

# CURTIS HOUSE

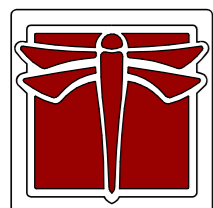


2 FRONT YARD VIEW



1 FRONT VIEW

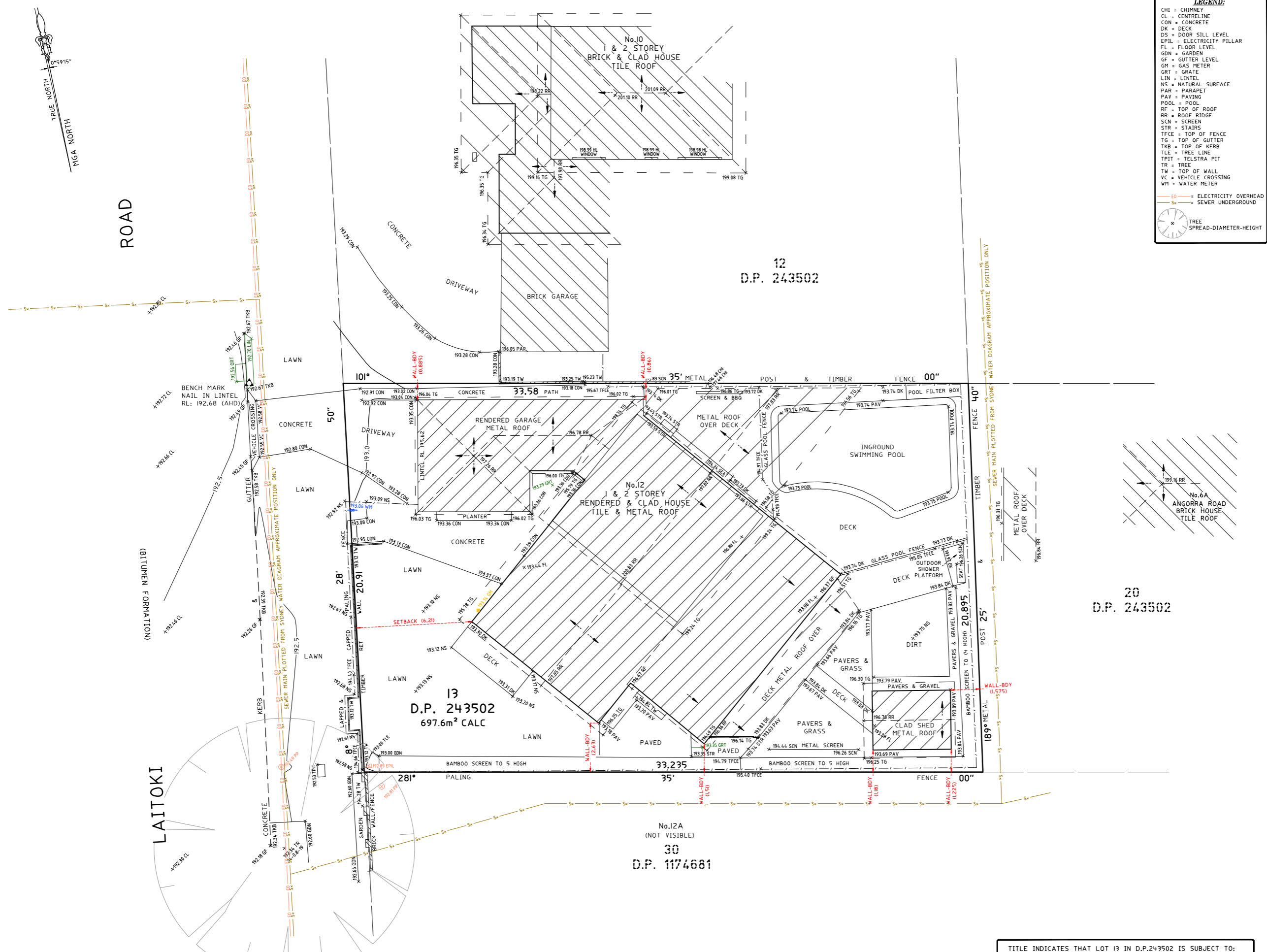
SECTION NAME	DRAWING No.	DESCRIPTION
01 DEVELOPMENT APPLICATION		
DA01		COVER PAGE AND PERSPECTIVE
DA02		SURVEY
DA03		ROOF/SITE/WASTE MANAGEMENT PLAN
DA04		SITE ANALYSIS AND LOCATION MAP
DA05		GROUND FLOOR
DA06		STREET ELEVATION ST



DRAGONFLY  
ARCHITECTS  
PTY LTD  
ABN 78 158 837 962

## DEVELOPMENT APPLICATION B

JENNI AND ANDREW CURTIS  
12 LAITOKI ROAD TERRY HILLS NSW 2084



**LEGEND:**

- CHI = CHIMNEY
- CL = CENTRELINE
- CON = CONCRETE
- DK = DECK
- DS = DOOR SILL LEVEL
- EPIL = ELECTRICITY PILLAR
- FL = FLOOR LEVEL
- GDN = GARDEN
- GF = GUTTER LEVEL
- GM = GAS METER
- GRT = GRATE
- LN = LINTEL
- NS = NATURAL SURFACE
- PAR = PARAPET
- PAV = PAVING
- POOL = POOL
- RF = TOP OF ROOF
- RR = ROOF RIDGE
- SCN = SCREEN
- STR = STAIRS
- TFCE = TOP OF FENCE
- TG = TOP OF GUTTER
- TKB = TOP OF KERB
- TLE = TREE LINE
- TPIT = TELSTRA PIT
- TR = TREE
- TW = TOP OF WALL
- VC = VEHICLE CROSSING
- WM = WATER METER

— E0 = ELECTRICITY OVERHEAD  
— Sx = SEWER UNDERGROUND

TREE  
 SPREAD-DIAMETER-HEIGHT

- NOTES:**
- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
  - WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
  - IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED ON THE BUILDING SETOUT.
  - THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
  - TREE SIZES ARE ESTIMATES ONLY.
  - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF GADGET ACCESS PTY LTD.
  - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
  - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
  - ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.youdig.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
  - SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
  - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
  - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
  - CONTOUR INTERVAL - 0.5 metre. SPOT LEVELS SHOULD BE ADOPTED.
  - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
  - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
  - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
  - COPYRIGHT © CMS SURVEYORS 2024.
  - NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
  - ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
  - THIS NOTICE MUST NOT BE ERASED.

*Karl Robertson*  
 KARL ROBERTSON  
 REGISTERED SURVEYOR BOSSI NUMBER 7835

20  
 D.P. 243502



**HORIZONTAL DATUM:**  
 CO-ORDINATE SYSTEM: ASSUMED  
 MARKS ADOPTED: N/A

**VERTICAL DATUM:**  
 DATUM: AUSTRALIAN HEIGHT DATUM (AHD)  
 B.M. ADOPTED: SSM 68669  
 R.L. 183.824 (CLASS LC)  
 SOURCE: S.C.I.M.S. (19/03/2024)

**CLIENT:**  
 GADGET ACCESS PTY LTD

**LGA: NORTHERN BEACHES**

**BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 13 IN DP243502 No.12 LAITOKI ROAD TERREY HILLS, NSW, 2084**

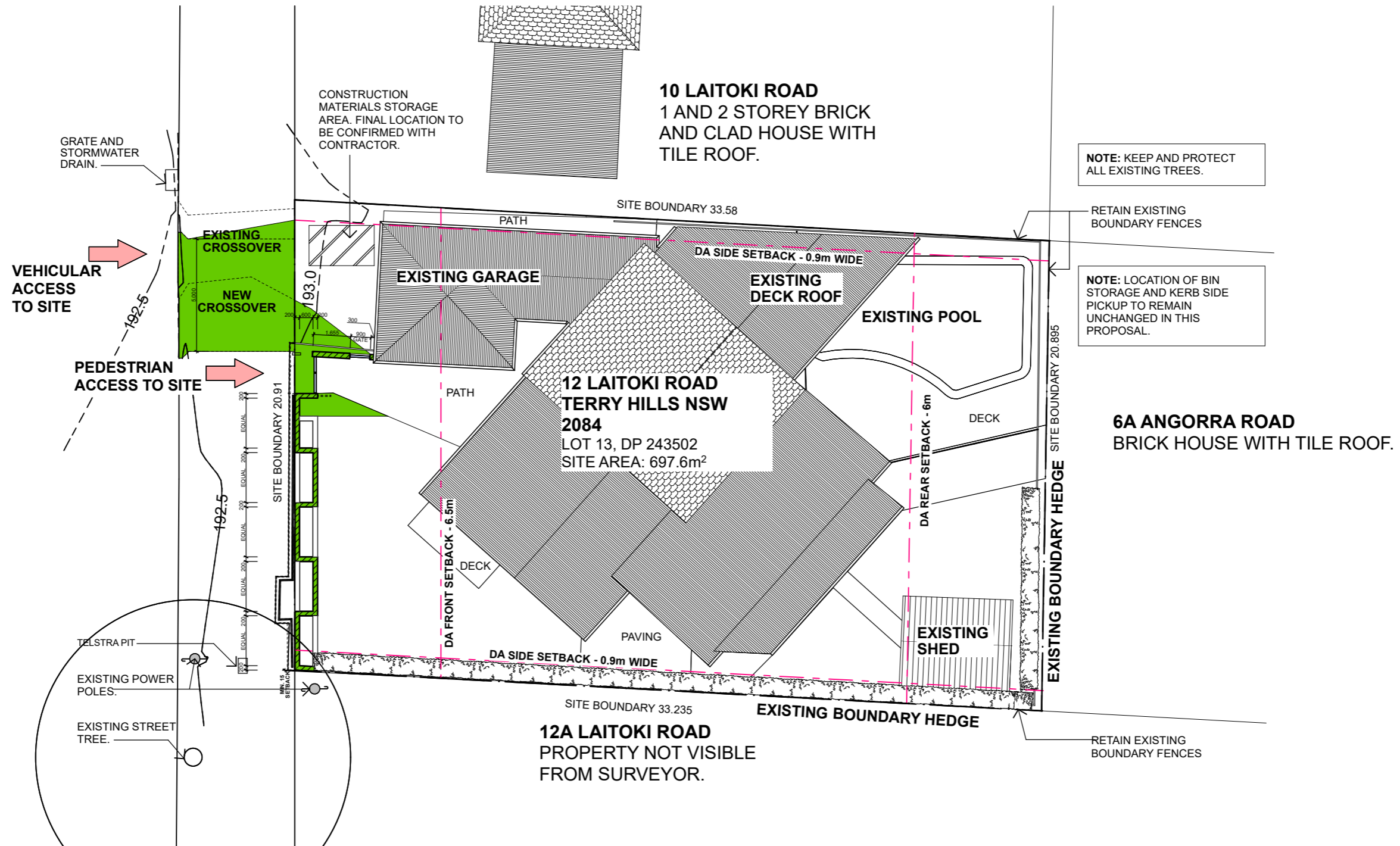
**CMS SURVEYORS PTY LTD**  
 ACN 096 240 201  
 PO Box 463 Dee Why, NSW, 2099  
 2/99A South Creek Road, Dee Why, NSW, 2099  
 (02) 9971 4802  
 info@cmsurveyors.com.au  
 www.cmsurveyors.com.au

**TITLE INDICATES THAT LOT 13 IN D.P.243502 IS SUBJECT TO:**

- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S)
- L301050 COVENANT (NOT INVESTIGATED)
- DP238196 RESTRICTION(S) ON THE USE OF LAND (NOT INVESTIGATED)
- DP243502 RESTRICTIONS(S) ON THE USE OF LAND (NOT INVESTIGATED)
- EXCEPTING LAND BELOW A DEPTH FROM THE SURFACE OF 15.24 METRES

SURVEYED SCM	DRAWN MC	CHECKED SCM	APPROVED RM
SURVEY INSTRUMENT 23285	SCALE 1:100@A1	DATE OF SURVEY 20/03/2024	
DRAWING NAME 23285detail		SHEET 1 OF 1	ISSUE 1
CAD FILE 23285detail 1.dwg			

LAITOKI ROAD



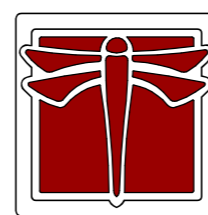
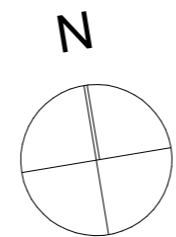
1 ROOF/SITE/WASTE MANAGEMENT PLAN  
Scale 1:200

ID	DESCRIPTION	DATE
B	CLARIFY SIDE SETBACK DIMENSION	16/07/2024
A	DEVELOPMENT APPLICATION	30/05/2024

**DEVELOPMENT APPLICATION**

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**DRAGONFLY ARCHITECTS**  
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[www.dragonflyarchitects.com.au](http://www.dragonflyarchitects.com.au)

SCALE: 1:200 @ A3  
DATE PRINTED: 16/07/2024  
DRAWN BY: ES, CS  
CLIENT: JENNI AND ANDREW CURTIS

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**12 LAITOKI ROAD TERRY HILLS NSW 2084**

**ROOF/SITE/WASTE MANAGEMENT PLAN**

DFA2404-DA03



83 BOORALIE ROAD  
2 STOREY MEDIUM  
DENSITY SENIOR HOUSING  
DEVELOPMENT.

OVERLOOKING AND  
PRIVACY LOSS

GRATE AND  
STORMWATER  
DRAIN.

**TREE NOTE:**  
REFER TO SURVEY FOR  
TREE DETAILS.

10 LAITOKI ROAD  
1 AND 2 STOREY BRICK  
AND CLAD HOUSE WITH  
TILE ROOF.

SUMMER  
NORTH-WESTERLY  
WINDS

VEHICULAR ACCESS  
TO SITE

LAITOKI ROAD

PEDESTRIAN  
ACCESS TO SITE

EXISTING  
CROSSOVER

GAS METER

EXISTING GATE

EXISTING GARAGE

EXISTING POOL

12 LAITOKI ROAD  
TERRY HILLS NSW  
2084  
LOT 13, DP 243502  
SITE AREA: 697.6m<sup>2</sup>

DECK

RETAIN EXISTING  
BOUNDARY FENCES

6A ANGORRA ROAD  
BRICK HOUSE WITH TILE ROOF.

WINTER  
SOUTHERLY WINDS

SITE BOUNDARY 20.91

EXISTING 1400-1500 HIGH FRONT FENCE

SITE BOUNDARY 33.58

EXISTING BOUNDARY HEDGE  
SITE BOUNDARY 20.895

EXISTING POWER  
POLES.

EXISTING STREET  
TREE.

TELSTRA  
PIT

PAVING

EXISTING  
SHED

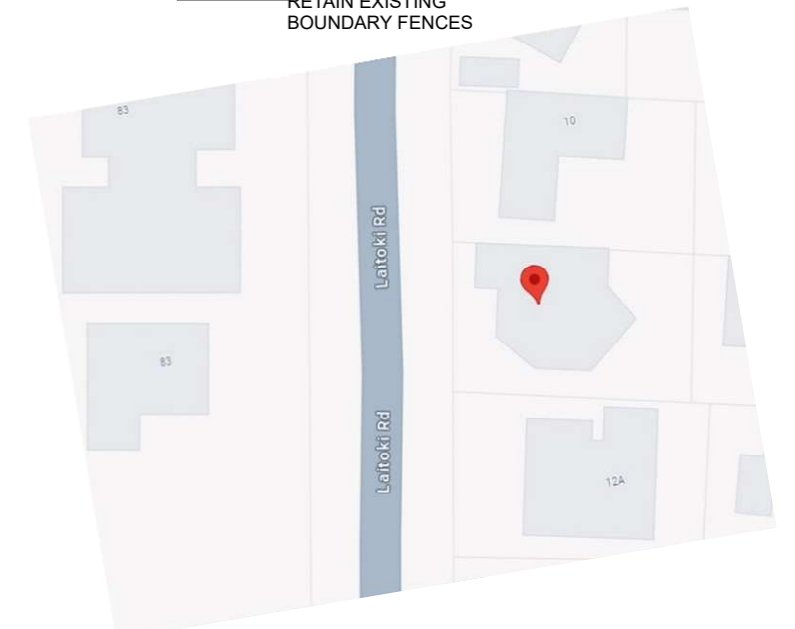
12A LAITOKI ROAD  
PROPERTY NOT VISIBLE  
FROM SURVEYOR.

EXISTING BOUNDARY HEDGE

RETAIN EXISTING  
BOUNDARY FENCES

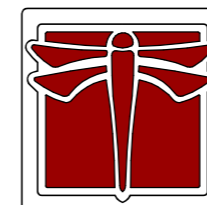
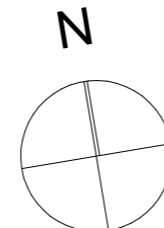
1 SITE ANALYSIS

Scale 1:200



DEVELOPMENT  
APPLICATION

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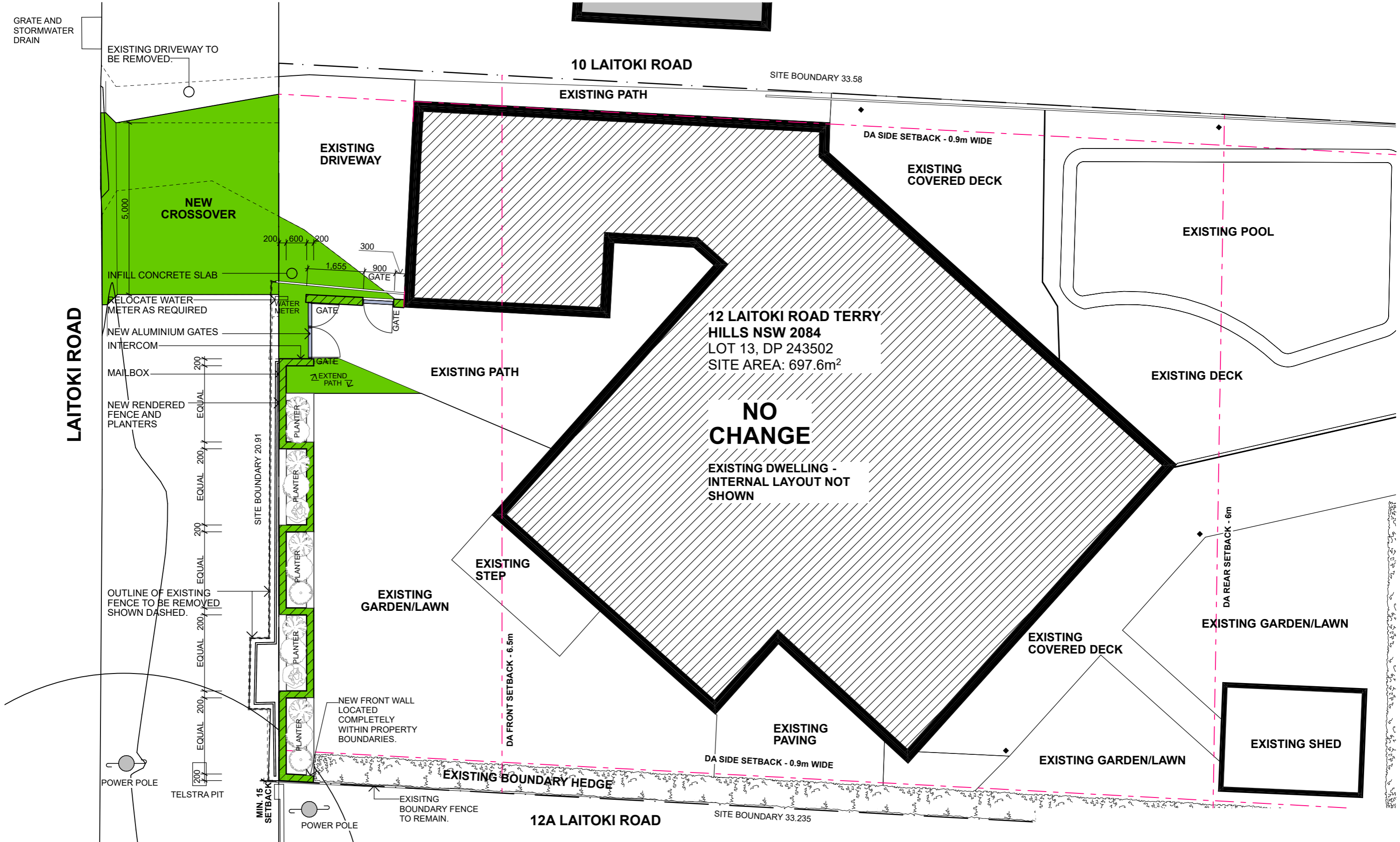
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12 LAITOKI ROAD TERRY HILLS  
NSW 2084  
SITE ANALYSIS AND  
LOCATION MAP  
DFA2404-DA04

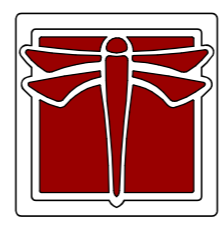
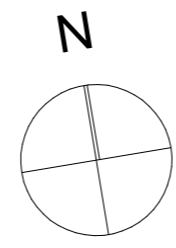
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B	CLARIFY SIDE SETBACK DIMENSION	16/07/2024
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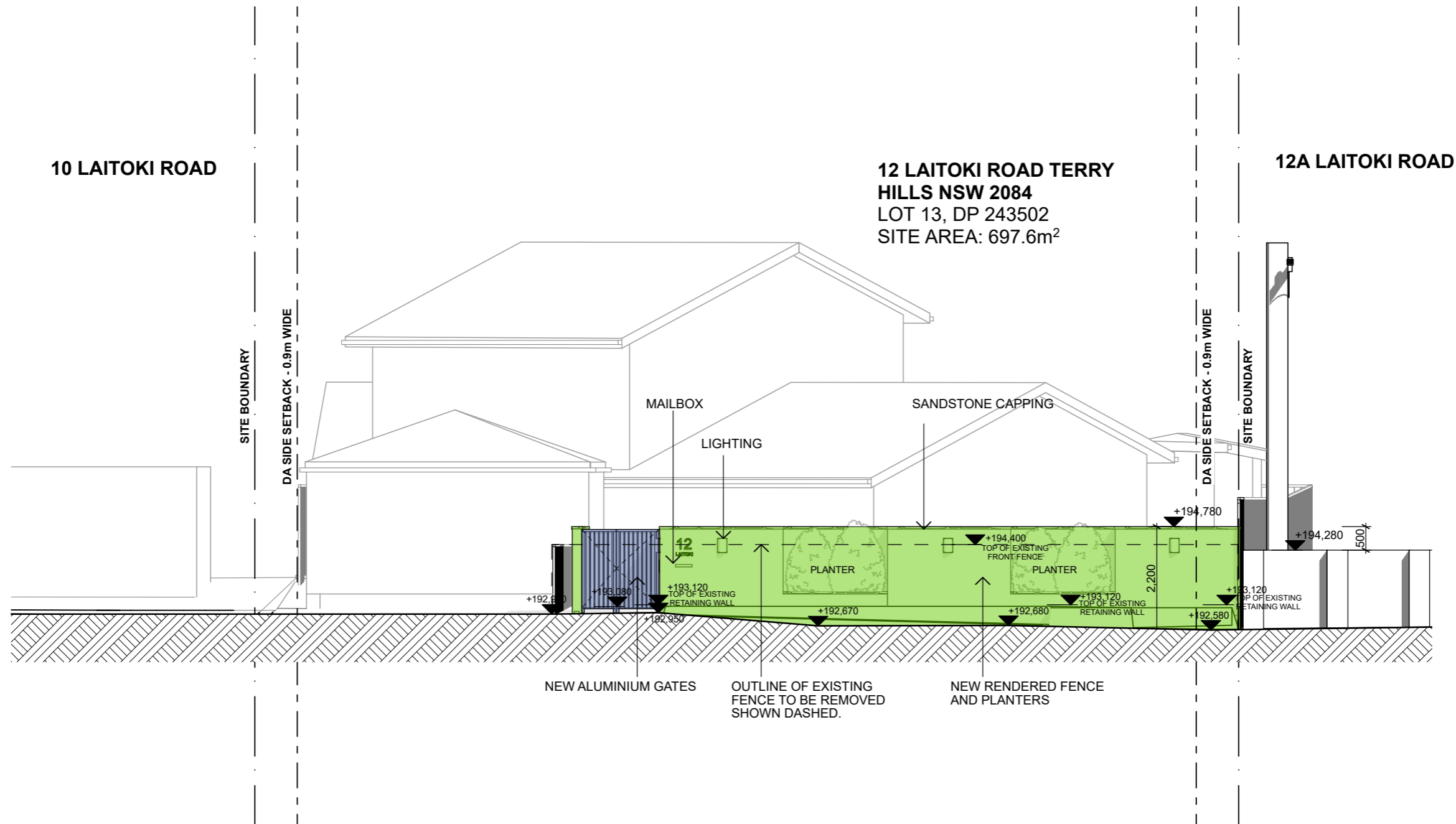
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**12 LAITOKI ROAD TERRY HILLS NSW 2084**  
**GROUND FLOOR**  
**DFA2404-DA05**



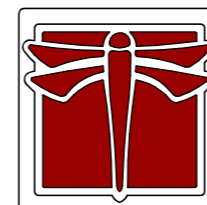
**1** ELEVATION ST (STREET)  
Scale 1:100

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**12 LAITOKI ROAD TERRY HILLS NSW 2084**

**STREET ELEVATION ST**

**DFA2404-DA06**