

Front Setback
Control 6m
Proposed 0m

Side Setback
Control 2.47m South 2.4m North
Proposed 1.2m South 1.2m North

Rear Setback
Control 8m
Proposed 9.465m
(Excluding pool)

Total Open Space
Control 55% (187 sqm)
Proposed 45% (155 sqm) including all areas
Proposed 31% (108sqm) incl. min 3m width

Landscaped Area
Control 35% of total open space based on 155sqm TOS (54 sqm)
Control 35% of total open space based on 108sqm TOS (38 sqm)

Proposed landscaped area 56.8 sqm

LEP

Height of Building
Standard 8.5m
Proposed 8.315m

Floor Space Ratio
Standard 0.6:1 (204 sqm)
Proposed 0.49:1 (169 sqm)

PROJECT

Ward House 46 Francis Street Manly Lot 1 DP527461

NOTE: DO NOT SCALE FROM DRAWINGS AND ALL DIMENSIONS MUST BE CHECKED ON SITE



DRAWING

Proposed Site Plan

SCALE

1:100

PROJECT NUMBER
1614

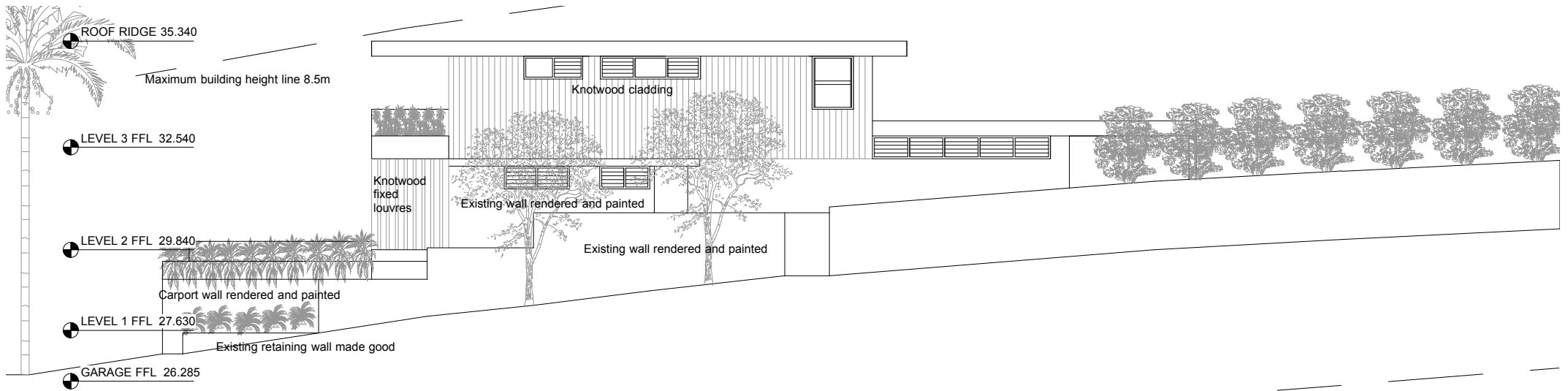
DRAWING NUMBER

01-02-01

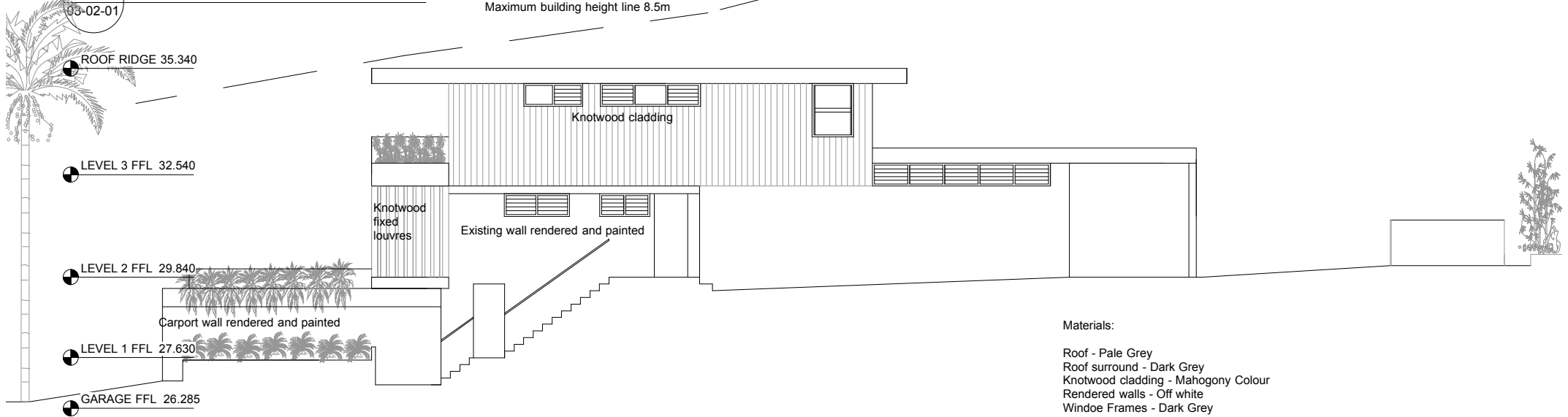
ISSUE

C

DRAWN BY CLAIRE NELLER ARCHITECT RAIA ARB 7408 CONTACT 0405 382542



01 Proposed South Elevation Street View



Materials:

Roof - Pale Grey
 Roof surround - Dark Grey
 Knotwood cladding - Mahogany Colour
 Rendered walls - Off white
 Window Frames - Dark Grey

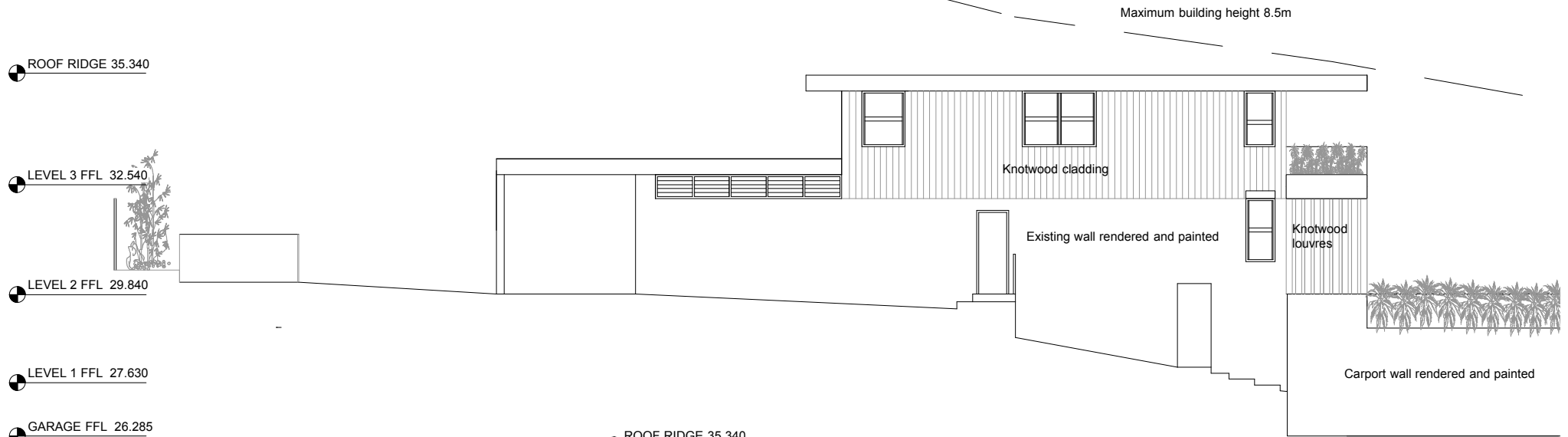
02 Proposed South Elevation

K	27.09.18	FOR DA APPLICATION
J	19.09.18	FOR REVIEW
H	10.09.18	FOR REVIEW
G	23.08.18	FOR REVIEW
F	27.07.18	FOR REVIEW
E	03.04.18	FOR REVIEW
D	23.08.17	FOR PRE-DA MEETING
ISSUE	DATE	REVISION
DRAWN BY CLAIRE MELLER ARCHITECT RAIA ARB 7408 CONTACT 0405 382542		

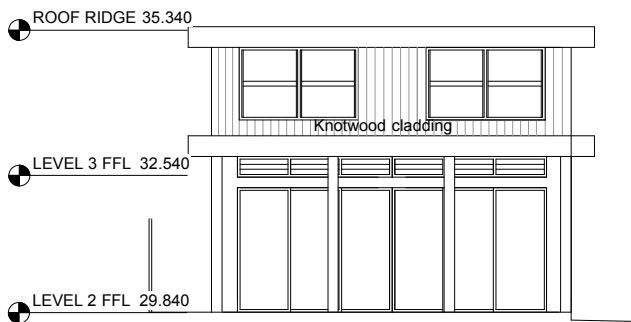
PROJECT
 Ward House 46 Francis Street Manly Lot 1 DP527461

NOTE: DO NOT SCALE FROM DRAWINGS AND ALL DIMENSIONS MUST BE CHECKED ON SITE

DRAWING Proposed South Elevations	SCALE 1:100
PROJECT NUMBER 1614	DRAWING NUMBER 03-02-01
ISSUE K	



01
03-02-02
Proposed North Elevation



02
03-02-02
Proposed East Elevation

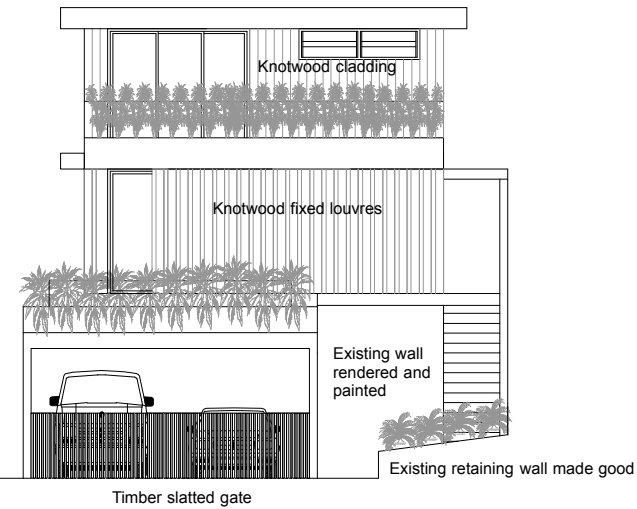
ROOF RIDGE 35.340

LEVEL 3 FFL 32.540

LEVEL 2 FFL 29.840

DECK FFL 29.085

GARAGE FFL 26.285



03
03-02-02
Proposed West Elevation

Materials:

Roof - Pale Grey
Roof surround - Dark Grey
Knotwood cladding - Mahogany Colour
Rendered walls - Off white
Window Frames - Dark Grey

K	27.09.18	FOR DA APPLICATION
J	18.09.18	FOR REVIEW
H	11.09.18	FOR REVIEW
G	23.08.18	FOR REVIEW
F	27.07.18	FOR REVIEW
E	03.04.18	FOR REVIEW
D	23.08.17	FOR PRE-DA MEETING
C	09.08.17	FOR PRE-DA MEETING
ISSUE	DATE	REVISION
DRAWN BY CLAIRE MELLER ARCHITECT RAIA ARB 7408 CONTACT 0405 382542		

PROJECT

Ward House 46 Francis Street Manly Lot 1 DP527461

NOTE: DO NOT SCALE FROM DRAWINGS AND ALL DIMENSIONS MUST BE CHECKED ON SITE

DRAWING

Proposed North, East, West Elevations

PROJECT NUMBER
1614

DRAWING NUMBER

03-02-02

SCALE

1:100

ISSUE

K

PRELIMINARY A