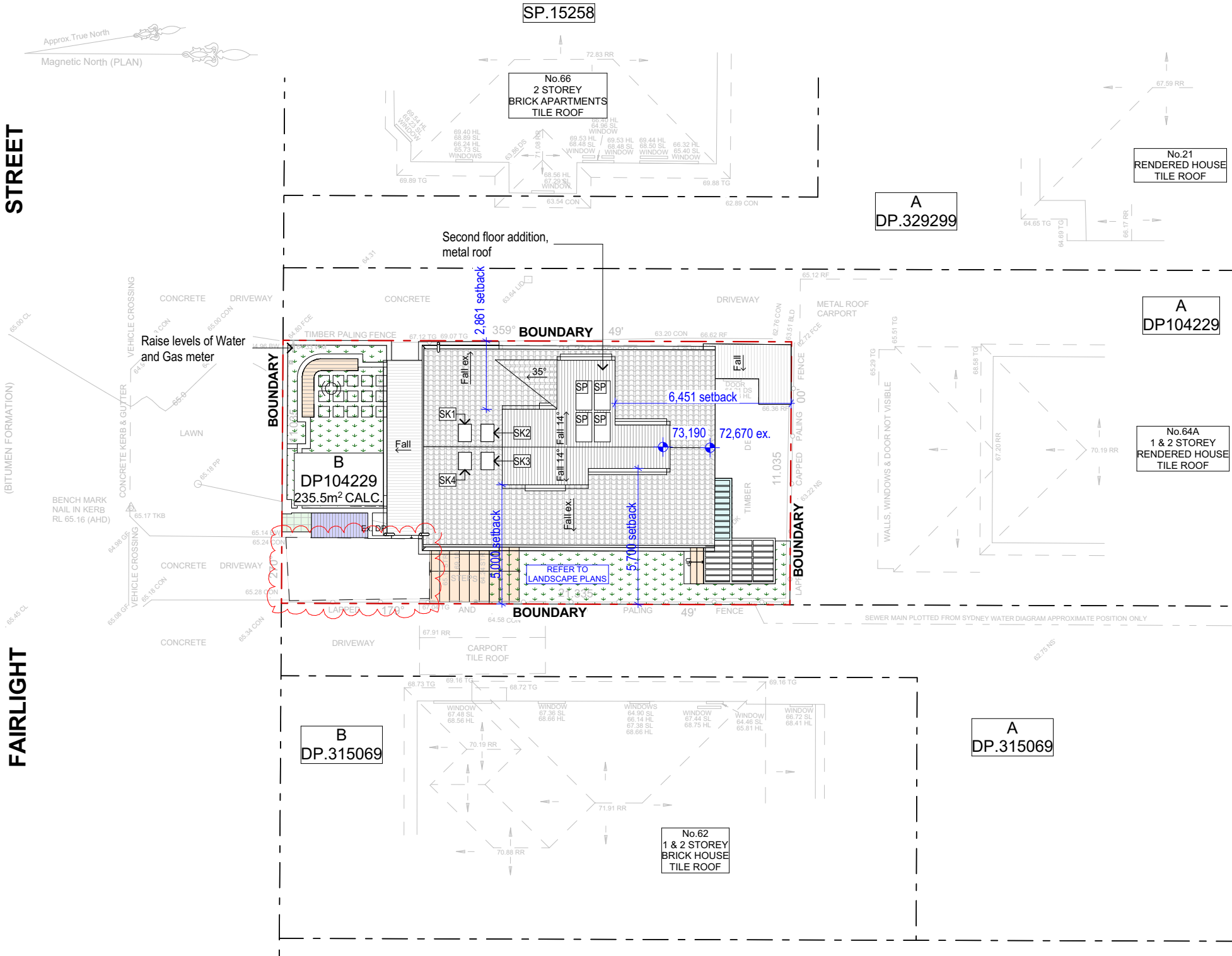


NOTES:
1. Connect new stormwater drainage to existing stormwater system to the street.
2. Displayed roof falls are approximate, verify on site.

LEGEND	
CB	COLORBOND ROOFING
SP	SOLAR PANEL

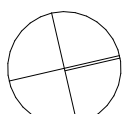


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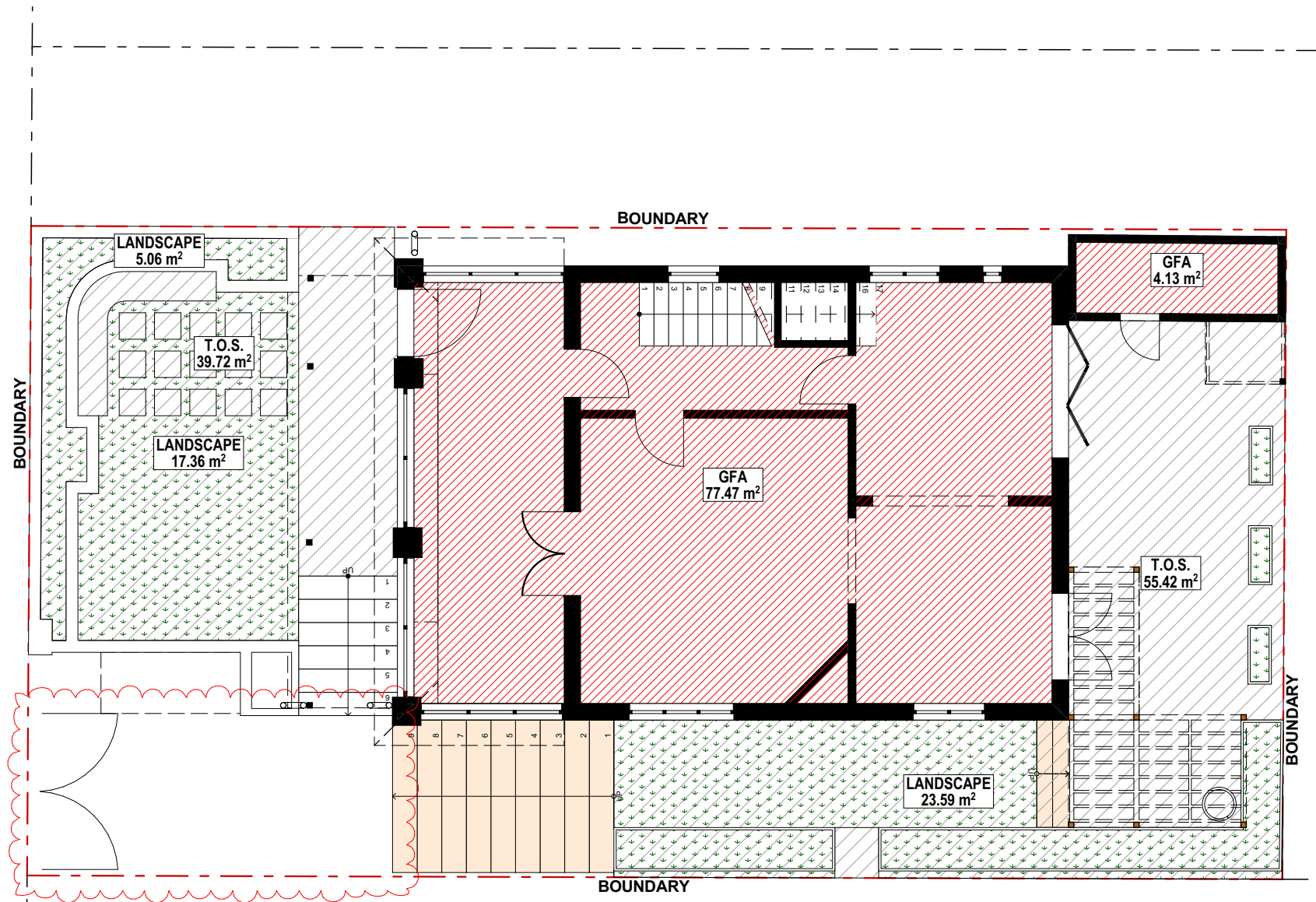
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SITE PLAN
1:200

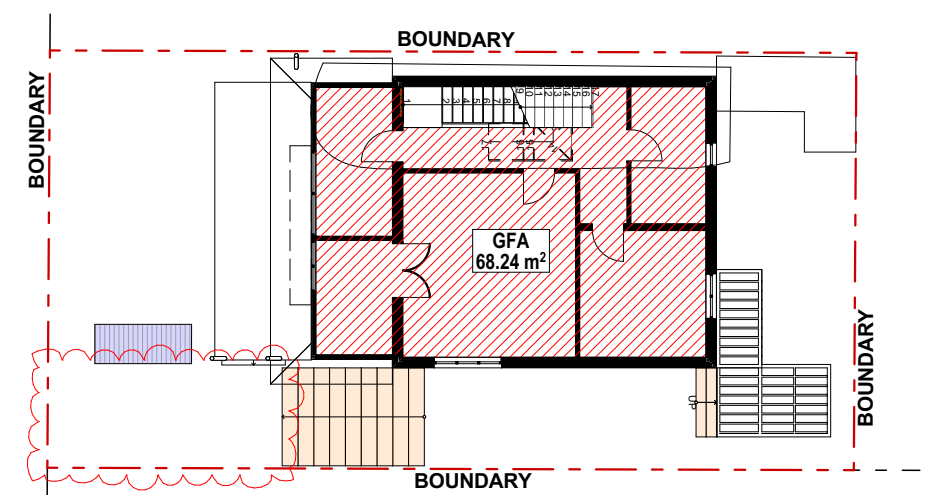
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		A	03.10.2019	DEVELOPMENT APPLICATION ISSUE			DRAWN: VAC	
		B	07.01.2019	FOR CLIENT APPROVAL			DATE: 16/12/2021	
		C	08.01.2020	REVISED DEVELOPMENT APPLICATION ISSUE			JOB NO: 1915	
		D	30.09.2021	AMMENDMENT: S455				
		E	15.12.2021	AMENDMENT: REMOVAL OF CARPORT & TILT-LIFT GATE				

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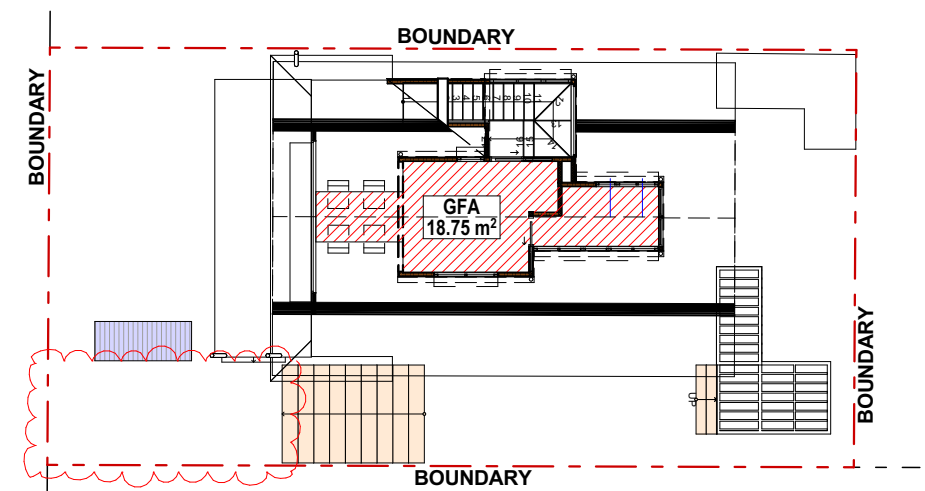
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AREA CALCULATIONS - GROUND FLOOR
1:100



AREA CALCULATIONS - FIRST FLOOR
1:200



AREA CALCULATIONS - SECOND FLOOR
1:200

OPEN SPACE AREA CALCULATIONS

SITE AREA = 235.5m²
AREA: OS3

TOTAL OPEN SPACE REQUIRED = 55% (129.53m²)
TOTAL OPEN SPACE PROPOSED = 40.1% (95.14m²)

LANDSCAPED AREA REQUIRED = 35% OF T.O.S. (34.59m²)
LANDSCAPED AREA PROPOSED = 49.27% (46.88m²)

MAX. OPEN SPACE ABOVE GROUND = 25% OF T.O.S. (24.71m²)
PROPOSED OPEN SPACE ABOVE GROUND = 0%

LEGEND

	GROSS FLOOR AREA
	TOTAL OPEN SPACE
	LANDSCAPED AREA

FLOOR SPACE RATIO

SITE AREA	= 235.5m ²
AREA FOR FSR PURPOSES*	= 250m ²
MAXIMUM FLOOR SPACE RATIO	= 0.6:1
GROUND FLOOR AREA	= 81.6m ²
FIRST FLOOR AREA	= 68.2m ²
TOTAL EXISTING FLOOR AREA	= 149.8m ²
	= 0.60:1 FSR
SECOND FLOOR AREA	= 18.8m ²
TOTAL PROPOSED FLOOR AREA	= 168.6m ²
	= 0.67:1 FSR

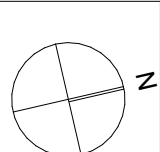


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***4.1.3.1 Exceptions to FSR for Undersized Lots**
Note: On existing sites in Residential LEP Zones (including E3 & E4) with a site area less than the minimum lot size required on the LEP Lot Size (LSZ) Map, Council may consider exceptions to the maximum FSR under LEP clause 4.6 when both the relevant LEP objectives and the provisions of this DCP are satisfied. See LEP clause 4.6(4)(a).

Area 'C' on the LEP LSZ map
Calculation of FSR based on 250 sqm lot size/ site area



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REV	DATE	DESCRIPTION
C	07.01.2019	FOR CLIENT APPROVAL
D	08.01.2020	REVISED DEVELOPMENT APPLICATION ISSUE
E	16.03.2021	AMENDMENTS TO DA - FOR CLIENT REVIEW
F	06.04.2021	CHANGES REQUESTED BY CLIENT
G	29.07.2021	CHANGES TO FRONT YARD REQUESTED BY CLIENT
H	02.08.2021	ADJUSTMENTS TO LANDSCAPE - FRONT YARD
I	30.09.2021	AMMENDMENT: S455
J	15.12.2021	AMENDMENT: REMOVAL OF CARPORT & TILT-LIFT GATE



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Nom. arch. Luisa Manfredini | NSW ARB 6666
admin@mmjarchitects.com.au

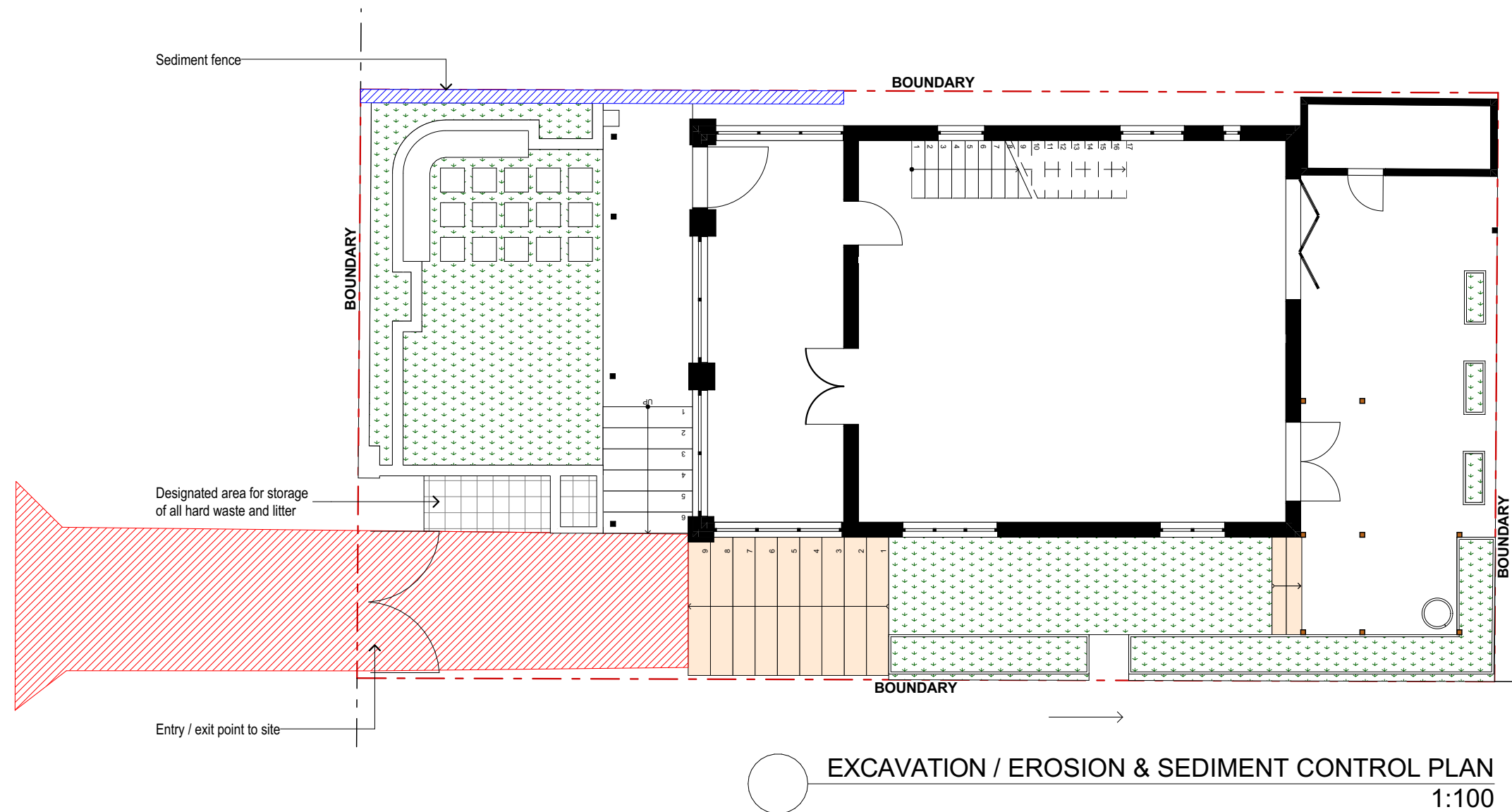
CLIENTS: LUCY SHEPHERD & IAN DONALDSON
PROJECT: ALTERATIONS AND ADDITIONS TO DETACHED DWELLING
64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094
TITLE: AREA CALCULATIONS

SCALE: 1:200, 1:100
DRAWN: VAC
DATE: 16/12/2021
JOB NO: 1915

DRAWING NO: DA03
ISSUE: J

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NOTES:

BUILDER TO RESTRICT VEHICLE MOVEMENTS TO THE DESIGNATED AREA.

BUILDER TO CLEAR ONLY THOSE AREAS THAT MUST BE DISTURBED DURING THE BUILDING WORKS.

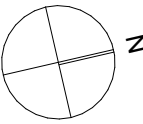
VEGETATION IS NOT TO BE DISTURBED DURING CONSTRUCTION.

INSTALL ONSITE WASTE RECEPTACLES, SUCH AS SKIPS OR BINS, AND WIND-PROOF LITTER RECEPTACLES.

INSTALL AND CONNECT NEW ROOF DOWNPIPES BEFORE THE FRAME INSPECTION.

LEGEND

-  SEDIMENT FENCE
-  VEGETATED AREA
-  DESIGNATED AREA FOR VEHICULAR MOVEMENT DURING CONSTRUCTION
-  STORAGE AREA
-  AREA TO BE EXCAVATED

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		A	03.10.2019	DEVELOPMENT APPLICATION ISSUE			DRAWN: VAC	
		B	08.01.2020	REVISED DEVELOPMENT APPLICATION ISSUE			DATE: 16/12/2021	
		C	30.09.2021	AMMENDMENT: S455			JOB NO: 1915	



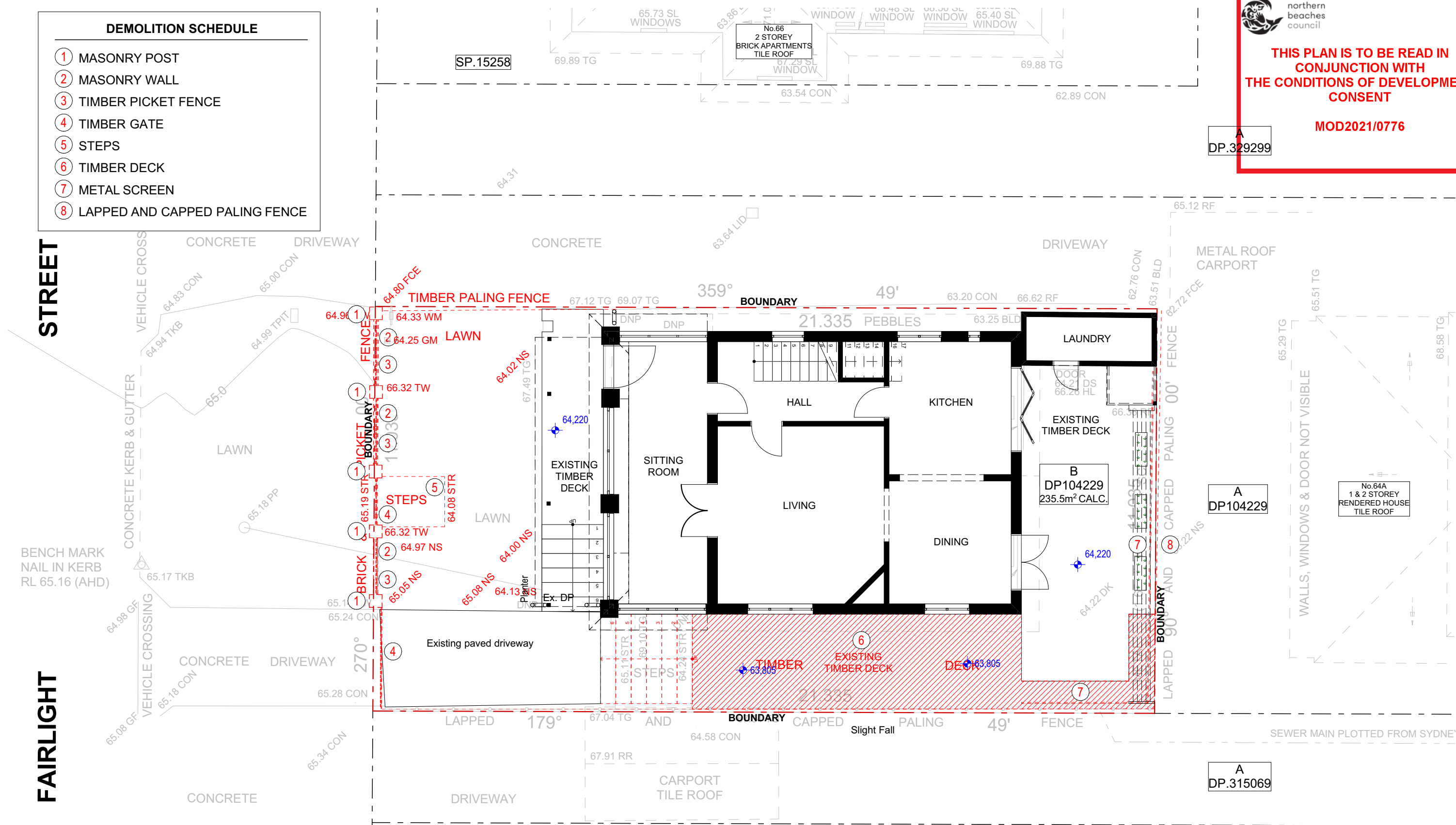
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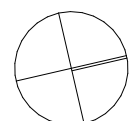
DEMOLITION SCHEDULE

- 1 MASONRY POST
- 2 MASONRY WALL
- 3 TIMBER PICKET FENCE
- 4 TIMBER GATE
- 5 STEPS
- 6 TIMBER DECK
- 7 METAL SCREEN
- 8 LAPPED AND CAPPED PALING FENCE



GROUND FLOOR - DEMOLITION PLAN

1:100



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A	03.10.2019	DEVELOPMENT APPLICATION ISSUE
B	08.01.2020	REVISED DEVELOPMENT APPLICATION ISSUE



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admin@mmjarchitects.com.au

CLIENTS:
LUCY SHEPHERD & IAN DONALDSON
PROJECT: ALTERATIONS AND ADDITIONS TO DETACHED DWELLING
64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094
TITLE:
DEMOLITION PLAN

SCALE: 1:100
DRAWN: VAC
DATE: 16/12/2021
JOB NO:
1915

DRAWING NO:
DA05
ISSUE:
B

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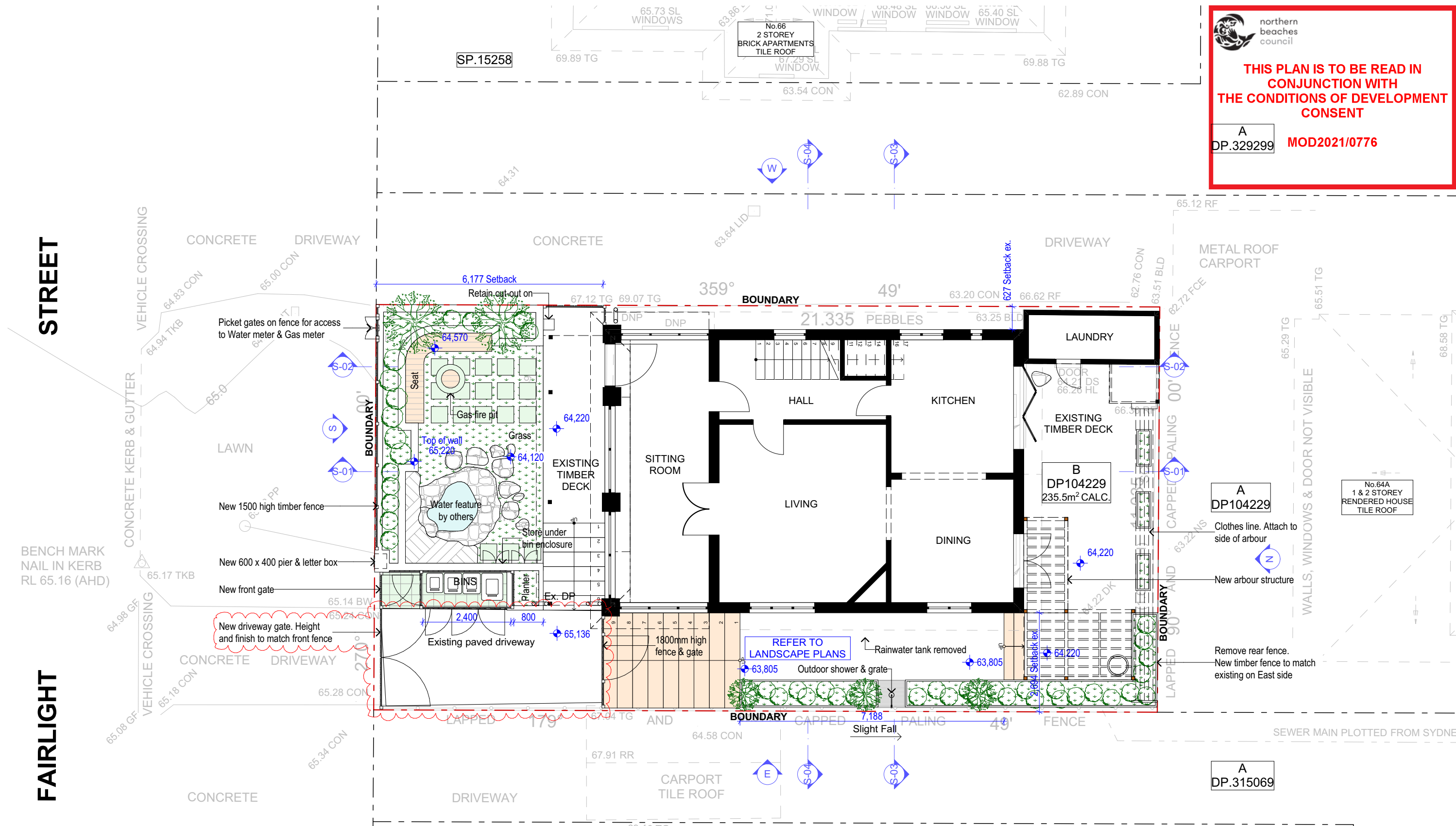
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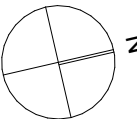
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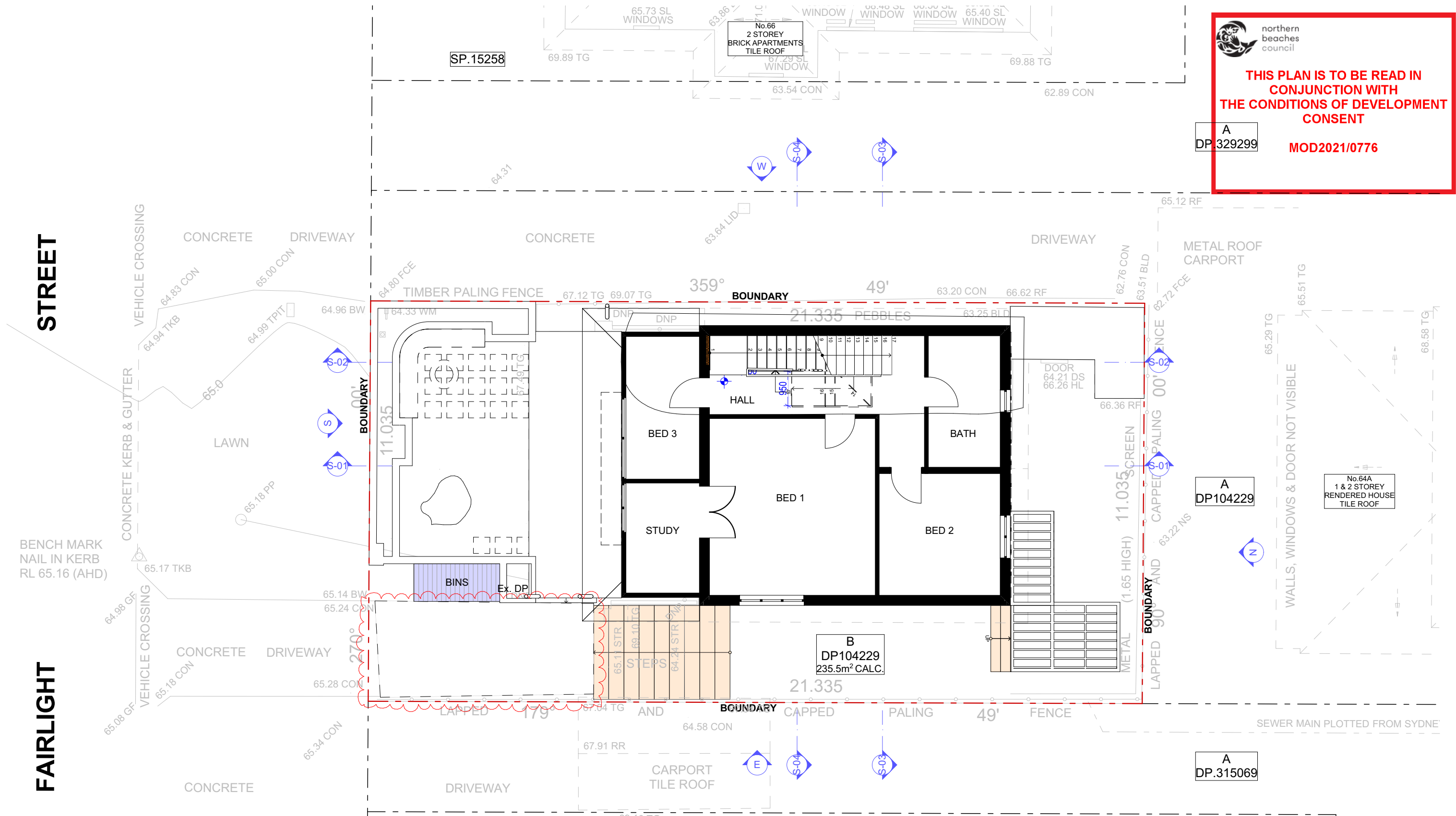
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		A	15.12.2021	AMENDMENT: REMOVAL OF CARPORT & TILT-LIFT GATE					



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A
DP 329299

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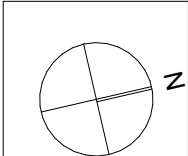
A
DP 104229

No. 64A
1 & 2 STOREY
RENDERED HOUSE
TILE ROOF

A
DP 315069

FIRST FLOOR PLAN

1:100



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A	03.10.2019	DEVELOPMENT APPLICATION ISSUE
B	18.12.2019	AMENDMENTS TO DA - ISSUE FOR CONSULTANT
C	08.01.2020	REVISED DEVELOPMENT APPLICATION ISSUE
D	30.09.2021	AMMENDMENT: S455
E	15.12.2021	AMMENDMENT: REMOVAL OF CARPORT & TILT-LIFT GATE



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Nom. arch. Luisa Manfredini | NSW ARB 6666
admin@mmjarchitects.com.au

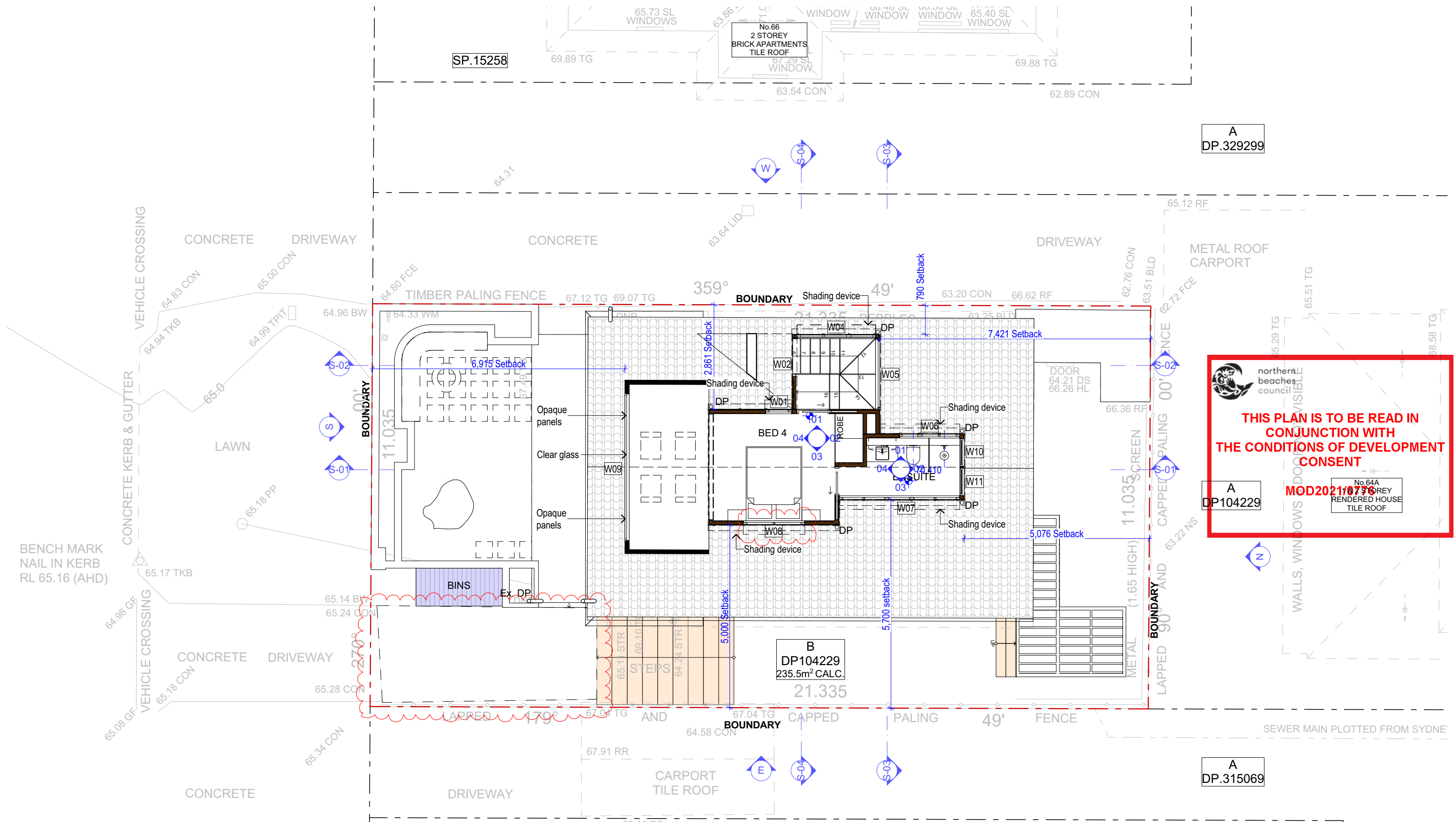
CLIENTS:
LUCY SHEPHERD & IAN DONALDSON
PROJECT: ALTERATIONS AND ADDITIONS TO DETACHED DWELLING
64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094
TITLE:
FIRST FLOOR PLAN

SCALE: 1:100
DRAWN: VAC
DATE: 16/12/2021
JOB NO:
1915

DRAWING NO:
DA07
ISSUE:
E

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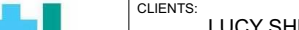
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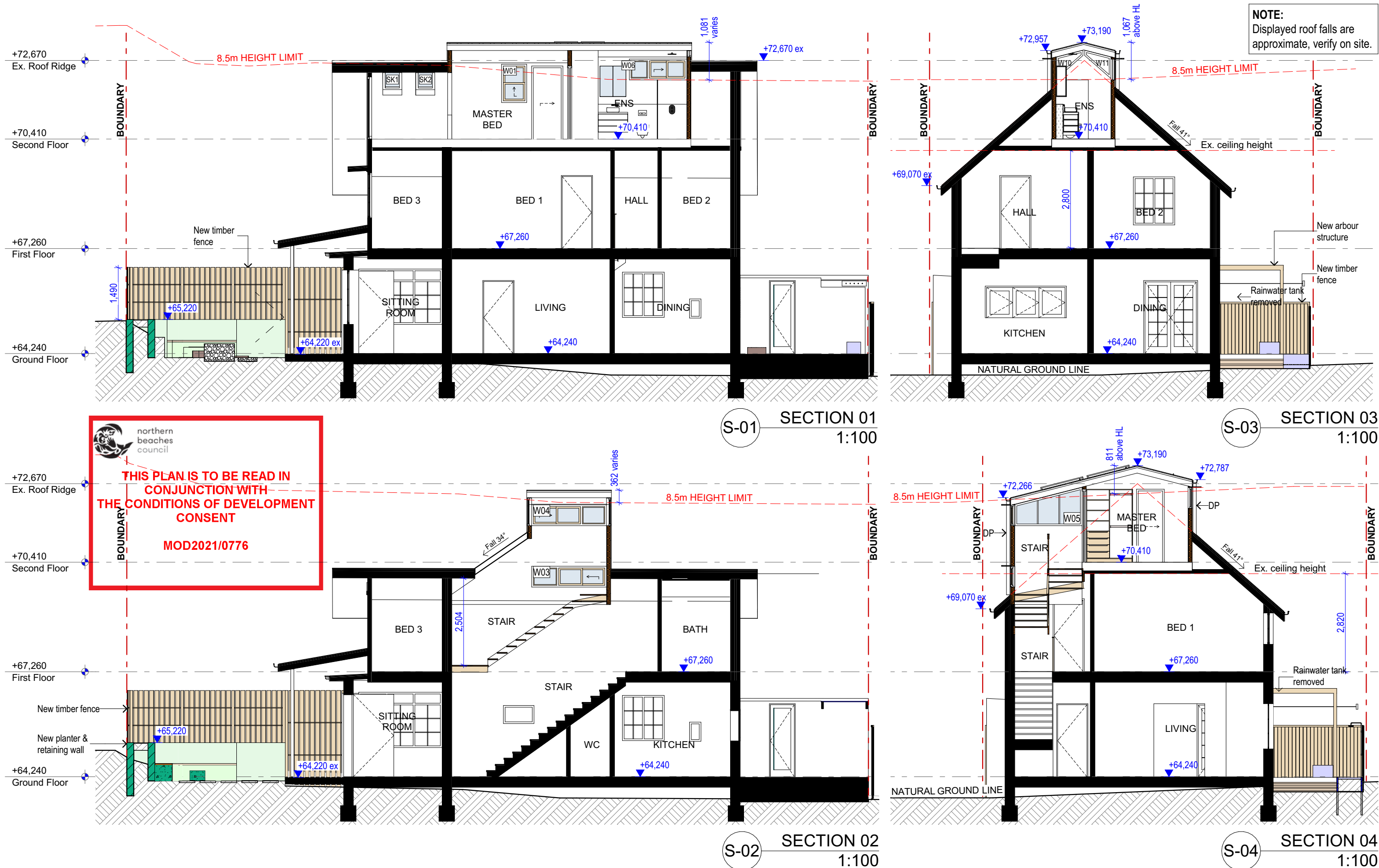
DP.329299

DP.315069

SECOND FLOOR PLAN
1:100

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	REV	DATE	DESCRIPTION							DRAWN: VAC		
	A	03.10.2019	DEVELOPMENT APPLICATION ISSUE							DATE: 16/12/2021		
	B	18.12.2019	AMENDMENTS TO DA - ISSUE FOR CONSULTANT							JOB NO: 1915		
	C	07.01.2019	FOR CLIENT APPROVAL									
	D	08.01.2020	REVISED DEVELOPMENT APPLICATION ISSUE									
	E	30.09.2021	AMMENDMENT: S455									
	F	30/11/2021	WINDOW AMMENDMENT: S455									
G	02.12.2021	WINDOW AMMENDMENT: S455										
H	15.12.2021	AMENDMENT: REMOVAL OF CARPORT & TILT-LIFT GATE										

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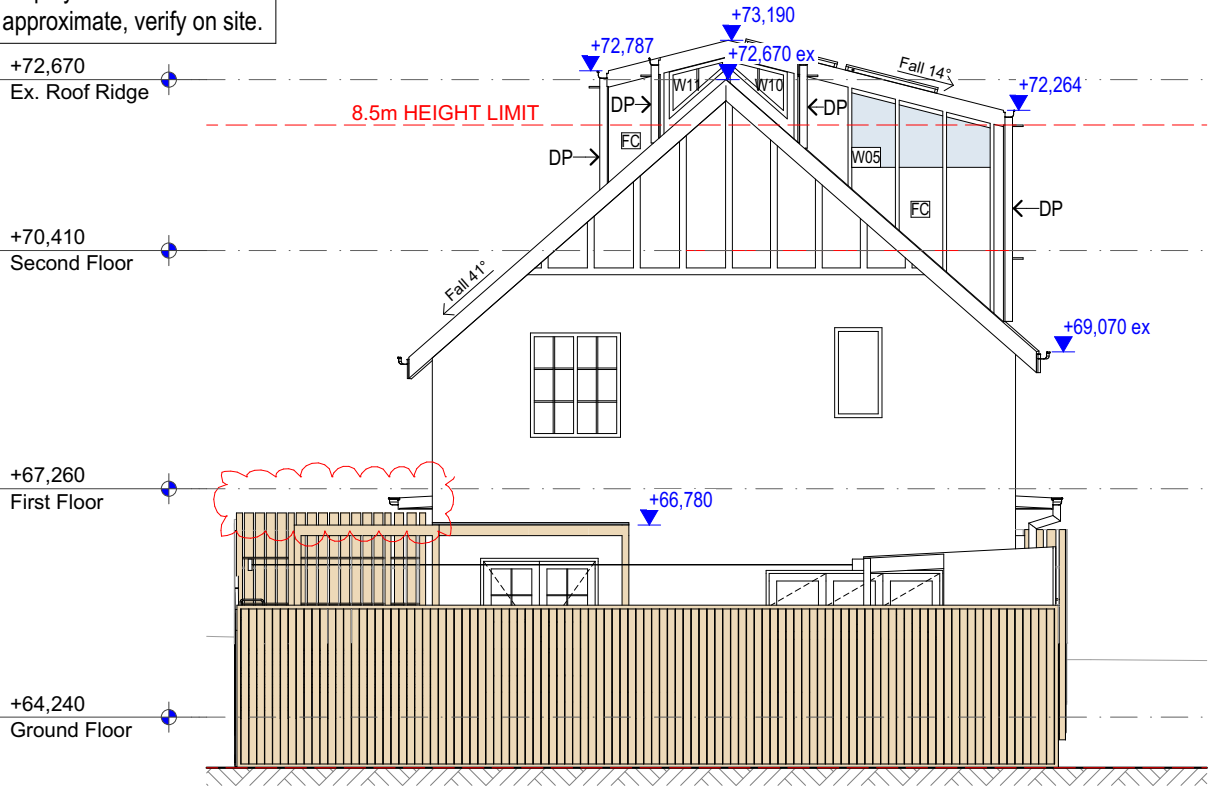
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	E	30/11/2021	WINDOW AMMENDMENT: S455
	F	02.12.2021	WINDOW AMMENDMENT: S455
	G	15.12.2021	AMMENDMENT: REMOVAL OF CARPORT & TILT-LIFT GATE
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CLIENTS: LUCY SHEPHERD & IAN DONALDSON PROJECT: ALTERATIONS AND ADDITIONS TO DETACHED DWELLING 64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094 TITLE: SECTIONS			
SCALE: 1:100 DRAWN: VAC DATE: 16/12/2021 JOB NO: 1915			
DRAWING NO: DA09 ISSUE: G			

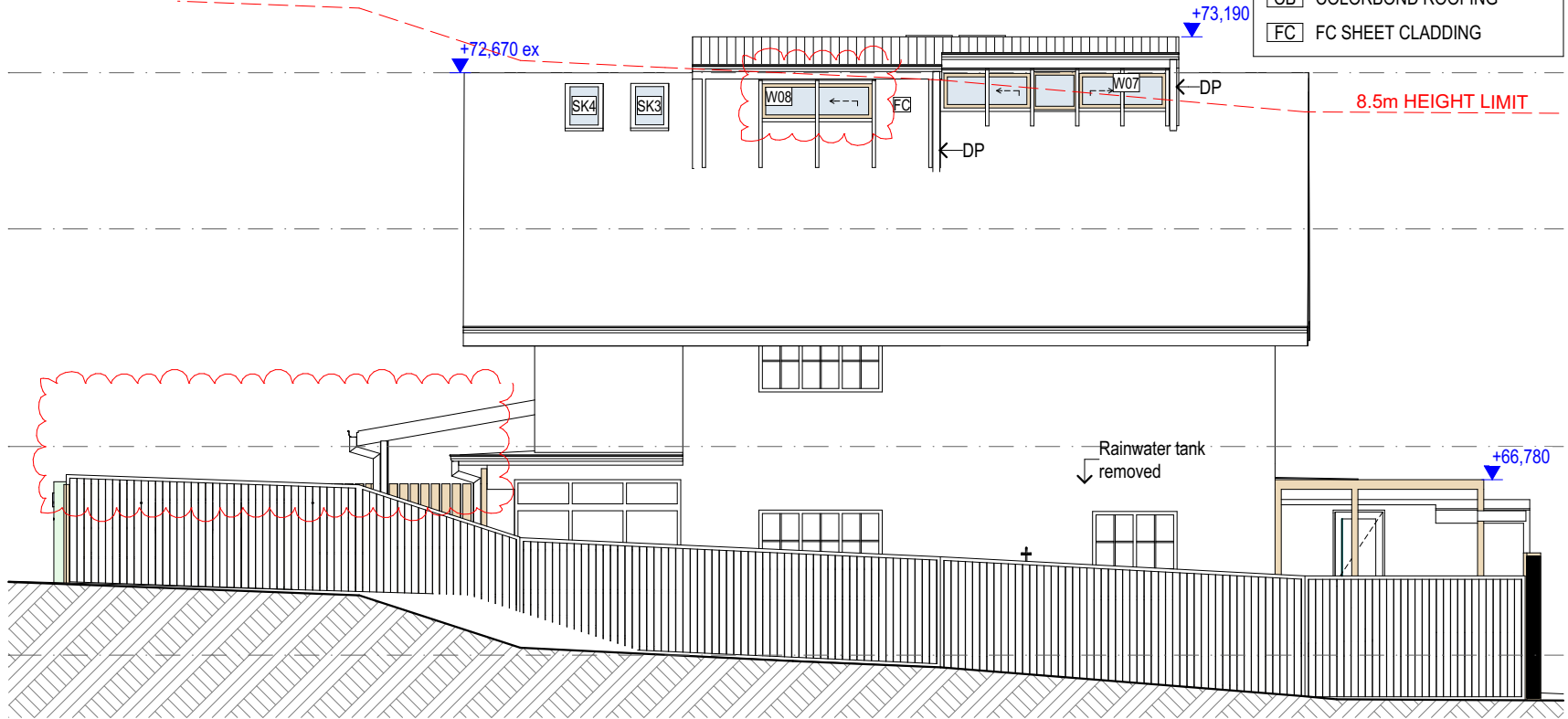
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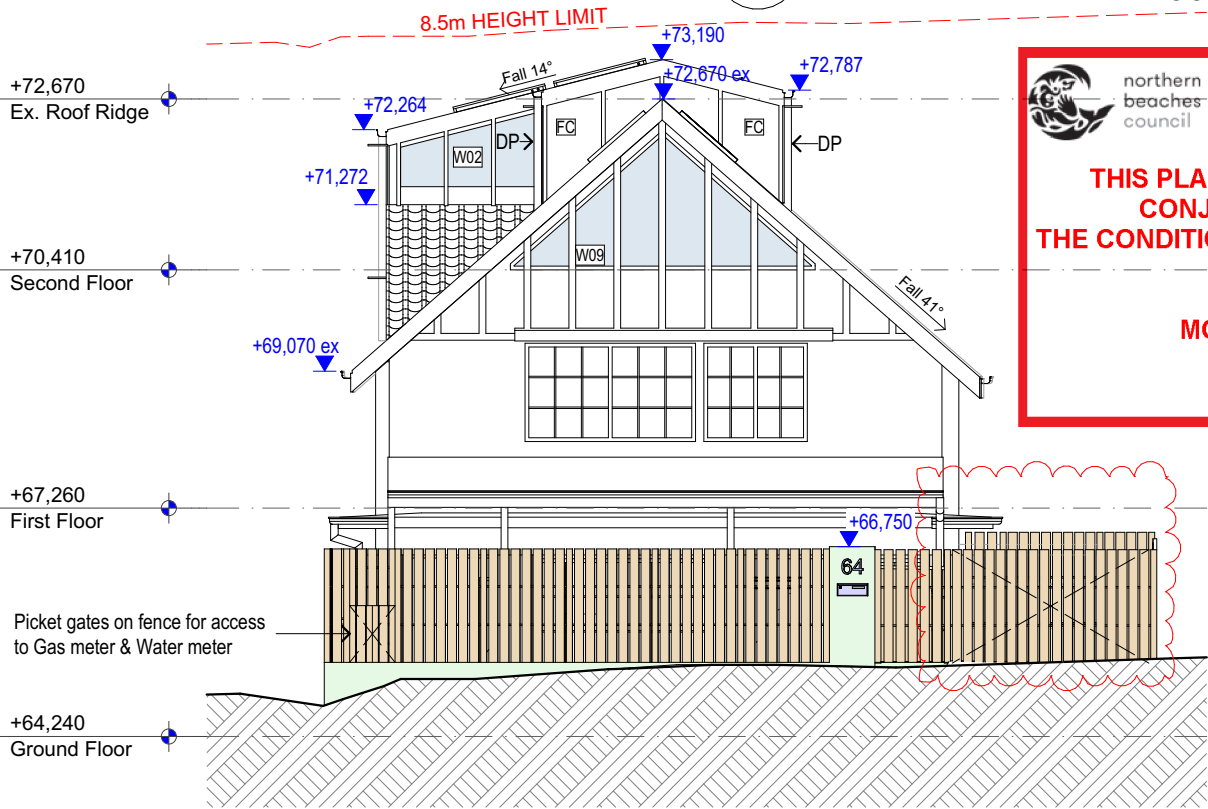
NOTE:
Displayed roof falls are
approximate, verify on site.



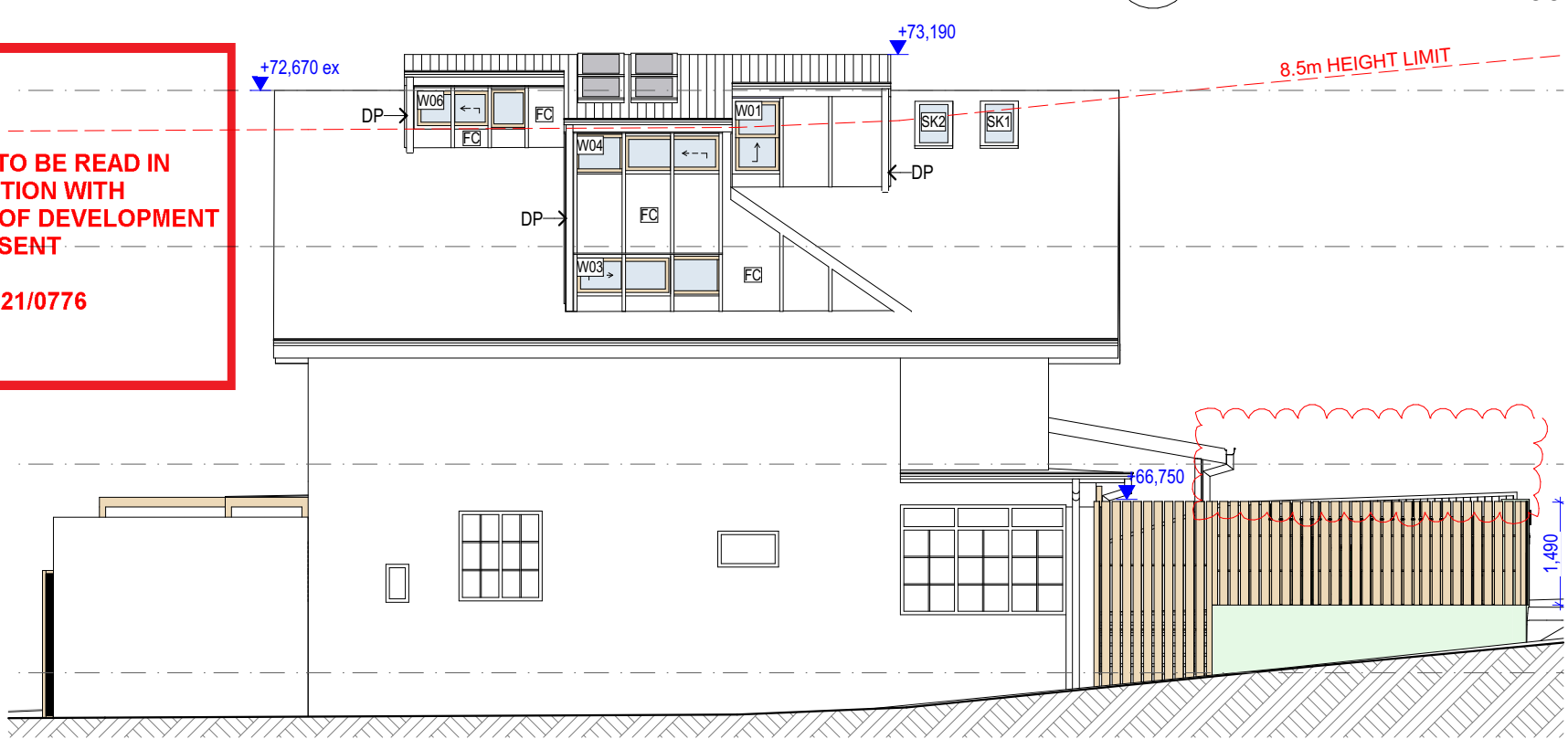
N NORTH ELEVATION
1:100



E EAST ELEVATION
1:100



S SOUTH ELEVATION
1:100



W WEST ELEVATION
1:100

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	I	30/11/2021	WINDOW AMMENDMENT: S455
	J	02.12.2021	WINDOW AMMENDMENT: S455
	K	15.12.2021	AMMENDMENT: REMOVAL OF CARPORT & TILT-LIFT GATE
 SUITE 1, 36-42 SYDNEY RD, MANLY NSW 2095 Nom. arch. Luisa Manfredini NSW ARB 6666 admin@mmjarchitects.com.au			
CLIENTS: LUCY SHEPHERD & IAN DONALDSON PROJECT: ALTERATIONS AND ADDITIONS TO DETACHED DWELLING 64 FAIRLIGHT STREET, FAIRLIGHT NSW 2094 TITLE: ELEVATIONS			
SCALE: 1:100 DRAWN: VAC DATE: 16/12/2021 JOB NO: 1915			
DRAWING NO: DA10 ISSUE: K			



8, 21 Sydney Rd
Manly NSW 2095
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e: admin@mmjarchitects.com.au

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Northern Beaches Council Development Application **Revision– Section 4.5.5 1A**
Schedule of exterior finishes and colours

Additions and alterations to existing residence at:
64 Fairlight Street Fairlight

~~September 25, 2021~~ **December 16th 2021**



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ELEMENT	SUBSTRATE	COLOUR	SWATCH
ROOF	Colorbond	Surfmist	
GUTTERS AND DOWNPIPES	Colorbond	To match existing	
FENCE/ GATE/CARPORT GATE	Timber paling	White	
POOL FENCE	Glass balustrade	To be advised	DELETED
DECK— POOL AREA	Timber	To be advised	DELETED
EXTERNAL SEATING & FIRE PIT	Pebbles & Timber	To be advised	
WALL FINISH	Timber vertical cladding	Pale grey	

WINDOW FRAMES	Timber	White – to match existing	
WALL FINISH	Cement render	To be advised	
CARPORT ROOF	Terracotta Tile	To match existing	DELETED
WATER FEATURE	Pebble	To be advised	



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