



NORTH

COUNCIL:
NORTHERN BEACHES

DA APPROVAL

DA APPROVAL REFER TO COUNCIL
REGULATIONS FOR FURTHER
DETAILS

SITE DETAILS

SITE AREA:	654.30m ²
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DWELLING AREAS:

GROUND FLOOR:	130.86m ²
FIRST FLOOR:	136.26m ²
GARAGE:	48.53m ²
PATIO:	3.44m ²
OUTDOOR RETREAT:	23.37m ²
BALCONY:	18.76m ²
STAIR VOID:	7.25m ²

TOTAL FLOOR AREA:	361.04m ²
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FLOOR SPACE RATIO:

REQUIRED (max.):	45% / 294.44 ²
PROPOSED:	38.17% / 249.72m ²

OPEN SPACE:

REQUIRED (min.): 55% / 359.87m²
 PROPOSED 56.48% / 369.545m²
 PRINCIPAL POS AREA: 6m x 4m = 24m²

LANDSCAPE:

REQUIRED:	35% / 125.95m ²
PROPOSED:	39.3% / 257.18m ²

LEGEND

CUT/FILL	
DROP EDGE BEAM	
NATURAL GROUND LEVEL	NGL
FINISH GROUND LEVEL	FGL
FINISH FLOOR LEVEL	FFL
PRIVATE OPEN SPACE	

SHEET NAME:

SITE PLAN

JOB NO:

21-1418

REV:

DATE:
30.03.23

SCALE @ A3:
1 : 200

SHEET NO:
005

FACADE NAME:
CUSTOM

PACKAGE:
ELEGANCE

CLIENT'S NAME:

MR BENJAMIN HUMPHRIES
MRS SOPHIE ANNA HUMPHRIES

SIGNATURE:

DATE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

SITE ADDRESS:

LOT: 35 DP: 13750 SEC: 1

(No. 23) WAKEHURST PARKWAY

SEAFORTH ,NSW, 2092



**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2023/0040



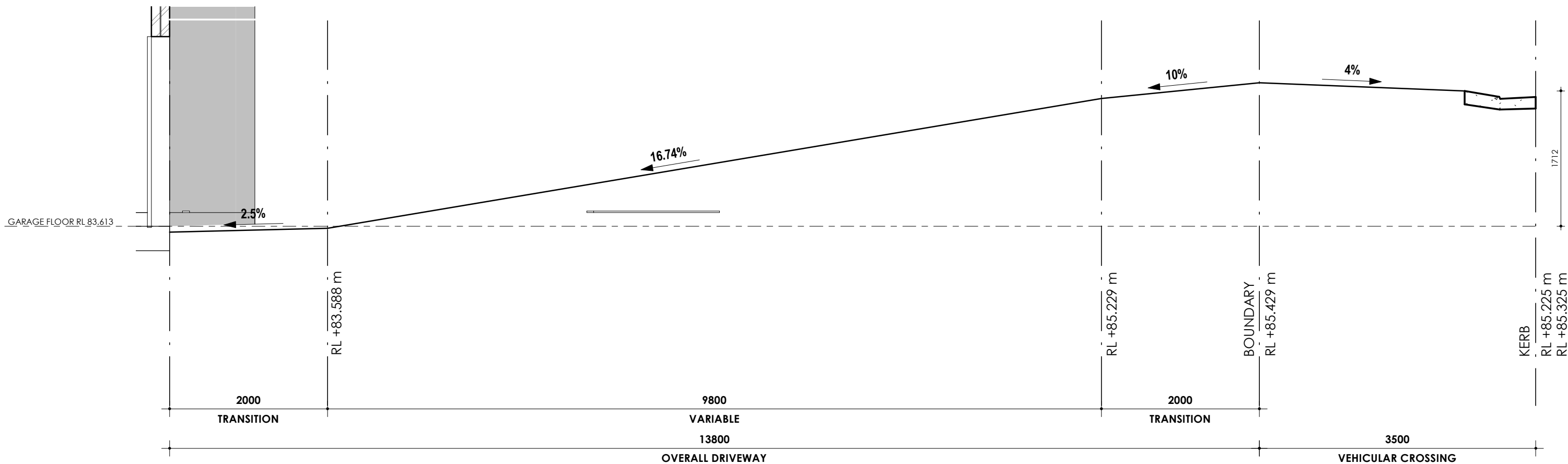
FOWLER

YOUR HOME. OUR PASSION.

CLIENTS NAME:
MR BENJAMIN HUMPHRIES
MRS SOPHIE ANNA HUMPHRIES

SIGNATURE: _____ DATE: _____
I ACCEPT AND APPROVE CURRENT PLANS AND ALL
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SITE ADDRESS:
LOT: 35 DP: 13750 SEC: 1
(No. 23) WAKEHURST PARKWAY
SEAFORTH ,NSW, 2092



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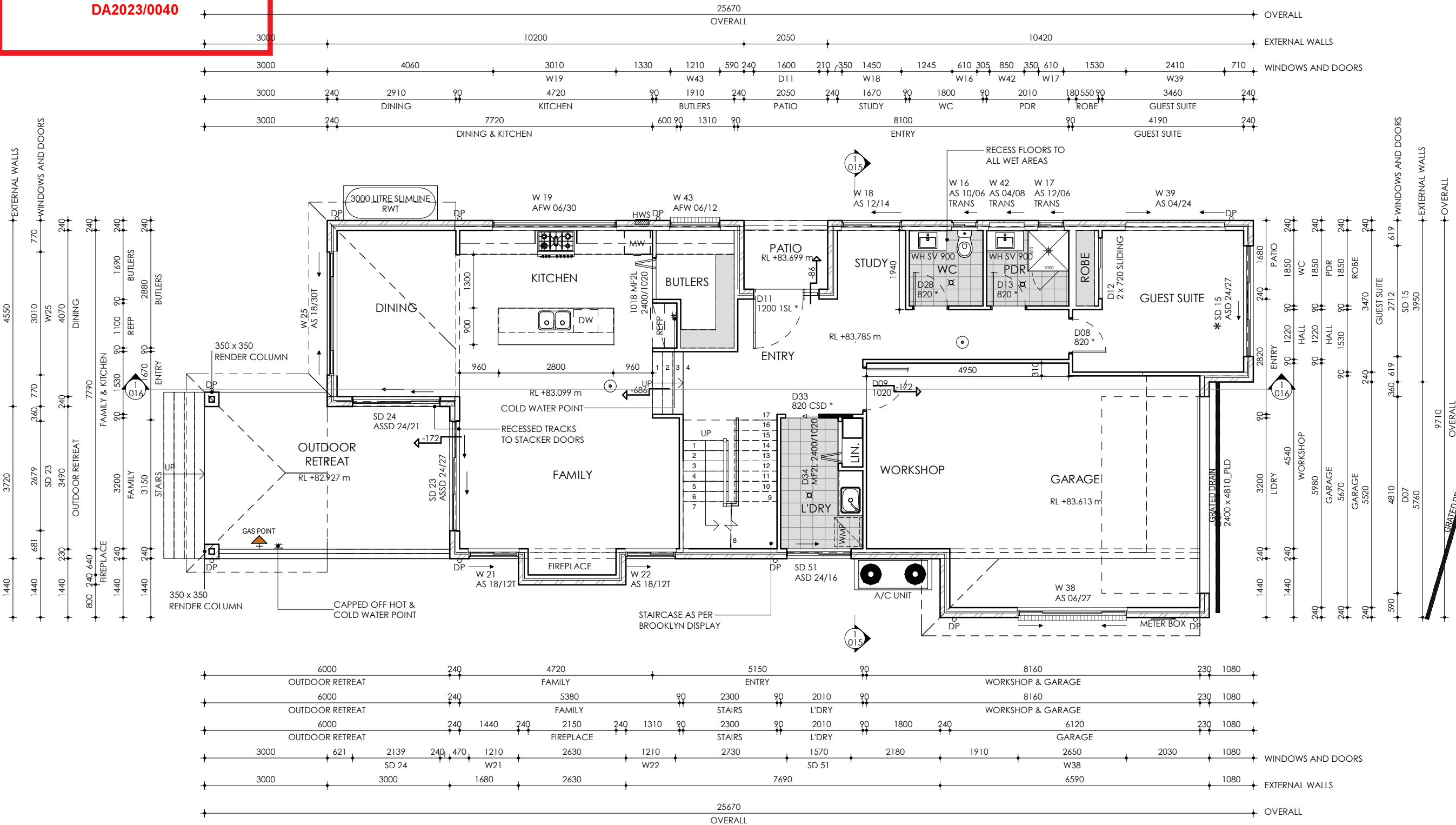
SHEET NAME: DRIVEWAY GRADIENT		JOB NO: 21-1418		 FOWLER YOUR HOME. OUR PASSION.	CLIENT'S NAME: MR BENJAMIN HUMPHRIES MRS SOPHIE ANNA HUMPHRIES		SITE ADDRESS: LOT: 35 DP: 13750 (No. 23) WAKEHURST PARKWAY SEAFORTH ,NSW, 2092
NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM		REV: B-4	DATE: 30.03.23		SIGNATURE: _____ DATE: _____		
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 50	SHEET NO: 008		I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.		



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NOTES:

- ALL SQUARE SET OPENINGS TO BE 2100mm HIGH TO GROUND FLOOR.
- ALL SQUARE SET OPENINGS TO BE 2100mm HIGH TO FIRST FLOOR.
- WINDOWS TO HAVE PROTECTION OF OPENABLE WINDOWS TO COMPLY WITH THE BUILDING CODE OF AUSTRALIA VOLUME 2 2013. IN RELATION TO THE BEDROOM WINDOWS.
- ALL BATHROOMS, LAUNDRIES & POWDER ROOMS TO HAVE EXHAUST FAN PROVIDED TO COMPLY WITH N.C.C 2019 VOLUME 2 PART 3.8.5

NOTES:

- GREY GLASS TO SD 15, W30, W32, SD31
- PROVIDE R2.5 GOLD INSULATION BATTS TO ALL EXTERNAL WALLS, EXCLUDES GARAGE EXTERNAL WALLS, INCLUDES GARAGE INTERNAL WALLS
- PROVIDE R4.0 GOLD INSULATION BATTS TO CEILING, EXCLUDES GARAGE
- PROVIDE EDMONDS SUPAVENT WHIRLY BIRD ROOF VENTILATOR WITH TWO UNDER EAVE VENTS
- PROVIDE A CLIPSAL AIRFLOW 3 BLADE CEILING FAN IN WHITE TO FAMILY
- PROVIDE LOW E GLASS TO ALL WINDOWS AND SLIDING/ STACKER DOORS THROUGHOUT DWELLING, EXCLUDES ALL WET AREAS, KITCHEN, BUTLERS AND GARAGE

LEGEND

MW	MICROWAVE
DW	DISHWASHER
WM	WASHING MACHINE PROVISION
REFP	FRIDGE PROVISION
*	2340 HIGH DOORS
SA	SMOKE ALARM
⊗	EXHAUST FAN
→	FLOOR JOIST DIRECTION
TWT	TANK WATER TAP
FWT	FRESH WATER TAP
DP	DOWN PIPE LOCATION
FW	FLOOR WASTE
WS	WASTE STACK
EJ	EXPANSION JOINTS
⊠	ROOF ACCESS
SB	STRUCTURAL BEAMS TO ENGINEER'S SPECIFICATIONS

FLOOR AREAS

GROUND FLOOR	130.86 m²
FIRST FLOOR	136.26 m²
GARAGE	48.53 m²
PATIO	3.44 m²
OUTDOOR RETREAT	23.37 m²
BALCONY	18.76 m²
VOID	7.25 m²
TOTAL	368.46 m²
SQUARES	39.66

SHEET NAME:

GROUND FLOOR PLAN

JOB NO:

21-1418

NEW TWO STOREY DWELLING

DESIGN NAME:
CUSTOM

REV:

B-4

DATE:

30.03.23

FACADE NAME:

CUSTOM

PACKAGE:

ELEGANCE

SCALE @ A3:

1 : 100

SHEET NO:

011



FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:

MR BENJAMIN HUMPHRIES
MRS SOPHIE ANNA HUMPHRIES

SIGNATURE:

I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.

DATE:

SITE ADDRESS:

LOT: 35 DP: 13750

(No. 23) WAKEHURST PARKWAY

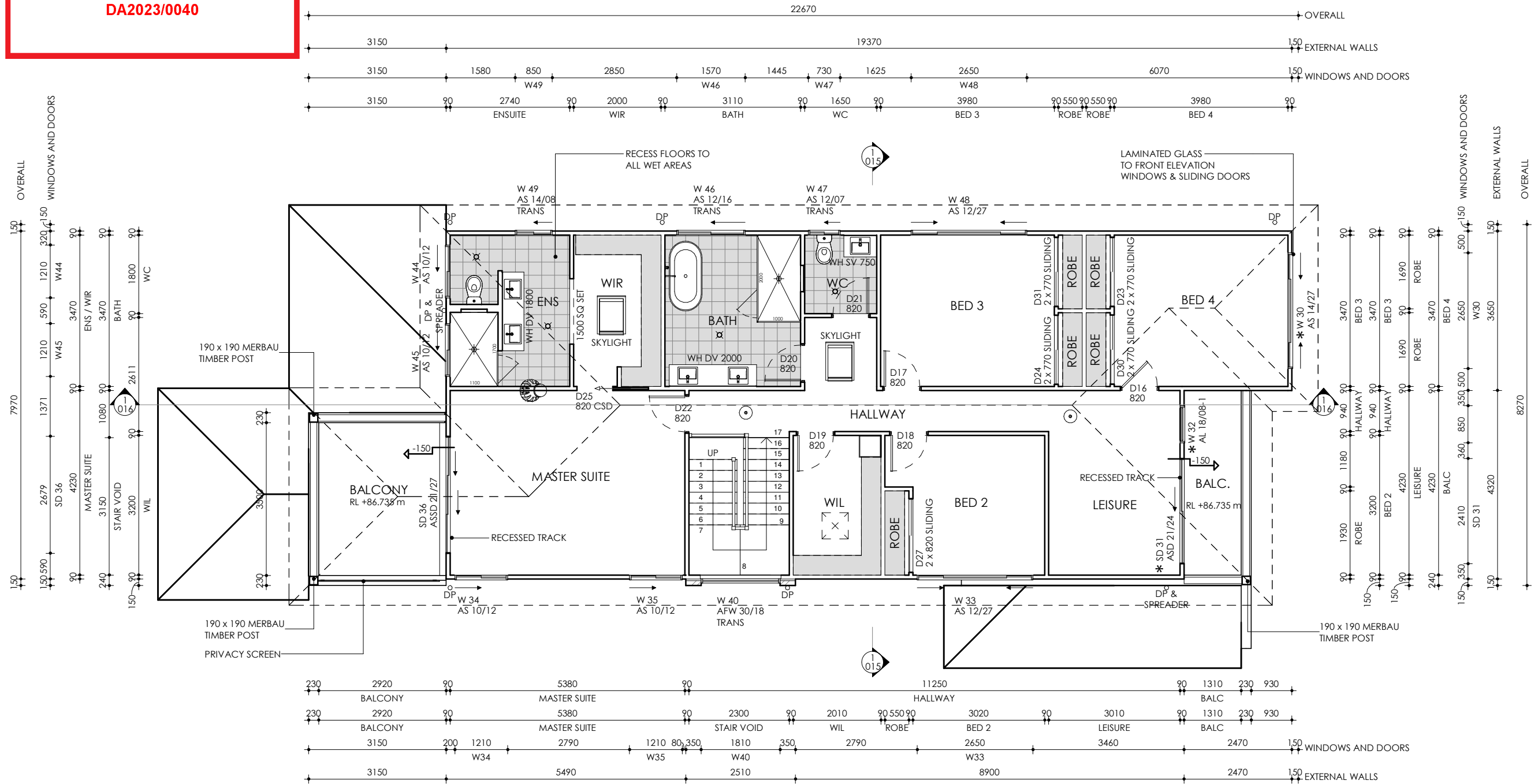
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ROOF SCHEDULE

AREA	TYPE
257.26 m ²	CONCRETE TILES

LEGEND

MW	MICROWAVE
DW	DISHWASHER
WM	WASHING MACHINE PROVISION
REFP	FRIDGE PROVISION
*	2340 HIGH DOORS
SA	SMOKE ALARM
⊗	EXHAUST FAN
→	FLOOR JOIST DIRECTION
TWT	TANK WATER TAP
FWT	FRESH WATER TAP
DP	DOWN PIPE LOCATION
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EJ	EXPANSION JOINTS
⊠	ROOF ACCESS
SB	STRUCTURAL BEAMS TO ENGINEER'S SPECIFICATIONS

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BALCONY	18.76 m ²
VOID	7.25 m ²
TOTAL	368.46 m ²
SQUARES	39.66

SHEET NAME:

FIRST FLOOR PLAN

JOB NO:

21-1418

NEW TWO STOREY DWELLING

DESIGN NAME:
CUSTOM

REV:

B-4

DATE:

30.03.23

FACADE NAME:

CUSTOM

PACKAGE:

ELEGANCE

SCALE @ A3:

1 : 100

SHEET NO:

012



FOWLER
YOUR HOME. OUR PASSION.

CLIENT'S NAME:

MR BENJAMIN HUMPHRIES
MRS SOPHIE ANNA HUMPHRIES

SIGNATURE:

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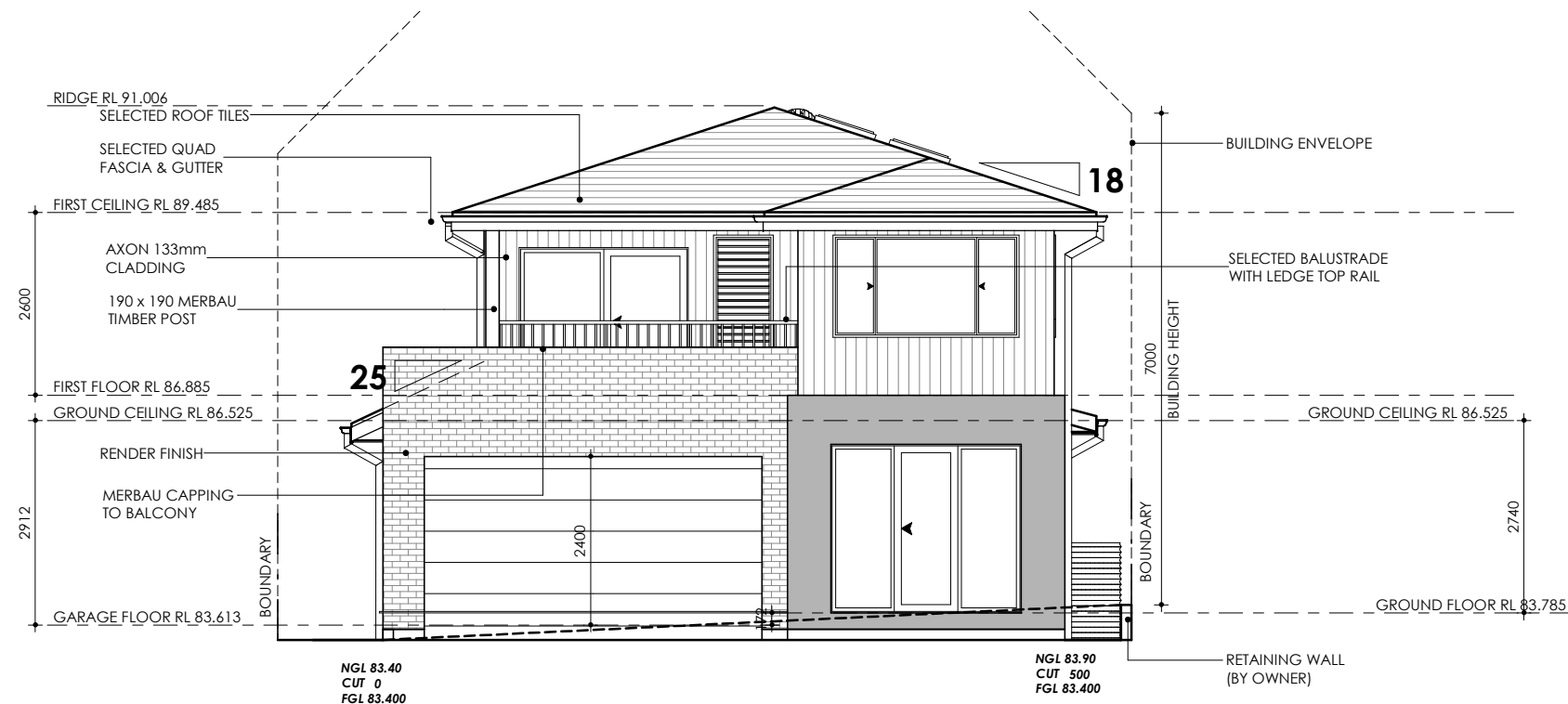
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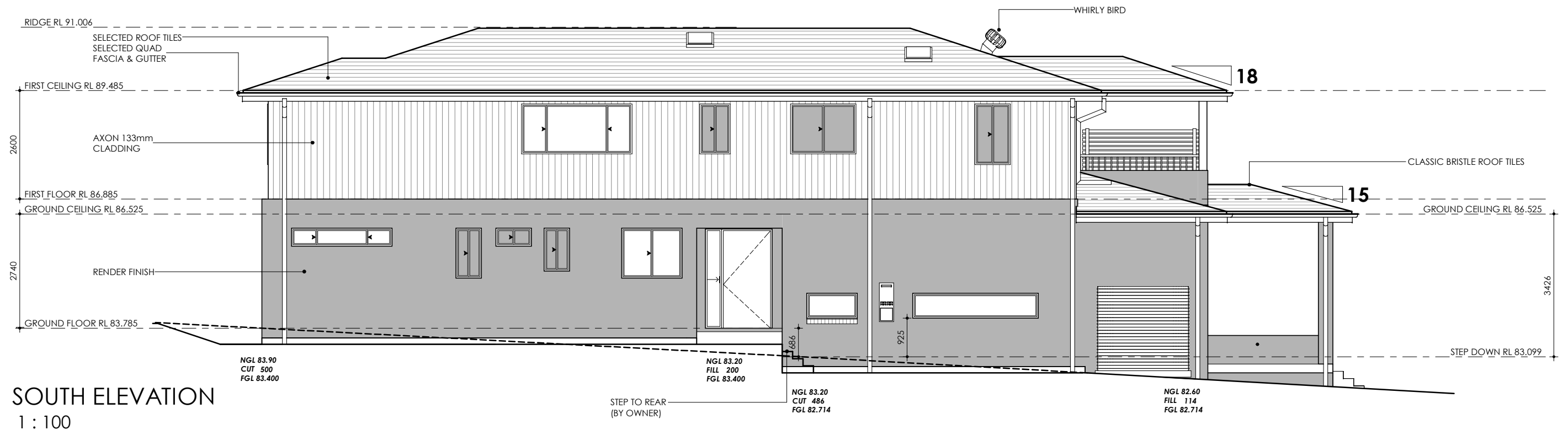
LOT: 35 DP: 13750

(No. 23) WAKEHURST PARKWAY

SEAFORTH ,NSW, 2092

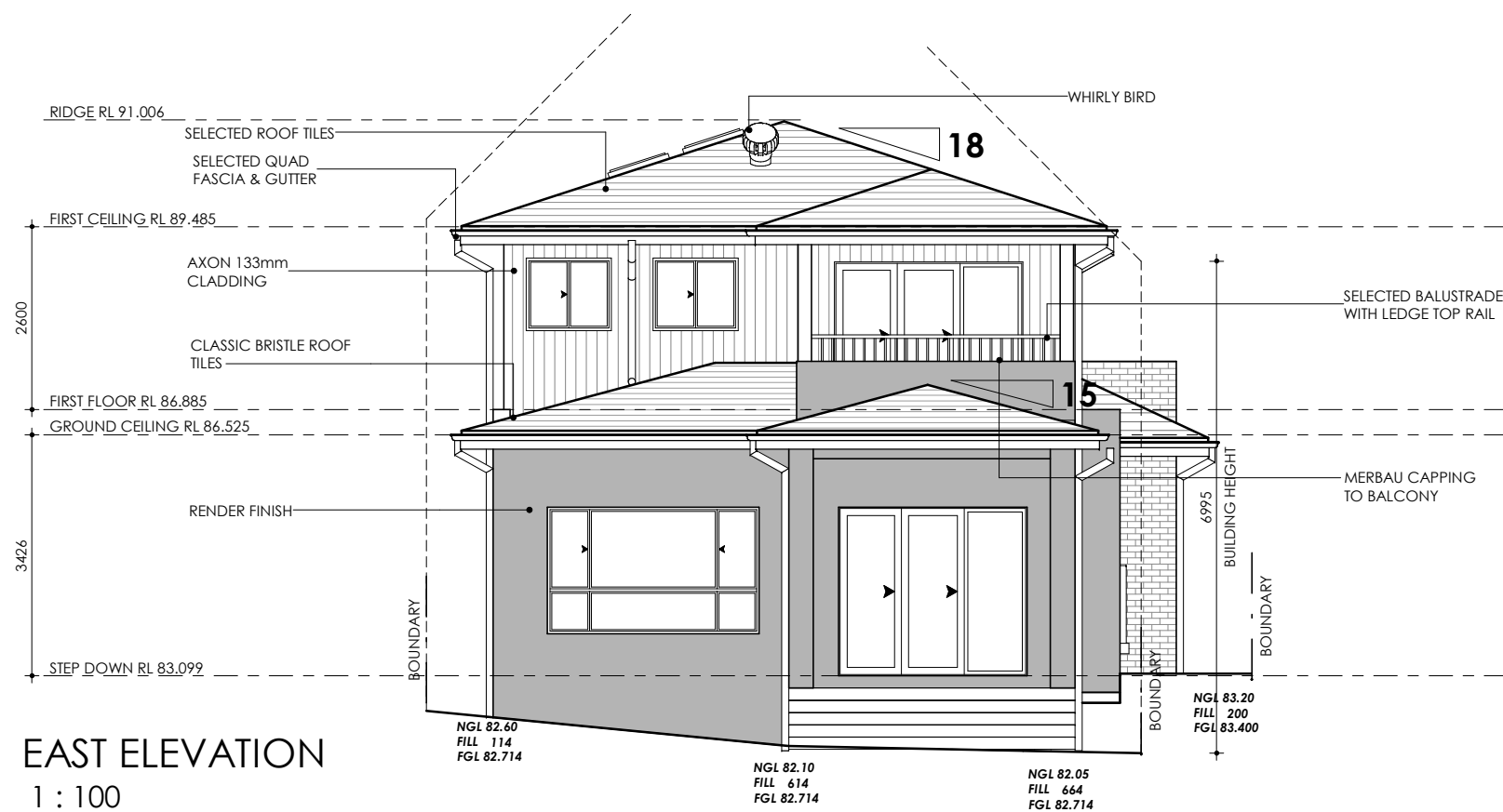


WEST ELEVATION
1 : 100



SOUTH ELEVATION
1 : 100

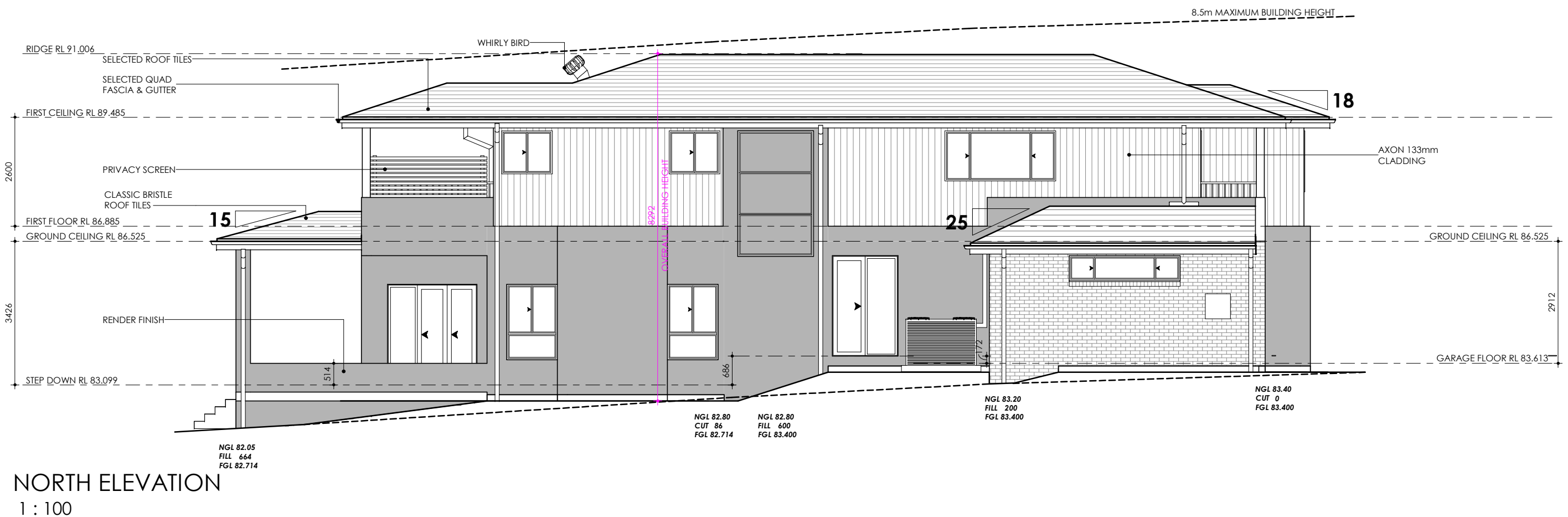
SHEET NAME: ELEVATIONS		JOB NO: 21-1418		 FOWLER YOUR HOME. OUR PASSION.	CLIENT'S NAME: MR BENJAMIN HUMPHRIES MRS SOPHIE ANNA HUMPHRIES		SITE ADDRESS: LOT: 35 DP: 13750 (No. 23) WAKEHURST PARKWAY SEAFORTH ,NSW, 2092	
NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM		REV: B-4	DATE: 30.03.23		SIGNATURE: _____ DATE: _____		I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.	
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 100	SHEET NO: 013					



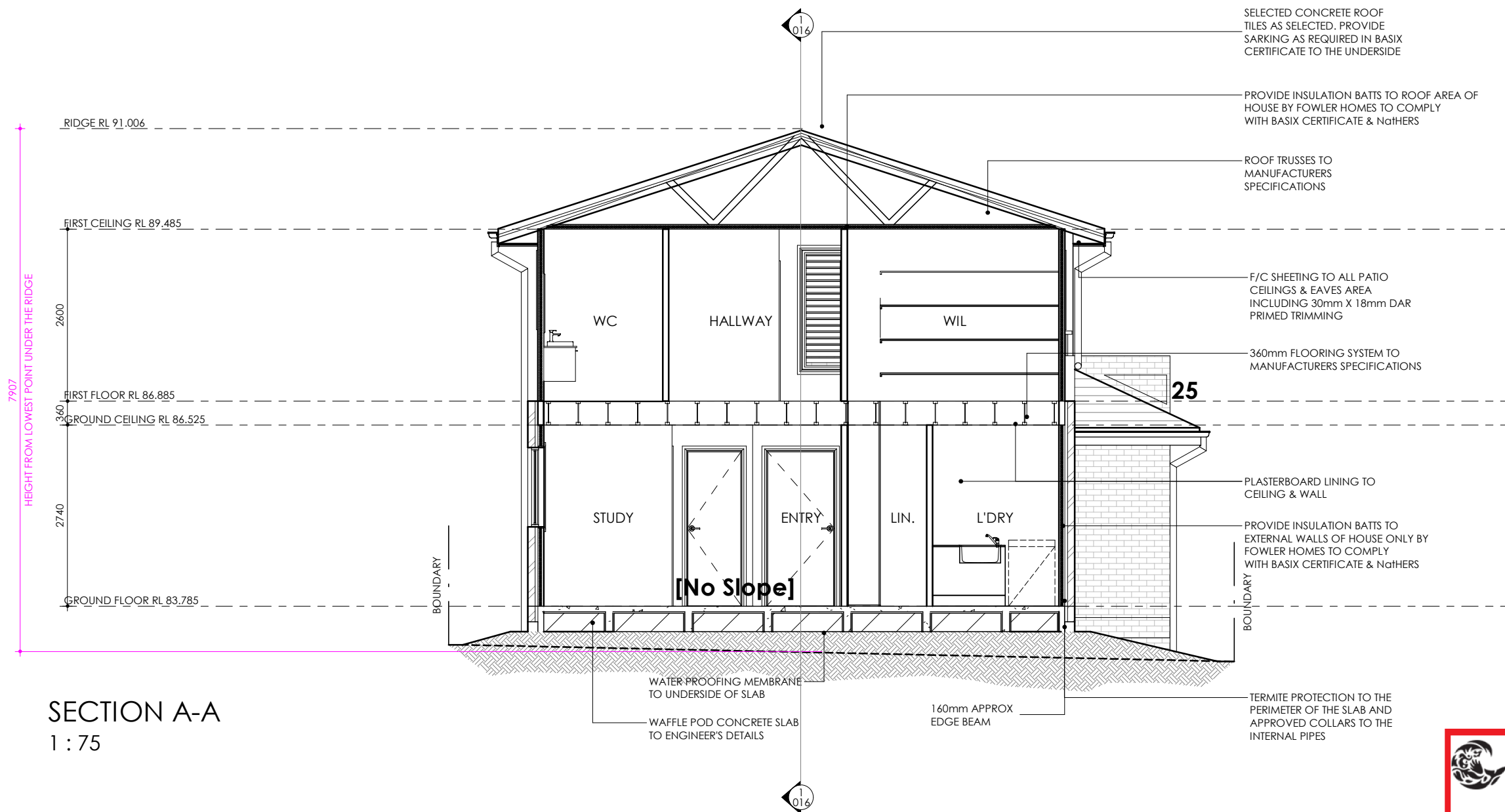
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SHEET NAME: ELEVATIONS		JOB NO: 21-1418		 FOWLER YOUR HOME. OUR PASSION.	CLIENTS NAME: MR BENJAMIN HUMPHRIES MRS SOPHIE ANNA HUMPHRIES		SITE ADDRESS: LOT: 35 DP: 13750 (No. 23) WAKEHURST PARKWAY	
NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM		REV: B-4	DATE: 30.03.23		SIGNATURE: _____ DATE: _____		SEAFORTH ,NSW, 2092	
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 100	SHEET NO: 014		I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.			



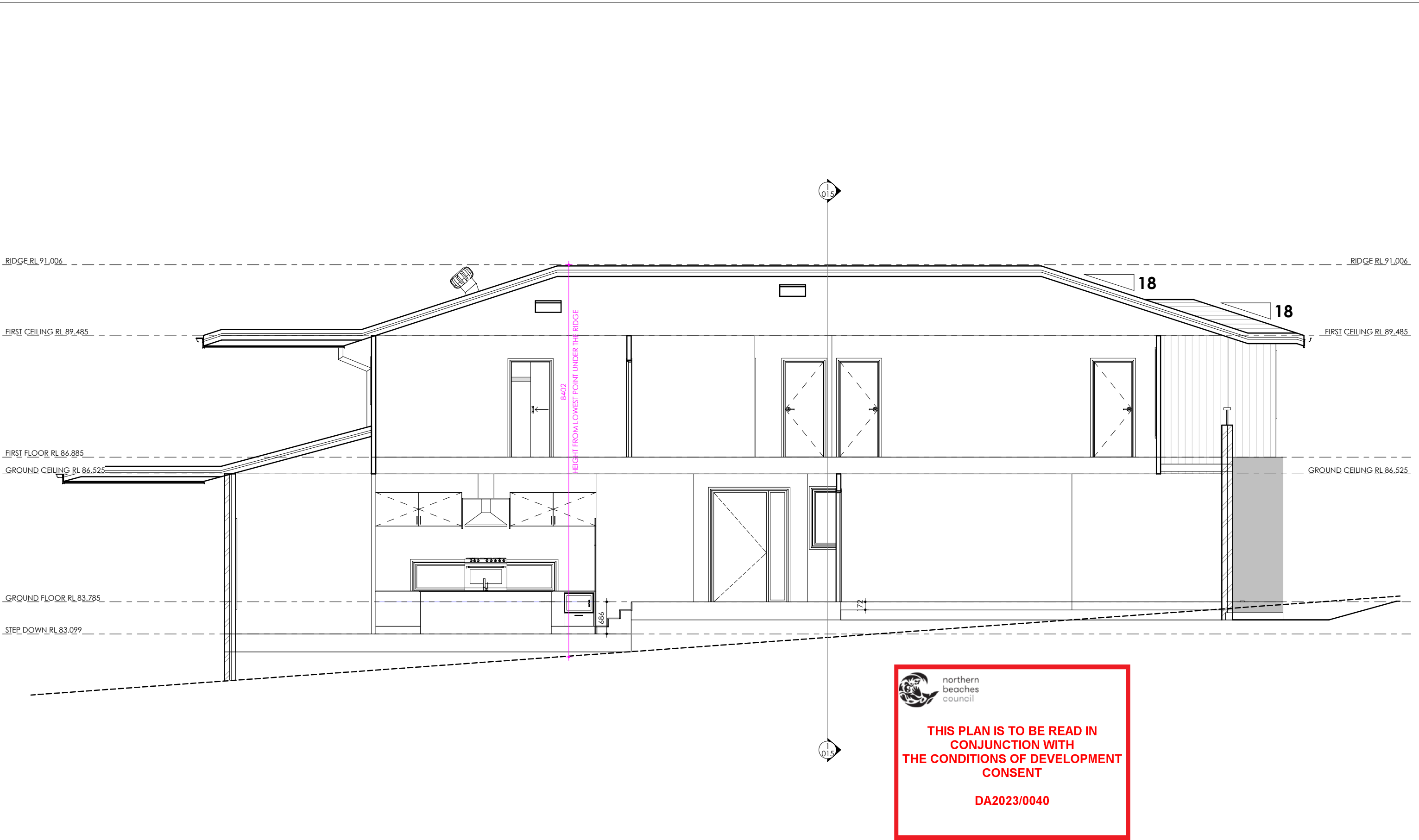
SECTION A-A
1 : 75



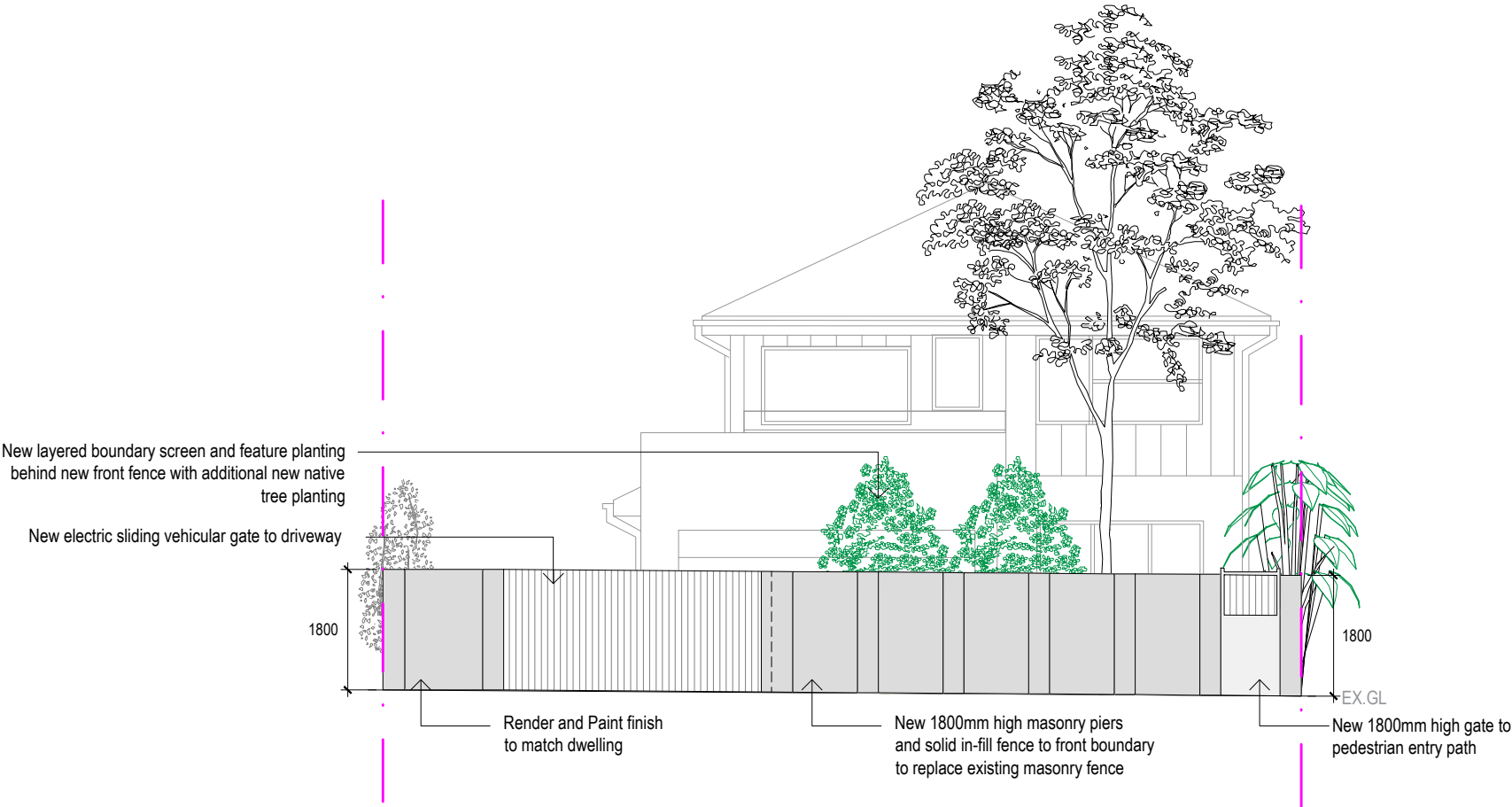
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SHEET NAME: SHORT SECTION		JOB NO: 21-1418		 FOWLER YOUR HOME. OUR PASSION.	CLIENT'S NAME: MR BENJAMIN HUMPHRIES MRS SOPHIE ANNA HUMPHRIES		SITE ADDRESS: LOT: 35 DP: 13750 (No. 23) WAKEHURST PARKWAY	
NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM		REV: B-4	DATE: 30.03.23		SIGNATURE: _____ DATE: _____ I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.			
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 75	SHEET NO: 015					



SHEET NAME: LONG SECTION		JOB NO: 21-1418		 FOWLER YOUR HOME. OUR PASSION.	CLIENT'S NAME: MR BENJAMIN HUMPHRIES MRS SOPHIE ANNA HUMPHRIES		SITE ADDRESS: LOT: 35 DP: 13750 (No. 23) WAKEHURST PARKWAY SEAFORTH ,NSW, 2092	
NEW TWO STOREY DWELLING DESIGN NAME: CUSTOM		REV: B-4	DATE: 30.03.23		SIGNATURE: _____ DATE: _____			
FACADE NAME: CUSTOM	PACKAGE: ELEGANCE	SCALE @ A3: 1 : 75	SHEET NO: 016		I ACCEPT AND APPROVE CURRENT PLANS AND ALL DOCUMENTATION PROVIDED TO ME BY FOWLER HOMES.			



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FRONT FENCE ELEVATION AA
SCALE 1:100

NOTES:
- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue
A	18/05/22	DA Issue

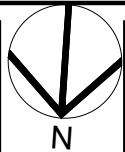
Checked
AE

SPACE
LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd
ABN 60 799 663 674 ACN 139 316 251
info@spacedesigns.com.au
spacedesigns.com.au
P 02 9905 7870 F 02 9905 7657
Suite 138, 117 Old Pittwater Rd,
Brookvale NSW 2100

PROJECT:
Landscape
SITE ADDRESS:
**23 Wakehurst Parkway,
SEAFORTH NSW 2092**

CLIENT:	Ben Humphries
DRN:	Y.Chen (M.LArch)
SCALE:	1:100@A3
PROJECT NO:	221963



DRAWING TITLE:
ELEVATION
DRAWING No:
DA-03

Rev: **A**