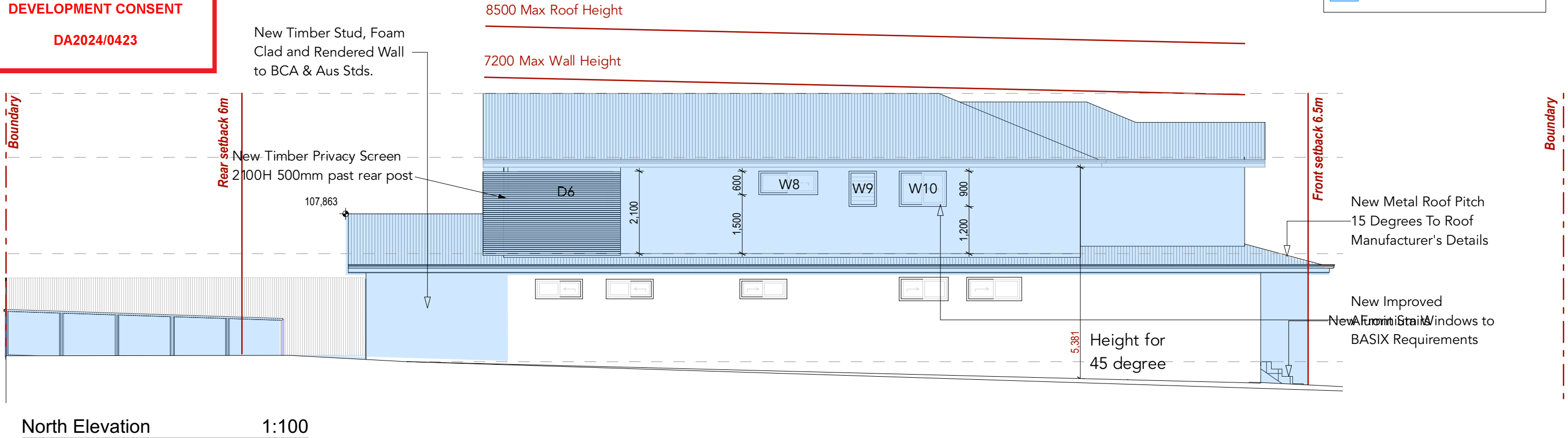
New First Floor 1:100

Start	Date	Description	Drawn By	Approved By	Disclaimer		North	Project	Drawing Title
	01/05/2023	Concept	GR	SR	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	 <div>Creative HOMEPLANS DESIGNS THAT WORK</div>		Additions and Alterations 23 Stella Street Collaroy Plateau Lot 16 IN DP 33000	New First Floor
Issue A	05/04/2024	DA	DS	SR					ScaleA31:100ClientMr & Mrs Jack & Gillian Cox
									StatusDADrawing No.DA11Job No.23011Issue Date05/04/2024Issue No.A
							Address: PO Box 394, Forestville NSW 2087 Mobile: 0402451119 Web: www.creativehomeplans.com.au Email: shane@creativehomeplans.com.au		

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KEY
Proposed elements



Start	Date	Description	Drawn By	Approved By
	01/05/2023	Concept	GR	SR
Issue A	05/04/2024	DA	DS	SR

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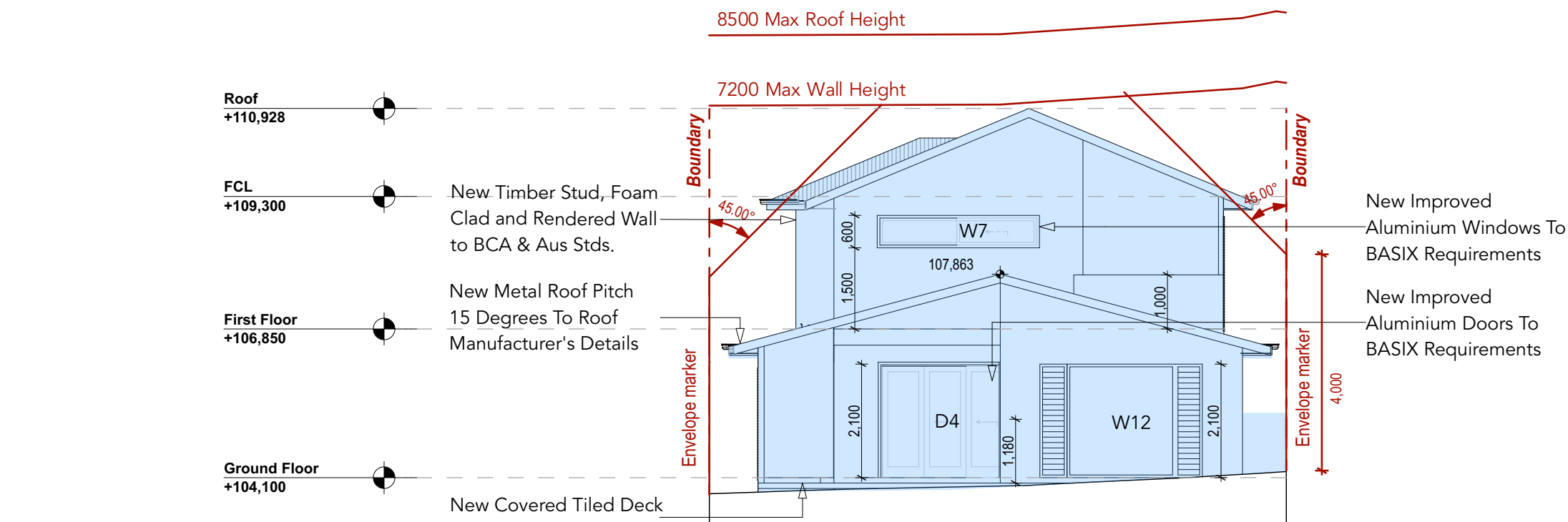


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Project
Additions and Alterations
23 Stella Street Collaroy Plateau
Lot 16 IN DP 33000

Drawing Title				
Elevations 1				
Scale	A3 1:100	Client	Mr & Mrs Jack & Gillian Cox	
Status	DA	Job No.	23011	Drawing No. DA12
		Issue Date	05/04/2024	Issue No. A

KEY
Proposed elements

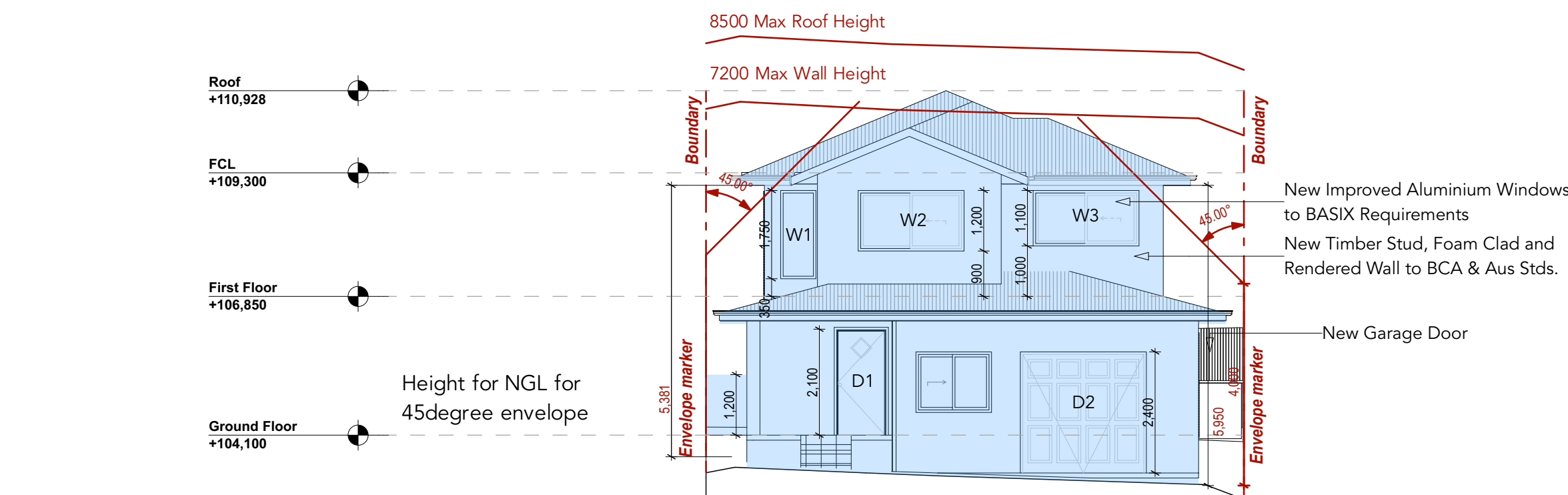


East Elevation 1:100

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West Elevation 1:100

Start	Date	Description	Drawn By	Approved By	Disclaimer	 <div>Creative HOMEPLANS DESIGNS THAT WORK</div>	Project	Drawing Title						
	01/05/2023	Concept	GR	SR	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.		Additions and Alterations 23 Stella Street Collaroy Plateau Lot 16 IN DP 33000	Elevations 2						
Issue A	05/04/2024	DA	DS	SR				Scale	A3	1:100	Client	Mr & Mrs Jack & Gillian Cox		
								Status	DA	Job No.	23011	Drawing No.	DA13	
											Issue Date	05/04/2024	Issue No.	A

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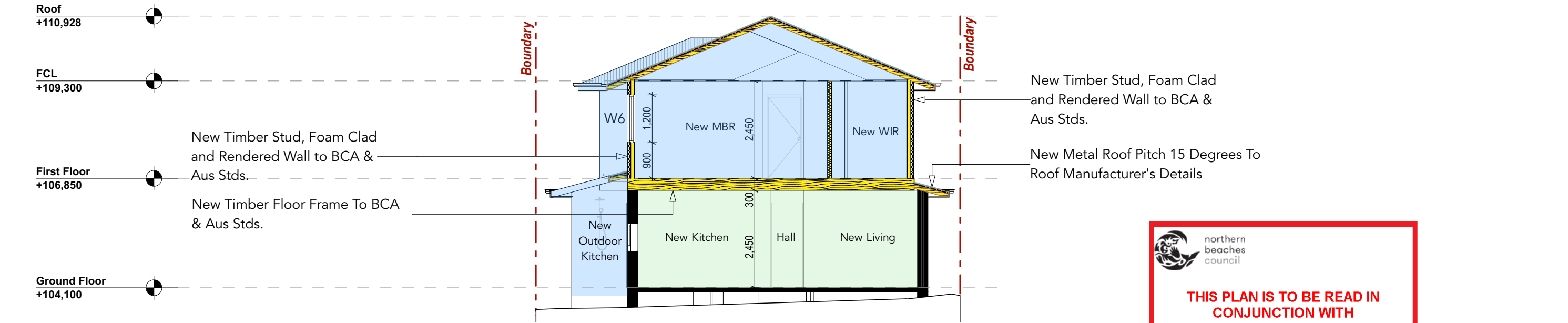
KEY

Existing elements

Change to existing

Proposed elements

New timber elements



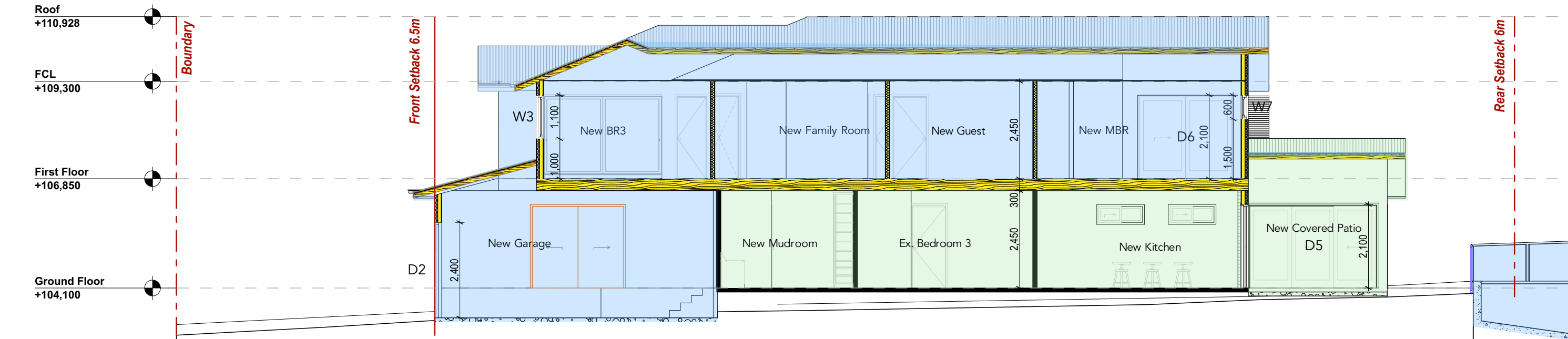
Section A

1:100

northern beaches council

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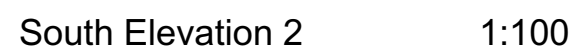
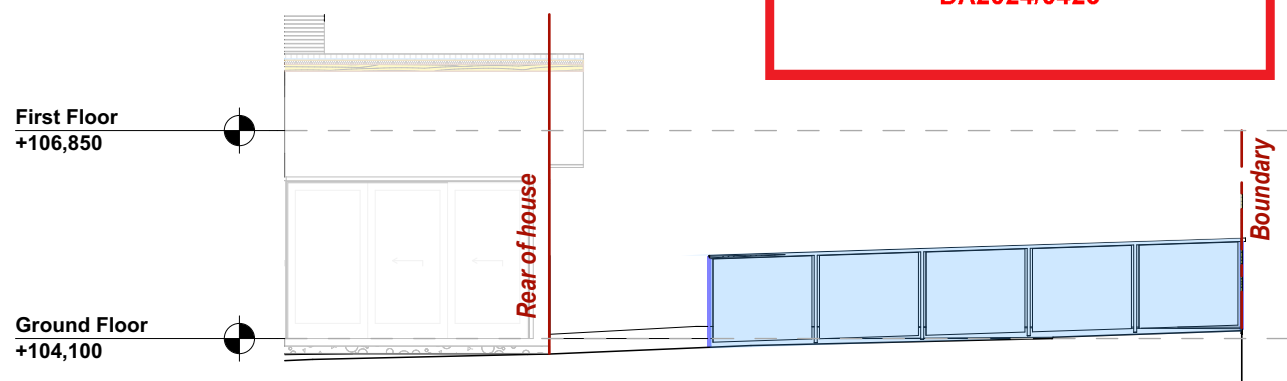
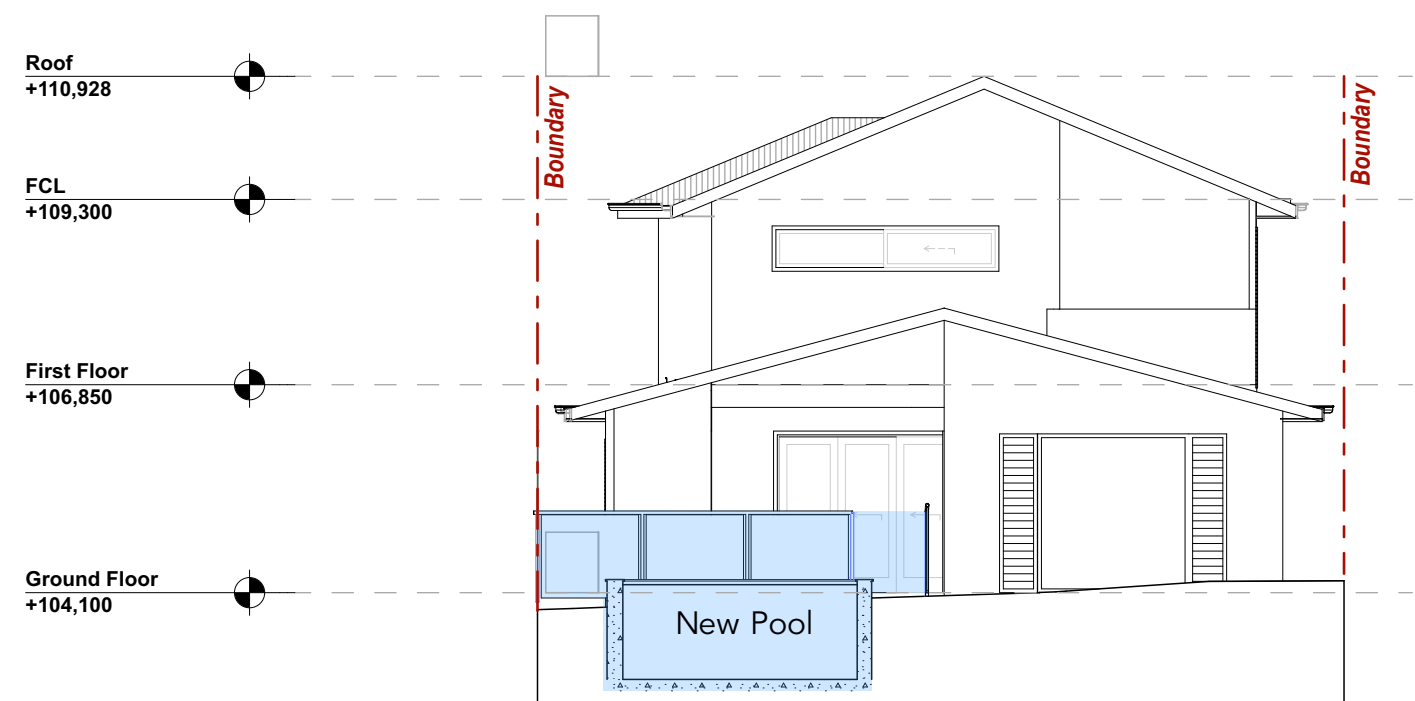
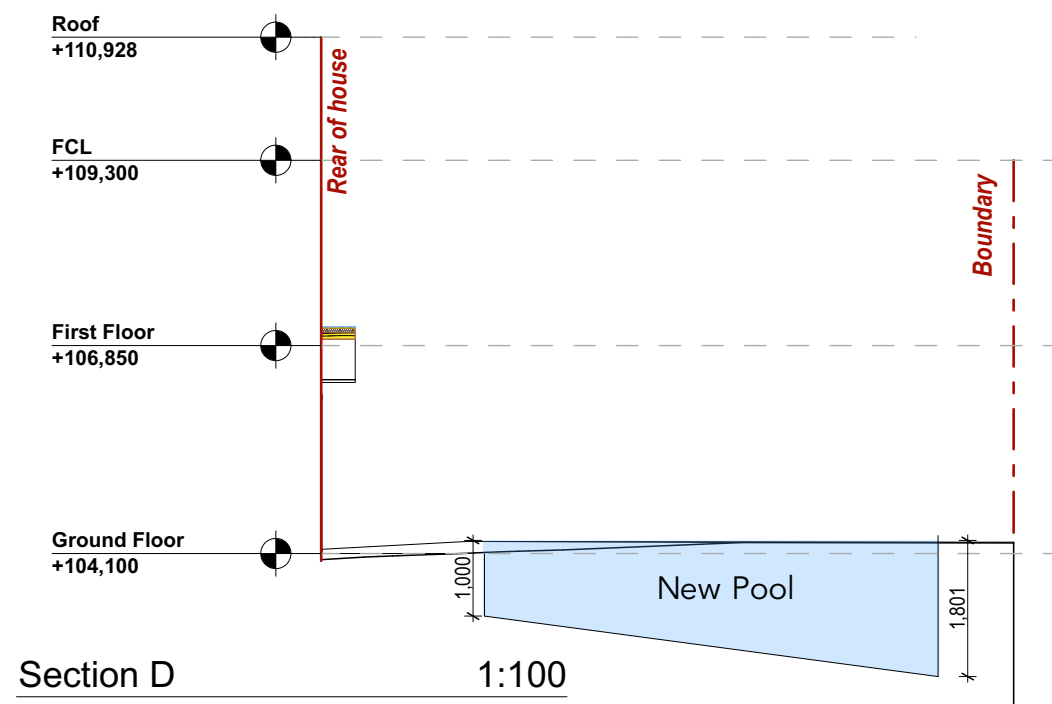
DA2024/0423



Section B

1:100

Start	Date	Description	Drawn By	Approved By	Disclaimer	Project					Drawing Title				
Issue A	01/05/2023	Concept	GR	SR	The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Architect or Draftsperson. Drawings shall not be used for construction purposes until issued for construction. Do not scale drawings. All boundaries and contours subject to survey.	<div><div>Creative HOMEPLANS</div><div>DESIGNS THAT WORK</div></div> <div>Address: PO Box 394, Forestville NSW 2087</div> <div>Mobile: 0402451119 Web: www.creativehomeplans.com.au Email: shane@creativehomeplans.com.au</div>					Additions and Alterations 23 Stella Street Collaroy Plateau Lot 16 IN DP 33000				
	05/04/2024	DA	DS	SR							Sections				
											Scale A3	1:100	Client Mr & Mrs Jack & Gillian Cox		
											Status DA	Job No. 23011	Drawing No. DA14	Issue Date 05/04/2024	Issue No. A



KEY

Existing elements

Proposed elements

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Start	Date	Description	Drawn By	Approved By
	01/05/2023	Concept	GR	SR
Issue A	05/04/2024	DA	DS	SR

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North

	Project
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Additions and Alterations
23 Stella Street Collaroy Plateau
Lot 16 IN DP 33000

Drawing Title

Pool

Scale	A3	1:100
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Client	Mr & Mrs Jack & Gillian Cox
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Status	Job No
DA	2301

Drawing No.	Issue Date	Issue No.
DA15	05/04/2024	A