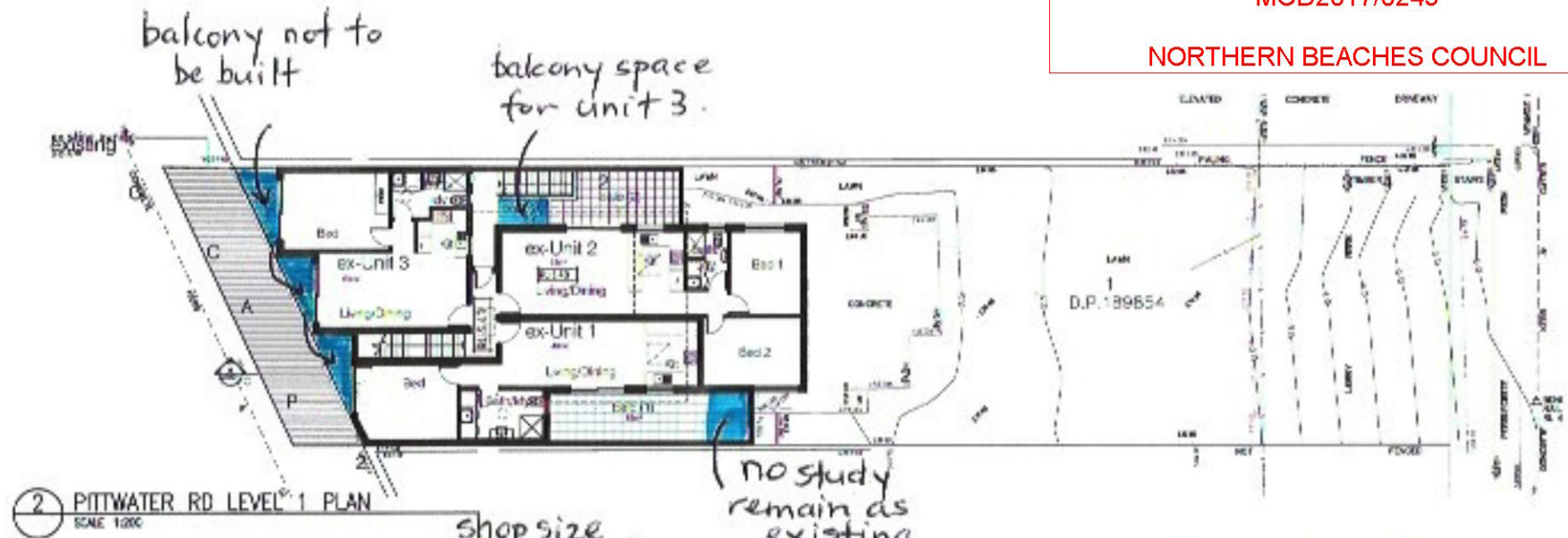


# Section 96(1A)

THIS PLAN TO BE READ IN CONJUNCTION WITH  
 MOD2017/0249  
 NORTHERN BEACHES COUNCIL



preliminary only, not for construction.

Copyright © 2017, All rights reserved. No part of this document may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of the copyright owner. This document is the property of RFA Architects and is to be used only for the project and site identified herein. All other rights reserved.

insert legend architects

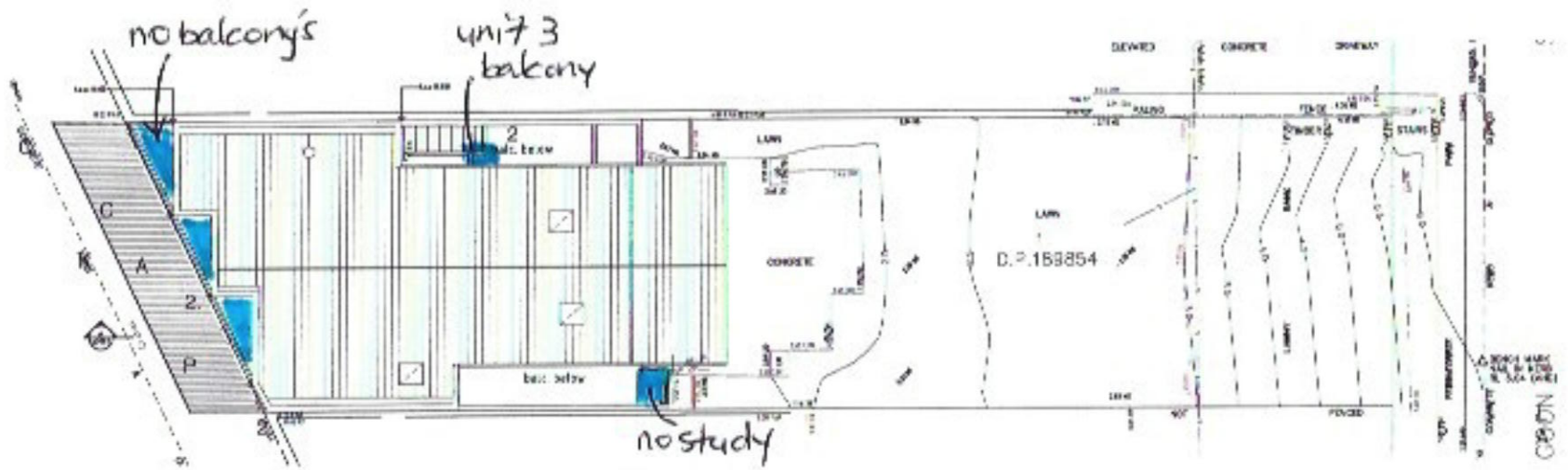


revision:	date:	description:
01	25.07.17	building certificate
02	19.09.17	minor revs
03	13.03.17	new stairs
04	14.02.17	new bldg. 2 hrs.
05	07.12.16	revised counts
06	02.12.16	revised stair
07	31.10.16	street parking
08	05.05.16	issue for DA
09	27.07.16	storage and GB
10	22.07.16	base & levels

project: building certificate  
 1820 pittwater rd, northern beach  
 client: volcano of  
 drawing: floor plans

reference: a1001 issue: 60  
 proj no: 1422 scale: 1:200/60  
 A suite 231, 54 esplanade street, sydney, nsw 2008  
 T +61 2 9301 4422 F +61 2 9301 4423 E admin@rfaarchitects.com.au

rfa  
 architects



2 ROOF PLAN  
SCALE 1:200

THIS PLAN TO BE READ IN CONJUNCTION WITH

MOD2017/0249

NORTHERN BEACHES COUNCIL

preliminary only. not for construction.

ALL RIGHTS RESERVED. NO PART OF THIS DRAWING OR THE INFORMATION CONTAINED HEREIN IS TO BE REPRODUCED OR TRANSMITTED IN ANY FORM OR BY ANY MEANS, ELECTRONIC OR MECHANICAL, INCLUDING PHOTOCOPYING, RECORDING, OR BY ANY INFORMATION STORAGE AND RETRIEVAL SYSTEM, WITHOUT THE WRITTEN PERMISSION OF THE ARCHITECTS.

robert Ferguson architects

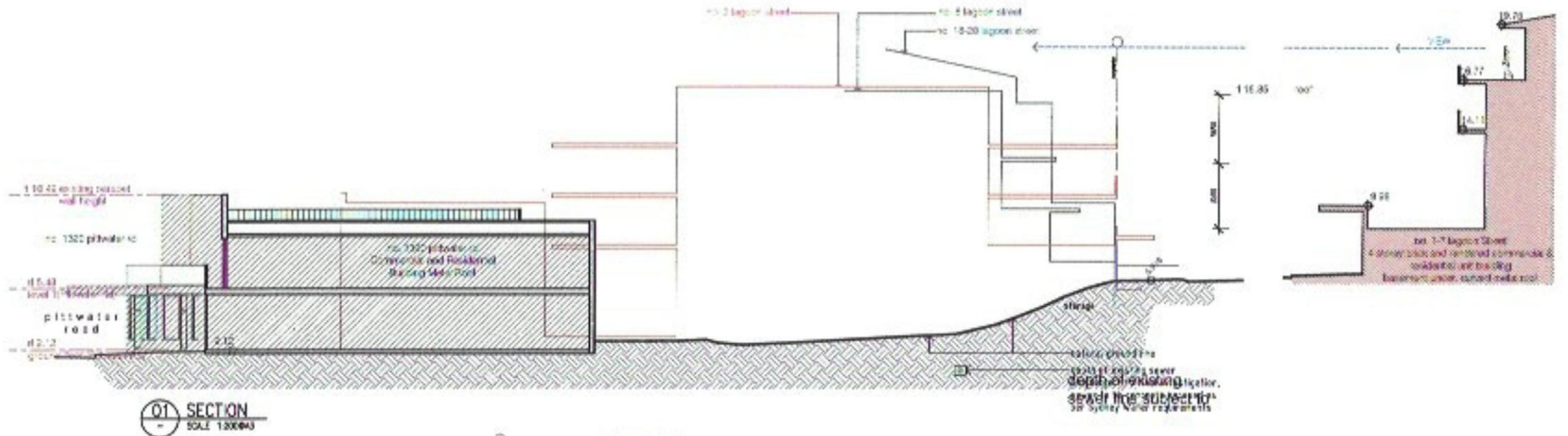


ao	25.07.17	building outline
an	19.07.17	minor revs
am	13.03.17	rev stairs
al	-4.02.17	rev balc.2 revs
ak	07.12.16	revised details
aj	09.12.16	revised stair
ai	21.12.16	direct parking
ah	05.08.16	space for DA
ag	27.07.16	storage and GB
af	22.07.16	deck & terrace

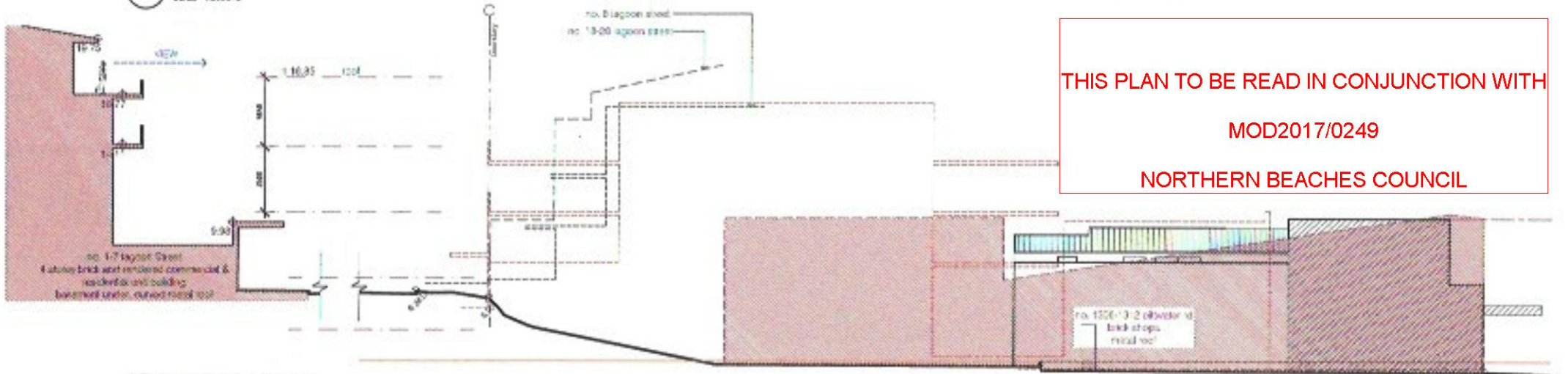
project: site & site to existing wall and shoprod housing 1520 shower to, narrowen row  
client: mr. todd sater  
drawing: roof plan

reference: a2102  
proj no: 1402  
issue: 20  
scale: 1:200(0x3)  
A size 20", SA standard sheet, white rail, row 2000  
T +61 2 9901 4022 F +61 2 9901 4000 E info@rfa.com.au

rfa  
architects



01 SECTION  
SCALE 1:2000



02 NORTH ELEVATION  
SCALE 1:2000

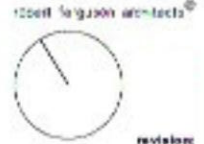
THIS PLAN TO BE READ IN CONJUNCTION WITH  
MOD2017/0249  
NORTHERN BEACHES COUNCIL

**COLOR LEGEND:**

- PROPOSED NEW AND MODIFIED AREA
- EXISTING BUILDING TO BE RETAINED
- PROPOSED NEW AND MODIFIED EXTERNAL AREA
- ADJOINING BUILDINGS
- WALL TO BE DEMOLISHED SHOWN DOTTED
- NEW WINDOW
- Solar panel
- skylight
- EXIST RL
- PROPOSED RL

preliminary only. not for construction.

Copyright © 2017. All rights reserved. This drawing is the property of Robert Ferguson Architects. No part of this drawing may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Robert Ferguson Architects.



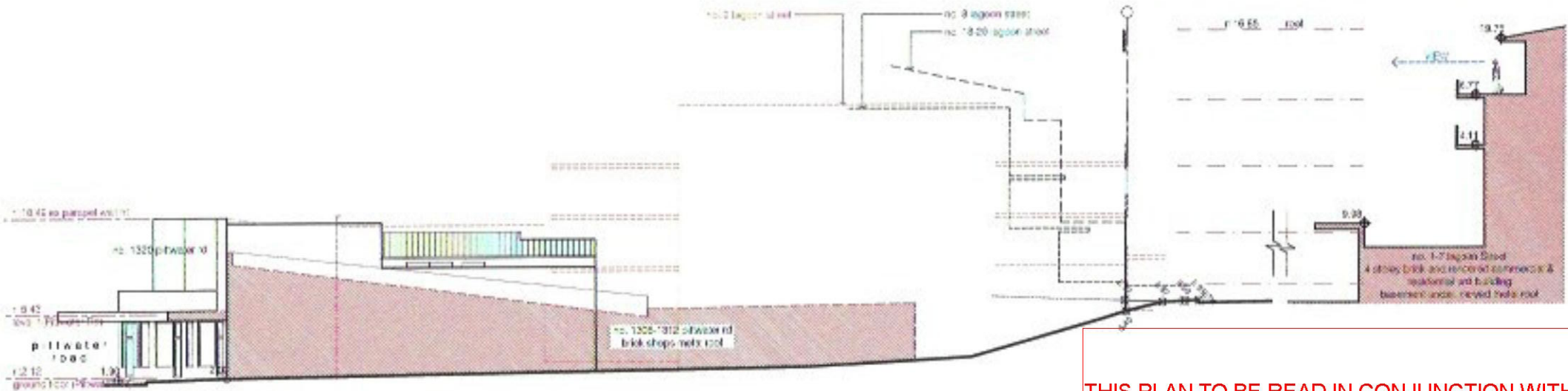
revision	date	description
01	25.07.17	building certification
02	19.07.17	minor revs
03	13.03.17	rev stairs
04	14.02.17	rev balc.2 terra
05	07.12.16	revised counts
06	02.12.16	revised stair
07	31.10.16	Street parking
08	03.08.16	issue for DA
09	27.07.16	storage and GB
10	22.07.16	basic & levels

reference:	a3001	issue:	00
proj no:	1029	scale:	1:2000
A Suite 501, 50 Alexander Street, Brisbane QLD 4000			
T +61 7 3001 9222 F +61 7 3001 0486 E info@rfa.com.au			





01 WEST ELEVATION  
SCALE 1:200AA

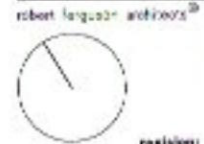


02 SOUTH ELEVATION  
SCALE 1:200AA

THIS PLAN TO BE READ IN CONJUNCTION WITH  
MOD2017/0249  
NORTHERN BEACHES COUNCIL

preliminary only. not for construction.

© 2017 Robert Langdon Architects Pty Ltd. All rights reserved. No part of this publication may be reproduced, stored in a retrieval system, or transmitted in any form or by any means, electronic, mechanical, photocopying, recording, or by any information storage and retrieval system, without the prior written permission of Robert Langdon Architects Pty Ltd.



revision	date	description
ad	25.07.17	building certification
an	19.07.17	minor revs
am	13.03.17	revs stairs
al	14.02.17	revs balc2 area
ak	07.12.16	revised counts
aj	10.12.16	revised stair
ai	31.10.16	direct parking
ah	10.08.16	seals for DA
ag	27.07.16	storage and GB
af	22.07.16	task 4 levels

project: building certification  
1320 Pittwater rd, northern beaches  
client: vocera ptl  
drawing: west and south elevations

reference: s3002  
proj no: 1433  
A site 201, 50 alderley street, southport, new south  
T 61 7 3361 3022 F 61 7 9631 4436 E admin@robertlangdon.com.au

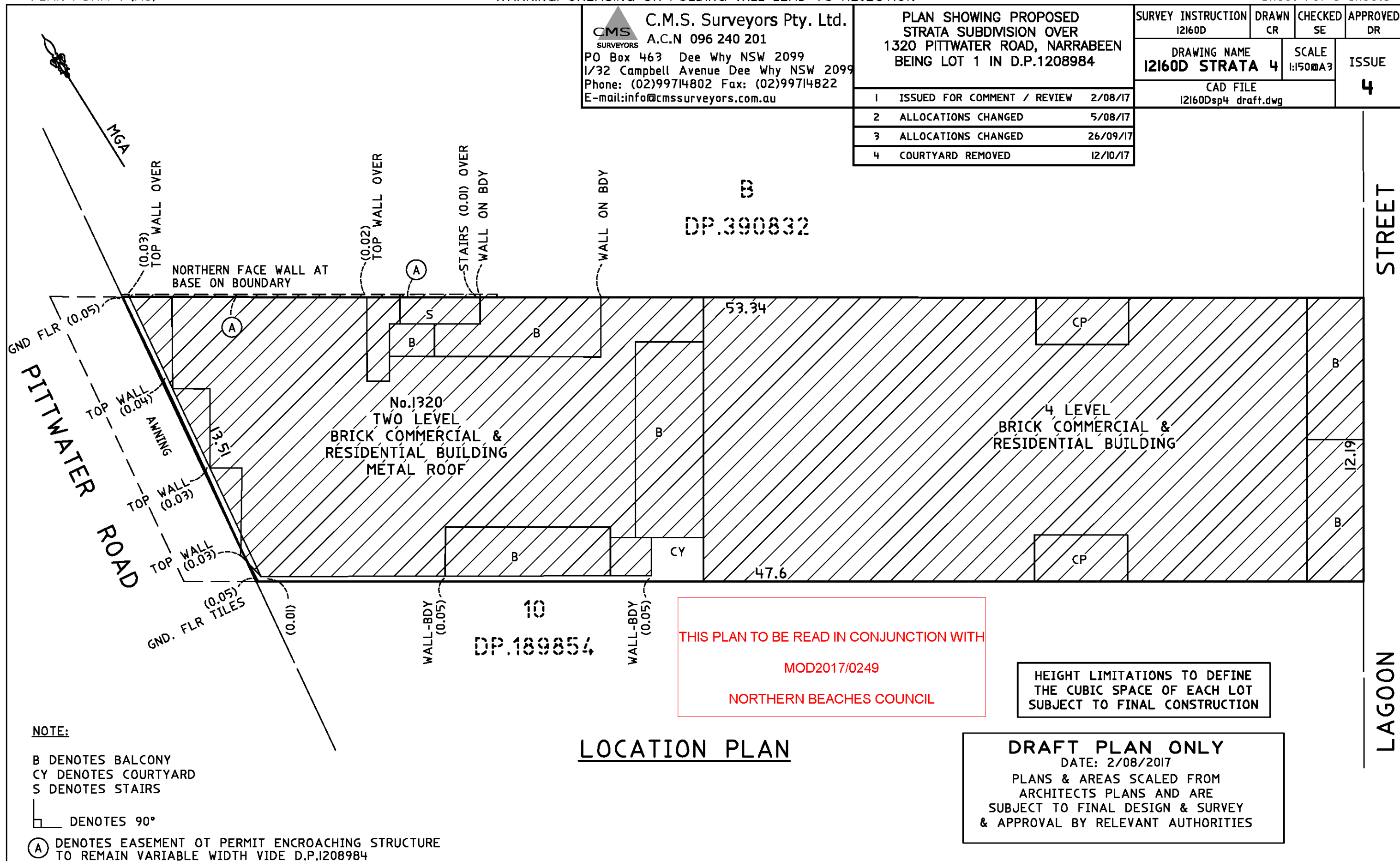
issue: 30  
scale: 1:200@s3



**C.M.S. Surveyors Pty. Ltd.**  
 A.C.N 096 240 201  
 PO Box 463 Dee Why NSW 2099  
 1/32 Campbell Avenue Dee Why NSW 2099  
 Phone: (02)99714802 Fax: (02)99714822  
 E-mail: info@cmsurveyors.com.au

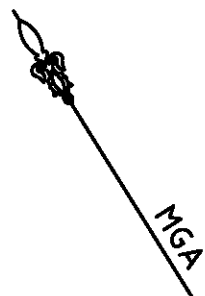
PLAN SHOWING PROPOSED STRATA SUBDIVISION OVER 1320 PITTWATER ROAD, NARRABEEN BEING LOT 1 IN D.P.1208984		
1	ISSUED FOR COMMENT / REVIEW	2/08/17
2	ALLOCATIONS CHANGED	5/08/17
3	ALLOCATIONS CHANGED	26/09/17
4	COURTYARD REMOVED	12/10/17

SURVEY INSTRUCTION 12160D	DRAWN CR	CHECKED SE	APPROVED DR
DRAWING NAME <b>12160D STRATA 4</b>		SCALE 1:150 @ A3	ISSUE <b>4</b>
CAD FILE 12160Dsp4 draft.dwg			



**LOCATION PLAN**

SURVEYOR Name: STEPHEN R EMERY Date: Reference: 12160D SP4	PLAN OF SUBDIVISION OF LOT 1 IN D.P.1208984	LGA: NORTHERN BEACHES Locality: NARRABEEN Reduction Ratio: 1: 150 Lengths are in metres.	Registered    DP
---	--	---	------------------------------

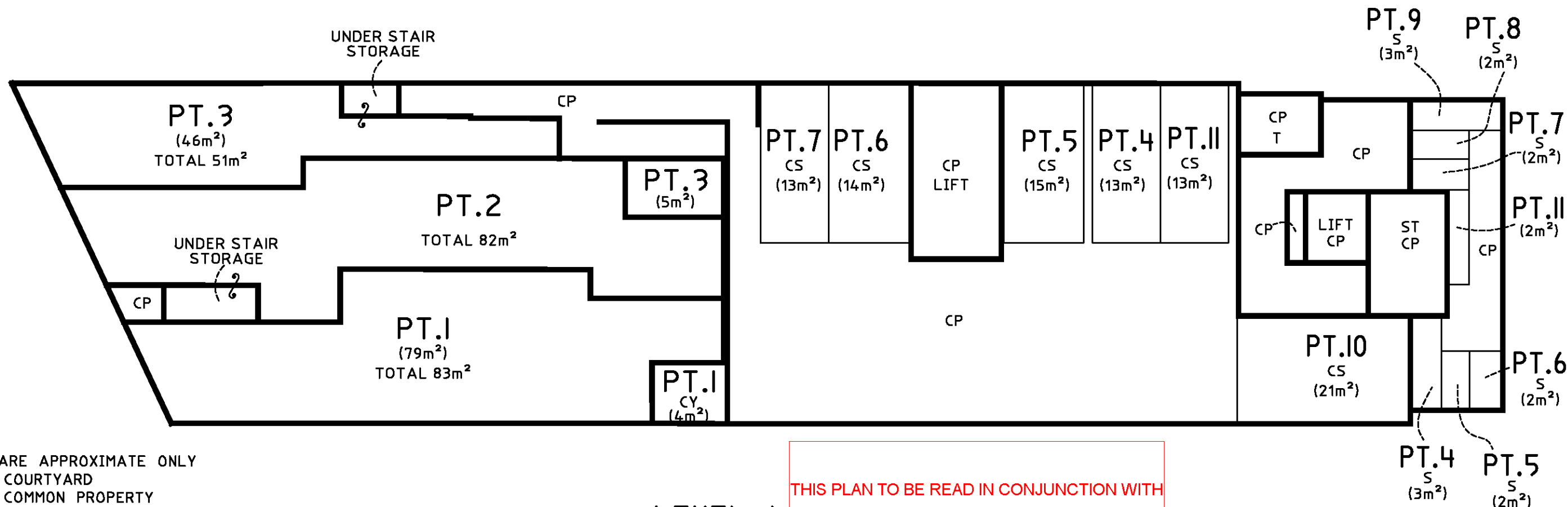


**C.M.S. Surveyors Pty. Ltd.**  
 A.C.N 096 240 201  
 PO Box 463 Dee Why NSW 2099  
 1/32 Campbell Avenue Dee Why NSW 2099  
 Phone: (02)99714802 Fax: (02)99714822  
 E-mail: info@cmssurveyors.com.au

PLAN SHOWING PROPOSED  
 STRATA SUBDIVISION OVER  
 1320 PITTWATER ROAD, NARRABEEN  
 BEING LOT 1 IN D.P.1208984

SURVEY INSTRUCTION 12160D	DRAWN CR	CHECKED SE	APPROVED DR
DRAWING NAME <b>12160D STRATA 4</b>		SCALE 1:150	ISSUE <b>4</b>
CAD FILE 12160Dsp4 draft.dwg			

1	ISSUED FOR COMMENT / REVIEW	2/08/17
2	ALLOCATIONS CHANGED	5/08/17
3	ALLOCATIONS CHANGED	26/09/17
4	COURTYARD REMOVED	12/10/17



**NOTE:**  
 ALL AREAS ARE APPROXIMATE ONLY  
 CY DENOTES COURTYARD  
 CP DENOTES COMMON PROPERTY

└┘ DENOTES 90°

S DENOTES STORAGE  
 SER DENOTES SERVICES  
 ST DENOTES STAIRS  
 VP DENOTES VISITOR PARKING (CP  
 T DENOTES TOILET

PLANS USED:  
 ARCHITECT: ANNA VAUGHAN ARCHITECTS  
 PROJECT No. 1719, DWG No.A01 AND A02  
 ISSUE C DATED 19-09-17

**LEVEL 1**

THIS PLAN TO BE READ IN CONJUNCTION WITH  
 MOD2017/0249  
 NORTHERN BEACHES COUNCIL

THE LOT 1 COURTYARD IS LIMITED IN STRATUM FROM  
 2 METRES BELOW THE LOT 1 FLOOR LEVEL TO 4 METRES  
 ABOVE THE LOT 1 FLOOR LEVEL UNLESS COVERED WITHIN  
 THIS LIMIT

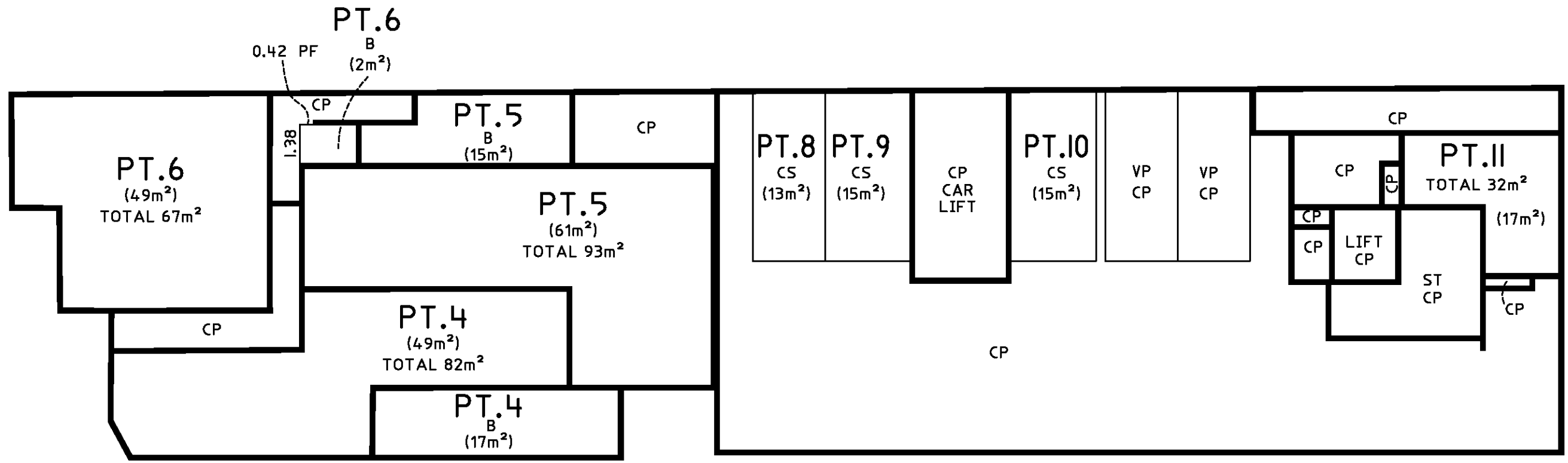
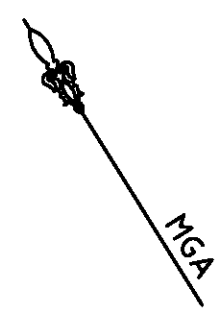
**DRAFT PLAN ONLY**  
 DATE: 2/08/2017  
 PLANS & AREAS SCALED FROM  
 ARCHITECTS PLANS AND ARE  
 SUBJECT TO FINAL DESIGN & SURVEY  
 & APPROVAL BY RELEVANT AUTHORITIES

SURVEYOR Name: STEPHEN R EMERY Date: Reference: 12160D SP4	PLAN OF SUBDIVISION OF LOT 1 IN D.P.1208984	LGA: NORTHERN BEACHES Locality: NARRABEEN Reduction Ratio: 1: 150 Lengths are in metres.	Registered	DP
---	--	---	------------	----

**C.M.S. Surveyors Pty. Ltd.**  
 A.C.N 096 240 201  
 PO Box 463 Dee Why NSW 2099  
 1/32 Campbell Avenue Dee Why NSW 2099  
 Phone: (02)99714802 Fax: (02)99714822  
 E-mail: info@cmssurveyors.com.au

PLAN SHOWING PROPOSED STRATA SUBDIVISION OVER 1320 PITTWATER ROAD, NARRABEEN BEING LOT 1 IN D.P.1208984		
1	ISSUED FOR COMMENT / REVIEW	2/08/17
2	ALLOCATIONS CHANGED	5/08/17
3	ALLOCATIONS CHANGED	26/09/17
4	COURTYARD REMOVED	12/10/17

SURVEY INSTRUCTION I2160D	DRAWN CR	CHECKED SE	APPROVED DR
DRAWING NAME <b>I2160D STRATA 4</b>		SCALE 1:150 A3	ISSUE <b>4</b>
CAD FILE I2160Dsp4 draft.dwg			



**LEVEL 2**

THIS PLAN TO BE READ IN CONJUNCTION WITH  
 MOD2017/0249  
 NORTHERN BEACHES COUNCIL

**NOTE:**  
 ALL AREAS ARE APPROXIMATE ONLY  
 CP DENOTES COMMON PROPERTY  
 CS DENOTES CARSPACE  
 ST DENOTES STAIRS  
 VP DENOTES VISITOR CARSPACE  
 B DENOTES BALCONIES

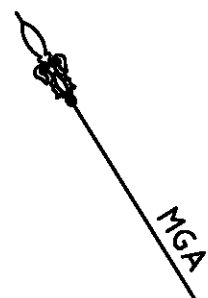
BALCONIES ARE LIMITED IN HEIGHT WHERE UNCOVERED TO 3 METRES ABOVE THE TOP OF THEIR RESPECTIVE CONCRETE FLOORS UNLESS COVERED WITHIN THIS HEIGHT

PLANS USED:  
 ARCHITECT: ANNA VAUGHAN ARCHITECTS  
 PROJECT No. 1719, DWG No.A01 AND A02  
 ISSUE C DATED 19-09-17

HEIGHT LIMITATIONS TO DEFINE THE CUBIC SPACE OF EACH LOT SUBJECT TO FINAL CONSTRUCTION

**DRAFT PLAN ONLY**  
 DATE: 2/08/2017  
 PLANS & AREAS SCALED FROM ARCHITECTS PLANS AND ARE SUBJECT TO FINAL DESIGN & SURVEY & APPROVAL BY RELEVANT AUTHORITIES

SURVEYOR Name: STEPHEN R EMERY Date: Reference: 12160D SP4	PLAN OF SUBDIVISION OF LOT 1 IN D.P.1208984	LGA: NORTHERN BEACHES Locality: NARRABEEN Reduction Ratio: 1: 150 Lengths are in metres.	Registered	DP
---	--	---	------------	----

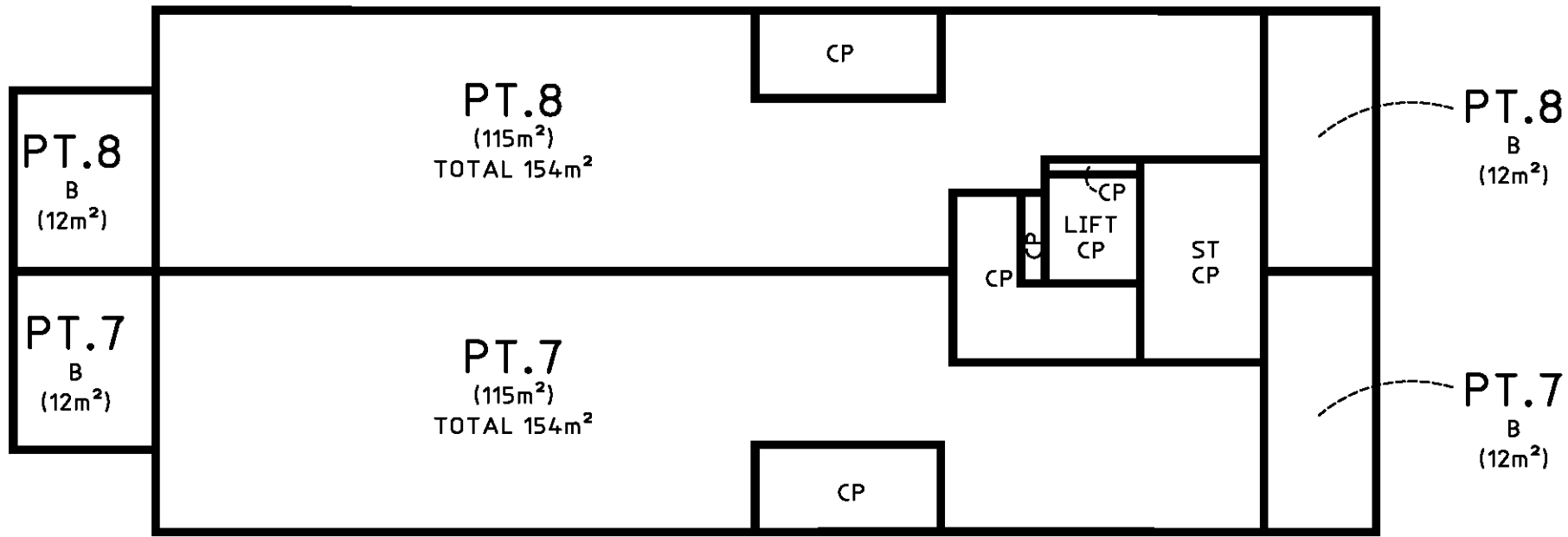


**C.M.S. Surveyors Pty. Ltd.**  
 A.C.N 096 240 201  
 PO Box 463 Dee Why NSW 2099  
 1/32 Campbell Avenue Dee Why NSW 2099  
 Phone: (02)99714802 Fax: (02)99714822  
 E-mail: info@cmssurveyors.com.au

**PLAN SHOWING PROPOSED STRATA SUBDIVISION OVER 1320 PITTWATER ROAD, NARRABEEN BEING LOT 1 IN D.P.1208984**

1	ISSUED FOR COMMENT / REVIEW	2/08/17
2	ALLOCATIONS CHANGED	5/08/17
3	ALLOCATIONS CHANGED	26/09/17
4	COURTYARD REMOVED	12/10/17

SURVEY INSTRUCTION 12160D	DRAWN CR	CHECKED SE	APPROVED DR
DRAWING NAME <b>12160D STRATA 4</b>		SCALE 1:150	ISSUE <b>4</b>
CAD FILE 12160Dsp4 draft.dwg			



**LEVEL 3**

THIS PLAN TO BE READ IN CONJUNCTION WITH  
 MOD2017/0249  
 NORTHERN BEACHES COUNCIL

**DRAFT PLAN ONLY**  
 DATE: 2/08/2017  
 PLANS & AREAS SCALED FROM ARCHITECTS PLANS AND ARE SUBJECT TO FINAL DESIGN & SURVEY & APPROVAL BY RELEVANT AUTHORITIES

HEIGHT LIMITATIONS TO DEFINE THE CUBIC SPACE OF EACH LOT SUBJECT TO FINAL CONSTRUCTION

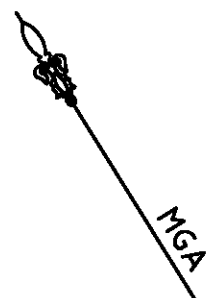
**NOTE:**  
 ALL AREAS ARE APPROXIMATE ONLY  
 B DENOTES BALCONIES  
 CP DENOTES COMMON PROPERTY  
 GA DENOTES GARDEN  
 ST DENOTES STAIRS

BALCONIES AND GARDEN AREAS ARE LIMITED IN HEIGHT WHERE UNCOVERED TO 3 METRES ABOVE THE TOP OF THEIR RESPECTIVE CONCRETE FLOORS UNLESS COVERED WITHIN THIS HEIGHT

PLANS USED:  
 ARCHITECT: ANNA VAUGHAN ARCHITECTS  
 PROJECT No. 1719, DWG No.A01 AND A02  
 ISSUE C DATED 19-09-17

SURVEYOR Name: STEPHEN R EMERY Date: Reference: 12160D SP4	PLAN OF SUBDIVISION OF LOT 1 IN D.P.1208984	LGA: NORTHERN BEACHES Locality: NARRABEEN Reduction Ratio: 1: 150 Lengths are in metres.	Registered	DP
---	--	---	------------	----



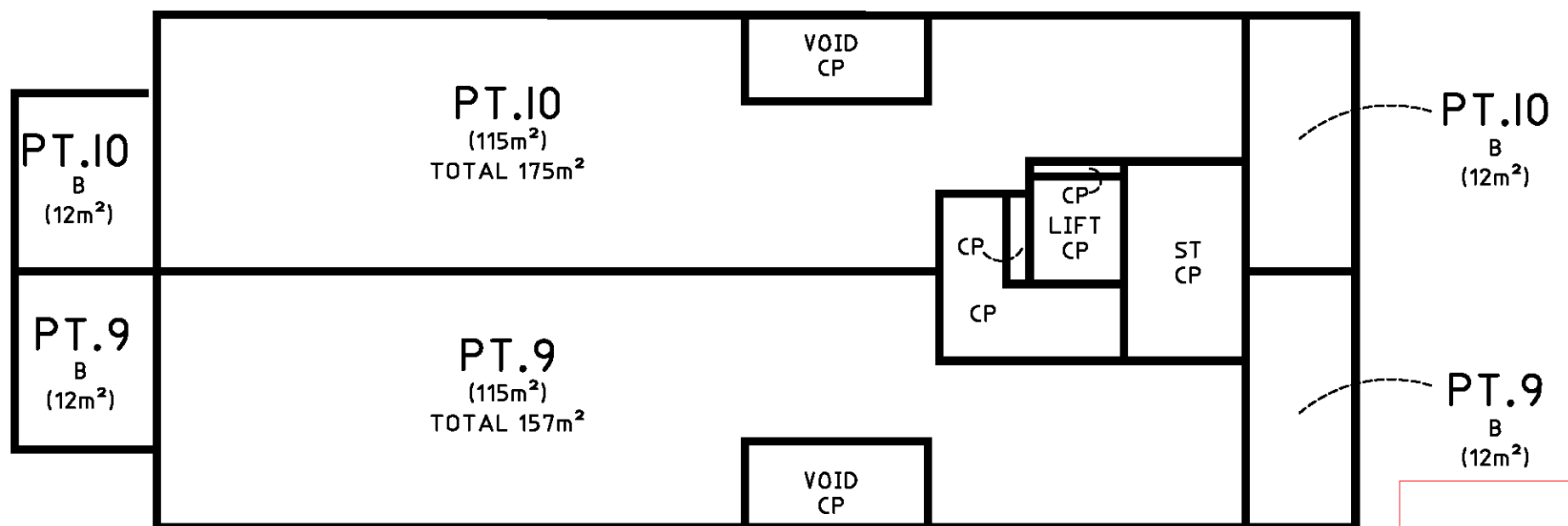


**C.M.S. Surveyors Pty. Ltd.**  
 A.C.N 096 240 201  
 PO Box 463 Dee Why NSW 2099  
 1/32 Campbell Avenue Dee Why NSW 2099  
 Phone: (02)99714802 Fax: (02)99714822  
 E-mail: info@cmsurveyors.com.au

**PLAN SHOWING PROPOSED STRATA SUBDIVISION OVER 1320 PITTWATER ROAD, NARRABEEN BEING LOT 1 IN D.P.1208984**

1	ISSUED FOR COMMENT / REVIEW	2/08/17
2	ALLOCATIONS CHANGED	5/08/17
3	ALLOCATIONS CHANGED	26/09/17
4	COURTYARD REMOVED	12/10/17

SURVEY INSTRUCTION 12160D	DRAWN CR	CHECKED SE	APPROVED DR
DRAWING NAME <b>12160D STRATA 4</b>		SCALE 1:150 @ A3	ISSUE <b>4</b>
CAD FILE 12160Dsp4 draft.dwg			



THIS PLAN TO BE READ IN CONJUNCTION WITH  
 MOD2017/0249  
 NORTHERN BEACHES COUNCIL

LEVEL 4

**DRAFT PLAN ONLY**  
 DATE: 2/08/2017  
 PLANS & AREAS SCALED FROM ARCHITECTS PLANS AND ARE SUBJECT TO FINAL DESIGN & SURVEY & APPROVAL BY RELEVANT AUTHORITIES

**HEIGHT LIMITATIONS TO DEFINE THE CUBIC SPACE OF EACH LOT SUBJECT TO FINAL CONSTRUCTION**

**NOTE:**  
 ALL AREAS ARE APPROXIMATE ONLY  
 B DENOTES BALCONIES  
 CP DENOTES COMMON PROPERTY  
 ST DENOTES STAIRS

BALCONIES ARE LIMITED IN HEIGHT WHERE UNCOVERED TO 3 METRES ABOVE THE TOP OF THEIR RESPECTIVE CONCRETE FLOORS UNLESS COVERED WITHIN THIS HEIGHT

PLANS USED:  
 ARCHITECT: ANNA VAUGHAN ARCHITECTS  
 PROJECT No. 1719, DWG No.A01 AND A02  
 ISSUE C DATED 19-09-17

SURVEYOR Name: STEPHEN R EMERY Date: Reference: 12160D SP4	PLAN OF SUBDIVISION OF LOT 1 IN D.P.1208984	LGA: NORTHERN BEACHES Locality: NARRABEEN Reduction Ratio: 1: 150 Lengths are in metres.	Registered	DP
---	--	---	------------	----