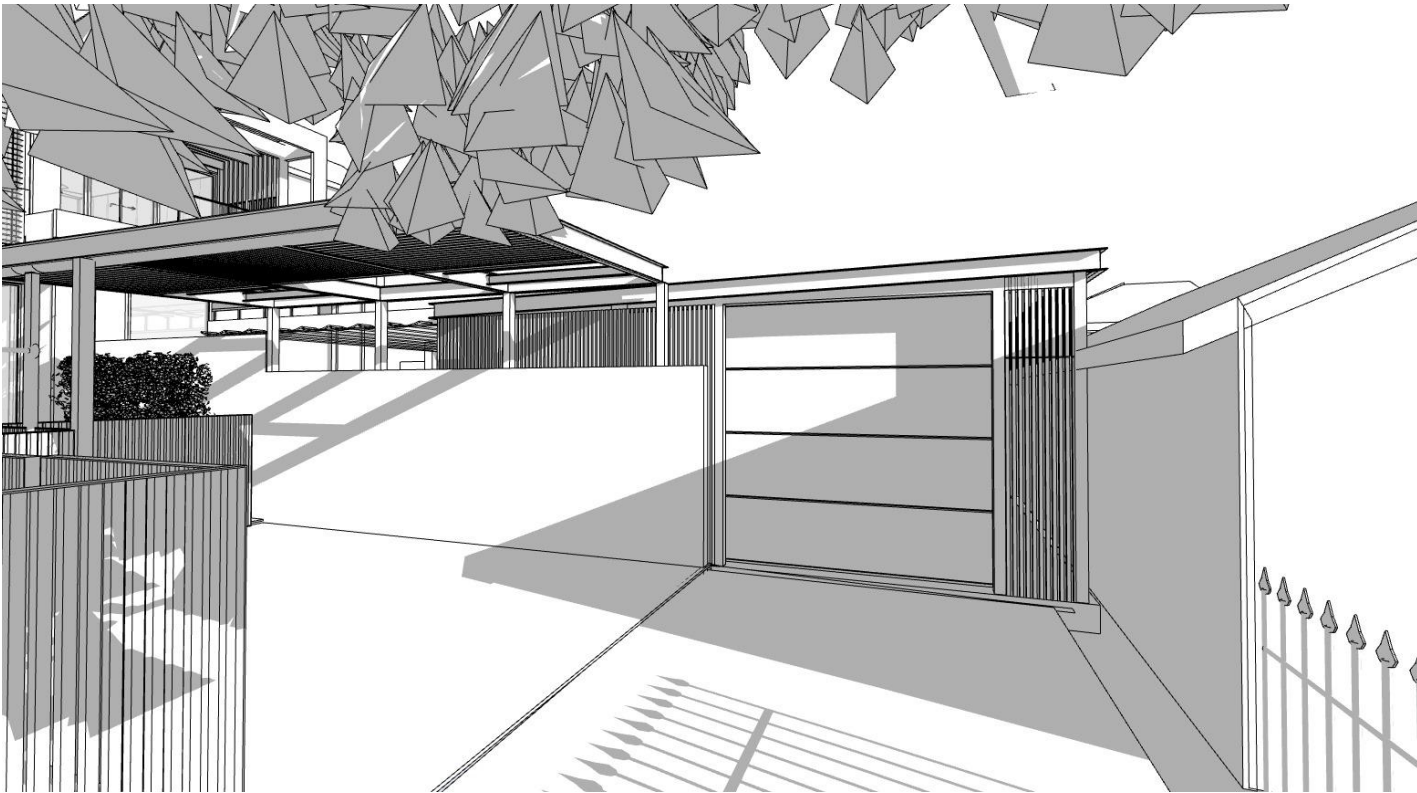


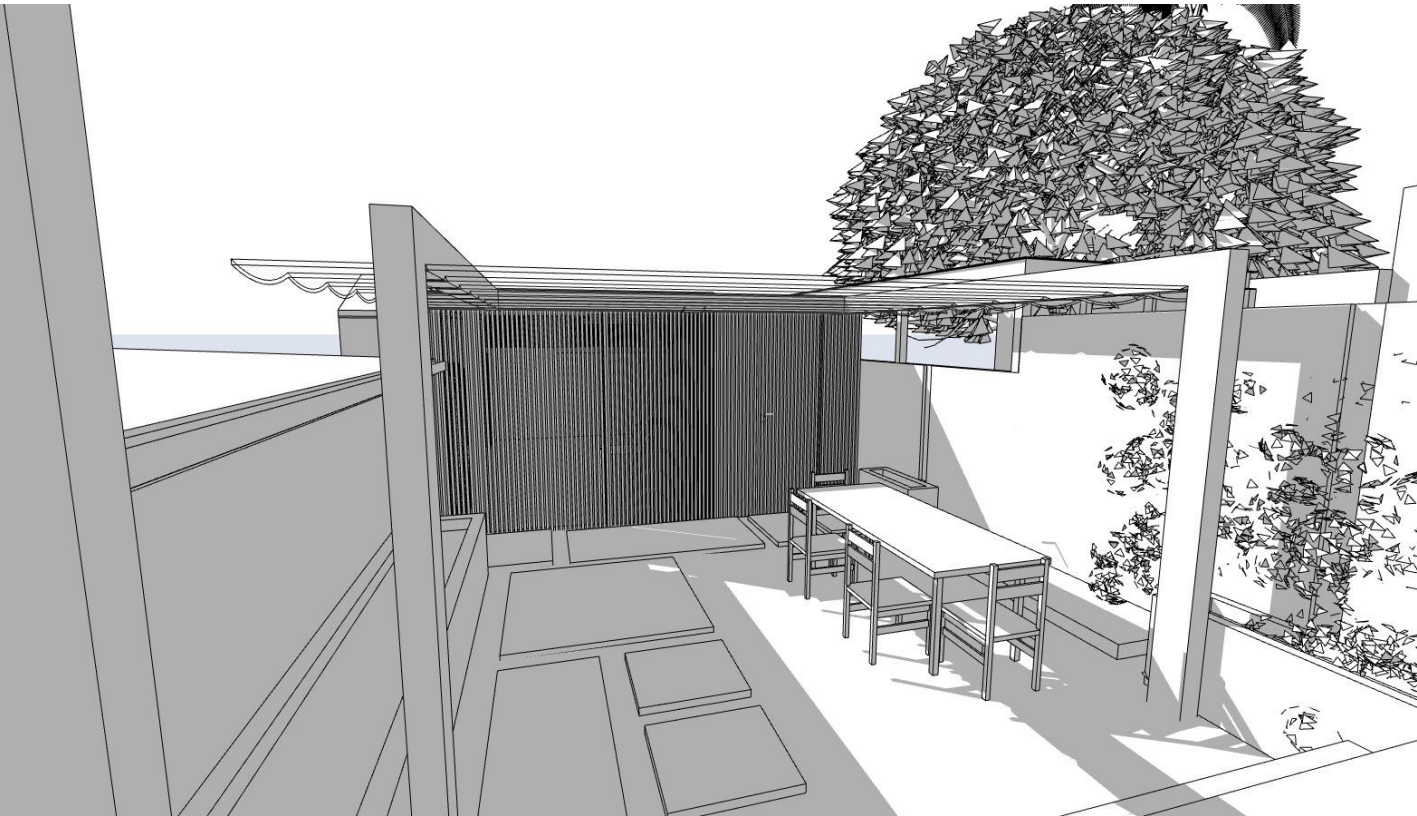
DEVELOPEMENT APPLICATION// Alterations & Additions to Existing Backyard

Thursday, 13 April 2023
APPLICANT: Rachel Smith & Andrea Soffiati
11 DARLEY RD MANLY NSW 2095

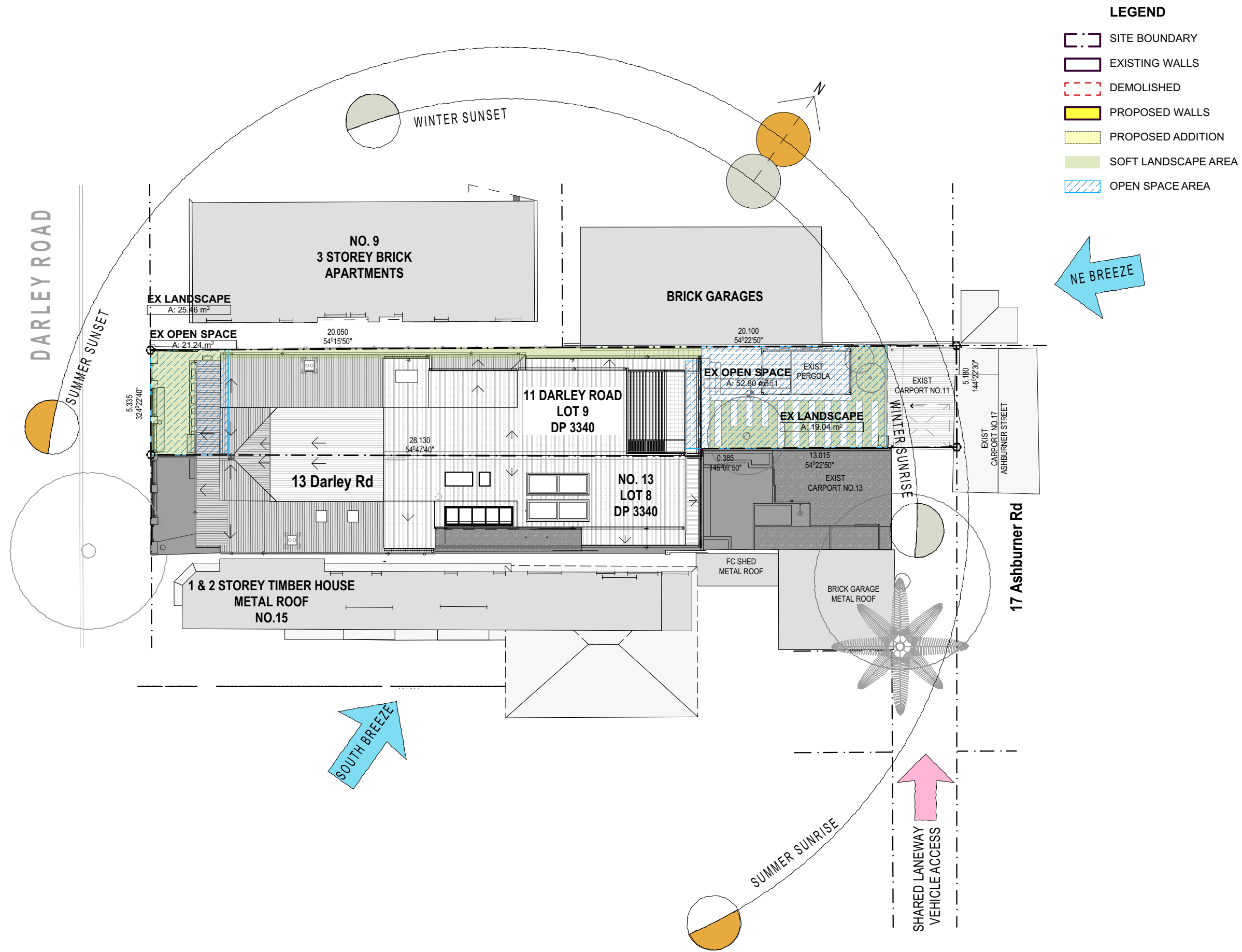
DRAWING No:	DESCRIPTION	Rev ID
DA00	COVER PAGE	02
DA01	SITE ANALYSIS	02
DA02	EXISTING SITE PHOTOS	02
DA03	EXISTING GROUND PLAN 1:50	02
DA04	EXISTING CARPORT ROOF PLAN	02
DA05	DEMOLITION GROUND PLAN	02
DA06	PROPOSED SITE PLAN	02
DA07	PROPOSED AREA CALCULATIONS	02
DA08	PROPOSED GROUND PLAN 1:50	02
DA09	PROPOSED CARPORT ROOF PLAN	02
DA10	ELEVATIONS	02
DA11	PROPOSED SECTION	02
DA12	3D VIEWS	02
DA13	SUMMER SOLSTICE SHADOW DIAGRAMS	02
DA14	WINTER SOLSTICE SHADOW DIAGRAMS	02
DA15	DOOR SCHEDULE	02
DA16	FINISHES SCHEDULE	02



PROP
-
PROPOSED PERSPECTIVE 1



PROP
-
PROPOSED PERSPECTIVE 2



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REV	DATE	DESCRIPTION
01	9/12/2022	STAGE 2 - DA SUBMISSION
02	13/04/2023	STAGE 2 - DA REVISIONS (SOFT LANDSCAPE)

PROJECT DETAILS

Drawn | Checked **MK | JG**
Plot Date: **13/04/2023**
Project Status **DA DRAFT**

Client: **Andrea Soffiati & Rachel Smith**
Project: **2115**

DRAWING TITLE :

SITE ANALYSIS

PROJECT NAME :

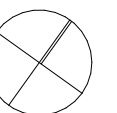
11 DARLEY RD - SMITH/SOFFIATI

REVISION NO.

02

DRAWING NO.

DA01



SCALE:
1:200 @ A3



EXISTING EASTERN FACADE & REAR YARD



EXISTING REAR PERGOLA & CARPORT



EXISTING SHARED LANEWAY & PARKING ACCESS FOR 11 & 13 DARLEY RD

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PROJECT DETAILS

Drawn | Checked **MK | JG**
Plot Date: **13/04/2023**
Project Status **DA DRAFT**

Client: **Andrea Soffiati & Rachel Smith**
Project: **2115**

DRAWING TITLE :
EXISTING SITE PHOTOS

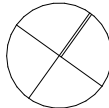
PROJECT NAME :
**11 DARLEY RD -
SMITH/SOFFIATI**

REVISION NO.

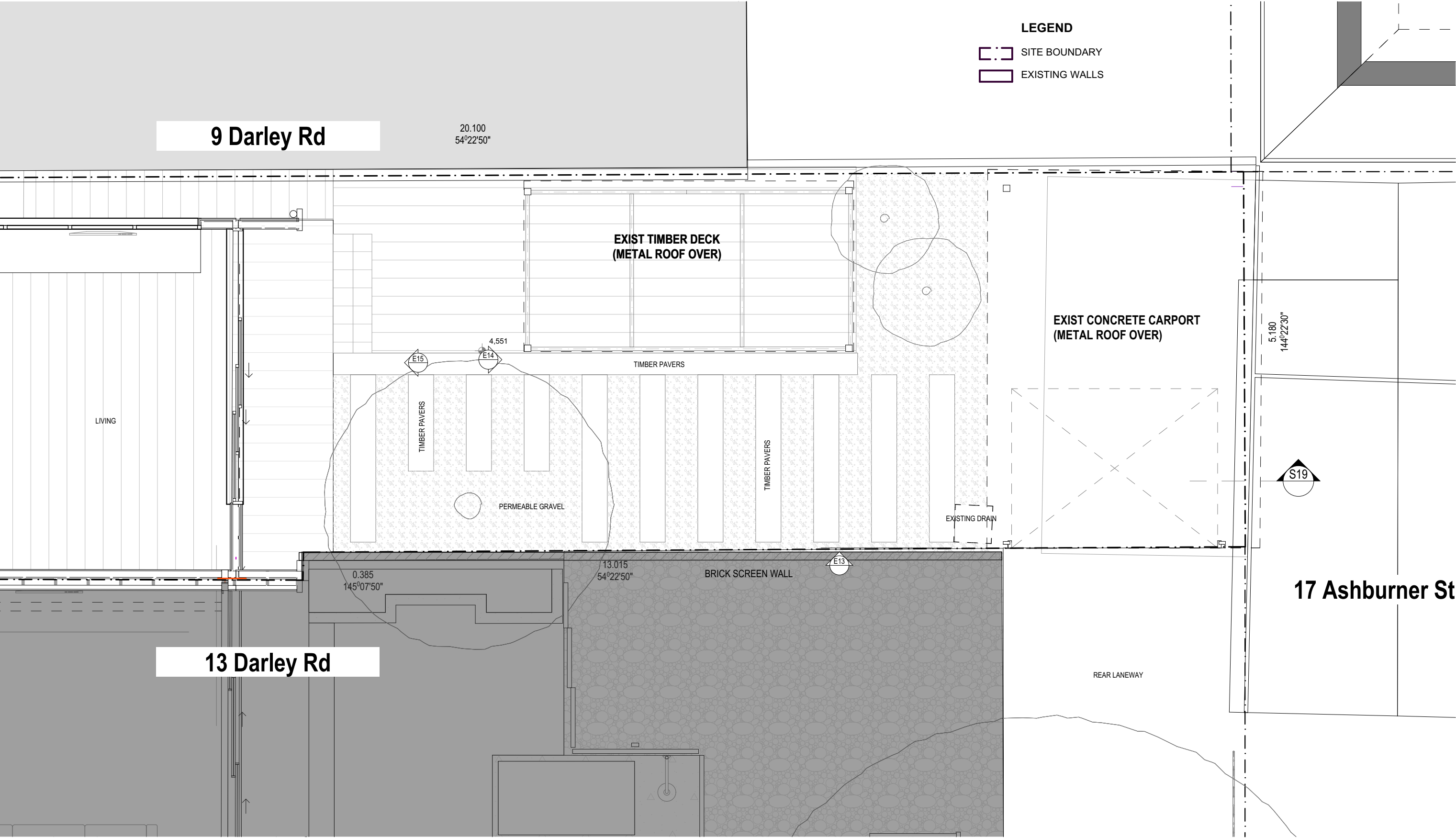
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DRAWING NO.

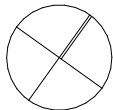
DA02

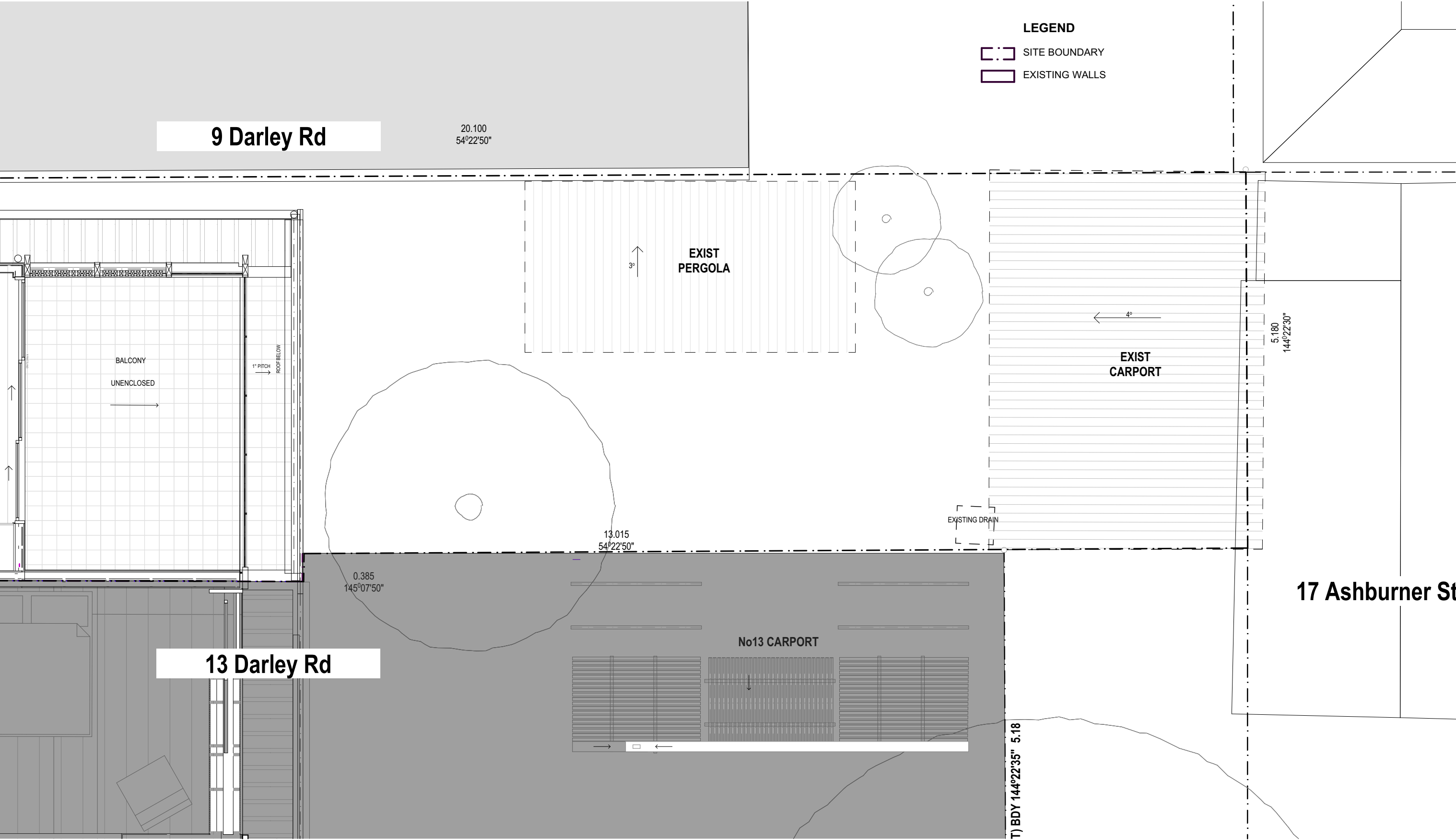


SCALE:
@ A3



REV	DATE	DESCRIPTION
01	9/12/2022	STAGE 2 - DA SUBMISSION
02	13/04/2023	STAGE 2 - DA REVISIONS (SOFT LANDSCAPE)





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REV	DATE	DESCRIPTION
01	9/12/2022	STAGE 2 - DA SUBMISSION
02	13/04/2023	STAGE 2 - DA REVISIONS (SOFT LANDSCAPE)

PROJECT DETAILS

Drawn | Checked **MK | JG**
Plot Date: **13/04/2023**
Project Status **DA DRAFT**

Client: **Andrea Soffiati & Rachel Smith**
Project: **2115**

DRAWING TITLE :
**EXISTING CARPORT
ROOF PLAN**

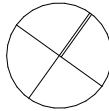
PROJECT NAME :
**11 DARLEY RD -
SMITH/SOFFIATI**

REVISION NO.

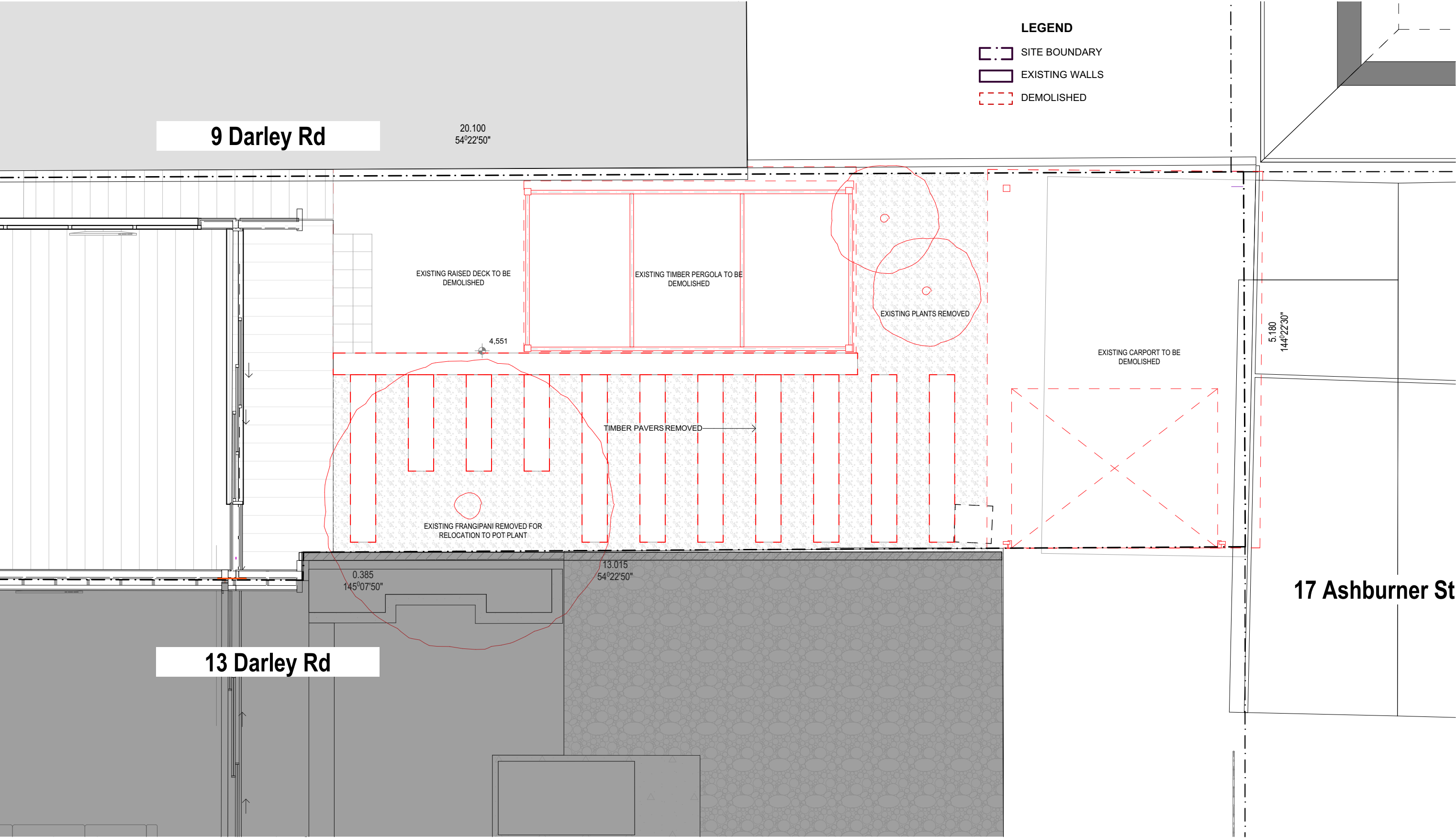
02

DRAWING NO.

DA04



SCALE:
1:50 @ A3



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REV	DATE	DESCRIPTION
01	9/12/2022	STAGE 2 - DA SUBMISSION
02	13/04/2023	STAGE 2 - DA REVISIONS (SOFT LANDSCAPE)

PROJECT DETAILS

Drawn | Checked **MK | JG**

Plot Date: **13/04/2023**

Project Status **DA DRAFT**

Client: **Andrea Soffiati & Rachel Smith**

Project: **2115**

DRAWING TITLE :

DEMOLITION GROUND PLAN

PROJECT NAME :

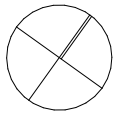
11 DARLEY RD - SMITH/SOFFIATI

REVISION NO.

02

DRAWING NO.

DA05



SCALE:
1:50 @ A3

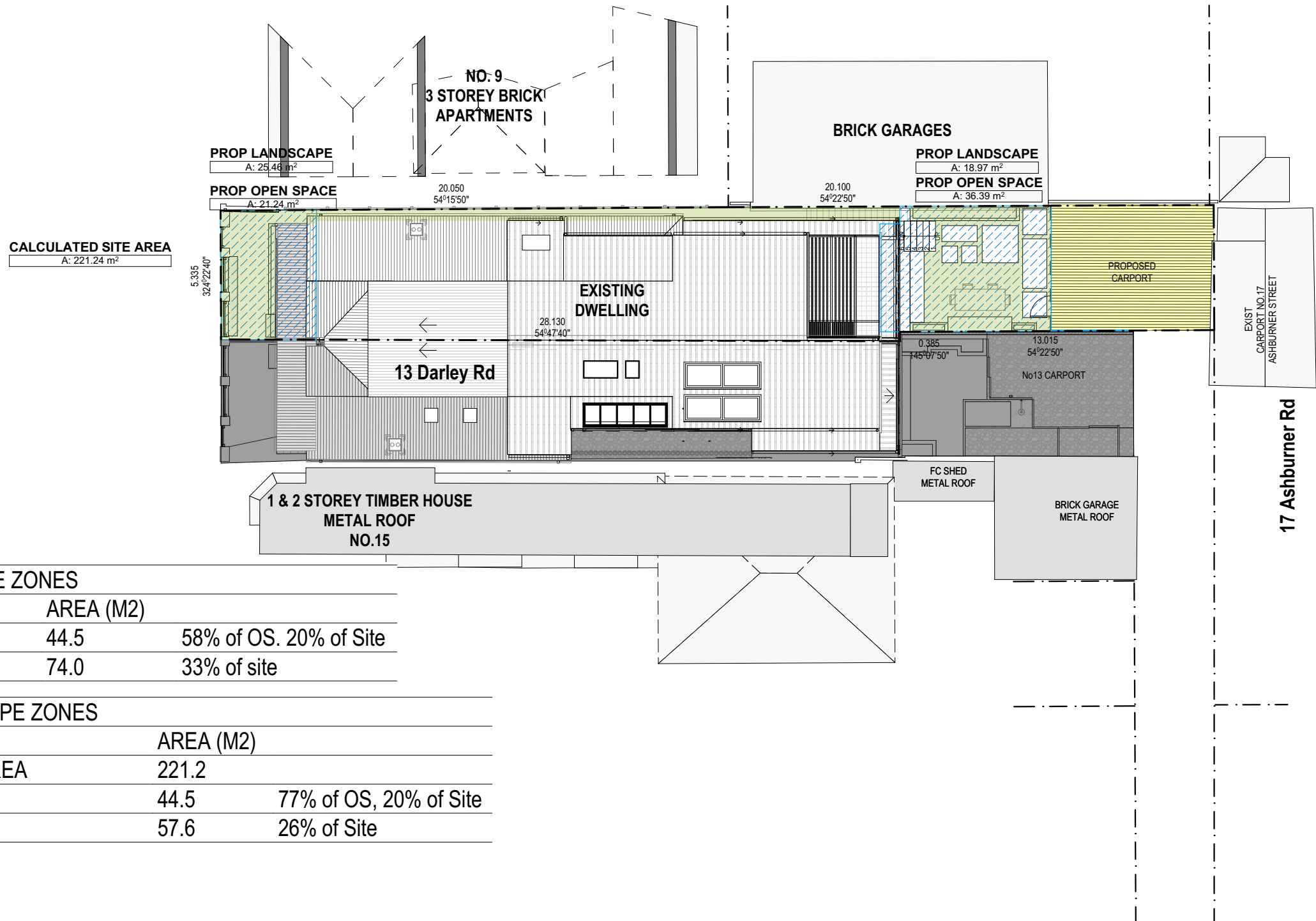
LEGEND

SITE BOUNDARY

PROPOSED ADDITION

SOFT LANDSCAPE AREA

OPEN SPACE AREA



EXISTING LANDSCAPE ZONES		
ZONE	AREA (M2)	
EX LANDSCAPE	44.5	58% of OS. 20% of Site
EX OPEN SPACE	74.0	33% of site

PROPOSED LANDSCAPE ZONES		
ZONE	AREA (M2)	
CALCULATED SITE AREA	221.2	
PROP LANDSCAPE	44.5	77% of OS, 20% of Site
PROP OPEN SPACE	57.6	26% of Site

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REV	DATE	DESCRIPTION
01	9/12/2022	STAGE 2 - DA SUBMISSION
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PROJECT DETAILS

Drawn | Checked **MK | JG**

Plot Date: **13/04/2023**

Project Status **DA DRAFT**

Client: **Andrea Soffiati & Rachel Smith**

Project: **2115**

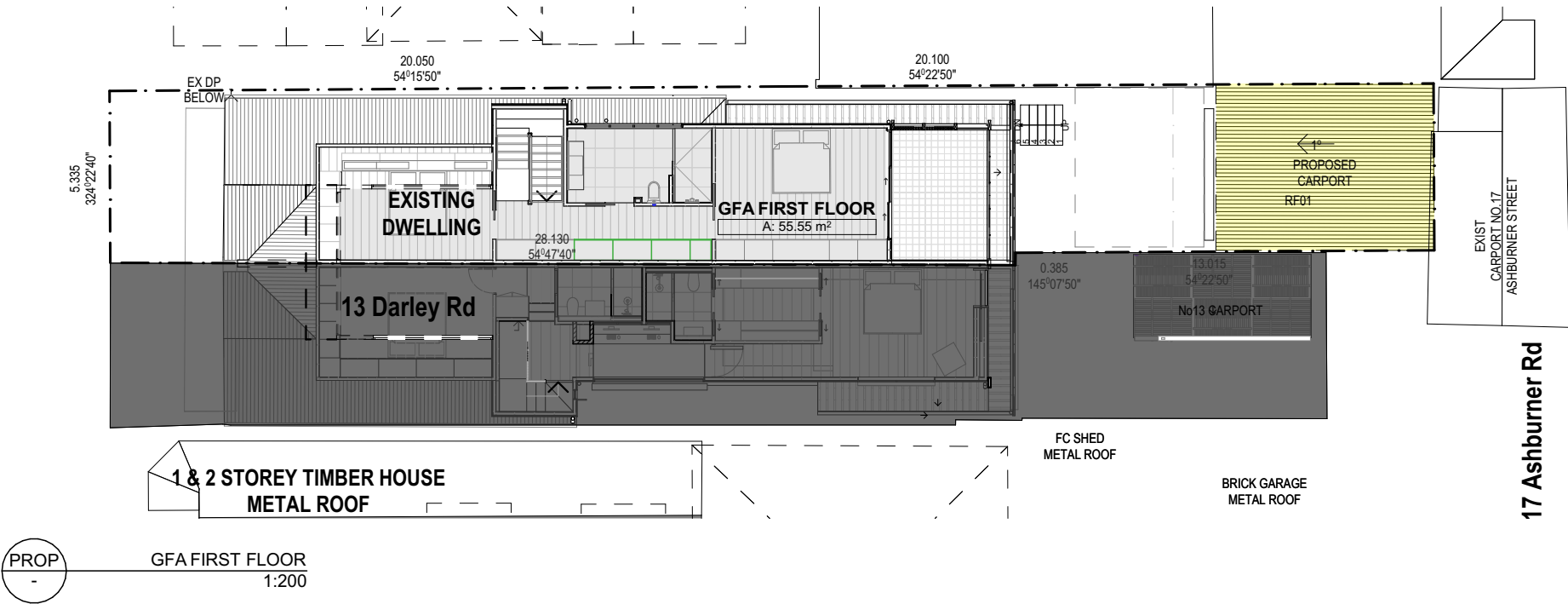
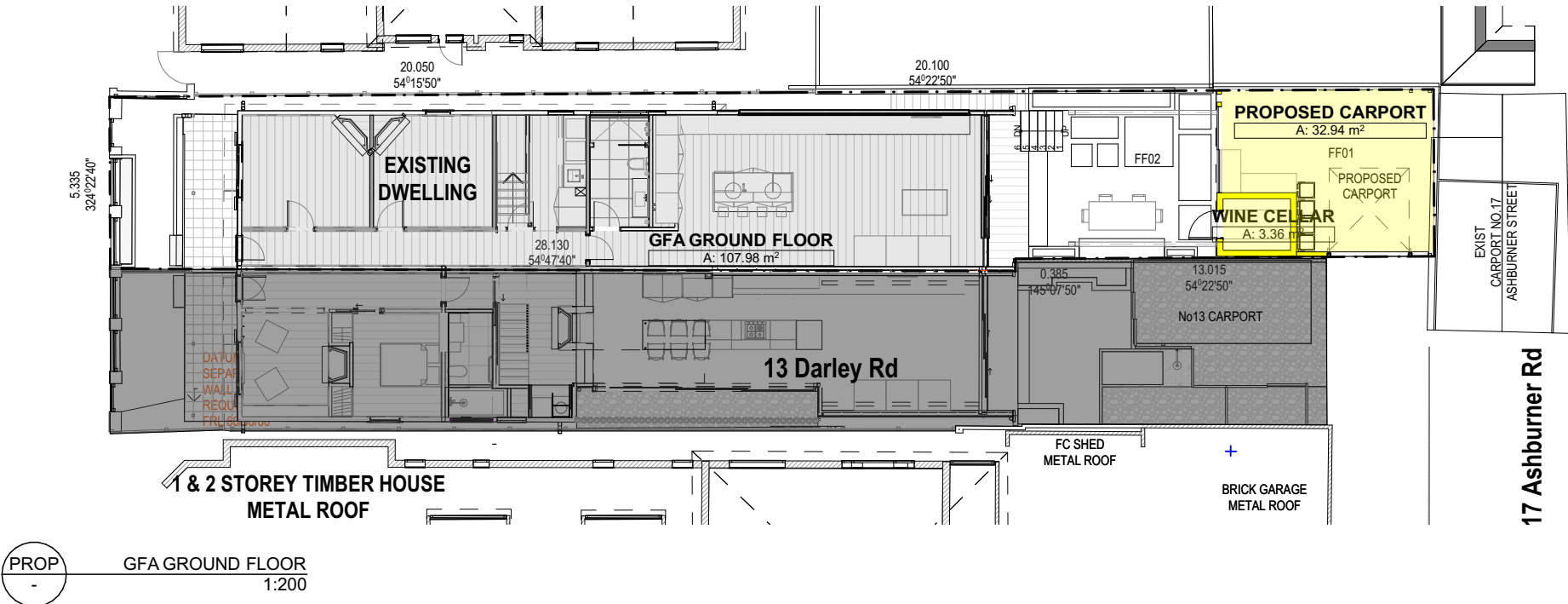
DRAWING TITLE :
PROPOSED SITE PLAN

PROJECT NAME :
11 DARLEY RD - SMITH/SOFFIATI

REVISION NO.
02

DRAWING NO.
DA06

SCALE:
1:200 @ A3



GROSS FLOOR AREA	
ZONE	AREA (M2)
GFA FIRST FLOOR	55.5
GFA GROUND FLOOR	108.0
WINE CELLAR	3.4

EXISTING GFA = 163.5 m²
EXISTING FSR = 0.74
PROPOSED GFA = Exist GFA + Wine Cellar
= 166.9 m²
PROPOSED FSR = 0.75

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REV	DATE	DESCRIPTION
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02	13/04/2023	STAGE 2 - DA REVISIONS (SOFT LANDSCAPE)

PROJECT DETAILS
Drawn | Checked **MK | JG**
Plot Date: **13/04/2023**
Project Status **DA DRAFT**
Client: **Andrea Soffiati & Rachel Smith**
Project: **2115**

DRAWING TITLE :
PROPOSED AREA CALCULATIONS
PROJECT NAME :
11 DARLEY RD - SMITH/SOFFIATI

REVISION NO.
02
DRAWING NO.
DA07

SCALE:
1:200 @ A3

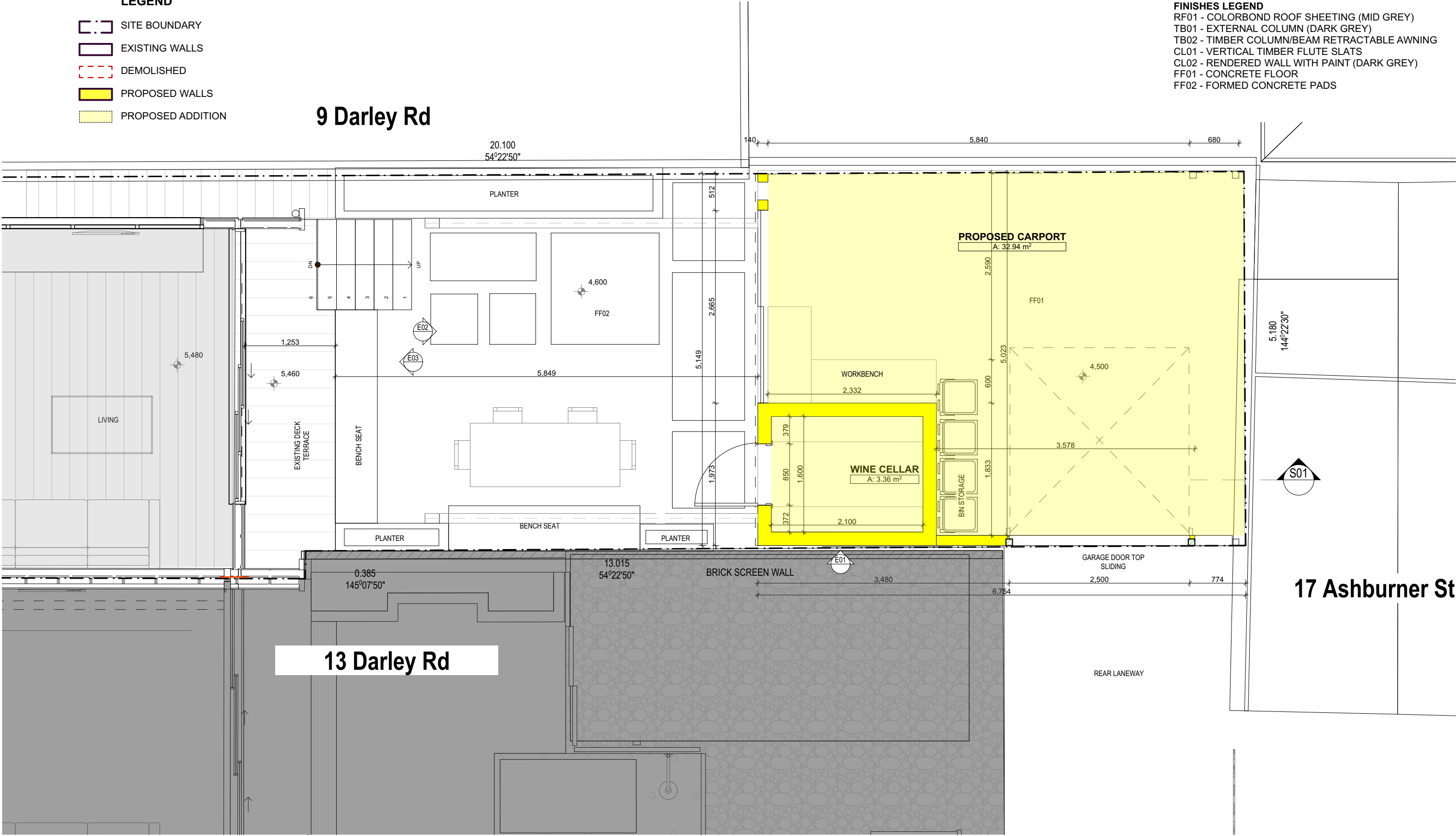
LEGEND

- SITE BOUNDARY
- EXISTING WALLS
- DEMOLISHED
- PROPOSED WALLS
- PROPOSED ADDITION

FINISHES LEGEND

- RF01 - COLORBOND ROOF SHEETING (MID GREY)
- TB01 - EXTERNAL COLUMN (DARK GREY)
- TB02 - TIMBER COLUMN/BEAM RETRACTABLE AWNING
- CL01 - VERTICAL TIMBER FLUTE SLATS
- CL02 - RENDERED WALL WITH PAINT (DARK GREY)
- FF01 - CONCRETE FLOOR
- FF02 - FORMED CONCRETE PADS

9 Darley Rd



17 Ashburner St

13 Darley Rd

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REV	DATE	DESCRIPTION
01	9/12/2022	STAGE 2 - DA SUBMISSION
02	13/04/2023	STAGE 2 - DA REVISIONS (SOFT LANDSCAPE)

PROJECT DETAILS

Drawn | Checked **MK | JG**
Plot Date: **13/04/2023**
Project Status **DA DRAFT**

Client: **Andrea Soffiati & Rachel Smith**
Project: **2115**

DRAWING TITLE :

**PROPOSED GROUND
PLAN 1:50**

PROJECT NAME :

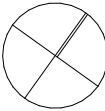
**11 DARLEY RD -
SMITH/SOFFIATI**

REVISION NO.

02

DRAWING NO.

DA08



SCALE:
1:50 @ A3

LEGEND

- SITE BOUNDARY
- EXISTING WALLS
- DEMOLISHED
- PROPOSED WALLS
- PROPOSED ADDITION

FINISHES LEGEND

- RF01 - COLORBOND ROOF SHEETING (MID GREY)
- TB01 - EXTERNAL COLUMN (DARK GREY)
- TB02 - TIMBER COLUMN/BEAM RETRACTABLE AWNING
- CL01 - VERTICAL TIMBER FLUTE SLATS
- CL02 - RENDERED WALL WITH PAINT (DARK GREY)
- FF01 - CONCRETE FLOOR
- FF02 - FORMED CONCRETE PADS

9 Darley Rd

20.100
54°22'50"

17 Ashburner St

13 Darley Rd

PROPOSED
CARORT ROOF

RF01

BRICK SCREEN WALL

No13 CARPORT

13.015
54°22'50"

0.385
145°07'50"

5.180
144°22'30"

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REV	DATE	DESCRIPTION
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PROJECT DETAILS

Drawn | Checked **MK | JG**
Plot Date: **13/04/2023**
Project Status **DA DRAFT**

Client: **Andrea Soffiati & Rachel Smith**
Project: **2115**

DRAWING TITLE :

**PROPOSED CARPORT
ROOF PLAN**

PROJECT NAME :

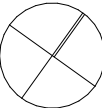
**11 DARLEY RD -
SMITH/SOFFIATI**

REVISION NO.

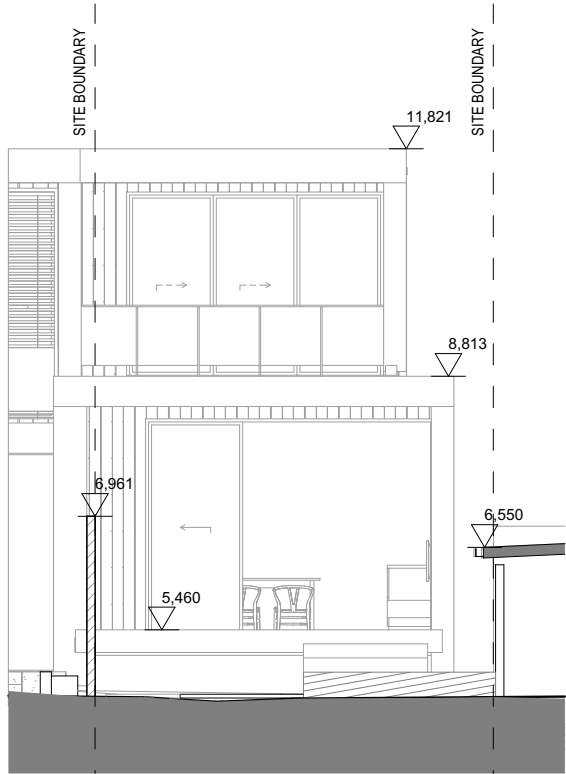
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DRAWING NO.

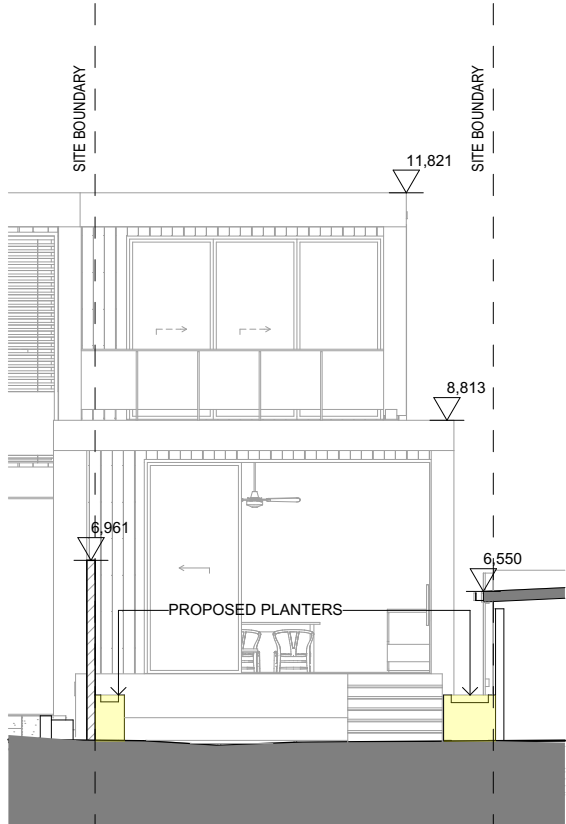
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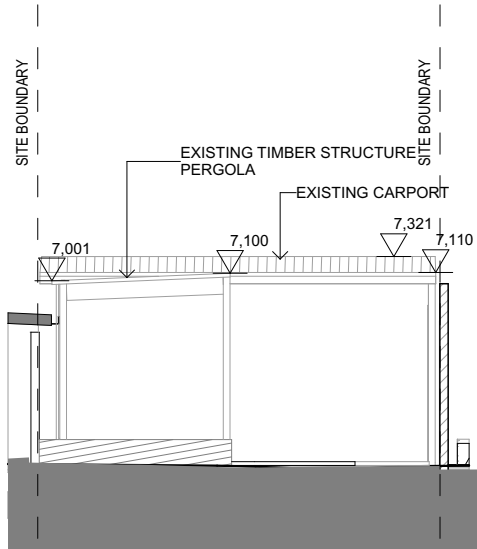
SCALE:
1:50 @ A3



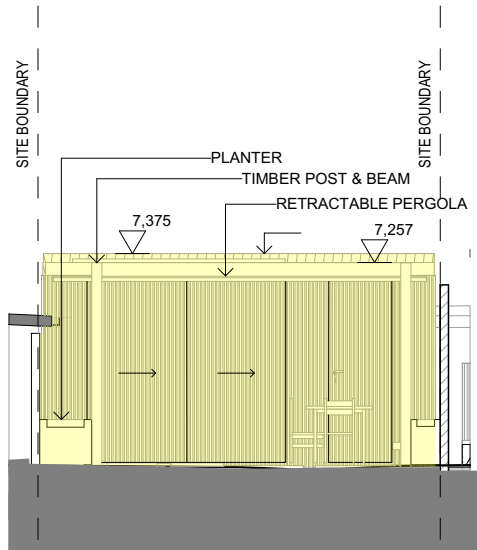
EXIST - EXISTING HOUSE EAST ELEVATION
1:100



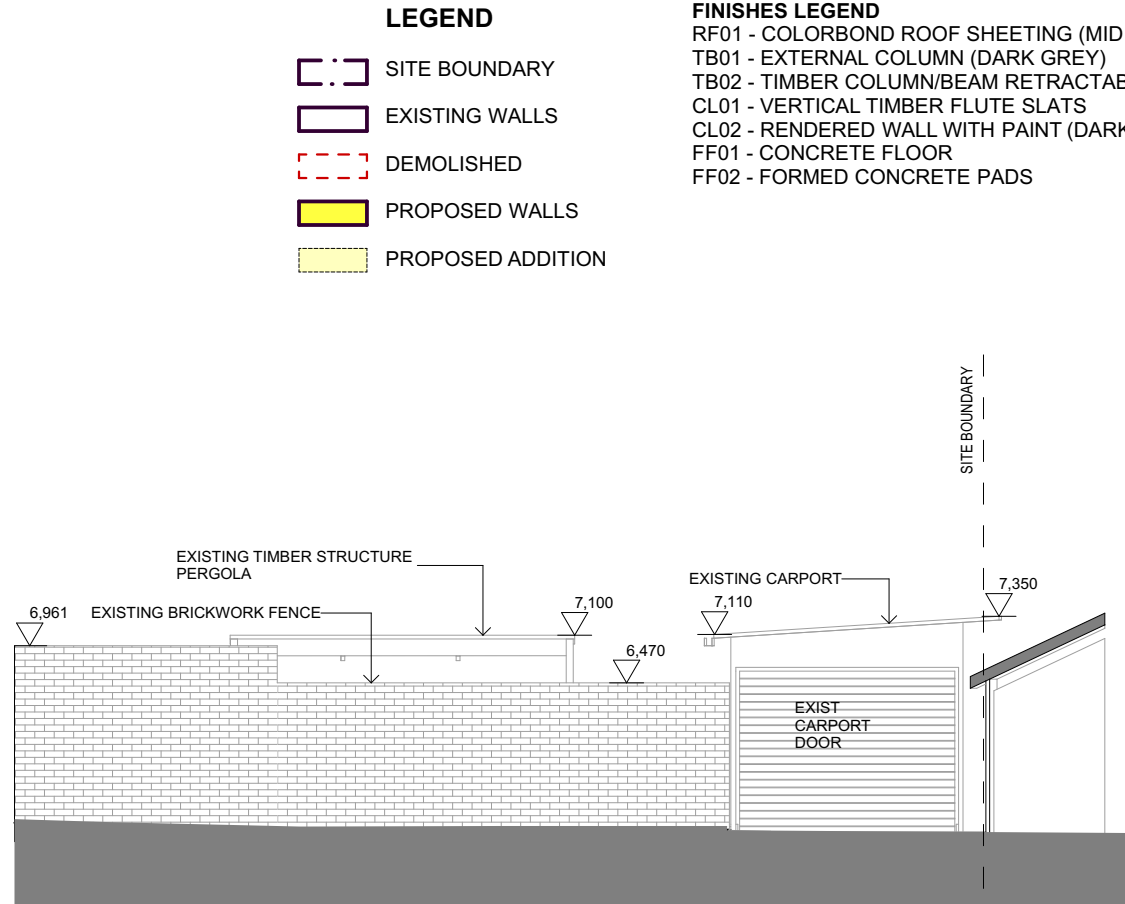
PROP - PROPOSED HOUSE EAST ELEVATION
1:100



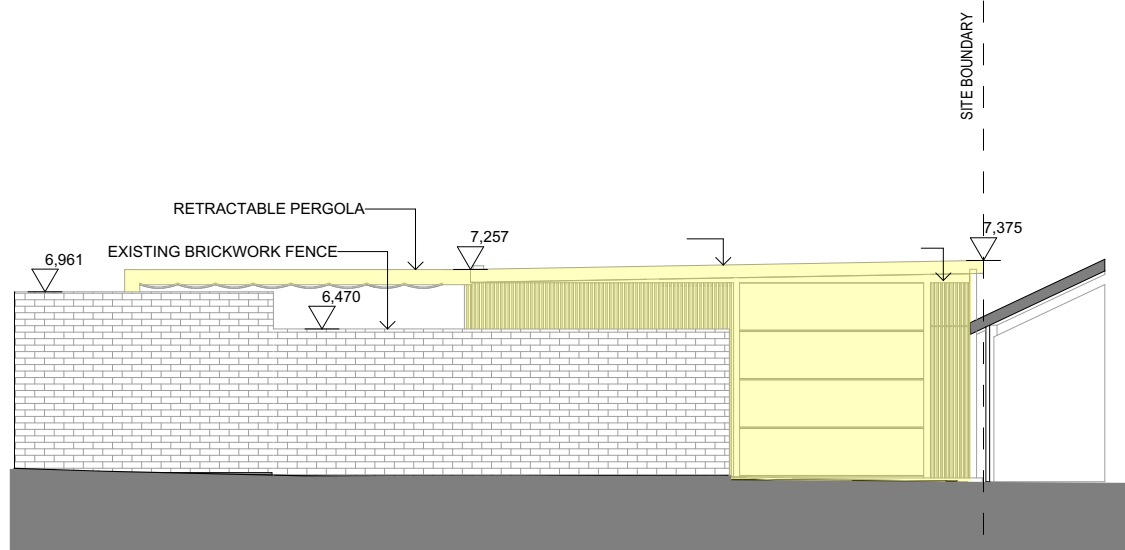
EXIST - EXISTING CARPORT WEST ELEVATION
1:100



PROP - PROPOSED GARAGE WEST ELEVATION
1:100



EXIST - EXISTING CARPORT SOUTH ELEVATION
1:100



PROP - PROPOSED GARAGE SOUTH ELEVATION
1:100

- LEGEND**
- SITE BOUNDARY
 - EXISTING WALLS
 - DEMOLISHED
 - PROPOSED WALLS
 - PROPOSED ADDITION

- FINISHES LEGEND**
- RF01 - COLORBOND ROOF SHEETING (MID GREY)
 - TB01 - EXTERNAL COLUMN (DARK GREY)
 - TB02 - TIMBER COLUMN/BEAM RETRACTABLE AWNING
 - CL01 - VERTICAL TIMBER FLUTE SLATS
 - CL02 - RENDERED WALL WITH PAINT (DARK GREY)
 - FF01 - CONCRETE FLOOR
 - FF02 - FORMED CONCRETE PADS

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REV	DATE	DESCRIPTION
01	9/12/2022	STAGE 2 - DA SUBMISSION
02	13/04/2023	STAGE 2 - DA REVISIONS (SOFT LANDSCAPE)

PROJECT DETAILS

Drawn | Checked **MK | JG**

Plot Date: **13/04/2023**

Project Status **DA DRAFT**

Client: **Andrea Soffiati & Rachel Smith**

Project: **2115**

DRAWING TITLE :
ELEVATIONS

PROJECT NAME :
11 DARLEY RD - SMITH/SOFFIATI

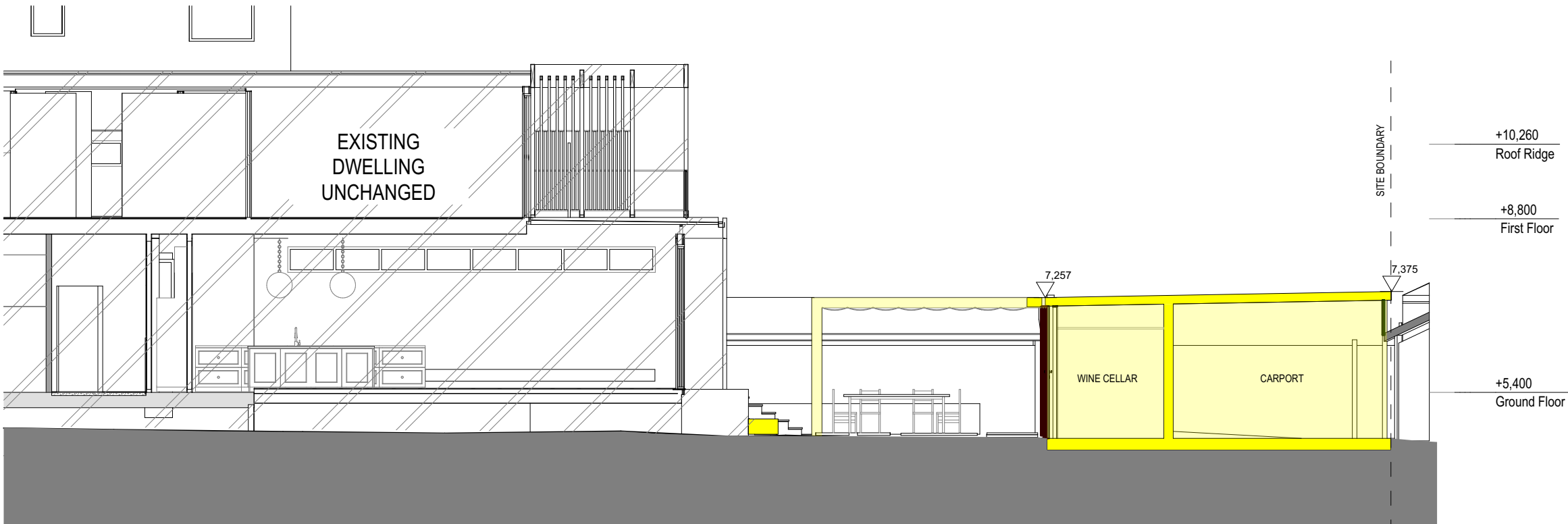
REVISION NO.
02

DRAWING NO.
DA10

SCALE:
1:100 @ A3

LEGEND

- SITE BOUNDARY
- EXISTING WALLS
- DEMOLISHED
- PROPOSED WALLS
- PROPOSED ADDITION



PROP
- SECTION
1:100

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REV	DATE	DESCRIPTION
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PROJECT DETAILS

Drawn | Checked **MK | JG**
Plot Date: **13/04/2023**
Project Status **DA DRAFT**

Client: **Andrea Soffiati & Rachel Smith**
Project: **2115**

DRAWING TITLE :
PROPOSED SECTION

PROJECT NAME :
11 DARLEY RD - SMITH/SOFFIATI

REVISION NO.

02

DRAWING NO.

DA11

SCALE:
1:100 @ A3



EXIST
-
EXISTING PERSPECTIVE A



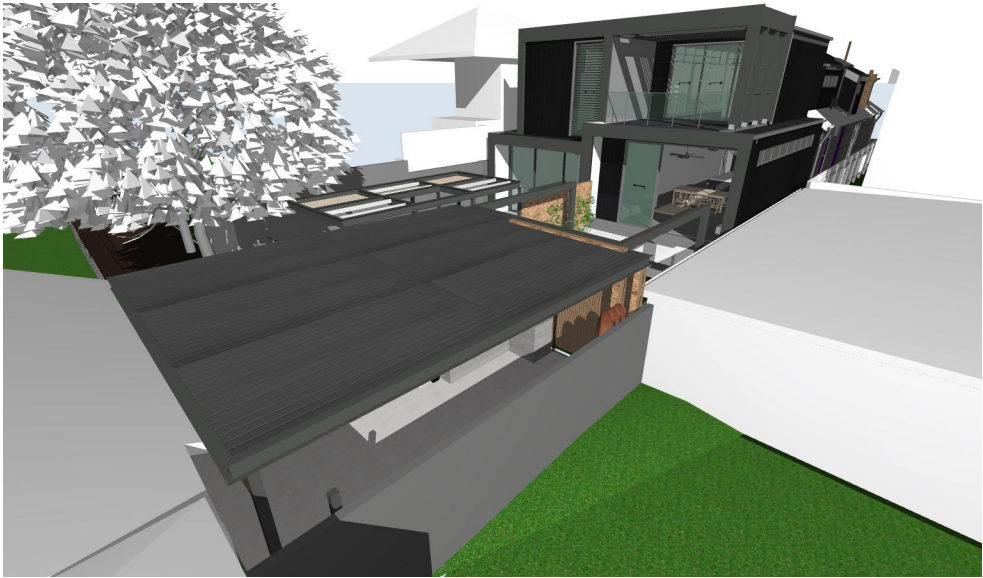
EXIST
-
EXISTING PERSPECTIVE B



EXIST
-
EXISTING PERSPECTIVE C



PROP
-
PROPOSING PERSPECTIVE A



PROP
-
PROPOSED PERSPECTIVE B



PROP
-
PROPOSED PERSPECTIVE C

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REV	DATE	DESCRIPTION
01	9/12/2022	STAGE 2 - DA SUBMISSION
02	13/04/2023	STAGE 2 - DA REVISIONS (SOFT LANDSCAPE)

PROJECT DETAILS

Drawn | Checked **MK | JG**
Plot Date: **13/04/2023**
Project Status **DA DRAFT**

Client: **Andrea Soffiati & Rachel Smith**
Project: **2115**

DRAWING TITLE :
3D VIEWS

PROJECT NAME :
**11 DARLEY RD -
SMITH/SOFFIATI**

REVISION NO.

02

DRAWING NO.

DA12

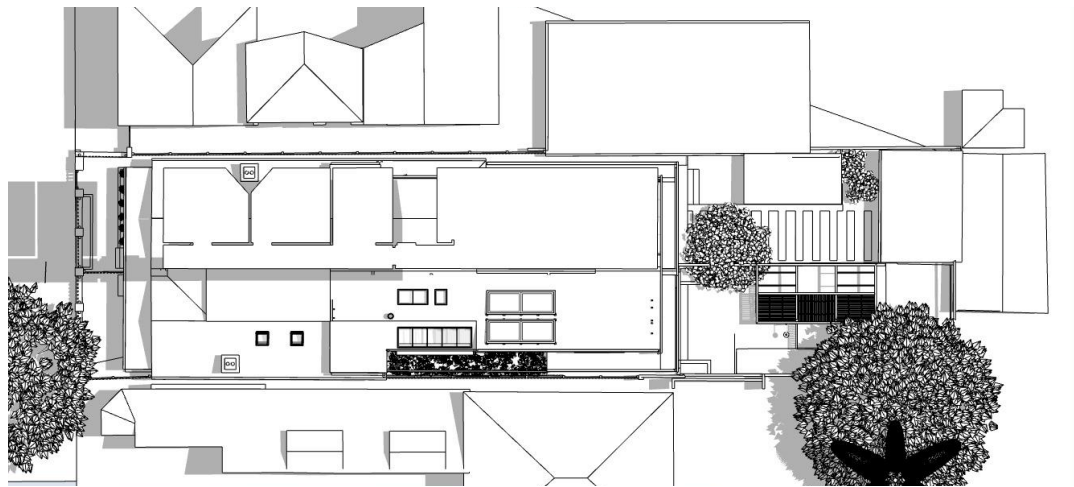
SCALE:
@ A3



EXIST
-
EXIST SHADOW DIAGRAM - 22 DEC - 9AM



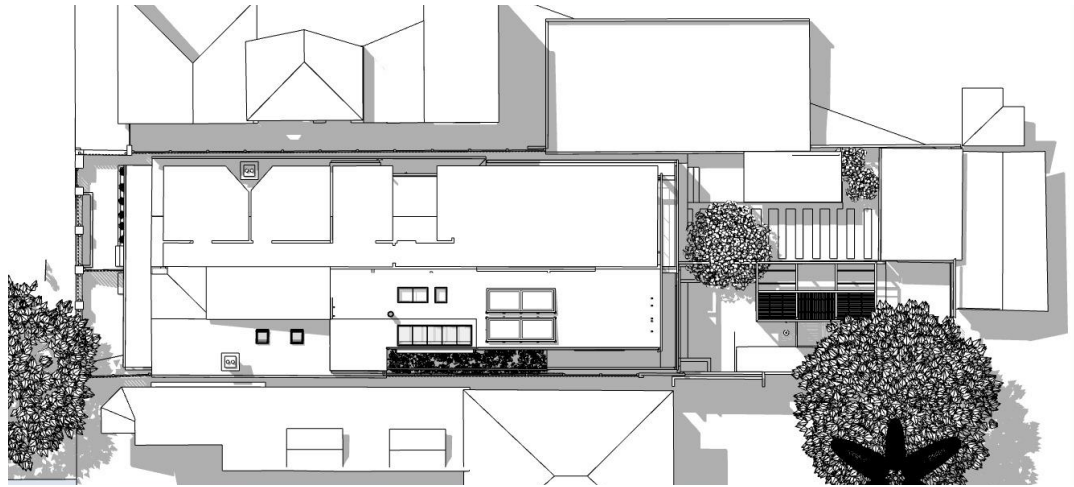
PROP
-
PROP SHADOW DIAGRAM - 22 DEC - 9AM



EXIST
-
EXIST SHADOW DIAGRAM - 22 DEC - 12PM



PROP
-
PROP SHADOW DIAGRAM - 22 DEC - 12PM



EXIST
-
EXIST SHADOW DIAGRAM - 22 DEC - 3PM



PROP
-
PROP SHADOW DIAGRAM - 22 DEC - 3PM

ARCHITECT

ARCHISOUL
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UNIT 23/28-34 ROSEBERRY STREET
BALGOWLAH NSW AUSTRALIA 2093
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PROJECT DETAILS

Drawn | Checked **MK | JG**

Plot Date: **13/04/2023**

Project Status **DA DRAFT**

Client: **Andrea Soffiati & Rachel Smith**

Project: **2115**

DRAWING TITLE :
SUMMER SOLSTICE SHADOW DIAGRAMS

PROJECT NAME :
11 DARLEY RD - SMITH/SOFFIATI

REVISION NO.
02

DRAWING NO.
DA13

SCALE:
@ A3



EXIST
-
EXIST SHADOW DIAGRAM - 22 JUNE - 9AM



PROP
-
PROP SHADOW DIAGRAM - 22 JUNE - 9AM



EXIST
-
EXIST SHADOW DIAGRAM - 22 JUNE - 12PM



PROP
-
PROP SHADOW DIAGRAM - 22 JUNE - 12PM



EXIST
-
EXIST SHADOW DIAGRAM - 22 JUNE - 3PM



PROP
-
PROP SHADOW DIAGRAM - 22 JUNE - 3PM

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PROJECT DETAILS

Drawn | Checked **MK | JG**
Plot Date: **13/04/2023**
Project Status **DA DRAFT**

Client: **Andrea Soffiati & Rachel Smith**

Project: **2115**

DRAWING TITLE :

**WINTER SOLSTICE
SHADOW DIAGRAMS**

PROJECT NAME :

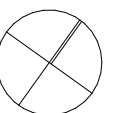
**11 DARLEY RD -
SMITH/SOFFIATI**

REVISION NO.

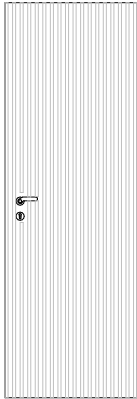
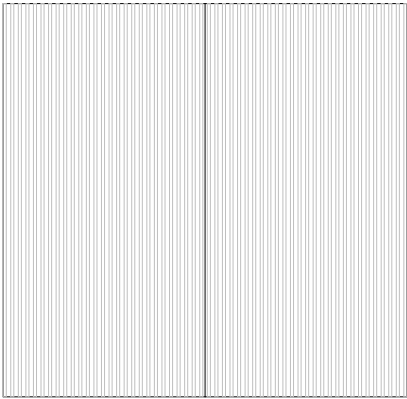
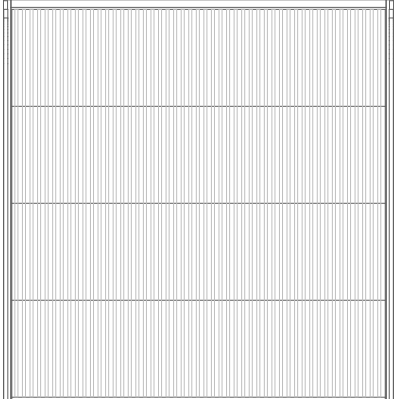
02

DRAWING NO.

DA14



SCALE:
@ A3

DOOR SCHEDULE			
ID	D01	D02	DG
Type	SOLID HINGED DOOR W/ TIMBER SLAT CLADDING	EXTERNAL SLIDING DOOR W/ TIMBER SLAT CLADDING	VERTICAL SLIDING ROLLER GARAGE DOOR
3D Front View			
	Height	2,600	2,600
	Width	850	2,670
	Frame Material	TIMBER FRAME	FRAMELESS
	Finish	SOLID TIMBER W/ VERTICAL TIMBER FLUTE SLATS	VERTICAL TIMBER FLUTE SLATS
			SOLID PANEL W/ VERTICAL TIMBER FLUTE SLATS

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PROJECT DETAILS

Drawn | Checked **MK | JG**
Plot Date: **13/04/2023**
Project Status **DA DRAFT**

Client: **Andrea Soffiati & Rachel Smith**
Project: **2115**

DRAWING TITLE :

DOOR SCHEDULE

PROJECT NAME :

**11 DARLEY RD -
SMITH/SOFFIATI**

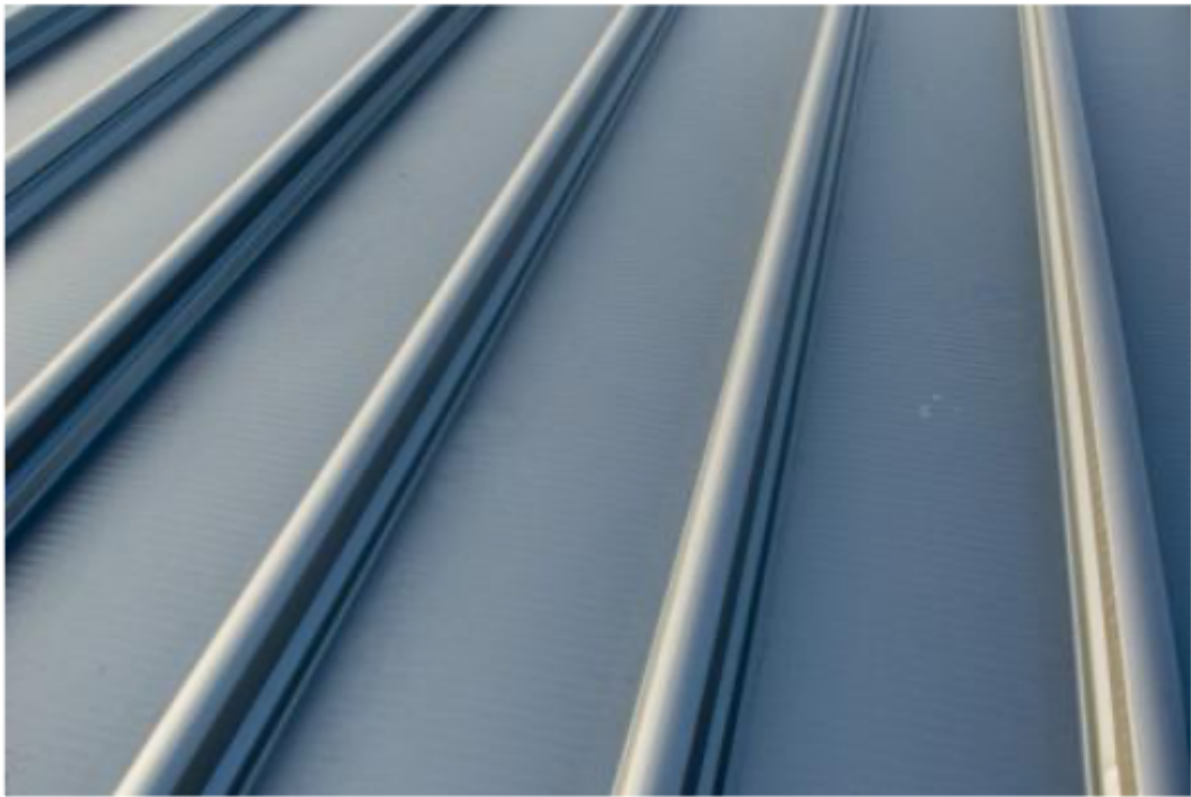
REVISION NO.

02

DRAWING NO.

DA15

SCALE:
@ A3



COLORBOND ROOF SHEETING RF01



RETRACTABLE AWNING WITH TIMBER COLUMN/BEAM CONSTRUCTION



TIMBER SLATTED GARAGE ROLLER DOOR



TIMBER SLATTED SLIDING DOOR & CLADDING CL01

- FINISHES LEGEND**
- RF01 - COLORBOND ROOF SHEETING (MID GREY)
 - TB01 - EXTERNAL COLUMN (DARK GREY)
 - TB02 - TIMBER COLUMN/BEAM RETRACTABLE AWNING
 - CL01 - VERTICAL TIMBER FLUTE SLATS
 - CL02 - RENDERED WALL WITH PAINT (DARK GREY)
 - FF01 - CONCRETE FLOOR
 - FF02 - FORMED CONCRETE PADS

REV	DATE	DESCRIPTION
01	9/12/2022	STAGE 2 - DA SUBMISSION
02	13/04/2023	STAGE 2 - DA REVISIONS (SOFT LANDSCAPE)