

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

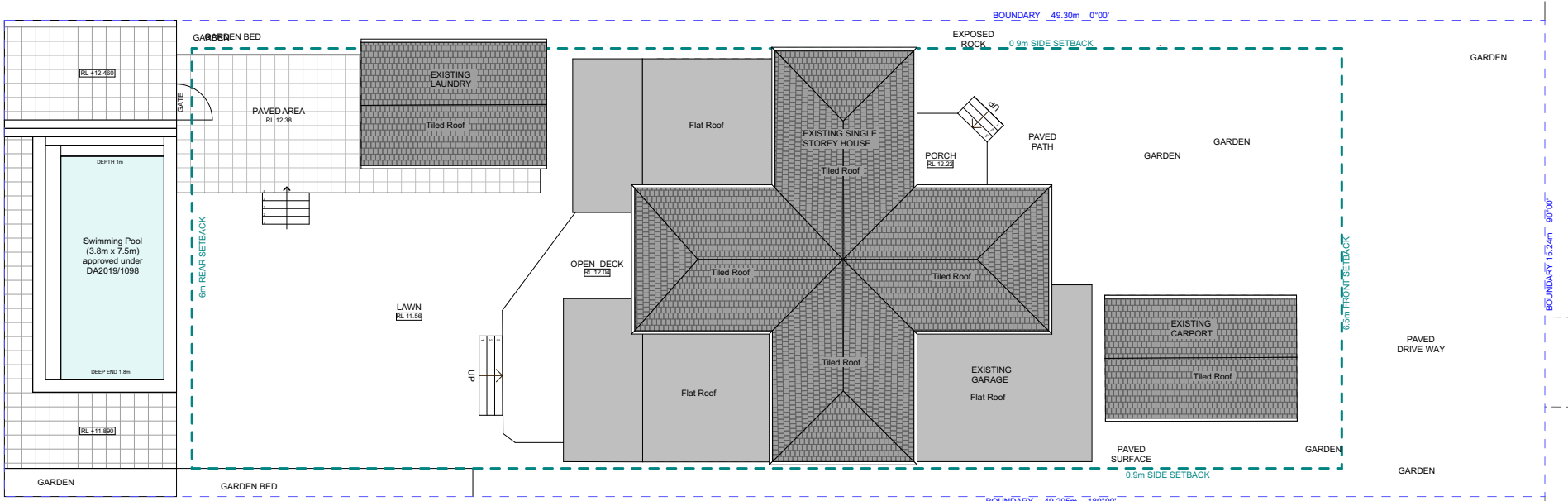
Floor Area (Outbuilding)
Existing Laundry: 17.43 sqm
Existing Carport: 17.15 sqm
Total Outbuildings Floor Area: 34.53 sqm

SITE COVERAGE:

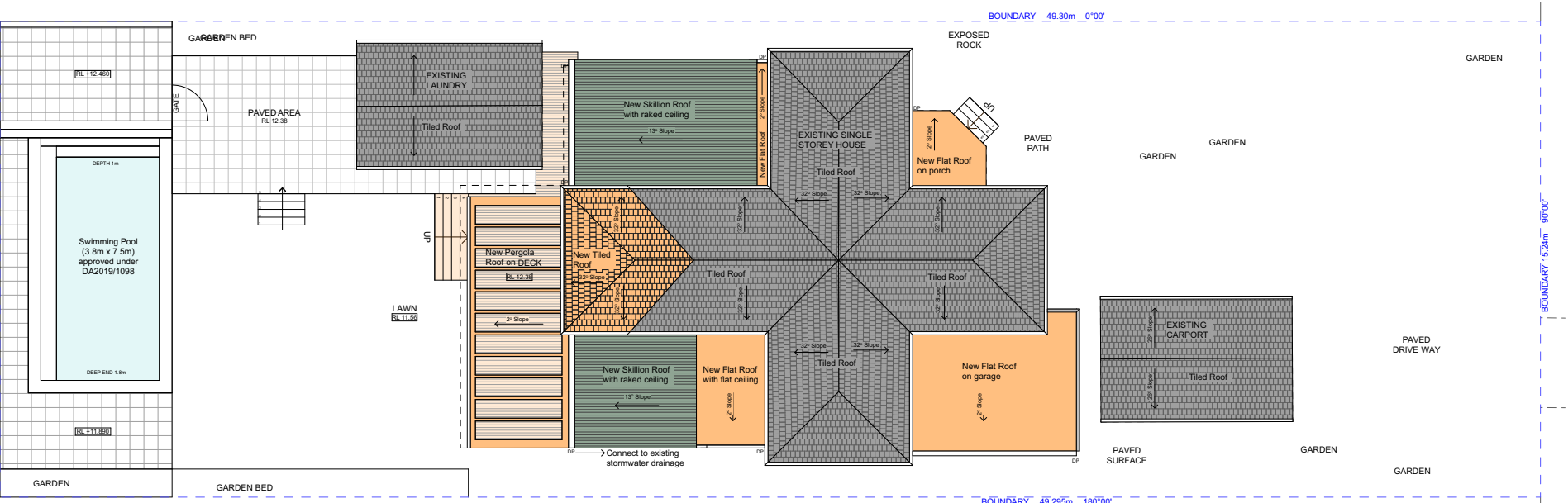
Maximum building footprints area = 33.3% of site area = 250.5sqm
Proposed Site coverage = 233.5 sqm = 31%

LANDSCAPE OPEN SPACE & BUSHLAND SETTING:

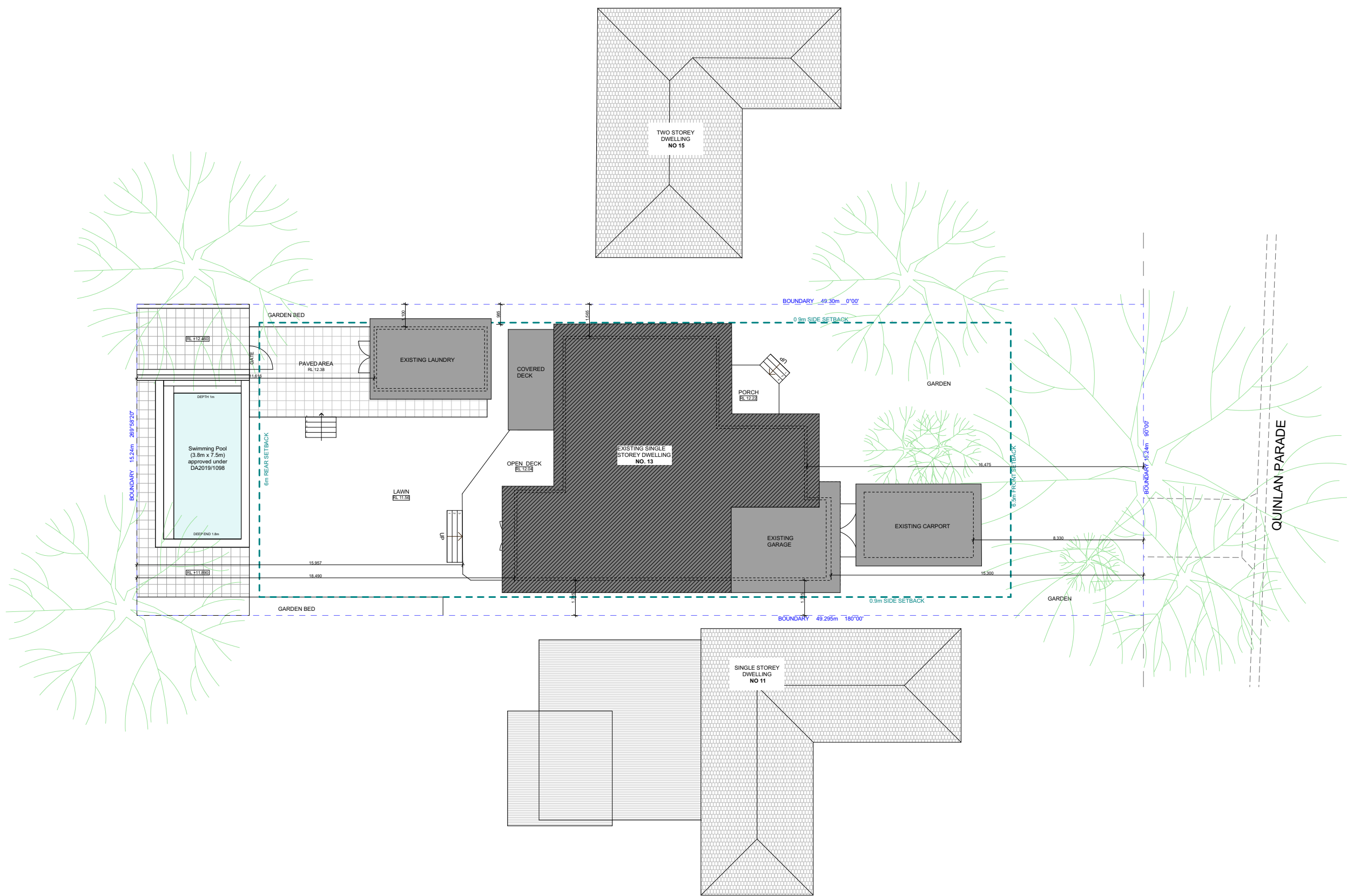
Minimum landscaped area = 40% of site = 301 sqm
Proposed Landscaped Open Space Area = 300 sqm = 40%



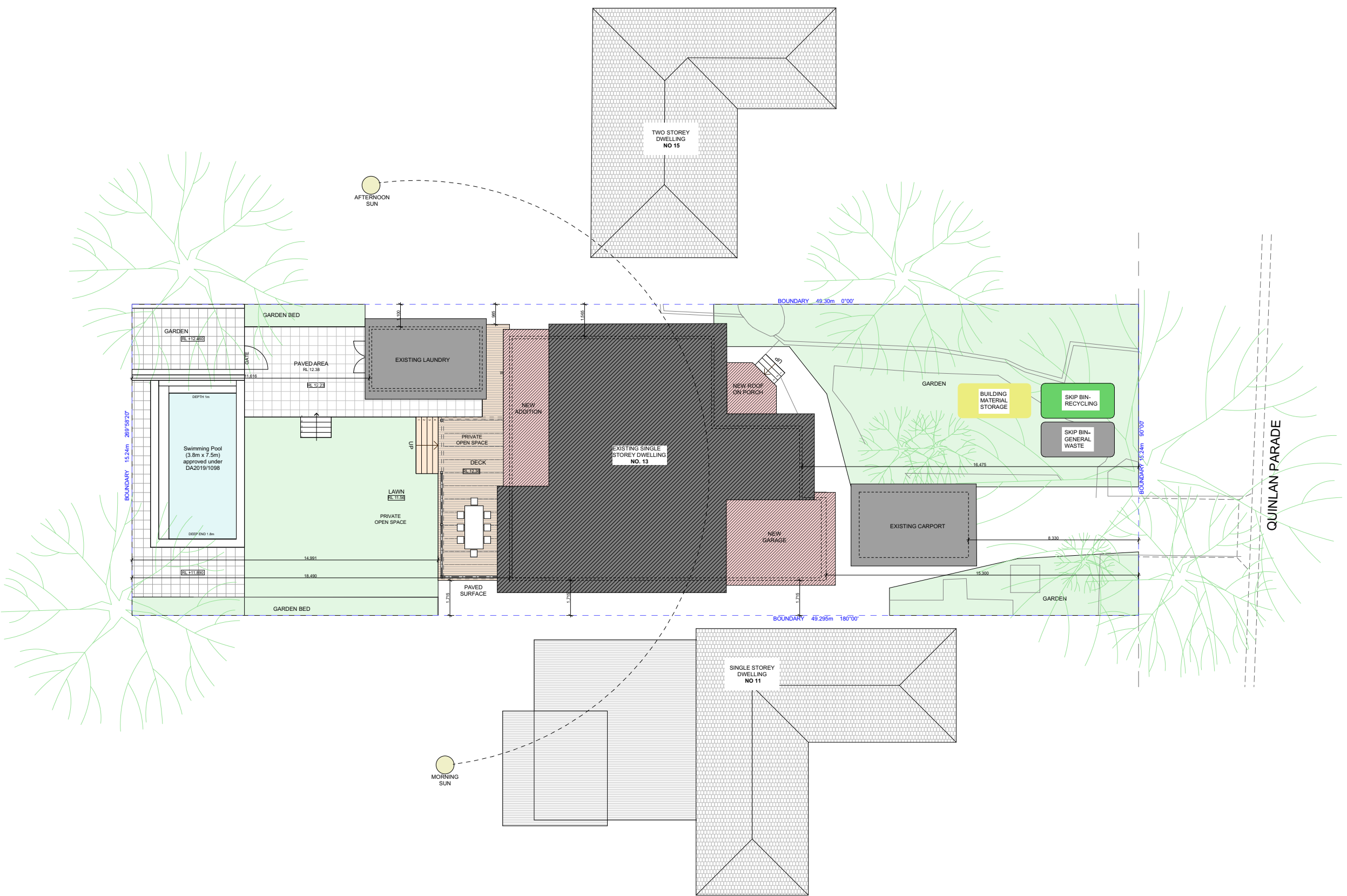
Existing Roof Plan 1:200



Proposed Roof Plan/ Stormwater Plan 1:200



Existing Site Plan 1:200



Proposed Site Plan/ Site Analysis/ Waste Management Plan 1:200

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PROPOSED RESIDENCE FOR:

Nicola & Tristan Butt

AT:

13 Quinlan Parade
Manly Vale
NSW 2093

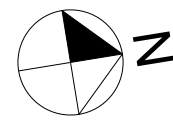
LOT 24 SECTION D DP 7686

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

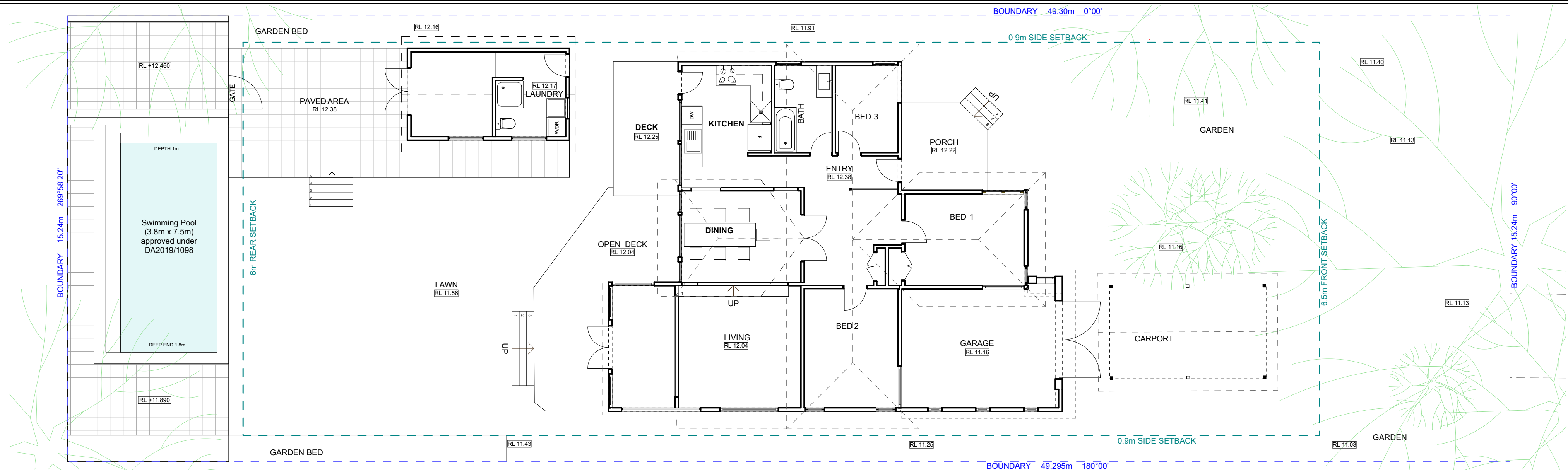
DRAWING STATUS:
Development Application



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

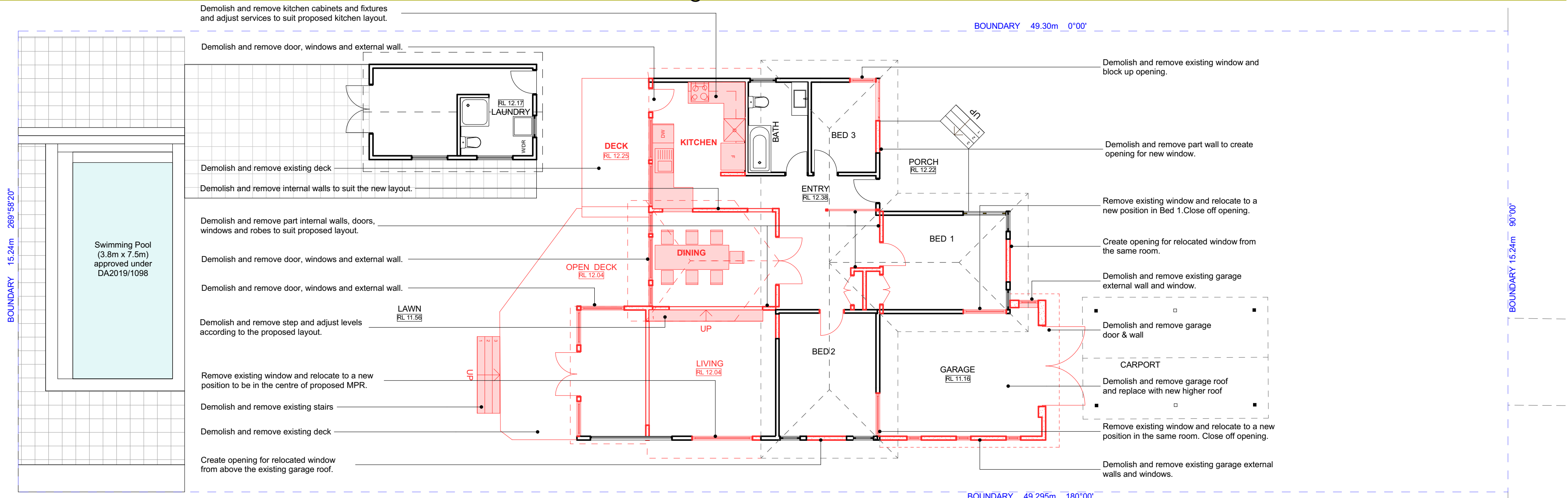
one stop shop from initial concept ideas to building completion.
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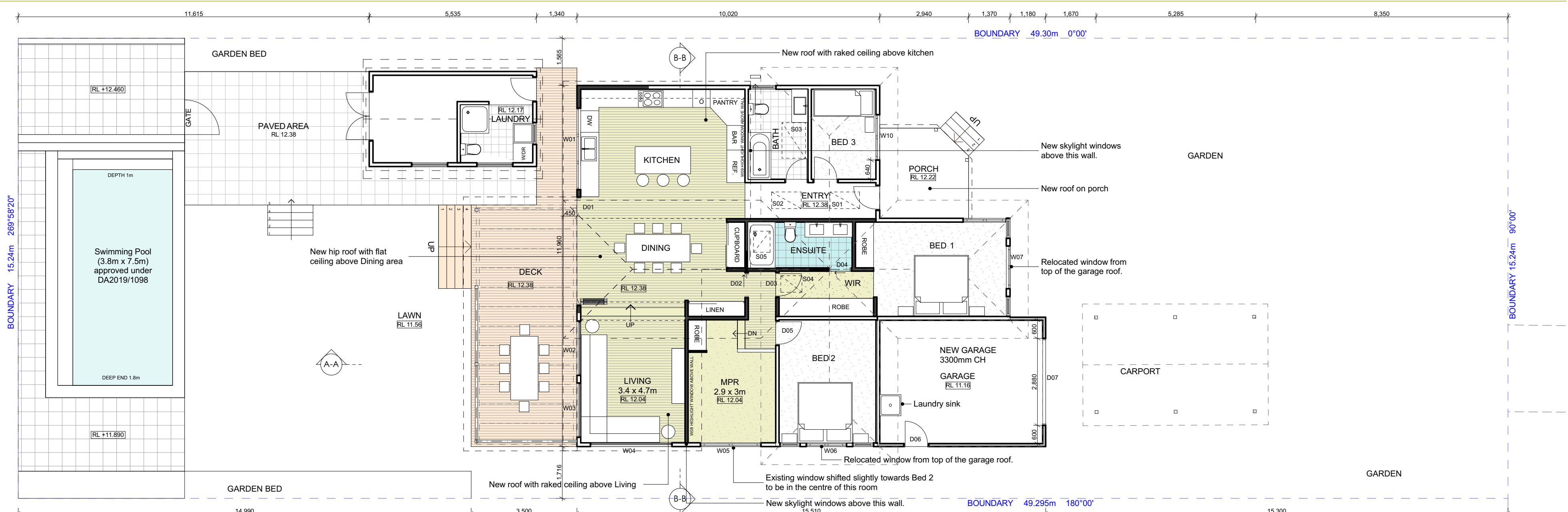
Existing Ground Floor Plan

1:100



Ground Floor Demolition Plan

1:100



Proposed Ground Floor Plan

1:100

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LOT 24 SECTION D DP 7686

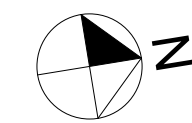
COUNCIL AREA:

Northern Beaches Council
Manly

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

DRAWING STATUS:

Development Application

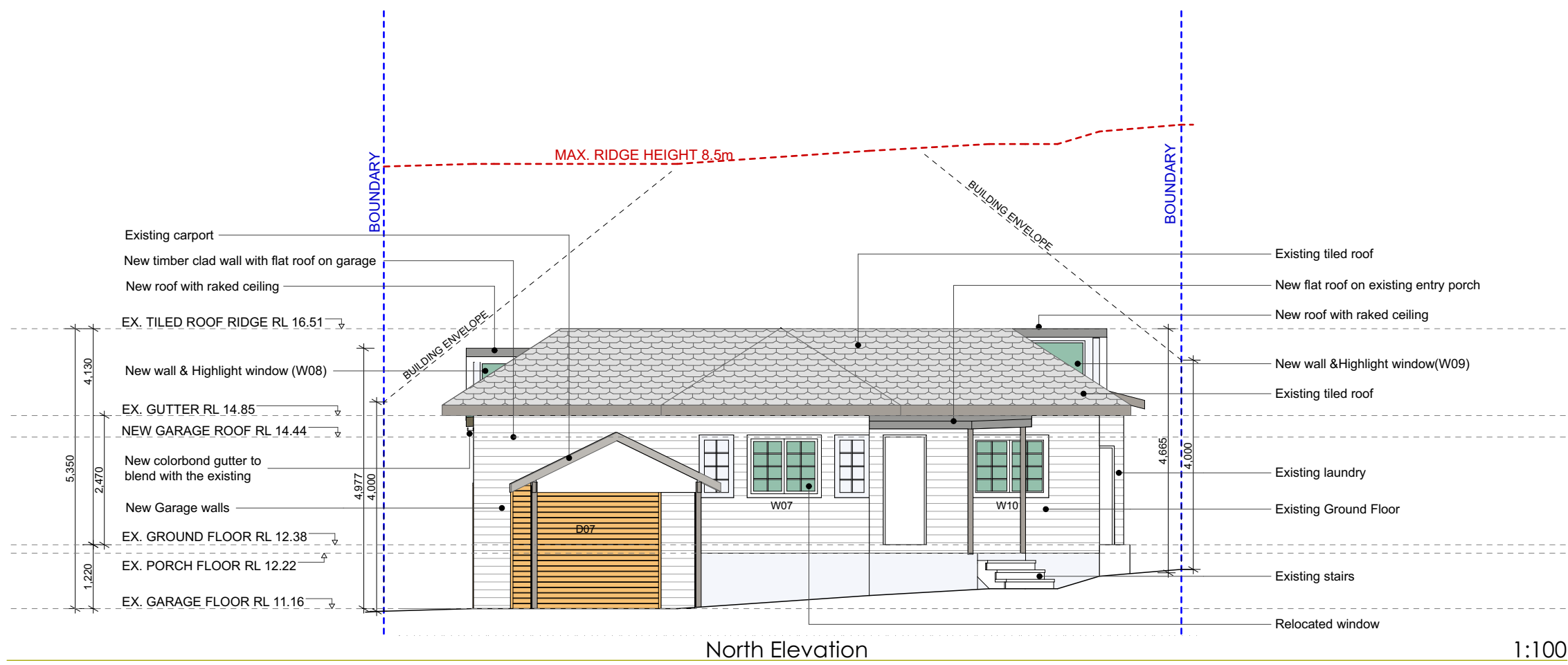
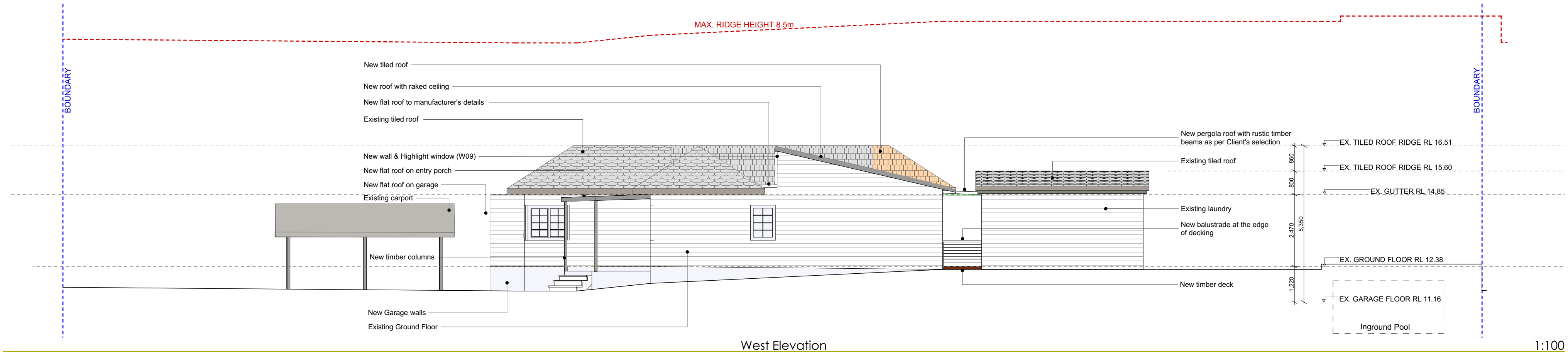
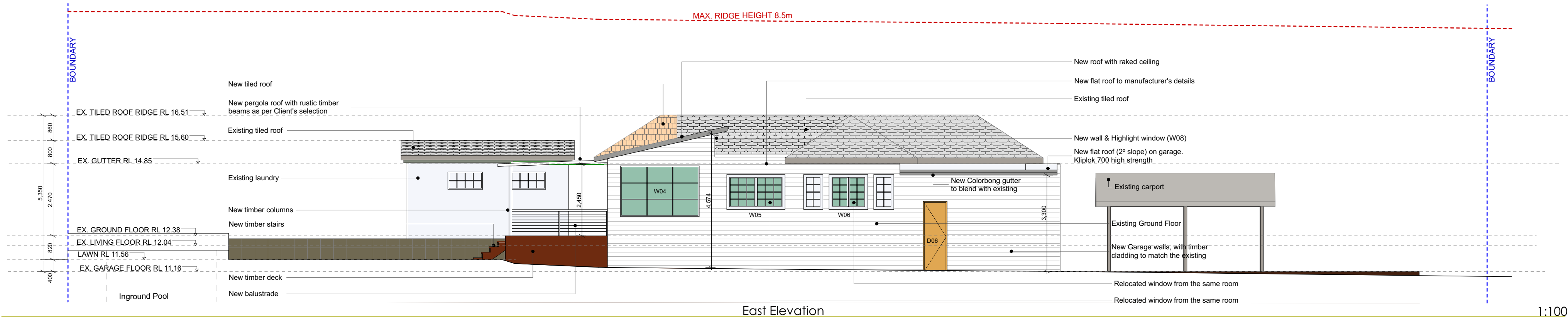


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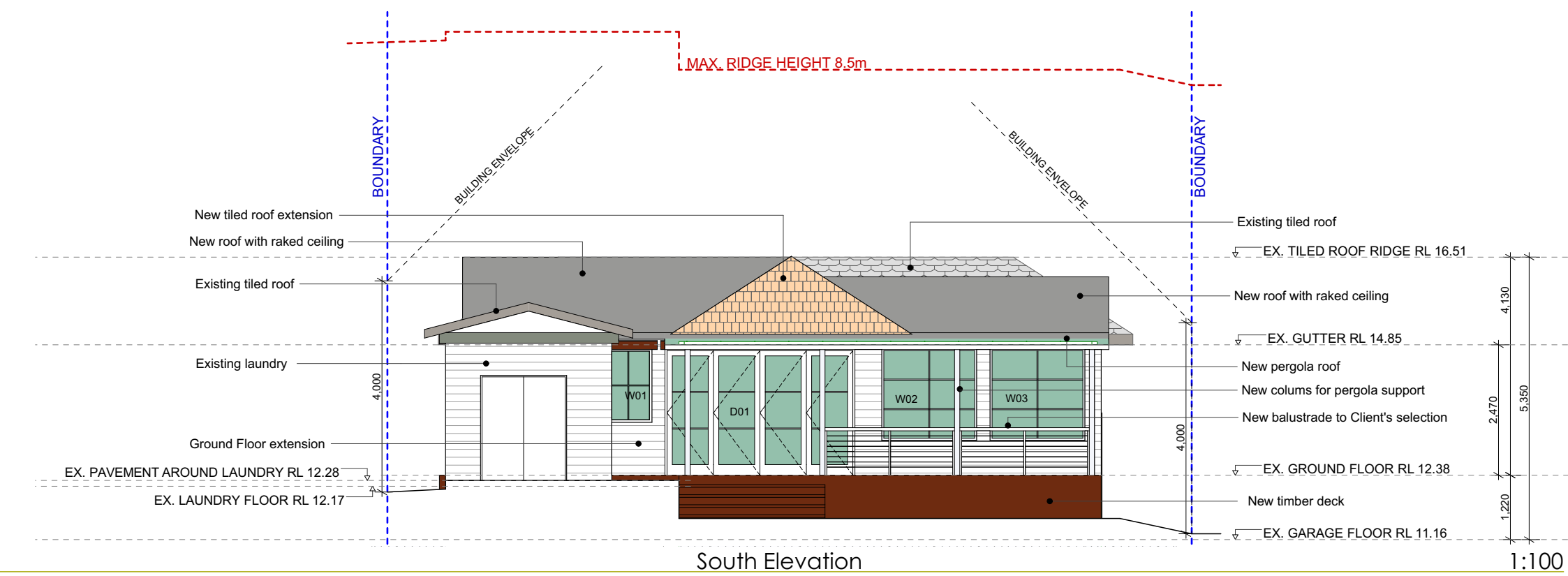
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DOOR SCHEDULE							
Number	D01	D02	D03	D04	D05	D06	D07
Type	Aluminum frame- 4 stack bi-fold door	Timber frame-solid core flush panel cavity slider	Timber frame-solid core flush panel hinge door	Timber frame-solid core flush panel cavity slider	Timber 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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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

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DATE:

25/06/2020

Drawing Scale

1:100, 1:1, 1:17.95

Project Number

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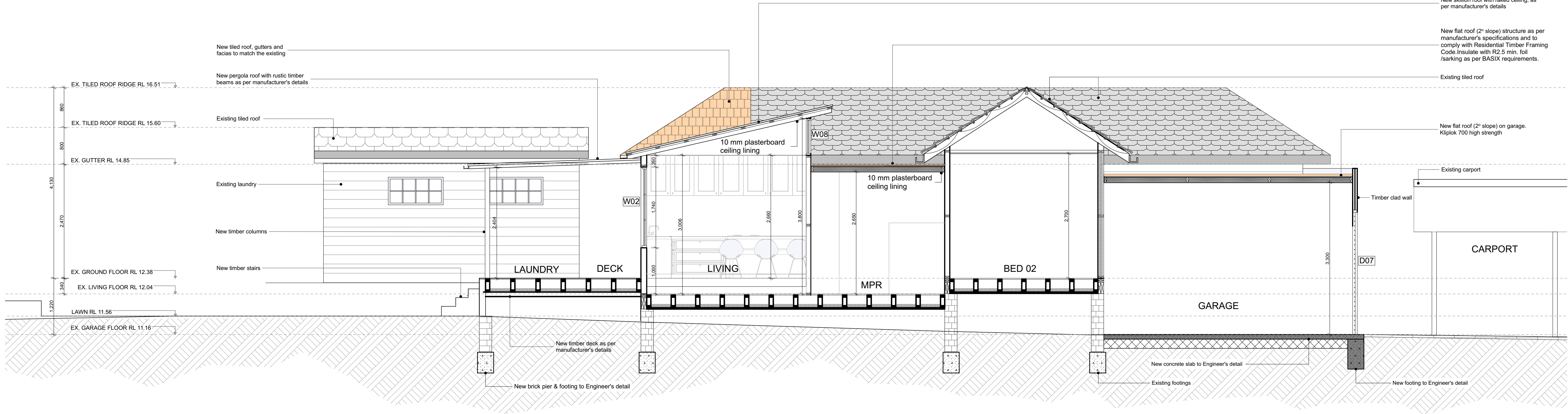
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DA-03

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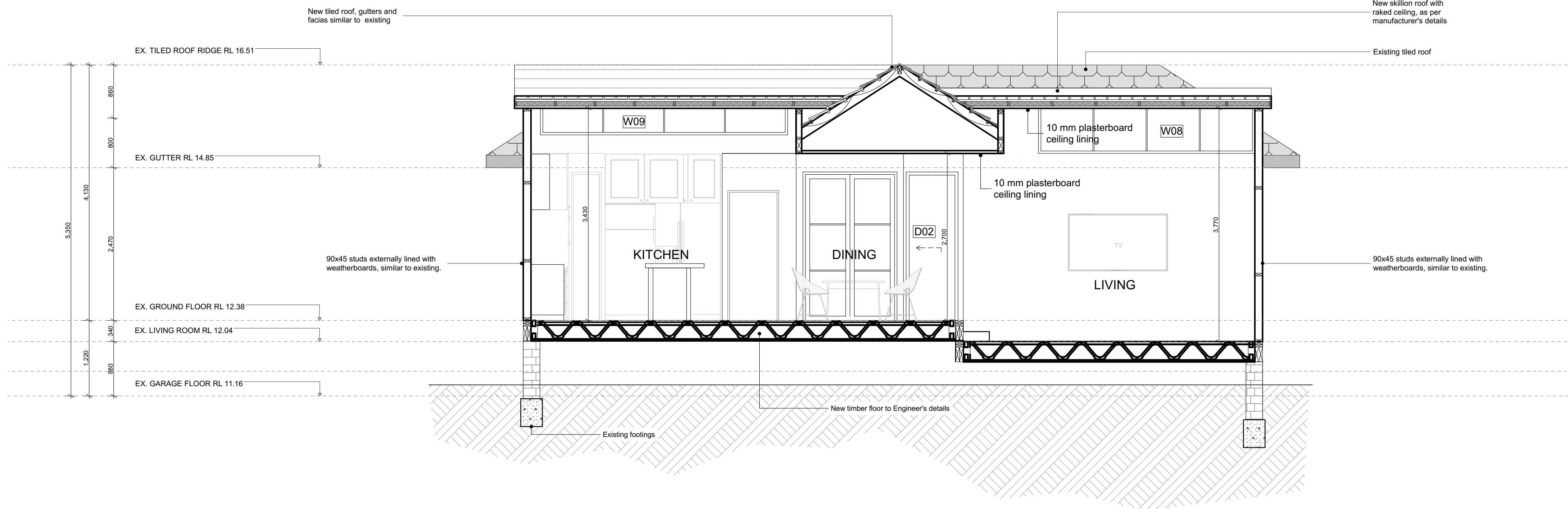
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Section A-A

1:50



Section B-B

1:50

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LOT 24 SECTION D DP 7686

COUNCIL AREA:

Northern Beaches Council
Manly

DRAWING NAME:

Section A-A, Section B-B

DRAWING STATUS:

Development Application

DRAWN BY:

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DATE:

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Project Number

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DA-04

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