

**SITE INFORMATION:**

Title: Lot: 24 Sec D DP 7686  
Site Area: 752.5 sqm  
Council Area: Northern Beaches - Manly  
PlanningZone: R2 Low Density Residential  
Property type: Residential Single Dwelling  
Non heritage item  
Non conservation Area  
Flood Zone - site is affected by overland flow flooding

**DEVELOPMENT CONTROLS (Warringah DCP2000 & LEP 2011):**

Site Area: 752.5 sqm  
Max. height 8.5m (proposed height remains unchanged at 5.35m)

Min. Private open space= 60 sqm  
Proposed Private open space at rear is 215 sqm

**Setbacks:**  
Min.Front Boundary Setback from Road: 6.5m  
Front Setback remains unchanged at 16.4m

Min Side setback: 900m  
Side setbacks main unchanged at 1.5m & 1.7m

Min. Rear Setback: 6m  
Rear setback remains unchanged at 18.49m  
Proposed rear setback for the deck is 14.9m

**AREA CALCULATIONS:**

**FLOOR AREA:**  
**Floor area (Dwelling):**  
Existing Ground Floor: 150 sqm  
Proposed Ground Floor: 165 sqm  
Proposed Deck: 34 sqm

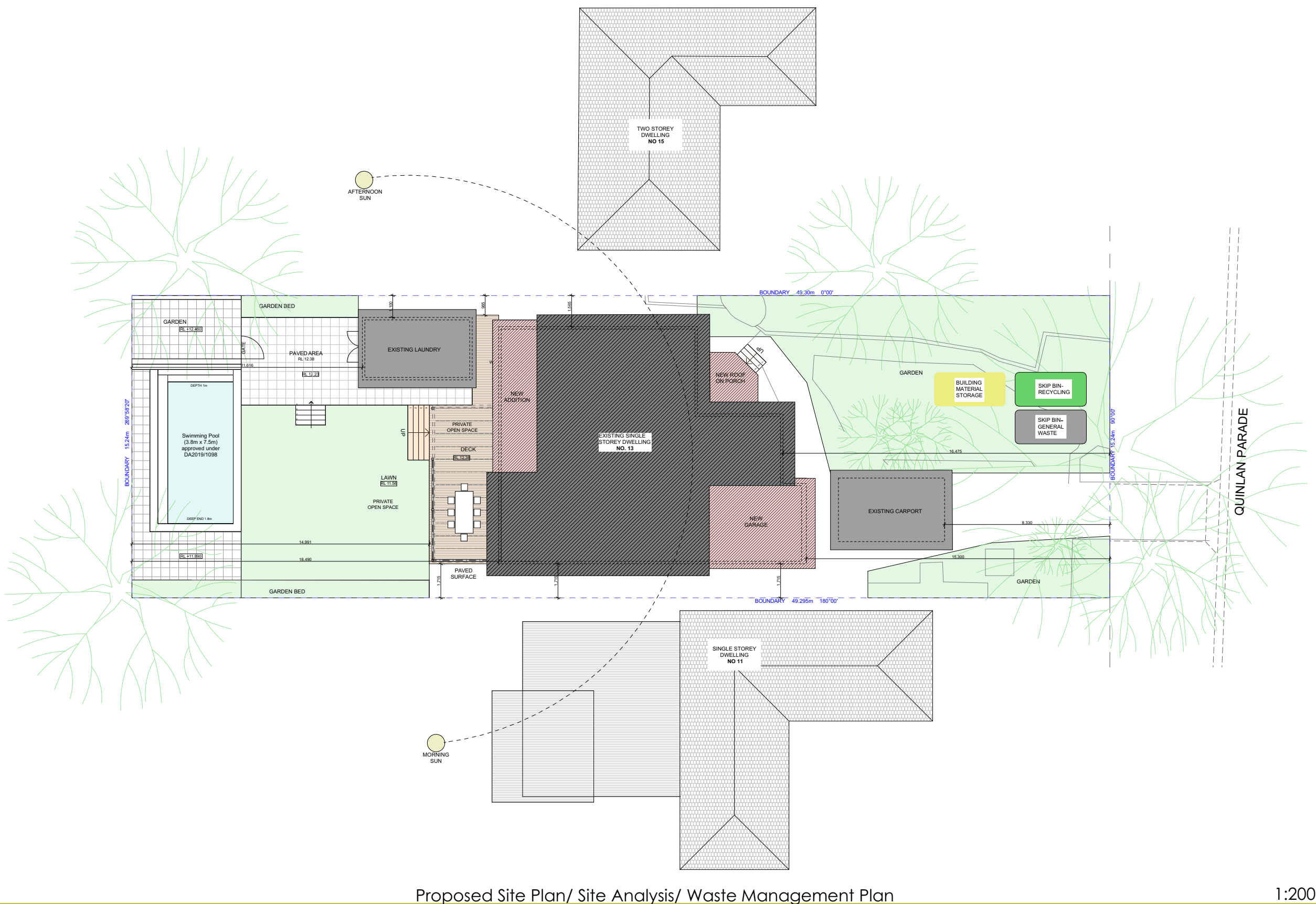
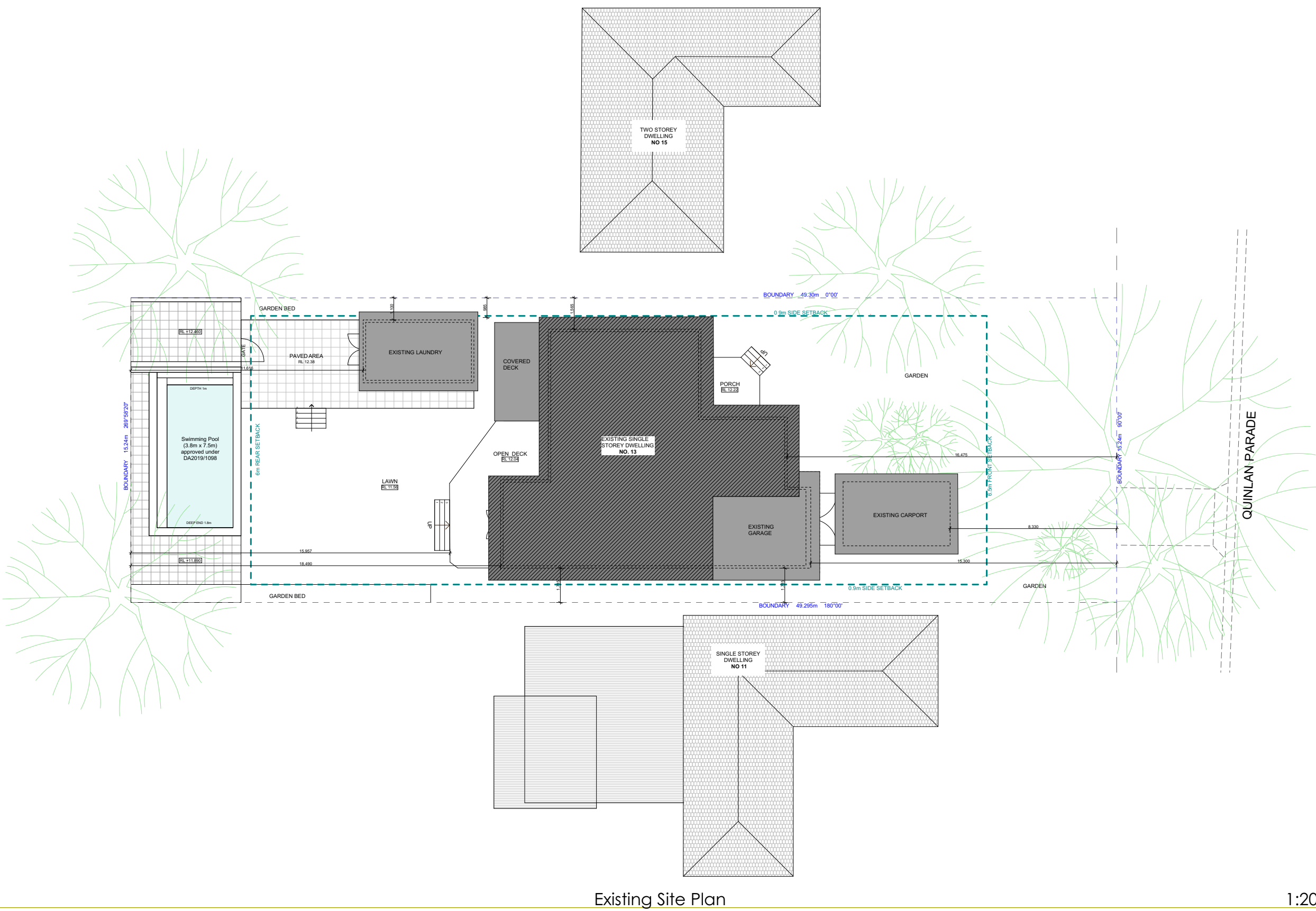
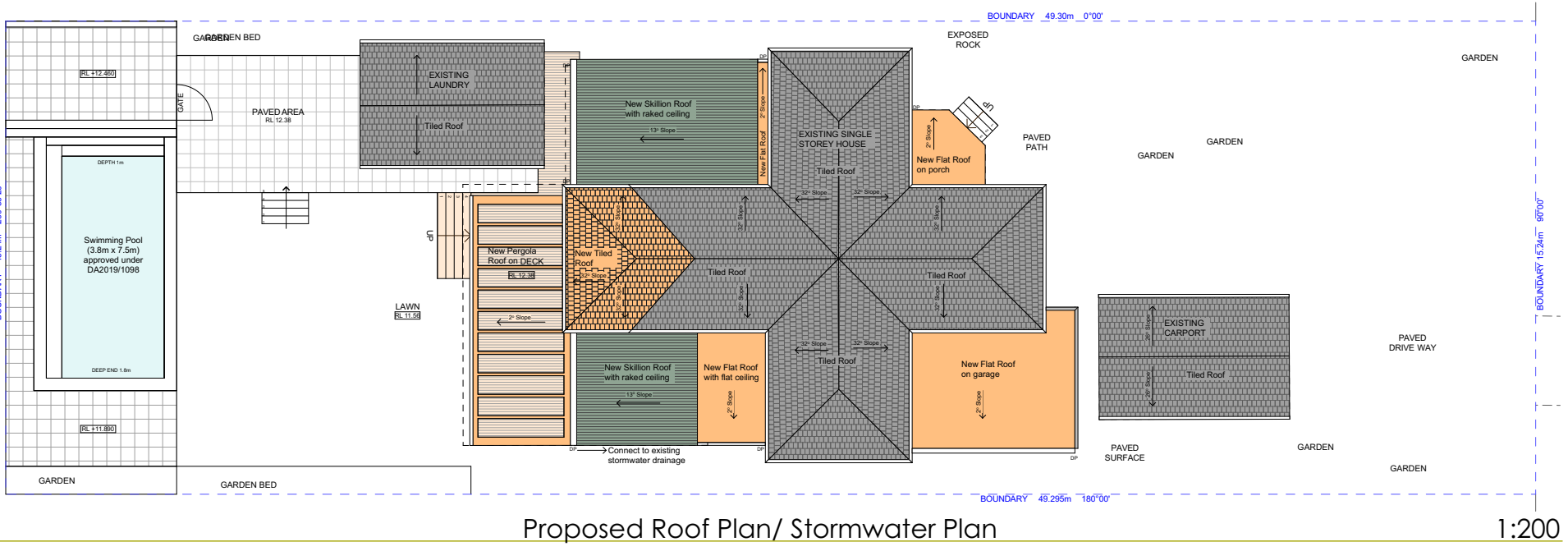
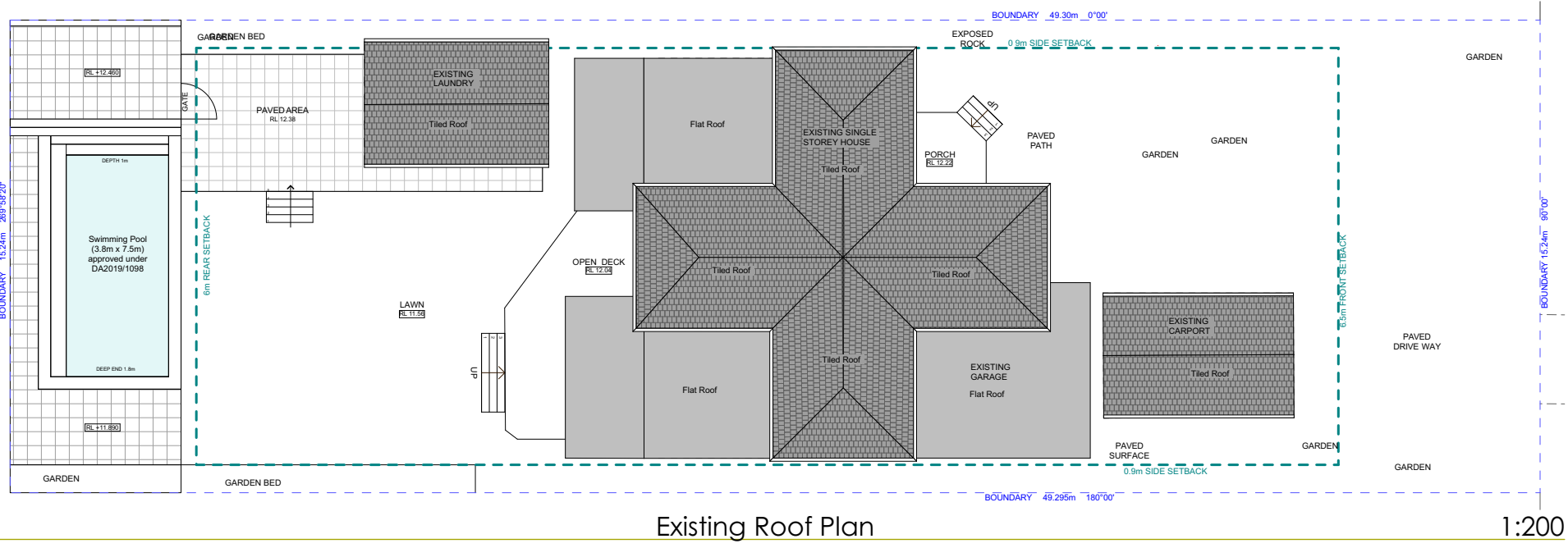
**Floor Area (Outbuilding)**  
Existing Laundry: 17.43 sqm  
Existing Carport: 17.15 sqm  
Total Outbuildings Floor Area: 34.53 sqm

**SITE COVERAGE:**

Maximum building footprints area = 33.3% of site area = 250.5sqm  
Proposed Site coverage = 233.5 sqm = 31%

**LANDSCAPE OPEN SPACE & BUSHLAND SETTING:**

Minimum landscaped area = 40% of site = 301 sqm  
Proposed Landscaped Open Space Area = 300 sqm = 40%



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**PROPOSED RESIDENCE FOR:**

Nicola & Tristan Butt

**AT:**

13 Quinlan Parade  
Manly Vale  
NSW 2093

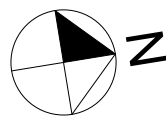
LOT 24 SECTION D DP 7686

**COUNCIL AREA:**

Northern Beaches Council  
Manly

**DRAWING NAME:**  
Existing Site Plan, Proposed Site Plan/ Site Analysis/  
Waste Management Plan, Existing Roof Plan,  
Proposed Roof Plan/ Stormwater Plan, Existing First  
Floor Plan

**DRAWING STATUS:**  
Development Application



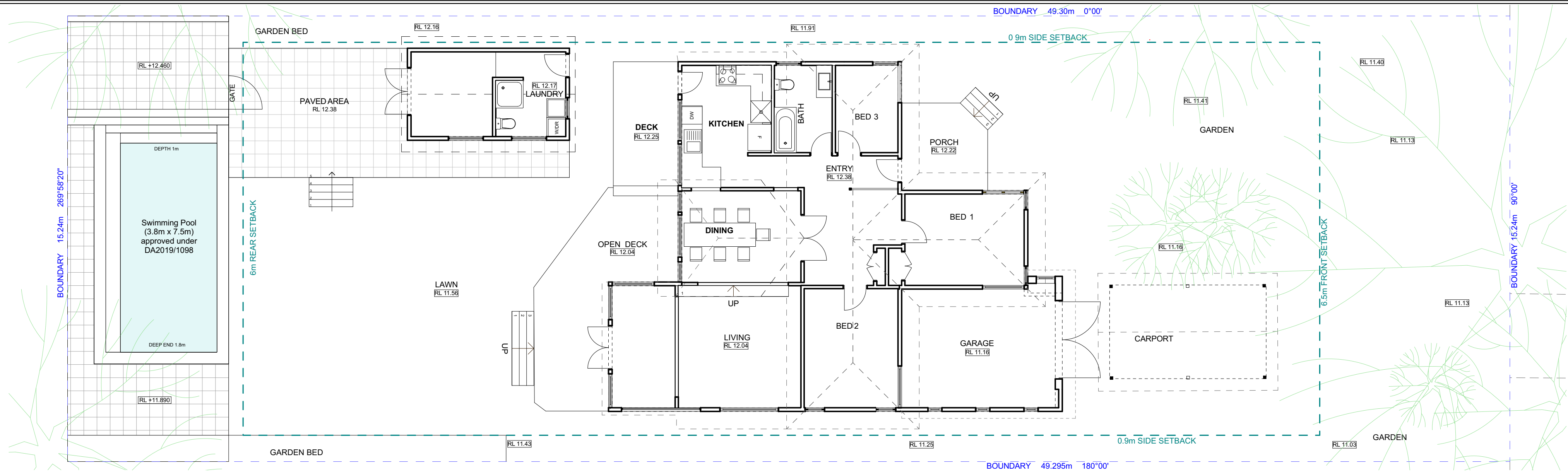
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CHECKED BY: <b>PS</b>	DATE: <b>25/06/2020</b>
Drawing Scale <b>1:200, 1:1</b>	Project Number <b>20490</b>
Layout ID Sheet Page <b>DA-01</b>	

**one stop shop from initial concept ideas to building completion.**

119 Willoughby Road  
Crows Nest  
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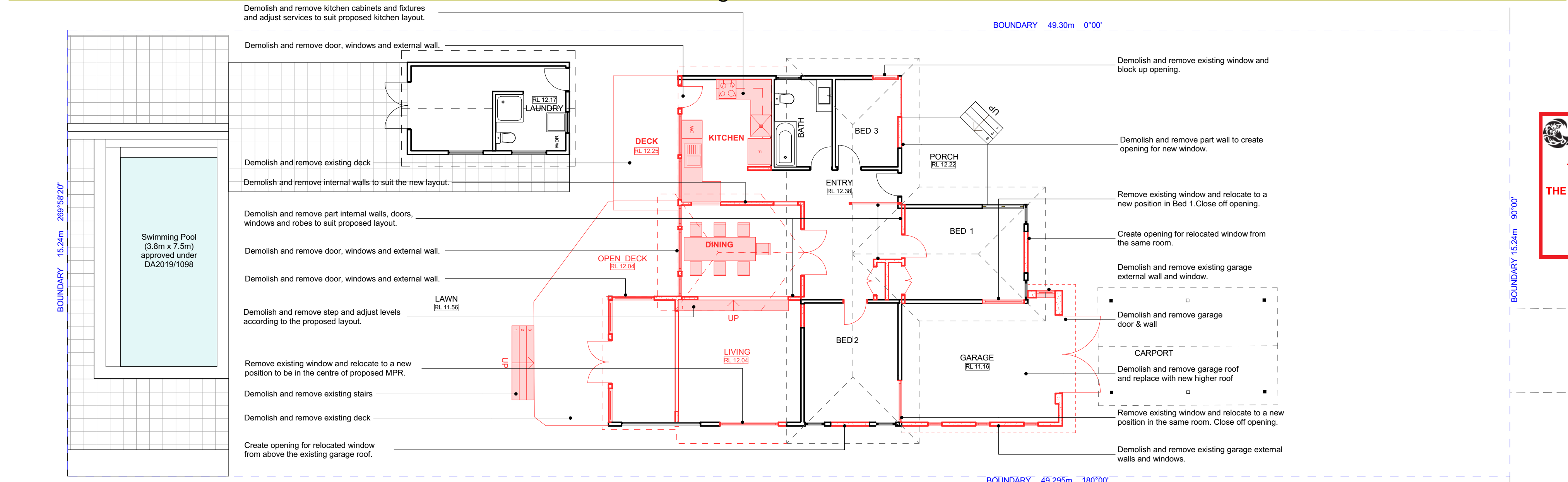
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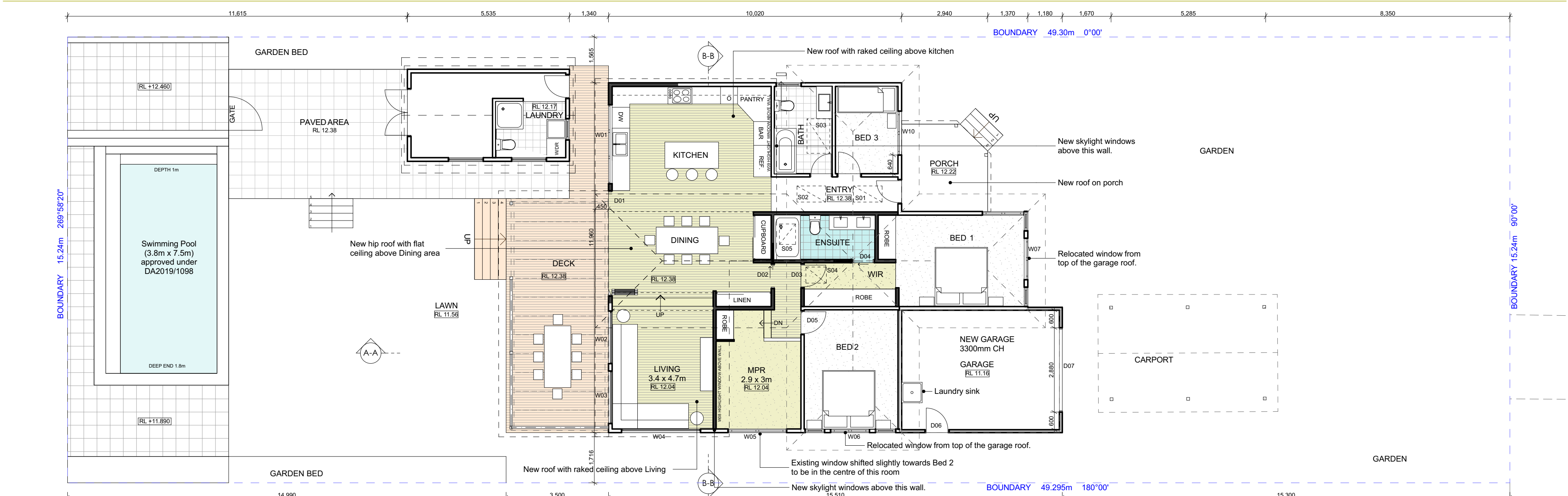
Existing Ground Floor Plan

1:100



Ground Floor Demolition Plan

1:100



Proposed Ground Floor Plan

1:100

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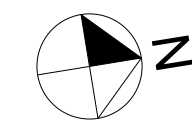
LOT 24 SECTION D DP 7686

COUNCIL AREA:

Northern Beaches Council  
Manly

DRAWING NAME:  
Existing Ground Floor Plan, Ground Floor Demolition Plan, Proposed Ground Floor Plan

DRAWING STATUS:  
Development Application

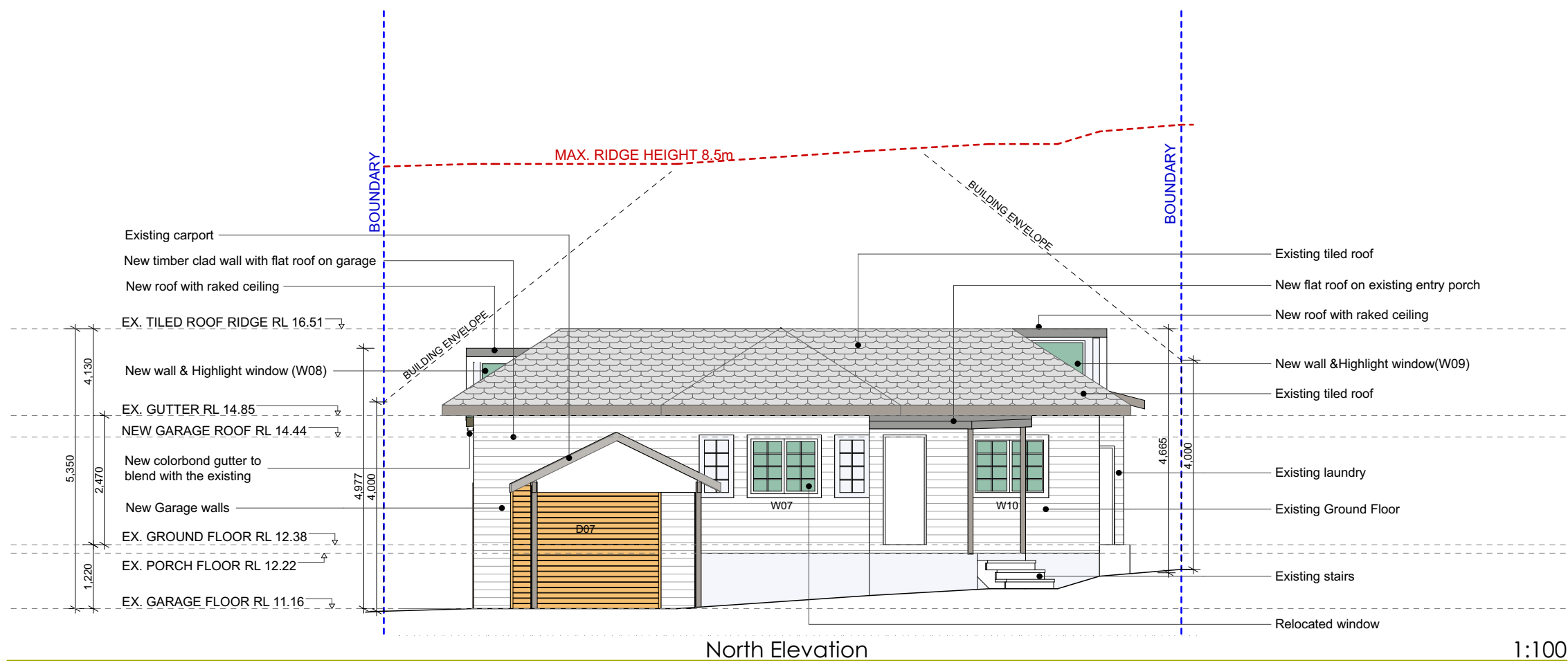
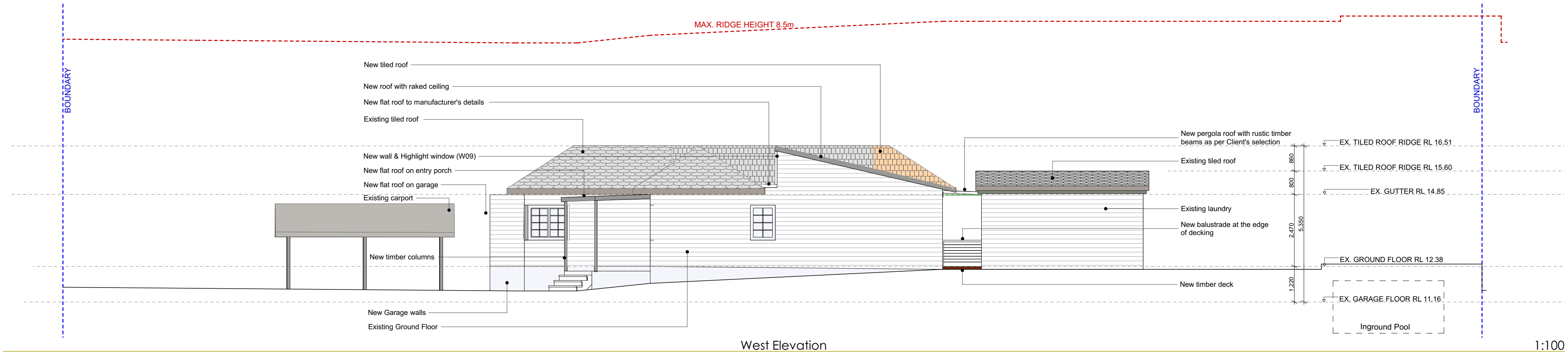
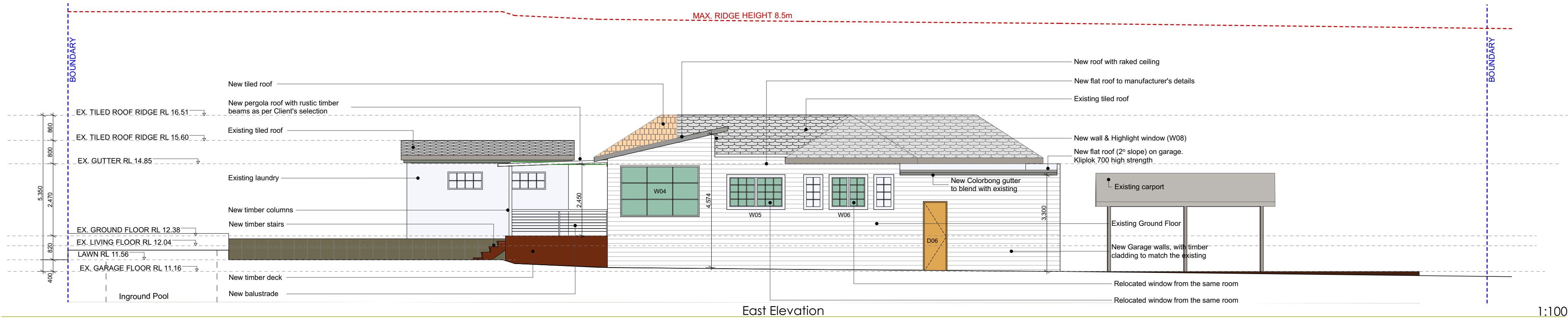


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Layout ID Sheet Page DA-02	

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building completion.

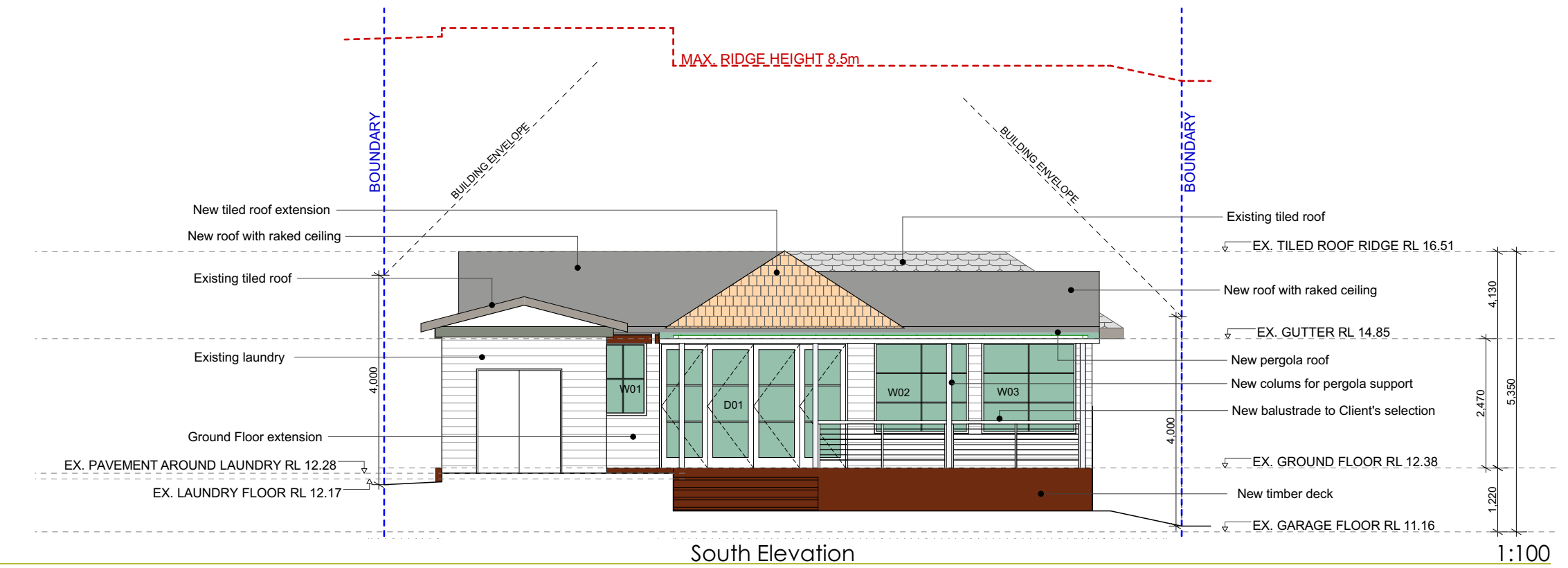
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DOOR SCHEDULE							
Number	D01	D02	D03	D04	D05	D06	D07
Type	Aluminum frame- 4 stack bifold door	Timber frame-solid core flush panel cavity slider	Timber frame-solid core flush panel hinge slider	Timber frame-solid core flush panel cavity slider	Timber frame-solid core flush panel hinge door	Timber frame-solid core flush panel hinge door	Garage roller doors per Client's selection
Height	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Width	3,600	840	820	740	820	820	2,881
Head height	2,400	2,400	2,400	2,400	2,400	2,400	2,400
Glass Option	Clear float	N/A	N/A	N/A	N/A	N/A	N/A
Elevation							

**SKYLIGHT SCHEDULE (Velux)**  
S01 - 550 x 980mm - Fixed  
S02 - 550 x 980mm - Fixed  
S03 - 780 x 1180mm - Fixed  
S04 - 550 x 700mm - Fixed  
S05 - 550 x 700mm - Fixed



WINDOW SCHEDULE										
Number	W01	W02	W03	W04	W05	W06	W07	W08	W09	W10
Type	Timber frame- 3 panel sliding for serving	Timber frame- fixed	Timber frame- fixed	Timber frame- fixed and awning	Timber frame- Existing window relocated	Timber frame- Existing window relocated	Timber frame- Existing window relocated	Timber frame- fixed and awning	Timber frame- fixed and awning	Timber frame- sliding
Height	1,400	1,740	1,740	1,740	1,200	1,200	1,200	800	900	1,200
Width	2,700	1,800	1,800	2,700	2,000	1,330	1,420	3,500	4,000	1,500
Head height	2,400	2,740	2,740	2,740	2,440	2,100	2,100	850	1,200	2,100
Glass options	clear float	clear float	clear float	clear float	clear float	clear float	clear float	clear float	clear float	clear float
3D Front View										

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Manly Vale  
NSW 2093

LOT 24 SECTION D DP 7686

**COUNCIL AREA:**

Northern Beaches Council  
Manly

**DRAWING NAME:**  
North Elevation, South Elevation, East Elevation, West Elevation, Existing First Floor Plan

**DRAWING STATUS:**  
Development Application

**DRAWN BY:**  
AA

**DATE:**  
25/06/2020

**CHECKED BY:**  
PS

**DATE:**  
25/06/2020

Drawing Scale  
**1:100, 1:1, 1:17.95**

Project Number  
**20490**

Layout ID Sheet Page  
DA-03

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NSW 2093

LOT 24 SECTION D DP 7686

COUNCIL AREA:

Northern Beaches Council  
Manly

DRAWING NAME:  
Section A-A, Section B-B

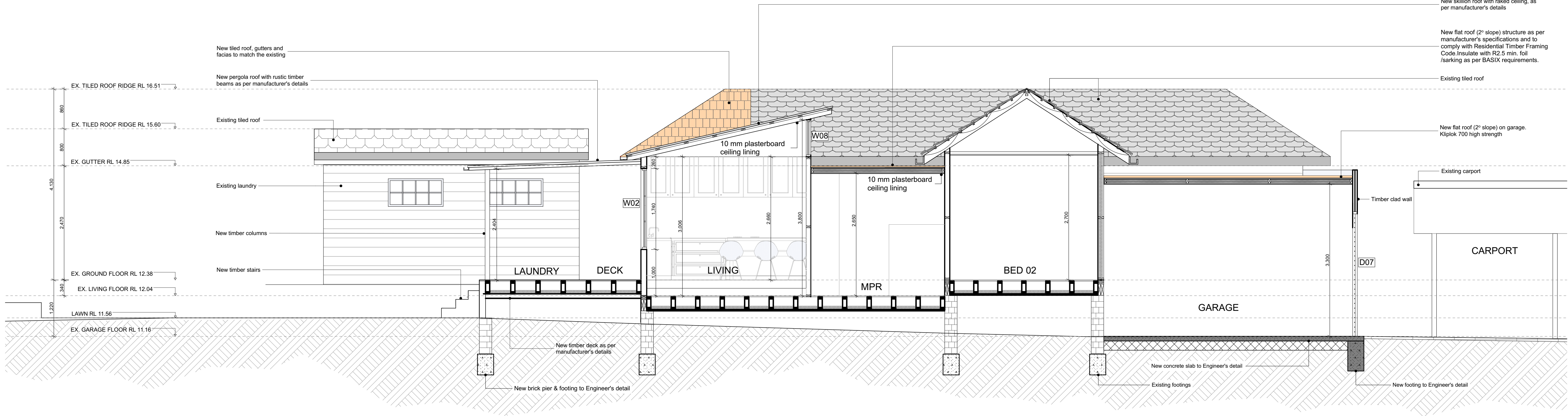
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Development Application

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Layout ID Sheet Page DA-04	

one stop shop from  
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building completion.

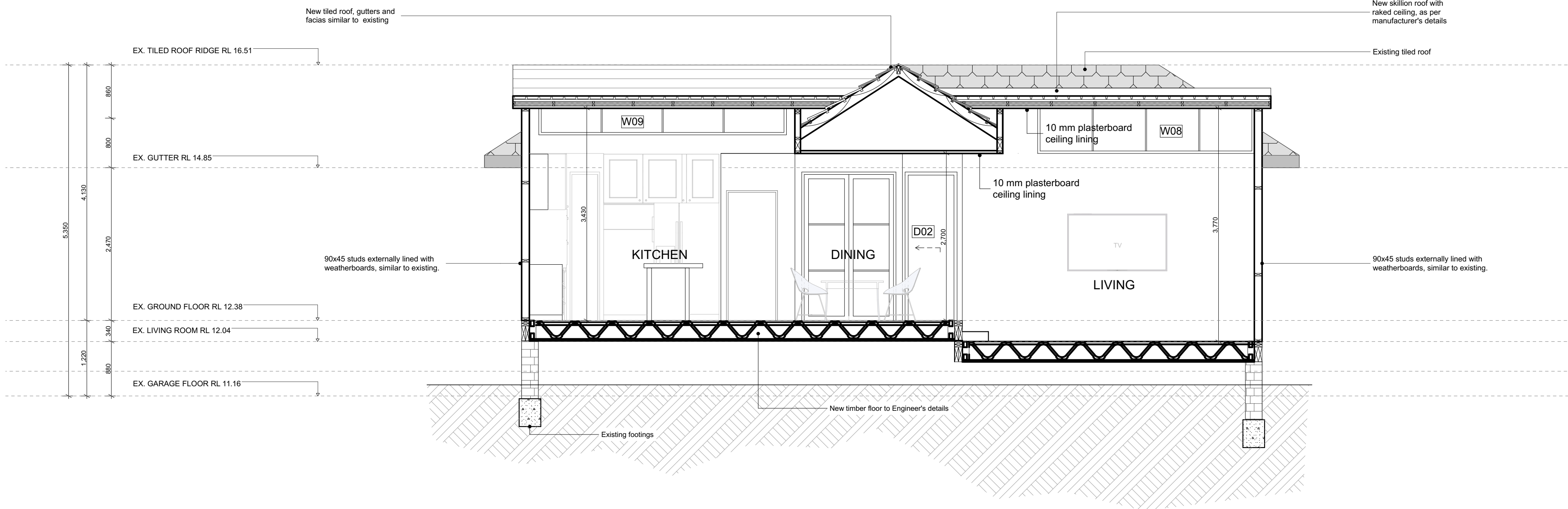
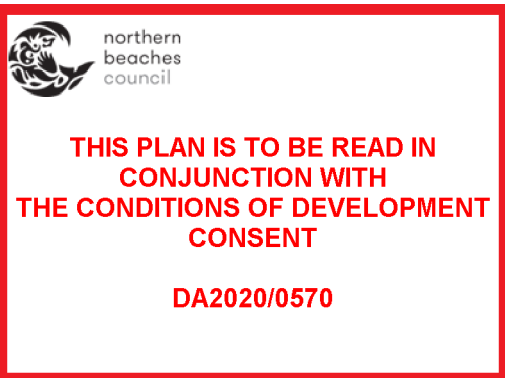
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Section A-A

1:50



Section B-B

1:50