

DEVELOPMENT APPLICATION

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SHADOW DIAGRAM 21ST JUNE - 9AM - STUDIO

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LANDSCAPE PLAN



LOCATION PLAN



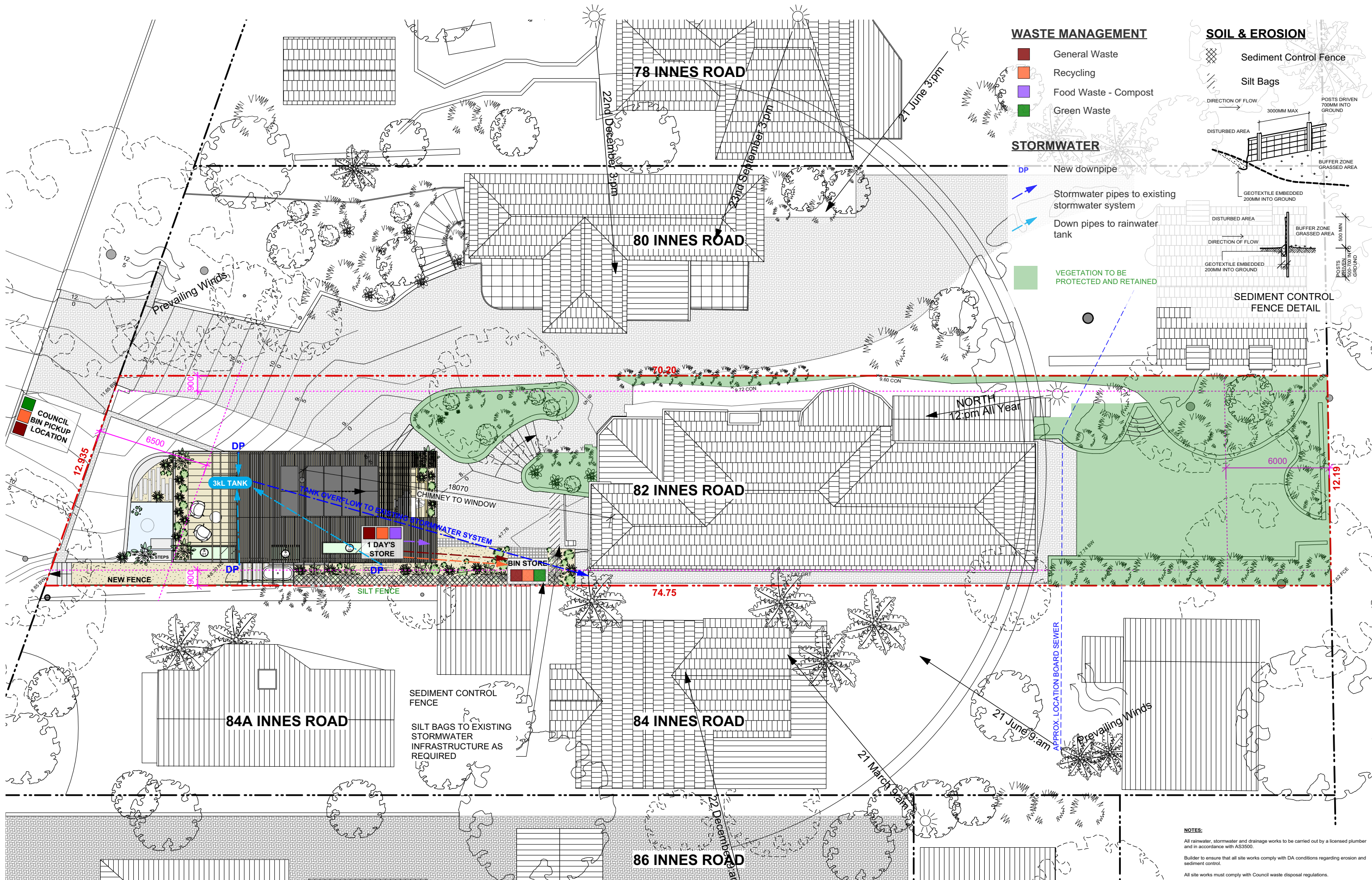
ANDERSON
ARCHITECTURE
Pty Ltd

Studio 101 4-14 Buckingham Street
Surry Hills NSW 2010
p 02 93190224 m 0405 221 024
Principal, Nom. Arch Simon Anderson 6986
simon@andersonarchitecture.com.au
andersonarchitecture.com.au
ABN 44 604 708 778

COVER PAGE
82 INNES ROAD MANLY VALE

DA00

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WASTE MANAGEMENT

- General Waste
- Recycling
- Food Waste - Compost
- Green Waste

STORMWATER

- DP New downpipe
- Stormwater pipes to existing stormwater system
- Down pipes to rainwater tank

VEGETATION TO BE PROTECTED AND RETAINED

SOIL & EROSION

- Sediment Control Fence
- Silt Bags
- Direction of Flow
- Disturbed Area
- Geotextile Embedded 200mm into Ground
- Buffer Zone Grassed Area
- Posts Driven 700mm into Ground
- Sediment Control Fence Detail

NOTES:
All rainwater, stormwater and drainage works to be carried out by a licensed plumber and in accordance with AS3500.
Builder to ensure that all site works comply with DA conditions regarding erosion and sediment control.
All site works must comply with Council waste disposal regulations.



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Pty Ltd

Studio 101 4-14 Buckingham Street
Surry Hills NSW 2010
p 02 93190224 m 0405 221 024
Principal, Nom. Arch Simon Anderson 6986
simon@andersonarchitecture.com.au
andersonarchitecture.com.au
ABN 44 604 708 778

SITE, STORMWATER AND EROSION + SEDIMENT CONTROL PLAN 82 INNES ROAD MANLY VALE



TRUE NORTH



1:200 @ A3

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NATHERS SCHEDULE

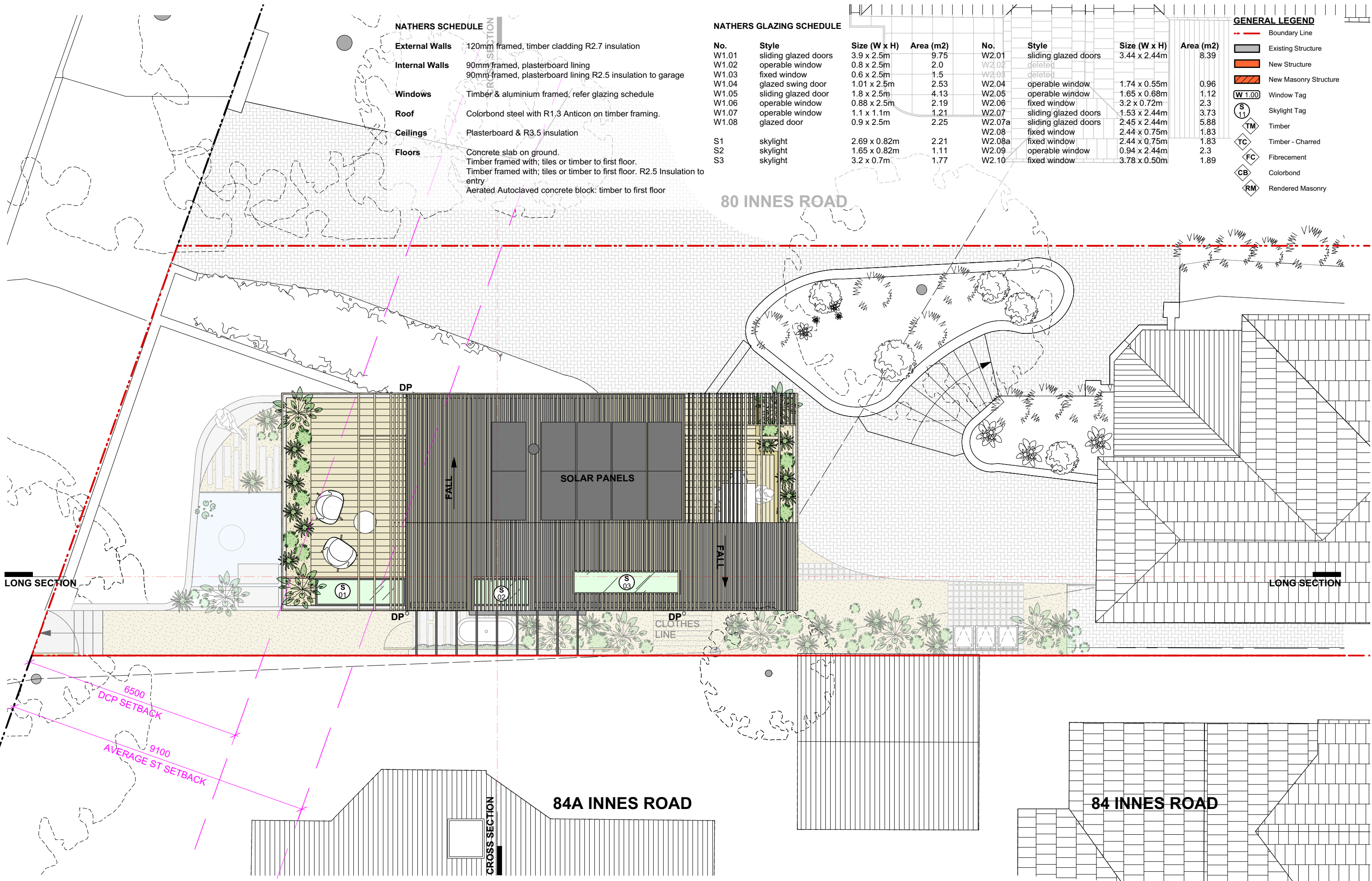
External Walls	120mm framed, timber cladding R2.7 insulation
Internal Walls	90mm framed, plasterboard lining 90mm framed, plasterboard lining R2.5 insulation to garage
Windows	Timber & aluminium framed, refer glazing schedule
Roof	Colorbond steel with R1.3 Anticon on timber framing.
Ceilings	Plasterboard & R3.5 insulation
Floors	Concrete slab on ground. Timber framed with; tiles or timber to first floor. Timber framed with; tiles or timber to first floor. R2.5 Insulation to entry Aerated Autoclaved concrete block: timber to first floor

NATHERS GLAZING SCHEDULE

No.	Style	Size (W x H)	Area (m2)	No.	Style	Size (W x H)	Area (m2)
W1.01	sliding glazed doors	3.9 x 2.5m	9.75	W2.01	sliding glazed doors	3.44 x 2.44m	8.39
W1.02	operable window	0.8 x 2.5m	2.0	W2.02	deleted		
W1.03	fixed window	0.6 x 2.5m	1.5	W2.03	deleted		
W1.04	glazed swing door	1.01 x 2.5m	2.53	W2.04	operable window	1.74 x 0.55m	0.96
W1.05	sliding glazed door	1.8 x 2.5m	4.13	W2.05	operable window	1.65 x 0.68m	1.12
W1.06	operable window	0.88 x 2.5m	2.19	W2.06	fixed window	3.2 x 0.72m	2.3
W1.07	operable window	1.1 x 1.1m	1.21	W2.07	sliding glazed doors	1.53 x 2.44m	3.73
W1.08	glazed door	0.9 x 2.5m	2.25	W2.07a	sliding glazed doors	2.45 x 2.44m	5.88
S1	skylight	2.69 x 0.82m	2.21	W2.08	fixed window	2.44 x 0.75m	1.83
S2	skylight	1.65 x 0.82m	1.11	W2.08a	fixed window	2.44 x 0.75m	1.83
S3	skylight	3.2 x 0.7m	1.77	W2.09	operable window	0.94 x 2.44m	2.3
				W2.10	fixed window	3.78 x 0.50m	1.89

GENERAL LEGEND

---	Boundary Line
	Existing Structure
	New Structure
	New Masonry Structure
	Window Tag
	Skylight Tag
	Timber
	Timber - Charred
	Fibre cement
	Colorbond
	Rendered Masonry



ANDERSON
ARCHITECTURE
Pty Ltd

Studio 101 4-14 Buckingham Street
Surry Hills NSW 2010
p 02 93190224 m 0405 221 024

Principal, Nom. Arch Simon Anderson 6986
simon@andersonarchitecture.com.au
andersonarchitecture.com.au
ABN 44 604 708 778

PROPOSED ROOF PLAN - STUDIO
82 INNES ROAD MANLY VALE

TRUE NORTH 1:100 @ A3



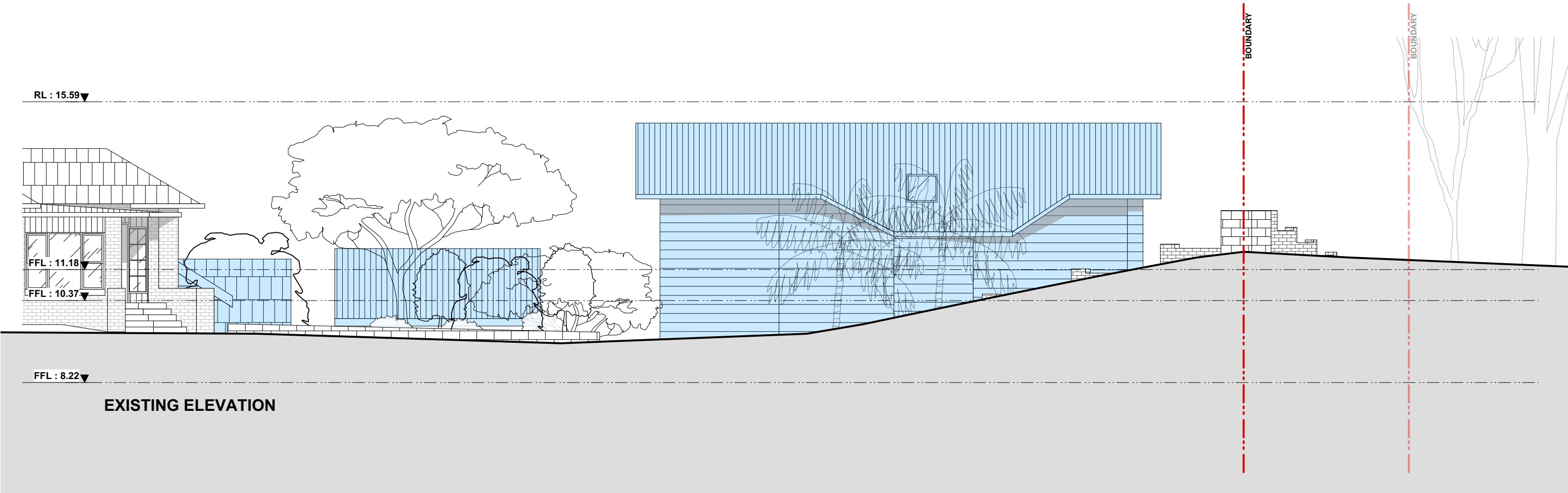
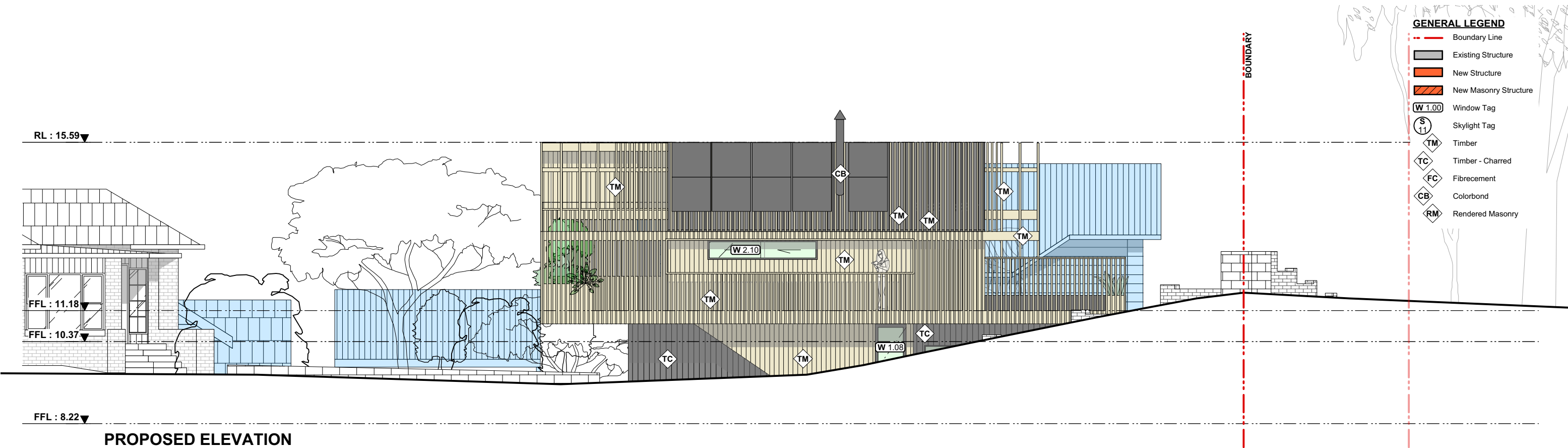
1 2 3 4 5m

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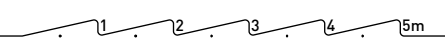


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Pty Ltd

Studio 101 4-14 Buckingham Street
Surry Hills NSW 2010
p 02 93190224 m 0405 221 024
Principal, Nom. Arch Simon Anderson 6986
simon@andersonarchitecture.com.au
andersonarchitecture.com.au
ABN 44 604 708 778

EXISTING & PROPOSED WEST ELEVATION - STUDIO
82 INNES ROAD MANLY VALE

1:100 @ A3



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GENERAL LEGEND

Boundary Line

Existing Structure

New Structure

New Masonry Structure

Window Tag

Skylight Tag

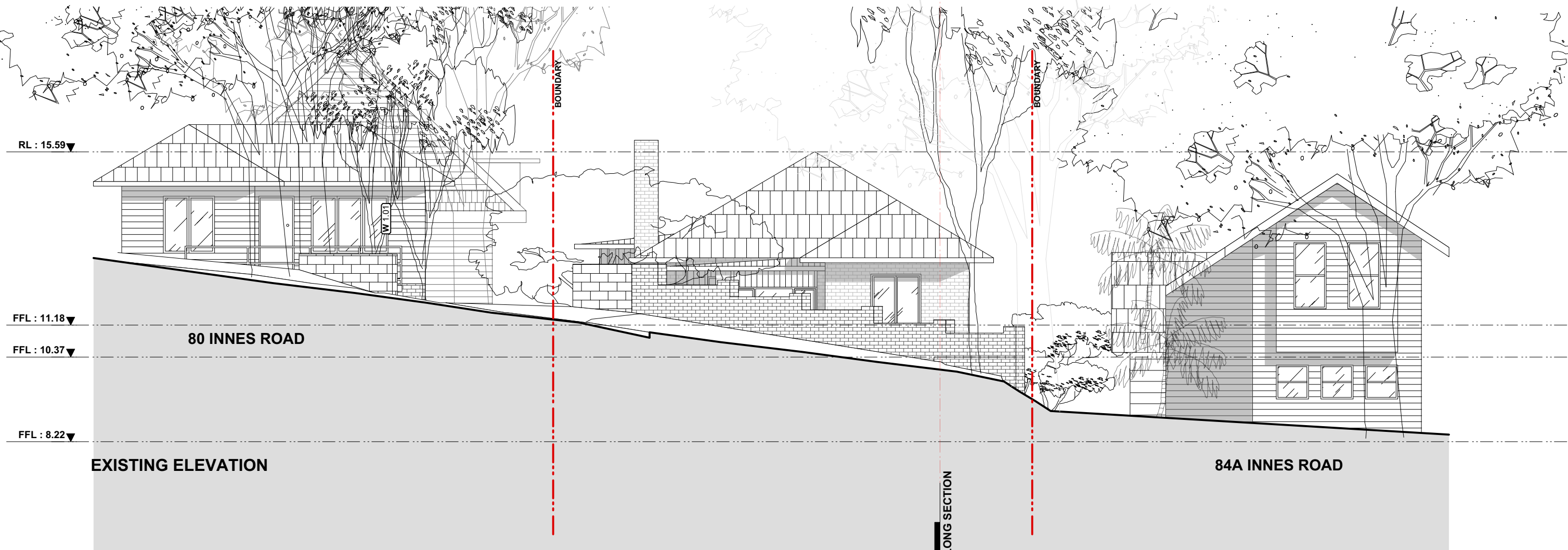
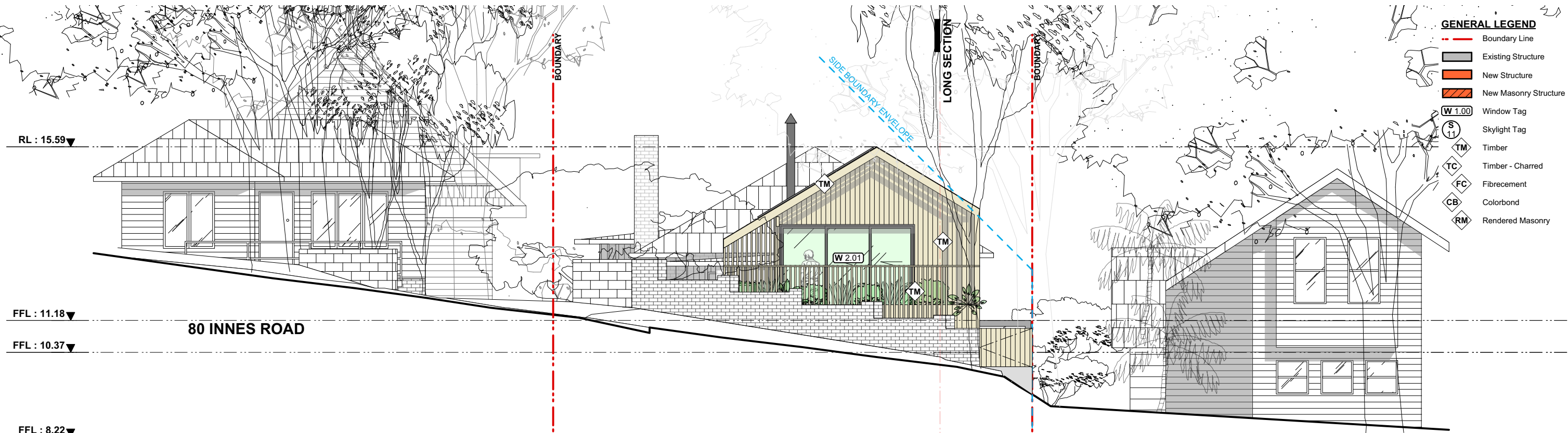
Timber

Timber - Charred

Fibre cement

Colorbond

Rendered Masonry



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Studio 101 4-14 Buckingham Street
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Principal, Nom. Arch Simon Anderson 6986
simon@andersonarchitecture.com.au
andersonarchitecture.com.au
ABN 44 604 708 778

EXISTING & PROPOSED SOUTH ELEVATION - STUDIO
82 INNES ROAD MANLY VALE

1:100 @ A3

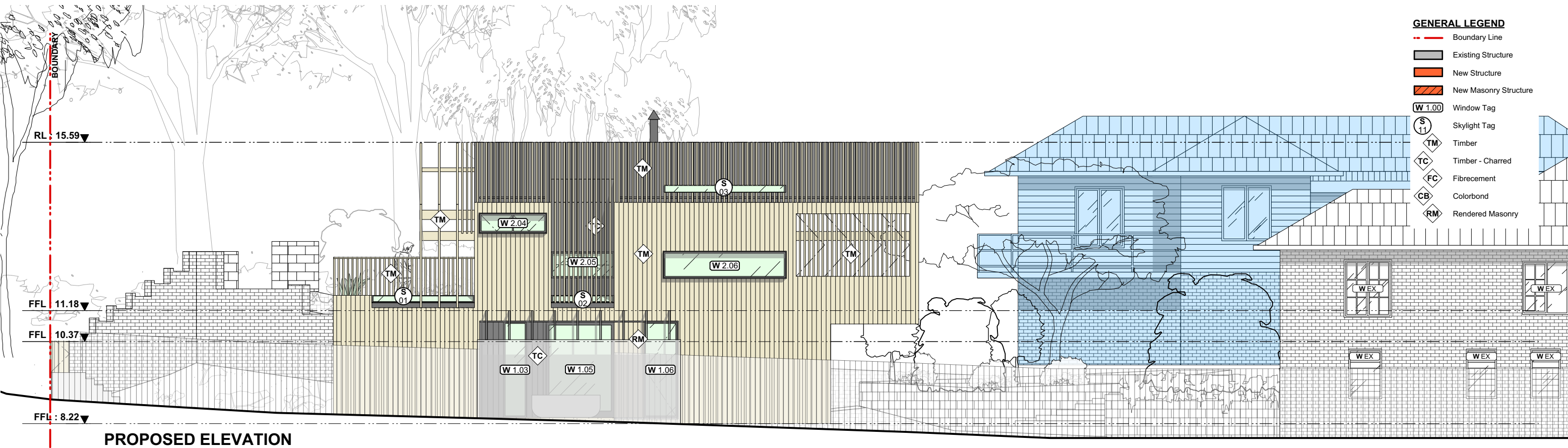
1 2 3 4 5m

DA14

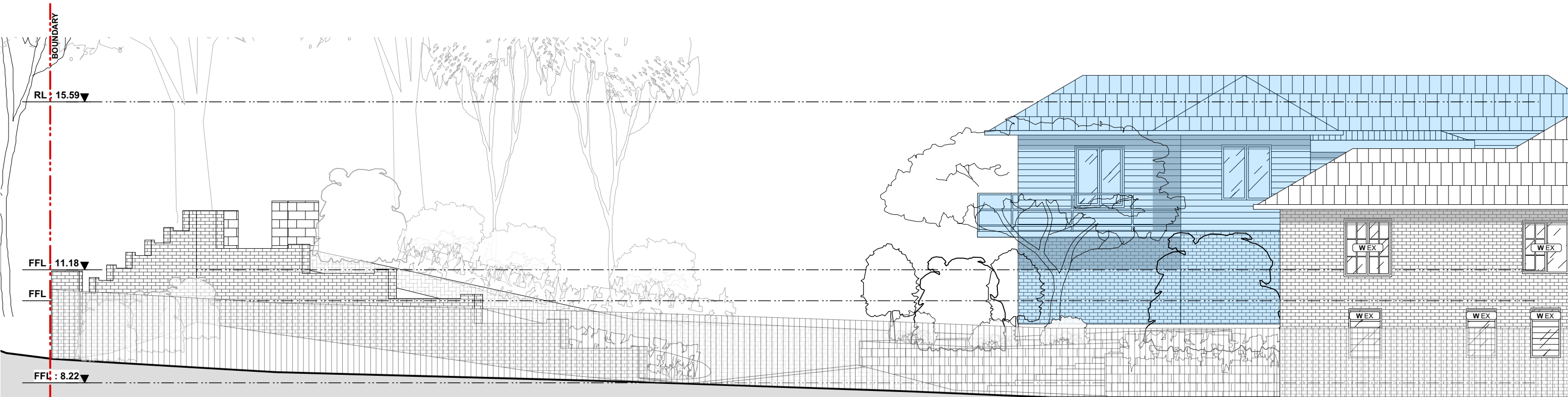
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PROPOSED ELEVATION



EXISTING ELEVATION

GENERAL LEGEND	
	Boundary Line
	Existing Structure
	New Structure
	New Masonry Structure
	Window Tag
	Skylight Tag
	Timber
	Timber - Charred
	Fibrecement
	Colorbond
	Rendered Masonry

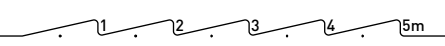


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ABN 44 604 708 778

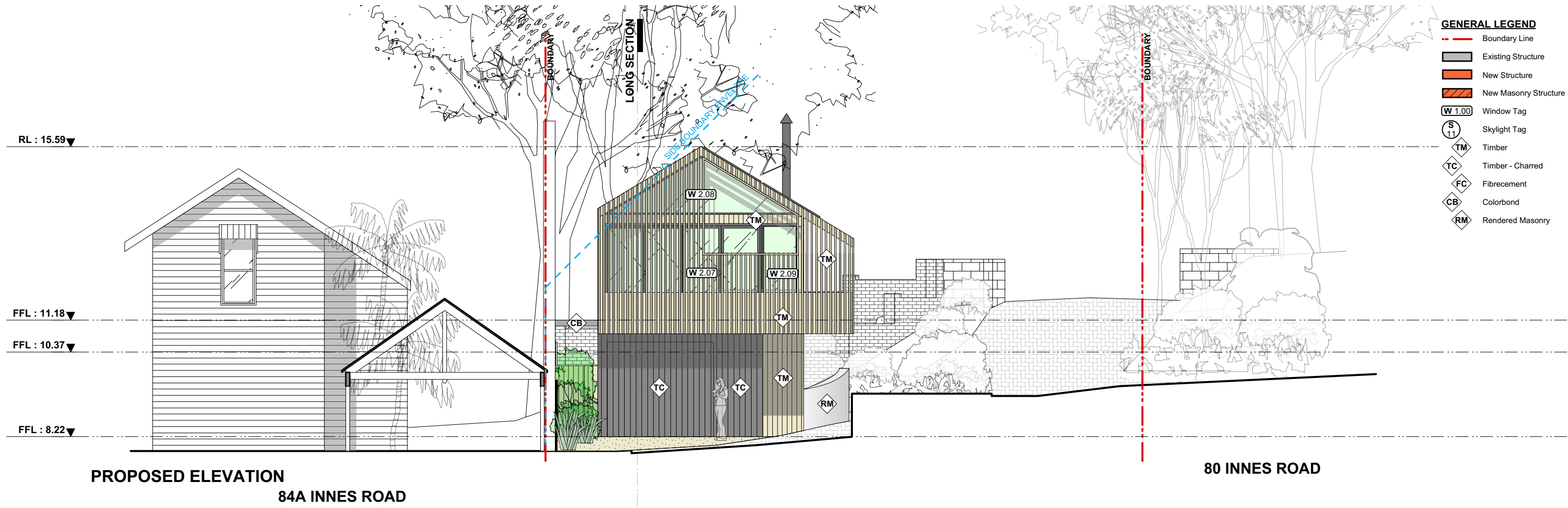
EXISTING & PROPOSED EAST ELEVATION - STUDIO
82 INNES ROAD MANLY VALE

1:100 @ A3

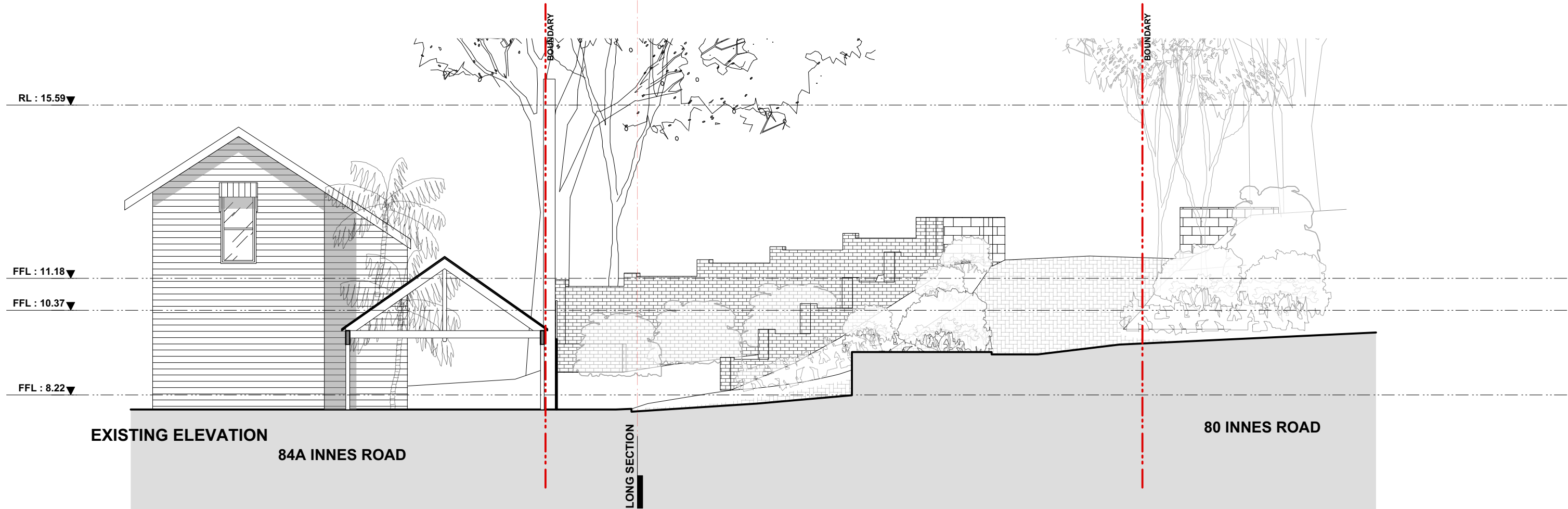


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- GENERAL LEGEND**
- Boundary Line
 - Existing Structure
 - New Structure
 - New Masonry Structure
 - Window Tag (W 1.00)
 - Skylight Tag (S 11)
 - Timber (TM)
 - Timber - Charred (TC)
 - Fibre cement (FC)
 - Colorbond (CB)
 - Rendered Masonry (RM)





PROPOSED ELEVATION



EXISTING ELEVATION

GENERAL LEGEND

- Boundary Line
- Existing Structure
- New Structure
- New Masonry Structure
- Window Tag
- Skylight Tag
- Timber
- Timber - Charred
- Fibre cement
- Colorbond
- Rendered Masonry



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Studio 101 4-14 Buckingham Street
Surry Hills NSW 2010
p 02 93190224 m 0405 221 024
Principal, Nom. Arch Simon Anderson 6986
simon@andersonarchitecture.com.au
andersonarchitecture.com.au
ABN 44 604 708 778

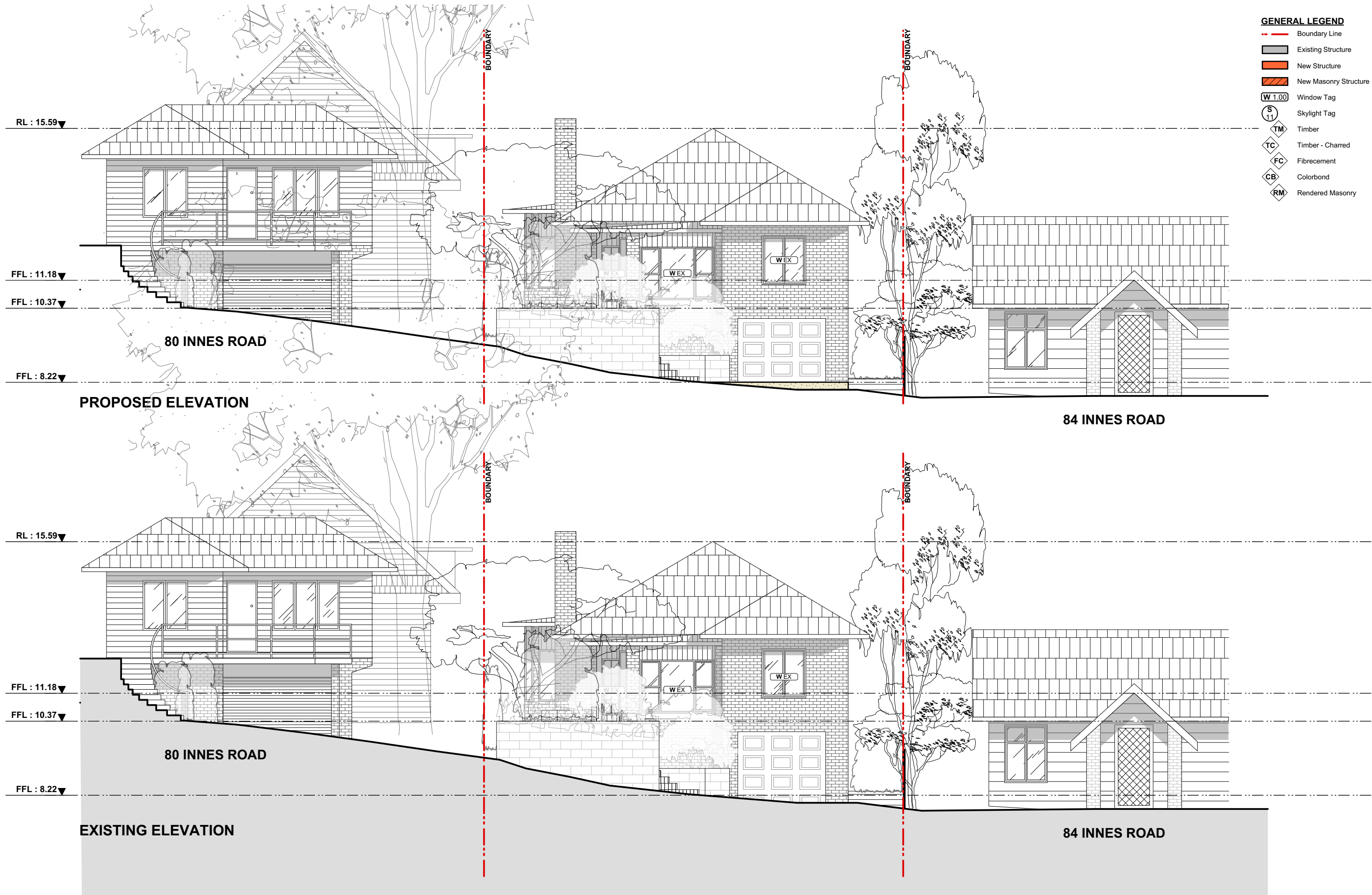
EXISTING & PROPOSED WEST ELEVATION - HOUSE
82 INNES ROAD MANLY VALE

1:100 @ A3

1 2 3 4 5m

DA17

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Surry Hills NSW 2010
p 02 93190224 m 0405 221 024

Principal, Nom. Arch Simon Anderson 6986
simon@andersonarchitecture.com.au
andersonarchitecture.com.au
ABN 44 604 708 778

EXISTING & PROPOSED SOUTH ELEVATION - HOUSE
82 INNES ROAD MANLY VALE

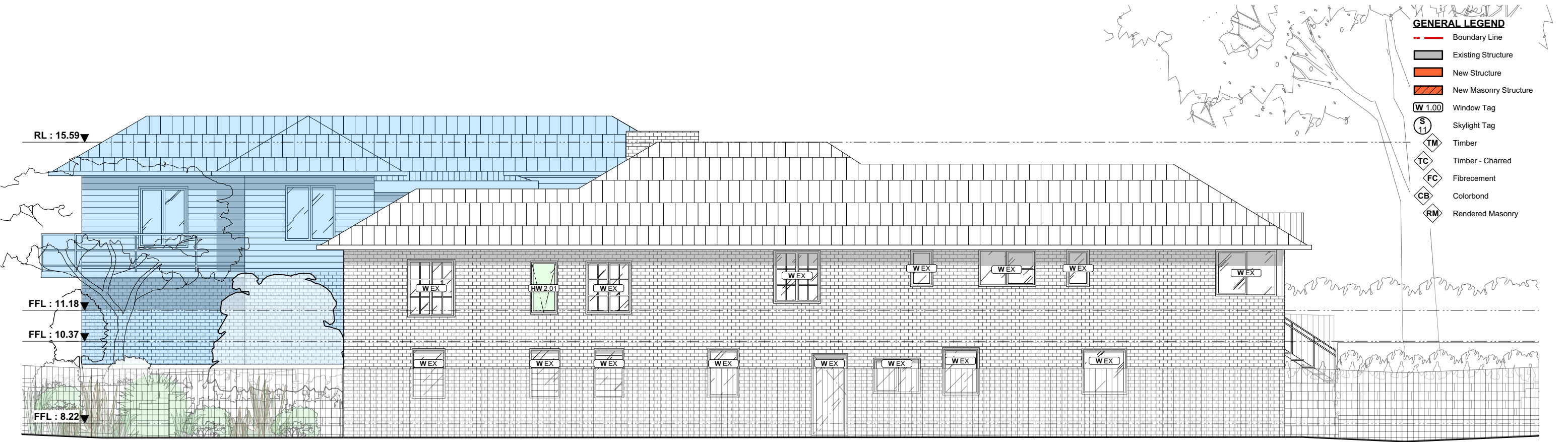
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DA18

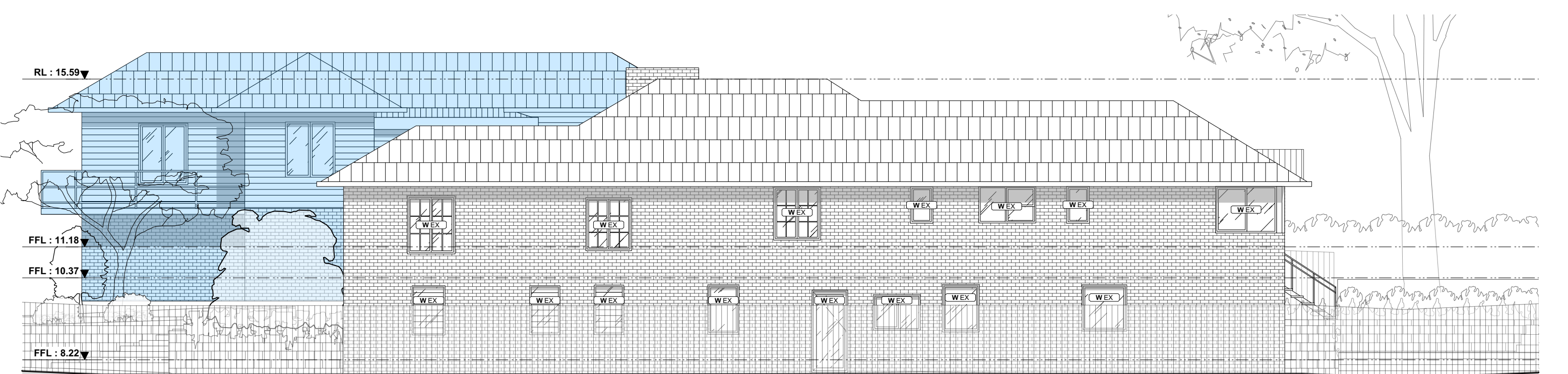
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PROPOSED ELEVATION



EXISTING ELEVATION



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Principal, Nom. Arch Simon Anderson 6986
simon@andersonarchitecture.com.au
andersonarchitecture.com.au
ABN 44 604 708 778

EXISTING & PROPOSED EAST ELEVATION - HOUSE
82 INNES ROAD MANLY VALE

1:100 @ A3



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- GENERAL LEGEND**
- Boundary Line
 - Existing Structure
 - New Structure
 - New Masonry Structure
 - W 1.00 Window Tag
 - S 1.11 Skylight Tag
 - TM Timber
 - TC Timber - Charred
 - FC Fibrecement
 - CB Colorbond
 - RM Rendered Masonry



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Pty Ltd

Studio 101 4-14 Buckingham Street
Surry Hills NSW 2010
p 02 93190224 m 0405 221 024
Principal, Nom. Arch Simon Anderson 6986
simon@andersonarchitecture.com.au
andersonarchitecture.com.au
ABN 44 604 708 778

EXISTING & PROPOSED NORTH ELEVATION - HOUSE
82 INNES ROAD MANLY VALE

1:100 @ A3

1 2 3 4 5m

DA20

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- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING SHADOWS
- PROPOSED SHADOWS



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Surry Hills NSW 2010
p 02 93190224 m 0405 221 024
Principal, Nom. Arch Simon Anderson 6986
simon@andersonarchitecture.com.au
andersonarchitecture.com.au
ABN 44 604 708 778

SHADOW DIAGRAM MODEL 21st OF JUNE - 9am
82 INNES ROAD MANLY VALE

TRUE NORTH

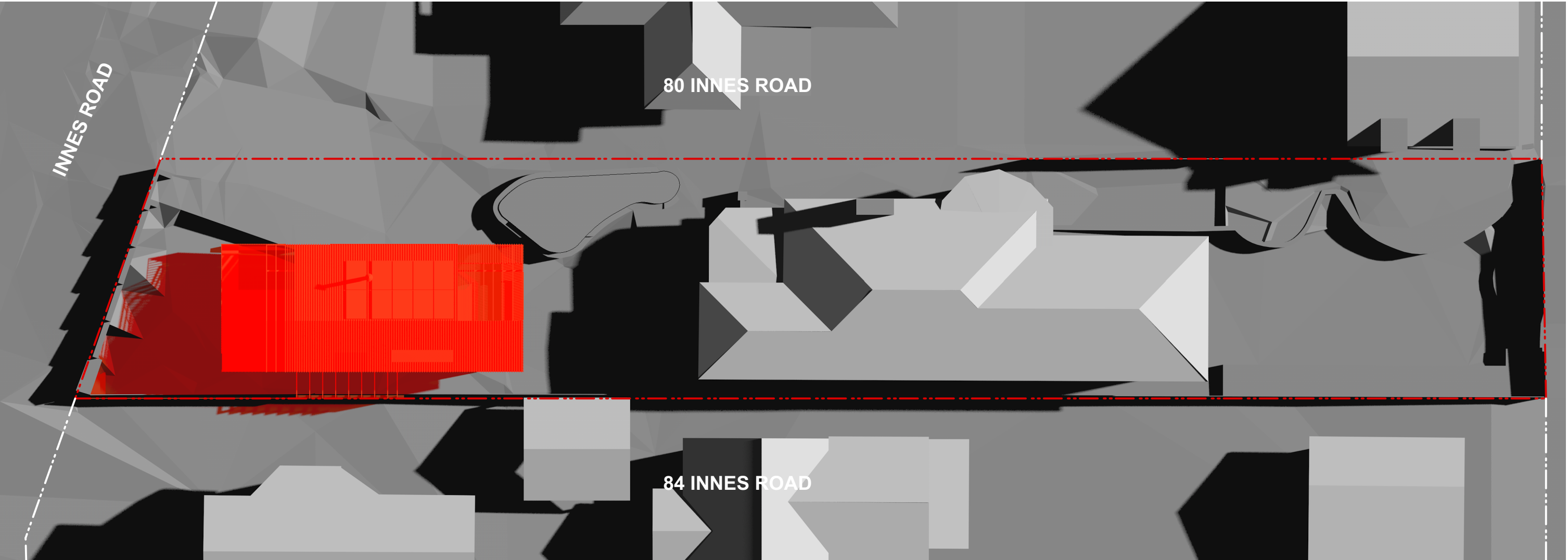


1:200 @ A3



DA21

- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING SHADOWS
- PROPOSED SHADOWS



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Studio 101 4-14 Buckingham Street
Surry Hills NSW 2010
p 02 93190224 m 0405 221 024
Principal, Nom. Arch Simon Anderson 6986
simon@andersonarchitecture.com.au
andersonarchitecture.com.au
ABN 44 604 708 778

SHADOW DIAGRAM MODEL 21st OF JUNE - 12pm
82 INNES ROAD MANLY VALE

TRUE NORTH 1:200 @ A3

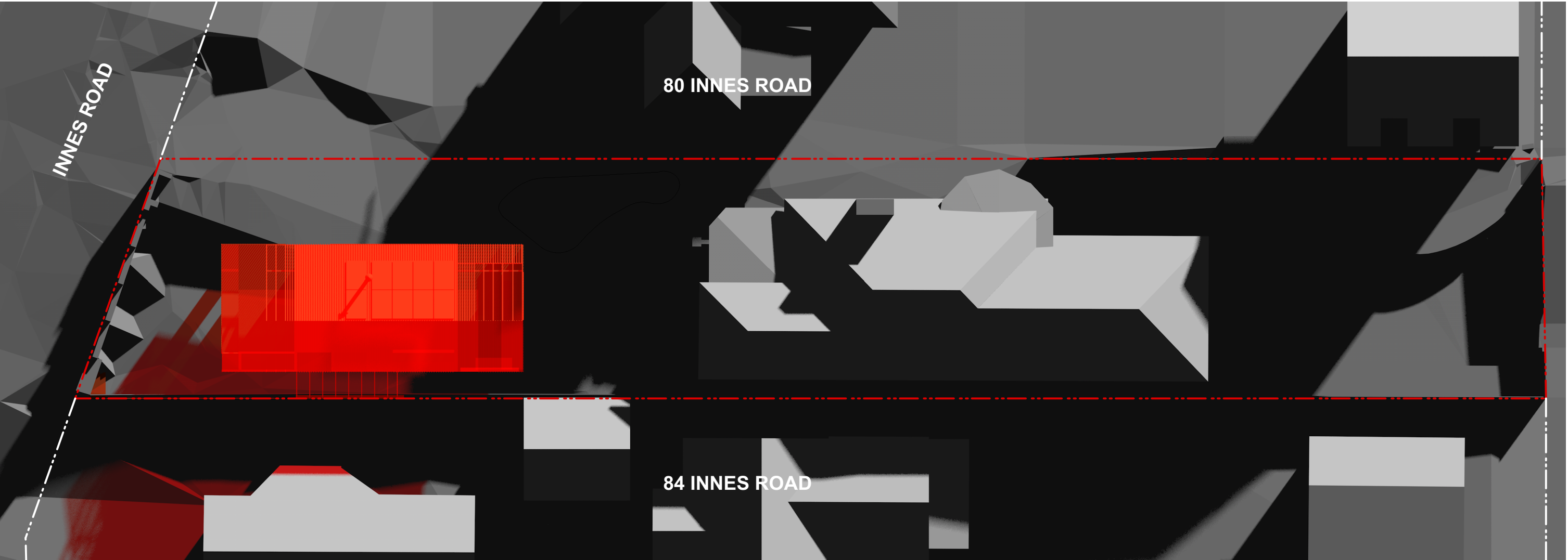


2 4 6 8 10m

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- EXISTING BUILDING
- PROPOSED BUILDING
- EXISTING SHADOWS
- PROPOSED SHADOWS



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Principal, Nom. Arch Simon Anderson 6986
simon@andersonarchitecture.com.au
andersonarchitecture.com.au
ABN 44 604 708 778

SHADOW DIAGRAM MODEL 21st OF JUNE - 3pm
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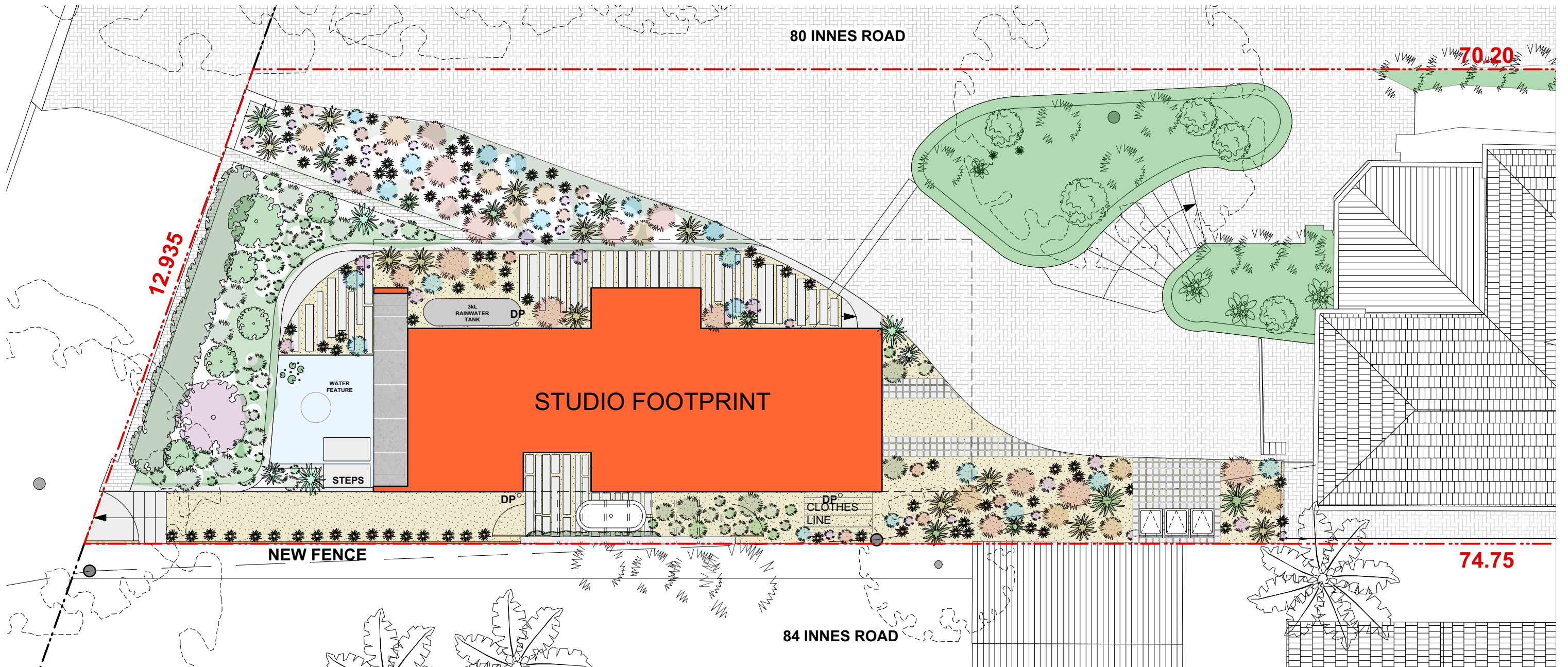
TRUE NORTH



1:200 @ A3

2 4 6 8 10m

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LANDSCAPE SCHEDULE:

TREES & HEDGING PLANTS

- ① [a] *Breynia cernua* 'Ironstone Range'
- ② [b] *Acmena smithii* Lilly Pilly- Hedge
- ③ [c] *Cyathea cooperi* 'Scaly Tree Fern'

GRASSES

- [d] *Poa poiformis* Courtney 'Green Coastal Tussock Grass'
- [e] *Poa poiformis* Kingsdale 'Kingsdale'
- [f] *Lomandra longifolia* 'Tanika'
- [g] *Dianella caerulea* 'Little Jess'
- [h] *Pennisetum alopecuroides* 'Nafray'
- [i] *Pennisetum alopecuroides* 'Purple Lea'
- [j] *Phormium tenax* 'Flamin'

SUCCULENTS

- [k] *Agave attenuata* Foxtail Agave
- [l] *Kalanchoe hildebrandtii* 'Silver Spoons'

SHRUBS + FERNS

- [m] *Westringia fruticosa* 'Grey Box'
- [n] *Dortanthes excelsa* 'Gymea Lily'
- [o] *Leptospermum laevigatum* 'Shore Tuff'
- [p] *Dampiera purpurea* 'Purple Dampiera'
- [q] *Asplenium australasicum* 'Birds Nest Fern'
- [r] *Boronia serrulata* 'Native Rose'
- [s] *Blechnum nudum* 'Fishbone Water Fern'
- [t] *Adiantum formosum* 'Giant Maidenhair'
- [u] *Pimelea linifolia* 'Rice Flower'

GROUNDCOVERS

- [v] *Casuarina glauca* 'Casuarina 'Cousin It''
- [w] *Dichondra argenta* 'Dichondra Silver Falls'

PATHS & DECKING

- Concrete sleeper
- Concrete pavers
- Gravel - 'Sentire Nero' Stone Pebbles or similar



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LANDSCAPE PLAN
82 INNES ROAD MANLY VALE

TRUE NORTH



1:100 @ A3

1 2 3 4 5m

DA24

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