

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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EXISTING FLOOR SPACE RATIO

LOWER GROUND FLOOR = 36.2m²
GROUND FLOOR = 112.1m²
FIRST FLOOR = 116.2m²
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

REVISIONS:

DA -17.12.19 - ISSUED FOR DEVELOPMENT APPLICATION

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

DWG NAME

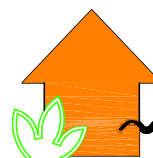
SITE PLAN / SITE ANALYSIS PLAN

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

- 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

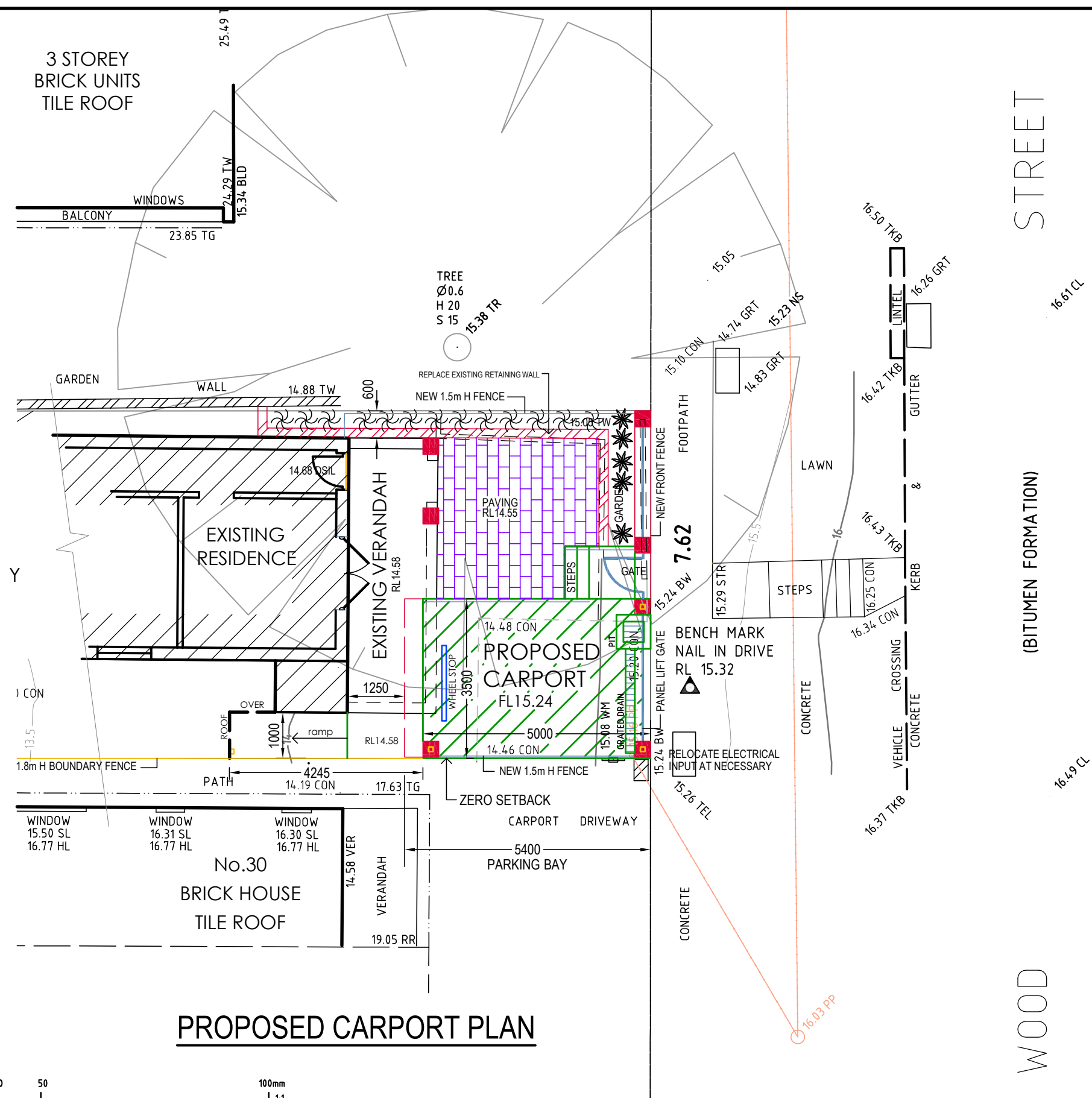
SYMBOL LEGEND

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



**RIGHT ANGLE DESIGN
& DRAFTING PTY LTD**

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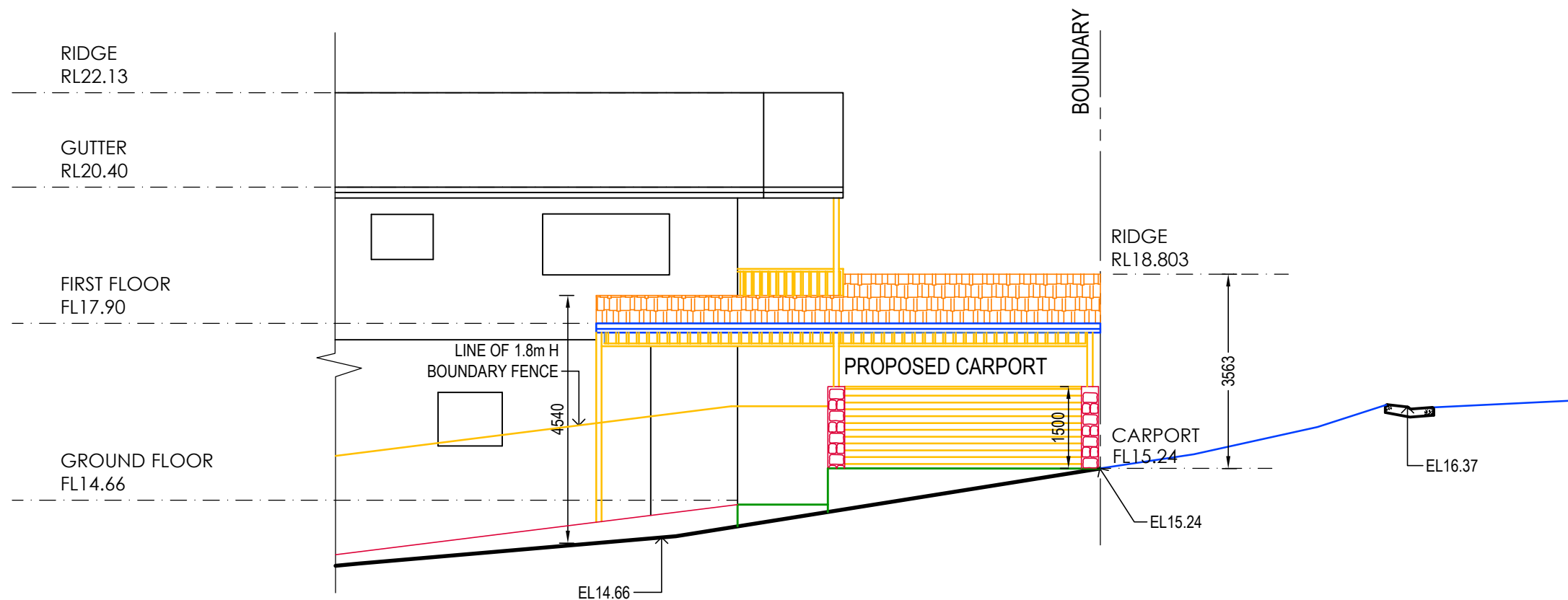
PROPOSED CARPORT PLAN

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

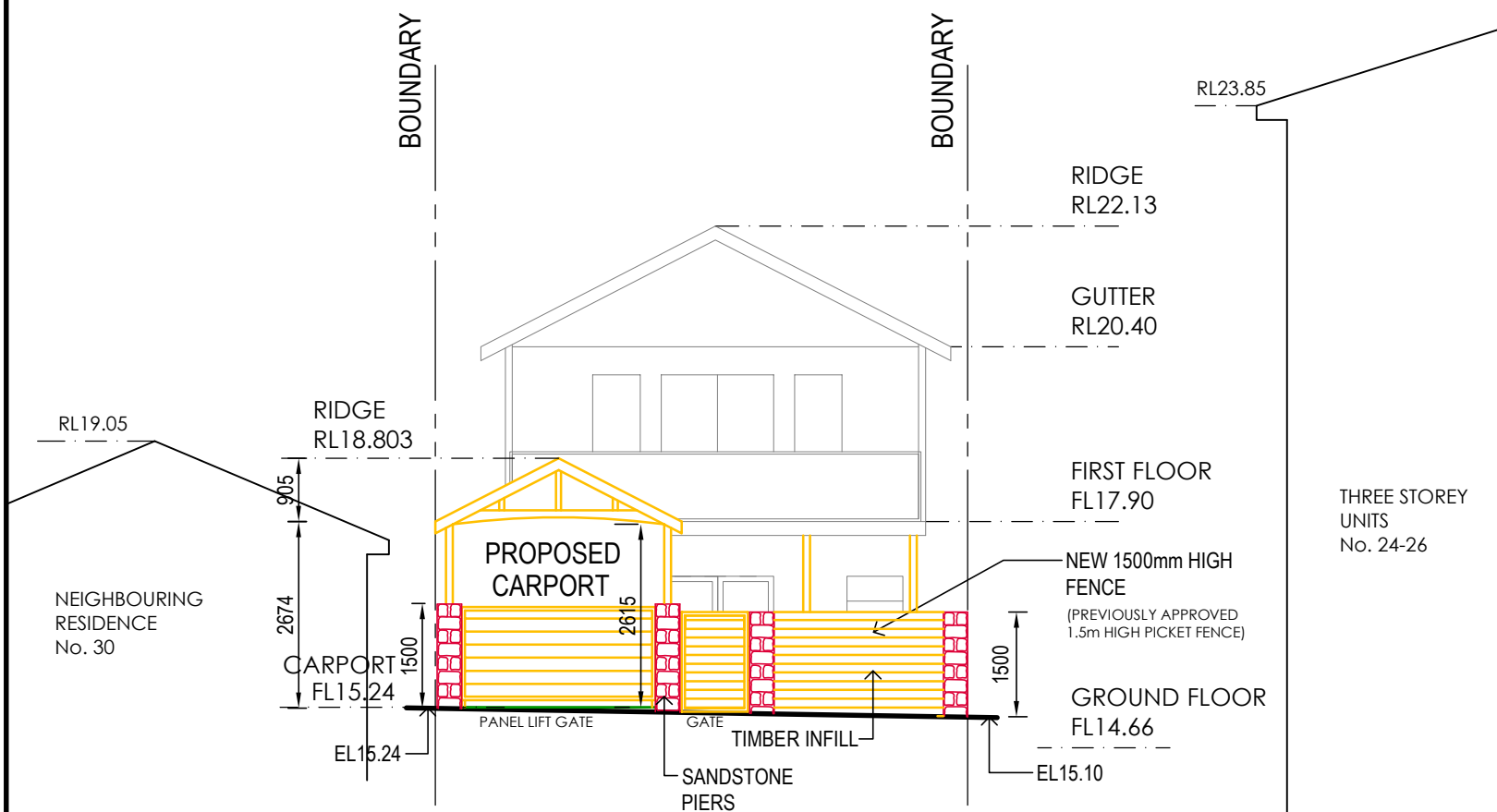
PROPOSED CARPORT
SOPHIE PARKINSON
LOT 1 DP731649
No. 28 WOOD STREET
MANLY

DWG NAME
PLAN AT FRONT YARD

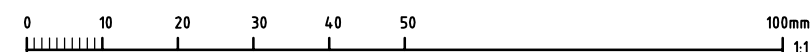
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 19	1:100	RADD16072	A2



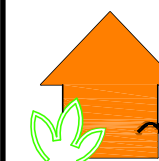
SOUTH EAST ELEVATION



NORTH EAST ELEVATION



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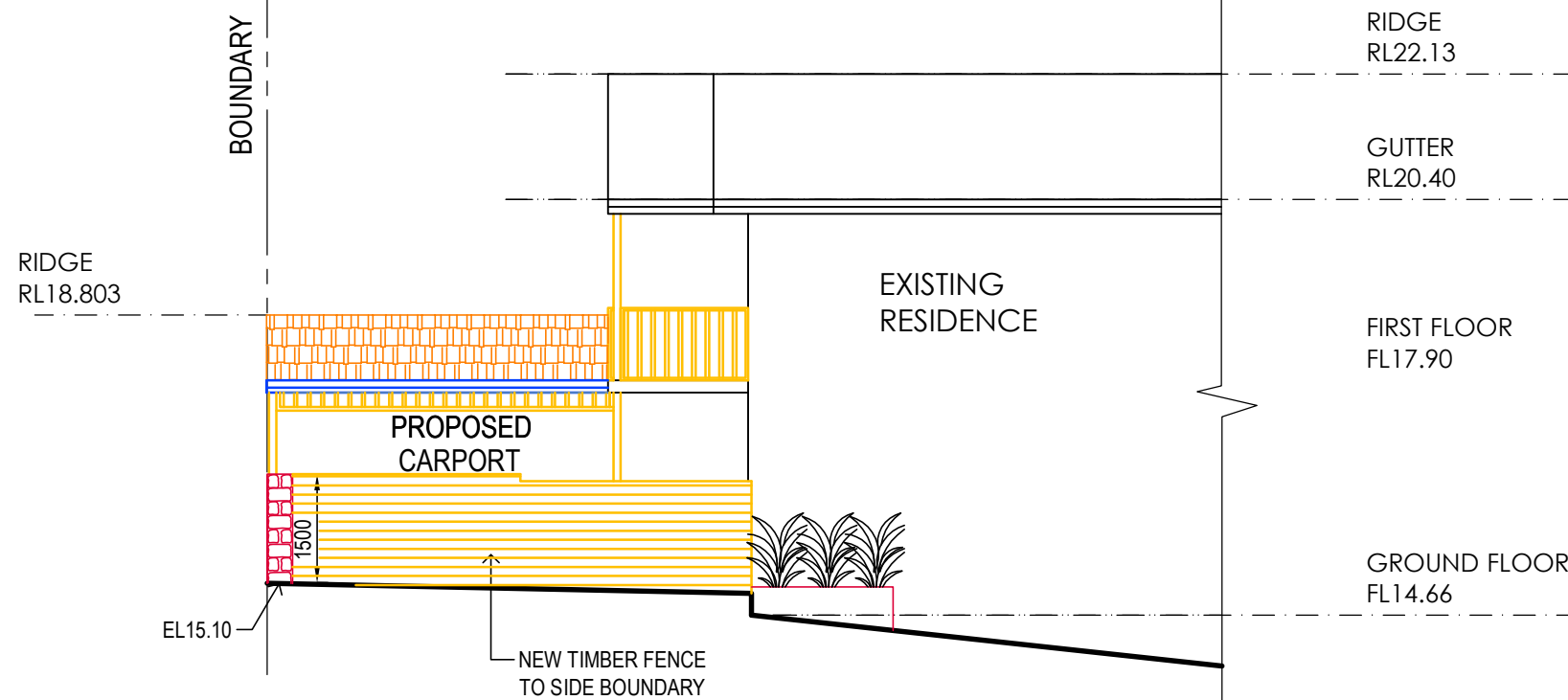
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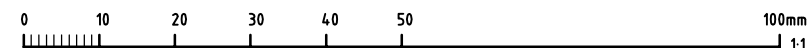
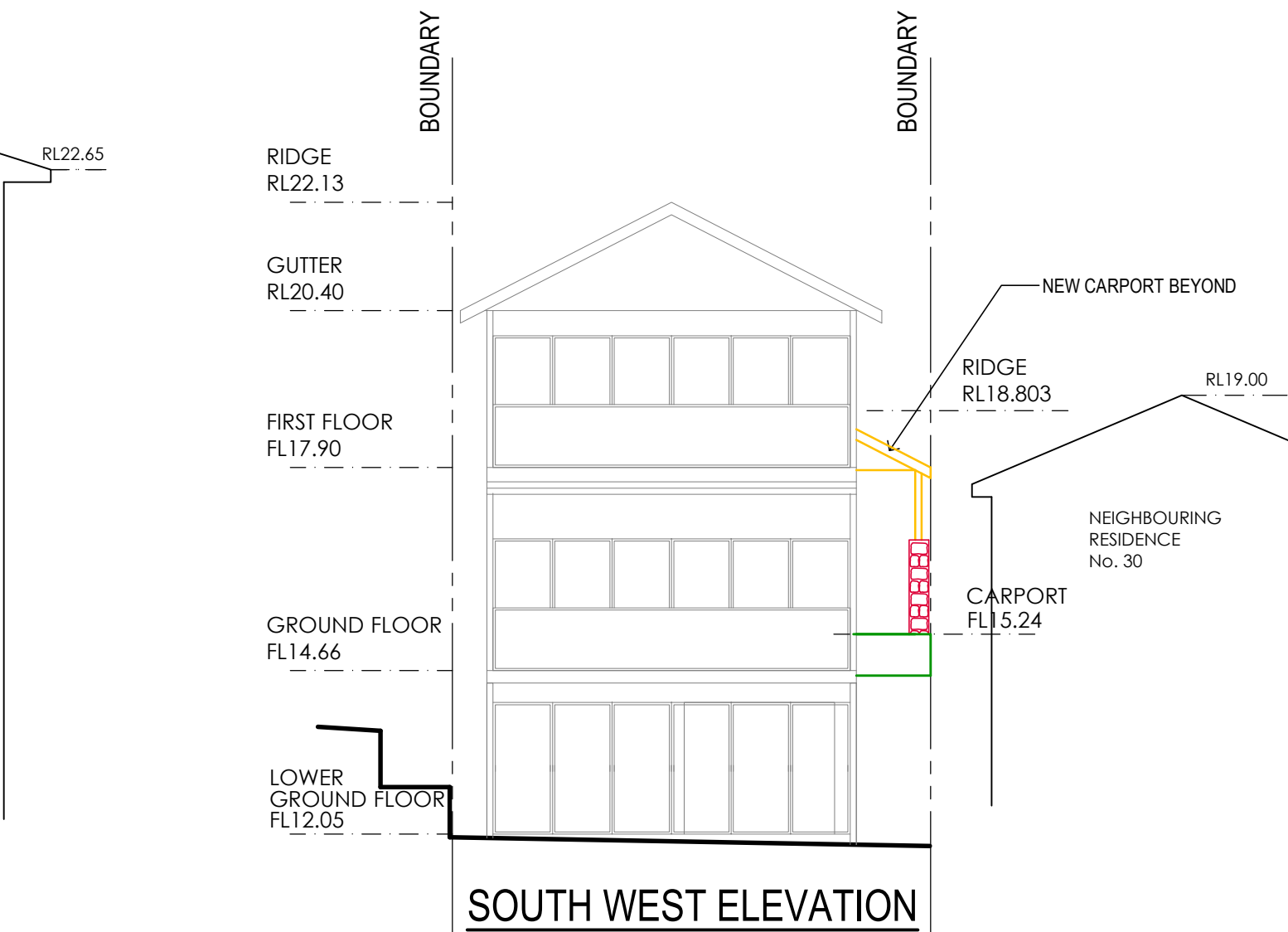
**PROPOSED CARPORT
SOPHIE PARKINSON
LOT 1 DP731649
No. 28 WOOD STREET
MANLY**

DWG NAME
SOUTH EAST AND NORTH EAST ELEVATIONS

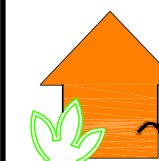
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 19	1:100	RADD15007	A3 ^D



NORTH WEST ELEVATION



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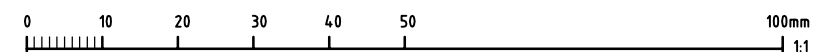
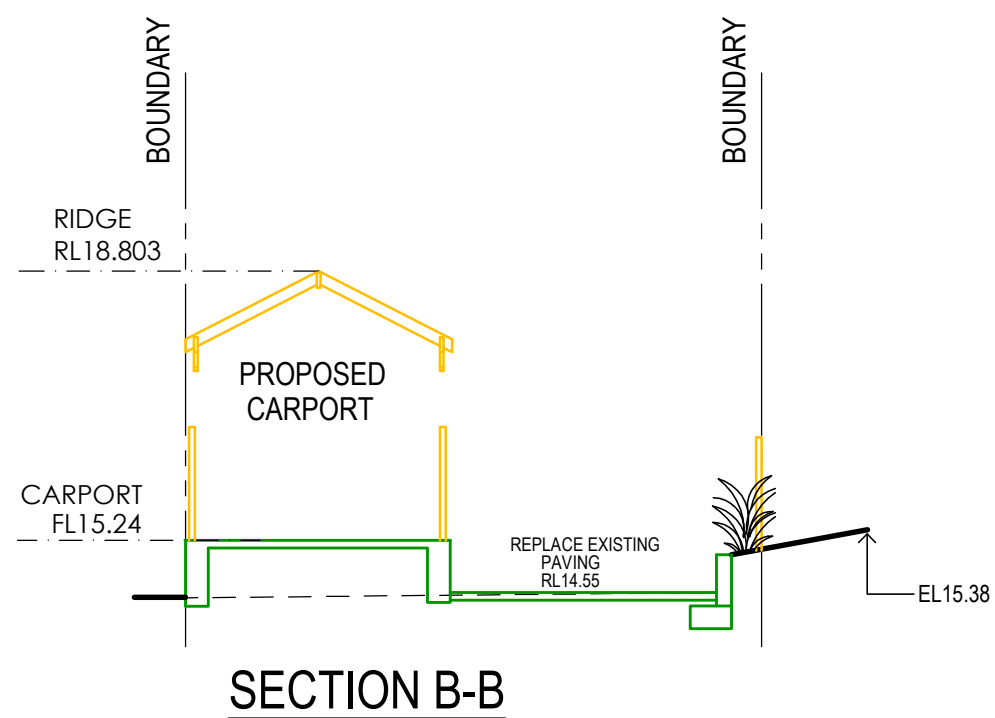
**RIGHT ANGLE DESIGN
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PROPOSED CARPORT
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 LOT 1 DP731649
 No. 28 WOOD STREET
 MANLY

DWG NAME
 NORTH WEST AND SOUTH WEST ELEVATIONS

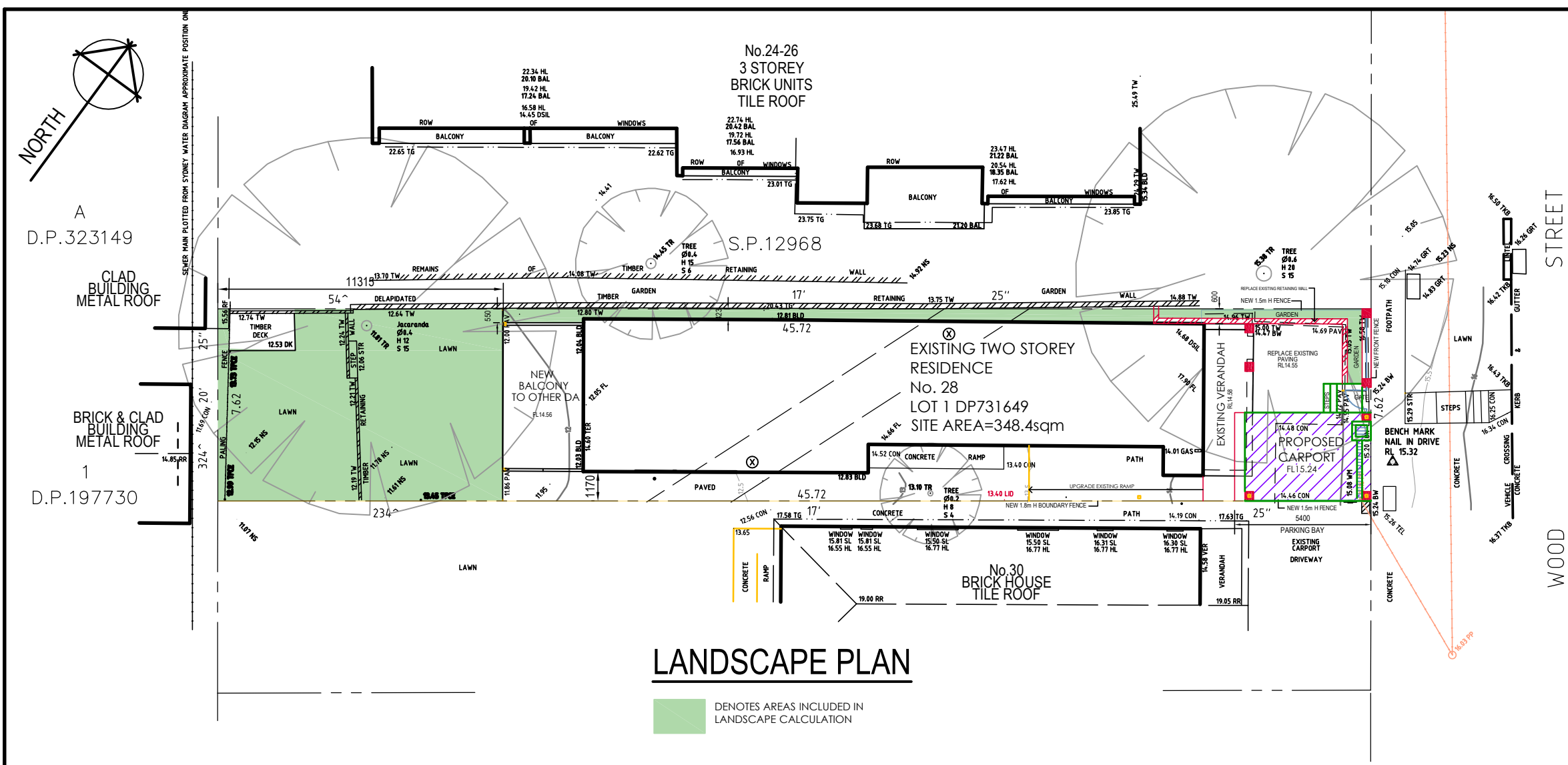
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 19	1:100	RADD15007	A4 ^D



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DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 19	1:100	RADD15007	A5 ^{DA}



LANDSCAPE NOTES:

Check boundaries, levels, dimensions and locate services on site prior to starting work.

Clear site of any builders rubbish and set up erosion and sediment control as per councils requirements.

Protect any trees to be retained to council requirements.

Grade site to achieve proposed final grades. Cultivate sub grade to a depth of 300mm.

Stockpile soil if suitable for reuse or provide landscape soil that meets Australian Standards to replace site top soil.

Install plant material as per plan. Keep planting areas moist, stake plants as required and 'water in'. Fertilise exotic plants with Osmocote 'Plus' 8-9 month slow release fertiliser and native plants with Osmocote zero Phosphorus 5-6 month slow release. Apply as per manufacturer's instructions.

Gardens are to be mulched to a 75mm depth using Native Leaf Litter Mulch or wood chip that meets Australian Standards.

Keep mulch clear of all plant stems.

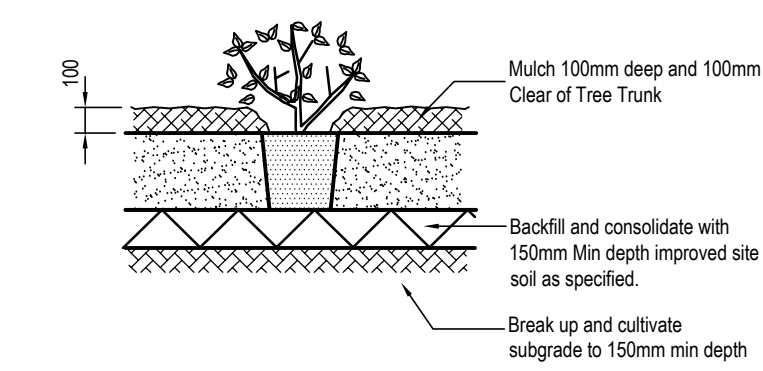
Level turf areas and spread lawn seed as per manufacturers instructions. Lay turf, water well and roll with turf roller. Keep moist at all times.

Fill gaps and depressions with sand and allow 4 weeks before cutting.

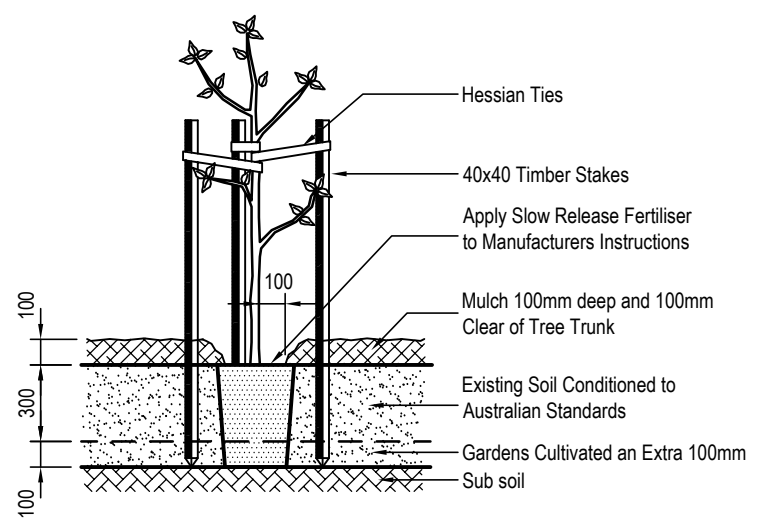
Paving to be laid on compacted surface of 50mm sand bedding on 100mm compacted fine crushed rock. Ensure ground below is also compacted. Check paving and setout prior to laying.

Retaining walls and concrete driveways / paths to engineers details.

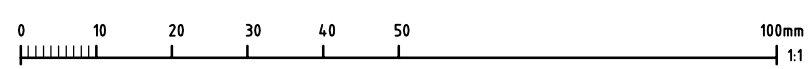
SITE CALCULATIONS	
SITE AREA = 348.4 sq m	
DENSITY ZONE D3	
OPEN SPACE AREA-OS3	
BUILT UPON	
HOUSE	= 133.8m²
CARPORT	= 17.5m²
EXISTING OPEN SPACE = 214.6m² OR 61.5% OF THE SITE	
PROPOSED OPEN SPACE = 197.1 m² OR 56.5% OF THE SITE	
ALLOWABLE OPEN SPACE = 191.6m² OR 55% OF THE SITE	
HARD SURFACE	
REAR BALCONY	= 18.7m²
PAVING	= 59.4m²
DECK	= 3.8m²
FRONT VERANDAH	= 10.9m²
TOTAL HARD SURFACE	= 92.8 m²
OR 47% OF THE OPEN SPACE	
EXISTING LANDSCAPED AREA = 104.3m² OR 53% OF OPEN SPACE	
PROPOSED LANDSCAPED AREA = 104.3m² OR 53% OF OPEN SPACE	
REQUIRED LANDSCAPED AREA = 75.11m² OR 35% OF OPEN SPACE	



TYPICAL SHRUB PLANTING DETAIL



TYPICAL PLANTING DETAIL



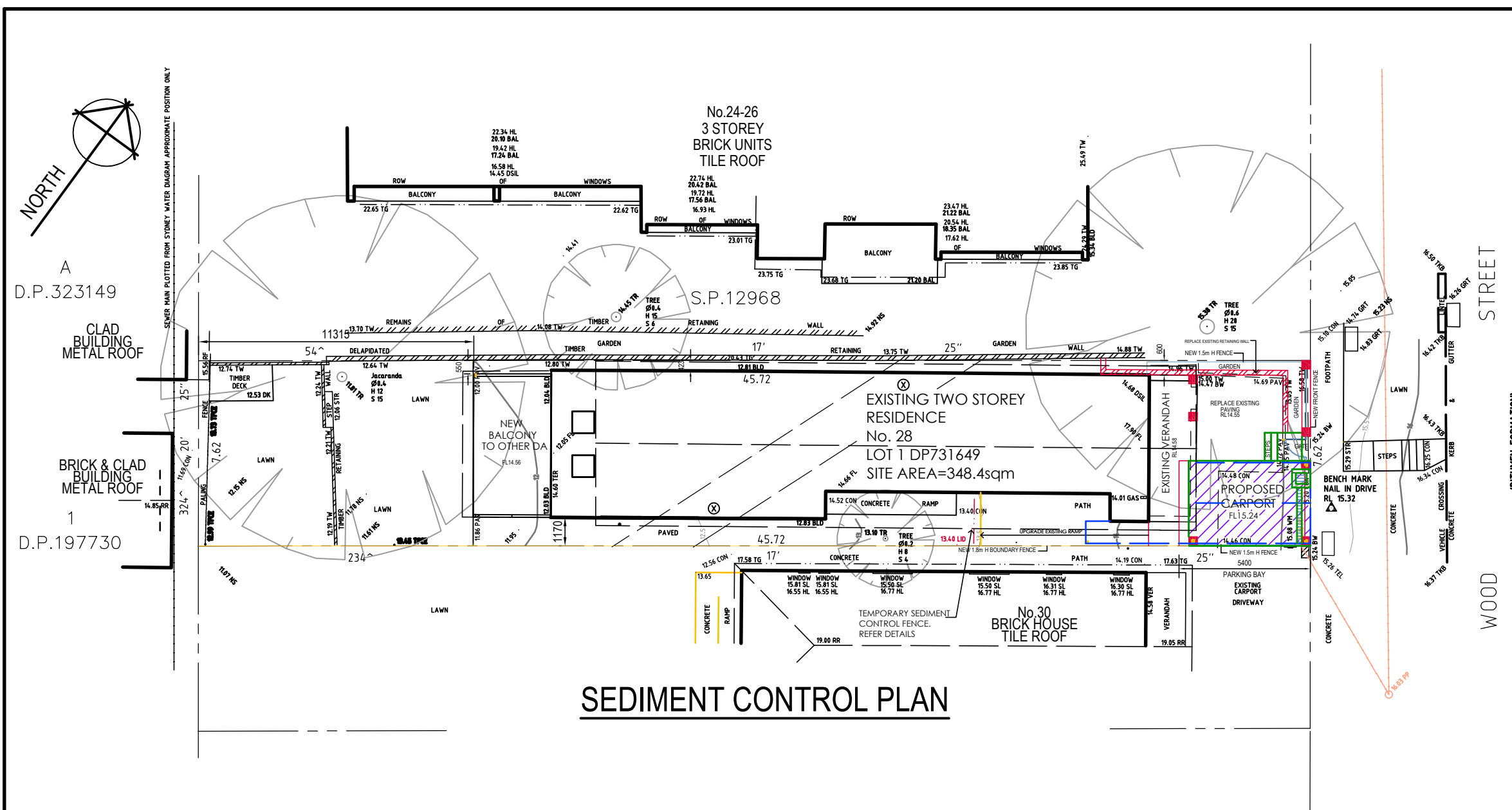
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MANLY

DWG NAME
LANDSCAPE PLAN

DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
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- all works to be carried out in accordance with landcom publication -managing urban stormwater: soils and construction "the blue book".
- site works will not start until the erosion and sediment control works outlined in clauses 2 to 4 below are installed and functional.
- the entry to and departure of vehicles from the site will be confined to one stabilised point. sediment or barriers fencing will be used to restrict all vehicular movements to that point. stabilisation will be achieved by either:-
 - constructing a sealed driveway to the street,
 - constructing a stabilised site access or other suitable technique approved by council.
- sediment fences and barrier fences shall be installed as shown.
- topsoil from the work's area will be stripped and stockpiled for later use in landscaping the site if necessary. otherwise the excavation material is to be removed from site at the responsibility of the excavation contractor.
- all stockpiles will be placed at least 2m clear of possible areas of concentrated water flow including driveways.
- lands outside of the scope of works and on the footpath will not be disturbed during works except where essential eg. drainage works across footpath. where works are necessary they will be undertaken in such a way to minimise the occurrence of soil erosion, even for short periods. they will be rehabilitated (grassed) as soon as possible. stockpiles will not be placed on these lands and they will not be used as veicle parking areas.
- approved bins for building waste, concrete and mortar slurries, paints, acid washings and letter will be provided and arrangements made for regular collection and disposal.
- guttering will be connected to the stormwater system or the rainwater tank as soon as possible.
- topsoil will be respread and all disturbed areas will be stabilised within 20 working days of the completion of works.
- all erosion and sediment controls will be checked at least weekly and after rain to ensure they are maintained in a fully functional condition.

SEDIMENT CONTROL PLAN

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

1. construct sediment fence as close as possible to the parallel contours of the site.
2. drive 1.5m long star pickets into ground. 2.5m apart max.
3. dig a 150mm deep trench along the upslope line of the fence for the fabric to be entrenched.
4. fix self supporting geotextile to upslope side of posts with wire ties or as recommended by geotextile manufacturer.
5. join sections of fabric at support post with a 150mm overlap.
6. backfill the trench over the base of the fabric and compact it thoroughly over the geotextile.

1. construct with gradient of 1 percent to 5 percent.
2. avoid removing trees and shrubs if possible.
3. drains to be of circular, parabolic or trapezoidal cross section not v-shaped.
4. earth banks to be adequately compacted in order to prevent failure.
5. permanent or temporary stabilisation of the earth bank to be completed within 10 days of construction.
6. all outlets from disturbed lands are to feed into a sediment basin or similar.
7. discharge runoff collected from undisturbed lands onto either a stabilised or and undisturbed disposal site with the same subcatchment area from which the water originated.
8. compact bank with a suitable implement in situations where they are required to function for more than five days.
9. earth banks to be free of projections or other irregularities that will impede normal flow.

1. where possible locate stockpile at least 5m from existing vegetation, concentrated water flows, roads and hazard areas.
2. construct on the contour as a low, flat elongated mound.
3. where there is sufficient area topsoil piles shall be less than 2m in height. rehabilitate in accordance with the swmp/escp.
4. construct earth bank (see detail) on the upslope side to divert run off around the stockpile and a sediment fence 1-2m downslope of the stockpile.

1. strip topsoil and level site.
2. compact subgrade.
3. cover area with needle-punched geotextile.
4. construct 200mm thick pad over geotextile using roadbase or 30mm aggregate. minimum length 15m or to building alignment. min width 3 metres.
5. construct hump immediately within boundary to divert water to a sediment fence or other sediment trap.

temp. drop inlet sediment trap

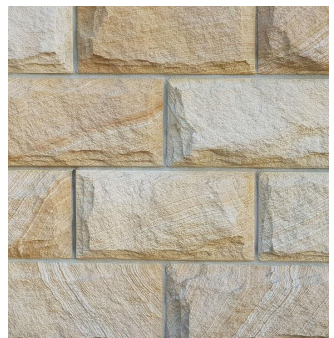
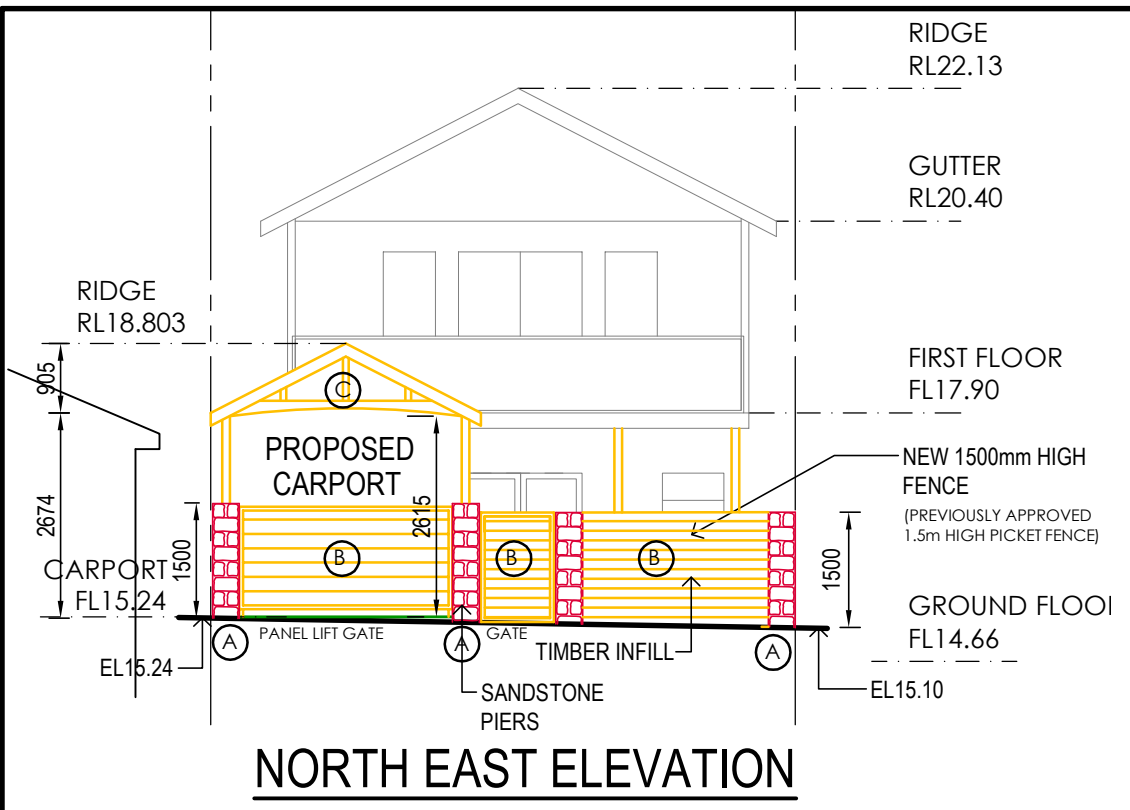
diversion bank and channel

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DWG NAME
SEDIMENT CONTROL PLAN

DATE NOV 19	SCALE AT A3 1:200	JOB NUMBER RADD15007	DWG NUMBER A7
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(A) SANDSTONE



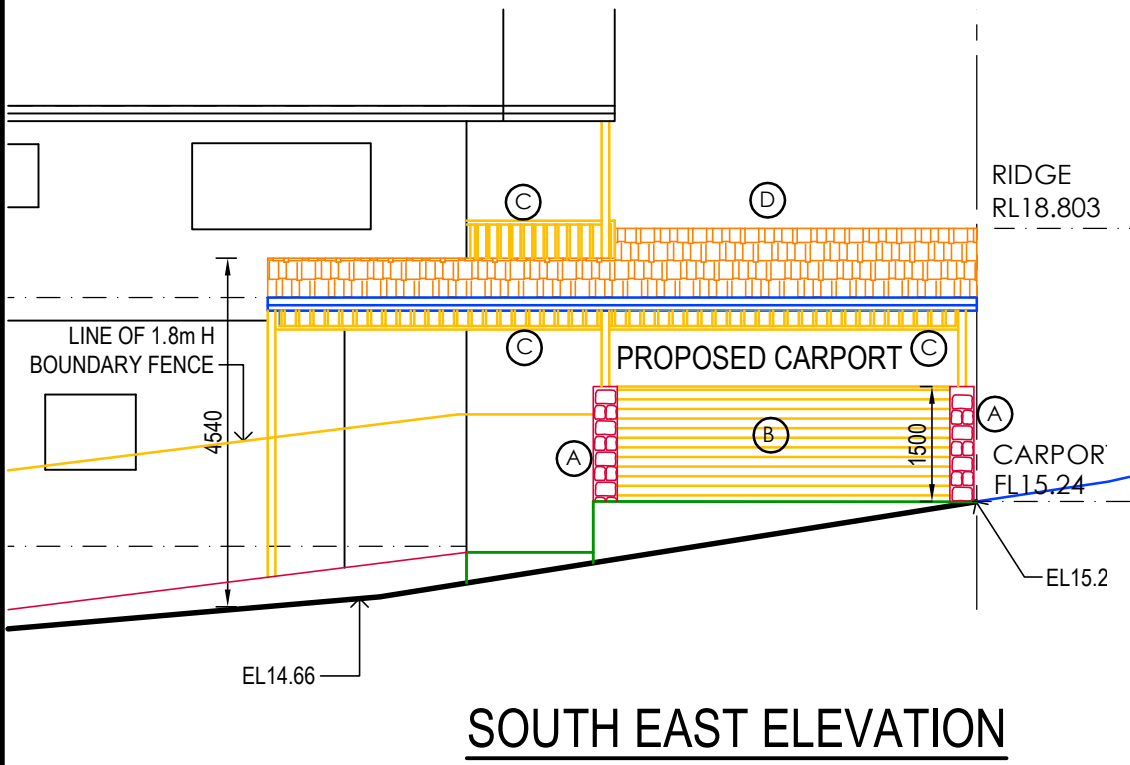
(B) TIMBER INFILL COLOUR WHITE



(C) CARPORT TRIM COLOUR WHITE



(D) ROOF TILES TO MATCH RESIDENCE



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DWG NAME			
MATERIALS AND FINISHES SCHEDULE			
DATE	SCALE AT A3	JOB NUMBER	DWG NUMBER
NOV 19	1:100	RADD15007	MF1