

SEAFORTH RESIDENTIAL

DEVELOPMENT APPLICATION

38 FRENCHS FOREST RD, SEAFORTH, NSW 2092

SHEET LIST		
No.	Name	Current Revision
0000	COVER SHEET - GENERAL INFORMATION	D
0001	SITE ANAYLSIS	A
0010	DEVELOPMENT SUMMARY	F
0011	SHADOW DIAGRAMS	E
0012	SHADOW ELEVATIONS	E
0050	PERSPECTIVES	E
0100	SITE & LANDSCAPE PLAN	E
0200	DEMOLITION PLAN - GROUND LEVEL	E
0201	DEMOLITION PLAN - LEVEL 01	E
0202	DEMOLITION PLAN - ROOF LEVEL	E
1000	GENERAL ARRANGEMENT PLAN - GROUND LEVEL	F
1001	GENERAL ARRANGEMENT PLAN - LEVEL 01 PROPOSED	F
1002	GENERAL ARRANGEMENT PLAN - ROOF PLAN	F
1100	GENERAL ARRANGEMENT - BUILDING ELEVATIONS	E
1200	GENERAL ARRANGEMENT - BUILDING SECTIONS	E
1201	GENERAL ARRANGEMENT - BUILDING SECTIONS	E
5000	FINISHES AND MATERIALS PALETTE	A
7200	WINDOW ELEVATION SCHEDULE	E
8000	3D VIEW - 8.5M HEIGHT LIMIT	E
SS-1003	GENERAL ARRANGEMENT PLAN - UPPER ROOF PLAN	B
SS-1101	GENERAL ARRANGEMENT - NEIGHBOURING ELEVATION	B

SITE AND AREA INFORMATION:

SITE AREA: 655m²

PERMISSIBLE FSR: 1 : 1
EXISTING FSR: 0.97:1
PROPOSED FSR: 1.00:1
PERMISSIBLE HEIGHT: 8.5m

TOTAL PROPOSE ADDED GFA: 18m²

PRIVATE OPEN SPACE

LEVEL 1 (NORTHERN BALCONY): 21m²
LEVEL 1 (COURTYARD BALCONY): 4m²

TOTAL POS 26m²



LOCATION PLAN

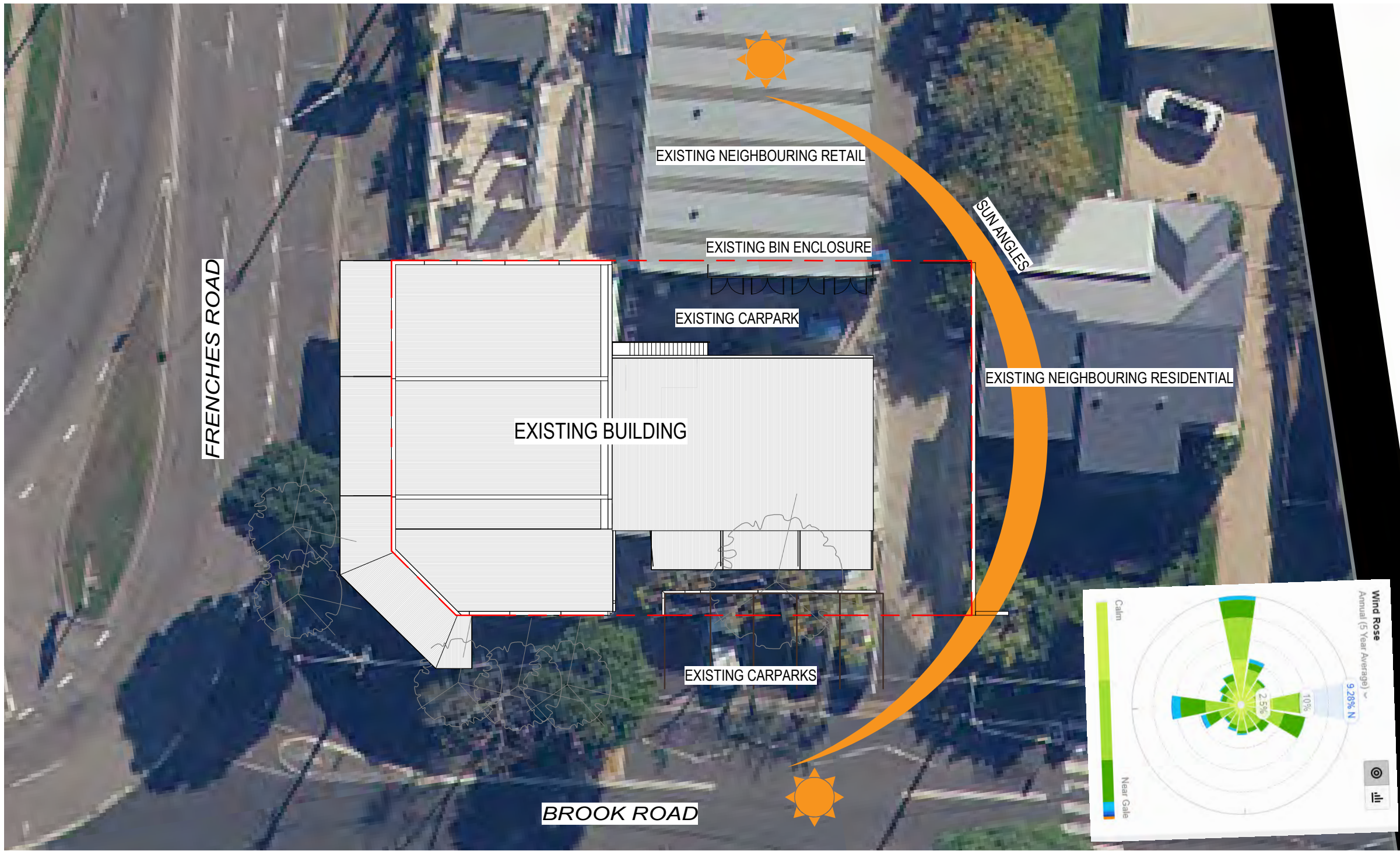


LOT 4,5,6 DP 31806

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AMENDMENTS		
REV	DESCRIPTION	DATE
A	ISSUE FOR DA	14.05.21
B	ISSUE FOR DA	20.05.21
C	ISSUE FOR DA	04.06.21
D	ISSUE FOR DA	01.07.21

ISSUE		NORTH 	
 SYDNEY Level 5, 111-117 Devonshire St Surry Hills NSW 2010 T +61 2 8396 9500 syd@modedesign.com.au ABN: 65 112 807 931		CLIENT JAMESON FAMILY INVESTMENTS NSW	
PROJECT 38 FRENCHS FOREST ROAD, SEAFORTH NSW		DRAWING TITLE COVER SHEET - GENERAL INFORMATION	
DRAWN: Author	CHECKED: Checker	FIRST ISSUE: 01/21/19 SCALE @ A3: 1 : 2	
PROJECT No 19243	STAGE DA	DRAWING No DA-AR- 0000	REV D



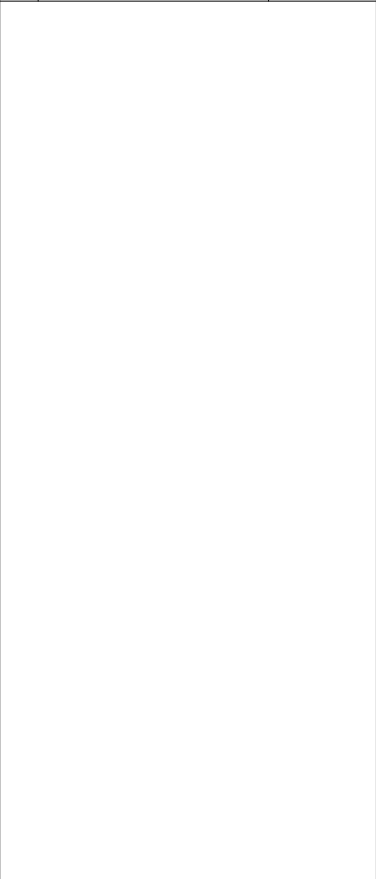
FRENCHES ROAD STREET VIEW



BROOK ROAD STREET VIEW

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A	ISSUE FOR DA	06.07.21



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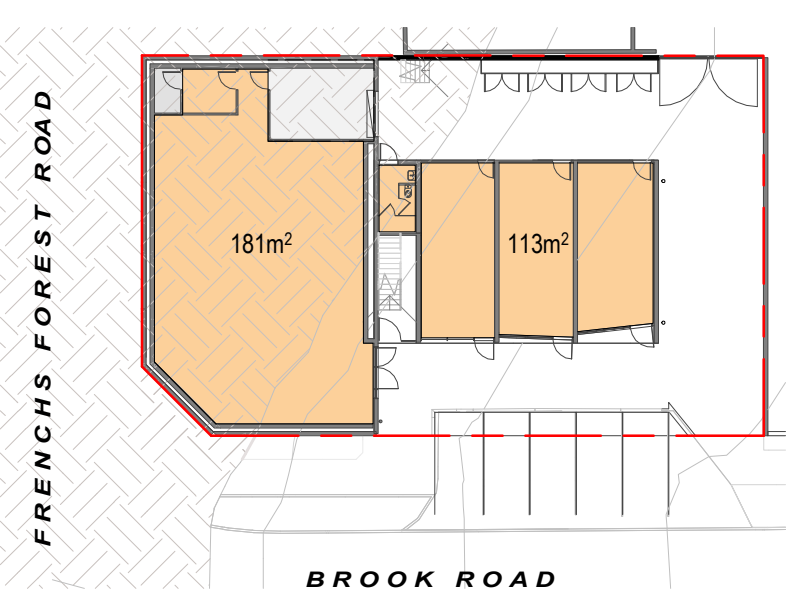
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PROJECT
38 FRENCHS FOREST ROAD,
SEAFORTH NSW

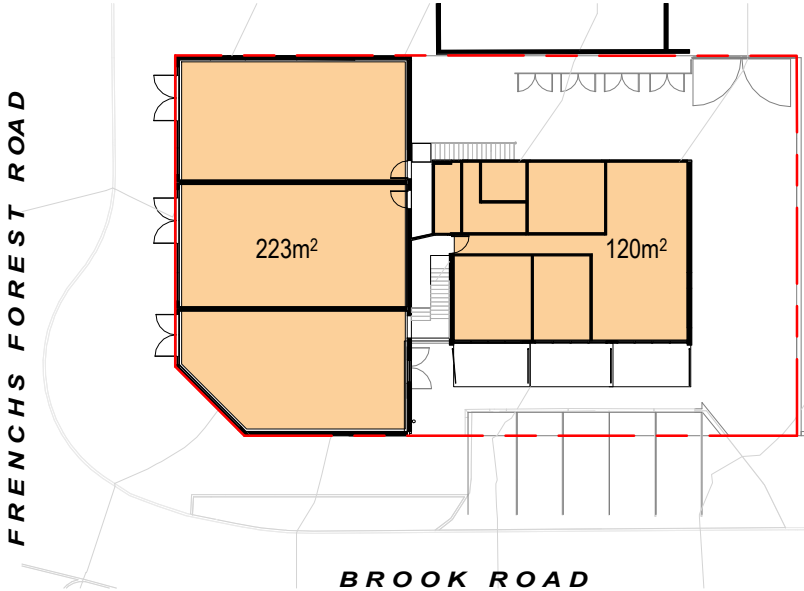
DRAWING TITLE
SITE ANALYSIS

DRAWN: HK	CHECKED: HK
FIRST ISSUE: 07/06/21	SCALE @ A3: 1 : 250
PROJECT No 19243	STAGE DA
DRAWING No DA-AR- 0001	REV A

EXISTING GFA

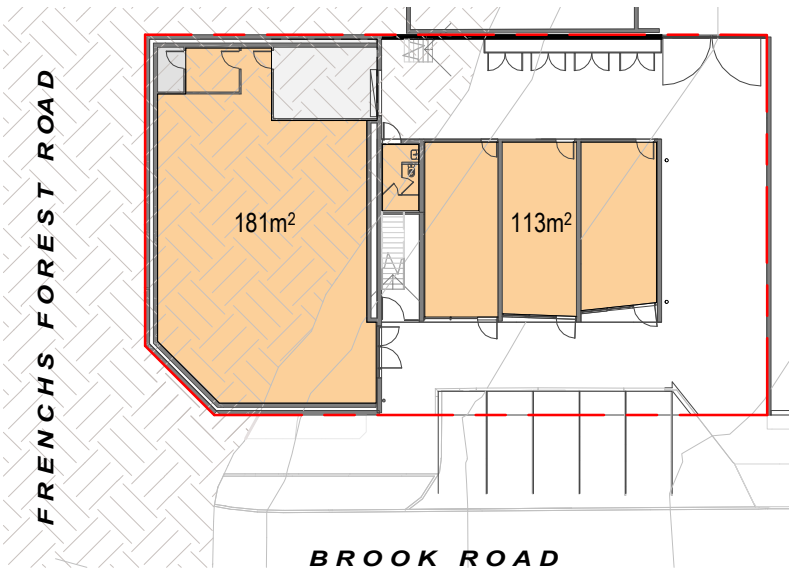


EXISTING GROUND LEVEL
EXISTING GFA: 294m²

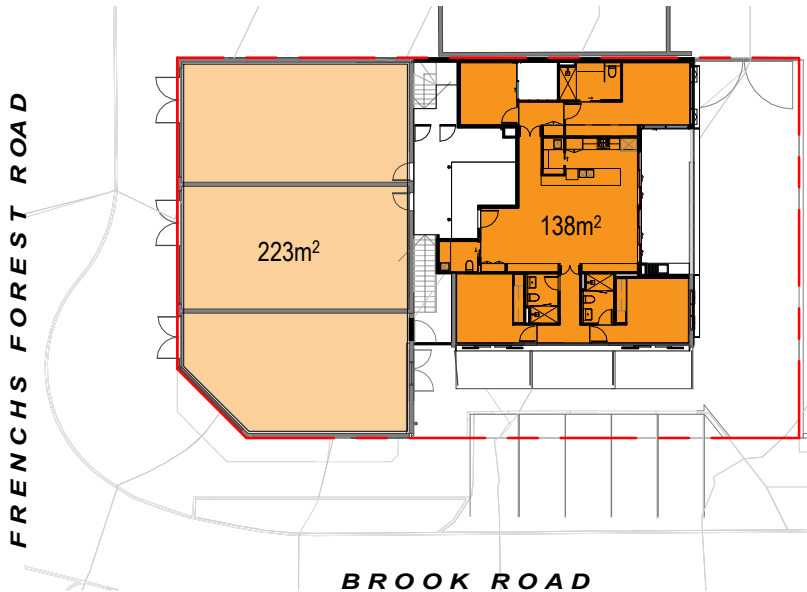


EXISTING LEVEL 1
EXISTING GFA: 343m²

PROPOSED GFA



GROUND LEVEL
GFA: 294m²



LEVEL 1
GFA: 361m²

TOTAL PROPOSED GFA SUBJECT OF PROPOSED WORKS: 18m²
TOTAL GFA CREATED ON SITE: 655m²

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A	PRELIMINARY	06.05.21
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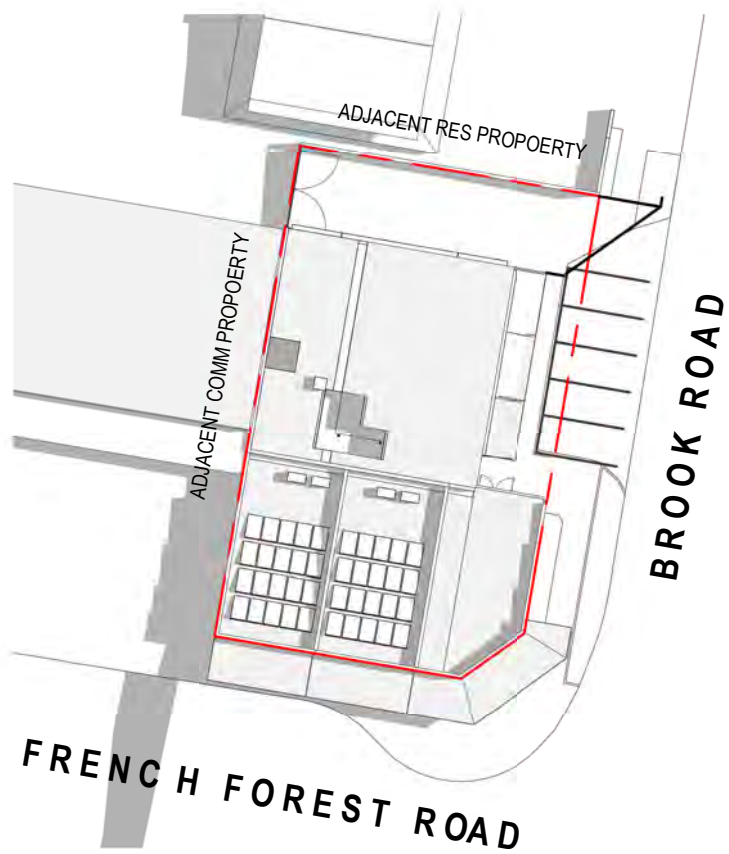
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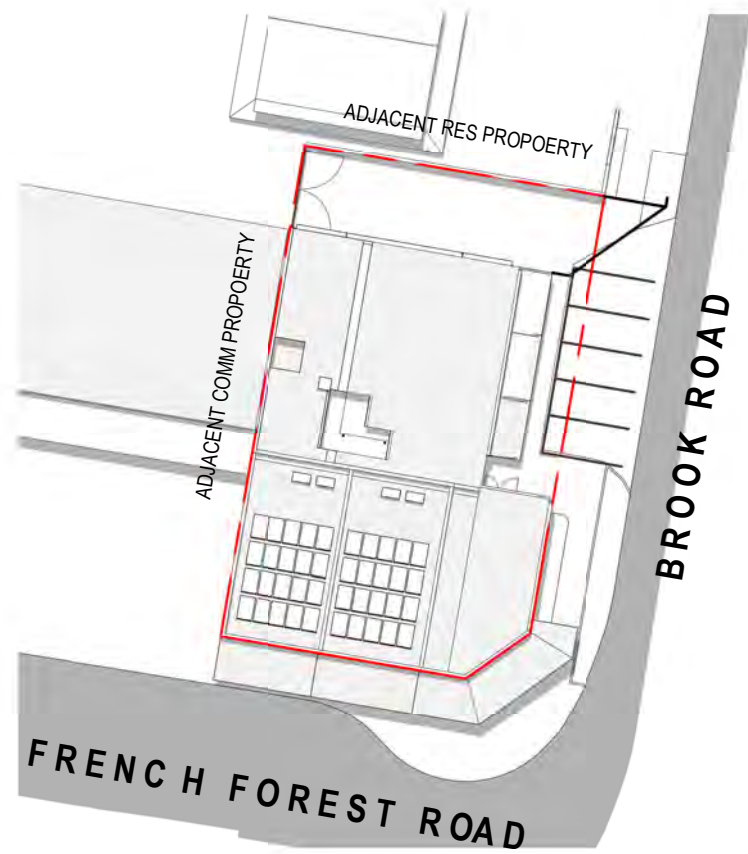
DRAWING TITLE

DEVELOPMENT SUMMARY

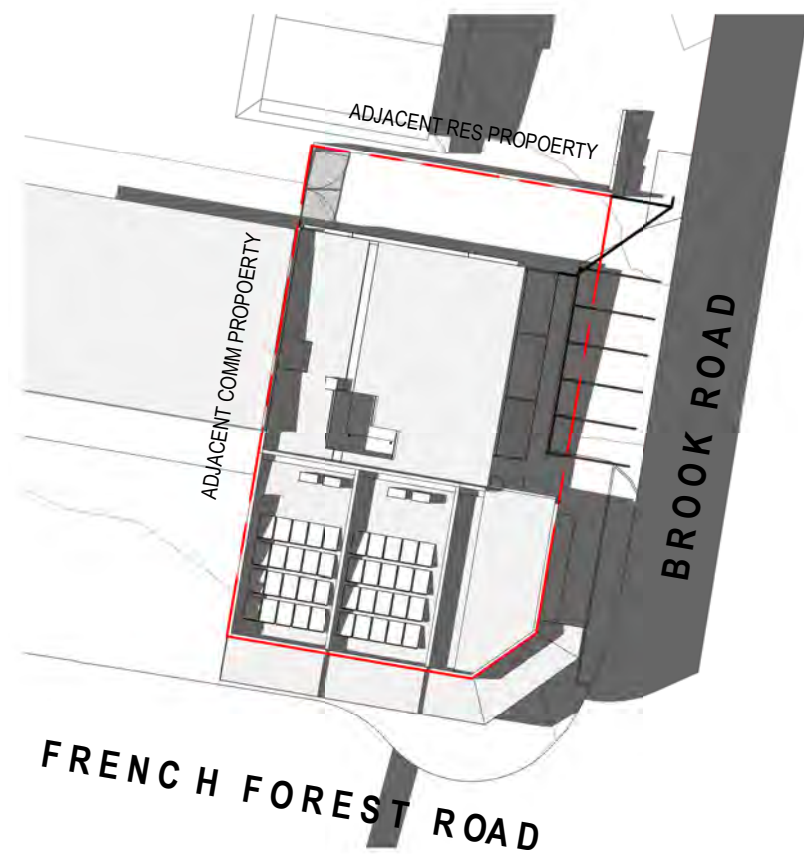
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FIRST ISSUE: 09/21/20	SCALE @ A3: 1 : 400
PROJECT No 19243	STAGE DA
DRAWING No DA-AR- 0010	REV F



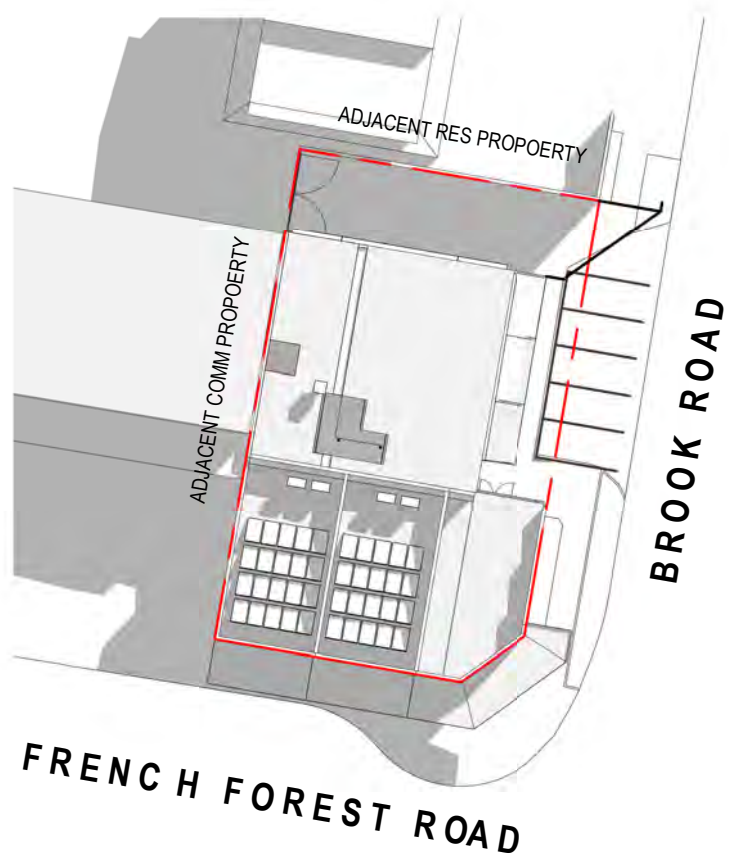
SUMMER SOLSTICE
22 DECEMBER: 9AM



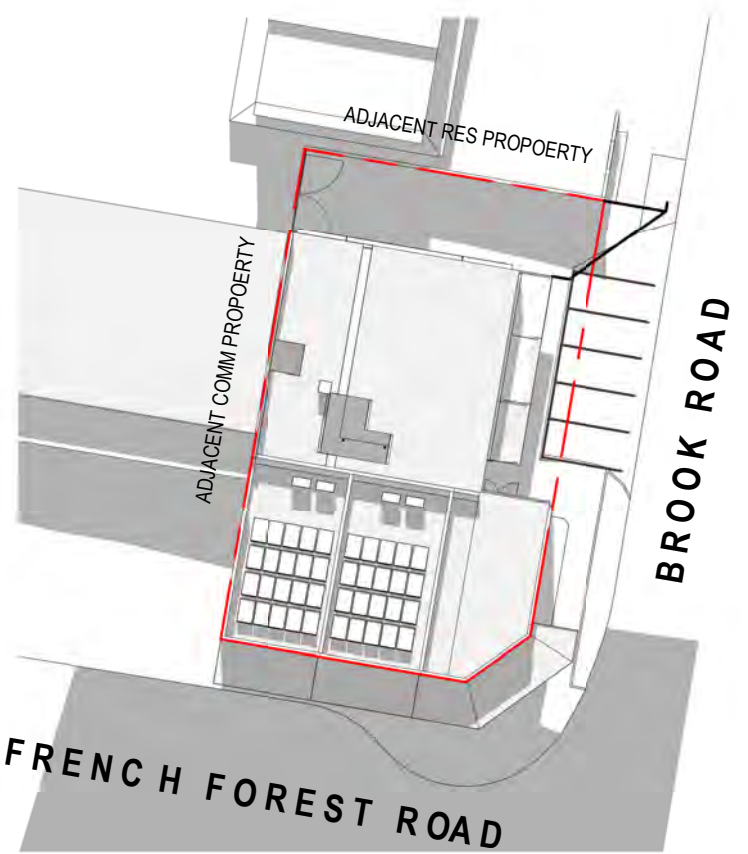
SUMMER SOLSTICE
22 DECEMBER: 12PM



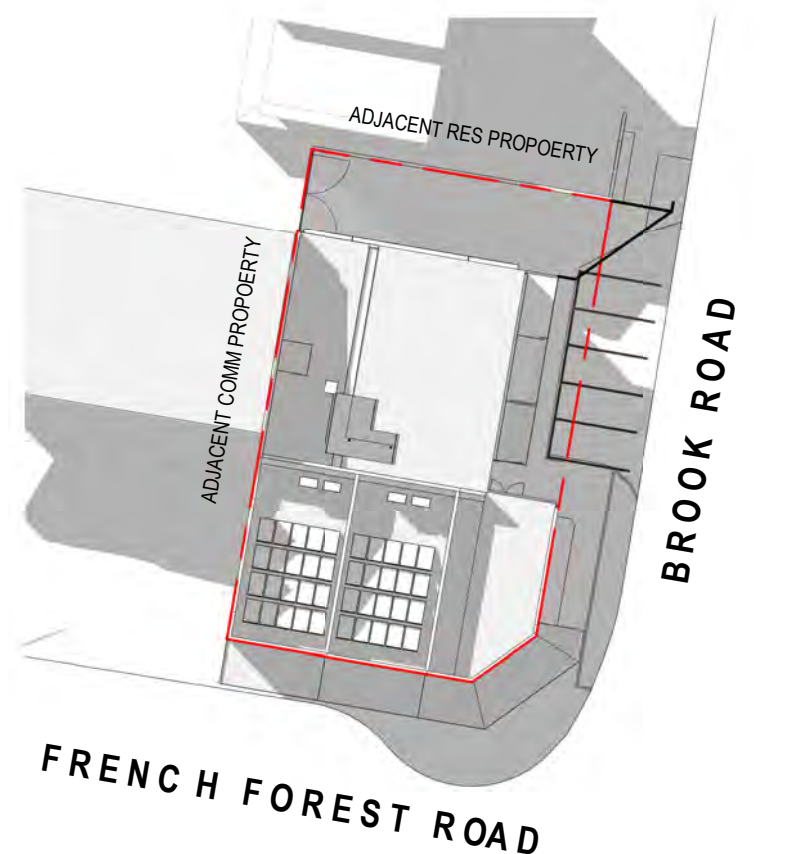
SUMMER SOLSTICE
22 DECEMBER: 3PM



WINTER SOLSTICE
21 JUNE: 9AM



WINTER SOLSTICE
21 JUNE: 12PM



WINTER SOLSTICE
21 JUNE: 3PM

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PROJECT

38 FRENCHS FOREST ROAD,
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DRAWING TITLE

SHADOW DIAGRAMS

DRAWN: CP

CHECKED: SM

FIRST ISSUE: 01/12/21

SCALE @ A3: 1 : 500

PROJECT No
19243

STAGE
DA

DRAWING No
DA-AR- 0011

REV
E



1

ELEVATION SUMMER SHADOW 9AM

Scale: 1 : 200



2

ELEVATION SUMMER SHADOW 12PM

Scale: 1 : 200



3

ELEVATION SUMMER SHADOW 3PM

Scale: 1 : 200



4

ELEVATION WINTER SHADOW 9AM

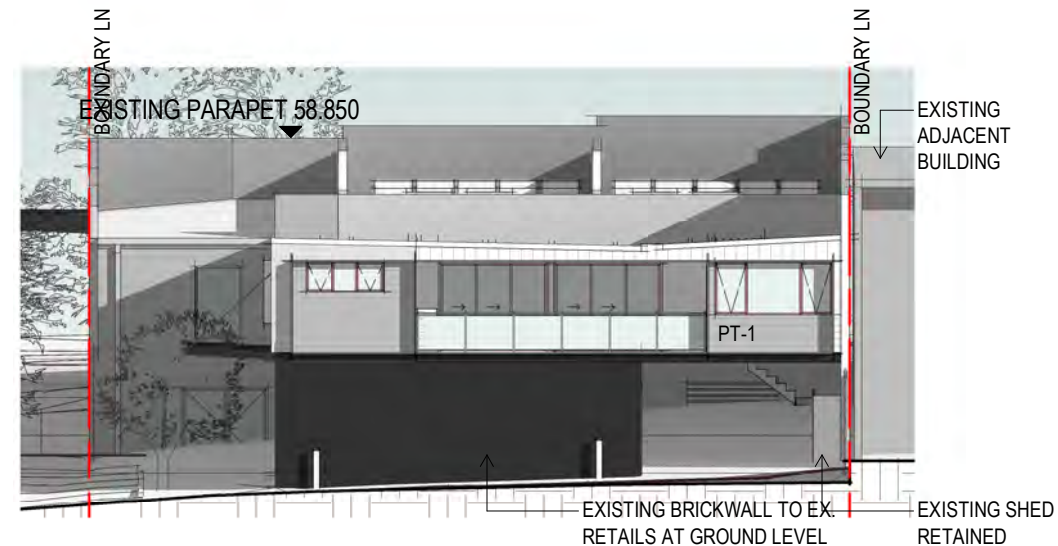
Scale: 1 : 200



5

ELEVATION WINTER SHADOW 12PM

Scale: 1 : 200



6

ELEVATION WINTER SHADOW 3PM

Scale: 1 : 200

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PROJECT
38 FRENCHS FOREST ROAD, SEAFORTH NSW

DRAWING TITLE
SHADOW ELEVATIONS

DRAWN: CP	CHECKED: SM
FIRST ISSUE: 01/15/21	SCALE @ A3: 1 : 200
PROJECT No 19243	STAGE DA
DRAWING No DA-AR-0012	REV E

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0m 2 4 6 8 10



0mm 10 20 30 40 50

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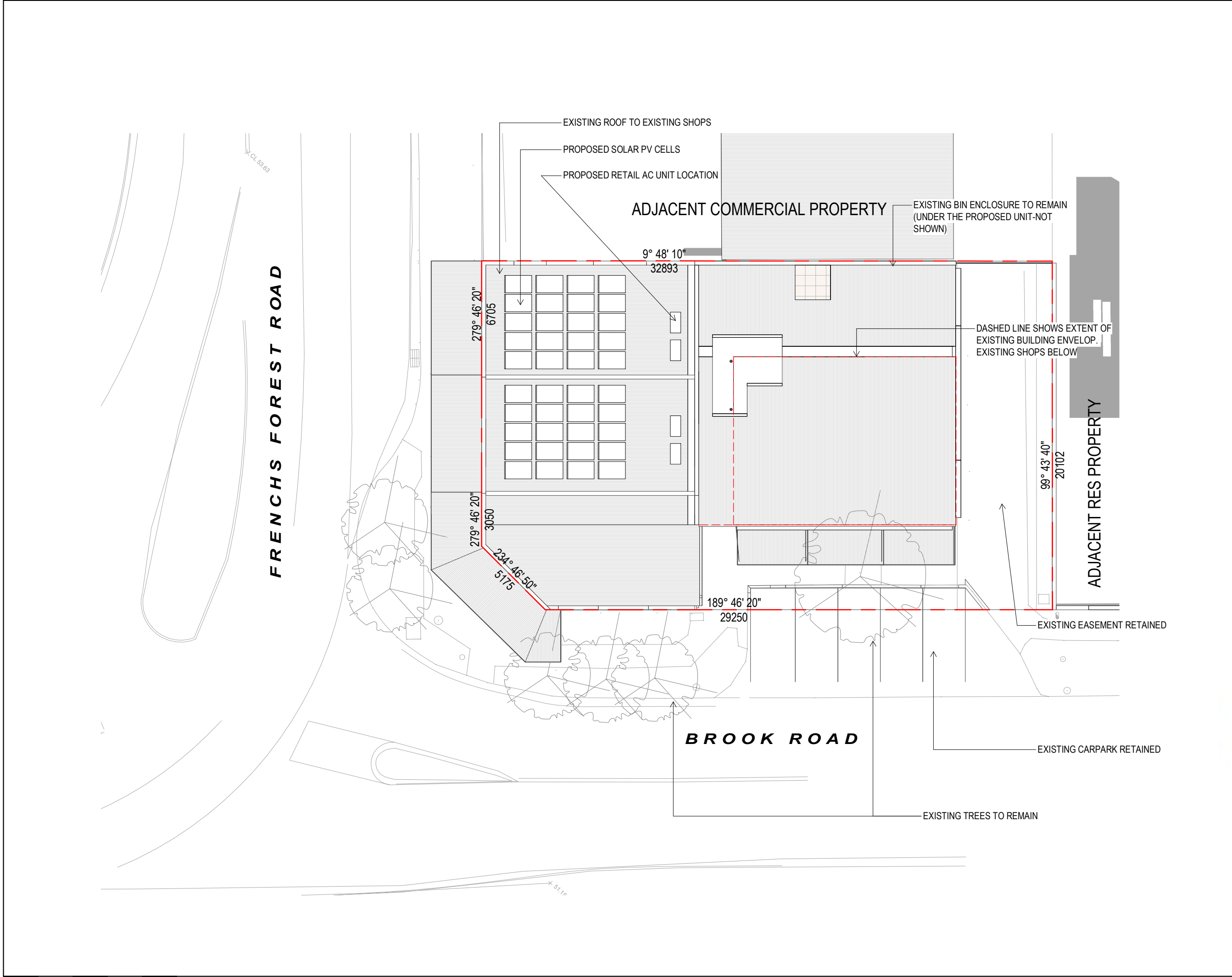
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PROJECT
38 FRENCHS FOREST ROAD,
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DRAWING TITLE
PERSPECTIVES

DRAWN: HK		CHECKED: SM	
FIRST ISSUE: 09/21/20		SCALE @ A3:	
PROJECT No 19243	STAGE DA	DRAWING No DA-AR- 0050	REV E

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PLAN LEGEND

- BOUNDARY LINE
- PROPOSED GARDEN
- PROPOSED TURF
- EXISTING BUILDING EXTENT
- EXISTING ROOF / AWNING RETAINED
- EXISTING TREES RETAINED

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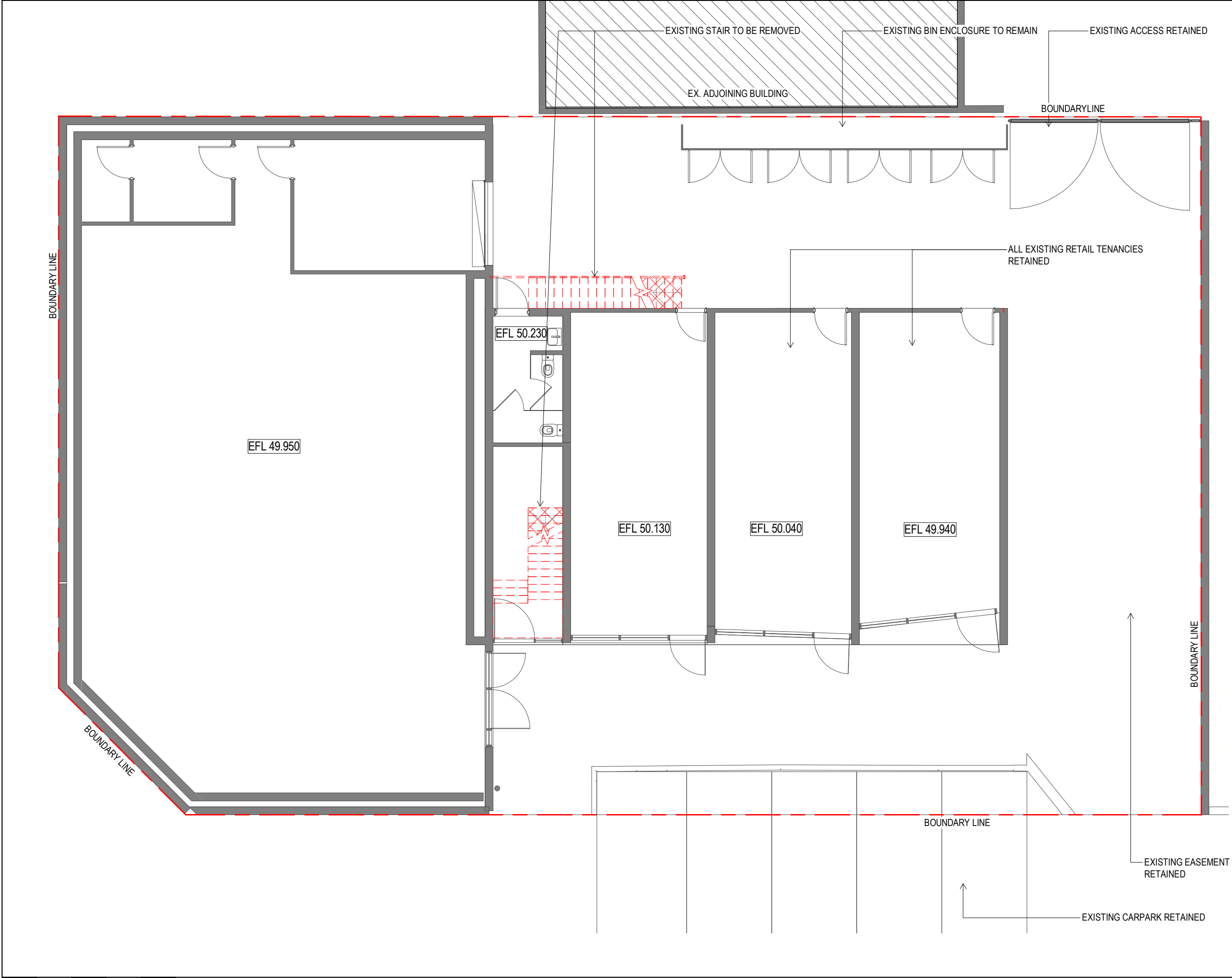
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PROJECT
38 FRENCHS FOREST ROAD,
SEAFORTH NSW

DRAWING TITLE
SITE & LANDSCAPE PLAN

DRAWN: CP		CHECKED: SM	
FIRST ISSUE: 05/15/19		SCALE @ A3: 1 : 200	
PROJECT No 19243	STAGE DA	DRAWING No DA-AR-0100	REV E

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PLAN LEGEND

- BOUNDARY LINE
- EXISTING WALL
- EXISTING BUILDING DEMOLISHED
- EXISTING FLOORING INTERNAL WALLS DEMOLISHED
- EXISTING ROOF DEMOLISHED

ISSUE

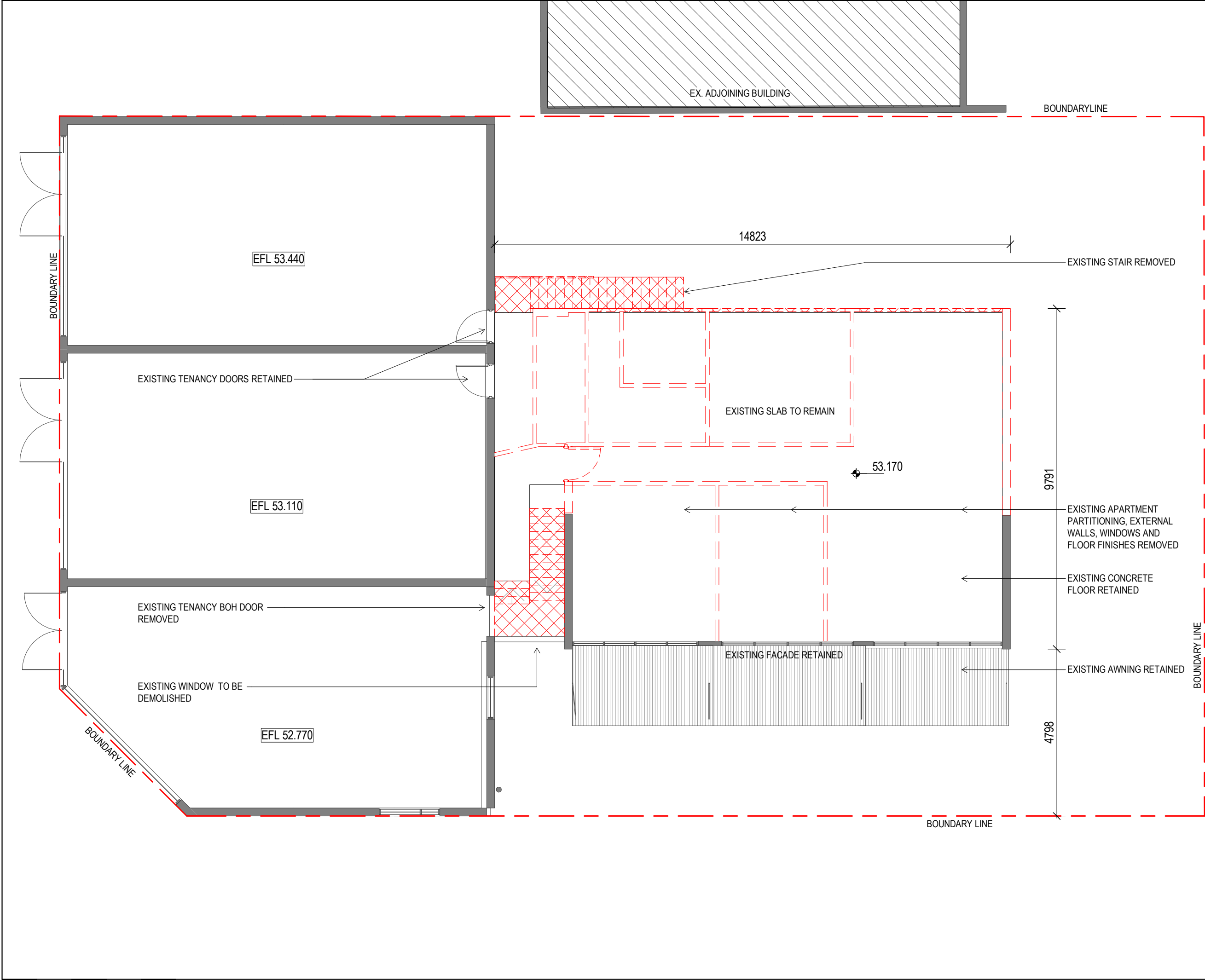
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PROJECT
38 FRENCHS FOREST ROAD, SEAFORTH NSW

DRAWING TITLE
DEMOLITION PLAN - GROUND LEVEL

DRAWN: CP		CHECKED: SM	
FIRST ISSUE: 08/21/17		SCALE @ A3: 1 : 100	
PROJECT No 19243	STAGE DA	DRAWING No DA-AR- 0200	REV E



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PLAN LEGEND	
	BOUNDARY LINE
	EXISTING WALL
	EXISTING BUILDING DEMOLISHED
	EXISTING FLOORING INTERNAL WALLS DEMOLISHED
	EXISTING ROOF DEMOLISHED

ISSUE



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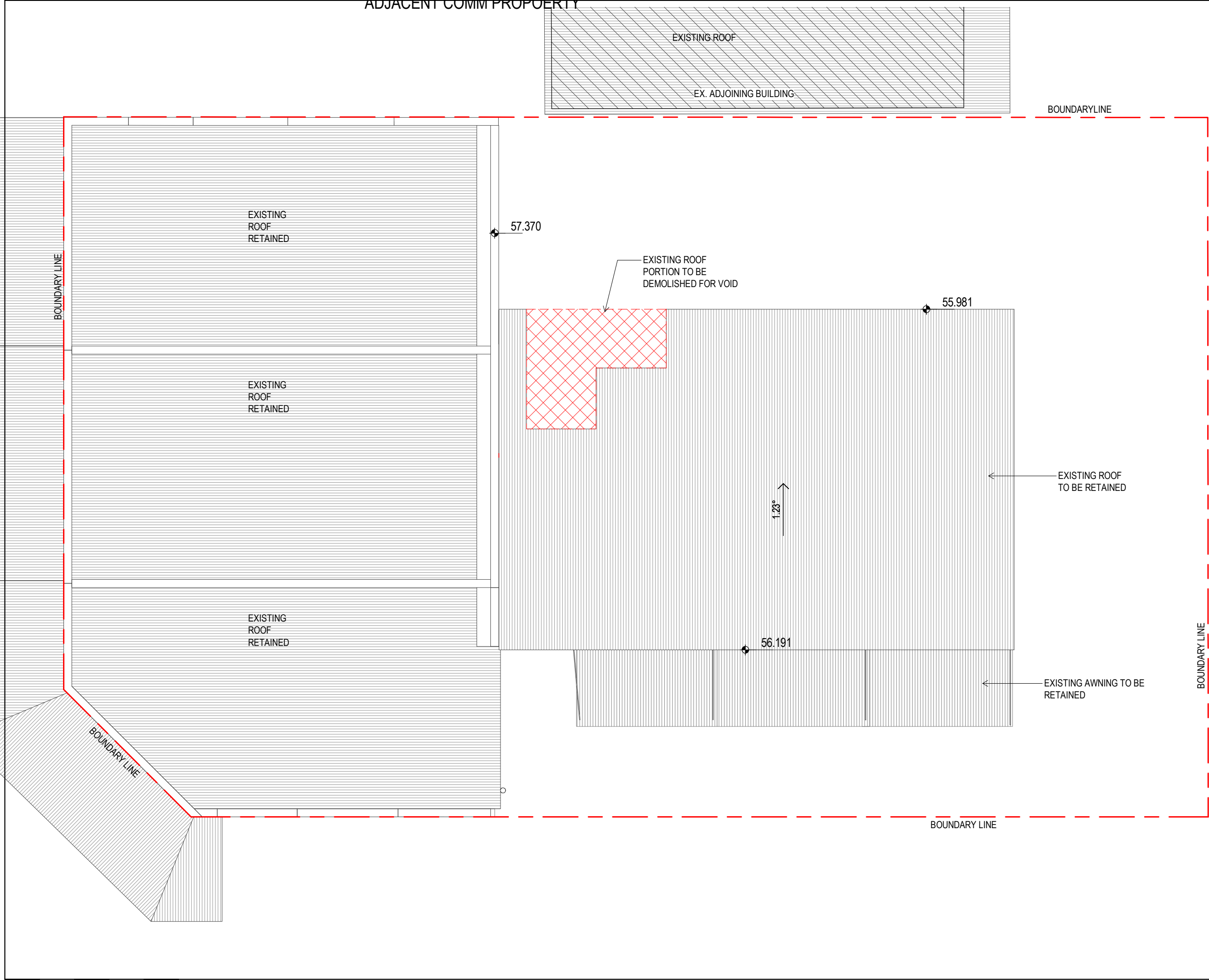
38 FRENCHS FOREST ROAD,
SEAFORTH NSW

DRAWING TITLE

DEMOLITION PLAN - LEVEL 01

DRAWN: CP	CHECKED: SM		
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PROJECT No 19243	STAGE DA	DRAWING No DA-AR- 0201	REV E

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PLAN LEGEND

- BOUNDARY LINE
- EXISTING WALL
- EXISTING BUILDING DEMOLISHED
- EXISTING FLOORING
- INTERNAL WALLS DEMOLISHED
- EXISTING ROOF DEMOLISHED

ISSUE

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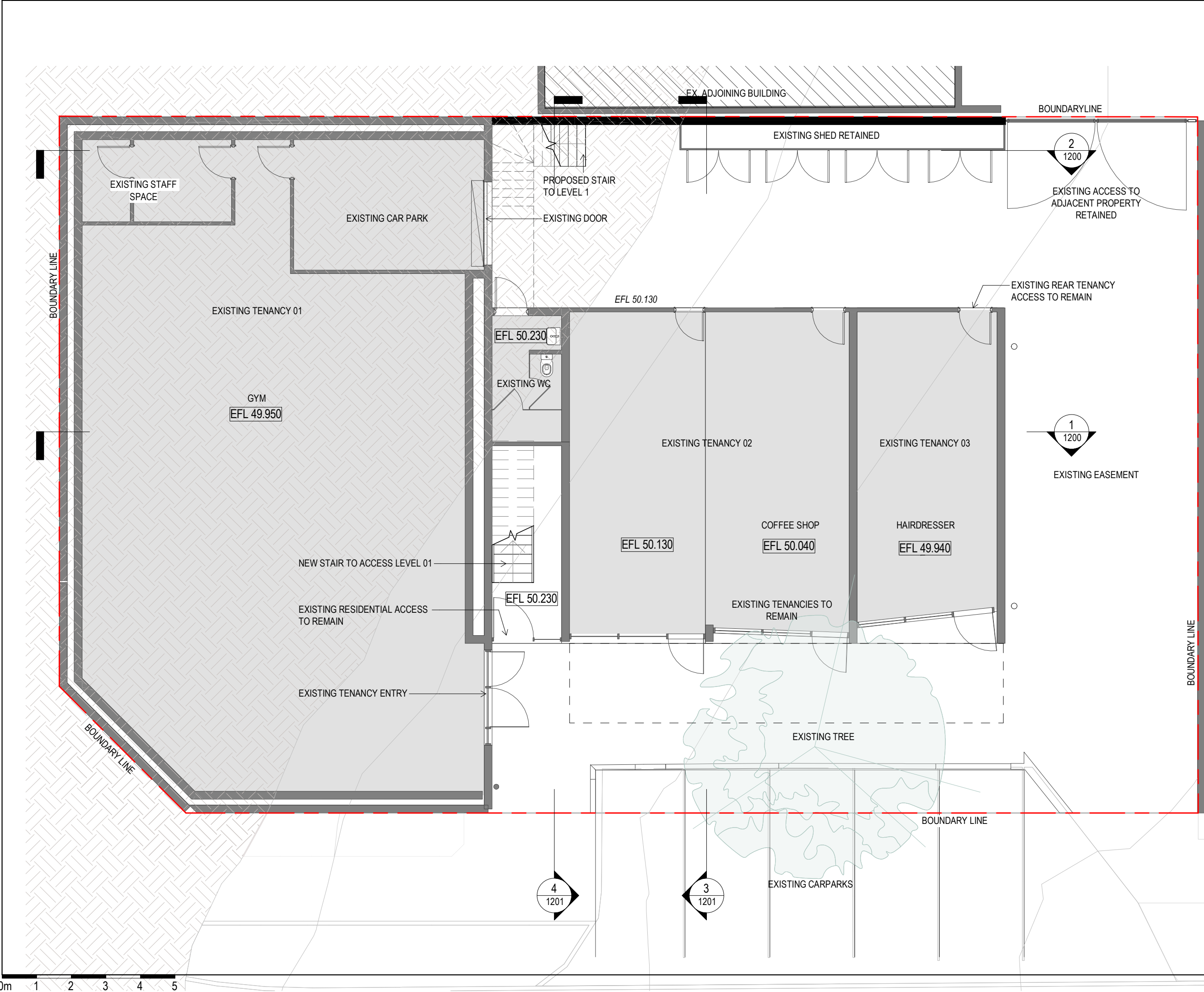
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38 FRENCHS FOREST ROAD,
SEAFORTH NSW

DRAWING TITLE
DEMOLITION PLAN - ROOF LEVEL

DRAWN: CP	CHECKED: SM		
FIRST ISSUE: 08/21/17	SCALE @ A3: 1 : 100		
PROJECT No 19243	STAGE DA	DRAWING No DA-AR- 0202	REV E

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PLAN LEGEND	
---	BOUNDARY LINE
	PROPOSED WORKS
---	EXISTING BUILDING EXTENT
	EXISTING BUILT ELEMENTS
EFL	EXISTING FLOOR LEVEL
RL	PROPOSED RELATIVE FLOOR LEVEL

ISSUE FOR INFORMATION	NORTH
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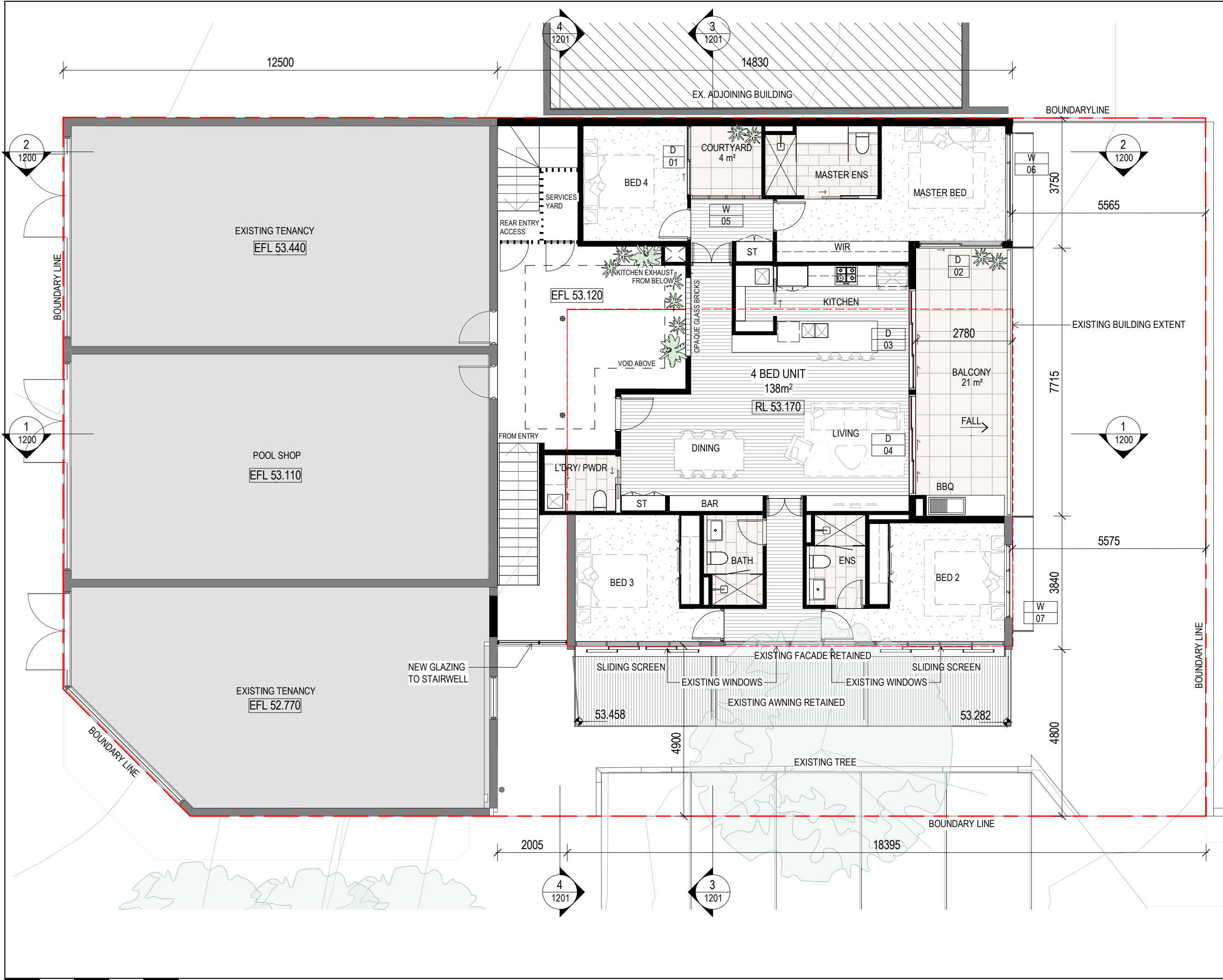
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PROJECT
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DRAWING TITLE
GENERAL ARRANGEMENT PLAN - GROUND LEVEL

DRAWN: SS	CHECKED: PO
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DRAWING No DA-AR- 1000	REV F



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PLAN LEGEND

BOUNDARY LINE

PROPOSED WORKS

EXISTING BUILDING EXTENT

EXISTING BUILT ELEMENTS

EFL EXISTING FLOOR LEVEL

RL PROPOSED RELATIVE FLOOR LEVEL

ISSUE FOR INFORMATION

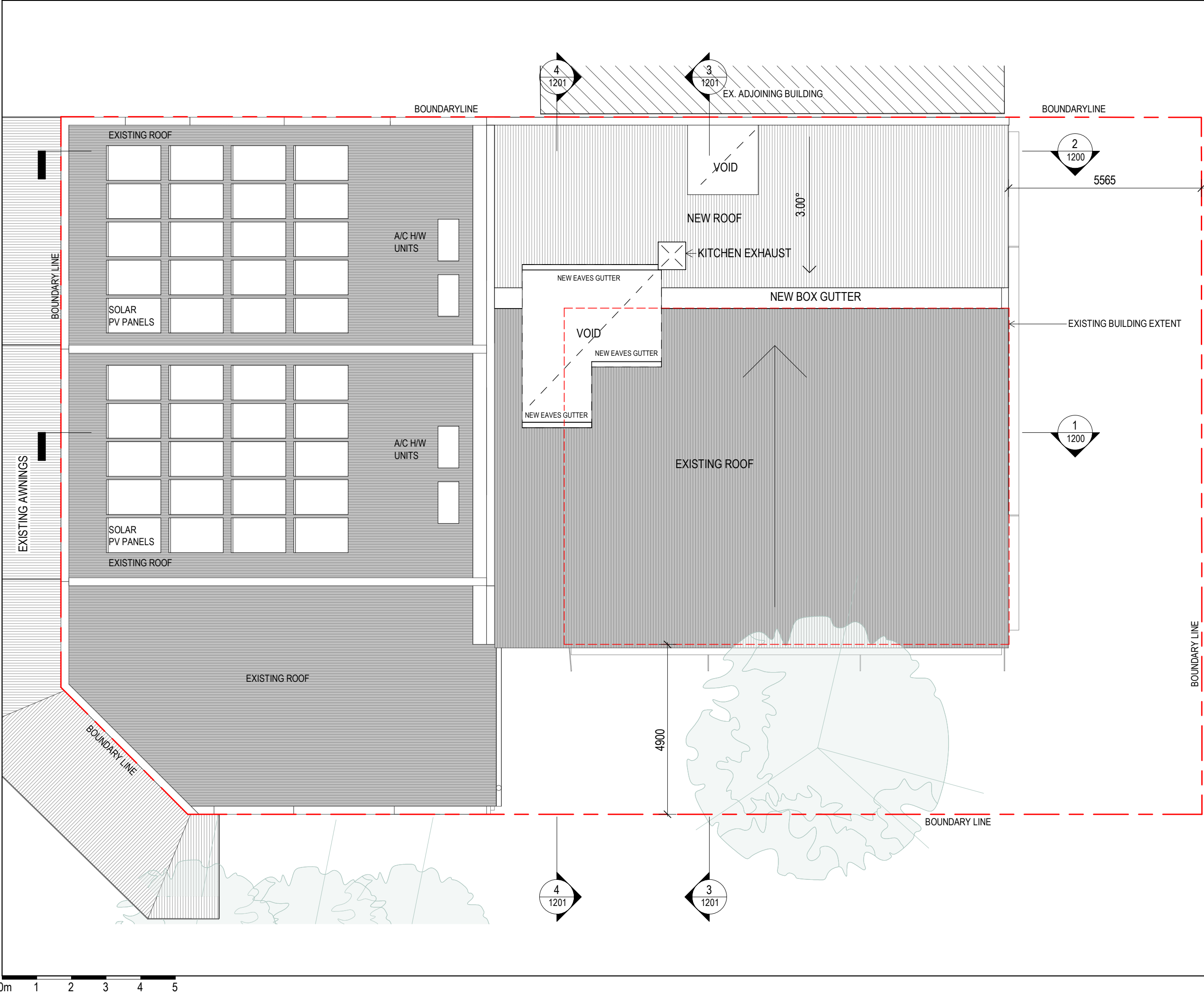
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PROJECT 38 FRENCHS FOREST ROAD, SEAFORTH NSW

DRAWING TITLE GENERAL ARRANGEMENT PLAN - LEVEL 01 PROPOSED

DRAWN: SS	CHECKED: PO
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DRAWING No DA-AR- 1001	REV F



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PLAN LEGEND

- BOUNDARY LINE
- PROPOSED WORKS
- EXISTING BUILDING EXTENT
- EXISTING BUILT ELEMENTS

EFL EXISTING FLOOR LEVEL
RL PROPOSED RELATIVE FLOOR LEVEL

ISSUE FOR INFORMATION

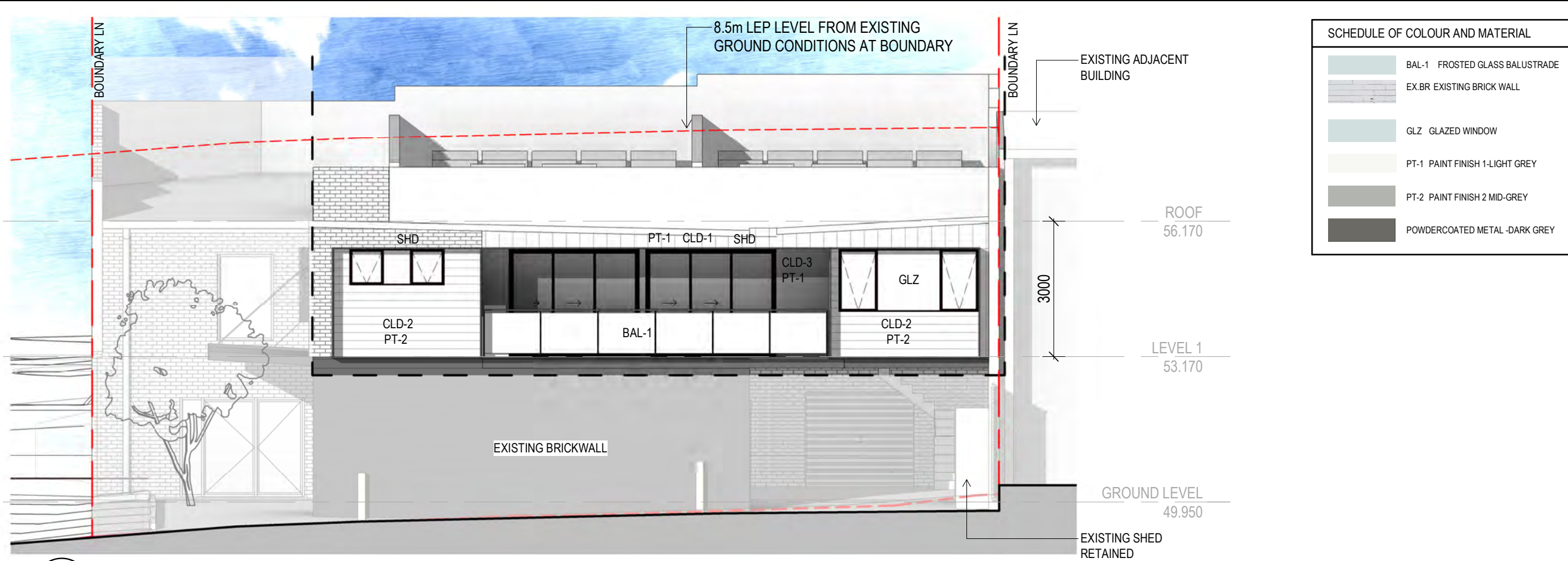
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PROJECT
38 FRENCHS FOREST ROAD,
SEAFORTH NSW

DRAWING TITLE
GENERAL ARRANGEMENT PLAN
- ROOF PLAN

DRAWN: SS	CHECKED: PO		
FIRST ISSUE: 08/21/17	SCALE @ A3: 1 : 100		
PROJECT No 19243	STAGE DA	DRAWING No DA-AR- 1002	REV F

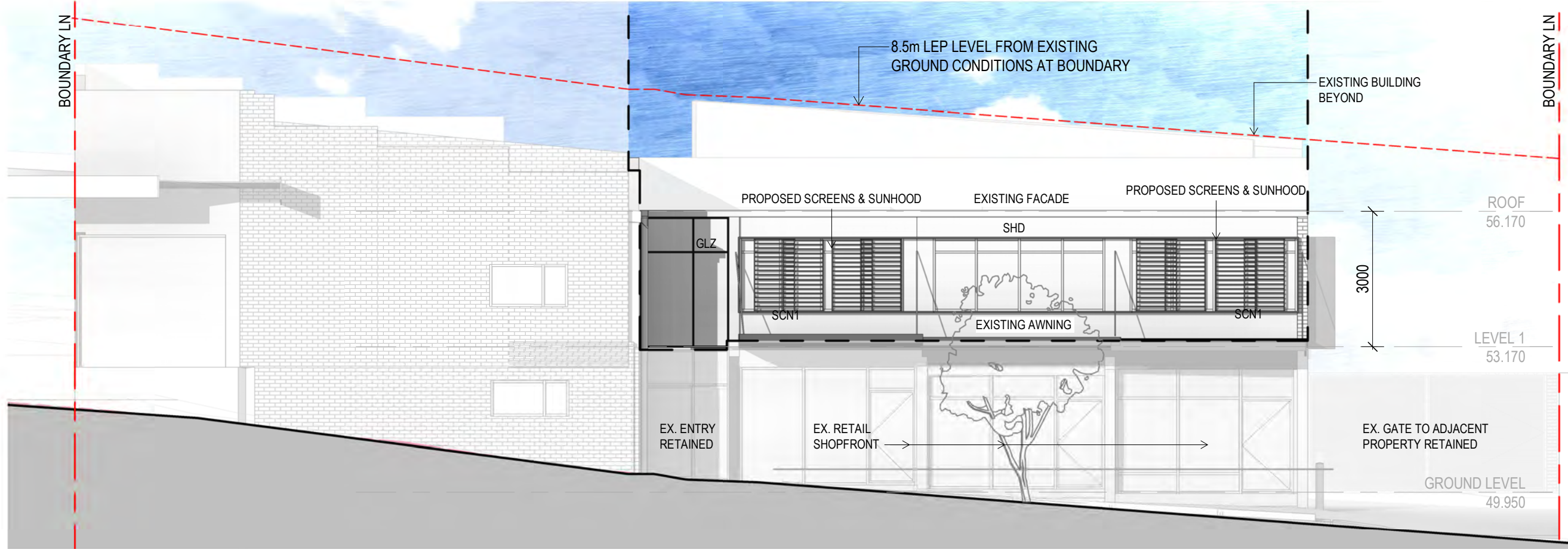


SCHEDULE OF COLOUR AND MATERIAL	
	BAL-1 FROSTED GLASS BALUSTRADE
	EX.BR EXISTING BRICK WALL
	GLZ GLAZED WINDOW
	PT-1 PAINT FINISH 1-LIGHT GREY
	PT-2 PAINT FINISH 2 MID-GREY
	POWDERCOATED METAL -DARK GREY

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BAL-1	GLASS BALUSTRADE
CLD-1	CLADDING TYPE 1 - VERTICAL
CLD-2	CLADDING TYPE 2 - HORIZONTAL
CLD-3	CLADDING TYPE 3 - FLUSH SET
GLZ	GLAZING
PT-1	PAINT FINISH 1
PT-2	PAINT FINISH 2
SCN1	POWDERCOAT ALUMINIUM HORIZONTAL OPERABLE SCREEN
SHD	POWDERCOAT ALUMINIUM SUNHOOD

1 ELEVATION NORTH
Scale: 1 : 100



2 ELEVATION EAST
Scale: 1 : 100

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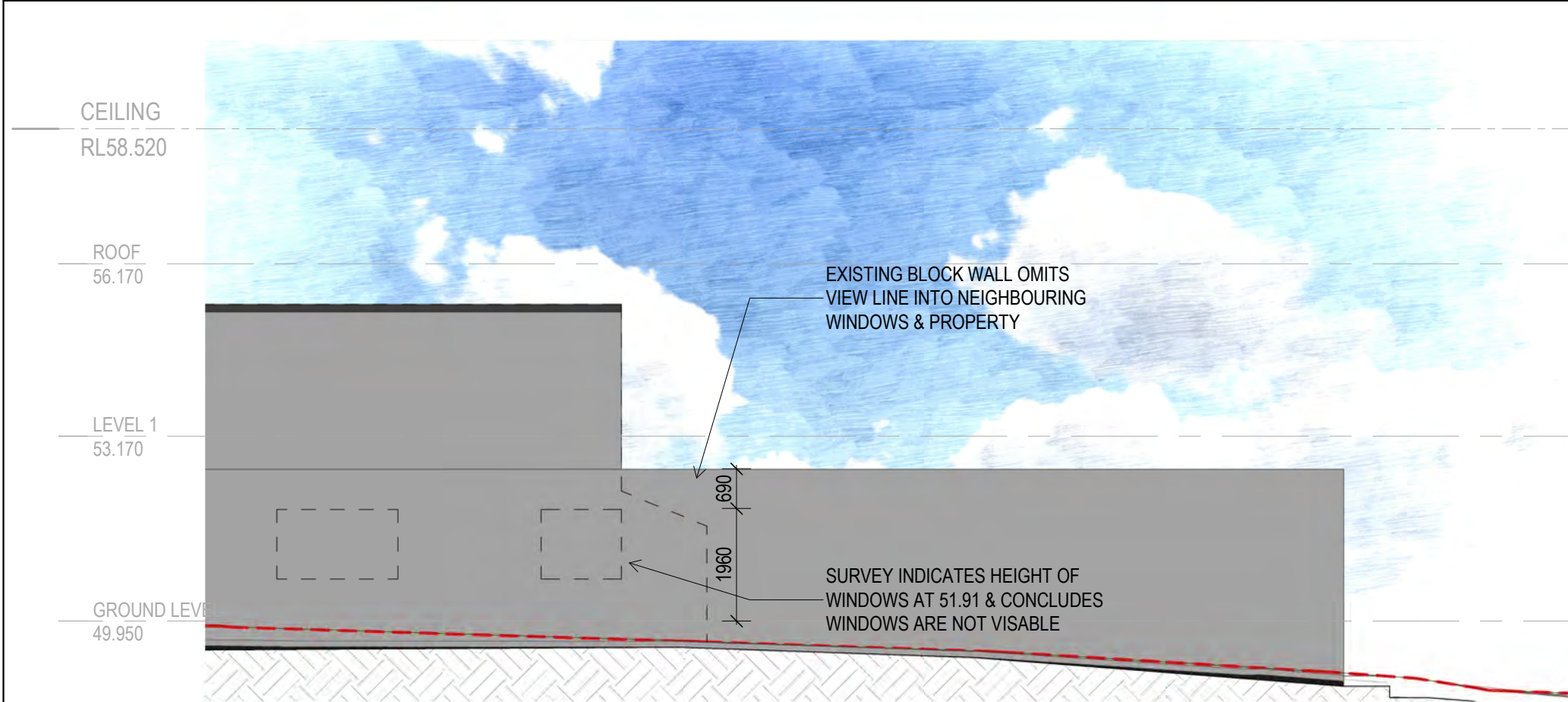
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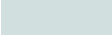
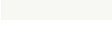


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JAMESON FAMILY INVESTMENTS NSW

PROJECT
38 FRENCHS FOREST ROAD, SEAFORTH NSW

DRAWING TITLE
GENERAL ARRANGEMENT - BUILDING ELEVATIONS

DRAWN: CP	CHECKED: SM
FIRST ISSUE: 03/01/19	SCALE @ A3: 1 : 100
PROJECT No 19243	STAGE DA
DRAWING No DA-AR- 1100	REV E



SCHEDULE OF COLOUR AND MATERIAL		
	BAL-1	FROSTED GLASS BALUSTRADE
	EX.BR	EXISTING BRICK WALL
	GLZ	GLAZED WINDOW
	PT-1	PAINT FINISH 1-LIGHT GREY
	PT-2	PAINT FINISH 2 MID-GREY
		POWDERCOATED METAL -DARK GREY

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AMENDMENTS		
REV	DESCRIPTION	DATE
A	ISSUE FOR DA	14.05.21
B	ISSUE FOR DA	04.06.21
C	ISSUE FOR DA	06.07.21

BAL-1	GLASS BALUSTRADE
CLD-1	CLADDING TYPE 1 - VERTICAL
CLD-2	CLADDING TYPE 2 - HORIZONTAL
CLD-3	CLADDING TYPE 3 - FLUSH SET
GLZ	GLAZING
PT-1	PAINT FINISH 1
PT-2	PAINT FINISH 2
SCN1	POWDERCOAT ALUMINIUM HORIZONTAL OPERABLE SCREEN
SHD	POWDERCOAT ALUMINIUM SUNHOOD

NOTE : BASIX CERTIFICATE TAKES PRECEDENCE OVER THESE TEMPLATES

1

ELEVATION NORTHERN NEIGHBOUR

Scale: 1 : 100

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓
Fixtures			
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.		✓	✓
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.		✓	✓
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.		✓	

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
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Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
suspended floor with enclosed subfloor: concrete (R0.6).	R0.70 (down) (or R1.30 including construction)	
suspended floor above garage: concrete (R0.6).	nil	
floor above existing dwelling or building.	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: cavity brick	nil	
raked ceiling, pitched/skillion roof: concrete/plasterboard internal	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors								
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:							✓	✓
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.							✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.							✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.							✓	✓
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.						✓	✓	✓
Windows and glazed doors glazing requirements								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
D01	N	4.2	3	2	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W05	W	4.284	3	2	none	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
W06	N	4.34	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		
D02	E	5.04	0	0	eave/verandah/pergola/balcony	improved aluminium, single clear, (U-value:		

Glazing requirements						Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window / door no.								
Window / door no.	Orientation	Area of glass inc. frame (m2)	Overshadowing		Shading device	Frame and glass type		
			Height (m)	Distance (m)				
					>=900 mm	6.44, SHGC: 0.75)		
D03	N	6.96	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
D04	N	6.96	0	0	eave/verandah/pergola/balcony >=900 mm	improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)		
W07	N	1.68	0	0	eave/verandah/pergola/balcony >=600 mm	improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)		

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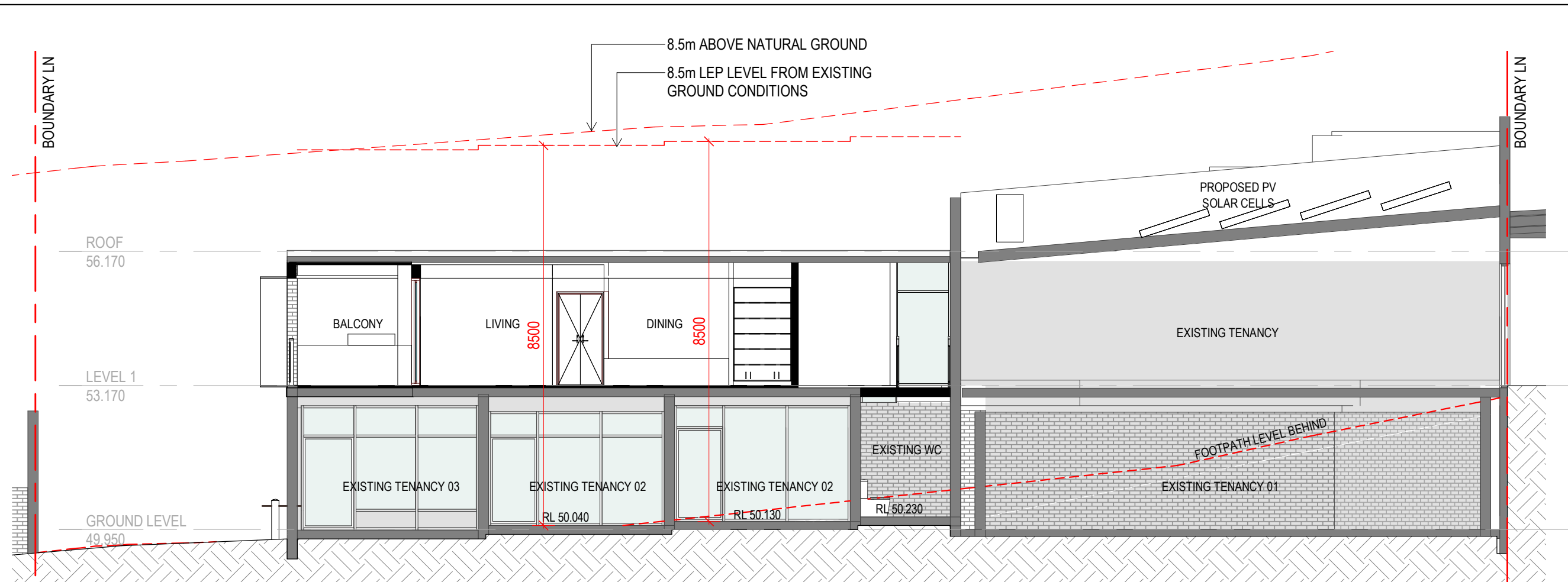
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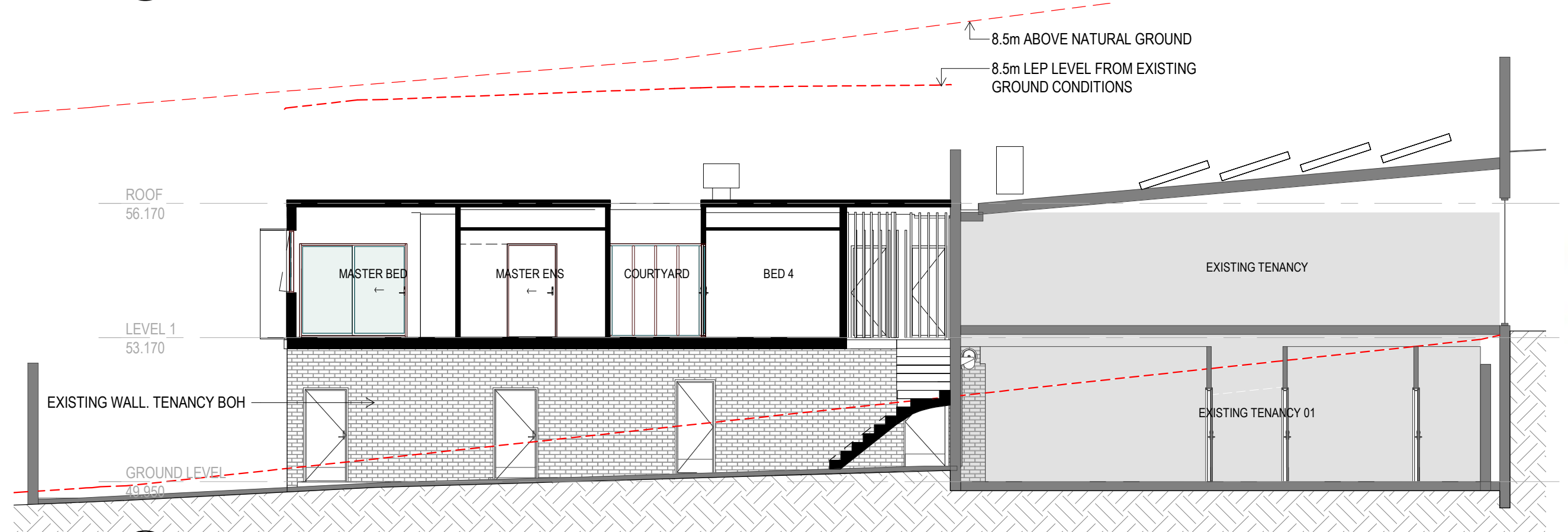
PROJECT
38 FRENCHS FOREST ROAD, SEAFORTH NSW

DRAWING TITLE
GENERAL ARRANGEMENT - NEIGHBOURING ELEVATION

DRAWN: CP	CHECKED: SM
FIRST ISSUE: 27/01/21	SCALE @ A3: 1 : 100
PROJECT No 19243	STAGE DA
DRAWING No DA-AR- 1101	REV C



1 SITE SECTION
Scale: 1 : 100



2 SITE SECTION
Scale: 1 : 100



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AMENDMENTS		
REV	DESCRIPTION	DATE
A	ISSUE FOR DA	14.05.21
B	ISSUE FOR DA	20.05.21
C	ISSUE FOR DA	04.06.21
D	ISSUE FOR DA	01.07.21
E	ISSUE FOR DA	06.07.21

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PROJECT
38 FRENCHS FOREST ROAD,
SEAFORTH NSW

DRAWING TITLE
GENERAL ARRANGEMENT -
BUILDING SECTIONS

DRAWN:	CP	CHECKED:	SM
FIRST ISSUE:	03/01/19	SCALE @ A3:	1 : 100
PROJECT No	19243	STAGE	DA
DRAWING No	DA-AR- 1200	REV	E

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PROJECT
38 FRENCHS FOREST ROAD,
SEAFORTH NSW

DRAWING TITLE
GENERAL ARRANGEMENT -
BUILDING SECTIONS

DRAWN: HK		CHECKED: DK	
FIRST ISSUE: 09/22/20		SCALE @ A3: 1 : 100	
PROJECT No 19243	STAGE DA	DRAWING No DA-AR- 1201	REV E

SCHEDULE OF COLOUR AND MATERIAL	
	BAL-1 FROSTED GLASS BALUSTRADE
	EX.BR EXISTING BRICK WALL
	GLZ GLAZED WINDOW
	PT-1 PAINT FINISH 1-LIGHT GREY
	PT-2 PAINT FINISH 2 MID-GREY
	POWDERCOATED METAL -DARK GREY

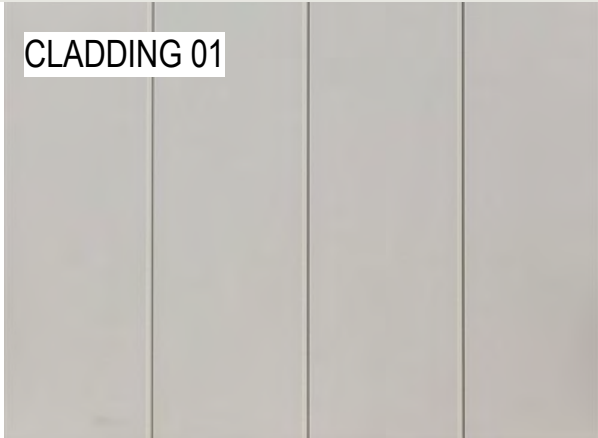


Dulux[®] NZ9H4

Mt Aspiring

PAINT 01

CLADDING 01

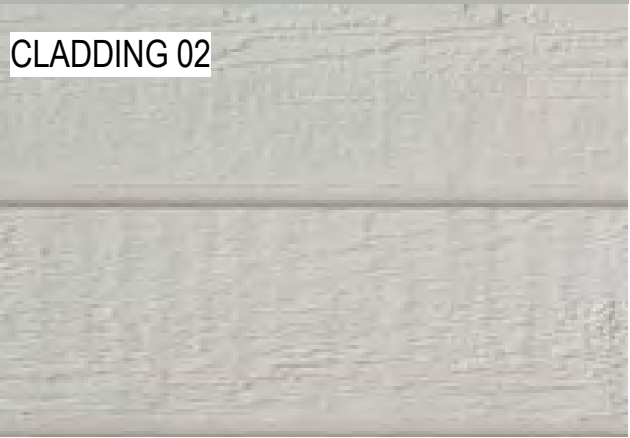


Dulux[®] C4

Colorbond[®] Shale Grey™

PAINT 02

CLADDING 02






Dulux[®] C35

Colorbond[®] Wallaby[®]

CLADDING 03



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PROJECT

38 FRENCHS FOREST ROAD, SEAFORTH NSW

DRAWING TITLE

FINISHES AND MATERIALS PALETTE

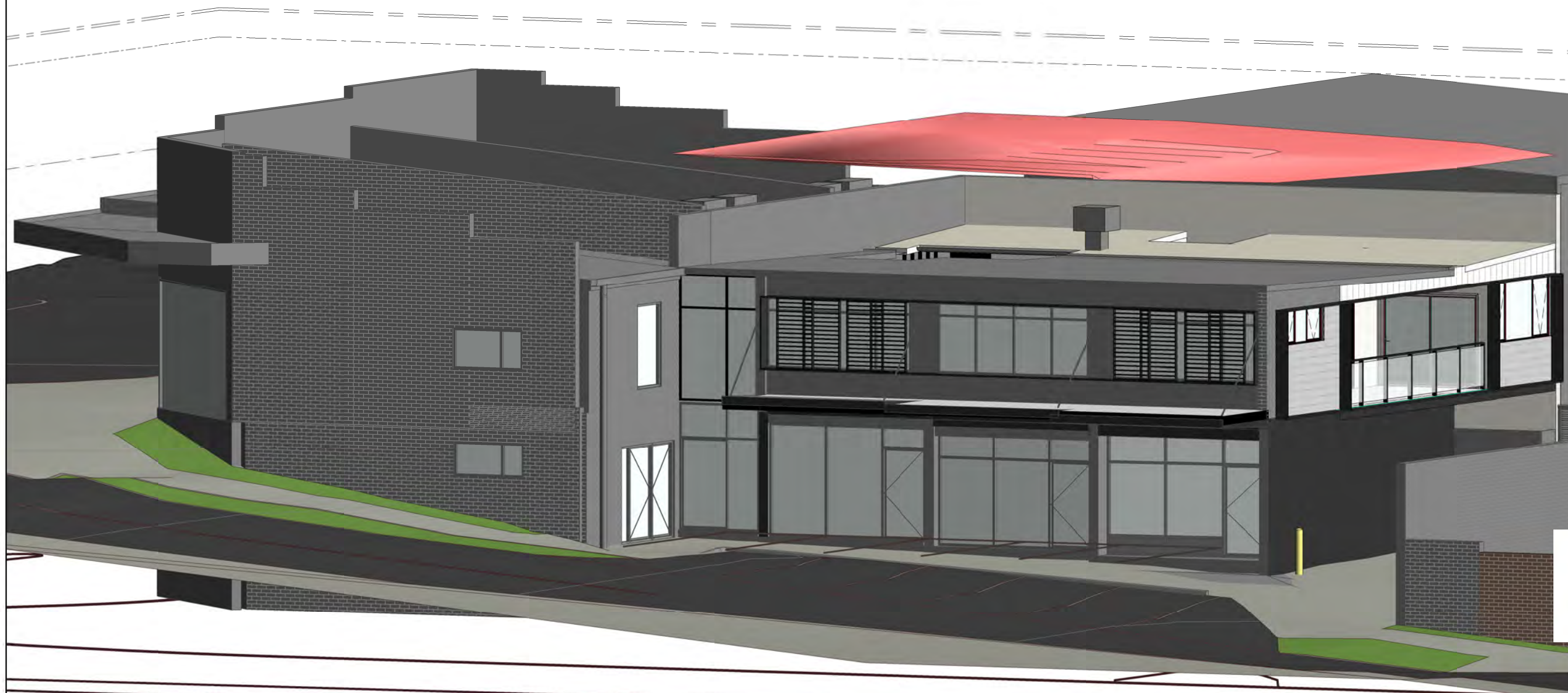
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DRAWING No	DA-AR- 5000	REV	A

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PROJECT
38 FRENCHS FOREST ROAD,
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DRAWING TITLE
3D VIEW - 8.5M HEIGHT LIMIT

DRAWN: CP		CHECKED: SM	
FIRST ISSUE: 05/15/19		SCALE @ A3:	
PROJECT No 19243	STAGE DA	DRAWING No DA-AR-8000	REV E

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