

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

# 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

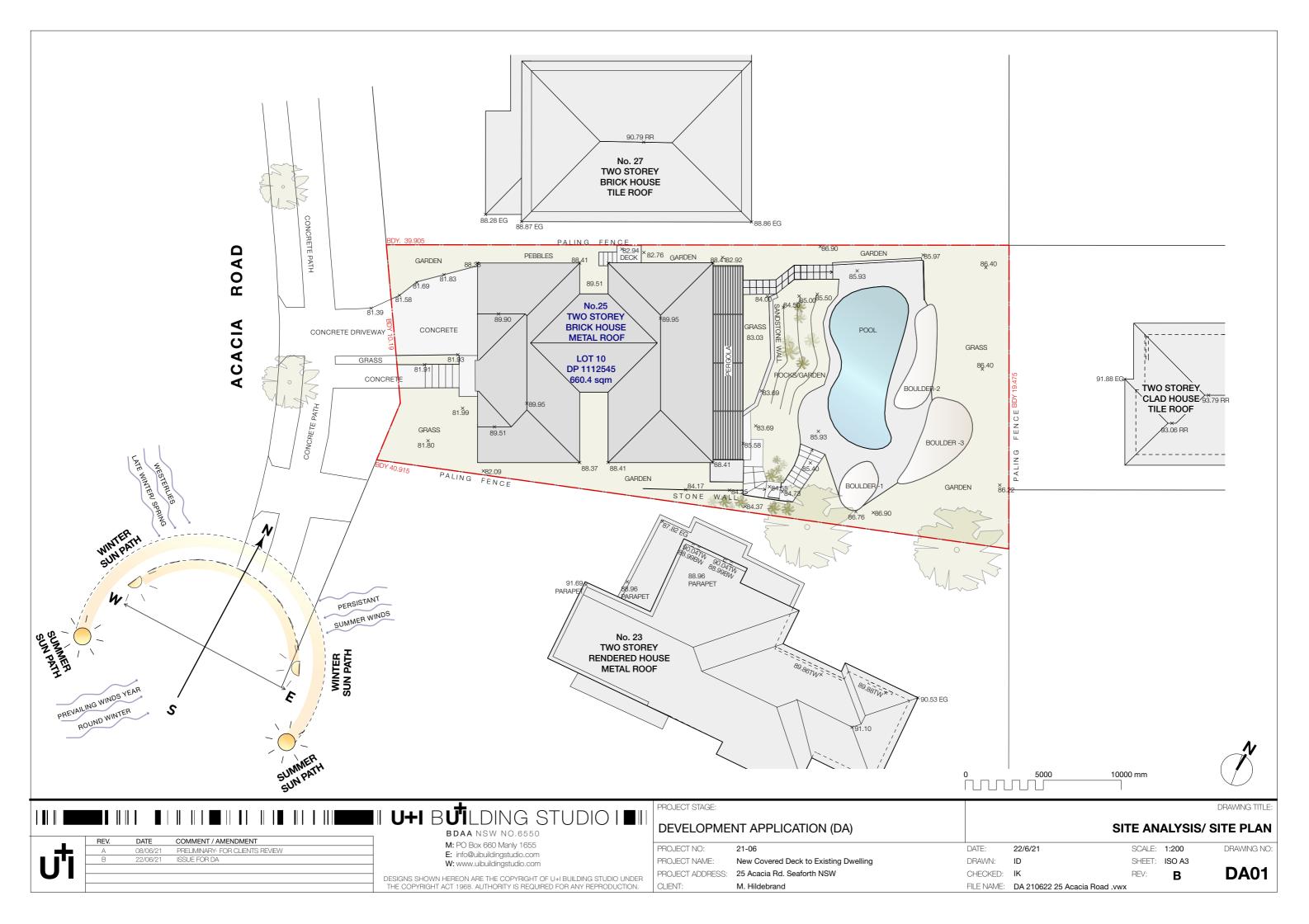
DA00	COVER SHEET	NTS
DA01	SITE ANALYSIS/ SITE PLAN	1:200
DA10	PROPOSED GROUND FLOOR PLAN	1:100
DA11	PROPOSED FIRST FLOOR PLAN	1:100
DA12	PROPOSED SITE PLAN	1:200
DA20	PROPOSED SECTIONS	1:100
DA30	PROPOSED ELEVATION & 3D VIEW	1:100
DA40	PROPOSED MATERIALS & FINISHES	1:100
DA50	SHADOW DIAGRAMS - JUNE	1:200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

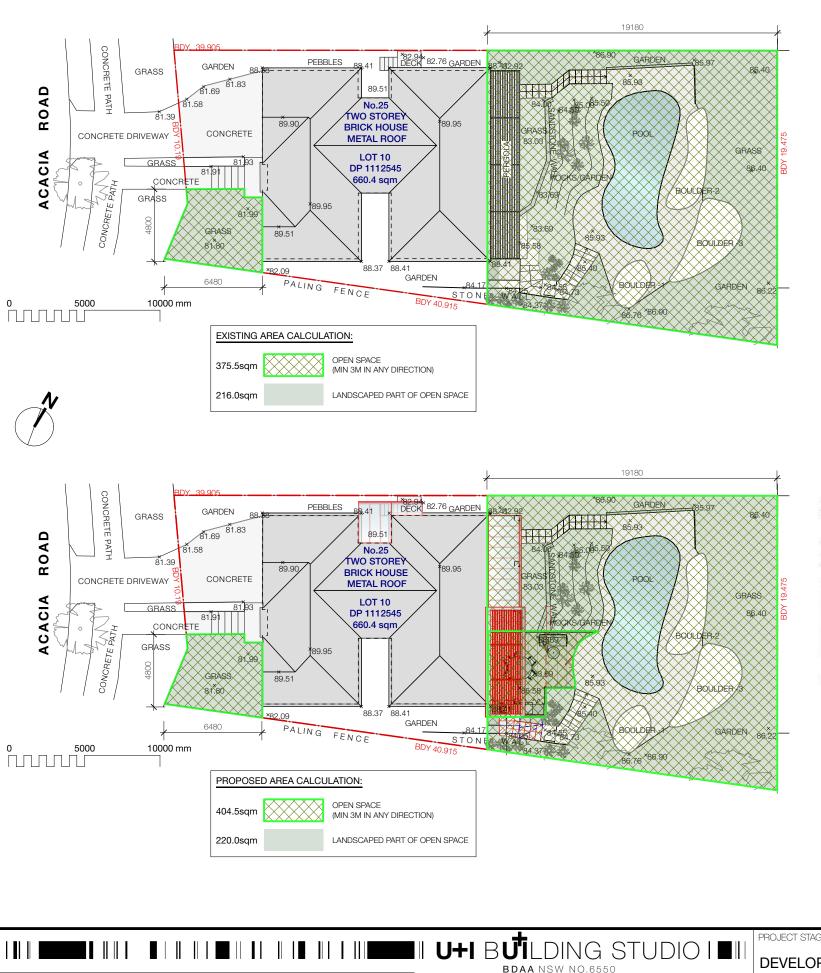
16966-21 SURVEY PLAN



				COVER PAGE
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NAME:	DA 210712 25 Acacia Road .vwx			

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# NORTHEN BEACHES COUNCIL

**OPEN SPACE AREA:** 'OS3'

OPEN SPACE AREA: MIN.55% (363.2sqm)

LANDSCAPING: MIN. 35% OF OPEN SPACE (144sqm)

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

### MANLY DCP:

4.1.5.1 Minimum Residential Total Open Space Requirements See also Dictionary meaning of Total Open Space in this plan See also paragraph 4.1.5.3 Principal Private Open Space.

Numeric Controls Open Space must be provided on site in accordance with Figure 34 - Numeric Requirements for Total Open Space, Landscaped Area and Open Space Above Ground. a)

The minimum total open space requirement is determined as a percentage of the site area in Figure 34 and applies to residential accommodation and other permissible development in the LEP Zones R1, R2, R3, E3 & E4 and residential development in any other zone excluding shop top housing in LEP Zone B1 Neighbourhood Centre (see paragraph 4.2.8.3) and Zone B2 Local Centre.

Figuro 34	Numoric	Requirements	for Total One	n Snaco La	indscaped Area	and Open	Snace Ahove (	round

Residential Open Space Areas at DCP Schedule 1 – Map B	Total Open Space (minimum percentage of site area)	Landscaped Area (minimum percentage of Total Open Space Open Space)	Above Ground (maximum of Total Open Space)
Area OS1	at least 45% of site area	at least 25% of open space	-In relation to dwelling houses: no more than 25% of Total Oper
Area OS2	at least 50% of site area	at least 30% of open space	Space.
Area OS3	at least 55% of site area	at least 35% of open space	-In relation to all other land uses permitted in the Zone: no more
Area OS4	at least 60% of site area	at least 40% of open space	than 40% of Total Open Space.

mum dimensions and areas for Total Open Space

horizontal dimension of at least 3m in any direction; and

A variation to the most marked and 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 areas of above ground open space may be housed 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 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 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 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 in the circumstances of the case.

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В	22/06/21	ISSUE FOR DA		E: info@uibuildingstudio.com W: www.uibuildingstudio.com	PROJECT NAME:	New Covered Deck to Existing Dwelling	DRAWN:
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Total Open Space (see Dictionary meanings including landscape area, open space above ground and principal private open space) must adhere to the following minimum specifications

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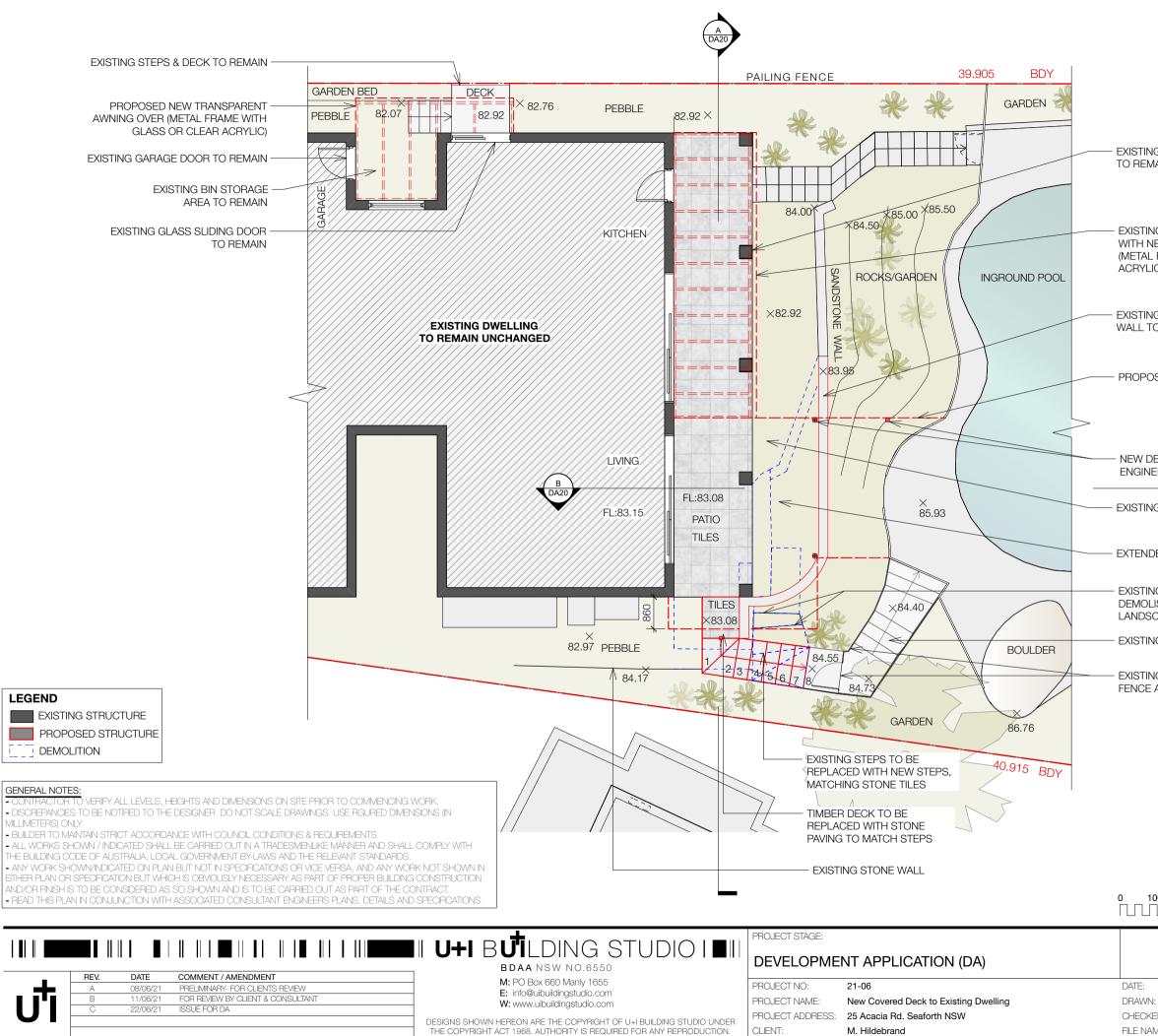
## **CALCULATION PAGE**

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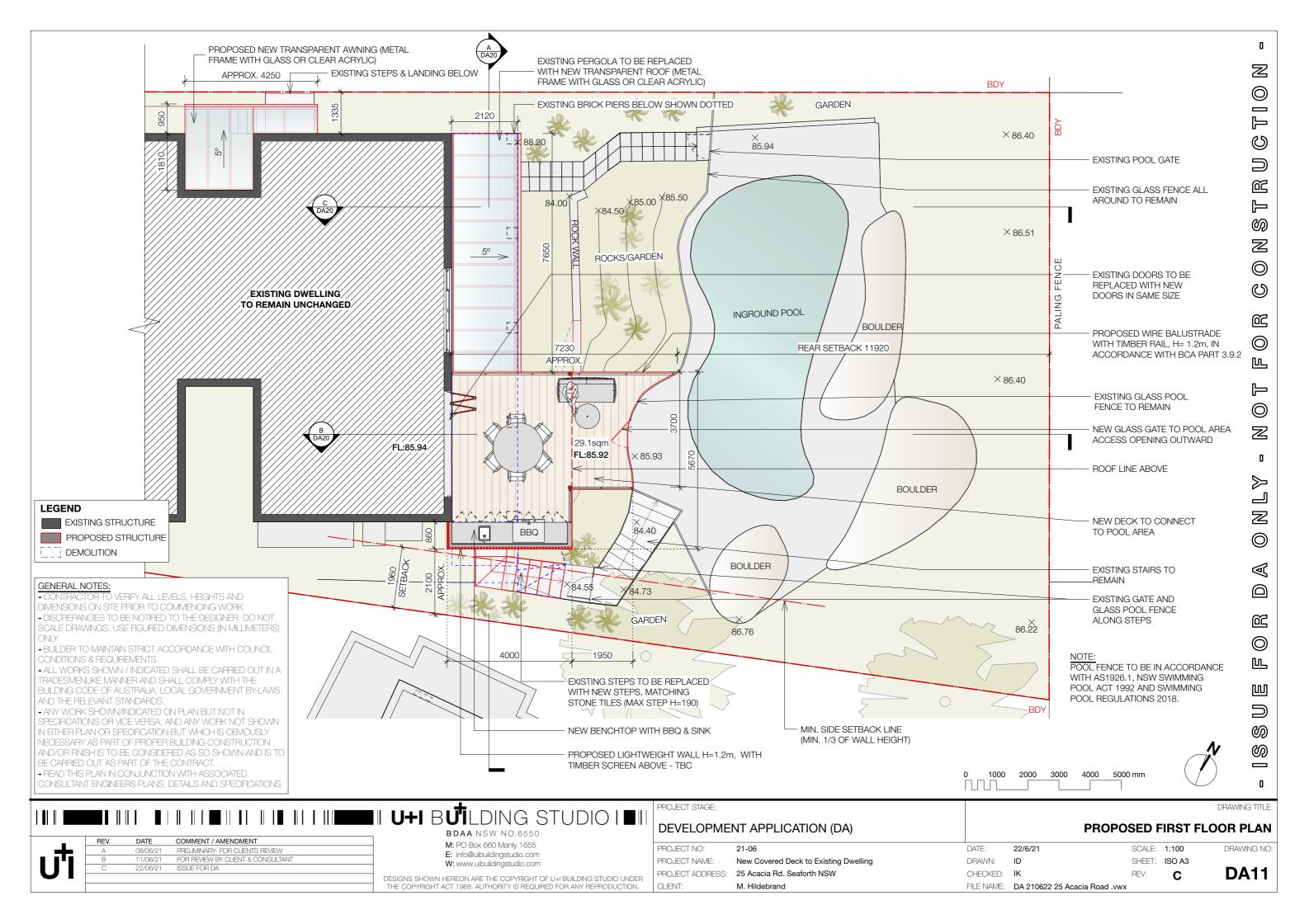
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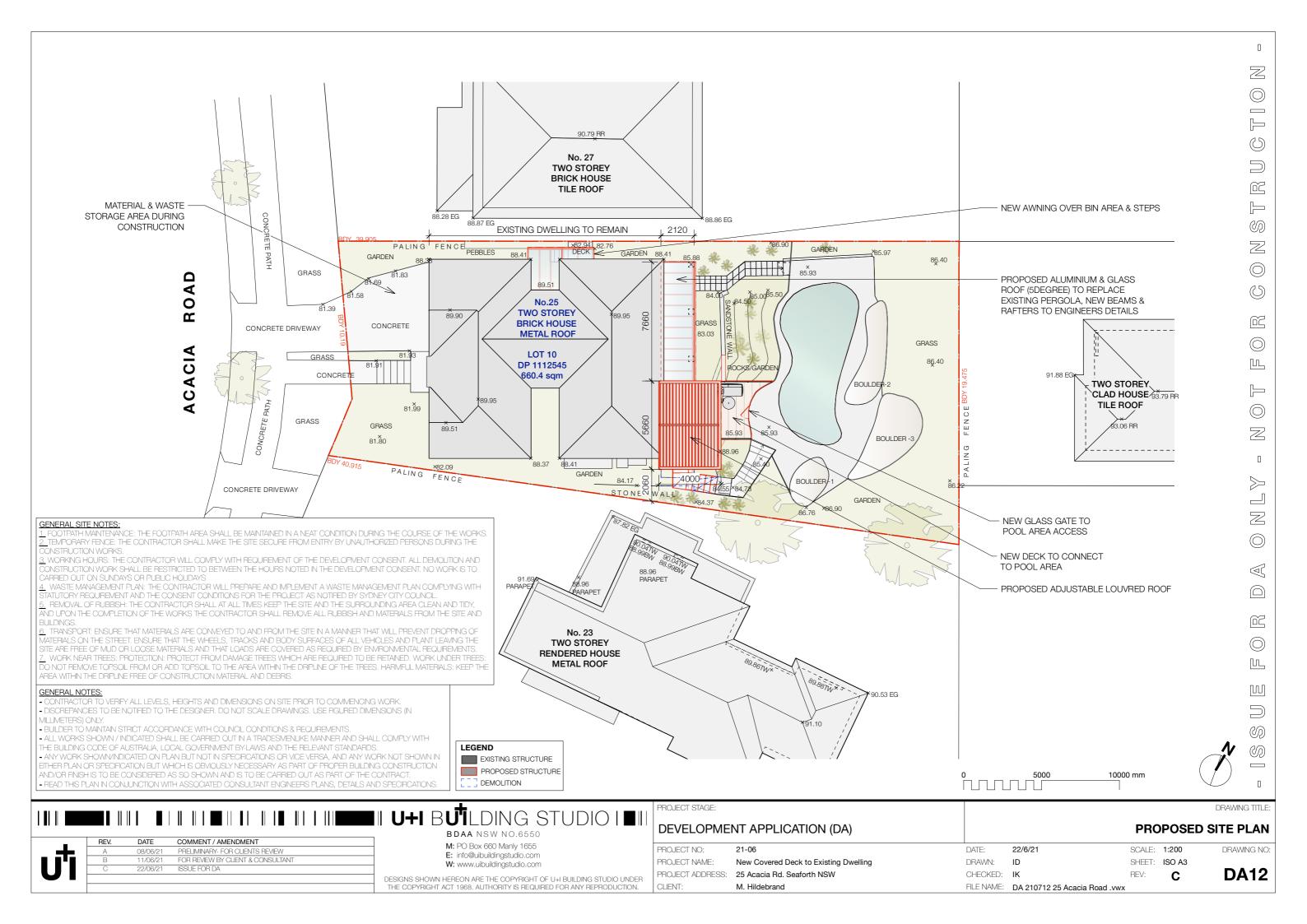
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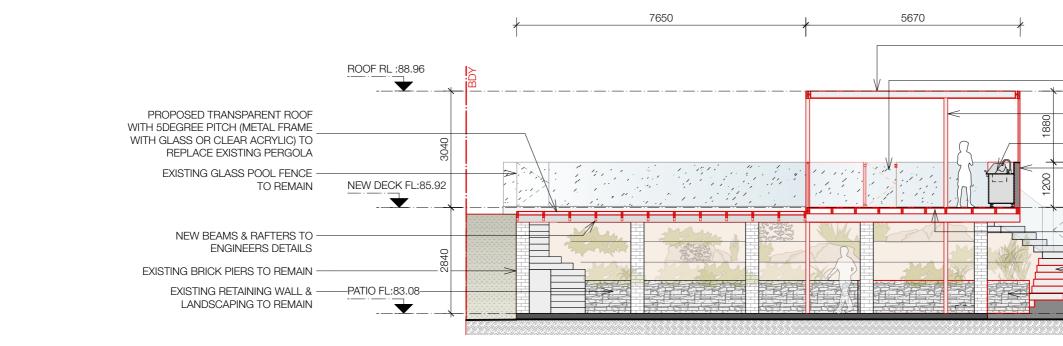




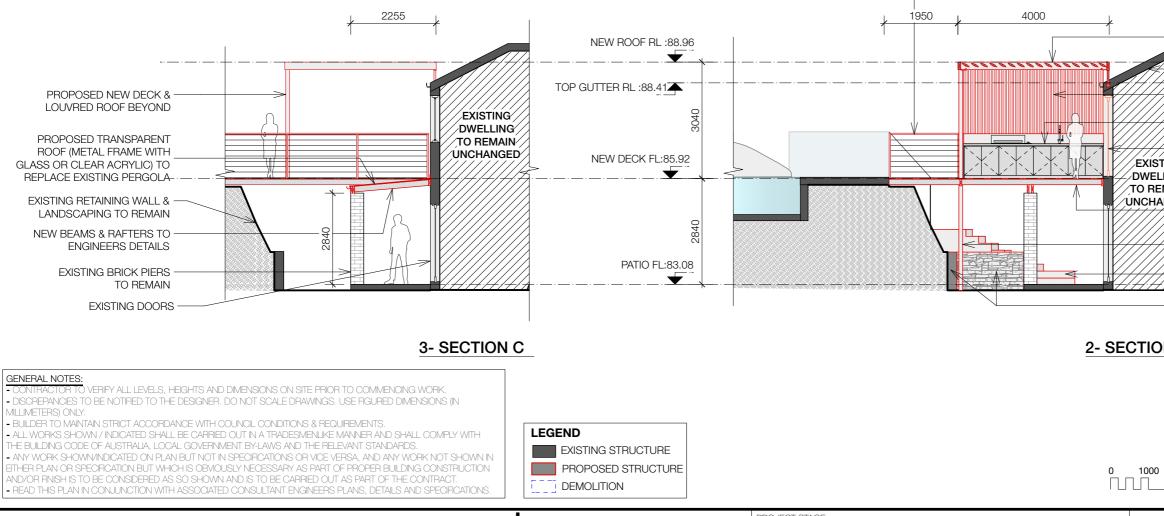
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	- NEW BENCHTOP WITH BBQ & SINK	$\supset$
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	EXISTING STEPS TO BE REARRANGED — (MAX STEP H190)	$\bigcirc$
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	<ul> <li>PROPOSED WIRE BALUSTRADE WITH TIMBER HANDRAIL, H= 1.2m</li> </ul>	Г
	PROPOSED ADJUSTABLE LOUVRED ROOF	$\bigcirc$
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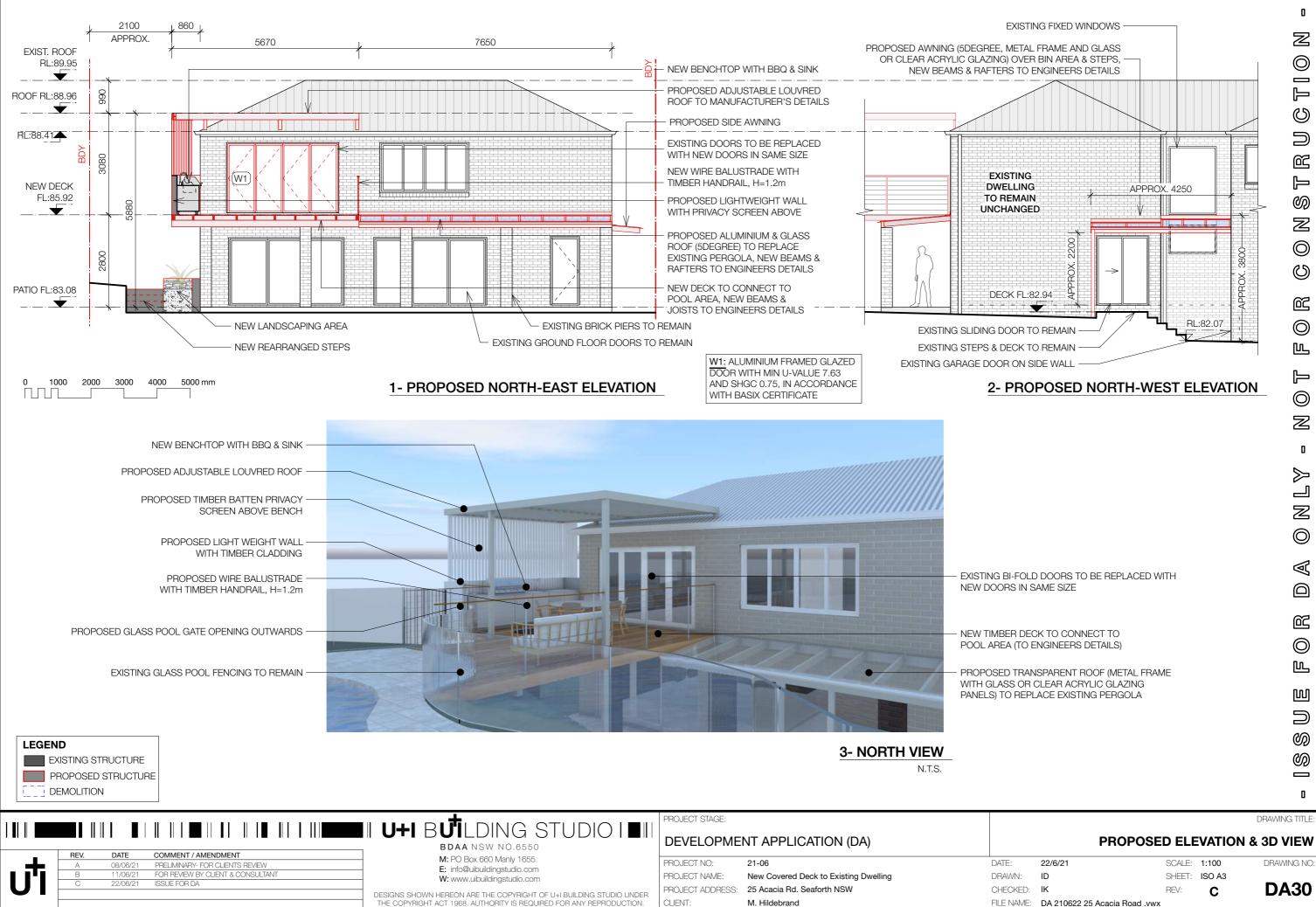
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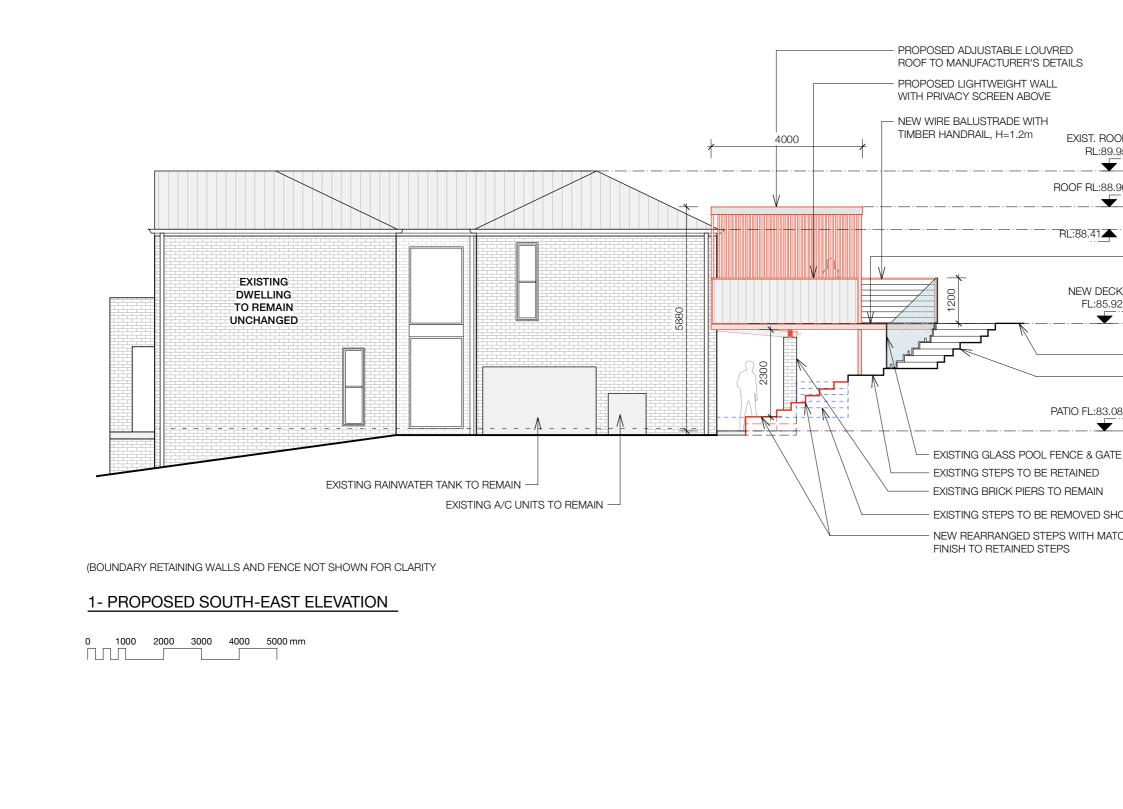
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## **PROPOSED ELEVATION & 3D VIEW**

FILE NAME: DA 210622 25 Acacia Road .vwx

**DA30** 



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LEGEND

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		PROPOSED	ELEVATION
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COLOUR: 'SURFMIST' COLORBOND

### PRIVACY SCREEN



TIMBER, PAINT FINISH: WHITE

# **TERRACE & SIDE AWNING**



**GLAZING PANELS** 

## BALUSTRADE



WIRE BALUSTRADE WITH TIMBER HANDRAIL

#### TIMBER DECKING



HARDWOOD TIMBER DECKING



COLOUR: 'SURFMIST'

PROJECT STAGE: **DEVELOPMENT APPLICATION (DA)** BDAA NSW NO.6550 DATE COMMENT / AMENDMENT REV M: PO Box 660 Manly 1655 PROJECT NO: SCALE: NTS PRELIMINARY- FOR CLIENTS REVIEW 21-06 DATE: 22/6/21 E: info@uibuildingstudio.com W: www.uibuildingstudio.com 08/06/21 U 1/06/21 FOR REVIEW BY CLIENT & CONSULTAN PROJECT NAME: SHEET: ISO A3 DRAWN: ID New Covered Deck to Existing Dwelling ISSUE FOR DA PROJECT ADDRESS: 25 Acacia Rd. Seaforth NSW CHECKED: IK REV: С DESIGNS SHOWN HEREON ARE THE COPYRIGHT OF U+I BUILDING STUDIO UNDER THE COPYRIGHT ACT 1968. AUTHORITY IS REQUIRED FOR ANY REPRODUCTION. CLIENT: M. Hildebrand FILE NAME: DA 210622 25 Acacia Road .vwx

ALUMINIUM FRAME WITH GLASS OR CLEAR ACRYLIC

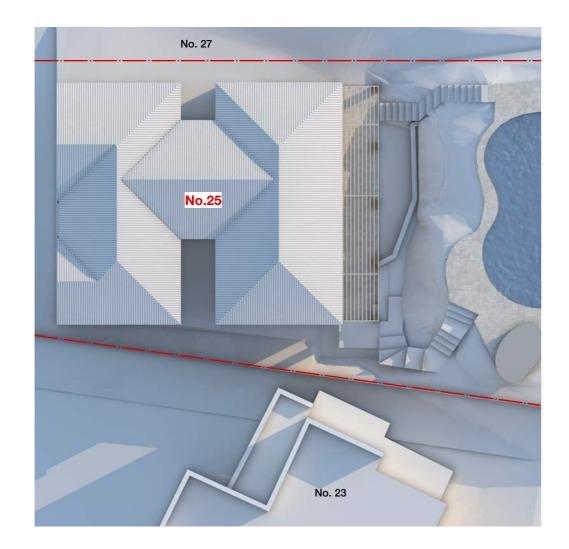
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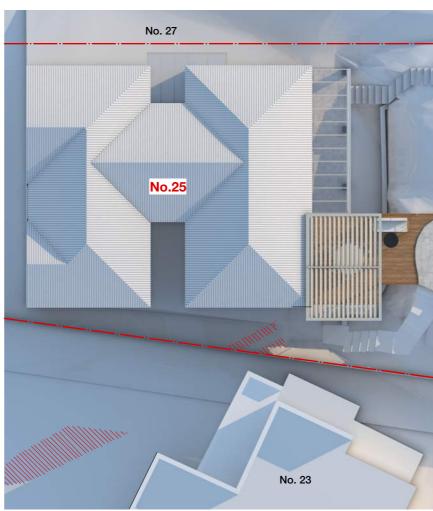
# **PROPOSED MATERIALS & FINISHES**



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1- EXISTING SHADOW DIAGRAM WINTER SOLSTICE 9am

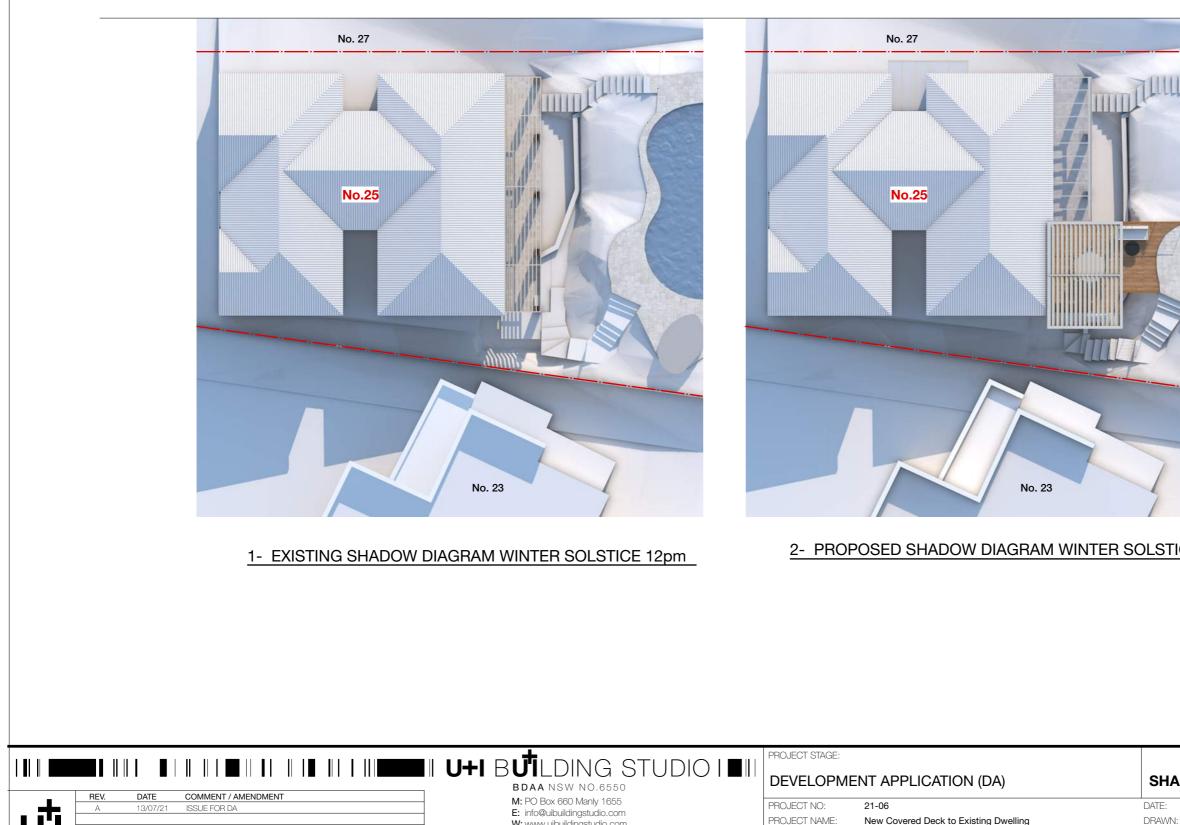


2- PROPOSED SHADOW DIAGRAM WINTER SOLST



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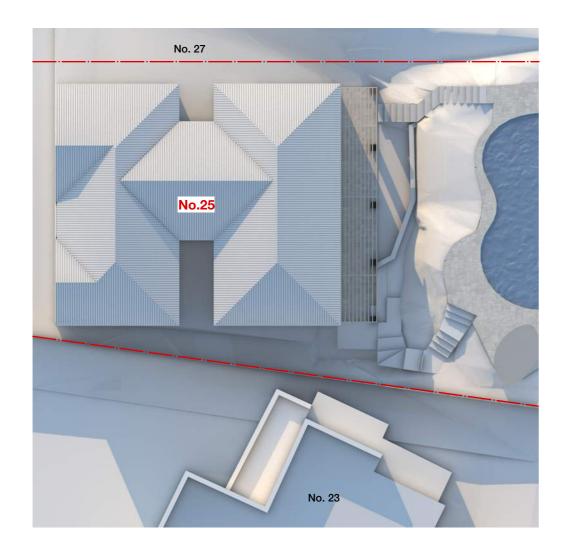


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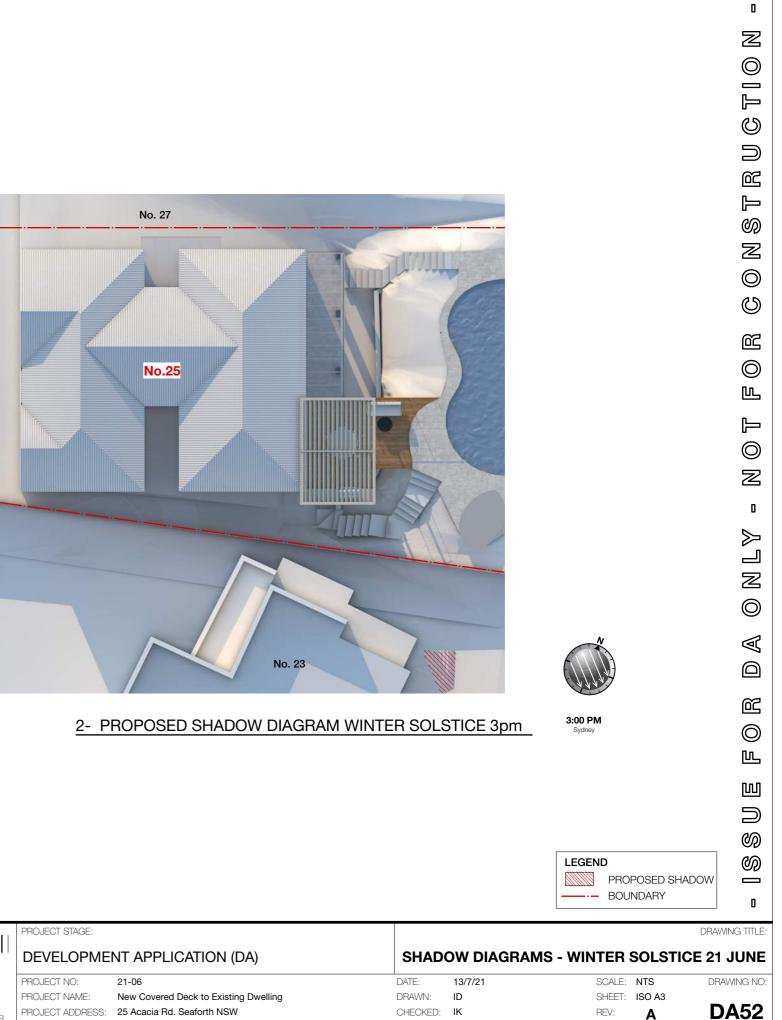
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1- EXISTING SHADOW DIAGRAM WINTER SOLSTICE 3pm





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