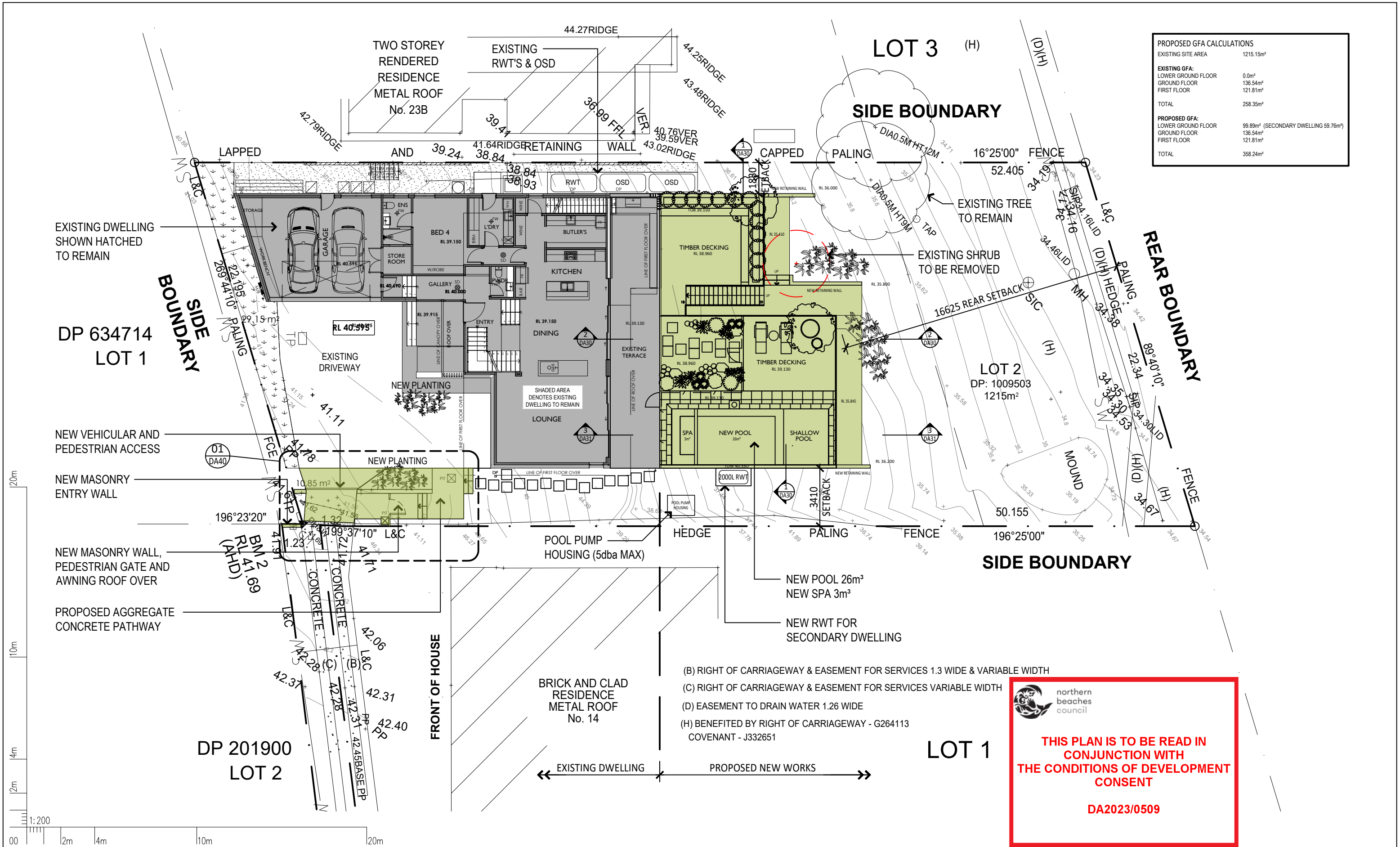




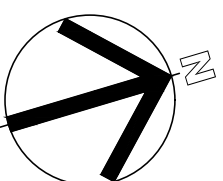
PROPOSED GFA CALCULATIONS	
EXISTING SITE AREA	1215.15m ²
EXISTING GFA:	
LOWER GROUND FLOOR	0.0m ²
GROUND FLOOR	136.54m ²
FIRST FLOOR	121.81m ²
TOTAL	258.35m ²
PROPOSED GFA:	
LOWER GROUND FLOOR	99.89m ² (SECONDARY DWELLING 59.76m ²)
GROUND FLOOR	136.54m ²
FIRST FLOOR	121.81m ²
TOTAL	358.24m ²

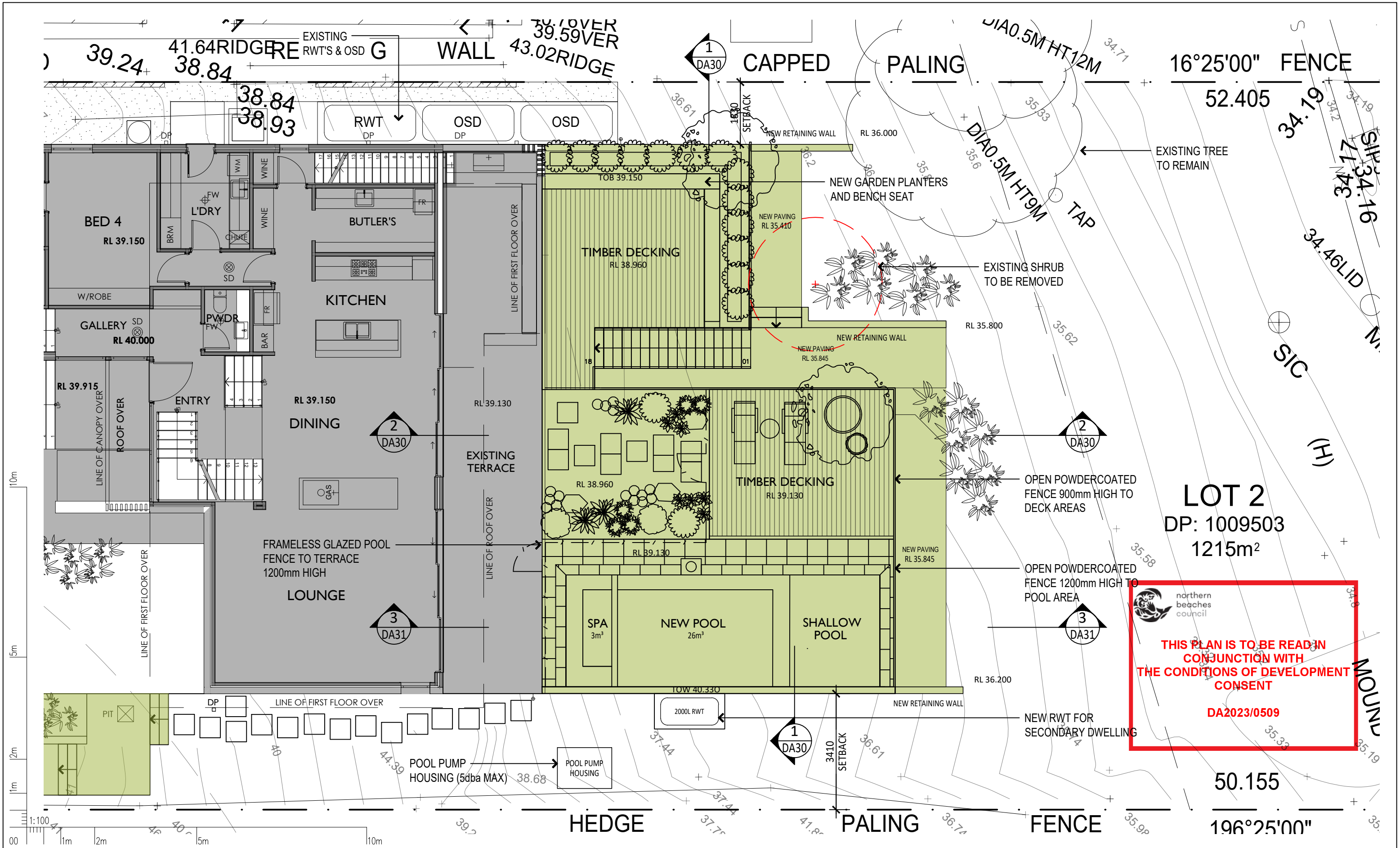


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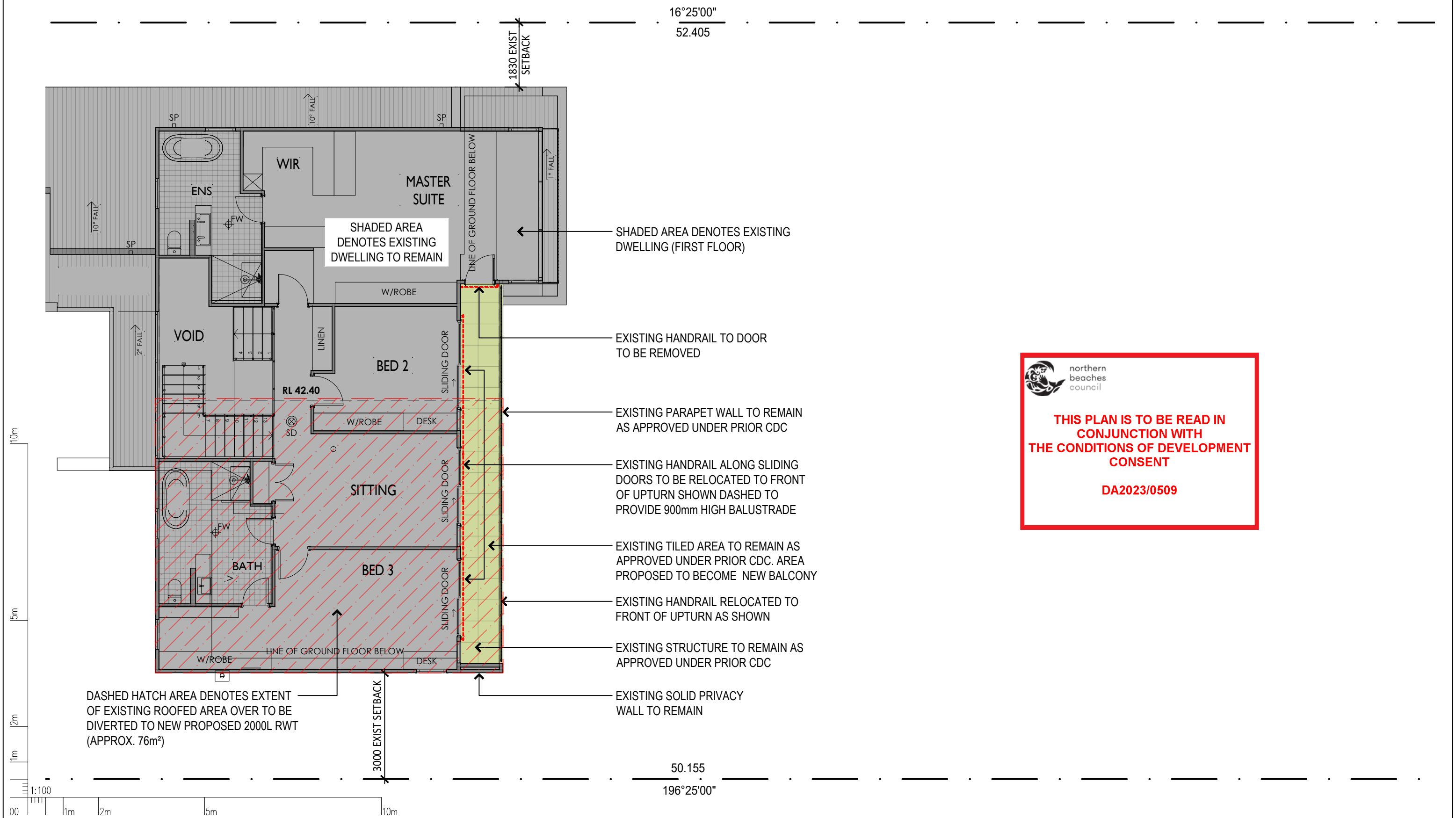
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	M & S DEBELAK				PROPOSED SITE PLAN						
	16 GERTRUDE AVENUE, NEWPORT NSW 2106										
	PROJECT		SCALE	DRAWN	PLOT DATE						
	ALTERATIONS AND ADDITIONS		1:200 @ A3	SH	28/02/2023 5:41 AM						
	PROJECT PHASE		PROJECT No	DRAWING No	REVISION						
	DEVELOPMENT APPLICATION		NEW-01	DA01	01						
01	ISSUED FOR COUNCIL APPROVAL	SH	26.02.23								
ISSUE	AMENDMENT DESCRIPTION	BY	DATE								
AMENDMENTS											



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						PROJECT ALTERATIONS AND ADDITIONS		SCALE 1:100 @ A3	DRAWN SH	PLOT DATE 28/02/2023 5:46 AM
						PROJECT PHASE DEVELOPMENT APPLICATION		PROJECT No NEW-01	DRAWING No DA11	REVISION 01
01 ISSUED FOR COUNCIL APPROVAL SH 26.02.23										
ISSUE AMENDMENT DESCRIPTION BY DATE										
AMENDMENTS										

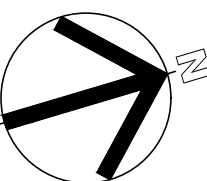




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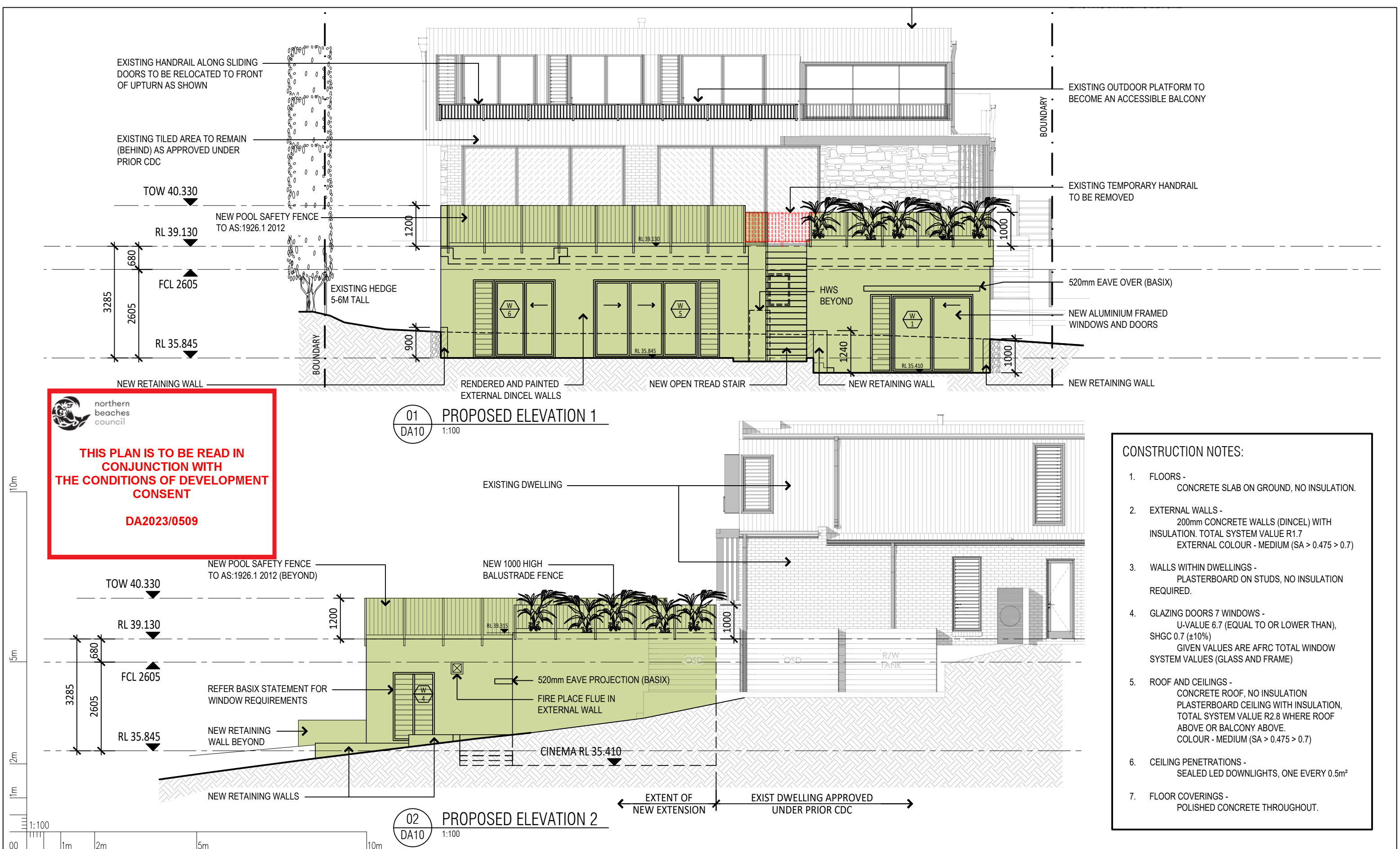
	NOTE: PROJECT 39 IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS & SCHEDULES WHICH MUST NOT BE REPRODUCED OR COPIED WITHOUT PRIOR WRITTEN CONSENT DO NOT SCALE DRAWING VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING WORK OR PRODUCING SHOP DRAWINGS. ALL SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL CURRENT AND RELEVANT AUSTRALIAN STANDARDS.	PROJECT 39 Mob: 0439 490 024 hello@project39.com.au 	CLIENT	DRAWING TITLE			
			M & S DEBELAK	PROPOSED FIRST FLOOR PLAN			
			16 GERTRUDE AVENUE, NEWPORT NSW 2106				
			PROJECT		SCALE	DRAWN	PLOT DATE
		ALTERATIONS AND ADDITIONS		1:100 @ A3	SH	25/02/2023	
						1:17 PM	
		PROJECT PHASE		PROJECT No	DRAWING No	REVISION	
		DEVELOPMENT APPLICATION		NEW-01	DA12	01	

01 ISSUED FOR COUNCIL APPROVAL SH 26.02.23

ISSUE AMENDMENT DESCRIPTION BY DATE

AMENDMENTS

C:\Norm\temp\Project 39\07 Newport\NEW-DA12-PROPOSED FIRST FLOOR PLAN.dwg



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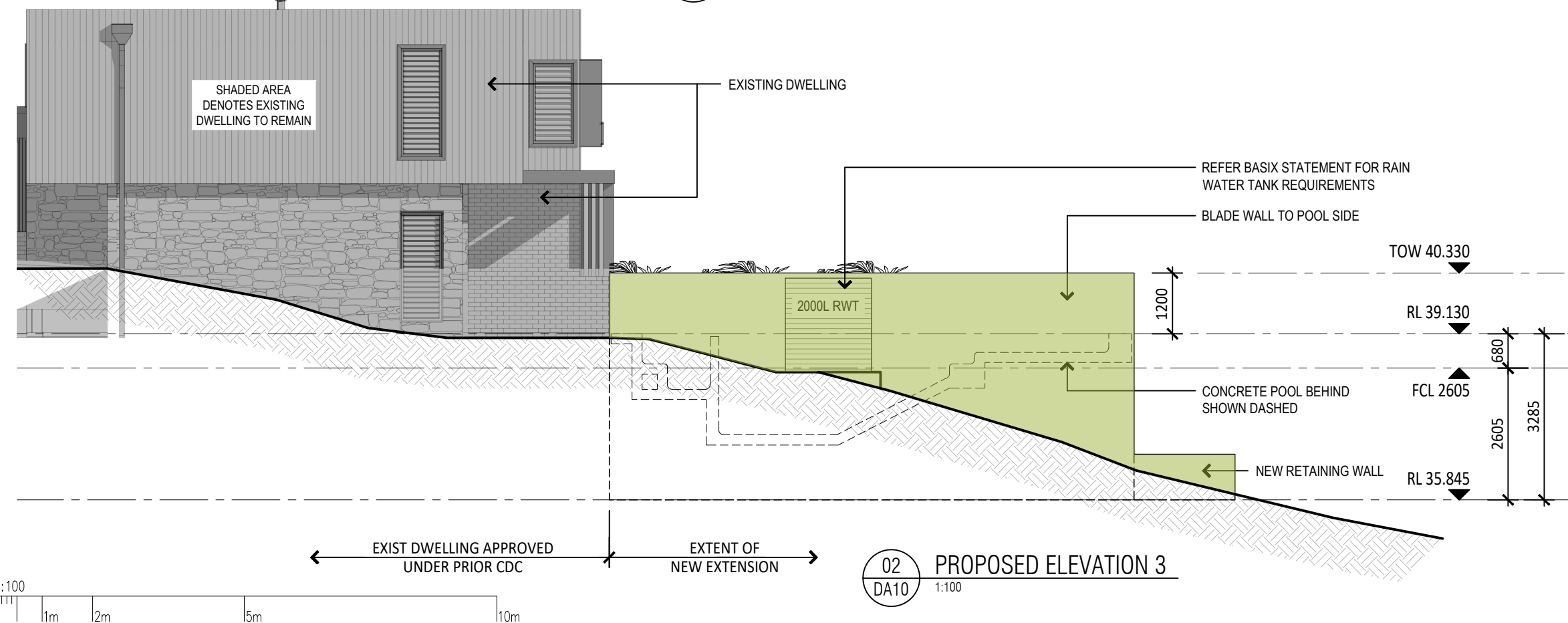
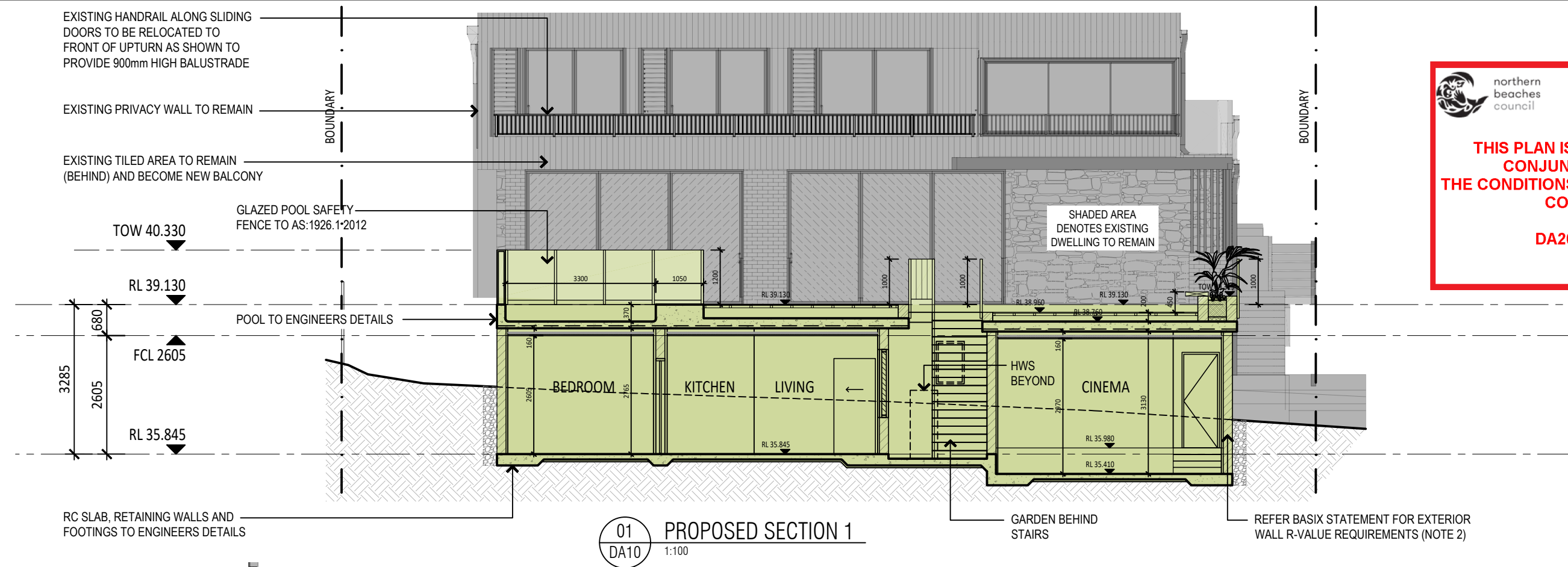
- CONSTRUCTION NOTES:**
- FLOORS - CONCRETE SLAB ON GROUND, NO INSULATION.
 - EXTERNAL WALLS - 200mm CONCRETE WALLS (DINCEL) WITH INSULATION. TOTAL SYSTEM VALUE R1.7 EXTERNAL COLOUR - MEDIUM (SA > 0.475 > 0.7)
 - WALLS WITHIN DWELLINGS - PLASTERBOARD ON STUDS, NO INSULATION REQUIRED.
 - GLAZING DOORS 7 WINDOWS - U-VALUE 6.7 (EQUAL TO OR LOWER THAN), SHGC 0.7 (±10%) GIVEN VALUES ARE AFRC TOTAL WINDOW SYSTEM VALUES (GLASS AND FRAME)
 - ROOF AND CEILINGS - CONCRETE ROOF, NO INSULATION PLASTERBOARD CEILING WITH INSULATION, TOTAL SYSTEM VALUE R2.8 WHERE ROOF ABOVE OR BALCONY ABOVE. COLOUR - MEDIUM (SA > 0.475 > 0.7)
 - CEILING PENETRATIONS - SEALED LED DOWNLIGHTS, ONE EVERY 0.5m²
 - FLOOR COVERINGS - POLISHED CONCRETE THROUGHOUT.

						NOTE: PROJECT 39 IS THE OWNER OF THE COPYRIGHT SUBSISTING IN THESE DRAWINGS & SCHEDULES WHICH MUST NOT BE REPRODUCED OR COPIED WITHOUT PRIOR WRITTEN CONSENT DO NOT SCALE DRAWING VERIFY ALL DIMENSIONS ON THE SITE BEFORE COMMENCING WORK OR PRODUCING SHOP DRAWINGS. ALL SHOP DRAWINGS MUST BE SUBMITTED AND APPROVED BEFORE MANUFACTURE. ALL WORK IS TO BE CARRIED OUT IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA AND ALL CURRENT AND RELEVANT AUSTRALIAN STANDARDS.	PROJECT 39 Mob: 0439 490 024 hello@project39.com.au		CLIENT		DRAWING TITLE	
					M & S DEBELAK				PROPOSED ELEVATIONS			
					16 GERTRUDE AVENUE, NEWPORT NSW 2106							
					PROJECT				SCALE	DRAWN	PLOT DATE	
					ALTERATIONS AND ADDITIONS				1:100 @ A3	SH	25/02/2023 1:17 PM	
					PROJECT PHASE				PROJECT No	DRAWING No	REVISION	
					DEVELOPMENT APPLICATION				NEW-01	DA20	01	
	01	ISSUED FOR COUNCIL APPROVAL		SH	26.02.23							
	ISSUE	AMENDMENT DESCRIPTION		BY	DATE							
	AMENDMENTS											



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CONSTRUCTION NOTES:

- FLOORS -
CONCRETE SLAB ON GROUND, NO INSULATION.
- EXTERNAL WALLS -
200mm CONCRETE WALLS (DINCEL) WITH
INSULATION. TOTAL SYSTEM VALUE R1.7
EXTERNAL COLOUR - MEDIUM (SA > 0.475 > 0.7)
- WALLS WITHIN DWELLINGS -
PLASTERBOARD ON STUDS, NO INSULATION
REQUIRED.
- GLAZING DOORS 7 WINDOWS -
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- ROOF AND CEILINGS -
CONCRETE ROOF, NO INSULATION
PLASTERBOARD CEILING WITH INSULATION,
TOTAL SYSTEM VALUE R2.8 WHERE ROOF
ABOVE OR BALCONY ABOVE.
COLOUR - MEDIUM (SA > 0.475 > 0.7)
- CEILING PENETRATIONS -
SEALED LED DOWNLIGHTS, ONE EVERY 0.5m²
- FLOOR COVERINGS -
POLISHED CONCRETE THROUGHOUT.

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PROJECT 39

Mob: 0439 490 024
hello@project39.com.au



CLIENT
M & S DEBELAK
16 GERTRUDE AVENUE, NEWPORT NSW 2106

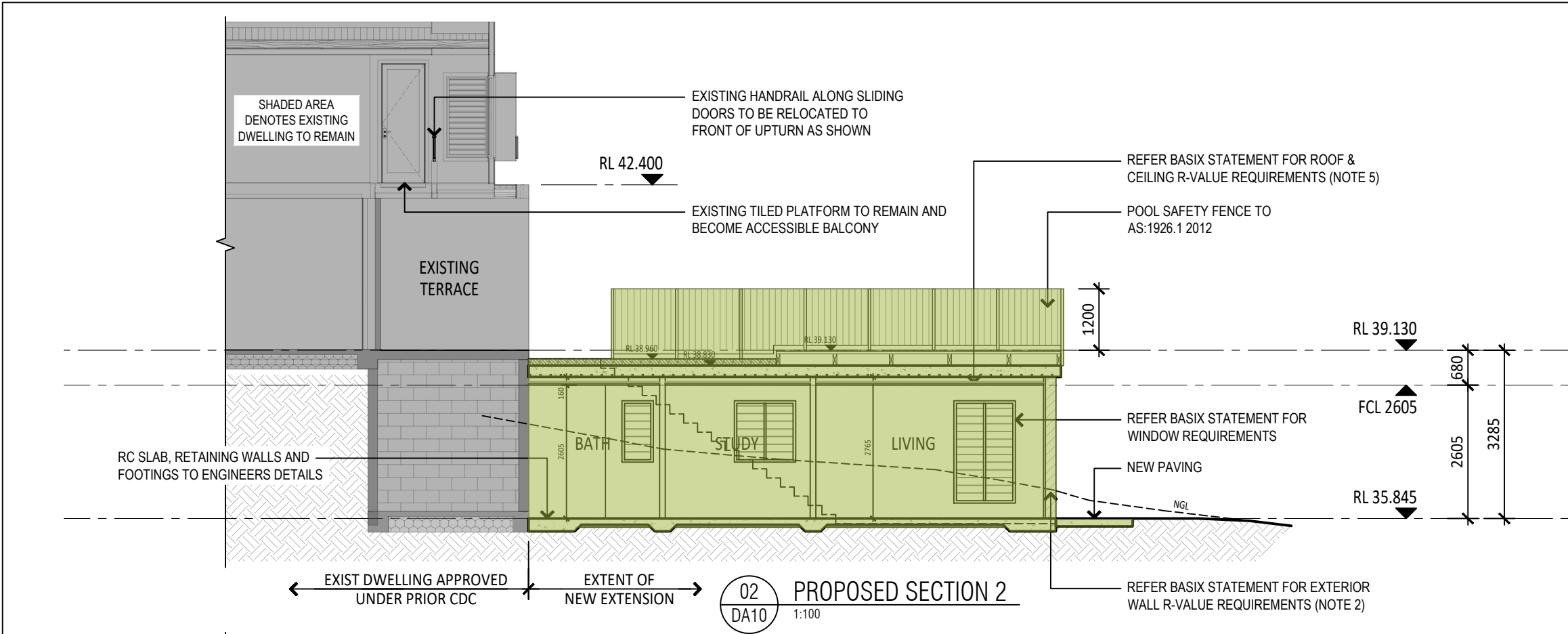
PROJECT
ALTERATIONS AND ADDITIONS

PROJECT PHASE
DEVELOPMENT APPLICATION

DRAWING TITLE
**PROPOSED
ELEVATION & SECTION 1**

SCALE 1:100 @ A3	DRAWN SH	PLOT DATE 19/07/2023 12:16 AM
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PROJECT No NEW-01	DRAWING No DA30	REVISION 02
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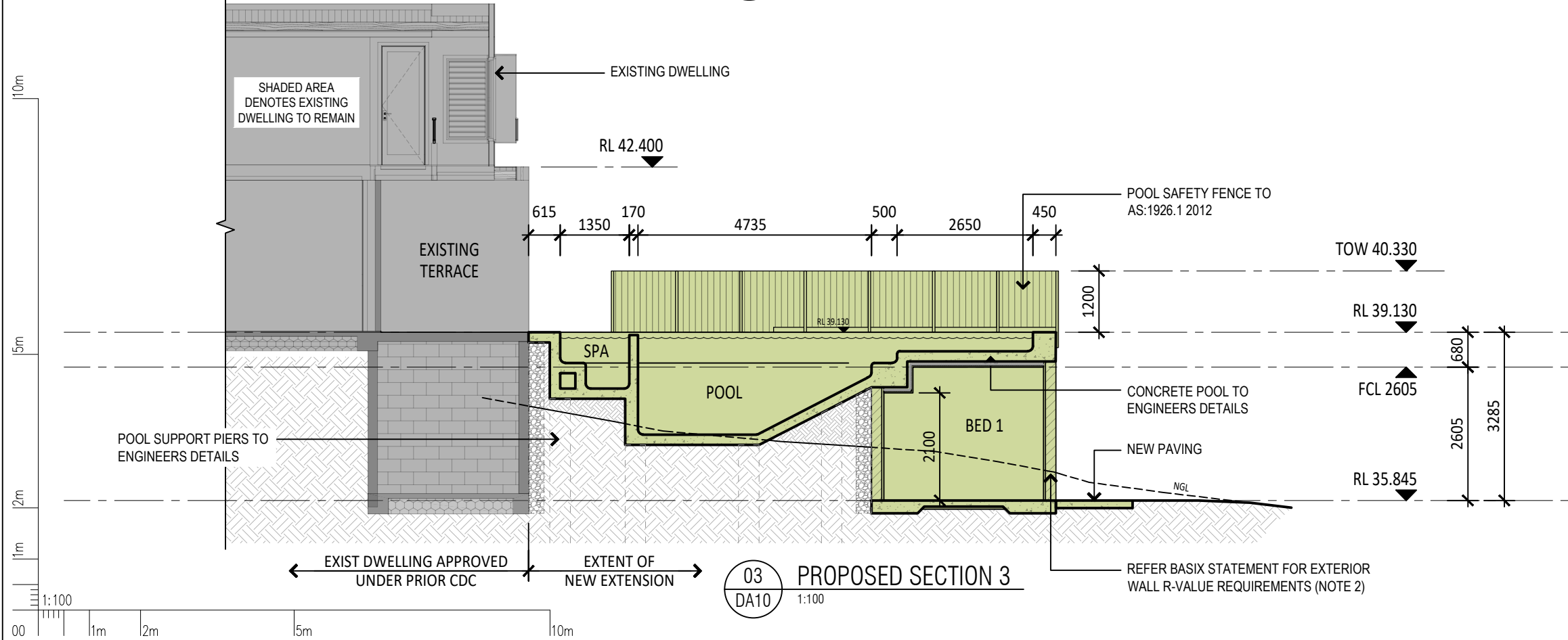




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THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/0509



CONSTRUCTION NOTES:

1.

FLOORS -
CONCRETE SLAB ON GROUND, NO INSULATION.
2.

EXTERNAL WALLS -
200mm CONCRETE WALLS (DINCEL) WITH
INSULATION. TOTAL SYSTEM VALUE R1.7
EXTERNAL COLOUR - MEDIUM (SA > 0.475 > 0.7)
3.

WALLS WITHIN DWELLINGS -
PLASTERBOARD ON STUDS, NO INSULATION
REQUIRED.
4.

GLAZING DOORS 7 WINDOWS -
U-VALUE 6.7 (EQUAL TO OR LOWER THAN),
SHGC 0.7 (±10%)
GIVEN VALUES ARE AFRC TOTAL WINDOW
SYSTEM VALUES (GLASS AND FRAME)
5.

ROOF AND CEILINGS -
CONCRETE ROOF, NO INSULATION
PLASTERBOARD CEILING WITH INSULATION,
TOTAL SYSTEM VALUE R2.8 WHERE ROOF
ABOVE OR BALCONY ABOVE.
COLOUR - MEDIUM (SA > 0.475 > 0.7)
6.

CEILING PENETRATIONS -
SEALED LED DOWNLIGHTS, ONE EVERY 0.5m²
7.

FLOOR COVERINGS -
POLISHED CONCRETE THROUGHOUT.

02	ISSUED FOR COUNCIL APPROVAL	SH	18.07.23	
	1. SECTION ADDED			
01	ISSUED FOR COUNCIL APPROVAL	SH	26.02.23	
ISSUE	AMENDMENT DESCRIPTION	BY	DATE	
	AMENDMENTS			

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PROJECT 39

Mob: 0439 490 024
hello@project39.com.au



CUSTOMER
M & S DEBELAK
16 GERTRUDE AVENUE, NEWPORT NSW 2106

PROJECT
ALTERATIONS AND ADDITIONS

PROJECT PHASE
DEVELOPMENT APPLICATION

DRAWING TITLE
PROPOSED
SECTIONS 2

SCALE
1:100 @ A3

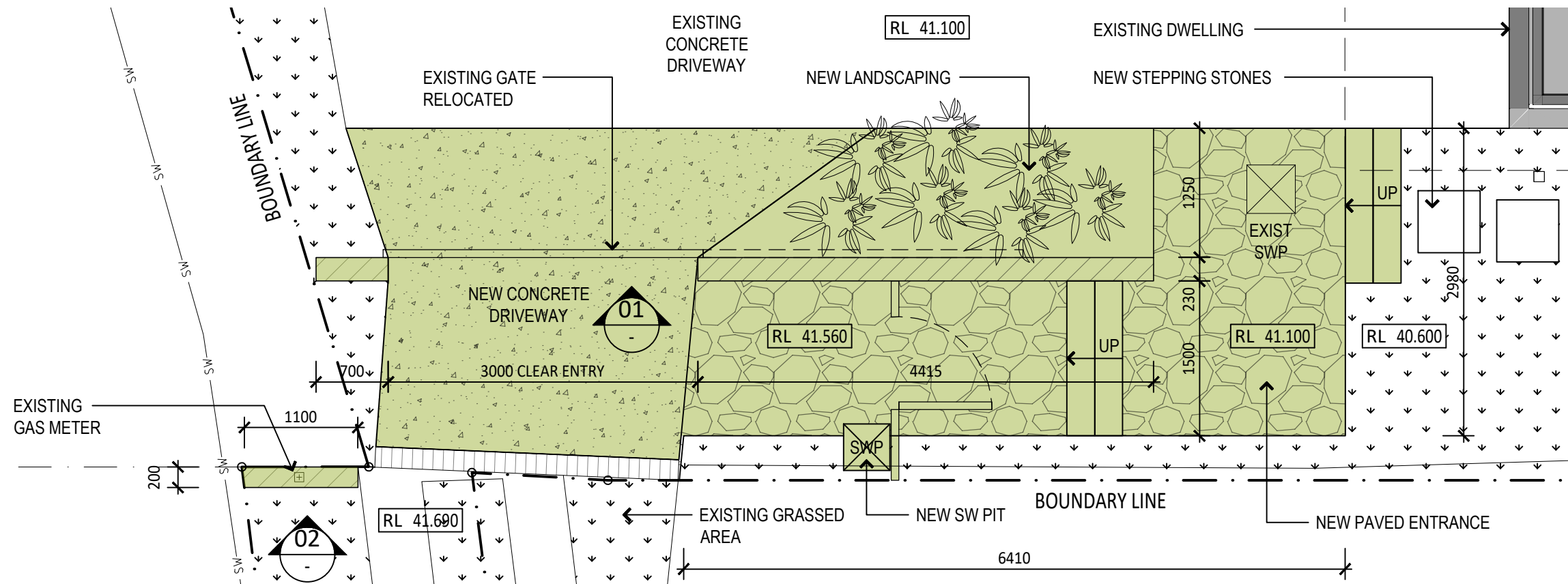
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SH

PLOT DATE
18/07/2023
9:12 PM

PROJECT No
NEW-01

DRAWING No
DA31

REVISION
02

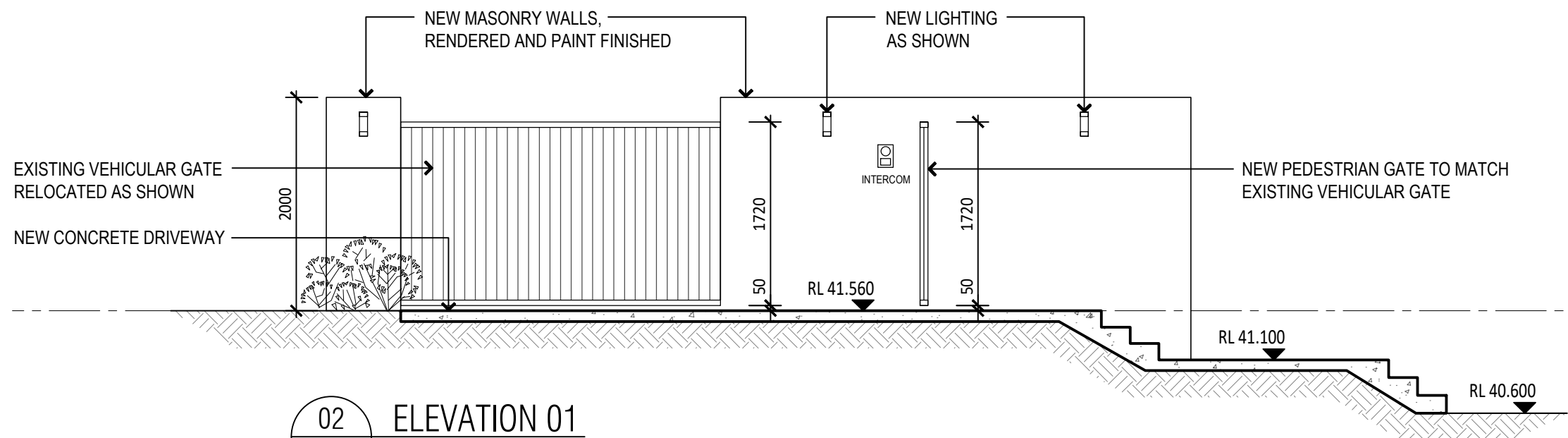


01
DA01
NEW GATE ENTRY PLAN
1:50

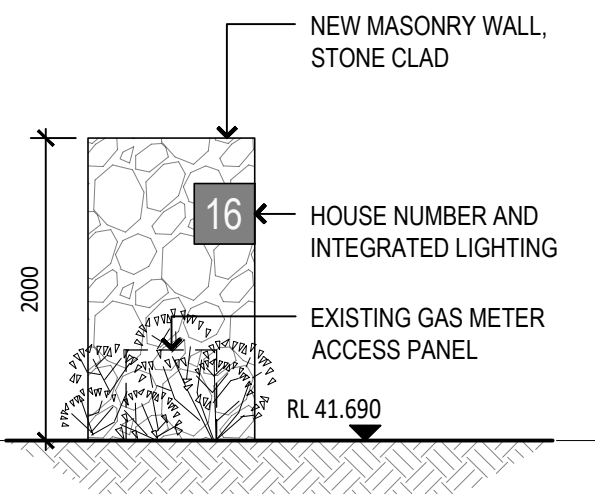
 northern beaches council

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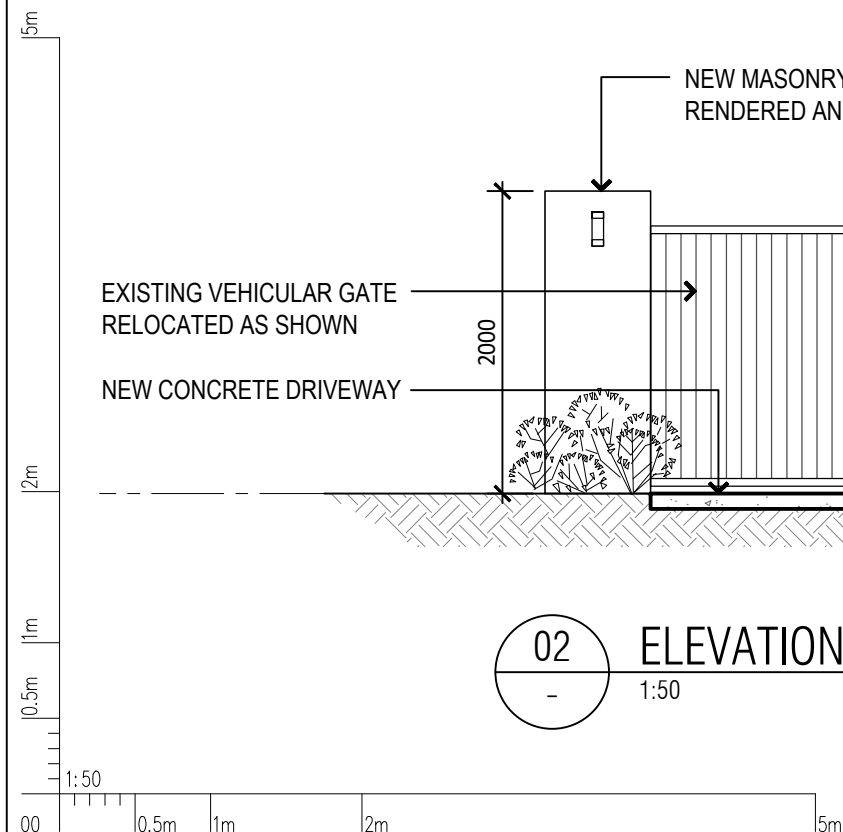
DA2023/0509



02
-
ELEVATION 01
1:50



03
-
ELEVATION 02
1:50



01	ISSUED FOR COUNCIL APPROVAL	SH	26.02.23
ISSUE	AMENDMENT DESCRIPTION	BY	DATE
AMENDMENTS			

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PROJECT 39

Mob: 0439 490 024

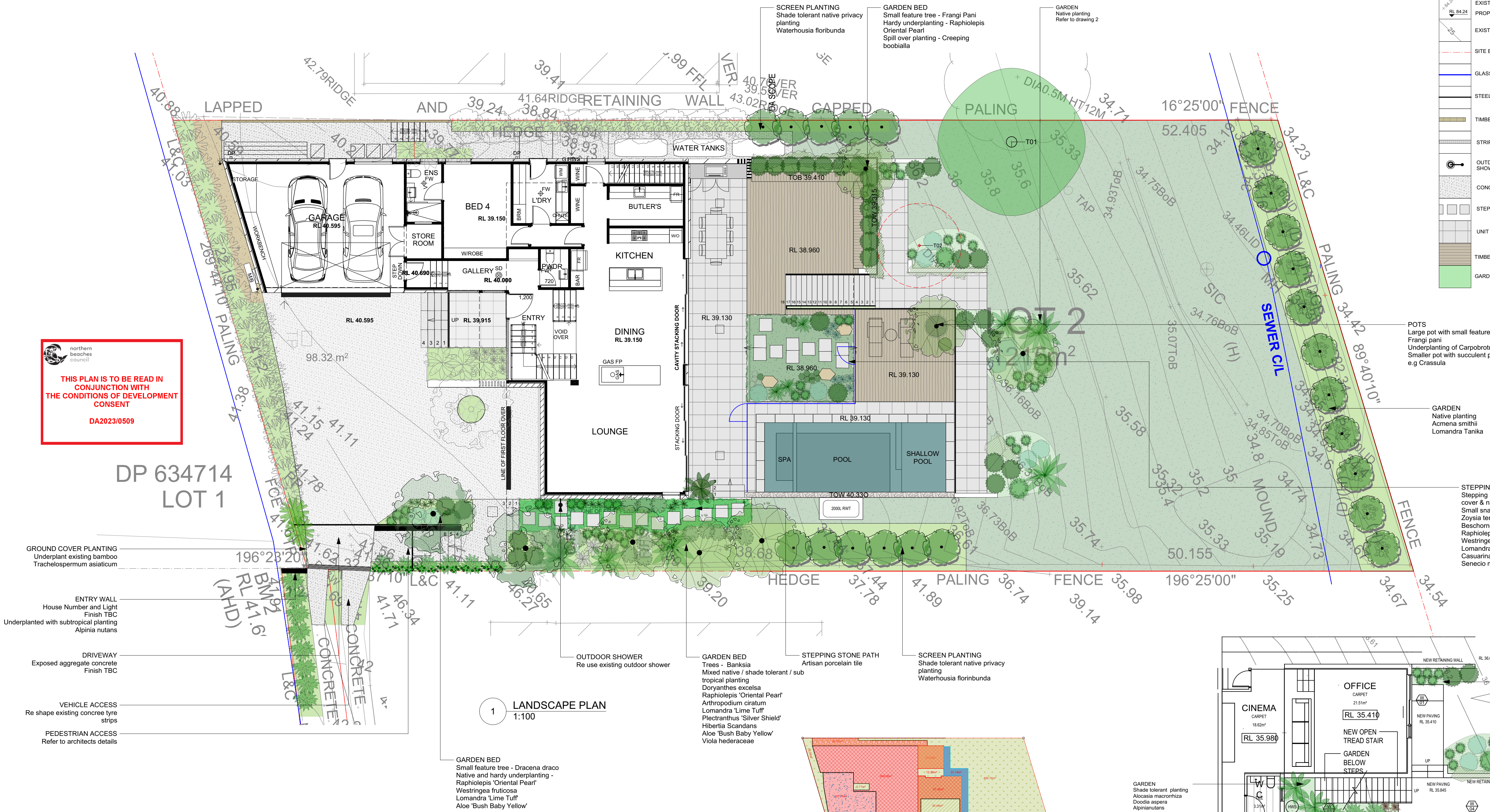
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CLIENT M & S DEBELAK 16 GERTRUDE AVENUE, NEWPORT NSW 2106		DRAWING TITLE PROPOSED GATE ENTRY DETAILS	
PROJECT ALTERATIONS AND ADDITIONS	SCALE 1:50 @ A3	DRAWN SH	PLOT DATE 25/02/2023 1:27 PM
PROJECT PHASE DEVELOPMENT APPLICATION	PROJECT No NEW-01	DRAWING No DA40	REVISION 01

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2023/0509

DP 634714
LOT 1



GROUND COVER PLANTING
Underplant existing bamboo
Trachelospermum asiaticum

ENTRY WALL
House Number and Light
Finish TBC
Underplanted with subtropical planting
Alpinia nutans

DRIVEWAY
Exposed aggregate concrete
Finish TBC

VEHICLE ACCESS
Re shape existing concrete tyre
strips

PEDESTRIAN ACCESS
Refer to architects details

Minimum of 50% Local Native Species to be used

PLANT SCHEDULE

ID	Qty	Common Name	Botanical Name	Scheduled Size	Height	Remarks
Trees						
B.in	3	Coastal Banksia	Banksia integrifolia	45L	7 - 10m	Native
C.ci-1	1	Flowering Gum	Corymbia ficifolia	100L	3 - 6m	«comments»
D.dr	3	Dragon Tree	Dracaena draco	ground dug	10 - 15m	«comments»
P.ru	2	Frangipani	Plumeria rubra var acutifolia	100L	4 - 6m	Low Water
W.fl	12	Weeping Lilly Pilly	Waterhousea floribunda	75L	5 - 10m	Native
Shrubs						
A.ma	5	Elephant's Ear	Alocasia macrorrhiza	300mm	0.9 - 1.5m	Native
A.nu	25	Dwarf Cardamon	Alpinia nutans	140mm	0.75 - 0.9m	
A.ci	15	New Zealand Rock Lily	Arthropodium cirratum	140mm	0.75 - 0.9m	
B.vd	10	Dwarf Baeckea	Baeckea virgata Dwarf	140mm	0.75 - 0.9m	«comments»
D.ex	6	Gymea Lily, Giant Lily	Doryanthes excelsa	300mm	1.5 - 3m	Native / Low Water
P.ss	5	Silver Plectranthus	Plectranthus argentatus 'Silver Shield'	140mm	0.75 - 0.9m	Native
R.op	21	Indian Hawthorn	Raphiolepis 'Oriental Pearl'	300mm	1 - 1.2m	Low Water
W.fr	13	Coastal Rosemary	Westringia fruticosa	200mm	0.9 - 1.5m	Native / Low Water
Ground Covers						
C.gl	13	Pigface	Carpobrotus glaucescens	140mm	0.0 - 0.3m	Native / Low Water
C.gn	16	Groundcover Casuarina	Casuarina glauca 'Cousin It'	140mm	0.3 - 0.45m	Native
D.as	16	Prickly Rasp Fern	Doodia aspera	200mm	0.6 - 0.75m	Native
M.pa	25	Creeping Boobialla	Myoporum parvifolium	140mm	0.3 - 0.45m	«comments»
T.as	30	Asian Star Jasmine	Trachelospermum asiaticum	140mm	0.9 - 1.5m	
V.he	101	Native Violet	Viola hederacea	140mm	0.0 - 0.3m	Native
Grasses						
L.ta	56	Fine-Leaved Mat Rush	Lomandra longifolia 'Lime Tuff'	140mm	0.6 - 0.75m	Native
Z.te	50	Lawn Grass	Zoysia tenuifolia	100mm	0.0 - 0.30m	
Climbers						
H.sc	7	Climbing Guinea Flower	Hibbertia scandens	100mm	3 - 6m	Native
Succulent-Cacti						
B.yu	3	Mexican Lily	Beschorneria yuccoides	200mm	0.9 - 1.2m	Low Water
A.bb	24	Aloe	Aloe 'Bush Baby Yellow'	300mm	0.3 - 0.5m	Low Water
S.ma	9	Chalk Sticks	Senecio mandraliscae	140mm	0.0 - 0.3m	Low Water

EXISTING TREE SCHEDULE

Tree No	Genus Species	Common Name	Height	Canopy	Calliper	Action
T01	Eucalypt spp	Gum Tree	9000	7000	500	Retain
T02	Hibiscus spp	Hibiscus	4000	4000	100	Remove

PROPOSED SITE AREA CALCULATIONS

EXISTING SITE AREA	1215.15m ²
REQUIRED LANDSCAPED AREA	50% x 1215.15 = 607.575m ²
6% IMPERVIOUS LANDSCAPE	6% x 1215.15 = 72.909m ²
MINIMUM SOFT LANDSCAPED AREA	44% x 1215.15 = 534.666m ²

EXISTING HARD PAVED AREA	503.82m ²
PROPOSED HARD PAVED AREA	107.05m ²
PROPOSED LANDSCAPED AREA	573.03m ²
PROPOSED 6% IMPERVIOUS LANDSCAPE	31.14m ²
TOTAL SOFT LANDSCAPED AREA	604.17m ²

LOWER GROUND LEVEL



GARDEN
Native planting
Lomandra Tanika
Baeckea virgata

GARDEN
Native planting
Lomandra Tanika
Baeckea virgata
Westringia fruticosa
Lomandra Kalie Belles
Myoporum parvifolium

GARDEN
Native planting
Lomandra Tanika
Baeckea virgata
Westringia fruticosa
Lomandra Kalie Belles
Doryanthes excelsa
Corymbia ficifolia
Myoporum parvifolium

REECE NICHOLAS DESIGN

REECE NICHOLAS DESIGN
9/353A OLD SOUTH HEAD RD, BONDI
0424973239
reece@reecenicholasdesign.com.au
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DRAWING

CLIENT
Suzzane Hart Debelak

PROJECT
16 Gertrude Avenue, Newport

PLAN
Landscape Plan for DA

DATE
28.02.23

DRAWN
R.G

SCALE
1:100 @ A1

PLAN NO
L02

REVISION
A

