

YOUR BEAUTIFUL HOME

Development Application

*6 Ross Street
Seaforth 2092*

Karen & Paul Blakeley

NOTES
All levels, contours,survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing. All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications

© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

DRAWING LIST

SHEET NUMBER	SHEET NAME	REVISION	DATE
01	CONTROL SUMMARY	A	30/6/2025
02	SITE CALCULATIONS	A	30/6/2025
03	SITE ANALYSIS	A	30/6/2025
04	BASIX A1801965_02	A	30/6/2025
05	IMPERVIOUS AREA	A	30/6/2025
MD01	SITE PLAN EXISTING	A	30/6/2025
MD02	LOWER GROUND FLOOR PLAN EXISTING	A	30/6/2025
MD03	GROUND FLOOR PLAN EXISTING	A	30/6/2025
MD04	FIRST FLOOR PLAN EXISTING	A	30/6/2025
MD05	ROOF PLAN EXISTING	A	30/6/2025
MD06	ELEVATION SOUTH EXISTING (front)	A	30/6/2025
MD07	ELEVATION NORTH EXISTING (rear)	A	30/6/2025
MD08	ELEVATION EAST EXISTING (side)	A	30/6/2025
MD09	ELEVATION WEST EXISTING (side)	A	30/6/2025
MD10	SECTION AA EXISTING	A	30/6/2025
MD11	SECTION BB EXISTING	A	30/6/2025
MD12	3D VIEW EXISTING	A	30/6/2025
DA100	SITE PLAN PROPOSED	A	30/6/2025
DA110	ROOF PLAN PROPOSED	A	30/6/2025
DA120	LOWER GROUND FLOOR PLAN PROPOSED	A	30/6/2025
DA130	GROUND FLOOR PLAN PROPOSED	A	30/6/2025
DA140	FIRST FLOOR PLAN PROPOSED	A	30/6/2025
DA200	ELEVATION SOUTH PROPOSED (front)	A	30/6/2025
DA210	ELEVATION NORTH PROPOSED (rear)	A	30/6/2025
DA220	ELEVATION EAST PROPOSED (side)	A	30/6/2025
DA230	ELEVATION WEST PROPOSED (side)	A	30/6/2025
DA300	SECTION AA PROPOSED	A	30/6/2025
DA310	SECTION BB PROPOSED	A	30/6/2025
DA400	EXTERIOR FINISHES	A	30/6/2025
DA500	3D VIEWS	A	30/6/2025
DA600	SHADOWS DIAGRAMS 21 JUNE 9AM	A	30/6/2025
DA610	SHADOWS DIAGRAMS 21 JUNE 12PM	A	30/6/2025
DA620	SHADOWS DIAGRAMS 21 JUNE 3PM	A	30/6/2025
DA710	DEMOLITION PLAN GROUND FLOOR	A	30/6/2025
DA720	DEMOLITION PLAN FIRST FLOOR	A	30/6/2025
DA800	SEDIMENT & EROSION PLAN	A	30/6/2025
DA810	WASTE MANAGEMENT PLAN	A	30/6/2025
DA900	LANDSCAPING PLAN PROPOSED	A	30/6/2025

DRAWINGS BY OTHERS

Survey	CMS Surveyors PTY LTD, 24339 detail
Stormwater Drainage Plan	5S Projects Consulting Engineers, FSP-DWG-254435-H01 & H02

CONTROL SUMMARY

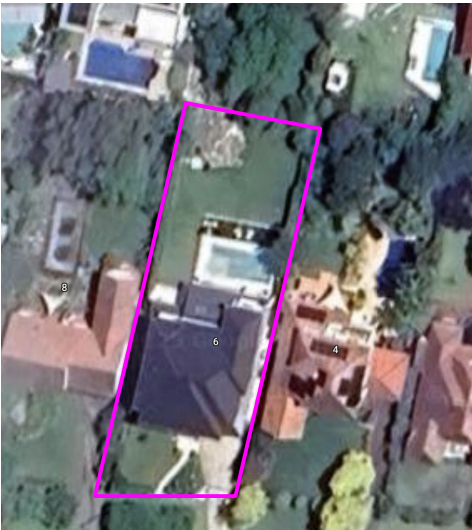
6 ROSS STREET | SEAFORTH 2092

LOT 9 DP 1142062

NORTHERN BEACHES COUNCIL/MANLY

LOT SIZE 1146 sqm

LOCAL ENVIRONMENT PLAN MANLY LEP2013	CONTROLS	COMPLIES
Land Zoning	R2: Low Density Residential	YES
Height Of Building	8.5m	As existing
Floor Space Ratio (FSR)	0.45:1	YES
Min. Lot Size	600sqm	YES
Acid Sulfate Soils	Class 5	

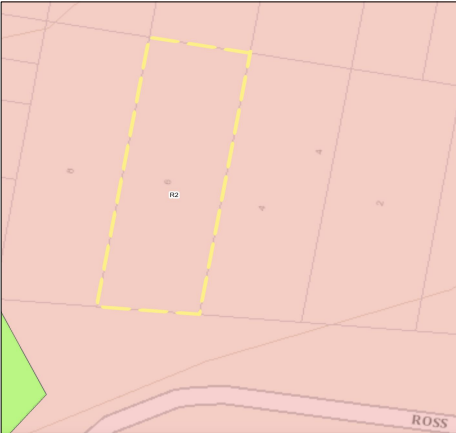


AERIAL PHOTO courtesy of Six Maps

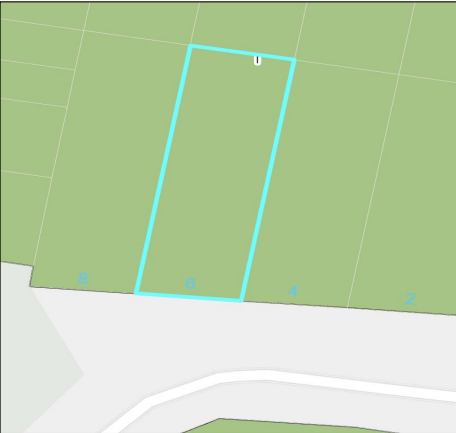


STREET VIEW courtesy of Google

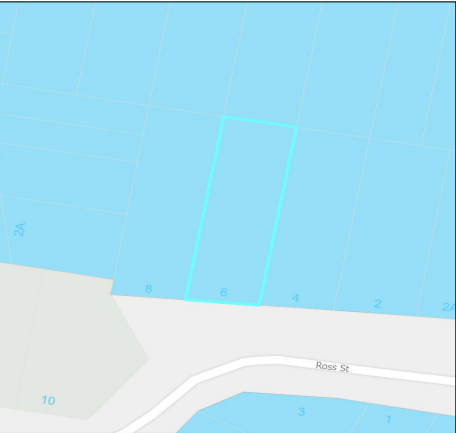
DEVELOPMENT CONTROL PLAN MANLY DCP	CONTROLS	COMPLIES
Front Setback	must relate to the front line of neighbouring properties	As existing
Side Setbacks	not less than one third of the height of the adjacent wall	YES
Rear Setback	not less than 8m	YES
Max Wall Height	6.5m or 8m where slope is more then 1:4	As existing
Total Open Space	OS3 - at least 55% of site area, min 3m	YES
Landscape Area	at least 35% of open space	YES
Above Ground Open Space	no more than 25% of total open space	YES
Private Open Space	18sqm	YES
Parking/Vehicular Access	2 parking spaces	YES
Trees	min 4 trees (over 800sqm site area)	NO
Potential Geotech Landslip	G4	



ZONING MAP
R2: Low Density Residential

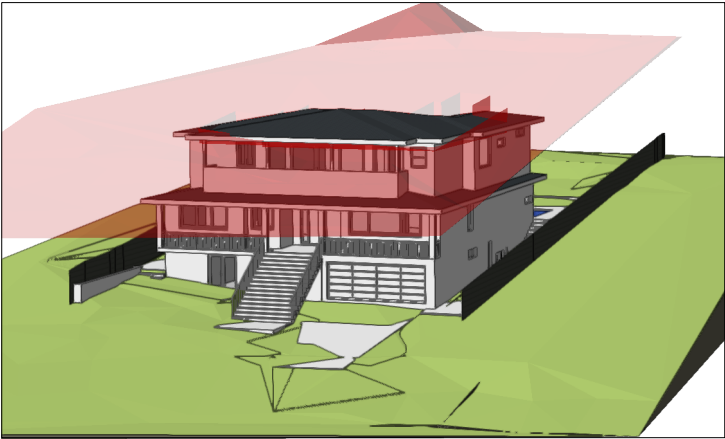


HEIGHT OF BUILDING MAP
8.5m



RESIDENTIAL OPEN SPACE
OS3

DWELLING COUNT DETAILS	
Number of dwellings/ units proposed	1
Number of storeys proposed	3
Number of pre-existing dwellings on site	1
Number of dwellings on site	1
Number of dwelling to be demolished	0
Existing gross floor area (m2)	379.5sqm
Proposed gross floor area (m2)	403.5sqm
Total site are	1146sqm



HEIGHT LIMIT 3D EXISTING



HEIGHT LIMIT 3D PROPOSED (no change to exg)



NOTES
All levels, contours,survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.

All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.

© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS

6 Ross Street
Seaforth NSW 2092

Lot 09 DP1142062 1146sqm

DATE

May 2025

CLIENT/S

Karen &
Paul Blakeley

REVISION

A 30/6/2025 For Approval

STATUS

Development Application

CONTROL SUMMARY

01

NOT FOR CONSTRUCTION

SCALE

NTS

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

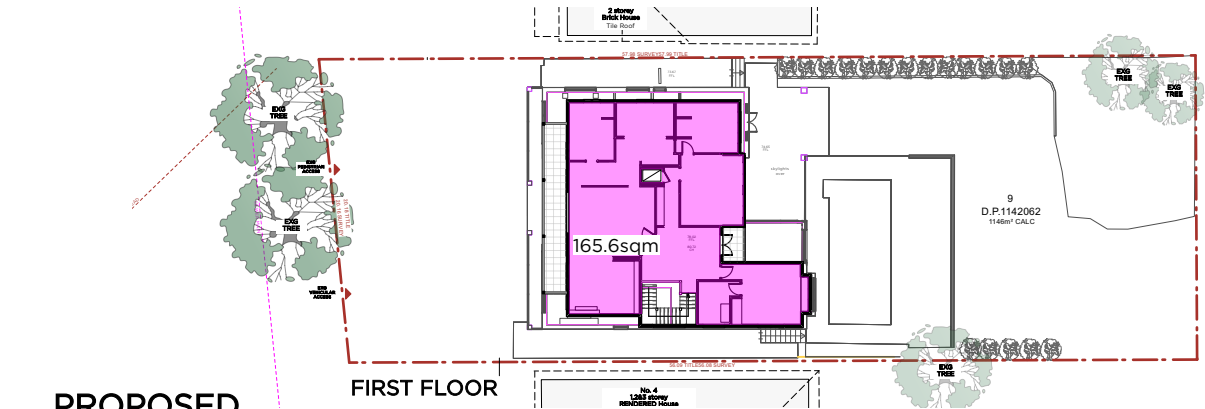
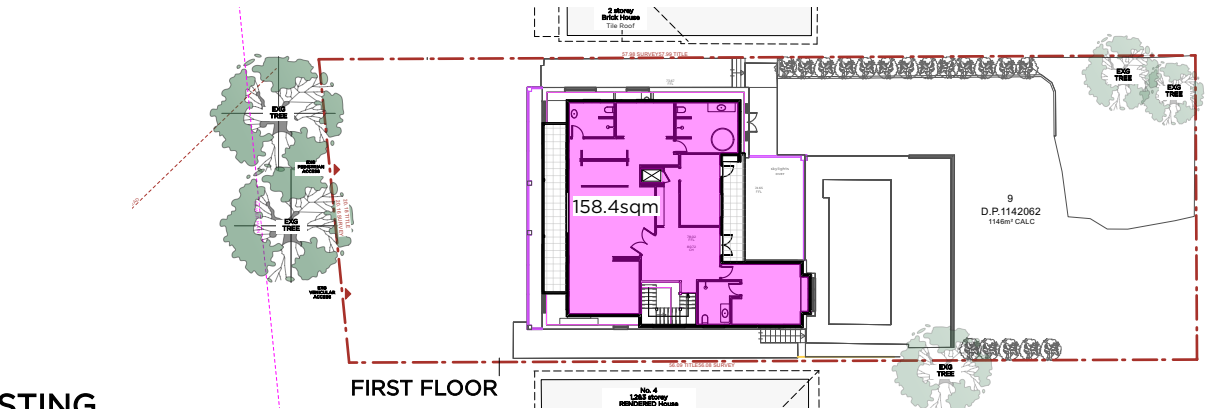
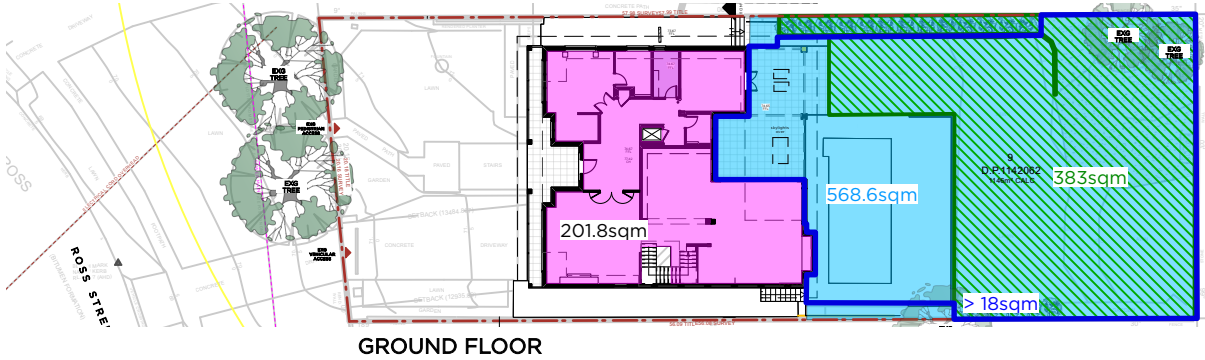
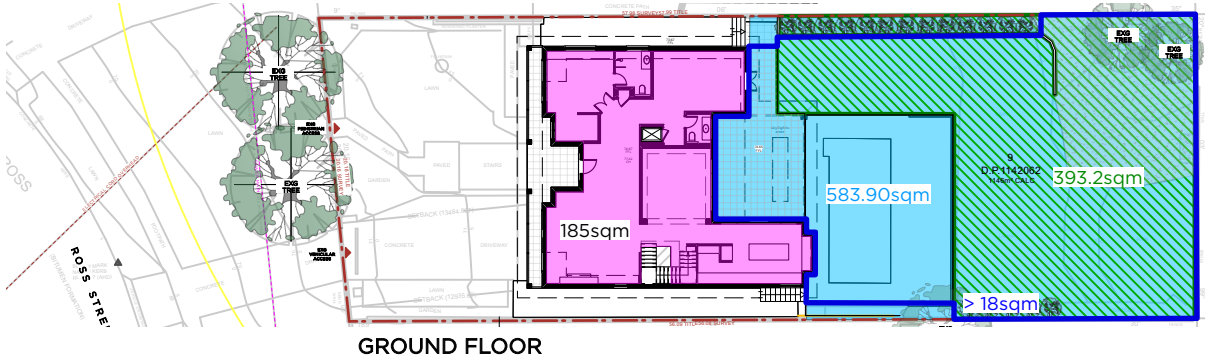
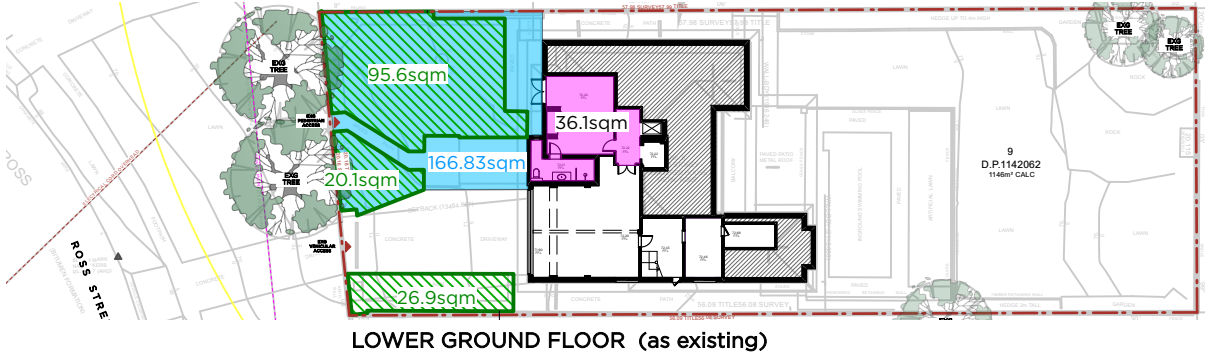
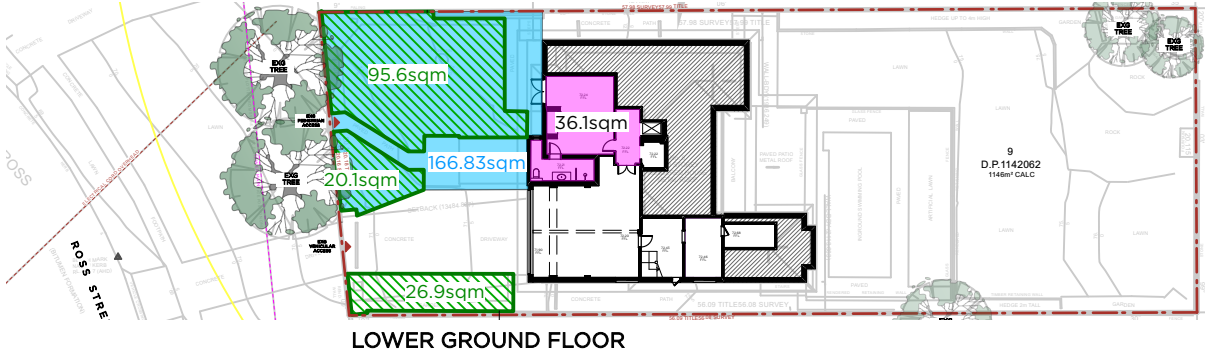
GROSS SITE AREA
1146 sqm

FLOOR SPACE RATIO
Existing: 0.33:1 (379.5sqm)
Control: 0.45:1, 515.7sqm allowed
Proposed: 0.35:1 (403.5sqm)

TOTAL OPEN SPACE
Existing: 65.5% (750.7sqm)
Control: OS3 min 55%, min 630.3sqm
Proposed: 64.2% (735.43sqm)

LANDSCAPED AREA
Existing: 71.8%, (535.8sqm)
Control: at least 35% of open space, min 220.6sqm
Proposed: 71.4%, (525.6sqm)

PRIVATE OPEN SPACE
Existing: > 18sqm
Control: min 18sqm
Proposed: > 18sqm



EXISTING

PROPOSED

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

SITE CALCULATIONS

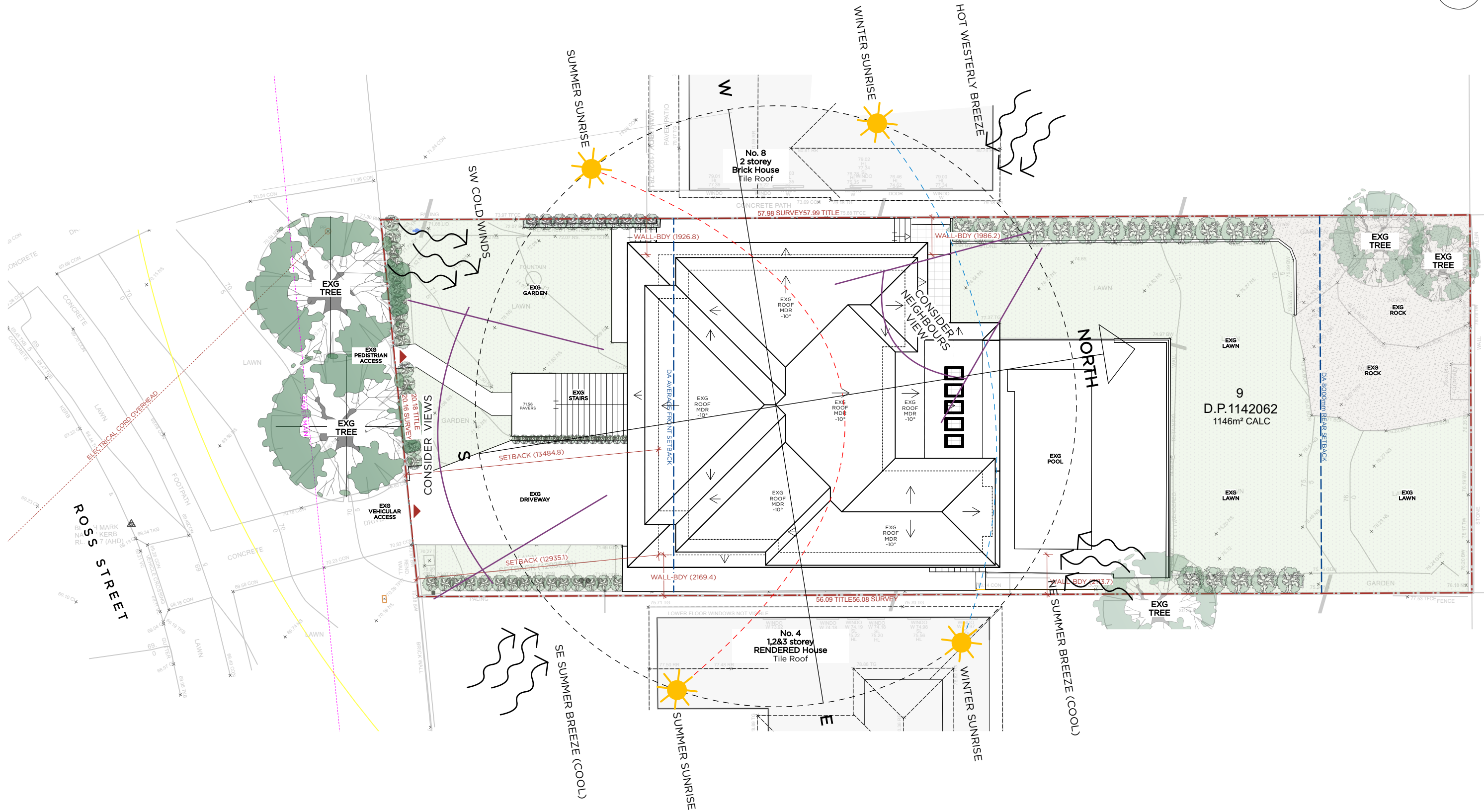
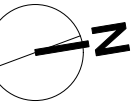
02

NOT FOR CONSTRUCTION

SCALE
1:500

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

YOUR
BEAUTIFUL
HOME



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetres Use figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

SITE ANALYSIS

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

03
SCALE
1:200

YOUR
BEAUTIFUL
HOME

BASIX COMMITMENTS:

ALL CONSTRUCTION DETAILS, INSULATION AND GLAZING SHALL BE CONSISTENT WITH BASIX REQUIREMENTS PREPARED BY YOUR BEAUTIFUL HOME , CERTIFICATE NUMBER: A1801965_02
REFER TO BASIX NOTES PAGE 02-06

BASIX™Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

Certificate number: A1801965_02

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Tuesday, 15 July 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting			
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.		✓	✓

Construction	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Insulation requirements			
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.	✓	✓	✓
Construction	Additional Insulation required (R-value)	Other specifications	
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)		

Glazing requirements	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors			
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.	✓	✓	✓
The following requirements must also be satisfied in relation to each window and glazed door:		✓	✓
Each window or glazed door with standard aluminium or timber frames and single clear or toned glass may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGCs must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions.		✓	✓
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.	✓	✓	✓
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.		✓	✓
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.		✓	✓
Pergolas with adjustable shading may have adjustable blades or removable shade cloth (not less than 80% shading ratio). Adjustable blades must overlap in plan view.		✓	✓

YOUR BEAUTIFUL HOME

NOTES

All levels, contours,survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.

All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.

© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

Project address	
Project name	6 Ross Street Seaforth_02
Street address	6 ROSS Street SEAFORTH 2092
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP1142062
Lot number	9
Section number	-
Project type	
Dwelling type	Dwelling house (detached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name:	YOUR BEAUTIFUL HOME PTY LTD
ABN (if applicable):	70613352319

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Windows and glazed doors glazing requirements									
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
WG1	W	0.92	0	0	eave/ verandah/ pergola/balcony >=750 mm	standard aluminium, single clear, (or U-value: 7.63, SHGC: 0.75)			
WG2	N	1.63	0	0	eave/ verandah/ pergola/balcony >=750 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
WG3	N	4	0	0	eave/ verandah/ pergola/balcony >=750 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
WF01	N	1.24	0	0	eave/ verandah/ pergola/balcony >=750 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
WF02	N	0.92	0	0	eave/ verandah/ pergola/balcony >=750 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

Glazing requirements							Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type			
WF03	N	0.92	0	0	eave/ verandah/ pergola/balcony >=750 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			
DG01	W	8.5	0	0	pergola (adjustable shade) >=900 mm	timber or uPVC, single clear, (or U-value: 5.71, SHGC: 0.66)			

PROJECT ADDRESS

6 Ross Street
Seaforth NSW 2092

Lot 09 DP1142062 1146sqm

DATE

May 2025

CLIENT/S

Karen &
Paul Blakeley

STATUS

Development Application

REVISION

A 30/6/2025 For Approval

BASIX
A1801965_02

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

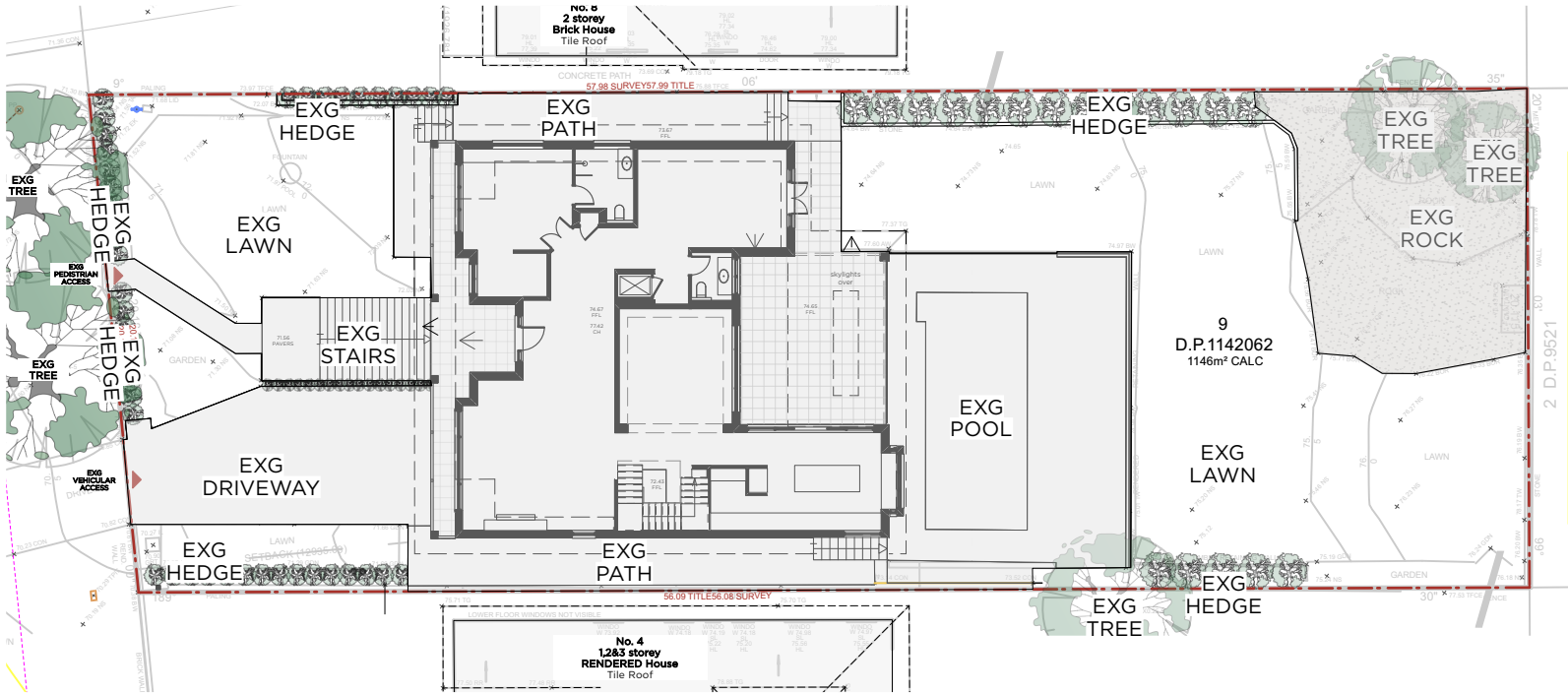
04

SCALE
NTS

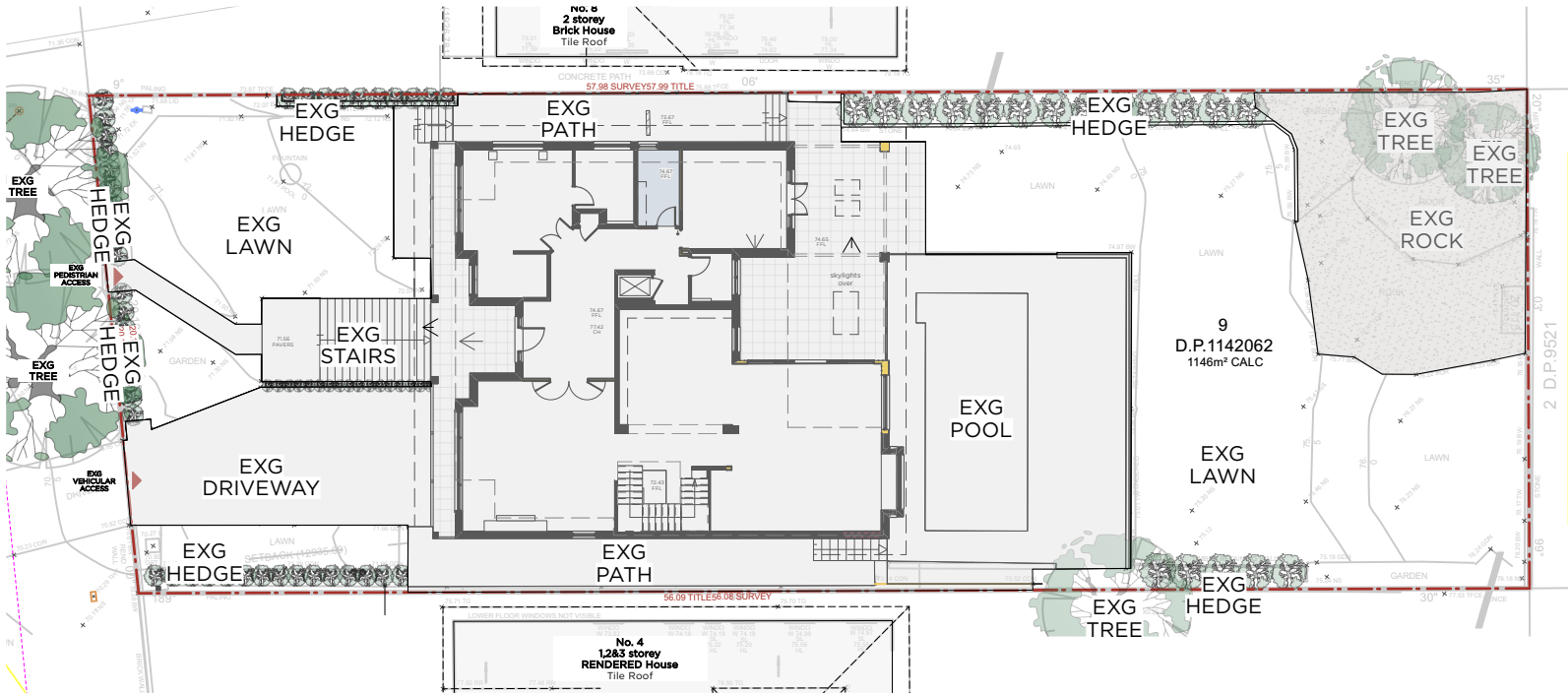
GROSS SITE AREA
1146 sqm



IMPERVIOUS AREA
Existing: 591sqm (51.5% of exg site area)
Control: max. 401.1sqm (not more than 35% of site area)
Proposed: 599.5sqm (52.3% of exg site area)



EXISTING



PROPOSED

NOTES
All levels, contours,survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

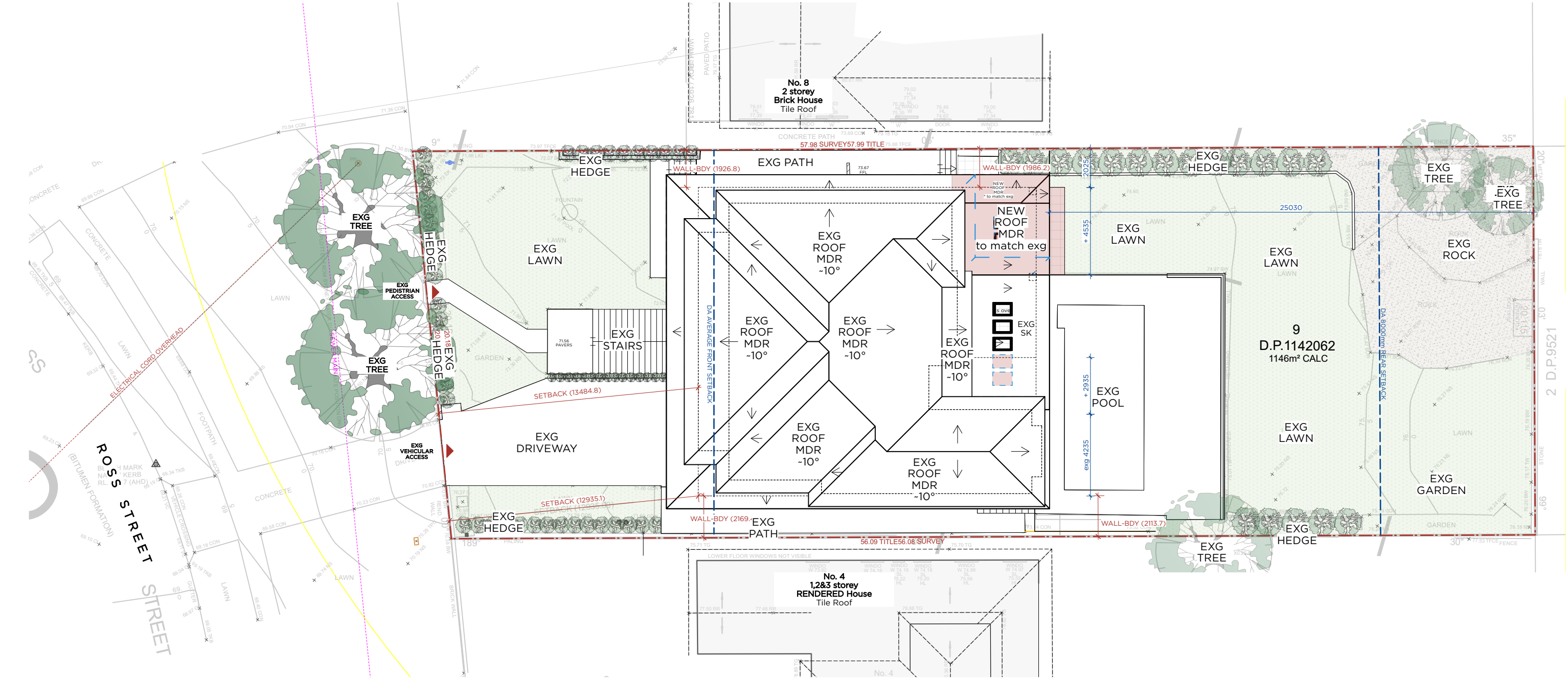
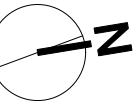
REVISION
A 30/6/2025 For Approval

IMPERVIOUS AREA

05
SCALE
1:300

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



Drawing Key

- Demolish
- New work area



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetres Use figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

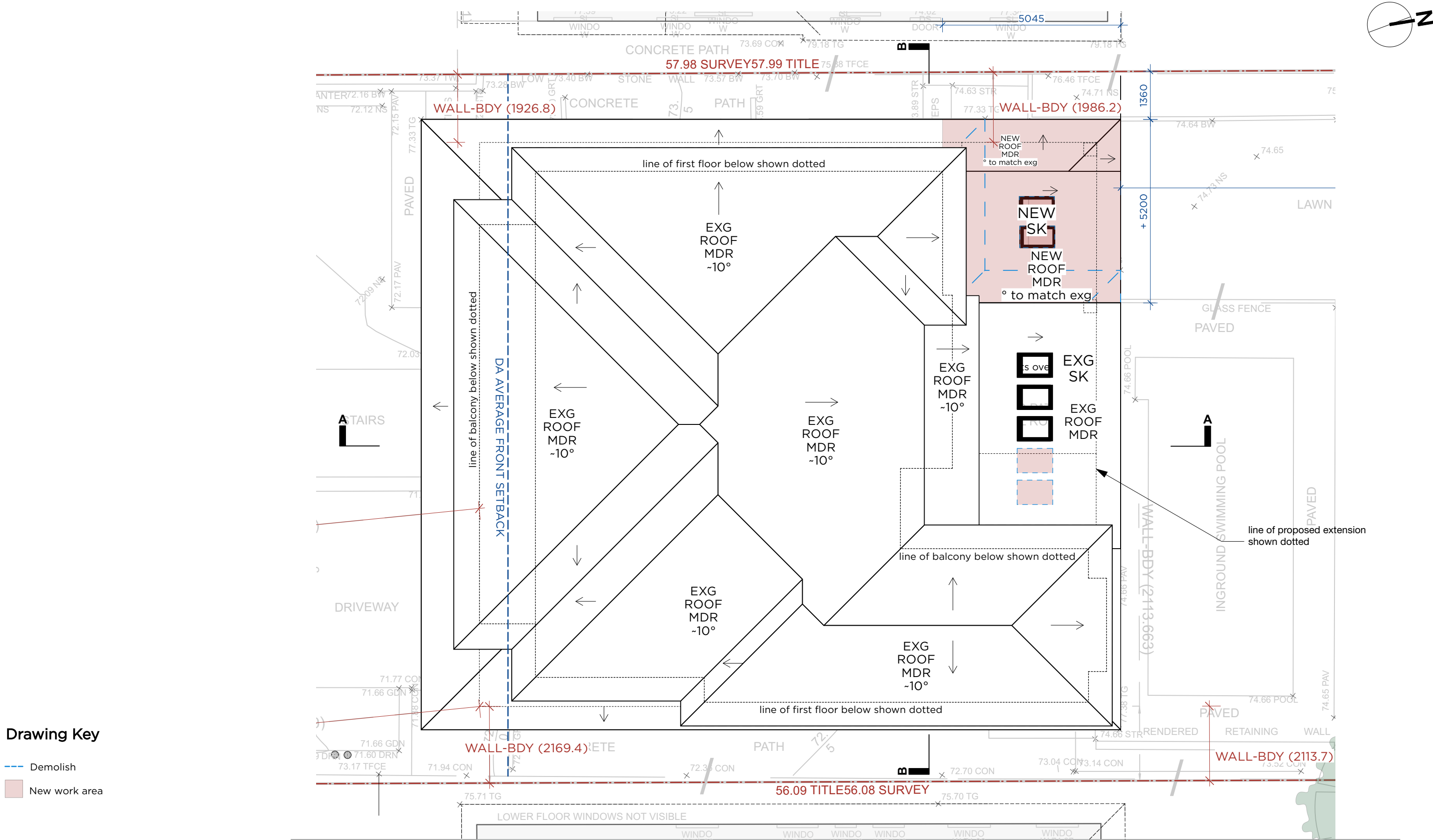
SITE PLAN PROPOSED

DA100

SCALE
1:200

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



Drawing Key

- Demolish
- New work area



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetres Use figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

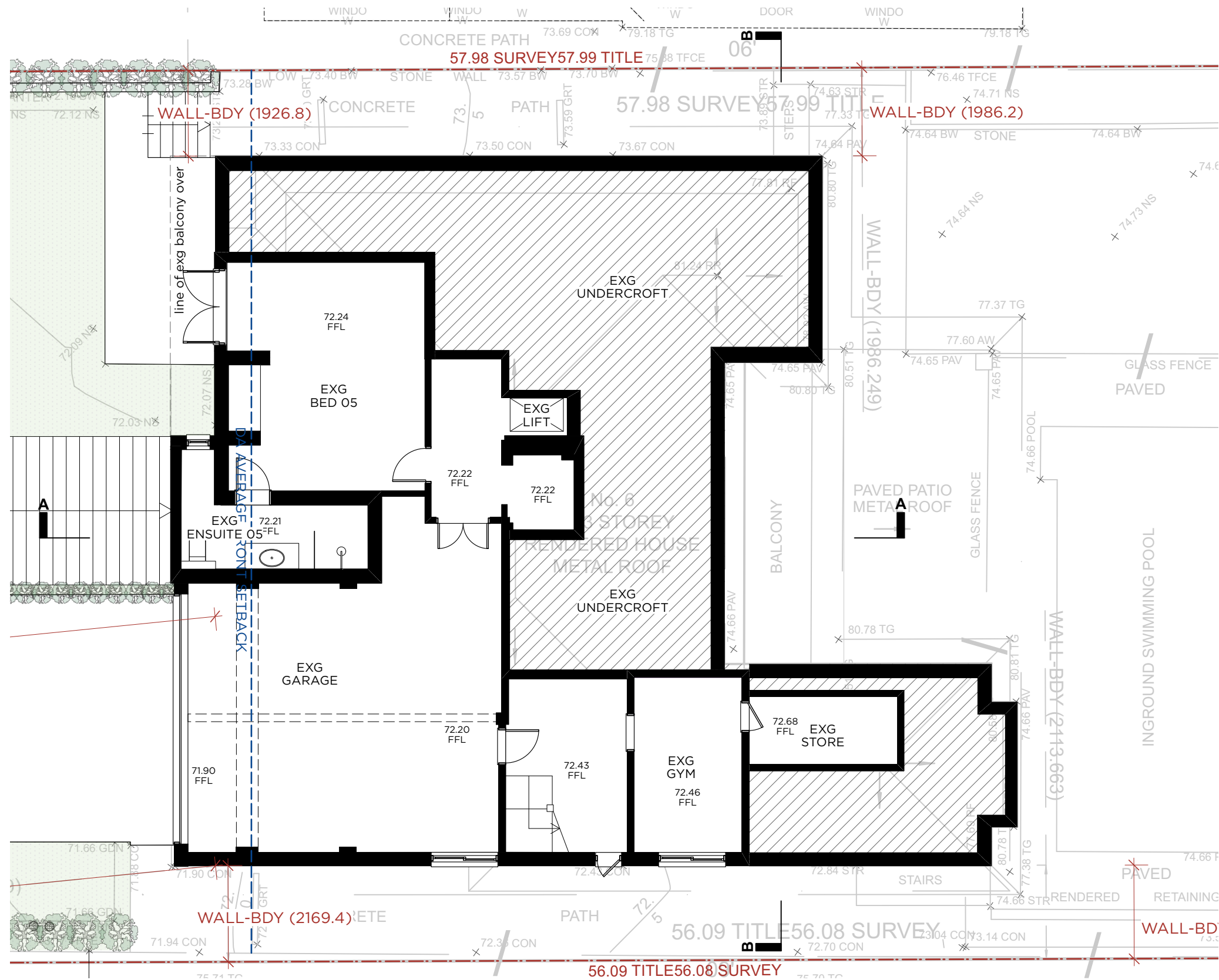
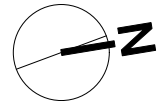
**ROOF PLAN
PROPOSED**

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

DA110

SCALE
1:100



Drawing Key

- Existing walls
- New walls
- Demolish
- COS Check on site
- New work
- New wet area
- New joinery

NO CHANGE TO EXISTING



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS	CLIENT/S	REVISION
6 Ross Street Seaforth NSW 2092 Lot 09 DP1142062 1146sqm	Karen & Paul Blakeley	A 30/6/2025 For Approval
DATE	STATUS	
May 2025	Development Application	

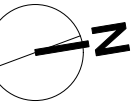
LOWER GROUND FLOOR PLAN PROPOSED

DA120

SCALE 1:100

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



Drawing Key

- Existing walls
- New walls
- Demolish
- COS Check on site
- New work
- New wet area
- New joinery



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

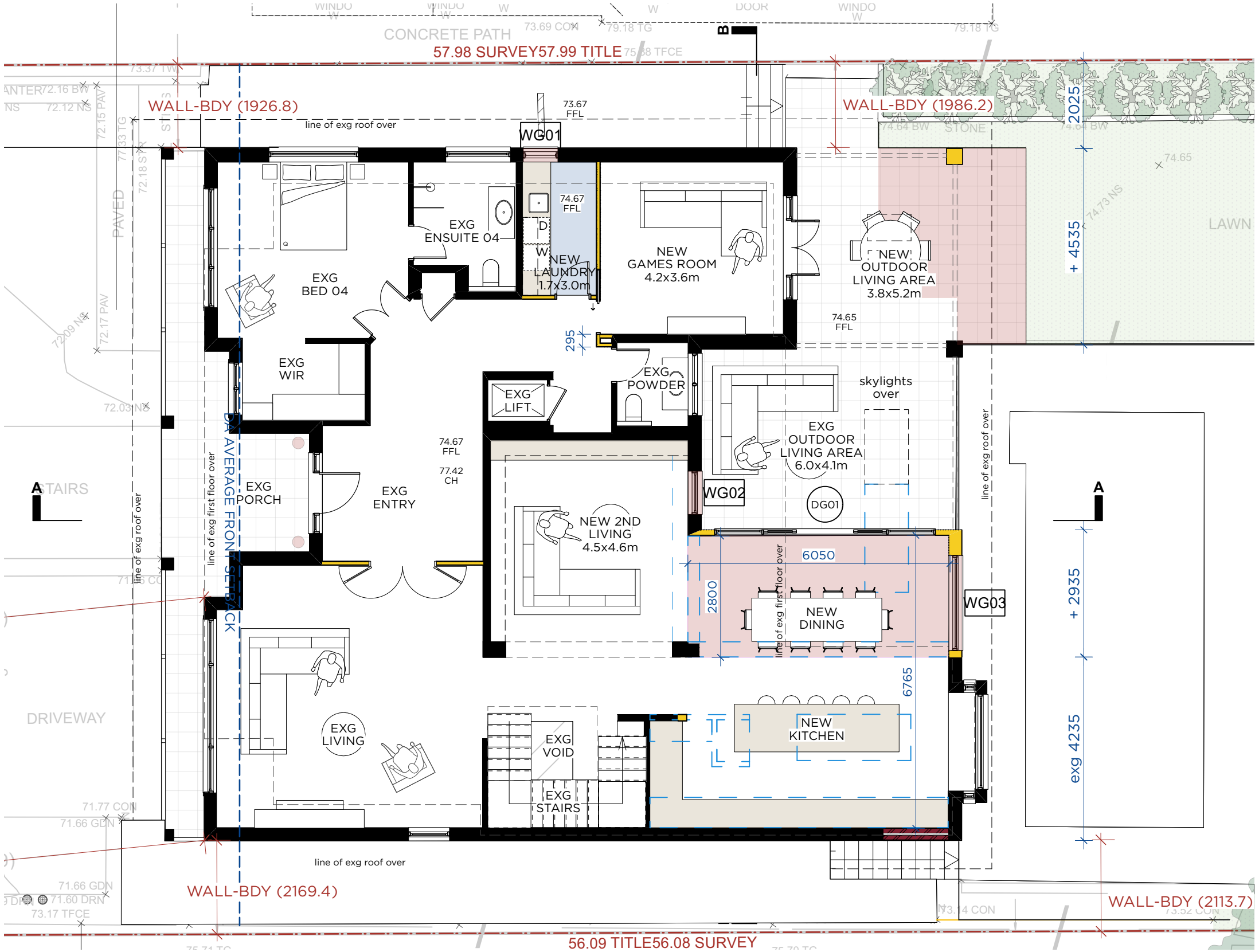
GROUND FLOOR PLAN PROPOSED

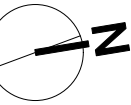
DA130

SCALE
1:100

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.





Drawing Key

- Existing walls
- New walls
- Demolish
- COS Check on site
- New work
- New wet area
- New joinery



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

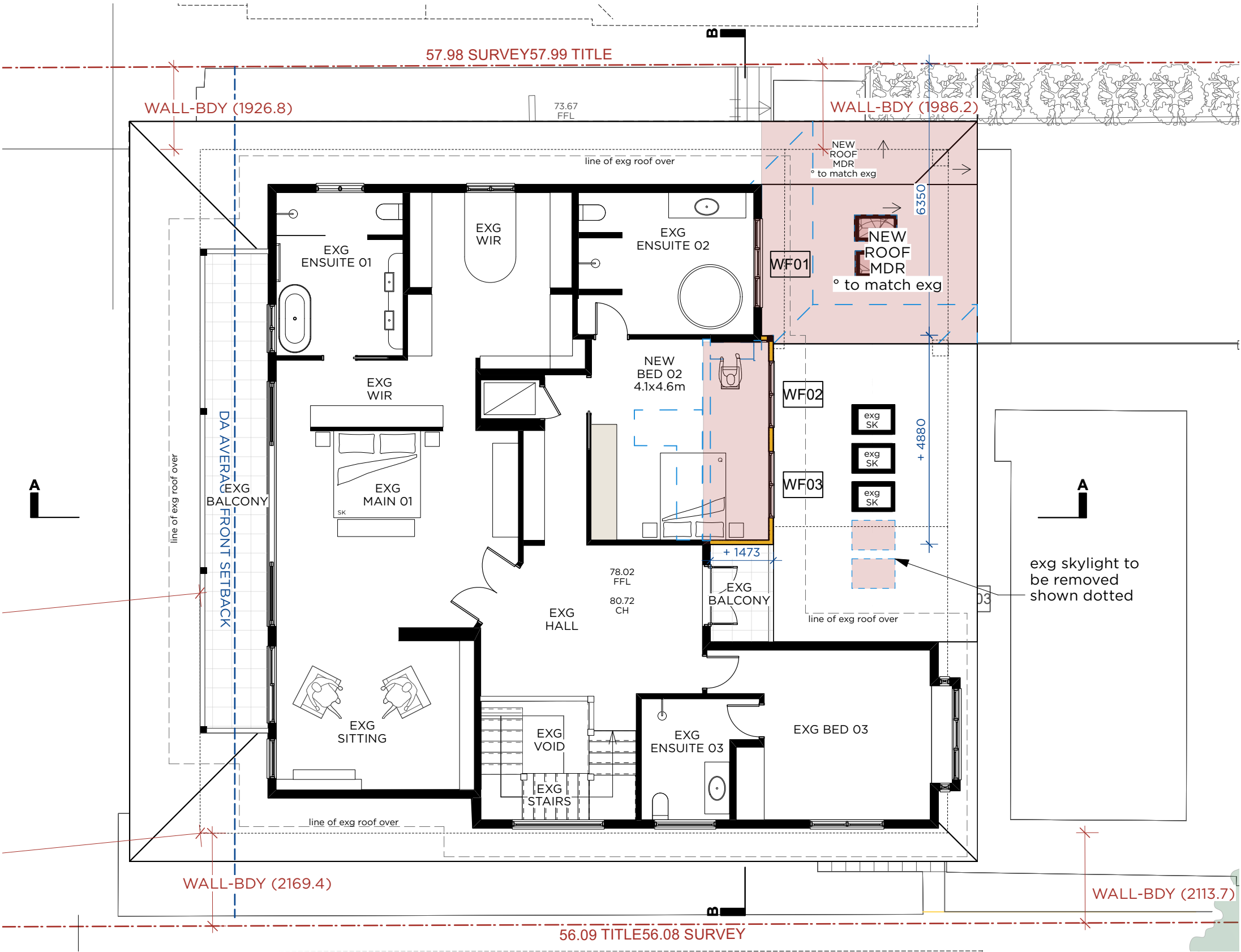
**FIRST FLOOR
PLAN PROPOSED**

DA140

NOT FOR CONSTRUCTION

SCALE
1:100

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.





NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

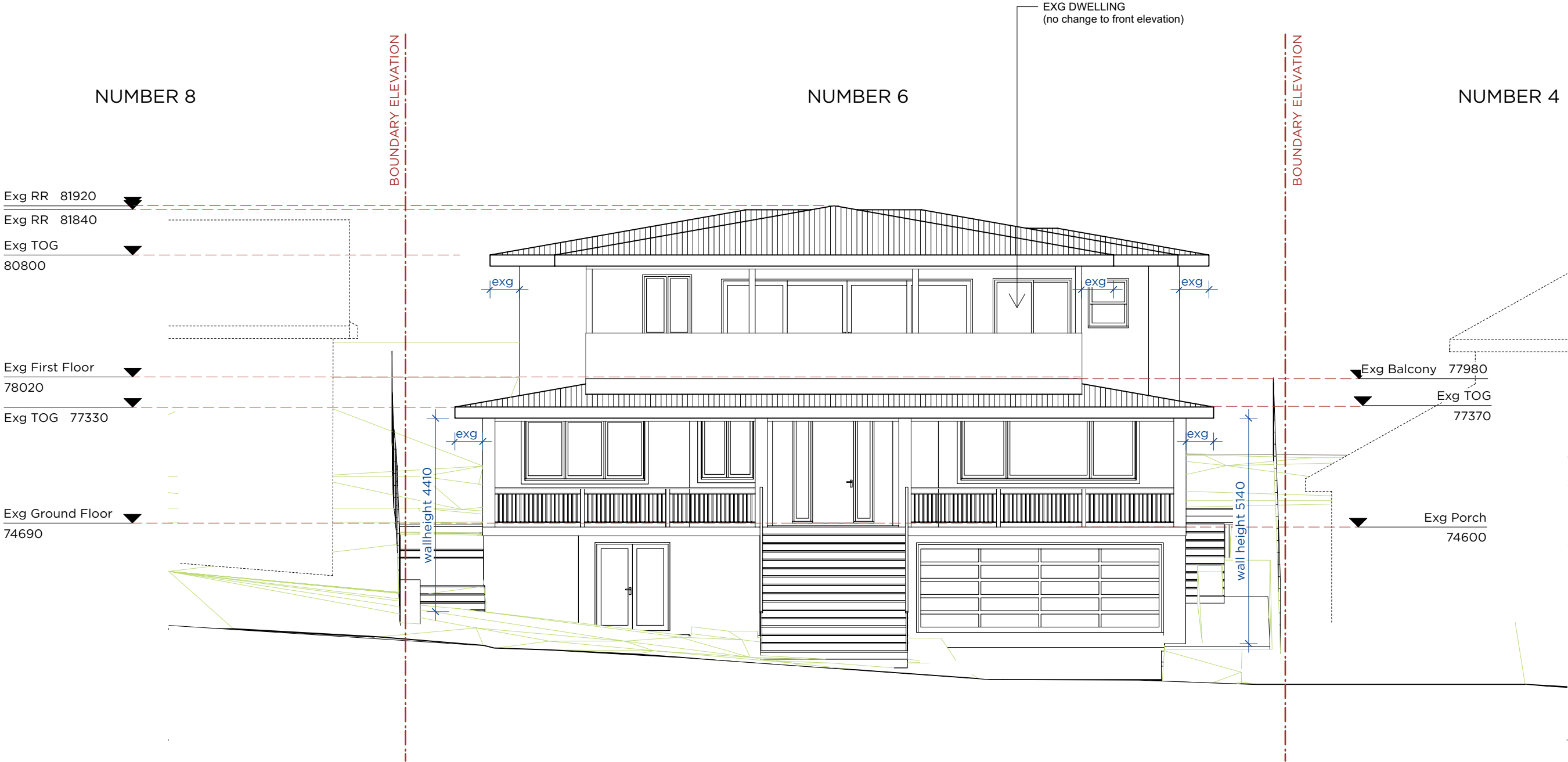
ELEVATION
SOUTH
PROPOSED (front)

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

DA200

SCALE
1:100





NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetres Use figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

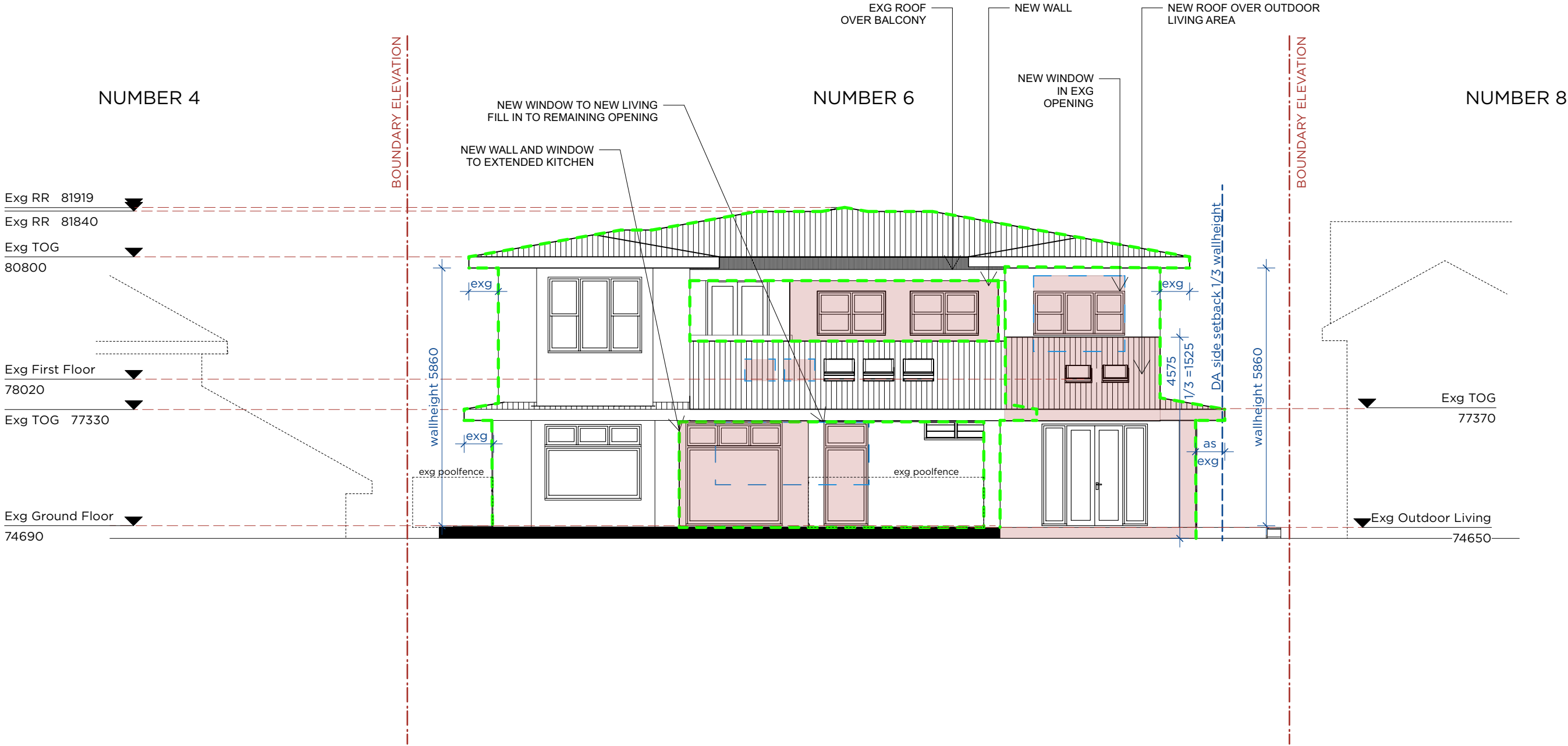
ELEVATION
NORTH
PROPOSED (rear)

NOT FOR CONSTRUCTION

DA210

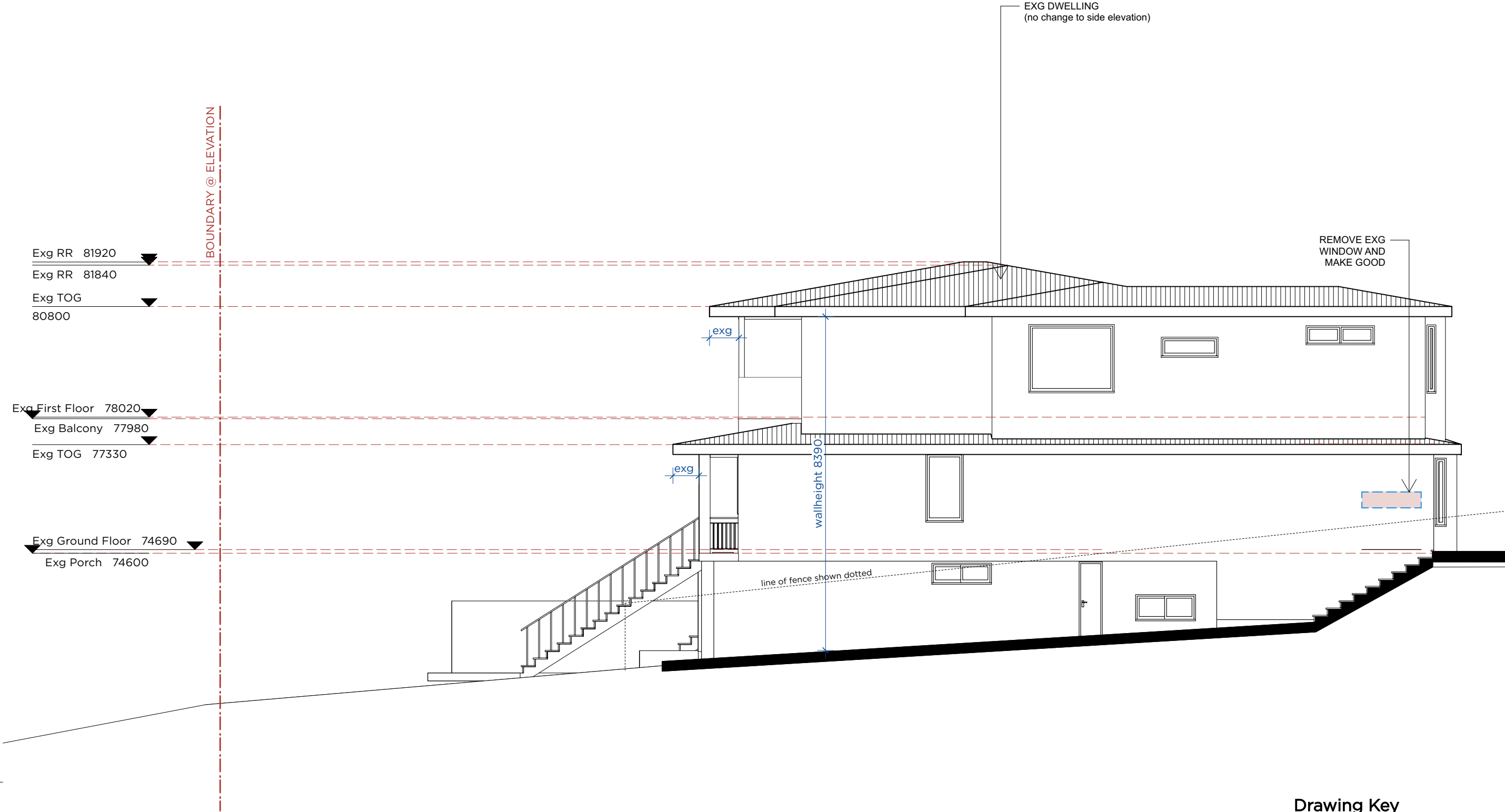
SCALE
1:100

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



Drawing Key

- New work
- Existing building outline



Drawing Key

New work

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH.

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

**ELEVATION EAST
PROPOSED (side)**

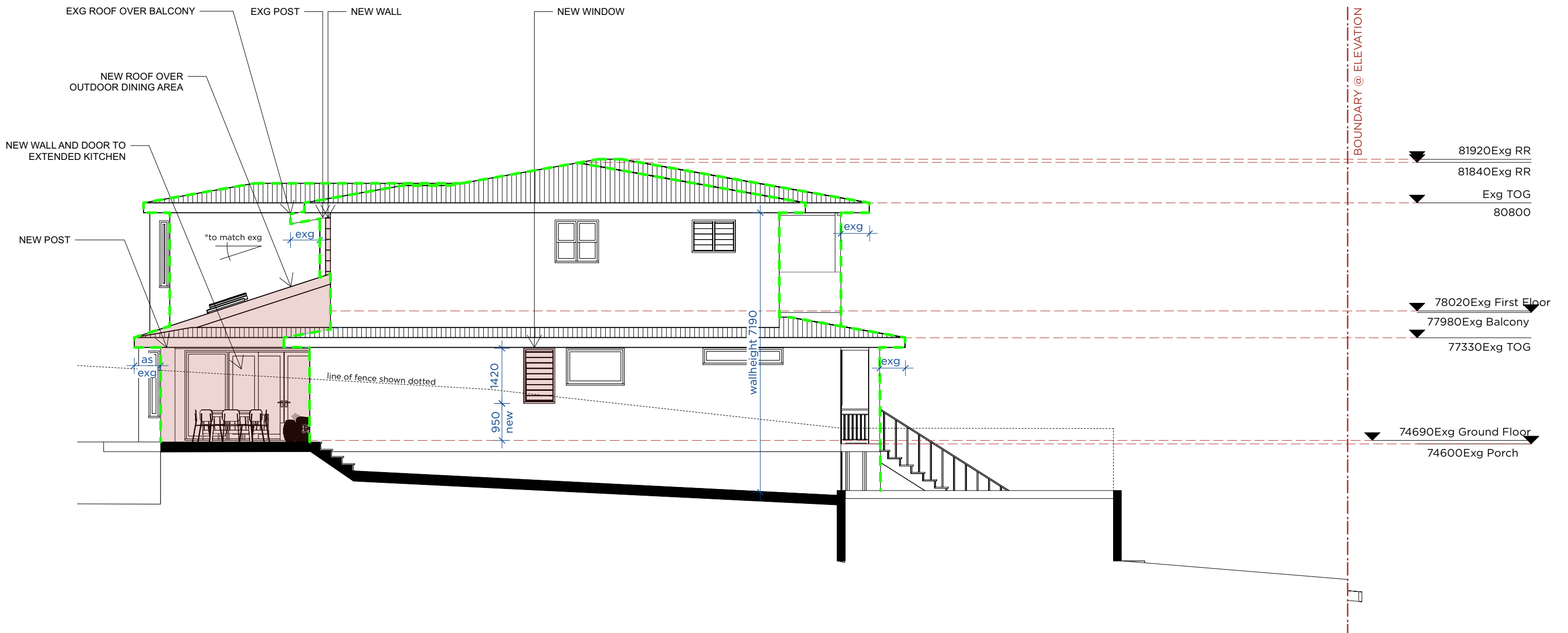
NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

DA220

SCALE
1:100

YOUR
BEAUTIFUL
HOME



Drawing Key

- New work
- Existing building outline

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH.

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

**ELEVATION WEST
PROPOSED (side)**

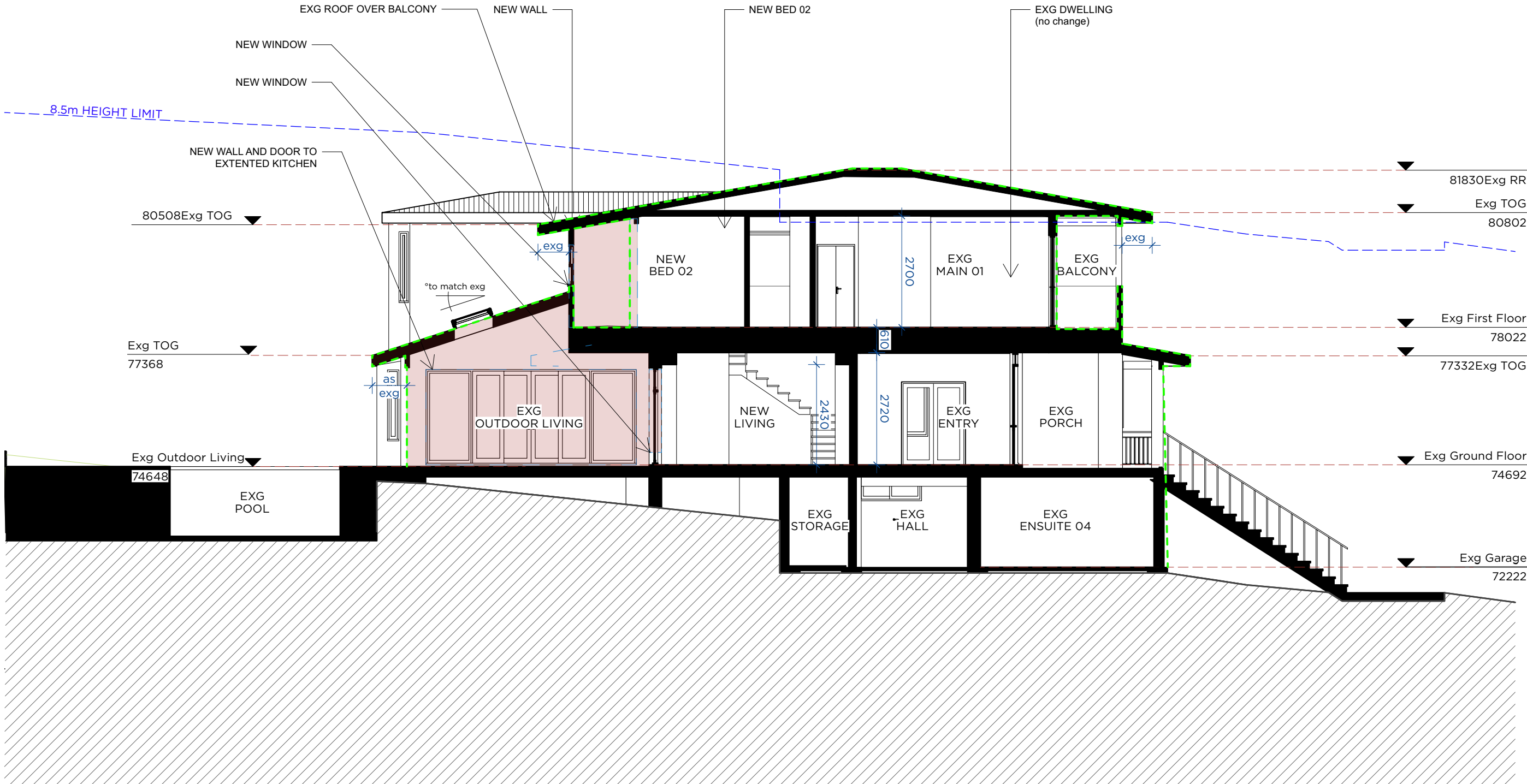
NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

DA230

SCALE
1:100

**YOUR
BEAUTIFUL
HOME**



Drawing Key

- New work
- Existing building outline

NOTES
All levels, contours,survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

SECTION AA
PROPOSED

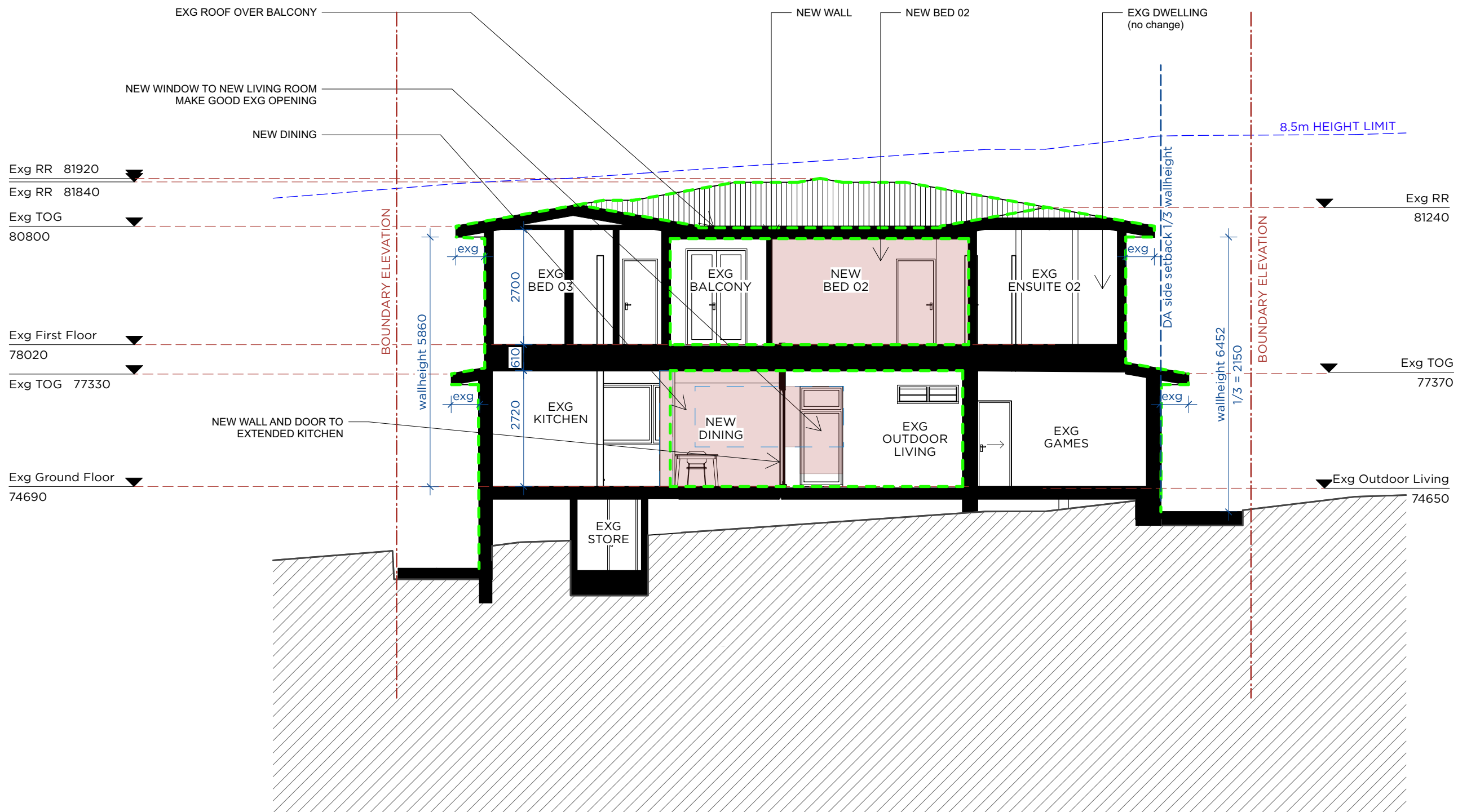
DA300

SCALE
1:100

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.





Drawing Key

- New work
- Existing building outline

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH.

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

**SECTION BB
PROPOSED**

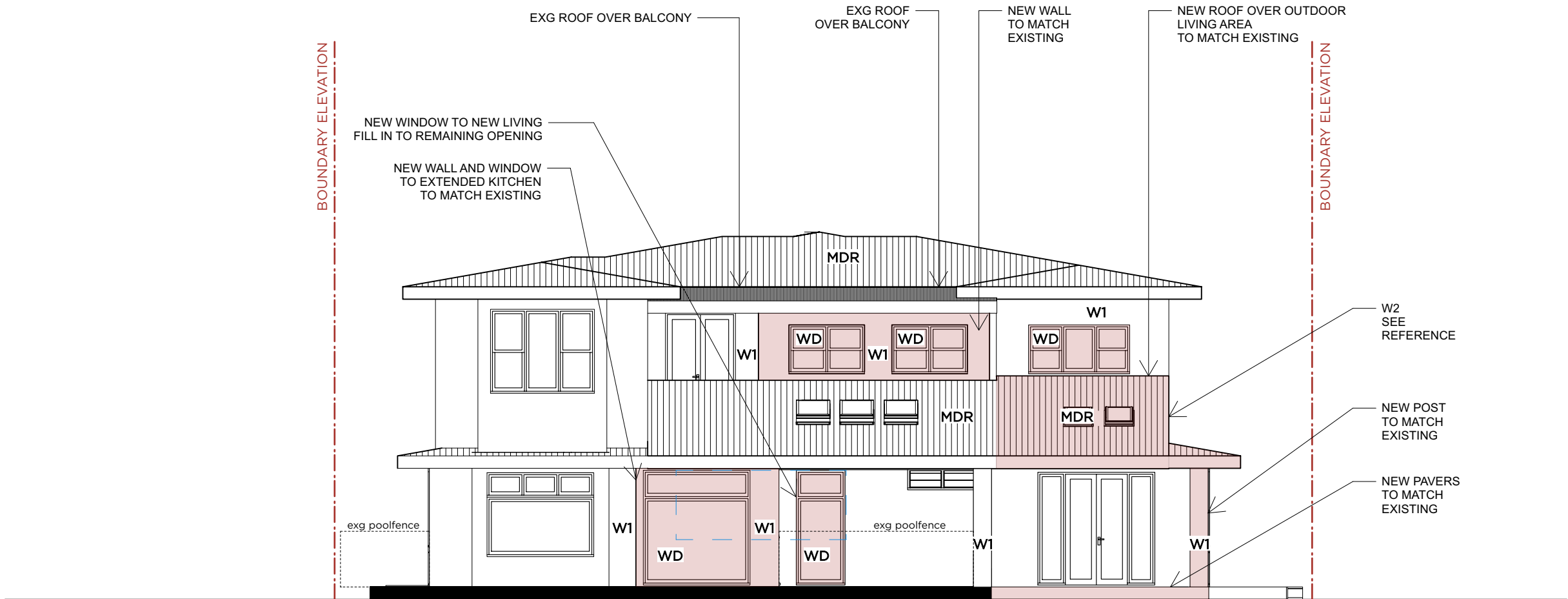
DA310

SCALE
1:100

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

**YOUR
BEAUTIFUL
HOME**



W1 | Wall type 1



W1
Rendered Wall
To match existing

W2 | Wall type 2



W2
AS REFERENCE

MDR | Metal Roof



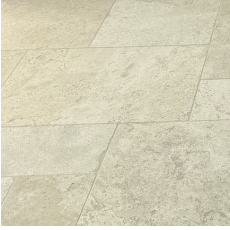
MDR
Colorbond custom orb
New cover over outdoor
area - to match existing

WD | Windows & Doors



Window + door types |
timber
colour |
white to match existing

PV | Pavers



PV
Stone (To match existing)

YOUR
BEAUTIFUL
HOME

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH.

PROJECT ADDRESS

6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE

May 2025

CLIENT/S

Karen &
Paul Blakeley

STATUS

Development Application

REVISION

A 30/6/2025 For Approval

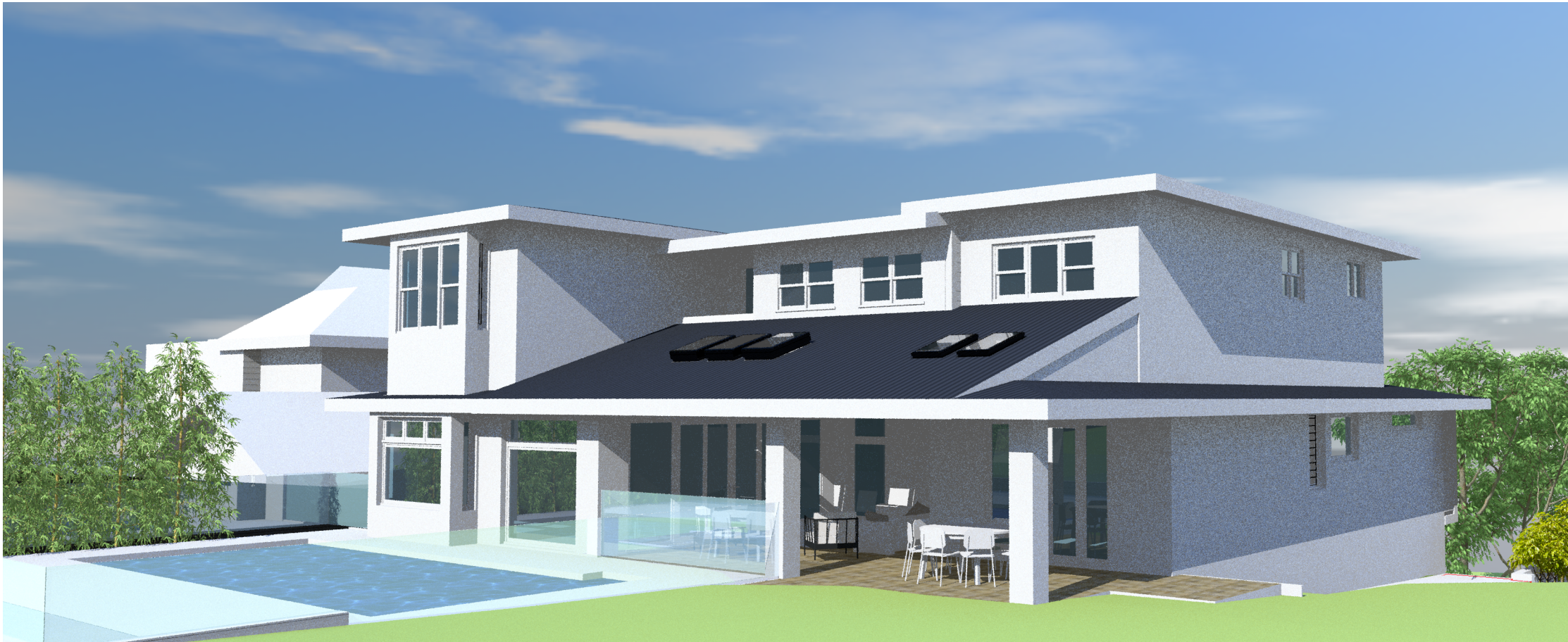
EXTERIOR
FINISHES

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

DA400

SCALE
1:100



YOUR
BEAUTIFUL
HOME

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.

All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.

© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS

6 Ross Street
Seaforth NSW 2092

Lot 09 DP1142062 1146sqm

DATE

May 2025

CLIENT/S

Karen &
Paul Blakeley

STATUS

Development Application

REVISION

A 30/6/2025 For Approval

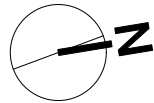
3D VIEWS

DA500


SCALE
NTS

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

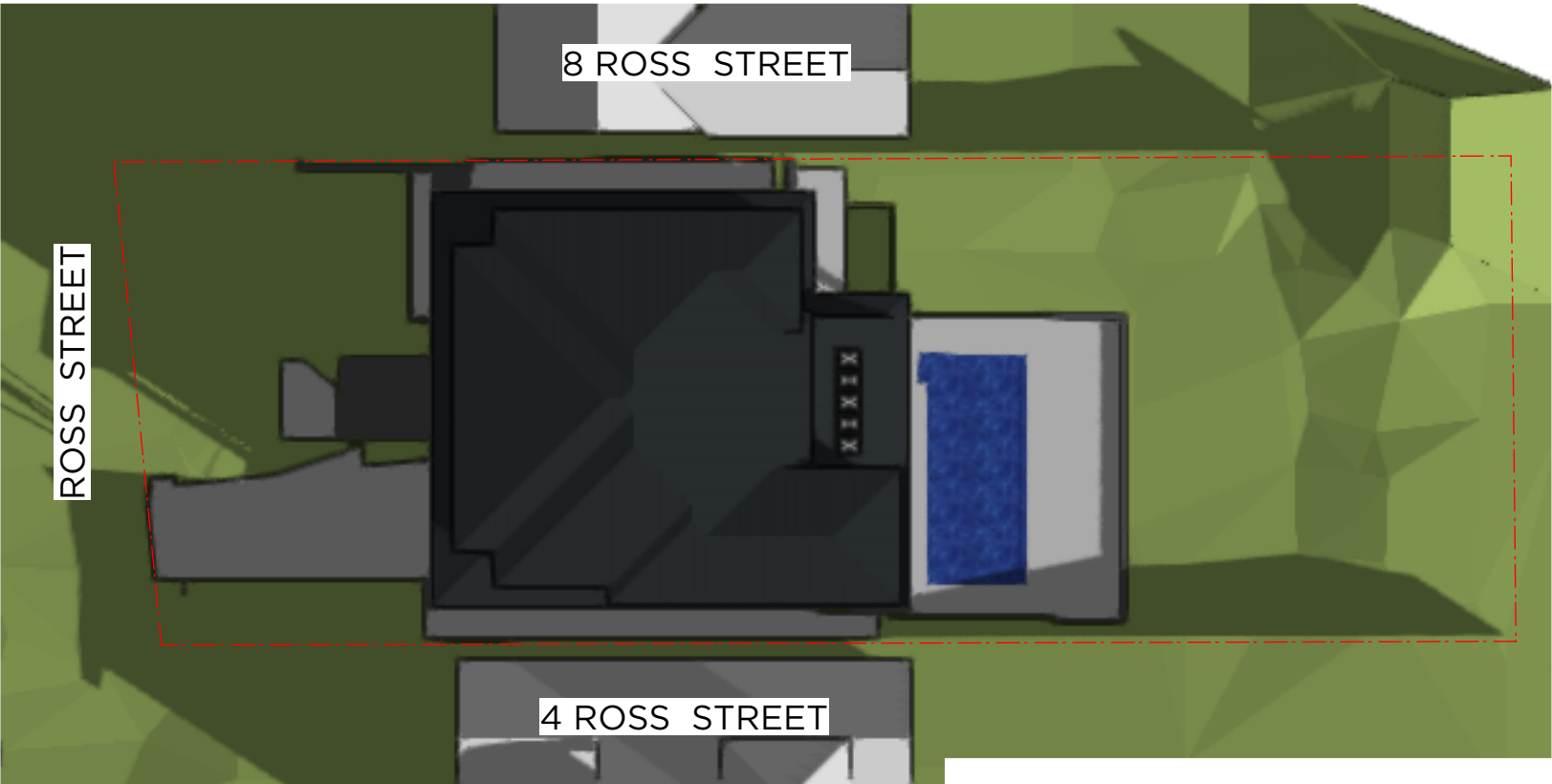


Drawing Key

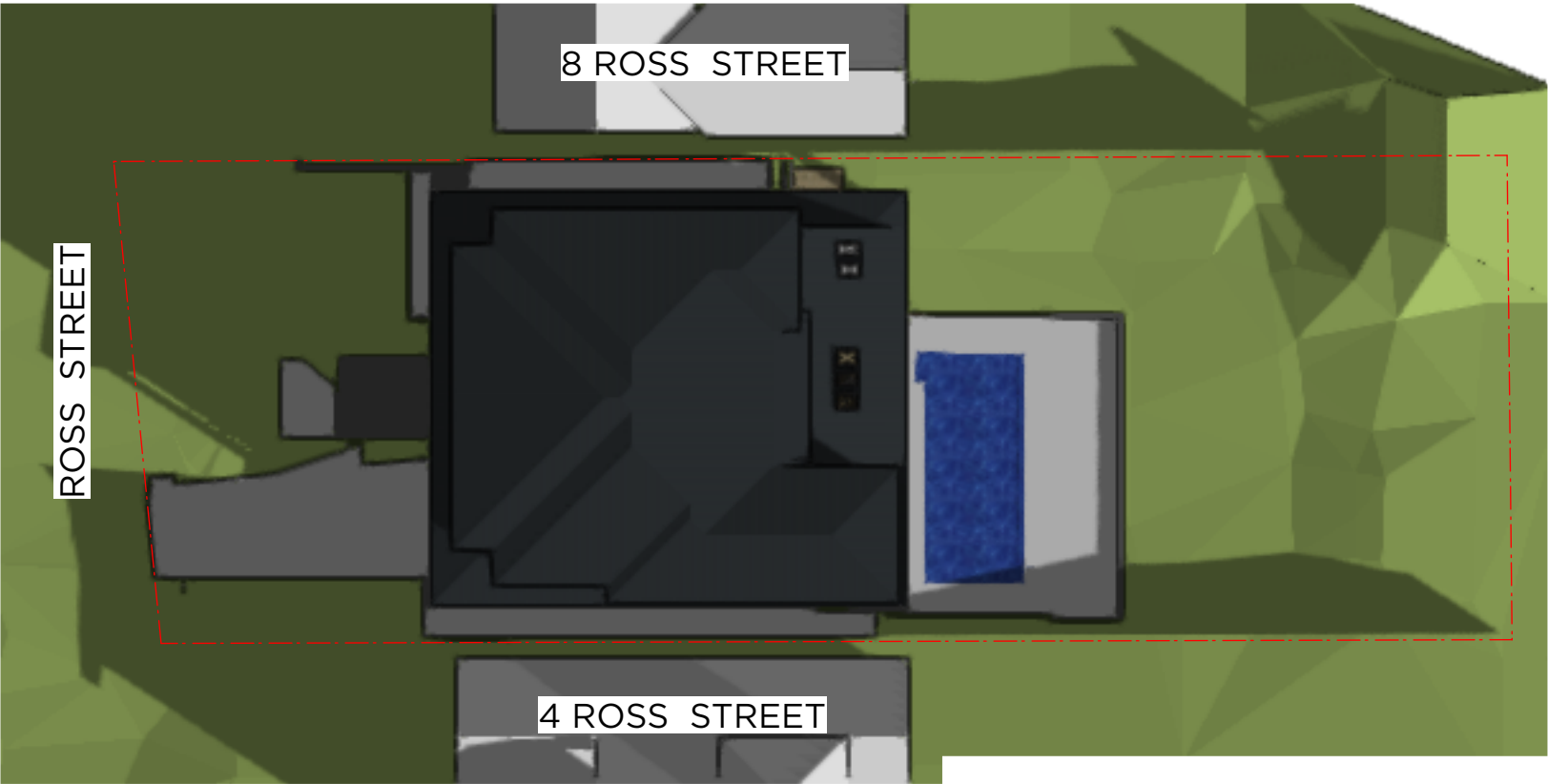
 Additional shadow on
neighbouring properties

(no change to existing, minimal
shadow on 6 Ross steet only)

EXISTING



EXISTING



YOUR
BEAUTIFUL
HOME

NOTES
All levels, contours,survey and cadastral information provided by Land
Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be
correct. It is the responsibility of those working on site to verify the
dimensions and profiles and locate all services on site prior to
commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply
with the Building Code of Australia, the rules and requirements of the
Water Board, Council and the relevant Standards Association of
Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work
executed from those documents and drawings shall remain the property
of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

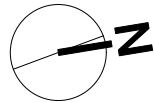
SHADOWS
DIAGRAMS 21
JUNE 9AM

NOT FOR CONSTRUCTION


THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL
RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING
CODE OF AUSTRALIA.

DA600

SCALE
1:300

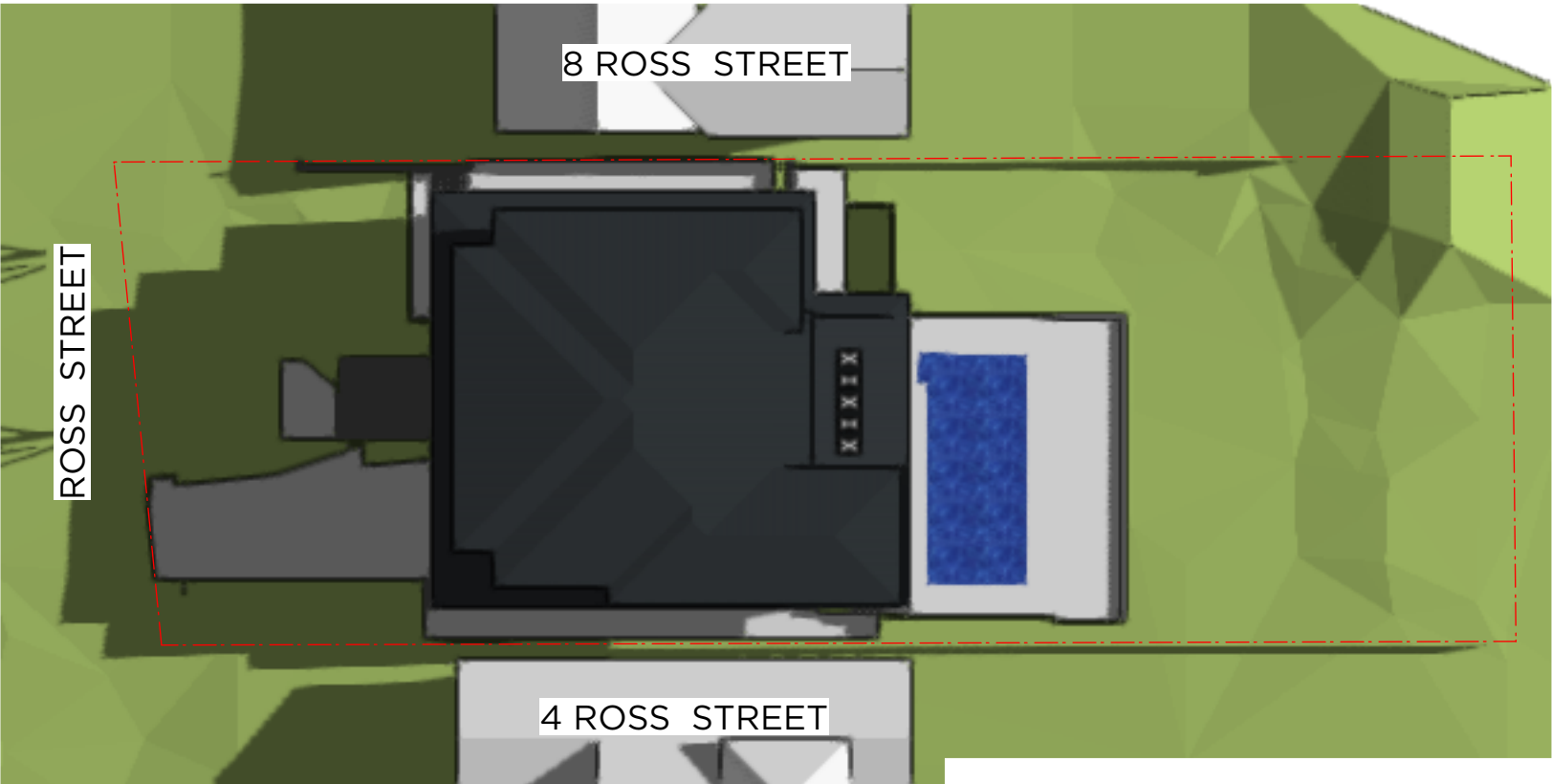


Drawing Key

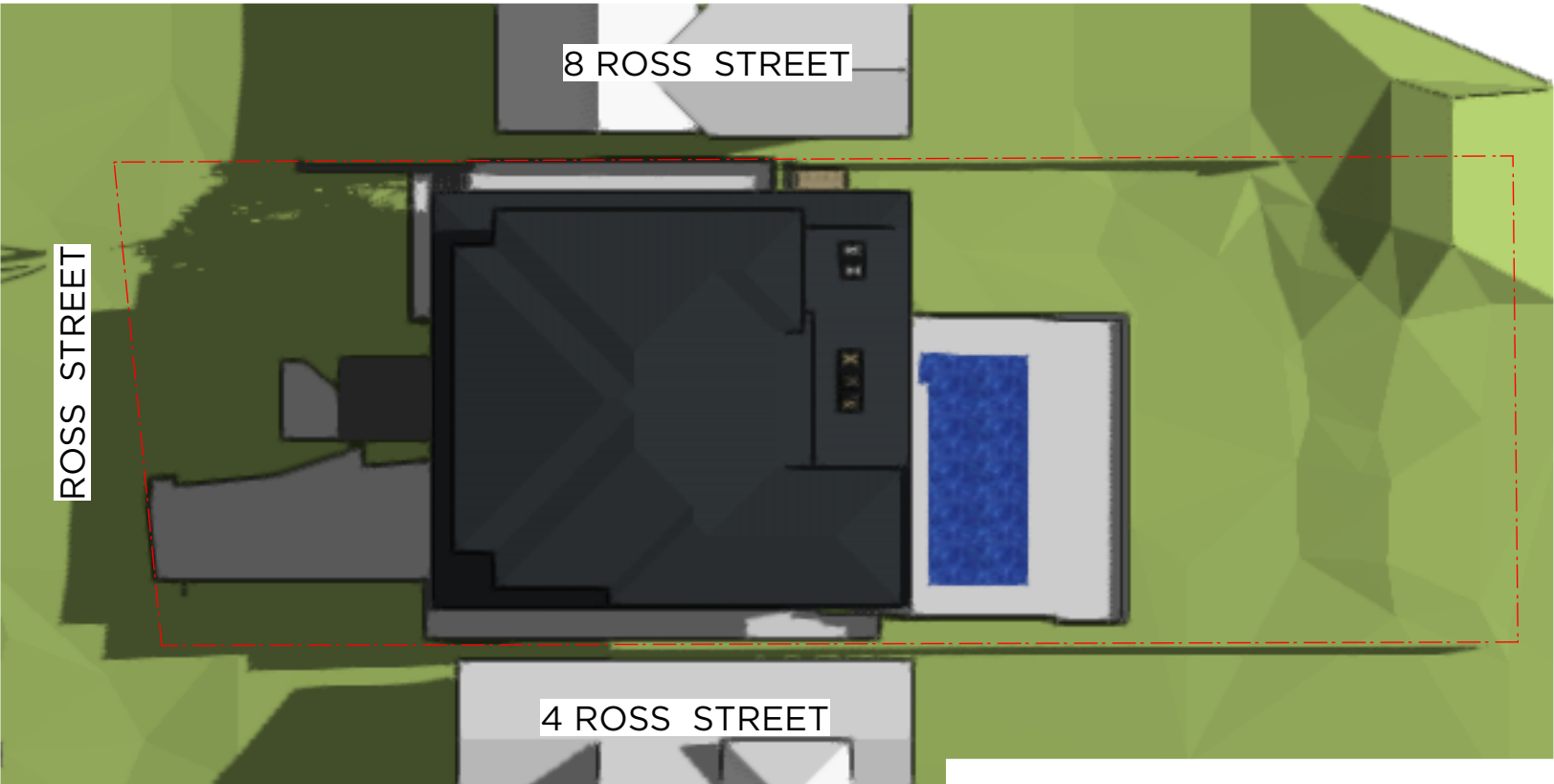
 Additional shadow on
neighbouring properties

(no change to existing, minimal
shadow on 6 Ross steet only)

EXISTING



EXISTING



YOUR
BEAUTIFUL
HOME

NOTES
All levels, contours,survey and cadastral information provided by Land
Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be
correct. It is the responsibility of those working on site to verify the
dimensions and profiles and locate all services on site prior to
commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply
with the Building Code of Australia, the rules and requirements of the
Water Board, Council and the relevant Standards Association of
Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work
executed from those documents and drawings shall remain the property
of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

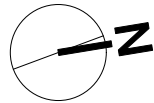
SHADOWS
DIAGRAMS 21
JUNE 12PM

NOT FOR CONSTRUCTION


THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL
RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING
CODE OF AUSTRALIA.

DA610

SCALE
1:300

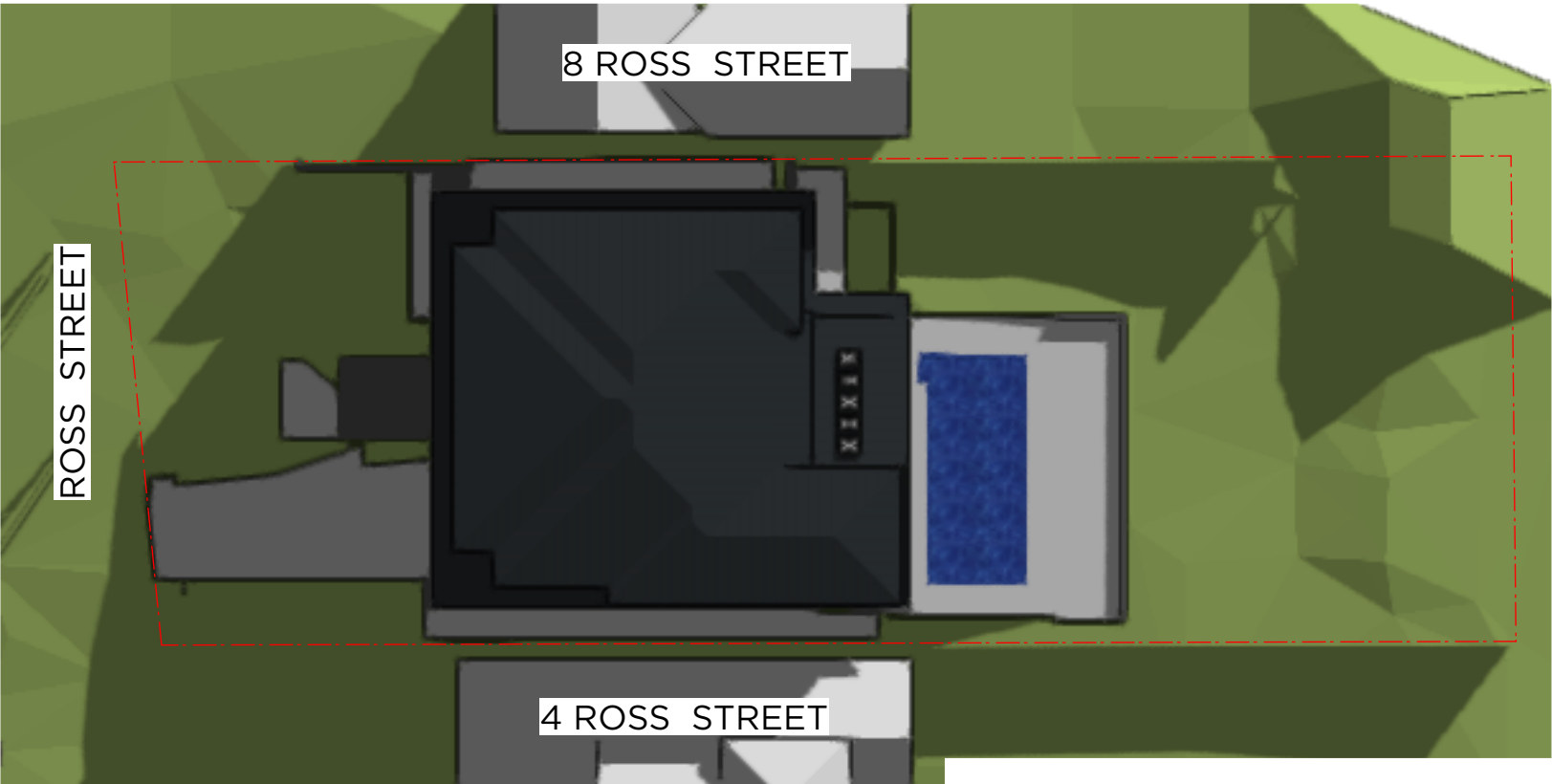


Drawing Key

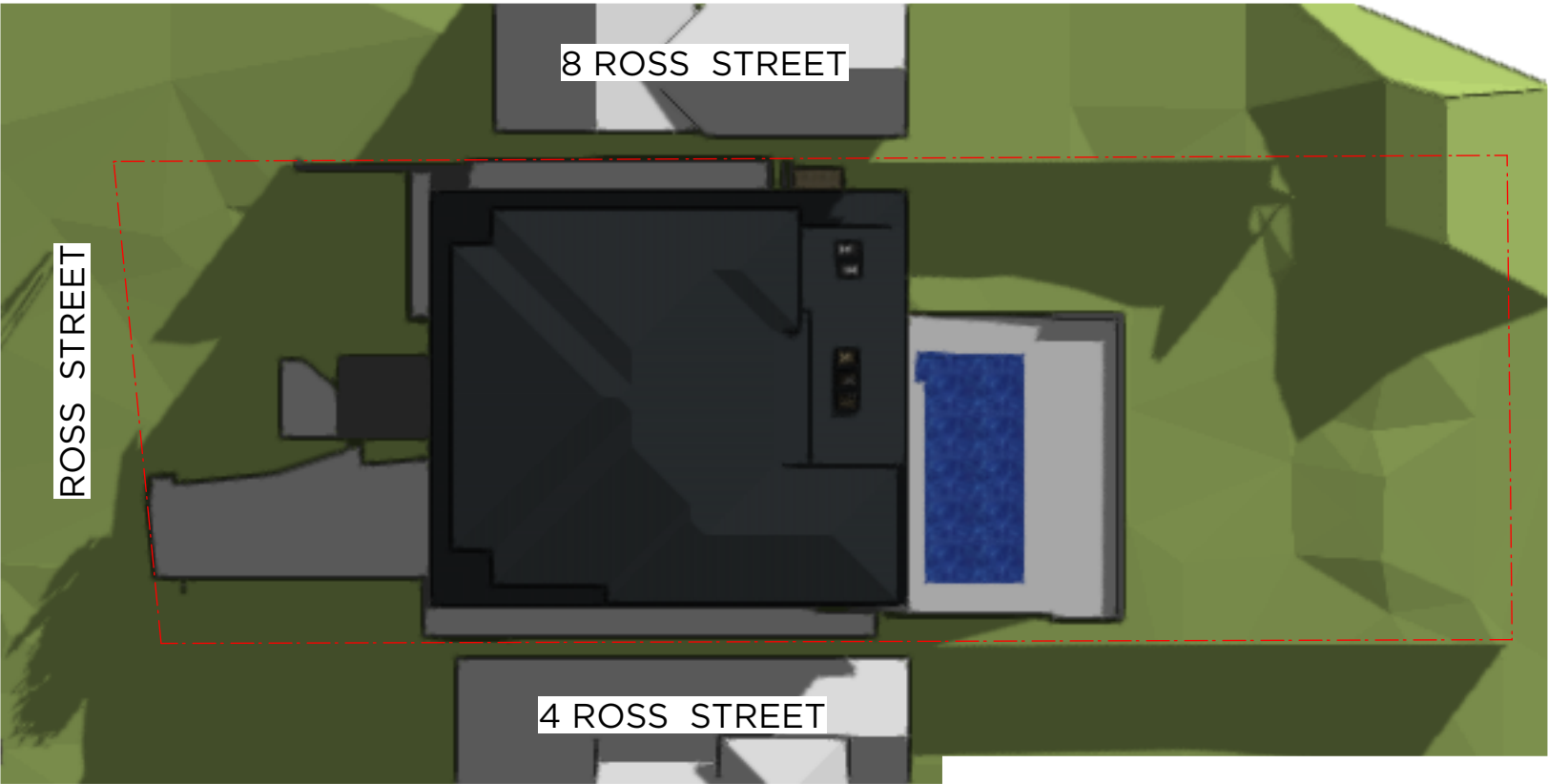
 Additional shadow on
neighbouring properties

(no change to existing, minimal
shadow on 6 Ross steet only)

EXISTING



EXISTING

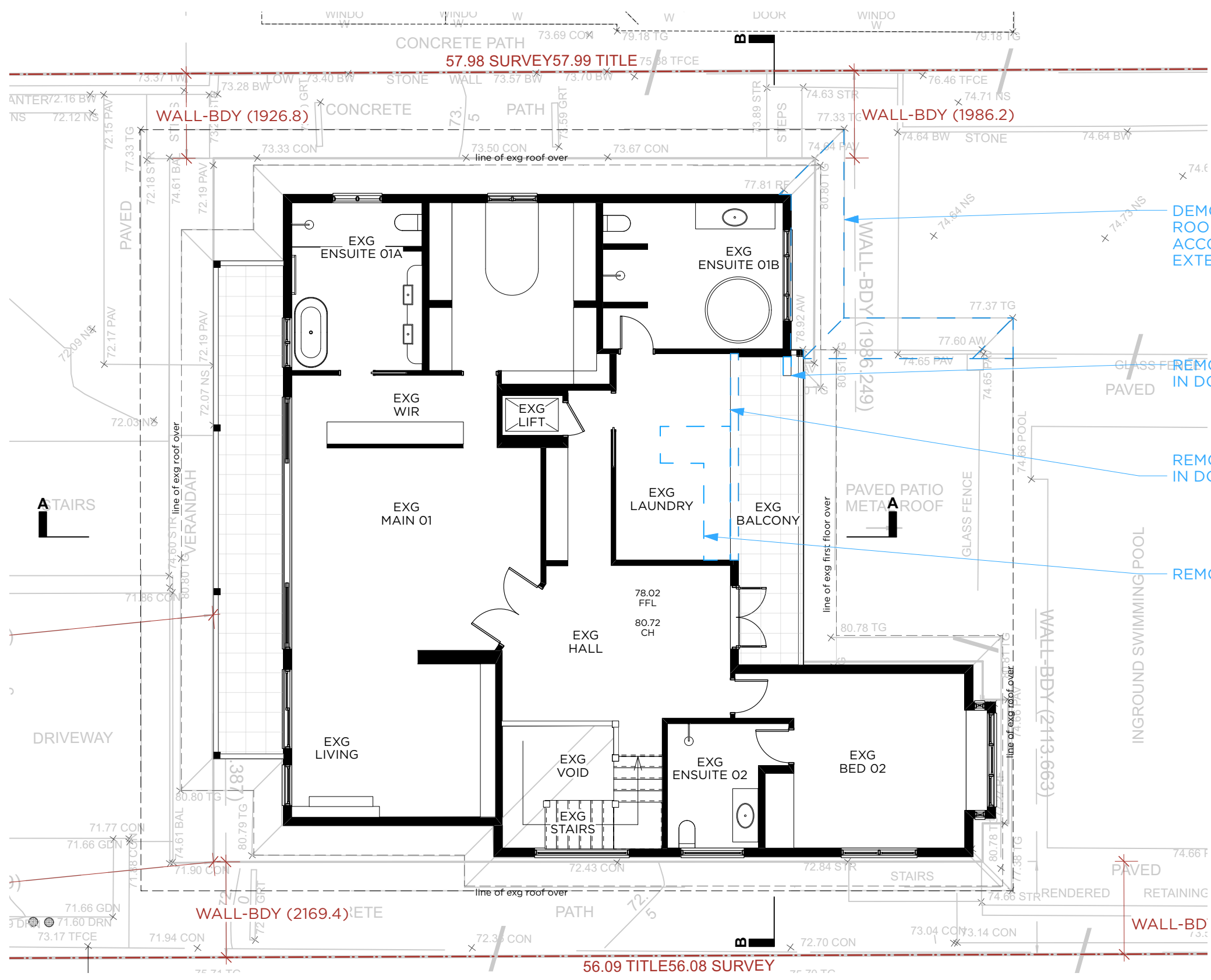
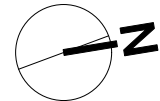


YOUR
BEAUTIFUL
HOME

NOTES
All levels, contours,survey and cadastral information provided by Land
Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be
correct. It is the responsibility of those working on site to verify the
dimensions and profiles and locate all services on site prior to
commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply
with the Building Code of Australia, the rules and requirements of the
Water Board, Council and the relevant Standards Association of
Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work
executed from those documents and drawings shall remain the property
of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm
DATE
May 2025
CLIENT/S
Karen &
Paul Blakeley
STATUS
Development Application
REVISION
A 30/6/2025 For Approval

SHADOWS
DIAGRAMS 21
JUNE 3PM
DA620
SCALE
1:300
NOT FOR CONSTRUCTION
THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL
RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING
CODE OF AUSTRALIA.



Drawing Key

- Existing walls
- Demolish



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

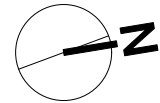
DEMOLITION PLAN FIRST FLOOR

DA720

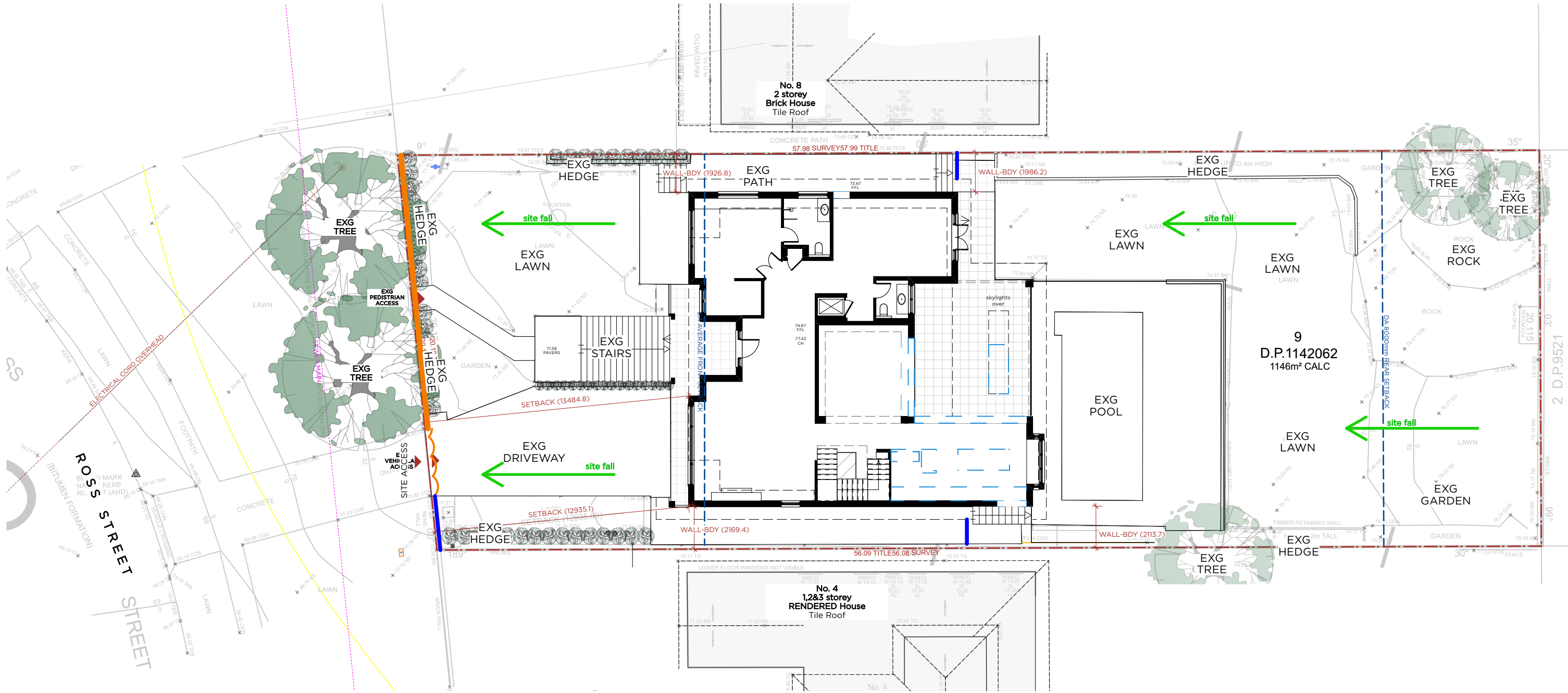
SCALE
1:100

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



install sediment control measurements before commencing construction
ensure stormwater is not released or diverted to neighbouring properties



Drawing Key

- Temporary hay bales or similar sediment controls
- Safety fencing as required
- Controlled site access stabalise entry point

NOTES
All levels, contours,survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

SEDIMENT & EROSION PLAN

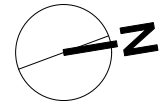
DA800

SCALE
1:100

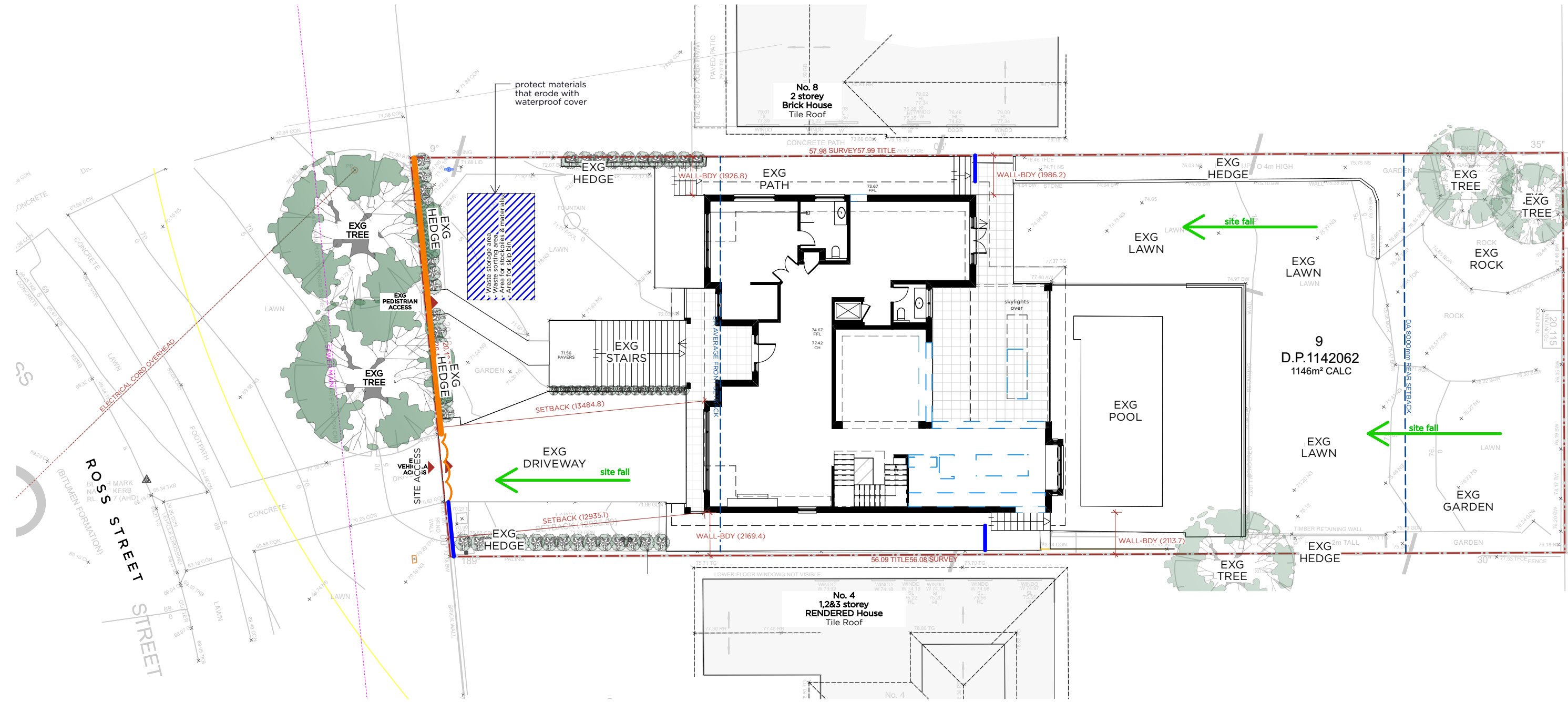
NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

YOUR
BEAUTIFUL
HOME



install sediment control measurements before commencing construction
ensure stormwater is not released or diverted to neighbouring properties



- Drawing Key**
- Temporary hay bales or similar sediment controls
 - Safety fencing as required
 - Controlled site access stabilise entry point



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

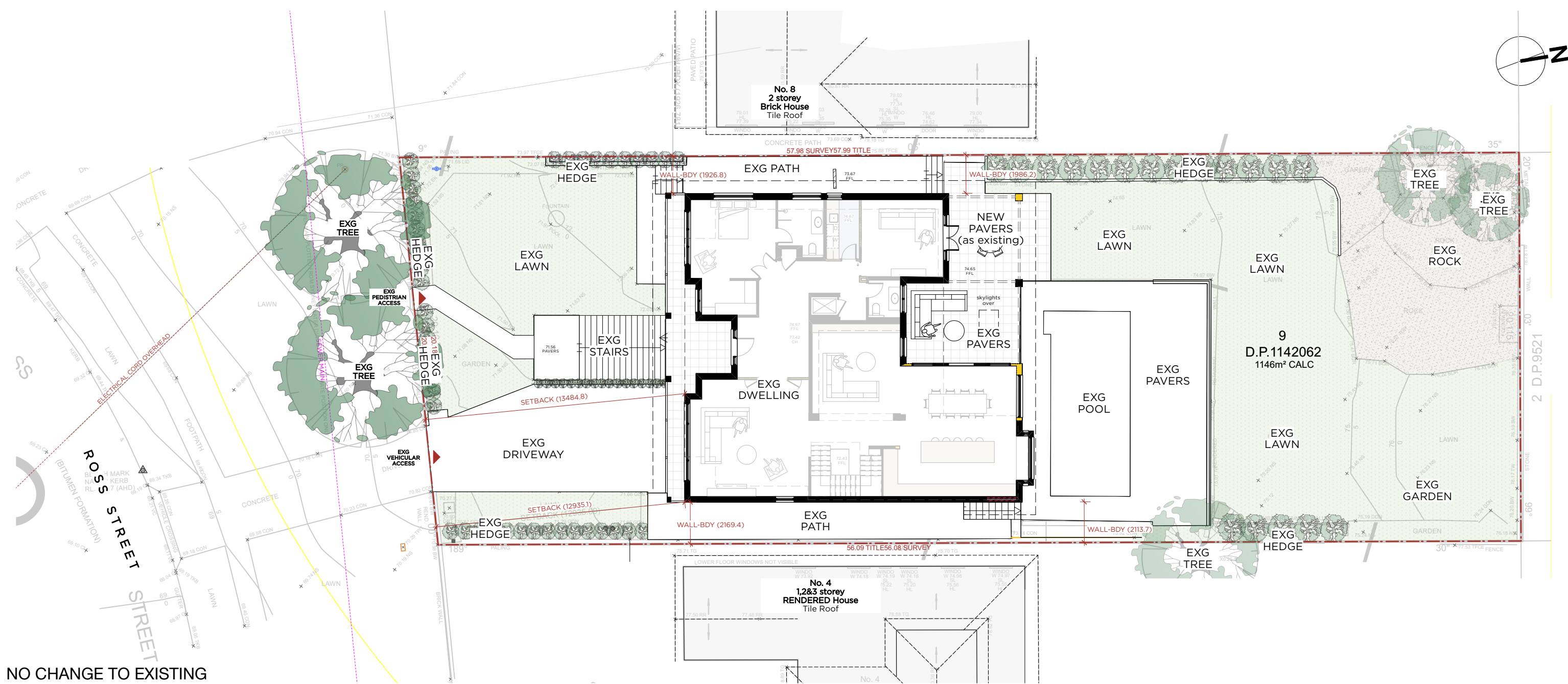
**WASTE
MANAGEMENT
PLAN**

NOT FOR CONSTRUCTION

DA810

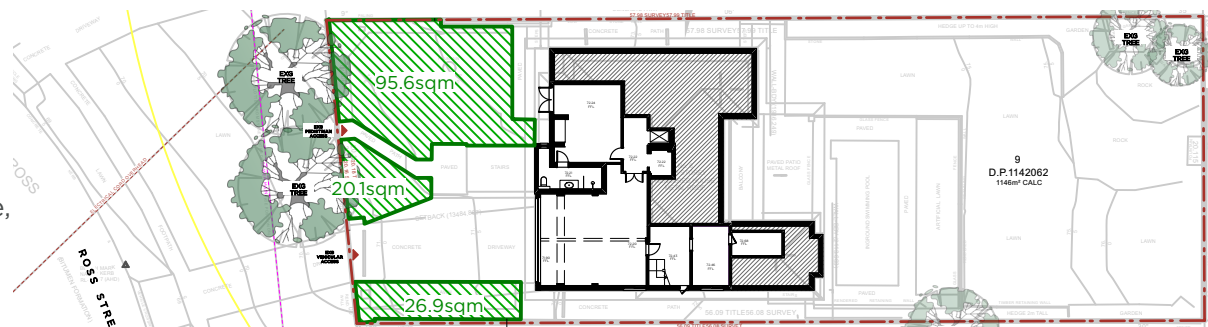
SCALE
1:100

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

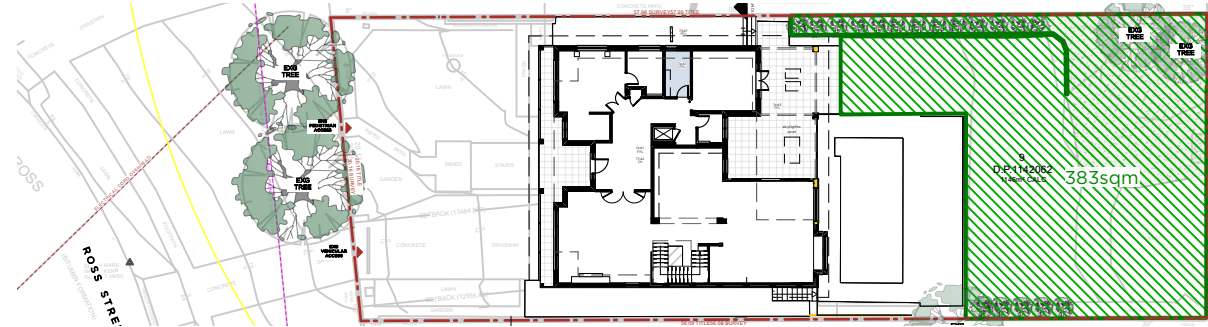


NO CHANGE TO EXISTING

- LANDSCAPED AREA
- Existing: 71.8%, (535.8sqm)
- Control: at least 35% of open space, min 220.6sqm
- Proposed: 71.4%, (525.6sqm)



LOWER GROUND FLOOR PLAN



GROUND FLOOR PLAN



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS	CLIENT/S	REVISION
6 Ross Street Seaforth NSW 2092 Lot 09 DP1142062 1146sqm	Karen & Paul Blakeley	A 30/6/2025 For Approval
DATE	STATUS	
May 2025	Development Application	

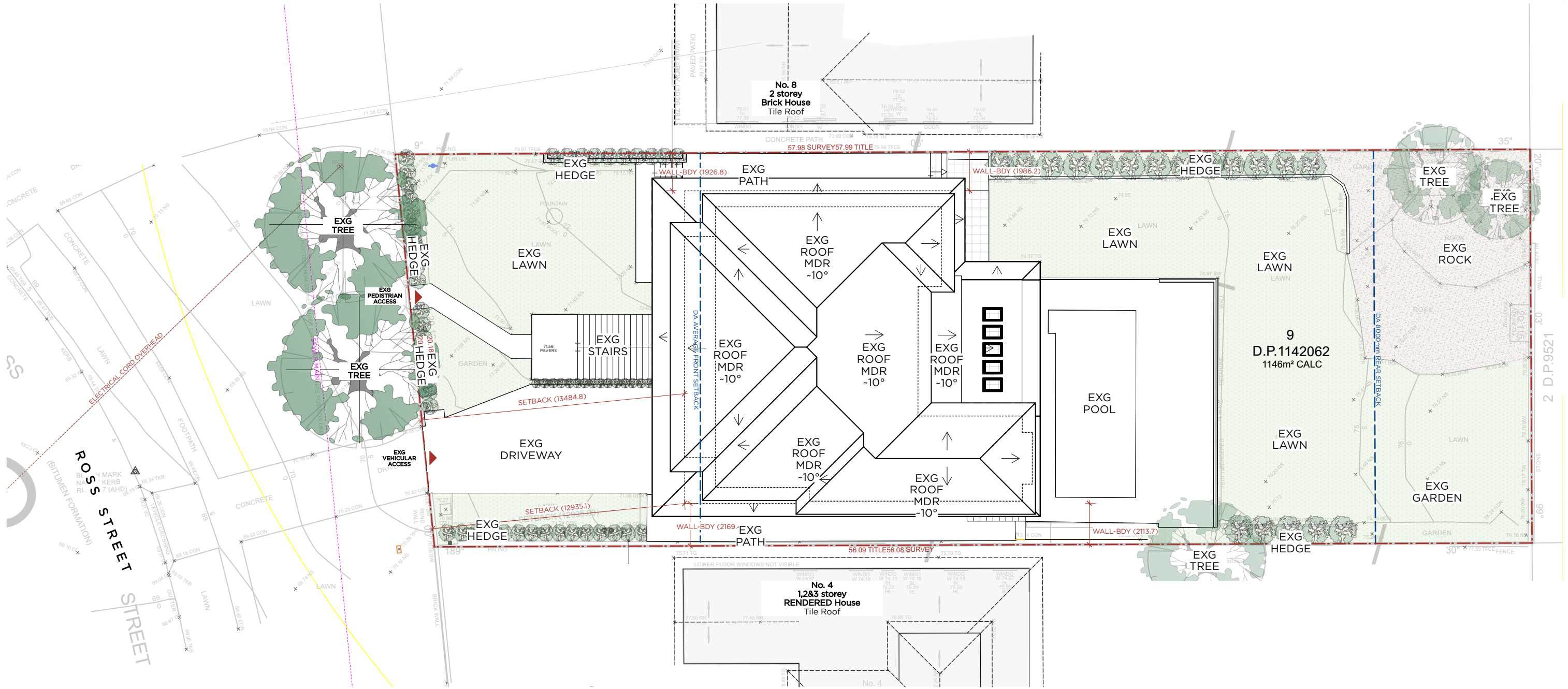
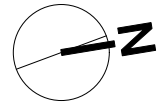
LANDSCAPING
PLAN PROPOSED

DA900

SCALE
1:200

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetres Use figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

**SITE PLAN
EXISTING**

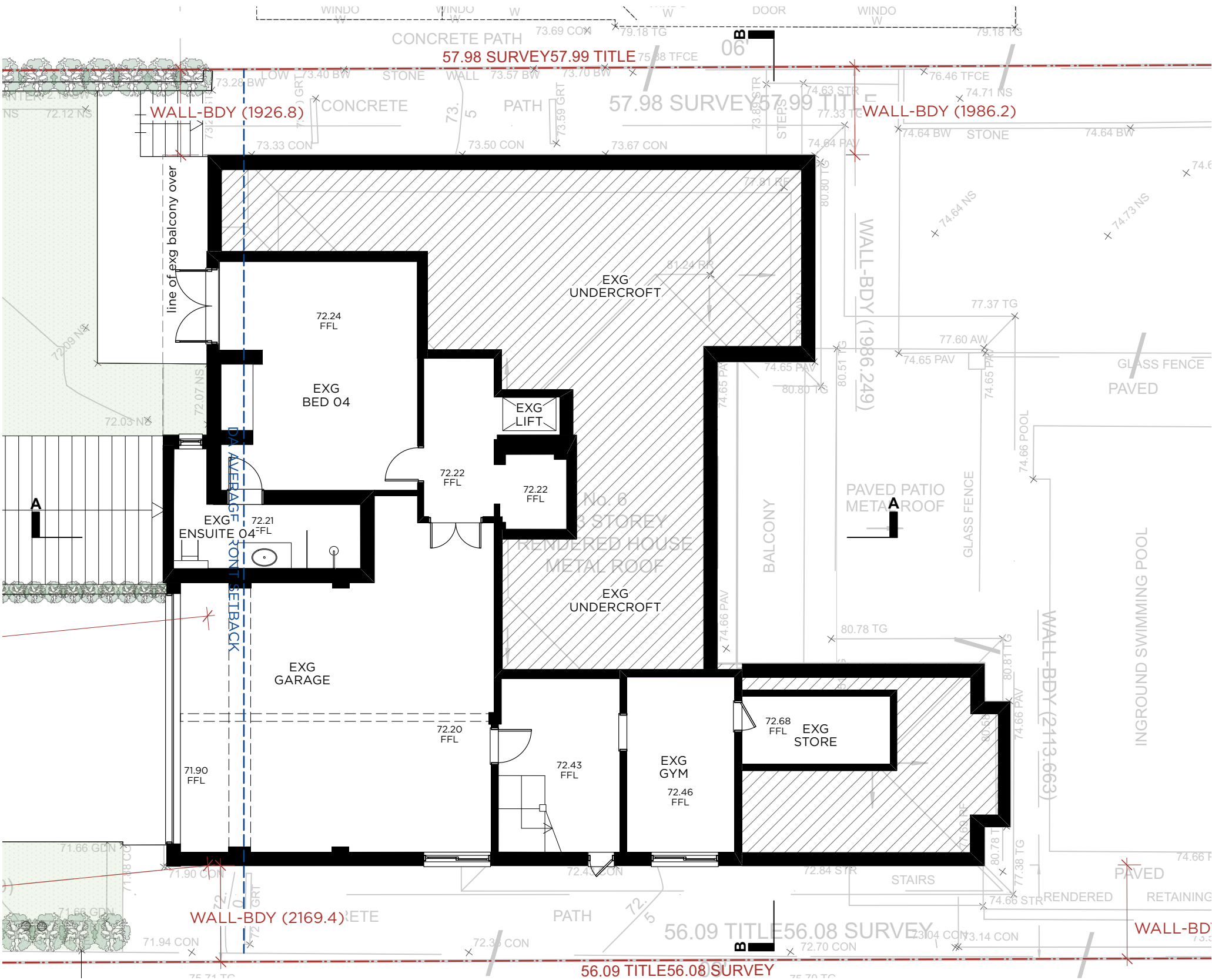
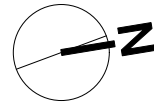
NOT FOR CONSTRUCTION

MD01

SCALE
1:200

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

YOUR
BEAUTIFUL
HOME



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

**LOWER GROUND
FLOOR PLAN
EXISTING**

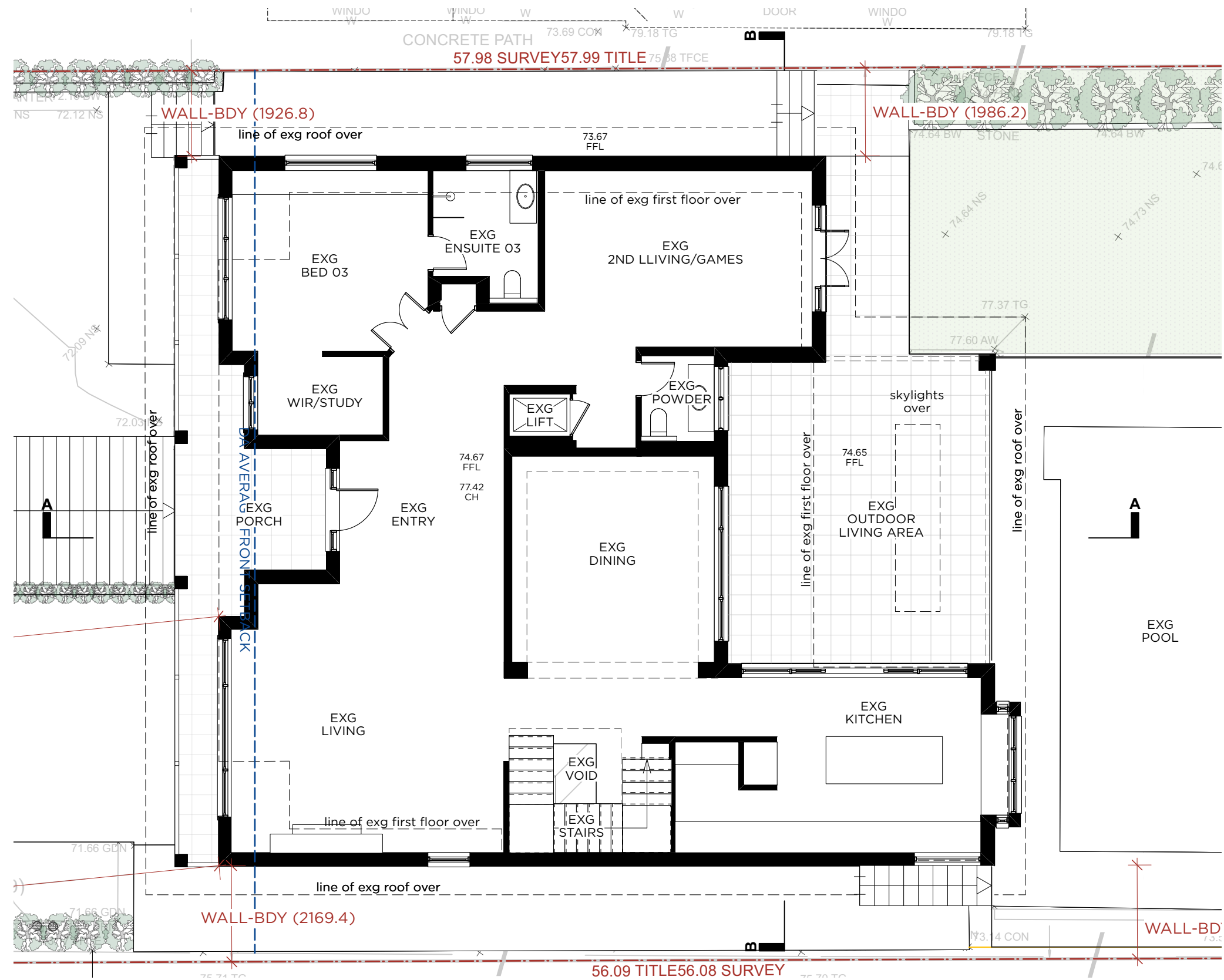
NOT FOR CONSTRUCTION

MD02

SCALE
1:100

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

YOUR
BEAUTIFUL
HOME



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.

All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetres Use figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.

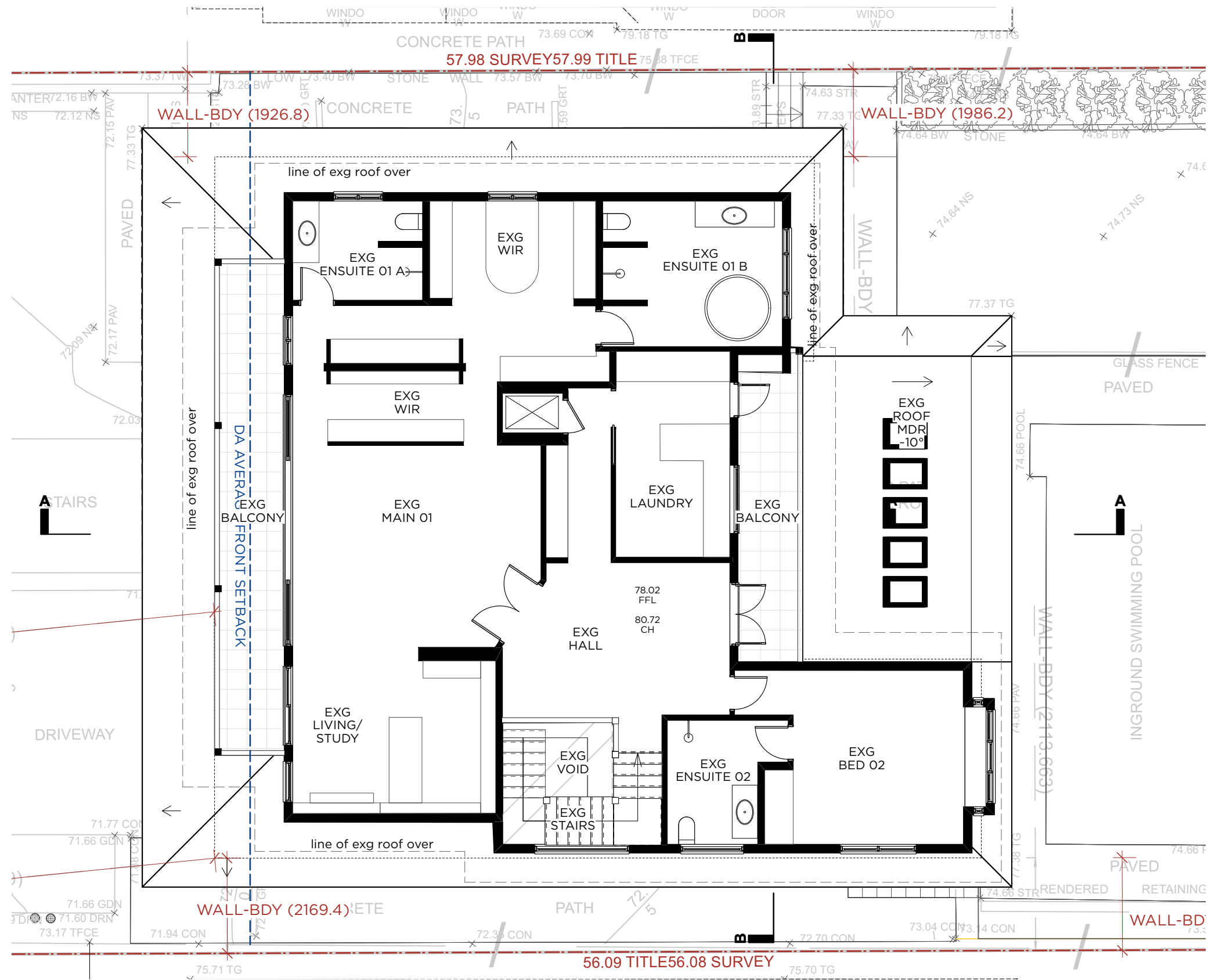
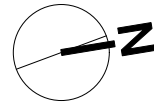
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

CLIENT/S	REV
Karen & Paul Blakeley	A
STATUS	
Development Application	

MD03

SCALE
1:100

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

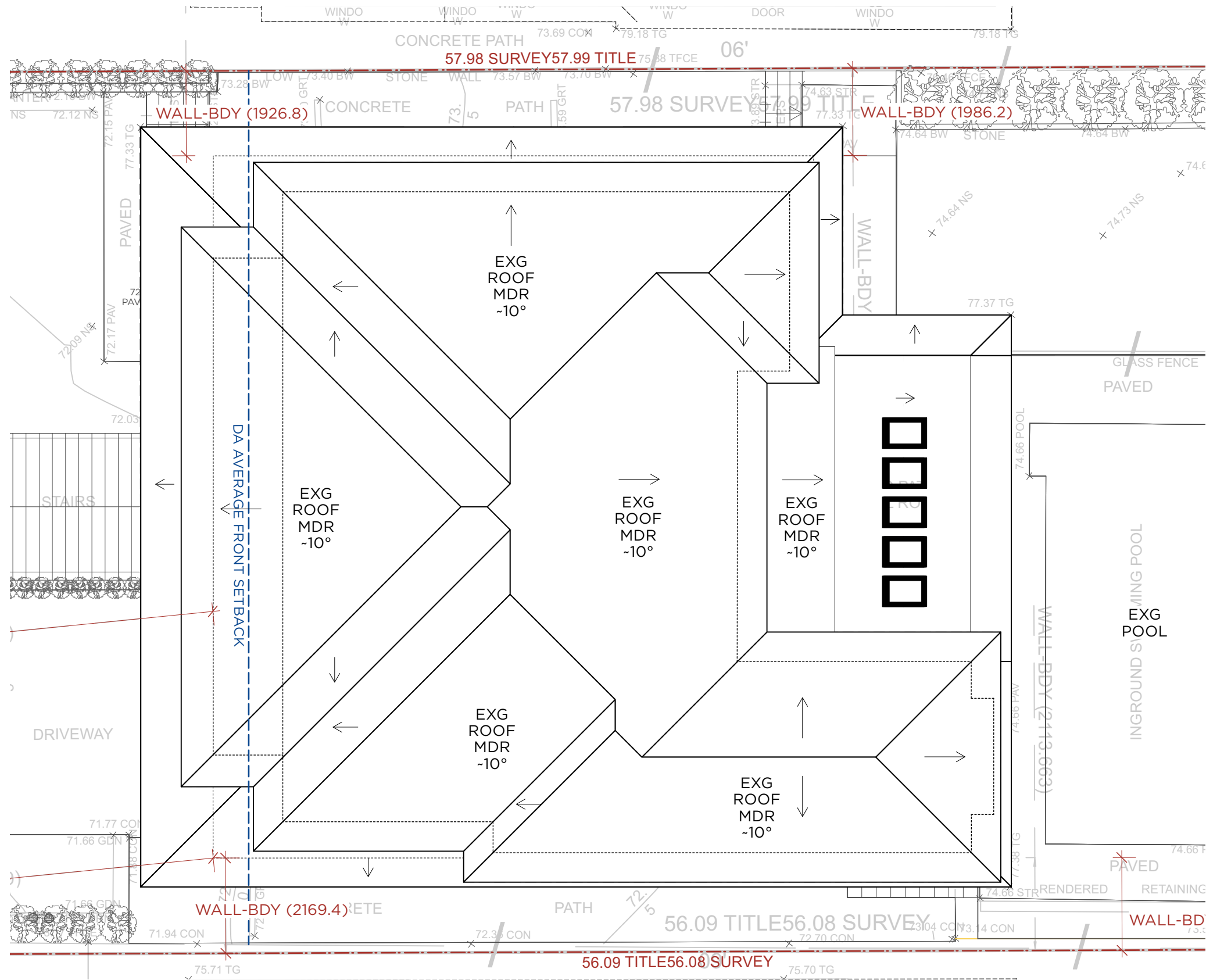
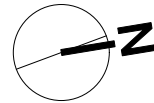
**FIRST FLOOR
PLAN EXISTING**

MD04

NOT FOR CONSTRUCTION

SCALE
1:100

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetres Use figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

**ROOF PLAN
EXISTING**

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

MD05

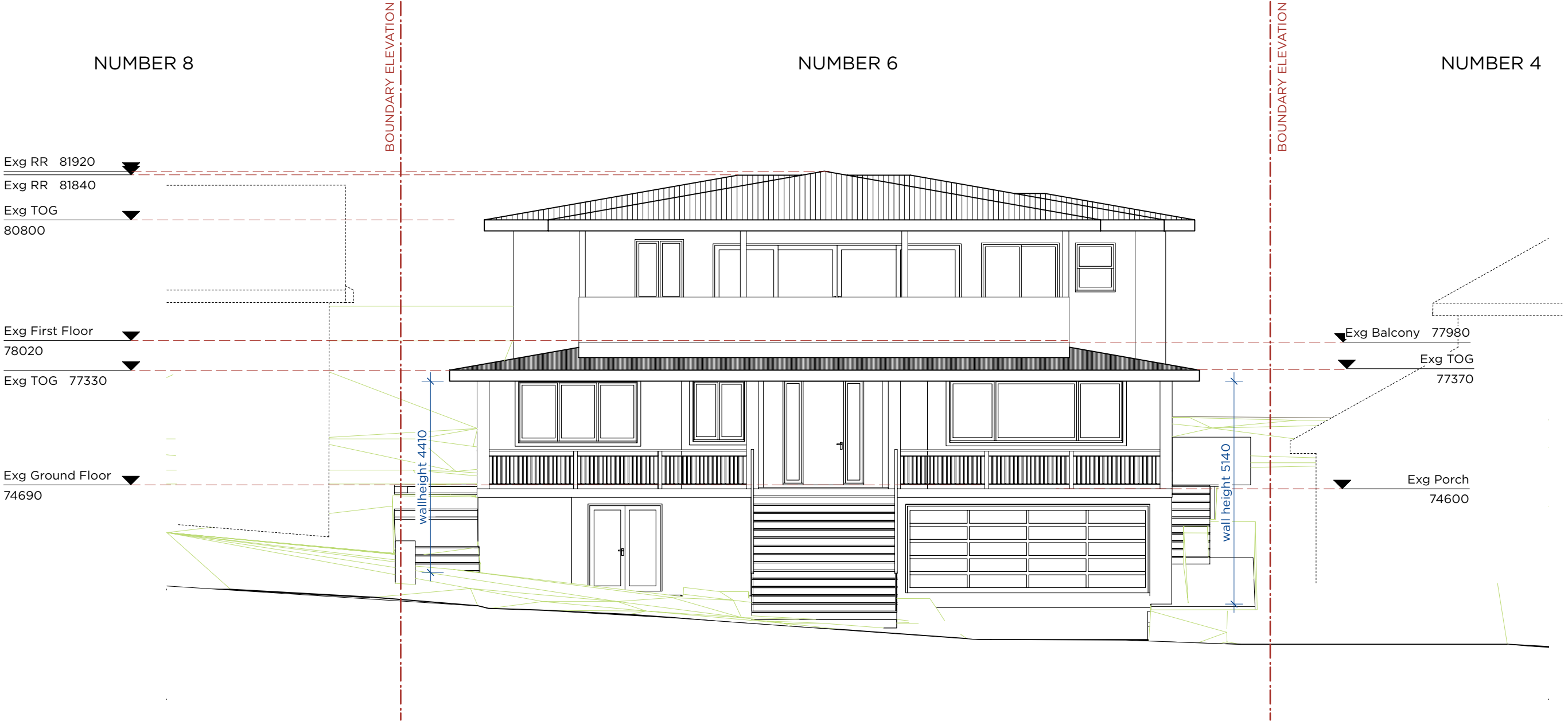
SCALE
1:100

YOUR
BEAUTIFUL
HOME

NUMBER 8

NUMBER 6

NUMBER 4



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

ELEVATION
SOUTH EXISTING
(front)

NOT FOR CONSTRUCTION

MD06

SCALE
1:100

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

YOUR
BEAUTIFUL
HOME

NUMBER 4

NUMBER 6

NUMBER 8

Exg RR 81920
Exg RR 81840
Exg TOG 80800

Exg First Floor 78020
Exg TOG 77330

Exg Ground Floor 74690

BOUNDARY ELEVATION

wallheight 5860

BOUNDARY ELEVATION

wallheight 5860

YOUR
BEAUTIFUL
HOME

NOTES
All levels, contours,survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

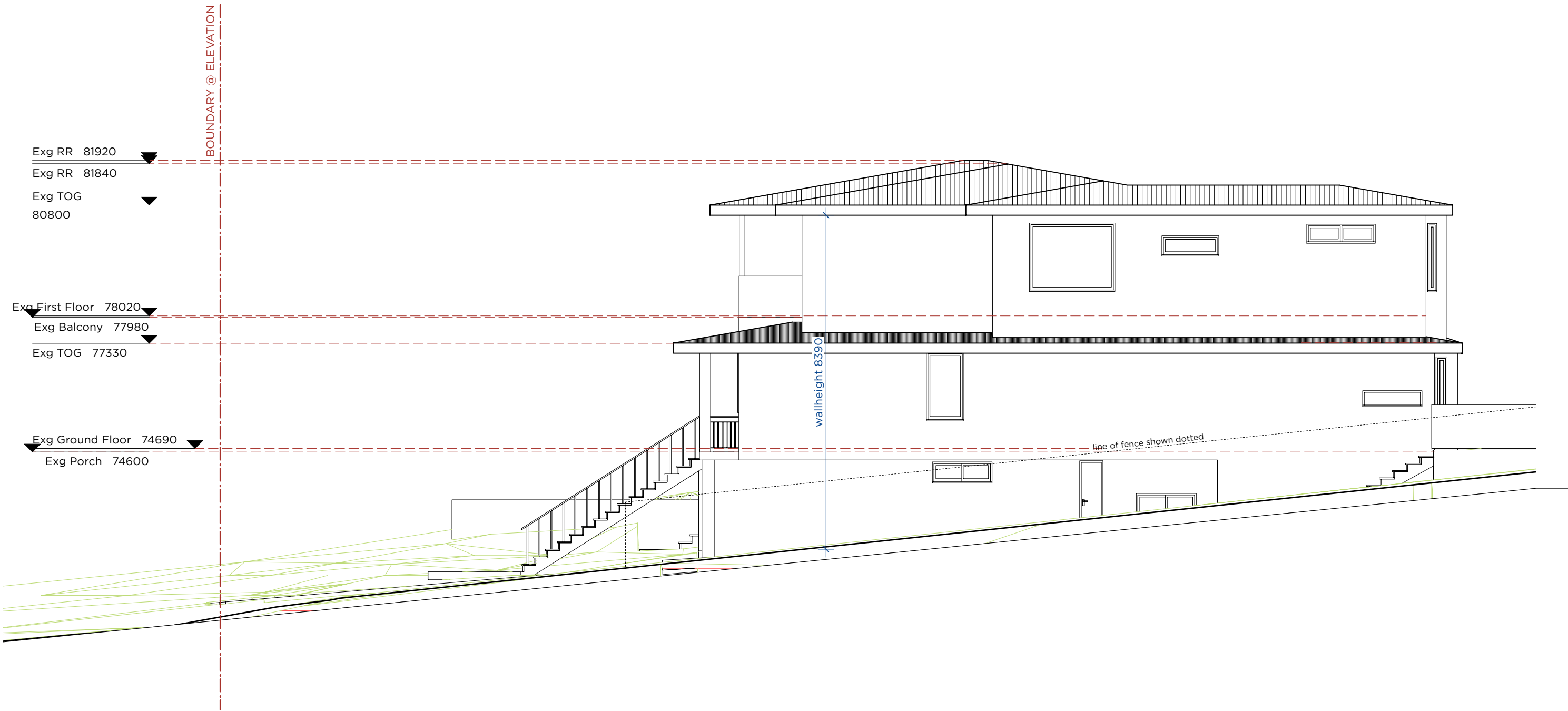
ELEVATION
NORTH EXISTING
(rear)

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

MD07

SCALE
1:100



YOUR
BEAUTIFUL
HOME

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetres Use figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

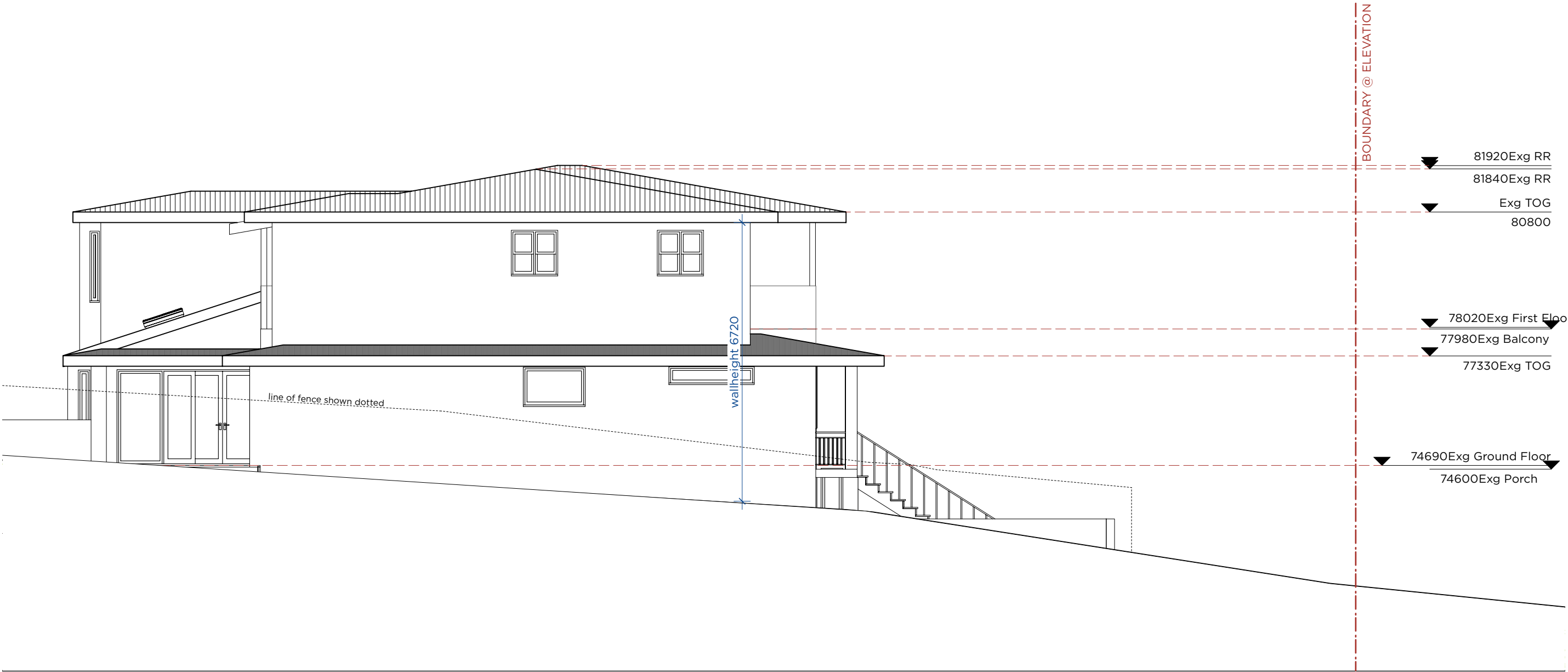
ELEVATION EAST
EXISTING (side)

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

MD08

SCALE
1:100



YOUR
BEAUTIFUL
HOME

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetres Use figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

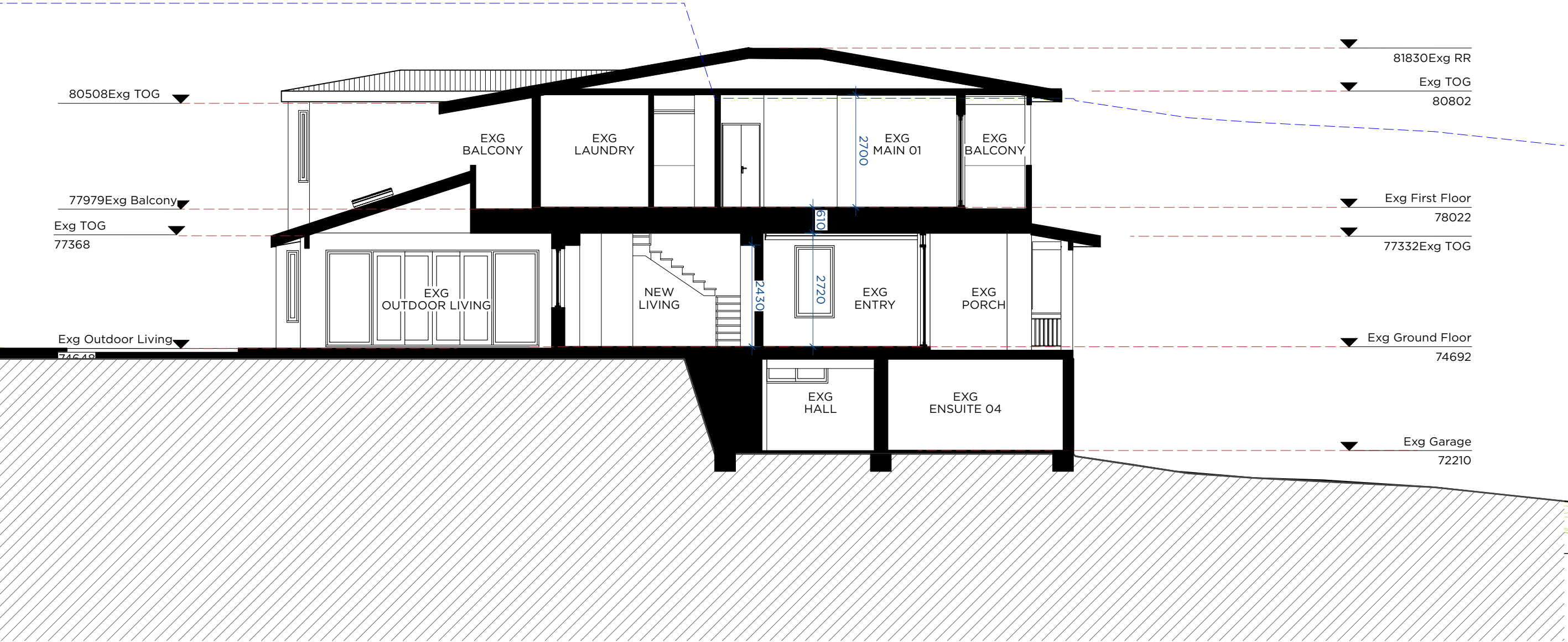
**ELEVATION WEST
EXISTING (side)**

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

MD09

SCALE
1:100



- THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

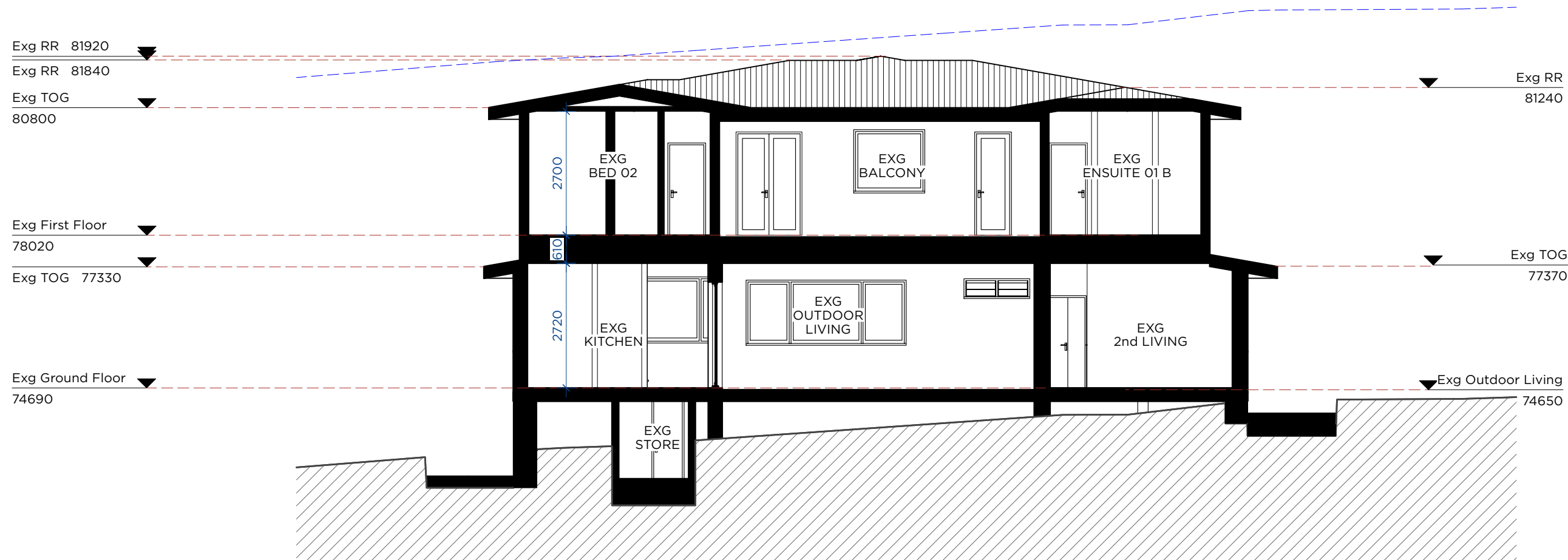
DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

SECTION AA EXISTING
MD10
SCALE
1:100
NOT FOR CONSTRUCTION
THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



- THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.



NOTES
All levels, contours,survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work
All dimensions in millimetresUse figured dimensions only. Do not scale
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

SECTION BB
EXISTING

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

MD11

SCALE
1:100



1 FRONT
Scale: 1:150



2 REAR
Scale: 1:200

YOUR
BEAUTIFUL
HOME

NOTES
All levels, contours, survey and cadastral information provided by Land Surveyors
YBH was provided with all site information including measured drawing.
All dimensions will need to be confirmed on site.
The dimensions and profiles shown on the drawings are believed to be correct. It is the responsibility of those working on site to verify the dimensions and profiles and locate all services on site prior to commencing work.
All dimensions in millimetres. Use figured dimensions only. Do not scale.
If discrepancy exists notify designer immediately. All work shall comply with the Building Code of Australia, the rules and requirements of the Water Board, Council and the relevant Standards Association of Australia codes and specifications.
© Copyright in all documents prepared by YBH and in any work executed from those documents and drawings shall remain the property of YBH or on creation vest in YBH.

PROJECT ADDRESS
6 Ross Street
Seaforth NSW 2092
Lot 09 DP1142062 1146sqm

DATE
May 2025

CLIENT/S
Karen &
Paul Blakeley

STATUS
Development Application

REVISION
A 30/6/2025 For Approval

3D VIEW EXISTING

NOT FOR CONSTRUCTION

THE DEVELOPMENT IS REQUIRED TO BE CARRIED OUT IN ACCORDANCE WITH ALL RELEVANT AUSTRALIAN STANDARDS AND ALL REQUIREMENTS OF THE BUILDING CODE OF AUSTRALIA.

MD12

SCALE
NTS