

**AMENDED
DEVELOPMENT
APPLICATION**

NOT FOR CONSTRUCTION

Notes: Do not scale from drawings
Source: SixMaps



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

DA2020/0107

WARRIWOOD BEACH



Nominated Architect: Reg. No. 6769
m PO Box 657, Newport Beach, NSW 2106
t (02) 9979 1823
e contact@jdesa.com.au
w www.jdesa.com.au

James de Soyres
+ Associates
a r c h i t e c t s

Proposed Garage, Store and Lift
at 103 Narrabeen Park Parade Mona Vale NSW 2103
for R & S Nichols



AMENDED DEVELOPMENT APPLICATION

Location Plan & Site Analysis

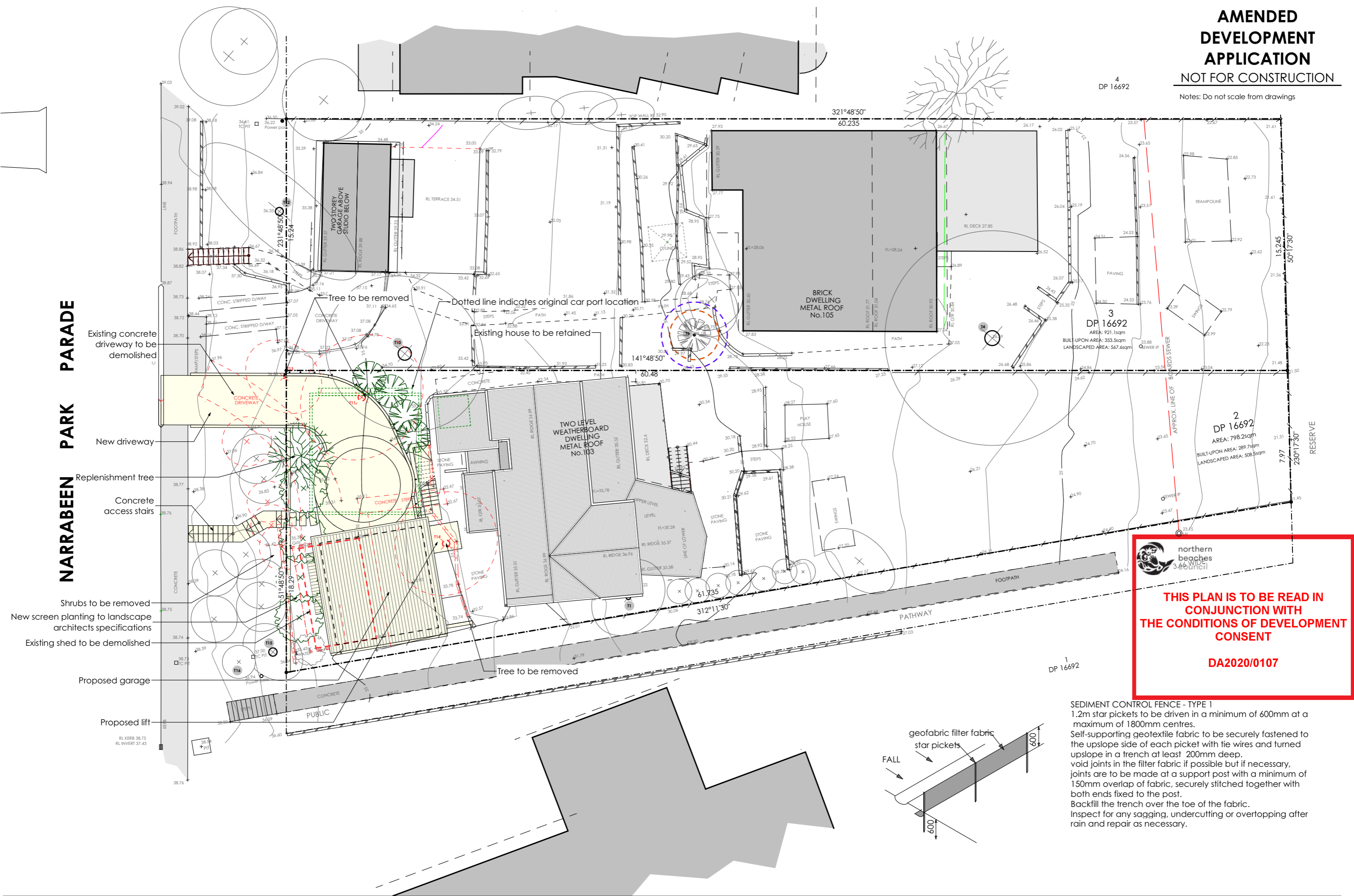
Scale: 1:500 Date of printing: 24/07/2020

Project No: Drawing No: Rev:
1905a DA-01 A

**AMENDED
DEVELOPMENT
APPLICATION**
NOT FOR CONSTRUCTION

4
DP 16692

Notes: Do not scale from drawings



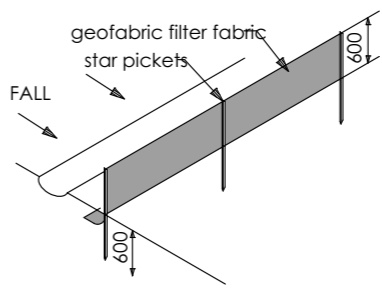
NARRABEEN PARK PARADE

- Existing concrete driveway to be demolished
- New driveway
- Replenishment tree
- Concrete access stairs
- Shrubs to be removed
- New screen planting to landscape architects specifications
- Existing shed to be demolished
- Proposed garage
- Proposed lift

northern beaches council

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

DA2020/0107



SEDIMENT CONTROL FENCE - TYPE 1
1.2m star pickets to be driven in a minimum of 600mm at a maximum of 1800mm centres.
Self-supporting geotextile fabric to be securely fastened to the upslope side of each picket with tie wires and turned upslope in a trench at least 200mm deep.
void joints in the filter fabric if possible but if necessary, joints are to be made at a support post with a minimum of 150mm overlap of fabric, securely stitched together with both ends fixed to the post.
Backfill the trench over the toe of the fabric.
Inspect for any sagging, undercutting or overtopping after rain and repair as necessary.

Nominated Architect: Reg. No. 6769
m PO Box 657, Newport Beach, NSW 2106
t (02) 9979 1823
e contact@jdesa.com.au
w www.jdesa.com.au

James de Soyres
+ Associates
a r c h i t e c t s

Proposed Garage, Store and Lift
at 103 Narrabeen Park Parade Mona Vale NSW 2103
for R & S Nichols

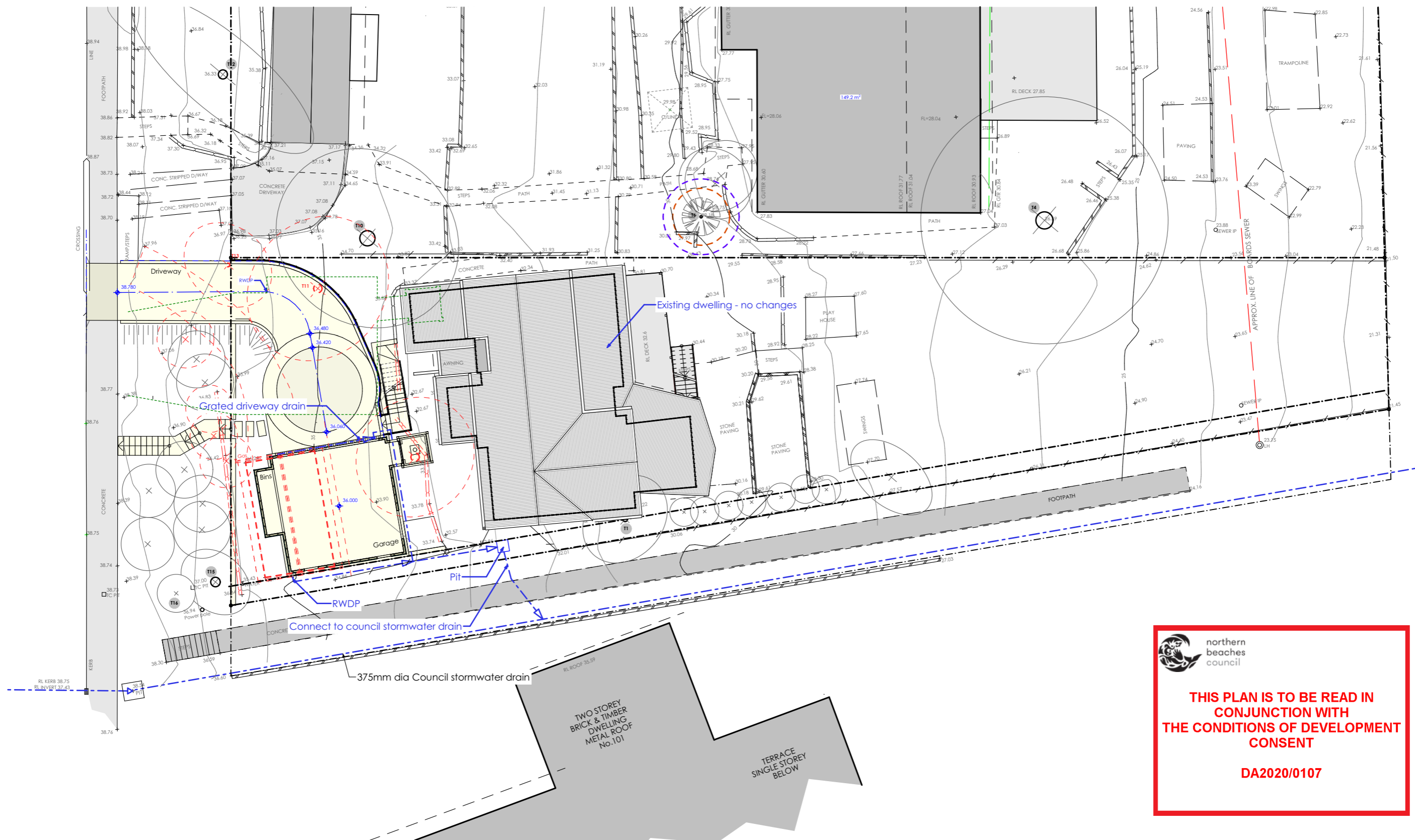


AMENDED DEVELOPMENT APPLICATION
Site Plan Demolition & Sediment Control Plan

Scale: 1:200
Date of printing: 24/07/2020
Project No: 1905a
Drawing No: DA-02
Rev: A

AMENDED DEVELOPMENT APPLICATION NOT FOR CONSTRUCTION

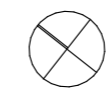
Notes: Do not scale from drawings



**northern
beaches
council**

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

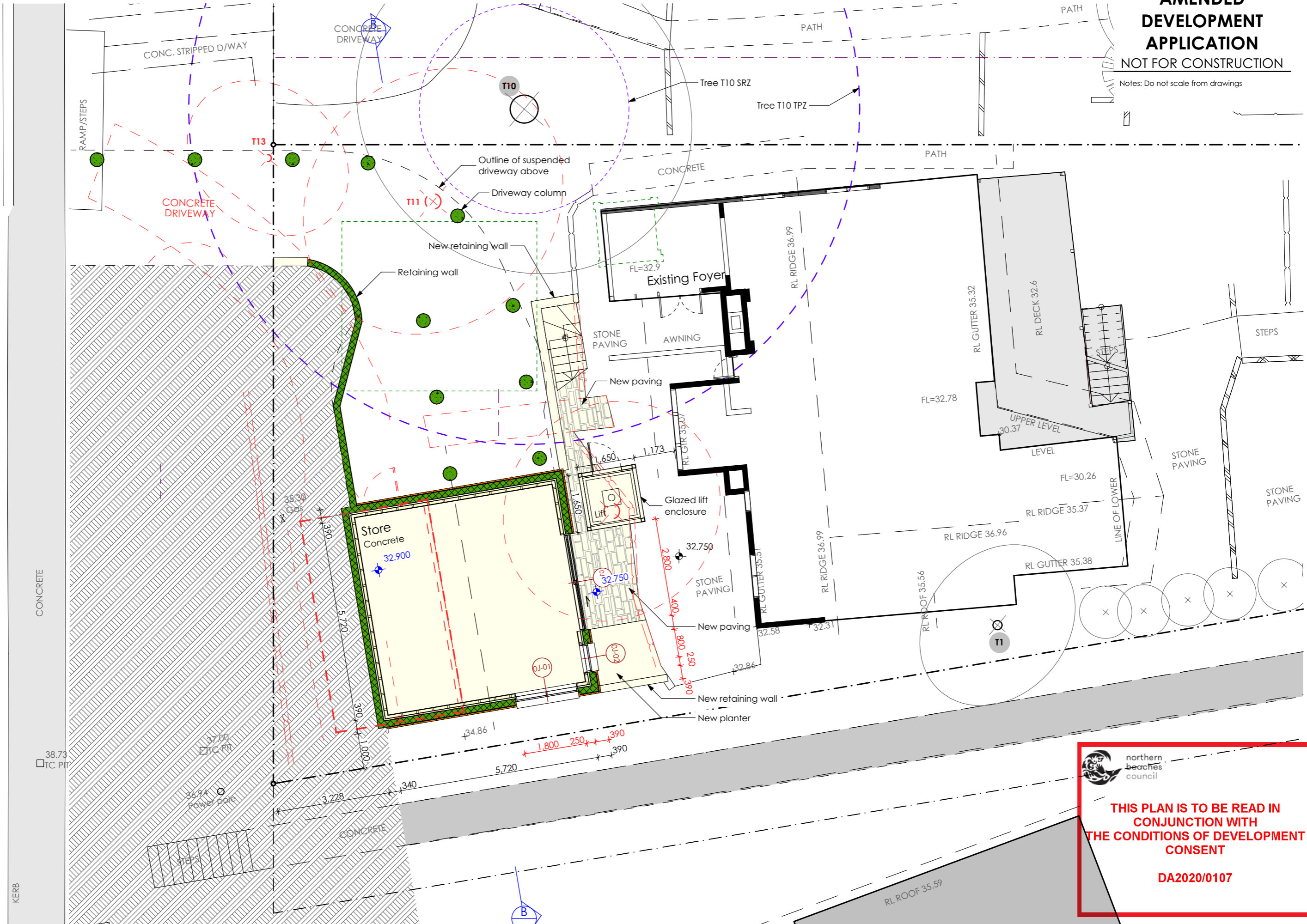
DA2020/0107



**AMENDED
DEVELOPMENT
APPLICATION**

NOT FOR CONSTRUCTION

Notes: Do not scale from drawings



 northern beaches council

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

DA2020/0107

Nominated Architect: Reg. No. 6769
 m PO Box 657, Newport Beach, NSW 2106
 t (02) 9979 1823
 e contact@jdesa.com.au
 w www.jdesa.com.au

James de Soyres
 + Associates
 architects

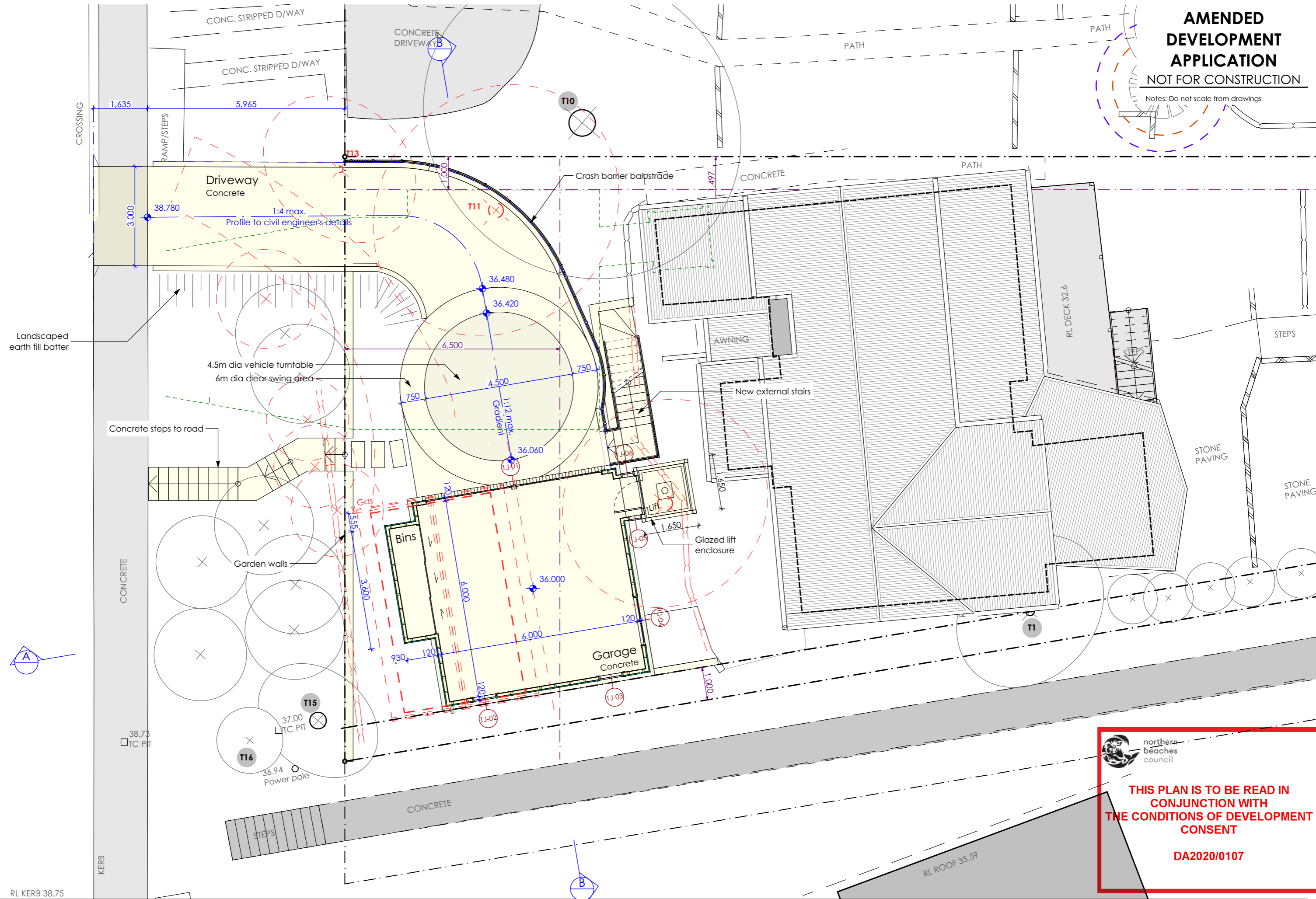
Proposed Garage, Store and Lift
 at 103 Narrabeen Park Parade Mona Vale NSW 2103
 for R & S Nichols

 AMENDED DEVELOPMENT APPLICATION
 Store and Entry Floor Plan

Scale: 1:100 Date of printing: 24/07/2020
 Project No: Drawing No: Rev:
 1905a **DA-10 A**

**AMENDED
DEVELOPMENT
APPLICATION**
NOT FOR CONSTRUCTION

Notes: Do not scale from drawings



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

DA2020/0107



Nominated Architect: Reg. No. 6769
 m PO Box 657, Newport Beach, NSW 2106
 t (02) 9979 1823
 e contact@jdesa.com.au
 w www.jdesa.com.au

James de Soyres
 + Associates
 architects

Proposed Garage, Store and Lift
 at 103 Narrabeen Park Parade Mona Vale NSW 2103
 for R & S Nichols

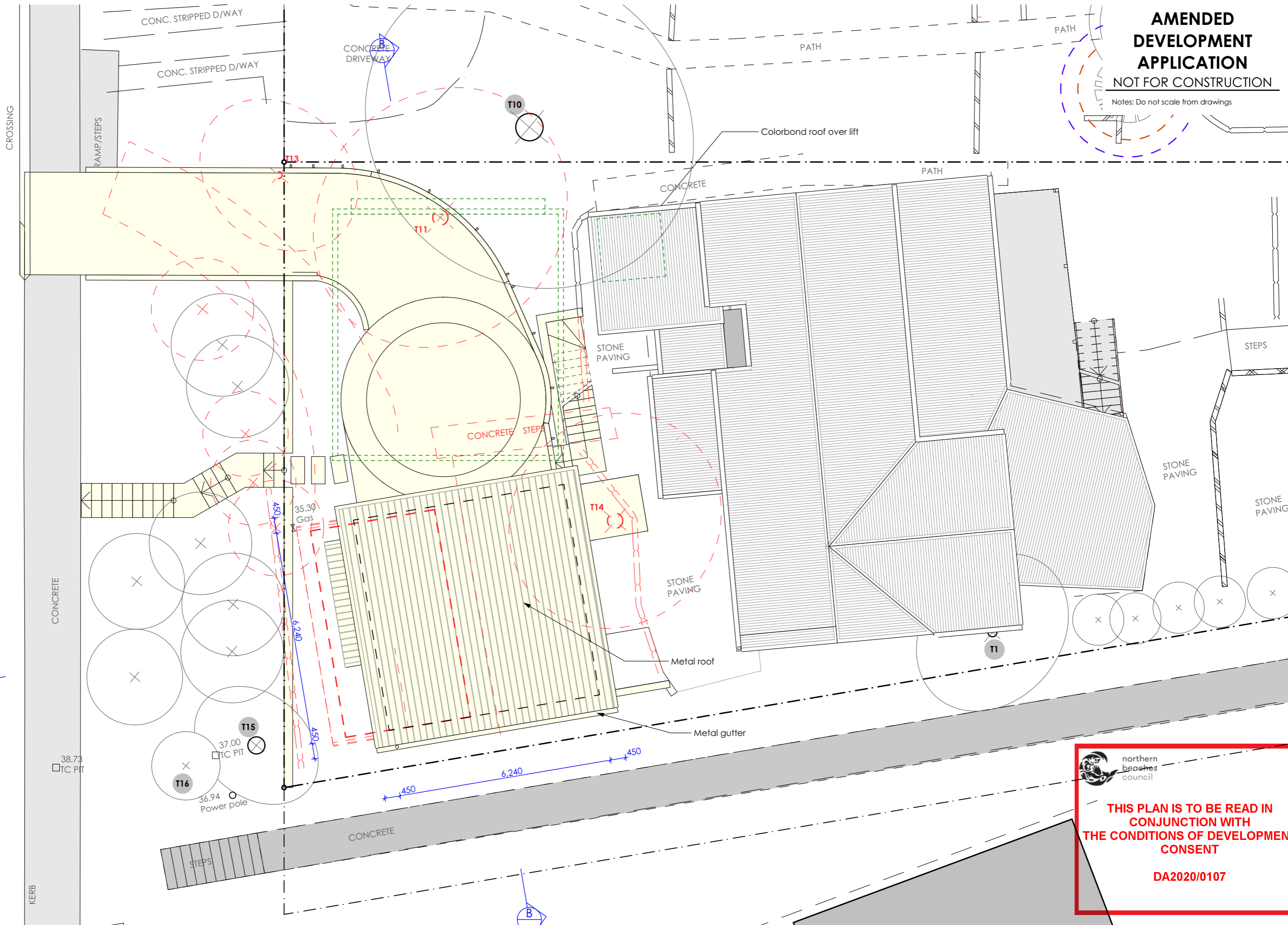
AMENDED DEVELOPMENT APPLICATION
 Garage Floor Plan

Scale: 1:100 Date of printing: 24/07/2020
 Project No: Drawing No: Rev:
 1905a **DA-11 A**

**AMENDED
DEVELOPMENT
APPLICATION**

NOT FOR CONSTRUCTION

Notes: Do not scale from drawings



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

DA2020/0107



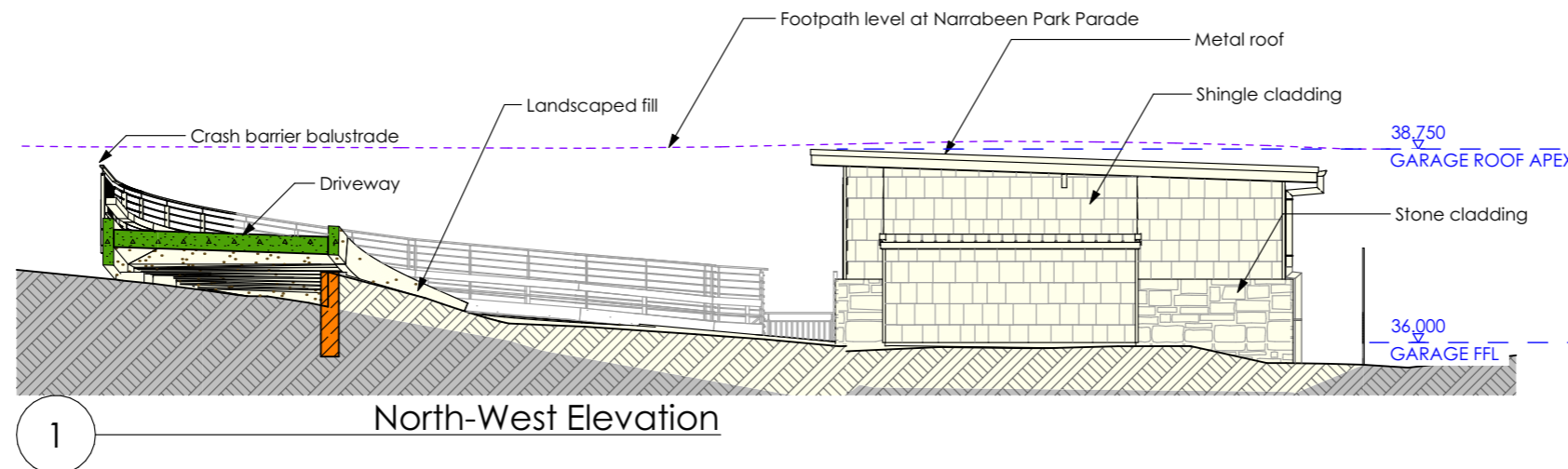
Nominated Architect: Reg. No. 6769
 m PO Box 657, Newport Beach, NSW 2106
 t (02) 9979 1823
 e contact@jdesa.com.au
 w www.jdesa.com.au

James de Soyres
 + Associates
 architects

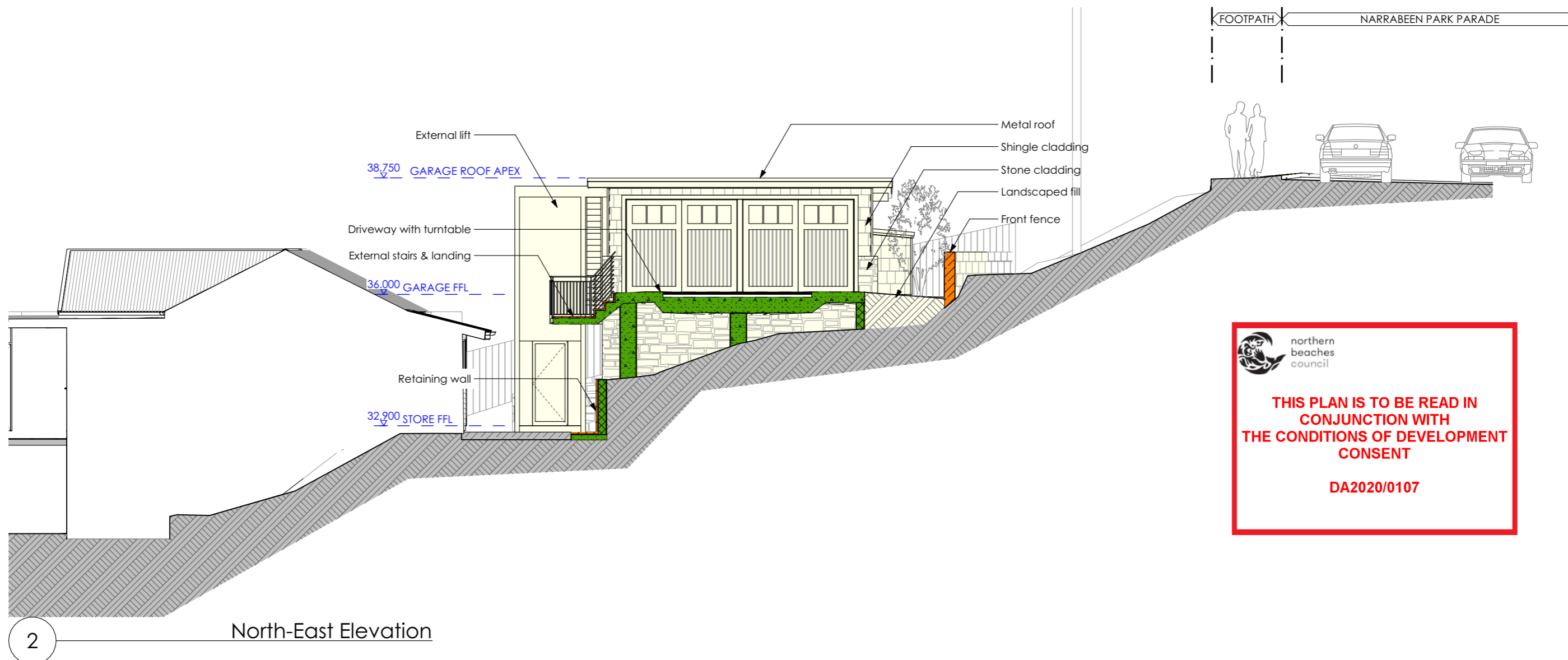
Proposed Garage, Store and Lift
 at 103 Narrabeen Park Parade Mona Vale NSW 2103
 for R & S Nichols

AMENDED DEVELOPMENT APPLICATION
 Garage Roof Plan

Scale: 1:100 Date of printing: 24/07/2020
 Project No: 1905a Drawing No: DA-12 A Rev:



North-West Elevation



North-East Elevation

 northern
beaches
council

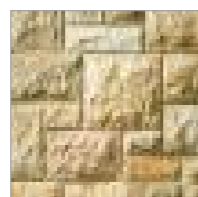
**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2020/0107

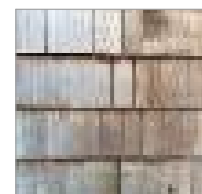
Notes: Do not scale from drawings



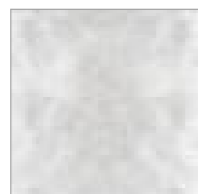
ROOF CLADDING
COLORBOND
'Basalt'



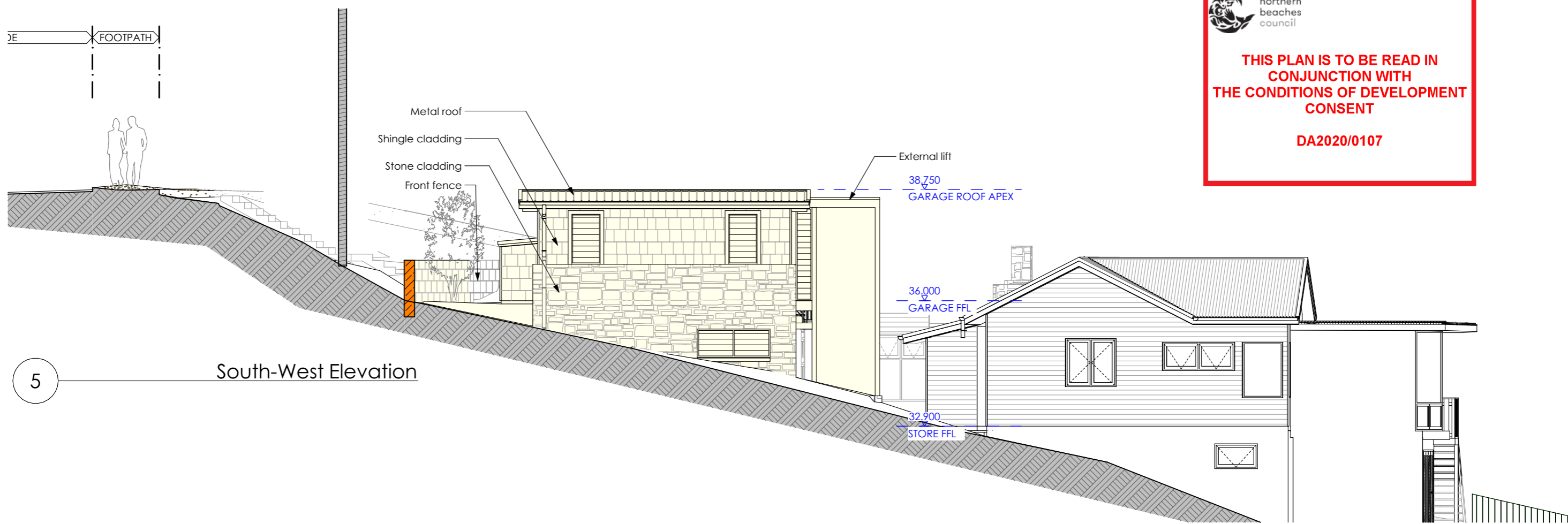
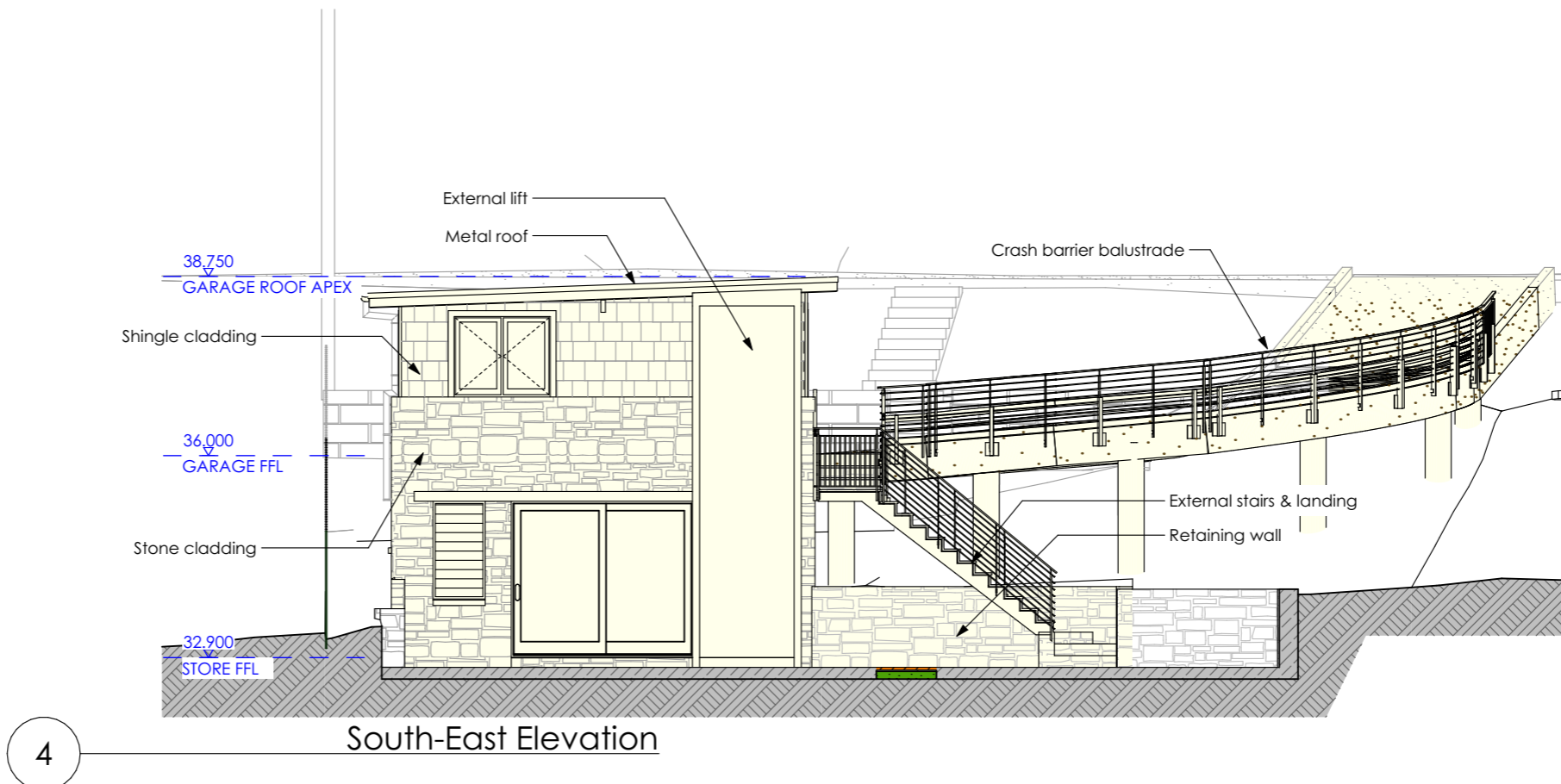
STONE CLADDING
Sandstone



CLADDING
Timber Shingles



DRIVEWAY
Concrete

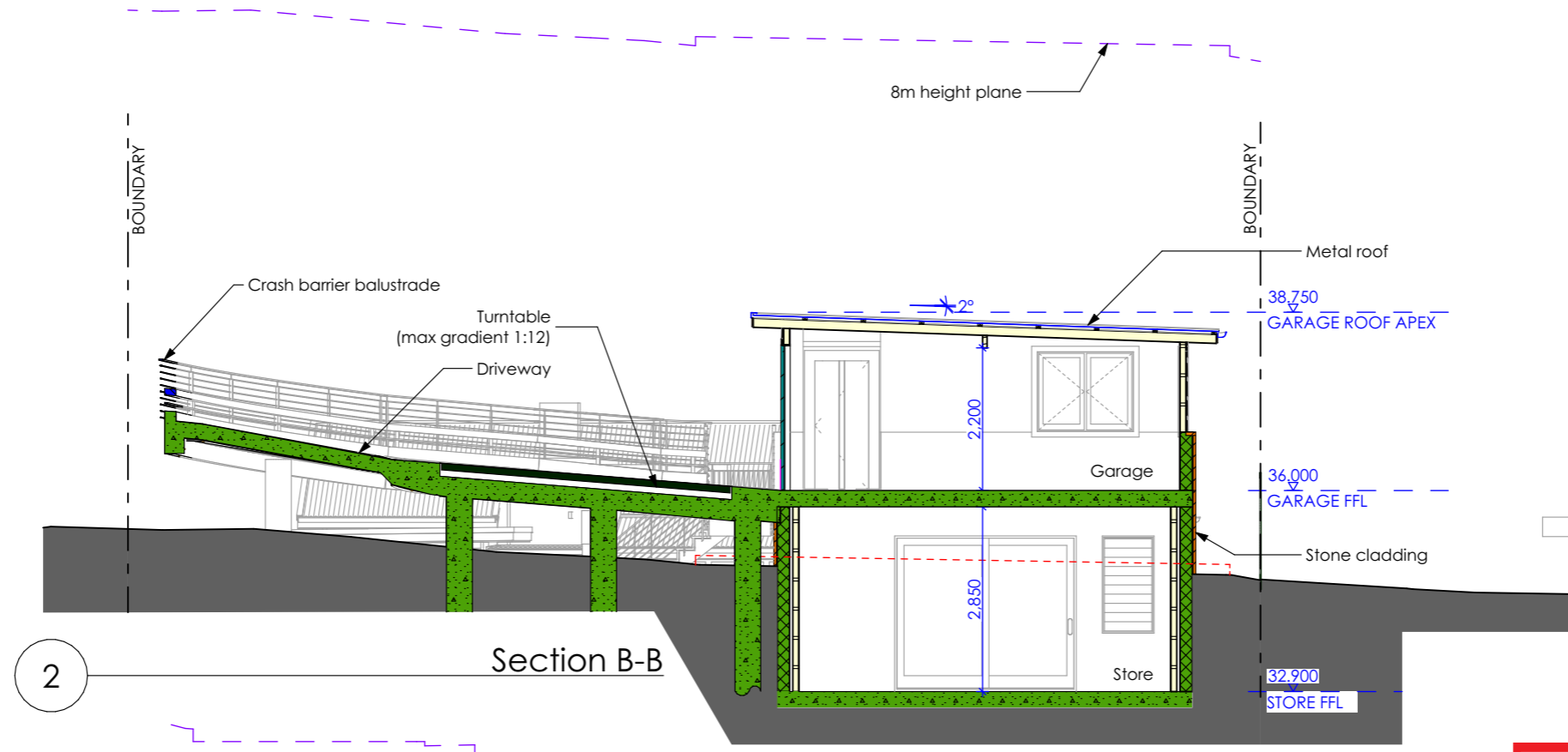


 northern
beaches
council

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

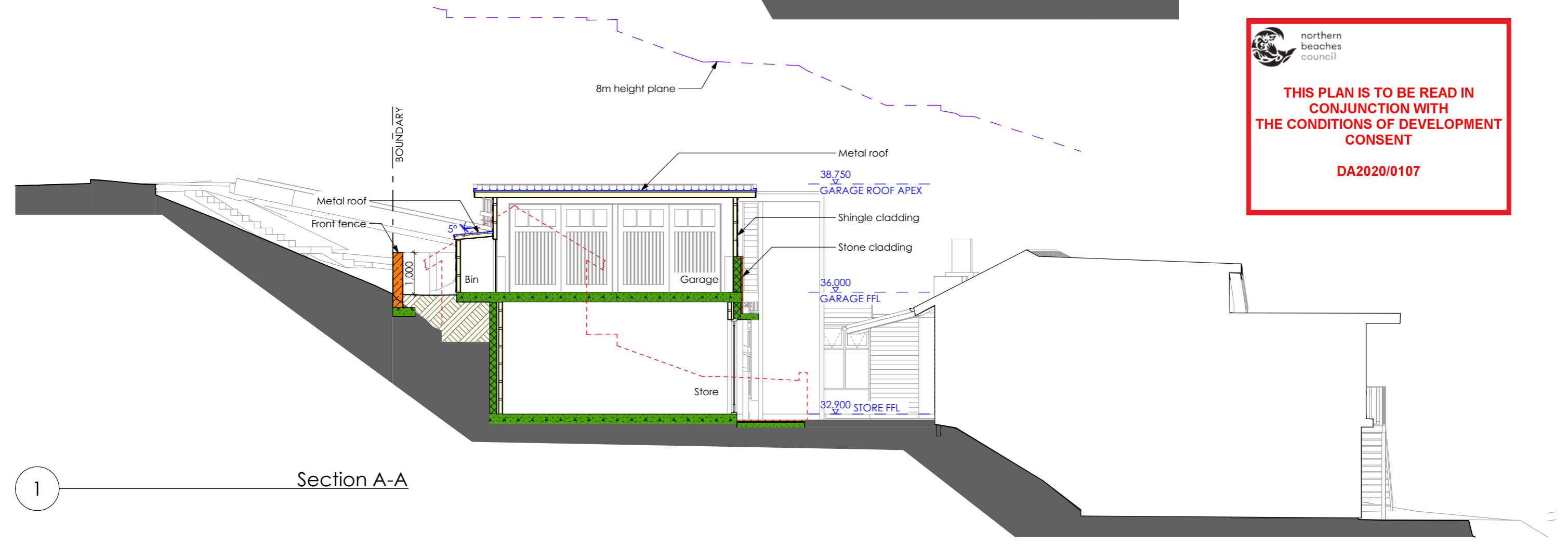
DA2020/0107

Notes: Do not scale from drawings



2

Section B-B



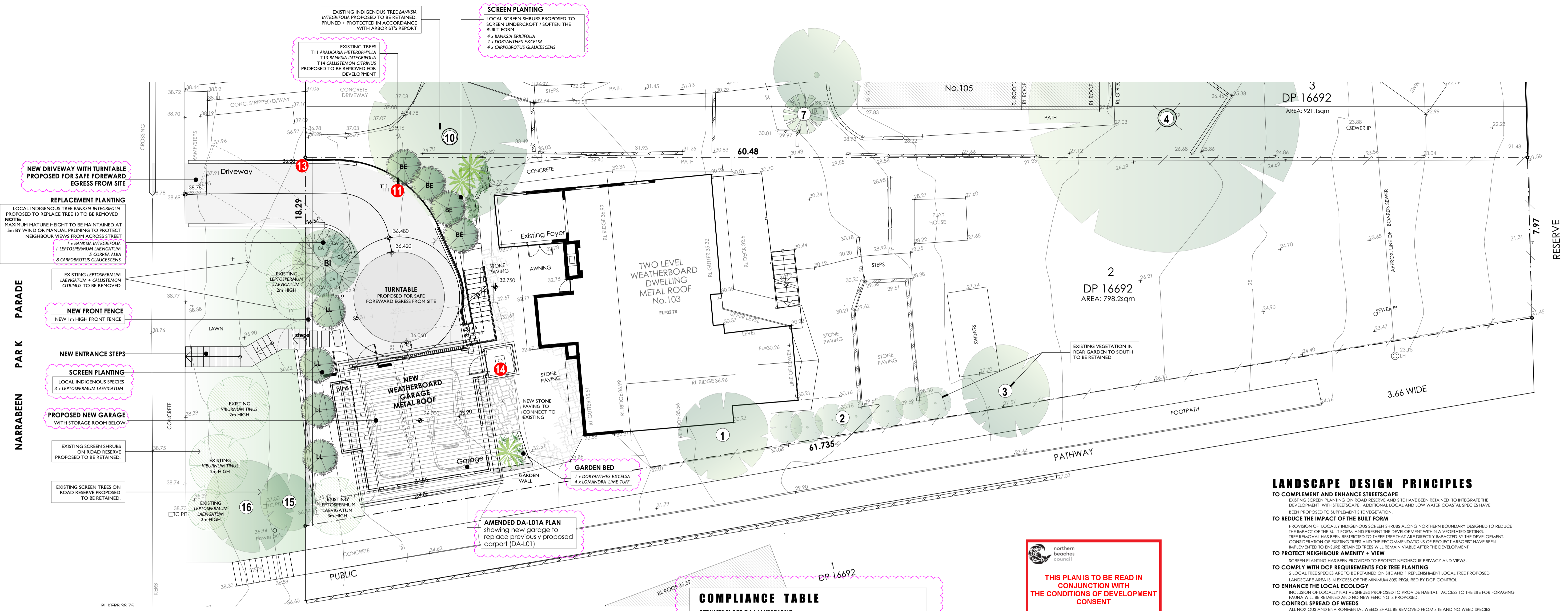
1

Section A-A

 northern beaches council

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

DA2020/0107



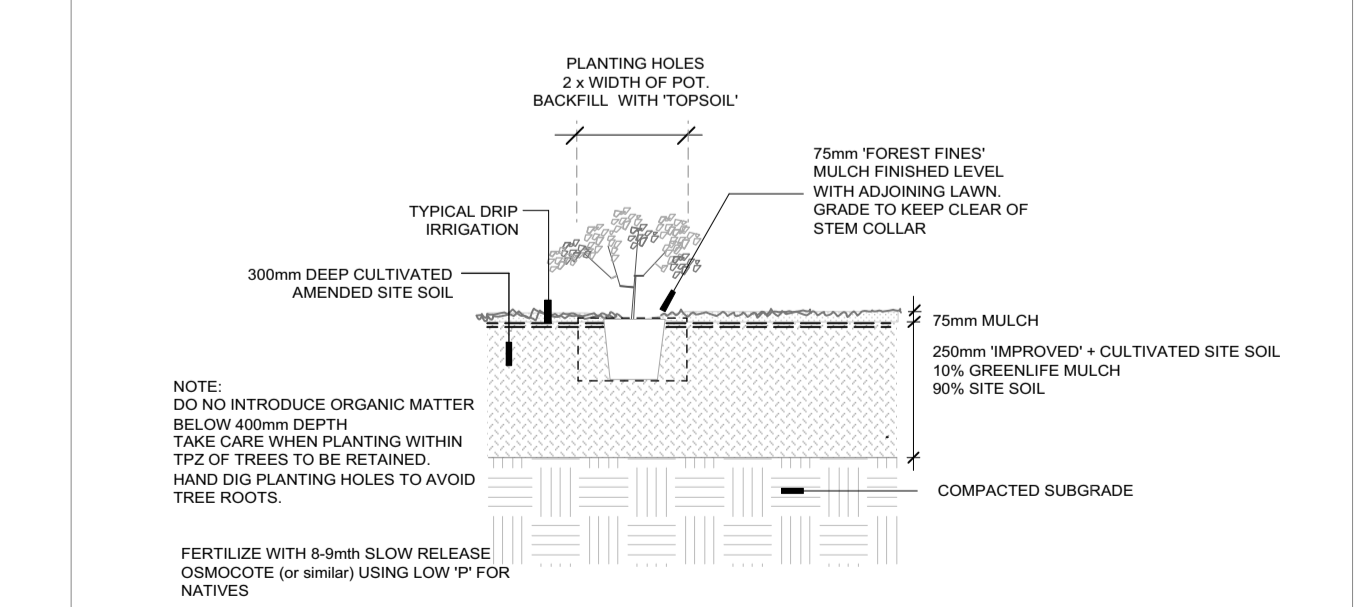
LANDSCAPE PLAN
(AMENDED 29.7.20)
new garage level
SCALE 1:100 @ A1

LEGEND



TREE RETENTION SCHEDULE

TREE NO	BOTANICAL NAME	COMMON NAME	DBH	HEIGHT	SPREAD	T.P.Z	S.R.L.Z	STATUS
T1	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	200mm	4m	5m	3.1m	1.9m	RETAIN + PROTECT
T2	SYZYGIUM AUSTRALE	SCRUB CHERRY	150mm	4m	2.5m	2m	1.5m	RETAIN + PROTECT
T3	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	250mm	6m	5m	3m	1.8m	RETAIN + PROTECT
T4	ARAUCARIA HETEROPHYLLA	NORFOLK IS PINE	900mm	22m	12m	10.8m	3.2m	RETAIN + PROTECT
T7	CORYLINE AUST. 'PURPUREA'	CABBAGE PALM	300mm	5m	4m	3.6m	2m	RETAIN + PROTECT
T10	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	800mm	9m	10m	9.6m	3m	RETAIN + PROTECT
T11	ARAUCARIA HETEROPHYLLA	NORFOLK IS. PINE	800mm	9m	10m	9m	10m	REMOVE FOR WORKS
T13	BANKSIA INTEGRIFOLIA	COASTAL BANKSIA	200mm	4m	4m	2.4m	7m	REMOVE FOR WORKS
T14	CALLISTEMON CITRINUS	CRIMSON BOTTLEBRUSH	500mm	5m	6m	6.6m	2.6m	REMOVE FOR WORKS
T15	CALLISTEMON CITRINUS	CRIMSON BOTTLEBRUSH	500mm	4m	4m	6m	2.5m	RETAIN + PROTECT
T16	BANKSIA SERRATA	OLD MAN BANKSIA	150mm	3m	5m	2m	1.5m	RETAIN + PROTECT



TYPICAL PLANTING BED PREPARATION
PLANTING ON GRADE INTO IMPROVED SITE SOIL
SCALE 1:25

COMPLIANCE TABLE

FITWATER 21 DCP C.1.1 LANDSCAPING
MINIMUM TREES REQUIRED: 2 FRONT and 1 REAR

EXISTING TREES RETAINED: SOUTH SIDE: 1 BANKSIA INTEGRIFOLIA, BACK: 1 BANKSIA INTEGRIFOLIA

NEW TREE: FRONT: 1 BANKSIA INTEGRIFOLIA, COMPLIES

LOCAL UNDERSTOREY SPECIES PROPOSED: 80%

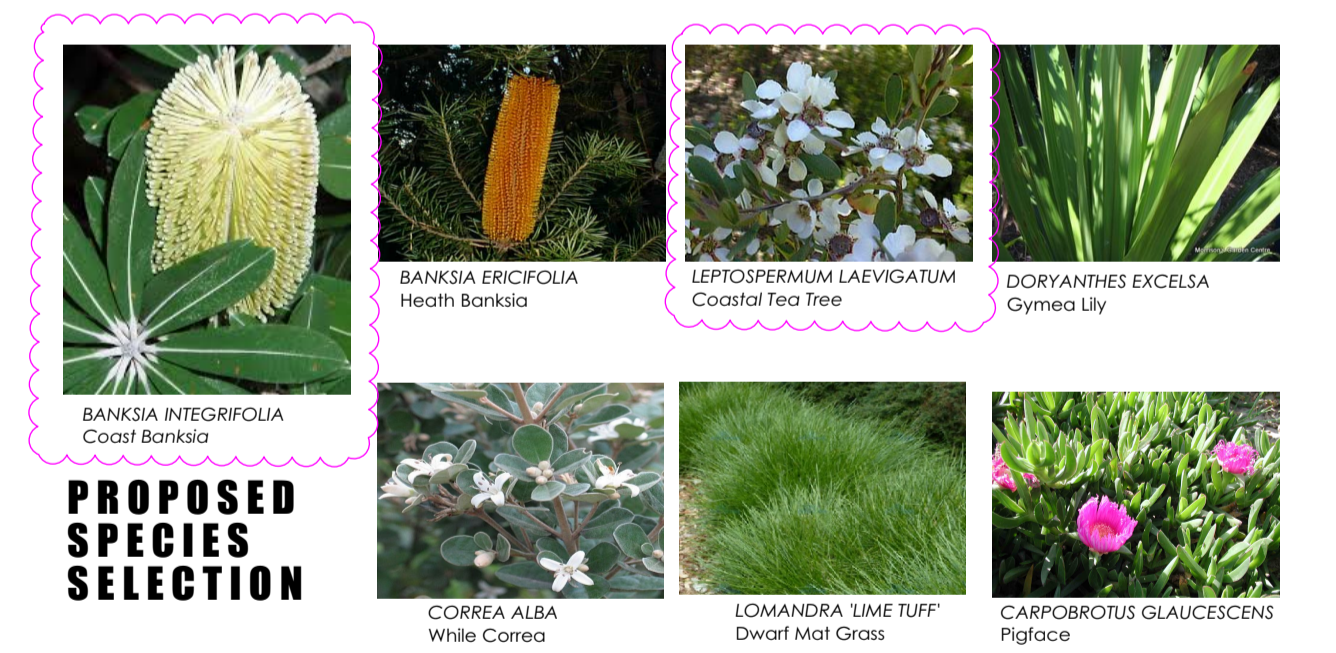
FITWATER 21 DCP D12.10 LANDSCAPED AREA
SITE ZONING: E4 ENVIRONMENTAL LIVING
SITE AREA: 798.2m²
MINIMUM LANDSCAPE AREA DCP 21: 479.9m² (49%)

LANDSCAPE AREA PROPOSED: 487.6m² (61%)
AMENITY AREA: 98.1m² (12.3%)
(refer to Architectural Plan DA03A (24.7.20) Landscape Area for full details of area calculations)

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2020/0107

LANDSCAPE DESIGN PRINCIPLES

- TO COMPLEMENT AND ENHANCE STREETScape**
EXISTING SCREEN PLANTING ON ROAD RESERVE AND SITE HAVE BEEN RETAINED TO INTEGRATE THE DEVELOPMENT WITH STREETScape. ADDITIONAL LOCAL AND LOW WATER COASTAL SPECIES HAVE BEEN PROPOSED TO SUPPLEMENT SITE VEGETATION.
- TO REDUCE THE IMPACT OF THE BUILT FORM**
PROVISION OF LOCALLY INDIGENOUS SCREEN SHRUBS ALONG NORTHERN BOUNDARY DESIGNED TO REDUCE THE IMPACT OF THE BUILT FORM AND PRESENT THE DEVELOPMENT WITH A VEGETATED SETTING. TREE REMOVAL HAS BEEN RESTRICTED TO THREE TREES THAT ARE DIRECTLY IMPACTED BY THE DEVELOPMENT. CONSIDERATION OF EXISTING TREES AND THE RECOMMENDATIONS OF PROJECT ARBORIST HAVE BEEN IMPLEMENTED TO ENSURE RETAINED TREES WILL REMAIN VIABLE AFTER THE DEVELOPMENT.
- TO PROTECT NEIGHBOUR AMENITY + VIEW**
SCREEN PLANTING HAS BEEN PROVIDED TO PROTECT NEIGHBOUR PRIVACY AND VIEWS.
- TO COMPLY WITH DCP REQUIREMENTS FOR TREE PLANTING**
2 LOCAL TREE SPECIES ARE TO BE RETAINED ON SITE AND 1 REPLACEMENT LOCAL TREE PROPOSED. LANDSCAPE AREA 8% IN EXCESS OF THE MINIMUM 60% REQUIRED BY DCP CONTROL.
- TO ENHANCE THE LOCAL ECOLOGY**
INCLUSION OF LOCALLY NATIVE SHRUBS PROPOSED TO PROVIDE HABITAT. ACCESS TO THE SITE FOR FORAGING FAUNA WILL BE RETAINED AND NO NEW FENCING IS PROPOSED.
- TO CONTROL SPREAD OF WEEDS**
ALL NODIOUS AND ENVIRONMENTAL WEEDS SHALL BE REMOVED FROM SITE AND NO WEED SPECIES ARE PROPOSED TO BE PLANTED.
- TO COMPLY WITH FITWATER 21 DCP + LEP 2014**
DESIGN PROCESS HAS AIMED TO COMPLY WITH OUTCOMES AND CONTROLS OF LOCAL GOVERNMENT PLANNING INSTRUMENTS IN PARTICULAR P21 DCP CONTROLS



PROPOSED SPECIES SELECTION

PLANTING SCHEDULE

SPECIES HAVE BEEN SELECTED ON THE BASIS OF SUITABILITY TO SITE CONDITIONS AND LOCAL LANDSCAPE CHARACTER, WITH A PREFERENCE FOR LOW WATER AND LOCALLY INDIGENOUS SPECIES. WHERE AVAILABLE, SUPPLY LOCALLY INDIGENOUS SPECIES GROWN FROM LOCAL PROVENANCE STOCK.

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	NO	POT SIZE	LOCAL	COMMENTS
TREES + SHRUBS							
BI	BANKSIA INTEGRIFOLIA	COAST BANKSIA	5m	1	200mm	1	LOCAL SPECIES TO REPLACE TREE 13 TO BE REMOVED
BE	BANKSIA ERICIFOLIA	HEATH BANKSIA	3m	4	200mm	4	LOCALLY INDIGENOUS SPECIES
CA	CORREA ALBA	WHITE CORREA	1m	5	200mm	5	LOCALLY INDIGENOUS SPECIES
	DORYANTHES EXCELSA	GYNAEA LILY	1.5m	3	200mm		NATIVE SPECIES
LL	LEPTOSPERMUM LAEVIGATUM	COASTAL TREE TREE	3m	4	200mm	4	LOCALLY INDIGENOUS SPECIES
GROUNDCOVERS + GRASSES							
	CARPORBOTUS GLAUDESCENS	PIGFACE	g/cover	12	150mm	12	LOCALLY INDIGENOUS SPECIES
	LOMANDRA 'LIME TUFF'	LIME TUFF MAT RUSH	0.5m	4	150mm		NATIVE SPECIES
TOTAL NUMBER OF PLANTS				33			
NUMBER OF LOCAL SPECIES						24 (81%)	COMPLIES DCP REQUIREMENT

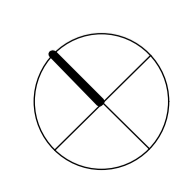
REVISIONS

NO	DATE	DESCRIPTION
A	29.7.20	New double garage proposed to replace carport on DA application Trees 13 + 14 proposed for removal to allow for relocation of driveway 1m high front fence proposed on front boundary New screen planting proposed (see Planting Schedule) Compliance table amended: - SRA + Tree Retention



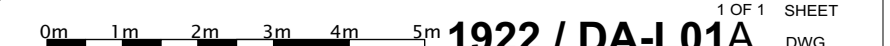
trish dobson landscape architecture
5/57 AVALON PARADE, AVALON NSW 2107
0488 983020
trish@trishdobson.com.au

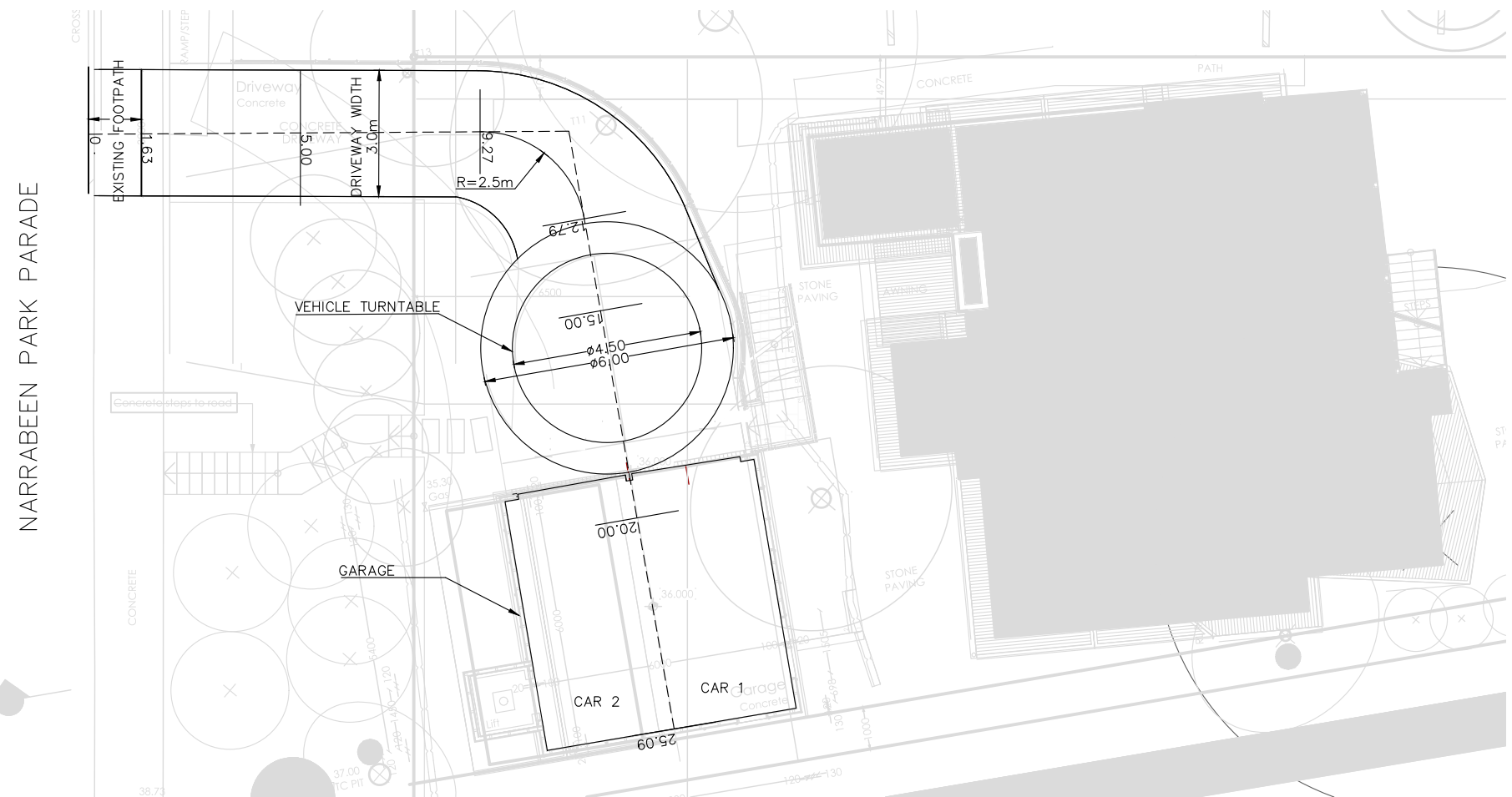
AMENDED DEVELOPMENT APPLICATION
NEW CARPORT
for R & S NICHOLS



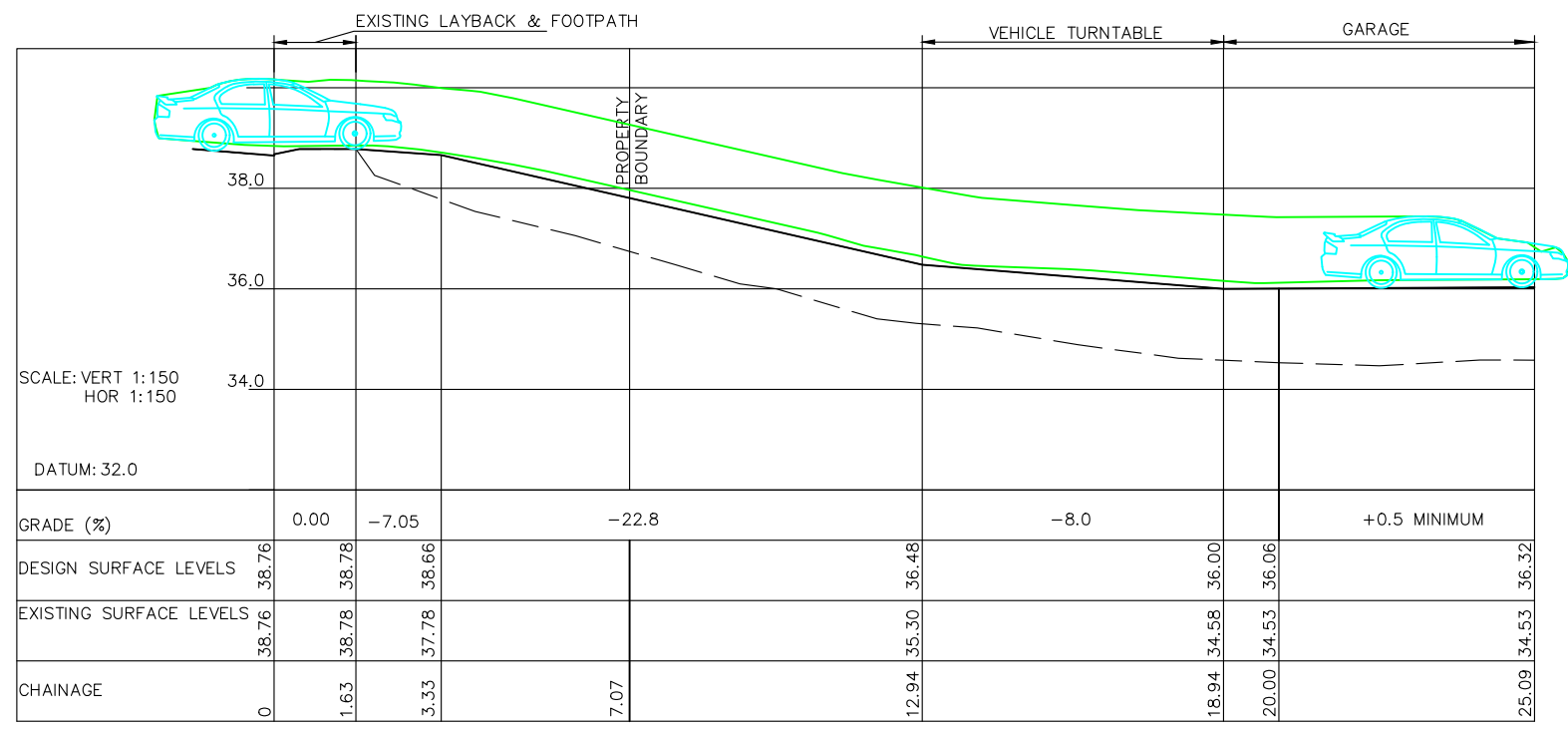
AMENDED LANDSCAPE PLAN
1:100 @ A1 SCALE
17.12.19 (Rev A) 29.7.20 DATE
1922 JOB ISSUE
1 OF 1 SHEET
DWG

103 Narrabeen Park Parade Mona Vale 2103





DRIVEWAY – LAYOUT
1:150



LEGEND:
 - - - - - EXISTING SURFACE PROFILE
 ————— DESIGN SURFACE PROFILE

northern beaches council

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

DA2020/0107

PLAN 1 DRIVEWAY – LONGSECTION
1:150

NOT FOR CONSTRUCTION

This drawing is confidential and shall only be used for the purposes of this project.				
REVISIONS	No.	BY	DATE	DESCRIPTION
	0	FRM	30/07/2020	APPROVED FOR DA SUBMISSION

Scale: **1:150**

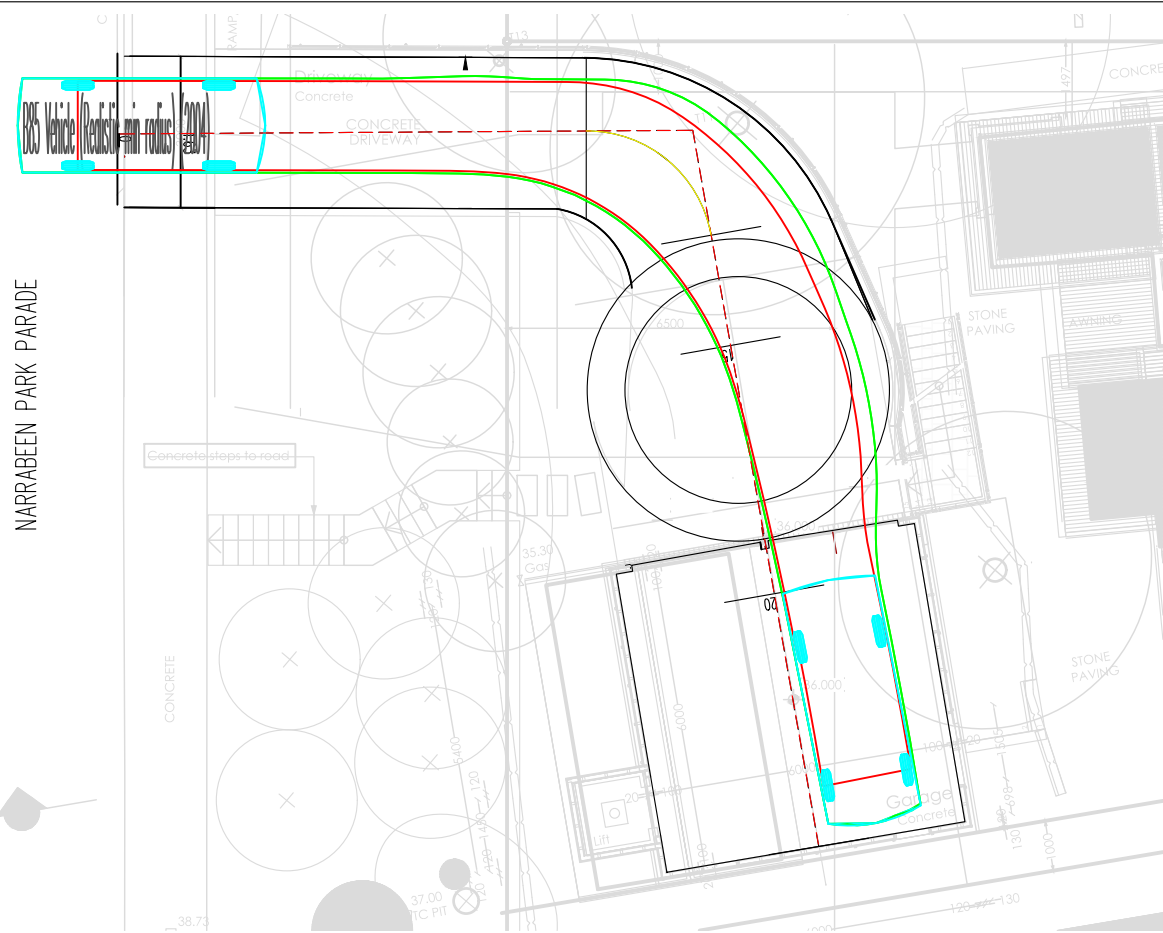
DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED

THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM			
DESIGNED	FRM	CHECKED	MAI
DRAWN	FRM	CHECKED	MAI
APPROVED	MAI	DATE	30/07/2020

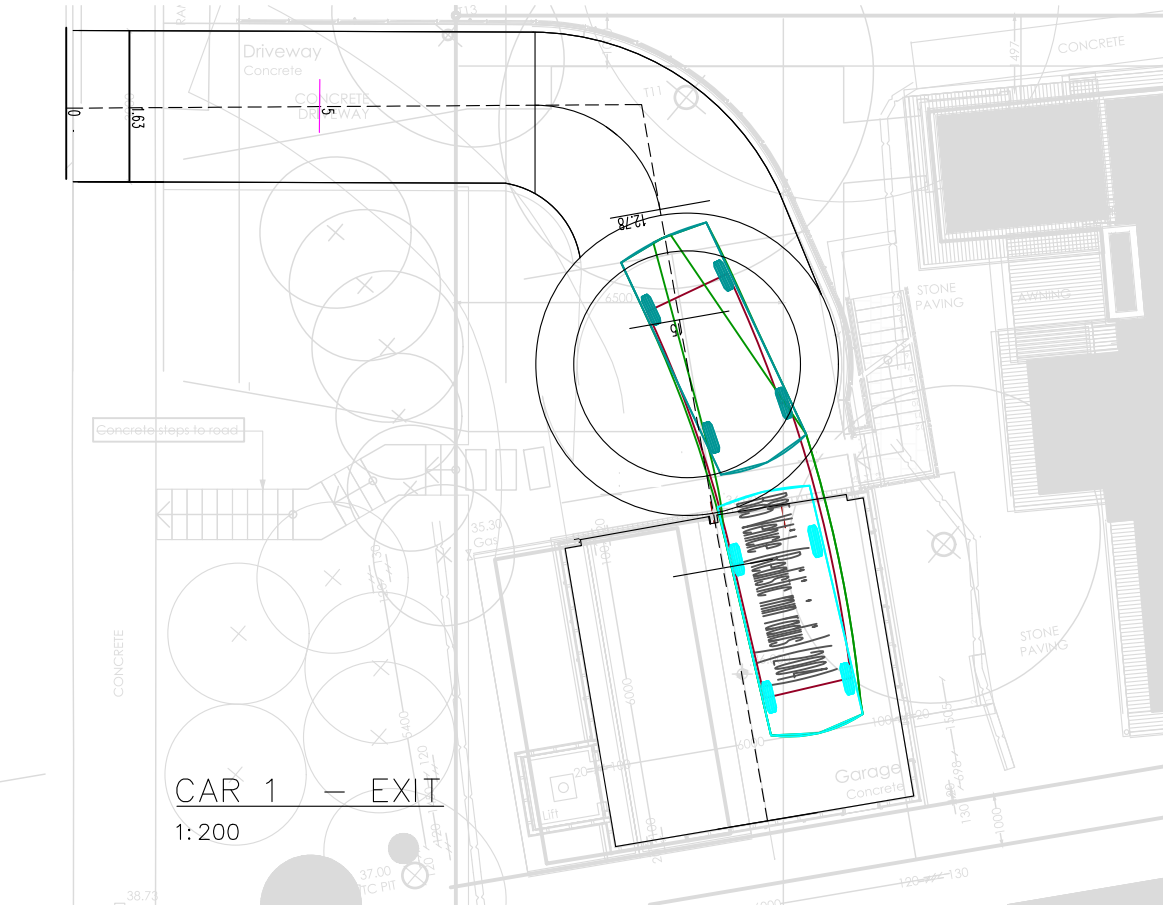
Stellen

Stellen Consulting ABN 61 14 9 095 189

103 NARRABEEN PARK PARADE, MONA VALE					
DRIVEWAY - PLAN AND LONGSECTION					
Size	A3	Status	APPROVED FOR DA SUBMISSION	Rev.	0
Drw No.	CV-101				



CAR1 - ENTRY
1: 200

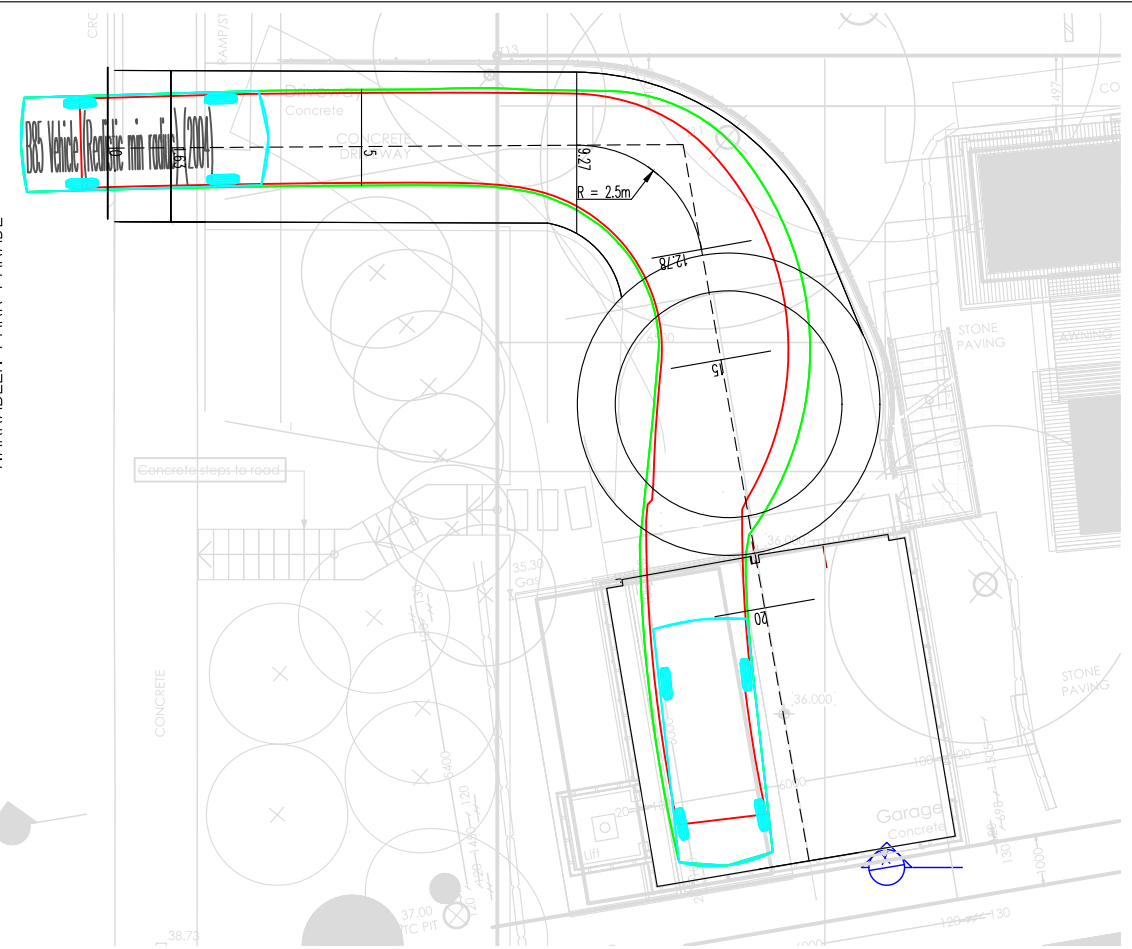


CAR 1 - EXIT
1: 200

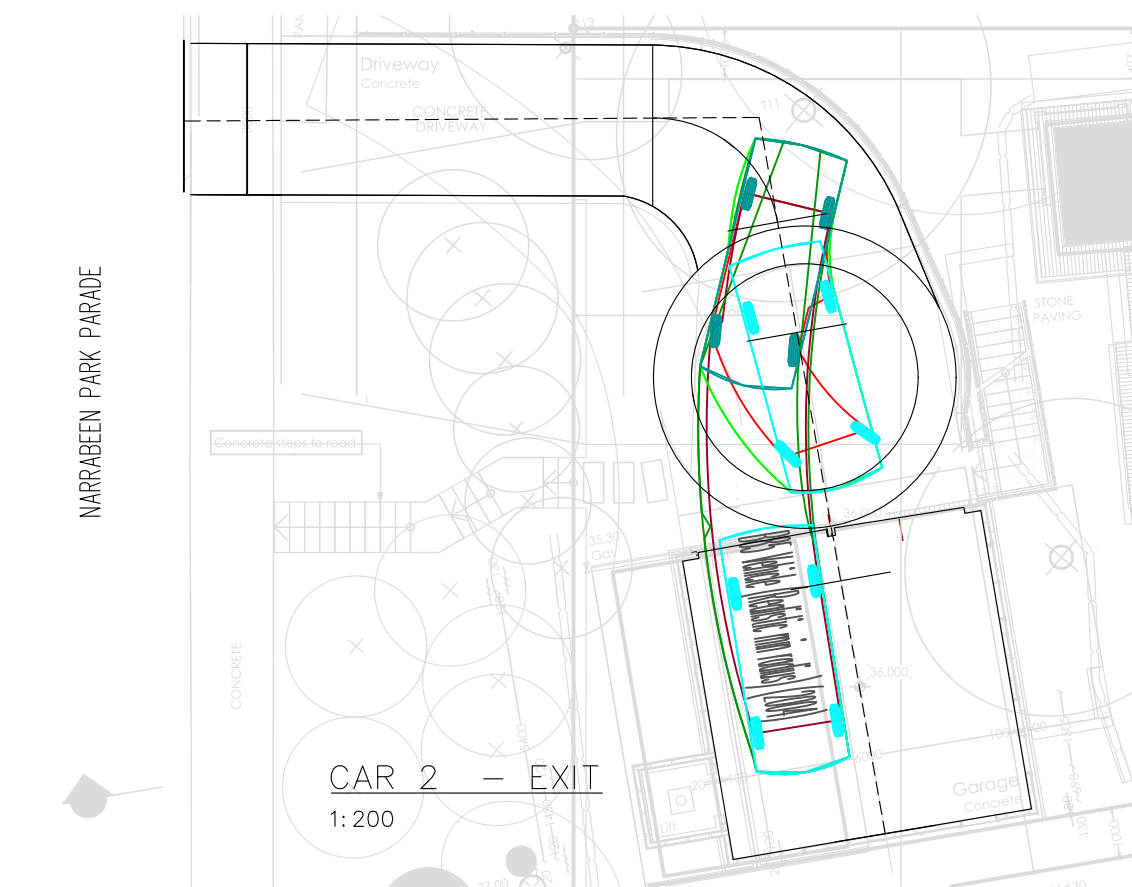
 northern beaches council

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

DA2020/0107



CAR 2 - ENTRY
1: 200



CAR 2 - EXIT
1: 200

NOT FOR CONSTRUCTION

This drawing is confidential and shall only be used for the purposes of this project.				
REVISIONS				
0	FRM	30/07/2020	APPROVED FOR DA SUBMISSION	MAI
No.	BY	DATE	DESCRIPTION	APPD

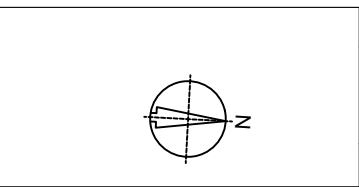
Scale
AS SHOWN

DO NOT SCALE. ALL DIMENSIONS ARE IN MILLIMETRES UNLESS OTHERWISE SPECIFIED

THE SIGNING OF THIS TITLE BLOCK CONFIRMS THE DESIGN AND DRAFTING OF THIS PROJECT HAVE BEEN PREPARED AND CHECKED IN ACCORDANCE WITH THE STELLEN QUALITY ASSURANCE SYSTEM			
DESIGNED	FRM	CHECKED	MAI
DRAWN	FRM	CHECKED	MAI
APPROVED	MAI	DATE	30/07/2020

 Stellen

Stellen Consulting ABN 61 14 9 095 189



103 NARRABEEN PARK PARADE, MONA VALE				
DRIVEWAY - ENTRY AND EXIT SWEEP PATHS				
Size	A3	Status	APPROVED FOR DA SUBMISSION	Rev.
Drq No.	CV-110	Rev.	0	