

DEMOLITION NOTES:

LEGEND

DEMOLITION
EXISTING HOUSE TO BE DEMOLISHED **DA**PROPOSED NEW HOUSE FOUNDATION WALLS

EXCAVATION
SOIL & ROCK EXCAVATION AS SHOWN FILL

EXTENT OF NATURAL ROCK OUTCROP
SHOWN ON LOWER GROUND FLOOR RL LEVEL FOR CLARITY TREES & SHRUBS TO BE REMOVED
REFER DA ARBORIST REPORT

NOTES

+ SITE SURVEY INFORMATION:
THE SITE INFORMATION HERIN HAS BEEN TRANSPOSED FROM
THE CMS SURVEYORS SURVEY PLAN #12072. REFER TO THIS SURVEY DRAWING TO CONFIRM BOUNDARIES, EXISTING FEATURES, LEVELS & DATUM. HOUSE WALL MEASUREMENTS [INTERNAL] BY CMS BUILDER TO CONFIRM ACCURACY T.B.C ON

+ COORDINATION:
REFER TO AND COORDINATE INFORMATION CONTAINED IN THE ARCHITECTURAL DRAWINGS AND THE DOCUMENTATION OF OTHER CONSULTANTS WITH THE 'SPECIFICATION FOR BUILDING WORKS'. REPORT DISCREPANCIES BETWEEN THE DOCUMENTS AND/OR WITH CONDITIONS ON SITE TO THE ARCHITECT FOR DIRECTION PRIOR TO PROCEEDING WITH THE WORKS.

+ DETAIL DRAWINGS:
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ISSUE				
Α	08.12.2020	NBC PRE-DA LODGEMENT MEETING		
В	09.03.2021	DA CONSULTANTS		
С	12.04.2021	DA CONSULTANT ISSUE		
D	28.04.2021	DA PREL IMI NARY		
E	15.06.2021	DA CONSULTANTS (AMENDED)		
E.1	09.07.2021	NBC DEVELOPMENT APPLICATION		

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DU PLESSIS DU PLESSIS ARCHITECTS

20 MULGOWRIE CRESCENT BALGOWLAH HEIGHTS NSW 2093 0403944576 e@droom.com.au www.droom.com.au REGISTERED ARCHITECT: #7435

NOMINATED ARCHITECT: Eugene du Plessis

HOUSE 80 Peacock Street, Seaforth

JOHN & ROSALIN QUATTROVILLE

80 Peacock Street, Seaforth NSW 2092

DEMOLITION PLAN **EXCAVATION & FILL PLAN**

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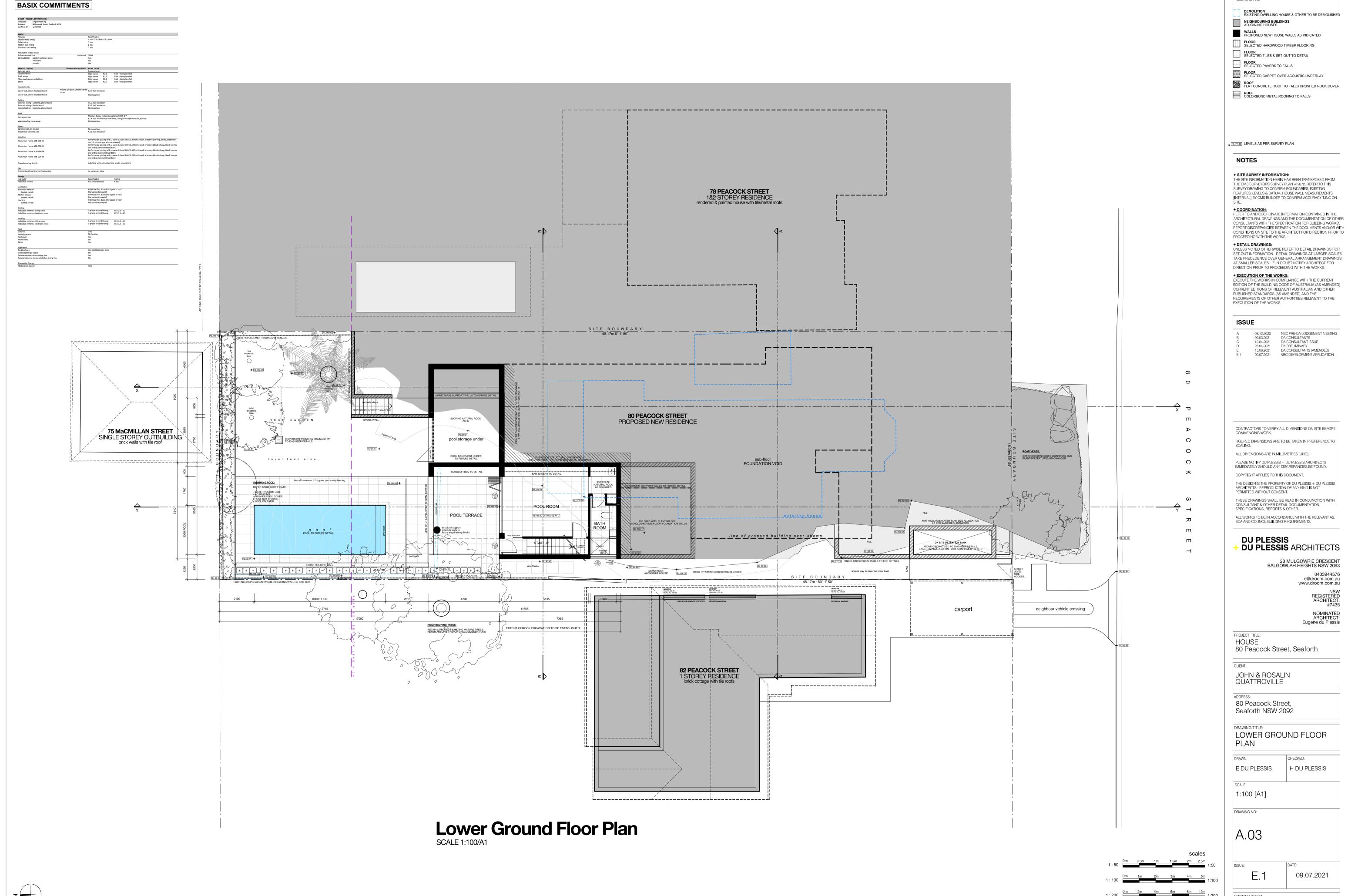
1:100 [A1] DRAWING NO:

A.02

A1 SHEET

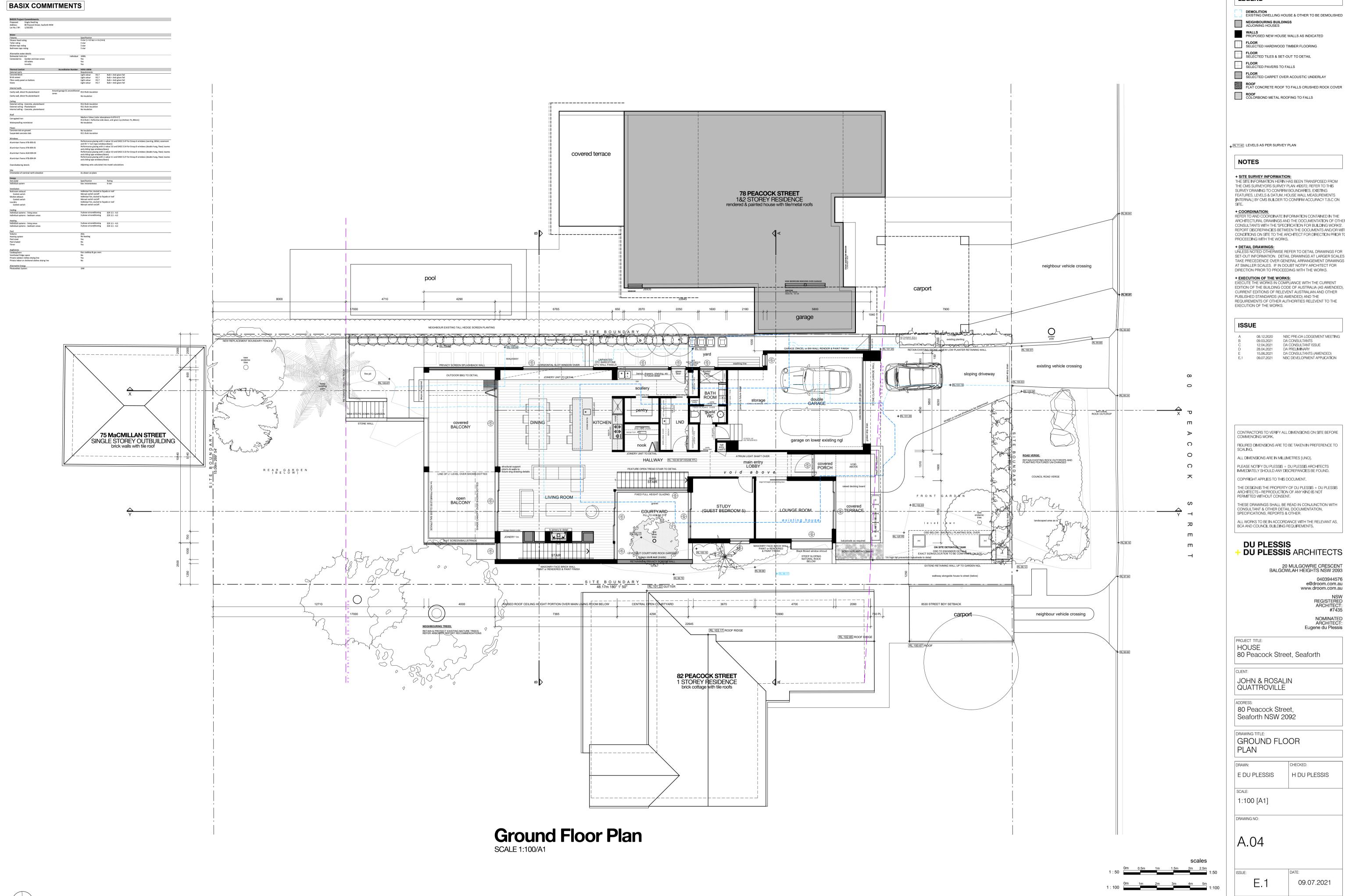
09.07.2021

DEVELOPMENT APPLICATION



DEVELOPMENT APPLICATION

A1 SHEET



DEMOLITION
EXISTING DWELLING HOUSE & OTHER TO BE DEMOLISHED

WALLS
PROPOSED NEW HOUSE WALLS AS INDICATED

FLOOR
SELECTED CARPET OVER ACOUSTIC UNDERLAY

ROOF
COLORBOND METAL ROOFING TO FALLS

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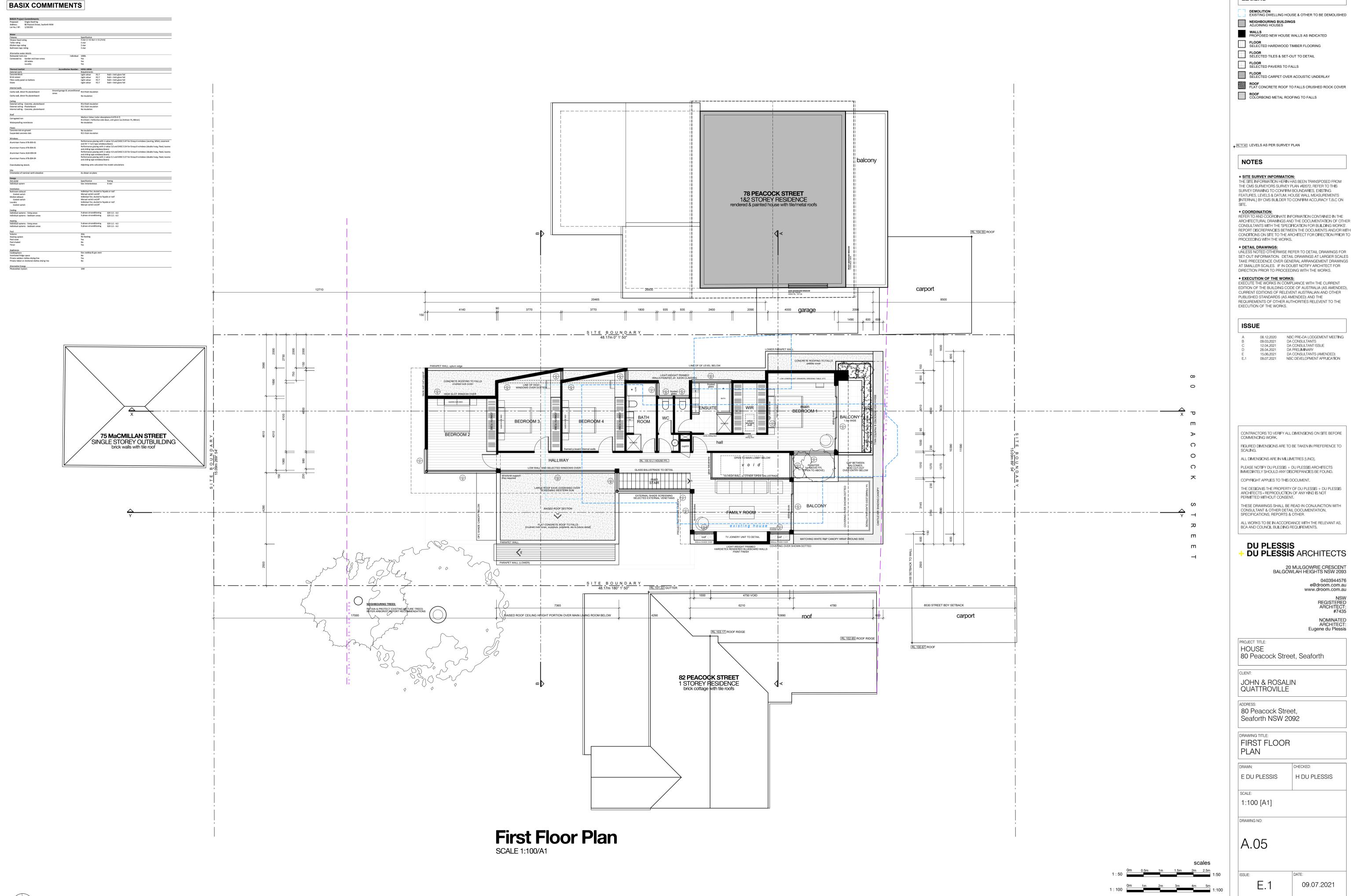
GROUND FLOOR

H DU PLESSIS

09.07.2021

DEVELOPMENT APPLICATION

A1 SHEET



DEMOLITION
EXISTING DWELLING HOUSE & OTHER TO BE DEMOLISHED

WALLS
PROPOSED NEW HOUSE WALLS AS INDICATED

FLOOR SELECTED HARDWOOD TIMBER FLOORING

FLOOR
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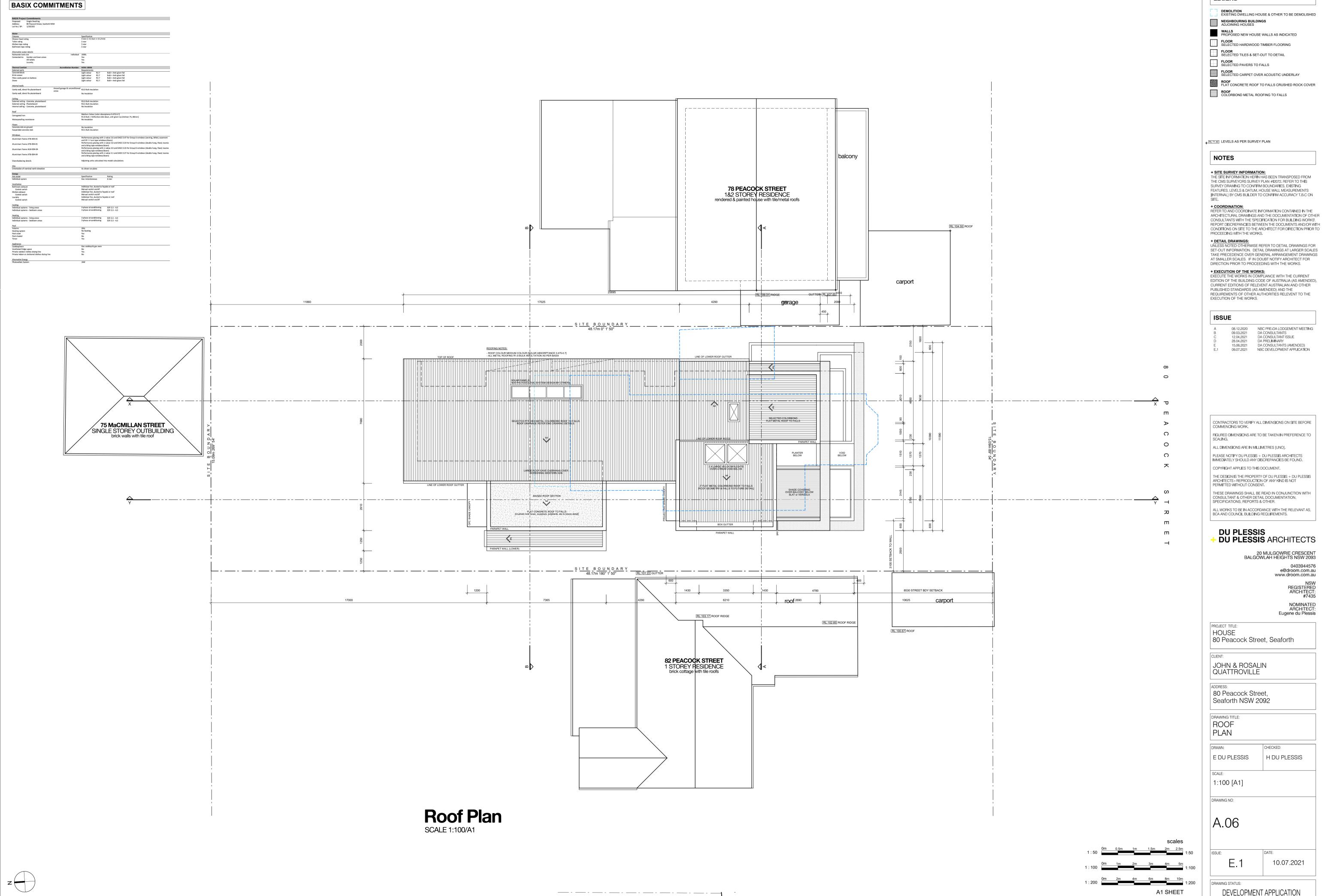
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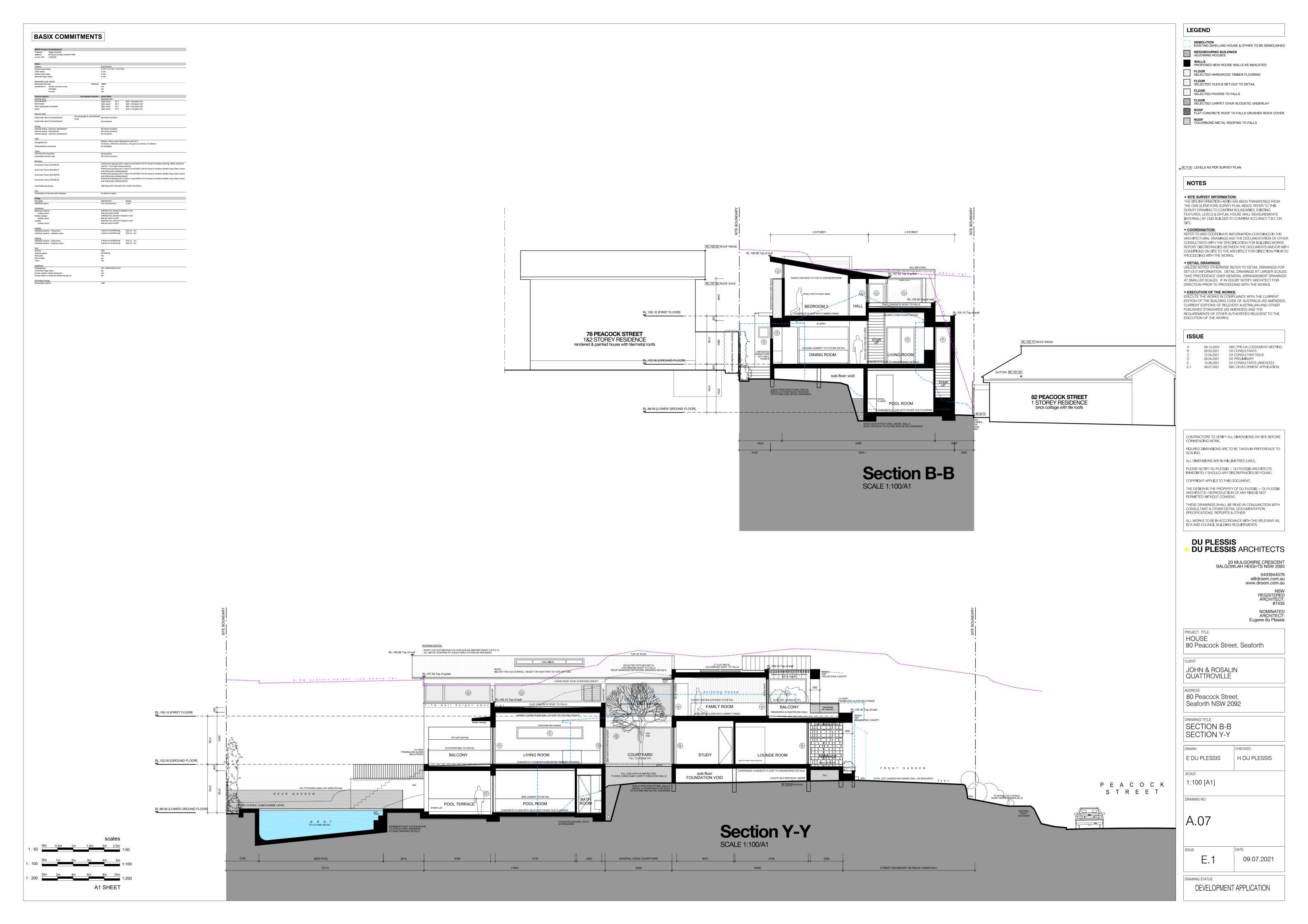
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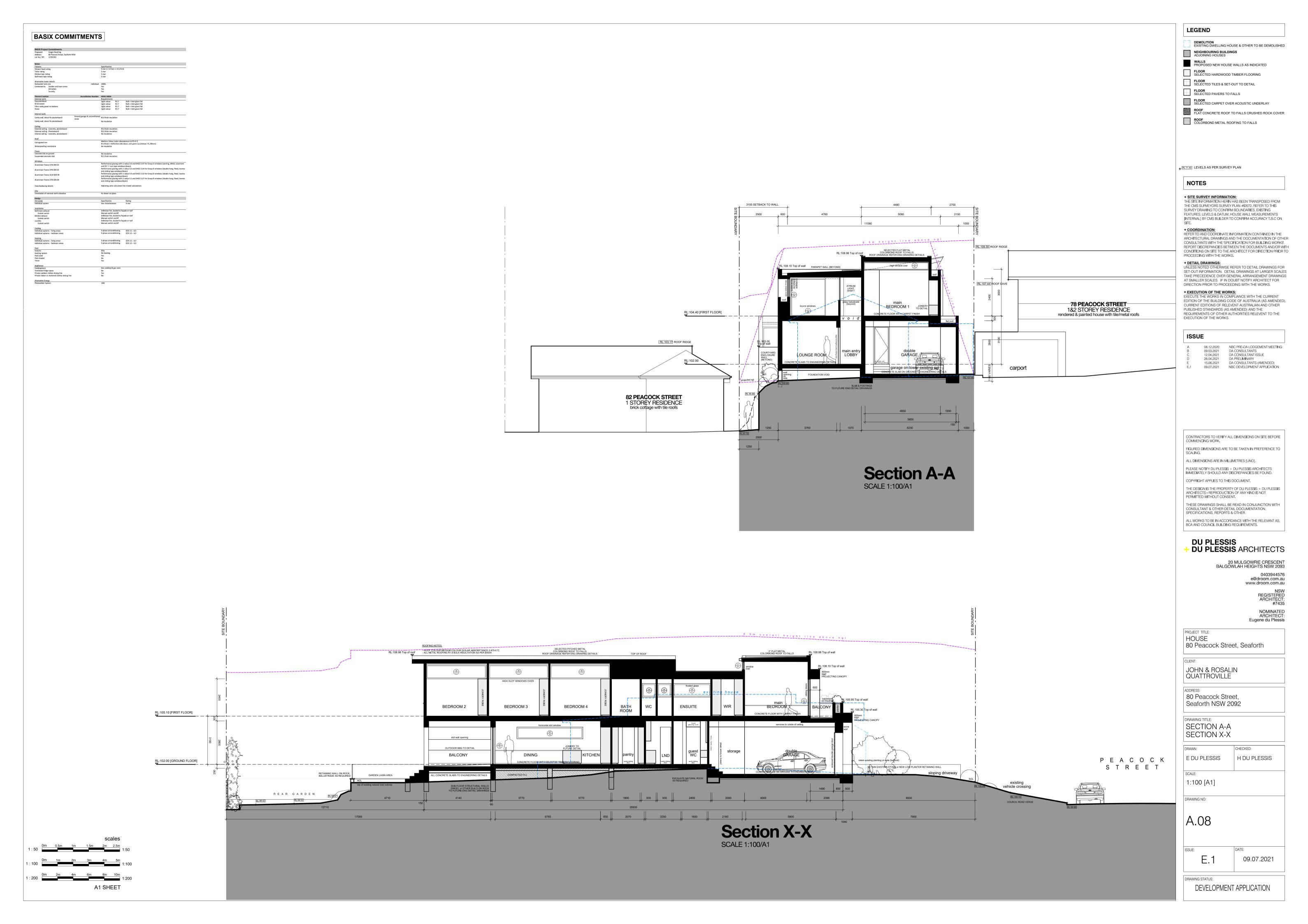
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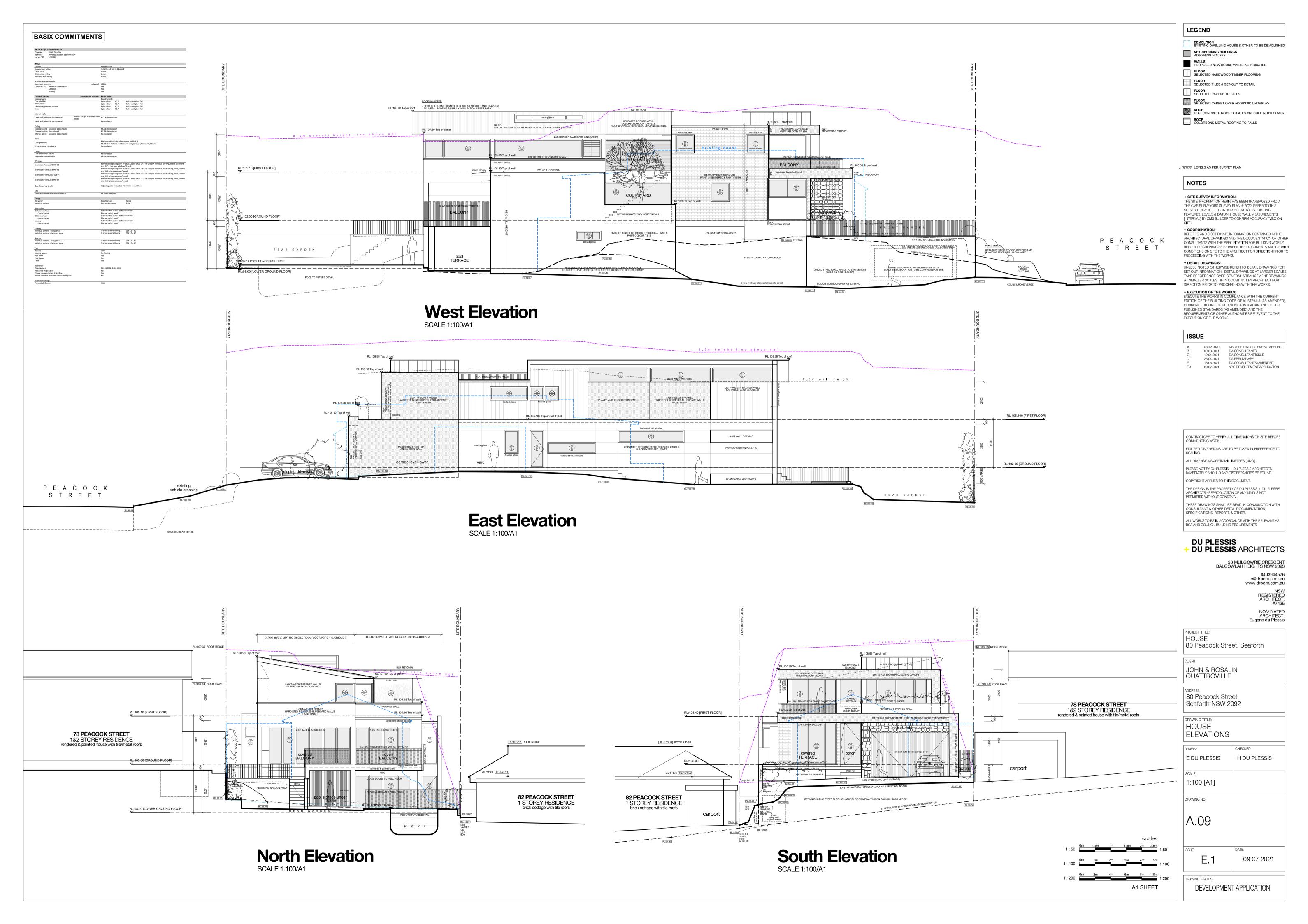
DEVELOPMENT APPLICATION

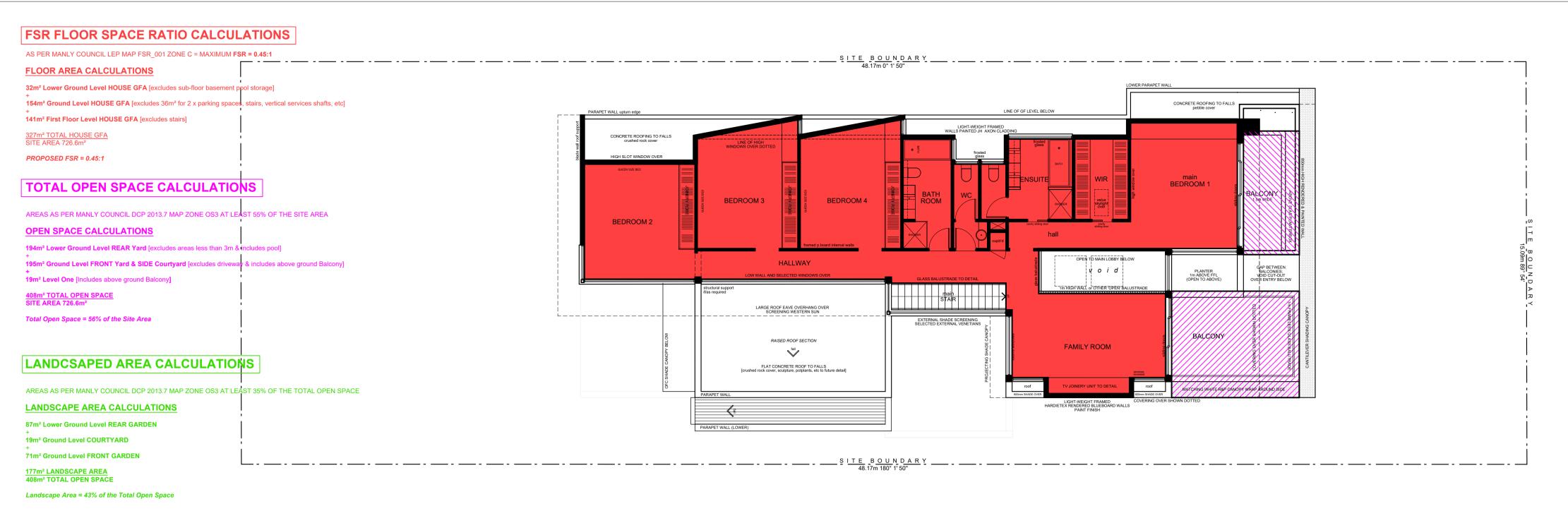
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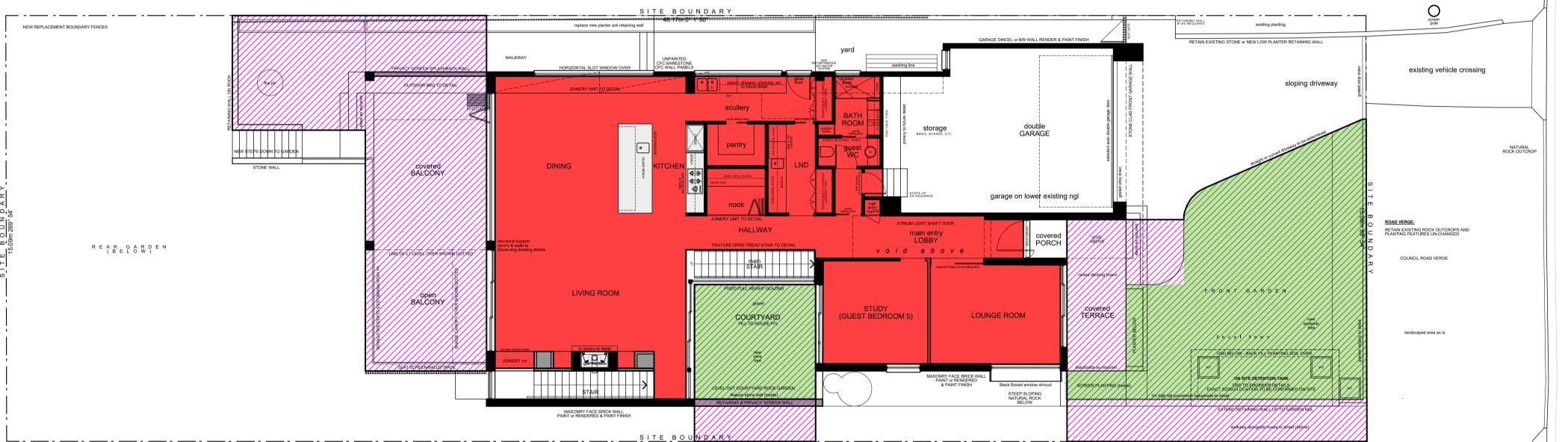


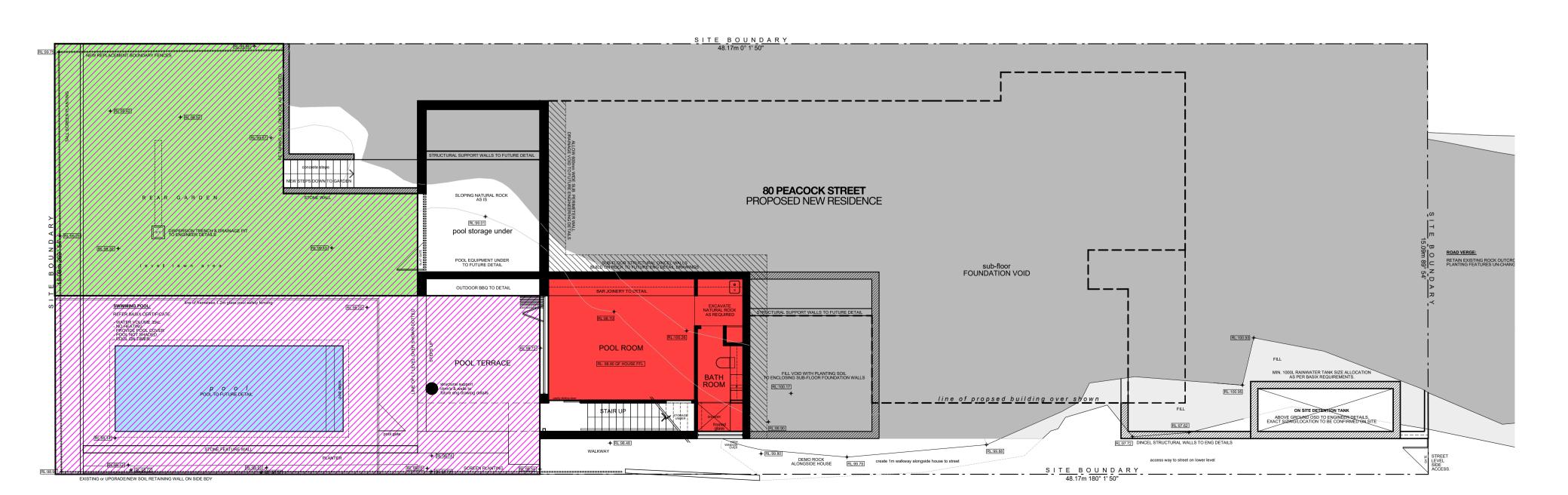












A1 SHEET

LEGEND

TOTAL OPEN SPACE
AS PER MANLY COUNCIL DCP 2013.7 DEFINITION FSR FLOOR SPATE RATIO
AS PER MANLY COUNCIL LEP GFA DEFINITION LANDSCAPED AREA
AS PER MANLY COUNCIL LEP GFA DEFINITION

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JOHN & ROSALIN QUATTROVILLE

80 Peacock Street, Seaforth NSW 2092

DA AREA CALCULATION PLANS

E DU PLESSIS H DU PLESSIS

1:100 [A1]

DRAWING NO:

DA.100

09.07.2021

DEVELOPMENT APPLICATION

Area Calculation Plans SCALE 1:100/A1



Legend:



Shadow from existing buildings



Additional shadow from proposed New Dwelling

Existing house will be demolished



Windows

Notes:

Tree Shadow has not been Associates in These Plans



John & Rosalin Quattroville

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20 MULGOWRIE CRESCENT BALGOWLAH HEIGHTS NSW 2093

0403944576 e@droom.com.au www.droom.com.au

Shadow Diagram June 21, 3pm E.S.T

Project:

Proposed New Dwelling 80 Peacock Street, Seaforth

A3 1:200 Scale: Date: Jul 2021 2021-043-03

Shadow Diagrams Prepared by:



Drawing No:

3D ARCHITECTURAL IMAGING

P O Box 618 Frenchs Forest NSW 1640 Australia T: (02) 9453 9698 F: (02) 9402 0782 E: info@3dai.com.au W: www.3dai.com.au

No. 75 MaCmillan St

Legend:



Shadow from existing buildings



Additional shadow from proposed New Dwelling

Existing house will be demolished



Windows

Notes:

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John & Rosalin Quattroville

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20 MULGOWRIE CRESCENT BALGOWLAH HEIGHTS NSW 2093

0403944576 e@droom.com.au www.droom.com.au

Shadow Diagram June 21, 9am E.S.T

Project:

Proposed New Dwelling 80 Peacock Street, Seaforth

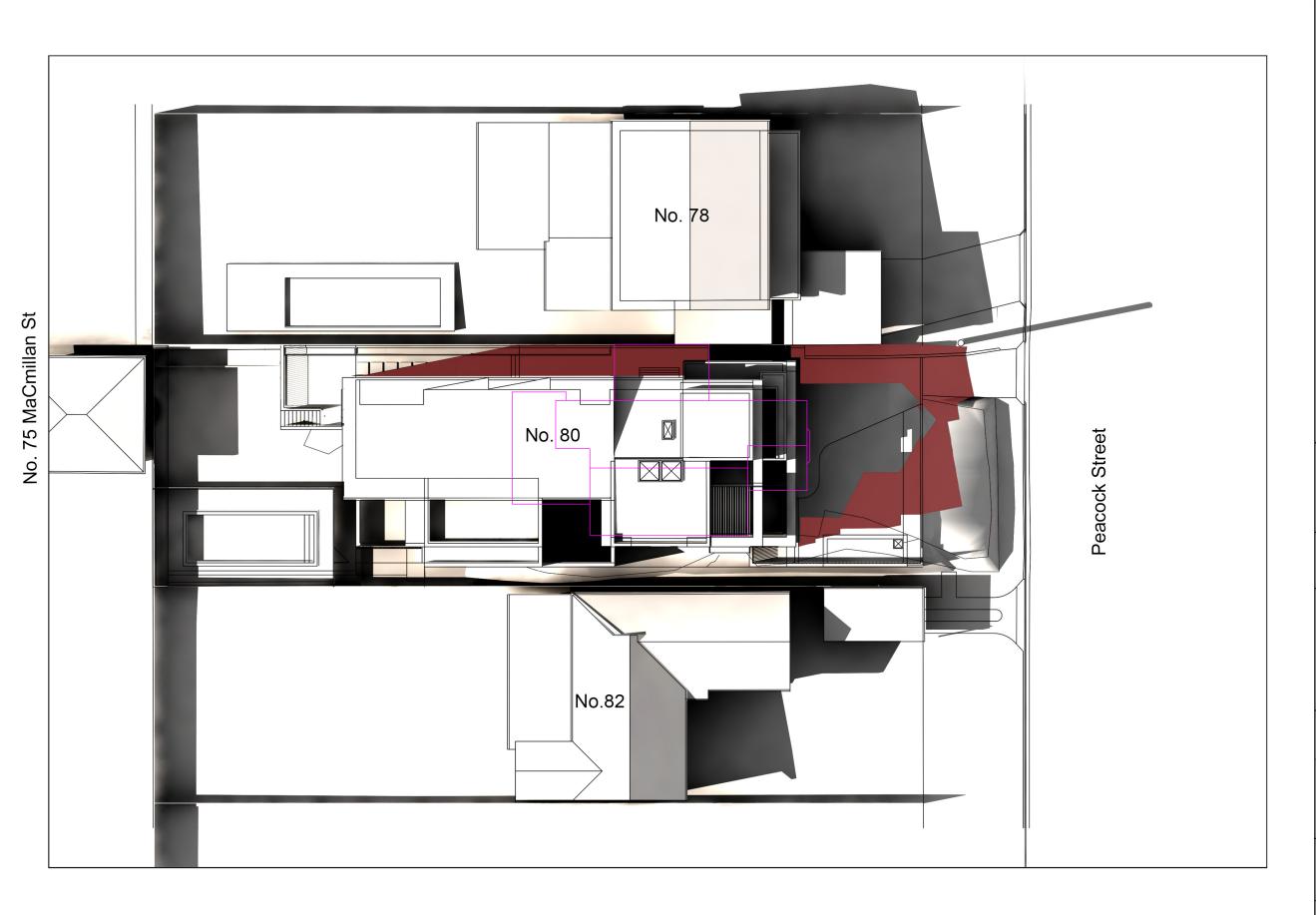
A3 1:200 Scale: Date: Jul 2021 2021-043-01 Drawing No:

Shadow Diagrams Prepared by:



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20 MULGOWRIE CRESCENT BALGOWLAH HEIGHTS NSW 2093

0403944576 e@droom.com.au www.droom.com.au

2021-043-02

Shadow Diagram June 21, 12pm E.S.T

Project:

Proposed New Dwelling 80 Peacock Street, Seaforth

A3 1:200 Scale: Date: Jul 2021

Shadow Diagrams Prepared by:



Drawing No:

3D ARCHITECTURAL IMAGING

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