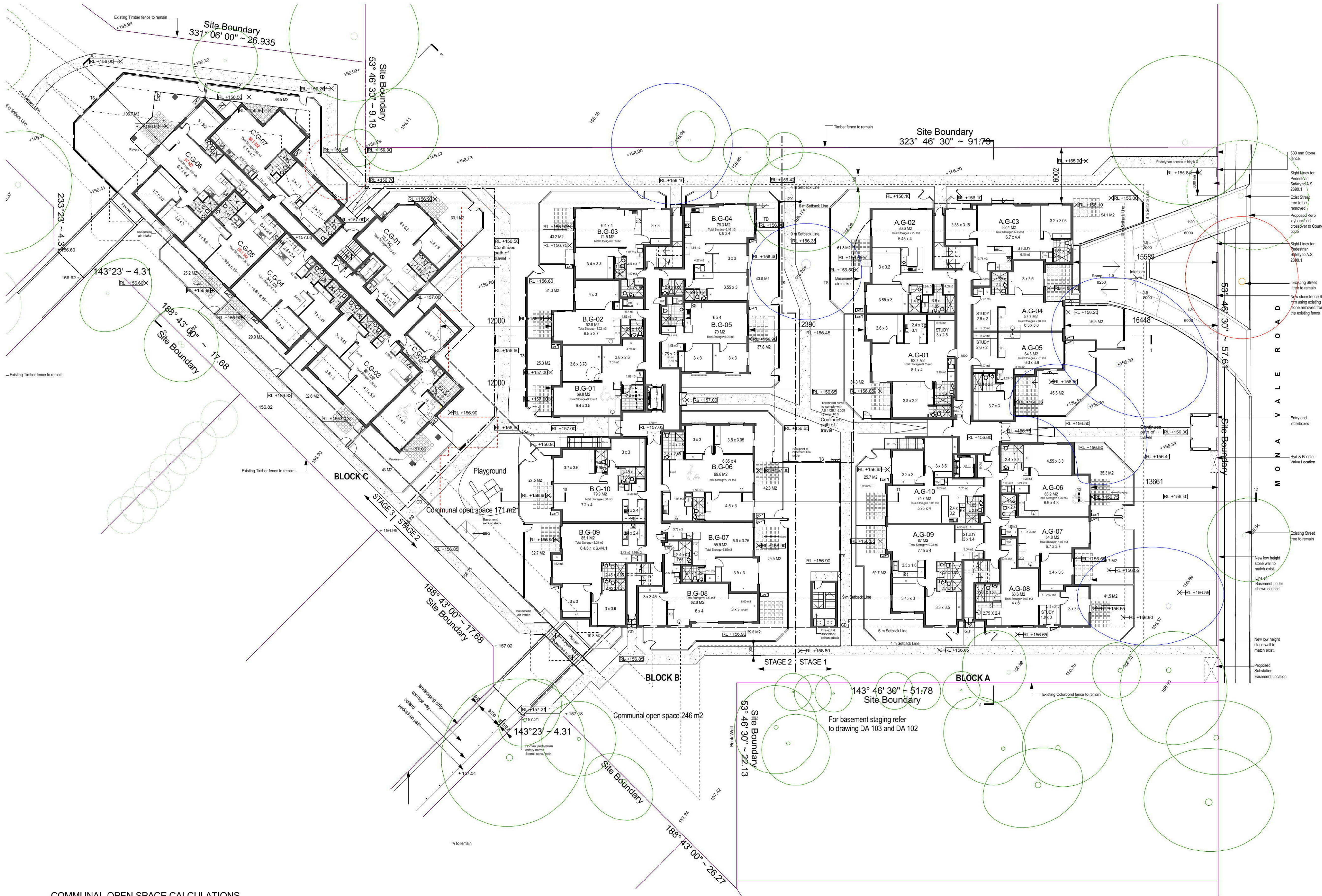




Legend	
AS	Aluminium Screen. Powdercoat Finish
CF	Aluminium Powdercoated metal fence
CR1	Cement Render. Paint Finish 1
CR2	Cement Render. Paint Finish 2
CR3	Cement Render. Paint Finish 3
CR4	Cement Render. Paint Finish 4
CRBL	Cement Render Baluster. Paint Finish 5
FGBL	Aluminium Framed Obscure Glass Balustrade
MR	Metal Roof
ST1	Split Face Stone Wall
SW	Screen Wall
FW	Fixed Panel Aluminium Window
LW	Aluminium Louvre Window
TD	Timber Decking Boards
TS	50mm thick Timber Sleepers
GD	Grated Drain

AG	11/5/11	Amended DA Submission	JM
AF	5/5/11	Amended DA Submission	JM
AE	20/4/11	Draft issue to client	JM
AD	19/4/11	B.G.06 Unit amended	JM
AC	16/4/11	Issue for client review	JM
AB	7/4/11	Concept Design for Council Review	JM
AA	31/3/11	Draft for council meeting	JM
Z	30/3/11	Draft for council meeting	JM
Y	22/12/10	Issued for DA	JM
X	20/12/10	Issued for DA	JM
W	18/12/10	Courtyard Fence Amenities	JM
V	17/12/10	For Consultant Issue	JM
U	17/12/10	For Consultant Issue	JM
T	15/12/10	For Consultant Coordination	JM
S	14/12/10	For Consultant Coordination	JM
R	29/11/10	For consultant co-ordinations	JM
Q	28/11/10	Moving block A Redesign the basement to reduce the impact on trees 28 and 29	JM
P	21/11/10	For client review	JM
O	29/9/10	For Pre Development Application 2	JM
N	21/9/10	Driveway Amendment	JM
M	16/9/10	For consultant co-ordination	JM
L	13/9/10	For consultant co-ordination	JM
K	11/8/10	For Pre Development Application (Block A,B & C Modified for Visitable Units Solar Access)	JM
J	27/7/10	For Pre Development Application	JM
I	22/7/10	For Pre Development Application	JM
H	16/7/10	Consultant Issue	JM
G	13/7/10	General Amendments	JM
F	27/7/10	Schedules Added & Block C amended	JM
E	29/6/10	For Client Review & Consultant Issue	JM
D	27/6/10	Block A & B Amendment	JM
C	8/6/10	Block A Design Coordination	JM
B	21/4/10	Revised Unit Mix	JM
A	16/4/10	Revised Unit Mix	JM
rev	date	revision notes	by

Figured dimensions to be taken in preference to scaling. Contractor to verify all dimensions on job before commencing any work or making shop drawings

Copyright remains the property of Playoust Churcher Architects. Reproduction of the whole or part of this document constitutes an infringement of copyright. The information, ideas and concepts contained in this document are confidential

project 06-507

Rosedale St Ives
212-216 Mona Vale Road &
5A & 13 Memorial Ave St Ives

client
Village Building Company

dwg
Ground Floor Plan

printed 11/05/2011
drawn KB
chk
scale@A1 1:200

COMMUNAL OPEN SPACE CALCULATIONS
(REFER DRAWING DA101-SITE PLAN)

MIN 10% OF SITE AREA (7073m²) = 707.3 m²
MIN 50% OF COMMUNAL OPEN SPACE
TO HAVE SOLAR ACCESS

PROPOSED OPEN SPACE 981m²
SOLAR ACCESS 68% OF PROPOSED OPEN SPACE

ARTICULATION ZONE WITHIN THE 2m FRONT BUILDING SETBACK
THE MAX PERMISSIBLE ARTICULATION IS 40%
PROPOSED ARTICULATION IS 30%

COURTYARD ENCROACHMENT IN THE FRONT 10m SETBACK CALCULATION

MAX COVERAGE PERMISSIBLE IS 15% WITHIN THE
10m FRONT SETBACK AREA (575.9M²) IS 86.4m²
PROPOSED COVERAGE IN THE 10m FRONT
SETBACK AREA IS 21.8 m² (3.8%)

DENSITY & LANDSCAPE

SITE AREA 7462m²

SITE AREA "Excl. Access Hards" 7073m²

MAX FSR 1.3 to 1 = 9700.6 m²

MAX SITE COVERAGE 35% = 2475.55 m²

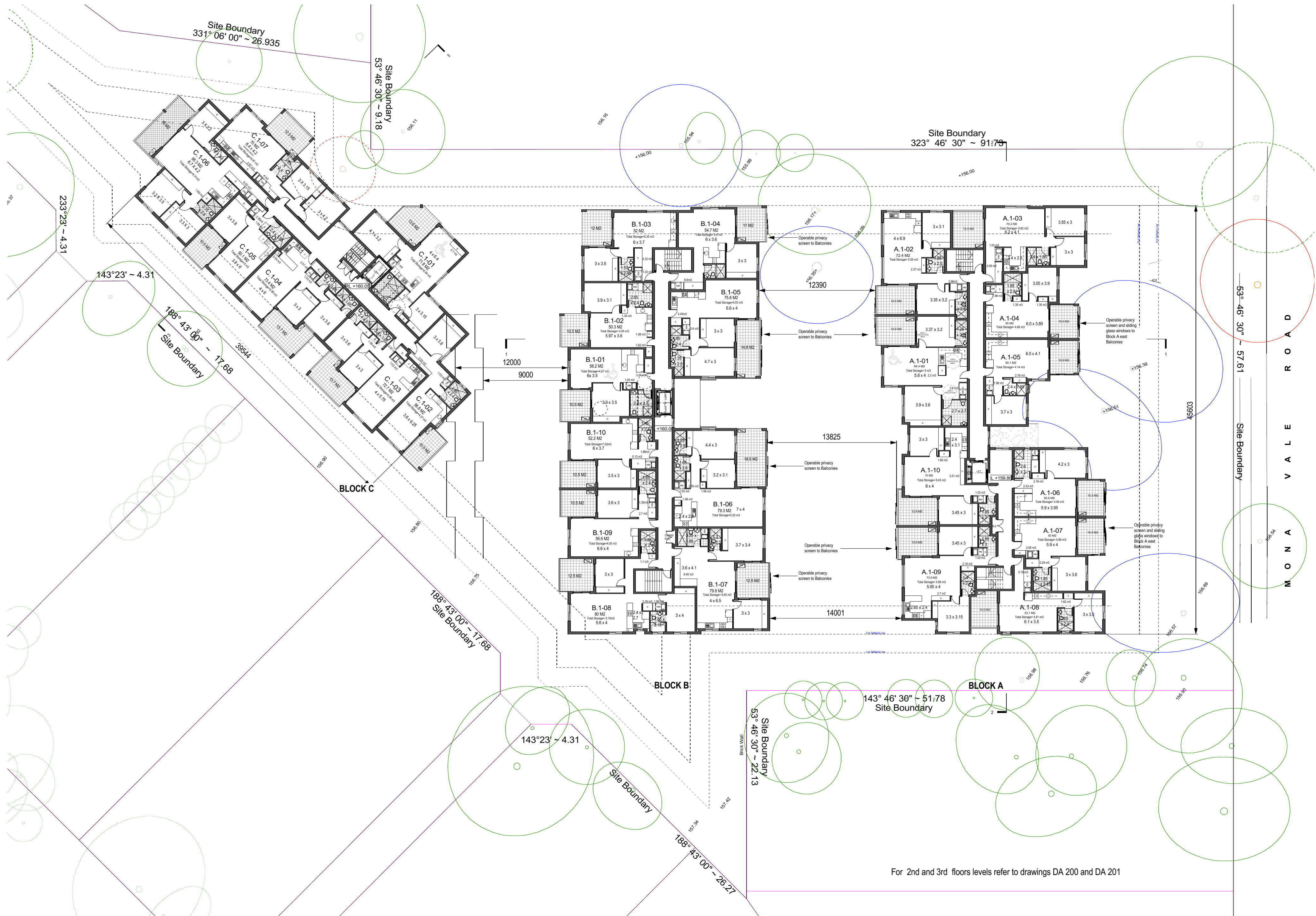
MIN SOFT LANDSCAPE 50 % = 3536.5 m²

PROPOSED FSR 9135.9 m ² (UNUSED 564.7 m ²)			
Block	A	B	C
Ground FSR	784.1m ²	794.0m ²	585.6m ²
First-Third FSR	727.6m ²	686.6m ²	535 m ²
Fourth Floor FSR (Allowed)	436.6m ²	411.8m ²	321 m ²
Fourth Floor FSR (Proposed)	404.8m ²	407.6m ²	313.1m ²

PROPOSED SITE COVERAGE 2474.7 m²

PROPOSED SOFT LANDSCAPE 3540.5 m²

UNIT CALCULATIONS		
UNIT TYPES	No. of UNITS	%
1 Bedroom	59	47.6
2 Bedroom	60	48.4
3 Bedroom	5	4
Total	124	100



Legend	
AS	Aluminium Screen, Powdercoat Finish
CF	Aluminium Powdercoated metal fence
CR1	Cement Render, Paint Finish 1
CR2	Cement Render, Paint Finish 2
CR3	Cement Render, Paint Finish 3
CR4	Cement Render, Paint Finish 4
CRBL	Cement Render Baluster, Paint Finish 5
FGBL	Aluminium Framed Obscure Glass Balustrade
MR	Metal Roof
ST1	Split Face Stone Wall
SW	Screen Wall
FW	Fixed Panel Aluminium Window
LW	Aluminium Louvre Window
TD	Timber Decking Boards
TS	50mm thick Timber Sleepers
GD	Grated Drain

AB	11/5/11	Amended DA Submission	JM
AA	9/5/11	Amended DA Submission	JM
Z	5/5/11	Amended DA Submission	JM
Y	20/4/11	Draft issue to client	JM
X	16/4/11	Issue for client review	JM
W	7/4/11	Concept Design for Council Review	JM
V	31/3/11	Draft for council meeting	JM
U	30/3/11	Draft for council meeting	JM
T	22/12/10	Issued for DA	JM
S	21/12/10	Issued for DA	JM
R	20/12/10	Issued for DA	JM
Q	17/12/10	For Consultant Issue	JM
P	17/12/10	For Consultant Issue	JM
O	15/12/10	For Consultant Co-ordination	JM
N	29/11/10	For consultants co-ordinations	JM
M	21/11/10	For client review	JM
L	29/9/10	For Pre Development Application 2	JM
K	13/9/10	For consultant co-ordination	JM
J	11/8/10	For Pre Development Application (Block A & B & C Modified for Visible Unit & Solar Access)	JM
I	22/7/10	For Pre Development Application	JM
H	16/7/10	Consultant Issue	JM
G	13/7/10	General Amendments	JM
F	27/7/10	Facades revised & Block C amended	JM
E	29/6/10	For Client Review & Consultatn Issue	JM
D	27/6/10	Block A & B Amendment	JM
C	8/6/10	Block A Design Coordination	JM
B	21/4/10	Revised Unit Mix	JM
A	16/4/10	Reviewed Unit Mix	JM
rev	date	revision notes	by

Figured dimensions to be taken in preference to scaling. Contractor to verify all dimensions on job before commencing any work or making shop drawings

Copyright remains the property of Playoust Churcher Architects. Reproduction of the whole or part of this document constitutes an infringement of copyright. The information, ideas and concepts contained in this document are confidential

project 06-507

Rosedale St Ives
212-216 Mona Vale Road &
5A & 13 Memorial Ave St Ives

client
Village Building Company

dwg
First - Third Floor Plan (Typical)

printed 11/05/2011 drawn KB ckd scale DA1 1:200

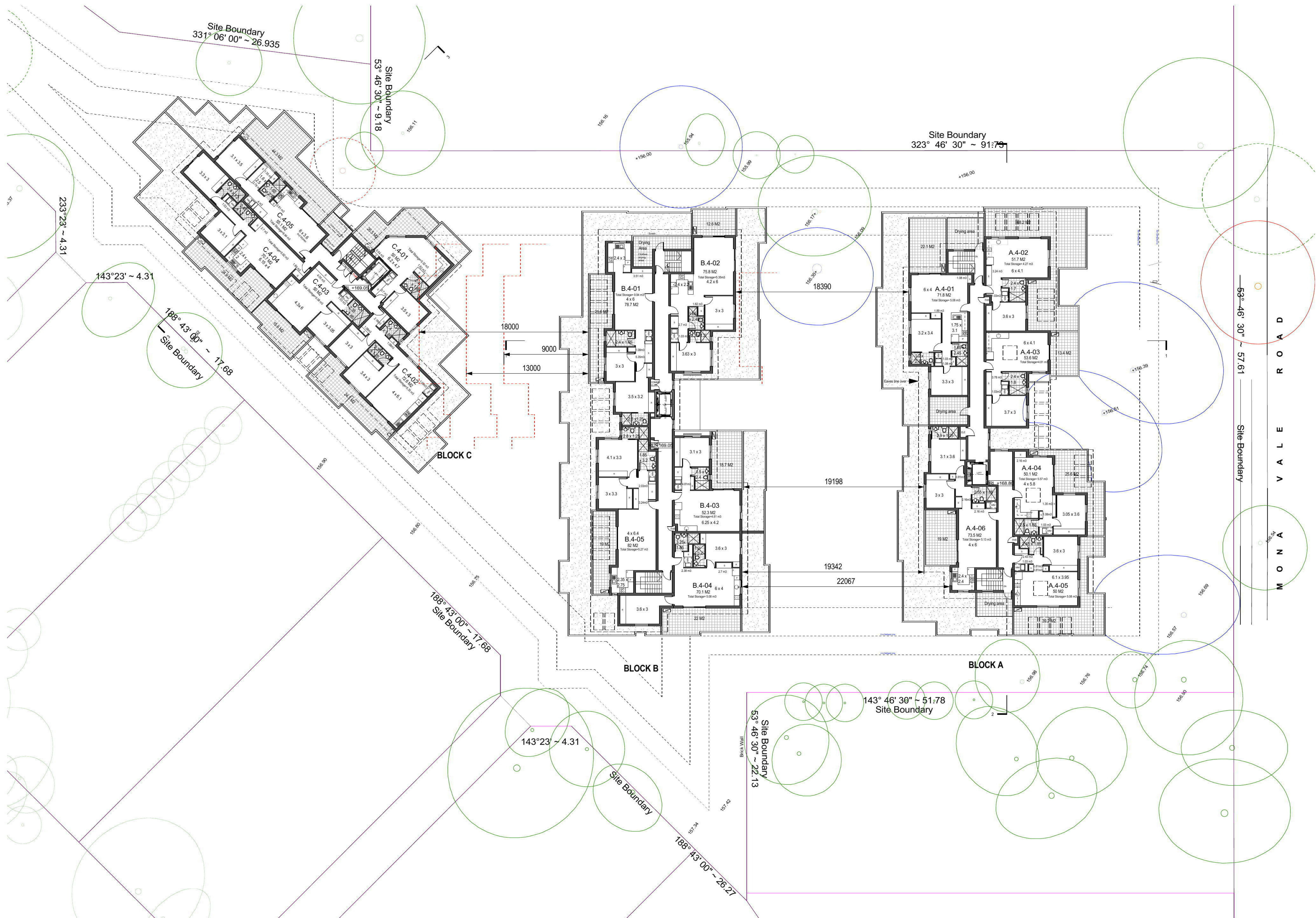
DEVELOPMENT APPLICATION

stage DA drawing # 105 revision AB

11 marian street
killara new south
T 0 2 9468 8811
F 0 2 9468 4970
info@playoustchurcher.com.au
www.playoustchurcher.com.au

PLAYOUST
CHURCHER
ARCHITECTS

John J Playoust & Co Pty Limited ACN 008 503 188 & Brett Churcher Architects Pty Ltd
ACN 003 751 611 trading as Playoust Churcher Architects



Legend	
AS	Aluminium Screen, Powdercoat Finish
CF	Aluminium Powdercoated metal fence
CR1	Cement Render, Paint Finish 1
CR2	Cement Render, Paint Finish 2
CR3	Cement Render, Paint Finish 3
CR4	Cement Render, Paint Finish 4
CRBL	Cement Render Baluster, Paint Finish 5
FGBL	Aluminium Framed Obscure Glass Balustrade
MR	Metal Roof
ST1	Split Face Stone Wall
SW	Screen Wall
FW	Fixed Panel Aluminium Window
LW	Aluminium Louvre Window
TD	Timber Decking Boards
TS	50mm thick Timber Sleepers
GD	Grated Drain

AB	12/5/11	Amended DA Submission	JM
AA	9/5/11	Amended DA Submission	JM
Z	5/5/11	Amended DA Submission	JM
Y	20/4/11	Draft Issue to client	JM
X	16/4/11	Issue for client review	JM
W	7/4/11	Concept Design For Council Review	JM
V	3/3/11	Draft for council meeting	JM
U	30/3/11	Draft for council meeting	JM
T	22/12/10	Issued for DA	JM
S	21/12/10	Issued for DA	JM
R	20/12/10	Issued for DA	JM
Q	17/12/10	For Consultant Issue	JM
P	17/12/10	For Consultant Issue	JM
O	15/12/10	For Consultant Co-ordination	JM
N	29/11/10	For consultants co-ordinations	JM
M	21/11/10	For client review	JM
L	29/9/10	For Pre Development Application 2	JM
K	13/9/10	For consultant co-ordination	JM
J	11/8/10	For Pre Development Application (Block A,B & C Modified for Visible Unit& Solar Access)	JM
I	22/7/10	For Pre Development Application	JM
H	16/7/10	Consultant Issue	JM
G	13/7/10	General Amendments	JM
F	27/7/10	Facades revised & Block C amended	JM
E	29/6/10	For Client Review & Consultatnt Issue	JM
D	27/6/10	Block A & B Amendment	JM
C	8/6/10	Block A Design Coordination	JM
B	21/4/10	Revised Unit Mix	JM
A	16/4/10	Reviewed Unit Mix	JM
rev	date	revision notes	by

Figured dimensions to be taken in preference to scaling. Contractor to verify all dimensions on job before commencing any work or making shop drawings

Copyright remains the property of Playoust Churcher Architects. Reproduction of the whole or part of this document constitutes an infringement of copyright. The information, ideas and concepts contained in this document are confidential

project 06-507

Rosedale St Ives
212-216 Mona Vale Road &
5A & 13 Memorial Ave St Ives

client

Village Building Company

dwg

Fourth Floor Plan

printed 12/05/2011 drawn KB ckd scale@A1 1:200

DEVELOPMENT APPLICATION

stage drawing # revision

DA 106 AB

11 marian street
killara new south
T 0 2 9468 8511
F 0 2 9468 4970

PLAYOUST CHURCHER ARCHITECTS

John J Playoust & Co Pty Limited ACN 008 503 188 & Brett Churcher Architects Pty Ltd
ACN 003 751 611 trading as Playoust Churcher Architects