

Town Planning:

Site Area: 543.8m²

Floor space Ratio: 0.6
543.8x0.6= 326.3m²

Zone: C4 Environmental Living

Max. Wall Height: 7.2m and 8m calculated for gradient

Max. Building Height: 8.5m

Max. Roof Slope: 35°

Lot size C: Min. 250m²

Setback: 1/3 Wall Height

Foreshore Scenic Protection Area
Bandicoot and Penguin Significant Area
Biodiversity Overlay

Dwelling Gross Floor Area

Boat shed	22.0m ²
Lower Floor	89.8m ²
Ground Floor	109.56m ²
First Floor	96.02m ²
TOTAL: (excludes plant, vertical circulation & basement storage)	317.38m²
Storage Shed	5m ²

NOTE: Drawings subject to Architects Developed and Detail Design revisions. Not for Construction. To be read in conjunction with Specification and Consultant Drawings

PATTERSON

PATTERSON ASSOCIATES LTD
REGISTERED ARCHITECTS NUMBER 1998
P.O. BOX 8778 SYMONDS ST. AUCKLAND, NEW ZEALAND
TELEPHONE (09) 303-4004 FACSIMILE (09) 303-4001

16 Addison Rd, Sydney

Consultants
Quantity Surveyors Dean, Murray & Partners Ltd.
Structural Engineers Law Sue Davison Ltd.
Truss Designer Buildable Layouts Ltd.
Geotechnical Engineer Chambers Consultants Ltd.

designed	**	peer review	**
drawn	**	checked	**
scale	1:100 @ A1	date	18-04-2024

title
Site Plan 1:200 @ A3

drawing set

New Development Application
Not For Construction

ref no.
18010

sheet no. **1.2** rev. **B**

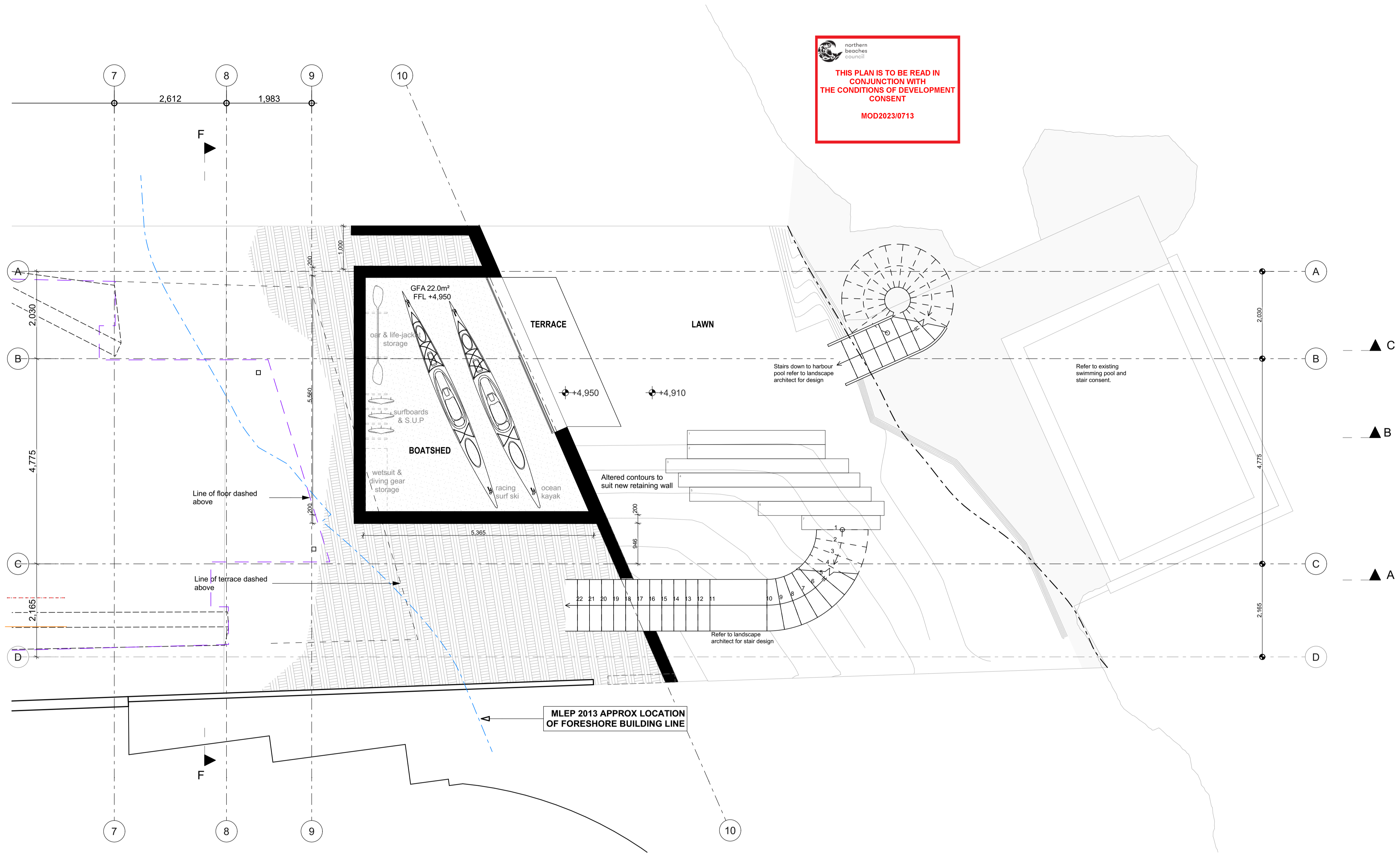
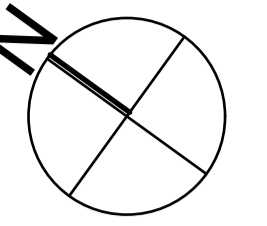
The contractor must check and verify all drawings, details, dimensions and levels on site prior to commencing any work. Any discrepancies, errors or omissions must be reported to the architect, or suggestions for modifications made prior to work starting. Copyright in these drawings and all parts thereof remains at all times the property of Patterson Associates Limited.
Do not scale dimensions from drawings
K Drive/Projects/18/18010/Dwgs/

SITE PLAN 1:100 19

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2023/0713

Rev	Date	Reason for issue	Change no.	Description of change
B	16-04-2024	DA Modification	19	NO CHANGE
			16	GFA altered
A	19-09-2023	DA Modification	08	Replace existing approved internal gas fireplace with solid fuel fireplace in same location
			07	Small extension of external wall to new powder room, opaque glass to window
			06	Northern ground level glazing & front door relocated

northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2023/0713



BOAT SHED PLAN 1:50 19

NOTE: Drawings subject to Architects Developed and Detail Design revisions. Not for Construction. To be read in conjunction with Specification and Consultant Drawings

PATTERSON

PATTERSON ASSOCIATES LTD
 REGISTERED ARCHITECTS NUMBER 1998

P.O. BOX 8778 SYMONDS ST, AUCKLAND, NEW ZEALAND
 TELEPHONE (09) 303-4004 FACSIMILE (09) 303-4001

16 Addison Rd, Sydney

Consultants

Quantity Surveyors	Dean, Murray & Partners Ltd.
Structural Engineers	Law Sue Davison Ltd.
Truss Designer	Buildable Layouts Ltd.
Geotechnical Engineer	Chambers Consultants Ltd.

designed	**	peer review	**
drawn	**	checked	**

scale 1:50 @ A1 date 18-04-2024

title
 Boat Shed Plan - 1:100 @ A3

drawing set

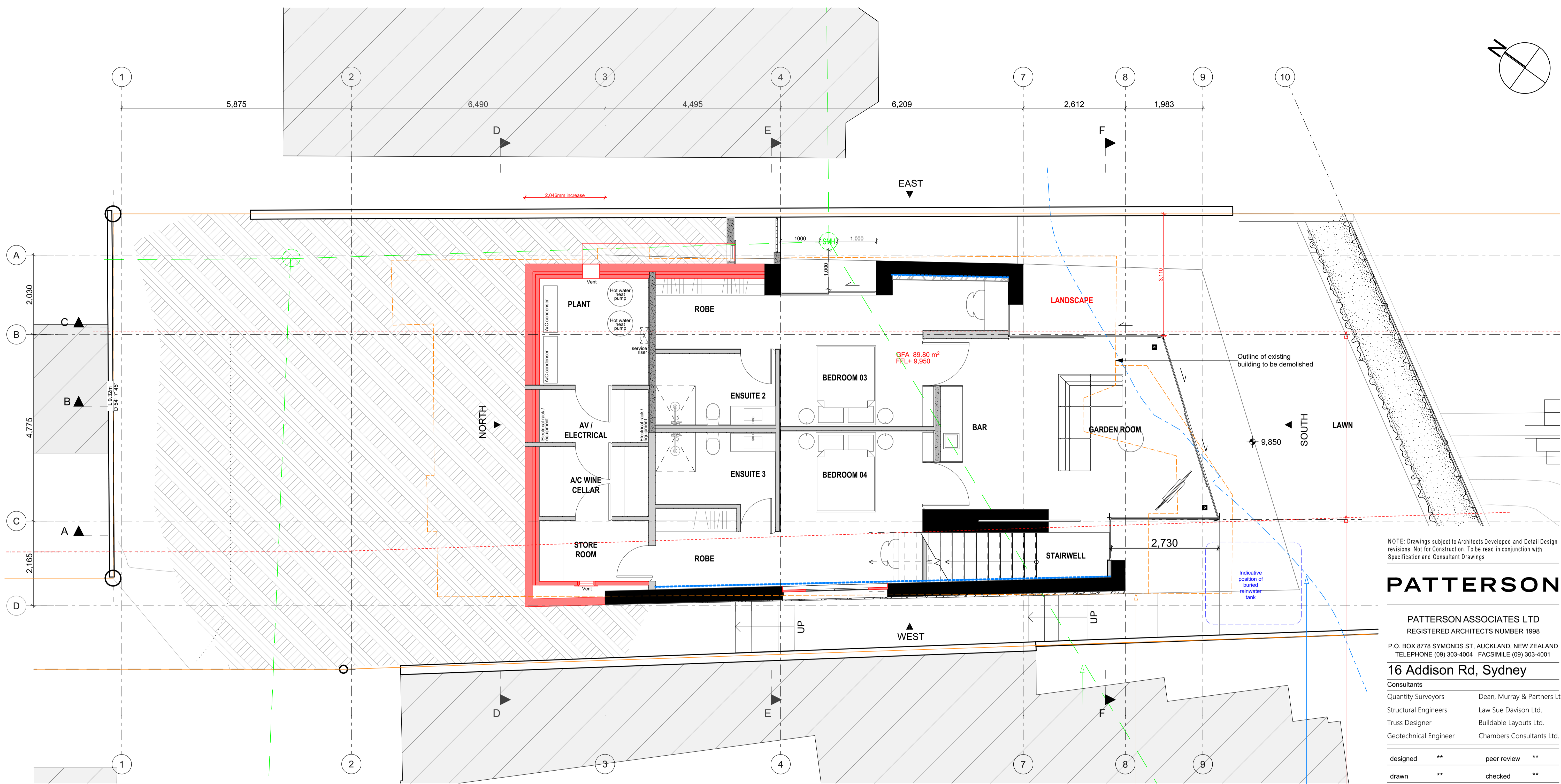
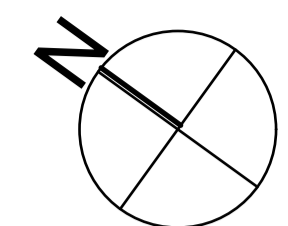
New Development Application
 Not For Construction

ref no.
18010

sheet no. rev.
 1.3 B

The contractor must check and verify all drawings, details, dimensions and levels on site prior to commencing any work. Any discrepancies, errors or omissions must be reported to the architect, or suggestions for modifications made prior to work starting. Copyright in these drawings and all parts thereof remains at all times the property of Patterson Associates Limited.
 Do not scale dimensions from drawings
 K Drive/Projects/18/18010/Dwgs/

Rev	Date	Reason for issue	Change no.	Description of change
B	16-04-2024	DA Modification	19	NO CHANGE
A	19-09-2023	DA Modification	01	NO CHANGE



NOTE: Drawings subject to Architects Developed and Detail Design revisions. Not for Construction. To be read in conjunction with Specification and Consultant Drawings

PATTERSON

PATTERSON ASSOCIATES LTD
REGISTERED ARCHITECTS NUMBER 1998

P.O. BOX 8778 SYMONDS ST, AUCKLAND, NEW ZEALAND
TELEPHONE (09) 303-4004 FACSIMILE (09) 303-4001

16 Addison Rd, Sydney

Consultants
Quantity Surveyors Dean, Murray & Partners Ltd.
Structural Engineers Law Sue Davison Ltd.
Truss Designer Buildable Layouts Ltd.
Geotechnical Engineer Chambers Consultants Ltd.

designed ** peer review **
drawn ** checked **

scale 1:50 @ A1 date 18-04-2024

title
Lower Floor Plan - 1:100 @ A3

drawing set

New Development Application
Not For Construction

ref no.
18010

sheet no. 1.4 rev. B

The contractor must check and verify all drawings, details, dimensions and levels on site prior to commencing any work. Any discrepancies, errors or omissions must be reported to the architect, or suggestions for modifications made prior to work starting. Copyright in these drawings and all parts thereof remains at all times the property of Patterson Associates Limited.
Do not scale dimensions from drawings
K Drive/Projects/18/18010/Dwgs/

LOWER FLOOR PLAN 1:50 19

1400mm Wall Height

northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2023/0713

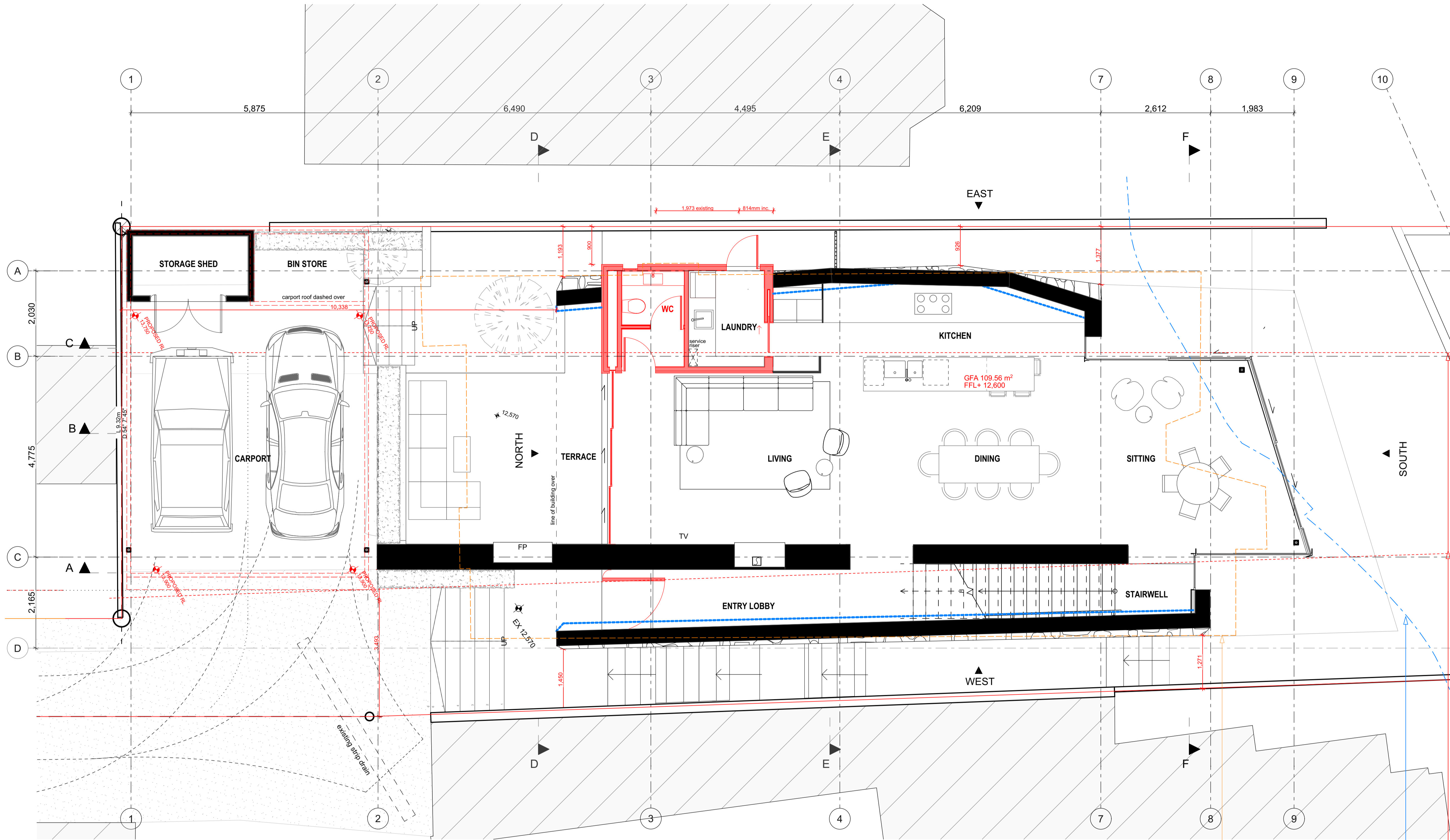
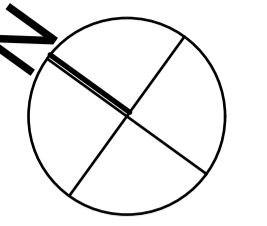
APPROX LOCATION OF BOARDS SEWER CONNECTION SHOWN DASHED

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

MLEP 2013 APPROX LOCATION OF FORESHORE BUILDING LINE

SET BACK LINE REFER DP RULE 4.1.4.2(C) - NEW WINDOW FROM HABITABLE DWELLING 3.0M FROM BOUNDARY

Rev	Date	Reason for issue	Change no.	Description of change
B	16-04-2024	DA Modification	19	NO CHANGE
A	19-09-2023	DA Modification	16	GFA altered
			03	Increased window in western facade
			02	Basement excavation extended for plant equipment, internal layout altered



NOTE: Drawings subject to Architects Developed and Detail Design revisions. Not for Construction. To be read in conjunction with Specification and Consultant Drawings

PATTERSON

PATTERSON ASSOCIATES LTD
REGISTERED ARCHITECTS NUMBER 1998
P.O. BOX 8778 SYMONDS ST, AUCKLAND, NEW ZEALAND
TELEPHONE (09) 303-4004 FACSIMILE (09) 303-4001
16 Addison Rd, Sydney

Consultants
Quantity Surveyors Dean, Murray & Partners Ltd.
Structural Engineers Law Sue Davison Ltd.
Truss Designer Buildable Layouts Ltd.
Geotechnical Engineer Chambers Consultants Ltd.

designed ** peer review **
drawn ** checked **

scale 1:50 @ A1 date 18-04-2024

title
Ground Floor Plan - 1:100 @ A3

drawing set

New Development Application
Not For Construction

ref no.
18010
sheet no. 1.5 rev. B

The contractor must check and verify all drawings, details, dimensions and levels on site prior to commencing any work. Any discrepancies, errors or omissions must be reported to the architect, or suggestions for modifications made prior to work starting. Copyright in these drawings and all parts thereof remains at all times the property of Patterson Associates Limited.
Do not scale dimensions from drawings
K Drive/Projects/18/18010/Dwgs/

GROUND FLOOR PLAN 1:50 19

1400mm Wall Height

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

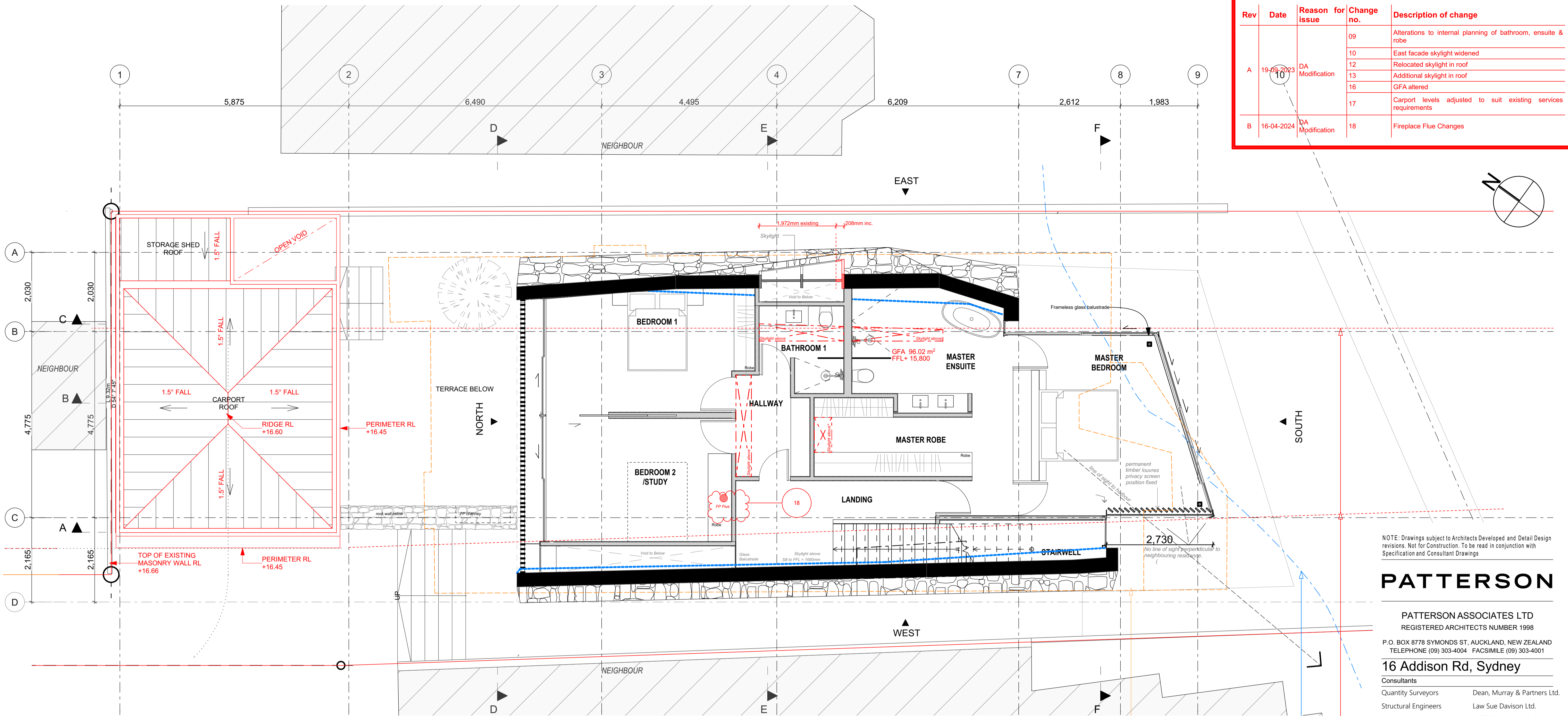
MLEP 2013 APPROX LOCATION OF FORESHORE BUILDING LINE

SET BACK LINE REFER DP RULE 4.1.4.2(C) - NEW WINDOW FROM HABITABLE DWELLING 3.0M FROM BOUNDARY

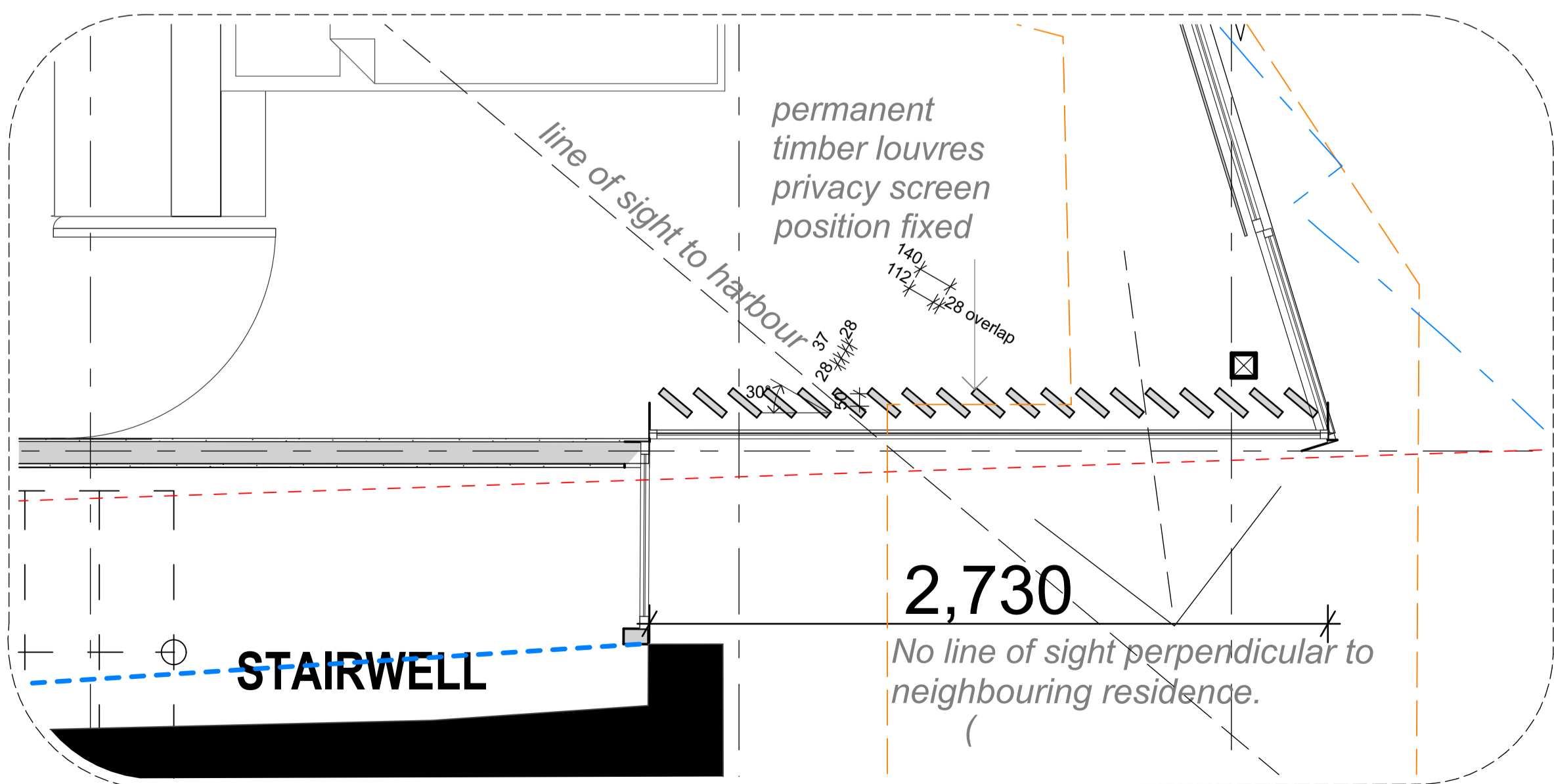
northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
MOD2023/0713

Rev	Date	Reason for issue	Change no.	Description of change
B	16-04-2024	DA Modification	19	NO CHANGE
A	19-09-2023	DA Modification	17	Carport levels adjusted to suit existing services requirements
			16	GFA altered
			08	Replace existing approved internal gas fireplace with solid fuel fireplace in same location
			07	Small extension of external wall to new powder room, opaque glass to window
			06	Northern ground level glazing & front door relocated

Rev	Date	Reason for issue	Change no.	Description of change
A	19-09-2023	DA Modification	09	Alterations to internal planning of bathroom, ensuite & robe
			10	East facade skylight widened
			12	Relocated skylight in roof
			13	Additional skylight in roof
			16	GFA altered
17	Carport levels adjusted to suit existing services requirements			
B	16-04-2024	DA Modification	18	Fireplace Flue Changes



FIRST FLOOR PLAN 1:50



TIMBER PRIVACY SCREEN 1:20

northern beaches council
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2023/0713

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

MLEP 2013 APPROX LOCATION OF FORESHORE BUILDING LINE

SET BACK LINE REFER DP RULE 4.1.4.2(C) - NEW WINDOW FROM HABITABLE DWELLING 3.0M FROM BOUNDARY

1400mm Wall Height

NOTE: Drawings subject to Architects Developed and Detail Design revisions. Not for Construction. To be read in conjunction with Specification and Consultant Drawings

PATTERSON

PATTERSON ASSOCIATES LTD
 REGISTERED ARCHITECTS NUMBER 1998

P.O. BOX 8778 SYMONDS ST, AUCKLAND, NEW ZEALAND
 TELEPHONE (09) 303-4004 FACSIMILE (09) 303-4001

16 Addison Rd, Sydney

Consultants
 Quantity Surveyors: Dean, Murray & Partners Ltd.
 Structural Engineers: Law Sue Davison Ltd.
 Truss Designer: Buildable Layouts Ltd.
 Geotechnical Engineer: Chambers Consultants Ltd.

designed ** peer review **

drawn ** checked **

scale 1:50 @ A1 date 18-04-2024

title
 First Floor Plan - 1:100 @ A3

drawing set

New Development Application
 Not For Construction

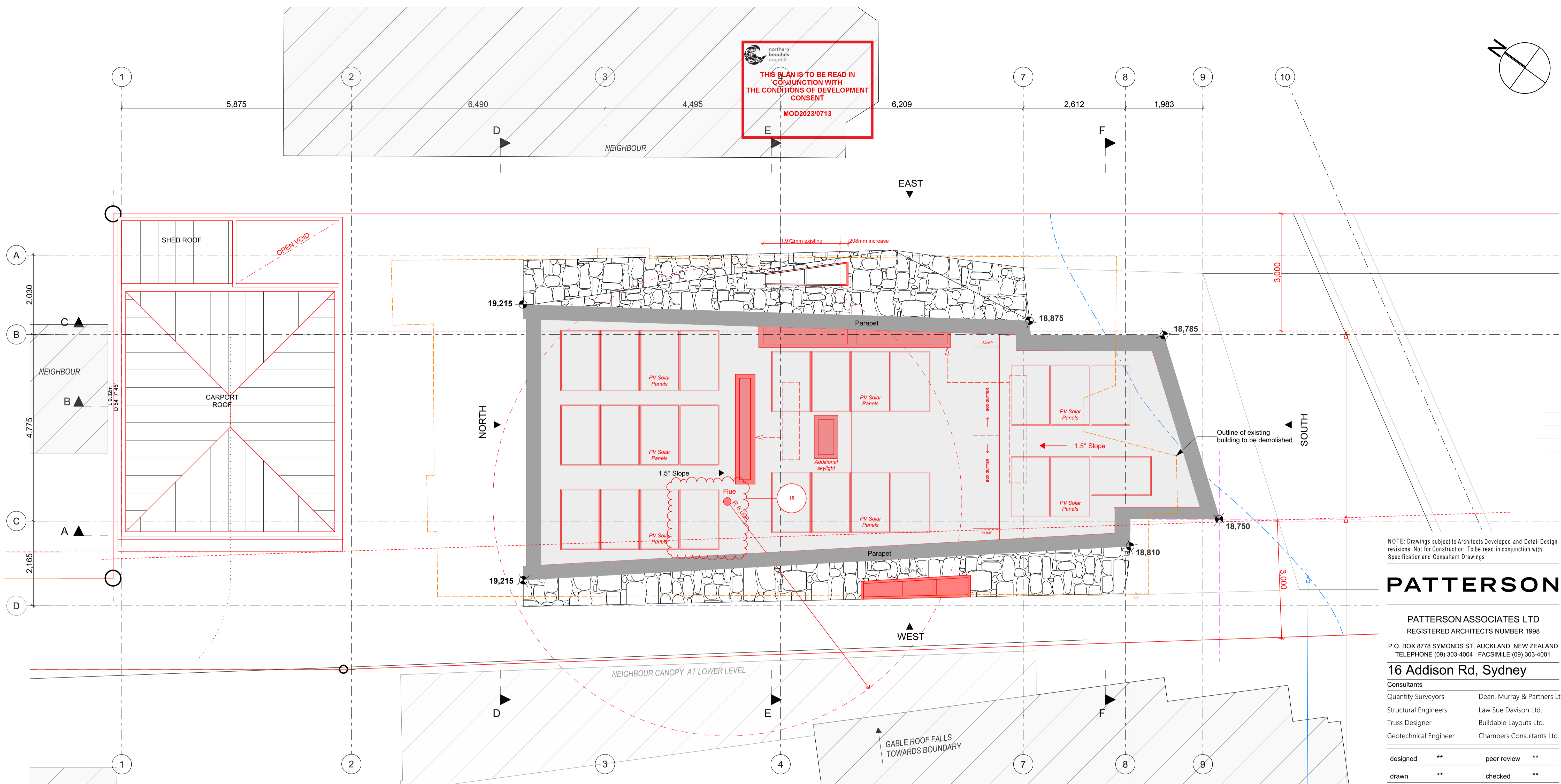
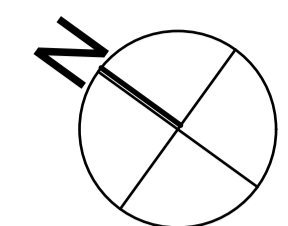
ref no.
 18010

sheet no. rev.

1.6 B

The contractor must check and verify all drawings, details, dimensions and levels on site prior to commencing any work. Any discrepancies, errors or omissions must be reported to the architect, or suggestions for modifications made prior to work starting. Copyright in these drawings and all parts thereof remains at all times the property of Patterson Associates Limited.
 Do not scale dimensions from drawings

K Drive/Projects/18/18010/Dwgs/



ROOF PLAN 1:50

NOTE: Drawings subject to Architects Developed and Detail Design revisions. Not for Construction. To be read in conjunction with Specification and Consultant Drawings

PATTERSON

PATTERSON ASSOCIATES LTD
REGISTERED ARCHITECTS NUMBER 1998

P.O. BOX 8778 SYMONDS ST, AUCKLAND, NEW ZEALAND
TELEPHONE (09) 303-4004 FACSIMILE (09) 303-4001

16 Addison Rd, Sydney

Consultants
Quantity Surveyors: Dean, Murray & Partners Ltd.
Structural Engineers: Law Sue Davison Ltd.
Truss Designer: Buildable Layouts Ltd.
Geotechnical Engineer: Chambers Consultants Ltd.

designed ** peer review **
drawn ** checked **

scale 1:50 @ A1 date 18-04-2024

title
Roof Plan - 1:100 @ A3

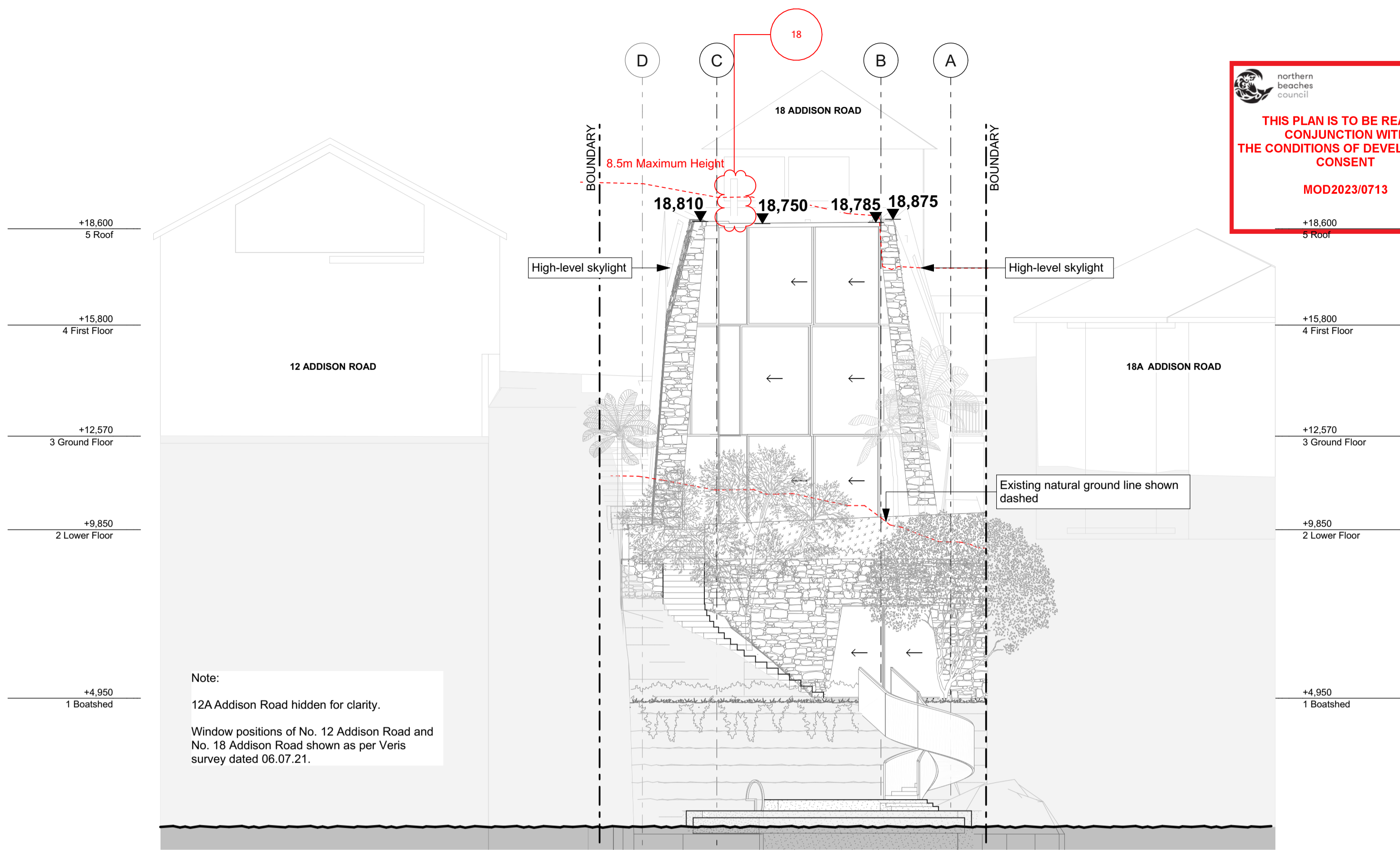
drawing set

New Development Application
Not For Construction

ref no.
18010
sheet no. 1.7 rev. B

The contractor must check and verify all drawings, details, dimensions and levels on site prior to commencing any work. Any discrepancies, errors or omissions must be reported to the architect, or suggestions for modifications made prior to work starting. Copyright in these drawings and all parts thereof remains at all times the property of Patterson Associates Limited.
Do not scale dimensions from drawings
K Drive/Projects/18/18010/Dwgs/

Rev	Date	Reason for issue	Change no.	Description of change
B	16-04-2024	DA Modification	18	Fireplace Flue Changes
A	19-09-2023	DA Modification	17	Carport levels adjusted to suit existing services requirements
			14	Relocated skylight in west facade, same size
			13	Additional skylight in roof
			12	Relocated skylight in roof
			11	PV solar panels added to roof
			10	East facade skylight widened
			05	Direction of roof slope adjusted

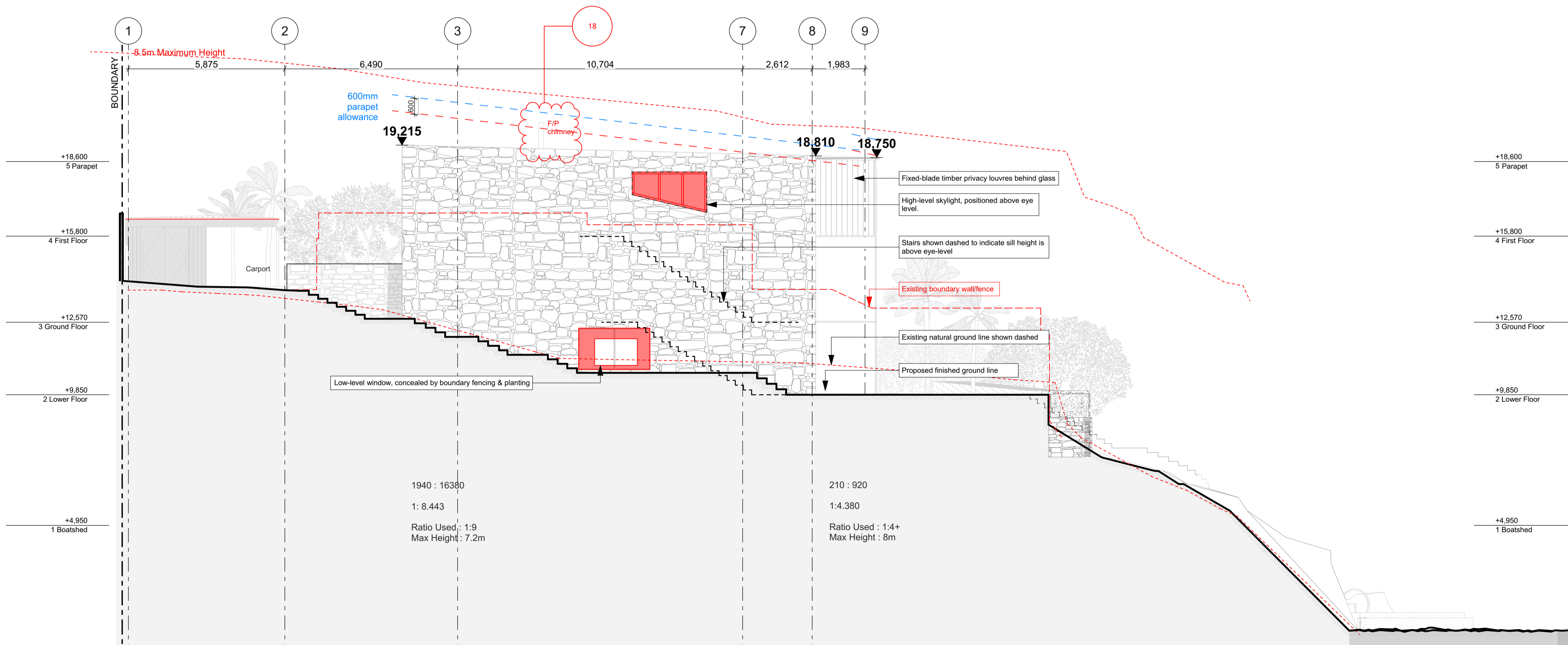


northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2023/0713

SOUTH ELEVATION 1:100

Note:
 12A Addison Road hidden for clarity.
 Window positions of No. 12 Addison Road and No. 18 Addison Road shown as per Veris survey dated 06.07.21.

Rev	Date	Reason for issue	Change no.	Description of change
			01	NO CHANGE
A	19-09-2023	DA Modification	03	Increased window in western facade
			14	Relocated skylight in west facade, same size
			15	Line of existing boundary wall / fence added to drawings
B	16-04-2024	DA Modification	18	Fireplace Flue Changes



WEST ELEVATION 1:100

1940 : 16380
 1 : 8.443
 Ratio Used : 1:9
 Max Height : 7.2m

210 : 920
 1:4.380
 Ratio Used : 1:4+
 Max Height : 8m

NOTE: Drawings subject to Architects Developed and Detail Design revisions. Not for Construction. To be read in conjunction with Specification and Consultant Drawings

PATTERSON

PATTERSON ASSOCIATES LTD
 REGISTERED ARCHITECTS NUMBER 1998
 P.O. BOX 8778 SYMONDS ST, AUCKLAND, NEW ZEALAND
 TELEPHONE (09) 303-4004 FACSIMILE (09) 303-4001

16 Addison Rd, Sydney

Consultants	
Quantity Surveyors	Dean, Murray & Partners Ltd.
Structural Engineers	Law Sue Davison Ltd.
Truss Designer	Buildable Layouts Ltd.
Geotechnical Engineer	Chambers Consultants Ltd.

designed	**	peer review	**
drawn	**	checked	**

scale **1:100 @ A1** date **18-04-2024**

title
Elevations - 1:200 @ A3

drawing set

New Development Application
Not For Construction

ref no.
18010
 sheet no. rev.

2.1 B

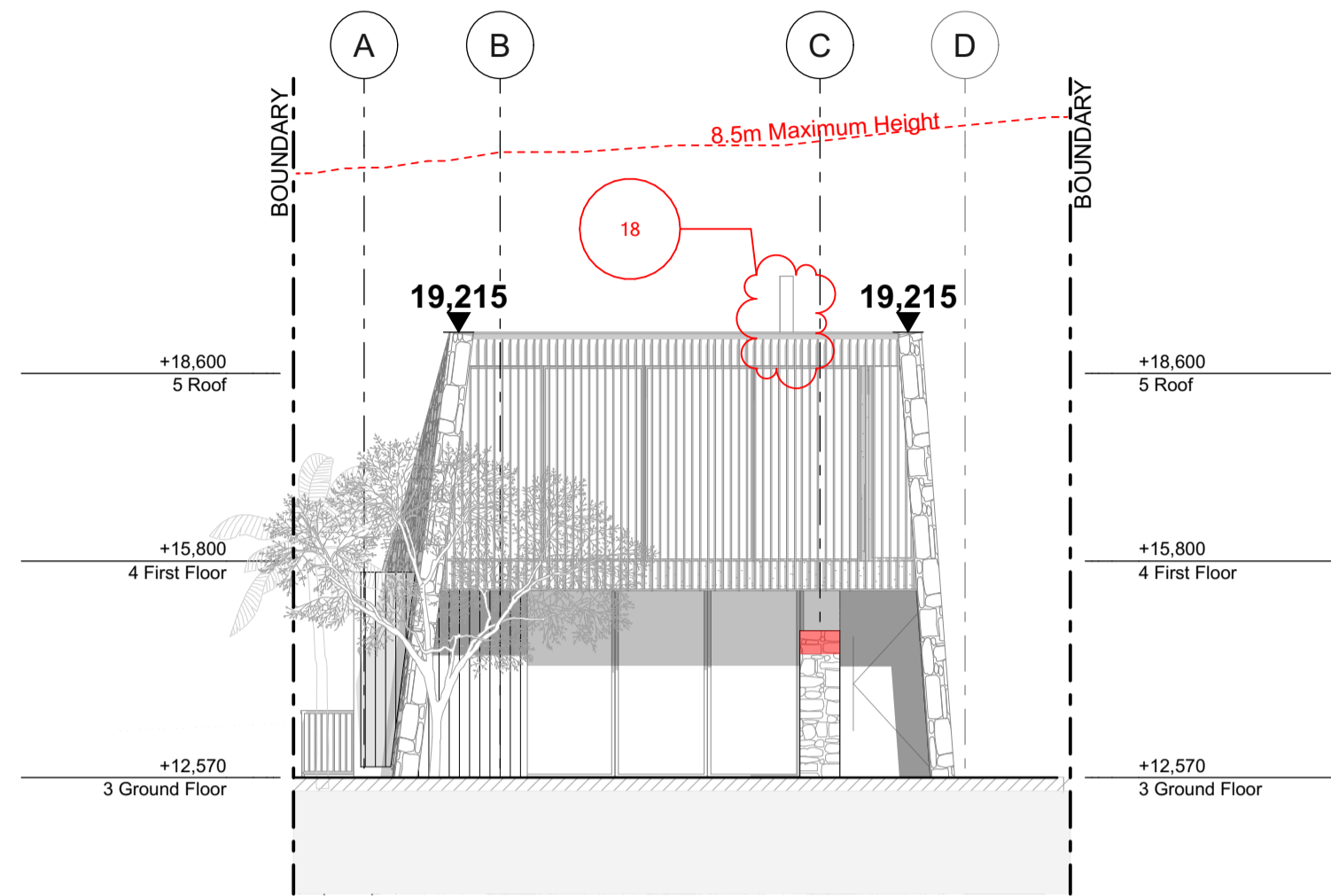
The contractor must check and verify all drawings, details, dimensions and levels on site prior to commencing any work. Any discrepancies, errors or omissions must be reported to the architect, or suggestions for modifications made prior to work starting. Copyright in these drawings and all parts thereof remains at all times the property of Patterson Associates Limited.
 Do not scale dimensions from drawings

K Drive/Projects/18/18010/Dwgs/

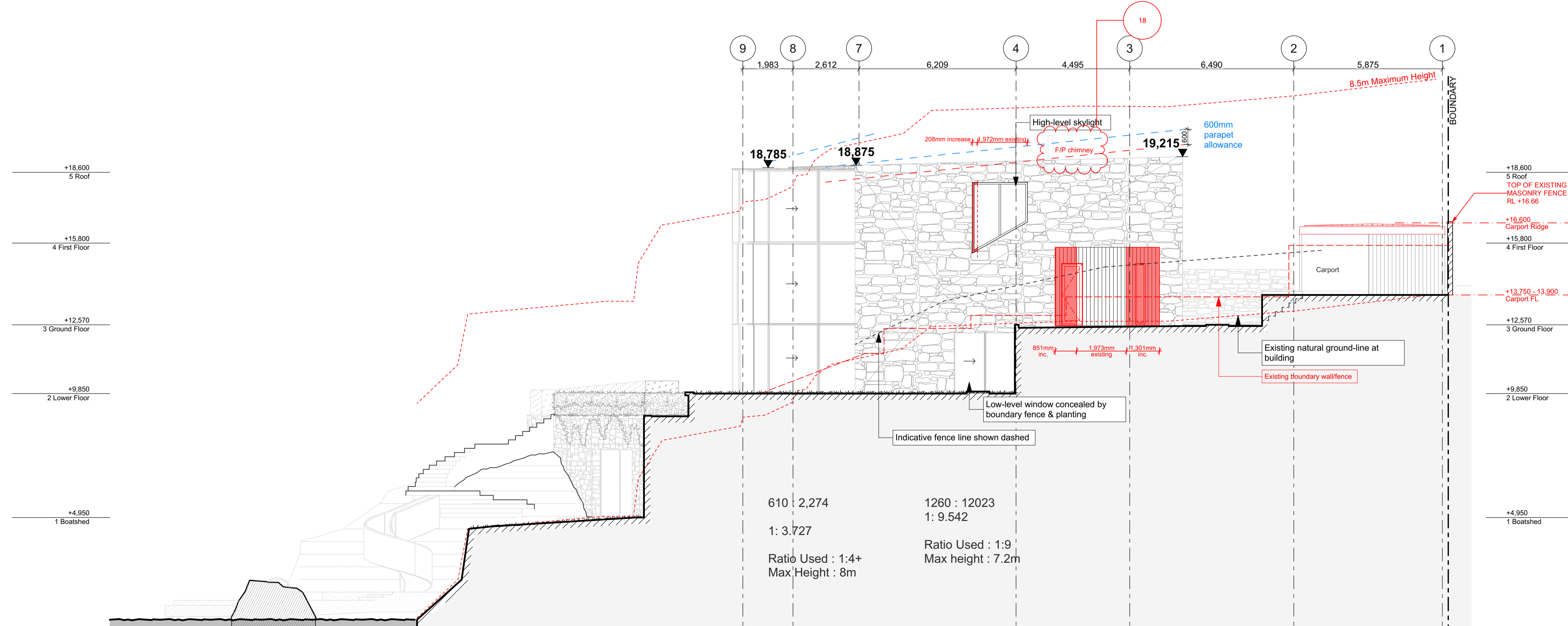
northern beaches council

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

MOD2023/0713



NORTH ELEVATION 1:100



EAST ELEVATION 1:100

NOTE: Drawings subject to Architects Developed and Detail Design revisions. Not for Construction. To be read in conjunction with Specification and Consultant Drawings

PATTERSON

PATTERSON ASSOCIATES LTD
 REGISTERED ARCHITECTS NUMBER 1998
 P.O. BOX 8778 SYMONDS ST, AUCKLAND, NEW ZEALAND
 TELEPHONE (09) 303-4004 FACSIMILE (09) 303-4001
16 Addison Rd, Sydney

Consultants
 Quantity Surveyors Dean, Murray & Partners Ltd.
 Structural Engineers Law Sue Davison Ltd.
 Truss Designer Buildable Layouts Ltd.
 Geotechnical Engineer Chambers Consultants Ltd.

designed ** peer review **
 drawn ** checked **

scale 1:100 @ A1 date 18-04-2024

title
Elevations - 1:200 @ A3

drawing set

New Development Application
Not For Construction

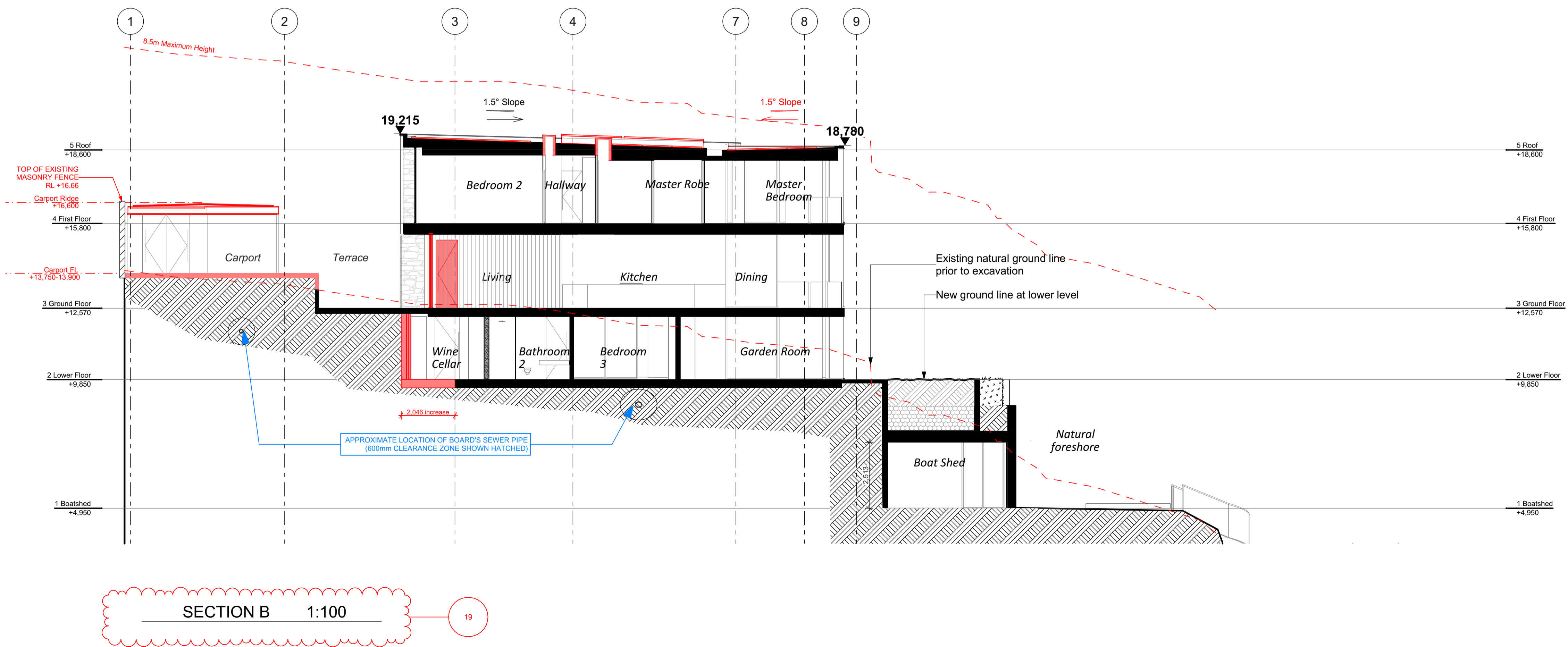
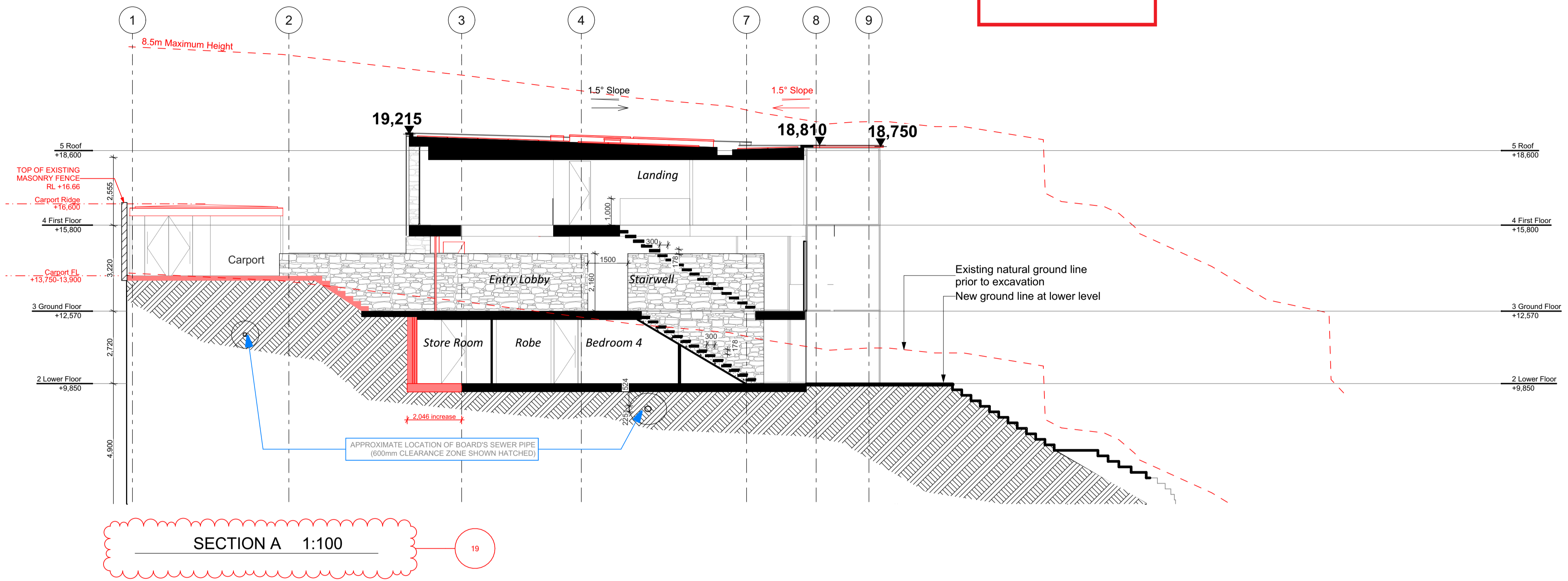
ref no.
18010
 sheet no. rev.

2.2 **B**

The contractor must check and verify all drawings, details, dimensions and levels on site prior to commencing any work. Any discrepancies, errors or omissions must be reported to the architect, or suggestions for modifications made prior to work starting. Copyright in these drawings and all parts thereof remains at all times the property of Patterson Associates Limited.
 Do not scale dimensions from drawings
 K Drive/Projects/18/18010/Dwgs/


 northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2023/0713

Rev	Date	Reason for issue	Change no.	Description of change
A	19-09-2023	DA Modification	02	Basement excavation extended for plant equipment, internal layout altered
			05	Direction of roof slope adjusted
			06	Northern ground level glazing & front door relocated
			12	Relocated skylight in roof
			13	Additional skylight in roof
17	Carport levels adjusted to suit existing services requirements			
B	16-04-2024	DA Modification	19	NO CHANGE



NOTE: Drawings subject to Architects Developed and Detail Design revisions. Not for Construction. To be read in conjunction with Specification and Consultant Drawings

PATTERSON

PATTERSON ASSOCIATES LTD
 REGISTERED ARCHITECTS NUMBER 1998
 P.O. BOX 8778 SYMONDS ST, AUCKLAND, NEW ZEALAND
 TELEPHONE (09) 303-4004 FACSIMILE (09) 303-4001
16 Addison Rd, Sydney
 Consultants
 Quantity Surveyors Dean, Murray & Partners Ltd.
 Structural Engineers Law Sue Davison Ltd.
 Truss Designer Buildable Layouts Ltd.
 Geotechnical Engineer Chambers Consultants Ltd.

designed ** peer review **
 drawn ** checked **

scale **1:100 @ A1** date **18-04-2024**

title
Sections - 1:200 @ A3

drawing set

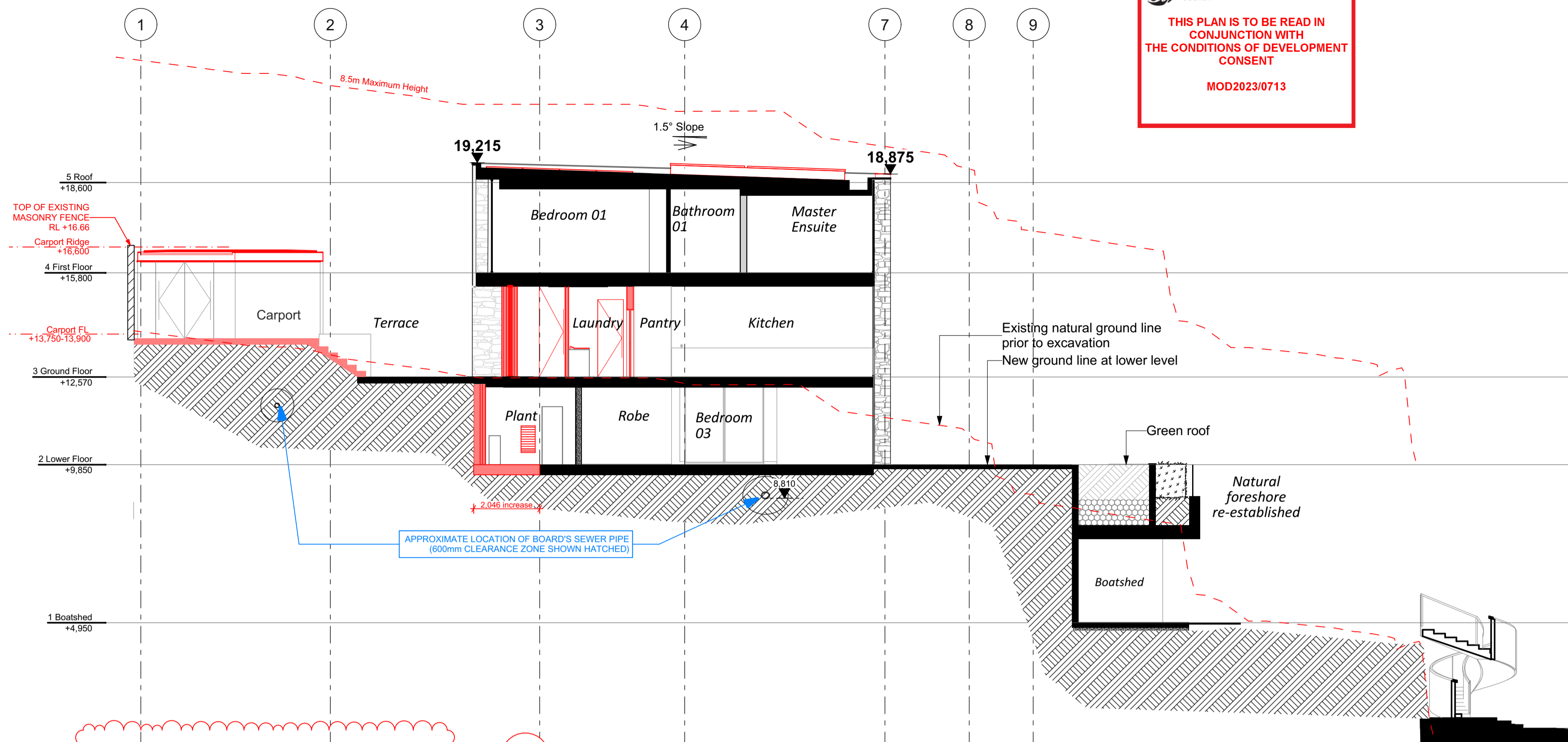
New Development Application
 Not For Construction

ref no.
18010
 sheet no. rev.

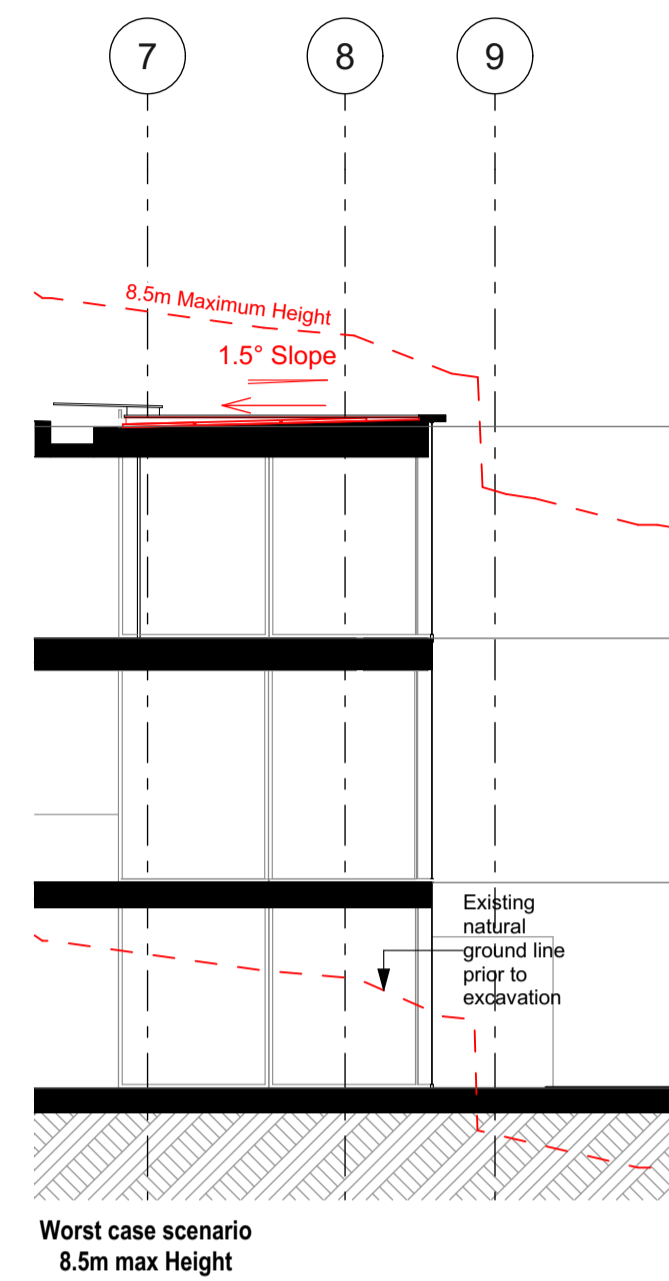
3.1 **B**

The contractor must check and verify all drawings, details, dimensions and levels on site prior to commencing any work. Any discrepancies, errors or omissions must be reported to the architect, or suggestions for modifications made prior to work starting. Copyright in these drawings and all parts thereof remains at all times the property of Patterson Associates Limited.
 Do not scale dimensions from drawings
 K Drive/Projects/18/18010/Dwgs/

northern beaches council
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
 MOD2023/0713

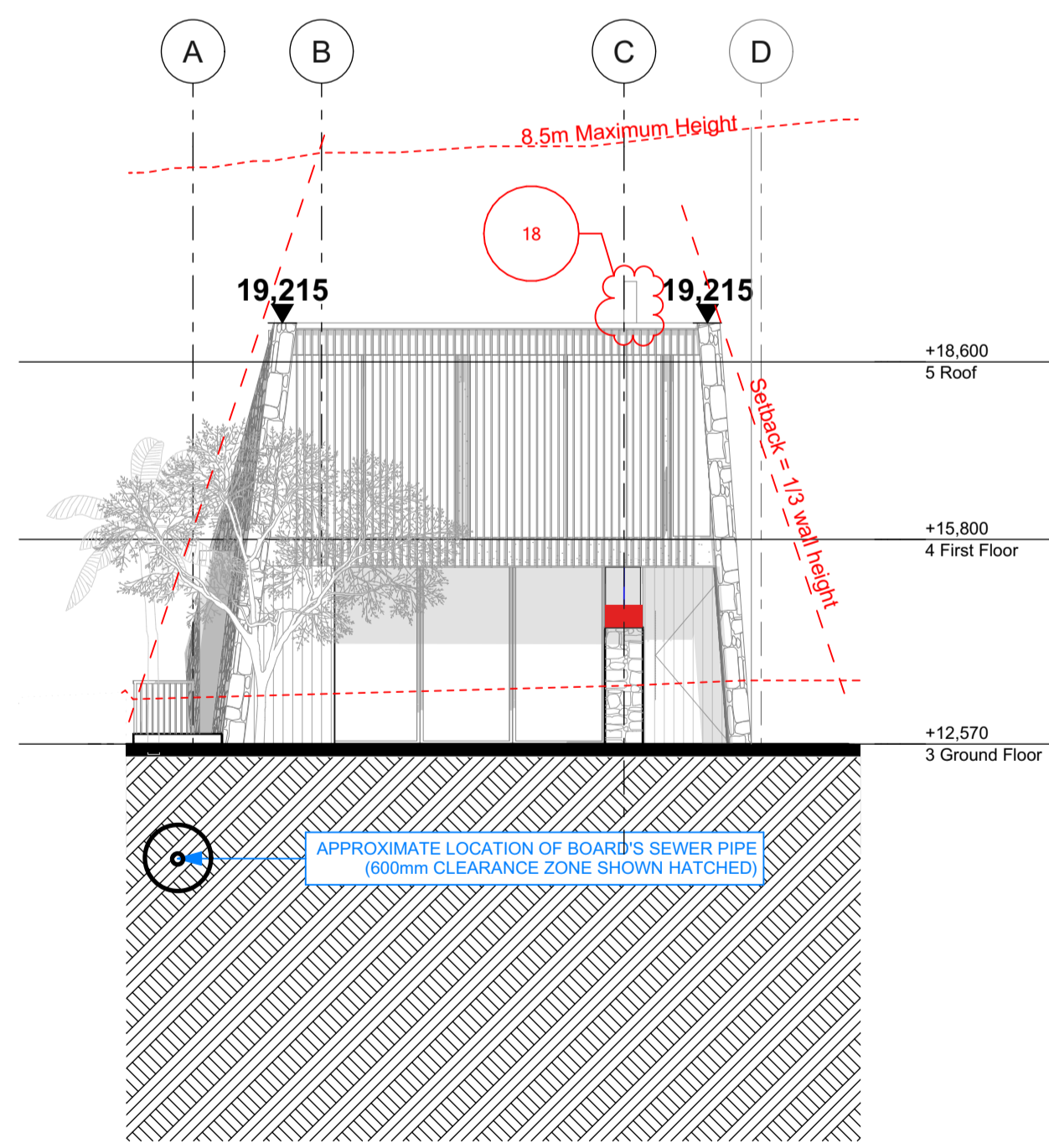


SECTION C 1:100 19

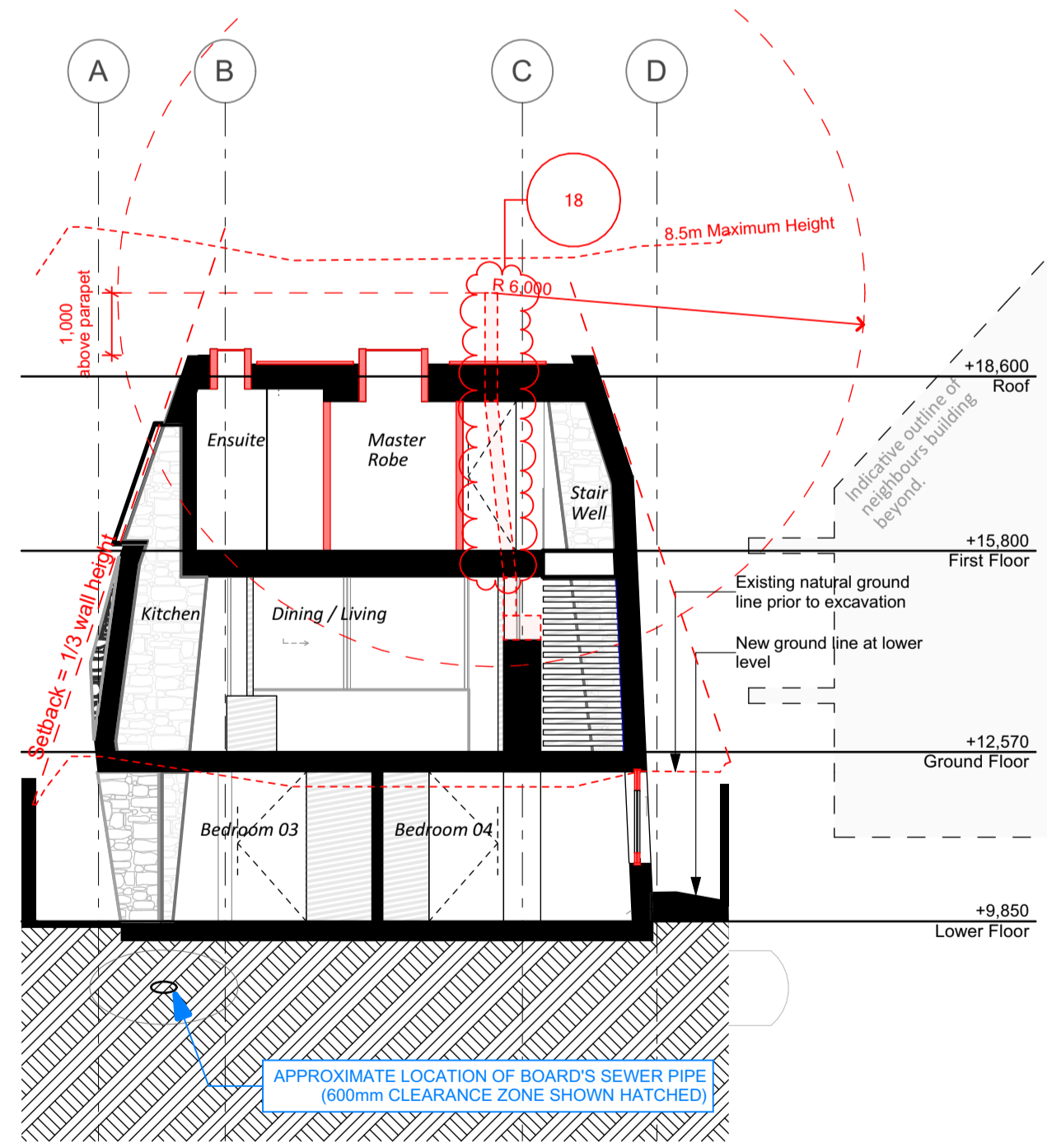


SECTION 1C 1:100 19

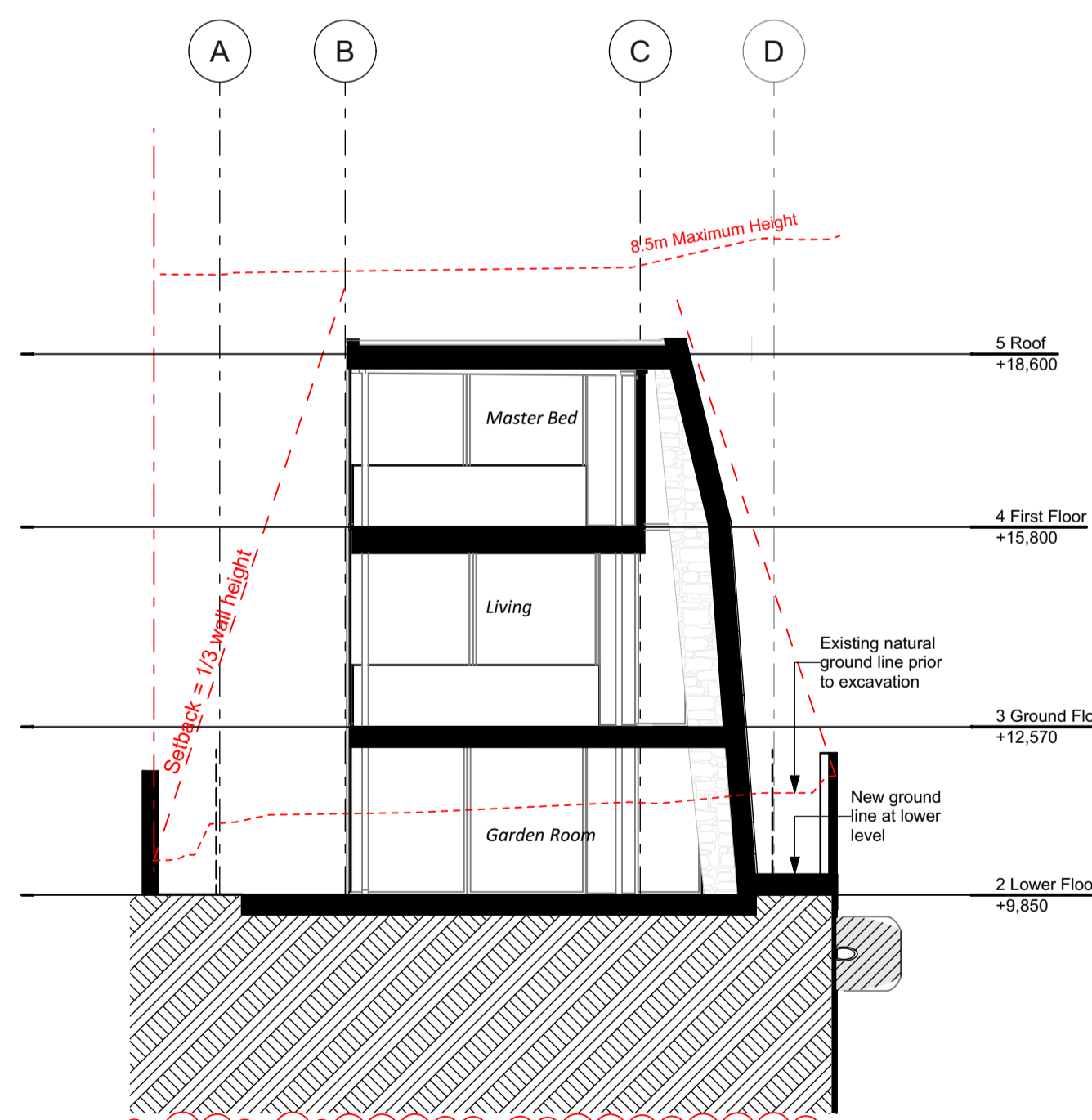
Rev	Date	Reason for issue	Change no.	Description of change
A	19-09-2023	DA Modification	01	NO CHANGE
			02	Basement excavation extended for plant equipment, internal layout altered
			03	Increased window in western facade
			04	Increase height of landscape wall 400mm
			05	Direction of roof slope adjusted
			07	Small extension of external wall to new powder room, opaque glass to window
			09	Alterations to internal planning of bathroom, ensuite & robe
			12	Relocated skylight in roof
			13	Additional skylight in roof
B	16-04-2024	DA Modification	17	Carport levels adjusted to suit existing services requirements
			18	Fireplace Flue Changes
			19	NO CHANGE



SECTION D 1:100



SECTION E 1:100



SECTION F 1:100 19

NOTE: Drawings subject to Architects Developed and Detail Design revisions. Not for Construction. To be read in conjunction with Specification and Consultant Drawings

PATTERSON

PATTERSON ASSOCIATES LTD
 REGISTERED ARCHITECTS NUMBER 1998
 P.O. BOX 8778 SYMONDS ST, AUCKLAND, NEW ZEALAND
 TELEPHONE (09) 303-4004 FACSIMILE (09) 303-4001

16 Addison Rd, Sydney
 Consultants
 Quantity Surveyors: Dean, Murray & Partners Ltd.
 Structural Engineers: Law Sue Davison Ltd.
 Truss Designer: Buildable Layouts Ltd.
 Geotechnical Engineer: Chambers Consultants Ltd.

designed: ** peer review: **
 drawn: ** checked: **
 scale: 1:100 @ A1 date: 18-04-2024

title: Sections - 1:200 @ A3

drawing set
 New Development Application
 Not For Construction

ref no: 18010
 sheet no: 3.2 rev: B

The contractor must check and verify all drawings, details, dimensions and levels on site prior to commencing any work. Any discrepancies, errors or omissions must be reported to the architect, or suggestions for modifications made prior to work starting. Copyright in these drawings and all parts thereof remains at all times the property of Patterson Associates Limited.
 Do not scale dimensions from drawings
 K Drive/Projects/18/18010/Dwgs/