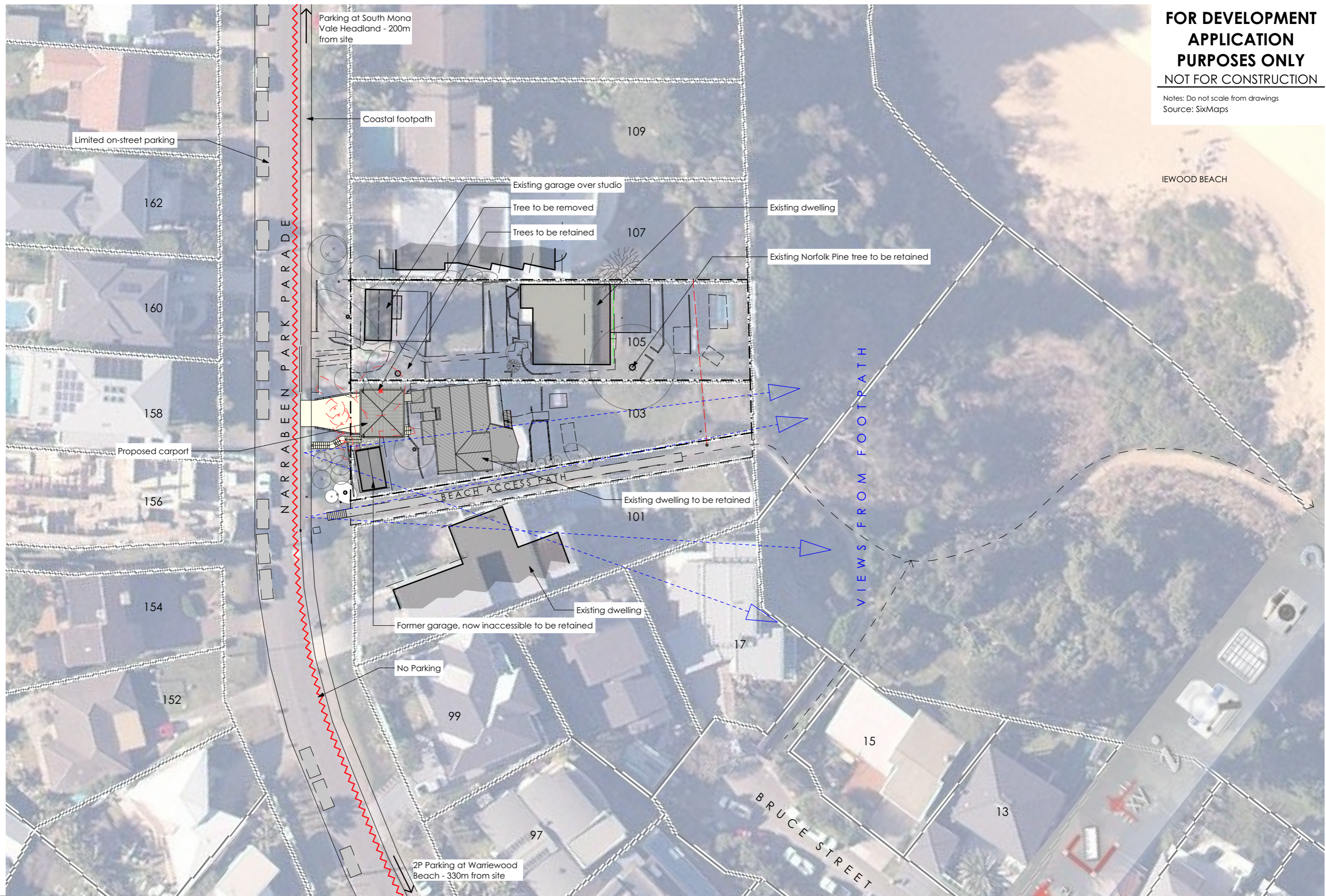


**FOR DEVELOPMENT
APPLICATION
PURPOSES ONLY
NOT FOR CONSTRUCTION**

Notes: Do not scale from drawings
Source: SixMaps



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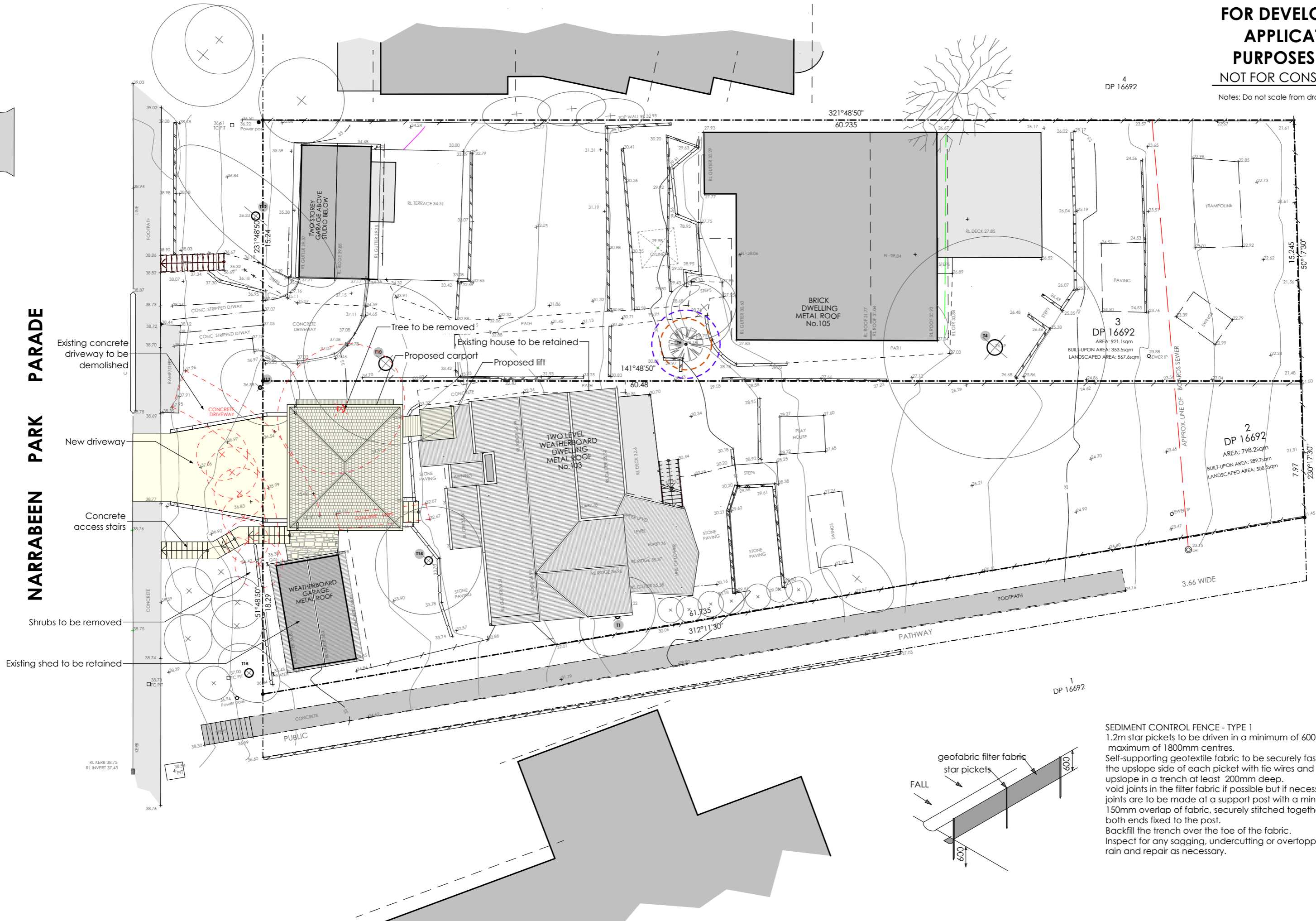
James de Soyres
 + Associates
 architects

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

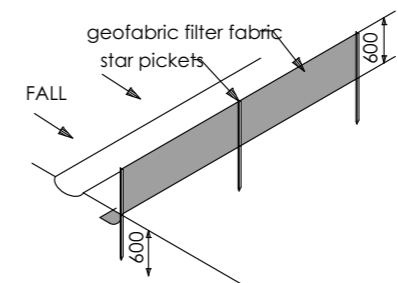


DEVELOPMENT APPLICATION
 Location Plan & Site Analysis

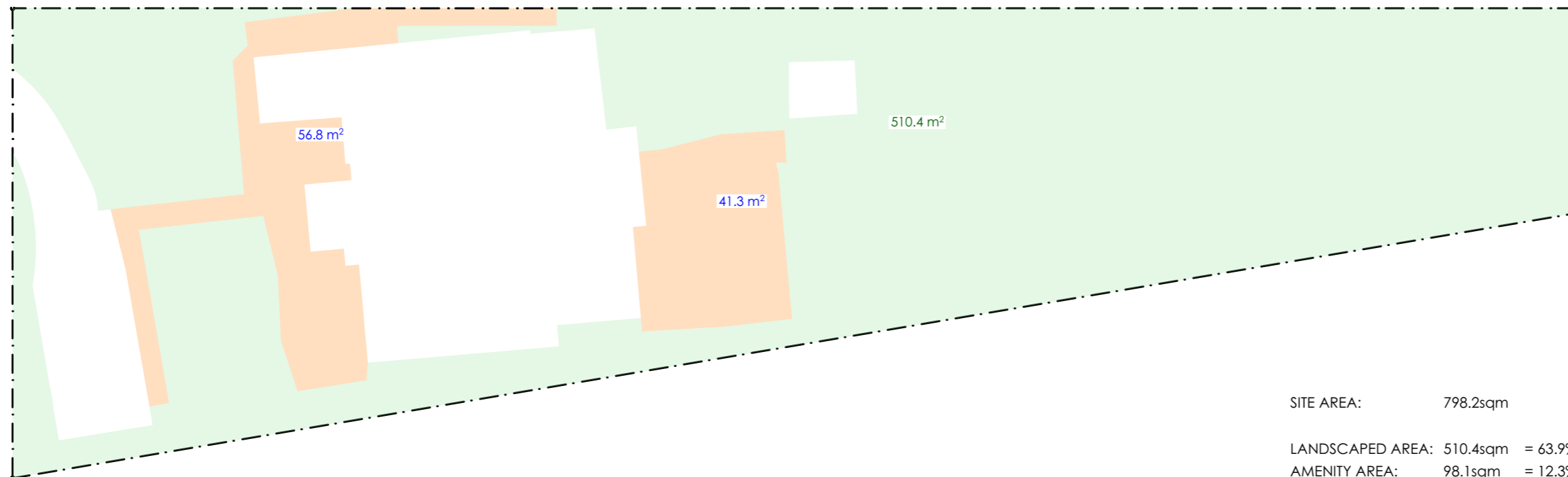
Scale: 1:500 Date of printing: 16/12/2019
 Project No: Drawing No: Rev:
 1905a DA-01



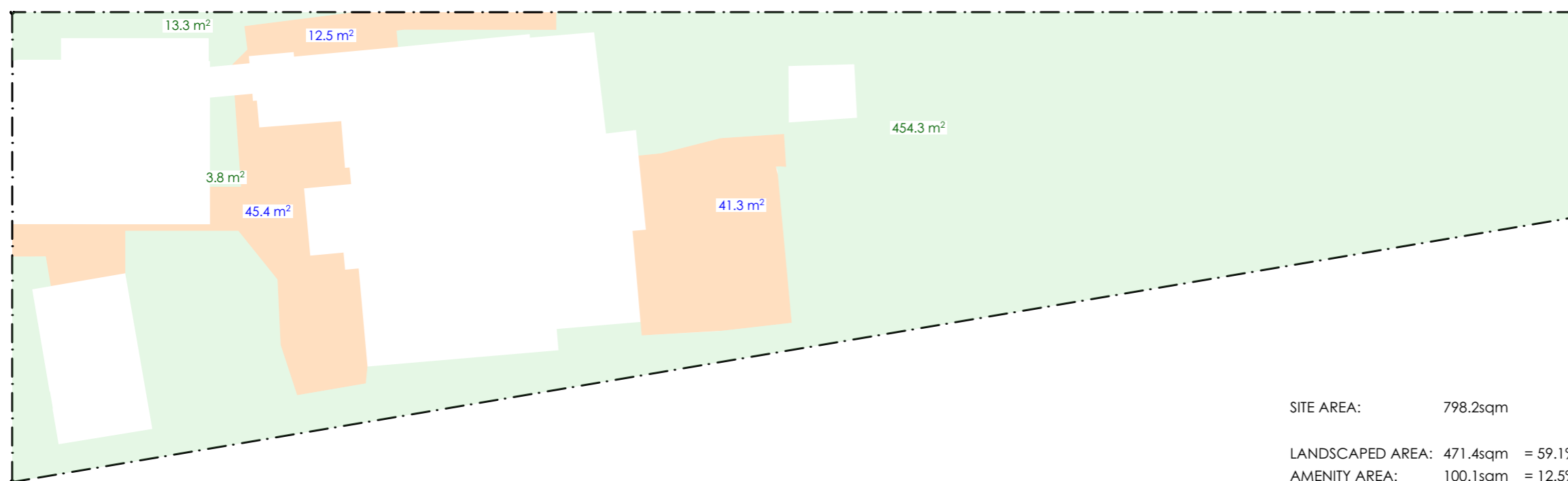
SEDIMENT CONTROL FENCE - TYPE 1
 1.2m star pickets to be driven in a minimum of 600mm at a maximum of 1800mm centres.
 Self-supporting geotextile fabric to be securely fastened to the upslope side of each picket with tie wires and turned upslope in a trench at least 200mm deep.
 void joints in the filter 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.



Notes: Do not scale from drawings



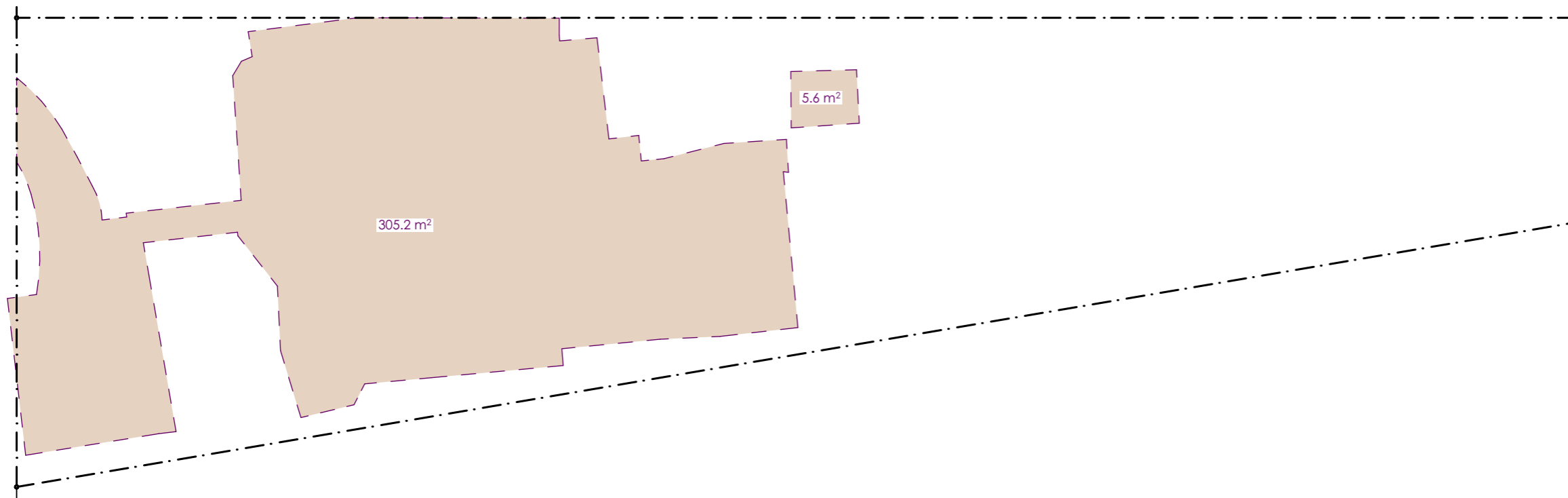
1 Existing Landscaped Area



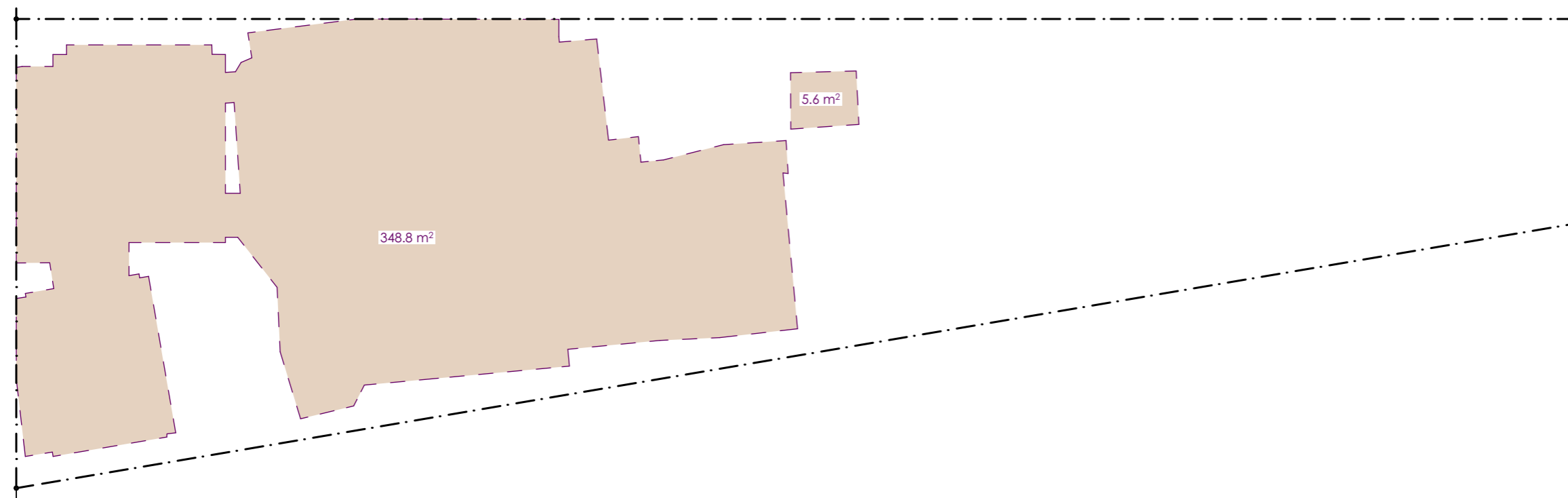
2 Proposed Landscape Area



Notes: Do not scale from drawings



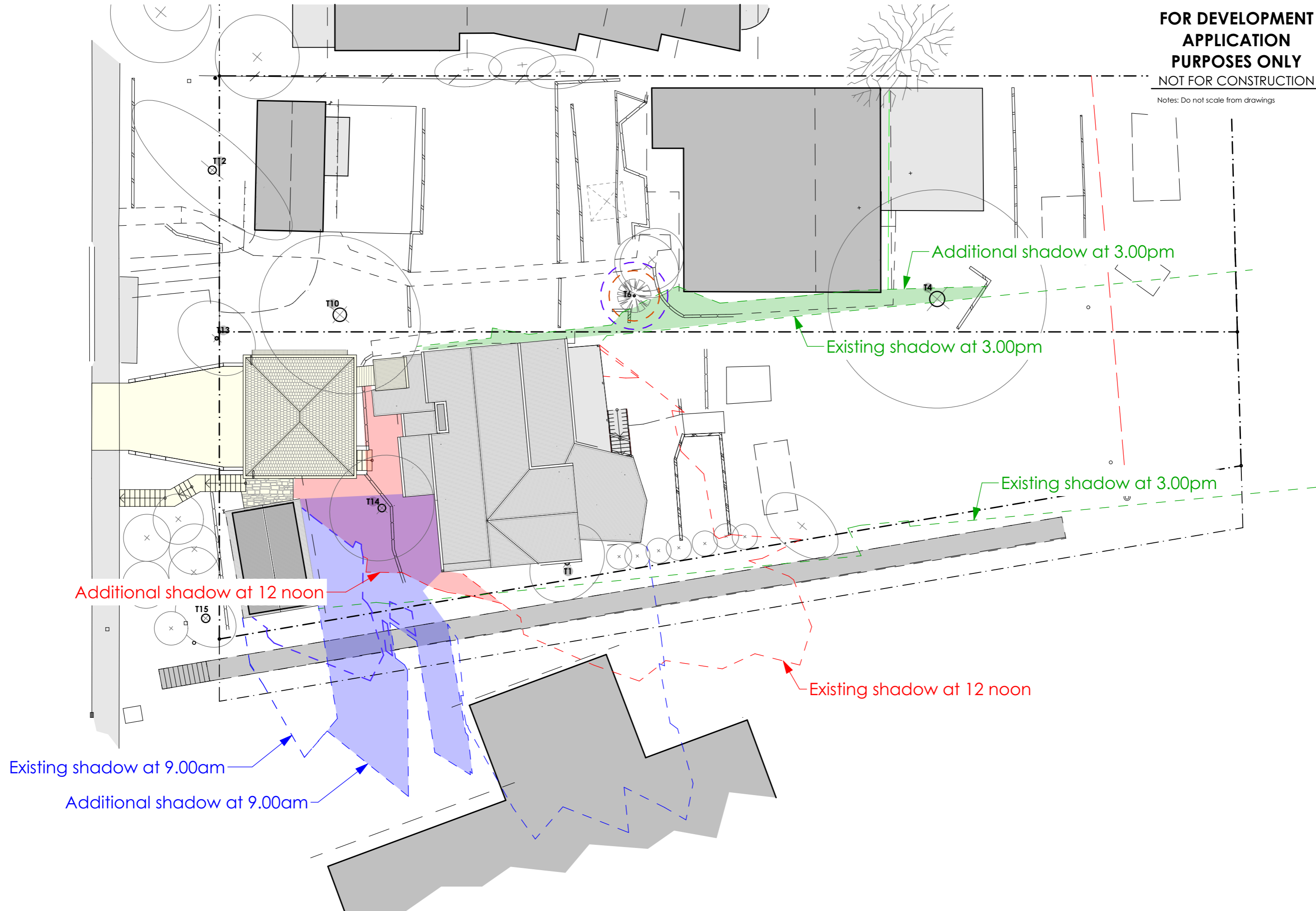
1 Existing Impervious Areas



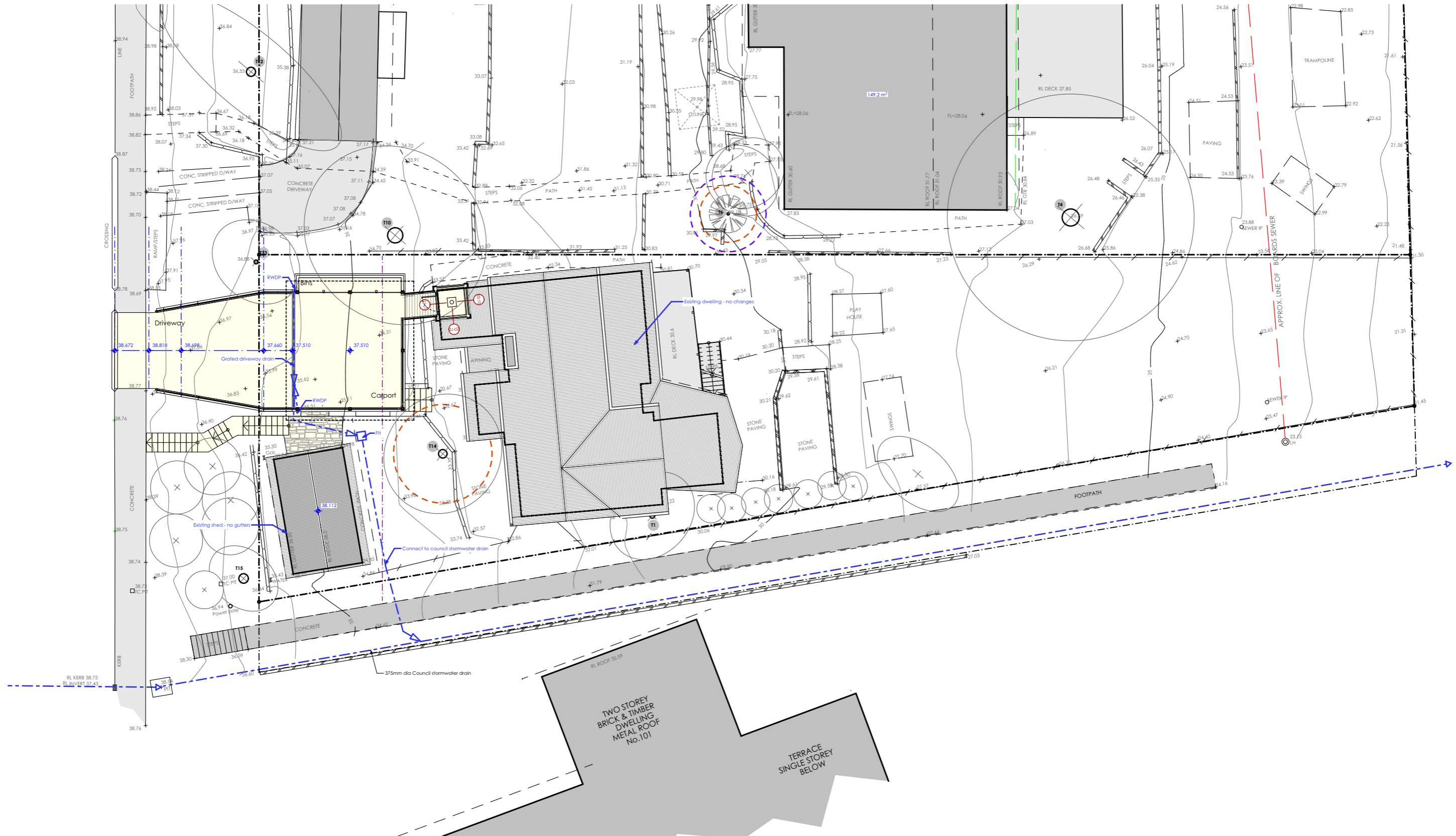
2 Proposed Impervious Areas



Notes: Do not scale from drawings



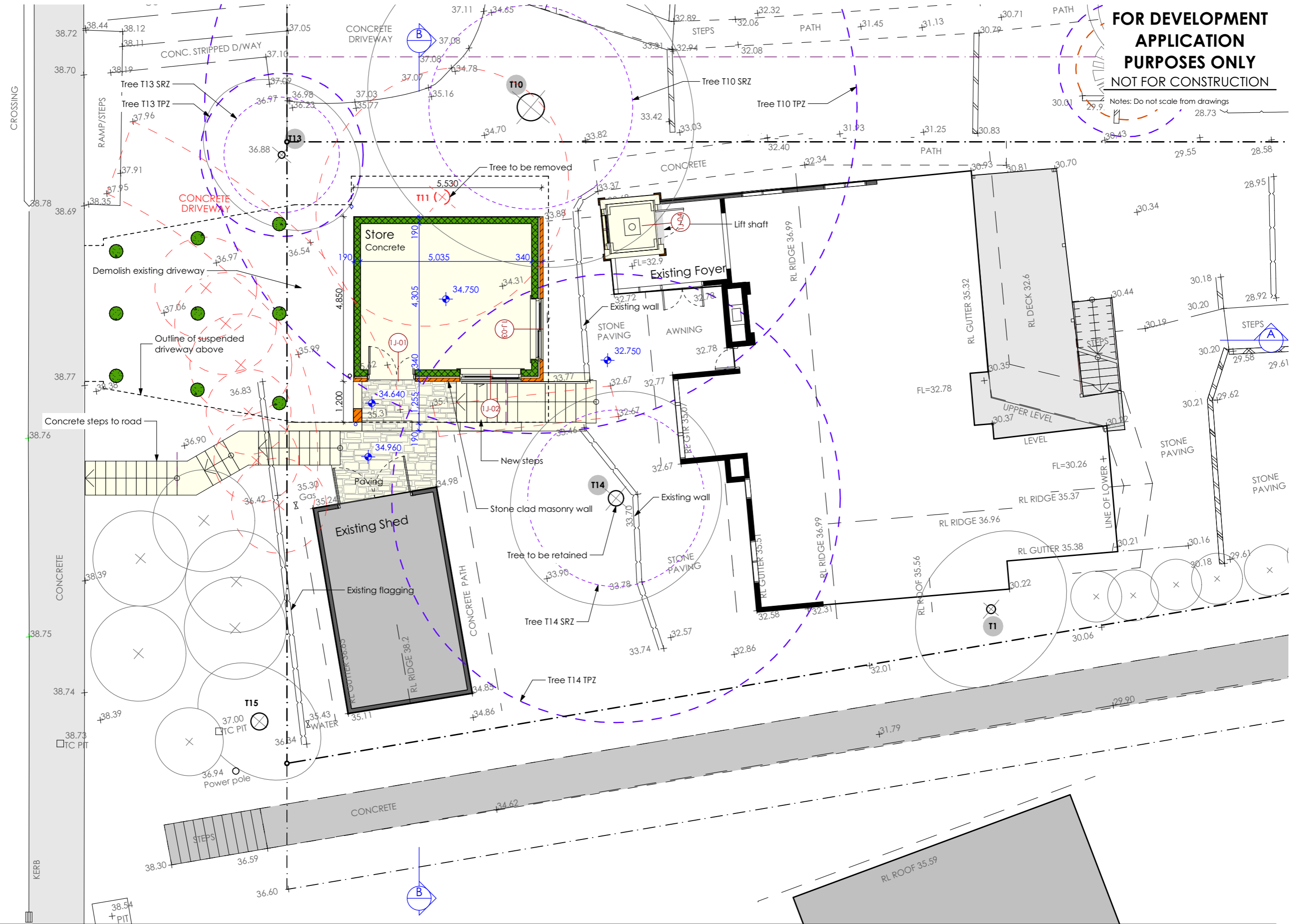
Notes: Do not scale from drawings



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28.73 29.9 30.01 30.43



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Proposed Carport, Store and Lift
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for R & S Nichols

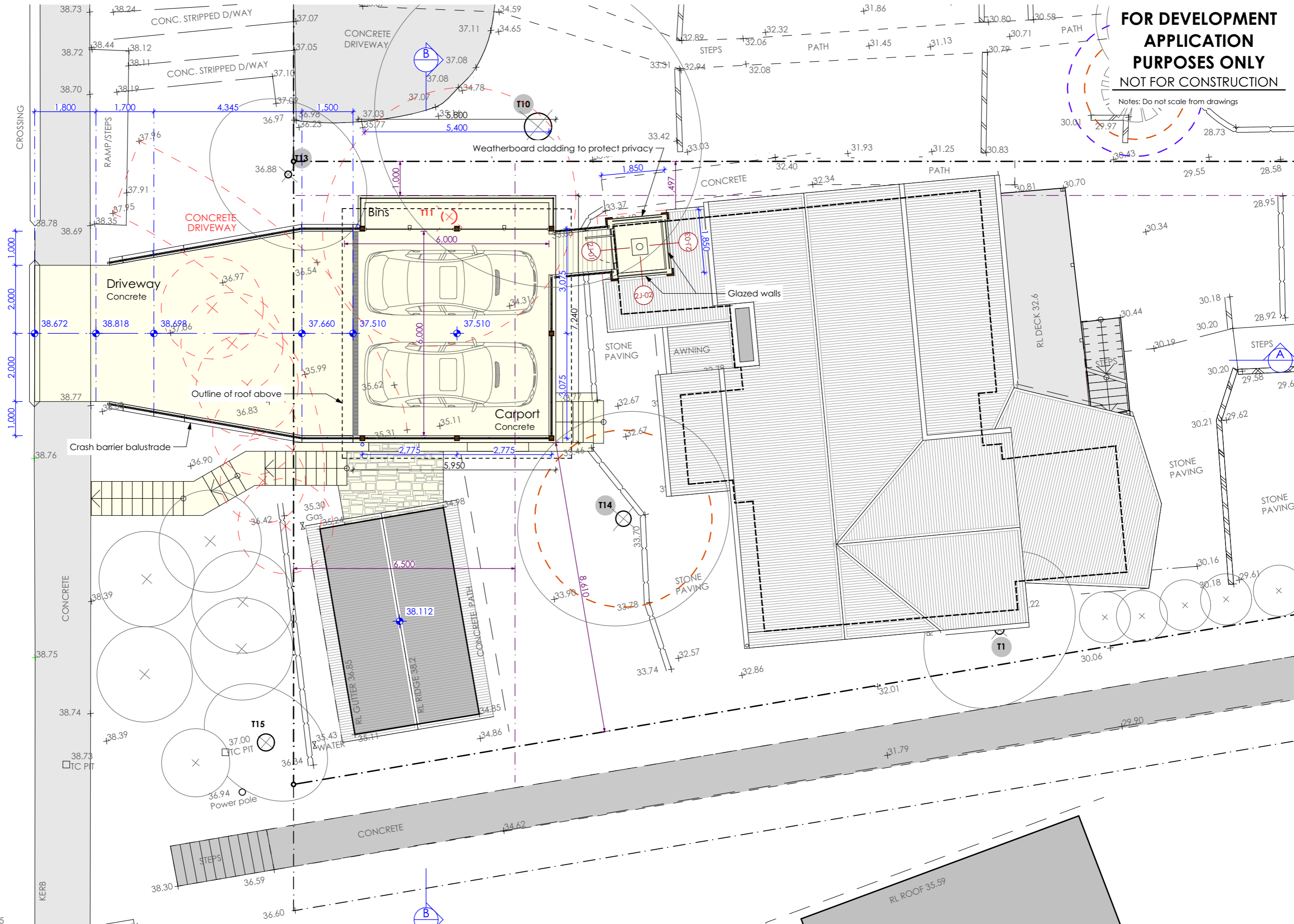


DEVELOPMENT APPLICATION
Store and Entry Floor Plan

Scale: 1:100
Date of printing: 16/12/2019
Project No: 1905a
Drawing No: DA-10
Rev:

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Notes: Do not scale from drawings



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Proposed Carport, Store and Lift
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 for R & S Nichols

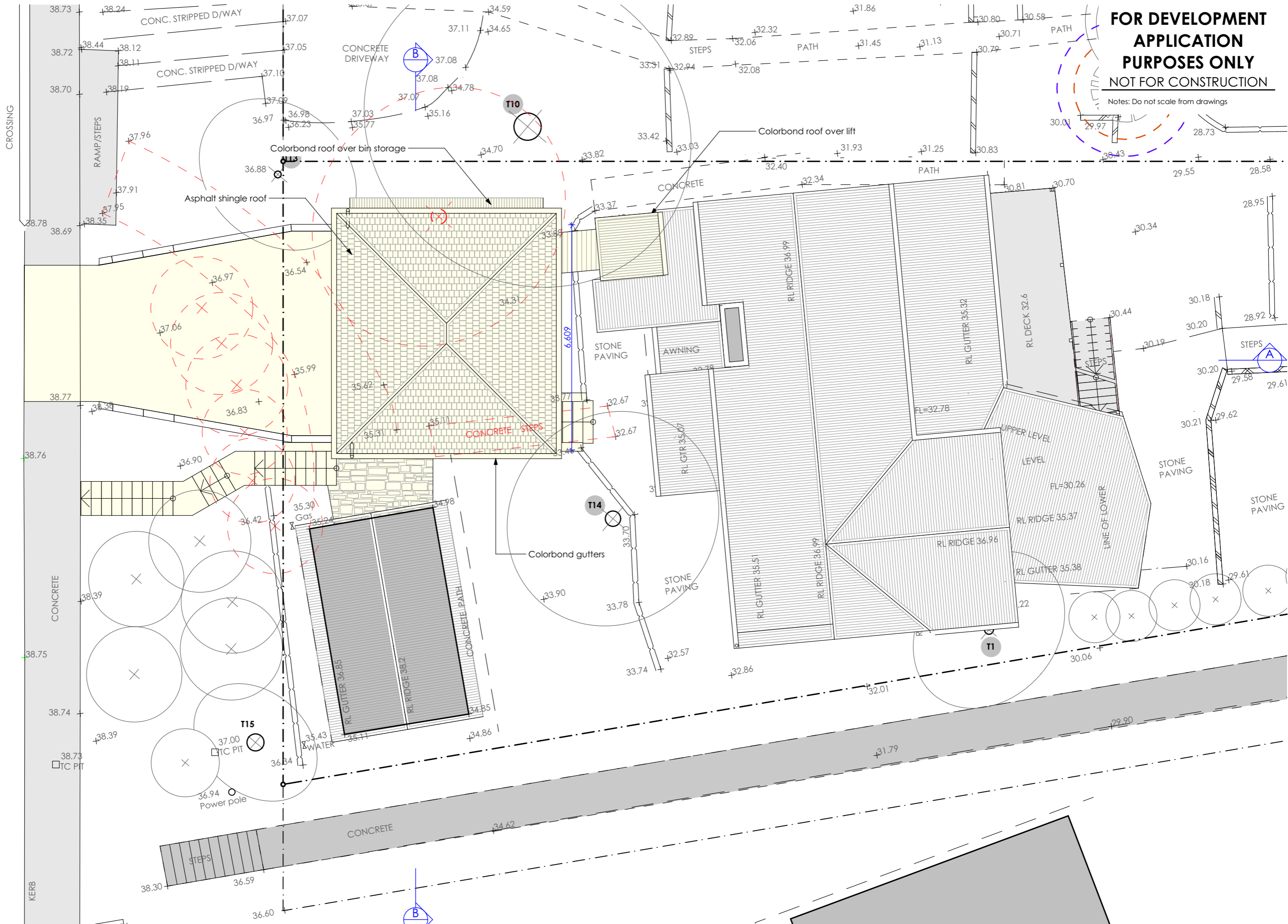


DEVELOPMENT APPLICATION
 Carport Floor Plan

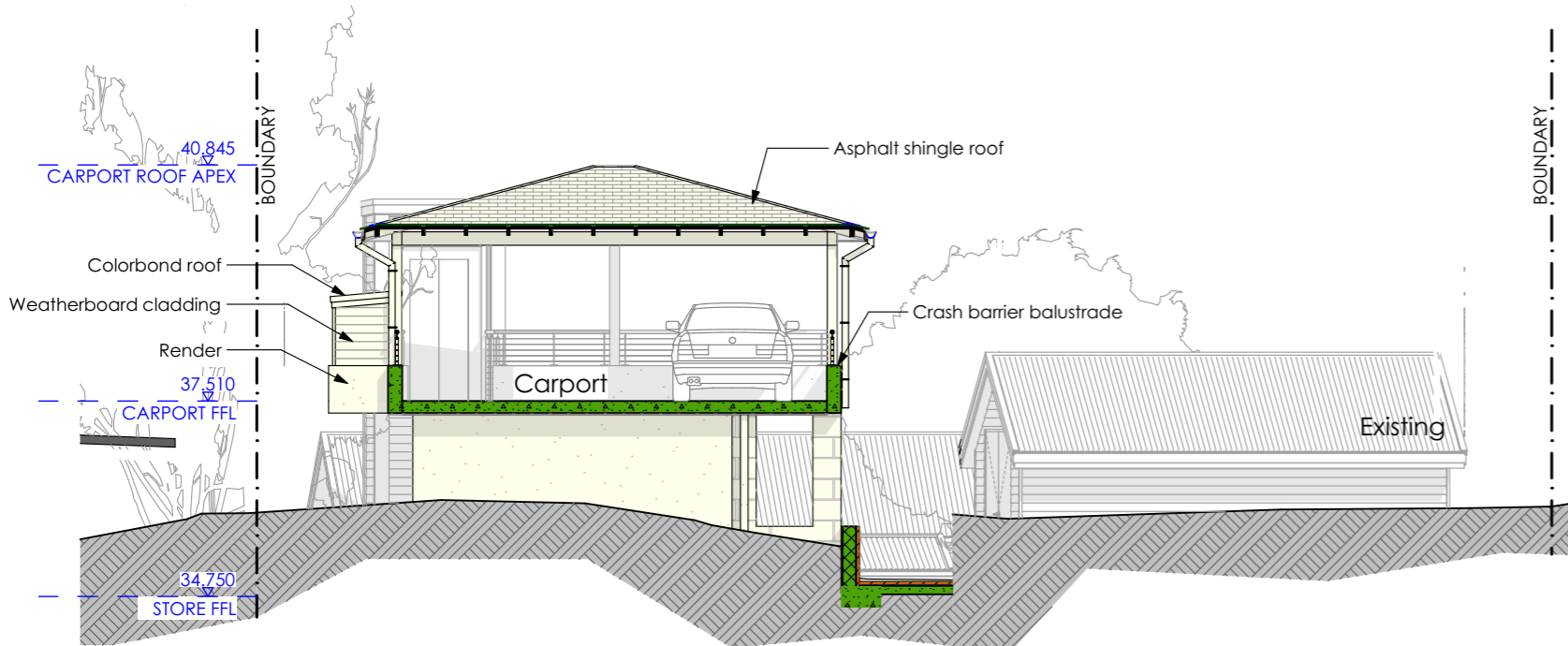
Scale: 1:100
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 Project No: 1905a
 Drawing No: DA-11
 Rev:

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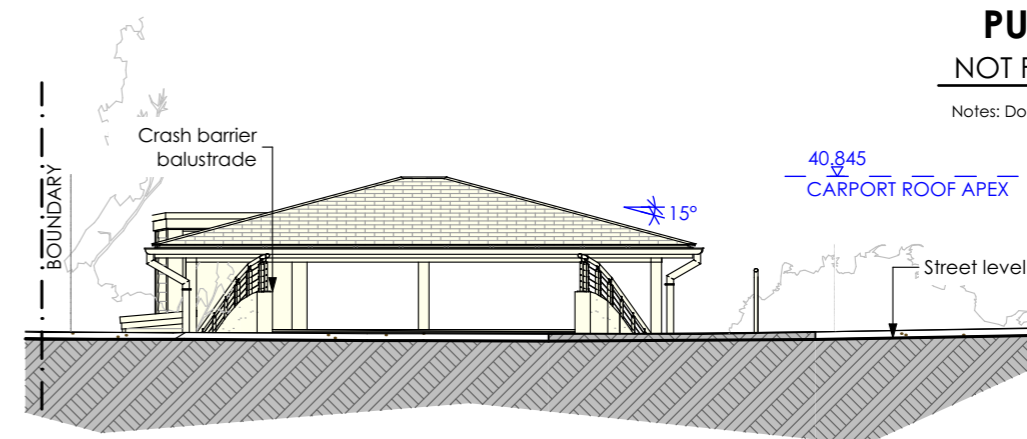
Notes: Do not scale from drawings



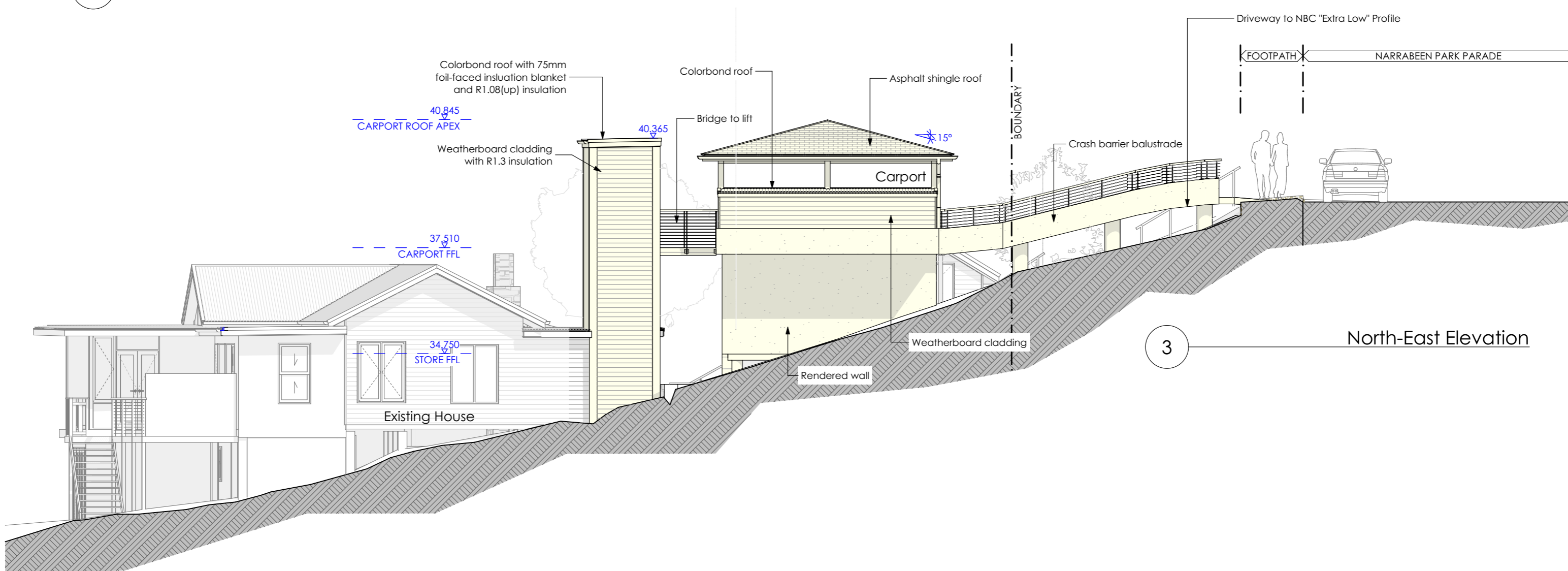
Notes: Do not scale from drawings



1 North-West Elevation



2 North-West Elevation (from street)



3 North-East Elevation

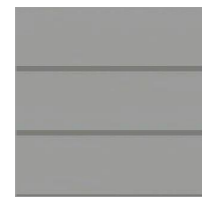
Notes: Do not scale from drawings



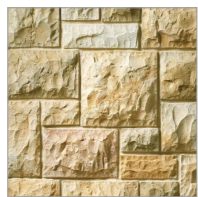
ROOF CLADDING
COLORBOND
"Basalt"



ASPHALT SHINGLE ROOF
"Driftwood"



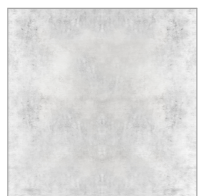
FC WEATHERBOARD
CLADDING



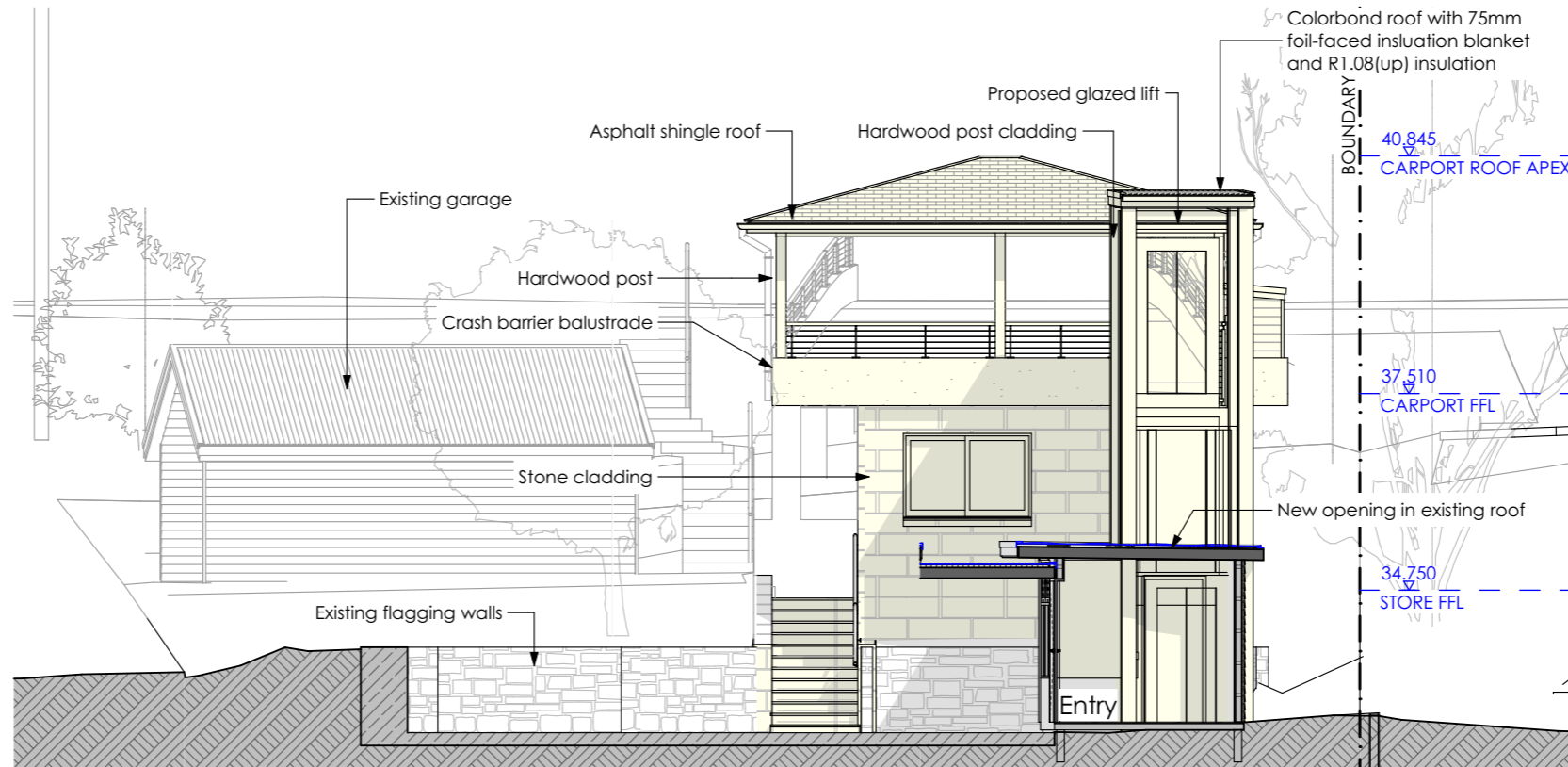
STONE CLADDING
Sandstone



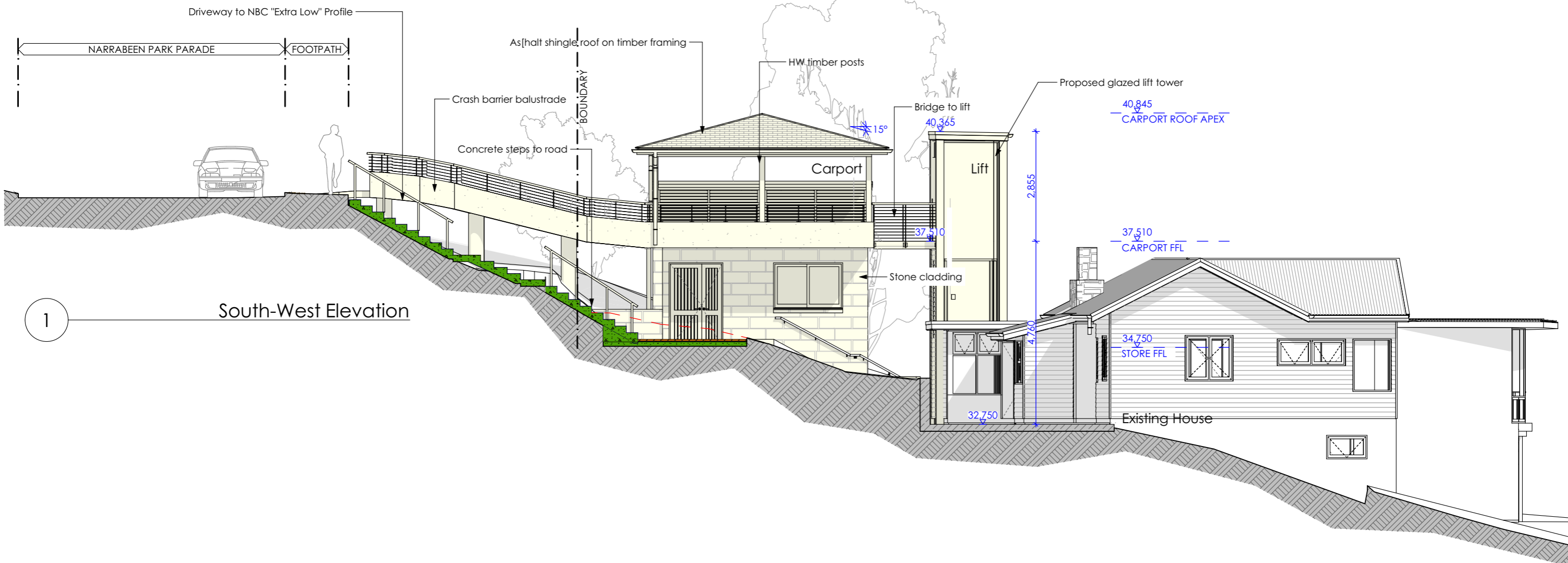
RENDER



DRIVEWAY
Concrete

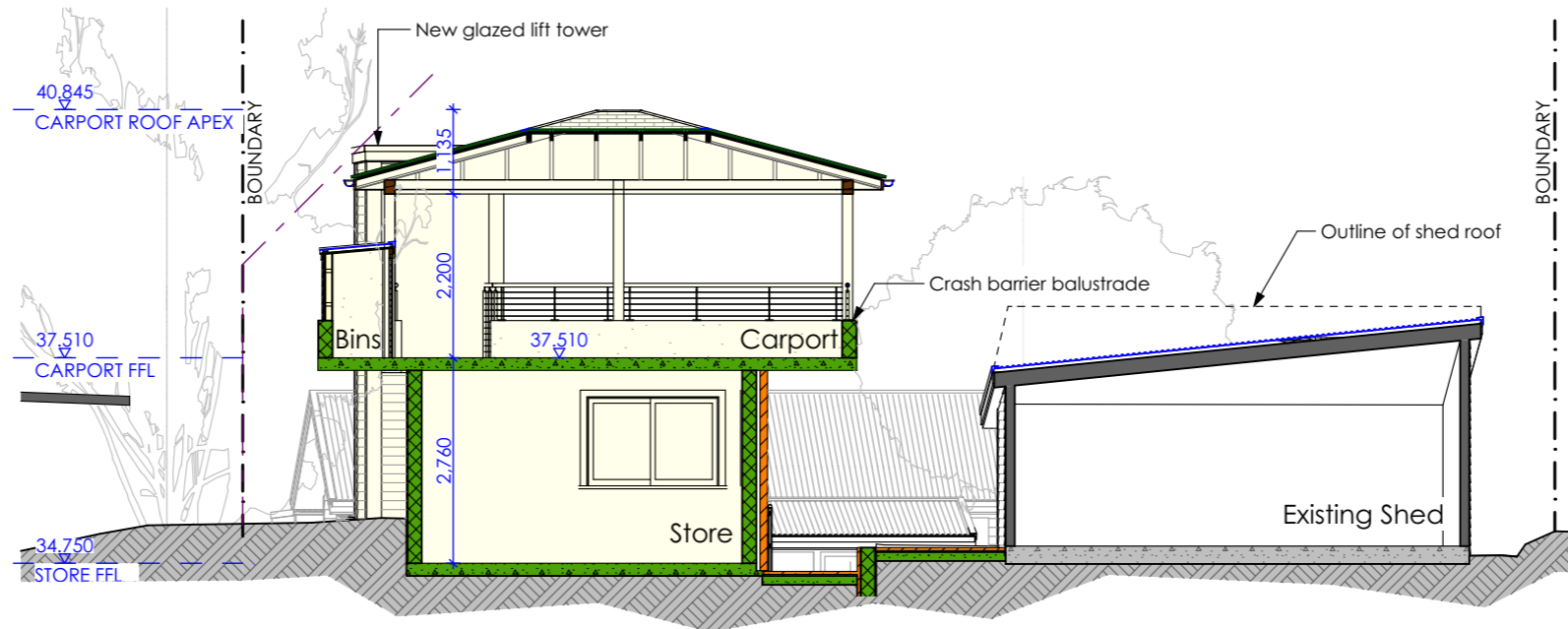


2 South-East Elevation



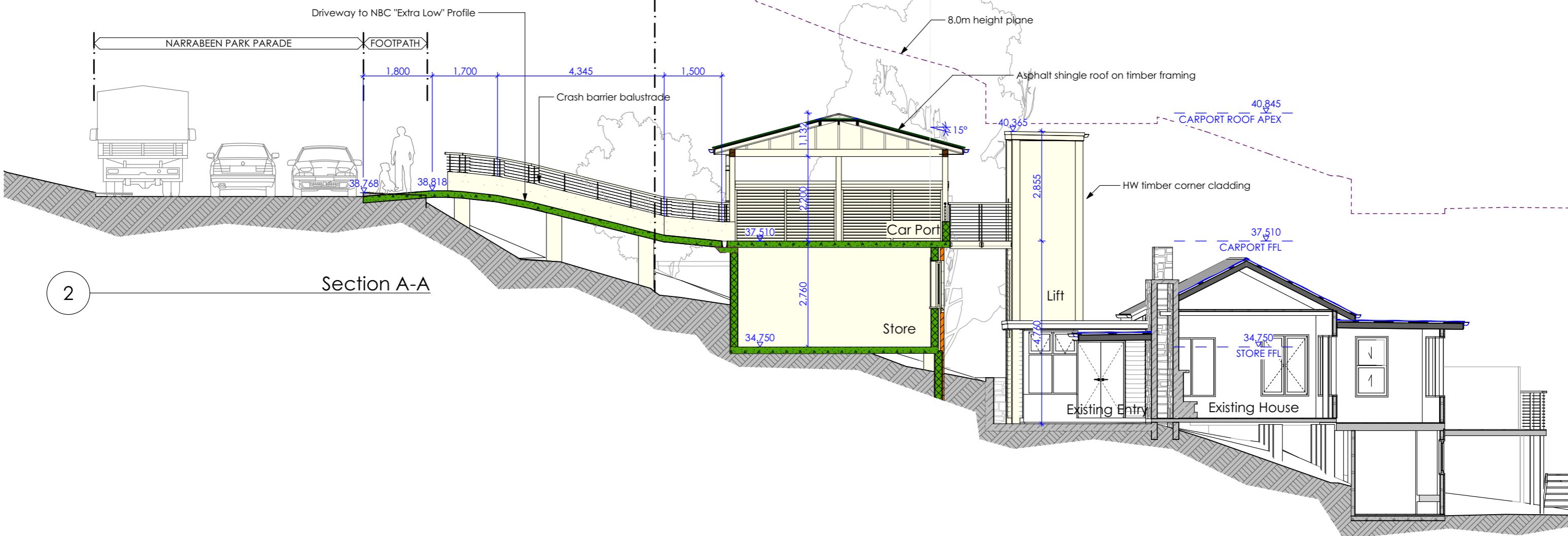
1 South-West Elevation

Notes: Do not scale from drawings



Section B-B

1



Section A-A

2



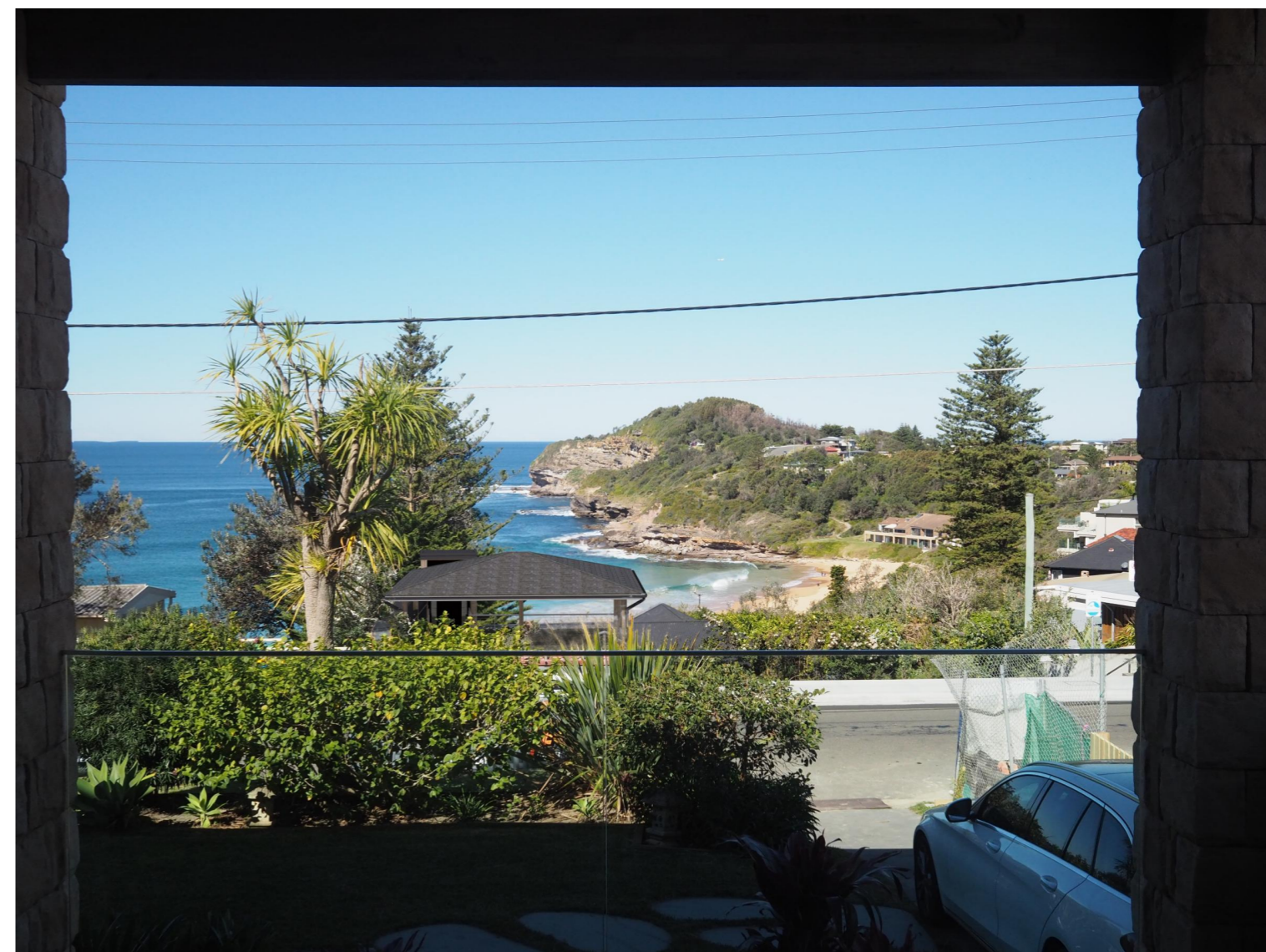
Existing View



Proposed View



Existing View



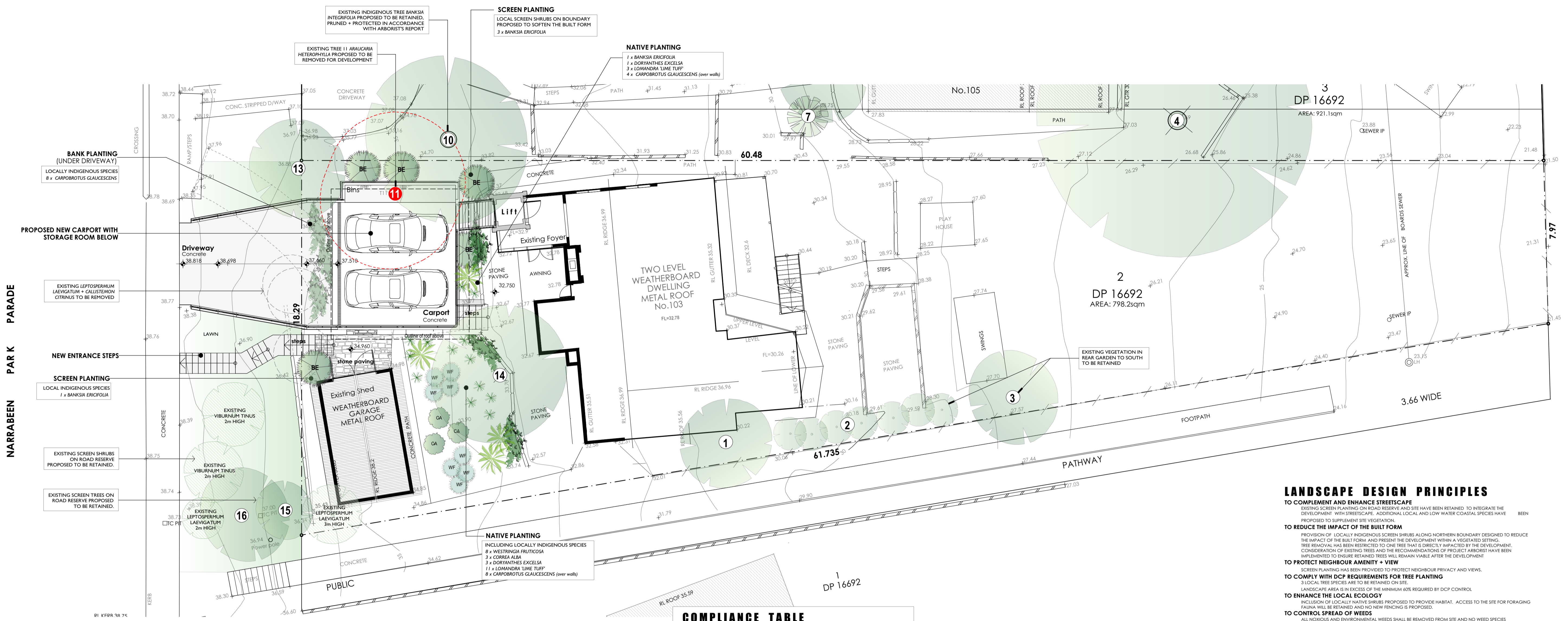
Proposed View



Existing View



Proposed View



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 ONE TREE THAT IS 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.

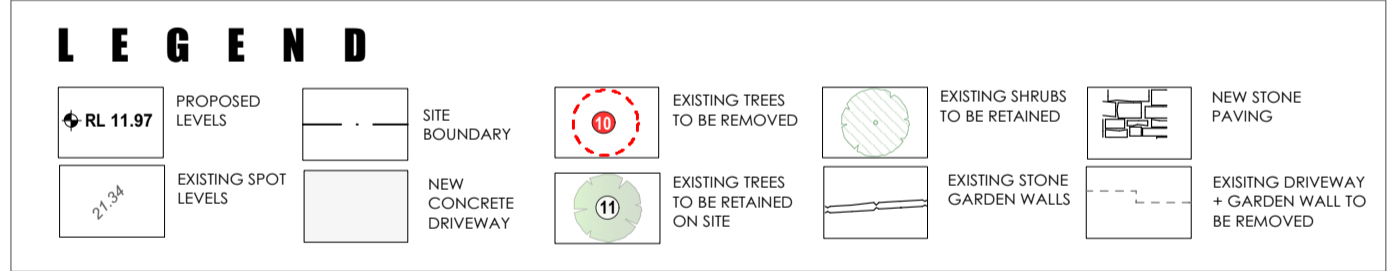
TO COMPLY WITH DCP REQUIREMENTS FOR TREE PLANTING
3 LOCAL TREE SPECIES ARE TO BE RETAINED ON SITE.
LANDSCAPE AREA IN EXCESS OF THE MINIMUM 60% REQUIRED BY DCP CONTROL.

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 NOxious AND ENVIRONMENTAL WEEDS SHALL BE REMOVED FROM SITE AND NO WEED SPECIES ARE PROPOSED TO BE PLANTED.

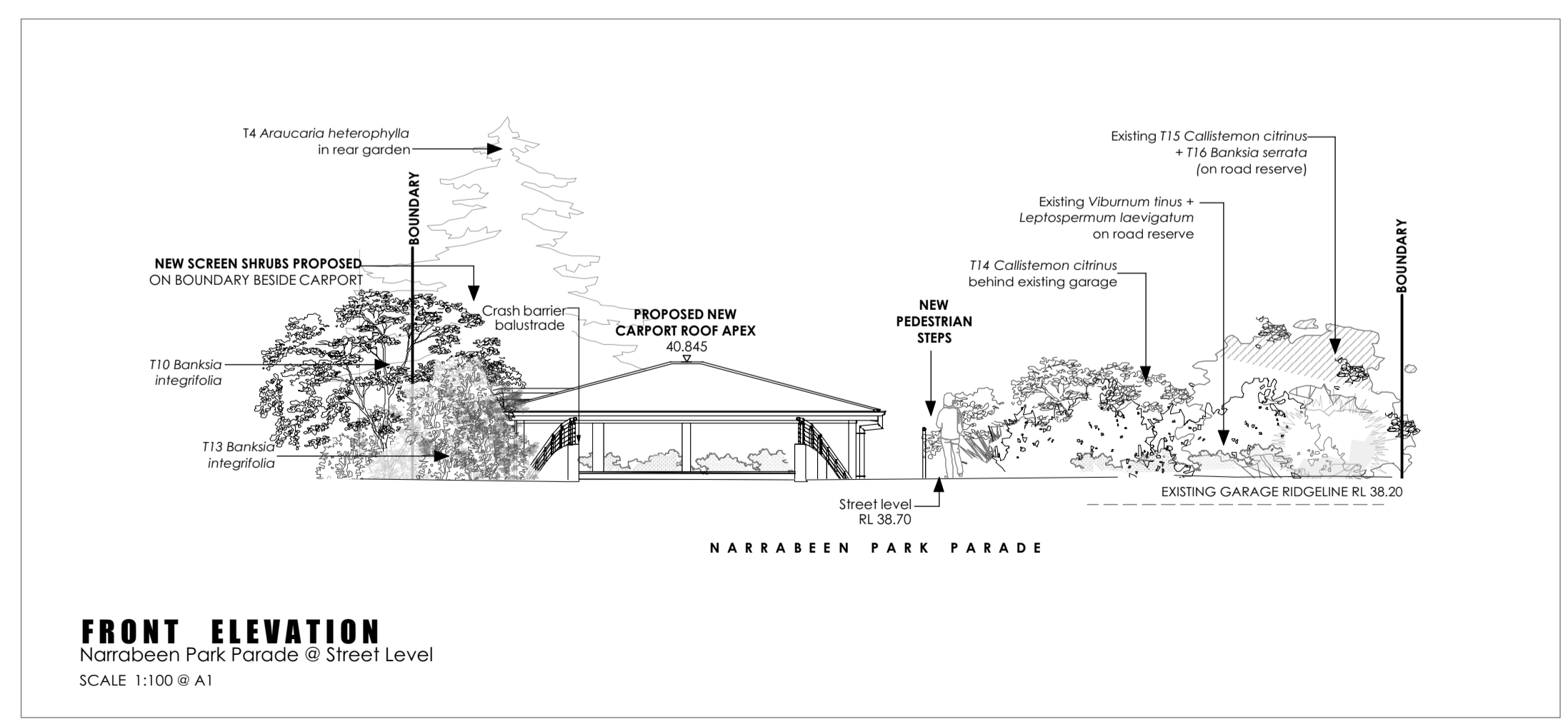
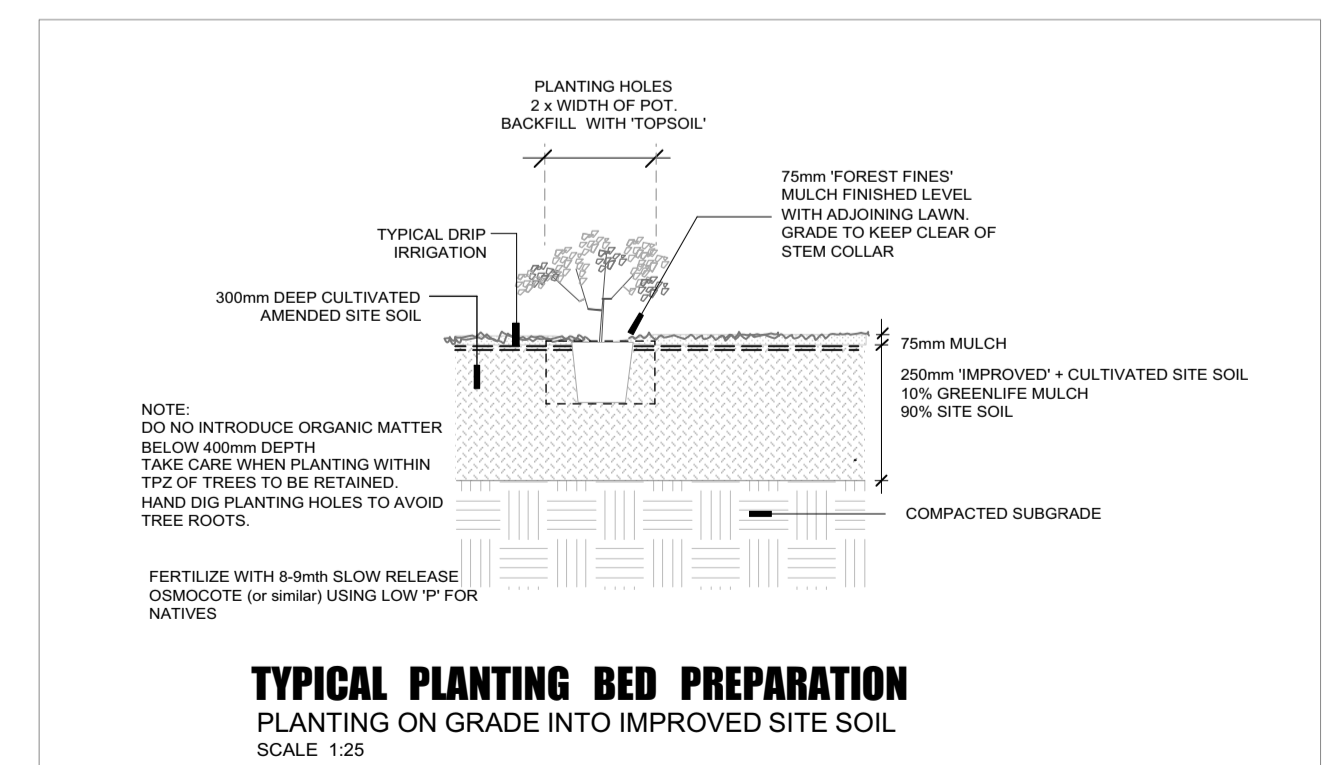
TO COMPLY WITH FITZWATER 21 DCP + LEP 2014
DESIGN PROCESS HAS AIMED TO COMPLY WITH OUTCOMES AND CONTROLS OF LOCAL GOVERNMENT PLANNING INSTRUMENTS IN PARTICULAR F21 DCP CONTROLS

LANDSCAPE PLAN
new carport level
SCALE 1:100 @ A1



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	260mm	6m	5m	3.1m	1.9m	RETAIN + PROTECT
T2	SYZYGIUM ALSTRALE	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	CORYDINE AUST. 'PURPUREA'	CABRAGE 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	RETAIN + PROTECT
T14	CALLISTEMON CITRINUS	CRIMSON BOTTLEBRUSH	500mm	5m	6m	6.6m	2.6m	RETAIN + PROTECT
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



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 PROPAGANCE STOCK.

KEY	BOTANICAL NAME	COMMON NAME	HEIGHT	NO	POT SIZE	LOCAL	COMMENTS
TREES							
SHRUBS + FEATURES							
BE	BANKSIA ERICIFOLIA	COAST BANKSIA	3m	5	200mm	3	LOCALLY INDIGENOUS SPECIES
CA	CORREA ALBA	WHITE CORREA	1m	3	200mm	5	LOCALLY INDIGENOUS SPECIES
	DORYANTHES EXCELSA	GYMEA LILY	1.5m	4	200mm		NATIVE SPECIES
WF	WESTRINGIA FRUTICOSA	COAST ROSEMARY	1m	8	200mm	8	LOCALLY INDIGENOUS SPECIES
GROUNDCOVERS + GRASSES							
	CARPOBROTUS GLAUCESCENS	PIGFACE	g/clover	20	150mm	20	LOCALLY INDIGENOUS SPECIES
	LOMANDRA LIME TUFF	LIME TUFF MAT RUSH	0.5m	14	150mm		NATIVE SPECIES
TOTAL NUMBER OF PLANTS				54			
NUMBER OF LOCAL SPECIES						34	(67%)