

TOTAL SITE AREA (SURVEY)	743 m2	REQUIRED
TOTAL GROSS FLOOR AREA (GFA)	297 m2	297 m2 Maximum
PROPOSED FSR	0.4:1	0.4:1 Maximum
LANDSCAPE AREA (43% OF OSA)	192 m2	182 m2 Minimum
PRIVATE OPEN SPACE AREA (OSA)	226 m2	-
HARD PAVED AREA	146 m2	-
POOL SURFACE AREA	43 m2	Less than 30% of Total Open Space
POOL CONCOURSE AREA	33 m2	
TOTAL OPEN SPACE	448 m2	443 m2 Minimum

DEMOLITION SCHEDULE		
ELEMENT	EXISTING FLOOR / WALL / ROOF	PROPOSED DEMOLITION
ROOF	173 m2	173 m2
EAST WALL	181 m2	11 m2
WEST WALL	135 m2	9 m2
NORTH WALL	35 m2	0 m2
SOUTH WALL	122 m2	77 m2
LOWEST LEVEL	41 m2	5 m2
TOTAL	687 m2	275 m2
	OVERALL PERCENTAGE	40% (Max 50%)

BASIX DATA	
LOT NUMBER	6
DP NUMBER	5488
POOL VOLUME & HEATING SYSTEM:	VOLUME: 49 m3 (APPROX)
ROOF COLOUR: COLOURBOND SHALE GRAY OR EQUIVALENT	
NEW HOT WATER SYSTEMS: 2 X RHEEM 4 STAR GAS 170L MODEL NO. 347170 OR EQUIVALENT	

[illegible]

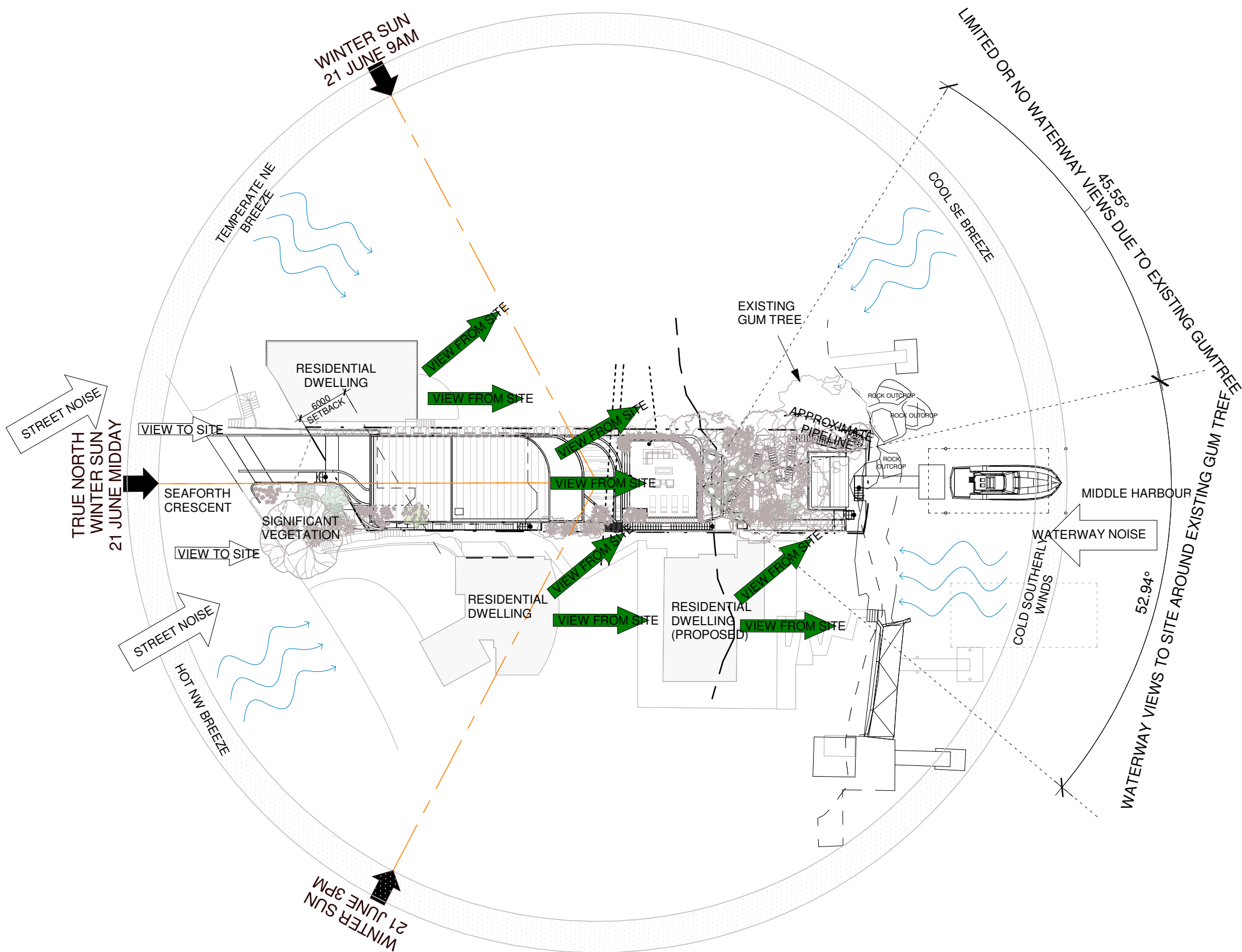
NOTES:

1. ALL RETAINING WALLS AND ON GRADE SLAB WORKS TO BE CONSTRUCTED WITH SUBSOIL DRAINAGE TO COLLECT AND DIRECT SEEPAGE TO STORMWATER.

2. ALL DRAINAGE AND STORMWATER MANAGEMENT TO CIVIL ENGINEERS DETAILS.

LOCATION PLAN

NTS - NORTH UP



1 SITE ANALYSIS

FOR DA APPROVAL



ARMADA
Architecture Masterplanning and Design Agency

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Surry Hills, NSW 2010
directors@armadaarchitects.com.au

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PROJECT

COVE SEAFORTH

ALTERATIONS + ADDITIONS
65 SEAFORTH CRESCENT,
SEAFORTH NSW

TITLE


LOCATION PLAN & PROJECT DATA

DATE	DRAWN	SCALE
03/04/2019	RM	1 : 500@A2

DRAWING NO.	REVISION
A-100	D

LEGEND

 EXISTING ELEMENTS

 EXTENT OF EXISTING BUILDING



PROPOSED RULE

ERL 00.00 + EXISTING RL (REFER SURVEY)



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65 SEAFORTH CRESCENT,
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TITLE






L2 - ENTERTAINMENT TERRACE

DATE	DRAWN	SCALE
03/04/2019	RM	1 : 100@A2

DRAWING NO.	REVISION
A-110	D

1 L2 - PROPOSED TERRACE
1 : 100

LEGEND

 NEW ELEMENTS
 EXISTING ELEMENTS
 EXTENT OF EXISTING BUILDING
 PROPOSED RL
 EXISTING RL (REFER SURVEY)

L 00.00 + EXISTING RL (REFER SURVEY)

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PROJECT

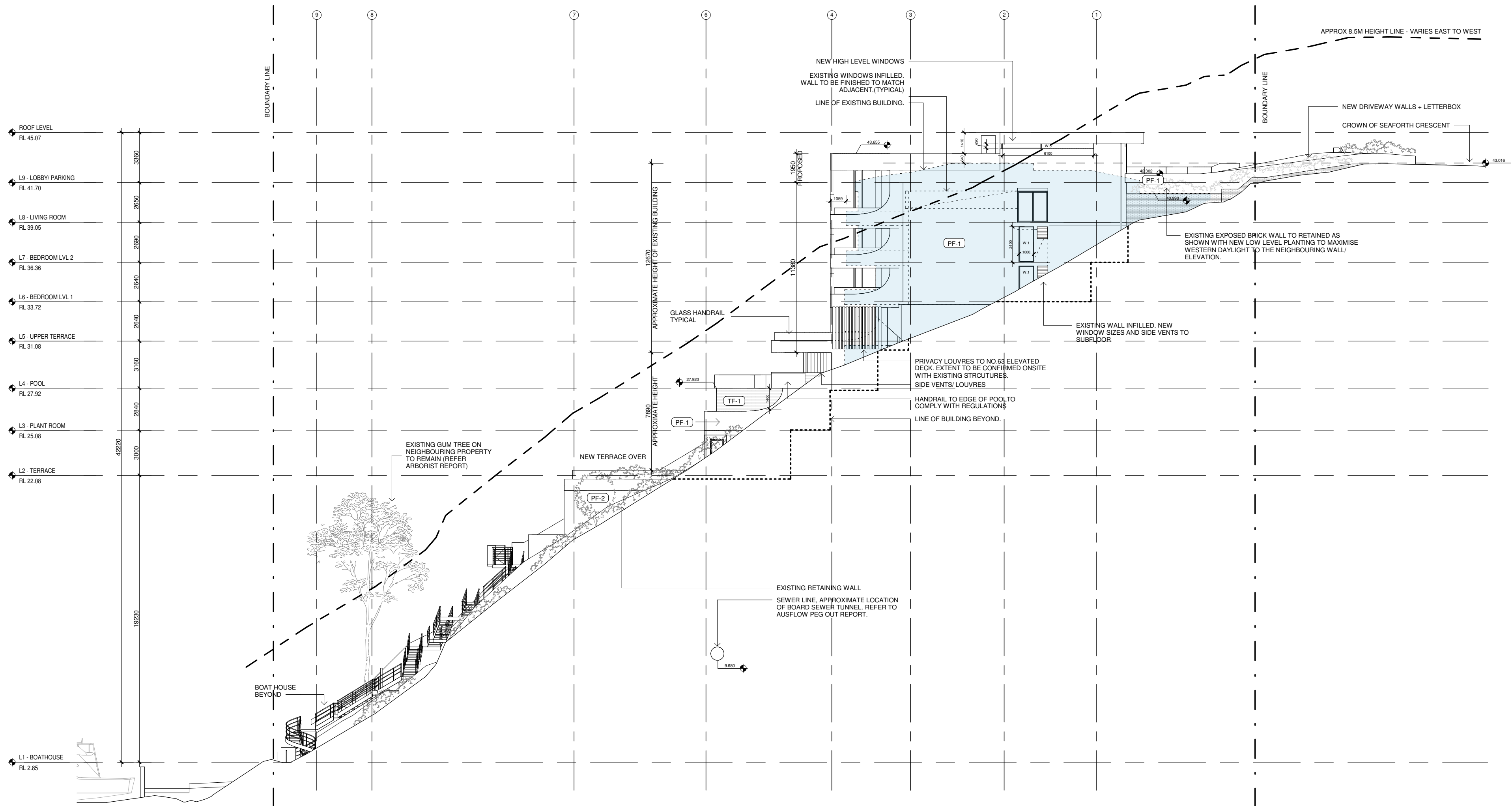
COVE SEAFORTH

ALTERATIONS + ADDITIONS
5 SEAFORTH CRESCENT,
SEAFORTH NSW

PROPOSED - EAST ELEVATION

DATE DRAWN SCALE
3/04/2019 RM As @A2
indicated

DRAWING NO. REVISION
-112 D



PROPOSED - EAST ELEVATION

1 : 200

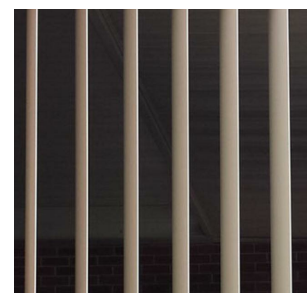
PF-1 - RENDER + PAINT EXISTING BRICK

- DULUX NATURAL WHITE PAINT FINISH TO RENDER.
- SURFMIST (LIGHT WARM GREY) OR SIMILAR POWDERCOAT FINISH FOR WINDOWS + DOORS.



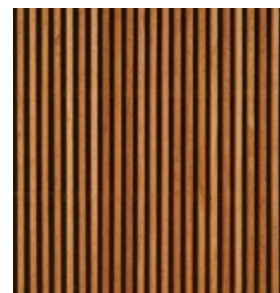
PF-2 - PAINT FINISH

- TAUBMANS TREACLE OR EQUIVALENT



LV-1 - VERTICAL PRIVACY LOUVRES

- SURFMIST (LIGHT WARM GREY)
- ALUMINIUM POWDERCOAT.



T1 - TIMBER CEDAR BATTENS

- PRIVACY SPACING.
- NATURAL TIMBER CLEAR FINISH.
- CLIP LOCK SYSTEM OR CUSTOM.



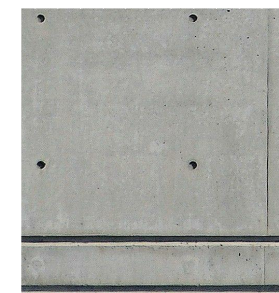
R1 - ROOF FINISH

- COLOURBOND SHALE GREY.
- MATCHING DOWNPIPES AND ACCESSORIES.



TF-1 - WALL TILE FINISH


- CERAMIC FEATURE TILE OR SIMILAR





CF-1 - NATURAL CONCRETE FINISH


- HIGH QUALITY OFF FORM
SMOOTH CONCRETE FINISH.

LEGEND

 NEW ELEMENTS

 EXISTING ELEMENTS

 EXTENT OF EXISTING BUILDING

 PROPOSED RL

ERL 00.00 + EXISTING RL (REFER SURVEY)



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PROJECT

COVE SEAFORTH





ALTERATIONS + ADDITIONS
65 SEAFORTH CRESCENT,
SEAFORTH NSW

TITLE
PROPOSED - WEST ELEVATION

DATE	DRAWN	SCALE
03/04/2019	RM	As @ indicated
DRAWING NO.	REVISION	
A-113	D	

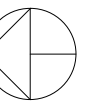
1 PROPOSED - WEST ELEVATION
1 : 200

LEGEND

 NEW ELEMENTS
 EXISTING ELEMENTS
 EXTENT OF EXISTING BUILDING
 PROPOSED RL
 ERL 00.00 + EXISTING RL (REFER SURVEY)

ERL 00.00 + EXISTING RL (REFER SURVEY)

FOR DA APPROVAL



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PROJECT

COVE SEAFORTH

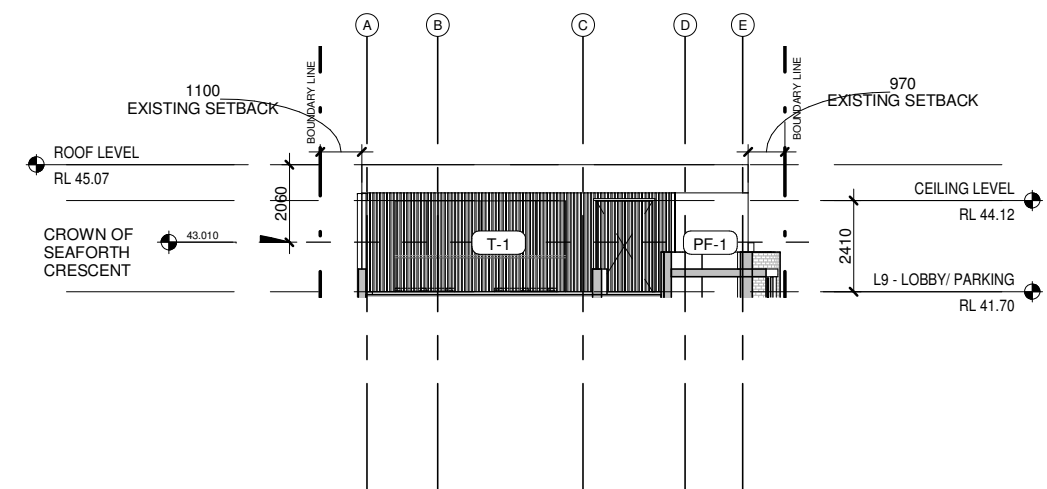
ALTERATIONS + ADDITIONS
65 SEAFORTH CRESCENT,
SEAFORTH NSW

TITLE

PROPOSED - SOUTH AND
NORTH ELEVATION

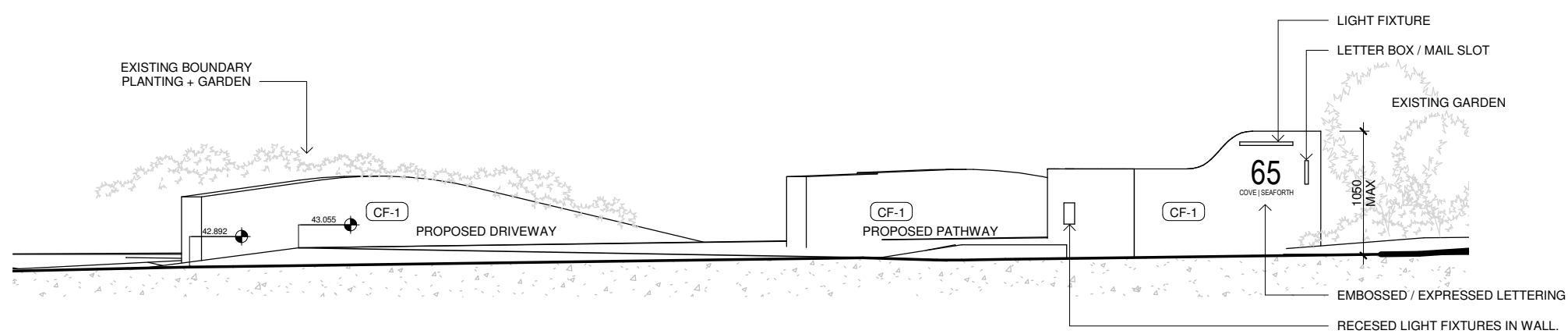
DATE	DRAWN	SCALE
03/04/2019	RM	As @A2 indicated

DRAWING NO.	REVISION
A-114	D



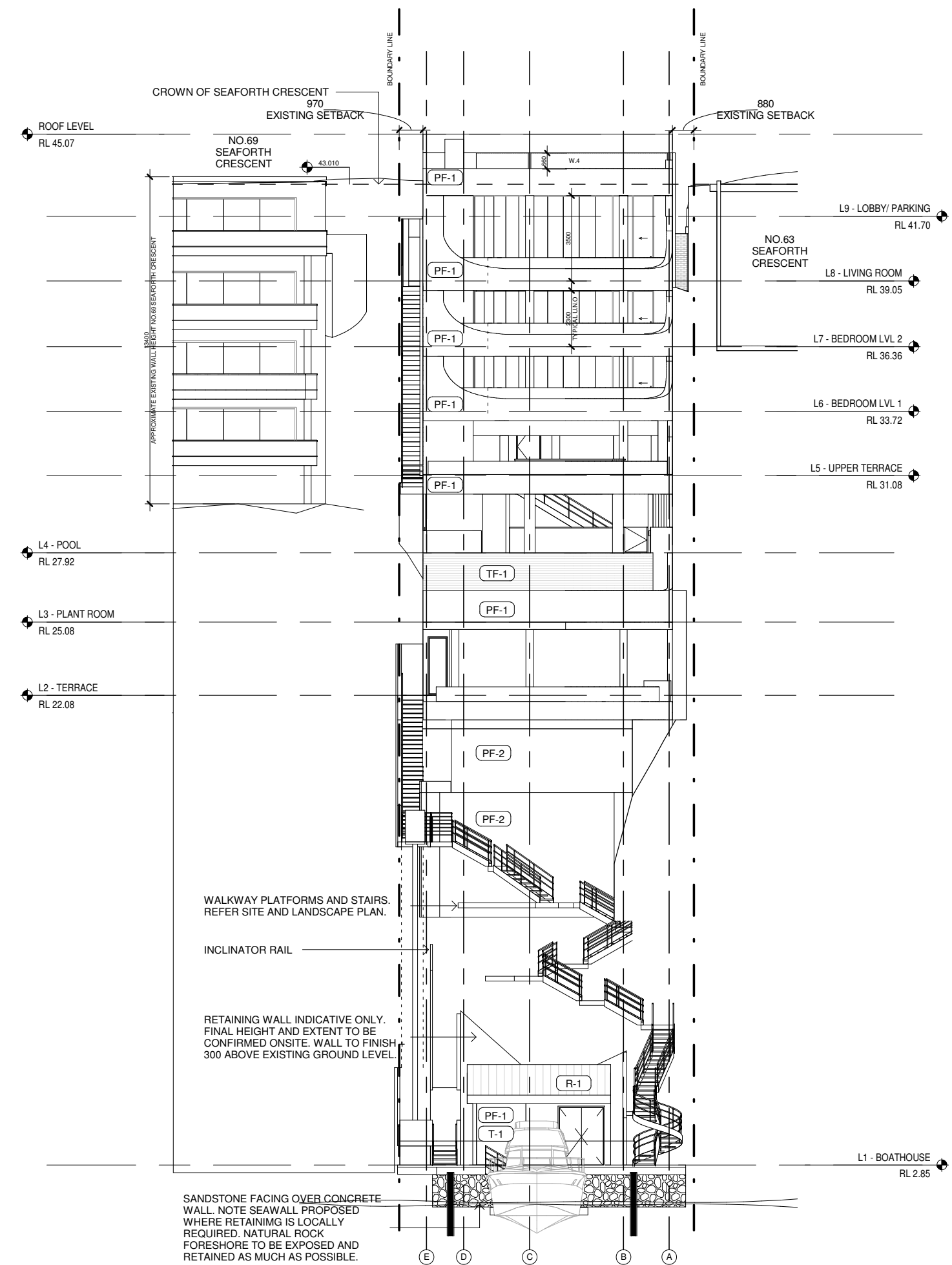
PROPOSED - NORTH ELEVATION

1 : 200



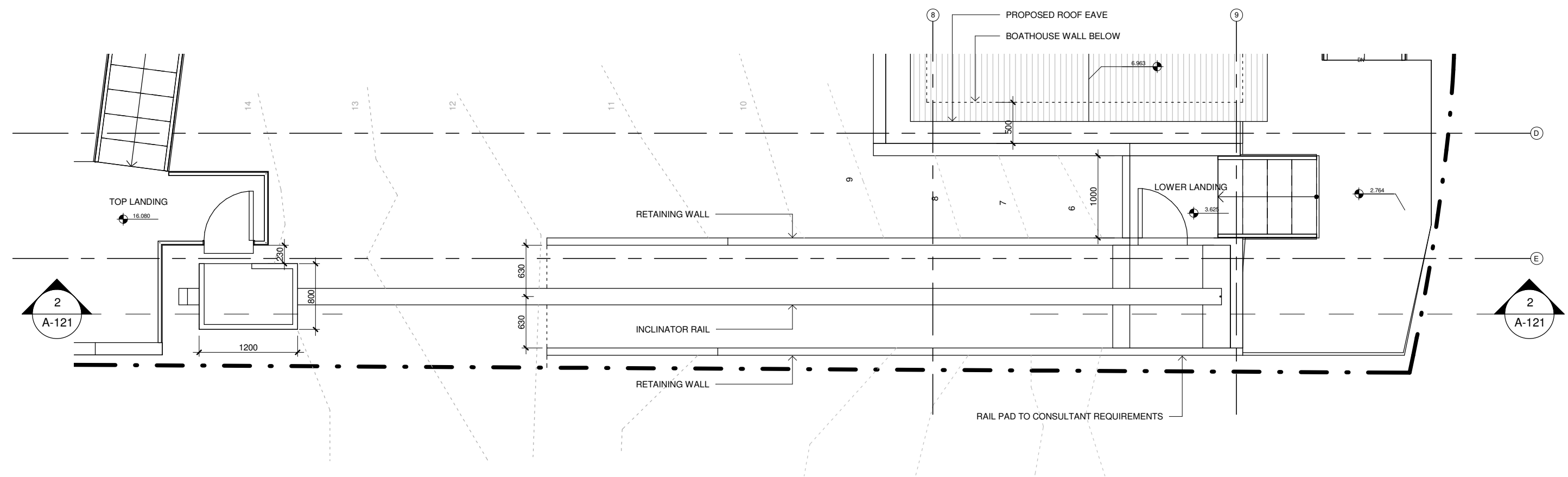
LETTER BOX DETAIL ELEVATION

1 : 50



PROPOSED - SOUTH ELEVATION

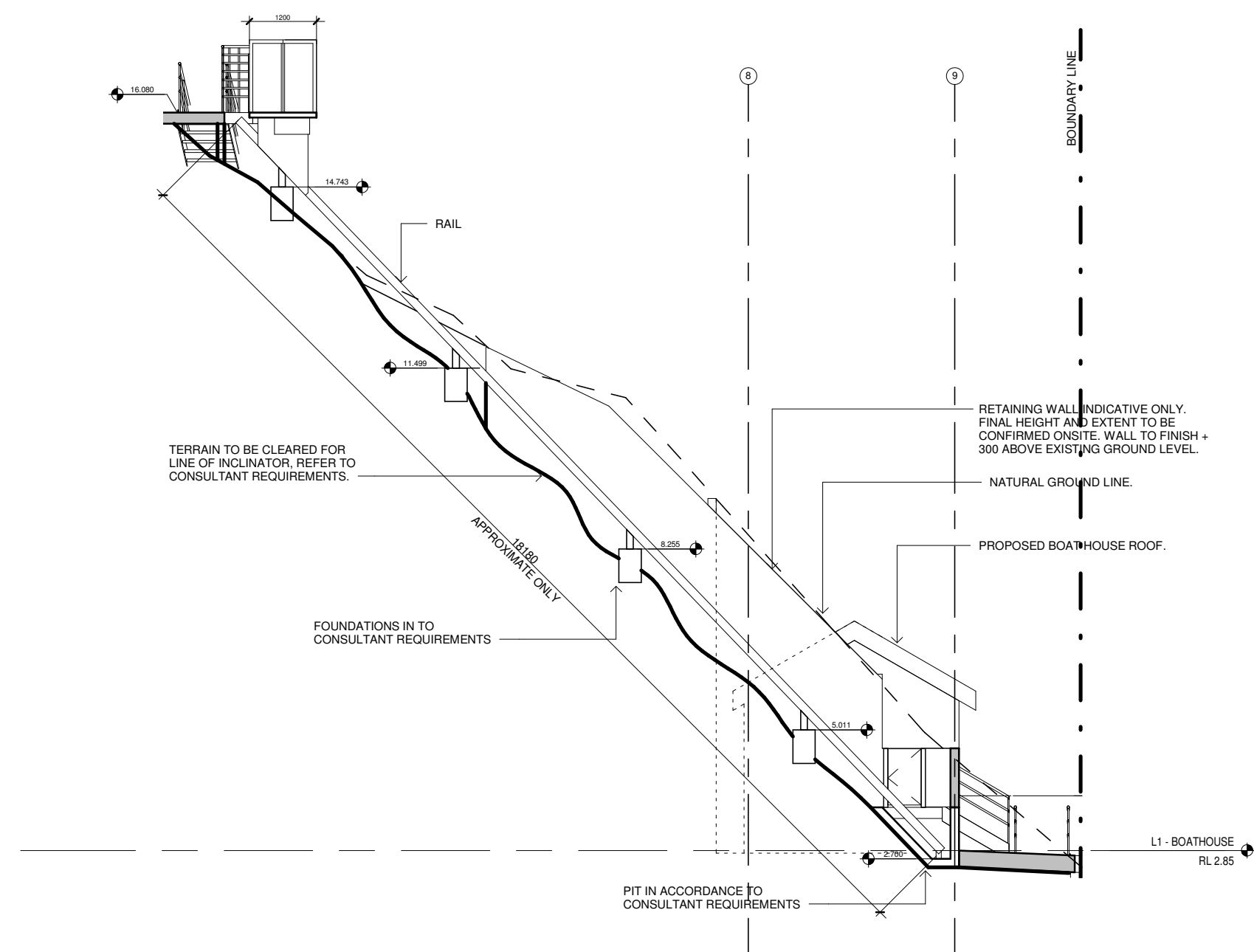
1 : 200

[illegible]

INCLINATOR DETAIL PLAN

1 : 50

NOTE: ALL INCLINATOR LEVELS, SETOUT SIZES AND DIMENSIONS SHOWN ARE INDICATIVE ONLY. TECHNICAL DESIGN AND DETAILING IS YET TO BE UNDERTAKEN BY SPECIALIST DESIGN AND CONSTRUCT CONTRACTORS AND AS SUCH MINOR VARIATIONS IN LEVELS AND OR CONFIGURATION MAY BE REQUIRED TO SUIT THE FINAL INCLINATOR SYSTEM.



INCLINATOR DETAILED SECTION

1 : 100

FOR DA APPROVAL

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PROJECT

COVE SEAFORTH

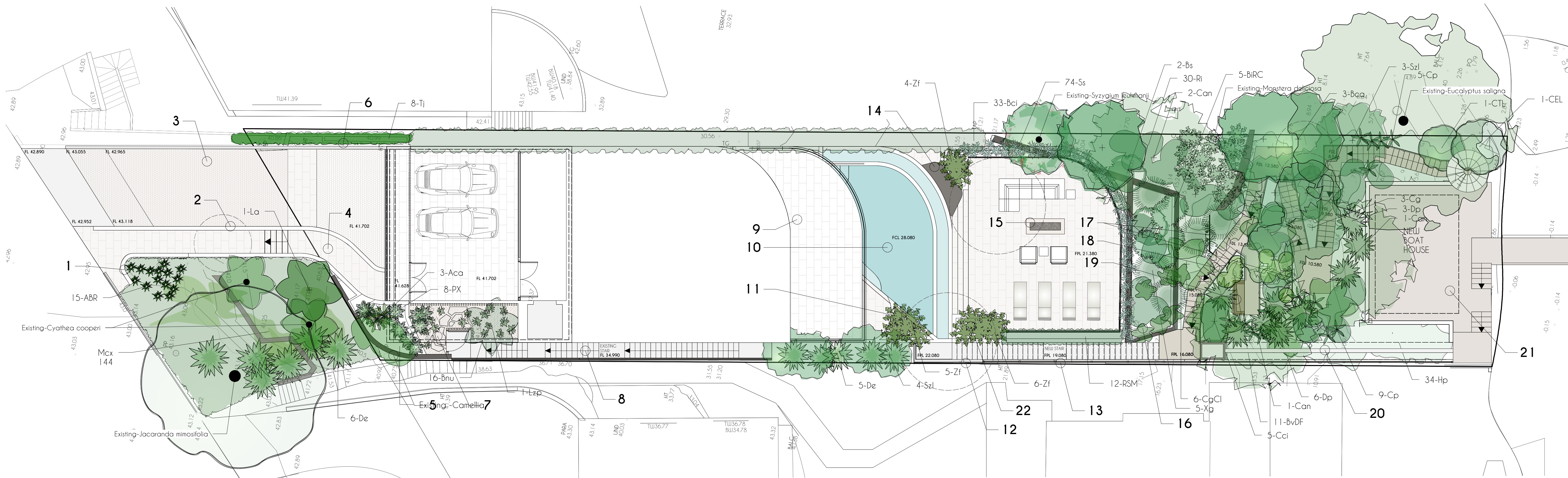
ALTERATIONS + ADDITIONS
65 SEAFORTH CRESCENT,
SEAFORTH NSW

TITLE

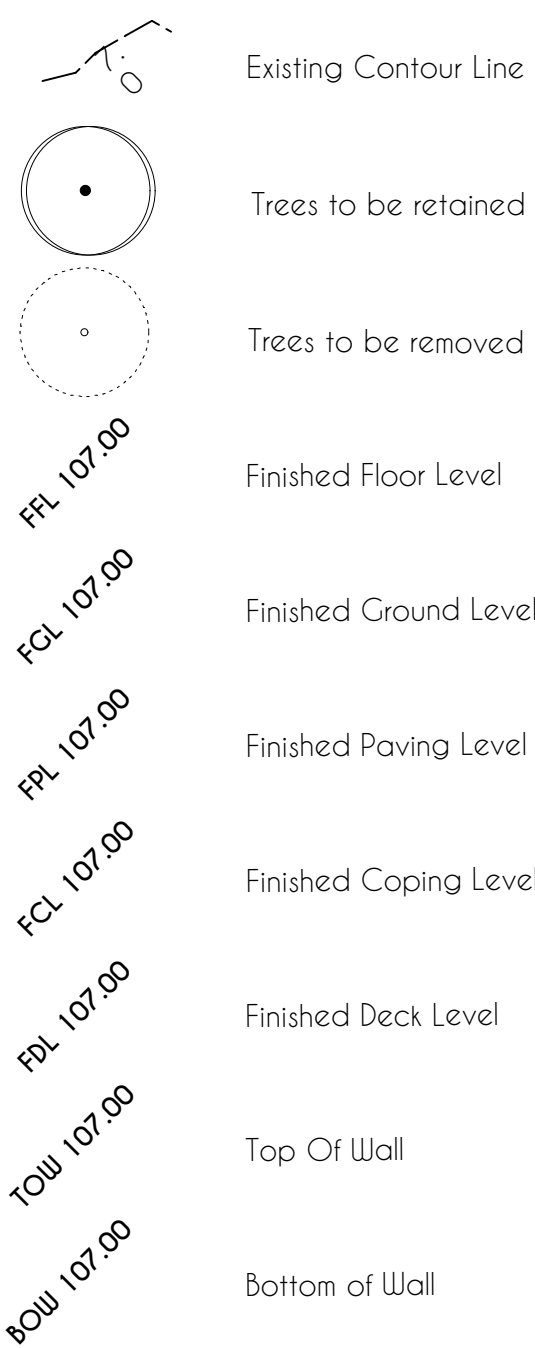
INCLINATOR DETAIL DRAWINGS

DATE DRAWN SCALE
03/04/2019 RM As @A2
 indicated

DRAWING NO. REVISION
A-121 D



Legend



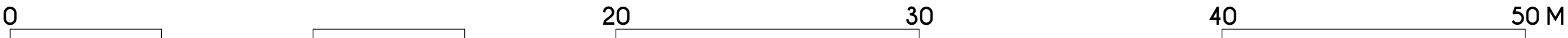
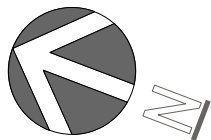
Plant Schedule

ID	Qty	Botanical Name	Common Name	Scheduled Size
ABR	15	Anigozanthus 'Big Red'	red kangaroo paw	140mm
Aca	3	Alpinia caerulea	native ginger	200mm
Bca	3	Buckinghamia celicissima	ivory curl flower	25lt
Bci	33	Backhousia citriodora	lemon scented myrtle	45lt
BiRC	5	Banksia integrifolia 'Roller Coaster'	prostrate coastal banksia	200mm
BmJ Clou	5	Buxus microphylla Japonica - Cloud	cloud pruned box	200mm
Bnu	16	Blechnum nudum	water fern	200mm
Bs	2	Banksia spinulosa	hairpin banksia	200mm
BvDF	11	Baeckia virgata 'Dwarf Form'	tuigay heath - myrtle	200mm
Can	4	Cupaniopsis anacardioides	tuckaroo	75lt
Cci	5	Cyathea cooperi	soft tree fern	Mature
CEL	1	Citrus limon 'Eureka'	eureka lemon	25lt
Cg	3	Ceratopetalum gummiiferum 'Albury Red'	Albury red	300mm
CgCl	6	Casuarina glauca 'Cousin It'	prostrate she oak	200mm
Cp	14	Cordyline petiolaris	palm lily	200mm
CTL	1	Citrus 'Tahitian Lime'	Tahitian lime	15lt
De	11	Dorothy's excelsa	Gymea lily	300mm
Dp	9	Dorothy's palmerii	giant spear lily	200mm
Hp	34	Helichrysum petiolare	licorice plant	140mm
La	1	Livistona australis	cabbage tree palm	Mature
Lzp	1	Lepidozamia peroffskyana	pineapple zamia	35lt
Mcx	144	Muehlenbeckia complexa	maiden hair vine	140mm
PX	8	Philodendron 'Xanadu'	philodendron	200mm
Ri	30	Rhaphiolepis indica	Indian hawthorn	300mm
RSM	12	Rhaphiolepis 'Snow Maiden'	snow maiden	300mm
Ss	74	Senecio serpens	chalk sticks	140mm
Szl	7	Syzygium leuhamii	small-leaved lilly pilli	25lt
Tj	8	Trachelospermum jasminoides	star jasmine	200mm
Xg	5	Xanthorrhoea glauca	blue grass tree	300mm
Zf	15	Zamia furcata	cardboard palm	300mm

NOTE:
3 x Ceratopetalum gummiiferum (NSW Christmas Bush) have been selected from Schedule 4 Part B (recommend Native Tree Species list) to conform with 4.1.5.2 on the Manly DCP

Notes

- Proposed Concrete Entry Wall with letterbox & Street Number. See Architects Plans for Details
- Proposed Vehicle/Pedestrian dividing wall. See Architects Plans for Details
- Bush Hammered 'Tortoise' Granite cobble driveway with 800x400mm relief
- Bush Hammered 'Tortoise' Granite 800x400mm Entry Path and steps
- Retain existing wall. Render and paint. Colour TBC
- Retain existing planter walls and construct a new wall to Architects Details
- Courtyard with hardwood screen and gate, an advanced Cabbage Tree Palm and sandstone flagging steppers in 8-10mm gravel.
- New concrete side access steps to meet existing landing
- 800x400mm tiled terrace
- Wet Edge Pool with Glass Pool Fencing and 800x400mm tiled surrounds
- Raised planter. See Architects Details
- 1800mm high Off form concrete wall
- 1800mm high Painted Lap & Cap fence. Paint colour 'Treacle' or similar
- Incorporate existing site rock into terrace, steps and rendered planter
- 800x400mm tiled Terrace with raised Gas Fire
- Retain existing terraces, render and paint. See Architects Details
- Construct retaining walls to the levels shown supporting the bank for planting. Walls are to be timber and 'H' section steel with welded Corten facades
- Access to the Boat Shed is via hardwood platforms and steps. Hardwood posts with Galvanised steel bar balustrade
- Hardwood bench seat "Look Out"
- Inclinor to Architects Details
- Boat Shed and Jetty to Architects Details
- Raised planter with a render finish



DATE: 19/3/2019	DWG: COWLAND1	REVISION: 03
NOTE: DO NOT SCALE FROM DRAWING. USE FIGURED DIMENSIONS ONLY. CHECK ALL DIMENSIONS ON SITE BEFORE ANY CONSTRUCTION.		
CLIENT: COVE		
ADDRESS: 65 Seaforth Cres, Seaforth		
TITLE: Landscape Plan		
SCALE @ A1:	1:100	
DRAWN:	Mark Hill	