



#### NORTHERN BEACHES COUNCIL

ZONE: R3 - MEDIUM DENSITY RESIDENTIAL

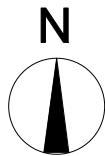
FLOOR SPACE RATIO: 1.5:1

SCENIC PROTECTION LAND

HERITAGE: ITEM - GENERAL [I225]

14 SOUTH STEYNE MANLY NSW 2095

LOT 501 / DP 736679



#### NSW HERITAGE REGISTER:

"GROUP OF EIGHT BUILDINGS OF TWO TO FOUR FLOORS, GENERALLY BRICK WITH RENDER DECORATION. PROVIDE A RANGE OF EARLY TWENTIETH CENTURY ARCHITECTURAL STYLES FROM C. 1910-25, SHOWING ART NOUVEAU AND CALIFORNIA BUNGALOW DECORATION AND ORNAMENT IN TIMBER, SHINGLE, BRICKWORK AND RENDER.  
PART OF GILBERT BAKER GRANT (1810); PART OF BASSETT-DARLEY ESTATE C.1885."



#### DRAWING SCHEDULE

DA00	COVER SHEET	NTS
DA01	SITE ANALYSIS /CONTEXT PLAN	1:150
E01	EXISTING/DEMO FLOOR PLANS	1:100
DA10	PROPOSED GROUND FLOOR PLAN	1:100
DA11	PROPOSED FIRST FLOOR PLAN	1:100
DA12	PROPOSED ROOF PLAN	1:100
DA20	PROPOSED SECTIONS	1:100
DA30	PROPOSED ELEVATIONS	1:100
DA31	PROPOSED ELEVATIONS	1:100
DA40	3D VIEWS	NTS
DA41	3D VIEWS	NTS
DA42	3D VIEWS	NTS
DA43	3D VIEWS	NTS
DA50	MATERIALS & FINISHES	NTS
DA60	PROPOSED SIGNAGE	NTS
DA70	VIEW ANALYSIS	NTS
DA71	VIEW ANALYSIS	NTS
DA72	VIEW ANALYSIS	NTS
DA73	VIEW ANALYSIS	NTS
DA74	VIEW ANALYSIS	NTS
DA100	GROSS FLOOR AREA CALCULATION	NTS

2000283 SURVEY PLAN

SITE AREA	175.5sqm
EXISTING FLOOR SPACE	252sqm
FSR	1.43 : 1
PROPOSED	
PROPOSED FLOOR SPACE	271sqm
FSR	1.54:1

GFA & FSR  
REDUCED BY 2SQM

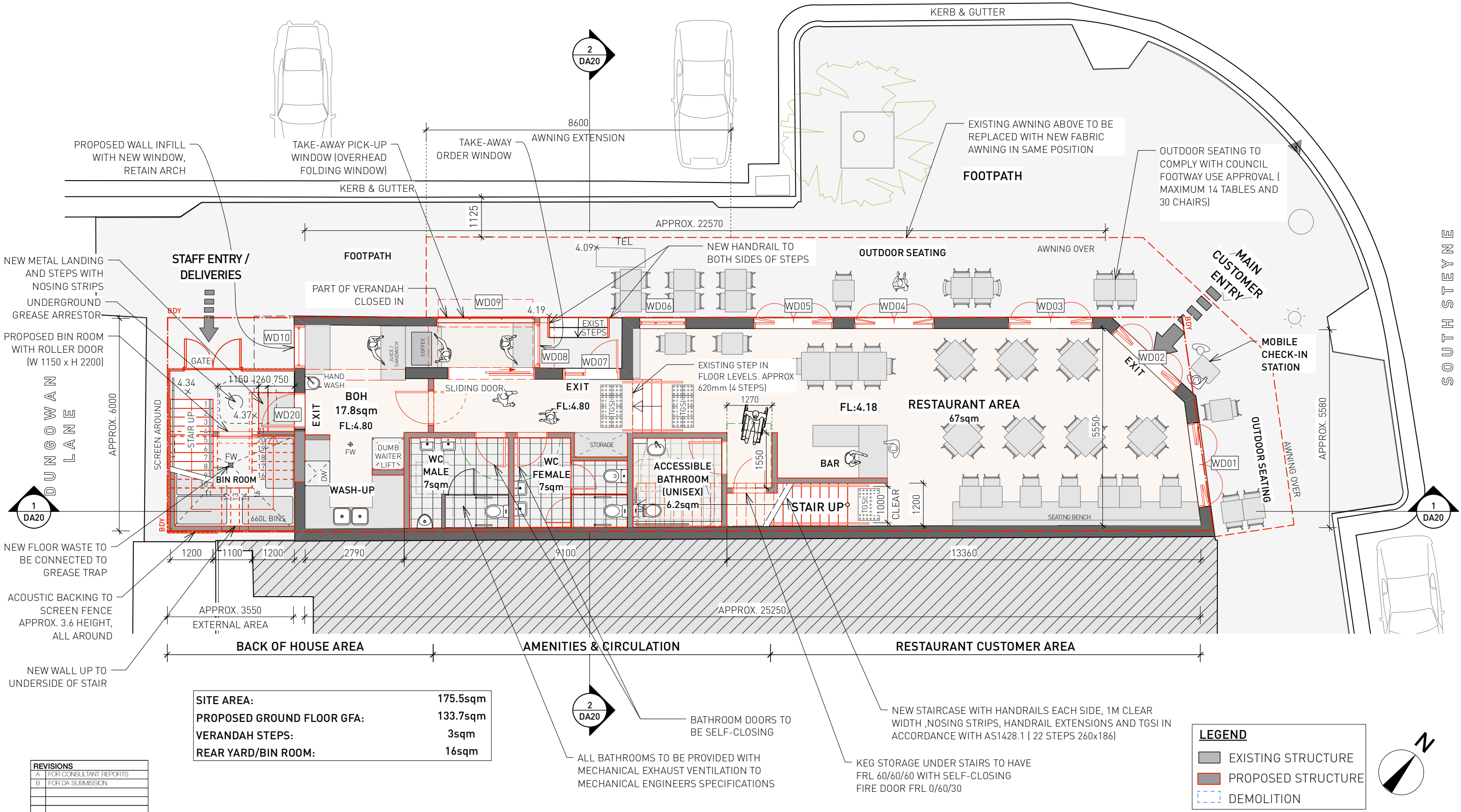
REVISIONS	
A	FOR CONSULTANT REPORTS
B	FOR DA SUBMISSION
C	DA AMENDED

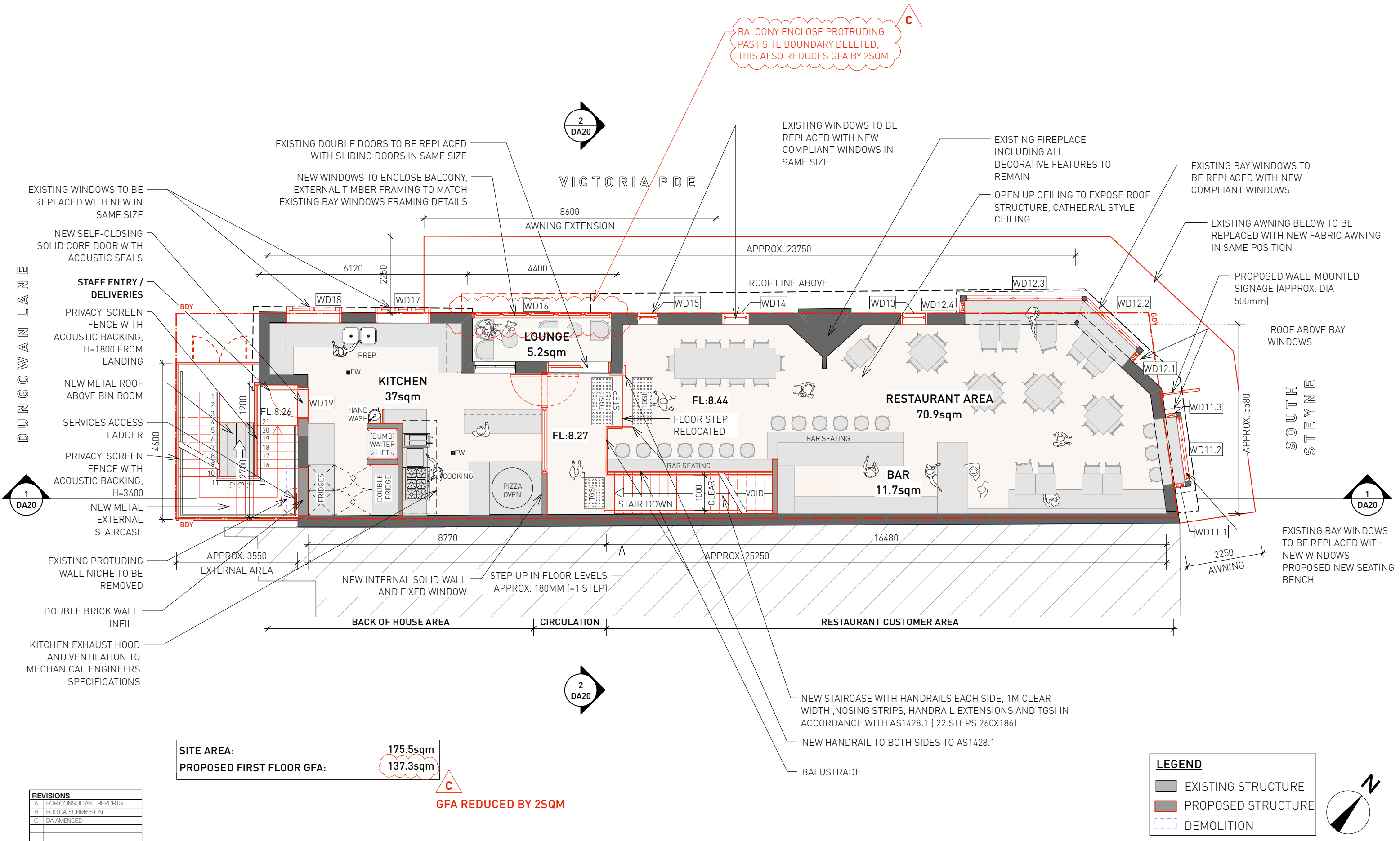
#### DEVELOPMENT APPLICATION (DA)

#### COVER SHEET

Scale	Project & Address	Client	DWG No	Revision	Date
NTS@A3	Alterations to existing commercial building 14 South Steyne Manly NSW 2095	-	DA00	C	03/06/21







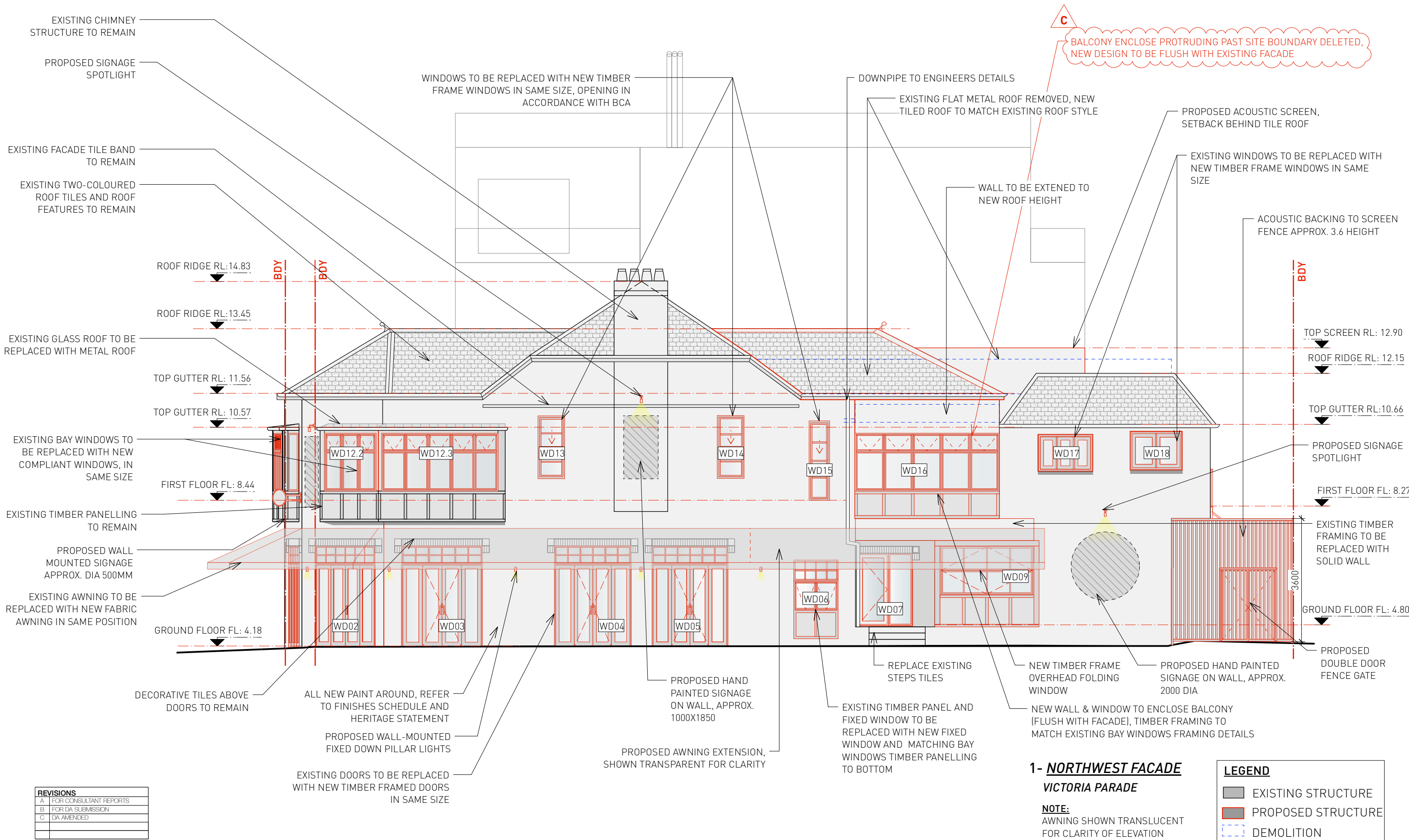
DEVELOPMENT APPLICATION (DA) - NOT FOR CONSTRUCTION

PROPOSED FIRST FLOOR PLAN









DEVELOPMENT APPLICATION (DA) - NOT FOR CONSTRUCTION

PROPOSED ELEVATION

