

LOCATION PLAN - 25 ACACIA ROAD, SEAFORTH  
LOT 10 / DP1112545

AERIAL PHOTO NTS

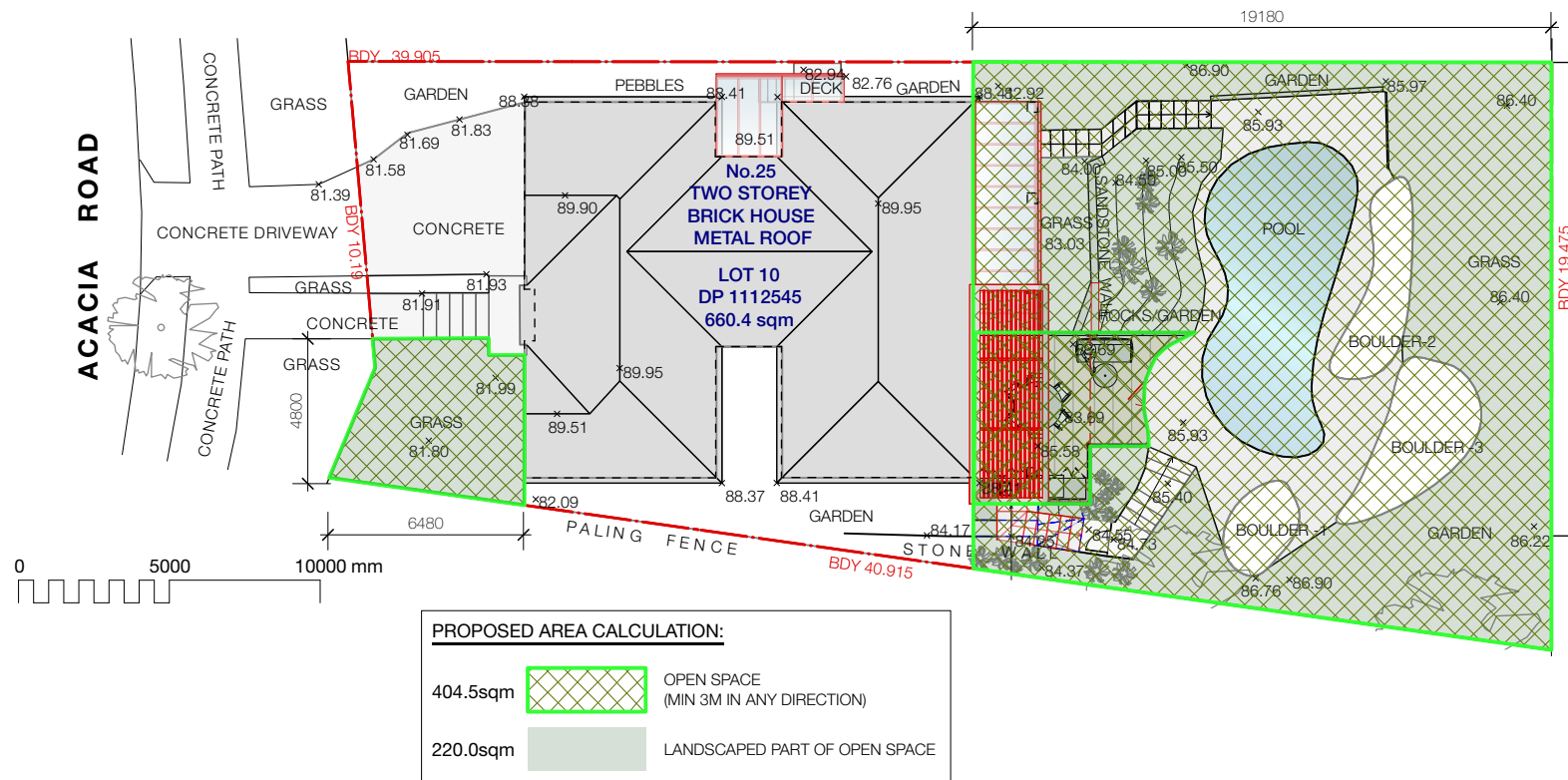
**NORTHEN BEACHES COUNCIL**  
**ZONE:** R2 - LOW DENSITY RESIDENTIAL  
**DEEP SOIL:** MIN. 35% OF OPEN SPACE (144sqm)  
**OPEN SPACE AREA:** MIN.55% (363.2sqm)  
**FSR:** TO REMAIN UNCHANGED  
**BUILDING HEIGHT:** TO REMAIN UNCHANGED  
**RESIDENTIAL OPEN SPACE AREA:** OS3

SITE AREA	660.4sqm	
EXISTING OPEN SPACE AREA	375.5sqm	56.9% —> Complies
EXISTING LANDSCAPE AREA	216sqm	57.5% —> Complies
PROPOSED OPEN SPACE AREA	404.5sqm	61.3% —> Complies
PROPOSED LANDSCAPE AREA	220sqm	54.4% —> Complies

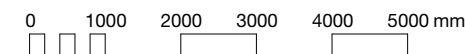
**DRAWING LIST**

DA00	COVER SHEET	NTS
DA01	SITE ANALYSIS/ SITE PLAN	1:200
DA10	PROPOSED GROUND FLOOR PLAN	1:100
DA11	PROPOSED FIRST FLOOR PLAN	1:100
DA12	PROPOSED SITE PLAN	1:200
DA20	PROPOSED SECTIONS	1:100
DA30	PROPOSED ELEVATION & 3D VIEW	1:100
DA40	PROPOSED MATERIALS & FINISHES	1:100
DA50	SHADOW DIAGRAMS - JUNE	1:200
16966-21	SURVEY PLAN	1:100



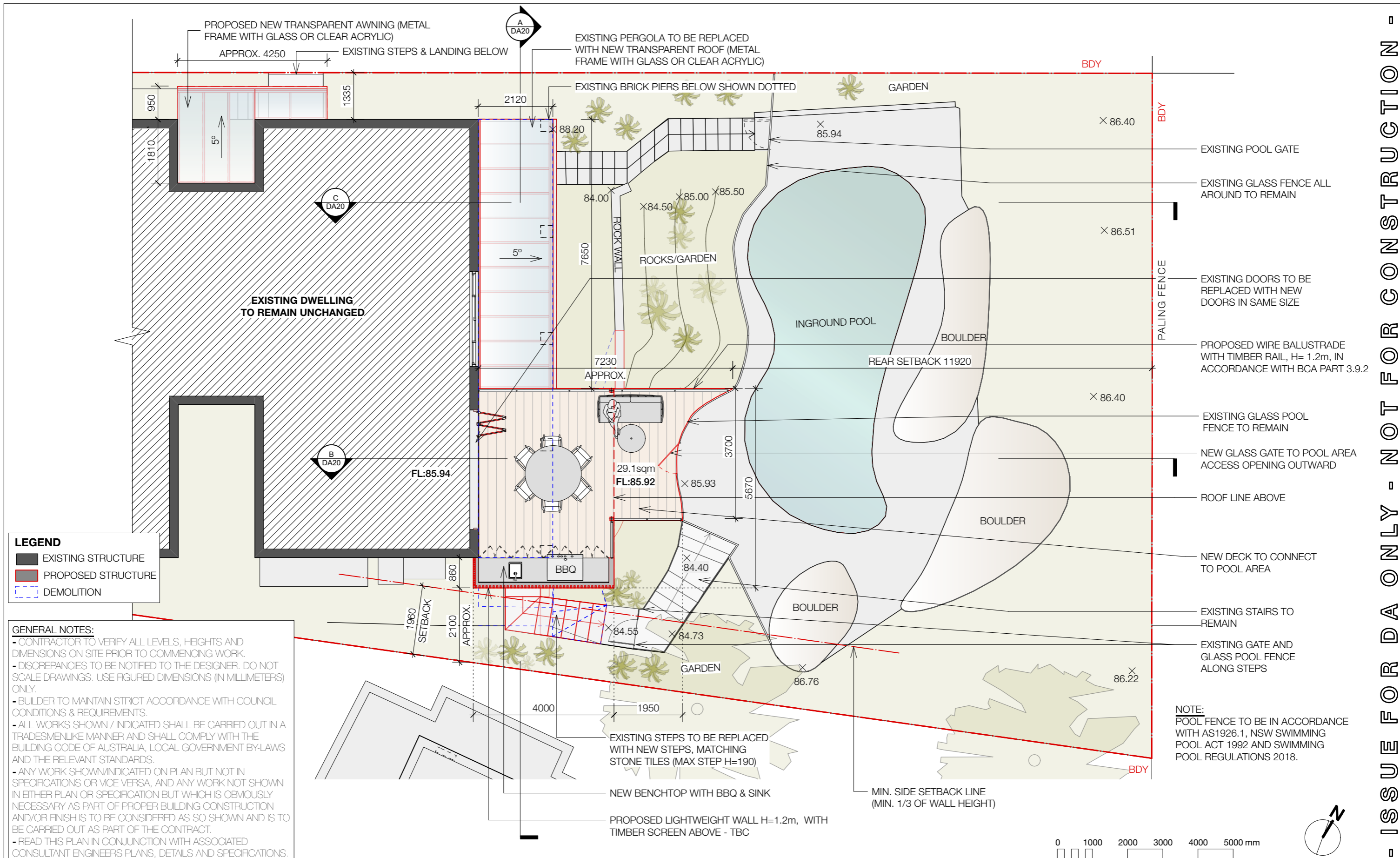


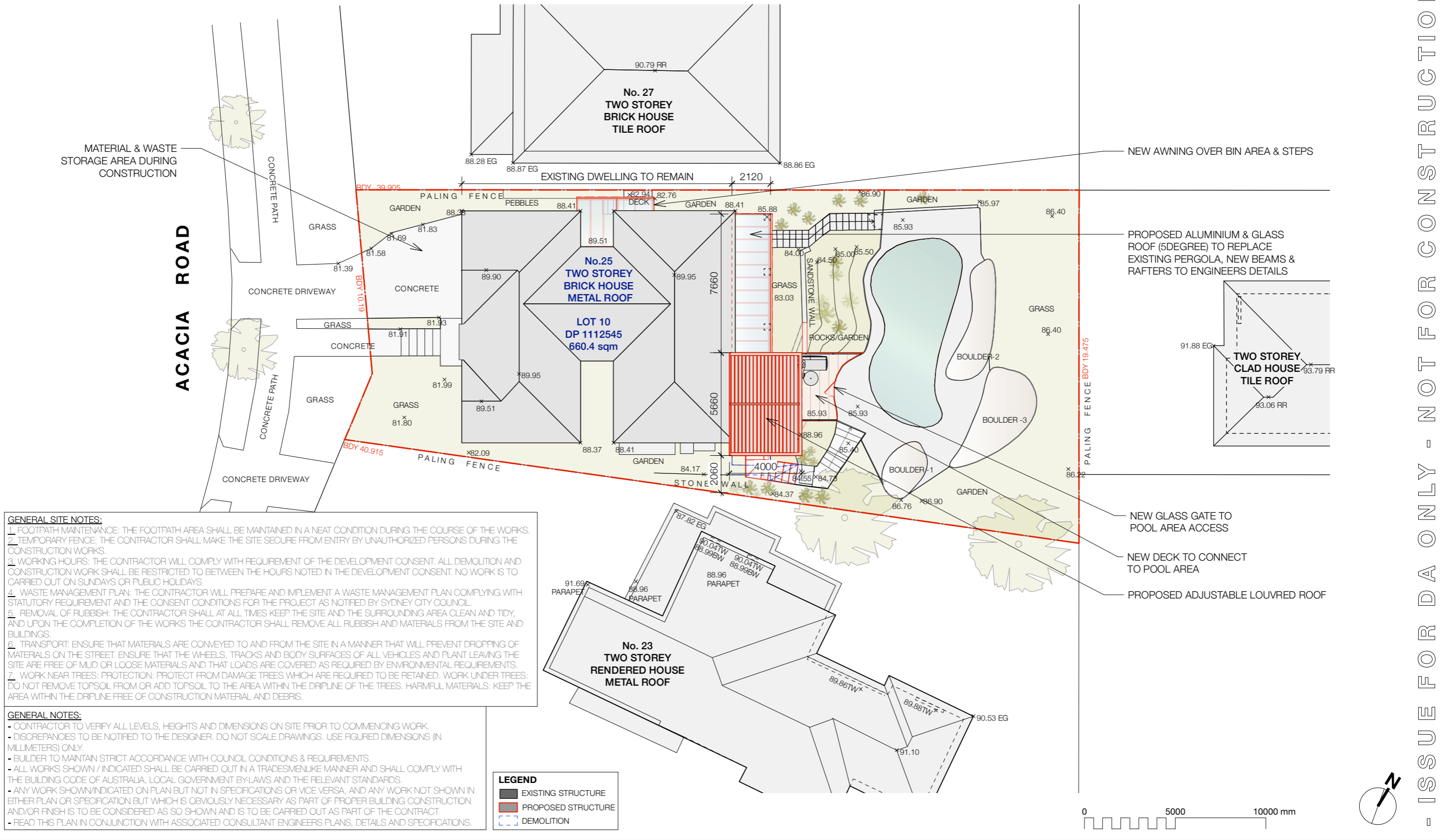
- i) horizontal dimension of at least 3m in any direction; and  
 ii) a minimum unbroken area of 12sqm.  
 iii) A variation to the minimum specifications in i) and ii) above may only be considered for Above Ground Open Space where it can be demonstrated that lesser dimensions or areas will better serve to minimise amenity impacts on neighbours. A lesser area of above ground open space may be included or calculated under the minimum requirements in the circumstances of the case. In all other cases open space that does not comply with the minimum specification is not included or calculated under the minimum requirements for total open space.

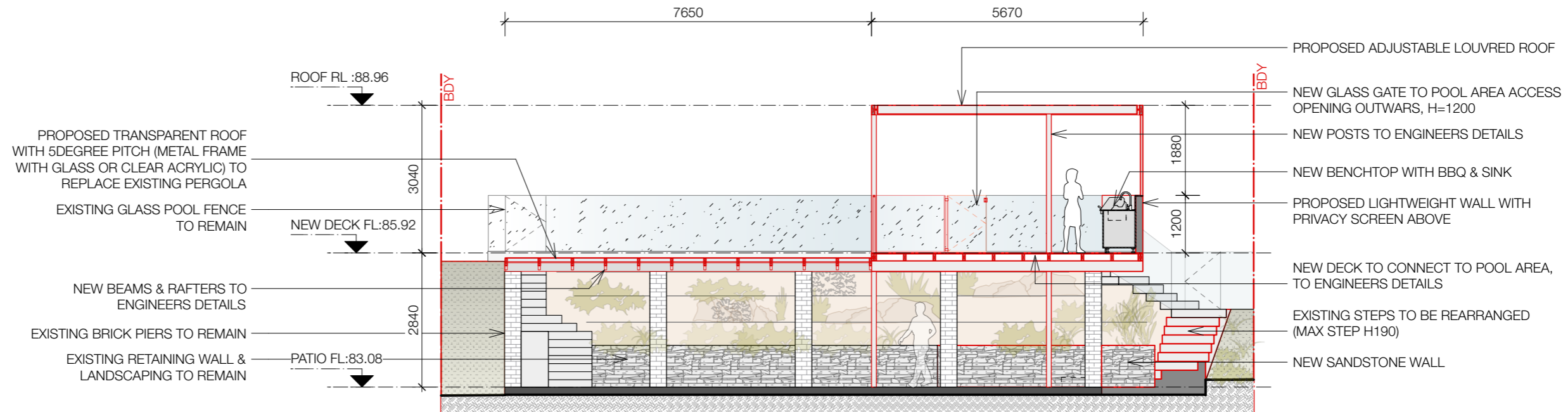


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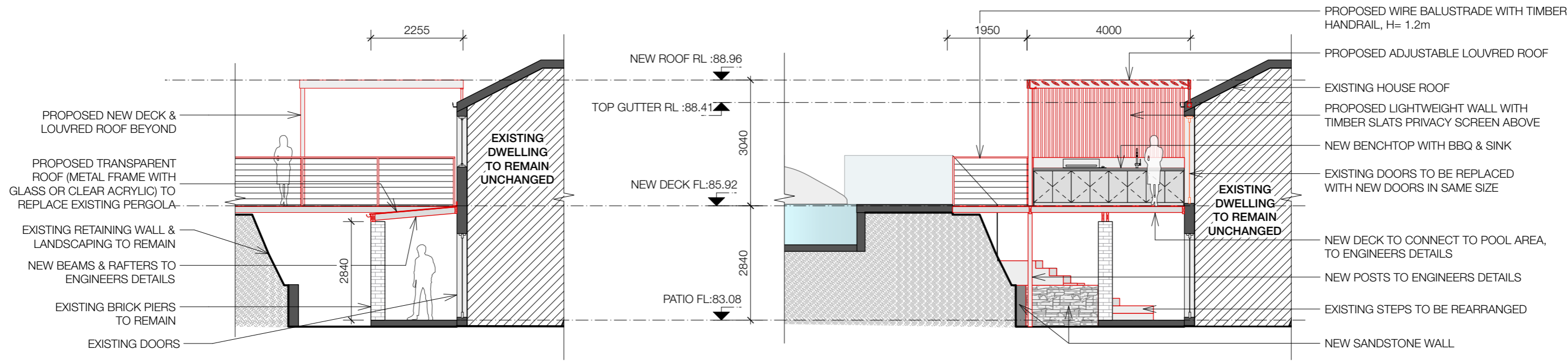
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DRAWN:	ID	SHEET:	ISO A3	<b>DA10</b>
CHECKED:	IK	REV:	<b>C</b>	
FILE NAME:	DA 210622 25 Acacia Road_vwx			







1- SECTION A



3- SECTION C

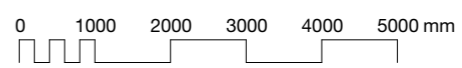
2- SECTION B

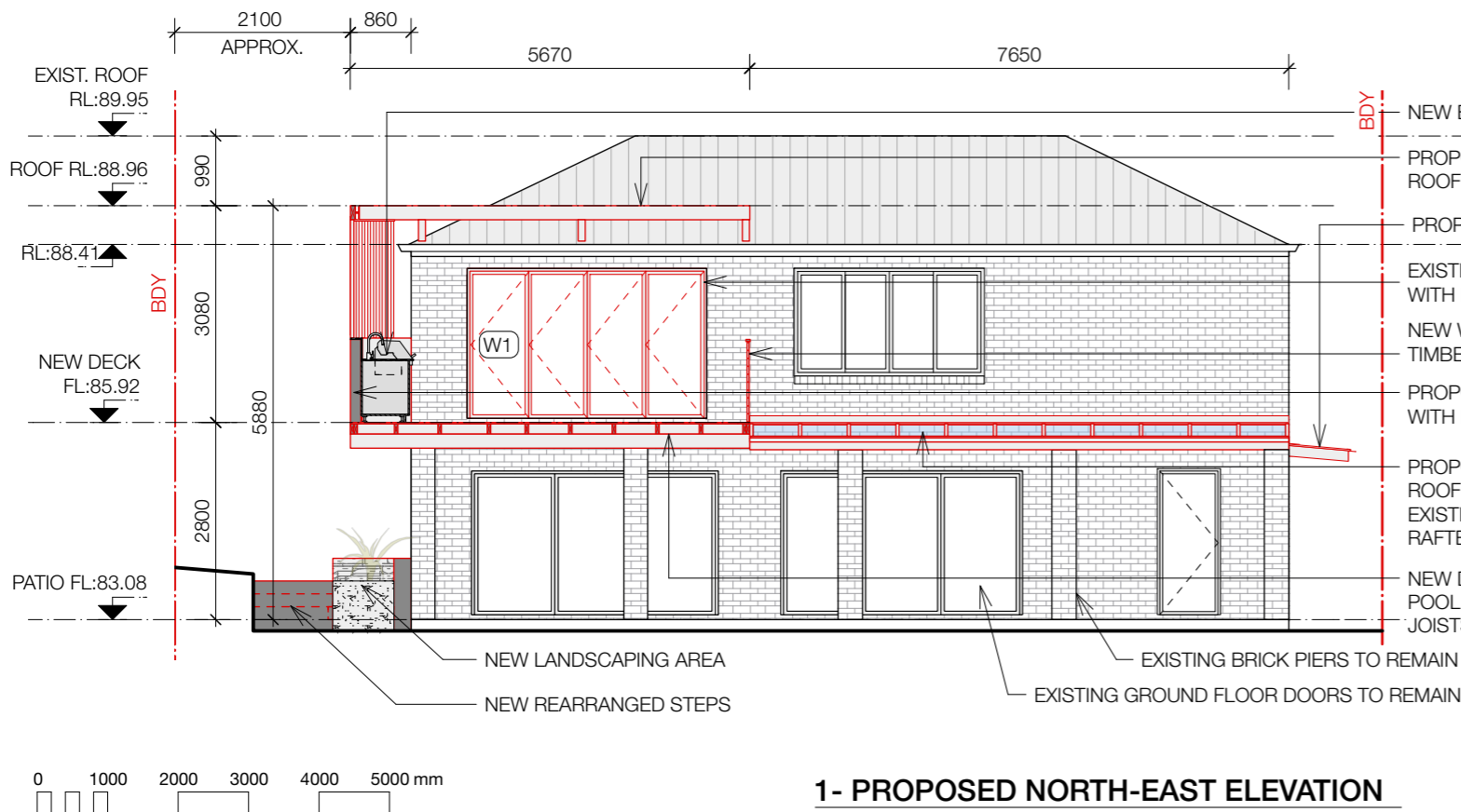
**GENERAL NOTES:**

- CONTRACTOR TO VERIFY ALL LEVELS, HEIGHTS AND DIMENSIONS ON SITE PRIOR TO COMMENCING WORK.
- DISCREPANCIES TO BE NOTIFIED TO THE DESIGNER. DO NOT SCALE DRAWINGS. USE FIGURED DIMENSIONS (IN MILLIMETERS) ONLY.
- BUILDER TO MAINTAIN STRICT ACCORDANCE WITH COUNCIL CONDITIONS & REQUIREMENTS.
- ALL WORKS SHOWN / INDICATED SHALL BE CARRIED OUT IN A TRADESMANLIKE MANNER AND SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, LOCAL GOVERNMENT BY-LAWS AND THE RELEVANT STANDARDS.
- ANY WORK SHOWN/INDICATED ON PLAN BUT NOT IN SPECIFICATIONS OR VICE VERSA, AND ANY WORK NOT SHOWN IN EITHER PLAN OR SPECIFICATION BUT WHICH IS OBVIOUSLY NECESSARY AS PART OF PROPER BUILDING CONSTRUCTION AND/OR FINISH IS TO BE CONSIDERED AS SO SHOWN AND IS TO BE CARRIED OUT AS PART OF THE CONTRACT.
- READ THIS PLAN IN CONJUNCTION WITH ASSOCIATED CONSULTANT ENGINEERS PLANS, DETAILS AND SPECIFICATIONS.

**LEGEND**

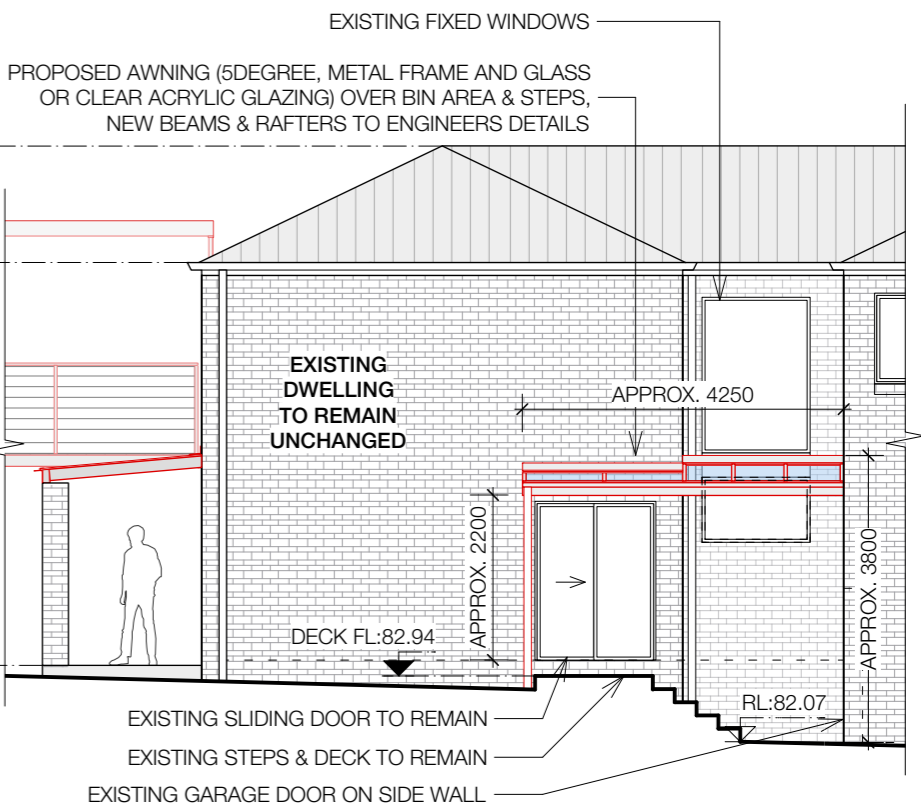
- EXISTING STRUCTURE
- PROPOSED STRUCTURE
- DEMOLITION





1- PROPOSED NORTH-EAST ELEVATION

W1: ALUMINIUM FRAMED GLAZED DOOR WITH MIN U-VALUE 7.63 AND SHGC 0.75, IN ACCORDANCE WITH BASIX CERTIFICATE



2- PROPOSED NORTH-WEST ELEVATION

- NEW BENCHTOP WITH BBQ & SINK
- PROPOSED ADJUSTABLE LOUVRED ROOF
- PROPOSED TIMBER BATTEN PRIVACY SCREEN ABOVE BENCH
- PROPOSED LIGHT WEIGHT WALL WITH TIMBER CLADDING
- PROPOSED WIRE BALUSTRADE WITH TIMBER HANDRAIL, H=1.2m
- PROPOSED GLASS POOL GATE OPENING OUTWARDS
- EXISTING GLASS POOL FENCING TO REMAIN



- EXISTING BI-FOLD DOORS TO BE REPLACED WITH NEW DOORS IN SAME SIZE
- NEW TIMBER DECK TO CONNECT TO POOL AREA (TO ENGINEERS DETAILS)
- PROPOSED TRANSPARENT ROOF (METAL FRAME WITH GLASS OR CLEAR ACRYLIC GLAZING PANELS) TO REPLACE EXISTING PERGOLA

3- NORTH VIEW

N.T.S.

LEGEND		
	EXISTING STRUCTURE	
	PROPOSED STRUCTURE	
	DEMOLITION	

**U+I BUILDING STUDIO**

BDAA NSW NO.6550

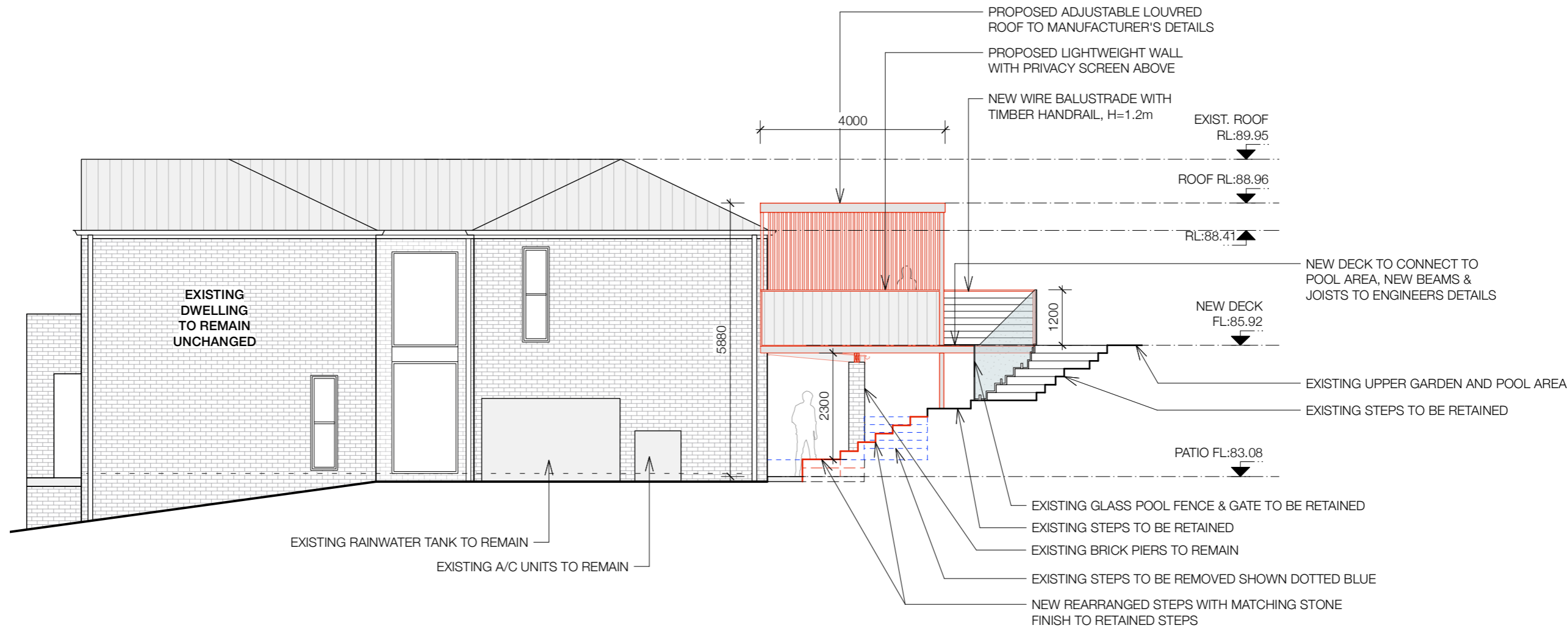
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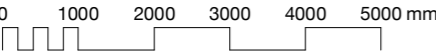
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PROJECT STAGE:			DRAWING TITLE:		
DEVELOPMENT APPLICATION (DA)			PROPOSED ELEVATION & 3D VIEW		
PROJECT NO:	21-06	DATE:	22/6/21	SCALE:	1:100
PROJECT NAME:	New Covered Deck to Existing Dwelling	DRAWN:	ID	SHEET:	ISO A3
PROJECT ADDRESS:	25 Acacia Rd. Seaforth NSW	CHECKED:	IK	REV:	C
CLIENT:	M. Hildebrand	FILE NAME:	DA 210622 25 Acacia Road .vwx	DRAWING NO:	
					DA30



(BOUNDARY RETAINING WALLS AND FENCE NOT SHOWN FOR CLARITY)

1- PROPOSED SOUTH-EAST ELEVATION



LEGEND		
	EXISTING STRUCTURE	
	PROPOSED STRUCTURE	
	DEMOLITION	

				DRAWING TITLE:			
U+I BUILDING STUDIO				PROPOSED ELEVATION			
	REV.	DATE	COMMENT / AMENDMENT	PROJECT STAGE:			
	A	10/8/21	ISSUE FOR DA	DEVELOPMENT APPLICATION (DA)			
				PROJECT NO:	21-06	DATE:	10/8/21
				PROJECT NAME:	New Covered Deck to Existing Dwelling	DRAWN:	ID
				PROJECT ADDRESS:	25 Acacia Rd. Seaforth NSW	CHECKED:	IK
				CLIENT:	M. Hildebrand	FILE NAME:	DA 210714 25 Acacia Road 2.vwx
BDAA NSW NO.6550 M: PO Box 660 Manly 1655 E: info@uibuildingstudio.com W: www.uibuildingstudio.com				SCALE: 1:100			
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				REV: A			
				DRAWING NO: DA31			

ADJUSTABLE LOUVRE ROOF



COLOUR: 'SURFMIST' COLORBOND

PRIVACY SCREEN



TIMBER, PAINT FINISH: WHITE

TERRACE & SIDE AWNING



ALUMINIUM FRAME WITH GLASS OR CLEAR ACRYLIC GLAZING PANELS  
FRAME COLOUR: 'SURFMIST' COLORBOND

BALUSTRADE



WIRE BALUSTRADE WITH TIMBER HANDRAIL

TIMBER DECKING

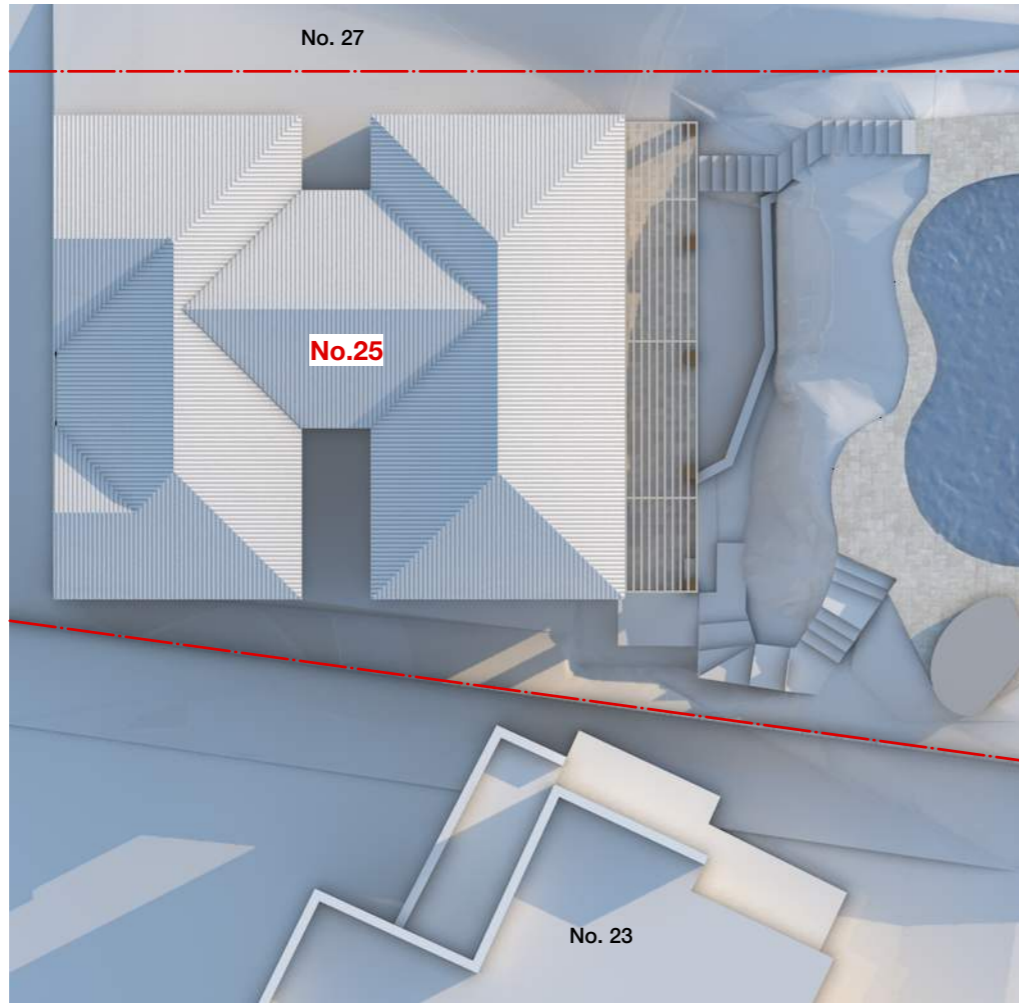


HARDWOOD TIMBER DECKING

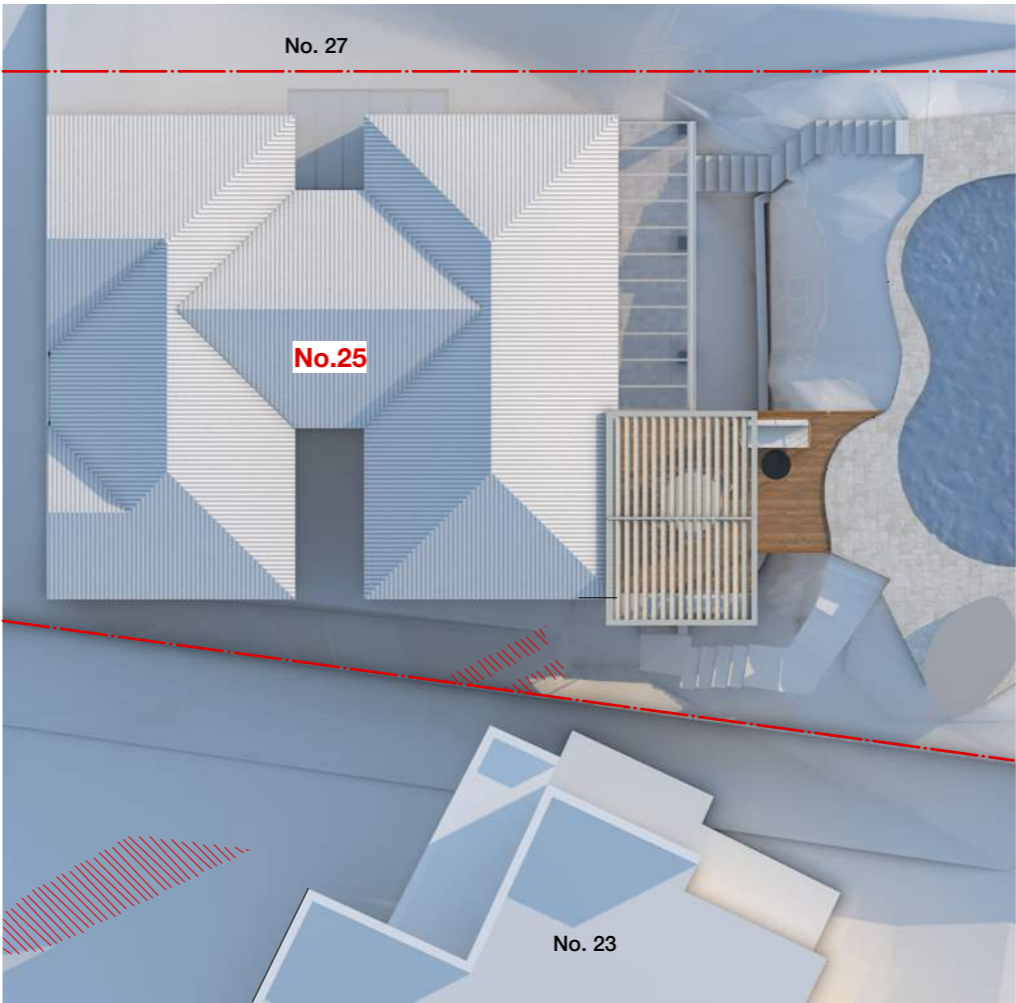
STEEL STRUCTURE



POWDER COATED  
COLOUR: 'SURFMIST'



1- EXISTING SHADOW DIAGRAM WINTER SOLSTICE 9am



2- PROPOSED SHADOW DIAGRAM WINTER SOLSTICE 9am



9:00 AM  
Sydney

LEGEND	
	PROPOSED SHADOW
	BOUNDARY

	REV.	DATE	COMMENT / AMENDMENT
	A	13/07/21	ISSUE FOR DA

U+I BUILDING STUDIO

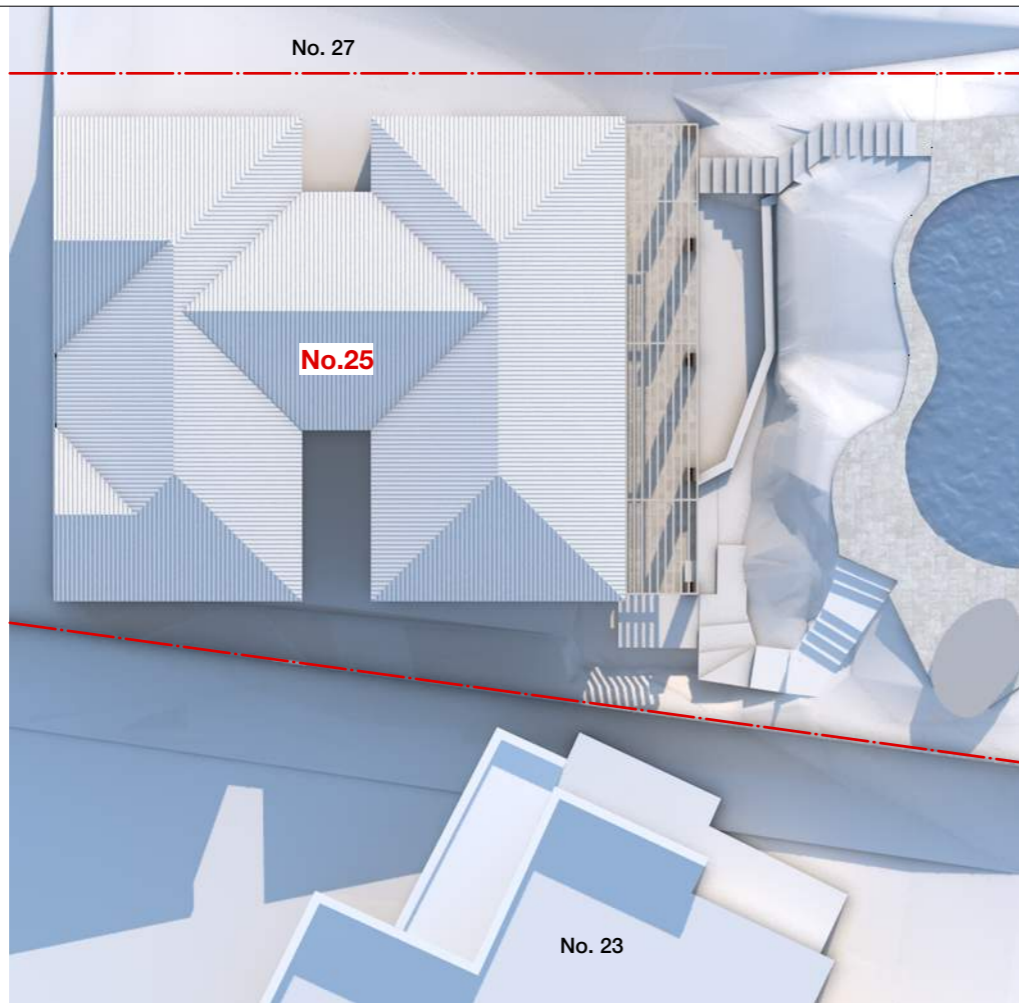
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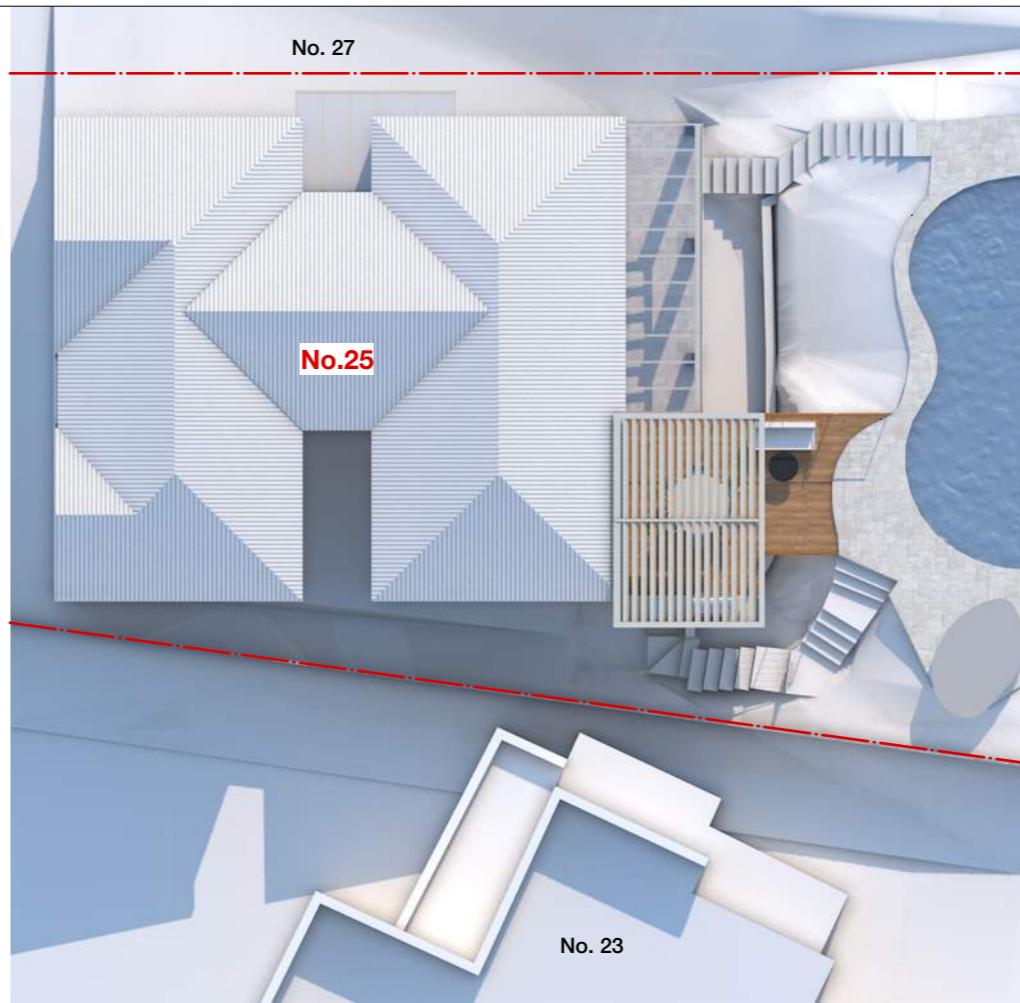
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DEVELOPMENT APPLICATION (DA)	
PROJECT NO:	21-06
PROJECT NAME:	New Covered Deck to Existing Dwelling
PROJECT ADDRESS:	25 Acacia Rd. Seaforth NSW
CLIENT:	M. Hildebrand

DRAWING TITLE:			
SHADOW DIAGRAMS - WINTER SOLSTICE 21 JUNE			
DATE:	13/7/21	SCALE:	NTS
DRAWN:	ID	SHEET:	ISO A3
CHECKED:	IK	REV:	A
FILE NAME:	DA 210712 25 Acacia Road .vwx		

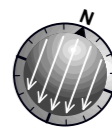
DRAWING NO:  
**DA50**



1- EXISTING SHADOW DIAGRAM WINTER SOLSTICE 12pm



2- PROPOSED SHADOW DIAGRAM WINTER SOLSTICE 12pm



12:00 PM  
Sydney

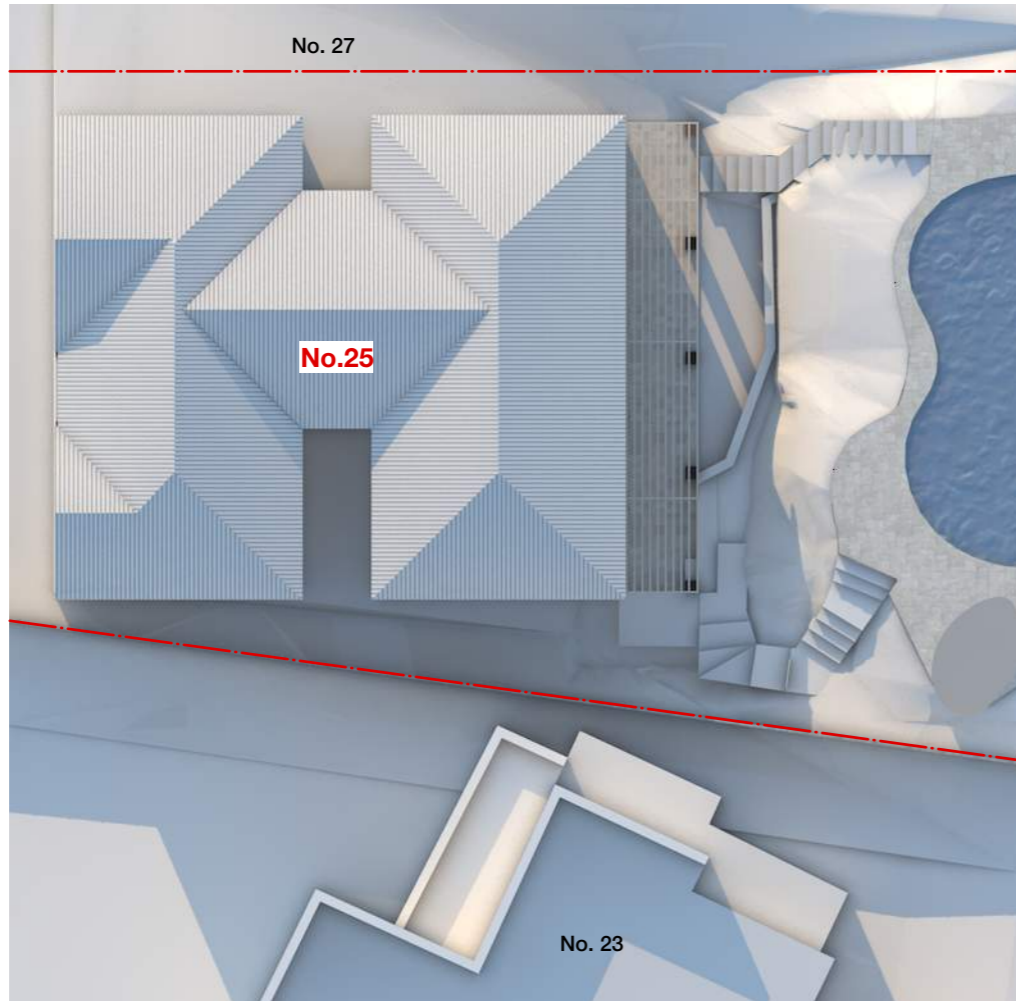
LEGEND	
	PROPOSED SHADOW
	BOUNDARY

REV.	DATE	COMMENT / AMENDMENT
A	13/07/21	ISSUE FOR DA

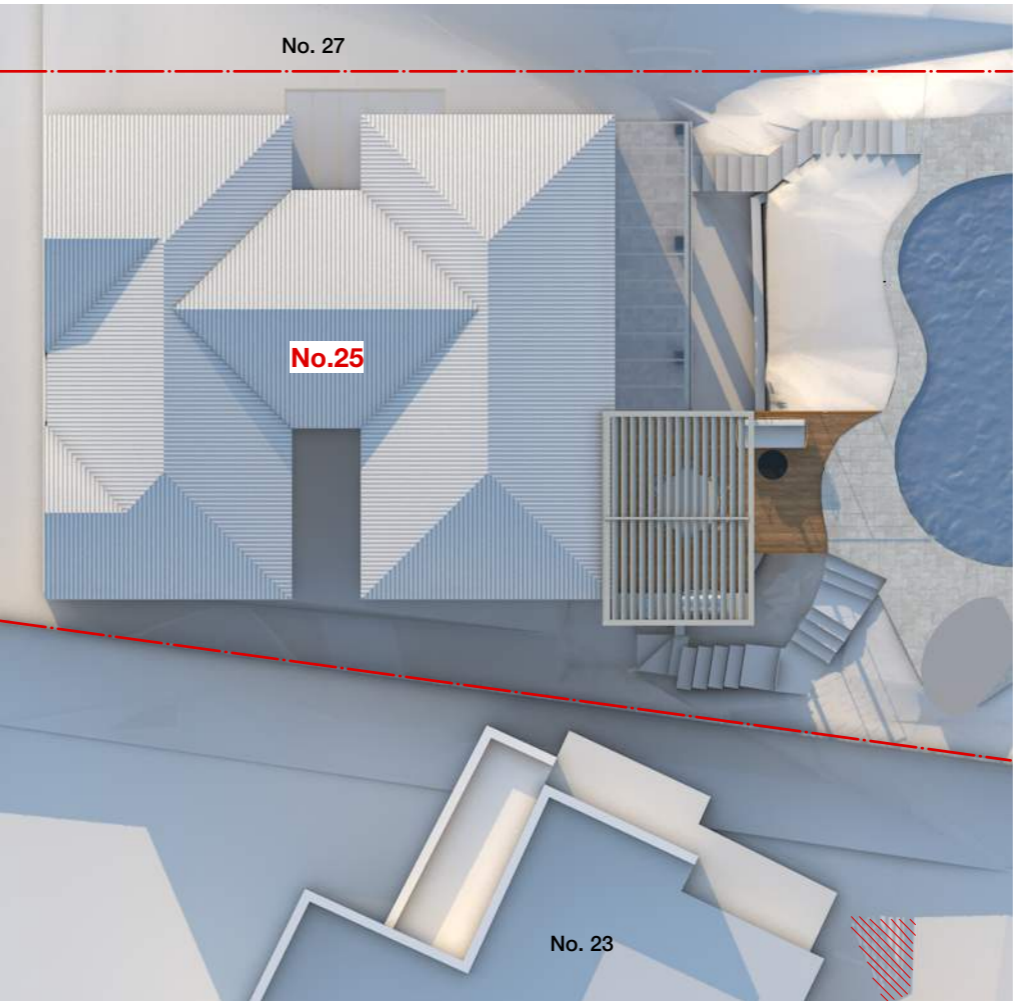
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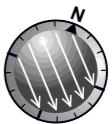
PROJECT STAGE: <b>DEVELOPMENT APPLICATION (DA)</b>		DRAWING TITLE: <b>SHADOW DIAGRAMS - WINTER SOLSTICE 21 JUNE</b>	
PROJECT NO:	21-06	DATE:	13/7/21
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PROJECT ADDRESS:	25 Acacia Rd. Seaforth NSW	CHECKED:	IK
CLIENT:	M. Hildebrand	SCALE:	NTS
		SHEET:	ISO A3
		REV:	A
		FILE NAME:	DA 210712 25 Acacia Road .vwx
		DRAWING NO:	<b>DA51</b>



1- EXISTING SHADOW DIAGRAM WINTER SOLSTICE 3pm



2- PROPOSED SHADOW DIAGRAM WINTER SOLSTICE 3pm



3:00 PM  
Sydney

LEGEND	
	PROPOSED SHADOW
	BOUNDARY

ISSUE FOR DA ONLY - NOT FOR CONSTRUCTION -

REV.	DATE	COMMENT / AMENDMENT
A	13/07/21	ISSUE FOR DA

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PROJECT STAGE:		DRAWING TITLE:			
DEVELOPMENT APPLICATION (DA)		SHADOW DIAGRAMS - WINTER SOLSTICE 21 JUNE			
PROJECT NO:	21-06	DATE:	13/7/21	SCALE:	NTS
PROJECT NAME:	New Covered Deck to Existing Dwelling	DRAWN:	ID	SHEET:	ISO A3
PROJECT ADDRESS:	25 Acacia Rd. Seaforth NSW	CHECKED:	IK	REV:	A
CLIENT:	M. Hildebrand	FILE NAME:	DA 210712 25 Acacia Road .vwx		
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