

SITE RATIO'S - EXISTING:		SITE RATIO'S - PROPOSED:	
SITE AREA	650.1m ²	SITE AREA	650.1m ²
BUILDING FOOTPRINT	234.59m ²	BUILDING FOOTPRINT	291.47m ²
SHED	12.77m ²	SHED	0m ²
DECK	69.79m ²	DECK	57.26m ²
PAVED AREAS AND DRIVEWAY	49.64m ²	PAVED AREAS AND DRIVEWAY	0m ²
AREAS UNDER 2m WIDE	56.49m ²	AREAS UNDER 2m WIDE	35.93m ²
SUM TOTAL	423.28m ²	SUM TOTAL	384.66m ²
EXISTING LANDSCAPED AREA	226.82m ²	EXISTING LANDSCAPED AREA	265.44m ²
	34.89%		40.83%

IMAGE	SCHEDULE	IMAGE	SCHEDULE	IMAGE	SCHEDULE	IMAGE	SCHEDULE	IMAGE	SCHEDULE
	CEMINTEL VERTICAL CLADDING OR EQUIVALENT- To meet 600/600 FFL for external walls within 500mm of boundary		COLORBOND ROOF SHEET- WOODLAND GREY- SOLAR ABSORBANCE 0.71		DULUX PAINT OR EQUIVALENT- WAYWARD GREY- SOLAR ABSORBANCE 0.935		ALUMINIUM FRAMED WINDOWS/DOORS- BLACK		SELECTED TIMBER PRIVACY SCREEN AND ARBOR- BLACKBUTT OR EQUIVALENT

LALCHERE

STREET

northern beaches council

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2024/1401

TREES TO BE REMOVED WITHIN 5m OF DEVELOPMENT
-SEE ACCOMPANYING ARBORIST REPORT

NO. 35
1+2 STOREY
RENDERED COMMERCIAL
BUILDING
TILE ROOF

S.P.87540

SEDIMENT CONTROL FENCE- 600mm HIGH SILT FENCE

2 STOREY
BRICK UNITS
TILE ROOF

NO. 3
2 STOREY
CLAD RESIDENCE
TILE + METAL ROOF

LOT 12
DP 25959
650.1m²

S.P.62420

NO. 5
1+2 STOREY
CLAD + RENDERED
HOUSE
METAL ROOF

11
D.P.25959

CERTIFIED BY

EVERGREEN ENERGY CONSULTANTS

DRAWING TITLE :
SITE ANALYSIS
DRAWING NO:
DA 3
CLIENT:
JOHN + CHARMIAN FRIZE
PROJECT NAME :
PROPOSED ALTERATIONS +
ADDITIONS TO
3 LALCHERE STREET CURL CURL
NSW 2096 AUSTRALIA
LOT 12 DP 25959

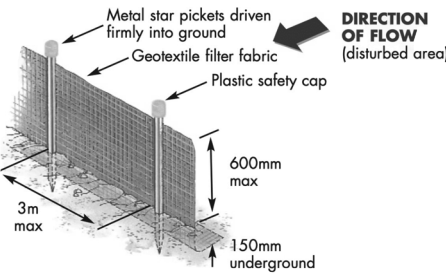
CHECKED BY: Arianna Rosnell
PLOT DATE: 30/9/2024
PROJECT NO: 240715/DA
PROJECT STATUS: DESIGN DEVELOPMENT
SCALE: 1:6.72, 1:200@A3

DEVELOPMENT APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTE
The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Building Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by R&R Building Design and is to be used only for work when authorised in writing by R&R Building Design.

All boundaries and contours are subject to survey drawing W-01. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site.

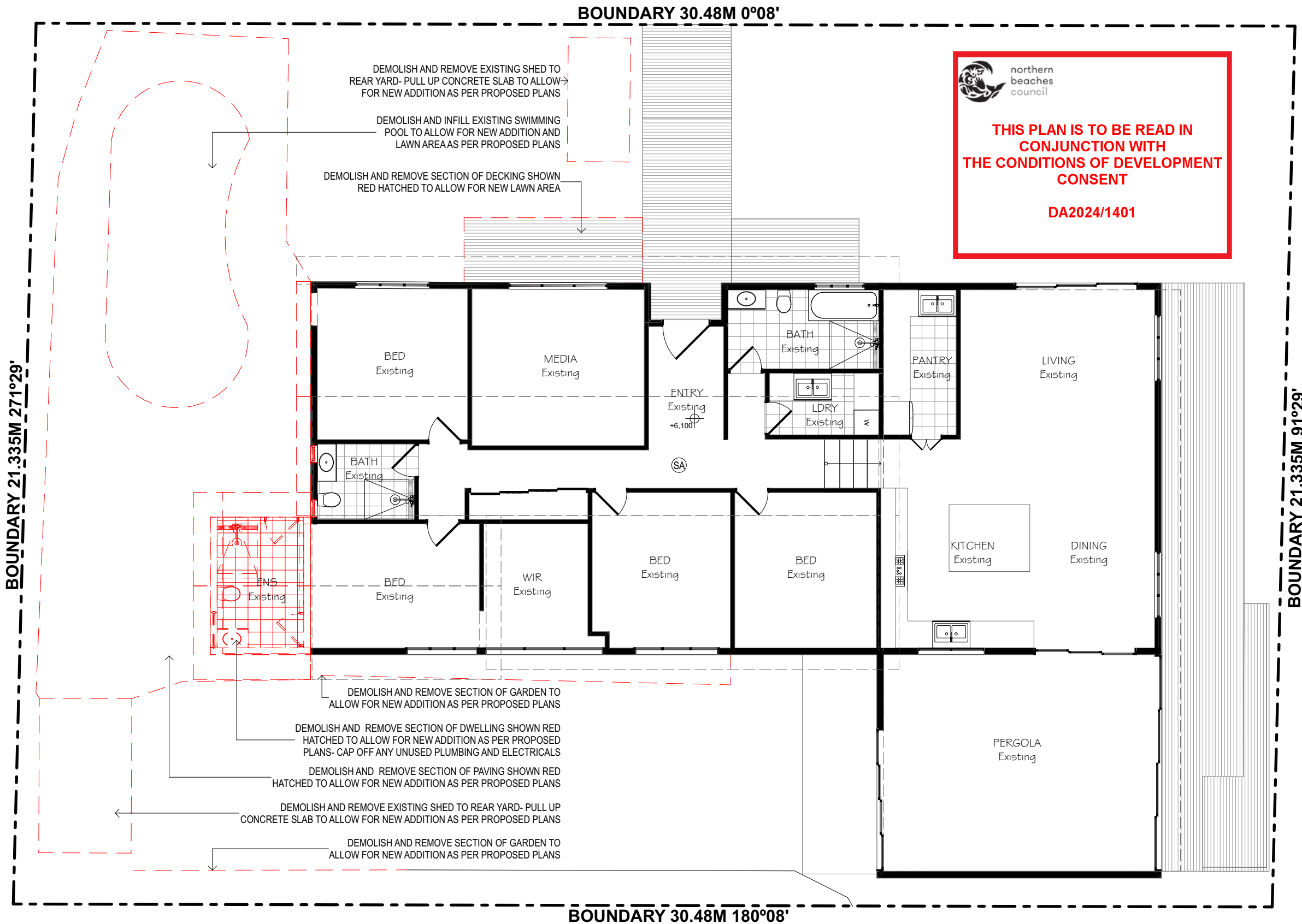
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SEDIMENT AND EROSION CONTROL FENCE

1 SITE PLAN 1:200 & SITE ANALYSIS/ ENVIRONMENTAL SITE MANAGMENT

NB: CONNECT ALL NEW STORMWATER PIPEWORK TO EXISTING SYSTEM WHICH DRAINS TO STREET KERB.
PROPOSED WORKS- DEVELOPMENT UNDER 50M² OF ADDITIONAL IMPERVIOUS AREA.



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1 EXISTING GROUND FLOOR PLAN 1:100



Mobile: 0400 598 382
Email: hello@rrbuildingdesign.com.au
ABN:30 894 082 124

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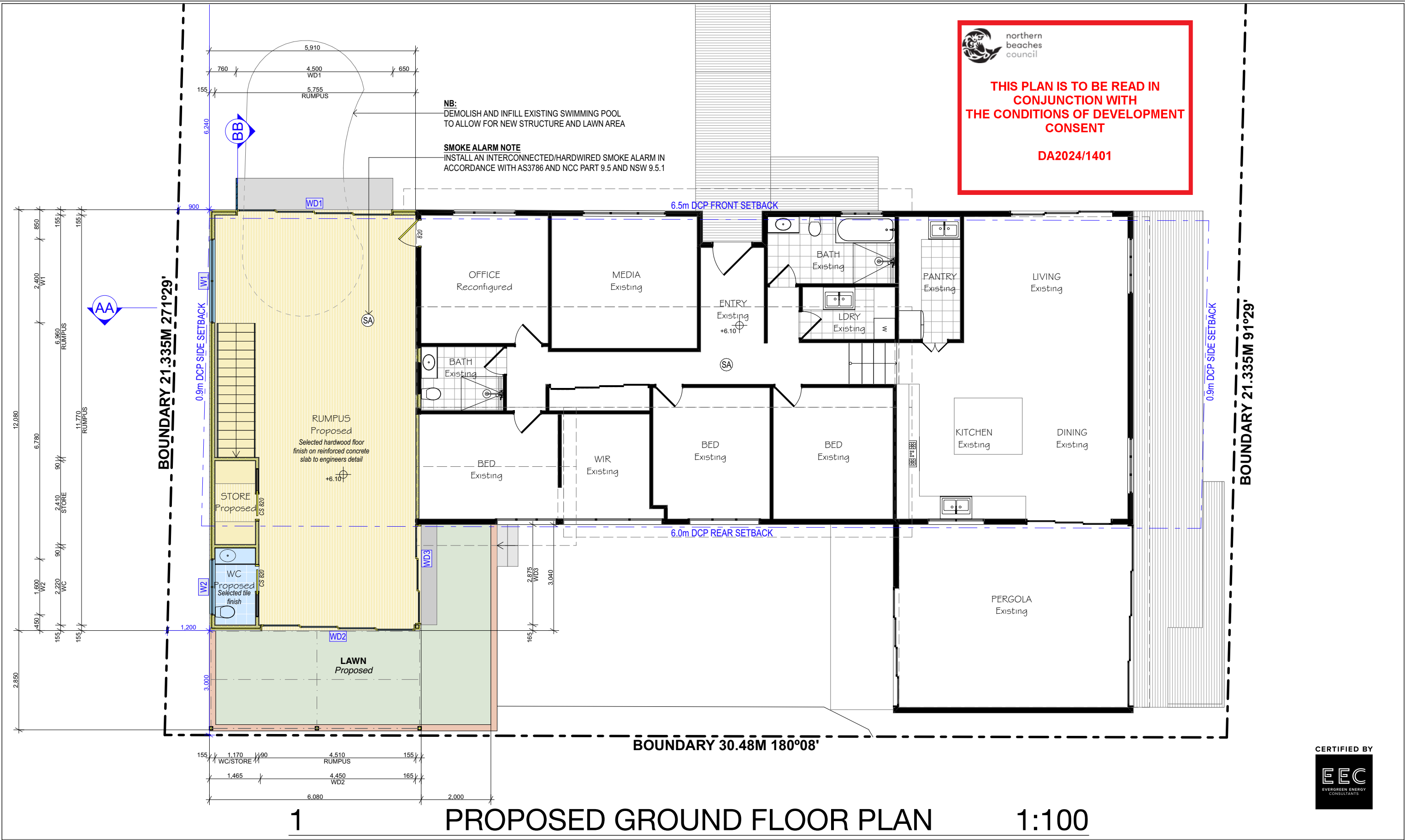
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Project North:	
Drawn Checked	Arianna Rosnell
Plot Date:	30/9/2024
Project NO.	240715/DA
Project Status	Design Development
Client	JOHN + CHARMIAN FRIZE
Site:	3 LALCHERE STREET CURL CURL NSW 2096 AUSTRALIA

DRAWING TITLE :	EXISTING GROUND FLOOR PLAN
PROJECT NAME :	3 LALCHERE STREET
SCALE:	1:100@A3
DRAWING NO.	DA 6
Plot Date:	30/9/2024





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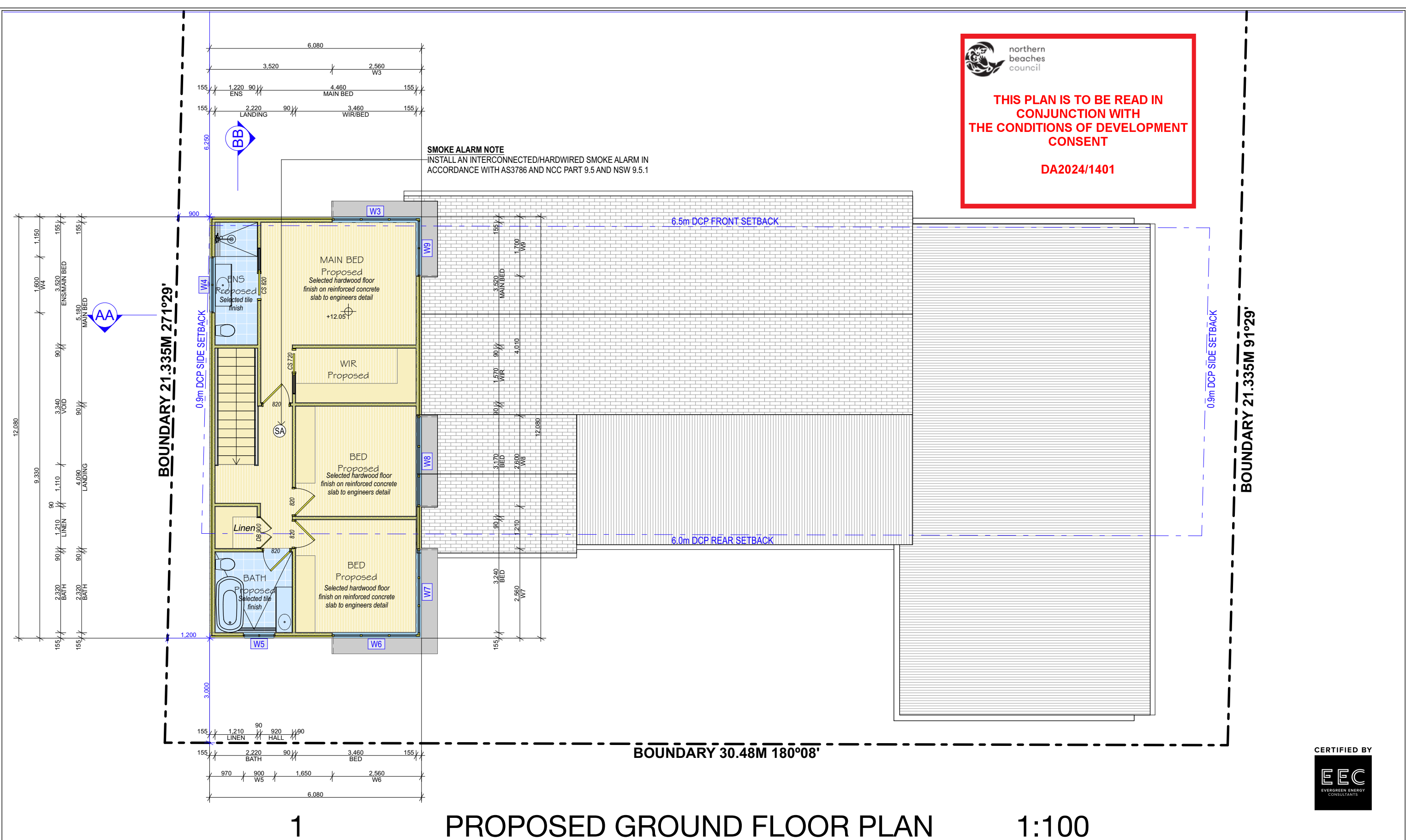




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1

PROPOSED GROUND FLOOR PLAN

1:100



- REINFORCED CONCRETE
- TIMBER FRAME CONSTRUCTION
- STEEL CONSTRUCTION/ROOF SHEETING
- INSULATED TIMBER FRAME CONSTRUCTION
- BRICKWORK/MASONRY CONSTRUCTION

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
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Project North:		DRAWING TITLE :	PROPOSED FIRST FLOOR PLAN
Drawn Checked	Arianna Rosnell	PROJECT NAME :	3 LALCHERE STREET
Plot Date:	30/9/2024	SCALE:	1:100@A3
Project NO.	240715/DA	DRAWING NO.	DA 9
Project Status	Design Development	Plot Date:	30/9/2024
Client	JOHN + CHARMIAN FRIZE		
Site:	3 LALCHERE STREET CURL CURL NSW 2096 AUSTRALIA		

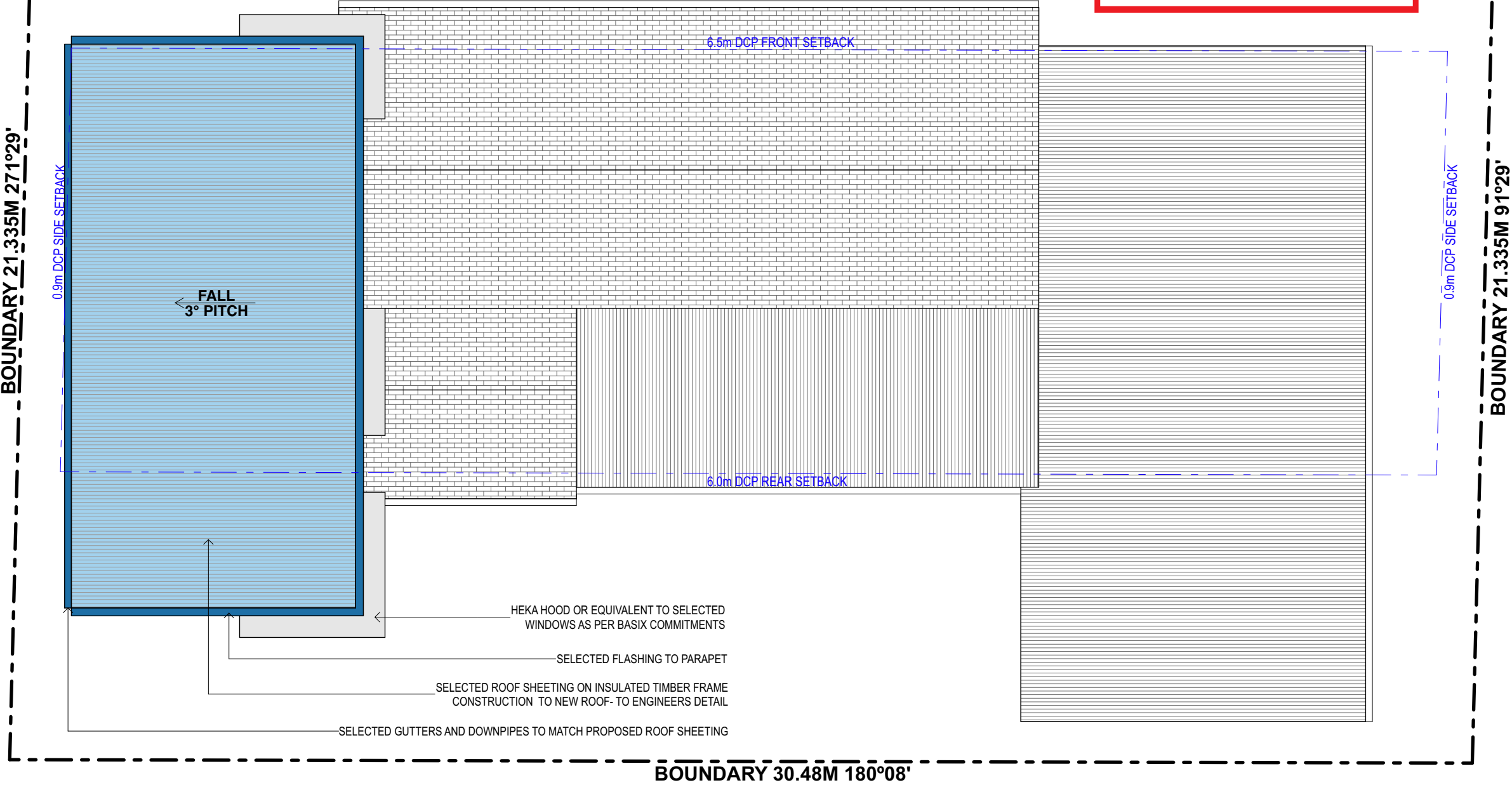




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
1

PROPOSED GROUND FLOOR PLAN

1:100

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- REINFORCED CONCRETE
- TIMBER FRAME CONSTRUCTION
- STEEL CONSTRUCTION/ROOF SHEETING
- INSULATED TIMBER FRAME CONSTRUCTION
- BRICKWORK/MASONRY CONSTRUCTION
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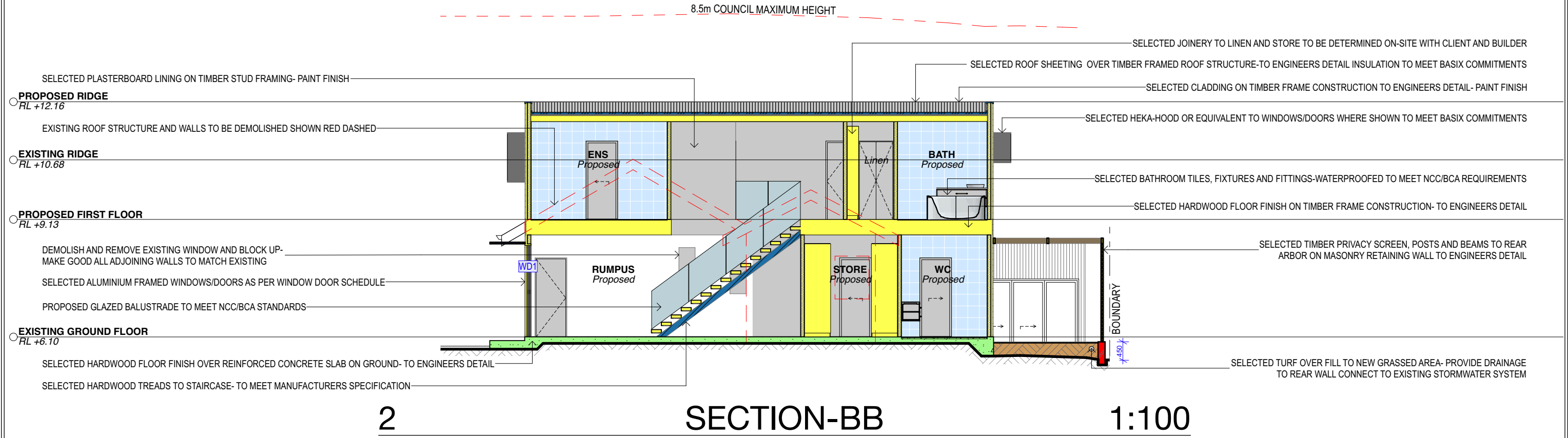
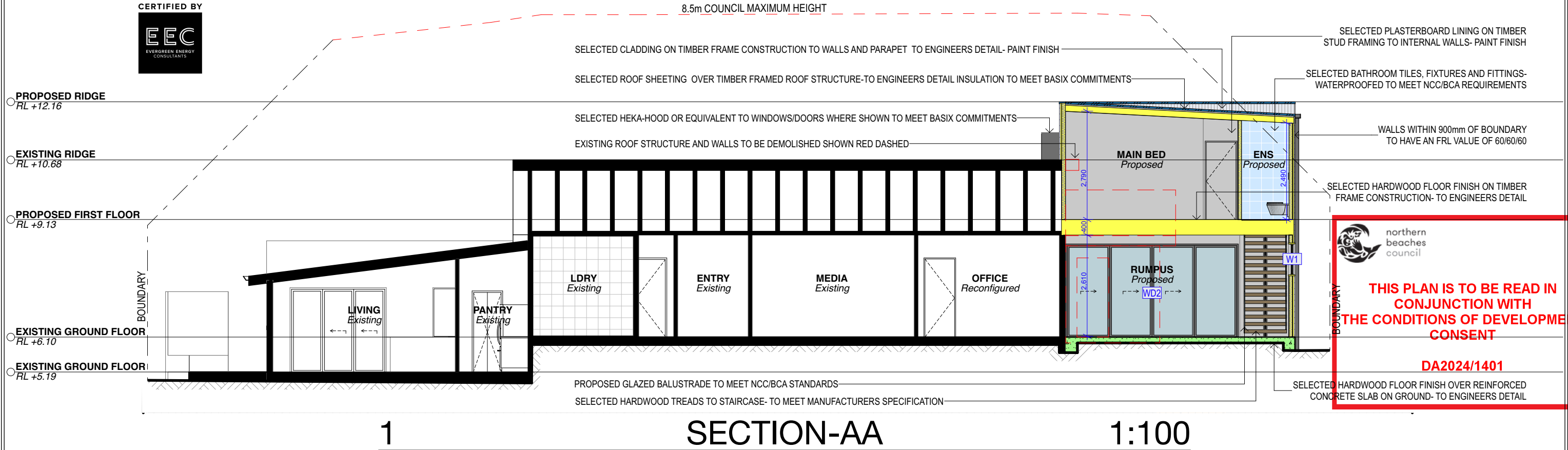
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Drawn Checked	Arianna Rosnell
Plot Date:	30/9/2024
Project NO.	240715/DA
Project Status	Design Development
Client	JOHN + CHARMIAN FRIZE
Site:	3 LALCHERE STREET CURL CURL NSW 2096 AUSTRALIA

DRAWING TITLE :	PROPOSED ROOF PLAN
PROJECT NAME :	3 LALCHERE STREET
SCALE:	1:100@A3
DRAWING NO.	DA 10
Plot Date:	30/9/2024



REINFORCED CONCRETE

TIMBER FRAME CONSTRUCTION

STEEL CONSTRUCTION/ROOF SHEETING

INSULATED TIMBER FRAME CONSTRUCTION

BRICKWORK/MASONRY CONSTRUCTION

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Project North:

Drawn | Checked

Plot Date:

Project NO.

Project Status

Client

Site:

Arianna Rosnell

30/9/2024

240715/DA

Design Development

JOHN + CHARMIAN FRIZE

3 LALCHERE STREET CURL CURL NSW

2096 AUSTRALIA

DRAWING TITLE :

PROJECT NAME :

SCALE:

DRAWING NO.

Plot Date:

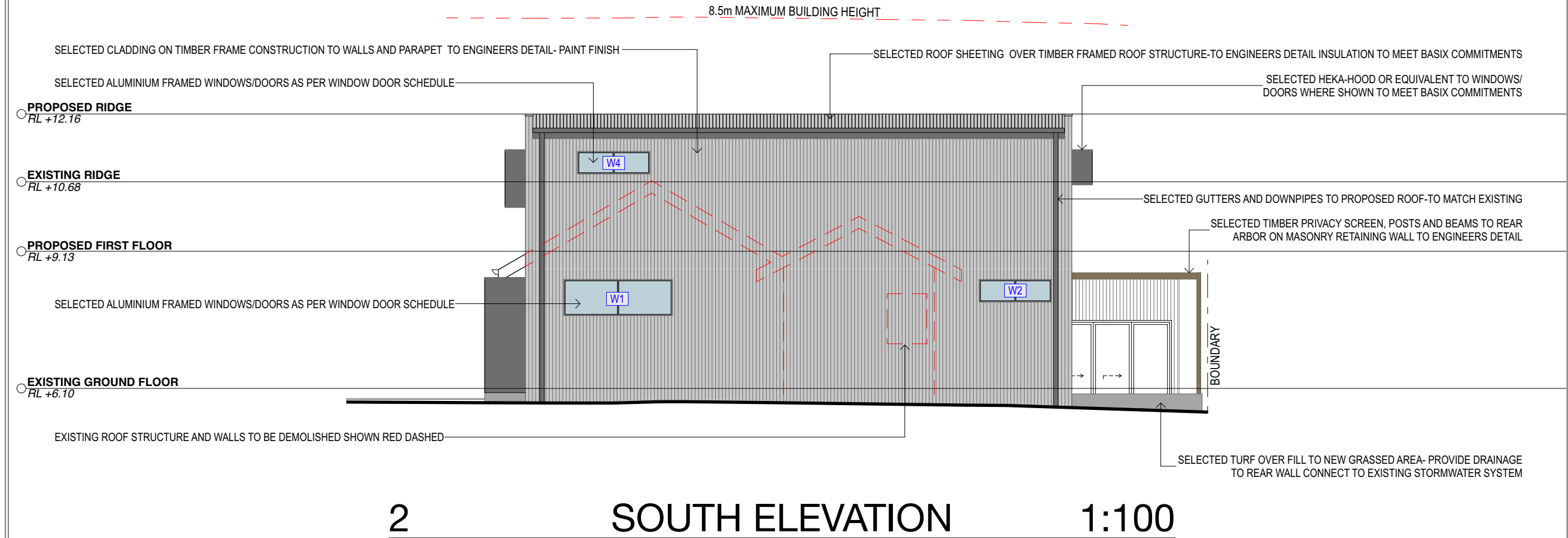
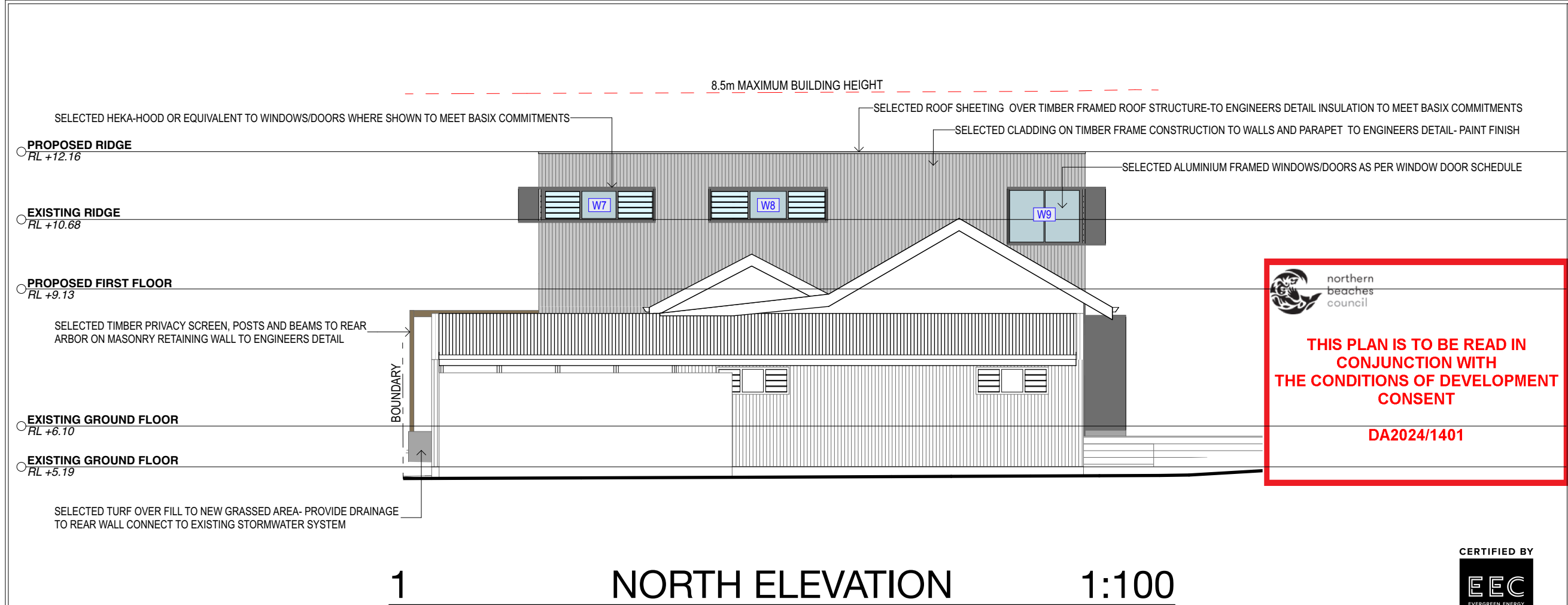
SECTIONS

3 LALCHERE STREET

1:100@A3

DA 11

30/9/2024








 northern beaches council

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REINFORCED CONCRETE	
TIMBER FRAME CONSTRUCTION	
STEEL CONSTRUCTION/ROOF SHEETING	
INSULATED TIMBER FRAME CONSTRUCTION	
BRICKWORK/MASONRY CONSTRUCTION	

DRAWING TITLE :
NORTH + SOUTH ELEVATION

DRAWING NO:
DA 9

CLIENT:
JOHN + CHARMIAN FRIZE

PROJECT NAME :
PROPOSED ALTERATIONS + ADDITIONS TO
3 LALCHERE STREET CURL CURL
NSW 2096 AUSTRALIA
LOT 12 DP 25959

CHECKED BY:	Arianna Rosnell
PLOT DATE:	30/9/2024
PROJECT NO:	240715/DA
PROJECT STATUS:	DESIGN DEVELOPMENT
SCALE:	1:100@A3

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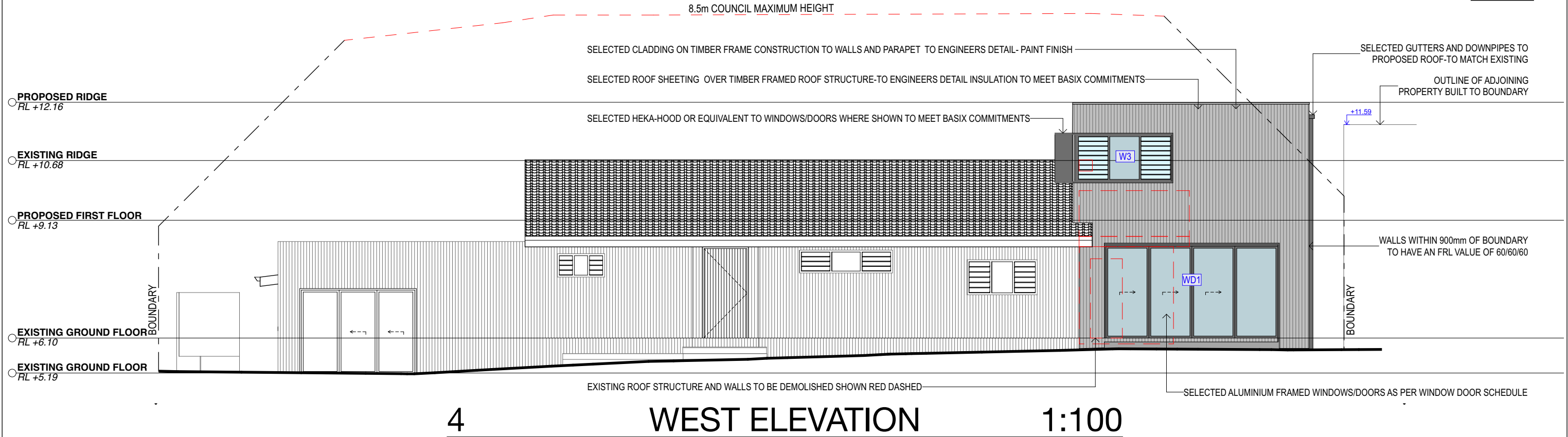
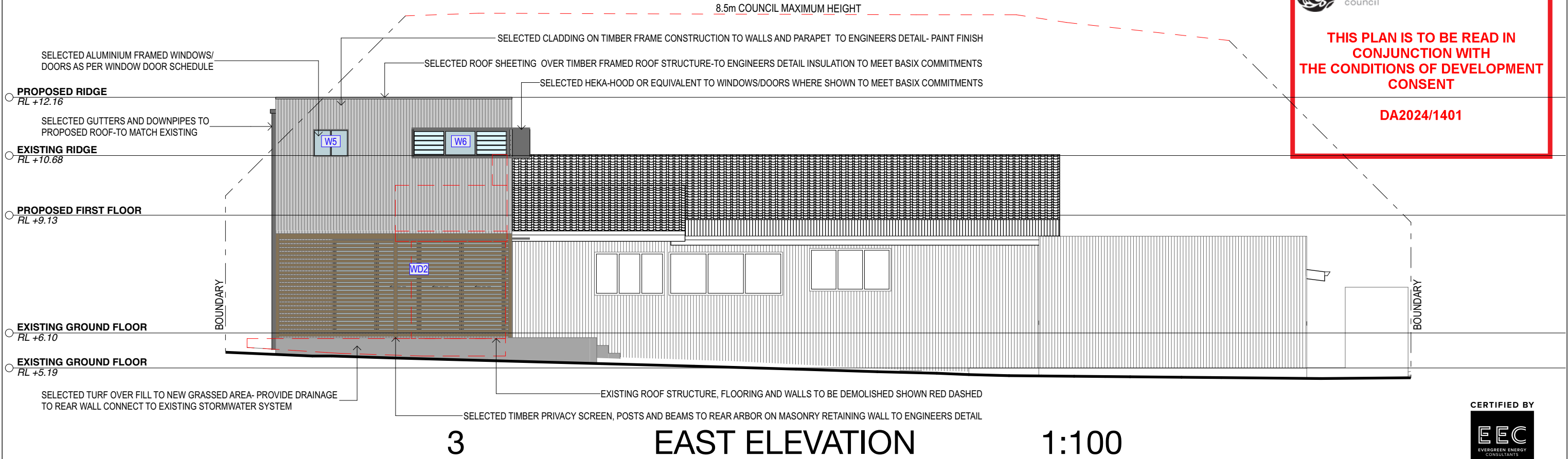
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Drawn Checked	Arianna Rosnell
Plot Date:	30/9/2024
Project NO.	240715/DA
Project Status	Design Development
Client	JOHN + CHARMIAN FRIZE
Site:	3 LALCHERE STREET CURL CURL NSW 2096 AUSTRALIA

DRAWING TITLE :	EAST + WEST ELEVATION
PROJECT NAME :	3 LALCHERE STREET
SCALE:	1:100@A3
DRAWING NO.	DA 13
Plot Date:	30/9/2024