

SCHEDULE OF FINISHES	
FINISHES	IMAGE
TIMBER CLADDING JAMES HARDIE LINEA WEATHERBOARD CLADDING OR EQUIVALENT	
KLIP-LOK 700 COLORBOND ROOF SHEETING- SHALE GREY TO PROPOSED ROOF (LIGHT- MID RANGE)	



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

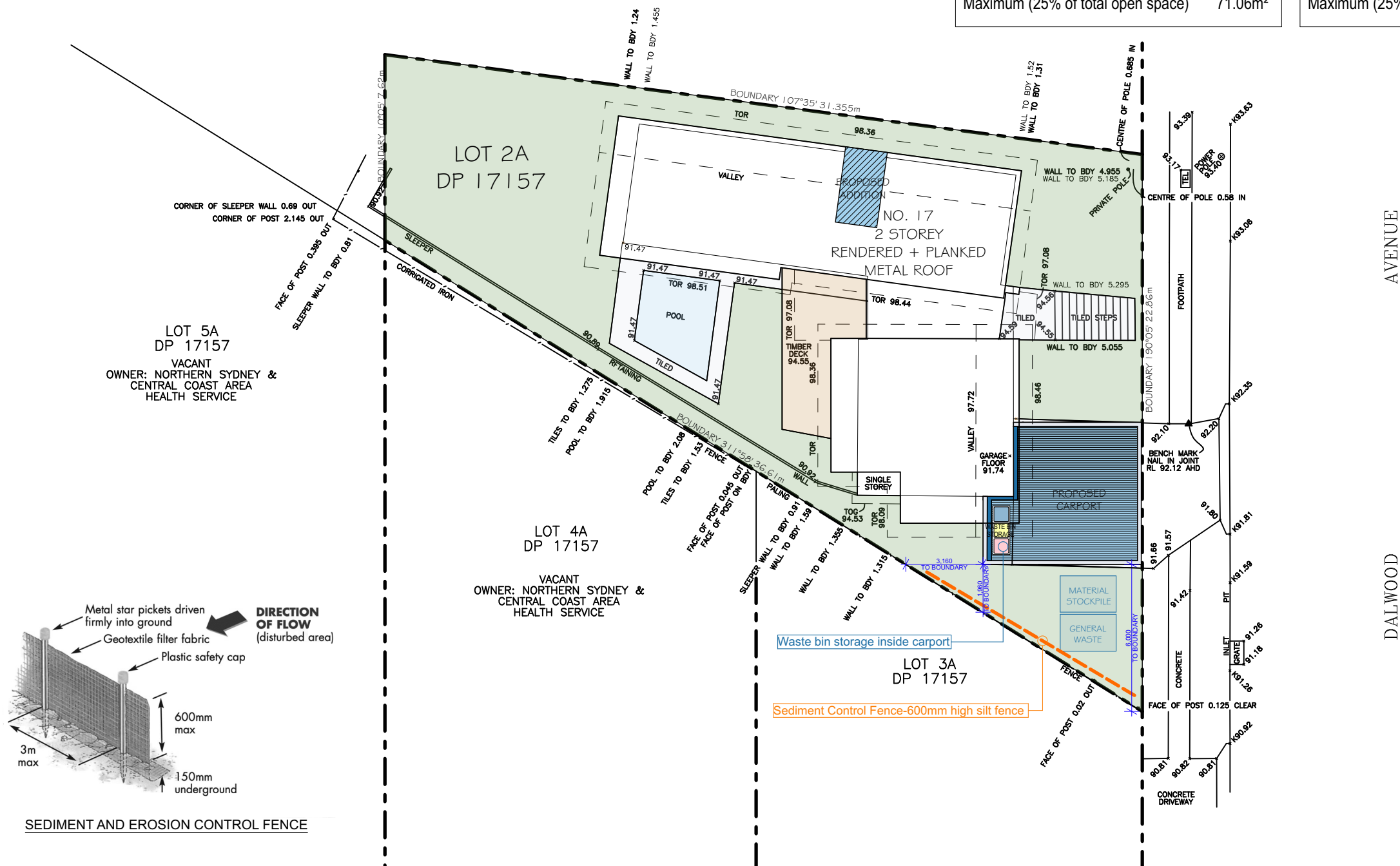
DADA2024/0873

<u>Site Calculations Existing m²</u>	
Site Area OS4	473.7m ²
<u>Total Open Space >3m wide</u>	
Existing (57.77%)	273.35m²
(Includes pool water surface area)	
Required (60% of site area)	284.22m ²
<u>Total Landscaped Area</u>	
Existing (81.94%)	232.91m²
Required (40% of total open space)	113.69m ²
<u>Above Ground Level</u>	
Existing (6.02%)	17.11m²
Maximum (25% of total open space)	71.06m ²

<u>Site Calculations Proposed m²</u>	
Site Area OS4	473.7m ²
<u>Total Open Space >3m wide</u>	
Proposed (56.98%)	269.96m²
(Includes pool water surface area)	
Required (60% of site area)	284.22m ²
<u>Total Landscaped Area</u>	
Proposed (79.72%)	226.57m²
Required (40% of total open space)	113.69m ²
<u>Above Ground Level</u>	
Proposed (6.02%)	17.11m²
Maximum (25% of total open space)	71.06m ²



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SITE ANALYSIS

DRAWING NO.:

DRAWING NO:
DA 2



CLIENT:
WESTLEY + ELIZABETH
OWERS
PROJECT NAME :

PROPOSED ALTERATIONS +
ADDITIONS TO
17 DALWOOD AVENUE SEAFORTH
NSW 2092 AUSTRALIA

Checked By: Arianna Rosnell

Plot Date: 9/9/2024

Project No. 240326 DA

Project Status	DESIGN DEVELOPMENT
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DEVELOPMENT APPLICATION

NOTE

The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the Building Designer. Refer to written dimensions only. Do not scale drawings. Drawings shall not be used for construction purposes until issued for construction. This drawing reflects a design by R&R Building Design and is to be used only for work when authorised in writing by R&R Building Design.

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NB: CONNECT ALL NEW STORMWATER PIPEWORK TO EXISTING SYSTEM WHICH DRAINS TO STREET KERB.
PROPOSED WORKS- DEVELOPMENT UNDER 50M² OF ADDITIONAL IMPERVIOUS AREA.

DRAWING TITLE :
PROPOSED GROUND FLOOR PLAN

DRAWING NO:
DA 4



CLIENT:
WESTLEY + ELIZABETH
OWERS
PROJECT NAME :

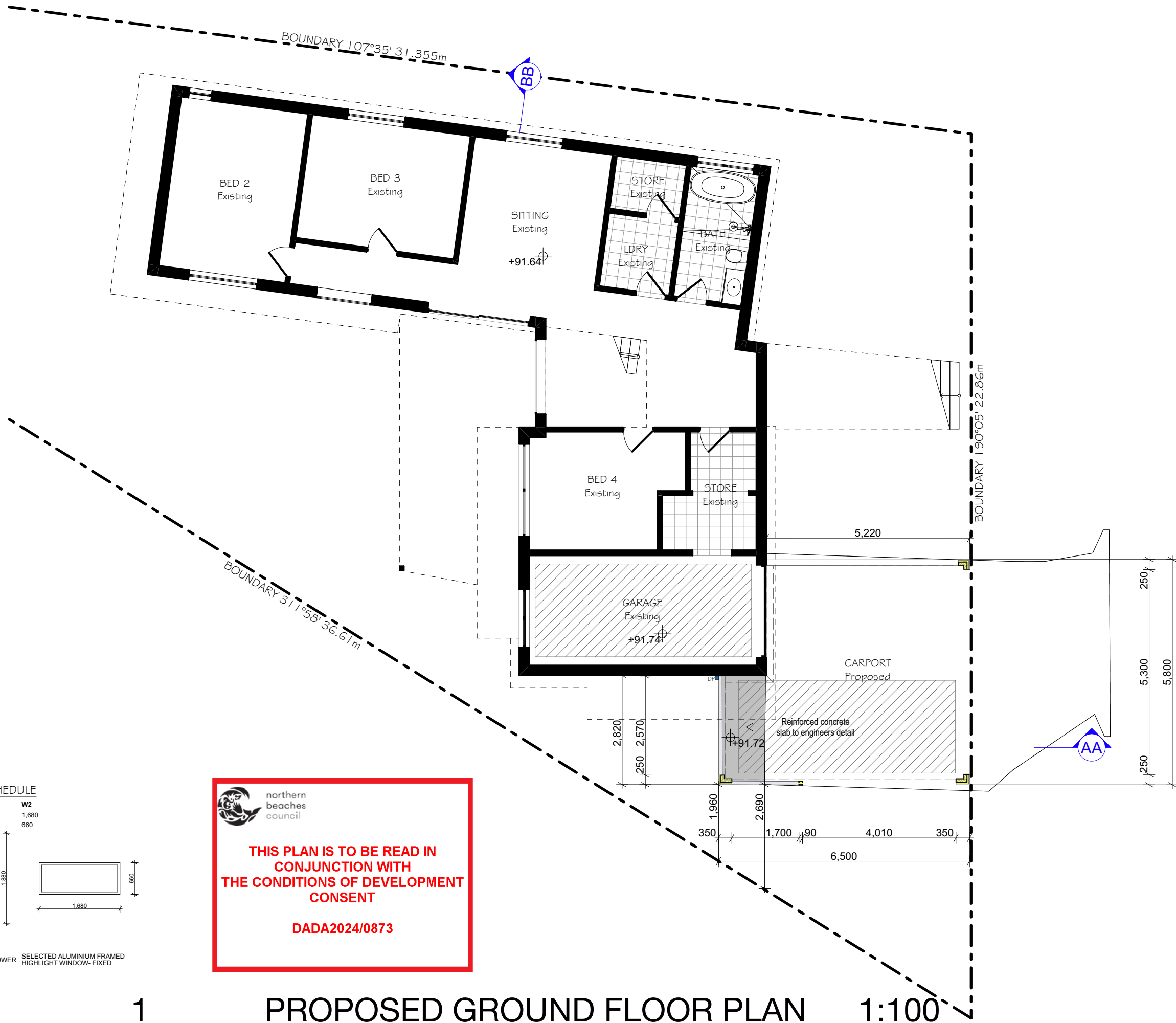
PROPOSED ALTERATIONS +
ADDITIONS TO
17 DALWOOD AVENUE SEAFORTH
NSW 2092 AUSTRALIA

Checked By:	Arianna Rosnell
Plot Date:	9/9/2024
Project No.	240326 DA
Project Status	DESIGN DEVELOPMENT

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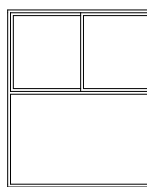
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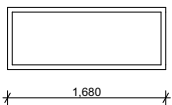


WINDOW/DOOR SCHEDULE

W1	W2
1,580	1,680
1,880	660



SELECTED ALUMINIUM FRAMED
WINDOW TO MATCH EXISTING- LOWER
FIXED PANE/ UPPER SLIDING



SELECTED ALUMINIUM FRAMED
HIGHLIGHT WINDOW- FIXED



northern
beaches
council

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CONSENT

DADA2024/0873

DRAWING TITLE :
PROPOSED FIRST FLOOR PLAN

DRAWING NO:
DA 5



CLIENT:
WESTLEY + ELIZABETH
OWERS
PROJECT NAME :

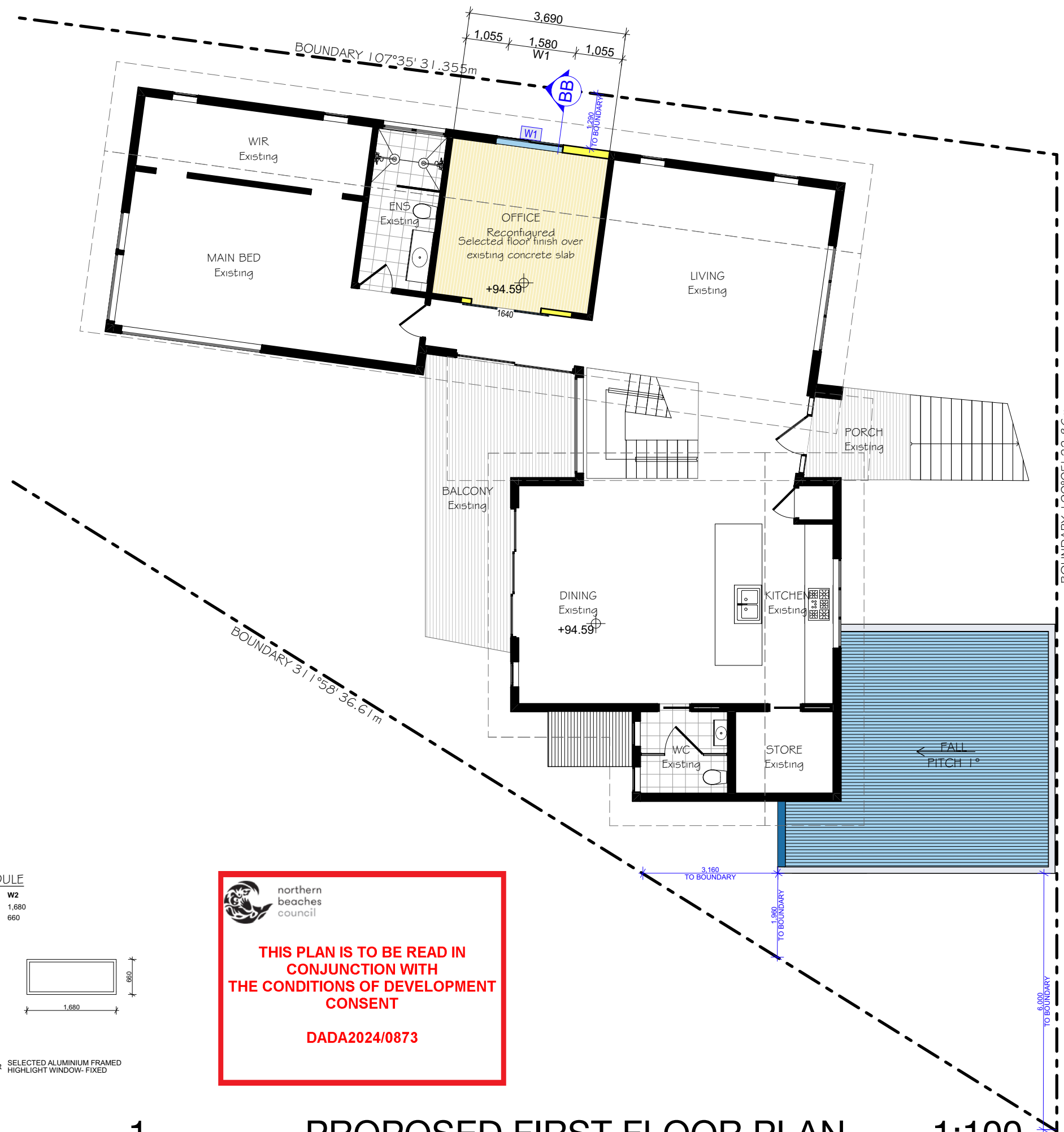
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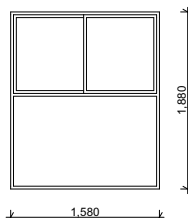
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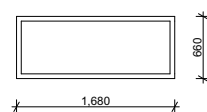


WINDOW/DOOR SCHEDULE

W1	W2
1,580	1,680
1,880	660



SELECTED ALUMINIUM FRAMED
WINDOW TO MATCH EXISTING- LOWER
FIXED PANE/ UPPER SLIDING



SELECTED ALUMINIUM FRAMED
HIGHLIGHT WINDOW- FIXED



northern
beaches
council

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DRAWING TITLE :
PROPOSED ROOF PLAN

DRAWING NO:
DA 6



CLIENT:
WESTLEY + ELIZABETH
OWERS
PROJECT NAME :

PROPOSED ALTERATIONS +
ADDITIONS TO
17 DALWOOD AVENUE SEAFORTH
NSW 2092 AUSTRALIA

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WINDOW/DOOR SCHEDULE

W1	W2
1,580 1,880	1,680 660
SELECTED ALUMINIUM FRAMED WINDOW TO MATCH EXISTING- LOWER FIXED PANE/ UPPER SLIDING	SELECTED ALUMINIUM FRAMED HIGHLIGHT WINDOW- FIXED



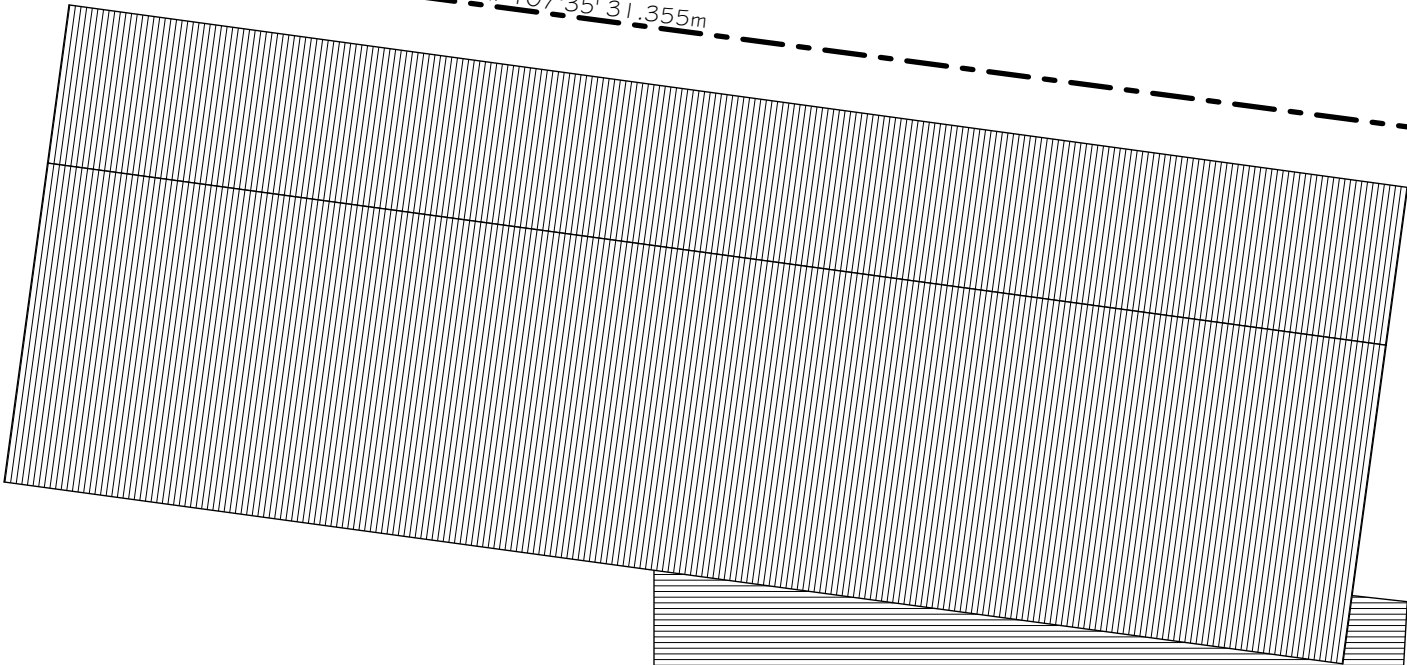
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PROPOSED ROOF PLAN

1:100



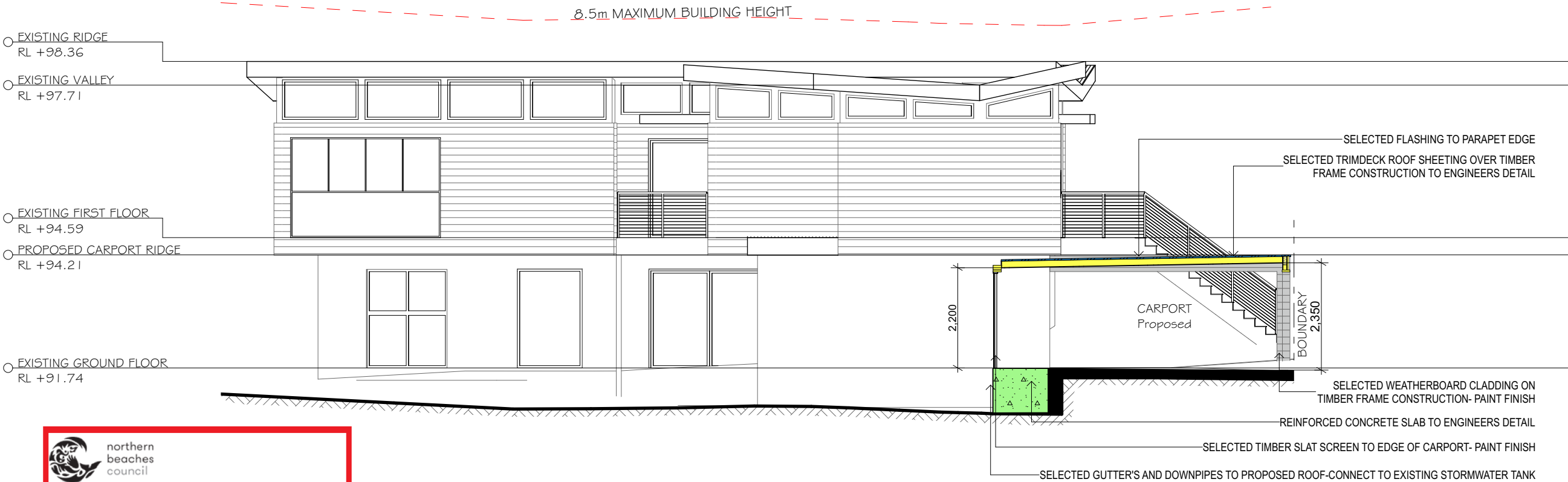
SELECTED TRIMDECK ROOF SHEETING OVER TIMBER
FRAME CONSTRUCTION TO ENGINEERS DETAIL

SELECTED FLASHING TO PARAPET EDGE

SELECTED GUTTER'S AND DOWNPIPES TO PROPOSED
ROOF-CONNECT TO EXISTING STORMWATER TANK



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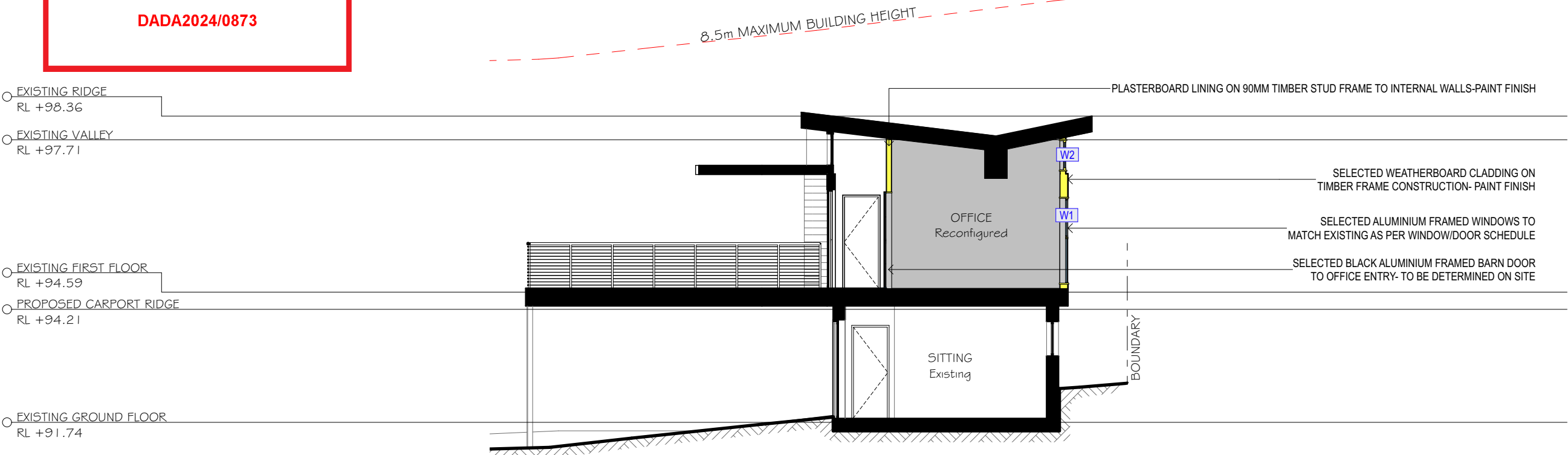
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CONSENT

DADA2024/0873

1

SECTION-AA

1:100



2

SECTION-BB

1:100

DRAWING TITLE :

SECTIONS

DRAWING NO:

DA 7

CLIENT:

WESTLEY + ELIZABETH
OWERS

PROJECT NAME :

PROPOSED ALTERATIONS +
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NSW 2092 AUSTRALIA

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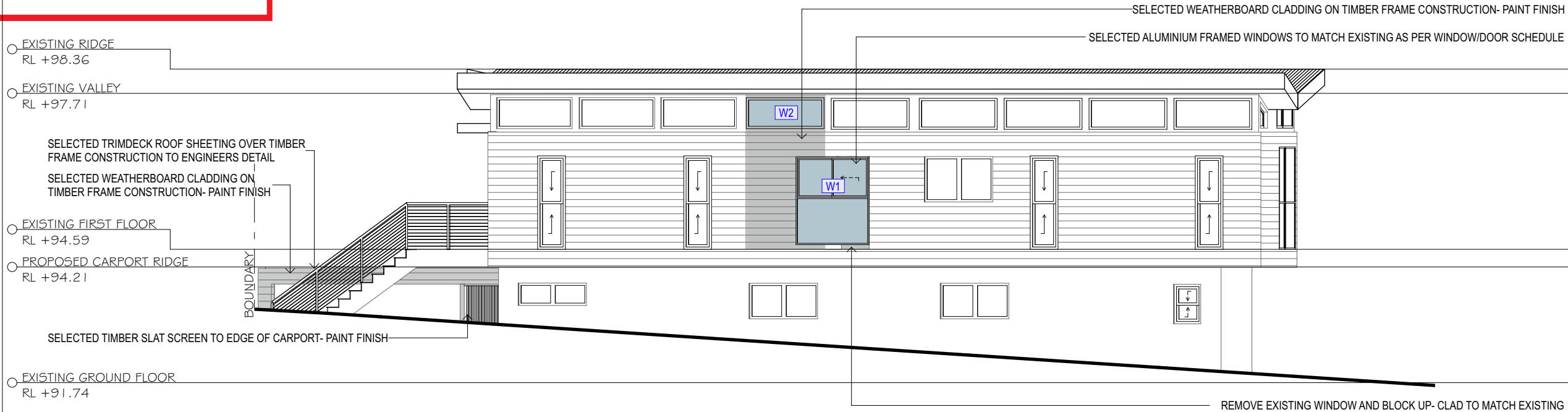
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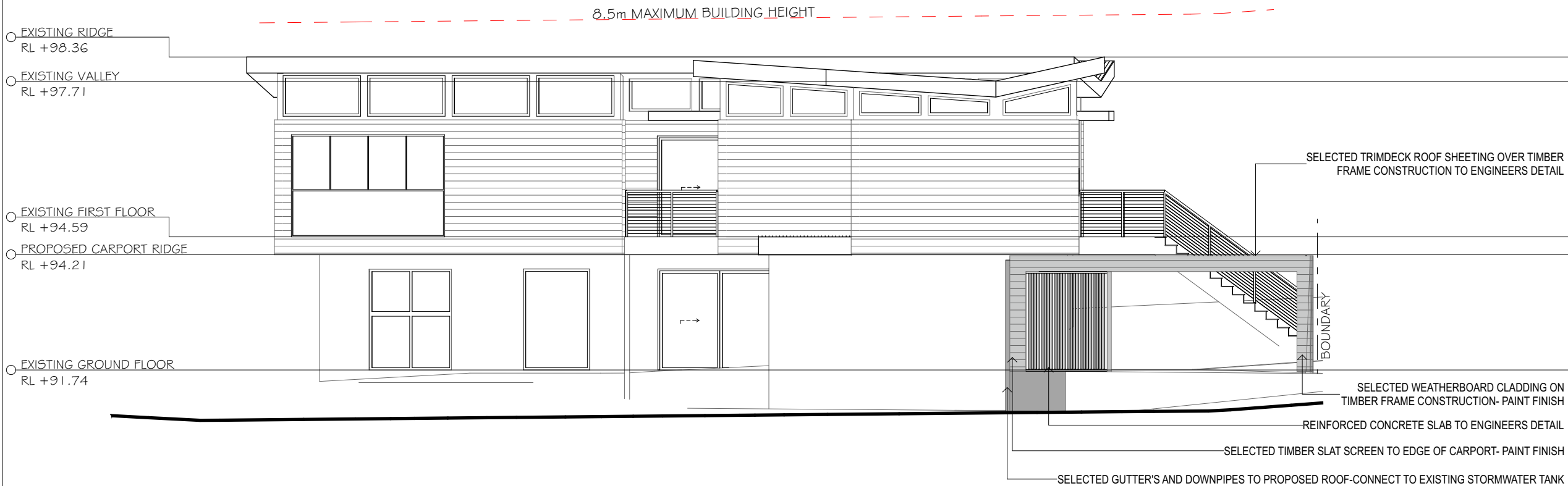
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1 NORTH ELEVATION 1:100



2 SOUTH ELEVATION 1:100

DRAWING TITLE :
NORTH + SOUTH ELEVATION

DRAWING NO:
DA 8

CLIENT:
WESTLEY + ELIZABETH
OWERS
PROJECT NAME :

PROPOSED ALTERATIONS +
ADDITIONS TO
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NSW 2092 AUSTRALIA

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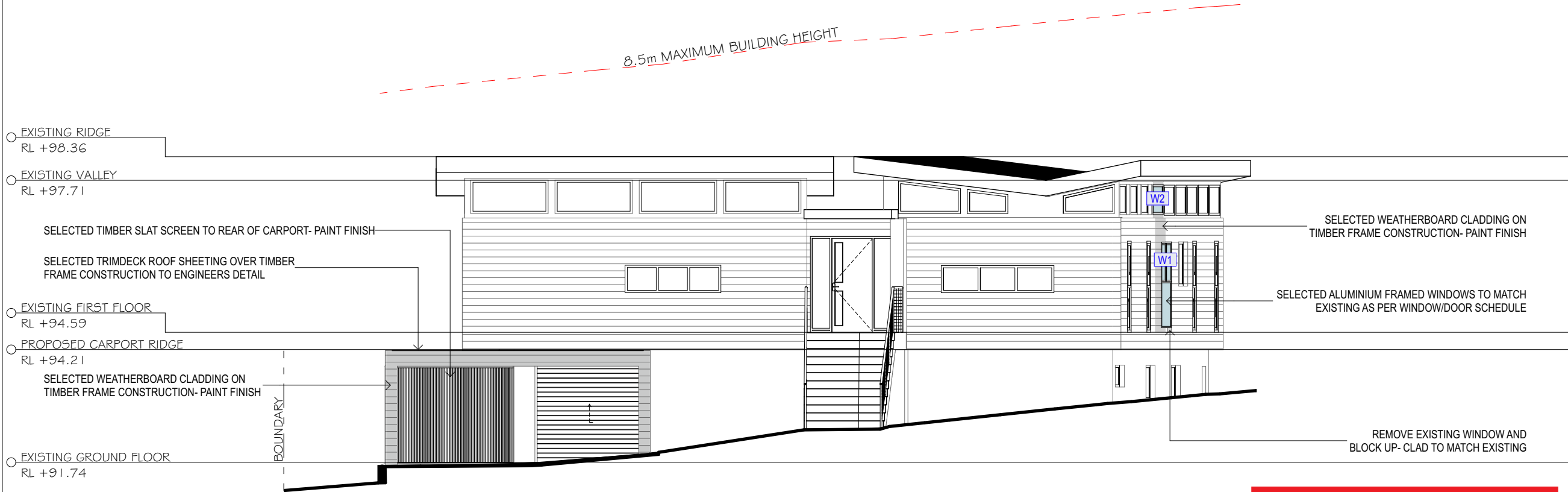
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3

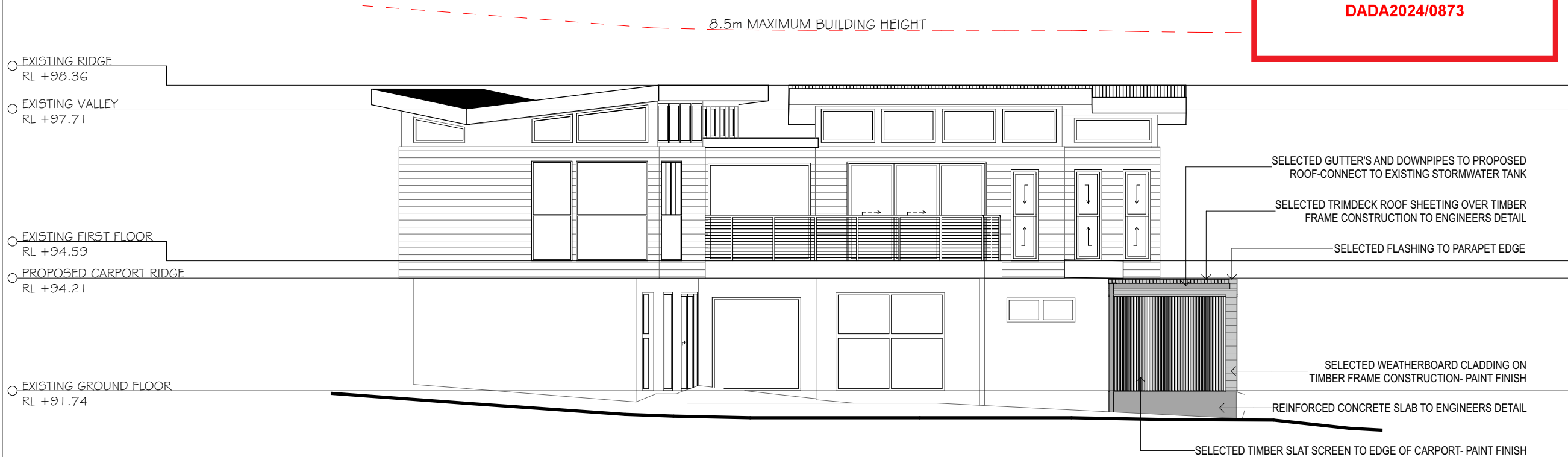
EAST ELEVATION

1:100

northern
beaches
council

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DADA2024/0873



4

WEST ELEVATION

1:100

DRAWING TITLE :
EAST + WEST ELEVATION

DRAWING NO:
DA 9

CLIENT:
WESTLEY + ELIZABETH
OWERS

PROJECT NAME :
PROPOSED ALTERATIONS +
ADDITIONS TO
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DEVELOPMENT APPLICATION

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