

DRAWING LIST

ISSUE	DRAWING	
A	A00	COVERSHEET- DRAWING LIST & NOTES
A	ASA	SITE ANALYSIS PLAN 1:200
A	AWM	WASTE MANAGEMENT SITE PLAN 1:200
A	ASM	STORMWATER MANAGEMENT PLAN 1:200
A	ADE	DEMOLITION & EXCAVATION PLAN 1:200
A	A01	SITE PLAN 1:200
A	A02	FLOOR PLANS 1:100 / LOWER GROUND PLAN
A	A03	FLOOR PLANS 1:100 / GROUND FLOOR PLAN
A	A04	FLOOR PLANS 1:100 / FIRST FLOOR PLAN
A	A05	FLOOR PLANS 1:100 / ROOF PLAN
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GENERAL NOTES:

- Existing structures to be demolished shown in dashed red.
- All levels in accordance with AHD.

NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS & COUNCIL CODES:

Class of building: Class 10a
All building work to be in accordance with NCC, Council codes and all relevant Australian Standards including, but not limited to :
- AS 1684 - RESIDENTIAL TIMBER FRAMED CONSTRUCTION
- AS 2870:2011 - RESIDENTIAL SLABS AND FOOTINGS
- AS/NZS 3000:2007 - WIRING RULES
- AS/NZS 3500.5:2000 - NATIONAL PLUMBING AND DRAINAGE
- AS 3660.1:2014 - TERMITE MANAGEMENT
- AS 3700-2011 - MASONRY STRUCTURES
- AS 4100-1998 - STEEL STRUCTURES

BASIX SPECIFICATIONS

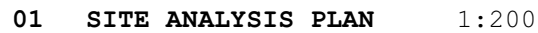
NOT REQUIRED:

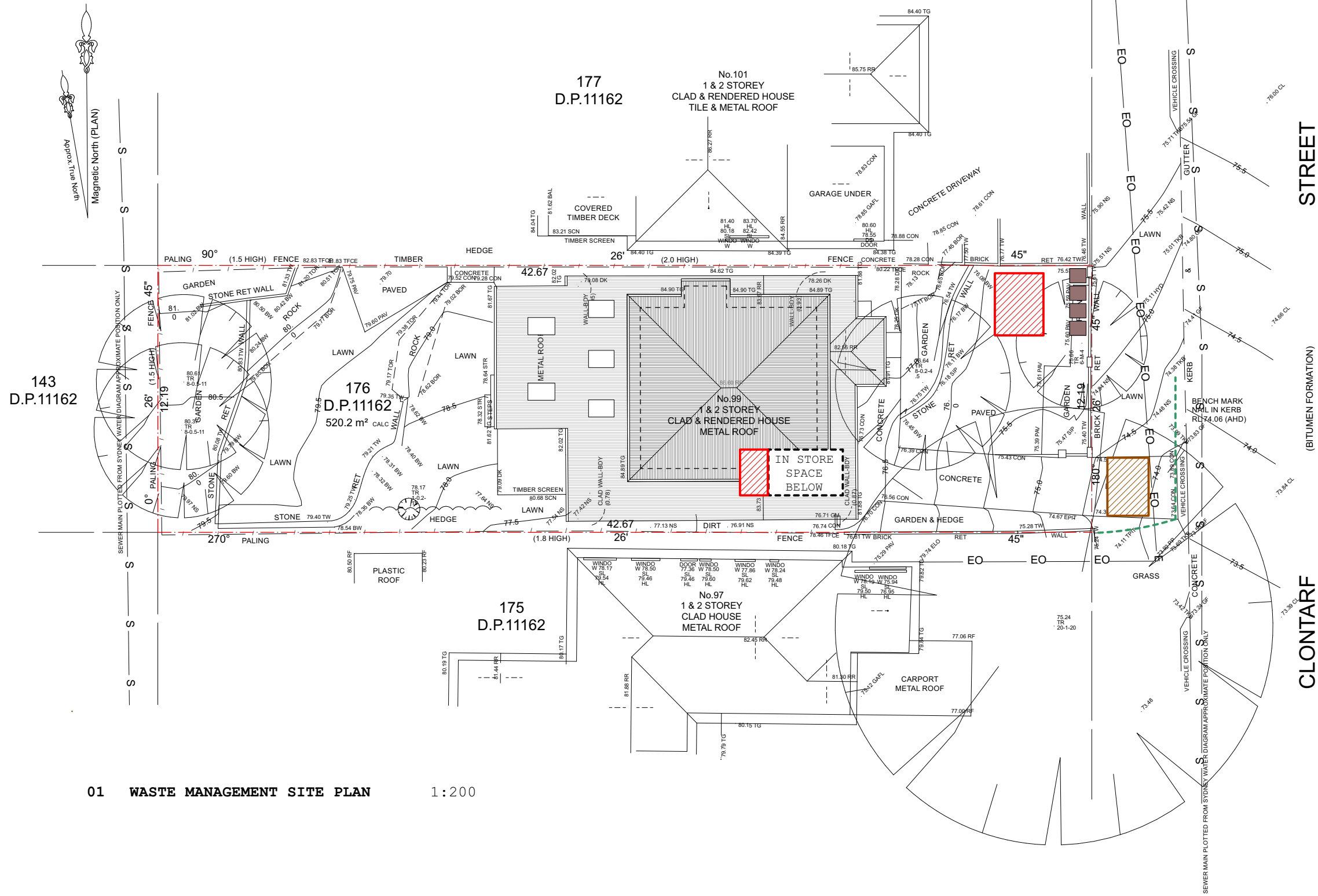
- No alterations to existing dwelling. No proposed additional floor space. External structures only.

DEVELOPMENT APPLICATION
99 CLONTARF STREET, SEAFORTH

COVER SHEET
DRAWING LIST, REQUIREMENTS & NOTES

 OPEN SPACE
 LANDSCAPED AREA
 SITE BOUNDARY





01 WASTE MANAGEMENT SITE PLAN

1:200

KEY:

--- SITE BOUNDARY

WASTE MANAGEMENT:

--- SILT FENCE

MATERIAL STORAGE

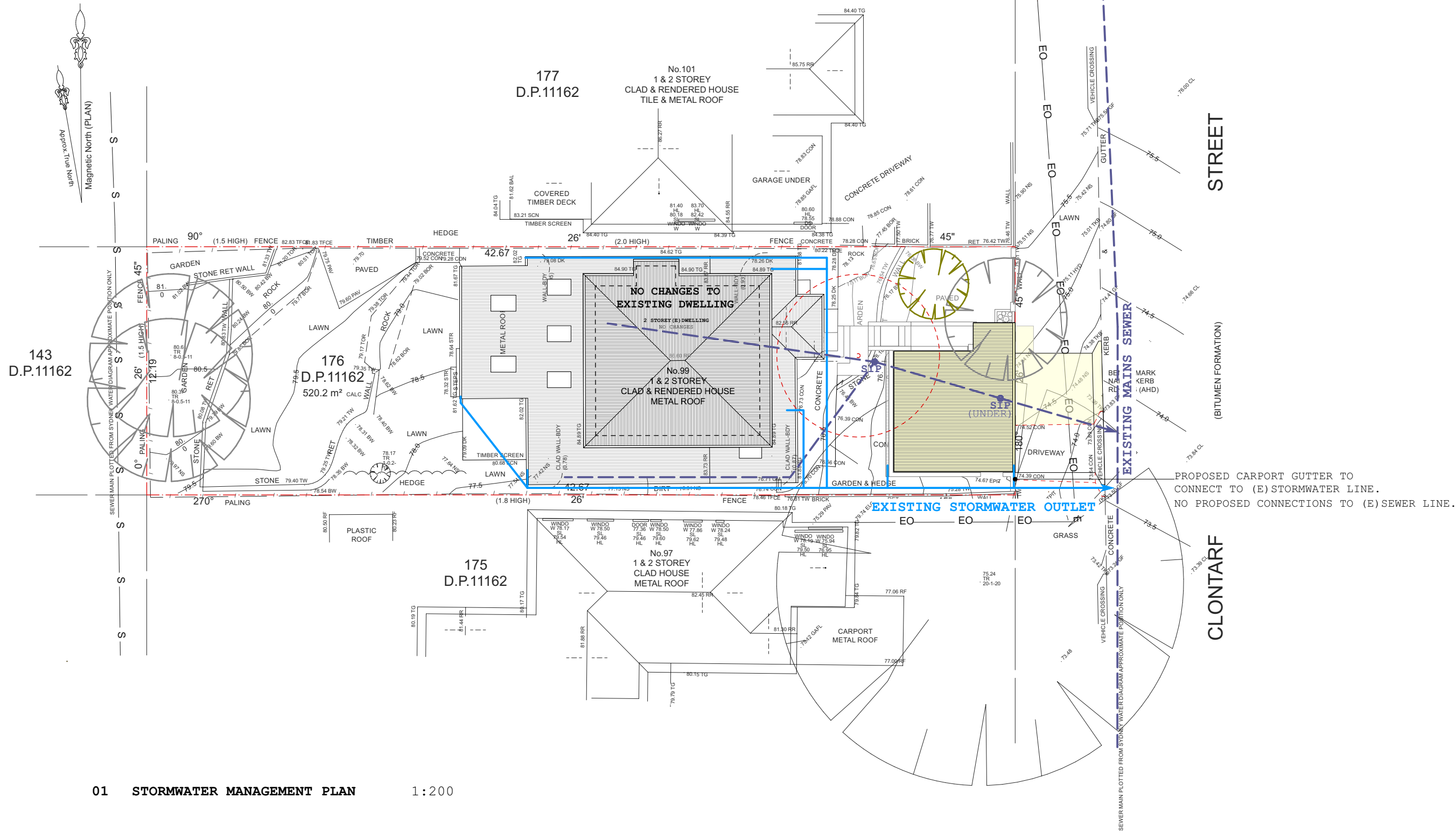
RUBBISH TRUCKS/SKIPS

SITE FACILITIES

WASTE STORAGE AREA (BINS)



ISS	A 22.07.24	DA ISSUE
REV		DESCRIPTION

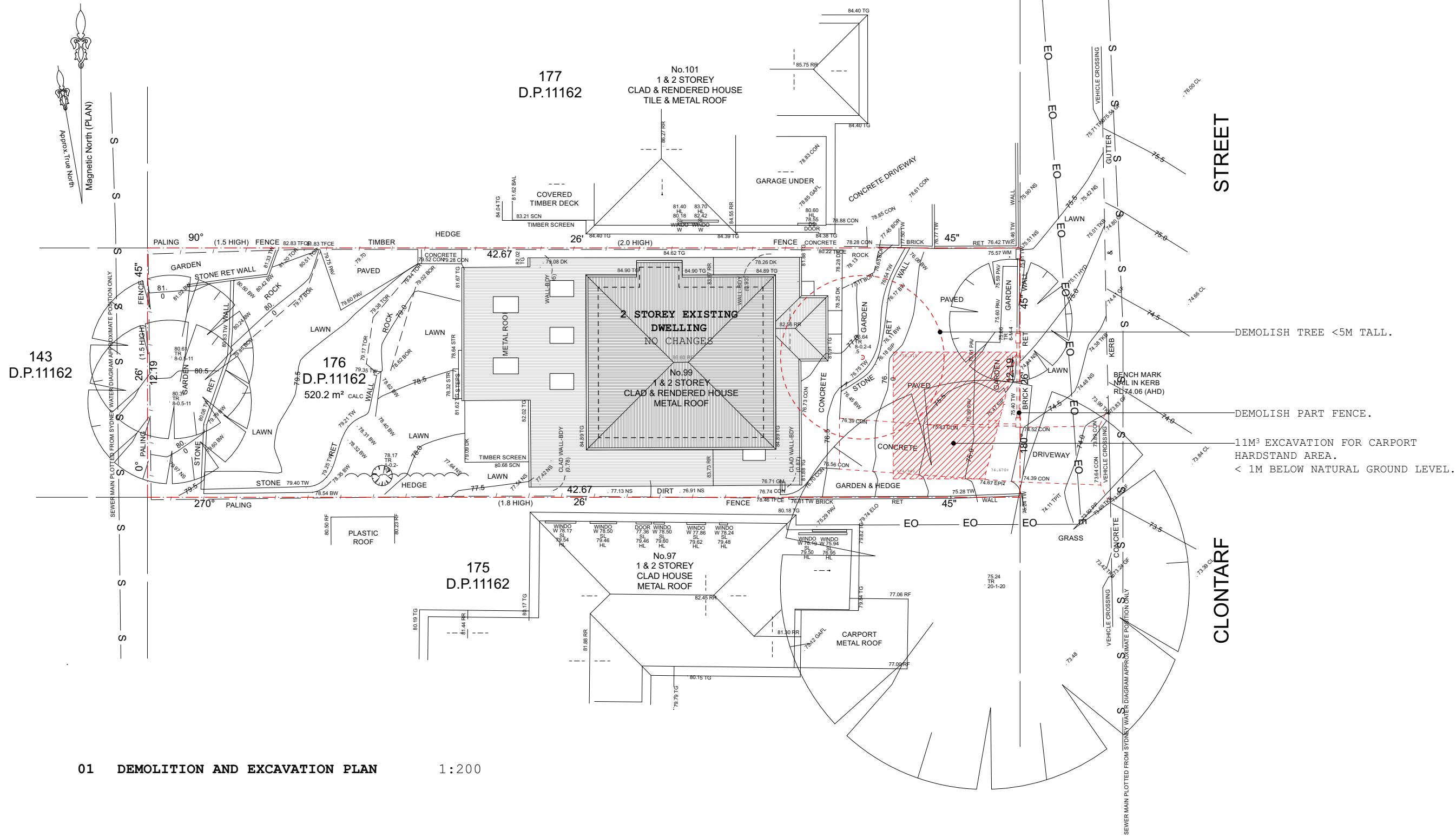


- KEY :
- EXISTING
 - PROPOSED
 - DEMOLISHED
 - SITE BOUNDARY
 - STORMWATER
 - SEWER

01 STORMWATER MANAGEMENT PLAN 1:200



ISS	A 22.07.24	DA ISSUE
REV		DESCRIPTION



01 DEMOLITION AND EXCAVATION PLAN

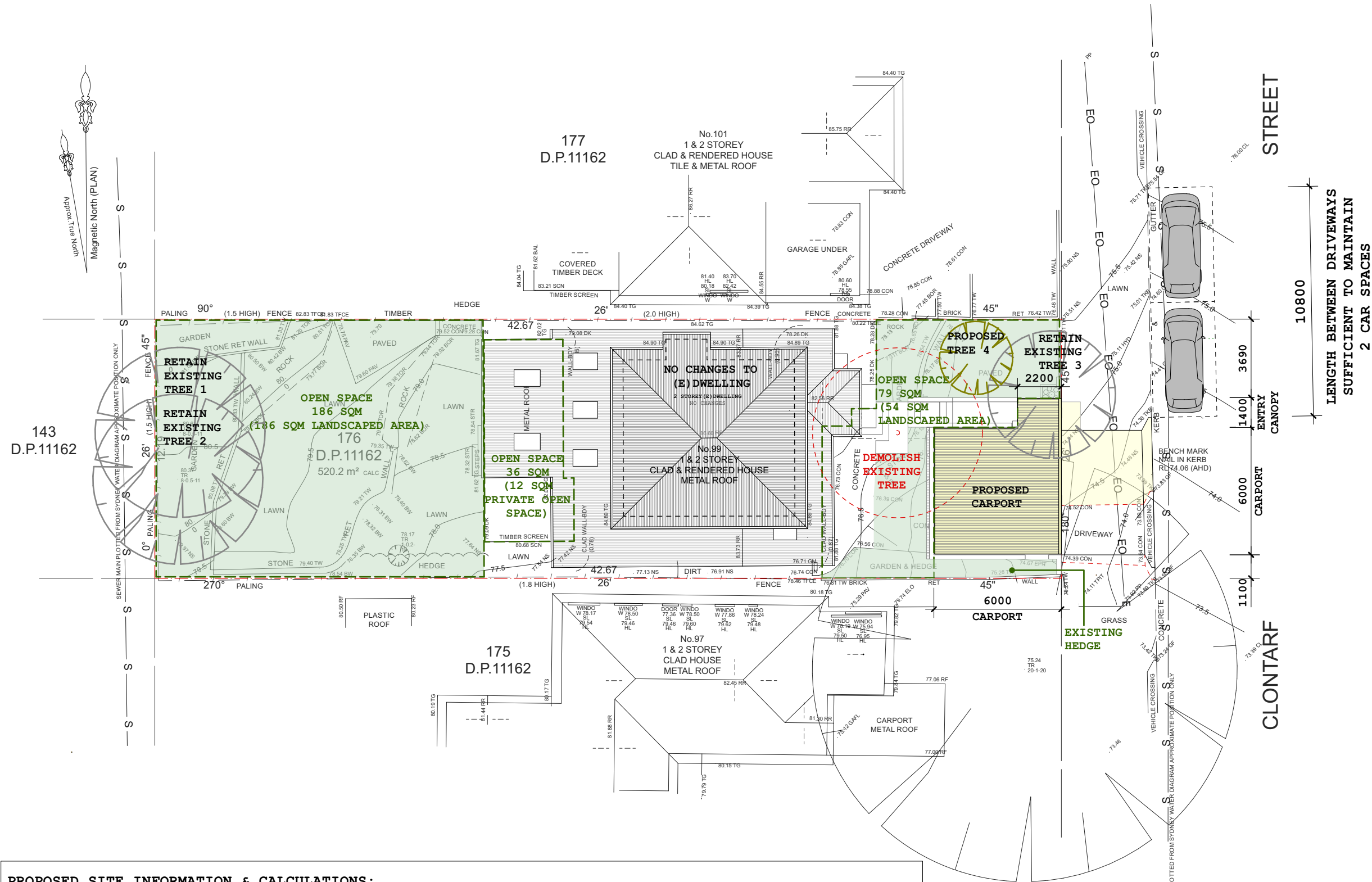
1:200

KEY:

- DEMOLISHED
- SITE BOUNDARY
- /// EXCAVATED



ISS	A 22.07.24	DA ISSUE
REV		DESCRIPTION



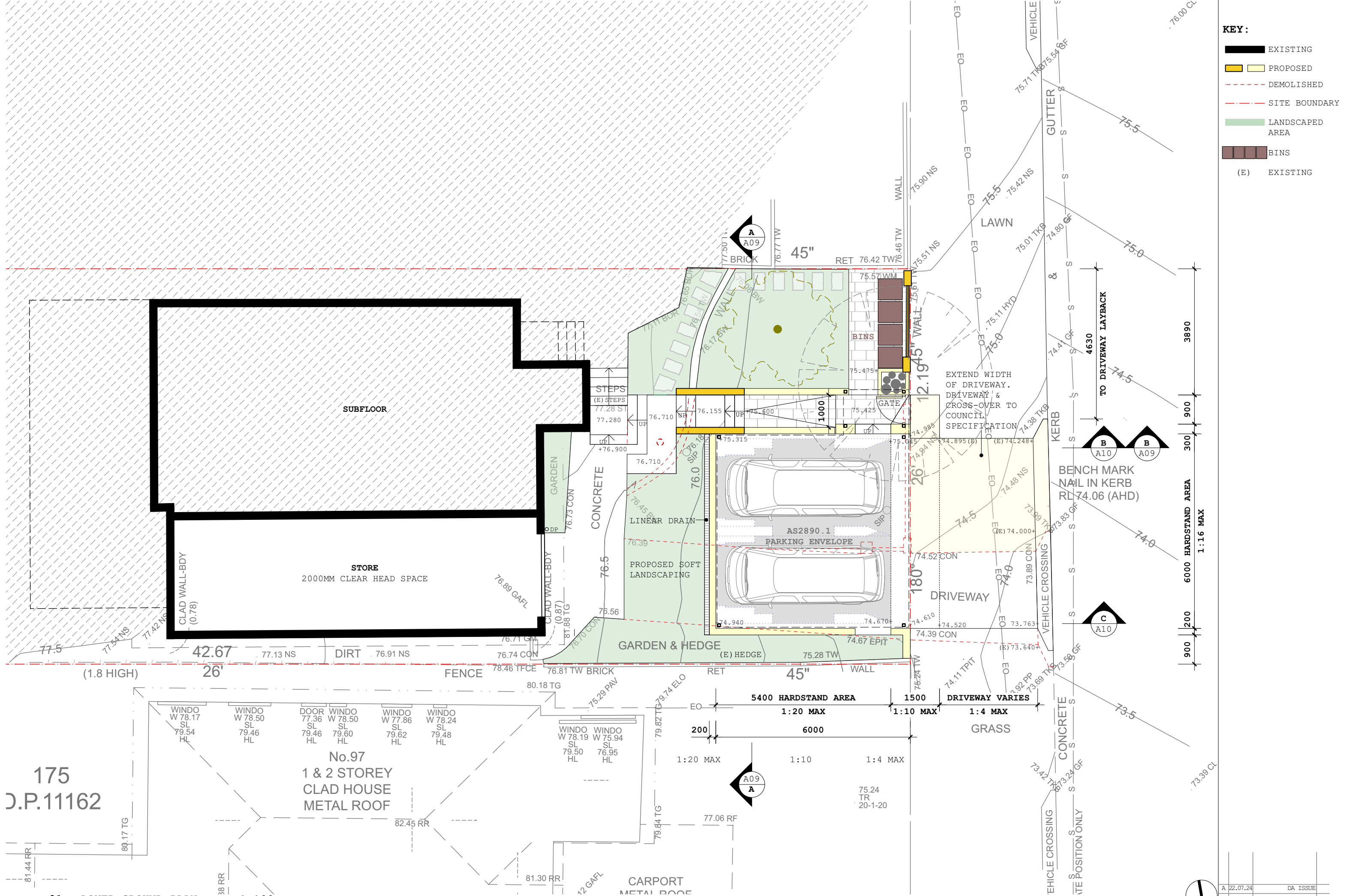
PROPOSED SITE INFORMATION & CALCULATIONS:			
TREE 1: 11M TALL- RETAIN EXISTING	PROPOSED TOTAL OPEN SPACE: 186+36+79= 301 SQM	PROPOSED TOTAL LANDSCAPED AREA: 186+54= 240 SQM	SITE AREA: 520.2 SQM PROPOSED TOTAL OPEN SPACE = 57% OF SITE AREA PROPOSED TOTAL LANDSCAPED AREA = 79% OF OPEN SPACE
TREE 2: 11M TALL- RETAIN EXISTING			
TREE 3: <5M TALL- RETAIN EXISTING			
DEMOLISHED TREE: <5M TALL			
TREE 4: PROPOSED			

01 SITE PLAN 1:200

KEY:

- EXISTING
- PROPOSED
- DEMOLISHED
- SITE BOUNDARY
- OPEN SPACE
- LANDSCAPED AREA

ISS	A 22.07.24	DA ISSUE
REV		DESCRIPTION



01 LOWER GROUND PLAN

1:100

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99 CLONTARF ST, SEAFORTH • LOT 176 DP 11162

DEVELOPMENT APPLICATION

FLOOR PLANS

A02 A

- KEY:
- EXISTING
 - PROPOSED
 - DEMOLISHED
 - SITE BOUNDARY
 - LANDSCAPED AREA
 - BINS
 - (E) EXISTING

A	22.07.24	DA ISSUE
ISS	DATE	DESCRIPTION REV

CLAD & RENDERED HOUSE
TILE & METAL ROOF

N

77

81.44 RR

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99 CLONTARF ST, SEAFORTH • LOT 176 DP 11162

DEVELOPMENT
APPLICATION

FLOOR PLANS

A03	ISSUE	A
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KEY :

██████████ EXISTING

  PROPOSED

----- DEMOLISHED

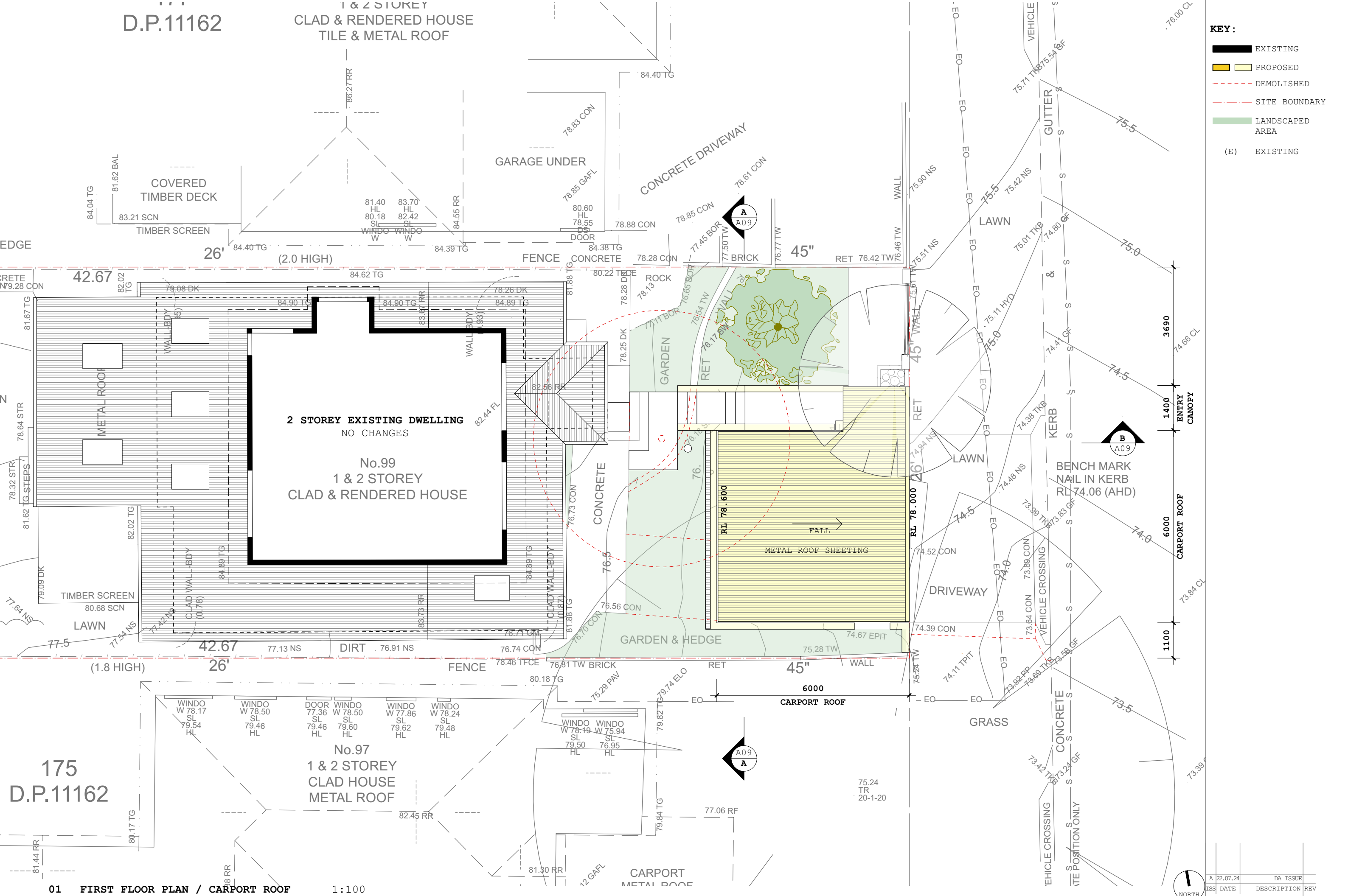
— · — · — SITE BOUNDARY

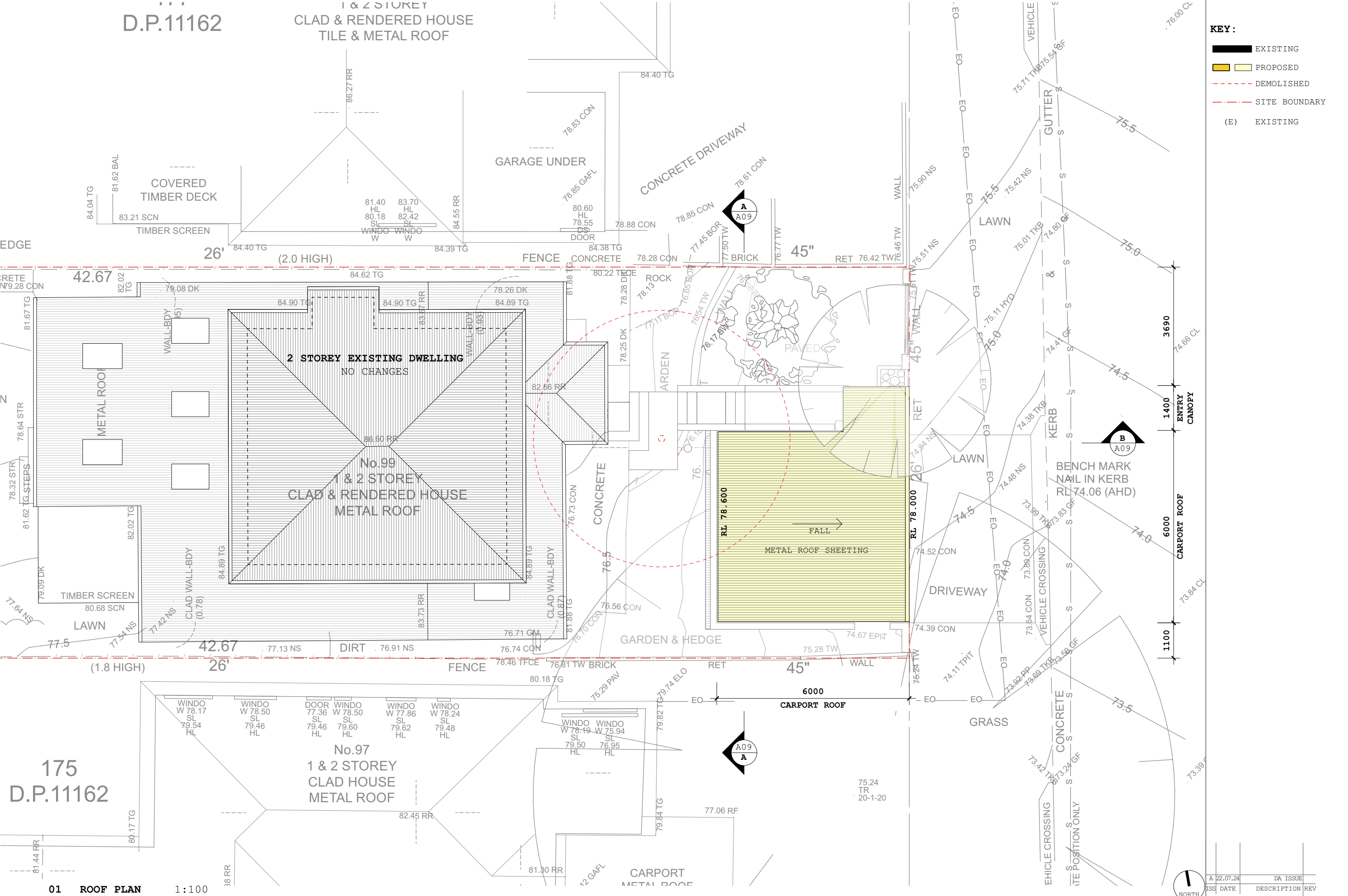
LANDSCAPED
AREA

(E) EXISTING

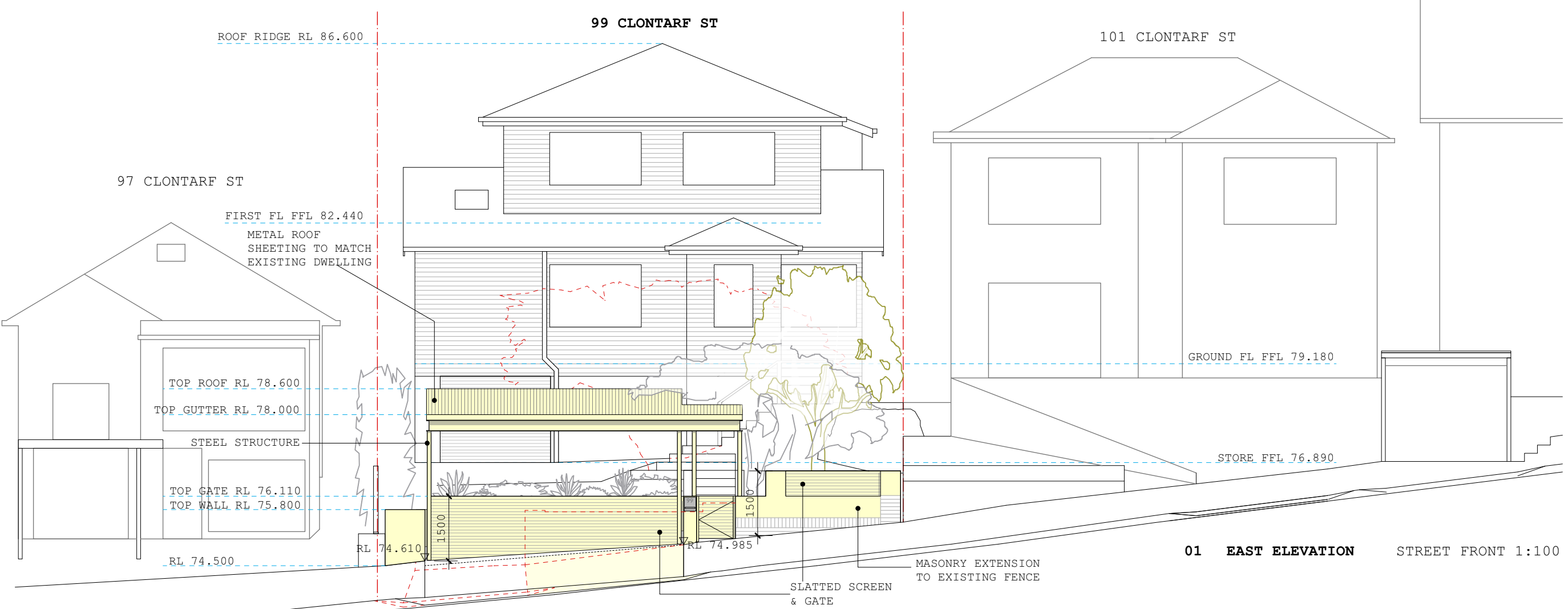


SS	DATE	DESCRIPTION	REV
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01 ROOF PLAN 1:100

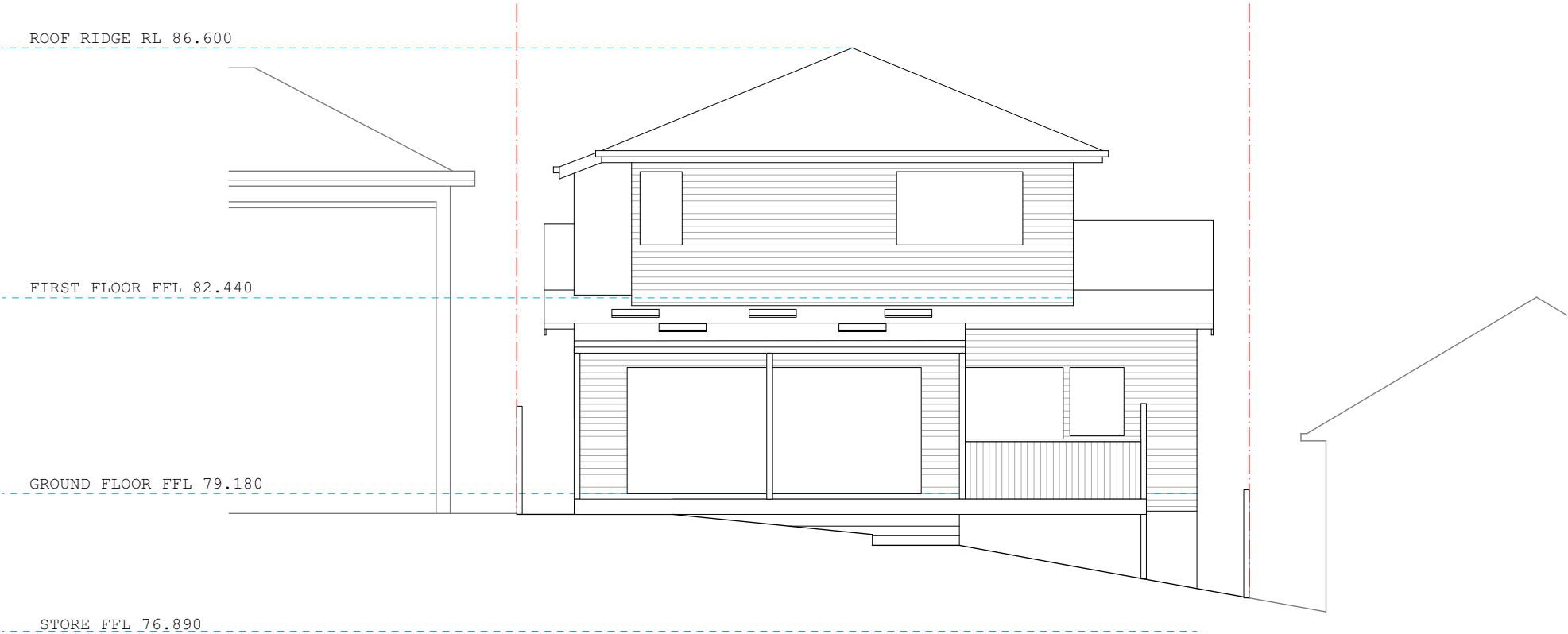


01 EAST ELEVATION STREET FRONT 1:100

COLOURS AND MATERIALS OF CARPORT AND FENCING TO MATCH EXISTING DWELLING



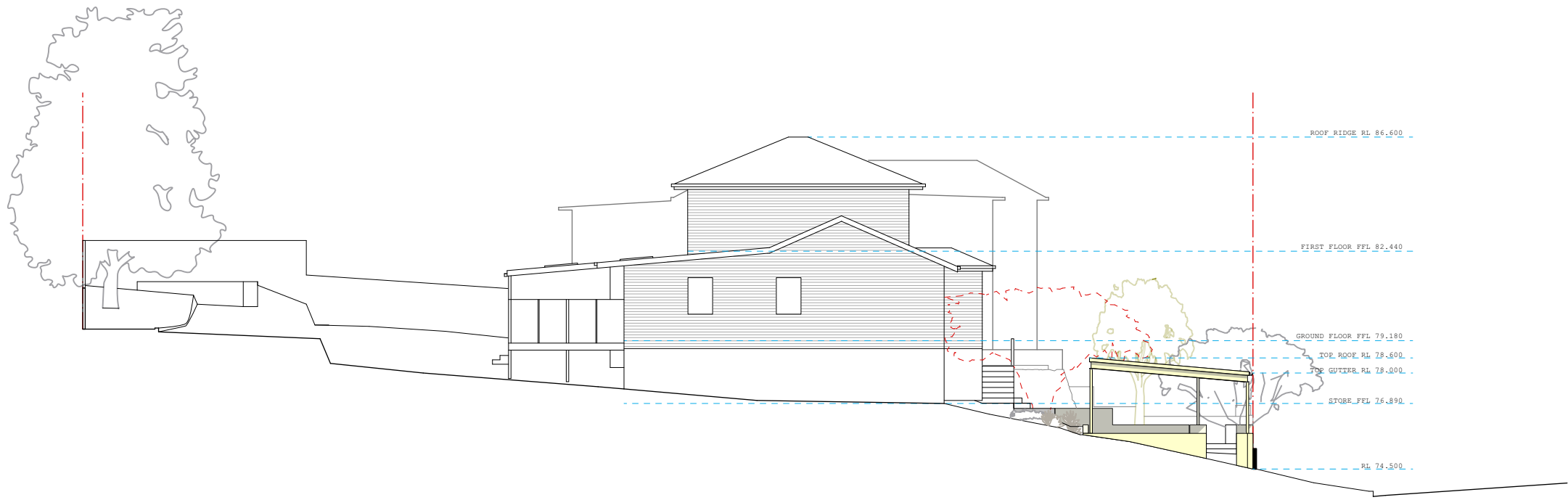
02 COLOURS & MATERIALS NTS



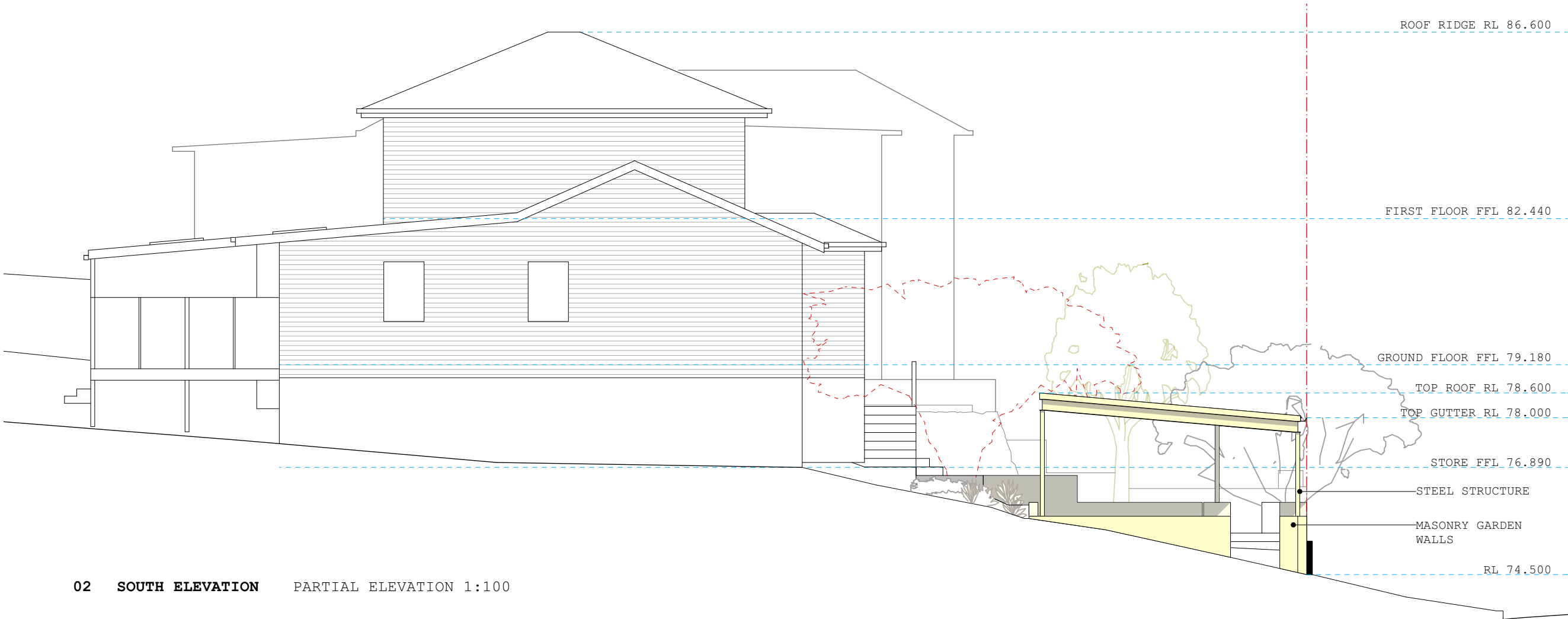
03 WEST ELEVATION REAR ELEVATION • NO CHANGES 1:100

KEY:
EXISTING
PROPOSED
DEMOLISHED
SITE BOUNDARY

A	22.07.24	DA ISSUE	
ISS	DATE	DESCRIPTION	REV



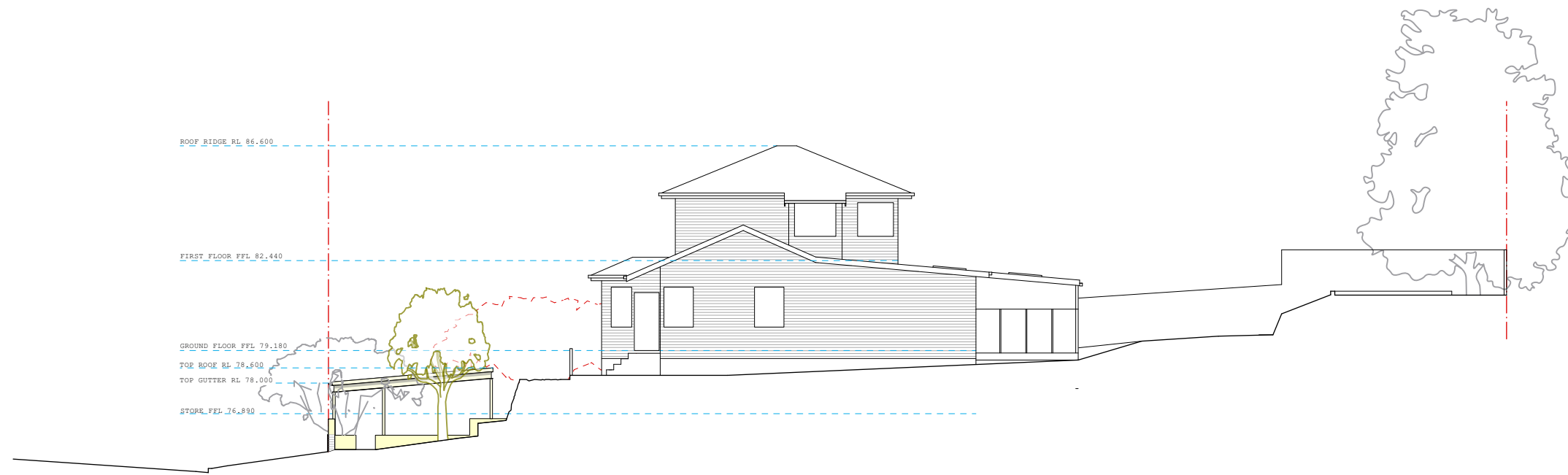
01 SOUTH ELEVATION FULL ELEVATION 1:200



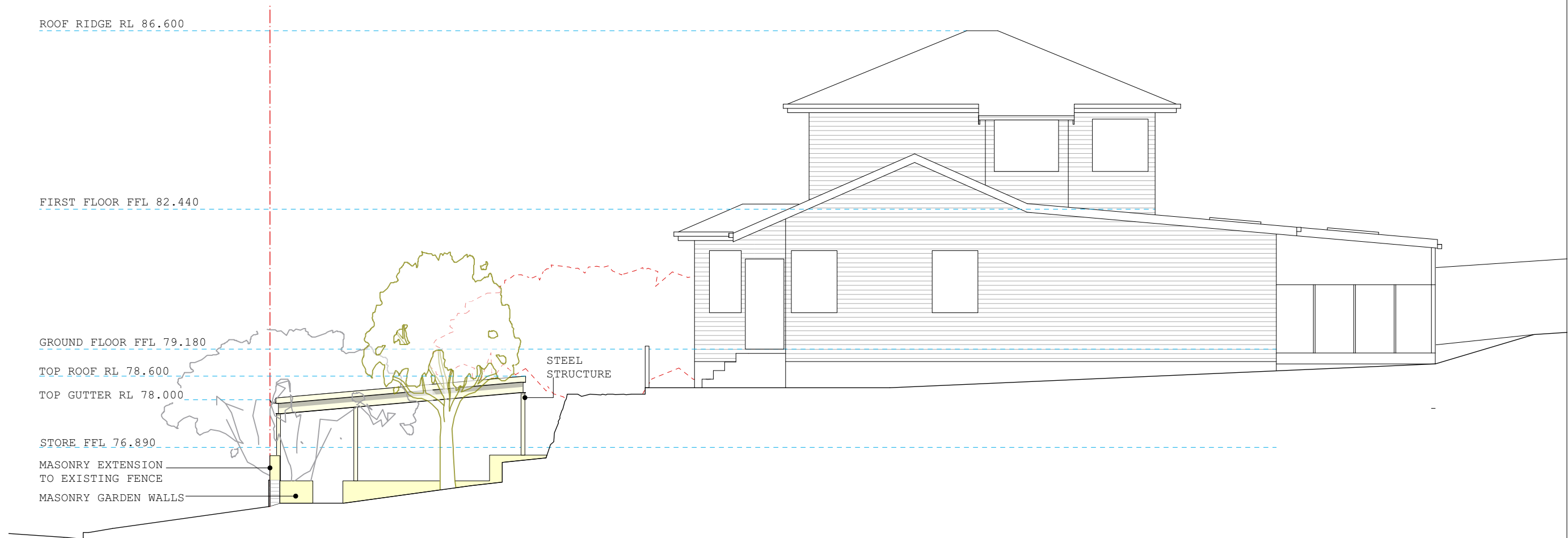
02 SOUTH ELEVATION PARTIAL ELEVATION 1:100

- KEY:
- EXISTING
 - PROPOSED
 - DEMOLISHED
 - SITE BOUNDARY

 EXISTING
  PROPOSED
 DEMOLISHED
 SITE BOUNDARY

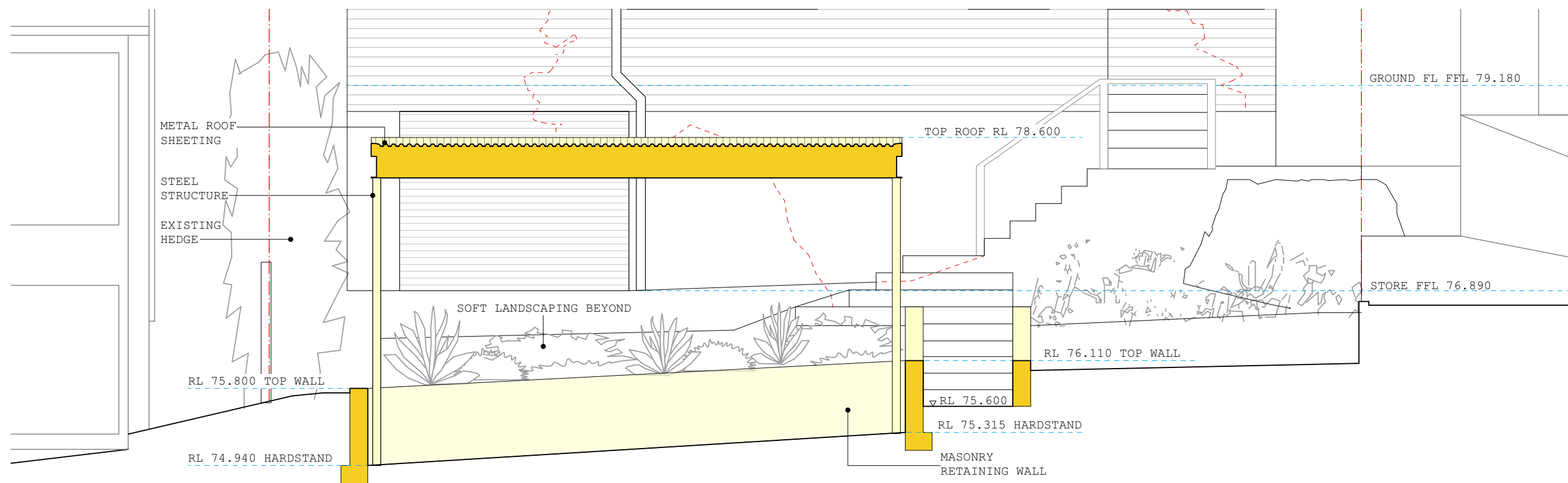


01 NORTH ELEVATION FULL ELEVATION 1:200

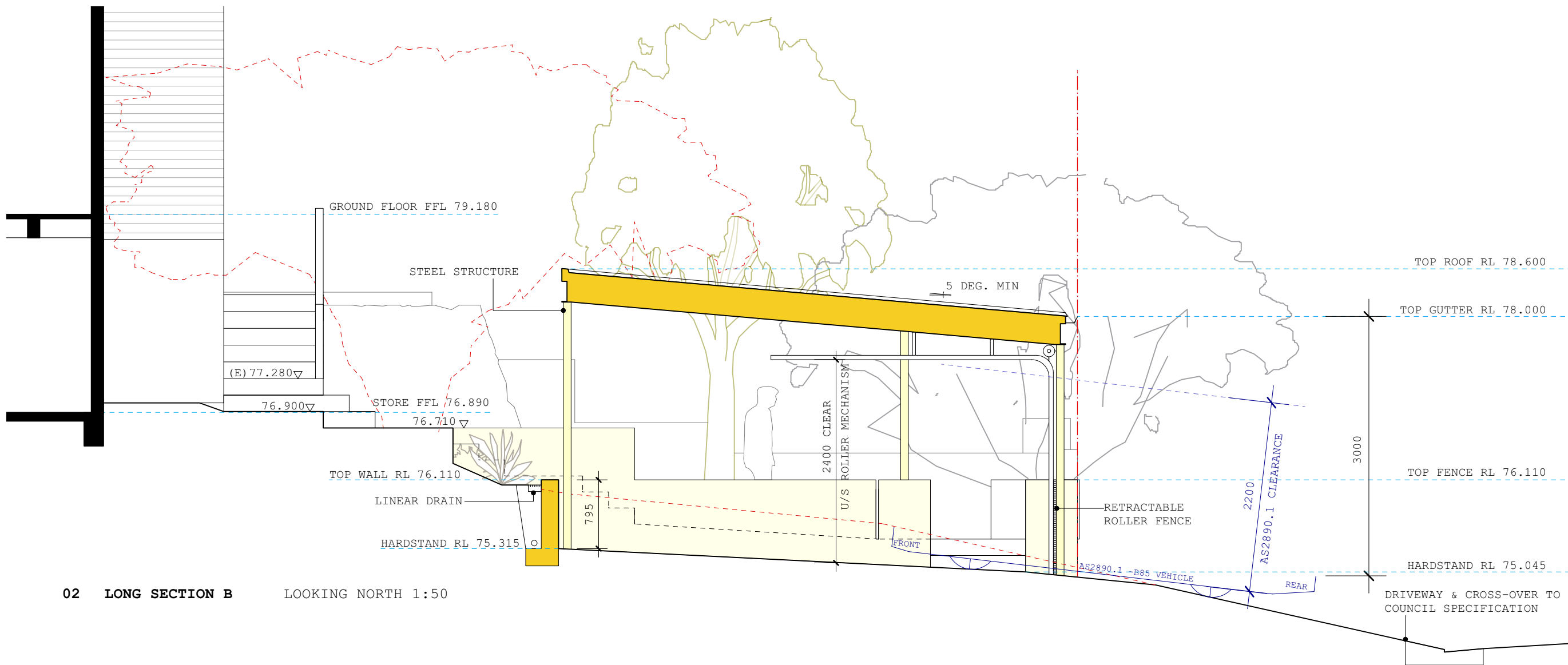


02 NORTH ELEVATION PARTIAL ELEVATION 1:100

A	22.07.24	DA ISSUE	
ISS	DATE	DESCRIPTION	REV



01 CROSS SECTION A LOOKING WEST 1:50



02 LONG SECTION B LOOKING NORTH 1:50

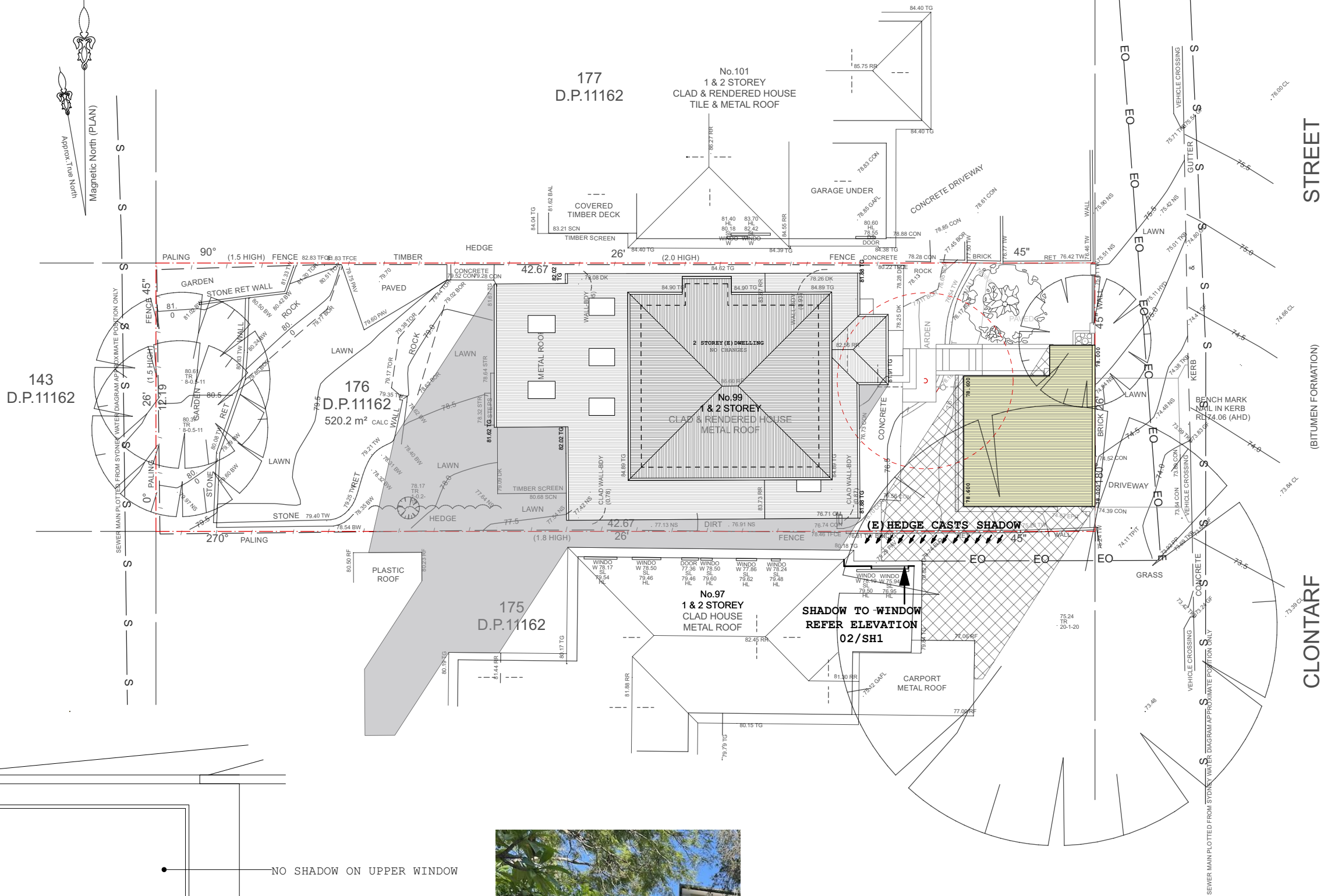
- KEY:**
- EXISTING
 - PROPOSED
 - DEMOLISHED
 - SITE BOUNDARY

ISS	DATE	DESCRIPTION	REV
A	22.07.24	DA ISSUE	

 EXISTING
  PROPOSED
 DEMOLISHED
 SITE BOUNDARY
 (E) EXISTING



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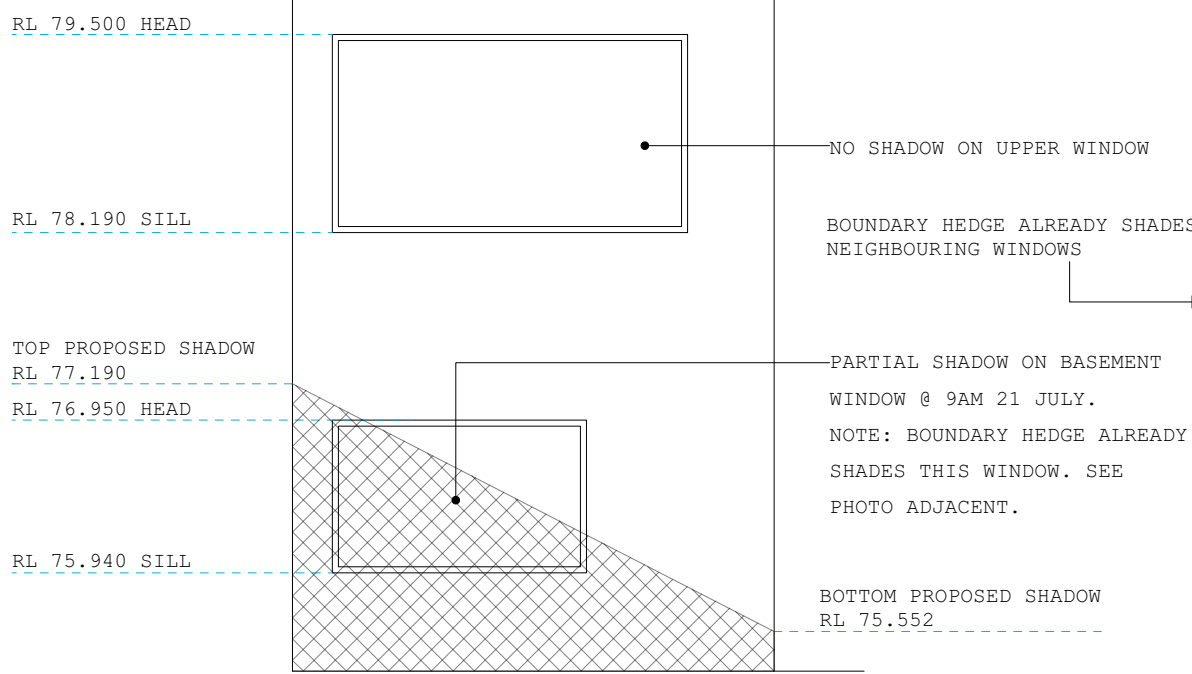


KEY:

- SITE BOUNDARY
- EXISTING SHADOW
- PROPOSED SHADOW
- (E) EXISTING

MIDDAY
9AM
3PM

**21 JUNE
SUN ANGLES**



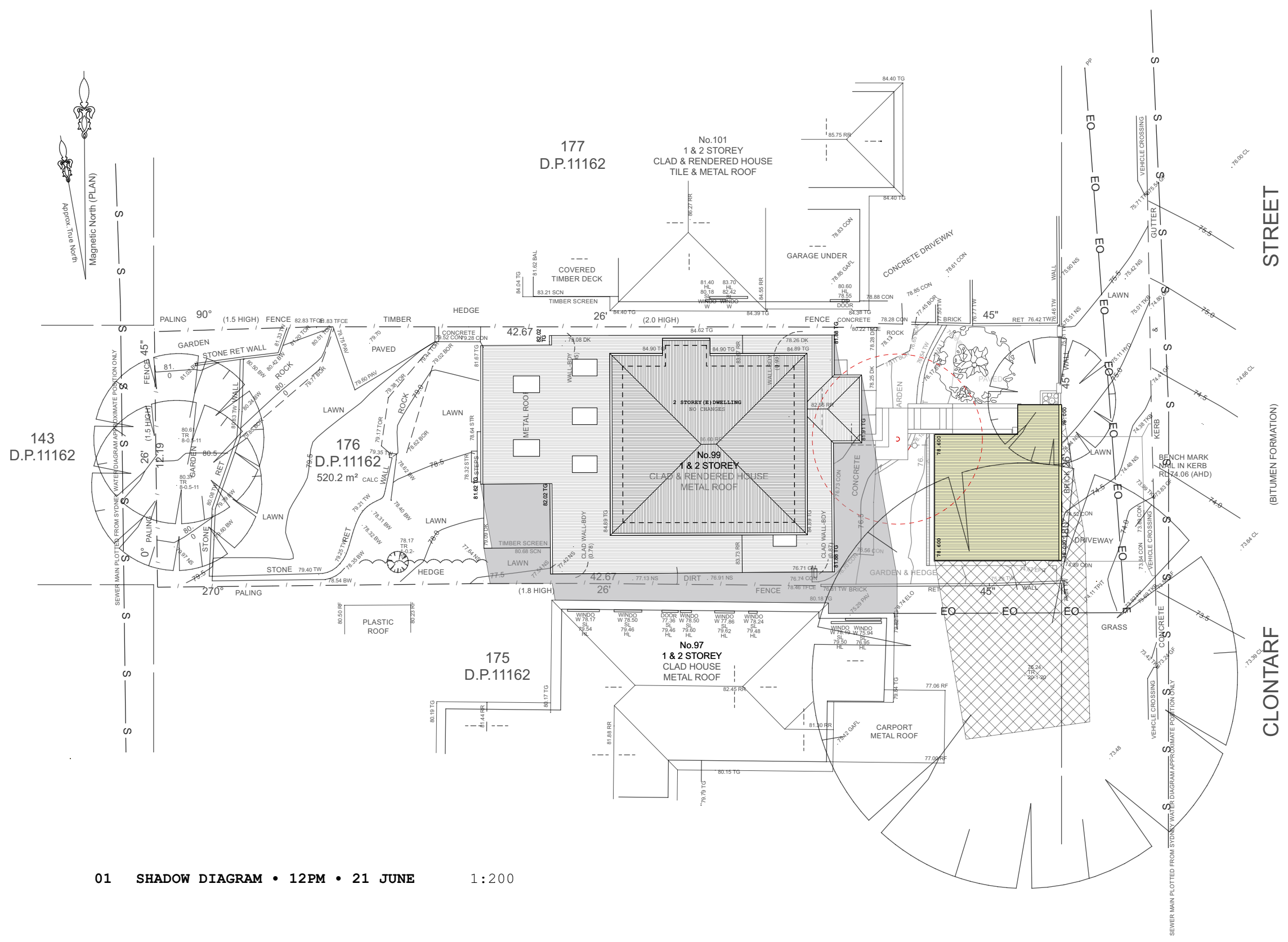
02 WINDOW ELEVATION @ 97 CLONTARF ST 1:50

01 SHADOW DIAGRAM • 9AM • 21 JUNE 1:200

KEY:

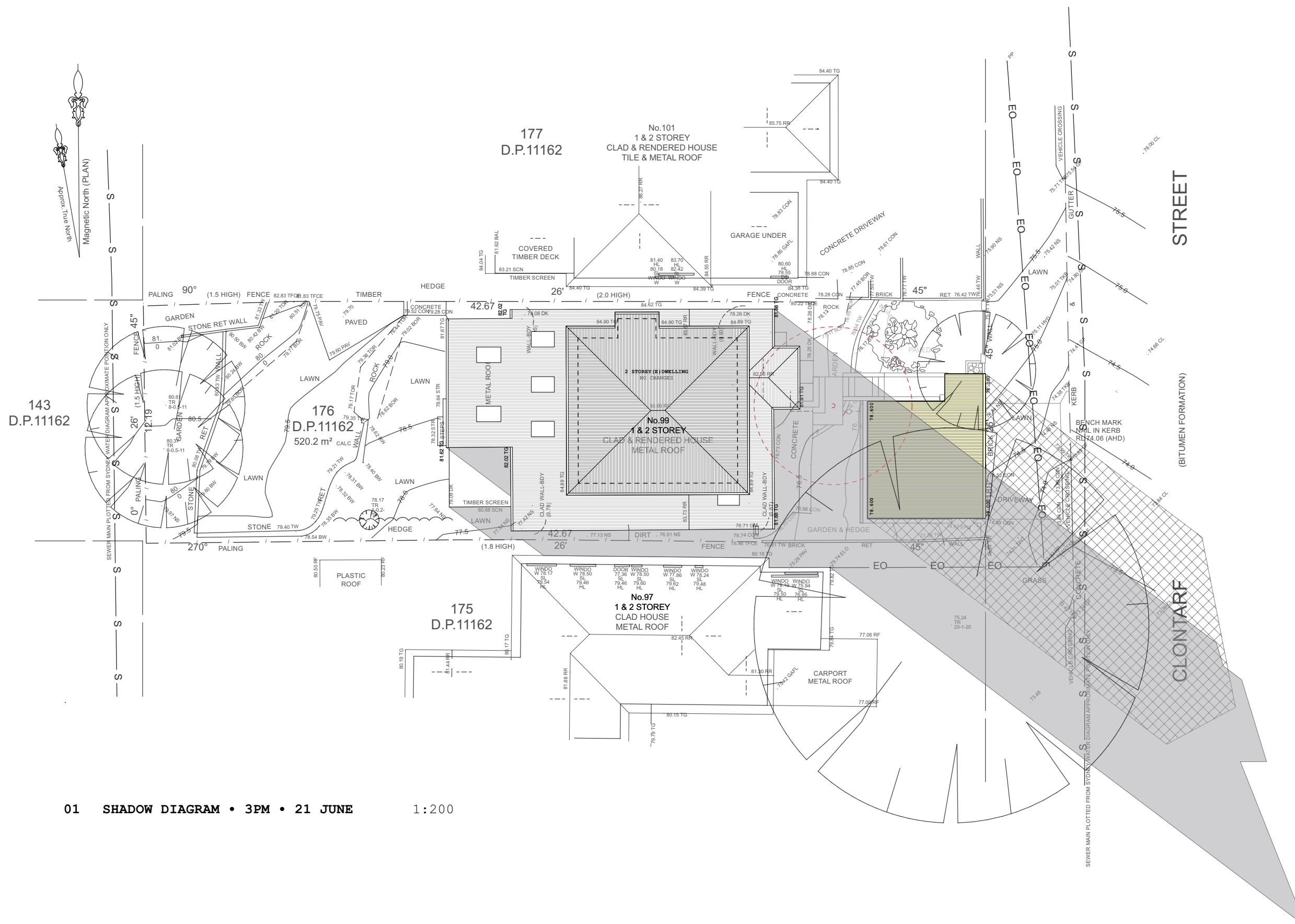
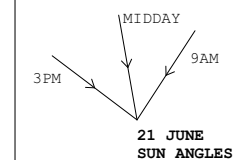
- SITE BOUNDARY
- EXISTING SHADOW
- PROPOSED SHADOW
- (E) EXISTING

MIDDAY
3PM 9AM
21 JUNE
SUN ANGLES



01 SHADOW DIAGRAM • 12PM • 21 JUNE 1:200

 SITE BOUNDARY
 EXISTING SHADOW
 PROPOSED SHADOW
 (E) EXISTING



1:200