

ADDRESS:	42 Kinka Road, Seal Rocks NSW 2423		
PREPARED FOR:	Michael Cordell & Jen McAsey		
PREPARED BY:	Ode Architecture Studio		
REFERENCE:	DA.090 07.10.2024 R.1		
NOMINATED ARCHITECT:	Brenton Porter NSW ARB 10032		
INDEX:	A-1	Title	R.1
	A-2	Site Analysis	R.1
	A-3	Site Photos	R.1
	A-4	Existing Site Plan	R.1
	A-5	Existing Floor Plans	R.1
	A-6	Proposed Works	R.1
	A-7	Elevations	R.1
	A-8	Section	R.1
	A-9	Existing Visual	R.1
	A-10	Propsoed Visual	R.1

We respectfully acknowledge that the Awabakal and Worimi on whose Country we live, work & create, and of which this project is located. We recognise their continuing connection to land, waters and culture, and pay respect to the Elders past, present and emerging.

ASSOCIATED DOCUMENTATION:	This DA Application should be read in association with: - Detail Survey prepared by Terry Surveying - Bushfire Assesment prepared by ABAC - Statement of Environmental Effects prepared by Ode Architetcure
SUBJECT SITE:	The subject site is a generally rectangular pancel of land orientated towards Kinka Road and Boat Beach in Seal Rocks. The site features a primary dwelling (two-storey) at the front (north) of the site, with a small detatctched cottage (one-storey) at the rear (south). The site is elevated above Kinka Road and generally sheilded from the street by dense planting. Access is by a driveway to the east. Directly adjacent the site is: - North: Kinka Road & Boat Beach. - East: Residential block of land with a currently vacant dwelling. - South: Remnant bushland of Myall Lakes National Park. - West: Recently constructed dwelling.
SCOPE OF WORKS:	This application involves: - New deck (roofed) facing north to Boat Beach. - New entry awning, slatted privacy screen, garage door, and water tanks, externally. - New kitchen fitout, bathrooms, and balustrade, internally. There are no proposed changes to the bulk, height, setbacks, materiality or window openings of the primary dwelling. There are no works proposed to the existing cottage at the rear.
ASSOCIATED BIC:	This Development Application is associated with a Building Information Certificate currently under assessment by Mid-Coast Council. The BIC is the result of unauthorised building works, and a subsequent verbal direction to Stop Work by Adam Farrell (Compliance Coordinator) on the 16th of July 2024. Completed works involved the following: 1. Replacement and upgrading of existing cladding. 2. Replacement and upgrading of existing roofing. 3. Internal & external demolition. 4. Reconfiguration of internal layout. 5. New window openings. Refer to the BIC Application for a more detailed analysis of the completed scope of works.

DEVELOPMENT APPLICATION

REVISION	R.1 FOR DA 07.10.2024
DRAWING	TITLE
NUMBER	A—1



SHEET	1 OF 10
SCALE	—
PROJECT	DWELLING ALTERATIONS
LOCATION	42 KINDA ROAD, SEALS ROCKS
CLIENT	MICHAEL CORDELL & JEN MCASEY
PROJECT	090_23

ALL DIMENSIONS ARE IN MILLIMETERS UNLESS OTHERWISE SHOWN. ALL LEVELS ARE IN METRES TO AHD UNLESS OTHERWISE NOTED. WORK TO FIGURED DIMENSIONS. DO NOT SCALE FROM DRAWINGS. CHECK ALL DIMENSIONS ON SITE AND REPORT ANY DISCREPANCIES TO ODE PRIOR TO CONSTRUCTION OR FABRICATION OF ANY ITEM. THIS DRAWING IS TO BE READ IN CONJUNCTION WITH THE TOTAL DOCUMENTATION PACKAGE.



SITE SUMMARY:	
ADDRESS	42 KINKA ROAD SEAL ROCKS
LOT AREA	588.0 sqm
FRONTAGE	19.825m TO KINKA ROAD
WIDTH	19.825m – 17.29m
LENGTH	31.805m – 32.25m

LEP PLANNING SUMMARY	
COUNCIL	MID COAST COUNCIL
ABORIGINAL LAND COUNCIL	FORSTER
LEP	GREAT LAKES LEP 2014
ZONING	RU5: VILLAGE
FLOOR SPACE RATIO	0.4:1
HEIGHT OF BUILDING	8.5m
BUSHFIRE	VEGETATION BUFFER
COASTAL RISK	YES
HERITAGE	N/A
MINES	N/A

GENERAL KEY:	
	SUBJECT SITE
	LOCAL SHOP
	NATIONAL PARK
	IMMEDIATE RESIDENTIAL
	SOLAR SUMMER
	SOLAR WINTER
	PREVAILING WINDS

REVISION	R.1 FOR DA 07.10.2024
DRAWING	SITE ANALYSIS
NUMBER	A-2



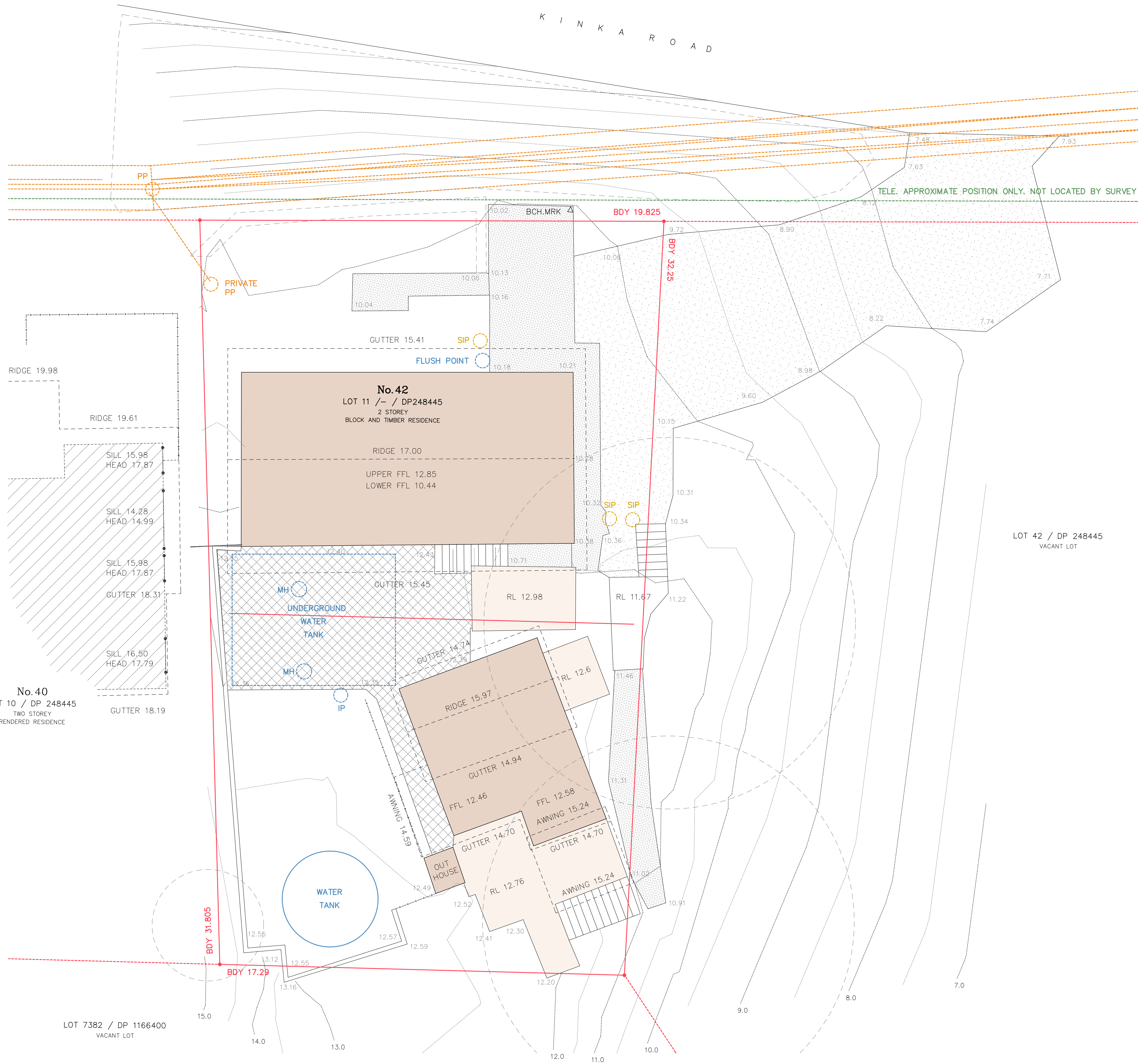
SHEET	2 OF 10
SCALE	—
PROJECT	DWELLING ALTERATIONS
LOCATION	42 KINDA ROAD, SEALS ROCKS
CLIENT	MICHAEL CORDELL & JEN MCASEY
PROJECT	090_23

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REVISION	R.1 FOR DA 07.10.2024
DRAWING	SITE PHOTOS
NUMBER	A-3
ODE	
SHEET	3 OF 10
SCALE	—
PROJECT	DWELLING ALTERATIONS
LOCATION	42 KINDA ROAD, SEALS ROCKS
CLIENT	MICHAEL CORDELL & JEN MCASEY
PROJECT	090_23
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EXISTING SITE PLAN



SITE SUMMARY:	
ADDRESS	42 KINKA ROAD SEAL ROCKS
LOT AREA	588.0 sqm
FRONTAGE	19.825m TO KINKA ROAD
WIDTH	19.825m – 17.29m
LENGTH	31.805m – 32.25m
SURVEY REFERENCE:	
TITLE: DETAIL & CONTOUR SURVEY OF LOT 1 D.P.191449	
- SURVEYOR: TERRY SURVEY CONSULTANTING	
- JOB NUMBER: 240267	
- DATE: 05.08.2024	

SITE KEY:	
	BOUNDARY (SUBJECT SITE)
	NEIGHBOURING BOUNDARIES
	NEIGHBOURS
	MAJOR CONTOURS
	MINOR CONTOURS
	EXISTING BUILDING

SERVICES KEY:	
	ELECTRICAL
	SEWER
	TELECOMMUNICATIONS
	WATER

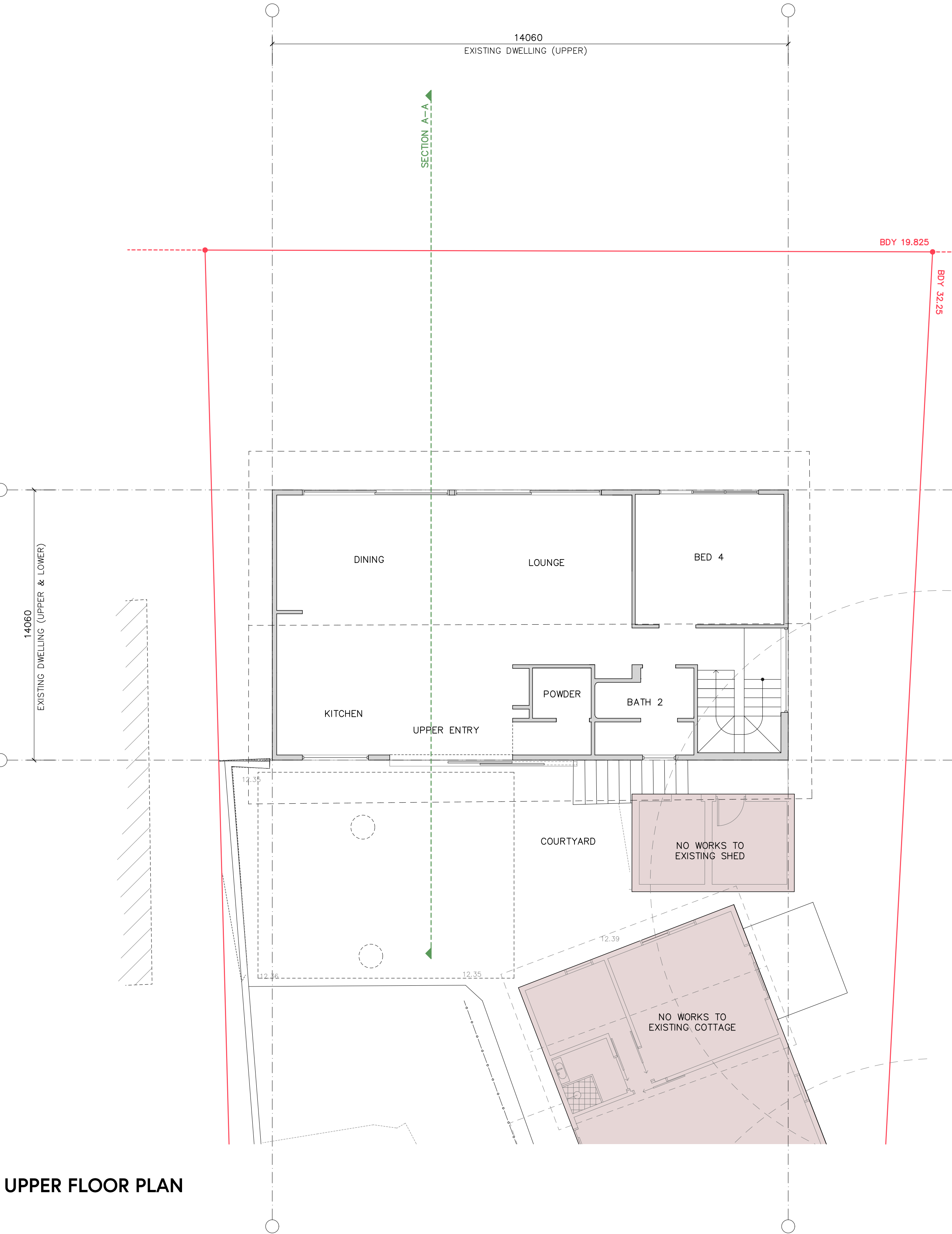
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REVISION	R.1 FOR DA 07.10.2024
DRAWING	EXISTING SITE PLAN
NUMBER	A-4

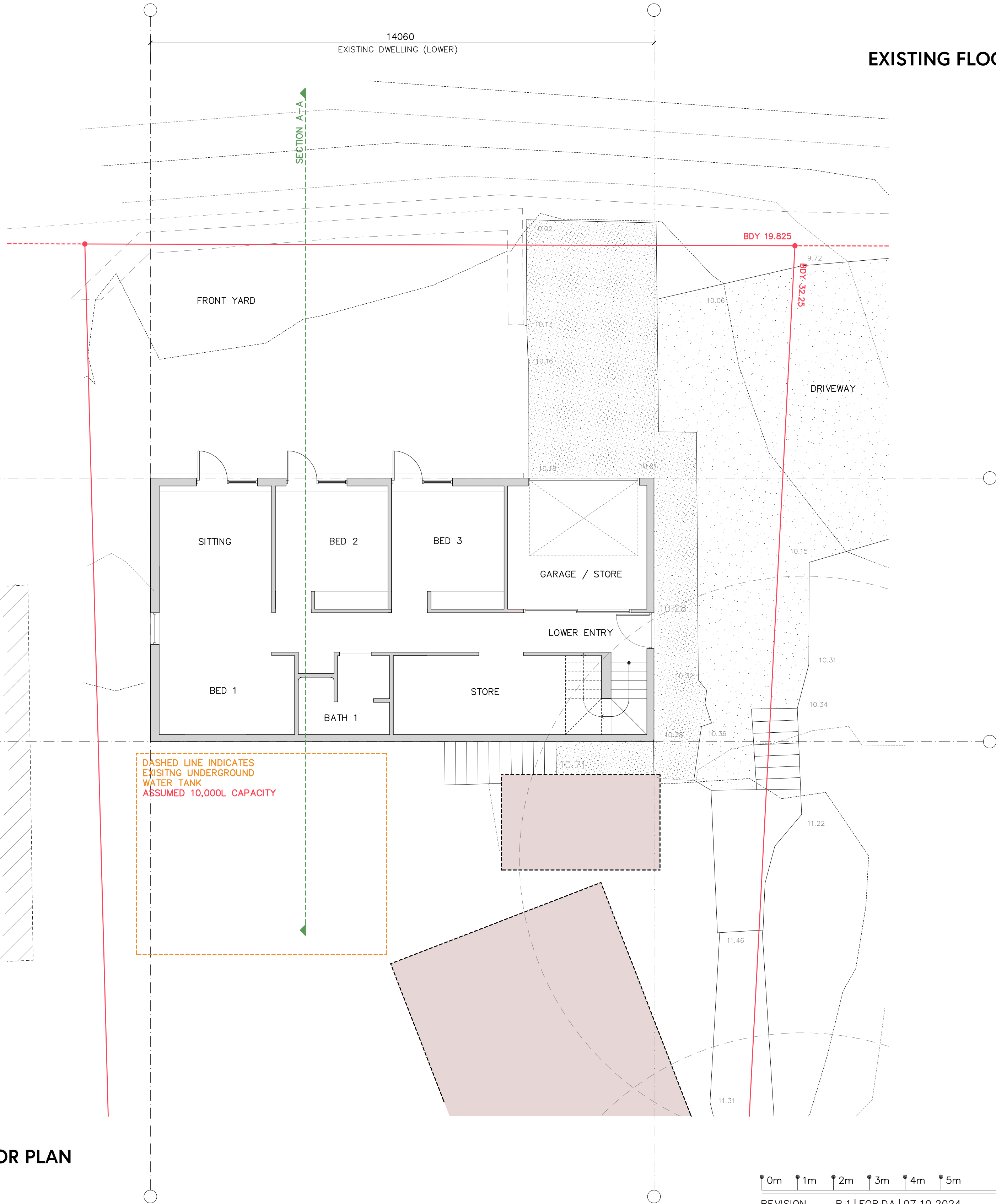
ODE

SHEET	4 OF 10
SCALE	1:100 AT A1
PROJECT	DWELLING ALTERATIONS
LOCATION	42 KINDA ROAD, SEALS ROCKS
CLIENT	MICHAEL CORDELL & JEN MCASEY
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UPPER FLOOR PLAN



LOWER FLOOR PLAN

PROJECT SUMMARY	
ADDRESS	42 KINKA ROAD SEAL ROCKS
LOT AREA	588 SQM
LANDSCAPING	208 sqm / 35% (NO CHANGE)
MAX. HEIGHT	6.56m (NO CHANGE)
CURRENT GFA	217 sqm
COTTAGE GFA	30 sqm

KEY	
BOUNDARY (SUBJECT SITE)	
EXISTING WALLS	
EXISTING OUT-BUILDINGS	
EXISTING ROOF LINE	

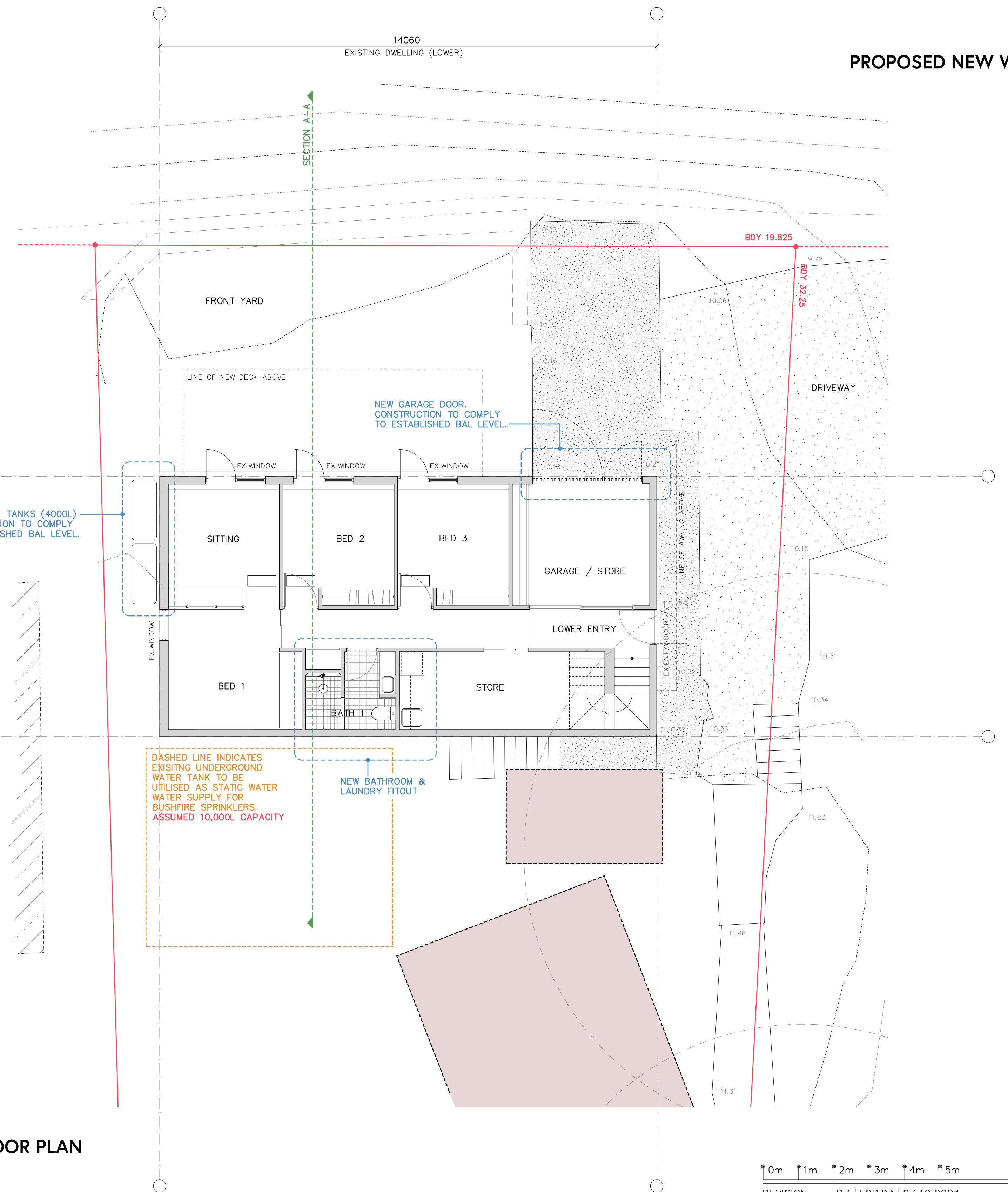
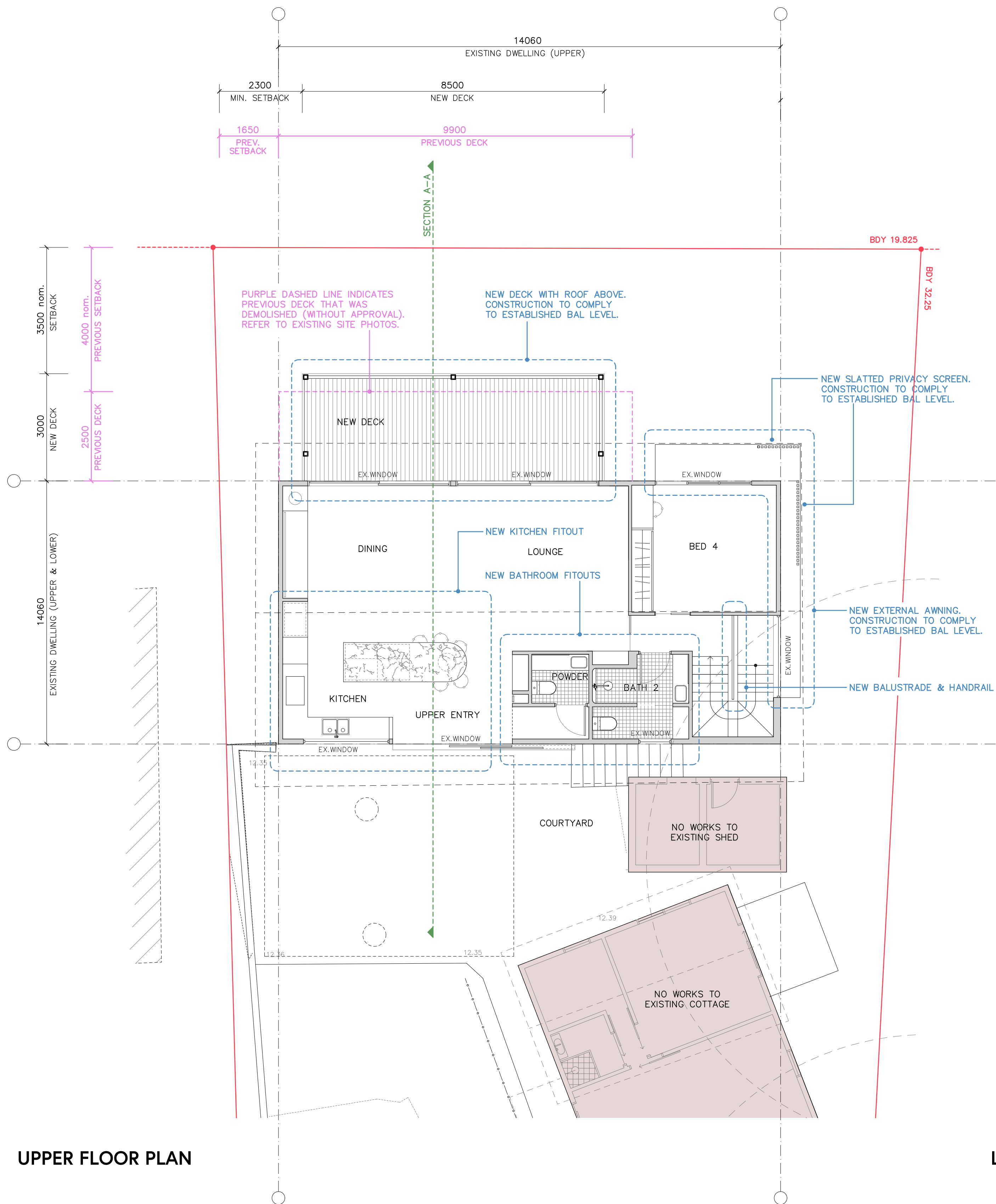
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REVISION	R.1 FOR DA 07.10.2024				
DRAWING	EXISTING FLOOR PLANS				
NUMBER	A-5				

SHEET	5 OF 10
SCALE	1: 75 AT A1
PROJECT	DWELLING ALTERATIONS
LOCATION	42 KINDA ROAD, SEALS ROCKS
CLIENT	MICHAEL CORDELL & JEN MCASEY
PROJECT	090_23

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ODE

PROPOSED NEW WORKS



PROJECT SUMMARY	
ADDRESS	42 KINKA ROAD SEAL ROCKS
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LANDSCAPING	208 sqm / 35% (NO CHANGE)
MAX. HEIGHT	6.56m (NO CHANGE)
CURRENT GFA	217 sqm
PROPOSED GFA	217 sqm
COTTAGE GFA	30 sqm

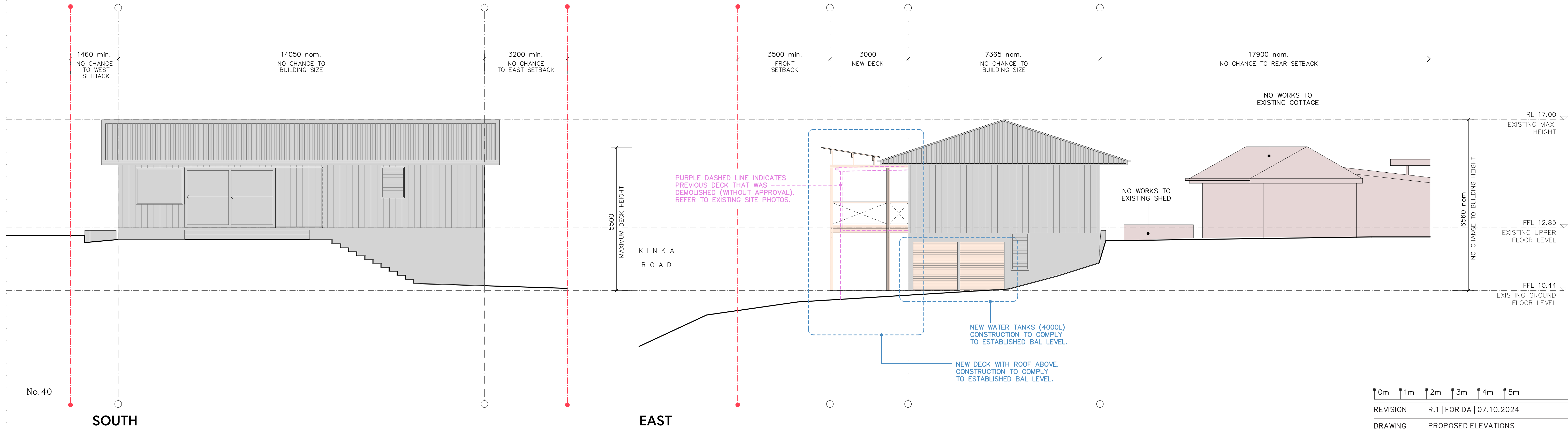
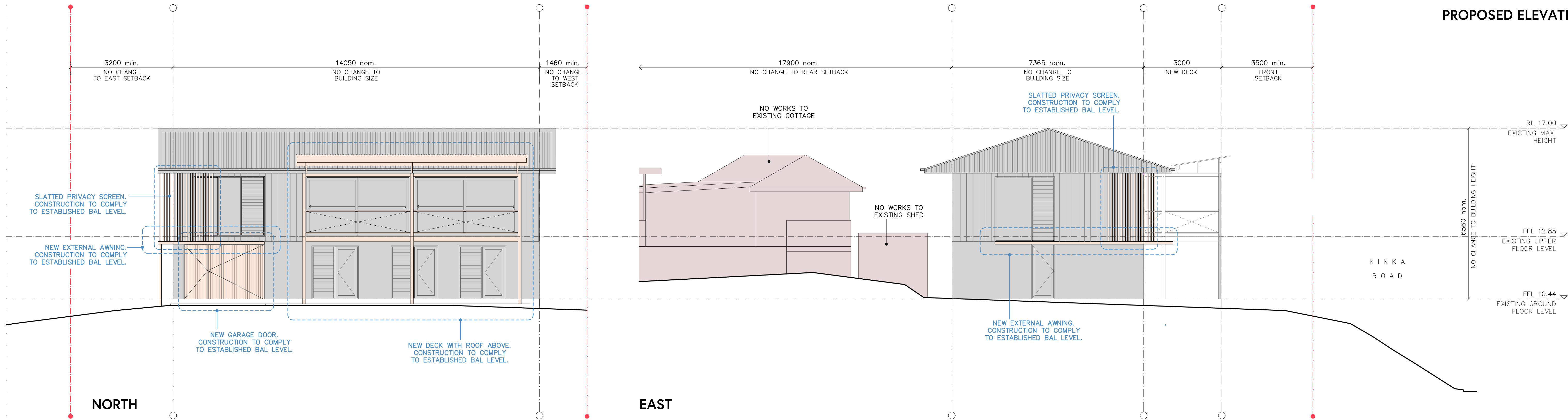
KEY	
BOUNDARY (SUBJECT SITE)	
EXISTING WALLS	
EXISTING OUT-BUILDINGS	
EXISTING ROOF LINE	

	0m	1m	2m	3m	4m	5m
REVISION	R.1 FOR DA 07.10.2024					
DRAWING	PROPOSED NEW WORKS					
NUMBER	A-6					

SHEET	6 OF 10
SCALE	1: 75 AT A1
PROJECT	DWELLING ALTERATIONS
LOCATION	42 KINDA ROAD, SEALS ROCKS
CLIENT	MICHAEL CORDELL & JEN MCASEY
PROJECT	090_23

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PROPOSED ELEVATIONS



No. 40

PROJECT SUMMARY	
ADDRESS	42 KINKA ROAD SEAL ROCKS
LOT AREA	588 SQM
LANDSCAPING	208 sqm / 35% (NO CHANGE)
MAX. HEIGHT	6.56m (NO CHANGE)
CURRENT GFA	217 sqm
PROPOSED GFA	217 sqm
COTTAGE GFA	30 sqm

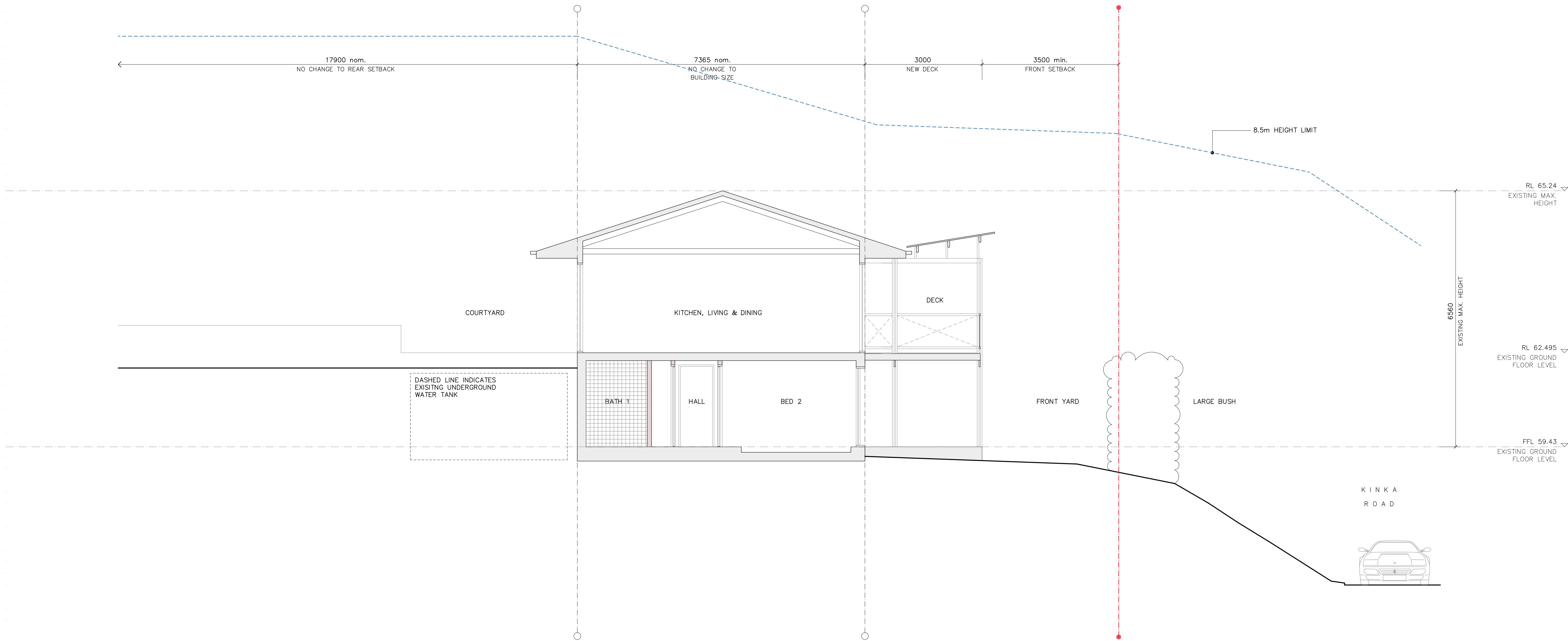
KEY	
BOUNDARY (SUBJECT SITE)	
EXISTING (NO WORKS PROPOSED)	
EXISTING OUT-BUILDINGS	
NEW WORKS	

0m	1m	2m	3m	4m	5m
REVISION R.1 FOR DA 07.10.2024					
DRAWING PROPOSED ELEVATIONS					
NUMBER A-7					

SHEET	7 OF 10
SCALE	1: 75 AT A1
PROJECT	DWELLING ALTERATIONS
LOCATION	42 KINDA ROAD, SEALS ROCKS
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PROJECT	090_23

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CURRENT SECTION



SECTION A-A

PROJECT SUMMARY	
ADDRESS	42 KINKA ROAD SEAL ROCKS
LOT AREA	588 SQM
LANDSCAPING	208 sqm / 35%
MAX. HEIGHT	6.56m (EXISTING)
CURRENT GFA	217 sqm
PRO. GFA	217 sqm
COTTAGE GFA	30 sqm

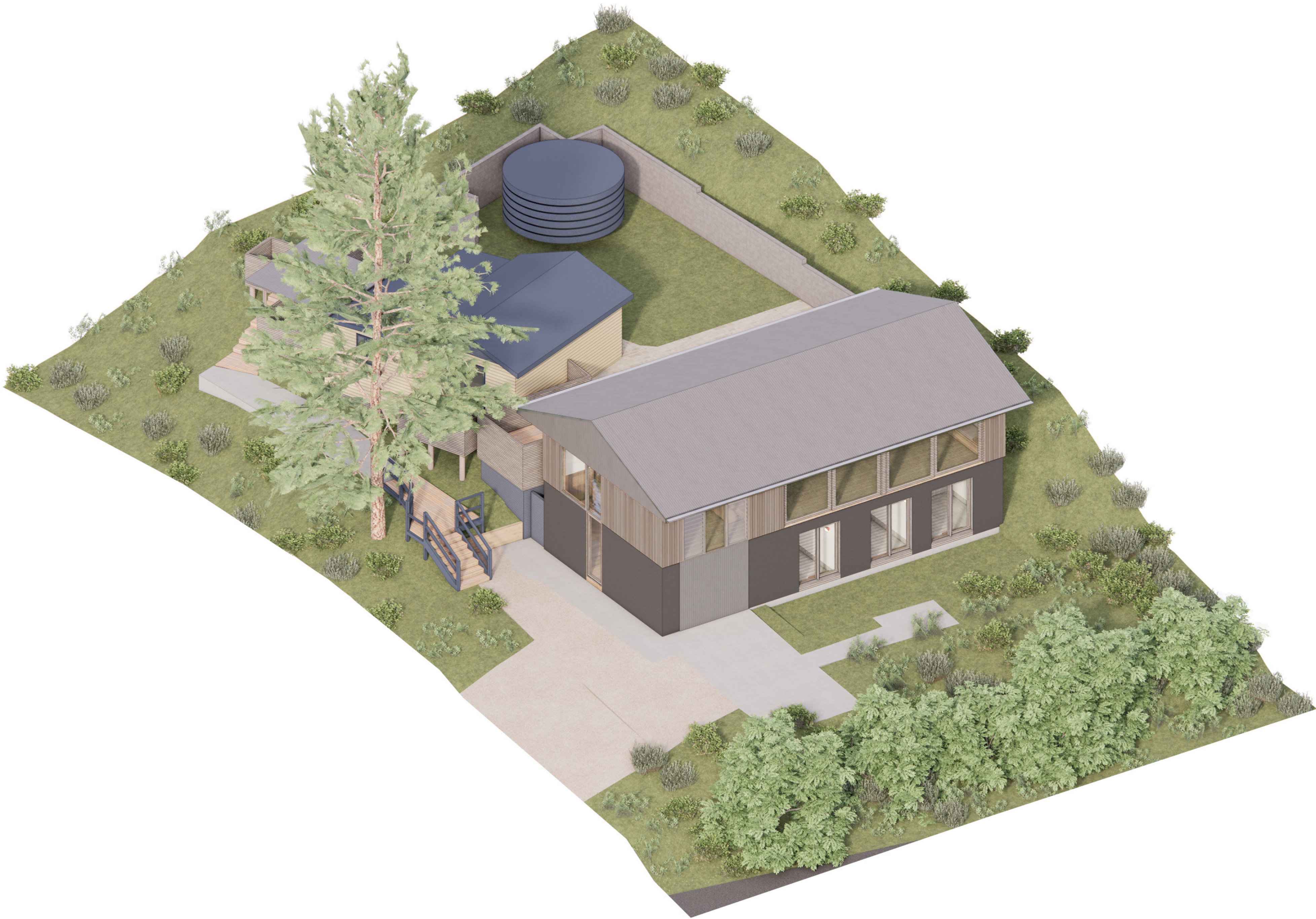
KEY	
BOUNDARY (SUBJECT SITE)	
EXISTING WALLS	
NEW WALLS	
NEW BATHROOM -- TILES	

0m	1m	2m	3m
REVISION	R.1 FOR DA 07.10.2024		
DRAWING	PROPOSED SECTION		
NUMBER	A-8		

ODE

SHEET	8 OF 10
SCALE	1: 50 AT A1
PROJECT	DWELLING ALTERATIONS
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REVISION	R.1 FOR DA 07.10.2024
DRAWING	EXISTING VISUAL
NUMBER	A—9



SHEET	9 OF 10
SCALE	—
PROJECT	DWELLING ALTERATIONS
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REVISION	R.1 FOR DA 07.10.2024
DRAWING	PROPOSED VISUAL
NUMBER	A—10



SHEET	10 OF 10
SCALE	—
PROJECT	DWELLING ALTERATIONS
LOCATION	42 KINDA ROAD, SEALS ROCKS
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PROJECT	090_23

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