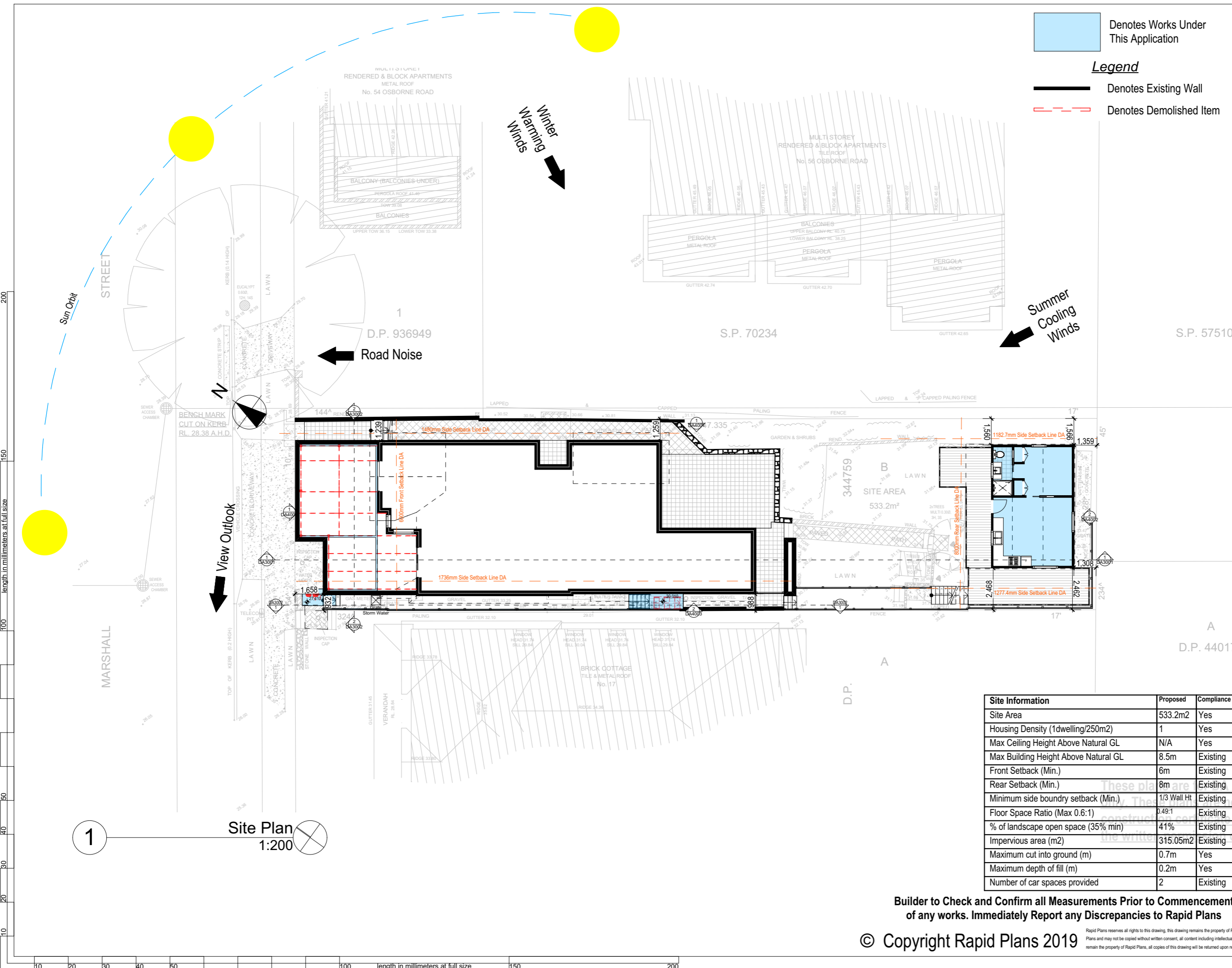


NOTES
 19 Marshall Street, Manly is zoned R1 General Residential.
 New Works to be constructed shown in Shaded/Blue. 19 Marshall Street, Manly is not considered a heritage item.

Construction
 Concrete & Timber
 Refer to Engineers drawings for structural details
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 Timber framing to BCA and AS 1684
 Termite Management to BCA and AS 3660.1
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Certifying
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- Legend**
- Denotes Works Under This Application
 - Denotes Existing Wall
 - Denotes Demolished Item



length in millimeters at full size

length in millimeters at full size

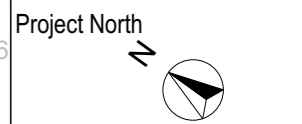
1 Site Plan 1:200

Site Information	Proposed	Compliance
Site Area	533.2m ²	Yes
Housing Density (1dwelling/250m ²)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Existing
Front Setback (Min.)	6m	Existing
Rear Setback (Min.)	8m	Existing
Minimum side boundary setback (Min.)	1/3 Wall Ht	Existing
Floor Space Ratio (Max 0.6:1)	0.49:1	Existing
% of landscape open space (35% min)	41%	Existing
Impervious area (m ²)	315.05m ²	Existing
Maximum cut into ground (m)	0.7m	Yes
Maximum depth of fill (m)	0.2m	Yes
Number of car spaces provided	2	Existing

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

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Client: Paul Jacobsohn
 Project Name: Alterations & Additions/Change of Use
 19 Marshall Street, Manly 2095

Lot B D.P. 344759
 Drawing Title: Site Plans - Site Plan

Scale: A3 as noted Date: 5-4-2019
 Status: DA Checked By: GBJ

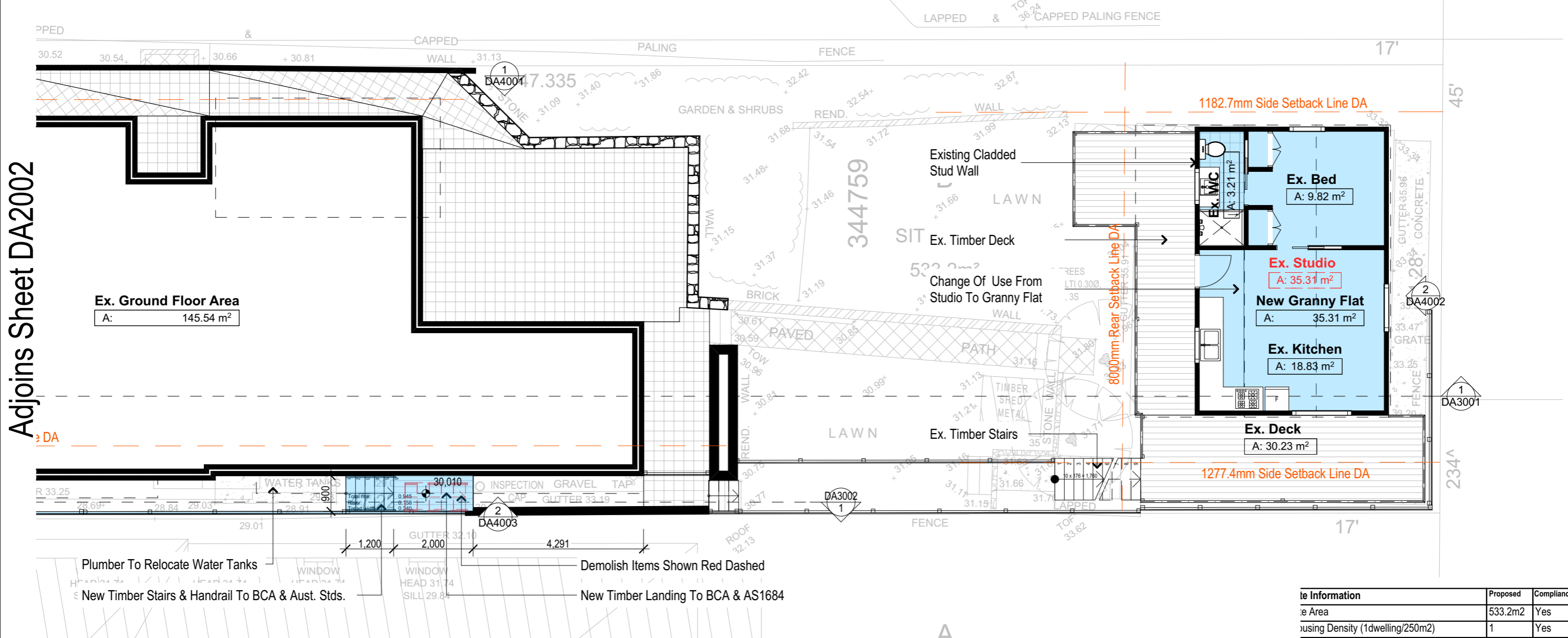
Project No: RP0119JAC Drawing No: DA1003

Denotes Works Under This Application

Wall Legend

Denotes Existing Wall

Denotes Demolished Item



Adjoins Sheet DA2002

Ex. Ground Floor Area
A: 145.54 m²

1182.7mm Side Setback Line DA

800mm Rear Setback Line DA

1277.4mm Side Setback Line DA

1 Ground Floor Plan
1:100

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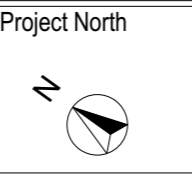
NOTES
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Concrete & Timber
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1

Information	Proposed	Compliance
Site Area	533.2m ²	Yes
Residential Density (1dwelling/250m ²)	1	Yes
Maximum Ceiling Height Above Natural GL	N/A	Yes
Maximum Building Height Above Natural GL	8.5m	Existing
Front Setback (Min.)	6m	Existing
Rear Setback (Min.)	8m	Existing
Minimum side boundary setback (Min.)	1/3 Wall Ht	Existing
Maximum Floor Space Ratio (Max 0.6:1)	0.49:1	Existing
Percentage of landscape open space (35% min)	41%	Existing
Permeable area (m ²)	315.05m ²	Existing
Maximum cut into ground (m)	0.7m	Yes
Maximum depth of fill (m)	0.2m	Yes
Number of car spaces provided	2	Existing



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Client:
Paul Jacobsohn

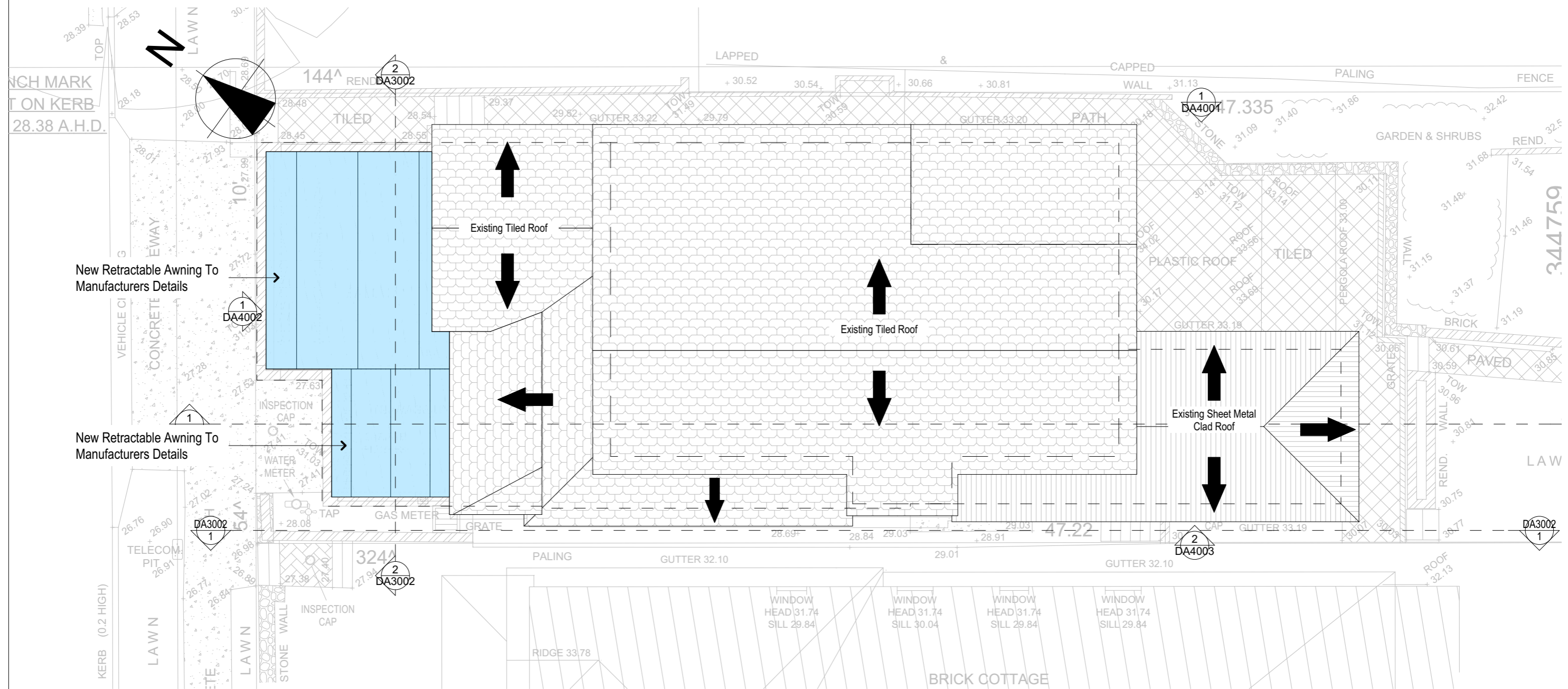
Client
Paul Jacobsohn
Project Name
Alterations & Additions/Change of Use
19 Marshall Street, Manly
2095

Lot B D.P. 344759
Drawing Title:
Plans - Ground Floor Plan
Secondary Dwelling
Ground Floor Plan

Scale: A3 as noted
Status: DA
Project No.
RP0119JAC

Date: 5-4-2019
Checked By: GBJ
Drawing No.
DA2003

Denotes Works Under This Application



Adjoins Sheet DA2006

1 Roof Plan 1:100

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

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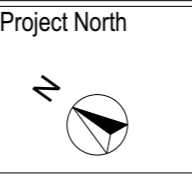
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NOTES
19 Marshall Street, Manly is zoned R1 General Residential New Works to be constructed shown in Shaded/Blue 19 Marshall Street, Manly is not considered a heritage item

Site Information	Proposed	Compliance
Site Area	533.2m ²	Yes
Housing Density (1dwelling/250m ²)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Existing
Front Setback (Min.)	6m	Existing
Rear Setback (Min.)	8m	Existing
Minimum side boundary setback (Min.)	1/3 Wall Ht	Existing
Floor Space Ratio (Max 0.6:1)	0.49:1	Existing
% of landscape open space (35% min)	41%	Existing
Impervious area (m ²)	315.05m ²	Existing
Maximum cut into ground (m)	0.7m	Yes
Maximum depth of fill (m)	0.2m	Yes
Number of car spaces provided	2	Existing



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Client:
Paul Jacobsohn

Client
Paul Jacobsohn
Project Name
Alterations & Additions/Change of Use
19 Marshall Street, Manly
2095

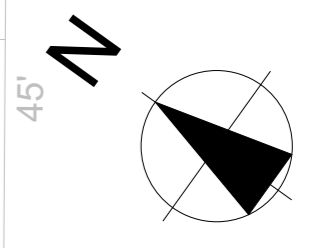
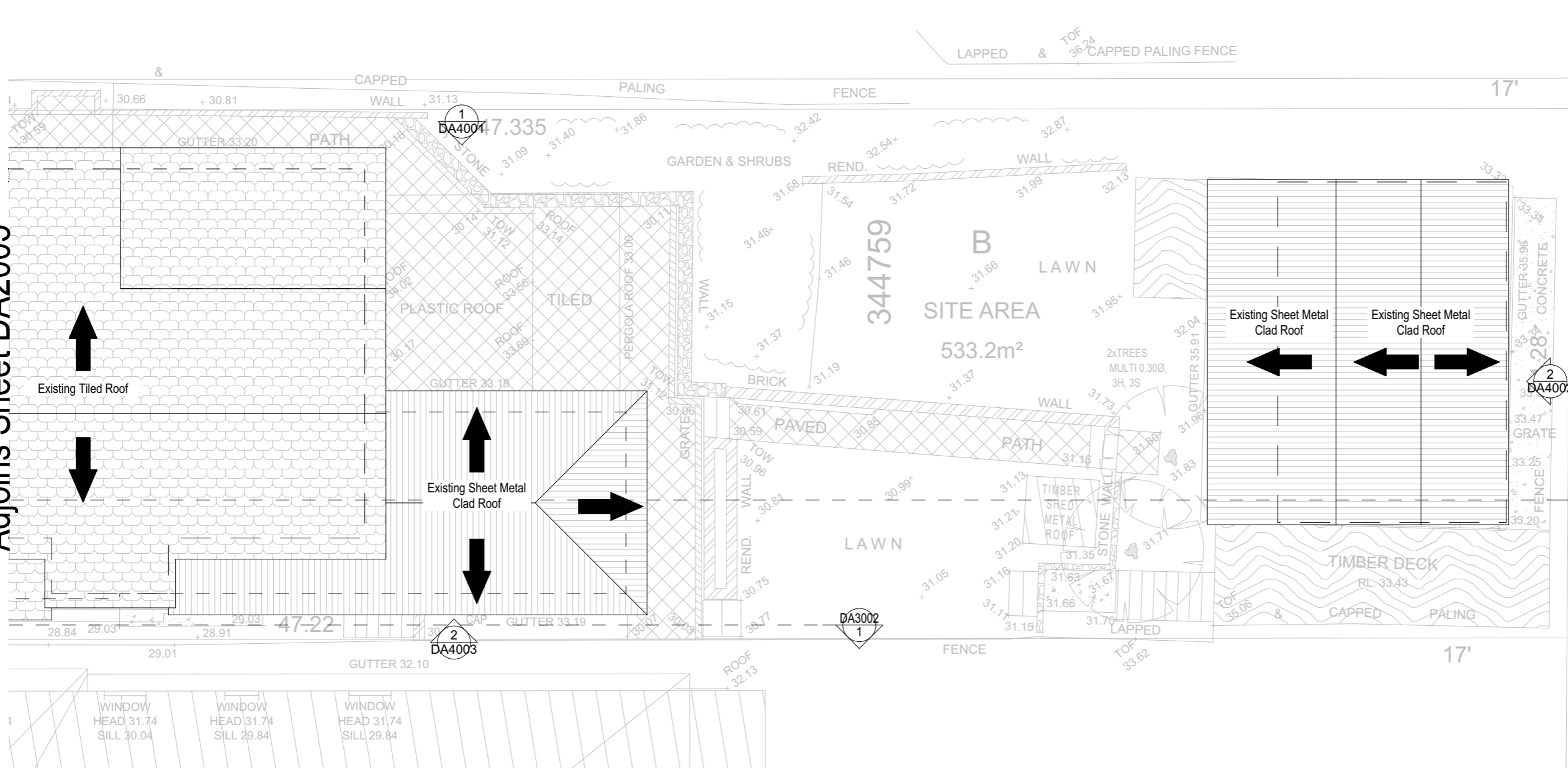
Lot B D.P.344759
Drawing Title:
Plans - Roof Plan Primary
Dwelling
Roof Plan

Scale: A3 as noted
Status: DA
Project No.
RP0119JAC

Date: 5-4-2019
Checked By: GBJ
Drawing No.
DA2005

Denotes Works Under This Application

Adjoins Sheet DA2005



1 Roof Plan 1:100

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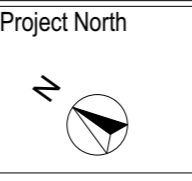
NOTES
19 Marshall Street, Manly is zoned R1 General Residential New Works to be constructed shown in Shaded/Blue 19 Marshall Street, Manly is not considered a heritage item

Construction
Concrete & Timber Refer to Engineers drawings for structural details All work to Engineers Specification and BCA Timber framing to BCA and AS 1684 Termite Management to BCA and AS 3660.1

Site Information	Proposed	Compliance
Site Area	533.2m2	Yes
Housing Density (1dwelling/250m2)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Existing
Front Setback (Min.)	6m	Existing
Rear Setback (Min.)	8m	Existing
Minimum side boundary setback (Min.)	1/3 Wall Ht	Existing
Floor Space Ratio (Max 0.6:1)	0.49:1	Existing
% of landscape open space (35% min)	41%	Existing
Impervious area (m2)	315.05m2	Existing
Maximum cut into ground (m)	0.7m	Yes
Maximum depth of fill (m)	0.2m	Yes
Number of car spaces provided	2	Existing



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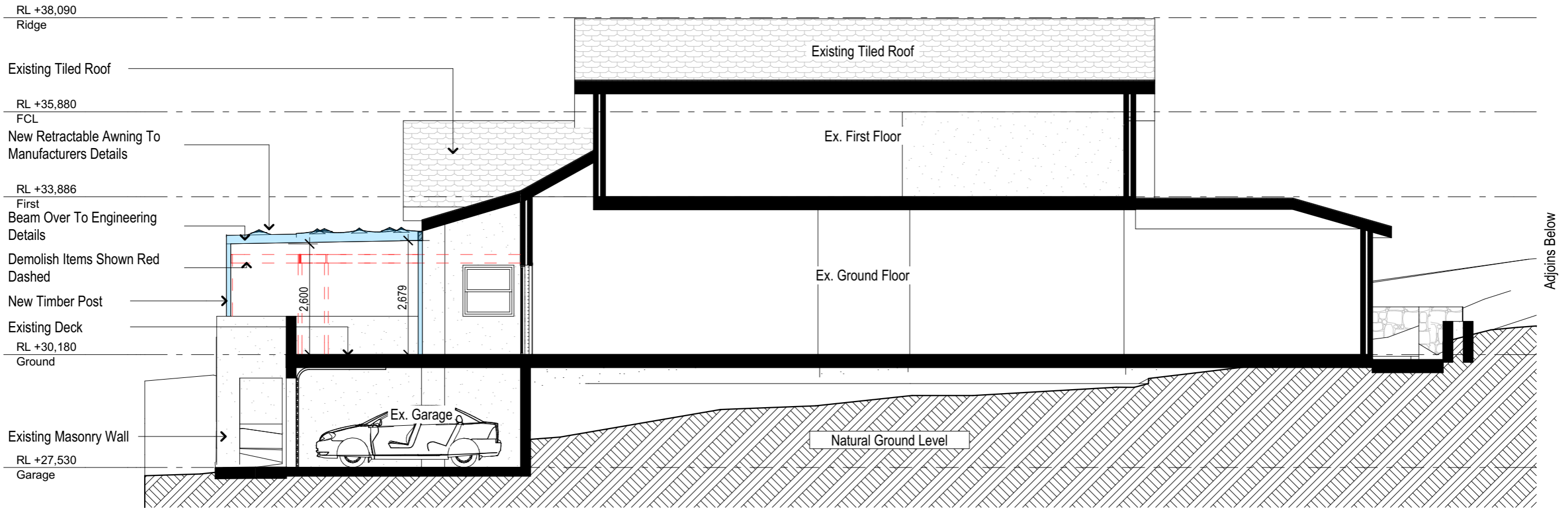
Client:
Paul Jacobsohn

Client
Paul Jacobsohn
Project Name
Alterations & Additions/Change of Use
19 Marshall Street, Manly
2095

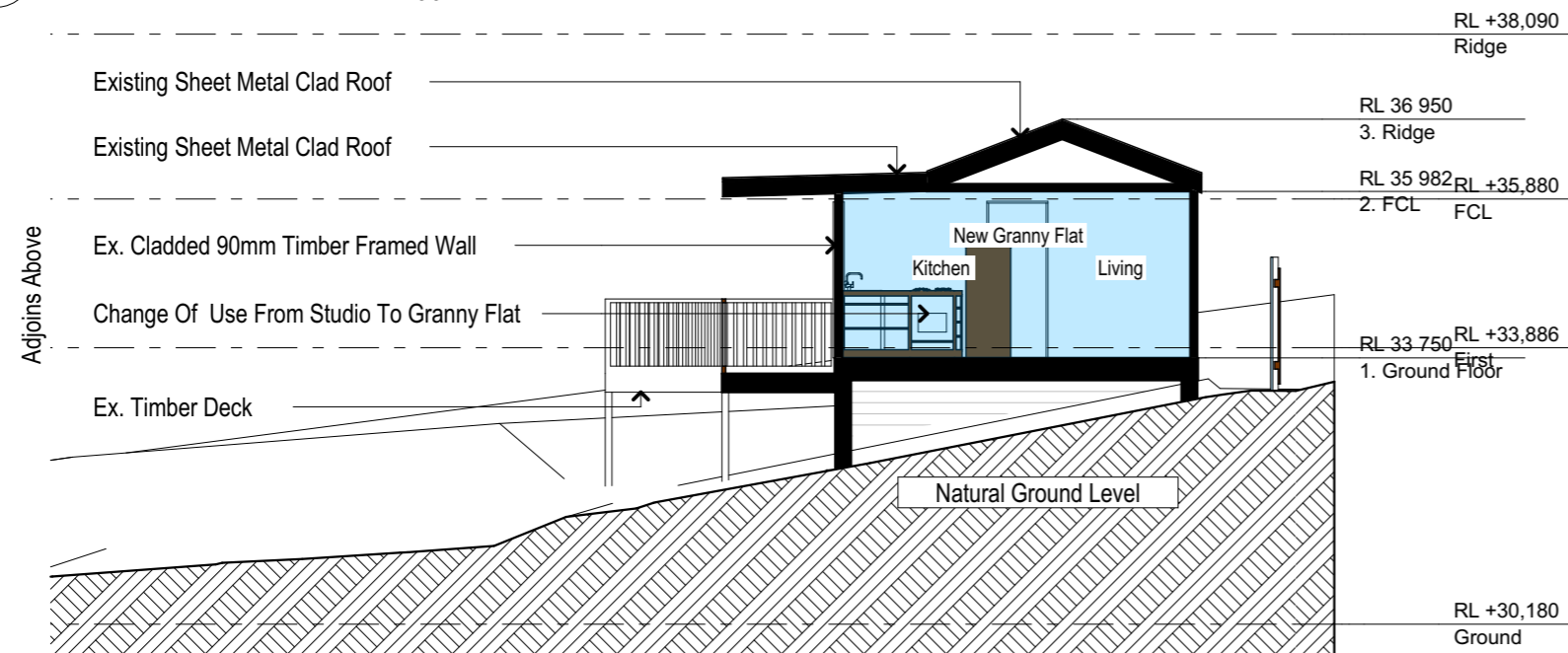
Lot B D.P.344759
Drawing Title:
Plans - Roof Plan Secondary Dwelling Roof Plan

Scale: A3 as noted
Status: DA
Project No.
RP0119JAC

Date: 5-4-2019
Checked By: GBJ
Drawing No.
DA2006



1 Section 1
1:100



1 Section 1
1:100

- Denotes Works Under This Application
- Wall Legend**
- Denotes New Timber Framed Wall/Floor
 - Denotes New Masonry Wall
 - Denotes Existing Wall
 - Denotes Demolished Item

Site Information	Proposed	Compliance
Site Area	533.2m2	Yes
Housing Density (1dwelling/250m2)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Existing
Front Setback (Min.)	6m	Existing
Rear Setback (Min.)	8m	Existing
Minimum side boundary setback (Min.)	1/3 Wall Ht	Existing
Floor Space Ratio (Max 0.6:1)	0.49:1	Existing
% of landscape open space (35% min)	41%	Existing
Impervious area (m2)	315.05m2	Existing
Maximum cut into ground (m)	0.7m	Yes
Maximum depth of fill (m)	0.2m	Yes
Number of car spaces provided	2	Existing

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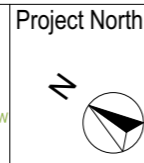
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NOTES
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Construction
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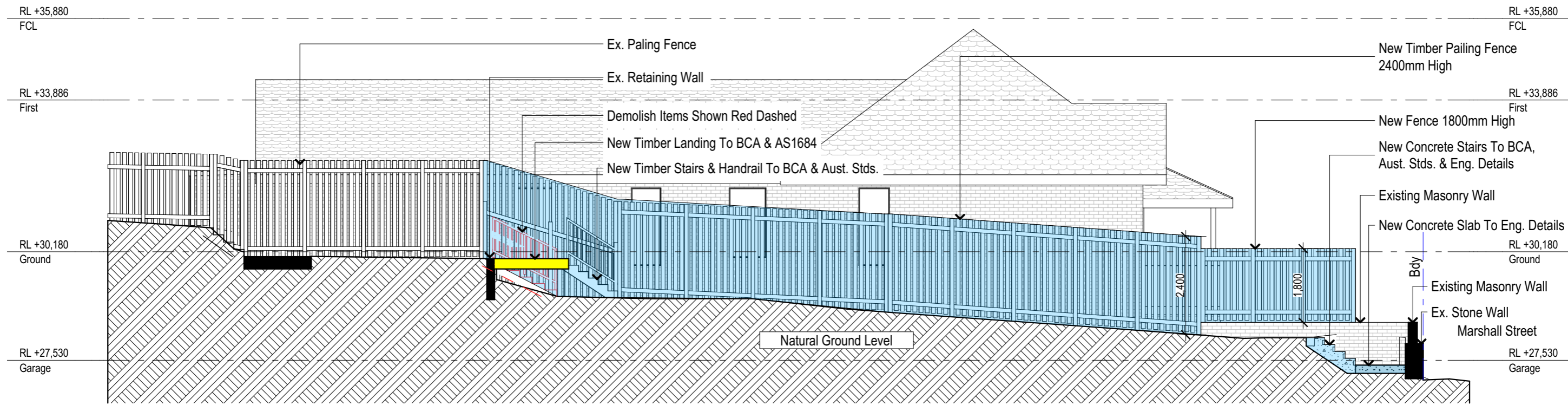
Client:
Paul Jacobsohn

Client
Paul Jacobsohn
Project Name
Alterations & Additions/Change of Use
19 Marshall Street, Manly
2095

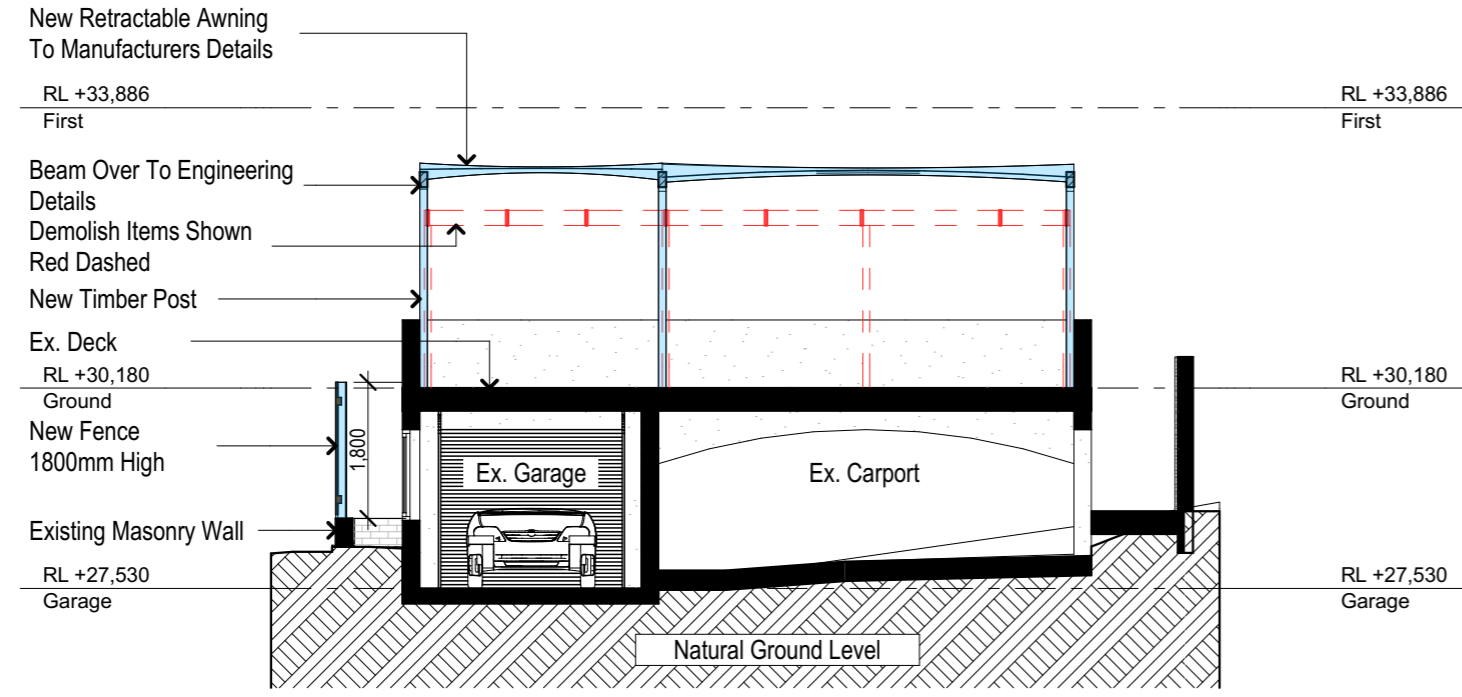
Lot B D.P.344759
Drawing Title:
Sections - Section 1
Section 1

Scale: A3 as noted
Status: DA
Project No.
RP0119JAC

Date: 5-4-2019
Checked By: GBJ
Drawing No.
DA3001



1 Section 3
1:100



2 Section 2
1:100

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall/Floor
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item

Site Information	Proposed	Compliance
Site Area	533.2m ²	Yes
Housing Density (1dwelling/250m ²)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Existing
Front Setback (Min.)	6m	Existing
Rear Setback (Min.)	8m	Existing
Minimum side boundary setback (Min.)	1/3 Wall Ht	Existing
Floor Space Ratio (Max 0.6:1)	0.49:1	Existing
% of landscape open space (35% min)	41%	Existing
Impervious area (m ²)	315.05m ²	Existing
Maximum cut into ground (m)	0.7m	Yes
Maximum depth of fill (m)	0.2m	Yes
Number of car spaces provided	2	Existing

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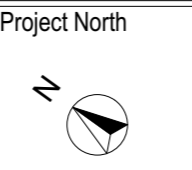
NOTES
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Construction
Concrete & Timber
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Termite Management to BCA and AS 3660.1

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Client:
Paul Jacobsohn

Client
Paul Jacobsohn
Project Name
Alterations & Additions/Change of Use
19 Marshall Street, Manly
2095

Lot B D.P.344759
Drawing Title:
Sections - Section 2
Section 3, Section 2

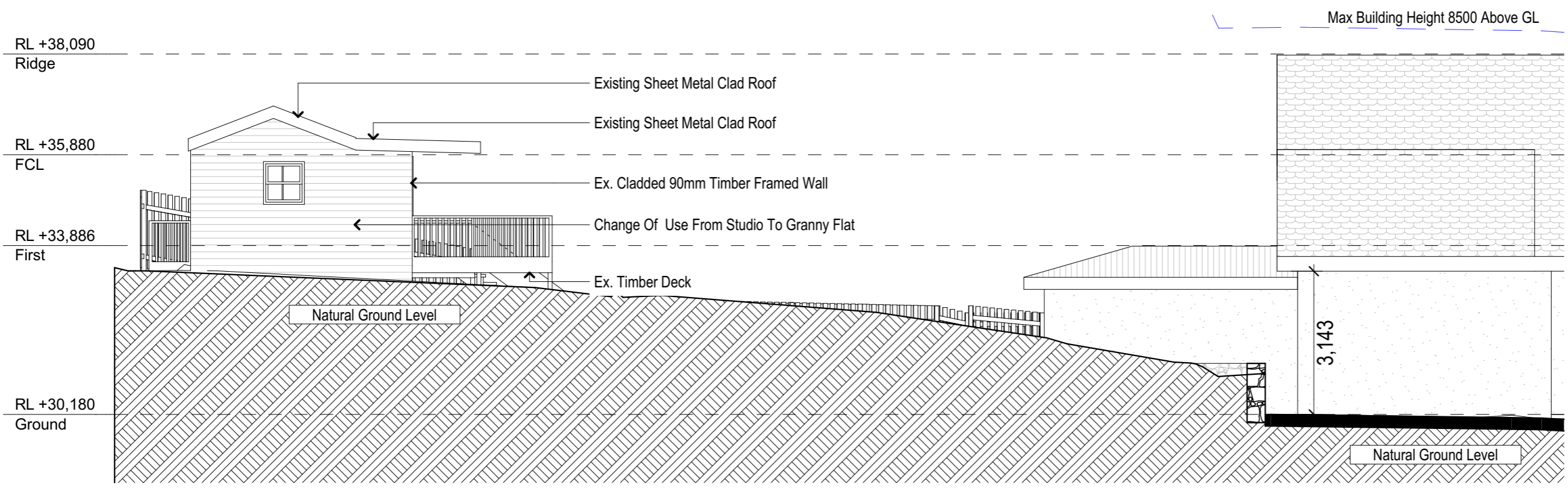
Scale: A3 as noted
Status: DA
Project No.
RP0119JAC

Date: 5-4-2019
Checked By: GBJ
Drawing No.
DA3002

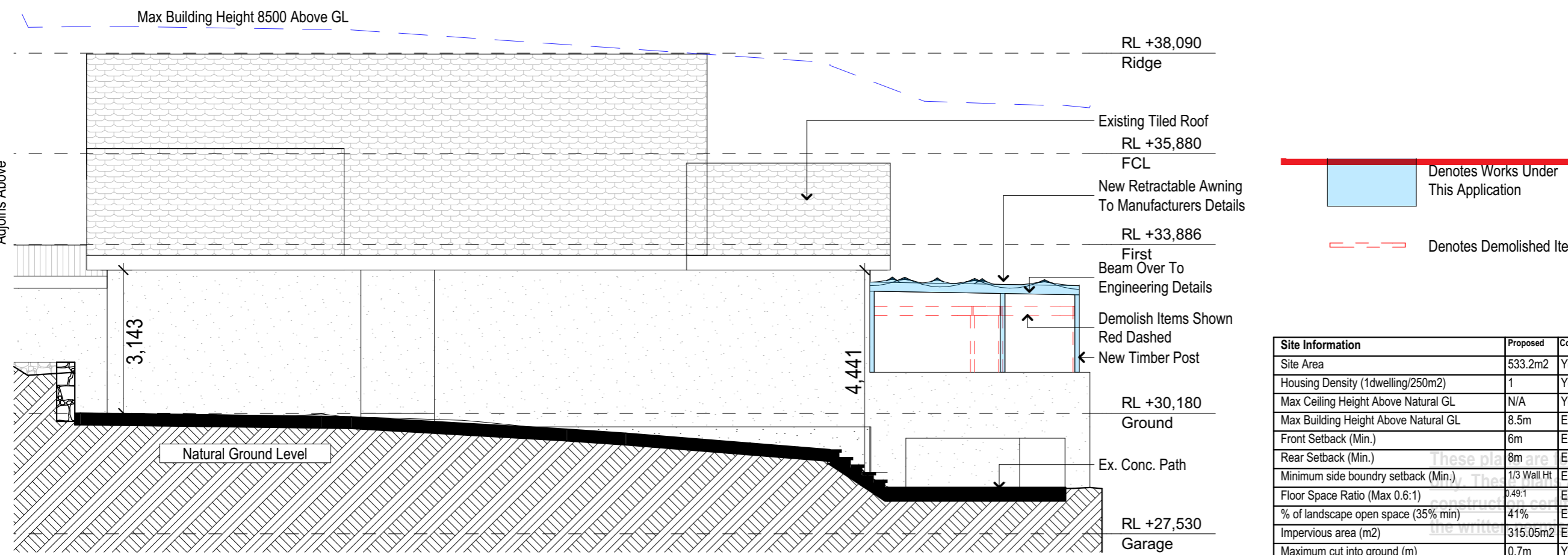
NOTES
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Construction
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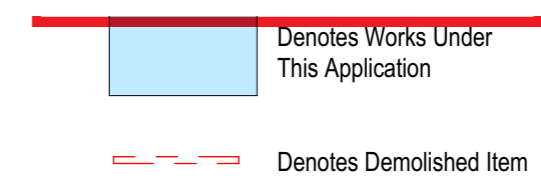
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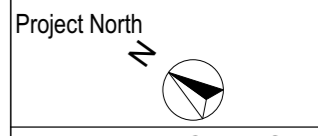
1 East 1:100



2 East 1:100



Site Information	Proposed	Compliance
Site Area	533.2m ²	Yes
Housing Density (1dwelling/250m ²)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Existing
Front Setback (Min.)	6m	Existing
Rear Setback (Min.)	8m	Existing
Minimum side boundary setback (Min.)	1/3 Wall Ht	Existing
Floor Space Ratio (Max 0.6:1)	0.49:1	Existing
% of landscape open space (35% min)	41%	Existing
Impervious area (m ²)	315.05m ²	Existing
Maximum cut into ground (m)	0.7m	Yes
Maximum depth of fill (m)	0.2m	Yes
Number of car spaces provided	2	Existing



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Client: Paul Jacobsohn
Project Name: Alterations & Additions/Change of Use
19 Marshall Street, Manly 2095

Lot B D.P. 344759
Drawing Title: Elevations - Elevations 1 East

Scale: A3 as noted Date: 5-4-2019
Status: DA Checked By: GBJ

Project No: RP0119JAC Drawing No: DA4001

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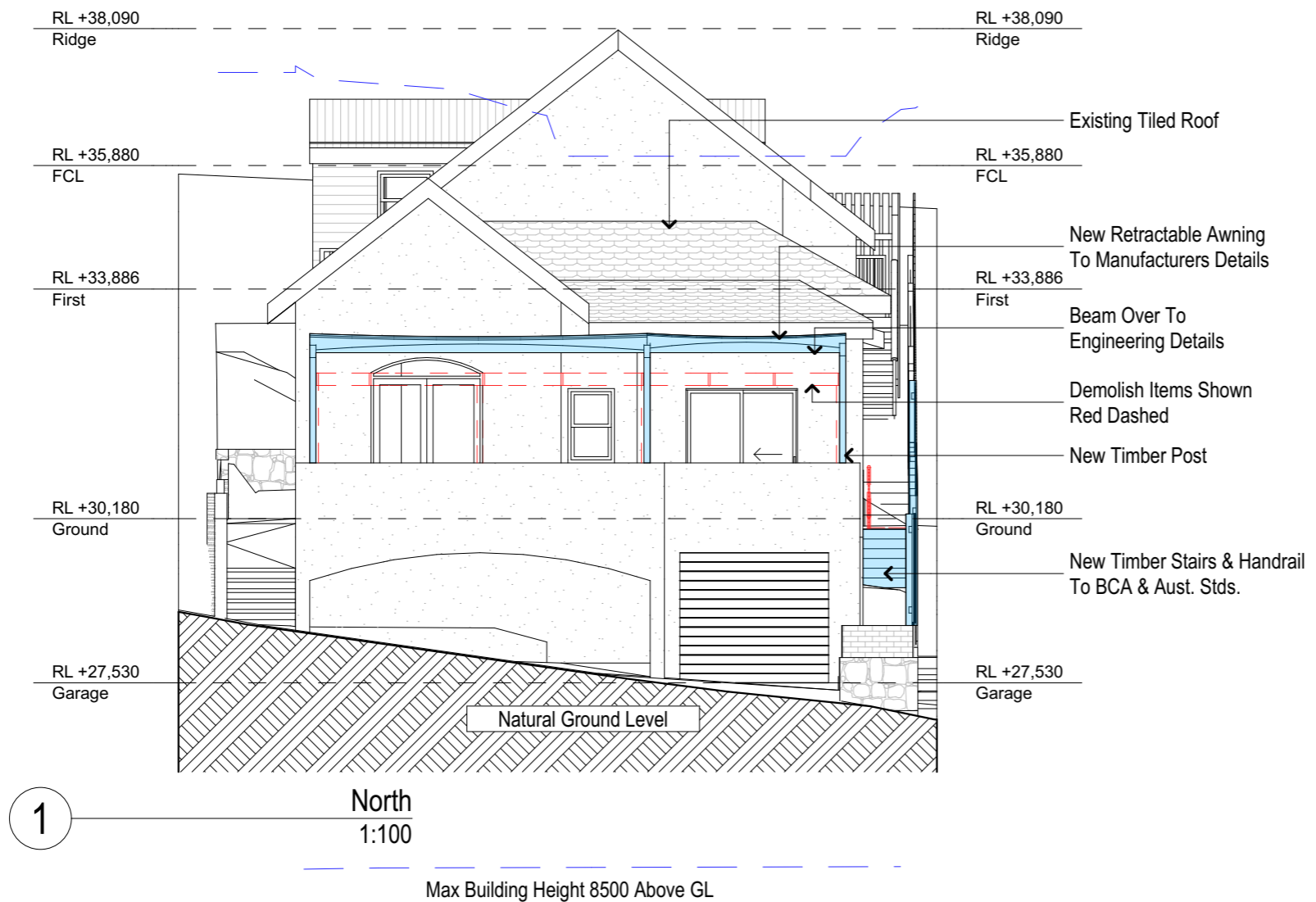
200
150
100
50
40
30
20
10
length in millimeters at full size

10 20 30 40 50 100 150 200 length in millimeters at full size

NOTES
 19 Marshall Street, Manly is zoned R1 General Residential.
 New Works to be constructed shown in Shaded/Blue. 19 Marshall Street, Manly is not considered a heritage item.

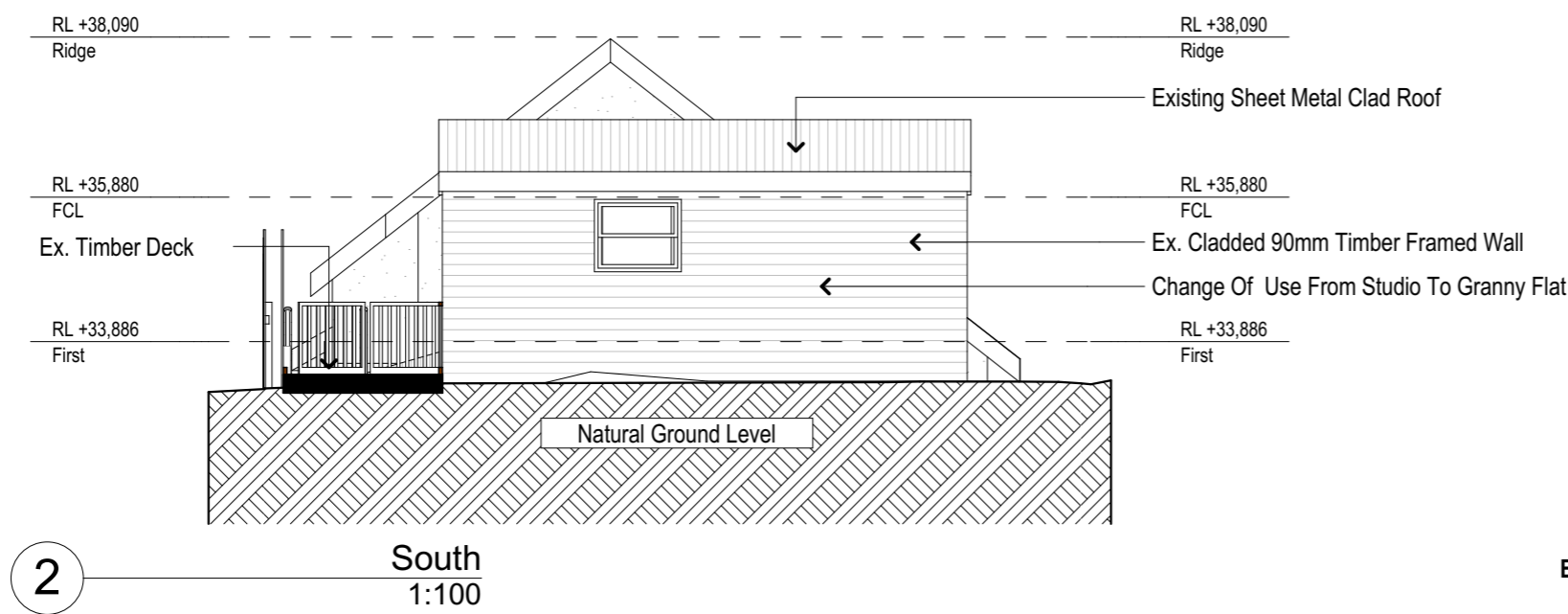
Construction
 Concrete & Timber
 Refer to Engineers drawings for structural details
 All work to Engineers Specification and BCA
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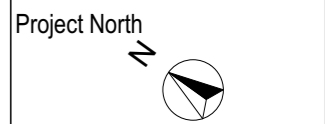


Denotes Works Under This Application

Denotes Demolished Item



Site Information	Proposed	Compliance
Site Area	533.2m ²	Yes
Housing Density (1dwelling/250m ²)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Existing
Front Setback (Min.)	6m	Existing
Rear Setback (Min.)	8m	Existing
Minimum side boundary setback (Min.)	1/3 Wall Ht	Existing
Floor Space Ratio (Max 0.6:1)	0.49:1	Existing
% of landscape open space (35% min)	41%	Existing
Impervious area (m ²)	315.05m ²	Existing
Maximum cut into ground (m)	0.7m	Yes
Maximum depth of fill (m)	0.2m	Yes
Number of car spaces provided	2	Existing



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Client: Paul Jacobsohn
 Project Name: Alterations & Additions/Change of Use
 19 Marshall Street, Manly 2095

Lot B D.P. 344759

Drawing Title: Elevations - Elevations 1
 North, South

Scale: A3 as noted Date: 10-4-2019
 Status: DA Checked By: GBJ

Project No: RP0119JAC Drawing No: DA4002

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

length in millimeters at full size

10 20 30 40 50 100 150 200 length in millimeters at full size

NOTES
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 New Works to be constructed shown in Shaded/Blue.
 19 Marshall Street, Manly is not considered a heritage item.

Construction
 Concrete & Timber
 Refer to Engineers drawings for structural details
 All work to Engineers Specification and BCA
 Timber framing to BCA and AS 1684
 Termite management to BCA and AS 3660.1
 All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

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Adjoins Below

Project North



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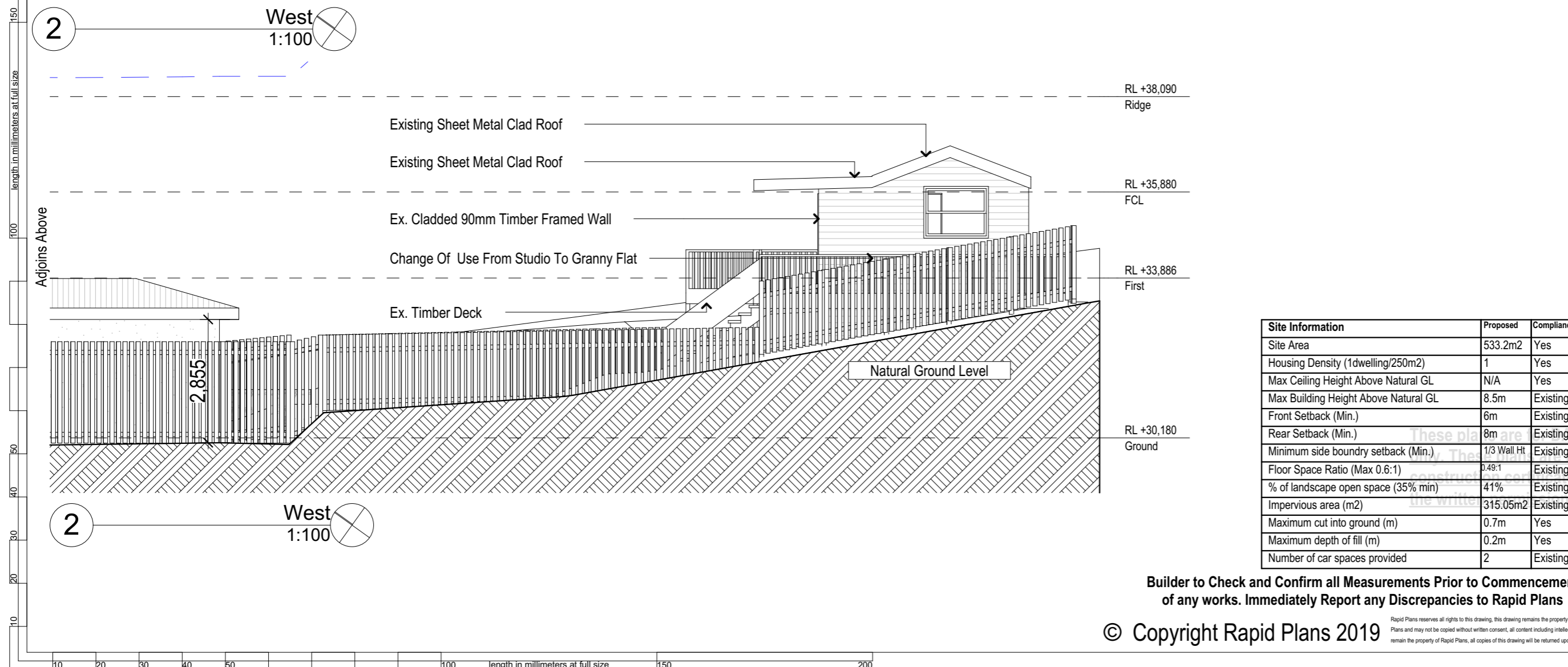
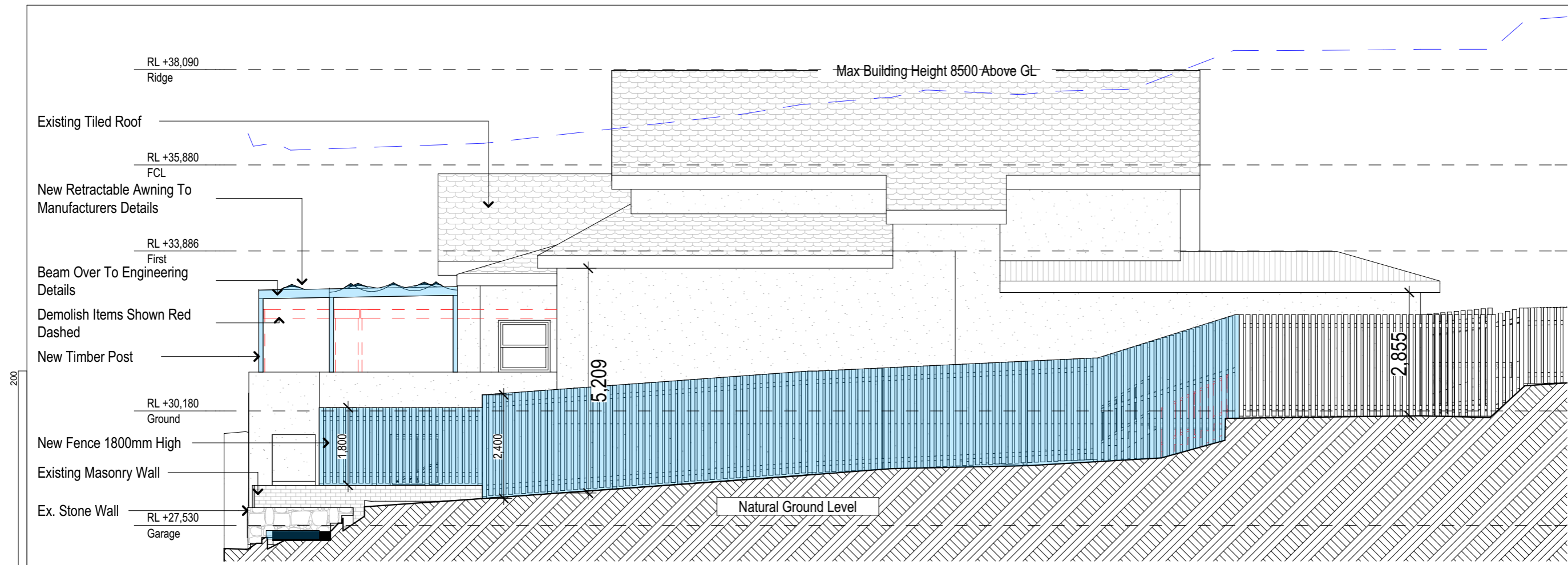
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 Project Name: Alterations & Additions/Change of Use
 19 Marshall Street, Manly 2095
 Lot B D.P. 344759

Drawing Title: Elevations - Elevations 2

Scale: A3 as noted Date: 5-4-2019
 Status: DA Checked By: GBJ

Project No: RP0119JAC Drawing No: DA4003



Site Information	Proposed	Compliance
Site Area	533.2m ²	Yes
Housing Density (1dwelling/250m ²)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Existing
Front Setback (Min.)	6m	Existing
Rear Setback (Min.)	8m	Existing
Minimum side boundary setback (Min.)	1/3 Wall Ht	Existing
Floor Space Ratio (Max 0.6:1)	0.49:1	Existing
% of landscape open space (35% min)	41%	Existing
Impervious area (m ²)	315.05m ²	Existing
Maximum cut into ground (m)	0.7m	Yes
Maximum depth of fill (m)	0.2m	Yes
Number of car spaces provided	2	Existing

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Denotes Concrete Stairs (Typical).
Owner To Confirm Type & Colour



Denotes Timber Deck (Typical).
Owner To Confirm Type & Colour



Denotes Timber Stairs (Typical).
Owner To Confirm Type & Colour



Denotes Retractable Awning (Typical).
Owner To Confirm Type & Colour

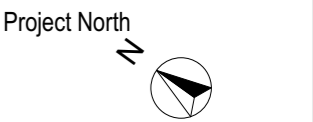


Denotes Timber Fence (Typical).
Owner To Confirm Type & Colour

NOTES
19 Marshall Street, Manly is zoned R1 General Residential.
New Works to be constructed shown in Shaded/Blue. 19 Marshall Street, Manly is not considered a heritage item.

Construction
Concrete & Timber
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans.



DA APPLICATION ONLY
NOT FOR CONSTRUCTION

The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

Client: Paul Jacobsohn
Project Name: Alterations & Additions/Change of Use
19 Marshall Street, Manly
2095
Lot B D.P. 344759

Drawing Title: Sunstudy - Material & Colour Sample Board

Scale: A3 as noted Date: 5-4-2019

Status: DA Checked By: GBJ

Project No: RP0119JAC Drawing No: DA5001

Site Information	Proposed	Compliance
Site Area	533.2m2	Yes
Housing Density (1dwelling/250m2)	1	Yes
Max Ceiling Height Above Natural GL	N/A	Yes
Max Building Height Above Natural GL	8.5m	Existing
Front Setback (Min.)	6m	Existing
Rear Setback (Min.)	8m	Existing
Minimum side boundary setback (Min.)	1/3 Wall Ht	Existing
Floor Space Ratio (Max 0.6:1)	0.49:1	Existing
% of landscape open space (35% min)	41%	Existing
Impervious area (m2)	315.05m2	Existing
Maximum cut into ground (m)	0.7m	Yes
Maximum depth of fill (m)	0.2m	Yes
Number of car spaces provided	2	Existing

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

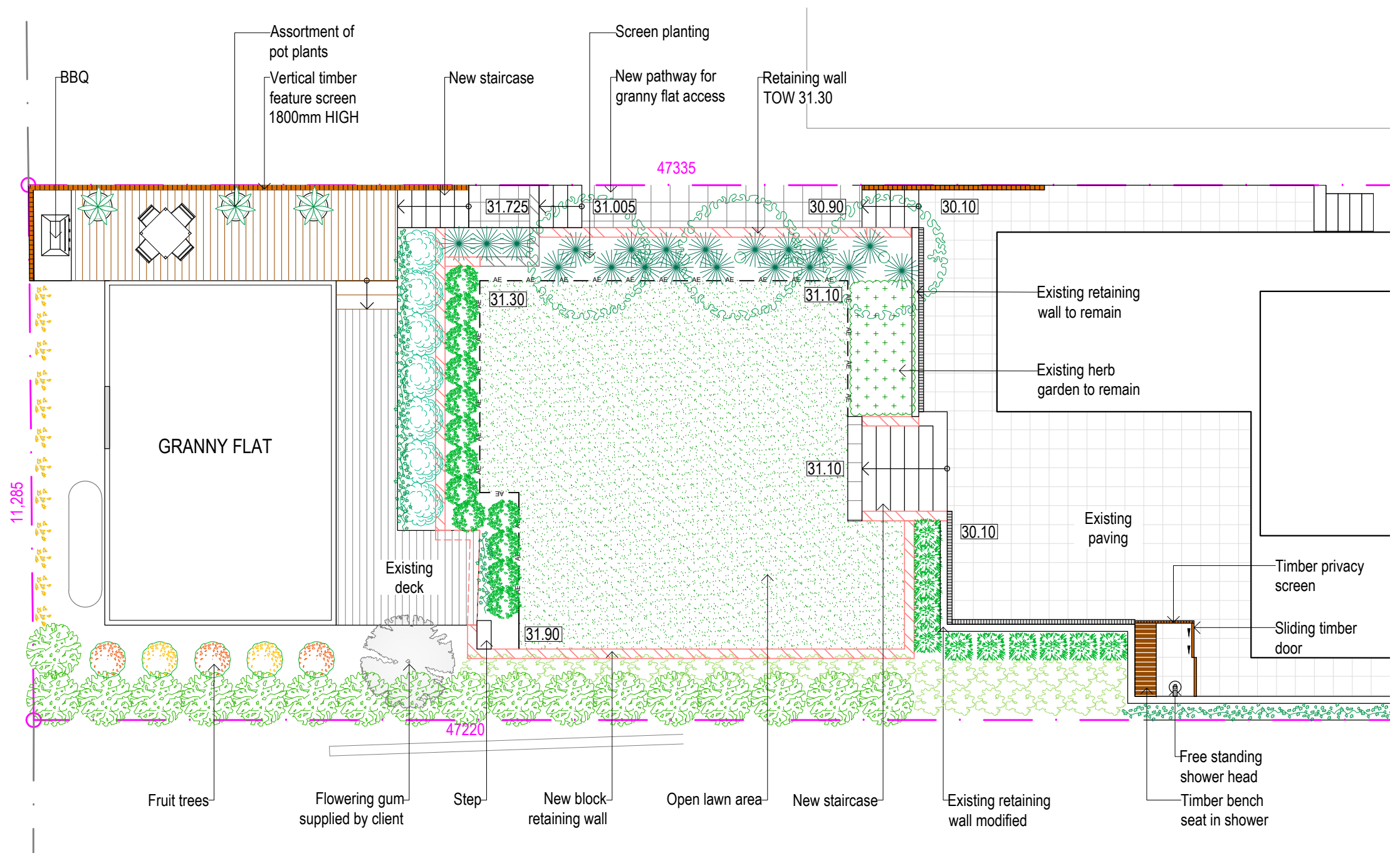
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200
150
100
50
40
30
20
10

10 20 30 40 50 100 150 200 length in millimeters at full size

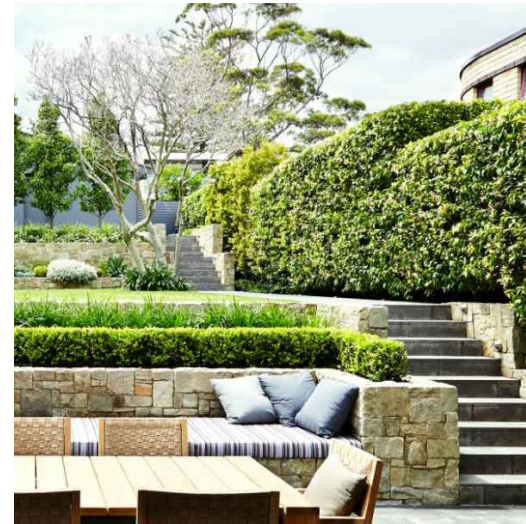
LEGEND	
	BOUNDARY
	PROPOSED RETAINING WALL
	FEATURE SCREEN
	ALUMINIUM EDGE
	EXISTING PAVING
	PROPOSED PAVING
	EXISTING DECKING
	PROPOSED DECKING
	TURF
	EXISTING PLANTING TO BE RETAINED
	PROPOSED LEVELS



DESIGN IMAGES



Grand stairs to lawn level



Side accessway



Example of feature screen



Assortment of pot plants



Enclosed shower with bench seat

All levels and heights need to be checked on site before construction. Note this plan was not created off a survey so measurements and heights may differ from the plan.

NOTES:

- Contractors to check and verify all dimensions and all levels on site prior to any works.
- Any discrepancies should be immediately referred to Space Landscape Designs.
- All work to comply with B.C.A. Statutory Authorities and relevant Australian Standards.
- Dimensions recognised over scaling. All measurements are in millimetres.

Rev.	Date	Issue
A	19/12/17	Preliminary Issue
B	05/02/18	Preliminary Issue
C	14/02/18	Outdoor shower added
D	09/03/18	Amendments
E	14/03/18	Planting Amendments
F	15/03/18	Client Issue

Checked
AE
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AE

SPACE
LANDSCAPE DESIGNS

Space Landscape Designs Pty Ltd
 ABN 60 799 663 674 ACN 139 316 251
 info@spacedesigns.com.au
 spacedesigns.com.au
 P 02 9905 7870 F 02 9905 7657
 Suite 138, 117 Old Pittwater Rd,
 Brookvale NSW 2100

CLIENT
 Paul & Anna Jacobsohn
 ADDRESS
 19 Marshall Street, MANLY

DRN: C.Norris (B.LArch)
 DATE: 19/12/2017
 SCALE: 1:100@A3
 PROJECT NO: 171497



NORTH

LANDSCAPE PLAN

L-01

Rev F