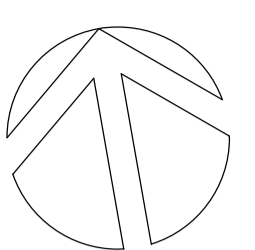
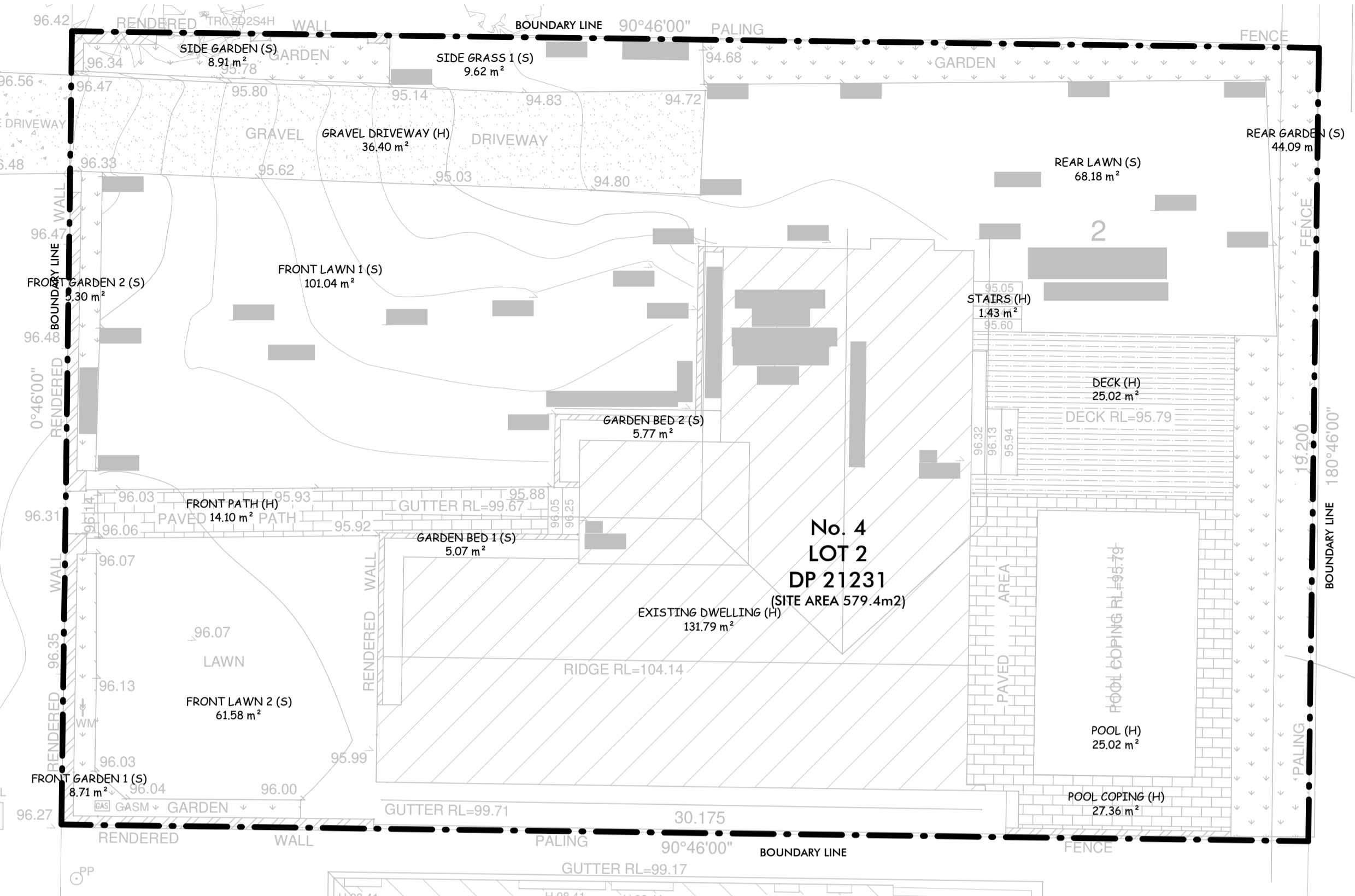


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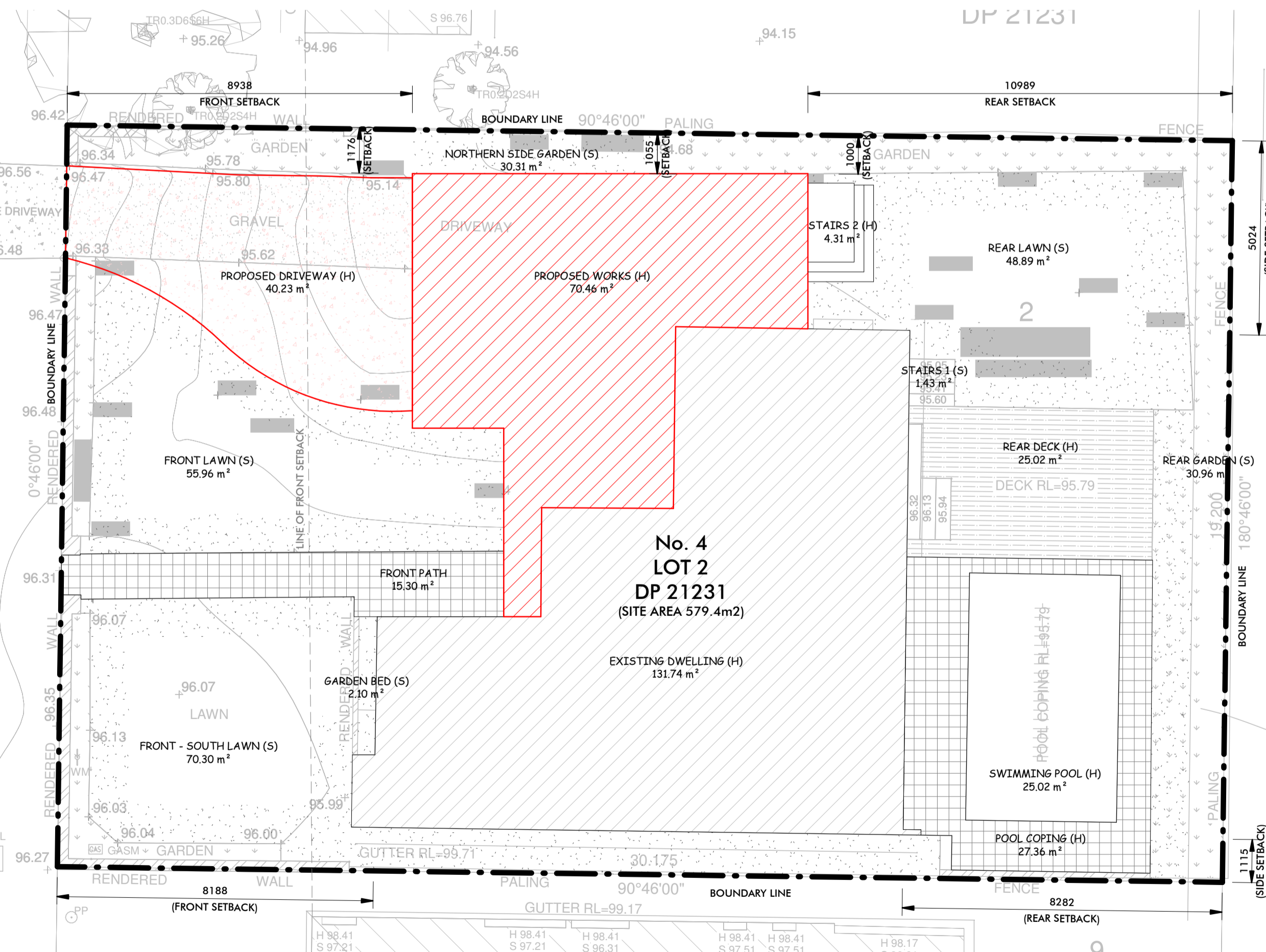


REDMAN STREET

REDMAN STREET



**1 EXISTING SITE PLAN**  
 SCALE 1 : 100



**2 PROPOSED TOTAL OPEN SPACE PLAN**  
 SCALE 1 : 100

**PROPOSED FLOOR SPACE RATIO**

Floor	Area	%
Ground Floor	116.208m <sup>2</sup>	-
First Floor	73.275m <sup>2</sup>	-
Total	(189.5/579.4)	33%

**EXISTING SITE CALCULATIONS**

Name	Area	%
DECK (H)	25.02 m <sup>2</sup>	4.3%
EXISTING DWELLING (H)	131.79 m <sup>2</sup>	22.7%
FRONT GARDEN 1 (S)	8.71 m <sup>2</sup>	1.5%
FRONT GARDEN 2 (S)	5.30 m <sup>2</sup>	0.9%
FRONT LAWN 1 (S)	101.04 m <sup>2</sup>	17.4%
FRONT LAWN 2 (S)	61.58 m <sup>2</sup>	10.6%
GARDEN BED 1 (S)	3.07 m <sup>2</sup>	0.5%
GARDEN BED 2 (S)	5.77 m <sup>2</sup>	1.0%
FRONT PATH (H)	14.10 m <sup>2</sup>	2.4%
GARDEN BED 1 (S)	5.07 m <sup>2</sup>	0.9%
GARDEN BED 2 (S)	5.77 m <sup>2</sup>	1.0%
GRAVEL DRIVEWAY (H)	36.40 m <sup>2</sup>	6.3%
POOL (H)	25.02 m <sup>2</sup>	4.3%
POOL COPING (H)	27.36 m <sup>2</sup>	4.7%
REAR GARDEN (S)	44.09 m <sup>2</sup>	7.6%
REAR LAWN (S)	68.18 m <sup>2</sup>	11.8%
SIDE GARDEN (S)	8.91 m <sup>2</sup>	1.5%
SIDE GRASS 1 (S)	9.62 m <sup>2</sup>	1.7%
STAIRS (H)	1.43 m <sup>2</sup>	0.2%
<b>Total</b>	<b>579.40 m<sup>2</sup></b>	<b>100%</b>

**EXISTING SOFT AREA**

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

**EXISTING HARD AREA**

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

**PROPOSED FLOOR SPACE RATIO**

Floor	Area	%
Ground Floor	143.901m <sup>2</sup>	-
First Floor	78.228m <sup>2</sup>	-
Total	(222.1/579.4)	38%

**PROPOSED SITE CALCULATIONS**

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

**PROPOSED SOFT AREA**

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

**PROPOSED HARD AREA**

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

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

Client **Ben Hildyard**

**ROMEOCAD** design

Scale (A1) **1 : 100**

Drawn **RBF** Job Number **A16179**

Council **Northern Beaches Council**

Print Date **09-Sep-19 3:00:30 PM**

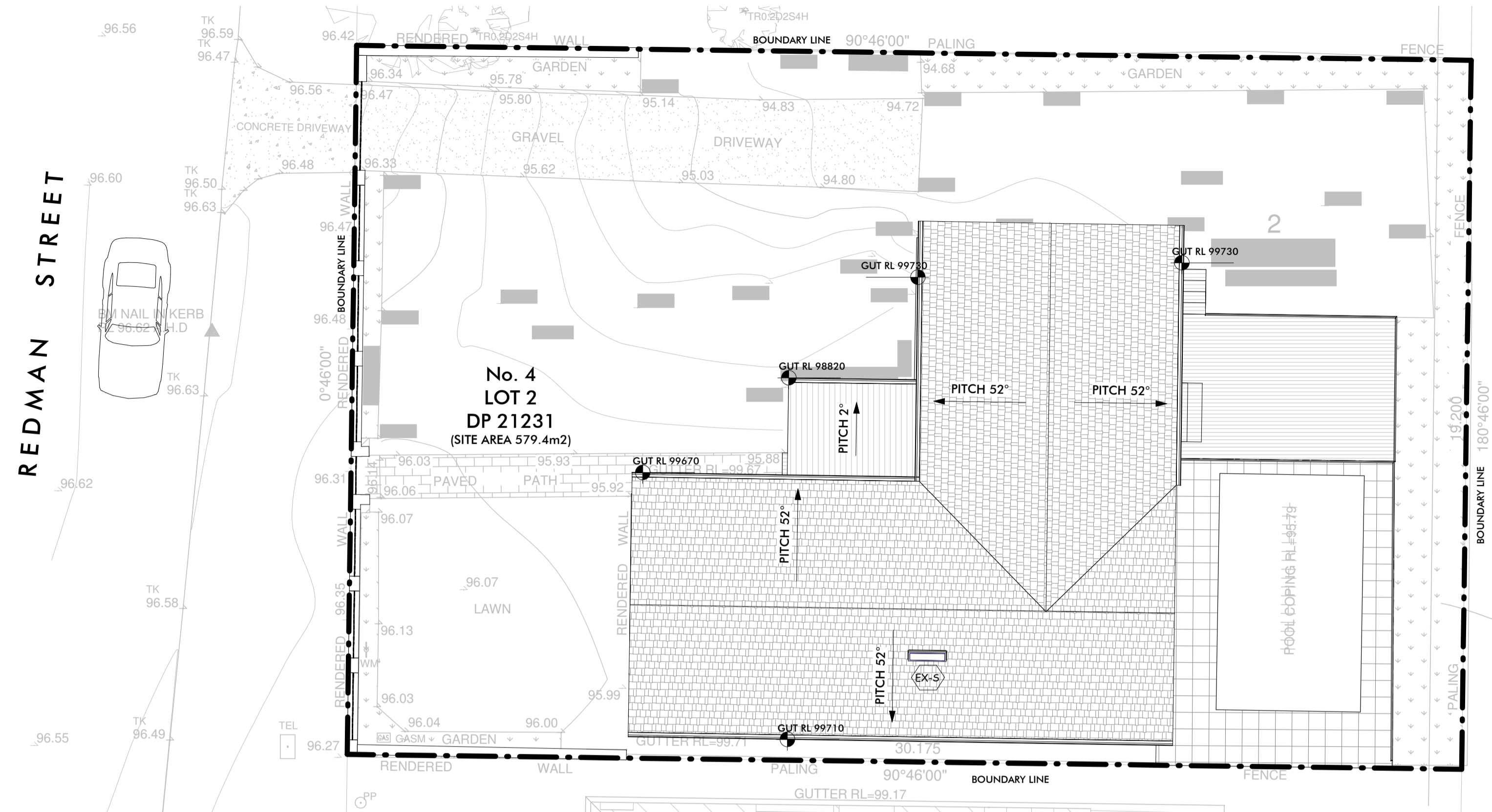
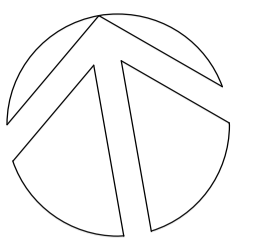
Proposed alterations and additions at **4 Redman Street Seaforth NSW Lot 2 DP 21231**

Title **Existing & Proposed Site Plan**

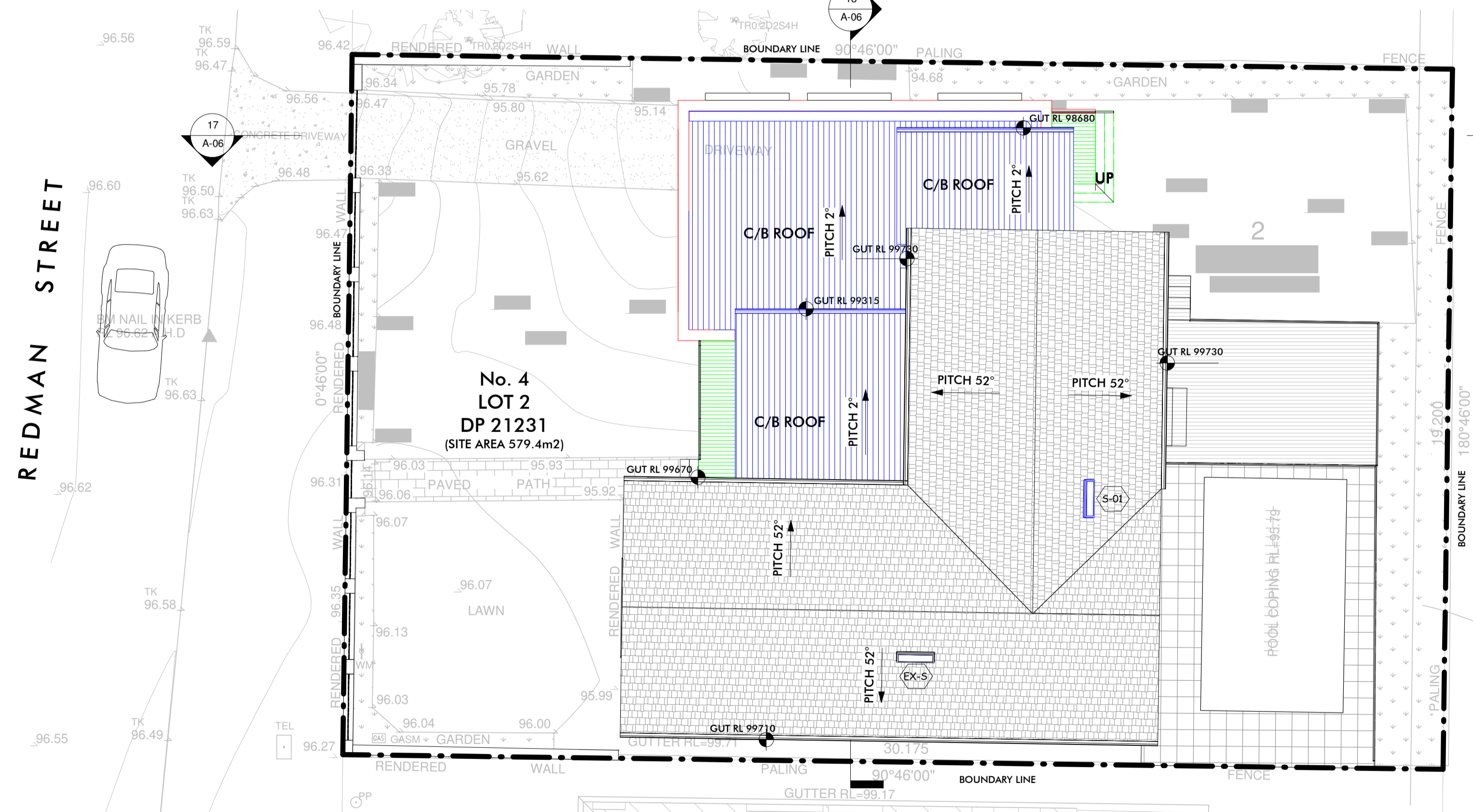
Drawing No. **A-01** Revision **A**

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**7 EXISTING ROOF PLAN**  
 SCALE 1 : 100



**8 PROPOSED ROOF PLAN**  
 SCALE 1 : 100

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A	Issued for DA Lodgement	09-9-2019



Client **Ben Hildyard**

Scale (A1) **1 : 100**  
 Drawn **RSB** 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**

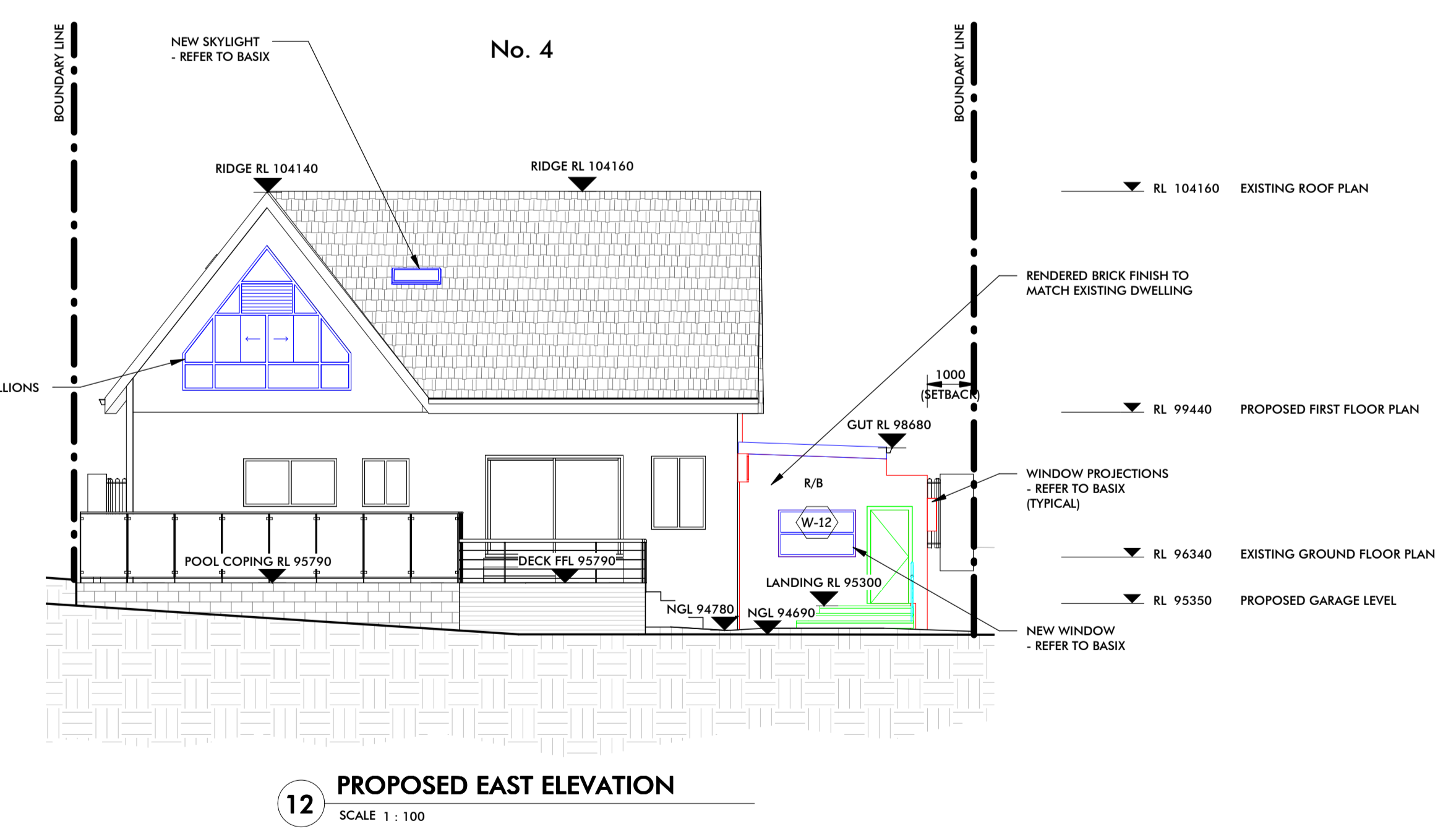
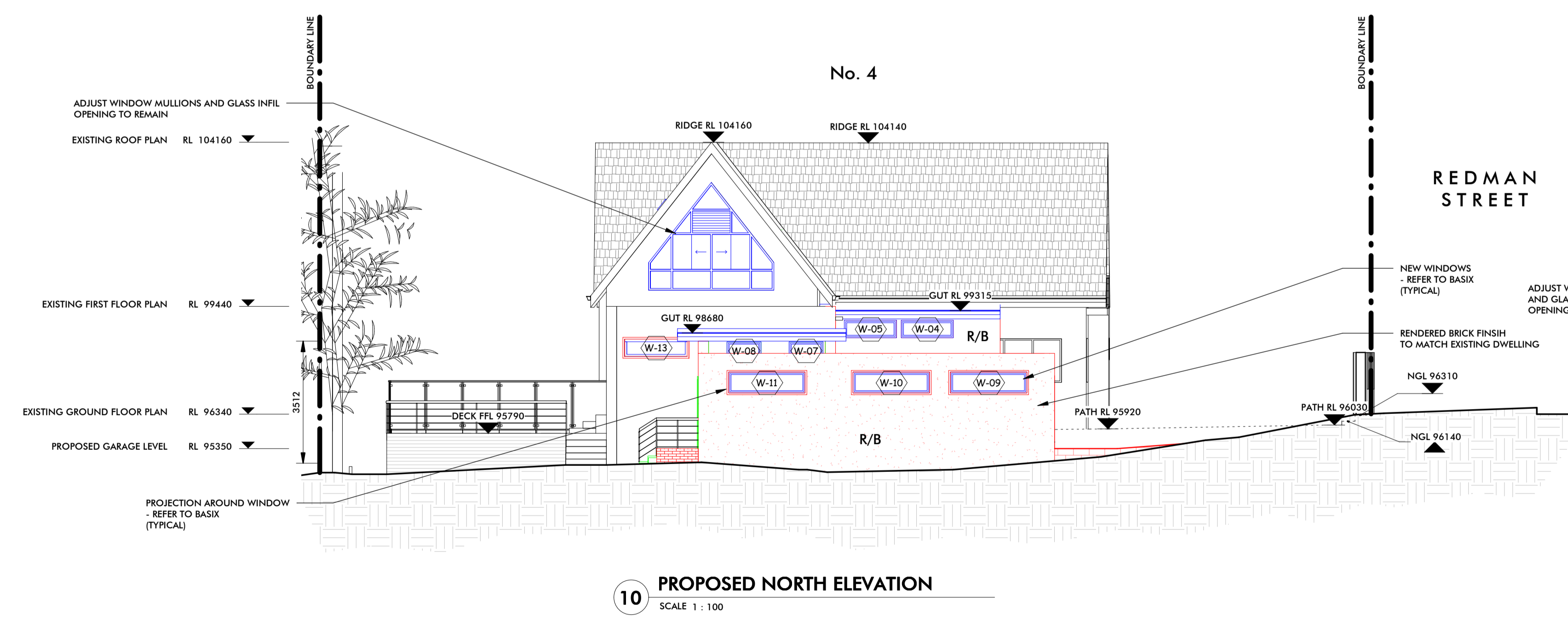
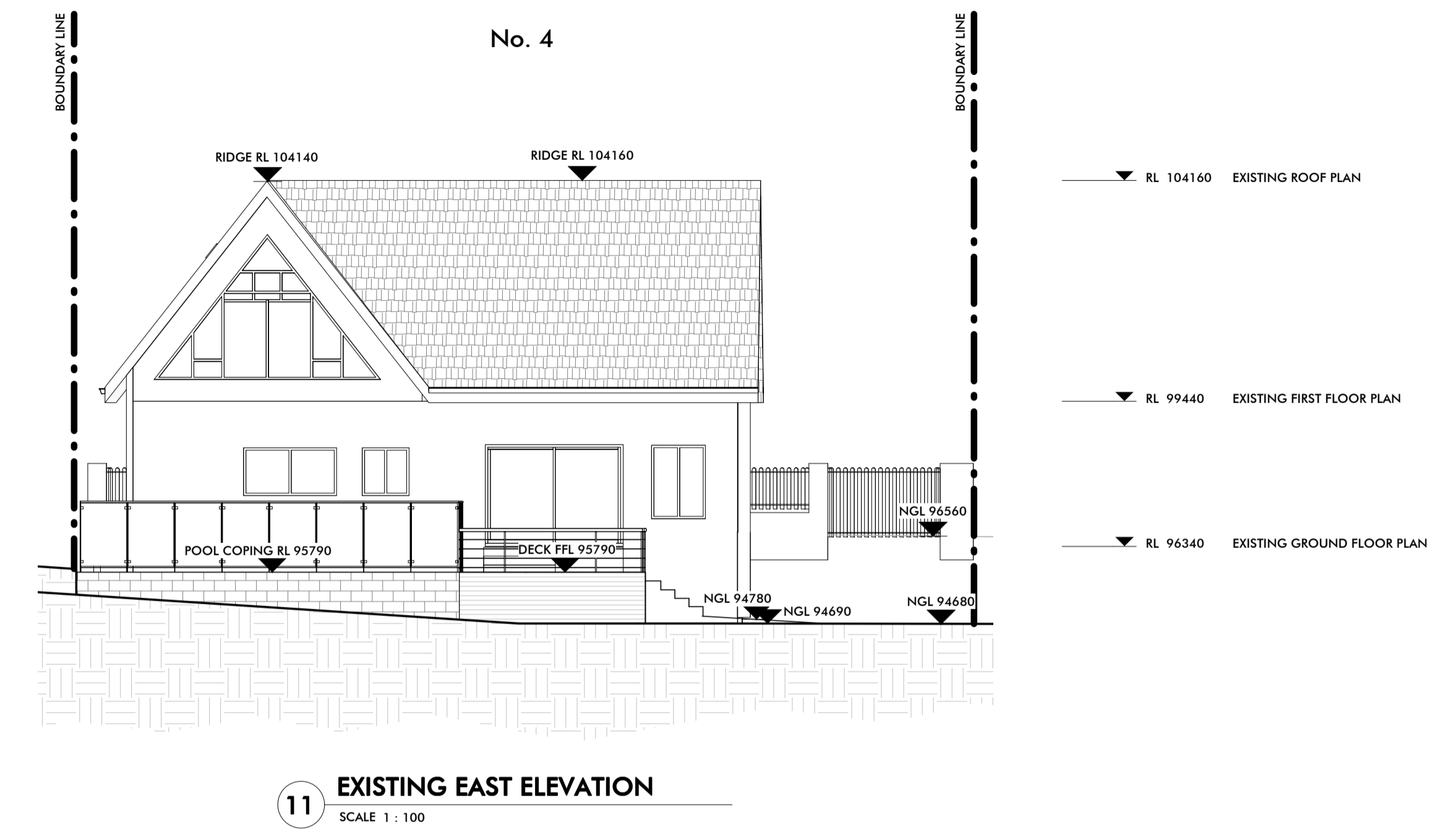
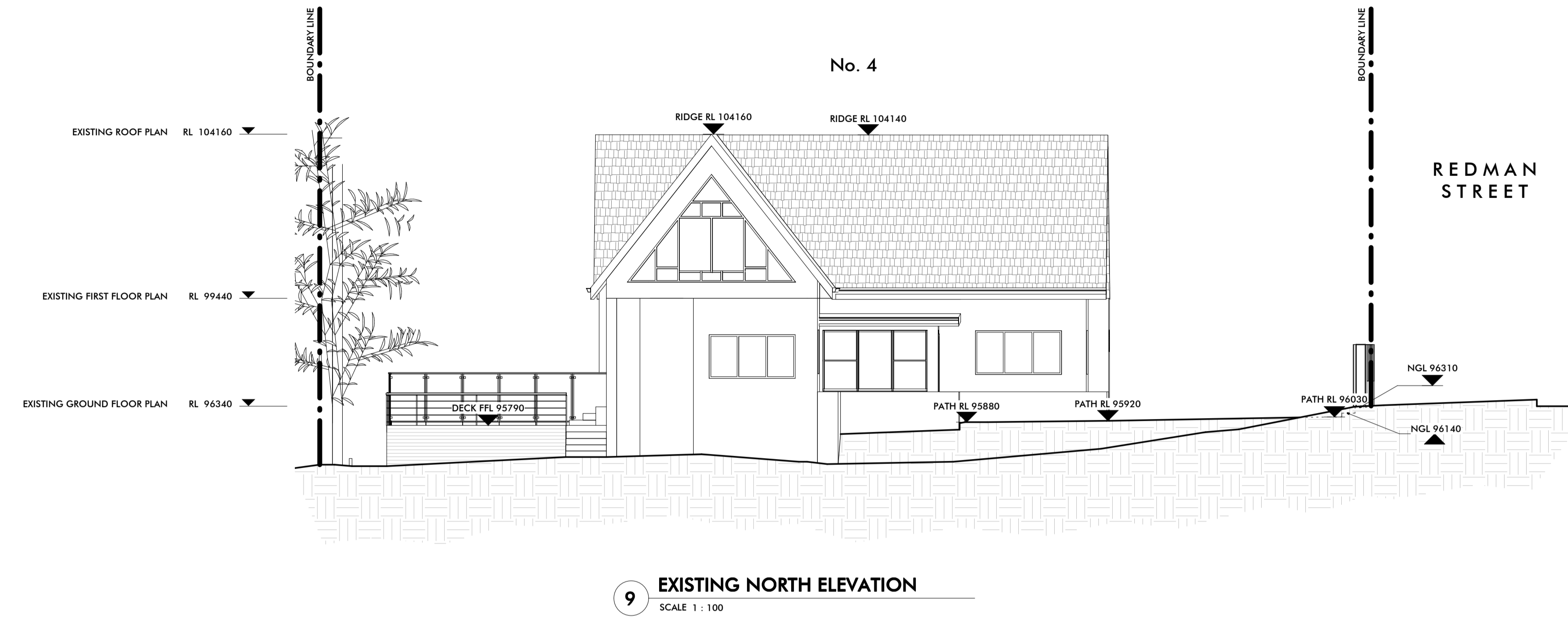
Drawing No. **A-04** Revision **A**

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A	Issued for DA Lodgement	09-9-2019



Client **Ben Hildyard**

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 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**

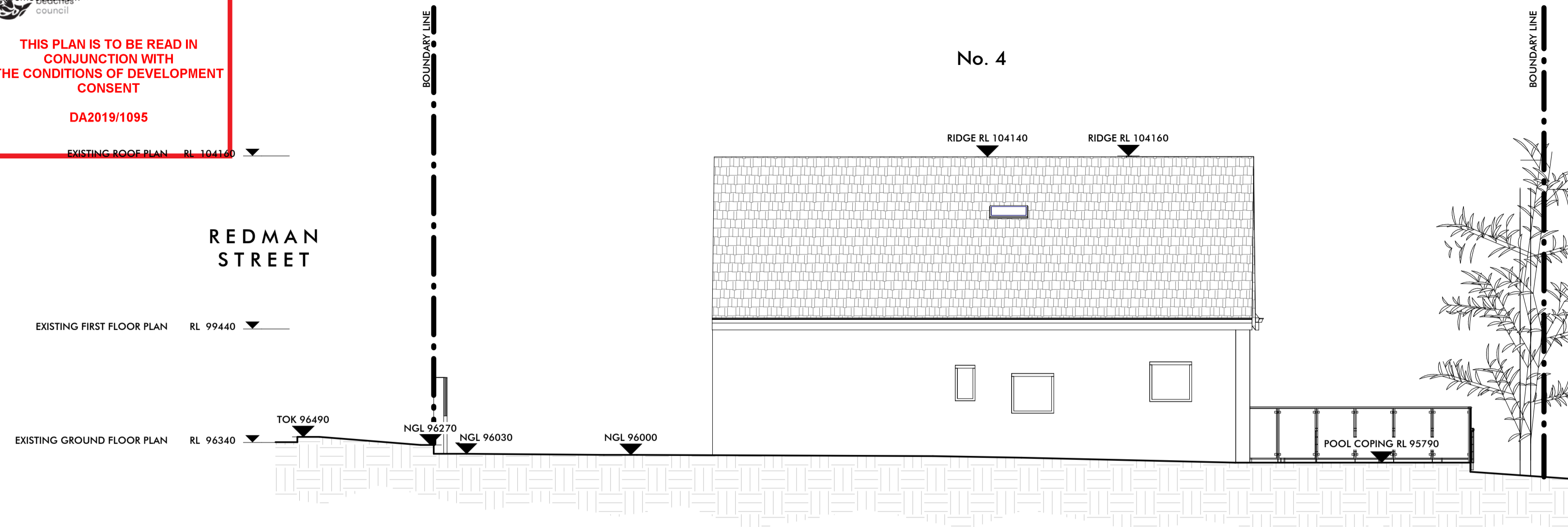
Title **Existing & Proposed North & East Elevations**

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

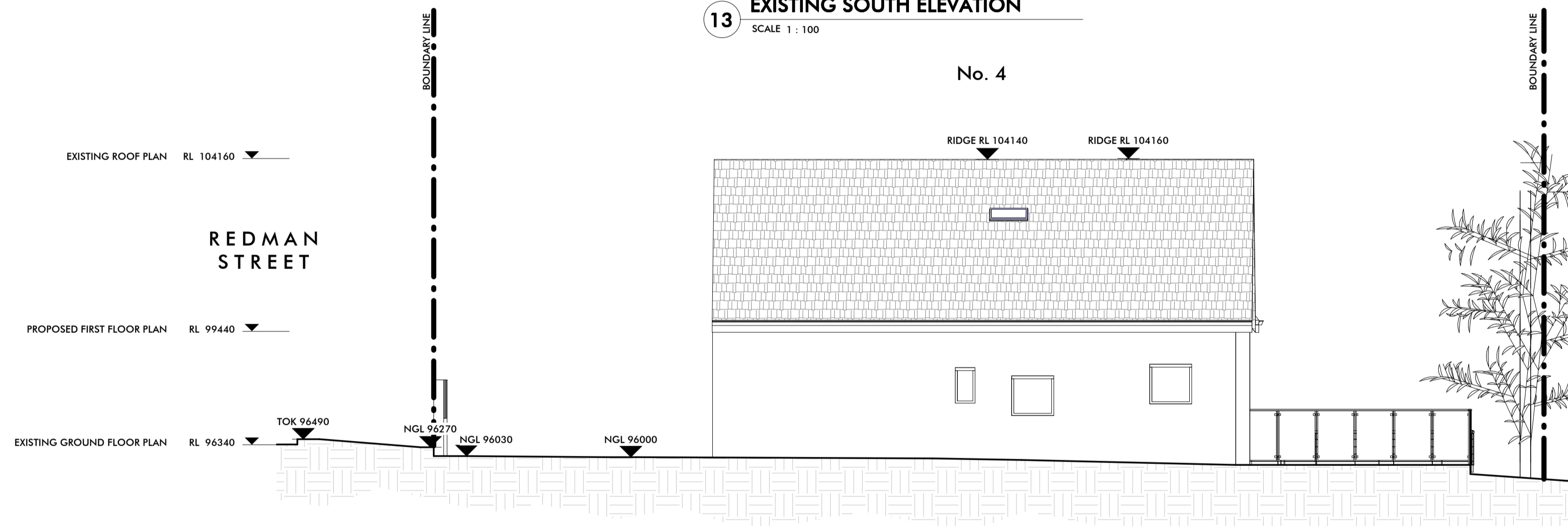
R:\Projects\2019\1095\Drawings\10-11-12 Elevation.dwg

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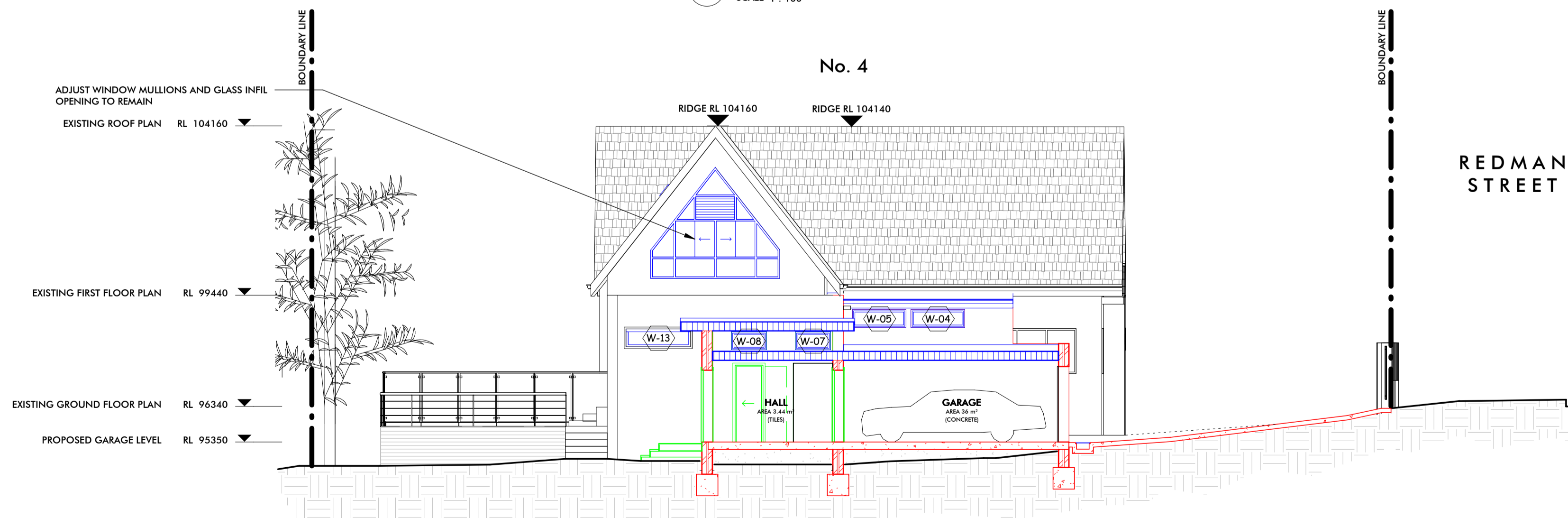
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**DA2019/1095**



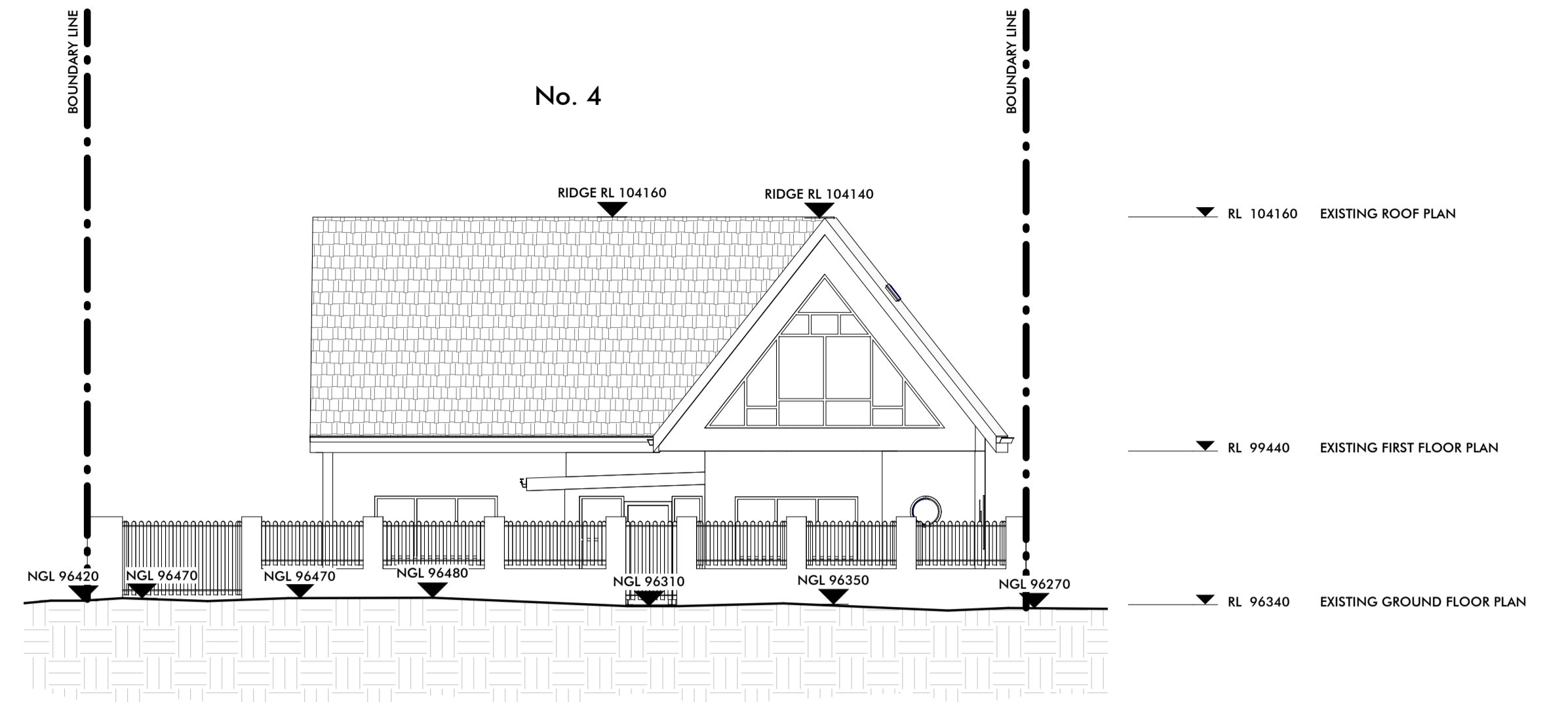
**13 EXISTING SOUTH ELEVATION**  
 SCALE 1 : 100



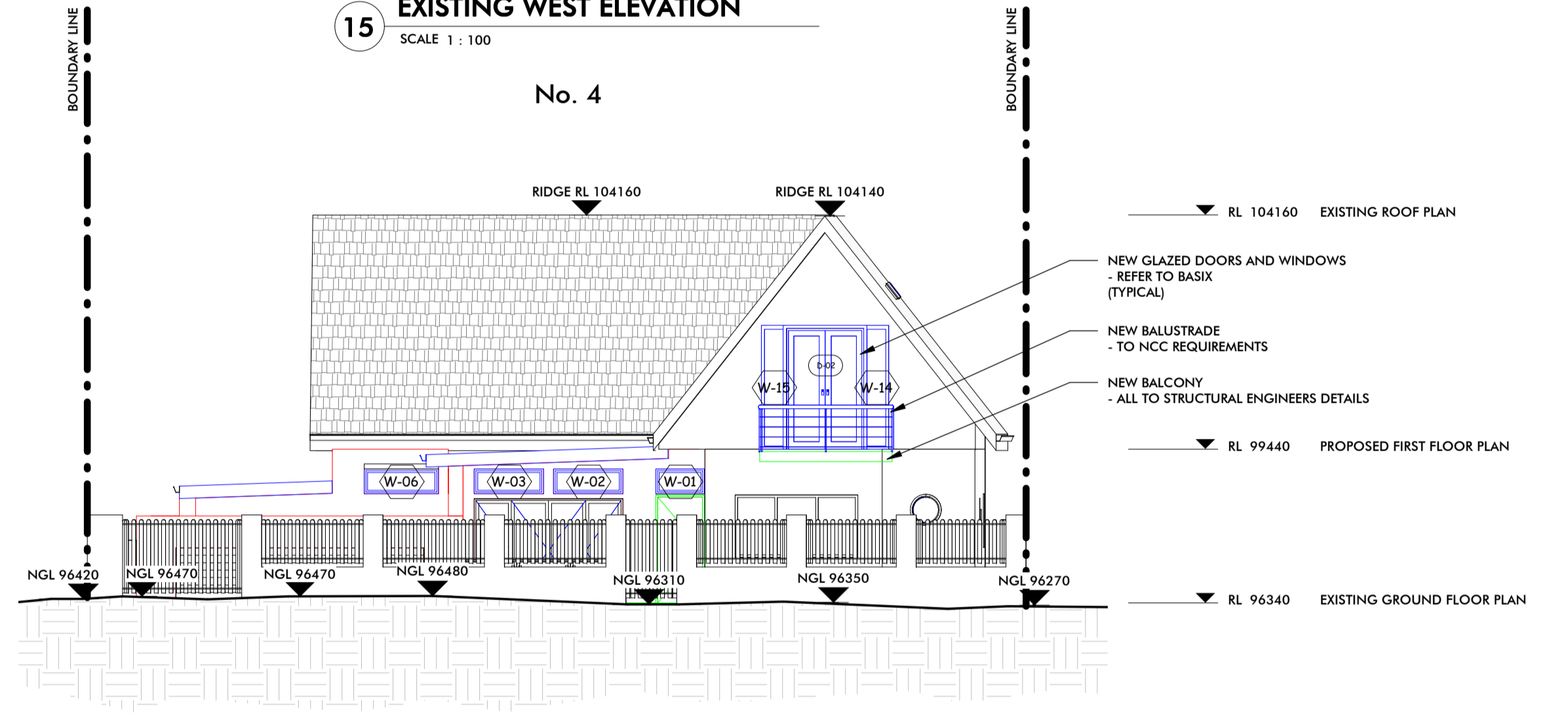
**14 PROPOSED SOUTH ELEVATION**  
 SCALE 1 : 100



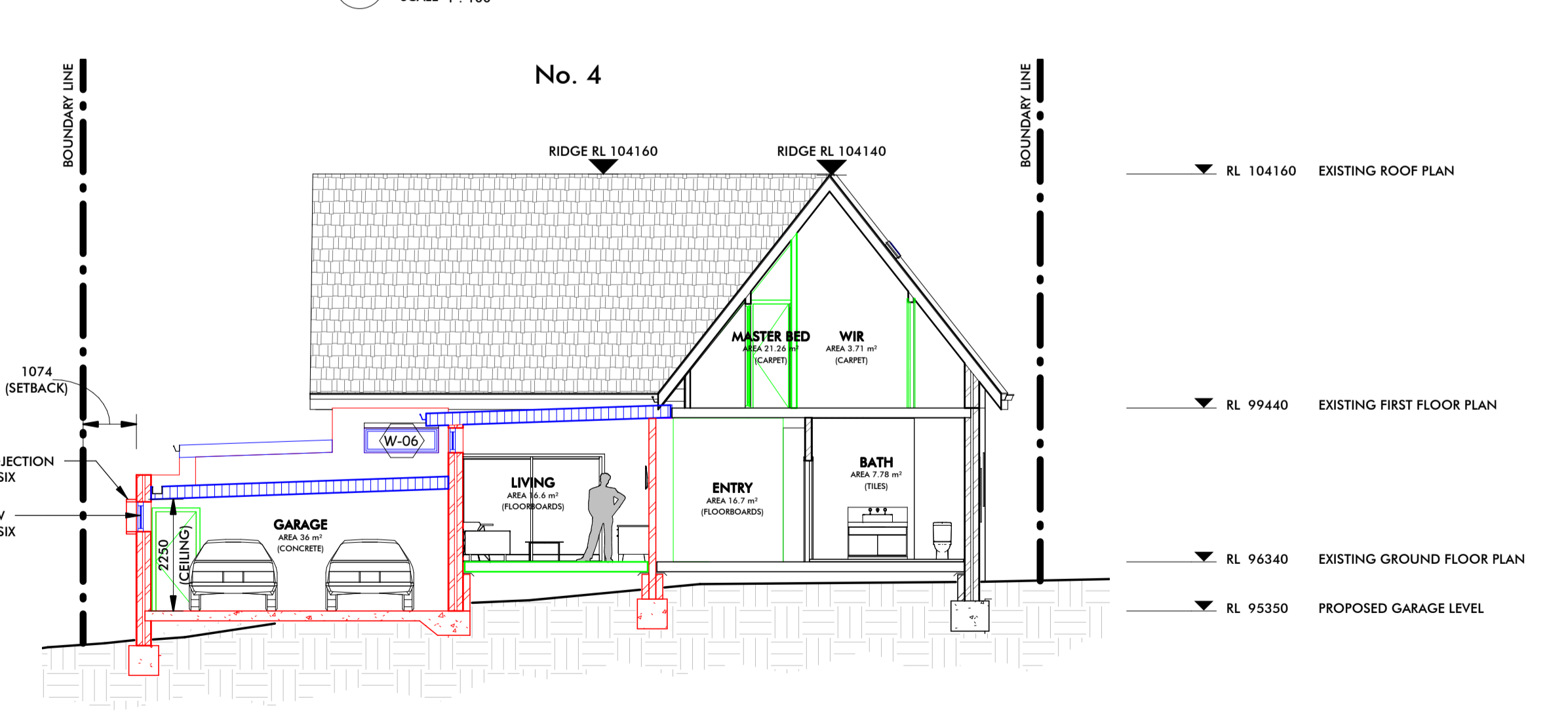
**17 PROPOSED GARAGE SECTION**  
 SCALE 1 : 100



**15 EXISTING WEST ELEVATION**  
 SCALE 1 : 100



**16 PROPOSED WEST ELEVATION**  
 SCALE 1 : 100



**18 PROPOSED CROSS SECTION**  
 SCALE 1 : 100

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

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Client  
**Ben Hildyard**

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**RF**

Job Number  
 A16179

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 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**

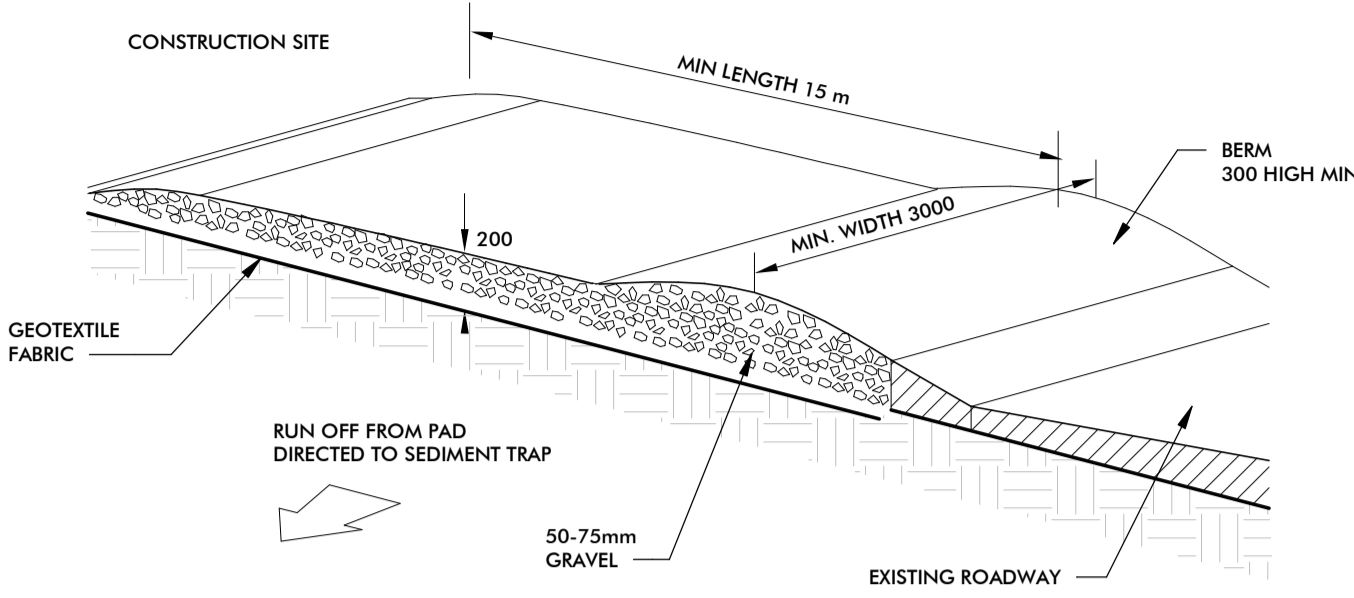
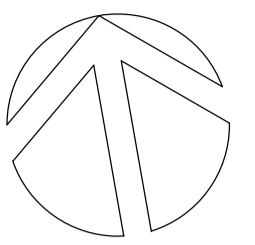
Title  
**Existing & Proposed  
 South & West  
 Elevations**

Drawing No.  
**A-06**

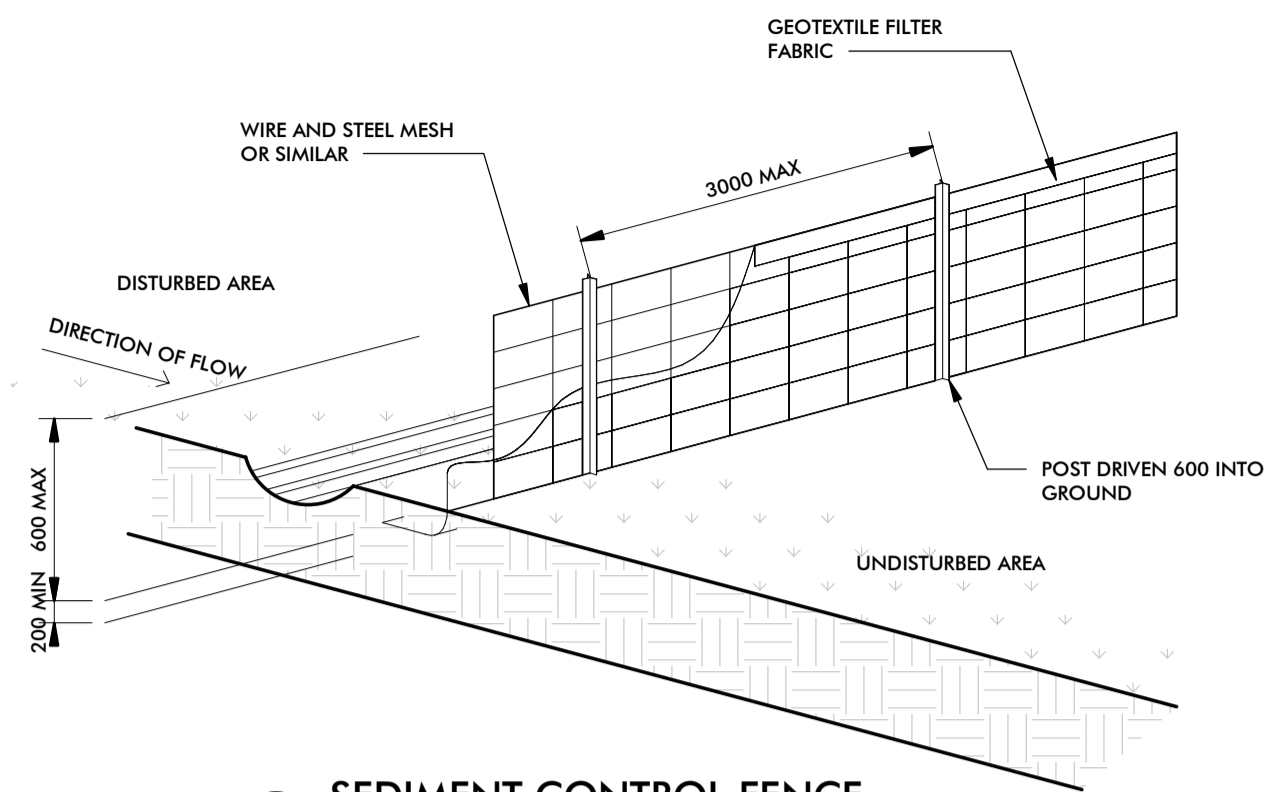
Revision  
**A**

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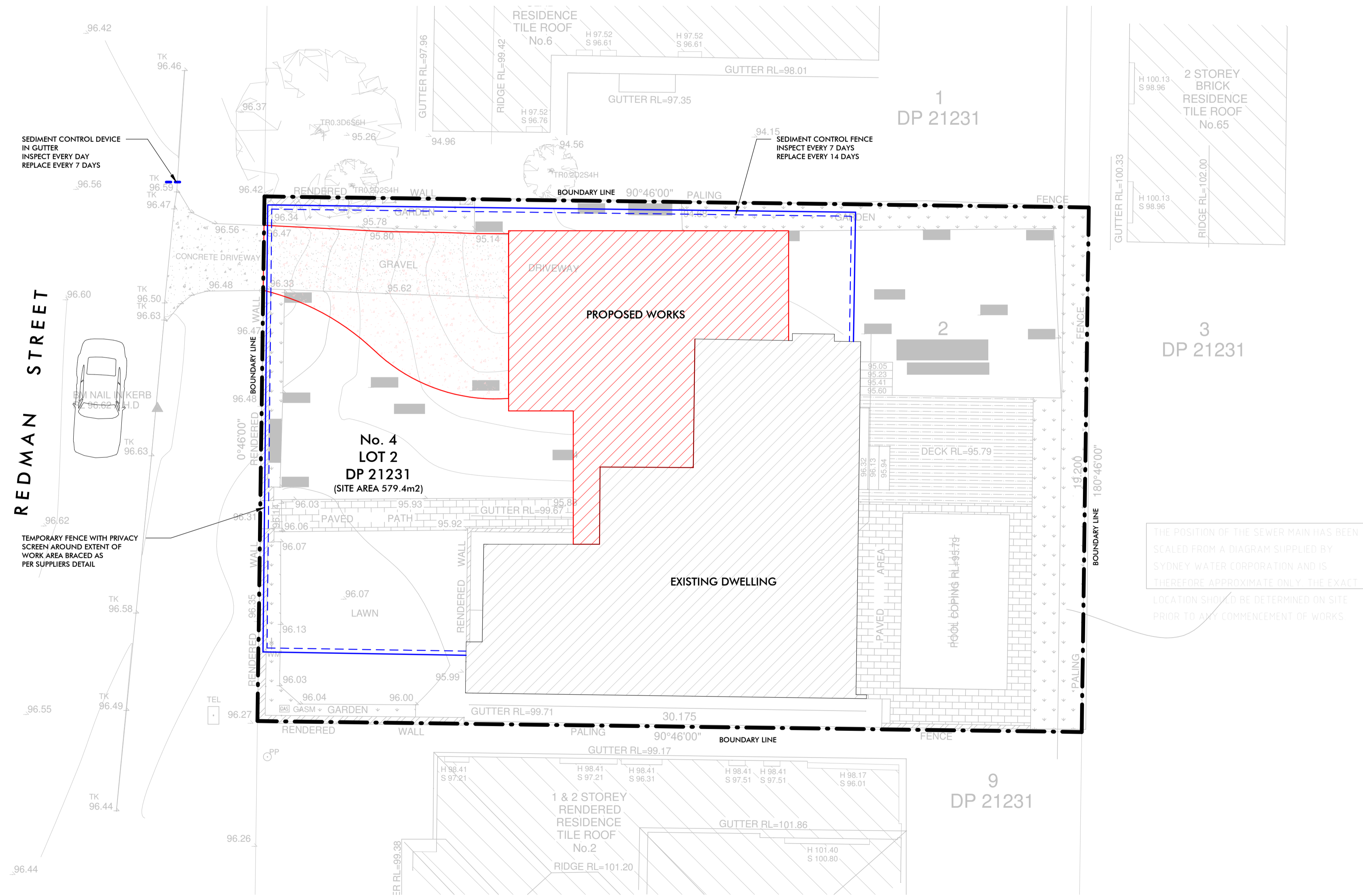
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**19** TEMPORARY CONSTRUCTION EXIT  
 NOT TO SCALE



**20** SEDIMENT CONTROL FENCE  
 NOT TO SCALE



**21** SEDIMENT & EROSION CONTROL PLAN  
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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 3:04:45 PM  
 Proposed alterations and additions at  
**4 Redman Street  
 Seaforth NSW  
 Lot 2 DP 21231**

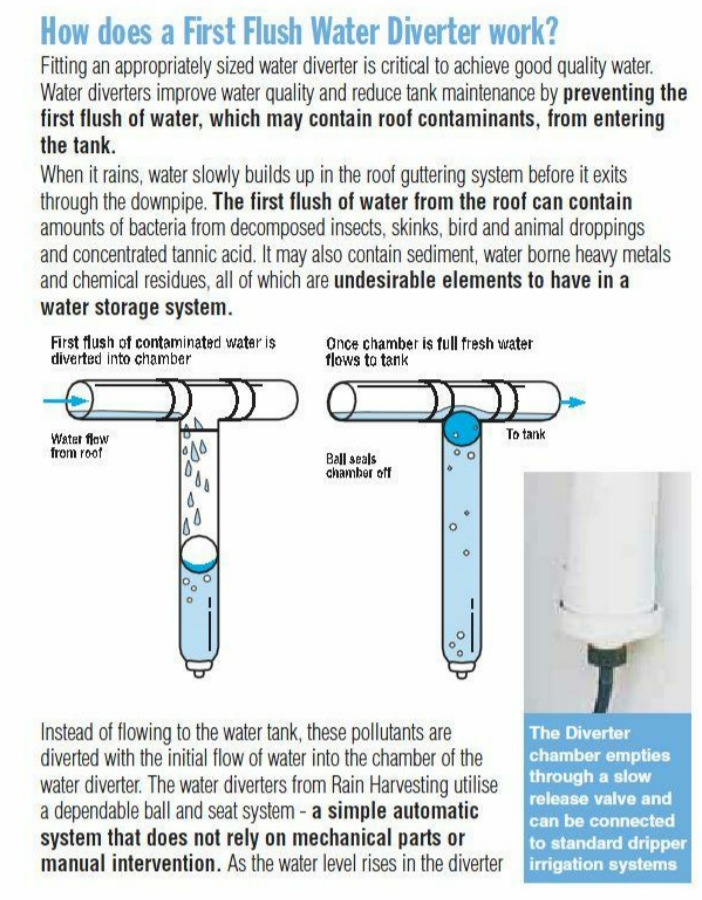
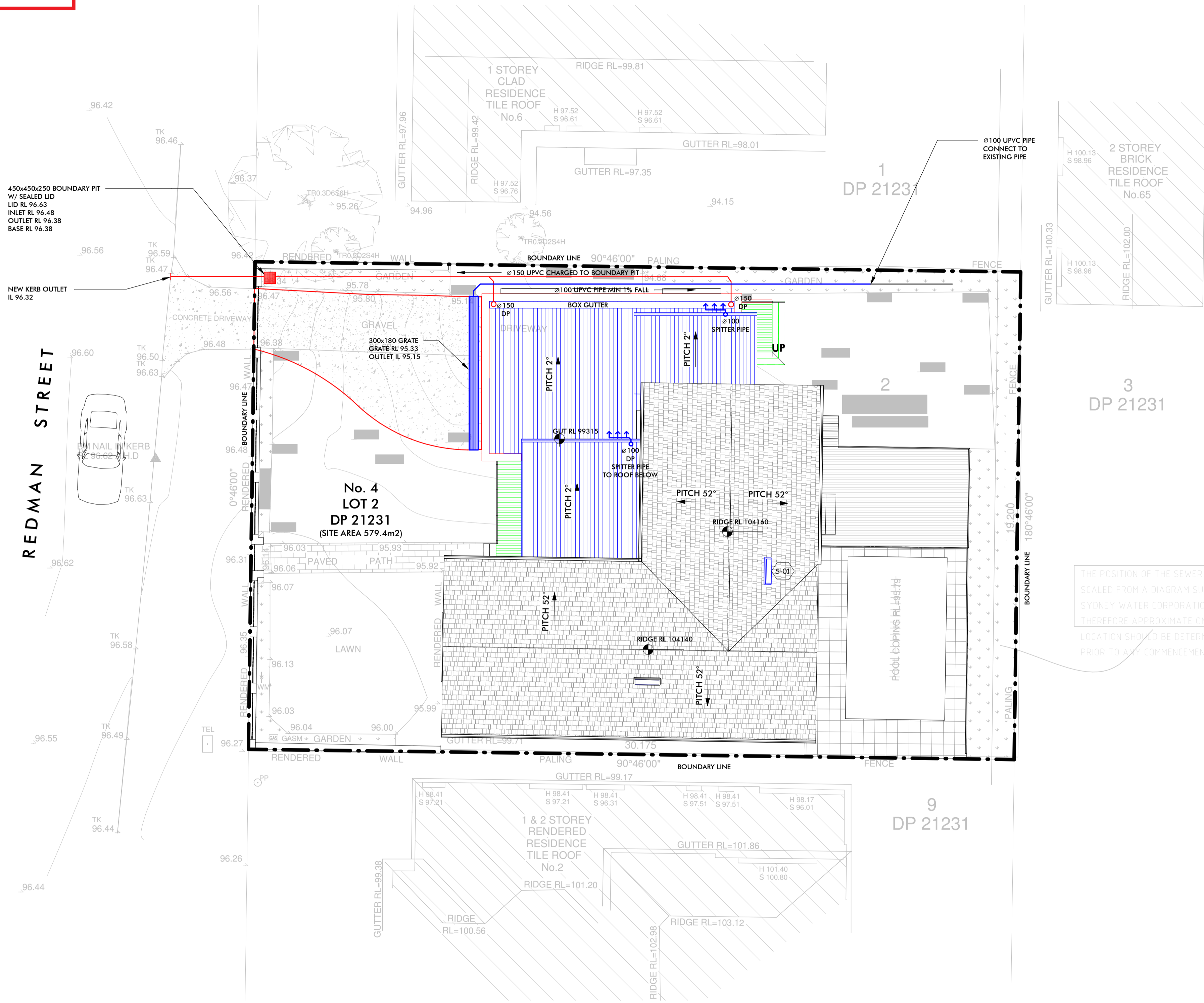
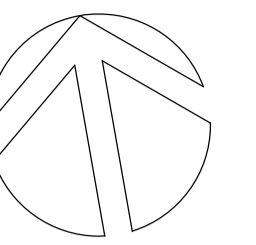
Title  
**Sediment and Erosion  
 Control Plan**

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**

THE POSITION OF THE SEWER MAIN HAS BEEN SCALED FROM A DIAGRAM SUPPLIED BY SYDNEY WATER CORPORATION AND IS THEREFORE APPROXIMATE ONLY. THE EXACT LOCATION SHOULD BE DETERMINED ON SITE PRIOR TO ANY COMMENCEMENT OF WORKS

**34 CONCEPT STORMWATER MANAGEMENT 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**

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 1 : 100

Drawn  
 RBF

Job Number  
 A16179

Council  
 Northern Beaches Council

Print Date  
 09-Sep-19  
 3:06:34 PM

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

**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

19/09/2019 10:42 AM C:\ProgramData\CadSoft\AutoCAD\2019\AutoCAD.exe (User: Ben Hildyard)




DA2019/1095

# External Finishes & Materials



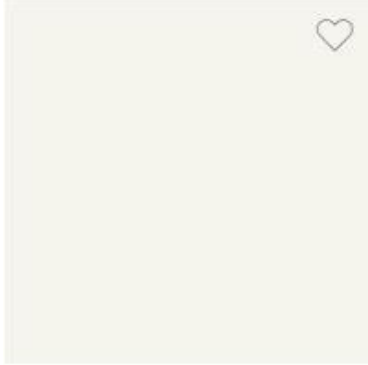
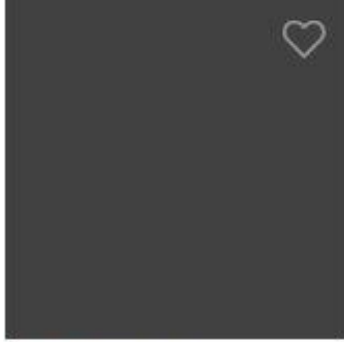
**Lot 2 – D.P. 21231**  
**No.4 Redman Street, Seaforth NSW**  
**September 2019**

DA2019/1095

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



DA2019/1095

<p>Ceiling &amp; 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>