



SITE CALCULATIONS

FLOOR SPACE		
GROUND FLOOR	:	117 m ²
FIRST FLOOR	:	126 m ²
TOTAL	:	246 m ²

FLOOR SPACE RATIO		
SITE AREA	:	486 m ²
ALLOWABLE FSR	:	243 m ²
FLOOR SPACE	:	243 m ²
FSR	:	0.5 : 1
COMPLIANT		

LANDSCAPE AREA		
SITE COVERAGE	:	293 m ²
LANDSCAPE AREA	:	200 m ²

SITE COVERAGE		
BUILDING FOOTPRINTS	:	240 m ²
SITE AREA	:	486 m ²
SITE COVERAGE	:	49%



DEVELOPMENT APPLICATION

CENTRAL COAST COUNCIL
DEVELOPMENT CONSENT

Application No: DA/64/2022

Date of Consent: 24 November 2022

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POLSELLI HOUSE
2 FERRY ROAD
ETTALONG BEACH

LOT 4
D.P. 10108

NOT FOR CONSTRUCTION
FOR APPROVAL ONLY

OPTION 15

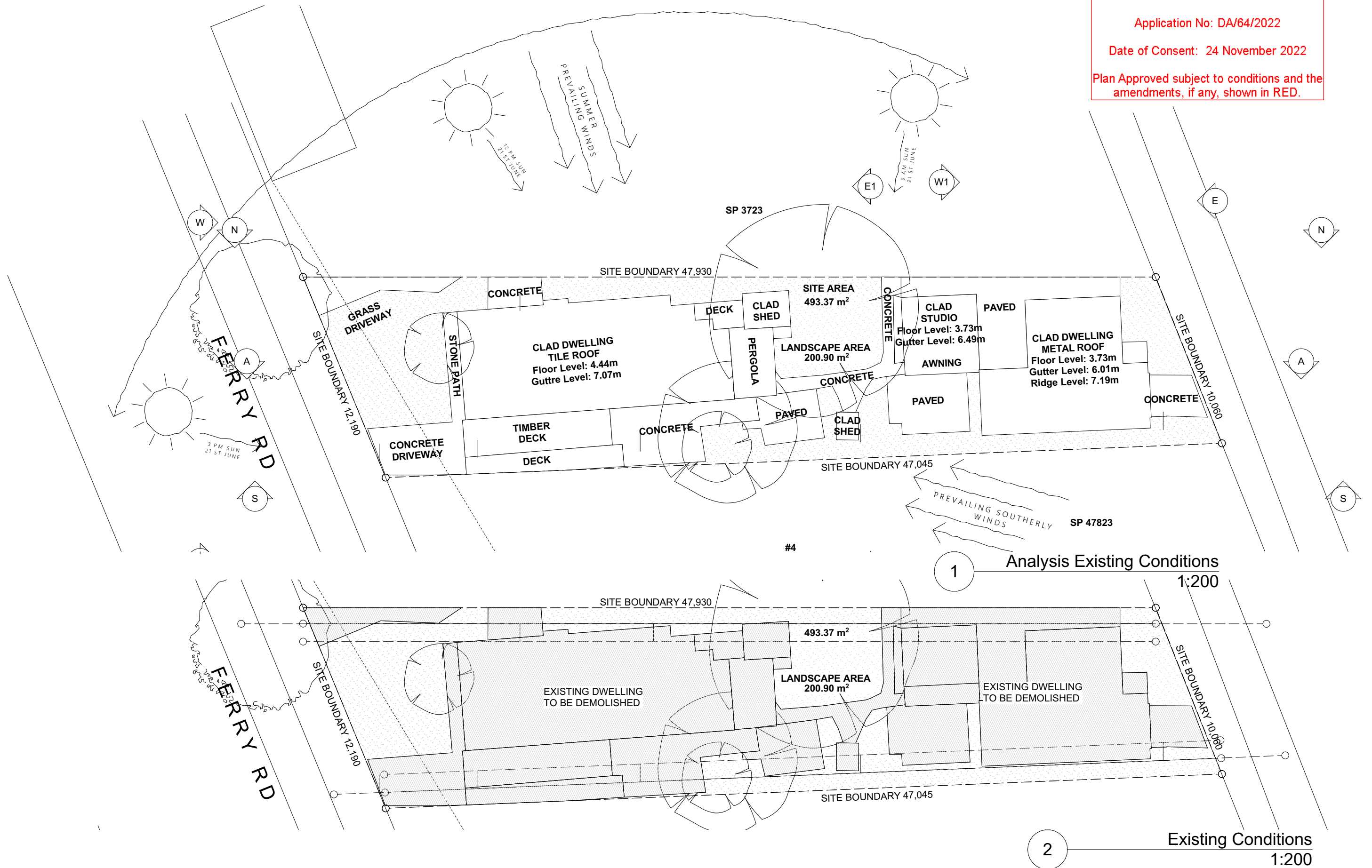
Osmond McLeod
ARCHITECTS
ABN: 76 275 366 373 Ph: 0404 073 360

DA.01 Cover Page 1:3.72, 1:2.37 @A3

PolSELLi House
2 Ferry Rd , Ettalong Beach

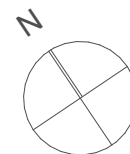
15/11/2022
Revision B
2 Ferry Rd 15.pln

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DA.03 Existing Plan 1:200 @A3
Polselli House
2 Ferry Rd , Ettalong Beach
15/11/2022
Revision B
2 Ferry Rd 15.pln

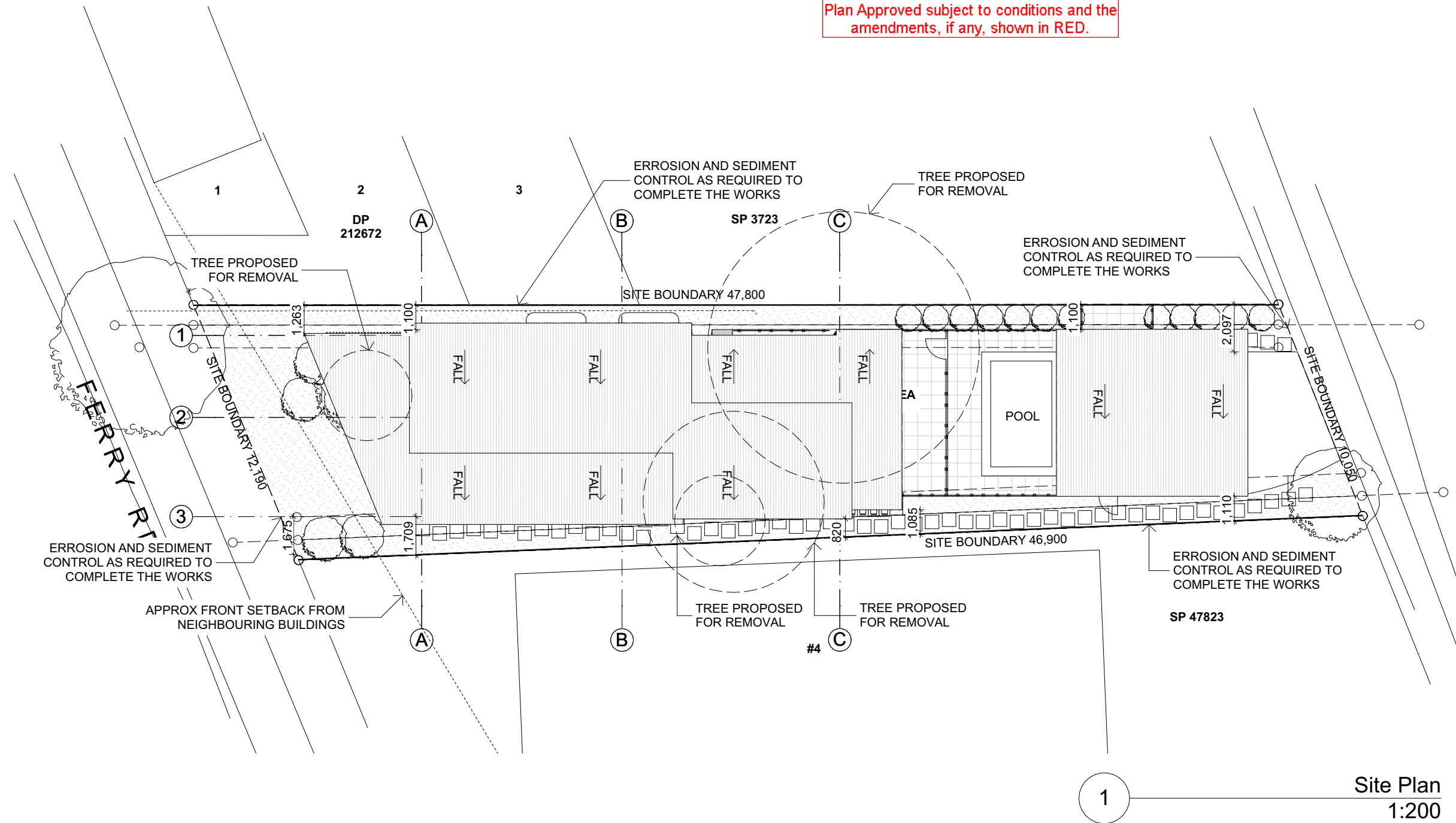
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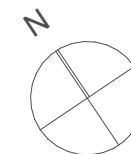
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DA.04 Site Plan & Sediment Control Plan 1:200 @A3
15/11/2022
Polselli House
2 Ferry Rd, Ettalong Beach
Revision B
2 Ferry Rd 15.pln

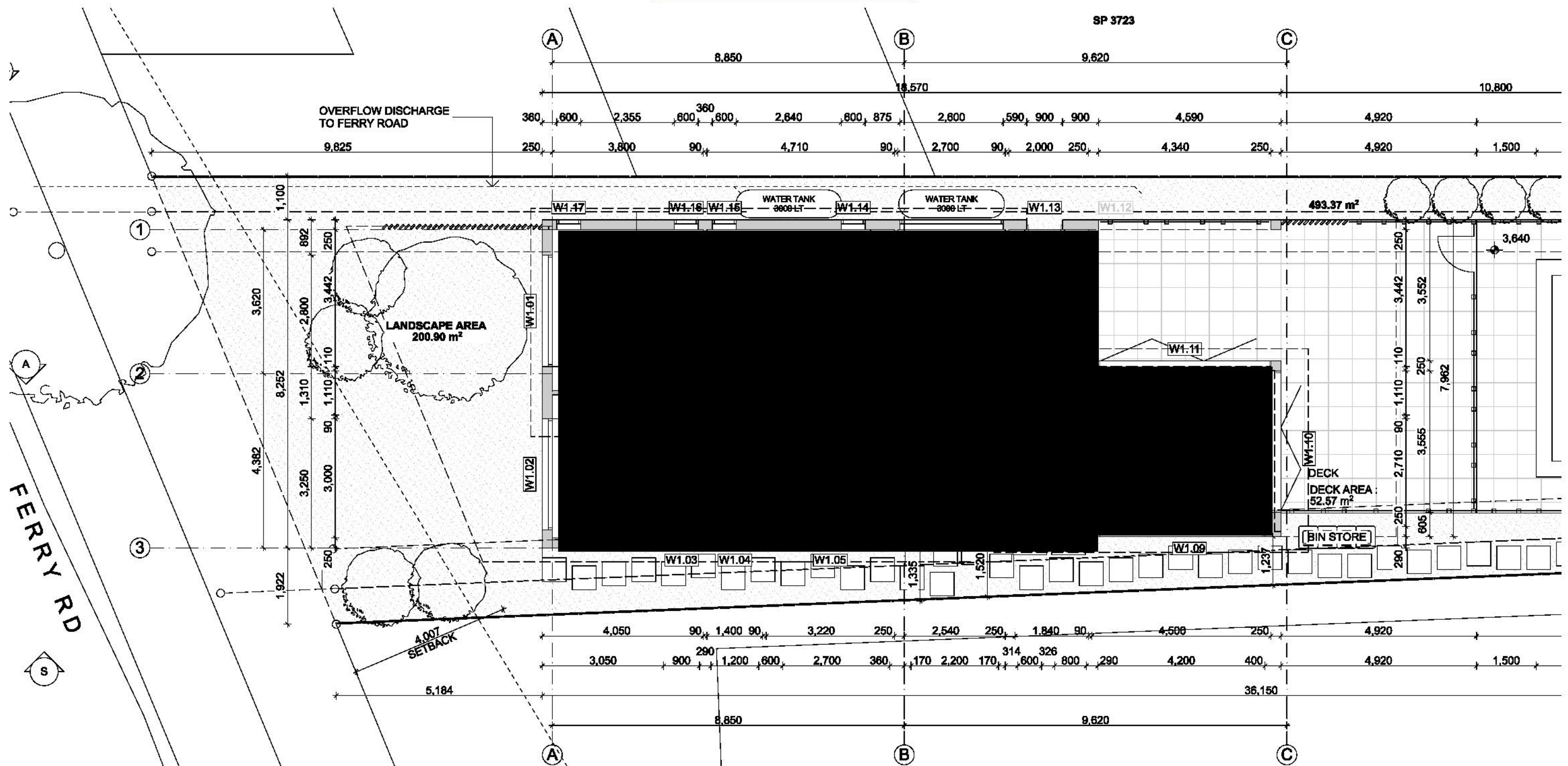
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Ground Floor Plan
1:100

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DA.05 Ground Floor Plan
Polselli House
2 Ferry Rd, Ettalong Beach

1:100 @A3
15/11/2022
Revision B
2 Ferry Rd 15.pln

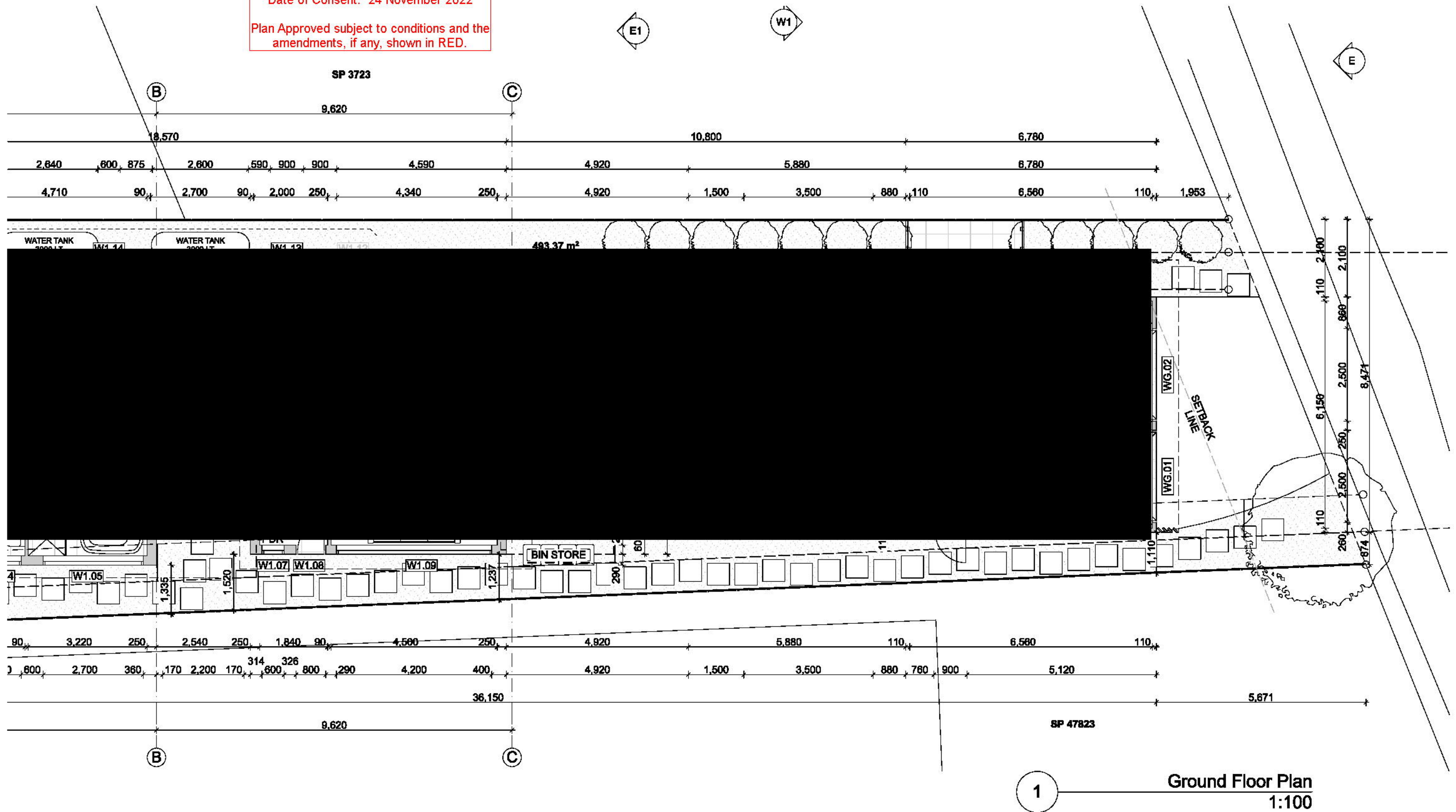
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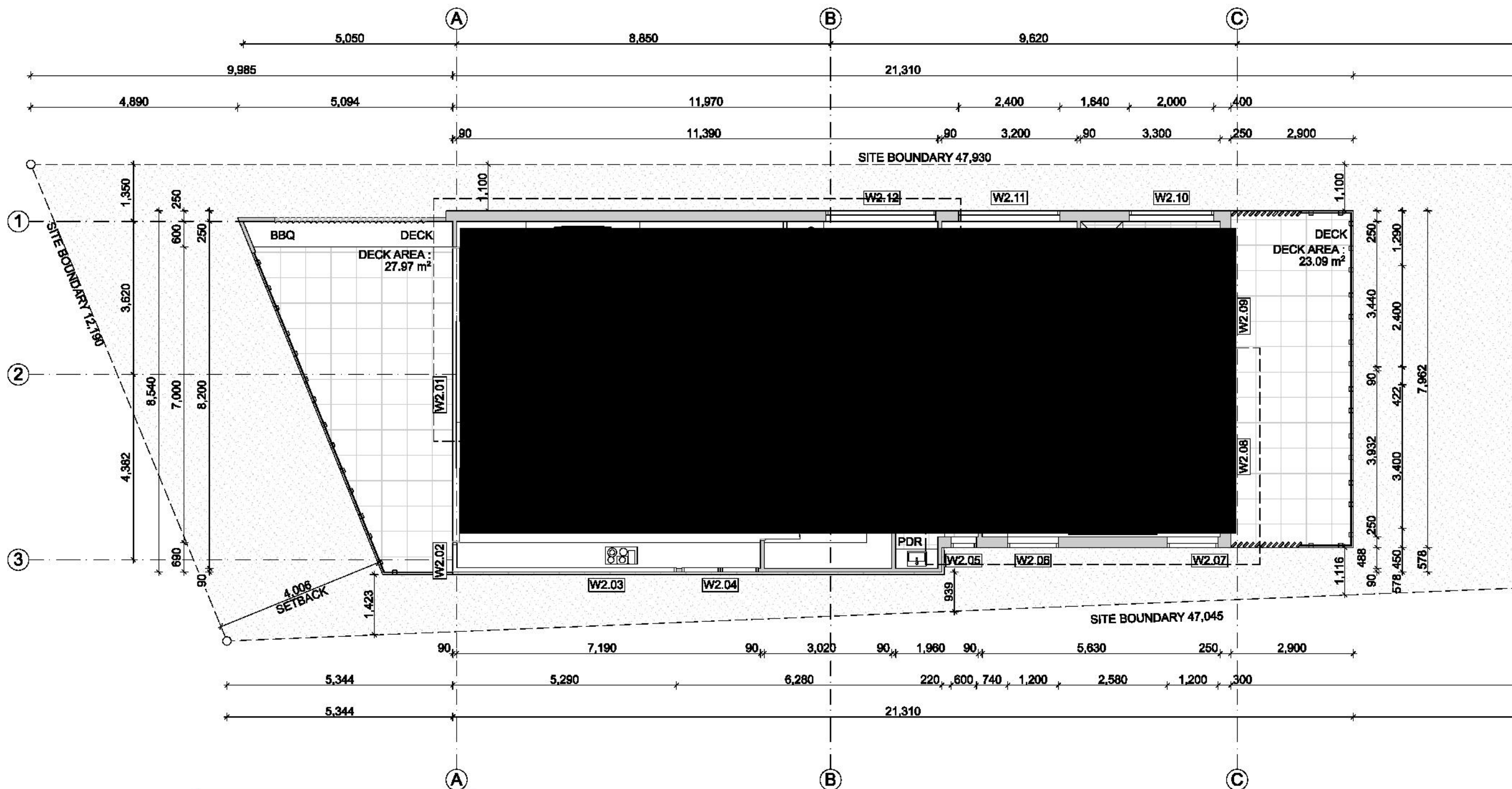
OPTION 15



Osmond McLeod
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DA.06 Ground Floor
Polsell House
2 Ferry Rd, Ettalong Beach

1:100 @A3
15/11/2022
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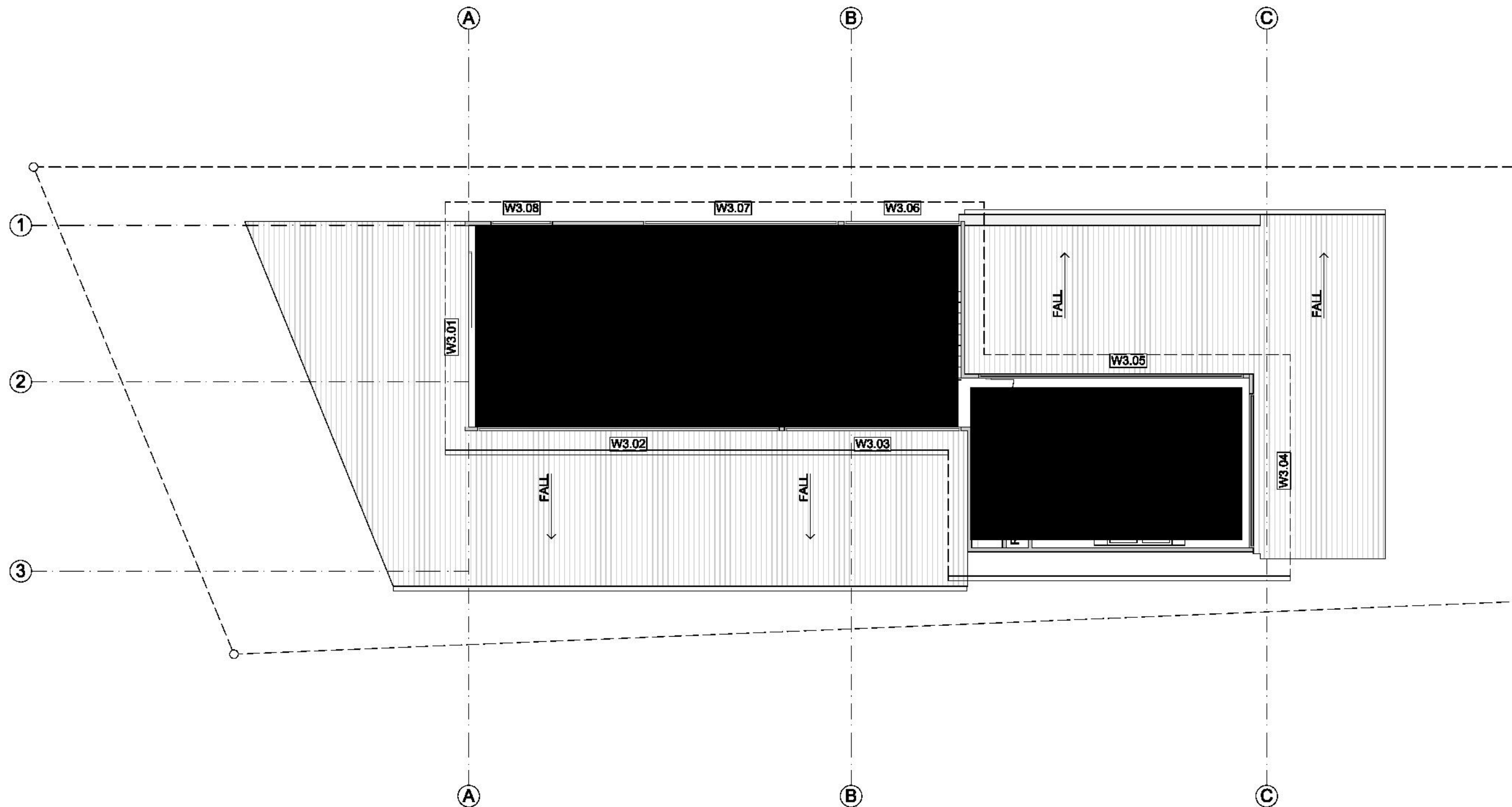


Osmond McLeod
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DA.07 First Floor Plan
Polsell House
2 Ferry Rd, Ettalong Beach

1:100 @A3
15/11/2022
Revision B
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1 Highlight Plan
 1:100

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DA.09 Highlight Plan
 Polseell House
 2 Ferry Rd , Ettalong Beach

1:100 @A3
 15/11/2022
 Revision B
 2 Ferry Rd 15.pln

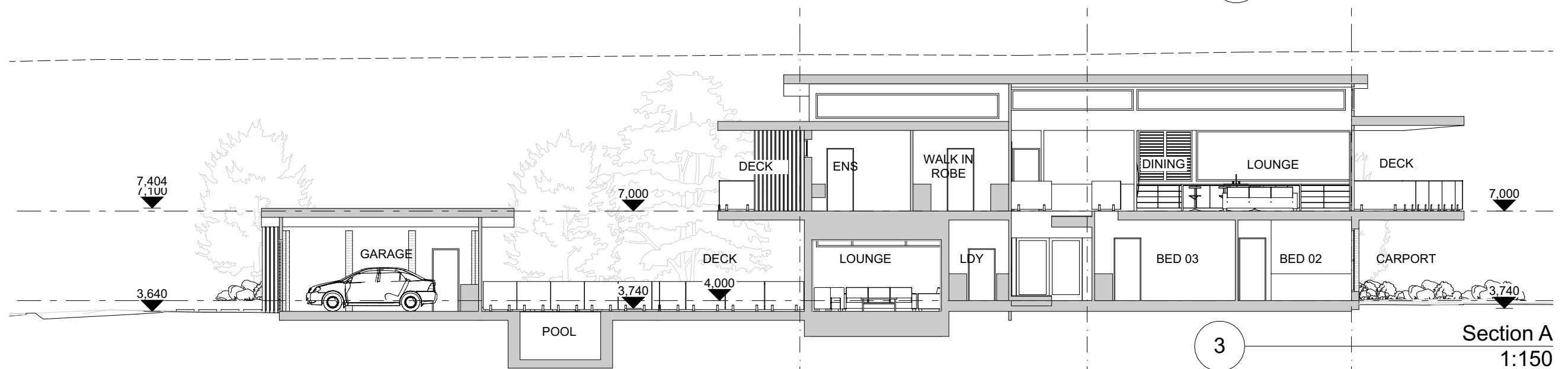
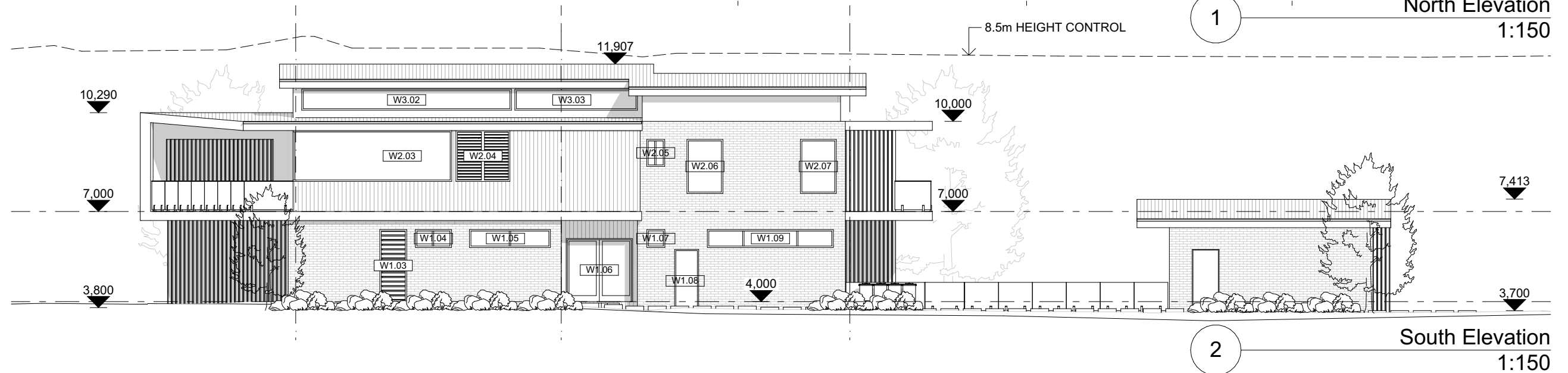
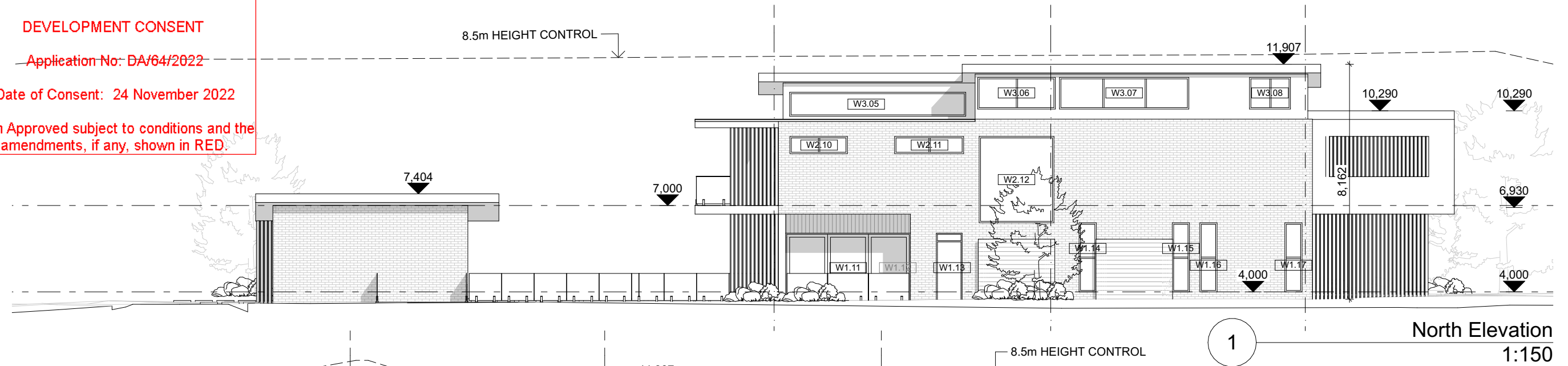
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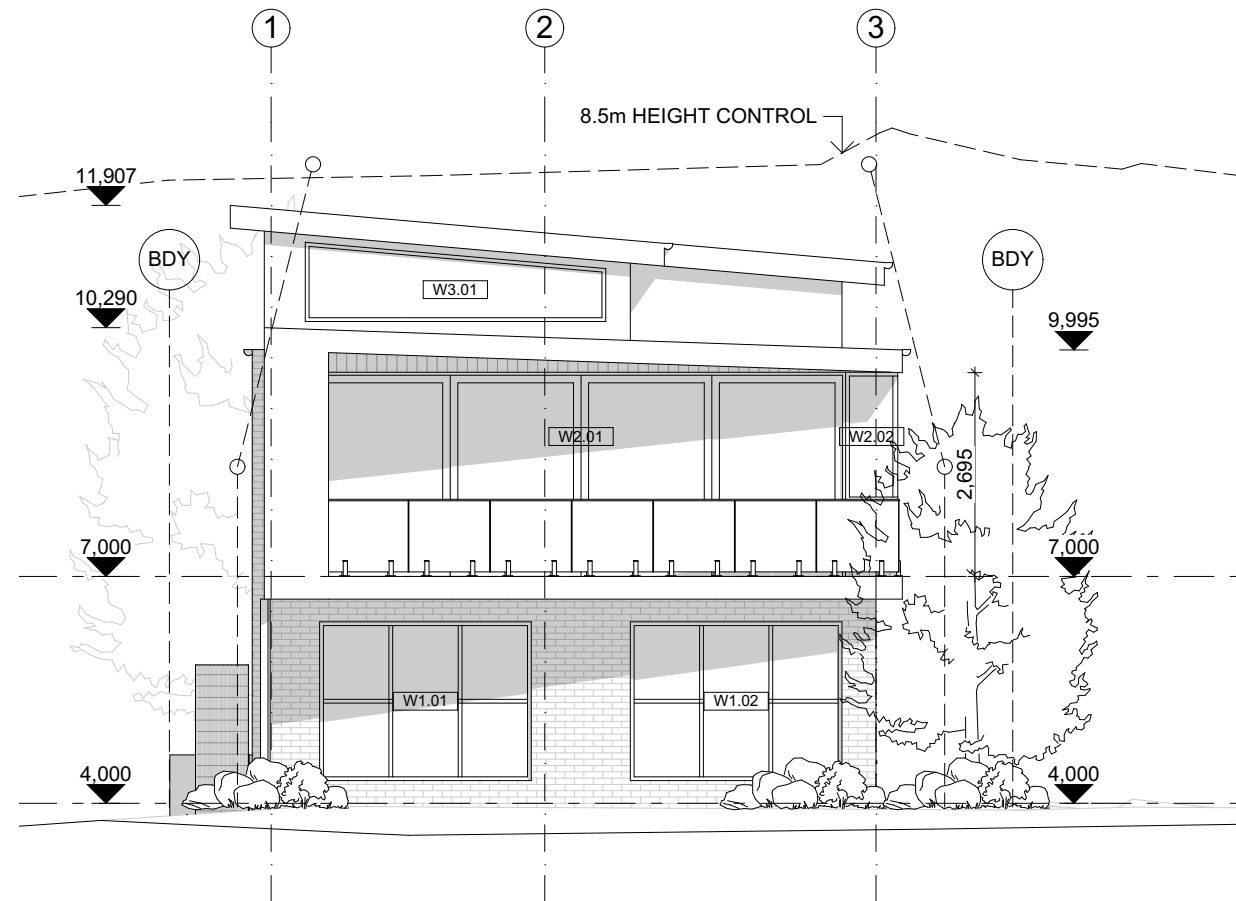
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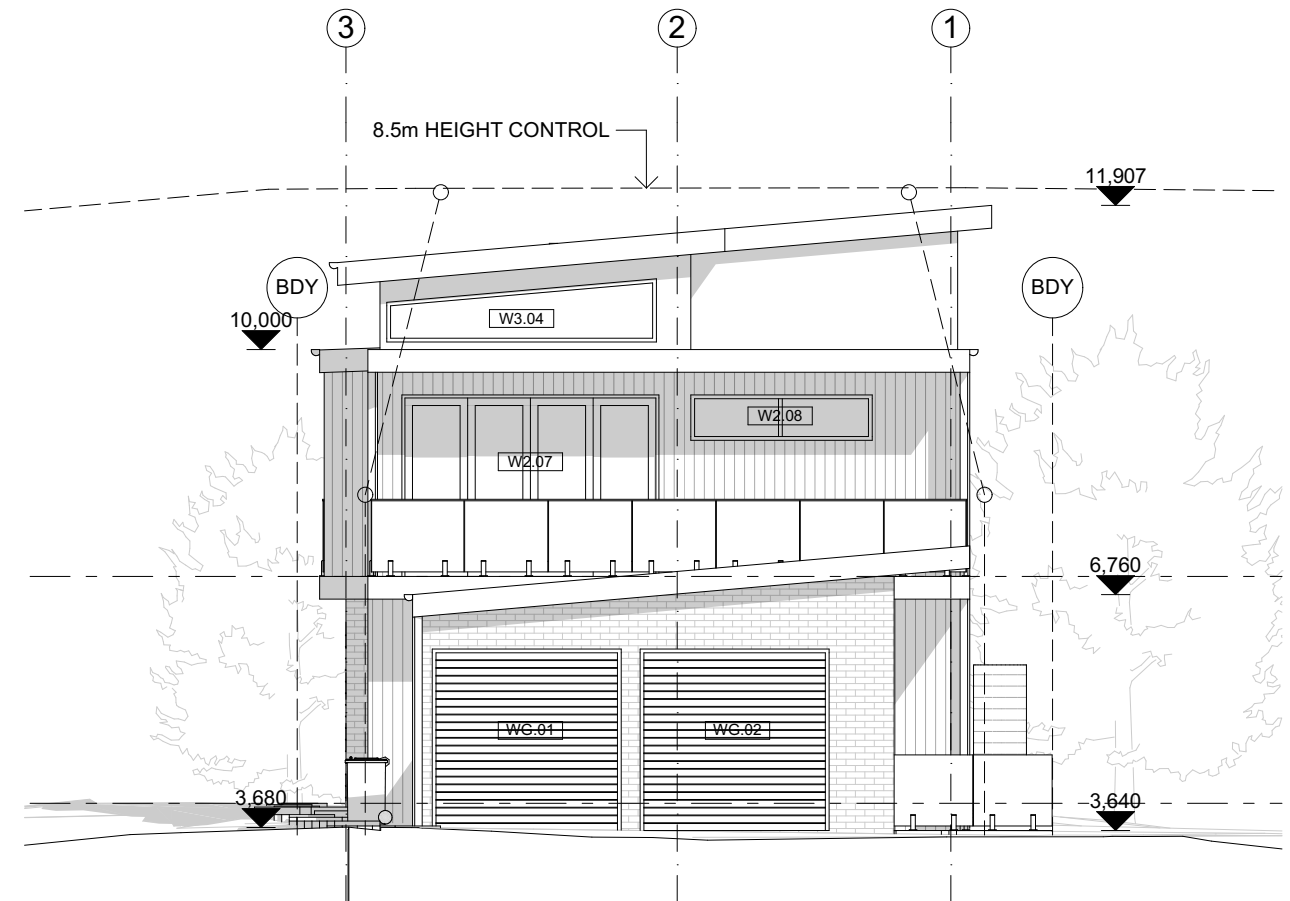
Osmond McLeod
ARCHITECTS
ABN: 76 275 366 373
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DA.11 Elevations Sheet
Polselli House
2 Ferry Rd, Ettalong Beach

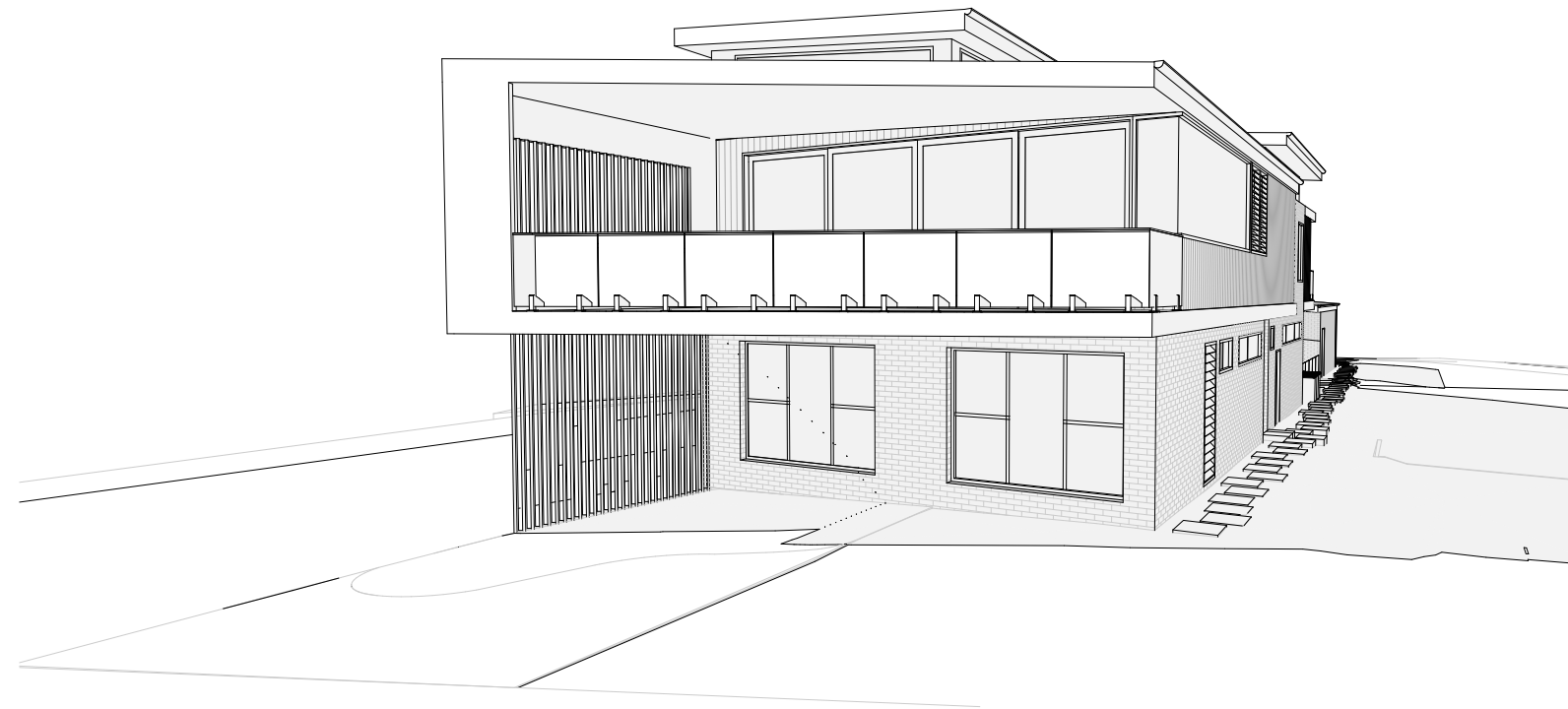
1:150 @A3
15/11/2022
Revision B
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1 West Elevation
1:100



2 East Elevation
1:100



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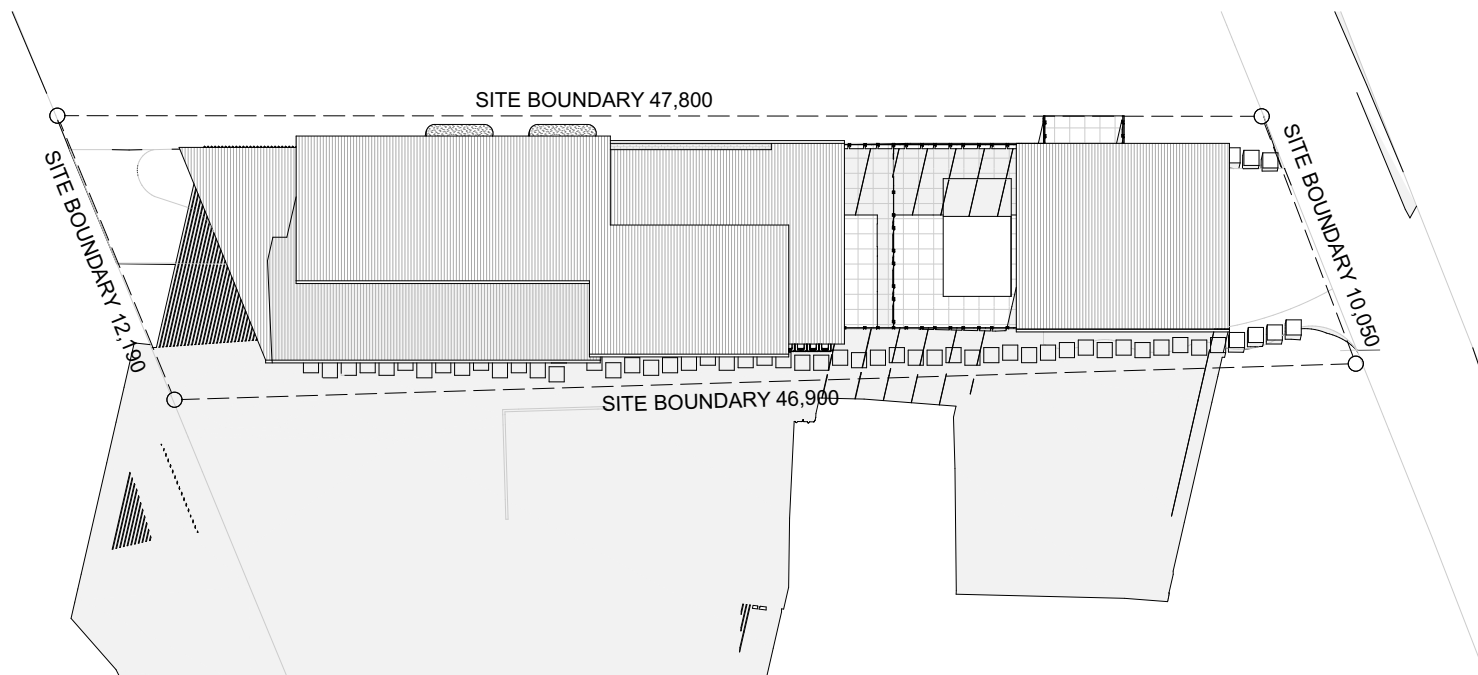
OPTION 15

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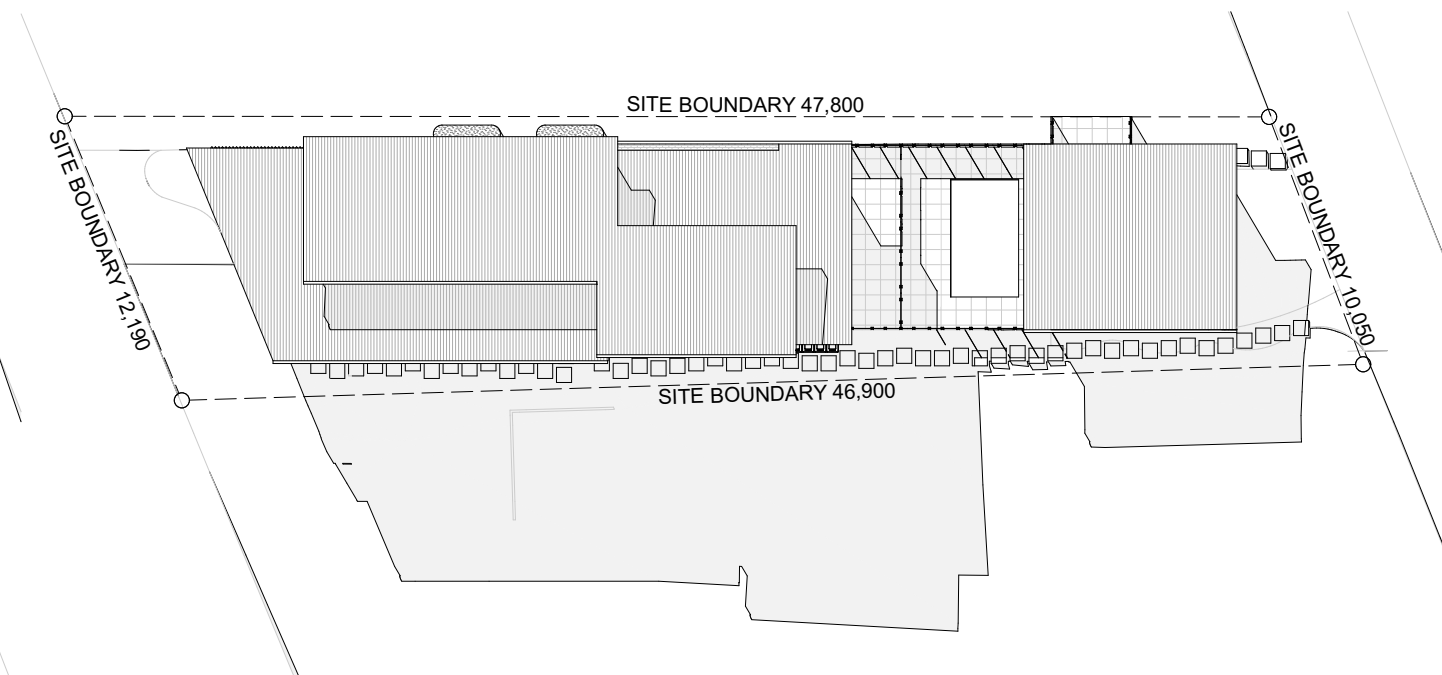
DA.12 Elevations Sheet 1:100, 1:62.60 @A3

Polselli House
2 Ferry Rd, Ettalong Beach

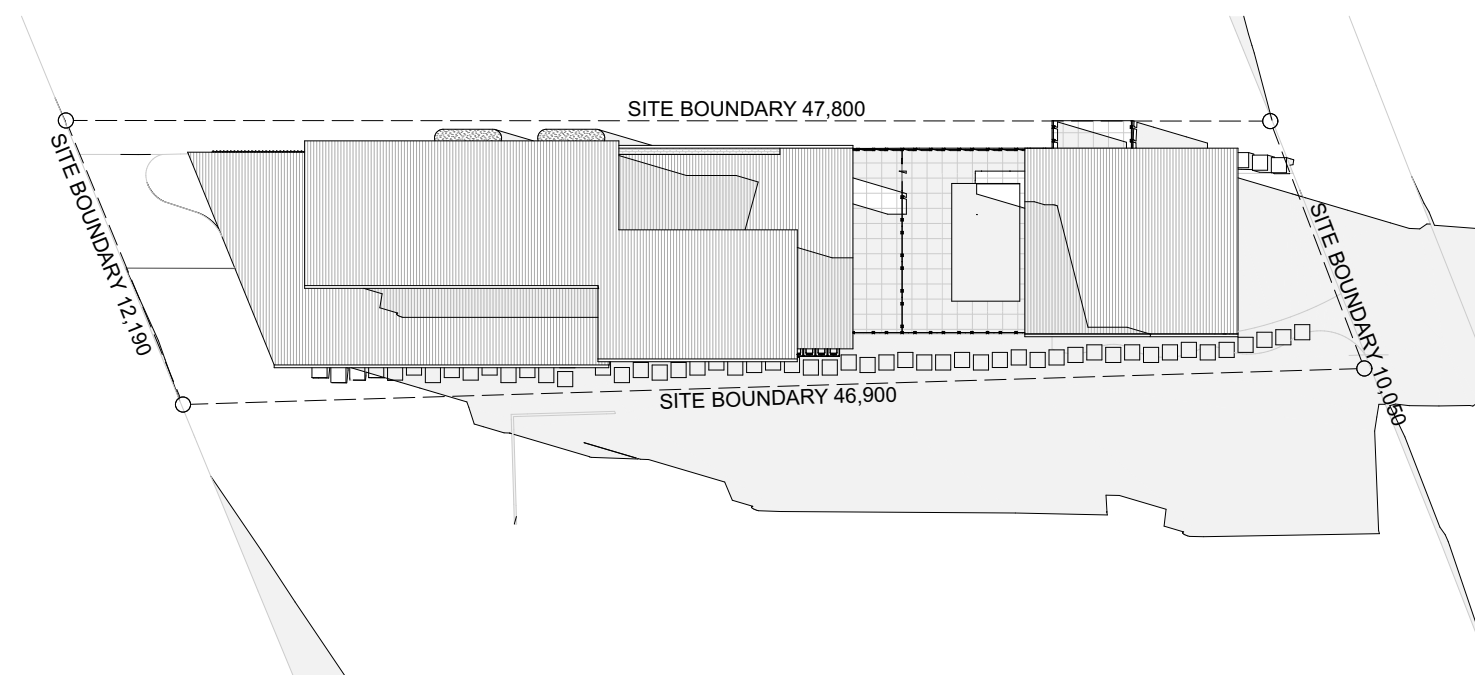
15/11/2022
Revision B
2 Ferry Rd 15.pln



1 9AM June
1:300



2 12PM June
1:300

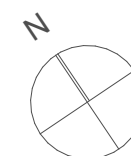


3 3PM June
1:300

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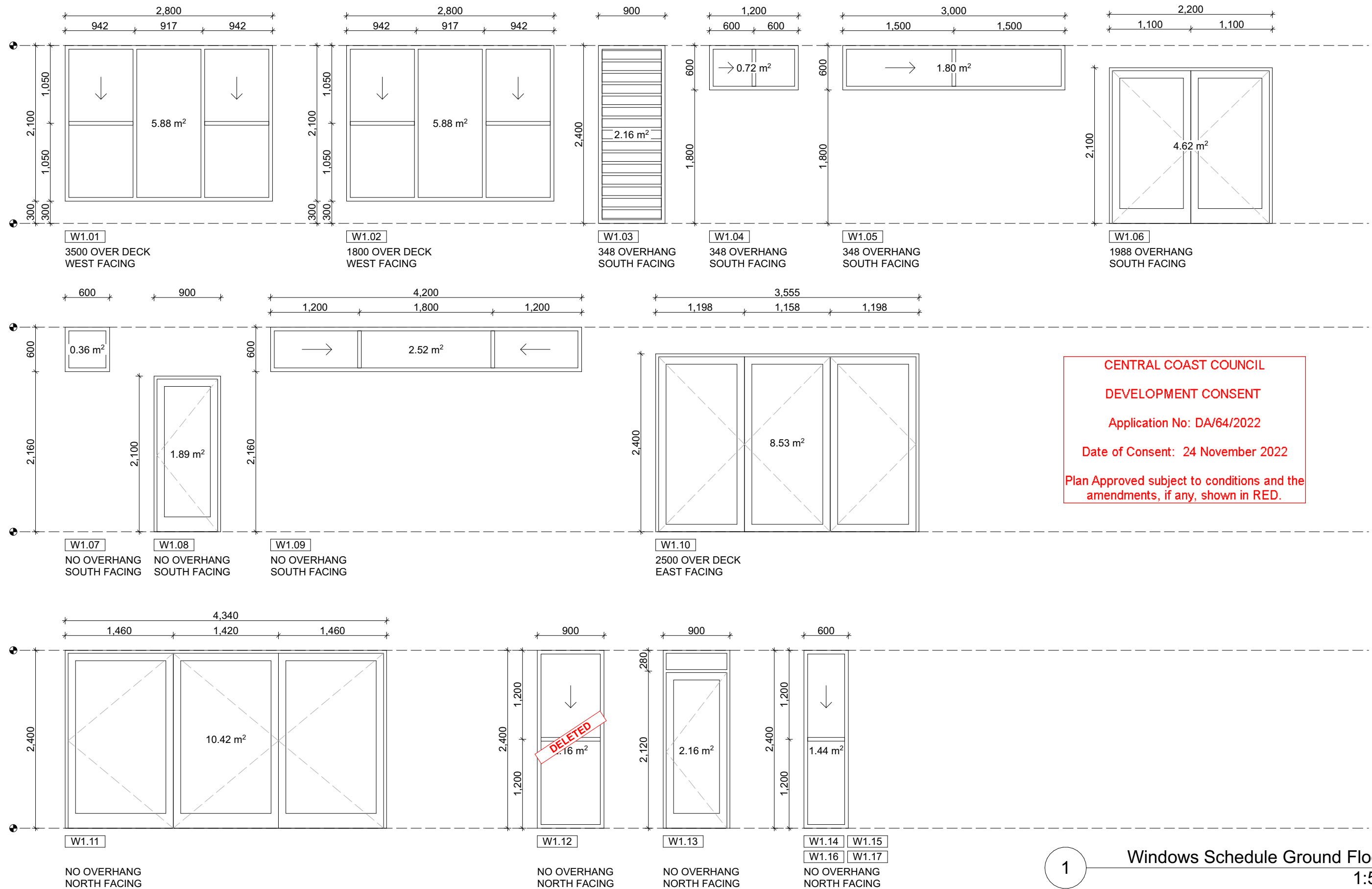
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OPTION 15



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DA.13 Shadows Diagram 1:300 @A3
Polselli House
2 Ferry Rd , Ettalong Beach
15/11/2022
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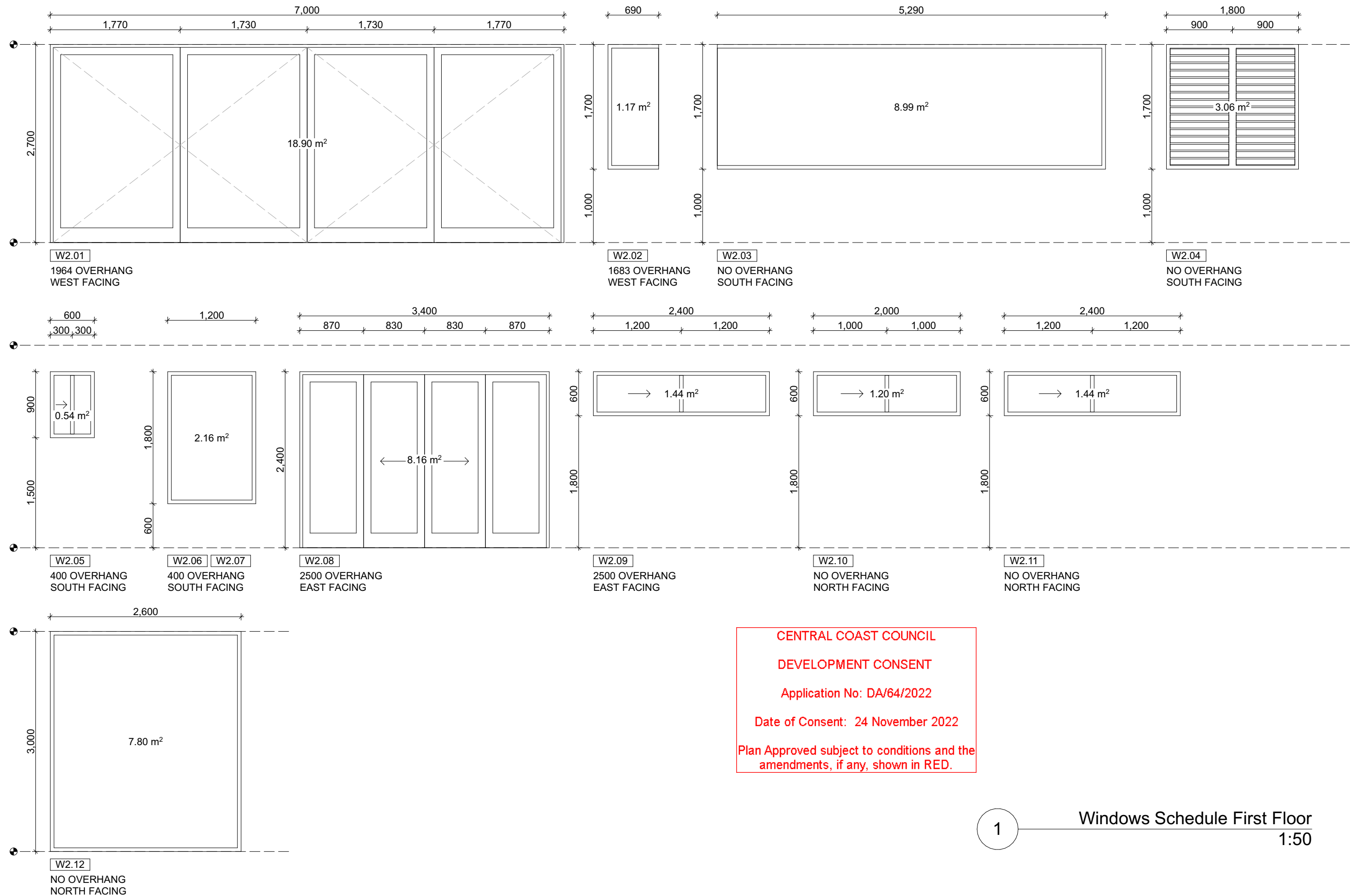
OPTION 15

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DA.14 Windows Schedule Ground Floor 1:50 @A3
15/11/2022
Poliselli House
2 Ferry Rd, Ettalong Beach
Revision B
2 Ferry Rd 15.pln

1

Windows Schedule Ground Floor
1:50



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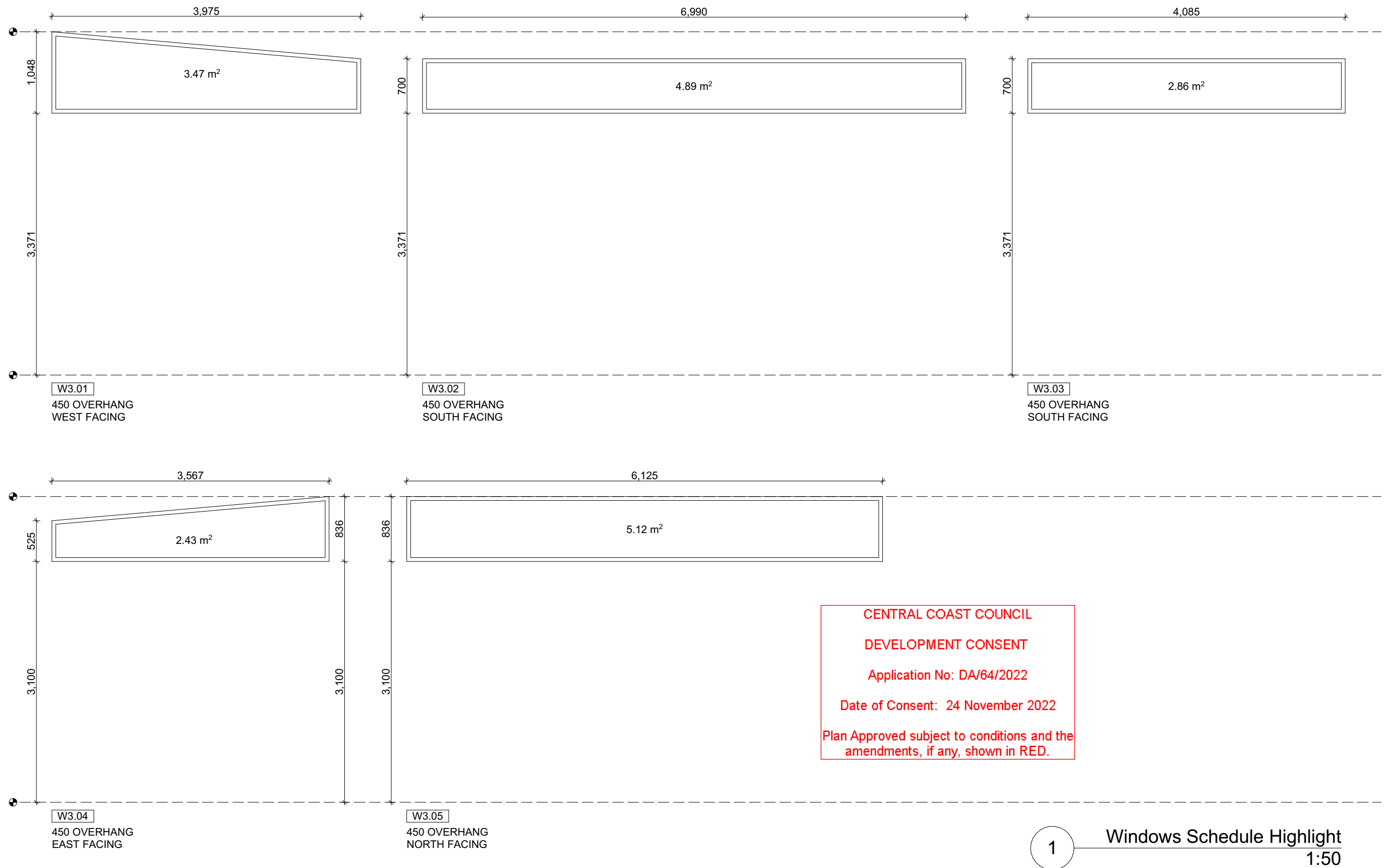
1 Windows Schedule First Floor
1:50

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DA.15 Windows Schedule First Floor 1:50 @A3
15/11/2022
Poliselli House
2 Ferry Rd , Ettalong Beach
Revision B
2 Ferry Rd 15.pln



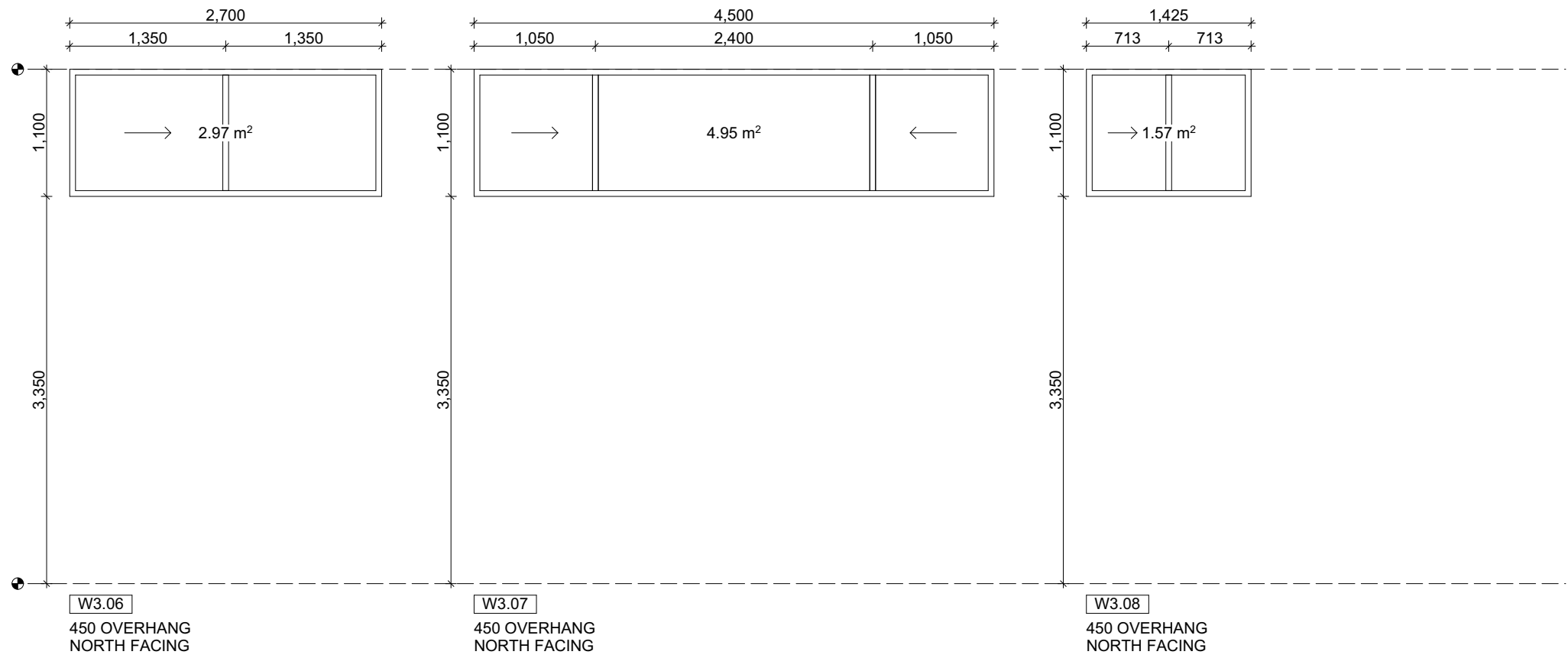
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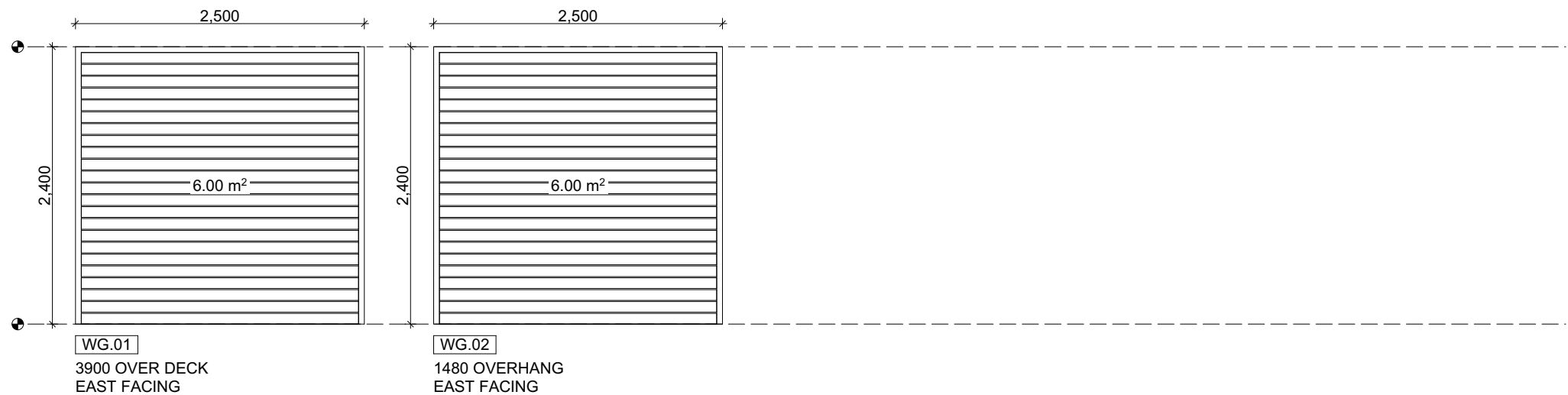
Osmond McLeod
ARCHITECTS
ABN: 76 275 366 373 Ph: 0404 073 360

DA.16 Windows Schedule Highlight 1:50 @A3
15/11/2022
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1 Windows Schedule Highlight
1:50



2 Windows Schedule Garage
1:50

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OPTION 15

FINISHES SCHEDULE



1. Roofs Fascias and Gutters
Colourbond Surfmist or EQ



2. Lightweight Cladding
Axon Or EQ. Paint Finish



3. Brickwork
Elements Or EQ



4. Soffits
FC Clad. Paint Finsih



5. Screening
Alumunium to Match Wall
Colours

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DA.19 Side Envelope

Polselli House
2 Ferry Rd , Ettalong Beach

@A3

15/11/2022

Revision B
2 Ferry Rd 15.pln

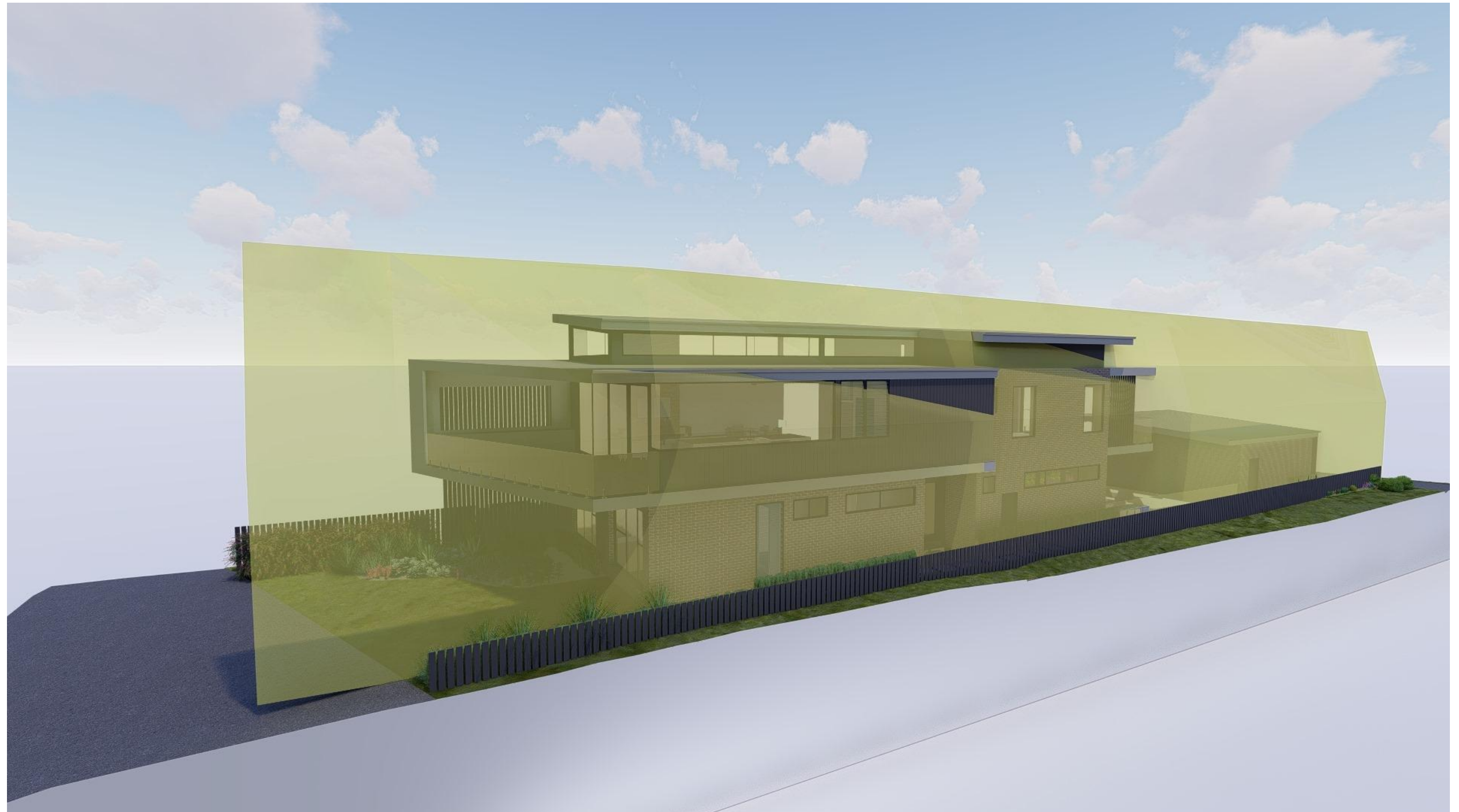
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DA.20 Side Envelope

@A3

Polselli House
2 Ferry Rd , Ettalong Beach

15/11/2022
Revision B
2 Ferry Rd 15.pln