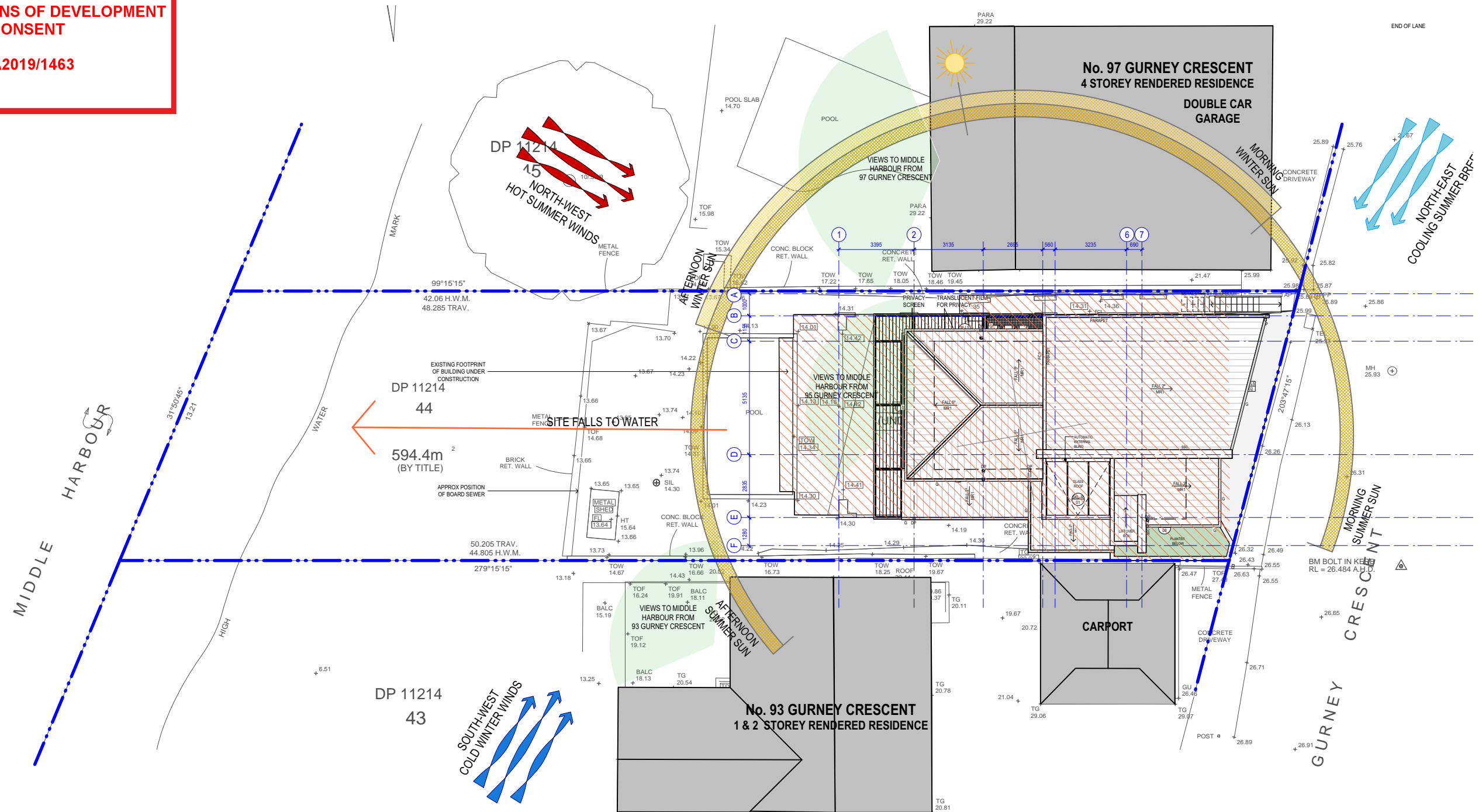




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DA2019/1463



SITE PLAN/ SITE ANALYSIS

NEW DWELLING ON EXISITNG STRUCTURE
95 GURNEY CRESCENT SEAFORTH

A001 A

1:200 @ A3

Monday, 16 December 2019

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16/12/19
8/10/19
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ARCHITECTS

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NORTH SYDNEY NSW 2060
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TELEPHONE 02) 9955 5608



LEGEND

NEW EXTERNAL WALL 01

NEW EXTERNAL WALL 02

NEW STRUCTURAL BLOCK WALL

NEW INTERNAL WALL

EXISTING STRUCTURAL WALL RETAINED

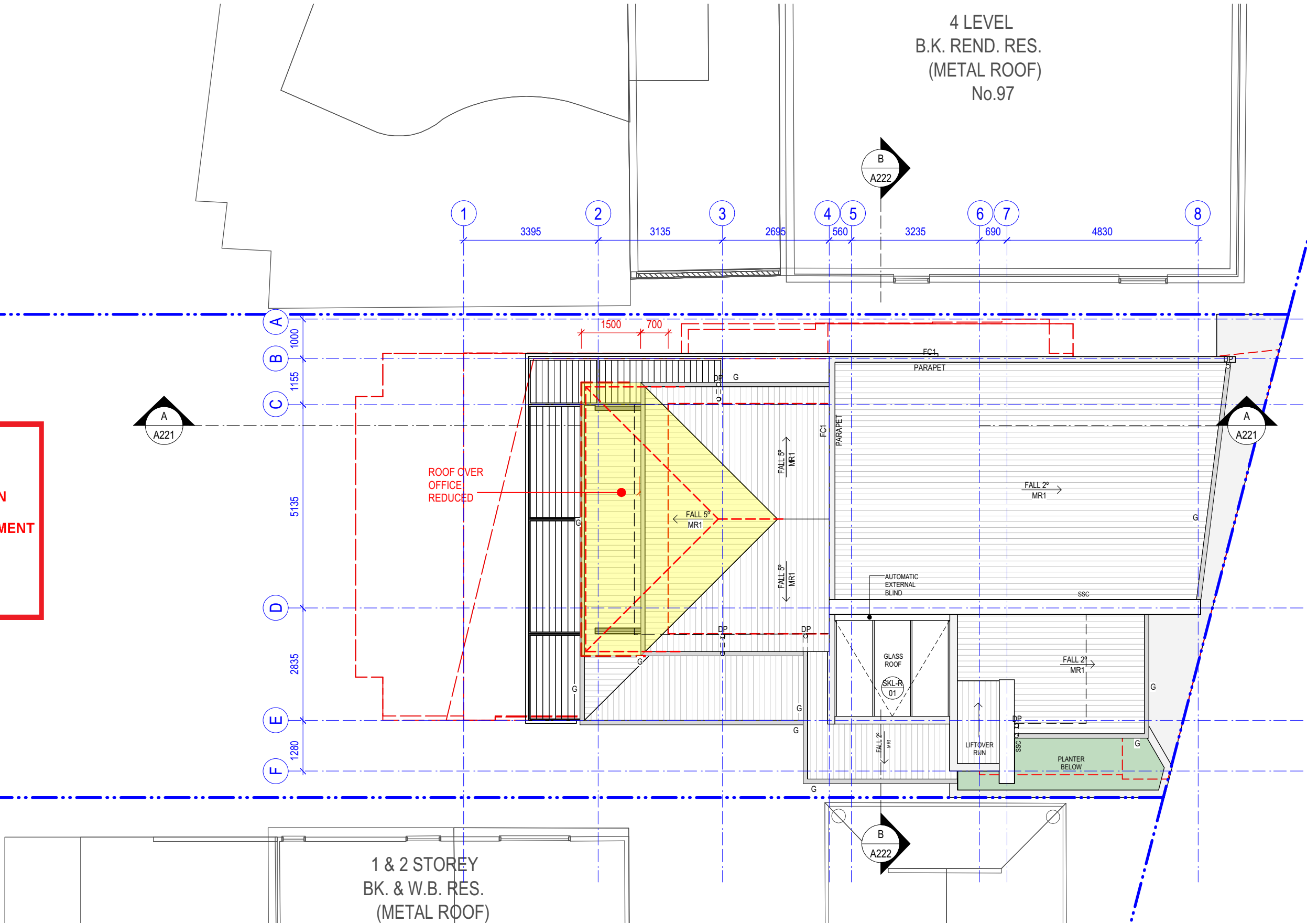
EXISTING WALL DEMOLISHED

EXISTING STRUCTRE DEMOLISHED

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ROOF LEVEL PLAN

NEW DWELLING ON EXISTING STRUCTURE

95 GURNEY CRESCENT SEAFORTH

A100 B

1:100 @ A3

Tuesday, 12 May 2020

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4/5/20

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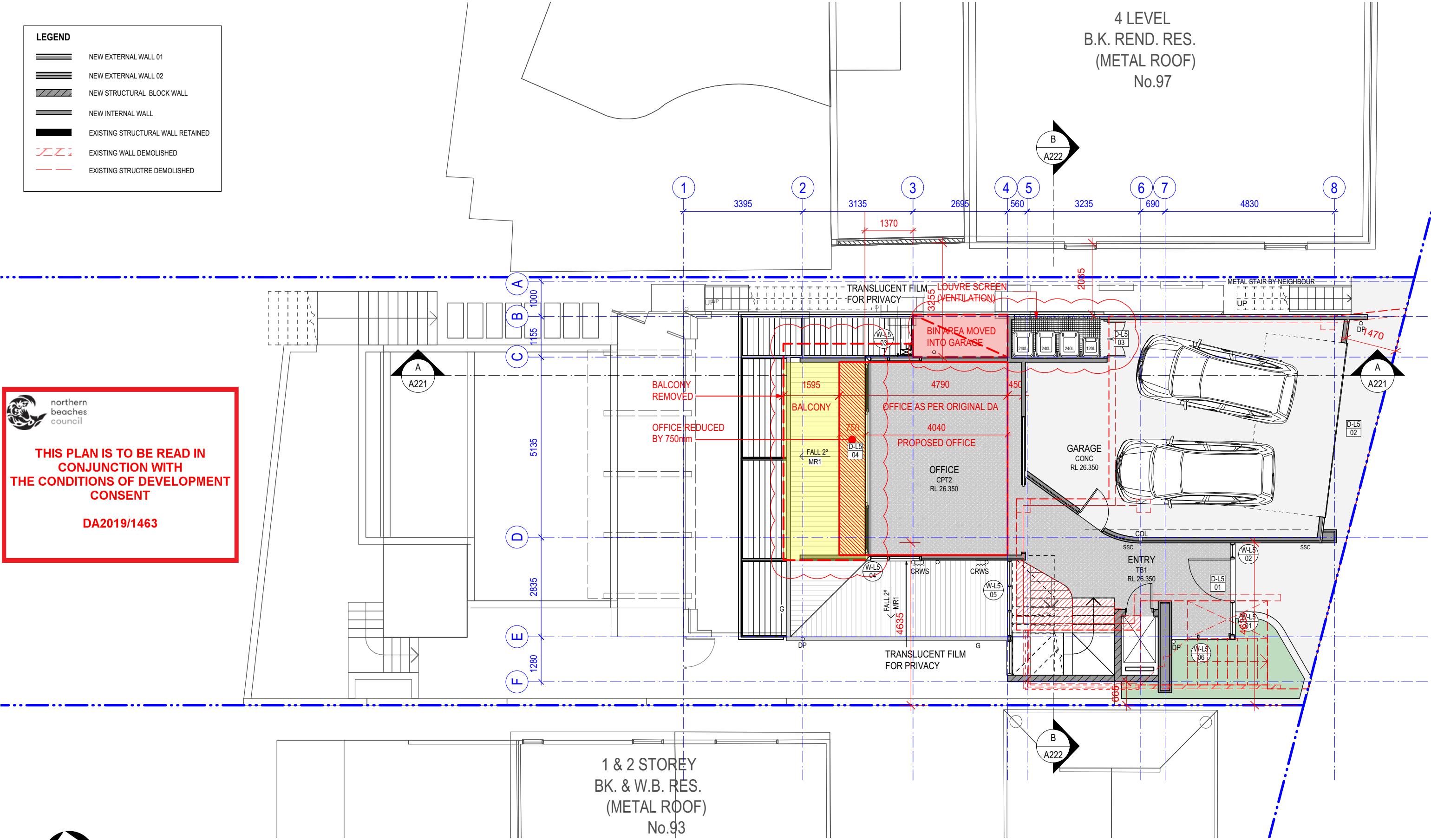
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DESIGN PRACTICE

LEGEND

- NEW EXTERNAL WALL 01
- NEW EXTERNAL WALL 02
- NEW STRUCTURAL BLOCK WALL
- NEW INTERNAL WALL
- EXISTING STRUCTURAL WALL RETAINED
- EXISTING WALL DEMOLISHED
- EXISTING STRUCTRE DEMOLISHED



LEVEL 5 PLAN

NEW DWELLING ON EXISTING STRUCTURE 95 GURNEY CRESCENT SEAFORTH

A101 B

1:100 @ A3

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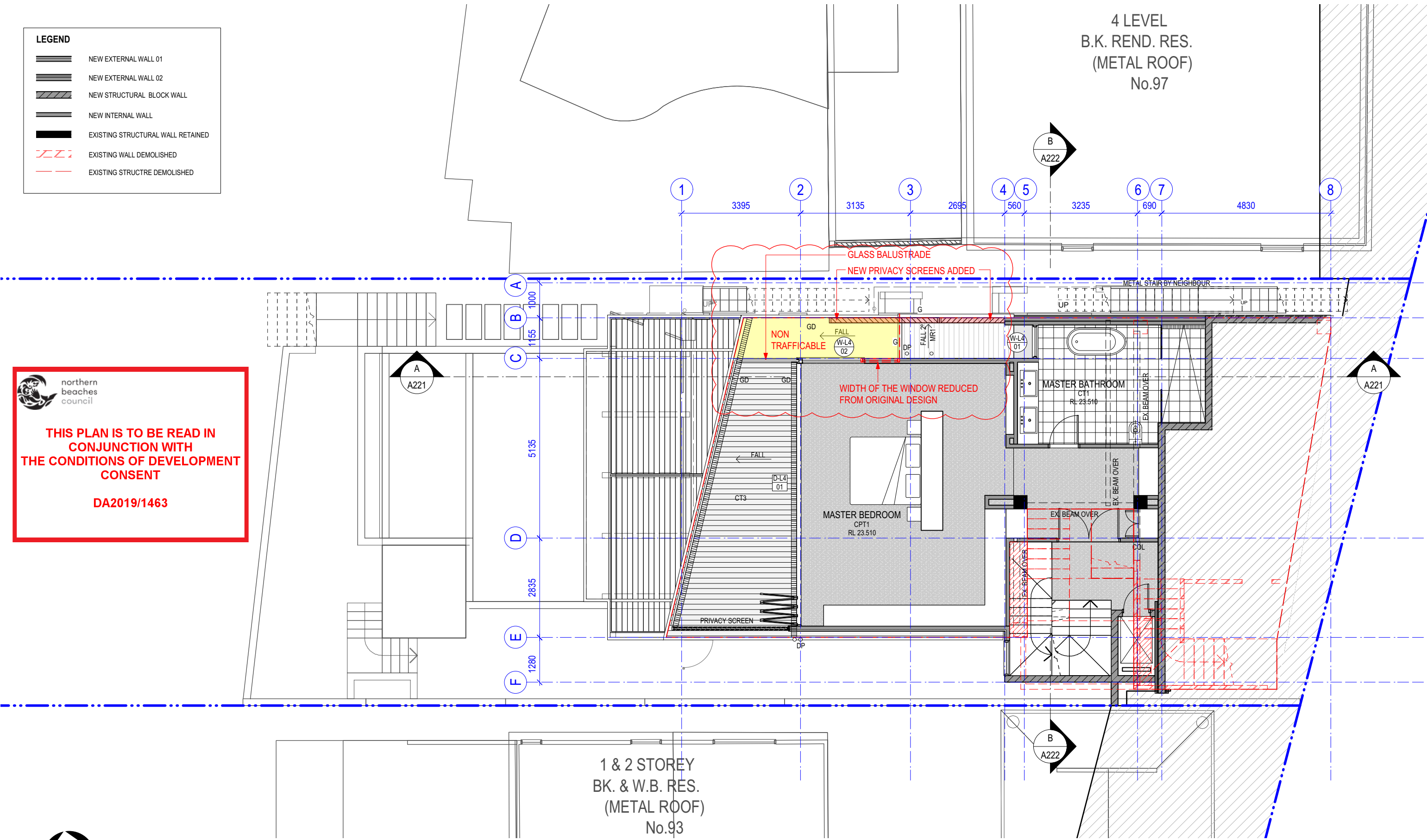
LEGEND

- NEW EXTERNAL WALL 01
- NEW EXTERNAL WALL 02
- NEW STRUCTURAL BLOCK WALL
- NEW INTERNAL WALL
- EXISTING STRUCTURAL WALL RETAINED
- EXISTING WALL DEMOLISHED
- EXISTING STRUCTRE DEMOLISHED

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LEVEL 4 PLAN

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NEW DWELLING ON EXISTING STRUCTURE

95 GURNEY CRESCENT SEAFORTH

A102 B
1:100 @ A3
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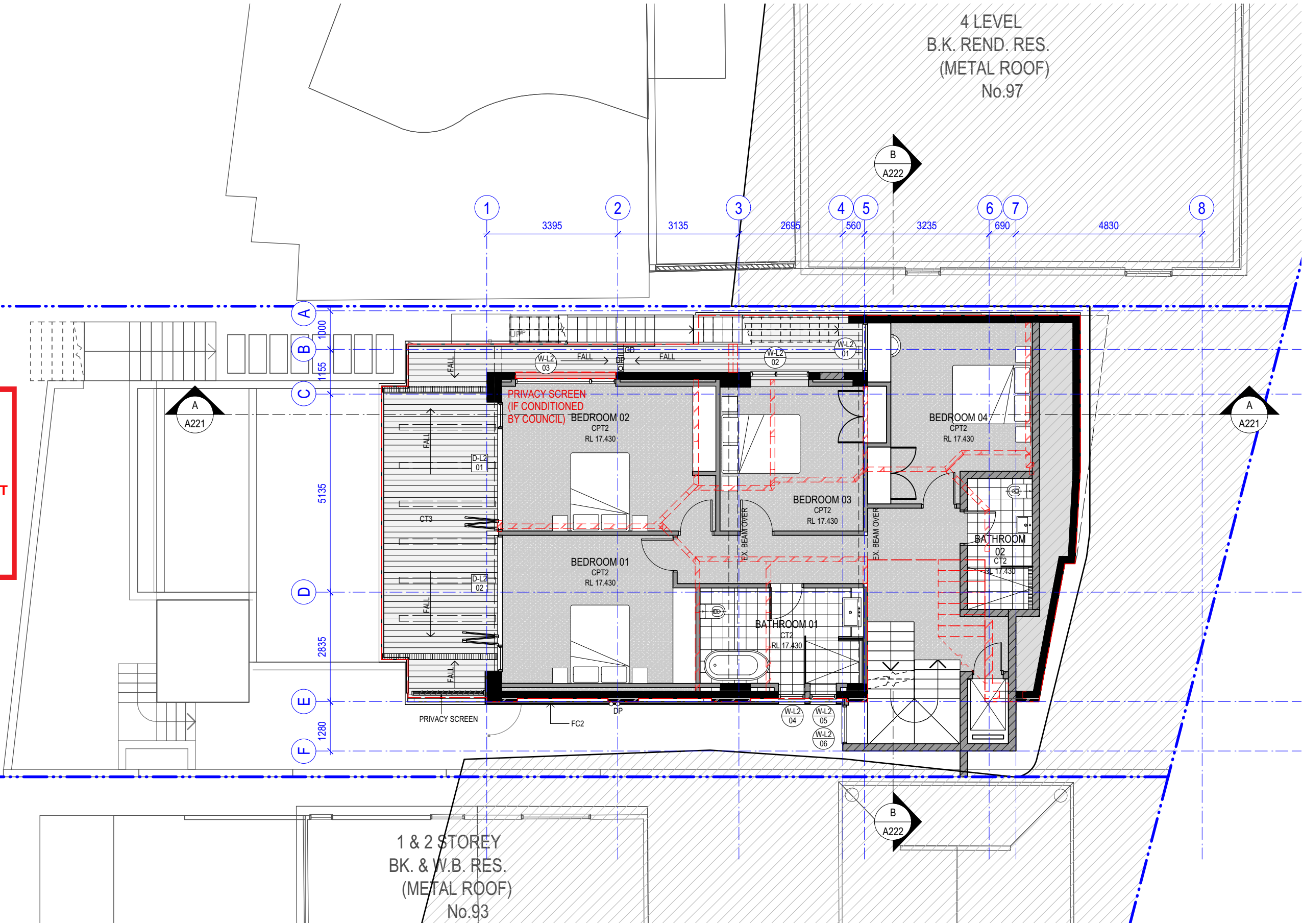
LEGEND

- NEW EXTERNAL WALL 01
- NEW EXTERNAL WALL 02
- NEW STRUCTURAL BLOCK WALL
- NEW INTERNAL WALL
- EXISTING STRUCTURAL WALL RETAINED
- EXISTING WALL DEMOLISHED
- EXISTING STRUCTRE DEMOLISHED

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LEVEL 2 PLAN

NEW DWELLING ON EXISTING STRUCTURE

95 GURNEY CRESCENT SEAFORTH

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A104 A

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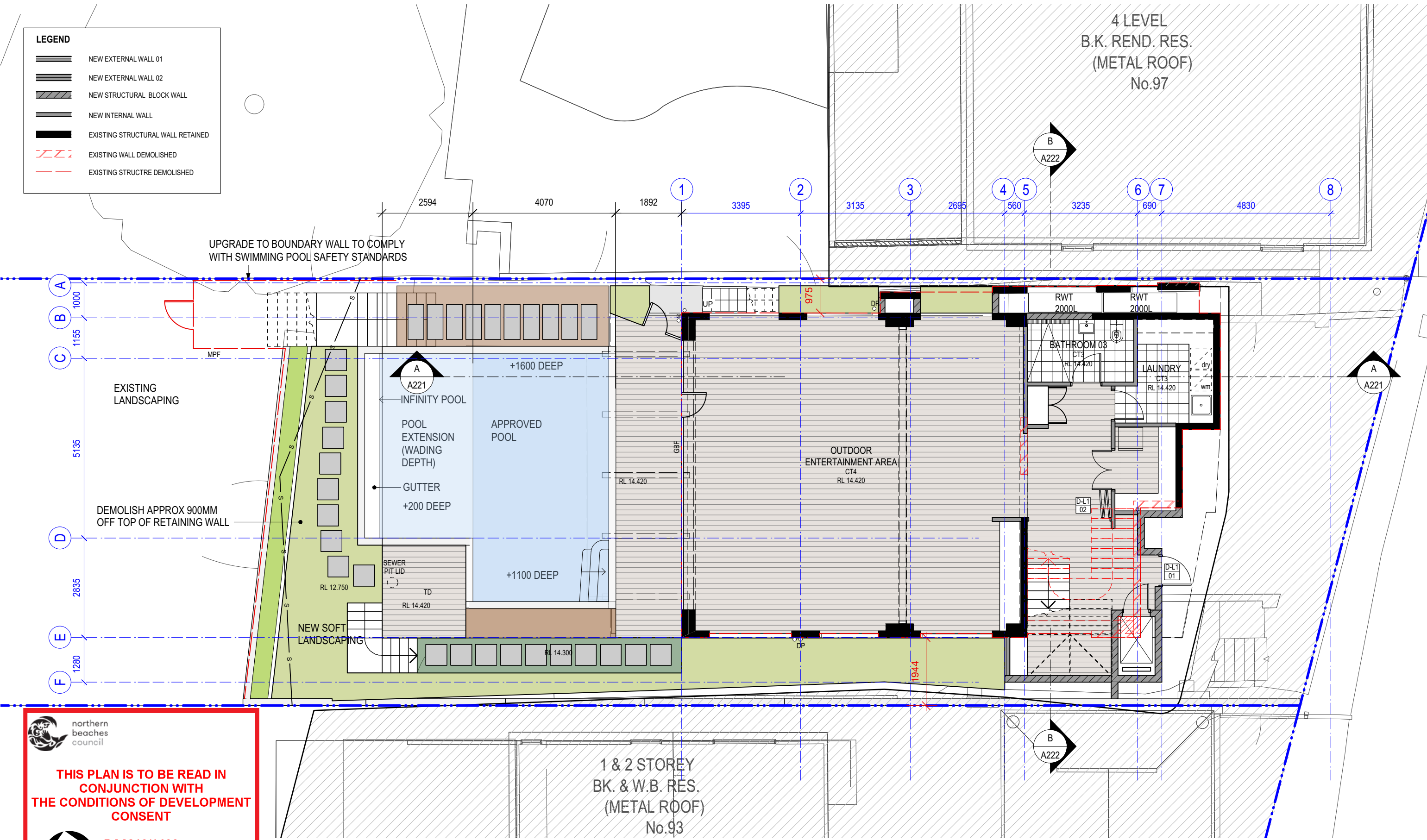
16/12/19
27/11/19
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DESIGN PRACTICE



LEVEL 1 PLAN

NEW DWELLING ON EXISTING STRUCTURE
95 GURNEY CRESCENT SEAFORTH

A105 A
1:100 @ A3
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ZONE B SPECIFICATION:
Trees as indicated
at 1 tree per 20 sq.m
= 7 Trees total. Due to rocky
nature of the area these need
to be planted as tube-stock to
successfully take.

Shrubs selected from List B
at 1 shrub per 1 sq.m
OR
Ground covers selected from
List D at 4 ground covers/
grasses per 1 sq.m
(NOTE: 1 shrub cannot
successfully occupy the same
sq.m as 4 groundcovers).
Assume 50% of each (eg 70
shrubs and 280 groundcovers

Natural hardwood
mulch 150mm thick.

Natural stepping-stone and
mulch paths only.
No other hard-landscaping.

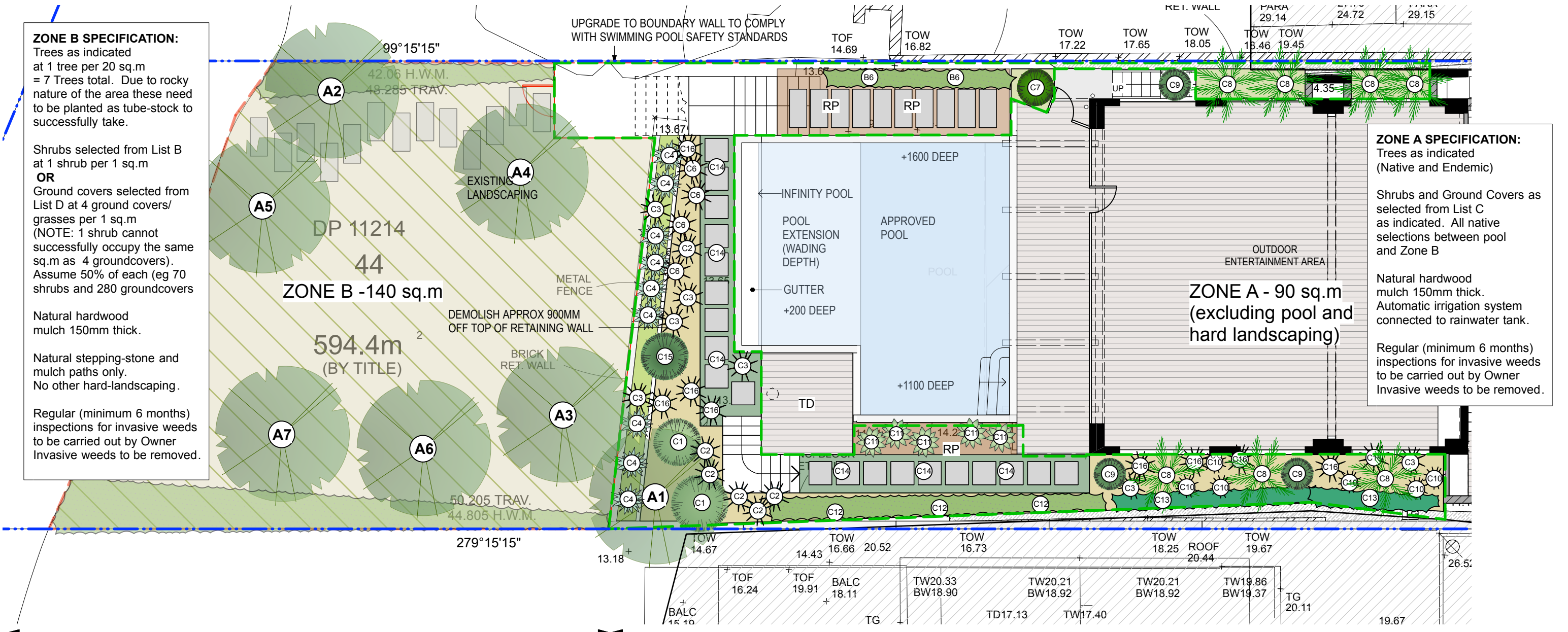
Regular (minimum 6 months)
inspections for invasive weeds
to be carried out by Owner
Invasive weeds to be removed.

ZONE A SPECIFICATION:
Trees as indicated
(Native and Endemic)

Shrubs and Ground Covers as
selected from List C
as indicated. All native
selections between pool and
Zone B

Natural hardwood
mulch 150mm thick.
Automatic irrigation system
connected to rainwater tank.

Regular (minimum 6 months)
inspections for invasive weeds
to be carried out by Owner
Invasive weeds to be removed.



ZONE B (NATURAL REGENERATION ZONE)

ZONE A (HOUSE LANDSCAPING)

A	TREES IN ZONE A AND ZONE B	Individual trees located on plan. MINIMUM 1 TREE PER 20sq.m
---	----------------------------	--

COMMON NAME	SPECIES
A1	COASTAL BANKSIA
A2	SCRUB SHE-OAK
A3	LILLY PILLY
A4	SAW-TOOTHED BANKSIA
A5	SWAMP SHE-OAK
A6	HICKORY WATTLE
A7	WHITE SALLOW WATTLE

B	SHRUBS IN ZONE B	A variety of up to 3 species of plants to be selected from the list below, subject to nursery availability. Boundary hedging trimmed to approx 3-4m in height 1 SHRUB PER 1sq.m
---	------------------	--

COMMON NAME	SPECIES
B1	Magenta Lilly Pilly
B2	Sydney Golden Wattle
B3	Sweet-scented Wattle
B4	Prickly Moses
B5	Heath-leaved Banksia
B6	Crimson Bottlebrush
B7	Grey Spider Flower
B8	White Spider Flower
B9	Pink Spider Flower
B10	Red Spider Flower
B11	Needlebush Hakea
B12	Coastal Tea-tree
B13	Sticky Sword-sedge
B14	Gymea Lilly

C	COURTYARD PLANTING IN ZONE A (HOUSE)	A variety of plants to be selected from the list below, subject to nursery availability. May be changed subject to Owner final selection. Feature plants and low level planting between paving steps. 1 SHRUB PER 1sq.m
---	--------------------------------------	--

COMMON NAME	SPECIES
C1	Coastal Rosemary
C2	Blue Flax Lilly
C3	New Zealand Flax
C4	Spiny-headed Mat-rush
C5	Native Mint Bush
C6	Dwarf Kangaroo paw
C7	Grass tree
C8	Raphis Palm
C9	NSW Rock Lilly
C10	Kaffir Lilly
C11	Philodendron
C12	Star Jasmine
C13	Boston Ivy
C14	Kidney Weed
C15	Gymea Lilly
C16	Liriope

D	UNDERSTOREY PLANTING IN ZONE B (NATIVE REGENERATION ZONE)	A variety of plants to be selected from the list below, subject to nursery availability and coordinated with native regeneration consultant. 4 GROUND COVERS/GRASSES PER 1sq.m
---	---	---

COMMON NAME	SPECIES
D1	Apple Berry Dumplings
D2	Blue Flax Lilly
D3	Plume Grass
D4	Wombat Berry
D5	Love Creeper
D6	Dusky Coral Pea
D7	False Sarsaparilla
D8	Blady Grass
D9	Spiny-headed Mat-rush
D10	Kangaroo Grass
D11	Woolly Xanthosia
D12	Native Jasmine
D13	Native Poa grass
D14	Native Mint Bush

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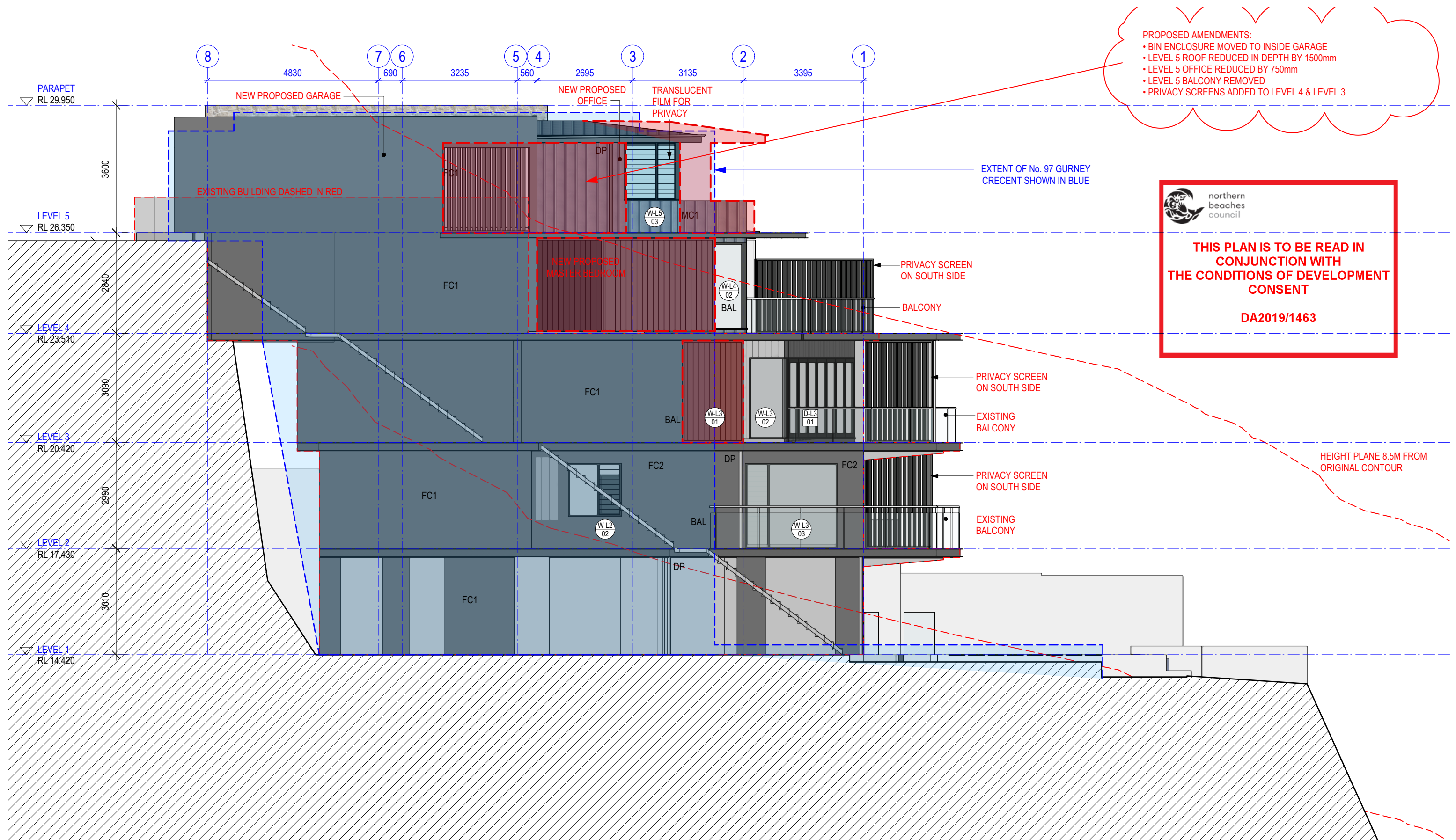
LANDSCAPE PLAN

NEW DWELLING ON EXISTING STRUCTURE
95 GURNEY CRESCENT SEAFORTH

A106 B

1:100 @ A3

Wednesday, 1 July 2020



NORTH ELEVATION

NEW DWELLING ON EXISTING STRUCTURE

95 GURNEY CRESCENT SEAFORTH

A201 B

1:100 @ A3

Tuesday, 12 May 2020

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EAST AND WEST ELEVATION

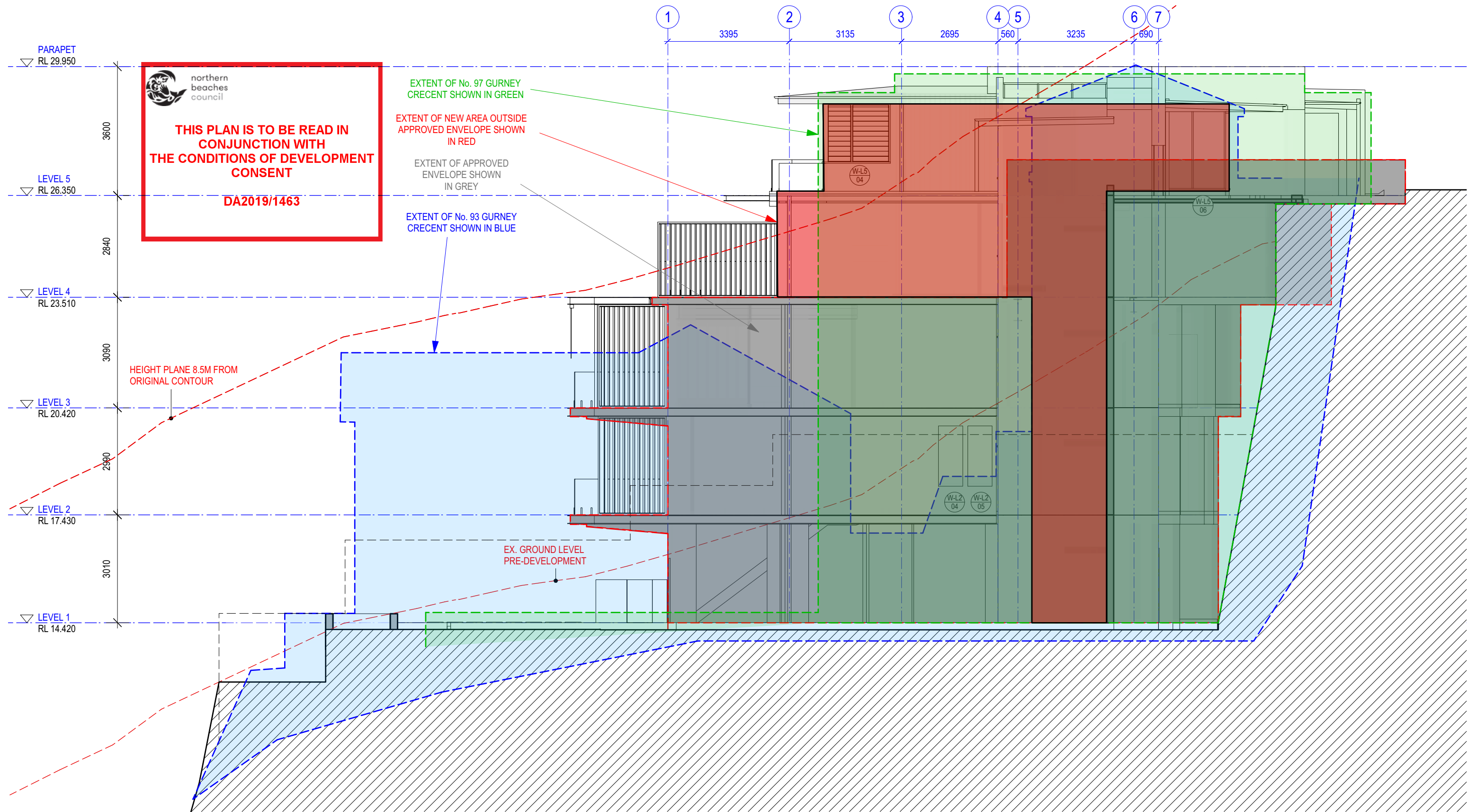
NEW DWELLING ON EXISTING STRUCTURE

95 GURNEY CRESCENT SEAFORTH

A203 B

1:100 @ A3

Tuesday, 12 May 2020



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SOUTH ELEVATION - ENVELOPE

NEW DWELLING ON EXISITNG STRUCTURE

A204 A

1:100 @ A3

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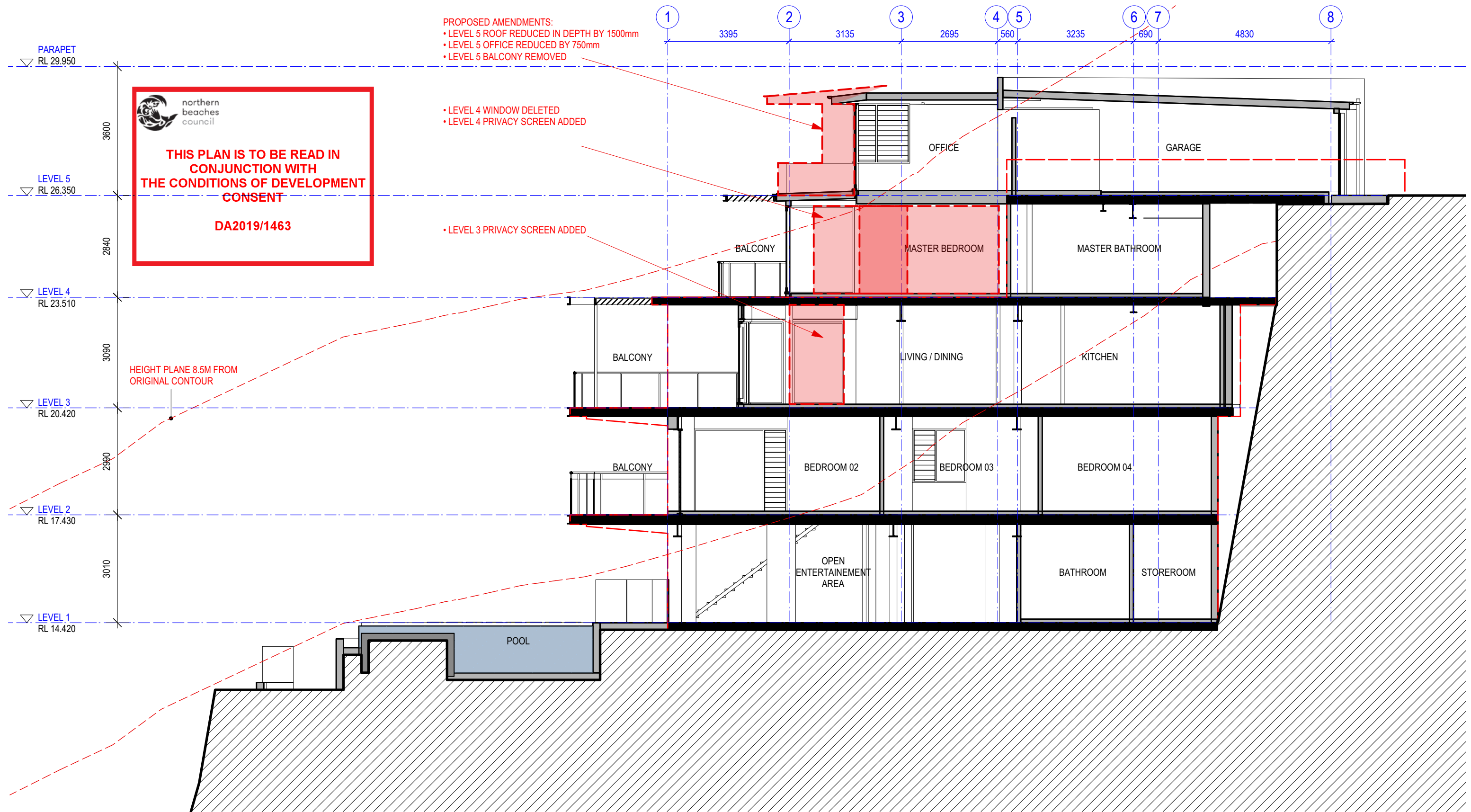
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SECTION A-A

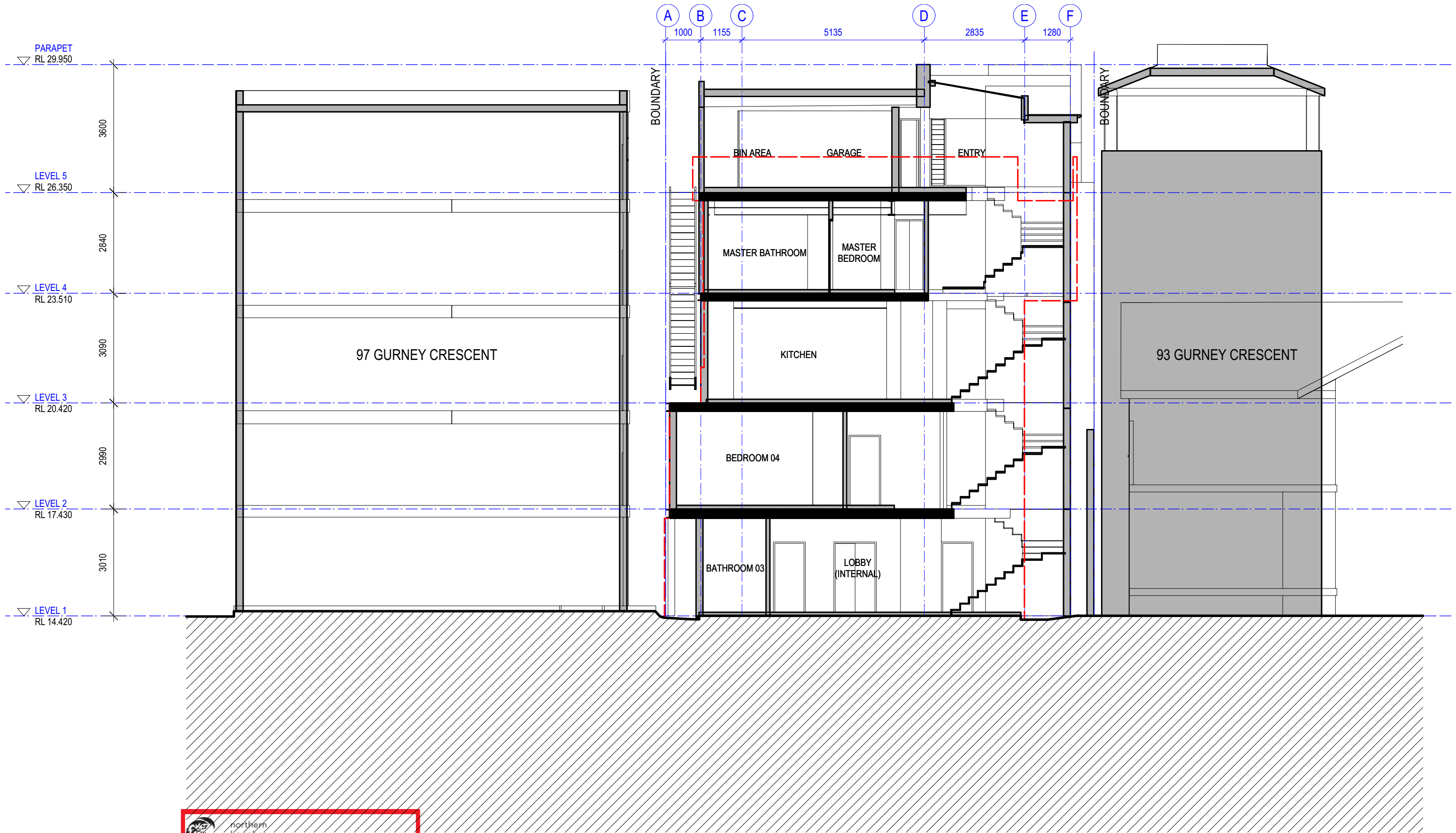
NEW DWELLING ON EXISTING STRUCTURE
95 GURNEY CRESCENT SEAFORTH

A221 B

1:100 @ A3

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NEW DWELLING ON EXISITNG STRUCTURE

95 GURNEY CRESCENT SEAFORTH

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SECTION B-B

A222 A

1:100 @ A3

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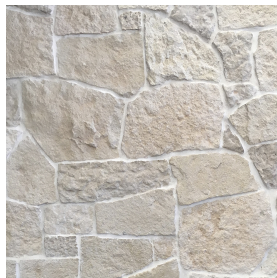
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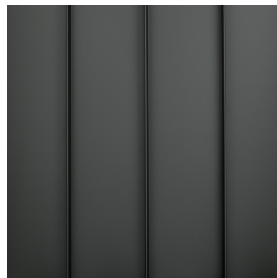
EXTERIOR STONE WALLING
ECO OUTDOORS BODEGA
SSC1



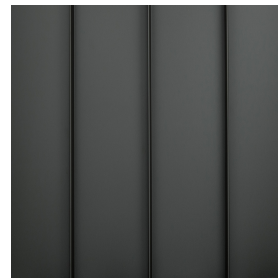
FC1 : SETJOINT FIBRE
CEMENT CLADDING + PAINT
FINISH
F1: RENDERED + PAINT
FINISH
EP1 : DARK GREY



FC2 : HARDIES SCYON STRIA
EP2 : COLOUR OFF WHITE



SNAPLOCK ALUMINIUM
CLADDING BOX DESIGN
COLOUR : DARK GREY
MR1



COLORBOND WALL CLADDING
COLOUR : DARK GREY
MC1



POWERED COATED
ALUMINIUM
WINDOWS & DOORS
COLOUR : DARK GREY
GL1/GL2



COLOUR : DARK GREY
AWN1/PS1

EXTERNAL FINISHES

NEW DWELLING ON EXISTING STRUCTURE 95 GURNEY CRESCENT SEAFORTH

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SK05 A

NTS

Tuesday, 12 May 2020

ROOF PULLED BACK
BY 1500mm

PREVIOUS BIN AREA
LOCATION PROPOSED
IN ORIGINAL DESIGN

NEW PRIVACY SCREENS
FOR BIN AREA

TRANSLUCENT GLAZING
TO SIDE WINDOWS

OFFICE PULLED BACK
BY 750mm

BALCONY DELETED.
SIDE WINGS RETAINED
FOR STRUCTURAL
REQUIREMENT AND TO
BLINKER" VIEWS DOWN
FROM OFFICE

NEW PRIVACY SCREENS

BALUSTRADE PULLED IN TO CREATE
NON-TRAFFICABLE PORTION OF
EXISTING CONCRETE TERRACE

NEW PRIVACY SCREEN

BALUSTRADE PULLED IN TO CREATE
NON-TRAFFICABLE PORTION OF
EXISTING CONCRETE TERRACE

BALUSTRADE REMAINS TO GIVE
ACCESS TO EXTERNAL STAIR



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VIEW WITH NEIGHBOURS

NEW DWELLING ON EXISTING STRUCTURE

95 GURNEY CRESCENT SEAFORTH

SK21/1 A

1:200 @ A3

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