

**Town Planning:**  
**Site Area:** 543.8m<sup>2</sup>  
**Floor space Ratio:** 0.6  
 543.8x0.6= 326.3m<sup>2</sup>  
**Zone:** E4 Environmental Living  
**Max. Wall Height:** 7.2m and 8m calculated for gradient  
**Max. Building Height:** 8.5m  
**Max. Roof Slope:** 35°  
**Lot size C:** Min. 250m<sup>2</sup>  
**Setback:** 1/3 Wall Height  
 Foreshore Scenic Protection Area  
 Bandicoot and Penguin Significant Area  
 Biodiversity Overlay

**Dwelling Gross Floor Area**

Boat shed	22m <sup>2</sup>
Lower Floor	84.3m <sup>2</sup>
Ground Floor	106.4m <sup>2</sup>
First Floor	100.3m <sup>2</sup>
<b>TOTAL:</b>	<b>313m<sup>2</sup></b>
<small>(excludes plant, vertical circulation &amp; basement storage)</small>	
Storage Shed	5m <sup>2</sup>

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**16 Addison Rd, Sydney**  
 Consultants  
 Quantity Surveyors: Dean, Murray & Partners Ltd.  
 Structural Engineers: Law Sue Davison Ltd.  
 Truss Designer: Buildable Layouts Ltd.  
 Geotechnical Engineer: Chambers Consultants Ltd.

designed	**	peer review	**
drawn	**	checked	**
scale	1:100 @ A1	date	8/07/2022

title  
**Site Plan 1:200 @ A3**

drawing set

New Development Application  
 Not For Construction

ref no.  
**18010**

sheet no.  
**1.2**

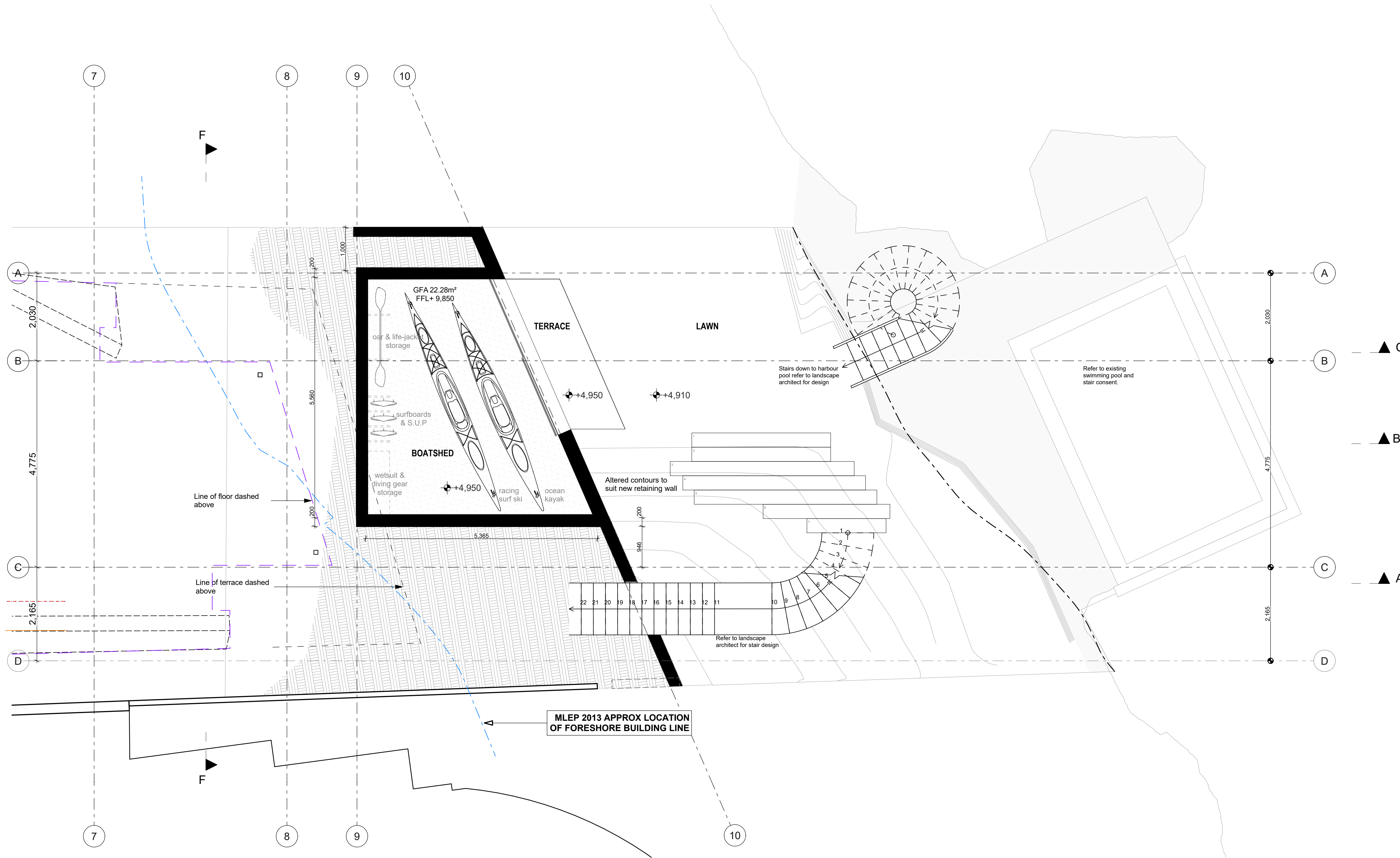
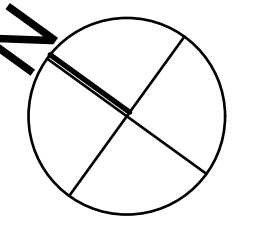
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SITE PLAN 1:100

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 PROCEEDINGS NO: 2022/00107881  
 DATED: 24 August 2022

**0007910912-04 01 Aug 2022**  
 Assessor Jamie Bonnefin  
 Accreditation No. 10056  
 Address 16 Addison Road, Manly, NSW, 2095  
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BOAT SHED PLAN 1:50

northern beaches council  
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 PROCEEDINGS NO: 2022/00107881  
 DATED: 24 August 2022

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**5.7**  
 NATIONWIDE HOUSE ENERGY RATING SCHEME

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drawn	**	checked	**

scale 1:50 @ A1 date 8/07/2022

title  
 Boat Shed Plan - 1:100 @ A3

drawing set

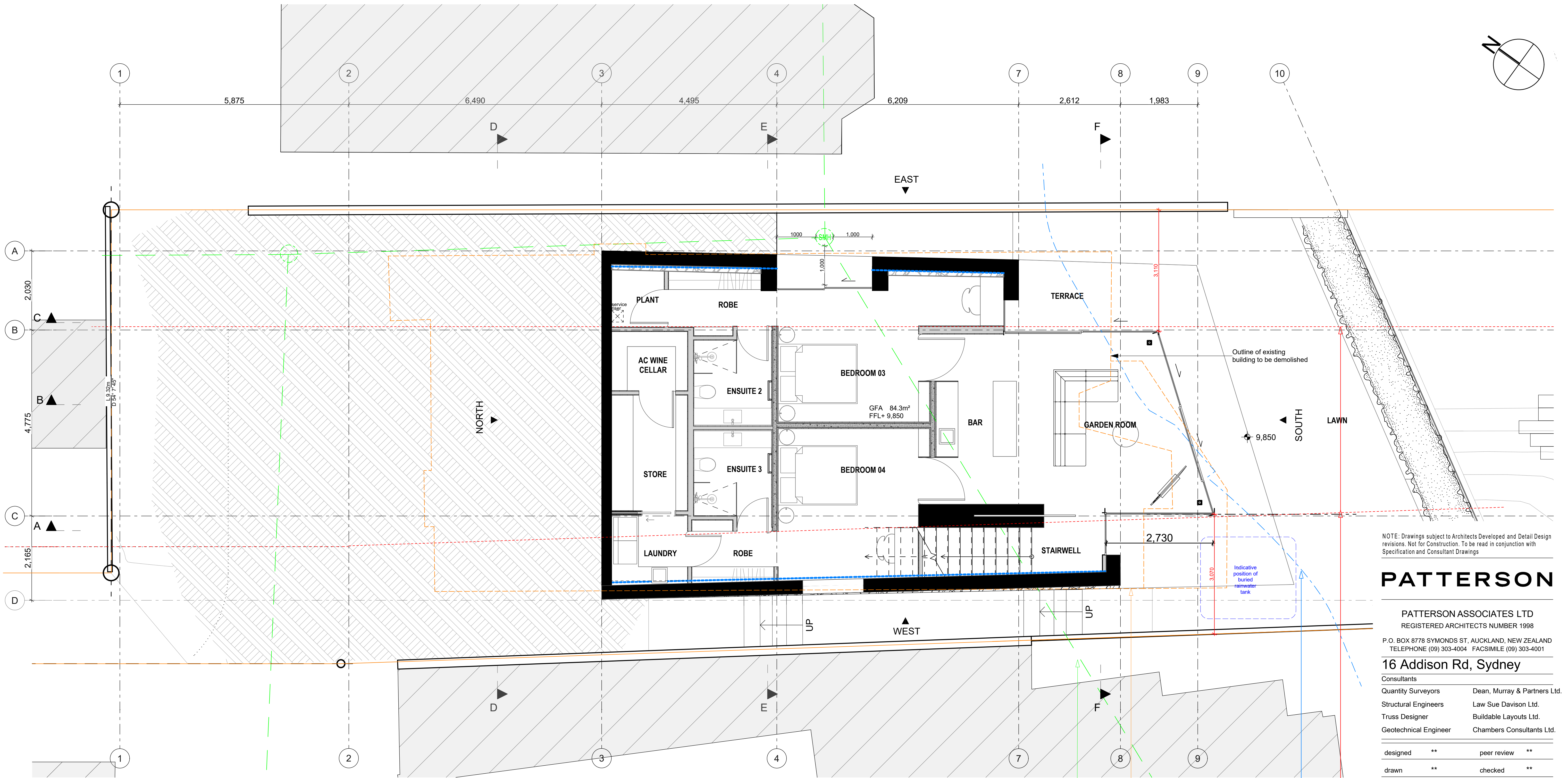
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sheet no.  
 1.3

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LOWER FLOOR PLAN 1:50

1400mm Wall Height



APPROX LOCATION OF BOARDS SEWER CONNECTION SHOWN DASHED

OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

MLEP 2013 APPROX LOCATION OF FORESHORE BUILDING LINE

SET BACK LINE REFER DP RULE 4.1.4.2(C) - NEW WINDOW FROM HABITABLE DWELLING 3.0M FROM BOUNDARY

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drawn	**	checked	**

scale 1:100, 1:50 @ A1 date 8/07/2022

title  
Lower Floor Plan - 1:100 @ A3

drawing set

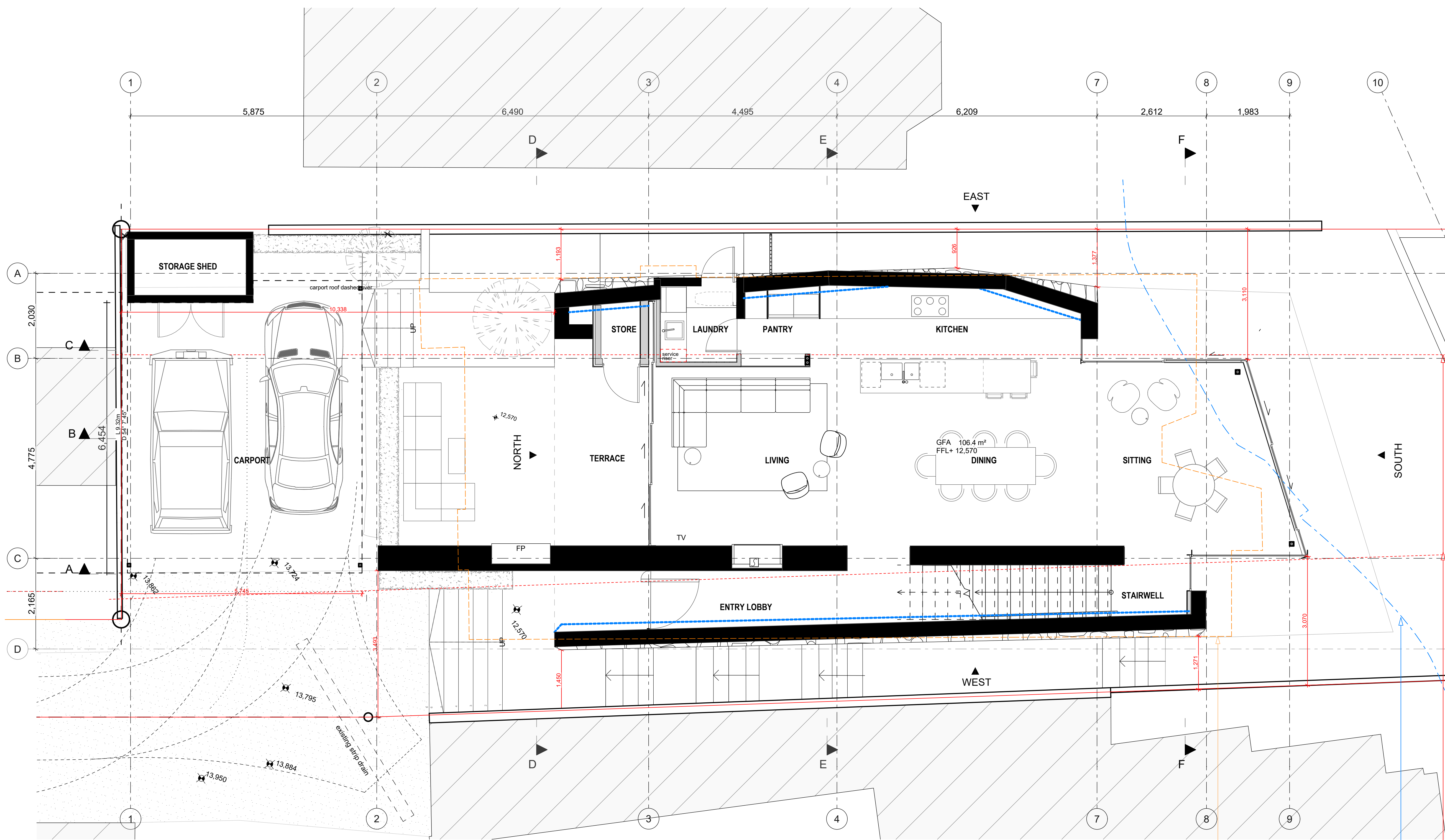
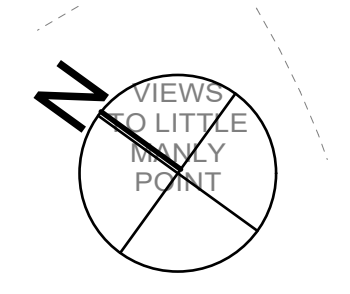
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ref no.  
18010

sheet no.  
1.4

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drawn	**	checked	**

scale 1:100, 1:50 @ A1 date 8/07/2022

title  
Ground Floor Plan - 1:100 @ A3

drawing set

New Development Application  
Not For Construction

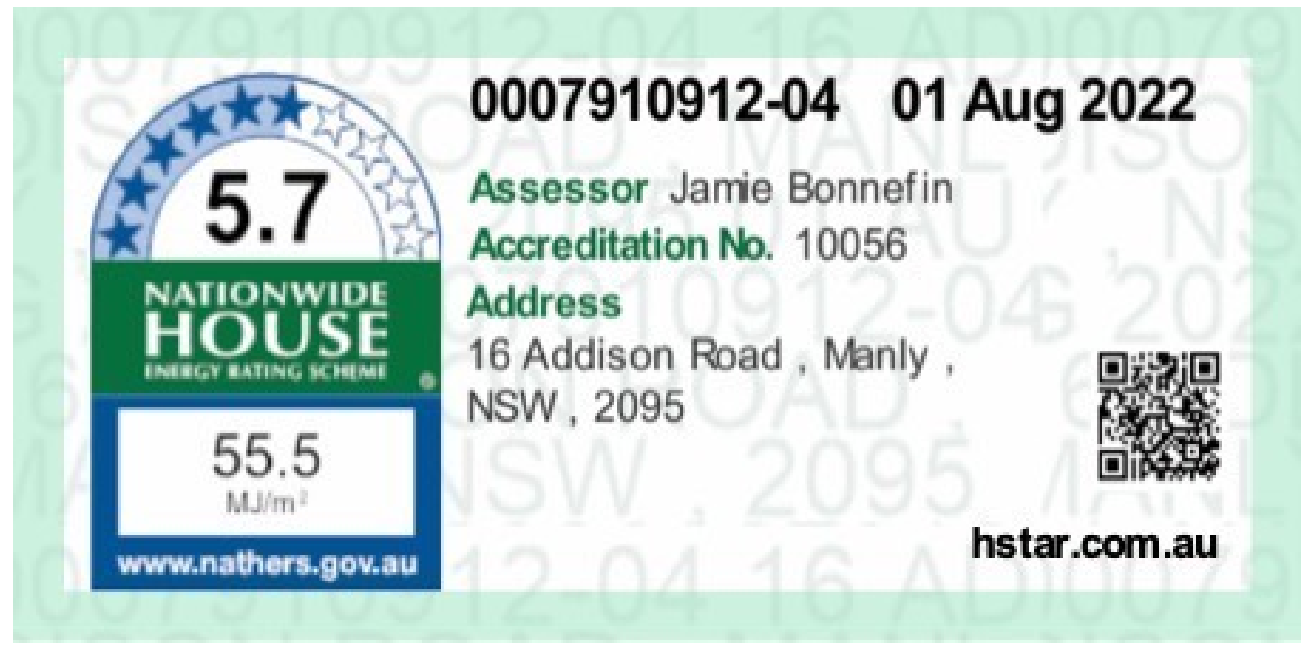
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sheet no.  
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GROUND FLOOR PLAN 1:50

1400mm Wall Height

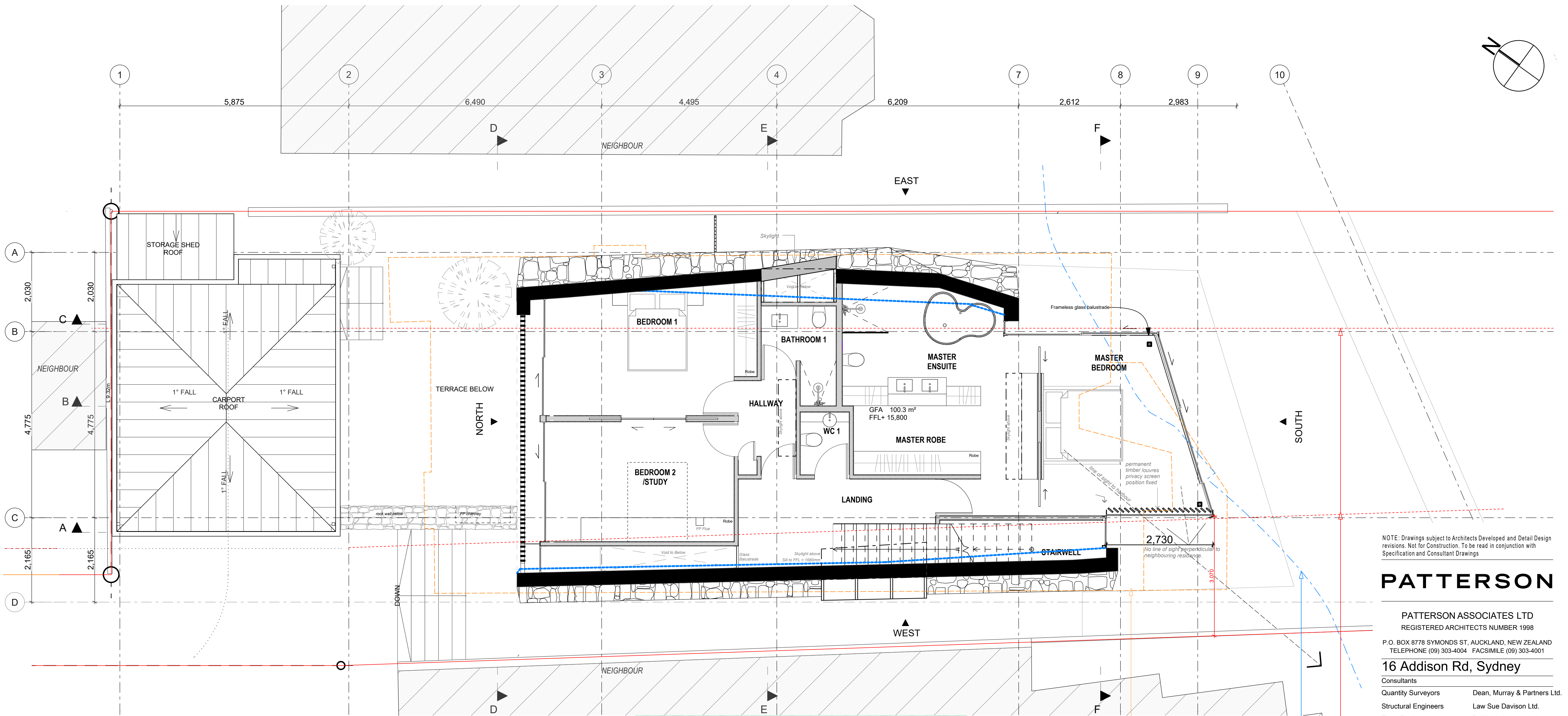


OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

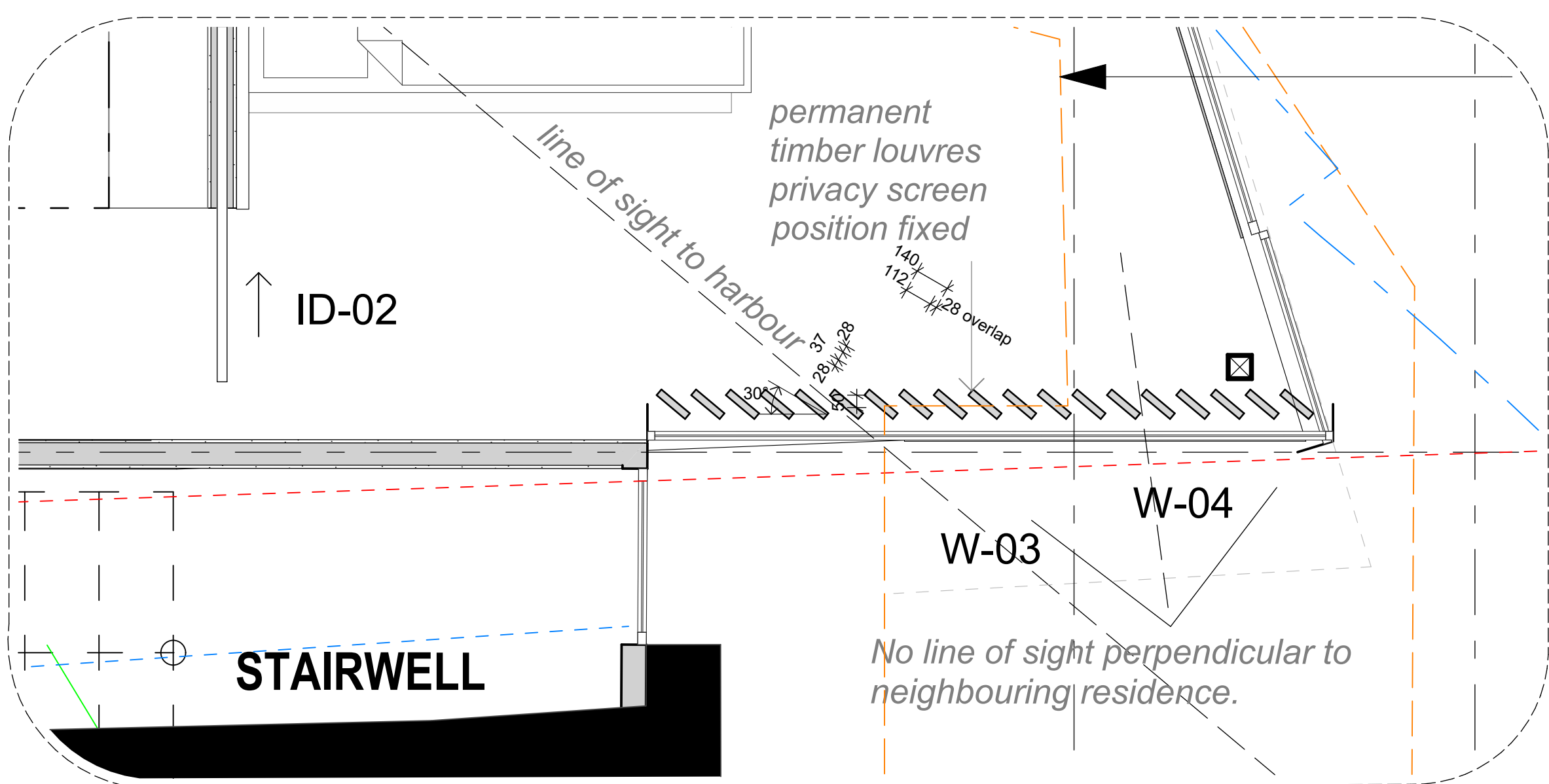
MLEP 2013 APPROX LOCATION OF FORESHORE BUILDING LINE

SET BACK LINE REFER DP RULE 4.1.4.2(C) - NEW WINDOW FROM HABITABLE DWELLING 3.0M FROM BOUNDARY





FIRST FLOOR PLAN 1:50



TIMBER PRIVACY SCREEN 1:20

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MLEP 2013 APPROX LOCATION OF FORESHORE BUILDING LINE

SET BACK LINE REFER DP RULE 4.1.4.2(C) - NEW WINDOW FROM HABITABLE DWELLING 3.0M FROM BOUNDARY

1400mm Wall Height

northern beaches council

PLANS APPROVED BY THE LAND AND ENVIRONMENT COURT OF NSW

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designed	**	peer review	**
drawn	**	checked	**

scale 1:50, 1:100 @ A1 date 8/07/2022

title  
First Floor Plan - 1:100 @ A3

drawing set

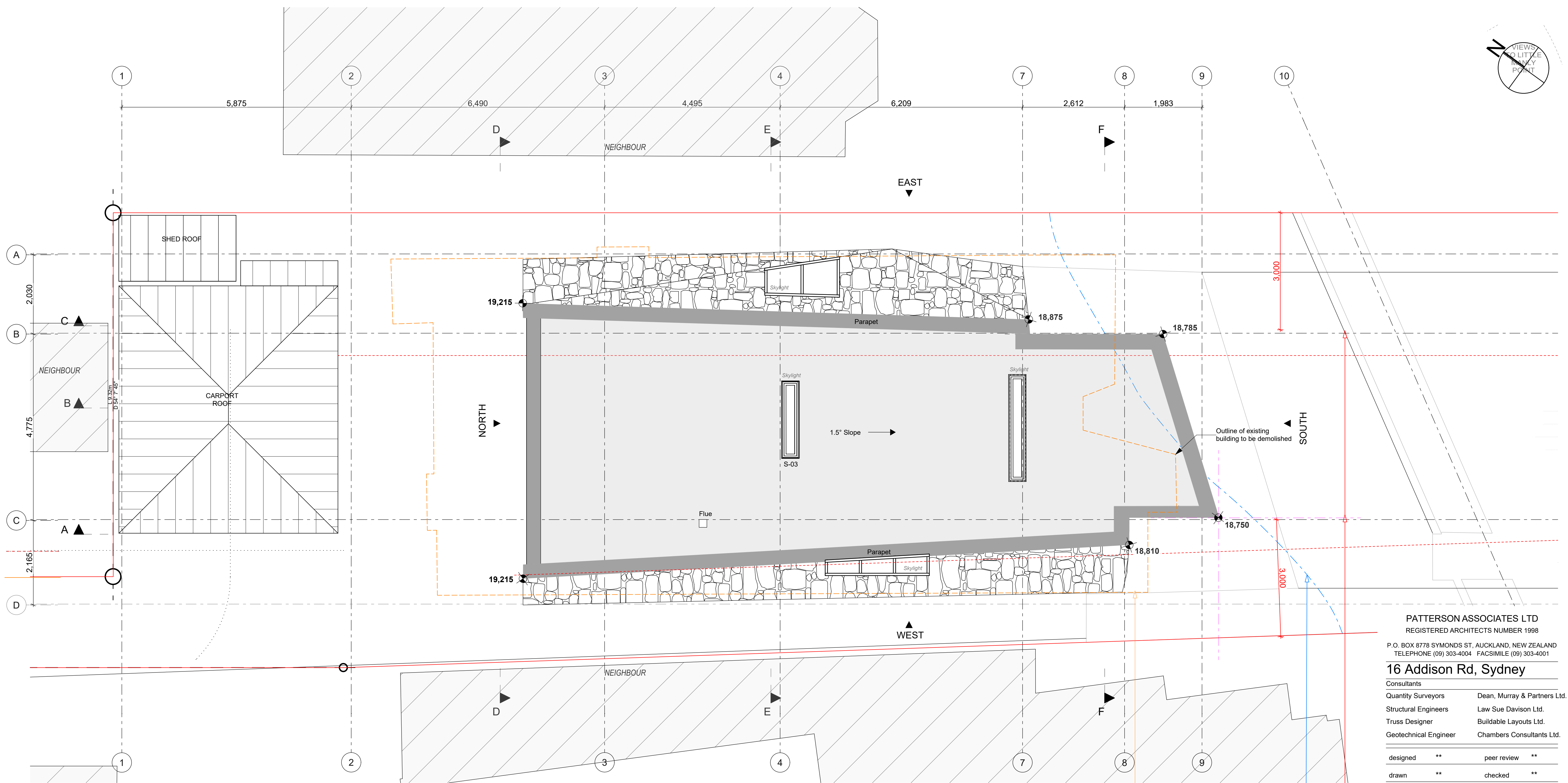
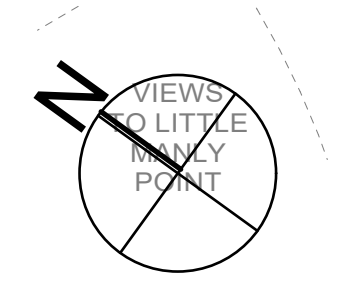
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Not For Construction

ref no.  
18010

sheet no.  
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ROOF PLAN 1:50

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 Geotechnical Engineer Chambers Consultants Ltd.

designed	**	peer review	**
drawn	**	checked	**

scale 1:100, 1:50 @ A1 date 8/07/2022

title  
Roof Plan - 1:100 @ A3

drawing set  
  
New Development Application  
Not For Construction

ref no.  
18010  
sheet no.  
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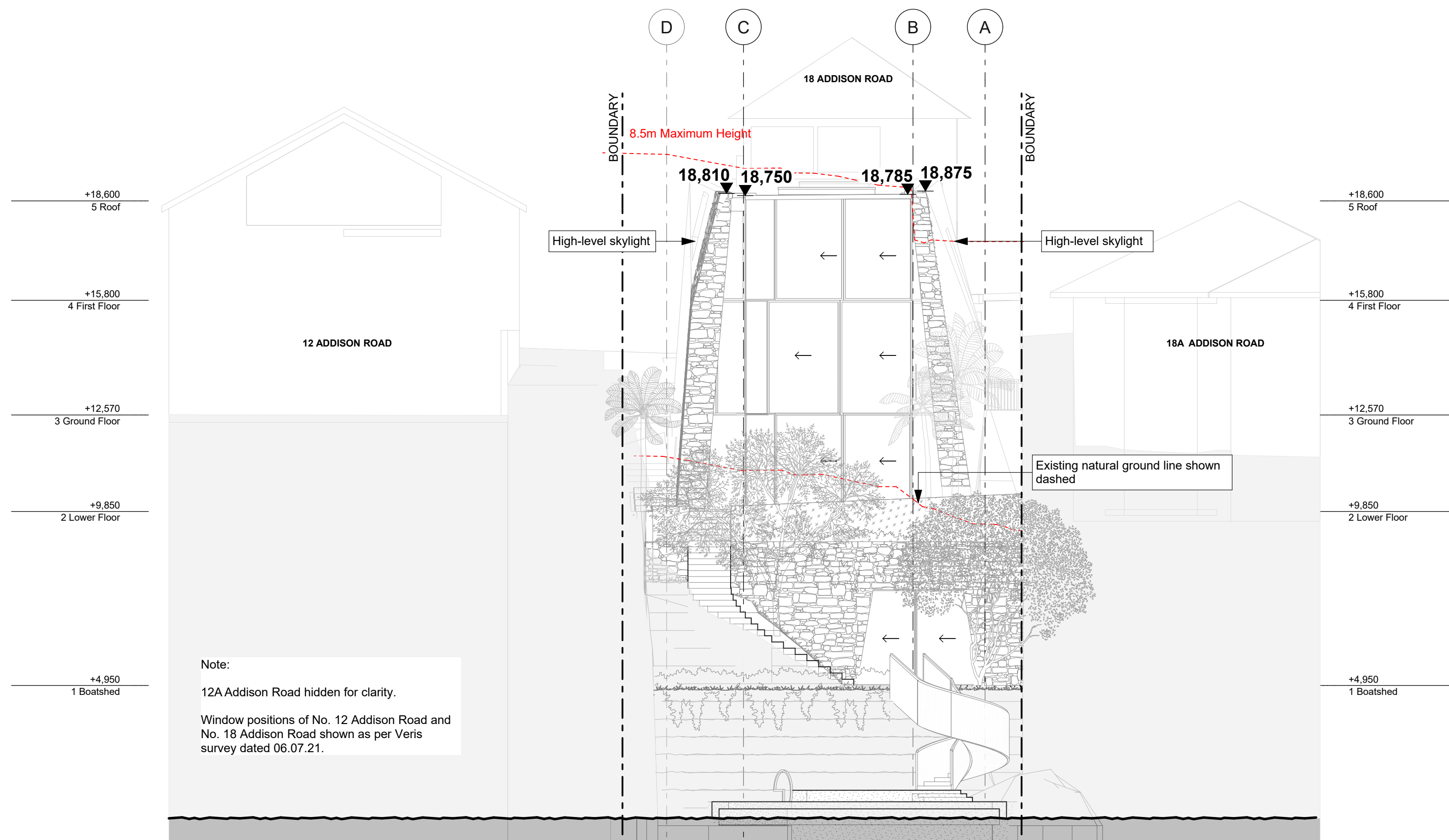
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OUTLINE OF EXISTING BUILDING TO BE DEMOLISHED

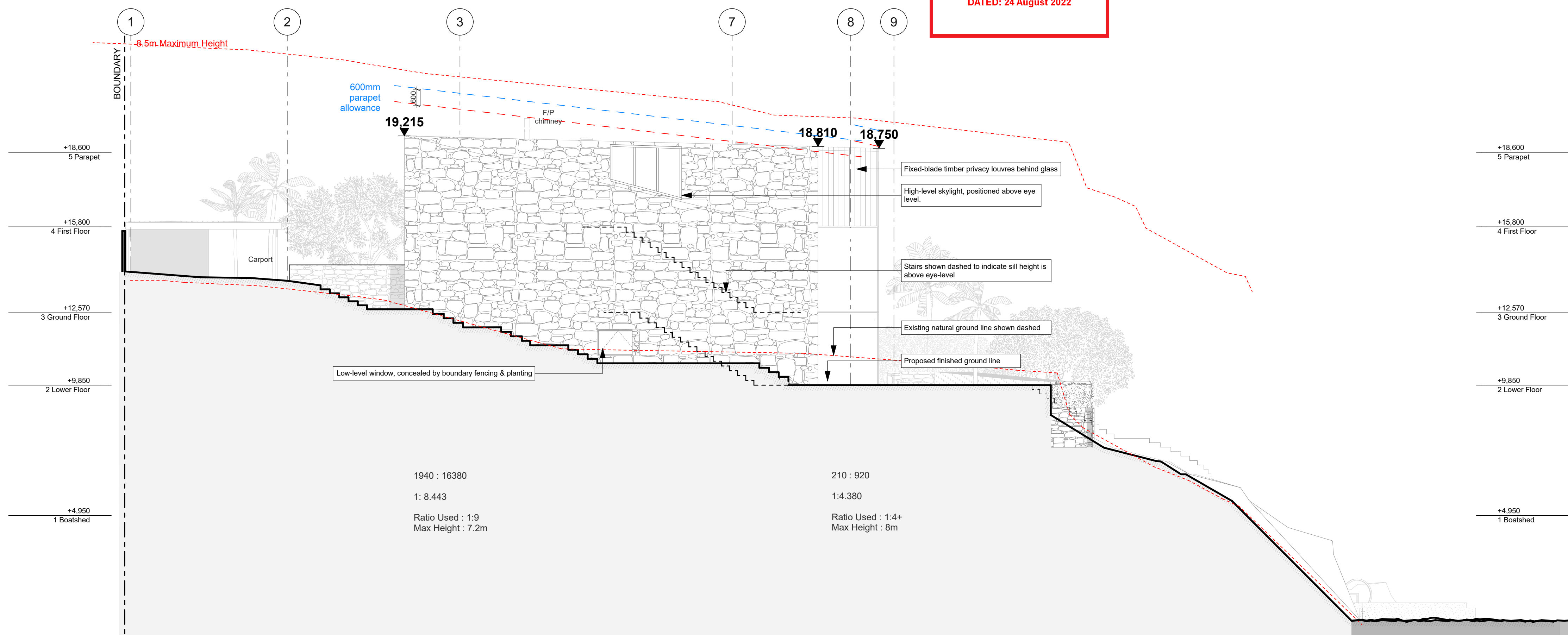
MLEP 2013 APPROX LOCATION OF FORESHORE BUILDING LINE

SET BACK LINE REFER DP RULE 4.1.4.2(C) - NEW WINDOW FROM HABITABLE DWELLING 3.0M FROM BOUNDARY





SOUTH ELEVATION 1:100



WEST ELEVATION 1:100

northern beaches council  
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drawn	**	checked	**

scale 1:100 @ A1 date 8/07/2022

title  
 Elevations - 1:200 @ A3

drawing set

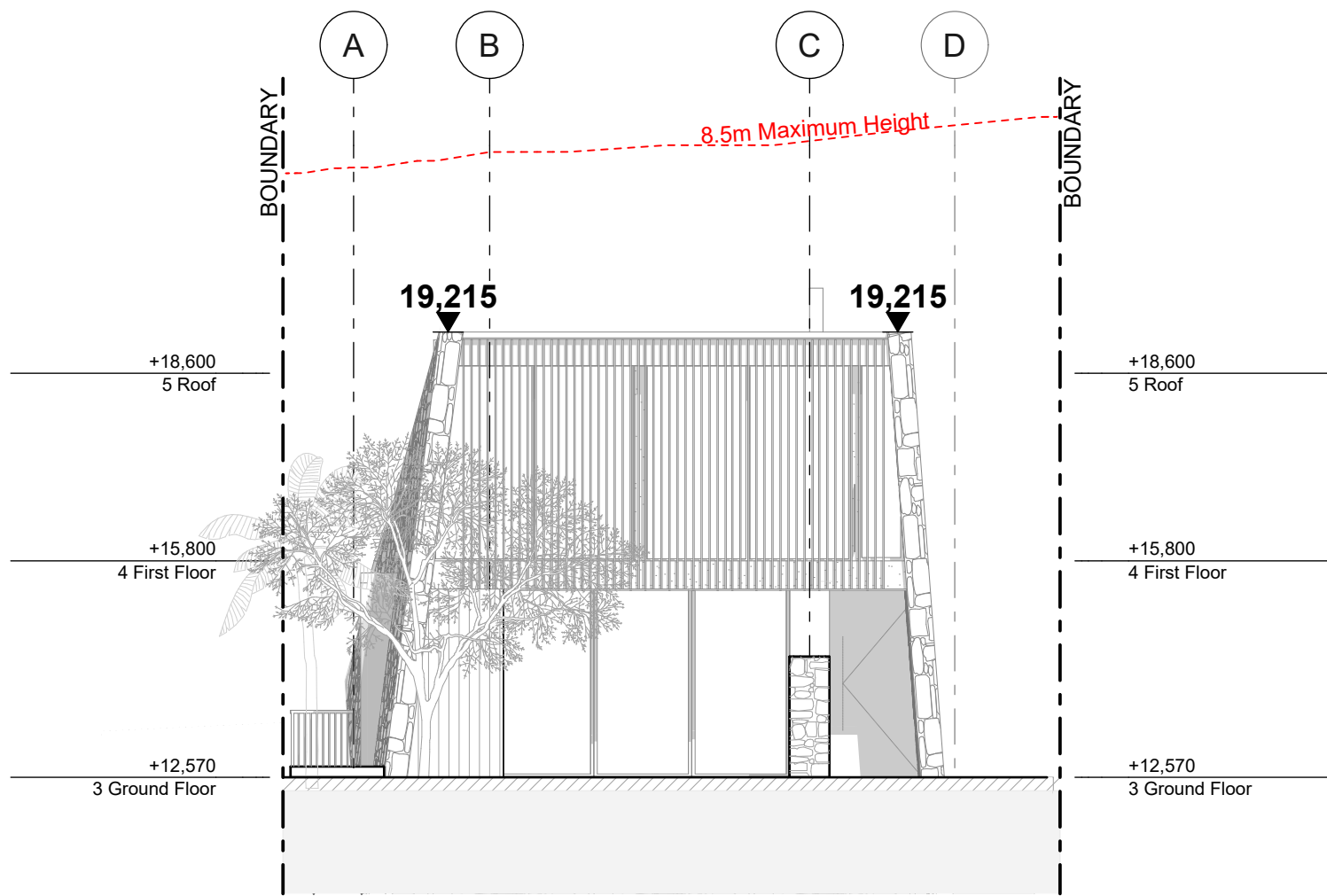
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sheet no.  
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NORTH ELEVATION 1:100

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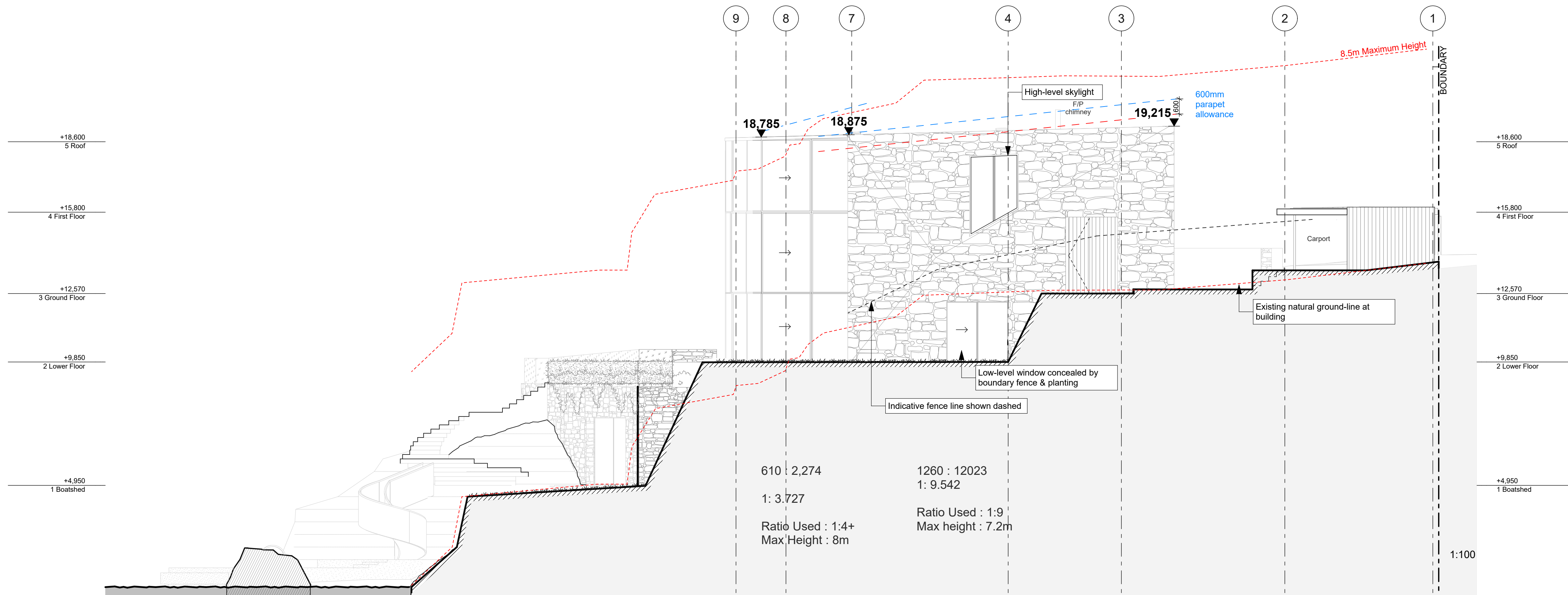
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EAST ELEVATION 1:100

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designed	**	peer review	**
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scale **1:100 @ A1** date 8/07/2022

title  
**Elevations - 1:200 @ A3**

drawing set

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**Not For Construction**

ref no.  
**18010**

sheet no.  
**2.2**

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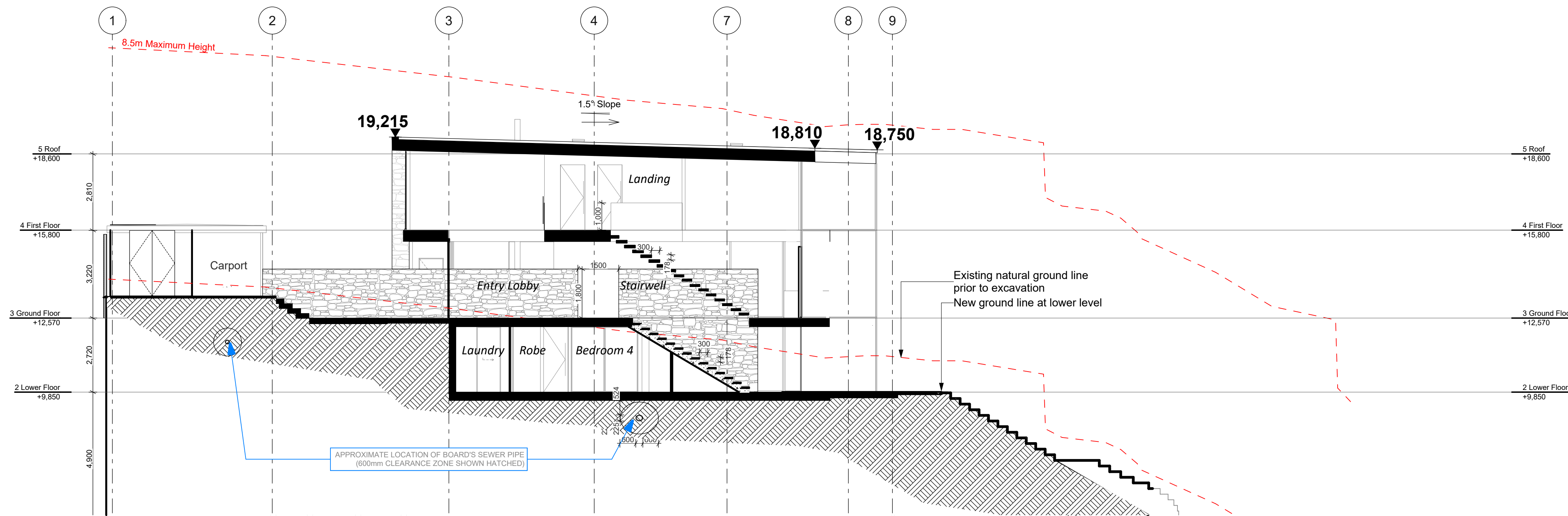
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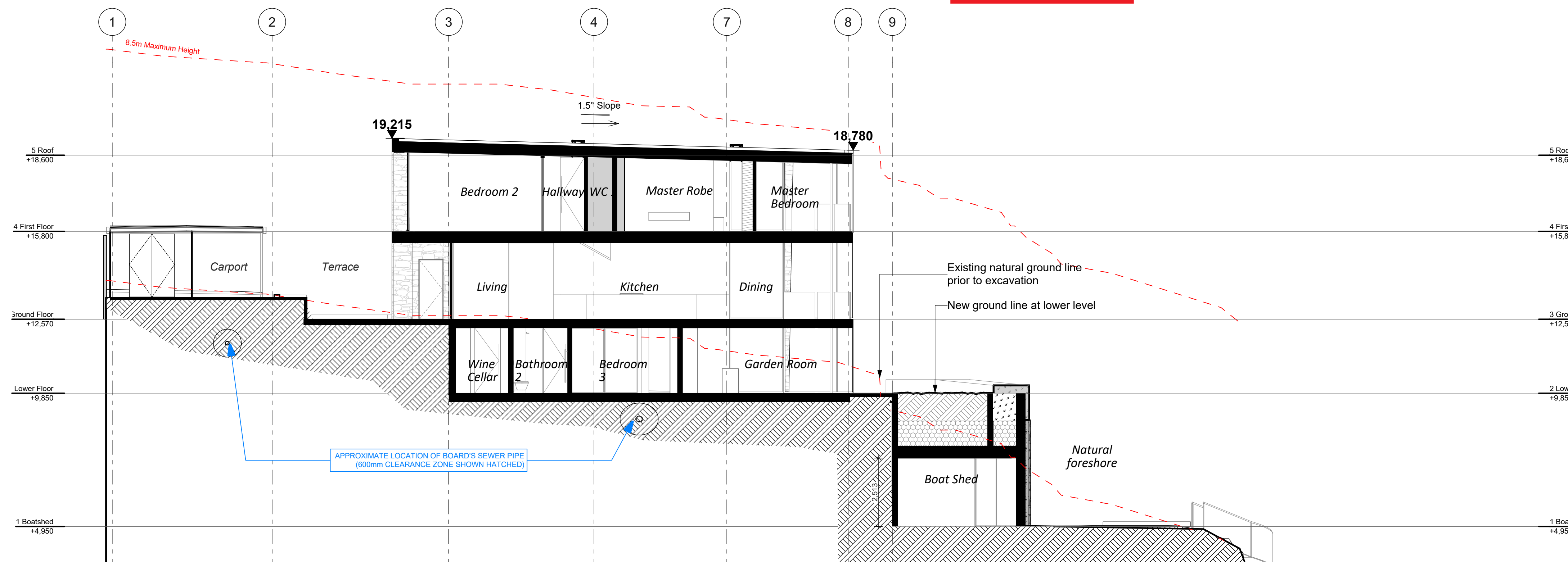
SECTION A 1:100

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SECTION B 1:100

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scale 1:100 @ A1 date 8/07/2022

title  
Sections - 1:200 @ A3

drawing set

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18010

sheet no.

3.1

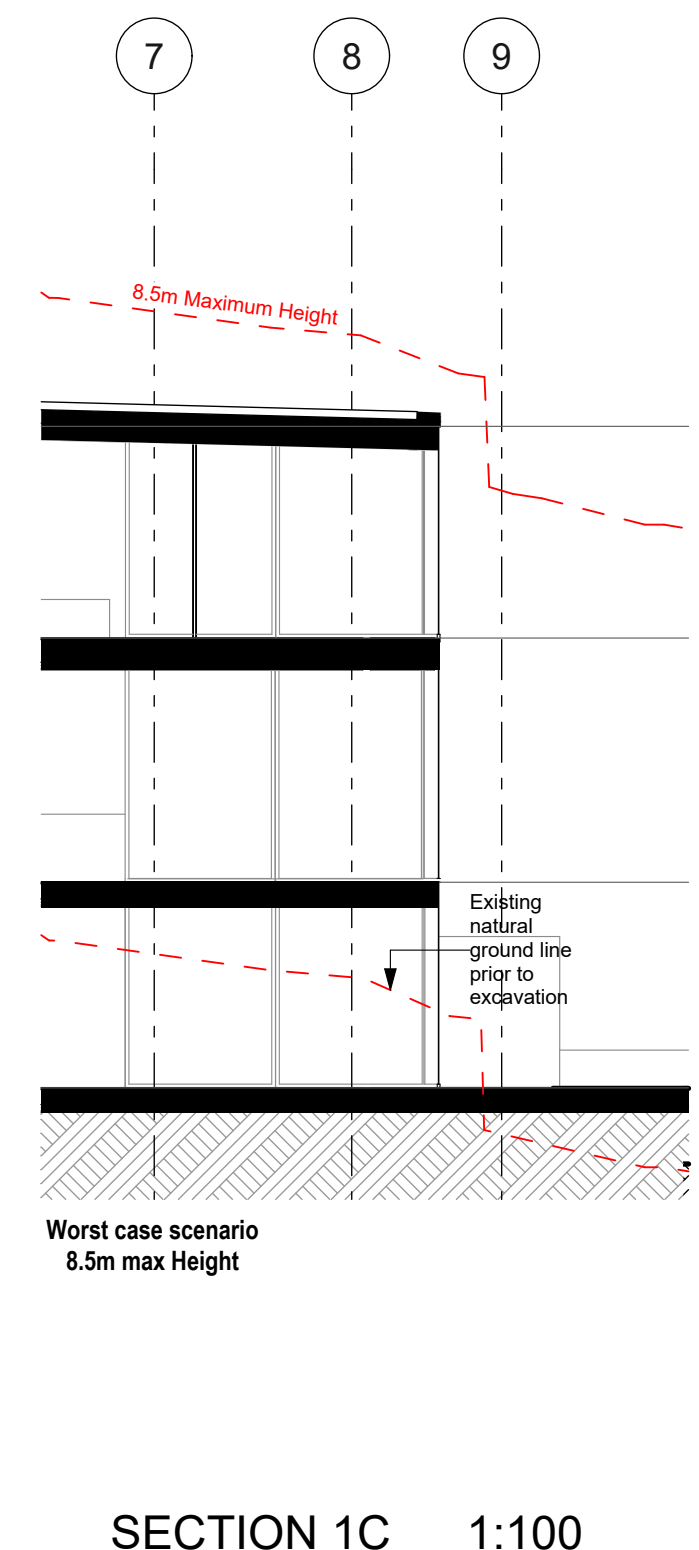
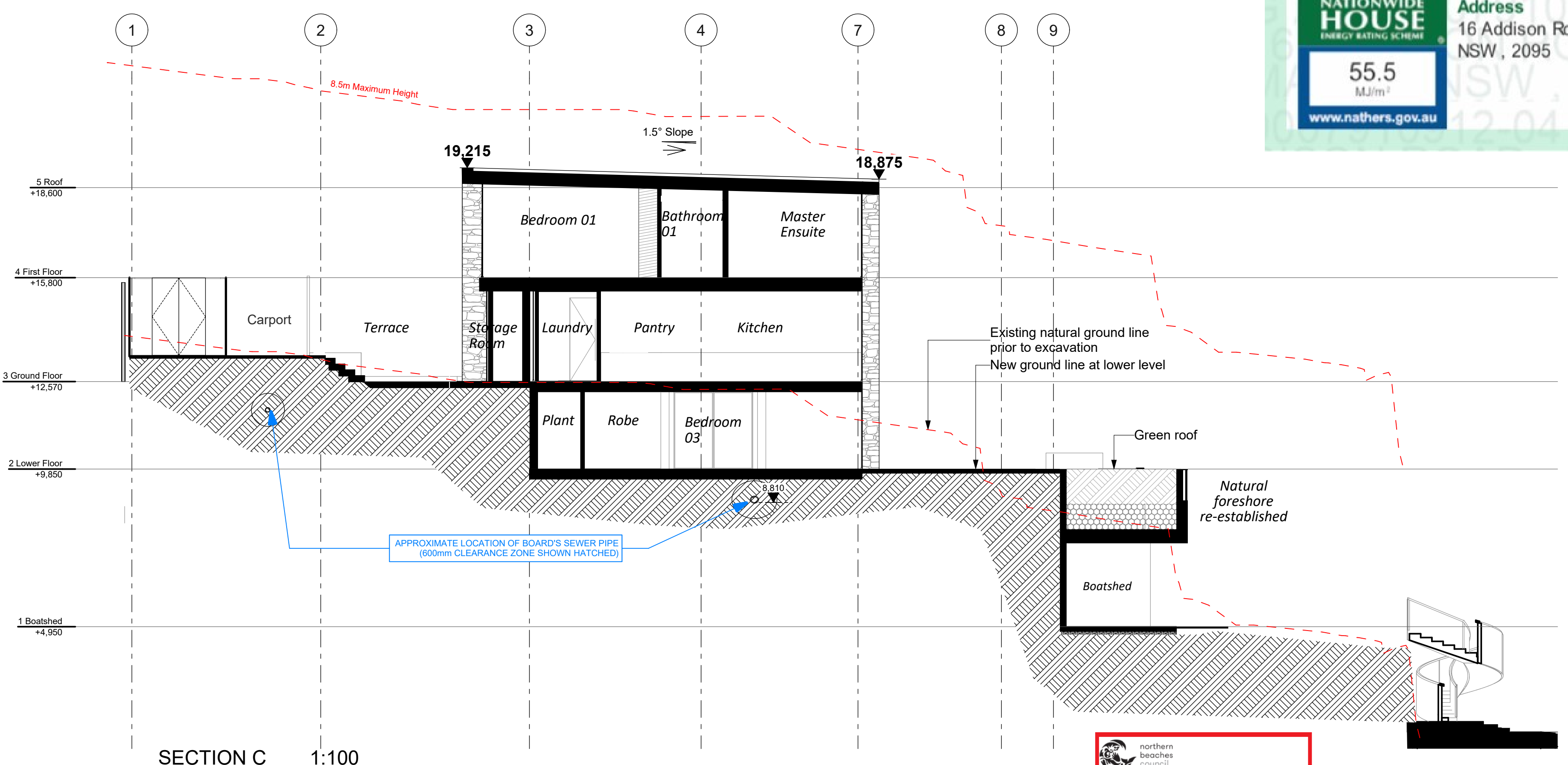
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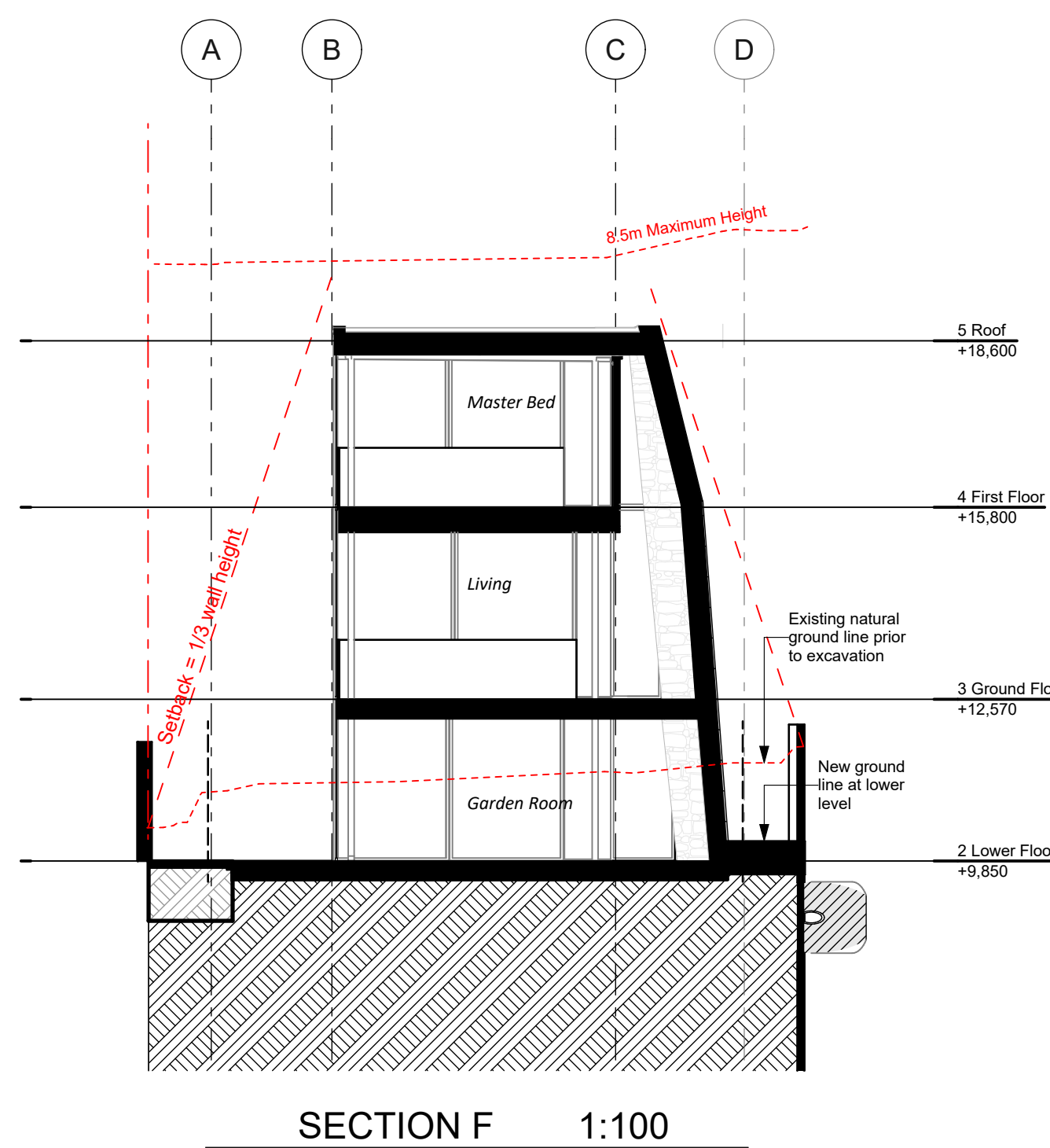
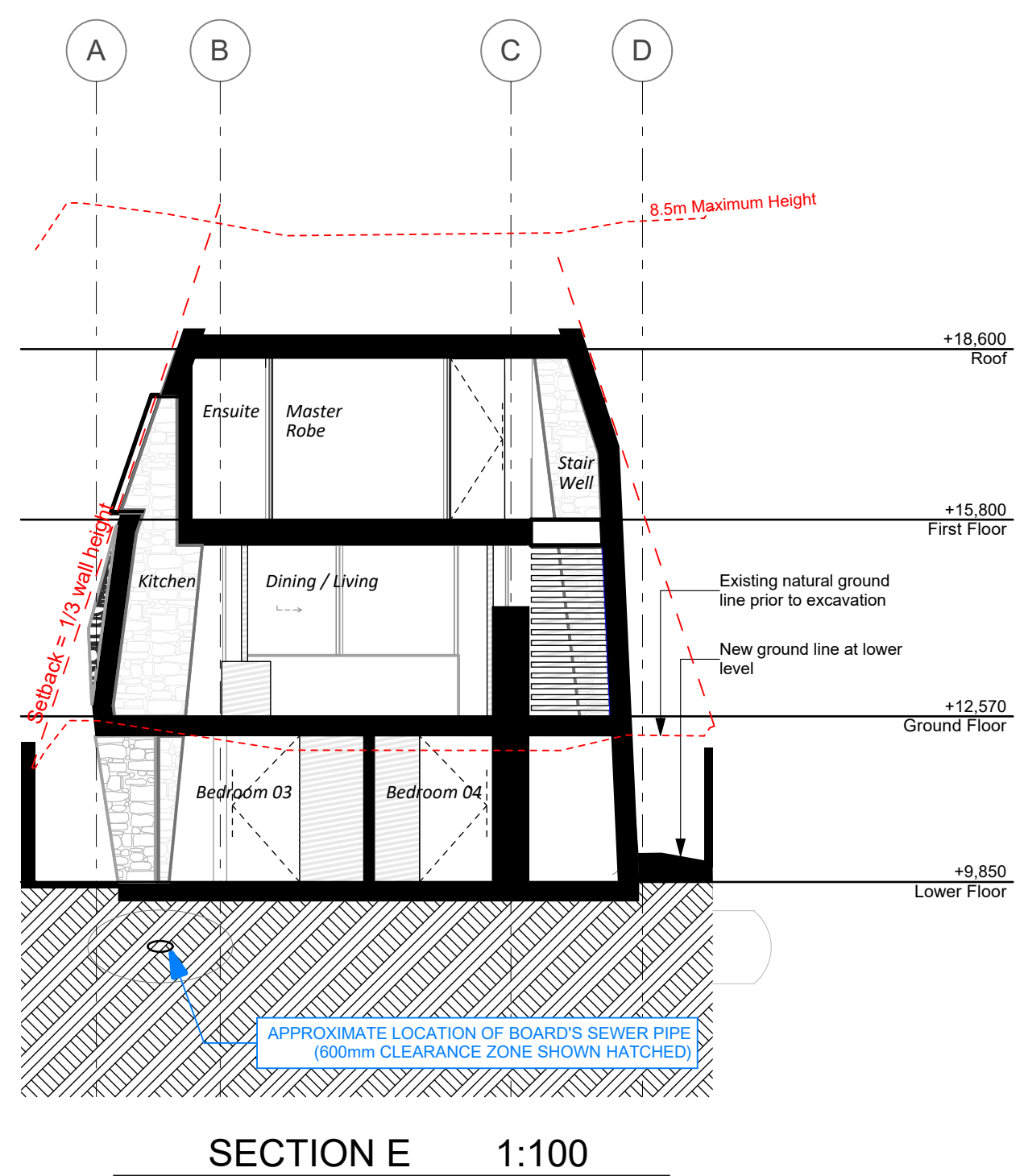
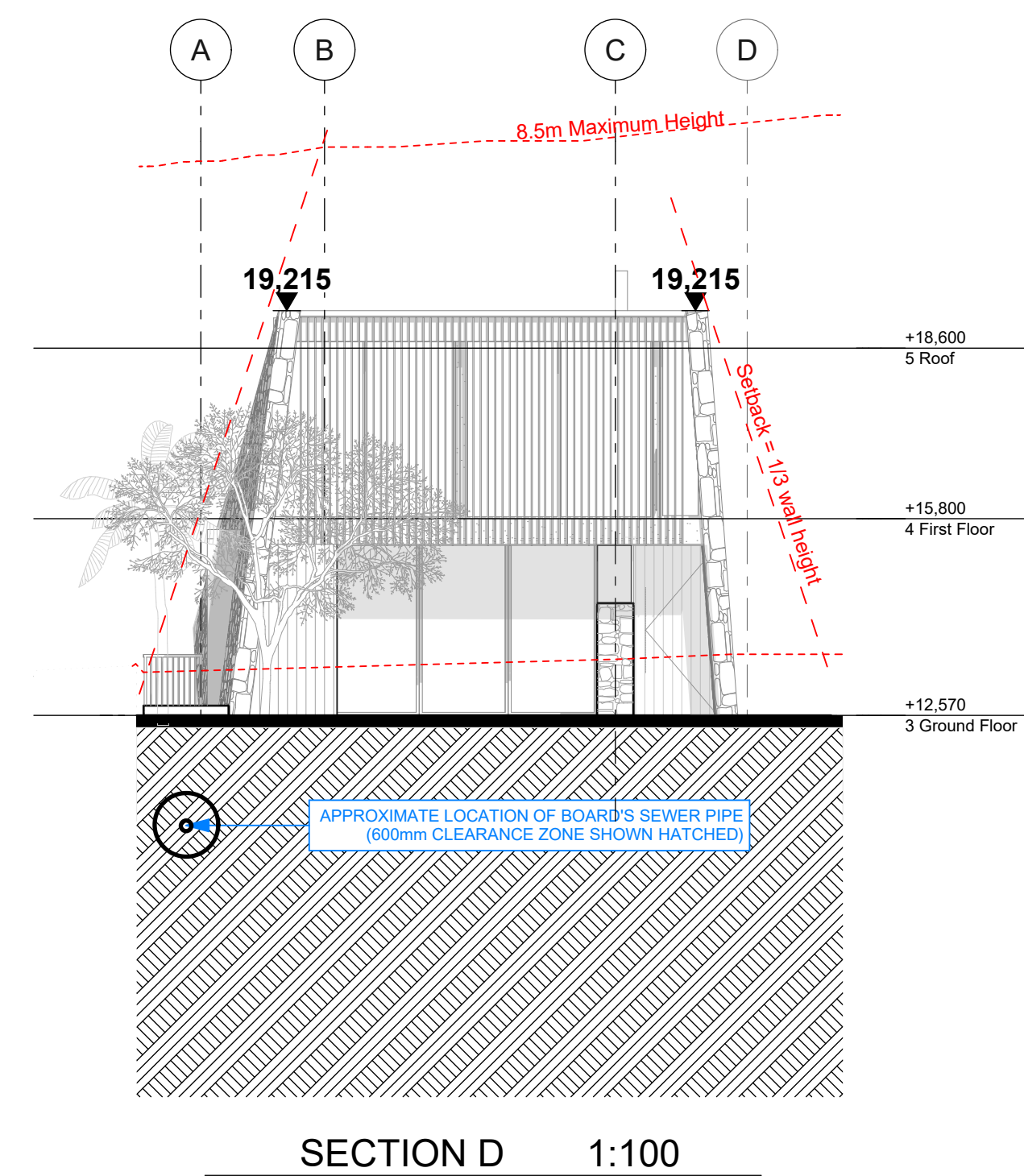
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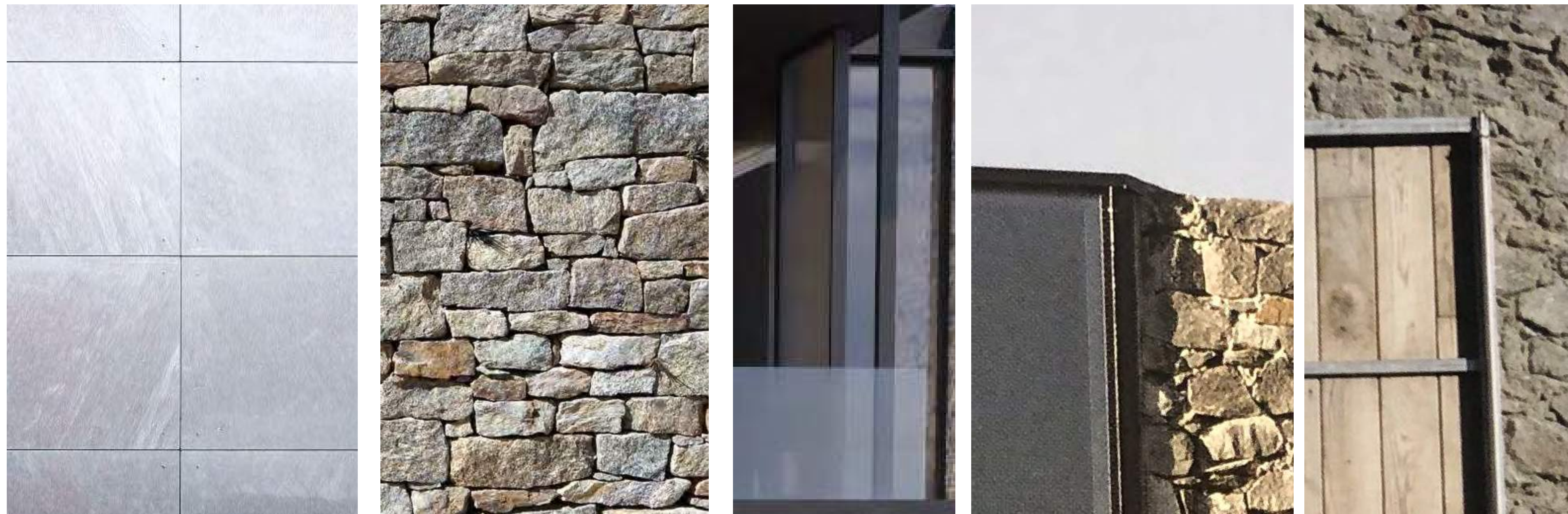
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drawing set  
  
New Development Application  
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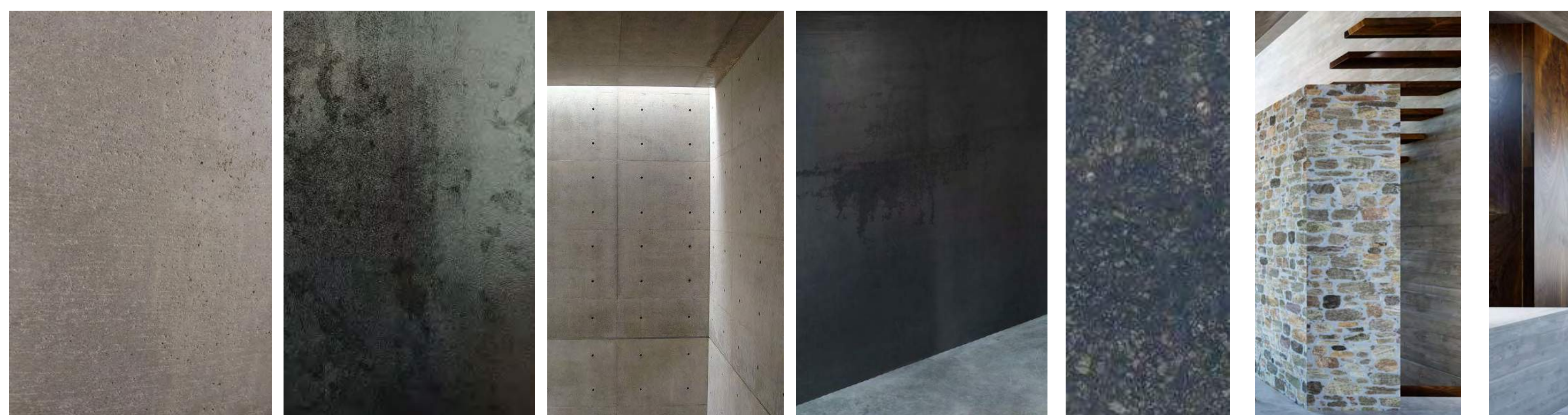
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**18010**  
sheet no.  
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EXTERIOR



INTERIOR

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drawn	**	checked	**
scale		date	8/07/2022

title  
Material Palette

drawing set

New Development Application  
Not For Construction

ref no.  
18010

sheet no.

7.1

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