

DAWBER HOUSE

SECTION NAME	DRAWING No.	DESCRIPTION
01 DEVELOPMENT APPLICATION		
	A01	COVER PAGE
	A02	SURVEY
	A03	SITE, SEDIMENT CONTROL & WASTE MAN...
	A04	SITE ANALYSIS & LOCATION MAP
	A05	EXISTING PLANS & ELEVATIONS 1
	A06	EXISTING PLANS & ELEVATIONS 2
	A07	PERSPECTIVES
	A08	GROUND FLOOR
	A09	ROOF PLAN
	A10	ELEVATION E1 & E2
	A11	ELEVATION E3 & E4
	A12	SECTION A & B
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	A14	SHADOWS JUNE 21-12NOON
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	A16	LANDSCAPE/OPEN SPACE CALCULATION...
	A17	LANDSCAPE/OPEN SPACE CALCULATION...
	A18	GFA CALCULATION & PRIVATE OPEN SPA...
	A19	FINISHES SCHEDULE

GENERAL CONSTRUCTION NOTES

ROOFS:

ROOF STRUCTURE: TIMBER FRAMED
ALL ROOFS TO BE SARKED AS SPECIFIED.
ALL ROOFS CONNECTED TO STORMWATER SYSTEM.
NEW GUTTERS AND DOWNPIPES IN LOCATIONS AS SPECIFIED.

HYDRAULIC:

NEW WORK CONNECTED TO EXISITNG STORMWATER SYSTEM.

STRUCTURAL:

REFER TO STRUCTURAL DRAWINGS FOR DETAILS.

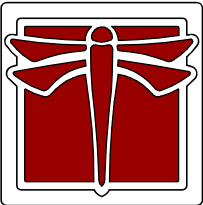
INSULATION:

REFER TO SPECIFICATION FOR FLOOR, WALL, ROOF
ACOUSTIC AND THERMAL INSULATION.

BASIX:

NOT REQUIRED

DEVELOPMENT APPLICATION



DRAGONFLY
ARCHITECTS
PTY LTD
ABN 78 158 837 962

LAUREN & GARETH DAWBER
7 JUDITH STREET SEAFORTH NSW 2092

NOTE:

THIS DETAIL SURVEY IS NOT A "LAND SURVEY" AS DEFINED BY THE SURVEYING AND SPATIAL INFORMATION ACT, 2002. IF ANY CONSTRUCTION OR DESIGN WORK, WHICH RELIES ON CRITICAL SETBACKS FROM THE STREET OR BOUNDARIES IS PLANNED, IT WOULD BE IMPERATIVE TO CARRY OUT FURTHER SURVEY WORK TO DETERMINE THE BOUNDARY DIMENSIONS.

PRIOR TO ANY CONSTRUCTION WORK, SURVEY MARKS SHOULD BE PLACED TO DEFINE THE PROPERTY BOUNDARIES.

SERVICES SHOWN ARE INDICATIVE ONLY. POSITIONS ARE BASED ON SURFACE INDICATOR(S) LOCATED DURING FIELD SURVEY. CONFIRMATION OF THE EXACT POSITION SHOULD BE MADE PRIOR TO ANY EXCAVATION WORK. OTHER SERVICES MAY EXIST WHICH ARE NOT SHOWN.

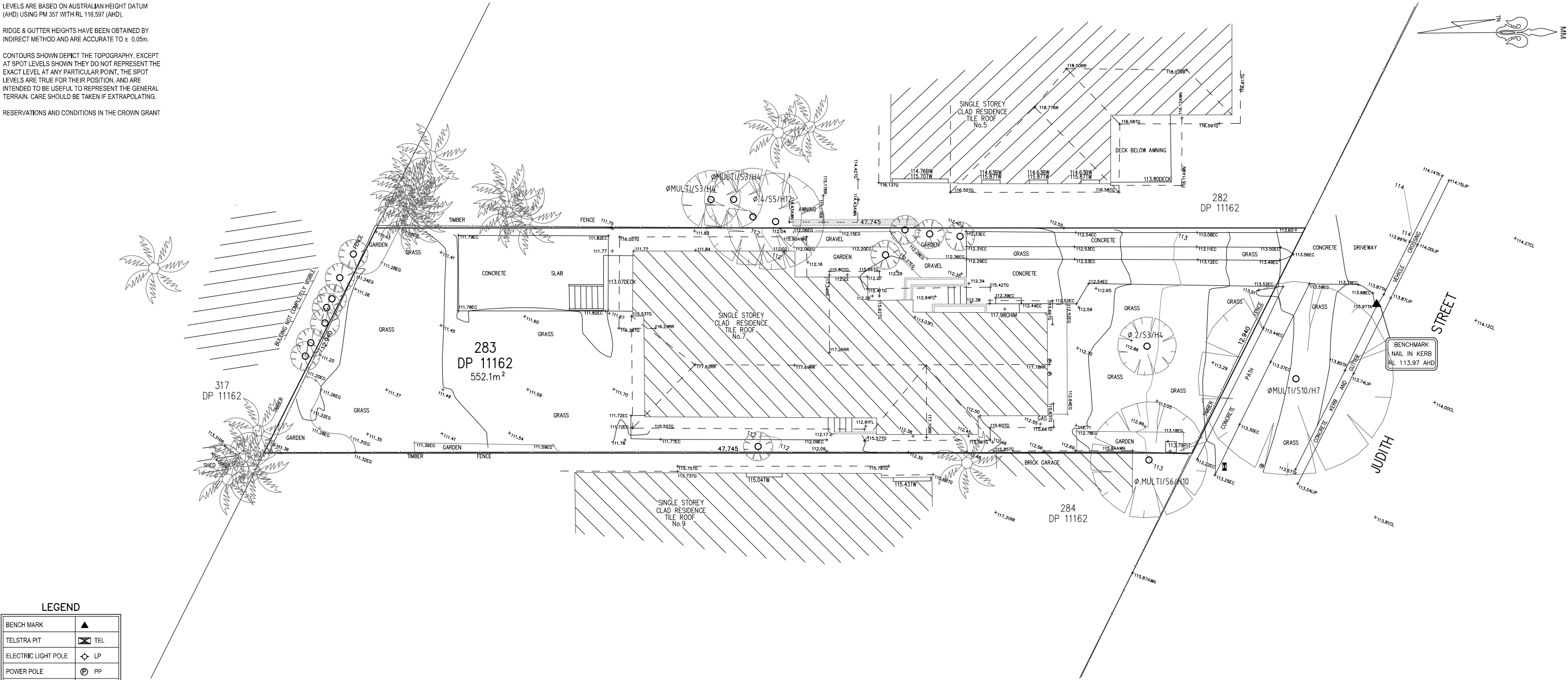
LEVELS ARE BASED ON AUSTRALIAN HEIGHT DATUM (AHD) USING PM 357 WITH RL 116.597 (AHD).

RIDGE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY INDIRECT METHOD AND ARE ACCURATE TO ± 0.05m.

CONTOURS SHOWN DEPICT THE TOPOGRAPHY. EXCEPT AT SPOT LEVELS SHOWN THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. THE SPOT LEVELS ARE TRUE FOR THEIR POSITION, AND ARE INTENDED TO BE USEFUL TO REPRESENT THE GENERAL TERRAIN. CARE SHOULD BE TAKEN IF EXTRAPOLATING.

RESERVATIONS AND CONDITIONS IN THE CROWN GRANT

BOUNDARIES HAVE NOT BEEN LOCATED SURVEY. THE BOUNDARIES SHOWN ON PLAN HAVE BEEN TAKEN FROM THE TITLE DEPOSITED PLAN AND ARE APPROXIMATE RELATIVE TO THE DETAIL SURVEY.



LEGEND

BENCH MARK	▲
TELSTRA PIT	TEL
ELECTRIC LIGHT POLE	LP
POWER POLE	PP
SIGN POST	SP
SEWER INSPECTION PIT	SIP
SEWER VENT	⊕ SEWER
MANHOLE	MH
SEWER MANHOLE	SMH
STOP VALVE	SV
WATER HYDRANT	HYD
WATER METER	WM
GAS METER	GM
STATE SURVEY MARK	SSM

NOTE:

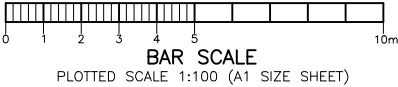
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REVISION No. REVISION DATE: COMMENT:

LEGEND:

EC - EDGE OF CONCRETE
TK - TOP OF KERB
TW - TOP OF WINDOW
BW - BOTTOM OF WINDOW
TG - TOP OF GUTTER
RR - ROOF RIDGE

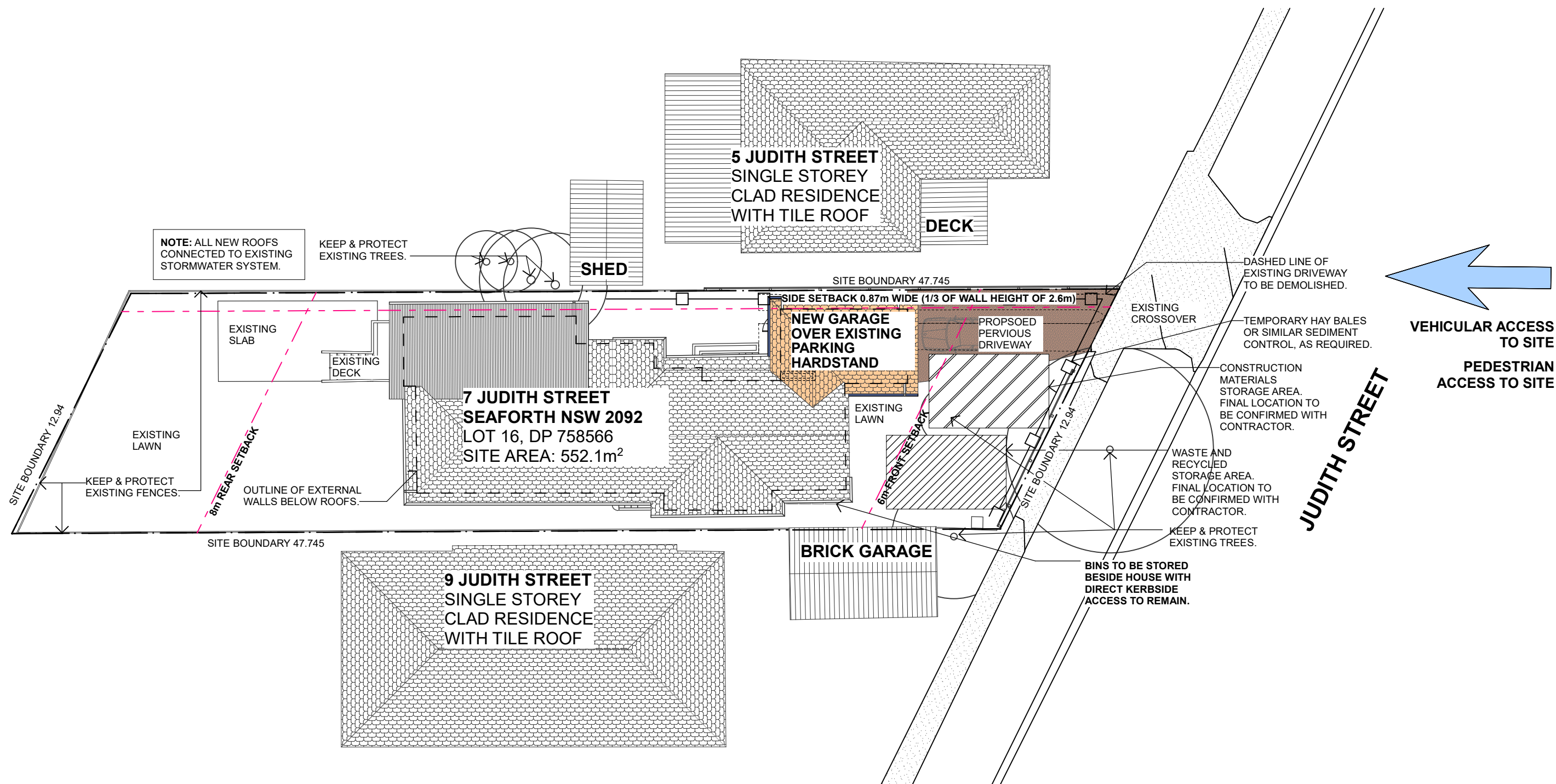
FL - FLOOR LEVEL
INV - INVERT LEVEL
Ø 4/S10/H16 - DIAMETER/SPREAD/HEIGHT



PLAN SHOWING DETAIL & LEVELS
OVER LOT 283 IN DP 11162

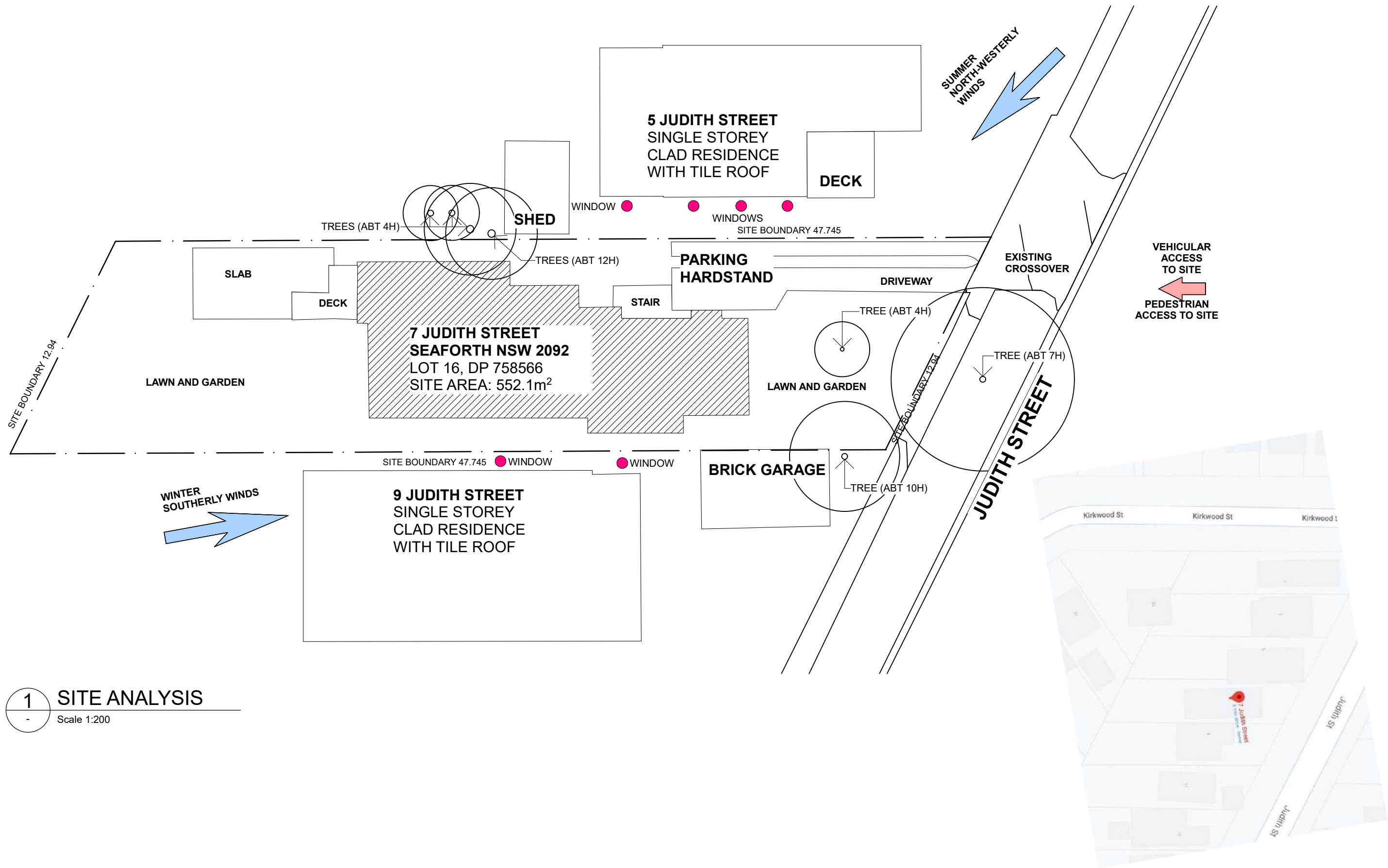
CLIENT: LAUREN AND GARATH DAWBER
PROJECT: SEAFORTH
ADDRESS: 7 JUDITH STREET, SEAFORTH

JOB No.: 190053	LGA: NORTHERN BE
PLAN No.: 190053_A	DATUM: AHD
DATE: 11/01/2019	SCALE: 1:100@A1
DRAWN: FS	CONT. INTERVAL: C
CHK: GS	SHEET 1 OF 1



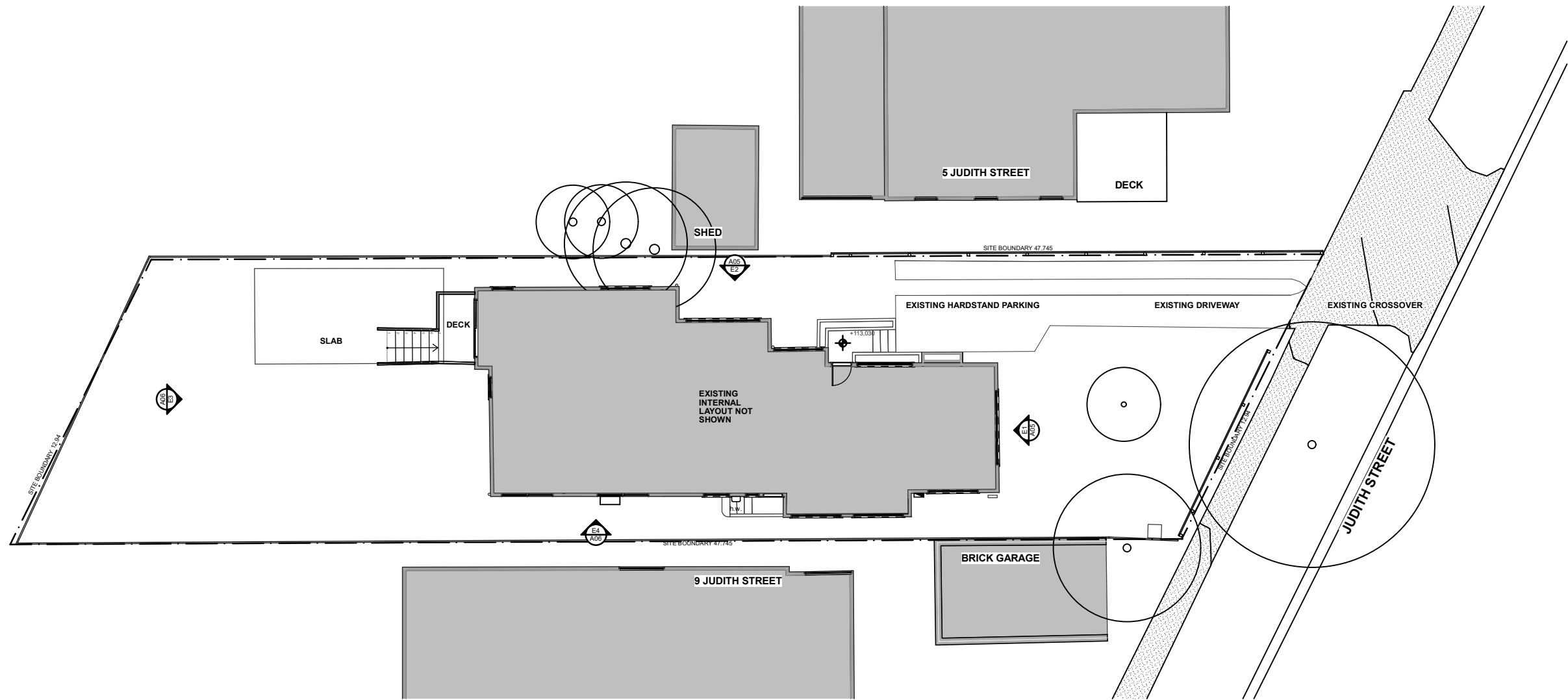
1 SITE, SEDIMENT CONTROL AND WASTE MANAGEMENT PLAN
Scale 1:200

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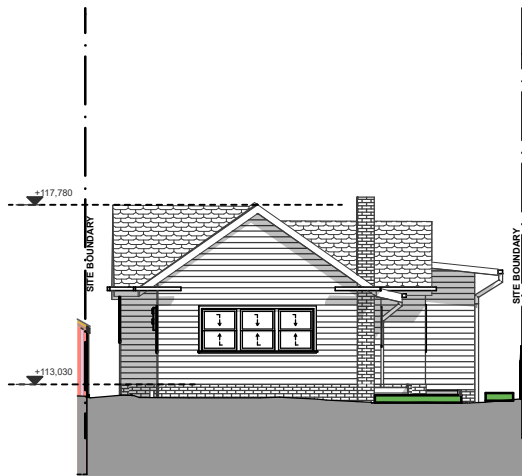


1 SITE ANALYSIS
Scale 1:200

		DEVELOPMENT APPLICATION				DRAGONFLY ARCHITECTS PTY LTD ABN 78 158 837 962	Architect - Catherine Seeto - Reg. 8345 14 Cook Street, Forestville 2087 NSW T: 0421 846 288 E: studio@dfarch.com.au www.dragonflyarchitects.com.au SCALE : © A3 DATE PRINTED : 18/09/2020 DRAWN BY : ES, CS CLIENT: LAUREN & GARETH DAWBER © The Architect retains copyright. Authority should be requested for any reproductions.	7 JUDITH STREET SEAFORTH NSW 2092 SITE ANALYSIS & LOCATION MAP DFA1901-A04	A
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A	DEVELOPMENT APPLICATION	18/09/2020							
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1 GROUND FLOOR
- Scale 1:200



2 EXISTING ELEVATION E1 (NORTH)
- Scale 1:200



3 EXISTING ELEVATION E2 (WEST)
- Scale 1:200

ID	DESCRIPTION	DATE
A	DEVELOPMENT APPLICATION	18/09/2020

DEVELOPMENT APPLICATION

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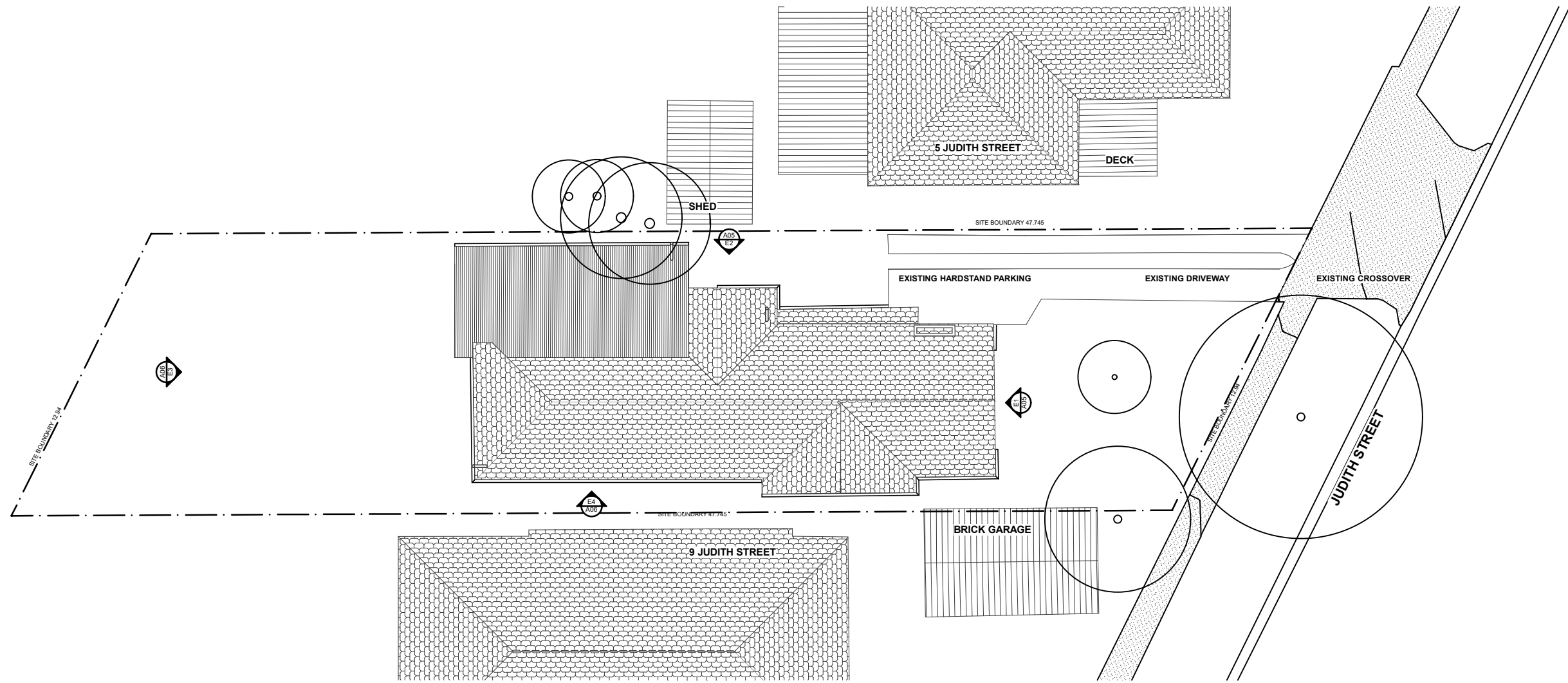
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NSW 2092**

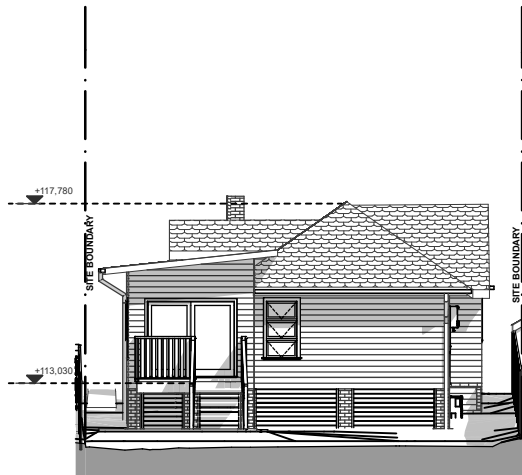
**EXISTING PLANS &
ELEVATIONS 1**

DFA1901-A05

A



1 ROOF PLAN
Scale 1:200



2 EXISTING ELEVATION E3 (SOUTH)
Scale 1:200



3 EXISTING ELEVATION E4 (EAST)
Scale 1:200

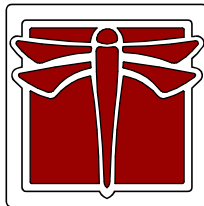
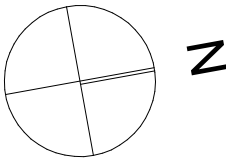
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NSW 2092

EXISTING PLANS &
ELEVATIONS 2

DFA1901-A06



1 FRONT VIEW 1



2 FRONT VIEW 2

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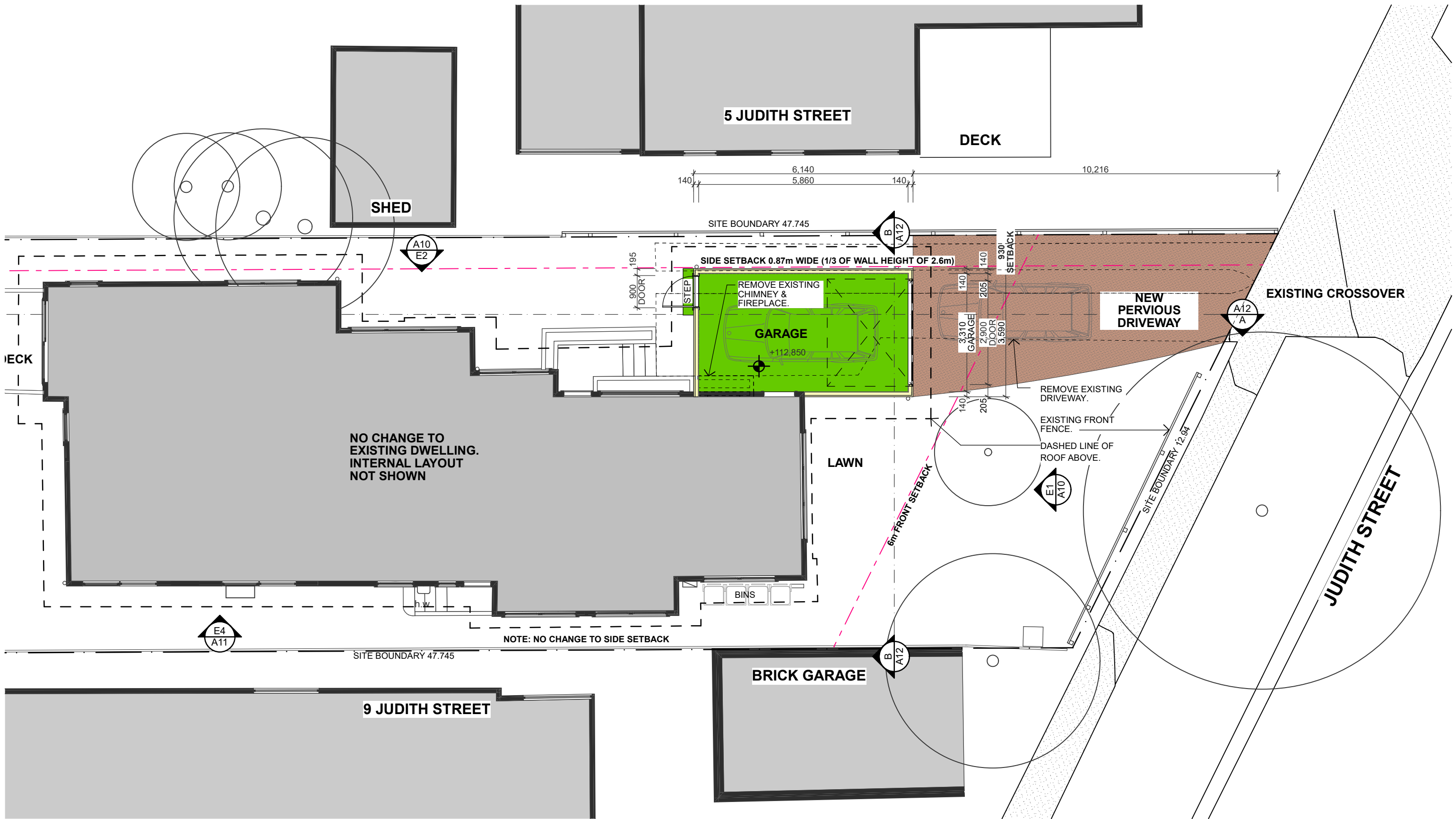
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NSW 2092

PERSPECTIVES

DFA1901-A07



1 GROUND FLOOR
Scale 1:100

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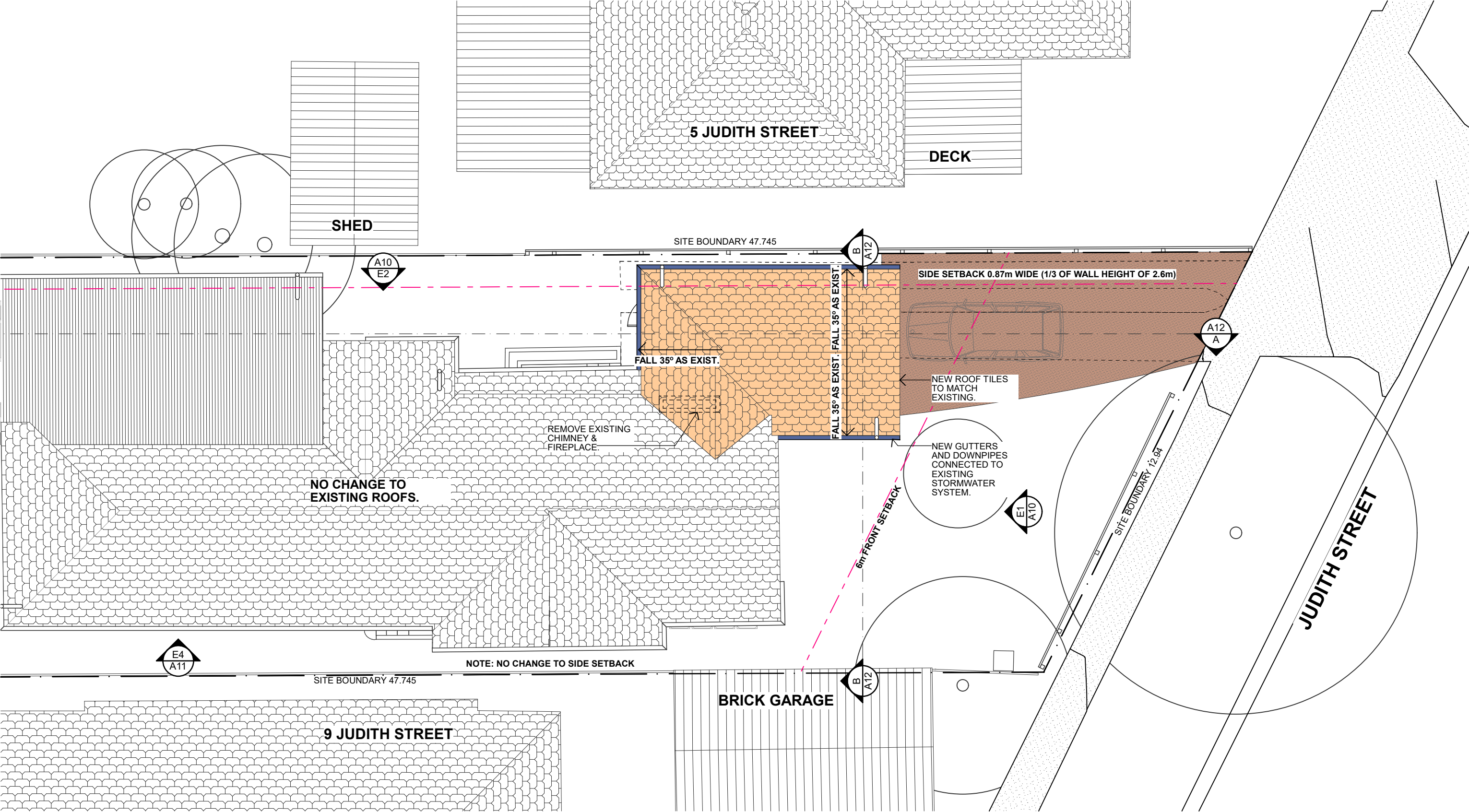
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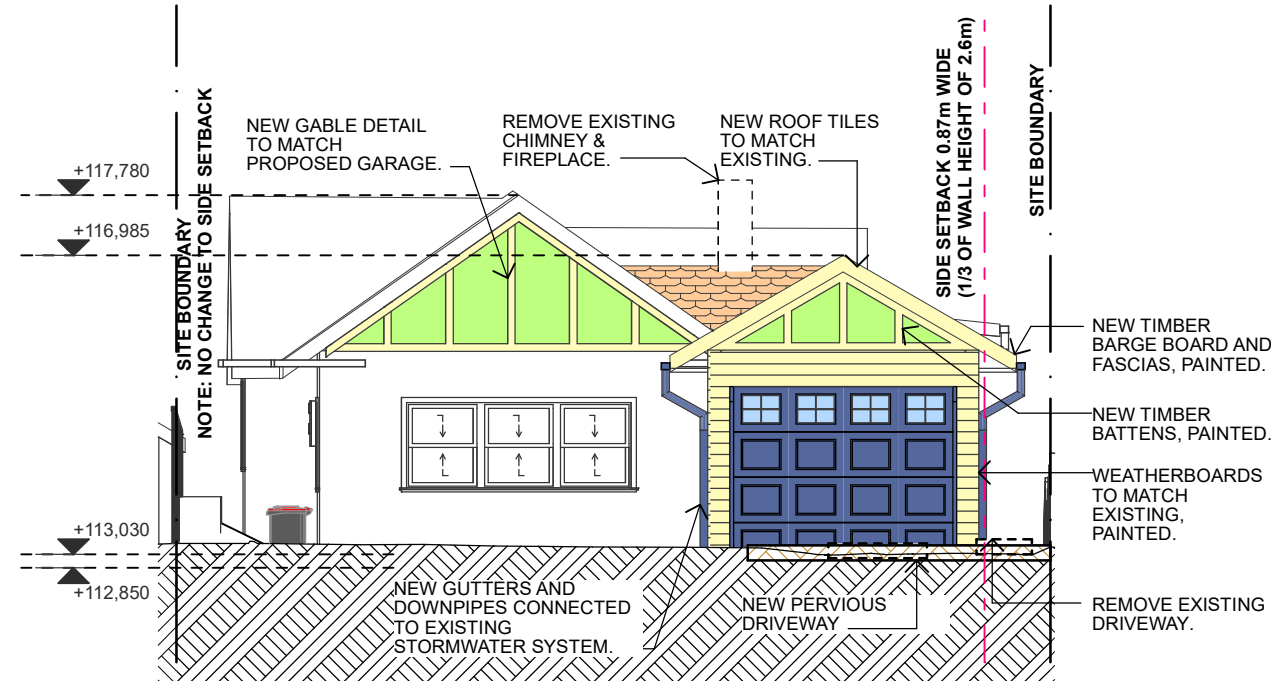
GROUND FLOOR

DFA1901-A08

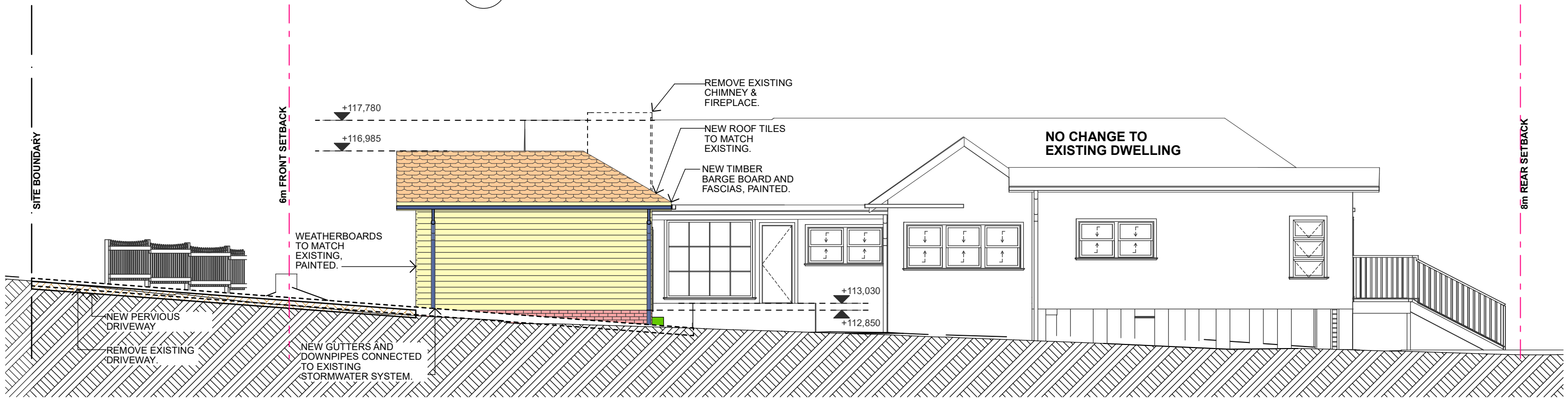


1 ROOF PLAN
Scale 1:100

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A	DEVELOPMENT APPLICATION	18/09/2020			
ID	DESCRIPTION	DATE	S:\DFA\01. Projects\DFA1901-Dawber House\000 CURRENT FILE\DFA1901-DA SUBMISSION.pln		



1 ELEVATION E1 (NORTH)
Scale 1:100




2 ELEVATION E2 (WEST)
Scale 1:100

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DEVELOPMENT APPLICATION

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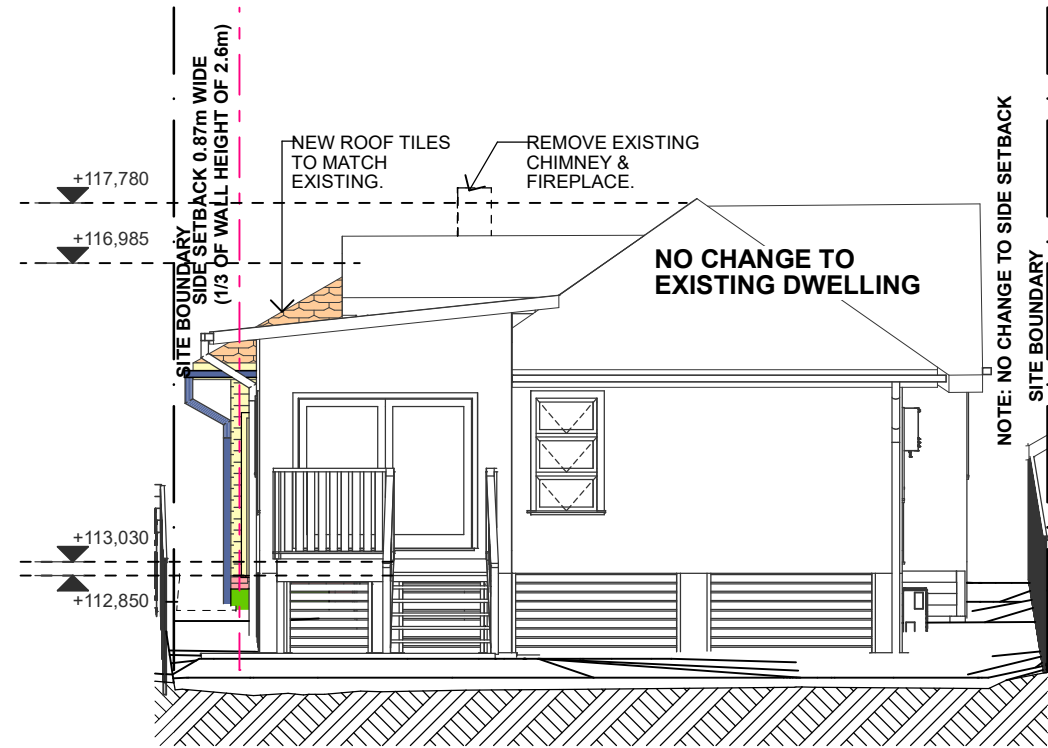
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NSW 2092**

ELEVATION E1 & E2

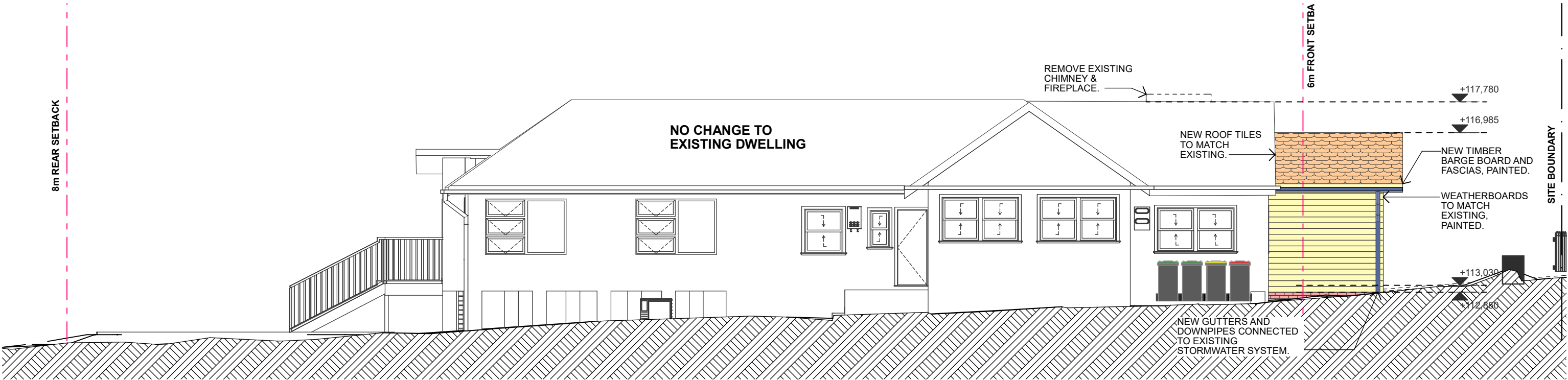
DFA1901-A10

A

S:\DFA\01. Projects\DFA1901-Dawber House\000 CURRENT FILE\DFA1901-DA SUBMISSION.pln



1 ELEVATION E3 (SOUTH)
Scale 1:100



2 ELEVATION E4 (WEST)
Scale 1:100

A	DEVELOPMENT APPLICATION	18/09/2020
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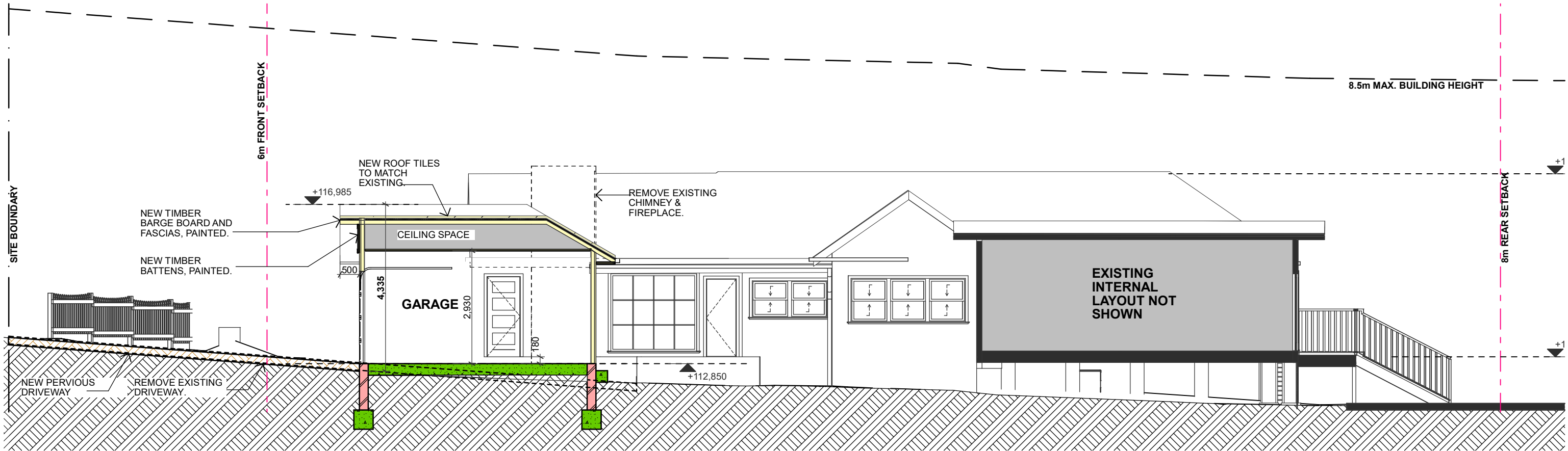
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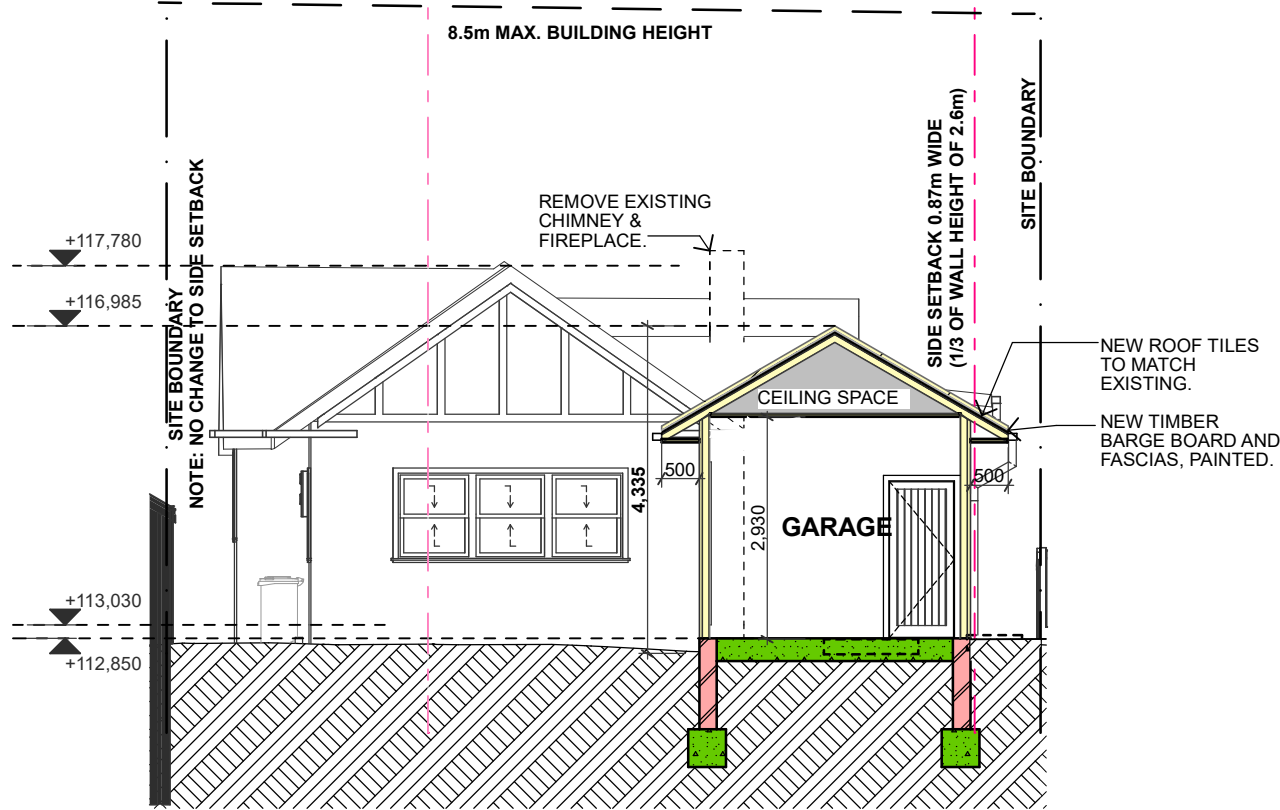
ELEVATION E3 & E4

DFA1901-A11

A



1 SECTION A
Scale 1:100



2 SECTION B
Scale 1:100

A	DEVELOPMENT APPLICATION	18/09/2020
ID	DESCRIPTION	DATE

DEVELOPMENT APPLICATION

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S:\DFA\01. Projects\DFA1901-Dawber House\000 CURRENT FILE\DFA1901-DA SUBMISSION.pln



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ARCHITECTS
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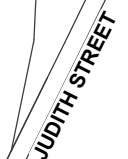
Architect - Catherine Seeto - Reg. 8345
14 Cook Street, Forestville 2087 NSW
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SECTION A & B

DFA1901-A12

EXISTING SHADOWS

A

PROPOSED SHADOWS

EXISTING SHADOWS

A

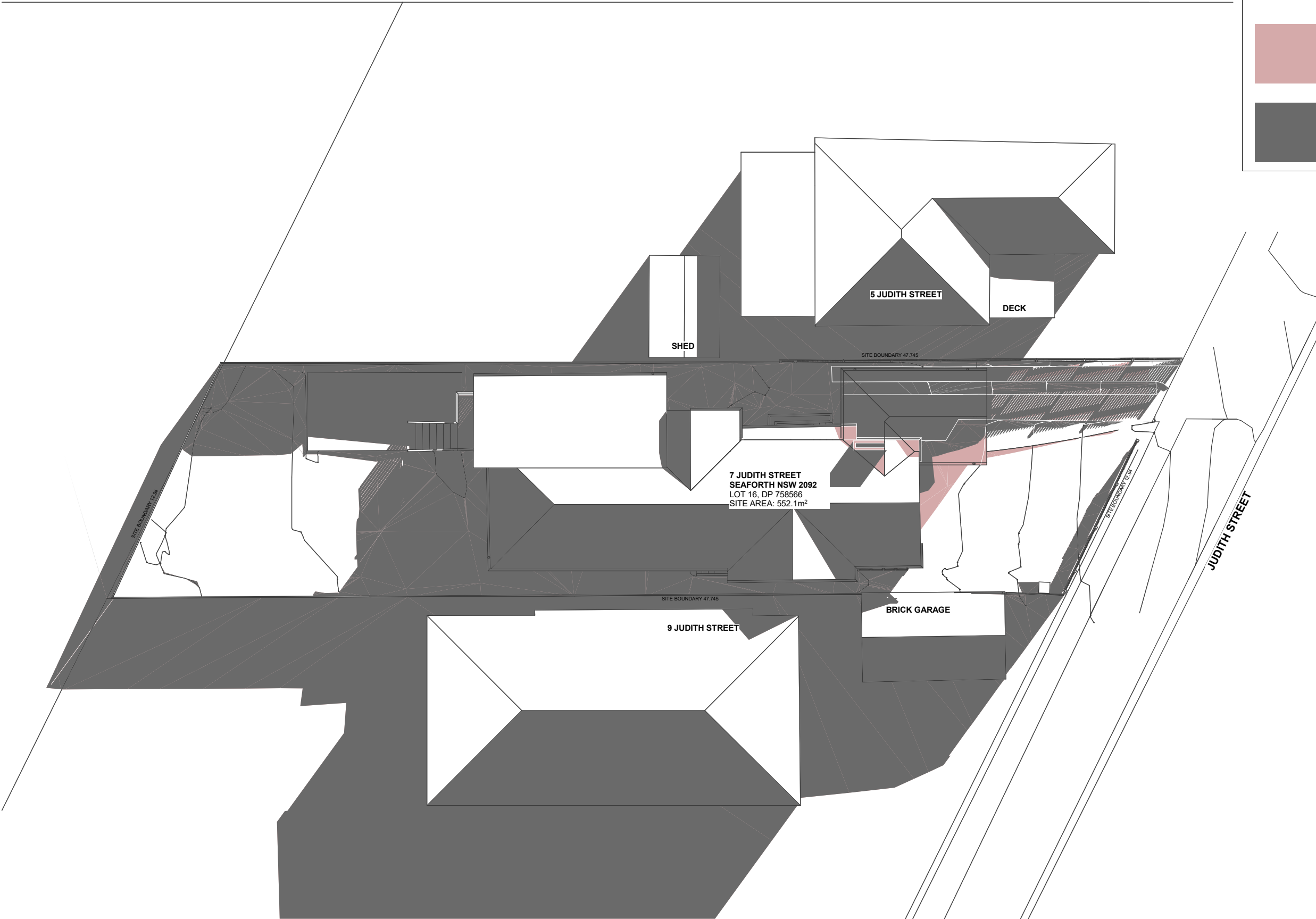
JUNE 21st 3:00 PM



PROPOSED SHADOWS



EXISTING SHADOWS

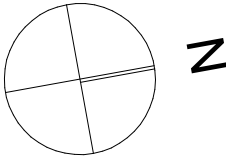


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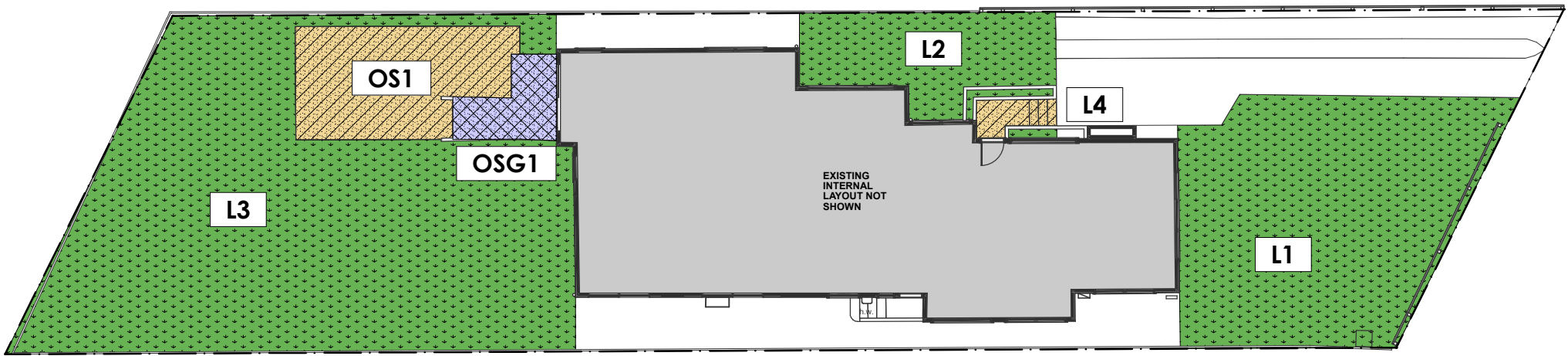
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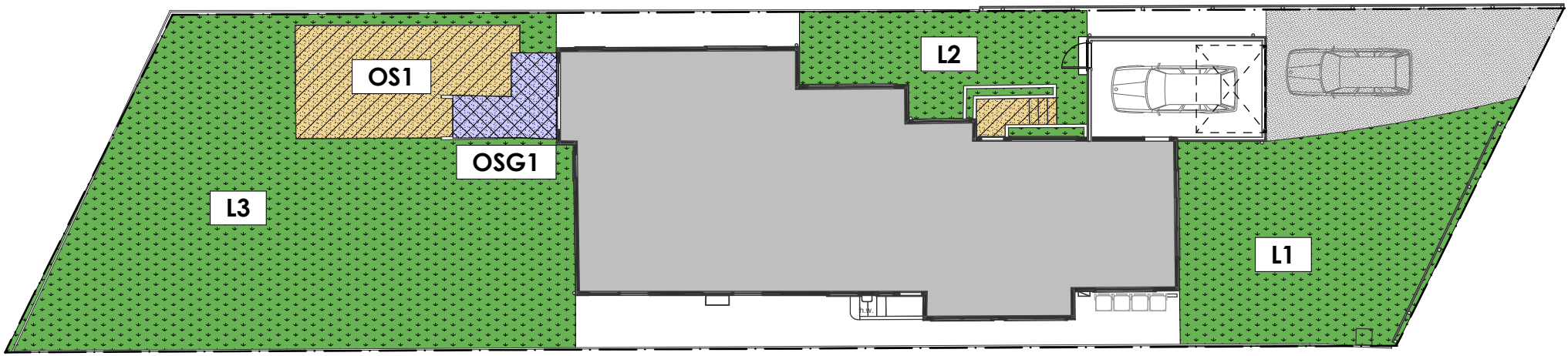
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SHADOWS JUNE 21-3PM

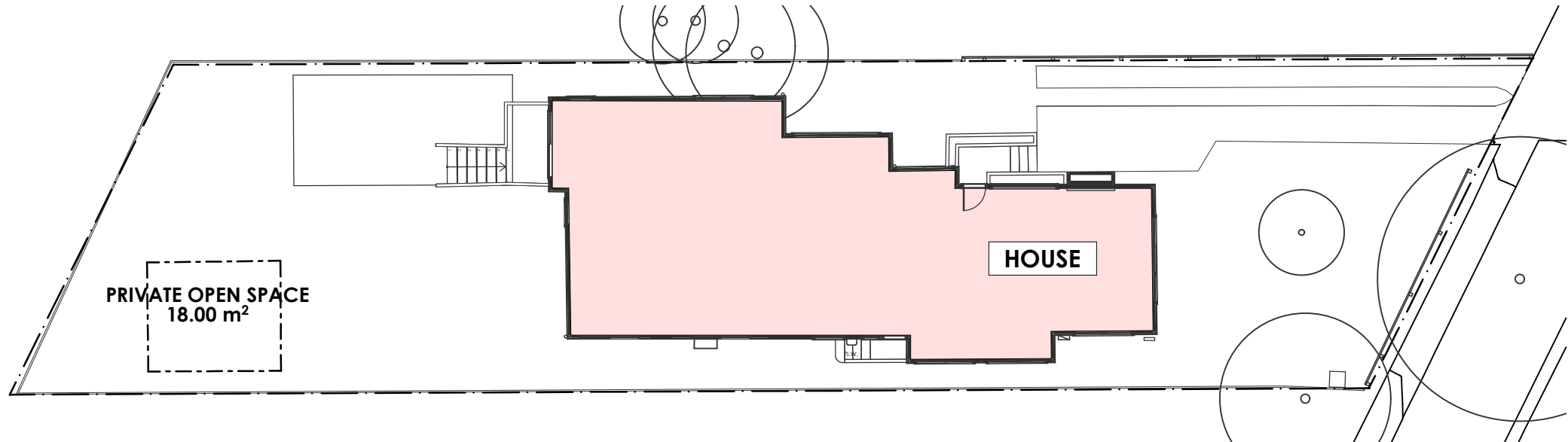
DFA1901-A15



1 LANDSCAPE/OPEN SPACE AREAS EXISTING
Scale 1:200



2 LANDSCAPE/OPEN SPACE AREAS PROPOSED
Scale 1:200



1 EXISTING FSR (GROUND)
Scale 1:200

FSR EXISTING	
NAME	AREA
HOUSE	141.82
	141.82 m ²
COMPLIES	

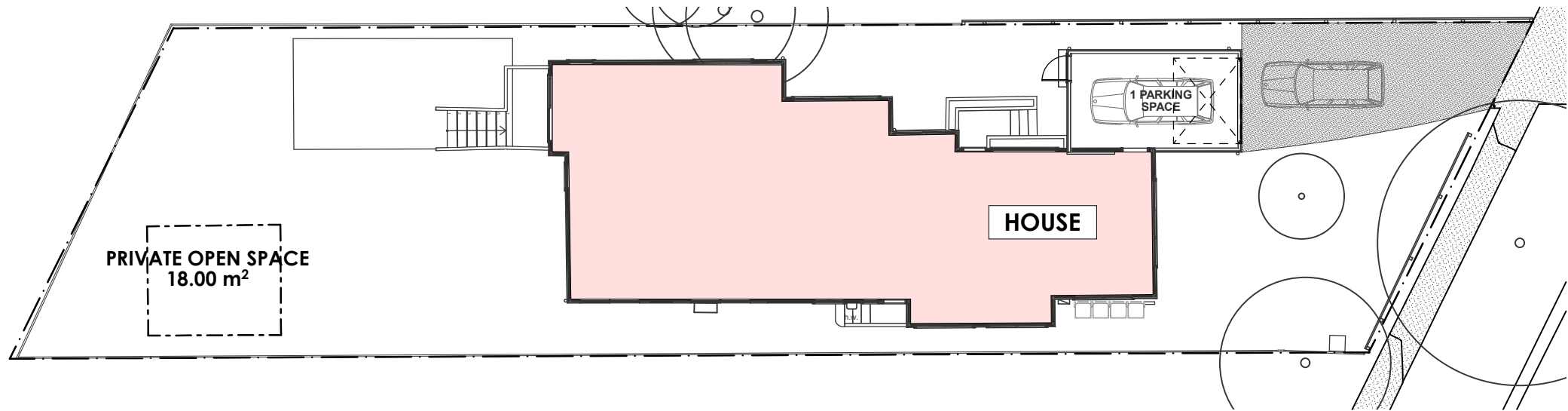
FLOOR SPACE RATIO CALCULATIONS
NORTHERN BEACHES COUNCIL (MANLY 2013) DEP
- PART 4.1.3

TOTAL SITE IS 552.1m²

MAX FSR IS 0.45:1
MAX. FSR (0.45 X 552.1m²) = 248.44m²

PRIVATE OPEN SPACE
NORTHERN BEACHES COUNCIL (MANLY 2013) DEP
- PART 4.1.5.3

FOR A SINGLE DWELLING:
MIN PRIVATE OPEN SPACE REQUIRED IS 18m²



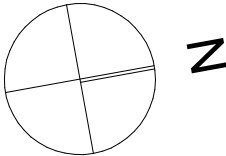
2 PROPOSED FSR (GROUND)
Scale 1:200

FSR PROPOSED	
NAME	AREA
HOUSE	141.82
	141.82 m ²
COMPLIES	

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GFA CALCULATION &
PRIVATE OPEN SPACE

DFA1901-A18



TILED ROOFS
TO MATCH EXISINTG

**EXTERNAL
LIGHTWEIGHT WALLS**
PAINT - MID-DARK
GREY/BEIGE OR WHITE

GARAGE DOOR
POWDERCOATED OR
PAINTED - MID-DARK
GREY/BEIGE OR WHITE

**DOWNPIPES &
GUTTERS**
TO MATCH EXISITNG.

WEATHERBOARDS
TO MATCH EXISINTG

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FINISHES SCHEDULE

DFA1901-A19