



ATTACHMENTS

LOCAL PLANNING PANEL MEETING

Wednesday 27 July 2022
at 4:00pm



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LOCAL PLANNING PANEL

1	LPP41/22	DA/147/2022 - Construction of a Dwelling House, Swimming Pool, Shed and Associated Landscaping - 16 Karalee Road, Galston	
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ATTACHMENT/S

REPORT NO. LPP41/22

ITEM 1

- 1. LOCALITY PLAN**
- 2. ARCHITECTURAL PLANS**
- 3. LANDSCAPE PLANS**

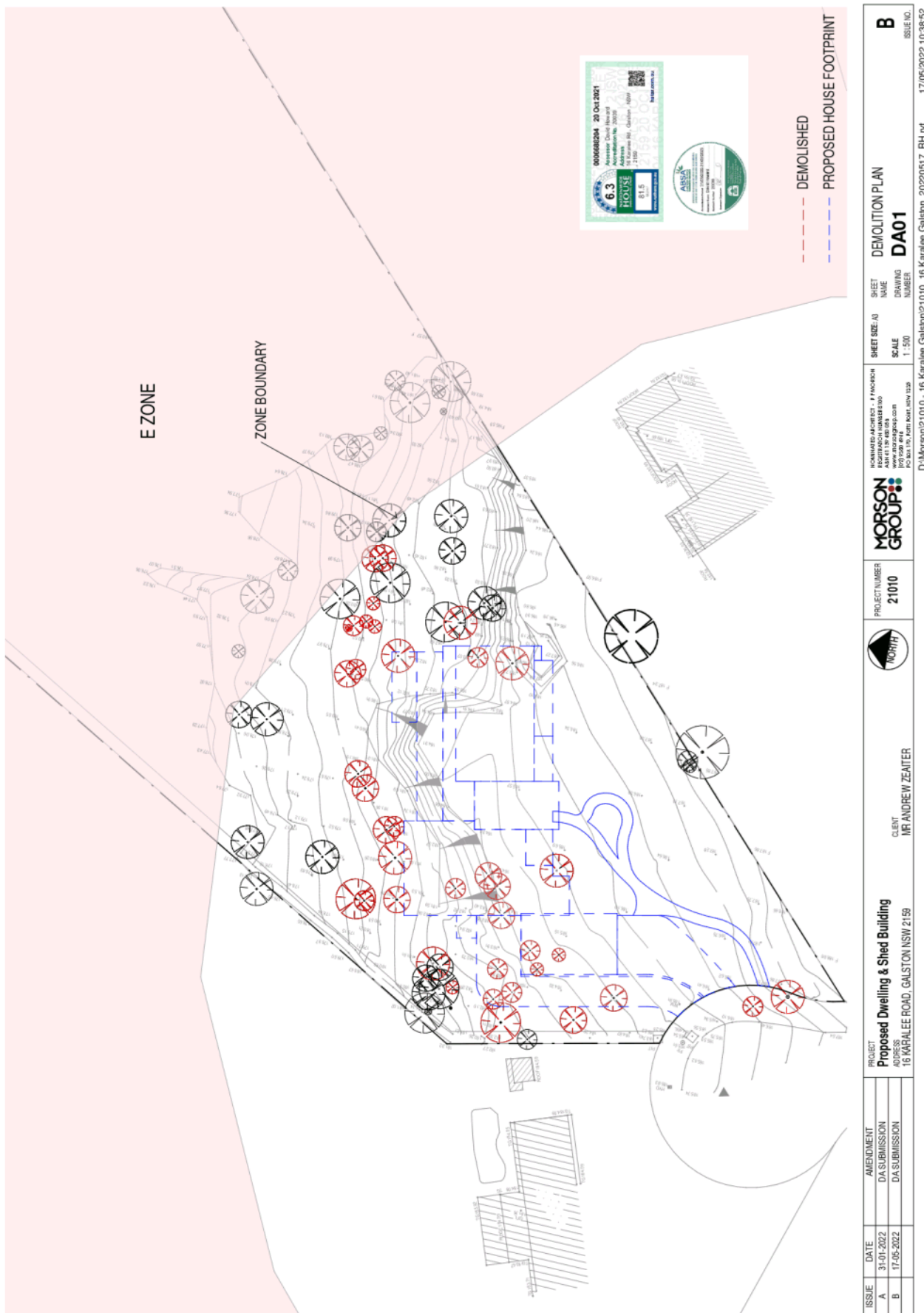


LOCALITY PLAN

DA/147/2022

No. 16 Karalee Road, Galston

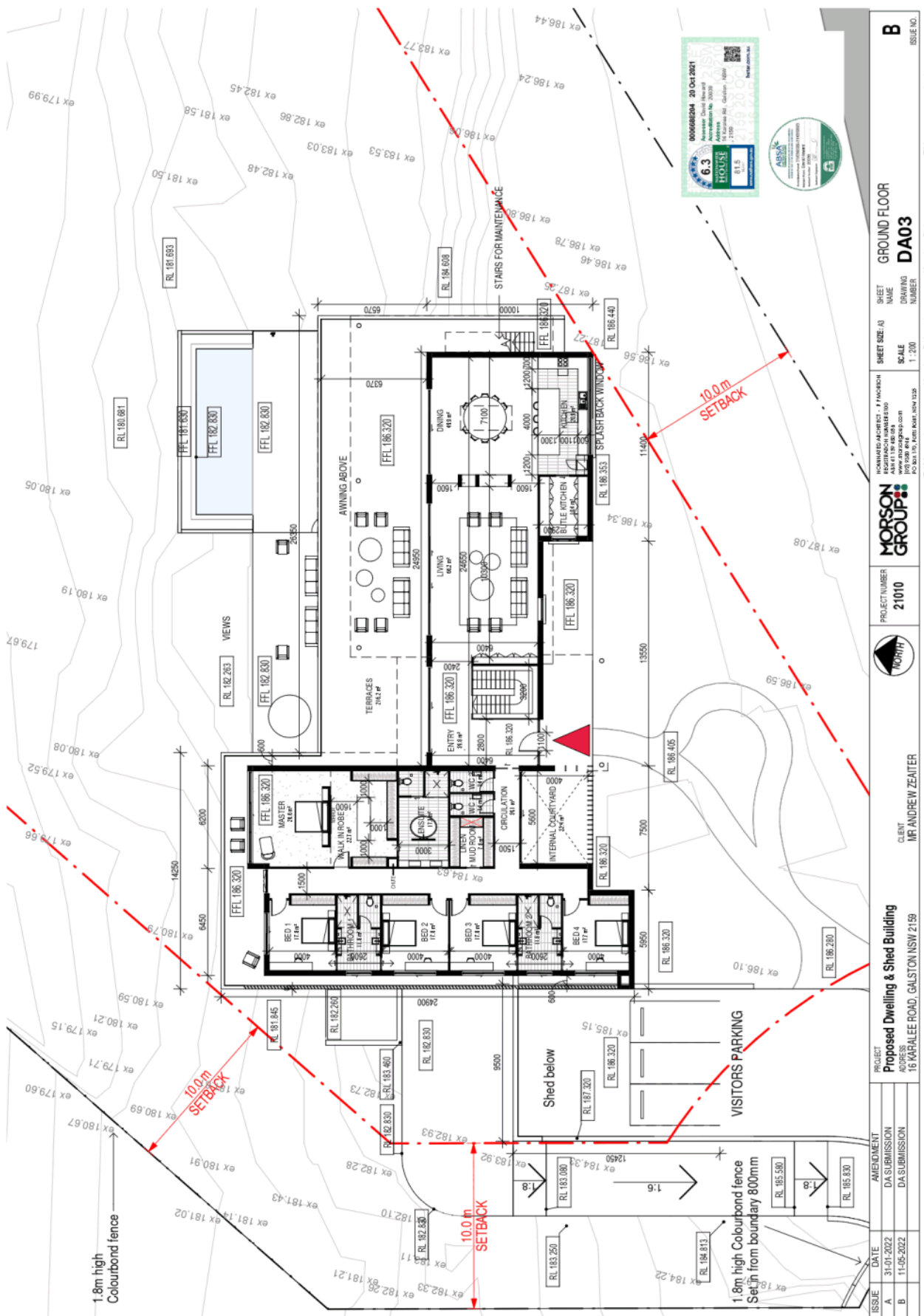
ATTACHMENT 1 - ITEM 1



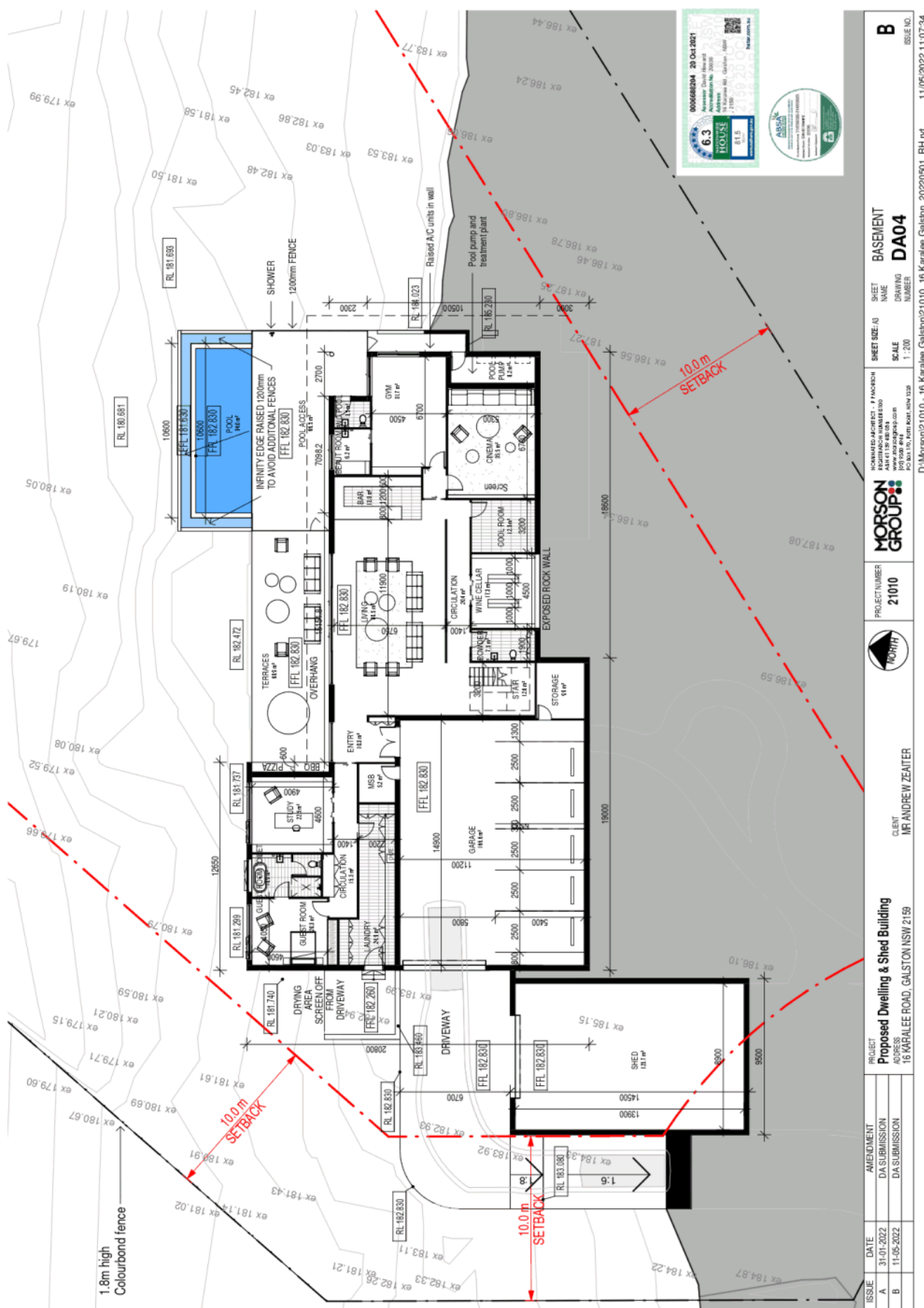
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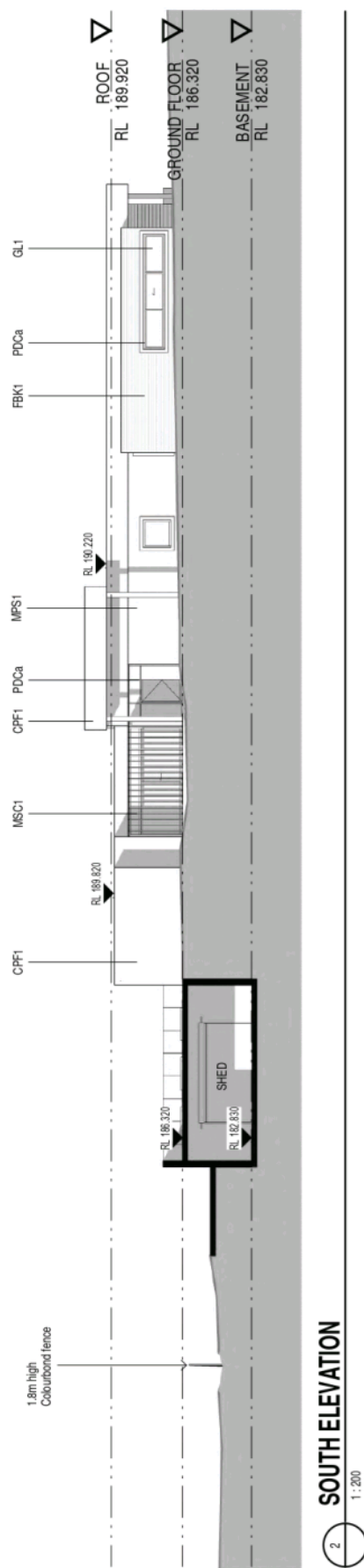
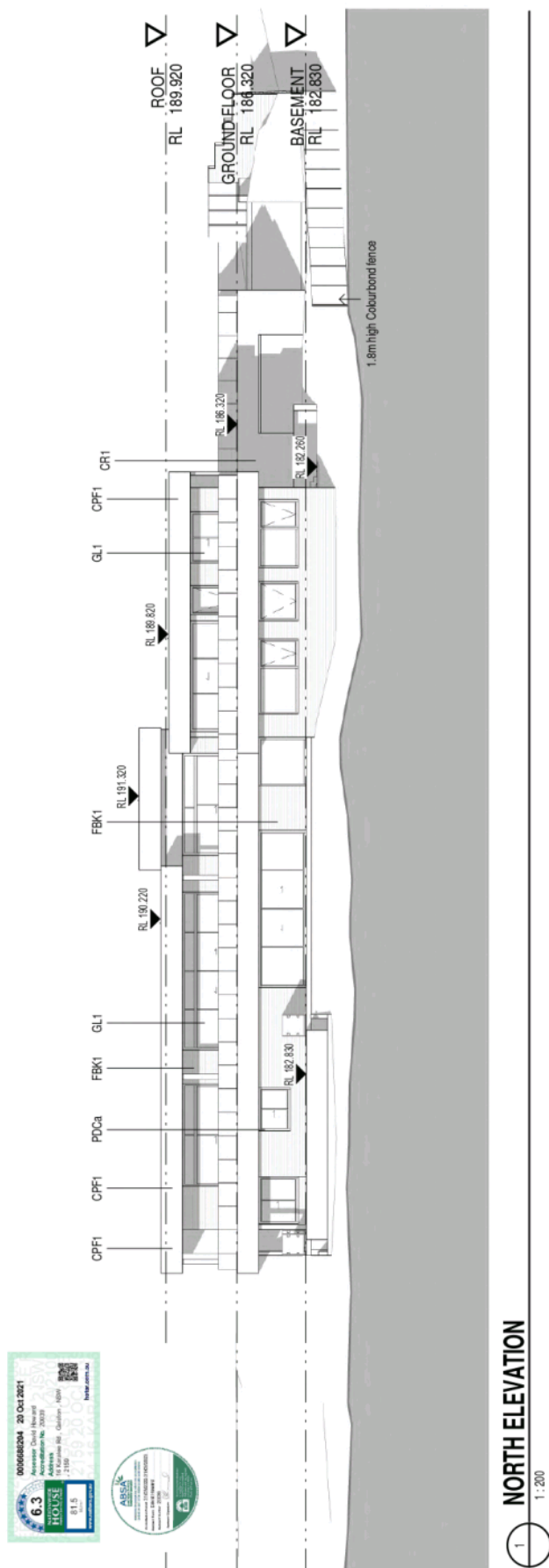
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ATTACHMENT 2 - ITEM 1

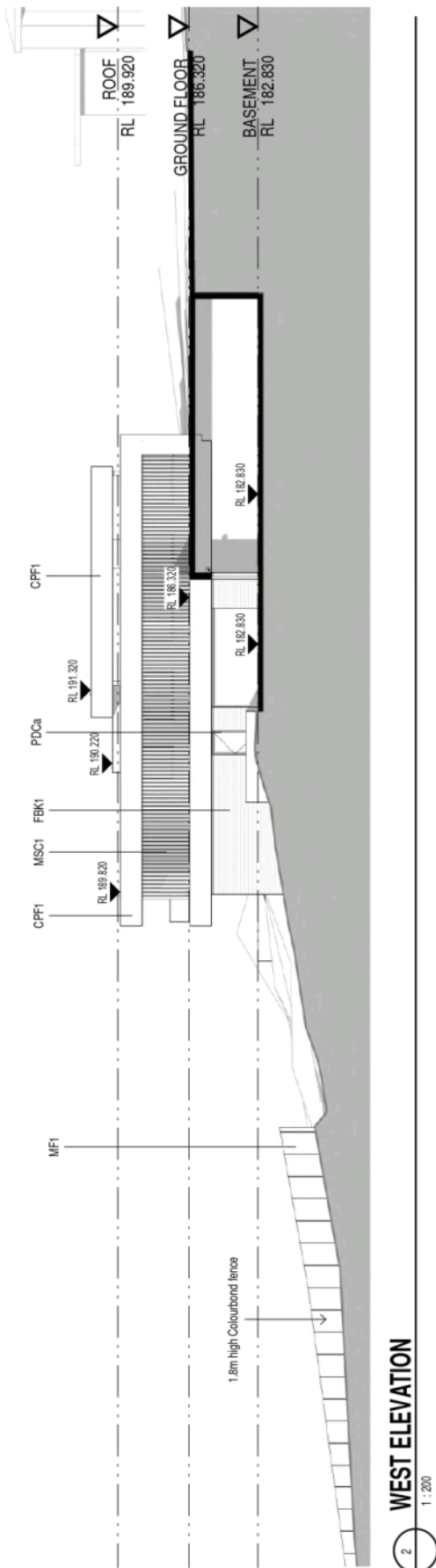


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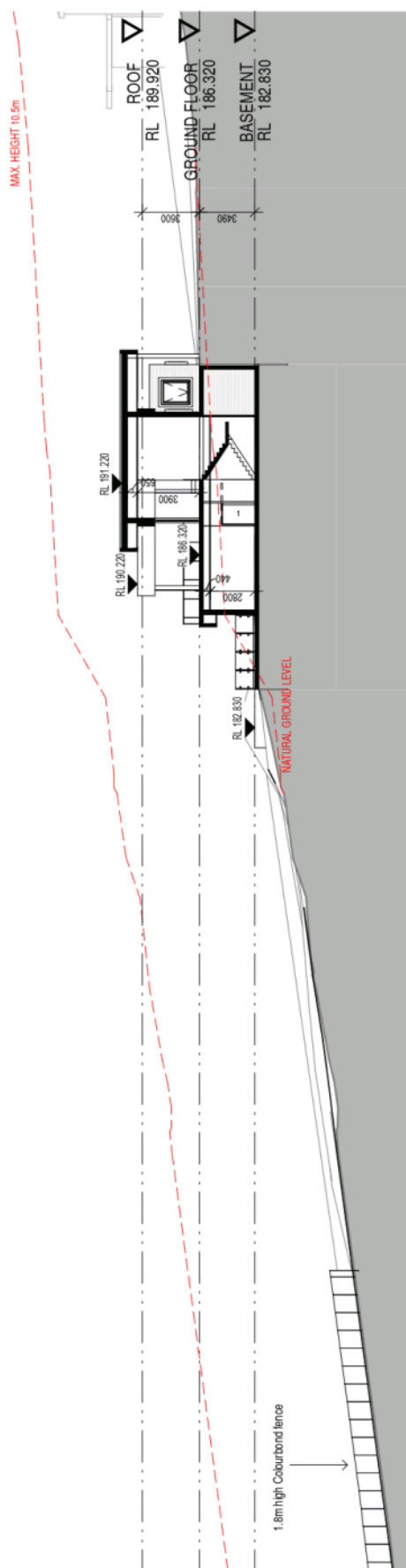
ISSUE	DATE	AMENDMENT	PROJECT	CLIENT	PROJECT NUMBER	INFORMATION ARCHITECT - F. MACRECH ARCHITECTS 15 KARAEE GALLSTON RD ALBURY NSW 2610 www.morsongroup.co.nz	SHEET NAME SCALE DRAWING NUMBER	SHEET SIZE NAME SCALE DRAWING NUMBER	11/05/2022	11/07/23
A	31-01-2022	DA SUBMISSION	Proposed Dwelling & Shed Building	MR ANDREW ZEATER	21010		NORTH AND SOUTH ELEVATIONS	DA05		
B	11-05-2022	DA SUBMISSION	15 KARAEE ROAD, GALSTON NSW 2159				1:200	1:200	11/05/2022	11/07/23

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ISSUE	DATE	AMENDMENT	PROJECT	CLIENT	PROJECT NUMBER	MORSON GROUP	WOMANUS ARCHITECT + INTERIOR RICHMOND HUNTERFIELD ASH ST 151 AHS SA www.morsongrp.com 107 338 814 PO BOX 107 FARM KENT SAH 5235	SHEET NAME DRAWING NUMBER	EAST AND WEST ELEVATIONS DA06	ISSUE NO.
A	31-01-2022	DA SUBMISSION	Proposed Dwelling & Shed Building	16 KARALEE ROAD, GALSTON NSW 2159	21010			SCALE 1:200		
B	11-05-2022	DA SUBMISSION	ADDRESS 16 KARALEE ROAD, GALSTON NSW 2159	MR ANDREW ZENTER						
D:\MORSON\21010 - 16 Karalee Galston\21010 - 16 Karalee Galston 20220501 RH.rvt										11/05/2022 11:07:40

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ISSUE	DATE	AMENDMENT	PROJECT	CLIENT	PROJECT NUMBER	MORSON GROUP	REGISTERED ARCHITECT - 1 JACKSON 100/100 STATION A/18 (11/30/48/58) www.morsongroup.com 100/100 STATION PO BOX 100, KENT, NSW 2219	SHEET SIZE: A3	SHEET NAME	SECTIONS	ISSUE NO.
A	31-01-2022	DA SUBMISSION	Proposed Dwelling & Shed Building		21010						B
B	11-05-2022	DA SUBMISSION		16 KARALEE ROAD, GALSTON NSW 2159						DA07	
					MR ANDREW ZEATER						11/05/2022 11:07:40
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VEGETATION SPECIES ARE ONLY AN ARTISTIC REPRESENTATION IN RENDERS.
REFER TO LANDSCAPE PLANS FOR SPECIES DETAILS.



ISSUE	DATE	AMENDMENT	PROJECT	CLIENT	PROJECT NUMBER	NOMINATED ARCHITECT	SHEET NAME	VIEW	ISSUE NO.
A	31-01-2022	DA SUBMISSION	Proposed Dwelling & Shed Building		21010	MORSON GROUP	DA08	DA08	B
B	11-05-2022	DA SUBMISSION	16 KARALEE ROAD, GALSTON NSW 2159	MR ANDREW ZEAITER		PO BOX 150, KIRRI KIRRI NSW 1535	DA08	DA08	B
									11/05/2022 11:07:40

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ISSUE	DATE	AMENDMENT	PROJECT	CLIENT	PROJECT NUMBER	MORSON GROUP	NOMINATED ARCHITECT - P. FACHCHI	SHEET NAME	VIEW	ISSUE NO.
A	31-01-2022	DA SUBMISSION	Proposed Dwelling & Shed Building	MR ANDREW ZEAITER	21010	MORSON GROUP	NOMINATED ARCHITECT - P. FACHCHI ASH (1) 157 48 04 www.morsongroup.com.au PO BOX 150, KIRRIHILL NSW 1535	DA09	DA09	B
B	11-05-2022	DA SUBMISSION	16 KARALEE ROAD, GALSTON NSW 2159							11/05/2022 11:07:40

ATTACHMENT 2 - ITEM 1



ISSUE	DATE	AMENDMENT	PROJECT	CLIENT	PROJECT NUMBER	NOMINATED ARCHITECT - P. FACHEN	SHEET NAME	VIEW	ISSUE NO.
A	31-01-2022	DA SUBMISSION	Proposed Dwelling & Shed Building	MR ANDREW ZEAITER	21010	MORSON GROUP	DA10	DA10	B
B	11-05-2022	DA SUBMISSION	16 KARALEE ROAD, GALSTON NSW 2159			PO BOX 150, KIRRI KIRRI NSW 1513			11/05/2022 11:07:41

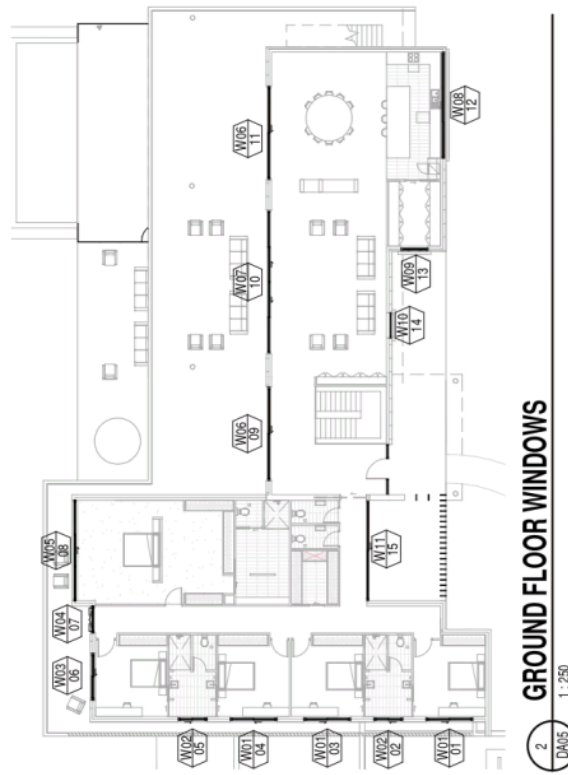
ATTACHMENT 2 - ITEM 1



ISSUE	DATE	AMENDMENT	PROJECT	CLIENT	PROJECT NUMBER	MORSON GROUP	HORNBY ARCHITECT - P. F. ARCHITECT	SHEET SIZE: A3	SHEET NAME	VIEW	ISSUE NO.
A	31-01-2022	DA SUBMISSION	Proposed Dwelling & Shed Building	MR ANDREW ZEAITER	21010	MORSON GROUP	HORNBY ARCHITECT - P. F. ARCHITECT 16 KARALEE ROAD, GALSTON NSW 2159 PO BOX 150, KIRRI KIRRI NSW 1535	SCALE	DRAWING NUMBER	DA11	B
B	11-05-2022	DA SUBMISSION									11/05/2022 11:07:41







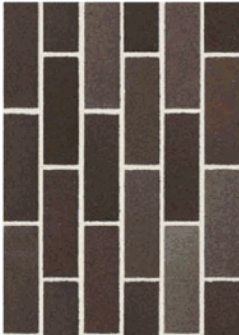
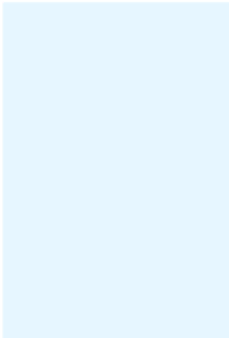


ATTACHMENT 2 - ITEM 1

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ISSUE	DATE	AMENDMENT	PROJECT	CLIENT	NORTH	PROJECT NUMBER	HONNIGRATH ARCHITECTS - PRACTICE RUSTIGRATH HANSEN 8300 www.rustigrahp.com PO BOX 155, KIRRI KIRRI NSW 1538	SHEET SIZE: A3	SHEET NAME	WINDOW SCHEDULE	ISSUE NO.
A	31-01-2022	DA SUBMISSION	Proposed Dwelling & Shed Building	MR ANDREW ZEATIER		21010		SCALE 1 : 250	DRAWING NUMBER	DA12	B
B	11-05-2022	DA SUBMISSION	Address 15 KARALEE ROAD, GALSTON NSW 2159								

Drawn: Mr Steven Zaitier 11/05/2022 11:07:42
 Date: Mr Steven Zaitier 11/05/2022 11:07:42
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 Date: Mr Steven Zaitier 11/05/2022 11:07:42

ATTACHMENT 2 - ITEM 1

CONC1 Concrete		MSC1 Powdercoated Aluminium 'timber look' screen. West louvres screening bedrooms and courtyard	
MPS1 Metal Cladding Charcoal Colour		CR1 Render Painted Finish Dulux Stowe White Sheed and External Ceilings	
FBK1 AB-Bricks-BowralBlue 230x76-110-240-NAT		GL01 Clear Glass Window	
MF1 Dulux Charcoal Fence		PDCa Dulux Charcoal Windows, External Doors	



ISSUE A	DATE 20-10-2021	AMENDMENT DA SUBMISSION	PROJECT Proposed Dwelling & Shed Building ADDRESS 16 KARALEE ROAD, GALSTON NSW 2159	CLIENT MR ANDREW ZEAITER	PROJECT NUMBER 21010	MORSON GROUP NOMINATED ARCHITECT - P FACBCH 16 KARALEE ROAD, GALSTON NSW 2159 02 9311 1574 HOWARD@MORSON.COM.AU PO BOX 110, KIRRI KIRRI NSW 1535	SHEET NAME SCHEDULE OF EXTERNAL FINISHES DA14 DRAWING NUMBER	SHEET SIZE A3 SCALE 1:2	ISSUE NO. A
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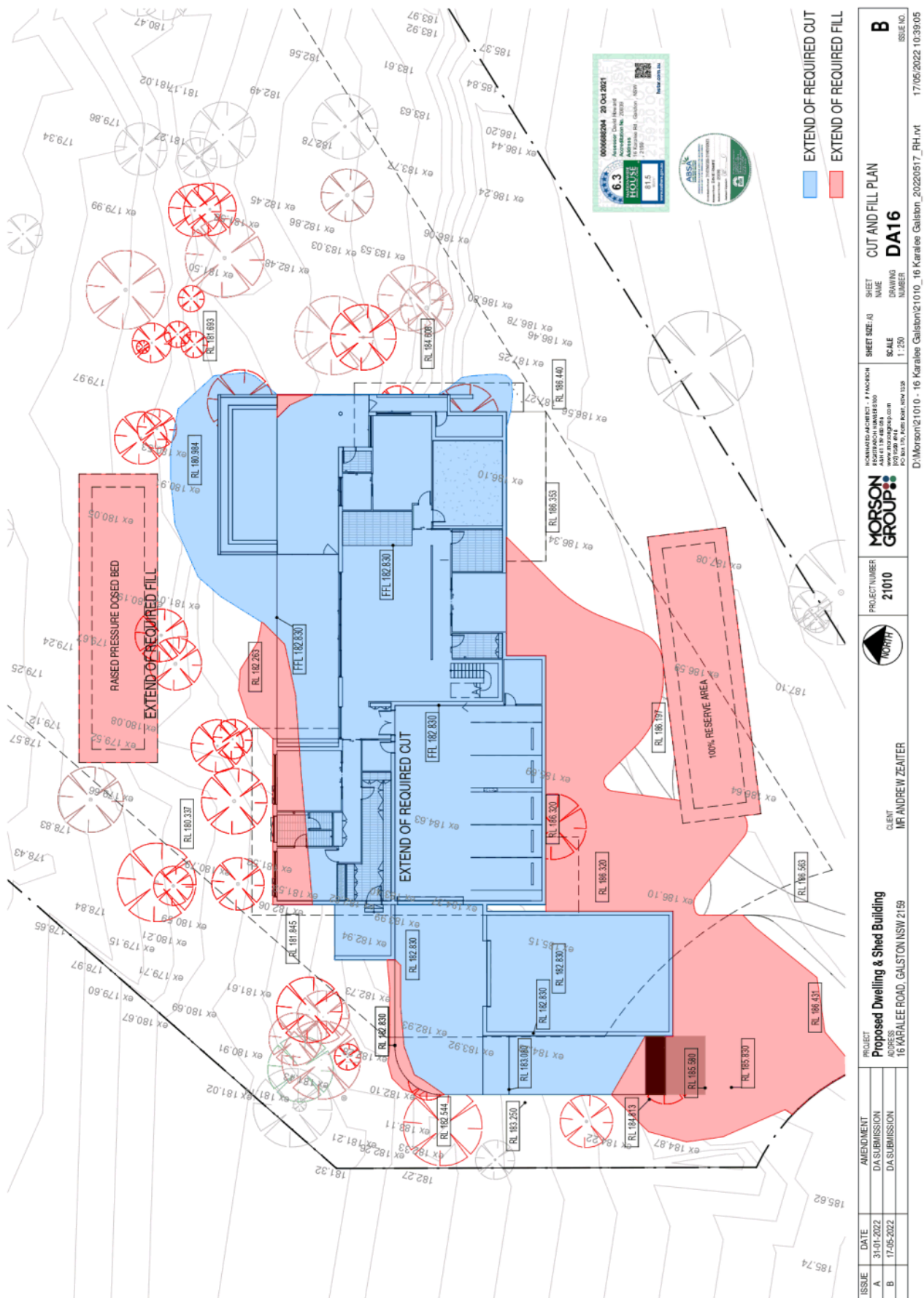
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ATTACHMENT 2 - ITEM 1



ISSUE	DATE	AMENDMENT	<p>PROJECT</p> <p>Proposed Dwelling & Shed Building</p> <p>ADDRESS</p> <p>16 KARALEE ROAD, GALSTON NSW 2159</p>	<p>PROJECT NUMBER</p> <p>21010</p>	 <p>CLIENT</p> <p>MR ANDREW ZEANTER</p>	<p>MORSON GROUP</p> <p>16 KARALEE RD, GALSTON NSW 2159</p> <p>WWW.MORSONGROUP.COM</p> <p>PO BOX 151, NEWCASTLE NSW 1590</p> <p>REGISTRATION NUMBER 21010</p> <p>REGISTERED ARCHITECT 111400000</p>	<p>SHEET NAME</p> <p>Asset Protection Zone (APZ)</p> <p>SCALE</p> <p>1:500</p> <p>DRAWING NUMBER</p> <p>DA15</p>	<p>ISSUE NO.</p> <p>B</p>	<p>17/05/2022 10:36:26</p>
A	31-01-2022	DA SUBMISSION							
B	17-05-2022	DA SUBMISSION							

ATTACHMENT 2 - ITEM 1



ATTACHMENT 2 - ITEM 1

Landscape site analysis plan 1:250 @ A1

0 1 2 3 4 5 10

Design principles

To provide a high quality built environment for the residents of the development. Ensure usable open spaces are incorporated within the development that enhances the natural bushfire risk and contributes to the amenity of the local area.

The site constraints have been carefully considered in the design formulation. Existing garden levels have been retained and the site assessed in detail and responded to with appropriate design. The assessment and recommendations of the project Arborist for tree retention and protection have been adhered to. Significant trees have been retained and designed around wherever possible.

In particular the landscape design recognizes the high bushfire risk zone that such bushland frontage properties fall under. The proposal seeks to maintain existing vegetation with additional landscaping to be characteristic of low flammable materials and plants. Bushrock, mixed rocks, gravel and many succulents are proposed to supplement the existing grassed areas. The design also includes intermittent groups of lower fire risk plantings such as succulents, and smaller scale plants such as native Grass Trees are proposed.

The design has been formulated with the input of the following Bushfire Architect, Bushfire consultants BASIX Engineer, Arborist and Stormwater Engineer to understand the various design requirements and parameters. This ensures an integrated and compliant design proposal.

In summary the landscape design seeks to incorporate all of the above principles and design elements within the framework of an appropriate design response to both the established bushland character, character of the areas as well as the architectural language of the proposed building.

2 Storey Brick Dwelling Metal Roof No.14

1 Storey Brick Dwelling Tiled Roof No.9

Karalee Road

Solar

Legend

- Circle to be retained (Refer to Sheet 3 & Arborist Report)
- Circle to be removed (Refer to Sheet 3 & Arborist Report)
- Site Photo location

Drawing Schedule

- Sheet 1: Site analysis Plan
- Sheet 2: Detail Plan
- Sheet 3: Planting Plan
- Sheet 4: Details, Notes & Schedule
- Sheet 5: Garden Lighting Plan
- Sheet 6: Wastewater Dispersion zone plan

AMENDMENTS

F	20.5.22	COUNCIL RFI
E	19.5.22	For Review
D	14.1.22	WASTEWATER UPDATE
C	17.12.21	Bush fire CONTROL
B	26.10.21	For DA

PAUL SCRIVENER LANDSCAPE

PO Box 4050 ACT 2602

ABN: 16 949 100 279

PHONE: 02 9907 8811

WWW.SCRIVENER-DESIGN.COM

EMAIL: PAUL@SCRIVENER-DESIGN.COM

PROJECT: NEW RESIDENCE AT 26 KARALEE ROAD COLSTON/ACT

DWG: LANDSCAPE SITE ANALYSIS PLAN

DATE: 20.5.22 SCALE: 1:250 @A1

JOB REF: 210229 SHEET NO: 1 OF 6

1 OF 6 ISSUE - F

Site Context Photos

A, B, C, D, E, F, G, H, I, J, K

ATTACHMENT 3 - ITEM 1

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ATTACHMENT 3 - ITEM 1

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ATTACHMENT 3 - ITEM 1

4 of 6

FOURTH

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ATTACHMENT 3 - ITEM 1

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ATTACHMENT 3 - ITEM 1