

PROPOSED RESIDENTIAL FLAT BUILDING

124-128 KILLEATON STREET

ST. IVES

DEVELOPMENT APPLICATION

08/07/2015

DRAWING SCHEDULE

DWG. NO.	REV	TITLE	SCALE AT A3
DA-0.00	B	COVER	AS NOTED
DA-0.01	B	SURVEY	1:400
DA-0.02	B	SITE ANALYSIS	NTS
DA-0.03	B	SITE PLAN	1:400
DA-1.01	B	BASEMENT TWO PLAN	1:250
DA-1.02	B	BASEMENT ONE PLAN	1:250
DA-1.03	B	GROUND FLOOR PLAN	1:250
DA-1.04	B	TYPICAL FLOOR PLAN (LEVELS 1 & 2)	1:250
DA-1.05	B	LEVEL 3 FLOOR PLAN	1:250
DA-1.06	B	LEVEL 4 FLOOR PLAN	1:250
DA-1.07	B	ROOF PLAN	1:250
DA-2.01	B	NORTH ELEVATION	1:300
DA-2.02	B	EAST ELEVATION	1:300
DA-2.03	B	SOUTH ELEVATION	1:300
DA-2.04	B	WEST ELEVATION	1:300
DA-3.01	B	SECTION A	1:300
DA-3.02	B	SECTION B	1:300
DA-3.03	B	SECTION C	1:300
DA-4.01	B	SHADOW STUDY - MID WINTER	NTS
DA-4.02	B	SHADOW STUDY - EQUINOX	NTS
DA-4.03	B	SOLAR ACCESS ANALYSIS	NTS
DA-4.04	A	STORAGE SCHEDULE	NTS
DA-5.01	B	ADAPTABLE UNIT PLANS	AS NOTED
DA-6.01	B	PERSPECTIVE VIEWS	NTS
DA-6.02	B	PHOTOMONTAGE	NTS
DA-6.02B	A	PHOTOMONTAGE - 02	NTS
DA-6.03	B	EXTERIOR FINISHES	NTS
DA-7.01	B	CONSTRUCTION MANAGEMENT PLAN	1:250
DA-7.02	B	EXCAVATION PLAN	1:250
DA-7.03	B	DEEP SOIL PLAN	1:250

CONSULTANTS

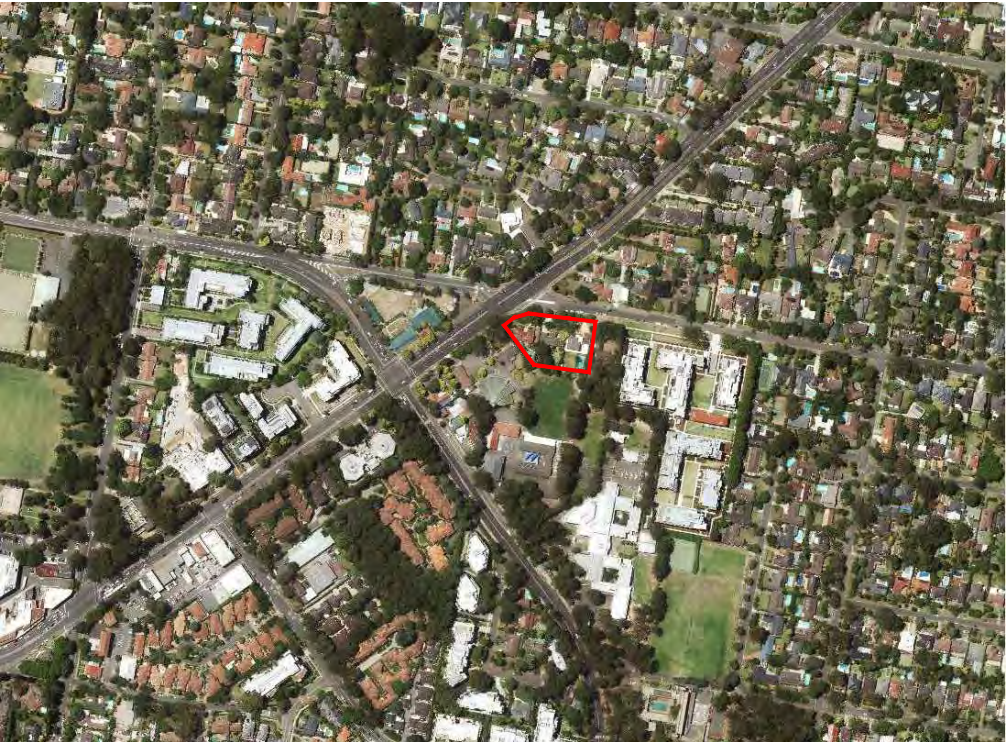
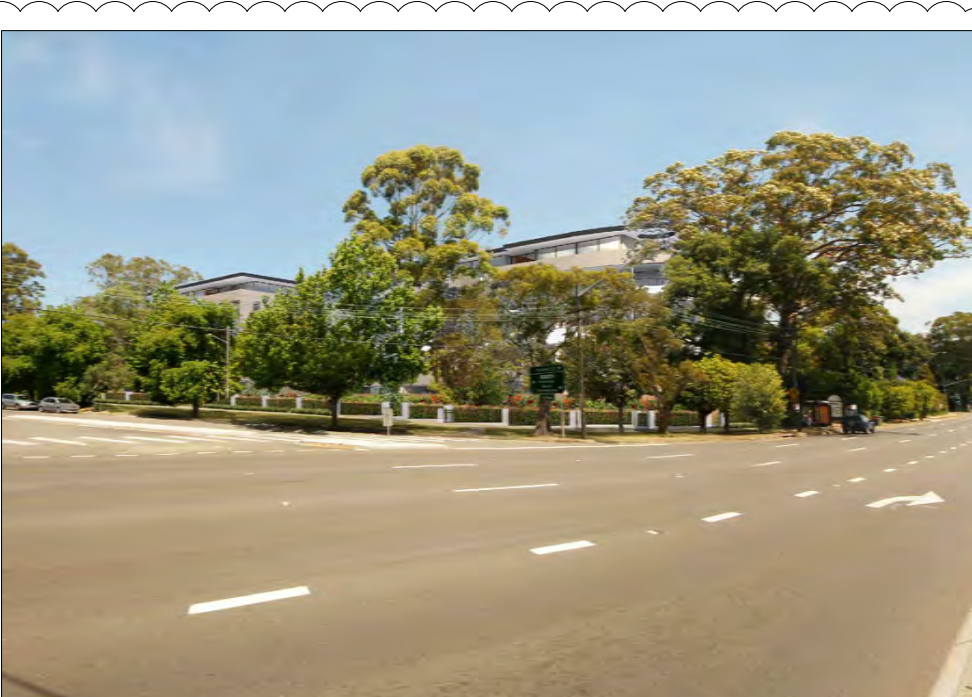
ARCHITECT	MARCHESE PARTNERS LEVEL 1, 53 WALKER STREET, NORTH SYDNEY 9922 4375 CONTACT: STEVE ZAPPIA
PROJECT MANAGER	DEVELOTEK PROPERTY GROUP 8091 3399 CONTACT: ROBERT SARGIS
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LANDSCAPE	JANE BRITT DESIGN 39 SUSAN STREET, ANNANDALE 0404 085840 CONTACT: JANE BRITT
ARBORIST	FOOTPRINT GREEN 5 WATKINS ROAD, AVALON BEACH 9918 8877 CONTACT: MELANIE HOWDEN
TRAFFIC	GTK CONSULTING 1701 RIVER ROAD, LOWER PORTLAND 4456 4447 CONTACT: GARRY KENNEDY
ACOUSTICS	RESONATE ACOUSTICS LEVEL 7, 657 PACIFIC HIGHWAY, ST LEONARDS 8355 4888 CONTACT: MATTHEW VERTH
STRUCTURE + HYDRAULICS	ABC CONSULTANTS 9746 9201 CONTACT: ANDREW CASTLE
BASIX	VICTOR LIN & ASSOCIATES 9488 7898 CONTACT: VICTOR LIN

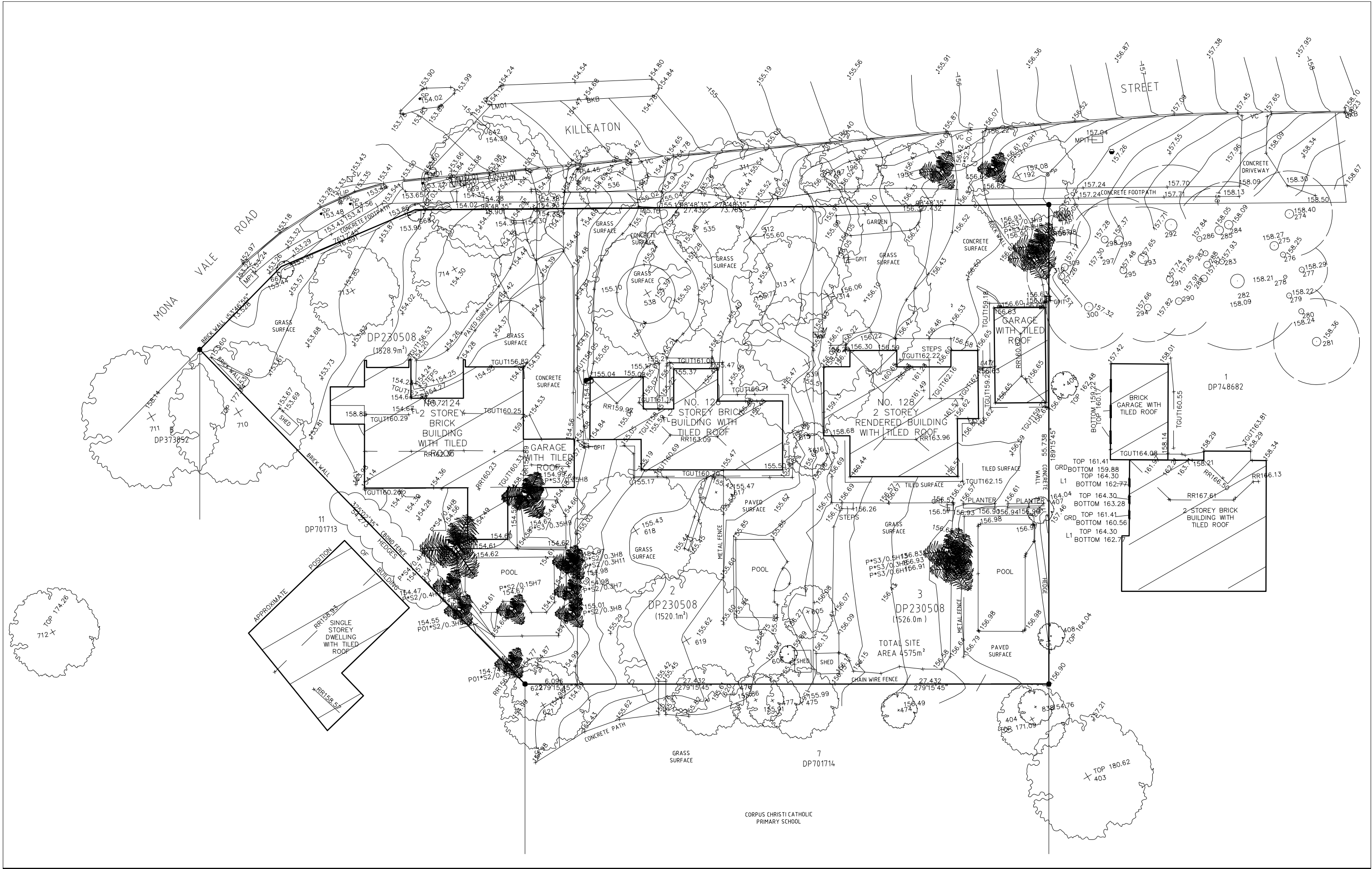
DEVELOPMENT DATA

LEVEL	UNIT MIX				AREA (m ²)			SEPP65	
	ONE BED	TWO BED	THREE BED	SUB TOTAL	NSA	GFA	GBA	CROSS VENTILATION	SOLAR ACCESS
B2									
B1									
G	6	10	0	16	1109	1218	1784	11	10
1	4	11	1	16	1153	1260	1776	11	10
2	4	11	1	16	1162	1260	1776	11	10
3	4	11	1	16	1164	1270	1776	11	12
4	0	4	6	10	856	928	1759	10	10
TOTAL	18	47	9	74	5444	5936	8871	54	52
	24%	64%	12%					73%	70%

SITE AREA CALCULATIONS		CARPARKING (REQUIRED)		CARPARKING (PROPOSED)	
TOTAL SITE AREA:	4575m ²	1B (1/UNIT)	18	RESIDENTIAL	73
FSR CONTROL	1.3:1	2B (1/UNIT)	47	ADAPTABLE UNITS	8
TOTAL ALLOWABLE GFA:	5947.5m ²	3B (1.5/UNIT)	13.5	VISITORS	18
		VISITORS (1/4 UNITS)	18.5		
FSR PROPOSED:	1.297:1	TOTAL	97	TOTAL	99
SITE COVERAGE:	1425m ² (31.1%)	BICYCLES		BICYCLES	
DEEP SOIL AREA:	2291m ² (50.0%)	RESIDENTS (1/5 UNITS)	15	RESIDENTS	18
TOP FLOOR % OF LEVEL BELOW:	73%	VISITORS (1/10 UNITS)	8	VISITORS	10
				MOTORCYCLES	6

SITE LOCATION NTS





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PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION	LP
B	08/07/2015	TITLE BLOCK DATE CORRECTED	LP

marchesepartners

Marchese Partners International Pty Ltd
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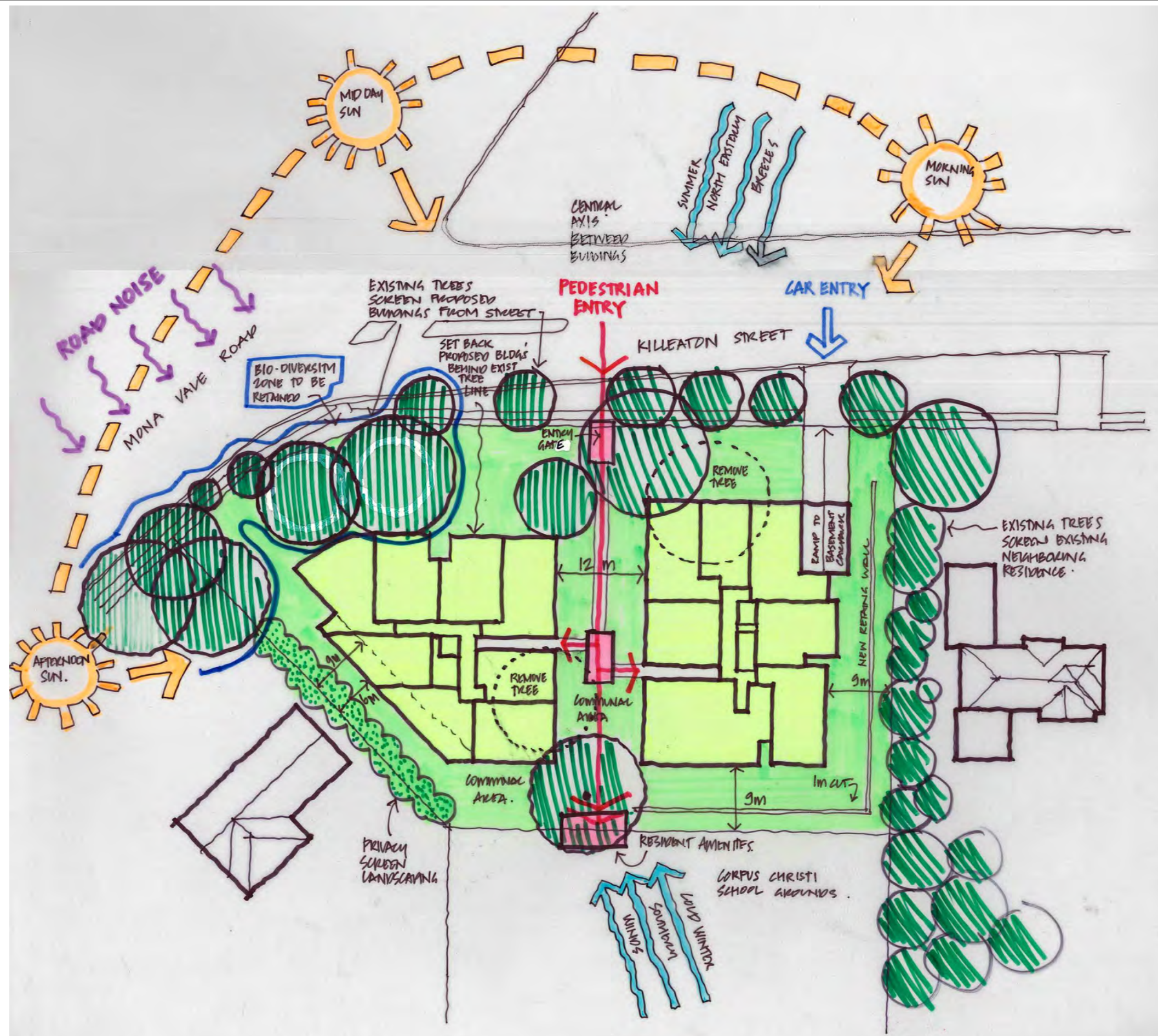
CLIENT
AUSPROSPECT PTY. LTD.
PO BOX 866
DRUMMOYNE NSW 1470

PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
SURVEY

SCALE	DATE	DRAWN	CHECKED
1:200@A1 1:400@A3	17/10/2014	LP	SZ

JOB	DRAWING	REVISION
14071	DA-0.01	B



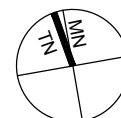
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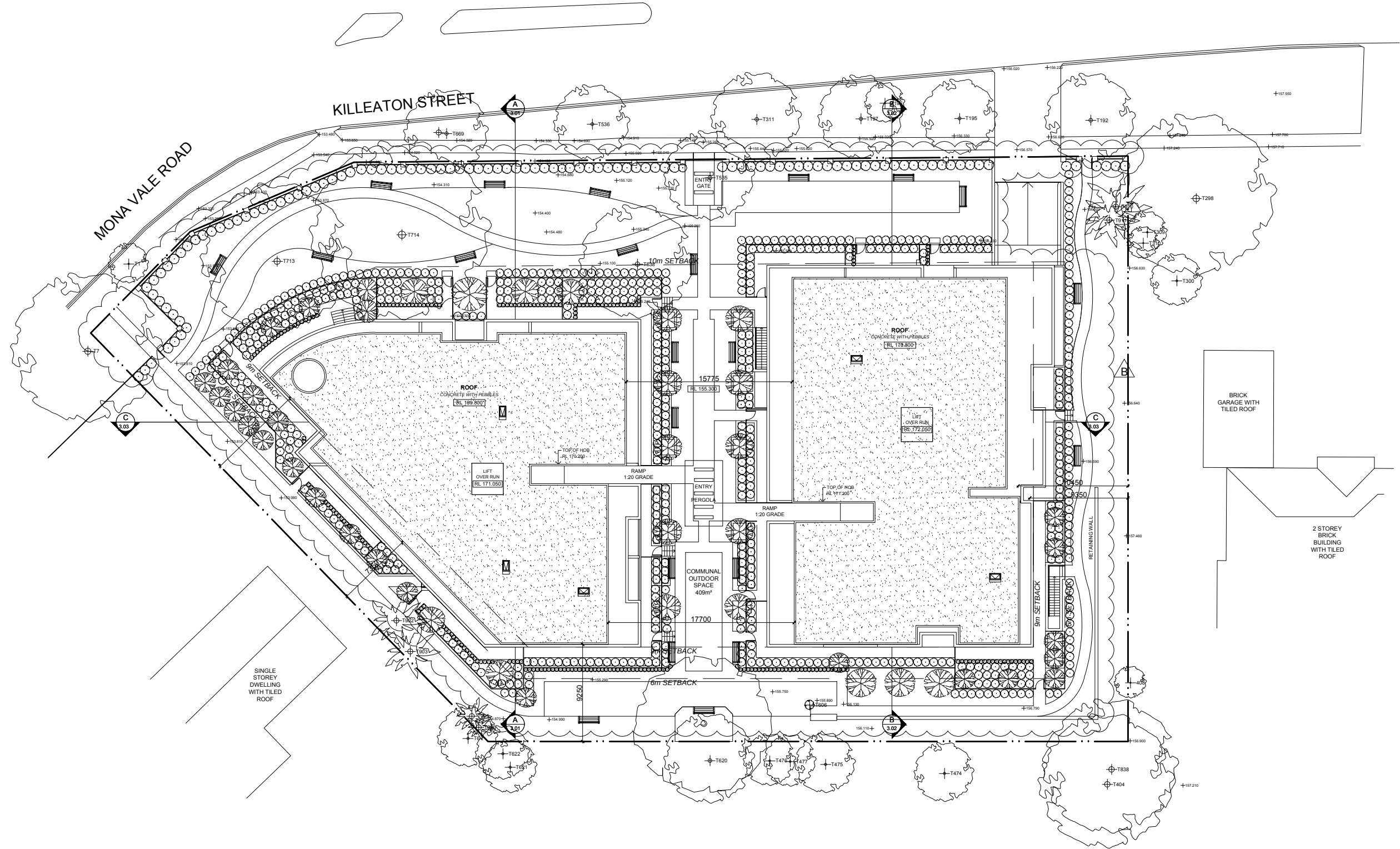


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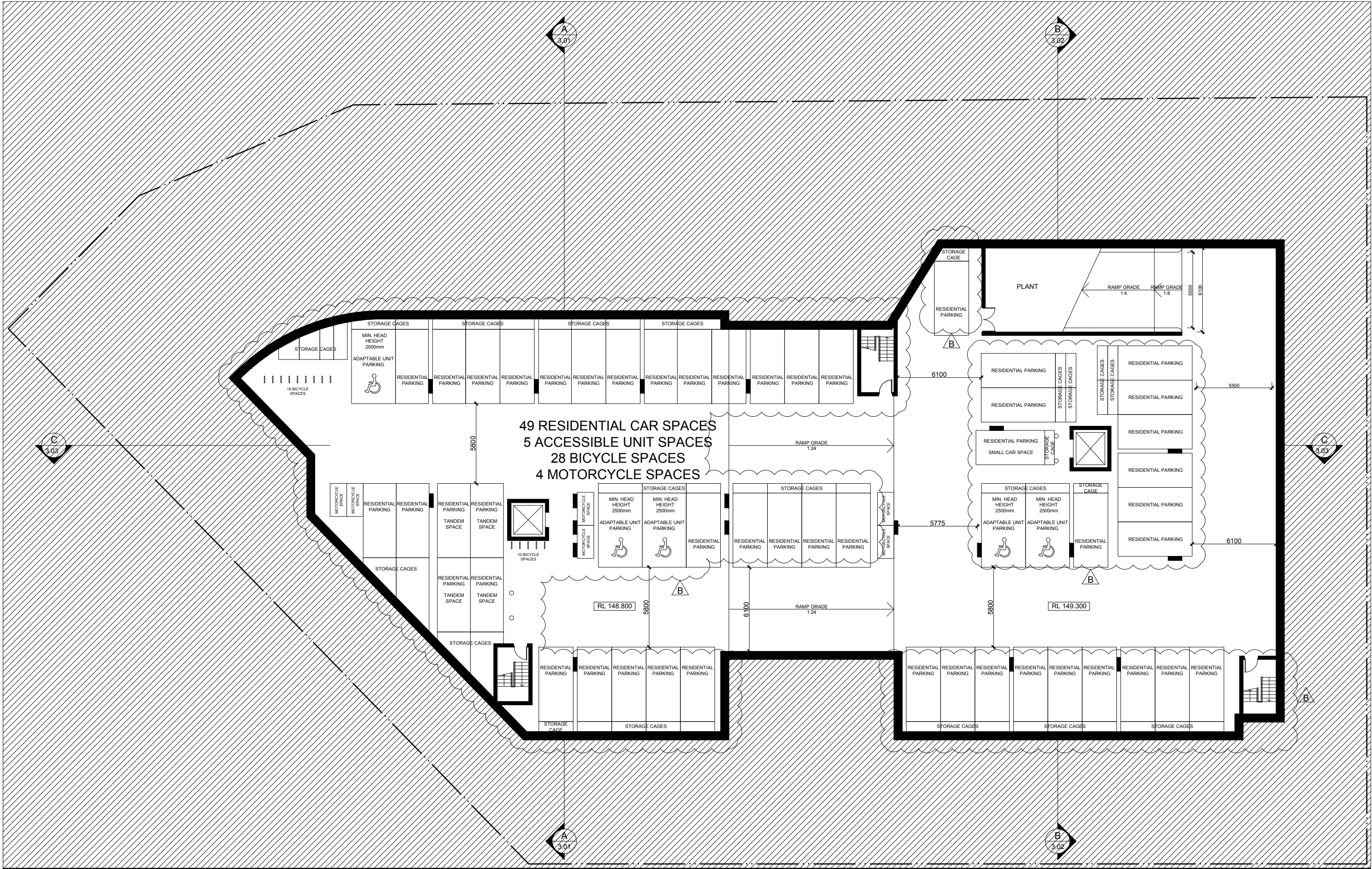
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SITE ANALYSIS

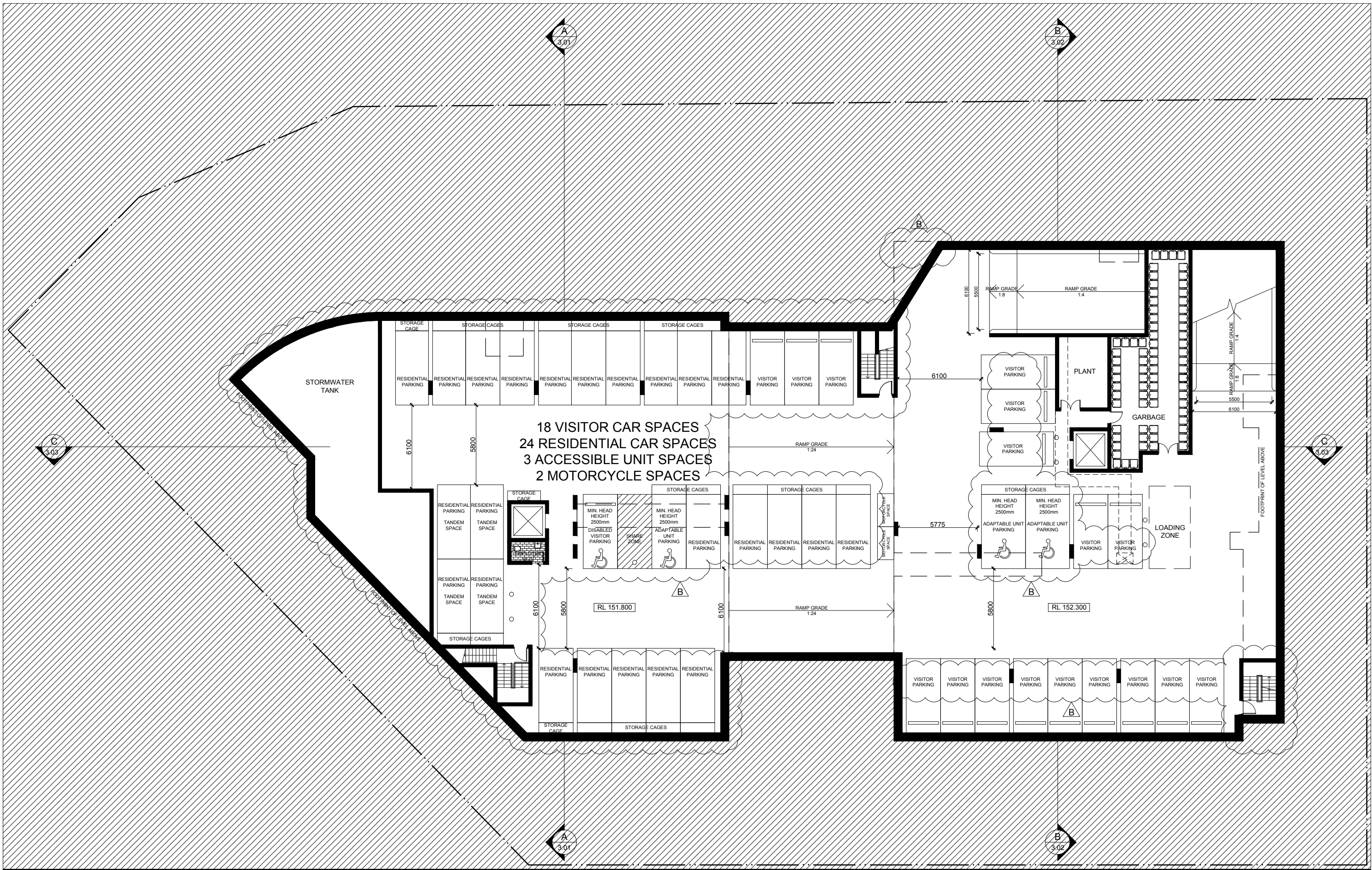
SCALE NTS	DATE 17/10/2014	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-0.02	REVISION B	



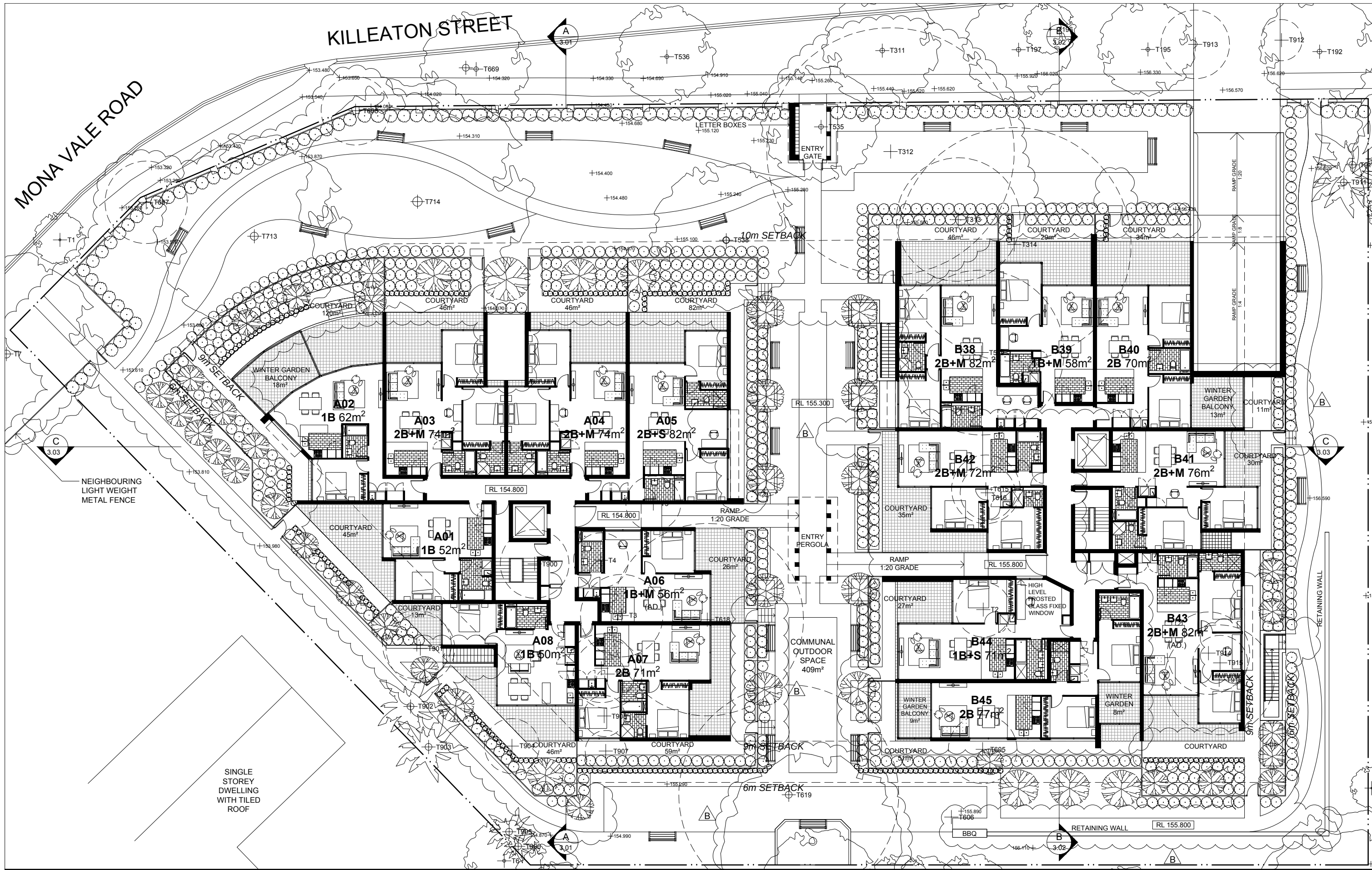
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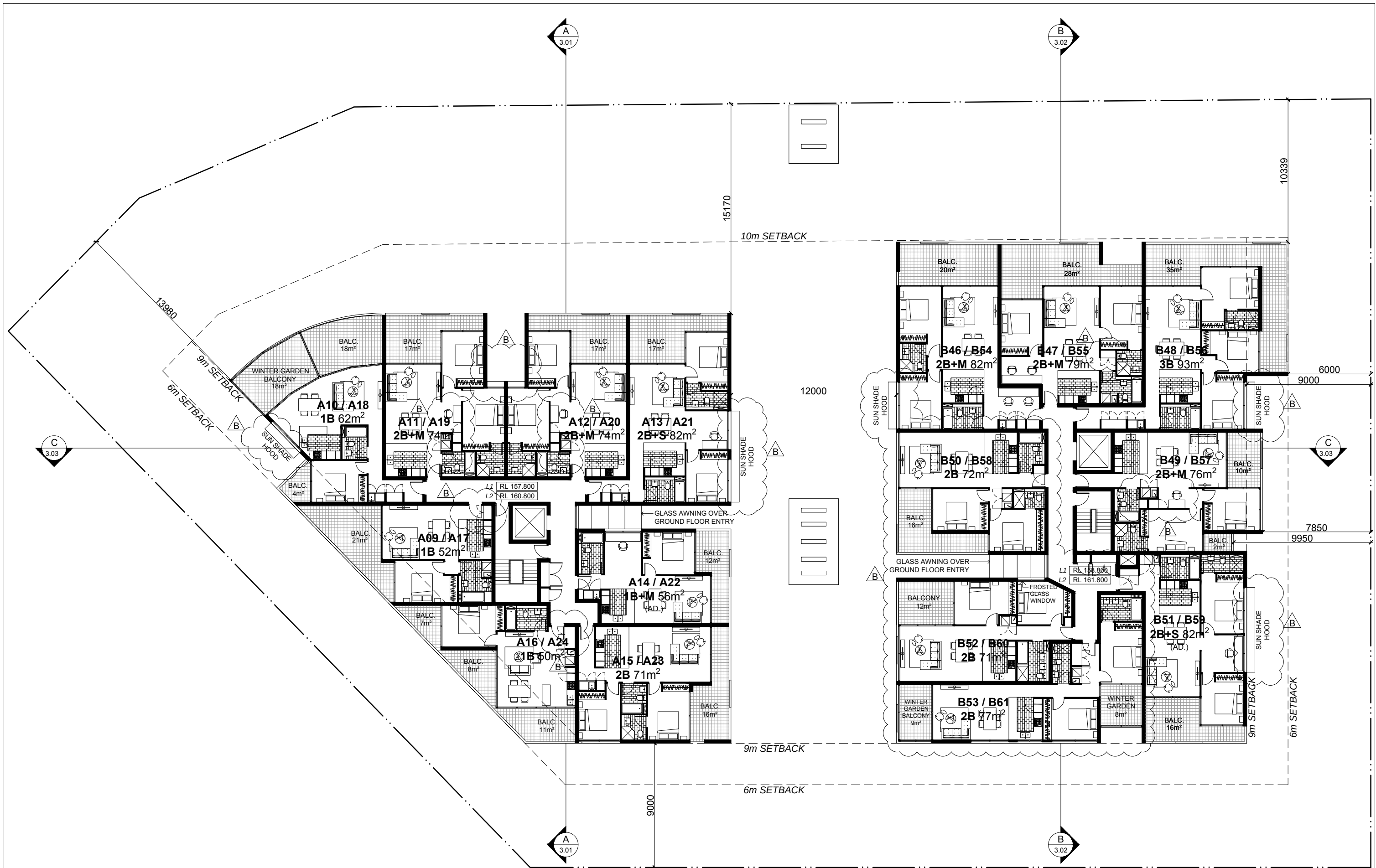
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	PROJECT 124-128 KILLEATON STREET ST IVES NSW 2075				SCALE 1:125@A1 1:250@A3	DATE 17/10/2014	DRAWN LP	CHECKED SZ	
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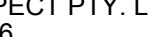


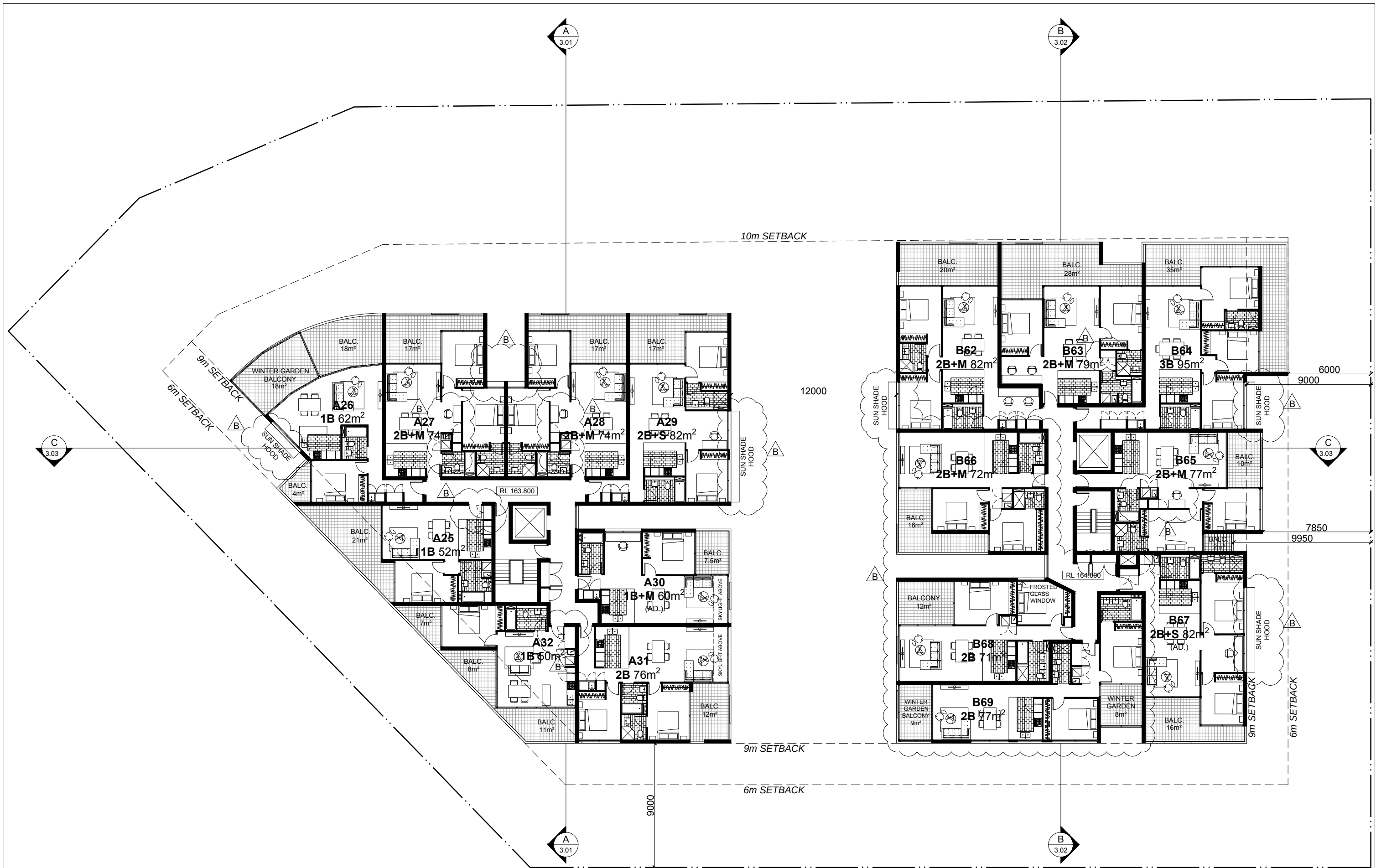
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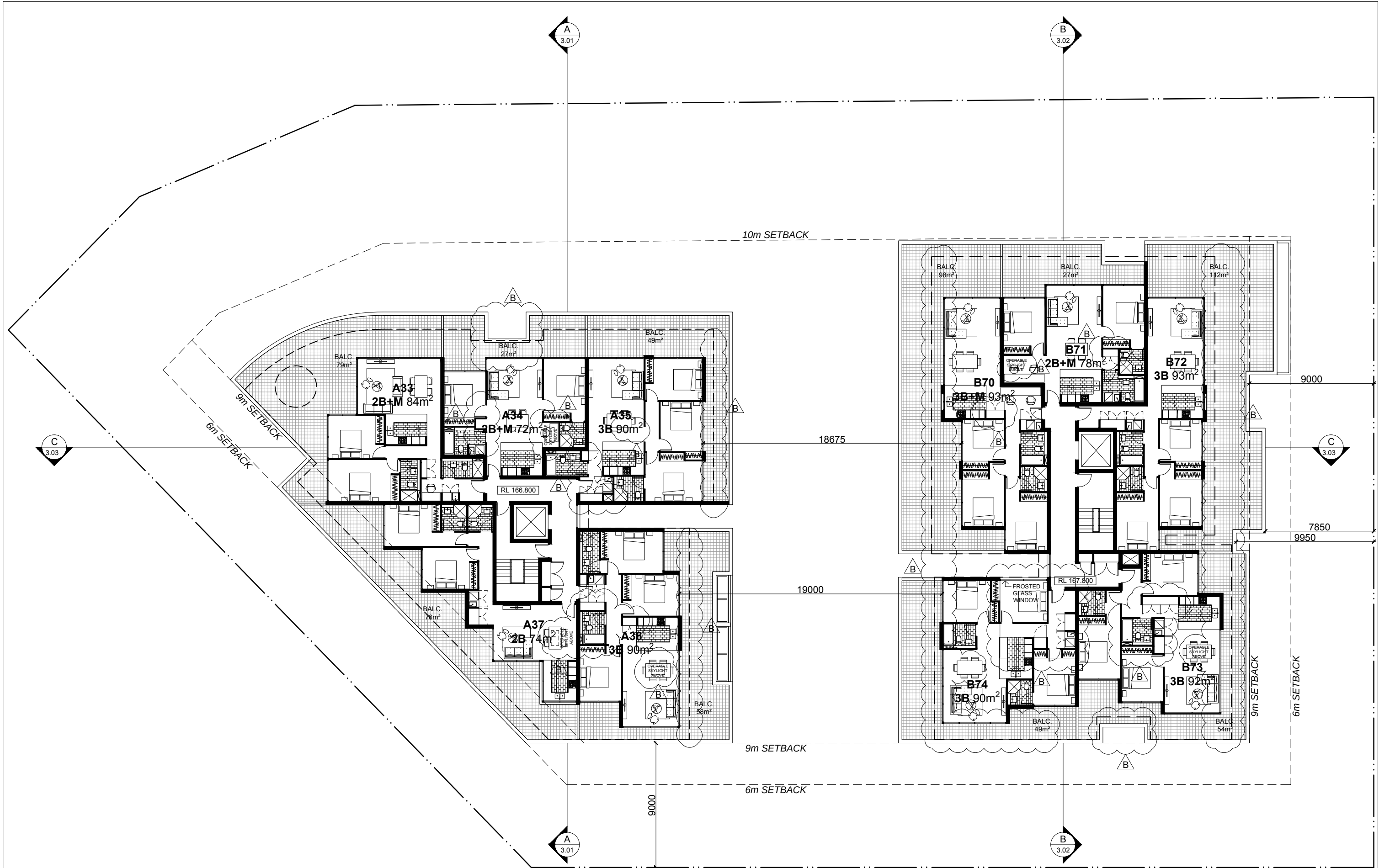
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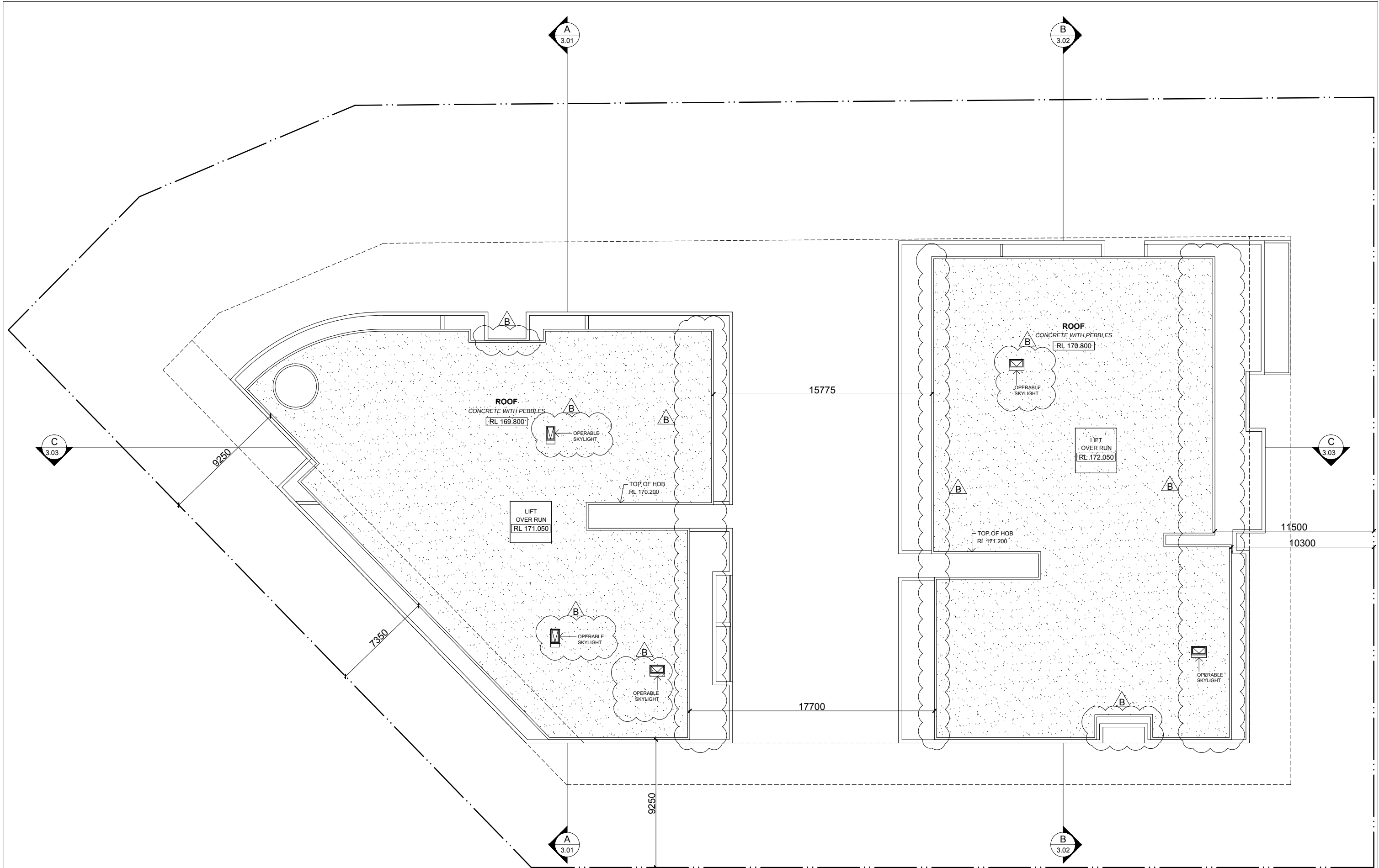
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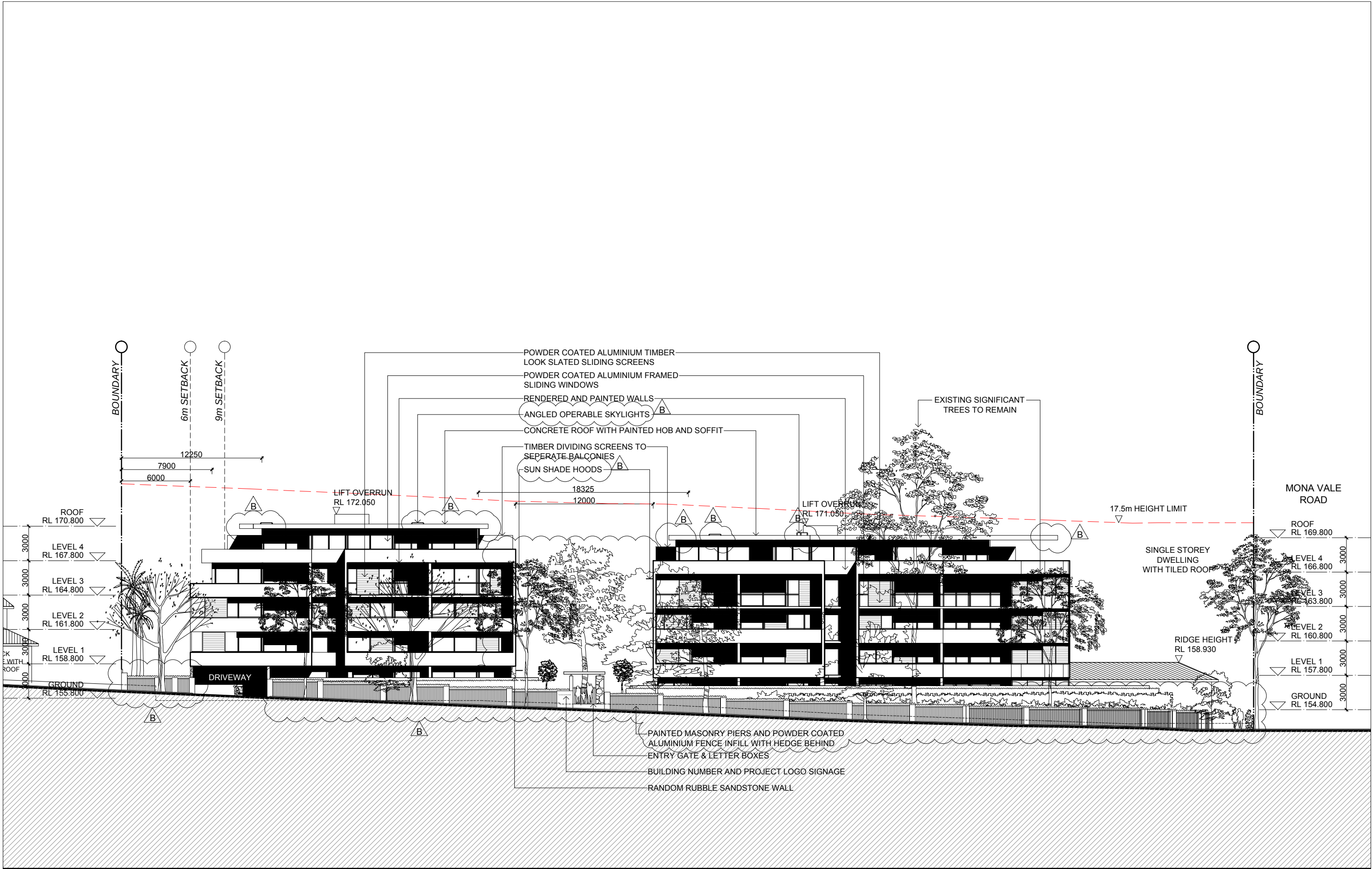
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	REVISION	DATE	DESCRIPTION	BY																		
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						JOB 14071	DRAWING DA-1.06		REVISION B													



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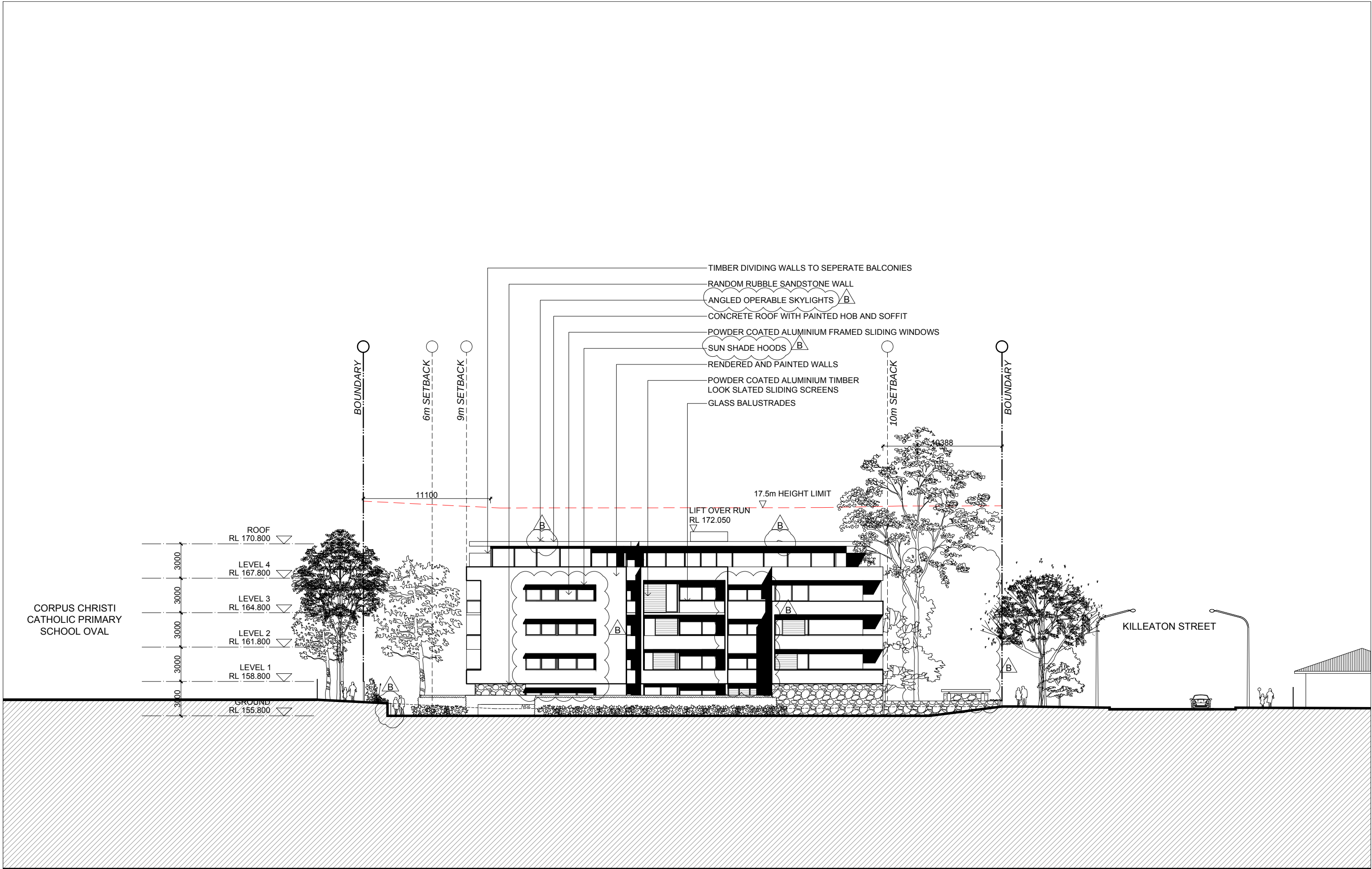
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B	08/07/2015	SKYLIGHTS ADDED, SUN SHADE HOODS ADDED, REDUCED ROOF OVERHANG, REVISED STREET FENCE, TREES 312, 667 + 668 REMOVED, TITLE BLOCK DATE CORRECTED	LP

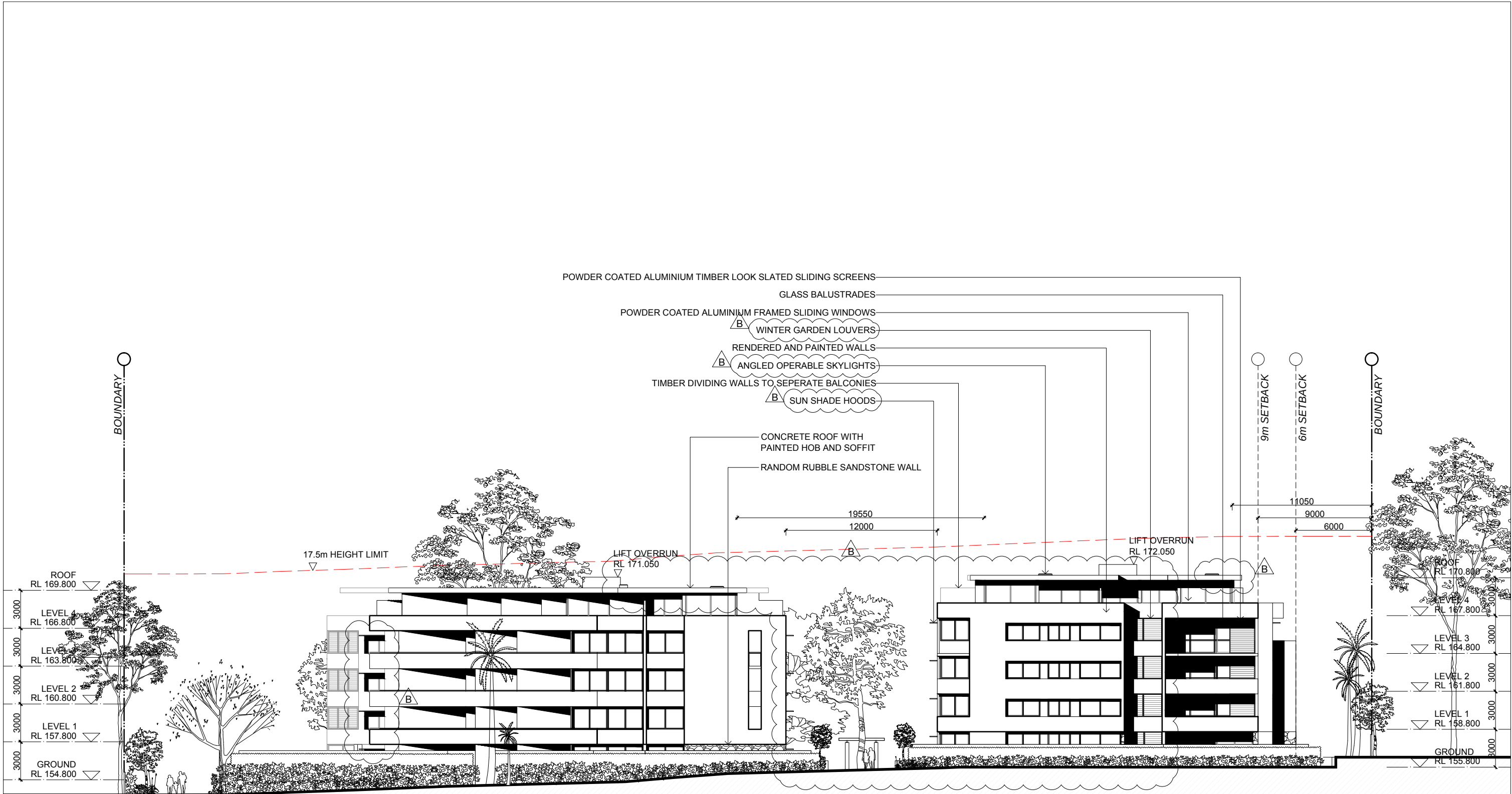
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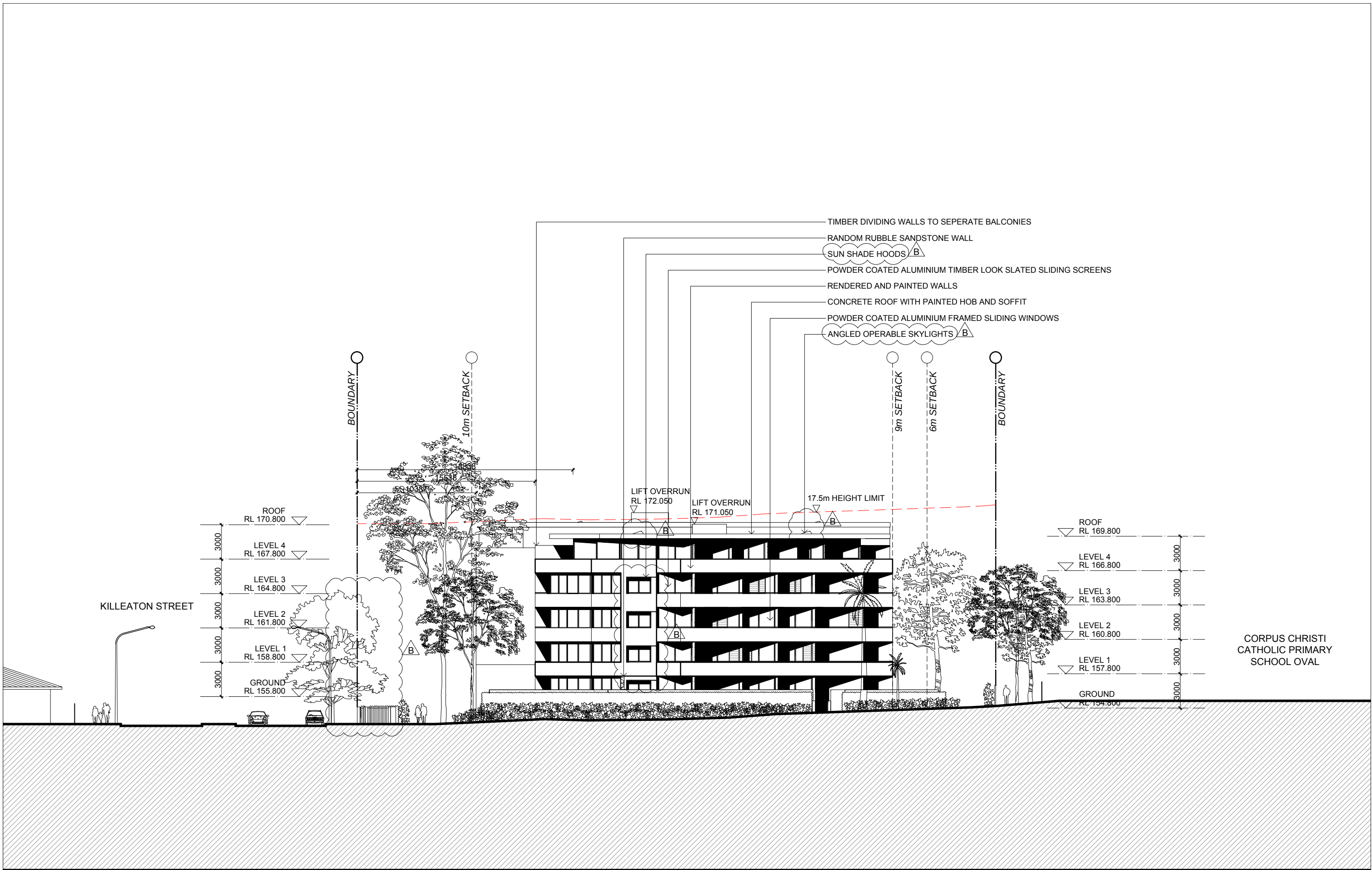
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PROJECT 124-128 KILLEATON STREET ST IVES NSW 2075	SCALE 1:150@A1 1:300@A3
	DATE 17/10/2014
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	CHECKED SZ
JOB 14071	DRAWING DA-2.01
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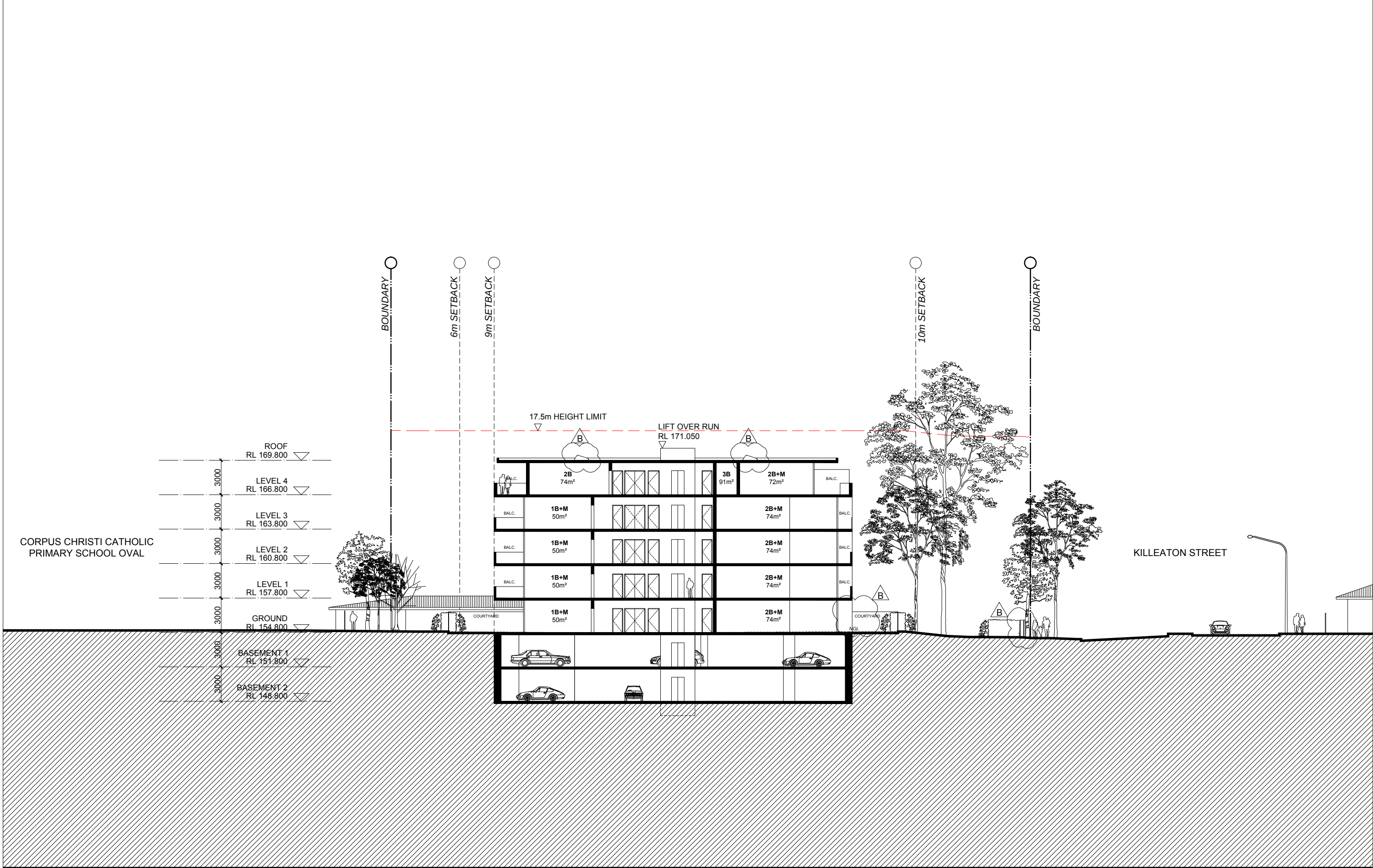
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	REVISION	DATE	DESCRIPTION	BY																		
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	B	08/07/2015	SKYLIGHTS ADDED, SUN SHADE HOODS ADDED, REVISED RETAINING WALL, TREE 312 REMOVED, TITLE BLOCK DATE CORRECTED	LP																		
				PROJECT 124-128 KILLEATON STREET ST IVES NSW 2075		SCALE 1:150@A1 1:300@A3	DATE 17/10/2014	DRAWN LP	CHECKED SZ													
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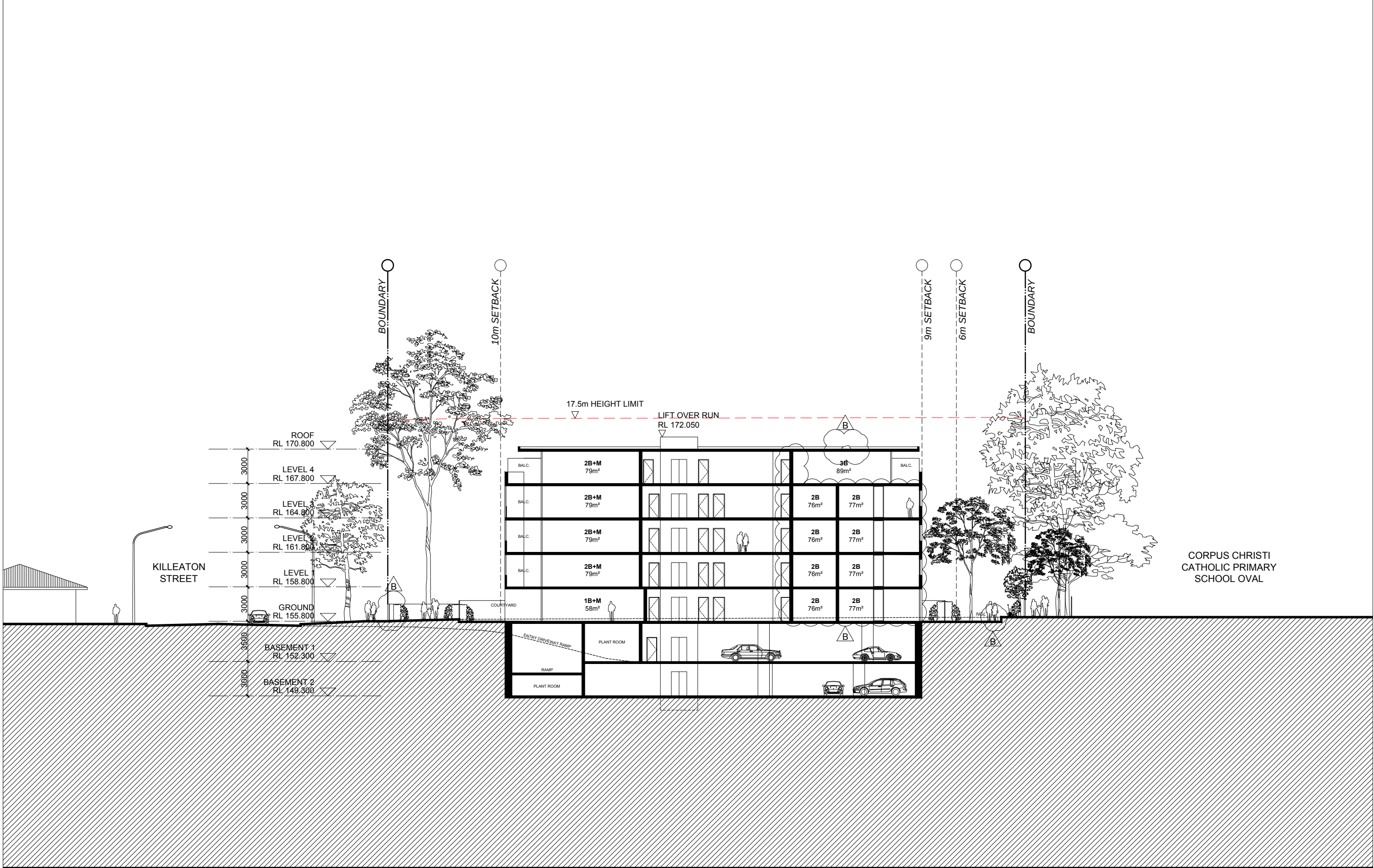
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	PROJECT 124-128 KILLEATON STREET ST IVES NSW 2075	SCALE 1:150@A1 1:300@A3	DATE 17/10/2014			DRAWN LP	CHECKED SZ			
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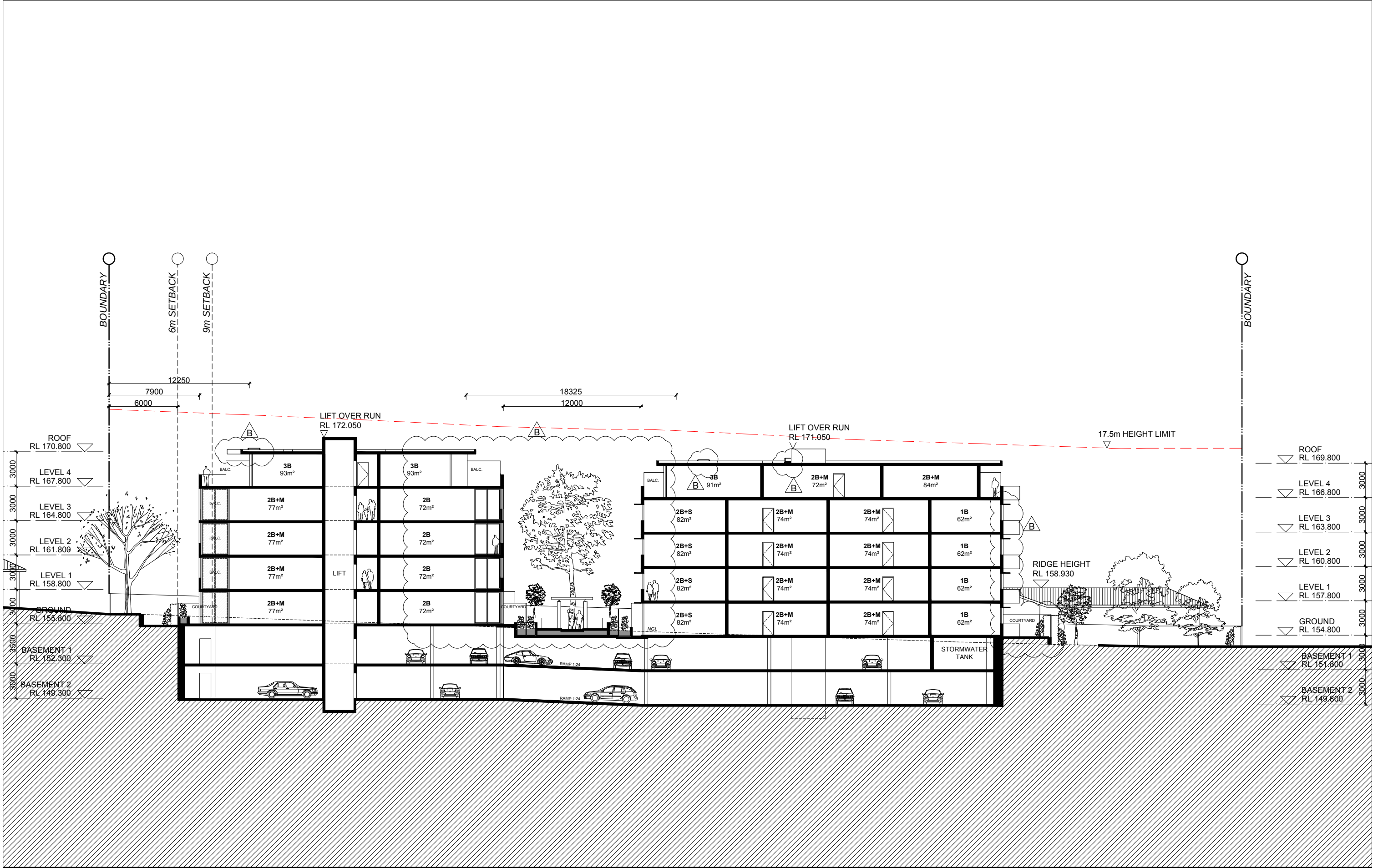
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	B		08/07/2015	SKYLIGHTS ADDED, SUN SHADE HOODS ADDED, REVISED STREET FENCE, TREE 667 REMOVED, TITLE BLOCK DATE CORRECTED	LP			PROJECT		SCALE	DATE	DRAWN	CHECKED
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								JOB	DRAWING	REVISION			
								14071	DA-2.04	B			



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	A 17/10/2014 FIRST ISSUE - DEVELOPMENT APPLICATION LP			PROJECT 124-128 KILLEATON STREET ST IVES NSW 2075	SCALE 1:150@A1 1:300@A3	DATE 17/10/2014	DRAWN LP	CHECKED SZ
	B 08/07/2015 SKYLIGHTS ADDED, REVISED STREET FENCE, REVISED COURTYARD, TITLE BLOCK DATE CORRECTED LP				JOB 14071	DRAWING DA-3.01	REVISION B	



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	A 17/10/2014 FIRST ISSUE - DEVELOPMENT APPLICATION LP			PROJECT 124-128 KILLEATON STREET ST IVES NSW 2075	SCALE 1:150@A1 1:300@A3	DATE 17/10/2014	DRAWN LP	CHECKED SZ
	B 08/07/2015 SKYLIGHTS ADDED, SUN SHADE HOODS ADDED, REDUCED ROOF OVERHANG, REVISED UNIT LAYOUTS + AREAS, REVISED WINDOWS, REVISED COURTYARD TO UNIT A.02, REVISED RETAINING WALL, REVISED LOCATION OF TREE IN COMMON OPEN SPACE, TITLE BLOCK DATE CORRECTED LP				JOB 14071	DRAWING DA-3.03	REVISION B	



9AM



12 NOON



3PM

B

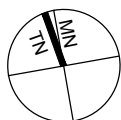
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PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
**SHADOW STUDY
MID WINTER**

SCALE NTS	DATE 17/10/2014	DRAWN LP	CHECKED SZ
JOB 14071	DRAWING DA-4.01	REVISION B	



9AM



12 NOON



3PM

B

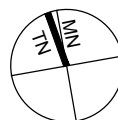
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124-128 KILLEATON STREET
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DRAWING TITLE
**SHADOW STUDY
EQUINOX**

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JOB 14071	DRAWING DA-4.02	REVISION B	



9AM



12PM



3PM



10AM



1PM



11AM



2PM

SOLAR ACCESS ANALYSIS

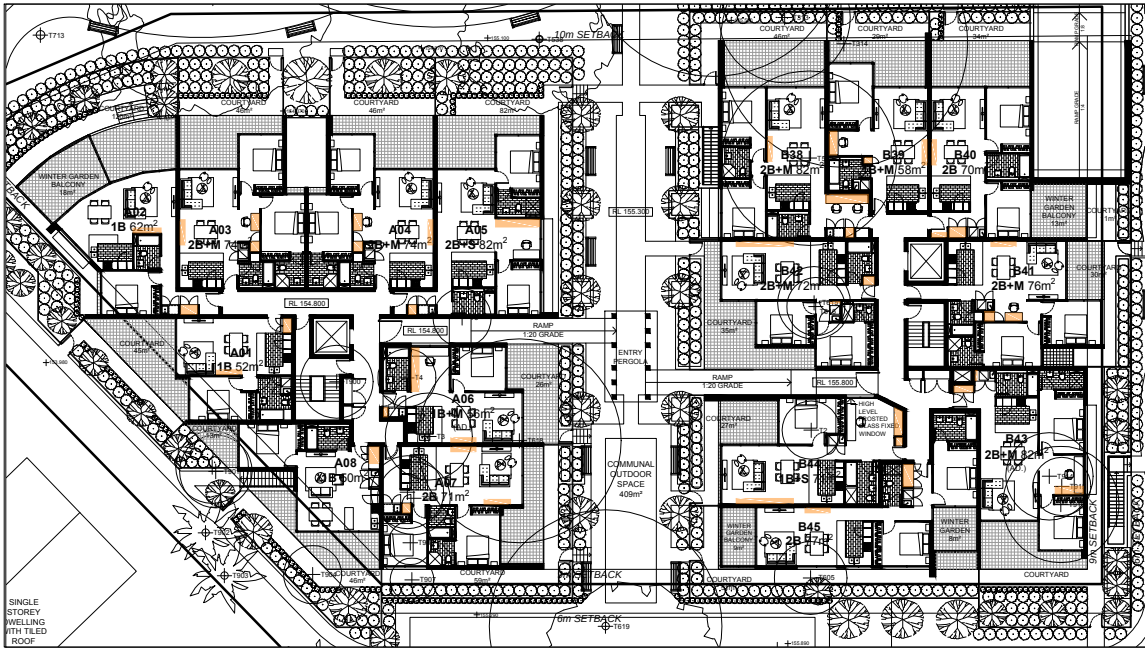
UNITS THAT RECEIVE TWO TO THREE HOURS OR MORE OF SUNLIGHT AFTER 9AM:

BUILDING A		BUILDING B	
A02	3+ HOURS	B38	3+ HOURS
A03	3+ HOURS	B39	3+ HOURS
A04	3+ HOURS	B40	3+ HOURS
A05	3+ HOURS	B42	3+ HOURS
A10	3+ HOURS	B44	2 HOURS
A11	3+ HOURS	B45	2 HOURS
A12	3+ HOURS	B46	3+ HOURS
A13	3+ HOURS	B47	3+ HOURS
A18	3+ HOURS	B48	3+ HOURS
A19	3+ HOURS	B50	3+ HOURS
A20	3+ HOURS	B52	2+ HOURS
A21	3+ HOURS	B53	2+ HOURS
A26	3+ HOURS	B54	3+ HOURS
A27	3+ HOURS	B55	3+ HOURS
A28	3+ HOURS	B56	3+ HOURS
A29	3+ HOURS	B58	3+ HOURS
A30	3+ HOURS	B60	3+ HOURS
A31	3+ HOURS	B61	3+ HOURS
A33	3+ HOURS	B62	3+ HOURS
A34	3+ HOURS	B63	3+ HOURS
A35	3+ HOURS	B64	3+ HOURS
A36	3+ HOURS	B66	3+ HOURS
A37	3+ HOURS	B68	3+ HOURS
		B69	3+ HOURS
		B70	3+ HOURS
		B71	3+ HOURS
		B72	3+ HOURS
		B73	3+ HOURS
		B74	3+ HOURS

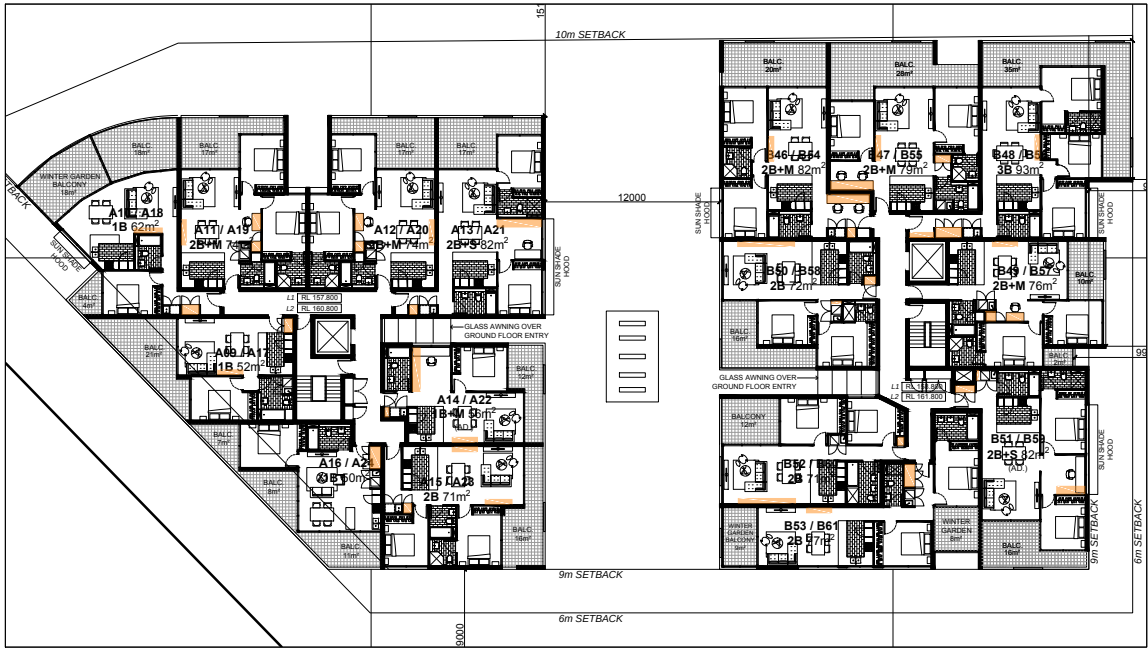
48 UNITS OUT OF 74 (64.8%) ACHIEVE THREE HOURS SOLAR ACCESS

52 UNITS OUT OF 74 (70.2%) ACHIEVE TWO + HOURS SOLAR ACCESS

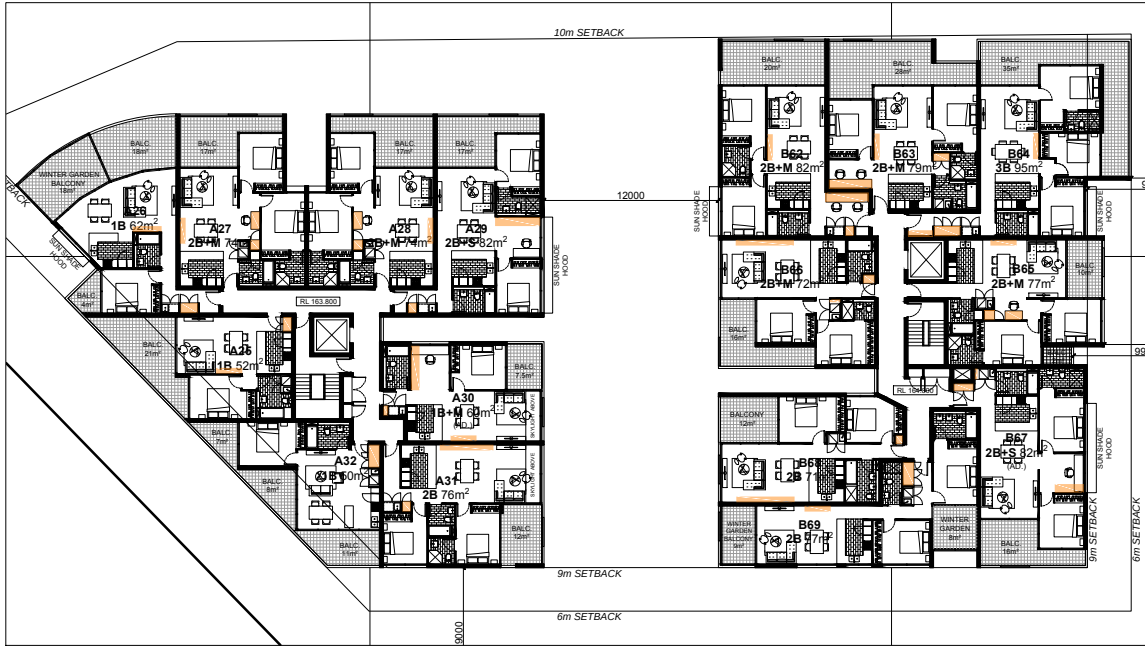




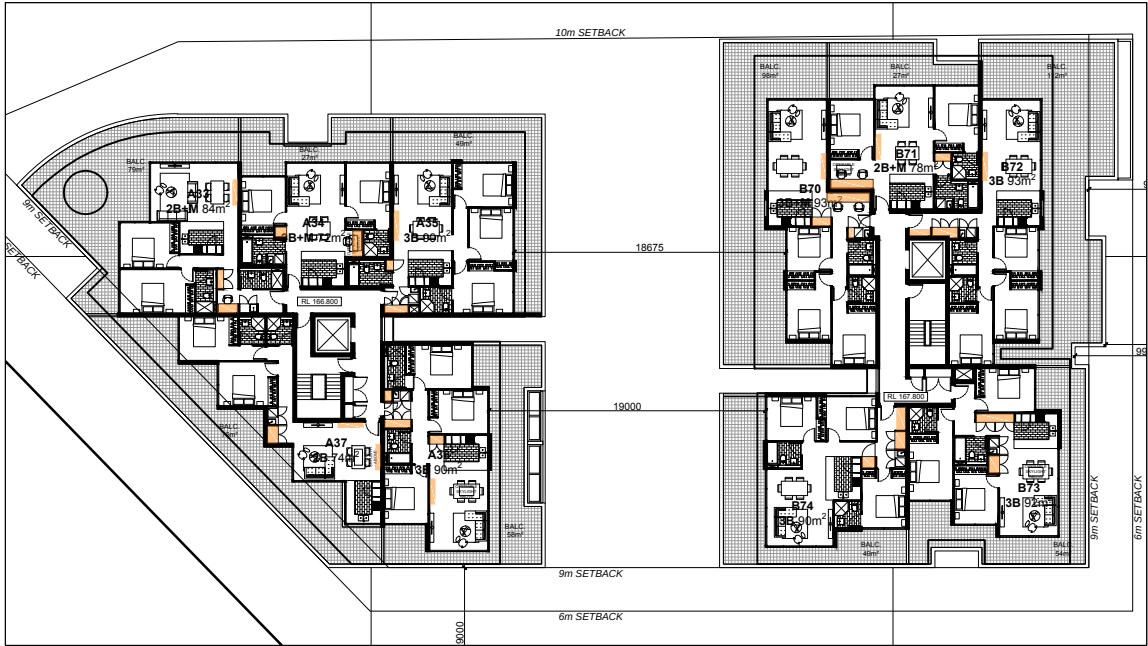
LEVEL GROUND PLAN



LEVEL 1-2 PLAN



LEVEL 3 PLAN



LEVEL 4 PLAN

STORAGE SCHEDULE

EACH UNIT INCLUDES A 4.9m³ MINIMUM SIZE STORAGE CAGE IN THE BASEMENT

BUILDING A		BUILDING B	
A01	8m³	B38	13m³
A02	9m³	B39	10m³
A03	10m³	B40	10m³
A04	10m³	B41	10m³
A05	11m³	B42	10m³
A06	12m³	B43	10m³
A07	10m³	B44	10m³
A08	8m³	B45	10m³
A09	8m³	B46	13m³
A10	9m³	B47	13m³
A11	10m³	B48	12m³
A12	10m³	B49	10m³
A13	11m³	B50	10m³
A14	12m³	B51	10m³
A15	10m³	B52	10m³
A16	8m³	B53	10m³
A17	8m³	B54	13m³
A18	9m³	B55	13m³
A19	10m³	B56	12m³
A20	10m³	B57	10m³
A21	11m³	B58	10m³
A22	12m³	B59	10m³
A23	10m³	B60	10m³
A24	8m³	B61	10m³
A25	8m³	B62	13m³
A26	9m³	B63	13m³
A27	10m³	B64	12m³
A28	10m³	B65	10m³
A29	11m³	B66	10m³
A30	12m³	B67	10m³
A31	10m³	B68	10m³
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A37	11m³	B74	12m³

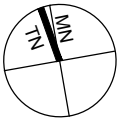
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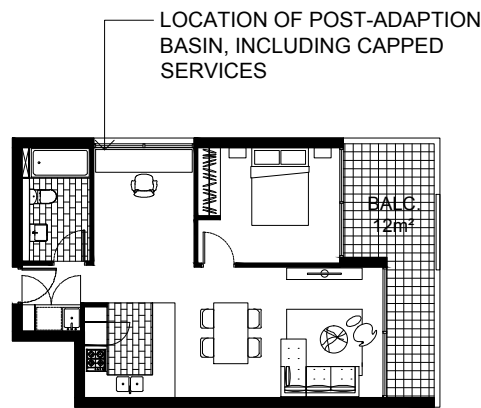


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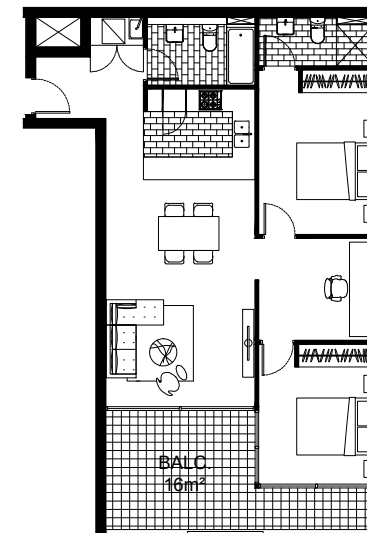
PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
STORAGE SCHEDULE

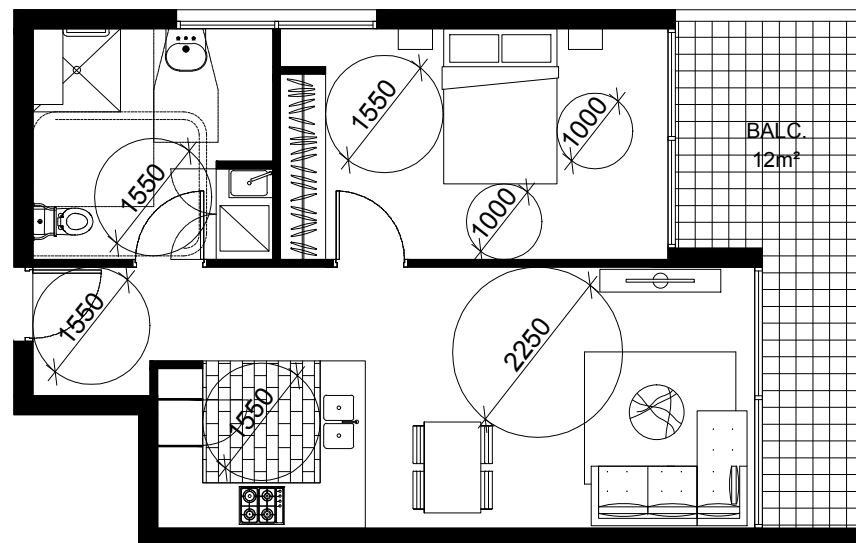
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NTS	08/07/2015	LP	SZ
JOB	DRAWING	REVISION	
14071	DA-4.04	A	



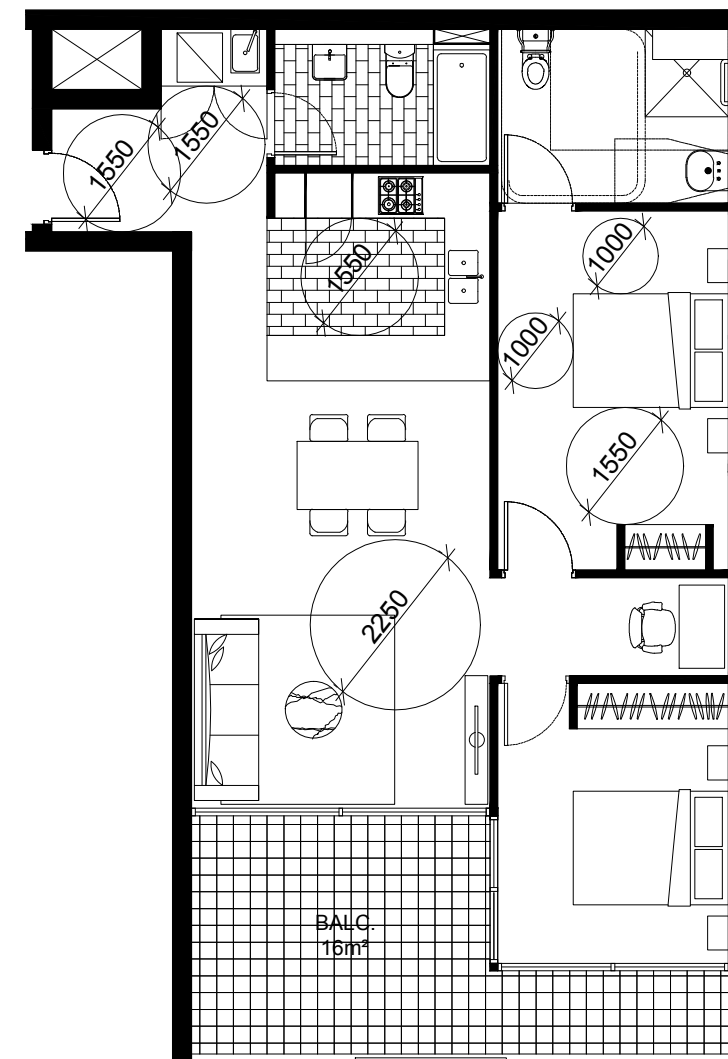
UNITS A06, A14, A22, A30
1 BED + STUDY 56m²
PRE ADAPTION LAYOUT
SCALE 1:200 AT A3



UNITS B43, B51, B59, B67
2 BED + STUDY 82m²
PRE ADAPTION LAYOUT
SCALE 1:200 AT A3



UNITS A06, A14, A22, A30
1 BED 56m²
POST ADAPTION LAYOUT
SCALE 1:100 AT A3



UNITS B43, B51, B59, B67
2 BED + STUDY 82m²
POST ADAPTION LAYOUT
SCALE 1:100 AT A3

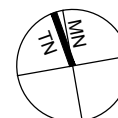
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PRELIMINARY
NOT FOR CONSTRUCTION

REVISION	DATE	DESCRIPTION	BY
A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION	LP
B	08/07/2015	TITLE BLOCK DATE CORRECTED	LP

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PROJECT
124-128 KILLEATON STREET
ST IVES NSW 2075

DRAWING TITLE
ADAPTABLE UNIT PLANS

SCALE	DATE	DRAWN	CHECKED
AS NOTED	17/10/2014	LP	SZ
JOB	DRAWING	REVISION	
14071	DA-5.01	B	



KILLEATON STREET VIEW

B

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	A		17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION LP				AUSPROSPECT PTY. LTD. PO BOX 866 DRUMMOYNE NSW 1470		PHOTOMONTAGE			
	B		08/07/2015	REVISED VIEW TO SHOW EXISTING STREET LP AND SITE TREES. NEW SHEET ADDED TO SHOW SECOND PHOTOMONTAGE, TITLE BLOCK DATE CORRECTED				PROJECT		SCALE NTS	DATE 17/10/2014	DRAWN LP	CHECKED SZ
								124-128 KILLEATON STREET ST IVES NSW 2075		JOB 14071	DRAWING DA-6.02	REVISION B	



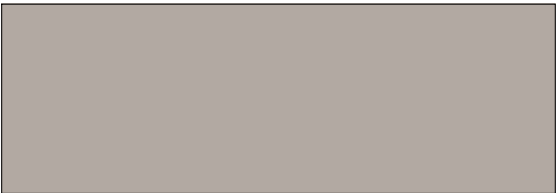
VIEW FROM MONA VALE ROAD

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	PROJECT 124-128 KILLEATON STREET ST IVES NSW 2075		SCALE NTS	DATE 08/07/2014			DRAWN LP	CHECKED SZ			
	JOB 14071	DRAWING DA-6.02-B		REVISION B							



PHOTOMONTAGE

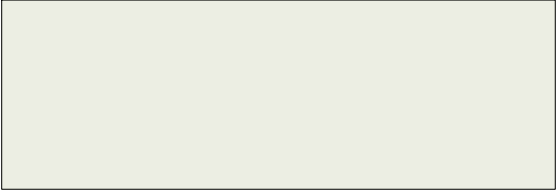
NOTE - EXISTING STREET TREES AND SITE TREES ARE NOT SHOWN ON THIS VIEW



1. DULUX PAINT COLOUR - DREYFUS
MAIN EXTERIOR WALLS



2. DULUX PAINT COLOUR - PEARL ASH
SECONDARY EXTERIOR WALLS



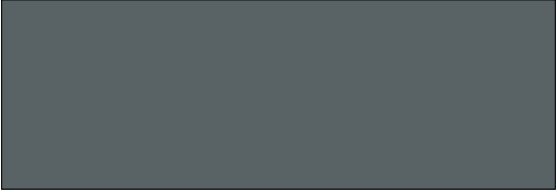
3. DULUX PAINT COLOUR - NATURAL WHITE
SELECTED BALUSTRADES



4. POWDER COATED ALUMINIUM - TIMBER LOOK
DIVIDING WALLS AND SLIDING SCREENS

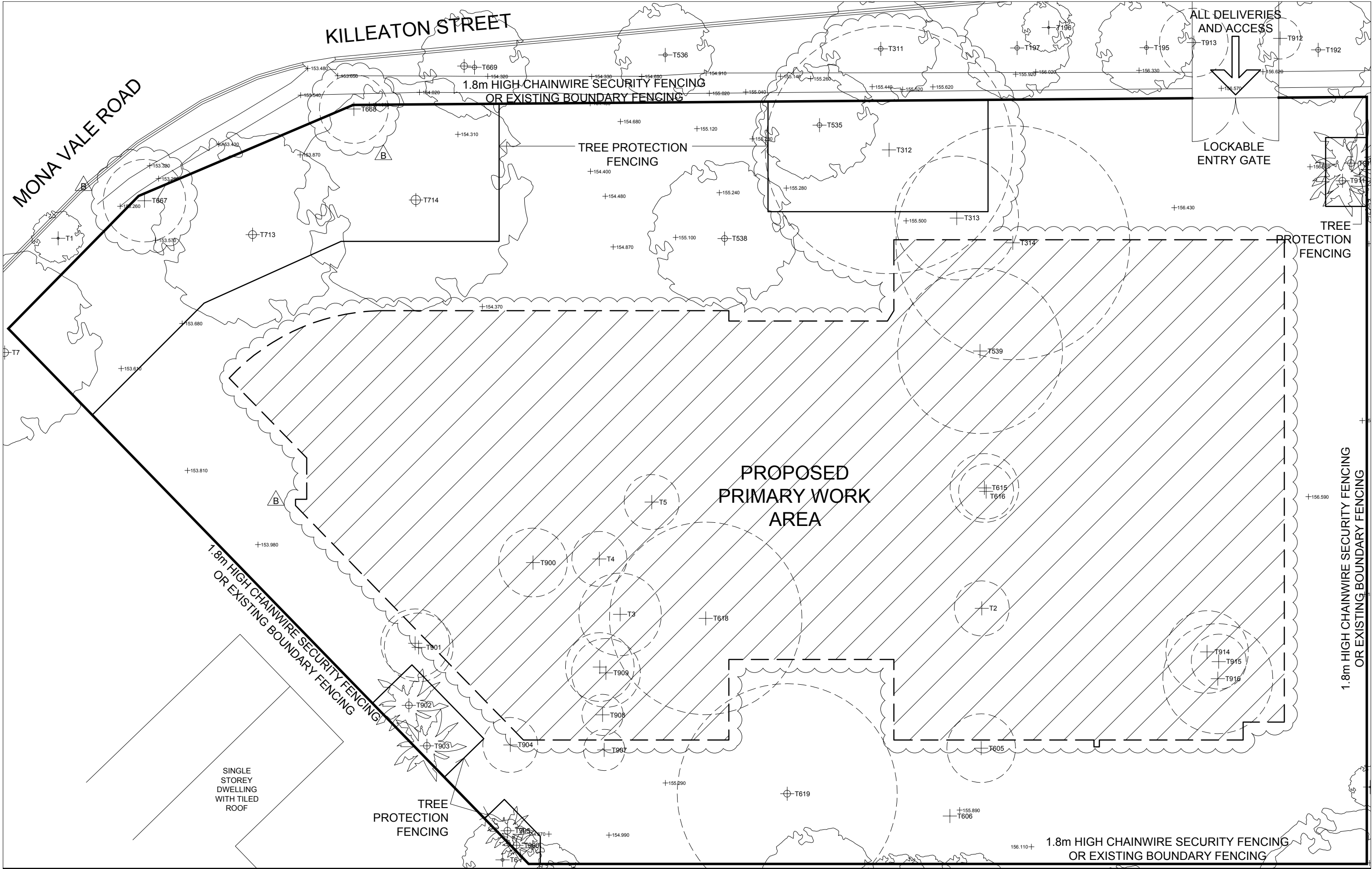


5. SANDSTONE RANDOM RUBBLE WALLS
SELECTED GROUND FLOOR WALLS

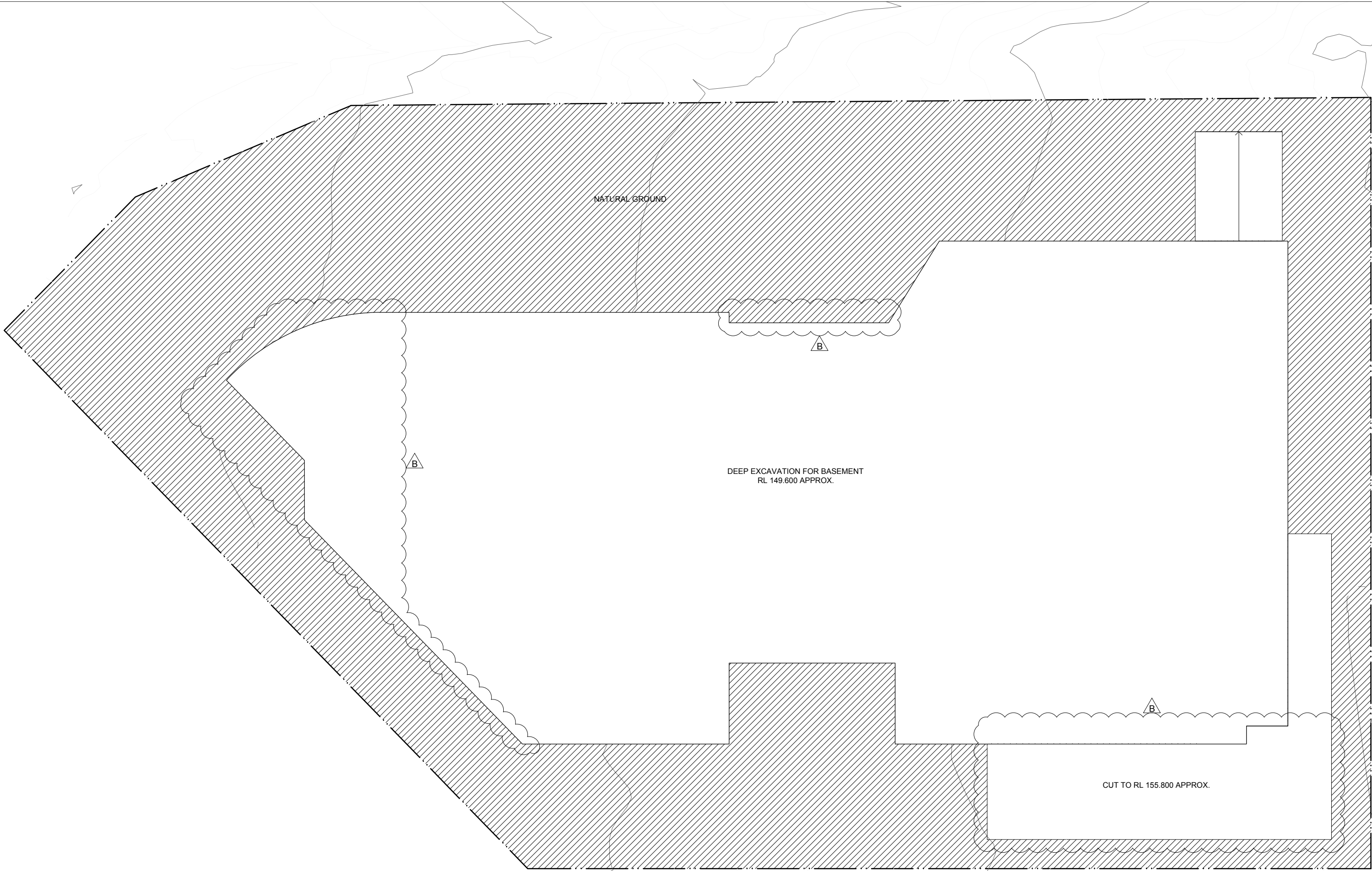


6. POWDER COATED ALUMINIUM
DULUX COLOUR - NOTRE DAME
WINDOW FRAMES

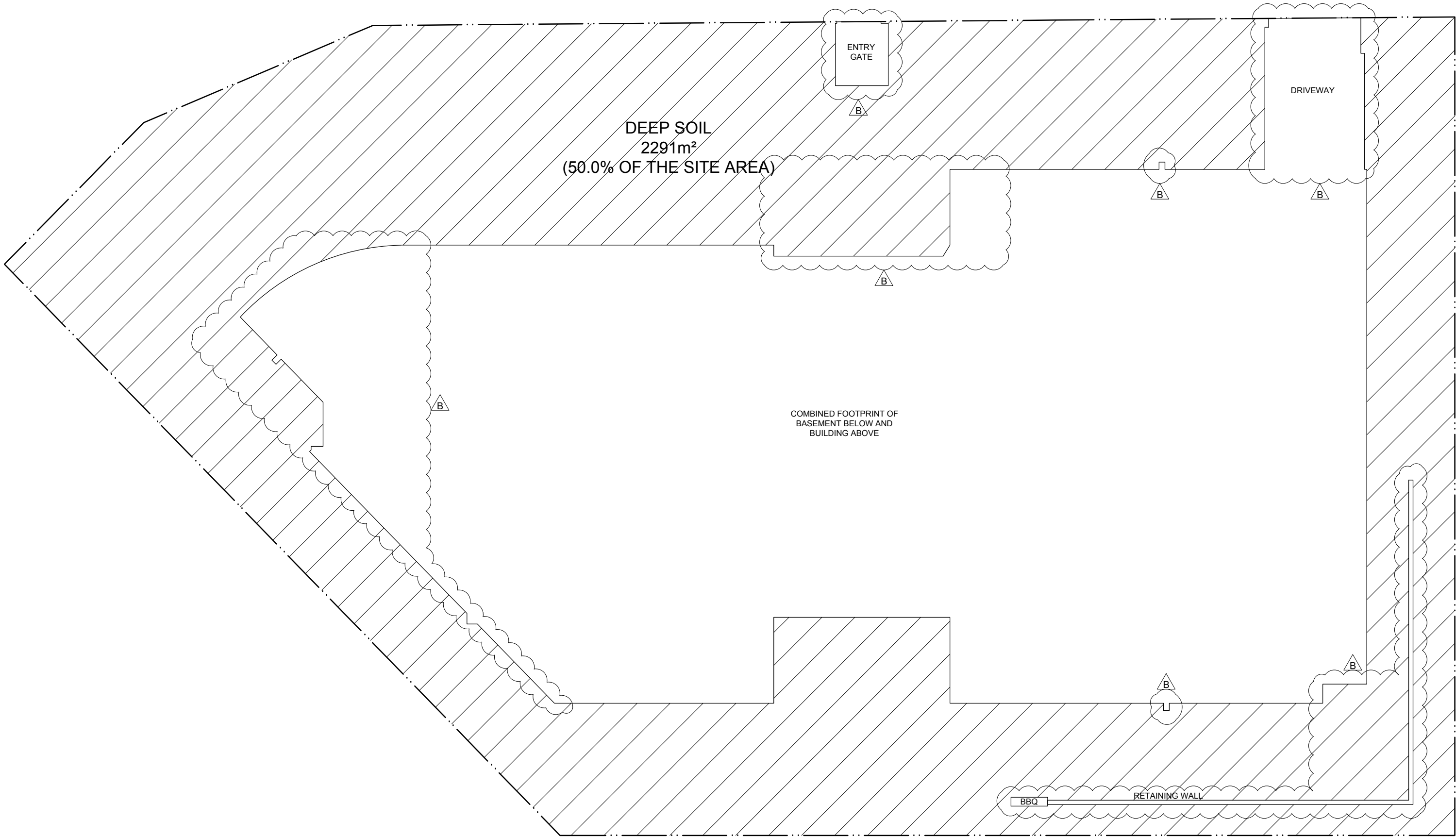
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	A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION	LP			PROJECT	SCALE NTS	DATE 17/10/2014	DRAWN LP	CHECKED SZ
	B	08/07/2015	TITLE BLOCK DATE CORRECTED	LP			124-128 KILLEATON STREET ST IVES NSW 2075	JOB 14071	DRAWING DA-6.03	REVISION B	



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	REVISION	DATE	DESCRIPTION	BY													
	A	17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION	LP													
B	08/07/2015	UPDATED BUILDING FOOT PRINT, TREES 312, 667 + 668 REMOVED, TITLE BLOCK DATE CORRECTED	LP														
PROJECT 124-128 KILLEATON STREET ST IVES NSW 2075	SCALE 1:125@A1 1:250@A3	DATE 17/10/2014	DRAWN LP	CHECKED SZ													
JOB 14071	DRAWING DA-7.01	REVISION B															



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	A		17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION LP				AUSPROSPECT PTY. LTD. PO BOX 866 DRUMMOYNE NSW 1470		EXCAVATION PLAN			
	B		08/07/2015	REVISED BASEMENT FOOTPRINT, REVISED LP RETAINING WALL, TITLE BLOCK DATE CORRECTED				PROJECT		SCALE	DATE	DRAWN	CHECKED
								124-128 KILLEATON STREET ST IVES NSW 2075		1:125@A1 1:250@A3	17/10/2014	LP	SZ
		JOB		DRAWING		REVISION							
		14071		DA-7.02		B							



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	A		17/10/2014	FIRST ISSUE - DEVELOPMENT APPLICATION	LP			PROJECT	SCALE 1:125@A1 1:250@A3	DATE 17/10/2014	DRAWN LP	CHECKED SZ
	B		08/07/2015	REVISED BASEMENT AND BUILDING FOOTPRINTS, RETAINING WALL AND BBQ EXCLUDED, TITLE BLOCK DATE CORRECTED	LP			124-128 KILLEATON STREET ST IVES NSW 2075	JOB 14071	DRAWING DA-7.03	REVISION B	