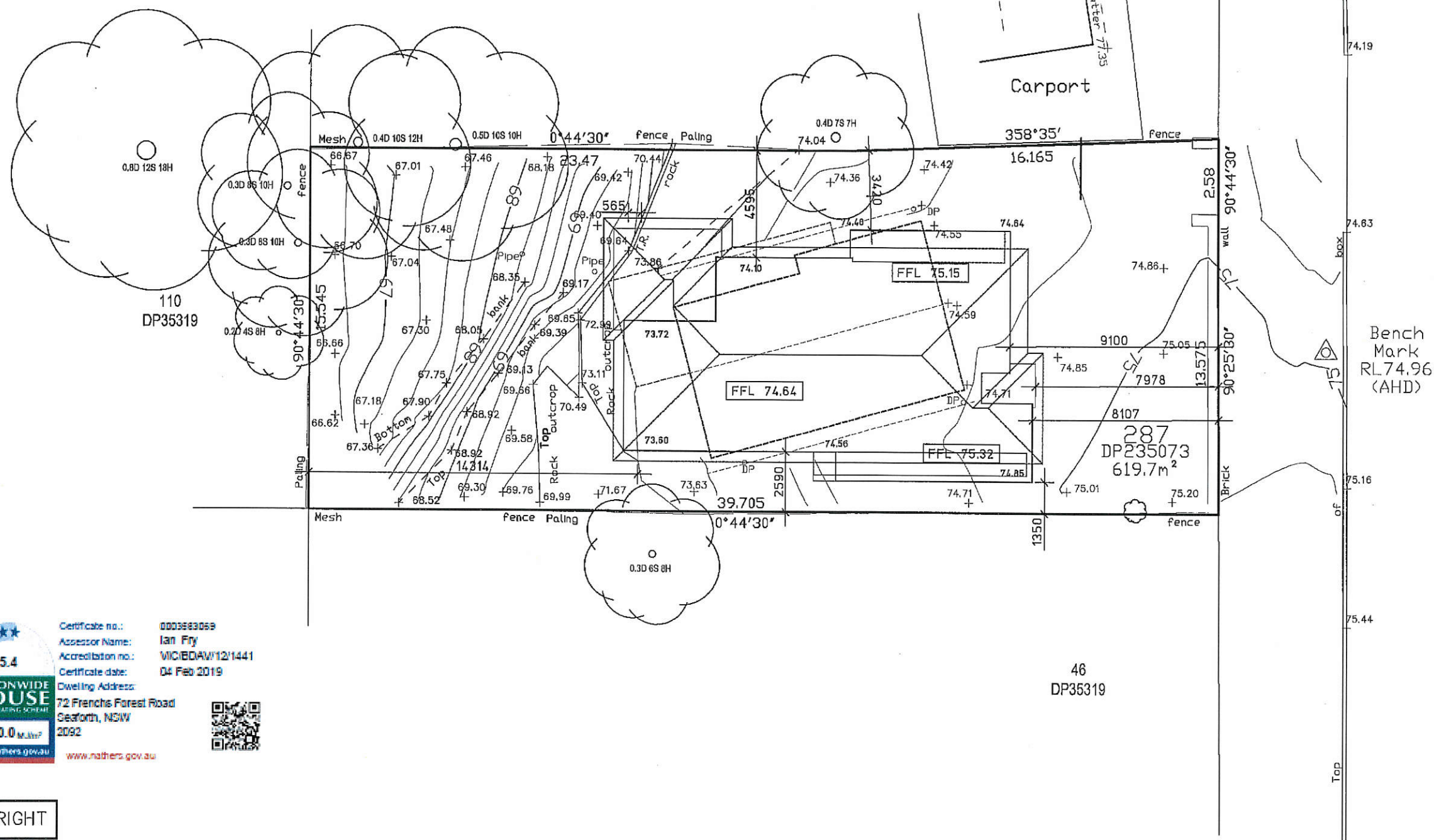


SITE AREA 619.70 sq.m

FRONT PORCH AREA 3.52 sq.m
 GARAGE AREA 40.03 sq.m
 REAR PORCH AREA 1.24 sq.m
 ALFRESCO AREA 18.10 sq.m
 G/FLOOR LIVING AREA 109.44 sq.m
 TOTAL G/FLOOR AREA 172.33 sq.m
 F/FLOOR BALCONY AREA 19.26 sq.m
 F/FLOOR LIVING AREA 133.45 sq.m
 TOTAL F/FLOOR AREA 152.71 sq.m
 TOTAL COMBINED AREA 325.04 sq.m

APPROX. LANDSCAPING AREA 350 sq.m



Certificate no.: 0003683069
 Assessor Name: Ian Fry
 Accreditation no.: WICEDAM12/1441
 Certificate date: 04 Feb 2019
 Dwelling Address: 72 Frenchs Forest Road, Seaforth, NSW 2092

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Project Details

Design :
 Style :
 Title: SITE PLAN

BUILDER:

PROPOSED RESIDENCE AT
 72 Frenchs Forest Road
 Seaforth 2092
 Mr & Mrs Mayer

DESIGN BY:

SYDNEY DESIGN
 & DEVELOPMENTS PTY LTD
 Architectural Design & Drafting Solutions
 Phone: 0407 224 563

FIRST DRAWN:
02.01.19

AMENDED:

FINAL PLAN:

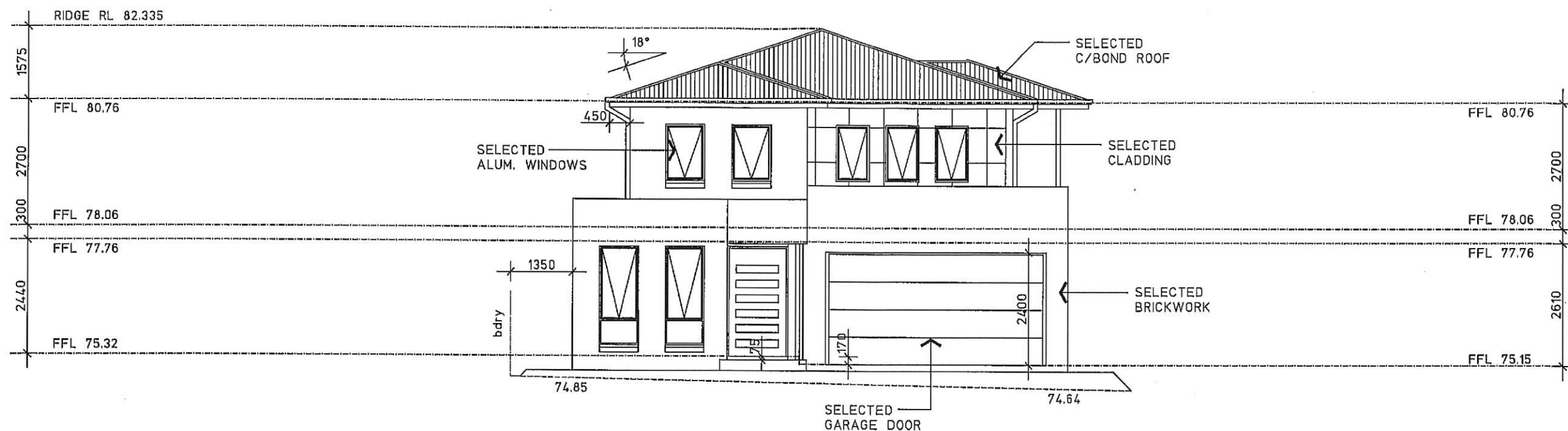
DRAWN: MA

ISSUE: A

SCALE: 1 : 500

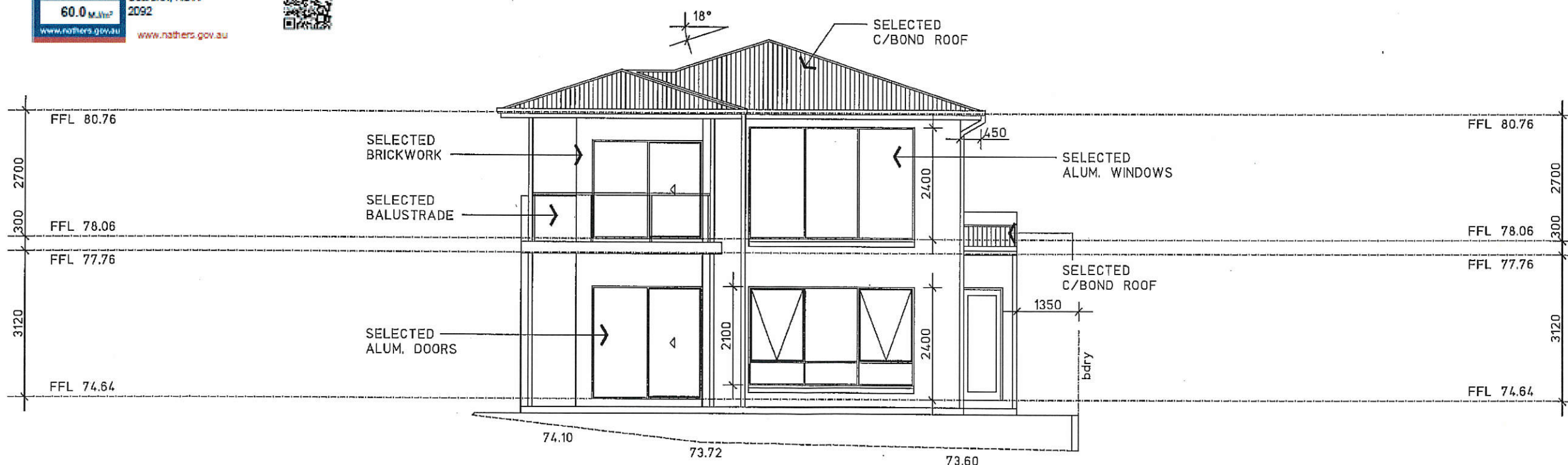
COUNCIL:
Northern Beaches

SHEET 1 OF 5



FRONT ELEVATION - (south)

WINDOWS TO COMPLY
WITH BASIX REQUIREMENTS
(SEE SEPARATE REPORT)



REAR ELEVATION - (north)

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Project Details

Design :
Style :
Title: ELEVATIONS

BUILDER:

PROPOSED RESIDENCE AT
72 Frenchs Forest Road
Seaford 2092
Mr & Mrs Mayer

DESIGN BY:

SYDNEY DESIGN
4 DEVELOPMENTS PTY LTD
Architectural Design & Drafting Solutions
Phone: 0407 224 563

FIRST DRAWN:
02.01.19

AMENDED:

FINAL PLAN:

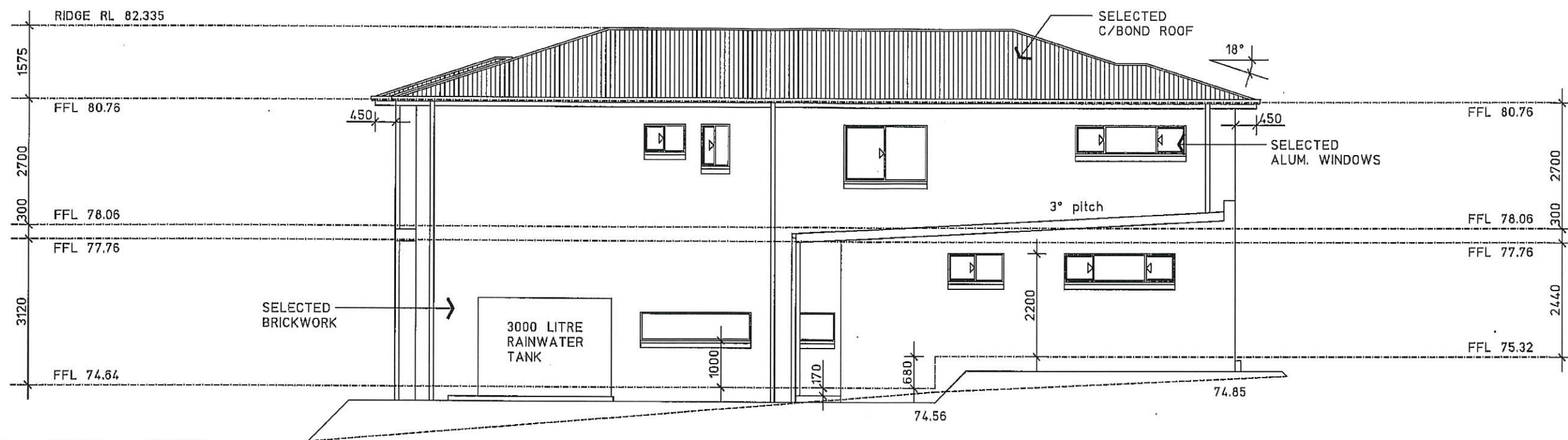
DRAWN: MA

ISSUE: A

SCALE: 1 : 100

COUNCIL:
Northern Beaches

SHEET 4 OF 5



SIDE ELEVATION - (west)

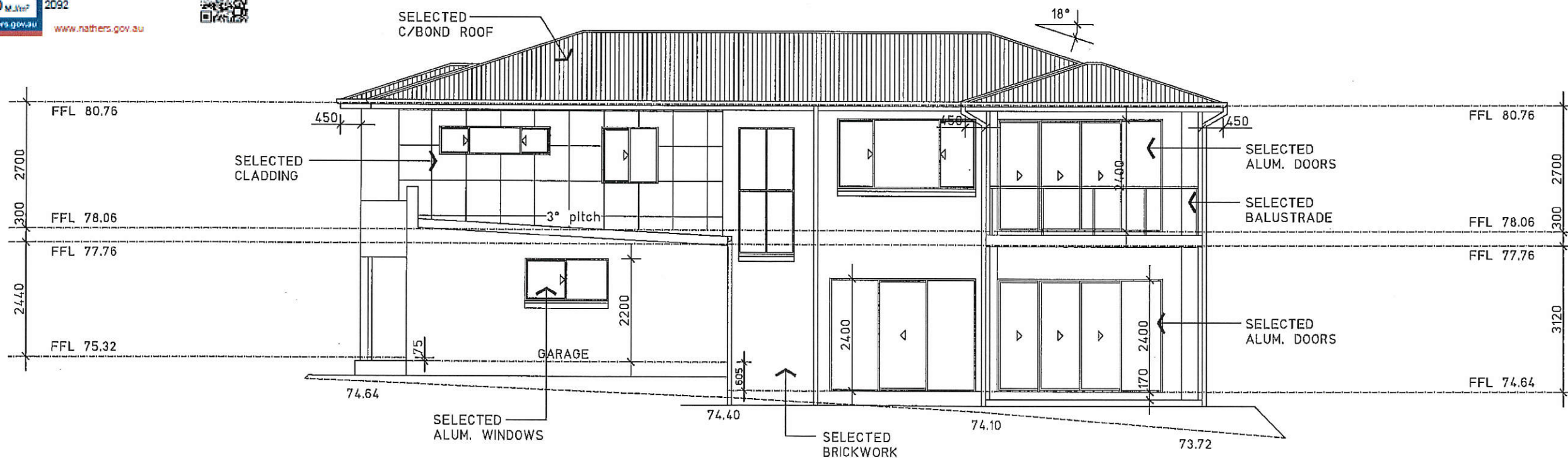
WINDOWS TO COMPLY
WITH BASIX REQUIREMENTS
(SEE SEPARATE REPORT)



Certificate no.: 0003683059
Assessor Name: Ian Fry
Accreditation no.: VIC/BDW/12/1441
Certificate date: 04 Feb 2019

Dwelling Address:
72 Frenchs Forest Road
Seaford, NSW
2092

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SIDE ELEVATION - (east)

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Style :
Title: ELEVATIONS

BUILDER:

PROPOSED RESIDENCE AT
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Seaford 2092
Mr & Mrs Mayer

DESIGN BY:

SYDNEY DESIGN
4 DEVELOPMENTS PTY LTD
Architectural Design & Drafting Solutions
Phone: 0407 224 563

FIRST DRAWN:
02.01.19

AMENDED:

FINAL PLAN:

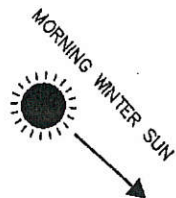
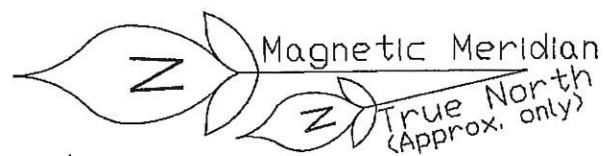
DRAWN: MA

ISSUE: A

SCALE: 1 : 100

COUNCIL:
Northern Beaches

SHEET 5 of 5



Brick residence
Tile roof
No. 70

288
DP235073

Carport

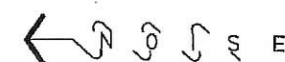
GEOTEXTILE SEDIMENT
FABRIC FILTER FENCE
(FINAL EXTENT & LOCATION
DETERMINED ON SITE)

PROVISIONAL AREA
FOR STOCKPILING
OF MATERIALS
(FINAL EXTENT & LOCATION
DETERMINED ON SITE)

GEOTEXTILE TRADE
WASTE RECEPTABLE
(2.0mx2.0)
(FINAL EXTENT & LOCATION
DETERMINED ON SITE)

ROAD

FOREST



Bench
Mark
RL74.96
(AHD)

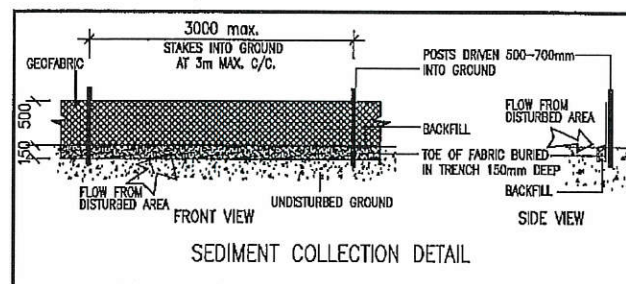
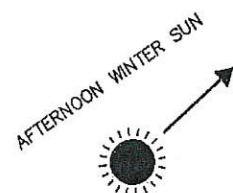


Certificate no.: 0003583069
Assessor Name: Ian Fry
Accreditation no.: VIC/BDAM/12/1441
Certificate date: 04 Feb 2019
Dwelling Address: 72 Frenchs Forest Road
Seaforth, NSW
2092



FRENCHS

46
DP35319



WARNING:

1. ALL WORK IS TO COMPLY WITH WORKCOVER HEALTH AND SAFETY REGULATIONS
2. ALL EROSION AND SEDIMENTATION MEASURES "MUST" BE MAINTAINED THROUGHOUT THE COURSE OF CONSTRUCTION. ANY TRADES NEGLECTING TO COMPLY WITH THIS STATUTORY REGULATION WILL INCUR AN **EXTENSIVE FINE.**

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Project Details

Design :
Style :
Title:
SITE ANALYSIS

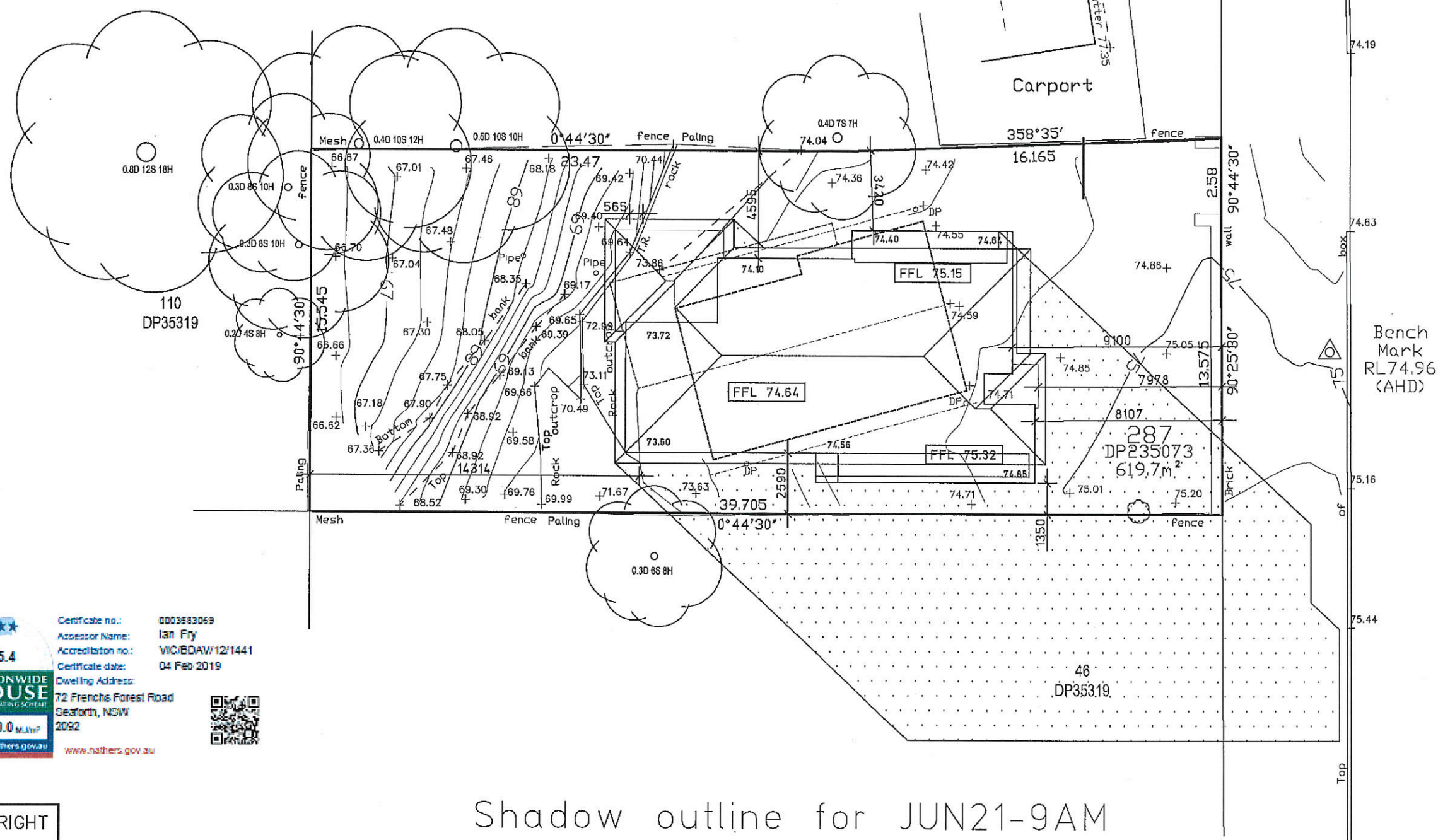
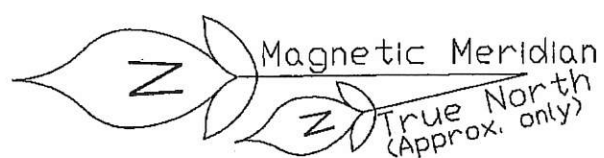
BUILDER:

PROPOSED RESIDENCE AT
72 Frenchs Forest Road
Seaforth 2092
Mr & Mrs Mayer

DESIGN BY:

SYDNEY DESIGN
& DEVELOPMENTS PTY LTD
Architectural Design & Drafting Solutions
Phone: 0407 224 563

FIRST DRAWN: 02.01.19	ISSUE: A
AMENDED:	SCALE: 1 : 500
FINAL PLAN:	COUNCIL: Northern Beaches
DRAWN: MA	SHEET 1 OF 1



Certificate no.: 0003583059
 Assessor Name: Ian Fry
 Accreditation no.: VIC/EDAW/12/1441
 Certificate date: 04 Feb 2019
 Dwelling Address:
 72 Frenchs Forest Road
 Seaforth, NSW
 2092



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Shadow outline for JUN21-9AM

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Project Details

Design :
 Style :
 Sheet Title:
 SHADOW PLANS

BUILDER:

PROPOSED RESIDENCE AT
 72 Frenchs Forest Road
 Seaforth 2092
 Mr & Mrs Mayer

FIRST DRAWN:
 02.01.19

ISSUE: A

AMENDED:

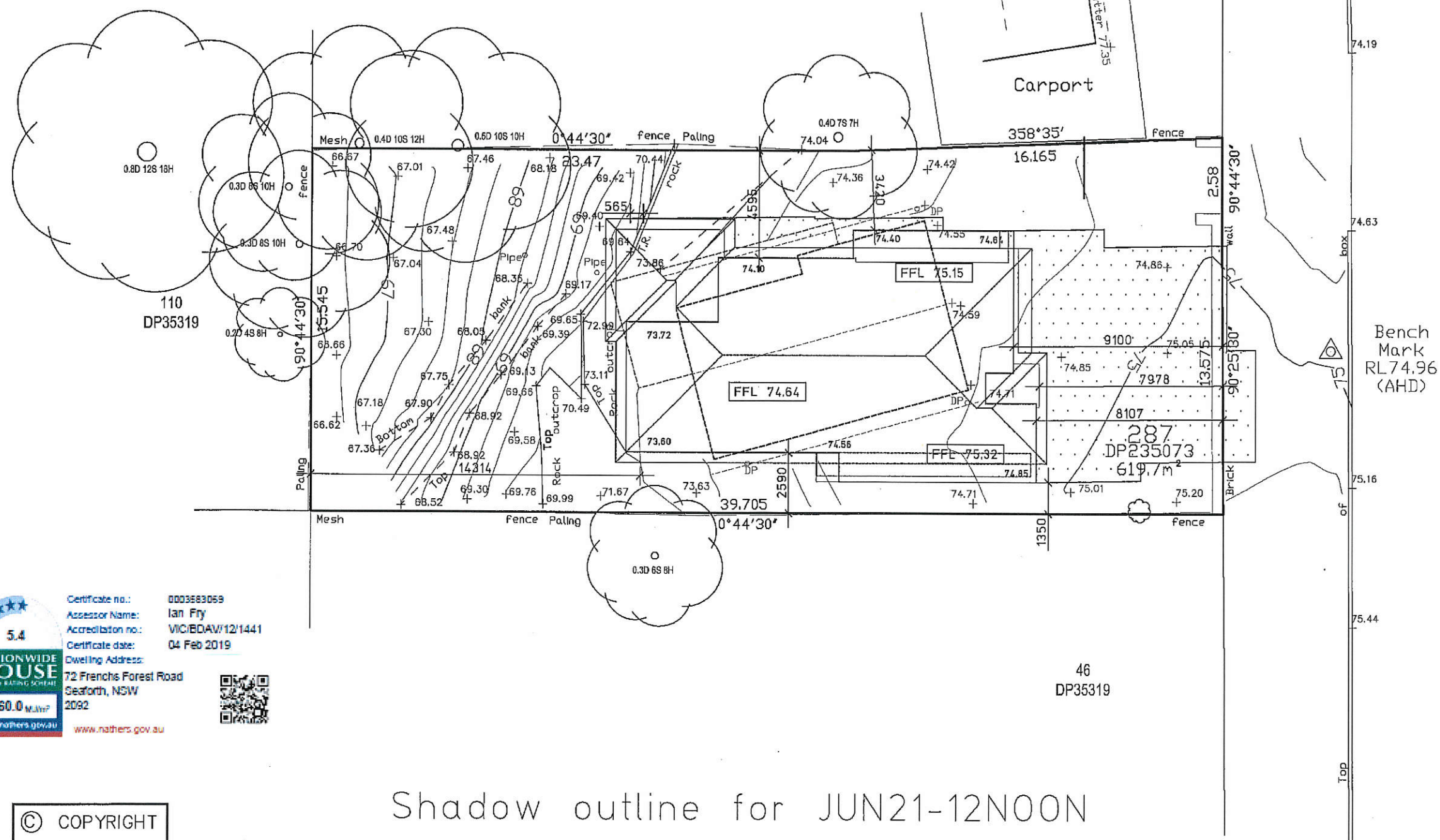
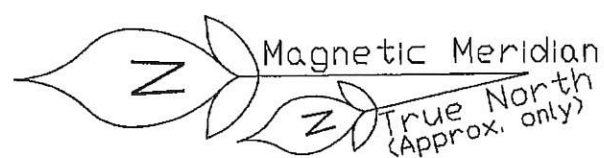
SCALE: 1 : 200

FINAL PLAN:

COUNCIL:
 Northern Beaches

DRAWN: MA

SHEET 1 OF 3



Certificate no.: 0003583059
Assessor Name: Ian Fry
Accreditation no.: VIC/EDAV/12/1441
Certificate date: 04 Feb 2019
Dwelling Address: 72 Frenchs Forest Road
Seaforth, NSW
2092

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Project Details

Design :
Style :
Sheet Title:
SHADOW PLANS

BUILDER:

PROPOSED RESIDENCE AT
72 Frenchs Forest Road
Seaforth 2092
Mr & Mrs Mayer

FIRST DRAWN:
02.01.19

ISSUE: A

AMENDED:

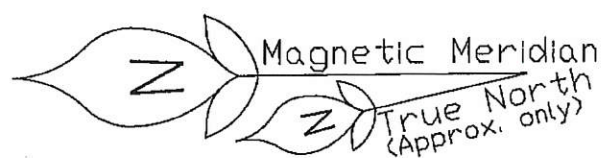
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FINAL PLAN:

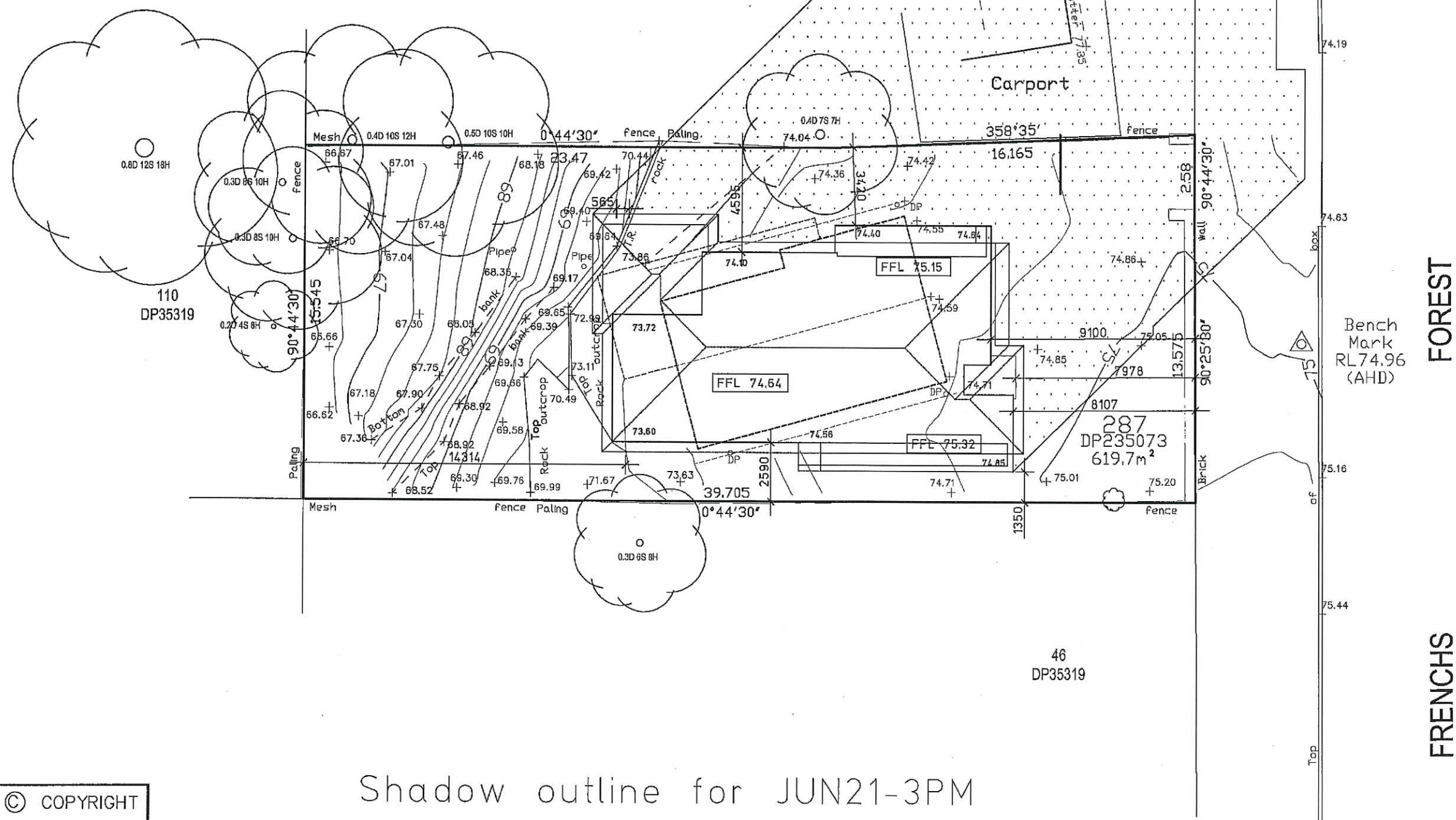
COUNCIL:
Northern Beaches

DRAWN: MA

SHEET 2 OF 3



Certificate no.: 0003683059
Assessor Name: Ian Fry
Accreditation no.: VIC/BDAM/12/1441
Certificate date: 04 Feb 2019
Dwelling Address: 72 Frenchs Forest Road, Seaforth, NSW 2092
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Project Details

Design :
Style :
Sheet Title:
SHADOW PLANS

BUILDER:

PROPOSED RESIDENCE AT
72 Frenchs Forest Road
Seaforth 2092
Mr & Mrs Mayer

FIRST DRAWN:
02.01.19

AMENDED:

FINAL PLAN:

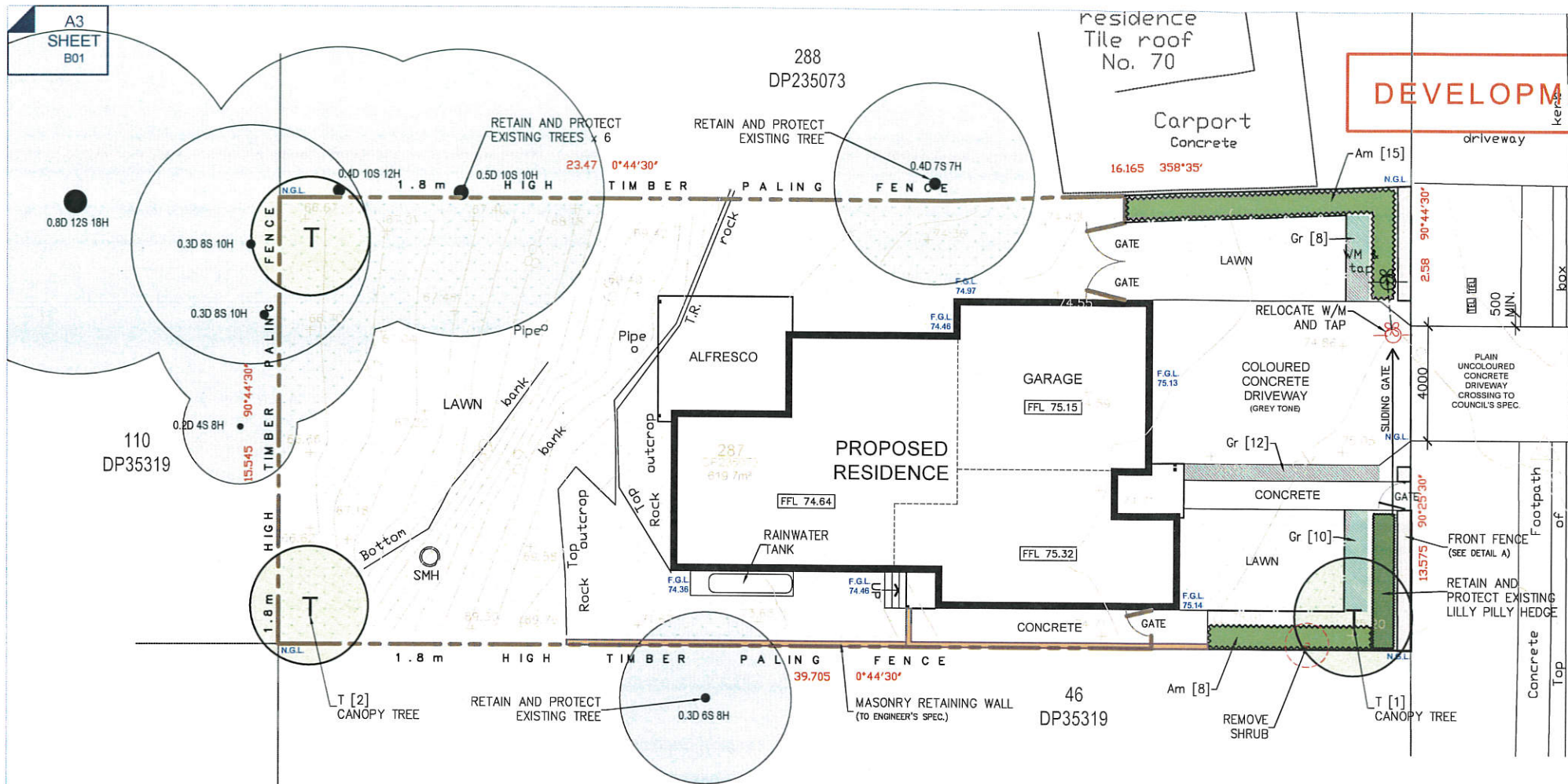
DRAWN: MA

ISSUE: A

SCALE: 1 : 200

COUNCIL:
Northern Beaches

SHEET 3 OF 3



DEVELOPMENT APPLICATION

LANDSCAPE PLAN

Mr & Mrs MAYER
LOT 287 DP235073
72 FRENCHS FOREST RD
SEAFORTH
MARCH 12th, 2019.
1:200 (A3 SHEET)
L 235073 - B

SPECIFICATION

TREE PRESERVATION
Council approval must be sought prior to the removal of any trees protected under a Tree Preservation Order.

Protect any trees to be retained on site, or on adjoining land within 5m of the site boundary using a 1.8m high chainwire fence prior to demolition or site clearing. Retain protective fencing until all works are completed.

Mulch Tree Protection Zone with min 75mm layer of organic mulch.

No wash outs, material storage, excavation or filling within the fenced Tree Protection Zone.

Refer to Arborist as required. Arborist to supervise root disturbance as directed by Council.

EROSION CONTROL
Provide gravel filter saucers around roadside kerb inlet pits.

Provide silt fencing around all stormwater surface pits that are adjacent to natural.

Cover stockpiles with geotextile fabric.

Regularly clean out stormwater pits and pipes to maintain stormwater drainage during construction phase.

DRAINAGE
Grade all surfaces away from structures to designated drainage points.

CONSTRUCTION
The installation of all landscaping must be in accordance with relevant Council DCPs and Australian Standards. Ensure all built materials are free from defect and fit for purpose.

RETAINING WALLS
Construct retaining walls to Structural Engineers' specification where required.

TREE PLANTING
Canopy trees are to be maintained until of sufficient size to be protected by Council.

Dead, dying, or diseased specimens must be replaced with the same species within one month, owner's expense.

SPECIES
Ensure all plants are healthy, vigorous and growing, are free from defects and fit for purpose.

Indicated species are subject to availability. Substitute species may be selected provided they are similar to that shown in this design.

IRRIGATION
Provide programmable recycled water drip irrigation system to service all garden beds and tree plantings.

MAINTENANCE
A 13 week landscape establishment period is required after Practical Completion of works.

At the Owner's expense ensure all plants are healthy, vigorous and growing, and all built materials are free from defect and fit for purpose.

Ensure the principles of 'Planning for Bushfire Protection 2006' (Appendix 5) by RFS are implemented.

The owner and Landscape Contractor must conduct a landscape inspection after 13 weeks to identify any failed plants or built materials. Any failure must be rectified within one month. Both parties must sign off the satisfactory completion of rectification works.

Ongoing maintenance is required during the Plant Establishment Period.

As a minimum, maintenance practices shall include:

Watering of plants and lawn (3 times weekly)

Fertilising (quarterly)

Weeding (as required)

Reduction of flammable and fuel materials within the property

Removal of twigs, dead branches and leaf litter from Asset Protection Zones

Management of trees and vegetation around powerlines

Replacement of failed plants

Replacement of failed built materials

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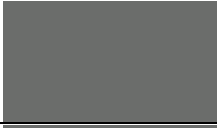
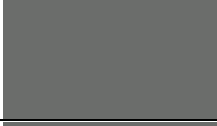

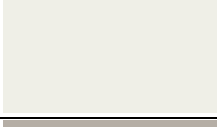

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Fertilising (quarterly)

Weeding (as required)

SCHEDULE OF EXTERNAL FINISHES

Proposal:	Two Storey Residential Dwelling	
Address:	72 Frenchs Forest Road, Seaforth	
	Dated:	2/04/2019
Client:	Mr & Mrs Mayer	
Main Wall Finish Mortar Joints	Austral - San Selmo Smoked Clour Mortex White Ironged	
Metal Roof Colour	Basalt	
Cladding Colour	Ghosting	
Window Frames Colour	Basalt	
Gutters Colour	Colorbond Basalt	
Fascia Colour	Basalt	
Eaves Colour	Natural white	
Downpipes Colour	Colorbond Dune	
Garage Colour	Basalt	