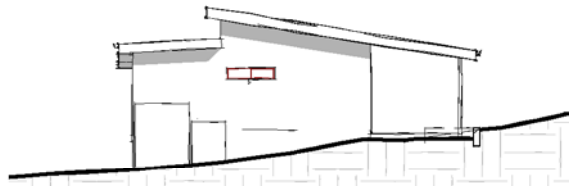


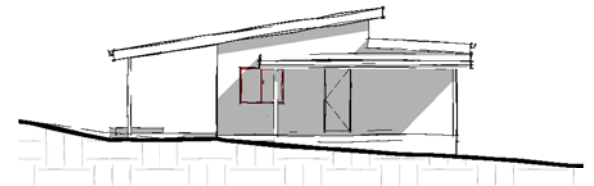
1 SITE AND ROOF PLAN.
1:250



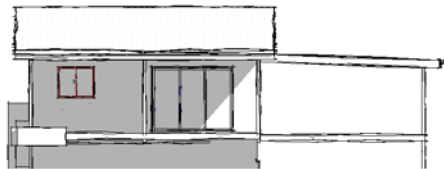
2 NORTH EAST ELEVATION.
1 : 250



3 NORTH WEST ELEVATION.
1 : 250



4 SOUTH EAST ELEVATION.
1 : 250



5 SOUTH WEST ELEVATION.
1 : 250

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 15
PRINCES PROMENADE SEAFORTH NSW 2092 LOT 139
DP 4889

client
SARAH MASON



drawing
NOTIFICATION PLAN

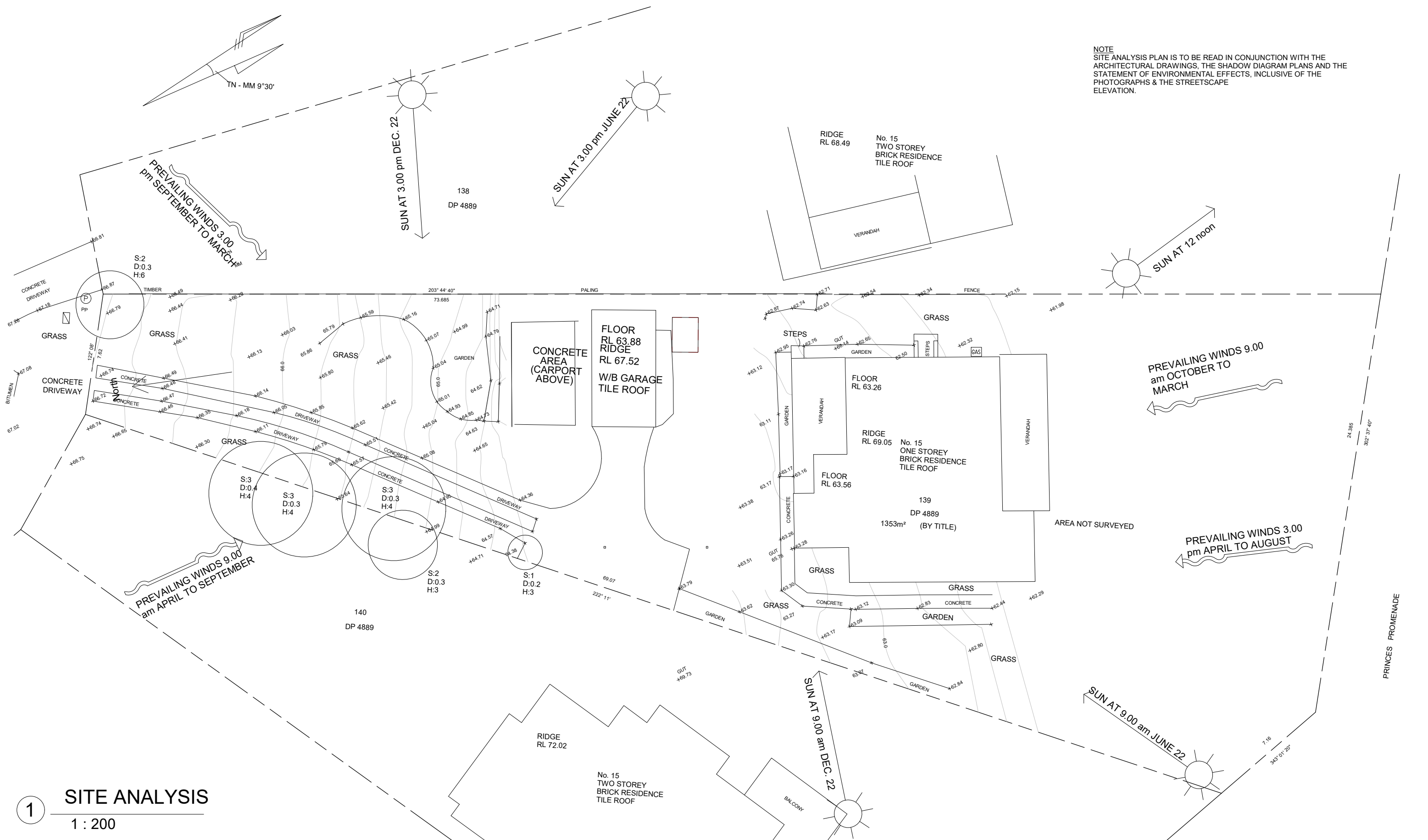
project no 20-15 date Issue Date sheet no. 1 of 1

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scale @ A4 issue drawn
As A RK
indicated

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NOTE
SITE ANALYSIS PLAN IS TO BE READ IN CONJUNCTION WITH THE
ARCHITECTURAL DRAWINGS, THE SHADOW DIAGRAM PLANS AND THE
STATEMENT OF ENVIRONMENTAL EFFECTS, INCLUSIVE OF THE
PHOTOGRAPHS & THE STREETSCAPE
ELEVATION.

1 SITE ANALYSIS

1 : 200

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drawn	date	issue	amendment
EU	13/03/20	A	ISSUE FOR DA

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 15 PRINCES PROMENADE SEAFORTH NSW 2092 LOT 139 DP 4889

client

SARAH MASON

true north

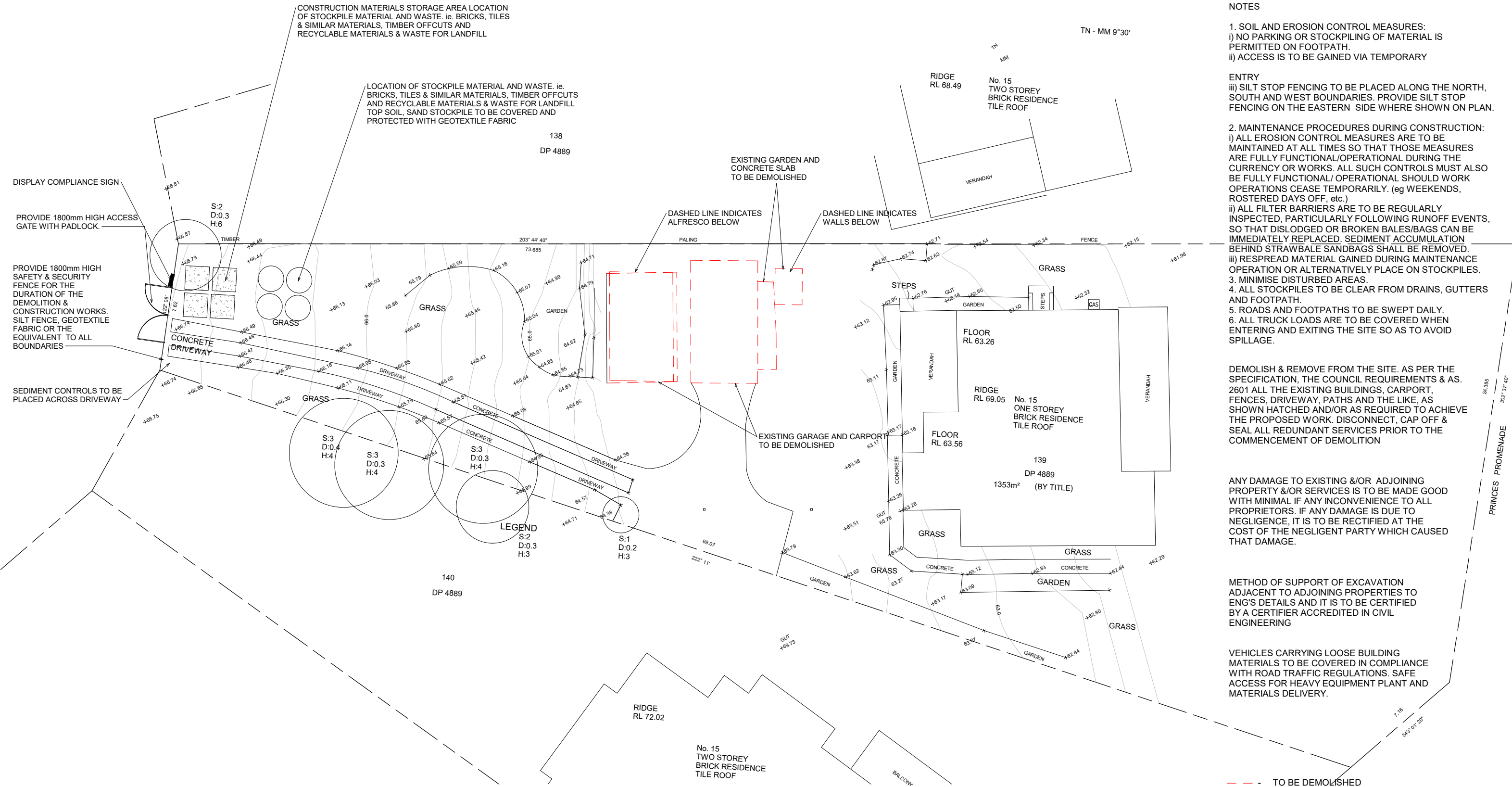
drawing

SITE ANALYSIS

project no	date	sheet no.	scale @ A3	issue	drawn
20-15	Issue Date	.1 of 1	1 : 200	A	RK

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- NOTES
1. SOIL AND EROSION CONTROL MEASURES:
i) NO PARKING OR STOCKPILING OF MATERIAL IS PERMITTED ON FOOTPATH.
ii) ACCESS IS TO BE GAINED VIA TEMPORARY ENTRY
2. MAINTENANCE PROCEDURES DURING CONSTRUCTION:
i) ALL EROSION CONTROL MEASURES ARE TO BE MAINTAINED AT ALL TIMES SO THAT THOSE MEASURES ARE FULLY FUNCTIONAL/OPERATIONAL DURING THE CURRENCY OF WORKS. ALL SUCH CONTROLS MUST ALSO BE FULLY FUNCTIONAL/ OPERATIONAL SHOULD WORK OPERATIONS CEASE TEMPORARILY. (eg WEEKENDS, ROSTERED DAYS OFF, etc.)
ii) ALL FILTER BARRIERS ARE TO BE REGULARLY INSPECTED, PARTICULARLY FOLLOWING RUNOFF EVENTS, SO THAT DISLODGED OR BROKEN BALES/BAGS CAN BE IMMEDIATELY REPLACED. SEDIMENT ACCUMULATION BEHIND STRAWBALE SANDBAGS SHALL BE REMOVED.
iii) RESPREAD MATERIAL GAINED DURING MAINTENANCE OPERATION OR ALTERNATIVELY PLACE ON STOCKPILES.
3. MINIMISE DISTURBED AREAS.
4. ALL STOCKPILES TO BE CLEAR FROM DRAINS, GUTTERS AND FOOTPATH.
5. ROADS AND FOOTPATHS TO BE SWEEPED DAILY.
6. ALL TRUCK LOADS ARE TO BE COVERED WHEN ENTERING AND EXITING THE SITE SO AS TO AVOID SPILLAGE.
- DEMOLISH & REMOVE FROM THE SITE. AS PER THE SPECIFICATION, THE COUNCIL REQUIREMENTS & AS. 2601 ALL THE EXISTING BUILDINGS, CARPORT, FENCES, DRIVEWAY, PATHS AND THE LIKE, AS SHOWN HATCHED AND/OR AS REQUIRED TO ACHIEVE THE PROPOSED WORK. DISCONNECT, CAP OFF & SEAL ALL REDUNDANT SERVICES PRIOR TO THE COMMENCEMENT OF DEMOLITION
- ANY DAMAGE TO EXISTING &/OR ADJOINING PROPERTY &/OR SERVICES IS TO BE MADE GOOD WITH MINIMAL IF ANY INCONVENIENCE TO ALL PROPRIETORS. IF ANY DAMAGE IS DUE TO NEGLIGENCE, IT IS TO BE RECTIFIED AT THE COST OF THE NEGLIGENT PARTY WHICH CAUSED THAT DAMAGE.
- METHOD OF SUPPORT OF EXCAVATION ADJACENT TO ADJOINING PROPERTIES TO ENG'S DETAILS AND IT IS TO BE CERTIFIED BY A CERTIFIER ACCREDITED IN CIVIL ENGINEERING
- VEHICLES CARRYING LOOSE BUILDING MATERIALS TO BE COVERED IN COMPLIANCE WITH ROAD TRAFFIC REGULATIONS. SAFE ACCESS FOR HEAVY EQUIPMENT PLANT AND MATERIALS DELIVERY.

1 DEMOLITION PLAN

1 : 200

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EU	13/03/20	A	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 15 PRINCES PROMENADE SEAFORTH NSW 2092 LOT 139 DP 4889

client
SARAH MASON

drawn
DEMOLITION PLAN

project no
20-15

date
Issue Date

sheet no
.1 of 1

scale @ A3
1 : 200

issue
A

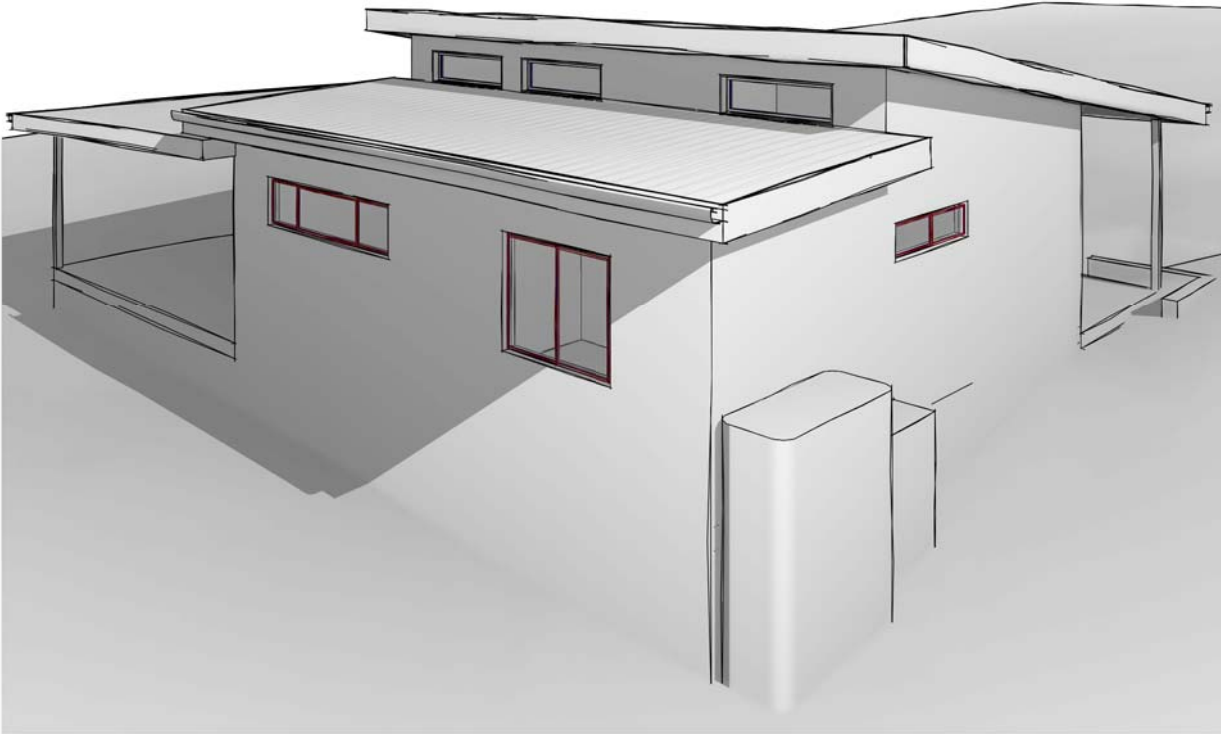
drawn
RK

Bungalow Homes

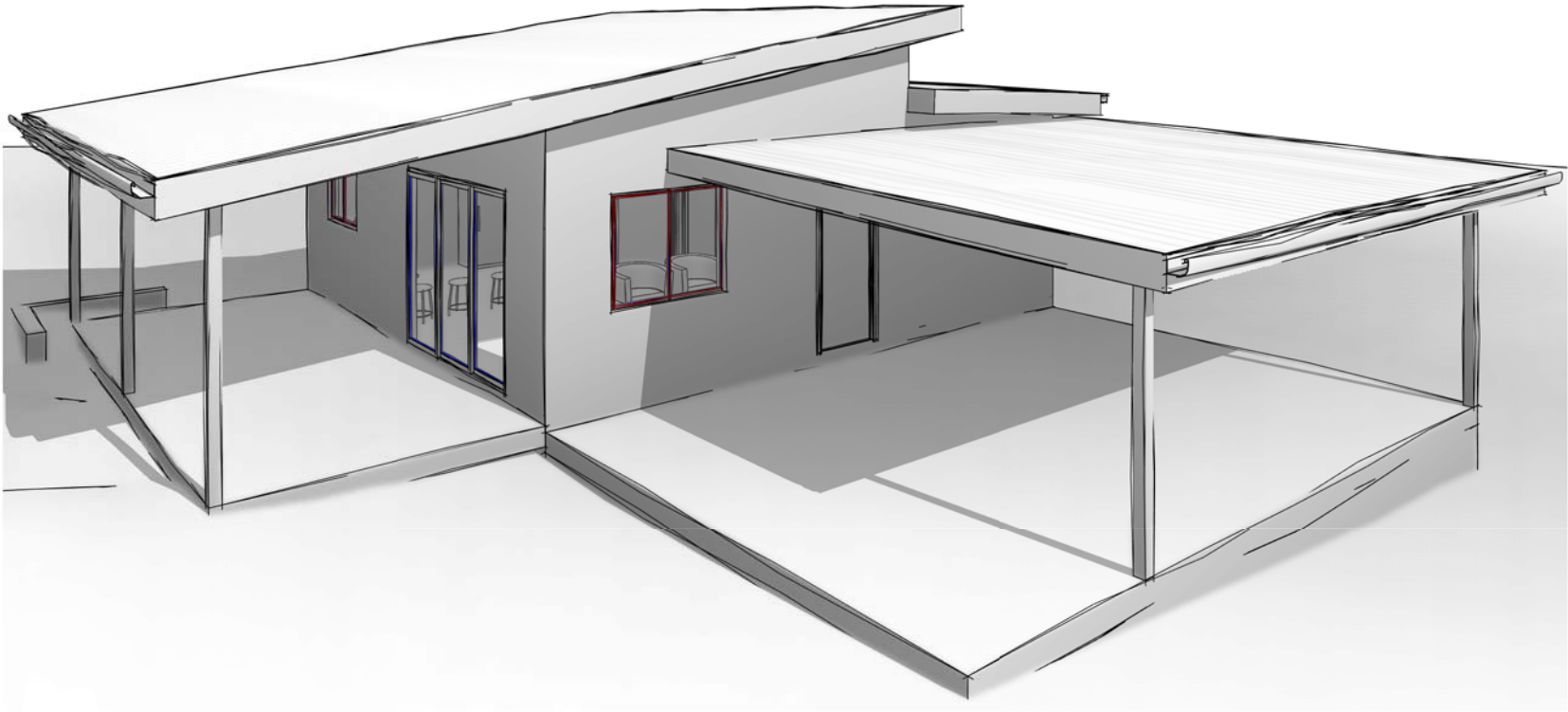
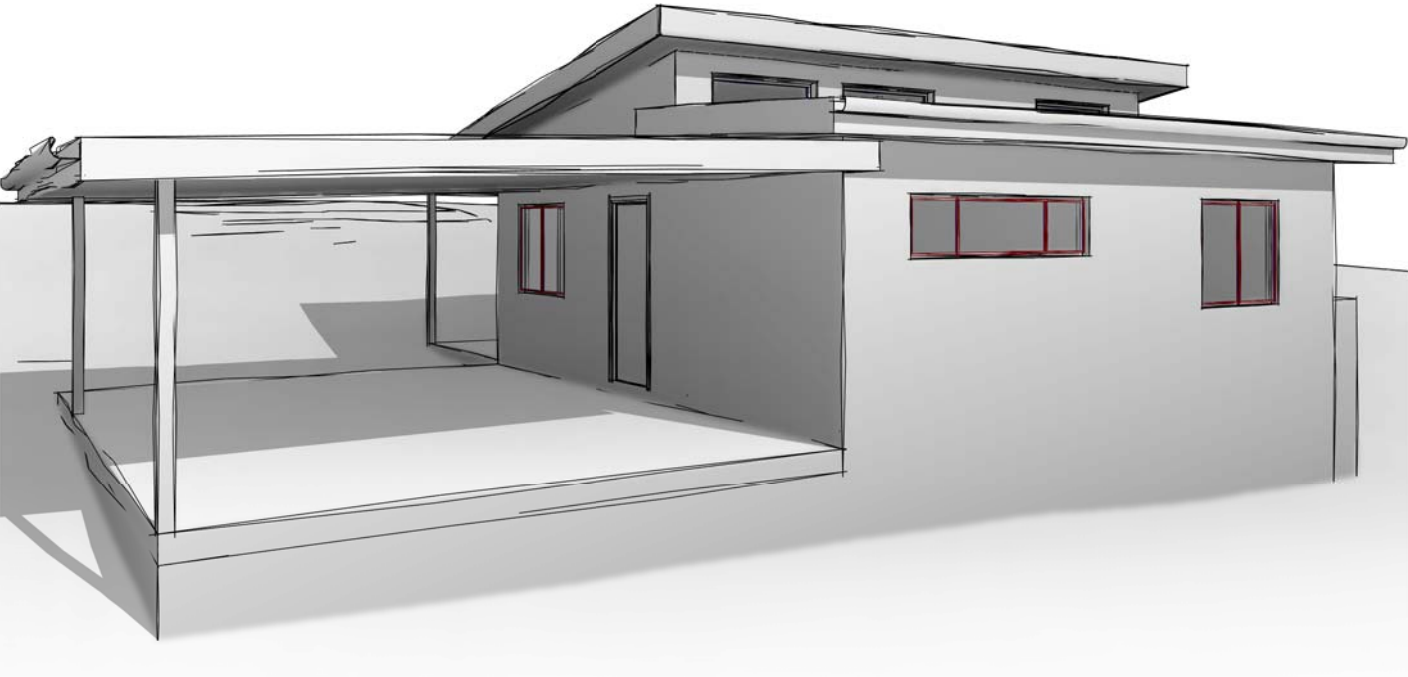
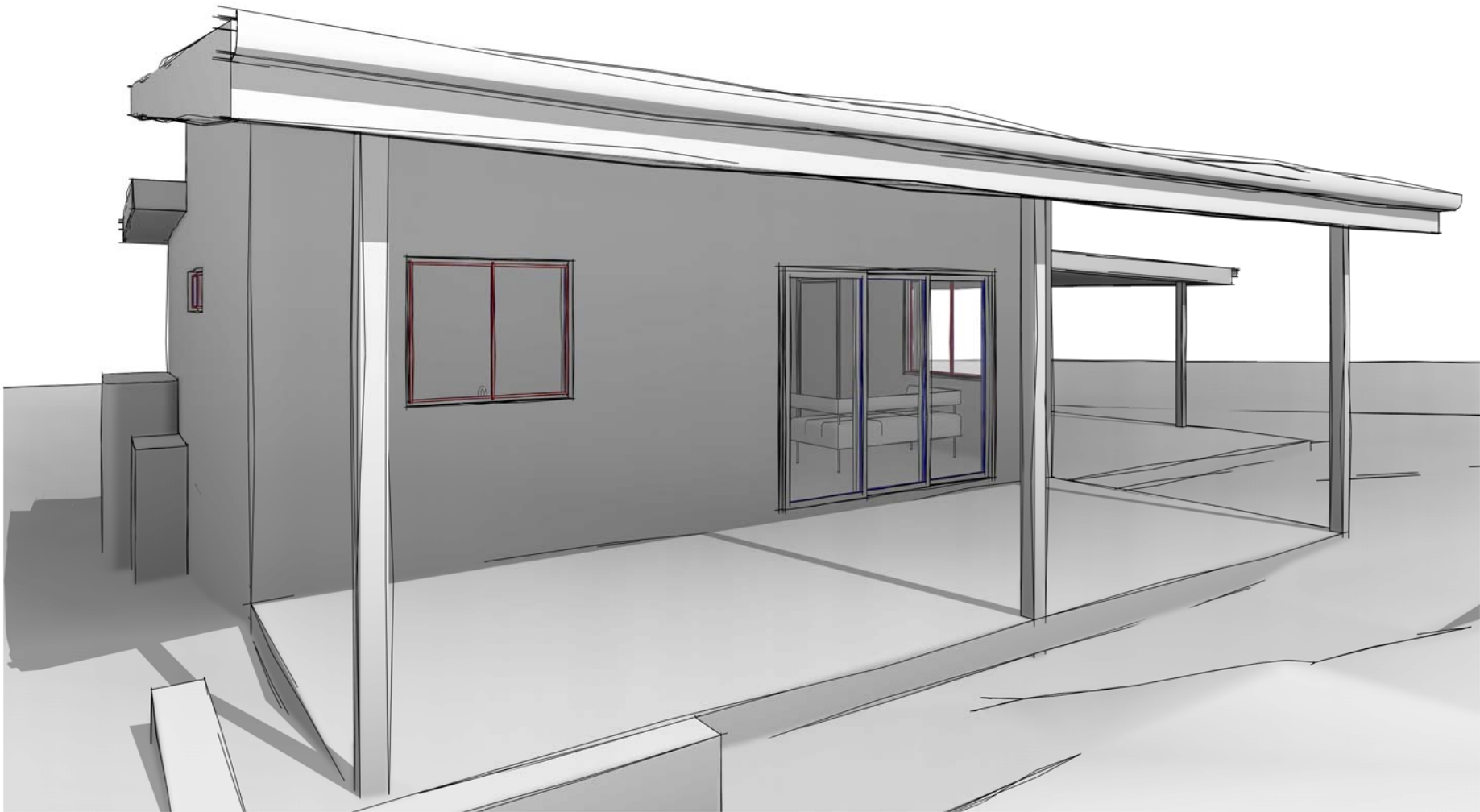
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EU	13/03/20	A	ISSUE FOR DA

project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 15 PRINCES PROMENADE SEAFORTH NSW 2092 LOT 139 DP 4889

client
SARAH MASON

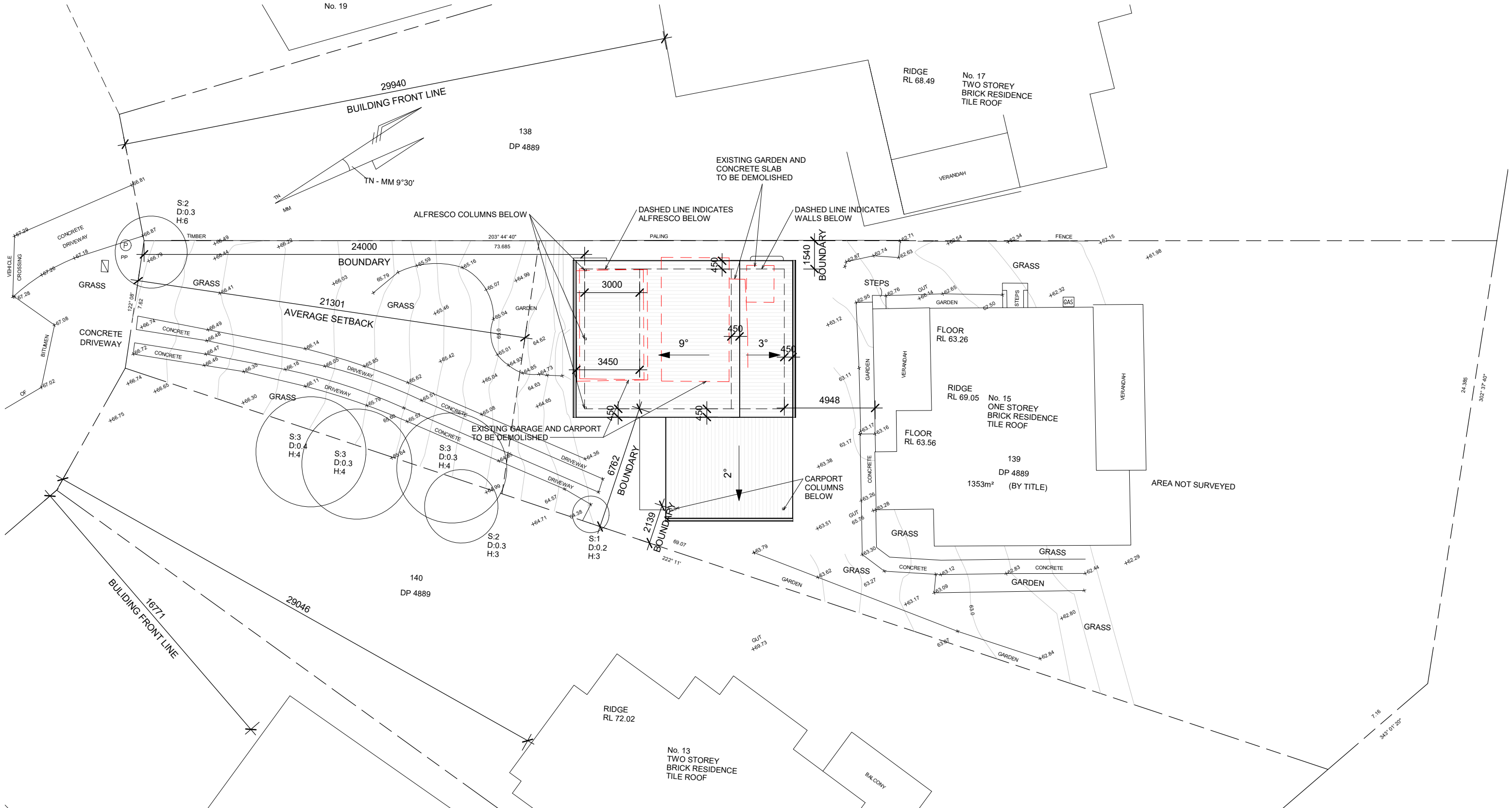
 **Bungalow Homes**

drawing 3D VIEWS	date Issue Date	sheet no. 0	scale @ A3 A	issue A	drawn RK
project no 20-15					


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1

SITE AND ROOF PLAN

1 : 200

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project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 15 PRINCES PROMENADE SEAFORTH NSW 2092 LOT 139 DP 4889

client

SARAH MASON

true north

drawing

SITE AND ROOF PLAN

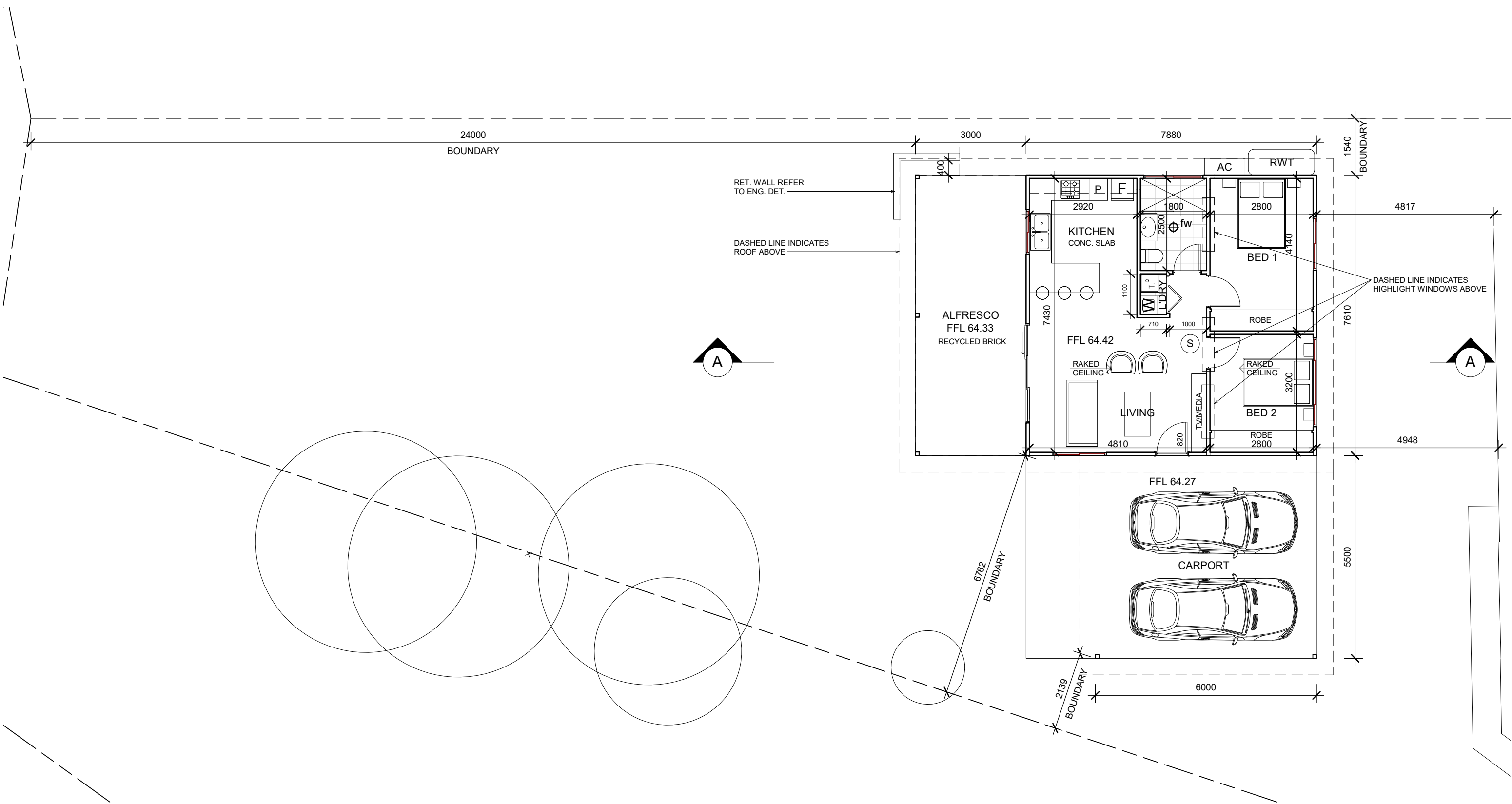
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EU	13/03/20	A	ISSUE FOR DA

project

PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 15 PRINCES PROMENADE SEAFORTH NSW 2092 LOT 139 DP 4889

client

SARAH MASON

drawing


GROUND FLOOR PLAN

project no 20-15

date Issue Date


sheet no. 2

scale @ A3 issue drawn 1 : 100 A RK

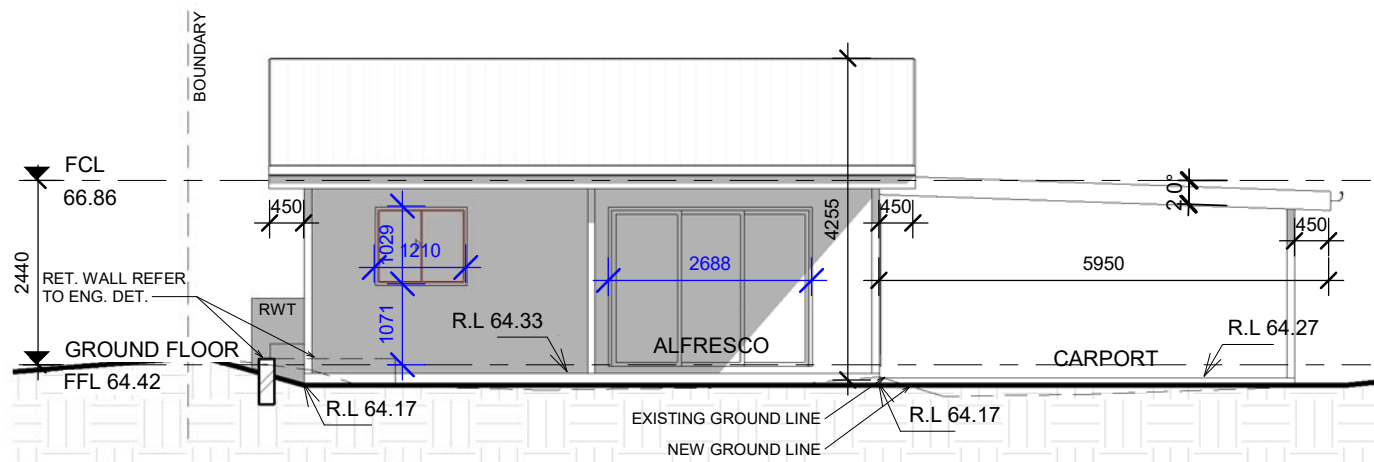


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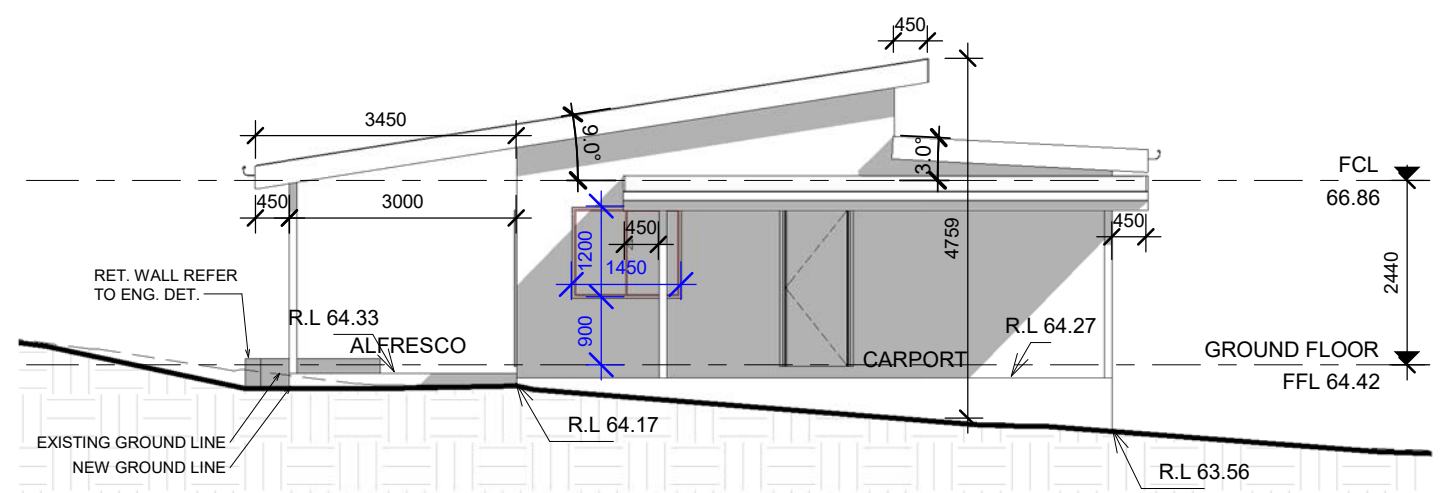
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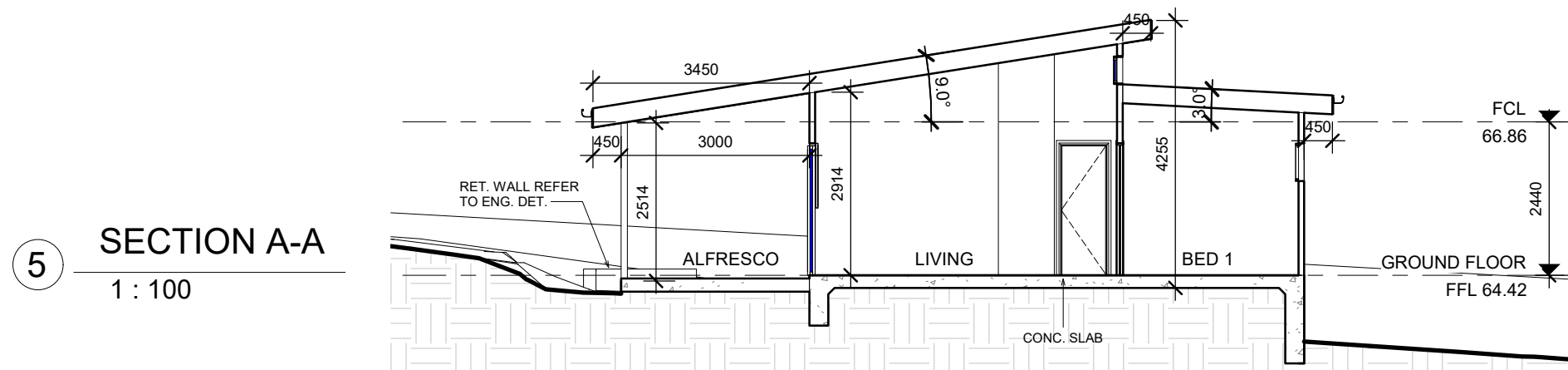
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1 SOUTH WEST ELEVATION
1 : 100

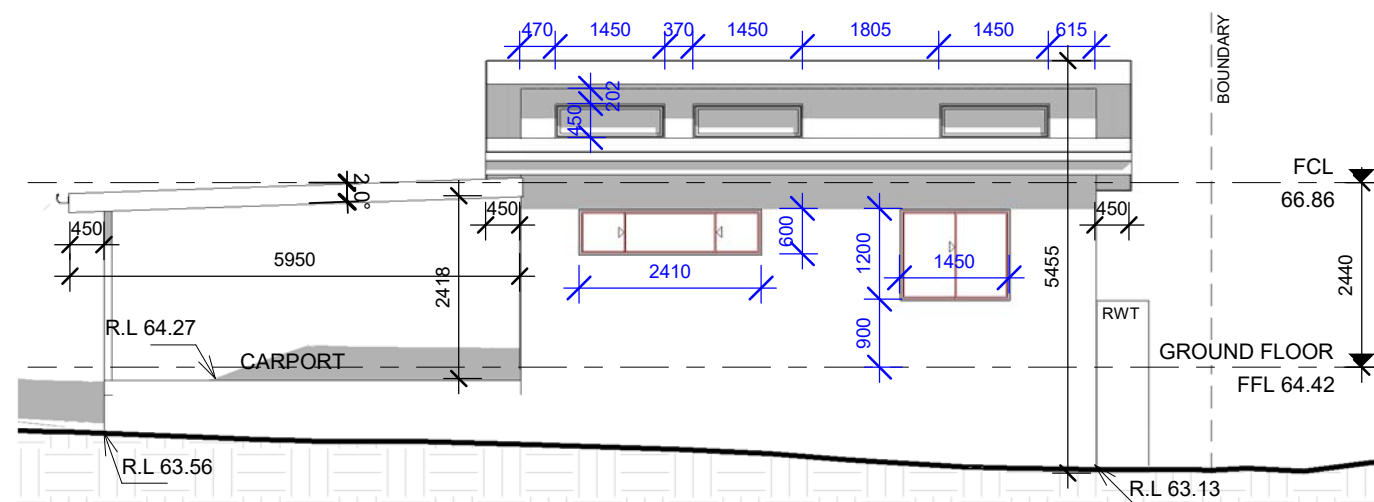


2 SOUTH EAST ELEVATION
1 : 100

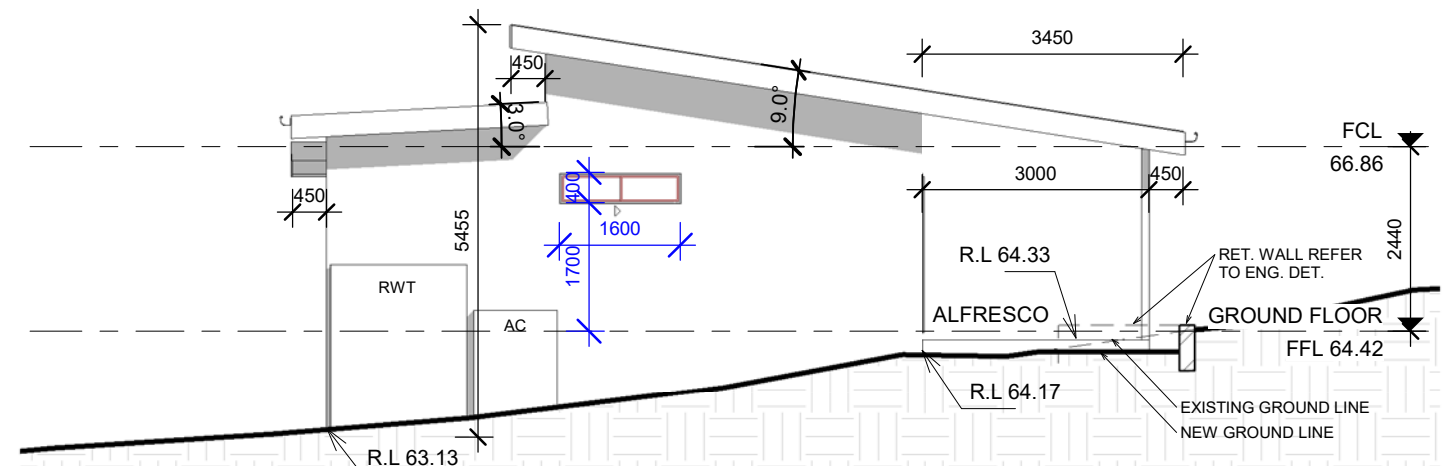


5 SECTION A-A
1 : 100

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3 NORTH EAST ELEVATION
1 : 100



4 NORTH WEST ELEVATION
1 : 100

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project
PROPOSED CONSTRUCTION OF A GRANNY FLAT AT 15 PRINCES PROMENADE SEAFORTH NSW 2092 LOT 139 DP 4889

client
SARAH MASON

true north

drawing
ELEVATIONS AND SECTION

project no 20-15 date Issue Date 3 sheet no. 3 scale @ A3 issue drawn 1 : 100 A RK

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29-06-20
ref : 20-15

**PROPOSED EXTERNAL MATERIAL AND COLOUR FINISHES SCHEDULE FOR THE
CONSTRUCTION OF A SECONDARY DWELLING
15 PRINCES PROMENADE SEAFORTH**

EXTERNAL WALLS

Finish	Paint Finish
Manufacturer	Dulux
Colour	Paving Stone



ROOF

Type	Double Skillion
Finish	Metal Finish
Manufacturer	Colorbond
Colour	Basalt



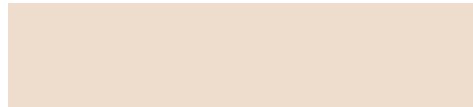
GUTTERS, DOWNPIPES AND FASCIA

Finish	Metal Finish
Manufacturer	Colorbond
Colour	Basalt



ALUMINIUM FRAME WINDOWS & SLIDING DOOR

Finish	Metal Finish
Manufacturer	Dulux
Colour	Pearl White





SITE AREA = 1353 qm

OPEN SPACE
REQUIRED TOTAL OPEN SPACE = 60 % OF THE SITE AREA = 811.8 sqm
(MINIMUM WIDTH NOT LESS THAN 3 METRES)
PROPOSED OPEN SPACE = 841 sqm

LANDSCAPED AREA
REQUIRED LANDSCAPING = 40 % OPEN SPACE = 324.72sqm
(MINIMUM WIDTH NOT LESS THAN 1 METRES)
PROPOSED LANDSCAPED AREA = 841 sqm
PROPOSED LANDSCAPED AREA AS % OF OPEN SPACE = 100%

FSR
MAXIMUM REQUIRED FSR = 0.4:1 = 541sqm
PROPOSED FLOOR AREA = 196sqm = 0.14:1

THEREFORE, THE PROPOSAL COMPLIES WITH THE REQUIRMENTS OF THE DEVELOPMENT CONTROL PLAN

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client
SARAH MASON

 **Bungalow Homes**



drawing
AREA CALCULATIONS

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