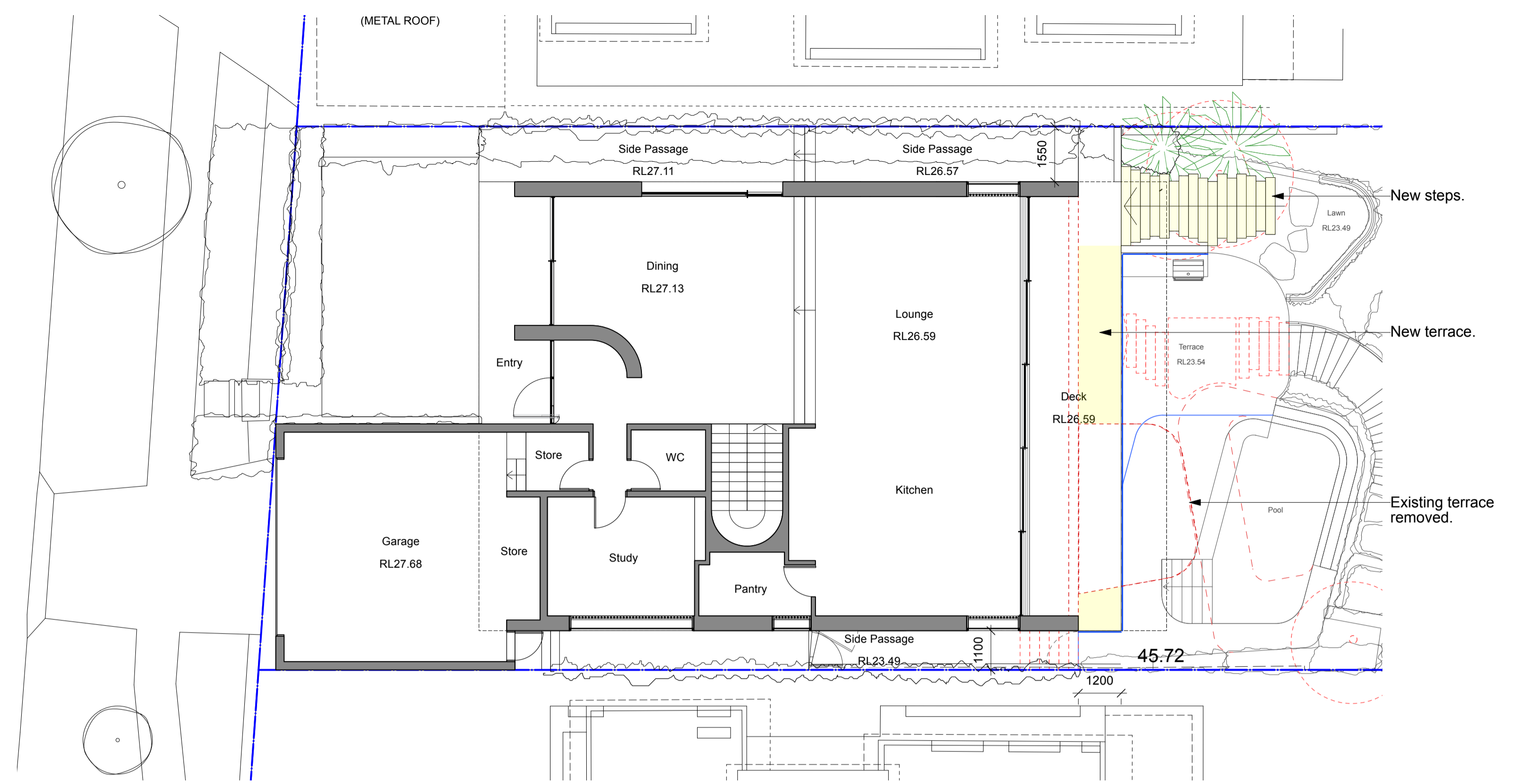
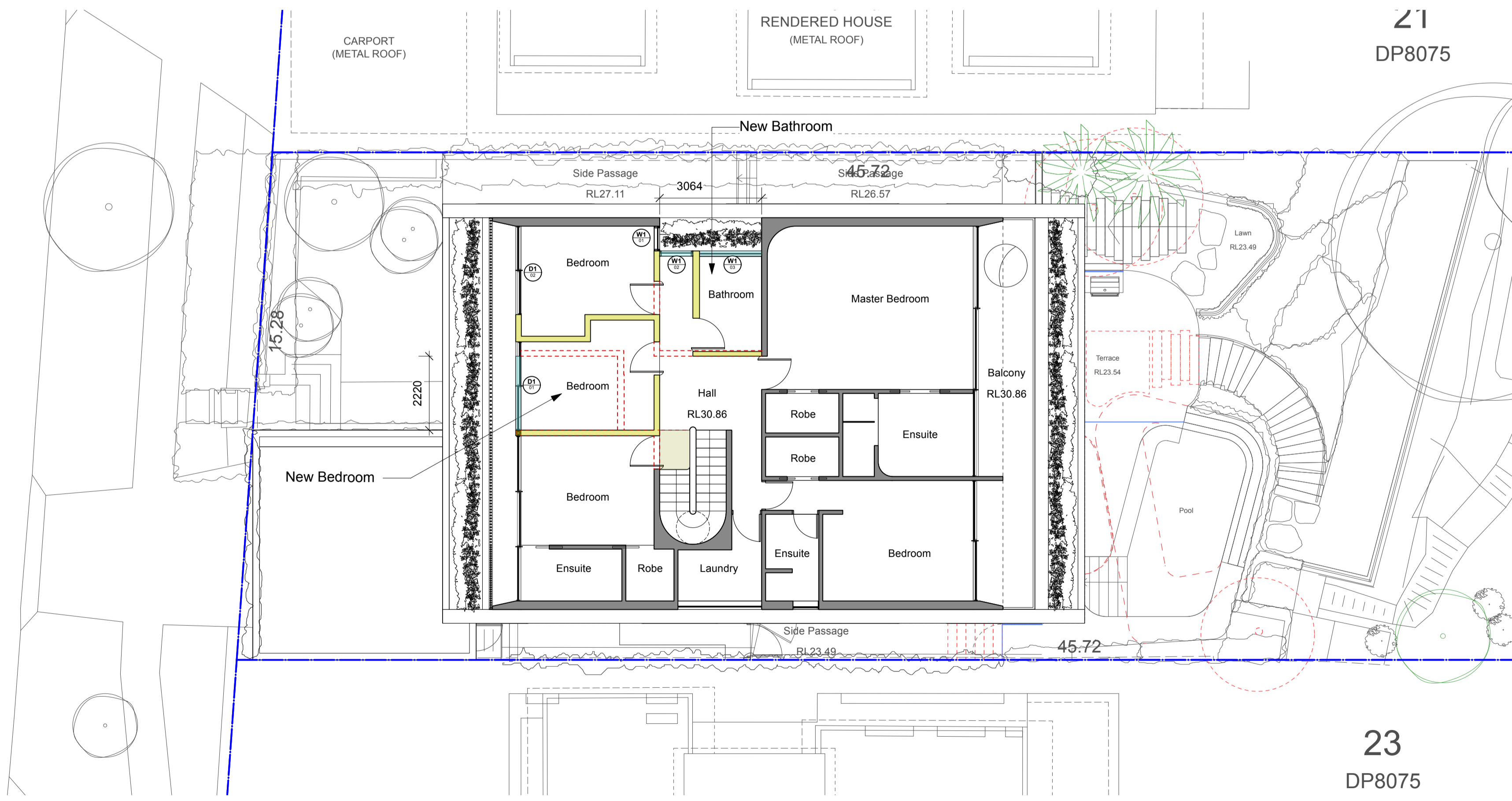


1 Basement Floor Plan
Scale: 1:100



2 Ground Floor Plan
Scale: 1:100

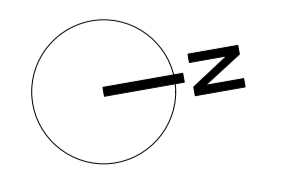


3 First Floor Plan
Scale: 1:100

General Notes: LOT 22 DP 8075

Key:

- Proposed
- Proposed Glazing
- Demolished



BASIX Commitments. Certificate #A1794930
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m², b) insulation specified is not required for parts of altered construction where insulation already exists.
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door, as specified in the 'overshadowing' column in the table below.

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Nominated Architect: Duncan Sanby Reg. No. 6227

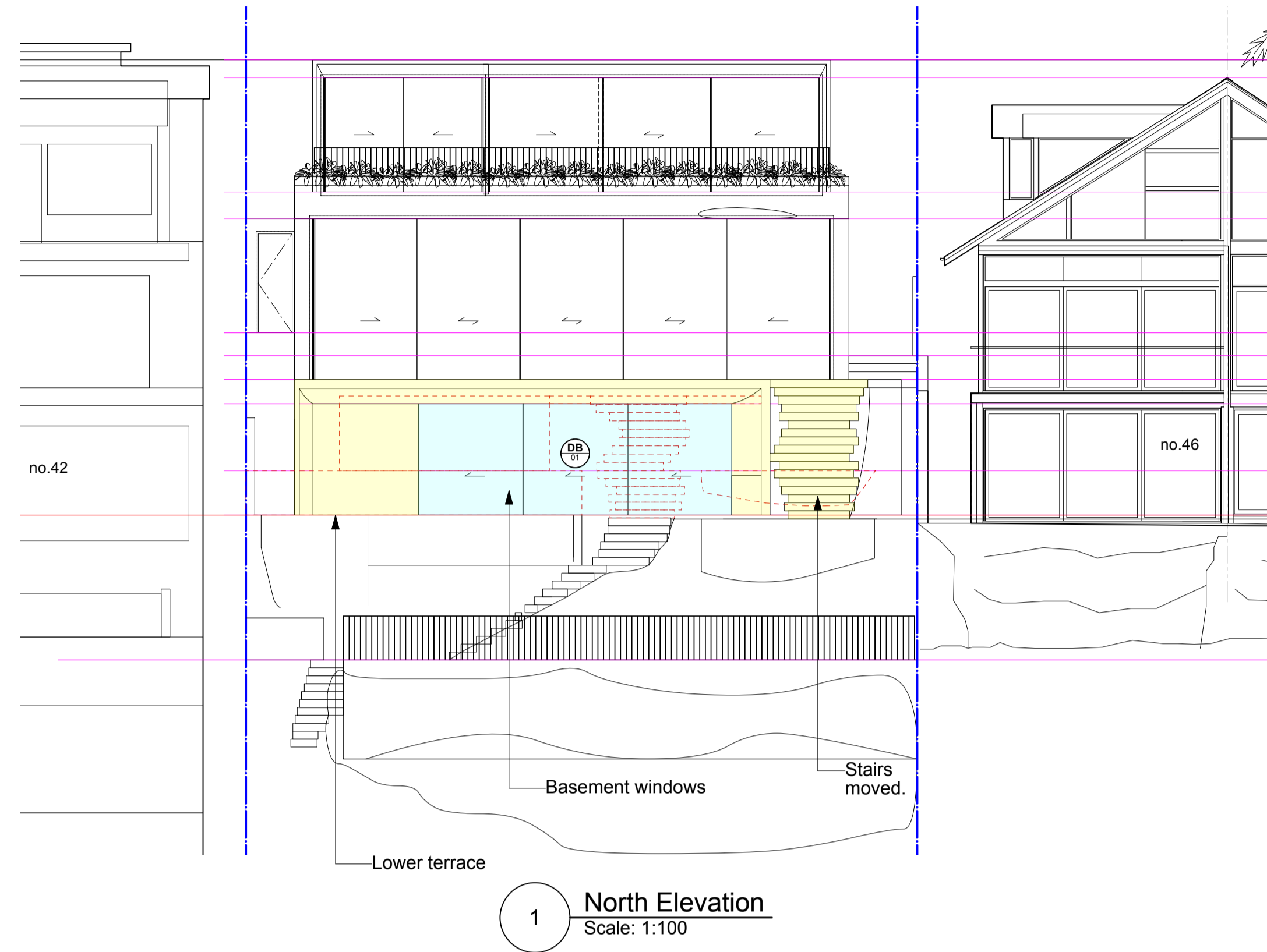
DA Plans
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-Northern Beaches Council-
Wes & Emma Maas

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PO Box 224, Cammeray 2062
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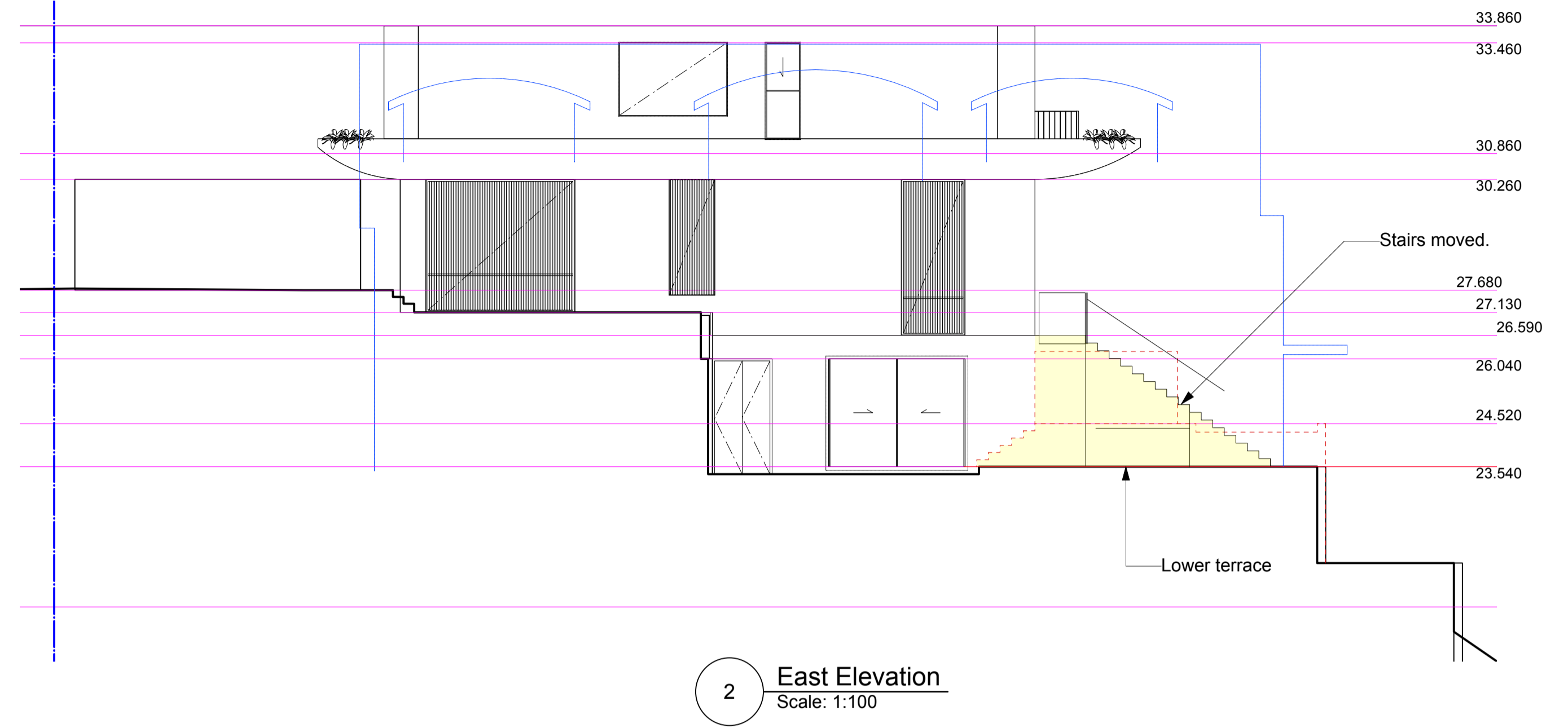
UTZ SANBY ARCHITECTS

Project No. 2414	Drawing No. DA-02	Rev No. DA-A
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	Checked By DS	Plot Date: 12/5/25

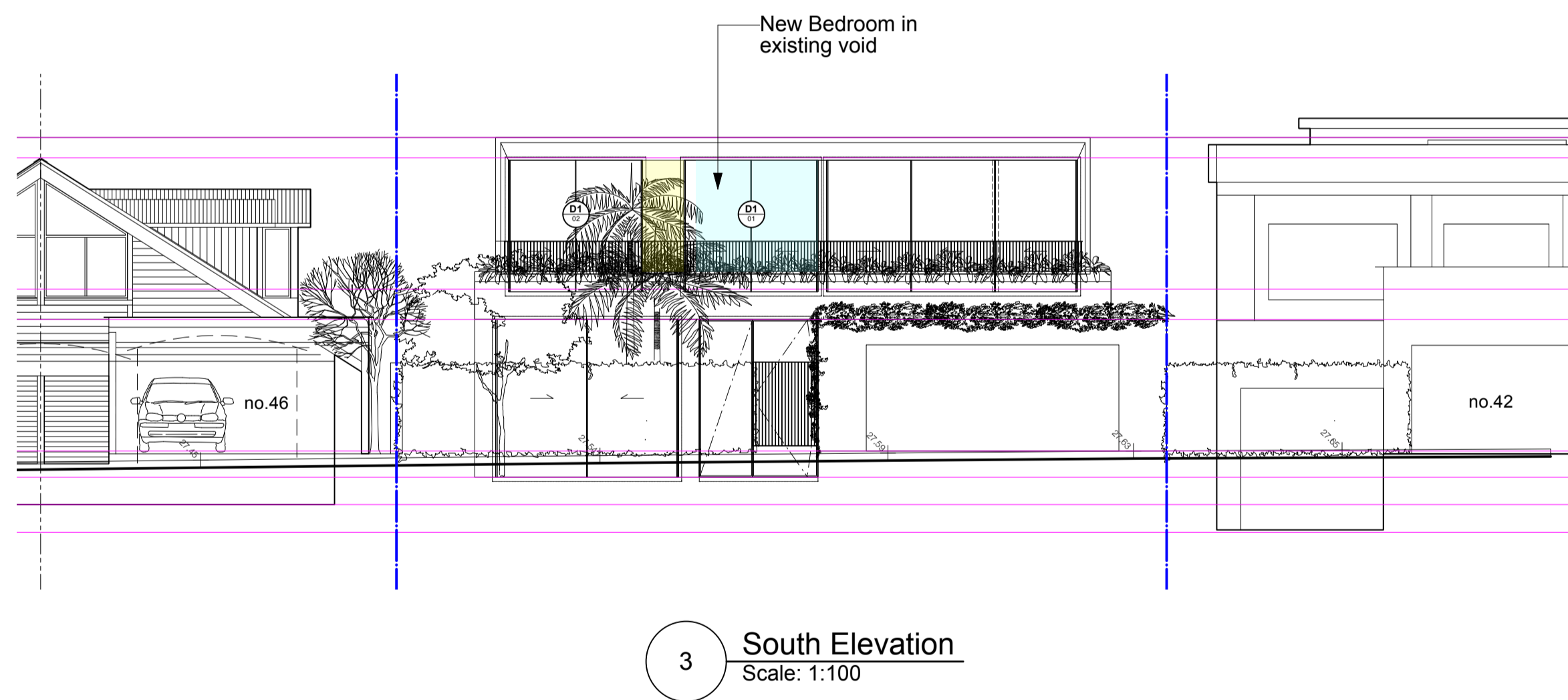
Rev	Date	Note
A	8/5/25	DA-A Issued for DA.



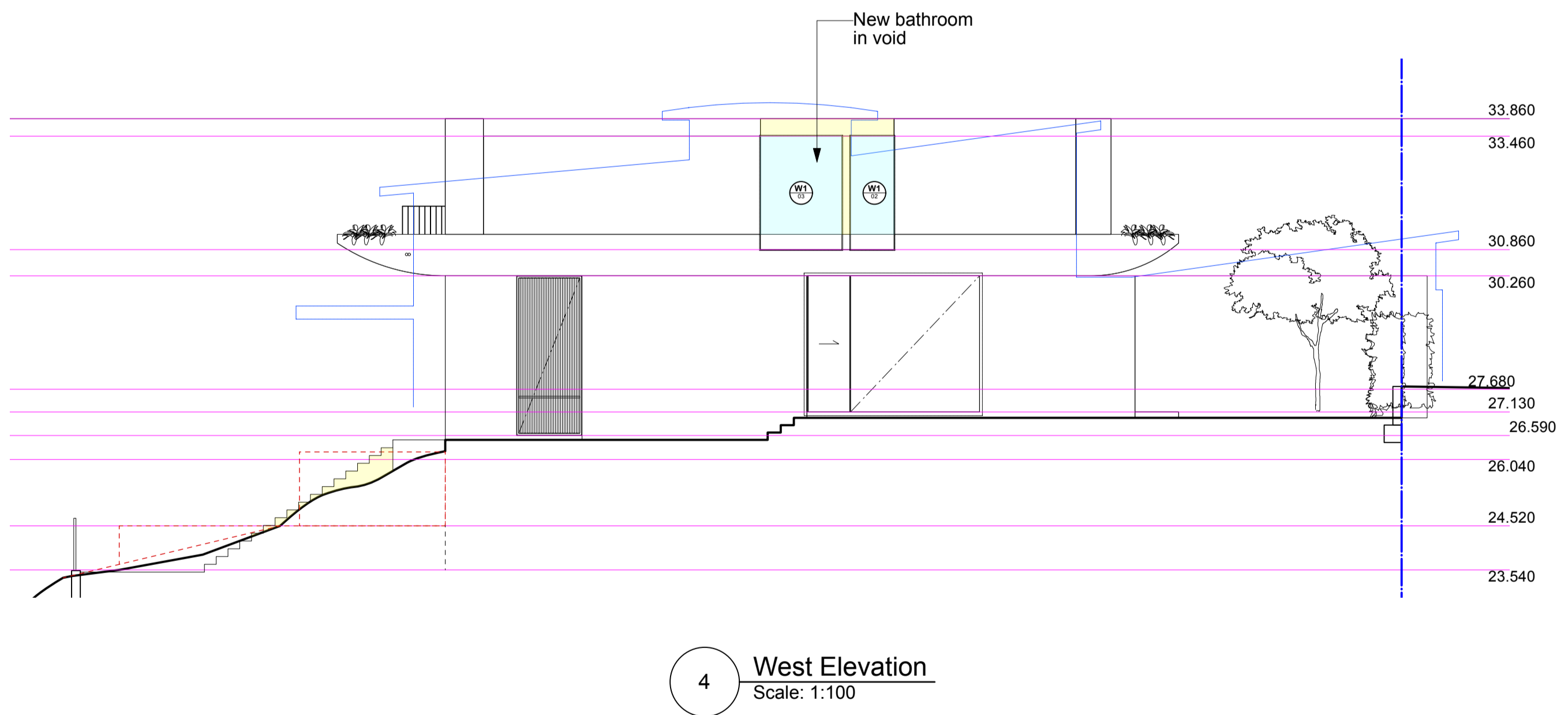
1 North Elevation
Scale: 1:100



2 East Elevation
Scale: 1:100



3 South Elevation
Scale: 1:100



4 West Elevation
Scale: 1:100

General Notes: LOT 22 DP 8075

Key:

- Proposed
- Proposed Glazing
- Demolished

TD
By

BASIX Commitments, Certificate #A1794930
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Nominated Architect: Duncan Sanby Reg. No. 6227

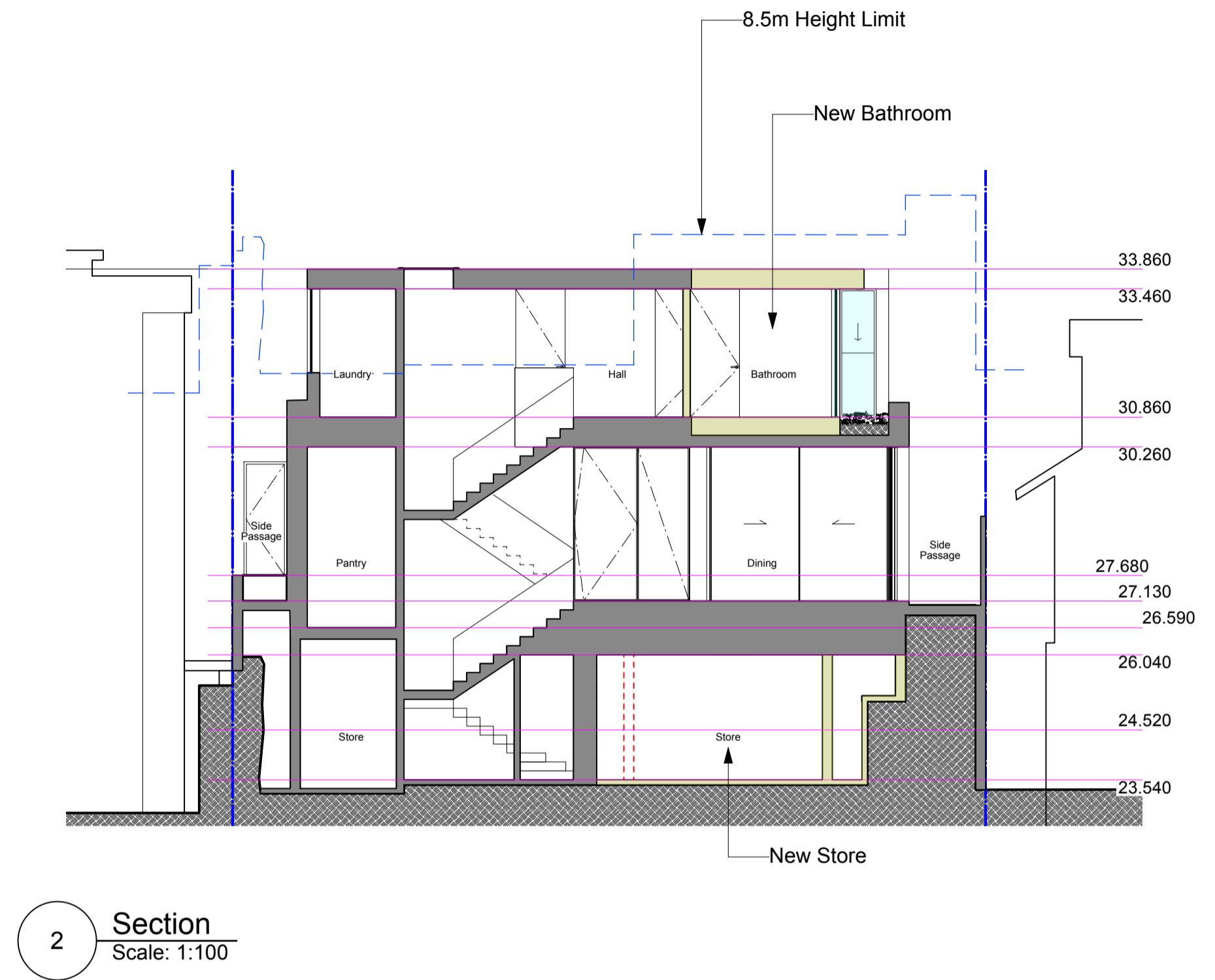
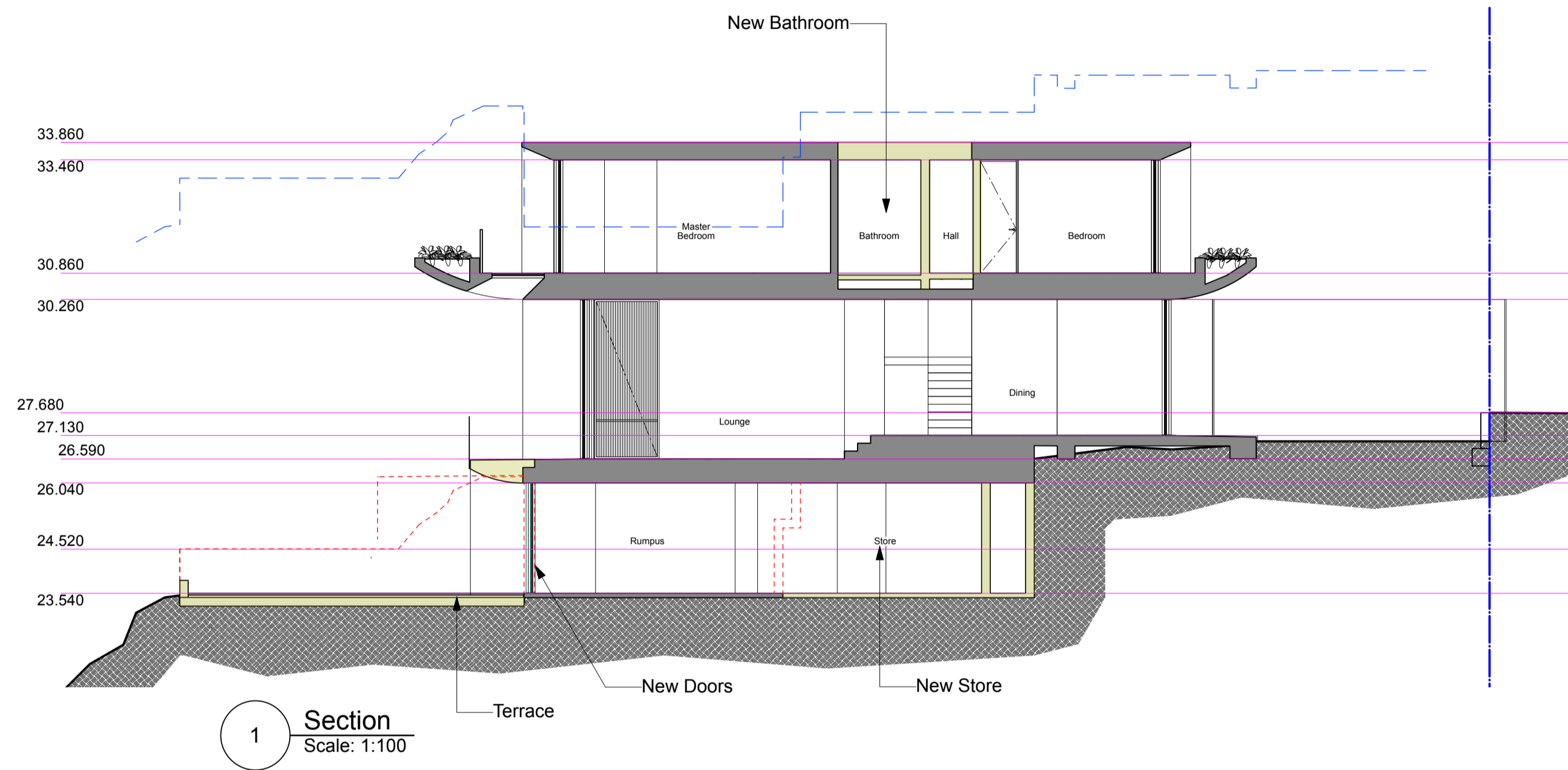
DA Elevations

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Project No. 2414	Drawing No. DA-03	Rev No. DA-A
SCALE 1:100RA1	Drawn By TD Checked By DS	Dwg Date: - Plot Date: 12/5/25

Rev	Date	Note
A	8/5/25	DA-A Issued for DA.



General Notes: LOT 22 DP 8075

- Key:
- Proposed
 - Proposed Glazing
 - Demolished

TD

By

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DA Sections

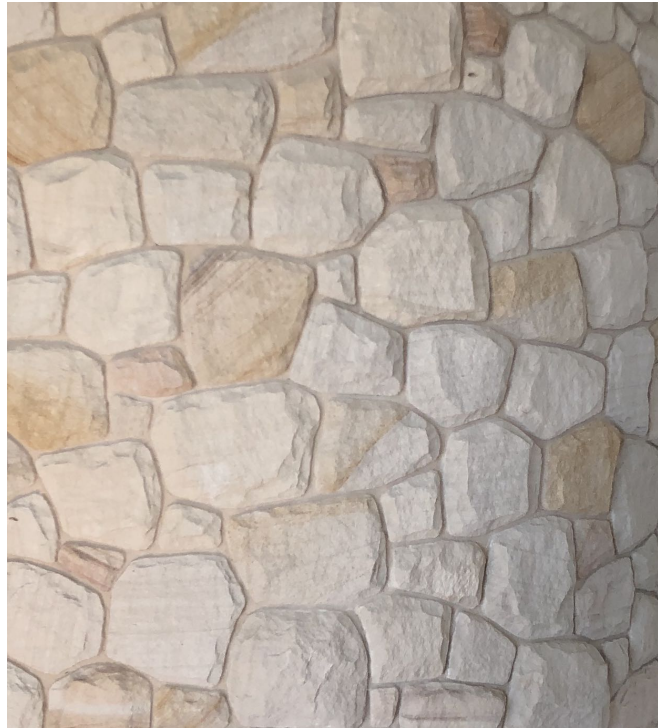
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Project No. 2414	Drawing No. DA-04	Rev No. DA-A
SCALE 1:100RA1	Drawn By TD	Dwg Date: -
	Checked By DS	Plot Date: 12/5/25

Rev	Date	Note
A	8/5/25	DA-A Issued for DA.



Stone Cladding



Render Cladding

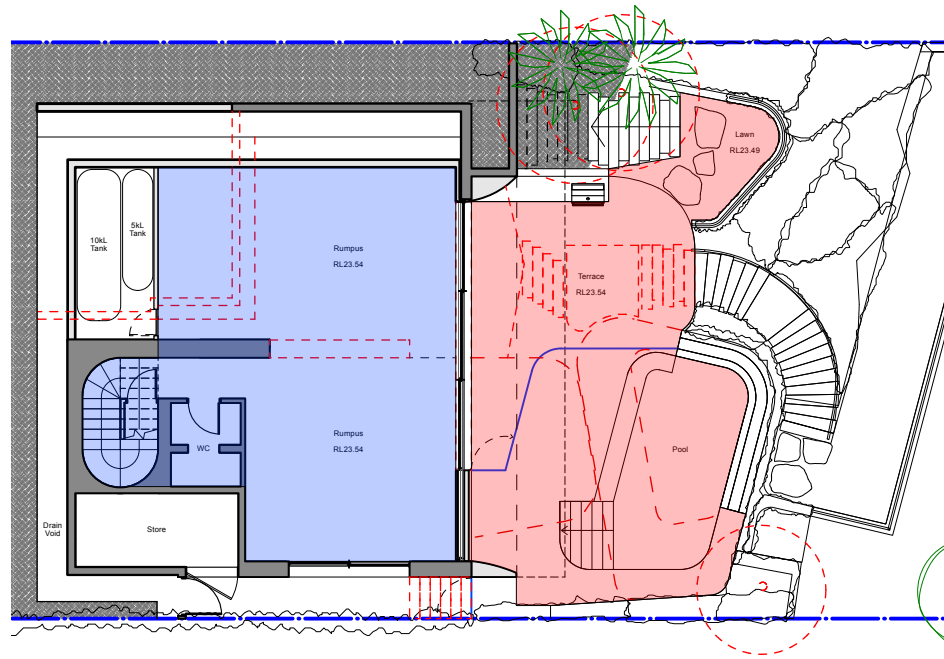


Sandtone Steps

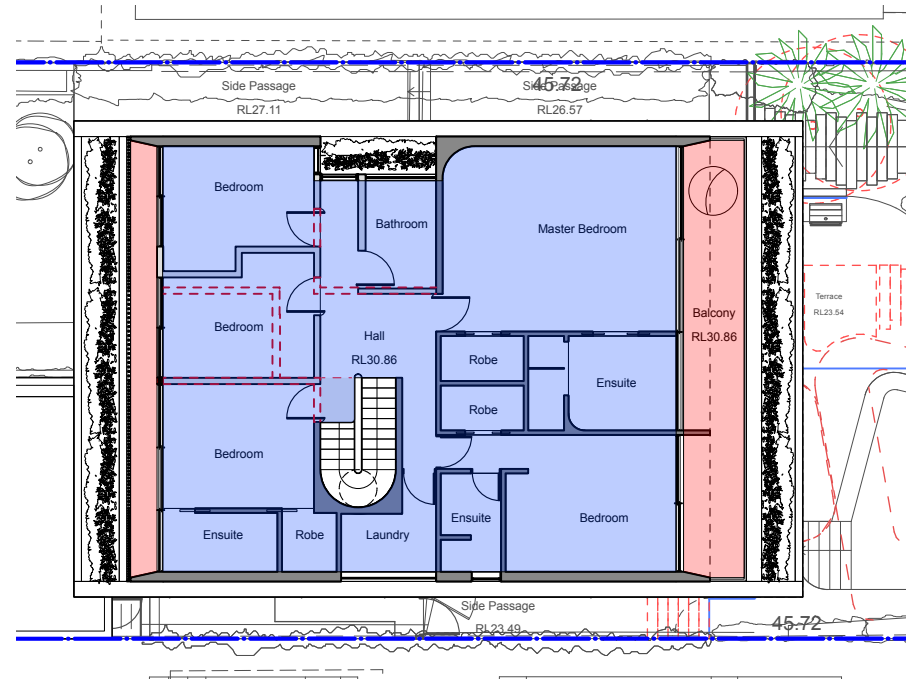


Aluminium Framed Windows & Doors

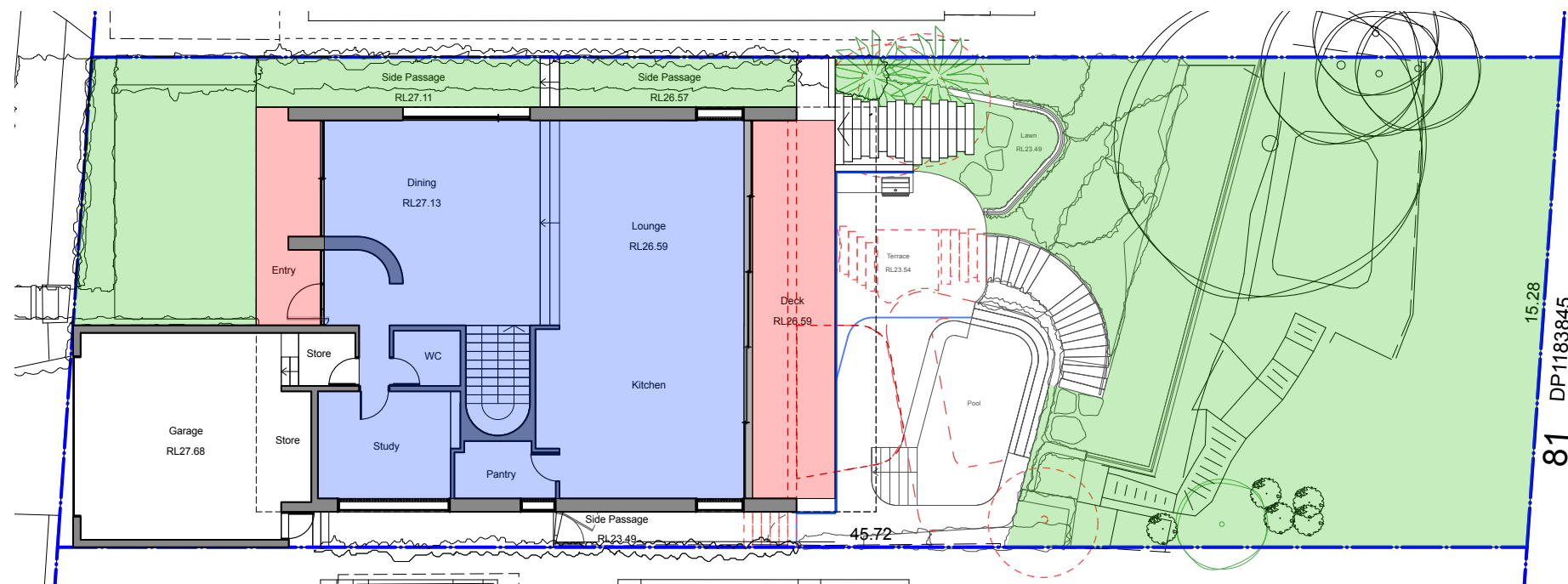
			General Notes:			Reason For Issue:			Finishes & Materials			Suite 103, 506 Miller St PO Box 224, Cammeray 2062 T 02 9904 2515 E architects@utzsanby.com www.utzsanby.com UTZ SANBY ARCHITECTS		
						For Development Application Only						Project No. 2414 Drawing No. DA-05 Rev No. DA-A		
A 8/5/25 DA-A Issued for DA. Rev Date Note			TD By			Copyright : This design and drawings are not to be used or reproduced wholly or in part without written permission of Utz-Sanby Architects. All dimensions are given in millimetres. All dimensions are to be checked on site by the Builder. Do not scale off the drawing. Nominated Architect: Duncan Sanby Reg. No. 6227			44 Bower Street, Manly NSW 2095 -Northern Beaches Council- Wes & Emma Maas			SCALE NTS Drawn By TD Checked By DS Dwg Date: - Plot Date: 12/5/25		



A Area Calculations Basement
Scale: 1:200



3 Area Calculations First Floor
Scale: 1:200



B Area Calculations Ground Floor
Scale: 1:200

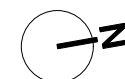
AREA CALCULATIONS

Site Area:	696m ²
GROSS FLOOR AREA	
Permissible FSR:	0.45
Target Gross Floor Area:	313.2m ²
Basement Floor:	84m ²
Ground Floor:	152m ²
First Floor:	144m ²
Total Proposed GFA	380m ²
Total Proposed FSR	0.54
OPEN SPACE - TOTAL	
Min open space (% of site)	55%
Target Required	382.8m ²
<i>Total proposed open space</i>	465m ²
OPEN SPACE - LANDSCAPED	
Min landscaped open space (% of site)	35%
Target required	243.6m ²
<i>Total proposed landscaped open space</i>	320m ²
OPEN SPACE - PRIVATE	
Min private open space	18m ²
Basement Floor	76m ²
Ground Floor	43m ²
First Floor	26m ²
<i>Total proposed private open space</i>	145m ²

KEY

Proposed FSR	
Landscaped open space	
Private open Space	

General Notes:



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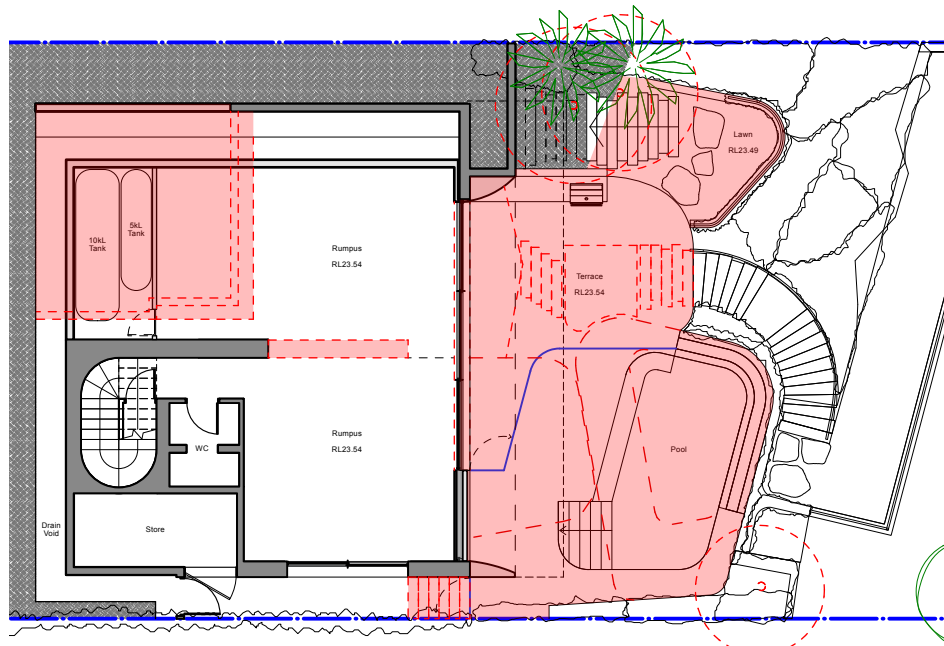
Site Area Calculations

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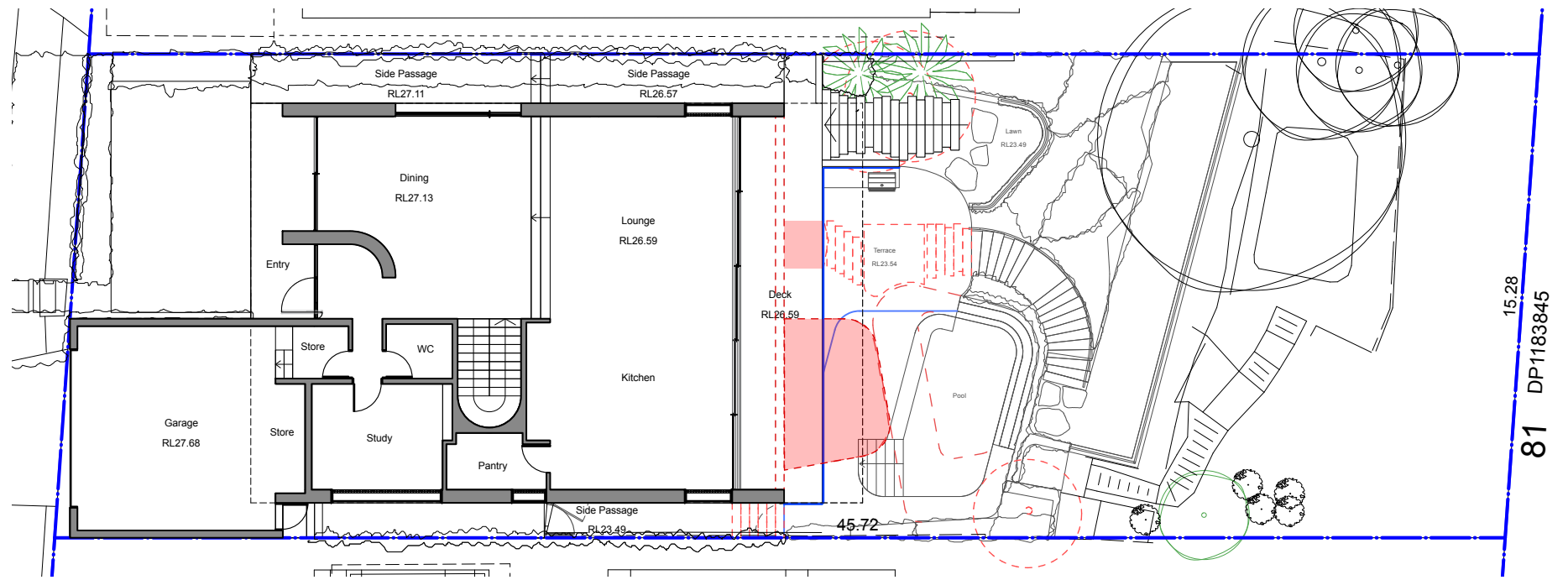


Project No.	2414	Drawing No.	DA-06	Rev No.	DA-A
SCALE	1:200(A3)	Drawn By	TD	Dwg Date:	12/5/25
		Checked By	DS	Plot Date:	

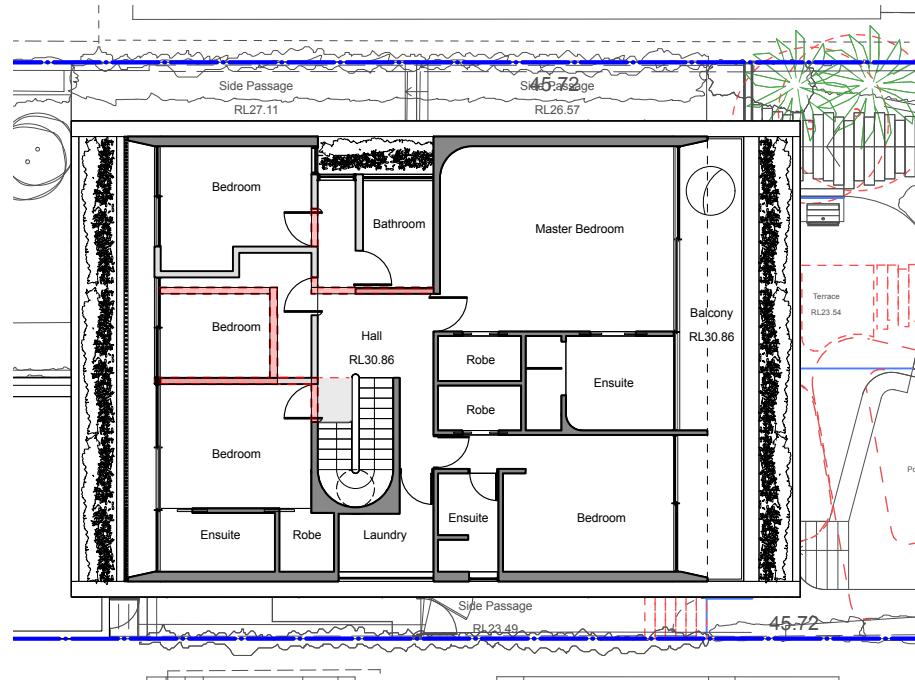
Rev	Date	Note	By
A	8/5/25	DA-A Issued for DA.	TD



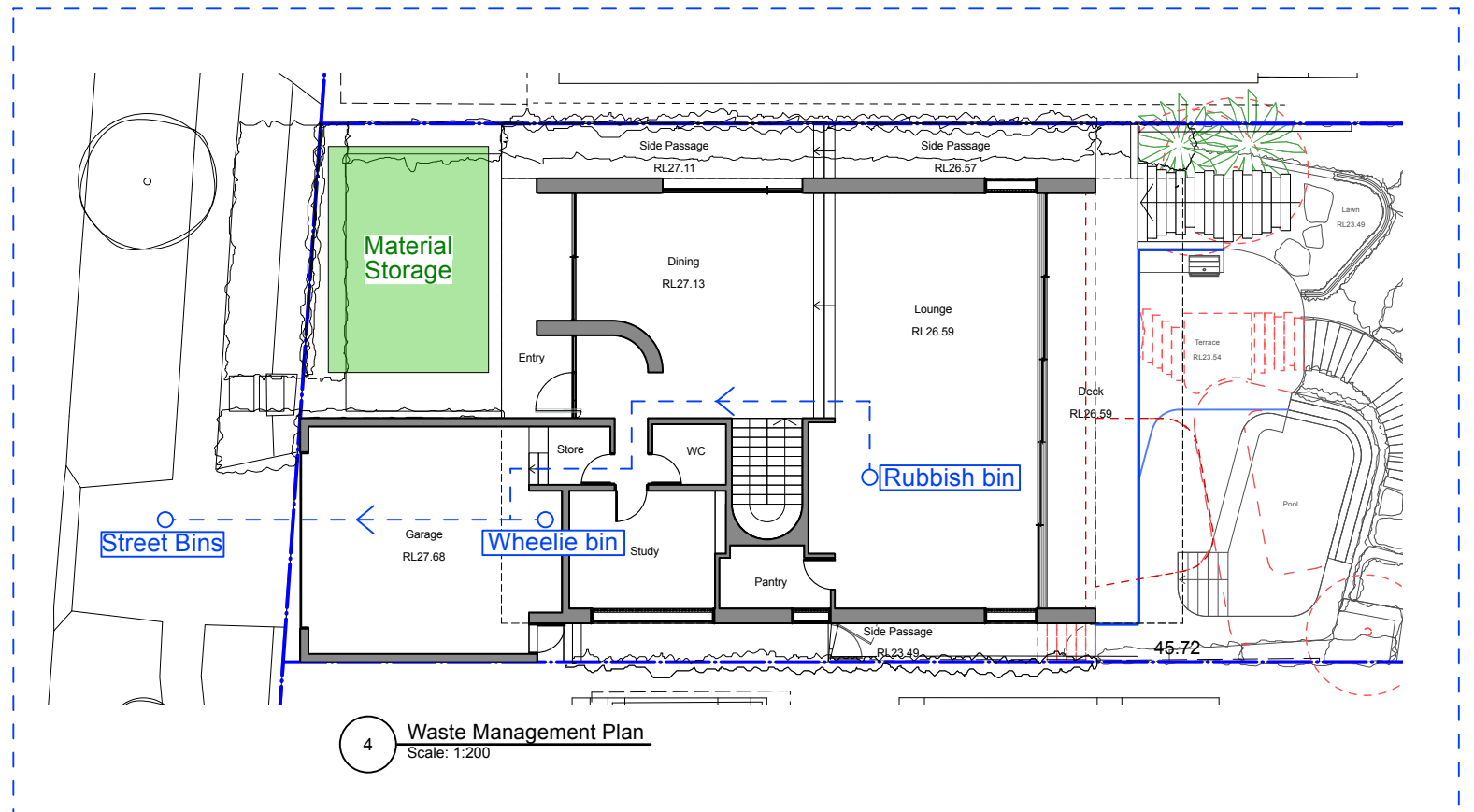
1 Basement Demolition Plan
Scale: 1:200



2 Ground Floor Demolition Plan
Scale: 1:200



3 First Floor Demolition Plan
Scale: 1:200



4 Waste Management Plan
Scale: 1:200

15.28
81 DP1183845

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Demolition Plan

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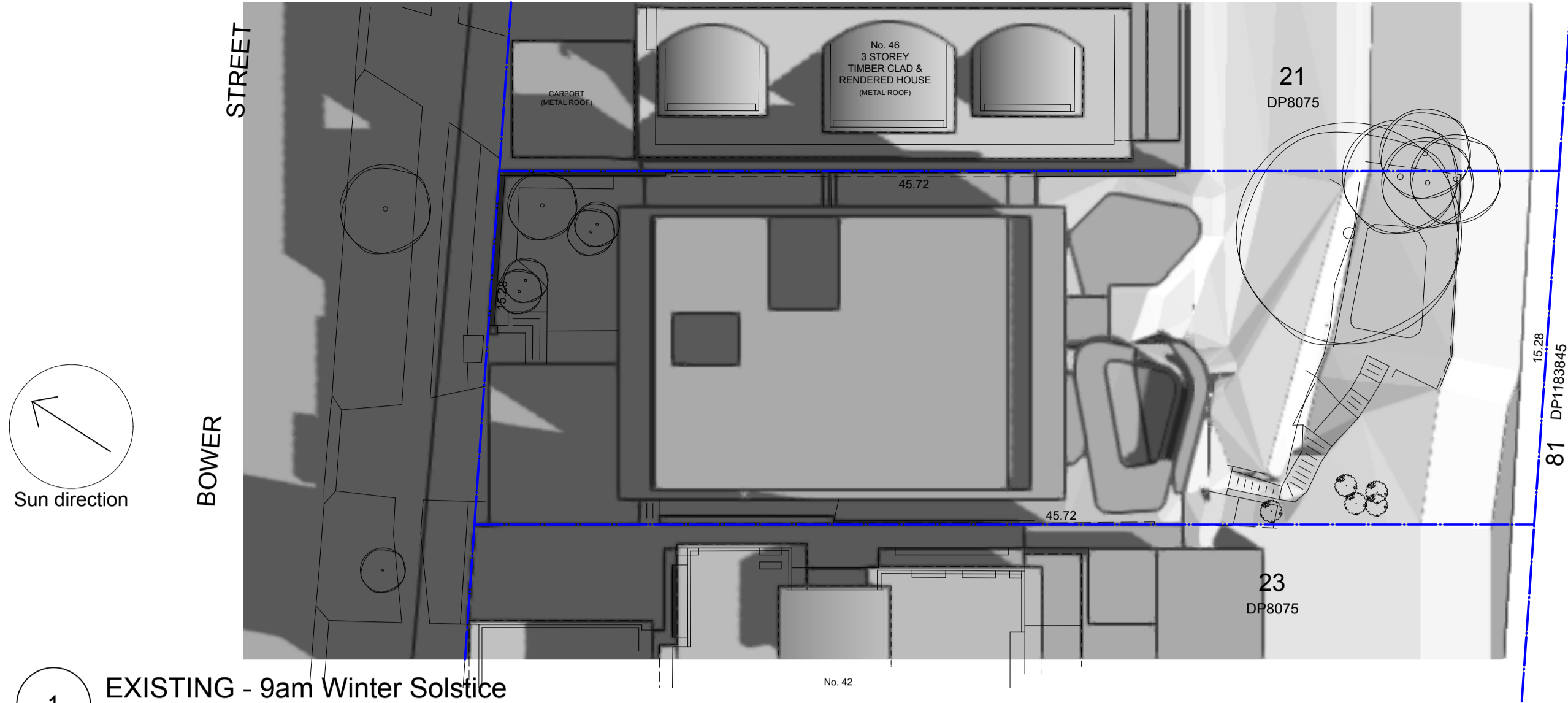
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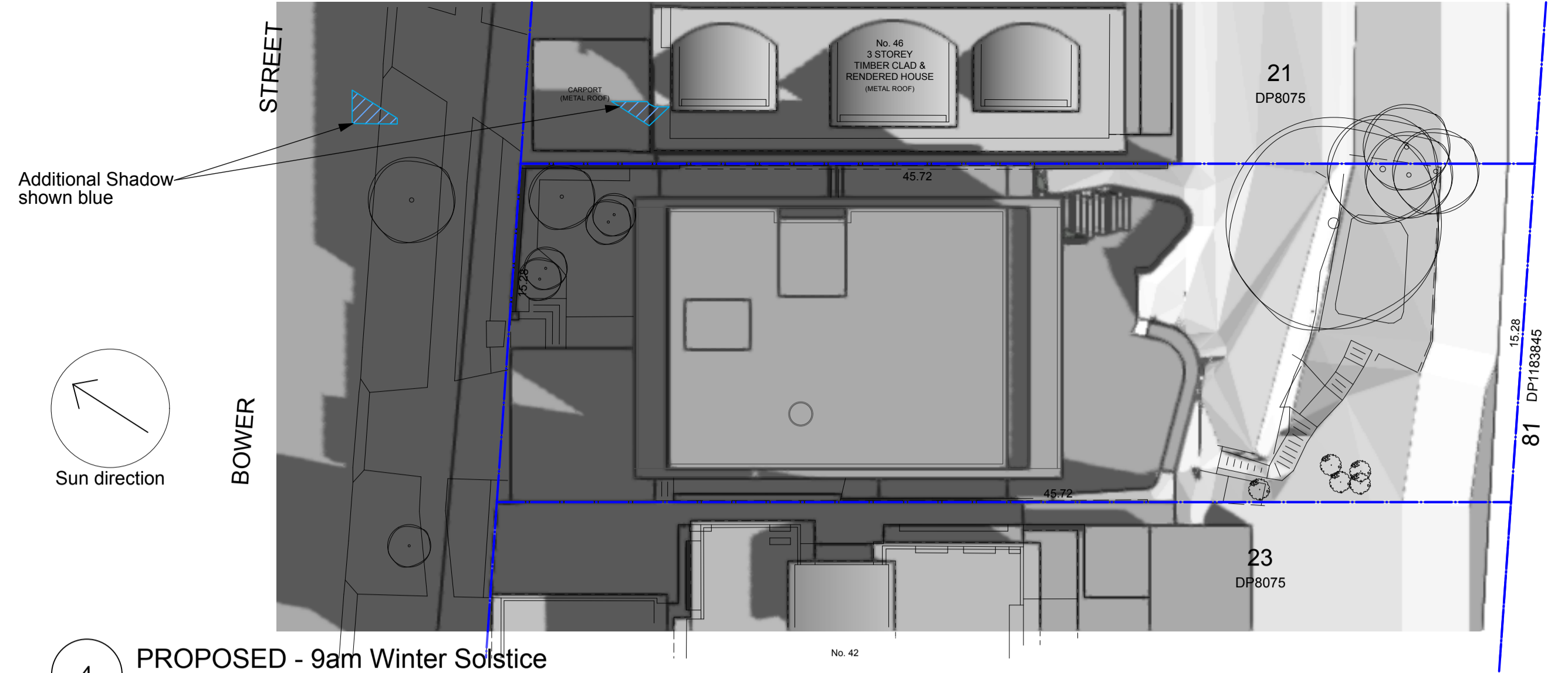
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Project No. 2414	Drawing No. DA-07	Rev No. DA-A
SCALE 1:200@A3	Drawn By TD	Desig Date: 12/5/25
	Checked By DS	Plot Date:

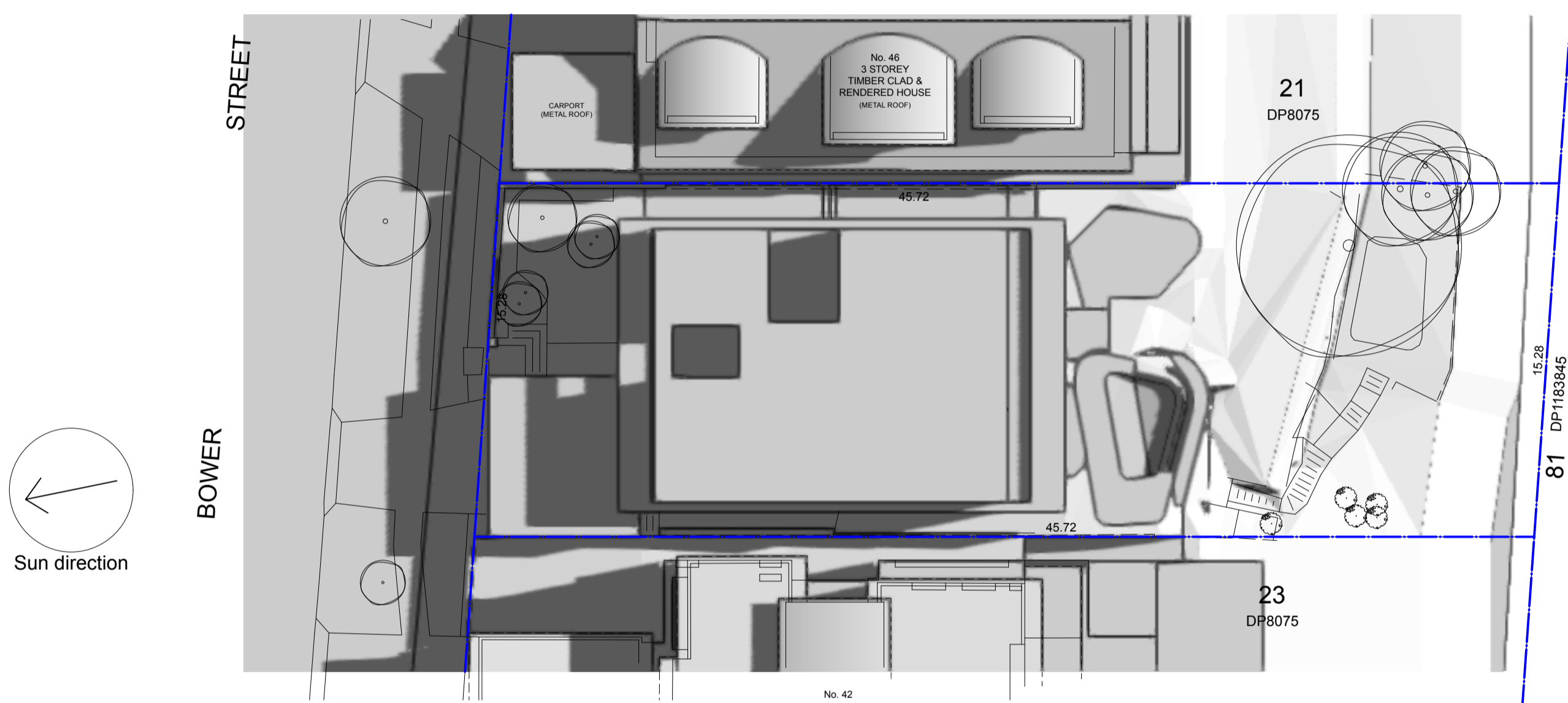
A	8/5/25	DA-A	Issued for DA.	TD
Rev	Date	Note		By



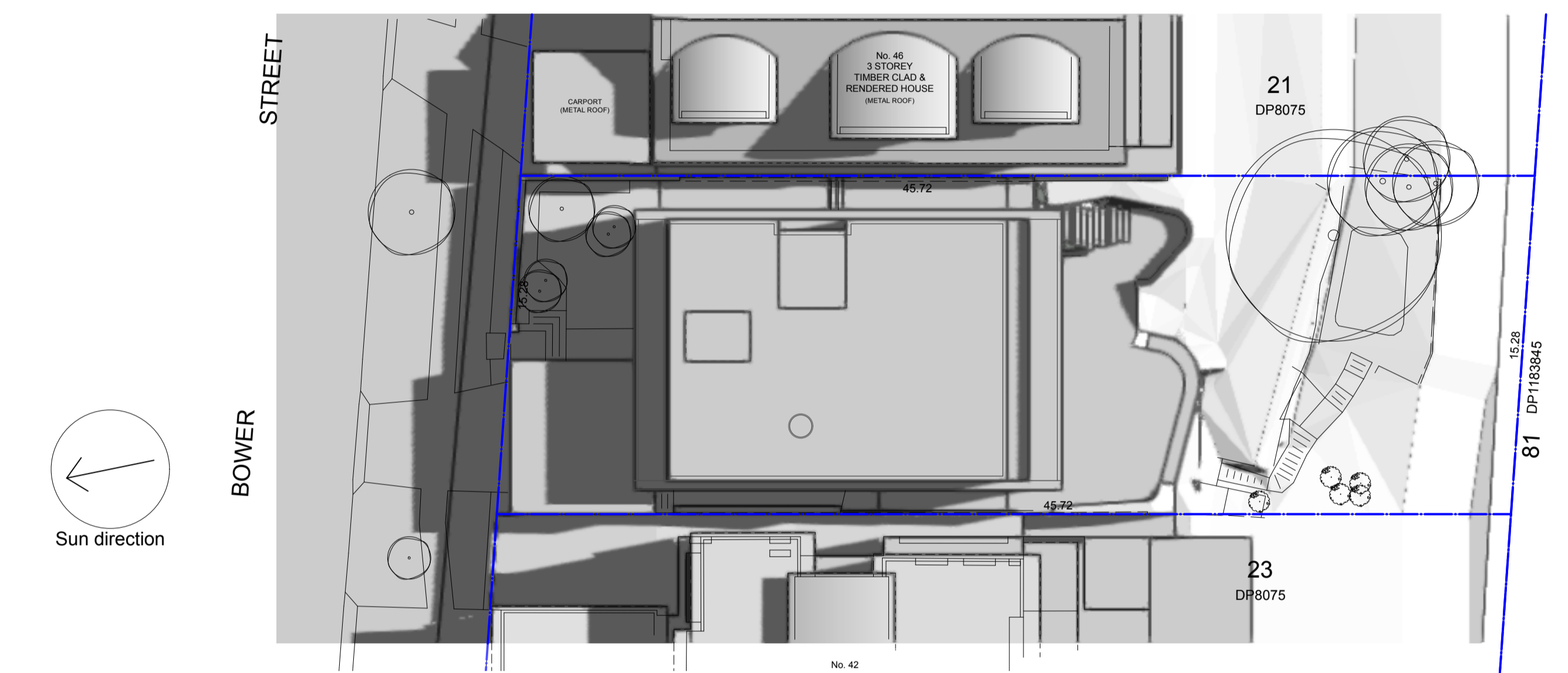
1 EXISTING - 9am Winter Solstice
Scale: 1:200



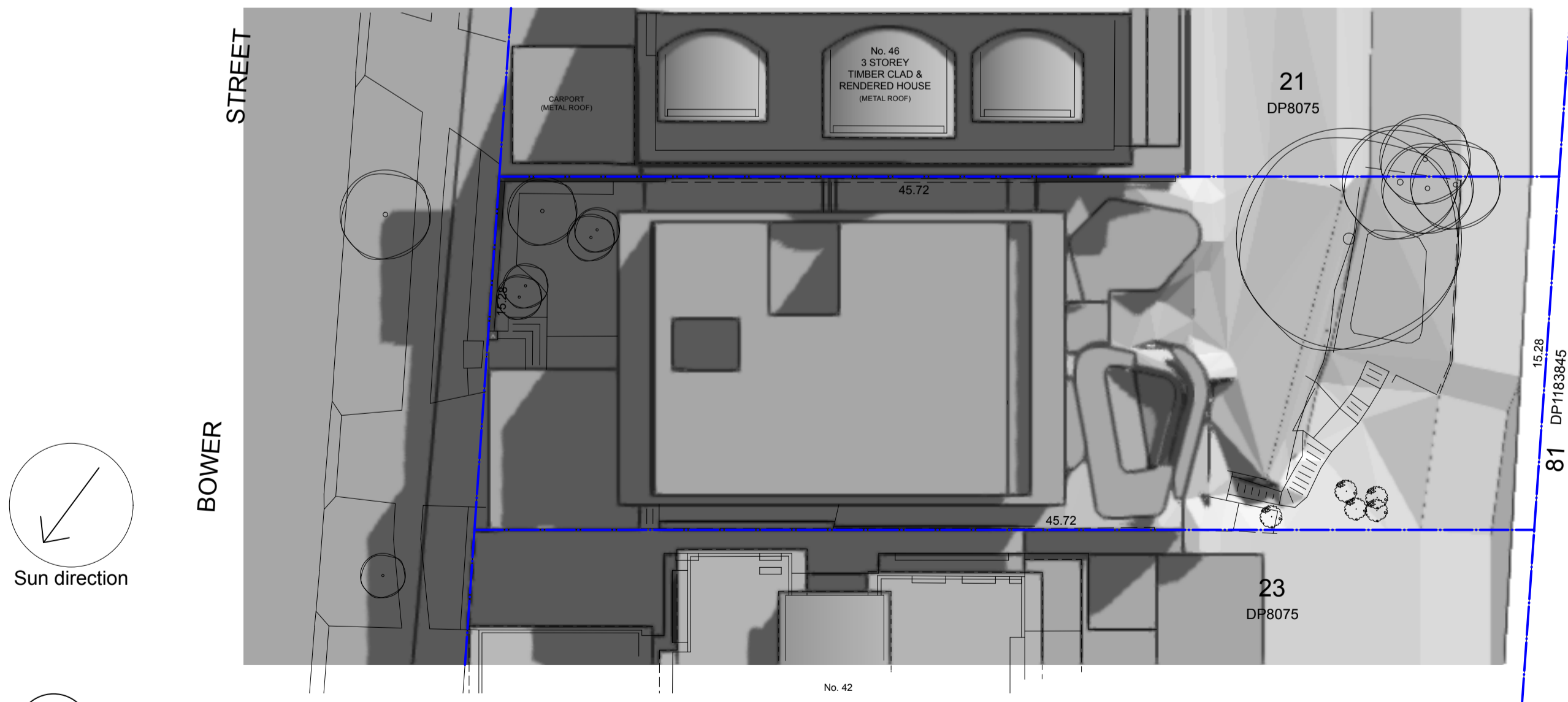
4 PROPOSED - 9am Winter Solstice
Scale: 1:200



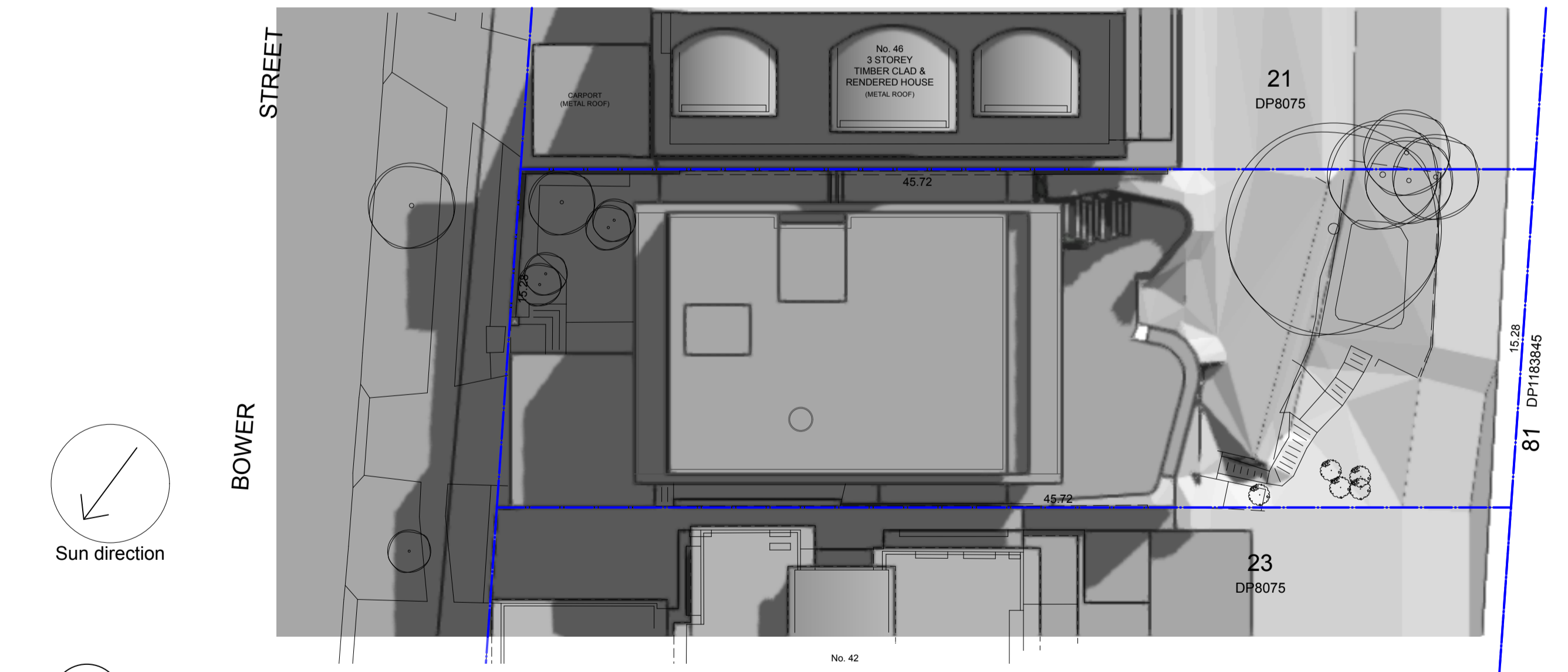
2 EXISTING - 12pm Winter Solstice
Scale: 1:200



5 PROPOSED - 12pm Winter Solstice
Scale: 1:200



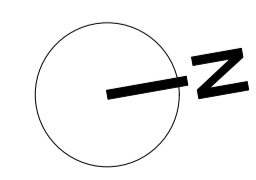
3 EXISTING - 3pm Winter Solstice
Scale: 1:200



6 PROPOSED - 3pm Winter Solstice
Scale: 1:200

General Notes:

Key:
 = Proposed shadows



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Shadow Diagrams

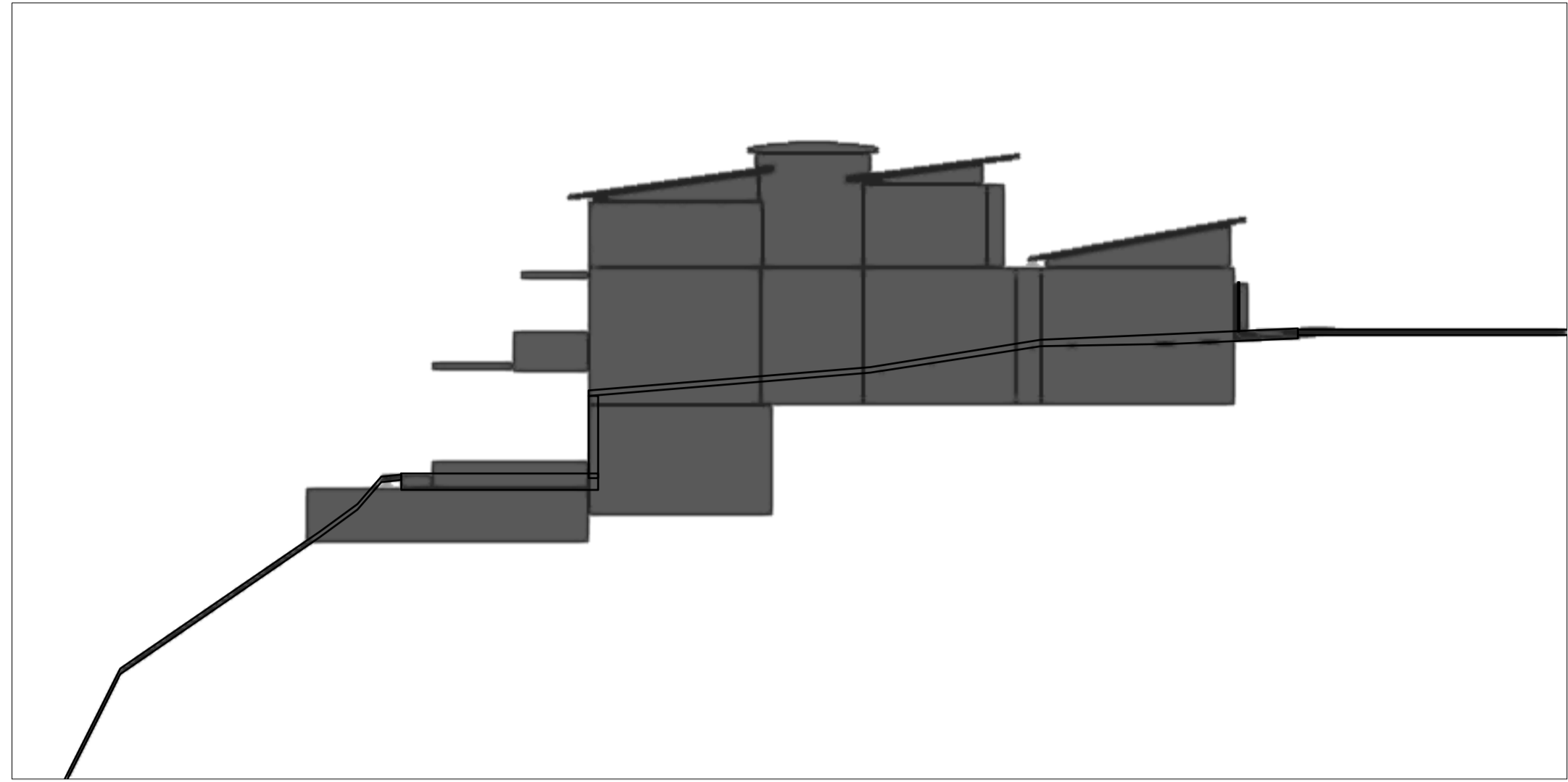
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Project No. 2414	Drawing No. DA-09	Rev No. DA-A
SCALE 1:200RA1	Drawn By TD Checked By DS	Dwg Date: - Plot Date: 12/5/25

Rev	Date	Note
A	8/5/25	DA-A Issued for DA.

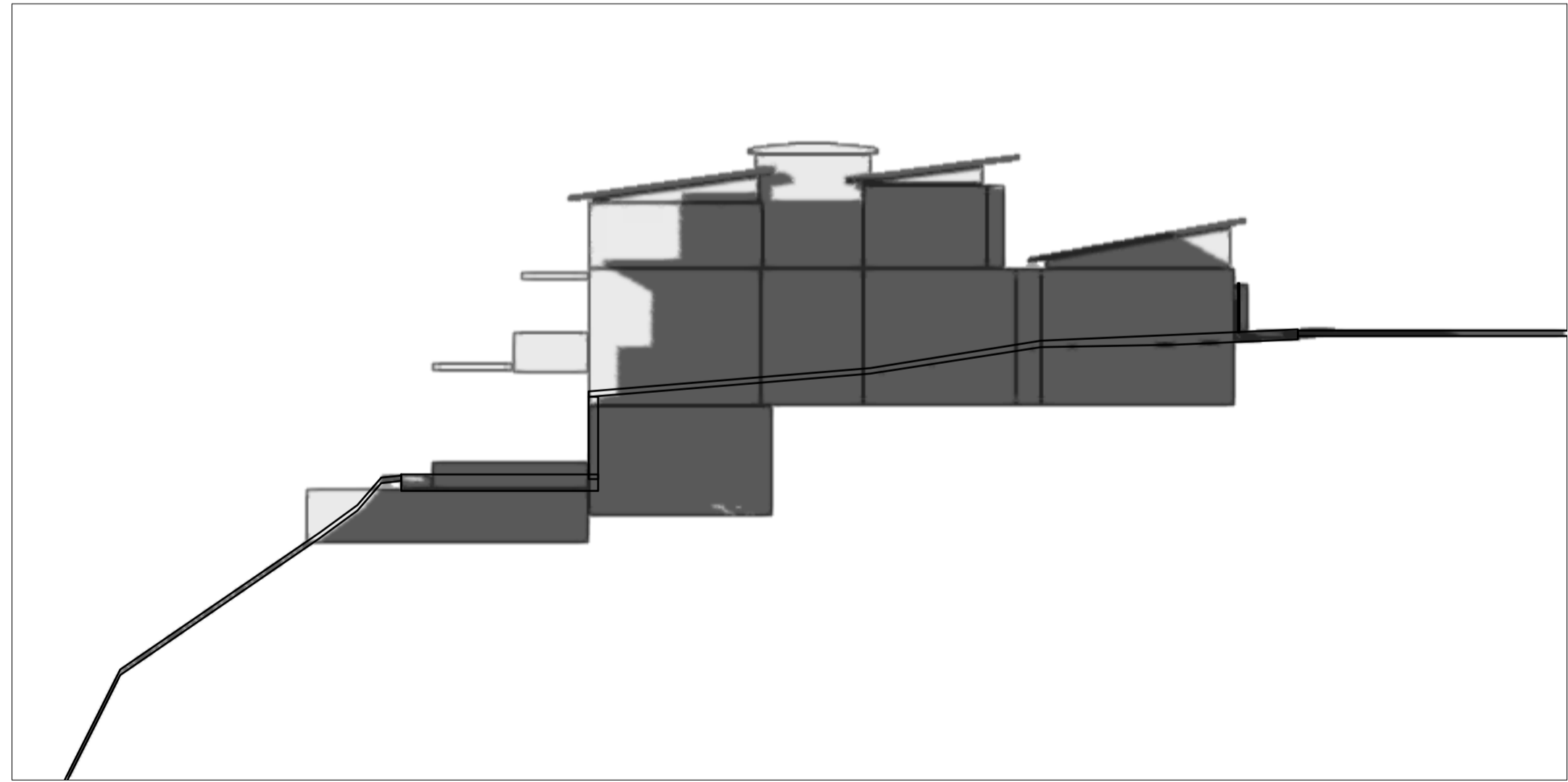
TD
By



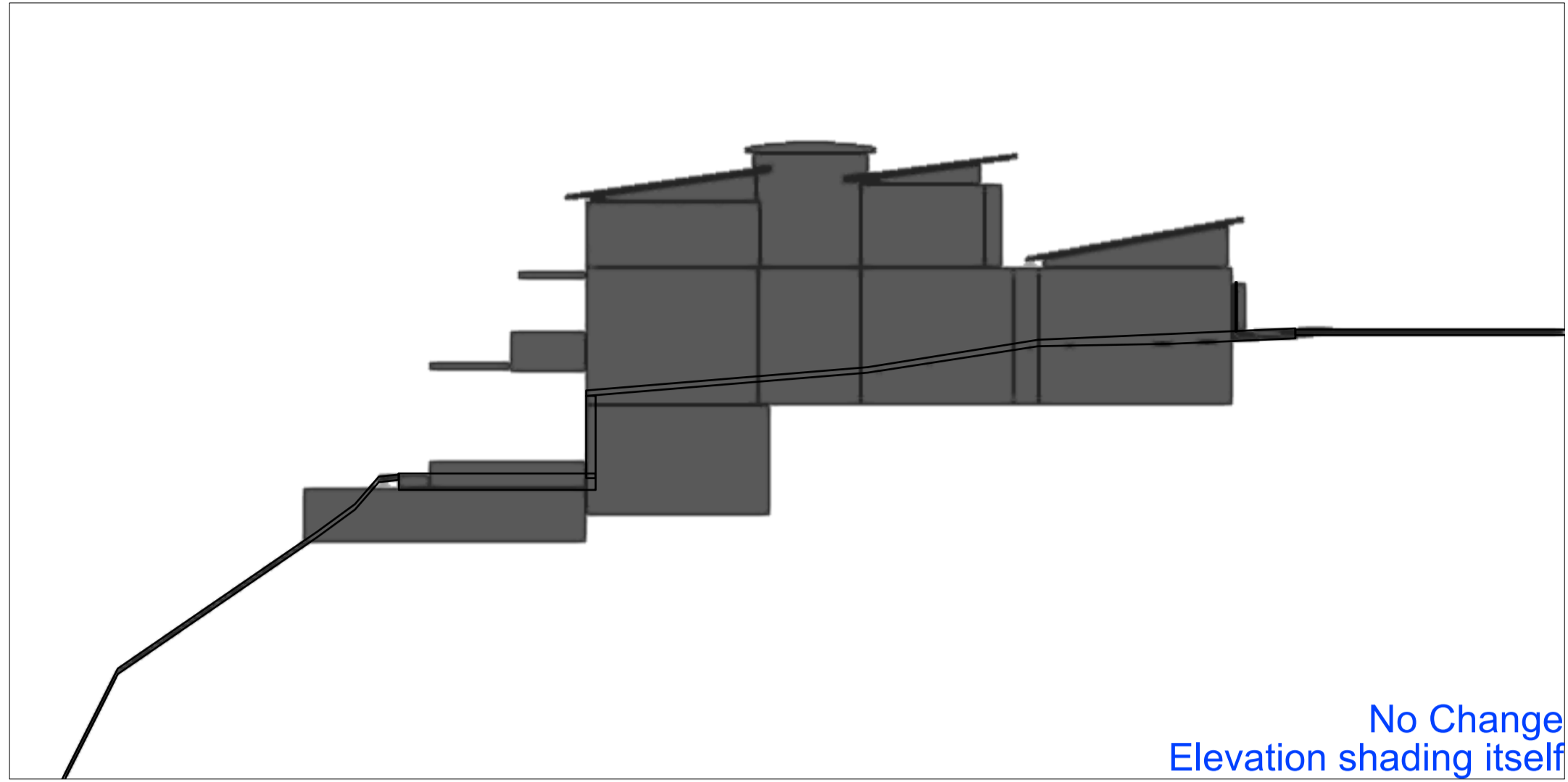
1 EXISTING - 9am Winter Solstice
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2 EXISTING - 12pm Winter Solstice
Scale: 1:200

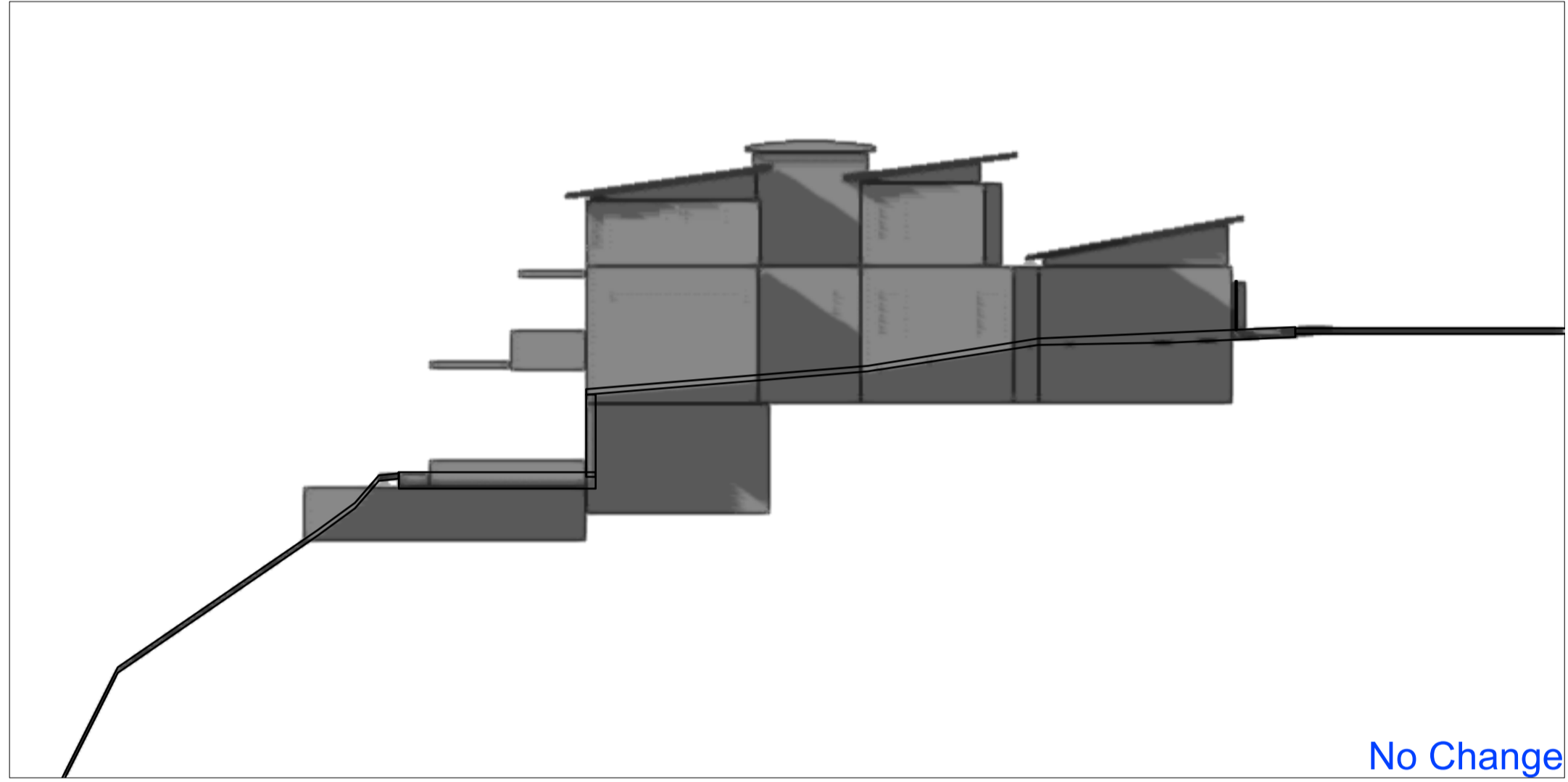


3 EXISTING - 3pm Winter Solstice
Scale: 1:200



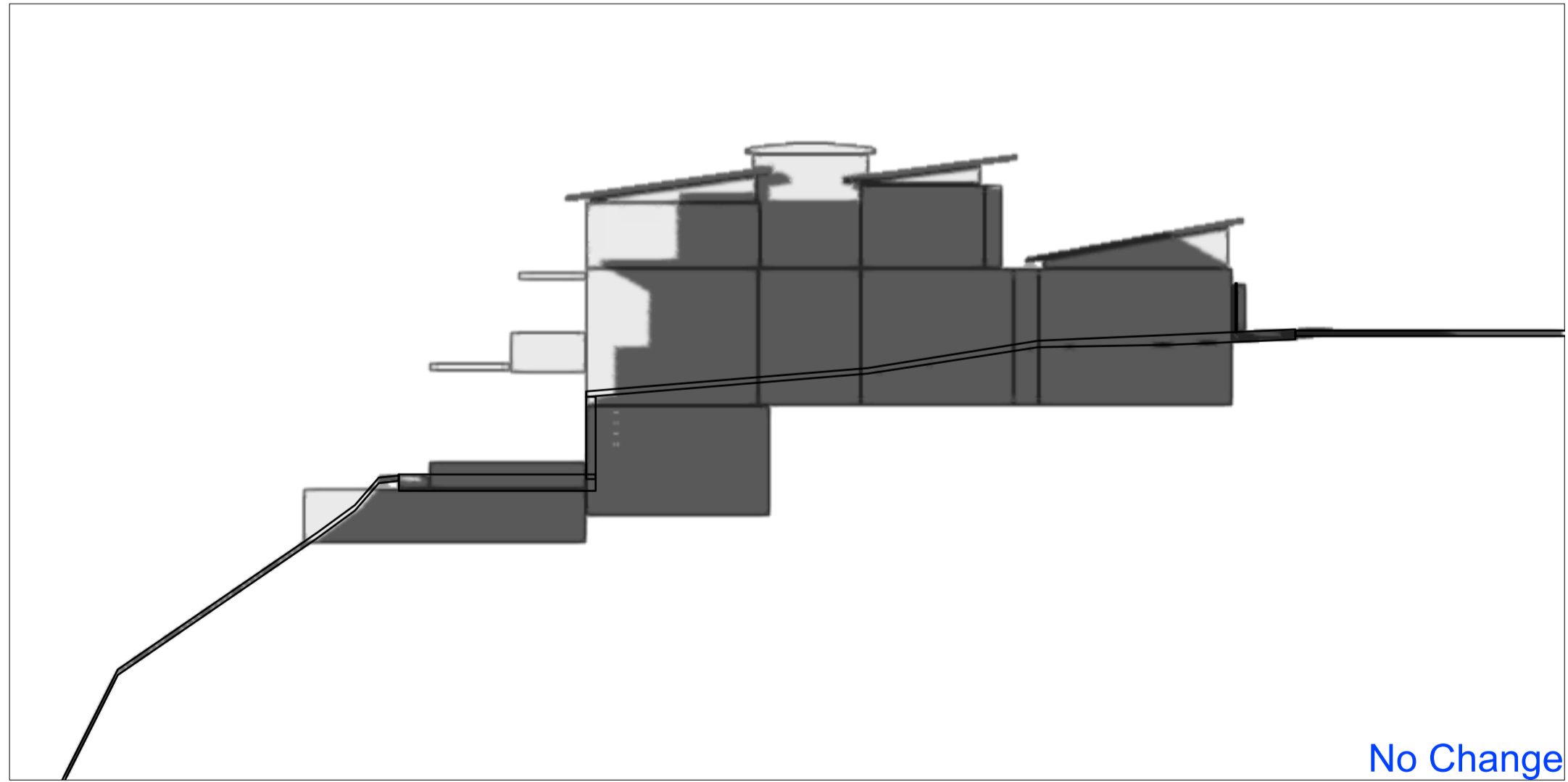
4 PROPOSED - 9am Winter Solstice
Scale: 1:200

No Change
Elevation shading itself



5 PROPOSED - 12pm Winter Solstice
Scale: 1:200


No Change



6 PROPOSED - 3pm Winter Solstice
Scale: 1:200

No Change

General Notes:

Key:
 = Proposed shadows

TD
By

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Shadow Diagrams 42 Bower Street

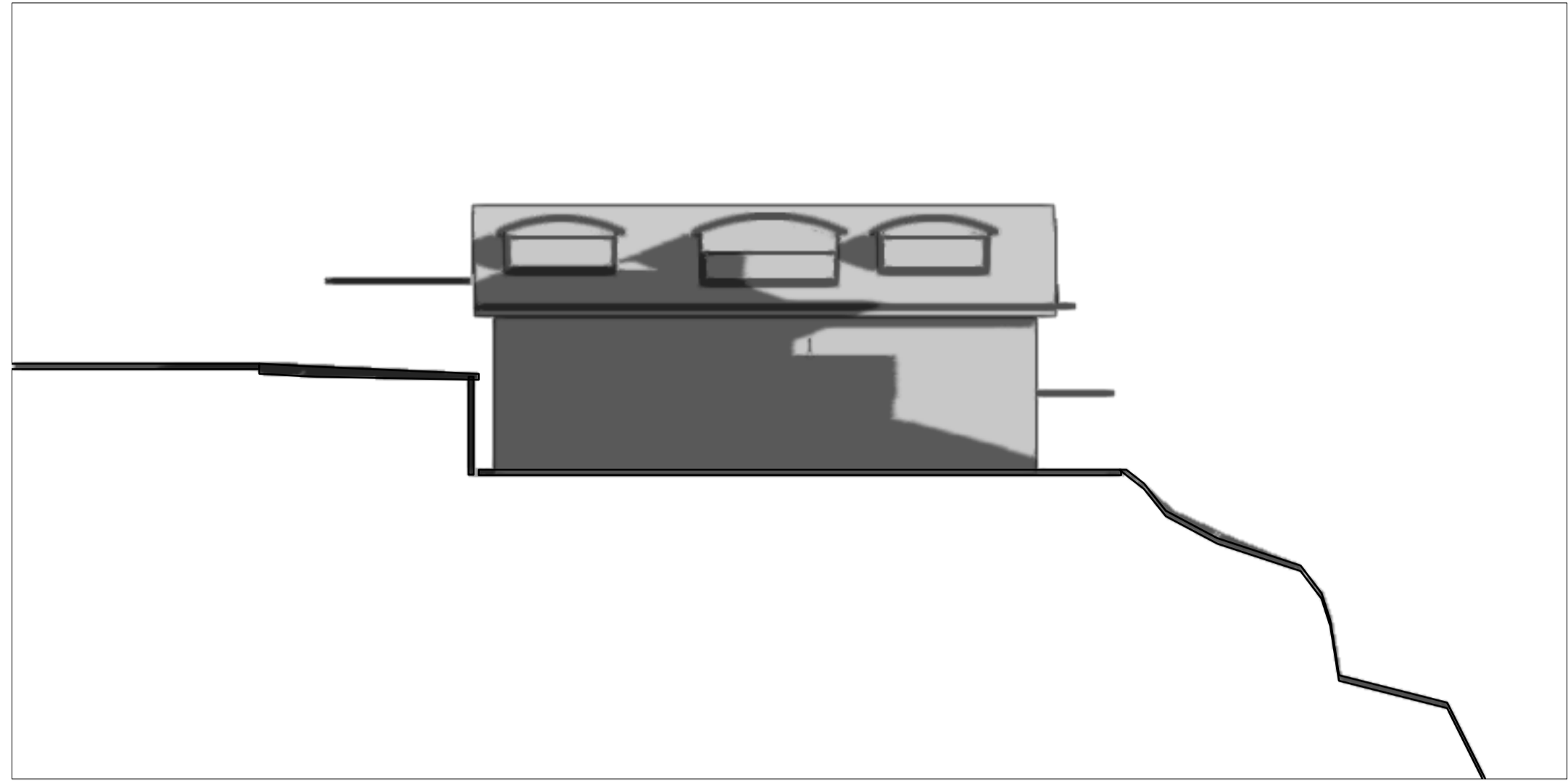
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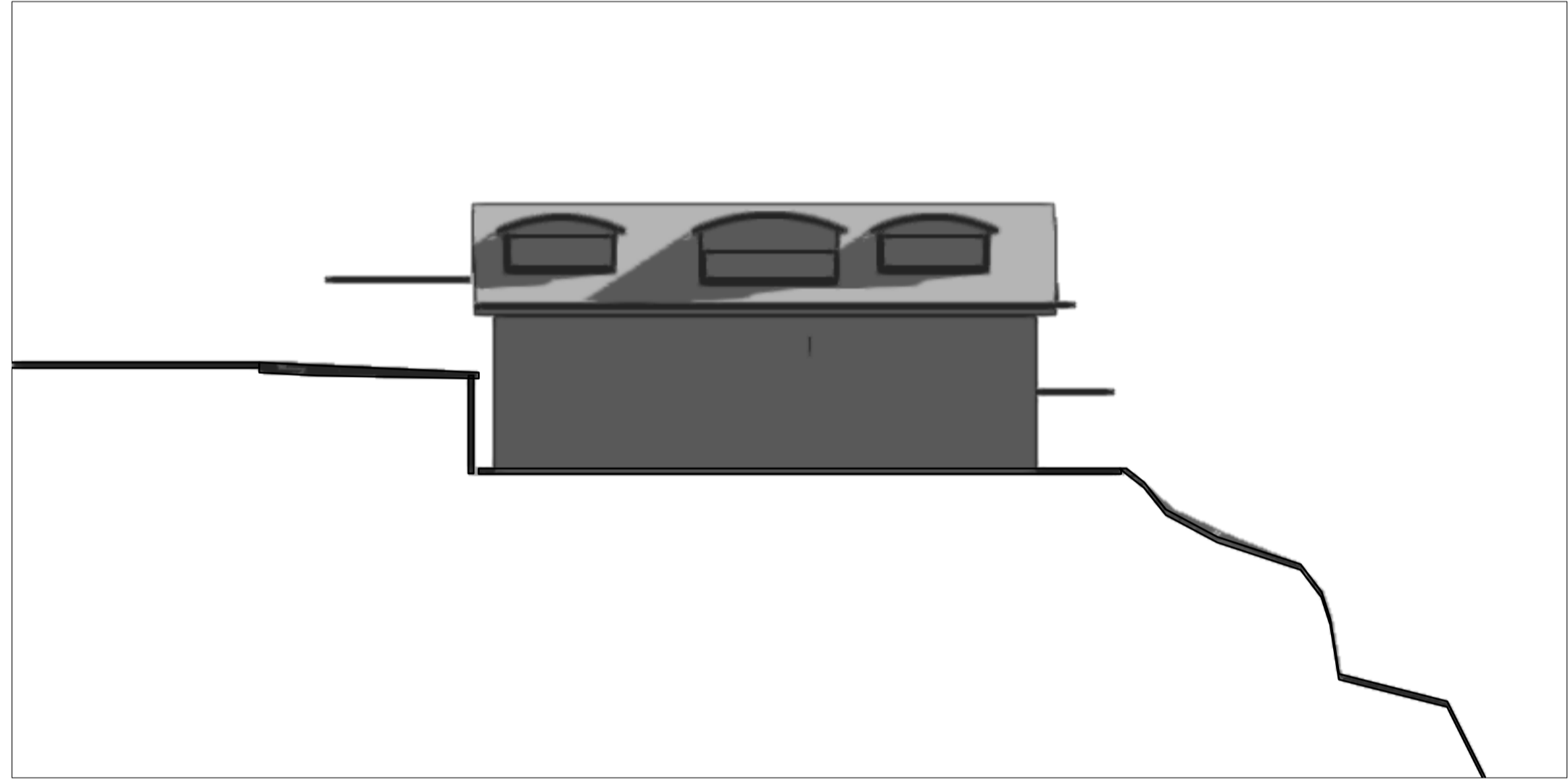
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Project No. 2414	Drawing No. DA-10	Rev No. DA-A
SCALE 1:200RA1	Drawn By TD	Dwg Date: -
	Checked By DS	Plot Date: 12/5/25

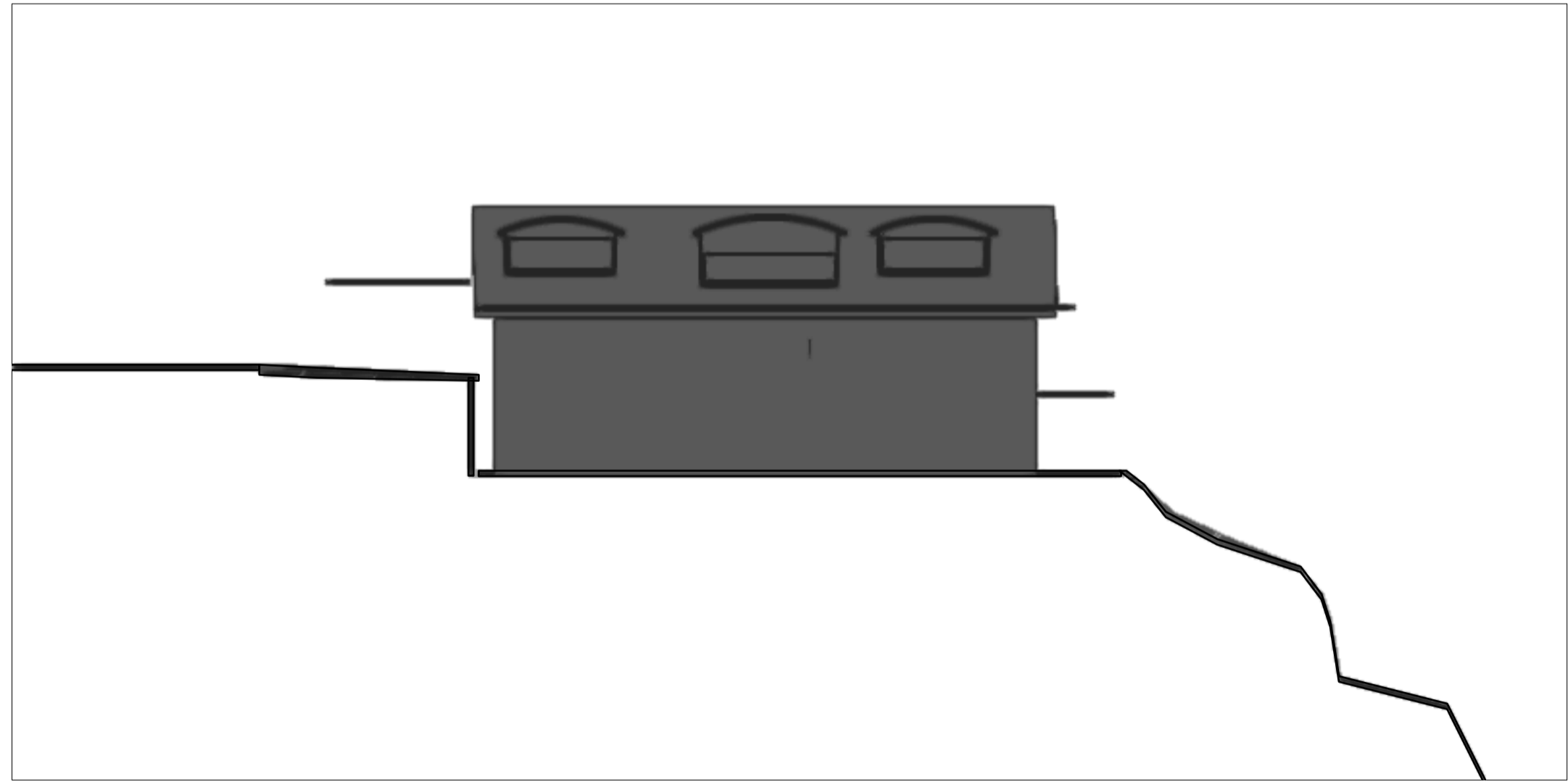
A	8/5/25	DA-A	Issued for DA.
Rev	Date	Note	



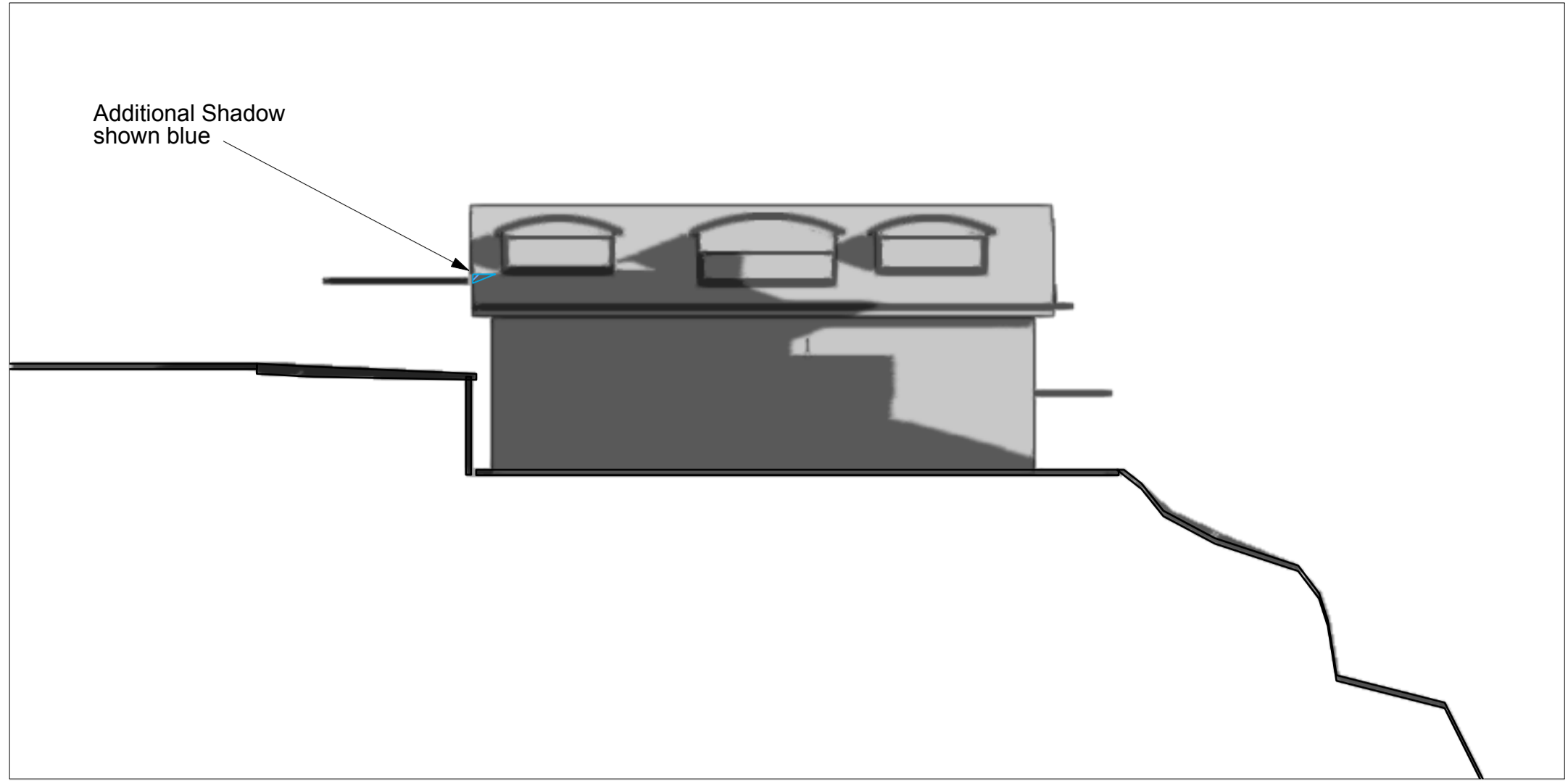
1 EXISTING - 9am Winter Solstice
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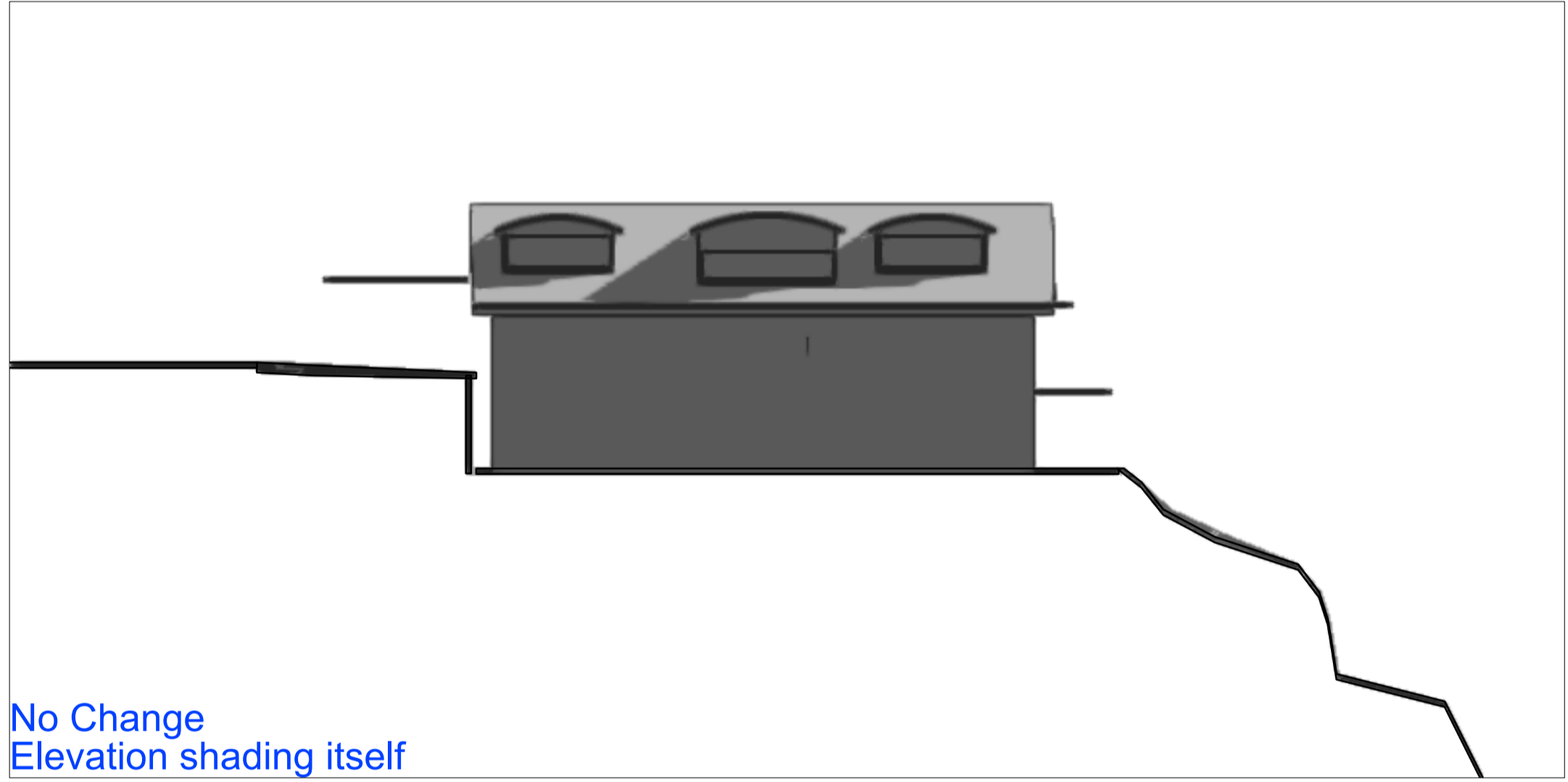
2 EXISTING - 12pm Winter Solstice
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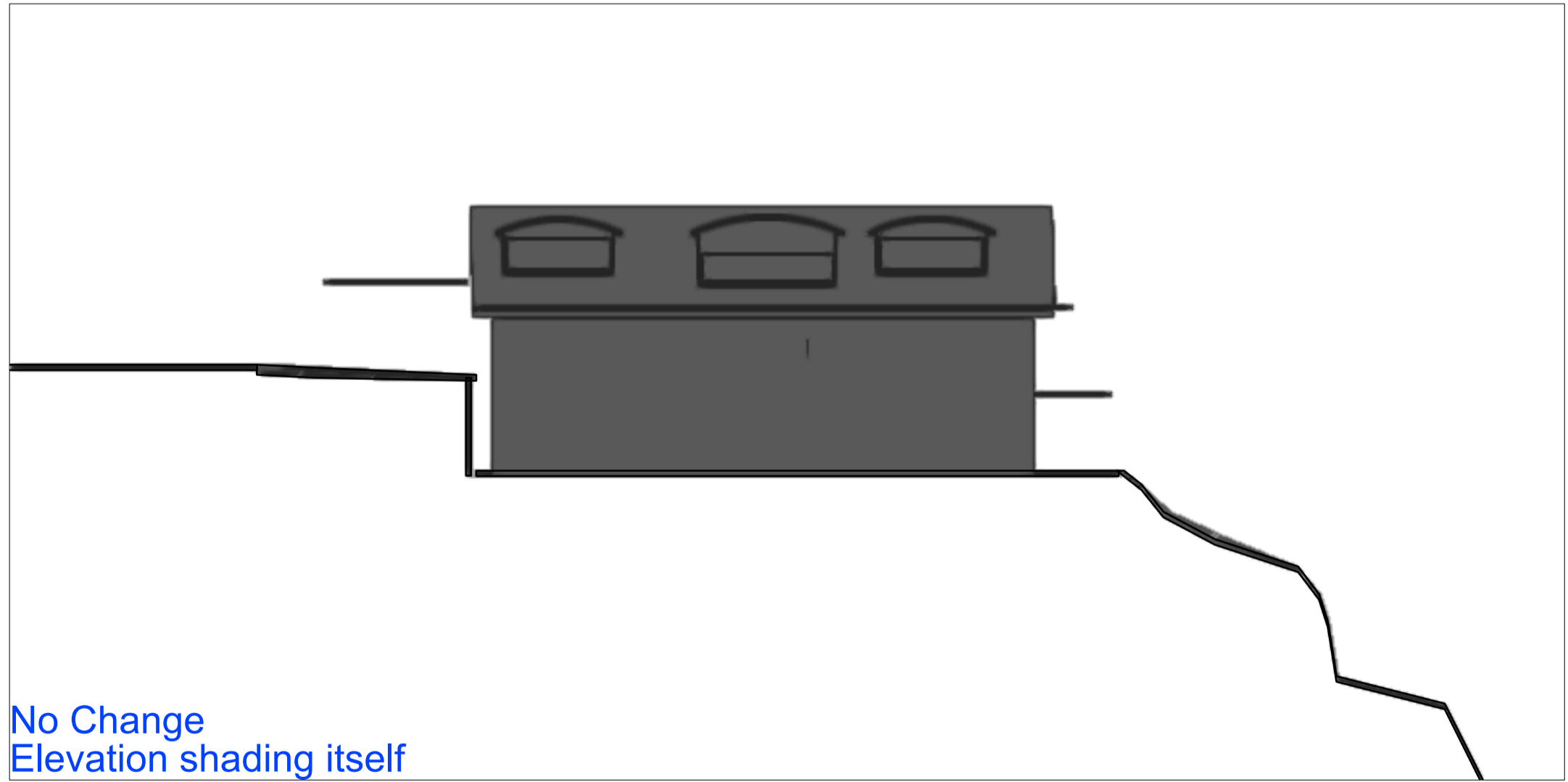
3 EXISTING - 3pm Winter Solstice
Scale: 1:200



4 PROPOSED - 9am Winter Solstice
Scale: 1:200




5 PROPOSED - 12pm Winter Solstice
Scale: 1:200



6 PROPOSED - 3pm Winter Solstice
Scale: 1:200

General Notes:

Key:
 = Proposed shadows

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By

Reason For Issue:

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Shadow Diagrams 46 Bower Street

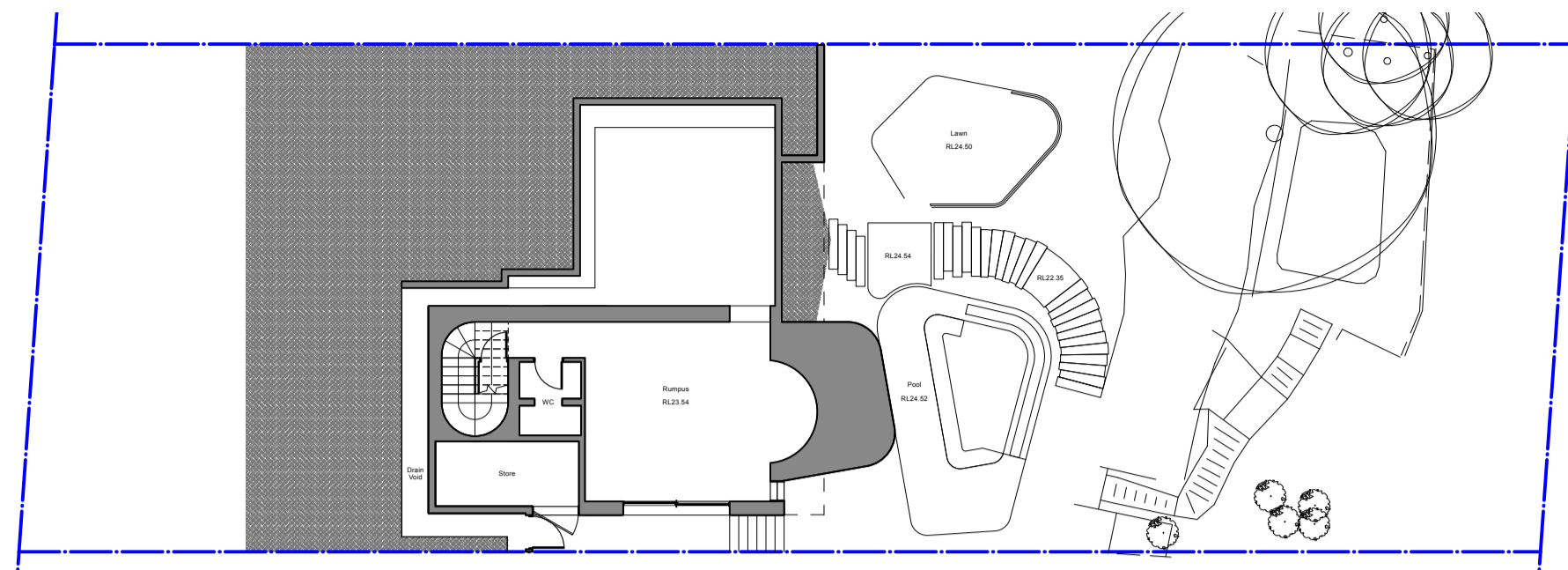
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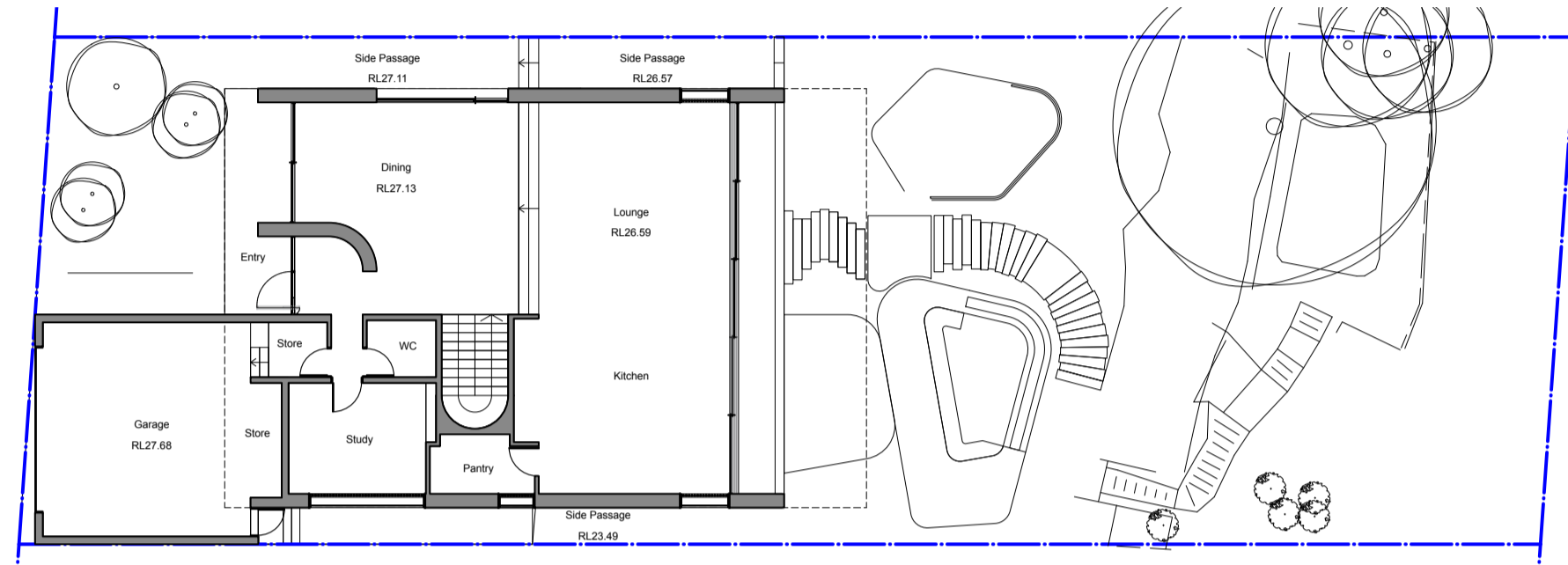
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Project No. 2414	Drawing No. DA-11	Rev No. DA-A
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	Checked By DS	Plot Date: 12/5/25

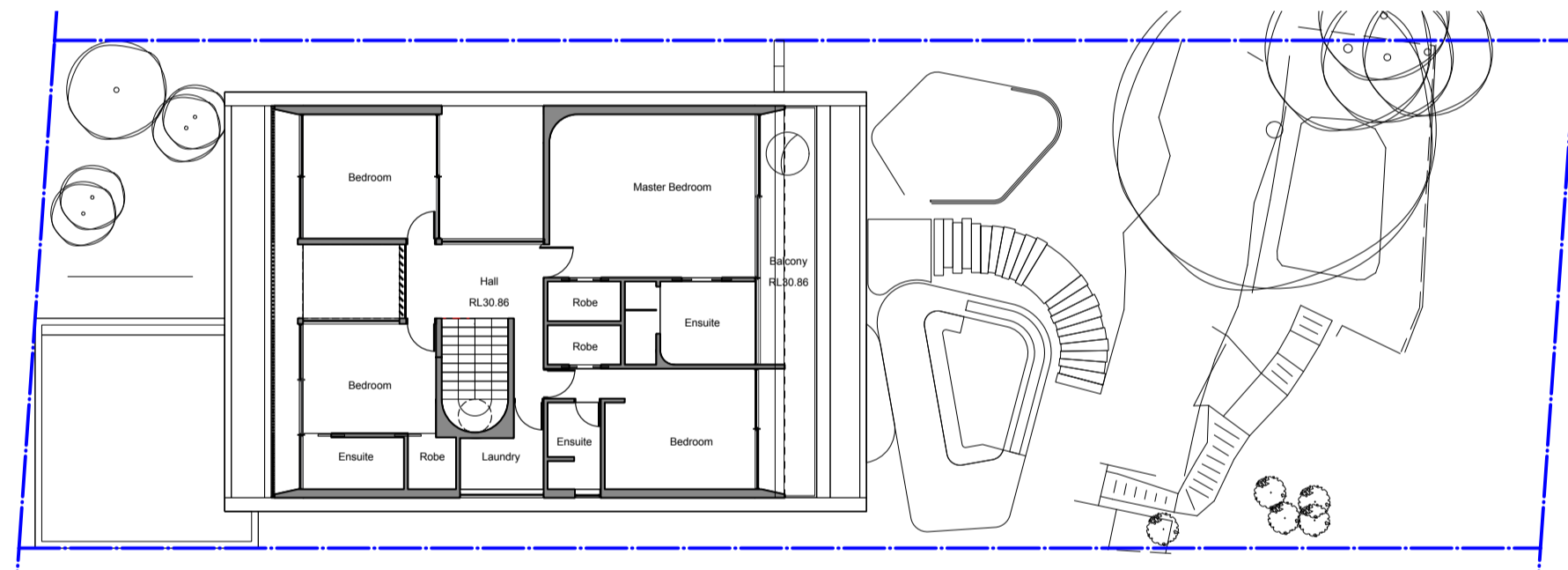
Rev	Date	Note
A	8/5/25	DA-A Issued for DA.



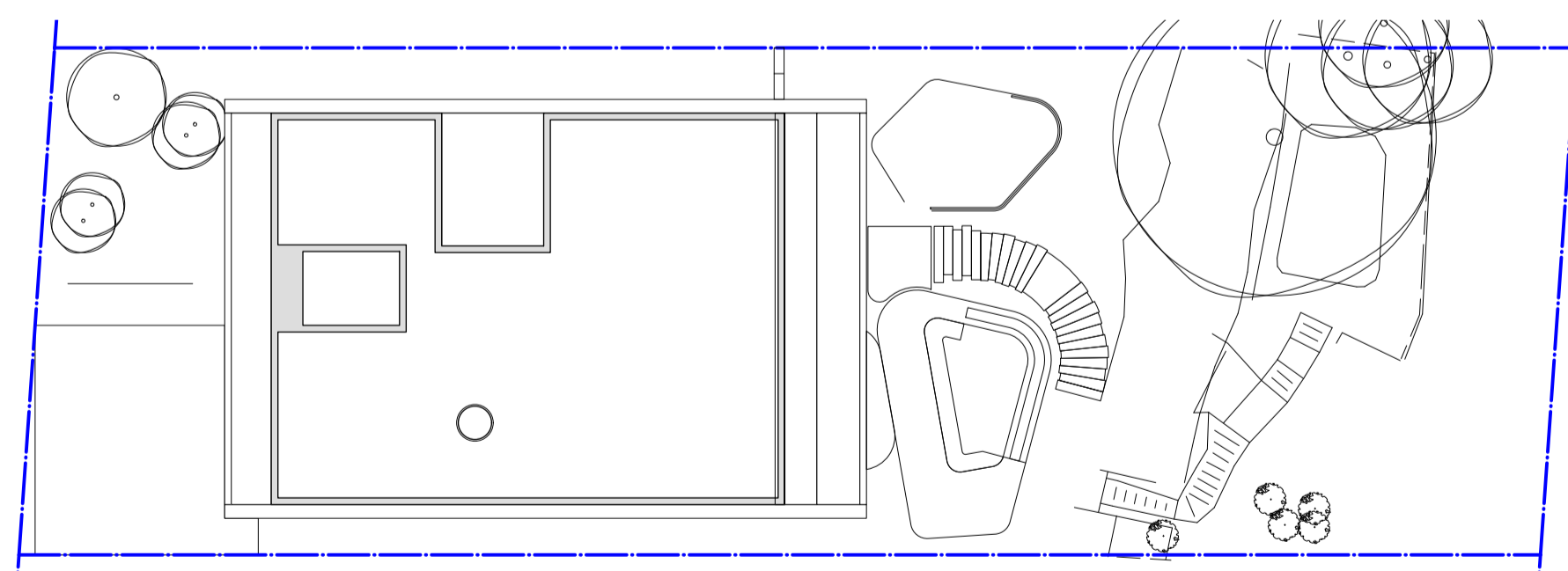
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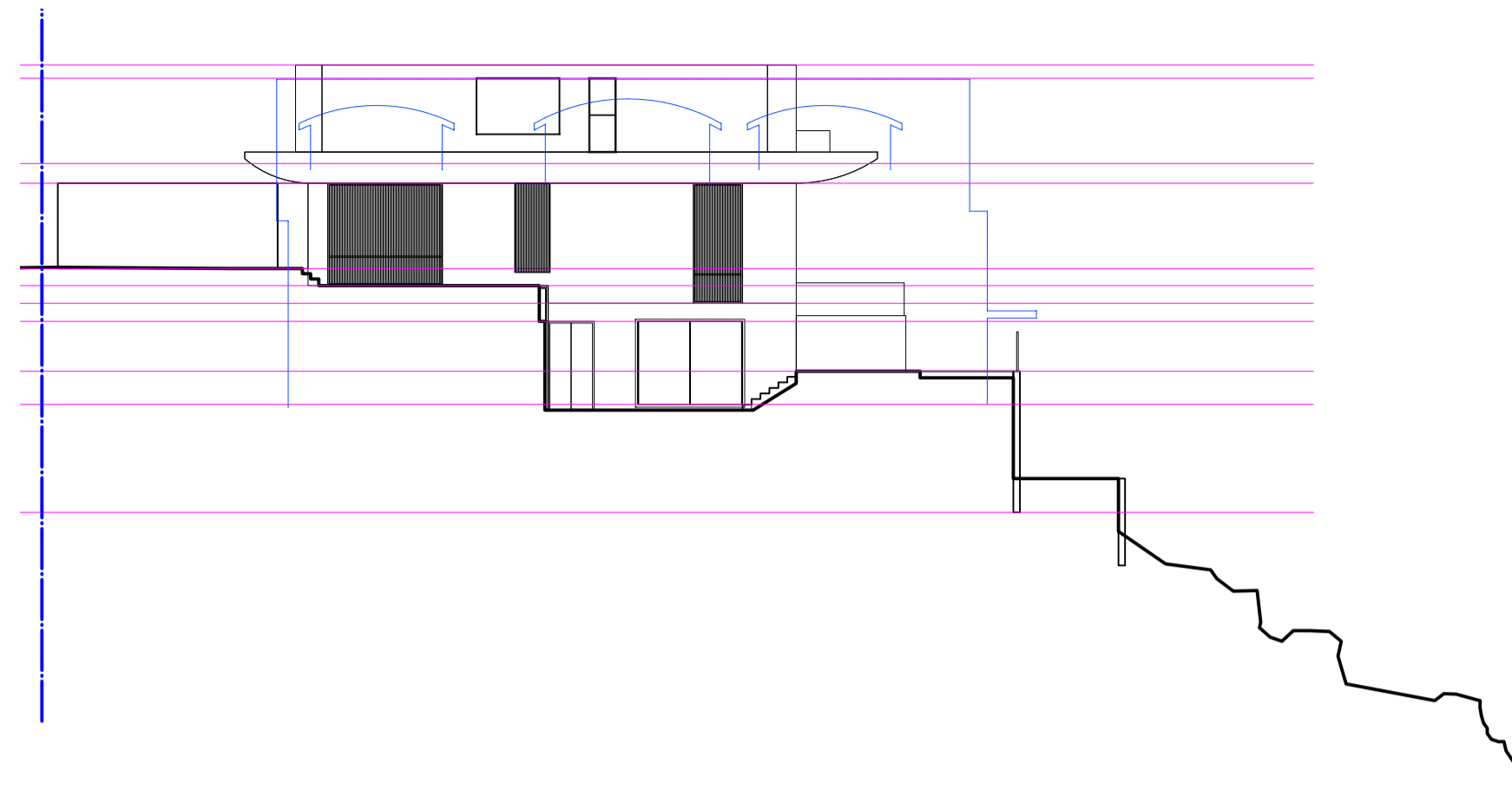
2 EXISTING GROUND
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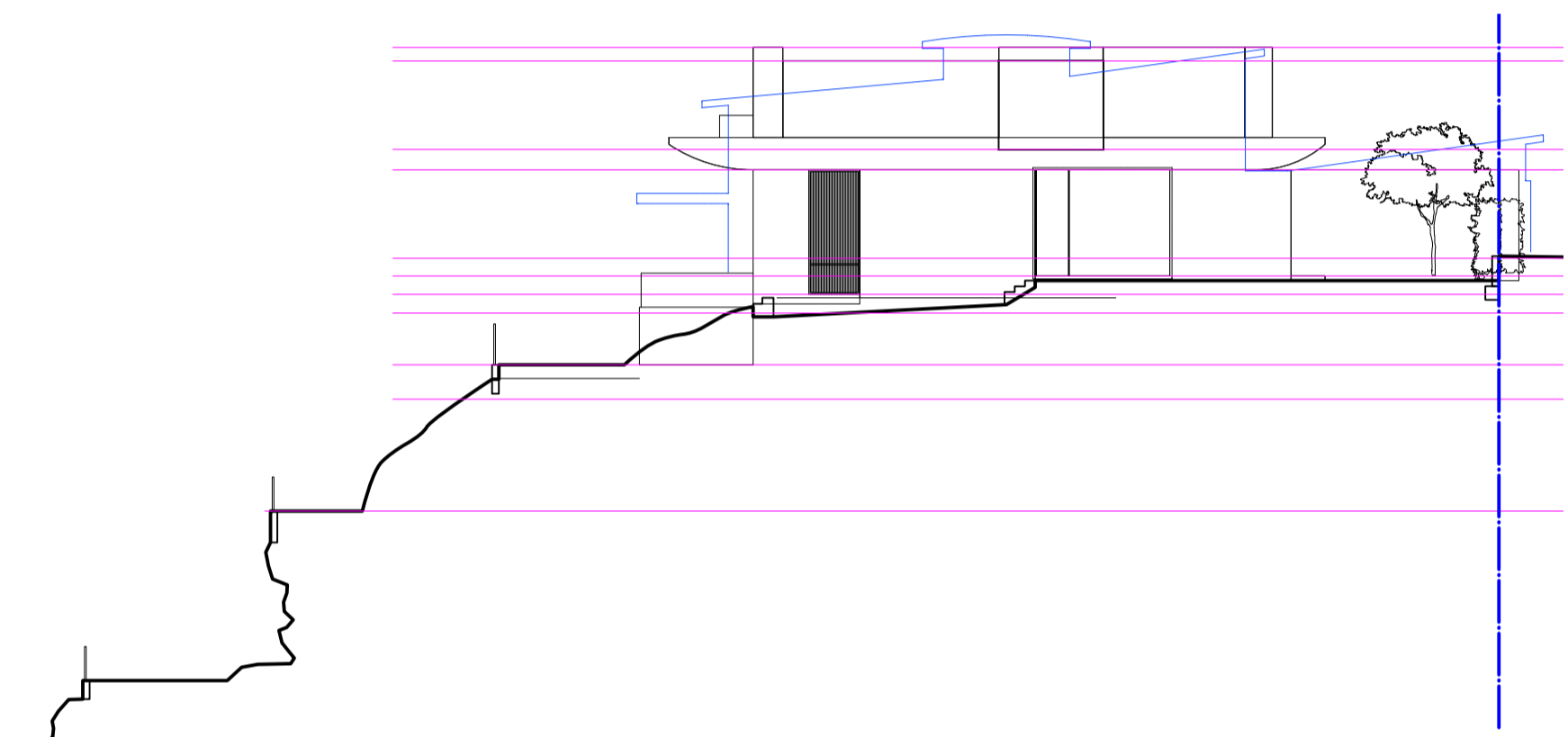
3 EXISTING FIRST
Scale: 1:200



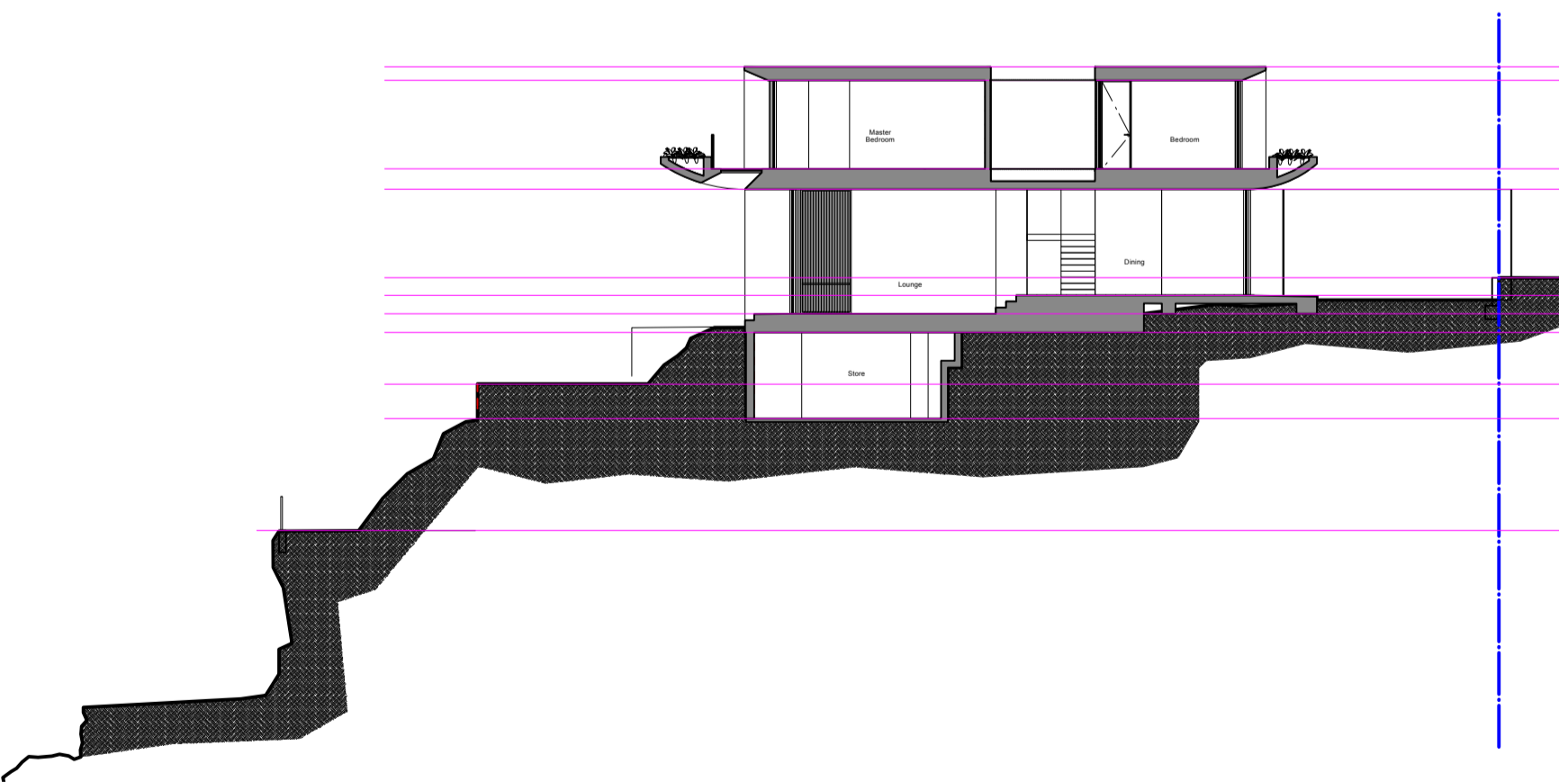
4 EXISTING ROOF
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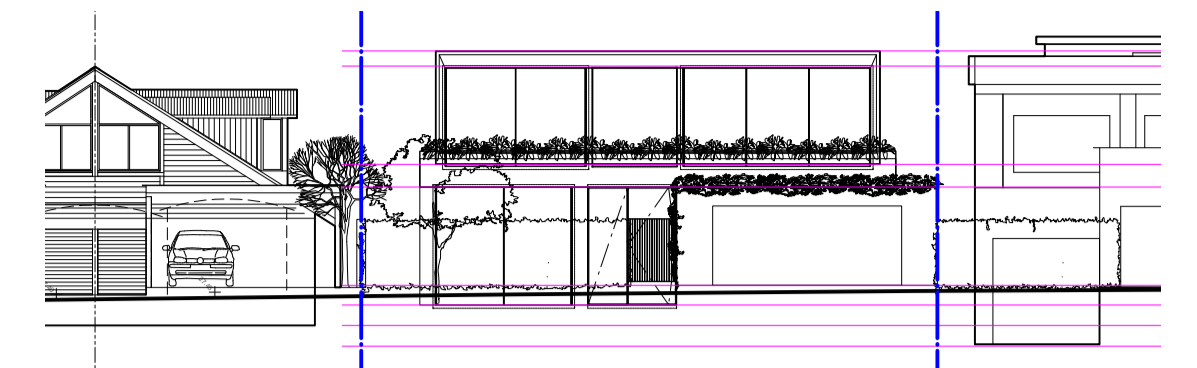
5 EXISTING EAST ELEVATION
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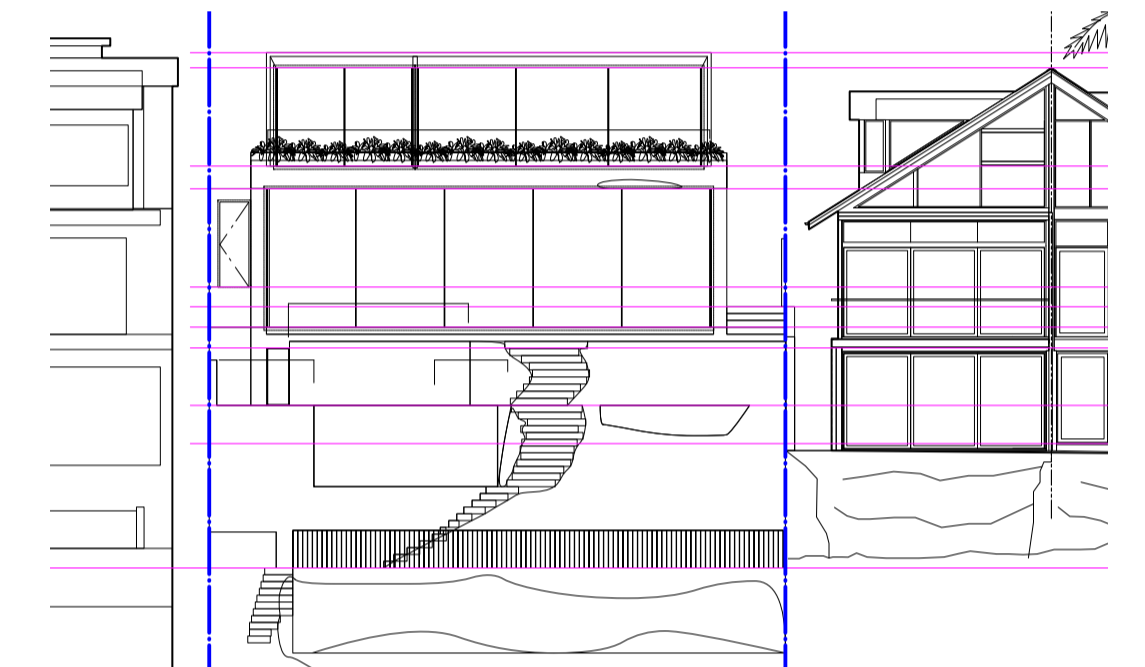
7 EXISTING WEST ELEVATION
Scale: 1:200



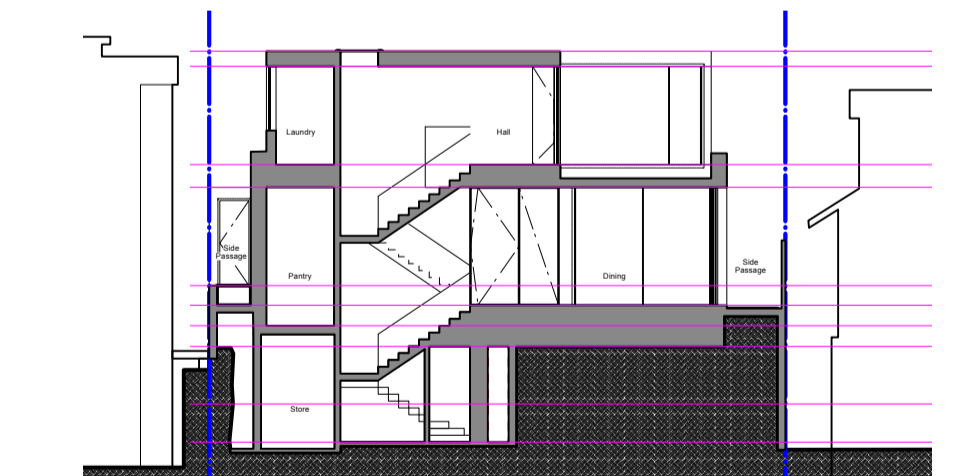
9 EXISTING SECTION
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6 EXISTING SOUTH ELEVATION
Scale: 1:200



8 EXISTING NORTH ELEVATION
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10 EXISTING SECTION
Scale: 1:200

General Notes:

TD
By

Reason For Issue:

For Development Application Only

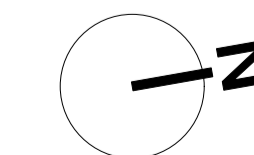
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Existing Plans

44 Bower Street, Manly NSW 2095
-Northern Beaches Council-
Wes & Emma Maas

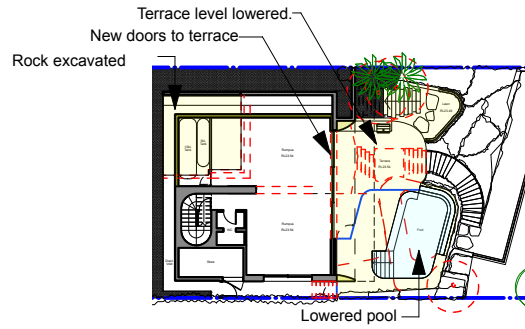
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PO Box 224, Cammeray 2062
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www.utzsanby.com ARCHITECTS

Project No. 2414	Drawing No. DA-12	Rev No. DA-A
SCALE 1:200RA1	Drawn By TD	Dwg Date: -
	Checked By DS	Plot Date: 12/5/25

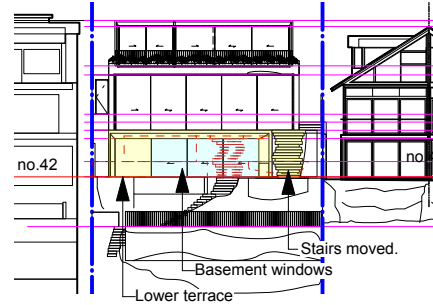


LOT 22 DP 8075

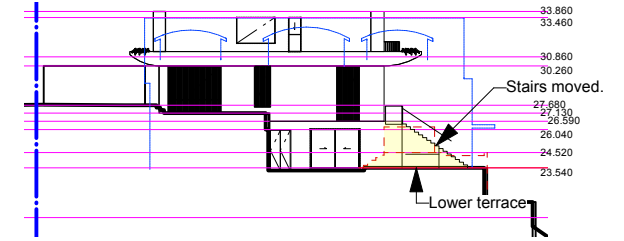
Rev	Date	Note
A	8/5/25	DA-A Issued for DA.



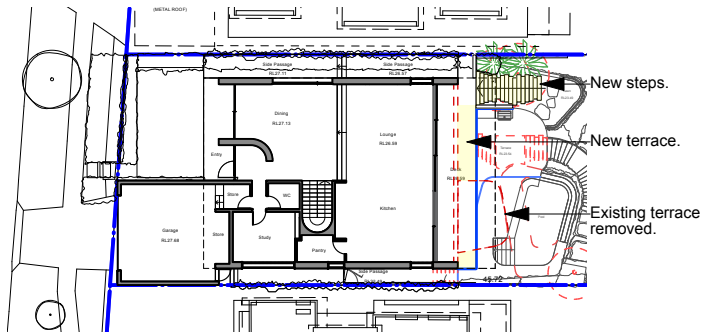
1 Basement Floor Plan
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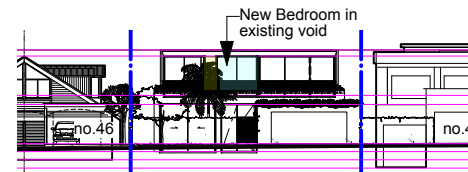
4 North Elevation
Scale: 1:500



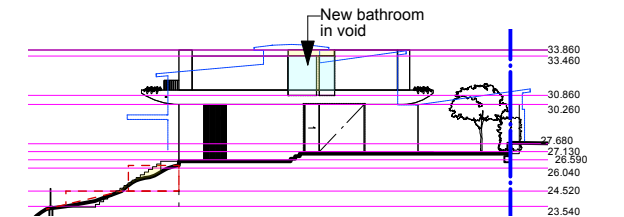
5 East Elevation
Scale: 1:500



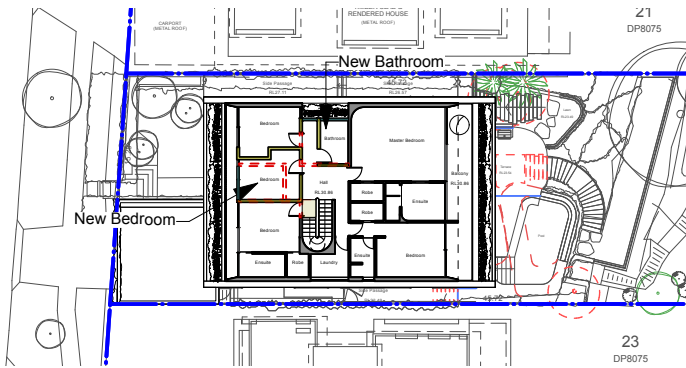
2 Ground Floor Plan
Scale: 1:500



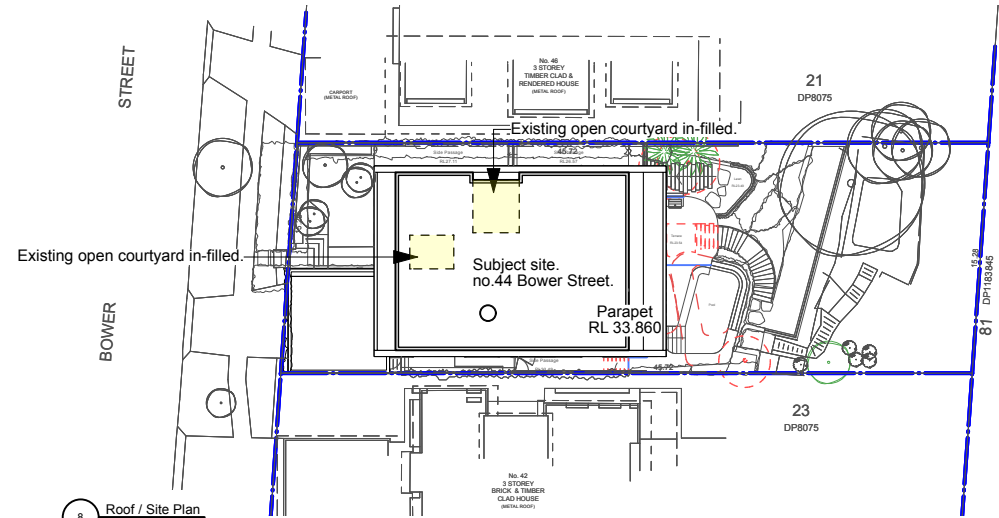
6 South Elevation
Scale: 1:500



7 West Elevation
Scale: 1:500



3 First Floor Plan
Scale: 1:500



8 Roof / Site Plan
Scale: 1:500

<p>General Notes:</p> <p></p>			<p>LOT 22 DP 8075</p>		
<p>Rev A</p>	<p>9/5/25</p>	<p>DA-A Issued for DA.</p>	<p>TD</p>	<p>By</p>	<p>LOT 22 DP 8075</p>

Reason For Issue:
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Notification Plans
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-Northern Beaches Council-

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UTZ SANBY ARCHITECTS

Project No.	Drawing No.	Rev No.
2414	DA-13	DA-A
SCALE	Drawn By	Drawn Date
1:500GA4	TD	12/9/25
	Checked By	Plot Date
	DS	12/9/25