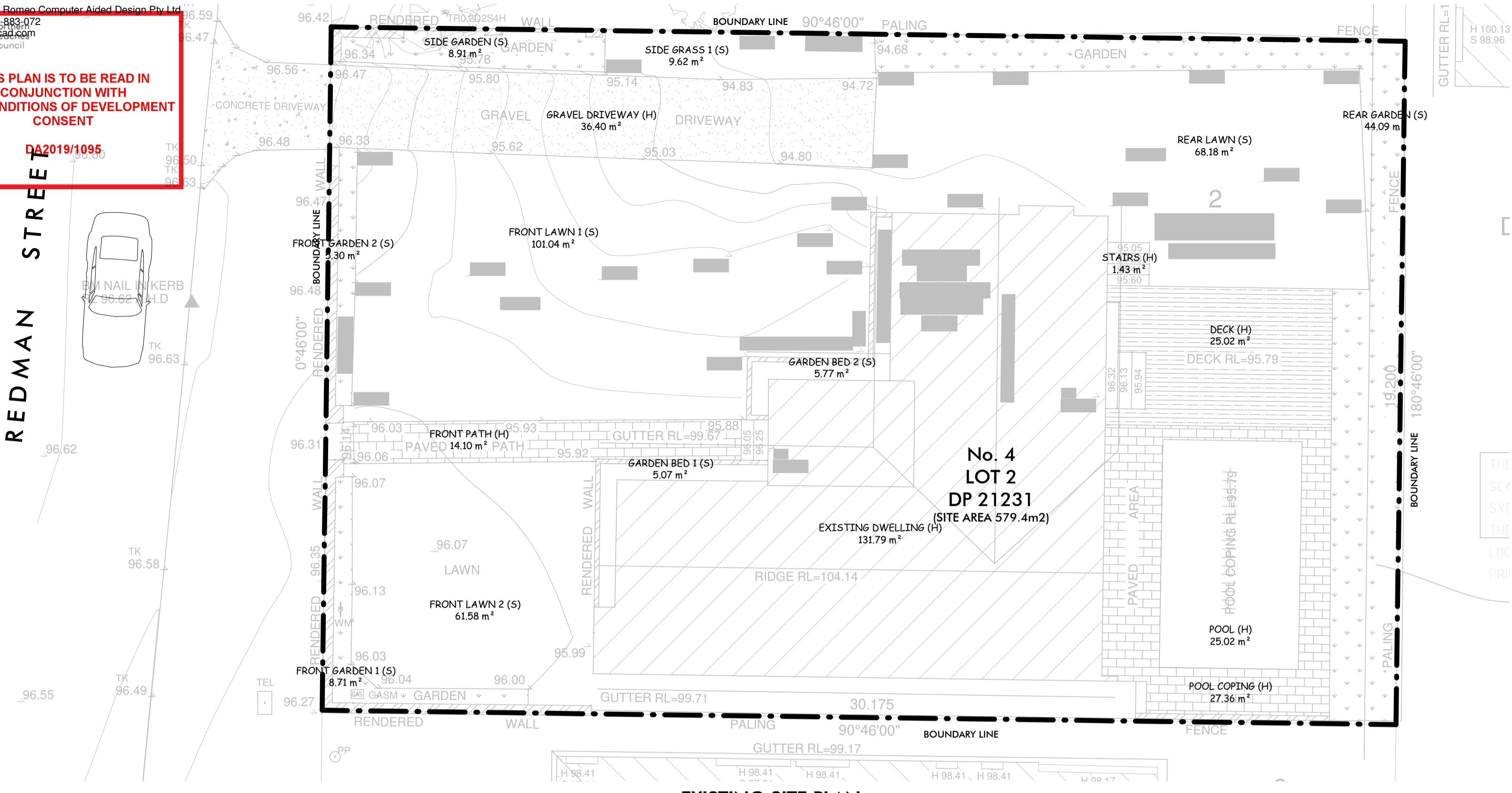
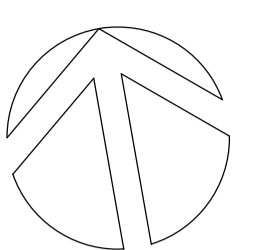


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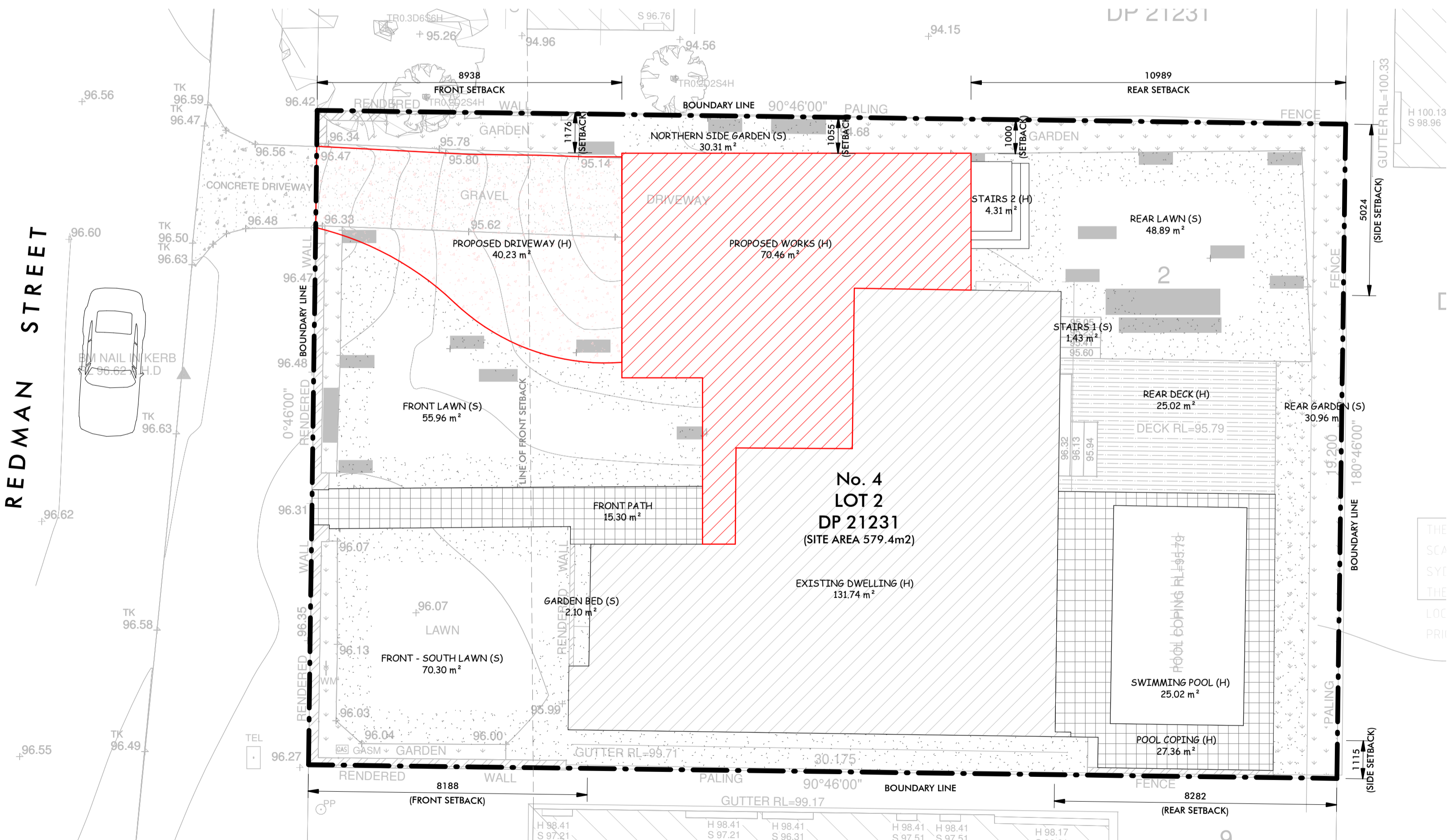
1 EXISTING SITE PLAN
 SCALE 1 : 100

PROPOSED FLOOR SPACE RATIO		
Floor	Area	%
Ground Floor	116.208m ²	-
First Floor	73.275m ²	-
Total	(189.5/579.4)	33%

EXISTING SITE CALCULATIONS		
Name	Area	%
DECK (H)	25.02 m ²	4.3%
EXISTING DWELLING (H)	131.79 m ²	22.7%
FRONT GARDEN 1 (S)	8.71 m ²	1.5%
FRONT GARDEN 2 (S)	5.30 m ²	0.9%
FRONT LAWN 1 (S)	101.04 m ²	17.4%
FRONT LAWN 2 (S)	61.58 m ²	10.6%
GARDEN BED 1 (S)	3.07 m ²	0.5%
GARDEN BED 2 (S)	5.77 m ²	1.0%
REAR GARDEN (S)	44.09 m ²	7.6%
REAR LAWN (S)	68.18 m ²	11.8%
SIDE GARDEN (S)	8.91 m ²	1.5%
SIDE GRASS 1 (S)	9.62 m ²	1.7%
STAIRS (H)	1.43 m ²	0.2%
Total	579.40 m²	100%

EXISTING SOFT AREA		
Name	Area	%
FRONT GARDEN 1 (S)	8.71 m ²	1.5%
FRONT GARDEN 2 (S)	5.30 m ²	0.9%
FRONT LAWN 1 (S)	101.04 m ²	17.4%
FRONT LAWN 2 (S)	61.58 m ²	10.6%
GARDEN BED 1 (S)	3.07 m ²	0.5%
GARDEN BED 2 (S)	5.77 m ²	1.0%
REAR GARDEN (S)	44.09 m ²	7.6%
REAR LAWN (S)	68.18 m ²	11.8%
SIDE GARDEN (S)	8.91 m ²	1.5%
SIDE GRASS 1 (S)	9.62 m ²	1.7%
Total	318.27 m²	54.9%

EXISTING HARD AREA		
Name	Area	%
DECK (H)	25.02 m ²	4.3%
EXISTING DWELLING (H)	131.79 m ²	22.7%
FRONT PATH (H)	14.10 m ²	2.4%
GRAVEL DRIVEWAY (H)	36.40 m ²	6.3%
POOL (H)	25.02 m ²	4.3%
POOL COPING (H)	27.36 m ²	4.7%
STAIRS (H)	1.43 m ²	0.2%
Total	261.12 m²	45.1%



2 PROPOSED TOTAL OPEN SPACE PLAN
 SCALE 1 : 100

PROPOSED FLOOR SPACE RATIO		
Floor	Area	%
Ground Floor	143.901m ²	-
First Floor	78.228m ²	-
Total	(222.1/579.4)	38%

PROPOSED SITE CALCULATIONS		
Name	Area	%
EXISTING DWELLING (H)	131.74 m ²	22.7%
FRONT - SOUTH LAWN (S)	70.30 m ²	12.1%
FRONT LAWN (S)	55.96 m ²	9.7%
GARDEN BED (S)	2.10 m ²	0.4%
NORTHERN SIDE GARDEN (S)	30.31 m ²	5.2%
REAR GARDEN (S)	30.96 m ²	5.3%
REAR LAWN (S)	48.89 m ²	8.4%
STAIRS 1 (S)	1.43 m ²	0.2%
STAIRS 2 (H)	4.31 m ²	0.7%
SWIMMING POOL (H)	25.02 m ²	4.3%
Total	579.40 m²	100%

PROPOSED SOFT AREA		
Name	Area	%
FRONT - SOUTH LAWN (S)	70.30 m ²	12.1%
FRONT LAWN (S)	55.96 m ²	9.7%
GARDEN BED (S)	2.10 m ²	0.4%
NORTHERN SIDE GARDEN (S)	30.31 m ²	5.2%
REAR GARDEN (S)	30.96 m ²	5.3%
REAR LAWN (S)	48.89 m ²	8.4%
STAIRS 1 (S)	1.43 m ²	0.2%
Total	239.96 m²	41.4%

PROPOSED HARD AREA		
Name	Area	%
EXISTING DWELLING (H)	131.74 m ²	22.7%
POOL COPING (H)	27.36 m ²	4.7%
PROPOSED DRIVEWAY (H)	40.23 m ²	6.9%
PROPOSED WORKS (H)	70.46 m ²	12.2%
REAR DECK (H)	25.02 m ²	4.3%
STAIRS 2 (H)	4.31 m ²	0.7%
SWIMMING POOL (H)	25.02 m ²	4.3%
Total	324.14 m²	55.9%

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Rev	Description & Purpose of Issue	Date
A	Issued for DA Lodgement	09-9-2019

Client
Ben Hildyard

Scale (A1) 1 : 100
 Date 09-Sep-19 3:00:30 PM
 Job Number A16179
 Council Northern Beaches Council

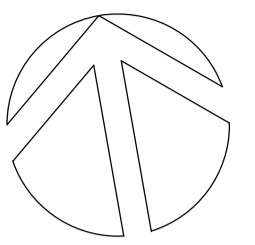
Proposed alterations and additions at
**4 Redman Street
 Seaforth NSW
 Lot 2 DP 21231**

Title
**Existing & Proposed
 Site Plan**

Drawing No.
A-01
 Revision
A

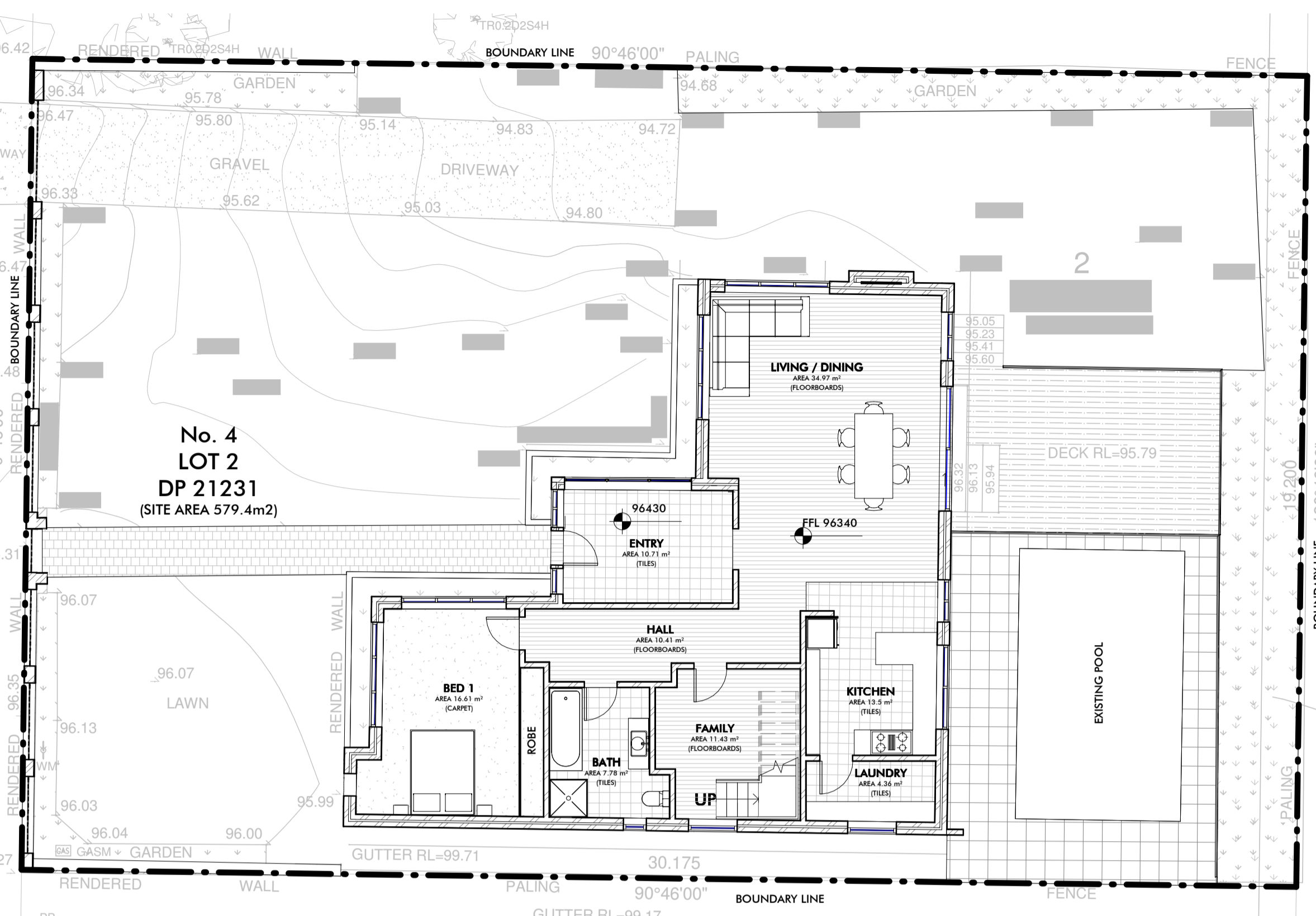


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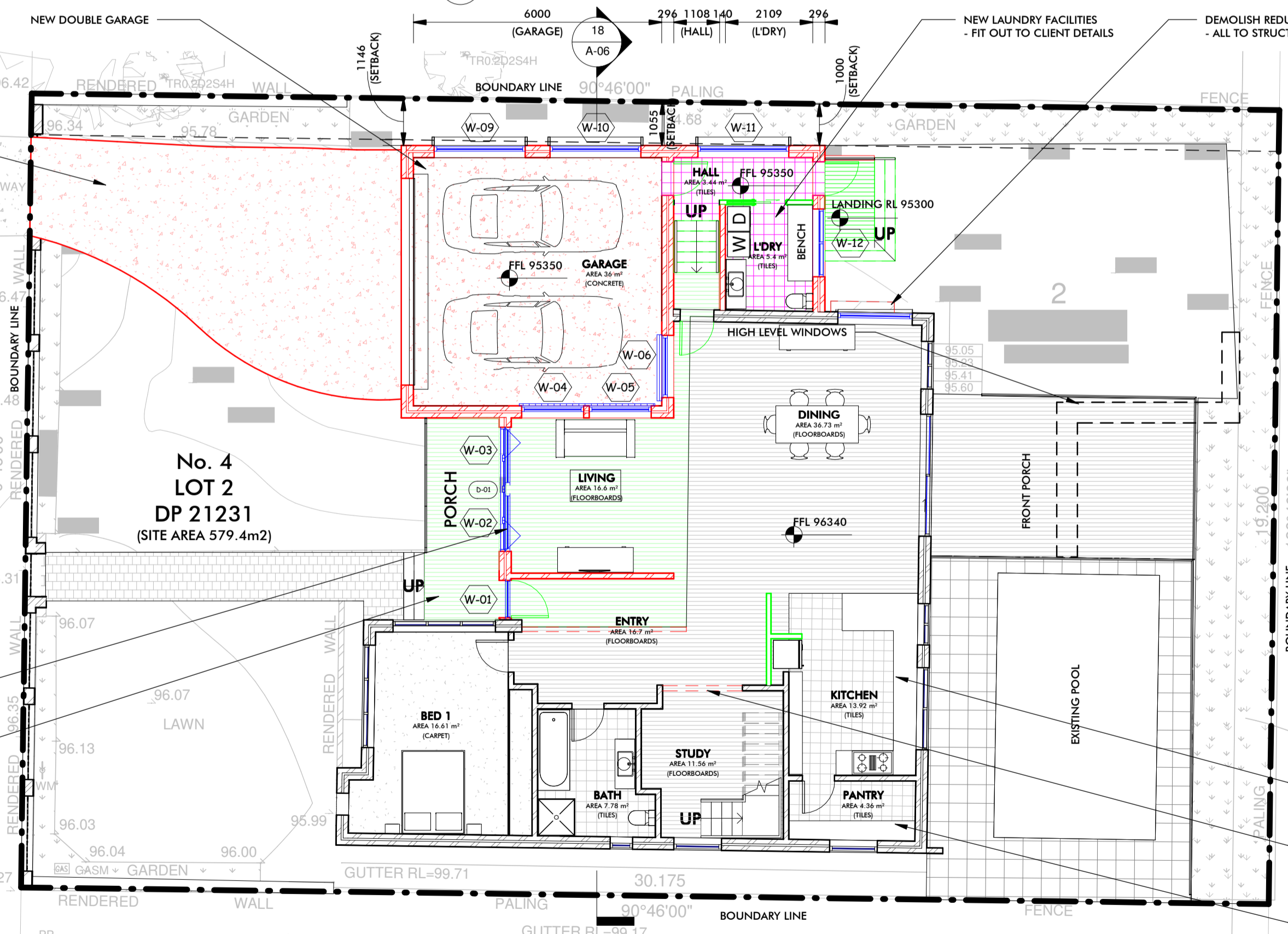


REDMAN STREET

REDMAN STREET



3 EXISTING GROUND FLOOR PLAN
SCALE 1 : 100



4 PROPOSED GROUND FLOOR PLAN
SCALE 1 : 100

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Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor:	nil	
suspended floor with enclosed subfloor: framed (R0.7)	R0.60 (down) (or R1.30 including construction)	
external wall: cavity brick	nil	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
internal wall shared with garage: cavity brick wall (R0.67)	nil	
flat ceiling, pitched roof	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)
flat ceiling, flat roof: framed	ceiling: R3.00 (up), roof: foil/sarking	medium (solar absorptance 0.475 - 0.70)

Glazing requirements

Windows and glazed doors

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

The following requirements must also be satisfied in relation to each window and glazed door:
 Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

For projections described as a ratio, the ratio of the projection from the wall to the height above the window or glazed door sill must be at least that shown in the table below.

Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.
 Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.

Windows and glazed doors glazing requirements

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W-01	W	0.475	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W-02	W	0.7	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W-03	W	0.7	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W-04	N	0.75	0	0	eave/verandah/pergola/balcony	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)

Window / door no.	Orientation	Area of glass inc. frame (m ²)	Overshadowing		Shading device	Frame and glass type
			Height (m)	Distance (m)		
W-05	N	0.75	0	0	>=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W-06	W	0.75	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W-07	N	0.49	0	0	projection/height above sill ratio >=0.36	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W-08	N	0.49	0	0	eave/verandah/pergola/balcony >=450 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W-09	N	1.32	0	0	projection/height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W-10	N	1.32	0	0	projection/height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W-11	N	1.32	0	0	projection/height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W-12	E	1.64	0	0	eave/verandah/pergola/balcony >=800 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W-13	N	0.9	0	0	projection/height above sill ratio >=0.29	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
W-14	W	1.247	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
W-15	W	1.247	0	0	eave/verandah/pergola/balcony >=450 mm	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)
D-01	W	6.3	0	0	eave/verandah/pergola/balcony >=750 mm	standard aluminium, single pyrolytic low-e, (U-value: 5.7, SHGC: 0.47)
D-02	W	3.6	0	0	eave/verandah/pergola/balcony	timber or uPVC, single pyrolytic low-e, (U-value: 3.99, SHGC: 0.4)

Skylights

The applicant must install the skylights in accordance with the specifications listed in the table below. The following requirements must also be satisfied in relation to each skylight.

Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.

Skylights glazing requirements

Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type
S-01	0.35	no shading	aluminium, moulded plastic single clear, (or U-value: 6.21, SHGC: 0.808)

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Rev	Description & Purpose of Issue	Date
A	Issued for DA Lodgement	09-9-2019



Client
Ben Hilyard

Scale (A1) 1 : 100
 Drawn: RBF
 Job Number: A16179
 Council: Northern Beaches Council

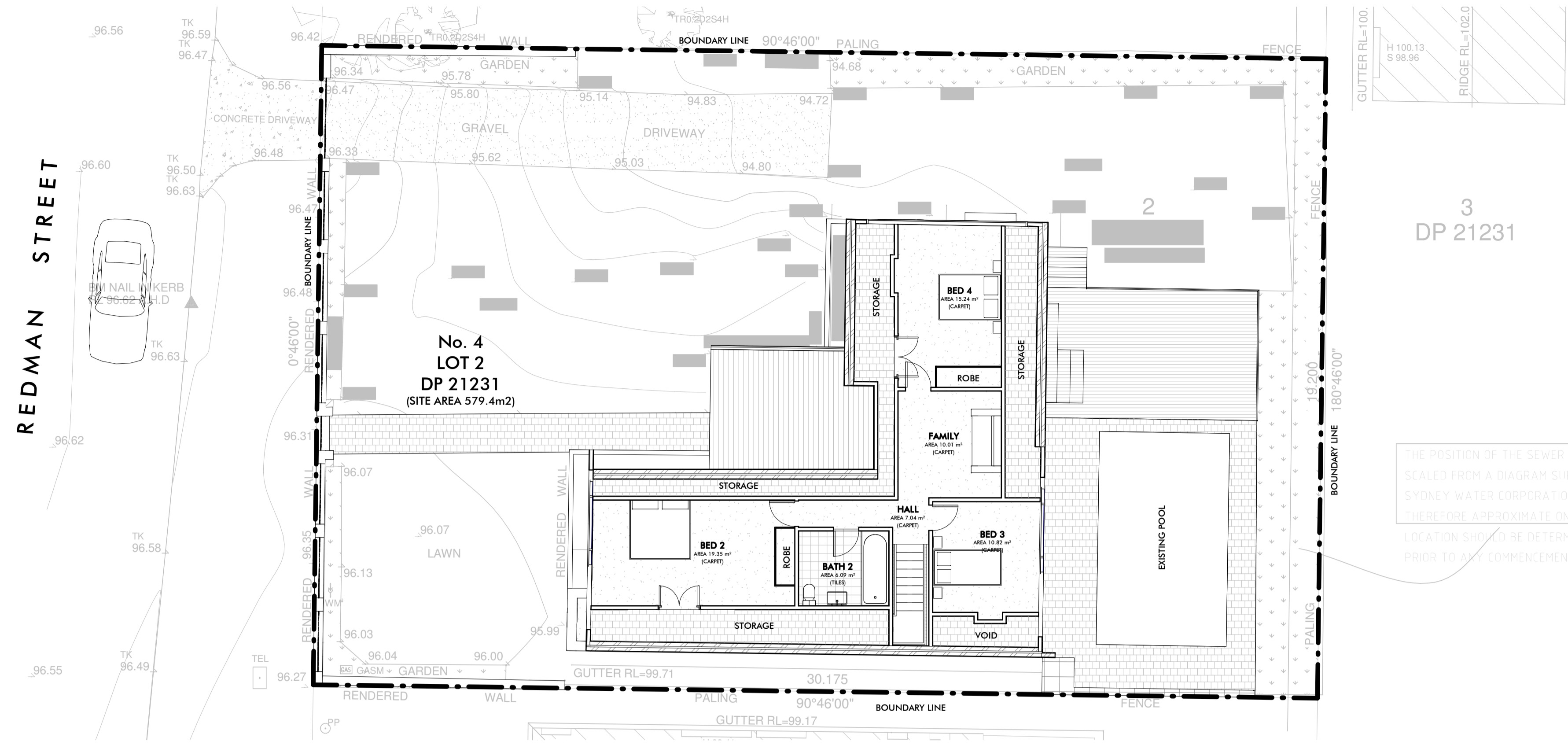
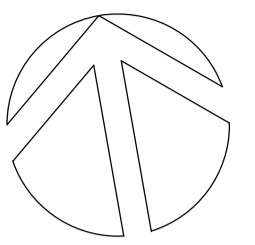
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 Proposed alterations and additions at:
**4 Redman Street
 Seaforth NSW
 Lot 2 DP 21231**

Title
**Existing & Proposed
 Ground Floor
 Plan**

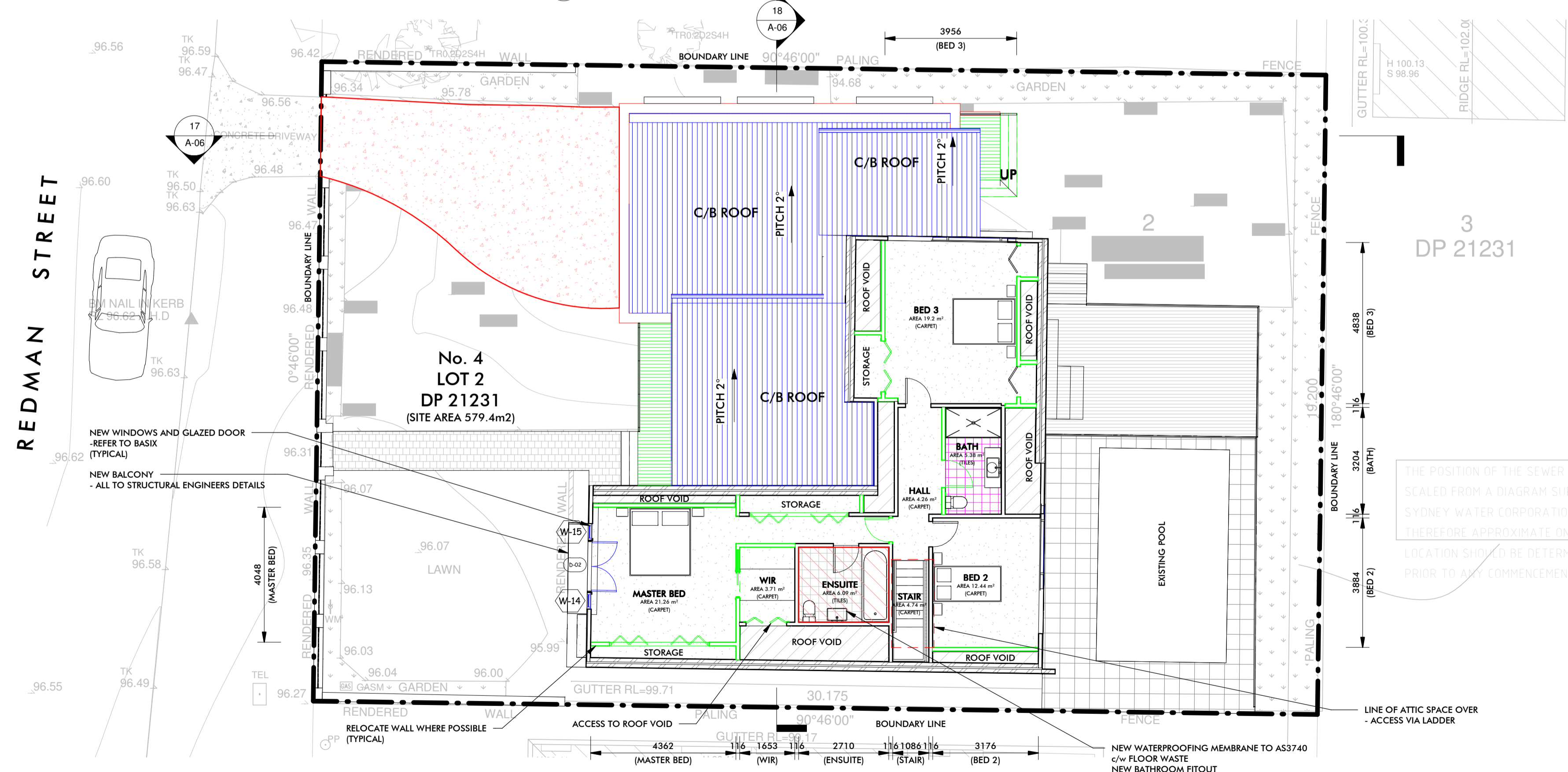
Drawing No. **A-02**
 Revision **A**

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5 EXISTING FIRST FLOOR PLAN
 SCALE 1 : 100



6 PROPOSED FIRST FLOOR PLAN
 SCALE 1 : 100

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Client
Ben Hildyard

Scale (A1)
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Job Number
 A16179

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Proposed alterations and additions at
**4 Redman Street
 Seaforth NSW
 Lot 2 DP 21231**

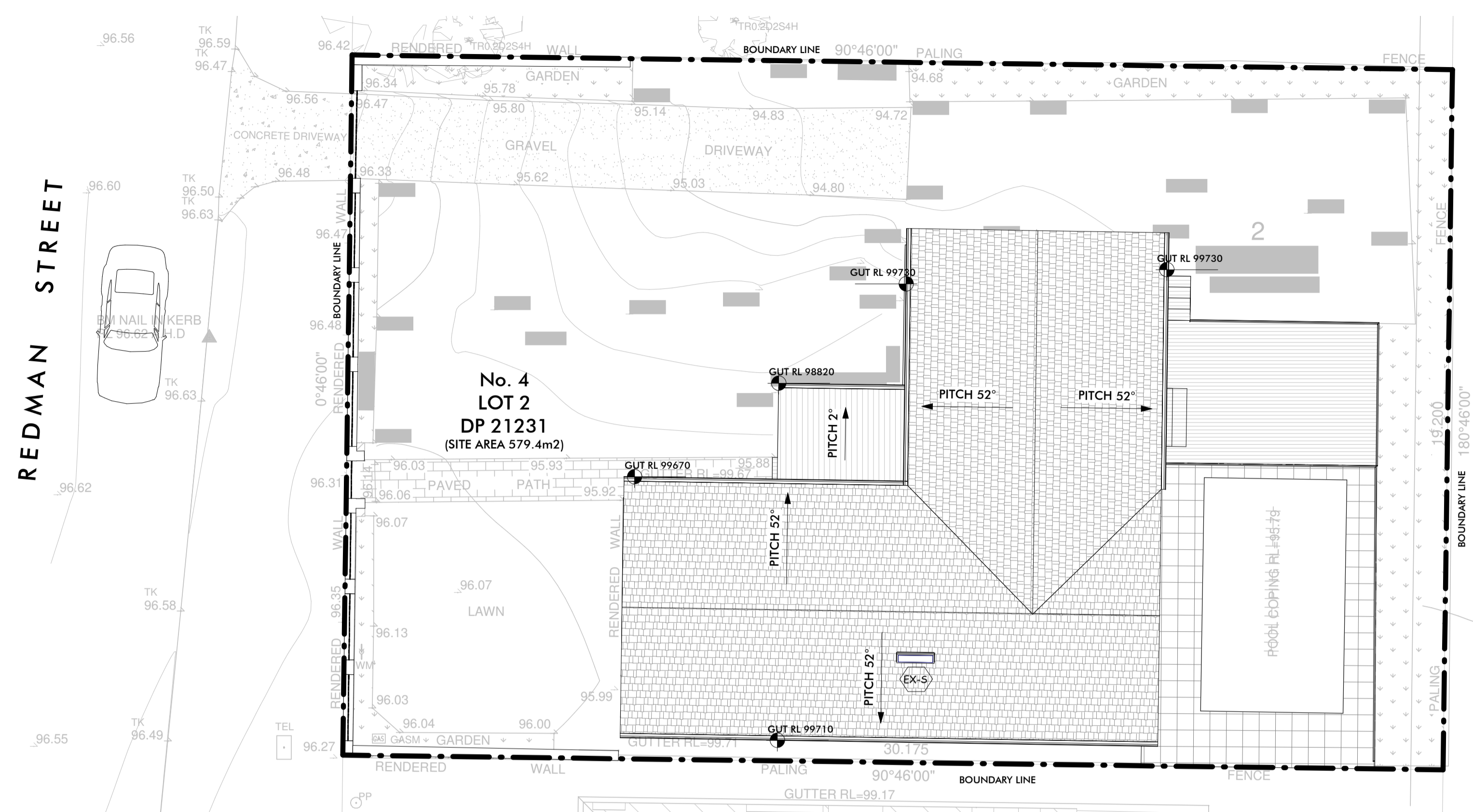
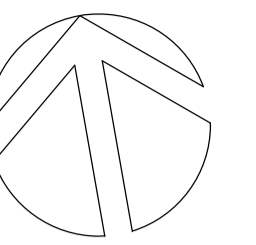
Title
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 First Floor
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Drawing No.
A-03

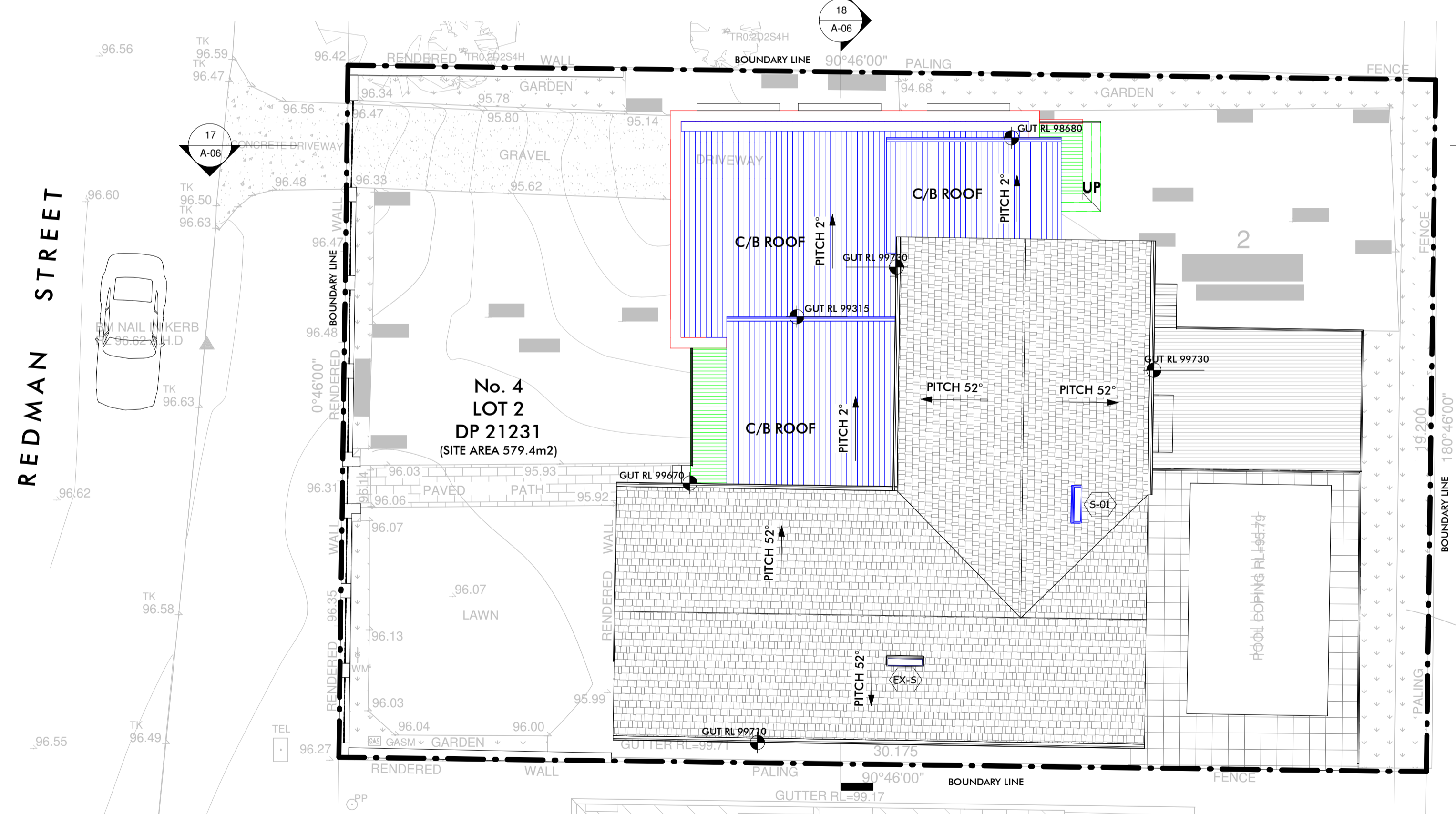
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7 EXISTING ROOF PLAN
 SCALE 1 : 100



8 PROPOSED ROOF PLAN
 SCALE 1 : 100

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Rev	Description & Purpose of Issue	Date
A	Issued for DA Lodgement	09-9-2019



Client **Ben Hildyard**

Scale (A1) **1 : 100**
 Drawn **RSF** Job Number **A16179**
 Council **Northern Beaches Council**

Print Date **09-Sep-19 3:02:39 PM**
 Proposed alterations and additions at **4 Redman Street Seaforth NSW Lot 2 DP 21231**

Title **Existing & Proposed Roof Plan**

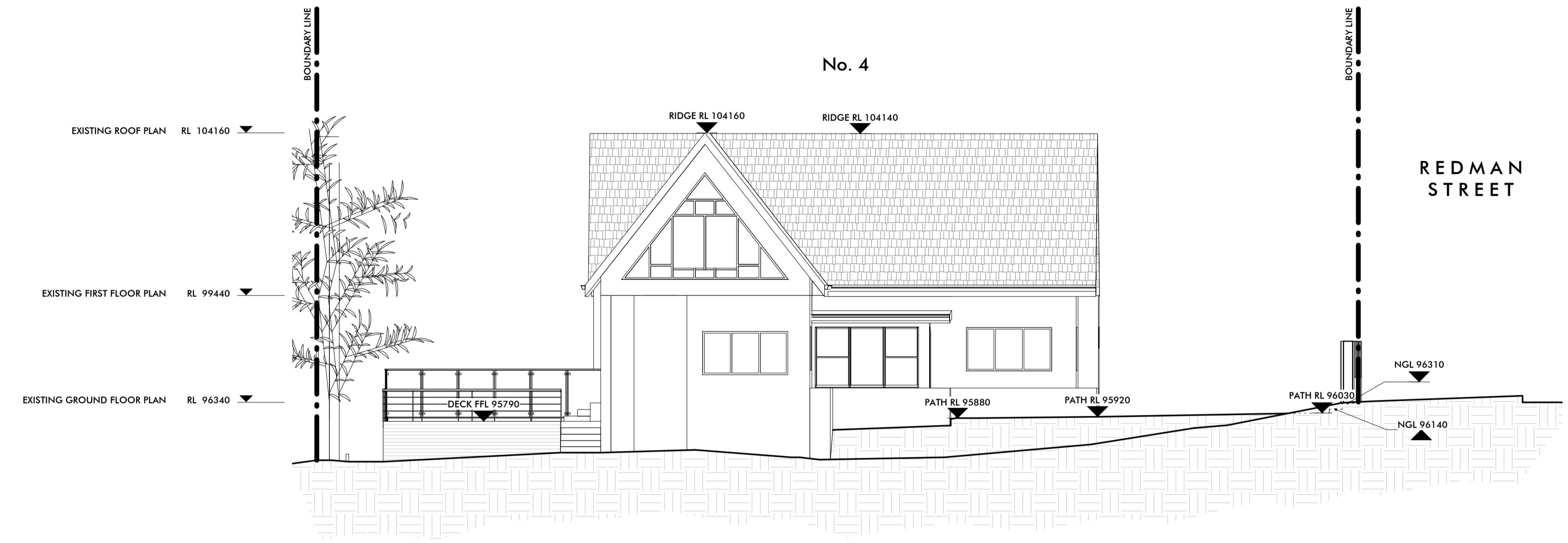
Drawing No. **A-04** Revision **A**

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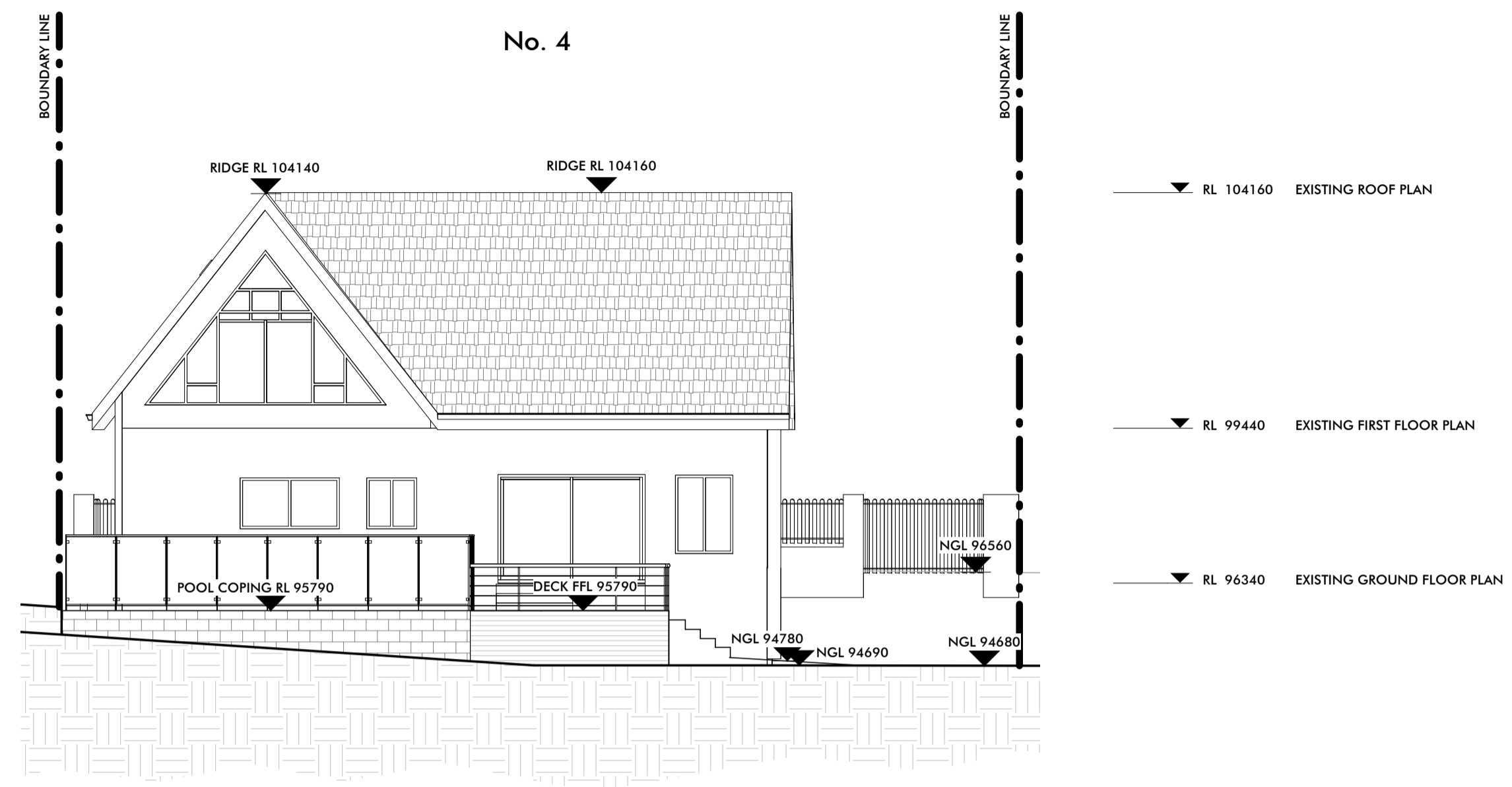
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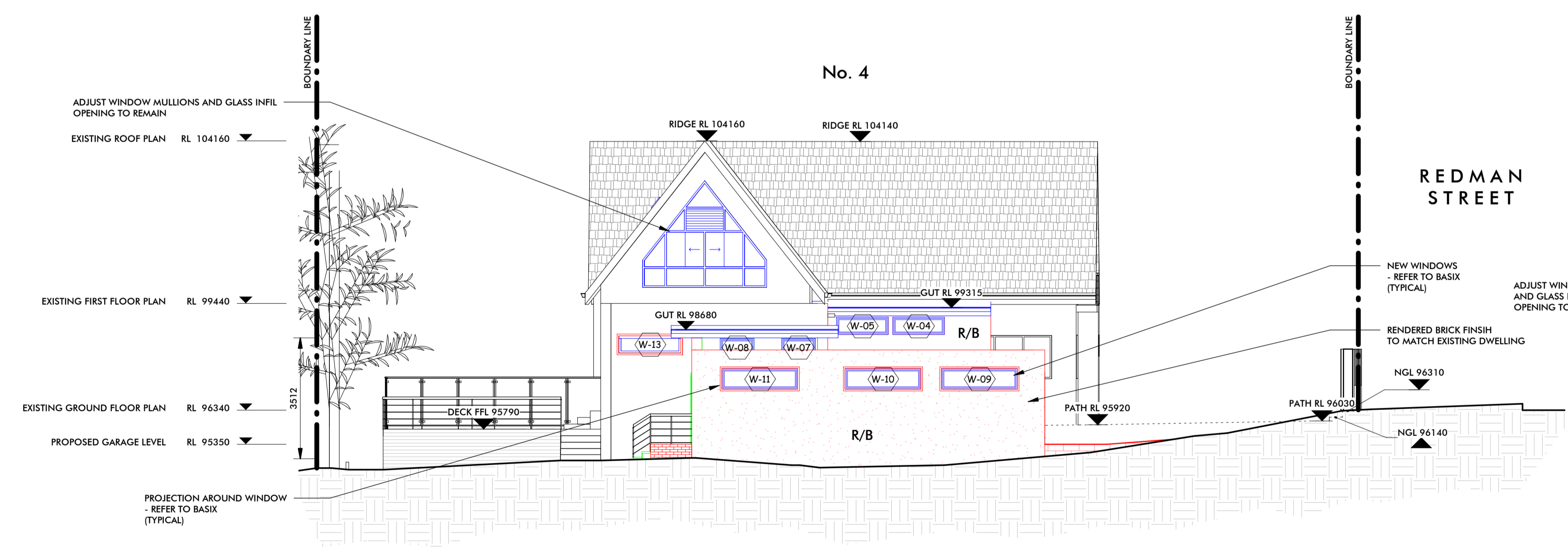
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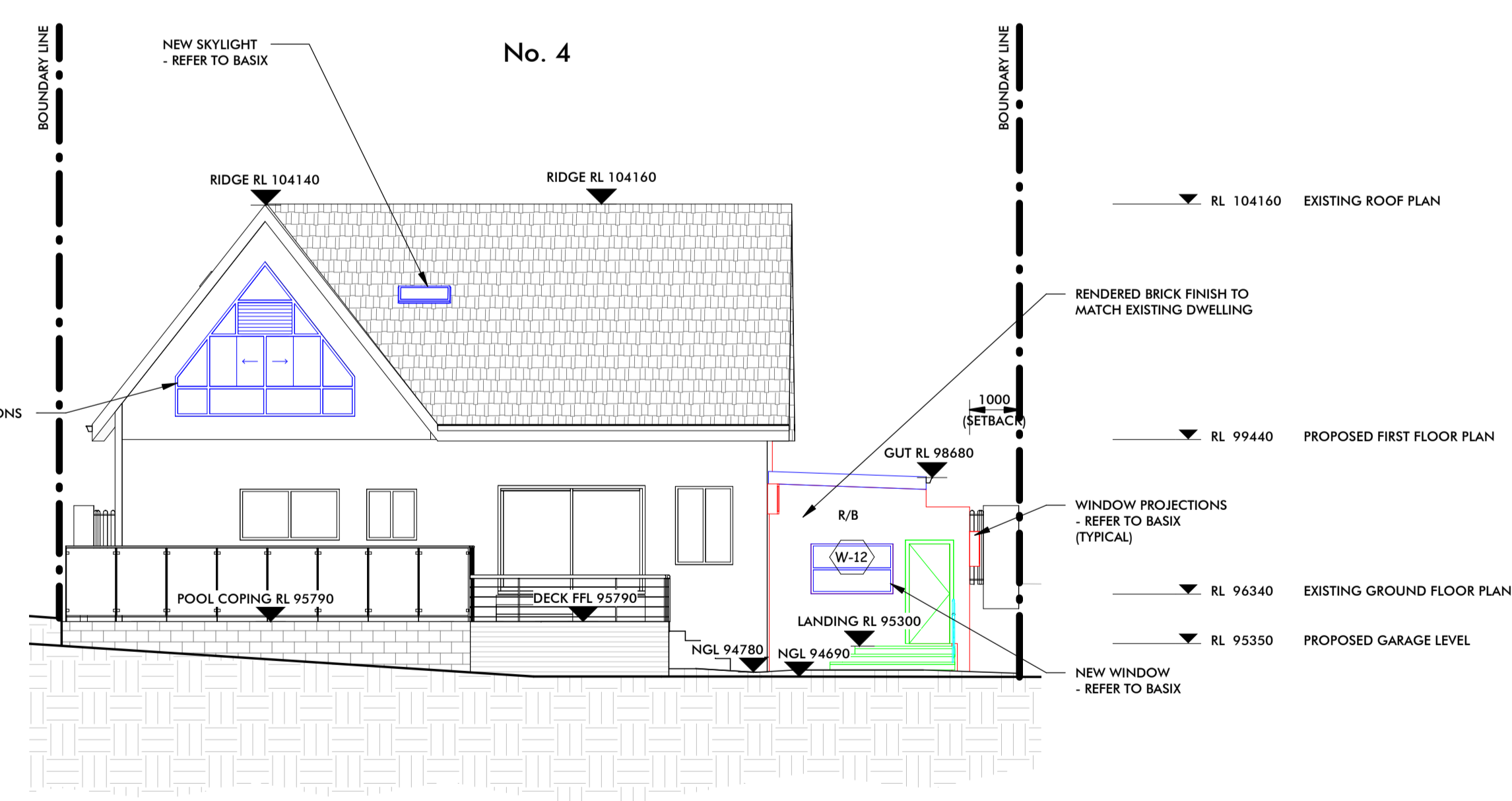
9 EXISTING NORTH ELEVATION
 SCALE 1 : 100



11 EXISTING EAST ELEVATION
 SCALE 1 : 100



10 PROPOSED NORTH ELEVATION
 SCALE 1 : 100



12 PROPOSED EAST ELEVATION
 SCALE 1 : 100

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A	Issued for DA Lodgement	09-9-2019



Client **Ben Hildyard**

Scale (A1) **1 : 100**
 Drawn **RBF** Job Number **A16179**
 Council **Northern Beaches Council**

Print Date **09-Sep-19 3:03:46 PM**
 Proposed alterations and additions at **4 Redman Street Seaforth NSW Lot 2 DP 21231**

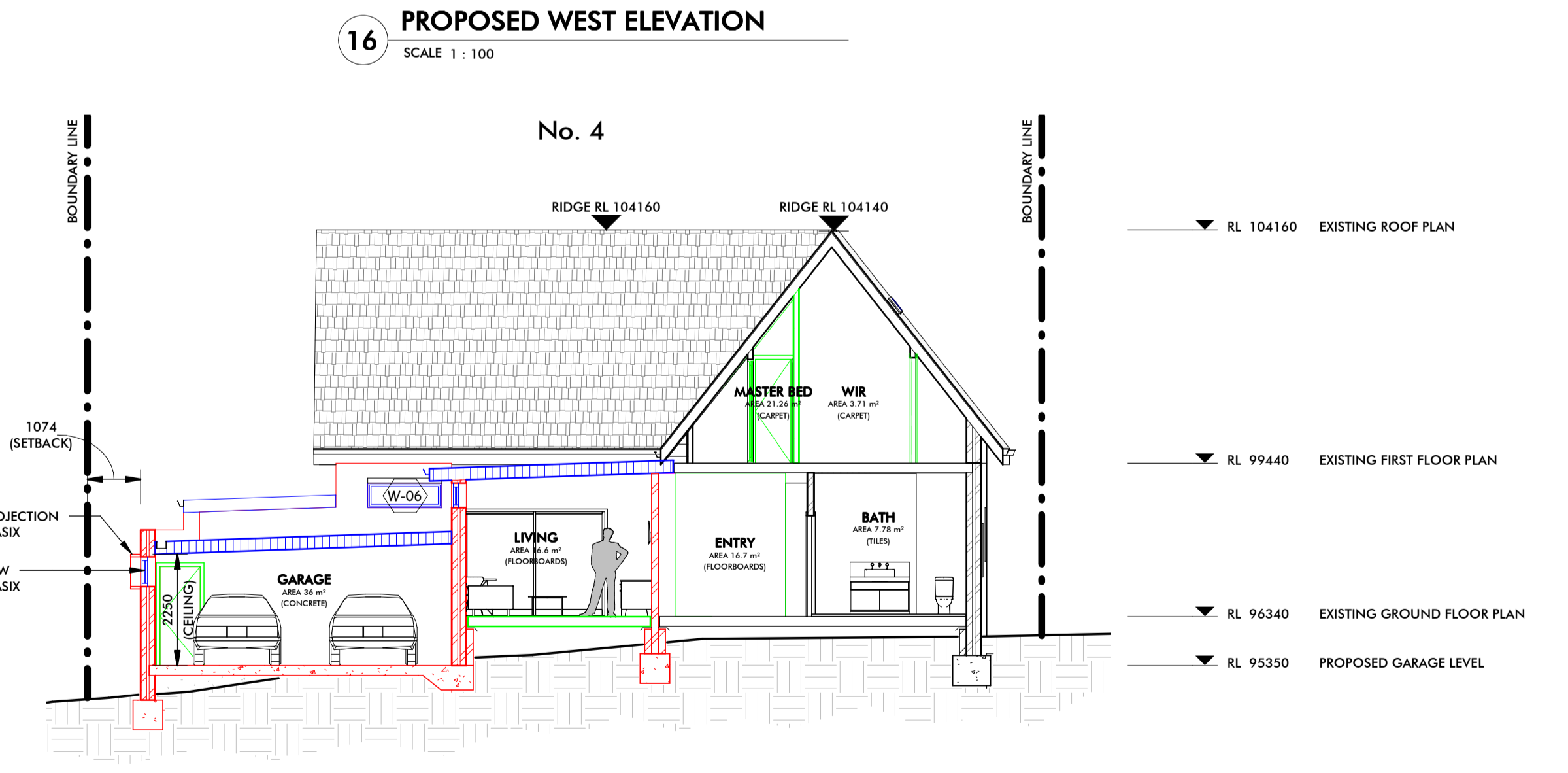
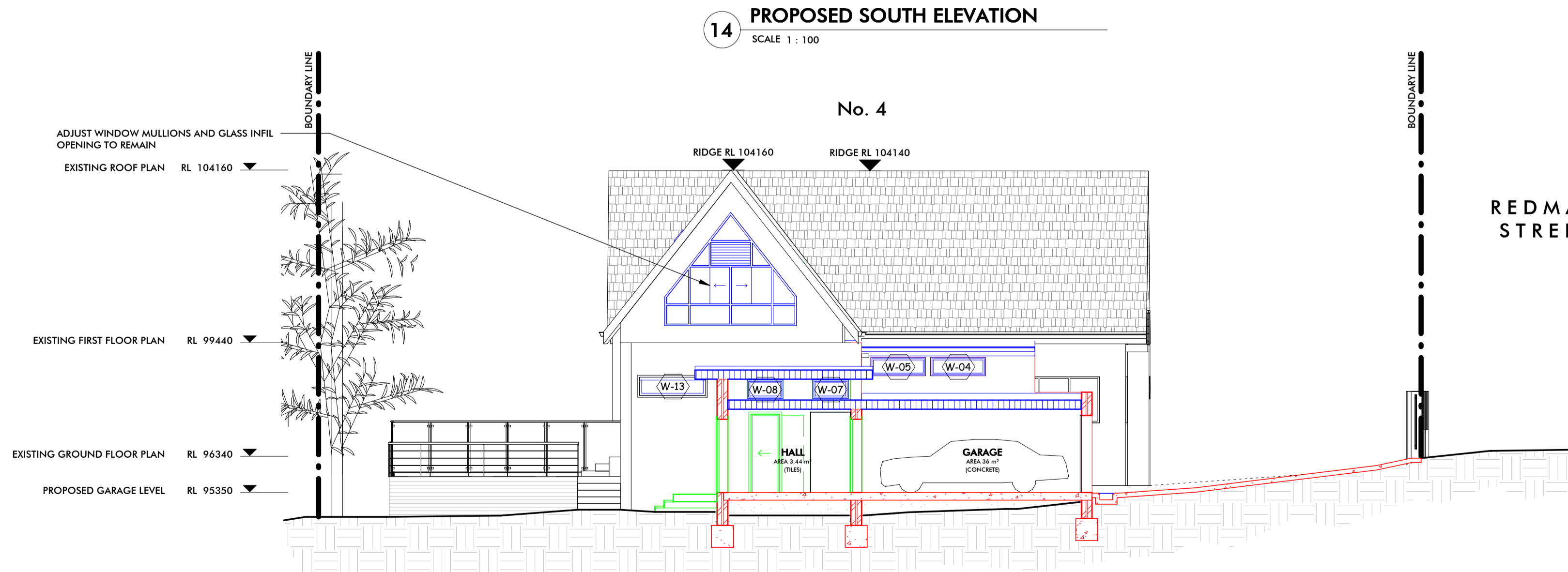
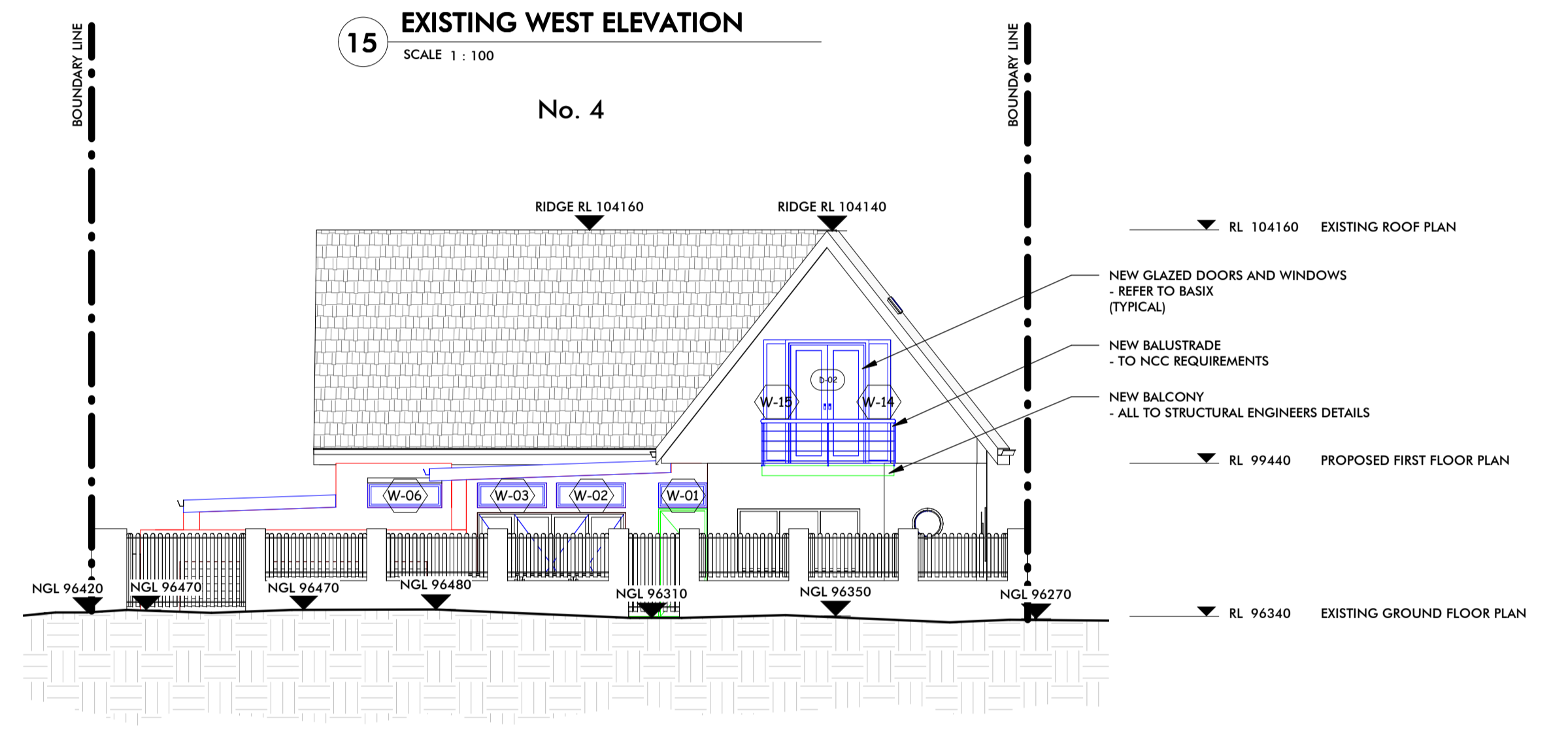
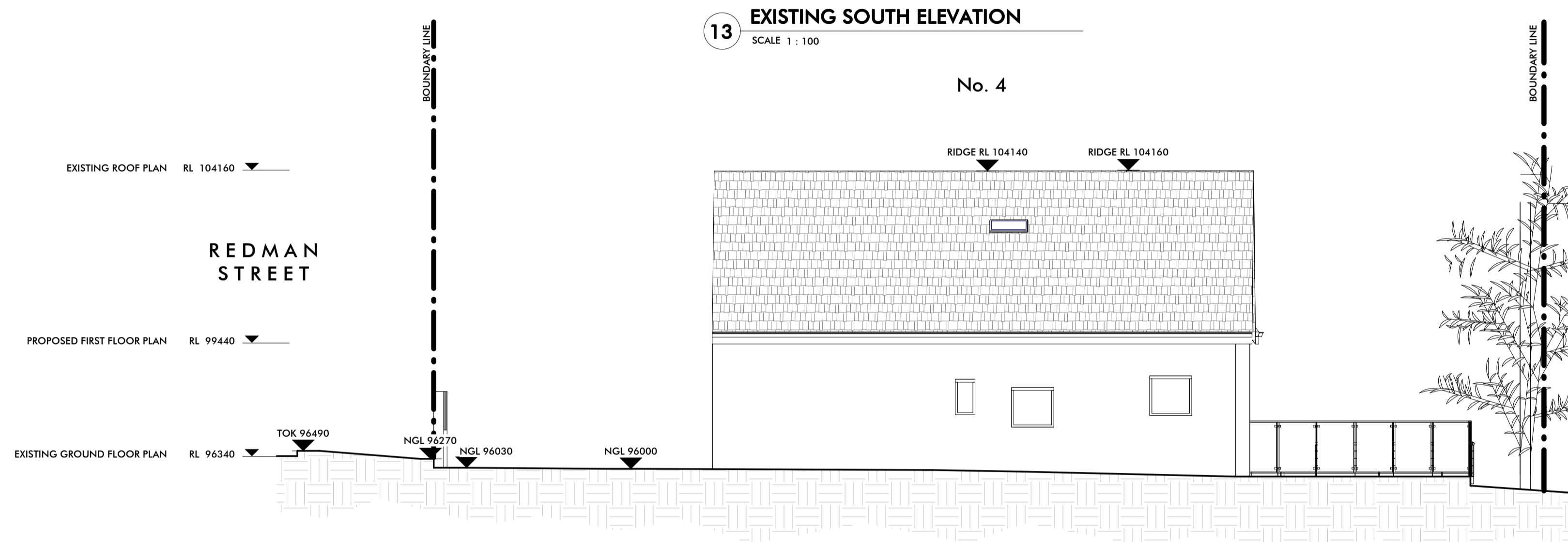
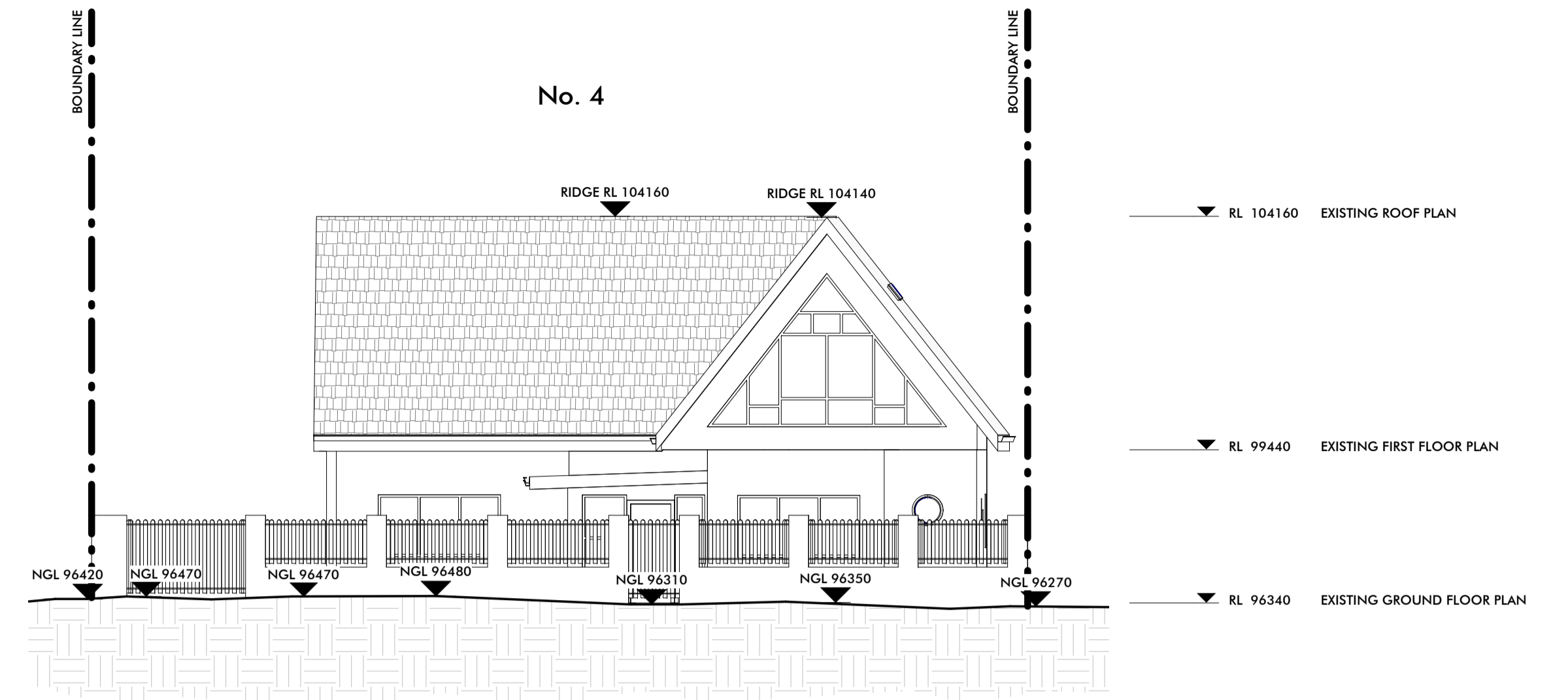
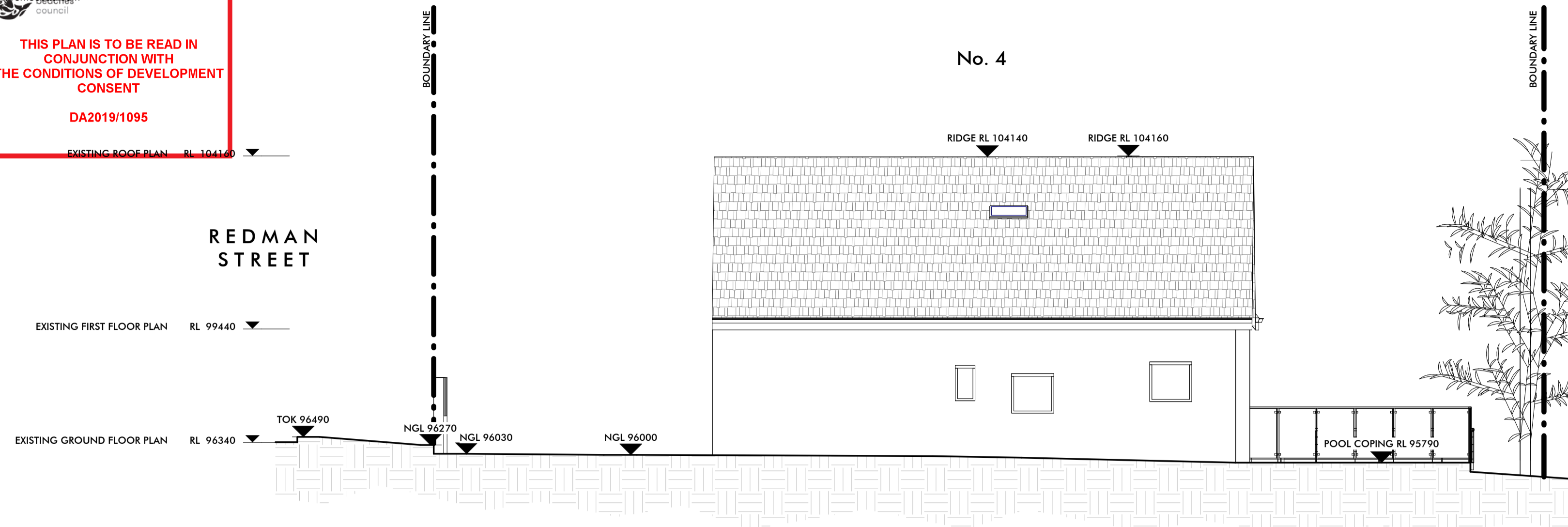
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Drawing No. **A-05** Revision **A**

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DA2019/1095



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Rev	Description & Purpose of Issue	Date
A	Issued for DA Lodgement	09-9-2019

ROMEOCAD
 design

Client
Ben Hildyard

Scale (A1)
 1 : 100

Drawn
RF

Job Number
 A16179

Council
 Northern Beaches Council

Print Date
 09-Sep-19
 3:03:47 PM

Proposed alterations and additions at
**4 Redman Street
 Seaforth NSW
 Lot 2 DP 21231**

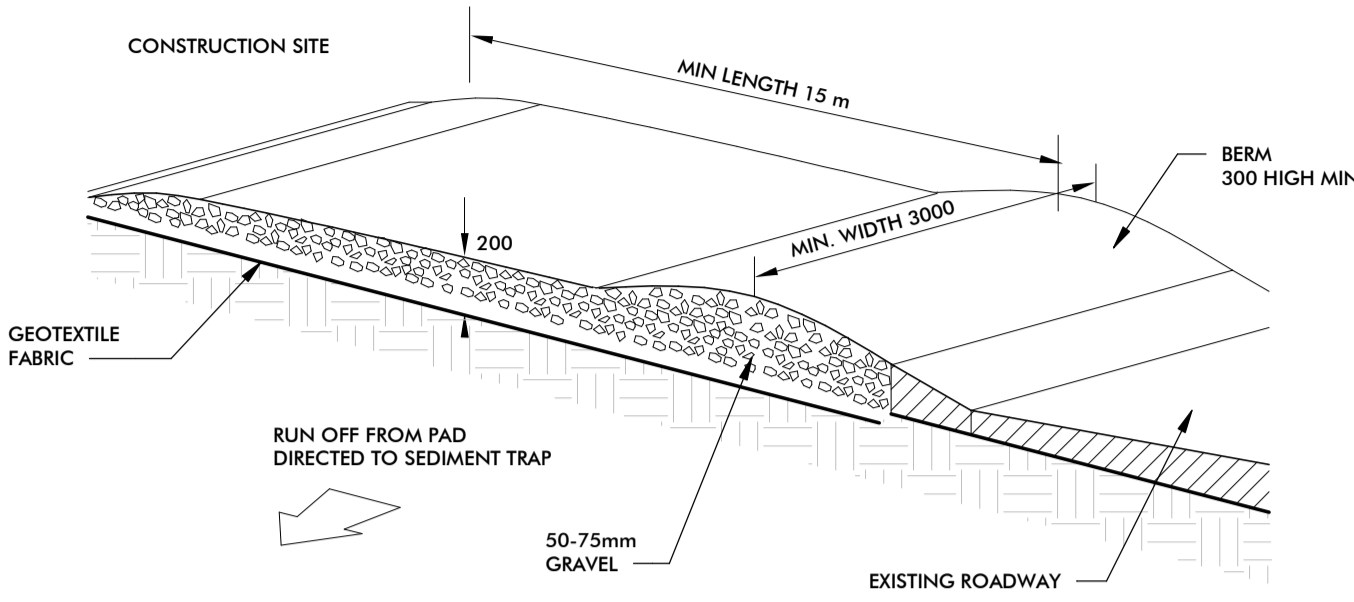
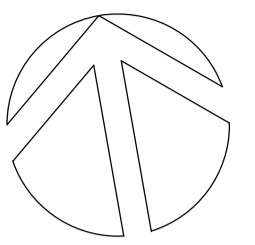
Title
**Existing & Proposed
 South & West
 Elevations**

Drawing No.
A-06

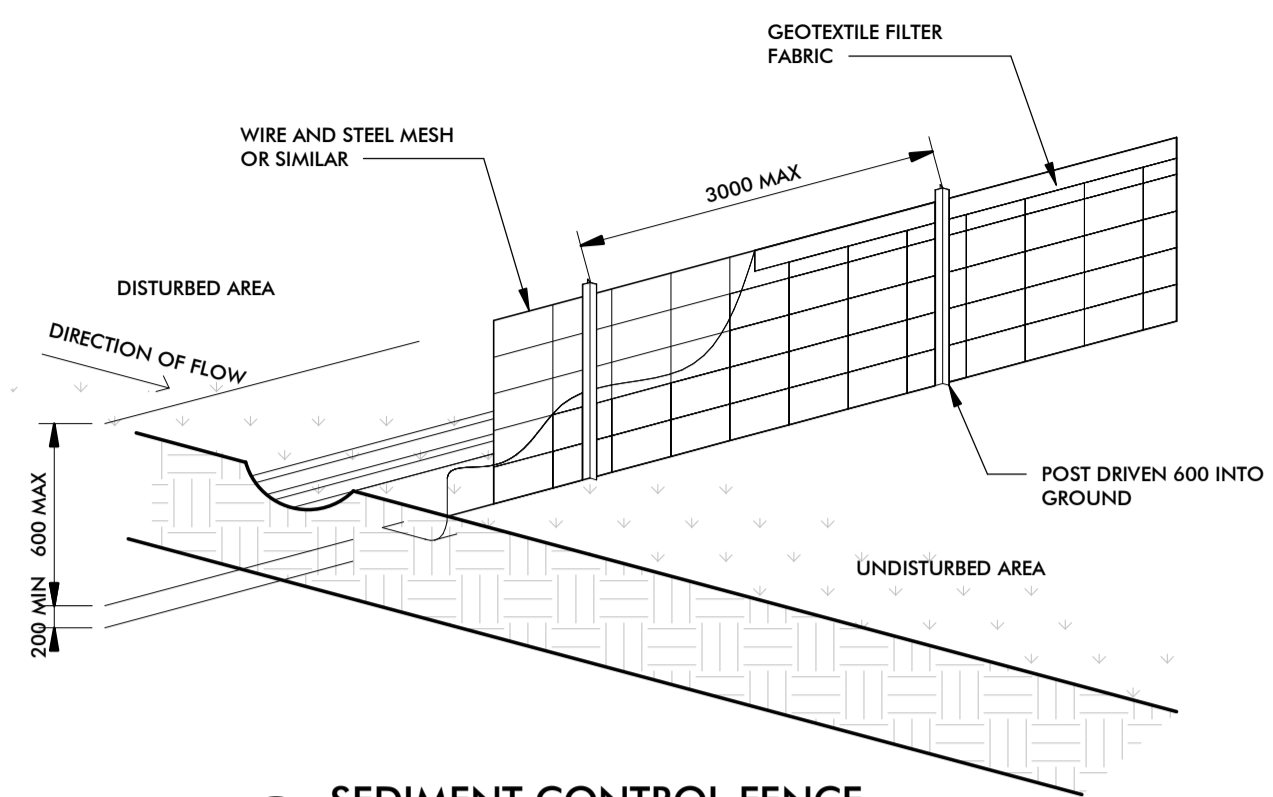
Revision
A

Designed by Romeo Computer Aided Design Pty Ltd
 Phone: 144 863 072
 www.romeocad.com
 council

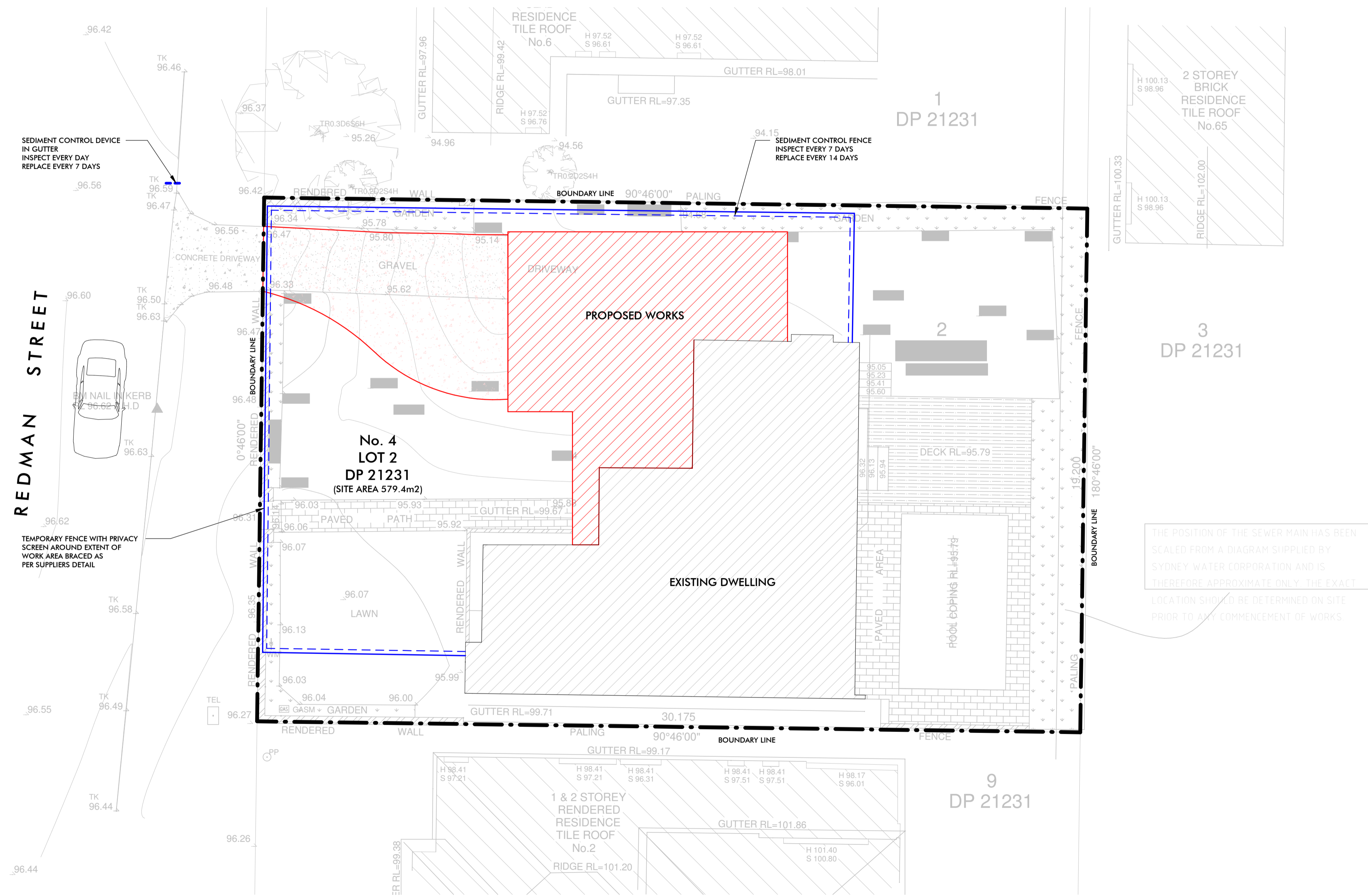
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19 TEMPORARY CONSTRUCTION EXIT
 NOT TO SCALE



20 SEDIMENT CONTROL FENCE
 NOT TO SCALE



21 SEDIMENT & EROSION CONTROL PLAN
 SCALE 1 : 100

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 Council Northern Beaches Council

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 Proposed alterations and additions at
**4 Redman Street
 Seaforth NSW
 Lot 2 DP 21231**

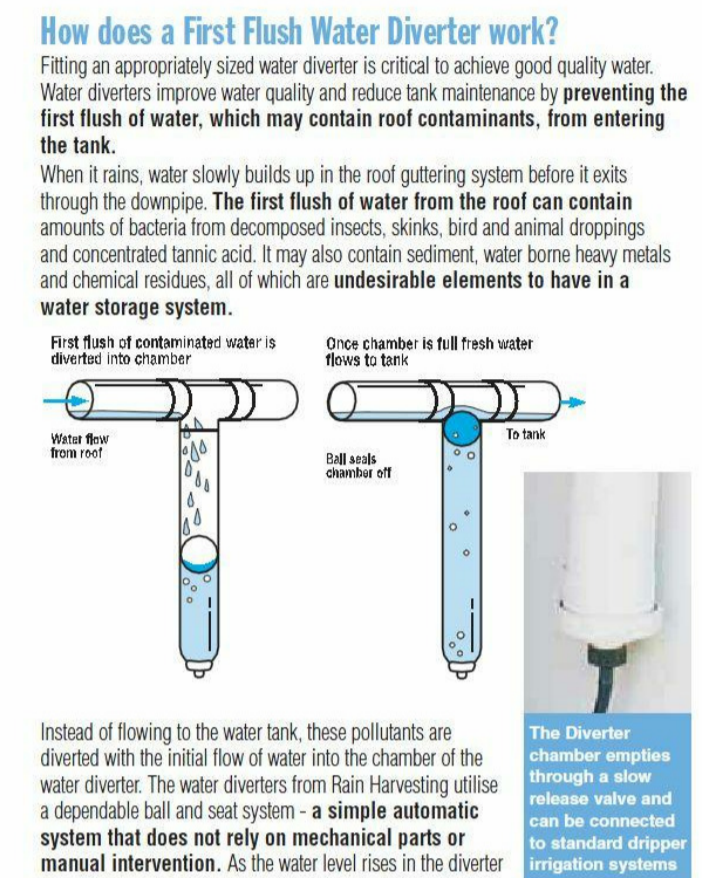
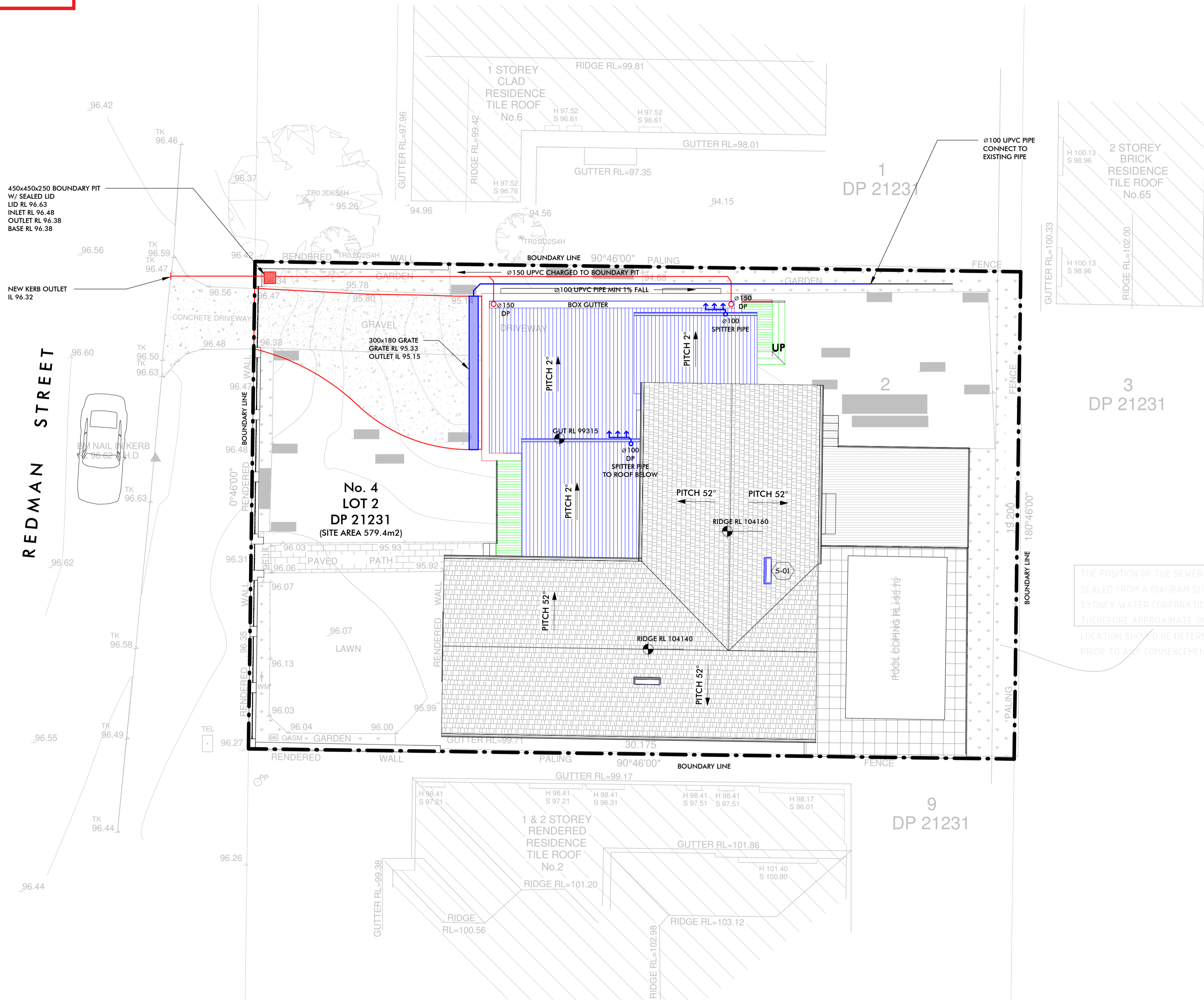
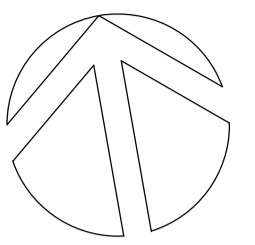
Title
**Sediment and Erosion
 Control Plan**

Drawing No. **A-07**
 Revision **A**

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RAINWATER DIVERTER DETAILS

NOTE:
 FIRST FLUSH DEVICES TO BE INSTALLED AT ALL DRAINAGE TANKS IN ACCORDANCE WITH AS3500 AND SYDNEY WATER REQUIREMENTS



NOTE:
 THIS DEVICE, OR ITS EQUIVALENT, TO BE FITTED TO EACH DOWNPIPE



RAINWATER LEAF SCREEN DETAILS

NOTE:
 FINAL UNDERGROUND STORMWATER SERVICE LOCATIONS TO BE DETERMINED ON-SITE AND SHALL BE CO-ORDINATED WITH THE EXISTING STRUCTURES AND TREE ROOTS
 ALL STORMWATER PIPES SHOWN ON THIS PLAN ARE SHOWN INDICATIVELY ONLY

34 CONCEPT STORMWATER MANAGEMENT PLAN
 SCALE 1 : 100

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 RBF

Job Number
 A16179

Council
 Northern Beaches Council

Proposed alterations and additions at
**4 Redman Street
 Seaforth NSW
 Lot 2 DP 21231**

Title
**Existing & Concept
 Drainage Plan**

Drawing No.
H-01 A

Revision




DA2019/1095

External Finishes & Materials

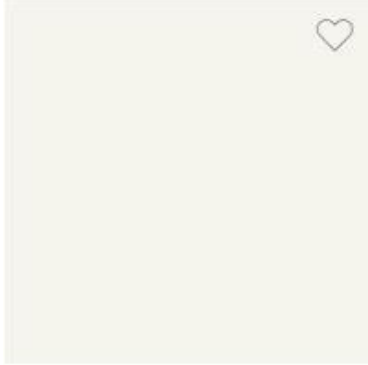
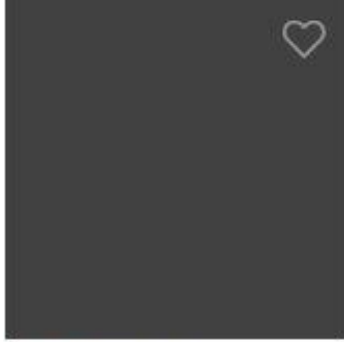


Lot 2 – D.P. 21231
No.4 Redman Street, Seaforth NSW
September 2019

DA2019/1095

Description	Location	Product Colour	Notes
Exterior walls	Existing dwelling	Dulux – Stowe White or equivalent – To match existing colour Stowe White B24 	Rendered brick
Window frames	Existing dwelling + New garage	Dulux – White or equivalent to match existing windows frames White D3 	- Refer to BASIX
Roofing	Existing Dwelling Garage	No Changes Sheet metal Colorbond roofing  BASALT* SA = 0.69. BCA = D	- Refer to BASIX

DA2019/1095

<p>Ceiling & Cornice</p>	<p>Ground floor</p>	<p>Dulux – Ceiling White or equivalent to match existing</p>  <p>White</p>	
<p>Garage door</p>	<p>New Garage</p>	<p>Colorbond – Monument or equivalent</p>  <p>Colorbond® Mo... C29</p>	<p>Panel lift</p>