

A  
D.P.323149

CLAD  
BUILDING  
METAL ROOF

BRICK & CLAD  
BUILDING  
METAL ROOF

1  
D.P.197730

**TITLE INDICATES THAT LOT 1 IN D.P.731649 IS SUBJECT TO:**

- RESERVATIONS AND CONDITIONS IN THE CROWN GRANT(S)
- BK 2925 NO 388 EASEMENT TO DRAIN WATER 1.829 WIDE AFFECTING THE PART OF THE LAND ABOVE DESCRIBED SHOWN SO BURDENED IN THE TITLE DIAGRAM
- LIMITED TITLE, LIMITATION PURSUANT TO SECTION 28(14) OF THE REAL PROPERTY ACT, 1900. THE BOUNDARIES OF THE LAND COMPRISED HEREIN HAVE NOT BEEN INVESTIGATED BY THE REGISTRAR GENERAL.

**C.M.S. Surveyors  
Pty Limited**

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PO Box 483 Dee Why  
NSW 2099  
1/32 Campbell Avenue,  
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Telephone: (02) 9971 4802  
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**EXISTING FLOOR SPACE RATIO**

LOWER GROUND FLOOR = 36.2m<sup>2</sup>  
GROUND FLOOR = 112.1m<sup>2</sup>  
FIRST FLOOR = 116.2m<sup>2</sup>  
FLOOR SPACE RATIO = 0.76:1

ALLOWABLE FLOOR SPACE RATIO = 0.60:1

NO ALTERATIONS PROPOSED TO FLOOR AREAS

0 20 40 60 80 100  
200mm  
1:1

## SITE PLAN / SITE ANALYSIS PLAN

No.24-26  
3 STOREY  
BRICK UNITS  
TILE ROOF

S.P.12968

EXISTING TWO STOREY  
RESIDENCE  
No. 28  
LOT 1 DP731649  
SITE AREA=348.4sqm

No.30  
BRICK HOUSE  
TILE ROOF



northern  
beaches  
council

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

**DA2019/1518**

**SYMBOL LEGEND**

- NEIGHBOURING  
PRIVATE OPEN SPACE
- PREVAILING WINDS
- VIEWS
- NOISE SOURCE

SPECIFICATION  
-CONFIRM ALL DIMENSIONS, SERVICES AND LEVELS ON SITE PRIOR TO STARTING WORK.  
-ALL BUILDING WORKS SHALL COMPLY WITH THE BUILDING CODE OF AUSTRALIA, THE RELEVANT AUSTRALIAN STANDARDS AND THE LOCAL GOVERNMENT AUTHORITY.  
-THE BUILDER IS TO CLEAR THE BUILDING SITE, REMOVE ALL RUBBISH, GRASSES AND SURFACE TOP SOIL PRIOR TO BULK EXCAVATION AND LEVELLING OF THE BUILDING PLATFORM.  
-SLABS AND FOOTING SHALL BE CAPABLE OF CARRYING ALL DEAD AND LIVE LOADS SUPERIMPOSED THERE ON. ALL CONCRETE WORK TO COMPLY WITH THE PROVISIONS OF AS3600 AND ALL RESPECTIVE SAA CODES AND AS DETAILED ON THE STRUCTURAL ENGINEERING DRAWINGS  
-ALL BRICKWORK TO BE ACCURATELY BONDED AND CARRIED UP TRUE AND PLUMB IN LEVEL COURSES TO THE VARIOUS HEIGHTS AND THICKNESSES SHOWN ON THE FLOOR PLANS AND ELEVATIONS AND TO COMPLY WITH AUSTRALIAN STANDARDS AS1225, AS1364 AND AS1653. MORTARS TO CONSIST OF FRESH PORTLAND CEMENT, HYDRATED LIME OR LIME PUTTY AND LEAN SHARP SAND, NOMINALLY PROPORTIONED BY VOLUME AND MIXED WITH FRESH CLEAN WATER AT TIME OF USE. THE SHADE UN UNIFORMITY OF COLOUR ON THE MORTARS SHALL BE CONSISTANT THROUGHOUT THE WHOLE JOB.  
-ALL PLUMBING WORK TO BE PERFORMED IN ACCORDANCE WITH RULES AND REQUIREMENTS OF THE AUTHORITY CONCERNED.  
-THE ELECTRICAL INSTALLATION SHALL BE CARRIED OUT BY A LICENSED ELECTRICIAN IN ACCORDANCE WITH THE REQUIREMENTS OF THE LOCAL ELECTRICAL AUTHORITY AND THE CURRENT WIRING CODES. THE INSTALLATION IS TO SATISFY ANY TEST REQUIRED BY THE SUPPLY AUTHORITY ON COMPLETION.  
-ALL PAINT, ENAMEL, VARNISH ETC TO BE OF THE BEST QUALITY APPROVED BRANDS BROUGHT ONTO THE JOB IN UNOPENED CONTAINERS AND APPLIED STRICTLY ACCORDING TO MANUFACTURERS SPECIFICATIONS.  
-THE DRAINER IS TO PROVIDE A SEWERED DRAINAGE SYSTEM FROM ALL WASTES AND FITTINGS AND CONNECT TO THE EXISTING SEWER DISPOSAL LINE, ALL IN ACCORDANCE WITH THE RULES AND REQUIREMENTS OF THE AUTHORITY FOR WATER SUPPLY AND SEWERAGE. PROVIDE MINIMUM ONE GULLY OUTSIDE THE BUILDING. THE AUTHORITIES APPROVAL TO BE OBTAINED AT COMPLETION OF THE WORK. LAY STORMWATER DRAINS FROM ALL DISCHARGE POINTS TO CONNECT INTO THE EXISTING STORMWATER SYSTEM.  
-BOUNDARY FENCING TO BE UPGRADED AS NECESSARY AND ALL POOL FENCING TO COMPLY WITH THE NSW SWIMMING POOL ACT 1992, AS1926.1-2012 SAFETY BARRIERS FOR SWIMMING POOLS AND AS1926.2-LOCATION OF SAFETY BARRIERS FOR SWIMMING POOLS.  
-THIS POOL IS NOT DESIGNED FOR DIVING.  
-THE BUILDING IS TO BE COMPLETED IN EVERY TRADESMAN LIKE MANNER THE BUILDING IN ALL RESPECT TO BE LEFT CLEAN AND FIT FOR OCCUPATION. ALL SURPLUS MATERIALS ARE TO BE REMOVED BY THE BUILDER.  
-EL = EXISTING LEVEL  
-FL = FLOOR LEVEL  
-RL = REDUCED LEVEL  
-+ RL = EXISTING LEVEL

**RIGHT ANGLE DESIGN  
& DRAFTING PTY LTD**



ROBYN GOOD  
HORTICULTURE CERT II  
ASSOC. DIPLOMA STRUCTURAL ENGINEERING  
NCC ARCHITECTURAL DRAFTING  
P.O.Box 1049 SURRY HILLS 2010  
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ABN: 70 150 745 556

**REVISIONS:**

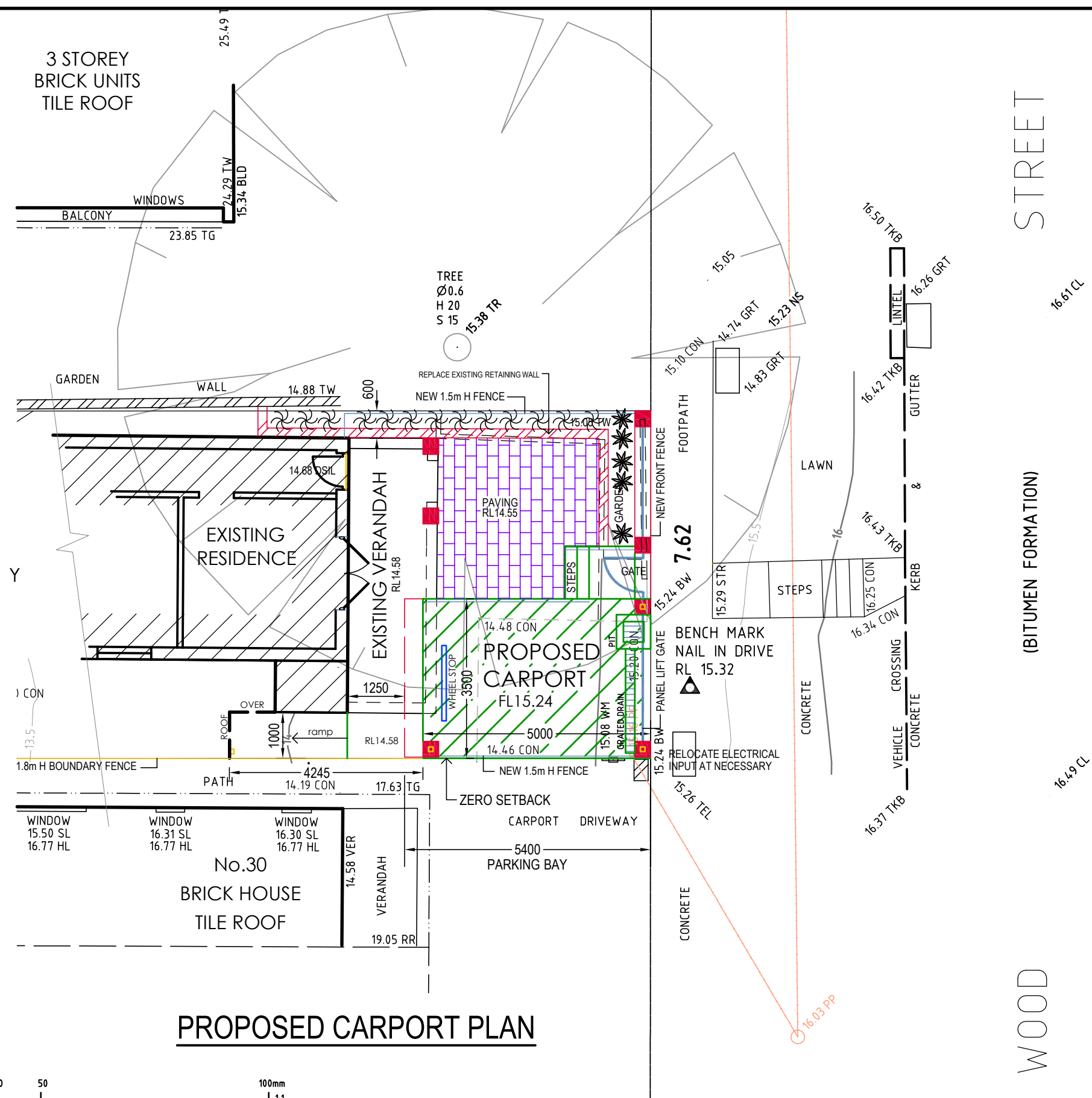
DA -17.12.19 - ISSUED FOR DEVELOPMENT APPLICATION

PROPOSED CARPORT  
SOPHIE PARKINSON  
LOT 1 DP731649  
No. 28 WOOD STREET  
MANLY

DWG NAME

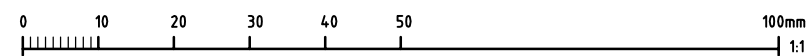
SITE PLAN / SITE ANALYSIS PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 19	1:200	RADD15007	A1



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

**DA2019/1518**



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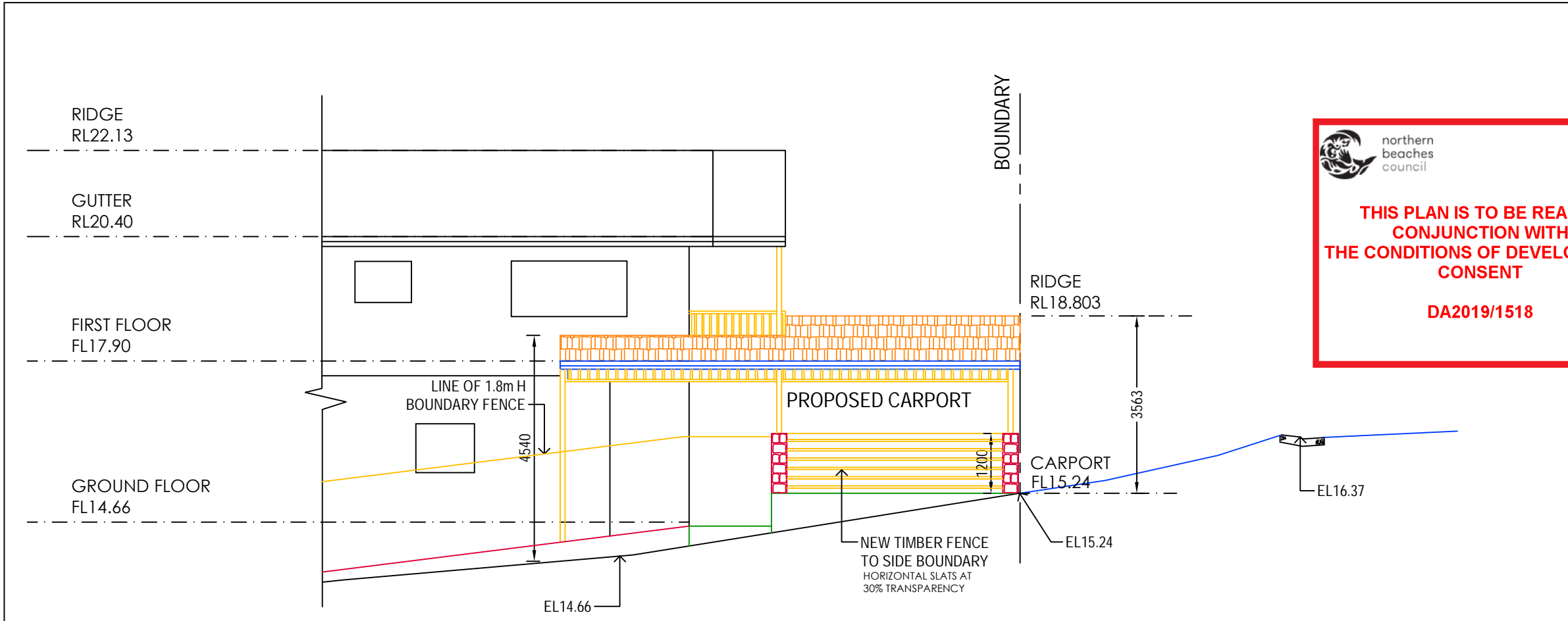
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**REVISIONS:**

A 27.11.19 - ROOF LINE REVISED  
DA -17.12.19 - ISSUED FOR DEVELOPMENT APPLICATION

**PROPOSED CARPORT**  
**SOPHIE PARKINSON**  
**LOT 1 DP731649**  
**No. 28 WOOD STREET**  
**MANLY**

DWG NAME			
PLAN AT FRONT YARD			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 19	1:100	RADD16072	A2

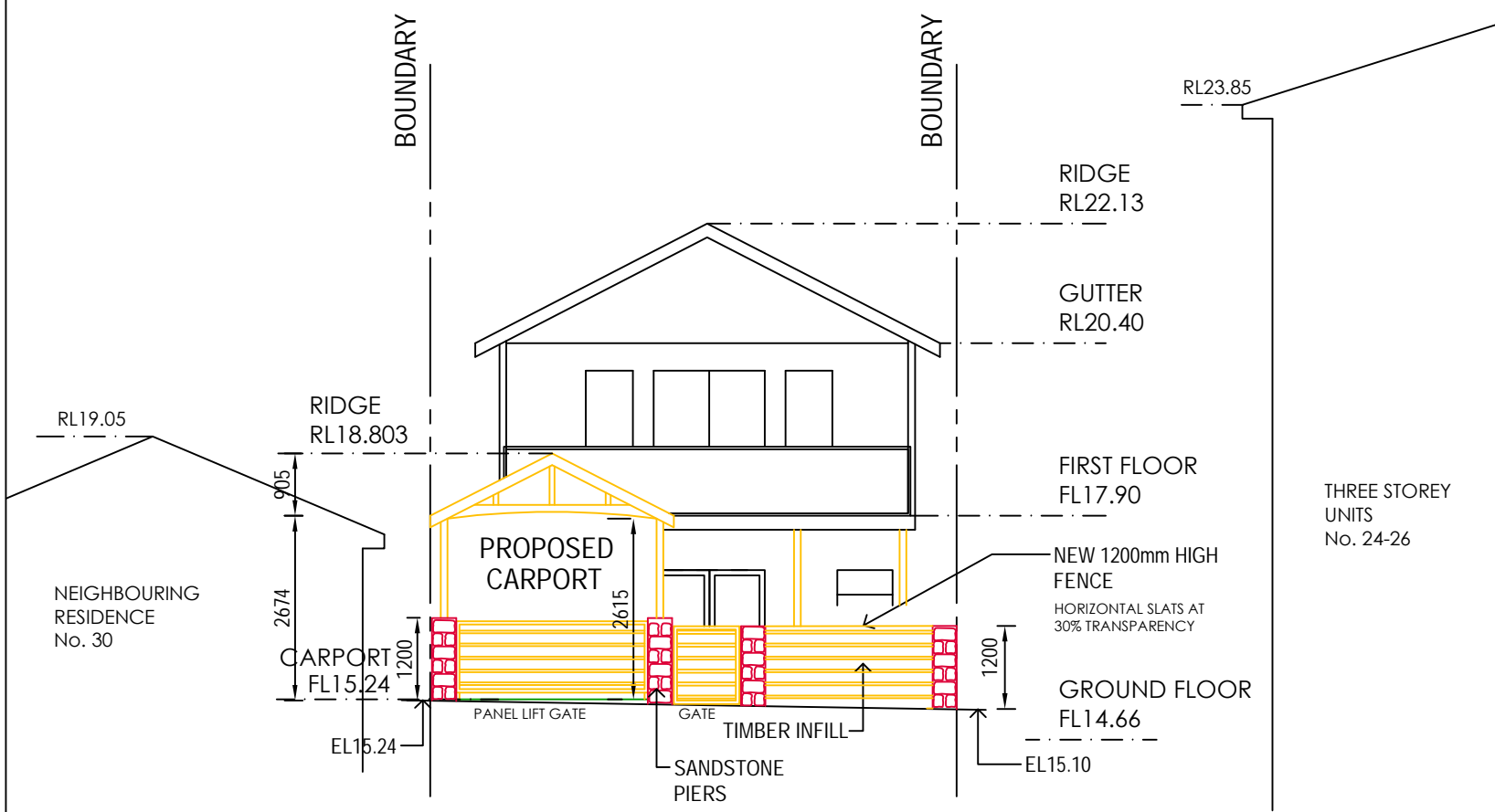


 northern  
beaches  
council

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**DA2019/1518**

**SOUTH EAST ELEVATION**



**NORTH EAST ELEVATION**

A -11.03.20 - FENCING REVISED  
DA -17.12.19 - ISSUED FOR DEVELOPMENT APPLICATION

 **RIGHT ANGLE DESIGN  
& DRAFTING PTY LTD**

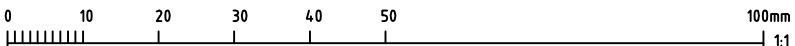
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**PROPOSED CARPORT**  
**SOPHIE PARKINSON**  
**LOT 1 DP731649**  
**No. 28 WOOD STREET**  
**MANLY**

DWG NAME  
**SOUTH EAST AND NORTH EAST ELEVATIONS**

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 19	1:100	RADD15007	A3 <sup>A</sup>



RIDGE  
RL18.803

BOUNDARY

EL15.10

PROPOSED  
CARPORT

NEW TIMBER FENCE  
TO SIDE BOUNDARY  
HORIZONTAL SLATS AT  
30% TRANSPARENCY

EXISTING  
RESIDENCE

RIDGE  
RL22.13

GUTTER  
RL20.40

FIRST FLOOR  
FL17.90

GROUND FLOOR  
FL14.66



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**DA2019/1518**

## NORTH WEST ELEVATION

RL22.65

RIDGE  
RL22.13

GUTTER  
RL20.40

FIRST FLOOR  
FL17.90

GROUND FLOOR  
FL14.66

LOWER  
GROUND FLOOR  
FL12.05

BOUNDARY

BOUNDARY

NEW CARPORT BEYOND

RIDGE  
RL18.803

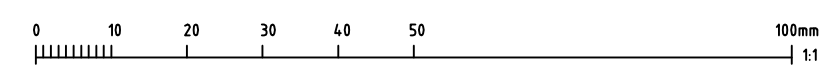
RL19.00

NEIGHBOURING  
RESIDENCE  
No. 30

CARPORT  
FL15.24

THREE STOREY  
UNITS  
No. 24-26

## SOUTH WEST ELEVATION



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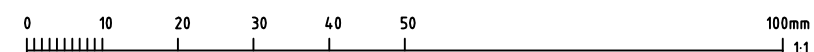
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PROPOSED CARPORT  
SOPHIE PARKINSON  
LOT 1 DP731649  
No. 28 WOOD STREET  
MANLY

DWG NAME  
NORTH WEST AND SOUTH WEST ELEVATIONS

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 19	1:100	RADD15007	A4 <sup>A</sup>



A-11.03.20 - FENCING REVISED  
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PROPOSED CARPORT  
SOPHIE PARKINSON  
LOT 1 DP731649  
No. 28 WOOD STREET  
MANLY

DWG NAME
SECTIONS

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 19	1:100	RADD15007	A5 <sup>A</sup>