

A
D.P.323149

CLAD
BUILDING
METAL ROOF

BRICK & CLAD
BUILDING
METAL ROOF

1
D.P.197730

TITLE INDICATES THAT LOT 1 IN D.P.731649 IS SUBJECT TO:

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- BK 2925 NO 388 EASEMENT TO DRAIN WATER 1.829 WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- LIMITED TITLE, LIMITATION PURSUANT TO SECTION 28(14) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

**C.M.S. Surveyors
Pty Limited**

ACN: 096 240 201

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1/32 Campbell Avenue,
Dee Why NSW 2099
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EXISTING FLOOR SPACE RATIO

LOWER GROUND FLOOR = 36.2m²
GROUND FLOOR = 112.1m²
FIRST FLOOR = 116.2m²
FLOOR SPACE RATIO = 0.76:1

ALLOWABLE FLOOR SPACE RATIO = 0.60:1

NO ALTERATIONS PROPOSED TO FLOOR AREAS

0 20 40 60 80 100
200mm
1:1

SITE PLAN / SITE ANALYSIS PLAN

No.24-26
3 STOREY
BRICK UNITS
TILE ROOF

S.P.12968

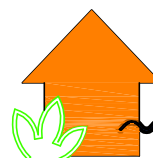
EXISTING TWO STOREY
RESIDENCE
No. 28
LOT 1 DP731649
SITE AREA=348.4sqm

No.30
BRICK HOUSE
TILE ROOF

- SPECIFICATION**
- CONFIRM ALL DIMENSIONS, SERVICES AND LEVELS ON SITE PRIOR TO STARTING WORK.
 - ALL BUILDING WORKS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, THE RELEVANT AUSTRALIAN STANDARDS AND THE LOCAL GOVERNMENT AUTHORITY.
 - THE BUILDER IS TO CLEAR THE BUILDING SITE, REMOVE ALL RUBBISH, GRASSES AND SURFACE TOP SOIL PRIOR TO BULK EXCAVATION AND LEVELLING OF THE BUILDING PLATFORM.
 - SLABS AND FOOTING SHALL BE CAPABLE OF CARRYING ALL DEAD AND LIVE LOADS SUPERIMPOSED THERE ON. ALL CONCRETE WORK TO COMPLY WITH THE PROVISIONS OF AS3600 AND ALL RESPECTIVE SAA CODES AND AS DETAILED ON THE STRUCTURAL ENGINEERING DRAWINGS
 - ALL BRICKWORK TO BE ACCURATELY BONDED AND CARRIED UP TRUE AND PLUMB IN LEVEL COURSES TO THE VARIOUS HEIGHTS AND THICKNESSES SHOWN ON THE FLOOR PLANS AND ELEVATIONS AND TO COMPLY WITH AUSTRALIAN STANDARDS AS1225, AS1364 AND AS1653. MORTARS TO CONSIST OF FRESH PORTLAND CEMENT, HYDRATED LIME OR LIME PUTTY AND LEAN SHARP SAND, NOMINALLY PROPORTIONED BY VOLUME AND MIXED WITH FRESH CLEAN WATER AT TIME OF USE. THE SHADE UN UNIFORMITY OF COLOUR ON THE MORTARS SHALL BE CONSISTANT THROUGHOUT THE WHOLE JOB.
 - ALL PLUMBING WORK TO BE PERFORMED IN ACCORDANCE WITH RULES AND REQUIREMENTS OF THE AUTHORITY CONCERNED.
 - THE ELECTRICAL INSTALLATION SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL ELECTRICAL AUTHORITY AND THE CURRENT WIRING CODES. THE INSTALLATION IS TO SATISFY ANY TEST REQUIRED BY THE SUPPLY AUTHORITY ON COMPLETION.
 - ALL PAINT, ENAMEL, VARNISH ETC TO BE OF THE BEST QUALITY APPROVED BRANDS BROUGHT ONTO THE JOB IN UNOPENED CONTAINERS AND APPLIED STRICTLY ACCORDING TO MANUFACTURERS SPECIFICATIONS.
 - THE DRAINER IS TO PROVIDE A SEWERED DRAINAGE SYSTEM FROM ALL WASTES AND FITTINGS AND CONNECT TO THE EXISTING SEWER DISPOSAL LINE, ALL IN ACCORDANCE WITH THE RULES AND REQUIREMENTS OF THE AUTHORITY FOR WATER SUPPLY AND SEWERAGE. PROVIDE MINIMUM ONE GULLY OUTSIDE THE BUILDING. THE AUTHORITIES APPROVAL TO BE OBTAINED AT COMPLETION OF THE WORK. LAY STORMWATER DRAINS FROM ALL DISCHARGE POINTS TO CONNECT INTO THE EXISTING STORMWATER SYSTEM.
 - BOUNDARY FENCING TO BE UPGRADED AS NECESSARY AND ALL POOL FENCING TO COMPLY WITH THE NSW SWIMMING POOL ACT 1992, AS1926.1-2012 SAFETY BARRIERS FOR SWIMMING POOLS AND AS1926.2-LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS.
 - THIS POOL IS NOT DESIGNED FOR DIVING.
 - THE BUILDING IS TO BE COMPLETED IN EVERY TRADESMAN LIKE MANNER THE BUILDING IN ALL RESPECT TO BE LEFT CLEAN AND FIT FOR OCCUPATION. ALL SURPLUS MATERIALS ARE TO BE REMOVED BY THE BUILDER.
 - EL = EXISTING LEVEL
 - FL = FLOOR LEVEL
 - RL = REDUCED LEVEL
 - + RL = EXISTING LEVEL

SYMBOL LEGEND

- NEIGHBOURING PRIVATE OPEN SPACE
- PREVAILING WINDS
- VIEWS
- NOISE SOURCE



**RIGHT ANGLE DESIGN
& DRAFTING PTY LTD**

ROBYN GOOD
HORTICULTURE CERT II
ASSOC. DIPLOMA STRUCTURAL ENGINEERING
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ABN: 70 150 745 556

REVISIONS:

DA -17.12.19 - ISSUED FOR DEVELOPMENT APPLICATION

PROPOSED CARPORT
SOPHIE PARKINSON
LOT 1 DP731649
No. 28 WOOD STREET
MANLY

DWG NAME

SITE PLAN / SITE ANALYSIS PLAN

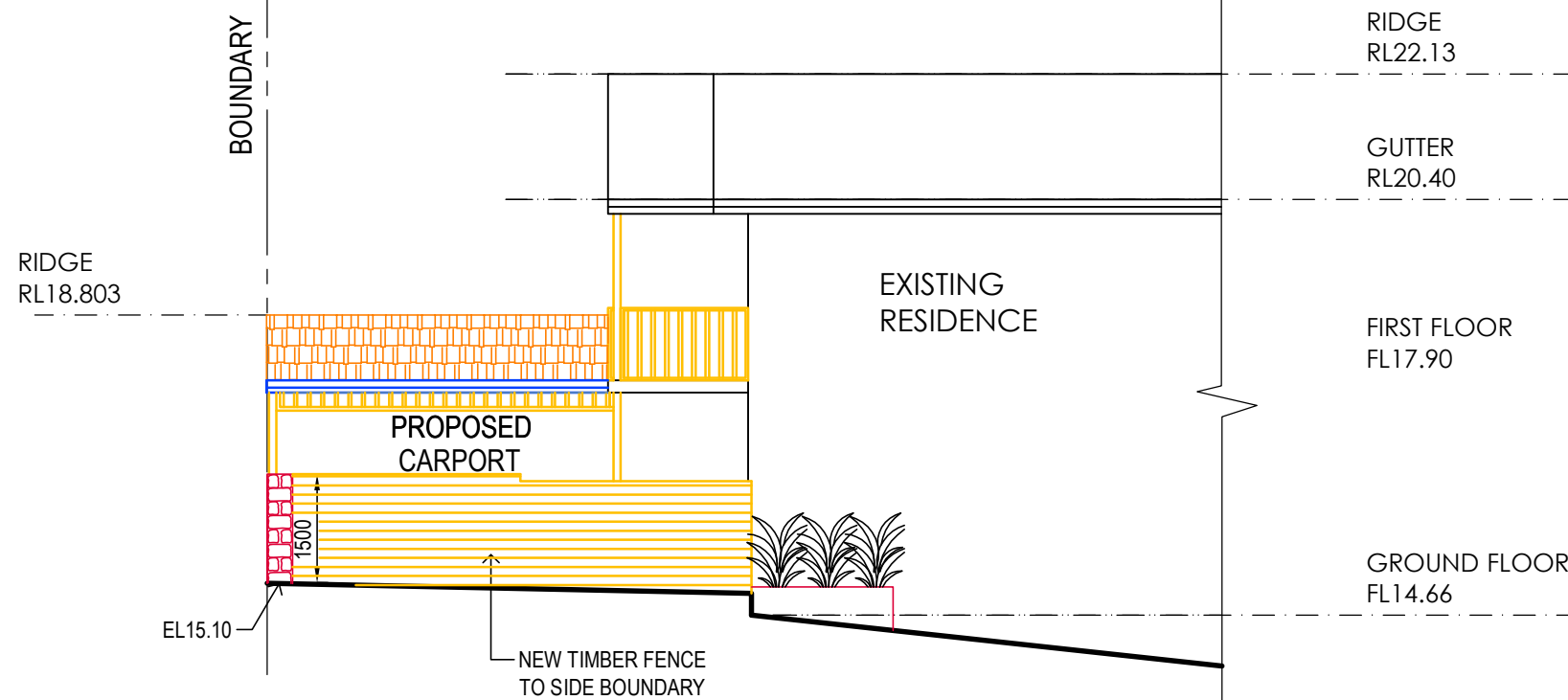
DATE SCALE AT A3 JOB NUMBER DWG NUMBER

NOV 19

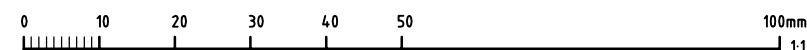
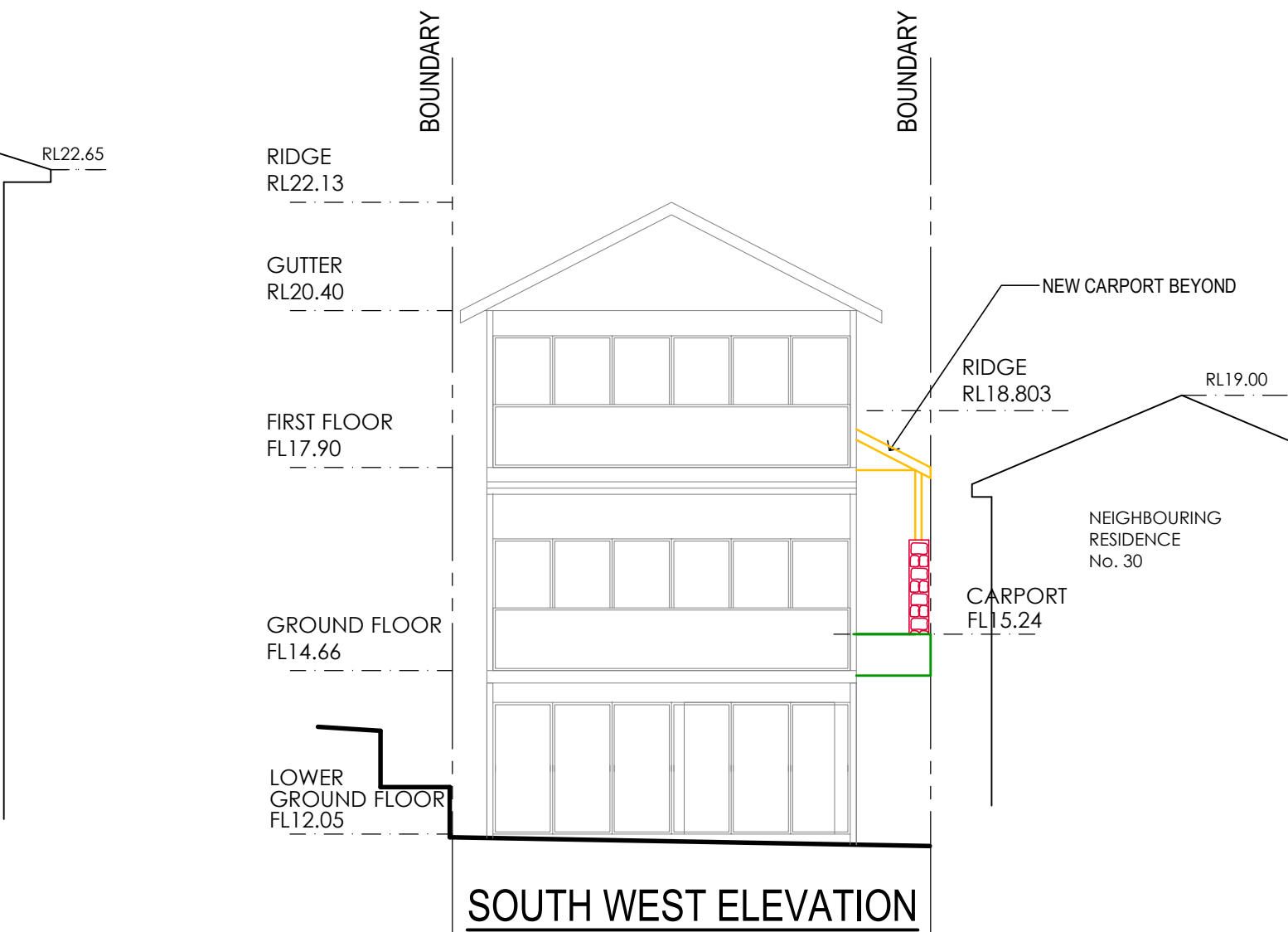
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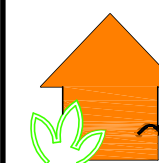
A1



NORTH WEST ELEVATION



DA -17.12.19 - ISSUED FOR DEVELOPMENT APPLICATION



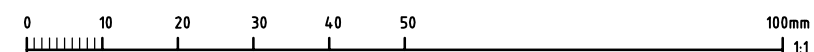
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PROPOSED CARPORT
 SOPHIE PARKINSON
 LOT 1 DP731649
 No. 28 WOOD STREET
 MANLY

DWG NAME
 NORTH WEST AND SOUTH WEST ELEVATIONS

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 19	1:100	RADD15007	A4 ^D



DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 19	1:100	RADD15007	A3 ^D