

01 Ground Floor Plan  
1:100@A3

**THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT**

**DA2025/0383**



Nikki Mote Architects  
NSW ARB Reg# 8638  
0420 503363  
nikki@nikkimotearchitect.com

**LEGEND**  
ex existing  
fg fixed glazing  
og opaque glazing  
setback controls  
line of approved CDC envelope  
exhaust fan to ABCB 10.8.2  
Smoke Alarm in ceiling above to be hard-wired connected to consumer mains, and to comply with NCC H3D6 and AS 3786

**WALL TYPE LEGEND**  
WT-01 - steel frame 92mm, plasterboard lined both sides  
WT-02 - steel frame 92mm, plasterboard one side, fc sheet & tile to wet area other side, & R2.0 insulation  
WT-03 - steel frame 92mm, plasterboard int, R3.5 insulation, CL-01 or CL-03 externally



WT-04 - steel frame 92mm, plasterboard int., R3.5 insulation CL-02 externally  
WT-05 - 200mm dincel wall (to Struct. Eng. details) & waterproofing/ RM-01 ext., 30mm insulation board between furring channels + 10mm plasterboard internally

**EXTERNAL MATERIAL & FINISHES SCHEDULE**  
CL-01 cladding (type 1) - James Hardie Scyon Axon '133mm - Grained', Porters - stained 'Palm Beach Black'  
CL-02 cladding (type 2) - 'Knotwood' battened screen wall (TB-01) fixed to top hats over 6mm fc sheet painted black  
CL-03 cladding (type 3) - 'Modinex' Ironbark Newport Channel charred cladding, 120 x 19mm (to comply with BAL-29) rendered masonry  
RM-01 roof sheeting - Kliplok in Colorbond Monument  
RS-01 'Knotwood' aluminium battens  
TB-01 40mm (face) x 50mm depth, colour to future selection  
SP-01 stone paving - to future selection

Rev.	Date	Description
A	18/03/25	DA Submission (as clouded)

Status	Development Application
Scale	1:100 @ A3
Project no.	2204
Drawing no.	AR DA 3 00 A
Discipline	Stage/Package
No.	Previous Drawing Ref.
Revision	

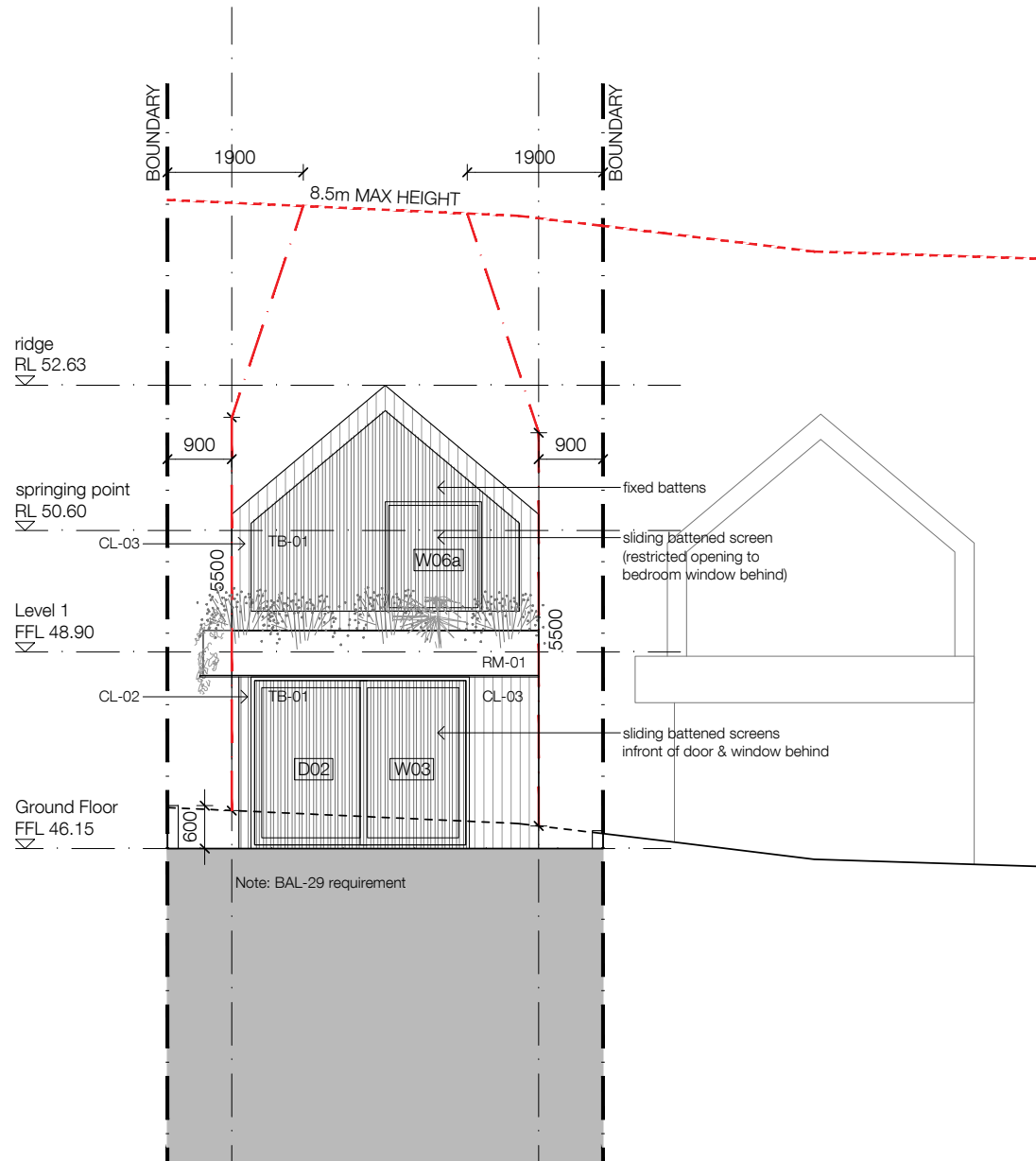
Dream Properties  
23 Marinella St, Manly Vale  
LOT 46, SEC 2, DP 976580

Ground Floor Plan

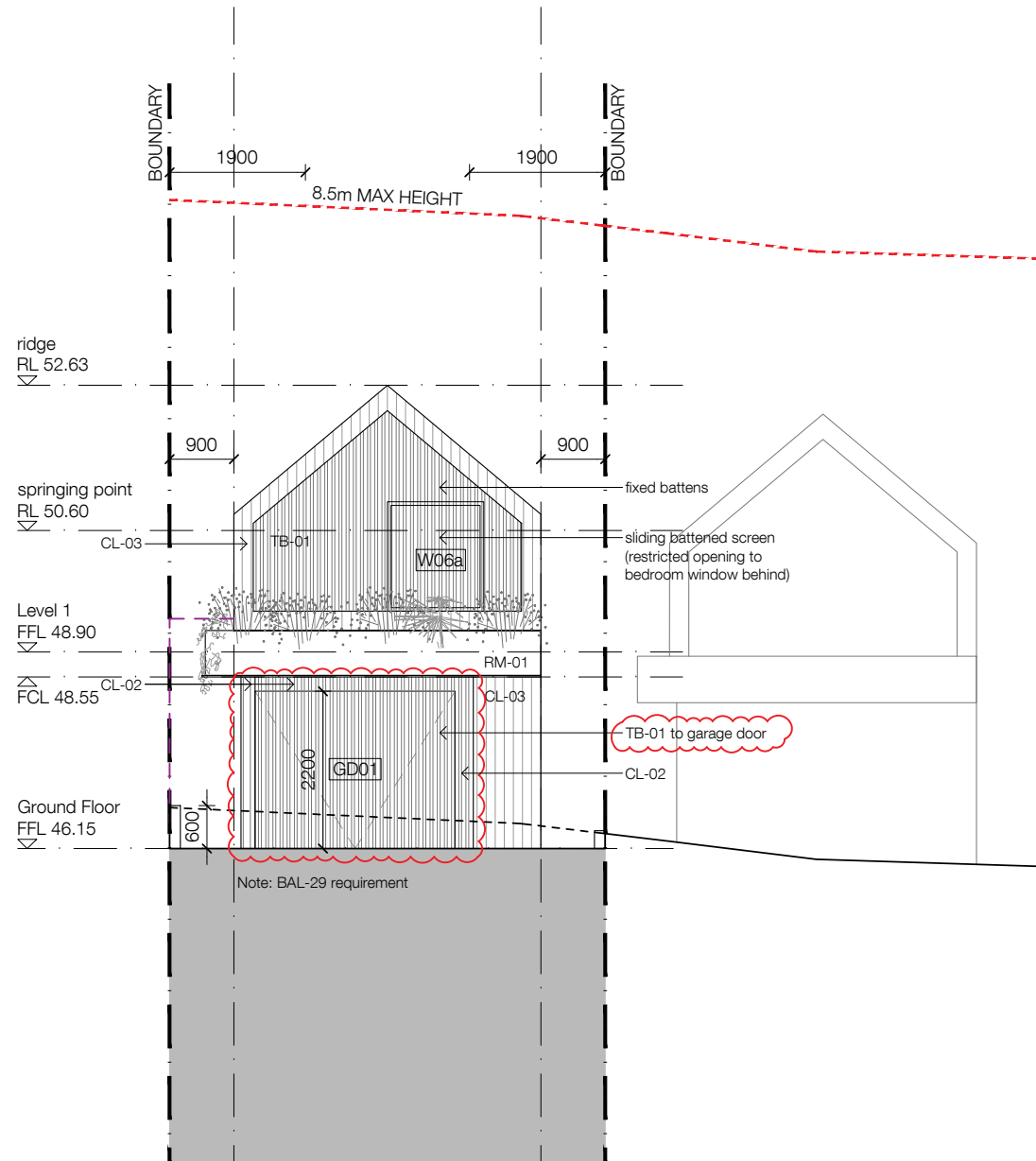


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01 Approved CDC - Elevation WEST  
1:100@A3



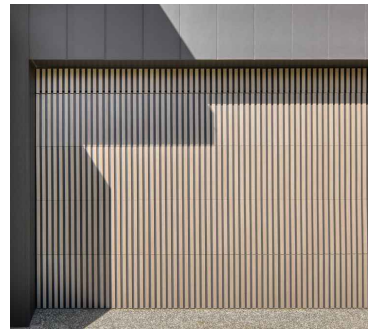
02 Proposed DA - Elevation WEST  
1:100@A3



CL-01 - Cladding Type 01  
James Hardie Scyon Axon, 133mm grained  
painted black



CL-02 - Cladding Type 02  
'Knotwood' batted screen wall over  
fc sheet cladding



TB-01 - 'Knotwood' aluminium battens to garage door  
(to match batted screened wall of CL-02)

03 Proposed Materials  
1:100@A3



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nikki@nikkimotearchitect.com

Check all dimensions and site conditions prior to commencement of any work, the purchase or ordering of any materials, fittings, plant, services or equipment and the preparation of shop drawings and/or the fabrication of any components.

Do not scale drawings - refer to figured dimensions only. Any discrepancies shall immediately be referred to the architect for clarification.

All drawings may not be reproduced or distributed without prior permission from the architect.

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CL-01 or CL-03 externally

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plasterboard int., R3.5 insulation  
CL-02 externally

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TB-01 40mm (face) x 50mm depth, colour to future selection  
stone paving - to future selection  
SP-01

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Dream Properties  
23 Marinella St, Manly Vale  
LOT 46, SEC 2, DP 976580

Elevation - West (street)  
Approved CDC & Proposed DA