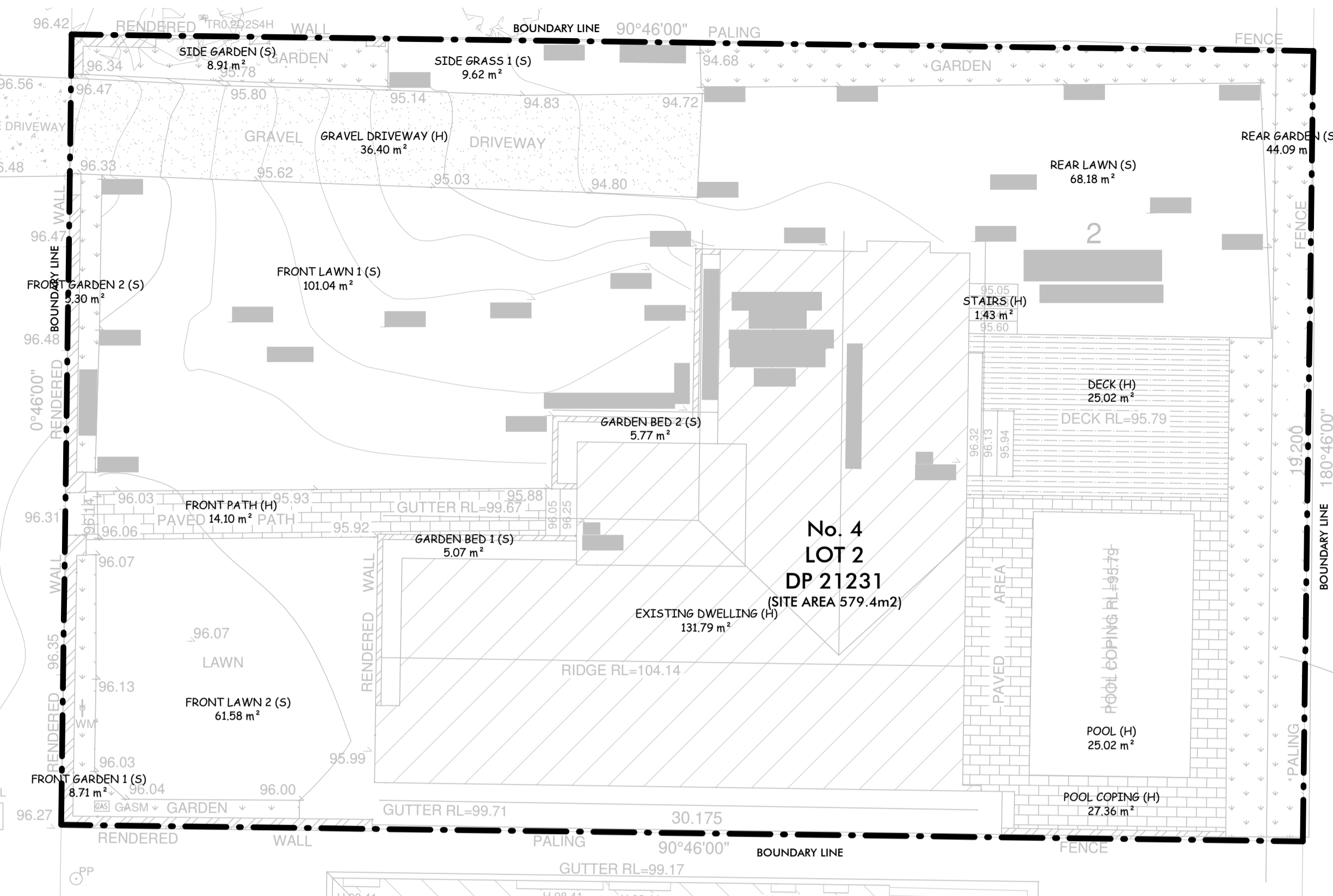


REDMAN STREET

REDMAN STREET



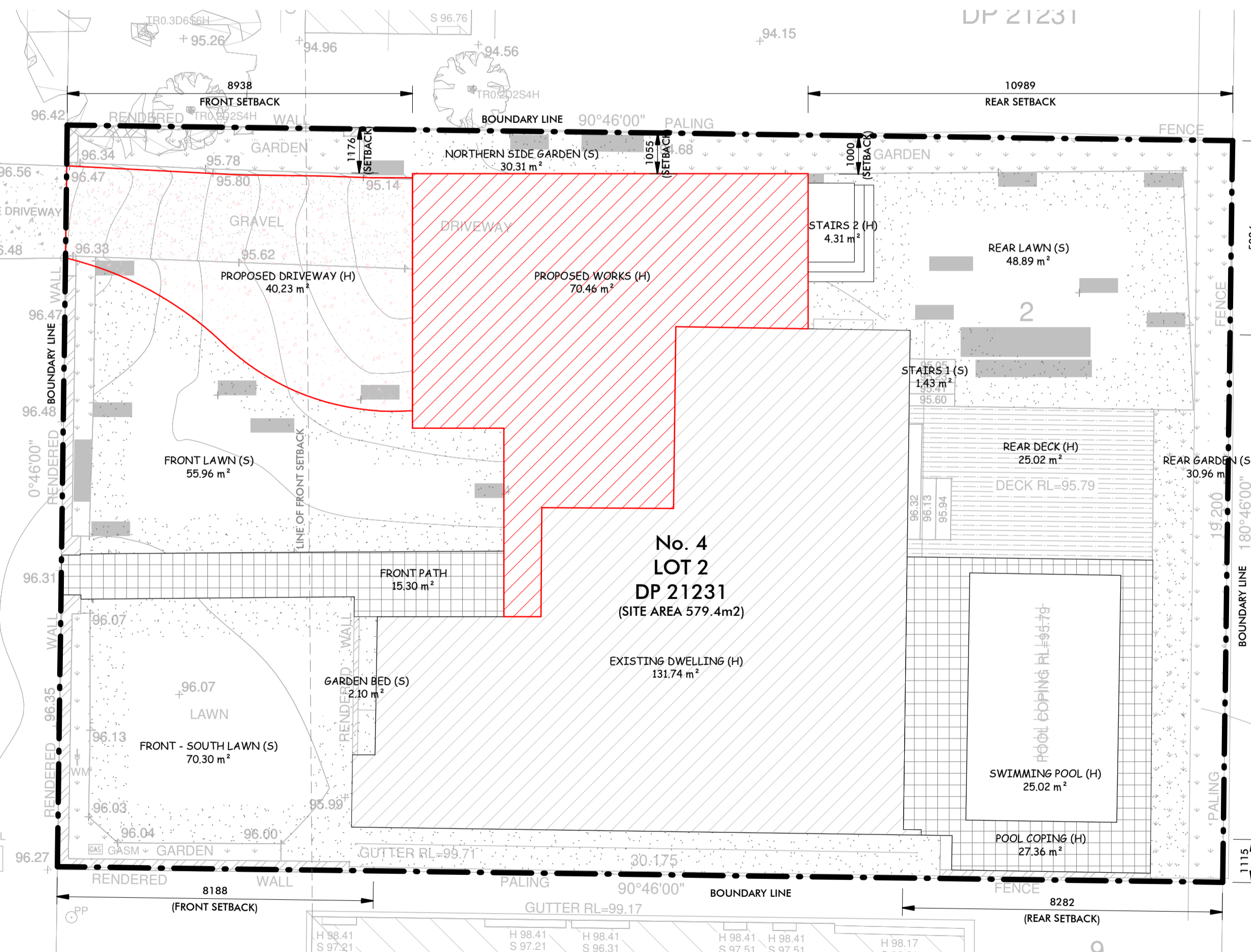
**1 EXISTING SITE PLAN**  
 SCALE 1 : 100

PROPOSED FLOOR SPACE RATIO		
Floor	Area	%
Ground Floor	116.208m <sup>2</sup>	-
First Floor	73.275m <sup>2</sup>	-
<b>Total</b>	<b>(189.5/579.4)</b>	<b>33%</b>

EXISTING SITE CALCULATIONS		
Name	Area	%
DECK (H)	25.02 m <sup>2</sup>	4.3%
EXISTING DWELLING (H)	131.79 m <sup>2</sup>	22.7%
FRONT GARDEN 1 (S)	8.71 m <sup>2</sup>	1.5%
FRONT GARDEN 2 (S)	5.30 m <sup>2</sup>	0.9%
FRONT LAWN 1 (S)	101.04 m <sup>2</sup>	17.4%
FRONT LAWN 2 (S)	61.58 m <sup>2</sup>	10.6%
GARDEN BED 1 (S)	3.07 m <sup>2</sup>	0.5%
GARDEN BED 2 (S)	5.77 m <sup>2</sup>	1.0%
REAR GARDEN (S)	44.09 m <sup>2</sup>	7.6%
REAR LAWN (S)	68.18 m <sup>2</sup>	11.8%
SIDE GARDEN (S)	8.91 m <sup>2</sup>	1.5%
SIDE GRASS 1 (S)	9.62 m <sup>2</sup>	1.7%
STAIRS (H)	1.43 m <sup>2</sup>	0.2%
<b>Total</b>	<b>579.40 m<sup>2</sup></b>	<b>100%</b>

EXISTING SOFT AREA		
Name	Area	%
FRONT GARDEN 1 (S)	8.71 m <sup>2</sup>	1.5%
FRONT GARDEN 2 (S)	5.30 m <sup>2</sup>	0.9%
FRONT LAWN 1 (S)	101.04 m <sup>2</sup>	17.4%
FRONT LAWN 2 (S)	61.58 m <sup>2</sup>	10.6%
GARDEN BED 1 (S)	3.07 m <sup>2</sup>	0.5%
GARDEN BED 2 (S)	5.77 m <sup>2</sup>	1.0%
REAR GARDEN (S)	44.09 m <sup>2</sup>	7.6%
REAR LAWN (S)	68.18 m <sup>2</sup>	11.8%
SIDE GARDEN (S)	8.91 m <sup>2</sup>	1.5%
SIDE GRASS 1 (S)	9.62 m <sup>2</sup>	1.7%
<b>Total</b>	<b>318.27 m<sup>2</sup></b>	<b>54.9%</b>

EXISTING HARD AREA		
Name	Area	%
DECK (H)	25.02 m <sup>2</sup>	4.3%
EXISTING DWELLING (H)	131.79 m <sup>2</sup>	22.7%
FRONT PATH (H)	14.10 m <sup>2</sup>	2.4%
GRAVEL DRIVEWAY (H)	36.40 m <sup>2</sup>	6.3%
POOL (H)	25.02 m <sup>2</sup>	4.3%
POOL COPING (H)	27.36 m <sup>2</sup>	4.7%
STAIRS (H)	1.43 m <sup>2</sup>	0.2%
<b>Total</b>	<b>261.12 m<sup>2</sup></b>	<b>45.1%</b>



**2 PROPOSED TOTAL OPEN SPACE PLAN**  
 SCALE 1 : 100

PROPOSED FLOOR SPACE RATIO		
Floor	Area	%
Ground Floor	143.901m <sup>2</sup>	-
First Floor	78.228m <sup>2</sup>	-
<b>Total</b>	<b>(222.1/579.4)</b>	<b>38%</b>

PROPOSED SITE CALCULATIONS		
Name	Area	%
EXISTING DWELLING (H)	131.74 m <sup>2</sup>	22.7%
FRONT - SOUTH LAWN (S)	70.30 m <sup>2</sup>	12.1%
FRONT LAWN (S)	55.96 m <sup>2</sup>	9.7%
GARDEN BED (S)	2.10 m <sup>2</sup>	0.4%
NORTHERN SIDE GARDEN (S)	30.31 m <sup>2</sup>	5.2%
REAR GARDEN (S)	30.96 m <sup>2</sup>	5.3%
REAR LAWN (S)	48.89 m <sup>2</sup>	8.4%
STAIRS 1 (S)	1.43 m <sup>2</sup>	0.2%
STAIRS 2 (H)	4.31 m <sup>2</sup>	0.7%
SWIMMING POOL (H)	25.02 m <sup>2</sup>	4.3%
<b>Total</b>	<b>579.40 m<sup>2</sup></b>	<b>100%</b>

PROPOSED SOFT AREA		
Name	Area	%
FRONT - SOUTH LAWN (S)	70.30 m <sup>2</sup>	12.1%
FRONT LAWN (S)	55.96 m <sup>2</sup>	9.7%
GARDEN BED (S)	2.10 m <sup>2</sup>	0.4%
NORTHERN SIDE GARDEN (S)	30.31 m <sup>2</sup>	5.2%
REAR GARDEN (S)	30.96 m <sup>2</sup>	5.3%
REAR LAWN (S)	48.89 m <sup>2</sup>	8.4%
STAIRS 1 (S)	1.43 m <sup>2</sup>	0.2%
<b>Total</b>	<b>239.96 m<sup>2</sup></b>	<b>41.4%</b>

PROPOSED HARD AREA		
Name	Area	%
EXISTING DWELLING (H)	131.74 m <sup>2</sup>	22.7%
POOL COPING (H)	27.36 m <sup>2</sup>	4.7%
PROPOSED DRIVEWAY (H)	40.23 m <sup>2</sup>	6.9%
PROPOSED WORKS (H)	70.46 m <sup>2</sup>	12.2%
REAR DECK (H)	25.02 m <sup>2</sup>	4.3%
STAIRS 2 (H)	4.31 m <sup>2</sup>	0.7%
SWIMMING POOL (H)	25.02 m <sup>2</sup>	4.3%
<b>Total</b>	<b>324.14 m<sup>2</sup></b>	<b>55.9%</b>

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Rev	Description & Purpose of Issue	Date
A	Issued for DA Lodgement	09-9-2019



Client  
**Ben Hildyard**

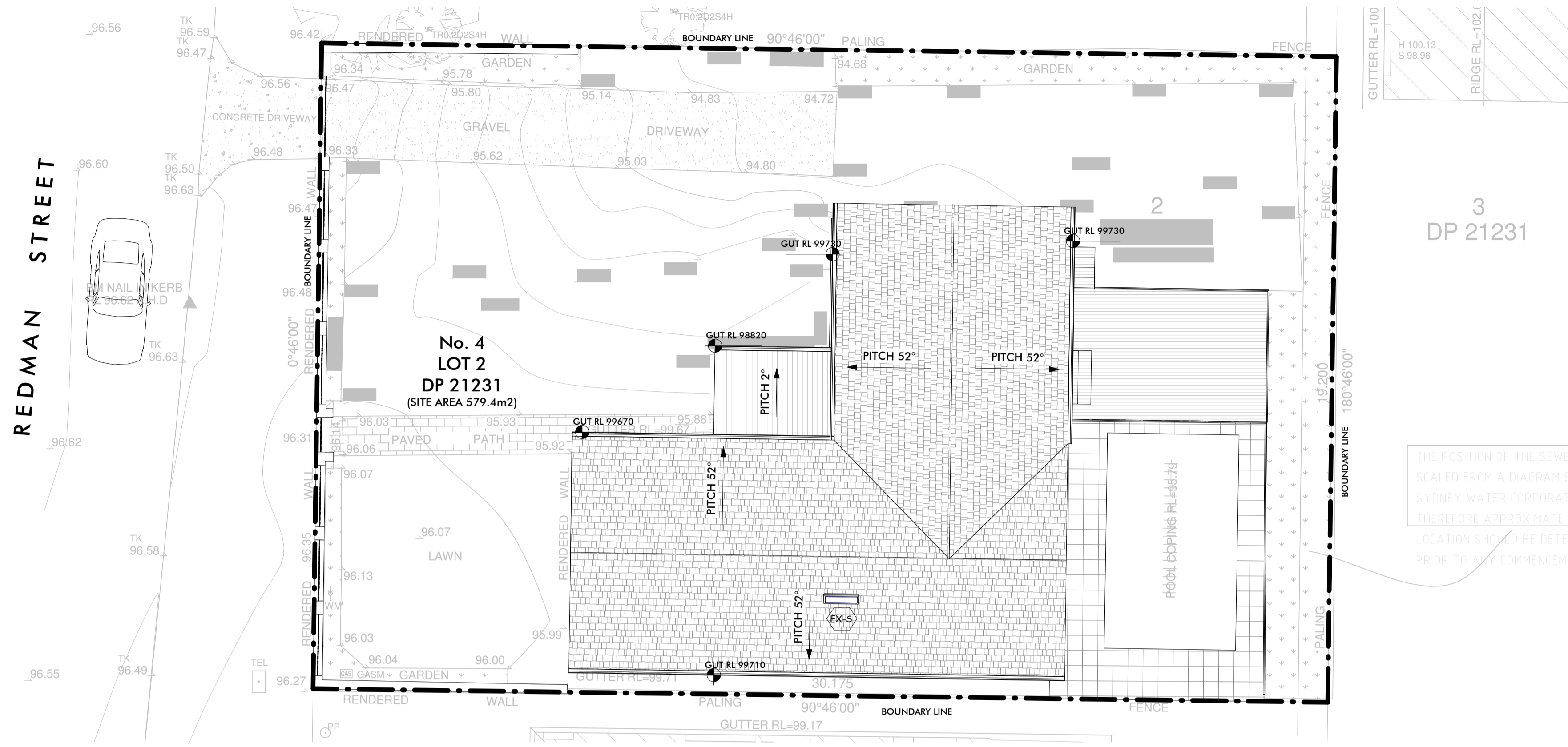
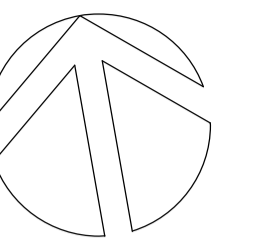
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 Job Number A16179  
 Council Northern Beaches Council

Proposed alterations and additions at  
**4 Redman Street  
 Seaforth NSW  
 Lot 2 DP 21231**

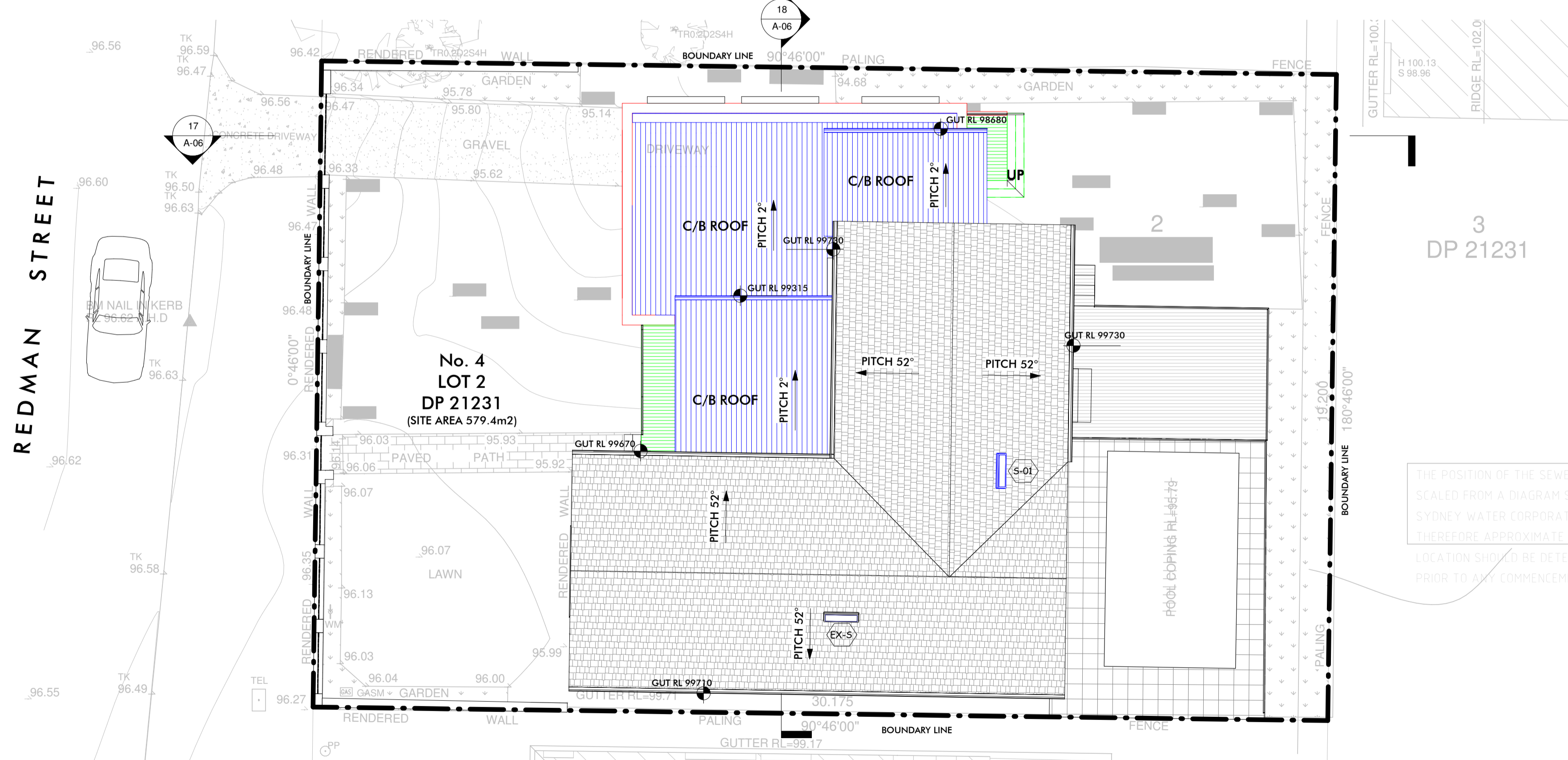
Title  
**Existing & Proposed  
 Site Plan**

Drawing No.  
**A-01 A**

Revision



**7 EXISTING ROOF PLAN**  
 SCALE 1 : 100



**8 PROPOSED ROOF PLAN**  
 SCALE 1 : 100

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A	Issued for DA Lodgement	09-9-2019



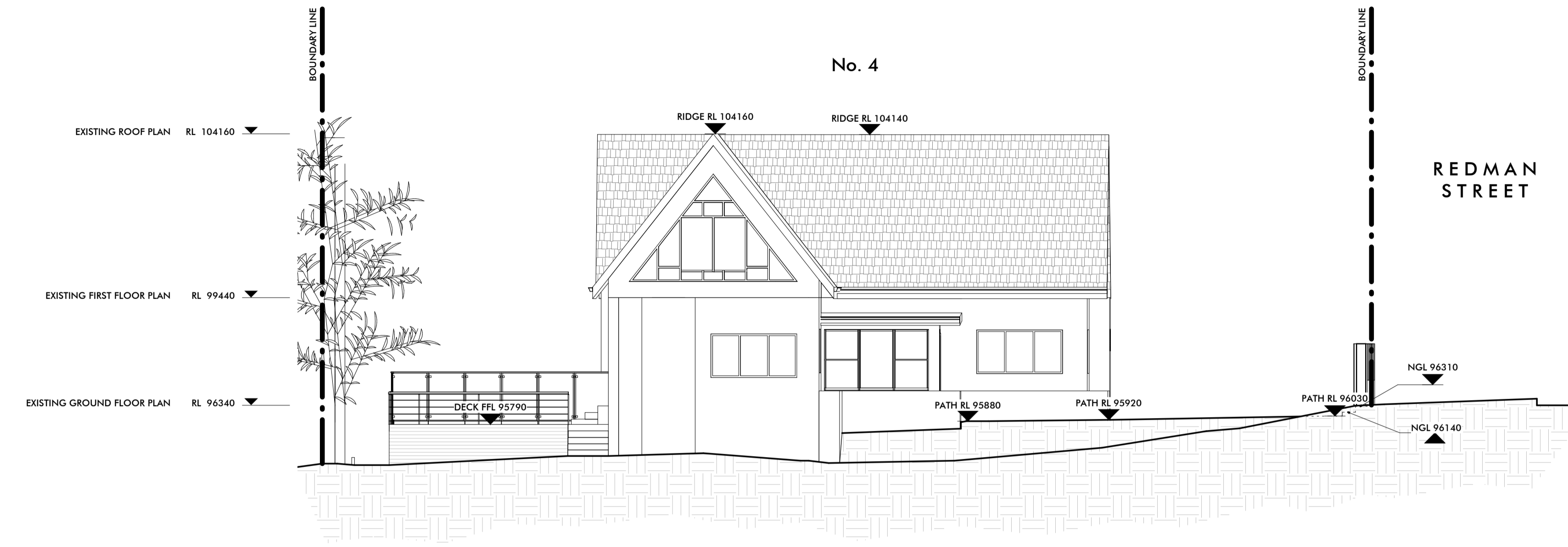
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**Ben Hildyard**

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 Council Northern Beaches Council

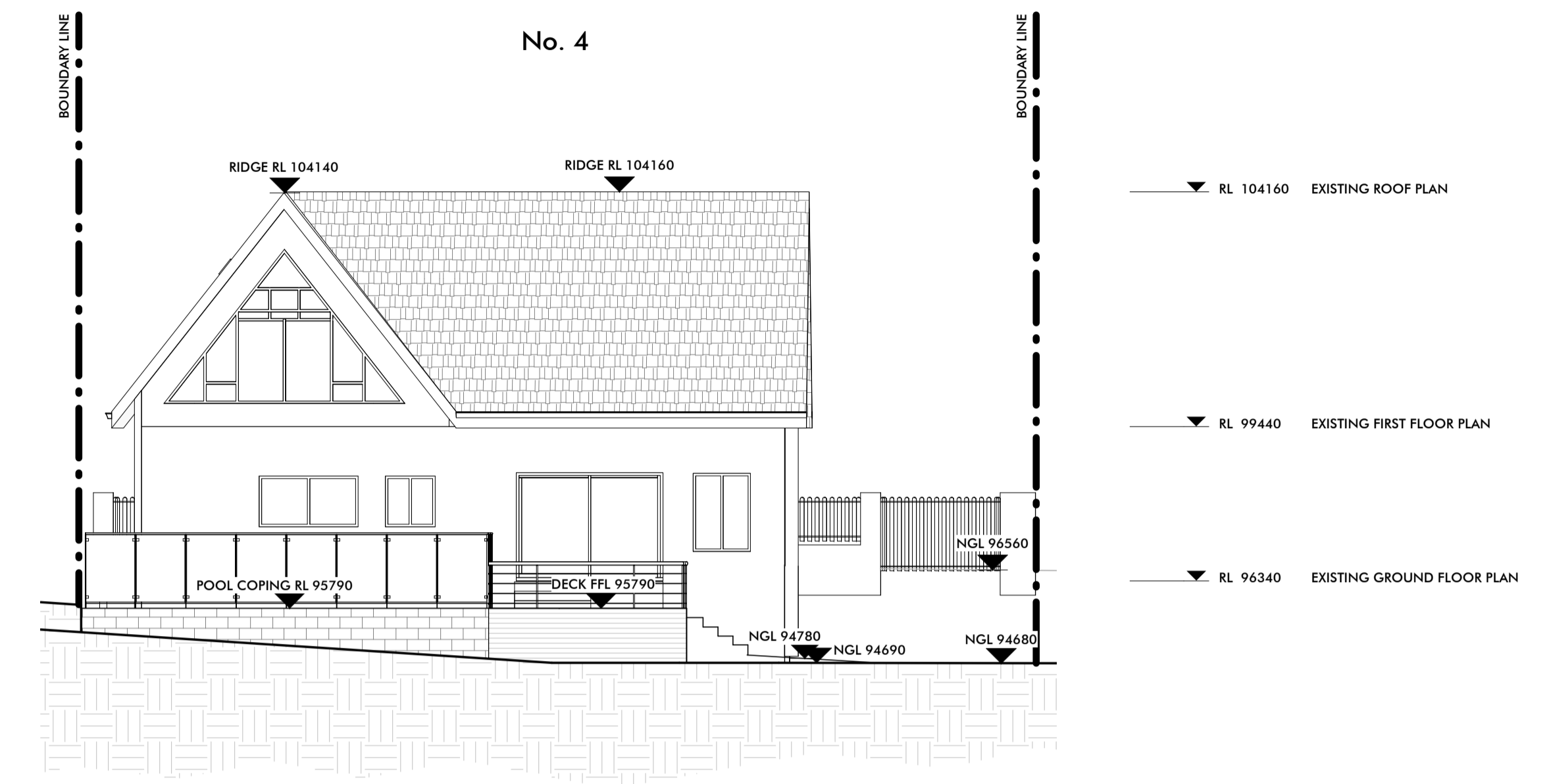
Proposed alterations and additions at  
**4 Redman Street  
 Seaforth NSW  
 Lot 2 DP 21231**

Title  
**Existing & Proposed  
 Roof  
 Plan**

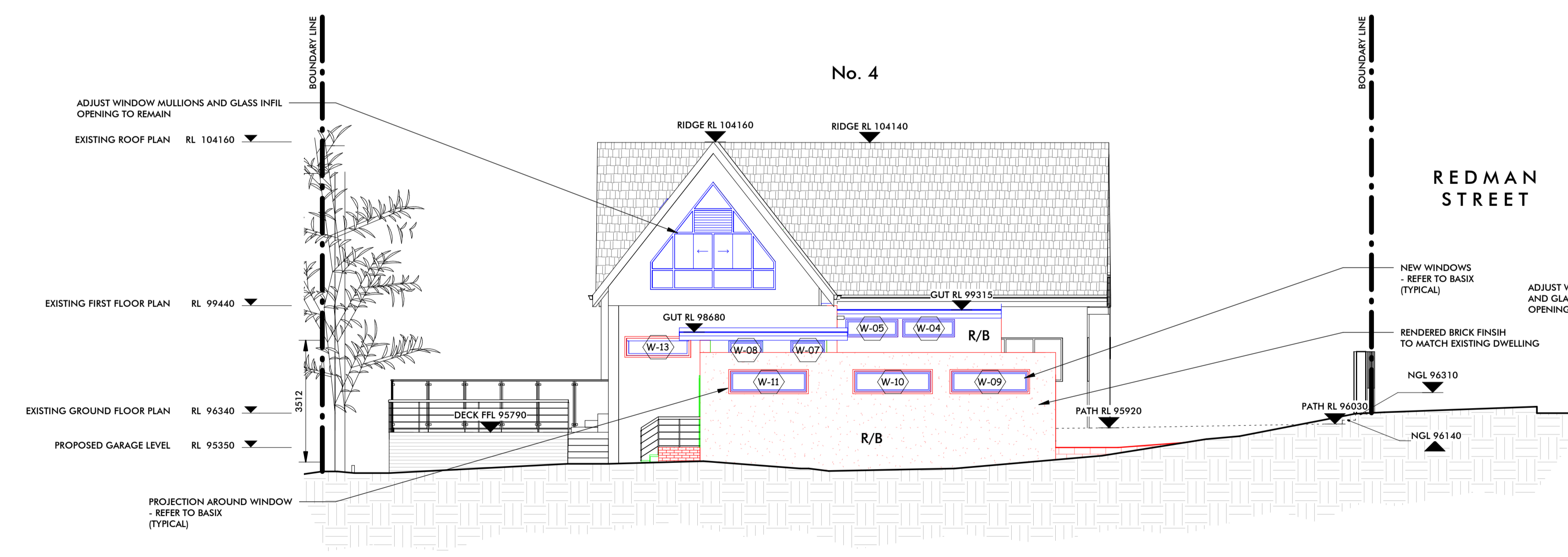
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 Revision **A**



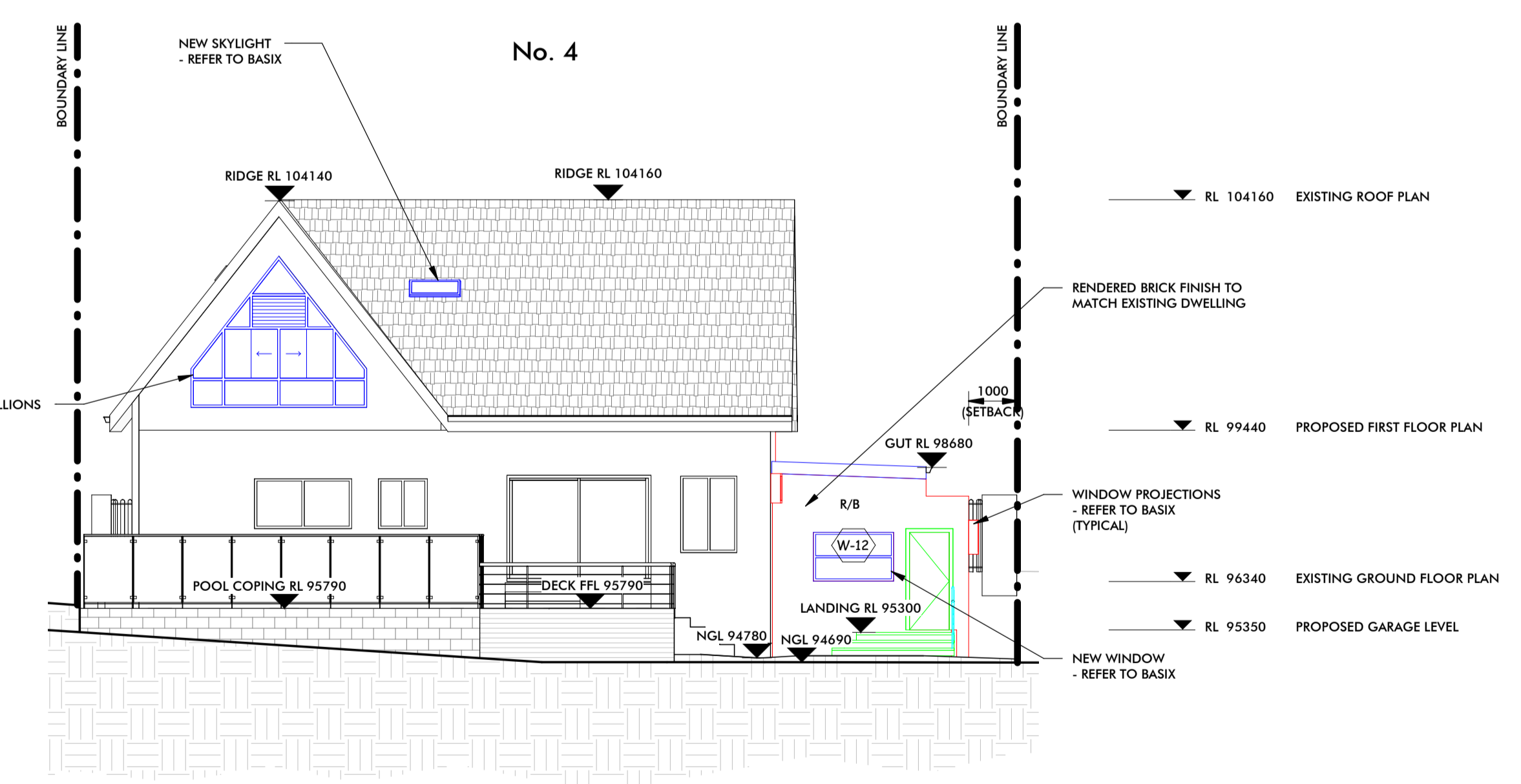
**9 EXISTING NORTH ELEVATION**  
 SCALE 1 : 100



**11 EXISTING EAST ELEVATION**  
 SCALE 1 : 100



**10 PROPOSED NORTH ELEVATION**  
 SCALE 1 : 100



**12 PROPOSED EAST ELEVATION**  
 SCALE 1 : 100

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A	Issued for DA Lodgement	09-9-2019



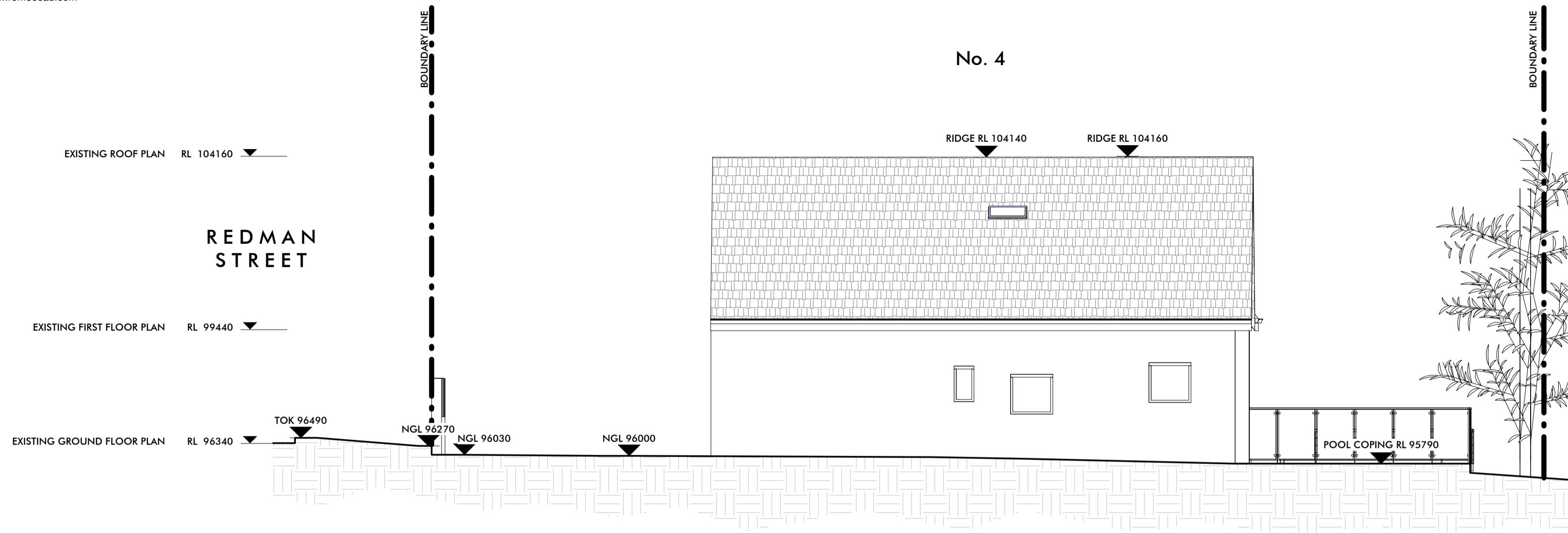
Client **Ben Hildyard**

Scale (A1) **1 : 100**  
 Drawn **RBF** Job Number **A16179**  
 Council **Northern Beaches Council**

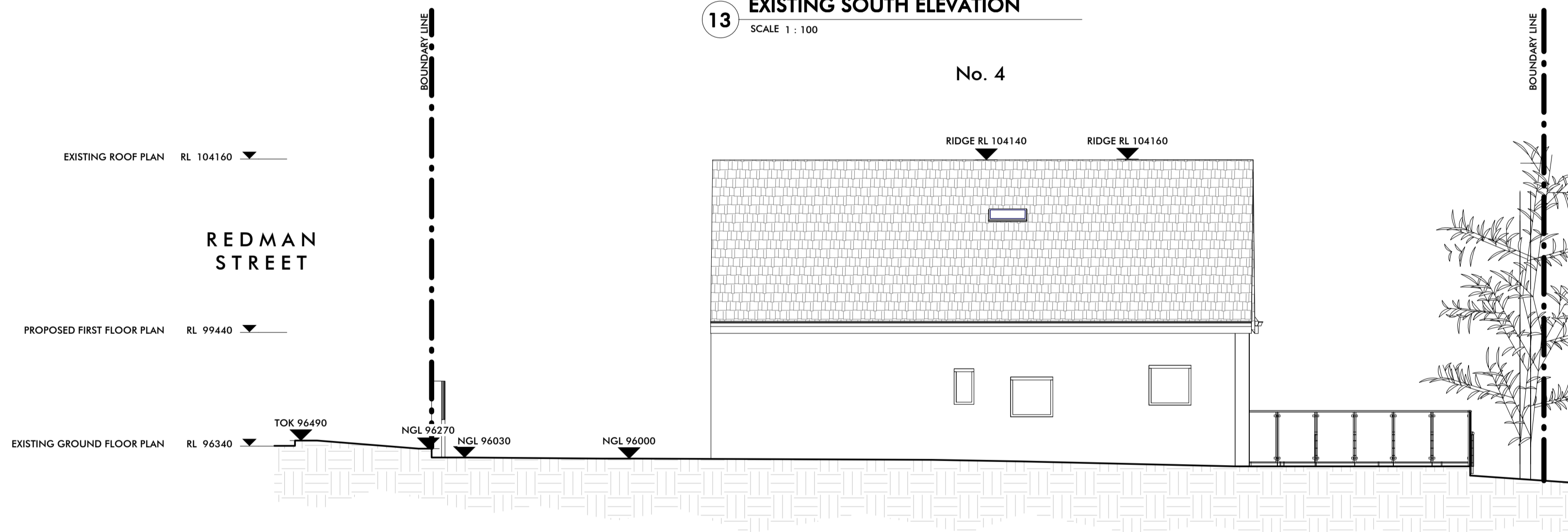
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 Proposed alterations and additions at **4 Redman Street, Seaforth NSW, Lot 2 DP 21231**

Title **Existing & Proposed North & East Elevations**

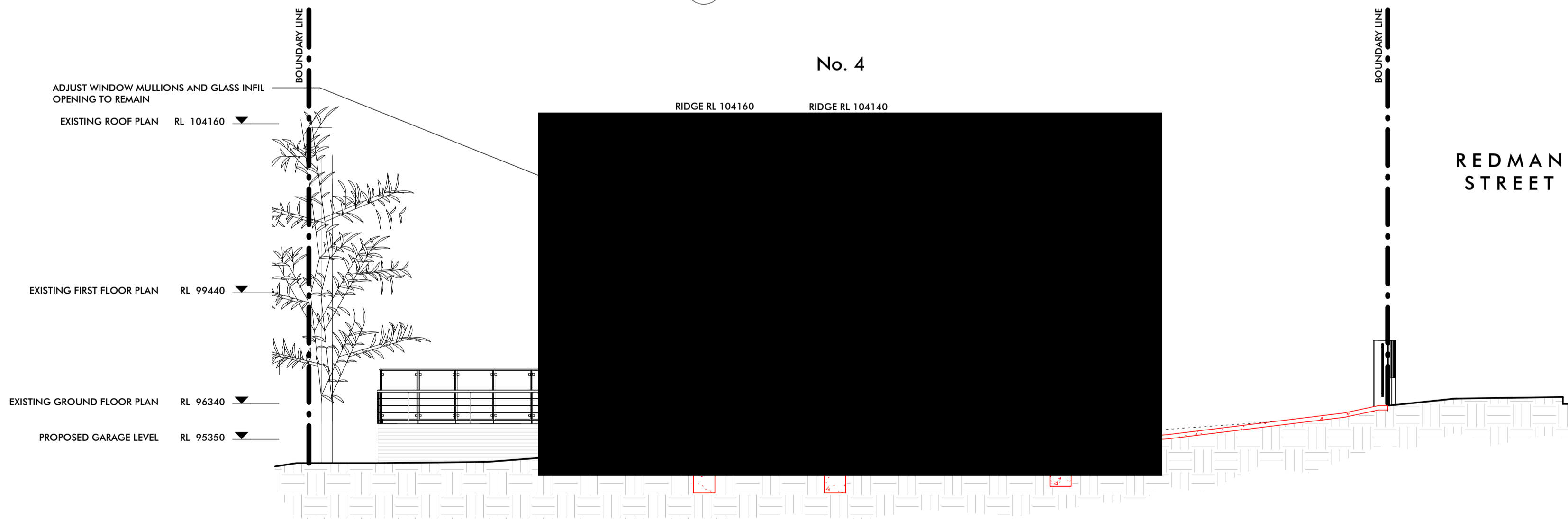
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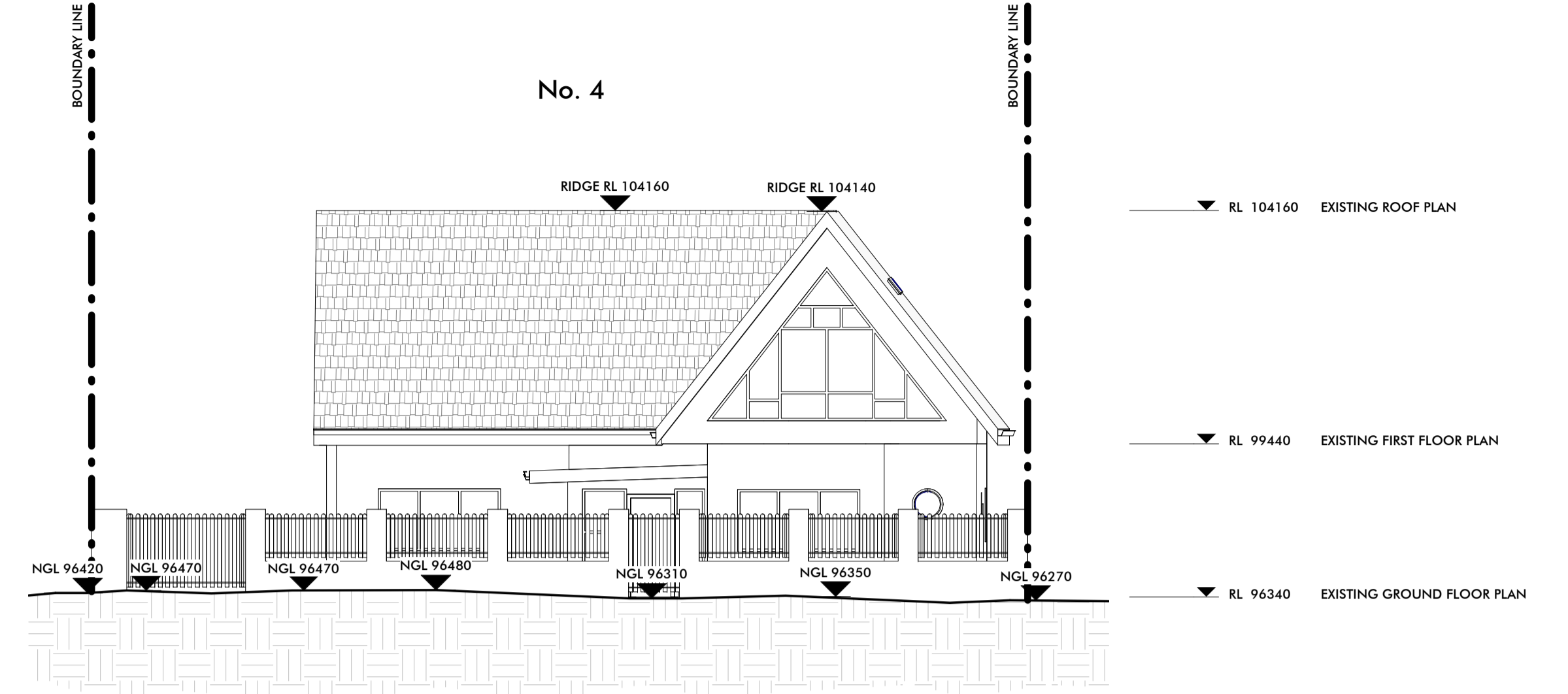
**13** EXISTING SOUTH ELEVATION  
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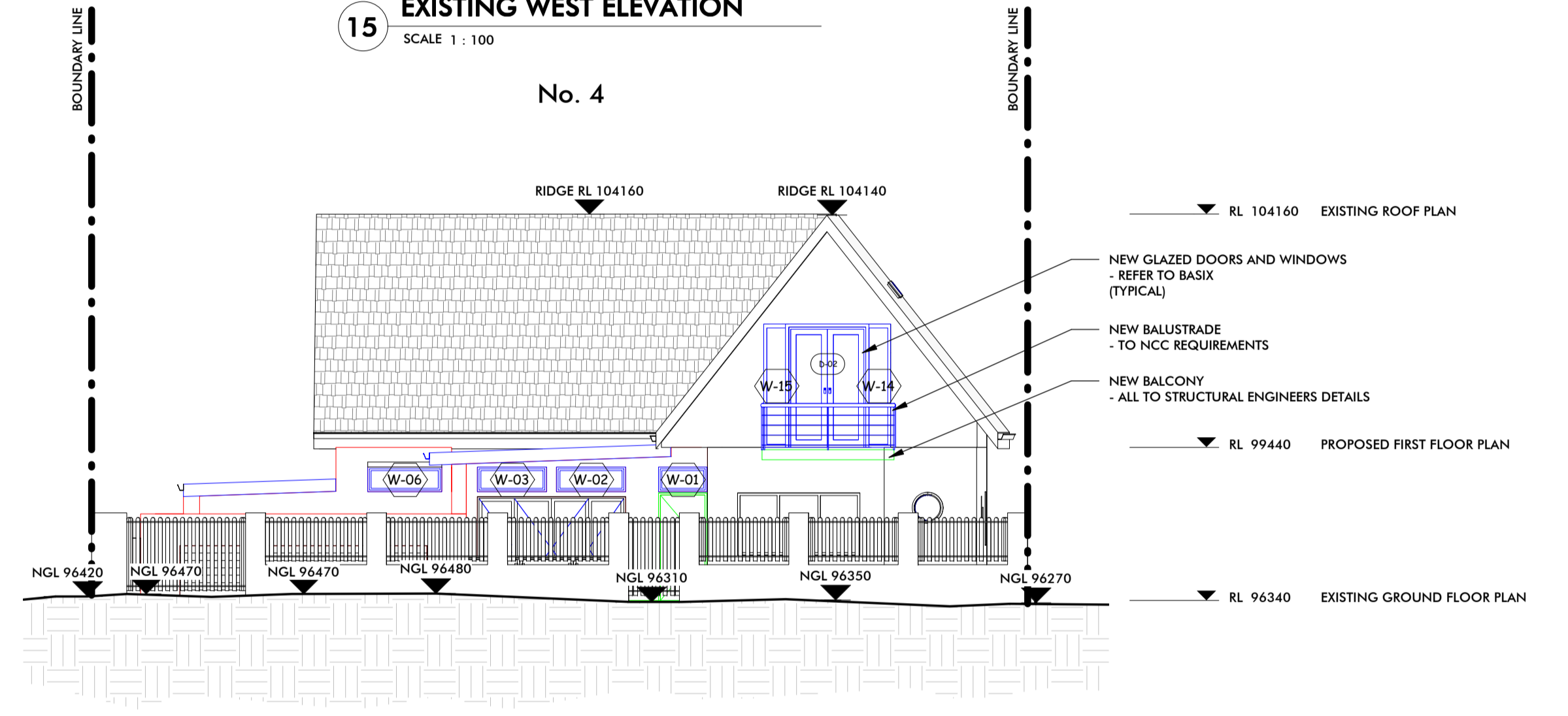
**14** PROPOSED SOUTH ELEVATION  
 SCALE 1 : 100



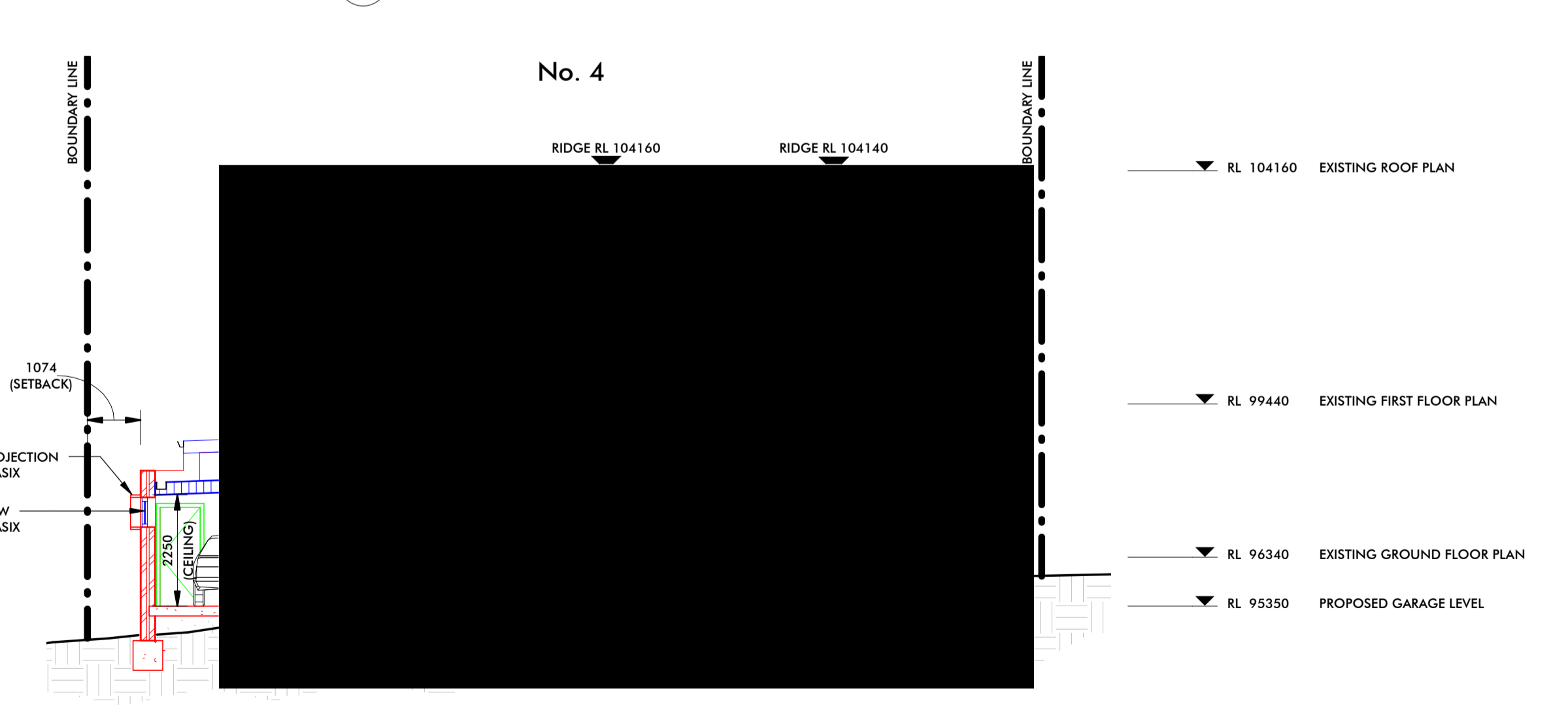
**17** PROPOSED GARAGE SECTION  
 SCALE 1 : 100



**15** EXISTING WEST ELEVATION  
 SCALE 1 : 100



**16** PROPOSED WEST ELEVATION  
 SCALE 1 : 100



**18** PROPOSED CROSS SECTION  
 SCALE 1 : 100

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Rev	Description & Purpose of Issue	Date
A	Issued for DA Lodgement	09-9-2019

**ROMEOCAD**  
 design

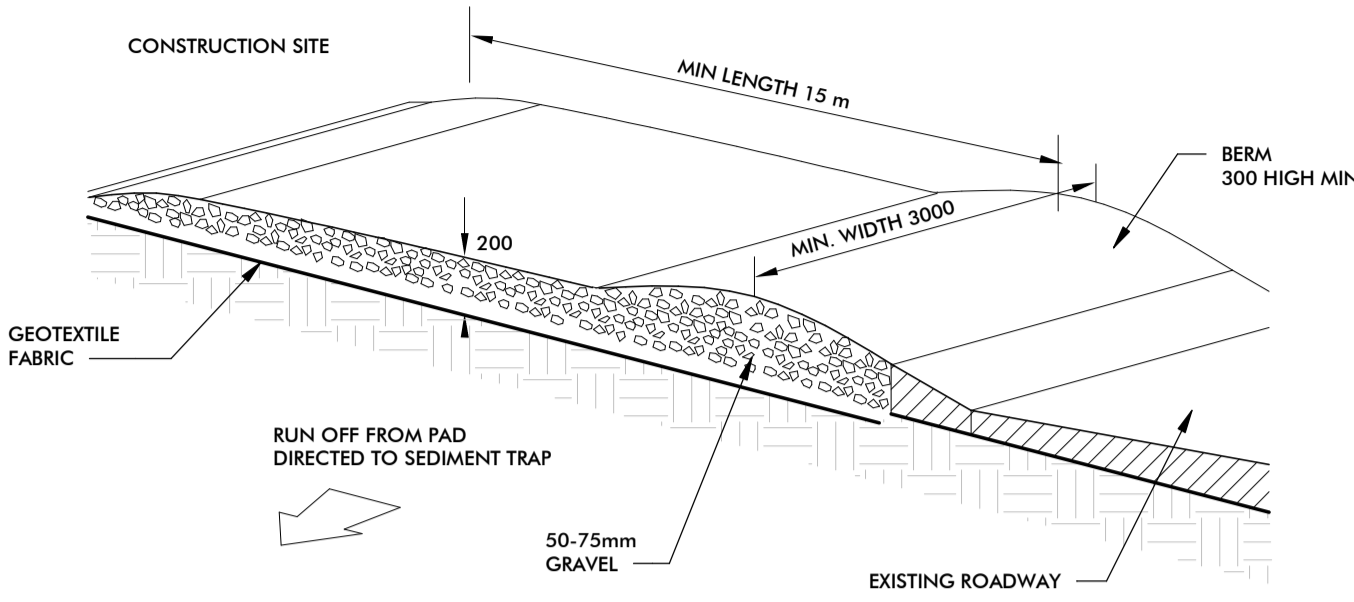
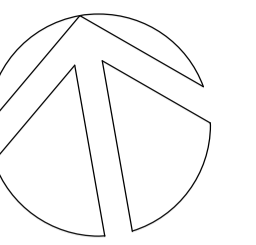
Client  
**Ben Hildyard**

Scale (A1)  
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 Job Number  
 A16179  
 Council  
 Northern Beaches Council

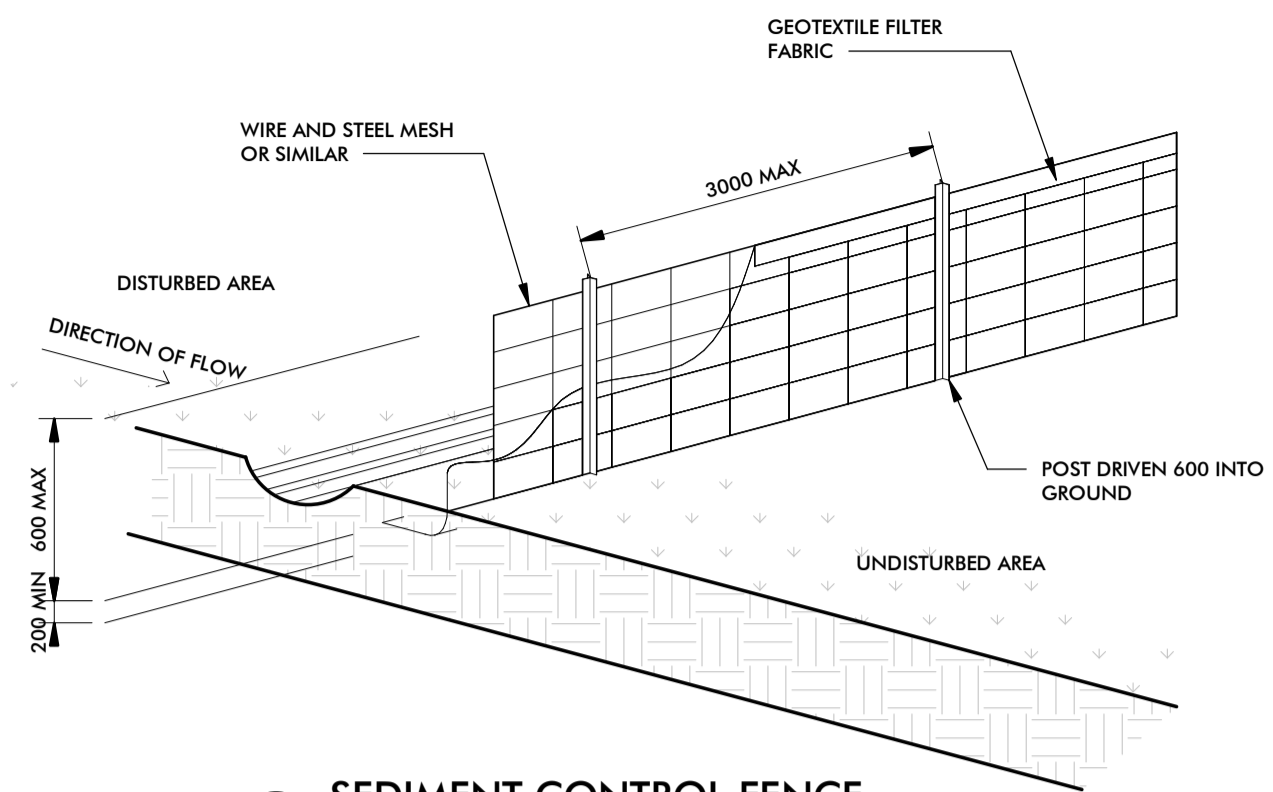
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 Proposed alterations and additions at  
**4 Redman Street  
 Seaforth NSW  
 Lot 2 DP 21231**

Title  
**Existing & Proposed  
 South & West  
 Elevations**

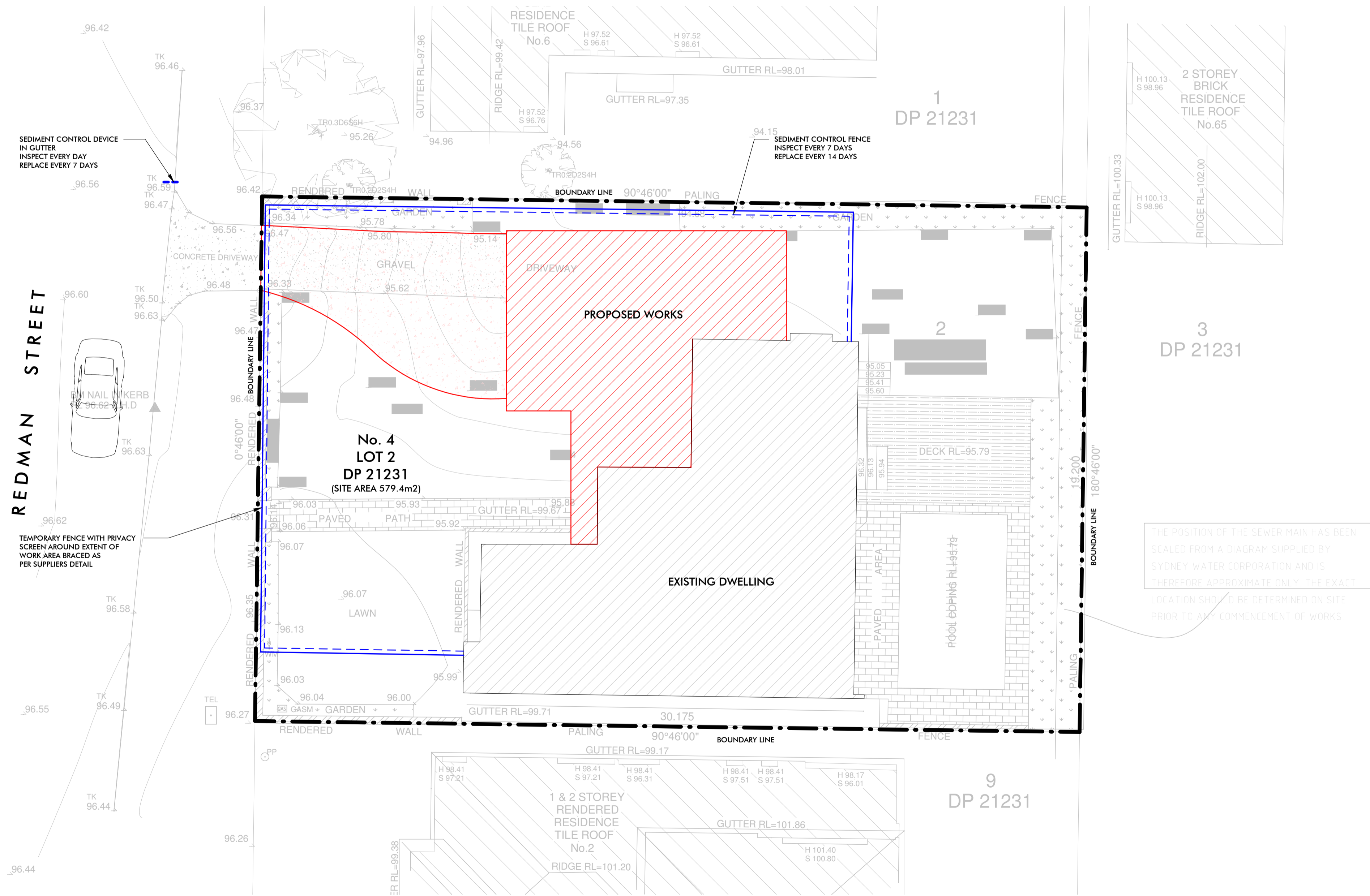
Drawing No.  
**A-06**  
 Revision  
**A**



**19** TEMPORARY CONSTRUCTION EXIT  
 NOT TO SCALE



**20** SEDIMENT CONTROL FENCE  
 NOT TO SCALE



**21** SEDIMENT & EROSION CONTROL PLAN  
 SCALE 1 : 100

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Rev	Description & Purpose of Issue	Date
A	Issued for DA Lodgement	09-9-2019



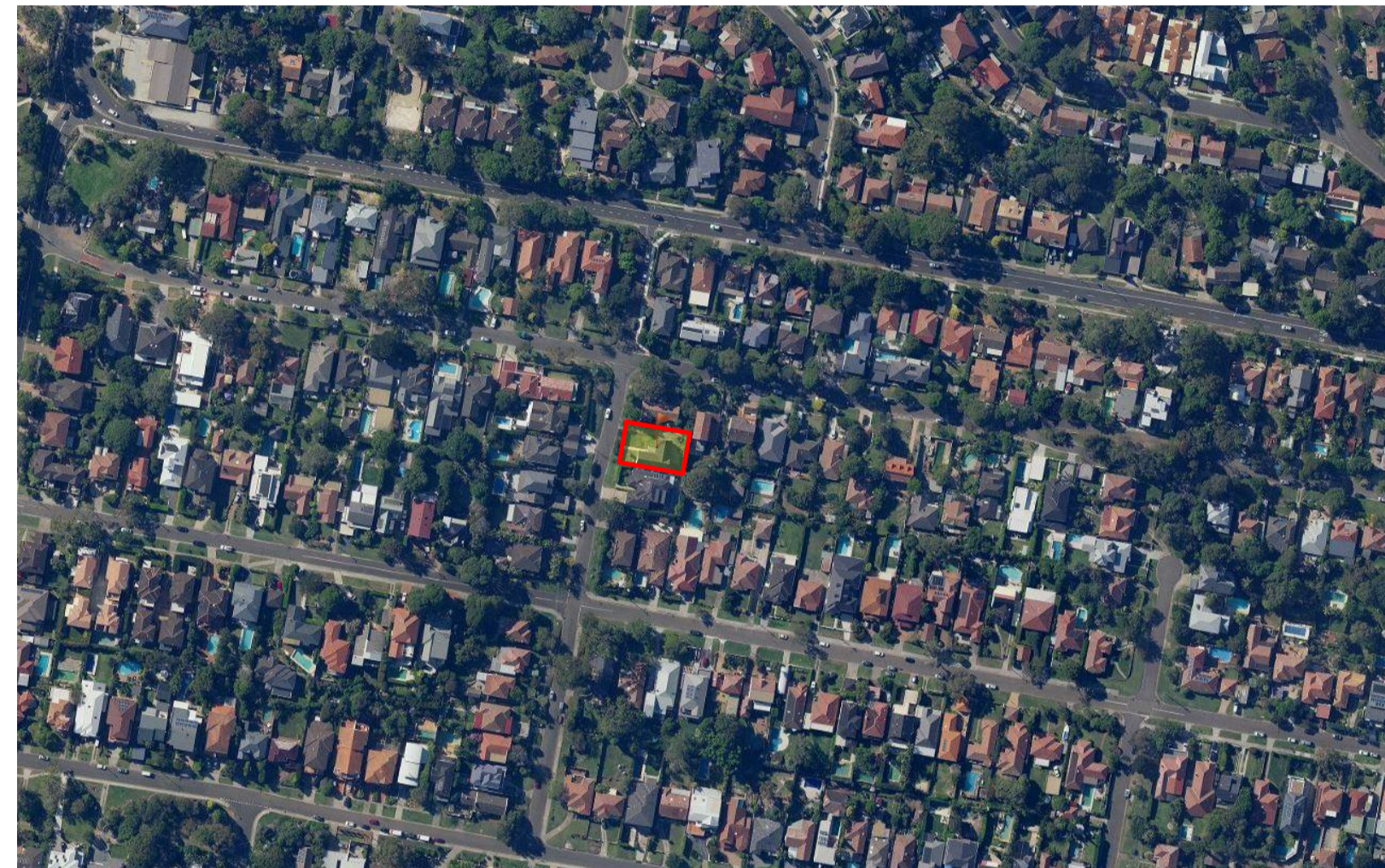
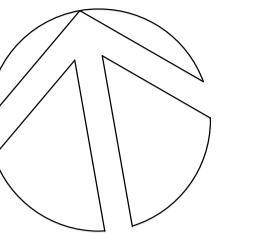
Client  
**Ben Hildyard**

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Drawn	Job Number	A16179	
Council	Northern Beaches Council		

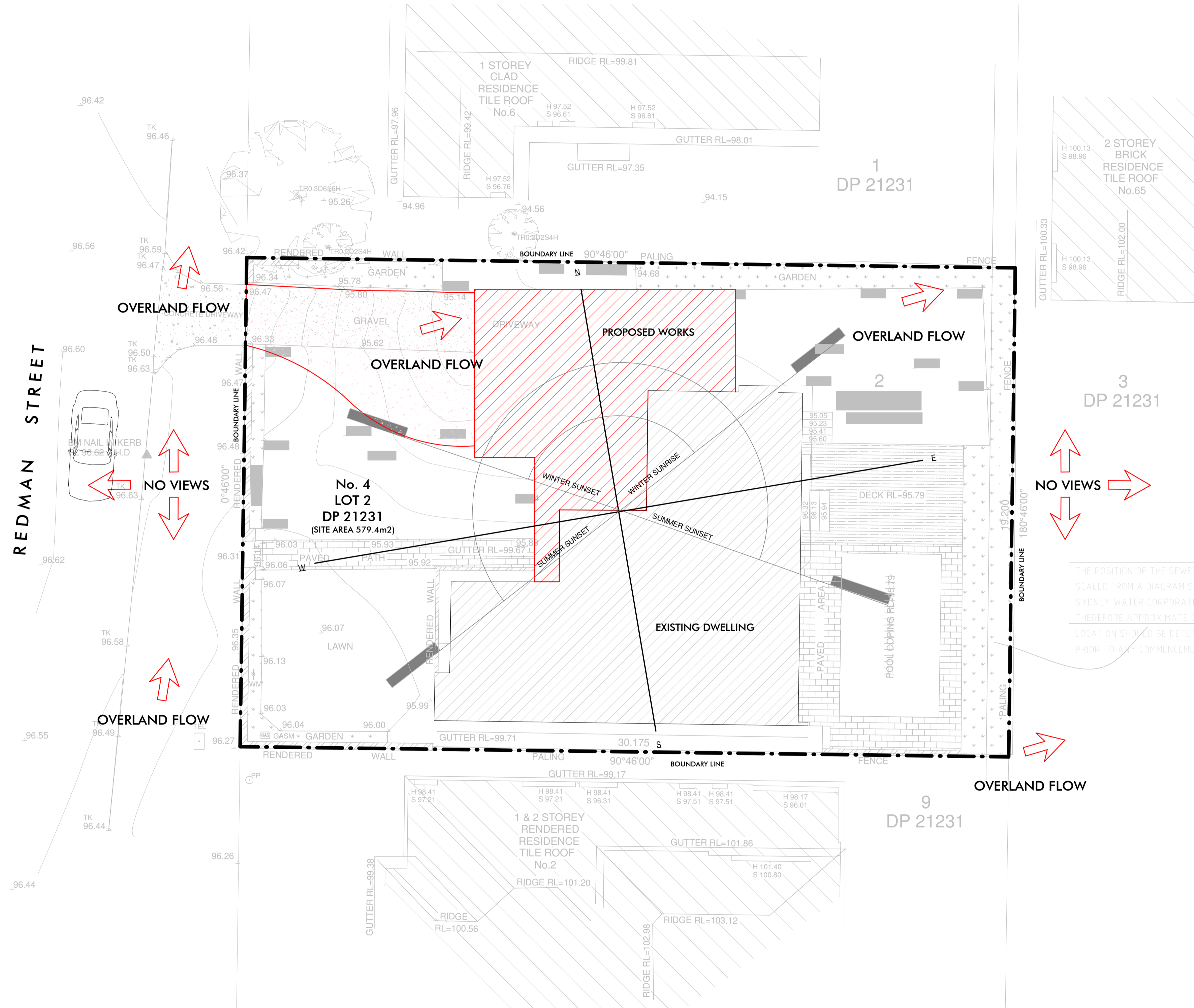
Proposed alterations and additions at  
**4 Redman Street  
 Seaforth NSW  
 Lot 2 DP 21231**

Title  
**Sediment and Erosion  
 Control Plan**

Drawing No. **A-07**  
 Revision **A**



LOCATION PHOTO



THE POSITION OF THE SEWER MAIN HAS BEEN SCALED FROM A DIAGRAM SUPPLIED BY SYDNEY WATER CORPORATION AND IS THEREFORE APPROXIMATE ONLY. THE EXACT LOCATION SHOULD BE DETERMINED ON SITE PRIOR TO ANY COMMENCEMENT OF WORKS.

**22 SITE ANALYSIS PLAN**  
 SCALE 1 : 100

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Rev	Description & Purpose of Issue	Date
A	Issued for DA Lodgement	09-9-2019



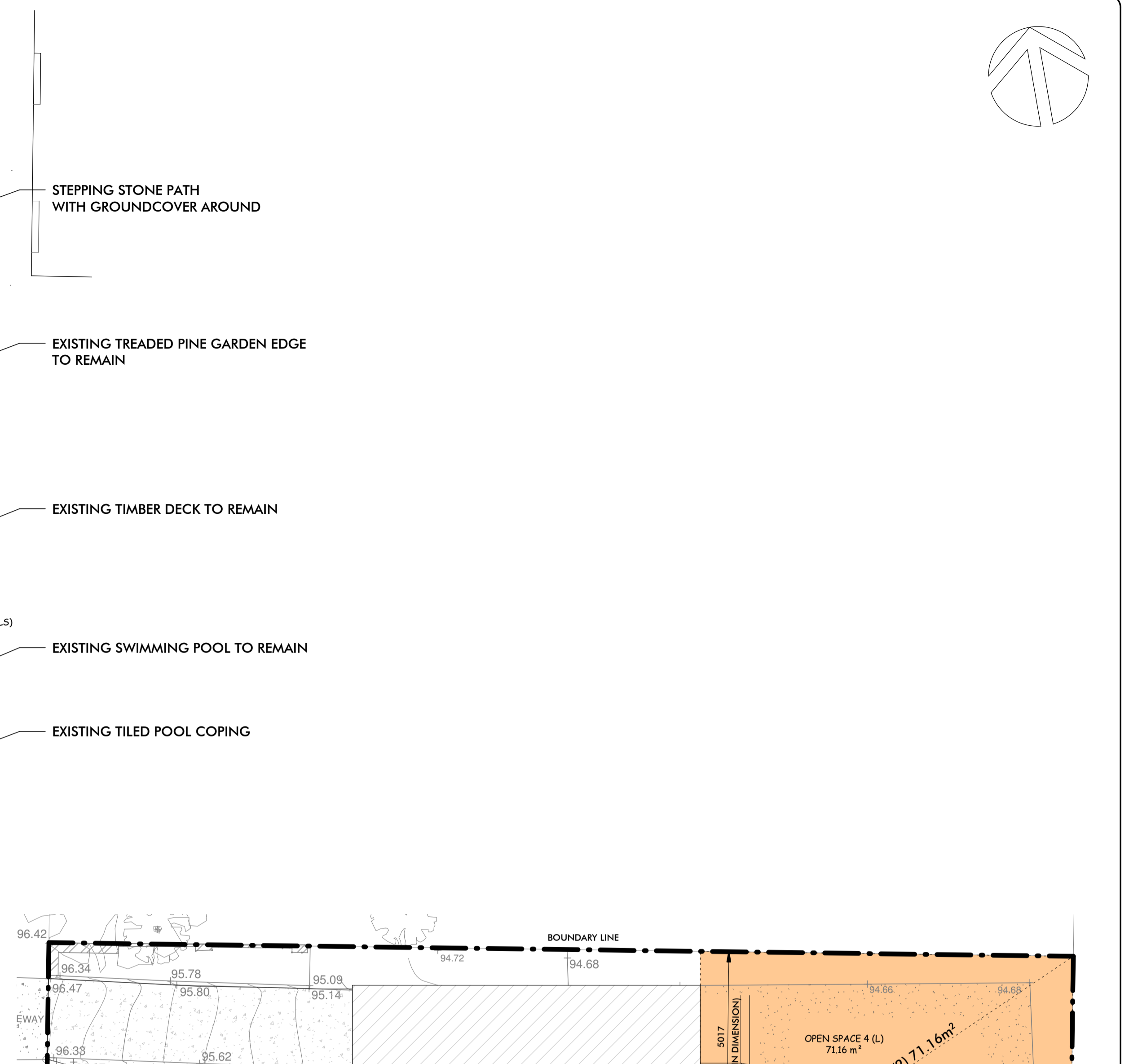
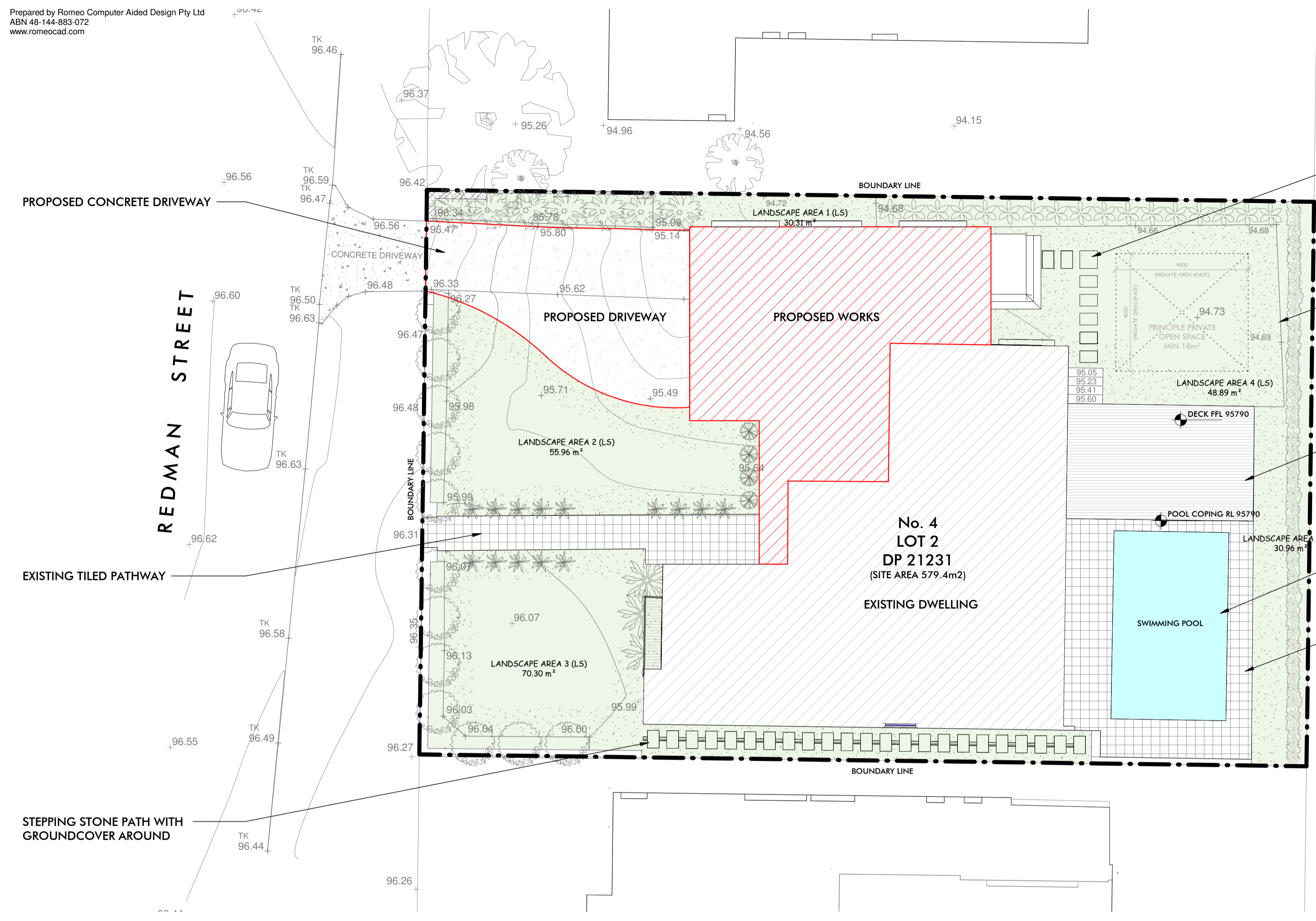
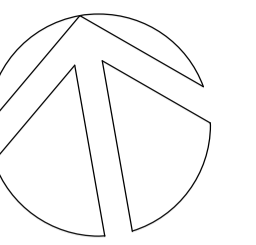
Client  
**Ben Hildyard**

Scale (A1) 1 : 100  
 Drawn RBF Job Number A16179  
 Council Northern Beaches Council

Print Date 09-Sep-19 3:00:31 PM  
 Proposed alterations and additions at  
**4 Redman Street  
 Seaforth NSW  
 Lot 2 DP 21231**

Title  
**Site Analysis Plan**

Drawing No. **A-08** Revision **A**



**TOTAL LANDSCAPE AREA CALCULATIONS**

Name	Area	%
LANDSCAPE AREA 1 (LS)	30.31 m <sup>2</sup>	5.2%
LANDSCAPE AREA 2 (LS)	55.96 m <sup>2</sup>	9.7%
LANDSCAPE AREA 3 (LS)	70.3 m <sup>2</sup>	12.1%
LANDSCAPE AREA 4 (LS)	48.89 m <sup>2</sup>	8.4%
LANDSCAPE AREA 5 (LS)	30.96 m <sup>2</sup>	5.3%
<b>TOTAL</b>	<b>236.42 m<sup>2</sup></b>	<b>40.8%</b>

**TOTAL LANDSCAPED AREA CALCULATIONS**  
**MDCP 2013**  
 4.1.5.2 LANDSCAPED AREA

**MINIMUM DIMENSIONS AND AREAS**  
 b) MINIMUM DIMENSIONS AND AREAS MUST PROVIDE FOR THE FOLLOWING:  
 i) SOIL DEPTH OF AT LEAST 1M FOR ALL LANDSCAPED AREAS EITHER IN GROUND OR ABOVE GROUND IN RAISED PLANTER BEDS; AND  
 ii) A MINIMUM HORIZONTAL DIMENSION OF 0.5M MEASURED FROM THE INNER SIDE OF THE PLANTER BED/ BOX, WALL OR ANY OTHER STRUCTURE WHICH DEFINES THE LANDSCAPED AREA AND INCORPORATING AN APPROPRIATE DRAINAGE AND IRRIGATION REGIME.

ALL AREAS DEFINED IN THE CALCULATIONS TABLE ABOVE COMPLY TO THE NUMERICAL CONTROLS IN THE MDCP 2013.

TOTAL LANDSCAPED AREA = 236.42m<sup>2</sup>  
 = 236.42 / 579.4 (SITE AREA)  
 = 40.8%

**MDCP 2013**  
 4.1.5.1 MINIMUM RESIDENTIAL TOTAL OPEN SPACE REQUIREMENTS

a) AREA OS3 - TOTAL OPEN SPACE (MINIMUM PERCENTAGE OF SITE AREA)  
 = AT LEAST 55% OF SITE AREA

AREA OS3 - LANDSCAPED AREA (MINIMUM AREA (MINIMUM PERCENTAGE OF TOTAL OPEN SPACE)  
 = AT LEAST 35% OF OPEN SPACE

b) i) HORIZONTAL DIMENSION OF AT LEAST 3m IN ANY DIRECTION; AND  
 ii) A MINIMUM UNBROKEN AREA OF 12sqm

**TOTAL OPEN SPACE AREA CALCULATION**

Name	Area	%
OPEN SPACE 1 (L)	53.63 m <sup>2</sup>	9.26%
OPEN SPACE 2	15.3 m <sup>2</sup>	2.64%
OPEN SPACE 3 (L)	55.37 m <sup>2</sup>	9.56%
OPEN SPACE 4 (L)	71.16 m <sup>2</sup>	12.28%
OPEN SPACE 5	25.02 m <sup>2</sup>	4.32%
OPEN SPACE 6	25.02 m <sup>2</sup>	4.32%
<b>TOTAL</b>	<b>245.5 m<sup>2</sup></b>	<b>42.37%</b>

MINIMUM TOTAL OPEN SPACE = 55%  
 = 579.4 x 0.55  
 = 318.67m<sup>2</sup>

TOTAL OPEN SPACE = 245.5m<sup>2</sup>  
 = 42.37%  
**COMPLIES = NO**

MINIMUM LANDSCAPED AREA OF TOTAL OPEN SPACE = 35%  
 = 245.5 x 0.35  
 = 85.93m<sup>2</sup>

MINIMUM COMPLIANT OPEN SPACE = 318.67 x 0.35  
 = 111.53m<sup>2</sup>

TOTAL LANDSCAPED AREA OF TOTAL OPEN SPACE = 180.17m<sup>2</sup>

**LANDSCAPED AREA OF TOTAL OPEN SPACE CALCULATION**

Name	Area	% OF OPEN SPACE
OPEN SPACE 1 (L)	53.63 m <sup>2</sup>	21.85%
OPEN SPACE 3 (L)	55.37 m <sup>2</sup>	22.55%
OPEN SPACE 4 (L)	71.16 m <sup>2</sup>	28.99%
<b>TOTAL</b>	<b>180.17 m<sup>2</sup></b>	<b>73.39%</b>

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Rev	Description & Purpose of Issue	Date
A	Issued for DA Lodgement	09-9-2019



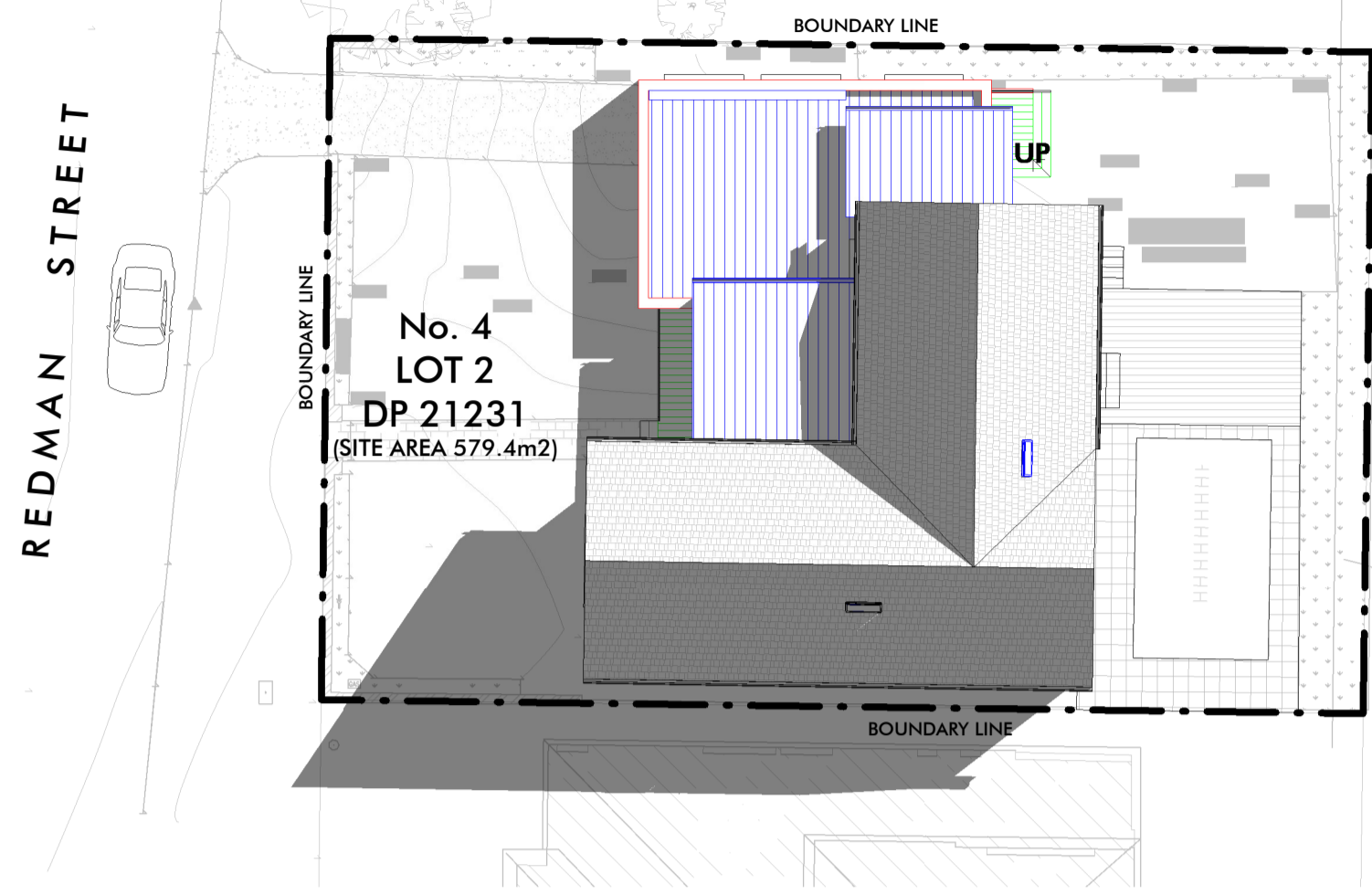
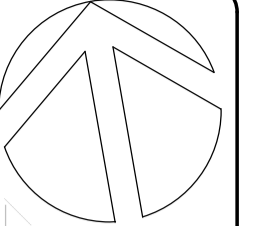
Client **Ben Hildyard**

Scale (A1)	1 : 100	Print Date	09-Sep-19 3:05:15 PM
Drawn	REF	Job Number	A16179
Council	Northern Beaches Council		

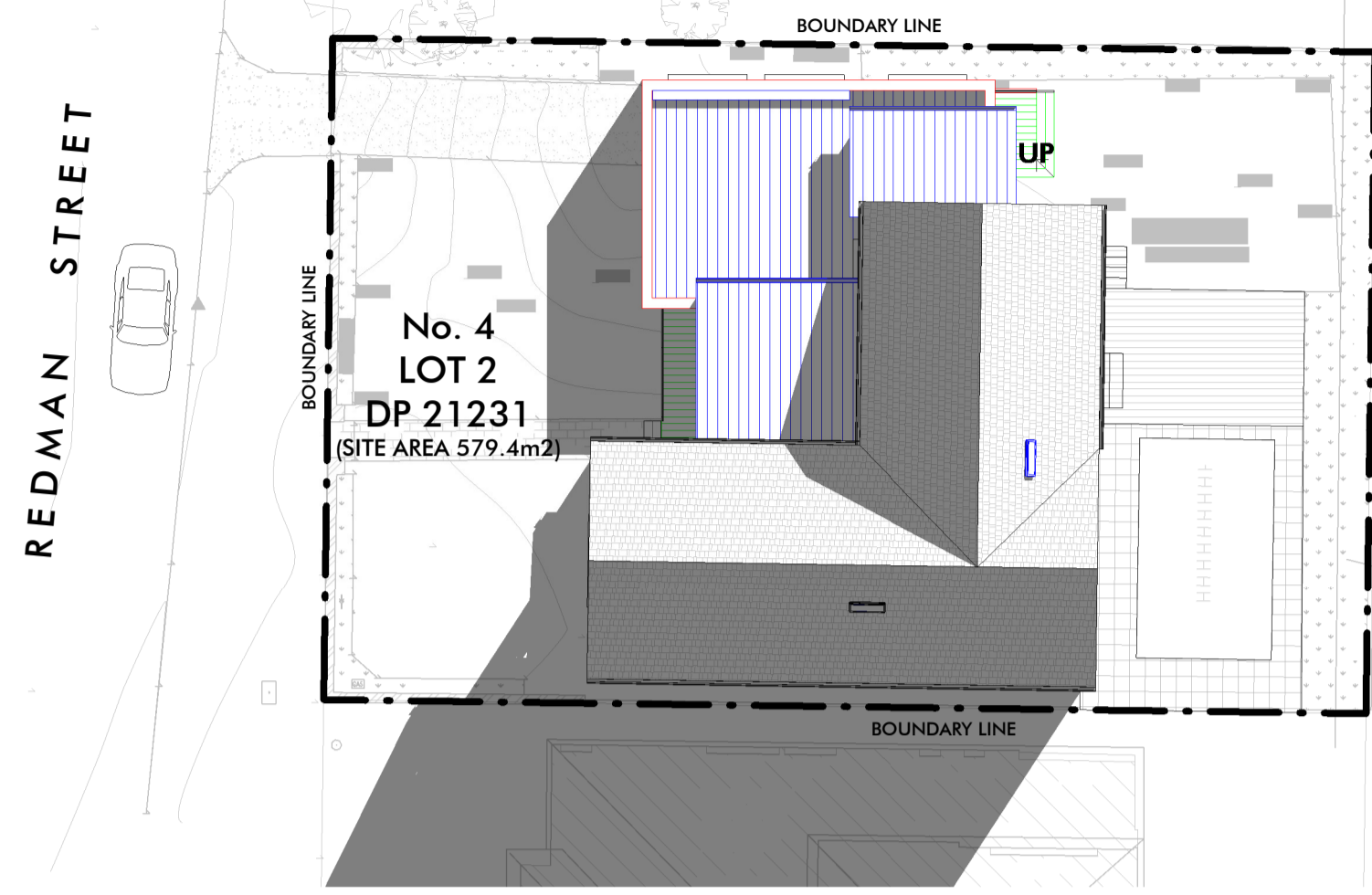
Proposed alterations and additions at  
**4 Redman Street  
 Seaforth NSW  
 Lot 2 DP 21231**

Title **Proposed Landscape Plan**

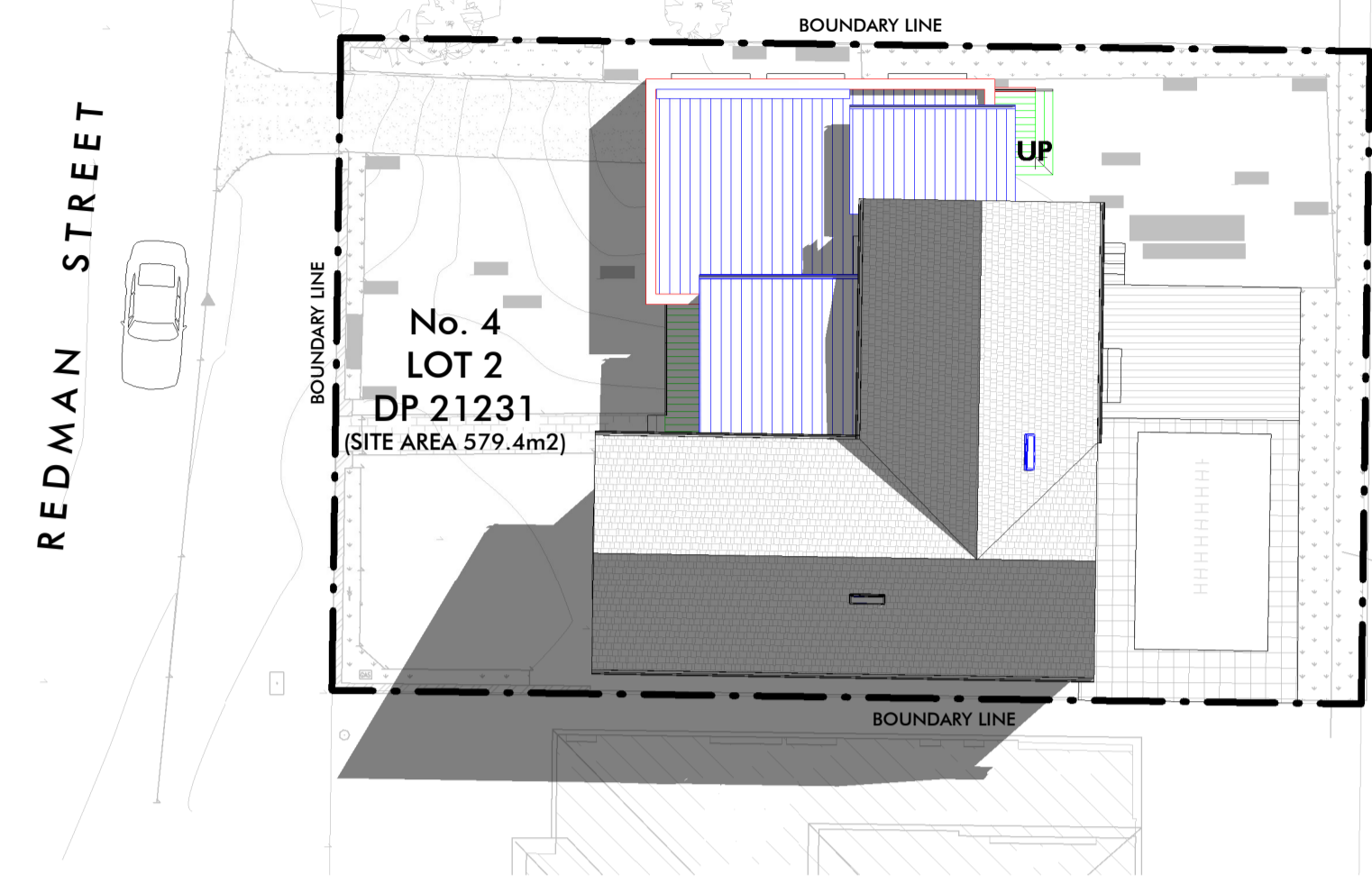
Drawing No. **A-09 A**



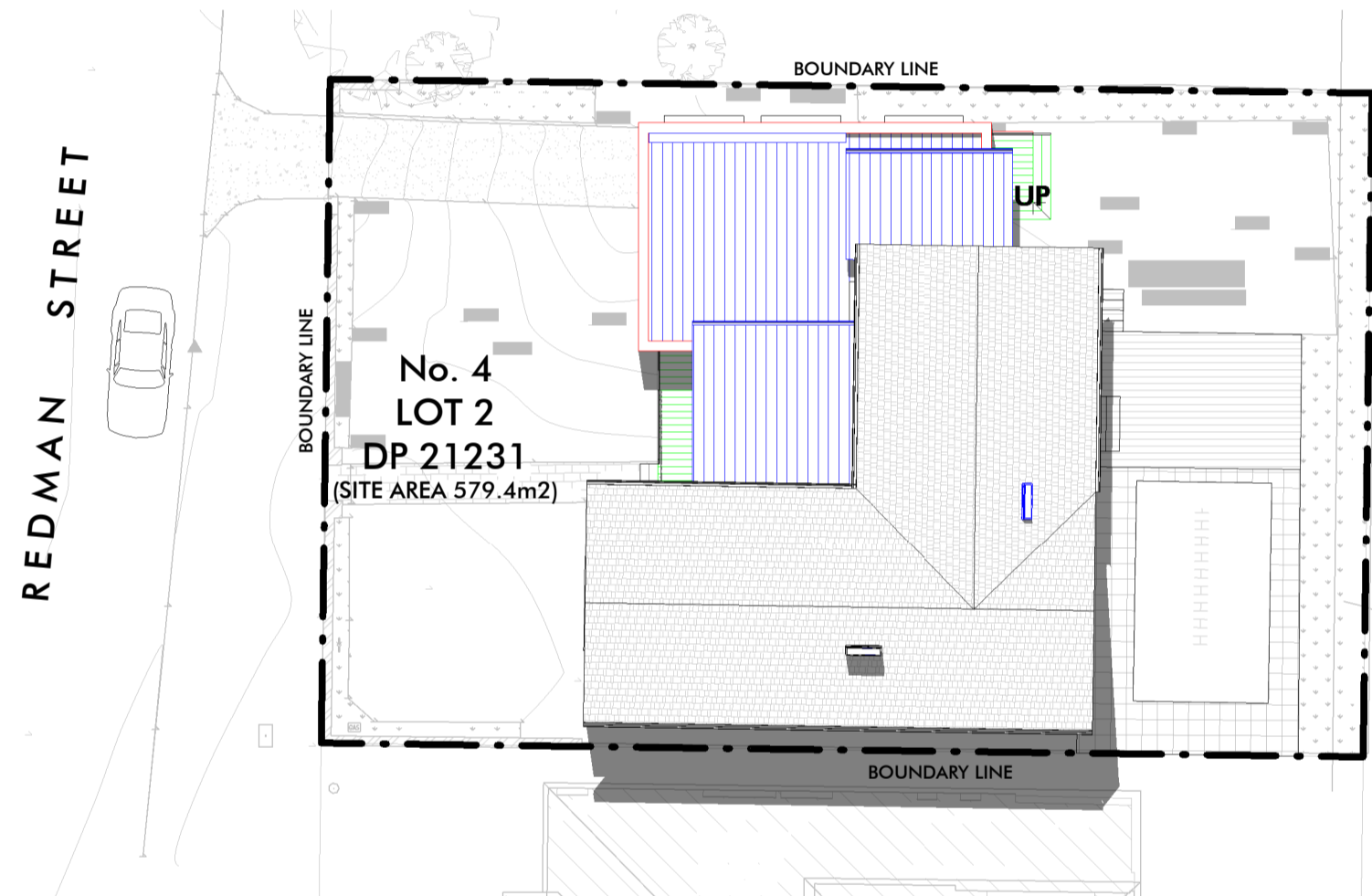
25 PROPOSED 9AM 21ST MARCH  
 SCALE 1 : 200



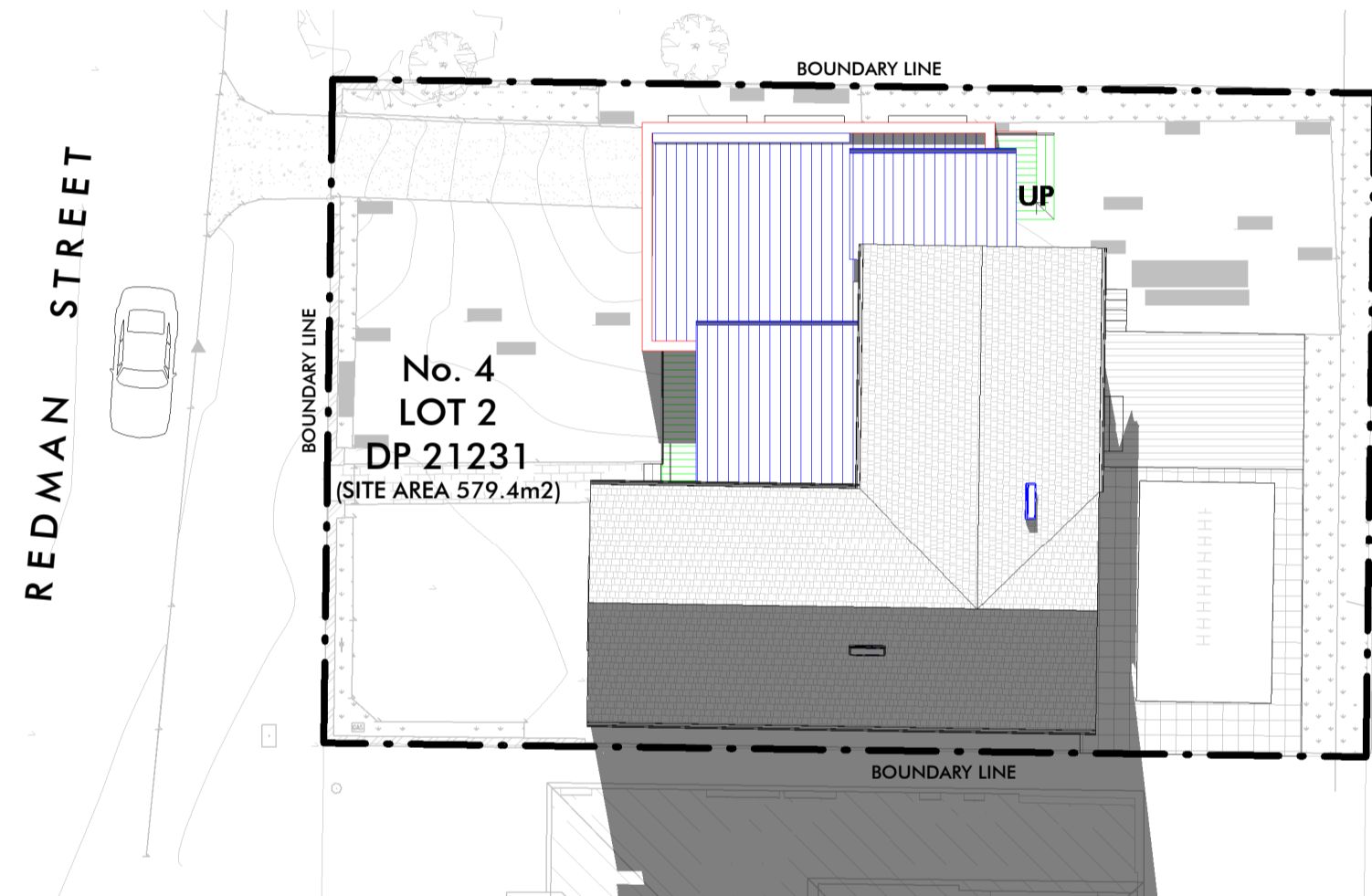
28 PROPOSED 9AM 21ST JUNE  
 SCALE 1 : 200



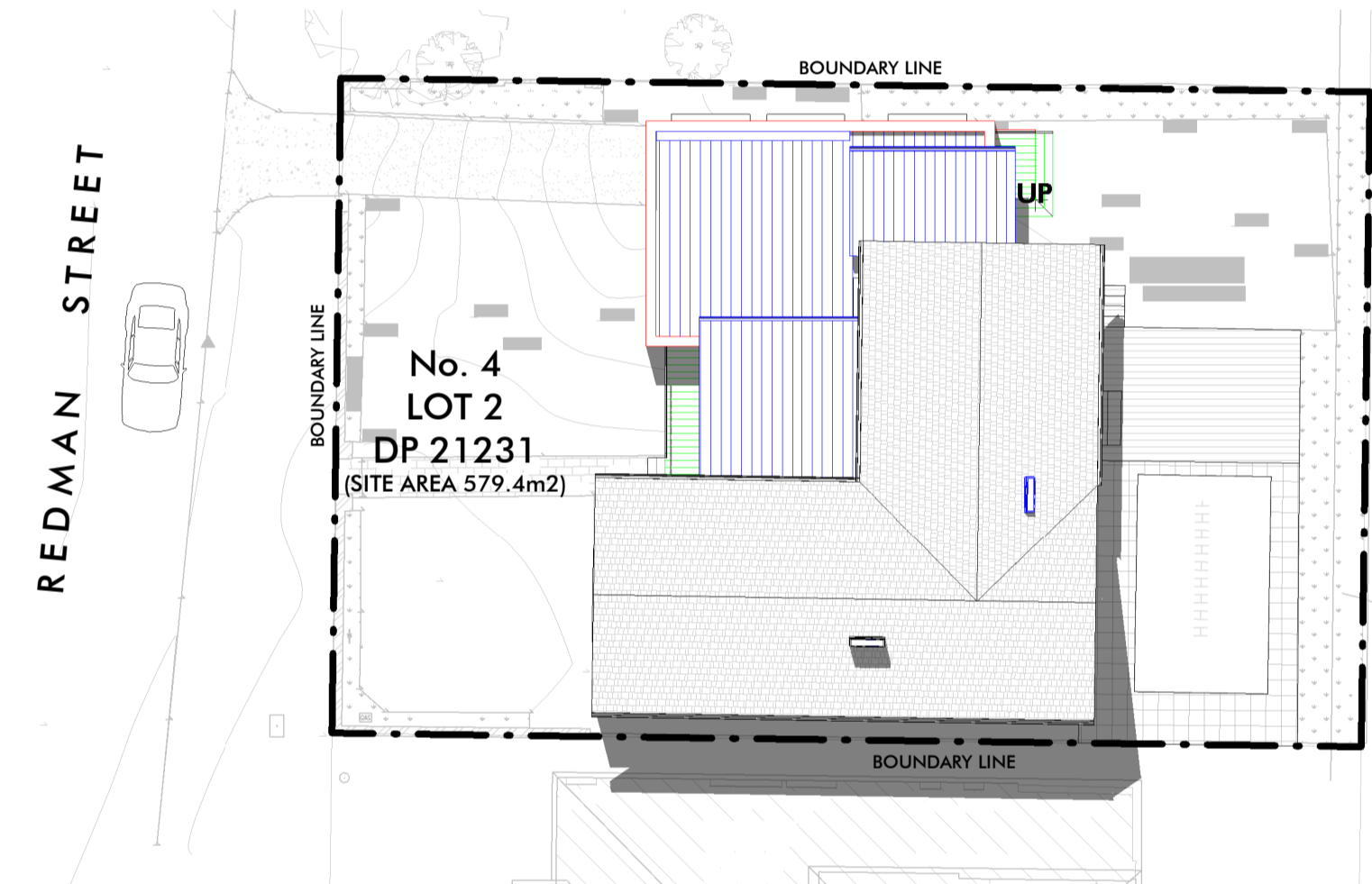
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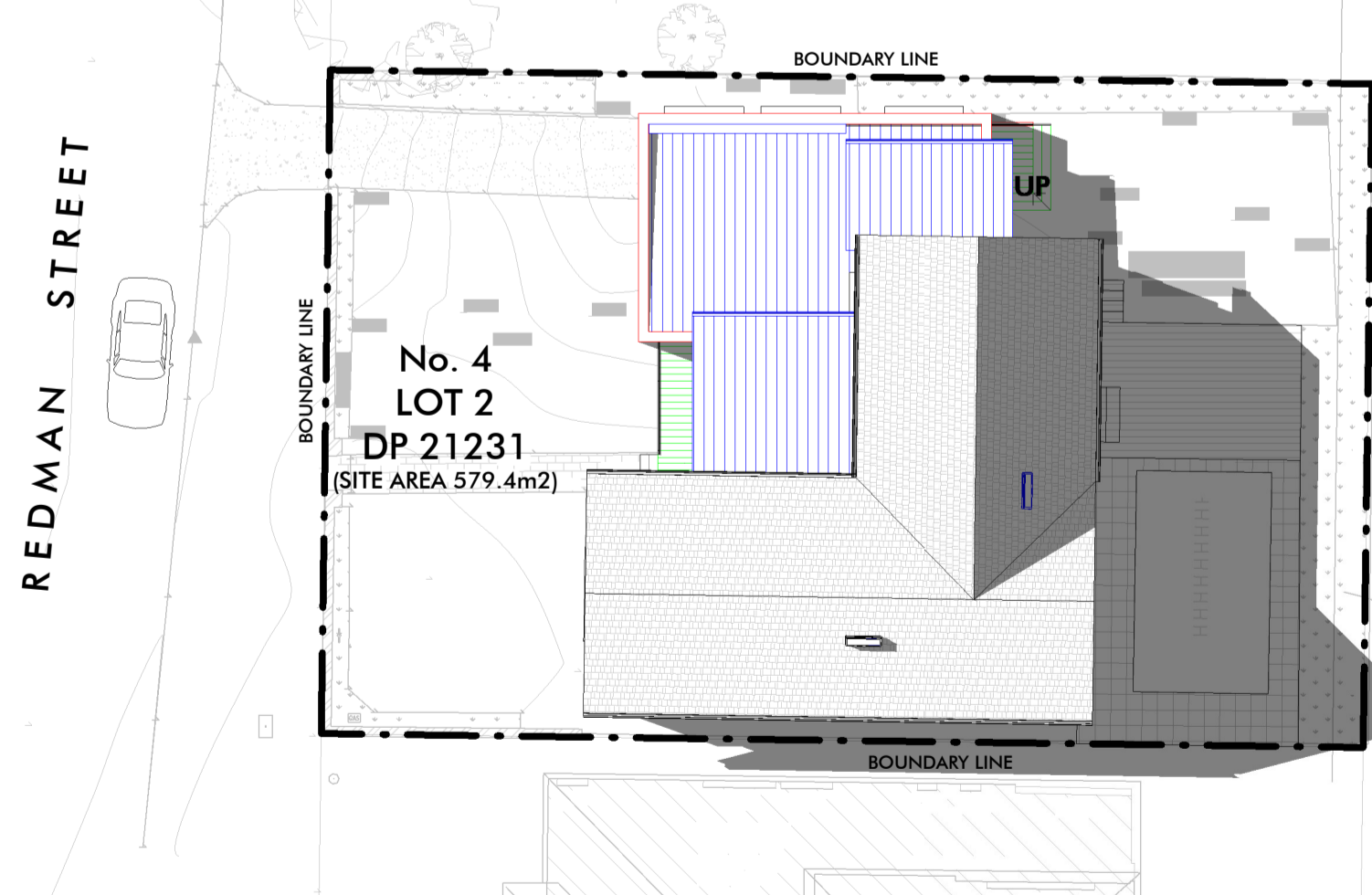
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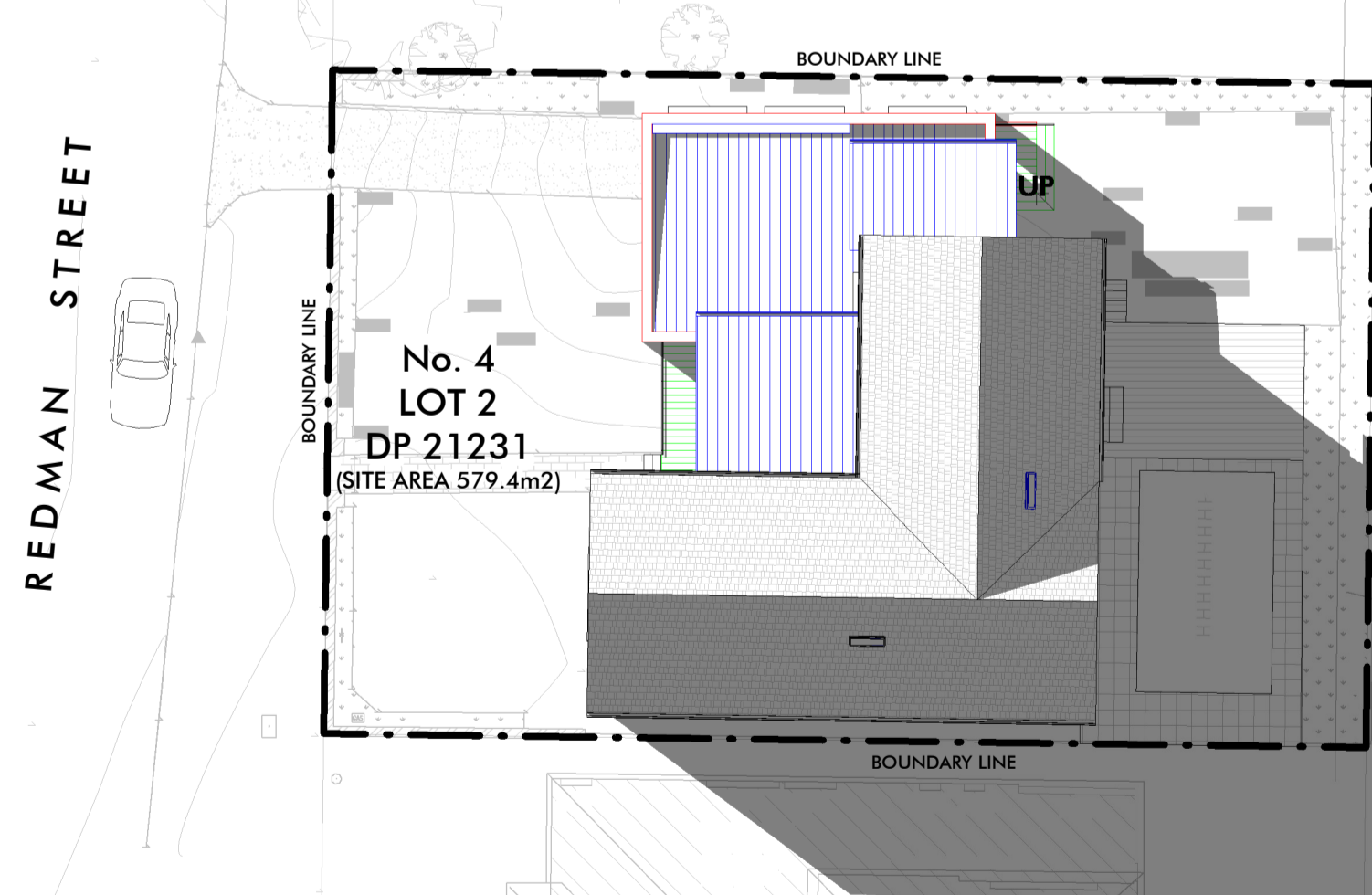
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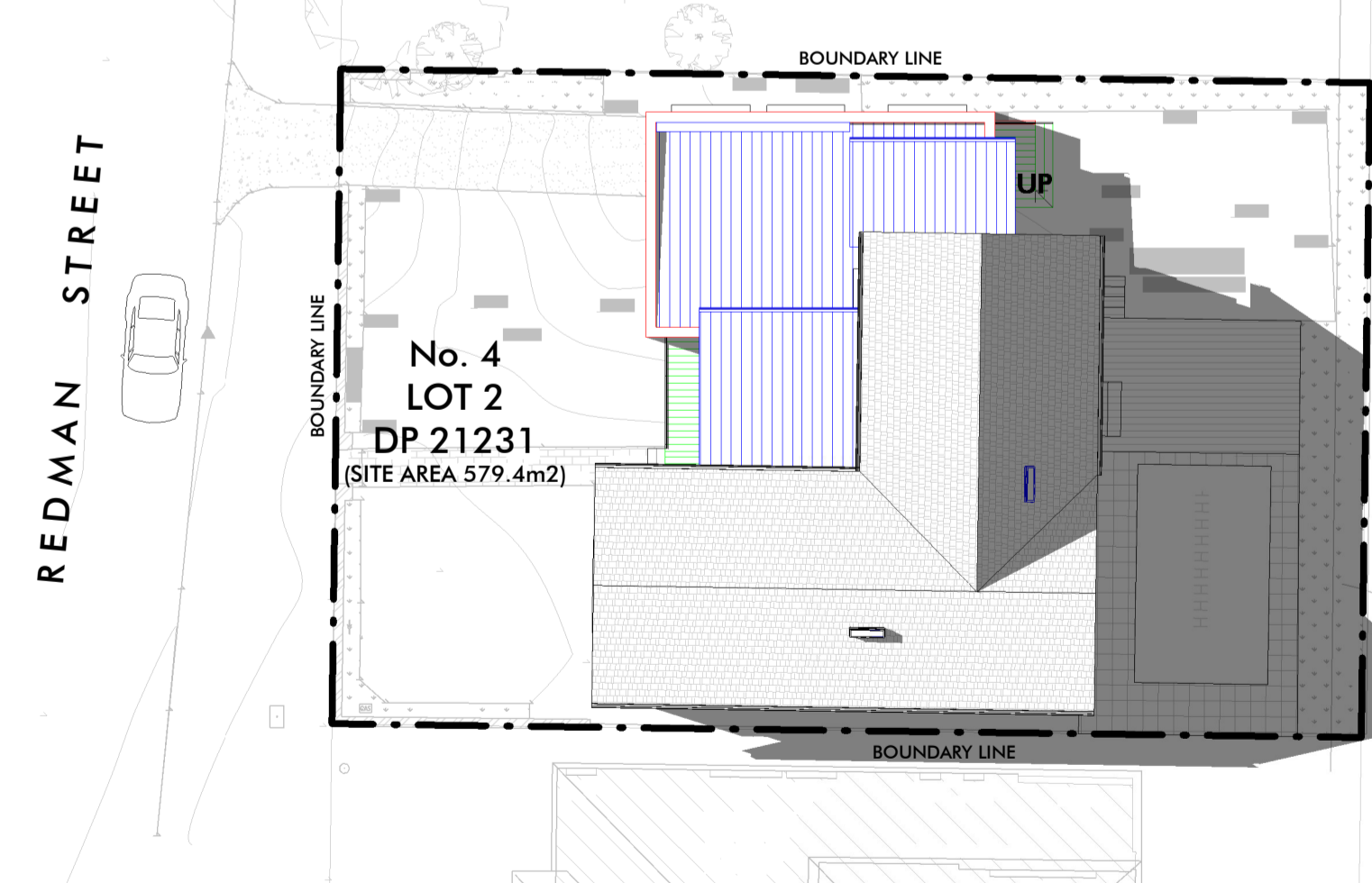
32 PROPOSED 12PM 21ST SEPTEMBER  
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27 PROPOSED 3PM 21ST MARCH  
 SCALE 1 : 200



30 PROPOSED 3PM 21ST JUNE  
 SCALE 1 : 200



33 PROPOSED 3PM 21ST SEPTEMBER  
 SCALE 1 : 200

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Rev	Description & Purpose of Issue	Date
A	Issued for DA Lodgement	09-9-2019

**ROMEOCAD**  
 design

Client	Ben Hilyard
Scale (A1)	1 : 200
Print Date	09-Sep-19 3:05:48 PM
Drawn	REF
Job Number	A16179
Council	Northern Beaches Council

Proposed alterations and additions at  
**4 Redman Street  
 Seaforth NSW  
 Lot 2 DP 21231**

Title  
**Proposed  
 Shadow  
 Diagrams**

Drawing No.  
**A-10 A**




Revision

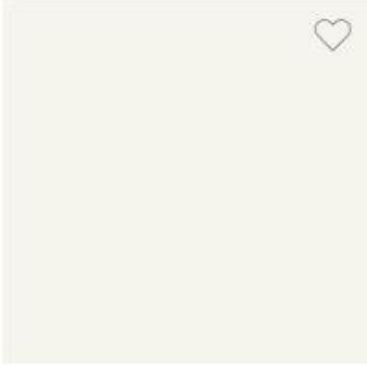
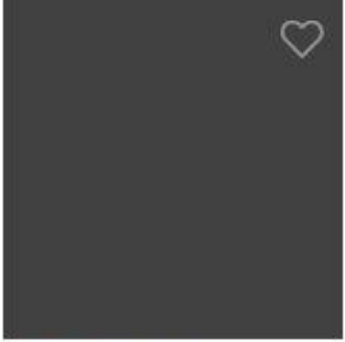


# External Finishes & Materials



**Lot 2 – D.P. 21231**  
**No.4 Redman Street, Seaforth NSW**  
**September 2019**

Description	Location	Product Colour	Notes
Exterior walls	Existing dwelling	Dulux – Stowe White or equivalent – To match existing colour  <b>Stowe White</b> B24 	Rendered brick
Window frames	Existing dwelling + New garage	Dulux – White or equivalent to match existing windows frames  <b>White</b> D3 	- Refer to BASIX
Roofing	Existing Dwelling  Garage	No Changes  Sheet metal Colorbond roofing   <b>BASALT®</b> SA = 0.69. BCA = D	- Refer to BASIX

Ceiling & Cornice	Ground floor	<p>Dulux – Ceiling White or equivalent to match existing</p>  <p>White</p>	
Garage door	New Garage	<p>Colorbond – Monument or equivalent</p>  <p>Colorbond® Mo... C29</p>	Panel lift