

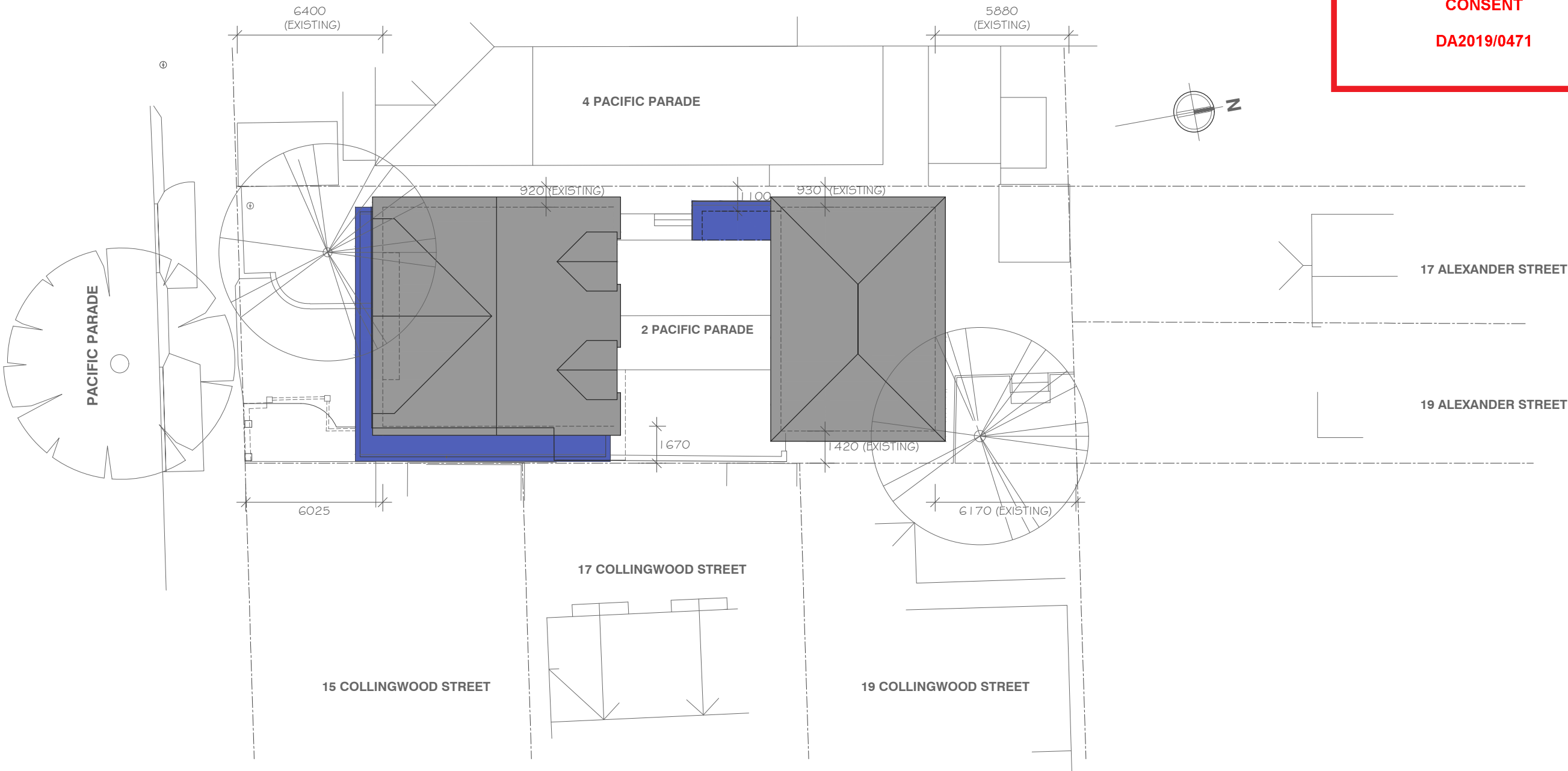
SITE & ROOF PLAN



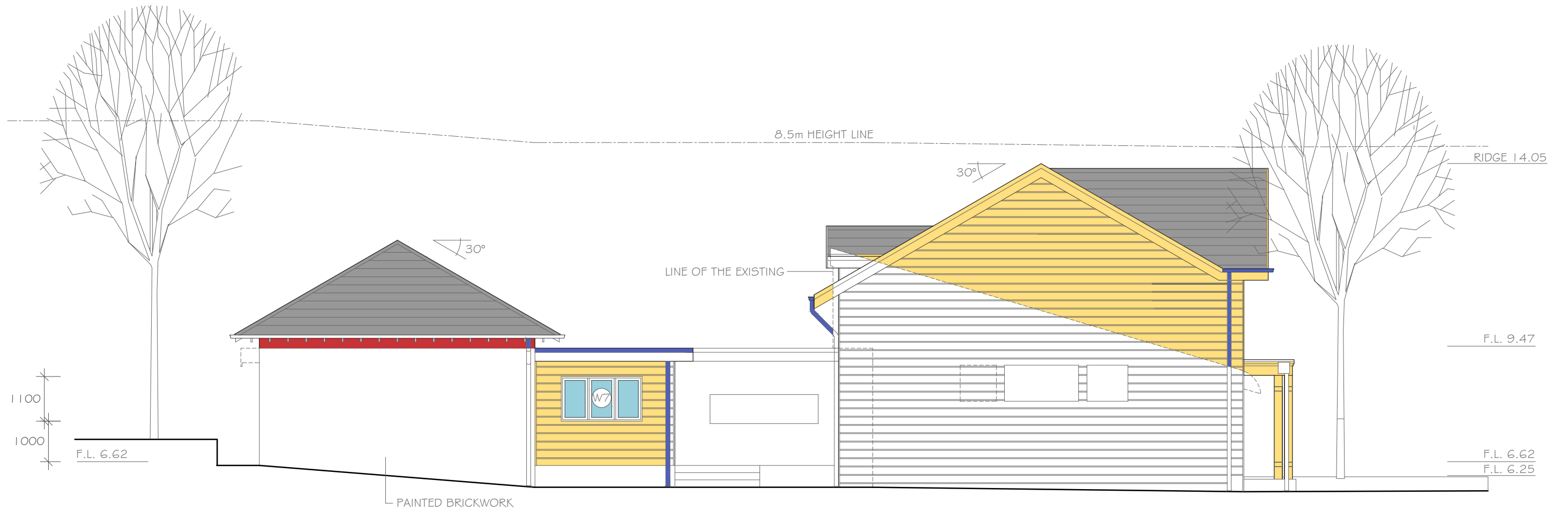
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THE CONDITIONS OF DEVELOPMENT
CONSENT

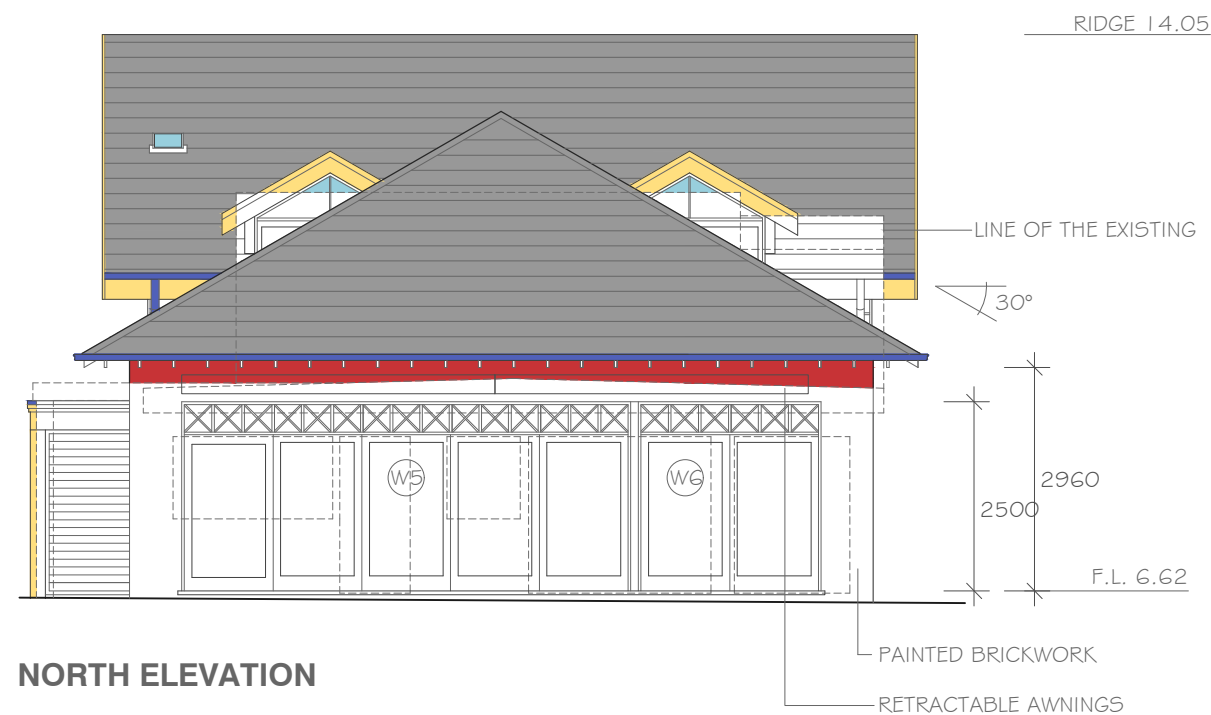
DA2019/0471



PROPOSED ADDITIONS AND ALTERATIONS	DEVELOPMENT APPLICATION	DATE	SCALE
Andrew & Melissa Tudhope		1 Apr 2019	1:200
2 Pacific Parade Manly 2095		0046 / DA01	
Gerald Gilchrist + Associates Pty Ltd	PHONE 9969 5627	DO NOT SCALE OFF DRAWINGS	



WEST ELEVATION



NORTH ELEVATION



PROPOSED ADDITIONS AND ALTERATIONS

DEVELOPMENT APPLICATION

DATE

SCALE

Andrew & Melissa Tudhope

1 Apr 2019

1:100

2 Pacific Parade Manly 2095

0046 / DA04

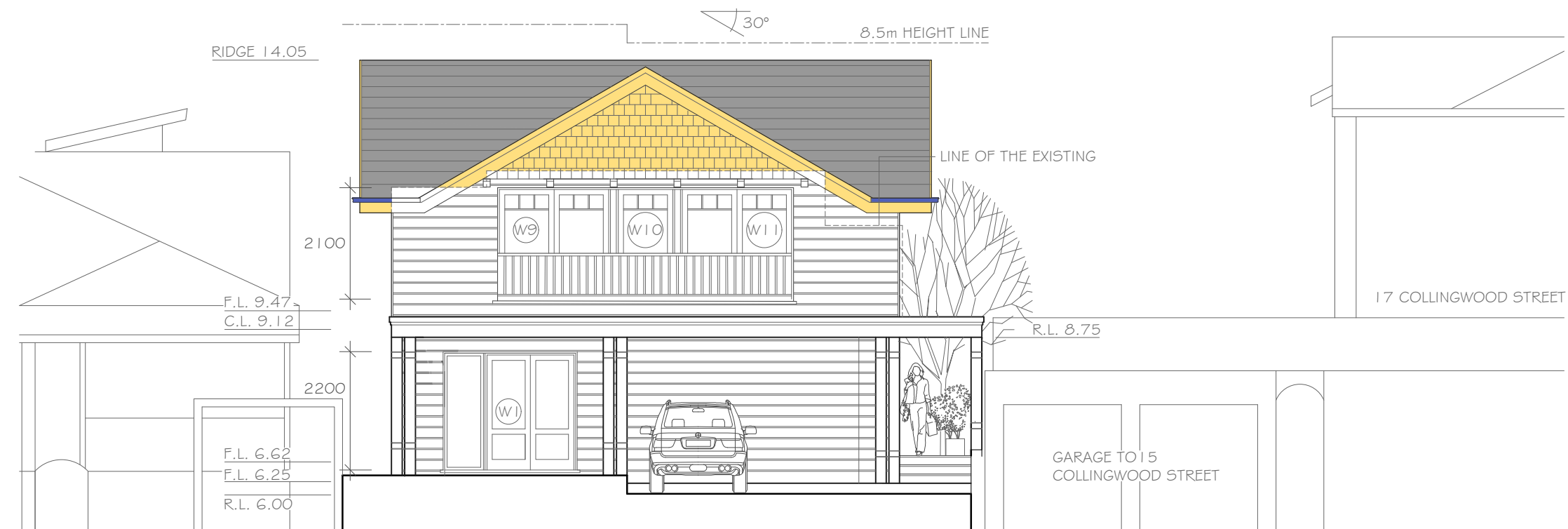
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EAST ELEVATION



SOUTH, STREETSCAPE ELEVATION

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4 PACIFIC PARADE AS
APPROVED ON 10.10.18

PROPOSED ADDITIONS AND ALTERATIONS	DEVELOPMENT APPLICATION	DATE	SCALE
Andrew & Melissa Tudhope		1 Apr 2019	1:100
2 Pacific Parade Manly 2095		0046 / DA05	
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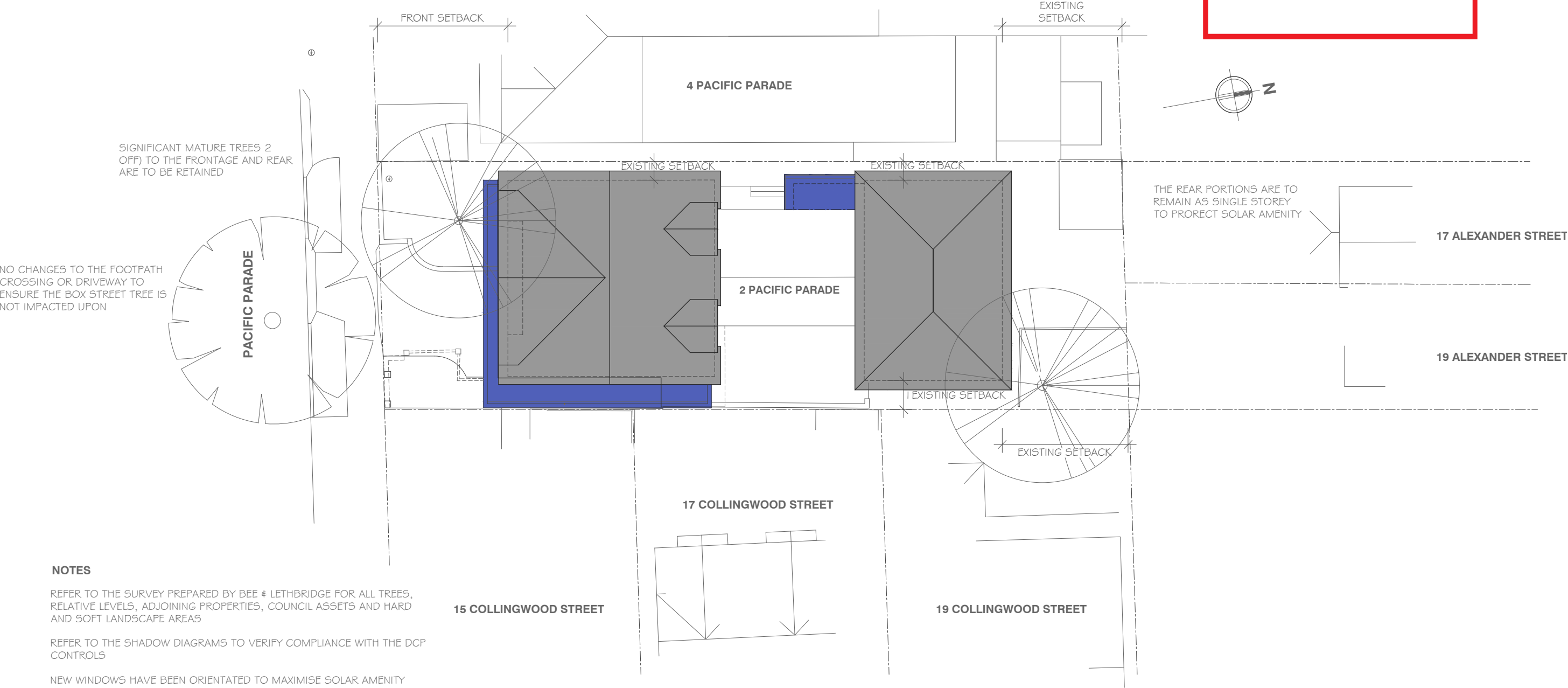


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SITE ANALYSIS PLAN



NOTES

- REFER TO THE SURVEY PREPARED BY BEE & LETHBRIDGE FOR ALL TREES, RELATIVE LEVELS, ADJOINING PROPERTIES, COUNCIL ASSETS AND HARD AND SOFT LANDSCAPE AREAS
- REFER TO THE SHADOW DIAGRAMS TO VERIFY COMPLIANCE WITH THE DCP CONTROLS
- NEW WINDOWS HAVE BEEN ORIENTATED TO MAXIMISE SOLAR AMENITY AND PRESERVE PRIVACY TO ADJOINING PROPERTIES
- THE BUILDING FOOTPRINT & ROOF AREAS ARE NOMINALLY GREATER INSURING NO NEGATIVE IMPACT ON STORMWATER TO THE STREET
- THE NEW ARCHITECTURAL STYLE IS NOW IN KEEPING WITH THE VICINITY ENRICHING THE STREETSCAPE
- THE OVERALL HEIGHT IS LESS THAN THE 8.5m PERMITTED AND THE SETBACKS ARE AS EXISTING OR NOMINALLY CHANGED ENSURING THE BULK & SCALE IS COMPATIBLE WITH THE ZONE
- THERE IS NO REDUCTION IN OPEN SPACE OR LANDSCAPE AREAS TO THE FRONTAGE
- NO EXCAVATION OR CHANGE OF LEVELS ARE REQUIRED

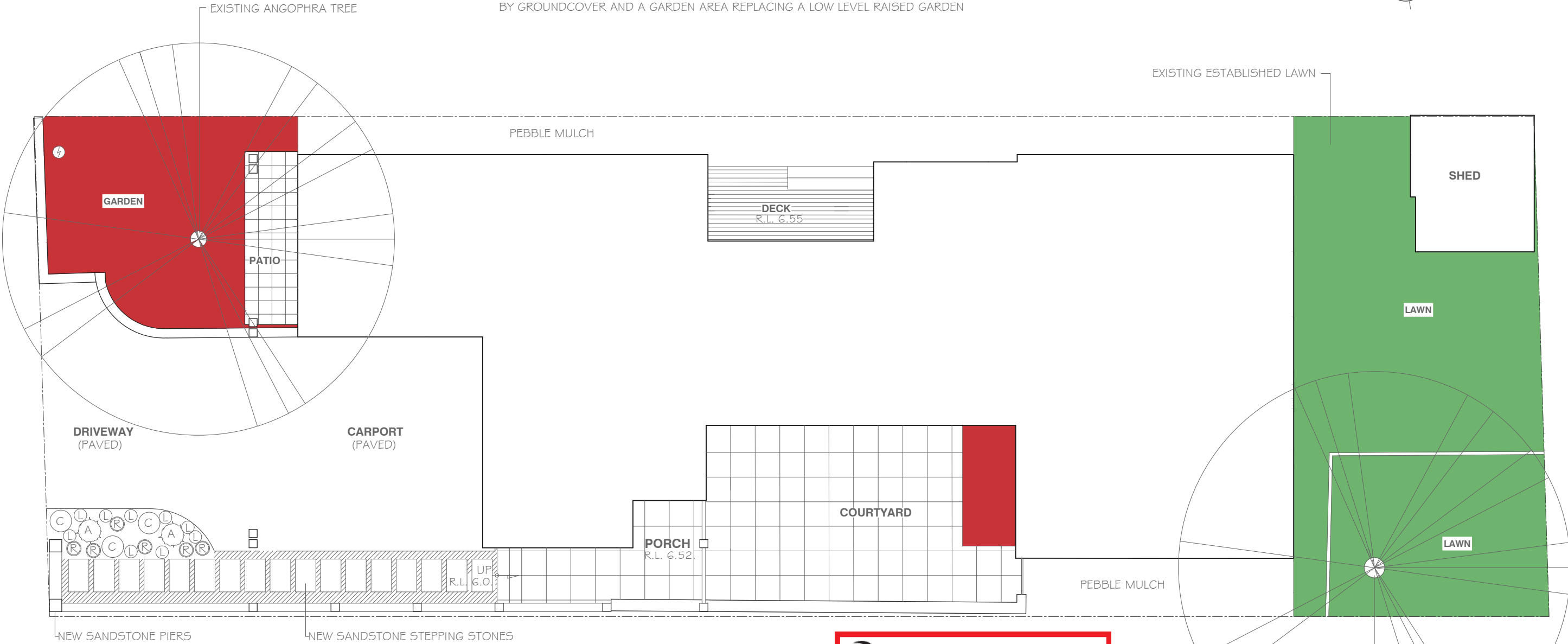
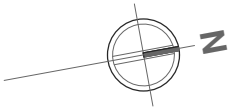
PROPOSED ADDITIONS AND ALTERATIONS	DEVELOPMENT APPLICATION	DATE	SCALE
Andrew & Melissa Tudhope		1 Apr 2019	1:200
2 Pacific Parade Manly 2095		0046 / DA07	
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LANDSCAPE PLAN

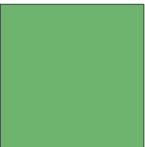
NOTES

THE WORKS AS PROPOSED ARE WITHIN THE EXISTING BUILDING FOOTPRINT OR EXTENDING ONTO THE WESTERN DECK SO THE ESTABLISHED LAWN AND GARDENS AREAS ARE TO REMAIN

THE FRONTAGE ON THE WESTERN SIDE OF THE DRIVEWAY HAS STEPPING STONES SURROUNDED BY GROUNDCOVER AND A GARDEN AREA REPLACING A LOW LEVEL RAISED GARDEN



EXISTING ESTABLISHED GARDEN



EXISTING ESTABLISHED LAWN



400 x OPHIOPOGON JAPONICA
NANA 40mm TUBES



2 x ALCANTHAREA SILVER PLUMB
300mm POT SIZE



3 x CORDYLINE FRUTICOSA RUBRA
300mm POT SIZE



9 x OPHIOPOGON JABURUM
200mm POT SIZE



6 x RHOECOLOLA SPATHACEA
150mm POT SIZE



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PROPOSED ADDITIONS AND ALTERATIONS

DEVELOPMENT APPLICATION

DATE

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Andrew & Melissa Tudhope

1 Apr 2019

1:100

2 Pacific Parade Manly 2095

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