

Cover Sheet

Project Type: Alteration & Additions

Address: 211 Alfred St Cromer NSW 2099

Prepared for: Lachlan and Caroline Lewis

Prepared by: Fluid Studio

Suite 10

47-55 John St

Leichhardt

NSW 2040

Dated: **24/1/24** Revised: **21/07/25**

Drawing set purpose: For DA Submission

Drawings update and
additional information
added as per council
letter dated 24/6/25



Transforming spaces

fluid studio 'thinking more, so you feel more'

fluidstudio



PROJECT

211 Alfred St, Cromer NSW 2099

ARCHITECT

Fluid Studio suite 10 47-55 John St Leichhardt 2040
Registered Architect NSW #11005
NSW Registered Design Practitioner #416
e: info@fluidstudio.com.au
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Mob: 0402003177

STAGE DEVELOPMENT APPLICATION

DATE May 2025

BASIX COMMITMENTS-See Sperate Sheet

Drawing List				
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A-405	Elevation Shadows 3pm	ISO A3	D	

GENERAL NOTES

Note 1: All Work To Be Completed In Accordance With Australian Standards And B.C.A. Requirements.

Note 2: Confirm All Dimensions On Site Prior To Construction.

Note 3: The Proposed Works Have Been Designed To Comply With Basix Certificate A259303

Note 4: Demolish Roofing, Roof Framing And Internal Walls Of Existing Residence As Required. Allow To Make New Openings For Windows To Existing Residence As Noted In The Drawings.

Note 5: Retain And Reuse Existing Bricks Where Required To Brick Up Existing Openings As Noted In The Drawings.

Note 6: Provide Floor, Wall And Roof Structure As Required And To Engineers Details.

Note 7: Allow To Provide New Brick Walls Only Where Extending Existing Walls, Or Patching Up, Existing External Opening(S).

Note 8: Provide New Plasterboard Ceilings And Walls, Unless Retaining Existing, Where Existing Is Damaged During Construction Or Is Required To Be Patched Up, Allow To Match Existing Finish.

Note 9: Provide New Metal Roof Sheetting On Sarking And Insulation To New Roof Surfaces. Allow To Flash And Cap As Required For Watertight Finish.

Note 11: Allow For Timber Floor Framing To Engineers Details. Provide Floor Finishes Noted On The Drawings. Provide Appropriate Setdowns To Ensure Different Floor Finishes, Finish Flush.

Note 12: Allow For Gutters And Downpipes As Required To Connect To The Existing Stormwater System.

Note 13: Provide Insulation With Minimmum Insulating Properties As Specified In The Basix Certification Attached To This Application.

Note 14: Allow To Provide Timber Or Aluminium Framed Windows And Doors To All New Windows And Doors, Install Framing And Glazing In Accordance With The Requirements Of The Basix Certificate.

Note 15: Allow To Connect To Existing Electrical And Sewerage Mains Connection.

Note 16: Retain Existing Meterbox.

Note 17: Allow To Retain All Existing Boundary Fencing

Note 18: No Landscape Work Is Included In The Contract Works.

Note 19: Refer To All Other Attached Documentation For Further Detail On The Development Proposal.

Note 20: All Drawings Have Been Prepared In Accordance With Innerwest Council Leichhardt Dcp Dated 2013 And Lep Dated 2022

BATHROOM LEGEND

(Refer to finishes schedule)

AFFL-Above finished floor level
ADJ-Adjustable shelf
BA-Basin
BAT-Bath
BATM-Bath mixer
BAW-Basin waste
BJ-Body jet
BJM-Body jet mixer
BT-Basin tap
BTR-Basin trap
CL-Ceiling level
COR-Corian
COS-Check on site
CRP-Carpet
CT 1-Ceramic tile
CT 2-Ceramic tile
DL-Downlight
DR-Drain
DS-Door stop
EX-Existing
FFL-Finished floor level
FIN 1-Finish 1
FIN 2-Finish 2
FT-Feature tile
FW-floor waste
GD-Grated drain
GPO-Powerpoint
HAN-Feature handle
HS-Handshower
HSM-Handshower mixer
HTR-Heated towel rail

J-Mirror cabinet
LED-Recessed LED light fitting
MR-Mirror
PB-Plasterboard
PBMR-Plasterboard moisture resistant
PF 1-Paint finish
PF 2-Paint finish
RB-robe hook
SA-Shower arm
SH-Shower head
SHR-Shower rail
SHS-Shower screen
SKL-New roof skylight
SM-Shower mixer
SN-Shower niche
SR-Soap rack
STR-Storage (see joinery drawings)
ST 1-Natural stone (refer finishes schedule)
ST 2-Natural stone (refer finishes schedule)
ST 3-Natural stone (refer finishes schedule)
STT 1-Natural stone tile (refer finishes schedule)
STT 2-Natural stone tile (refer finishes schedule)
STT 3-Natural stone tile (refer finishes schedule)
TC-Timber cladding
TBC-To be confirmed
TR-Towel rail
TRH-Toilet roll holder
UNO-Unless noted otherwise
VAN-Free standing vanity unit base with shelf-finish American Oak.
WC-Toilet pan
WCC-Toilet cistern
WCBT-Toilet push button
WL-Wall light

Wall Legend

Existing wall	
Demolition/remove	
New wall	
New Footing	
New Glazing	
	or

LEGEND / ANNOTATIONS

AU	-	AIR CONDITIONING UNIT
BG	-	BOX GUTTER
BLK	-	CONCRETE BLOCK RETAINING WALL TO ENG. DETAILS
BRK	-	BRICKWORK WALL TO ENG. DETAILS
CB	-	CEILING BULKHEAD DOTTED OVER
CF	-	CHIMNEY FLUE
CL	-	CEILING LEVEL
COL 1	-	STEEL COLUMN TO ENGINEERS DETAILS
CONC 1	-	STEEL TROW/EL FINISH R.C. SLAB TO ENG. DETAILS
CONC 2	-	BROOM FINISH R.C. SLAB TO ENG. DETAILS
CONC 3	-	WOOD FLOAT FINISH R.C. SLAB TO ENG. DETAILS
COS	-	CHECK ON SITE
CP	-	CONCRETE CAPPING
CPT	-	CARPET ON UNDERLAY
CRWS	-	COLORBOND FINISHED RAINWATER SPREADER
CSD	-	CAVITY SLIDING DOOR
CT 1	-	CERAMIC FLOOR TILES (REFER FINISHES SCHEDULE)
DD	-	CONCRETE DISH DRAIN
DP	-	COLORBOND FINISH RAINWATER CIRCULAR DOWNPIPE CONNECTED INTO EXISTING STORMWATER
DP	-	COLORBOND FINISH RAINWATER RECTANGULAR DOWNPIPE CONNECTED INTO EXISTING STORMWATER
EB	-	EXPRESSED CONCRETE EDGE BEAM & PAINT FINISH
EJ	-	EXPANSION JOINT
ESS	-	EXTERNAL SLIDING SHUTTER PANEL
EV	-	EXHAUST VENT
EX	-	EXISTING
EXGL	-	EXISTING GROUND LEVEL
F1-4	-	WALL FINISH - REFER EXTERNAL FINISHES SCHEDULE
F1	-	SMOOTH FINISH CEMENT RENDER
F2	-	HEAVY BAGGED CEMENT RENDER
F3	-	ROUGH CAST / FLYASH TEXTURED RENDER
F4	-	BAGGED MORTAR FINISH
F5	-	EXISTING BAGGED AND PAINT FINISH
F6	-	NEW BAGGED AND PAINT FINISH
F7	-	NEW RENDER AND PAINT FINISH
F8	-	15mm RENDER WITH HORIZONTAL TROWEL JOINT LINES AT 500mm CENTRES & PAINT FINISH
FC 1	-	COMPRESSED FIBROUS CEMENT WALL CLADDING - SET JOINTS & TEXTURE PAINT FINISH (R1.5 WALL INSULATION)
FC 2	-	COMPRESSED FIBROUS CEMENT WEATHERBOARD CLADDING - PAINT FINISH (R1.5 WALL INSULATION)
FC 3	-	COMPRESSED FIBROUS CEMENT WALL CLADDING - BATTEN JOINTS & PAINT FINISH (R1.5 WALL INSULATION)
FEN1	-	PAINT FINISH GALV. M.S. FENCE AND GATES
FEN2	-	POOL FENCING 1200mm HIGH
FEN3	-	CHAIN-WIRE MESH BOUNDARY FENCING 1800mm HIGH
FFL	-	FINISHED FLOOR LEVEL
FL	-	FLASHING
FW	-	FLOOR WASTE
G	-	COLORBOND FINISH EAVES GUTTER
GD	-	GRATED DRAIN
GL 1	-	POWDERCOAT ALUMINIUM FRAMED GLAZED DOORS
GL 2	-	POWDERCOAT ALUMINIUM FRAMED GLAZED WINDOWS
GL 3	-	POWDERCOAT ALUMINIUM FRAMED LOUVRE WINDOWS
GL 4	-	200mm SQ. GLAAS BLOCK WINDOWS
GLB	-	STEEL FRAMED GLAZED BALUSTRADE
GLPF	-	1200H GLAZED POOL FENCE TO COMPLY WITH THE SWIMMING POOLS ACT 1992 + AS 1926
HC	-	HOSE COCKS
HWU	-	GAS STORAGE HOT WATER UNIT WITH MIN. 4.5 STAR ENERGY RATING
MHR	-	PAINT FINISH GALV. M.S. HANDRAIL
MR 1	-	COLORBOND METAL ROOF SHEET ON SARKING AND INSULATION - (R2.5 CEILING INSULATION)
MR 2	-	ZINC METAL ROOF PANS ON SARKING AND INSULATION
MC 1	-	COLORBOND METAL SHEET WALL CLADDING ON SARKING AND INSULATION - (R2.5 CEILING INSULATION)
NTS	-	NOT TO SCALE
O	-	OBSCUR E GLAZING
OF	-	OVERFLOW OUTLET
P	-	PAINT FINISH
PAR 1	-	PAINT FINISH PLASTERBOARD 90mm PARTITION WALL
PAV 1	-	CERAMIC FLOOR TILES ON WATERPROOF MEMBRANE
PAV 2	-	TRAFFICABLE EXTERNAL PAVING
PAV 3	-	CEMENTITIOUS TOPPING
PAV 4	-	PRECAST STONE PAVER
PAV 5	-	BITUMINOUS PAVING
PD	-	PANELIFT DOOR
PSD	-	PANELIFT SECTIONAL DOOR
PL	-	PLANTER
RD	-	ROLLER DOOR
RL	-	STRUCTURAL LEVEL
RO	-	RAINWATER OUTLET
RT	-	CONCRETE ROOF TILES ON SARKING AND INSULATION
RWH	-	RAINWATER HEAD
SH	-	TIMBER WINDOW SHUTTER TO DETAIL
SKL	-	NEW ROOF SKYLIGHT
SL	-	SOFFIT LINING
SP	-	SPITTER OUTLET
SSBLK	-	SANDSTONE BLOCK WALL
SSC	-	SANDSTONE CLADDING
TB 1	-	INTERNAL POLISHED TIMBER FLOOR BOARDS
TD 1	-	EXTERNAL TIMBER DECKING
TFB	-	TIMBER FRAMED BALUSTRADE
THR	-	TIMBER HANDRAIL
TIM 1	-	STRUCTURAL TIMBER FLOOR FRAMING TO SAA LIGHT TIMBER FRAMING CODE REQUIREMENTS
TP 1	-	90x90 TIMBER POST TO ENGINEERS DETAILS
TR1	-	EXISTING ROOF TILES TO BE RETAINED AND MADE GOOD AS REQUIRED WITH EXISTING SET ASIDE TILE STOCK
TR2	-	NEW CONCRETE ROOF TILES WITH PROFILE TO MATCH EXISTING TILES ON SARKING & INSULATION
VFC	-	VINYL FLOOR COVERING
WB 1	-	WEATHERBOARD CLADDING
WPM	-	WATERPROOF MEMBRANE
ZBG	-	ZINCALUME BOX GUTTER



D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

ISSUE	DATE	REVISION		
PROJECT	Cromer House			PROJECT # 110-24
CLIENT	Lachlan & Caroline Lewis		DATE #	24/8/2023
			SCALE @ A3	11
DWG	Existing Site Photos		DRAWN	MM
			CHKD	MM
			REVISION	D

Fluid Studio. Unit 10, 47-55 John St, Leichhardt, NSW, 2040. Australia
W: www.fluidstudio.com.au T: +61 0402003177 E: info@fluidstudio.com.au

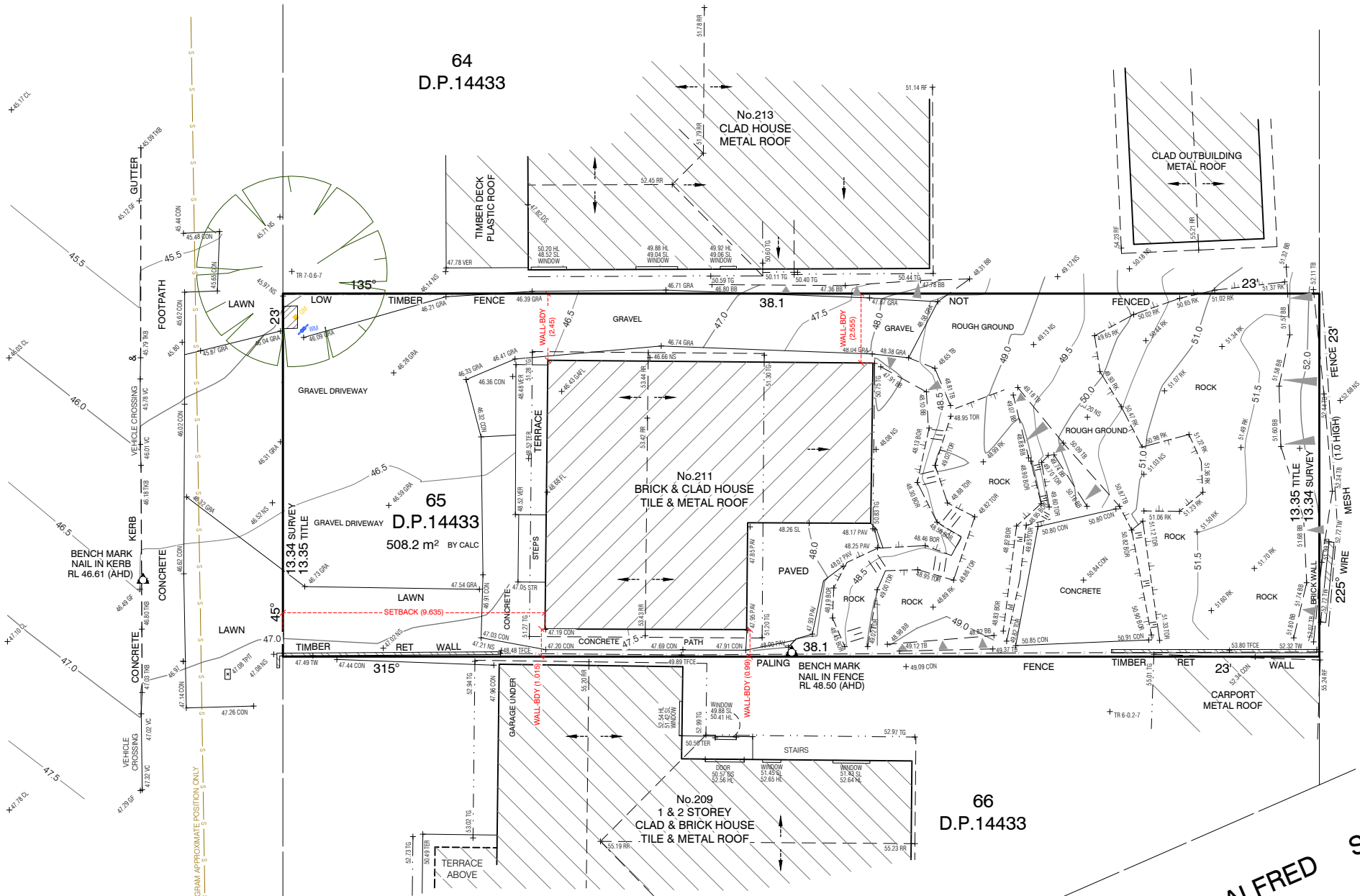
STREET

(BITUMEN FORMATION)

ALFRED

ALFRED STREET

APPROX. TRUE NORTH
150 NORTH



TITLE INDICATES THAT LOT 65 IN D.P. 14433 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S).

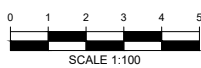
- LEGEND:**
- BB = BOTTOM OF BANK
 - BOR = BOTTOM OF ROCK
 - CL = CENTRELINE
 - CON = CONCRETE
 - DS = DOOR SILL LEVEL
 - FL = FLOOR LEVEL
 - GAFL = GARAGE FLOOR LEVEL
 - GF = GUTTER LEVEL
 - GM = GAS METER
 - GRA = GRAVEL
 - HL = HOOD LEVEL
 - NS = NATURAL SURFACE
 - PAY = PAVING
 - RF = TOP OF ROOF
 - RK = ROCK
 - RR = ROOF RIDGE
 - SL = SILL LEVEL
 - STR = STAIRS
 - TB = TOP OF BANK
 - TER = TERRACE
 - TFCF = TOP OF FENCE
 - TG = TOP OF GUTTER
 - TKB = TOP OF KERB
 - TOR = TOP OF ROCK
 - TPT = TELSTRA PIT
 - TW = TOP OF WALL
 - VC = VEHICLE CROSSING
 - VER = VERANDAH
 - WM = WATER METER
 - EO = ELECTRICITY OVERHEAD
 - S = SEWER UNDERGROUND



- NOTES:**
- BOUNDARY IDENTIFICATION HAS BEEN UNDERTAKEN.
 - WALL TO BOUNDARY DIMENSIONS SHOWN HEREON MUST NOT BE USED FOR CONSTRUCTION.
 - IF CONSTRUCTION IS INTENDED TO BE UNDERTAKEN ON OR ADJACENT TO PROPERTY BOUNDARIES THE BOUNDARIES OF THE LAND MUST BE MARKED OR THE BUILDING SETOUT.
 - THIS SURVEY IS FOR DESIGN PURPOSES OF THE SUBJECT LAND ONLY. THIS PLAN MUST NOT BE USED FOR ANY OTHER MATTER, PURPOSE OR CONSTRUCTION SETOUT.
 - TREE SIZES ARE ESTIMATES ONLY.
 - THIS PLAN HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF FULCRUM CONSTRUCTIONS PTY LTD.
 - RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
 - EXCEPT WHERE SHOWN BY DIMENSION LOCATION OF DETAIL WITH RESPECT TO BOUNDARIES IS INDICATIVE ONLY.
 - ONLY VISIBLE SERVICES HAVE BEEN LOCATED. UNDERGROUND SERVICES HAVE NOT BEEN LOCATED. BEFORE YOU DIG AUSTRALIA (www.youdig.com.au) SHOULD BE USED AND A FULL UTILITY INVESTIGATION, INCLUDING A UTILITY LOCATION SURVEY, SHOULD BE UNDERTAKEN BEFORE CARRYING OUT ANY CONSTRUCTION ACTIVITY IN OR NEAR THE SURVEYED AREA.
 - SEWER MAIN PLOTTED FROM SYDNEY WATER SEWER DIAGRAM. LOCATION SHOULD BE MARKED ON SITE IF CRITICAL.
 - CRITICAL SPOT LEVELS SHOULD BE CONFIRMED WITH SURVEYOR.
 - CONTOURS SHOWN DEPICT THE TOPOGRAPHY. THEY DO NOT REPRESENT THE EXACT LEVEL AT ANY PARTICULAR POINT. ONLY SPOT LEVELS SHOULD BE USED FOR CALCULATIONS OF QUANTITIES WITH CAUTION.
 - CONTOUR INTERVAL - 0.5 metre. - SPOT LEVELS SHOULD BE ADOPTED.
 - POSITION OF RIDGE LINES ARE DIAGRAMMATIC ONLY (NOT TO SCALE).
 - THE INFORMATION IS ONLY TO BE USED AT A SCALE ACCURACY OF 1:100.
 - DO NOT SCALE OFF THIS PLAN / FIGURED DIMENSIONS TO BE TAKEN IN PREFERENCE TO SCALED READINGS.
 - COPYRIGHT © CMS SURVEYORS 2024.
 - NO PART OF THIS SURVEY MAY BE REPRODUCED, STORED IN A RETRIEVAL SYSTEM OR TRANSMITTED IN ANY FORM, WITHOUT THE WRITTEN PERMISSION OF THE COPYRIGHT OWNER EXCEPT AS PERMITTED BY THE COPYRIGHT ACT 1968.
 - ANY PERMITTED DOWNLOADING, ELECTRONIC STORAGE, DISPLAY, PRINT, COPY OR REPRODUCTION OF THIS SURVEY SHOULD CONTAIN NO ALTERATION OR ADDITION TO THE ORIGINAL SURVEY.
 - THIS NOTICE MUST NOT BE ERASED.

MURRAY LEARMONT
REGISTERED SURVEYOR BOSSI NUMBER 1462

2	DETAIL UPDATED	23/07/2024
1	FIRST ISSUE	17/01/2024



HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMED
MARKS ADOPTED: N/A

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: SSM 1732
R.L. 36.633 (CLASS LC)
SOURCE: S.C.I.M.S. (10/01/2024)

CLIENT:
FULCRUM CONSTRUCTIONS PTY LTD

LGA: NORTHERN BEACHES

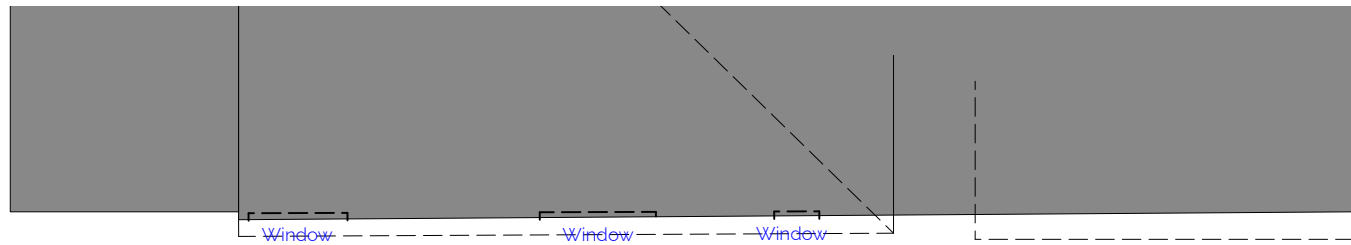
**BOUNDARY IDENTIFICATION
AND DETAIL & LEVEL SURVEY
OVER LOT 65 IN DP14433
No.211 ALFRED STREET
CROMER, NSW, 2099**

CMS SURVEYORS PTY LTD
ACN 096 240 201
PO Box 463 Dee Why, NSW, 2099
2/99A South Creek Road, Dee Why, NSW, 2099
(02) 9971 4802
info@cmsurveyors.com.au
www.cmsurveyors.com.au

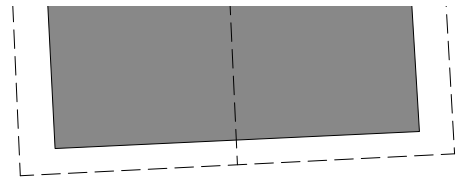
SURVEYED BW/JT	DRAWN GP/MC	CHECKED JT	APPROVED DT
SURVEY INSTRUCTION 23118A	SCALE 1:100@A1	DATE OF SURVEY 11/1/24 & 16/7/24	
DRAWING NAME 23118Adetail	SHEET 1 OF 1	ISSUE 2	
CAD FILE 23118Adetail-2.dwg			



D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete
ISSUE	DATE	REVISION
PROJECT	Cromer House	
CLIENT	Lachlan & Caroline Lewis	
DWG	Site Analysis	
DATE #	24/8/2023	PROJECT #
SCALE @ A3	1:200	DWG #
DRAWN	MM	A-102
CHKD	MM	
REVISION	D	



N/E Elevation of
Neighbouring Property to our
subject site
No 213 Alfred St Cromer D.P
64/14433



Proposed Site
D.P 65/14433
211 Alfred St
Cromer NSW
2099

RL 45.97

Maintain Existing
Setback 2450 mm

PV Panel
suggested
location

PV Panel
suggested
location

PV Panel
suggested
location

SK1

PV Panel
suggested
location

PV Panel
suggested
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SK3

SK2

PV Panel
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PV Panel
suggested
location

Proposed storage area for waste, materials,
to be recycled, and new building materials

RL 47.08

RL 47.08

Maintain Existing
Setback 1015mm

Maintain Existing
Setback 990mm

N/W Elevation of
Neighbouring Property to our
subject site
No 209 Alfred St Cromer D.P
66/14433

Window

Door

Window

Window

0m 5m 10m

DA Applicant: Michael Manzi

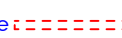
SCALE 1:100 @ A3

Wall Legend

Existing wall



Demolition/remove



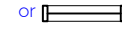
New wall



New Footing



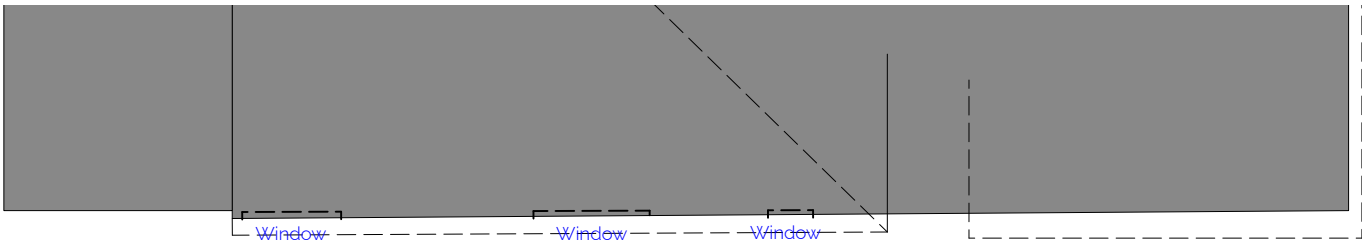
New Glazing



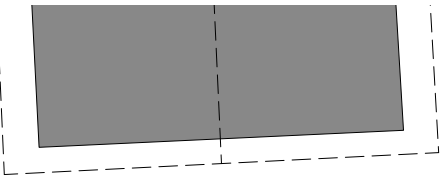
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ISSUE	DATE	REVISION	PROJECT #
PROJECT	Cromer House		110-24
CLIENT	Lachlan & Caroline Lewis	DATE # 24/8/2023 SCALE @ A3 1:100	DWG # A-103
DWG	Proposed Site Plan	DRAWN MM CHKD MM	REVISION D

Fluid Studio. Unit 10, 47-55 John St, Leichhardt, NSW, 2040. Australia
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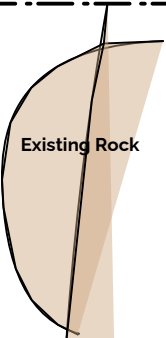
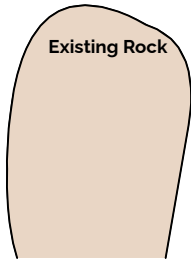
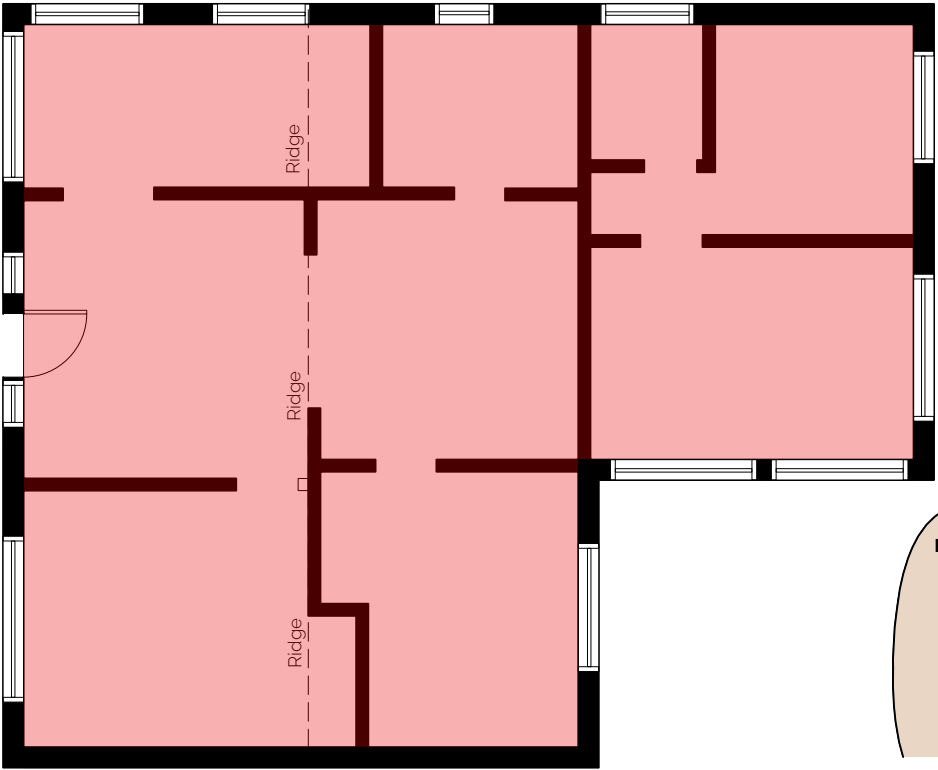


N/E Elevation of
Neighbouring Property to our
subject site
No 213 Alfred St Cromer D.P
64/14433

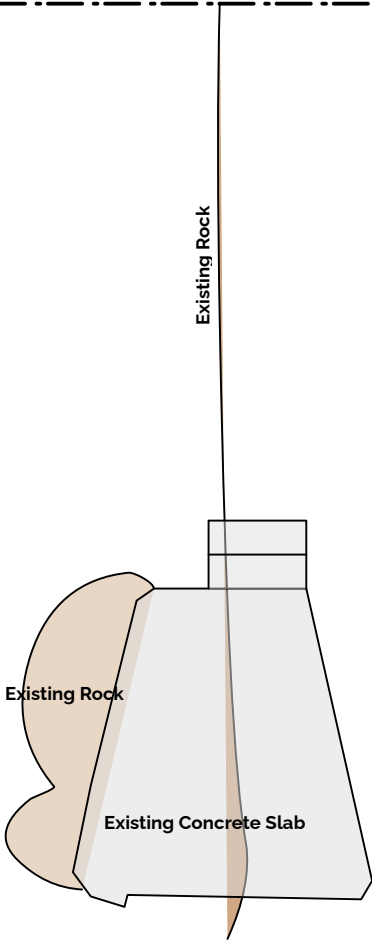


Proposed Site
D.P 65/14433
211 Alfred St
Cromer NSW
2099

Existing GFA = 95.68 M2
Existing Site Coverage = 107.49 M2



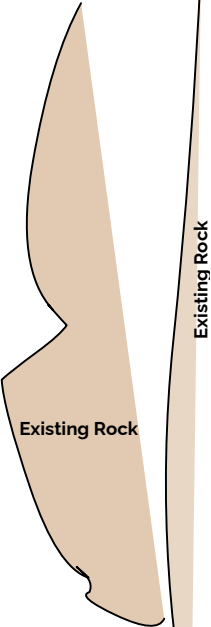
Existing Rock



Existing Rock

Existing Rock

Existing Concrete Slab

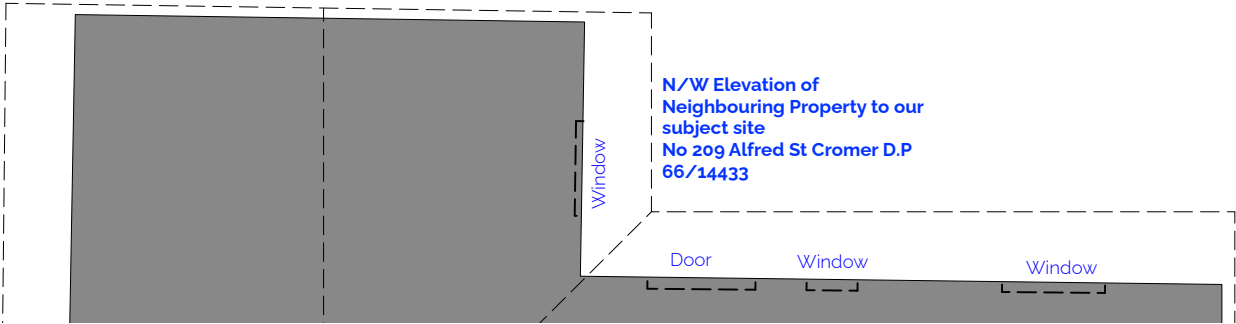


Existing Rock

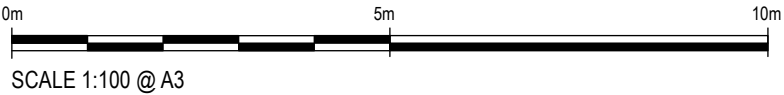
Existing Rock

Wall Legend

- Existing wall
- Demolition/remove
- New wall
- New Footing
- New Glazing



N/W Elevation of
Neighbouring Property to our
subject site
No 209 Alfred St Cromer D.P
66/14433

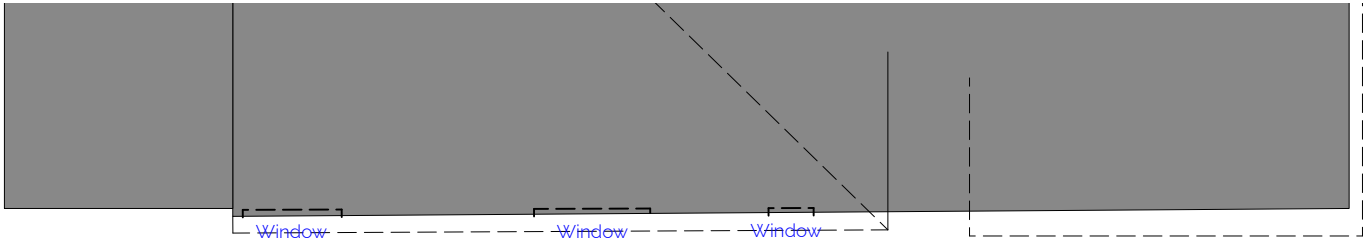


DA Applicant: Michael Manzi

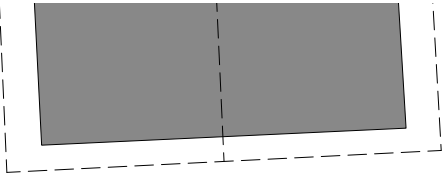
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ISSUE	DATE	REVISION		
PROJECT	Cromer House			PROJECT # 110-24
CLIENT	Lachlan & Caroline Lewis		DATE #	24/8/2023
			SCALE @ A3	1:100
DWG	Existing Ground Floor Plan		DRAWN	MM
			CHKD	MM
			REVISION	D

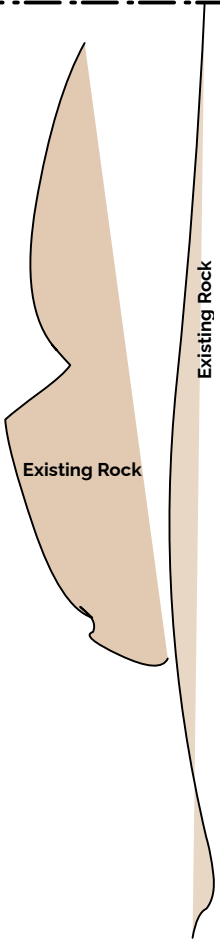
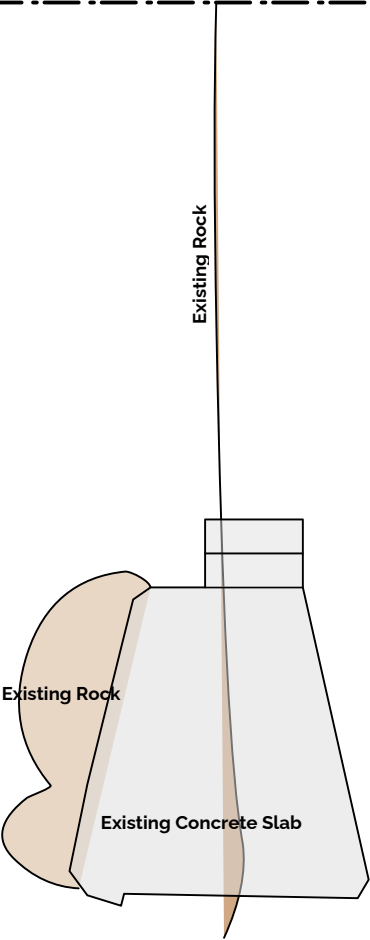
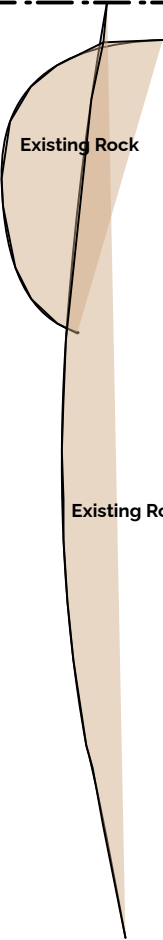
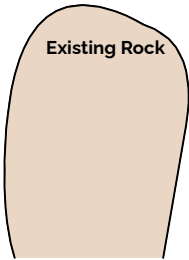
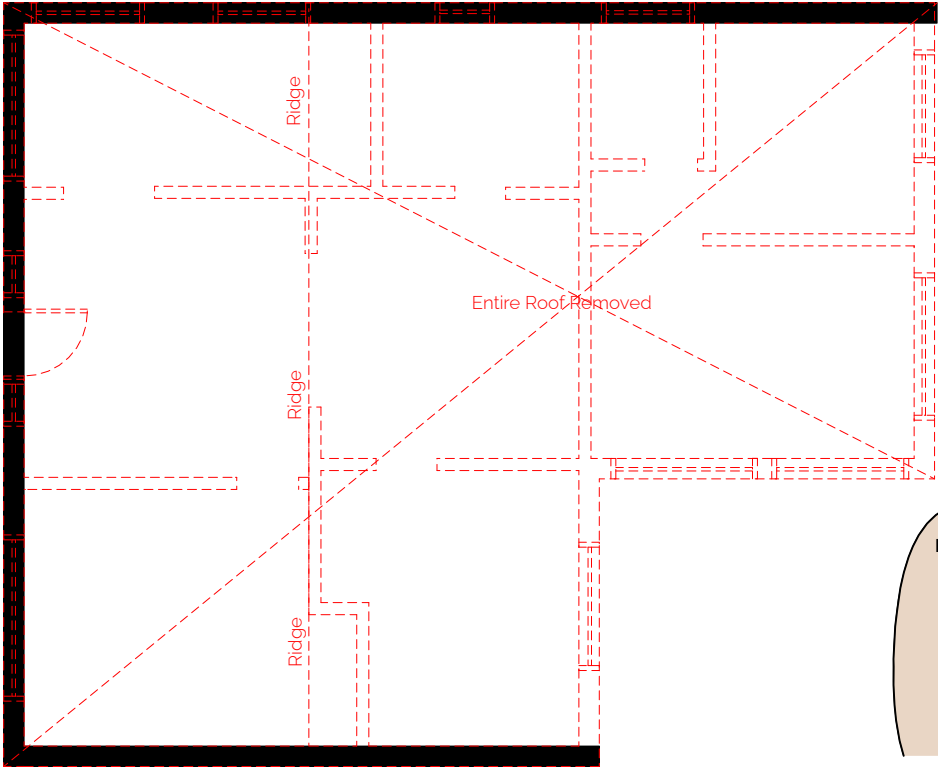
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N/E Elevation of
Neighbouring Property to our
subject site
No 213 Alfred St Cromer D.P
64/14433



Proposed Site
D.P 65/14433
211 Alfred St
Cromer NSW
2099



Wall Legend

Existing wall ———

Demolition/remove - - - - -

New wall ———

New Footing ———

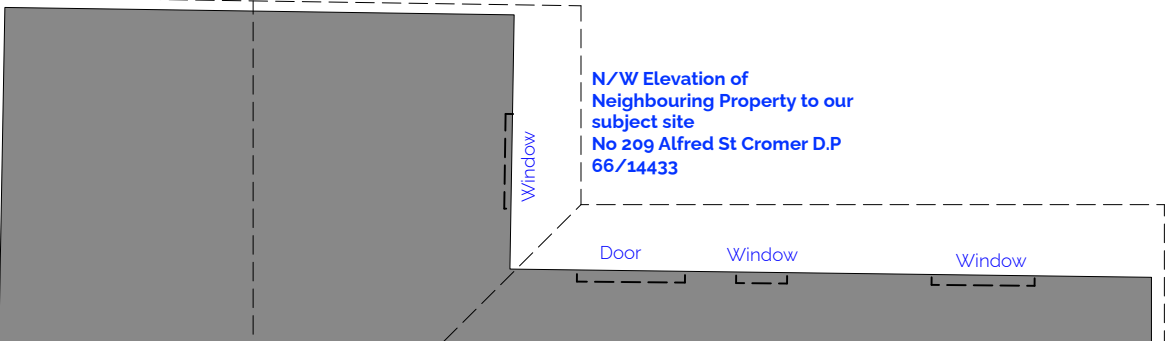
New Glazing ———
or ———

0m 5m 10m

SCALE 1:100 @ A3

DA Applicant: Michael Manzi

N/W Elevation of
Neighbouring Property to our
subject site
No 209 Alfred St Cromer D.P
66/14433



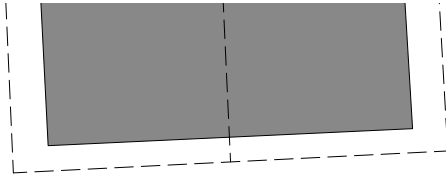
D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

ISSUE	DATE	REVISION
PROJECT	Cromer House	
CLIENT	Lachlan & Caroline Lewis	
DWG	Ground Floor Plan Demo	
DATE #	24/8/2023	PROJECT # 110-24
SCALE @ A3	1:100	DWG # A-105
DRAWN	MM	REVISION D
CHKD	MM	

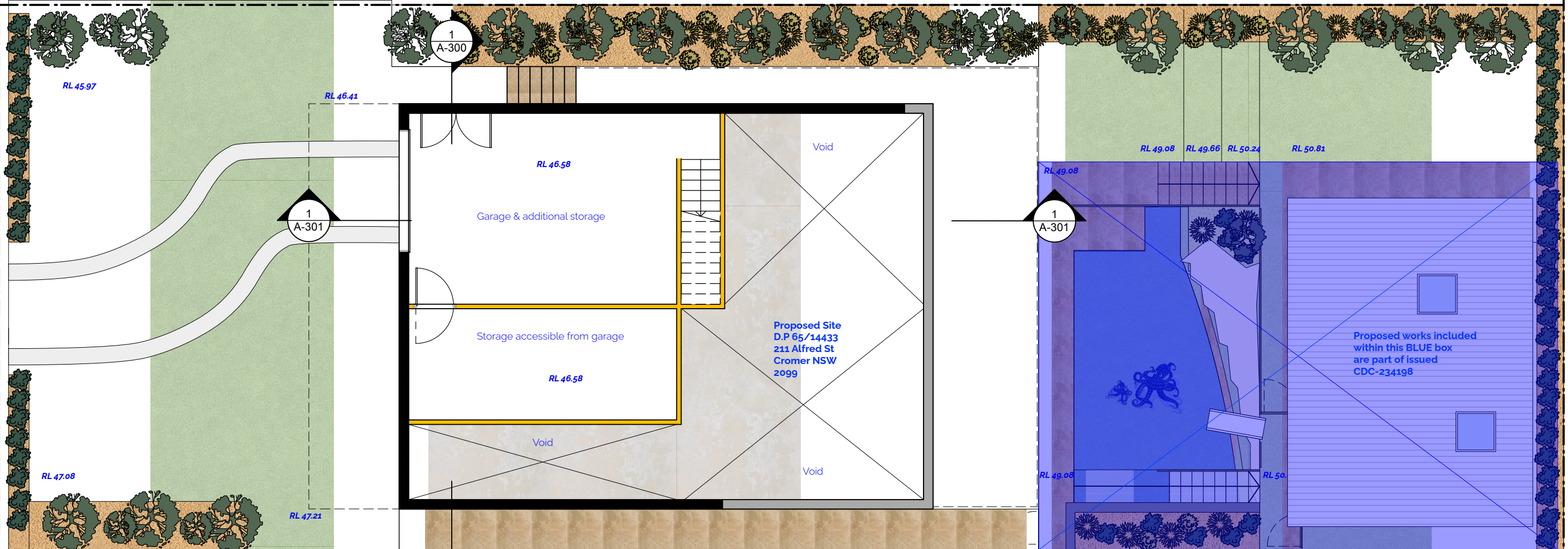
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N/E Elevation of
Neighbouring Property to our
subject site
No 213 Alfred St Cromer D.P
64/14433



Window Window Window



Wall Legend

- Existing wall
- Demolition/remove
- New wall
- New Footing
- New Glazing

N/W Elevation of
Neighbouring Property to our
subject site
No 209 Alfred St Cromer D.P
66/14433

Window

Door Window Window

Drawings update and
additional information
added as per council
letter dated 24/6/25

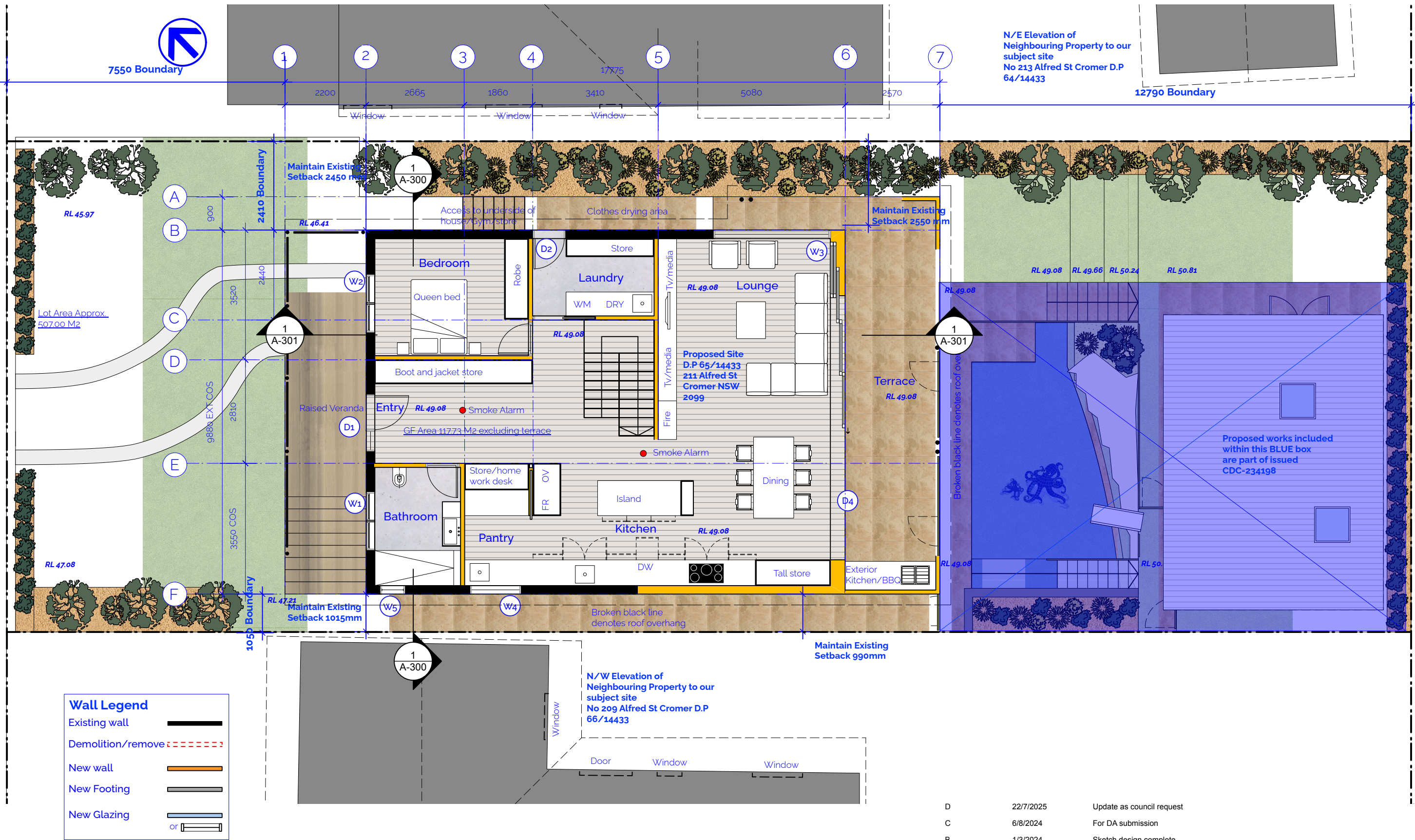


D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Cromer House		110-24
CLIENT	Lachlan & Caroline Lewis	DATE # 24/8/2023 SCALE @ A3 1:100	DWG # A-106
DWG	Proposed LGF Plan	DRAWN MM CHKD MM	REVISION D

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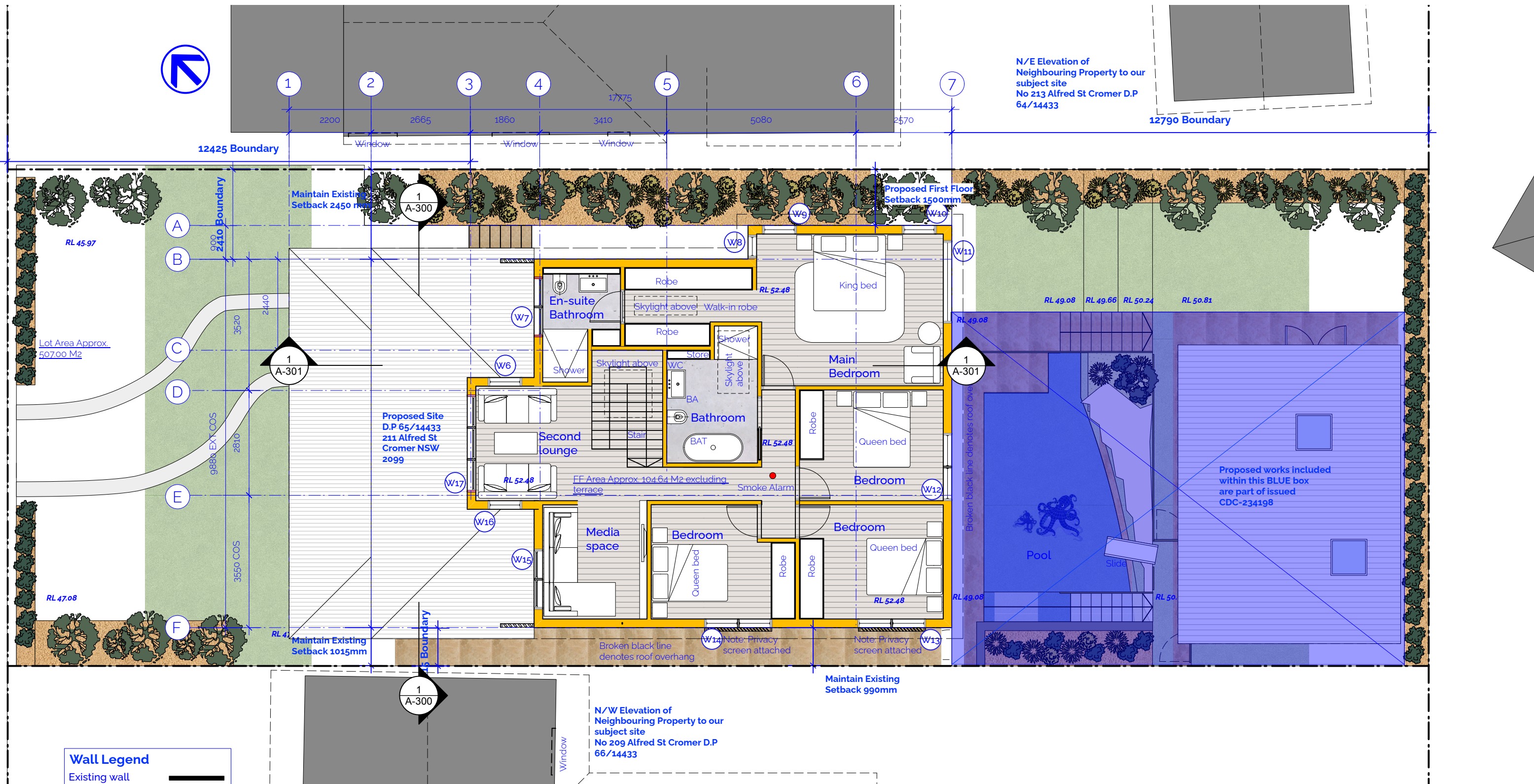




D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete
ISSUE	DATE	REVISION
PROJECT	Cromer House	
CLIENT	Lachlan & Caroline Lewis	
DWG	Proposed GF Plan	
PROJECT #	110-24	
DATE #	24/8/2023	DWG #
SCALE @ A3	1:100	A-110
DRAWN	MM	
CHKD	MM	REVISION
		D

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Wall Legend

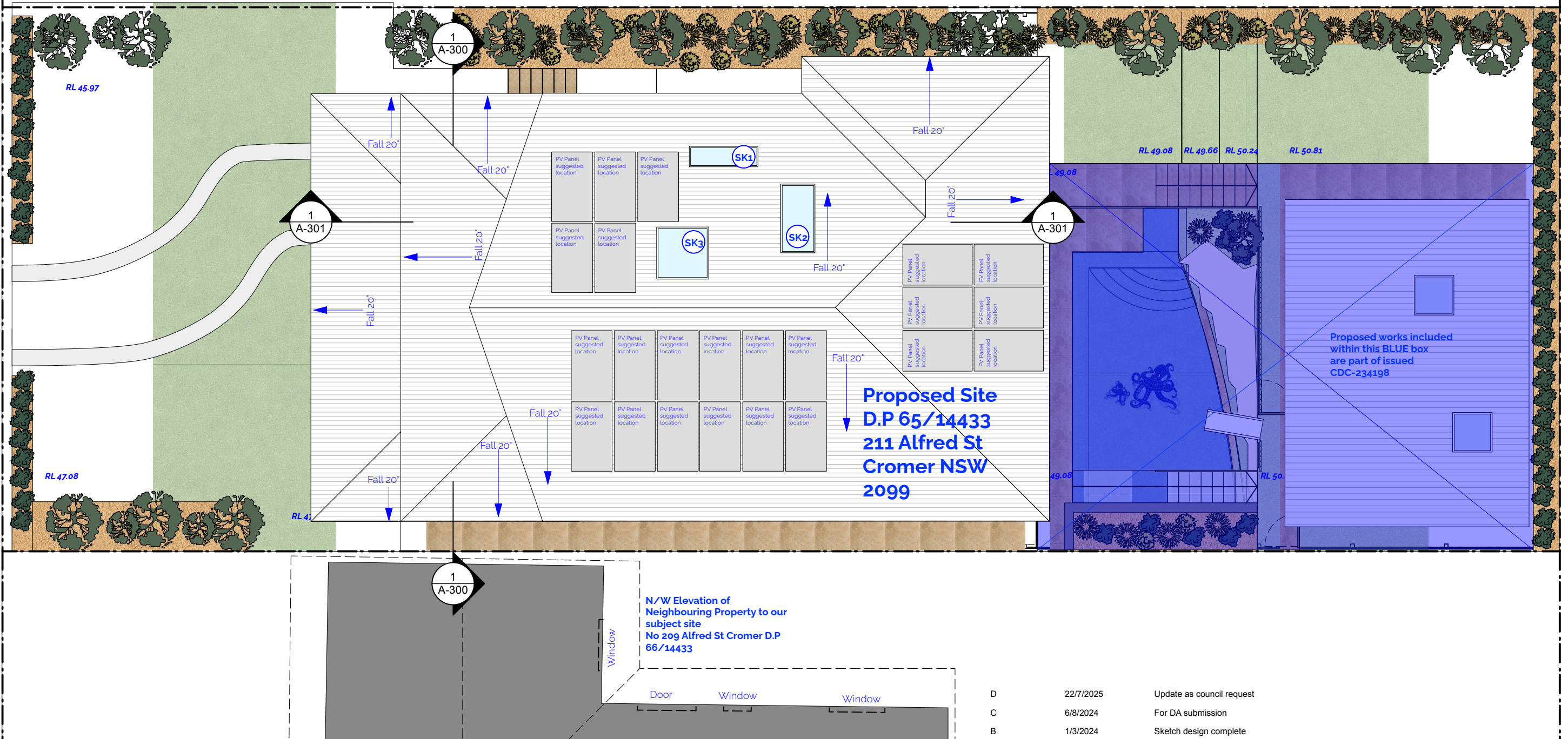
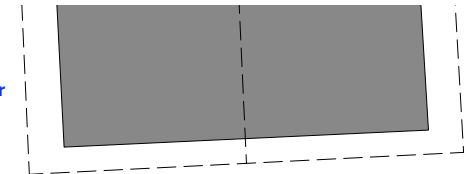
- Existing wall
- Demolition/remove
- New wall
- New Footing
- New Glazing



D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete
ISSUE	DATE	REVISION
PROJECT	Cromer House	
CLIENT	Lachlan & Caroline Lewis	
DWG	Proposed FF Plan	
DATE #	24/8/2023	PROJECT #
SCALE @ A3	1:100	DWG #
DRAWN	MM	A-107
CHKD	MM	REVISION
		D



N/E Elevation of
Neighbouring Property to our
subject site
No 213 Alfred St Cromer D.P
64/14433



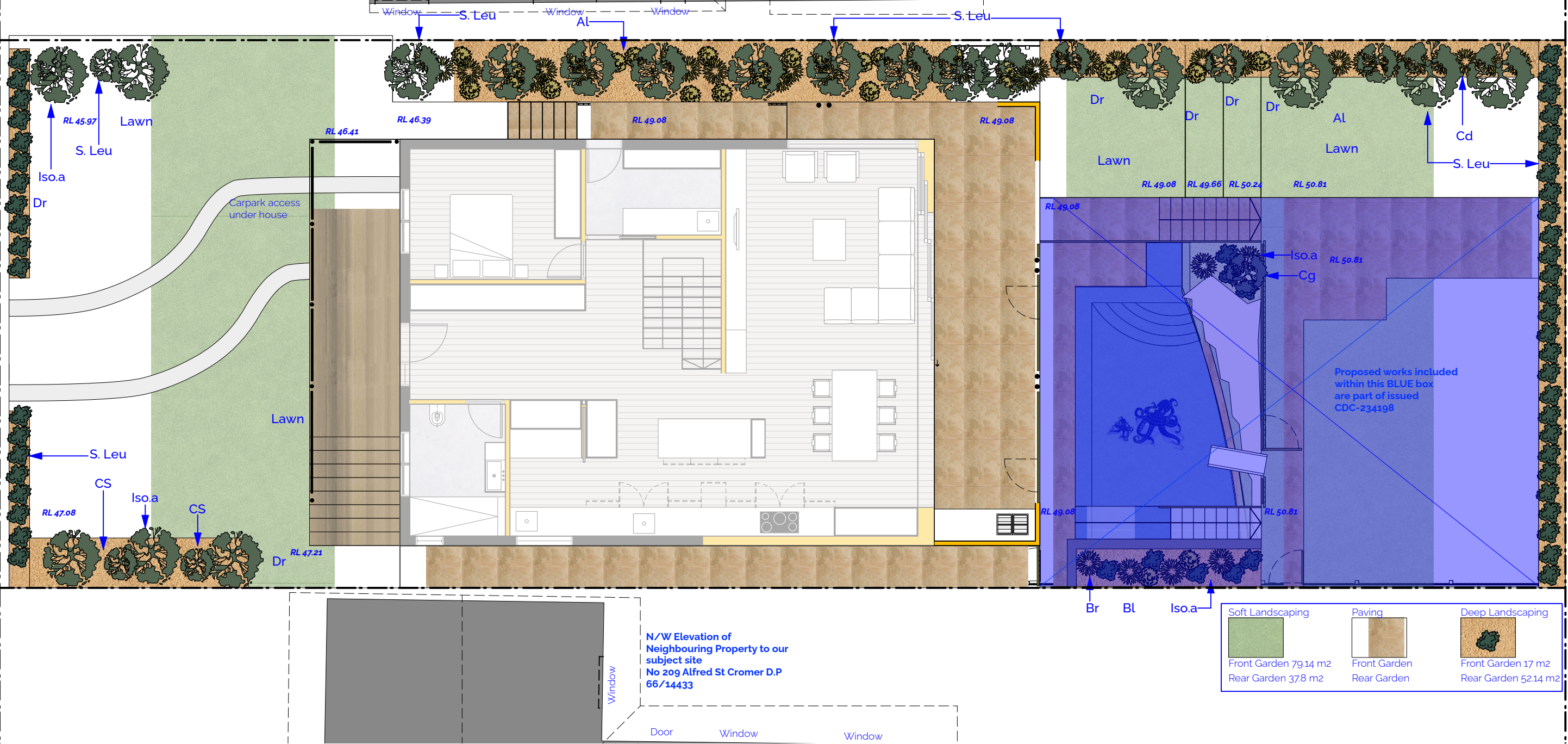
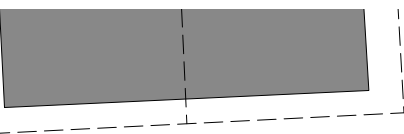
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C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Cromer House		110-24
CLIENT	Lachlan & Caroline Lewis	DATE # 24/8/2023	DWG #
DWG	Proposed Roof Plan	SCALE @ A3 1:100	A-108
		DRAWN MM	REVISION D
		CHKD MM	

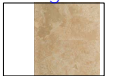
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N/E Elevation of
Neighbouring Property to our
subject site
No 213 Alfred St Cromer D.P
64/14433



N/W Elevation of
Neighbouring Property to our
subject site
No 209 Alfred St Cromer D.P
66/14433

Soft Landscaping	Paving	Deep Landscaping
		
Front Garden 79.14 m2 Rear Garden 37.8 m2	Front Garden Rear Garden	Front Garden 17 m2 Rear Garden 52.14 m2



SCALE 1:100 @ A3

DA Applicant: Michael Manzi

Landscape Legend				
ID	Botanical Name	Common Name	Qty	Mature Height
Al	Acacia longifolia	Sydney Golden Wattle	2	3 - 4m
Cg	Ceratopetalum gummiferum	Christmas Bush	1	4 - 8m
Iso.a	Isopogon anethifolius	Drumsticks	5	1.5m
Br	Bauera rubioides	River Rose	6	0.5 - 1.5m
BL	Boronia ledifolia	Sydney Boronia	4	1m
Cs	Crowea saligna	Crowea	4	0.8m
Cd	Calochlaena dubia	False Bracken	20	1 - 1.5m
S. Leu	Syzygium Luehmannii	Small-leaf Lilly Pilly	30	3-4m
Dr	Dichondra Repens	Kidney Weed		
Lawn	Sir Walter Turf			

D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

ISSUE	DATE	REVISION
PROJECT	Cromer House	
CLIENT	Lachlan & Caroline Lewis	
DWG	Landscape Plan	
DATE # 24/8/2023		PROJECT # 110-24
SCALE @ A3 1:100		DWG # L-101
DRAWN MM		
CHKD MM		
REVISION		D

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Al Acacia longifolia Sydney Golden Wattle 3 - 4m



Cg Ceratopetalum gummiferum Christmas Bush 4 - 8m



Iso.a Isopogon anethifolius Drumsticks 1.5m



Br Bauera rubioides River Rose 0.5 - 1.5m



Bl Boronia ledifolia Sydney Boronia 1m



Cs Crowea saligna Crowea 0.8m



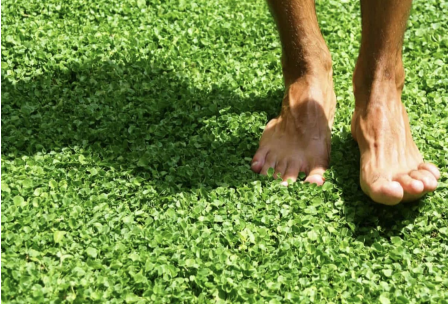
Cd Calochlaena dubia False Bracken 1 - 1.5m



S. Leu Syzygium Luehmannii Small-leaf Lilly Pilly 3 - 4m



Dr Dichondra Repens Kidney Weed



Lawn Sir Walter Turf



D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

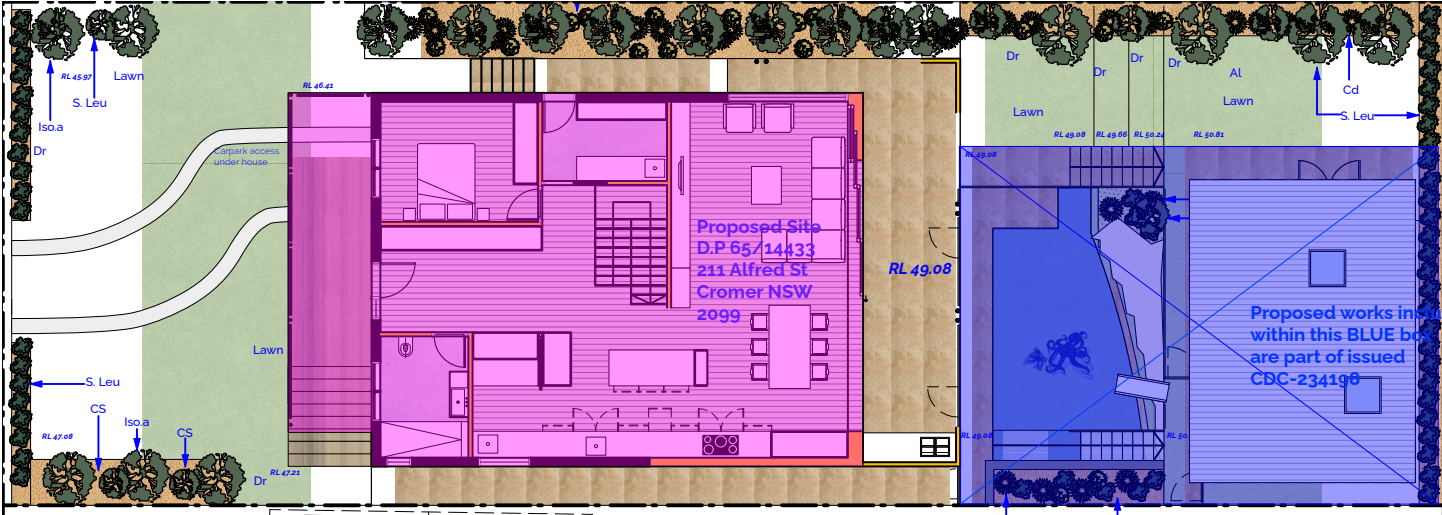
ISSUE	DATE	REVISION	PROJECT #
PROJECT	Cromer House		110-24
CLIENT	Lachlan & Caroline Lewis	DATE # 24/8/2023	DWG # L-102
		SCALE @ A3 1:100	
DWG	Landscape Plants	DRAWN MM	REVISION D
		CHKD MM	

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Legend

Site Area 508.2 m2 (see site survey)



Legend

Site Coverage 148.24 m2 or 29.16%
Compliance requirement from Warringah DCP 2011 less than 30%



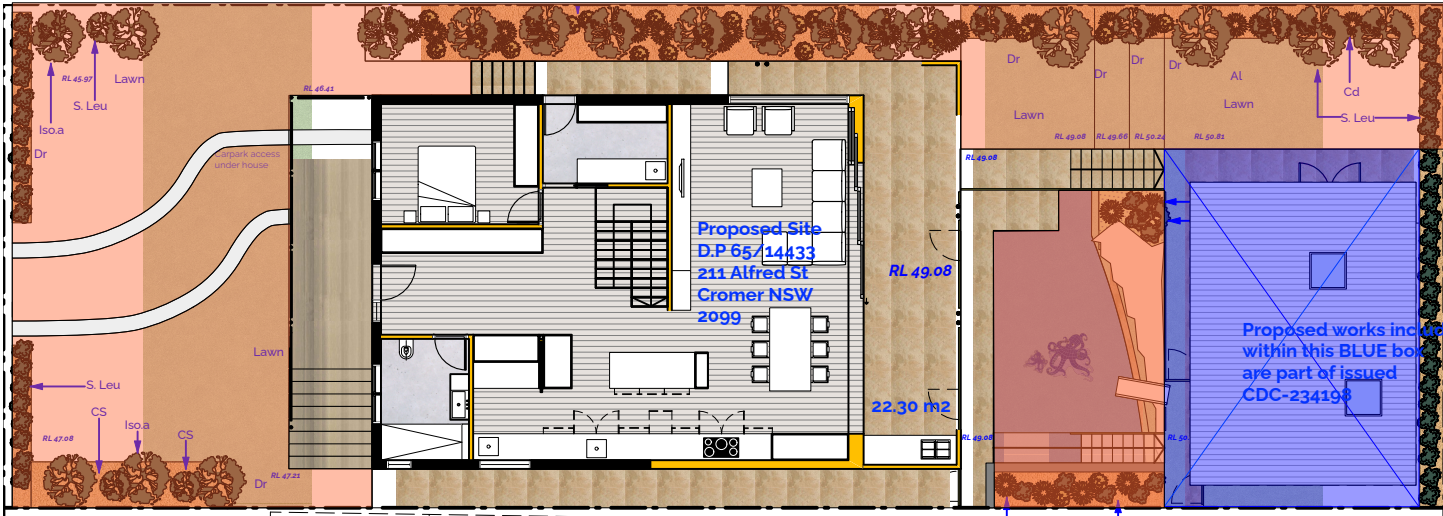
Legend

Private Open Space 329.97 m2 or 64.93%

SCALE 1:200 @ A3

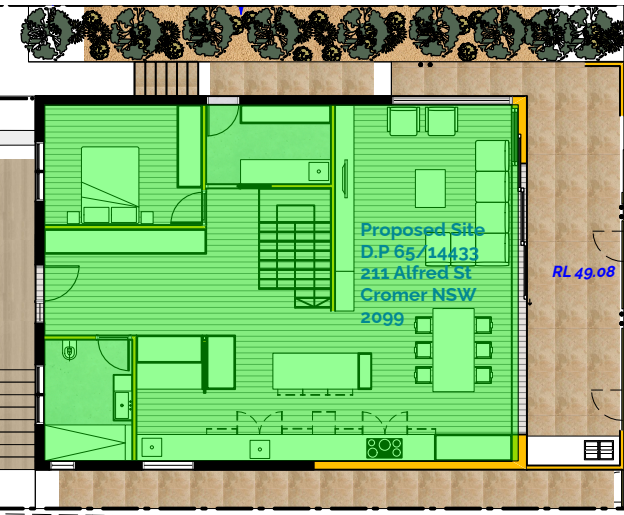
Other compliance requirement from Warringah DCP 2011

- Side setbacks-Required as per DCP 900mm-Scheme complies-Yes
- Front setbacks-Required as per DCP 6500mm-Scheme complies-Yes
- Rear setbacks-Required as per DCP 6000mm-Scheme complies-Yes
- Max building height as per DCP 7200mm-Scheme complies-No

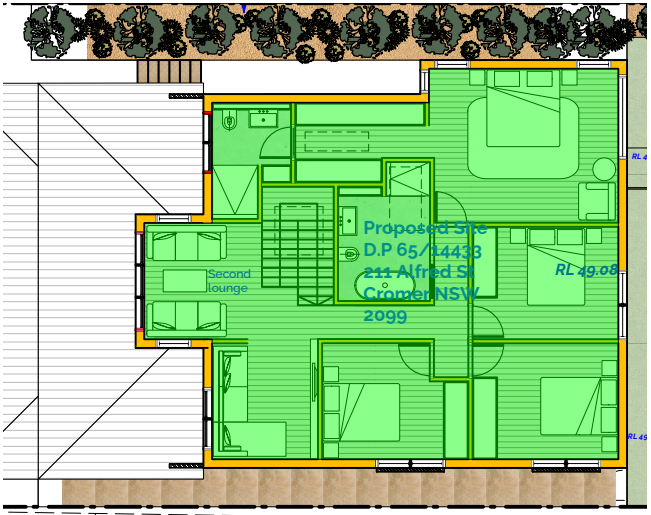


Legend

Landscape/Open Space Area Total 210.9 m2 or 41.5%
Compliance requirement from Warringah DCP 2011 greater than 40%



Ground Floor



First Floor

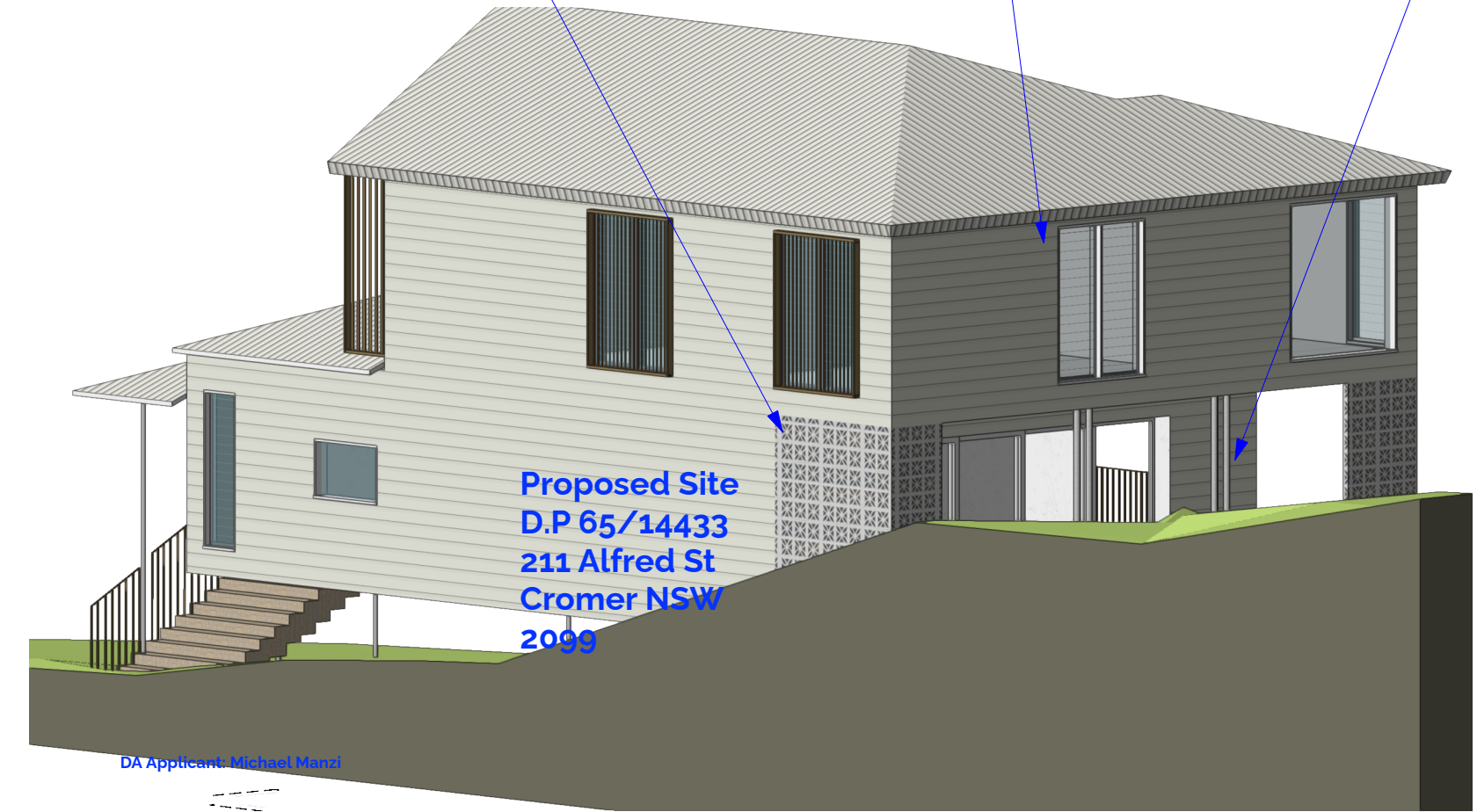
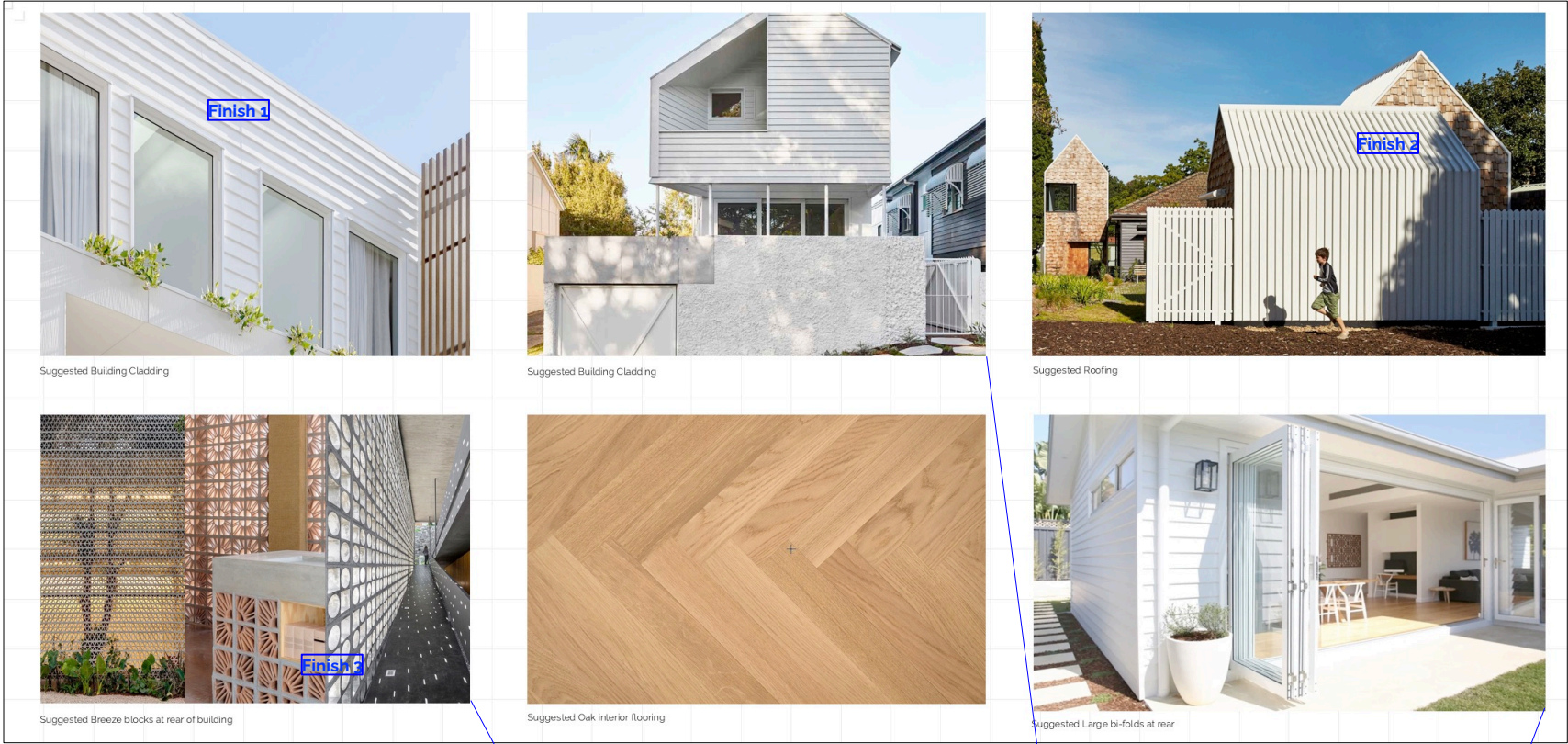
Legend

Ground Floor Area 118.16 m2
First Floor Area 111.31 m2

D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Cromer House		110-24
CLIENT	Lachlan & Caroline Lewis	DATE # 24/8/2023	DWG # A-109
DWG	Site Calculations Sheet	SCALE @ A3 1:100	
		DRAWN MM	
		CHKD MM	REVISION D

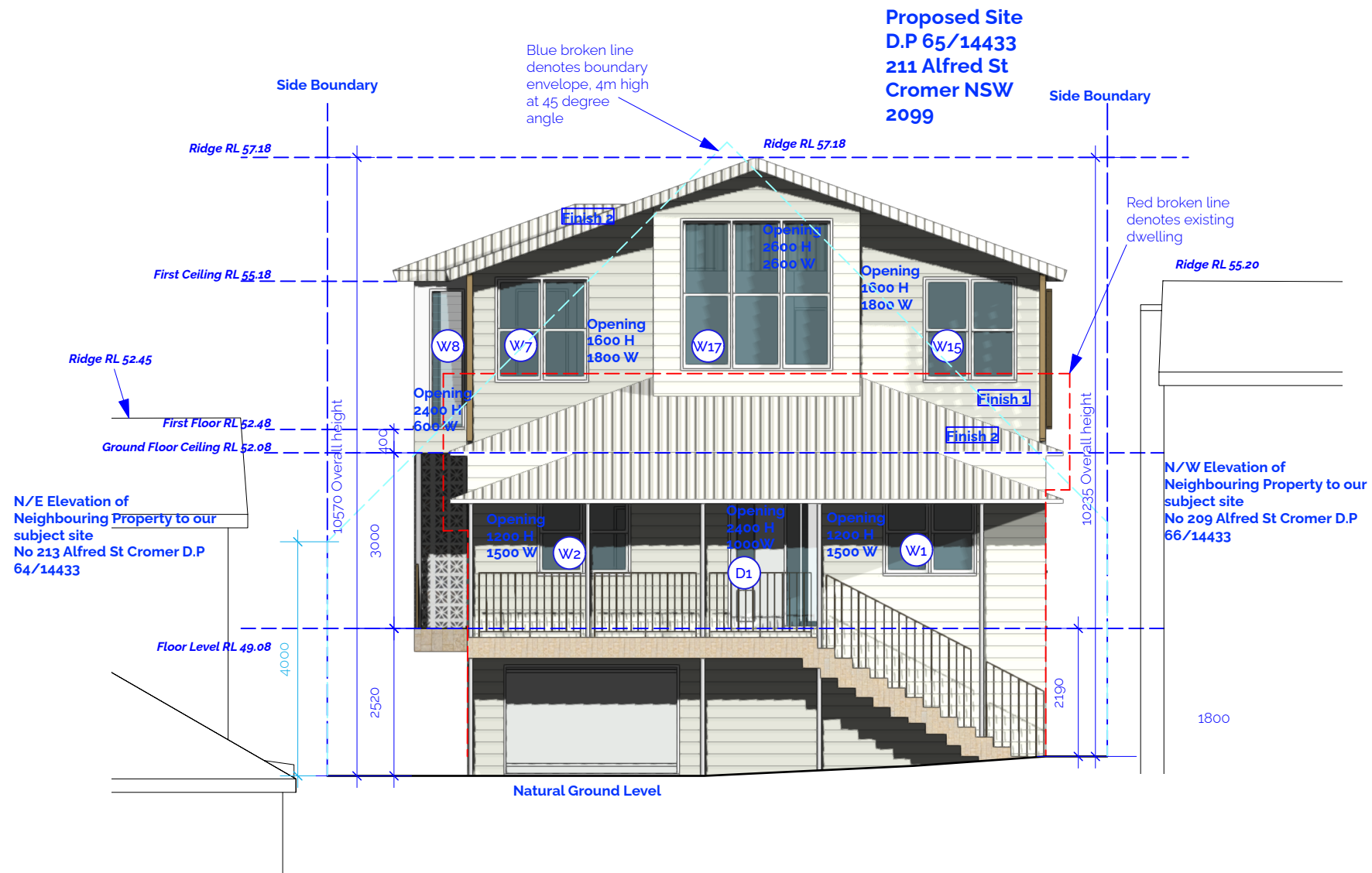
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D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

ISSUE	DATE	REVISION		
PROJECT			Cromer House	
CLIENT			Lachlan & Caroline Lewis	
DWG			Proposed Exterior Material Palette	
			DATE #	24/8/2023
			SCALE @ A3	1:100
			DRAWN	MM
			CHKD	MM
			REVISION	D

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D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Cromer House		110-24
CLIENT	Lachlan & Caroline Lewis		DWG #
	DATE #	24/8/2023	A-201
	SCALE @ A3	1:100	
DWG	DRAWN	MM	
	CHKD	MM	REVISION
			D

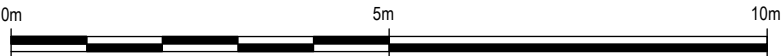
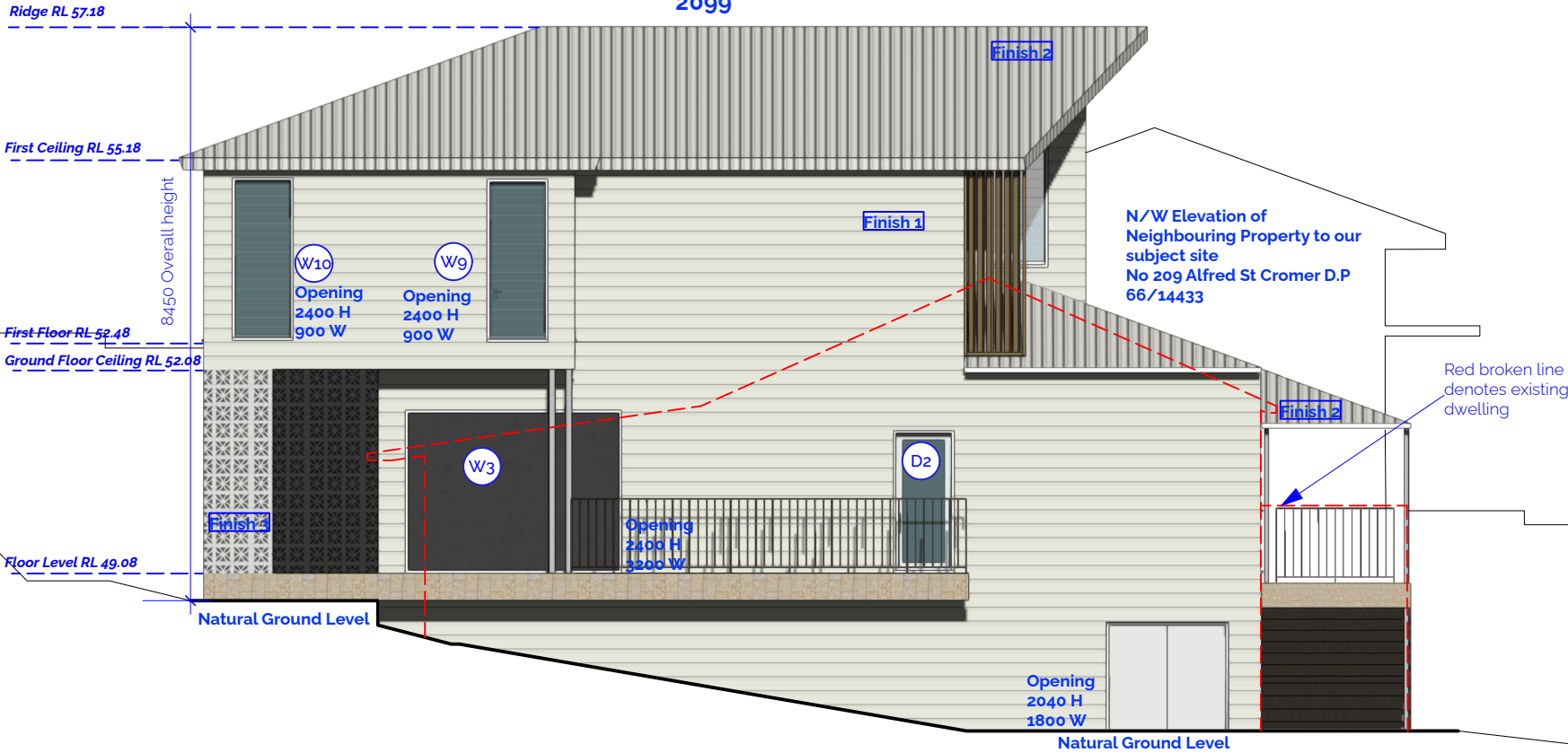
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Rear Boundary

Proposed Site
D.P 65/14433
211 Alfred St
Cromer NSW
2099

Front Boundary



SCALE 1:100 @ A3

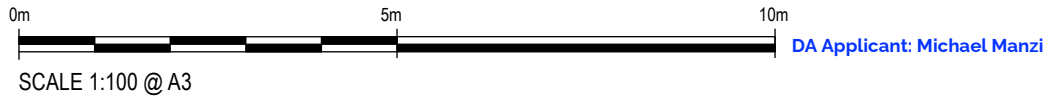
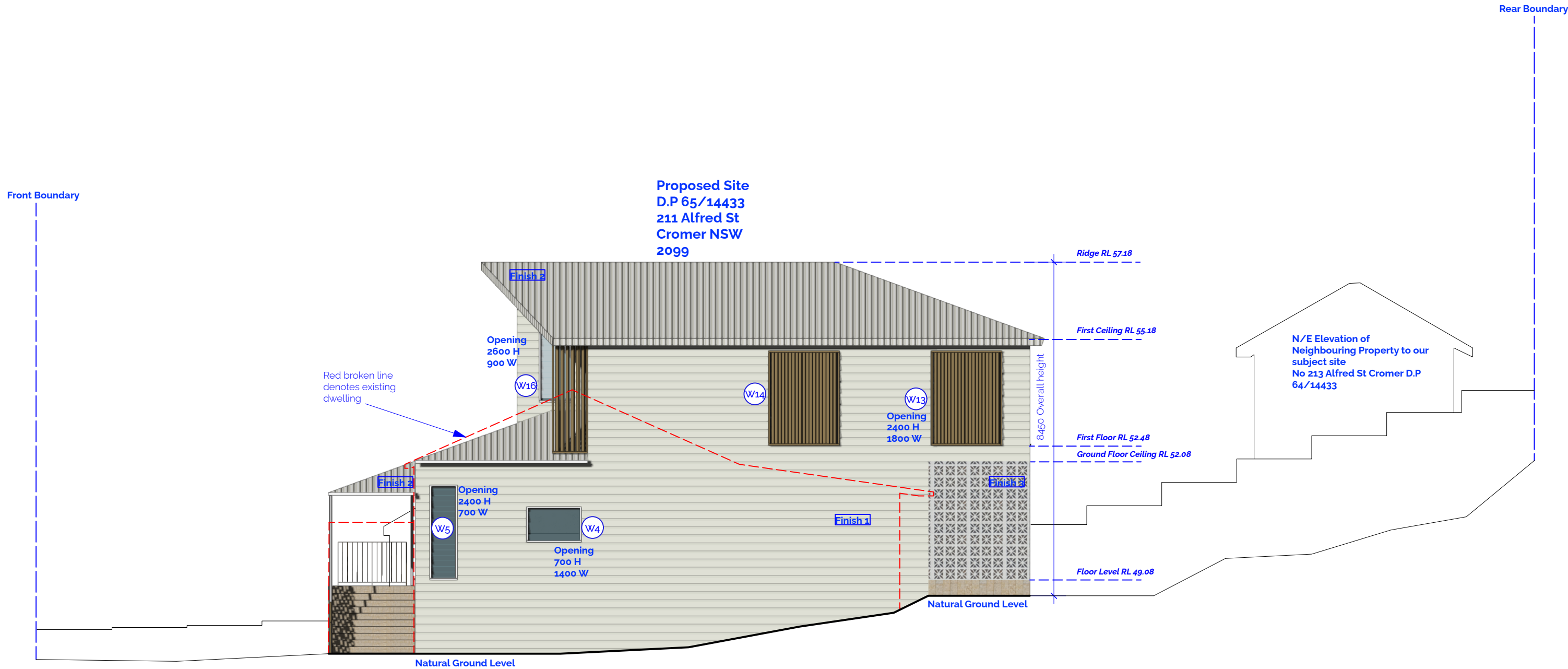
DA Applicant: Michael Manzi

D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Cromer House		110-24
CLIENT	Lachlan & Caroline Lewis		DWG #
DWG	Proposed N/E Elevation		A-203
	DATE #	24/8/2023	
	SCALE @ A3	1:100	
	DRAWN	MM	
	CHKD	MM	REVISION
			D

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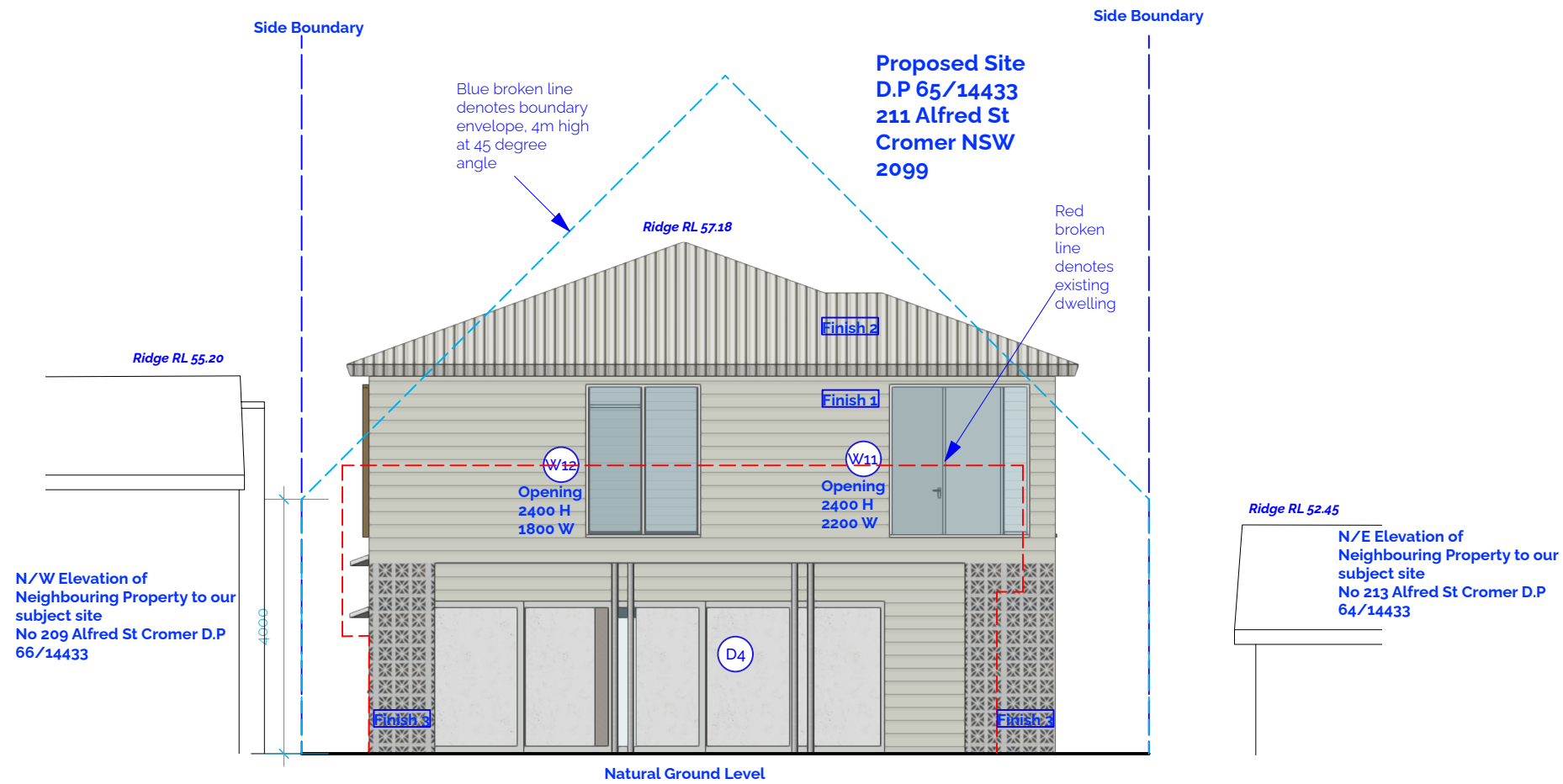
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D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

ISSUE	DATE	REVISION	PROJECT #
Cromer House			110-24
CLIENT	DATE #	24/8/2023	DWG # A-202
	SCALE @ A3	1:100	
DWG	DRAWN	MM	
Proposed N/W Elevation			REVISION D
			CHKD MM

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D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Cromer House		110-24
CLIENT	Lachlan & Caroline Lewis	DATE # 24/8/2023 SCALE @ A3 1:100	DWG # A-204
DWG	Proposed Rear Elevation	DRAWN MM CHKD MM	REVISION D

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Architectural section drawing of a proposed two-story dwelling. The drawing shows the internal layout including a Proposed Bedroom, Entrance, Bathroom, Garage, Store, and Void. It also indicates existing ground levels, natural ground level, and various roof and floor heights. A red broken line denotes an existing dwelling. The drawing is labeled with dimensions and levels.

Dimensions and Levels:

- Ridge RL 57.18
- Opening 2600 H 2600 W (W17)
- Opening 1600 H 1800 W (W15)
- Opening 1600 H 1800 W (W7)
- Ridge RL 55.20
- First Ceiling RL 55.18
- First Floor RL 52.48
- Ground Floor Ceiling RL 52.08
- Floor Level RL 49.08
- Existing ground level Approx. RL 46.90
- Existing ground level Approx. RL 47.10
- Natural Ground Level
- Basement Floor Level RL 46.58

Internal Layout and Features:

- Proposed Bedroom
- Entrance
- Bathroom
- Garage
- Store
- Void Remains unchanged

Notes:

- Red broken line denotes existing dwelling
- Pink denote removal
- N/W Elevation of Neighbouring Property to our subject site No 209 Alfred St Cromer D.P 66/14433

0m 5m 10m

DA Applicant: Michael Menzi

SCALE 1:100 @ A3

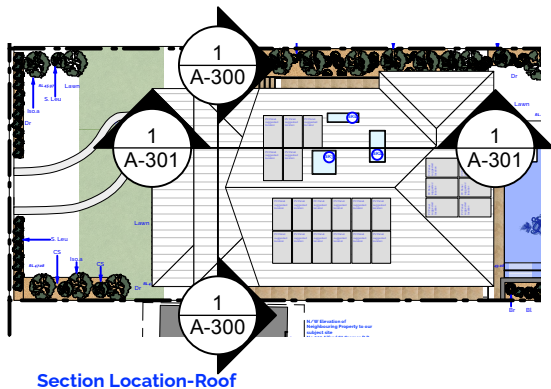
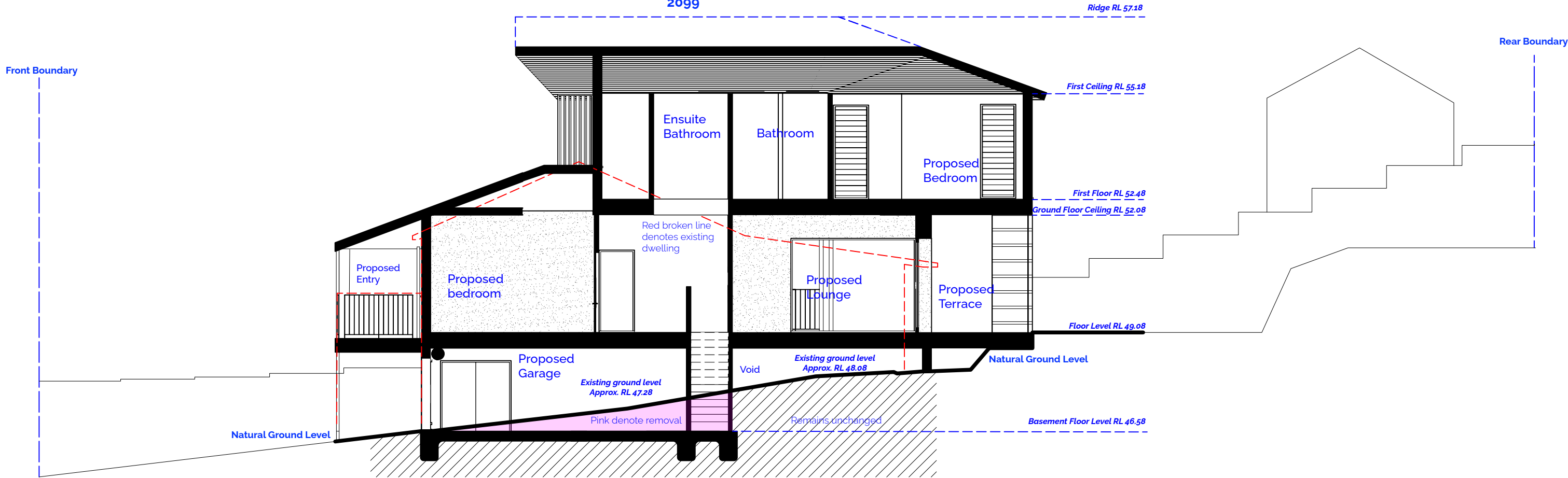
fluid studio



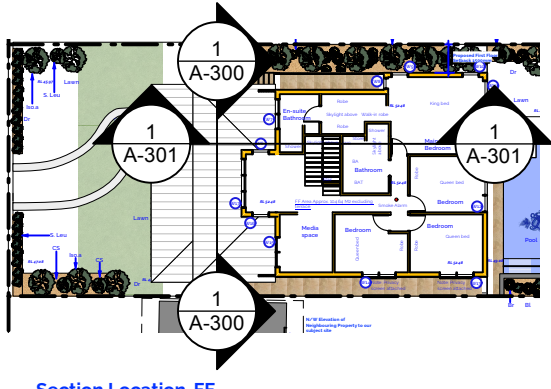
ISSUE	DATE	REVISION
PROJECT Cromer House		PROJECT # 110-24
CLIENT Lachlan & Caroline Lewis	DATE # 24/8/2023	DWG # A-300
	SCALE @ A3 AS NOTED	
DWG Proposed Short Section	DRAWN MM	REVISION D
	CHKD MM	

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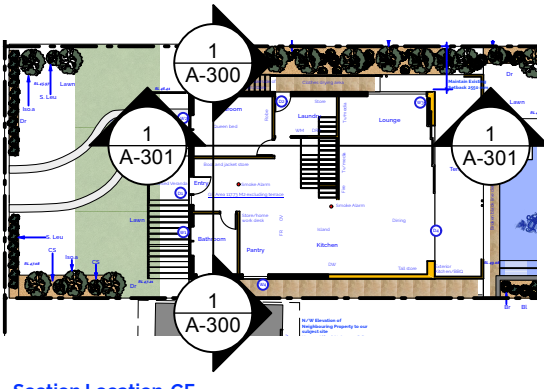
Proposed Site
D.P 65/14433
211 Alfred St
Cromer NSW
2099



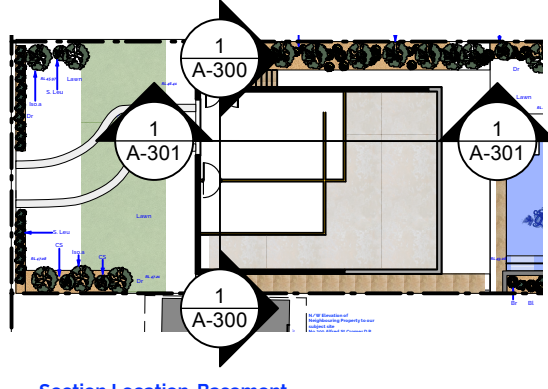
Section Location-Roof



Section Location-FF



Section Location-GF



Section Location-Basement

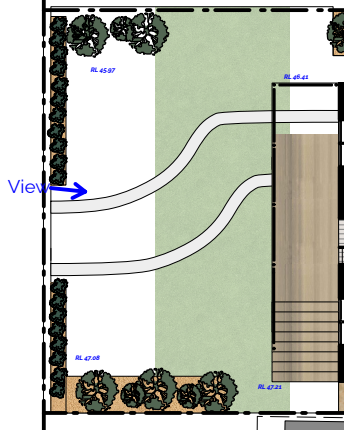
Drawings update and
additional information
added as per council
letter dated 24/6/25



D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

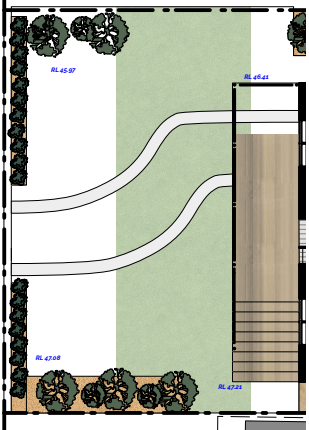
ISSUE	DATE	REVISION	PROJECT #
PROJECT	Cromer House		110-24
CLIENT	Lachlan & Caroline Lewis	DATE # 24/8/2023	DWG #
		SCALE @ A3 AS NOTED	A-301
DWG	Proposed Long Section	DRAWN MM	REVISION D
		CHKD MM	

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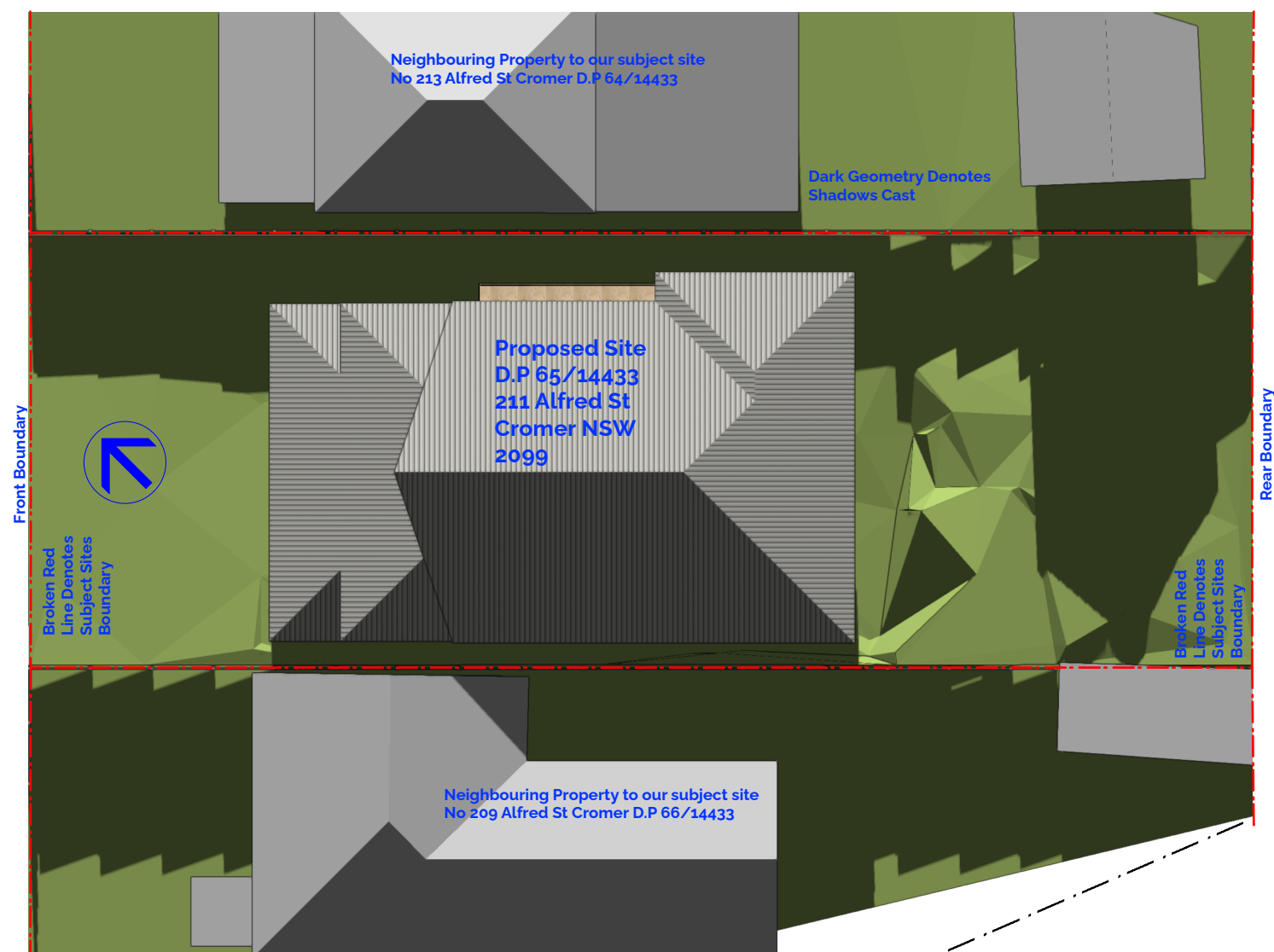
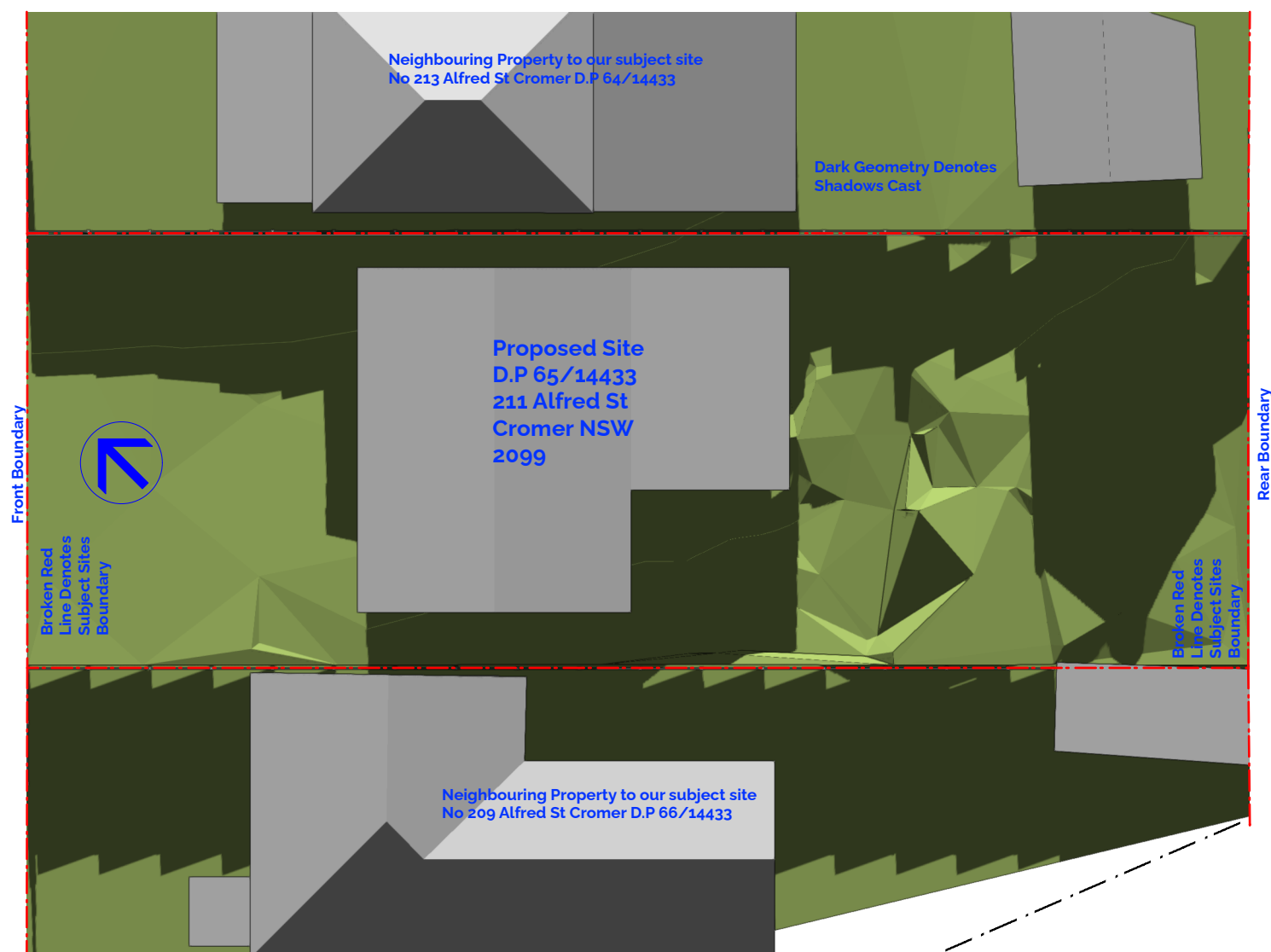


View →



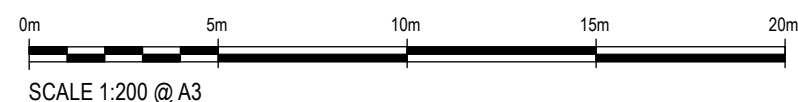
D	22/7/2025	Update as council request		
C	6/8/2024	For DA submission		
B	1/3/2024	Sketch design complete		
ISSUE	DATE	REVISION		
PROJECT			PROJECT #	110-24
CLIENT			DATE #	24/8/2023
			SCALE @ A3	1:250
DWG			DRAWN	MM
			CHKD	MM
3D Proposed Render Front 2			REVISION	D

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9 am Existing Shadow Plan View Cast 21st June

9 am Proposed Shadow Plan View Cast 21st June



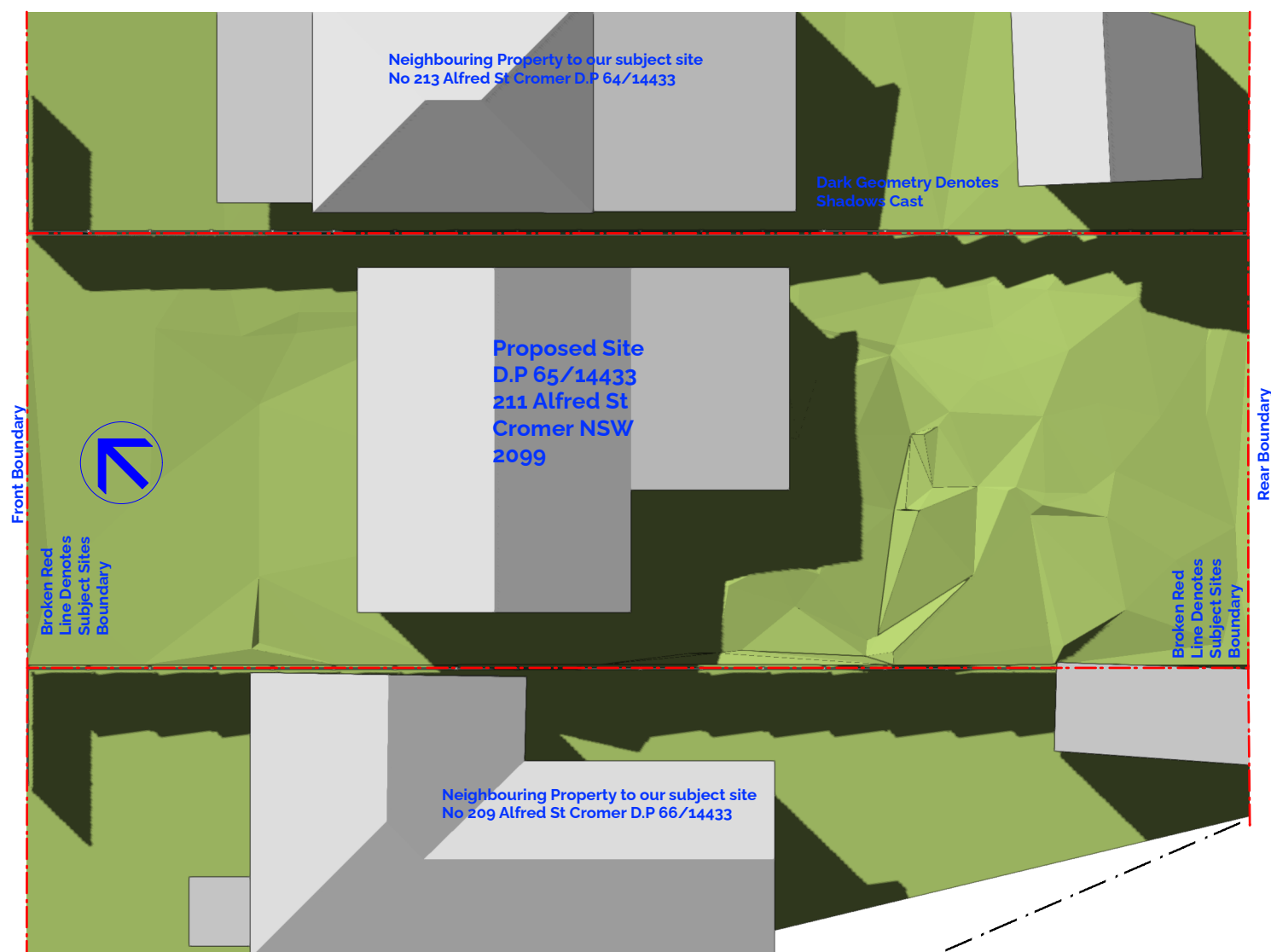
DA Applicant: Michael Manzi

Certification: I hereby certify that these shadow diagrams have been prepared by a Qualified Architect: Michael Manzi Registered Architect NW #11005 and are true and accurate to site conditions and the proposed development.

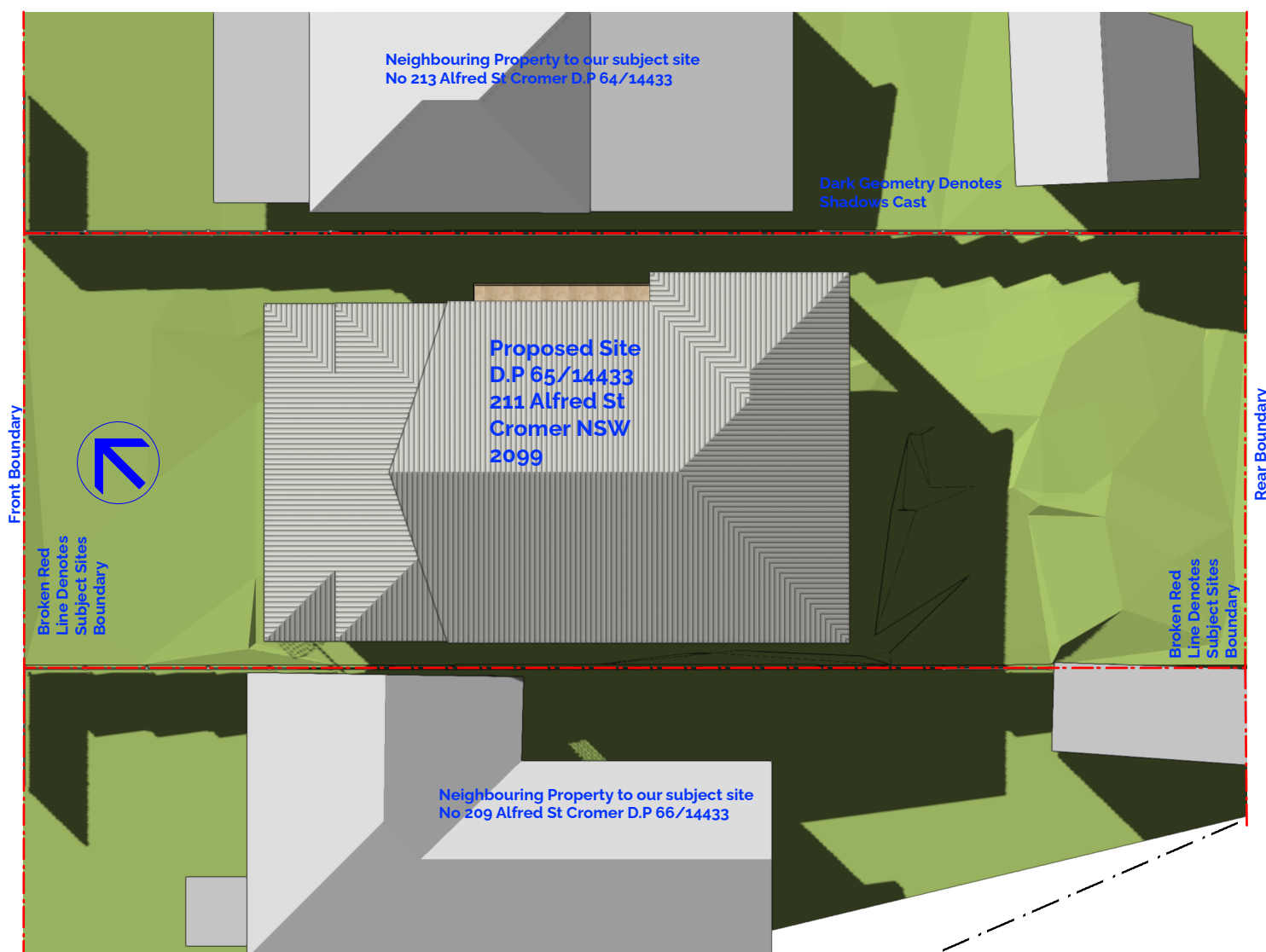
D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Cromer House		110-24
CLIENT	Lachlan & Caroline Lewis		DWG #
	DATE #	24/8/2023	A-400
	SCALE @ A3	AS NOTED	
DWG	Plan Shadows 9am		REVISION
	DRAWN	MM	D
	CHKD	MM	

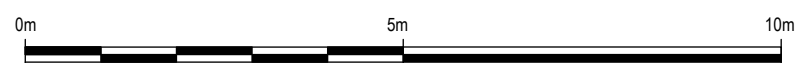
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12pm Midday Existing Shadow Plan View Cast 21st June



12pm Midday Proposed Shadow Plan View Cast 21st June



SCALE 1:100 @ A3

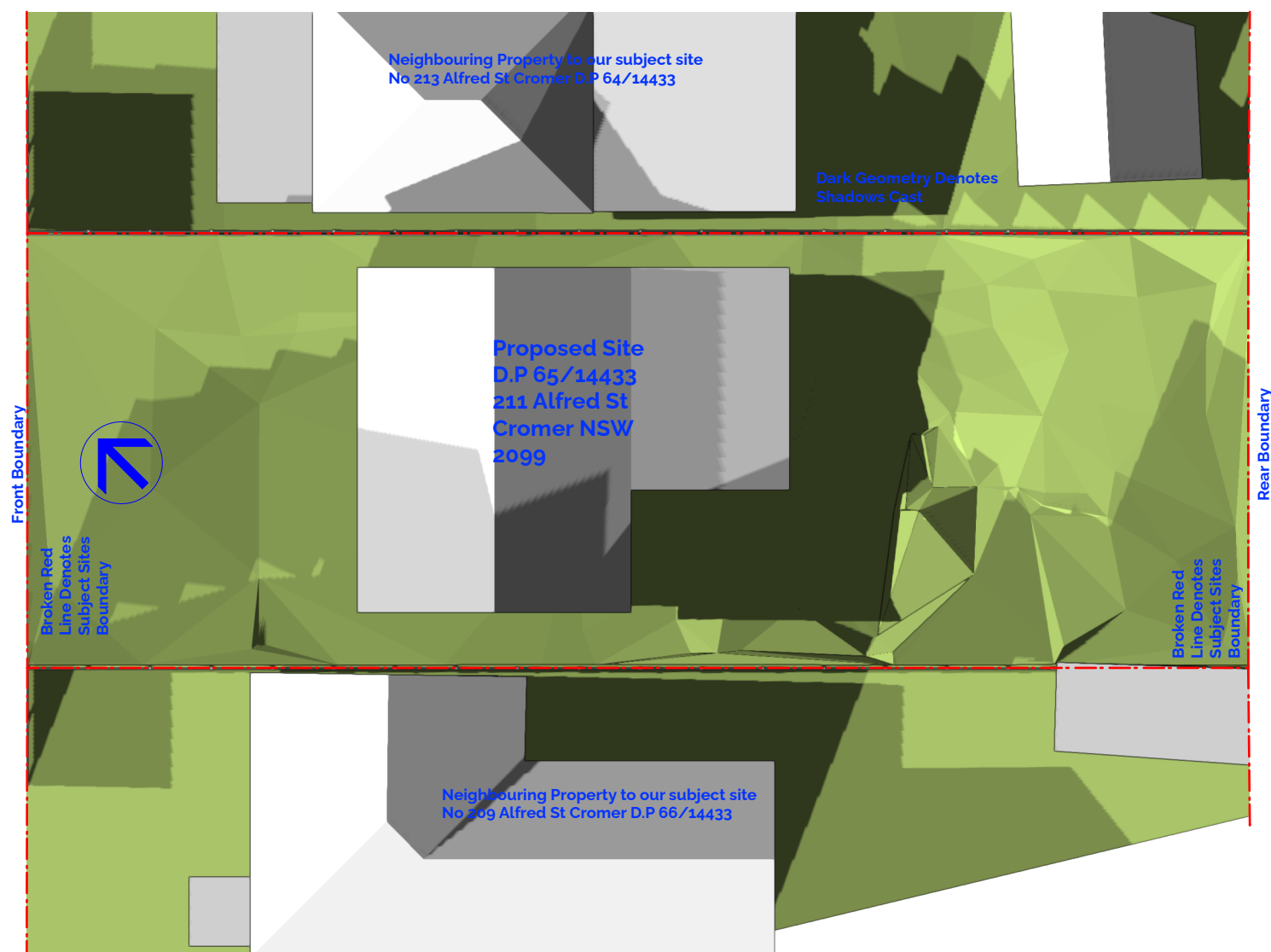
DA Applicant: Michael Manzi

Certification: I hereby certify that these shadow diagrams have been prepared by a Qualified Architect: Michael Manzi Registered Architect NW #11005 and are true and accurate to site conditions and the proposed development.

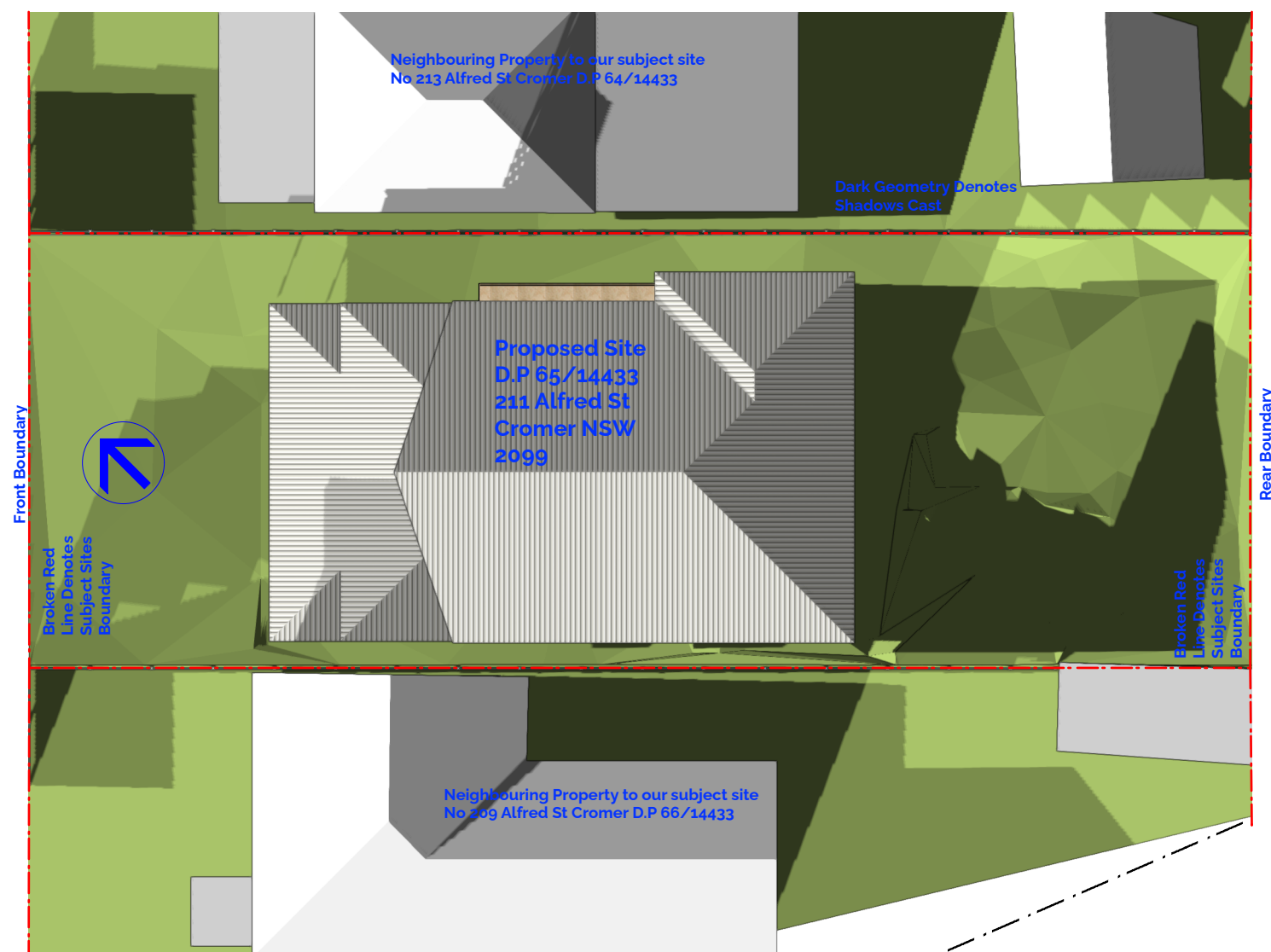
D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Cromer House		110-24
CLIENT	Lachlan & Caroline Lewis		DWG #
	DATE #	24/8/2023	A-401
	SCALE @ A3	1:200	
DWG	DRAWN	MM	
	CHKD	MM	REVISION
			D

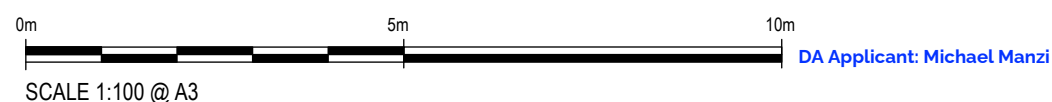
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3pm Existing Shadow Plan View Cast 21st June



3pm Proposed Shadow Plan View Cast 21st June

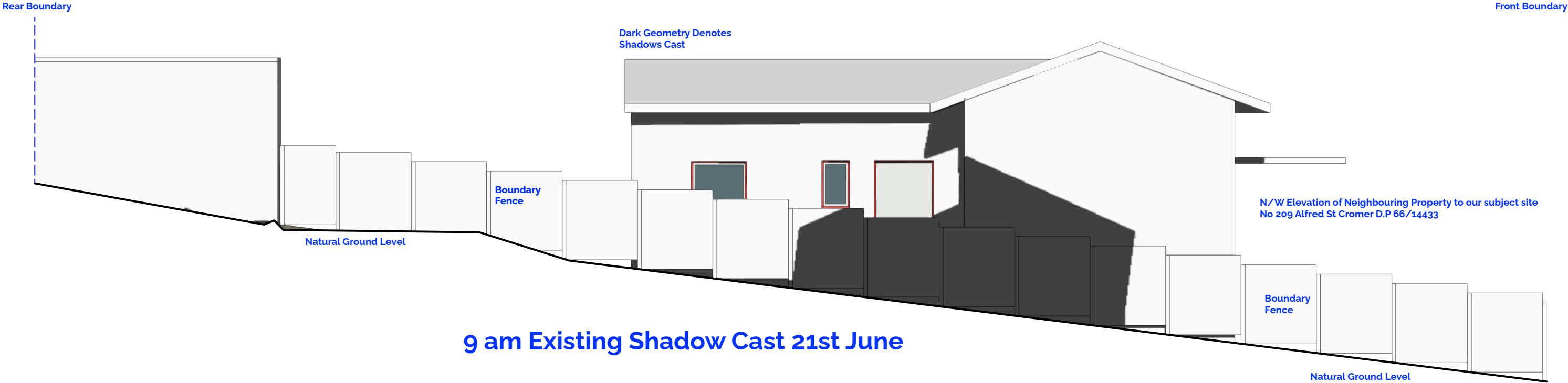


Certification: I hereby certify that these shadow diagrams have been prepared by a **Qualified Architect: Michael Manzi** Registered Architect NW #11005 and are true and accurate to site conditions and the proposed development.

D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete

ISSUE	DATE	REVISION	PROJECT #
PROJECT	Cromer House		110-24
CLIENT	Lachlan & Caroline Lewis		DWG #
	DATE #	24/8/2023	A-402
	SCALE @ A3	1:200	
DWG	DRAWN	MM	
	CHKD	MM	REVISION
			D

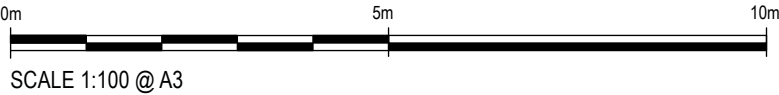
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9 am Existing Shadow Cast 21st June



9 am Proposed Shadow Cast 21st June



DA Applicant: Michael Manzi

Certification: I hereby certify that these shadow diagrams have been prepared by a Qualified Architect: Michael Manzi Registered Architect NW #11005 and are true and accurate to site conditions and the proposed development.

D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete
ISSUE	DATE	REVISION
PROJECT	Cromer House	
CLIENT	Lachlan & Caroline Lewis	PROJECT # 110-24
DWG	Elevation Shadows 9am	DWG # A-403
	DATE # 24/8/2023	
	SCALE @ A3 1:100	
	DRAWN MM	
	CHKD MM	REVISION D

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12pm-Midday Existing Shadow Cast 21st June



12pm Midday Existing Shadow Cast 21st June



Certification: I hereby certify that these shadow diagrams have been prepared by a Qualified Architect: Michael Manzi Registered Architect NW #11005 and are true and accurate to site conditions and the proposed development.

D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete
ISSUE	DATE	REVISION
PROJECT	Cromer House	
CLIENT	Lachlan & Caroline Lewis	PROJECT # 110-24
DWG	Elevation Shadows 12pm	DWG # A-404
	DATE # 24/8/2023	
	SCALE @ A3 1:100	
	DRAWN MM	
	CHKD MM	REVISION D

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3pm Existing Shadow Cast 21st June



3pm Proposed Shadow Cast 21st June



Certification: I hereby certify that these shadow diagrams have been prepared by a Qualified Architect: Michael Manzi Registered Architect NW #11005 and are true and accurate to site conditions and the proposed development.

D	22/7/2025	Update as council request
C	6/8/2024	For DA submission
B	1/3/2024	Sketch design complete
ISSUE	DATE	REVISION
PROJECT	Cromer House	
CLIENT	Lachlan & Caroline Lewis	
DWG	Elevation Shadows 3pm	
PROJECT #	110-24	
DATE #	24/8/2023	DWG #
SCALE @ A3	1:100	A-405
DRAWN	MM	
CHKD	MM	REVISION
		D