

THIS PLAN IS TO BE READ IN  
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CONSENT

DA2021/0376



AIZZA  
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email:  
jessicavarley@aizza.com.au

LOT 12 IN DP 1148283  
Sheet Name  
DEMOLITION GROUND FLOOR

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Project Address:  
163 WALLUMATTA RD, NEWPORT  
2106  
Client : JESSICA AND SEAN JOBE

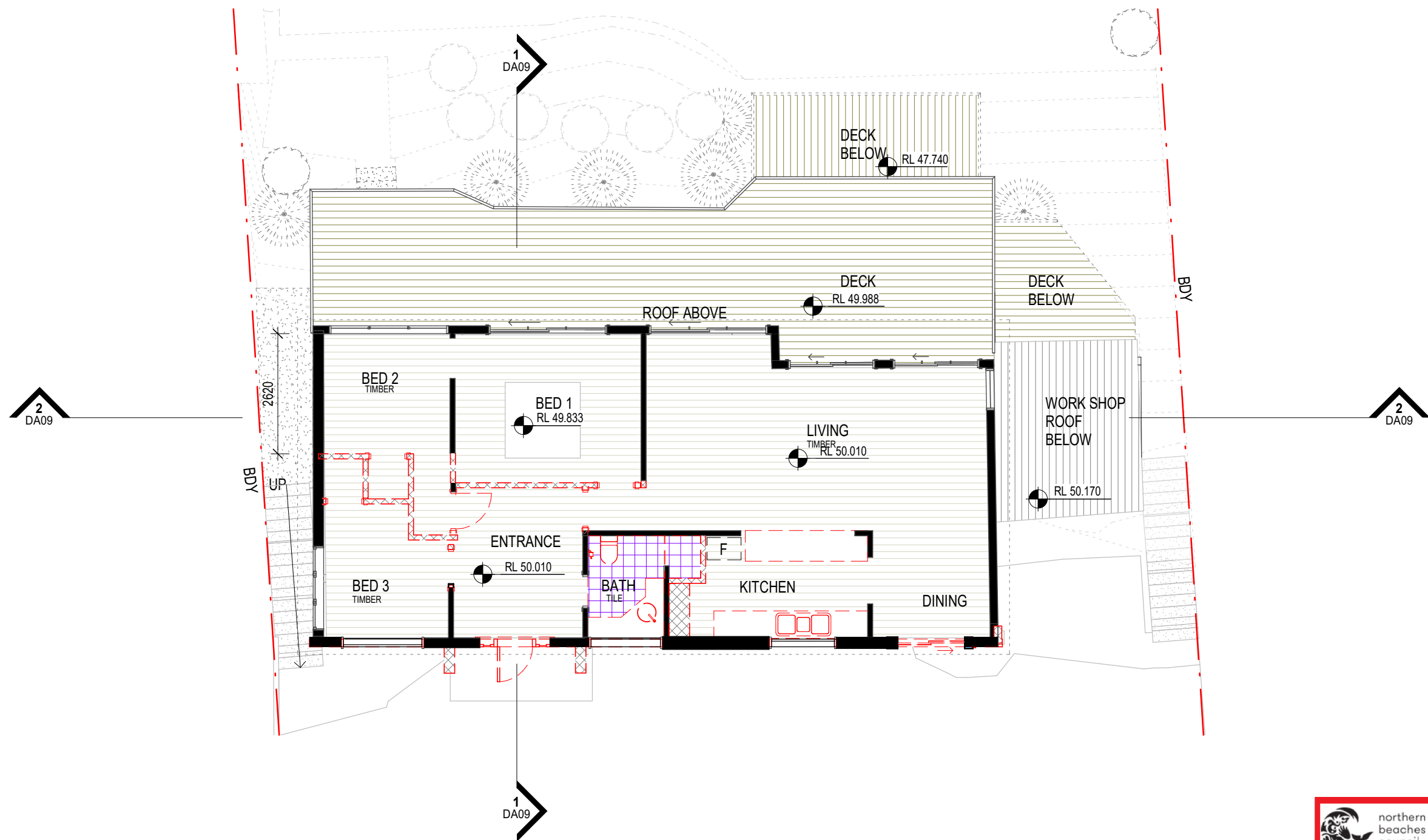
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Date :13/07/2021 7:35:11 PM

Designed  
JESSICA JOBE

Project 2013 DA03

Sheet Number  
**DA03**  
Amendment :  
**A3**



**1** DEMOLITION FIRST FLOOR  
1 : 100

 northern  
beaches  
council

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Sheet Name  
DEMOLITION FIRST FLOOR PLAN

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Designed

**JESSICA JOBE**

Project

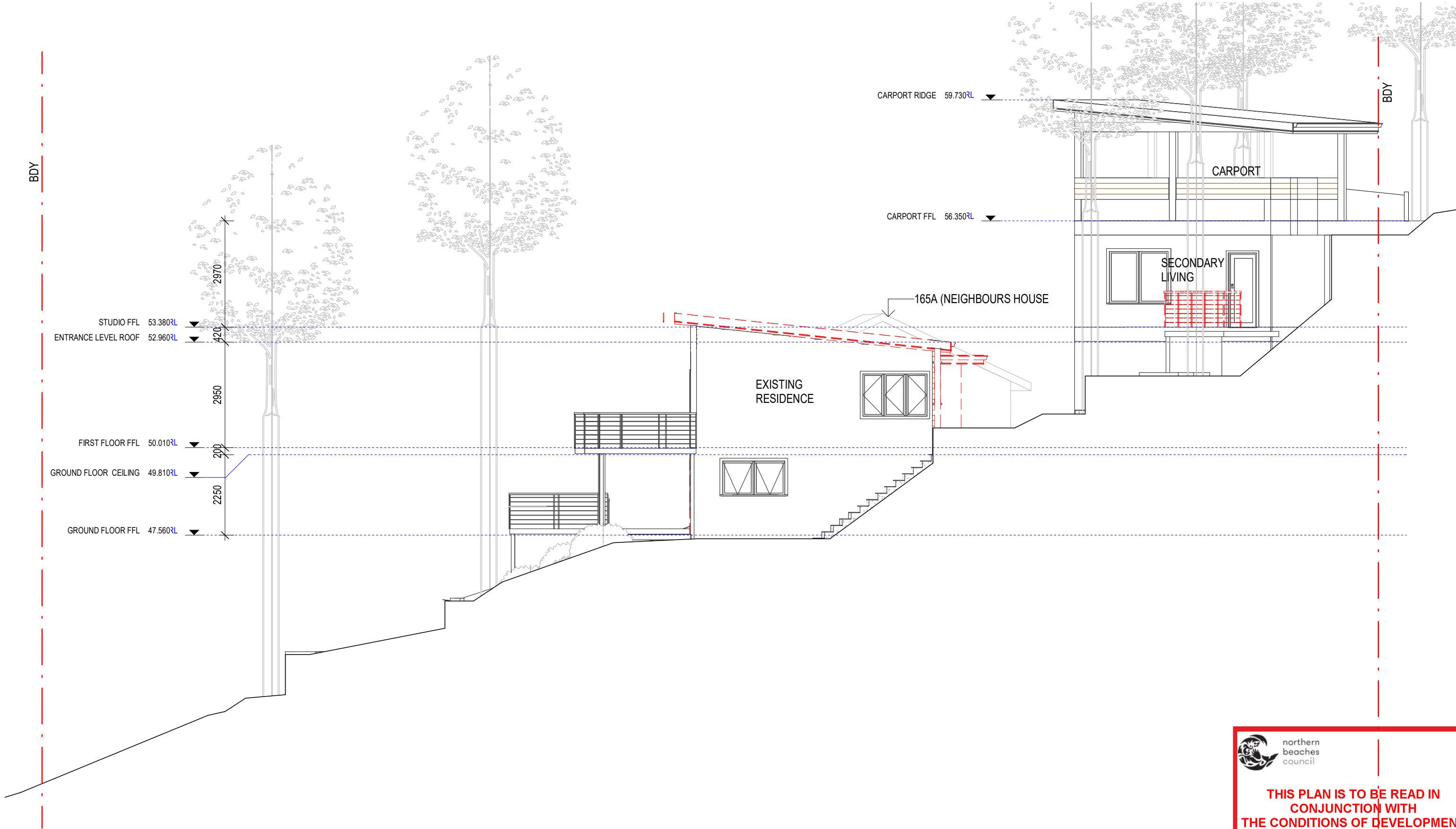
**2013 DA04**

Sheet Number

**DA04**

Amendment :

**A3**




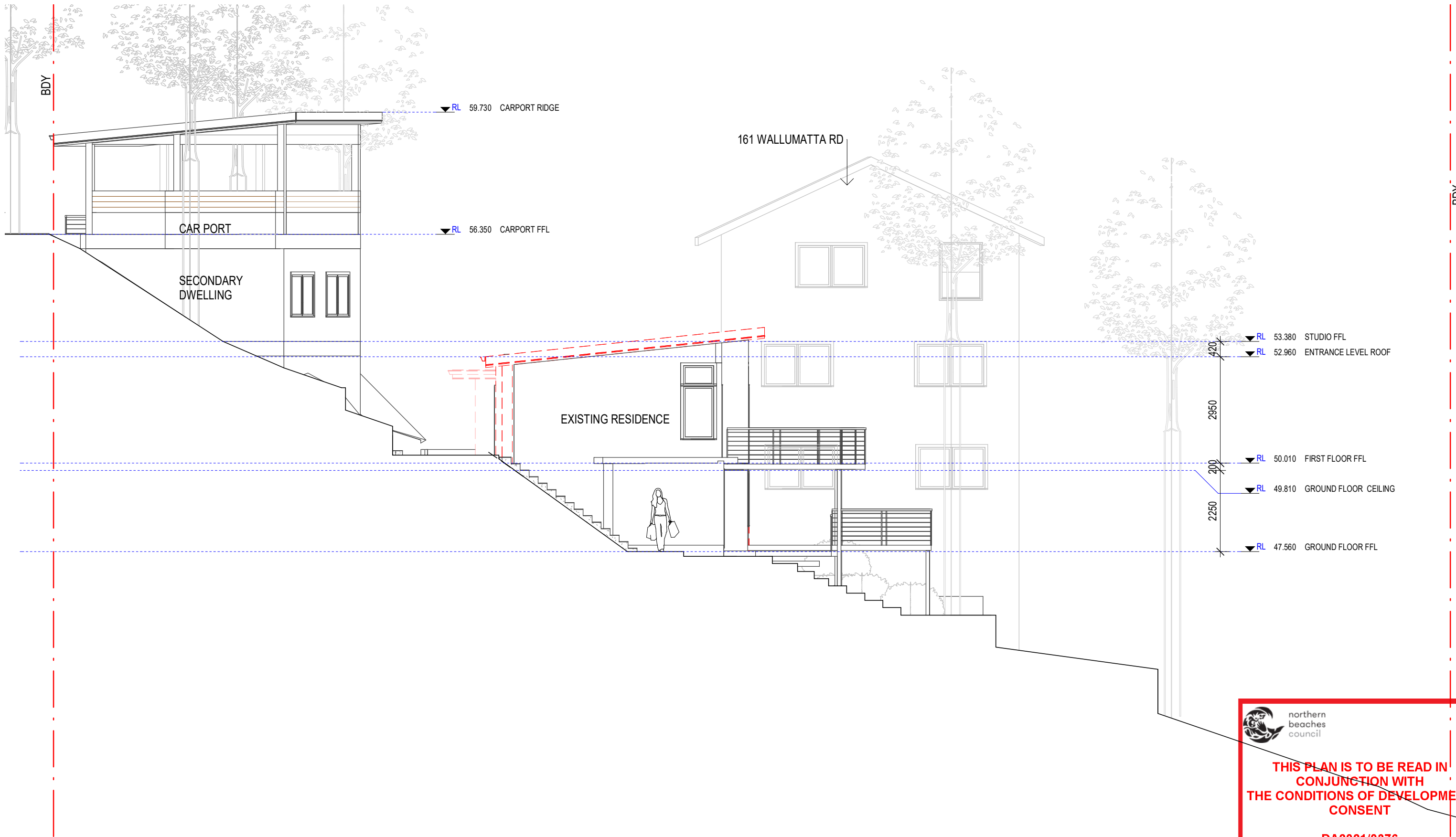
1 EAST ELEVATION  
1 : 100

 northern beaches council


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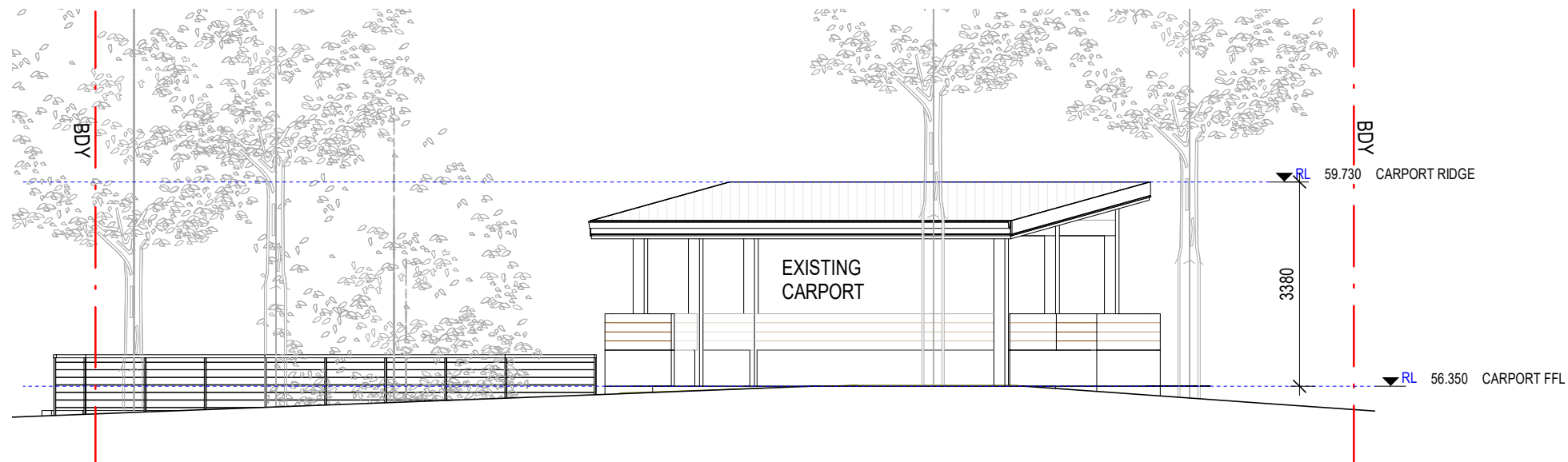
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 <div>AIZZA Address: 8/2 Birkley Road, Manly 2095 Phone: 0405 204 751 email: jessicavarley@aizza.com.au</div>	LOT 12 IN DP 1148283	<div>- DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE SCALED ON SITE BEFORE COMMENCEMENT OF WORK.</div> <div>- ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA), AUSTRALIAN STANDARDS (AS) AND RELEVANT AUTHORITIES' REQUIREMENTS.</div> <div>- ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.</div> <div>- THIS DRAWING IS TO BE READ WITH ALL AIZZA DOCUMENTATION, INCLUDING SPECIFICATIONS, SCHEDULES, DRAWINGS AND REPORTS.</div> <div>- ALL AREAS YIELDS &amp; CALCULATIONS ARE PRELIMINARY AND INDICATIVE ONLY &amp; SUBJECT TO DETAILED AND FURTHER SURVEY, DESIGN &amp; CLIENT AND CONSULTANT INPUT &amp; ADVICE.</div>	Project Address: <b>163 WALLUMATTA RD, NEWPORT 2106</b>  Client : JESSICA AND SEAN JOBE	Scale: 1 : 100 @A3  Date :13/07/2021 7:35:13 PM	Designed <b>JESSICA JOBE</b>	Sheet Number <b>DA05</b>
	Sheet Name DEMOLITION EAST ELEVATION				Project 2013 DA05	Amendment : <b>A3</b>

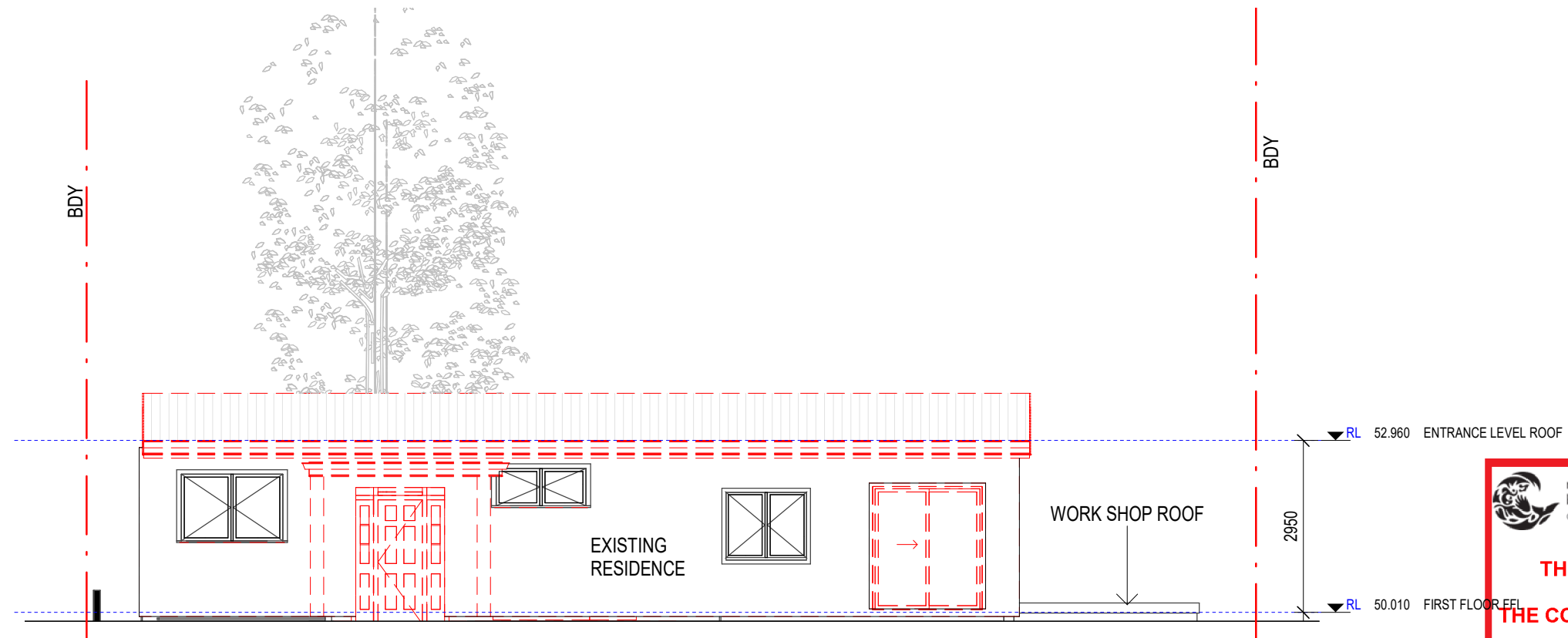


1 WEST ELEVATION  
1 : 100

	AIZZA Address: 8/2 Birkley Road, Manly 2095 Phone: 0405 204 751 email: jessicavarley@aizza.com.au	LOT 12 IN DP 1148283  Sheet Name DEMOLITION WEST ELEVATION	<p>- DO NOT SCALE DRAWINGS. ALL DIMENSIONS TO BE SCALED ON SITE BEFORE COMMENCEMENT OF WORK.</p> <p>- ALL WORKS TO BE IN ACCORDANCE WITH THE BUILDING CODE OF AUSTRALIA (BCA), AUSTRALIAN STANDARDS (AS) AND RELEVANT AUTHORITIES' REQUIREMENTS.</p> <p>- ALL DISCREPANCIES TO BE BROUGHT TO THE ATTENTION OF THE AUTHOR.</p> <p>- THIS DRAWING IS TO BE READ WITH ALL AIZZA DOCUMENTATION, INCLUDING SPECIFICATIONS, SCHEDULES, DRAWINGS AND REPORTS.</p> <p>- ALL AREAS YIELDS &amp; CALCULATIONS ARE PRELIMINARY AND INDICATIVE ONLY &amp; SUBJECT TO DETAILED AND FURTHER SURVEY, DESIGN &amp; CLIENT AND CONSULTANT INPUT &amp; ADVICE.</p>	Project Address: <b>163 WALLUMATTA RD, NEWPORT 2106</b>  Client : JESSICA AND SEAN JOBE	Scale: 1 : 100 @A3	Designed <b>JESSICA JOBE</b>	Sheet Number <b>DA06</b>
					Date :13/07/2021 7:35:16 PM	Project     2013 DA06	Amendment : <b>A3</b>



**1** NORTH ELEVATION FROM STREET  
1 : 100



**2** NORTH ELEVATION FROM FRONT OF HOUSE  
1 : 100



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Sheet Name  
DEMOLITION NORTH ELEVATION

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Project

**2013 DA07**

Sheet Number

**DA07**

Amendment :

**A3**





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LOT 12 IN DP 1148283  
Sheet Name  
DEMOLITION SOUTH ELEVATION

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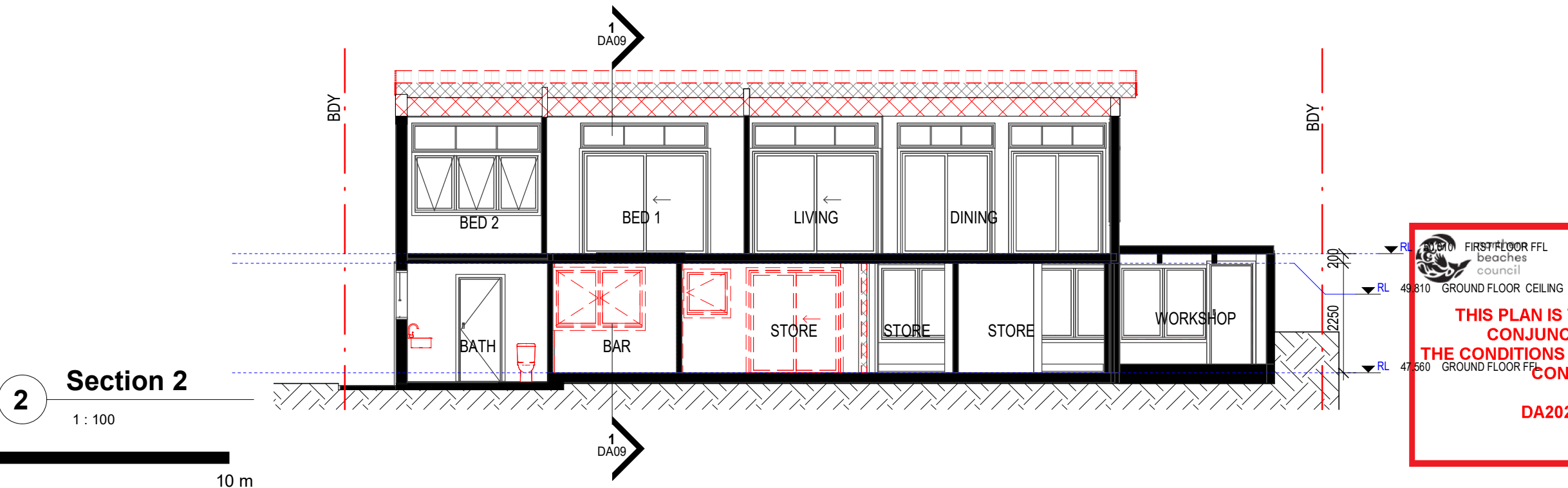
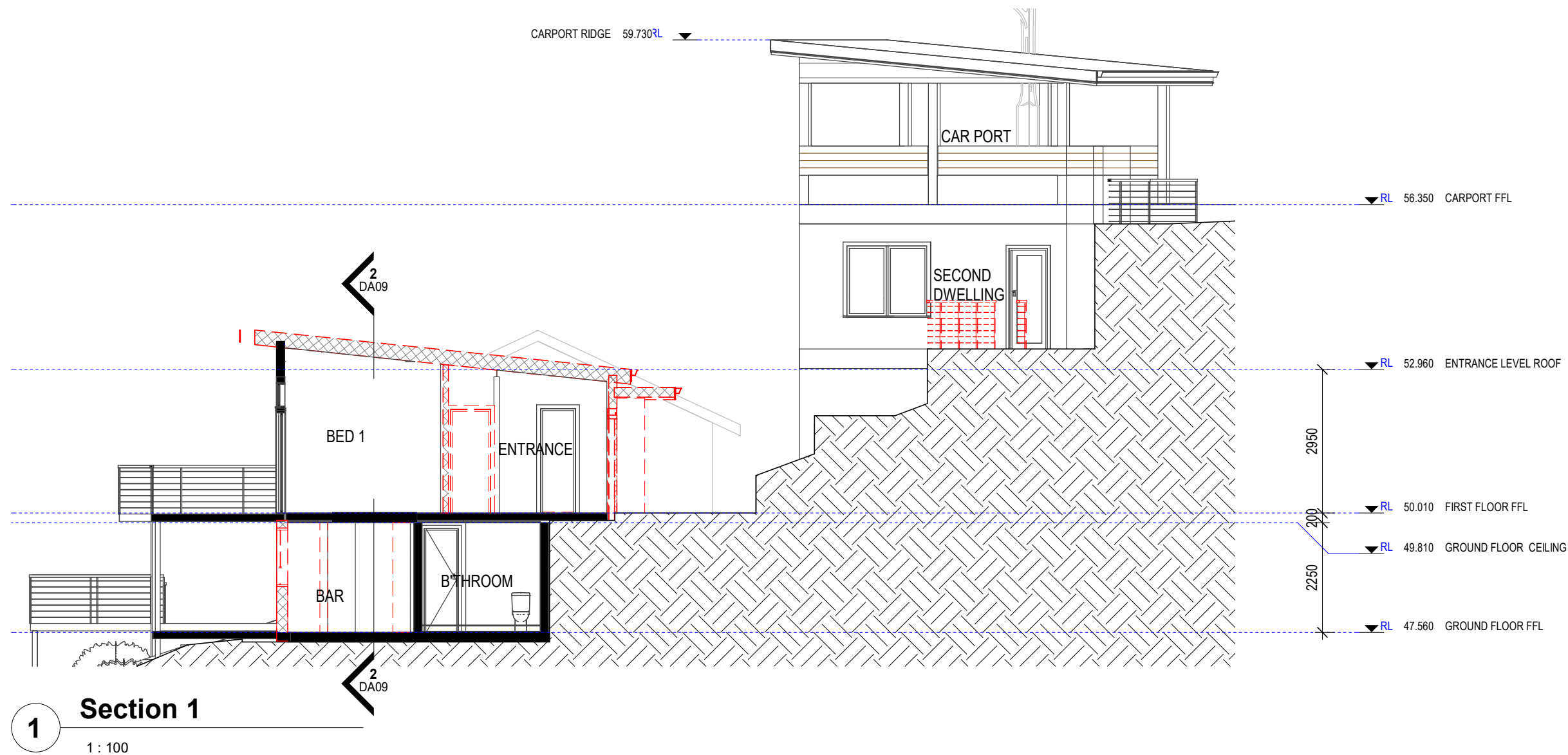
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Designed  
JESSICA JOBE

Project 2013 DA08

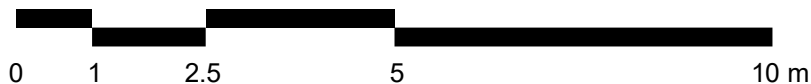
Sheet Number  
**DA08**  
Amendment :  
**A3**



WALLUMATTA  
beaches  
council

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LOT 12 IN DP 1148283

Sheet Name  
DEMOLITION SECTIONS

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**JESSICA JOBE**

Project

**2013 DA09**







Sheet Number

**DA09**

Amendment :

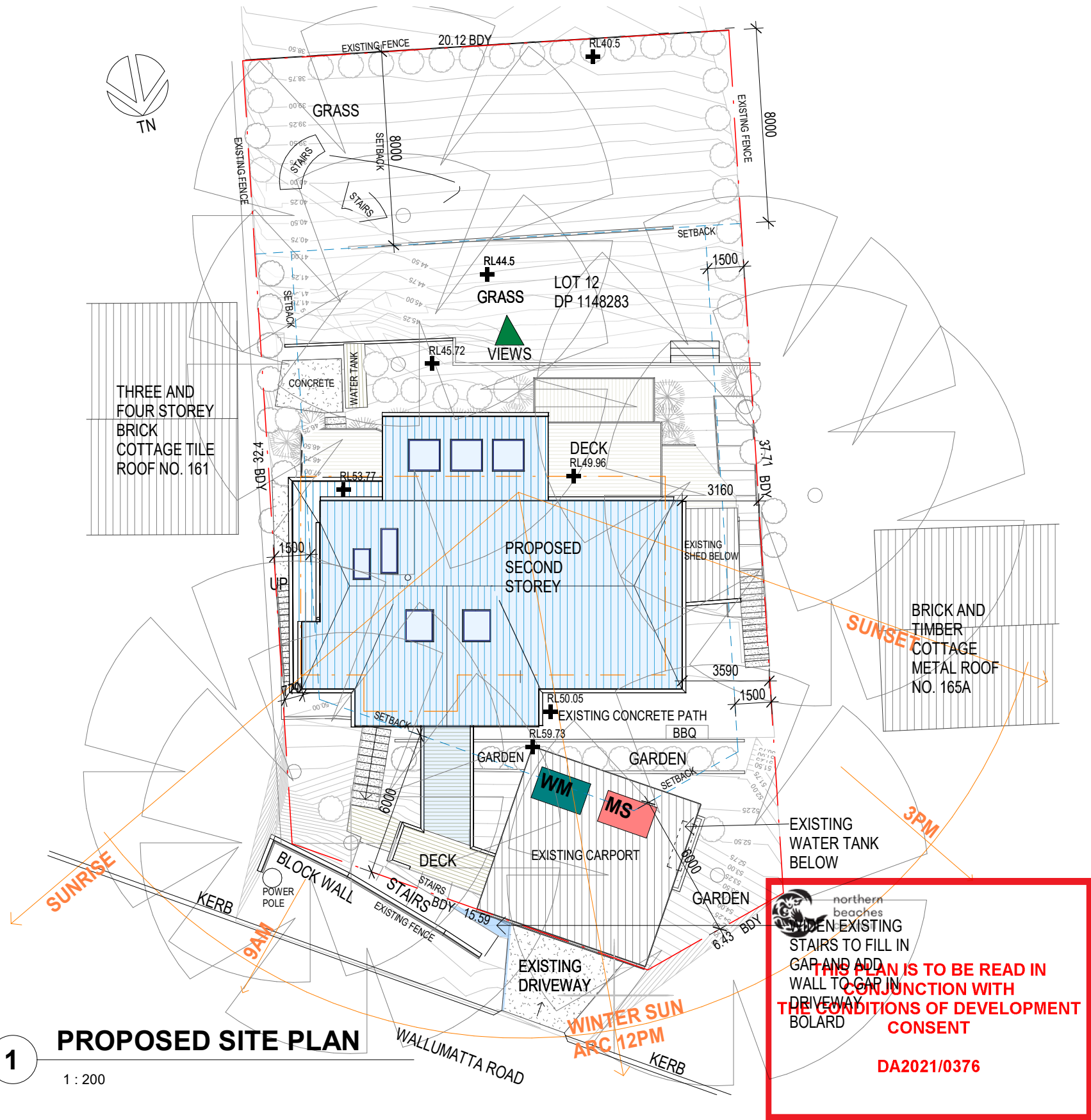
**A3**

DEVELOPMENT CALCULATIONS				
LOT 12 LOT SIZE 714 M2	CONTROL	EXISTING	PROPOSED	
RESIDENTIAL CONTROL	E4	E4	E4	NO CHANGE
ROOF AREA	30%	132 M2= 18.4%	161.6M2= 22.6%	COMPLIES
STRUCTURE FROM REAR BOUNDARY	8 METERS	14 METERS	14 METERS	NO INCREASE
STRUCTURE FROM SIDE BOUNDARY	1500MM	900MM	1500 MM	NO INCREASE
EAVE FROM BOUNDARY	450MM	900MM	450MM	COMPLIES
LANDSCAPING	60%	535 M2 =74.9%	535 M2 =74.9%	NO CHANGE
MAXIMUM BUILDING HEIGHT	8.5 METERS	6.1 METERS	8.5 METERS	COMPLIES
SITE COVERAGE	30%	156.7 M2 = 21.9%	156.7 M2 = 21.9%	NO INCREASE

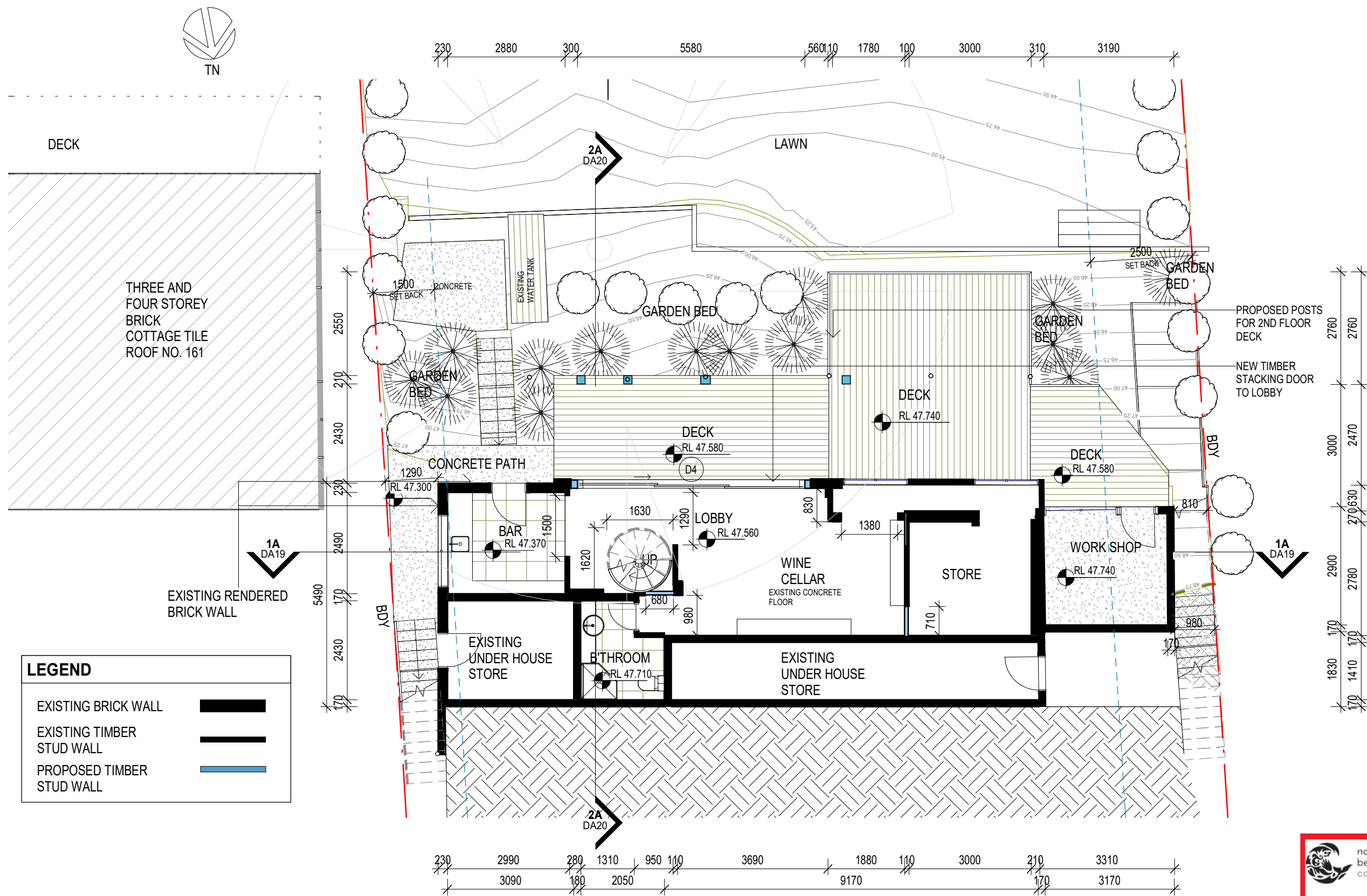
LEGEND	
EXISTING	
PROPOSED WORKS	
BOUNDARY	
EXISTING ROOF AREA	
MATERIALS STORE	
WASTE MANAGEMENT	



1 PROPOSED SITE PLAN  
1 : 200







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## PROPOSED GROUND FLOOR

1 : 100



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LOT 12 IN DP 1148283

Sheet Name  
PROPOSED GROUND FLOOR PLAN

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Designed

**JESSICA JOBE**

Project

**2013 DA11**

Sheet Number

**DA11**

Amendment :

**A3**



DECK

THREE AND  
FOUR STOREY  
BRICK  
COTTAGE TILE  
ROOF NO. 161

### LEGEND

EXISTING BRICK VENEER	
EXISTING TIMBER STUD WALL	
PROPOSED TIMBER STUD WALL 110MM	

1

## PROPOSED FIRST FLOOR

1 : 100



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PROPOSED FIRST FLOOR PLAN

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JESSICA JOBE

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2013 DA12

Sheet Number

**DA12**

Amendment :

**A3**



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**DA2021/0376**





THREE AND  
FOUR STOREY  
BRICK  
COTTAGE TILE  
ROOF NO. 161

1A  
DA19  
WOOD BURNING  
FIRE PLACE

### LEGEND

EXISTING BRICK VENEER



EXISTING TIMBER  
STUD WALL



PROPOSED TIMBER  
STUD WALL 110MM



PROPOSED TIMBER STUD  
WALL WITH HARDIE GROOVE  
CLADDING 150MM



WALLUMATTA RD

2ND FLOOR FFL

1

1 : 100



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Sheet Name  
PROPOSED SECOND FLOOR PLAN

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2013 DA13

Sheet Number

**DA13**

Amendment :

**A3**



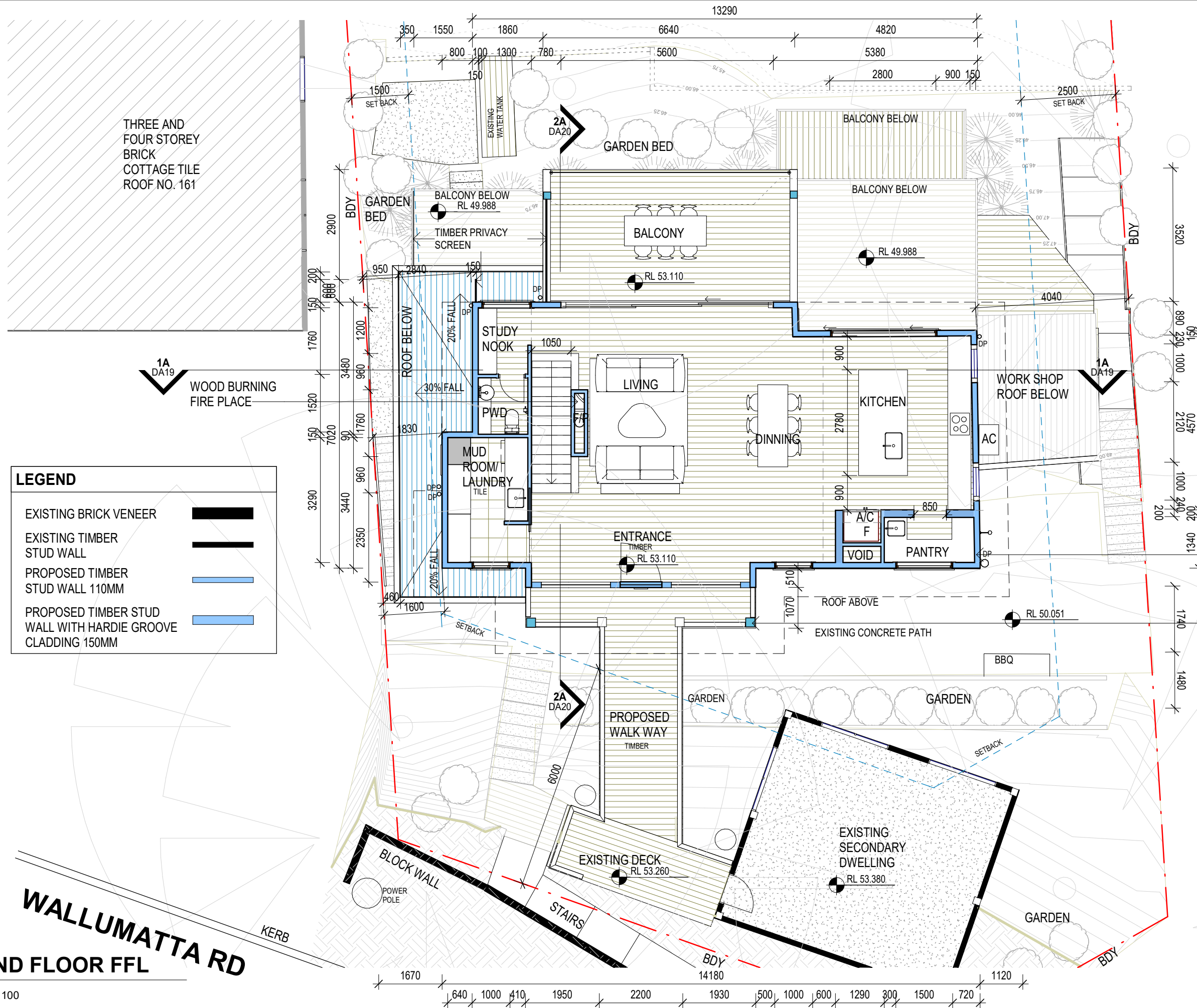
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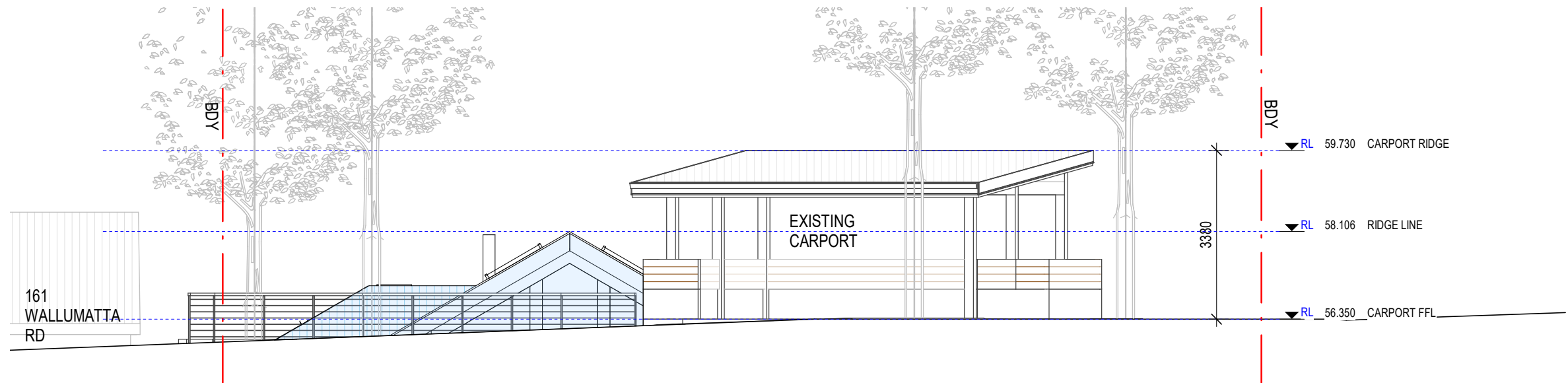
**DA2021/0376**

2 STORY BRICK  
AND TIMBER  
COTTAGE  
METAL ROOF  
NO. 165A

90X45 STUDS WITH  
HARDIEPLANK  
WEATHERBOARD AND  
10MM PLASTER  
BOARD R1.30

TIMBER POSTS





2

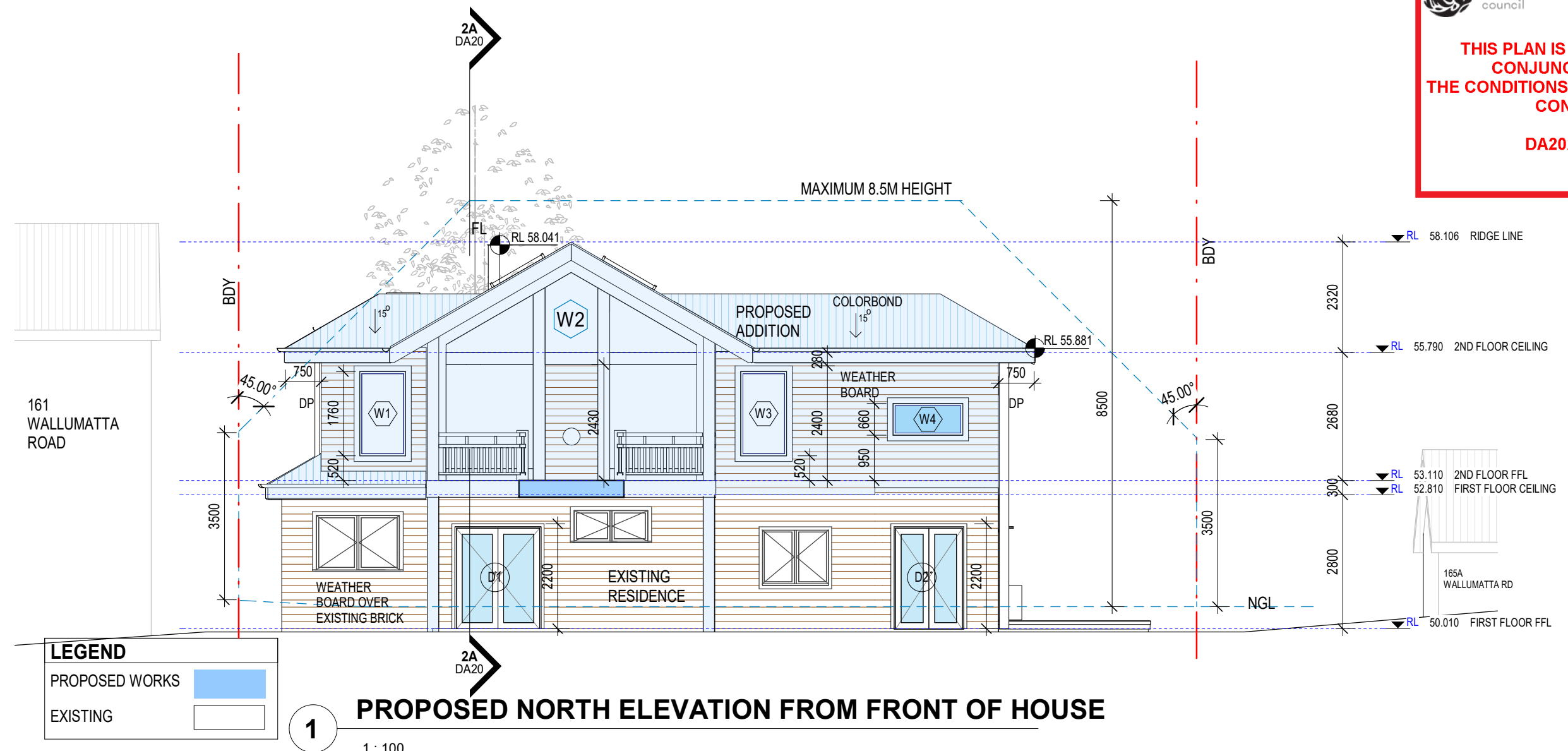
## PROPOSED NORTH ELEVATION FROM STREET

1 : 100



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### LEGEND

PROPOSED WORKS

EXISTING

1

## PROPOSED NORTH ELEVATION FROM FRONT OF HOUSE

1 : 100



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Sheet Name  
PROPOSED NORTH ELEVATIONS

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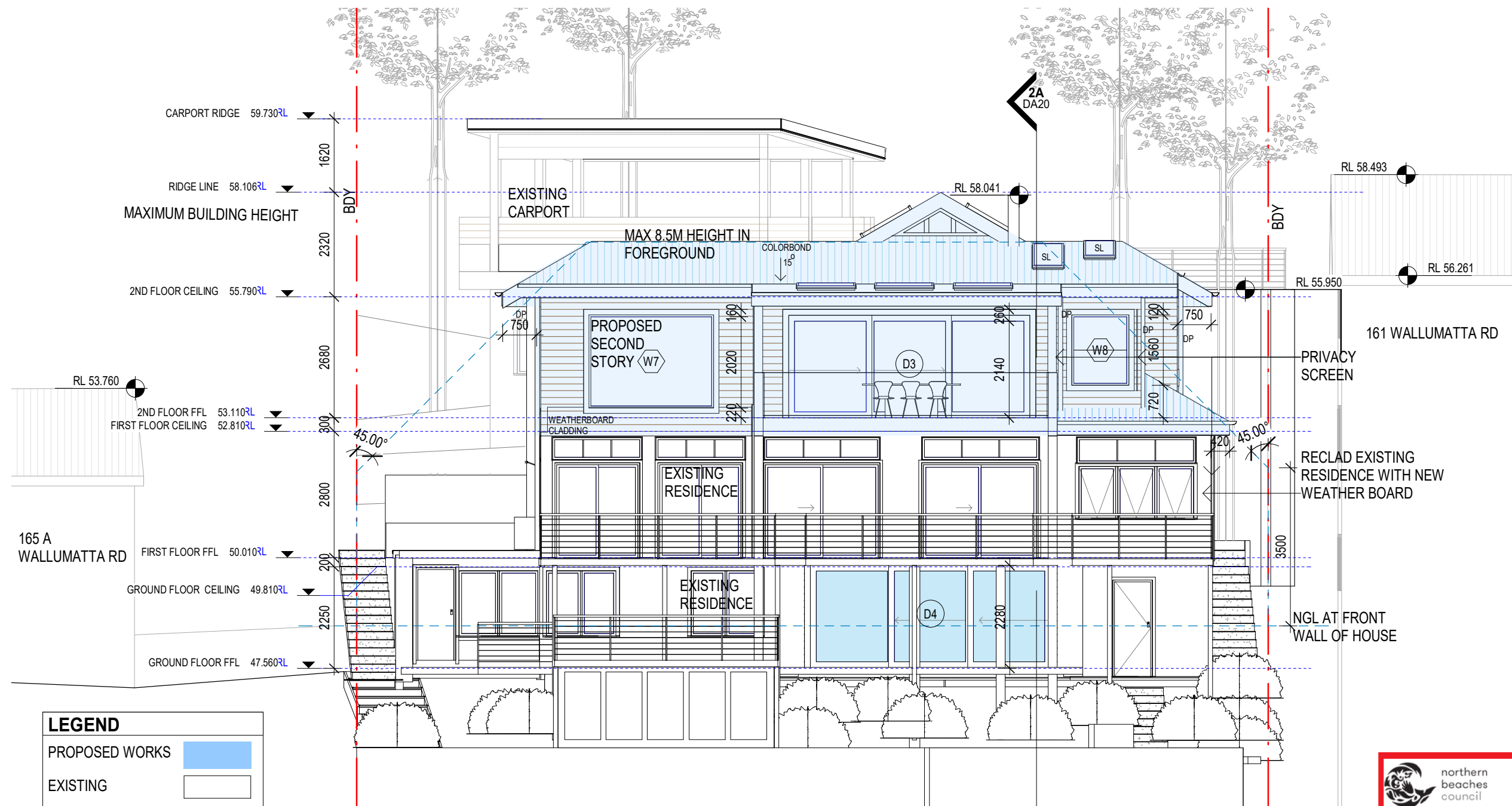
2013 DA14

Sheet Number

**DA14**

Amendment :


**A3**



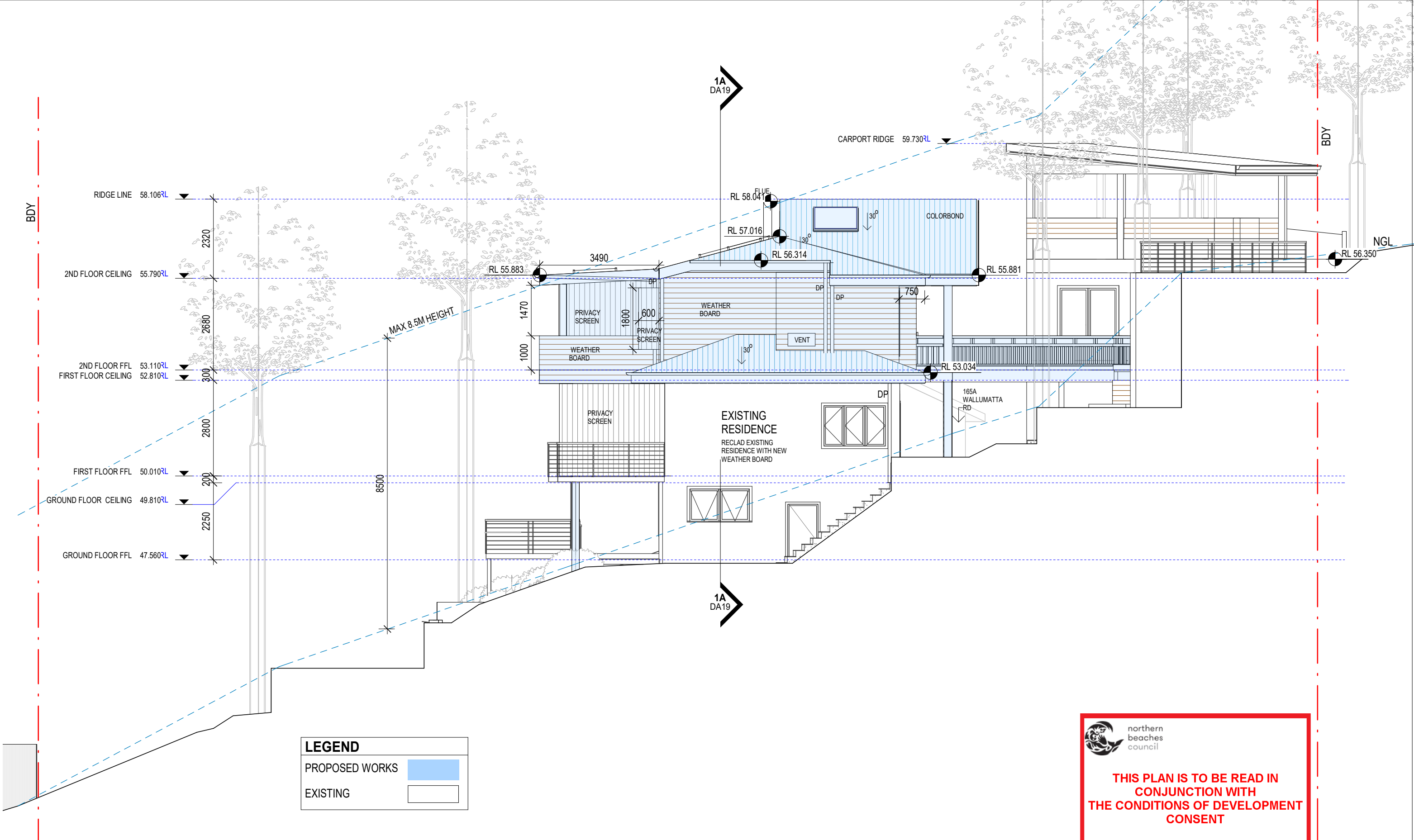
**1** **PROPOSED SOUTH ELEVATION**  
1 : 100

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Sheet Name  
PROPOSED EAST ELEVATION

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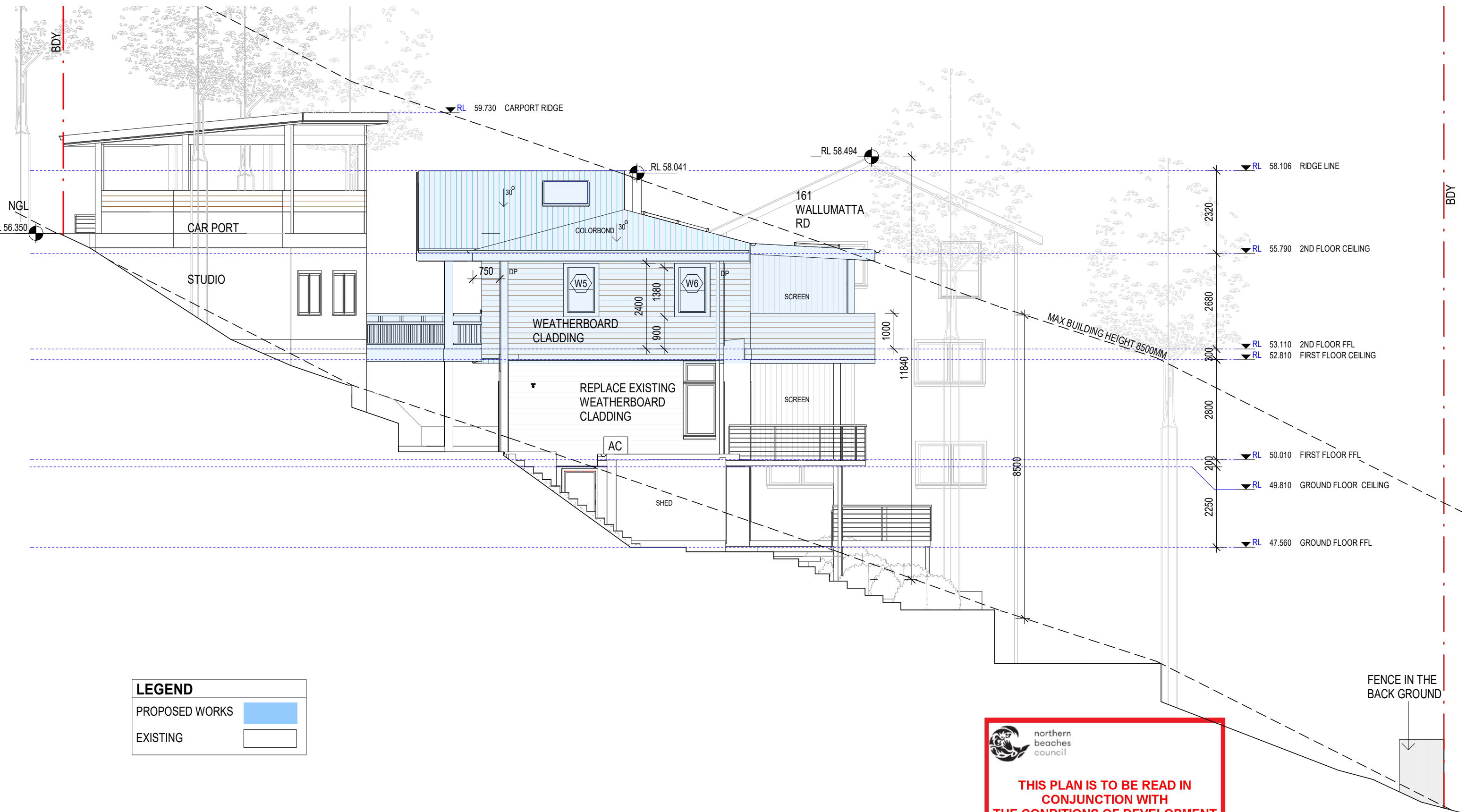
Project 2013 DA16

Sheet Number

**DA16**

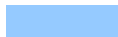
Amendment :

**A3**

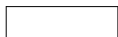


#### LEGEND

PROPOSED WORKS



EXISTING



1

## PROPOSED WEST ELEVATION

1 : 100



northern  
beaches  
council

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2021/0376**



AIZZA  
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Manly 2095  
Phone: 0405 204 751  
email:  
jessicavarley@aizza.com.au

LOT 12 IN DP 1148283

Sheet Name  
PROPOSED WEST ELEVATION

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DESIGN & CLIENT AND CONSULTANT INPUT & ADVICE.

Project Address:

**163 WALLUMATTA RD, NEWPORT  
2106**

Client : JESSICA AND SEAN JOBE

Scale: 1 : 100 @A3

Date :13/07/2021 7:35:43 PM

Designed

**JESSICA JOBE**

Project

**2013 DA17**

Sheet Number

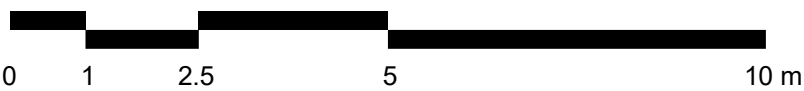
**DA17**

Amendment :

**A3**



**1** PROPOSED ROOF  
1 : 100



 northern  
beaches  
council

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Sheet Name  
PROPOSED ROOF PLAN

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Project Address:  
**163 WALLUMATTA RD, NEWPORT  
2106**

Client : JESSICA AND SEAN JOBE

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Date :13/07/2021 7:35:45 PM

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**JESSICA JOBE**

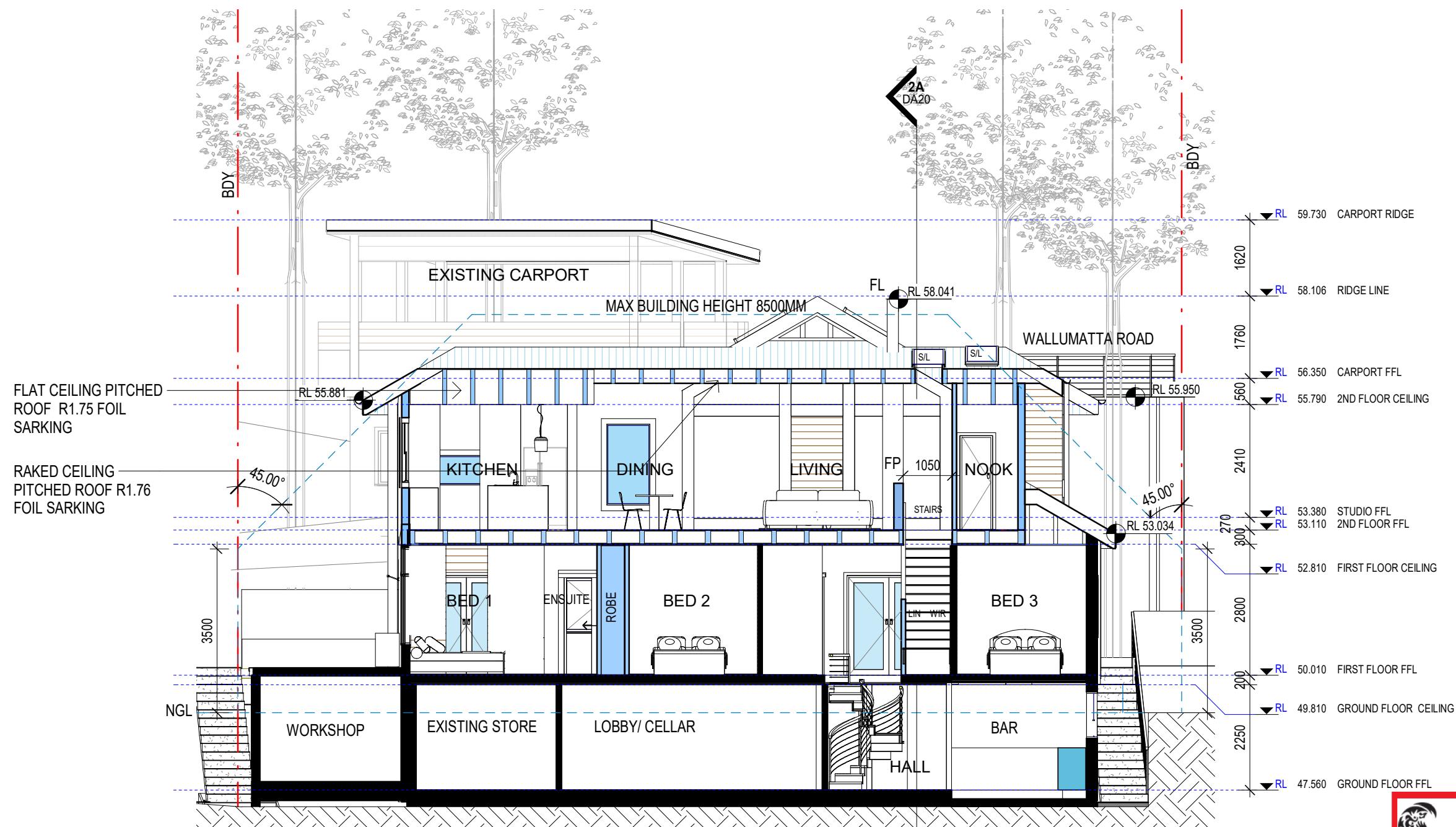
Project **2013 DA18**

Sheet Number

**DA18**

Amendment :

**A3**



**1A SECTION 1A**  
1 : 100



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CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2021/0376**



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LOT 12 IN DP 1148283  
Sheet Name  
PROPOSED SECTIONS

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Project Address:  
**163 WALLUMATTA RD, NEWPORT  
2106**

Client : JESSICA AND SEAN JOBE

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Designed  
**JESSICA JOBE**

Project **2013 DA19**

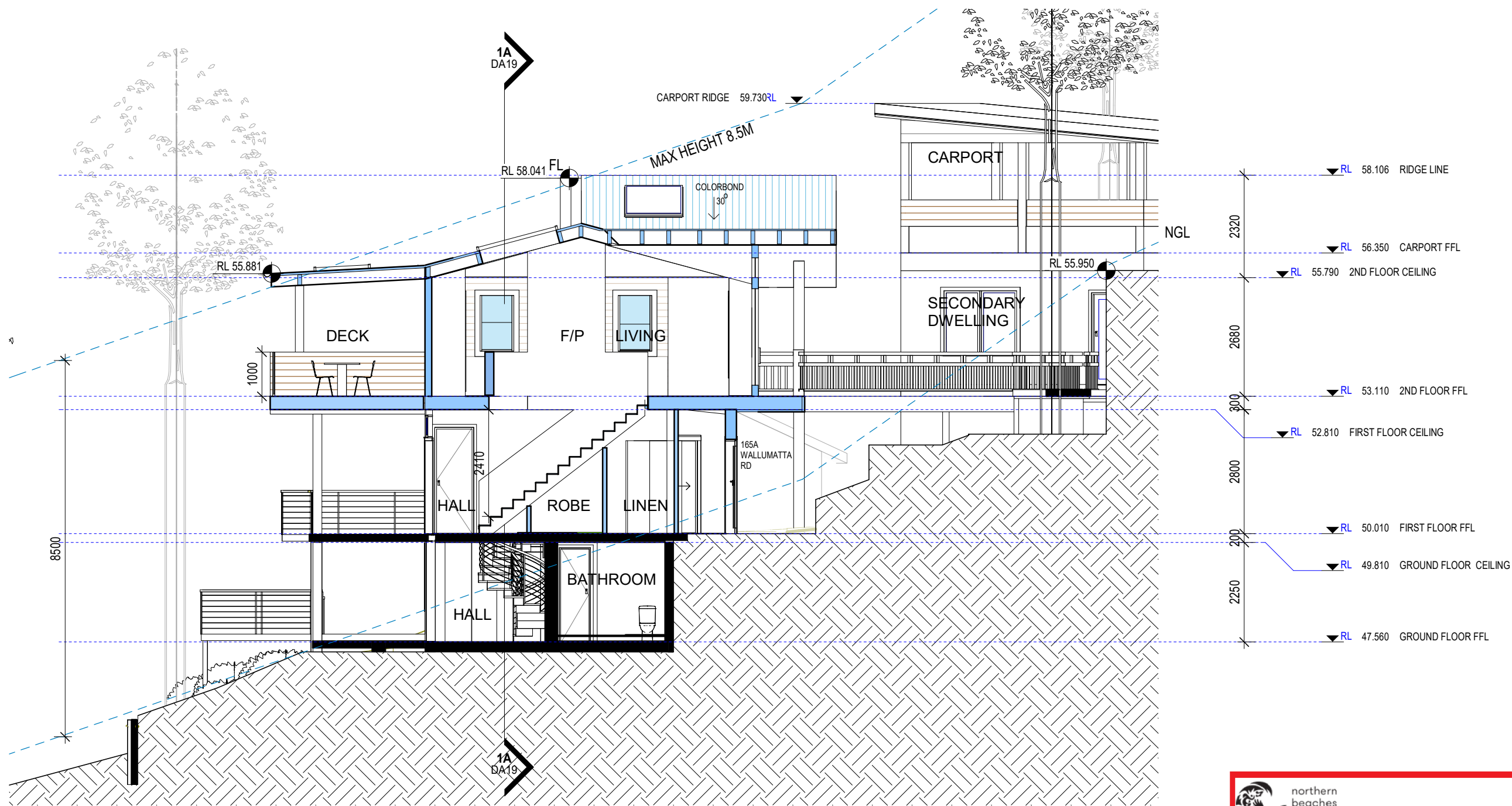
Sheet Number

**DA19**

Amendment :

**A3**





**2A** Section 2A  
1 : 100

 northern  
beaches  
council

**THIS PLAN IS TO BE READ IN  
CONJUNCTION WITH  
THE CONDITIONS OF DEVELOPMENT  
CONSENT**

**DA2021/0376**



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LOT 12 IN DP 1148283

Sheet Name  
PROPOSED SECTION 2

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Project Address:  
**163 WALLUMATTA RD, NEWPORT  
2106**

Client : JESSICA AND SEAN JOBE

Scale: 1 : 100 @A3

Date :13/07/2021 7:35:51 PM

Designed  
**JESSICA JOBE**

Project **2013 DA20**

Sheet Number

**DA20**

Amendment :

**A3**