



# Laura

SEAFORTH

etch






## BESPOKE ARCHITECTURAL DESIGN

9 Laura Street is approved for the construction of an architecturally bespoke 4 bedroom residence with private internal elevator and swimming pool. Offering extensive Middle Harbour views throughout and vistas of the timeless Spit Bridge, one of the most historically significant lift bridges in NSW.

Laura





SEAFORTH, 31 SEAFORTH CRES.  
UNDER CONSTRUCTION  
DUE 2019

SEAFORTH, 9 LAURA STREET  
FOR SALE  
DA APPROVED

With no adjoining neighbour on the eastern border the home is uniquely private and offers a sense of exclusivity Seaforth is famous for. Nestled on 601SQM of land the modern architectural masterpiece will be the pride of Laura Street. As an added feature 9 Laura includes off street parking for up to 4 cars, a paramount bonus in the area.

Via a public walkway located at the foot of the site, residents will reach an exclusive location where they can enjoy a spot of fishing or set off on a kayak through Middle Harbour and beyond.

Laura





SEAFORTH, 9 LAURA STREET  
FOR SALE  
DA APPROVED

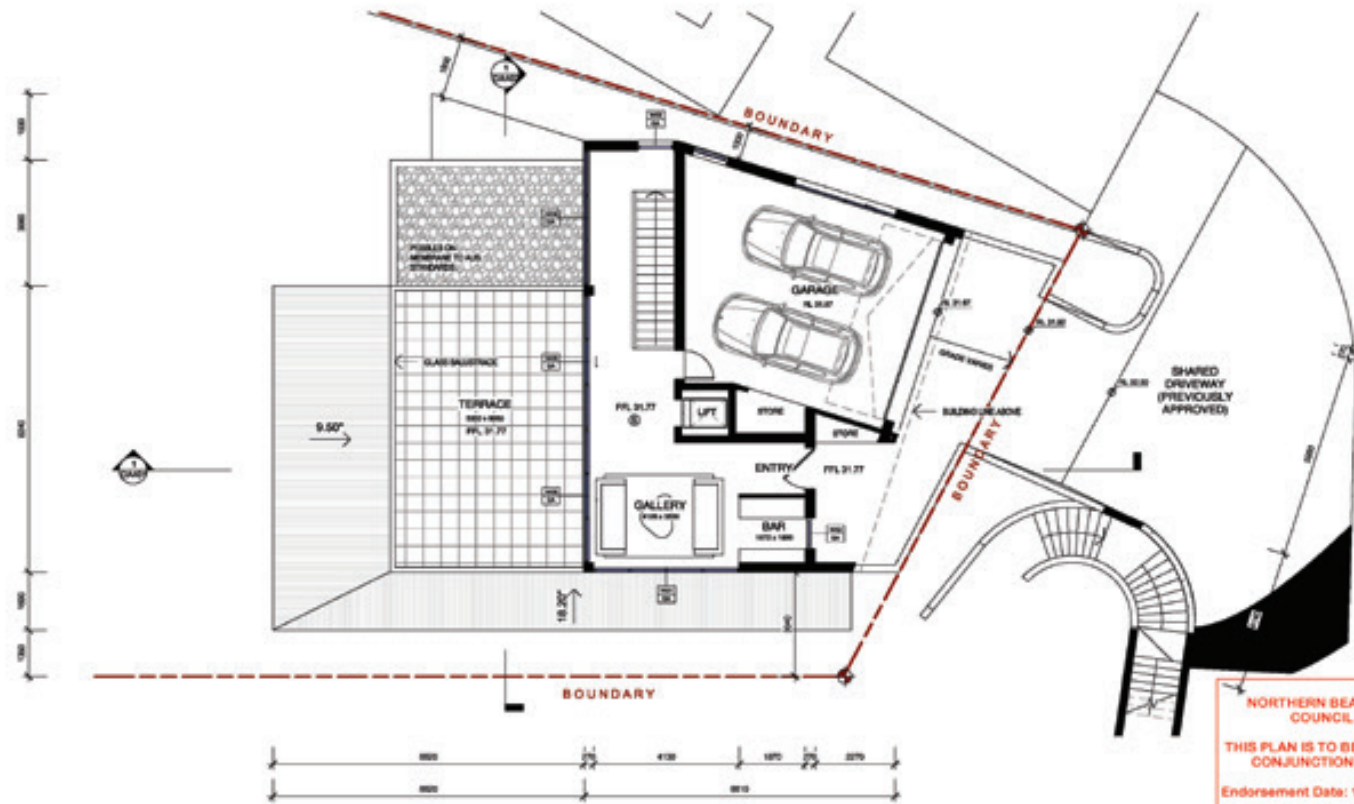
Council Reserve

“Laura Street is a harbourfront cul-de-sac located in the prestigious seaside suburb of Seaforth and dominated by owners who have lived there for decades. We are excited to offer this rare opportunity and look forward to welcoming the latest custodians of this land soon.”

Hugo Ortega | Principal Etch Real Estate

Laura





NORTHERN BEACHES COUNCIL  
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH  
 Endorsement Date: 18/04/2018  
 DA2017/1352

**1 GARAGE FLOOR PLAN**  
 1:150

NO.	REVISION	DATE
1	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	22/02/2017

SMOKE ALARM

**ROBERT URSINO DESIGN**  
 ARCHITECTS

**GENERAL NOTES**  
 1. ALL WORK TO BE DONE IN ACCORDANCE WITH THE DEVELOPMENT APPLICATION AND ANY APPROVED VARIATIONS.  
 2. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL BUILDING REGULATIONS 2011 AND THE NATIONAL FIRE BRANCH REGULATIONS 2011.  
 3. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ELECTRICAL REGULATIONS 2017 AND THE NATIONAL PLUMBING REGULATIONS 2017.  
 4. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GAS REGULATIONS 2017 AND THE NATIONAL MECHANICAL REGULATIONS 2017.  
 5. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL TILING REGULATIONS 2017 AND THE NATIONAL PAINTING REGULATIONS 2017.  
 6. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CARPENTRY REGULATIONS 2017 AND THE NATIONAL JOINERY REGULATIONS 2017.  
 7. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL CONCRETE REGULATIONS 2017 AND THE NATIONAL METALWORK REGULATIONS 2017.  
 8. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL GLASS REGULATIONS 2017 AND THE NATIONAL WOODWORK REGULATIONS 2017.  
 9. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL ROOFING REGULATIONS 2017 AND THE NATIONAL FLOORING REGULATIONS 2017.  
 10. ALL WORK TO BE DONE IN ACCORDANCE WITH THE NATIONAL LANDSCAPE REGULATIONS 2017 AND THE NATIONAL GARDENING REGULATIONS 2017.

**FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION**

NO.	REVISION	DATE
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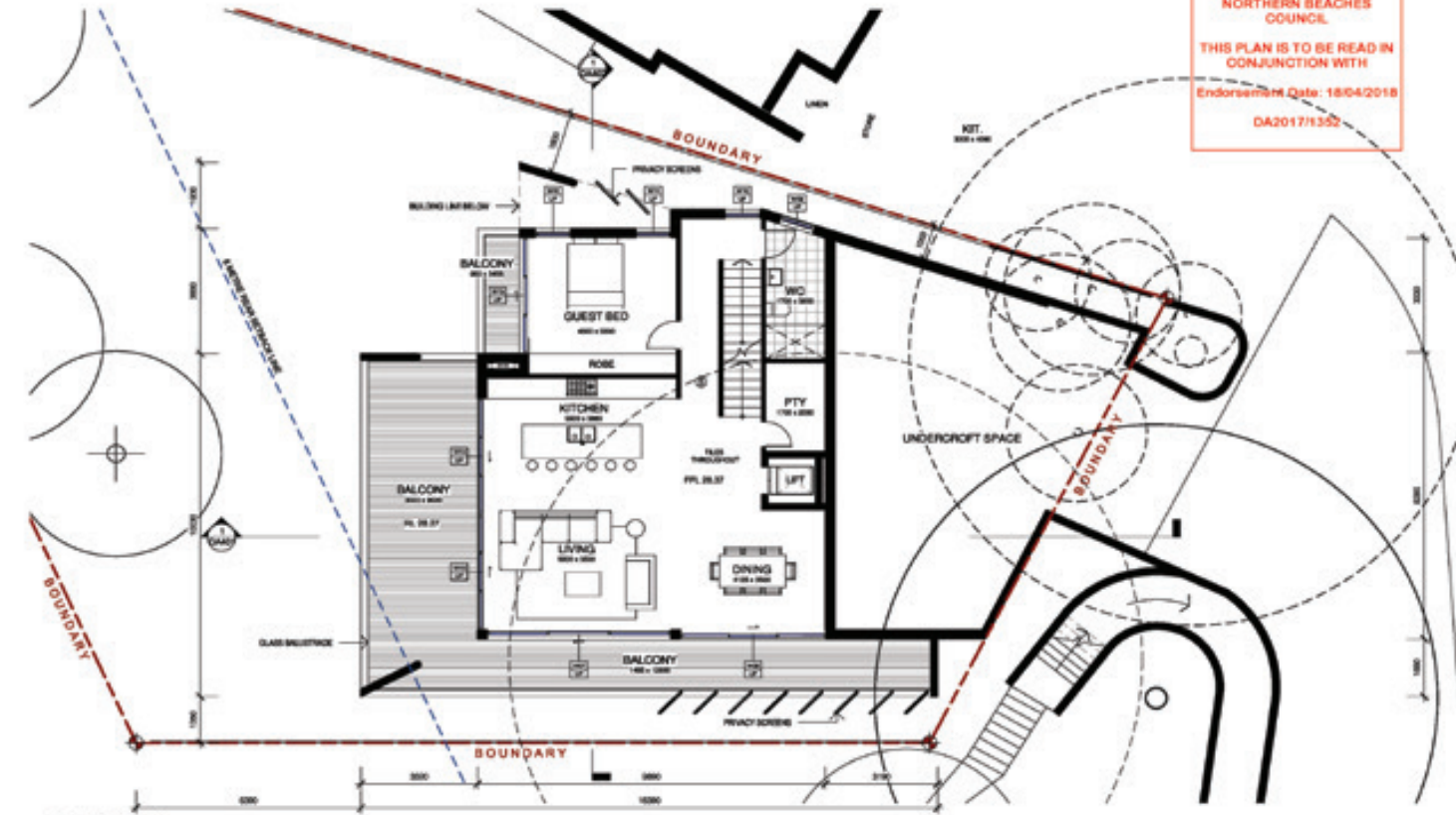
PROJECT: 9 LAURA STREET, SEAFORTH NSW 2262

DATE: 22/02/2017

PROJECT NO: 17.04

SCALE: A

DA301



NORTHERN BEACHES COUNCIL  
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH  
 Endorsement Date: 18/04/2018  
 DA2017/1352

**2 UPPER FLOOR PLAN**  
 1:150

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SMOKE ALARM

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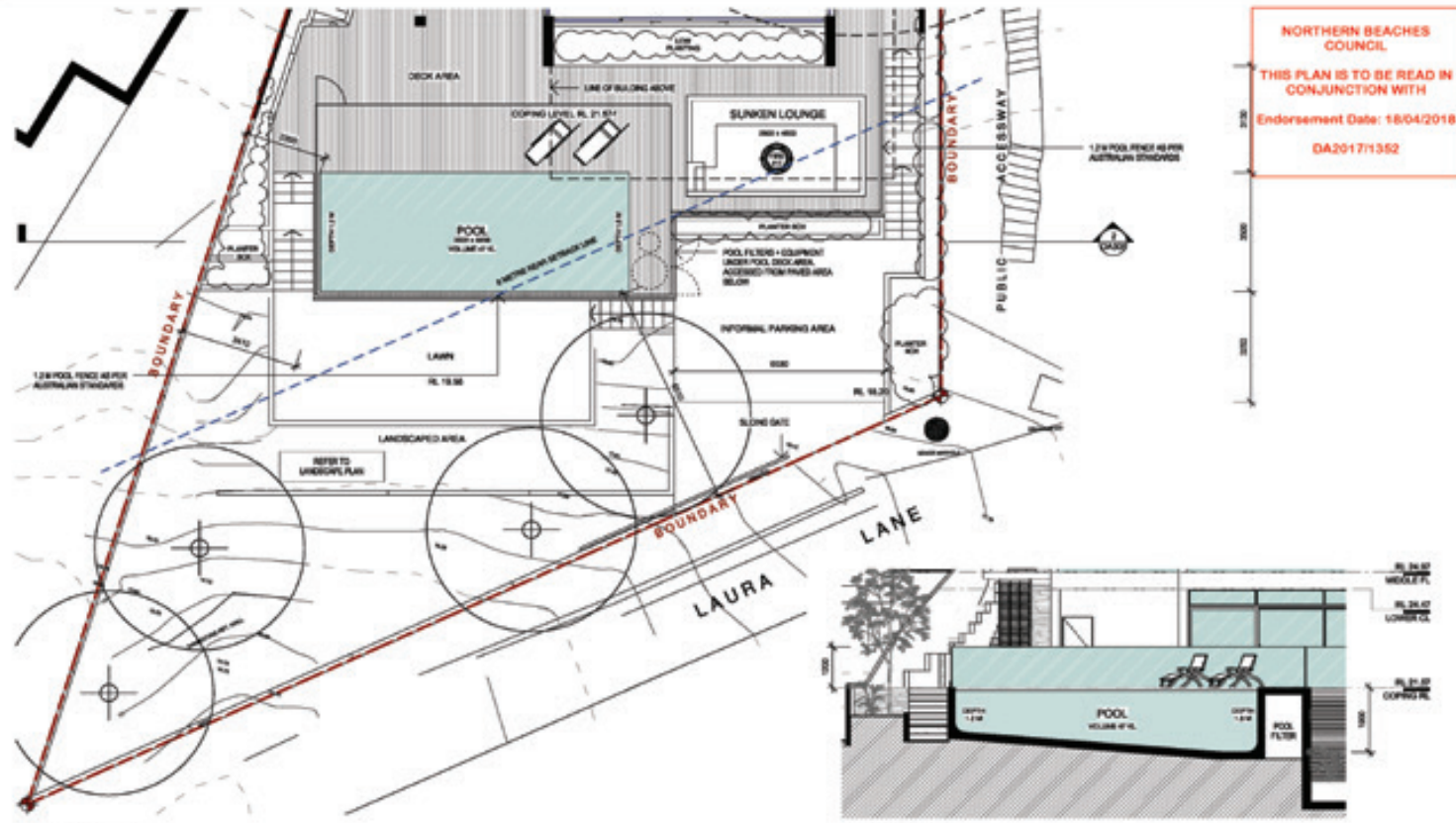
SCALE: A

DA302









NORTHERN BEACHES COUNCIL  
 THIS PLAN IS TO BE READ IN CONJUNCTION WITH  
 Endorsement Date: 18/04/2018  
 DA20171352

1 REAR YARD / POOL PLAN  
 1:100

2 POOL SECTION  
 1:100

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

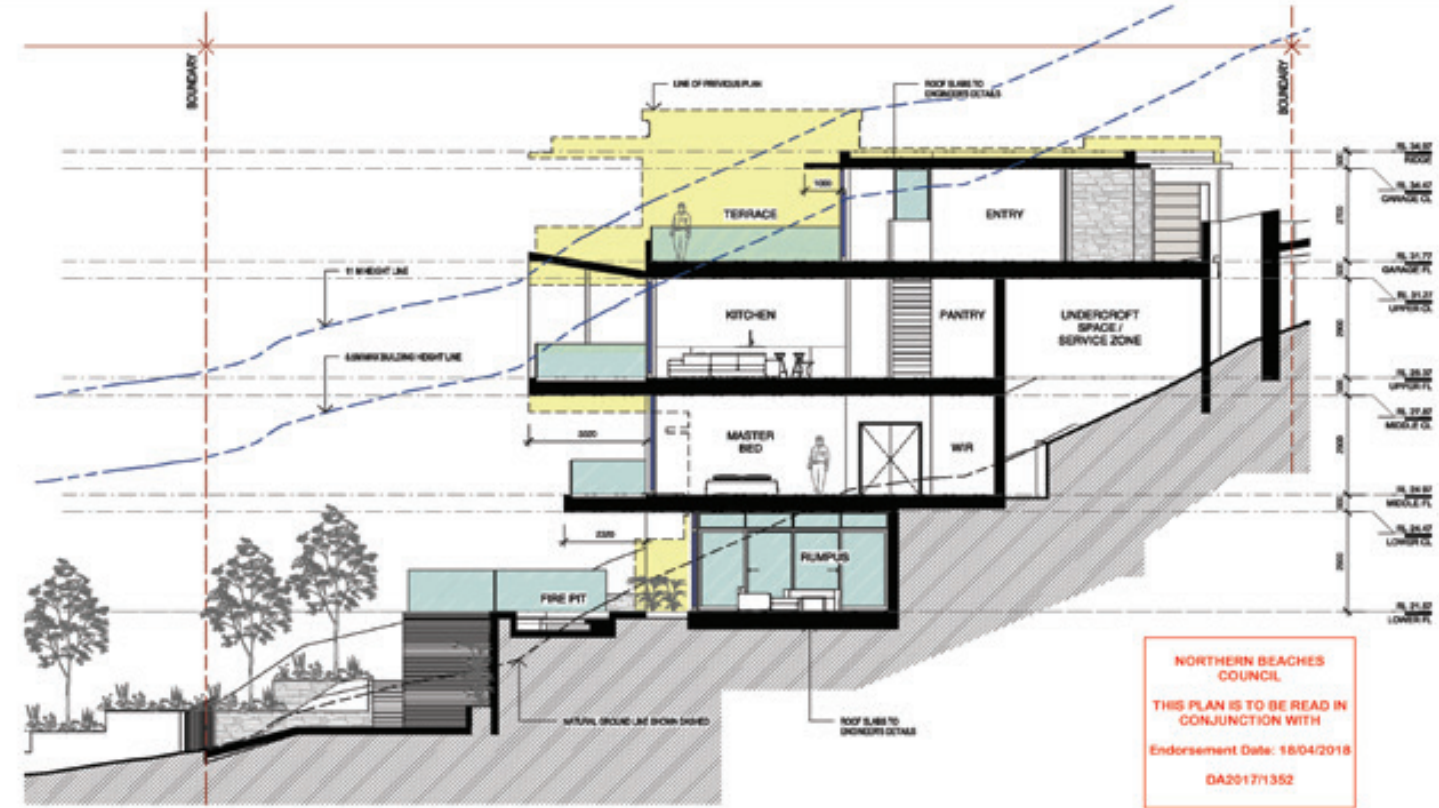
NO.	DESCRIPTION	DATE	BY	FOR
1	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	22/12/2017	RS	DA305

ROBERT URSINO DESIGN

19 LAURA STREET, SLEIGH POINT NSW 2002

22/12/2017

DA305



NORTHERN BEACHES COUNCIL  
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 Endorsement Date: 18/04/2018  
 DA20171352

3 SECTION A-A  
 1:100

FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

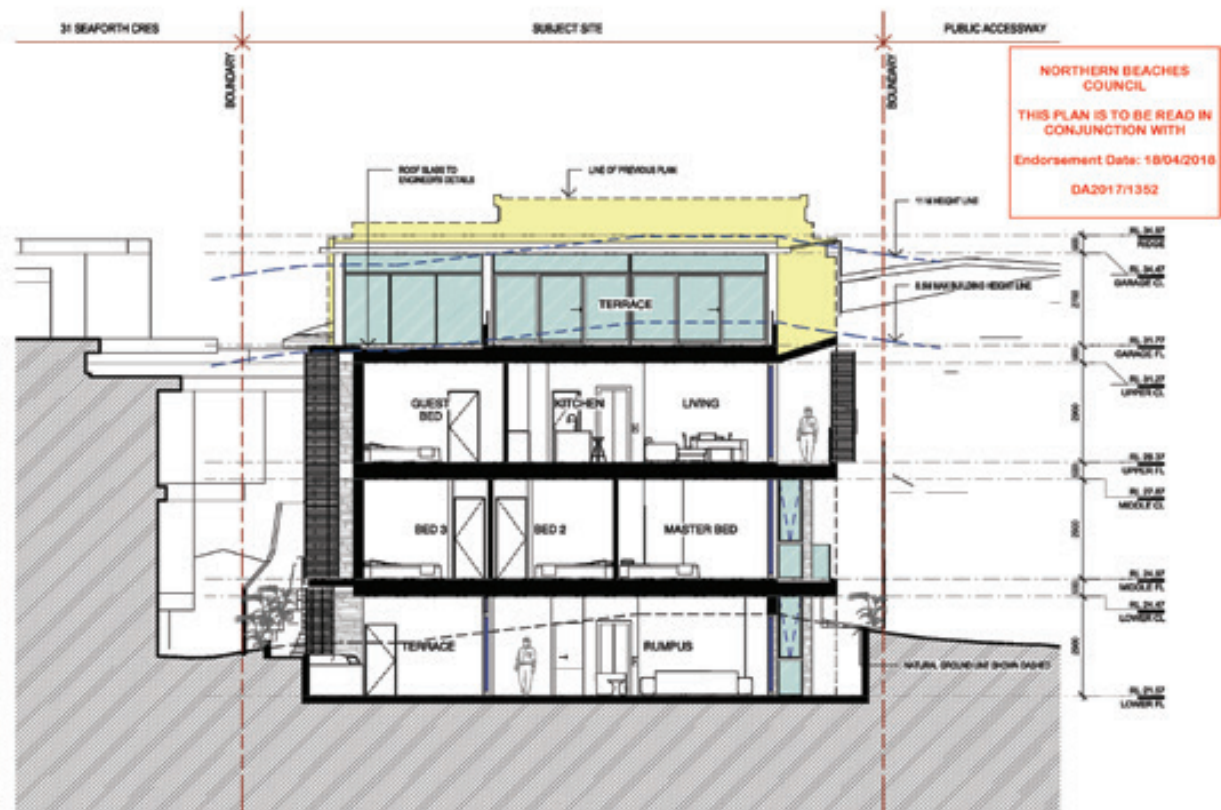
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ROBERT URSINO DESIGN

19 LAURA STREET, SLEIGH POINT NSW 2002

22/12/2017

DA305



SECTION 88  
1:100

NO.	REVISION	DATE
1	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	20.08.17

REDUCTION IN MASS COMPARED TO PREVIOUS PROPOSAL

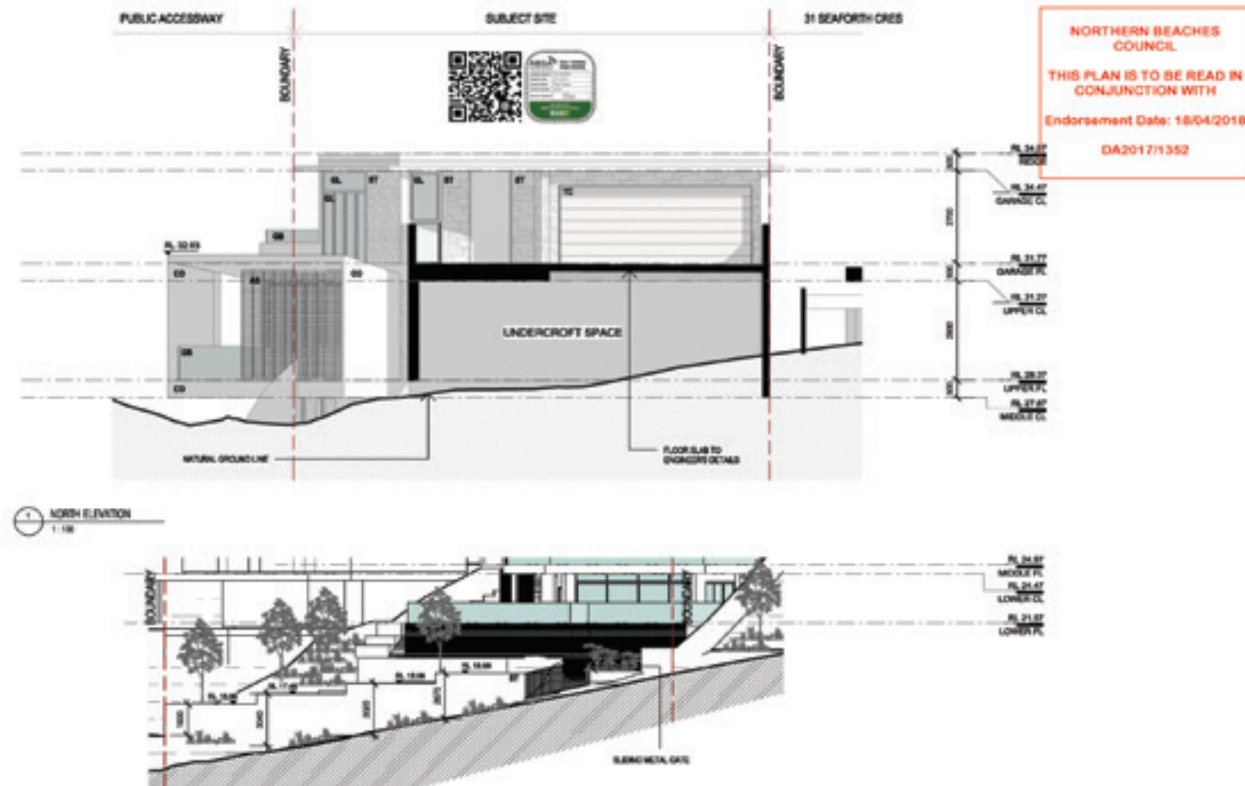
**ROBERT URSINO DESIGN**

**SUBJECT SITE**  
 ALL DIMENSIONS TO BE TAKEN FROM THE SUBMITTED ARCHITECTURAL DRAWINGS UNLESS OTHERWISE SPECIFIED.  
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FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION

DATE	BY	REVISION
22.12.2017	RU	AS SHOWN
17.04	RU	AS SHOWN

**PROJECT**  
 NAME: 9 LAURA STREET, SEAFORTH NSW 2202  
 ADDRESS: 9 LAURA STREET, SEAFORTH NSW 2202  
 DATE: 22.12.2017  
 DRAWN BY: RU  
 CHECKED BY: A  
 PROJECT NO: DA432



1 NORTH ELEVATION  
1:100

2 REAR FENCE  
1:50

NO.	REVISION	DATE
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REDUCTION IN MASS COMPARED TO PREVIOUS PROPOSAL

**ROBERT URSINO DESIGN**

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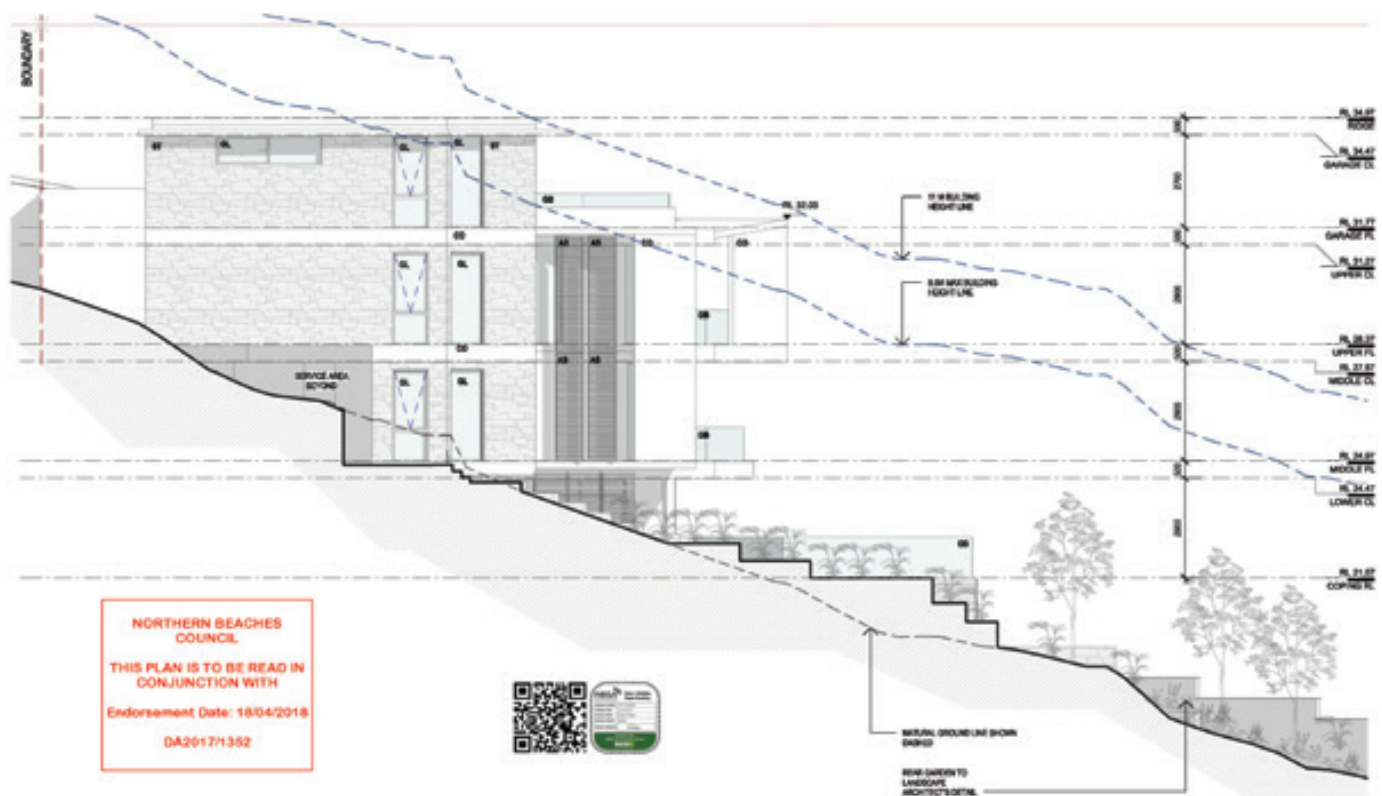
DATE	BY	REVISION
22.12.2017	RU	AS SHOWN
17.04	RU	AS SHOWN

**PROJECT**  
 NAME: 9 LAURA STREET, SEAFORTH NSW 2202  
 ADDRESS: 9 LAURA STREET, SEAFORTH NSW 2202  
 DATE: 22.12.2017  
 DRAWN BY: RU  
 CHECKED BY: A  
 PROJECT NO: DA501









**NORTHERN BEACHES COUNCIL**

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH**

Endorsement Date: 18/04/2018

DA2017/1352

**WEST ELEVATION**  
1:100

NO.	DESCRIPTION	DATE	BY
1	FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION	18/04/2018	ROBERT URSINO

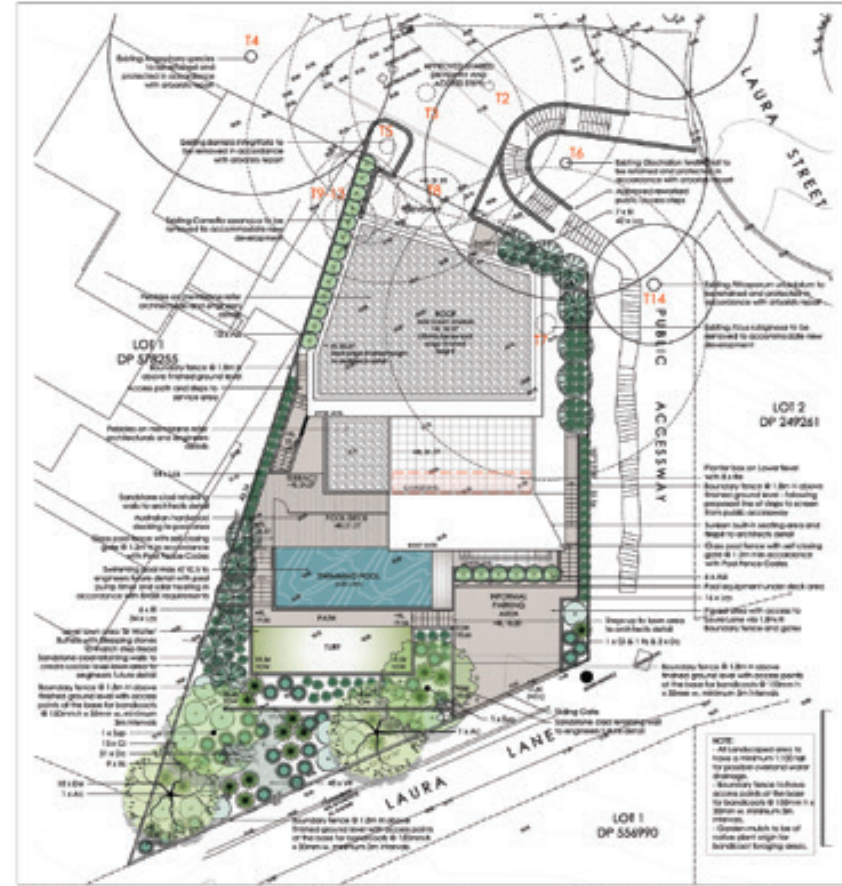
SYMBOL	DESCRIPTION
DL	DEVELOPMENT LINE
BL	BUILDING LINE
CL	CURTAIN WALL
GL	GLASS
FL	FLOOR FINISH
SL	SKYLINE
TL	TERRACE FINISH
AL	ALUMINIUM SCREENS
RL	ROOF LINE
SL	SKYLINE
TL	TERRACE FINISH
AL	ALUMINIUM SCREENS
RL	ROOF LINE



**FOR DEVELOPMENT APPLICATION - NOT FOR CONSTRUCTION**

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DL	DEVELOPMENT LINE
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FL	FLOOR FINISH
SL	SKYLINE
TL	TERRACE FINISH
AL	ALUMINIUM SCREENS
RL	ROOF LINE



**PLANT SCHEDULE - Ground Planting** Prepared by ecodesign Pty Ltd

SYMBOL	Botanical Name	Common Name	Quantity	Plant Size	Material Use
A1	Acacia saligna	Golden Wattle	10	250mm	100
A2	Acacia saligna	Golden Wattle	10	250mm	100
B1	Acacia saligna	Golden Wattle	10	250mm	100
B2	Acacia saligna	Golden Wattle	10	250mm	100
B3	Acacia saligna	Golden Wattle	10	250mm	100
B4	Acacia saligna	Golden Wattle	10	250mm	100
B5	Acacia saligna	Golden Wattle	10	250mm	100
B6	Acacia saligna	Golden Wattle	10	250mm	100
B7	Acacia saligna	Golden Wattle	10	250mm	100
B8	Acacia saligna	Golden Wattle	10	250mm	100
B9	Acacia saligna	Golden Wattle	10	250mm	100
B10	Acacia saligna	Golden Wattle	10	250mm	100
B11	Acacia saligna	Golden Wattle	10	250mm	100
B12	Acacia saligna	Golden Wattle	10	250mm	100
B13	Acacia saligna	Golden Wattle	10	250mm	100
B14	Acacia saligna	Golden Wattle	10	250mm	100
B15	Acacia saligna	Golden Wattle	10	250mm	100
B16	Acacia saligna	Golden Wattle	10	250mm	100
B17	Acacia saligna	Golden Wattle	10	250mm	100
B18	Acacia saligna	Golden Wattle	10	250mm	100
B19	Acacia saligna	Golden Wattle	10	250mm	100
B20	Acacia saligna	Golden Wattle	10	250mm	100

**AREA CALCULATIONS**

Site Area: 428 m<sup>2</sup>

Open Space: 100 m<sup>2</sup> (23.6%)

Proposed Open Space: 100 m<sup>2</sup> (23.6%)

Proposed Building Footprint: 100 m<sup>2</sup> (23.6%)

Proposed Pool: 100 m<sup>2</sup> (23.6%)

Proposed Deck: 100 m<sup>2</sup> (23.6%)

Proposed Fencing: 100 m<sup>2</sup> (23.6%)

Proposed Planting: 100 m<sup>2</sup> (23.6%)

Proposed Retaining Walls: 100 m<sup>2</sup> (23.6%)

Proposed Other: 100 m<sup>2</sup> (23.6%)



		<b>9 LAURA STREET, SEAFORTH</b>	
<b>YAVUZ RESIDENCE</b>		<b>NEW RESIDENCE LANDSCAPE PLAN</b>	
1:100 @ A1		DA L-01	
VP		RC	
20-12-17		C	



South Esst Aspect



Southern Aspect



South West Aspect



Enjoying an elevated position the home offers panoramic views across Middle harbour and beyond. Destined to be one of the Seaforth's most stunning homes, 9 Laura will provide a level of sophistication yet to be witnessed.

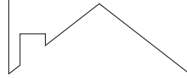




Middle Harbour offers the best restaurant and boating culture that Sydney is famed for. With a true sense of exclusivity 9 Laura is within walking distance to all the lifestyle benefits the region is renowned for.

Laura





# etch

REALESTATE

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