

2 ROOF PLAN
SCALE 1:200

THIS PLAN TO BE READ IN CONJUNCTION WITH

MOD2017/0249

NORTHERN BEACHES COUNCIL

preliminary only. not for construction.

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robert ferguson architects

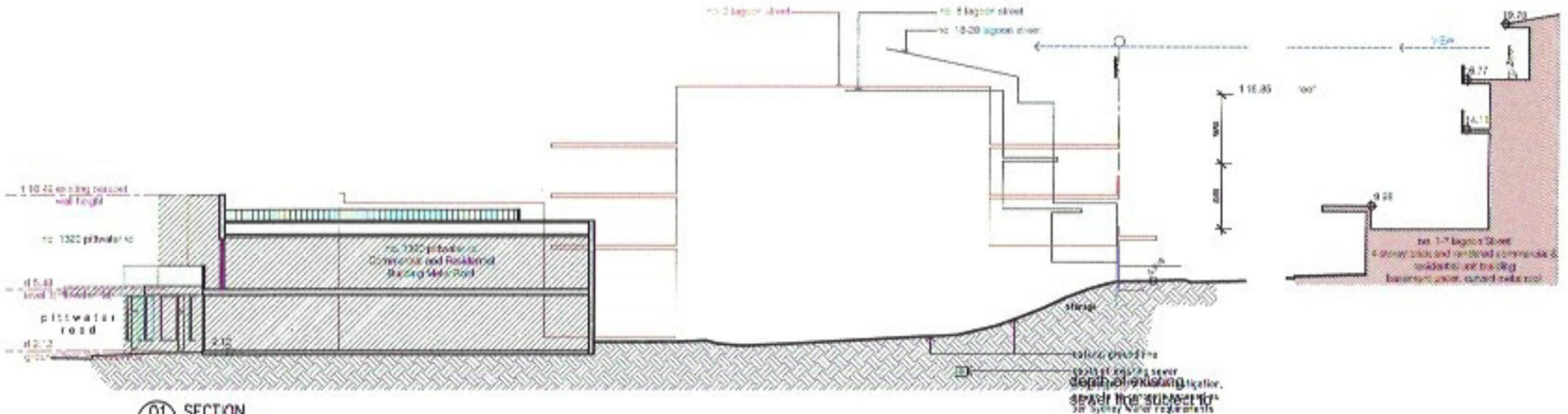


ao	25.07.17	building outline
an	19.07.17	minor revs
am	13.03.17	rev stairs
al	-4.02.17	rev balc.2 revs
ak	07.12.16	revised details
aj	09.12.16	revised stair
ai	21.12.16	direct parking
ah	05.08.16	space for DA
ag	27.07.16	storage and GB
af	22.07.16	deck & terrace

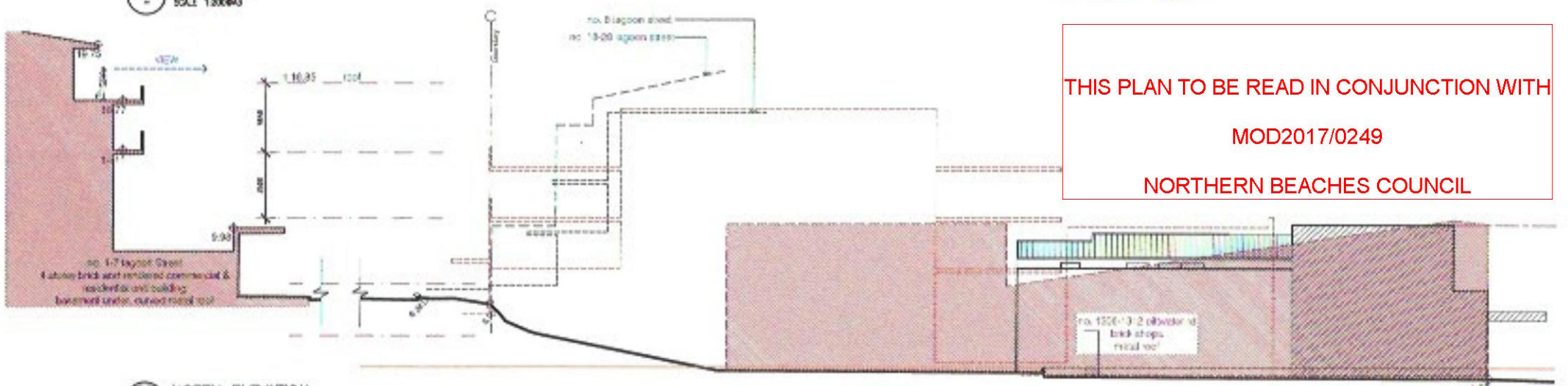
project: site & site to existing retail and shopfront housing, 1520 shrewsbury rd, northern beach
client: mr. todd sater
drawing: roof plan

reference: a2102
proj no: 1402
issue: 20
scale: 1:200(0x3)
A size 20", SA standard sheet, white rail, rsw 2006
T +61 2 990 4022 F +61 2 990 4000 E info@rfa.com.au

rfa
architects



01 SECTION
SCALE 1:2000



02 NORTH ELEVATION
SCALE 1:2000

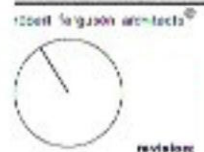
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COLOR LEGEND:

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

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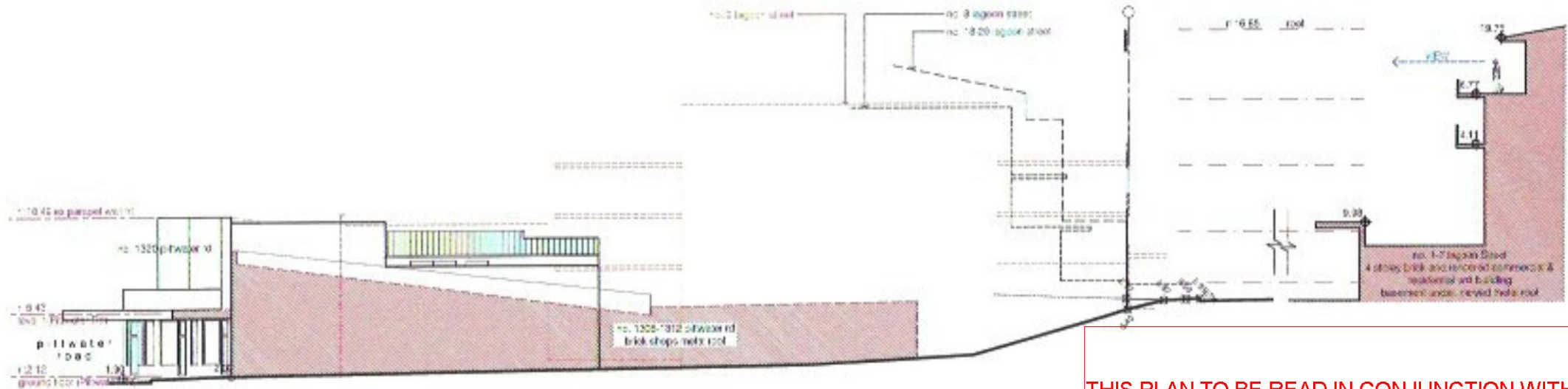
revision	date	description
ag	25.07.17	building certification
an	19.07.17	minor revs
am	13.03.17	rev stairs
al	14.02.17	rev balc.2 terra
ak	07.12.16	revised counts
aj	02.12.16	revised stair
ai	31.10.16	Street parking
ah	03.08.16	issue for DA
ag	27.07.16	storage and GB
ag	22.07.16	basic & levels

reference:	a3001	issue:	00
proj no:	10029	scale:	1:2000v3
A Suite 301, 50 Alexander Street, Brisbane QLD, 4000			
T +61 7 3001 9122 F +61 7 3001 0496 E info@rfa.com.au			





01 WEST ELEVATION
SCALE 1:200(A)

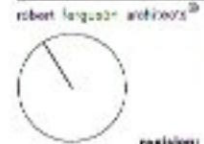


02 SOUTH ELEVATION
SCALE 1:200(A)

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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 stairs
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: suite 201, 50 alderley street, southport, QLD 4215
T: 61 7 5501 5022 F: 61 7 5501 4446 E: info@rfaarchitects.com.au

issue: 30
scale: 1:200(a3)

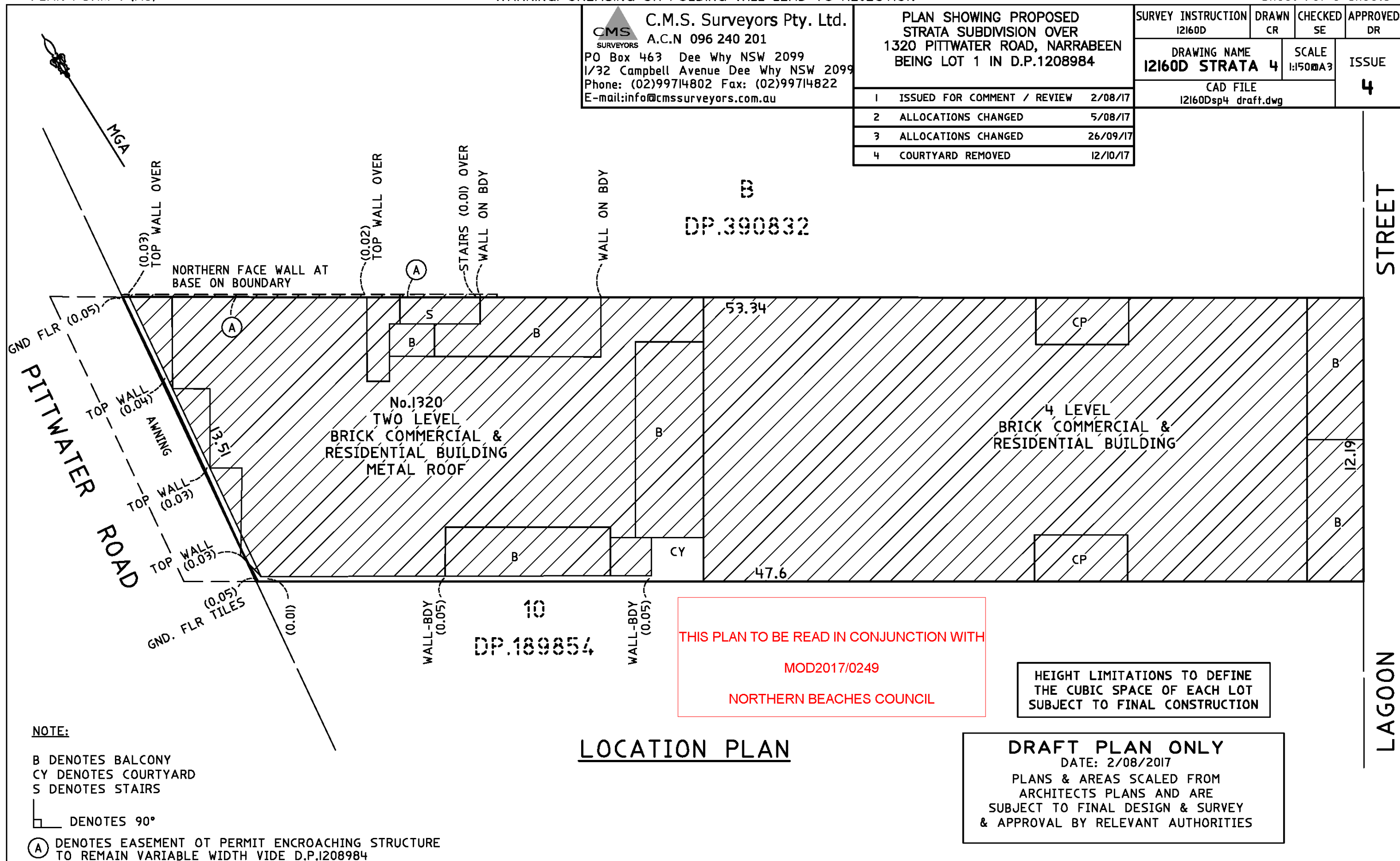


C.M.S. Surveyors Pty. Ltd.
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 1/32 Campbell Avenue Dee Why NSW 2099
 Phone: (02)99714802 Fax: (02)99714822
 E-mail: info@cmsurveyors.com.au

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 12160D STRATA 4		SCALE 1:150 @ A3	ISSUE 4
CAD FILE 12160Dsp4 draft.dwg			



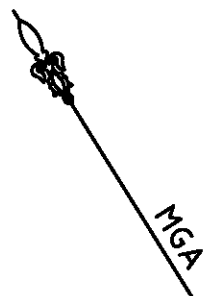
NOTE:
 B DENOTES BALCONY
 CY DENOTES COURTYARD
 S DENOTES STAIRS
 L DENOTES 90°
 (A) DENOTES EASEMENT OT PERMIT ENCROACHING STRUCTURE TO REMAIN VARIABLE WIDTH VIDE D.P.1208984

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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
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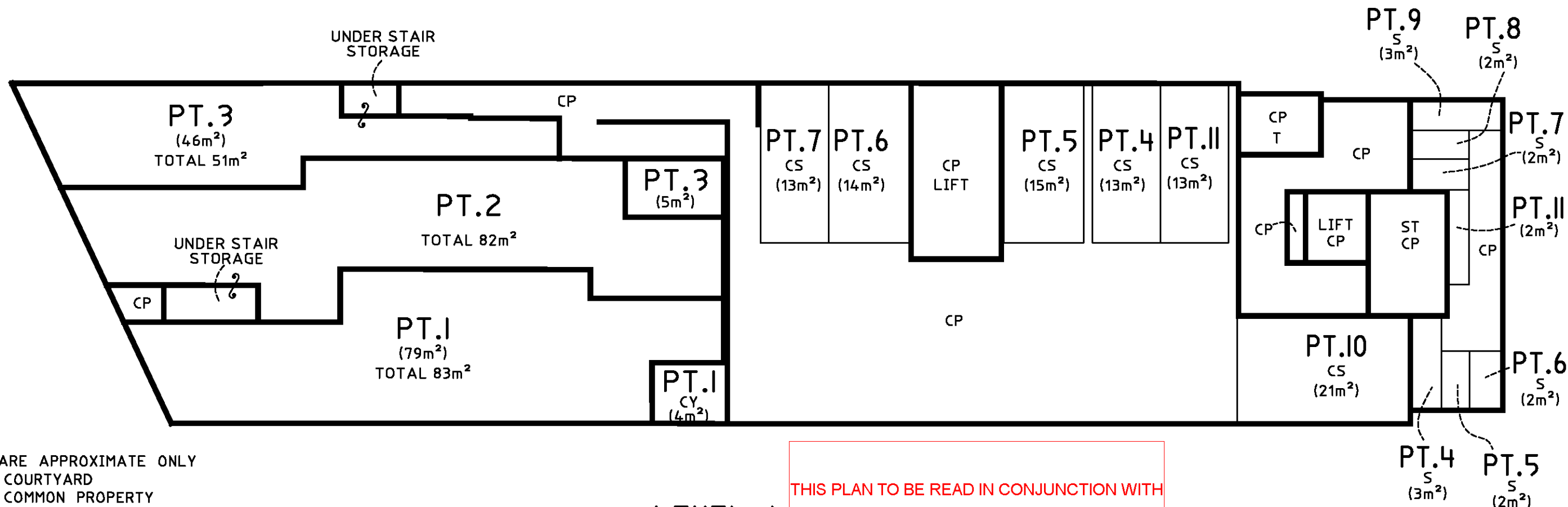


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PLAN SHOWING PROPOSED
 STRATA SUBDIVISION OVER
 1320 PITTWATER ROAD, NARRABEEN
 BEING LOT 1 IN D.P.1208984

SURVEY INSTRUCTION 12160D	DRAWN CR	CHECKED SE	APPROVED DR
DRAWING NAME 12160D STRATA 4		SCALE 1:150	ISSUE 4
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
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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

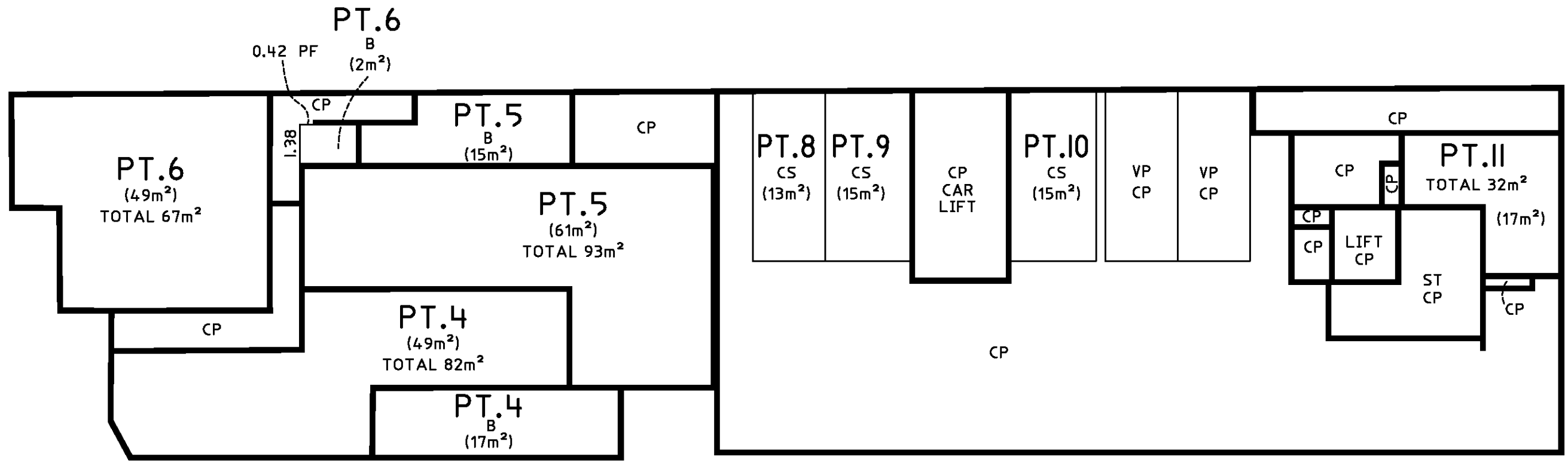
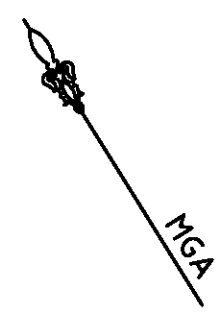
DRAFT PLAN ONLY
 DATE: 2/08/2017
 PLANS & AREAS SCALED FROM
 ARCHITECTS PLANS AND ARE
 SUBJECT TO FINAL DESIGN & SURVEY
 & APPROVAL BY RELEVANT AUTHORITIES

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
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 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 I2160D STRATA 4		SCALE 1:150 A3	ISSUE 4
CAD FILE I2160Dsp4 draft.dwg			



LEVEL 2

THIS PLAN TO BE READ IN CONJUNCTION WITH
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NOTE:
 ALL AREAS ARE APPROXIMATE ONLY
 CP DENOTES COMMON PROPERTY
 CS DENOTES CARSPACE
 ST DENOTES STAIRS
 VP DENOTES VISITOR CARSPACE
 B DENOTES BALCONIES

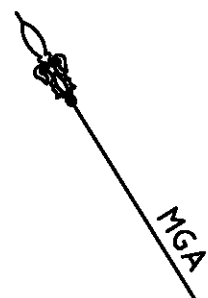
BALCONIES ARE LIMITED IN HEIGHT WHERE UNCOVERED TO 3 METRES ABOVE THE TOP OF THEIR RESPECTIVE CONCRETE FLOORS UNLESS COVERED WITHIN THIS HEIGHT

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
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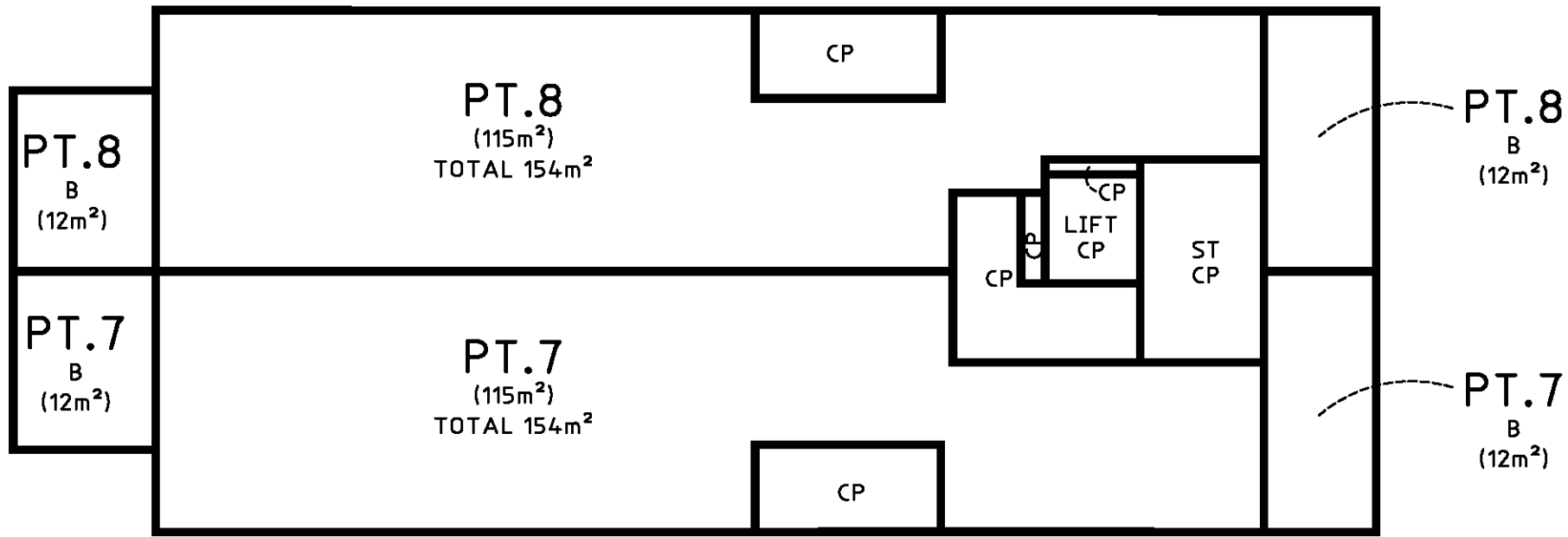


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PLAN SHOWING PROPOSED STRATA SUBDIVISION OVER 1320 PITTWATER ROAD, NARRABEEN BEING LOT 1 IN D.P.1208984

SURVEY INSTRUCTION 12160D	DRAWN CR	CHECKED SE	APPROVED DR
DRAWING NAME 12160D STRATA 4		SCALE 1:150	ISSUE 4
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



LEVEL 3

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 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

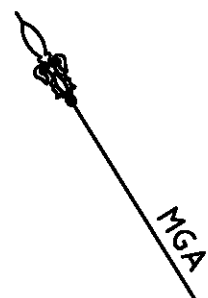
HEIGHT LIMITATIONS TO DEFINE THE CUBIC SPACE OF EACH LOT SUBJECT TO FINAL CONSTRUCTION

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
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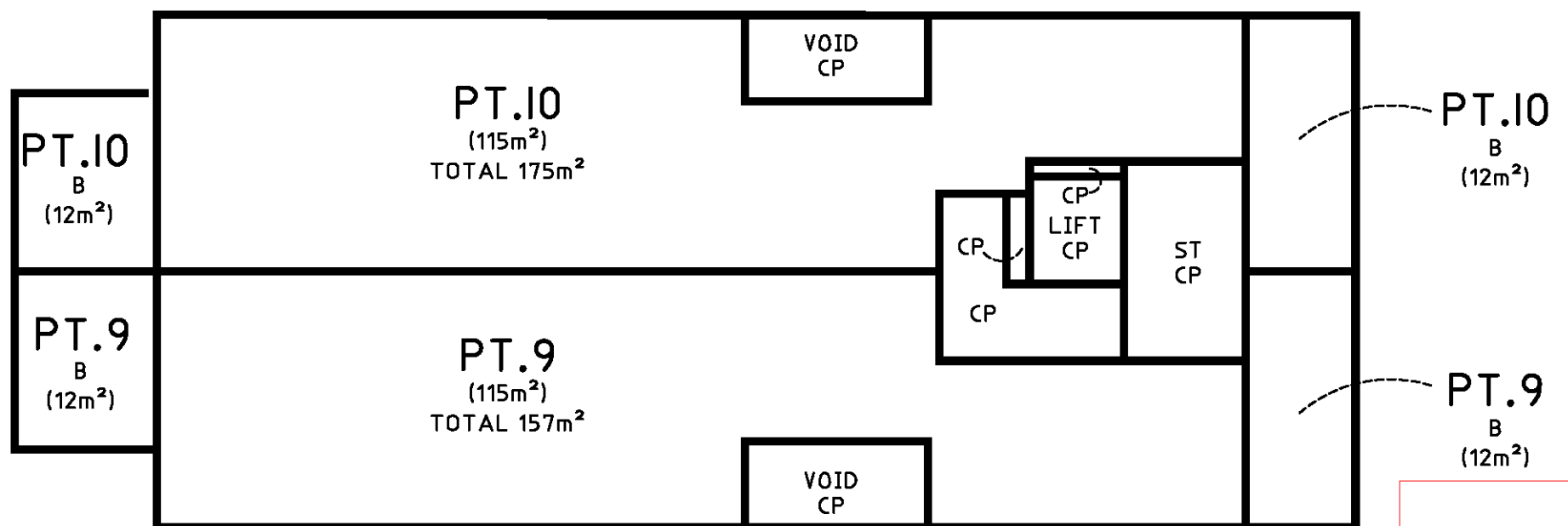


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PLAN SHOWING PROPOSED STRATA SUBDIVISION OVER 1320 PITTWATER ROAD, NARRABEEN BEING LOT 1 IN D.P.1208984

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 12160D STRATA 4		SCALE 1:150	ISSUE 4
CAD FILE 12160Dsp4 draft.dwg			



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LEVEL 4

DRAFT PLAN ONLY
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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
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