



72 CARRINGTON PARADE, CURL CURL

SITE DETAILS
LOT 1 DP 366860

SITE AREA:	280.9 SQM
ROOF AREA:	142.0 SQM
CONDITIONED FLOOR AREA:	265.0 SQM
UNCONDITIONED FLOOR AREA:	20.0 SQM
TOTAL AREA OF GARDEN AND LAWN:	50.0 SQM
GARAGE SPACE:	36.0 SQM

LEP:	CONTROL	EXISTING	PROPOSED
ZONING:	R2 LOW DENSITY RESIDENTIAL		
MAX BUILDING HEIGHT:	8.5M	COMPLIES	COMPLIES
DCP:	CONTROL	EXISTING	PROPOSED
B1. WALL HEIGHT	7.2 M	COMPLIES	COMPLIES
B3. SIDE BOUNDARY ENVELOPE	5M AT 45 DEGREES	COMPLIES	MINOR BREACH
B5. SIDE BOUNDARY SETBACKS	0.9 M	BREACH	COMPLIES
B7. FRONT BOUNDARY SETBACK			
EAST [PRIMARY]	6.5 M	1.4 M [SUNROOM] / 3.7 M [MAIN HOUSE]	2.33 M
NORTH [SECONDARY]	3.5 M	0 - 0.6 M	0 - 3.5 M
D1. LANDSCAPE OPEN SPACE	40%	80 SQM (28.5%)	97 SQM (34.0%) *
D7. VIEWS	[REFER TO SHEET DA601]		

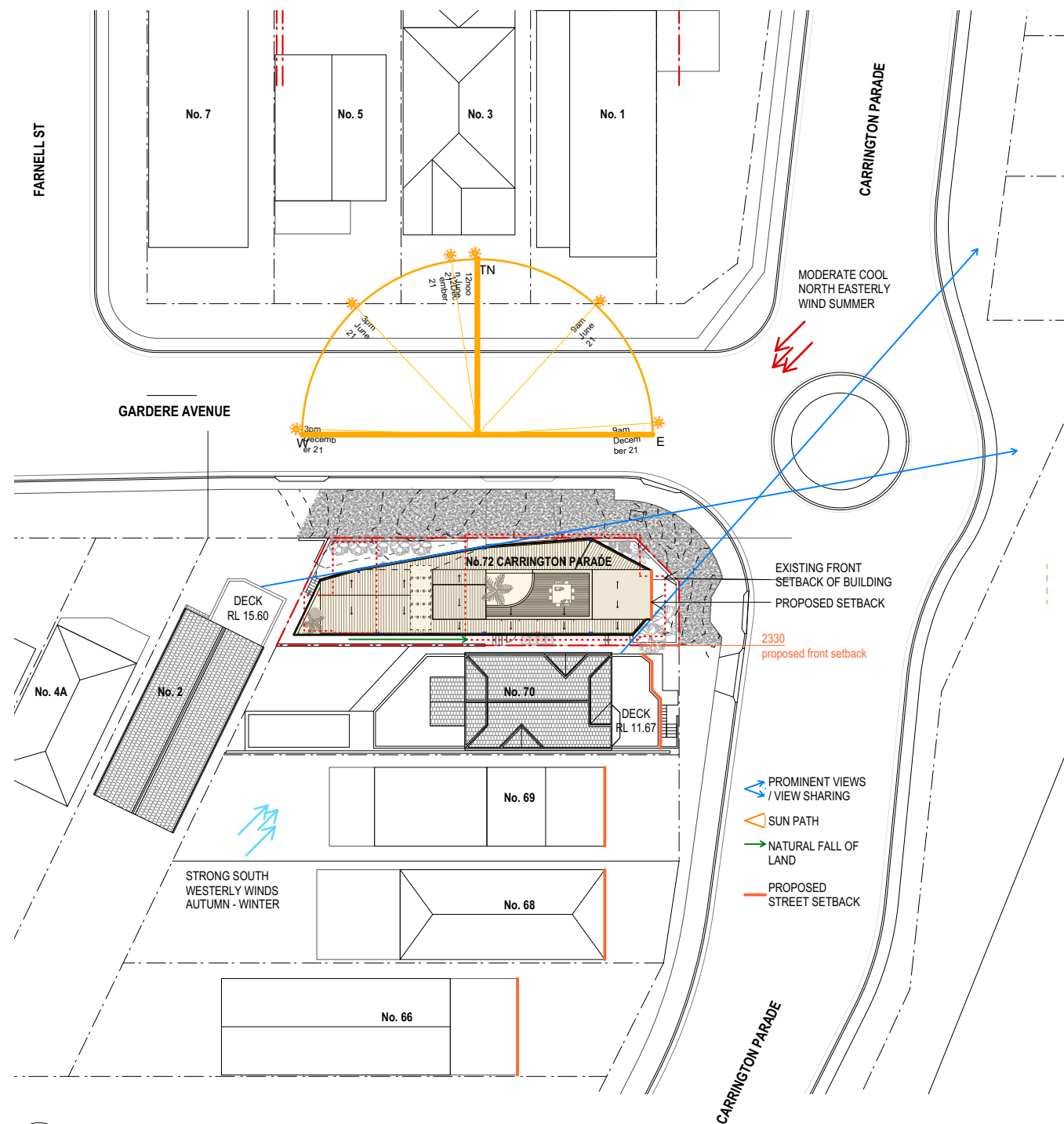
DRAWING LIST

DA 000	COVER PAGE	NTS
DA 001	BASIX	NTS
DA 002	SITE PLAN AND LOCATION PLAN	1:500
DA 100	EXISTING ROOF PLAN	1:100
DA 101	EXISTING ELEVATION	1:100
DA 102	EXISTING ELEVATION	1:100
DA 103	DEMOLITION PLAN	1:100
DA 104	EXCAVATION AND FILL PLAN	1:100
DA 105	EROSION AND SEDIMENT CONTROL PLAN	1:100
DA 200	ROOF PLAN	1:100
DA 201	FIRST FLOOR PLAN	1:100
DA 202	GROUND FLOOR PLAN	1:100
DA 203	BASEMENT FLOOR PLAN	1:100
DA 300	NORTH ELEVATION	1:100
DA 301	SOUTH ELEVATION	1:100
DA 302	EAST / WEST ELEVATION	1:100
DA 400	SECTIONS	1:100
DA 500	SCHEDULE OF COLOURS AND MATERIALS	NTS
DA 600	SHADOW DIAGRAMS [21 JUNE]	1:100
DA 601	VIEW ANALYSIS - NO.02 GARDERE AVE	NTS
DA 602	VIEW ANALYSIS - NO.70 CARRINGTON PDE	NTS
DA 603	WLEP/WDCP ENVELOPE COMPARISON	NTS
DA 604	WLEP/WDCP ENVELOPE COMPARISON	NTS
DA 700	WINDOW SCHEDULE	1:100
DA 800	PHOTO MONTAGE	NTS
DA 801	PHOTO MONTAGE	NTS
DA 802	PHOTO MONTAGE	NTS
DA 803	PHOTO MONTAGE	NTS
DA 900	LANDSCAPED OPEN SPACE - AREA SCHEDULE	1:200

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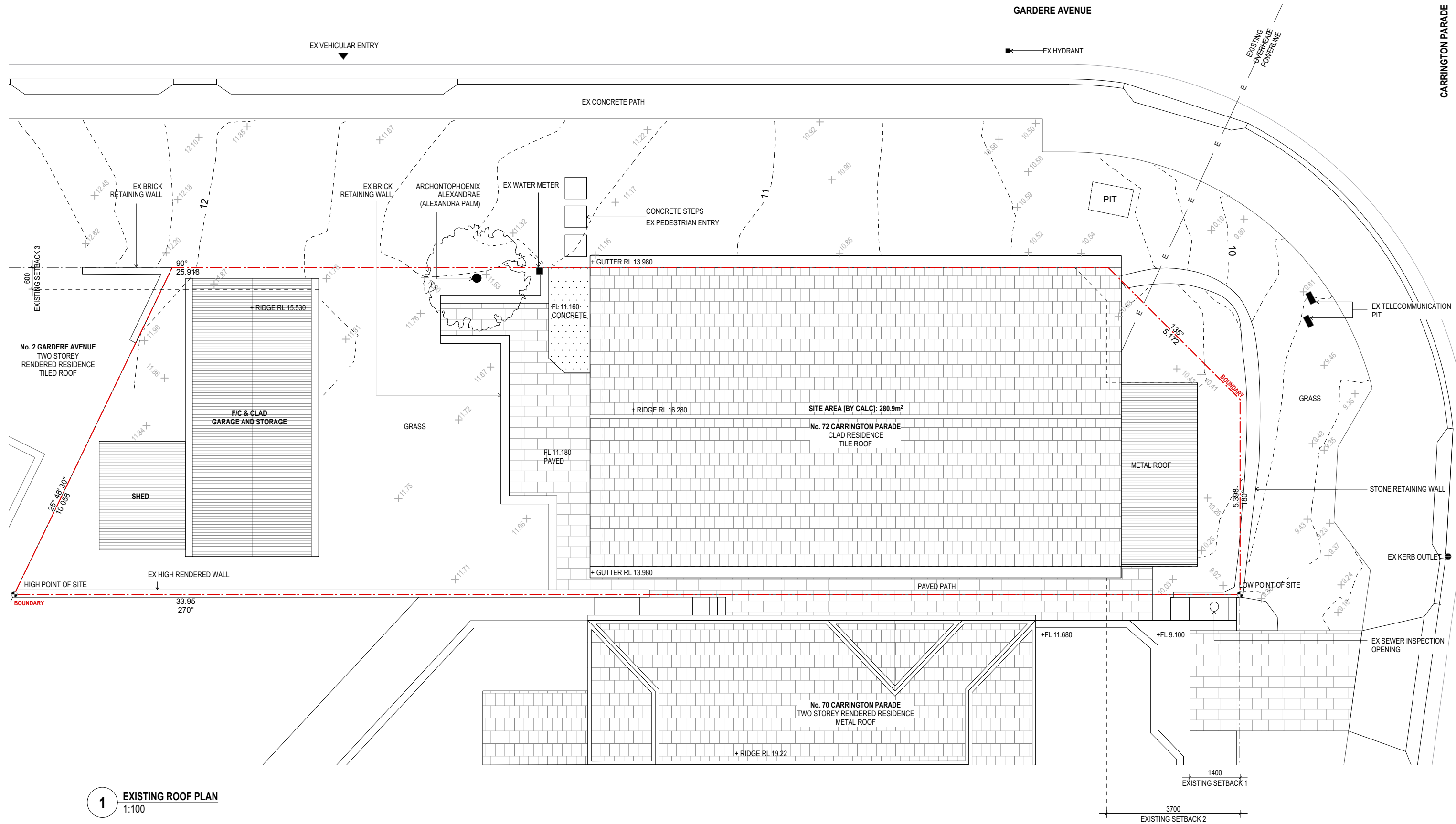
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[illegible]



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[illegible]



1 EXISTING ROOF PLAN
1:100

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E	15.04.19	ISSUE FOR DA	STRUCTURAL ENGINEER Cantilever Consulting Engineers Damian Hadley Suite 206 Fourmill Studios, 3 Gladstone St, Newtown NSW 2042 M: 0418 939 532 E: damian@cantileverengineers.com.au	PLANNING CONSULTANT Nolan Planning Consultants Natalie Nolan 75 Oliver Street, Freshwater NSW 2096 M: 0403 524 593 E: natalie@nolanplanning.com.au	LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	PROJECT 72 CARRINGTON PARADE, CURL CURL LOT 1 DP 366860		SHEET TITLE EXISTING ROOF PLAN						
D	04.04.19	UPDATES FOR SEE	HYDRAULIC ENGINEER Ecological Design John Caley 11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au	GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgo.com.au	CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9606 3000 E: scott@donovanassociates.com	CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE	
C	25.03.19	ISSUE FOR DA					1701	CA	TB	1:100	A3	DA	100	E	
B	14.03.19	ISSUE TO PLANNER													
A	06.02.19	PRELIMINARY ISSUE FOR DA													
REV	DATE	DESCRIPTION													



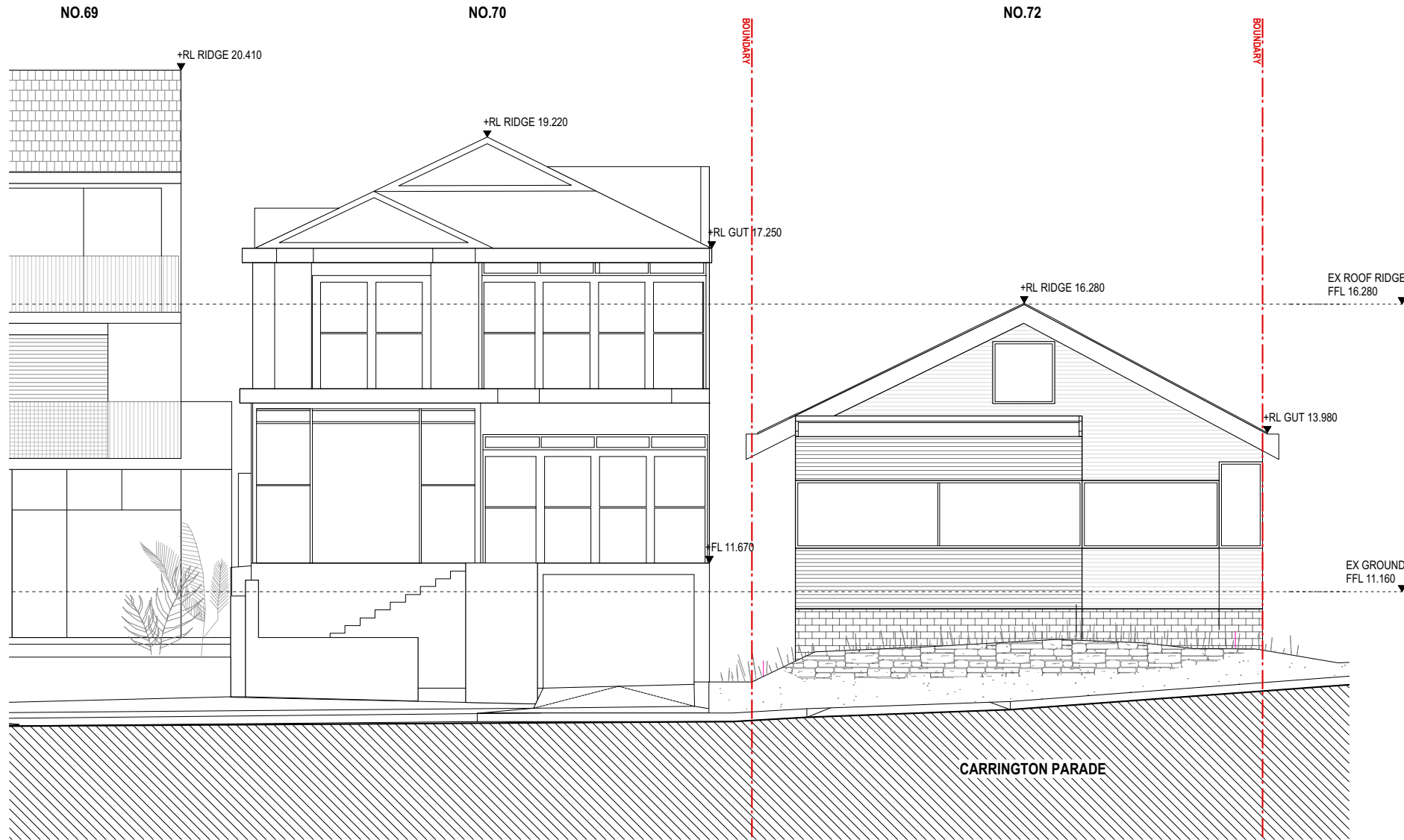
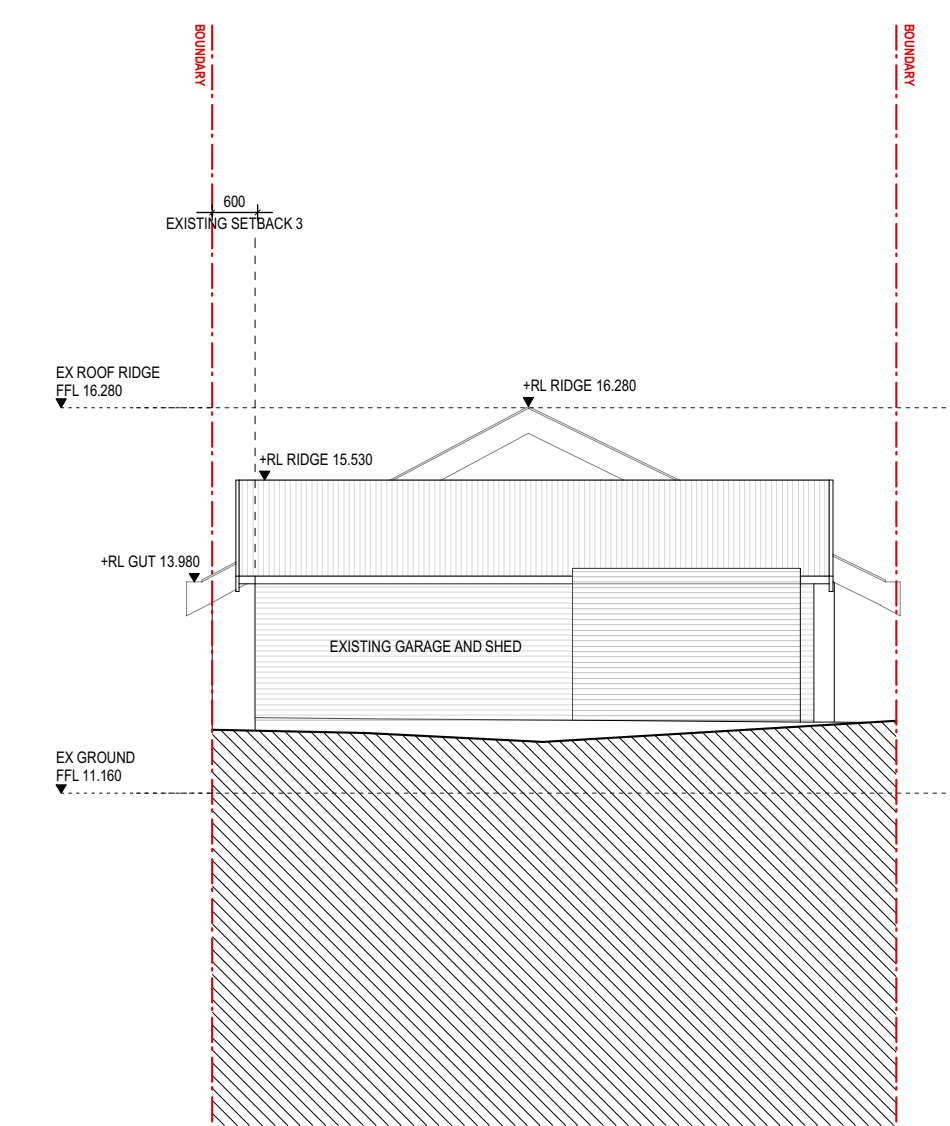
1 EXISTING NORTH ELEVATION
1:100

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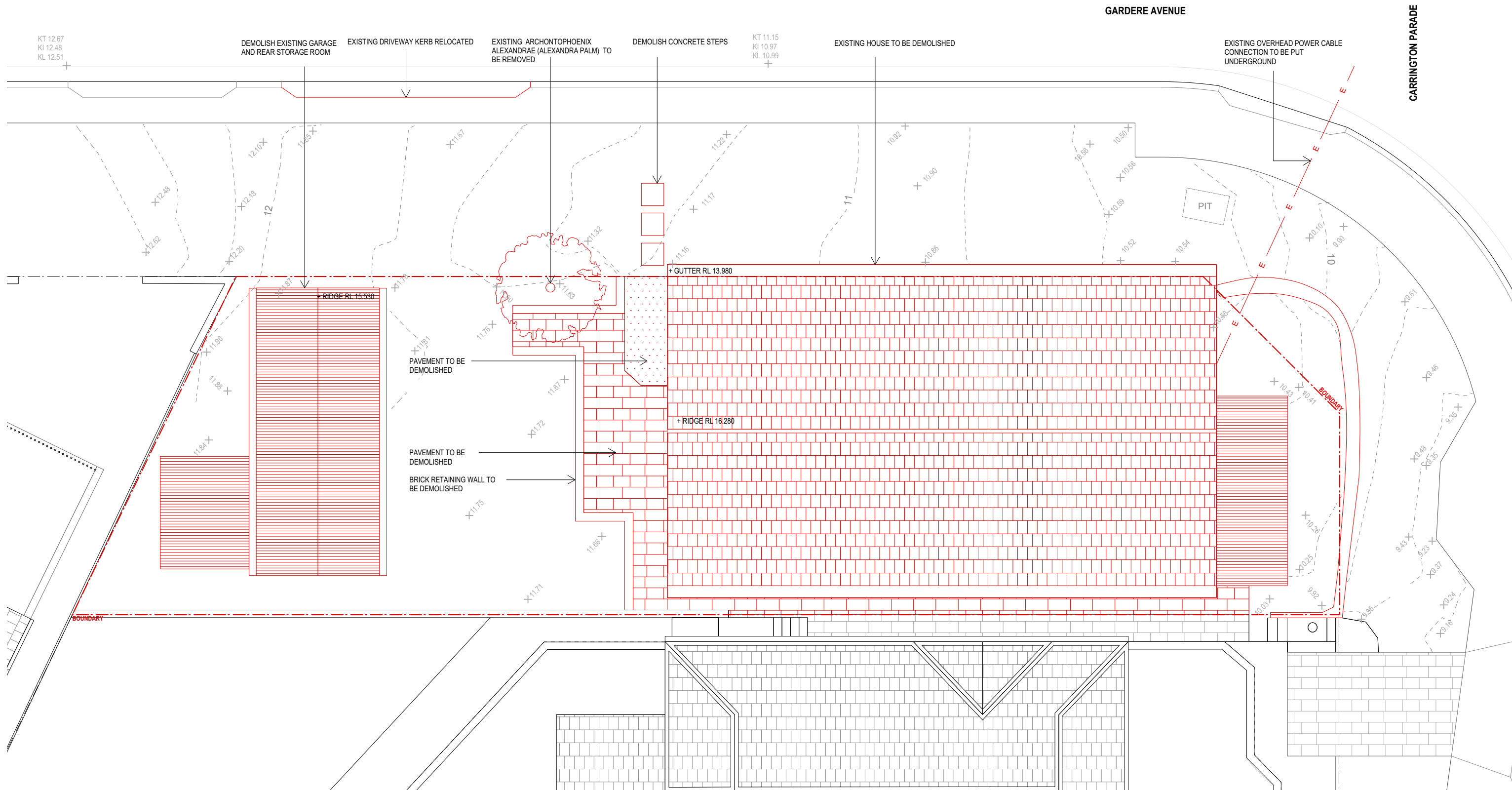


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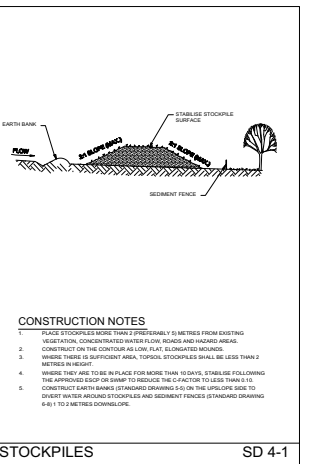
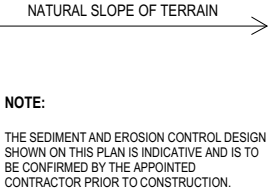
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REV	DATE	DESCRIPTION					1701	CA	TB	1:100	A3	DA	102	E	



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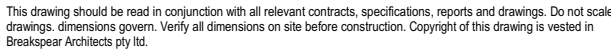
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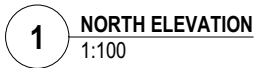
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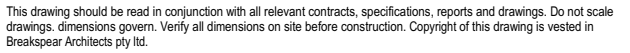
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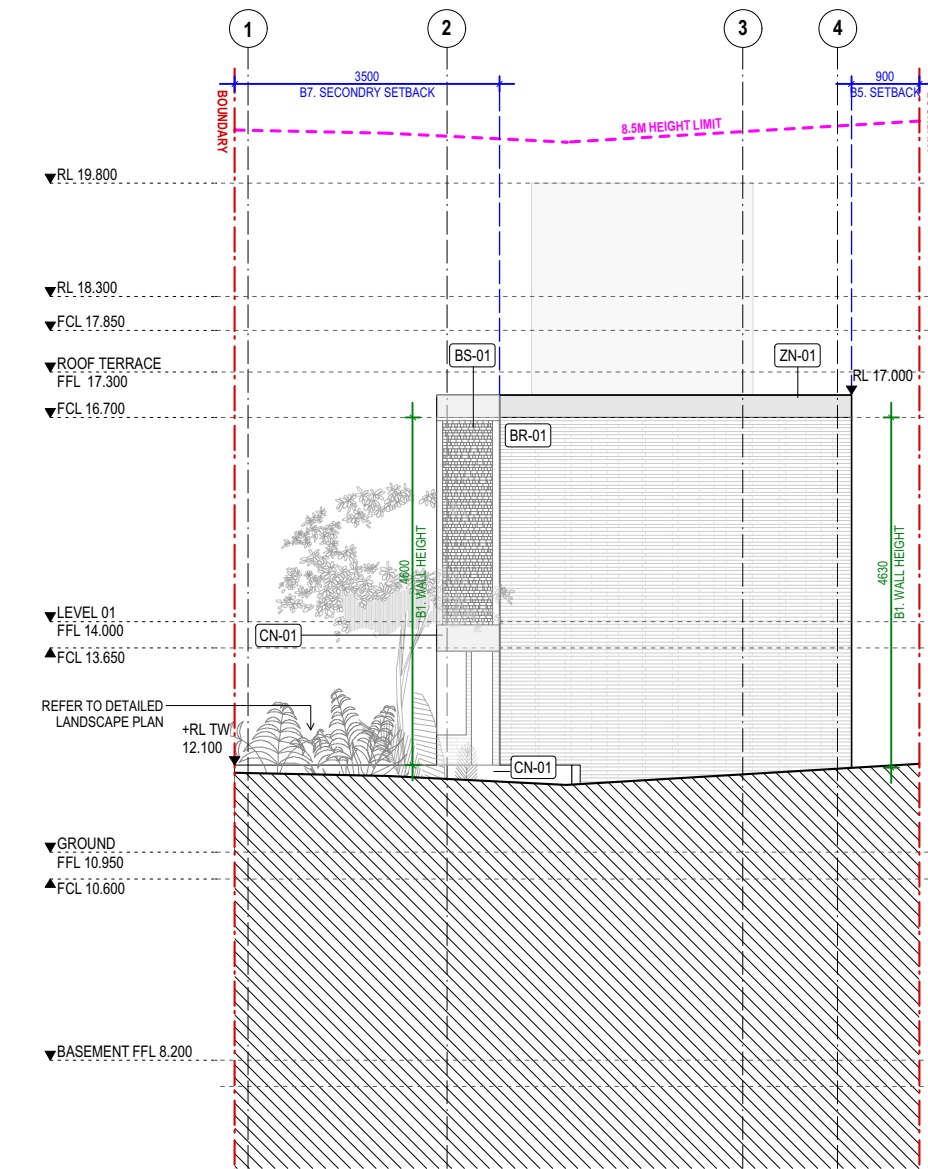
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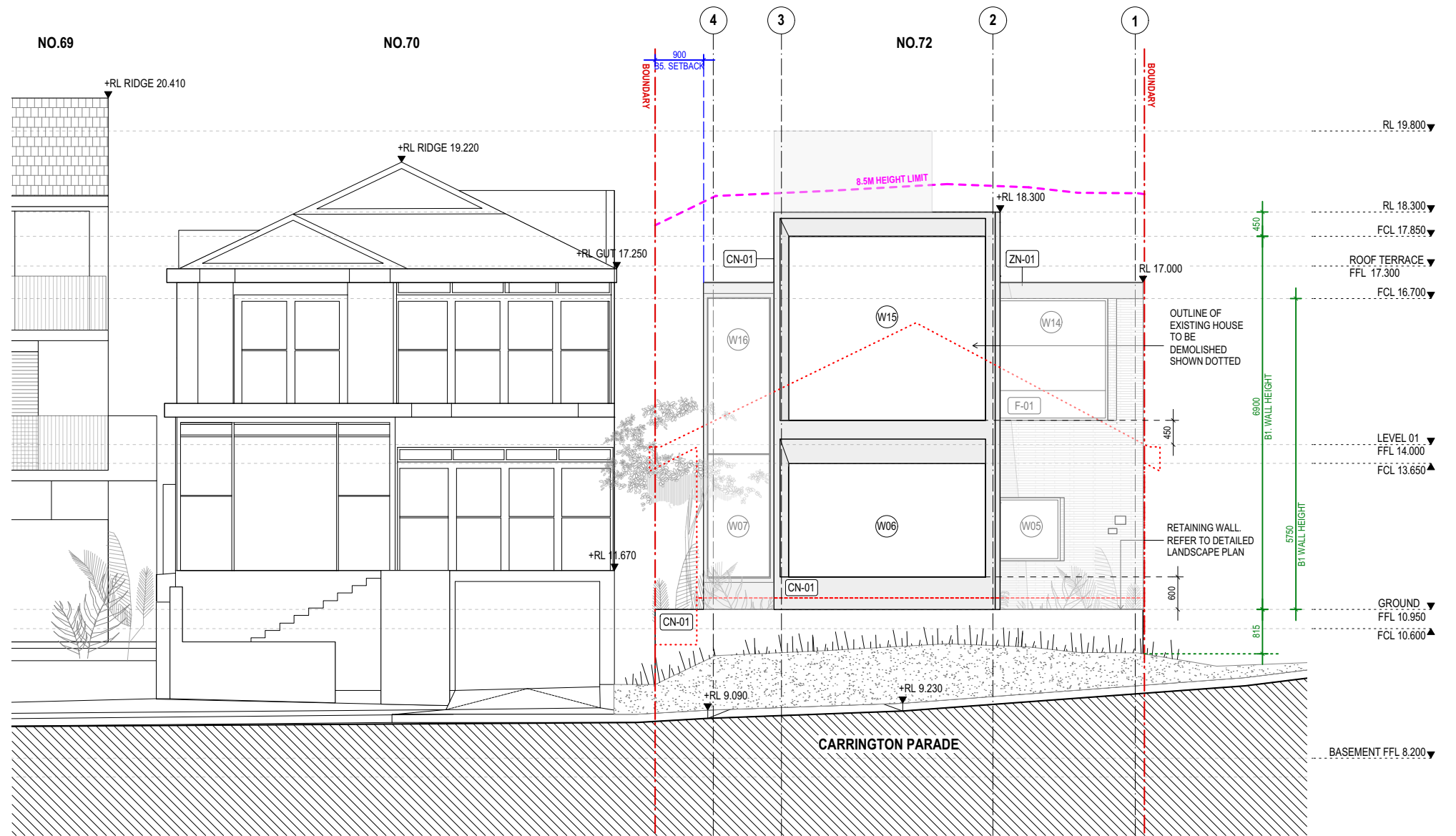


0 1 2 5

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1 WEST ELEVATION
1:100



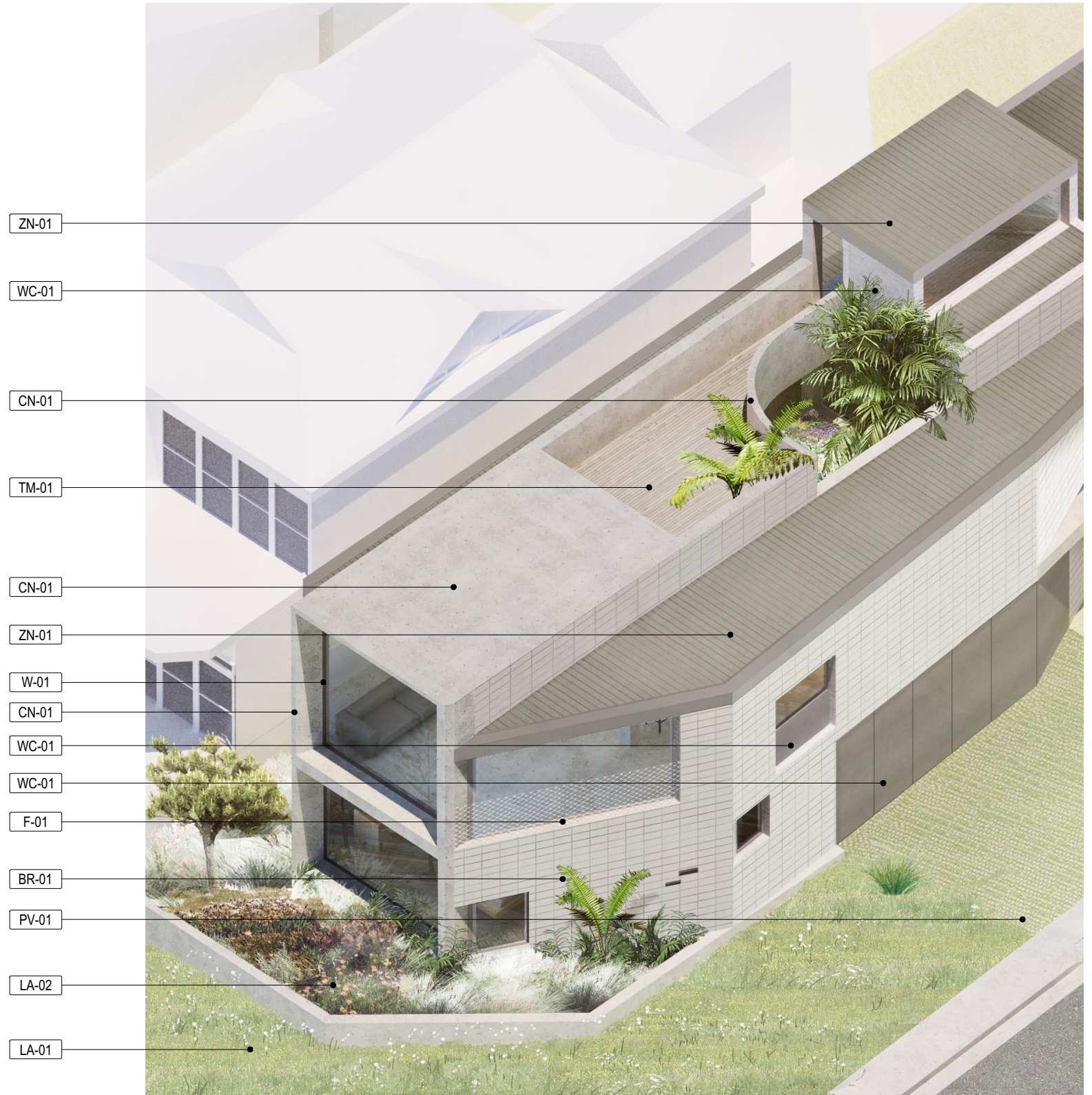
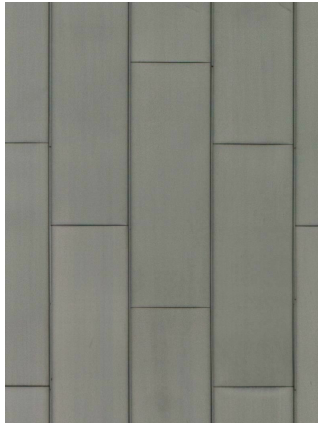
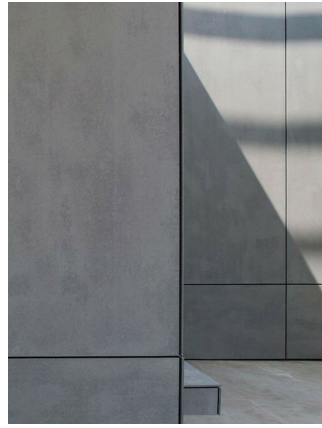
2 EAST ELEVATION
1:100

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0 1 2 5

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E	15.04.19	ISSUE FOR DA					PROJECT NUMBER	DOCUMENTATION STAGE
D	04.04.19	UPDATES FOR SEE					1701	DA
C	25.03.19	ISSUE FOR DA					DRAWN	SHEET NUMBER
B	14.03.19	ISSUE TO PLANNER					CA	302
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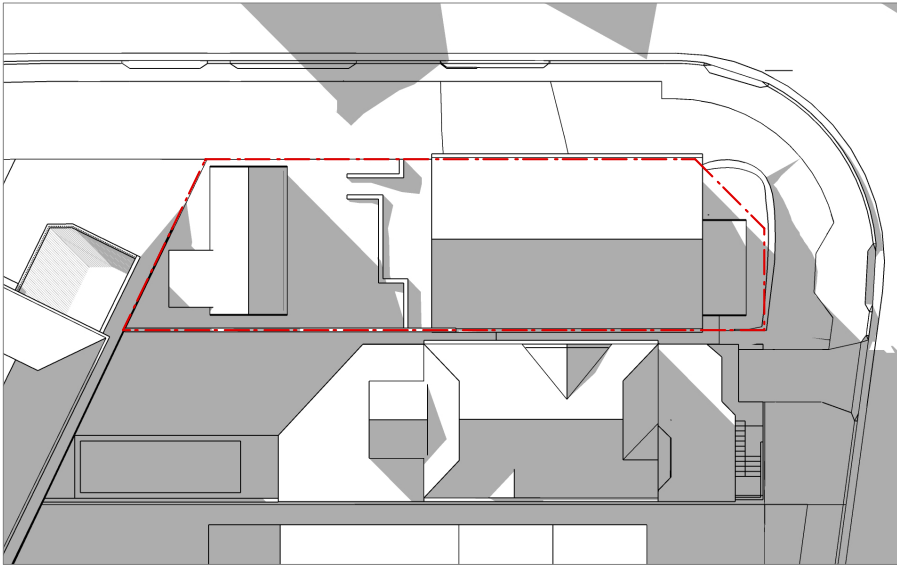
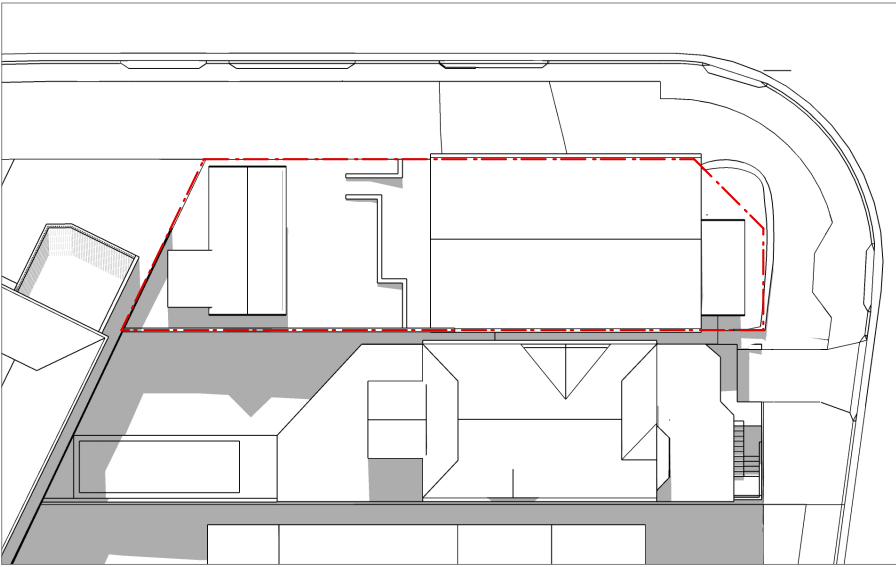
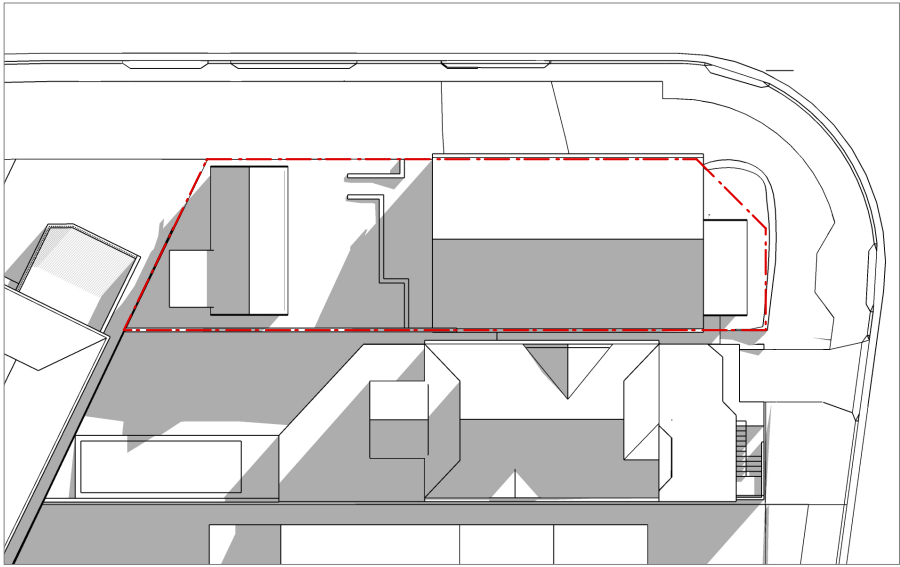
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MATERIALS AND FINISHES

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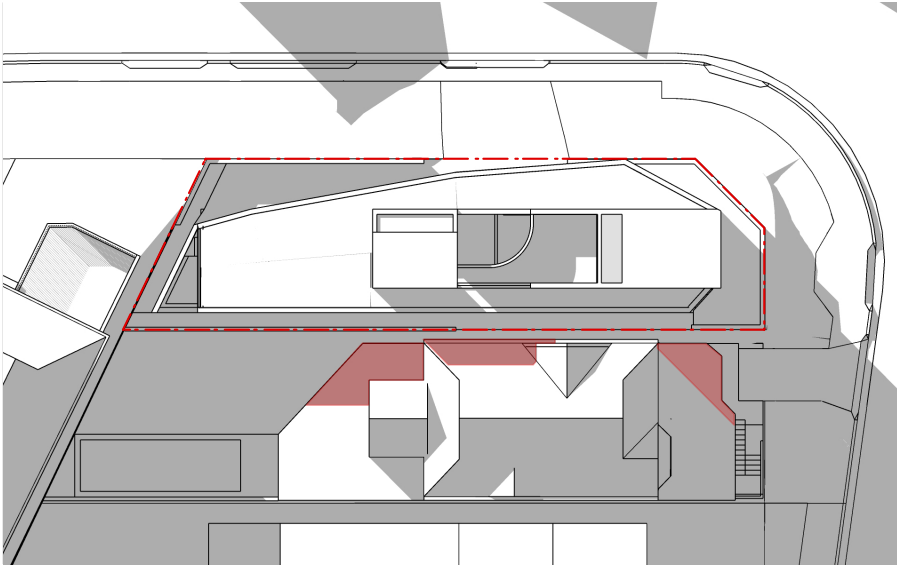
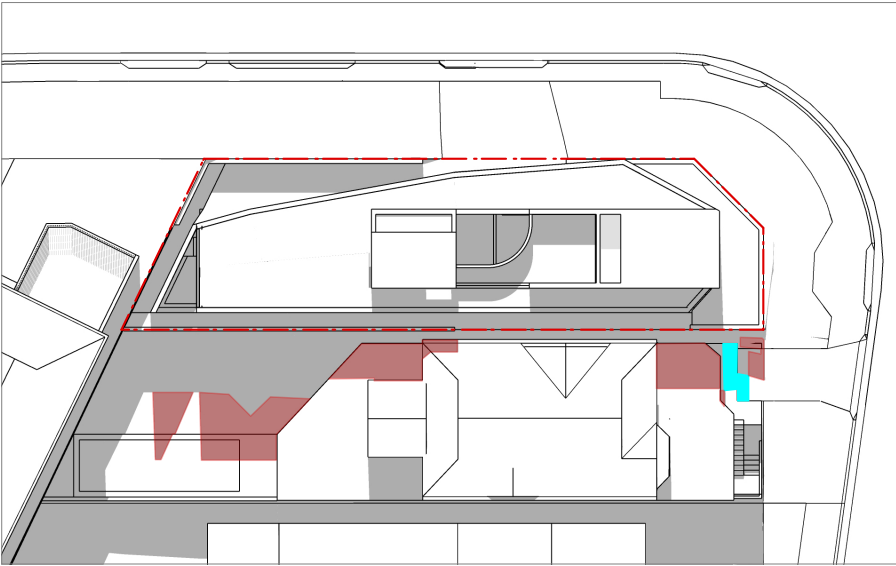
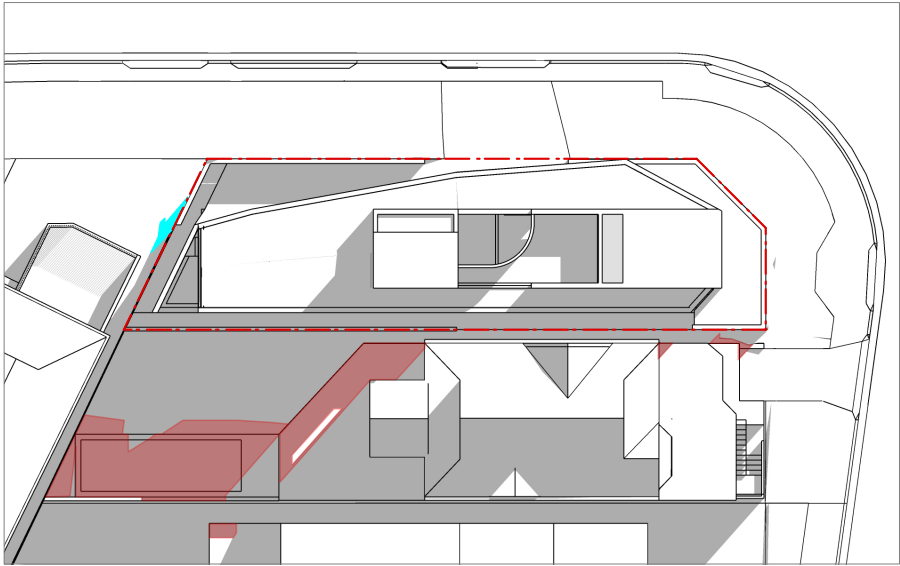
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1 EXISTING JUNE 21 - 9AM

2 EXISTING JUNE 21 - 12PM

3 EXISTING JUNE 21 - 3PM



REDUCED SHADOW BY PROPOSED
ADDITIONAL SHADOW CAST BY PROPOSED

REDUCED SHADOW BY PROPOSED
ADDITIONAL SHADOW CAST BY PROPOSED

REDUCED SHADOW BY PROPOSED
ADDITIONAL SHADOW CAST BY PROPOSED


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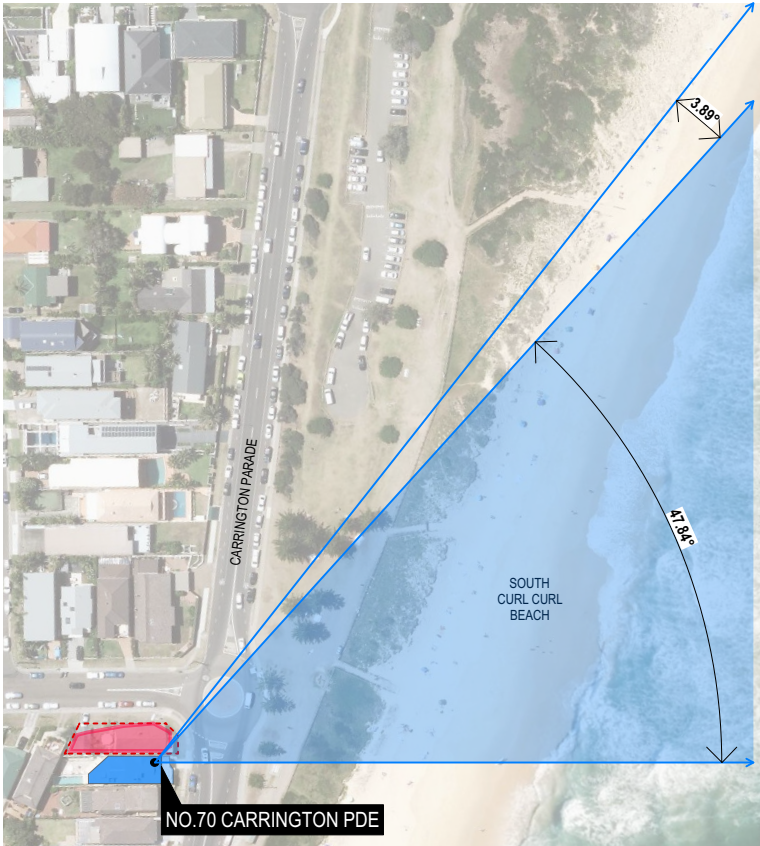
5 PROPOSED JUNE 21 - 12PM

6 PROPOSED JUNE 21 - 3PM

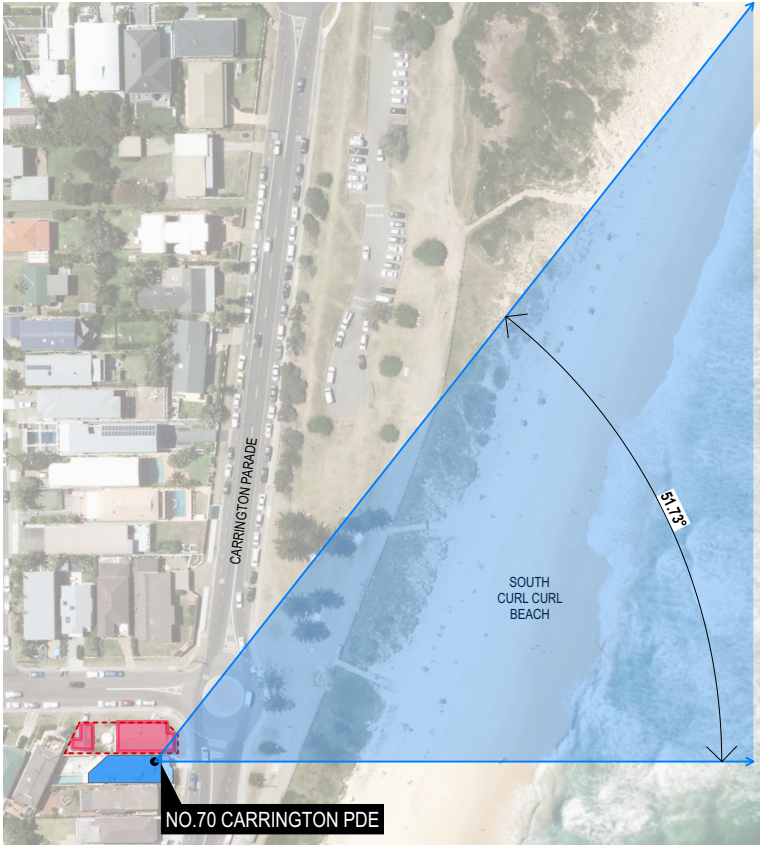
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E	15.04.19	ISSUE FOR DA														
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A	06.02.19	PRELIMINARY ISSUE FOR DA														
REV	DATE	DESCRIPTION							1701	CA	TB	NTS	A3	DA	600	E



PROPOSED VIEW STUDY



EXISTING VIEW STUDY



PROPOSED
EXTERNAL VIEW FROM NO.2 GARDERE AVENUE BALCONY LOOKING NORTH EAST



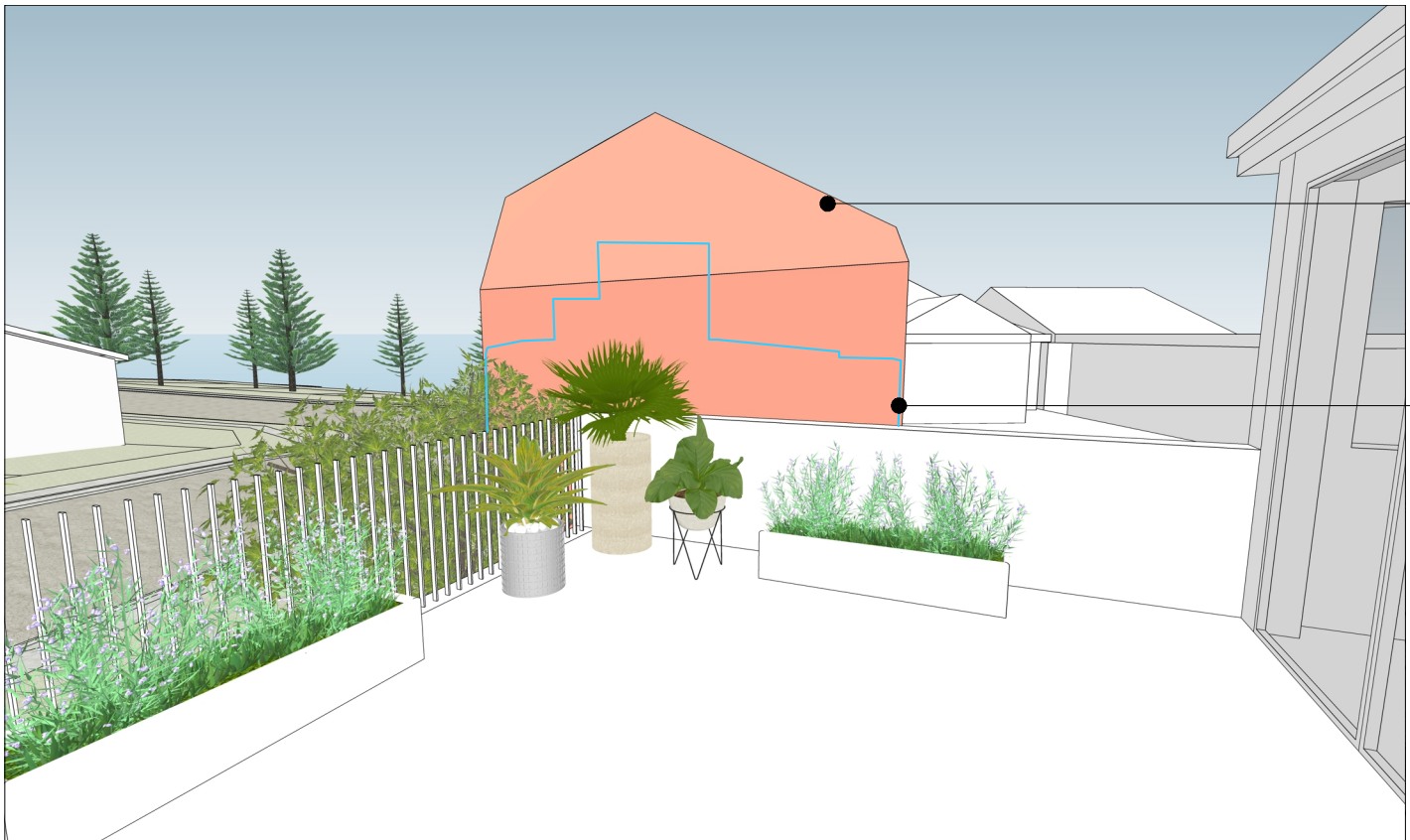
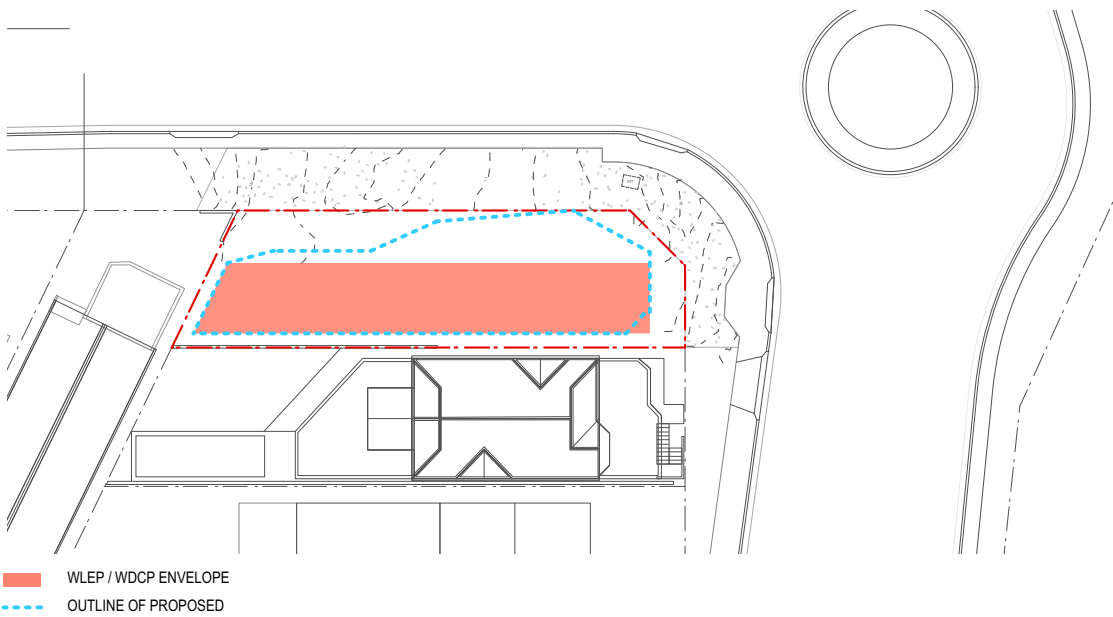
EXISTING
EXTERNAL VIEW FROM NO.2 GARDERE AVENUE BALCONY LOOKING NORTH EAST

1 VIEW ANALYSIS FROM NO.70 CARRINGTON PARADE
NTS

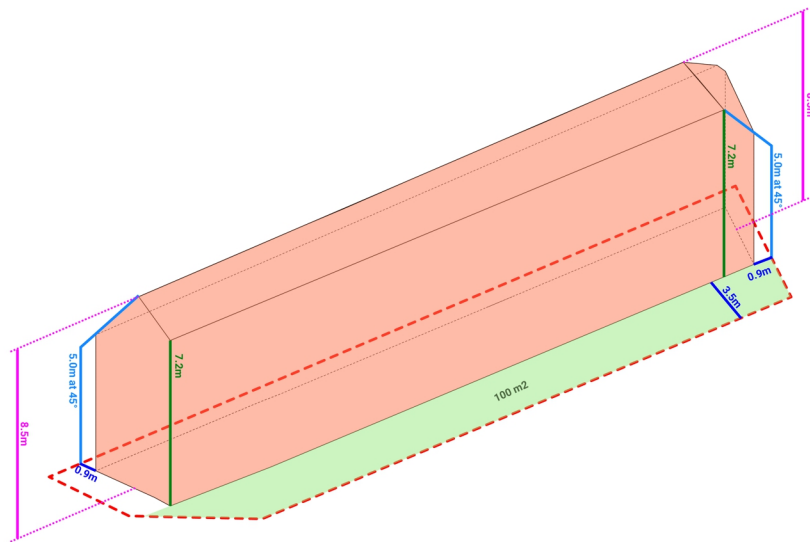
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REV	DATE	DESCRIPTION	STRUCTURAL ENGINEER Cantilever Consulting Engineers Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042 M: 0418 939 532 E: damian@cantileverengineers.com.au	PLANNING CONSULTANT Nolan Planning Consultants Natalie Nolan 75 Oliver Street, Freshwater NSW 2096 M: 0403 524 593 E: natalie@nolanplanning.com.au	LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 16a/1-15 Tramore Place, Killarney Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au	ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com	PROJECT 72 CARRINGTON PARADE, CURL CURL LOT 1 DP 366860					SHEET TITLE VIEW ANALYSIS - NO.70 CARRINGTON PARADE		
			HYDRAULIC ENGINEER Ecological Design John Coley 11 Clara Street, Newtown NSW 2042 M: 0416 262 706 E: john@ecologicaldesign.com.au	GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 986 086 E: mgreen@stsgeo.com.au	CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9606 3000 E: scott@donovanassociates.com	CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099	PROJECT NUMBER 1701	DRAWN CA	CHECKED TB	SHEET SCALE NTS	SHEET SIZE A3	DOCUMENTATION STAGE DA	SHEET NUMBER 602	ISSUE B



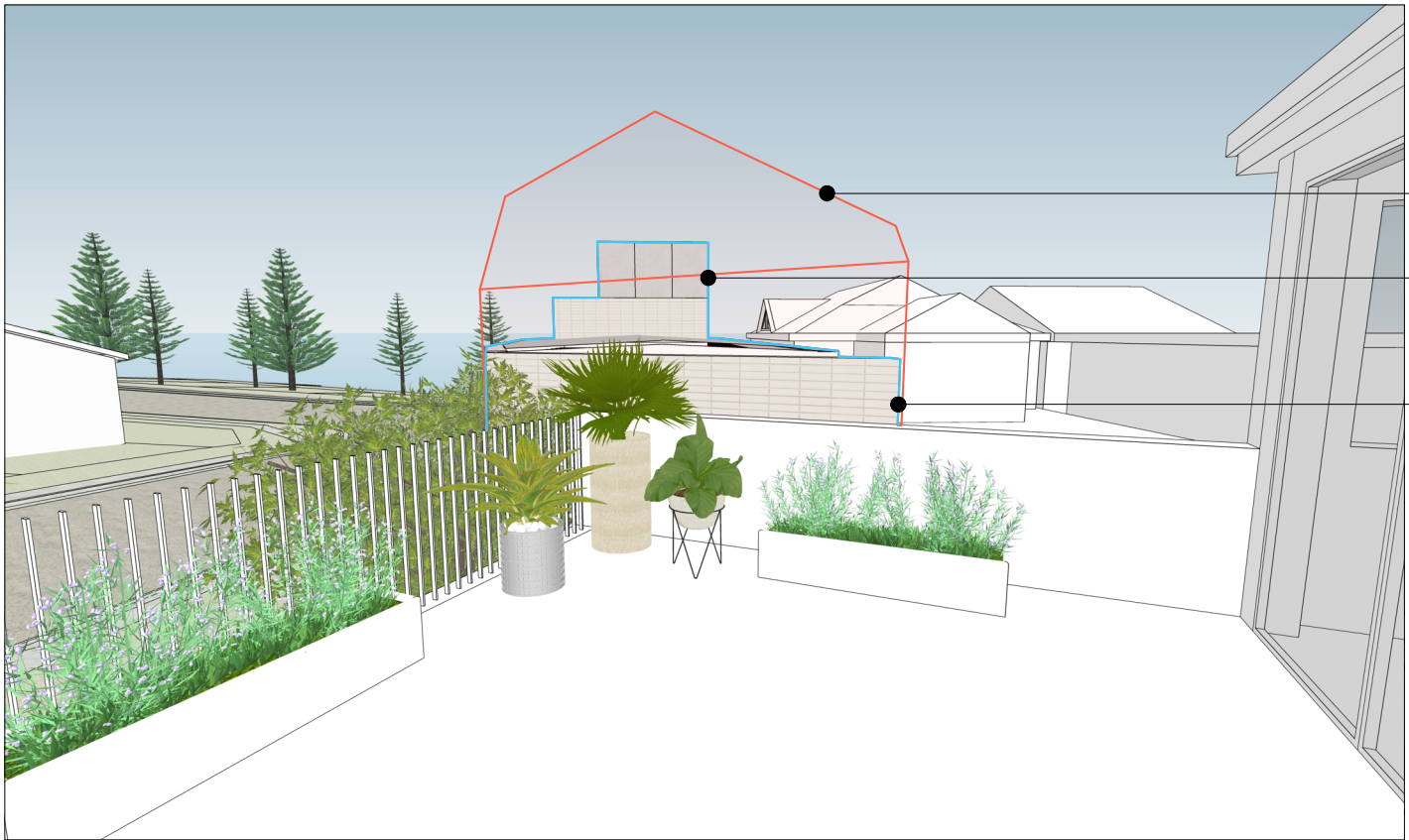
WLEP / WDCP COMPLIANT ENVELOPE ON SITE



WLEP / WDCP COMPLIANT ENVELOPE:

- 4.3 - 8.5M VERTICAL HEIGHT FROM GROUND LEVEL [EXISTING]
- B1. WALL HEIGHT MAXIMUM OF 7.2M FROM GROUND LEVEL [EXISTING]
- B3. SIDE BOUNDARY ENVELOPE [SOUTH AND WEST] - 5M AT 45 DEGREES
- B5. SIDE BOUNDARY SETBACK [SOUTH AND WEST] - 0.9M
- B7. SECONDARY FRONT SETBACK [NORTH] - 3.5M
- B7. FRONT SETBACK STREETSCAPE PATTERN
- D1. LANDSCAPE OPEN SPACE - 100m2 [36% OF SITE AREA]

1 WLEP / WDCP COMPLIANT ENVELOPE
NTS



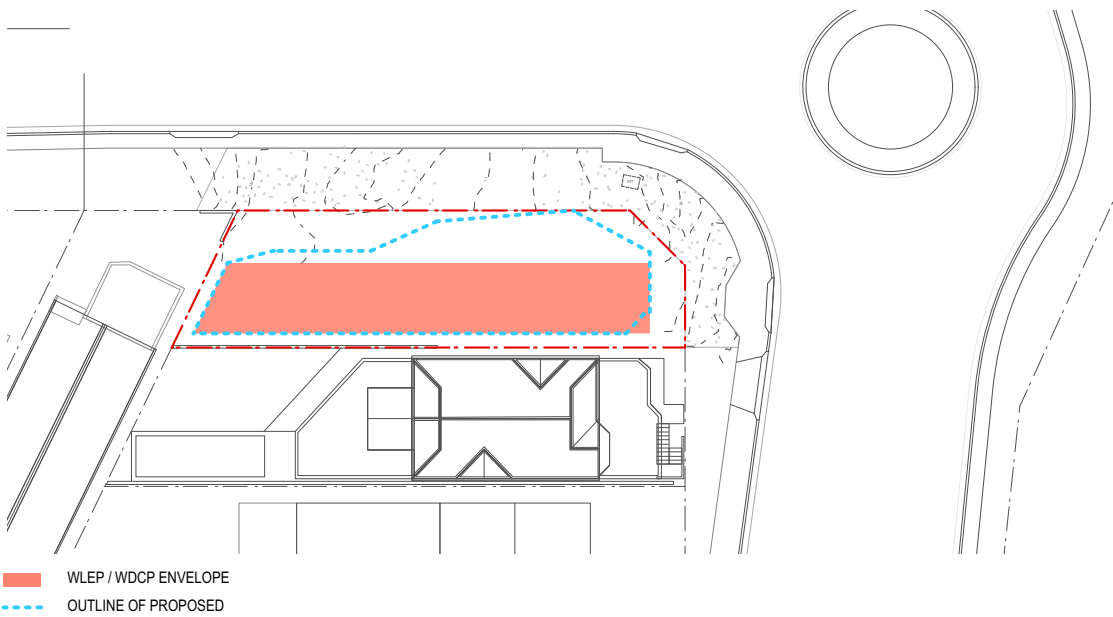
REDISTRIBUTION OF WLEP / WDCP COMPLIANT ENVELOPE TO IMPROVE BULK AND VIEW SHARING

2 COMPARISON BETWEEN PROPOSAL AND COMPLIANT ENVELOPE - VIEW FROM NO.02 GARDERE AVENUE BALCONY
NTS

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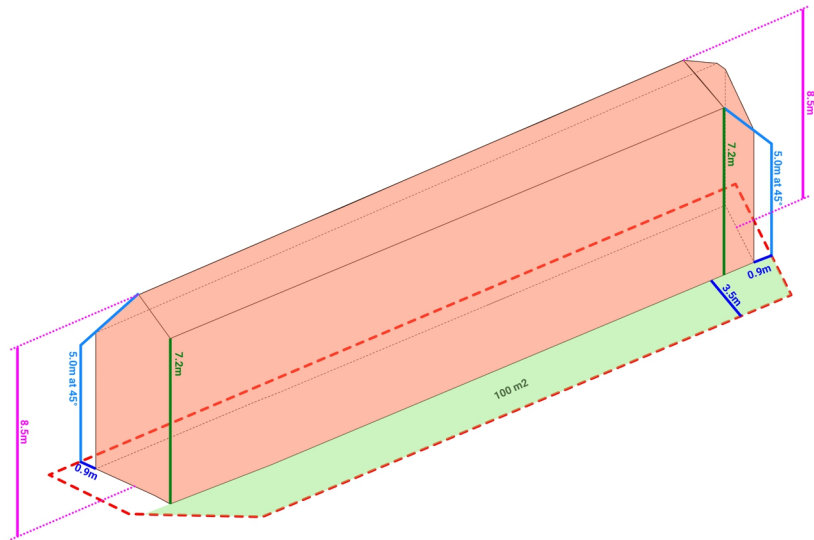
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			HYDRAULIC ENGINEER Ecological Design John Caley 11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au	GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au	CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9606 3000 E: scott@donovanassociates.com	CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099	PROJECT NUMBER 1701	DRAWN CA	CHECKED TB	SHEET SCALE NTS	SHEET SIZE A3	DOCUMENTATION STAGE DA	SHEET NUMBER 603	ISSUE C



WLEP / WDCP COMPLIANT ENVELOPE ON SITE

COMPLIANT WLEP/WDCP
ENVELOPE



WLEP / WDCP COMPLIANT ENVELOPE:

- 4.3 - 8.5M VERTICAL HEIGHT FROM GROUND LEVEL [EXISTING]
- B1. WALL HEIGHT MAXIMUM OF 7.2M FROM GROUND LEVEL [EXISTING]
- B3. SIDE BOUNDARY ENVELOPE [SOUTH AND WEST] - 5M AT 45 DEGREES
- B5. SIDE BOUNDARY SETBACK [SOUTH AND WEST] - 0.9M
- B7. SECONDARY FRONT SETBACK [NORTH] - 3.5M
- B7. FRONT SETBACK STREETSCAPE PATTERN
- D1. LANDSCAPE OPEN SPACE - 100m2 [36% OF SITE AREA]

1 WLEP / WDCP COMPLIANT ENVELOPE
NTS



REDISTRIBUTION OF WLEP / WDCP COMPLIANT ENVELOPE TO IMPROVE BULK AND VIEW SHARING

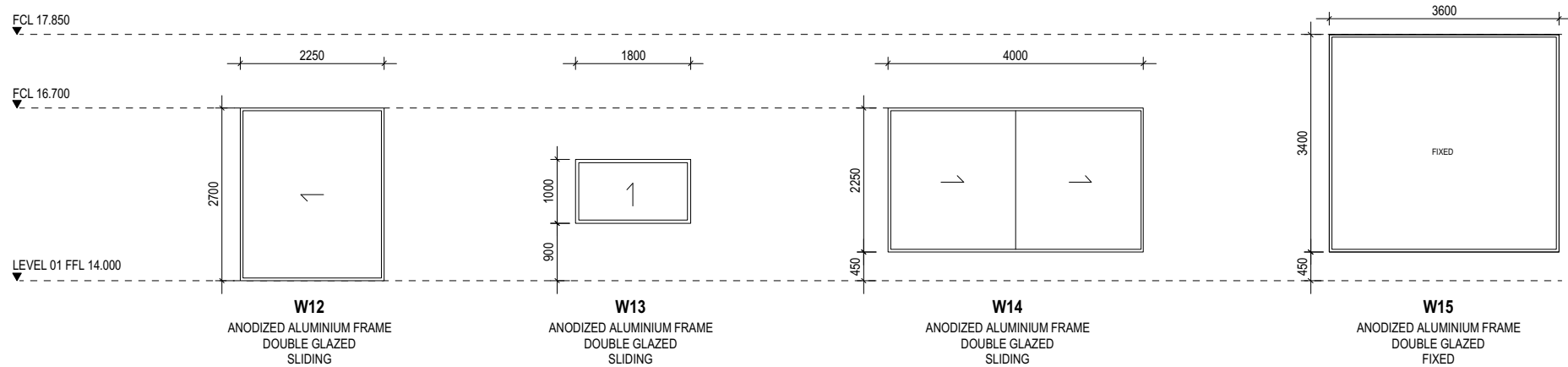
BULK AND SCALE OF
COMPLIANT ENVELOPE
REDISTRIBUTED FROM ROOF
LEVEL AT WESTERN END OF
SITE TO GROUND AND FIRST
LEVEL OF NORTH-EAST
CORNER

2 COMPARISON BETWEEN PROPOSAL AND COMPLIANT ENVELOPE
NTS

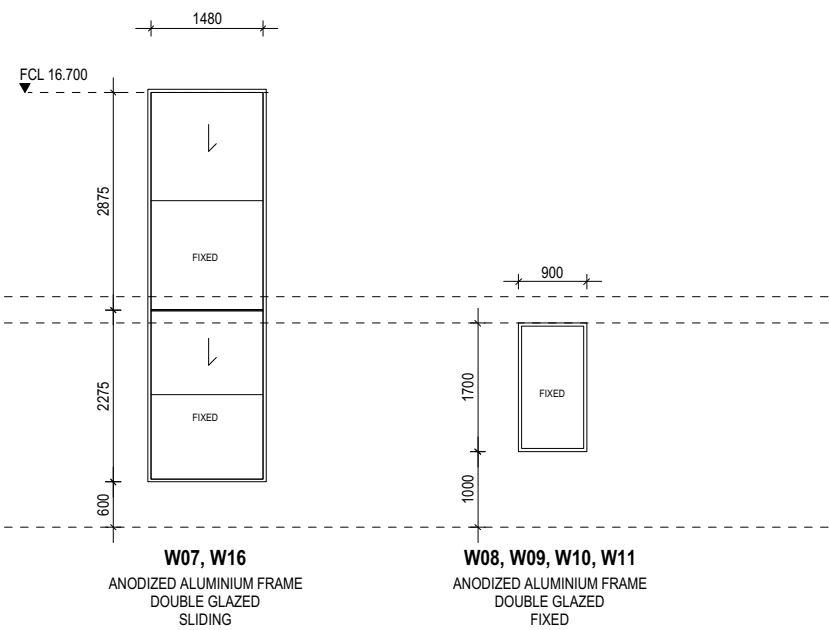
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C	15.04.19	ISSUE FOR DA	HYDRAULIC ENGINEER Ecological Design John Caley 11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au		GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au		CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9606 3000 E: scott@donovanassociates.com		CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099		PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
B	12.04.19	UPDATES FOR SEE									1701	CA	TB	NTS	A3	DA	604	C
A	04.04.19	UPDATES FOR SEE																
REV	DATE	DESCRIPTION																



2 LEVEL 01 - WINDOW SCHEDULE
1:100



1 GROUND - WINDOW SCHEDULE

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	04.04.19	UPDATES FOR SEE	HYDRAULIC ENGINEER Ecological Design John Caley 11 Clara Street, Newtown NSW 2042 M: 0418 282 706 E: john@ecologicaldesign.com.au	GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgrreen@stsgo.com.au	CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9606 3000 E: scott@donovanassociates.com	CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099	PROJECT NUMBER 1701	DRAWN CA	CHECKED TB	SHEET SCALE 1:100	SHEET SIZE A3	DOCUMENTATION STAGE DA	SHEET NUMBER 700	ISSUE E	



VIEW EAST FROM MAIN LIVING SPACE

1

PHOTO MONTAGE
NTS

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REV	E	15.04.19	ISSUE FOR DA	<div>STRUCTURAL ENGINEER Cantilever Consulting Engineers Damian Hadley Suite 206 Flourmill Studios, 3 Gladstone St, Newtown NSW 2042 M: 0418 939 532 E: damian@cantileverengineers.com.au</div> <div>HYDRAULIC ENGINEER Ecological Design John Caley 11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au</div>	<div>PLANNING CONSULTANT Nolan Planning Consultants Natalie Nolan 75 Oliver Street, Freshwater NSW 2096 M: 0403 524 593 E: natalie@nolanplanning.com.au</div> <div>GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 986 086 E: mgreen@stsgeo.com.au</div>	<div>LANDSCAPE ARCHITECT Paterson Design Studio Garth Paterson 75 Oliver Street, Killarney Heights, NSW 2087 M: 0419 501 681 E: garth@pdsdesign.com.au</div> <div>CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9606 3000 E: scott@donovanassociates.com</div>	<div>ARCHITECT BREAKSPEAR ARCHITECTS ABN 81 601 670 991 ACN 601 670 991 Level 1, 29-33 The Corso, Manly NSW 2095 P: 0421 661 146 E: studio@brkspr.com</div> <div>CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099</div>	PROJECT 72 CARRINGTON PARADE, CURL CURL LOT 1 DP 366860					SHEET TITLE PHOTO MONTAGE		
	D	04.04.19	UPDATES FOR SEE					PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
	C	25.03.19	ISSUE FOR DA					1701	CA	TB	NTS	A3	DA	801	E
	B	14.03.19	ISSUE TO PLANNER												
	A	06.02.19	PRELIMINARY ISSUE FOR DA												
		DATE	DESCRIPTION												



VIEW EAST FROM INTERNAL COURTYARD

1

PHOTO MONTAGE
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E	15.04.19	ISSUE FOR DA						PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
D	04.04.19	UPDATES FOR SEE													
C	25.03.19	ISSUE FOR DA		HYDRAULIC ENGINEER Ecological Design John Caley 11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au	GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsgeo.com.au	CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9606 3000 E: scott@donovanassociates.com	CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099								
B	14.03.19	ISSUE TO PLANNER													
A	06.02.19	PRELIMINARY ISSUE FOR DA													
REV	DATE	DESCRIPTION						1701	CA	TB	NTS	A3	DA	802	E



STREET VIEW FROM GARDERE AVENUE

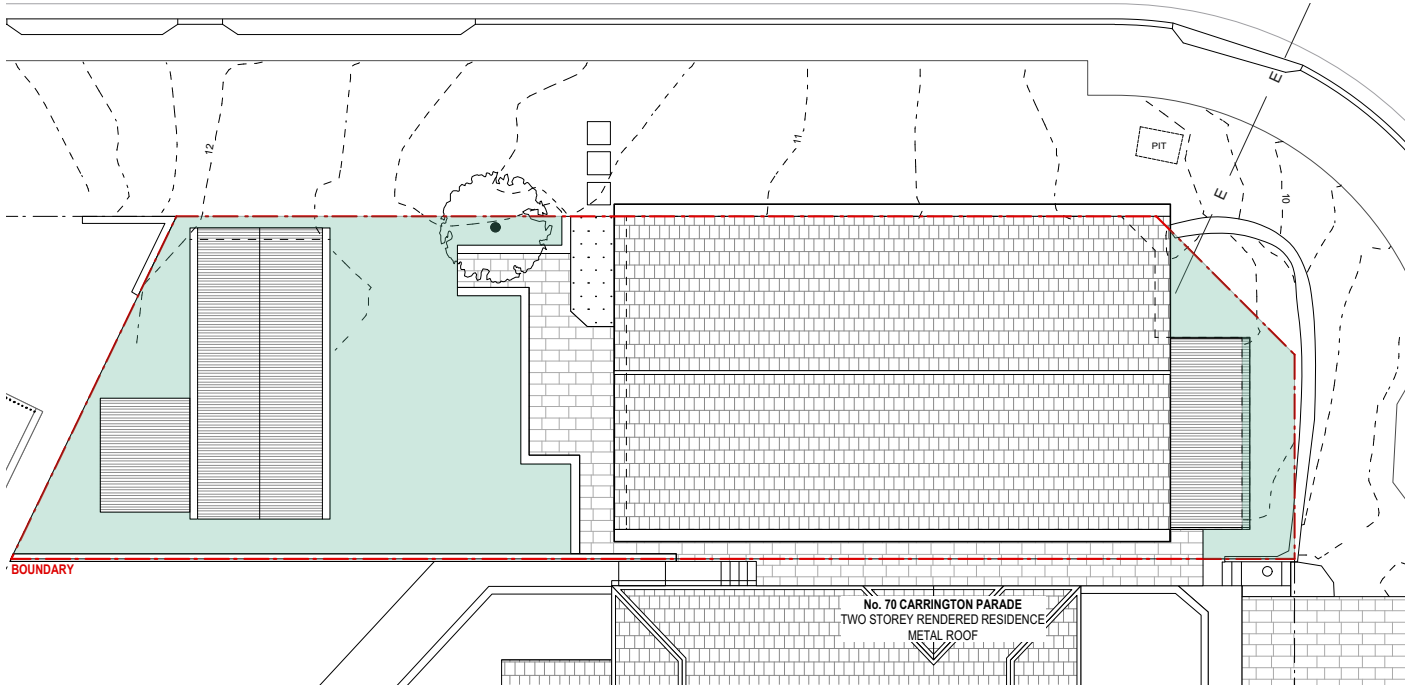
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PHOTO MONTAGE
NTS

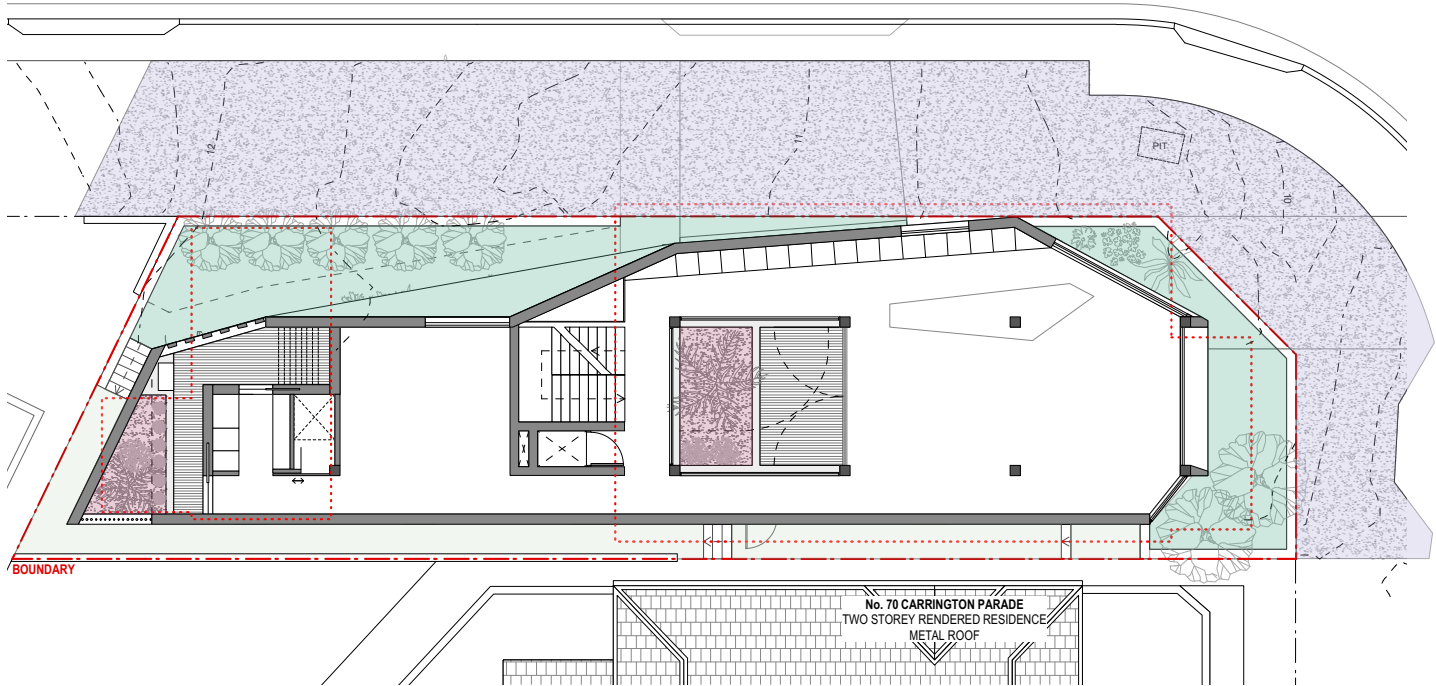
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D	04.04.19	UPDATES FOR SEE				HYDRAULIC ENGINEER Ecological Design John Caley 11 Clara Street, Newtown NSW 2042 M: 0418 262 706 E: john@ecologicaldesign.com.au	GEOTECHNICAL ENGINEER STS GeoEnvironmental Pty Ltd Matt Green 14/1 Cowpasture Place, Wetherill Park, NSW 2164 M: 0459 988 086 E: mgreen@stsggeo.com.au	CIVIL ENGINEER Donovan Associates Scott Sharma 15 Parkes St Parramatta, NSW 2150 P: 02 9606 3000 E: scott@donovanassociates.com	CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099	PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE	DOCUMENTATION STAGE	SHEET NUMBER	ISSUE
C	25.03.19	ISSUE FOR DA							1701	CA	TB	NTS	A3	DA	803	E	
B	14.03.19	ISSUE TO PLANNER															
A	06.02.19	PRELIMINARY ISSUE FOR DA															
REV	DATE	DESCRIPTION															



1 EXISTING - LANDSCAPE OPEN SPACE AREA
1:200



2 PROPOSED- LANDSCAPE OPEN SPACE AREA
1:200

D1 LANDSCAPED OPEN SPACE AND BUSHLAND SETTINGS		
SITE AREA [BY CALC]		
	280.9 SQM	% OF SITE
A. EXISTING LANDSCAPED OPEN SPACE	80.0 SQM	28.5%

D1 LANDSCAPED OPEN SPACE AND BUSHLAND SETTINGS		
SITE AREA [BY CALC]		
A. LANDSCAPED OPEN SPACE	55.0 SQM	20.0%
B. LANDSCAPED OPEN SPACE [LESS THAN 2M]	30.0 SQM	10.0%
C. LANDSCAPED OPEN SPACE [ABOVE GROUND LEVEL]	12.0 SQM	4.0%
SUBTOTAL [A+B+C]	97.0 SQM	34.0%
D. LANDSCAPED OPEN SPACE [BEYOND BOUNDARY]	160.0 SQM	
TOTAL [A+B+C+D]	257.0 SQM	91.5%

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	04.04.19	UPDATES FOR SEE					PROJECT NUMBER	DRAWN	CHECKED	SHEET SCALE	SHEET SIZE			
	25.03.19	ISSUE FOR DA					1701	CA	TB	1:200	A3			
	14.03.19	ISSUE TO PLANNER					CLIENT Berge and Nea Der Sarkissian 72 Carrington Parade, Curl Curl NSW 2099							
	06.02.19	PRELIMINARY ISSUE FOR DA					DOCUMENTATION STAGE DA							SHEET NUMBER 900
	DATE	DESCRIPTION												