

592 PITTWATER RD, NORTH MANLY, NSW 2100

DEVELOPMENT APPLICATION



LOCALITY PLAN



CONSTRUCTION DESIGN INVESTMENT
EST. 2004
MULTI-AWARD WINNER

OFFICE 1: 6 MOUNT OLYMPUS BOULEVARD
WOLLI CREEK 2205
OFFICE 2: ERNEST STREET, CROWS NEST 2065
T. (02) 8006 0484 | M. 0420 946 997
WWW.ANN.GROUP

ISSUE
A CLIENT REVIEW ONLY 12/01/2021

LEGENDS	
	EXISTING
	DEMOLISH
	PROPOSED
AFL	ABOVE FINISH FLOOR LEVEL
C	CORRUGATED
CH	CEILING HEIGHT
FG	PERMANENT FIXED FROSTED GLASS MIN. 60% OPAQUE TO COMPLY WITH COUNCIL'S DCP
G	GLASS / GUTTER
L	PRIVACY LOURVE
P	PAINT FINISH
P/W	PAINT FINISH ON TIMBER WEATHERBOARD
SD	SMOKE DETECTOR TO CEILING

OWNER
MR & MRS LE

PROJECT
HIEU - ALTERATIONS AND
ADDITIONS

ADDRESS
592 Pittwater Rd, North Manly, NSW 2100

DRAWING
COVER SHEET / NOTES

PROJECT NO.
201127

DRAWING NO.
000.1A

DRAWING SCALE
@A3

CHECKED BY
NGUYEN 'TIM' QUACH



THIS WORK IS COPY RIGHT. NOT FOR ANY SUBMISSION WITH APPLICANT OTHER THAN ANN GROUP P/L. APART FROM ANY USE PERMITTED UNDER THE CONCEPT ACT 1968, NO PART MAY BE REPRODUCED BY ANY PROCESS, FOR THE NOTED INTENDED PURPOSE ONLY. NOT MAY ANY OTHER EXCLUSIVE RIGHT BE EXERCISES, WITHOUR THE PERMISSION OF ANN GROUP CONSTRUCTION AND DESIGN P/L.

Alterations and Additions

Certificate number: A423659

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Alterations and Additions Definitions" dated 06/10/2017 published by the Department. This document is available at www.basix.nsw.gov.au

Secretary
Date of issue: Monday, 12, July 2021
To be valid, this certificate must be lodged within 3 months of the date of issue.



Description of project

Project address	
Project name	592 Pittwater Rd, North Manly, NSW 2100
Street address	592 Pittwater Road North Manly 2100
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan 17385
Lot number	B
Section number	
Project type	
Dwelling type	Separate dwelling house
Type of alteration and addition	I want a BASIX Certificate for optional compliance. This means I won't have to comply with any existing Council energy and water efficiency provisions.

Legend
In these commitments, "applicant" means the person carrying out the development.
Commitments identified with a "✓" in the "Show on DA plans" column must be shown on the plans accompanying the development application for the proposed development (if a development application is to be lodged for the proposed development).
Commitments identified with a "✓" in the "Show on CC/CDC plans & specs" column must be shown in the plans and specifications accompanying the application for a construction certificate / complying development certificate for the proposed development.
Commitments identified with a "✓" in the "Certifier check" column must be certified by a certifying authority as having been fulfilled, before a final occupation certificate for the development may be issued.

Certificate Prepared by (please complete before submitting to Council or PCA)
Name / Company Name: Nguyen Quach
ABN (if applicable): N/A

Fixtures and systems	Show on DA Plans	Show on CC/CDC Plans & specs	Certifier Check
Lighting		✓	✓
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.			
Fixtures		✓	✓
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.			
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.			
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.			



CONSTRUCTION DESIGN INVESTMENT
EST. 2004
MULTI-AWARD WINNER

OFFICE 1: 6 MOUNT OLYMPUS BOULEVARD
WOLLI CREEK 2205
OFFICE 2: ERNEST STREET, CROWS NEST 2065
T. (02) 8006 0484 | M. 0420 946 997
WWW.ANN.GROUP

ISSUE
A CLIENT REVIEW ONLY 12/01/2021

LEGENDS

- EXISTING
- DEMOLISH
- PROPOSED

- AFL ABOVE FINISH FLOOR LEVEL
- C CORRUGATED
- CH CEILING HEIGHT
- FG PERMANENT FIXED FROSTED GLASS MIN. 60% OPAQUE TO COMPLY WITH COUNCIL'S DCP
- G GLASS / GUTTER
- L PRIVACY LOURVE
- P PAINT FINISH
- P/W PAINT FINISH ON TIMBER WEATHERBOARD
- SD SMOKE DETECTOR TO CEILING

OWNER
MR & MRS LE

PROJECT
HIEU - ALTERATIONS AND ADDITIONS

ADDRESS
592 Pittwater Rd, North Manly, NSW 2100

DRAWING
BASIX COMMITMENTS

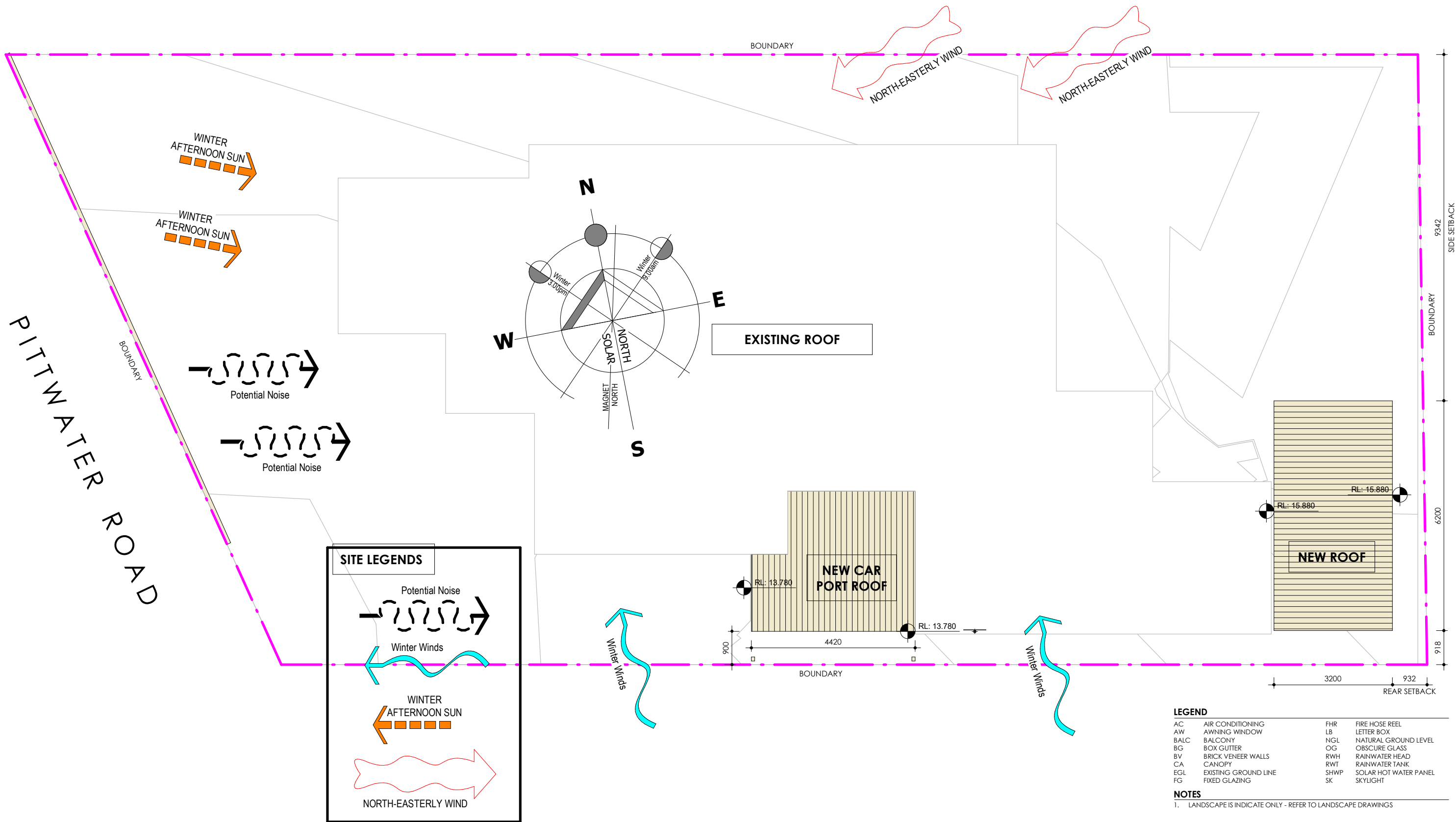
PROJECT NO.
201127

DRAWING NO.
000.4A

DRAWING SCALE
@A3

CHECKED BY
NGUYEN 'TIM' QUACH





CONSTRUCTION DESIGN INVESTMENT
EST. 2004
MULTI-AWARD WINNER

OFFICE 1: 6 MOUNT OLYMPUS BOULEVARD
WOLLI CREEK 2205
OFFICE 2: ERNEST STREET, CROWS NEST 2065
T. (02) 8006 0484 | M. 0420 946 997
WWW.ANN.GROUP

ISSUE
A CLIENT REVIEW ONLY 12/01/2021

LEGENDS

- EXISTING
- DEMOLISH
- PROPOSED

- AFL ABOVE FINISH FLOOR LEVEL
- C CORRUGATED
- CH CEILING HEIGHT
- FG PERMANENT FIXED FROSTED GLASS MIN. 60% OPAQUE TO COMPLY WITH COUNCIL'S DCP
- G GLASS / GUTTER
- L PRIVACY LOURVE
- P PAINT FINISH
- P/W PAINT FINISH ON TIMBER WEATHERBOARD
- SD SMOKE DETECTOR TO CEILING

OWNER
MR & MRS LE

PROJECT
HIEU - ALTERATIONS AND ADDITIONS

ADDRESS
592 Pittwater Rd, North Manly, NSW 2100

DRAWING

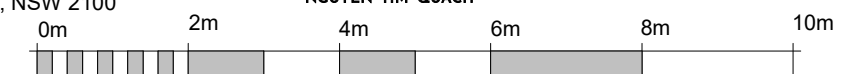
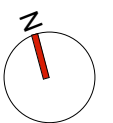
SITE / SITE ANALYSIS / ROOF PLAN

PROJECT NO.
201127

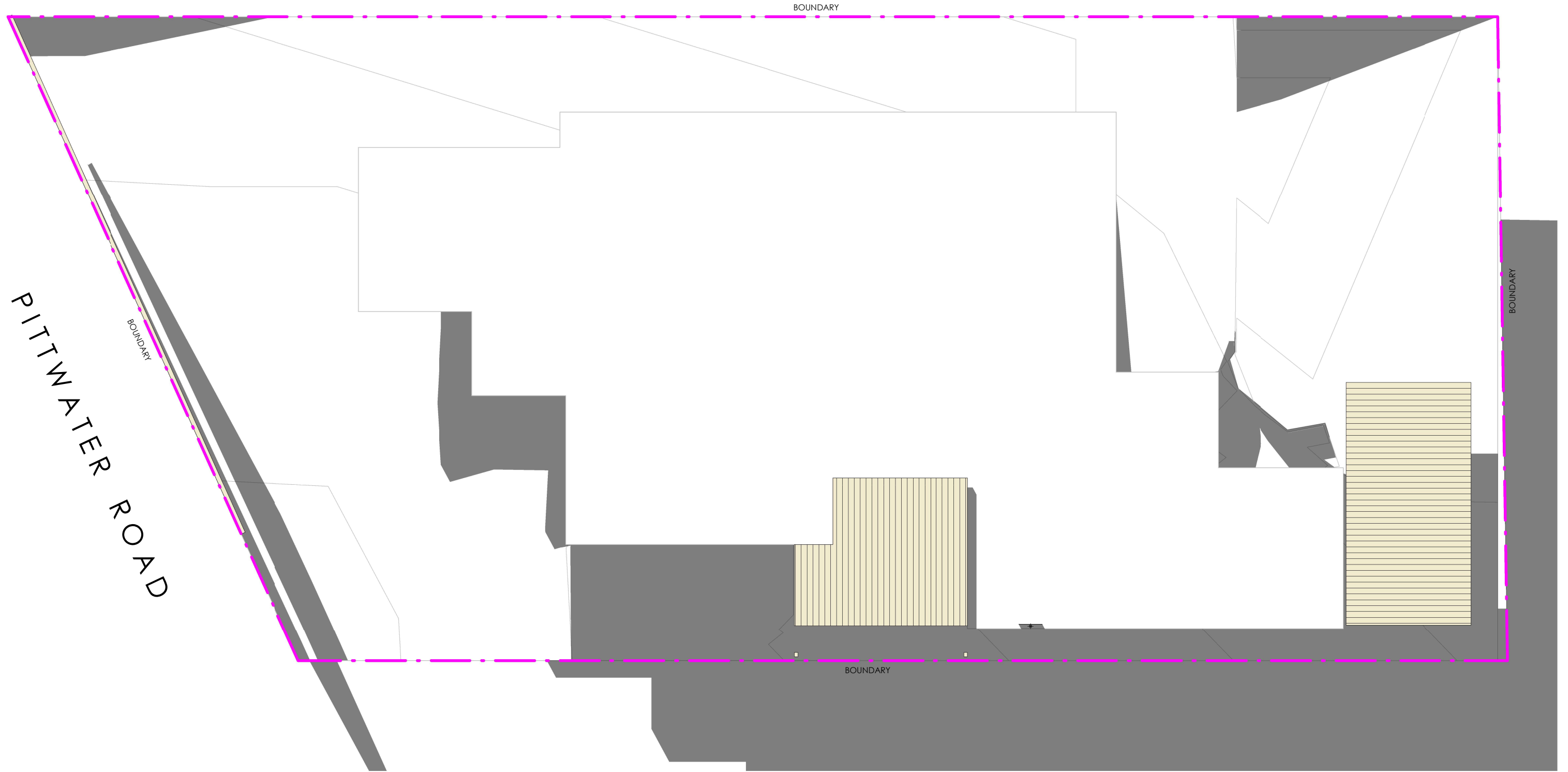
DRAWING NO.
002.0A

DRAWING SCALE
As indicated³

CHECKED BY
NGUYEN 'TIM' QUACH



THIS WORK IS COPY RIGHT. NOT FOR ANY SUBMISSION WITH APPLICANT OTHER THAN ANN GROUP P/L. APART FROM ANY USE PERMITTED UNDER THE CONCEPT ACT 1968, NO PART MAY BE REPRODUCED BY ANY PROCESS, FOR THE NOTED INTENDED PURPOSE ONLY. NOT MAY ANY OTHER EXCLUSIVE RIGHT BE EXERCISES, WITHOUR THE PERMISSION OF ANN GROUP CONSTRUCTION AND DESIGN P/L.



CONSTRUCTION DESIGN INVESTMENT
EST. 2004
MULTI-AWARD WINNER

OFFICE 1: 6 MOUNT OLYMPUS BOULEVARD
WOLLI CREEK 2205
OFFICE 2: ERNEST STREET, CROWS NEST 2065
T. (02) 8006 0484 | M. 0420 946 997
WWW.ANN.GROUP

ISSUE
A CLIENT REVIEW ONLY 12/01/2021

LEGENDS

- EXISTING
- DEMOLISH
- PROPOSED

- AFL ABOVE FINISH FLOOR LEVEL
- C CORRUGATED
- CH CEILING HEIGHT
- FG PERMANENT FIXED FROSTED GLASS
MIN. 60% OPAQUE TO COMPLY WITH
COUNCIL'S DCP
- G GLASS / GUTTER
- L PRIVACY LOUVER
- P PAINT FINISH
- P/W PAINT FINISH ON TIMBER WEATHERBOARD
- SD SMOKE DETECTOR TO CEILING

OWNER
MR & MRS LE

PROJECT
HIEU - ALTERATIONS AND
ADDITIONS

ADDRESS
592 Pittwater Rd, North Manly, NSW 2100

DRAWING

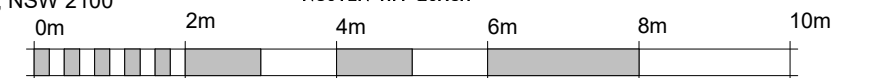
SHADOW DIAGRAM - 9AM ON 22ND JUNE

PROJECT NO.
201127

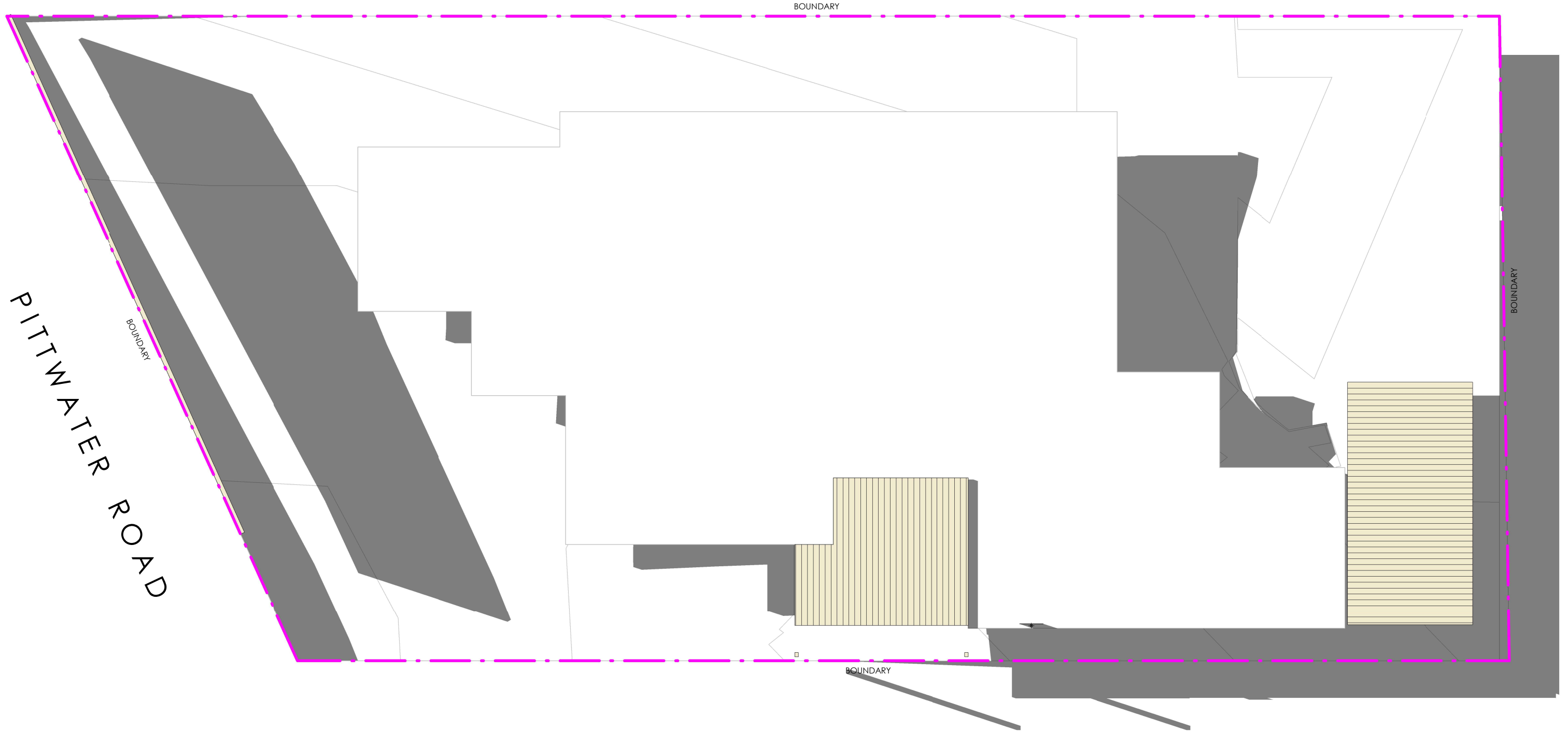
DRAWING NO.
020.0A

DRAWING SCALE
1 : 100 @A3

CHECKED BY
NGUYEN 'TIM' QUACH



THIS WORK IS COPY RIGHT. NOT FOR ANY SUBMISSION WITH APPLICANT OTHER THAN ANN GROUP P/L. APART FROM ANY USE PERMITTED UNDER THE CONCEPT ACT 1968, NO PART MAY BE REPRODUCED BY ANY PROCESS, FOR THE NOTED INTENDED PURPOSE ONLY. NOT MAY ANY OTHER EXCLUSIVE RIGHT BE EXERCISES, WITHOUR THE PERMISSION OF ANN GROUP CONSTRUCTION AND DESIGN P/L.



CONSTRUCTION DESIGN INVESTMENT
EST. 2004
MULTI-AWARD WINNER

OFFICE 1: 6 MOUNT OLYMPUS BOULEVARD
WOLLI CREEK 2205
OFFICE 2: ERNEST STREET, CROWS NEST 2065
T. (02) 8006 0484 | M. 0420 946 997
WWW.ANN.GROUP

ISSUE
A CLIENT REVIEW ONLY 12/01/2021

LEGENDS

- EXISTING
- DEMOLISH
- PROPOSED

- AFL ABOVE FINISH FLOOR LEVEL
- C CORRUGATED
- CH CEILING HEIGHT
- FG PERMANENT FIXED FROSTED GLASS
MIN. 60% OPAQUE TO COMPLY WITH
COUNCIL'S DCP
- G GLASS / GUTTER
- L PRIVACY LOUVER
- P PAINT FINISH
- P/W PAINT FINISH ON TIMBER WEATHERBOARD
- SD SMOKE DETECTOR TO CEILING

OWNER
MR & MRS LE

PROJECT
HIEU - ALTERATIONS AND
ADDITIONS

ADDRESS
592 Pittwater Rd, North Manly, NSW 2100

DRAWING

SHADOW DIAGRAM - 12PM ON 22ND JUNE

PROJECT NO.
201127

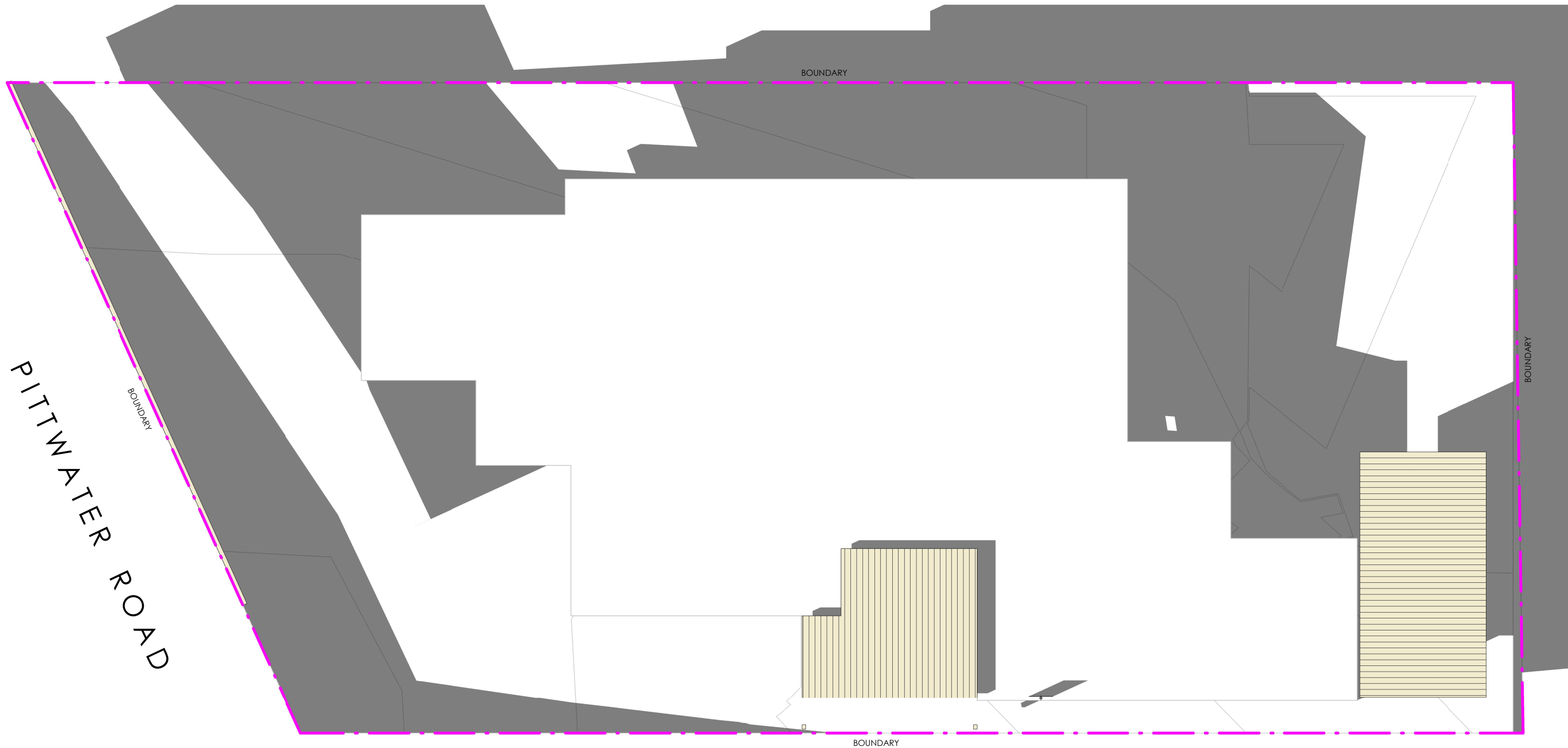
DRAWING NO.
020.1A

DRAWING SCALE
1 : 100 @A3

CHECKED BY
NGUYEN 'TIM' QUACH



THIS WORK IS COPY RIGHT. NOT FOR ANY SUBMISSION WITH APPLICANT OTHER THAN ANN GROUP P/L. APART FROM ANY USE PERMITTED UNDER THE CONCEPT ACT 1968, NO PART MAY BE REPRODUCED BY ANY PROCESS, FOR THE NOTED INTENDED PURPOSE ONLY. NOT MAY ANY OTHER EXCLUSIVE RIGHT BE EXERCISES, WITHOUR THE PERMISSION OF ANN GROUP CONSTRUCTION AND DESIGN P/L.



ANN GROUP

CONSTRUCTION DESIGN INVESTMENT
EST. 2004
MULTI-AWARD WINNER

OFFICE 1: 6 MOUNT OLYMPUS BOULEVARD
WOLLI CREEK 2205
OFFICE 2: ERNEST STREET, CROWS NEST 2065
T. (02) 8006 0484 | M. 0420 946 997
WWW.ANN.GROUP

ISSUE
A CLIENT REVIEW ONLY 12/01/2021

LEGENDS

- EXISTING
- DEMOLISH
- PROPOSED

- AFL ABOVE FINISH FLOOR LEVEL
- C CORRUGATED
- CH CEILING HEIGHT
- FG PERMANENT FIXED FROSTED GLASS
MIN. 60% OPAQUE TO COMPLY WITH
COUNCIL'S DCP
- G GLASS / GUTTER
- L PRIVACY LOUVER
- P PAINT FINISH
- P/W PAINT FINISH ON TIMBER WEATHERBOARD
- SD SMOKE DETECTOR TO CEILING

OWNER
MR & MRS LE

PROJECT
HIEU - ALTERATIONS AND
ADDITIONS

ADDRESS
592 Pittwater Rd, North Manly, NSW 2100

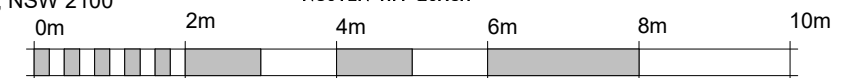
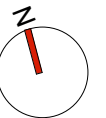
DRAWING
SHADOW DIAGRAM - 3PM ON 22ND JUNE

PROJECT NO.
201127

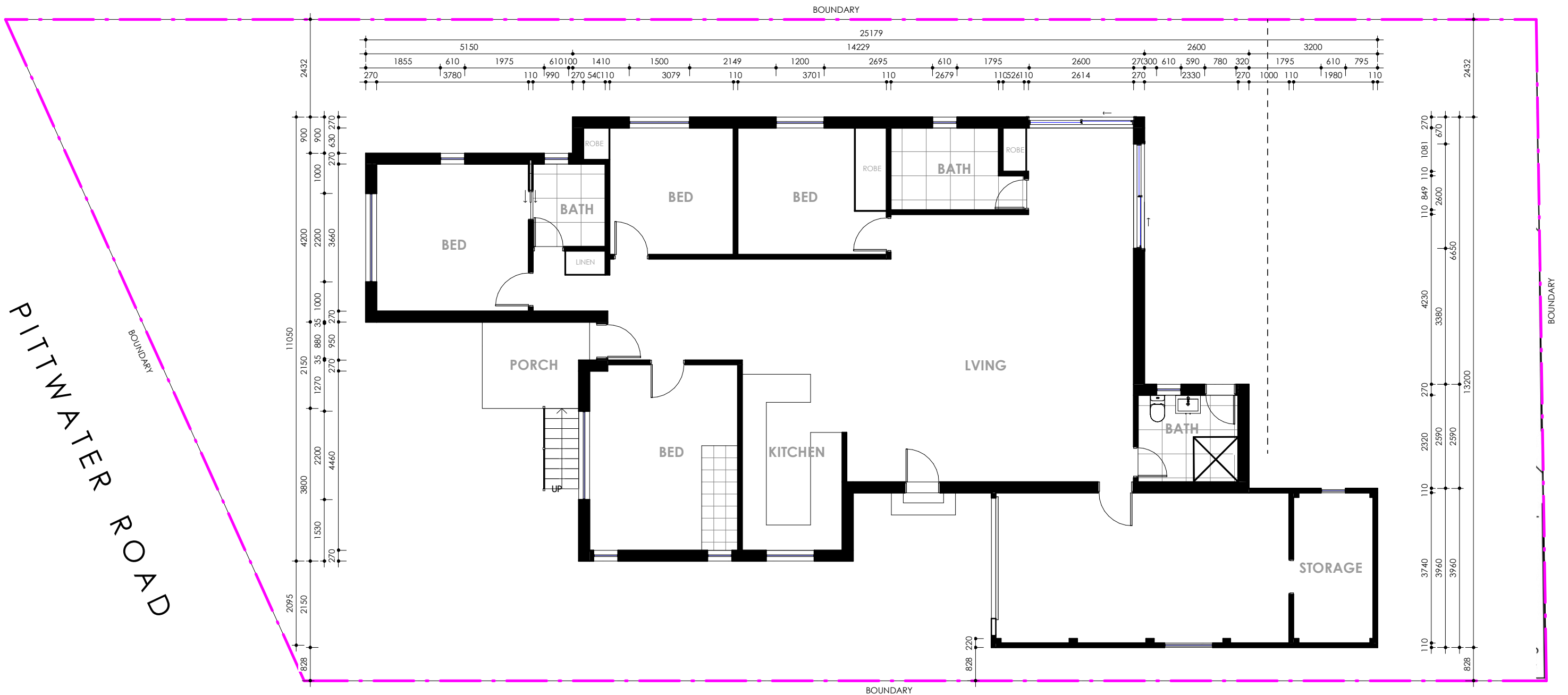
DRAWING NO.
020.2A

DRAWING SCALE
1 : 100 @A3

CHECKED BY
NGUYEN 'TIM' QUACH



THIS WORK IS COPY RIGHT. NOT FOR ANY SUBMISSION WITH APPLICANT OTHER THAN ANN GROUP P/L. APART FROM ANY USE PERMITTED UNDER THE CONCEPT ACT 1968, NO PART MAY BE REPRODUCED BY ANY PROCESS, FOR THE NOTED INTENDED PURPOSE ONLY. NOT MAY ANY OTHER EXCLUSIVE RIGHT BE EXERCISES, WITHOUR THE PERMISSION OF ANN GROUP CONSTRUCTION AND DESIGN P/L.



CONSTRUCTION DESIGN INVESTMENT
EST. 2004
MULTI-AWARD WINNER

OFFICE 1: 6 MOUNT OLYMPUS BOULEVARD
WOLLI CREEK 2205
OFFICE 2: ERNEST STREET, CROWS NEST 2065
T. (02) 8006 0484 | M. 0420 946 997
WWW.ANN.GROUP

ISSUE
A CLIENT REVIEW ONLY 12/01/2021

LEGENDS

- EXISTING
- DEMOLISH
- PROPOSED

- AFL ABOVE FINISH FLOOR LEVEL
- C CORRUGATED
- CH CEILING HEIGHT
- FG PERMANENT FIXED FROSTED GLASS
MIN. 60% OPAQUE TO COMPLY WITH
COUNCIL'S DCP
- G GLASS / GUTTER
- L PRIVACY LOURVE
- P PAINT FINISH
- P/W PAINT FINISH ON TIMBER WEATHERBOARD
- SD SMOKE DETECTOR TO CEILING

OWNER
MR & MRS LE

PROJECT
HIEU - ALTERATIONS AND
ADDITIONS

ADDRESS
592 Pittwater Rd, North Manly, NSW 2100

DRAWING

EXISTING GROUND FLOOR PLAN

PROJECT NO.
201127

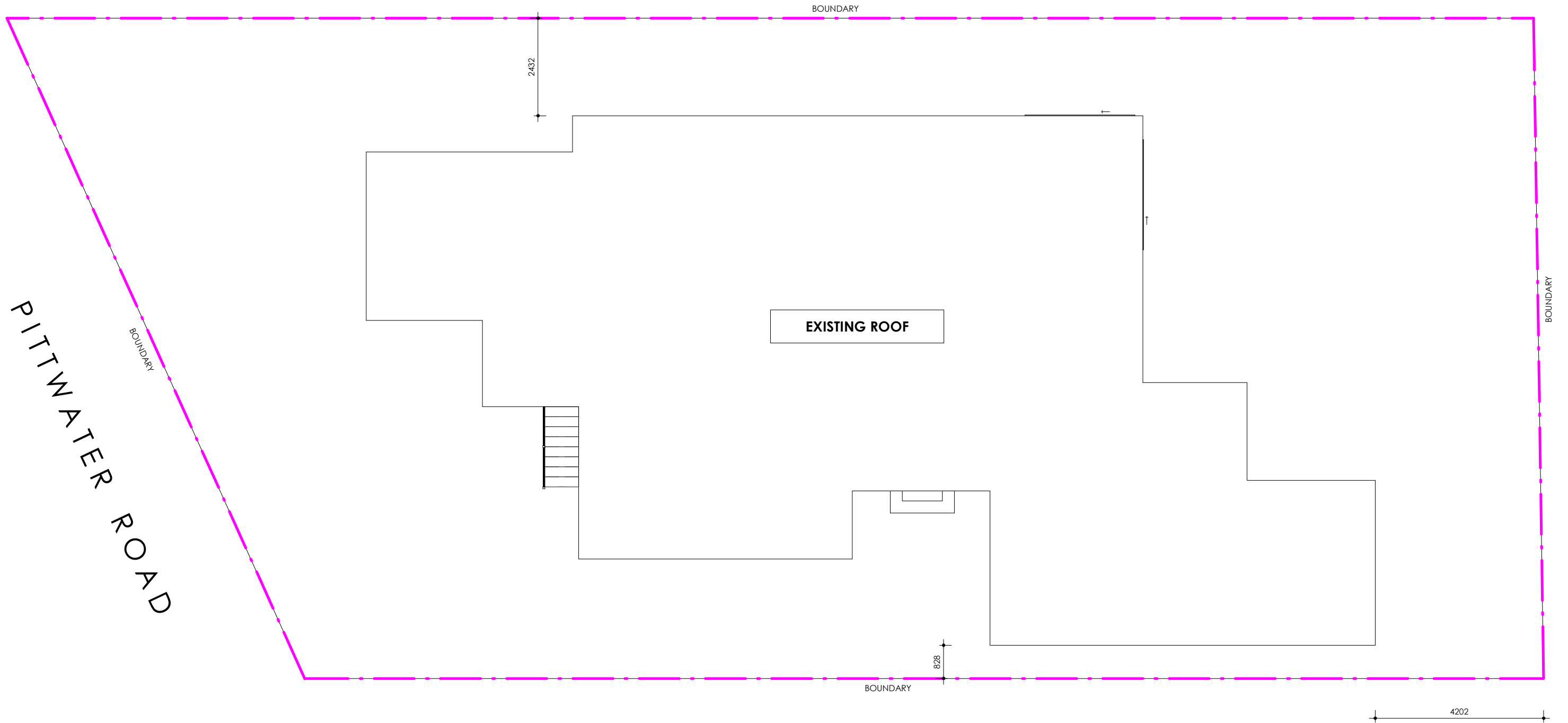
DRAWING NO.
102.00

DRAWING SCALE
1 : 100 @A3

CHECKED BY
NGUYEN 'TIM' QUACH



THIS WORK IS COPY RIGHT. NOT FOR ANY SUBMISSION WITH APPLICANT OTHER THAN ANN GROUP P/L. APART FROM ANY USE PERMITTED UNDER THE CONCEPT ACT 1968, NO PART MAY BE REPRODUCED BY ANY PROCESS, FOR THE NOTED INTENDED PURPOSE ONLY. NOT MAY ANY OTHER EXCLUSIVE RIGHT BE EXERCISES, WITHOUR THE PERMISSION OF ANN GROUP CONSTRUCTION AND DESIGN P/L.



ANN GROUP

CONSTRUCTION DESIGN INVESTMENT
EST. 2004
MULTI-AWARD WINNER

OFFICE 1: 6 MOUNT OLYMPUS BOULEVARD
WOLLI CREEK 2205
OFFICE 2: ERNEST STREET, CROWS NEST 2065
T. (02) 8006 0484 | M. 0420 946 997
WWW.ANN.GROUP

ISSUE
A CLIENT REVIEW ONLY 12/01/2021

LEGENDS

- EXISTING
- DEMOLISH
- PROPOSED

- AFL ABOVE FINISH FLOOR LEVEL
- C CORRUGATED
- CH CEILING HEIGHT
- FG PERMANENT FIXED FROSTED GLASS
MIN. 60% OPAQUE TO COMPLY WITH
COUNCIL'S DCP
- G GLASS / GUTTER
- L PRIVACY LOUVER
- P PAINT FINISH
- P/W PAINT FINISH ON TIMBER WEATHERBOARD
- SD SMOKE DETECTOR TO CEILING

OWNER
MR & MRS LE

PROJECT
HIEU - ALTERATIONS AND
ADDITIONS

ADDRESS
592 Pittwater Rd, North Manly, NSW 2100

DRAWING
EXISTING ROOF PLAN

PROJECT NO.
201127

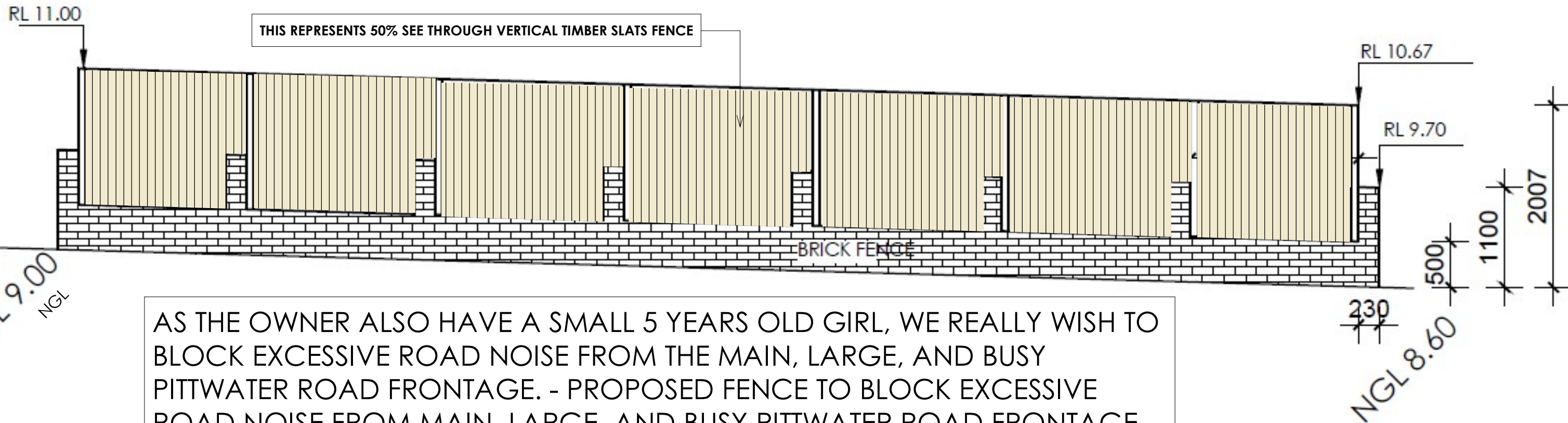
DRAWING NO.
104.00

DRAWING SCALE
1 : 100 @A3

CHECKED BY
NGUYEN 'TIM' QUACH



THIS WORK IS COPY RIGHT. NOT FOR ANY SUBMISSION WITH APPLICANT OTHER THAN ANN GROUP P/L. APART FROM ANY USE PERMITTED UNDER THE CONCEPT ACT 1968, NO PART MAY BE REPRODUCED BY ANY PROCESS, FOR THE NOTED INTENDED PURPOSE ONLY. NOT MAY ANY OTHER EXCLUSIVE RIGHT BE EXERCISES, WITHOUT THE PERMISSION OF ANN GROUP CONSTRUCTION AND DESIGN P/L.



LEGEND			
AC	AIR CONDITIONING	FHR	FIRE HOSE REEL
AW	AWNING WINDOW	LB	LETTER BOX
BALC	BALCONY	NGL	NATURAL GROUND LEVEL
BG	BOX GUTTER	OG	OBSCURE GLASS
BV	BRICK VENEER WALLS	RWH	RAINWATER HEAD
CA	CANOPY	RWT	RAINWATER TANK
EGL	EXISTING GROUND LINE	SHWP	SOLAR HOT WATER PANEL
FG	FIXED GLAZING	SK	SKYLIGHT

NOTES

1. LANDSCAPE IS INDICATE ONLY - REFER TO LANDSCAPE DRAWINGS



CONSTRUCTION DESIGN INVESTMENT
EST. 2004
MULTI-AWARD WINNER

OFFICE 1: 6 MOUNT OLYMPUS BOULEVARD
WOLLI CREEK 2205
OFFICE 2: ERNEST STREET, CROWS NEST 2065
T. (02) 8006 0484 | M. 0420 946 997
WWW.ANN.GROUP

ISSUE
A CLIENT REVIEW ONLY 12/01/2021

LEGENDS	
EXISTING	AFL ABOVE FINISH FLOOR LEVEL
DEMOLISH	C CORRUGATED
PROPOSED	CH CEILING HEIGHT
	FG PERMANENT FIXED FROSTED GLASS MIN. 60% OPAQUE TO COMPLY WITH COUNCIL'S DCP
	G GLASS / GUTTER
	L PRIVACY LOUVER
	P PAINT FINISH
	P/W PAINT FINISH ON TIMBER WEATHERBOARD
	SD SMOKE DETECTOR TO CEILING

OWNER
MR & MRS LE

PROJECT
HIEU - ALTERATIONS AND
ADDITIONS

ADDRESS
592 Pittwater Rd, North Manly, NSW 2100

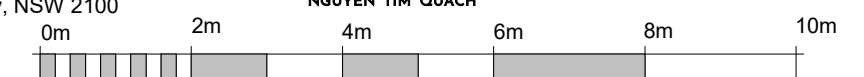
DRAWING
FRONT FENCE

PROJECT NO.
201127

DRAWING NO.
300.0A

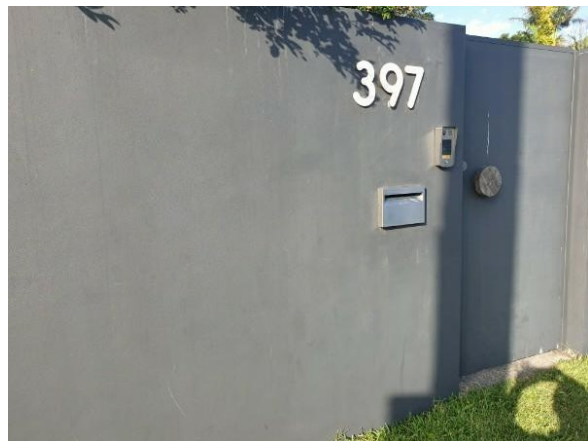
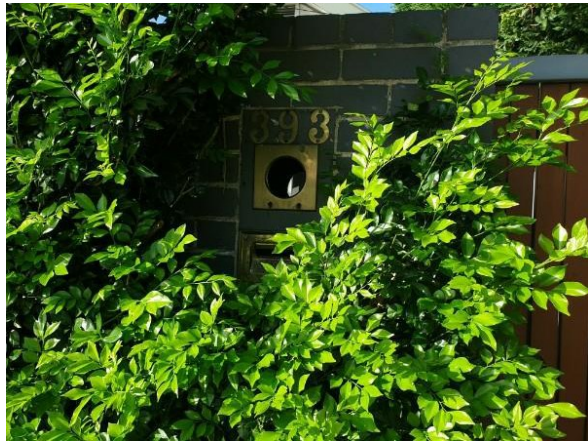
DRAWING SCALE
As indicated³

CHECKED BY
NGUYEN 'TIM' QUACH



THIS WORK IS COPY RIGHT. NOT FOR ANY SUBMISSION WITH APPLICANT OTHER THAN ANN GROUP P/L. APART FROM ANY USE PERMITTED UNDER THE CONCEPT ACT 1968, NO PART MAY BE REPRODUCED BY ANY PROCESS, FOR THE NOTED INTENDED PURPOSE ONLY. NOT MAY ANY OTHER EXCLUSIVE RIGHT BE EXERCISES, WITHOUR THE PERMISSION OF ANN GROUP CONSTRUCTION AND DESIGN P/L.

SIMILAR FENCE HEIGHTS FROM NEAR BY NEIGHBOURS ON SAME ROAD -
AS WE ALSO HAVE A SMALL 5 YEARS OLD GIRL, WE REALLY WISH TO
BLOCK EXCESSIVE ROAD NOISE FROM THE MAIN, LARGE, AND BUSY
PITTWATER ROAD FRONTAGE. - (STREET NUMBERS IS SHOWN IN PHOTOS.)



CONSTRUCTION DESIGN INVESTMENT
EST. 2004
MULTI-AWARD WINNER

OFFICE 1: 6 MOUNT OLYMPUS BOULEVARD
WOLLI CREEK 2205
OFFICE 2: ERNEST STREET, CROWS NEST 2065
T. (02) 8006 0484 | M. 0420 946 997
WWW.ANN.GROUP

ISSUE
A CLIENT REVIEW ONLY 12/01/2021

LEGENDS

- EXISTING
- DEMOLISH
- PROPOSED

- AFL ABOVE FINISH FLOOR LEVEL
- C CORRUGATED
- CH CEILING HEIGHT
- FG PERMANENT FIXED FROSTED GLASS
MIN. 60% OPAQUE TO COMPLY WITH
COUNCIL'S DCP
- G GLASS / GUTTER
- L PRIVACY LOUVER
- P PAINT FINISH
- P/W PAINT FINISH ON TIMBER WEATHERBOARD
- SD SMOKE DETECTOR TO CEILING

OWNER
MR & MRS LE

PROJECT
HIEU - ALTERATIONS AND
ADDITIONS

ADDRESS
592 Pittwater Rd, North Manly, NSW 2100

DRAWING
ELEVATION 2/3

PROJECT NO.
201127

DRAWING NO.
300.1A

DRAWING SCALE
@A3

CHECKED BY
NGUYEN 'TIM' QUACH



THIS WORK IS COPY RIGHT. NOT FOR ANY SUBMISSION WITH APPLICANT OTHER THAN ANN GROUP P/L. APART FROM ANY USE PERMITTED UNDER THE CONCEPT ACT 1968, NO PART MAY BE REPRODUCED BY ANY PROCESS,
FOR THE NOTED INTENDED PURPOSE ONLY. NOT MAY ANY OTHER EXCLUSIVE RIGHT BE EXERCISES, WITHOUR THE PERMISSION OF ANN GROUP CONSTRUCTION AND DESIGN P/L.



SIMILAR HIGH FENCE HEIGHT FROM IMMEDIATE NEXT DOOR NEIGHBOUR NO. 594 PITTWATER ROAD.



EVEN HIGHER FENCE HEIGHT FROM IMMEDIATE NEXT DOOR NEIGHBOUR NO. 598 PITTWATER ROAD.



CONSTRUCTION DESIGN INVESTMENT
EST. 2004
MULTI-AWARD WINNER

OFFICE 1: 6 MOUNT OLYMPUS BOULEVARD
WOLLI CREEK 2205
OFFICE 2: ERNEST STREET, CROWS NEST 2065
T. (02) 8006 0484 | M. 0420 946 997
WWW.ANN.GROUP

ISSUE
A CLIENT REVIEW ONLY 12/01/2021

LEGENDS

- EXISTING
- DEMOLISH
- PROPOSED

- AFL ABOVE FINISH FLOOR LEVEL
- C CORRUGATED
- CH CEILING HEIGHT
- FG PERMANENT FIXED FROSTED GLASS MIN. 60% OPAQUE TO COMPLY WITH COUNCIL'S DCP
- G GLASS / GUTTER
- L PRIVACY LOURVE
- P PAINT FINISH
- P/W PAINT FINISH ON TIMBER WEATHERBOARD
- SD SMOKE DETECTOR TO CEILING

OWNER
MR & MRS LE

PROJECT
HIEU - ALTERATIONS AND ADDITIONS

ADDRESS
592 Pittwater Rd, North Manly, NSW 2100

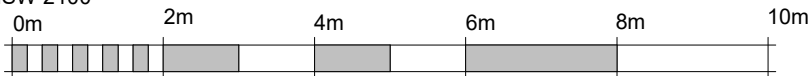
DRAWING
ELEVATION 3/3

PROJECT NO.
201127

DRAWING NO.
300.2A

DRAWING SCALE
@A3

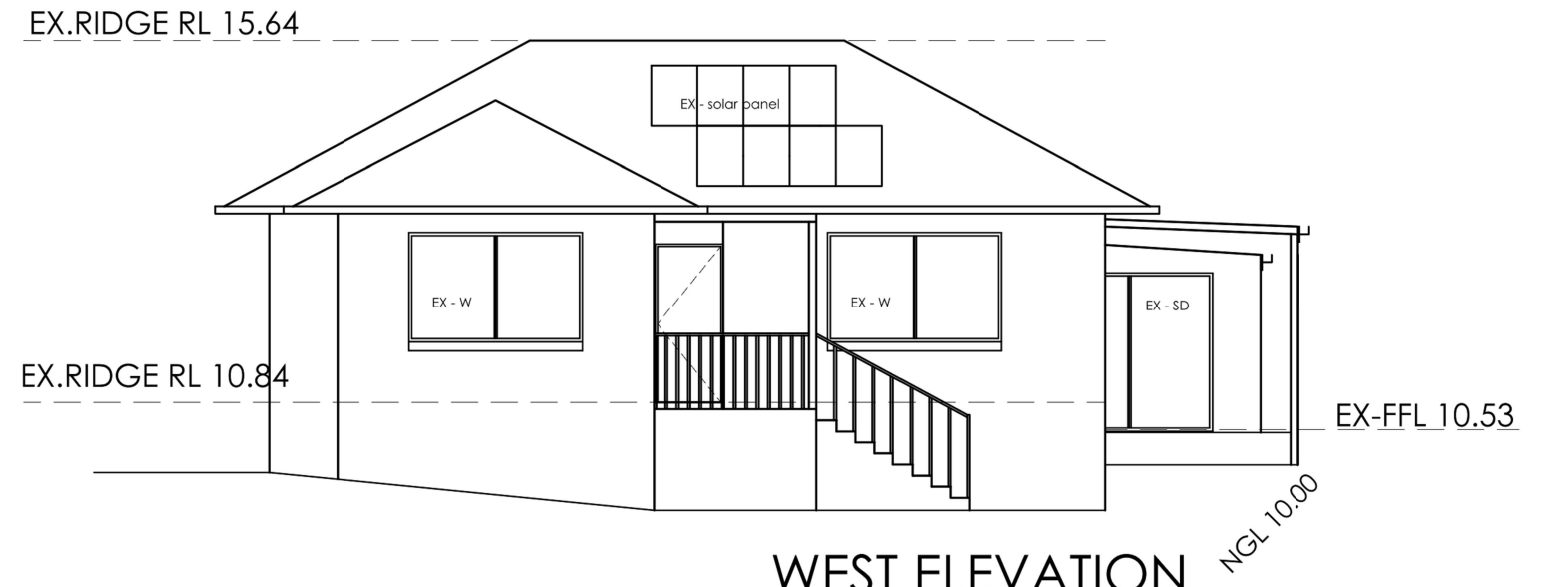
CHECKED BY
NGUYEN 'TIM' QUACH



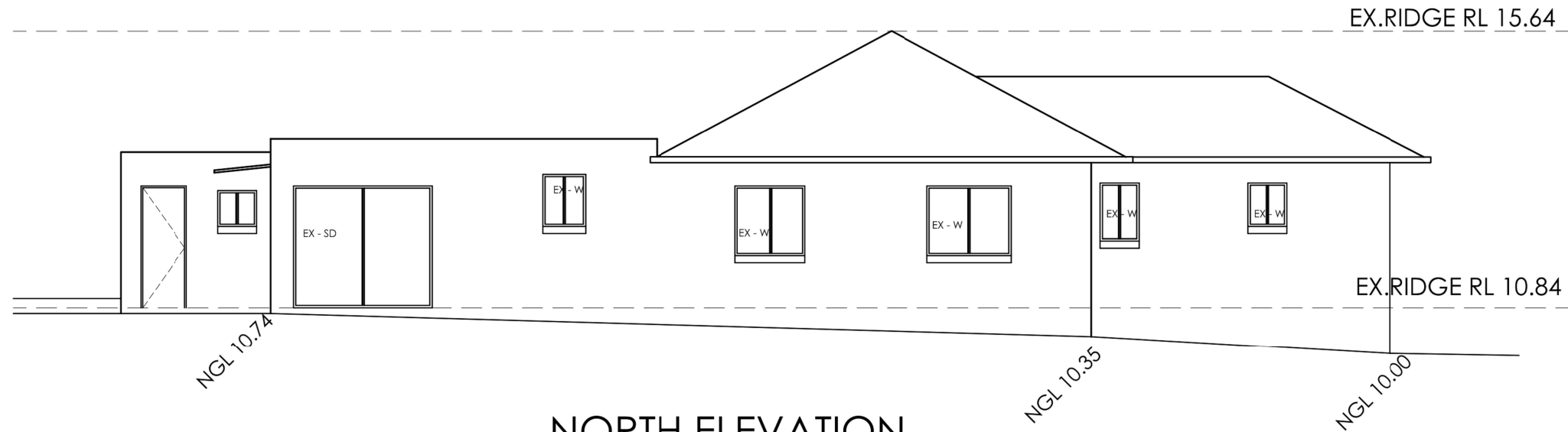
THIS WORK IS COPY RIGHT. NOT FOR ANY SUBMISSION WITH APPLICANT OTHER THAN ANN GROUP P/L. APART FROM ANY USE PERMITTED UNDER THE CONCEPT ACT 1968, NO PART MAY BE REPRODUCED BY ANY PROCESS, FOR THE NOTED INTENDED PURPOSE ONLY. NOT MAY ANY OTHER EXCLUSIVE RIGHT BE EXERCISES, WITHOUT THE PERMISSION OF ANN GROUP CONSTRUCTION AND DESIGN P/L.



EAST ELEVATION



WEST ELEVATION



NORTH ELEVATION



CONSTRUCTION DESIGN INVESTMENT
EST. 2004
MULTI-AWARD WINNER

OFFICE 1: 6 MOUNT OLYMPUS BOULEVARD
WOLLI CREEK 2205
OFFICE 2: ERNEST STREET, CROWS NEST 2065
T. (02) 8006 0484 | M. 0420 946 997
WWW.ANN.GROUP

ISSUE
A CLIENT REVIEW ONLY 12/01/2021

LEGENDS

- EXISTING
- DEMOLISH
- PROPOSED

- AFL ABOVE FINISH FLOOR LEVEL
- C CORRUGATED
- CH CEILING HEIGHT
- FG PERMANENT FIXED FROSTED GLASS
MIN. 60% OPAQUE TO COMPLY WITH
COUNCIL'S DCP
- G GLASS / GUTTER
- L PRIVACY LOUVER
- P PAINT FINISH
- P/W PAINT FINISH ON TIMBER WEATHERBOARD
- SD SMOKE DETECTOR TO CEILING

OWNER
MR & MRS LE

PROJECT
HIEU - ALTERATIONS AND
ADDITIONS

ADDRESS
592 Pittwater Rd, North Manly, NSW 2100

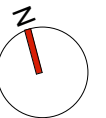
DRAWING
ELEVATIONS

PROJECT NO.
201127

DRAWING NO.
300.3A

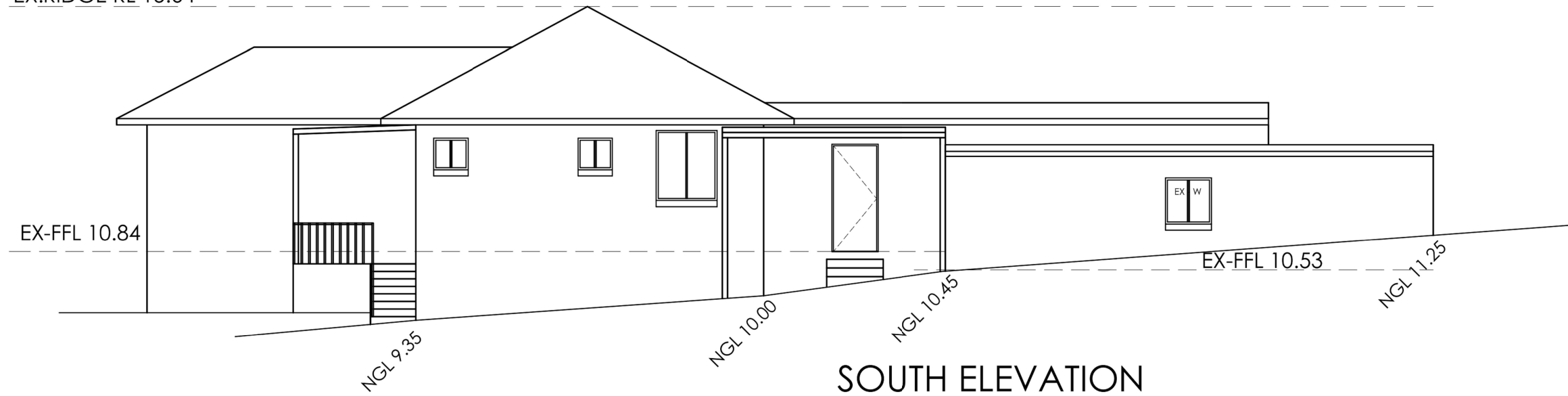
DRAWING SCALE
1 : 100 @A3

CHECKED BY
NGUYEN 'TIM' QUACH



THIS WORK IS COPY RIGHT. NOT FOR ANY SUBMISSION WITH APPLICANT OTHER THAN ANN GROUP P/L. APART FROM ANY USE PERMITTED UNDER THE CONCEPT ACT 1968, NO PART MAY BE REPRODUCED BY ANY PROCESS, FOR THE NOTED INTENDED PURPOSE ONLY. NOT MAY ANY OTHER EXCLUSIVE RIGHT BE EXERCISES, WITHOUR THE PERMISSION OF ANN GROUP CONSTRUCTION AND DESIGN P/L.

EX.RIDGE RL 15.64



SOUTH ELEVATION



ANN GROUP

CONSTRUCTION DESIGN INVESTMENT
EST. 2004
MULTI-AWARD WINNER

OFFICE 1: 6 MOUNT OLYMPUS BOULEVARD
WOLLI CREEK 2205
OFFICE 2: ERNEST STREET, CROWS NEST 2065
T. (02) 8006 0484 | M. 0420 946 997
WWW.ANN.GROUP

ISSUE
A CLIENT REVIEW ONLY 12/01/2021

LEGENDS

- EXISTING
- DEMOLISH
- PROPOSED

- AFL ABOVE FINISH FLOOR LEVEL
- C CORRUGATED
- CH CEILING HEIGHT
- FG PERMANENT FIXED FROSTED GLASS
MIN. 60% OPAQUE TO COMPLY WITH
COUNCIL'S DCP
- G GLASS / GUTTER
- L PRIVACY LOUVER
- P PAINT FINISH
- P/W PAINT FINISH ON TIMBER WEATHERBOARD
- SD SMOKE DETECTOR TO CEILING

OWNER
MR & MRS LE

PROJECT
HIEU - ALTERATIONS AND
ADDITIONS

ADDRESS
592 Pittwater Rd, North Manly, NSW 2100

DRAWING
ELEVATIONS

PROJECT NO.
201127

DRAWING NO.
300.4A

DRAWING SCALE
1 : 100 @A3

CHECKED BY
NGUYEN 'TIM' QUACH



THIS WORK IS COPY RIGHT. NOT FOR ANY SUBMISSION WITH APPLICANT OTHER THAN ANN GROUP P/L. APART FROM ANY USE PERMITTED UNDER THE CONCEPT ACT 1968, NO PART MAY BE REPRODUCED BY ANY PROCESS, FOR THE NOTED INTENDED PURPOSE ONLY. NOT MAY ANY OTHER EXCLUSIVE RIGHT BE EXERCISES, WITHOUT THE PERMISSION OF ANN GROUP CONSTRUCTION AND DESIGN P/L.