

**NORTHERN BEACHES
COUNCIL**

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

Endorsement Date: 06/02/2019

DA2018/1077

21 PONSONBY PARADE
LOT 2
DP 1009846

19 PONSONBY PARADE
LOT 1
DP 1009846

12 EDGECLIFFE ESPLANADE
LOT 314
DP 4889

PANORAMA LANE

PANORAMA PARADE

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NOT FOR CONSTRUCTION

Project: ALTERATIONS & ADDITIONS

Job. No. 573/16

for: S. & E. Seretis
at: 1A Panorama Parade, Seaforth

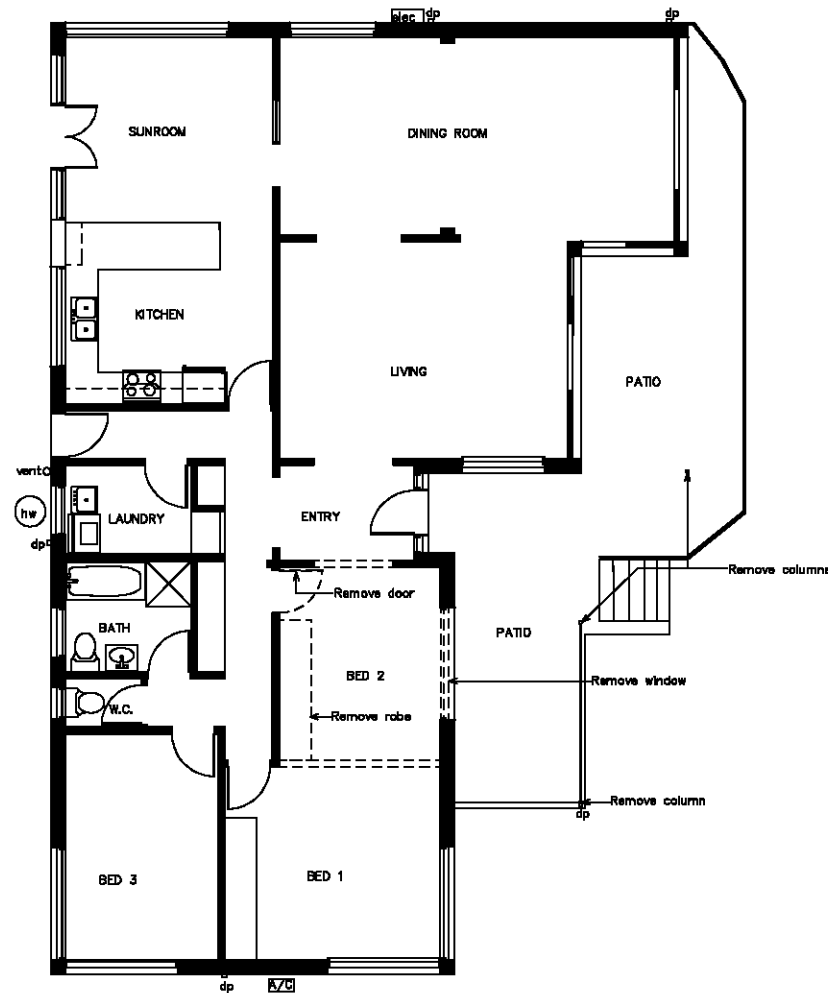
Title:
SITE PLAN - NORTH

Scale: 1:200 • A3
Date: OCT 2018
Drawn: D.R.

Revision: 11/18 Remove SW corner of Master Bedroom robe

DUFFY REGAN DESIGN
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Drawing No. DA-01B A



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LEGEND

-  Existing single brick wall
-  Existing double brick wall
-  Remove single brick wall

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Project: ALTERATIONS & ADDITIONS

Job. No. 573/16

for: S. & E. Seretis
at: 1A Panorama Parade, Seafarth

Title:

Scale: 1:100 @ A3

Revision: 11/18 Remove SW corner of Master Bedroom robe

Date: OCT 2018

Drawn: D.R.

DEMOLITION PLAN

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Drawing No.

DA-02 A

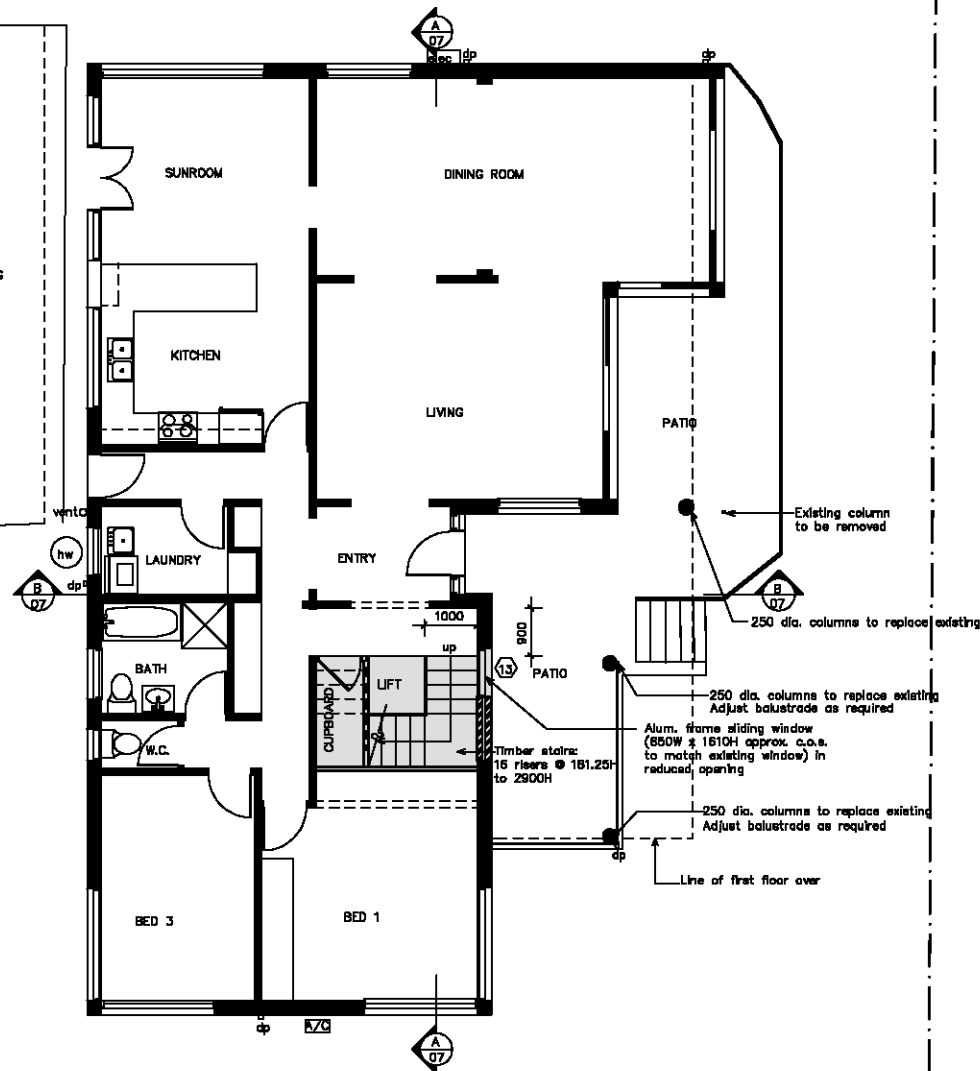


12 EDGECLIFFE ESPLANADE

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Project: ALTERATIONS & ADDITIONS

Job. No. 573/16

for: S. & E. Seretis
at: 1A Panorama Parade, Seaforth

Title:
GROUND FLOOR PLAN

Scale: 1:100 @ A3
Date: OCT 2018
Drawn: D.R.

Revision: 11/18 Remove SW corner
of Master Bedroom robe

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Drawing No. DA-03 A

LEGEND

	Existing single brick wall
	Existing double brick wall
	Remove single brick wall
	New timber frame wall
	New double brick wall
	New brick veneer wall
	Window number (basix)
	Door number (basix)

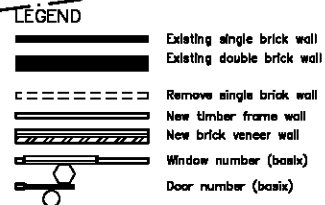
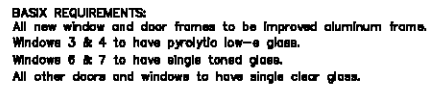
BASIX REQUIREMENTS:
All new window and door frames to be improved aluminum frame.
Windows 3 & 4 to have pyralytic low-e glass.
Windows 6 & 7 to have single toned glass.
All other doors and windows to have single clear glass.



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NOT FOR CONSTRUCTION

Job. No. 573/16

for: S. & E. Seretis
at: 1A Panorama Parade, Seaforth

Title:
FIRST FLOOR PLAN

DUFFY REGAN DESIGN
121 Soldiers Ave., Freshwater NSW 2096
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Scale: 1:100 © A3
Date: OCT 2018
Drawn: D.R.

Revision: 11/18 Remove SW corner
of Master Bedroom robe

Drawing No. **DA-04** A

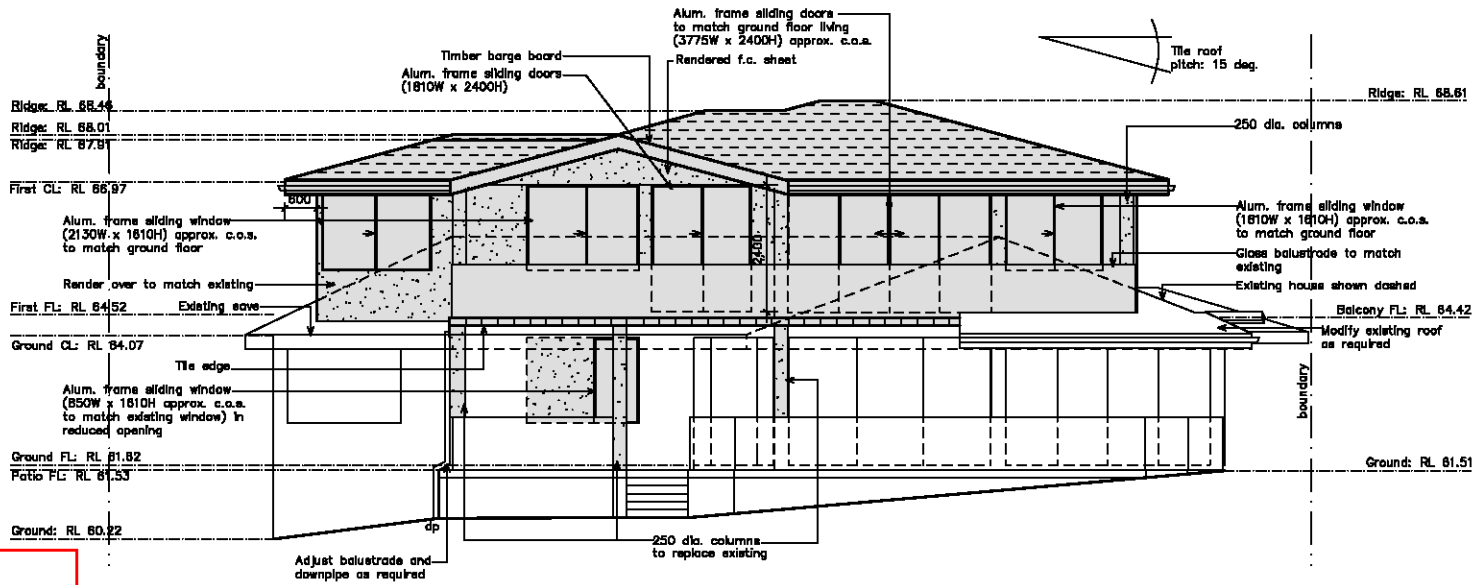


**NORTHERN BEACHES
COUNCIL**

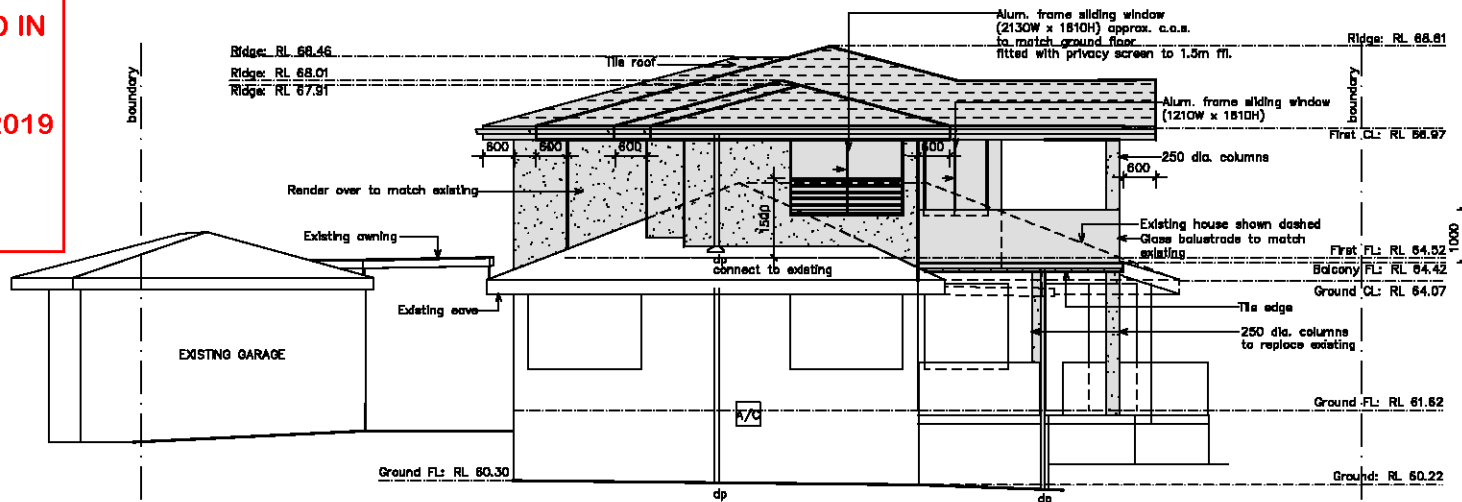
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DA2018/1077



EAST ELEVATION



SOUTH ELEVATION

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Project: ALTERATIONS & ADDITIONS

Job. No. 573/16

for: S. & E. Seretis
at: 1A Panorama Parade, Seaforth

Title:

Scale: 1:100 @ A3

Revision: 11/18 Remove SW corner of Master Bedroom robe

ELEVATIONS

Date: OCT 2018

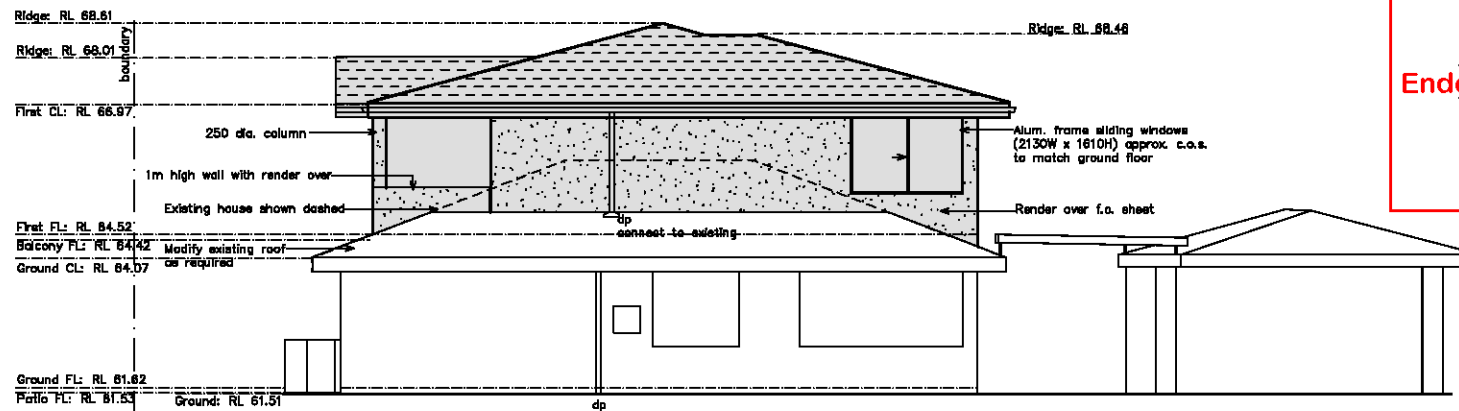
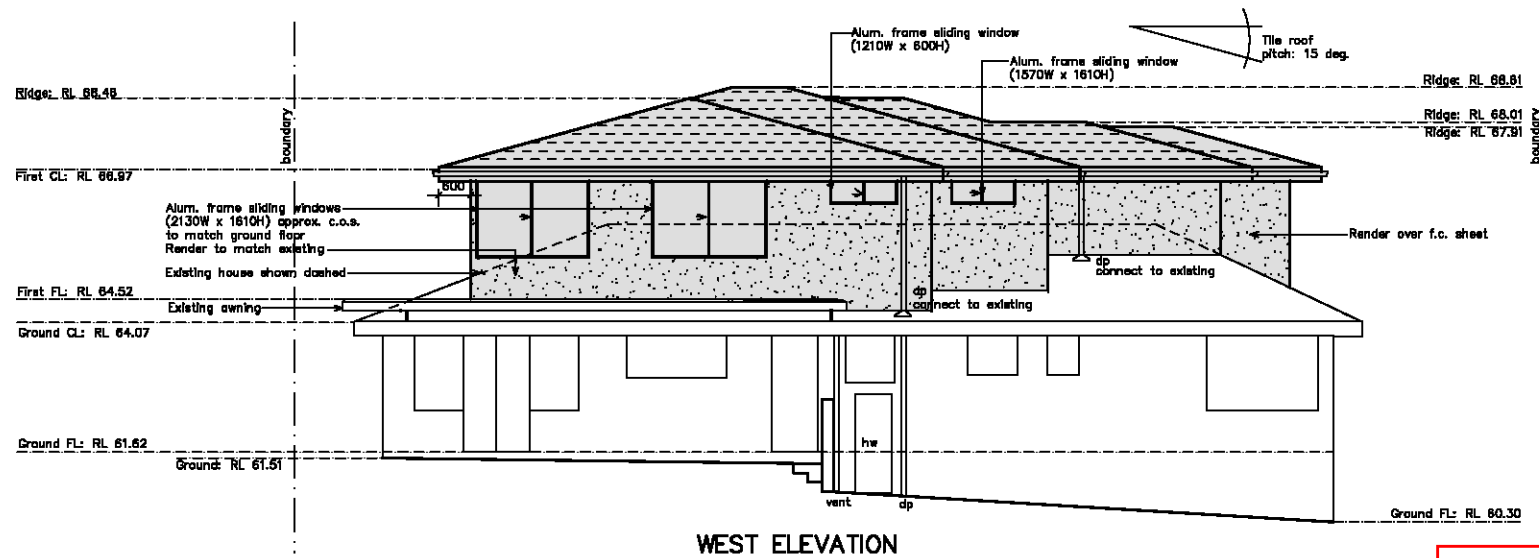
Drawn: D.R.

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Drawing No.

DA-05 A



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Project: **ALTERATIONS & ADDITIONS**

Job. No. 573/16

for: S. & E. Seretis
at: 1A Panorama Parade, Seaforth

Title:

Scale: 1:100 @ A3

Revision: 11/18 Remove SW corner of Master Bedroom robe

ELEVATIONS

Date: OCT 2018

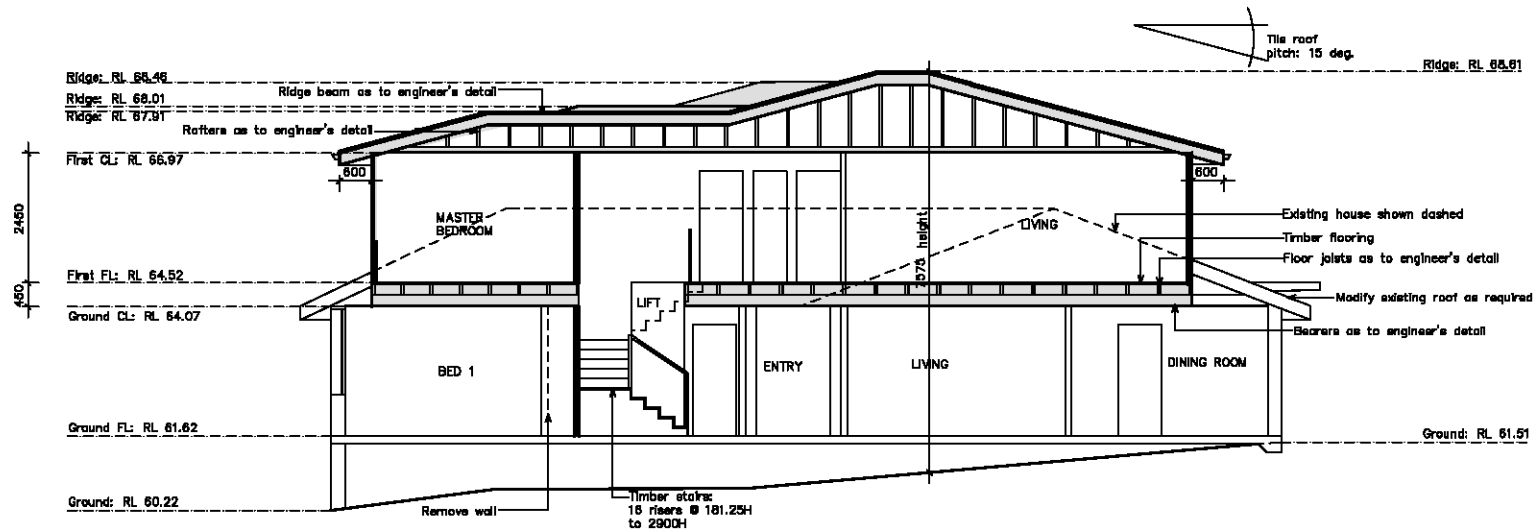
Drawn: D.R.

DUFFY REGAN DESIGN
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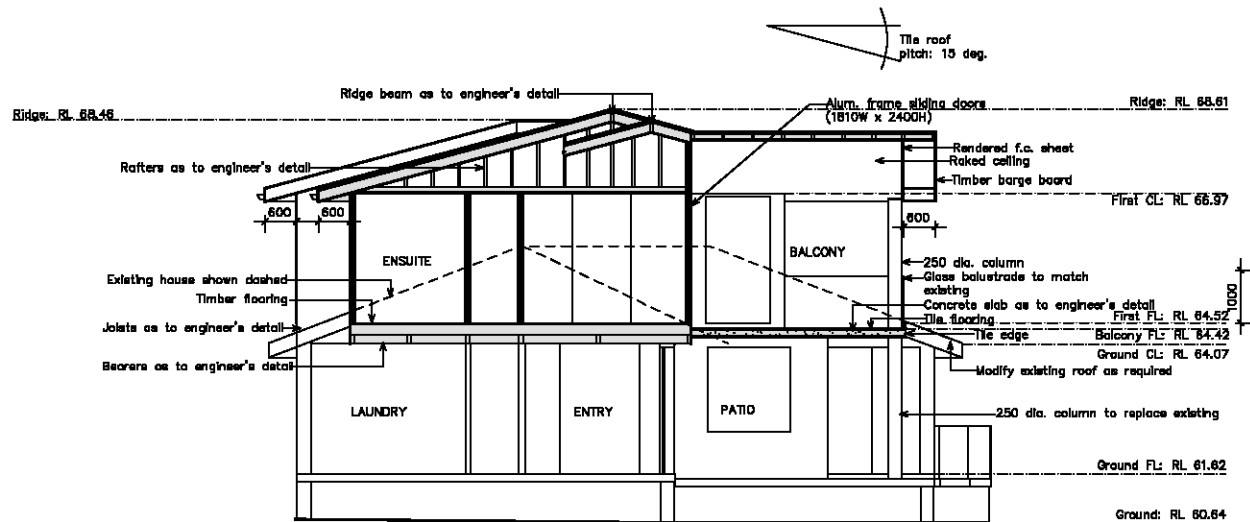
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Drawing No.

DA-06 A



SECTION A - A



SECTION B - B

BASIX REQUIREMENTS:

Floor above existing dwelling or building: nil
 Flat ceiling, pitched roof: ceiling: R2.50 (up)
 Roof colour: dark (solar absorbance > 0.70)
 Roof insulation: foil/sarking
 External wall insulation: framed (fibre clad) - R1.30 (or R1.70 including construction)
 External wall insulation: brick veneer - R1.18 (or R1.70 including construction)

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Project: ALTERATIONS & ADDITIONS

Job. No. 573/16

for: S. & E. Seretis
 at: 1A Panorama Parade, Seafarth

Title:

Scale: 1:100 @ A3

Revision: 11/18 Remove SW corner of Master Bedroom robe

SECTIONS

Date: OCT 2018

Drawn: D.R.

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Drawing No.

DA-07 A