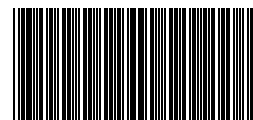




Filed: 24 October 2021 2:22 PM



D0001HG9S3

Plans

COURT DETAILS

Court	Land and Environment Court of NSW
Division	Class 1
Registry	Land and Environment Court Sydney
Case number	2021/00101973

TITLE OF PROCEEDINGS

First Applicant	Dreric Pty Limited
First Respondent	North Sydney Council ABN 32353260317

FILING DETAILS

Filed for	Dreric Pty Limited, Applicant 1
Legal representative	ANTHONY DOYLE SATTLER
Legal representative reference	
Telephone	0424545861

ATTACHMENT DETAILS

In accordance with Part 3 of the UCPR, this coversheet confirms that both the Lodge Document, along with any other documents listed below, were filed by the Court.

Plans (169-21 - A GROUND LEVEL PLANS as agreed 18.10.21.pdf)

[attach.]

A3

SCHEDULE OF BOUNDARIES

1. 96° 04' - 4.225 (A)
2. 3° 59' 35" - 1.21 BY SURVEY (A)
3. 94° 45' 30" - 0.105 BY SURVEY
4. 4° 45' 30" - 3.90 BY SURVEY
5. 96° 04' 30" - 0.915 BY SURVEY (B)
6. 94° 43' 30" - 7.81 BY SURVEY (C)
7. 96° 04' - 6.235 (B)
8. 6° 04' - 0.03
9. 96° 04' - 2.44 (D)
10. 185° 34' 10" - 12.16
11. 276° 04' - 21.64
12. 5° 34' 10" - 6.84

(A) CENTRE OF 0.255 WIDE PARTY WALL (J309345)
(B) CENTRE OF 0.23 WIDE PARTY WALL (J309345)
(C) CENTRE OF 0.51 WIDE PARTY WALL (J309345)
(D) CENTRE OF 0.115 WIDE PARTY WALL (J309345)
(E) EASEMENT FOR OVERHANGING GUTTER 015 WIDE (J309345)
- THE LAND EXCLUDES THE RAILWAY BELOW - LOT 100 DP1103512 (LIMITED IN STRATUM)

SCHEDULE OF WINDOWS

No.	SILL RL	HEAD RL
1	42.06	43.44
2	NOT VISIBLE	44.25
3	NOT VISIBLE	44.25

NOTES:

1. THE POSITION OF IMPROVEMENTS TO BOUNDARIES ARE DIAGRAMMATIC ONLY
2. POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE)
3. NO INVESTIGATION OF UNDERGROUND SERVICES HAS BEEN MADE. RELEVANT AUTHORITIES ARE TO BE NOTIFIED PRIOR TO ANY DEVELOPMENT
4. VARIATIONS IN TITLE DIMENSIONS HAVE BEEN DETERMINED AND ARE NOTED 'BY SURVEY' ON THE PLAN
5. CONTOURS ARE INDICATIVE OF GROUND FORM ONLY. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION
6. NO INVESTIGATIONS HAVE BEEN MADE OF BUILDING RESTRICTIONS WHICH MAY APPLY TO THIS LAND
7. CONTOUR INTERVAL 0.2m MINOR 1.0m MAJOR
8. ORIGIN OF LEVELS: PM 35752 RL 28.93 A.H.D
9. THE SPREAD AND HEIGHT OF TREES SHOWN ARE INDICATIVE ONLY AND CANNOT BE SHOWN ACCURATELY WITHOUT ADDITIONAL DETAILED SURVEY

REFERENCE:

10. BEARINGS SHOWN ARE RELATED TO TRUE NORTH
10505/19 DWG

REG'D SURVEYOR

STUTCHBURY JACQUES PTY LTD
LAND SURVEYING CONSULTANTS
P.O. BOX 7249, BROOKVALE NSW 2100

PH: 8976 1600 FAX: 8976 1655 E-MAIL: info@stutchbury.net.au

DATE: 25/6/2019

SCALE: 1:200

DATUM: A.H.D.

SITE AREA: 239.2 m² BY SURVEY

SHEET 1 OF 1 SHEETS

CLIENT: PETER PRINCI

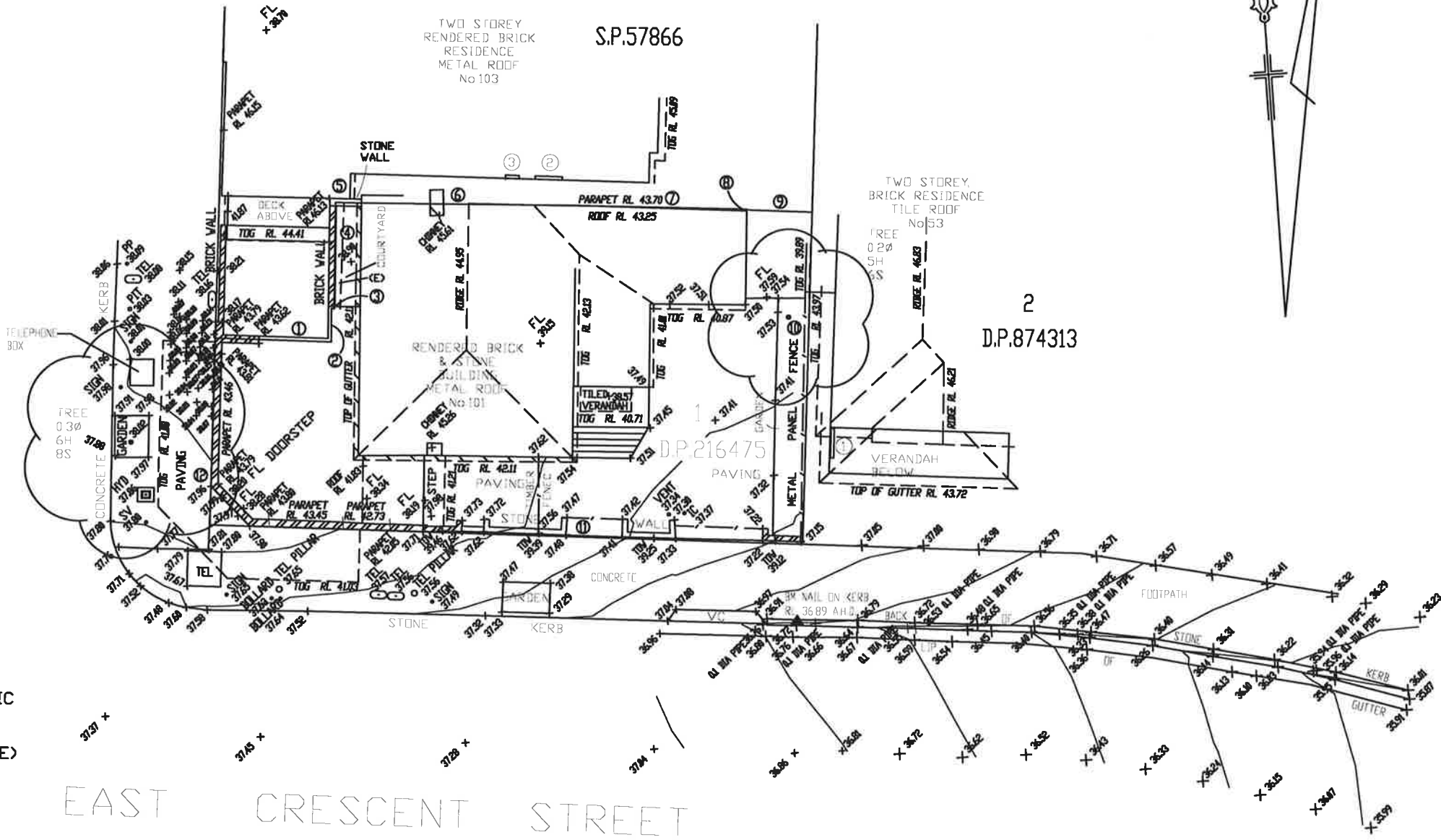
PROJECT: LEVEL & DETAIL SURVEY
LOT 1 D.P.216475

No.101 BLUES POINT ROAD, McMAHONS POINT

LGA: NORTH SYDNEY

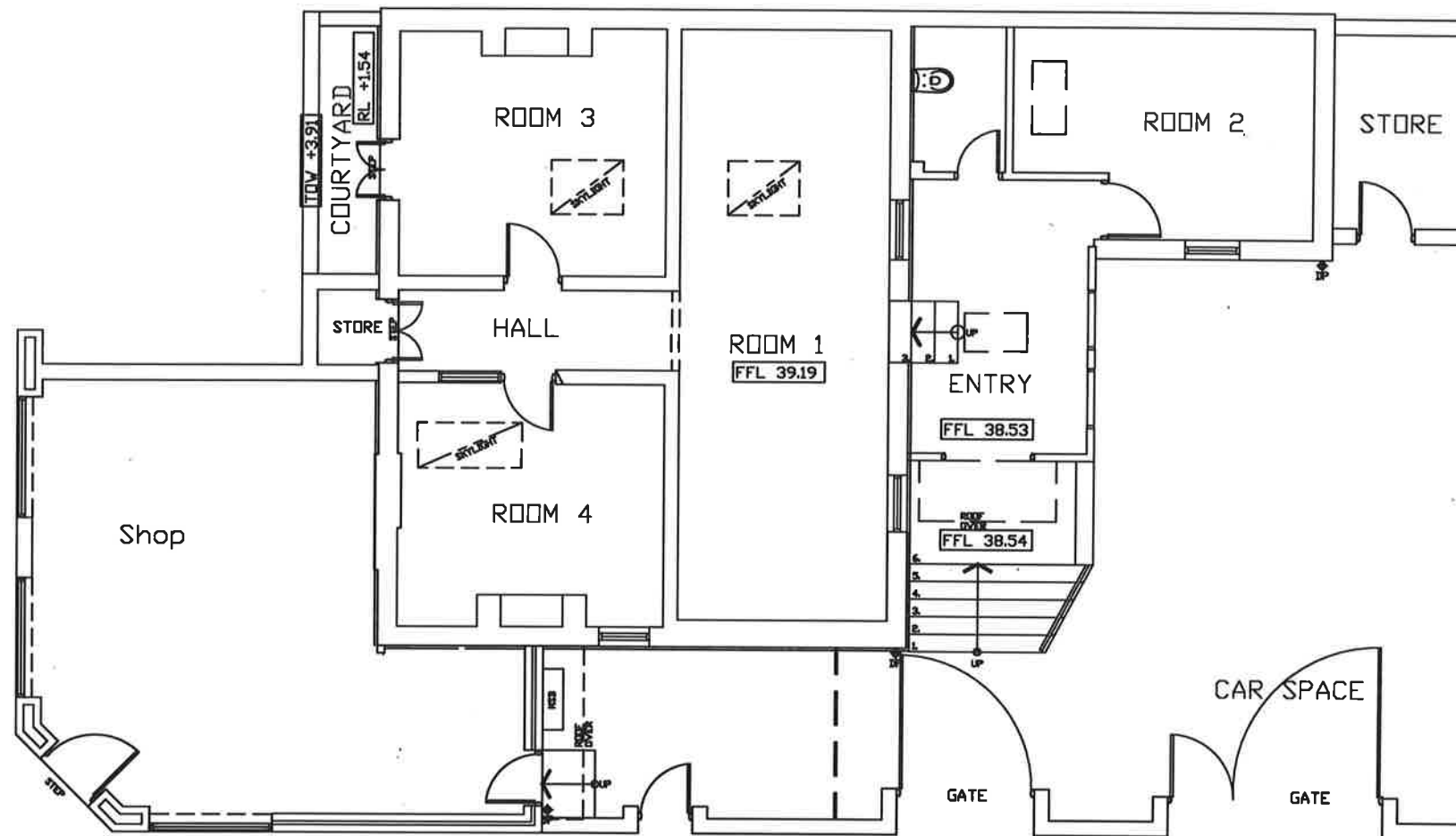
BLUES POINT ROAD

EAST CRESCENT STREET



LEGEND

AC	- AIR CONDITIONER	MH	- MANHOLE
DPC	- DAMP PROOF COURSE	PB	- POWER BOX
EBOX	- ELECTRICITY BOX	PC	- PRAM CROSSING
EP	- ELECTRICITY PIT	PP	- POWER POLE
FL	- FLOOR LEVEL	SMH	- SEWER MANHOLE
GM	- GAS METER	SO	- STORMWATER OUTLET
GS	- GAS SERVICE	SV	- STOP VALVE
GP	- GULLY PIT	TEL	- TELECOMMUNICATIONS PIT
HW	- HOT WATER HEATER	TOW	- TOP OF WALL
HYD	- HYDRANT	VC	- VEHICLE CROSSING
IC	- INSPECTION COVER	WM	- WATER METER
LH	- LAMP HOLE	WS	- WATER SERVICE
LP	- LIGHT POLE		



All Dimensions are in millimetres
Written Dimensions preferred to scale
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Client
DR. ERIC LIM
8H, 8 COWPER STREET
PARRAMATTA NSW 2150

Project
ALTERATIONS AND ADDITIONS
101 BLUES POINT ROAD
McMAHONS POINT NSW 2060

Drawing
EXISTING FLOOR PLAN

DEVELOPMENT APPLICATION

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Fax: (02) 9452 5662
Mobile: 0418 166 002

Drawn PP	Job No.
Checked PP	Date 15.10.21
Scale 1:100	Issue A

Drawing No.
E 01

BLUES POINT ROAD

SITE PLAN

EAST CRESENT STREET

TWO STOREY
RENDERED BRICK
RESIDENCE
METAL ROOF
No 103

S.P.57866

SITE CALCULATIONS

SITE AREA	238.70m ²
EXISTING SITE COVERAGE	115.00m ²
PROPOSED SITE COVERAGE	185.00m ²
EXISTING FLOOR AREA	145.00m ²
PROPOSED FLOOR AREA	180.00m ²
EXISTING IMPERVIOUS AREA	229.00m ²
PROPOSED IMPERVIOUS AREA	209.00m ²
EXISTING LANDSCAPED AREA	9m ² (3.7 %)
PROPOSED LANDSCAPED AREA	29.00m ² (12.2%)

TWO STOREY
BRICK RESIDENCE
TILE ROOF
No.53

TREE
0.2Ø
5H
6S

2
D.P.874313

METAL PANEL
FENCE

VERANDAH
BELOW

TOP OF GUTTER RL 43.72

NEW DRIVEWAY

NEW CROSSOVER

Bin Area for Medical

GARDEN

STONE

KERB

VEHICULAR ACCESS

Chimney stacks and cowls to be
conserved in accordance with
Conservation Management Strategy
15-10-2021

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PARRAMATTA NSW 2150

Project
ALTERATIONS AND ADDITIONS
101 BLUES POINT ROAD
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Drawing
SITE PLAN

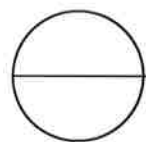
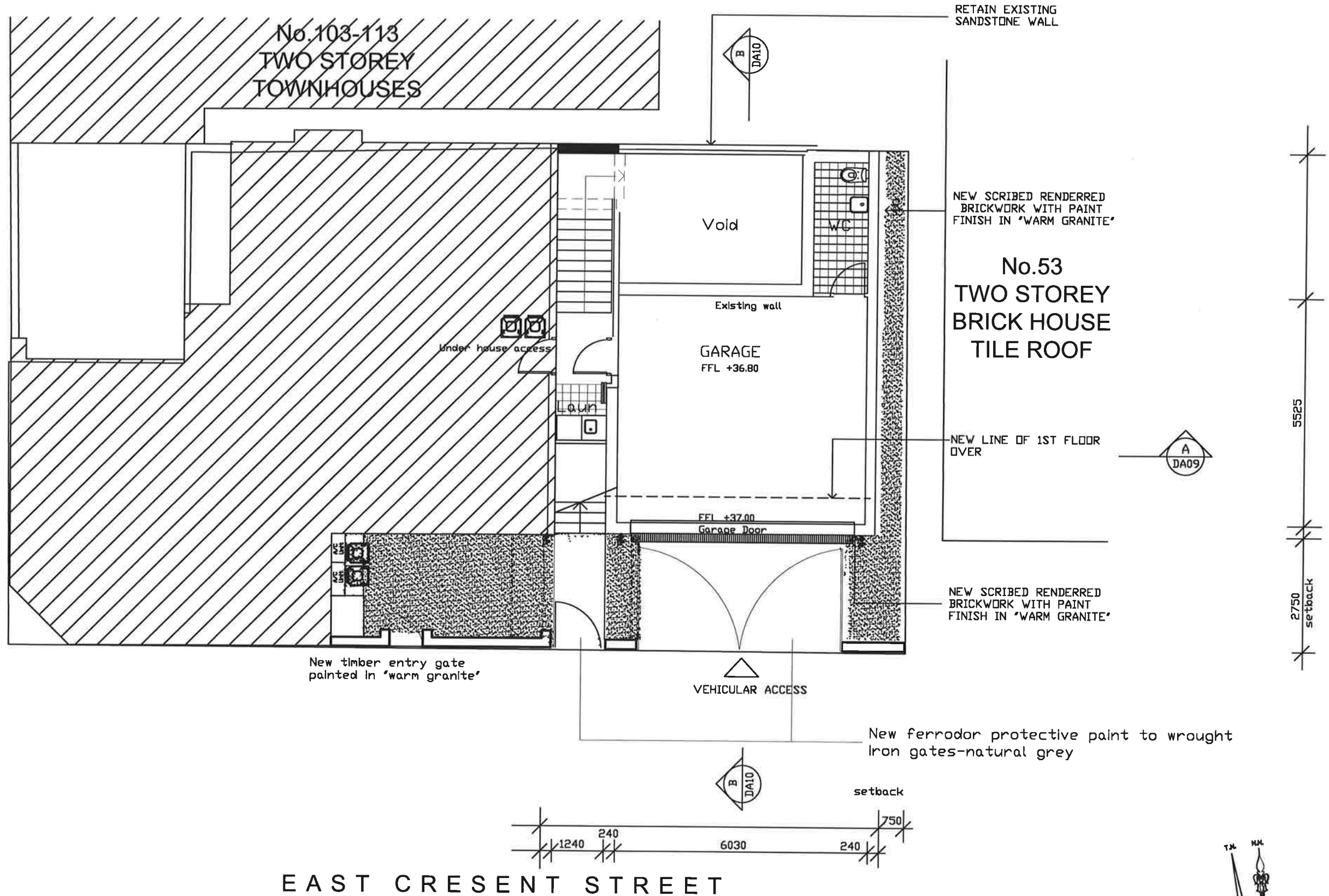
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Scale 1:100	Issue A

Drawing No. DA01

BLUES POINT ROAD



LOWER FLOOR PLAN

Garage - 45m2 (Only 16m2 contributes to FSR)

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Project
ALTERATIONS AND ADDITIONS
101 BLUES POINT ROAD
McMAHONS POINT NSW 2060

Drawing
LOWER FLOOR PLAN

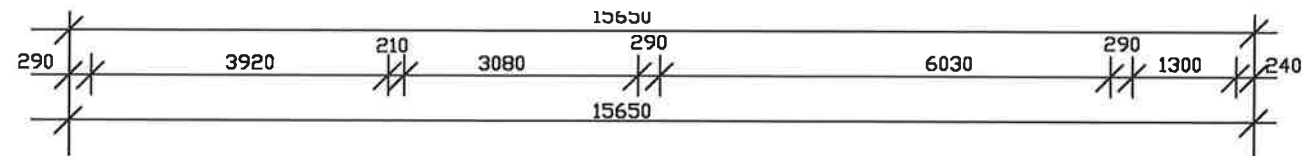
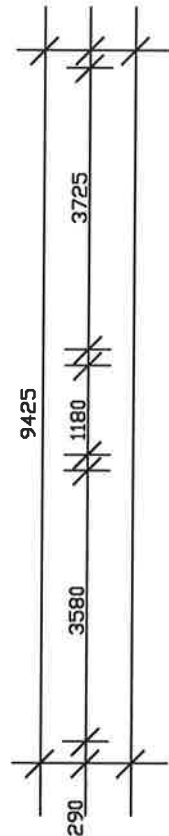
DEVELOPMENT APPLICATION

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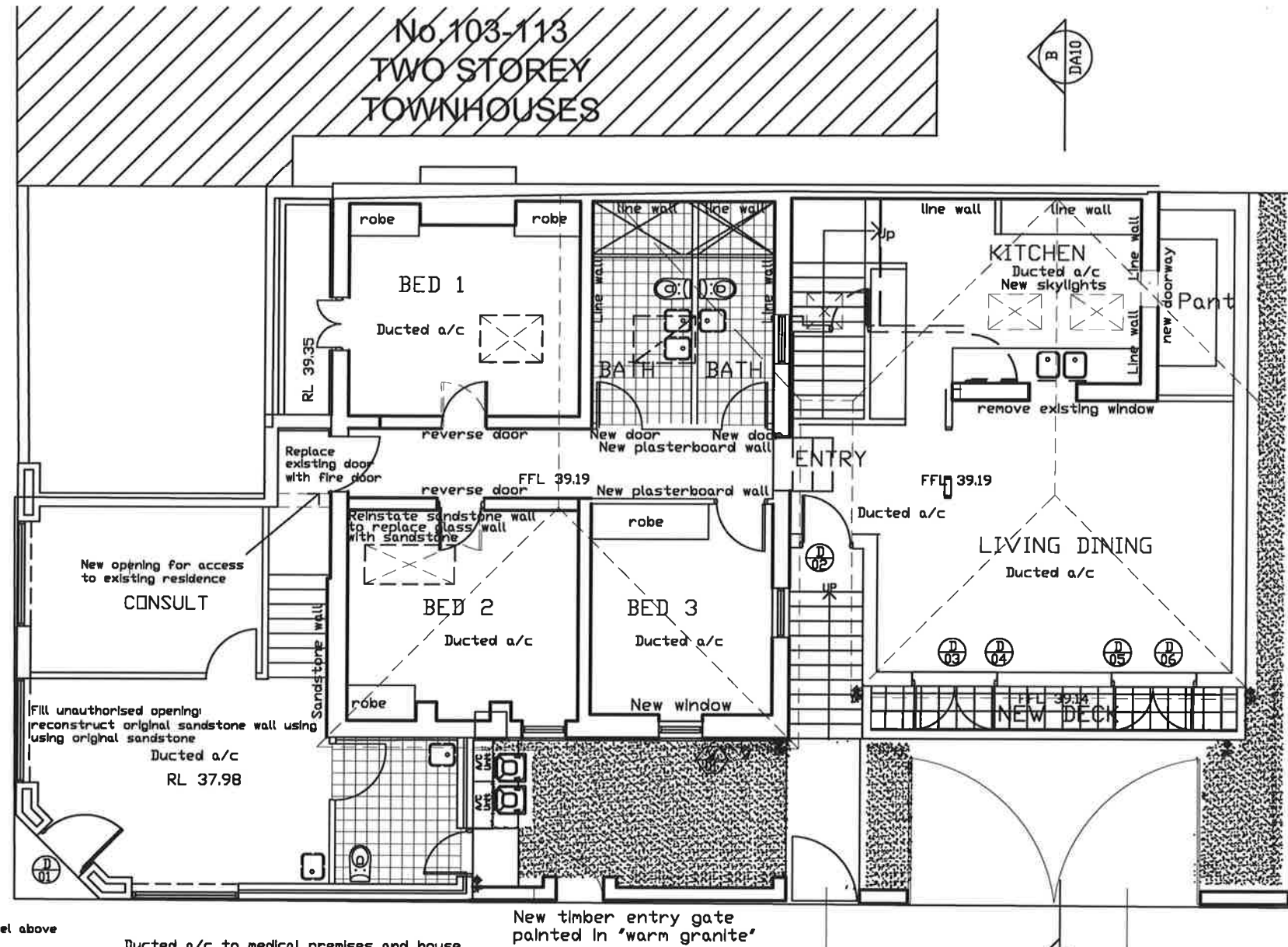
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Checked	Date
PP	15.10.21
Scale	Issue
1:100	A

Drawing No.
DA02

BLUES POINT ROAD



Chimney stacks and cowls to be conserved in accordance with Conservation Management Strategy 15-10-2021

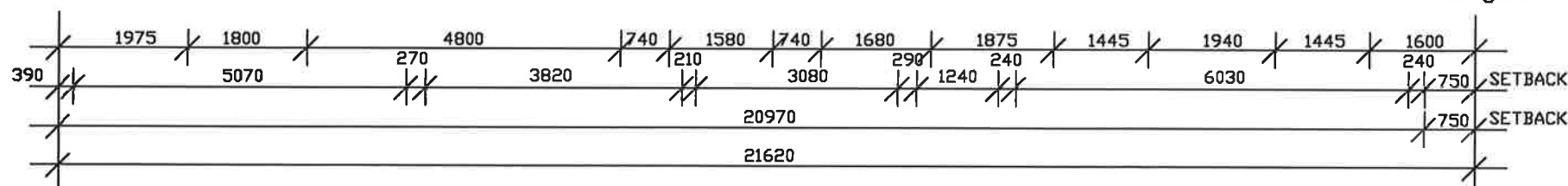


As per previous approval
Door to be lowered to accommodate accessibility. Width will remain as existing.
Door style will be as existing, with light panel above.

Ducted a/c to medical premises and house

Front fence to be modified using existing blocks

New ferrador protective paint to wrought iron gates-natural grey



EAST CRESENT STREET

FLOOR PLAN
Corner premises - 37.0m²
Residence - 125.0m²



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PARRAMATTA NSW 2150

Project
ALTERATIONS AND ADDITIONS
101 BLUES POINT ROAD
McMAHONS POINT NSW 2060

Drawing
FLOOR PLAN

DEVELOPMENT APPLICATION

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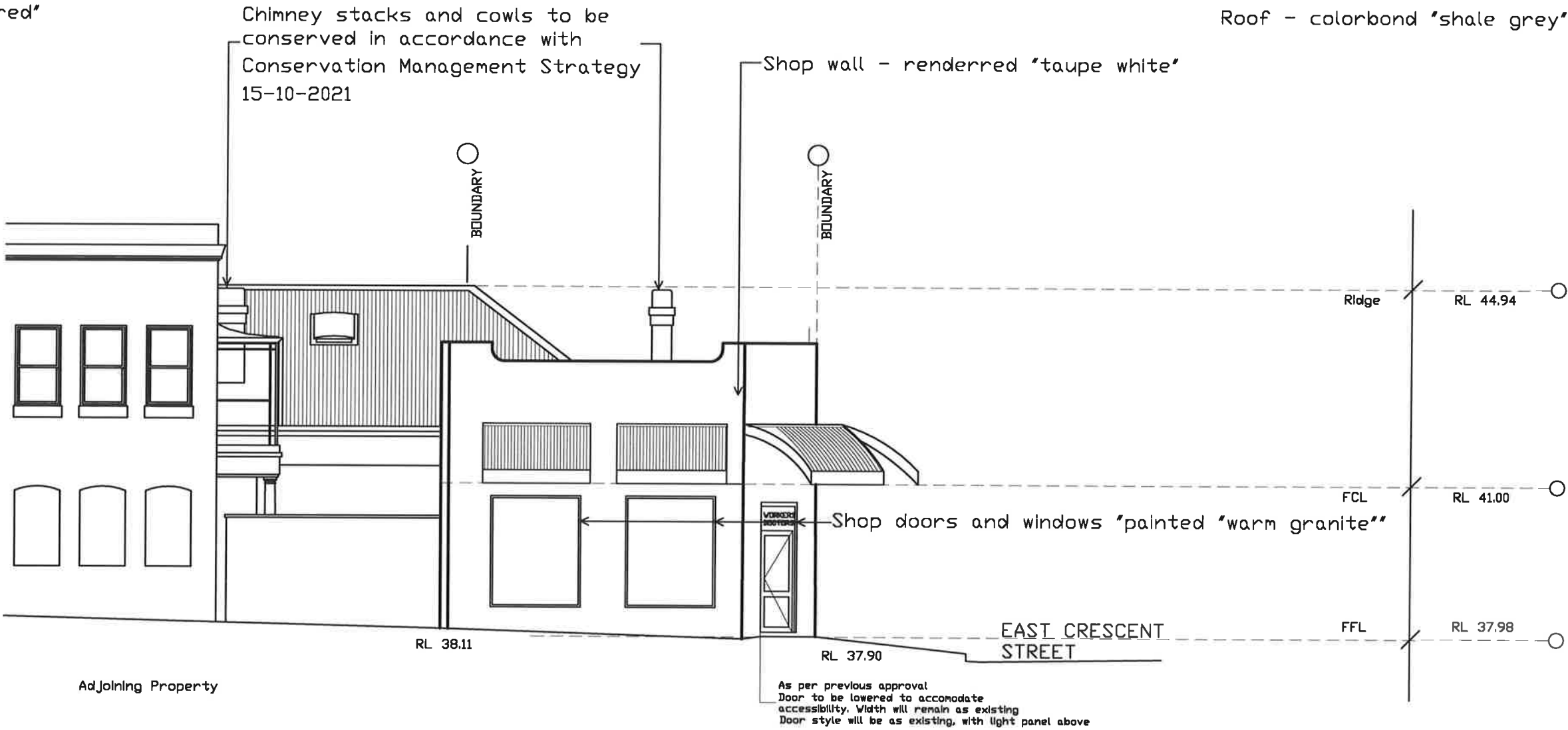
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PP
Checked
PP
Scale
1:100
Job No.
15.10.21
Issue
A

Drawing No.
DA03

EXTERIOR FINISHES - corner

- Walls - Renderred - Paint finish "white taupe"
- Windows - Timber "black"
- Awnings - Canvas "manor red"

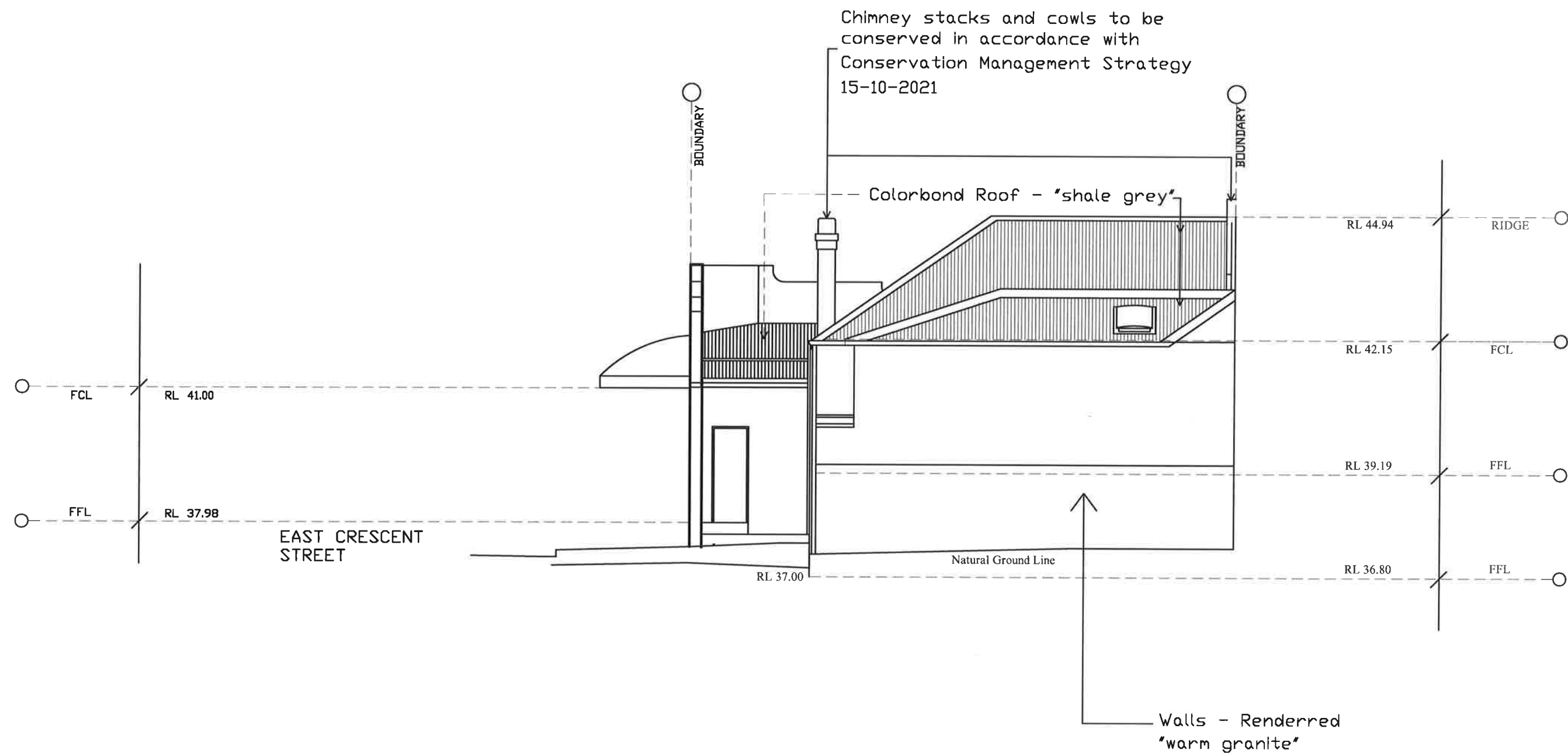
- Windows - Timber "black"
- Roof - colorbond "shale grey"



WEST ELEVATION

EXTERIOR FINISHES - corner

- Walls - Renderred - Paint finish "white taupe"
- Windows - Timber "warm granite"
- Awnings - Canvas "manor red"



EAST ELEVATION

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Client
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8H, 8 COWPER STREET
PARRAMATTA NSW 2150

Project
PROPOSED CONSULTING ROOM
101 BLUES POINT ROAD
McMAHONS POINT NSW 2060

Drawing
ELEVATION

DEVELOPMENT APPLICATION

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Drawn PP	Job No.
Checked PP	Date 15.10.21
Scale 1:100	Issue A

Drawing No.
DA05

EXTERIOR FINISHES - corner

- Walls - Renderred - Paint finish "white taupe"
- Windows - Timber "warm granite"
- Awnings - Canvas "manor red"

EXTERIOR FINISHES - "cottage"

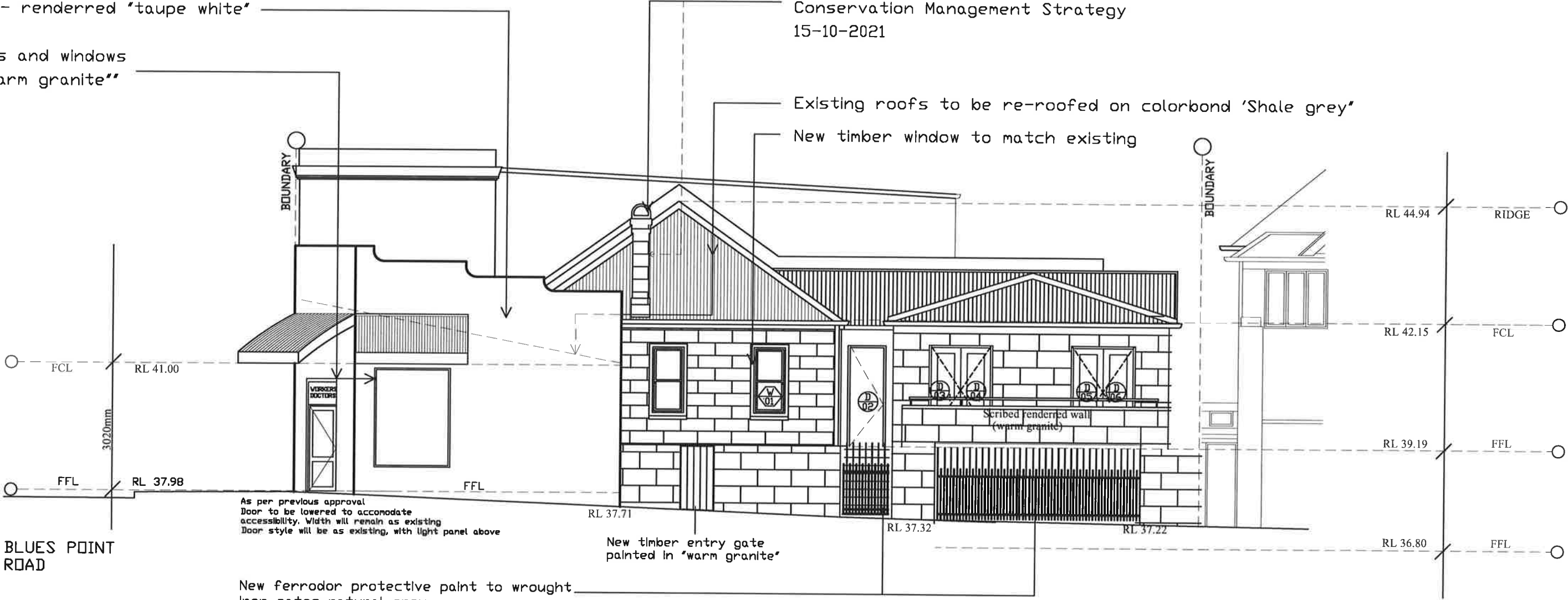
- Windows - Timber "white taupe"
- Entry door - Timber "white taupe"
- Roof - colorbond "shale grey" matt
- Gates - wrought iron ferrador "natural grey"
- Garage Door - "shale grey" matt

Shop wall - rendered "taupe white"

Shop doors and windows painted "warm granite"

Chimney stacks and cowls to be conserved in accordance with Conservation Management Strategy 15-10-2021

Existing roofs to be re-roofed on colorbond 'Shale grey'
New timber window to match existing



Front fence to be mofified using existing blocks

 SOUTH ELEVATION

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Project
PROPOSED CONSULTING ROOM
101 BLUES POINT ROAD
McMAHONS POINT NSW 2060

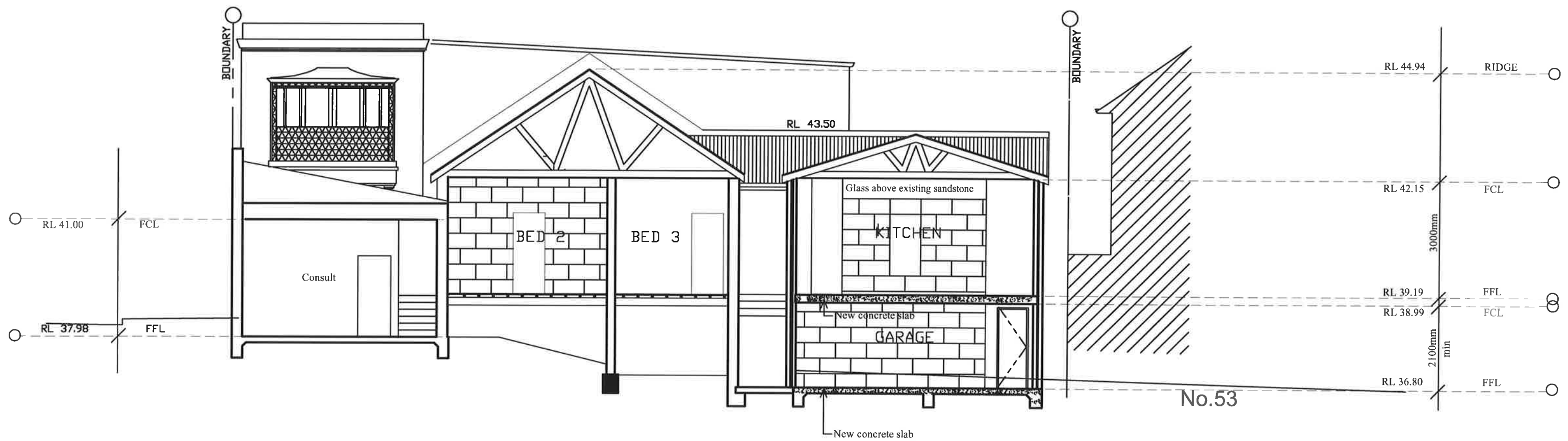
Drawing
ELEVATION

DEVELOPMENT APPLICATION

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Drawn PP	Job No.
Checked PP	Date 15.10.21
Scale 1:100	Issue A

Drawing No.
DA06



SECTION A-A

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Project
PROPOSED CONSULTING ROOM
101 BLUES POINT ROAD
McMAHONS POINT NSW 2060

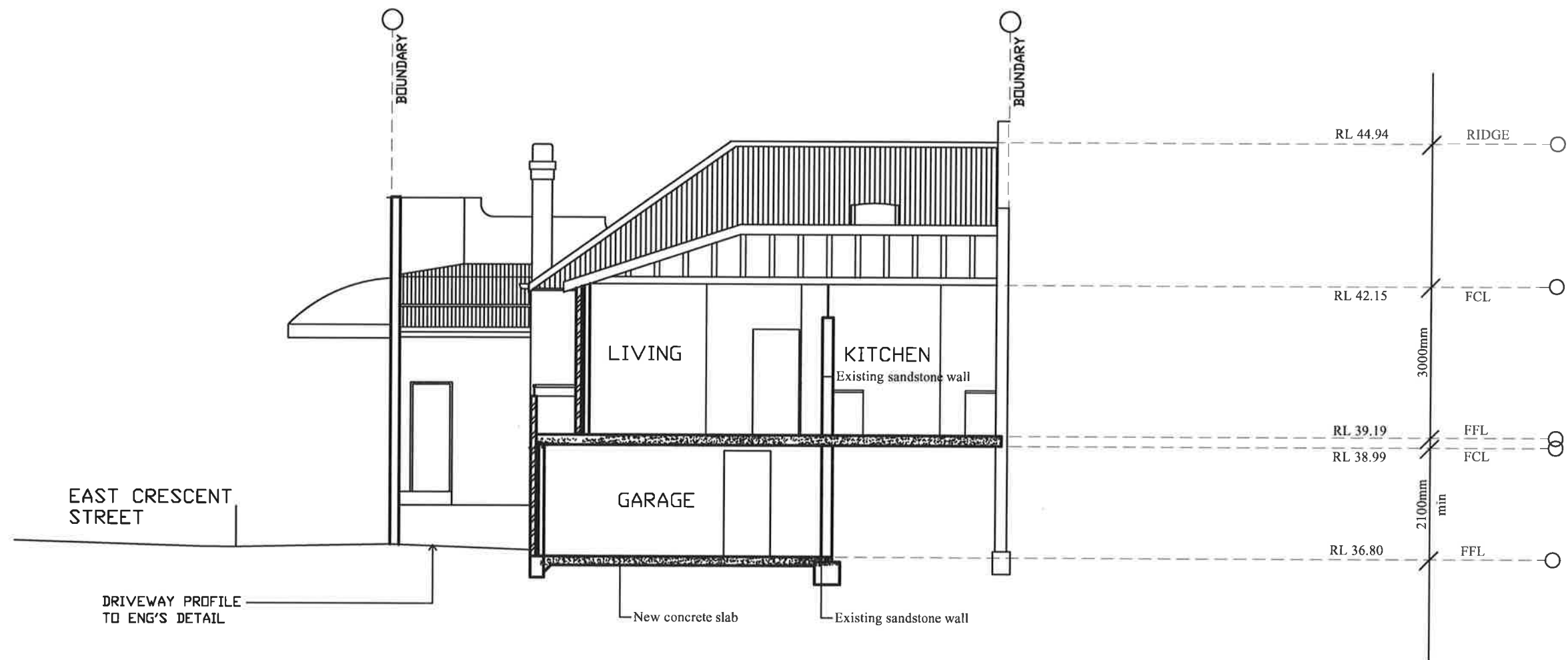
Drawing
SECTION

DEVELOPMENT APPLICATION

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Drawn PP	Job No.
Checked PP	Date 15.10.21
Scale 1:100	Issue A

Drawing No. DA07



SECTION B-B

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PARRAMATTA NSW 2150

Project
PROPOSED CONSULTING ROOM
101 BLUES POINT ROAD
MCMAHONS POINT NSW 2060

Drawing
SECTION

DEVELOPMENT APPLICATION

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Drawn PP	Job No.
Checked PP	Date 15.10.21
Scale 1:100	Issue A

Drawing No.
DA08

101 BLUES POINT ROAD - McMAHONS POINT

