

SITE ANALYSIS
1:100@A3

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

DA2019/0859

REV.	DATE	COMMENTS	DRWN
A	05/07/19	DEVELOPMENT APPLICATION	AL

NOTES

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Do not scale measure from drawings. Figured dimensions are to be used only.

The Builder/Contractor shall check and verify all levels and dimensions on site prior to commencement of any work, creation of shop drawings, or fabrication of components.

All errors and omissions are to be verified by the Builder/Contractor and referred to the designer prior to the commencement of works.

LEGEND

- EXISTING
- PROPOSED
- DEMOLISHED

CLIENT

Renee Hawkins

PROJECT ADDRESS

82 BIRKLEY ROAD,
MANLY 2095

DRAWING NO.

DA01

DATE

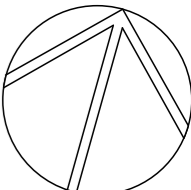
Wednesday, 7 August
2019

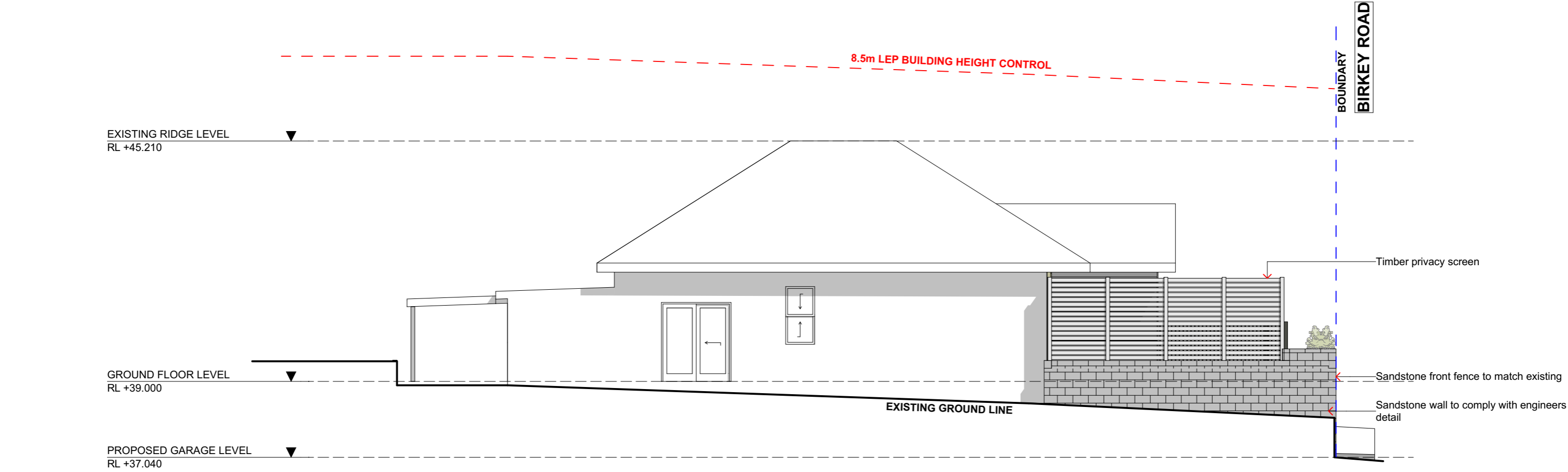
DRAWING NAME

SITE ANALYSIS

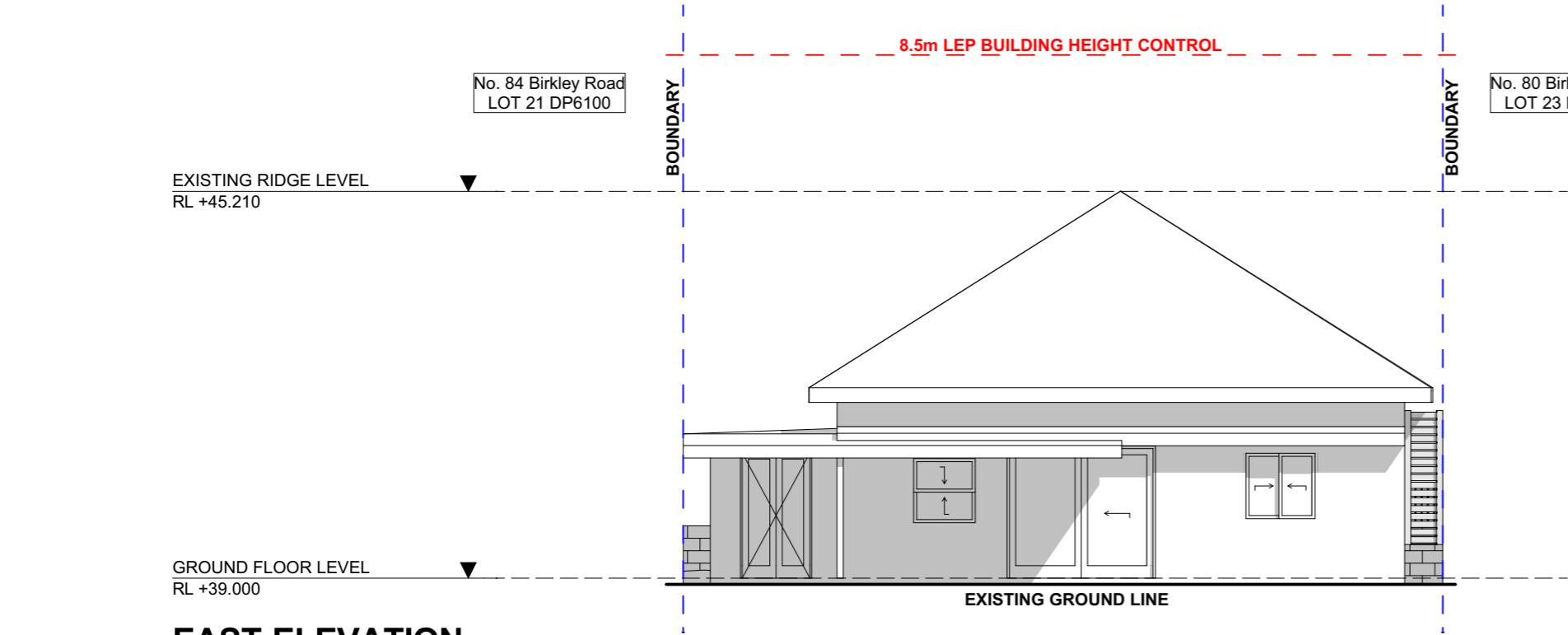
SCALE

1:100 @A3





NORTH ELEVATION
1:100@A3



EAST ELEVATION
1:100@A3

 northern
beaches
council

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CONSENT**











DA2019/0859



ACTION PLANS
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LEGEND	
	NEW FLOOR AREA
	NEW WET FLOOR AREA
	METAL ROOFING
	TILED ROOFING
	TIMBER
	CONCRETE
	BRICKWORK
	METAL
	EXISTING
	DEMOLISHED

CLIENT
Renee Hawkins

PROJECT ADDRESS
82 BIRKLEY ROAD,
MANLY 2095

DRAWING NO.
DA07

DATE
Wednesday, 7 August
2019

DRAWING NAME
NORTH / EAST ELEVATION

SCALE
1:100 @A3

EXISTING RIDGE LEVEL
RL +45.210

Sandstone front fence to match existing
GROUND FLOOR LEVEL
RL +39.000

PROPOSED GARAGE LEVEL
RL +37.040

BIRKEY ROAD
BOUNDARY

8.5m LEP BUILDING HEIGHT CONTROL

GROUND LINE

SOUTH ELEVATION

1:100@A3

EXISTING RIDGE LEVEL
RL +45.210

GROUND FLOOR LEVEL
RL +39.000

PROPOSED GARAGE LEVEL
RL +37.040

No. 84 Birkley Road
LOT 21 DP6100

BOUNDARY

8.5m LEP BUILDING HEIGHT CONTROL

No. 80 Birkley Road
LOT 23 DP6100

BOUNDARY

Privacy Screen

Steel balustrade to NCC standards

Masonry Wall to engineers detail

GROUND LINE

Existing footpath levels amended to suit new driveway and to comply with council standards

WEST ELEVATION

1:100@A3



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LEGEND

NEW FLOOR AREA
NEW WET FLOOR AREA
METAL ROOFING
TILED ROOFING
TIMBER

CONCRETE
BRICKWORK
METAL
EXISTING
DEMOLISHED

CLIENT

Renee Hawkins

PROJECT ADDRESS

82 BIRKLEY ROAD,
MANLY 2095

DRAWING NO.

DA08

DATE

Wednesday, 7 August
2019

DRAWING NAME

SOUTH / WEST ELEVATION

SCALE

1:100 @A3



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