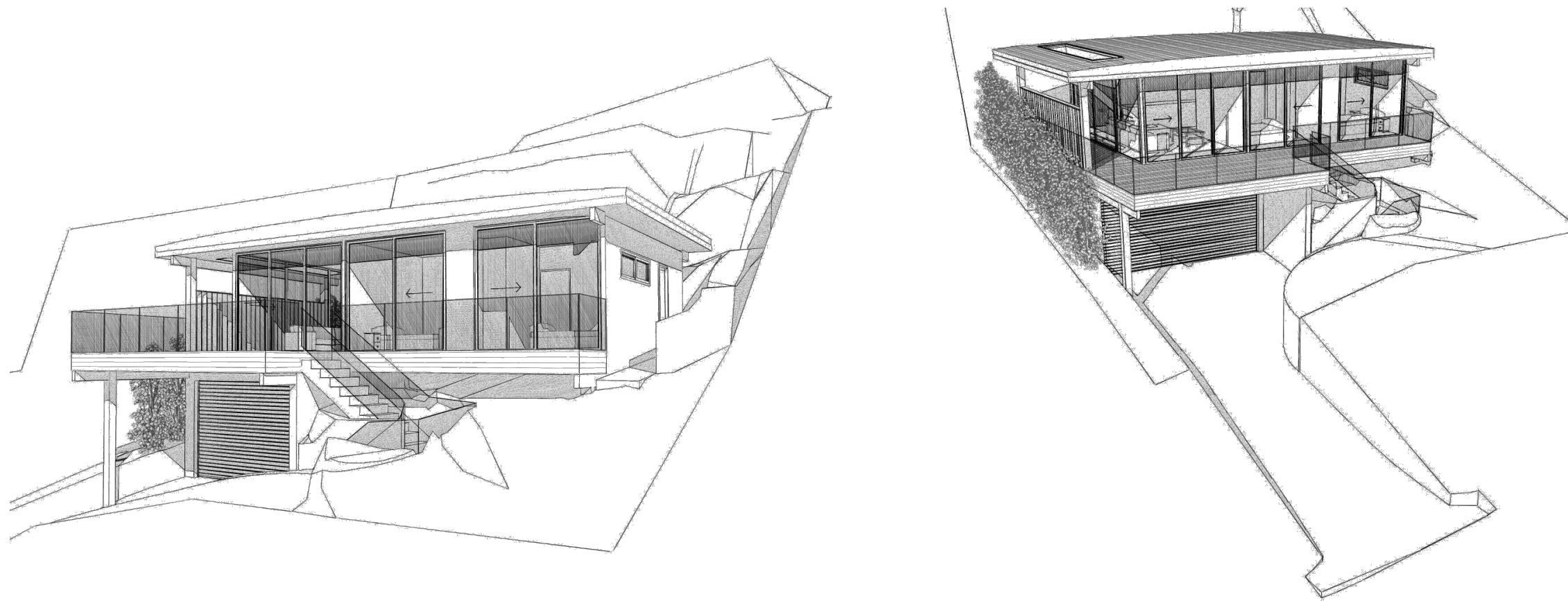




CONTENTS

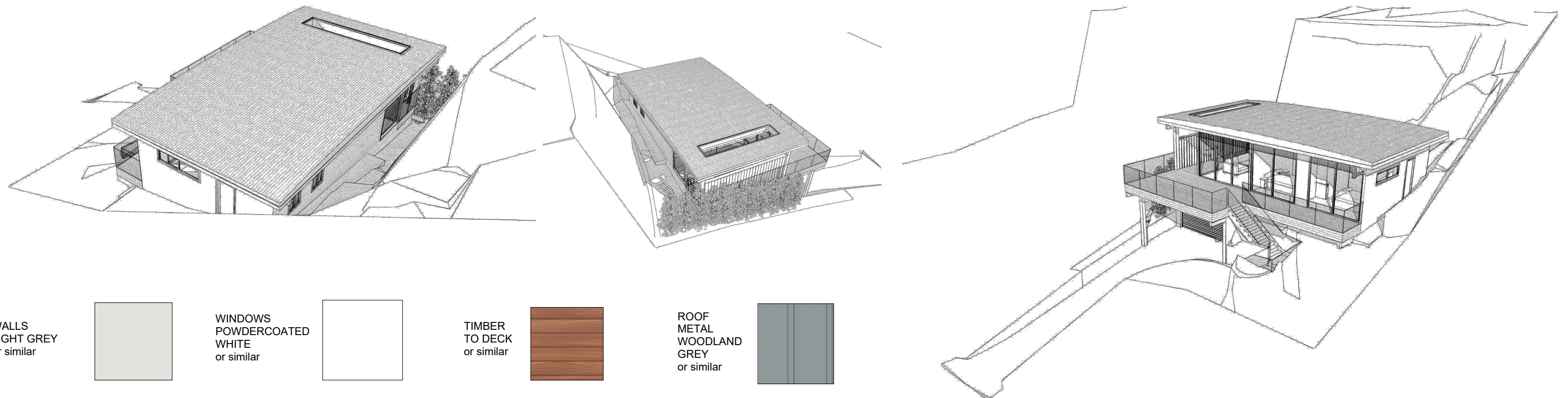
DA1	PERSPECTIVES
DA2	SURVEY
DA3	SITE ANALYSIS & WASTE MNGMNT PLAN
DA4	GARAGE FLOOR PLAN
DA4	GROUND FLOOR PLAN
DA6	ROOF FLOOR PLAN
DA7	ELEVATIONS, N S
DA8	ELEVATIONS, E W
DA9	SECTIONS A-A, B-B
DA10	SECTIONS DRIVE
DA11	OPEN SPACE AND LANDSCAPING
DA12	BASIX

private residence

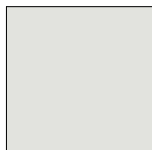
42 elanora road, elanora heights

additions & alterations
development application

architectural perspectives



WALLS
LIGHT GREY
or similar



WINDOWS
POWDERCOATED
WHITE
or similar

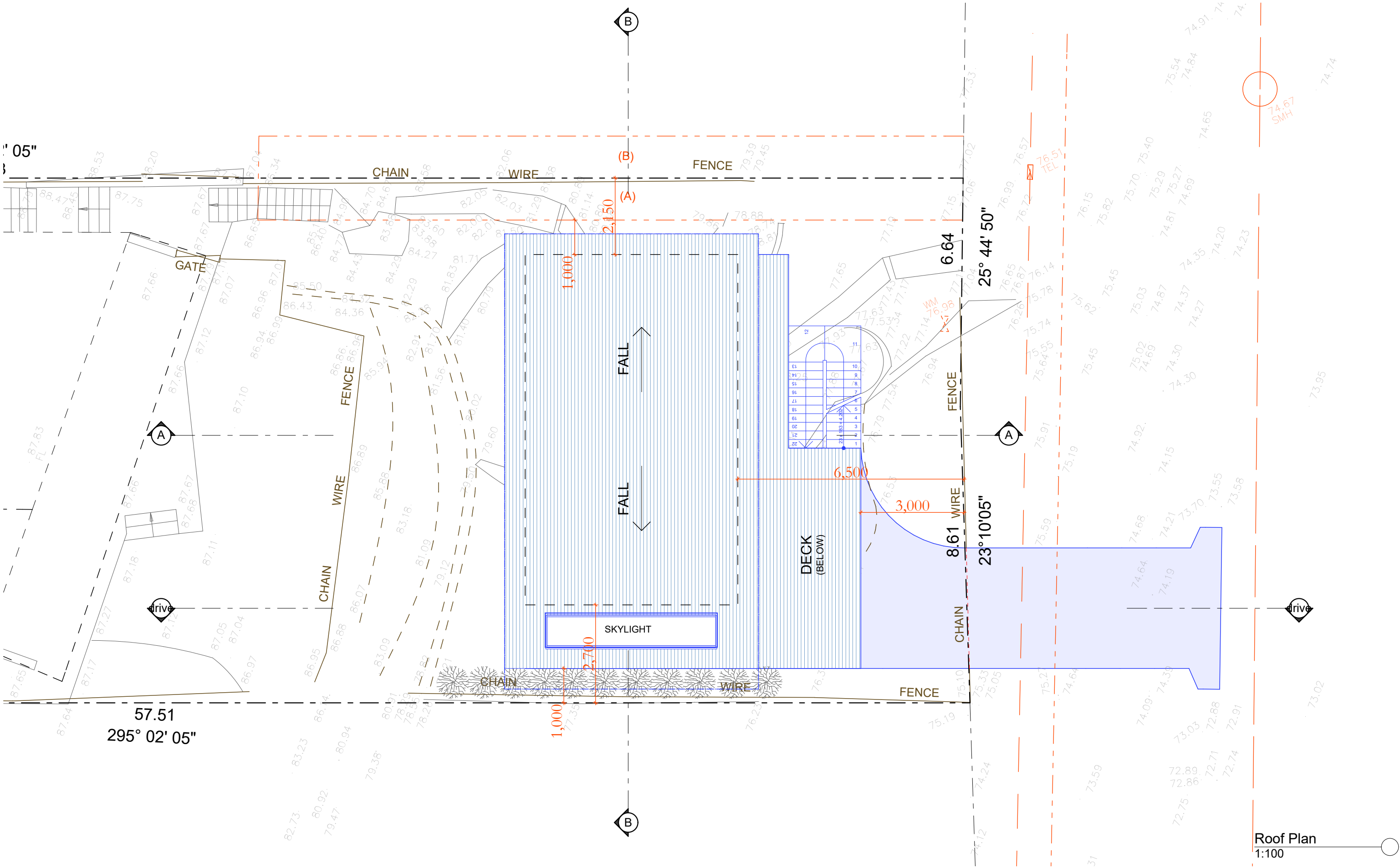


TIMBER
TO DECK
or similar

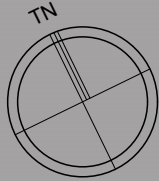


ROOF
METAL
WOODLAND
GREY
or similar





Roof Plan
1:100



DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE. FIGURED DIMENSIONS TAKE PRECEDENCE.
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 42 Elanora Rd, Elanora Heights, 2101, NSW
Alterations & Additions
Lot 91 DP 13643 - 873.8m2

CLIENT: Private

= Proposed Work

= Demolition

= Existing

STATUS: DA
DATE: 050918
STAGE: DA
DRAWING NO: DA6

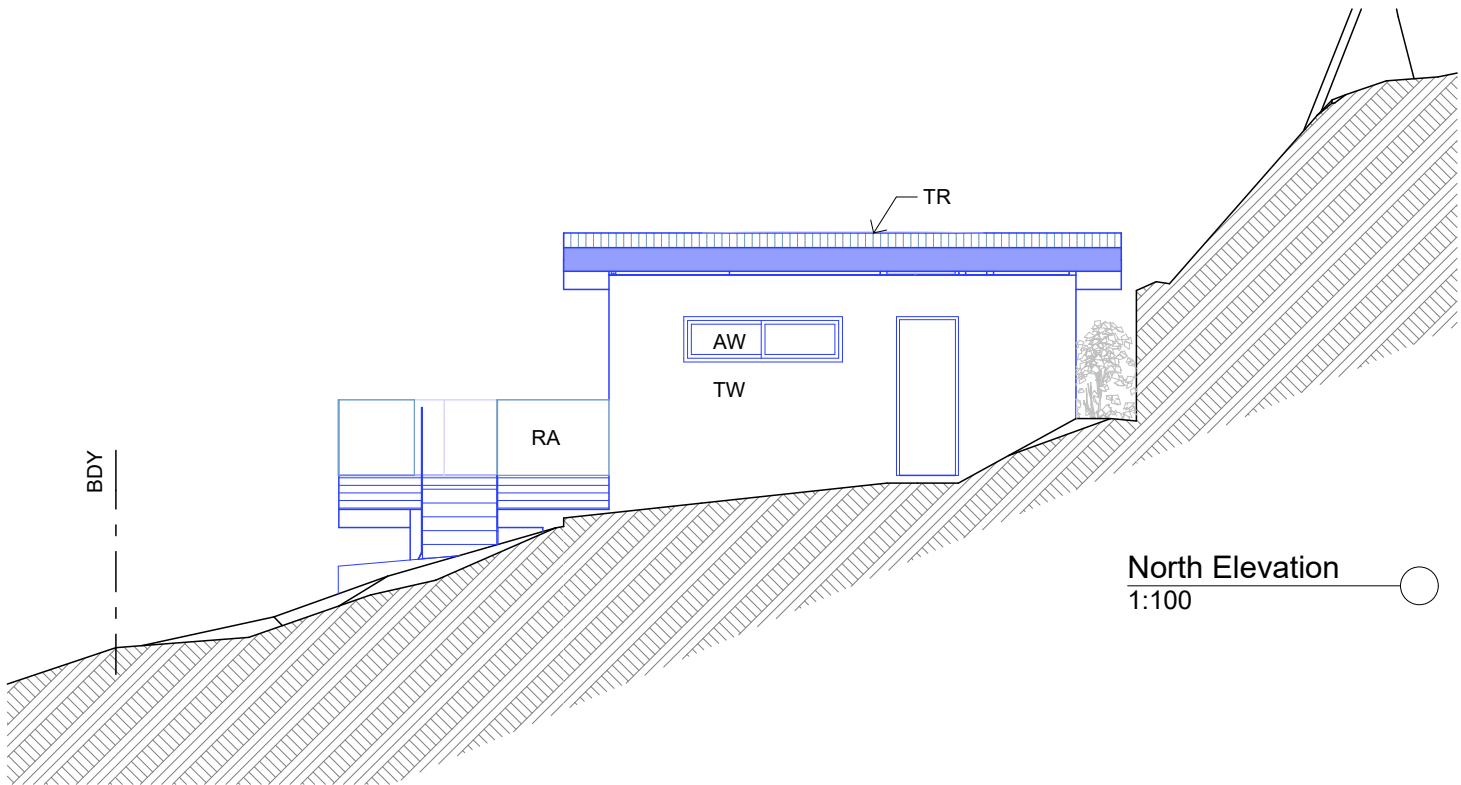
SCALE: 1:100@A3
DRAWN/DESIGNED: PB / MP

PROJECT NUMBER: 1908
ISSUE:

RL + 82,650
Ridge

RL + 79,302
Ground

RL + 75,852
Garage

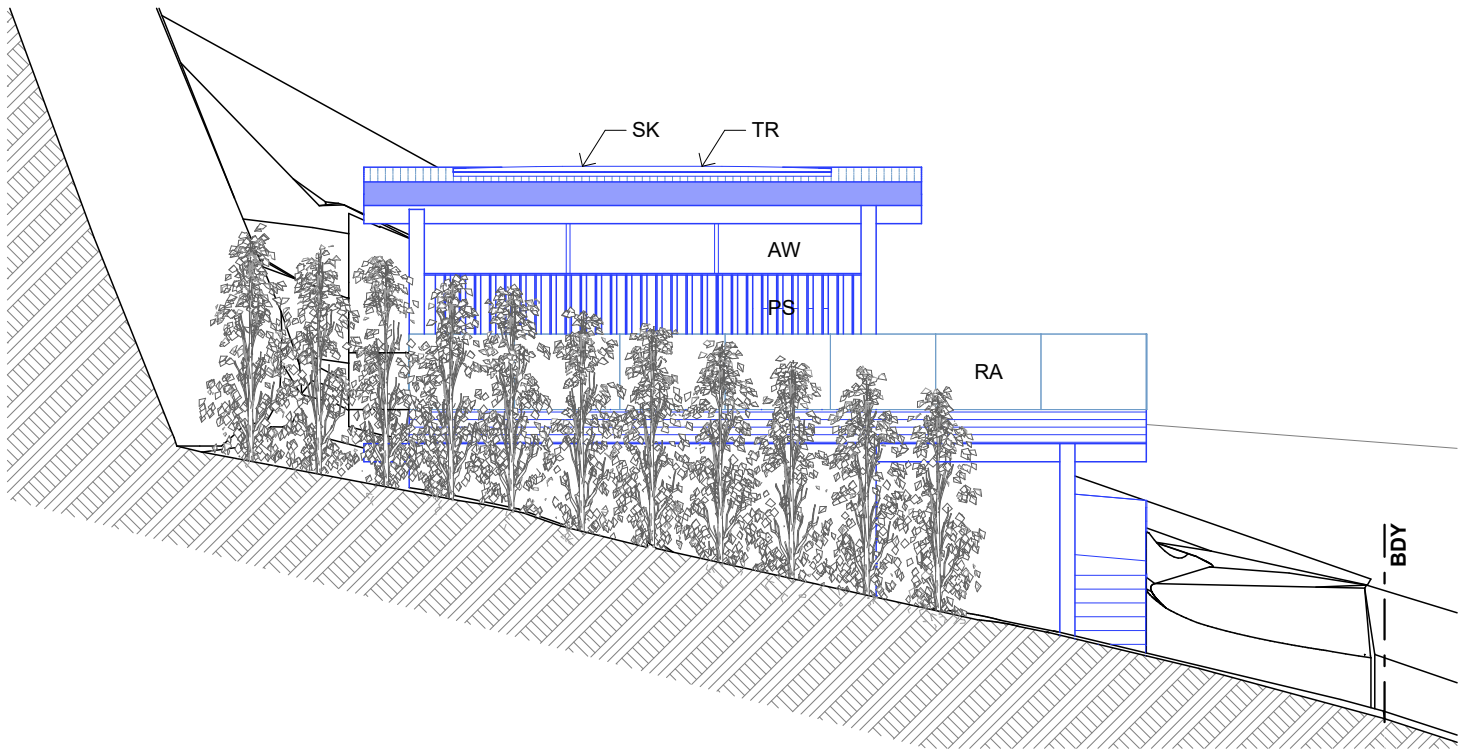


TR timber framed roof with metal cladding
TW timber framed wall painted
AW aluminium window
RA rail to BCA/NCC
PS privacy screen
SK skylight

RL + 82,650
Ridge

RL + 79,302
Ground

RL + 75,852
Garage



South Elevation
1:100



sketchArc

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REV	DATE	DESCRIPTION

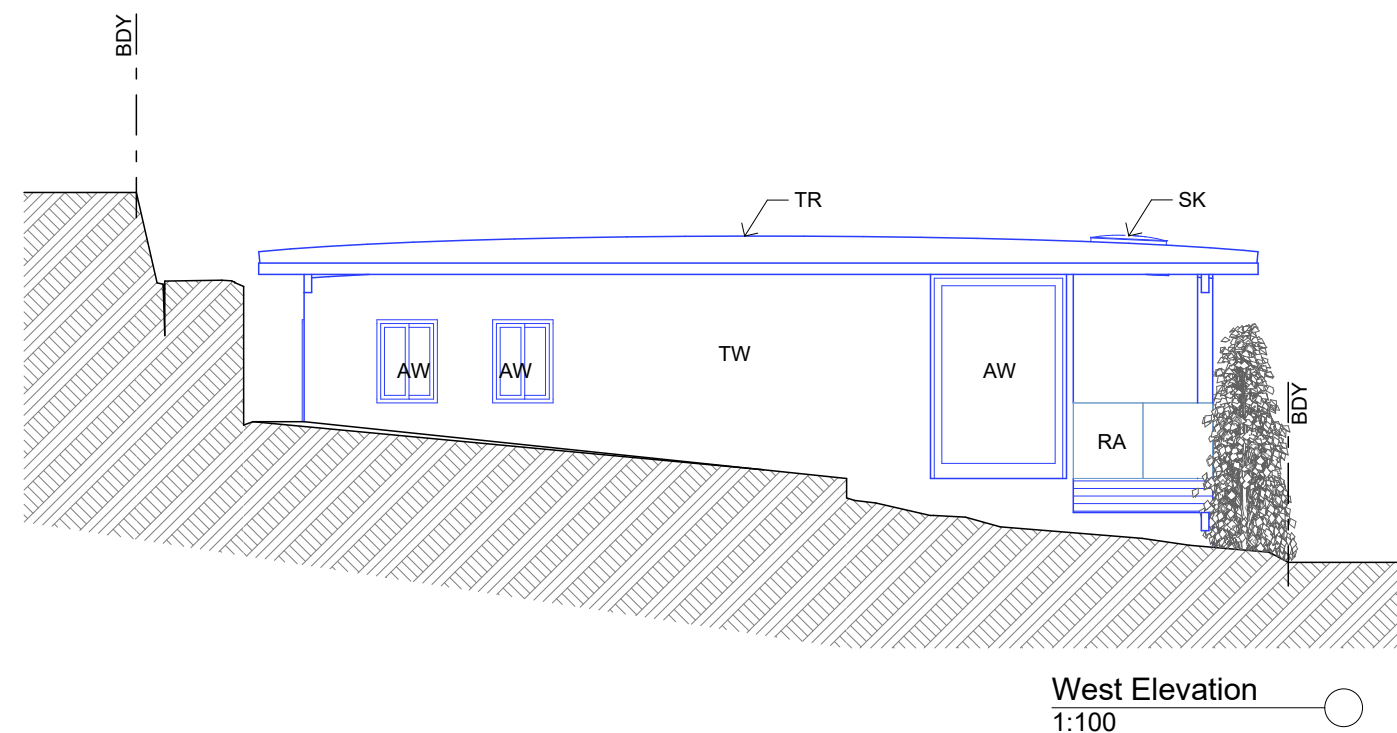
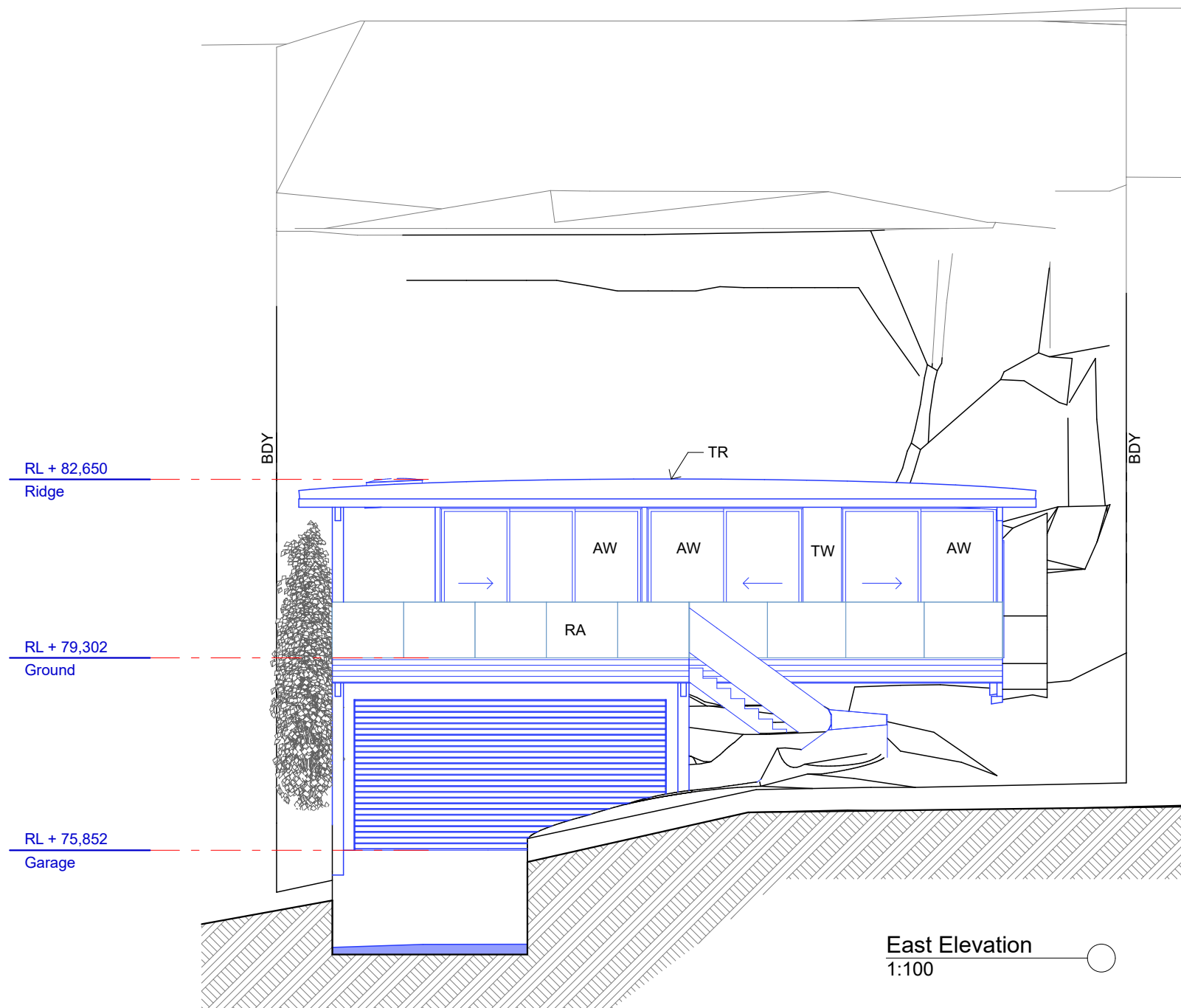
sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 42 Elanora Rd, Elanora Heights,
2101, NSW
Alterations & Additions
Lot 91 DP 13643 - 873.8m2

CLIENT:
Private

 = Proposed Work
 = Demolition
 = Existing

STATUS: DA		
DATE: 050918	SCALE: 1:100@A3	PROJECT NUMBER: 1908
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA7		



sketchArc

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and verify all errors and omissions to the
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Drawings shall not be used for construction
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Architect for construction.

REV	DATE	DESCRIPTION

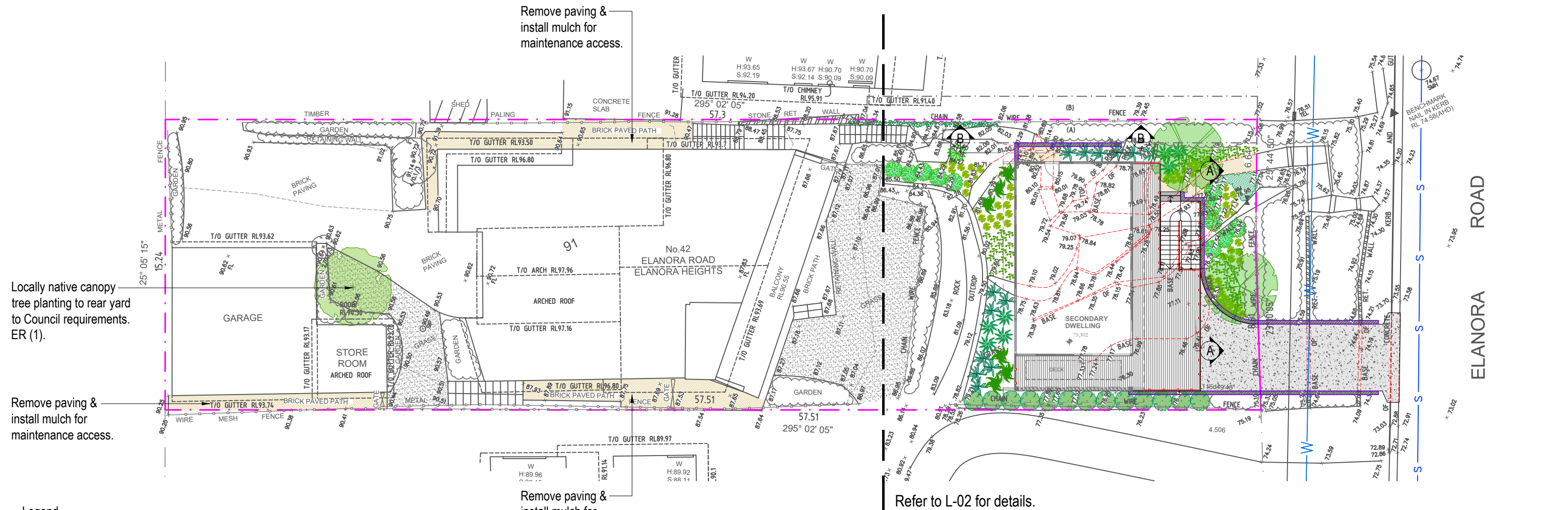
sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: 42 Elanora Rd, Elanora Heights,
2101, NSW
Alterations & Additions
Lot 91 DP 13643 - 873.8m2

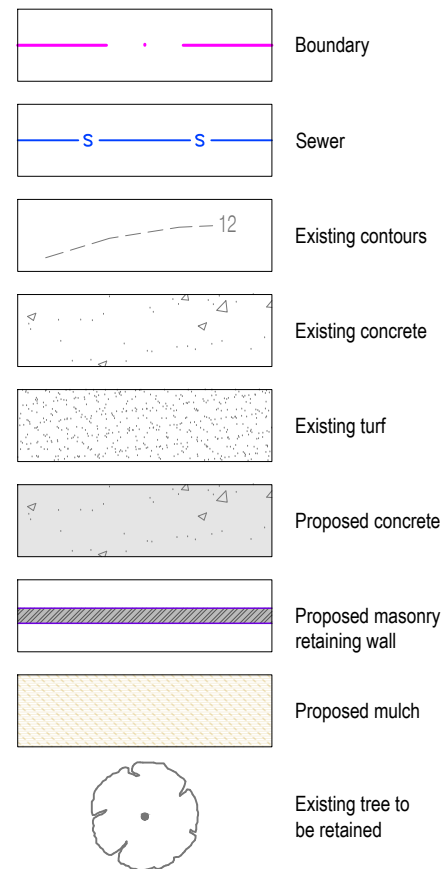
CLIENT:
Private

Blue = Proposed Work
Red = Demolition
Black = Existing

STATUS: DA		
DATE: 050918	SCALE: 1:100@A3	PROJECT NUMBER: 1908
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA8		



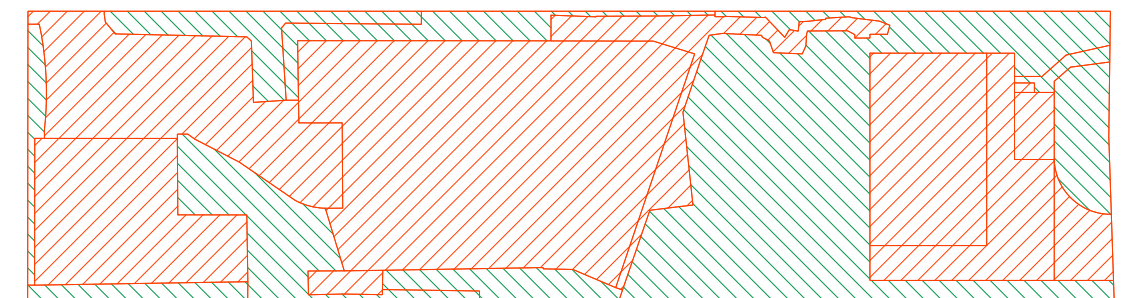
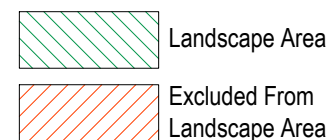
Legend



Landscape Area Calculations

Site Area	873.80m ²
Required Landscape Area	524.28m ² (60%)
Existing Landscape Area	401.69m ² (45.97%)
Proposed Landscape Area	335.51m ² (38.40%)
Impervious area allowance	52.43m ² (6%)
Total Landscape Areas:	387.94m ² (44.40%)

Landscape Area Calculations Legend



Landscape Area Calculations
Scale 1:400 @ A3

Note:

- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Serenescapes 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.
- Copyright Serenescapes Landscape Designs 2019.

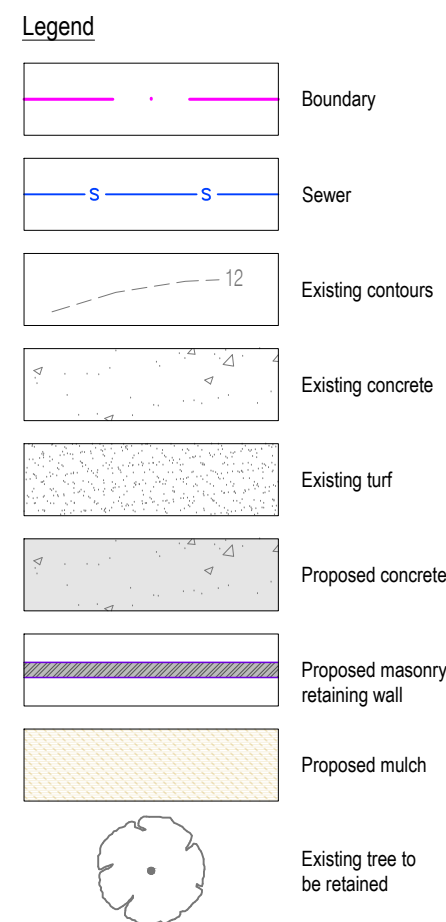
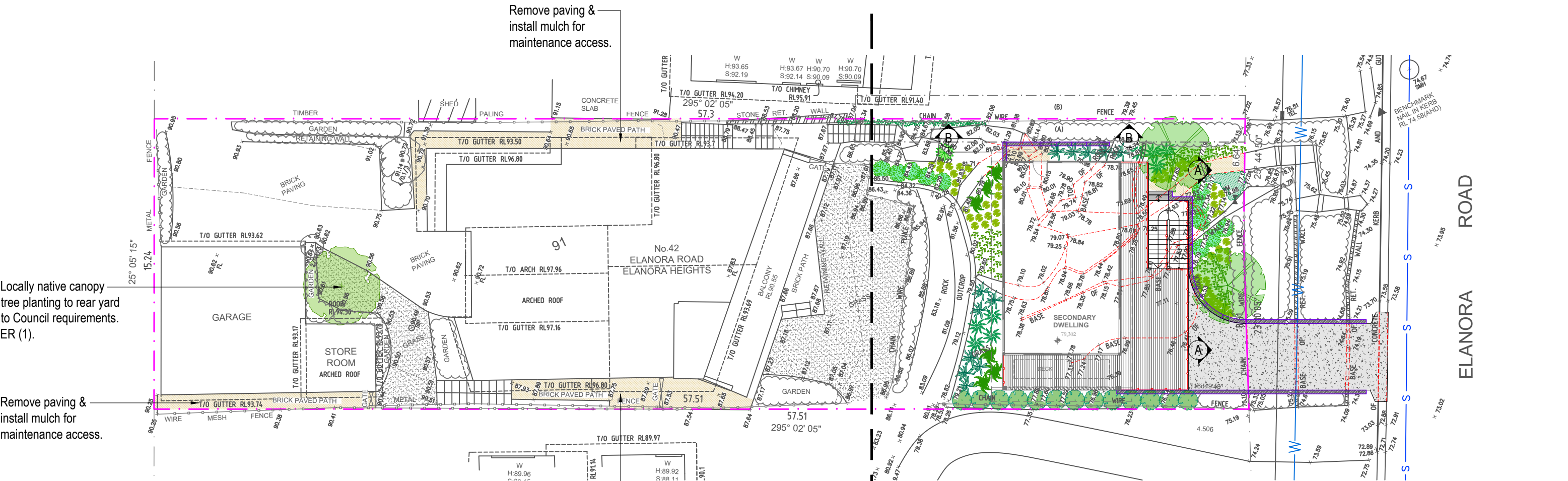


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ABN 71 611 726 222

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Belrose NSW 2085
Tel: 02 9986 2157
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www.serenescapes.com.au

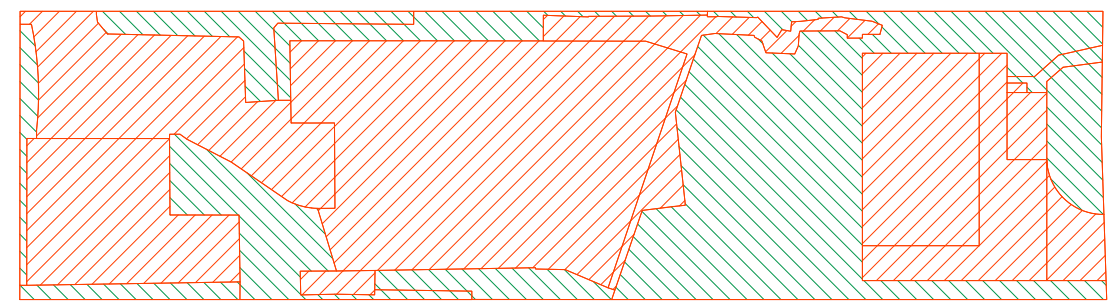
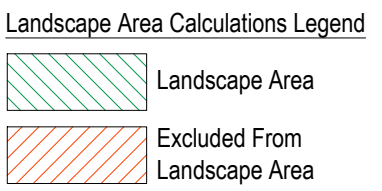
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Site Address:	42 Elanora Road Elanora Heights	Drawn by:	Ben Farrar AILD # 1179	Project Number:	19533	Scale:	1:200 @ A3	Sheet Number:	L-01 of 5	





Landscape Area Calculations

Site Area	873.80m ²
Required Landscape Area	524.28m ² (60%)
Existing Landscape Area	401.69m ² (45.97%)
Proposed Landscape Area	335.51m ² (38.40%)
Impervious area allowance	52.43m ² (6%)
Total Landscape Areas:	387.94m ² (44.40%)



Landscape Area Calculations
Scale 1:400 @ A3

Note: Non-combustible mulch is to be installed adjacent to the dwelling house as per the Bushfire Risk Assessment findings.

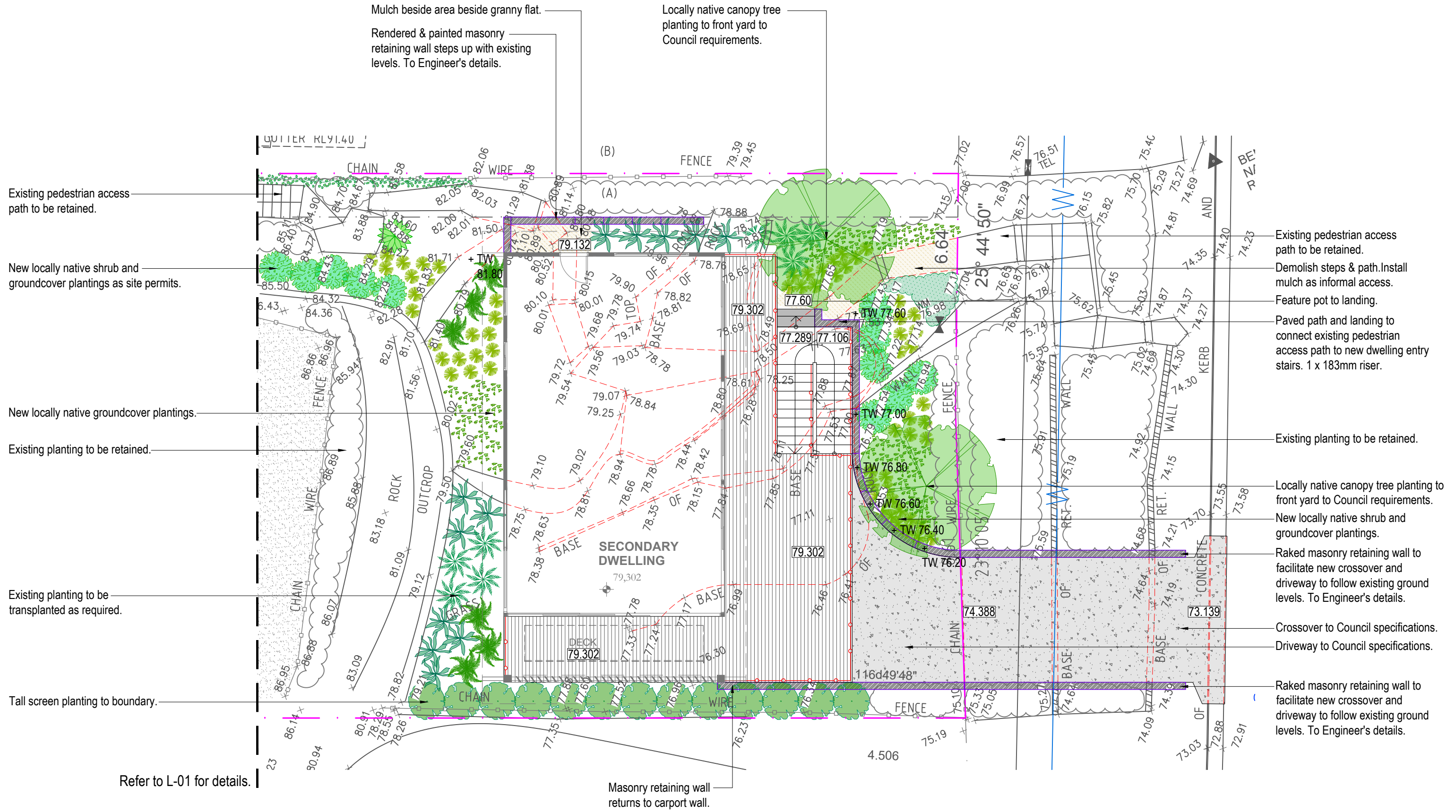
Note:
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Client:	Sarah Atkinson	Drawing Title:	Site Plan / Site Analysis / Sedimentation Control Plan				Rev:	Date:	Issue:	Checked:
Site Address:	42 Elanora Road Elanora Heights	Drawn by:	Ben Farrar AILDM # 1179	Project Number:	19533	Scale:	1:200 @ A3	Sheet Number:	L-01 of 5	





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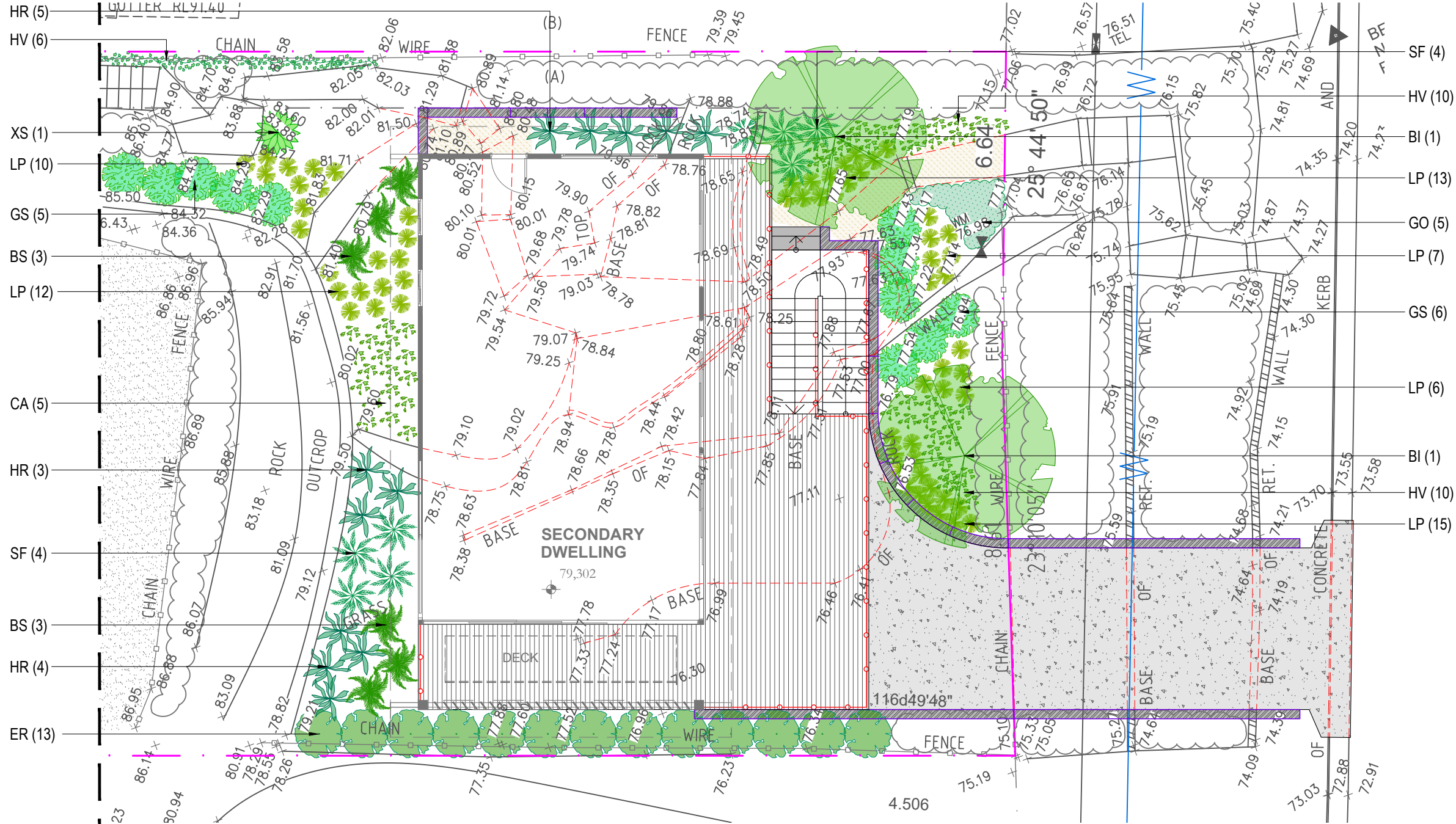
Note:
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Client:		Drawing Title:				Rev:	Date:	Issue:	Checked:
Sarah Atkinson		Detail Plan				A	23/05/19	Preliminary Issue	TB
Site Address:		Drawn by:		Project Number:	Scale:	Sheet Number:			
42 Elanora Road Elanora Heights		Ben Farrar AILD # 1179		19533	1:100 @ A3	L-02 of 5		B	31/05/19
								C	14/08/19
									DA Issue
									TB

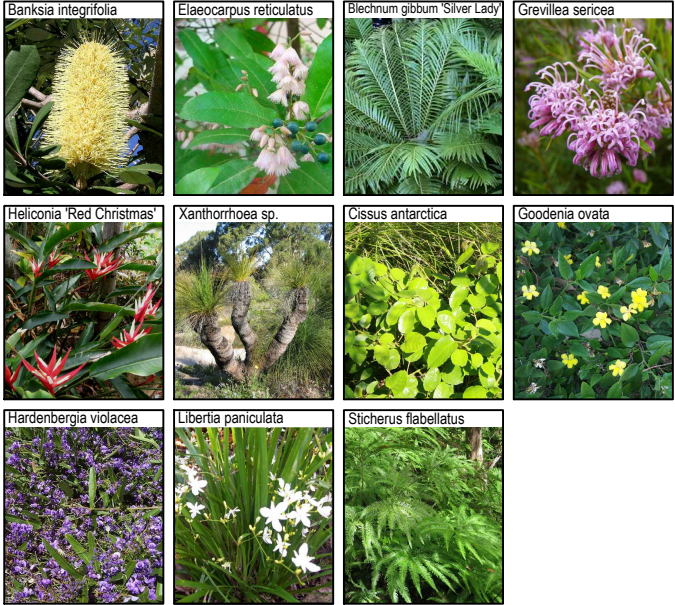




Beyond scope of works. Refer to L-01 for details.

PROPOSED PLANT SCHEDULE					
KEY	BOTANICAL NAME	COMMON NAME	QTY	MATURE HEIGHT	POT SIZE
'BI'	TREES				
	BANKSIA INTEGRIFOLIA	COAST BANKSIA	2	5m	45Ltr
'ER'	ELAEOCARPUS RETICULATUS	BLUEBERRY ASH	13	8m	45Ltr
'BS'	SHRUBS				
	BLECHNUM GIBBUM 'SILVER LADY'	SILVER LADY FERN	6	1m	200mm
	GREVILLEA SERICEA	PINK SPIDER FLOWER	11	2m	200mm
	HELICONIA 'RED CHRISTMAS'	RED CHRISTMAS	12	1m	200mm
	XANTHORRHOEA SP.	GRASS TREE	1	3m	45Ltr
'CA'	GRASSES / GROUND COVERS				
	CISSUS ANTARCTICA	KANGAROO VINE	5	-	140mm
	GOODENIA OVATA	GOODENIA	5	0.2m	140mm
	HARDENBERGIA VIOLACEA	PURPLE CORAL PEA	26	0.2m	140mm
	LIBERTIA PANICULATA	GRASS FLAG	63	0.5m	200mm
	STICHERUS FLABELLATUS	UMBRELLA FERN	8	1m	140mm

- ' Denotes species selected from Shale Slopes plant community as found within 'Native plants for your garden' publication.



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Client:

Sarah Atkinson

Site Address:

42 Elanora Road
Elanora Heights

Drawing Title:

Planting Plan

Drawn by:

Ben Farrar
AILDM # 1179

Project Number:

19533

Scale:

1:100 @ A3

Sheet Number:

L-03 of 5

Rev:

Date:

Issue:

Checked:

A

23/05/19

Preliminary Issue

TB

B

31/05/19

Preliminary Issue

TB

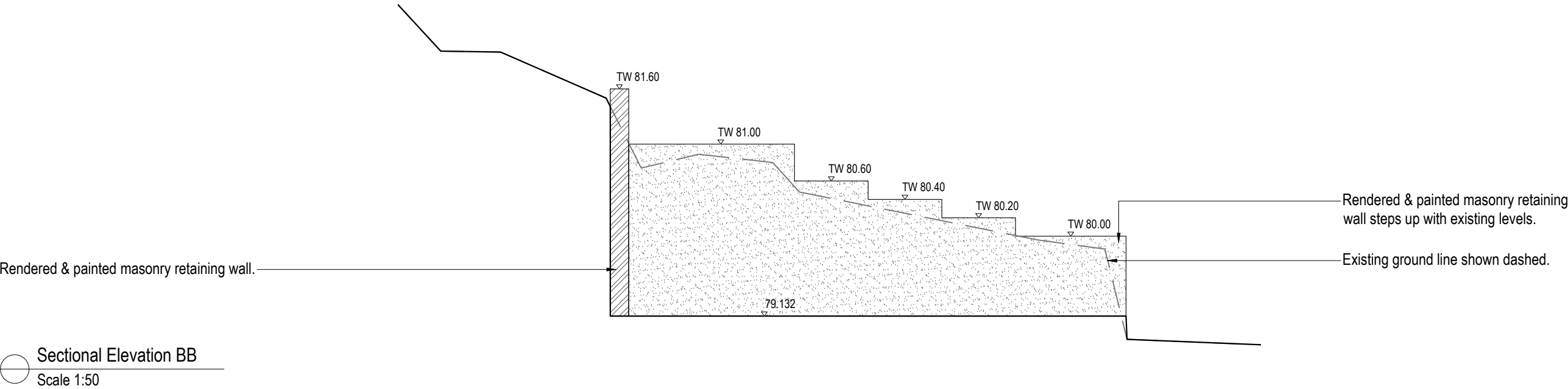
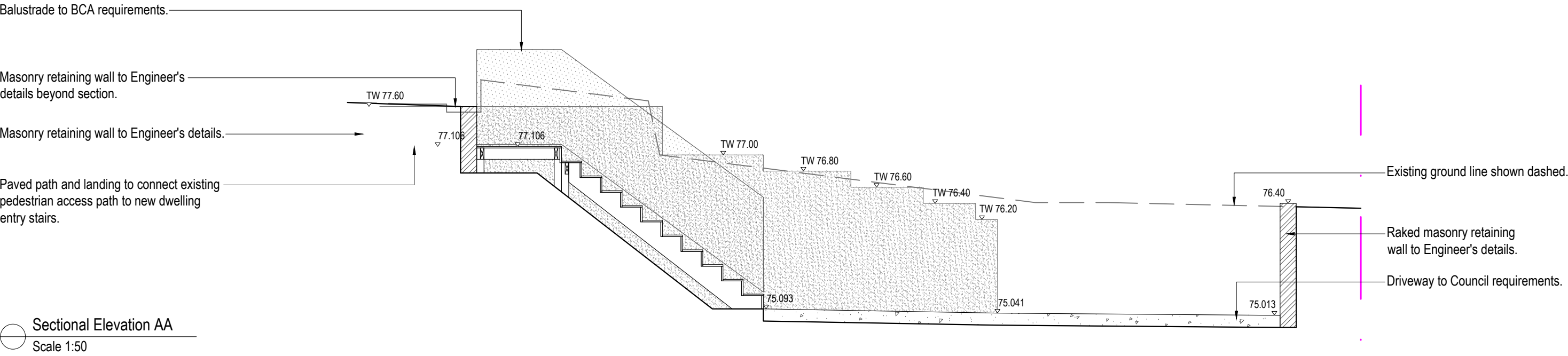
C

14/08/19

DA Issue

TB





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Client: Sarah Atkinson		Drawing Title: Sectional Elevations				Rev: A	Date: 23/05/19	Issue: Preliminary Issue	Checked: TB
Site Address: 42 Elanora Road Elanora Heights		Drawn by: Ben Farrar AILDM # 1179	Project Number: 19533	Scale: 1:50 @ A3	Sheet Number: L-04 of 5	B	31/05/19	Preliminary Issue	TB
						C	14/08/19	DA Issue	TB

