



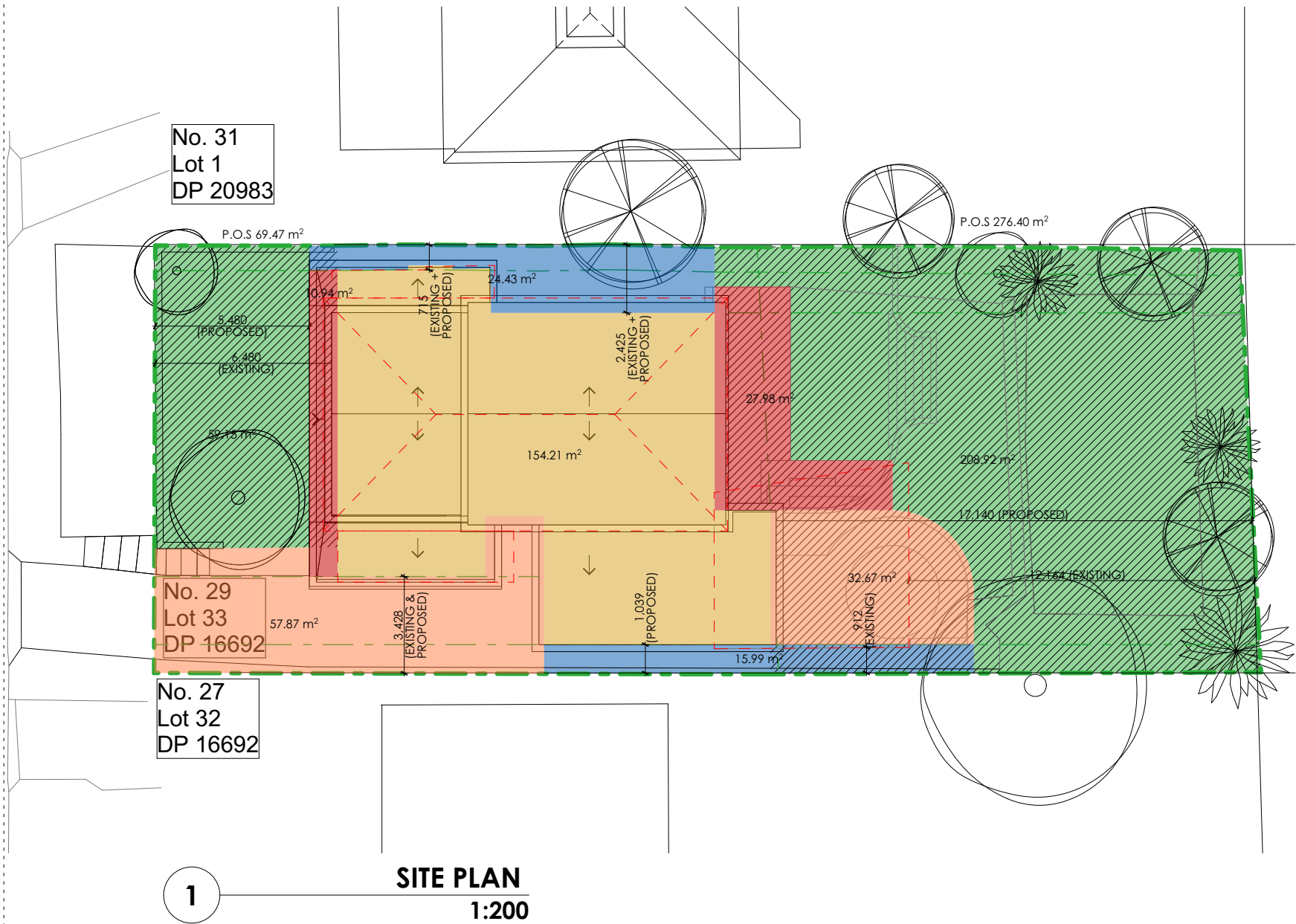
northern

beaches

council

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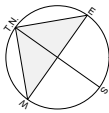
DA2021/2205

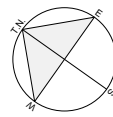
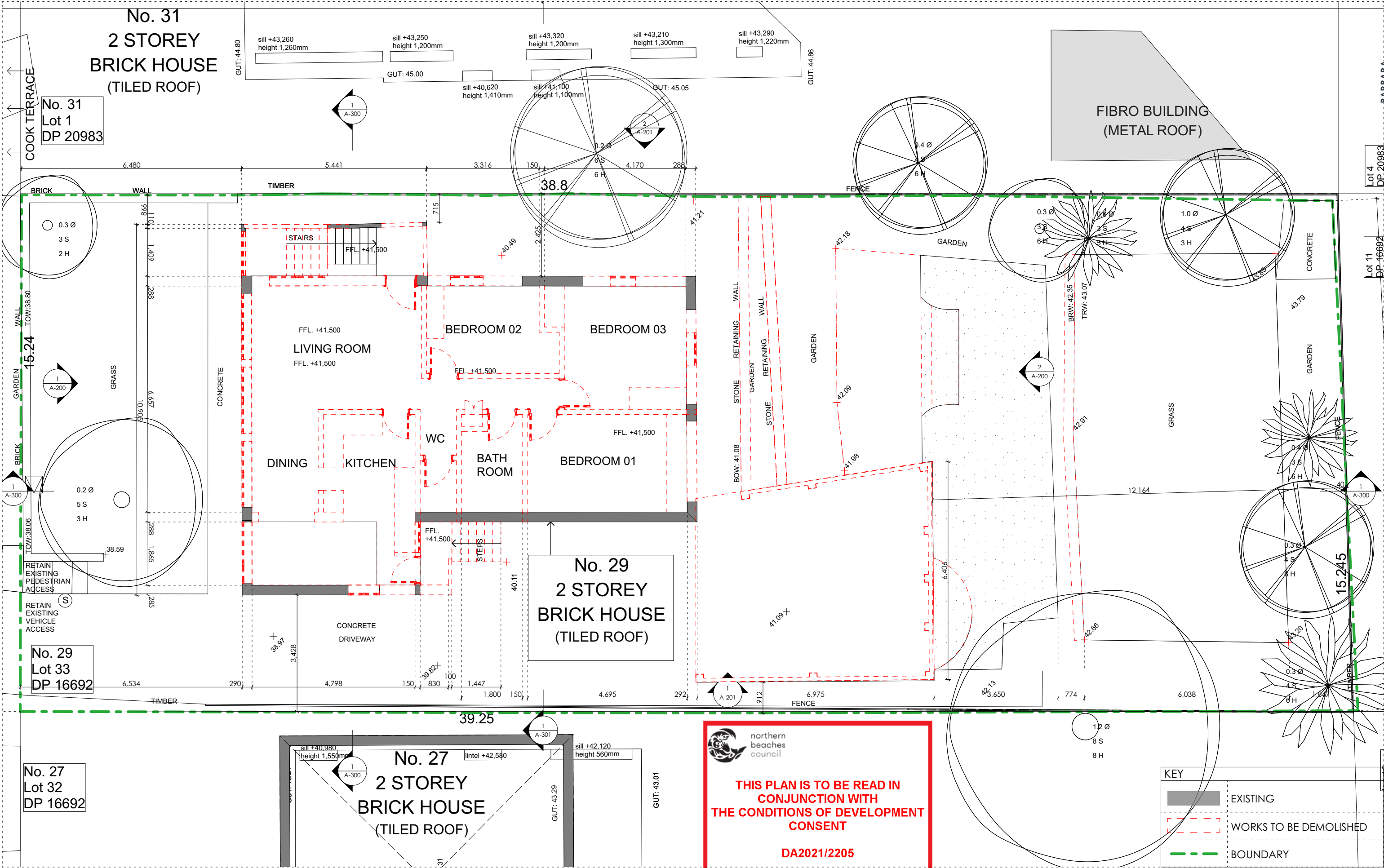


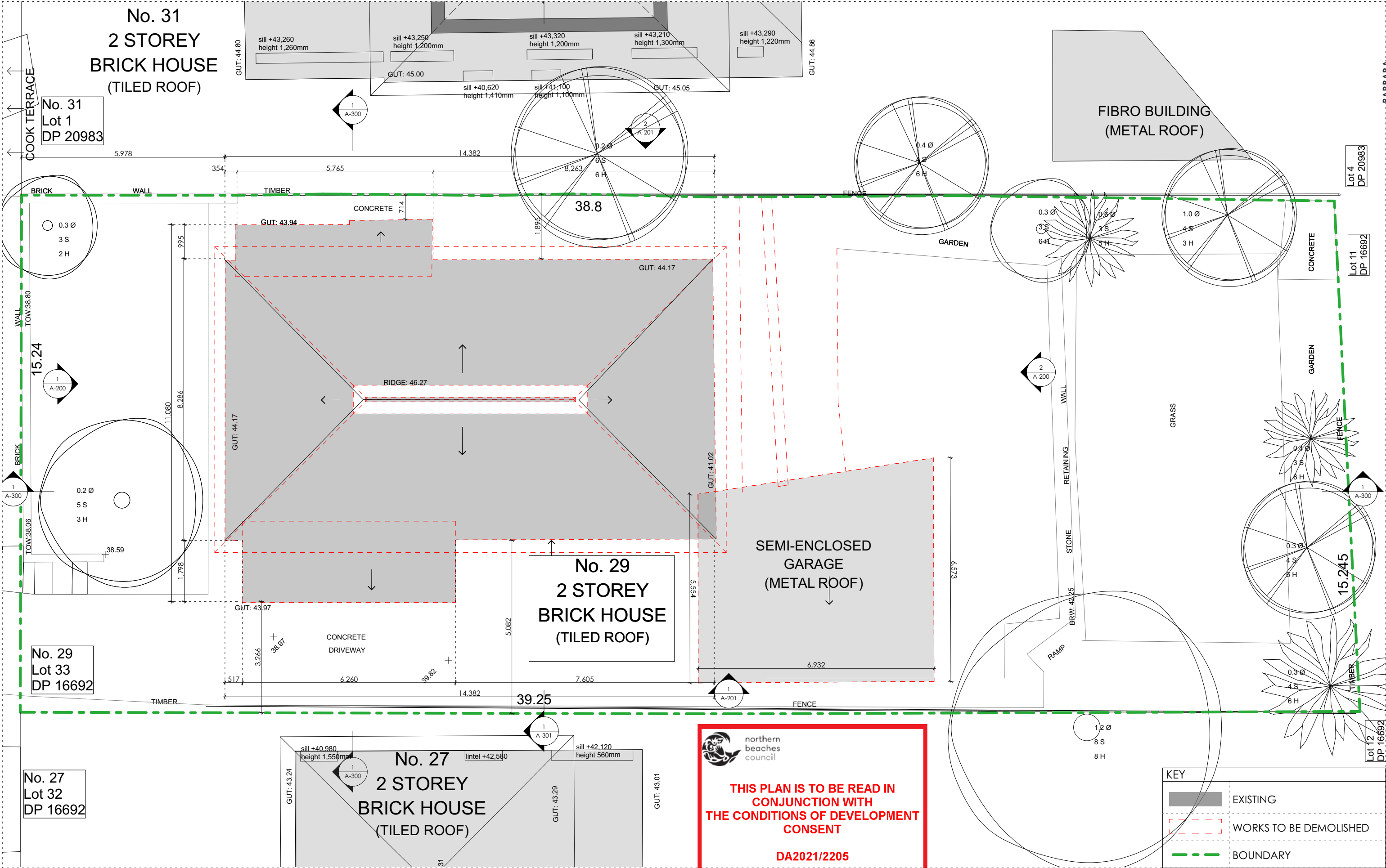
SITE INFORMATION & BUILDING CONTROLS			
NORTHERN BEACHES COUNCIL (PREVIOUSLY PITTWATER COUNCIL)			
		COMPLIES WITH CONTROLS	COMMENTS
LOT:	33		
DP:	16692		
LAND ZONING:	AREA E4 (ENVIRONMENTAL LISTING)		
HEIGHT OF BUILDINGS:	AREA 1-8.5M	YES	
FSR:	N/A		
MINIMUM LOT SIZE:	550 SQM		
HERITAGE:	N/A		
LAND RESERVATION AQUISITION:	N/A		
FORESHORE BUILDING LINE:	N/A		
ACID SULFATE SOILS:	CLASS 5		
LOCAL ABORIGINAL LAND COUNCIL:	METROPOLITAN		
P.O.S	80 SQM MINIMUM - 75% NOT IN FRONT YARD. MIN OF 3m	YES	70 sqm FRONT 276 sqm REAR
P.O.S (NO STEEPER THAN 1 IN 20)	16 SQM WITHIN P.O.S. MIN OF 4m	YES	
LANDSCAPED AREA	MINIMUM 60%	YES = 64.3%	(B+D+E+6% OF C)

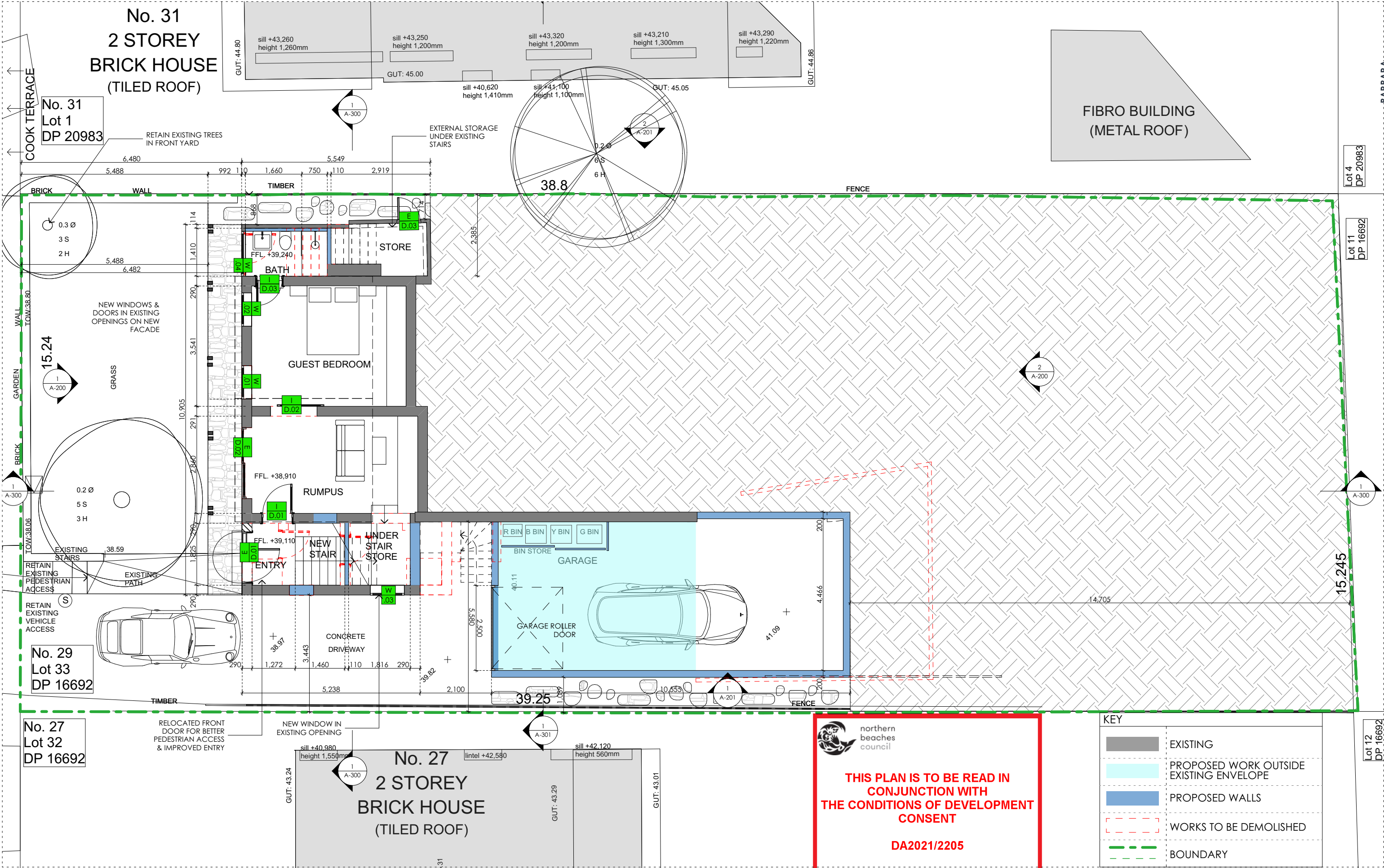
SETBACKS					
ORIENTATION	SIDE	CONTROL	EXISTING (mm)	PROPOSED (mm)	COMMENTS
NORTH-EAST	SIDE	2.5m / 1m	2,425 / 715	2,425 / 715	EXISTING
SOUTH-EAST	REAR	6.5m	12,164	17,140	
SOUTH-WEST	SIDE	2.5m / 1m	3,428 / 912	3,428 / 1,039	
NORTH-WEST	FRONT	6.5m/AV	6,480	5,480	PROPOSED FRONT BALCONY

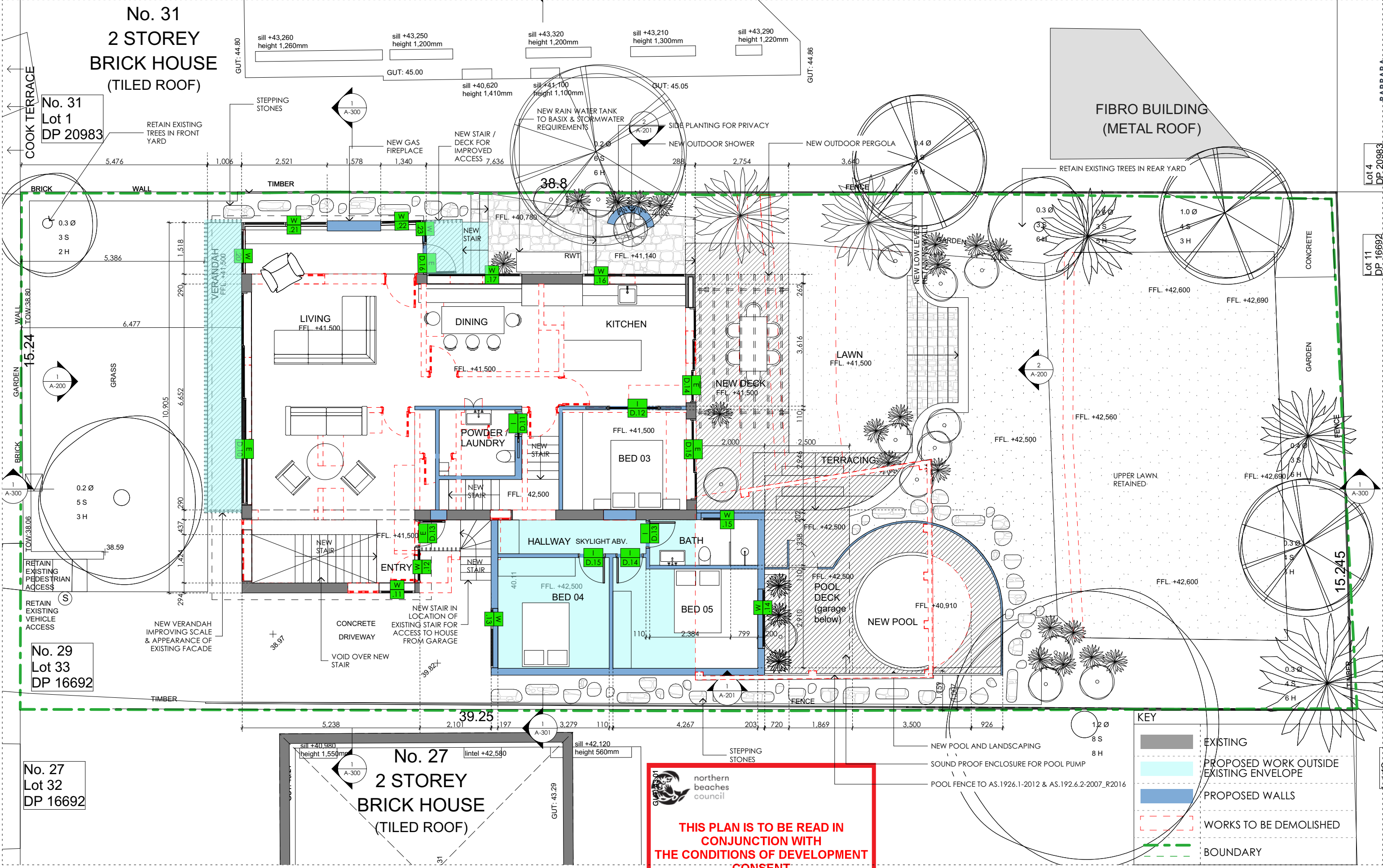
AREA CALCULATION					
COLOUR	DESCRIPTION	EXISTING AREA (SQM)	EXISTING % OF SITE COVERAGE	PROPOSED AREA (SQM)	PROPOSED % OF SITE COVERAGE
	DWELLING + GAR	159.4	27%	154.2	26% (A)
	LANDSCAPED AREA (SOFT)	287.3	48.5%	268.1	45% (B)
	LANDSCAPED AREA (HARD)	115.2	19.5%	92.4	15.6% (C)
	LANDSCAPED AREA (PERVIOUS)	0	0%	38.9	6.5% (D)
	SIDE PATHS	32.1	5%	40.4	6.8% (E)
	TOTAL SITE	594	100%	594	100% (F)

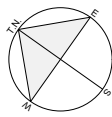
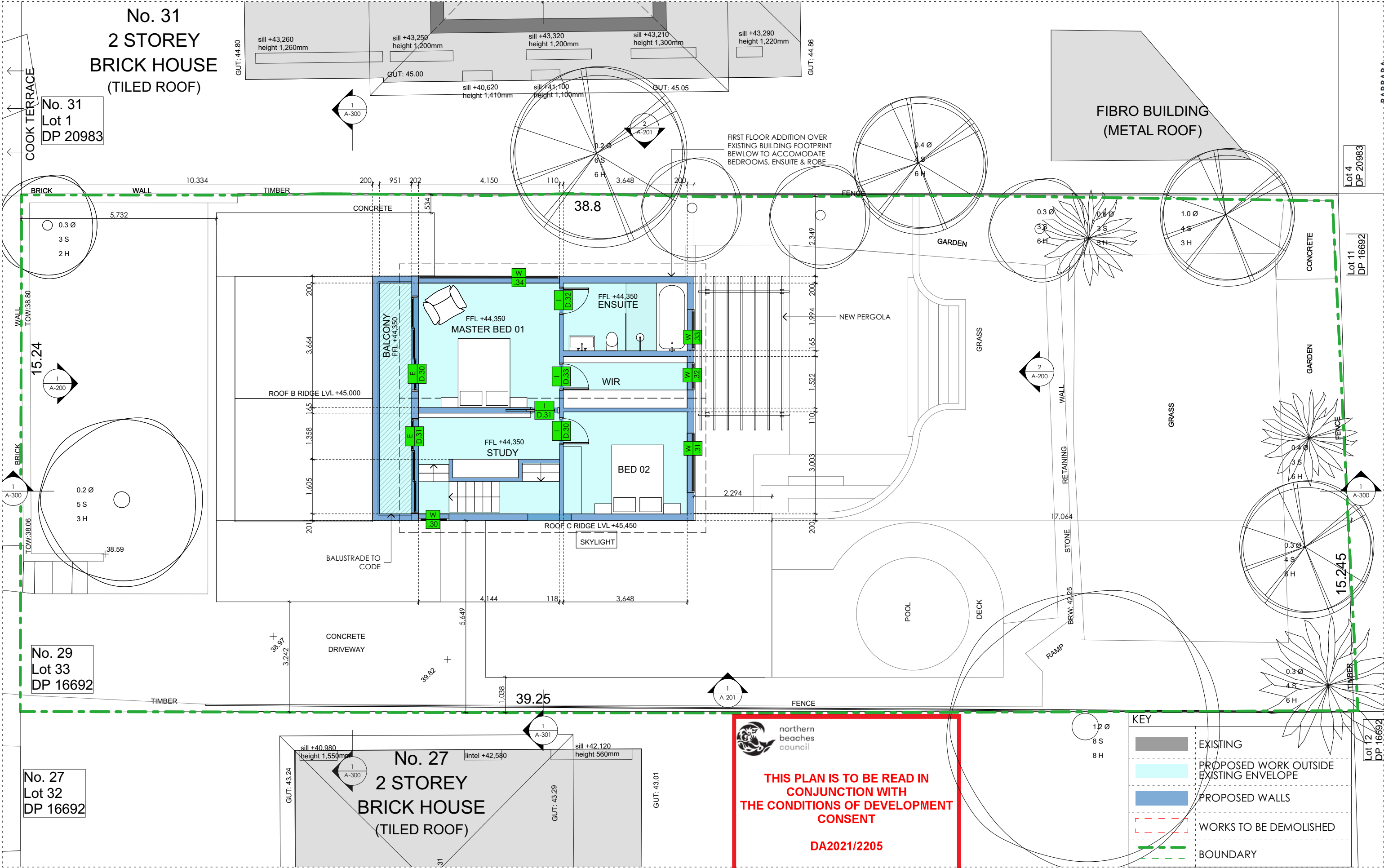


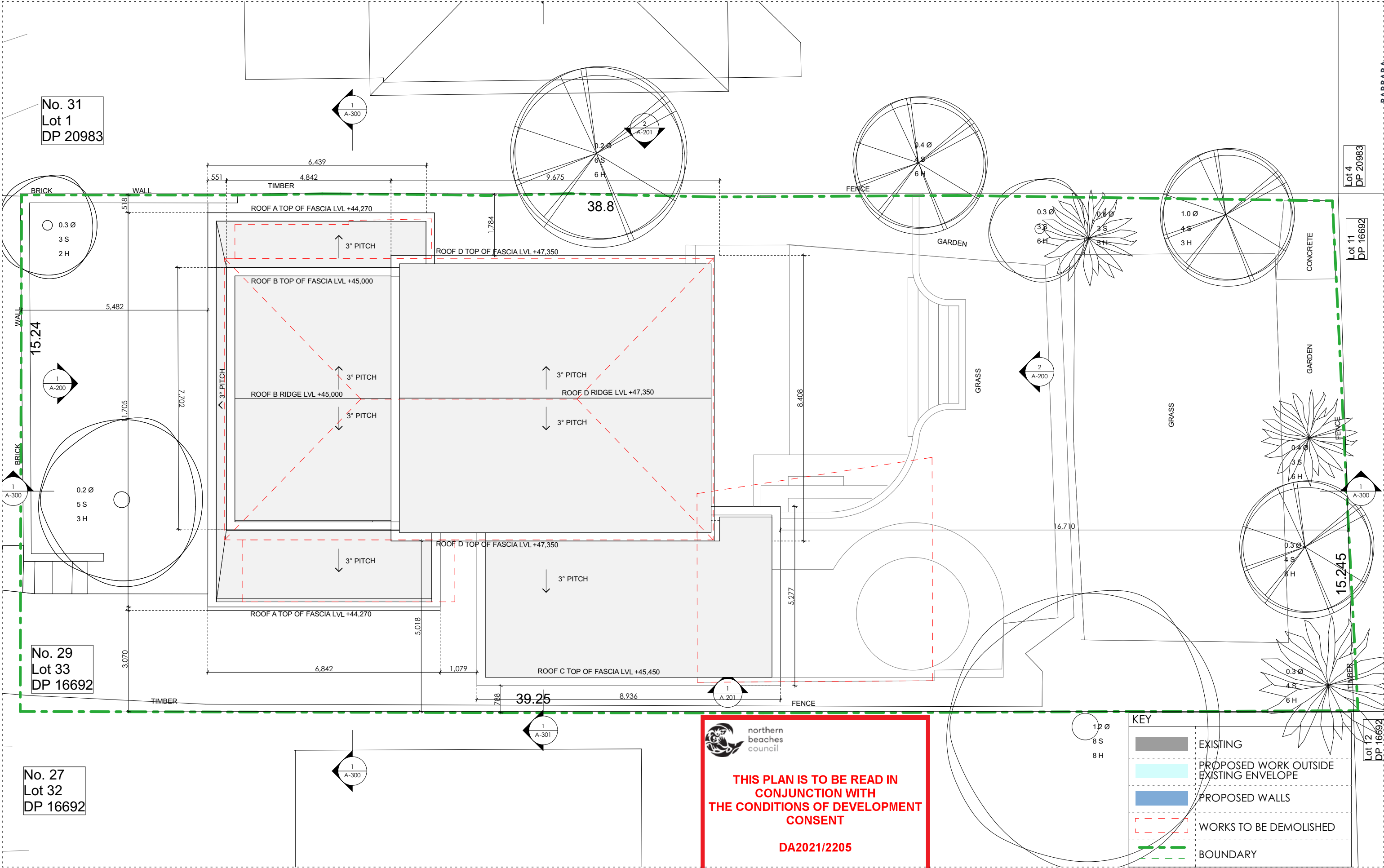










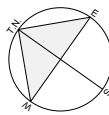


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DATE 02.11.21
REVISION A
ISSUE
ISSUE FOR DEVELOPMENT APPLICATION



ISSUE FOR
DEVELOPMENT
APPLICATION

CLIENT
TOM COTTON
& EMILY BASHAM

PROJECT
Mona Vale House
29 Cook Terrace
Mona Vale
NSW 2103
Lot: 33
DP: 16692

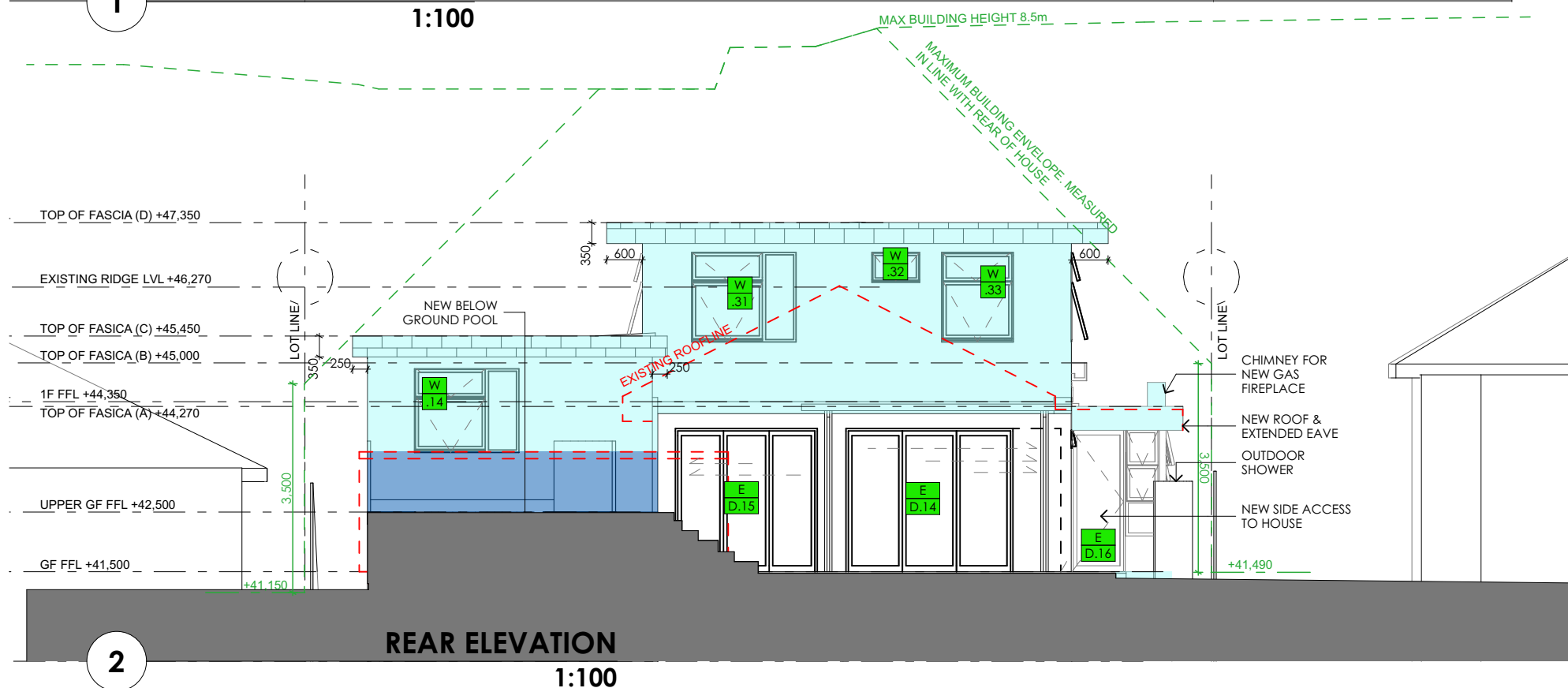
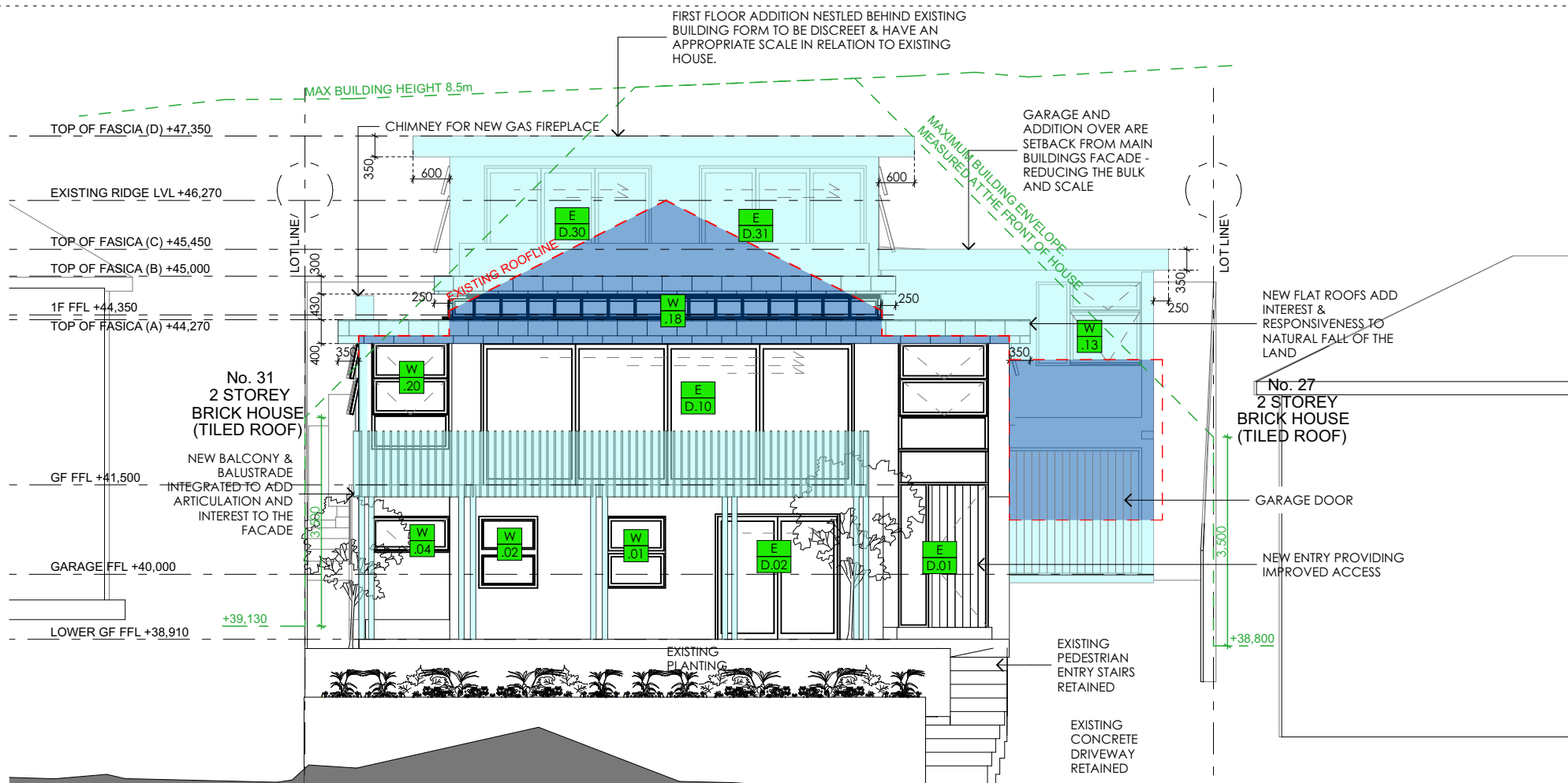
DRAWING
PROPOSED ROOF PLAN

DRAWN
BS
CHECKED
FK
REVISION
A
PROJECT NO.
2113
SCALE
1:100@ A3
DWG NO.
A-123

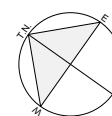


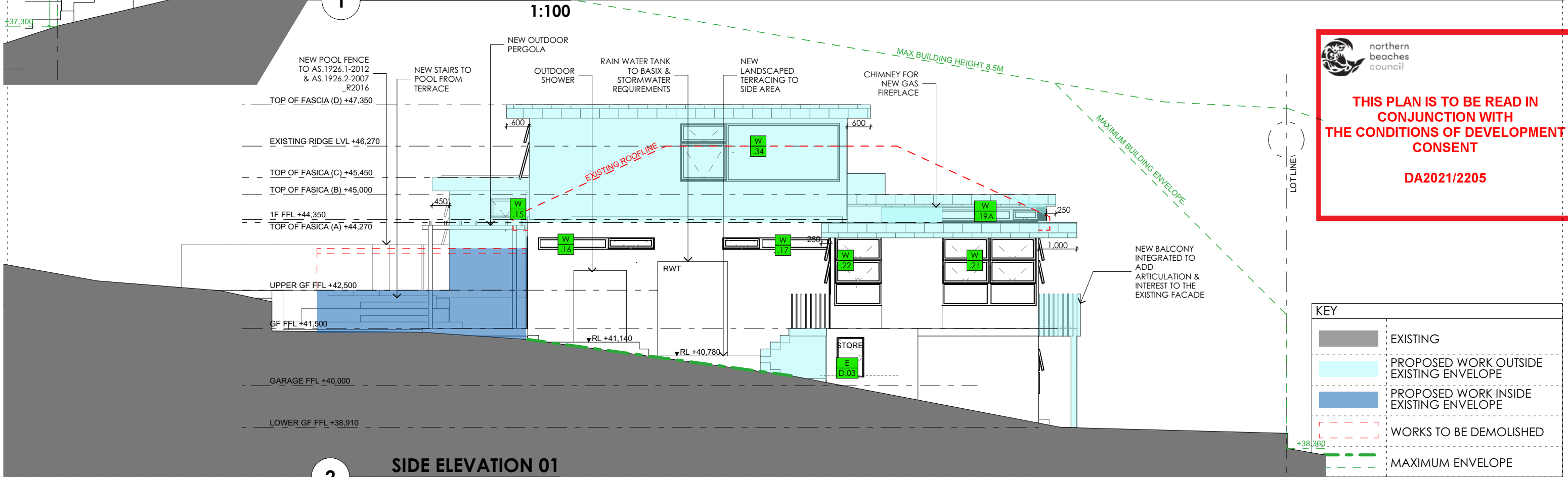
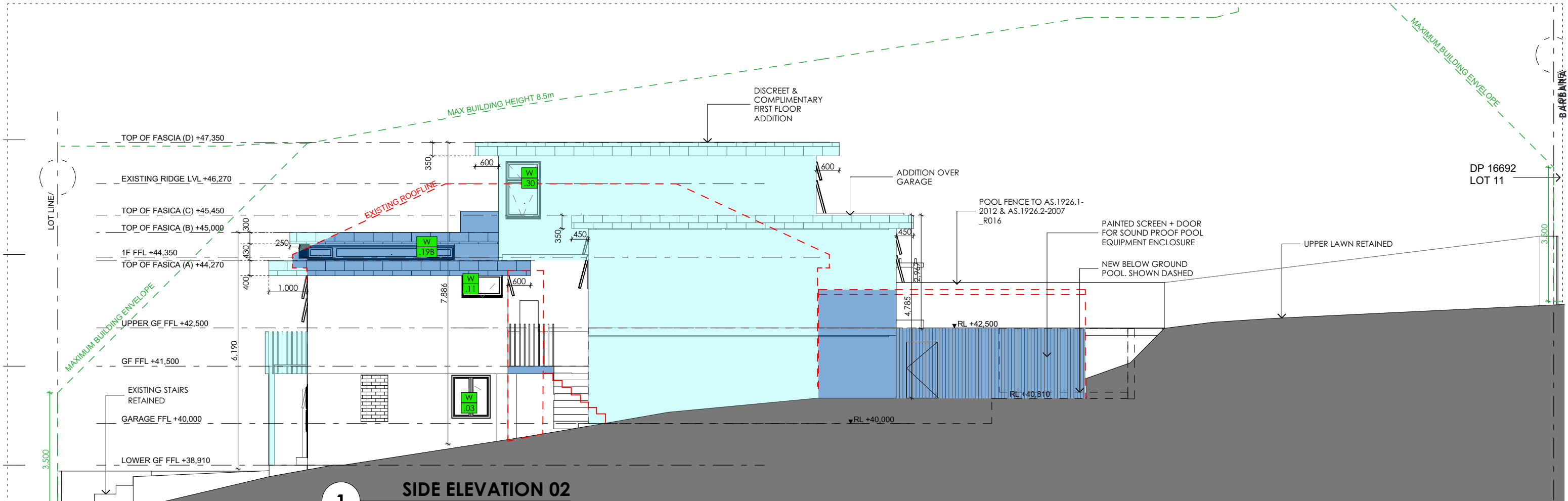
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KEY	
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	MAXIMUM ENVELOPE



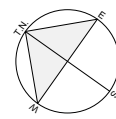


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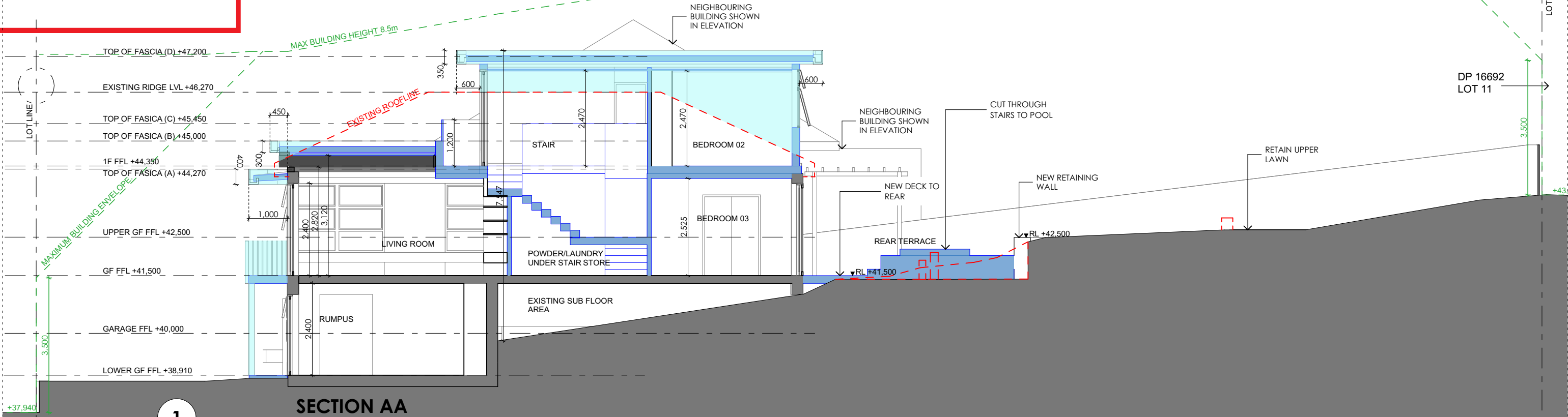
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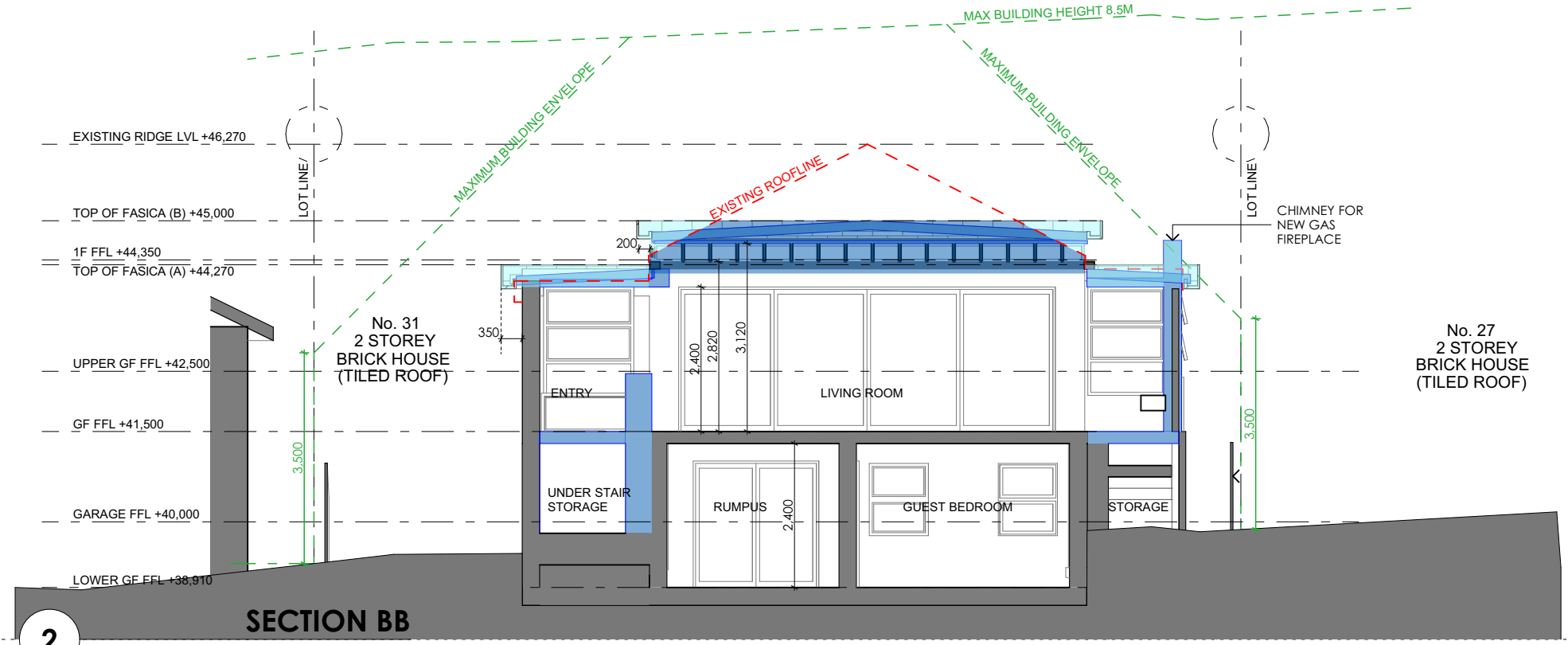
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1

SECTION AA
1:100



2

SECTION BB
1:100

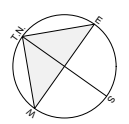
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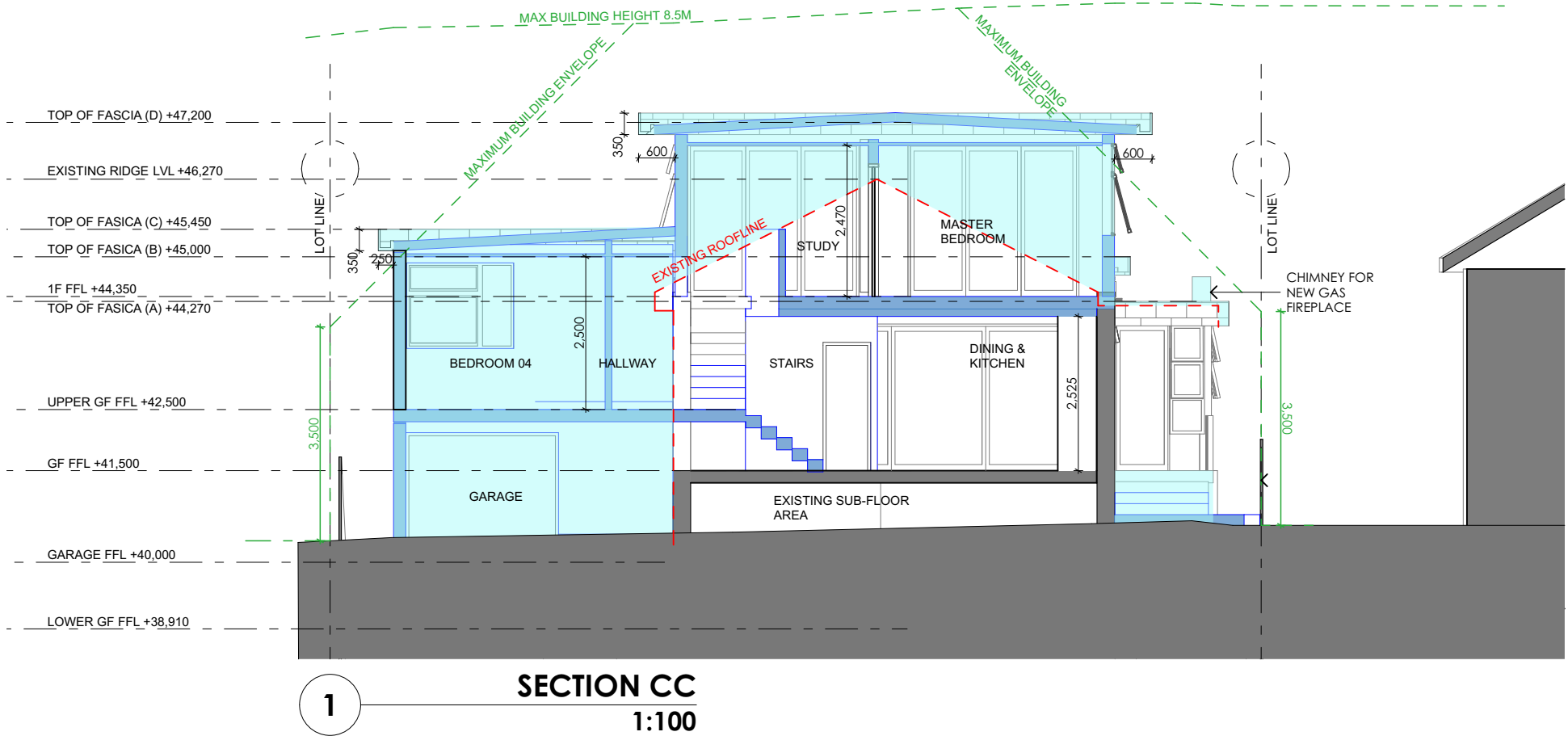
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SECTIONS - AA/BB

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CHECKED FK	SCALE 1:100@ A3
REVISION A	DWG NO. A-300

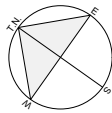
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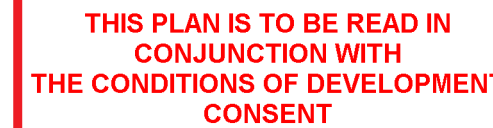
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CUT & FILL LEGEND

	EXISTING HOUSE FOOTPRINT		EXCAVATION - VARIES IN DEPTH
	EXISTING LANDSCAPE/CONCRETE		FILL - VARIES IN DEPTH

2 STOREY
BRICK HOUSE
(TILED ROOF)

No. 31
Lot 1
DP 20983

COOK TERRACE

WAL	TOW
15.24	

RE	RE
EX	EX
PE	
AC	

1

N
L

No. 27

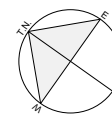
2 STOREY

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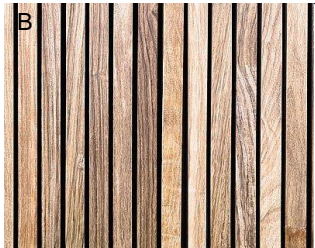
Lot: 33
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DRAWING
INDICATIVE EXCAVATION & FILL
PLAN

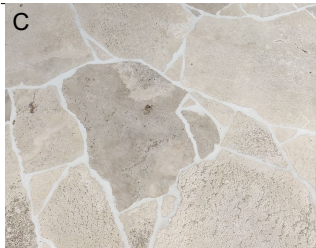
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DULUX SILKWORTH GREY PAINT



HARDWOOD TIMBER VERTICAL BALUSTRADE / FRONT DOOR. SPOTTED GUM OR SIML.



NATURAL LIMESTONE CRAZY PAVING OR SIML.



ALUMINIUM FRAMED WINDOWS AND GLAZED DOORS. DULUX WHITE PEARL OR SIML.



PAINTED BRICKWORK WALLS. DULUX SILKWORTH GREY OR SIML.



PAINTED GREY HORIZONTAL V-GROOVE TIMBER CLADDING. DULUX NATURAL SILKWORTH GREY OR SIML.



RAMBLING SIDE PATH NATURAL LIMESTONE OR SIML. PAVING



STANDING SEAM/KLIP-LOCK COLOURBOND ROOF. WINDSPRAY - MEDIUM SOLAR ABSORBANCE



GREY PAINTED TIMBER EXTERNAL DETAILING AND EXPOSED STRUCTURAL ELEMENTS AND FASCIA BOARDS. DULUX SILKWORTH GREY OR SIML.



HARDWOOD SPOTTED GUM TIMBER DECKING



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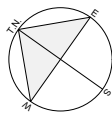


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DRAWING
**SCHEDULE OF MATERIAL &
FINISHES**

DRAWN BS	PROJECT NO. 2113
CHECKED FK	SCALE 1:161.55, 1:261.67
REVISION A	DWG NO. A-705