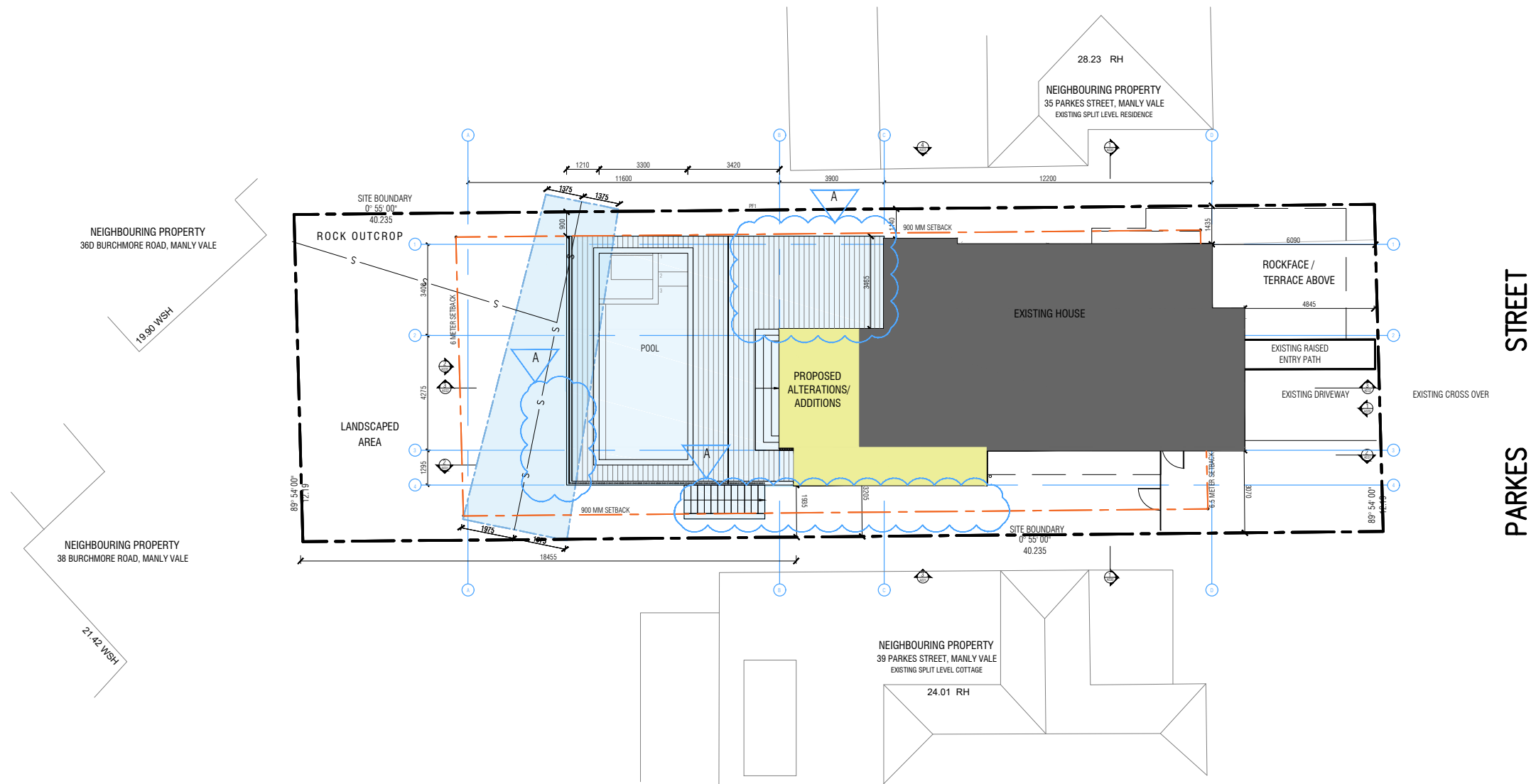




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THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2021/0408





NOTE

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CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

EXISTING HOUSE

PROPOSED ADDITION

NEW EXTERNAL WORKS

S

SEWERAGE LINE

PP

POWERPOLE

SIP

EXISTING SEWER INSPECTION POINT

TEL

TELSTRA ASSET

RH

ROOF HEIGHT

WSH

WINDOW SILL HEIGHT

A

- CONCRETE SLAB / EXTERNAL STAIR
DELETED

- PLANTER REPLACED WITH DECK

A	17/06/21	FOR CONSTRUCTION
issue	date	amendments

CCA

collins caddaye architects

level 1, style arcade, manuka
shop 13
14-16, franklin st.
griffith, ACT 2603
02 6295 1433

INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093
project:

SITE PLAN
drawing title:
scale: 1:200 @ A3 issue no:

drawing no: A010
Contractors must verify all dimensions on site before commencing
any work or preparing shop drawings.

GROUND AND UPPER
EXTERNAL CODES

- 1

75mm FOAM PANEL SYSTEM /
25mm CAVITY SPACER/ VAPOUR
BARRIER/ 90mm STUD WITH
INSULATION/ LINING PB1 (PB2 TO WET AREAS)

INTERNAL CODES


- 2

PB1/ 90mm STUD WITH ACOUSTIC
INSULATION/ PB1
- 3

PB1/ 90mm STUD WITH ACOUSTIC
INSULATION/ PB2/ TILES
- 3a

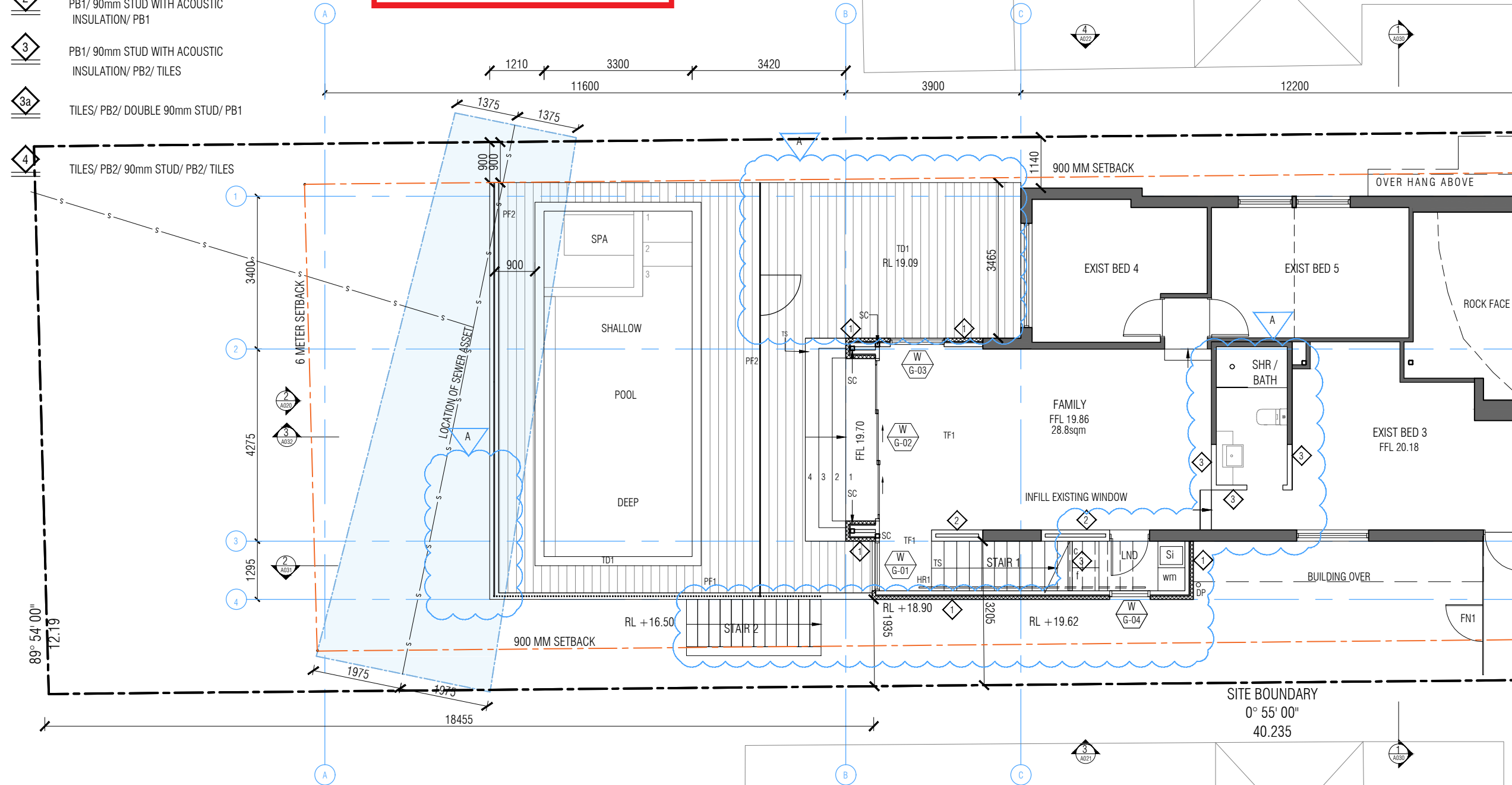
TILES/ PB2/ DOUBLE 90mm STUD/ PB1
- 4

TILES/ PB2/ 90mm STUD/ PB2/ TILES



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AUGUST 2007

LEGEND

EXISTING STRUCTURE

- | | |
|--------|-------------------------|
| EX | EXITSINNG |
| EX R | EXISTING ROOF TILES |
| EX W | EXISTING WINDOW |
| BAL 1 | BALUSTRADE 1 |
| C | CUPBOARD |
| CL1 | CLADDING TYPE 1 |
| CPT | CARPET FLOOR FINISH |
| DP | DOWN PIPE |
| EG | EAVES GUTTER |
| EL | EXTERNAL LOUVER |
| F | FRIDGE |
| FB | FASCIA BEAM |
| FT1 | FLOOR TILE TYPE 1 |
| FN1 | FENCE TYPE 1 |
| MB | METER BOX |
| ME | METAL EAVE |
| O CONC | OFF FORM CONCRETE |
| PB1 | PLASTER BOARD 1 |
| PB2 | PLASTER BOARD 2 |
| PC1 | PARAPET CAPPING 1 |
| PF1 | POOL FENCE 1 (METAL) |
| PF2 | POOL FENCE (GLASS) |
| RHW | RAIN WATER HEAD |
| SC | STRUCTURAL COLUMN |
| SF | SILL FLASHING |
| Si | SINK |
| TC | TIMBER COLUMN |
| TF1 | TIMBER FLOOR TYPE 1 |
| TF2 | TIMBER FLOOR TYPE 2 |
| TD1 | TIMBER FLOOR (TERRACE) |
| TD2 | TIMBER FLOOR (BLALCONY) |
| TS | TIMBER STEPS |
| WM | WASHING MACHINE |

- A

- WINDOW / LAUNDRY UNDER STAIR
 - EXISTING BATH RECONFIGURATION
 - CONCRETE SLAB / EXTERNAL STAIR DELETED
 - PLANTER REPLACED WITH DECK

A	17/06/21	FOR CONSTRUCTION
issue	date	amendments

CCA
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shop 13
14-16, franklin st.
griffith, ACT 2603
02 6295 1433

INGRAM RESIDENCE

LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

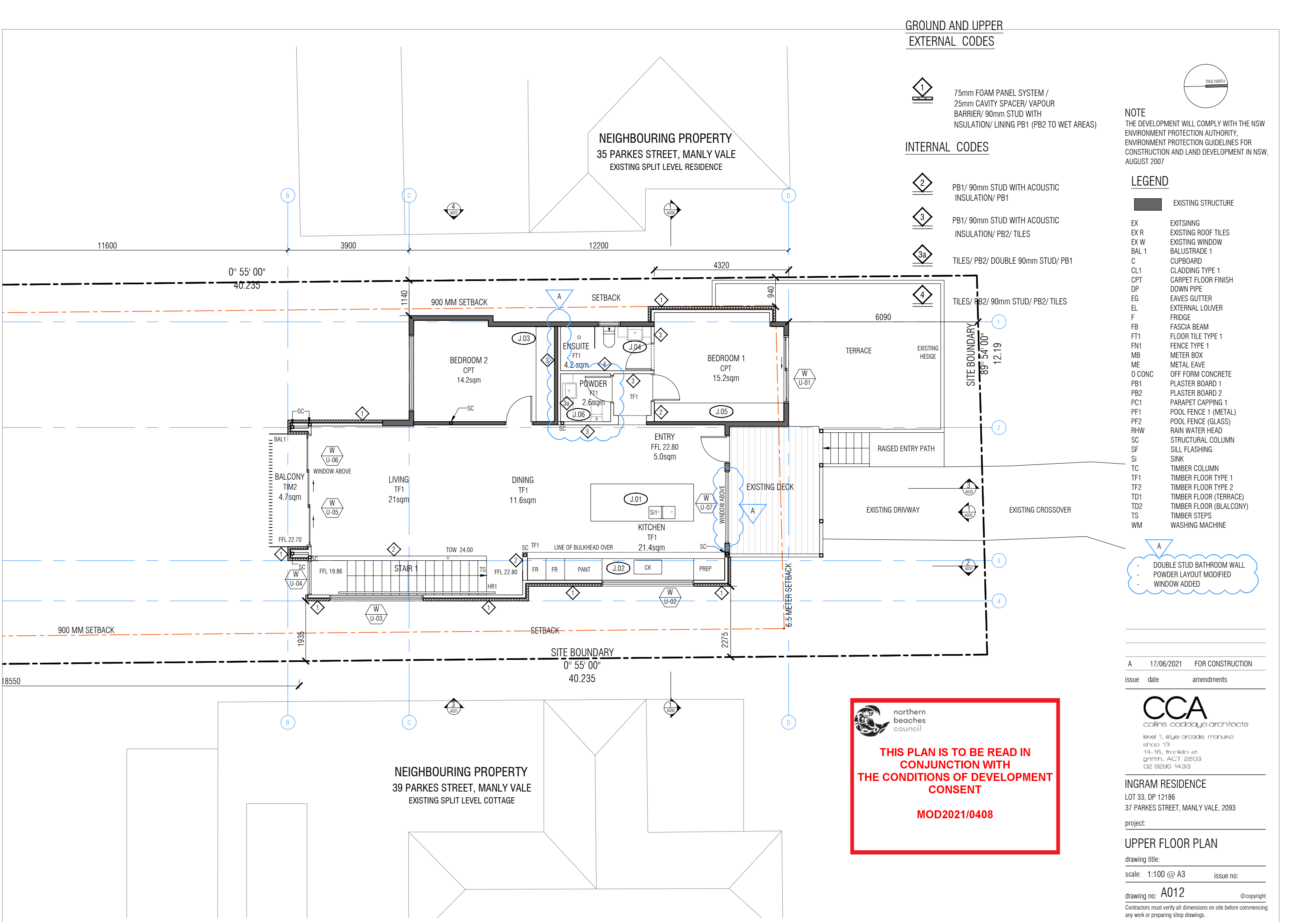
GROUND PLAN

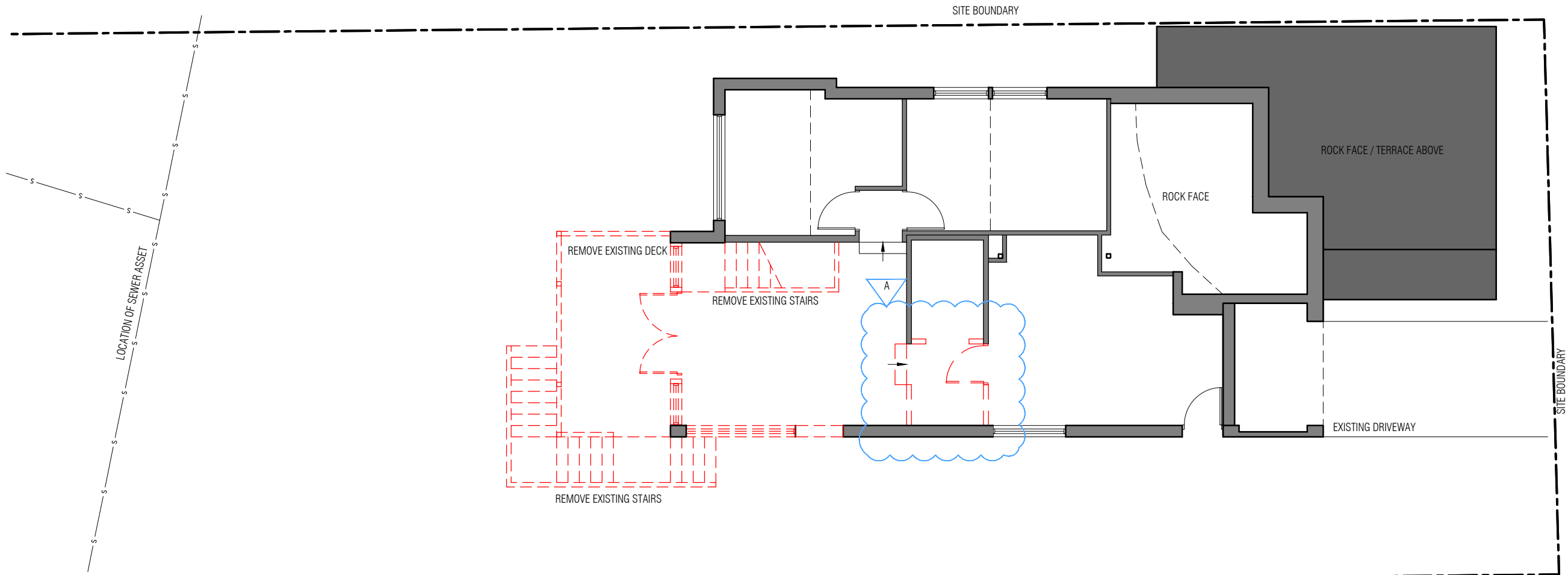
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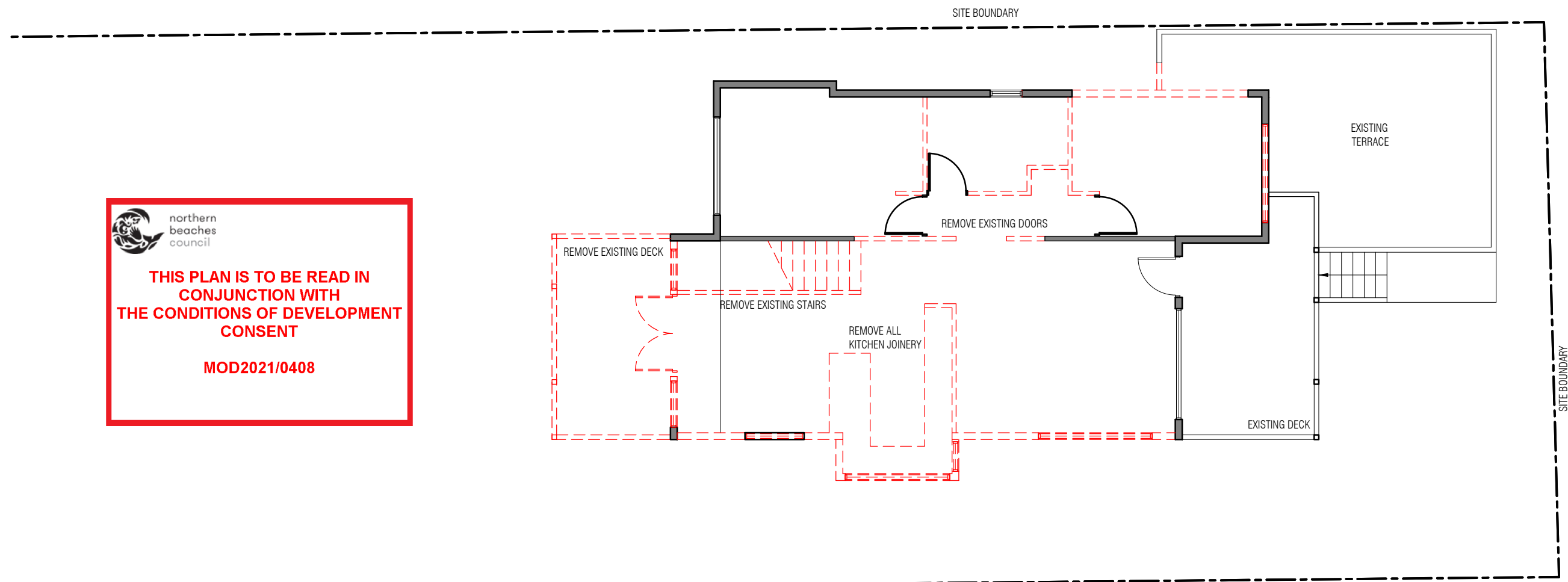
drawing no: A011

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1
-
GROUND FLOOR PLAN

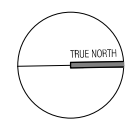


2
-
UPPER GROUND FLOOR PLAN

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AUGUST 2007

LEGEND

-  EXISTING HOUSE
-  DEMOLITION



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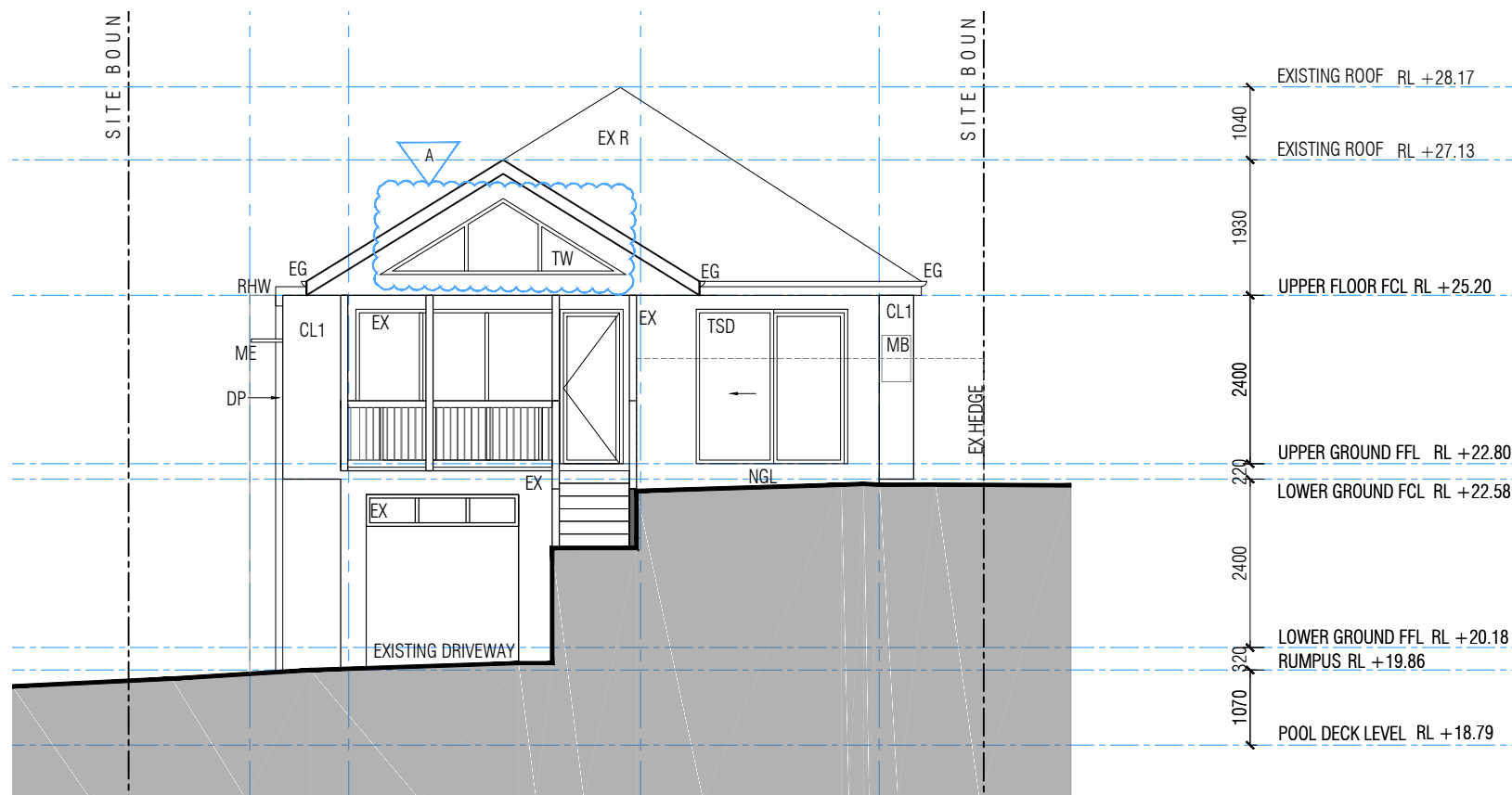
INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

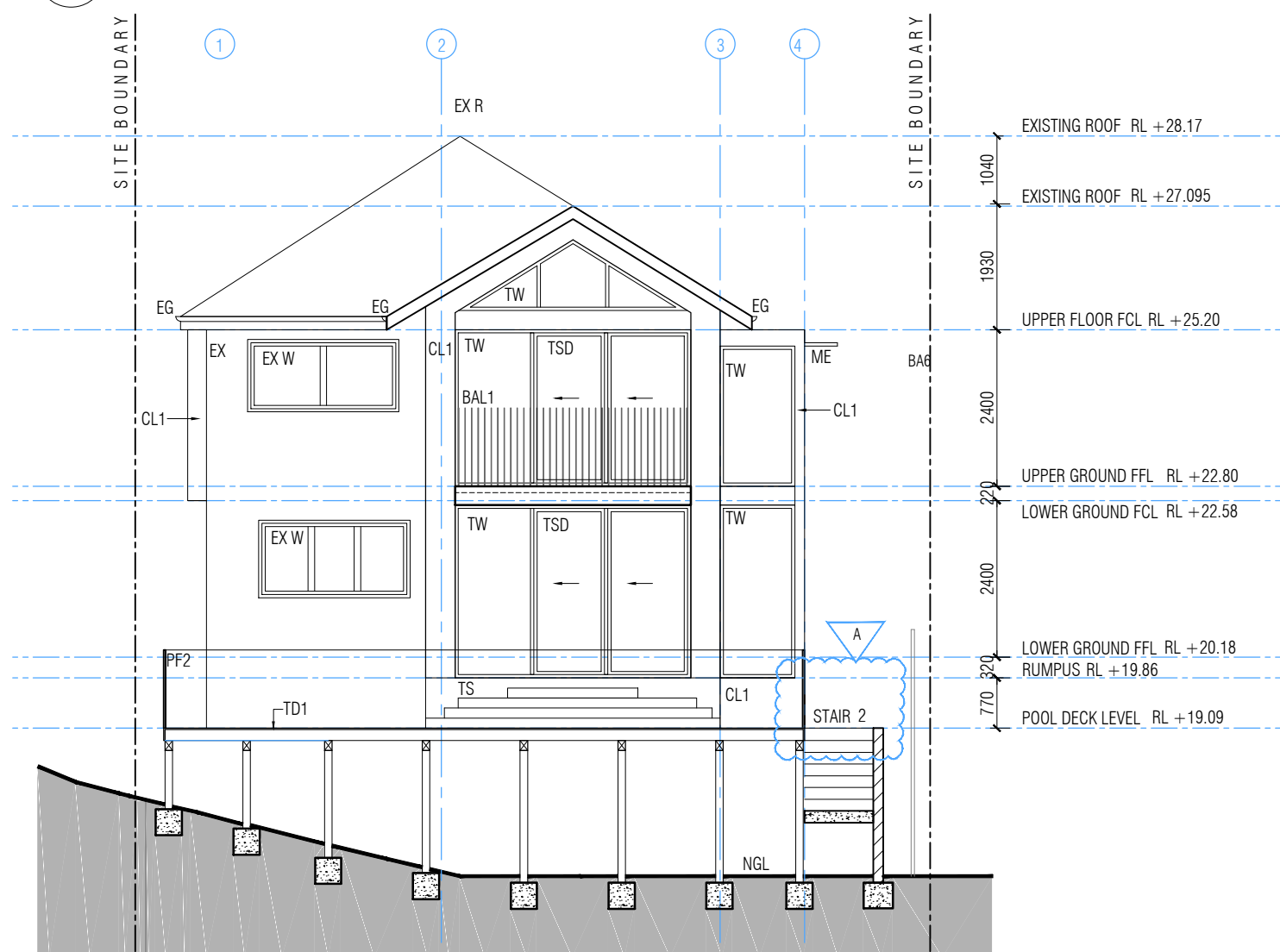
DEMOLITION PLAN

drawing title:
scale: 1:100 @ A3 issue no:

drawing no: **A015** ©copyright
Contractors must verify all dimensions on site before commencing
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1 NORTH ELEVATION



2 SOUTH ELEVATION

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CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

EXISTING STRUCTURE	
EX	EXISTING
EX R	EXISTING ROOF
EX W	EXISTING WINDOW
BAL 1	BALUSTRADE 1
C	CUPBOARD
CL1	CLADDING TYPE 1
CPT	CARPET FLOOR FINISH
DP	DOWN PIPE
EG	EAVES GUTTER
EL	EXTERNAL LOUVER
F	FRIDGE
FB	FASCIA BEAM
FT1	FLOOR TILE TYPE 1
FN1	FENCE TYPE 1
MB	METER BOX
ME	METAL EAVE
O CONC	OFF FORM CONCRETE
PB1	PLASTER BOARD 1
PB2	PLASTER BOARD 2
PC1	PARAPET CAPPING 1
PF1	POOL FENCE 1 (METAL)
PF2	POOL FENCE (GLASS)
RHW	RAIN WATER HEAD
SC	STRUCTURAL COLUMN
SF	SILL FLASHING
Si	SINK
TC	TIMBER COLUMN
TF1	TIMBER FLOOR TYPE 1
TF2	TIMBER FLOOR TYPE 2
TD1	TIMBER FLOOR (TERRACE)
TD2	TIMBER FLOOR (BALCONY)
TS	TIMBER STEPS
WM	WASHING MACHINE

A

- WINDOW ADDED
- CONCRETE SLAB REMOVED

A 17/06/21 FOR CONSTRUCTION
issue date amendments

CCA
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level 1, stye arcade, manuka
shop 13
14-16, franklin st.
griffith, ACT 2603
02 6295 1433

INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093
project:

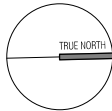
ELEVATIONS 1

drawing title:
scale: 1:100 @ A3 issue no:
drawing no: A020 ©copyright
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ENVIRONMENT PROTECTION GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

EXISTING STRUCTURE

EX	EXITSINNG
EX R	EXISTING ROOF TILES
EX W	EXISTING WINDOW
BAL 1	BALUSTRADE 1
C	CUPBOARD
CL1	CLADDING TYPE 1
CPT	CARPET FLOOR FINISH
DP	DOWN PIPE
EG	EAVES GUTTER
EL	EXTERNAL LOUVER
F	FRIDGE
FB	FASCIA BEAM
FT1	FLOOR TILE TYPE 1
FN1	FENCE TYPE 1
MB	METER BOX
ME	METAL EAVE
O CONC	OFF FORM CONCRETE
PB1	PLASTER BOARD 1
PB2	PLASTER BOARD 2
PC1	PARAPET CAPPING 1
PF1	POOL FENCE 1 (METAL)
PF2	POOL FENCE (GLASS)
RHW	RAIN WATER HEAD
SC	STRUCTURAL COLUMN
SF	SILL FLASHING
Si	SINK
TC	TIMBER COLUMN
TF1	TIMBER FLOOR TYPE 1
TF2	TIMBER FLOOR TYPE 2
TD1	TIMBER FLOOR (TERRACE)
TD2	TIMBER FLOOR (BLALCONY)
TS	TIMBER STEPS

A
- WINDOW ADDED
- CONCRETE SLAB REMOVED

A 17/06/21 FOR CONSTRUCTION

issue date amendments

CCA

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02 6295 1433

INGRAM RESIDENCE

LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

ELEVATIONS 2

drawing title:

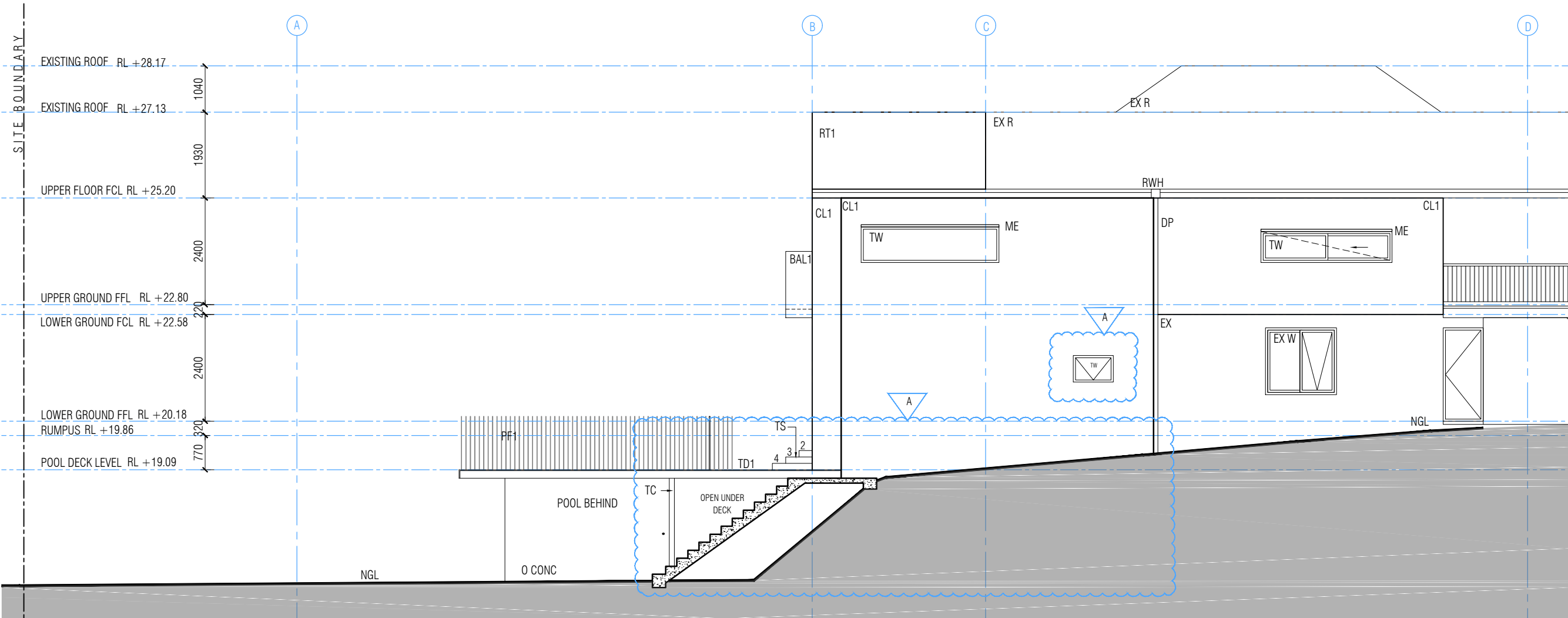
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issue no:

drawing no: A021

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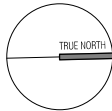


3 EAST ELEVATION



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CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

EXISTING STRUCTURE

EX	EXITSINNG
EX R	EXISTING ROOF TILES
EX W	EXISTING WINDOW
BAL 1	BALUSTRADE 1
C	CUPBOARD
CL1	CLADDING TYPE 1
CPT	CARPET FLOOR FINISH
DP	DOWN PIPE
EG	EAVES GUTTER
EL	EXTERNAL LOUVER
F	FRIDGE
FB	FASCIA BEAM
FT1	FLOOR TILE TYPE 1
FN1	FENCE TYPE 1
MB	METER BOX
ME	METAL EAVE
O CONC	OFF FORM CONCRETE
PB1	PLASTER BOARD 1
PB2	PLASTER BOARD 2
PC1	PARAPET CAPPING 1
PF1	POOL FENCE 1 (METAL)
PF2	POOL FENCE (GLASS)
RHW	RAIN WATER HEAD
SC	STRUCTURAL COLUMN
SF	SILL FLASHING
Si	SINK
TC	TIMBER COLUMN
TF1	TIMBER FLOOR TYPE 1
TF2	TIMBER FLOOR TYPE 2
TD1	TIMBER FLOOR (TERRACE)
TD2	TIMBER FLOOR (BALCONY)
TS	TIMBER STEPS

A
- PLANTER REPLACED WITH DECK

A	17/06/21	FOR CONSTRUCTION
issue	date	amendments

CCA
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shop 13
14-16, franklin st.
griffith, ACT 2603
02 6295 1433

INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

ELEVATIONS 3

drawing title:

scale: 1:100 @ A3

issue no:

drawing no: A022

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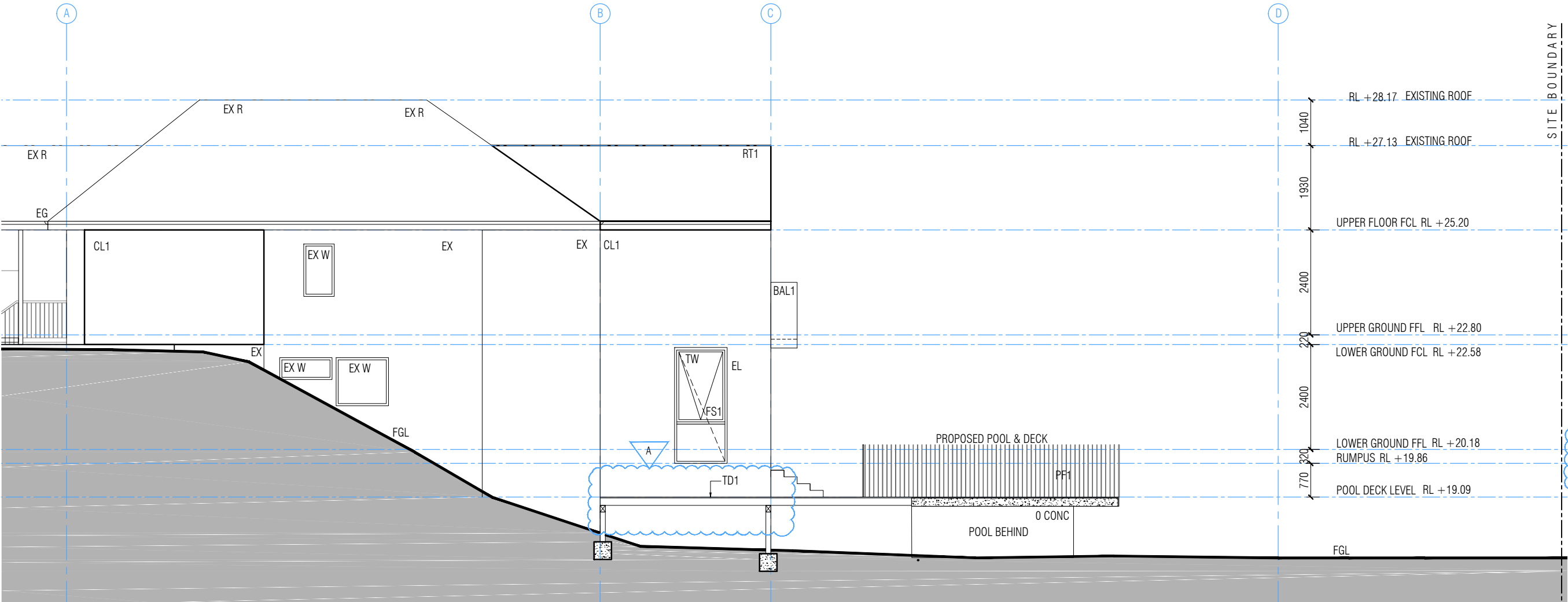
A

B

C

D

SITE BOUNDARY



4

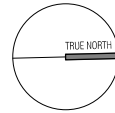
WEST ELEVATION



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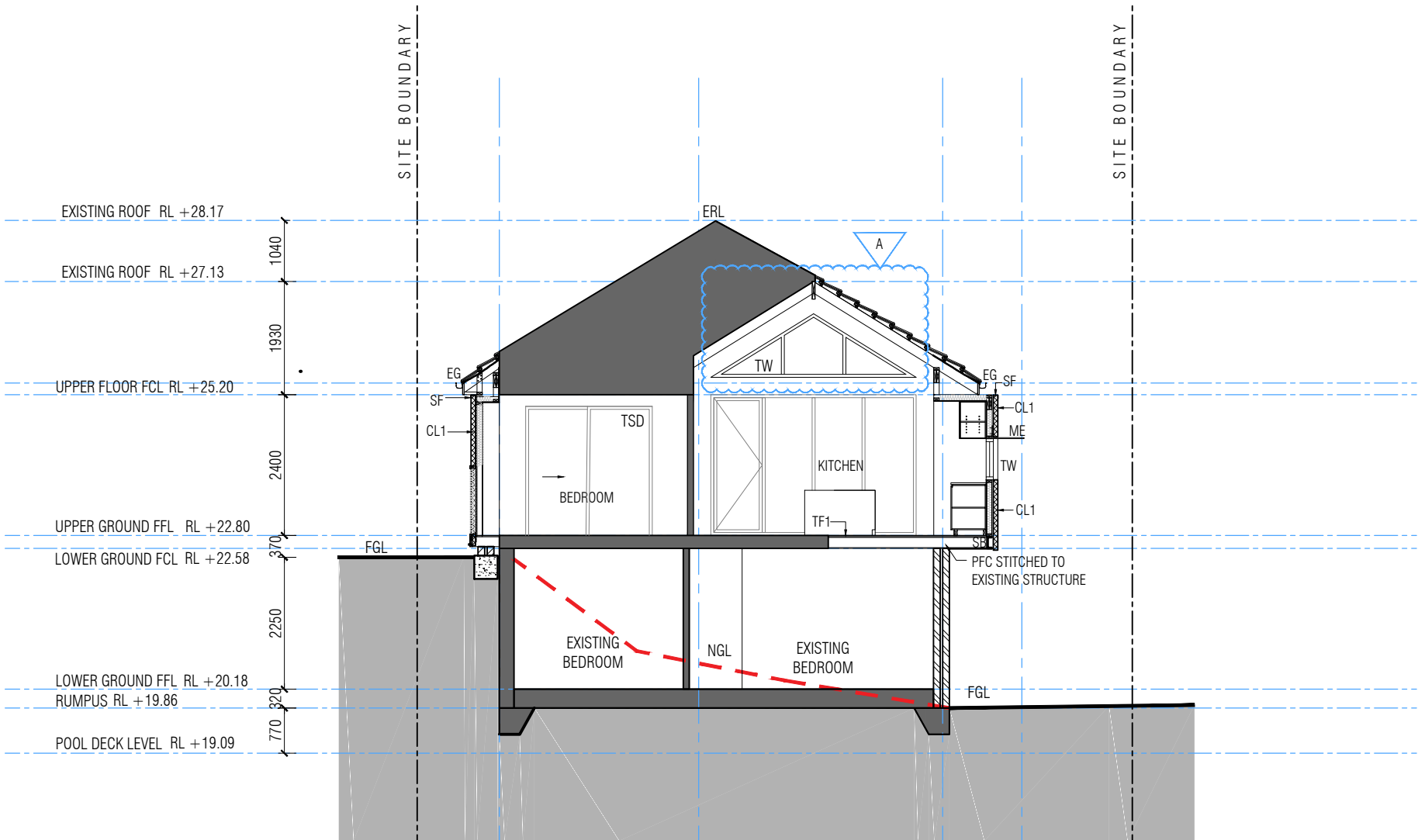


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ENVIRONMENT PROTECTION GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

EXISTING STRUCTURE

EX	EXISTING
EX R	EXISTING ROOF TILES
EX W	EXISTING WINDOW
BAL 1	BALUSTRADE 1
C	CUPBOARD
CL1	CLADDING TYPE 1
CPT	CARPET FLOOR FINISH
DP	DOWN PIPE
EG	EAVES GUTTER
EL	EXTERNAL LOUVER
F	FRIDGE
FB	FASCIA BEAM
FT1	FLOOR TILE TYPE 1
FN1	FENCE TYPE 1
MB	METER BOX
ME	METAL EAVE
O CONC	OFF FORM CONCRETE
PB1	PLASTER BOARD 1
PB2	PLASTER BOARD 2
PC1	PARAPET CAPPING 1
PF1	POOL FENCE 1 (METAL)
PF2	POOL FENCE (GLASS)
RHW	RAIN WATER HEAD
SC	STRUCTURAL COLUMN
SF	SILL FLASHING
Si	SINK
TC	TIMBER COLUMN
TF1	TIMBER FLOOR TYPE 1
TF2	TIMBER FLOOR TYPE 2
TD1	TIMBER FLOOR (TERRACE)
TD2	TIMBER FLOOR (BALCONY)
TS	TIMBER STEPS



1 SECTION 1



A	17/06/21	FOR CONSTRUCTION
issue	date	amendments

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shop 13
14-16, franklin st.
griffith, ACT 2603
02 6295 1433

INGRAM RESIDENCE

LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

SECTIONS 1

drawing title:


scale: 1:100 @ A3

issue no: A

drawing no: A030

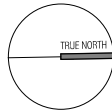
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NOTE
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ENVIRONMENT PROTECTION AUTHORITY,
ENVIRONMENT PROTECTION GUIDELINES FOR
CONSTRUCTION AND LAND DEVELOPMENT IN NSW,
AUGUST 2007

LEGEND

	EXISTING STRUCTURE
EX	EXISTING
EX R	EXISTING ROOF TILES
EX W	EXISTING WINDOW
BAL 1	BALUSTRADE 1
C	CUPBOARD
CL1	CLADDING TYPE 1
CPT	CARPET FLOOR FINISH
DP	DOWN PIPE
EG	EAVES GUTTER
EL	EXTERNAL LOUVER
F	FRIDGE
FB	FASCIA BEAM
FT1	FLOOR TILE TYPE 1
FN1	FENCE TYPE 1
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ME	METAL EAVE
O CONC	OFF FORM CONCRETE
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PB2	PLASTER BOARD 2
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PF1	POOL FENCE 1 (METAL)
PF2	POOL FENCE (GLASS)
RHW	RAIN WATER HEAD
SC	STRUCTURAL COLUMN
SF	SILL FLASHING
Si	SINK
TC	TIMBER COLUMN
TF1	TIMBER FLOOR TYPE 1
TF2	TIMBER FLOOR TYPE 2
TD1	TIMBER FLOOR (TERRACE)
TD2	TIMBER FLOOR (BALCONY)
TS	TIMBER STEPS
WM	WASHING MACHINE

 A
- WINDOW / LAUNDRY ADDITION UNDER
STAIRCASE

A 17/06/21 FOR CONSTRUCTION

issue date amendments

CCA
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level 1, style arcade, manuka
shop 13
14-18, franklin st.
griffith, ACT 2603
02 6296 1433

INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

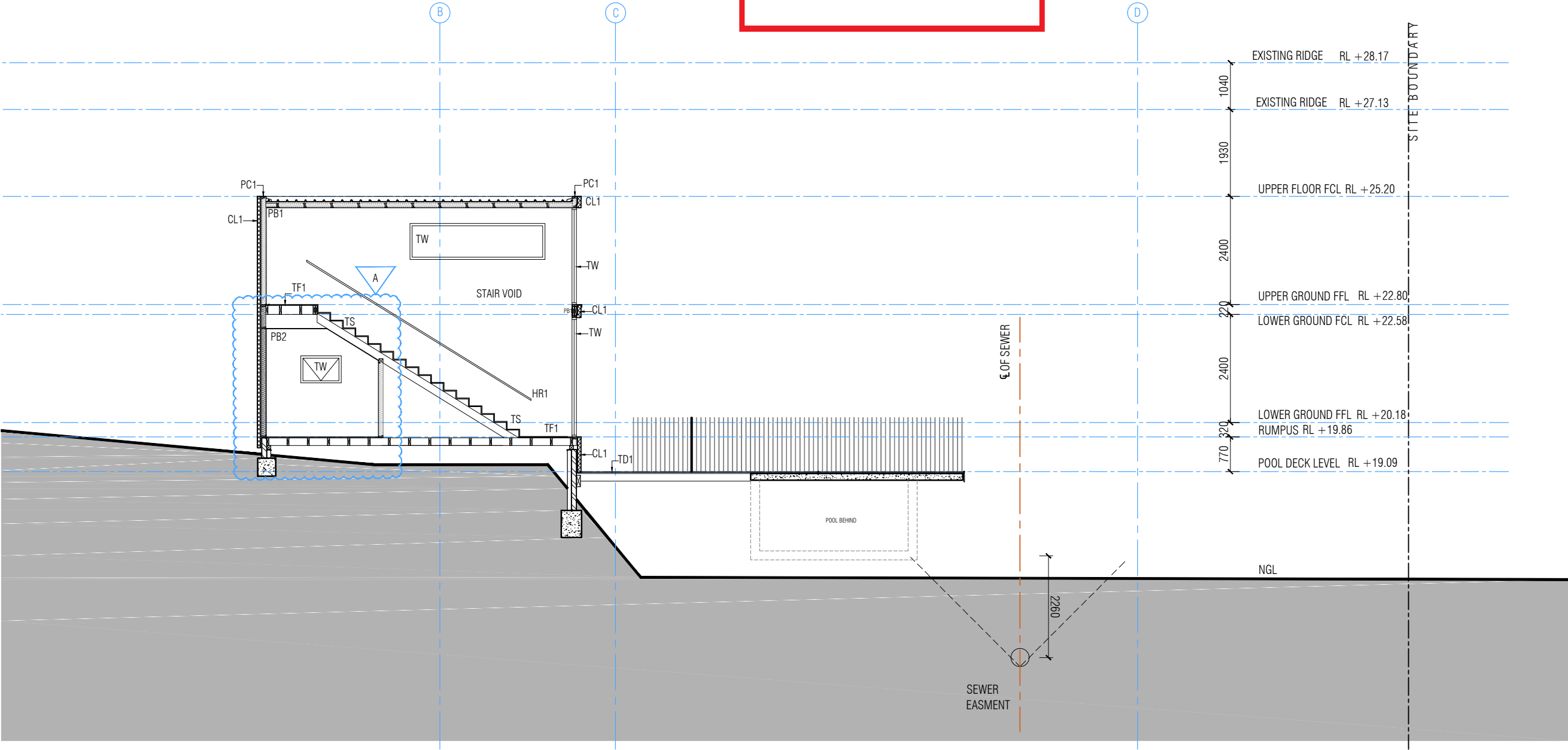
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SECTIONS 2

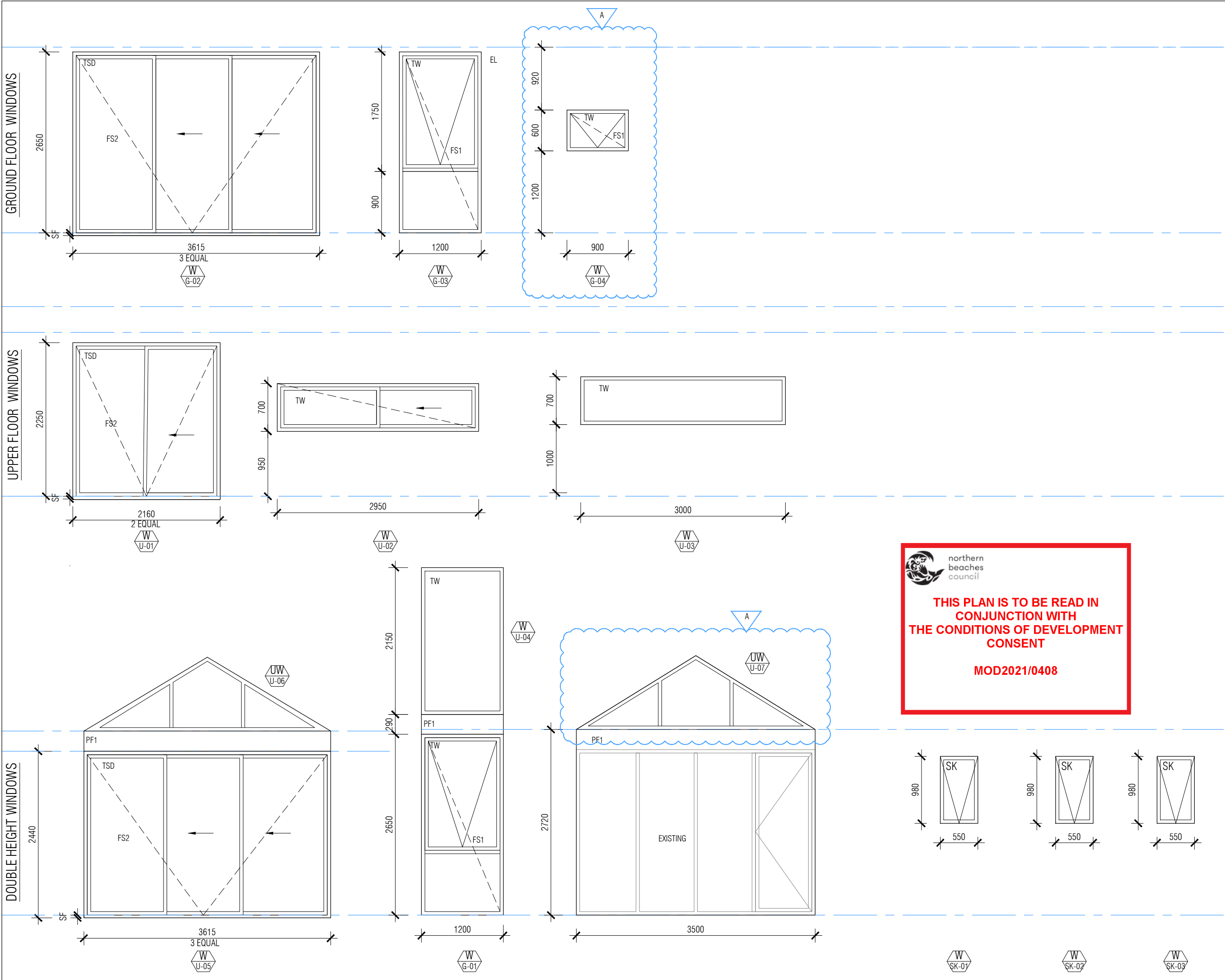
drawing title:

scale: 1:100 @ A3 issue no: A

drawing no: **A031** ©copyright
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2 SECTION 2



NOTE

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LEGEND

EL	EXTERNAL LOUVER
FS1	FLYSCREEN TYPE 1 - FIXED SCREEN
FS2	FLYSCREEN TYPE 2 - SLIDING SCREEN
FS3	FLYSCREEN TYPE 3 - SECURITY SCREEN
ME	METAL EAVE
PF1	PAINT FINISH TYPE 1
SK	VELUX CENTER PIVOT SKYLIGHT
SF	SETDOWN FLUSH
TGD	TIMBER FRAMED GLAZED DOOR
TW	TIMBER WINDOW

GLAZING NOTES:

ALL GLAZING TO HAVE SQUARE SET PLASTERBOARD REVEALS UNLESS OTHERWISE NOTED

DIMENSIONS ARE WALL OPENINGS CONFIRM ON SITE
WINDOWS DRAWN AS VIEWED FROM OUTSIDE
ALL WINDOWS LOCKABLE
ALL LOCKS KEYED ALIKE

GLAZING TRACKS TO BE FULLY PROTECTED DURING CONSTRUCTION



A	17/06/21	FOR CONSTRUCTION
issue	date	amendments

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shop 13
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griffith, ACT 2603
02 6295 1433

INGRAM RESIDENCE
LOT 33, DP 12186
37 PARKES STREET, MANLY VALE, 2093

project:

WINDOW SCHEDULE

drawing title:
scale: 1:50 @ A3 issue no: A

drawing no: **A060**
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