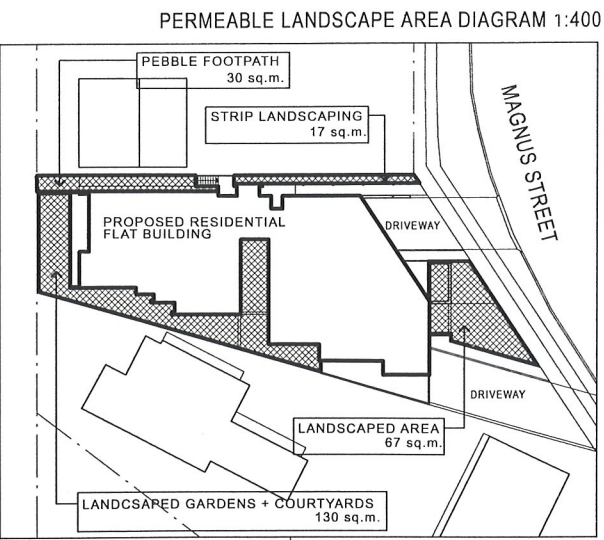
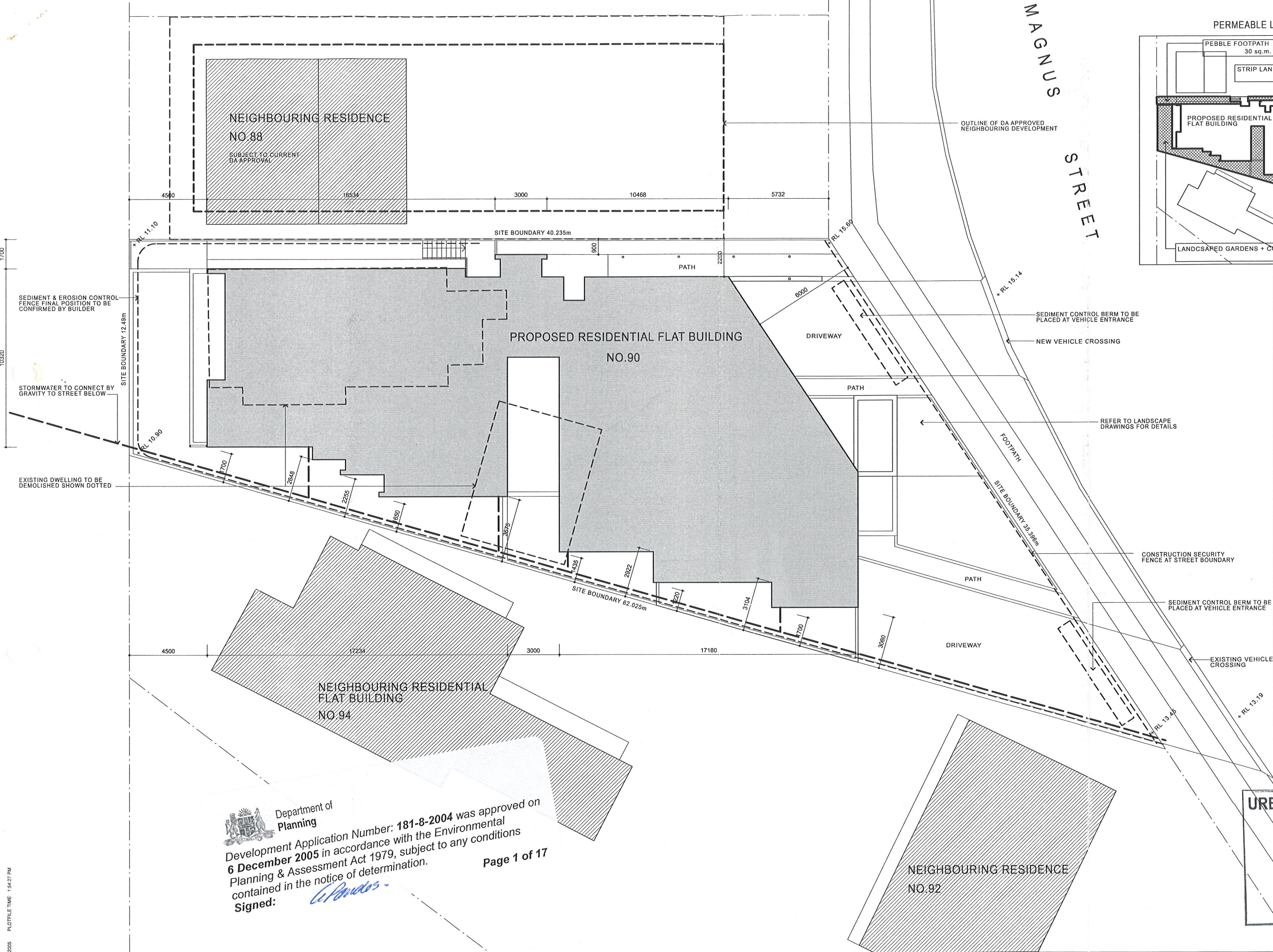
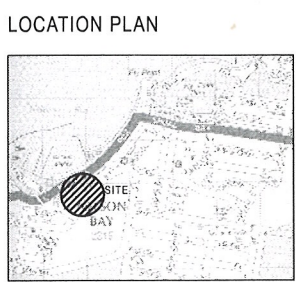




DEVELOPMENT DATA	
ZONE	2 (c)
SITE AREA	968 sq.m
ALLOWABLE FSR	1.8:1
TOTAL PROPOSED GFA	1421 sq.m
PROPOSED FSR	1.47:1
MAX. SITE COVERAGE ALLOWED	75%
PROPOSED IMPERVIOUS AREA	724 sq.m.
PROP. PERMEABLE LANDSCAPING (SEE DIAGRAM ABOVE)	244 sq.m.
PROPOSED SITE COVERAGE	75%
PARKING REQUIRED	14
PARKING PROVIDED	14
HEIGHT LIMITS	15M

DRAWING LIST	
DA01	SITE PLAN
DA02	LOWER GROUND FLOOR PLAN
DA03	UPPER GROUND FLOOR PLAN
DA04	FIRST FLOOR PLAN
DA05	SECOND FLOOR PLAN
DA06	THIRD FLOOR PLAN
DA07	FOURTH FLOOR PLAN
DA08	ROOF PLAN
DA09	ELEVATIONS 01
DA10	ELEVATIONS 02
DA11	SECTIONS 01
DA12	SECTIONS 02
DA13	SHADOW DIAGRAMS JUNE 21 9AM & 12PM
DA14	SHADOW DIAGRAMS JUNE 21 3PM
SA01	SITE ANALYSIS PLAN



URBAN ASSESSMENTS RECEIVED
17 FEB 2005

Department of Planning
Development Application Number: 181-8-2004 was approved on 6 December 2005 in accordance with the Environmental Planning & Assessment Act 1979, subject to any conditions contained in the notice of determination.
Signed: *C. Poulos*
Page 1 of 17

[illegible]

GENERAL NOTES

1. DO NOT SCALE FROM DRAWINGS
2. CONTRACTOR TO VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER



STUDIO [R]



LVL 2, 458-468 WATTLE STREET
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TEL : +61 2 9282 9988
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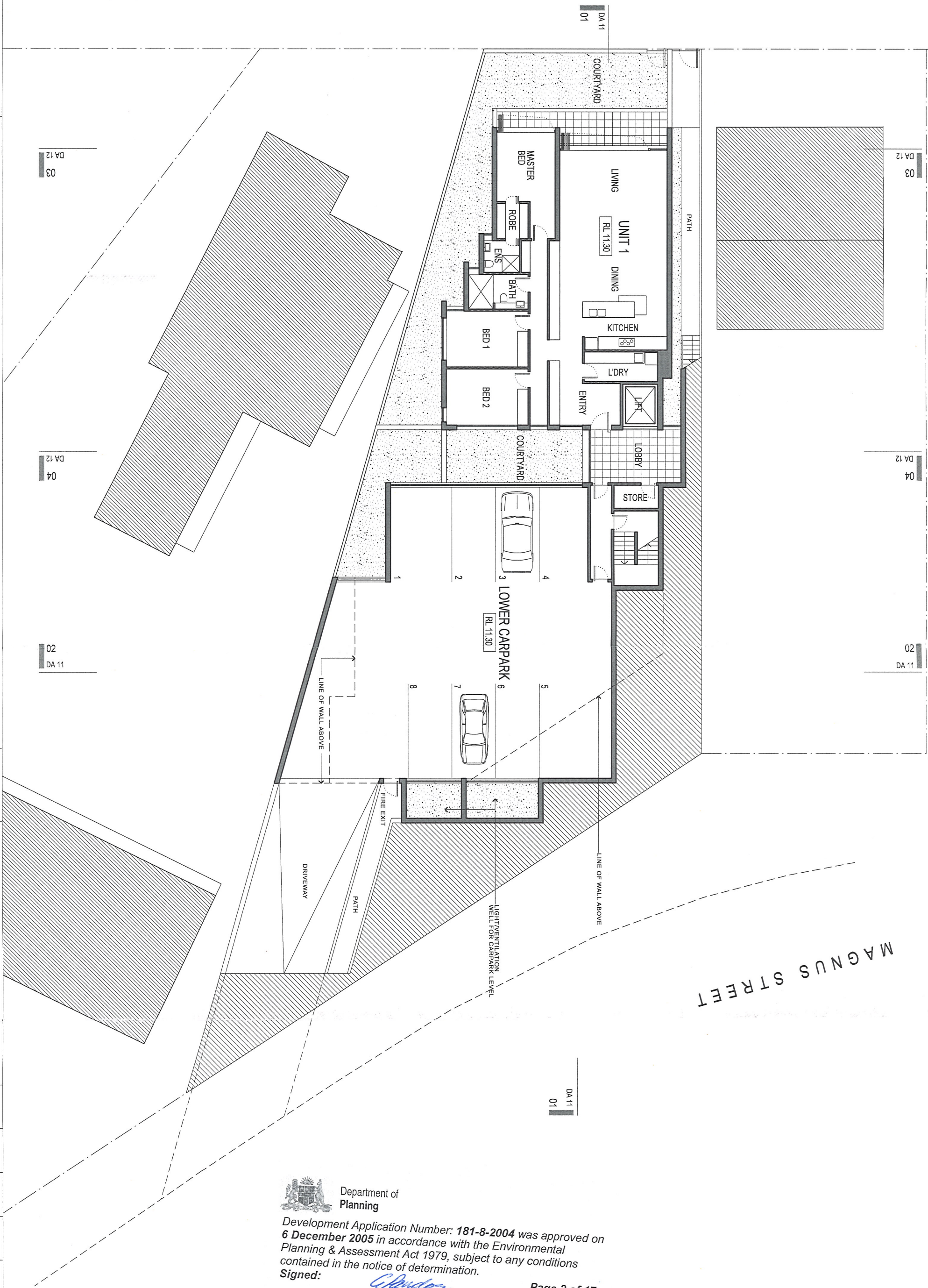
CLIENT
KESLOWIC HOMES
17 ELIZABETH STREET
WETHERILL PARK NSW 2166

PROJECT
90 MAGNUS STREET, NELSON BAY LOT 2 DP 159998
DRAWING
LOWER GROUND FLOOR PLAN

PROJECT NO.
2635DATE
15/02/2005

SCALES
1:100 @ A3

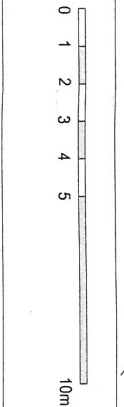
ISSUE



Development Application Number: **181-8-2004** was approved on **6 December 2005** in accordance with the Environmental Planning & Assessment Act 1979, subject to any conditions contained in the notice of determination.

AMENDMENT	
1	8.06.04 1. ISSUE FOR DA
2	16.07.05 2. RE-ISSUE FOR DA
3	
4	
5	
6	
7	
8	
9	
10	

GENERAL NOTES
1. DO NOT SCALE FROM DRAWINGS
2. CONTRACTOR TO VERIFY SITE CONDITIONS AND RECORD ANY DISCREPANCIES TO THE PROJECT MANAGER



ARCHITECTS

STUDIO R1
FEDERAL
LVL 2, 408-408 WHITE STREET
WILMINGTON, AUSTRALIA
TEL: 08 9382 8222
FAX: 08 9382 8222

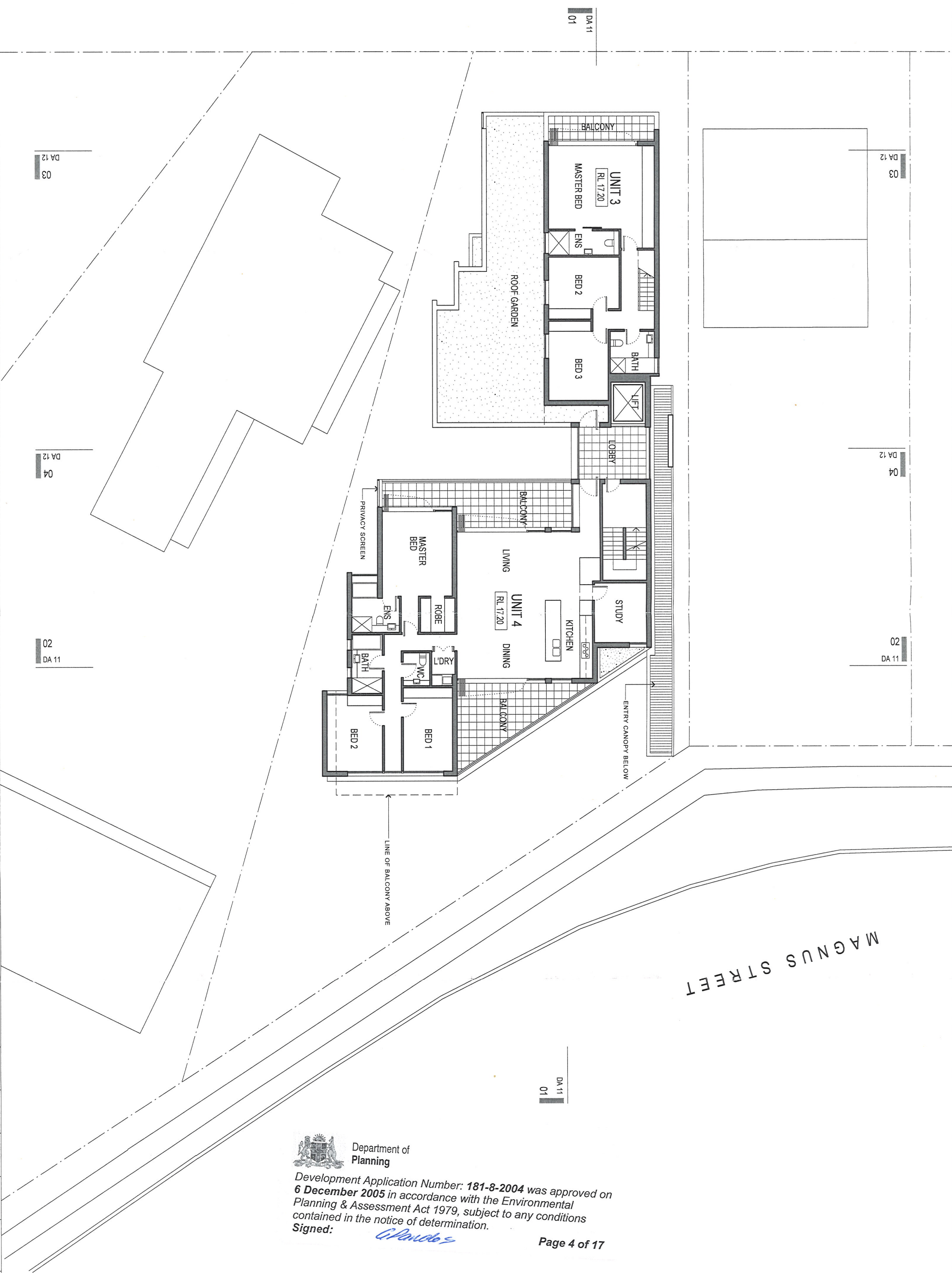
CLIENT
KESLOW HOMES
17 ELIZABETH STREET
WILMINGTON, VIC 3184

PROJECT
90 MAGNUS STREET, NELSON BAY LOT 2 DP 15998
DRAWING
FIRST FLOOR PLAN

PROJECT No	DATE	SCALE	ISSUE
2035	15/02/2005		



DA 04



Department of
Planning

Development Application Number: **181-8-2004** was approved on
6 December 2005 in accordance with the Environmental
Planning & Assessment Act 1979, subject to any conditions
contained in the notice of determination.

Signed:

Handwritten signature



Department of
Planning

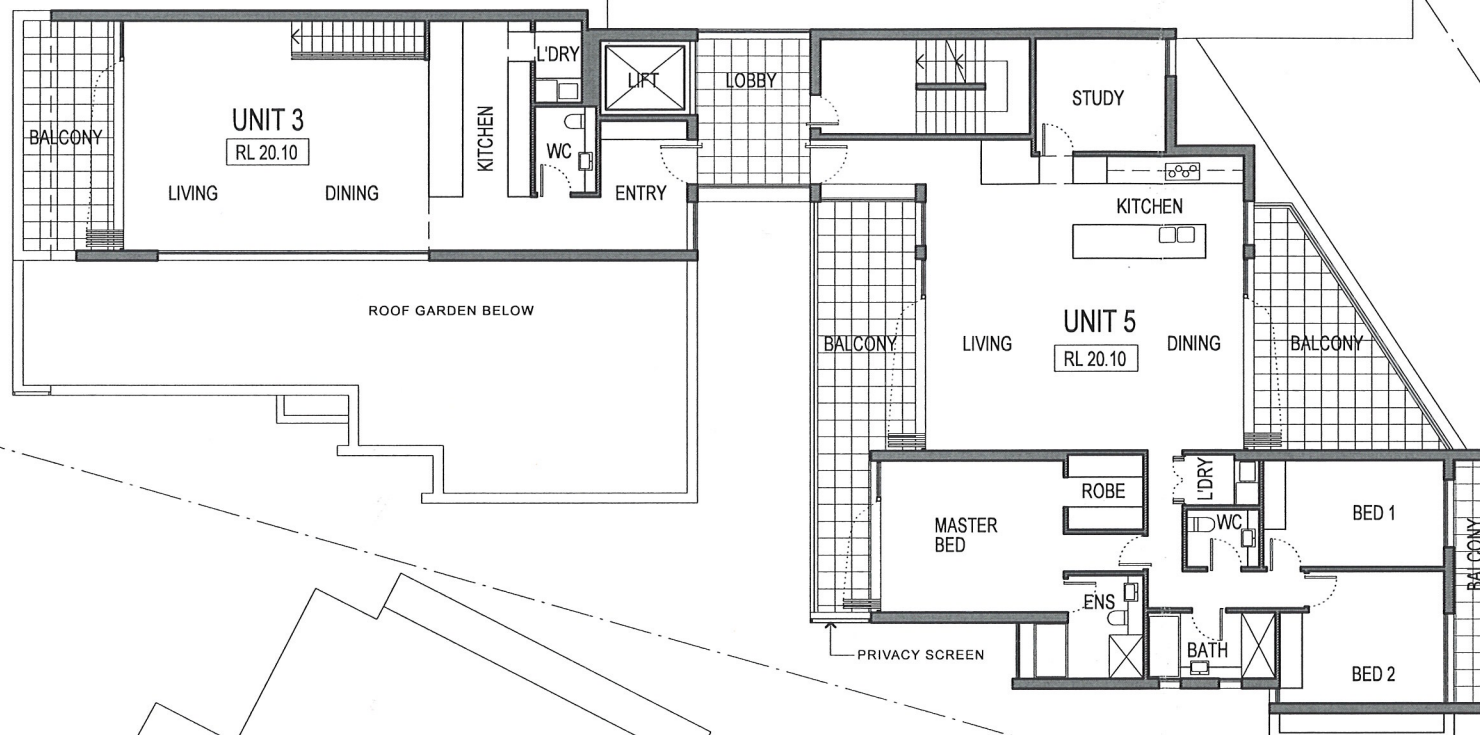
Development Application Number: 181-8-2004 was approved on
6 December 2005 in accordance with the Environmental
Planning & Assessment Act 1979, subject to any conditions
contained in the notice of determination.

Signed:

Alvin...

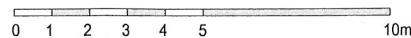
Page 5 of 17

MAGNUS STREET



AMENDMENT	
8.06.04	ISSUE FOR DA
16.02.05	RE-ISSUE FOR DA

GENERAL NOTES
1. DO NOT SCALE FROM DRAWINGS
2. CONTRACTOR TO VERIFY SITE CONDITIONS
AND REPORT ANY DISCREPANCIES TO THE
PROJECT MANAGER



ARCHITECTS



STUDIO [R]



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CLIENT
KRSLOW HOMES
17 ELIZABETH STREET
WETHERILL PARK NSW 2164

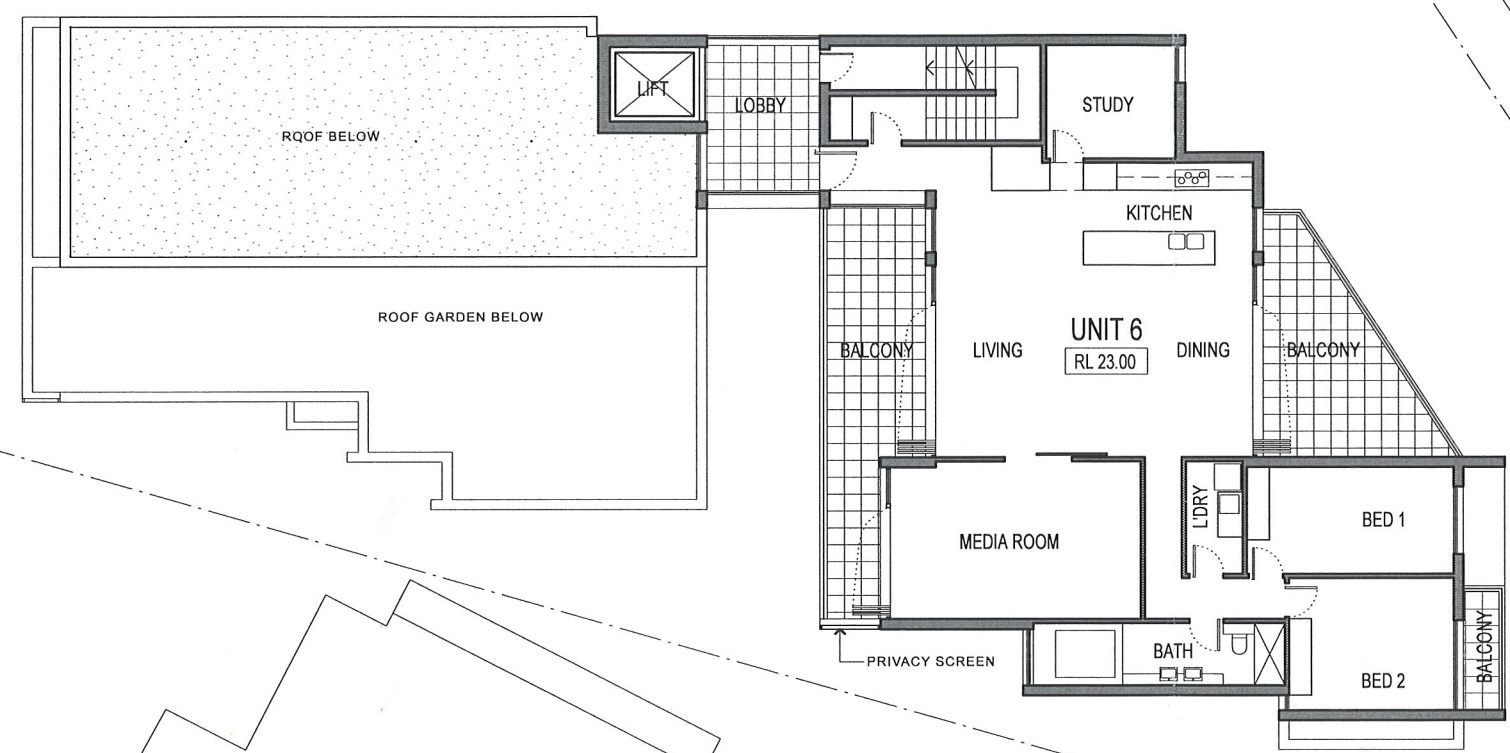
PROJECT
90 MAGNUS STREET, NELSON BAY LOT 2 DP 15998
DRAWING
SECOND FLOOR PLAN

PROJECT No
2635
DATE
15/02/2005
SCALES
1:100 @ A3
ISSUE



DA 05

MAGNUS STREET



Department of
Planning

Development Application Number: **181-8-2004** was approved on
6 December 2005 in accordance with the Environmental
Planning & Assessment Act 1979, subject to any conditions
contained in the notice of determination.

Signed:

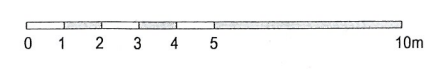
Alondos

Page 6 of 17

PLOTFILE DATE: 15/02/2005 PLOTFILE TIME: 1:54:37 PM

AMENDMENT	
8.06.04	ISSUE FOR DA
16.02.05	RE-ISSUE FOR DA

GENERAL NOTES
1. DO NOT SCALE FROM DRAWINGS
2. CONTRACTOR TO VERIFY SITE CONDITIONS
AND REPORT ANY DISCREPANCIES TO THE
PROJECT MANAGER



STUDIO [R]

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**PERUMAL
PEDAVOLI
ARCHITECTS**
1/1, 2, 456-458 WATTLE STREET
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CLIENT
KRSLOVIC HOMES
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WETHERILL PARK NSW 2164

PROJECT
90 MAGNUS STREET, NELSON BAY LOT 2 DP 15998
DRAWING
THIRD FLOOR PLAN

PROJECT No 2635	DATE 15/02/2005	SCALES 1:100 @ A3	ISSUE
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DA 06

MAGNUS STREET

DA 11
01DA 11
01Department of
Planning

Development Application Number: 181-8-2004 was approved on 6 December 2005 in accordance with the Environmental Planning & Assessment Act 1979, subject to any conditions contained in the notice of determination.

Signed:

C. Pando

Page 7 of 17

— LINE OF ROOF ABOVE

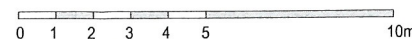
— ROOF BELOW

—PRIVACY SCREEN

03
DA 1204
DA 1202
DA 11[illegible]

GENERAL NOTES

1. DO NOT SCALE FROM DRAWINGS
2. CONTRACTOR TO VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER



ARCHITECTS



STUDIO [R]

in association with
PÉRUMAS & PEDAVON
ARCHITECTS

LVL 2, 458-468 WATTLE STREET
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CLIENT

KRSLOVIC HOMES
17 ELIZABETH STREET
WETHERILL PARK NSW 2164

PROJECT

90 MAGNUS STREET, NELSON BAY LOT 2 DP 15998

DRAWING

FOURTH FLOOR PLAN

PROJECT No	2635
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DATE	15/02/2005
------	------------

SCALES
1:100 @ A3

	ISSUE
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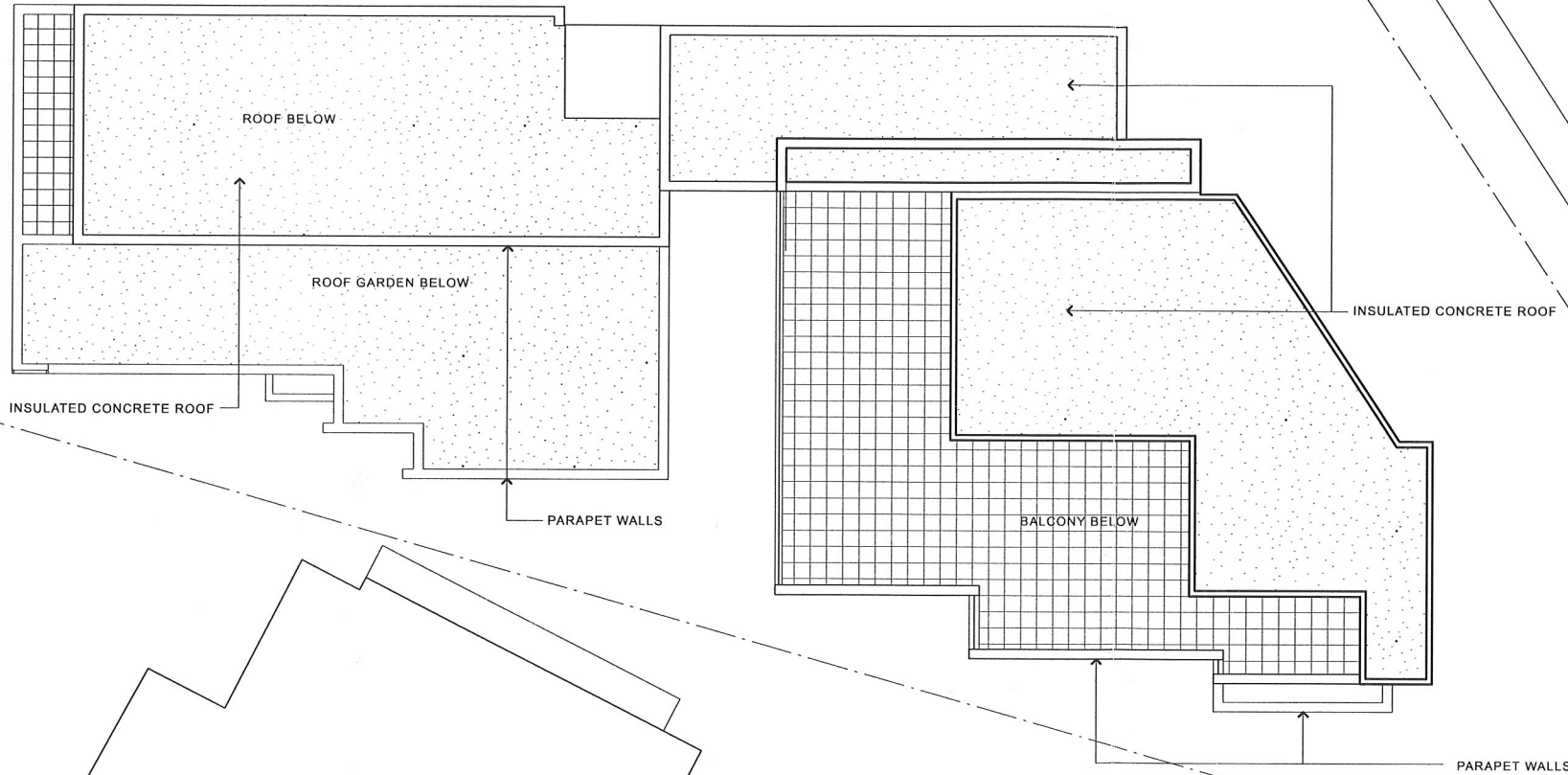
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MAGNUS STREET

DA 11
01

DA 11
01



Department of
Planning

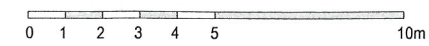
Development Application Number: **181-8-2004** was approved on **6 December 2005** in accordance with the Environmental Planning & Assessment Act 1979, subject to any conditions contained in the notice of determination.

Signed: *Alfonso*

PLOT FILE DATE 15/02/2005 PLOT FILE TIME 15:41 PM

AMENDMENT	
8.06.04	ISSUE FOR DA
16.02.05	RE-ISSUE FOR DA

GENERAL NOTES
1. DO NOT SCALE FROM DRAWINGS
2. CONTRACTOR TO VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER



STUDIO [R]



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CLIENT
KRSLOW HOMES
17 ELIZABETH STREET
WETHERILL PARK NSW 2164

PROJECT
90 MAGNUS STREET, NELSON BAY LOT 2 DP 15998
DRAWING
ROOF PLAN

PROJECT No
2635

DATE
15/02/2005

SCALES
1:100 @ A3

ISSUE



DA 08



Development Application Number: 181-8-2004 was approved on 6 December 2005 in accordance with the Environmental Planning & Assessment Act 1979, subject to any conditions contained in the notice of determination.

Page 9 of 17

Signed: [Signature]

SITE BOUNDARY

15 M HEIGHT LIMIT
AT BUILDING BOUNDARY

SITE BOUNDARY

ADJOINING DEVELOPMENT RIDGE RL 28.20

NEIGHBOURING
RESIDENCE
NO. 94

NEIGHBOURING
RESIDENCE
NO. 88

EXTENT OF LOWER
GROUND LEVEL BELOW

PARAPET LEVEL RL 29.25
CEILING LEVEL RL 28.30
FOURTH FLOOR RL 25.90
THIRD FLOOR RL 23.00
SECOND FLOOR RL 20.10
FIRST FLOOR RL 17.20
UPPER GROUND LEVEL RL 14.25
LOWER GROUND LEVEL RL 11.30

SOUTH ELEVATION Magnus Street

BUILDING BEYOND

PRIVACY SCREEN

15 M HEIGHT LIMIT
AT SITE BOUNDARY

SITE BOUNDARY

SITE BOUNDARY

CEILING LEVEL RL 28.30
FOURTH FLOOR RL 25.90
THIRD FLOOR RL 23.00
SECOND FLOOR RL 20.10
FIRST FLOOR RL 17.20
UPPER CARPARK LEVEL RL 14.25
LOWER CARPARK LEVEL RL 11.30

Magnus Street

WEST ELEVATION

EXISTING GROUND LINE

EXTENT OF LOWER
GROUND LEVEL BELOW

LEGEND

AWNING WINDOW	AW
SELECT GLASS BALUSTRADE	BAL
BI-FOLDING DOOR	BD
FIXED GLAZING	FG
GLAZED DOOR	GD
LOUVRE SCREEN	LS
METAL WALL CLADDING TYPE 1	MWC1
METAL WALL CLADDING TYPE 2	MWC2
PRIVACY SCREEN	PS
RENDERED BRICKWORK	RB
SLIDING DOOR	SD

GENERAL NOTES

- DO NOT SCALE FROM DRAWINGS
- CONTRACTOR TO VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER

0 1 2 3 4 5 10m

ARCHITECTS

STUDIO (R)



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CLIENT

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WETHERILL PARK NSW 2164

PROJECT

90 MAGNUS STREET, NELSON BAY LOT 2 DP 15998

DRAWING
ELEVATIONS 01

PROJECT No

2635

DATE

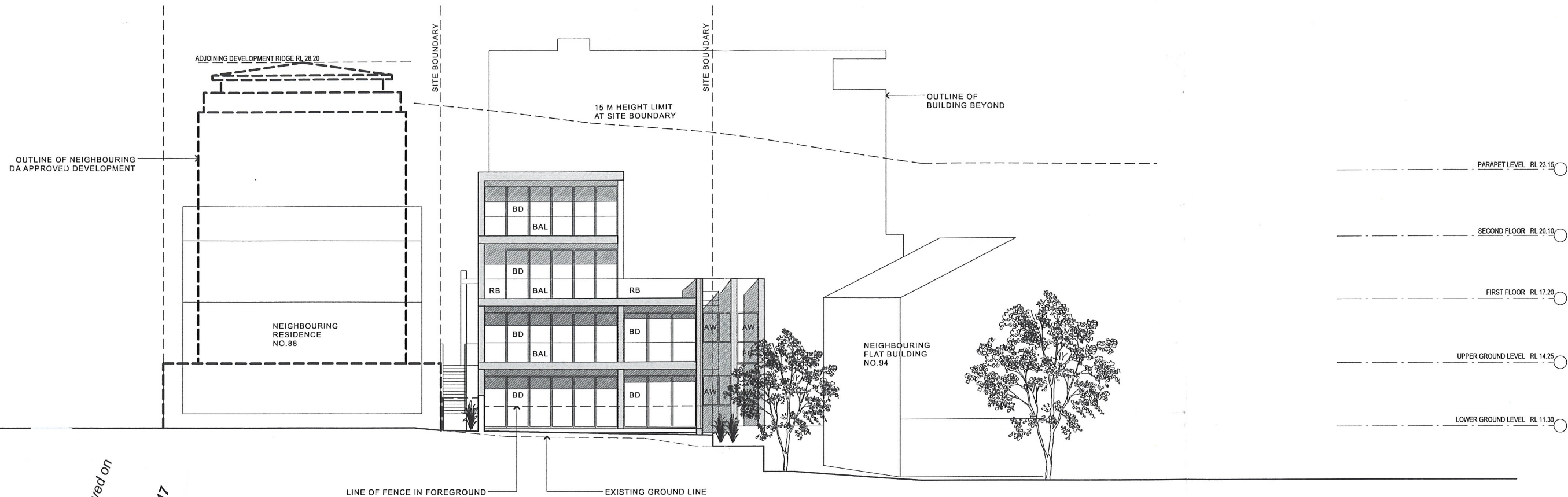
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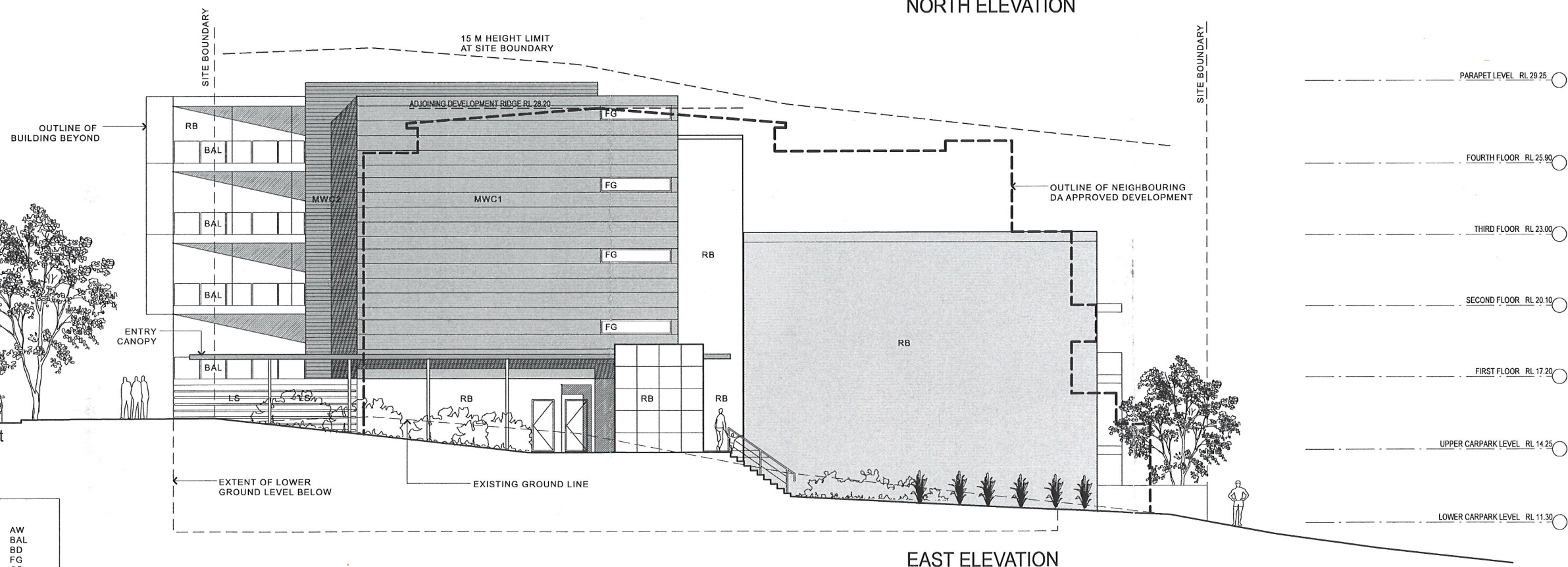
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ISSUE

DA 09



NORTH ELEVATION



EAST ELEVATION

LEGEND	
AWNING WINDOW	AW
SELECT GLASS BALUSTRADE	BAL
BI-FOLDING DOOR	BD
FIXED GLAZING	FG
GLAZED DOOR	GD
LOUVRE SCREEN	LS
METAL WALL CLADDING TYPE 1	MWC1
METAL WALL CLADDING TYPE 2	MWC2
PRIVACY SCREEN	PS
RENDERED BRICKWORK	RB
SLIDING DOOR	SD

GENERAL NOTES

- DO NOT SCALE FROM DRAWINGS
- CONTRACTOR TO VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER



ARCHITECTS

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PERUMAL PEDAVOLI ARCHITECTS
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WETHERILL PARK NSW 2164

PROJECT
90 MAGNUS STREET, NELSON BAY LOT 2 DP 15998
DRAWING
ELEVATIONS 02

PROJECT No
2635

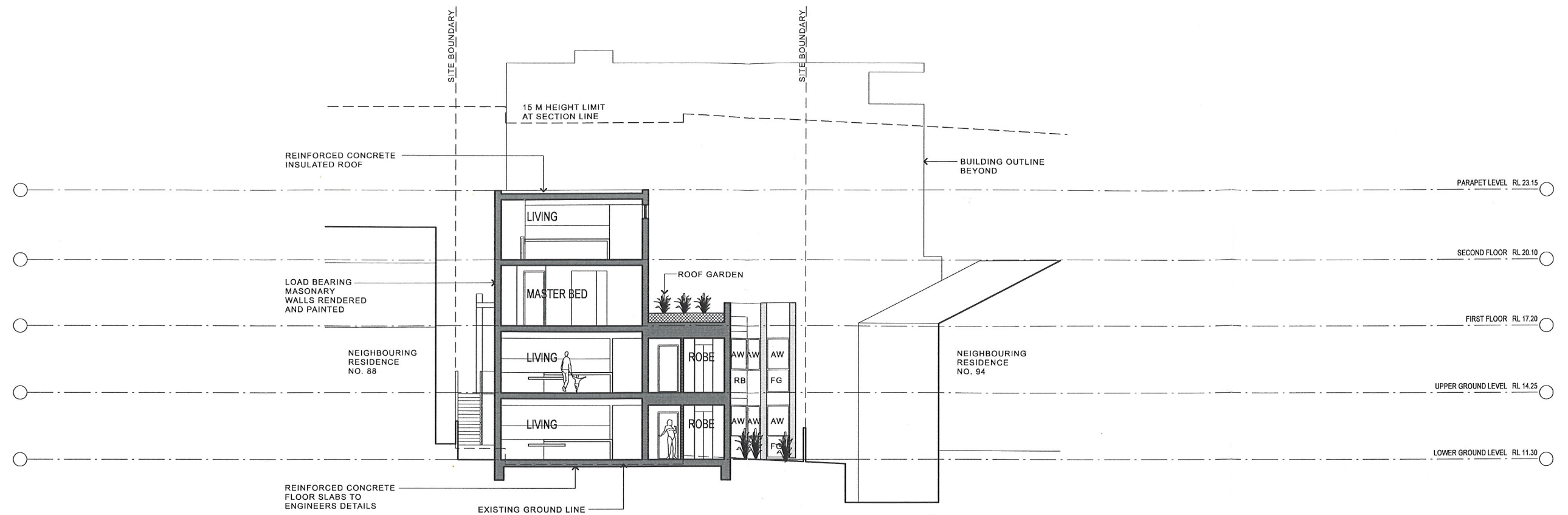
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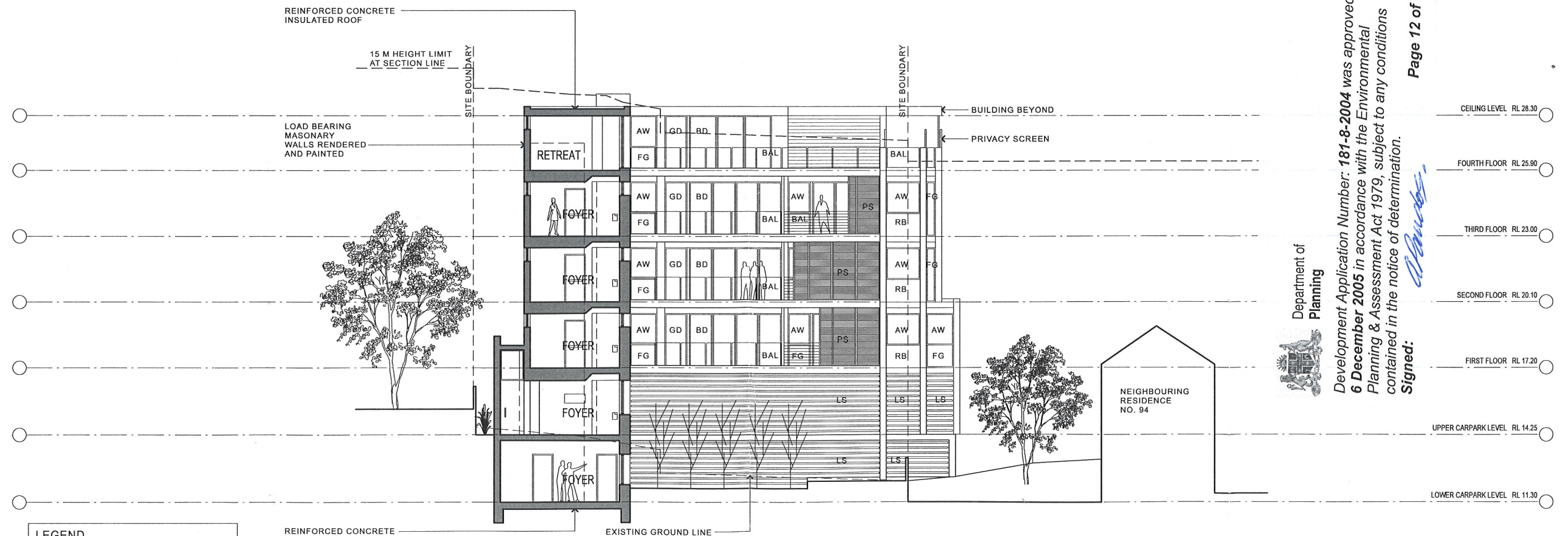
ISSUE

DA 10

Department of Planning
Development Application Number: 181-8-2004 was approved on 6 December 2005 in accordance with the Environmental Planning & Assessment Act 1979, subject to any conditions contained in the notice of determination.
Signed: *[Signature]*
Page 10 of 17



SECTION 03

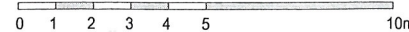


SECTION 04

LEGEND	
AWNING WINDOW	AW
SELECT GLASS BALUSTRADE	BAL
BI-FOLDING DOOR	BD
FIXED GLAZING	FG
GLAZED DOOR	GD
LOUVRE SCREEN	LS
METAL WALL CLADDING TYPE 1	MWC1
METAL WALL CLADDING TYPE 2	MWC2
PRIVACY SCREEN	PS
RENDERED BRICKWORK	RB
SLIDING DOOR	SD

GENERAL NOTES

- DO NOT SCALE FROM DRAWINGS
- CONTRACTOR TO VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER



ARCHITECTS

STUDIO [R]



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CLIENT

KRSLOW HOMES
17 ELIZABETH STREET
WETHERILL PARK NSW 2164

PROJECT

90 MAGNUS STREET, NELSON BAY LOT 2 DP 15998

DRAWING

SECTION 03 AND 04

PROJECT No

2635

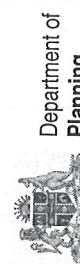
DATE

15/02/2005

SCALES

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ISSUE

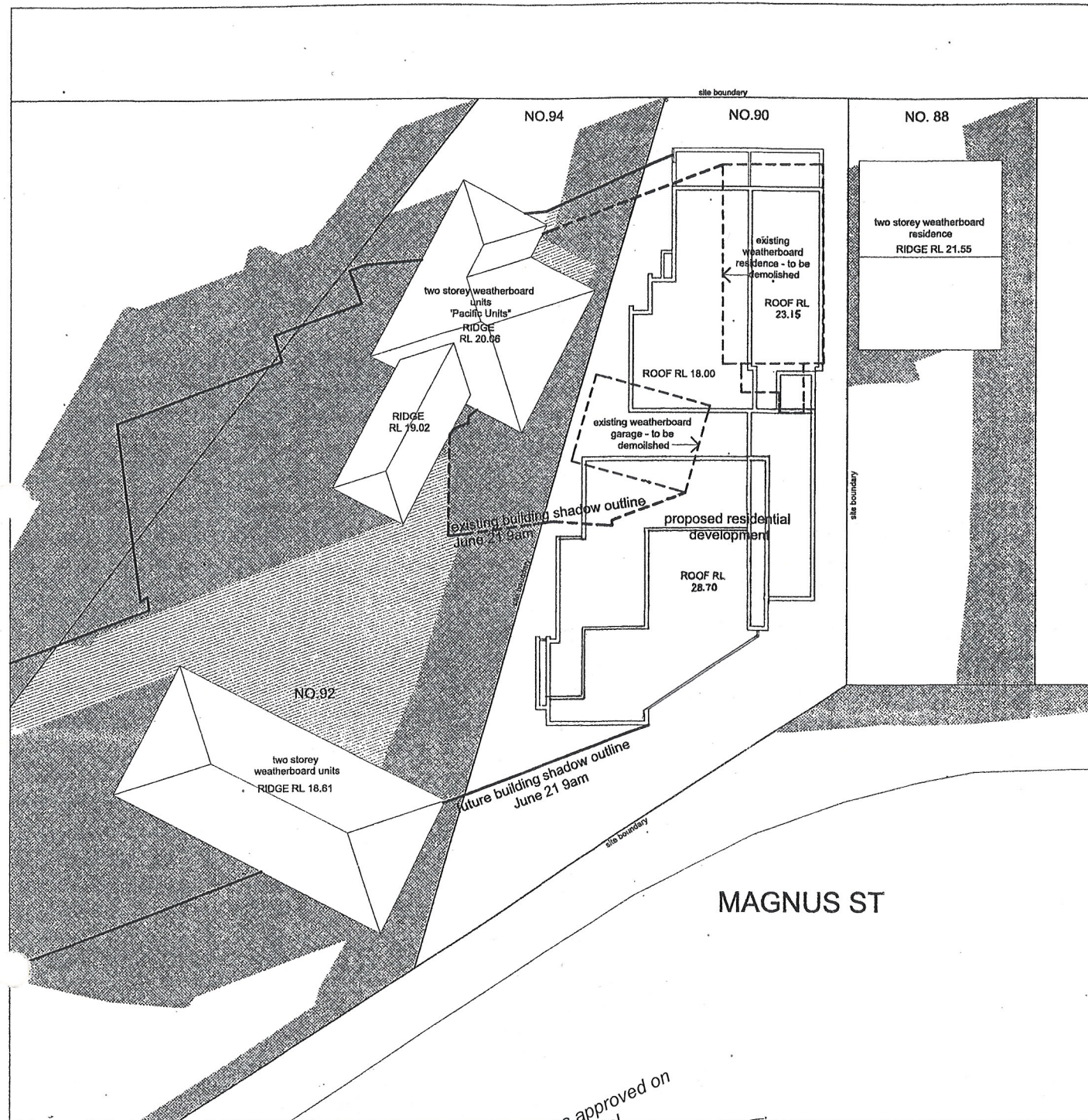


Development Application Number: 181-8-2004 was approved on 6 December 2005 in accordance with the Environmental Planning & Assessment Act 1979, subject to any conditions contained in the notice of determination.

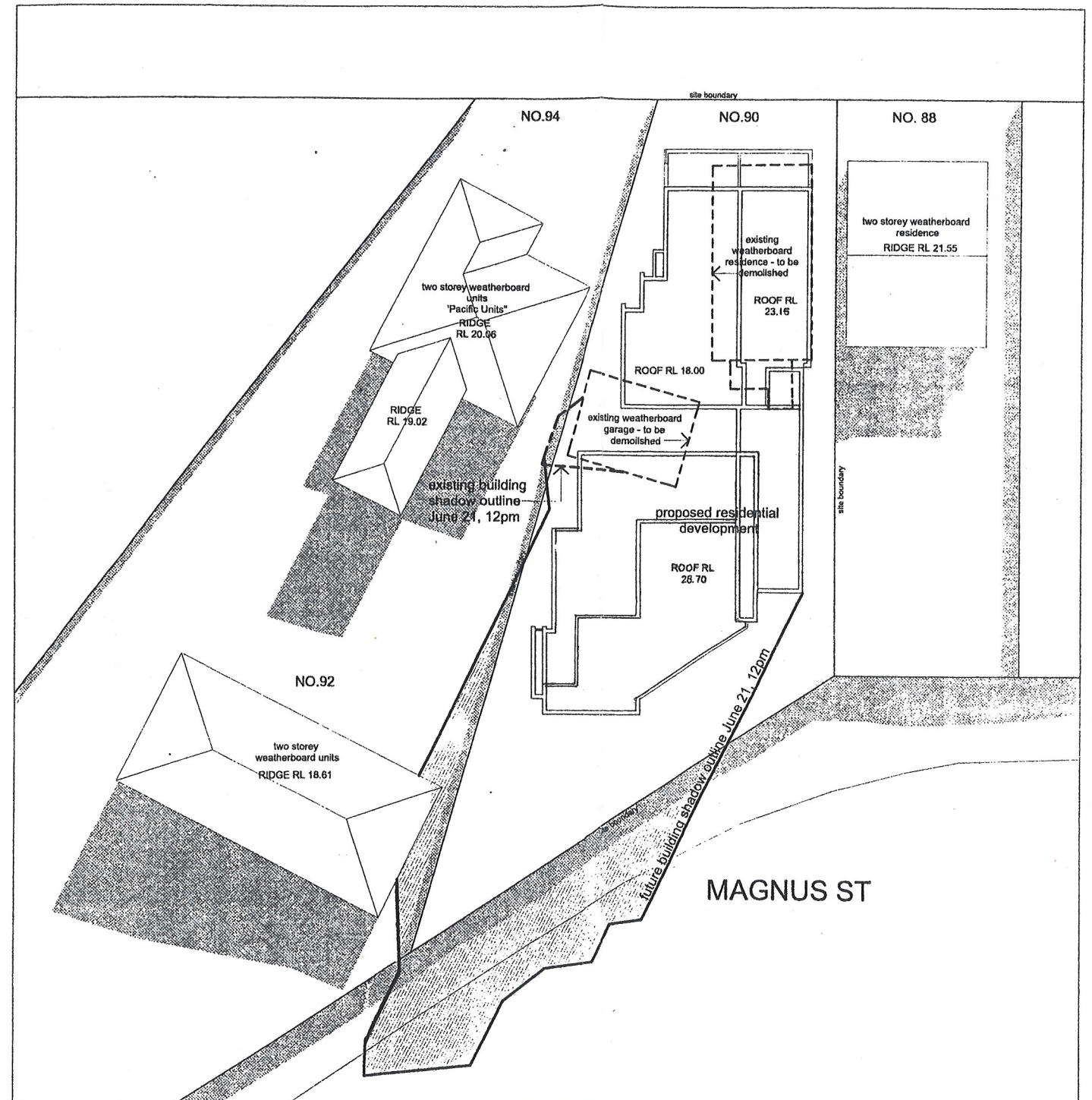
Page 12 of 17

Signed:

[Signature]



shadow diagram June 21, 9am



shadow diagram June 21, 12pm

Department of Planning
Development Application Number: 181-8-2004 was approved on 6 December 2005 in accordance with the Environmental Planning & Assessment Act 1979, subject to any conditions contained in the notice of determination.
Signed: *[Signature]*
Page 13 of 17

AMENDMENTS				BY	APP
No.	DATE	REVISION			
1	16-02-05	RE-ISSUE FOR DA			

LEGEND
 existing shadow
 new additional shadow

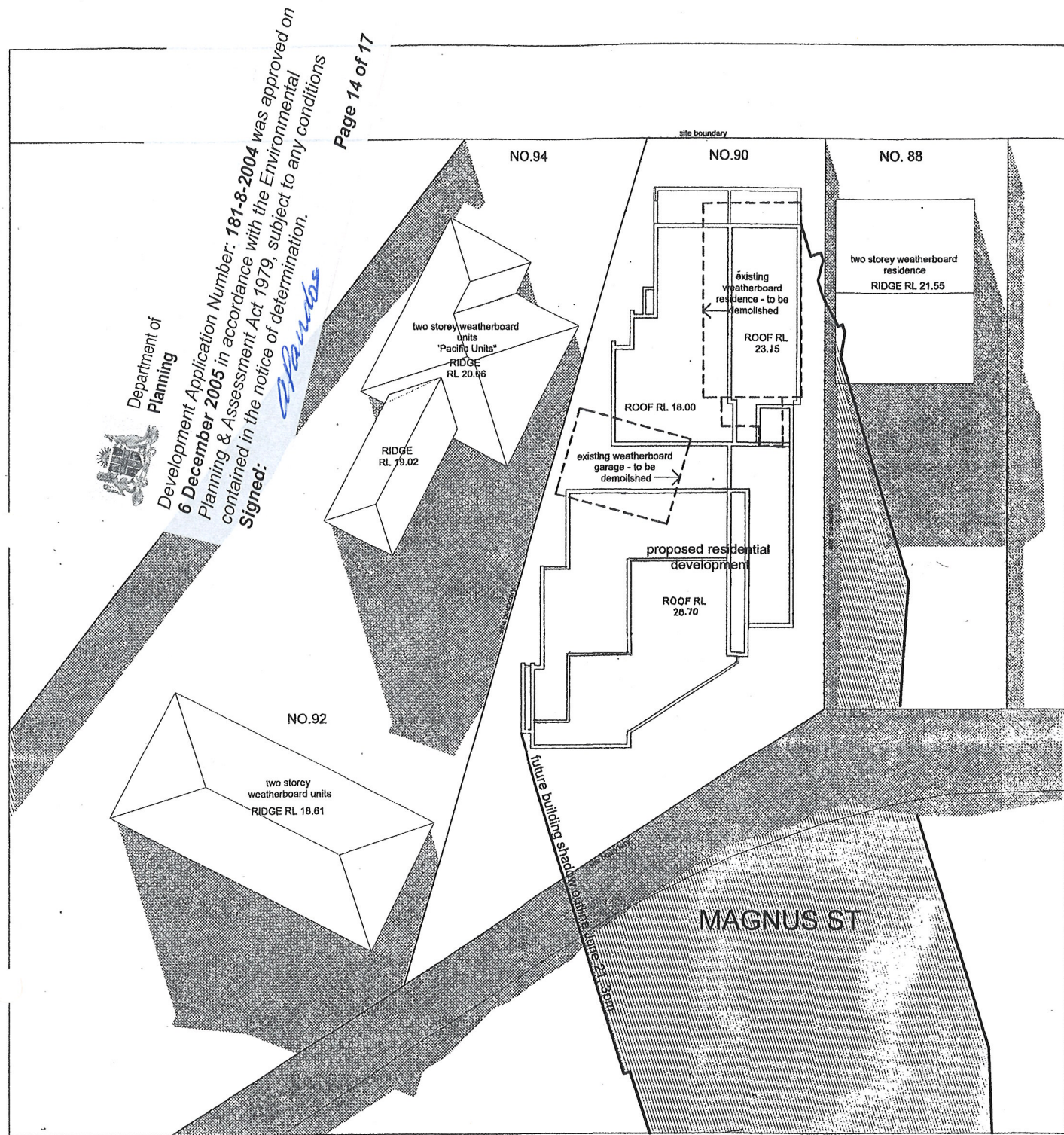
CLIENT
KNSLOVO HOMES
17 ELIZABETH STREET
WETHERILL PARK NSW 2164

PROJECT
90 MAGNUS STREET, NELSON BAY
DRAWING
SHADOW DIAGRAMS

PROJECT No. 2635
DATE Feb 2005
SCALE 1:200



DA13



shadow diagram June 21, 3pm

AMENDMENTS				BY	APP
No.	DATE	REVISION			
1	16-02-05	RE-ISSUE FOR DA			

LEGEND

-  existing shadow
-  new additional shadow

CLIENT
KOSLOVIC HOMES
17 ELIZABETH STREET
WETHERILL PARK NSW 2164

PROJECT
90 MAGNUS STREET, NELSON BAY
DRAWING
SHADOW DIAGRAMS

PROJECT No.
2635

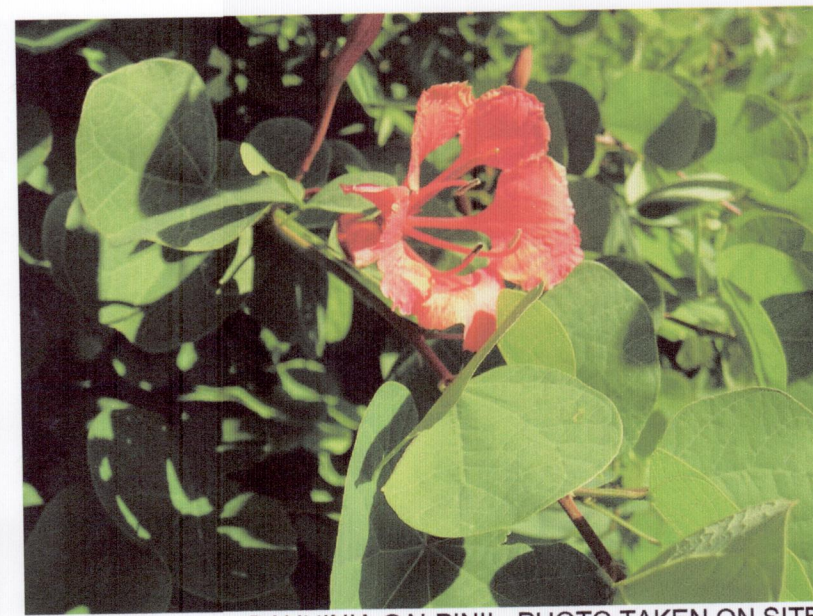
DATE
Feb 2005

SCALE
1:200

ISSUE



DA14



BAUHINIA GALPINII - PHOTO TAKEN ON SITE



STEEL SCREEN

FEATURE PLANTING OF BLACK BAMBOO
CONTAINED WITHIN RUNNER PROOF
PLANTER

STEPPING STONES THROUGH DECOMPOSED
COMPACTED GRANITE

2.5M HIGH STEEL AND TIMBER SCREEN

PLANTING OF CYATHEA COOPERI
WITH FERN GROUNDCOVER

PLANT SCHEDULE

SPECIES

TREES

Angophora hispida	Dwarf Apple Gum	5m
Banksia integrifolia	Coastal Banksia	5m
Cupaniopsis anacardioides	Tuckeroo	6m
Cyathea cooperi	Rough Tree Fern	6m
Ensete ventricosum	Ornamental Banana	5m
Livistona australis	Cabbage Tree Palm	20m
Plumeria rubra	Frangipani	4m
Vitex trifolia 'purpurea'	Vitex	3m

SHRUBS

Alpinia caerulea	Shell ginger	1.5m
Bauhinia galpinii	Bauhinia	3m
Cordyline stricta	Slender Palm Lilly	2m
Correa alba	Native Fuschia	1.5m
Eupatorium magalophyllum	Mist Flower	1.5m
Eupomatia laurina	Eupomatia	3.5m
Feijoa sellowiana	Pineapple Guava	3m
Hedychium coronarium	White Ginger	1.3m
Hibiscus rosa sinensis 'rubra'	Hibiscus	3m
Leptospermum laevigatum	Coastal Tea Tree	1m
Leptospermum scoparium	NZ Tea Tree	2m
Rulingea hermanifolia	Wrinkled Kewwawang	1m
Westringia fruticosa	Coast Rosemary	1m
Westringia jarrii	Pink Coast Rosemary	1m
Yucca elephantipes	Yucca	2m

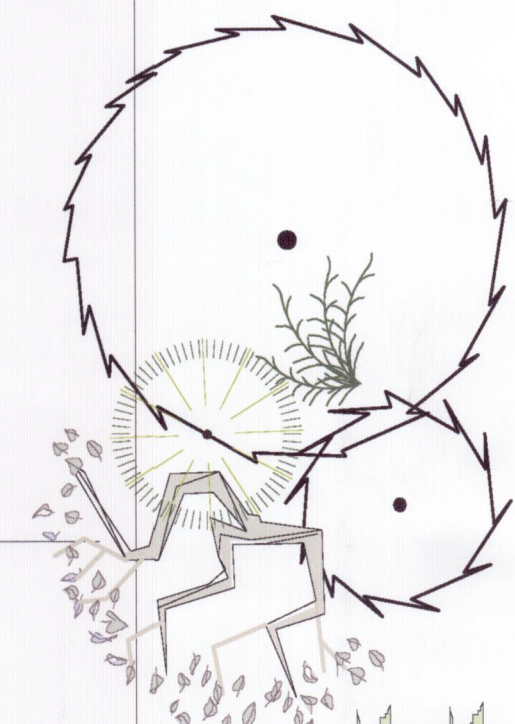
GROUNDCOVERS

Blechnum cartilagineum	Prickly Rasp Fern	.3m
Carpobrotus glaucescens	Pig Face	.2m
Lampranthus auantiacus	Lampranthus	.2m
Osteospermum ecklonis	Salilor Boy Daisy	.2m
Senecio serpens	Senecio	.12m

GRASSES

Dianella caerulea	Blue Flax Lily	.4m
Lomandra confertifolia	Lomandra	.7m
Poa labillardieri cv Eskdale	Blue Poa	.6m
Themeda australis cv Mingo	Dwarf Blue Kangaroo Grass	.35m

LEGEND



PROPOSED TREES



PROPOSED SHRUB PLANTING



GRASSES



GROUNDCOVERS



DECOMPOSED COMPACTED
GRANITE

MAGNUS STREET

AMENDMENT	GENERAL NOTES
1	0.851487x1. DO NOT SCALE FROM DRAWINGS
2	CONTRACTOR TO VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER

GENERAL NOTES
0.851487x1. DO NOT SCALE FROM DRAWINGS
2. CONTRACTOR TO VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER

0 1 2 3 4 5 10m

LANDSCAPE ARCHITECT
MELISSA WILSON
7/3 OCEAN STREET
WOOLLAHRA
NSW 2025
TEL: 0416 112 862



ARCHITECT

STUDIO

in association with

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ULTIMO NSW 2007 AUSTRALIA
TEL: +61 2 9282 9988
FAX: +61 2 9282 9222

CLIENT

KRSLOVIC HOMES
17 ELIZABETH STREET
WETHERILL PARK NSW 2164

PROJECT

90 MAGNUS STREET, NELSON BAY

DRAWING

LANDSCAPE PLAN - LOWER GROUND FLOOR

PROJECT No
2635

DATE
FEBRUARY 2004

SCALES
1:100 @ A3

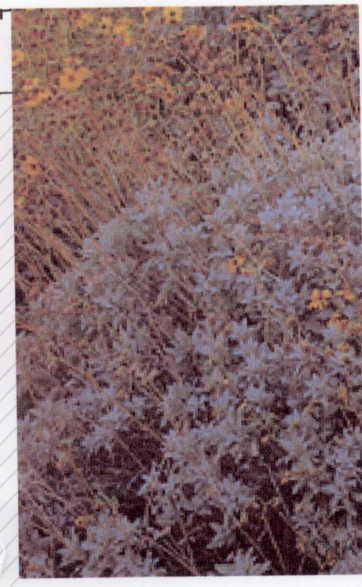
ISSUE



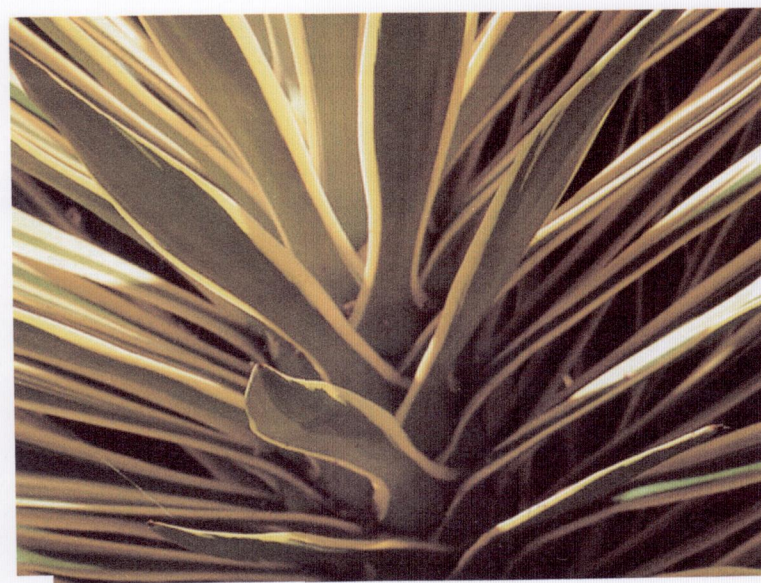
LS 01



VITEX TRIFOLIA - PHOTO TAKEN ON SITE



COASTAL HEATH PLANTING



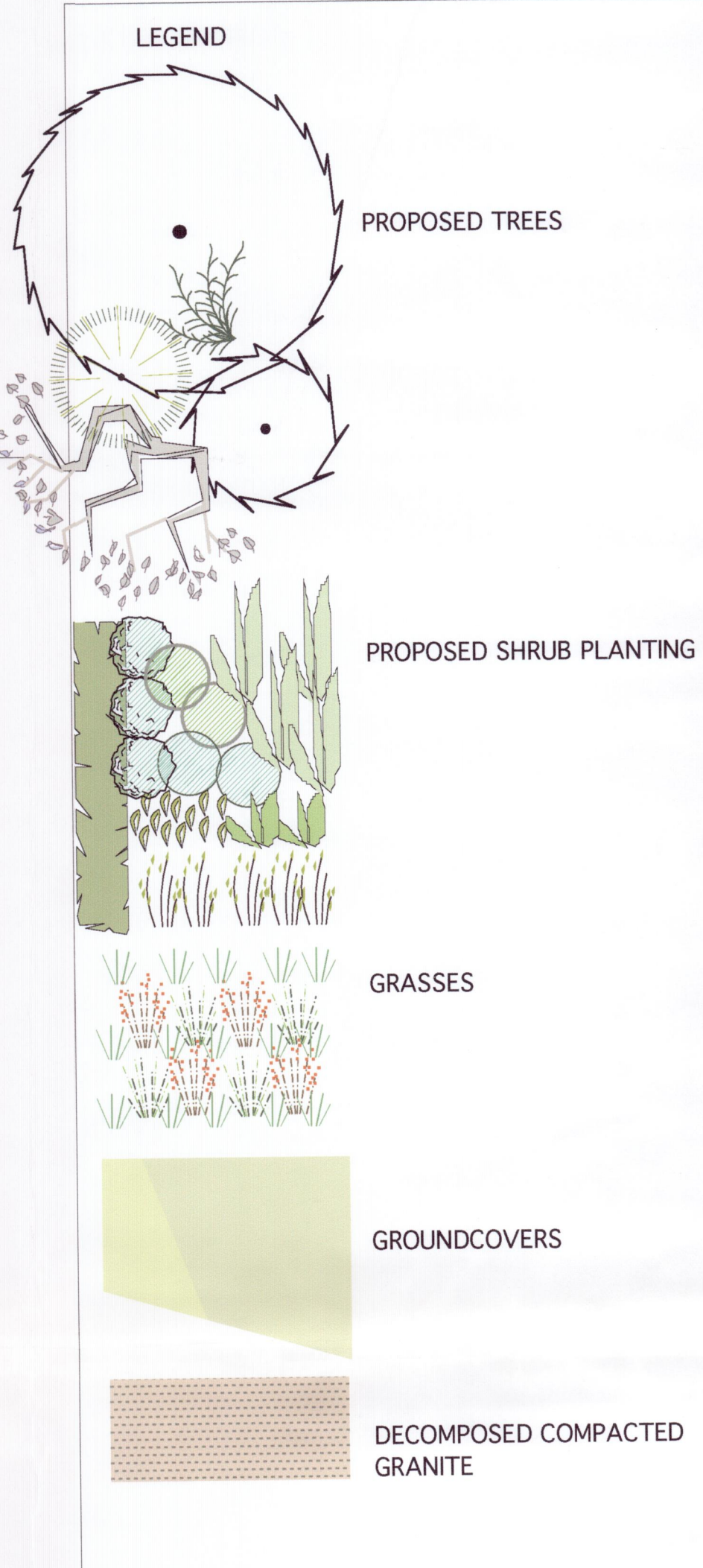
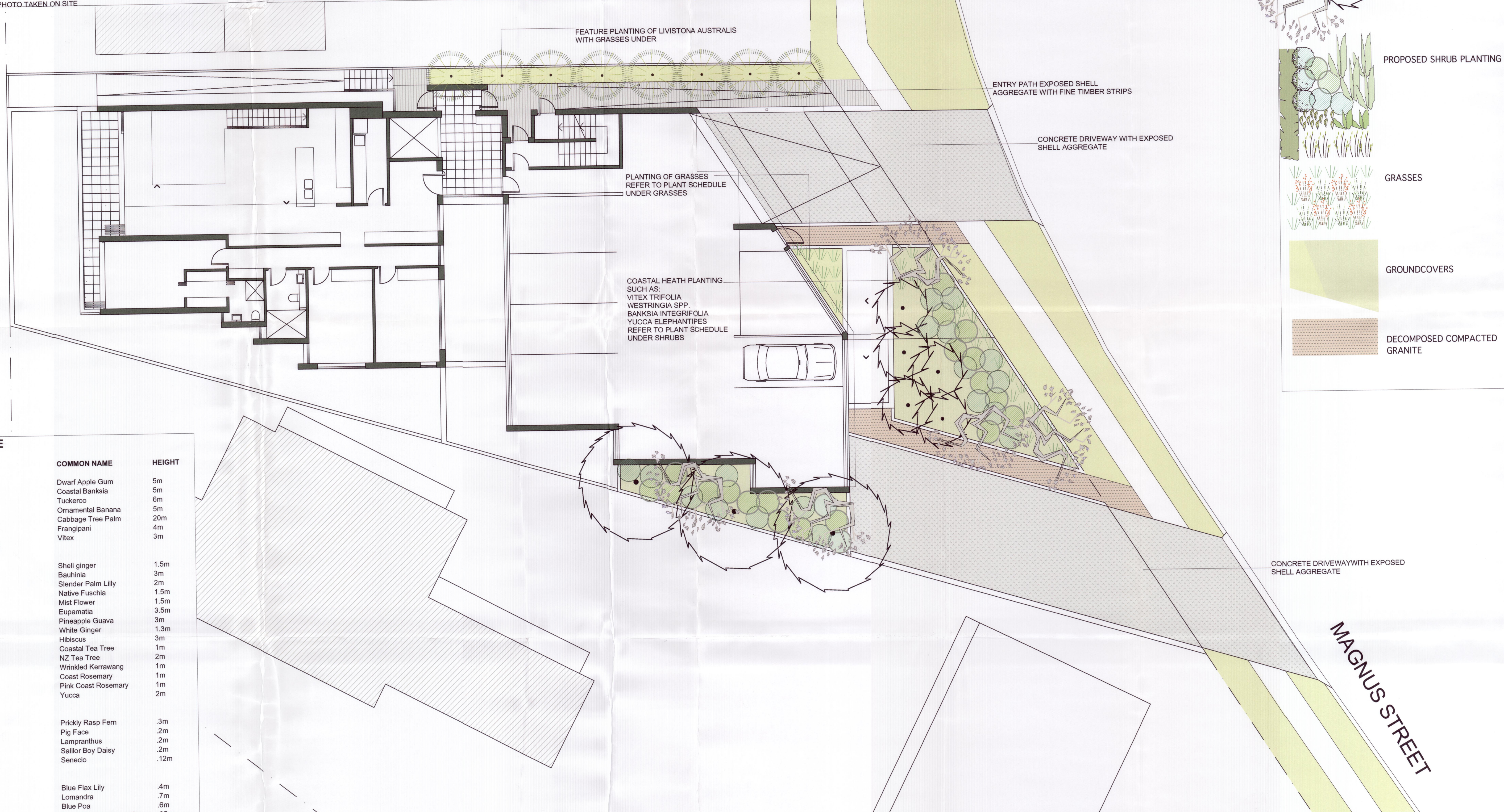
YUCCA ELEPHANTIPES



WESTRINGIA FRUTICOSA



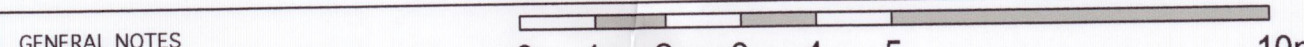
LIVISTONA AUSTRALIS WITH GRASSES UNDER



PLANT SCHEDULE

SPECIES	COMMON NAME	HEIGHT
TREES		
Angophora hispida	Dwarf Apple Gum	5m
Banksia integrifolia	Coastal Banksia	5m
Cupaniopsis anacardioides	Tuckeroo	6m
Ensete ventricosum	Ornamental Banana	5m
Livistona australis	Cabbage Tree Palm	20m
Plumeria rubra	Frangipani	4m
Vitex trifolia 'purpurea'	Vitex	3m
SHRUBS		
Alpinia caerulea	Shell ginger	1.5m
Bauhinia galpinii	Bauhinia	3m
Cordyline stricta	Slender Palm Lilly	2m
Correa alba	Native Fuschia	1.5m
Eupatorium magalophyllum	Mist Flower	1.5m
Eupomatia laurina	Eupomatia	3.5m
Feijoa sellowiana	Pineapple Guava	3m
Hedychium coronarium	White Ginger	1.3m
Hibiscus rosa sinensis 'rubra'	Hibiscus	3m
Leptospermum laevigatum	Coastal Tea Tree	1m
Leptospermum scoparium	NZ Tea Tree	2m
Rulingea hermanfolia	Wrinkled Kewawang	1m
Westringia fruticosa	Coast Rosemary	1m
Westringia jarvis	Pink Coast Rosemary	1m
Yucca elephantipes	Yucca	2m
GROUNDCOVERS		
Blechnum cartilagineum	Prickly Rasp Fern	.3m
Carpobrotus glaucescens	Pig Face	.2m
Lampranthus autiliacus	Lampranthus	.2m
Osteospermum ecklonis	Salilor Boy Daisy	.2m
Senecio serpens	Senecio	.12m
GRASSES		
Dianella caerulea	Blue Flax Lily	.4m
Lomandra confertifolia	Lomandra	.7m
Poa labillardieri cv Eskdale	Blue Poa	.6m
Themeda australis cv Mingo	Dwarf Blue Kangaroo Grass	.35m

AMENDMENT	GENERAL NOTES
1	0.851487x1. DO NOT SCALE FROM DRAWINGS
2	CONTRACTOR TO VERIFY SITE CONDITIONS AND REPORT ANY DISCREPANCIES TO THE PROJECT MANAGER



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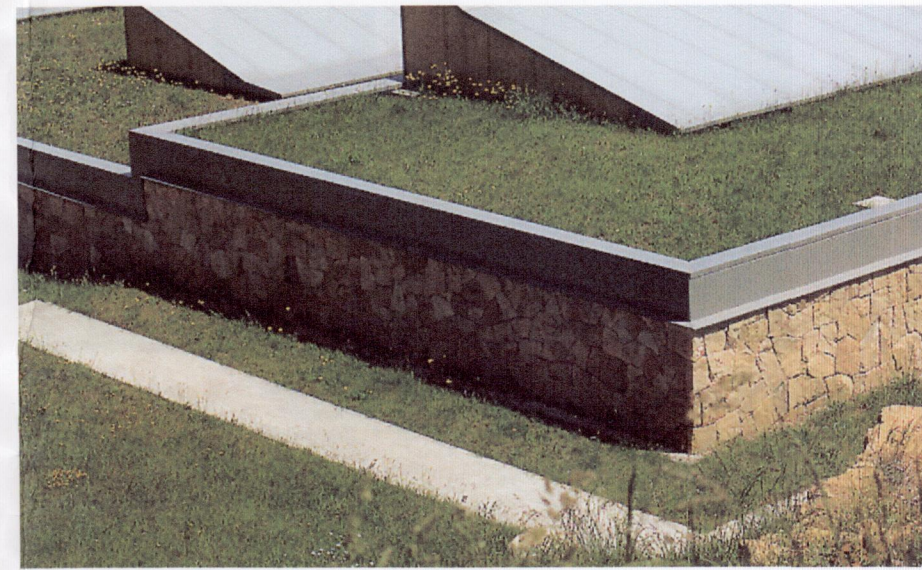
CLIENT
KRSLOVIC HOMES
17 ELIZABETH STREET
WETHERILL PARK NSW 2164

PROJECT
90 MAGNUS STREET, NELSON BAY
DRAWING
LANDSCAPE PLAN - GROUND FLOOR

PROJECT No 2635	DATE FEBRUARY 2004	SCALE 1:100 @ A1	ISSUE		LS 02

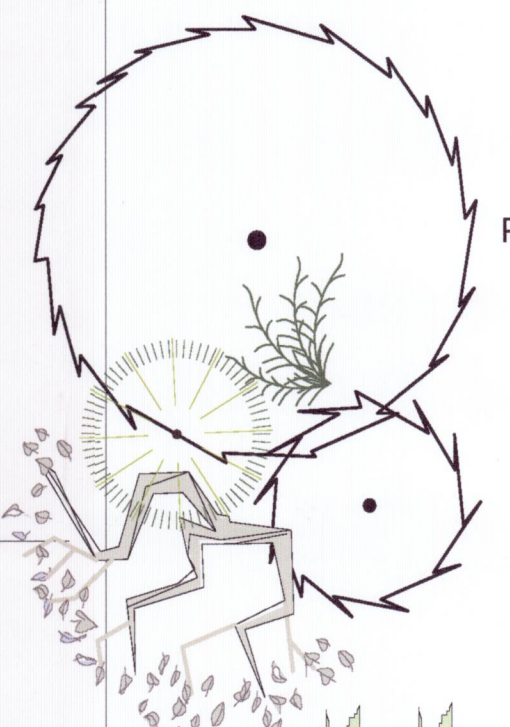


ROOF TOP GRASS PLANTING



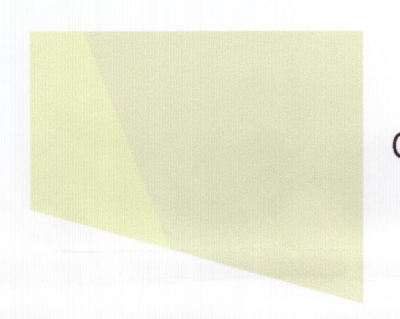
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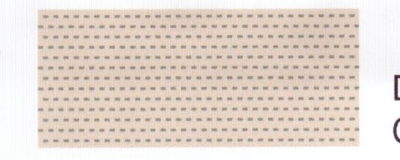
LEGEND

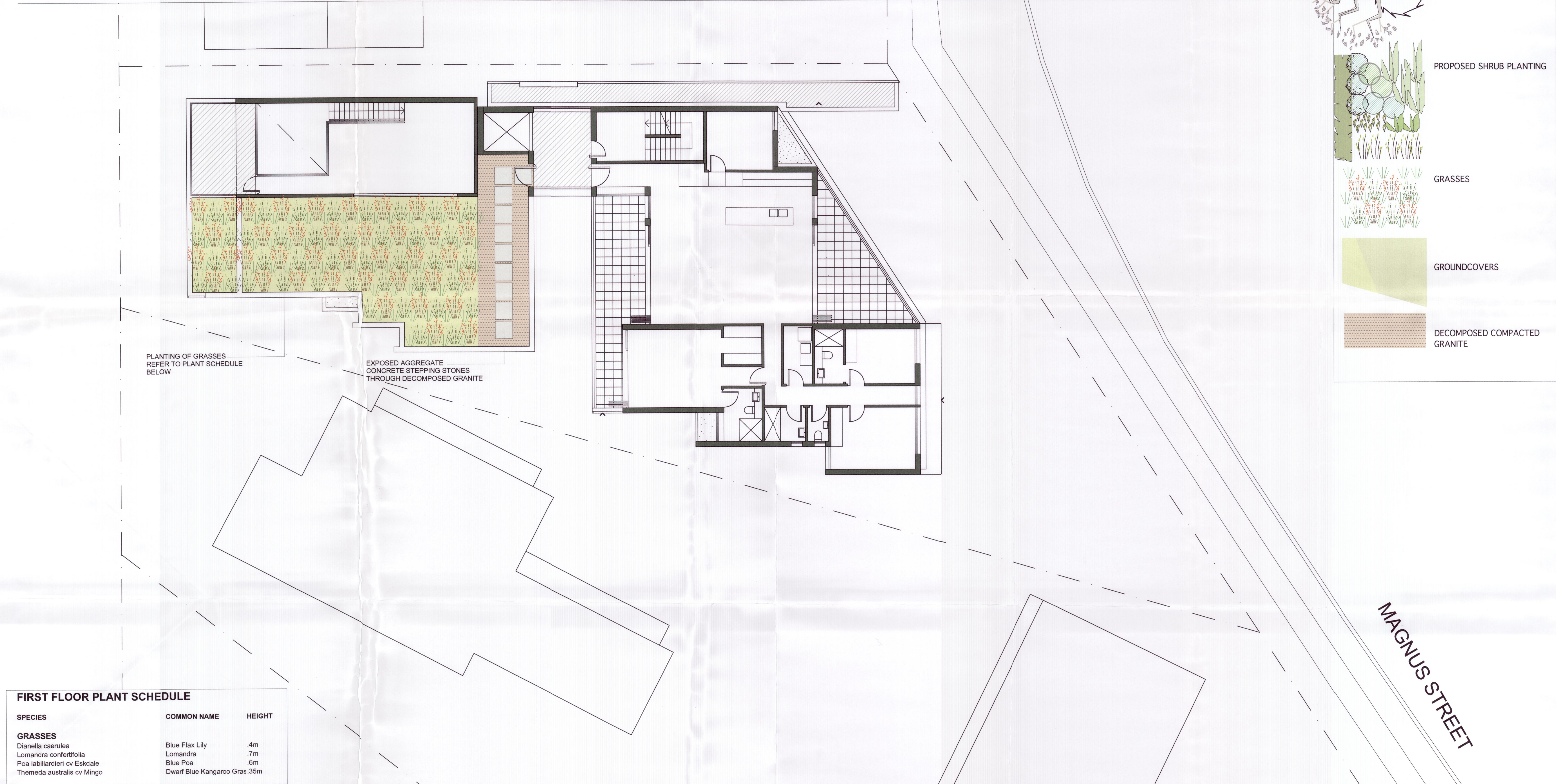
 PROPOSED TREES

 PROPOSED SHRUB PLANTING

 GRASSES

 GROUNDCOVERS

 DECOMPOSED COMPACTED GRANITE



FIRST FLOOR PLANT SCHEDULE		
SPECIES	COMMON NAME	HEIGHT
GRASSES		
Dianella caerulea	Blue Flax Lily	.4m
Lomandra confertifolia	Lomandra	.7m
Poa labillardieri cv Eskdale	Blue Poa	.6m
Themeda australis cv Mingo	Dwarf Blue Kangaroo Gras	.35m