

Rapid Plans www.rapidplans.com.au
P.O. Box 6193 Frenchs Forest DC NSW 2086
Fax: (02) 9905-8865 Mobile: 0414-945-024
Email: gregg@rapidplans.com.au



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



ACCREDITED
BUILDING DESIGNER

DEVELOPMENT APPLICATION

Alterations & Additions To Existing Residence

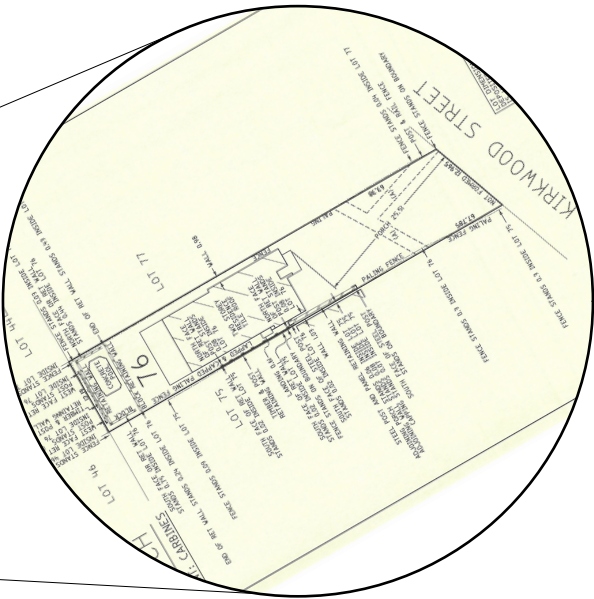
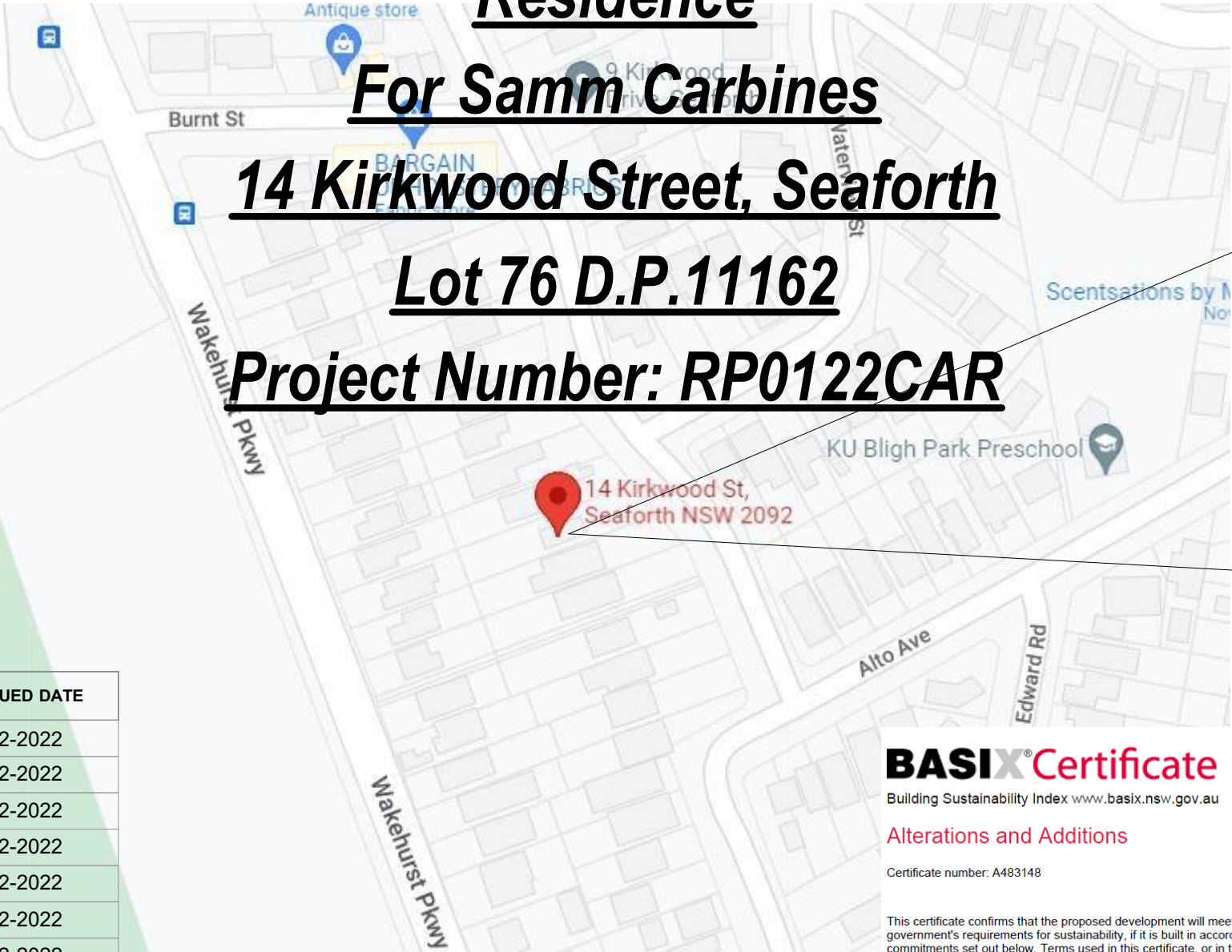
For Samm Carbines

14 Kirkwood Street, Seaforth

Lot 76 D.P.11162

Project Number: RP0122CAR

- Note:
1. For Stormwater Details Refer To Site Drainage Plan & Details By Greenwood Consulting Engineers Job No: 2022218 Revision D Dated: 22/11/2022
 2. For Sewer Main Location Details Refer To BOS/BAS Plans By Prime Consulting Engineers Dwg No: C-22-320-2 Issue A Dated: 1/11/2022 & Building Plan Approval By MGP Building & Infrastructure Services Pty Limited Ref No: 1404620 Dated: 17/11/2022
 3. For Tree Protection Details Refer To Arboricultural Impact Assessment By Temporal Tree Management Pty Ltd Dated: 29/8/2022
 4. For Rear Yard & Landscape Design Refer To Plans By We Dream Of Gardens-Vanessa Walsh Landscape Designer Job No: SCC14KS/2022 Issue: E Dated:18/11/2022
 5. For Driveway Details Refer To Engineer Civil Driveway Plans By Prime Consulting Engineers Dwg No: C-22-320 Issue B 1/11/2022



DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet	-	- 16-12-2022
DA1001	A4 NOTIFICATION PLAN	-	- 16-12-2022
DA1002	SITE SURVEY	-	- 16-12-2022
DA1003	SITE PLAN	-	- 16-12-2022
DA1004	Landscape Open Space Plan Existing	-	- 16-12-2022
DA1005	Landscape Open Space Plan Proposed	-	- 16-12-2022
DA1006	Landscape Plan	-	- 16-12-2022
DA1007	Sediment & Erosion Plan	-	- 16-12-2022
DA1008	Waste Management Plan	-	- 16-12-2022
DA2001	GROUND FLOOR	-	- 16-12-2022
DA2002	GROUND FLOOR CONTINUED	-	- 16-12-2022
DA3000	SECTION DRIVE 1	-	- 16-12-2022
DA3001	SECTION 1	-	- 16-12-2022
DA4000	MATERIAL & COLOUR SAMPLE BOARD	-	- 16-12-2022

BASIX[®] Certificate

Building Sustainability Index www.basix.nsw.gov.au

Alterations and Additions

Certificate number: A483148

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Wednesday, 07, December 2022
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

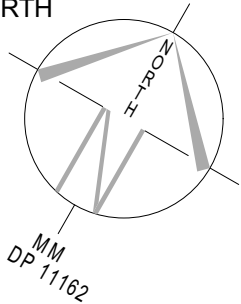
Project address	
Project name	Carbines
Street address	14 Kirkwood Street Seaforth 2092
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 11162
Lot number	76
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	My renovation work is valued at \$50,000 or more, and does not include a pool (and/or spa).

Certificate Prepared by (please complete before submitting to Council or PCA)

Name / Company Name: Rapid Plans

ABN (if applicable): 43150064592

NORTH



(A) DRAINAGE EASEMENT 1.83 WIDE (J443491)
(X) DENOTES NATURAL WATERCOURSE OF VARYING WIDTH
BY DP11162 (APPROXIMATE POSITION)

LOT 44

LOT 77

LOT 45

LOT 75

LOT 46

LOT 76

799.5m²**HOW TO PROTECT SURVEY MARKS BEFORE WORKS COMMENCE**

For details refer to -
https://www.spatial.nsw.gov.au/data/assets/pdf_file/0003/221736/Protecting_Survey_Marks_June2018_Final.pdf
Find out if there are survey marks located in the area of interest by:

1. Viewing the Permanent survey mark layer on SIX Maps - maps.six.nsw.gov.au and print the map showing location of survey marks.
2. Download the Permanent Survey Mark Locality Sketches.
3. Inspecting the site, paying particular attention to survey marks located in the footpath, kerb or gutter.

IF NO SURVEY MARKS ARE AFFECTED COMMENCE WORKS

IF SURVEY MARKS ARE IN THE AREA & COULD BE AFFECTED BY THE WORKS, eg. disturbed or removed

1. Apply for Surveyor General Approval - Survey Mark(s) Removal.
2. Where required contact a Registered Surveyor to assist with the conditions of approval.

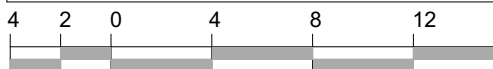
PENALTIES FOR DISTURBING SURVEY MARKS

The unauthorised removal, disturbance or destruction of survey marks is costly to the community. Section 24(1) of the Surveying and Spatial Information Act 2002 states a person must not remove, damage, destroy, displace, obliterate or deface any survey mark unless authorised to do so by the Surveyor-General.

Penalties such as \$10,000 towards the cost of reinstatement and up to \$10,000 towards loss or damage may apply.

THE POSITION OF STRUCTURES AND IMPROVEMENTS SHOWN ARE APPROXIMATE ONLY AND SHOULD BE VERIFIED PRIOR TO ANY CRITICAL DESIGN OR CONSTRUCTION WORKS. FOR ANY PROPOSED STRUCTURES IN RELATION TO A BOUNDARY, A REGISTERED SURVEYOR MUST CARRY OUT A BOUNDARY SURVEY, SETOUT SURVEY OR IDENTIFICATION SURVEY FOR THE PROPOSED WORKS.

ALL TREE HEIGHTS AND SPREAD ARE APPROXIMATE ONLY AND ARE SHOWN FOR TENDER PURPOSES ONLY.
ALL TREE RELATED ISSUES TO BE REFERRED TO AN ARBORIST



SCALE 1:250

THIS SURVEY MAY NOT FULFILL THE REQUIREMENTS OF A DEVELOPMENT APPLICATION (D.A.) OR A COMPLYING DEVELOPMENT CONSENT (CDC).

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GENERAL NOTES

- A) THIS SURVEY IS SPECIFICALLY FOR CONTOUR PURPOSES ONLY. THE BOUNDARIES OF THE SUBJECT PROPERTY HAVE NOT BEEN INVESTIGATED AND THE POSITION SHOWN IS APPROXIMATE ONLY.
- B) AREAS AND DIMENSIONS ARE SUBJECT TO SURVEY.
- C) PITS AND SERVICES SHOWN HAVE BEEN DERIVED FROM VISUAL EVIDENCE APPARENT AT THE TIME OF SURVEY. THE RELEVANT SERVICE AUTHORITY SHALL BE CONTACTED TO VERIFY THE EXISTENCE AND POSITION OF ALL SERVICES PRIOR TO THE COMMENCEMENT OF ANY CONSTRUCTION OR EXCAVATION.
- D) CONTOURS ARE INDICATIVE OF SURFACE TOPOGRAPHY ONLY. SURVEYED SPOT LEVELS ARE THE ONLY VALUES TO BE RELIED ON FOR REDUCED LEVELS ON PARTICULAR FEATURES.
- E) THIS SURVEY HAS BEEN CARRIED OUT UNDER CLAUSE 9 OF THE SURVEYING ACT 2002.

SYMBOLS & ABBREVIATIONS:	
GP	GULLY PIT
SIP	SURFACE INLET PIT
SIC	SEWER INSPECTION COVER
MH	SEWER MANHOLE
SWMH	STORMWATER MANHOLE
WM	WATER METER
EL	ELECTRICITY BOX
TP	TELECOMMUNICATIONS PIT
HYD	WATER HYDRANT
R/W	RECYCLED WATER HYDRANT
SV	STOP VALVE
OLP	OVERHEAD ELEC LINE
PP	POWER POLE
EC	ELECTRICITY CONDUIT
TEC	TELECOM CONDUIT
WC	WATER CONDUIT
G	GAS CONDUIT
GM	GAS METER
TK	TOP OF KERB
RTK	ROLL TOP KERB
VC	VEHICLE CROSSING
INVERT	INVERT
KO	KERB OUTLET
TOB	TOP OF BANK
BOB	BOTTOM OF BANK
OPSP	PRESSURE SEWER PUMP
PSVP	PRESSURE SEWER VALVE
FP	FLUSHING POINT

ASPECT DEVELOPMENT & SURVEY PTY. LTD.
CONSULTING REGISTERED SURVEYORS
ABN 60 078 649 000

SUITE 1
103 VANESSA STREET
KINGSGROVE NSW 2208
PHONE (02) 9554 8388
FAX (02) 9554 8588
admin@aspectsurvey.com.au

PO BOX 161
KINGSGROVE NSW 1480
DX 11392
HURSTVILLE

PROJECT

OUR REFERENCE	21/1052396/353574
LOT 76	DP 11162
DATUM AHD	SOURCE SCIMS 24/02/20
ORIGIN OF LEVELS	REDUCED LEVEL 96.522
SURVEYED DMHS	DATE 28/06/22
DRAWN KM	DATE 30/06/22
SCALE 1: 250	A3 SHEET

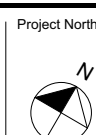
CLIENT: CARBINES

REF: LOT 76

REF:

ADDRESS: 14 KIRKWOOD STREET

SUBURB: SEAFORTH

DEVELOPMENT APPLICATION

Checked
Plot Date: 16/12/2022
Project No: RP0122CAR
Project Status: DA

Client: Samm Carbines
Site: 14 Kirkwood Street, Seaforth

Sheet Size: A3

DRAWING TITLE :

SITE AND LOCATION
SITE SURVEY

PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE:
16-12-2022
DRAWING NO.
DA1002

LOCALITY SKETCH

UBD AREA: SYD REVISION: 54

MAP: 196

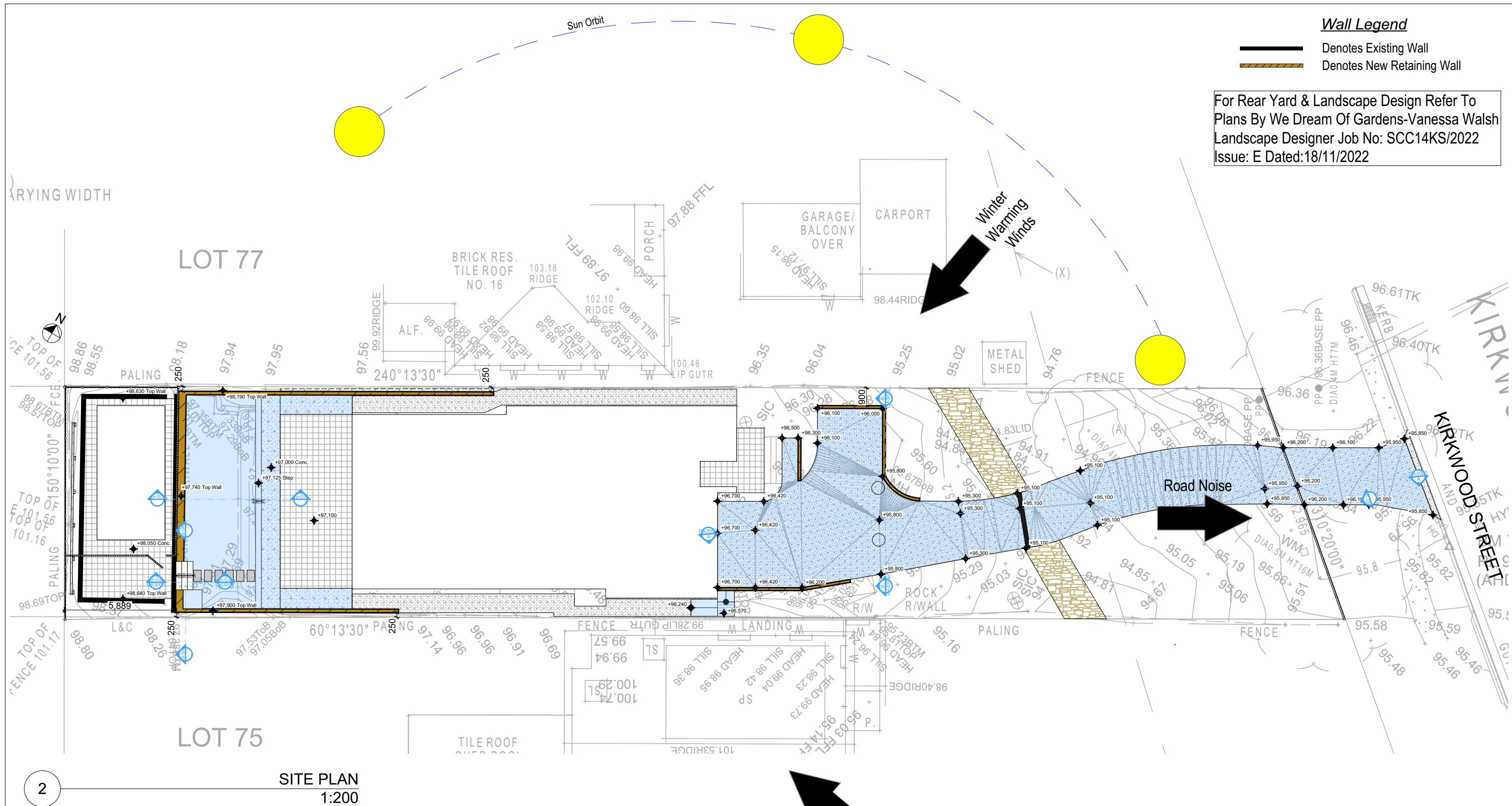
REF: Q2

GPS

S

E

KIRKWOOD STREET
AND
BM 76
RL 95.78
(AHD)



SITE PLAN
1:200

DEVELOPMENT APPLICATION

NOTES
14 Kirkwood Street, Seaforth is zoned R2-Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
14 Kirkwood Street, Seaforth is not considered a heritage item

Certifying
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

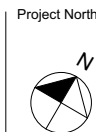
Basix
Basix Certificate Number A483148



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Rapid Plans 2022



Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

GBJ
16/12/2022
RP0122CAR
DA
Client
Site:
Samm Carbines
14 Kirkwood Street, Seaforth

Sheet Size: A3

DRAWING TITLE :

SITE AND LOCATION
SITE PLAN

PROJECT NAME :

Alterations & Additions

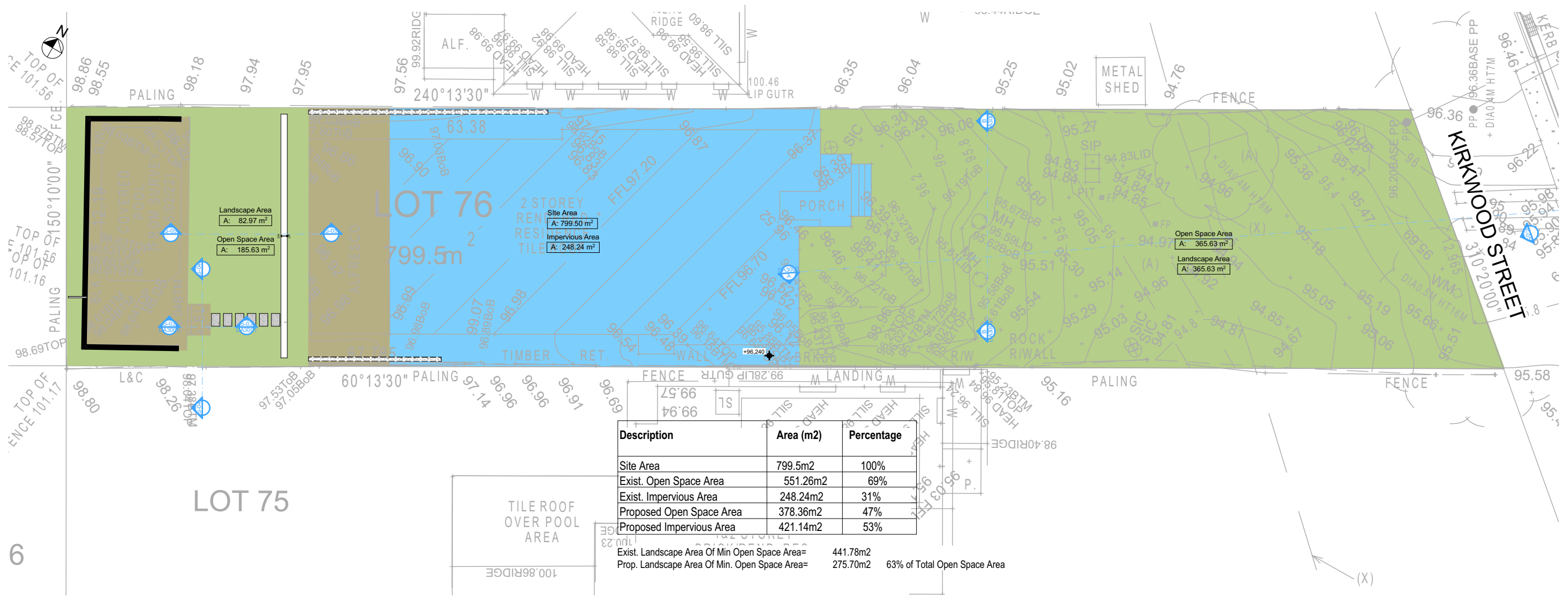
REVISION NO.

DATE:
16-12-2022
DRAWING NO.
DA1003

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	799.5m2	Yes	Min. side bdy setback (Min.)	Calc.	Yes
Housing Density (dwelling/m2)	1	Yes	Building envelope	N/A	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes	% of landscape open space (35% min)	47%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Impervious area (m2)	53%	Yes
Front Setback (Min.)	Average	Yes	No. of car spaces provided	2	Yes
Rear Setback (Min.)	8.0m	Yes			

Denotes Impervious Area

Denotes Pervious Area



2 LANDSCAPE OPEN SPACE EXISTING 1:200

DEVELOPMENT APPLICATION

NOTES
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Basix Certificate Number A483148



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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.



Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

GBJ
16/12/2022
RP0122CAR
DA
Client
Site:
Samm Carbines
14 Kirkwood Street, Seaforth

Sheet Size: A3

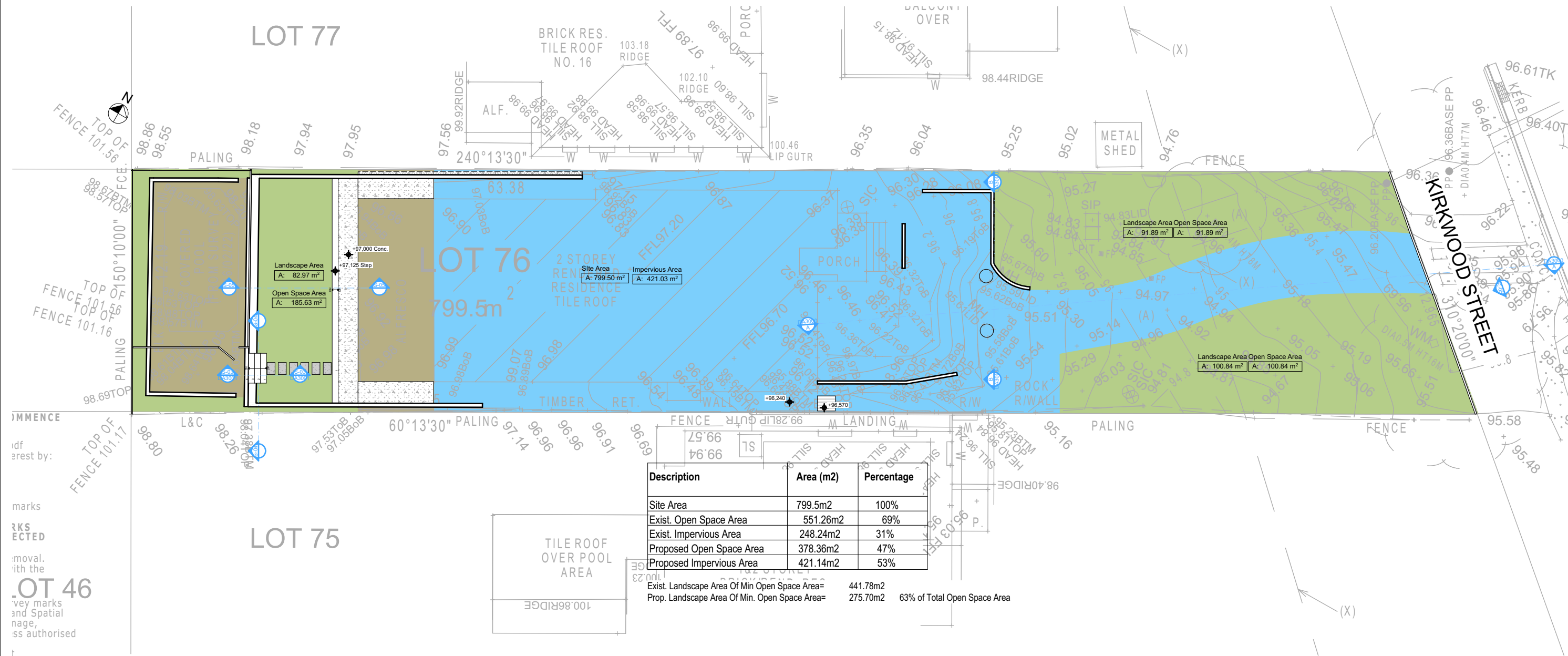
DRAWING TITLE :
SITE AND LOCATION
Landscape Open Space Plan
Existing
PROJECT NAME :
Alterations & Additions

REVISION NO.
DATE:
16-12-2022
DRAWING NO.
DA1004

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	799.5m2	Yes	Min. side bdy setback (Min.)	Calc.	Yes
Housing Density (dwelling/m2)	1	Yes	Building envelope	N/A	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes	% of landscape open space (35% min)	47%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Impervious area (m2)	53%	Yes
Front Setback (Min.)	Average	Yes	No. of car spaces provided	2	Yes
Rear Setback (Min.)	8.0m	Yes			

Denotes Impervious Area

Denotes Pervious Area



2

LANDSCAPE OPEN SPACE PROPOSED

1:200

DEVELOPMENT APPLICATION

NOTES

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New Works to be constructed shown in Shaded/Blue

14 Kirkwood Street, Seaforth is not considered a heritage item

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Builder to Check and Confirm

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Commencement of any works.

Immediately Report any

Discrepancies to Rapid Plans

Project North

Checked

Plot Date:

Project NO.

Project Status

GBJ

16/12/2022

RP0122CAR

DA

Client

Site:

Samm Carbines

14 Kirkwood Street, Seaforth

Sheet Size:

A3

DRAWING TITLE :

SITE AND LOCATION

Landscape Open Space Plan

Proposed

PROJECT NAME :

Alterations & Additions

REVISION NO.

-

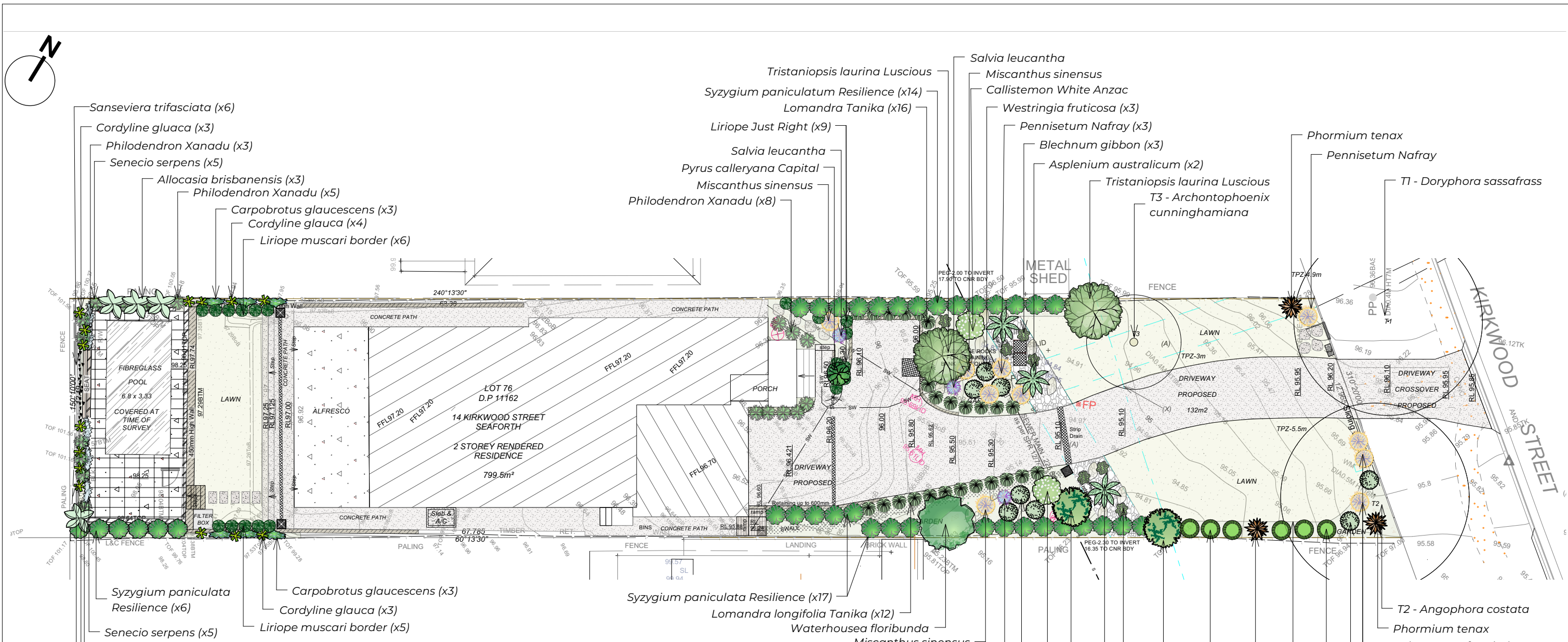
DATE:

16-12-2022

DRAWING NO.

DA1005

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	799.5m2	Yes	Min. side bdy setback (Min.)	Calc.	Yes
Housing Density (dwelling/m2)	1	Yes	Building envelope	N/A	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes	% of landscape open space (35% min)	47%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Impervious area (m2)	53%	Yes
Front Setback (Min.)	Average	Yes	No. of car spaces provided	2	Yes
Rear Setback (Min.)	8.0m	Yes			



BOTANICAL NAME	COMMON NAME	(height x spread)	Pot Size mm	Qty	Origin
TREES					
<i>Tristania laurina</i> Luscious	Water Gum - Luscious	7-12m x 5m	400mm/45L	2	Native
<i>Waterhousia floribunda</i> Sweeper	Weeping Myrtle	10m x 4m	400mm/45L	1	Native
SHRUBS, GRASSES & GROUNDCOVERS					
<i>Allocasia brisbanensis</i>	Spoon Lily/Cunjevoi Lily	to 1.5m	200	4	Native
<i>Asplenium australasicum</i>	Birds Nest Fern	1.3m x 2m	200mm	3	Native
<i>Blechnum gibbum</i>	Silver Lady Fern	Fern - 0.6m-1m	200mm	6	Exotic
<i>Callistemon Wilderness White</i>	Callistemon Wilderness White	2.5m x 2m	200mm	1	Native
<i>Carpobrotus glaucescens</i>	Pig Face	Ground cover	140mm	6	Native
<i>Leptospermum laevigatum</i>	Coastal Tea Tree	0.4 x 0.3m	200mm	2	Native
<i>Liriope muscari</i> Just Right	Liriope Just Right	0.5m x 0.5m	200mm	20	Exotic
<i>Lomandra longifolia</i>	Mat Rush	1m x 0.6m	140mm	6	Native
<i>Lomandra longifolia</i> Tanika	Lomandra Tanika	0.60m x 0.60m	140mm	22	Native
<i>Miscanthus sinensis</i> Gracillimus	Miscanthus Gracillimus	1.5 x 1.5m	200mm	3	Exotic
<i>Pennisetum alopecuroides</i> Nafray	Nafray Foxtail Grass	0.60 x 0.60m	140mm	7	Native
<i>Philodendron Xanadu</i>	Philodendron Xanadu	0.6m x 21	200mm	21	Exotic
<i>Phormium tenax</i> Purple Haze	Phormium Purple Haze	Strappy leaf 1-2m	200mm	3	Exotic
<i>Plumeria acutifolia</i>	Frangipani White	4-10m x 4-10m	45L	1	Exotic
<i>Pyrus calleryana</i> Capital	Capital Pear	11 x 3-6m	300mm	1	Exotic
<i>Salvia leucantha</i> Santa Barbara	Salvia - Santa Barbara Purple	0.8 - 1.2m x 1m	140mm	3	Exotic
<i>Sansevieria trifasciata</i>	Mother in Laws Tongue	0.6m x 0.1m	200mm	6	Exotic
<i>Senecio mandraliscae</i>	Chalk Sticks	0.5 x 0.5	140mm	10	Exotic
<i>Syzygium australe</i> Resilience	Resilience Lilly Pilly	3-5m x 1.5m	400mm/45L	37	Native
<i>Westringia fruticosa</i>	Coastal Rosemary	Trim to 1m x 1m	200mm	8	Native

BOTANICAL NAME	COMMON NAME	DIMENSIONS (height x spread)	Retention Value	Tree No.	Origin
<i>Doryphora sassafras</i>	Sassafras	7 x 3m	Moderate	1	Indigenous
<i>Angophora costata</i>	Smooth-barked Apple	15 x 4m	High	2	Indigenous
<i>Archontophoenix cunninghamiana</i>	Bangalow Palm	10 x 2m	Low	3	Native

LANDSCAPE PLAN
1:200

For Rear Yard & Landscape Design Refer To
Plans By We Dream Of Gardens-Vanessa Walsh
Landscape Designer Job No: SCC14KS/2022
Issue: E Dated:18/11/2022

*Min Three Native Trees Required - Ref. Manly LEP 2013
The minimum tree requirement may include either existing established native trees or new native trees planted at a pot/container size to be at least 25 litres capacity and being able to reach 10m.*



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**Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans**



DEVELOPMENT APPLICATION

Project North

Checked
Plot Date:
Project NO.
Project Status

Client: Samm Carbines
Site: 14 Kirkwood Street, Seaforth
Sheet Size: A3

SCALE 1:200 @A3



DRAWING TITLE :

SITE AND LOCATION

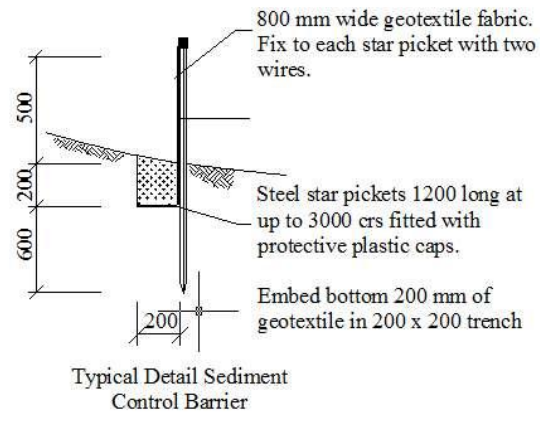
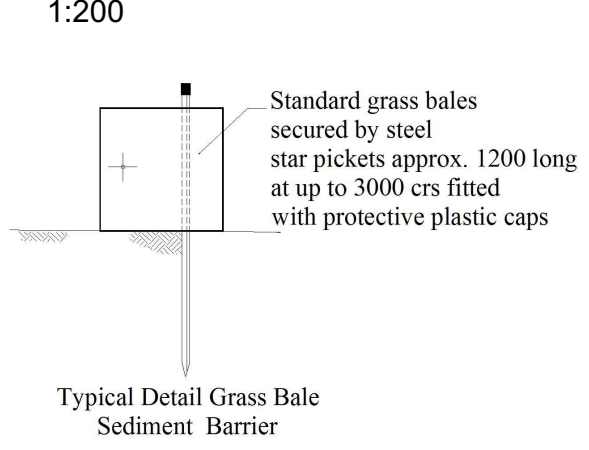
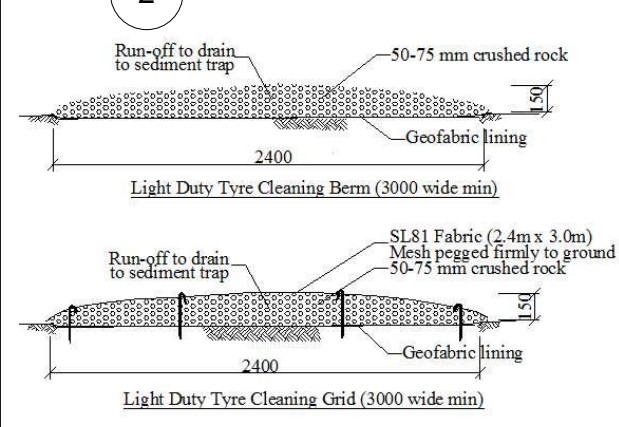
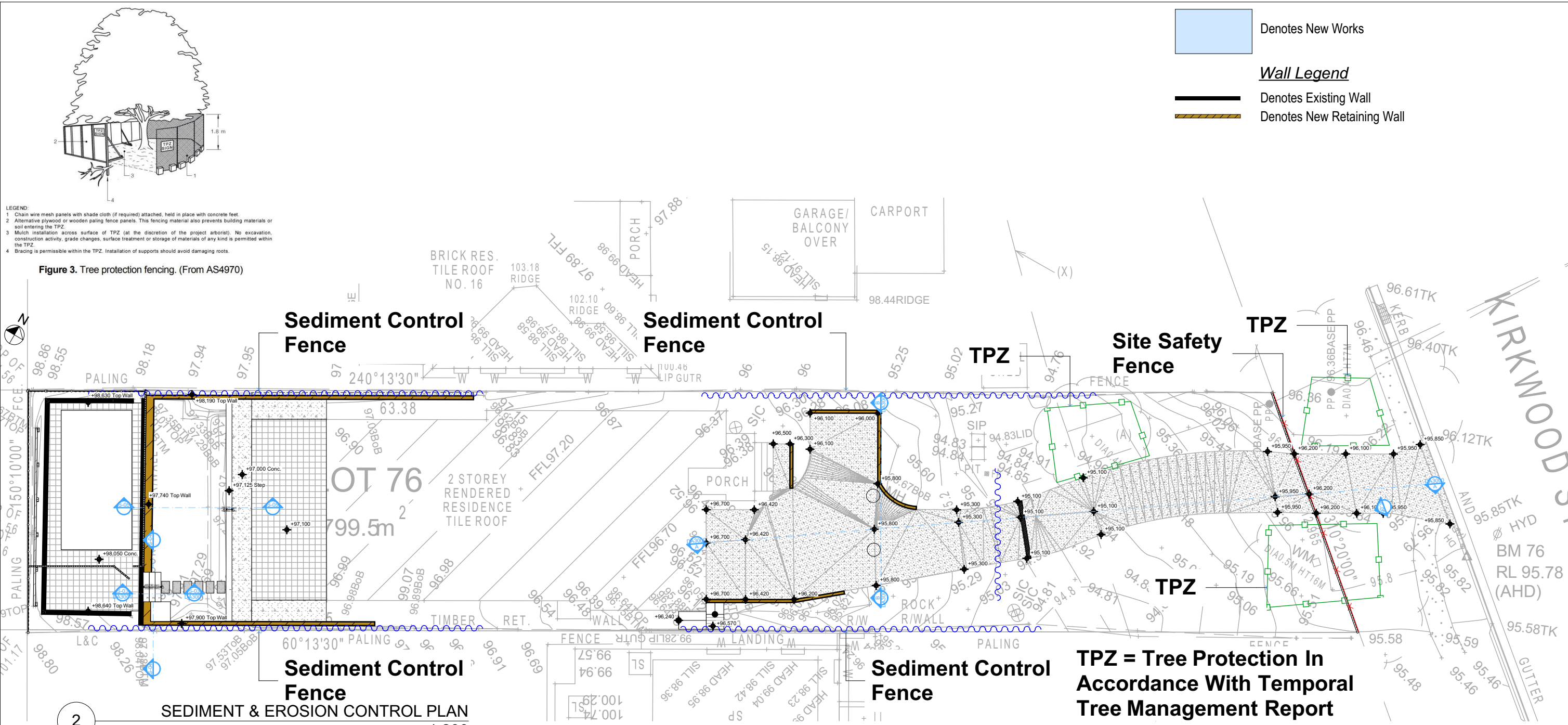
Landscape Plan

PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE.
16-12-2022
DRAWING NO.
DA1006



DEVELOPMENT APPLICATION

NOTES

14 Kirkwood Street, Seaforth is zoned R2-Low Density Residential

All Plans to be read in conjunction with Basix Certificate

New Works to be constructed shown in Shaded/Blue

14 Kirkwood Street, Seaforth is not considered a heritage item

Certifying

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Basix

Basix Certificate Number A483148

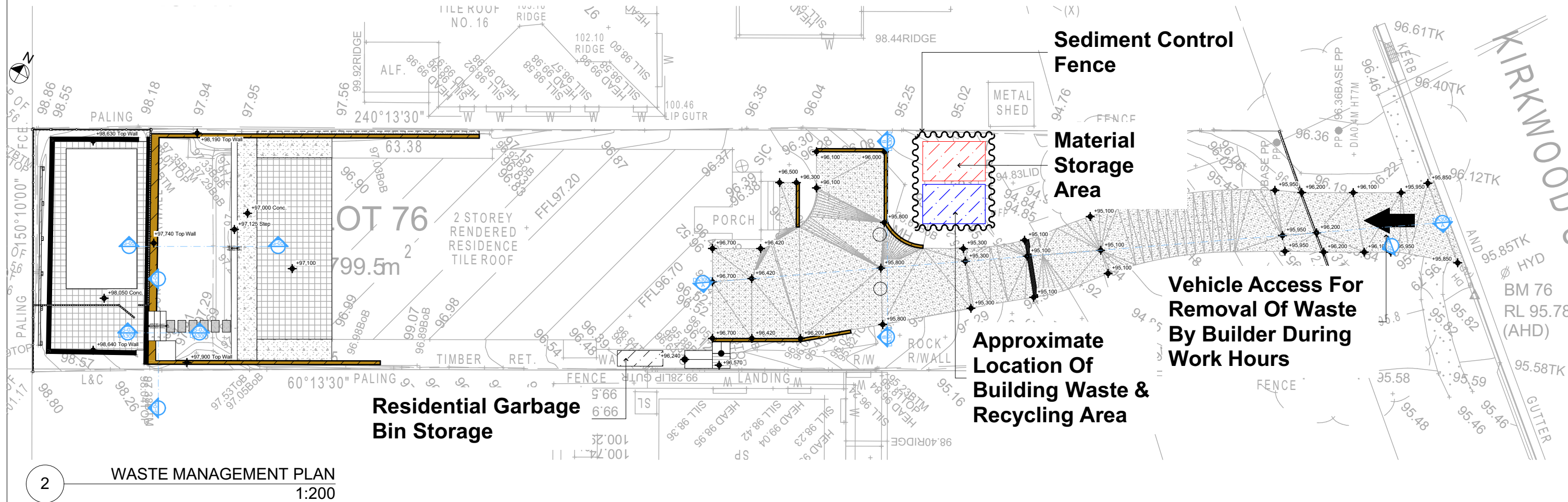
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	799.5m ²	Yes	Min. side bdy setback (Min.)	Calc.	Yes
Housing Density (dwelling/m ²)	1	Yes	Building envelope	N/A	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes	% of landscape open space (35% min)	47%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Impervious area (m ²)	53%	Yes
Front Setback (Min.)	Average	Yes	No. of car spaces provided	2	Yes
Rear Setback (Min.)	8.0m	Yes			

Denotes New Works

Wall Legend

Denotes Existing Wall

Denotes New Retaining Wall



2

WASTE MANAGEMENT PLAN
1:200

DEVELOPMENT APPLICATION

NOTES
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Basix
Basix Certificate Number A483148

Rapid Plans

Building Design and Architectural Drafting

Rapid Plans
www.rapidplans.com.au
PO Box 6193 Frenchs Forest
NSW 2086
Fax: (02) 9905-8865
Mobile: 0414-945-024
Email: greg@rapidplans.com.au
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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

bdaa

BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

bdaa

ACCREDITED
BUILDING DESIGNER

**Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans**

Project North

Checked
Plot Date: 16/12/2022
Project NO: RP0122CAR
Project Status: DA
Client: Samm Carbines
Site: 14 Kirkwood Street, Seaforth
Sheet Size: A3

DRAWING TITLE :

SITE AND LOCATION

Waste Management Plan

PROJECT NAME :

Alterations & Additions

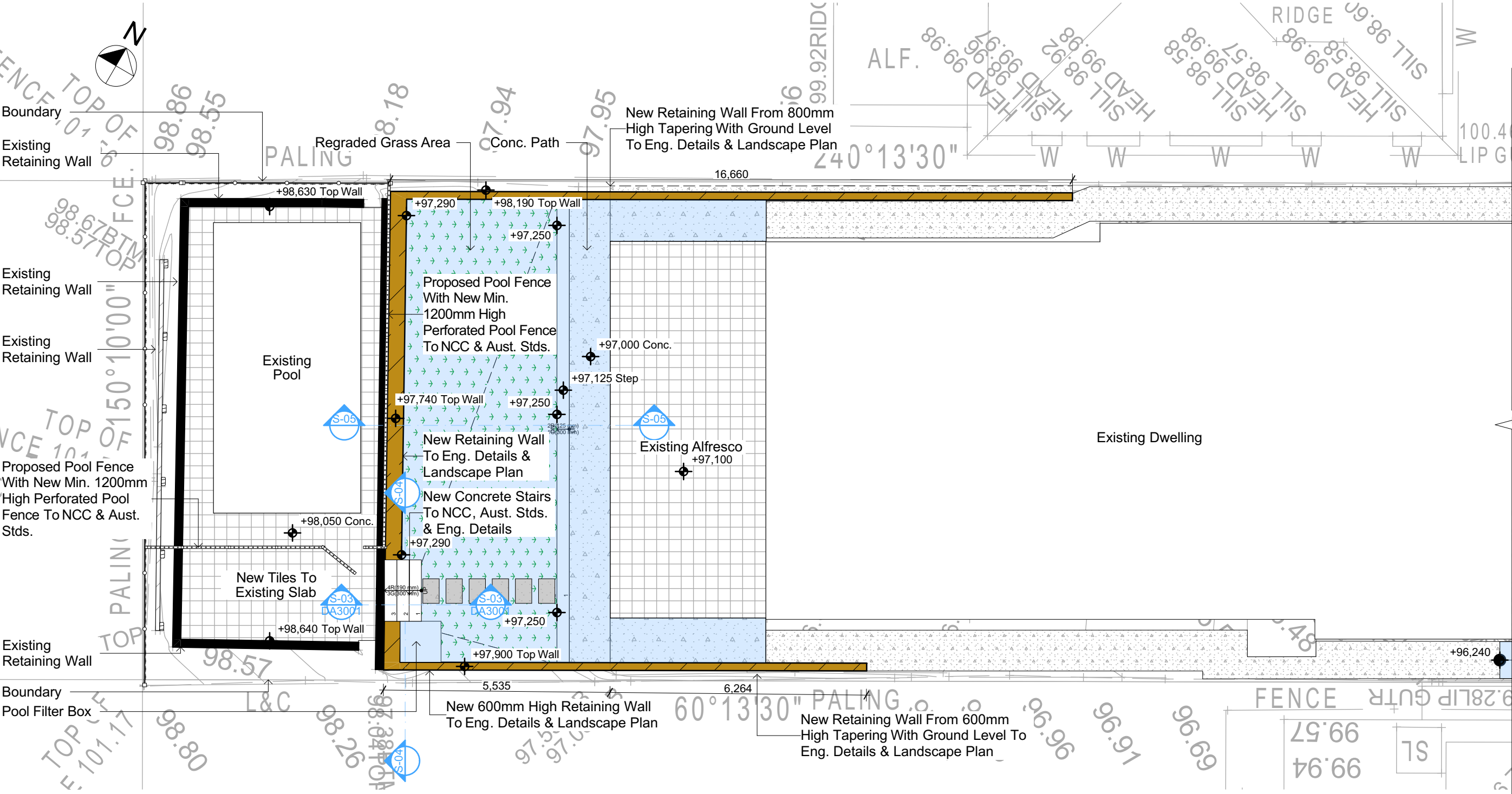
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	799.5m2	Yes	Min. side bdy setback (Min.)	Calc.	Yes
Housing Density (dwelling/m2)	1	Yes	Building envelope	N/A	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes	% of landscape open space (35% min)	47%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Impervious area (m2)	53%	Yes
Front Setback (Min.)	Average	Yes	No. of car spaces provided	2	Yes
Rear Setback (Min.)	8.0m	Yes			

REVISION NO.
-
DATE:
16-12-2022
DRAWING NO.
DA1008

For Rear Yard & Landscape Design Refer To
Plans By We Dream Of Gardens-Vanessa Walsh
Landscape Designer Job No: SCC14KS/2022
Issue: E Dated:18/11/2022

Wall Legend

Denotes Existing Wall
Denotes New Retaining Wall



2 GROUND FLOOR
1:100

DEVELOPMENT
APPLICATION

NOTES
14 Kirkwood Street, Seaforth is zoned R2-Low Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
14 Kirkwood Street, Seaforth is not considered a heritage item

Certifying
The DA Application Only plans are for DA Application purposes only. These plans are
not to be used for the construction certificate application by any Certifying Authority
without the written permission of Rapid Plans or the supply of authorised Construction
Certificate drawings by Rapid Plans

Basix
Basix Certificate Number A483148

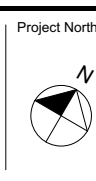


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drawings. Drawings shall not be used for construction
purposes until issued by the Designer for construction.



Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date: 16/12/2022
Project NO. RP0122CAR
Project Status DA
Client
Site: Samm Carbines
14 Kirkwood Street, Seaforth
Sheet Size: A3

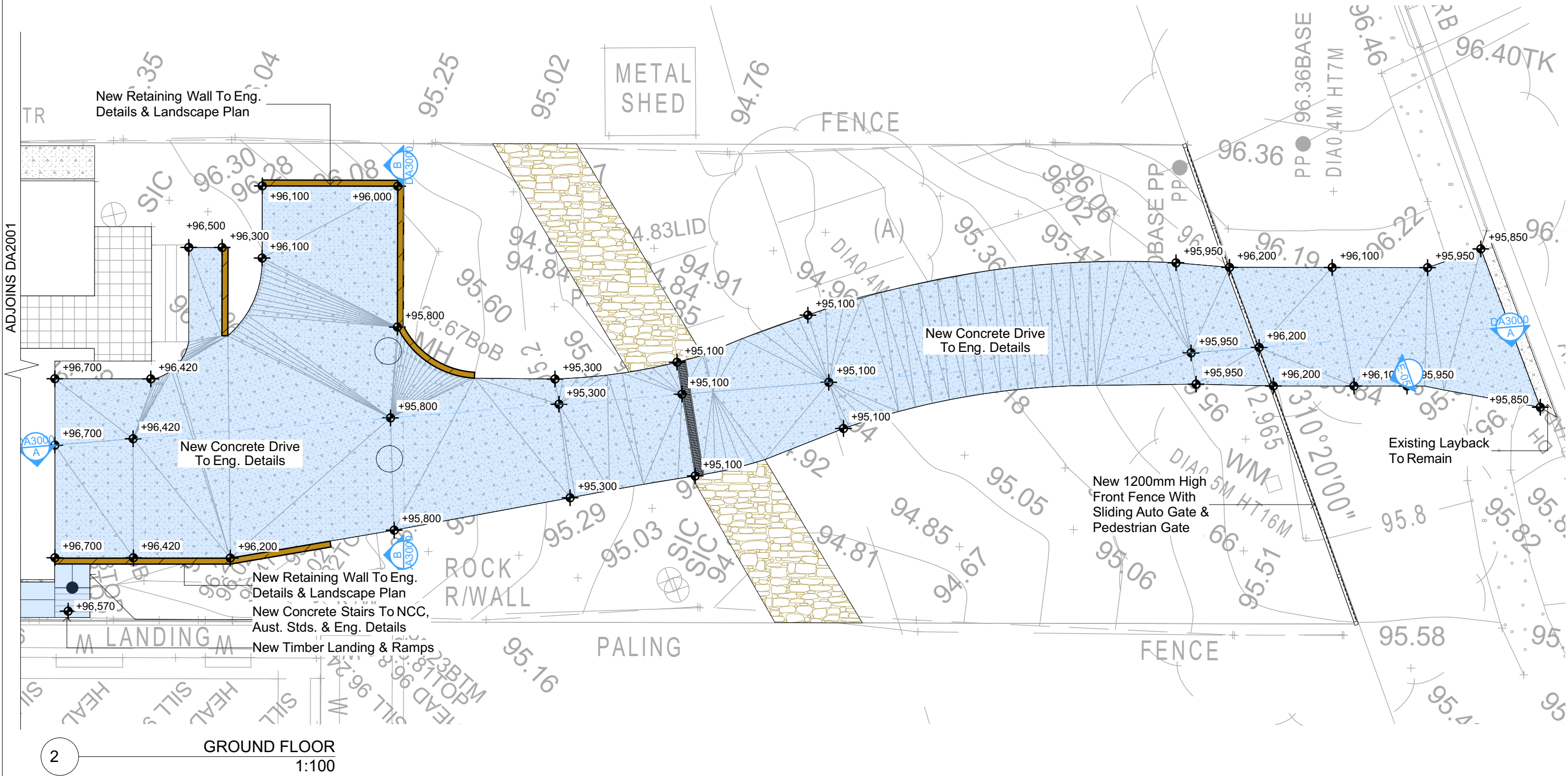
DRAWING TITLE :			REVISION NO.		
PLANS GROUND FLOOR			DATE: 16-12-2022		
PROJECT NAME :			DRAWING NO. DA2001		
Alterations & Additions					

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	799.5m2	Yes	Min. side bdy setback (Min.)	Calc.	Yes
Housing Density (dwelling/m2)	1	Yes	Building envelope	N/A	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes	% of landscape open space (35% min)	47%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Impervious area (m2)	53%	Yes
Front Setback (Min.)	Average	Yes	No. of car spaces provided	2	Yes
Rear Setback (Min.)	8.0m	Yes			

For Rear Yard & Landscape Design Refer To
Plans By We Dream Of Gardens-Vanessa Walsh
Landscape Designer Job No: SCC14KS/2022
Issue: E Dated:18/11/2022

Wall Legend

- Denotes Existing Wall
Denotes New Retaining Wall



DEVELOPMENT APPLICATION

NOTES
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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

GBJ
16/12/2022
RP0122CAR
DA
Client
Site:
Samm Carbines
14 Kirkwood Street, Seaforth

Sheet Size: A3

DRAWING TITLE :

PLANS
GROUND FLOOR
CONTINUED

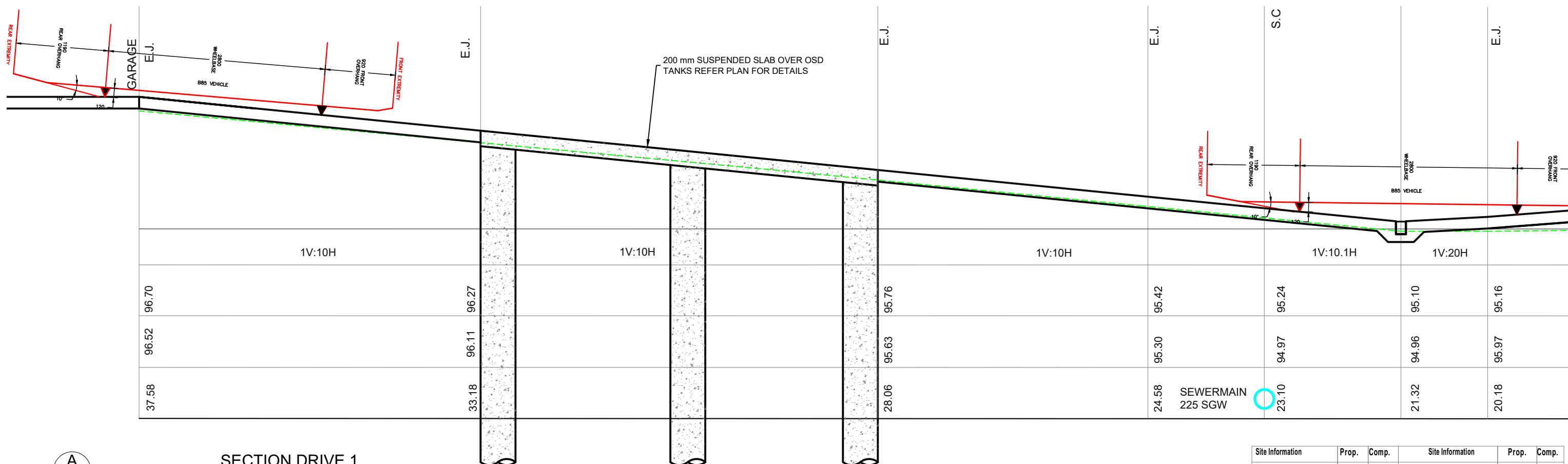
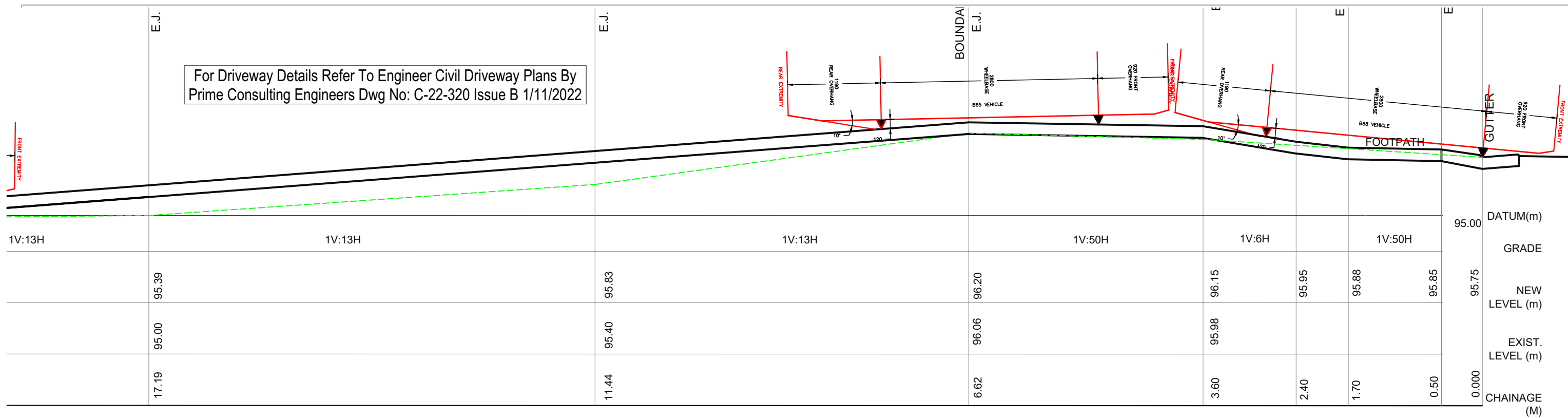
PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE:
16-12-2022
DRAWING NO.
DA2002

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	799.5m2	Yes	Min. side bdy setback (Min.)	Calc.	Yes
Housing Density (dwelling/m2)	1	Yes	Building envelope	N/A	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes	% of landscape open space (35% min)	47%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Impervious area (m2)	53%	Yes
Front Setback (Min.)	Average	Yes	No. of car spaces provided	2	Yes
Rear Setback (Min.)	8.0m	Yes			



SECTION DRIVE 1
1:50

LONG SECTION THROUGH DRIVEWAY

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	799.5m ²	Yes	Min. side bdy setback (Min.)	Calc.	Yes
Housing Density (dwelling/m ²)	1	Yes	Building envelope	N/A	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes	% of landscape open space (35% min)	47%	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes	Impervious area (m ²)	53%	Yes
Front Setback (Min.)	Average	Yes	No. of car spaces provided	2	Yes
Rear Setback (Min.)	8.0m	Yes			

DEVELOPMENT APPLICATION

NOTES
14 Kirkwood Street, Seaforth is zoned R2-Low Density Residential
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue
14 Kirkwood Street, Seaforth is not considered a heritage item

Certifying
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Basix
Basix Certificate Number A483148



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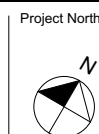


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**Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans**



Checked
Plot Date:
Project NO.
Project Status

Client Samm Carbines
Site: 14 Kirkwood Street, Seaforth

Sheet Size: A3

DRAWING TITLE :

SECTIONS
SECTION DRIVE 1

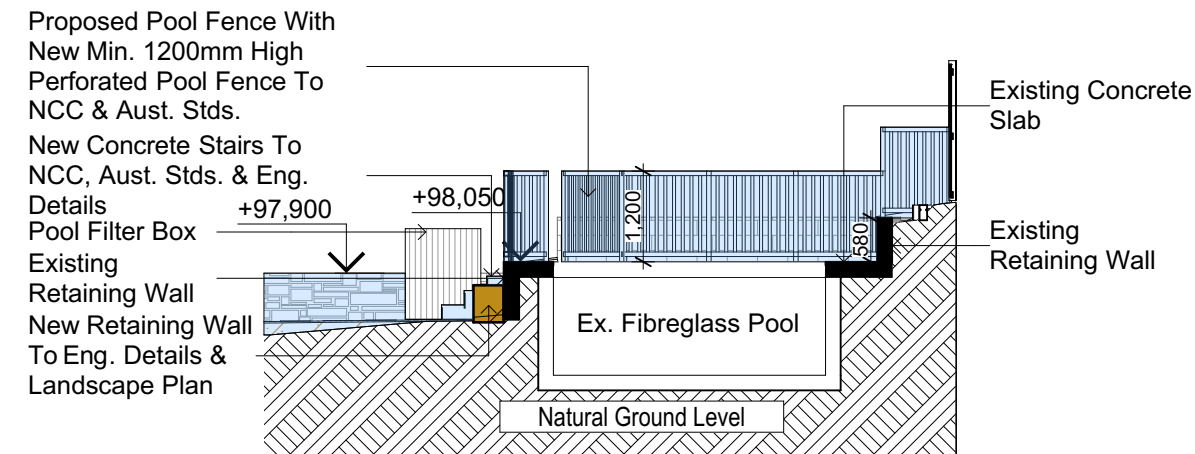
PROJECT NAME :

Alterations & Additions

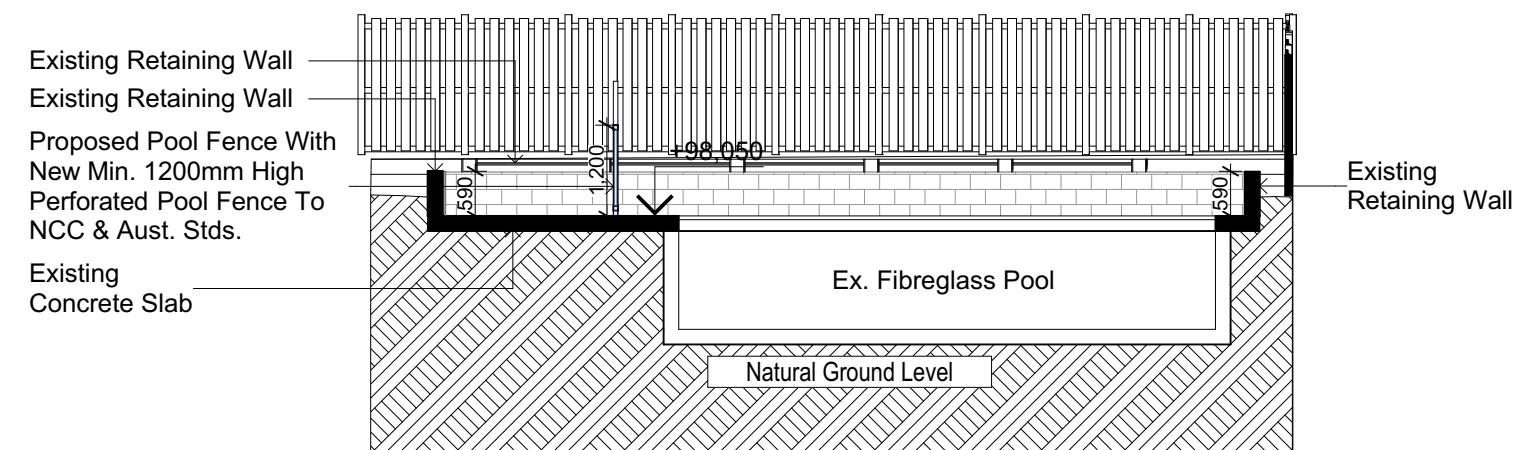
REVISION NO.

DATE.
16-12-2022
DRAWING NO.
DA3000

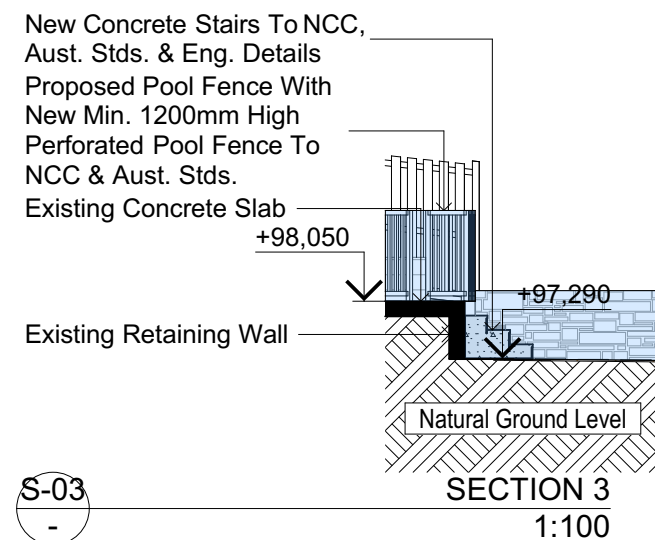
For Rear Yard & Landscape Design Refer To
Plans By We Dream Of Gardens-Vanessa Walsh
Landscape Designer Job No: SCC14KS/2022
Issue: E Dated:18/11/2022



S-01 SECTION 1
1:100

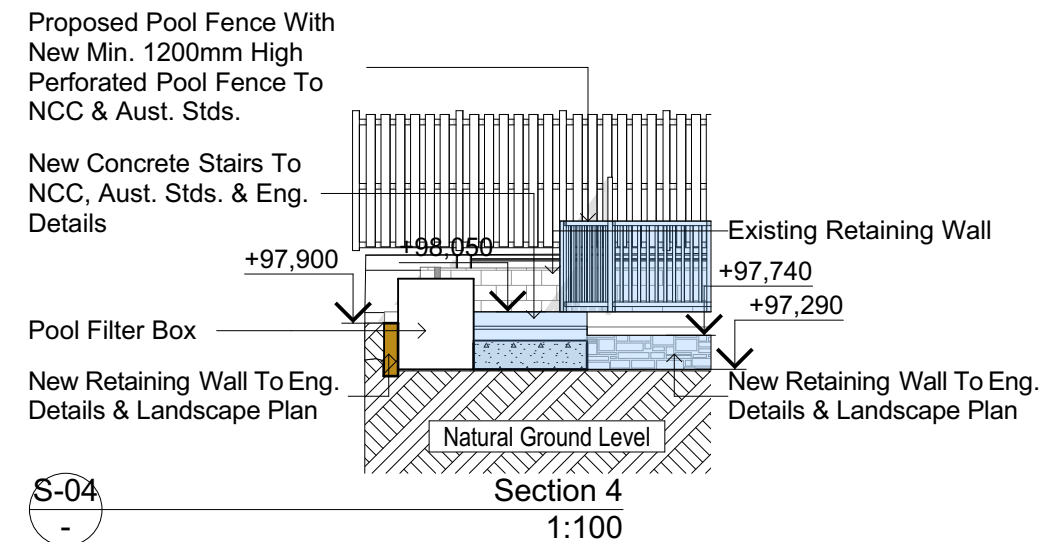


S-02 SECTION 2
1:100

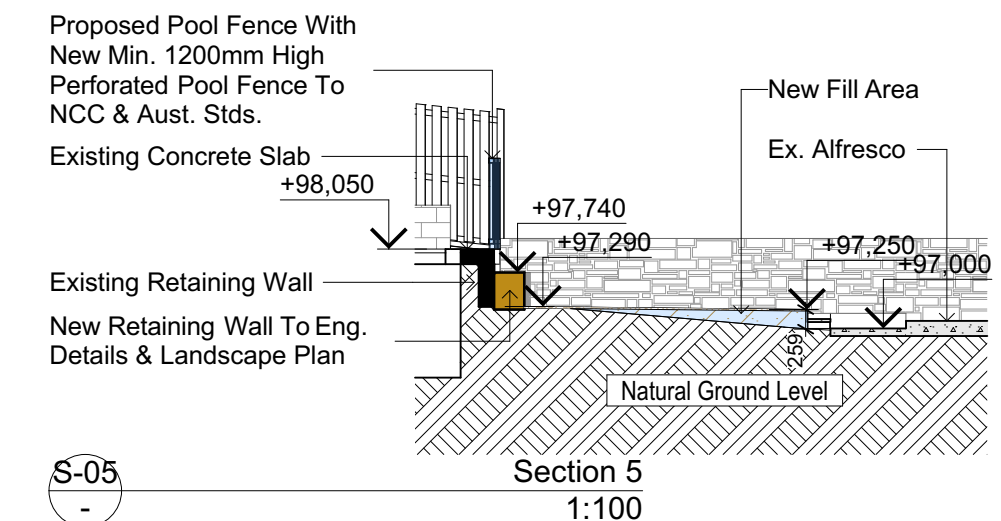


S-03 SECTION 3
1:100

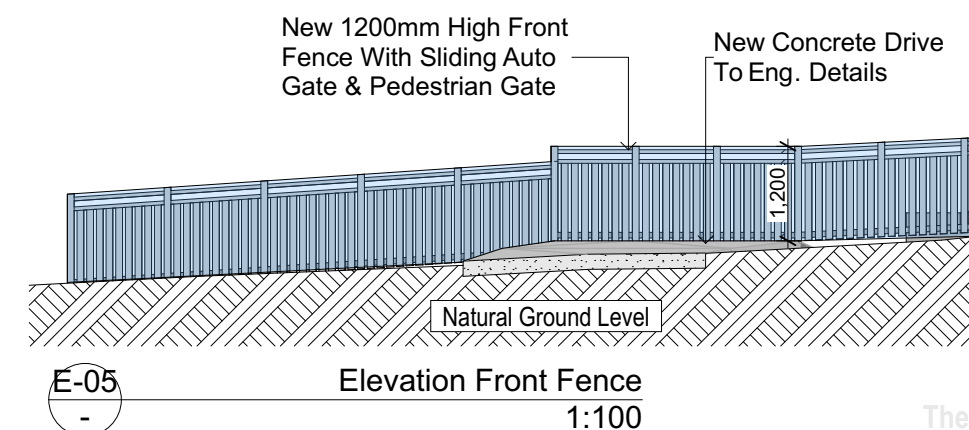
Denotes New Works
Denotes Existing Item
Denotes New Stone Wall



S-04 Section 4
1:100



S-05 Section 5
1:100



E-05 Elevation Front Fence
1:100

These plans are for DA Application only. These plans are not to be used for the construction of the written Development Application

DEVELOPMENT APPLICATION

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NOTES
14 Kirkwood Street, Seaford is zoned R2-Low Density Residential
14 Kirkwood Street, Seaford is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded/Blue

Surviving
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Basic
Basic Certificate Number A483148

Site Information	Prop.	Comp.
Site Area	799.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	Calc.	Yes
Building envelope	N/A	Yes
% of landscape open space (35% min)	47%	Yes
Impervious area (m ²)	53%	Yes
No. of car spaces provided	2	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North

Drawn | Checked GBJ
Plot Date: 16/12/2022
Project NO.: RPD122CAR
Project Status DA

Client: Samm Carbines

Site: 14 Kirkwood Street, Seaford

DRAWING TITLE: SECTIONS
SECTION 1

PROJECT NAME: **Alterations & Additions**

REVISION NO. DATE: 16-12-2022

DRAWING NO.: **DA3001**

Plot Date: 16/12/2022
Sheet Size: A3



Denotes 600x600mm Tiles (Typical).
Colour: Off-White



Denotes V-Joint Style PVC Fence Panels (Typical).
Colour: White




Denotes Perforated Pool Fence (Typical).
Owner To Confirm Type & Colour



Denotes Front Boundary Fence (Typical).
Colour: White


For Rear Yard & Landscape Design Refer To Plans By We
Dream Of Gardens-Vanessa Walsh Landscape Designer Job
No: SCC14KS/2022 Issue: E Dated:18/11/2022




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Building Design and Architectural Drafting

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New Works to be constructed shown in Shaded Blue


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Basic
Basic Certificate Number A483148

Site Information	Prop.	Comp.
Site Area	799.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Ceiling Ht Above Nat. GL	N/A	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Average	Yes
Rear Setback (Min.)	8.0m	Yes
Min. side bdy setback (Min.)	Calc.	Yes
Building envelope	N/A	Yes
% of landscape open space (35% min)	47%	Yes
Impervious area (m2)	53%	Yes
No. of car spaces provided	2	Yes

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Project North



Drawn | Checked GBJ
Plot Date: 16/12/2022
Project NO. RP0122CAR
Project Status DA

Client Samm Carbines

Site: 14 Kirkwood Street, Seaford

DRAWING TITLE SHADOW PLANS
MATERIAL & COLOUR SAMPLE BOARD

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE:
16-12-2022

DRAWING NO.
DA4000

Plot Date: 16/12/2022
Sheet Size: A3

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DEVELOPMENT APPLICATION