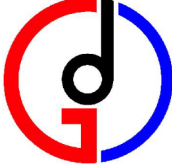
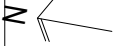


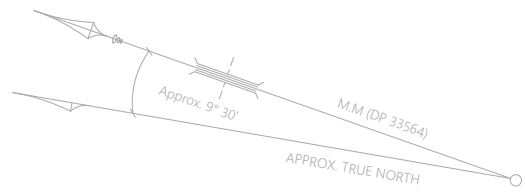


PROPOSED ALTERATIONS & ADDITIONS
@ 2/2A KANGAROO STREET, MANLY NSW 2095
FOR DEVOLOPMENT APPROVAL

SHEET SCHEDULE	
SHEET	TITLE
00	COVER PAGE
01	ROOF & SITE ANALYSIS PLANv
02	CONCEPT STORMWATER PLAN
03	EXISTING FLOOR PLAN DEMO - 1:200
04	EXISTING FLOOR PLAN DEMO
05	EXISTING ELEVATIONS 1
06	EXISTING ELEVATIONS 2
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09	PROPOSED FLOOR PLAN 1:200
10	PROPOSED FLOOR PLAN
11	PROPOSED ELEVATIONS 1
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13	PROPOSED ELEVATIONS 3
14	PROPOSED ELEVATIONS 4
15	PROPOSED SECTION 1
16	PROPOSED SECTION 2
17	PROPOSED SECTION 3
18	3D VIEWS
19	DOOR SCHEDULE
20	MATERIALS & FINISHES

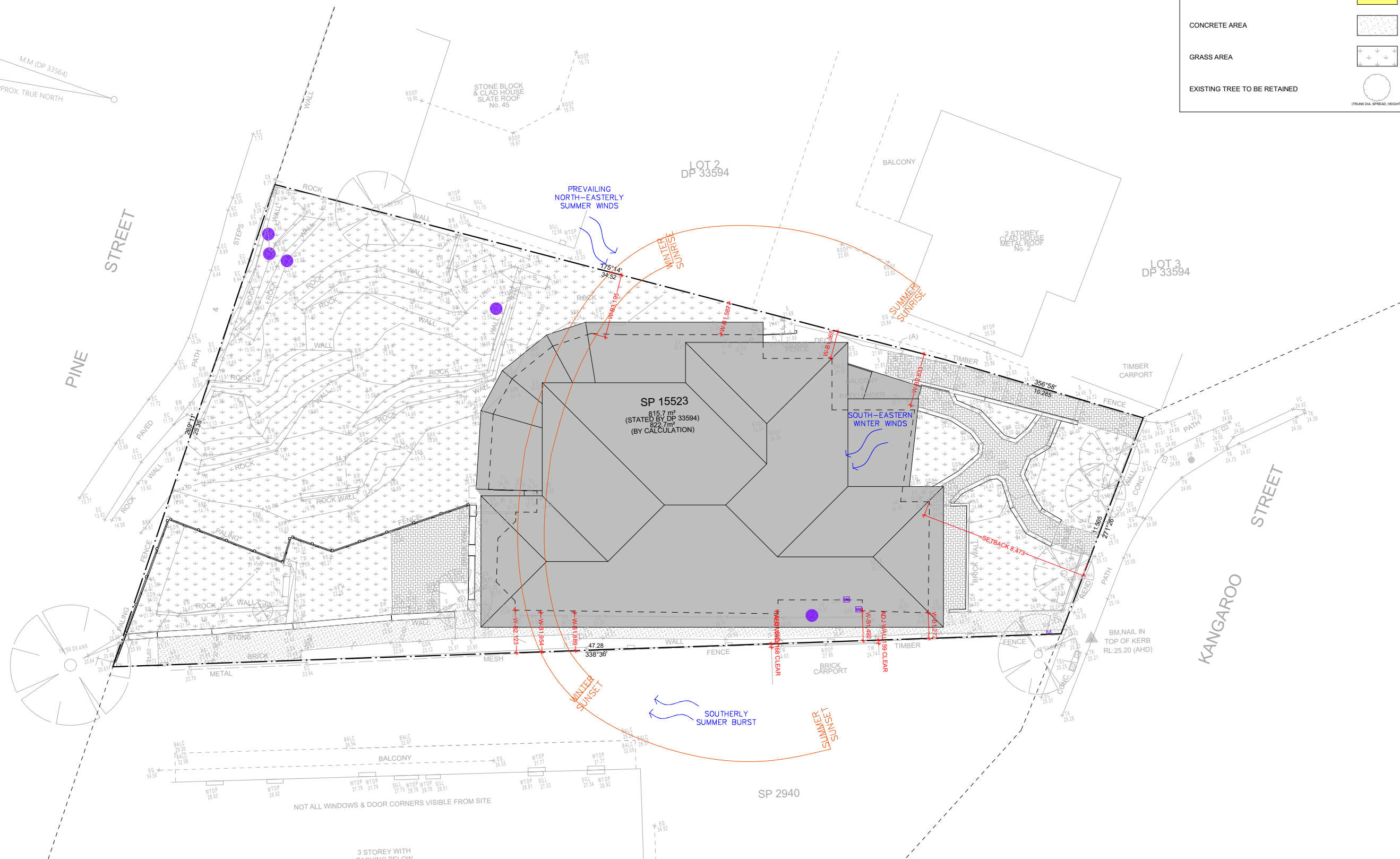
AUSTRALIAN STANDARDS & BCA COMPLIANCE CODES	
DEMOLITION	AS 2601(2001) EARTHWORKS ENVIRONMENTAL PLANNING & ASSESSMENT ACT 1979 PART 3.1.1 OF THE BCA 2022 VOLUME 2
TERMITE PROTECTION	PART 3.1.4 OF THE BCA 2022 VOLUME 2 AS 3660.1(2014)
REMOVAL OF ASBESTOS	AS 4964 CODE OF PRACTICE FOR THE SAFE REMOVAL OF ASBESTOS [NOHSC: 2002 (2005)] CODE OF PRACTICE FOR THE MANAGEMENT AND CONTROL OF ASBESTOS IN WORKPLACES [NOHSC: 2018 (2005)] AS/NZ 60035.2:60 AS 1319
FOOTINGS AND SLABS	PART 4.2 OF THE BCA 2022 VOLUME 2
RESIDENTIAL FOOTINGS AND SLABS	AS 2870 (2011)
CONCRETE STRUCTURES	AS 3600 (2018)
PILING - DESIGN AND INSTALLATION	AS 2159 (2009)/AMDT 1
SITE CLASSIFICATION	PART 3.2.4 OF THE BCA
MASONRY CONSTRUCTION	PART 5.6 OF THE BCA 2022 VOLUME 2
MASONRY STRUCTURE	AS 3700 (2018)/AMDT 1
LINTELS IN MASONRY	PART 5.6.7 OF THE BCA 2022
SUB-FLOOR VENTILATION	PART 6.2 OF THE BCA 2022
STEEL FRAMING	PART 3.4.2 OF THE BCA 2022
STEEL STRUCTURES	AS 4100 (2020)
TIMBER WALL, FLOOR AND ROOF FRAMING	PART 6 OF THE BCA 2022
RESIDENTIAL TIMBER FRAMED CONSTRUCTIONS	AS 1684 (2021) BCA 2022 PART 6
STRUCTURAL STEEL MEMBERS	PART 6.3 OF THE BCA 2022
ROOF TILING	PARTS 7.3 OF THE BCA 2022 AS 2049 (2002)/AMDT
ROOF CLADDING	PART 7.3 OF THE BCA 2022
WALL CLADDING	PART 7.5 OF THE BCA 2022
FLOOR & WALL TILES	AS 3958.1 (2023)/AMDT 1
INSTALLATION OF CARPET	AS/NZ 2455 (2019)
GLAZING	PART 8 OF THE BCA 2022 AS 1288 (2021)
SKYLIGHT	AS 4285 (2007)
WINDOWS	AS 2047 (2014)/AMDT 1 & 2 - 2001
FIRE SEPARATION	PART 9.2 OF THE BCA 2022
SMOKE ALARMS	PART 9.5 OF THE BCA 2022 AS 3786 (2023)/AMDT 1 & 2 - 1995, AMDT 3 - 2001, AMDT 4 - 2004
HEATING APPLIANCES	PART 12.4 OF THE BCA 2022 AS/NZS 2918 (2018)
WET AREAS	PART 10.2 OF THE BCA 2022 AS 3740 (2021)/AMDT 1 - 2012
ROOM HEIGHTS	PART 10.3 OF THE BCA 2022
KITCHEN, SANITARY AND WASHING FACILITIES	PART 10.4 OF THE BCA 2022
NATURAL AND ARTIFICIAL LIGHT	PART 10.5.1 & 10.5.2 OF THE BCA 2022
VENTILATION	PART 10.6 OF THE BCA 2022
MECHANICAL	PART 10.6.2 OF THE BCA 2022
SOUND INSULATION	PART 10.7 OF THE BCA 2022
THERMAL INSULATION	AS 3999 (2015)/AMDT 1 - 2012 AS/NZS 4859.1 (2018)/AMDT 1 - 2006
ELECTRICAL INSTALLATIONS	AS/NZS 3000 (2018)/AMDT 1 - 2009 & AMDT 2 - 2012
PLUMBING INSTALLATIONS	AS/NZS 3500 (2021) AND AMENDMENTS: PLUMBING AND DRAINAGE
GAS INSTALLATIONS	AS/NZS 5601 (2022)
STORMWATER DRAINAGE	AS/NZS 3500.3 (2021)/AMDT 1 - 2006, AMDT 2 - 2010, AMDT 3 - 2012
GUTTERS AND DOWNPIPES	PART 7.4 OF THE BCA 2022
STAIR CONSTRUCTION	PART 11.2 OF THE BCA 2022
BALUSTRADES	PART 11.3 OF THE BCA 2022
SWIMMING POOL ACCESS	S-D16 OF THE BCA 2022
SWIMMING POOL WATER RECIRCULATION SYSTEMS	SS - PG1 OF THE BCA 2022
BUILDING FABRIC	PART 13.2 OF THE BCA 2022
EXTERNAL GLAZING	PART 13.3 OF THE BCA 2022
BUILDING SEALING	PART 13.4 OF THE BCA 2022
SERVICES	PART 13.7 OF THE BCA 2022
SWIMMING POOL SAFETY FENCING/BARRIERS	SWIMMING POOLS ACT 1992 AND REGULATION 2008 AS 1926 (2012)
STRUCTURAL DESIGN ACTIONS - GENERAL PRINCIPALS	AS/NZS 1170.0 (2002)/AMDT 1 & 2 - 2003, AMDT 3 & 5 - 2011, AMDT 4 - 2005 AS/NZS 1170.1 (2002)/AMDT 1 - 2005, AMDT 2 - 2009 AS/NZS 1170.2 (2011)/AMDT 1 & 2 - 2012 AS 4055 (2021) AS 1170.4 (2007)
TIMBER STRUCTURES - DESIGN METHODS	AS 1720.1 (2010)/AMDT 1 - 2010, AMDT 2 - 2011
CONCRETE STRUCTURES	AS 3600 (2018)/AMDT 1 - 2010, AMDT 2 - 2013
STEEL STRUCTURES	AS 4100 (2020)/AMDT 1 - 2012
DESIGN FOR ACCESS & MOBILITY	AS 1428.1 - 2021

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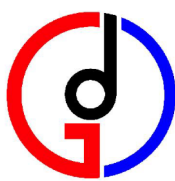


KEY:

- EXISTING STRUCTURES FOOTPRINT
- PROPOSED NEW WORKS
- CONCRETE AREA
- GRASS AREA
- EXISTING TREE TO BE RETAINED




ROOF AND SITE ANALYSIS
1:200

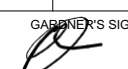


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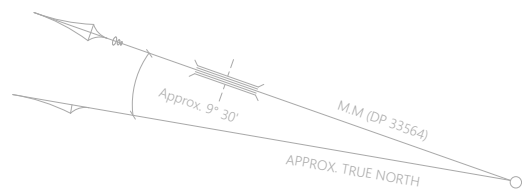
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PROPOSED ALTERATIONS & ADDITIONS
@ 2A KANGAROO STREET, MANLY NSW 2095

TITLE:
ROOF & SITE ANALYSIS PLAN

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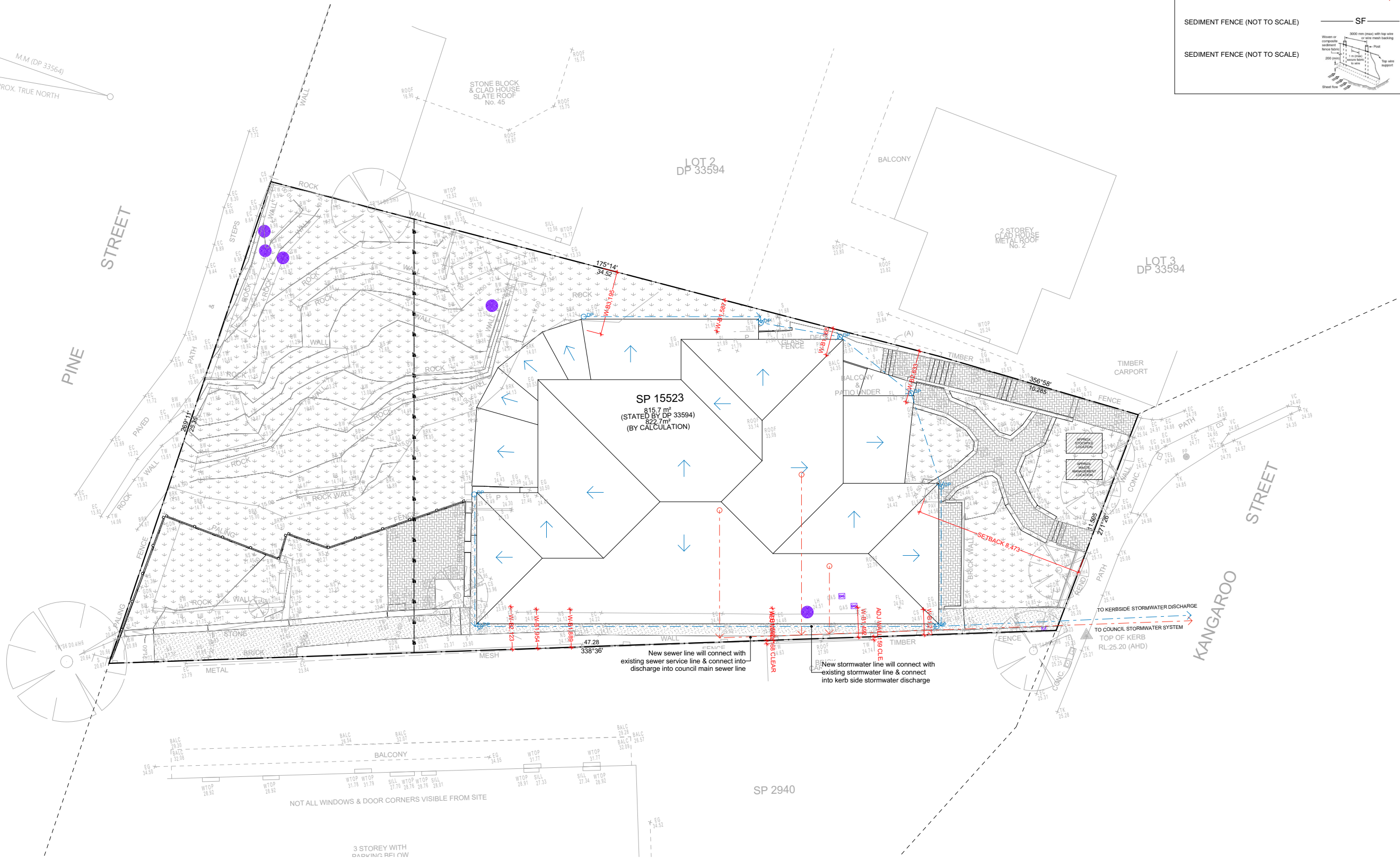
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SEWAGE SERVICE LINE

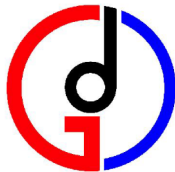
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CONCEPT STORMWATER PLAN
1:200



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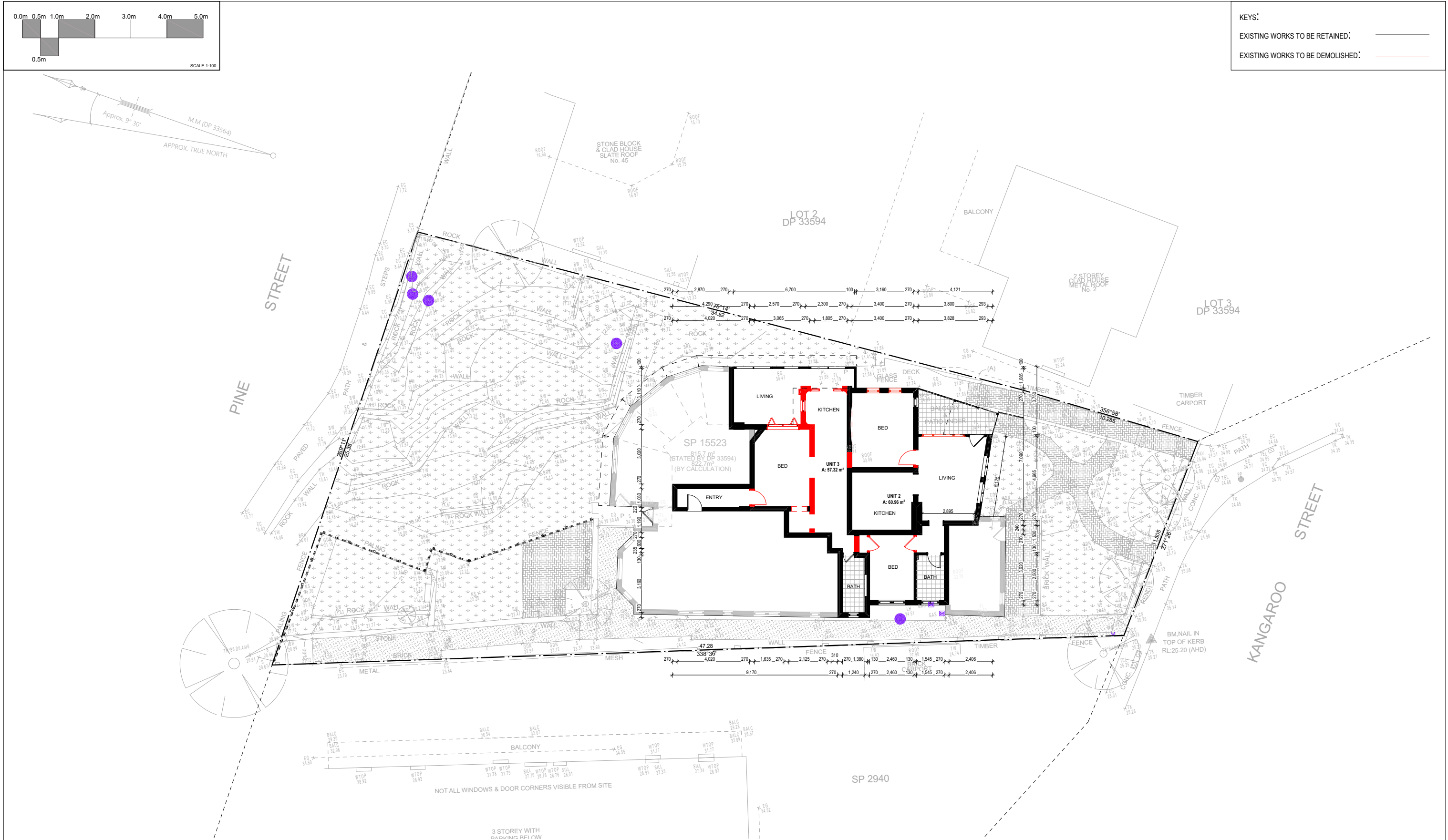
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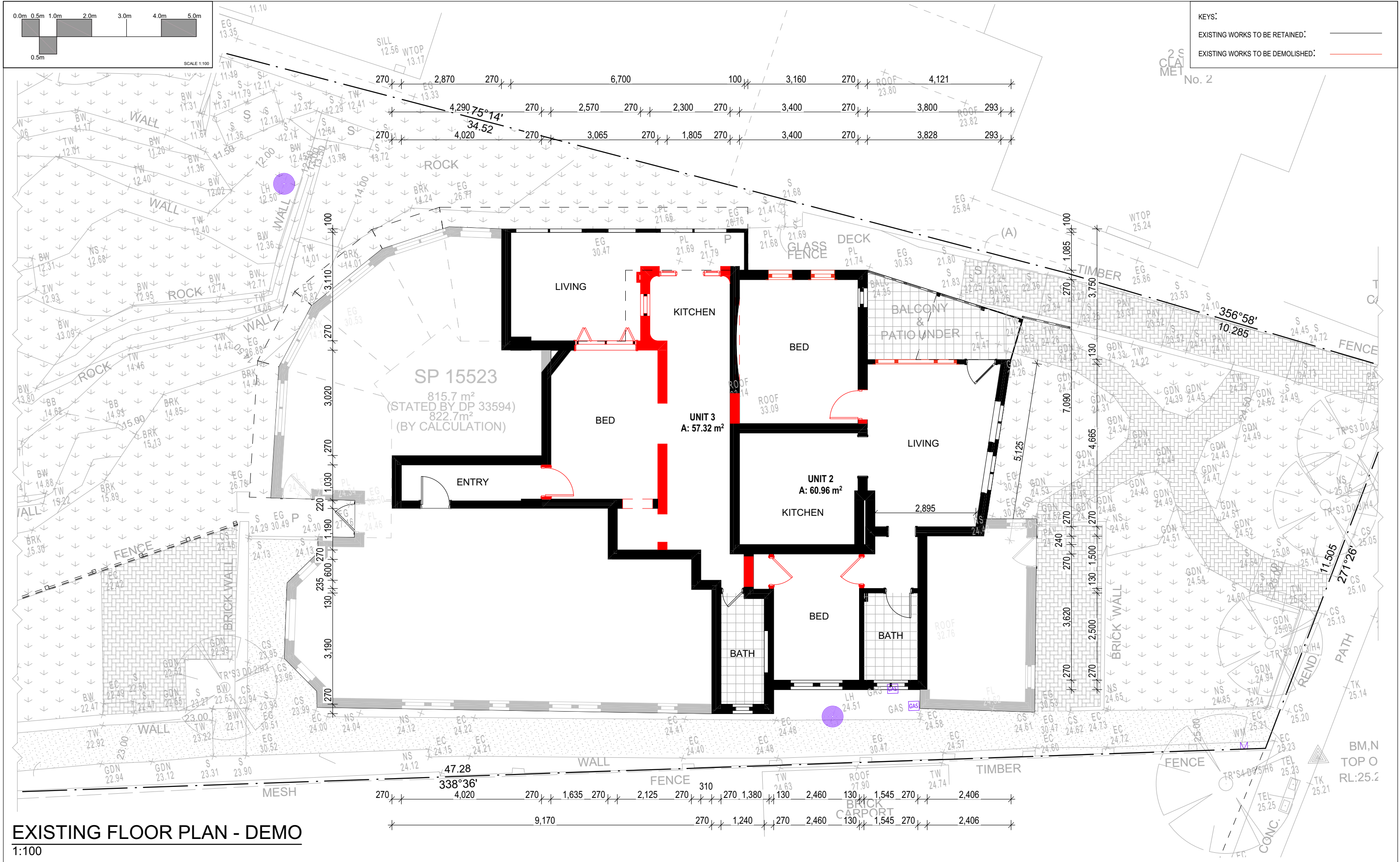
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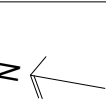




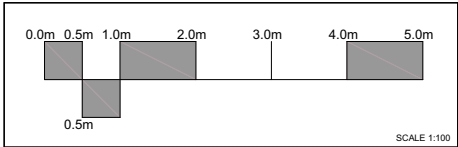
EXISTING FLOOR PLAN
1:200

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EXISTING FLOOR PLAN - DEMO
1:100


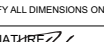
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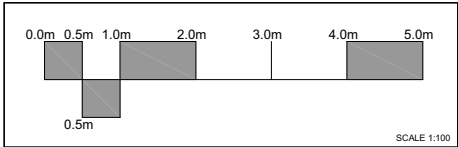


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EAST ELEVATION
1:100

<div></div> <div>Gardner Design & Drafting</div> <div>Ph: 1800 SKETCH (1800 753 824)</div> <div>49a Sturt St, Kingsford NSW 2032</div> <div>PO BOX 268, Matraville NSW 2036</div> <div>www.gardnerdesign.com.au</div>	<div>NOTES</div> <div>- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS SPECIFIED OTHERWISE</div> <div>- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DETAILS WHERE APPLICABLE</div> <div>- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING</div> <div>- BUILDER TO VERIFY ALL DIMENSIONS ON SITE</div>		<div>TBD</div> <div>GARDNER'S SIGNATURE</div> <div></div>	<div>REVISIONS</div> <table><thead><tr><th>ISSUE</th><th>DESCRIPTION</th><th>DATE</th></tr></thead><tbody><tr><td>A</td><td>ISSUE FOR DA</td><td>02/05/2025</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></tbody></table>		ISSUE	DESCRIPTION	DATE	A	ISSUE FOR DA	02/05/2025																									<div>CLIENT</div> <div>JESSE & CAMILLE</div> <div>DISCLAIMER</div> <div>Gardner Design & Drafting has prepared these drawings only for the works detailed or indicated as "new work". Gardner Design & Drafting assumes no responsibility for all other existing structures or building works including the design thereof, which are not, included as part of the improvement specifications.</div> <div>INTELLECTUAL PROPERTY</div> <div>All documentation including but not limited to plans, specifications and copies, which have been produced by Gardner Design & Drafting, shall remain Gardner Design & Drafting's Intellectual property. At no point shall any of the documentation be shared, copied or reproduced for distribution or use in any other project other than this project, without the written consent of the Director of Gardner Design & Drafting.</div>	<div>PROJECT:</div> <div>PROPOSED ALTERATIONS & ADDITIONS</div> <div>@ 2A KANGAROO STREET, MANLY NSW 2095</div> <div>TITLE:</div> <div>EXISTING ELEVATIONS 1</div> <div>SIZE:</div> <div>A3</div> <div>DWG File:</div> <div>2A - DA</div> <div>ISSUE:</div> <div>A</div> <div>SCALE:</div> <div>AS SHOWN</div> <div>DRAWN BY:</div> <div>CS</div> <div>DATE:</div> <div>02/05/2025</div> <div>SHEET:</div> <div>05</div>
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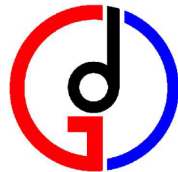
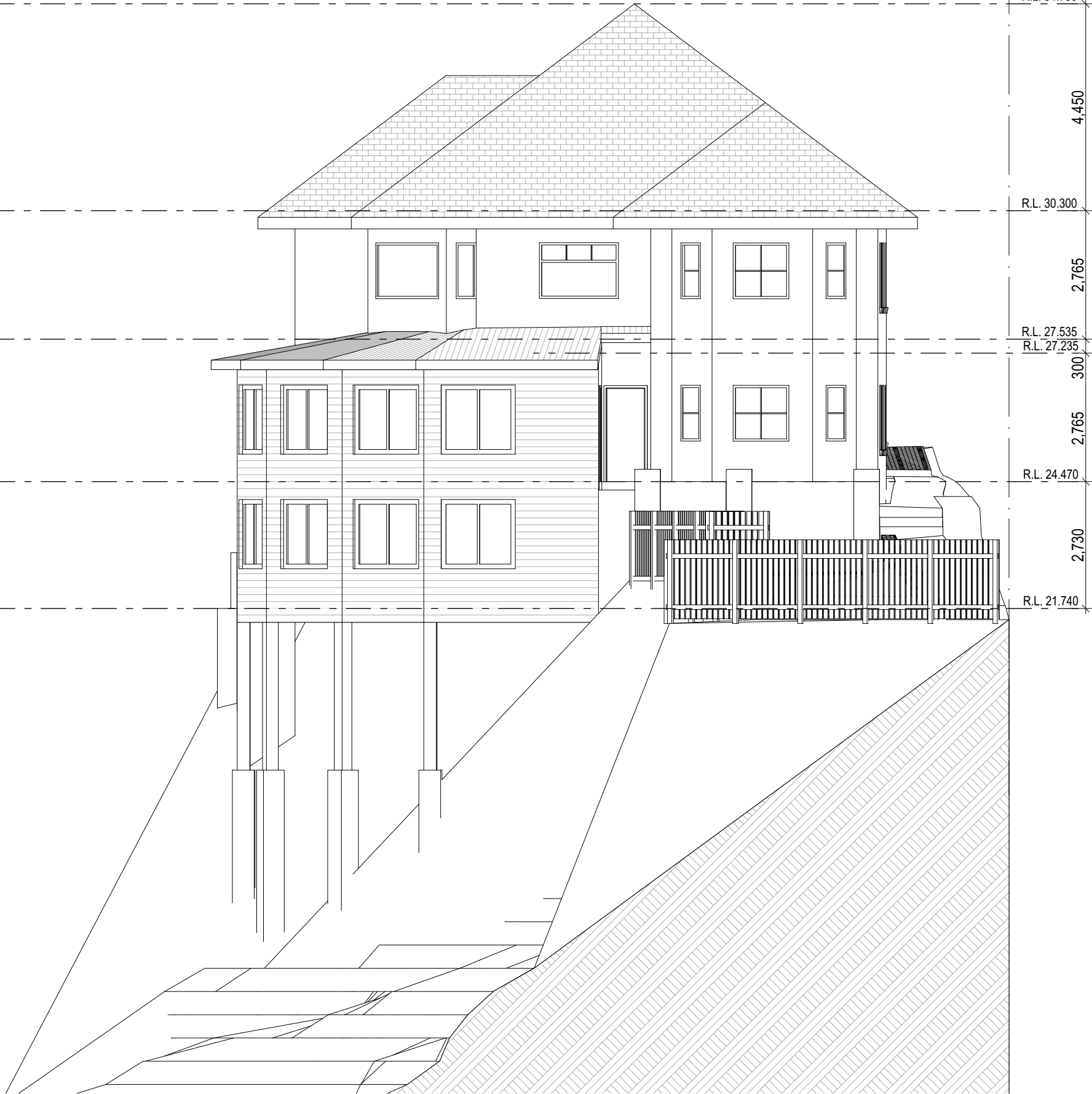
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EXISTING WORKS TO BE DEMOLISHED:

WEST ELEVATION

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ISSUE	DESCRIPTION	DATE
A	ISSUE FOR DA	02/05/2025

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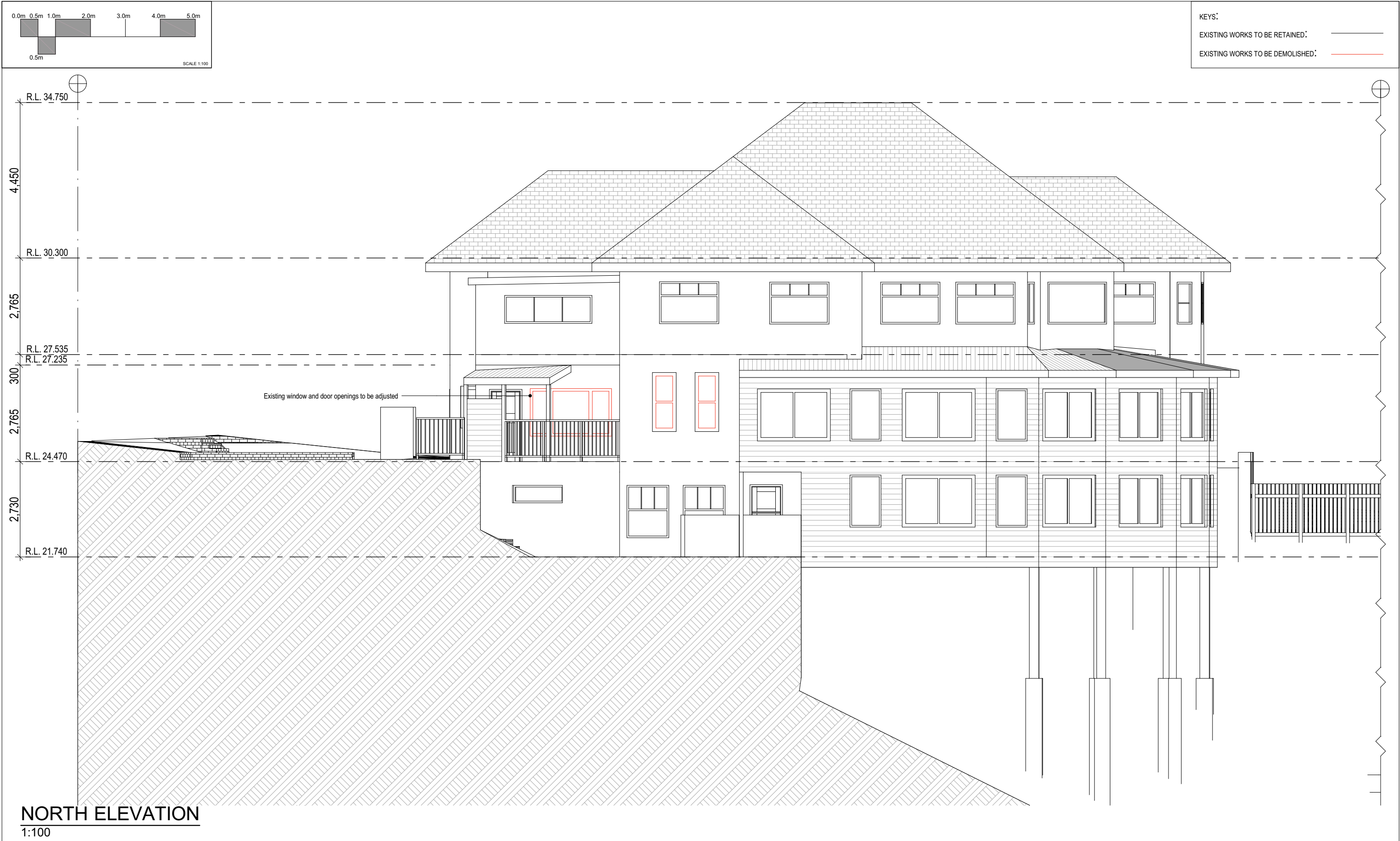
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TITLE:			
EXISTING ELEVATIONS 2			
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AS SHOWN	CS	02/05/2025	06





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@ 2A KANGAROO STREET, MANLY NSW 2095

TITLE:

EXISTING ELEVATIONS 3

SIZE:

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2A - DA

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02/05/2025

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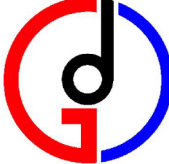
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07



SOUTH ELEVATION
1:100



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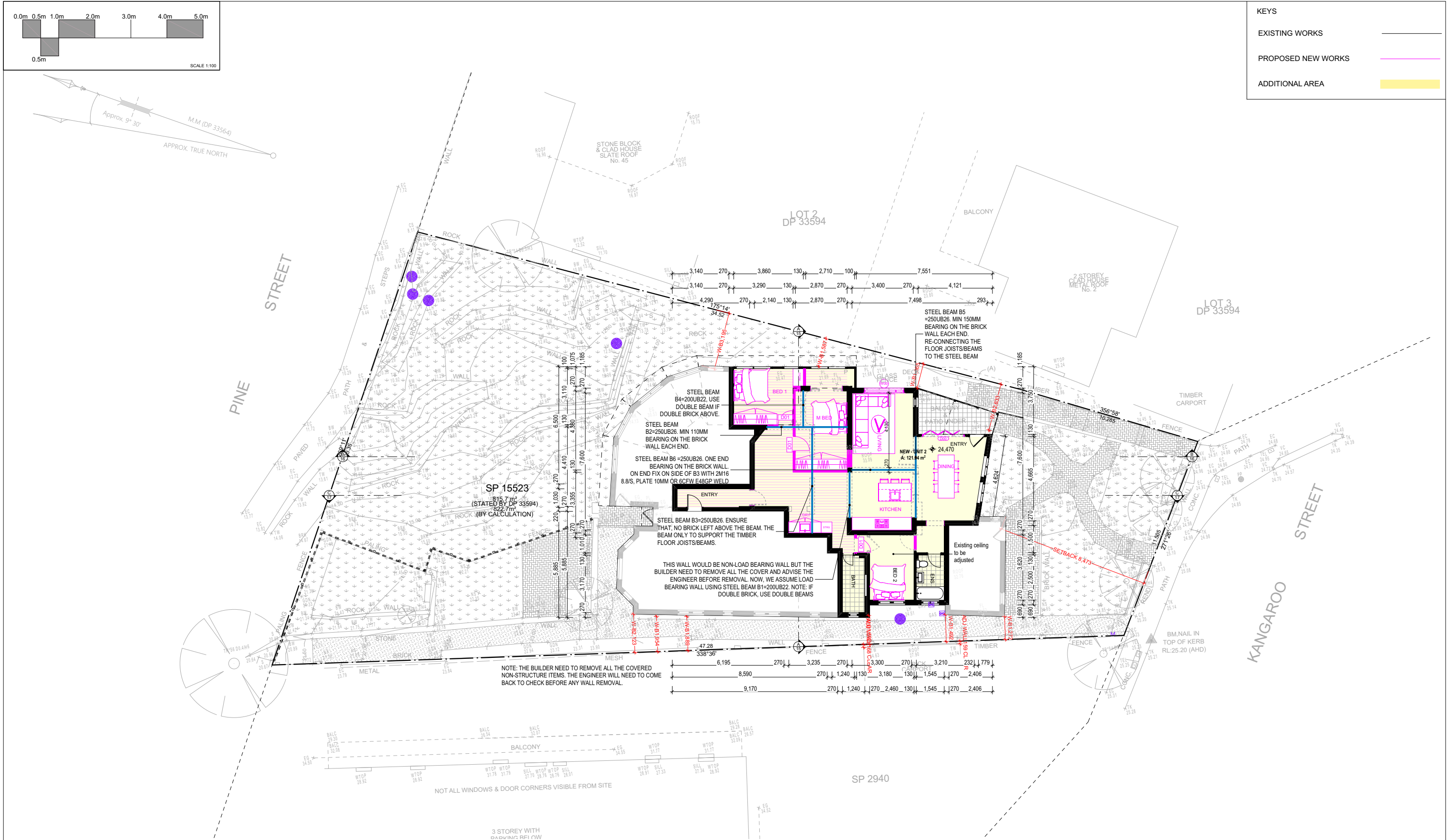
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PROPOSED ALTERATIONS & ADDITIONS
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

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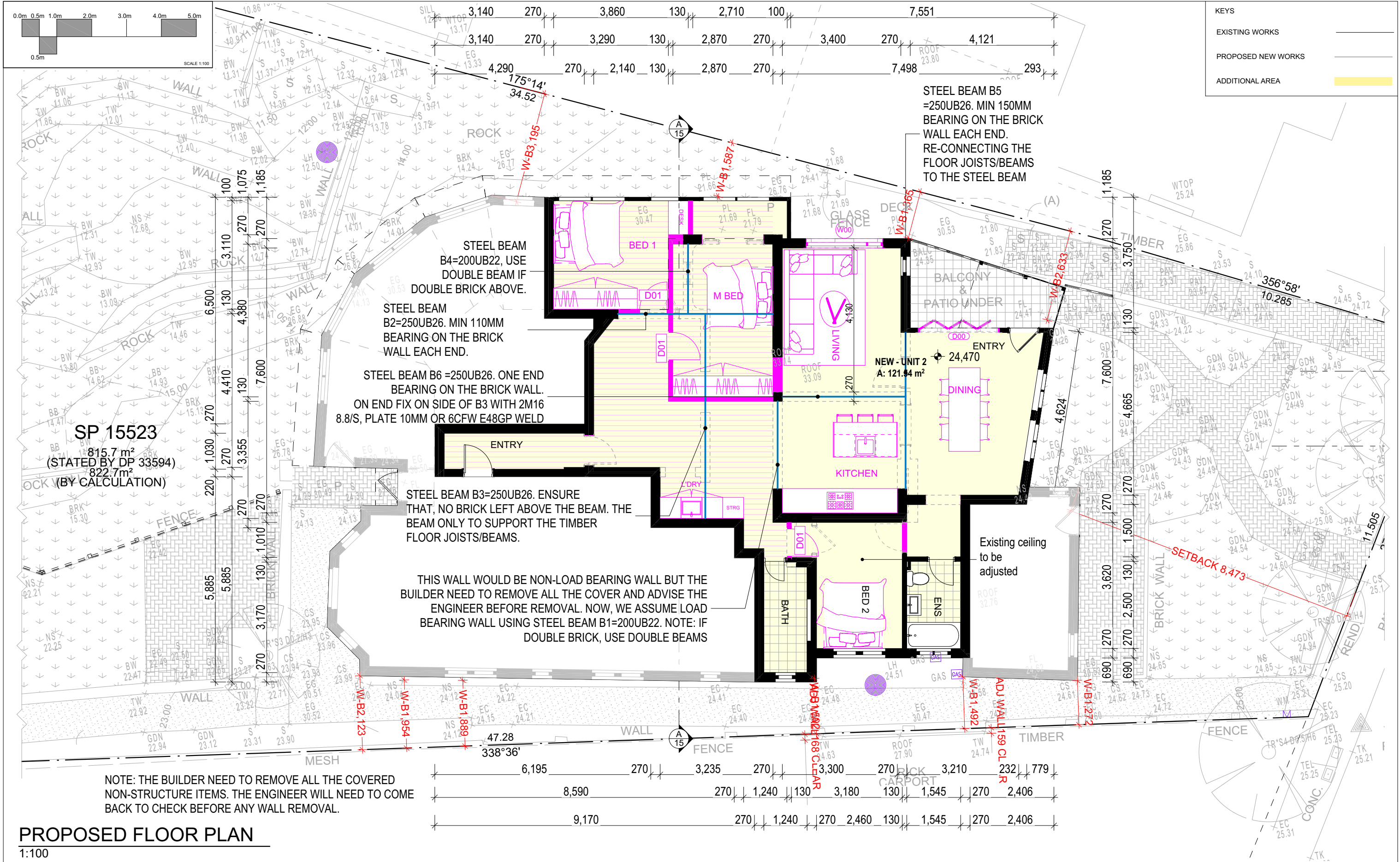
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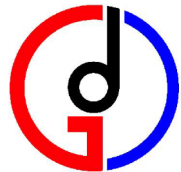
PROPOSED FLOOR PLAN
1:200

<div></div> <div><h1>Gardner Design & Drafting</h1><p>Ph: 1800 SKETCH (1800 753 824) 49a Sturt St, Kingsford NSW 2032 PO BOX 268, Matraville NSW 2036 www.gardnerdesign.com.au</p></div>	<div>NOTES</div> <div><div>- ALL DIMENSIONS ARE IN MILLIMETERS UNLESS SPECIFIED OTHERWISE</div><div>- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DETAILS WHERE APPLICABLE</div><div>- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING</div><div>- BUILDER TO VERIFY ALL DIMENSIONS ON SITE</div></div> <div><div>CLIENT'S SIGNATURE</div><div></div></div> <div><div>TBD</div><div>GARDNER'S SIGNATURE</div><div></div></div>	<div>REVISIONS</div> <table><tr><th>ISSUE</th><th>DESCRIPTION</th><th>DATE</th></tr><tr><td>A</td><td>ISSUE FOR DA</td><td>02/05/2025</td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr><tr><td> </td><td> </td><td> </td></tr></table>	ISSUE	DESCRIPTION	DATE	A	ISSUE FOR DA	02/05/2025																									<div>PROJECT:</div> <div>PROPOSED ALTERATIONS & ADDITIONS @ 2A KANGAROO STREET, MANLY NSW 2095</div> <div>TITLE:</div> <div>PROPOSED FLOOR PLAN 1:200</div> <div><div><div>SIZE:</div><div>A3</div></div><div><div>DWG File:</div><div>2A - DA</div></div><div><div>ISSUE:</div><div>A</div></div></div> <div><div>SCALE:</div><div>AS SHOWN</div></div> <div><div>DRAWN BY:</div><div>CS</div></div> <div><div>DATE:</div><div>02/05/2025</div></div> <div><div>SHEET:</div><div>09</div></div>
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PROPOSED FLOOR PLAN

1:100



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PROPOSED ALTERATIONS & ADDITIONS
@ 2A KANGAROO STREET, MANLY NSW 2095

TITLE:

PROPOSED FLOOR PLAN

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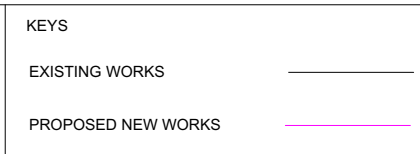
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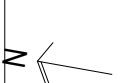


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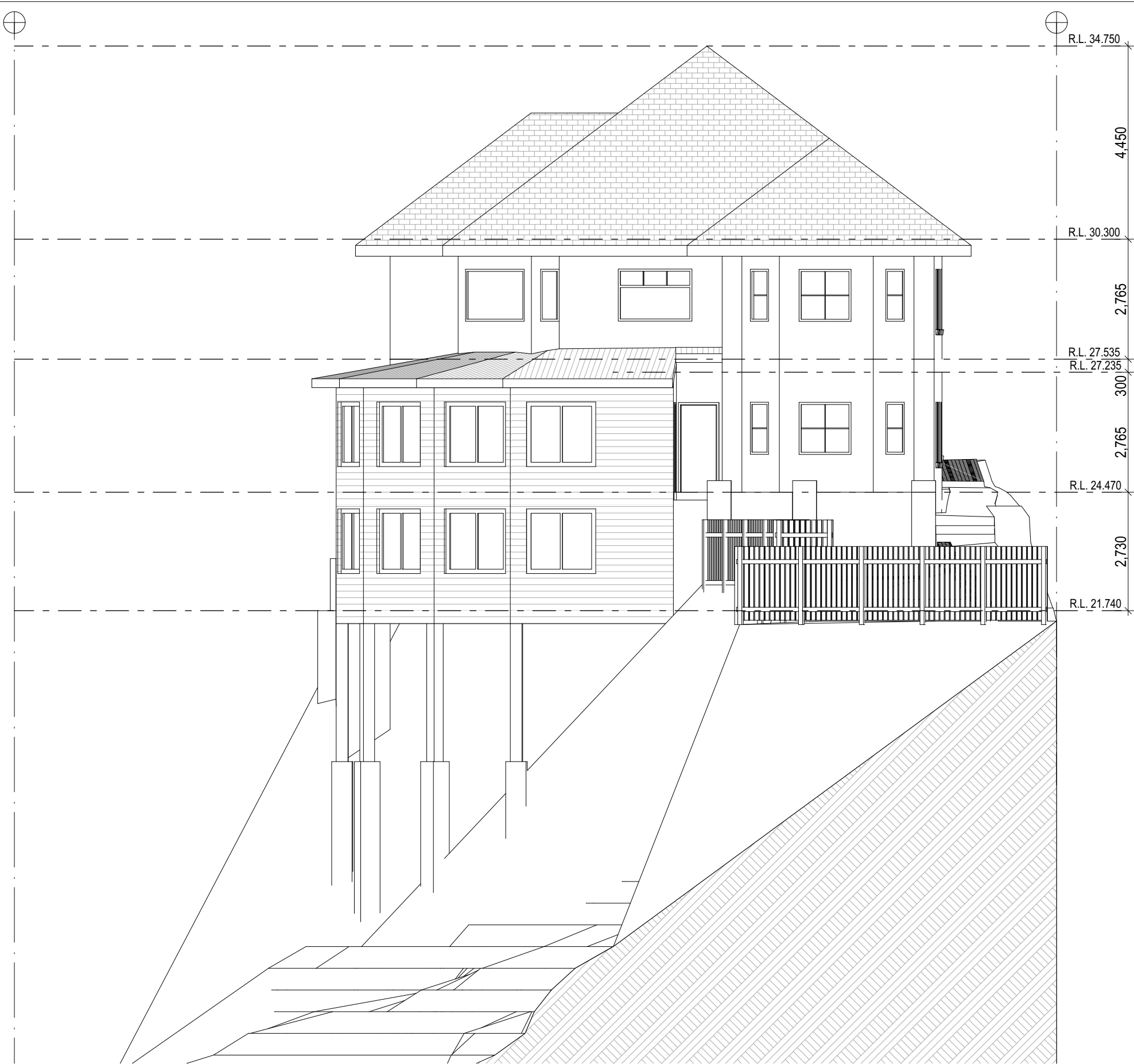
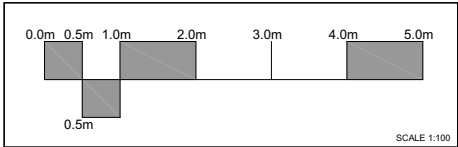
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KEYS	
EXISTING WORKS	_____
PROPOSED NEW WORKS	_____

WEST ELEVATION
1:100



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PROPOSED ALTERATIONS & ADDITIONS @ 2A KANGAROO STREET, MANLY NSW 2095			
TITLE:			
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AS SHOWN	CS	02/05/2025	12



NORTH ELEVATION
1:100



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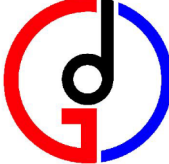
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SCALE:	DRAWN BY:	DATE:
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		13



SOUTH ELEVATION
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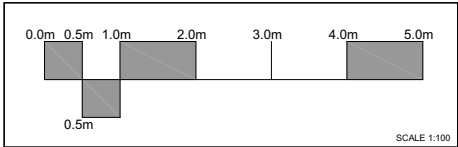
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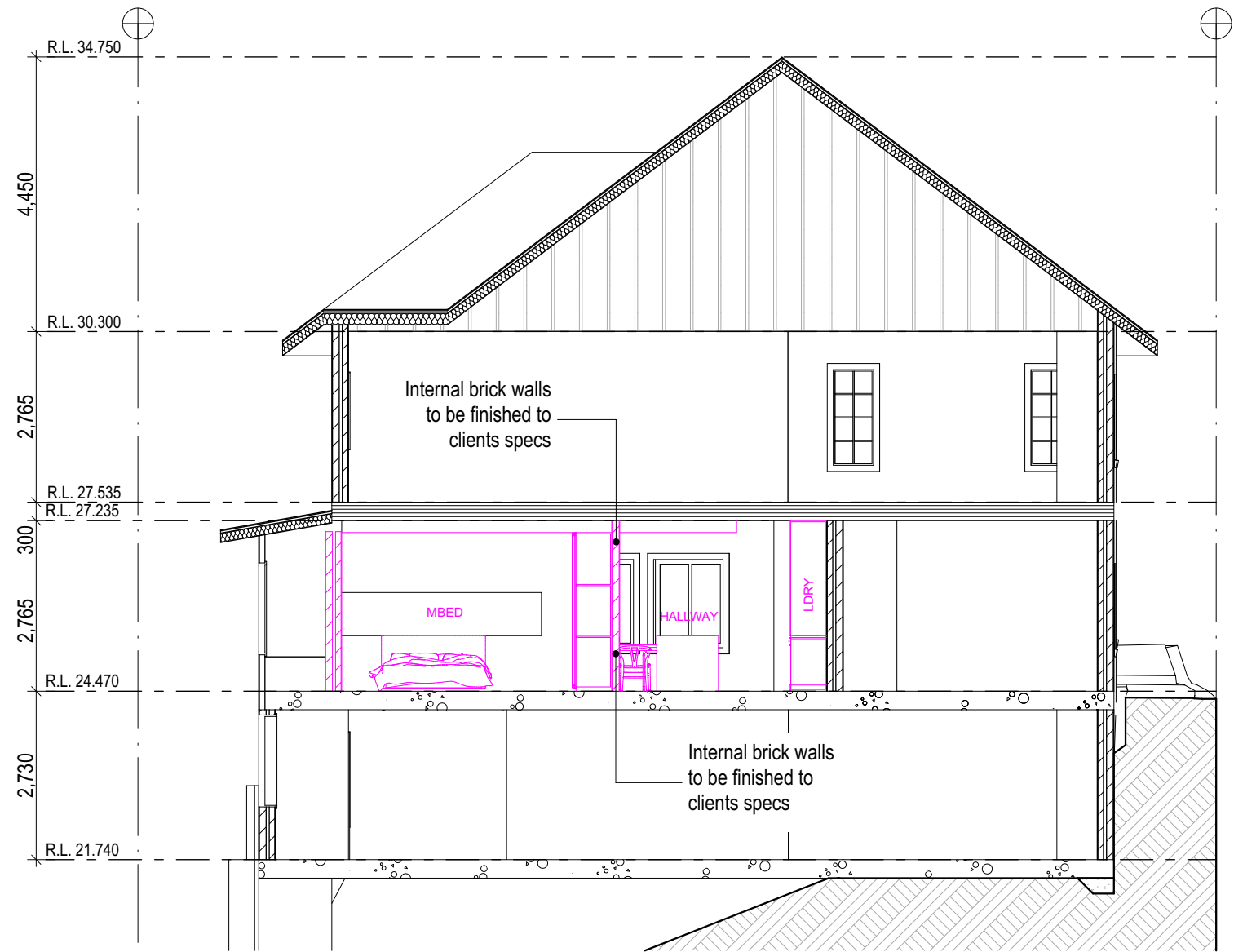
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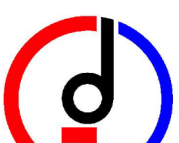
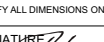
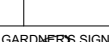
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AS SHOWN	CS	02/05/2025	14



KEYS	
EXISTING WORKS	
PROPOSED NEW WORKS	

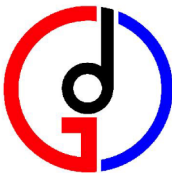


SECTION A
1:100

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SECTION B
1:100




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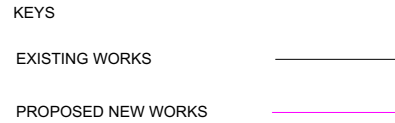
PROPOSED ALTERATIONS & ADDITIONS
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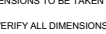
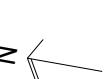

TITLE:

PROPOSED SECTION 2

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HALLWAY VIEW



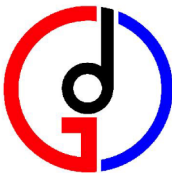


MASTER BED VIEW



LIVING VIEW



DINING VIEW

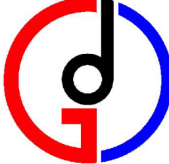
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WINDOW & DOOR SCHEDULES

@ 2/2A KANGAROO STREET, MANLY NSW 2095

DOOR SCHEDULE							
ID	TYPE	HEIGHT	WIDTH	PLAN	ELEVATION	Q	NOTES
D00	BIFOLD DOOR	2,100	2,330			1	
D01	HINGED DOOR	2,100	860			3	

WINDOW SCHEDULE								
ID	TYPE	SILL	WIDTH	HEIGHT	PLAN	ELEVATION	Q	
W00	LOUVER WINDOW	590	2,200	1,960			1	



Gardner Design & Drafting

Ph: 1800 SKETCH (1800 753 824)

49a Sturt St, Kingsford NSW 2032

PO BOX 268, Matraville NSW 2036

www.gardnerdesign.com.au

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- ALL DRAWINGS ARE TO BE READ IN CONJUNCTION WITH SPECIFICATIONS AND ENGINEERS DETAILS WHERE APPLICABLE


- FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALING

- BUILDER TO VERIFY ALL DIMENSIONS ON SITE

CLIENT'S SIGNATURE



GARDNER'S SIGNATURE



REVISIONS

ISSUE	DESCRIPTION	DATE
A	ISSUE FOR DA	02/05/2025

CLIENT

JESSE & CAMILLE

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PROJECT:

PROPOSED ALTERATIONS & ADDITIONS

@ 2A KANGAROO STREET, MANLY NSW 2095

TITLE:

DOOR SCHEDULE

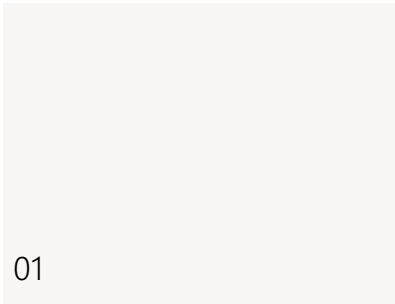
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AS SHOWN	CS	02/05/2025
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MATERIAL & FINISHES SCHEDULES

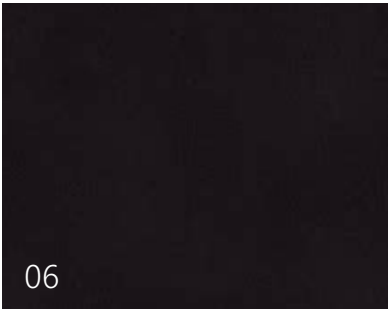
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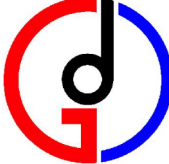


EXTERNAL RENDER
LIGHT TONE OR SIMILAR TO EXISTING



DOORS, WINDOWS
MID TONE OR SIMILAR TO EXISTING



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



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