

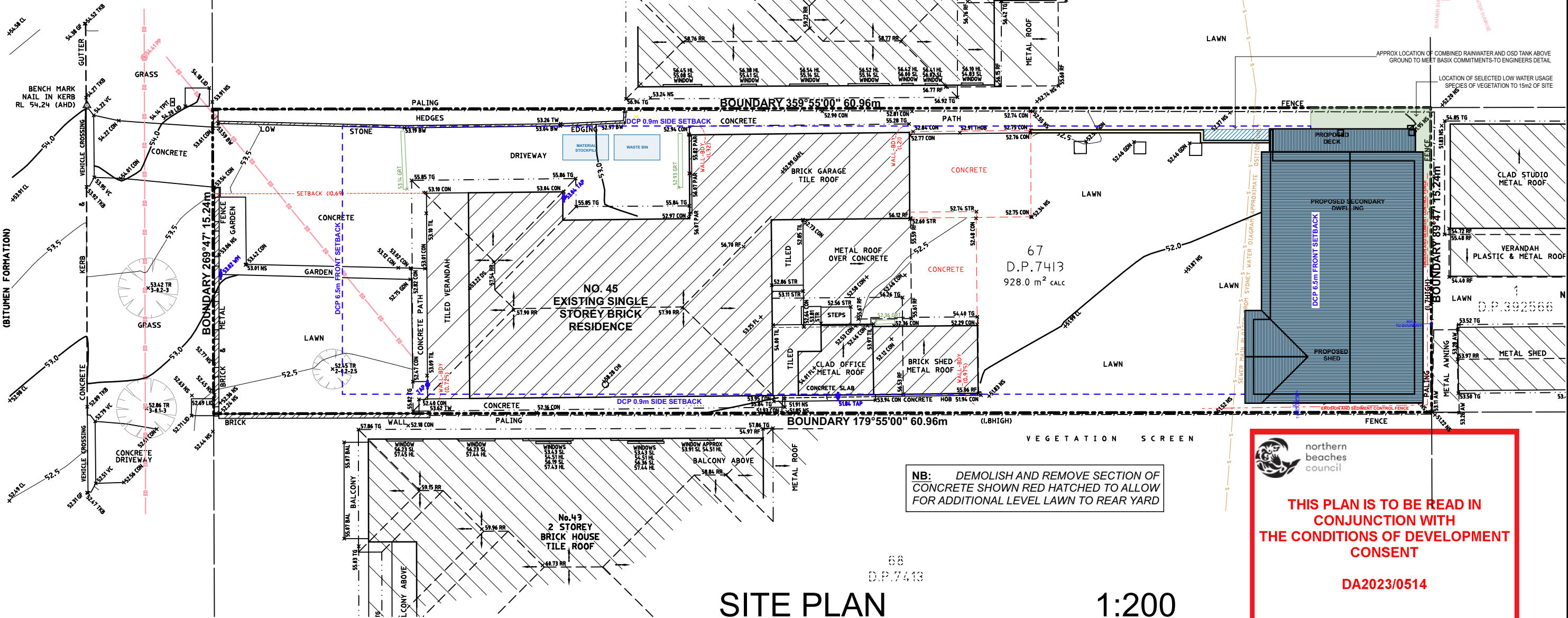
SITE CALCUALTIONS: EXISTING

SITE AREA	928.0m ²
BUILDING FOOTPRINT	217.51m ²
FRONT PATIO/REAR PATIO	109.08m ²
PAVED AREAS AND DRIVEWAY	161.42m ²
AREAS UNDER 2m WIDE	24.77m ²
SUM TOTAL:	512.54m ²
EXISTING LANDSCAPED AREA	415.46m ²
	44.76%

SITE CALCUALTIONS: PROPOSED

SITE AREA	928.0m ²
BUILDING FOOTPRINT	305.12m ²
FRONT PATIO/REAR PATIO	76.03m ²
PAVED AREAS AND DRIVEWAY	159.87m ²
AREAS UNDER 2m WIDE	57.99m ²
SUM TOTAL:	599.01m ²
PROPOSED LANDSCAPED AREA	328.99m ²
	35.45%

REDMAN ROAD
(BITUMEN FORMATION)



NB: DEMOLISH AND REMOVE SECTION OF CONCRETE SHOWN RED HATCHED TO ALLOW FOR ADDITIONAL LEVEL LAWN TO REAR YARD

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2023/0514

SITE PLAN 1:200

& SITE ANALYSIS/ ENVIRONMENTAL SITE MANAGEMENT



BASIX INFORMATION REQUIREMENTS: LIGHTING: "Primary type of artificial lighting" must be fluorescent or Light Emitting Diode (LED) lighting in each of the following room: -Kitchen -All Bathrooms/toilets -Laundry WINDOWS & GLAZED DOORS: All window and door numbers shown on the window and door schedule correspond to matching window/ door numbers shown in the Basix certificate. Window sizes: The total area of glazing for each window shall be no greater than that shown on the Basix certificate. Shading devices: Shading devices shall be installed in accordance with the Basix certificate. Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate.	ENERGY COMMITMENTS: Hot Water Natural Light Insulation REQUIREMENTS: External walls: The external walls shall meet the minimum requirement of -Cavity Brick R1.17 and Brick Veneer R2.4 including construction. The new concrete slab on ground Nil insulation requirement. Concrete Slab on Ground: The new raked roof ceilings/flat ceiling/ pitched roof shall meet minimum R3.50 (up). Ceilings: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70). Roof:	PREPARED BY ARIANNA ROSNELL 136 Owen Stanley Avenue, Allambie Heights NSW 2100 Mobile: 0400 598 382 Email: info@hermosadesigns.com.au ABN:30 894 082 124 DA APPLICATION ONLY NOT FOR CONSTRUCTION	NOTE The Builder shall check all dimensions and levels on site prior to construction. Notify any errors, discrepancies or omissions to the architect. 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 Hermosa Design and is to be used only for work when authorised in writing by Hermosa Design. All boundaries and contours are subject to survey drawing W-01. All levels to Australian Height Data. It is the contractors responsibility to confirm all measurements on site and locations of any services prior to work on site. All documents here within are subject to Australian Copyright Laws. Hermosa Design reserves all rights to this Drawing, this drawing remains the property of Hermosa Design.	Project North: Drawn Checked Plot Date: 20/10/2023 Project NO. 230208 DA Project Status Development Application Client MR + MRS FALVO Site: 45 REDMAN ROAD DEE WHY NSW AUSTRALIA	DRAWING TITLE: COMPLYING DEVELOPMENT CERTIFICATE SITE ANALYSIS PROJECT NAME: 45 REDMAN ROAD REVISION NO. DRAWING NO. DA1 Plot Date: 20/10/2023
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HERMOSA
Design
BEAUTY IS IN THE DETAIL

PREPARED BY ARIANNA ROSNELL
136 Owen Stanley Avenue, Allambie Heights
NSW 2100
Mobile: 0400 598 382
Email: info@hermosadesigns.com.au
ABN:30 894 082 124

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Hot Water: Gas instantaneous with a performance of 3.5 stars is to be installed as per BASIX commitments.
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DRAWING TITLE :
PROPOSED GROUND FLOOR PLAN

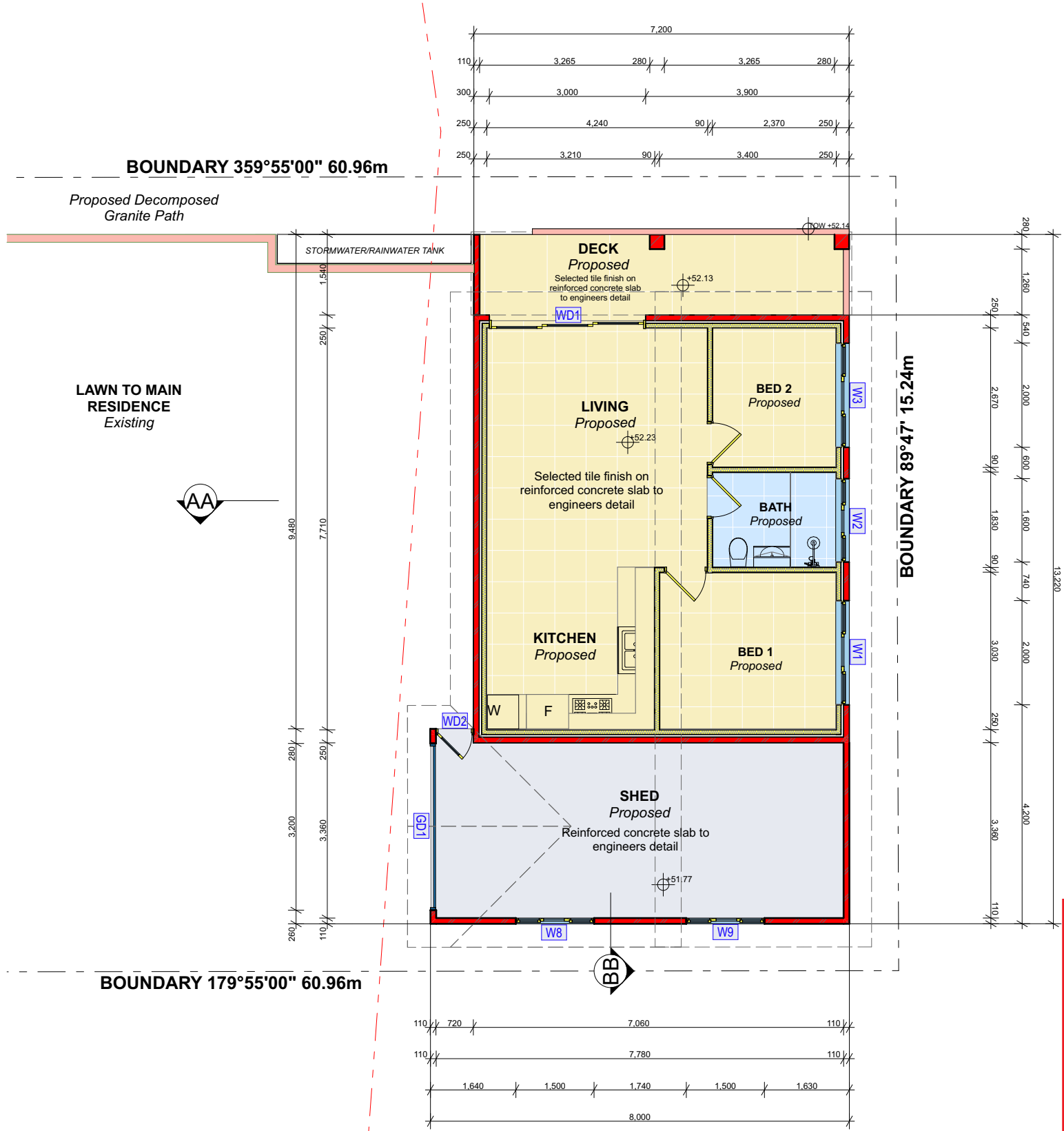
DRAWING NO:
DA 2

CLIENT:
MR + MRS FALVO
PROJECT NAME :
**PROPOSED ALTERATIONS + ADDITIONS
45 REDMAN ROAD DEE WHY
NSW AUSTRALIA**

Checked By: Arianna Rosnell
Plot Date: 20/10/2023
Project No. 230208 DA
Project Status DESIGN DEVELOPMENT

DA APPLICATION ONLY
NOT FOR CONSTRUCTION Project North

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DA2023/0514

1 **PROPOSED GROUND FLOOR PLAN** 1:100

BASIX INFORMATION REQUIREMENTS:	
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INSULATION REQUIREMENTS: External walls: The external walls shall meet the minimum requirement of - Cavity Brick R1.17 and Brick Veneer R2.4 including construction. Concrete Slab on Ground: The new concrete slab on ground shall meet minimum Nil insulation requirement. Ceilings: The new raked roof ceilings/flat ceiling/ pitched roof shall meet minimum R3.50 (up). Roof: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).	

DRAWING TITLE :
PROPOSED ROOF PLAN

DRAWING NO:
DA 3

CLIENT:
MR + MRS FALVO

PROJECT NAME :
PROPOSED ALTERATIONS + ADDITIONS
45 REDMAN ROAD DEE WHY
NSW AUSTRALIA

Checked By:	Arianna Rosnell
Plot Date:	20/10/2023
Project No.	230208 DA
Project Status	DESIGN DEVELOPMENT

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

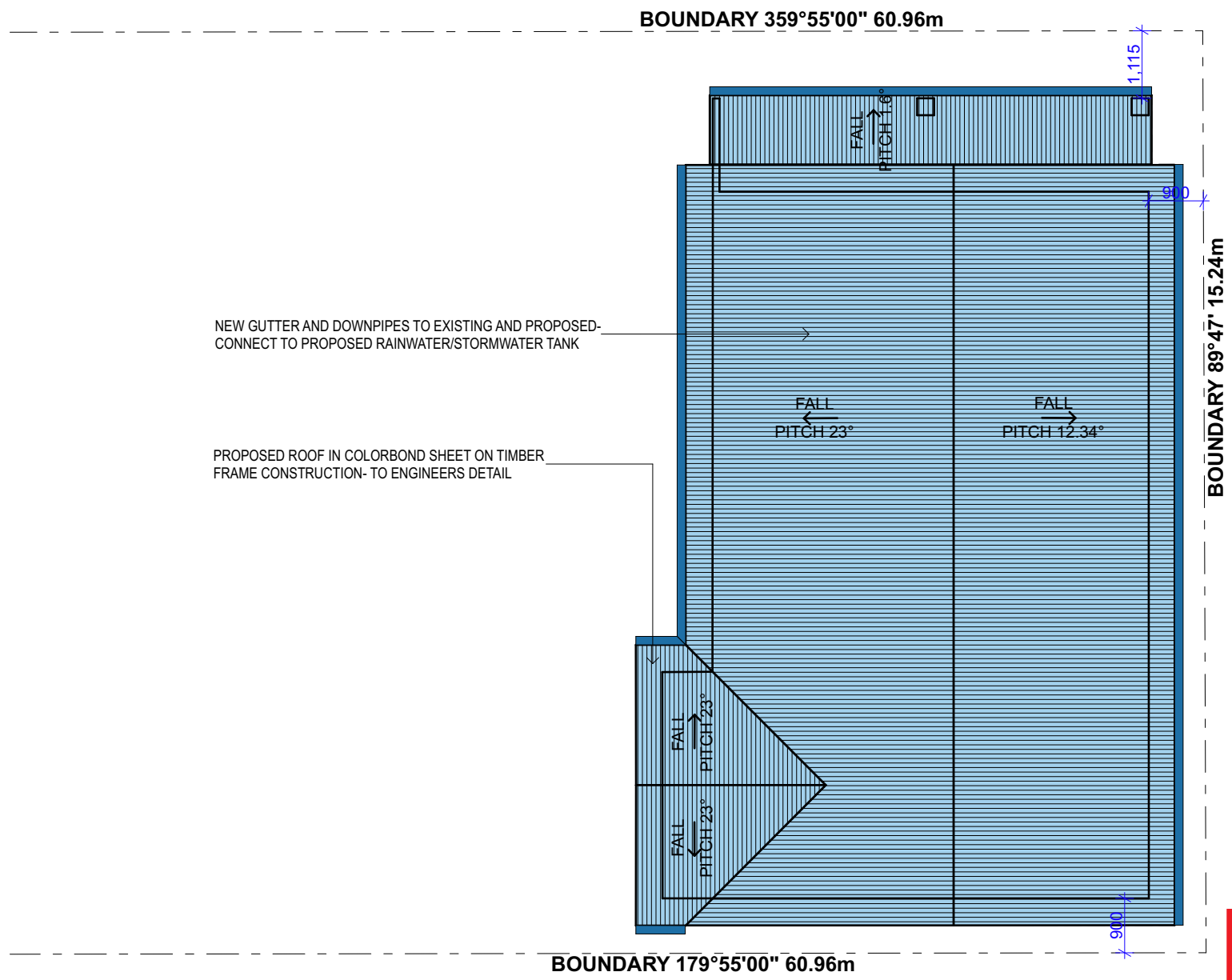


Project North

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northern
beaches
council

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DA2023/0514



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

DA2023/0514

PROPOSED RIDGE LEVEL

RL +56.62

SELECTED ALUMINIUM FRAMED DOORS AND
WINDOWS AS PER WINDOW SCHEDULE

NEW GUTTER AND DOWNPIPES
TO PROPOSED ROOF

PROPOSED TOP OF GUTTER

RL +54.68

BRICK VENEER CONSTRUCTION PROPOSED
STRUCTURE- FACE BRICK FINISH

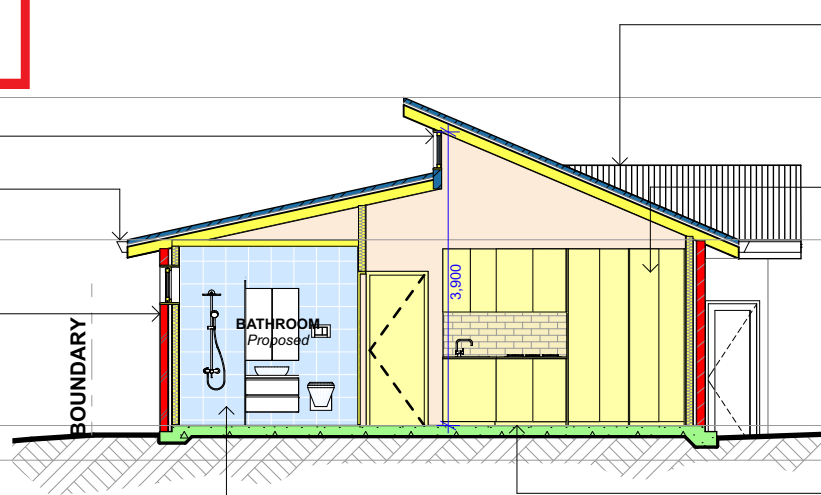
PROPOSED GROUND FLOOR LEVEL

RL +52.23

PROPOSED SHED FLOOR LEVEL

RL +51.77

SELECTED TILE FINISH TO BATHROOM- WATER
PROOFED TO MEET NCC/AUS STANDARD



AA

LONG SECTION

1:100

SELECTED KITCHEN JOINERY TO BE DETERMINED
ON SITE WITH CLIENT AND JOINER

PROPOSED RIDGE LEVEL

RL +56.62

SELECTED ALUMINIUM FRAMED DOORS AND
WINDOWS AS PER WINDOW SCHEDULE

NEW GUTTER AND DOWNPIPES TO PROPOSED ROOF

PROPOSED TOP OF GUTTER

RL +54.68

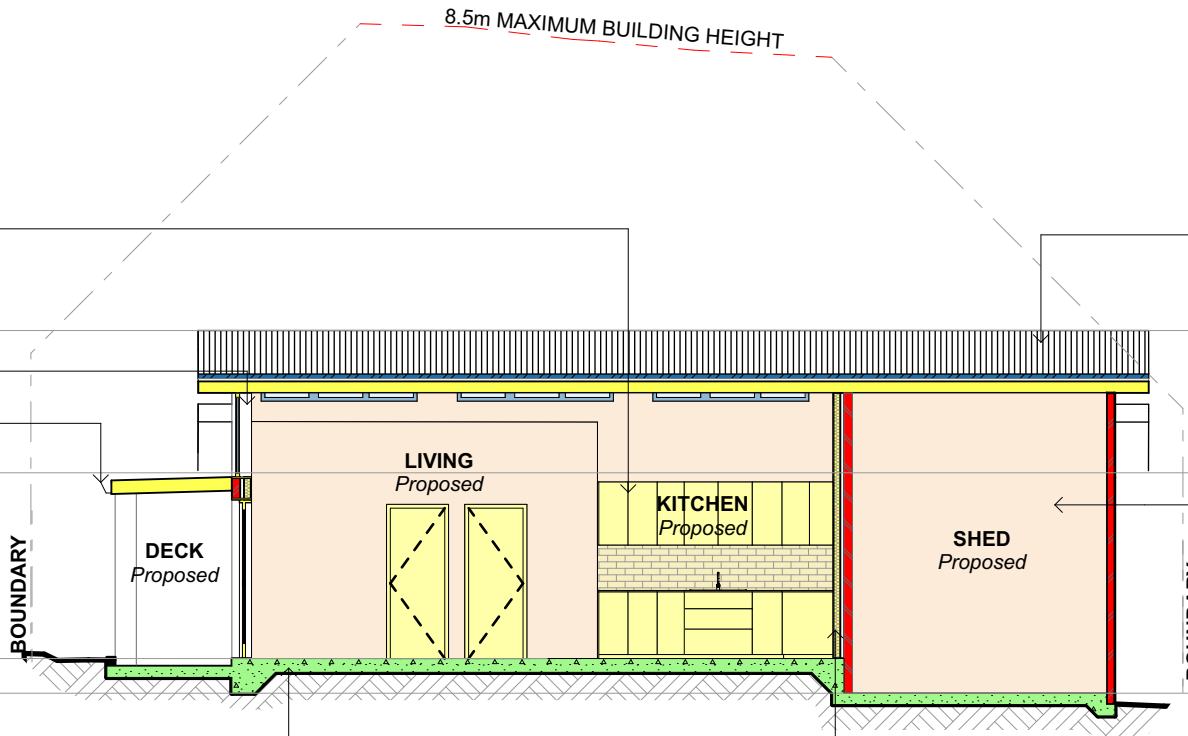
PROPOSED GROUND FLOOR LEVEL

RL +52.23

PROPOSED SHED FLOOR LEVEL

RL +51.77

SELECTED TILE FINISH ON REINFORCED
CONCRETE SLAB- TO ENGINEERS DETAIL



BB

CROSS SECTION

1:100

PROPOSED ROOF IN COLORBOND SHEET ON TIMBER
FRAME CONSTRUCTION- TO ENGINEERS DETAIL

SELECTED KITCHEN CABINETRY

SELECTED TILES ON REINFORCED
CONCRETE SLAB-TO ENGINEERS DETAIL

PROPOSED ROOF IN COLORBOND SHEET ON TIMBER
FRAME CONSTRUCTION- TO ENGINEERS DETAIL

PLASTERBOARD TO INTERNAL WALLS-
SELECTED PAINT FINISH

BRICK VENEER CONSTRUCTION TO PROPOSED
STRUCTURE- FACE BRICK FINISH



HERMOSA
Design
BEAUTY IS IN THE DETAIL

PREPARED BY ARIANNA ROSNELL
136 Owen Stanley Avenue, Allambie Heights
NSW 2100
Mobile: 0400 598 382
Email: info@hermosadesigns.com.au
ABN:30 894 082 124

BASIX INFORMATION REQUIREMENTS:

LIGHTING:
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Ceilings: The new raked roof ceilings/flat ceiling/ pitched roof shall meet minimum R3.50 (up).

Roof: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).

DRAWING TITLE :

SECTIONS

DRAWING NO:

DA 4

CLIENT:

MR + MRS FALVO

PROJECT NAME :

PROPOSED ALTERATIONS +
ADDITIONS
45 REDMAN ROAD DEE WHY
NSW AUSTRALIA

Checked By: Arianna Rosnell

Plot Date: 20/10/2023

Project No. 230208 DA

Project Status DESIGN DEVELOPMENT

DA APPLICATION
ONLY

NOT FOR CONSTRUCTION


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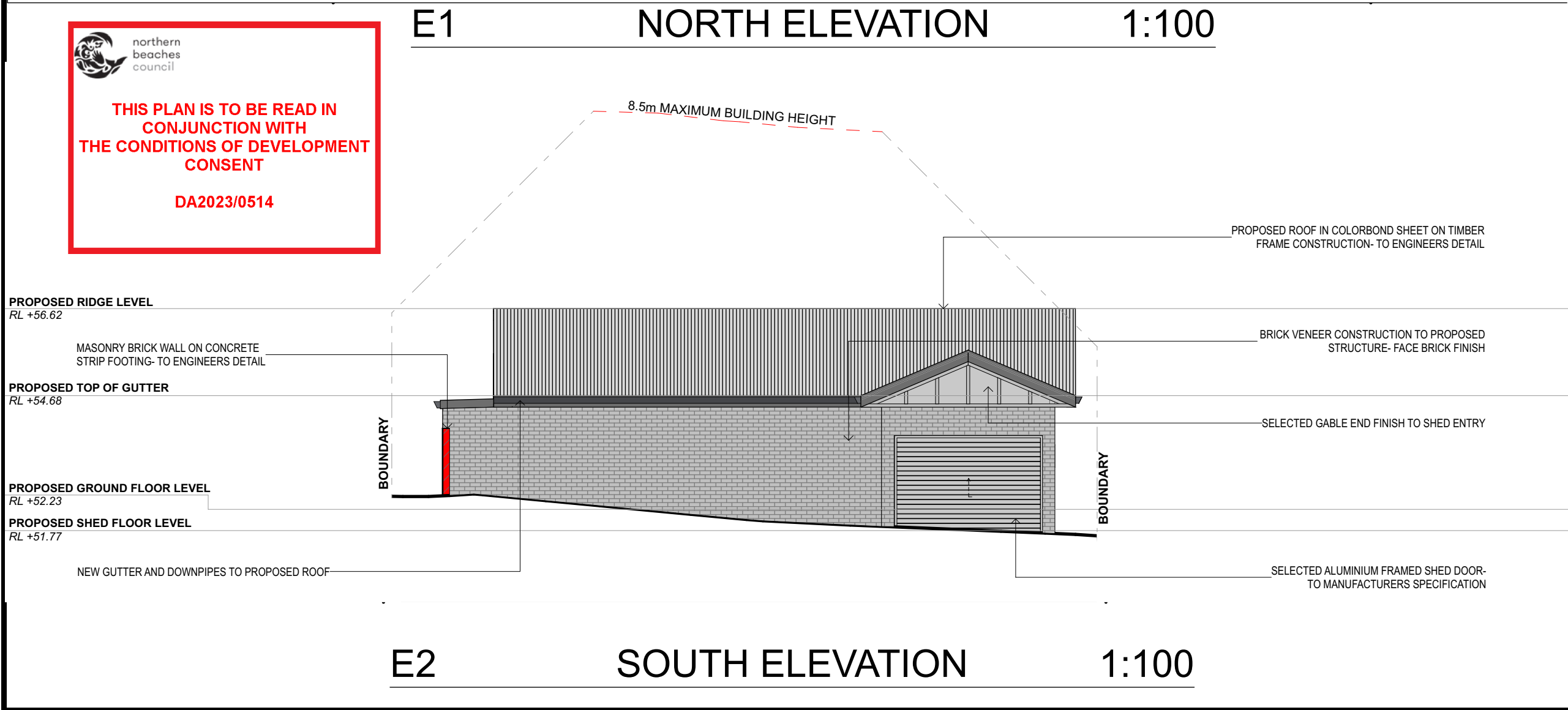
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 **northern beaches council**

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DA2023/0514





HERMOSA
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BEAUTY IS IN THE DETAIL

PREPARED BY ARIANNA ROSNELL
136 Owen Stanley Avenue, Allambie Heights NSW 2100
Mobile: 0400 598 382
Email: info@hermosadesigns.com.au
ABN:30 894 082 124

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Roof: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).

DRAWING TITLE :
NORTH + SOUTH ELEVATION

DRAWING NO:
DA 5

CLIENT:
MR + MRS FALVO

PROJECT NAME :
PROPOSED ALTERATIONS + ADDITIONS
45 REDMAN ROAD DEE WHY NSW AUSTRALIA

Checked By:	Arianna Rosnell
Plot Date:	20/10/2023
Project No.	230208 DA
Project Status	DESIGN DEVELOPMENT

DA APPLICATION ONLY

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8.5m MAXIMUM BUILDING HEIGHT

PROPOSED ROOF IN COLORBOND SHEET ON TIMBER
FRAME CONSTRUCTION- TO ENGINEERS DETAIL

PROPOSED RIDGE LEVEL

RL +56.62

MASONRY BRICK WALL ON CONCRETE
STRIP FOOTING- TO ENGINEERS DETAIL

PROPOSED TOP OF GUTTER

RL +54.68

PROPOSED GROUND FLOOR LEVEL

RL +52.23

PROPOSED SHED FLOOR LEVEL

RL +51.77

SELECTED ALUMINIUM FRAMED DOORS AND
WINDOWS AS PER WINDOW SCHEDULE

NEW GUTTER AND DOWNPIPES TO PROPOSED ROOF

SINGLE SKIN BRICK CONSTRUCTION TO
PROPOSED STRUCTURE- FACE BRICK FINISH

BOUNDARY

E3

EAST ELEVATION

1:100



northern
beaches
council

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

DA2023/0514

8.5m MAXIMUM BUILDING HEIGHT

BRICK VENEER CONSTRUCTION PROPOSED
STRUCTURE- FACE BRICK FINISH

PROPOSED RIDGE LEVEL

RL +56.62

NEW GUTTER AND DOWNPIPES TO PROPOSED ROOF

PROPOSED TOP OF GUTTER

RL +54.68

BRICK SUPPORT COLUMNS ON CONCRETE
FOOTINGS TO ENGINEERS DETAIL

PROPOSED GROUND FLOOR LEVEL

RL +52.23

PROPOSED SHED FLOOR LEVEL

RL +51.77

SELECTED EXTERIOR PAVERS ON REINFORCED
CONCRETE SLAB-TO ENGINEERS DETAIL

PROPOSED ROOF IN COLORBOND SHEET ON TIMBER
FRAME CONSTRUCTION- TO ENGINEERS DETAIL

SELECTED ALUMINIUM FRAMED DOORS AND
WINDOWS AS PER WINDOW SCHEDULE

MASONRY BRICK WALL ON CONCRETE
STRIP FOOTING- TO ENGINEERS DETAIL

BOUNDARY

E4

WEST ELEVATION

1:100



HERMOSA
Design
BEAUTY IS IN THE DETAIL

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136 Owen Stanley Avenue, Allambie Heights
NSW 2100
Mobile: 0400 598 382
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ABN:30 894 082 124

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Roof: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).

DRAWING TITLE :

EAST + WEST ELEVATION

DRAWING NO:

DA 6

CLIENT:

MR + MRS FALVO

PROJECT NAME :

PROPOSED ALTERATIONS +
ADDITIONS
45 REDMAN ROAD DEE WHY
NSW AUSTRALIA

Checked By: Arianna Rosnell

Plot Date: 20/10/2023

Project No. 230208 DA

Project Status DESIGN DEVELOPMENT

**DA APPLICATION
ONLY**

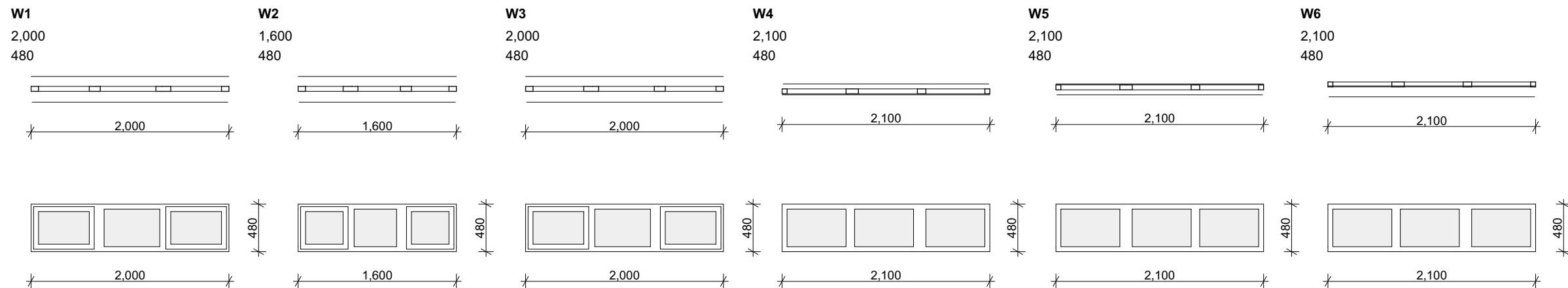
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ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING

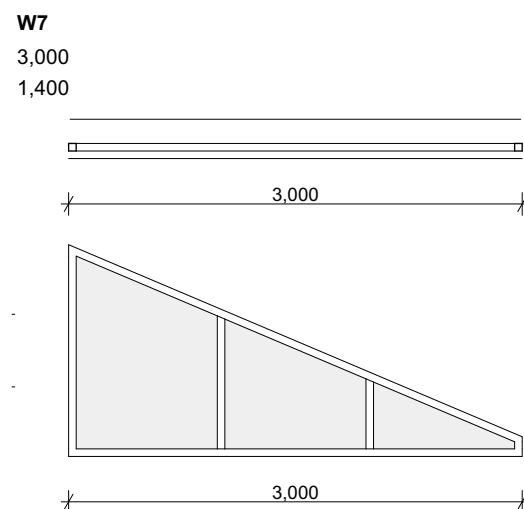
ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING

ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING

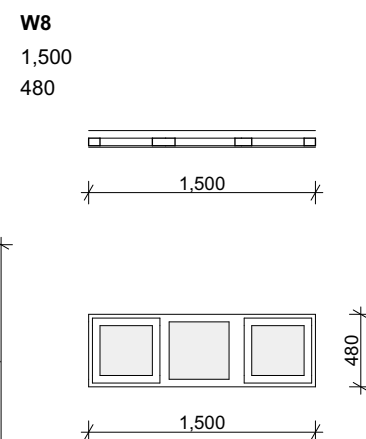
ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING

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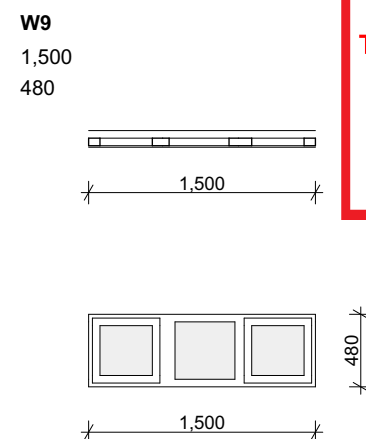
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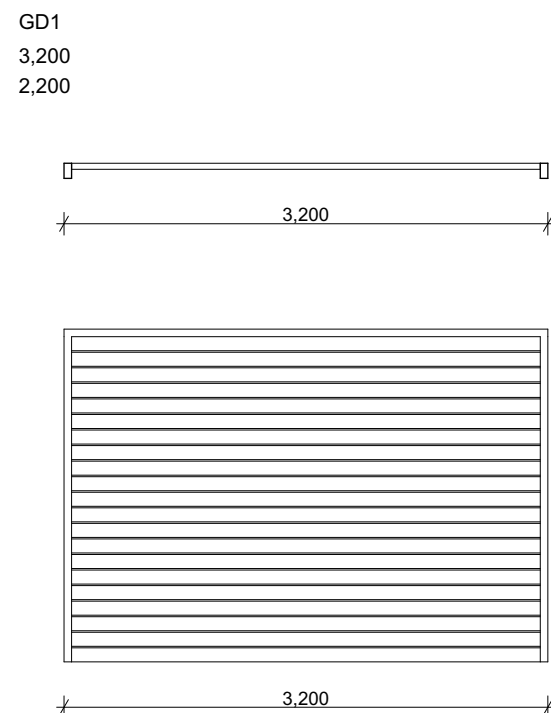
ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING



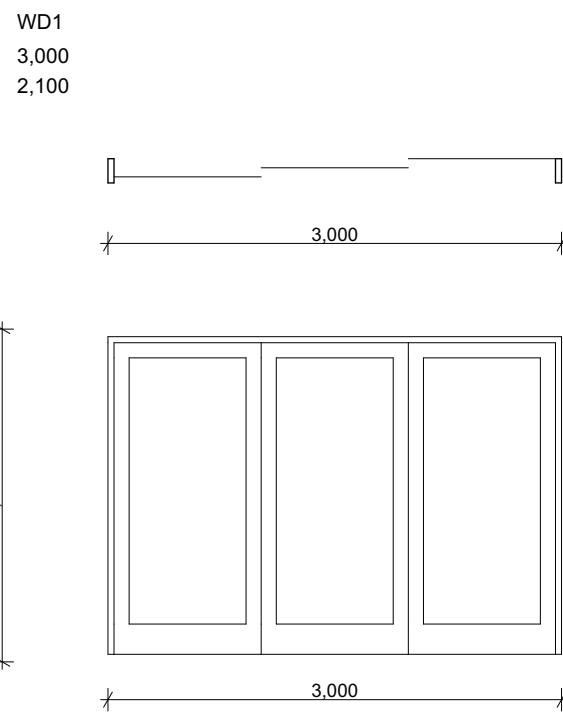
ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING



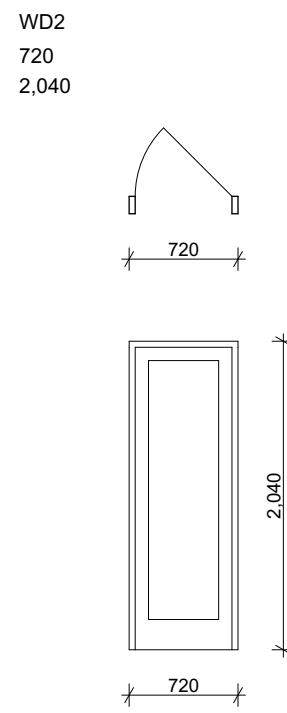
ALUMINIUM FRAMED WINDOW-AWNING/FIXED/AWNING



ALUMINIUM ROLLER-GARAGE DOOR TO MANUFACTURERS SPECIFICATION



DOUBLE HINGED ALUMINIUM FRAMED GLAZED DOOR



SINGLE HINGED ALUMINIUM FRAMED GLAZED DOOR

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2023/0514

SCHEDULE OF FINISHES

FINISHES	IMAGE
FACE BRICK FINISH CLIENT TO CONFIRM WITH BUILDER ON-SITE GREY BRICK OR EQUIVALENT	
ALUMINIUM WINDOWS/DOORS CLIENT TO CONFIRM WITH BUILDER ONSITE-WHITE	
CORRUGATED COLORBOND ROOF SHEETING- BASALT OR EQUIVALENT (MID-DARK RANGE)	
SHED DOOR COLOUR TO MATCH GUTTERS AND DOWNPIPES TO BE DETERMINED ON SITE	
EXTERIOR PAVERS LIGHT TO MEDIUM GREY TONE PAVERS- CLIENT TO DETERMINE ON SITE	

HERMOSA
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NSW 2100
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Email: info@hermosadesigns.com.au
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INSULATION REQUIREMENTS:

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Concrete Slab on Ground: The new concrete slab on ground shall meet minimum Nil insulation requirement.

Ceilings: The new raked roof ceilings/flat ceiling/ pitched roof shall meet minimum R3.50 (up).

Roof: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).

DRAWING TITLE :
WINDOW/DOOR SCHEDULE

DRAWING NO:
DA 7

CLIENT:
MR + MRS FALVO

PROJECT NAME :
PROPOSED ALTERATIONS + ADDITIONS
45 REDMAN ROAD DEE WHY
NSW AUSTRALIA

Checked By: Arianna Rosnell
Plot Date: 20/10/2023
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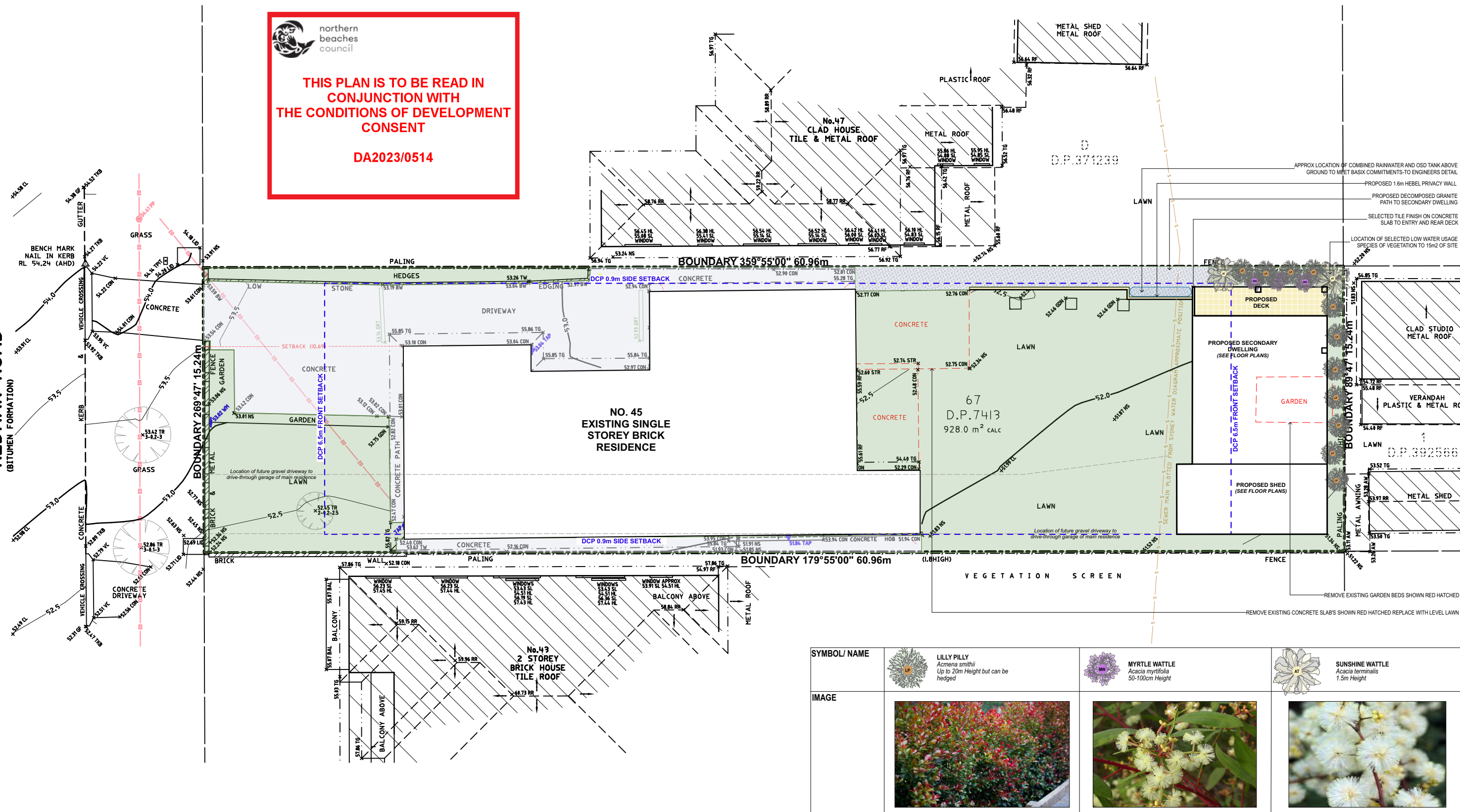
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THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/0514

REDMAN ROAD
(BITUMEN FORMATION)



SYMBOL/ NAME	 LILLY PILLY <i>Acmena smithii</i> Up to 20m Height but can be hedged	 MYRTLE WATTLE <i>Acacia myrtifolia</i> 50-100cm Height	 SUNSHINE WATTLE <i>Acacia terminalis</i> 1.5m Height
IMAGE			

AARON THOMSON
LAWN & GARDEN SERVICES
Associate Diploma Horticulture
PO Box 608, FRESHWATER NSW 2096
Mobile: 0412 327 237 or Email: awtgardens@gmail.com
ABN: 84 532 422 997

BASIX INFORMATION REQUIREMENTS:

LIGHTING:
"Primary type of artificial lighting" must be fluorescent or Light Emitting Diode (LED) lighting in each of the following room:
-Kitchen
-All Bathrooms/toilets
-Laundry

WINDOWS & GLAZED DOORS:
All window and door numbers shown on the window and door schedule correspond to matching window/ door numbers shown in the Basix certificate.

Window sizes: The total area of glazing for each window shall be no greater than that shown on the Basix certificate.
Shading devices: Shading devices shall be installed in accordance with the Basix certificate.
Frames and glazing: Frame and glazing types shall meet the requirements of the Basix certificate.

ENERGY COMMITMENTS:
Hot Water: Gas instantaneous with a performance of 3.5 stars is to be installed as per BASIX commitments.
Natural Light: At least one bathroom/toilet in the development must have a window for natural light.

INSULATION REQUIREMENTS:
External walls: The external walls shall meet the minimum requirement of -Cavity Brick R1.17 and Brick Veneer R2.4 including construction.
Concrete Slab on Ground: The new concrete slab on ground Nil insulation requirement.
Ceilings: The new raked roof ceilings/flat ceiling/ pitched roof shall meet minimum R3.50 (up).
Roof: The roof shall have foil/sarking and be a dark colour (solar absorption 0.45-0.70).

PREPARED BY ARIANNA ROSNELL
136 Owen Stanley Avenue, Allambie Heights
NSW 2100
Mobile: 0400 598 382
Email: info@hermosadesigns.com.au
ABN:30 894 082 124

**DA APPLICATION
ONLY**

NOT FOR CONSTRUCTION

NOTE
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Project North:



Drawn | Checked

Aaron Thomson
Associate Diploma of Horticulture
PO Box 608 Freshwater 2096

Plot Date: 20/10/2023
Project NO. 230208 DA

Project Status Development Application
Client MR + MRS FALVO

Site: 45 REDMAN ROAD DEE WHY
NSW AUSTRALIA

DRAWING TITLE :
COMPLYING DEVELOPMENT CERTIFICATE
LANDSCAPE PLAN

PROJECT NAME :
45 REDMAN ROAD

REVISION NO.

DRAWING NO.

Plot Date: 20/10/2023

DA10
20/10/2023