

Notes :



Northern
Beaches
Council

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

DA2021/2146

Red Rock design

P.O. Box 293
Milsons Point 1565 NSW
mobile 0406 575 097
richardredrock@gmail.com

Client :
Mitchell & Natalie Waters

Project Location :
35 Kangaroo Street
Manly 2095 NSW

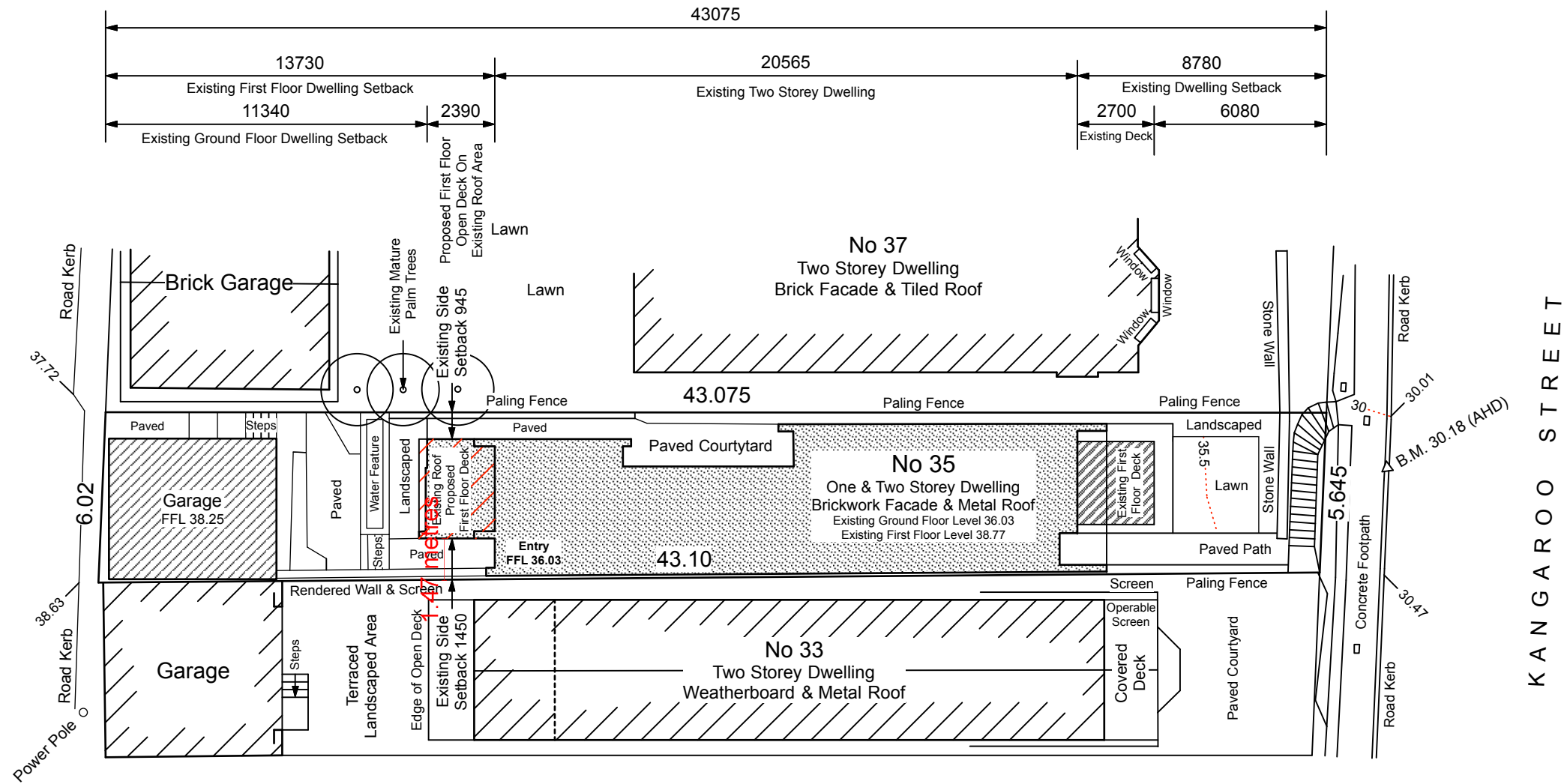
Drawing Title :
Site Plan

Date :
29 April 22

Scale :
1: 200@A3

Issue : B

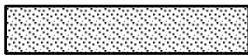
Drwg :
01



1 SITE & SITE ANALYSIS PLAN Scale 1 : 200 @ A3
1 Lot - 1 D.P. 115714 (Site Area By Title 251.00 m2)



Site Plan Legend



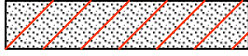
= Existing One & Two Storey Dwelling



= Existing Garage



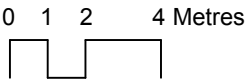
= Existing First Floor Open Deck

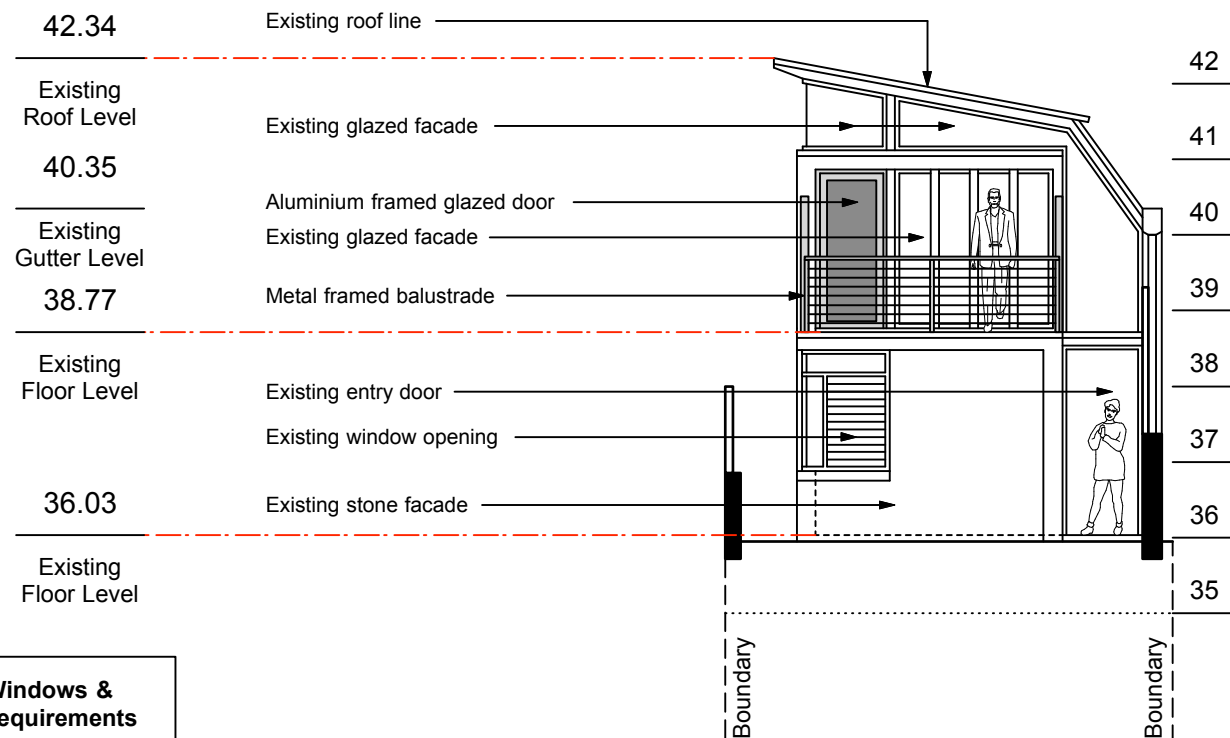


= Proposed First Floor Open Deck Above Existing Dwelling



= Existing Surrounding Dwellings

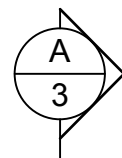




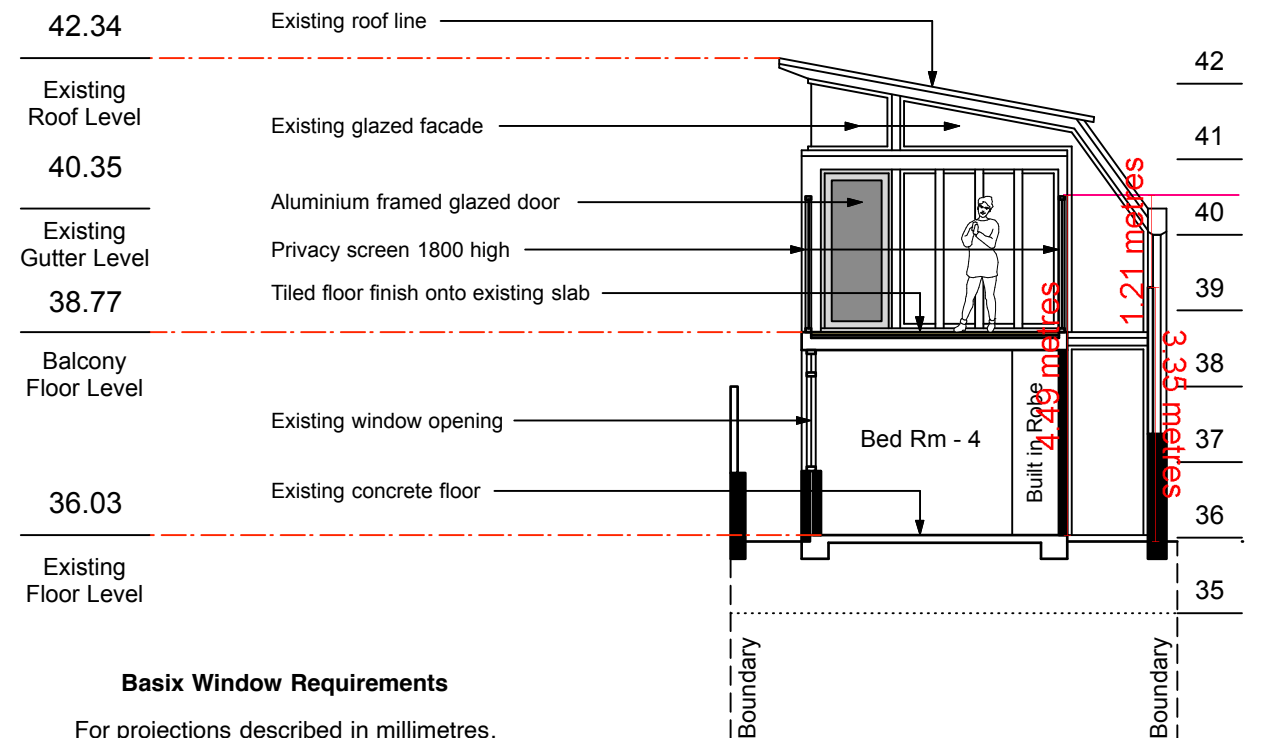
Basix Windows & Glazing Requirements

Window 01

U- Value 5.70 SHGC : 0.47
Standard Aluminium
Single Pyrolytic Low-E
Awning Fixed >= 900 mm



2 PROPOSED WEST ELEVATION Scale 1 : 100 @ A3



Basix Window Requirements

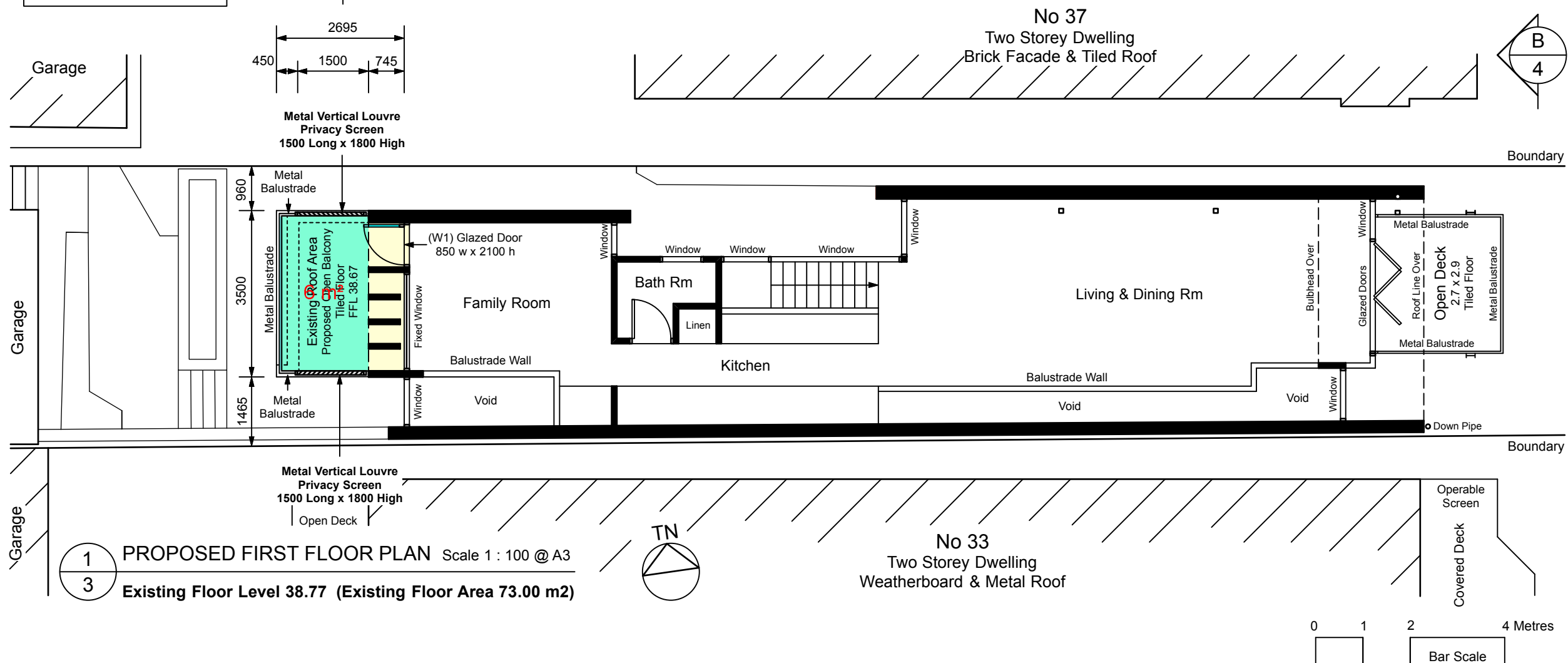
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2.4 m above the sill.

3 PROPOSED SECTION - A Scale 1 : 100 @ A3



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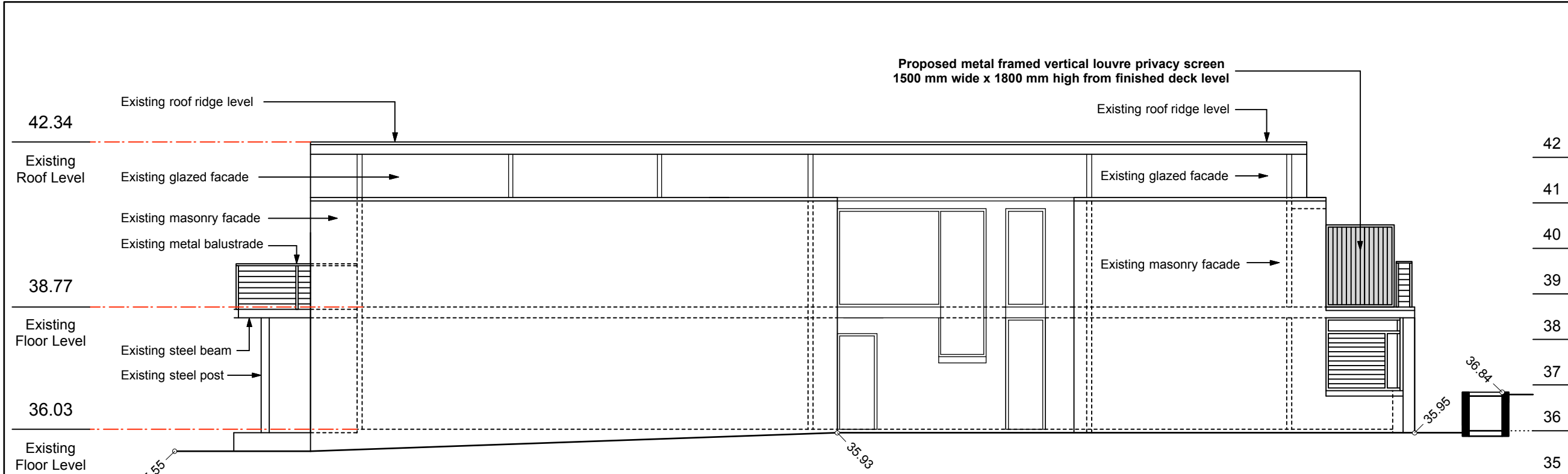
Drawing Title :
Proposed F.F. Plan

Date :
29 April 22

Scale :
1: 100@A3

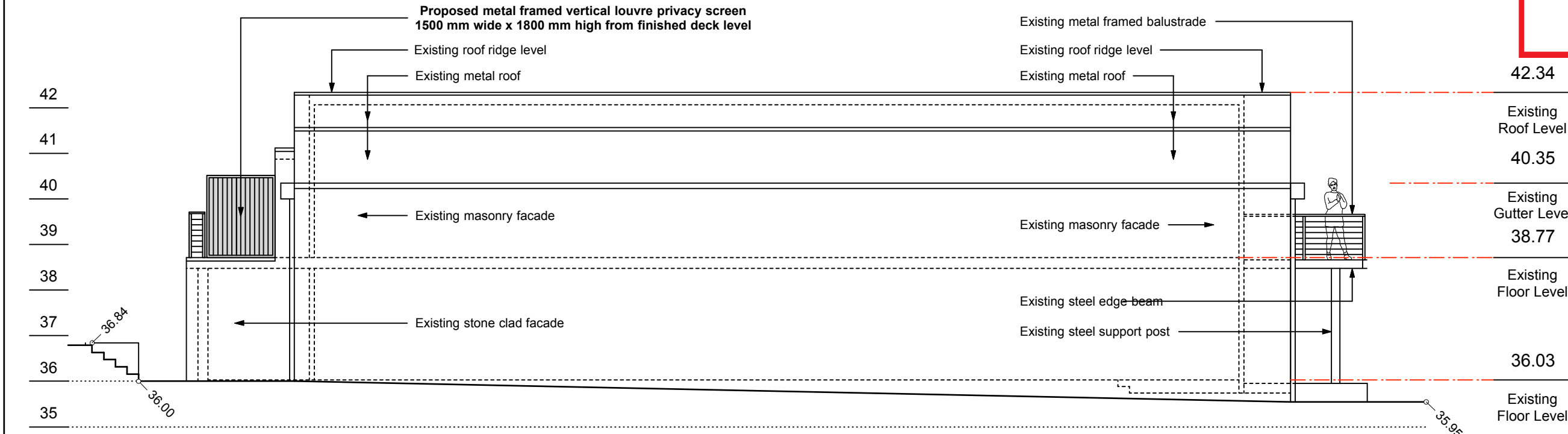
Issue : B

Drwg :
03



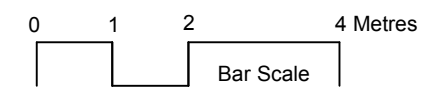
1
4

PROPOSED NORTH ELEVATION Scale 1 : 100 @ A3



2
4

PROPOSED SOUTH ELEVATION Scale 1 : 100 @ A3



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Drawing Title :
Proposed Elevations

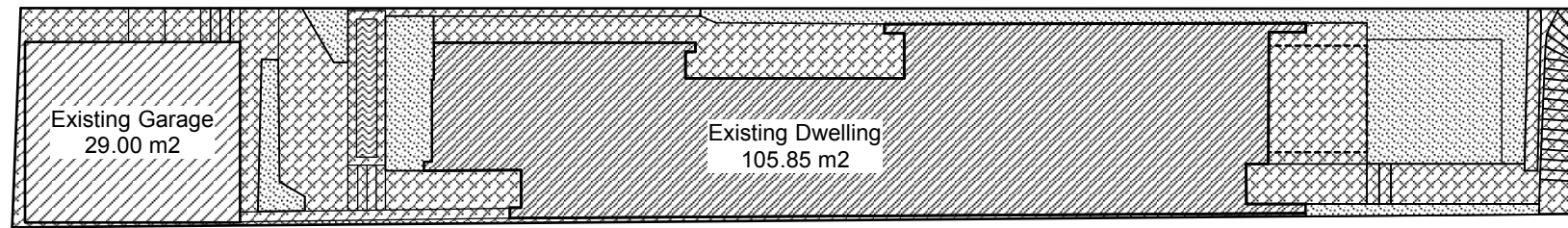
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Scale :
1: 100@A3

Issue : B

Drwg :
04

AUGUSTA LANE



1 SITE COVER & LANDSCAPED AREA PLAN Scale 1 : 200 @ A3
6 Site Area 251.0 m² (No change to Site Cover & Landscape Conditions)



0 1 2 4 Metres

KANGAROO STREET

Site Cover Legend

- = Existing Dwelling Footprint (105.85 m²)
- = Existing Garage (29.00 m²)
- = Existing Paved Area (80.50 m²)
- = Existing Water Feature (2.00 m²)
- = Existing Landscaped Area (33.65 m²)

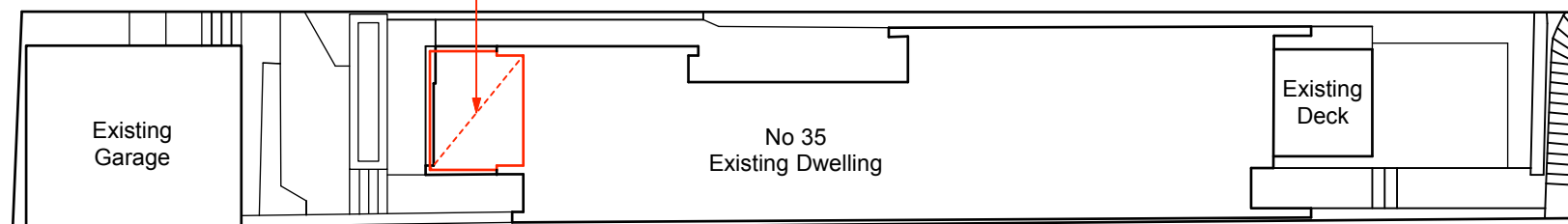
Site Cover Calculations m²

Site Area = 251.00 m²

Existing Built Upon Area = 217.35 m²
(86% Site Area)

Existing Landscaped Area = 33.65 m²
(14% Site Area)

Remove Riverstone Topping
From Existing Flat Roof



2 DEMOLITION PLAN Scale 1 : 200 @ A3
6



0 1 2 4 Metres

KANGAROO STREET

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Drwg :
06