



Existing - Aerial Photo

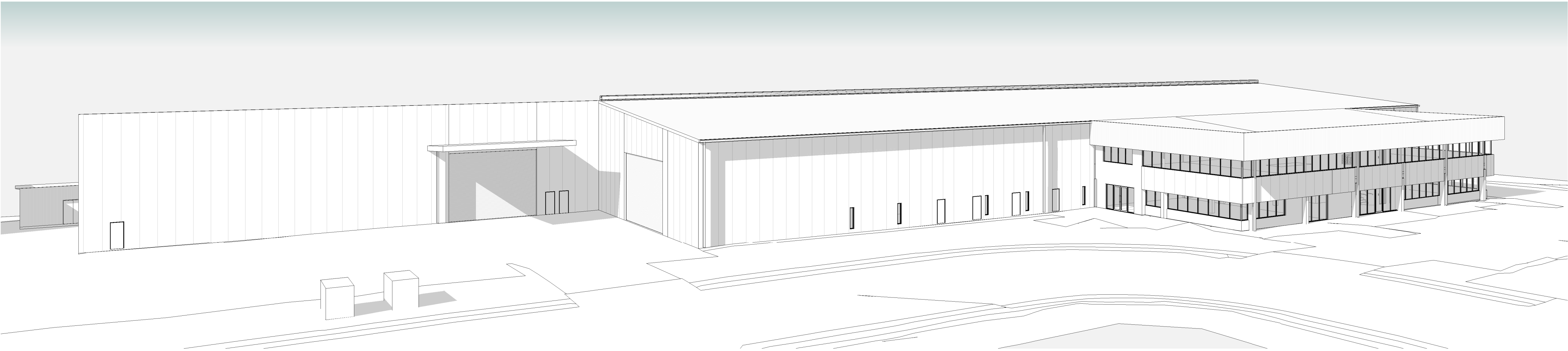
NTS

DEVELOPMENT APPLICATION

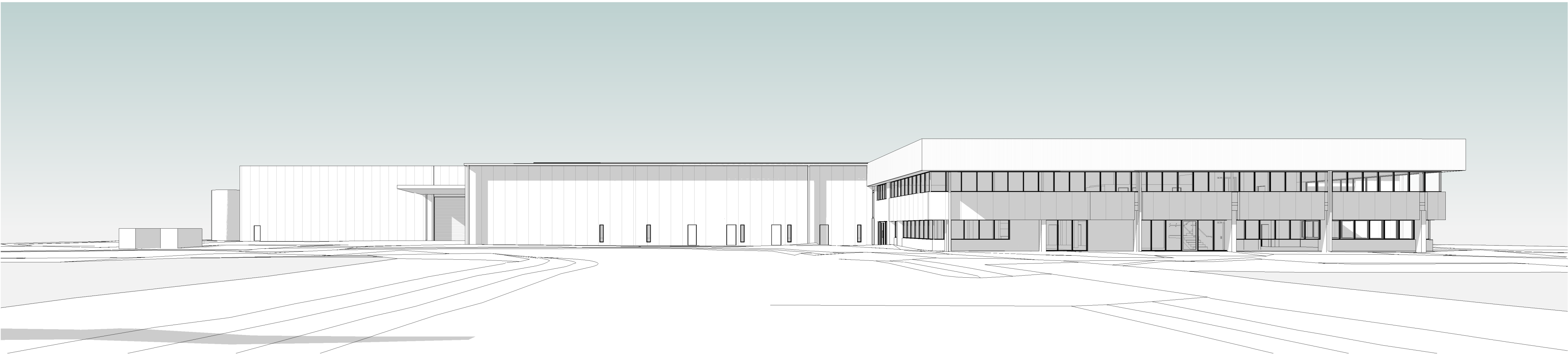
Alterations to Existing Warehouse

11-17 Wilmette Place, Monavale
(Lot 17, DP.707610 & Lot 131, DP.708044)

DA Drawings		
Dwg No.	Rev	Title
DA.001	I	Cover Page
DA.002	G	Existing Site Analysis & Site Plan
DA.003	I	Existing & Demo Ground Floor Plan
DA.004	G	Existing & Demo Level 1 Plan
DA.005	G	Existing & Demo Roof Plan
DA.006	G	Existing & Demo Elevations
DA.007	H	Existing & Demo Sections
DA.010	P	Proposed Ground Floor Plan
DA.011	L	Proposed Level 1 Plan
DA.012	H	Proposed Roof Plan
DA.013	G	Proposed Elevations & Fence Detail
DA.014	H	Proposed Sections
DA.015	G	Proposed Perspectives & Materials
DA.016	G	Proposed Perspectives
DA.020	C	Notification Plan



Existing - Overall 3d View



Existing - View from Wilmette Place

Development Application

Rev	Description	Date
B	Revisions as per Client Mark Up	27.09.19
C	Revisions as per Client Mark Up	01.10.19
D	DA Issue Following Recent Change	22.11.19
E	Updates to DA Drawings	26.11.19
F	Amendments to Unit 1	03.12.19
G	Preliminary DA Issue	04.12.19
H	DA Issue	16.12.19
I	Development Application (DA) Issue	10.01.20

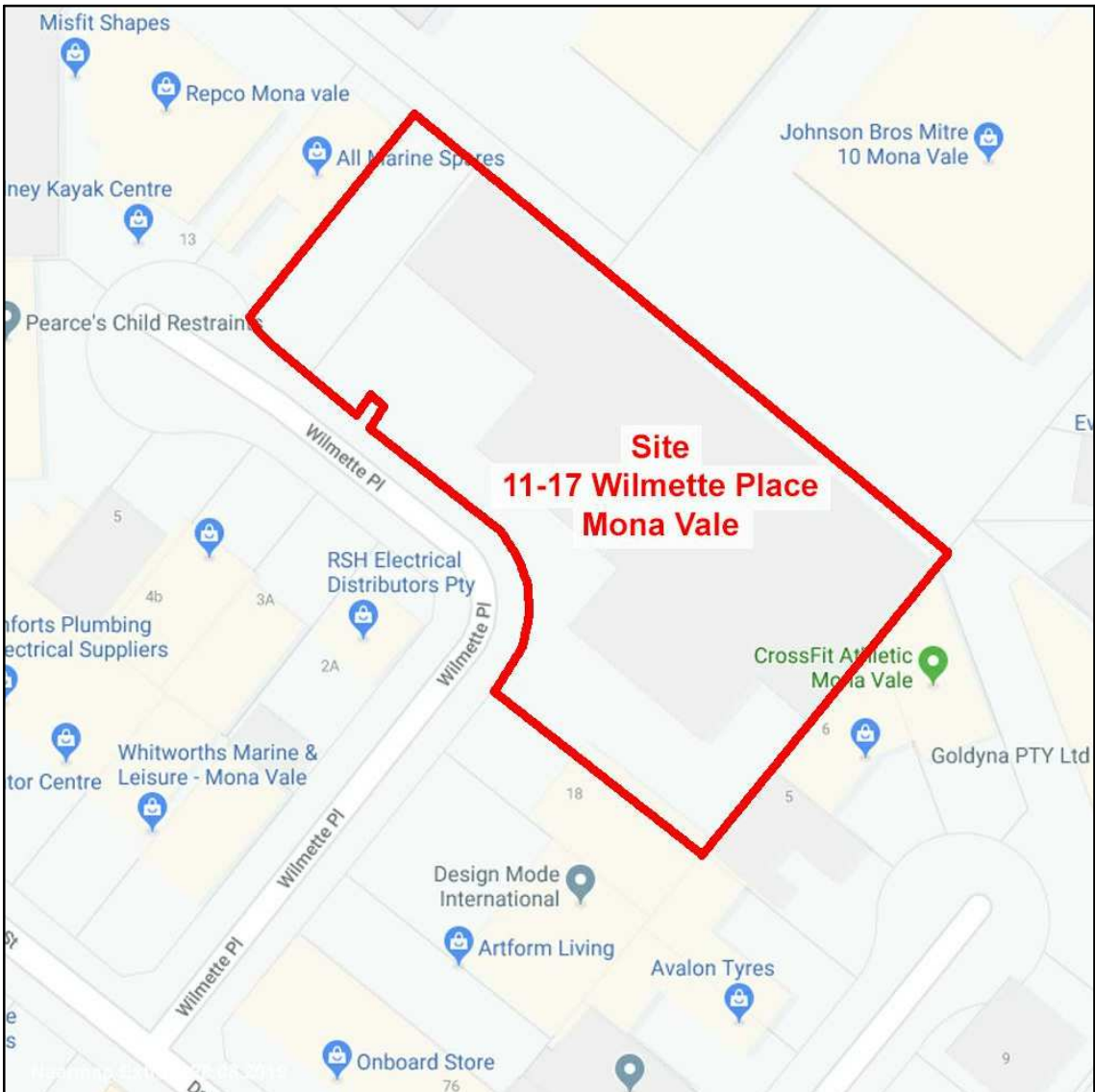
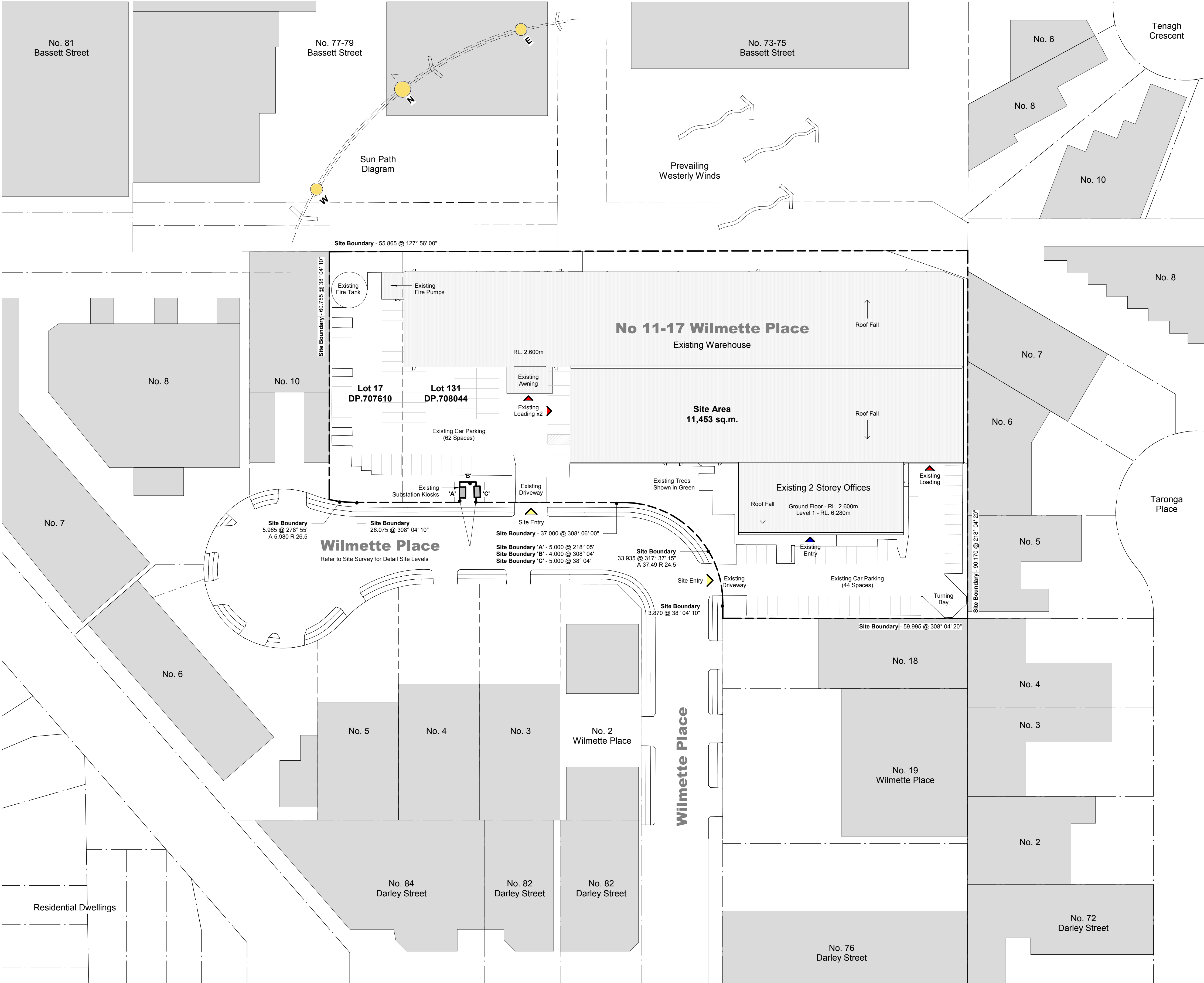
Alterations to Existing Warehouse at 11-17 Wilmette Place, Monavale (Lot 17, DP.707610 & Lot 131, DP.708044)

J:\MPH00119 Wilmette Place\4 NJA Documentation\5 CADD\3 DA\01 Model\MPH00119 - DA Drawings - r20 - 2010.rvt

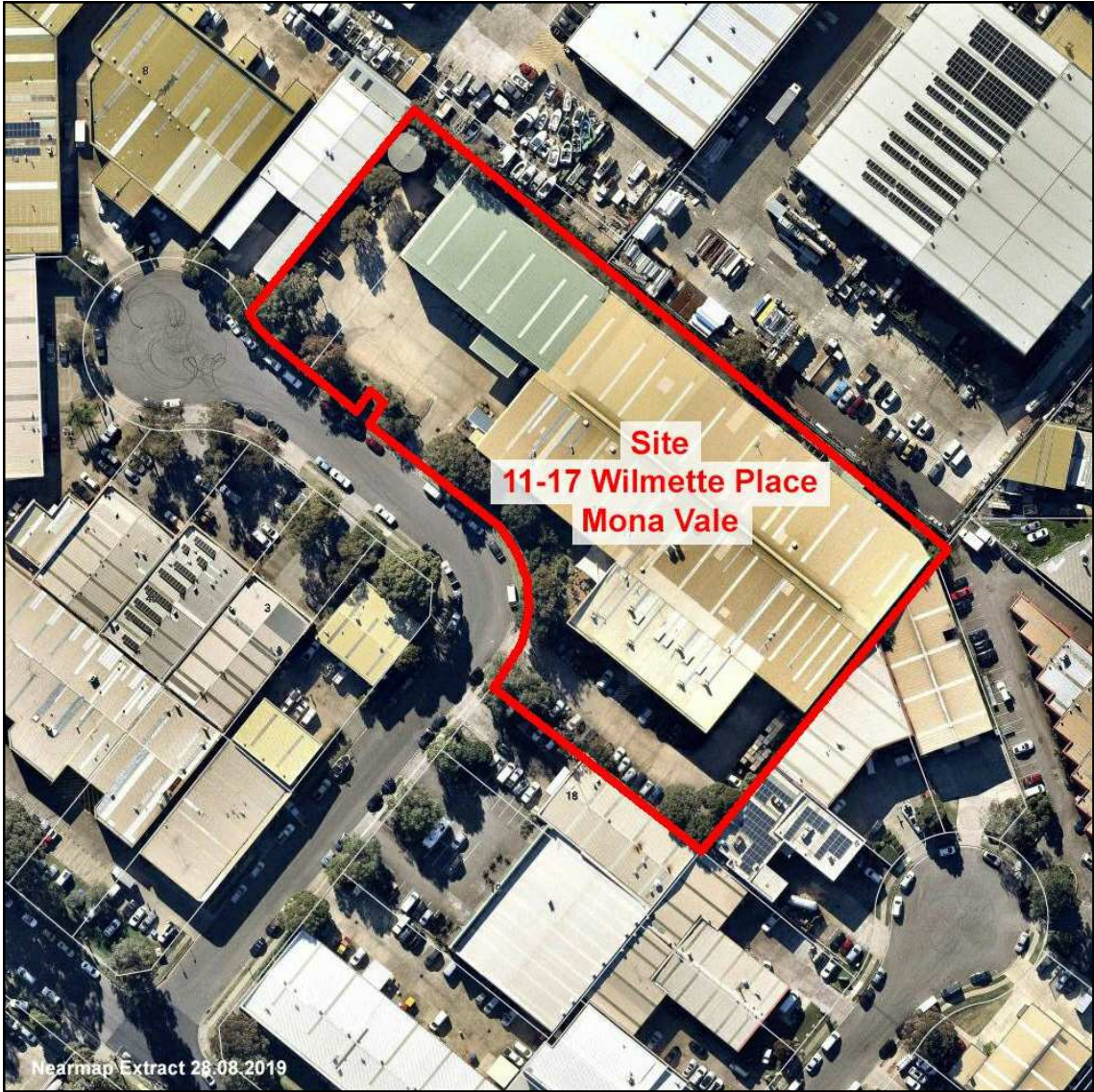
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Cover Page

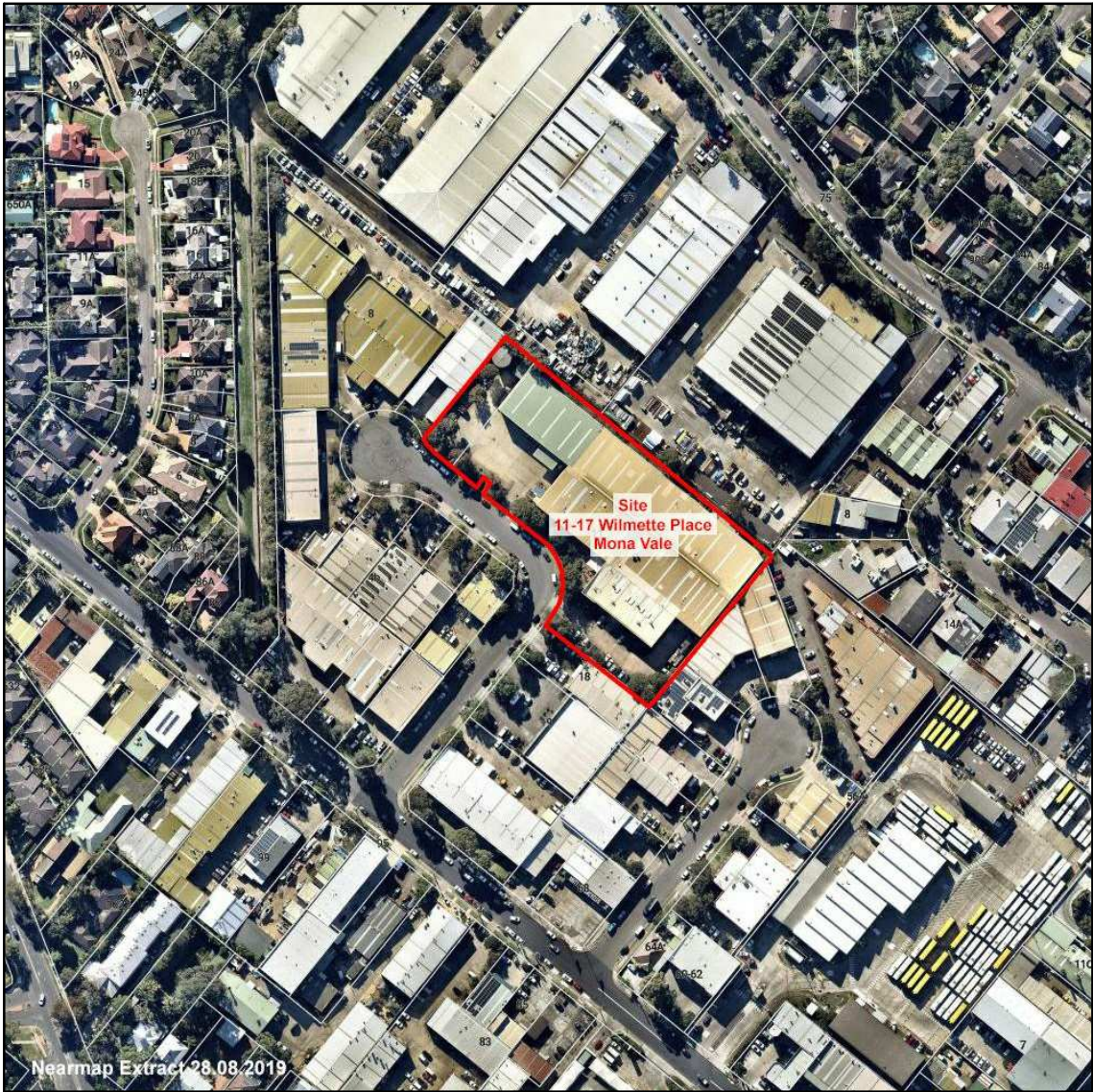
JOB No.	MPH00119
DATE	Jan 2020
SCALE	A1 @ 1 : 1000
DWG No.	DA.001 I



Site Location Map



Aerial Photo 1



Aerial Photo 2

Development Application

Rev	Description	Date
A	Preliminary DA Issue for Review	23.09.19
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Alterations to Existing Warehouse at 11-17 Wilmette Place, Mona Vale (Lot 17, DP.707610 & Lot 131, DP.708044)

TITLE

Existing Site Analysis & Site Plan

J:\MPH00119 Wilmette Place\4 NJA Documentation\5 CAD\3 DA\1 Model\MPH00119 - DA Drawings - r20 - 20010.rvt

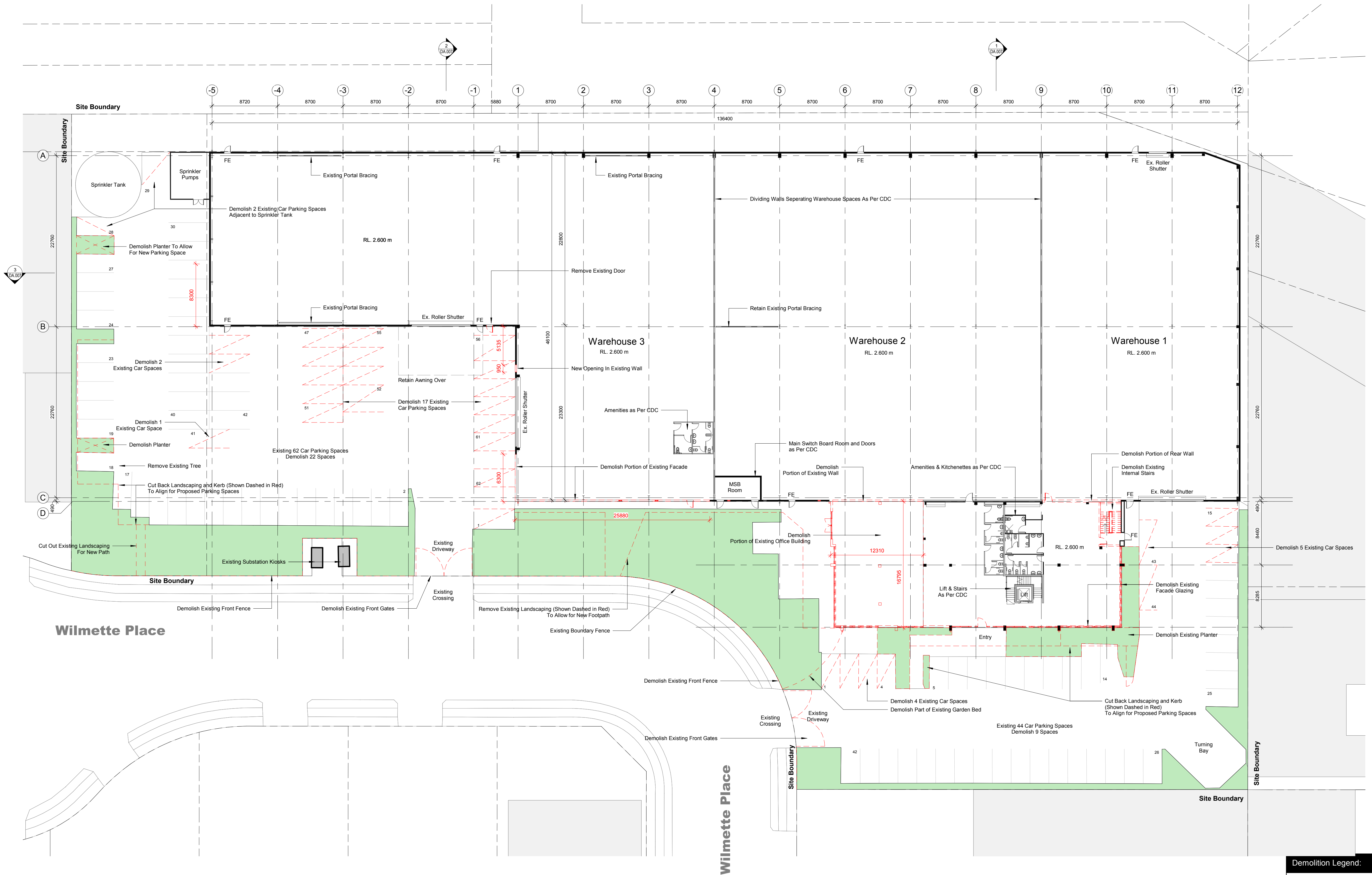
JOB No. MPH00119

DATE Jan 2020

SCALE A1 @ 1 : 500

DWG No.

DA.002 G



Demolition Legend:	
	Existing Wall Structure
	Approved Under CDC (Works Currently Underway)
	Existing To Be Demolished

Development Application

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0m 2.5m 5m 7.5m 10m 12.5m 25m
Scale Bar 1:250

Alterations to Existing Warehouse at 11-17 Wilmette Place, Monavale (Lot 17, DP.707610 & Lot 131, DP.708044)

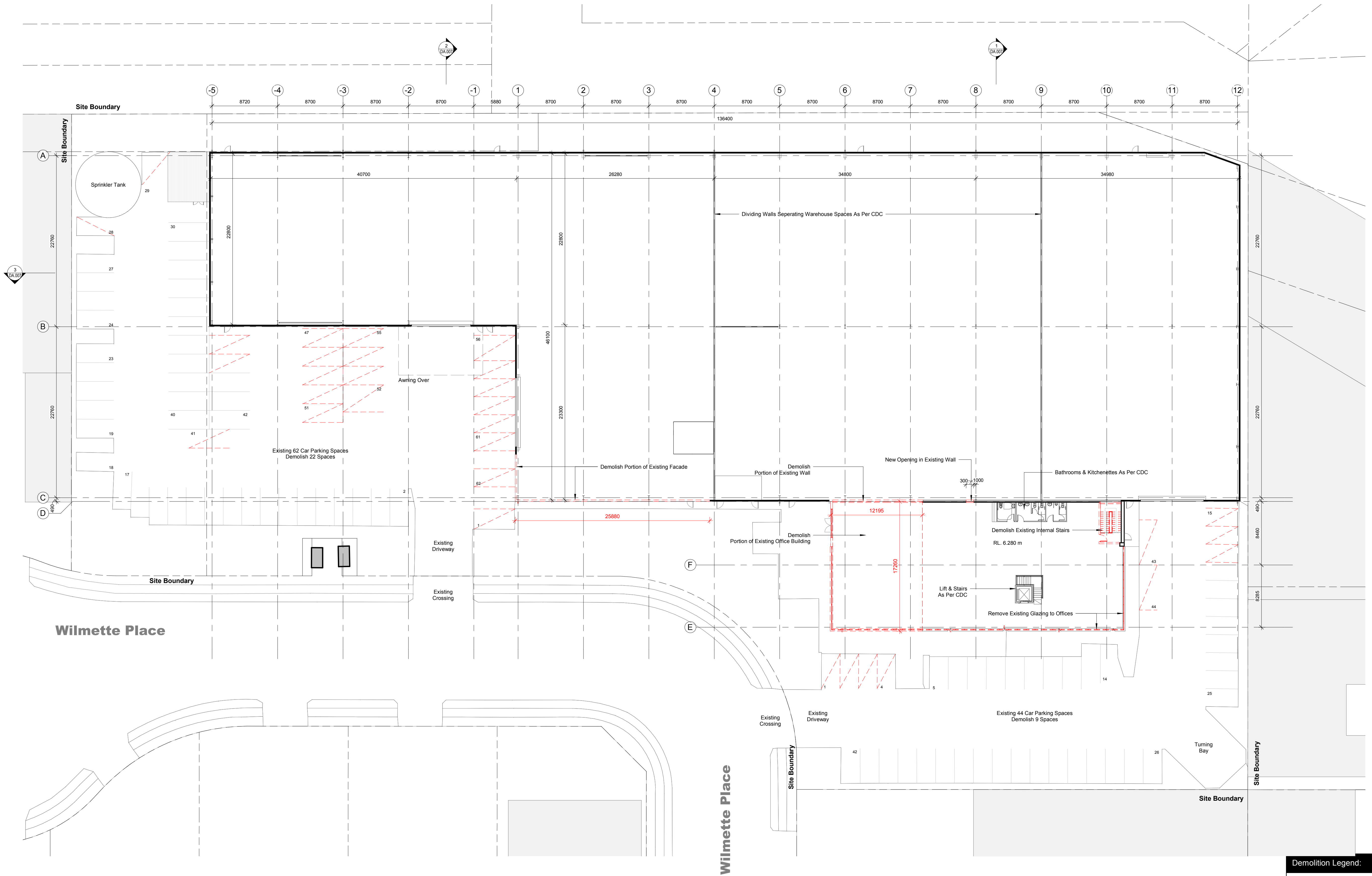
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TITLE

Existing & Demo Ground Floor Plan

JOB No.	MPH00119
DATE	Jan 2020
SCALE	A1 @ 1:250
DWG No.	

DA.003 I

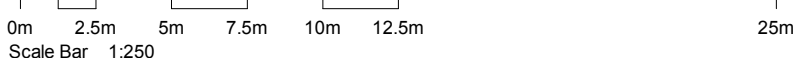


Demolition Legend:

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	Existing To Be Demolished

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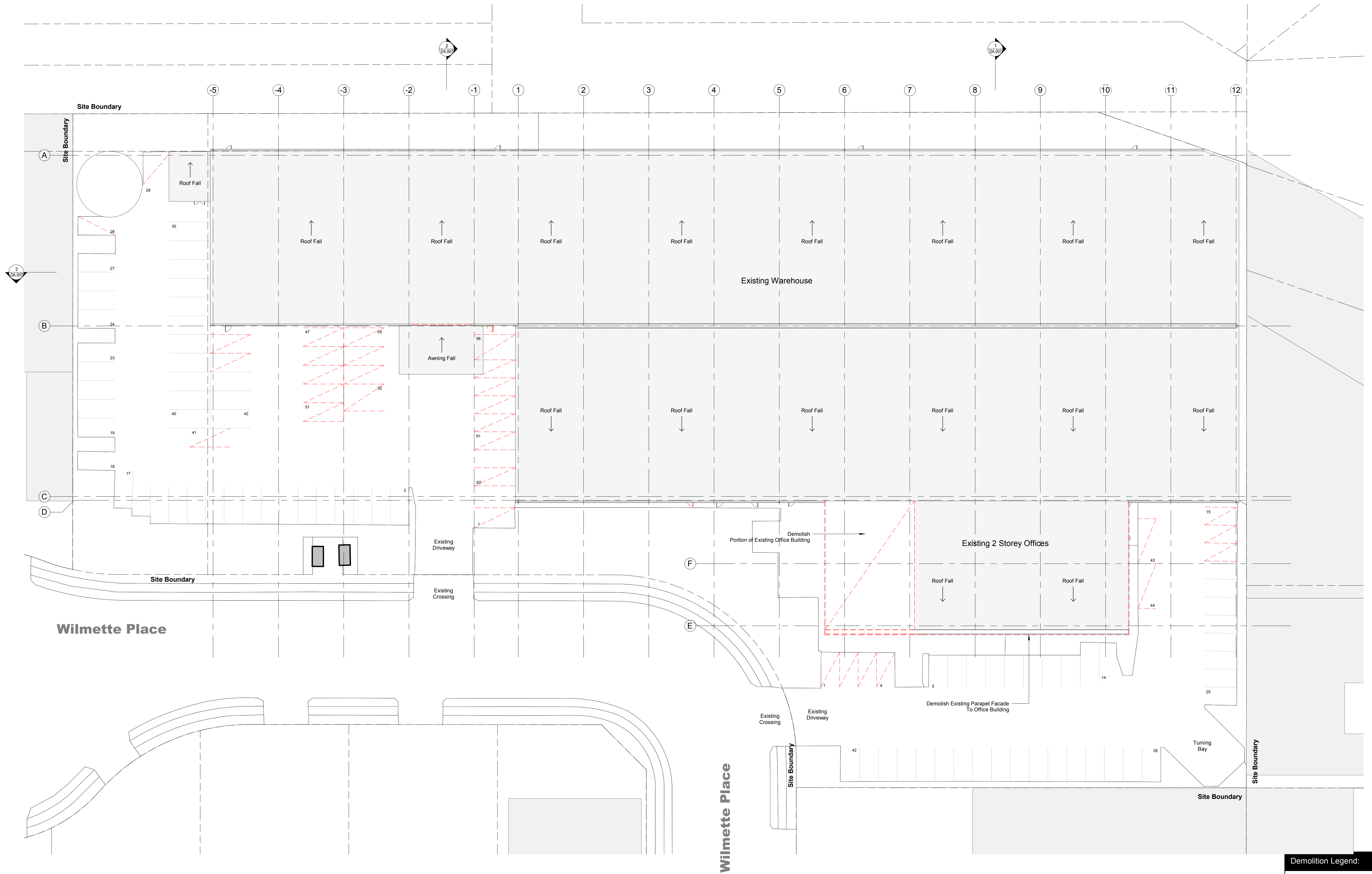
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TITLE

Existing & Demo Level 1 Plan

JOB No.	MPH00119
DATE	Jan 2020
SCALE	A1 @ 1:250
DWG No.	

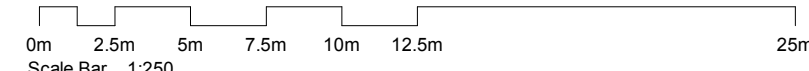
DA.004 G



Demolition Legend:	
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	Approved Under CDC (Works Currently Underway)
	Existing To Be Demolished

Development Application

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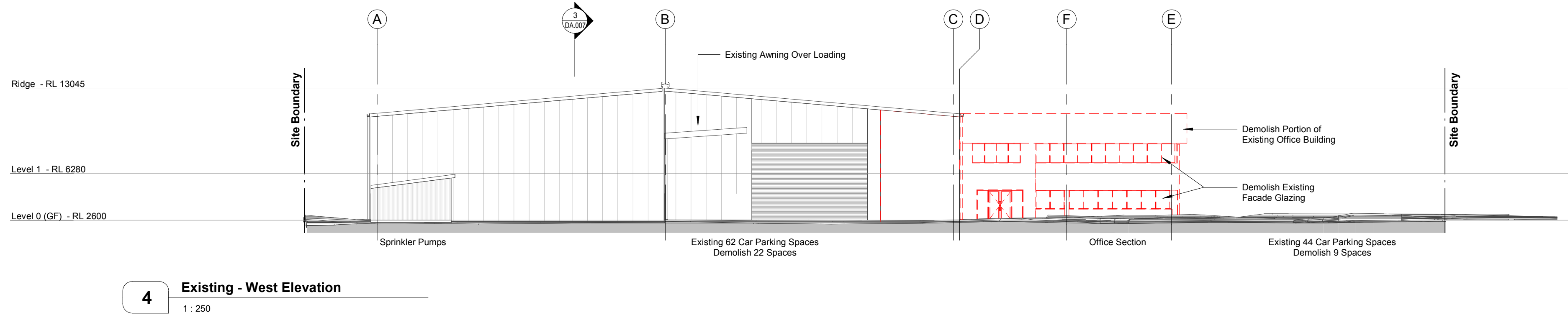
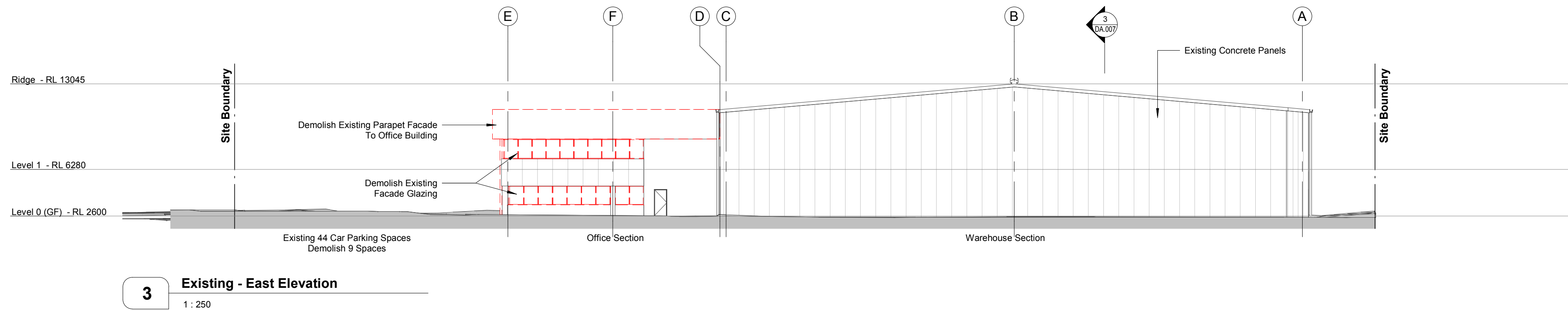
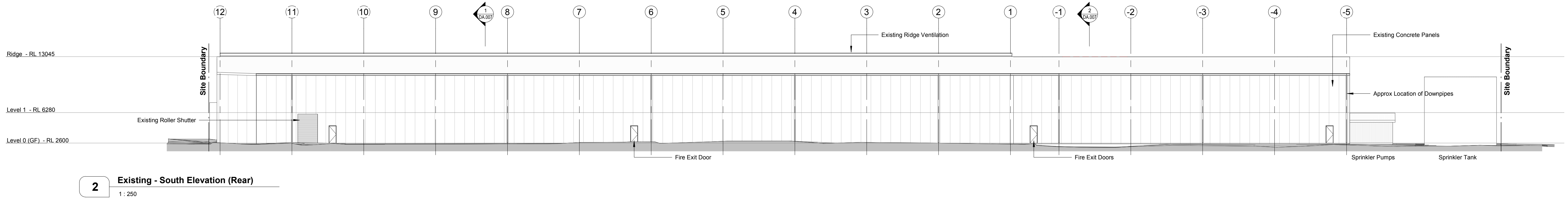
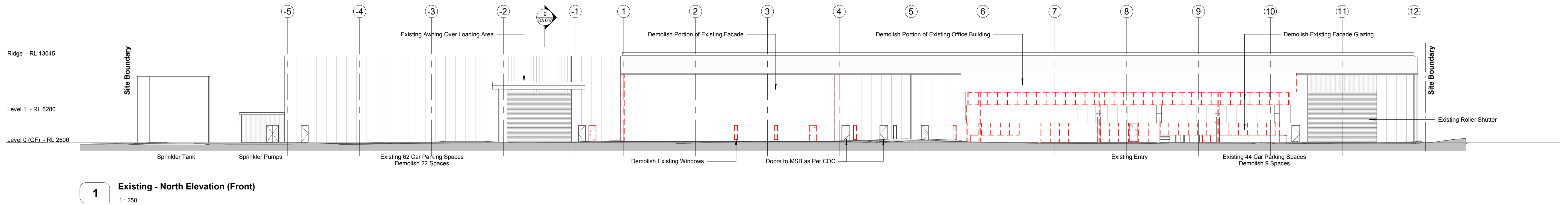
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TITLE

Existing & Demo Roof Plan

JOB No.	MPH00119
DATE	Jan 2020
SCALE	A1 @ 1:250
DWG No.	

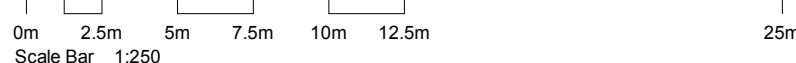
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Demolition Legend:	
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	Existing To Be Demolished

Development Application

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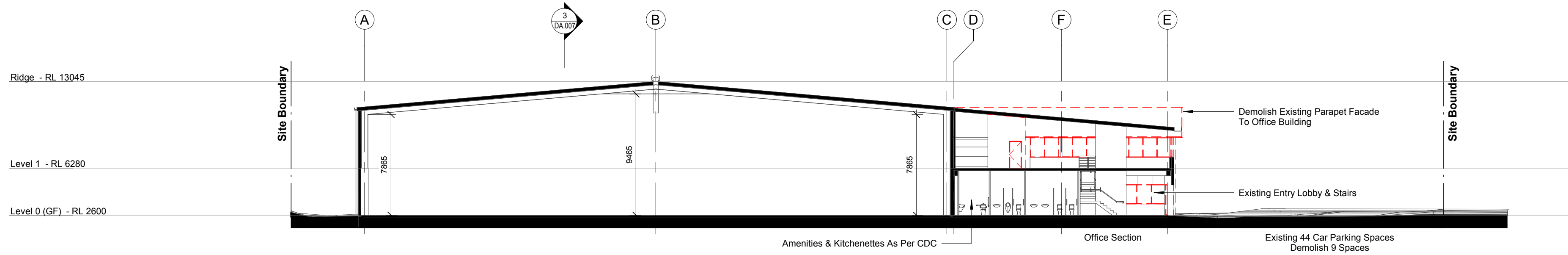
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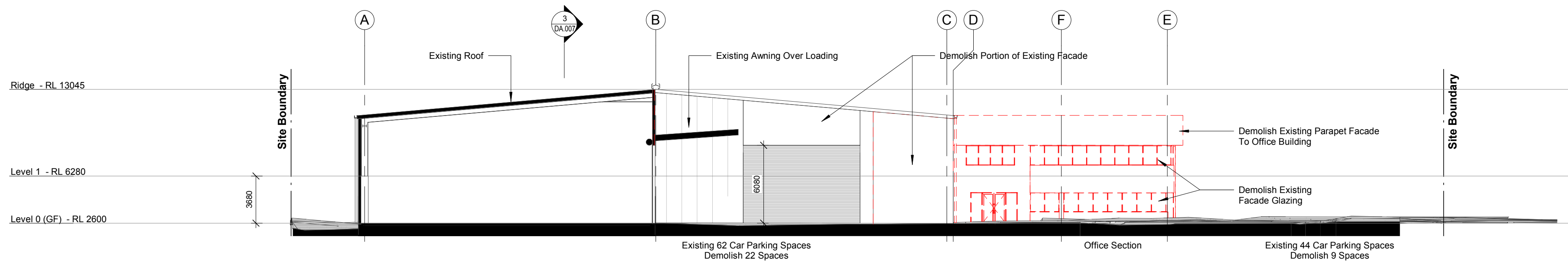
Existing & Demo Elevations

JOB No.	MPH00119
DATE	Jan 2020
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DWG No.	

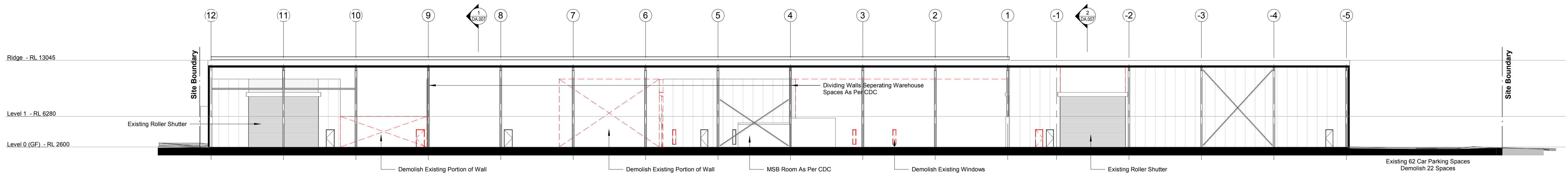
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1 Existing - Section 01
1 : 250



2 Existing - Section 02
1 : 250

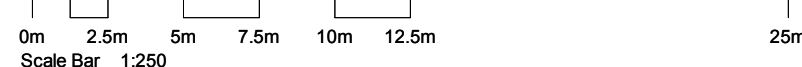


3 Existing - Section 03 (Looking Towards Front of Site)
1 : 250

Demolition Legend:	
	Existing Wall Structure
	Approved Under CDC (Works Currently Underway)
	Existing To Be Demolished

Development Application

Rev	Description	Date
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Alterations to Existing Warehouse at 11-17 Wilmette Place, Mona Vale (Lot 17, DP.707610 & Lot 131, DP.708044)

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TITLE

Existing & Demo Sections

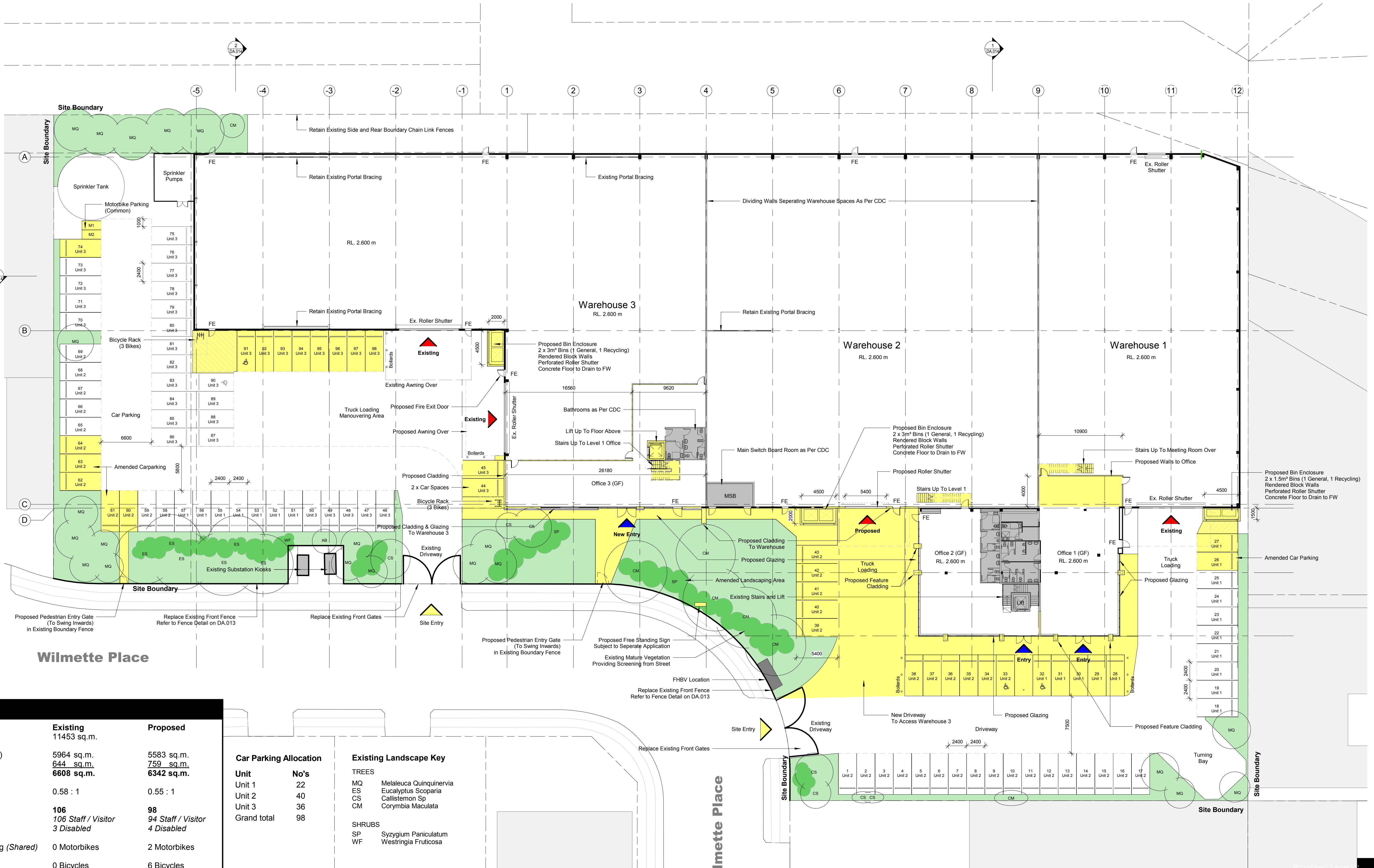
JOB No. MPH00119

DATE Jan 2020

SCALE A1 @ 1 : 250

DWG No.

DA.007 H



Site Analysis		
Description	Existing	Proposed
Site Area	11453 sq.m.	
GFA Level 0 (GF)	5964 sq.m.	5583 sq.m.
GFA Level 1	759 sq.m.	759 sq.m.
Total GFA	6608 sq.m.	6342 sq.m.
FSR	0.58 : 1	0.55 : 1
Parking Total	106	98
Includes	106 Staff / Visitor	94 Staff / Visitor
	3 Disabled	4 Disabled
Motorbike Parking (Shared)	0 Motorbikes	2 Motorbikes
Bicycle Racks	0 Bicycles	6 Bicycles
Landscaping	1095 sq.m. (9.56%)	1132 sq.m. (9.88%)
Note: Proposed GFA excludes loading bays; 20.0m x 3.5m wide for AV's (Warehouse 3) & 12.5m x 3.5m wide for HRV's (Warehouse 1 & 2).		

Car Parking Allocation	
Unit	No's
Unit 1	22
Unit 2	40
Unit 3	36
Grand total	98

Existing Landscape Key	
TREES	
MQ	Melaleuca Quinquervia
ES	Eucalyptus Scoparia
CS	Callistemon Sp
CM	Corymbia Maculata

SHRUBS	
SP	Syzygium Paniculatum
WF	Westringia Fruticosa

Flood Planning Notes

New electrical services must be located at or above 3.05m AHD. Existing electrical services below this level to have residual current devices installed to cut electricity supply during flood events.

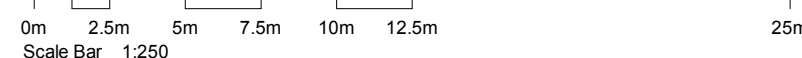
Lighting Notes

External security lighting to be provided to all access points, entries and loading docks, to the rear and side of building. All external lighting to be linked to movement sensors. Lighting shielded to prevent glare on to the street and adjacent land.

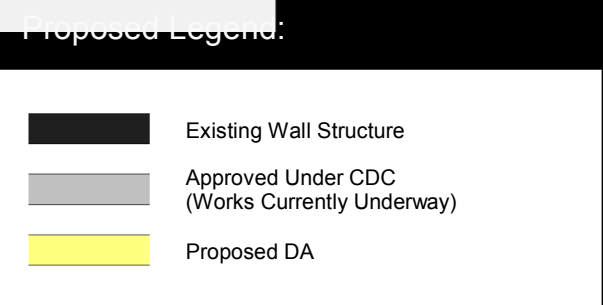
Proposed Legend	
	Existing Wall Structure
	Approved Under CDC (Works Currently Underway)
	Proposed DA

Development Application

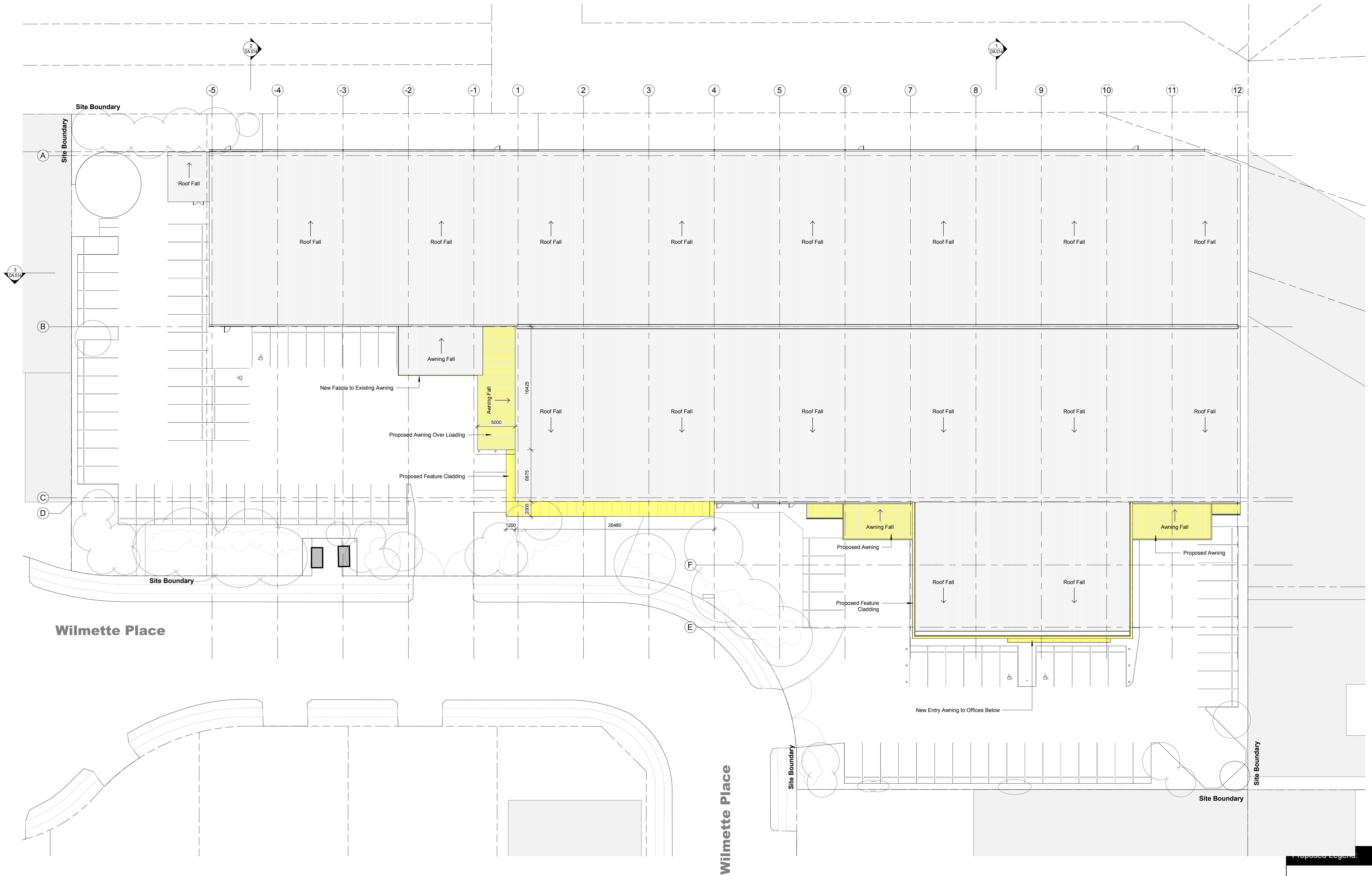
Rev	Description	Date
1	Amendments to Unit 1	03.12.19
J	Preliminary DA Issue	04.12.19
K	Draft Landscape Revision	13.12.19
L	DA Issue	16.12.19
M	Updated DA Issue	19.12.19
N	Updated DA Issue	19.12.19
O	Updates Following Pre-DA	02.01.20
P	Development Application (DA) Issue	10.01.20



Alterations to Existing Warehouse at 11-17 Wilmette Place, Mona Vale (Lot 17, DP.707610 & Lot 131, DP.708044)



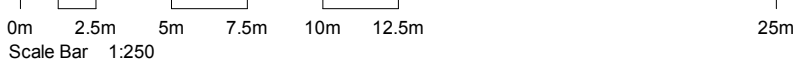
DA.011 L



Proposed Legend	
	Existing Wall Structure
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	Proposed DA

Development Application

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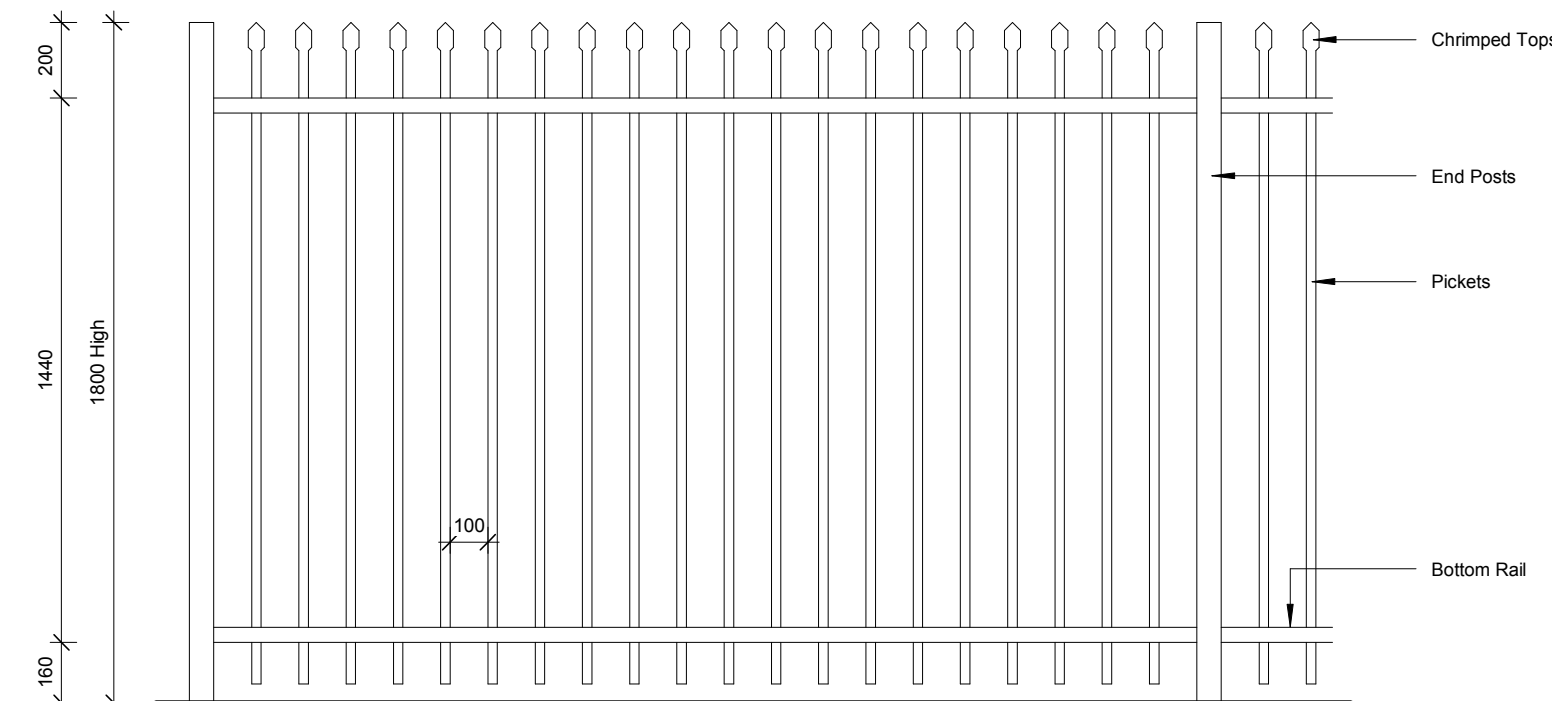
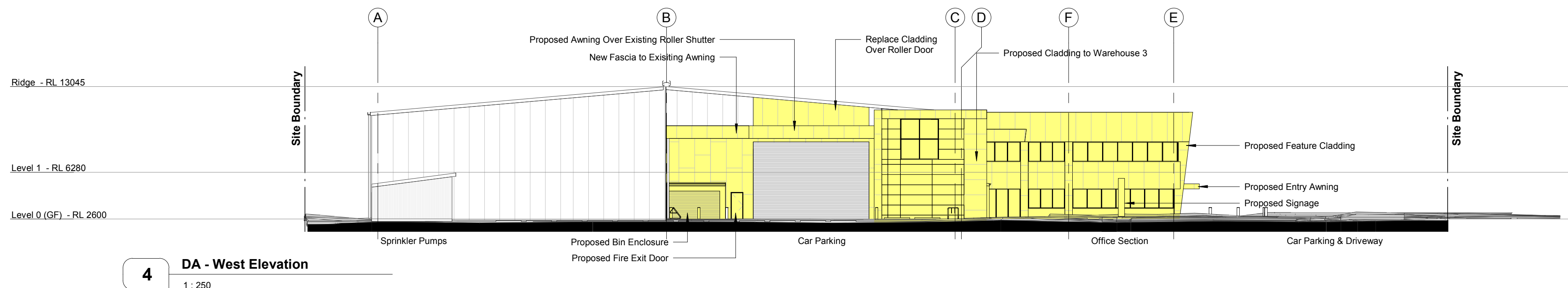
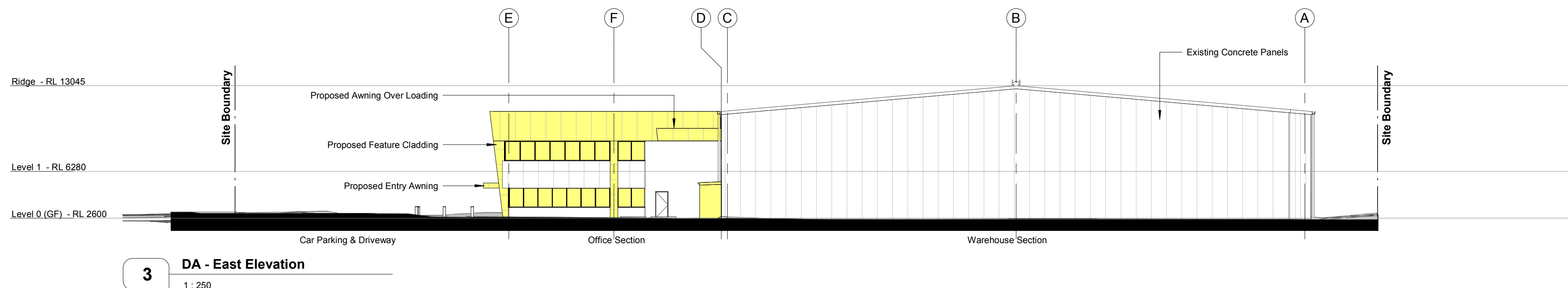
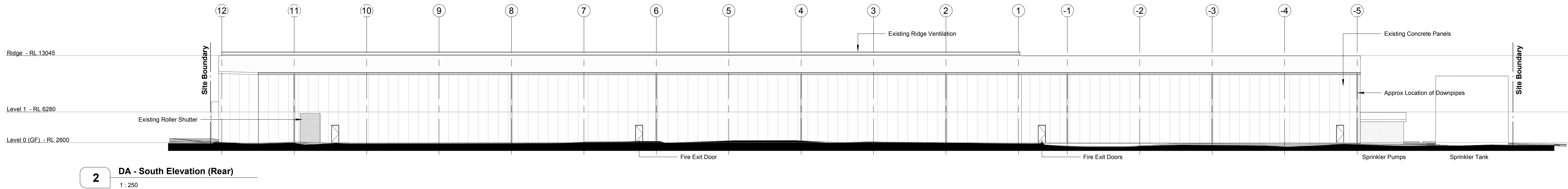
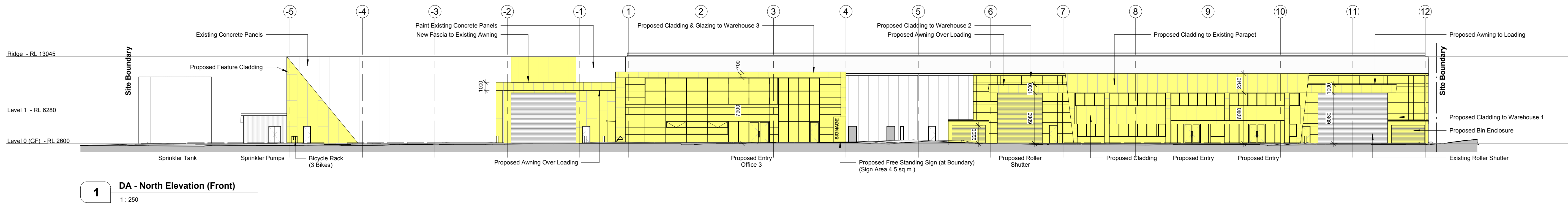
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TITLE

Proposed Roof Plan

JOB No.	MPH00119
DATE	Jan 2020
SCALE	A1 @ 1:250
DWG No.	

DA.012 H



Proposed Front Boundary Fence
1800mm High Security Fence with Chrimped Tops
Powdercoated Matt Black Finish
65 x 65mm Posts, 40 x 40mm Top and Bottom Rails, 25 x 25mm Pickets with Chrimped Tops

5 Front Fence Detail
1 : 20

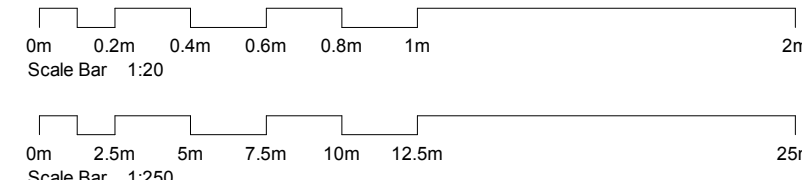
Note: Location of Fence Shown on DA.010

Fencing Note:
New fencing / gate must not impede the flow of floodwaters and comply with the flood prone land design standards.

Proposed Legend:	
	Existing Wall Structure
	Approved Under CDC (Works Currently Underway)
	Proposed DA

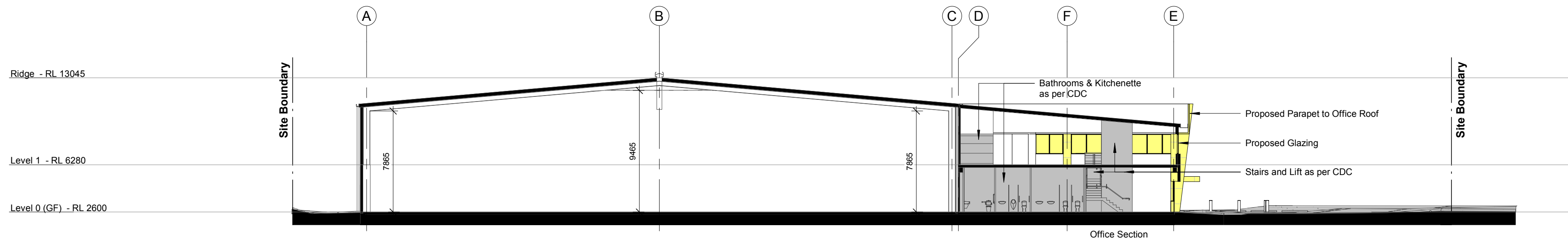
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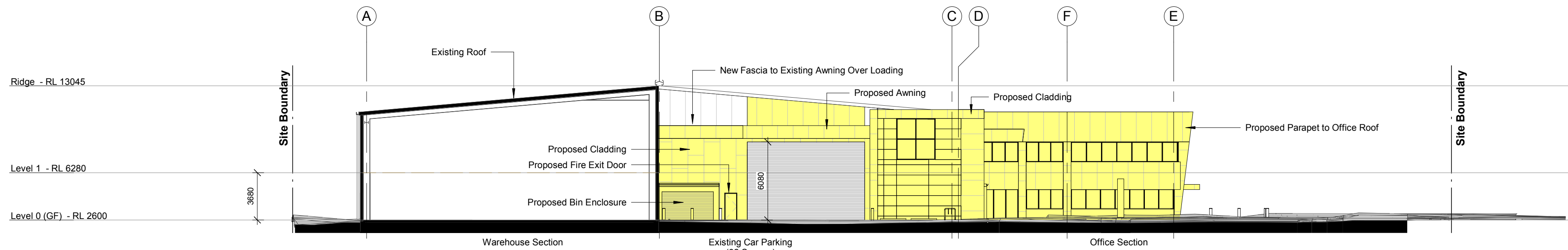


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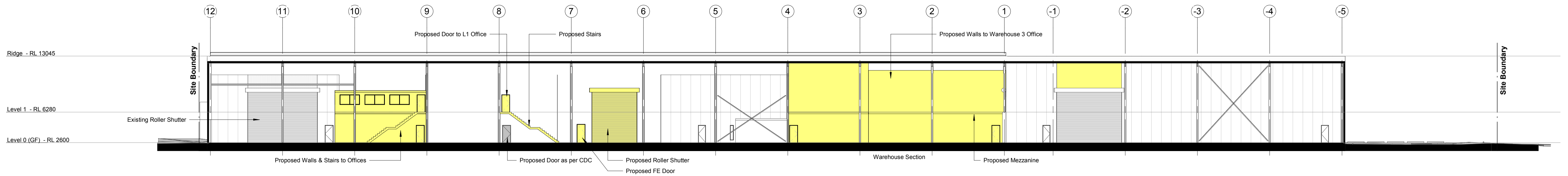
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Proposed Elevations & Fence Detail		DA.013 G	DATE	Jan 2020
			SCALE	A1 @ As indicated
			DWG No.	



1 DA Section 01
1 : 250



2 DA Section 02
1 : 250

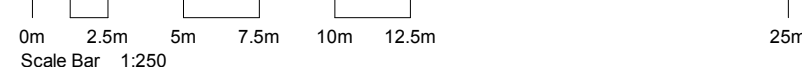


3 DA Section 03 (Looking Towards Front of Site)
1 : 250

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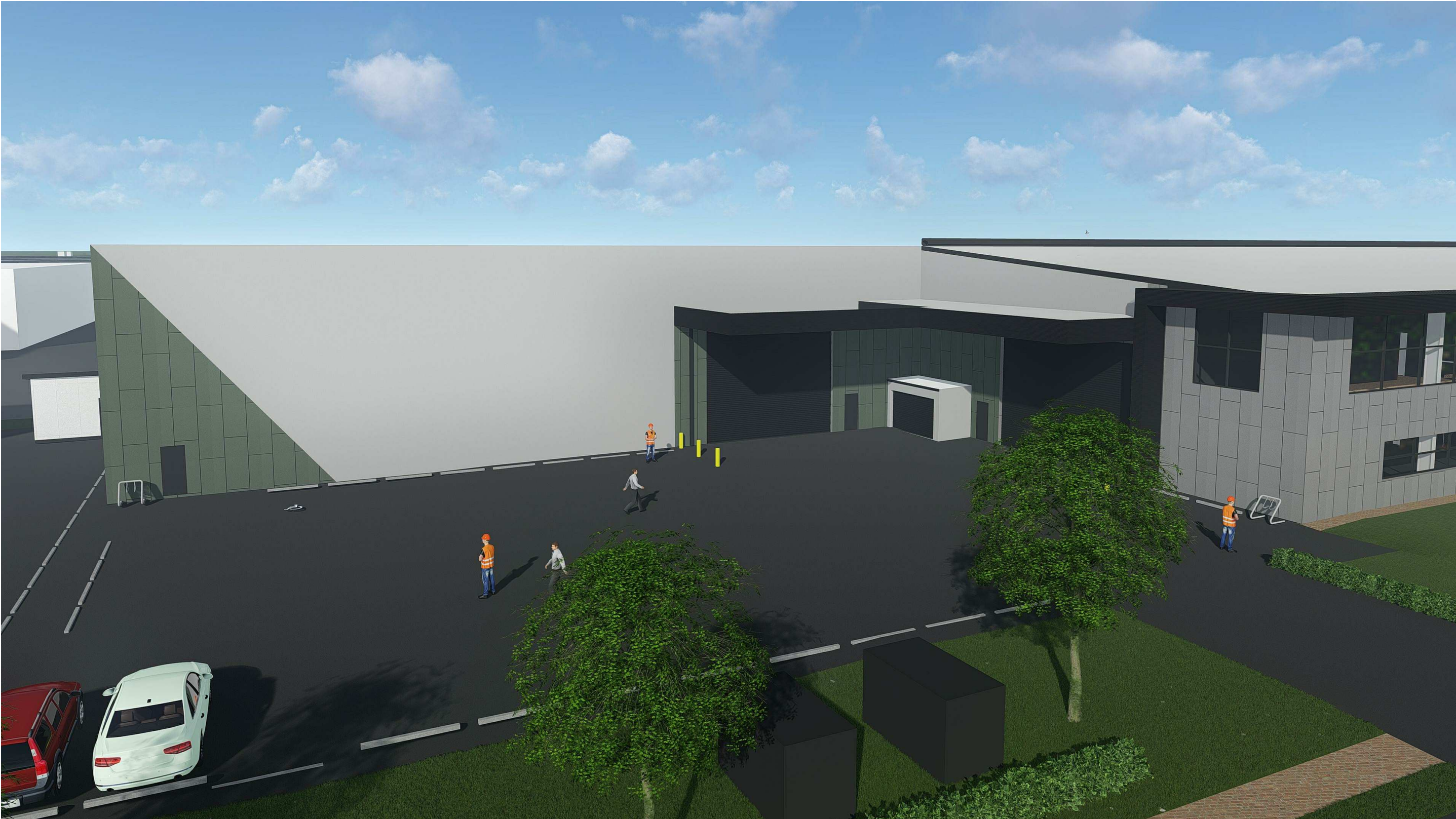
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TITLE

Proposed Sections

JOB No.	MPH001119
DATE	Jan 2020
SCALE	A1 @ 1 : 250
DWG No.	

DA.014 H



WAREHOUSE 3

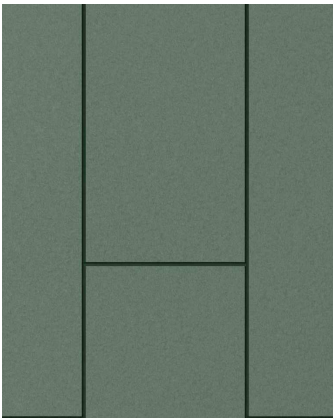
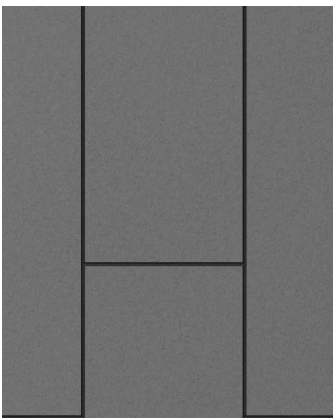


WAREHOUSE 2



WAREHOUSE 3

SCHEDULE OF COLOURS AND MATERIALS

	Colorbond Monument - Proposed Pressed Metal Fascias, Roller Shutters and Doors
	Equitone Natura N412 - Proposed Wall Finish
	Equitone Natura N163 - Proposed Wall Finish
	Dulux "Milton Moon" - New Paint Finish to Existing Exposed Aggregate
	Dulux Powdercoat "Charcoal" - Proposed Glazing Frames
	Dulux Powdercoard "Black" Matt - Proposed Front Fence and Gate

Note: Boundary Fence & Gates Not Shown on Perspective Images

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	Proposed Perspectives & Materials	DATE	Jan 2020
		SCALE	A1 @
		DWG No.	DA.015 G



AERIAL VIEW



VIEW FROM WILMETTE PLACE

Note: Boundary Fence & Gates Not Shown on Perspective Images

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TITLE

Proposed Perspectives

JOB No.	MPH001119
DATE	Jan 2020
SCALE	A1 @
DWG No.	DA.016 G