

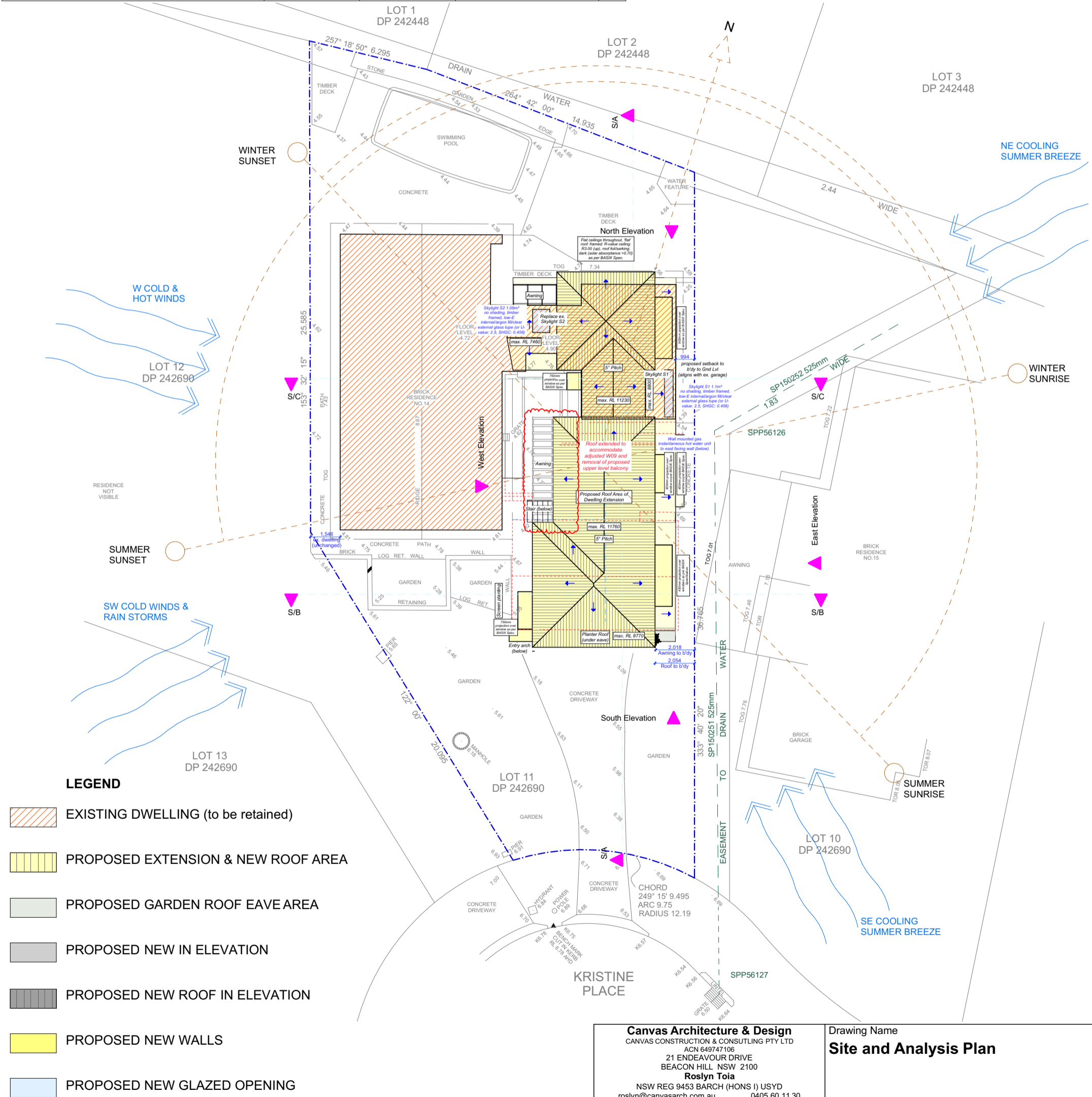
DEVELOPMENT APPLICATION

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)				



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



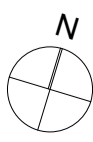
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2202: SULLMAN
14 Kristine Place
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Site Area 699.9m²

Drawing Name
Site and Analysis Plan

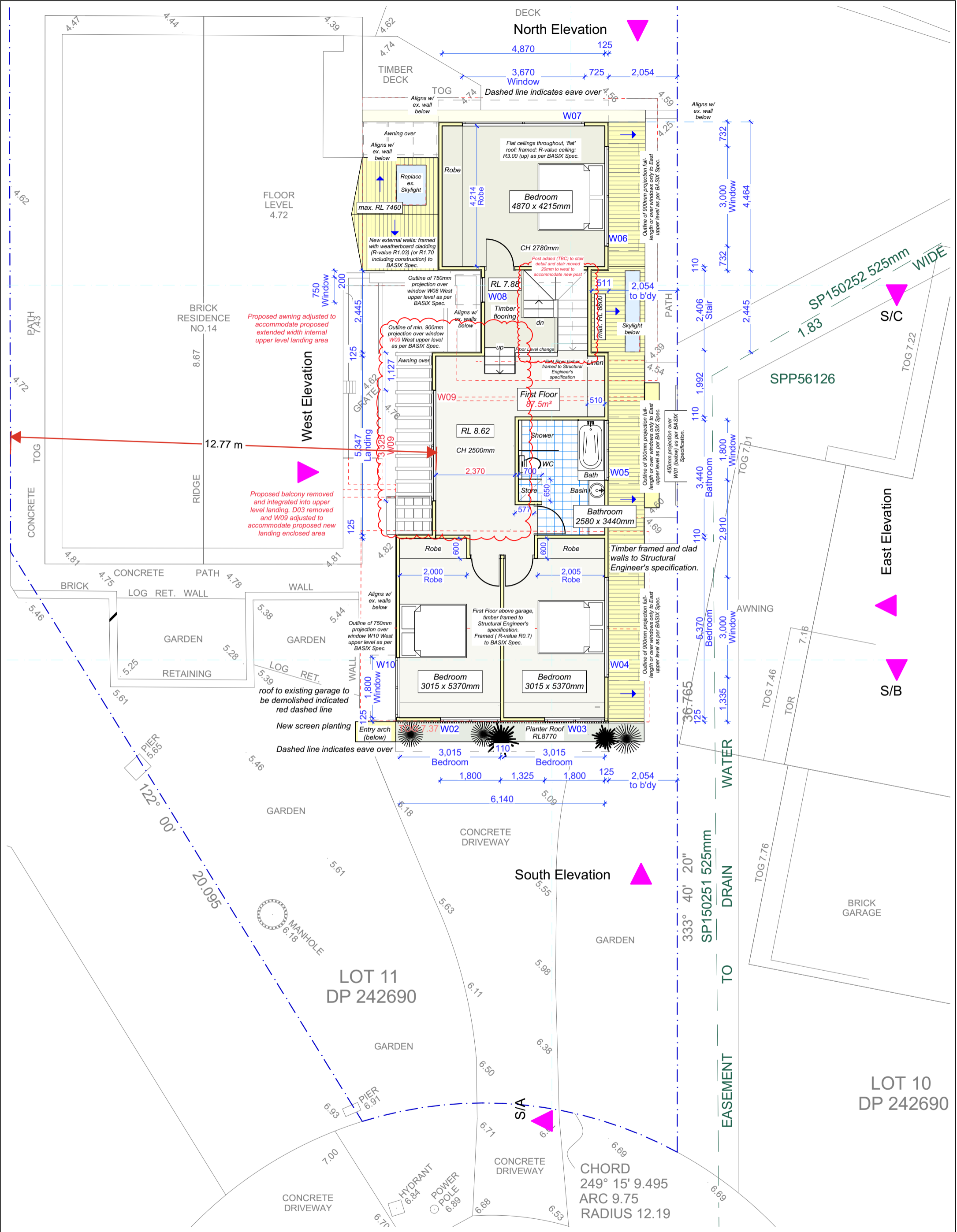
Drawing Scale
1:200
Drawn
RT

Layout ID
DA 01A



SITE AREA = 699.9 M SQ.





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250410 DA: ex. easement indicated, W09 adjusted



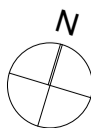
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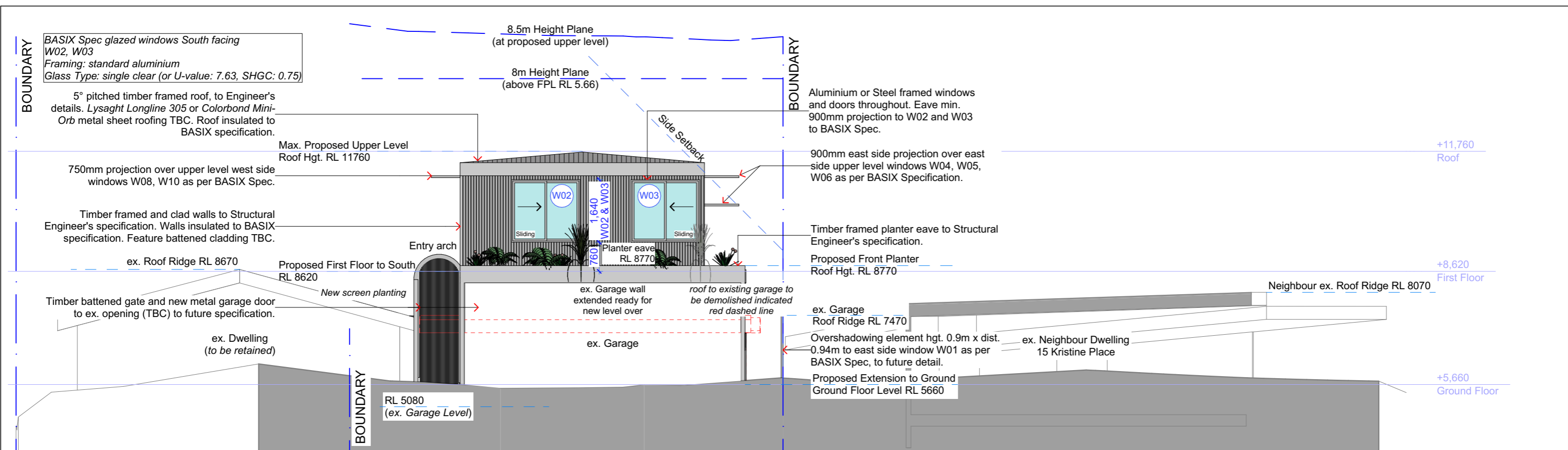
2202: SULLMAN
14 Kristine Place
MONA VALE NSW 2103
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Site Area 699.9m²

Drawing Name
First Floor Plan

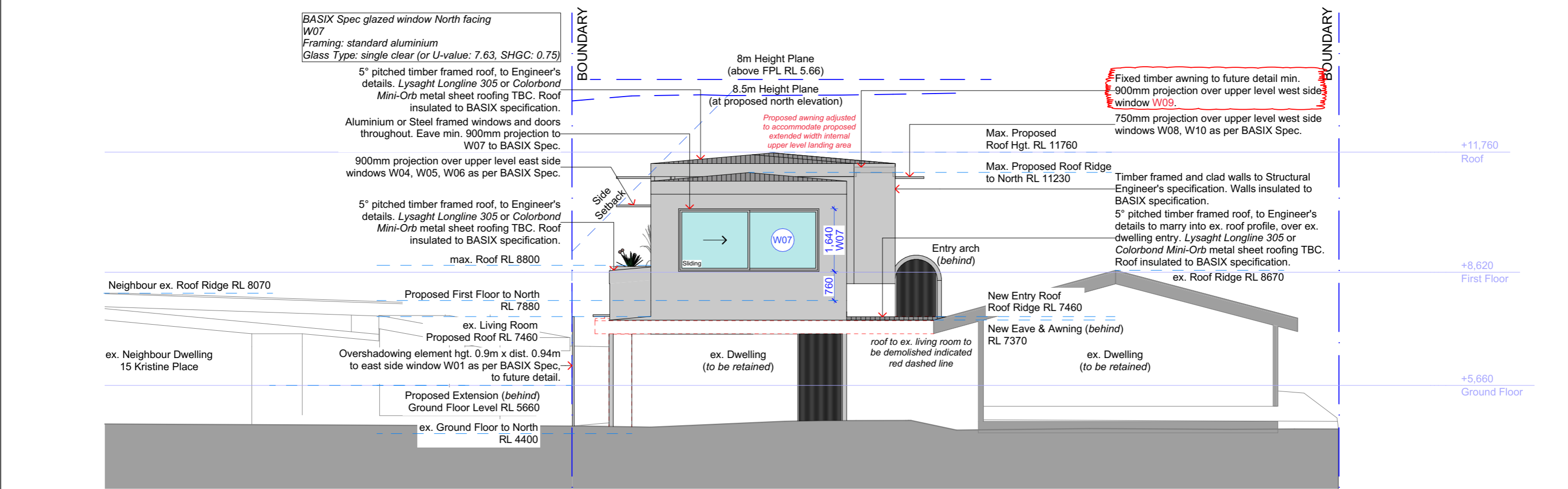
Drawing Scale
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Drawn
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Layout ID
DA 04A

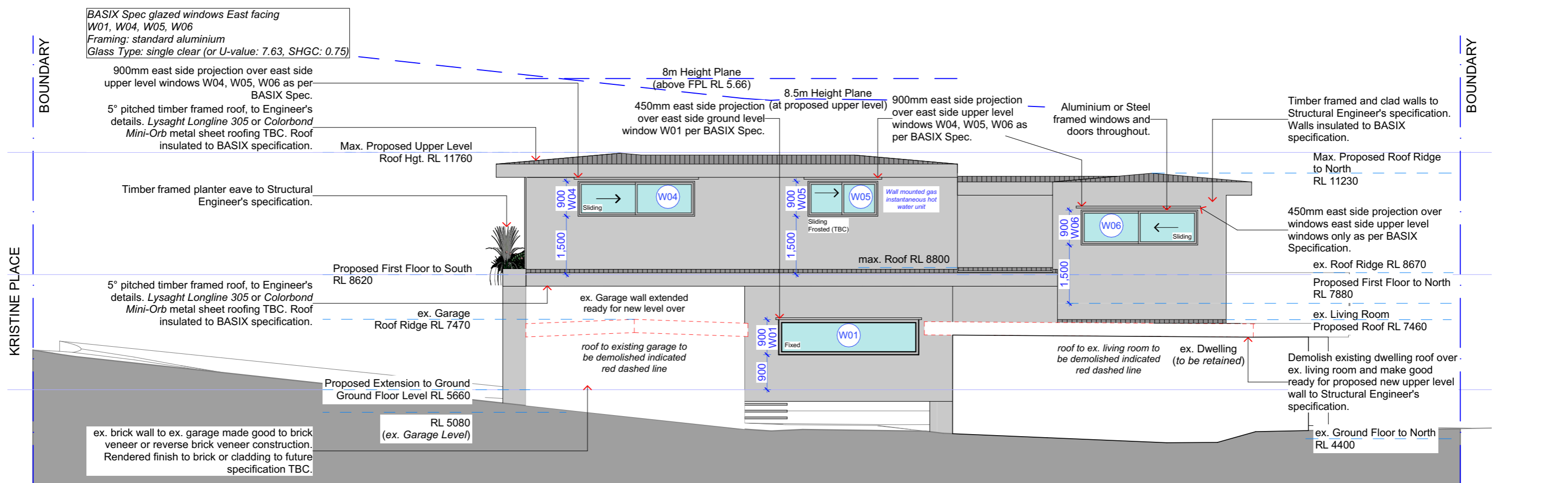




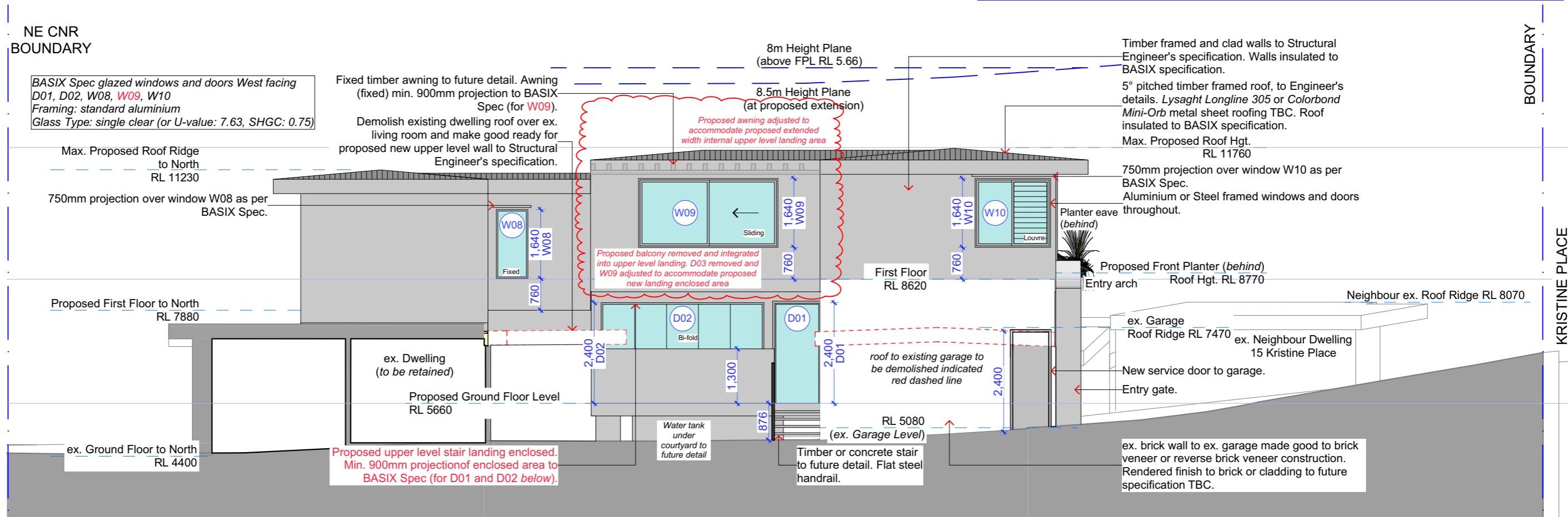
South Elevation



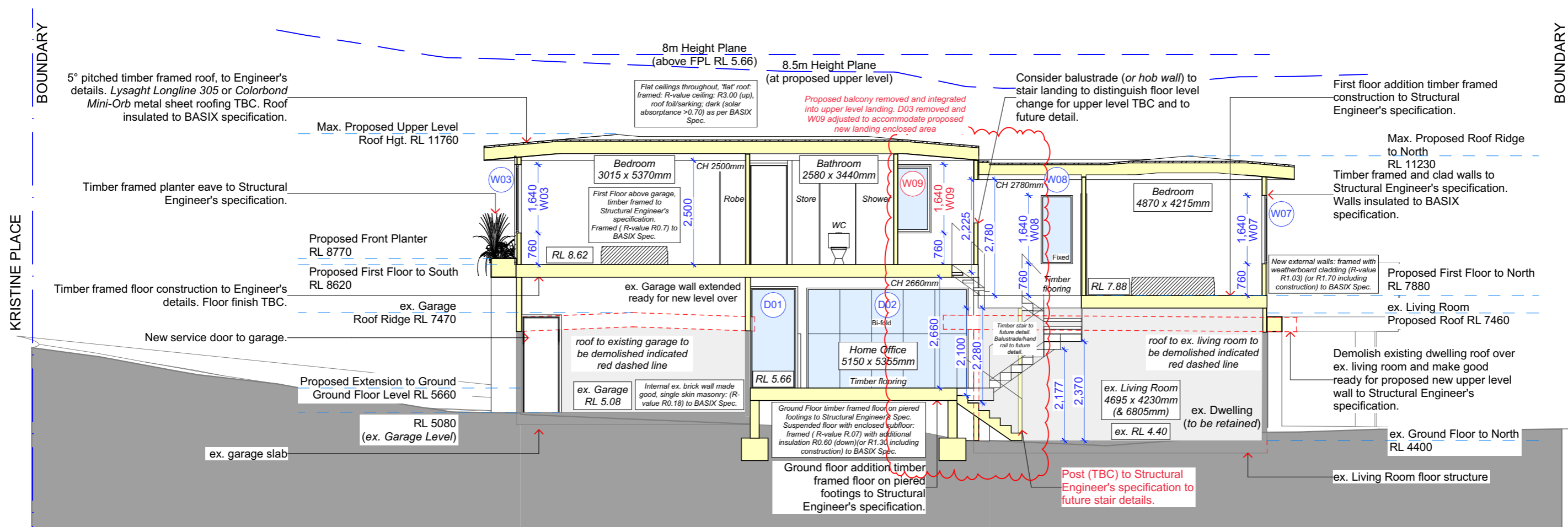
North Elevation



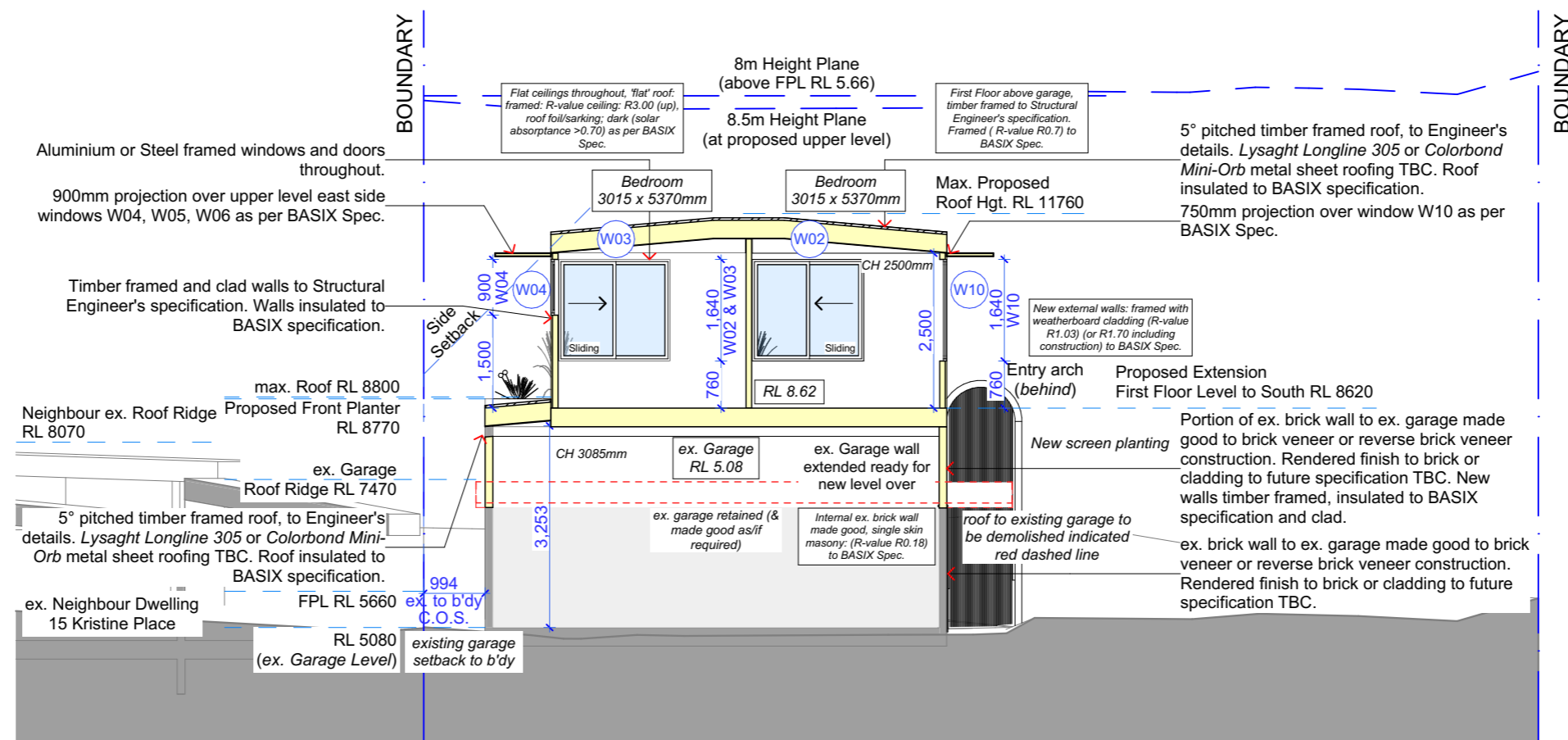
East Elevation



West Elevation



Section A: NS



Section B: EW

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Submission

241011
250410

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



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14 Kristine Place
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Drawing Name

Typical Sections

Drawing Scale

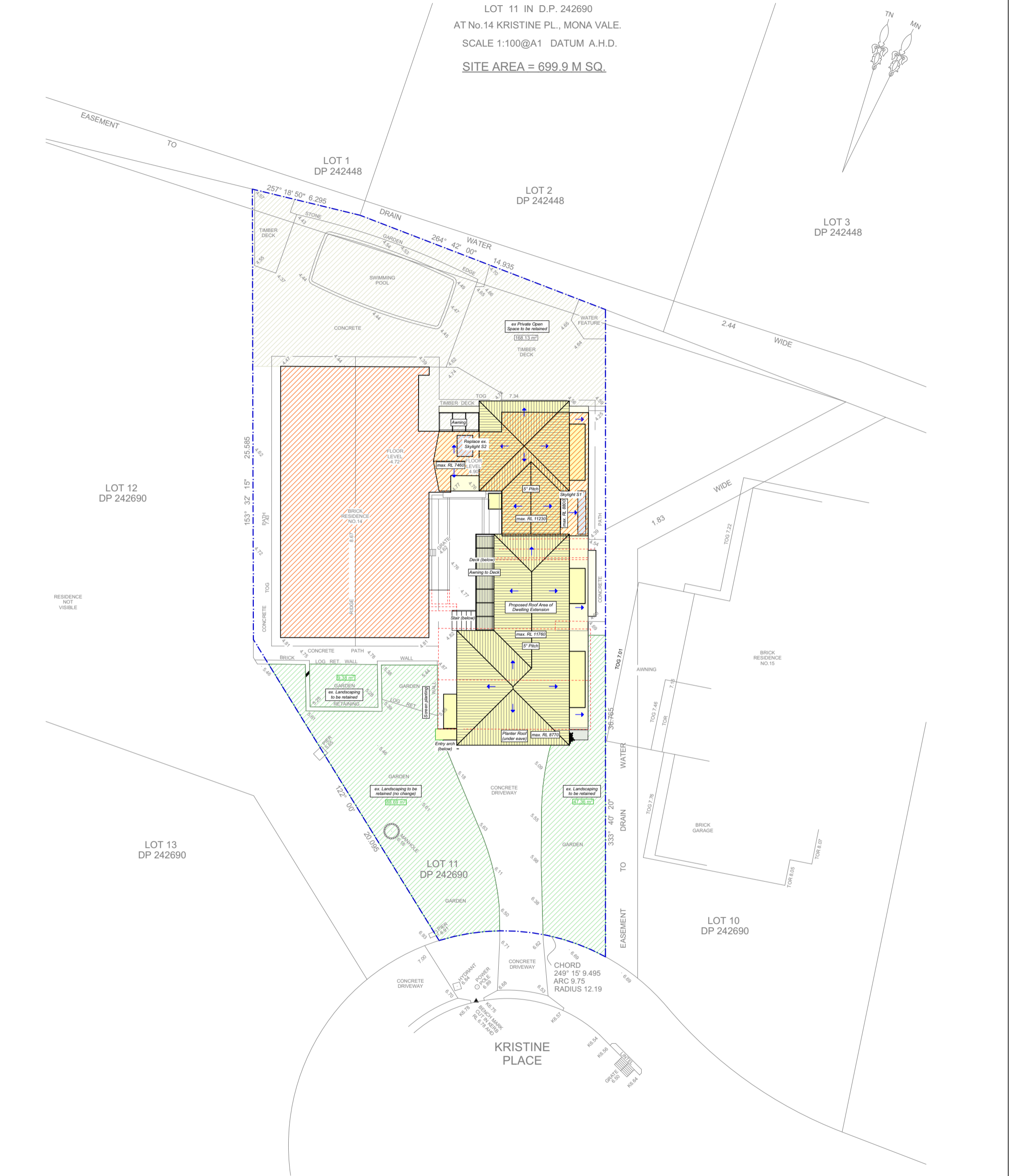
1:100

Drawn
RT

Layout ID

DA07A

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.



LEGEND & LANDSCAPE CALCULATIONS

- EXISTING LANDSCAPE AREA (to be retained) 145.43m²
- EXISTING PRIVATE OPEN SPACE (to be retained) 168.13m²

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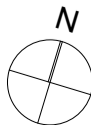
2202: SULLMAN
14 Kristine Place
MONA VALE NSW 2103
Lot 11 in DP 242690
Site Area 699.9m²

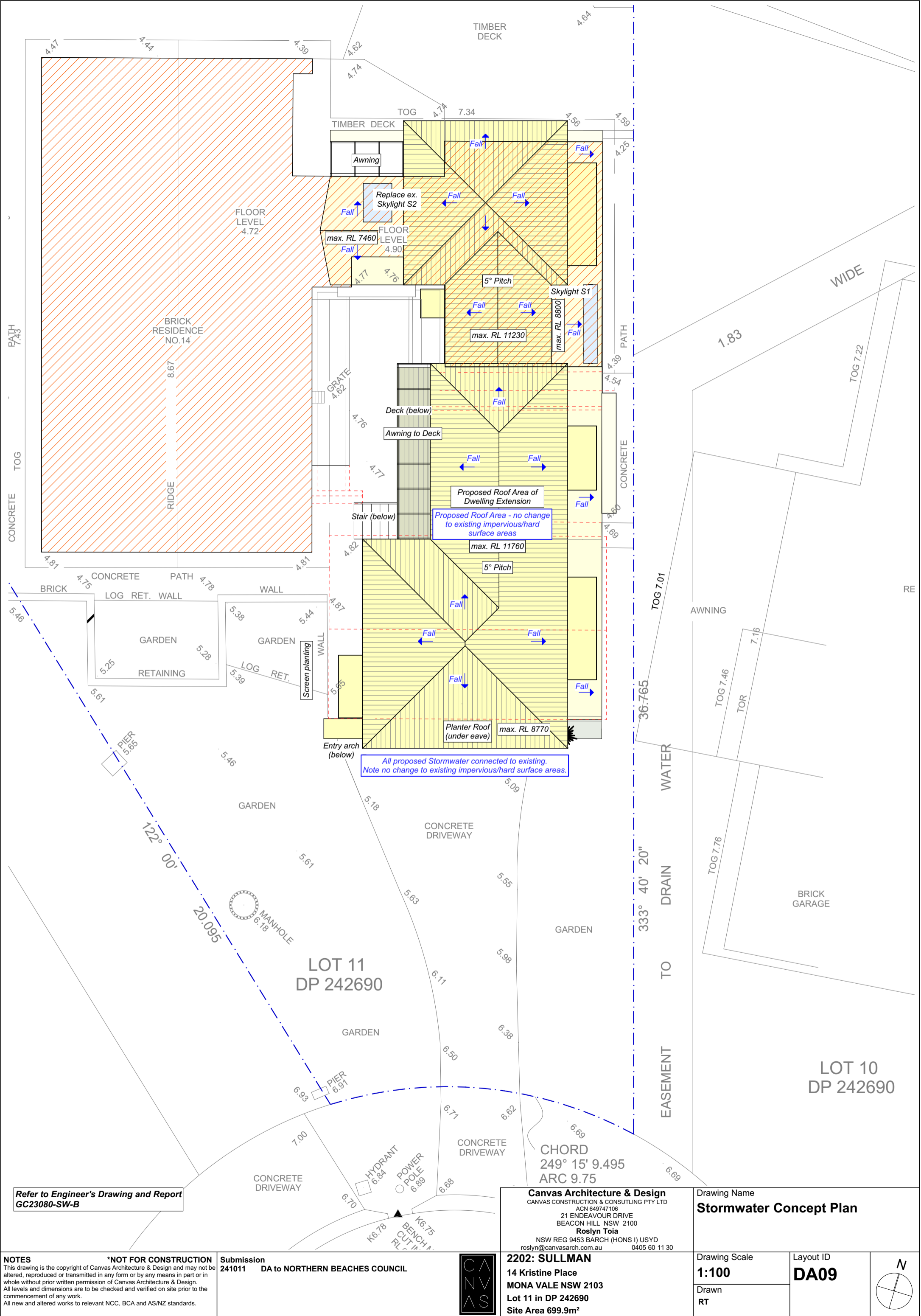
Drawing Name
Landscape Plan and Calculations

Drawing Scale
1:200

Drawn
RT

Layout ID
DA08





Refer to Engineer's Drawing and Report
GC23080-SW-B

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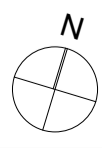
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Submission
241011 DA to NORTHERN BEACHES COUNCIL

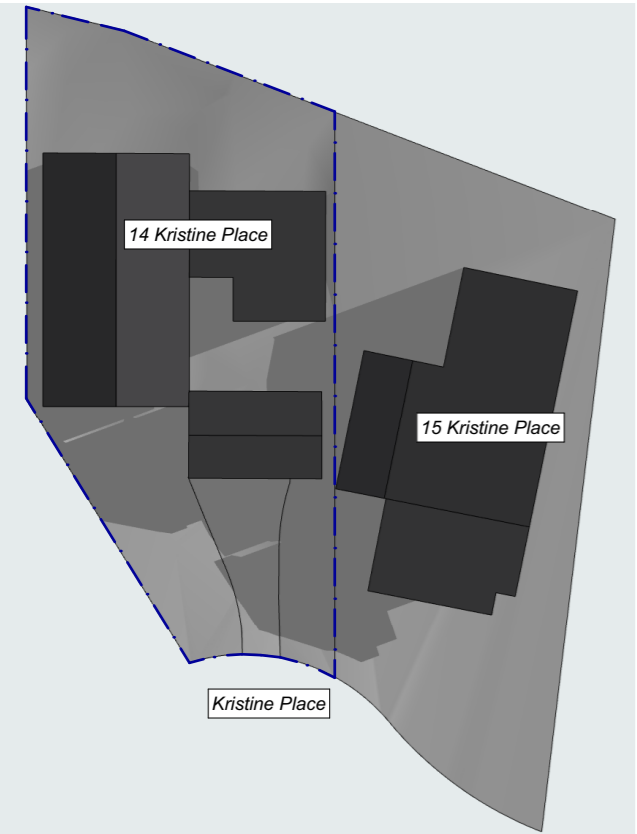


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2202: SULLMAN
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Drawing Name Stormwater Concept Plan	
Drawing Scale 1:100	Layout ID DA09
Drawn RT	





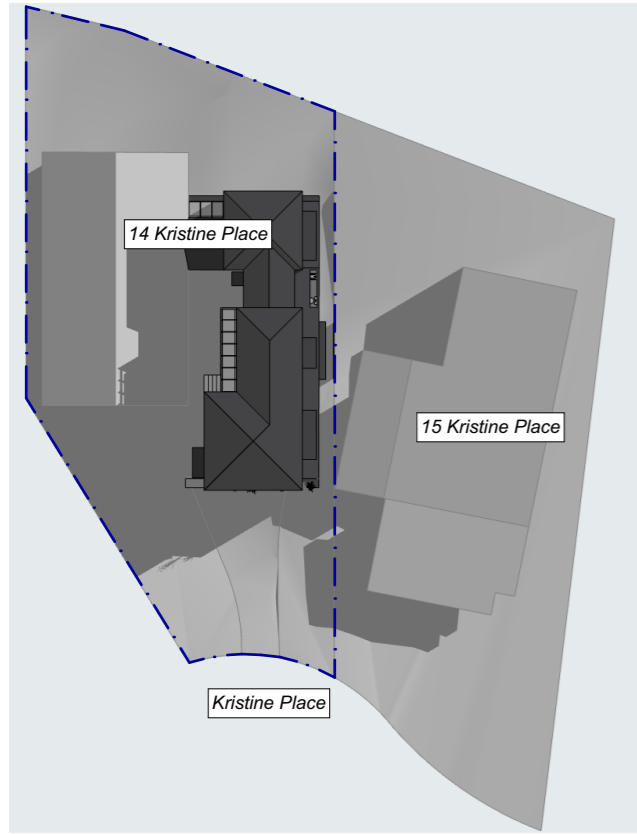
Sullman_9am Shadow Diagram_Existing



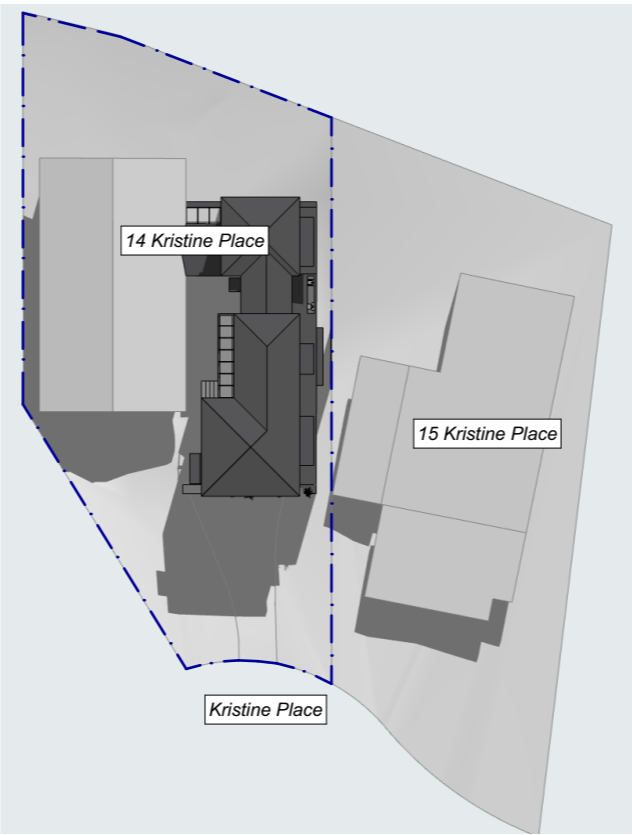
Sullman_12pm Shadow Diagram_Existing



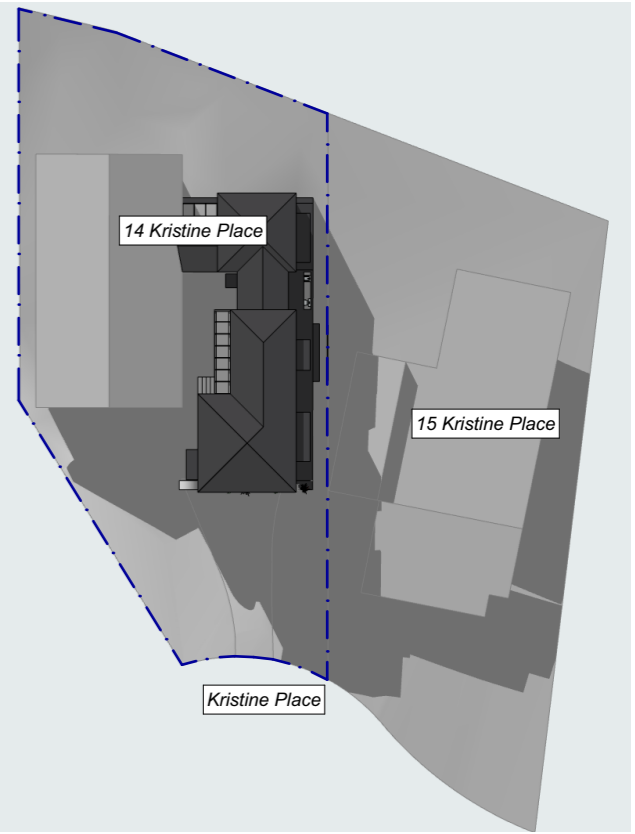
Sullman_3pm Shadow Diagram_Existing



June 21_Proposed_9am



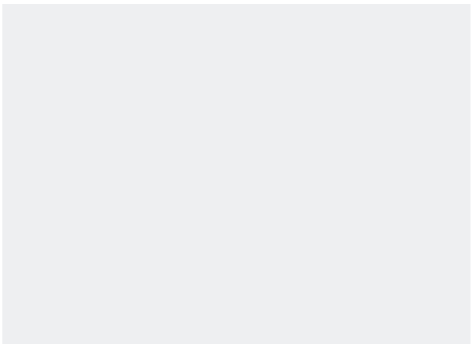
June 21_Proposed_12pm



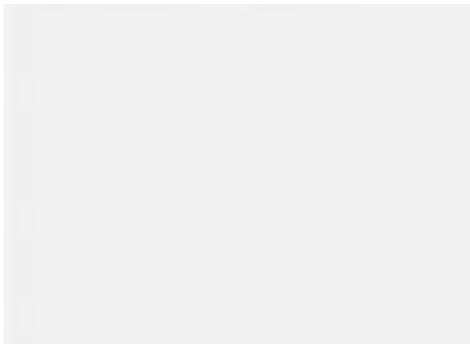
June 21_Proposed_3pm



*'Colorbond Mini-Orb' or
'Lysaght long-line' metal sheet
roofing in 'Monument'*



*'Dulux' eaves colour 'White
on White'*



*'Dulux' trims and aluminium
framed low-profile windows
and doors colour 'Lexicon
Quarter White'*



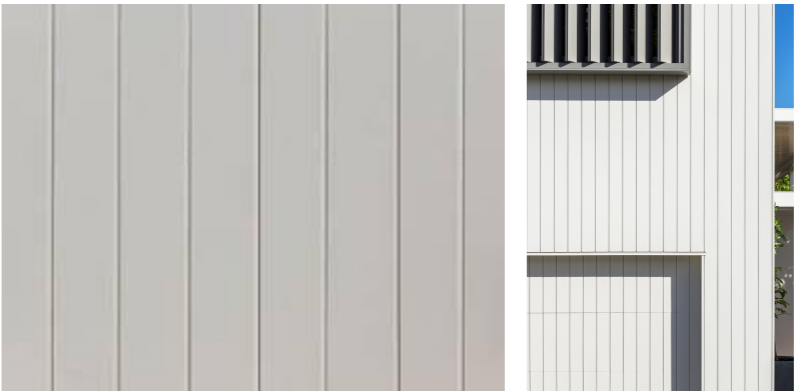
*'Dulux' external walls and
cladding colour 'Riversand'*



*Timber feature battening and/or cladding proposed to be natural
blackbutt timber (or timber look) finish (TBC).
Timber details including proposed timber screens and gate to be
natural blackbutt timber (or timber look) finish (TBC).*



*External colour
medium beige & white
low-profile aluminium
(or steel TBC) framed
windows and doors
throughout.*



*Vertical weatherboard cladding options (TBC
by Clients)*



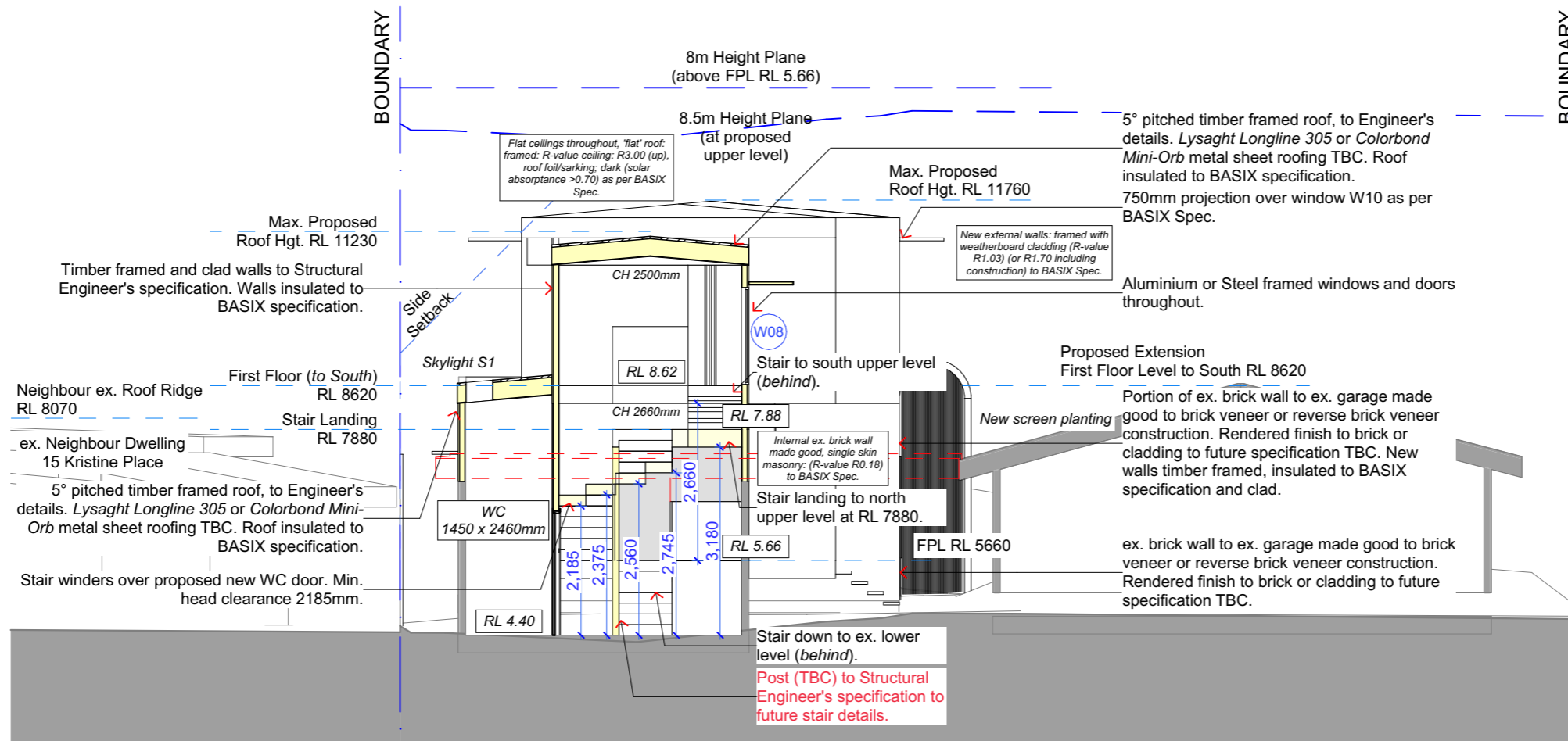
*'Lysaght Long-line' metal sheet roofing
TBC in 'Monument'*



*'Colorbond Mini-Orb' metal sheet
roofing TBC in 'Monument'*



*Horizontal weatherboard cladding options
(TBC by Clients)*



Section C: EW

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Submission

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250410 DA: ex. easement indicated, W09 adjusted



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Drawing Name
Stair Short Section

Drawing Scale
1:100
Drawn
RT

Layout ID
DA12