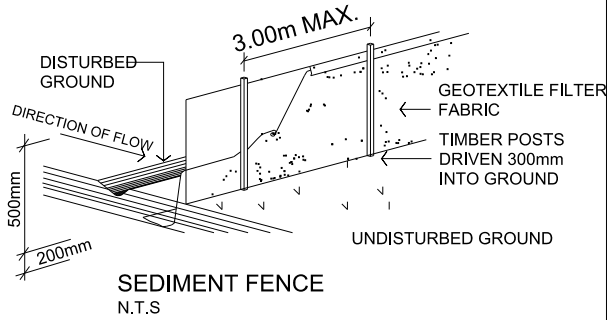
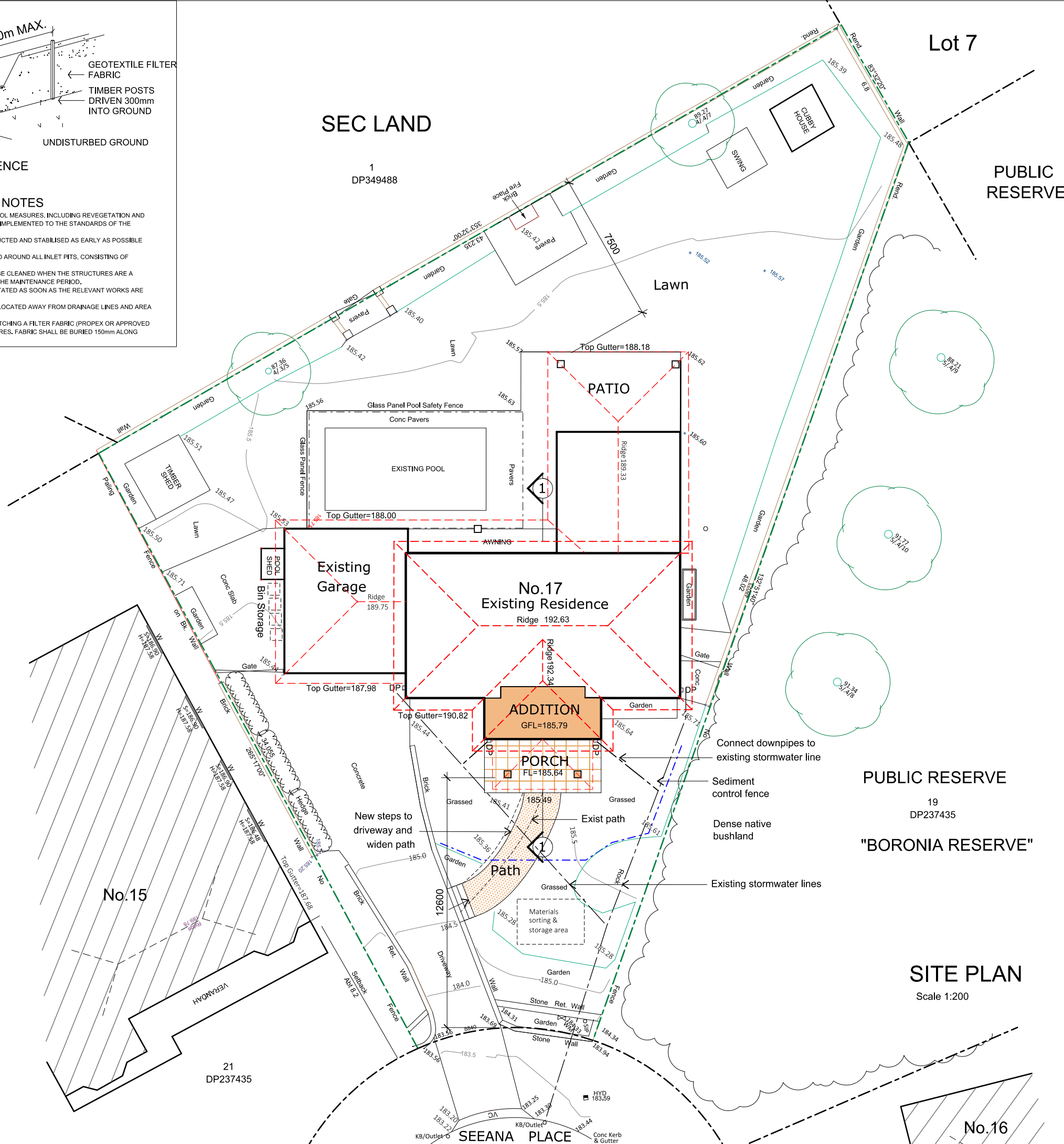


DATE	Amdt.		
Neil Harvey - B.Arch 14 Farrer Place, Frenchs Forest NSW 2086		Ph: 0403 505 322 Email: nharvey@bigpond.com	
Alterations & Additions Mr & Mrs Clarke 17 Seeana Place, Belrose NSW 2085			
SITE ANALYSIS PLAN			
SCALE: 1:200			
DRAWN:		JOB No:	2055
DATE: 1 March 2022		LOT REF:	Lot 20 DP 237435
DWG SIZE: A3		SHEET:	DA-0



SEDIMENT CONTROL NOTES

1. ALL EROSION AND SEDIMENTATION CONTROL MEASURES, INCLUDING REVEGETATION AND STORAGE OF SOIL AND TOPSOIL, SHALL BE IMPLEMENTED TO THE STANDARDS OF THE SOIL CONSERVATION OF NSW.
2. ALL DRAINAGE WORKS SHALL BE CONSTRUCTED AND STABILISED AS EARLY AS POSSIBLE DURING DEVELOPMENT.
3. SEDIMENT TRAPS SHALL BE CONSTRUCTED AROUND ALL INLET PITS, CONSISTING OF 300mm WIDE X 300mm DEEP TRENCH.
4. ALL SEDIMENT BASINS AND TRAPS SHALL BE CLEANED WHEN THE STRUCTURES ARE A 60% FULL OF SOIL MATERIALS, INCLUDING THE MAINTENANCE PERIOD.
5. ALL DISTURBED AREAS SHALL BE REVEGETATED AS SOON AS THE RELEVANT WORKS ARE COMPLETED.
6. SOIL AND TOPSOIL STOCKPILES SHALL BE LOCATED AWAY FROM DRAINAGE LINES AND AREA WHERE WATER MAY CONCENTRATE.
7. FILTER SHALL BE CONSTRUCTED BY STRETCHING A FILTER FABRIC (PROPEX OR APPROVED EQUIVALENT BETWEEN POST AT 3.0m CENTRES, FABRIC SHALL BE BURIED 150mm ALONG ITS LOWER EDGE.



DRAWING NOTES

All new RWP to be connected to the Council's satisfaction
All timber sizes to comply with timber codes of Australia
All reinforced concrete slabs, footings, beams, etc to be engineers details and sizes.
All building works to be in compliance with the building code of Australia.
DO NOT SCALE FROM DRAWINGS - USE FIGURED DIMENSIONS ONLY
DIMENSIONS TO BE CHECKED ON SITE.

CONSTRUCTION

Remove existing columns to front Proch. Replace with steel columns to engineers detail.
Demolish balcony balustrade to first floor above existing Porch
Construct new walls and floor to ground floor for Entry
Construct new top level floor to create additional room space
Construct new roof over first floor addition, and over new entry porch..

Lower Level-Ground floor walls consist of facebrick to match existing.
Upper Level-First floor walls constructed of brick veneer finish to match existing.
Internal walls timber stud with plasterboard lining
Roof is timber framed, insulated and clad with tiles to match existing
Windows are timber and aluminium

GENERALLY

All stormwater lines to be connected to existing stormwater systems.
Provide electrical services to all new work

BASIX

As per Basix Certificate A453795

Lighting - minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Insulation: floor/walls/ceiling/roof:

Concrete slab on ground floor - Nil

Floor above existing - Nil

External wall- Cavity brick - Nil

External wall- Brick veneer -R1.16 (or R1.7 including construction

Flat ceiling, Pitched roof- ceiling - 2.5 (up) - roof: Foil / Sarking

Medium (solar absorptance 0.475 - 0.70)

Windows & Glazed Doors - Each window with standard aluminium or timber frames and single clear glass
or have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than U-value:7.63, SHGC: 0.75
Other windows to have alternate glass options as per the glazing requirements



AREAS	
SITE AREA	1078 m2
LANDSCAPE AREA	579 m2 = 53.7%

DATE	Amdt.
Neil Harvey - B.Arch Ph: 0403 505 322 14 Farrer Place, Frenchs Forest NSW 2086 Email: nharvey@bigpond.com	

Alterations & Additions
Mr & Mrs Clarke
17 Seeana Place, Belrose NSW 2085

SITE PLAN

SCALE: 1:200

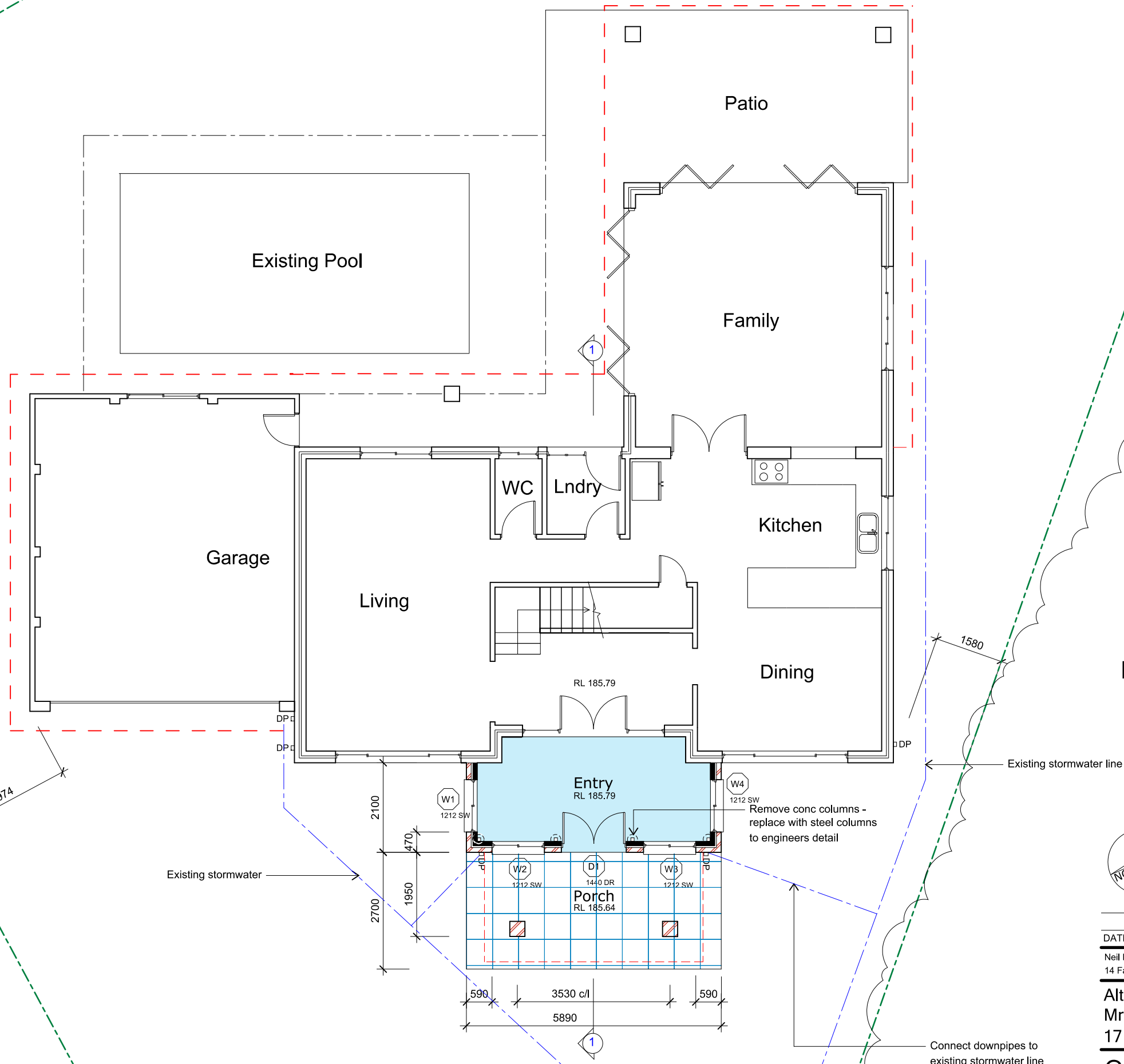
DRAWN:	JOB No:	2055
DATE:	LOT REF:	Lot 20 DP 237435
DWG SIZE:	SHEET:	DA-1

No. 15

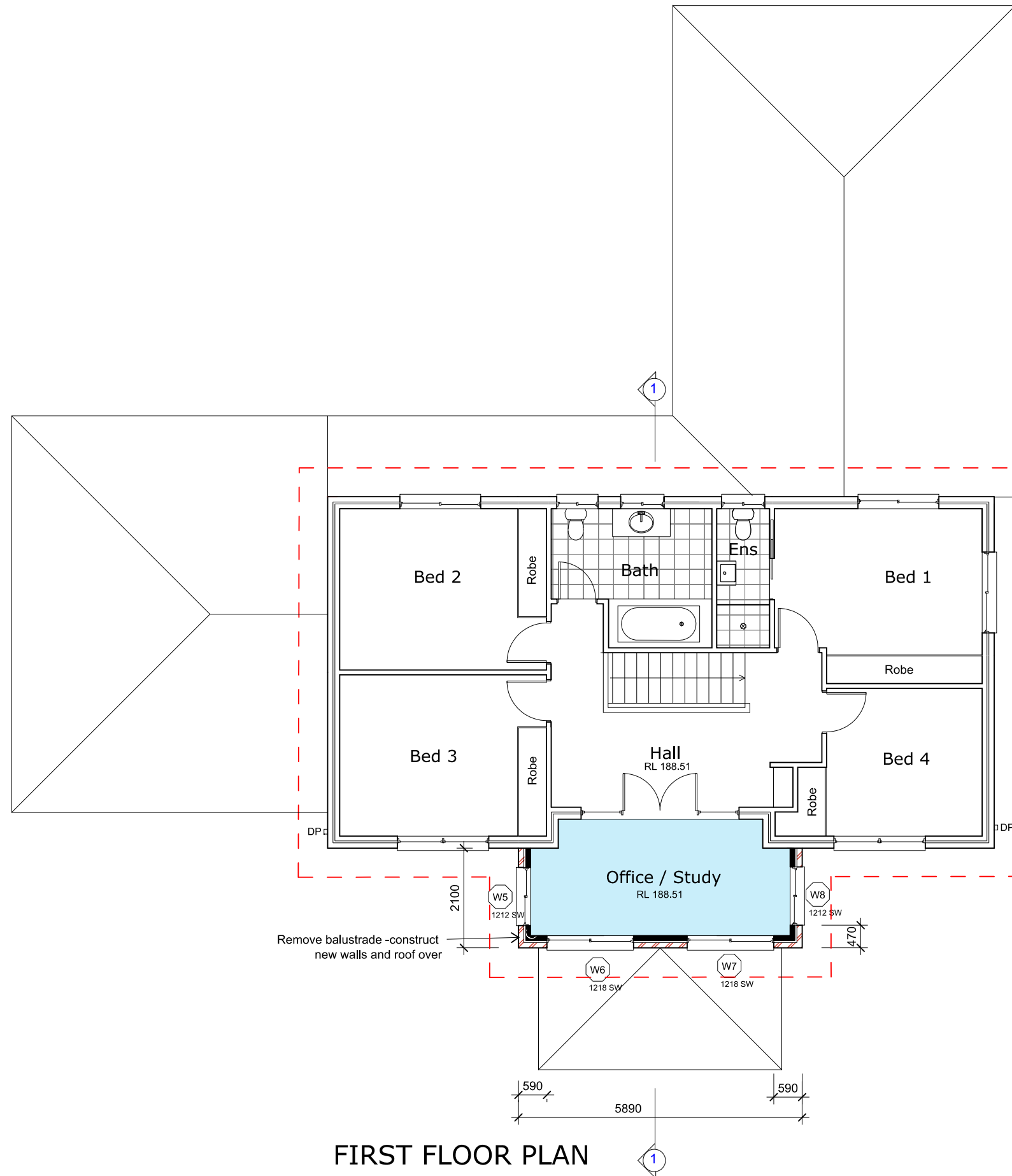
WINDOW-DOOR KEY
Height x Width
Eg: 1209 SW = 1.2x0.9 Sliding window

SW - Sliding Window
FG - Fixed Glass
SK - Skylight Window

GROUND FLOOR PLAN



DATE	Amdt.
Neil Harvey - B.Arch 14 Farrer Place, Frenchs Forest NSW 2086 Ph: 0403 505 322 Email: nharvey@bigpond.com	
Alterations & Additions Mr & Mrs Clarke 17 Seeana Place, Belrose NSW 2085	
GROUND FLOOR PLAN	
SCALE:	1:100
DRAWN:	JOB No: 2055
DATE: 1 March 2022	LOT REF: Lot 20 DP 237435
DWG SIZE: A3	SHEET: DA-2



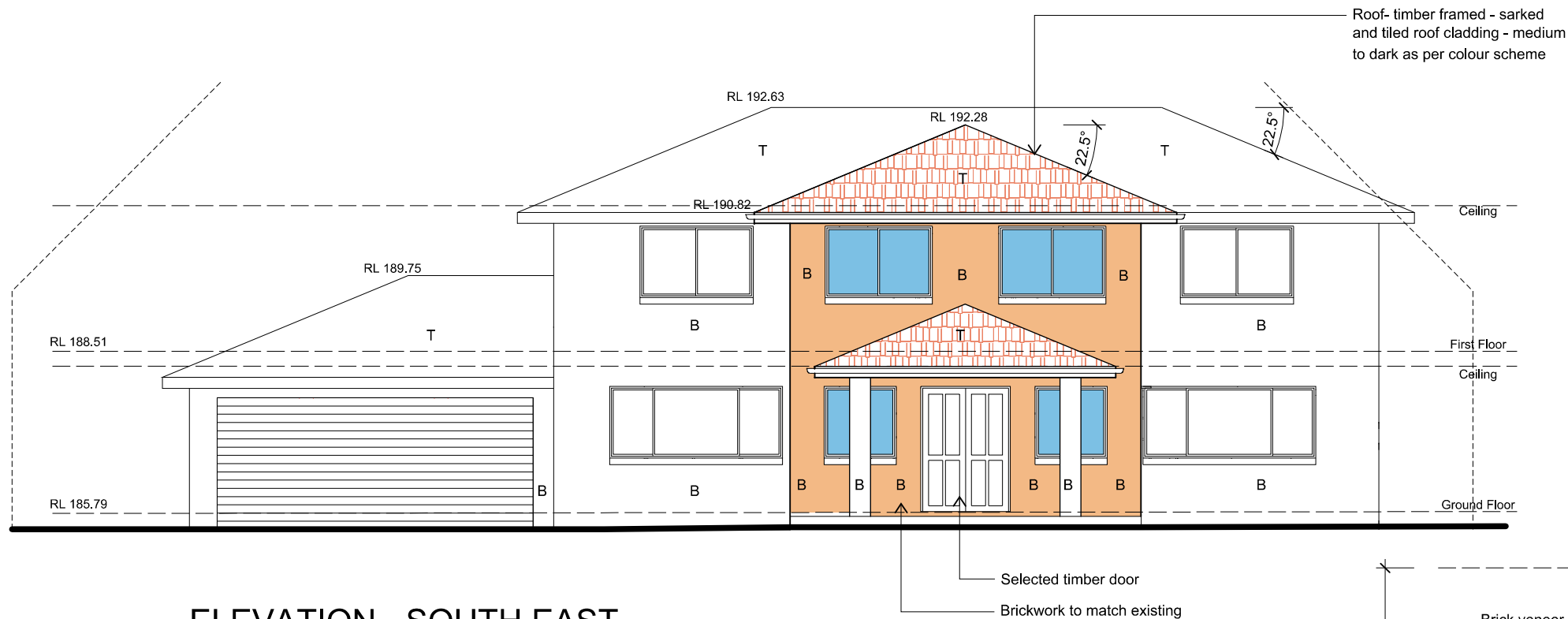
WINDOW-DOOR KEY
Height x Width
Eg: 1209 SW = 1.2x0.9 Sliding window

SW - Sliding Window
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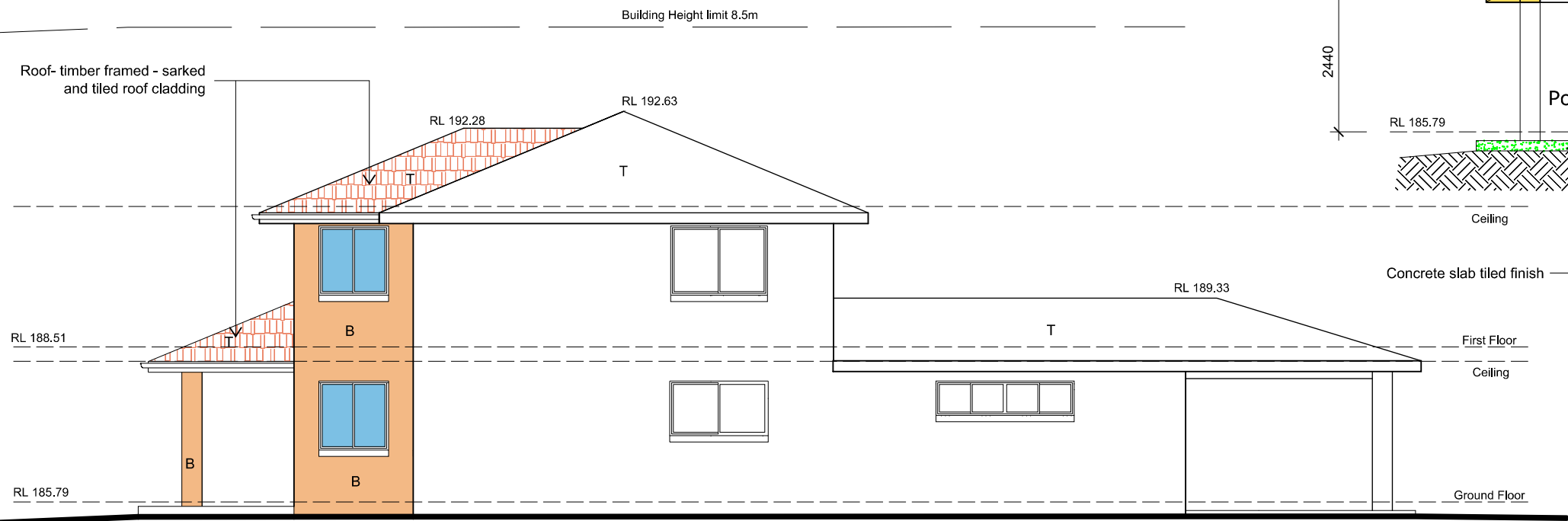
FIRST FLOOR PLAN



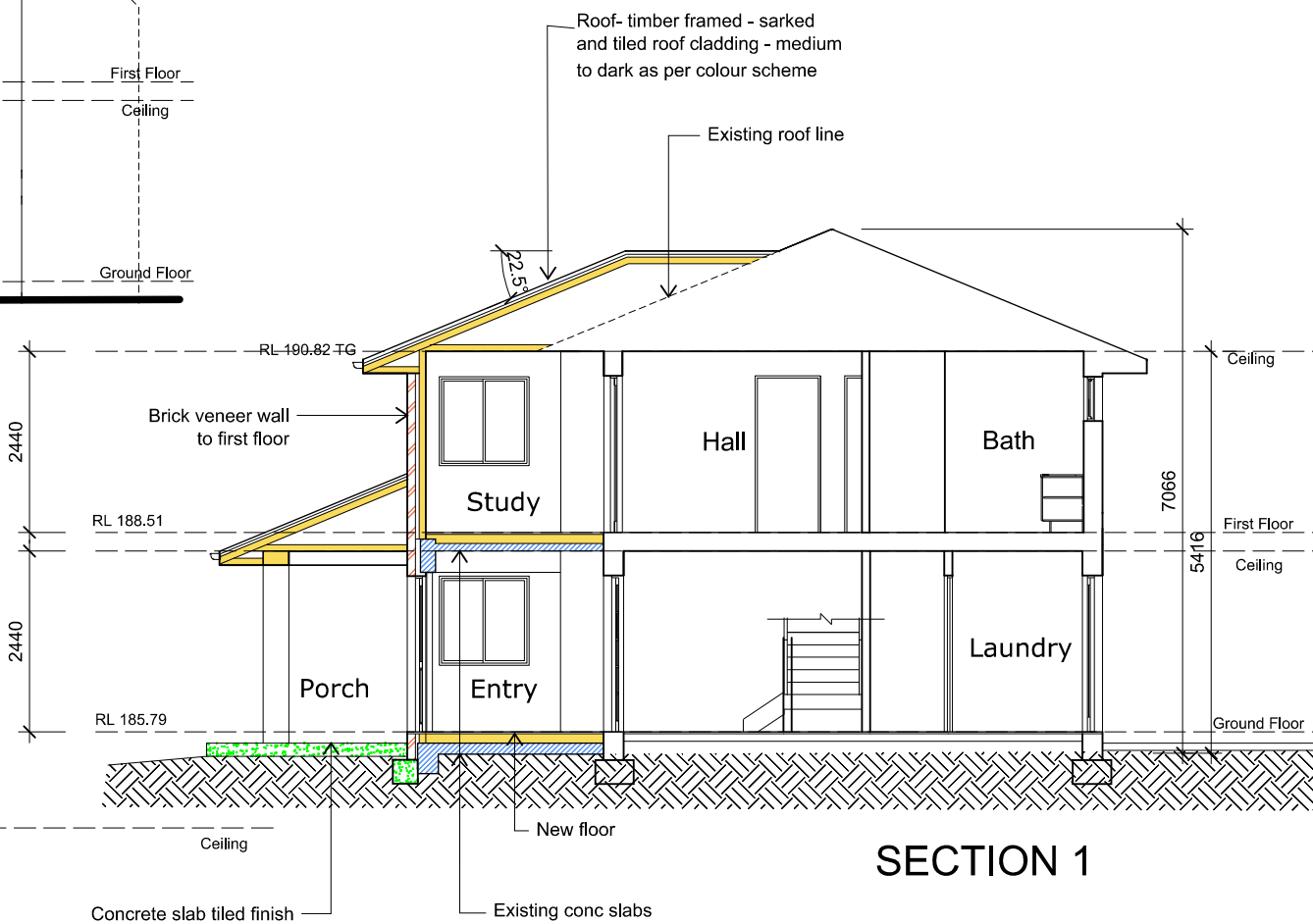
DATE	Amdt.
Neil Harvey - B.Arch 14 Farrer Place, Frenchs Forest NSW 2086	Ph: 0403 505 322 Email: nharvey@bigpond.com
Alterations & Additions Mr & Mrs Clarke 17 Seeana Place, Belrose NSW 2085	
FIRST FLOOR PLAN	
SCALE:	1:100
DRAWN:	JOB No: 2055
DATE: 1 March 2022	LOT REF: Lot 20 DP 237435
DWG SIZE: A3	SHEET: DA-3



ELEVATION - SOUTH EAST



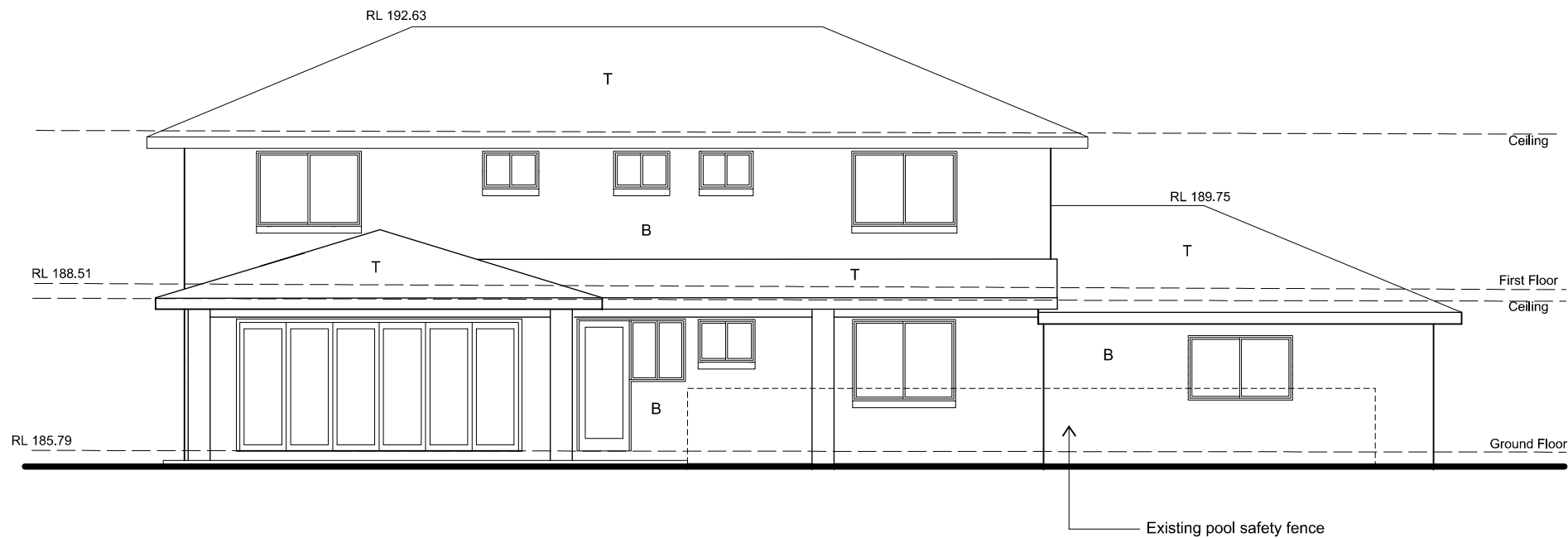
ELEVATION - NORTH EAST



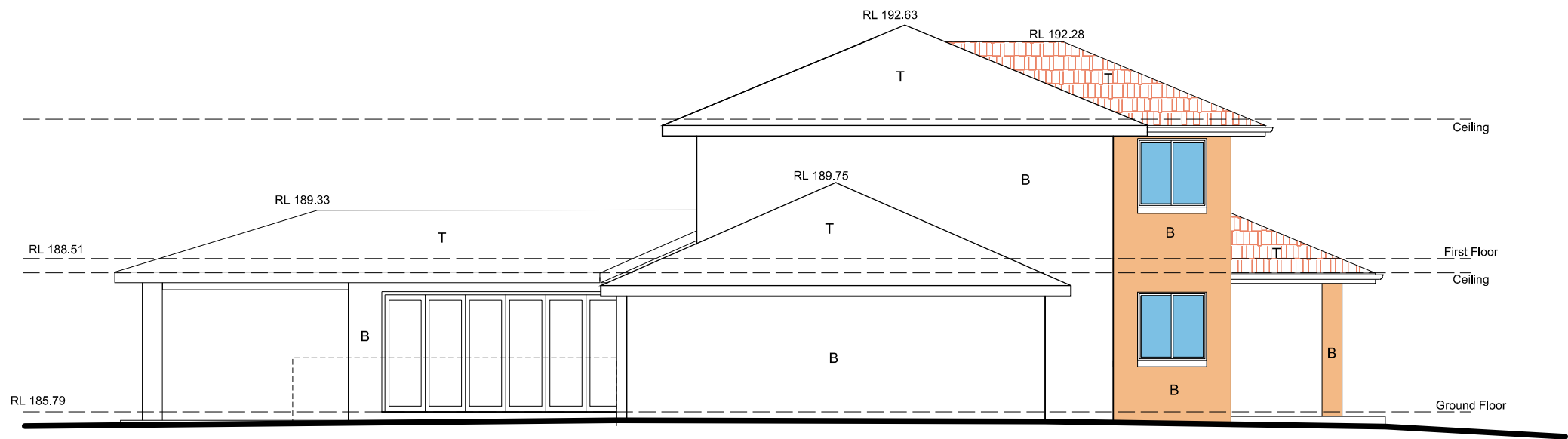
SECTION 1

- LEGEND
B FACEBRICK
T TILED ROOF

DATE	Amdt.
Neil Harvey - B.Arch	
14 Farrer Place, Frenchs Forest NSW 2086	
Ph: 0403 505 322	
Email: nfh Harvey@bigpond.com	
Alterations & Additions	
Mr & Mrs Clarke	
17 Seeana Place, Belrose NSW 2085	
ELEVATIONS & SECTION	
SCALE:	1:100
DRAWN:	JOB No: 2055
DATE: 1 March 2022	LOT REF: Lot 20 DP 237435
DWG SIZE: A3	SHEET: DA-4



ELEVATION - NORTH WEST
(No change)



ELEVATION - SOUTH WEST

LEGEND
B FACEBRICK
T TILED ROOF

DATE	Amdt.
Neil Harvey - B.Arch 14 Farrer Place, Frenchs Forest NSW 2086	Ph: 0403 505 322 Email: nharvey@bigpond.com

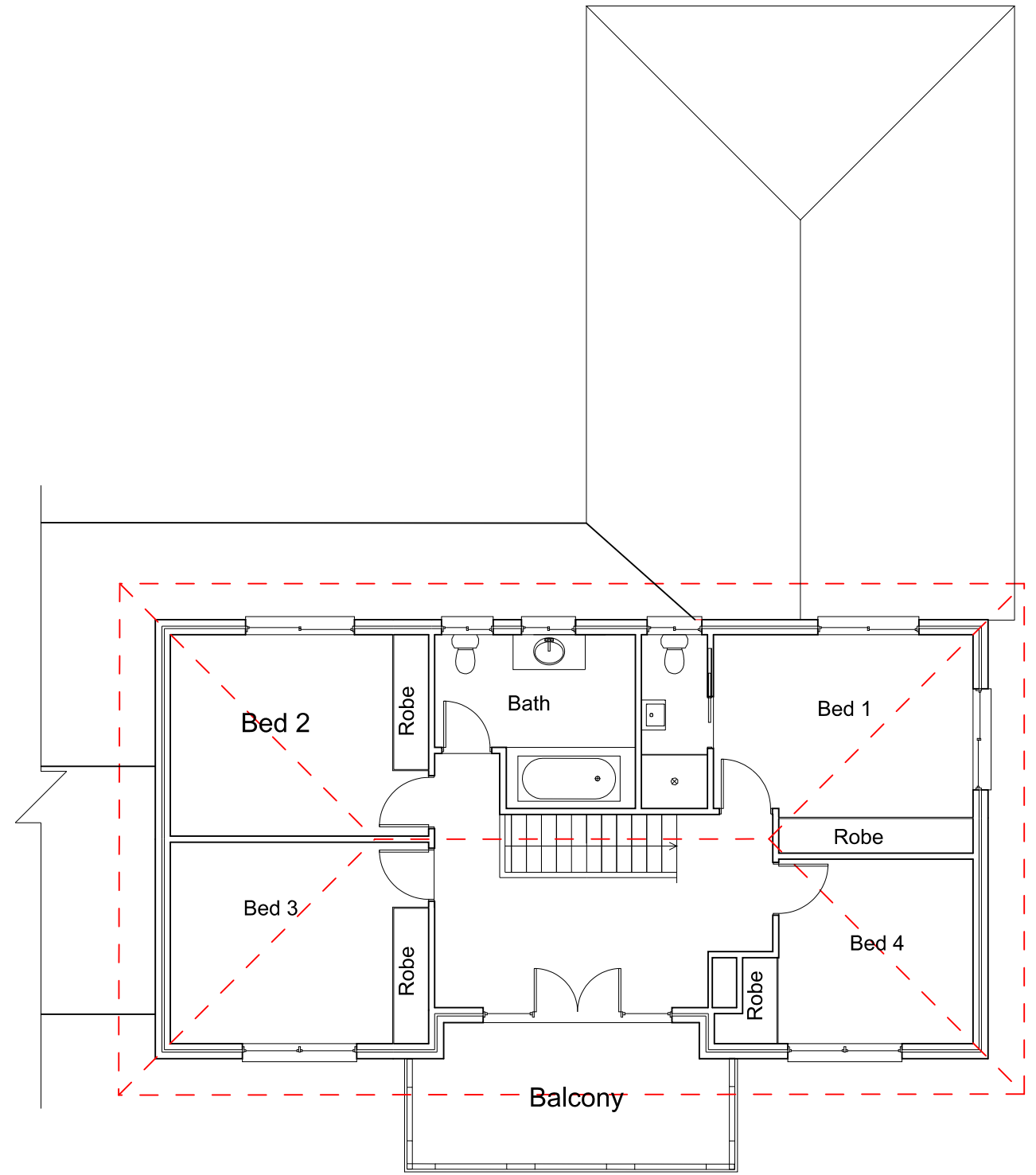
Alterations & Additions
Mr & Mrs Clarke
17 Seeana Place, Belrose NSW 2085

ELEVATIONS

SCALE:	1:100
DRAWN:	JOB No: 2055
DATE: 1 March 2022	LOT REF: Lot 20 DP 237435
DWG SIZE: A3	SHEET: DA-5



GROUND FLOOR PLAN



FIRST FLOOR PLAN

DATE	Amdt.
Neil Harvey - B.Arch 14 Farrer Place, Frenchs Forest NSW 2086 Ph: 0403 505 322 Email: nharvey@bigpond.com	
Alterations & Additions Mr & Mrs Clarke 17 Seeana Place, Belrose NSW 2085	
EXISTING PLAN	
SCALE:	1:100
DRAWN:	JOB No: 2055
DATE: 1 March 2022	LOT REF: Lot 20 DP 237435
DWG SIZE: A3	SHEET: DA-6

COLOUR SCHEME

Generally colour scheme indication is shown on the proposed rendered view on page 4.

Roof –Tiled Existing Mystic Grey



Walls - Facebrick Existing red texture



Trim - Fascia & Windows White



Gutters White



SEC LAND

1
DP349488

PUBLIC
RESERVE

Lawn

EXISTING SHADOWS

EXISTING SHADOWS

PUBLIC RESERVE

PUBLIC RESERVE

12noon June 21

SEEANA PLACE

DATE	Amdt.
Neil Harvey - B.Arch	Ph: 0403 505 322
14 Farrer Place, Frenchs Forest NSW 2086	Email: nharvey@bigpond.com

Alterations & Additions
Mr & Mrs Clarke
17 Seeana Place, Belrose NSW 2085

SHADOWS 1

SCALE:	1:200
DRAWN:	JOB No: 2055
DATE: 1 March 2022	LOT REF: Lot 20 DP 237435
DWG SIZE: A3	SHEET: DA-SH-1

9am June 21



Note:
Shadows were cast to true north at the winter solstice.
The shadows projected from the proposed first floor
addition provide no overshadowing to the neighbouring
residences.
The proposed shadow at 9am touches the residence at
No15 but is below the window sill.



DATE	Amdt.
Neil Harvey - B.Arch 14 Farrer Place, Frenchs Forest NSW 2086 Ph: 0403 505 322 Email: nharvey@bigpond.com	

Alterations & Additions
Mr & Mrs Clarke
17 Seeana Place, Belrose NSW 2085

SHADOWS 2

SCALE:	1:200
DRAWN:	JOB No: 2055
DATE:	1 March 2022
DWG SIZE:	A3
	LOT REF: Lot 20 DP 237435
	SHEET: DA-SH-2

Contact Us		Office Use Only											
The General Manager, 725 Pittwater Road, Dee Why NSW 2099 or Customer Service Centre, Northern Beaches Council DX9118 Dee Why													
Email	council@warringah.nsw.gov.au												
Fax	9942 2606												
If you need help lodging your application call Customer Service on (02) 9942 2111 or come in and talk to us at the Civic Centre, Dee Why.													


Part 1: Declaration

1. DECLARATION	
I hereby certify that the shadow diagrams submitted with the proposal at	
Address	17 Secana Place, Belrose NSW 2085
For the erection of Description of development	Alterations and Additions
<ul style="list-style-type: none"> In accordance with the survey (prepared by a registered surveyor) which is required to be submitted with the application Drawn to true north Indicate shadow cast by the proposal at 9am, noon, 3pm, 21 June To indicate the shadow cast by existing buildings and structures on the site and in the surrounding area 	

Part 2: Certification

2. CERTIFIER			
Title	<input checked="" type="radio"/> Mr <input type="radio"/> Mrs <input type="radio"/> Ms <input type="radio"/> Other		
Full family name (no initials) (or Company)	Harvey		
Full given names (no initials) (or A.C.N)	Neil		
Phone		Alternate	
Mobile	0403 505 322	Fax	
Qualification (i.e. Architect, Planner, Computer Technician, Surveyor)	B.Arch		

Part 3: Signature

3. APPLICANT(S) SIGNATURE	
Signature	
Date	27/4/22