



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

DA2019/0950

LEGEND




WALL/ROOF FINISHES:

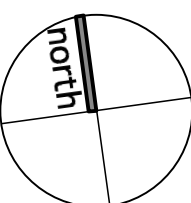
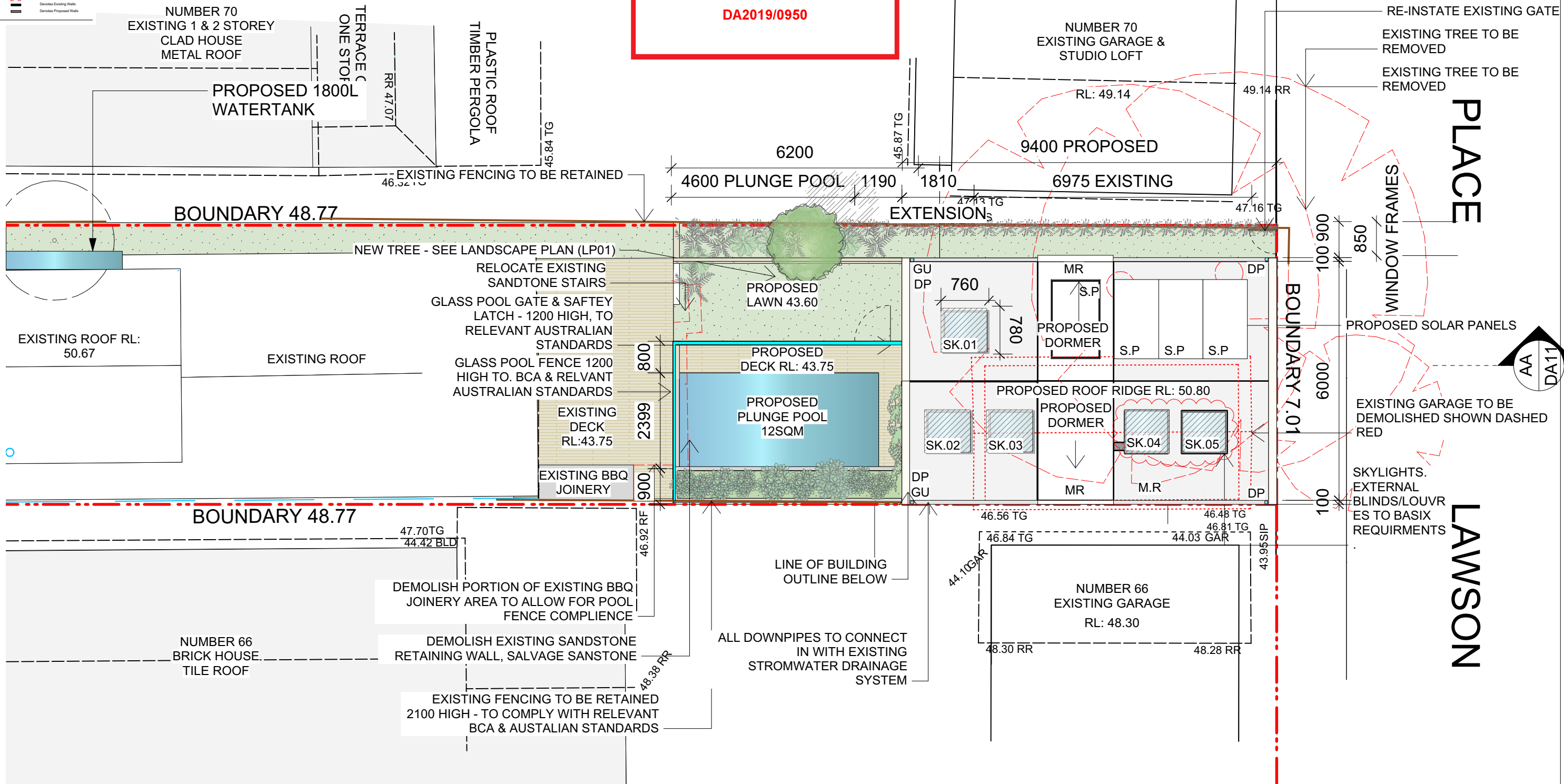
P.F.	Paint Colour 1: White
T.L.	Timber Louvers
W.B.	Weatherboard
D.P.	Down Pipe
T.L.M.	Timber Lining
M.R.	Metal Roof
G.L.	Glass
G.U.	Gutters
S.P.	SOLAR PANELS
O.T.D.	OPEN TIMBER DECKING
C.T.	CERAMIC TILING
CON.	CONCRETE

FLOOR:

LANDSCAPE:

WALL TYPE:

 Denotes Demolition
 Denotes Existing Walls
 Denotes Proposed Walls



B	07/10/19	SETBACK WALL 900mm	
A	28/08/19	DEVELOPMENT APPLICATION	
ISSUE	DATE	REVISION	
PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		PROJECT # 17001
CLIENT	MATT & GEORGI BATES		DATE # 28/08/19 DWG #
DWG	PROP SITE & ROOF PLAN		SCALE @ A3 1:50
	CHKD AC	REVISION B	DA03

T: 612 424 561 309 E-mail - alice.e.cutcliffe@gmail.com


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WALL/ROOF FINISHES:

P.F. Paint Colour 1: White
 T.L. Timber Louvers
 W.B. Weatherboard
 D.P. Down Pipe
 T.L.M. Timber Slat
 M.R. Metal Roof
 G.L. Glass
 G.U. Gullies
 S.P. SOLAR PANELS

FLOOR:

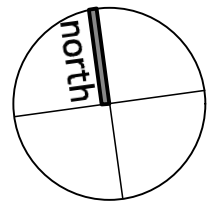
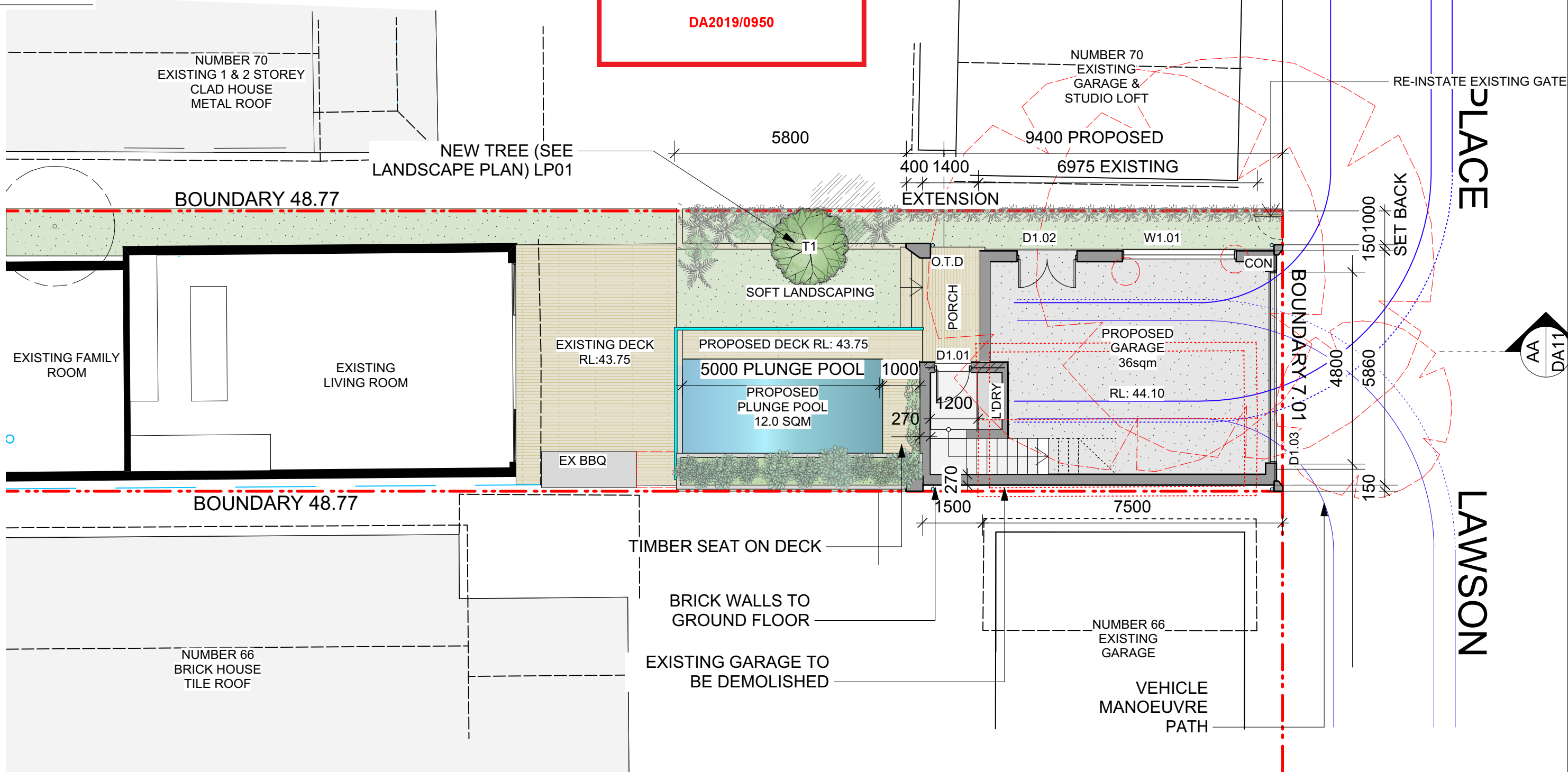
O.T.D. OPEN TIMBER DECKING
 C.T. CERAMIC TILING
 CON. CONCRETE

LANDSCAPE:

O.S.P. OPEN SANDSTONE PAVING

WALL TYPE:

- - - Denotes Demolition
 ——— Denotes Existing Walls
 ——— Denotes Proposed Walls



B 07/10/19 SETBACK WALL 900mm
 A 28/08/19 DEVELOPMENT APPLICATION

ISSUE	DATE	REVISION	PROJECT #
PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		17001
CLIENT	MATT & GEORGI BATES	DATE # 28/08/19	DWG #
DWG	PROP GROUND FLOOR PLAN	SCALE @ A3 1:50	DA04
CHKD	AC	REVISION	B

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WALL/ROOF FINISHES:

P.1 Paint Colour 1: White
 T.L Timber Louvers
 W.B Wallboard
 D.P Down Pipe
 T.L.M Timber Slat
 M.R Metal Roof
 G.L Glass
 G.U Gullies
 S.P SOLAR PANELS

FLOOR:

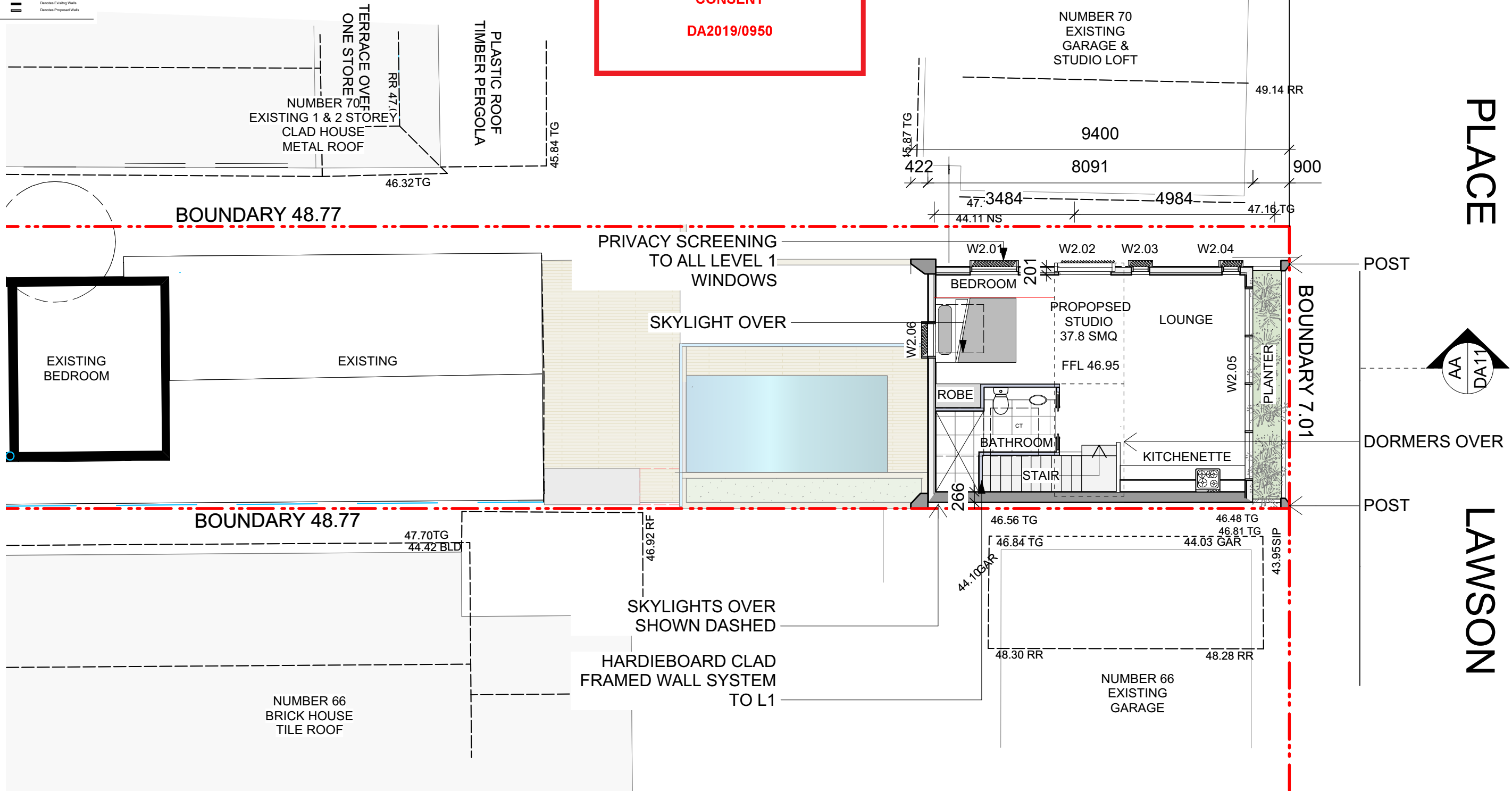
O.T.D OPEN TIMBER DECKING
 C.T CERAMIC TILING
 CON CONCRETE

LANDSCAPE:

O.S.P OPEN SANDSTONE PAVING

WALL TYPE:

- - - Denotes Demolition
 --- Denotes Existing Walls
 = = = Denotes Proposed Walls



PLACE

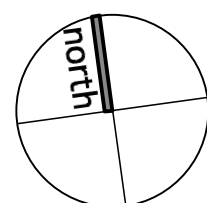


LAWSON

B	07/10/19	SETBACK WALL 900mm
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ISSUE	DATE	REVISION	PROJECT #
PROJECT 68 BIRKLEY ROAD, MANLY - LOT A - DP334786			17001
CLIENT	MATT & GEORGI BATES	DATE # 28/08/19	DWG # DA05
DWG	PROP LEVEL 1 PLAN	SCALE @ A3 1:50	
		DRAWN AC	
		CHKD AC	REVISION B

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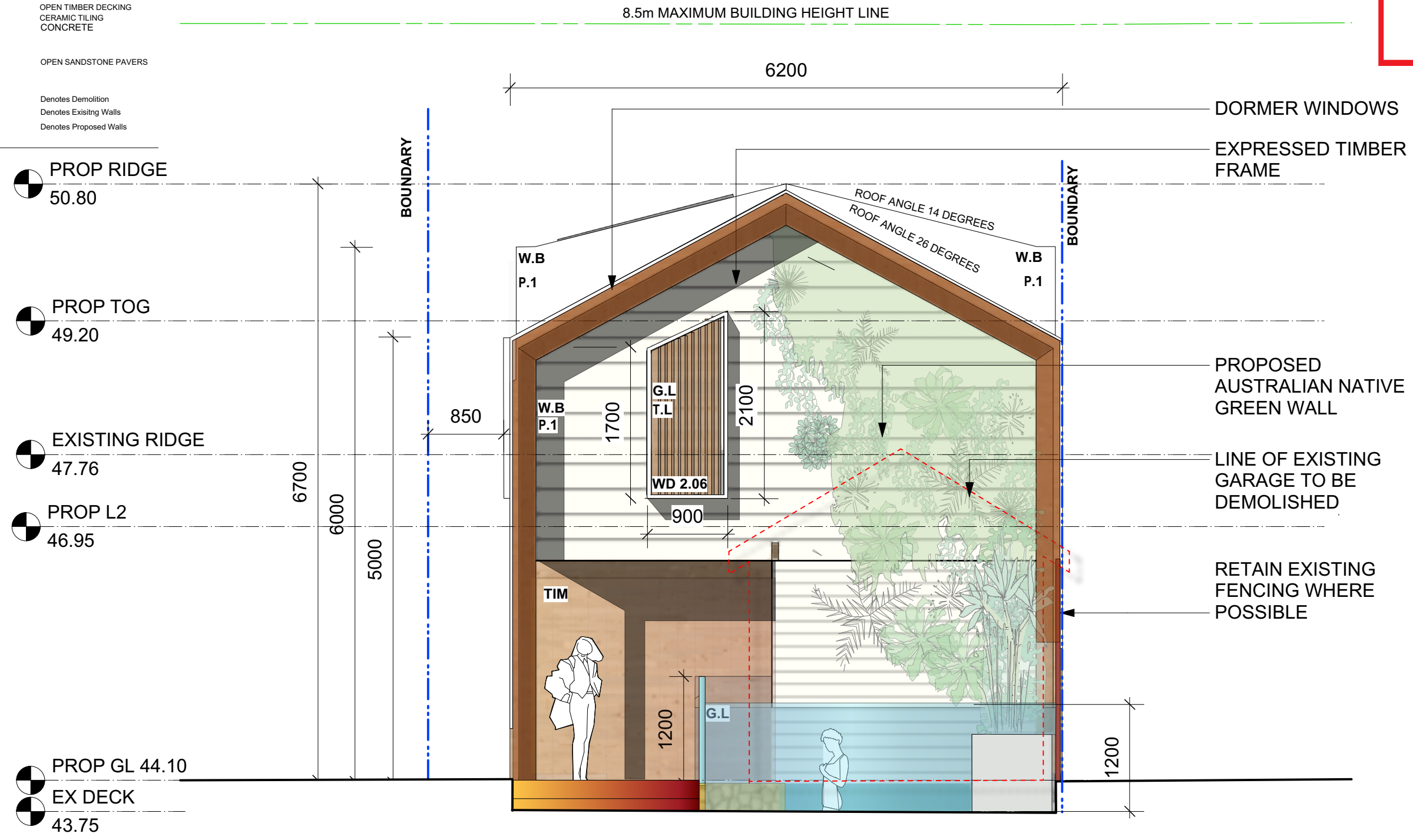
LEGEND

- WALL/ROOF FINISHES:**
- P.1 Paint Colour 1: White
 - T.L Timber Louvres
 - W.B Weatherboard
 - D.P Down Pipe
 - T.I.M Timber Battens
 - M.R Metal Roof
 - G.L Glass
 - G.U Gutters
 - S.P SOLAR PANELS
- FLOOR:**
- O.T.D OPEN TIMBER DECKING
 - C.T CERAMIC TILING
 - CON CONCRETE
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A		28/08/19	DEVELOPMENT APPLICATION	
ISSUE	DATE	REVISION		PROJECT #
PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786			17001
CLIENT	MATT & GEORGI BATES			DATE # 28/08/19
DWG	PROP WEST ELEVATION (YARD)			SCALE @ A3 1:50
	CHKD	AC	REVISION	A

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LEGEND

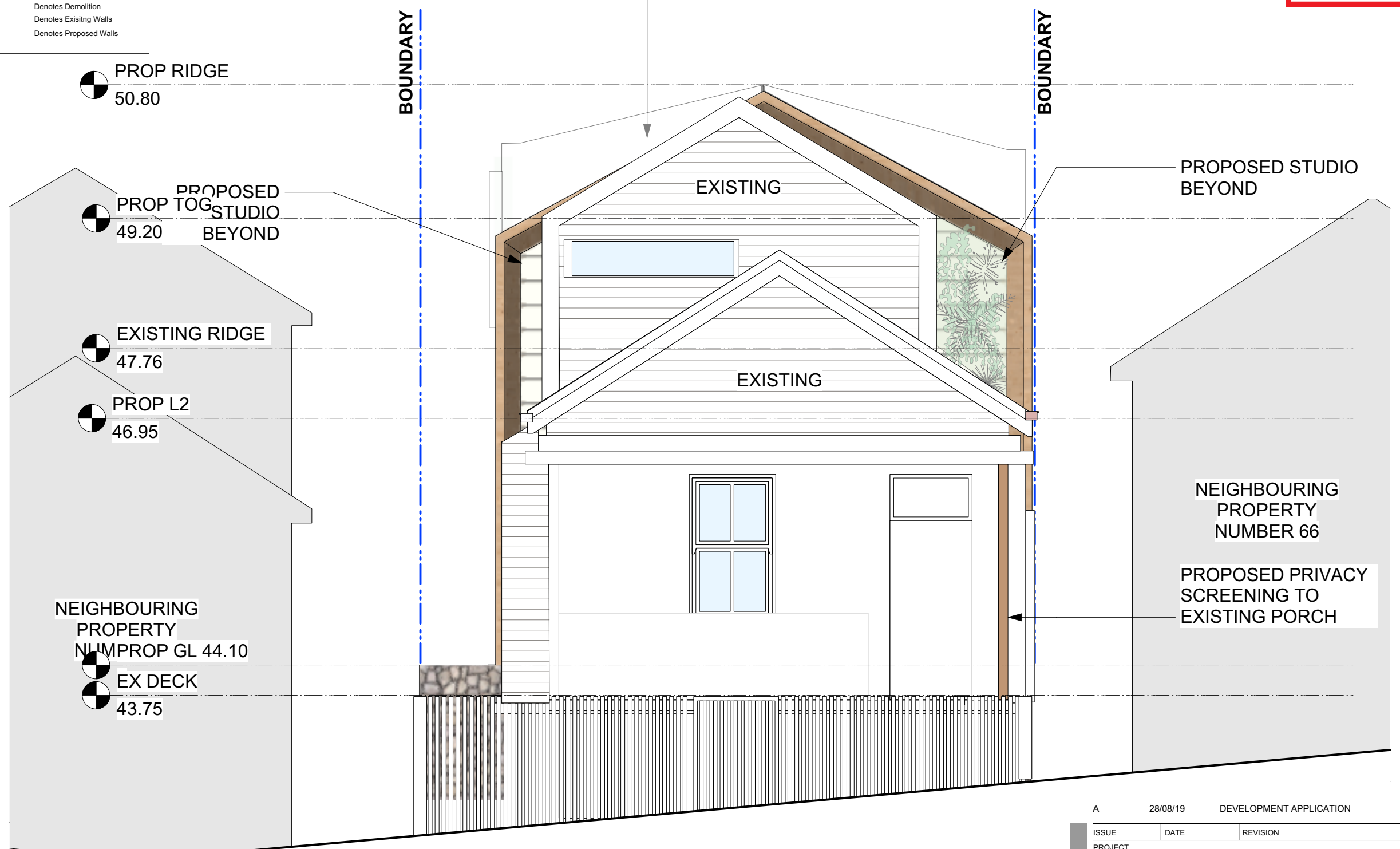
- WALL/ROOF FINISHES:**
- P.1 Paint Colour 1: White
 - T.L Timber Louvres
 - W.B Weatherboard
 - D.P Down Pipe
 - T.I.M Timber Battens
 - M.R Metal Roof
 - G.L Glass
 - G.U Gutters
 - S.P SOLAR PANELS
- FLOOR:**
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 - C.T. CERAMIC TILING
 - CON CONCRETE
- LANDSCAPE:**
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APPROXIMATE LOCATION OF SOLAR HEATING SYSTEM



A		28/08/19	DEVELOPMENT APPLICATION	
ISSUE	DATE	REVISION		PROJECT #
PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786			17001
CLIENT	MATT & GEORGI BATES		DATE #	28/08/19
DWG	PROP WEST ELEVATION (STREET)		SCALE @ A3	1:50
			DRAWN	AC
			CHKD	AC
			DWG #	DA07
			REVISION	A

LEGEND

- WALL/ROOF FINISHES:**
- P.1 Paint Colour 1: White
 - T.L Timber Louvres
 - W.B Weatherboard
 - D.P Down Pipe
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 - CON CONCRETE
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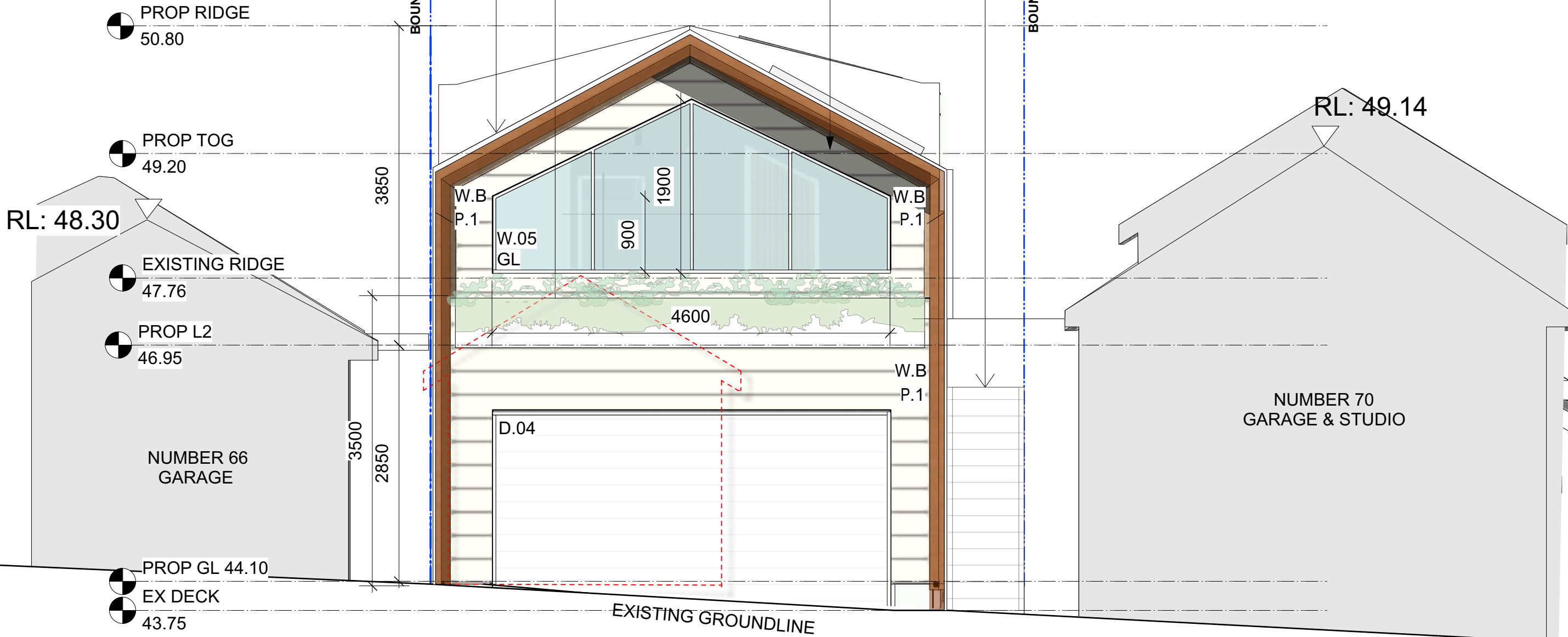
EXISTING GARAGE TO BE DEMOLISHED SHOWN DASHED RED

8.5m MAXIMUM BUILDING HEIGHT LINE

EXISTING FENCE AND GATE TO BE RETAINED AND MADE GOOD WITH PROPOSED RENOVATIONS

DORMER WINDOWS

PROPOSED SOLAR PANELS




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ISSUE	DATE	REVISION	PROJECT #
PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		17001
CLIENT	MATT & GEORGI BATES	DATE # 28/08/19	DWG #
DWG	PROP EAST ELEVATION	SCALE @ A3 1:50	DA08
		DRAWN AC	REVISION B
		CHKD AC	

T: 612 424 561 309 E-mail - alice.e.cutcliffe@gmail.com

LEGEND

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- P.1 Paint Colour 1: White
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 - CON CONCRETE
- LANDSCAPE:**
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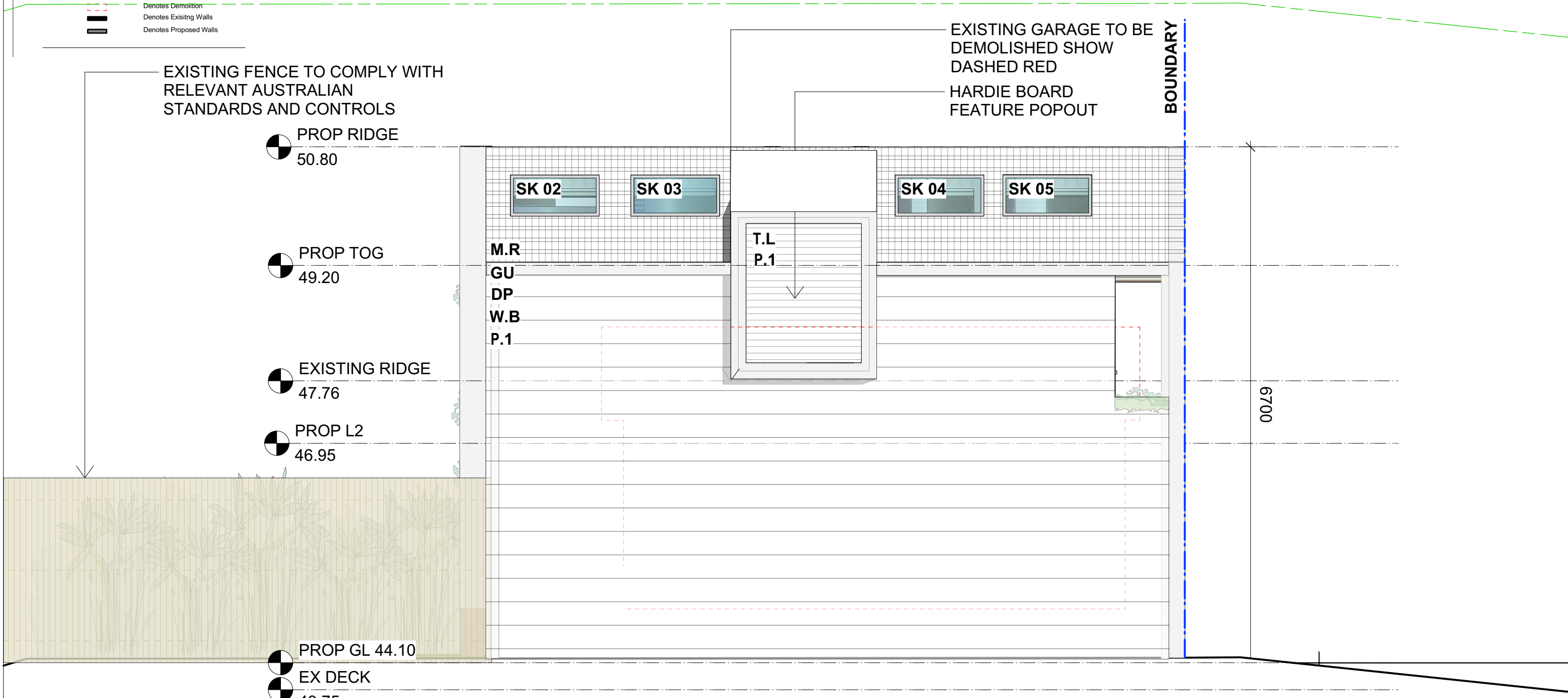


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8.5m MAXIMUM BUILDING HEIGHT LINE



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ISSUE	DATE	REVISION	PROJECT #
PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		17001
CLIENT	MATT & GEORGI BATES	DATE # 28/08/19	DWG #
DWG	PROP SOUTH ELEVATION	SCALE @ A3 1:50	DA09
		DRAWN AC	
		CHKD AC	REVISION B

LEGEND

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- P.1 Paint Colour 1: White
- T.L Timber Louvres
- W.B Weatherboard
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- T.I.M Timber Battens
- M.R Metal Roof
- G.L Glass
- G.U Gutters
- S.P SOLAR PANELS

FLOOR:

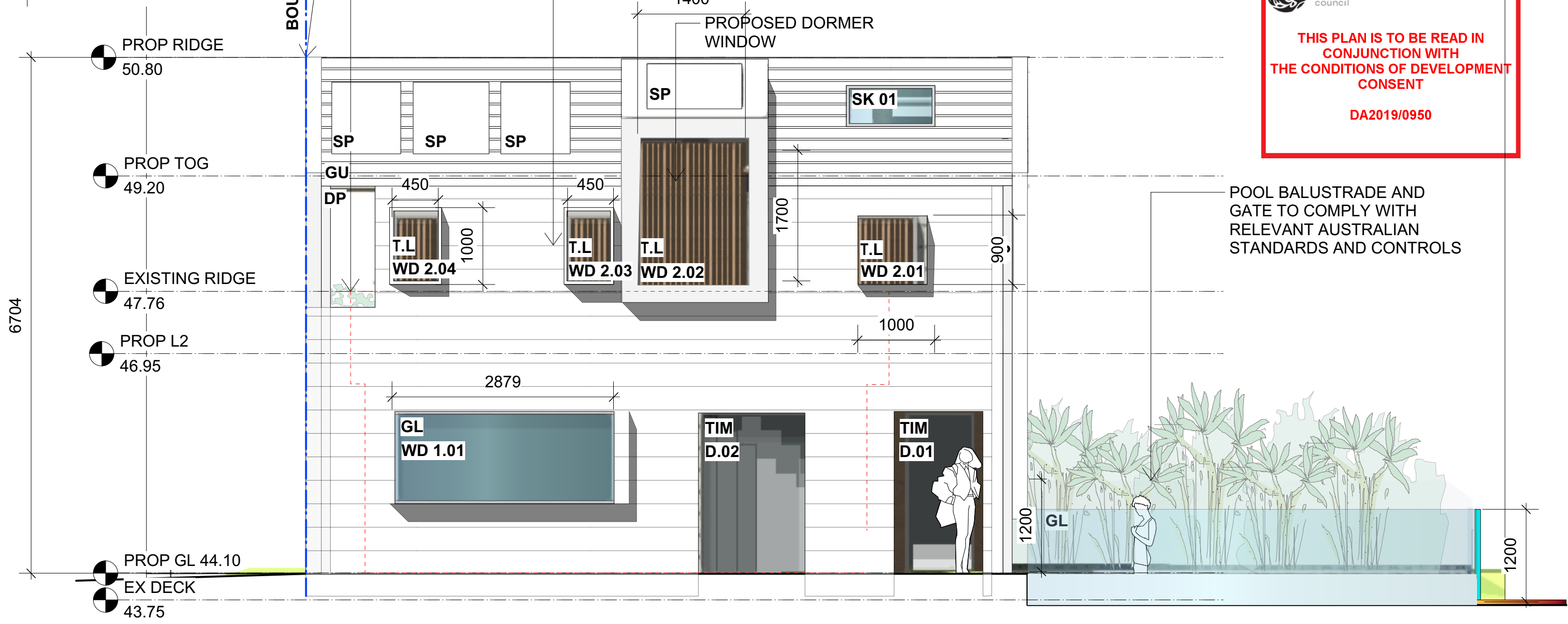
- O.T.D OPEN TIMBER DECKING
- C.T. CERAMIC TILING
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POOL BALUSTRADE AND GATE TO COMPLY WITH RELEVANT AUSTRALIAN STANDARDS AND CONTROLS

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PROJECT 68 BIRKLEY ROAD, MANLY - LOT A - DP334786			17001
CLIENT	MATT & GEORGI BATES	DATE # 28/08/19	DWG #
DWG	PROP NORTH ELEVATION	SCALE @ A3 1:50	DA10
		DRAWN AC	
		CHKD AC	REVISION B

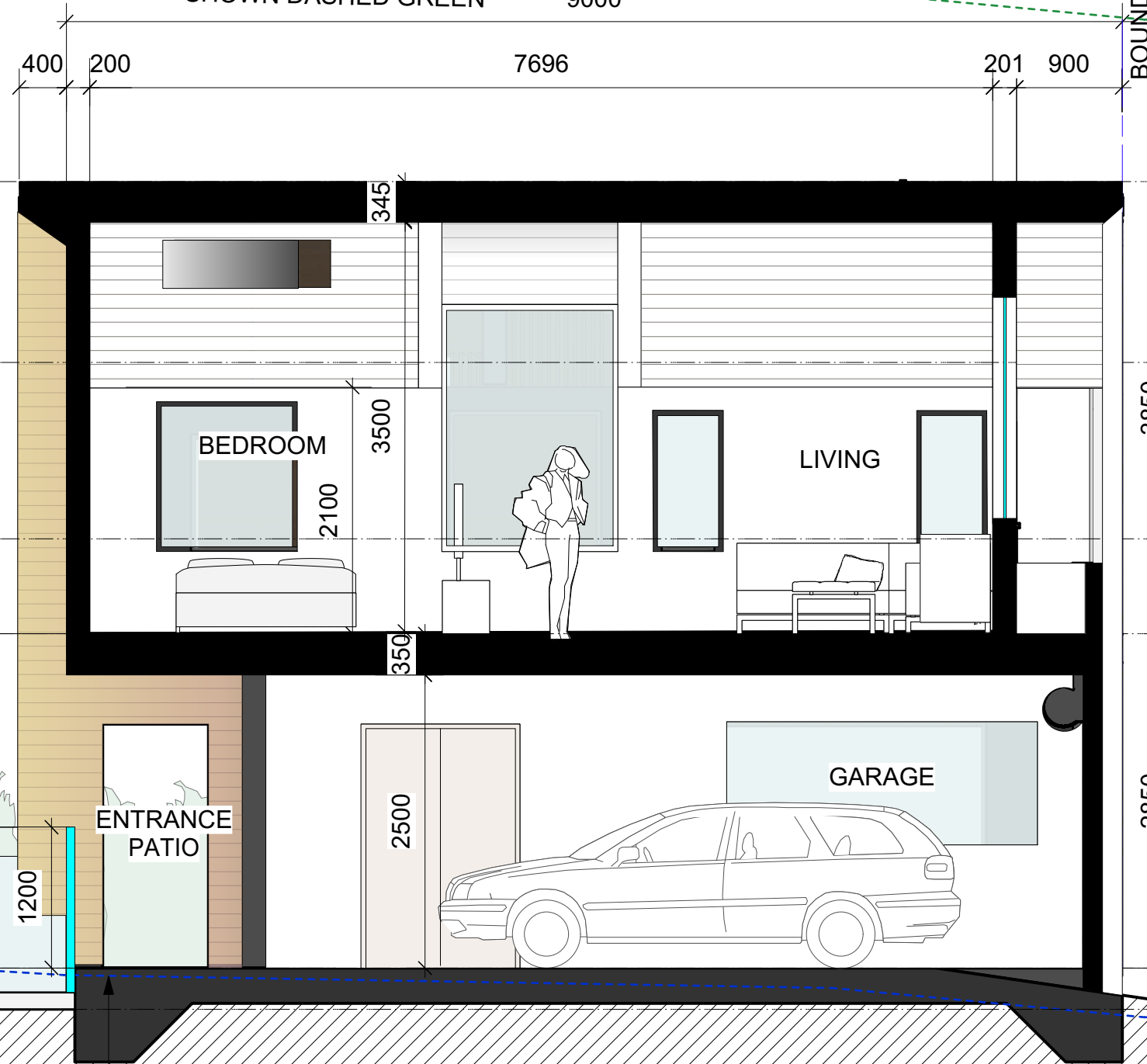
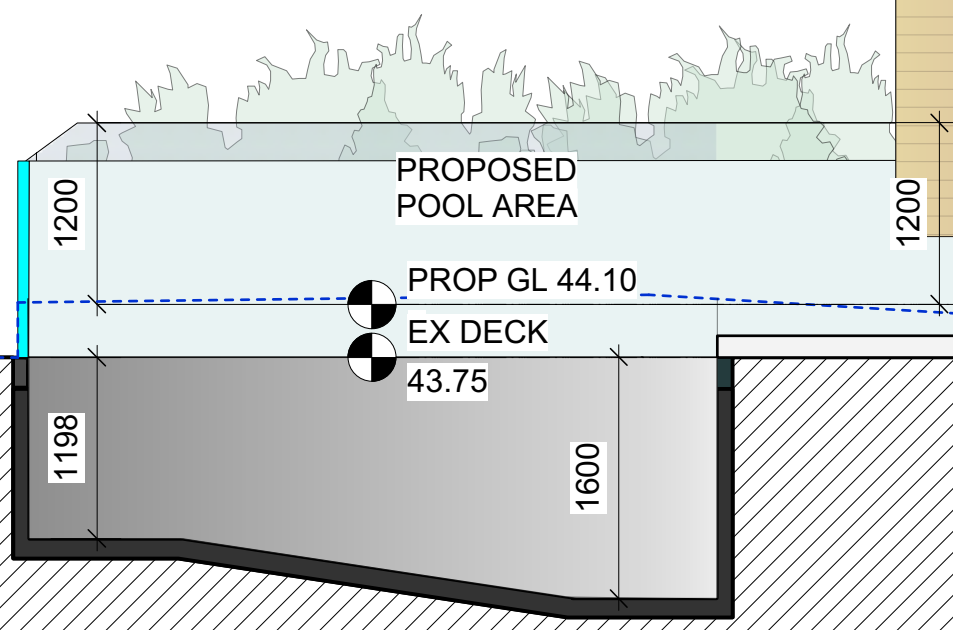
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MAXIMUM 8.5m BUILDING HEIGHT LINE SHOWN DASHED GREEN 9000

- PROP RIDGE 50.80
- PROP TOG 49.20
- EXISTING RIDGE 47.76
- PROP L2 46.95



NATURAL GROUNDLINE SHOWN DASHED BLUE

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PROJECT	68 BIRKLEY ROAD, MANLY - LOT A - DP334786		17001
CLIENT	MATT & GEORGI BATES		DATE # 28/08/19
DWG	SECTION AA		DWG # DA12
	SCALE @ A3	1:50	DRAWN AC
	CHKD AC	REVISION B	

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