

23 BEATRICE STREET, CLONTARF NSW 2093

CARYS NEILL

ADDITION TO RESIDENTIAL DWELLING

ARCHITECTURAL DRAWINGS

STAGE: DEVELOPMENT APPLICATION

PROJECT No. 24052 - REVISION A

DATE OF ISSUE: 14/08/2025



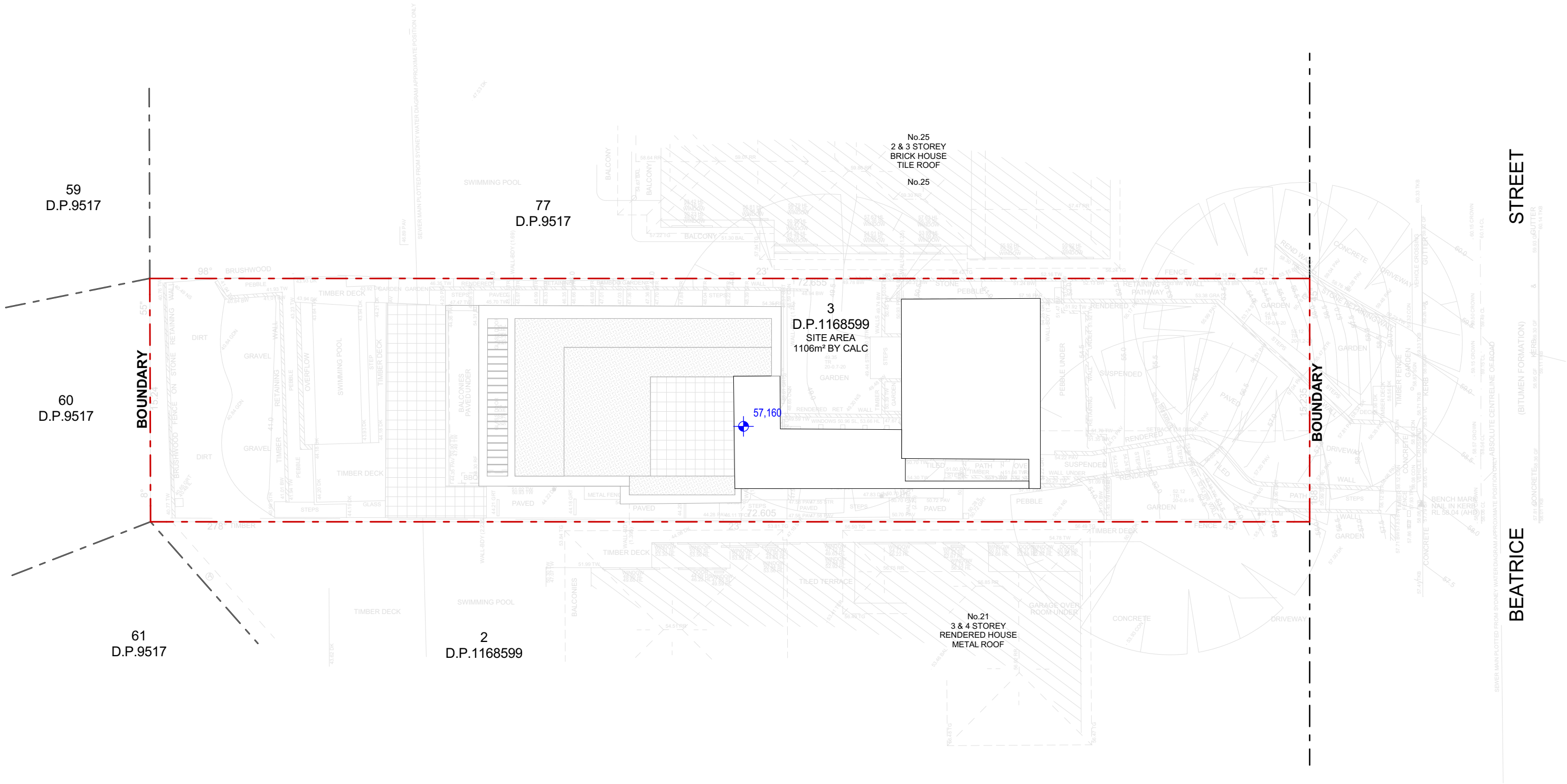
SUITE 8/21 SYDNEY RD, MANLY NSW 2095
admin@mmjarchitects.com.au
nom. arch. David McCrae | NSW ARB 8352
ABN 79 153 579 867



ISSUE DATE: 14/08/2025			
REF	DRAWING TITLE	SCALE	REV
DA00	COVER SHEET		A
EXISTING			
EX00	EXISTING SITE PLAN	1:250	A
EX01	EXISTING TERRACE FLOOR PLAN	1:100	A
EX02	EXISTING SECTIONS	1:200	A
EX03	EXISTING 3D VIEWS		A
EX04	DEMOLITION PLANS	1:100	A
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DA02	ROOF PLAN	1:100	A
DA03	TERRACE FLOOR PLAN	1:100	A
DA04	SECTIONS 01	1:200	A
DA05	SECTIONS 02	1:100	A
DA06	ELEVATION 1:50	1:50	A
DA07	SECTIONS 1:50	1:50	A
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DA18	3D VIEWS ROAD RIDGE HEIGHT		A
DA19	3D VIEWS HEIGHT LIMIT 8.5M		A

LEGEND	
PLAN & SECTIONS	
	BOUNDARY LINE
	EXISTING STRUCTURE TO REMAIN
	EXISTING STRUCTURE TO BE DEMOLISHED
	BRICKWORK (BWK)
	TIMBER STRUCTURE (TMB)
	CONCRETE STRUCTURE (CONC)
	STEEL STRUCTURE (STL)
	THERMAL INSULATION
ELEVATIONS	
	BRICKWORK FINISH (BWK)
	CONCRETE OR RENDER FINISH (RND)
	TIMBER FINISH (TMB)
	SANDSTONE FINISH (SNST)
	GLAZING (GLZ)
	TILE
	WEATHERBOARD
	STEEL (STL)

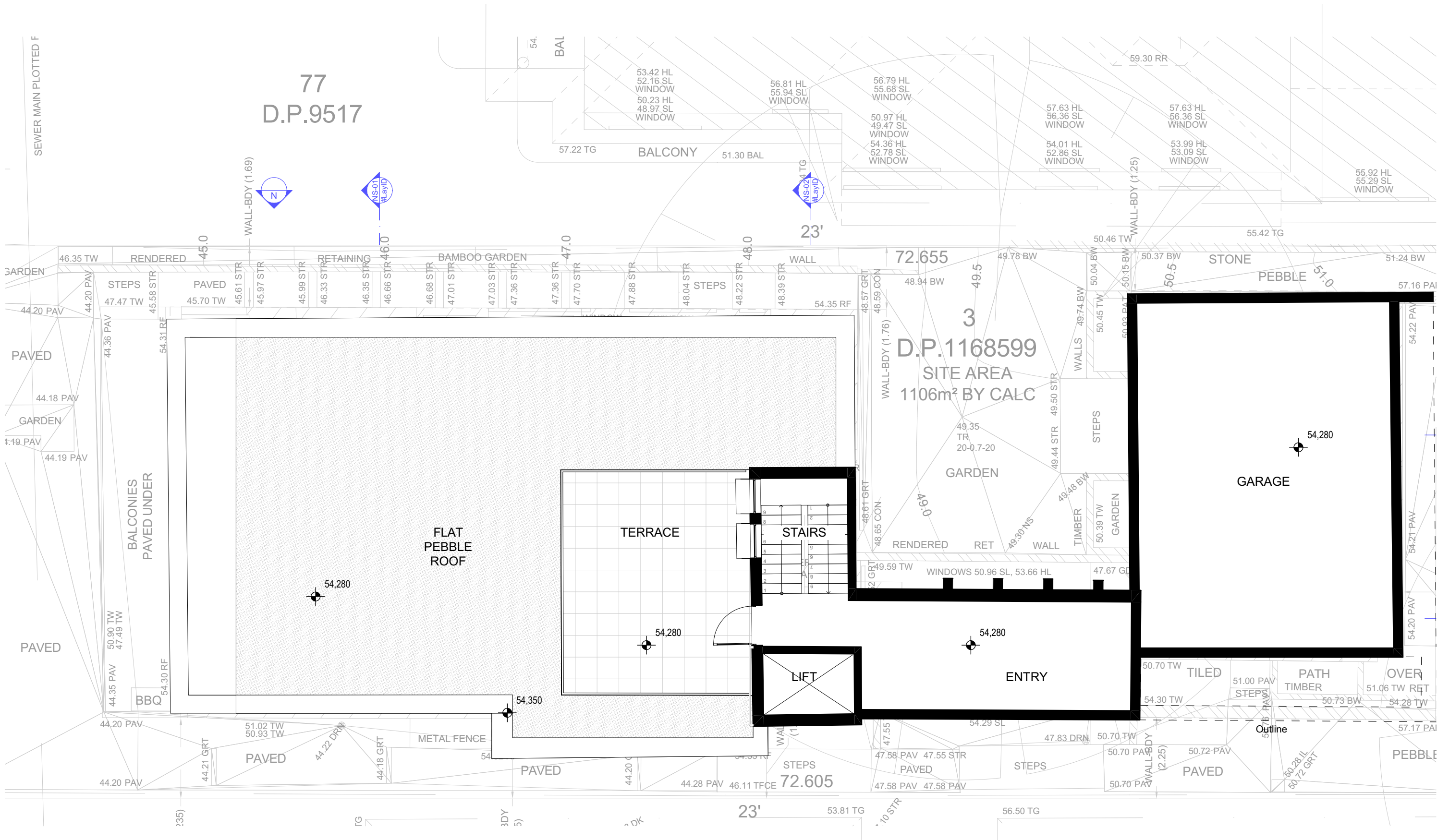
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	A	14/08/2025	DA Lodgment		PROJECT: ADDITION TO RESIDENTIAL DWELLING		23 BEATRICE STREET, CLONTARF NSW 2093	DRAWN: MB	DA00
					TITLE:		COVER SHEET	DATE: 14/08/2025	
								JOB NO:	
								24052	ISSUE: A



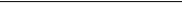
EXISTING SITE PLAN
1:250

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		A	14/08/2025	DA Lodgment			DRAWN: MB	
							DATE: 14/08/2025	
							JOB NO: 24052	

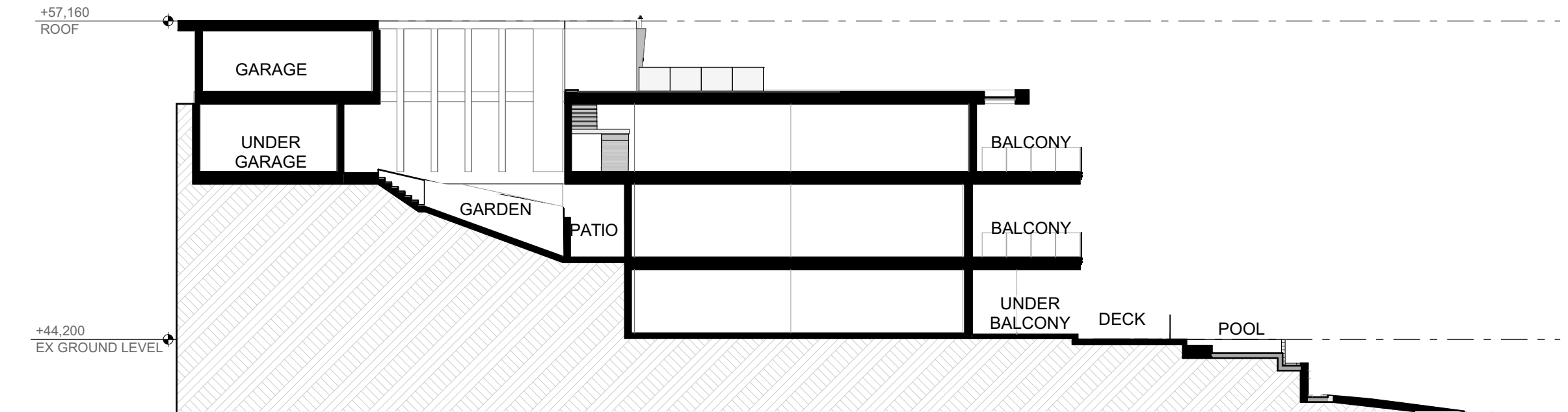
24052 BEATRICE ST 23_AC26_DA_250814_MB.pln



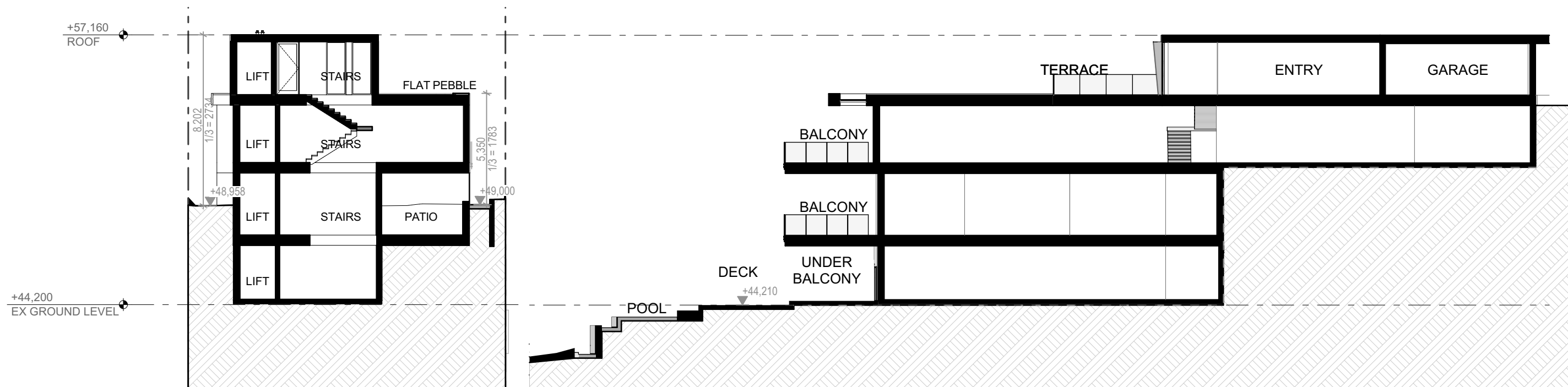
TERRACE FLOOR PLAN
1:100

N 	NOTES:	REV	DATE	DESCRIPTION	 SUITE 8/21 SYDNEY RD, MANLY NSW 2095 admin@mmjarchitects.com.au nom. arch. David McCrae NSW ARB 8352 ABN 79 153 579 867	CLIENTS: CARYS NEILL PROJECT: ADDITION TO RESIDENTIAL DWELLING 23 BEATRICE STREET, CLONTARF NSW 2093 TITLE: EXISTING TERRACE FLOOR PLAN	SCALE: 1:100	DRAWING NO: EX01 ISSUE: A
	This drawing is and remains copyright and is the property of m m architects p/l. It may not be used or copied in whole or in part without written consent.	A	14/08/2025	DA Lodgment			DRAWN: MB	
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	EXISTING							

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EXISTING SECTION EW-01
1:200



EXISTING SECTION NS-02
1:200

EXISTING SECTION EW-02
1:200

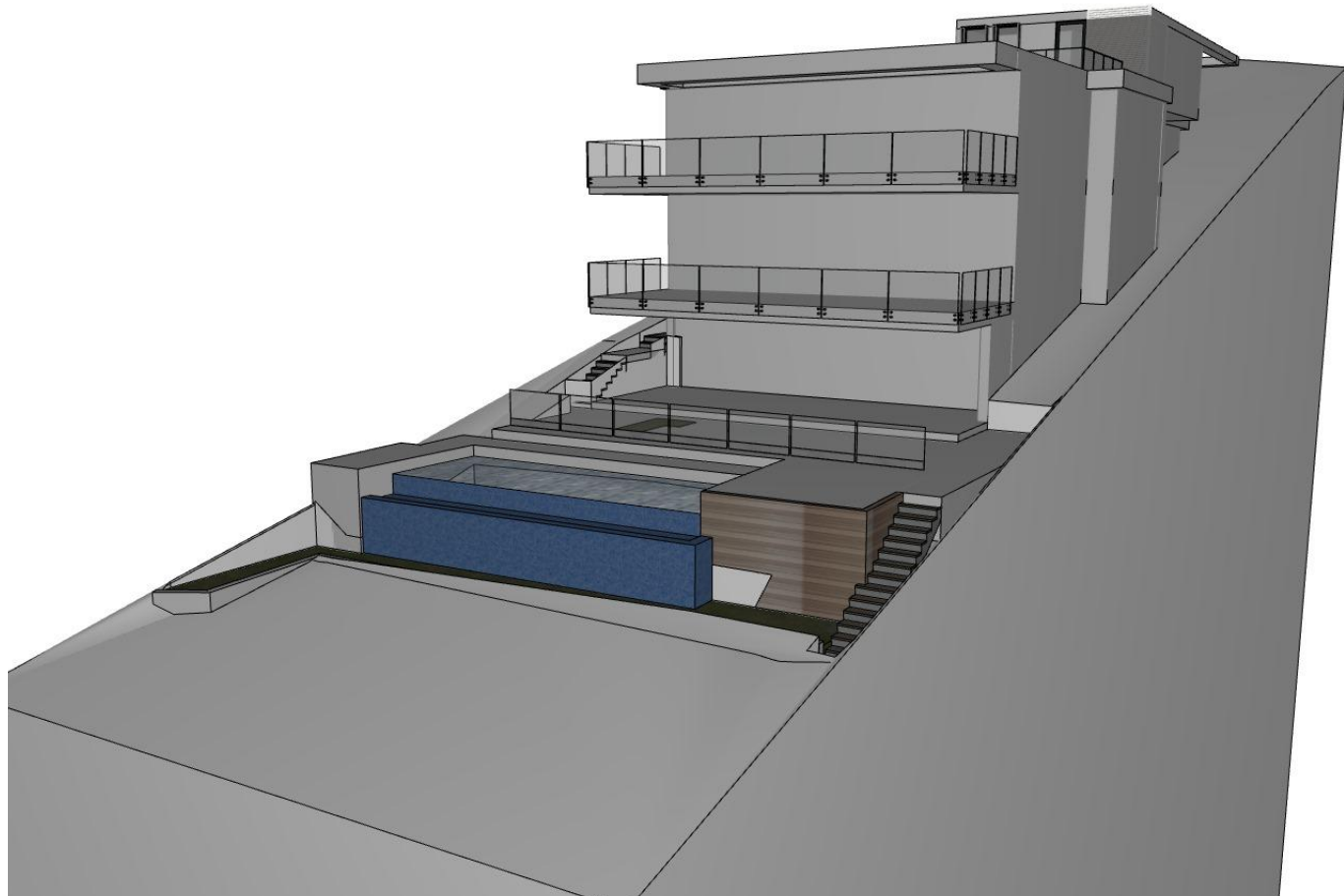
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EXISTING

REV	DATE	DESCRIPTION
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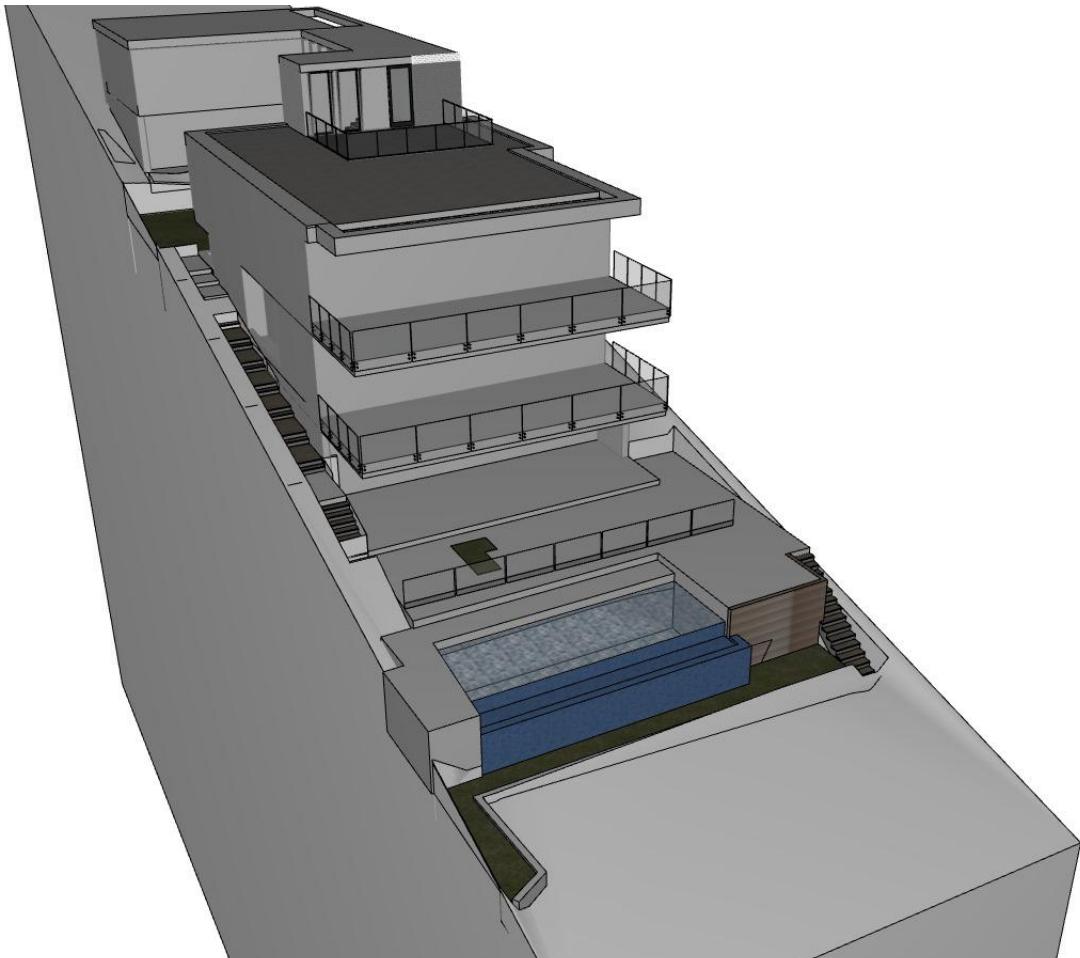
SUITE 8/21 SYDNEY RD, MANLY NSW 2095
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CLIENTS: CARYS NEILL
PROJECT: ADDITION TO RESIDENTIAL DWELLING
23 BEATRICE STREET, CLONTARF NSW 2093
TITLE: EXISTING SECTIONS

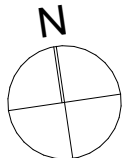
SCALE: 1:200	DRAWING NO: EX02
DRAWN: MB	ISSUE: A
DATE: 14/08/2025	
JOB NO: 24052	



EXISTING 3D VIEW 01



EXISTING 3D VIEW 02



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EXISTING

REV	DATE	DESCRIPTION
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CLIENTS: CARYS NEILL

PROJECT: ADDITION TO RESIDENTIAL DWELLING

23 BEATRICE STREET, CLONTARF NSW 2093

TITLE: EXISTING 3D VIEWS

SCALE:

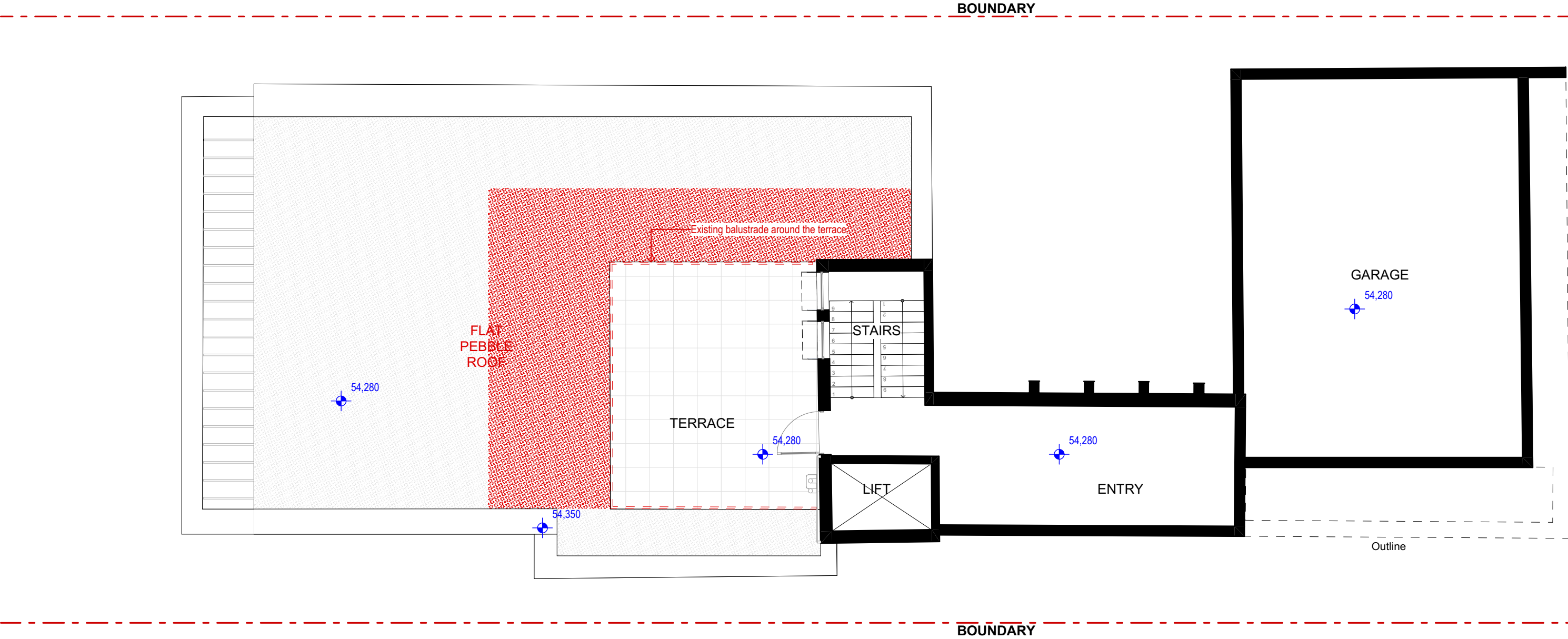
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DATE: 14/08/2025

JOB NO: **24052**

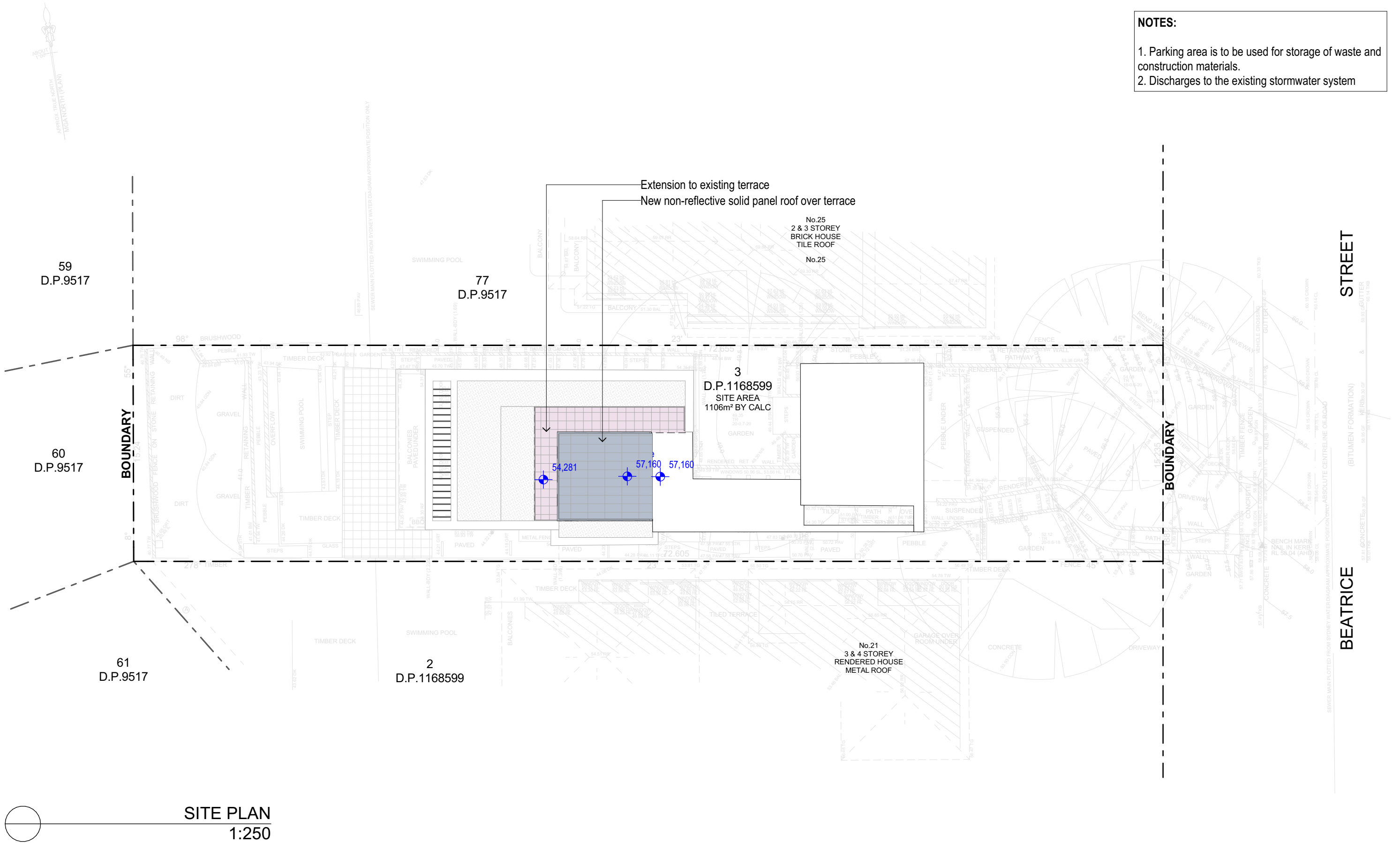
DRAWING NO: **EX03**

ISSUE: **A**



DEMOLITION PLAN
1:100

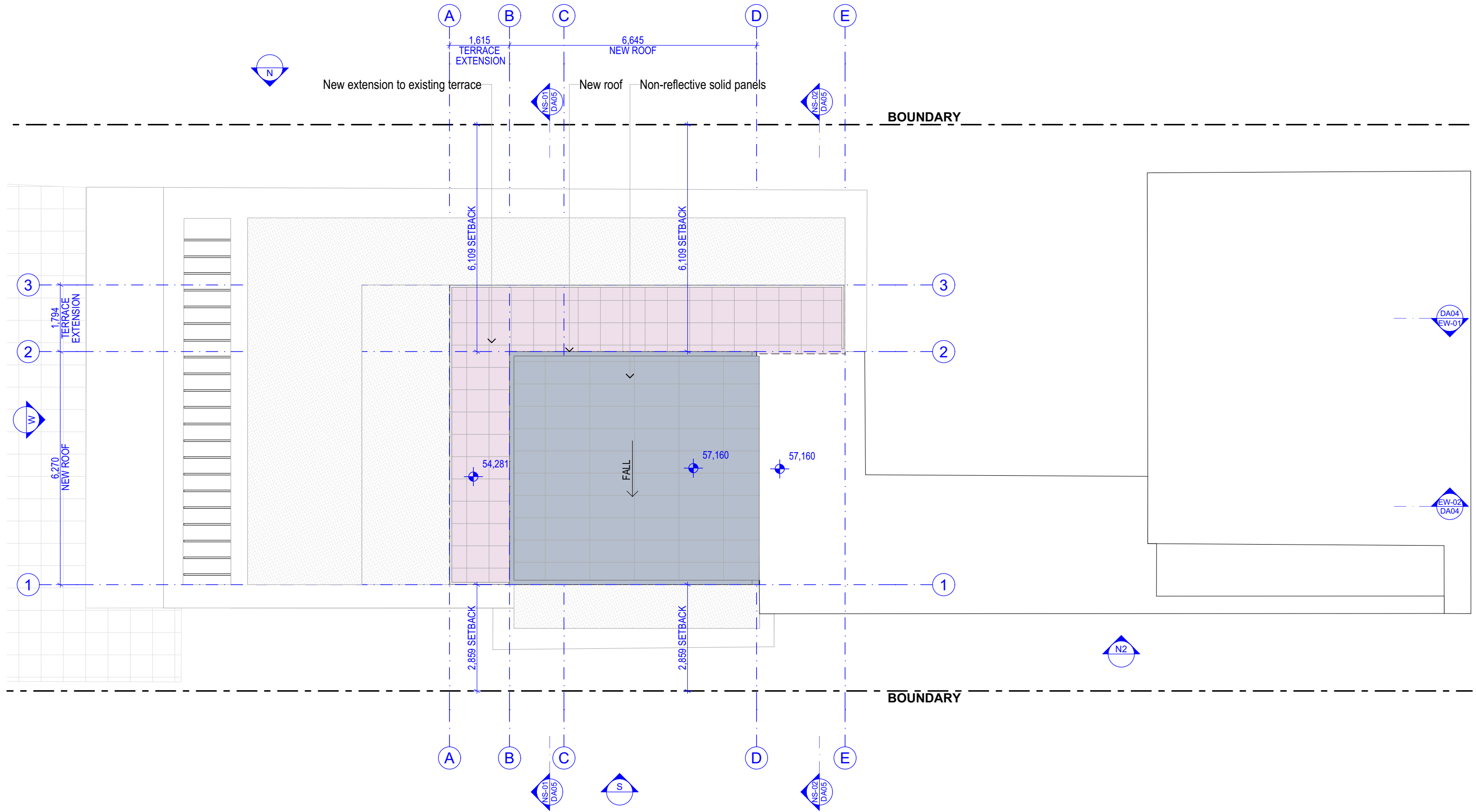
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		A	14/08/2025	DA Lodgment			DRAWN: MB	
							DATE: 14/08/2025	
							JOB NO: 24052	



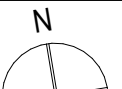
- NOTES:**
1. Parking area is to be used for storage of waste and construction materials.
 2. Discharges to the existing stormwater system

SITE PLAN
1:250

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		A	14/08/2025	DA Lodgment			DRAWN: MB	
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							JOB NO: 24052	

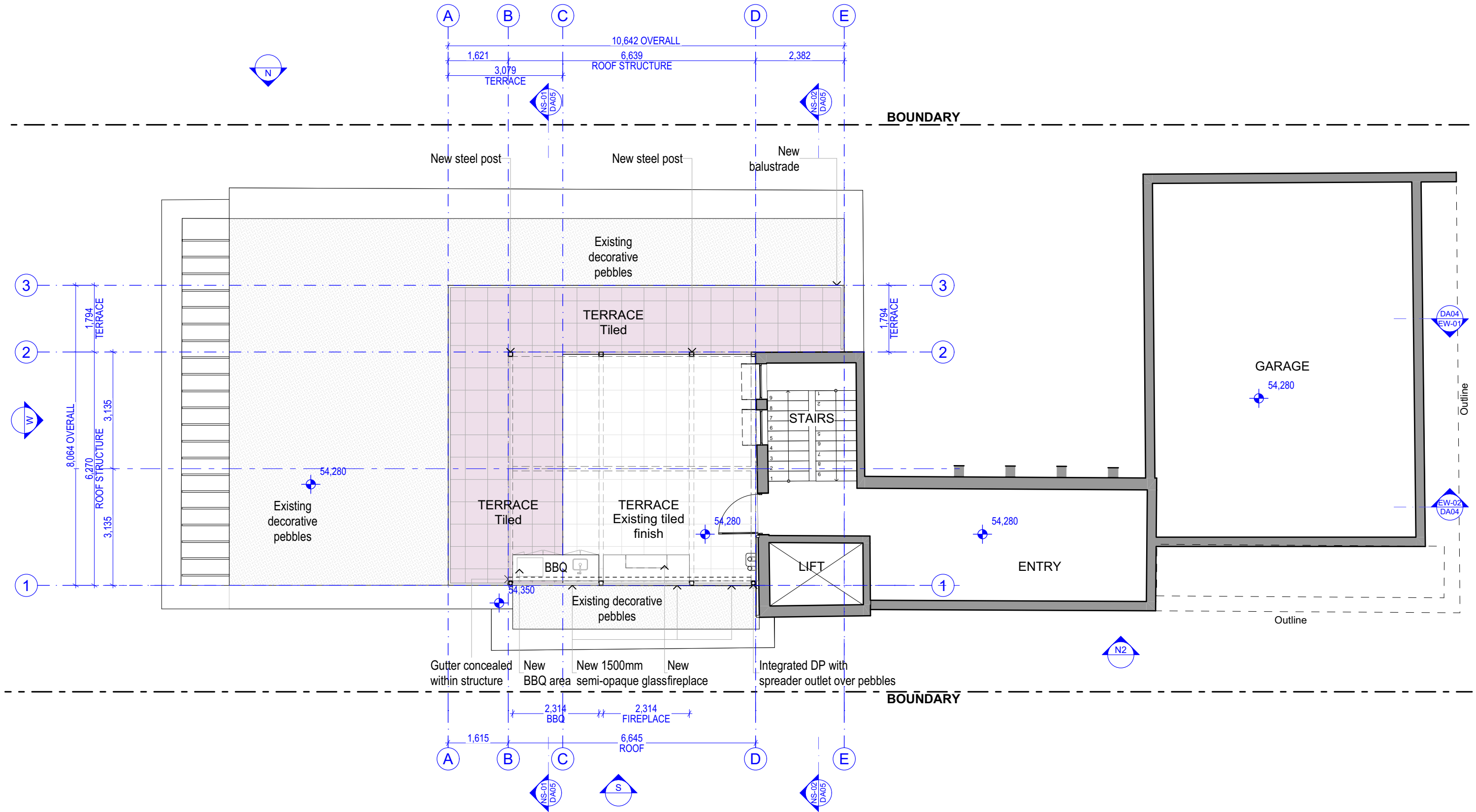


ROOF PLAN
1:100

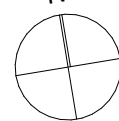
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		A	14/08/2025	DA Lodgment		PROJECT: ADDITION TO RESIDENTIAL DWELLING	23 BEATRICE STREET, CLONTARF NSW 2093	DRAWN: MB	DA02	
						TITLE:	ROOF PLAN	DATE: 14/08/2025		
								JOB NO:		24052

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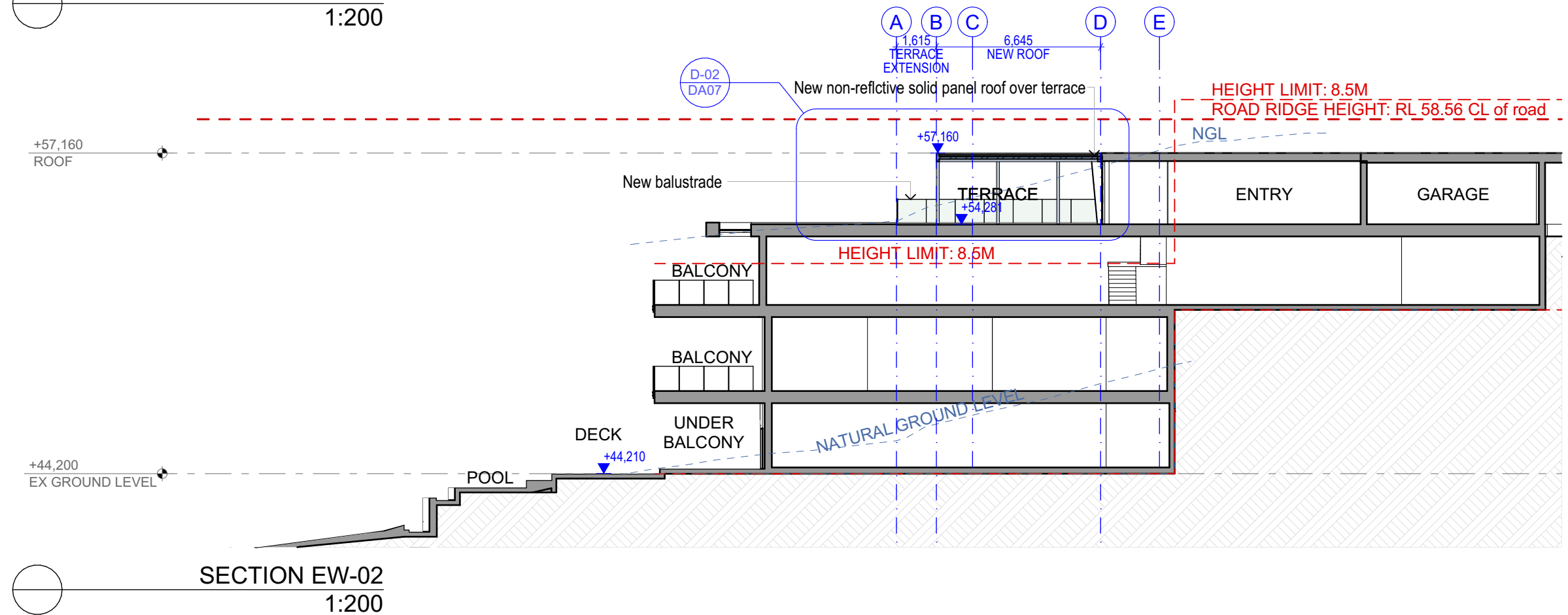
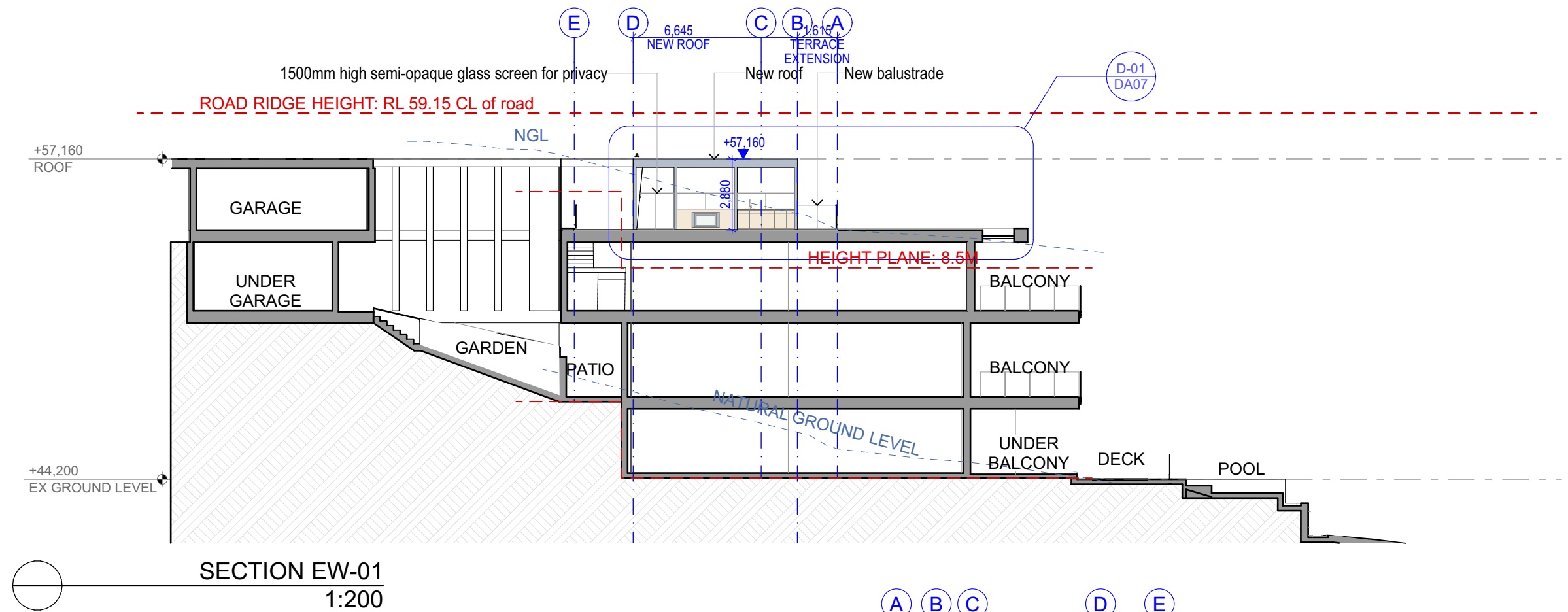


TERRACE FLOOR PLAN
1:100

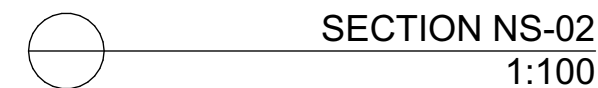
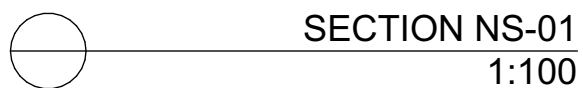
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		A	14/08/2025	DA Lodgment		PROJECT: ADDITION TO RESIDENTIAL DWELLING	DRAWN: MB	DA03	
						23 BEATRICE STREET, CLONTARF NSW 2093	DATE: 14/08/2025		ISSUE: A
						TERRACE FLOOR PLAN	JOB NO: 24052		

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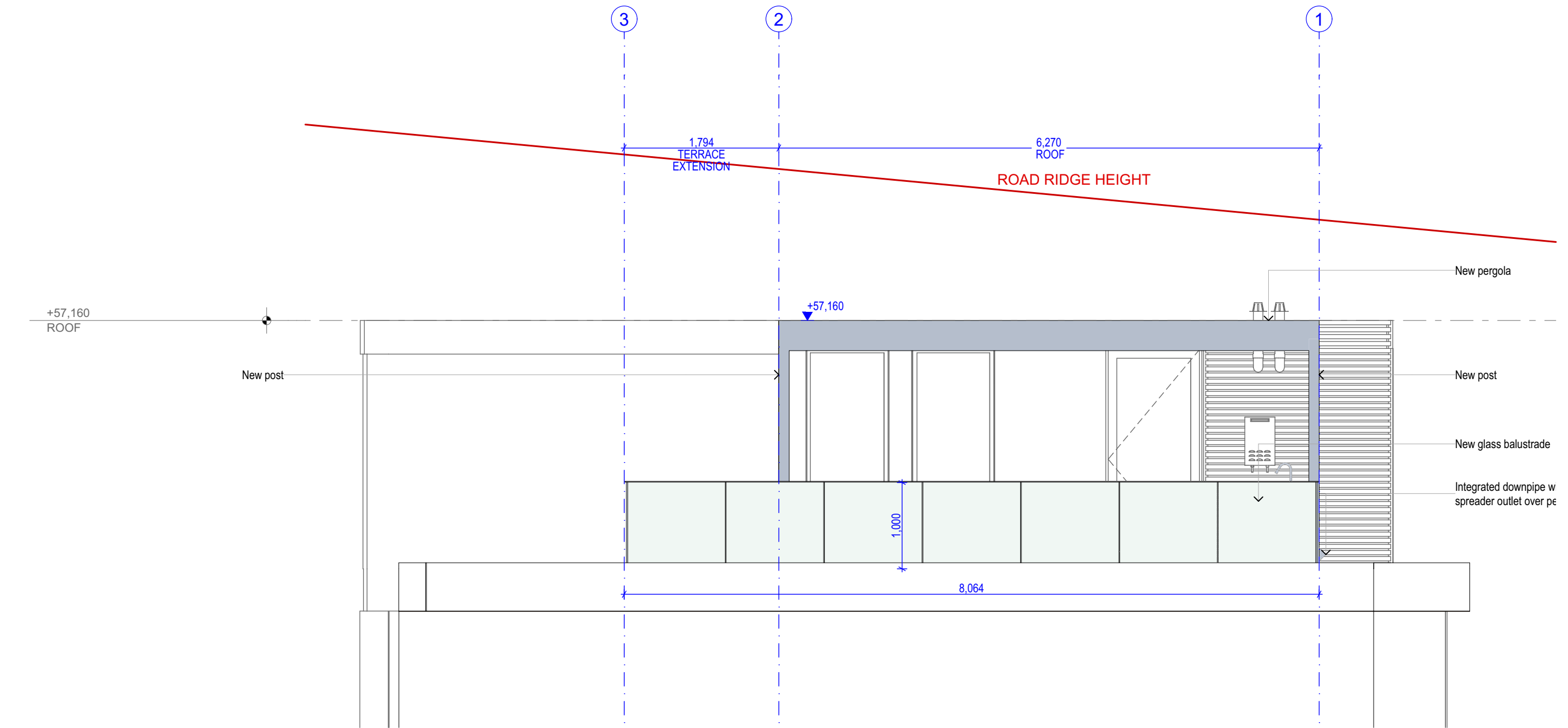


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	A	14/08/2025	DA Lodgment		PROJECT: ADDITION TO RESIDENTIAL DWELLING			DRAWN: MB		
					23 BEATRICE STREET, CLONTARF NSW 2093			DATE: 14/08/2025		
					TITTLE: SECTIONS 01			JOB NO: 24052		
								ISSUE: A		



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							24052	A

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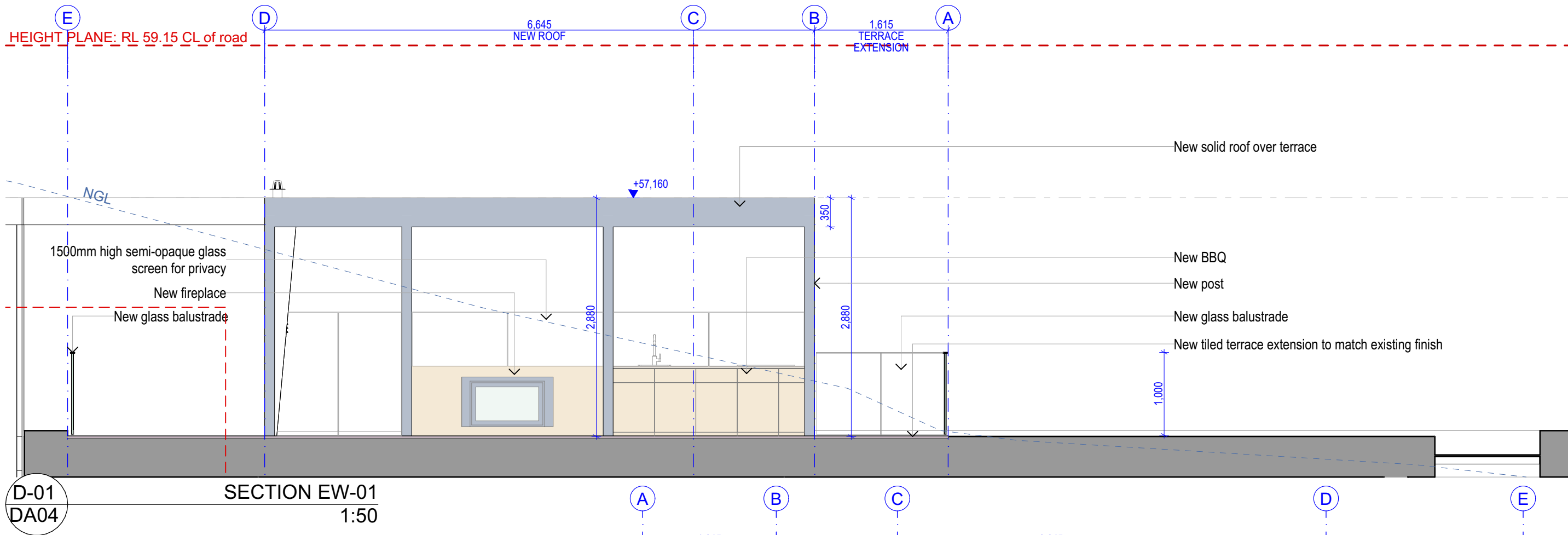


WEST ELEVATION
1:50

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	A	14/08/2025	DA Lodgment			DRAWN: MB	
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						JOB NO:	
						24052	

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D-01
DA04

SECTION EW-01
1:50

D-02
DA04

SECTION EW-02
1:50

D-02
DA04

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DEVELOPMENT APPLICATION

REV	DATE	DESCRIPTION
A	14/08/2025	DA Lodgment



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ABN 79 153 579 867

CLIENTS: CARYS NEILL
PROJECT: ADDITION TO RESIDENTIAL DWELLING
23 BEATRICE STREET, CLONTARF NSW 2093
TITLE: SECTIONS 1:50

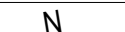
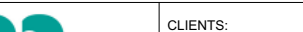
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DATE: 14/08/2025
JOB NO: **24052**

DRAWING NO: **DA07**
ISSUE: **A**

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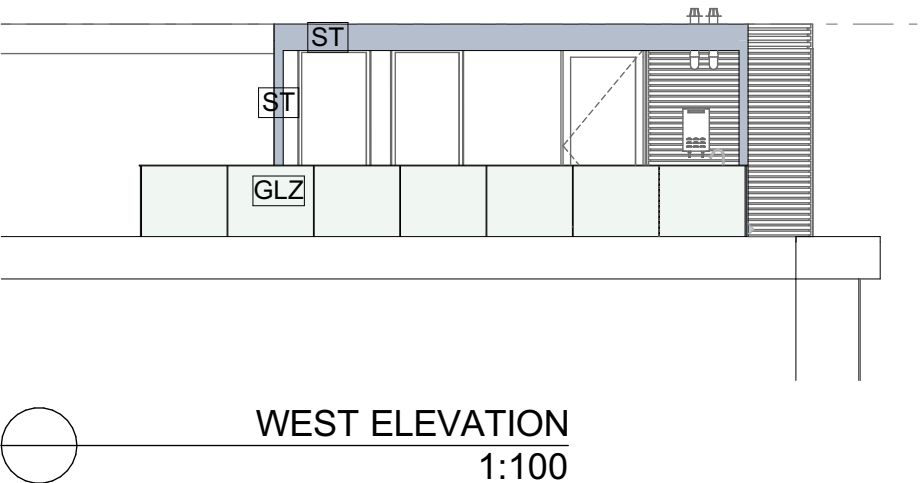
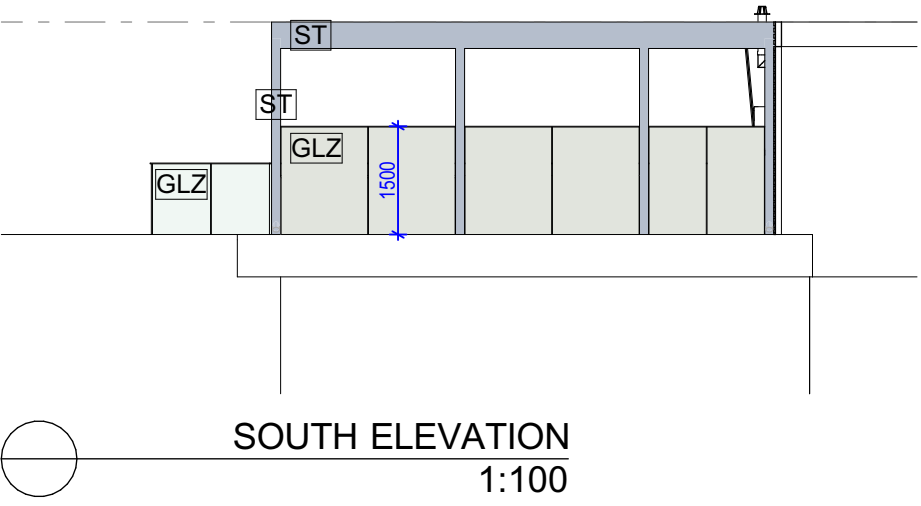
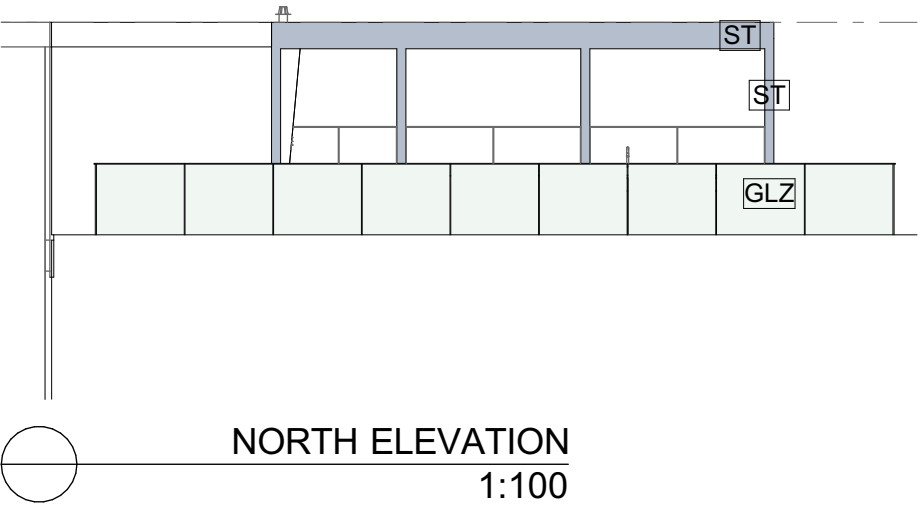
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	NOTES:	REV	DATE	DESCRIPTION		CLIENTS: CARYS NEILL	PROJECT: ADDITION TO RESIDENTIAL DWELLING 23 BEATRICE STREET, CLONTARF NSW 2093	TITLE: SEDIMENT & EROSION CONTROL PLAN	SCALE: 1:250	DRAWING NO: DA08
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	DEVELOPMENT APPLICATION								ISSUE: A	

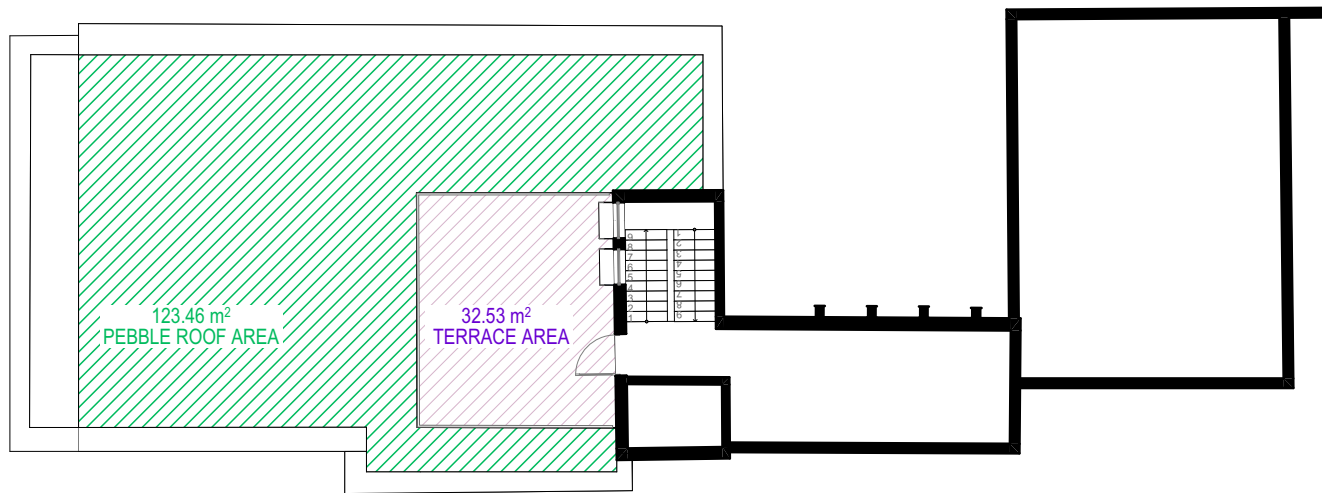
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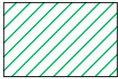
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ELEMENT	SUBSTRATE	COLOUR	SWATCH
ROOF STRUCTURE (CR)	Steel	Monument®	
GUTTERS AND DOWNPIPES (GT & DP)	Colorbond	Monument®	
BEAMS (ST)	Steel	Monument®	
POST (ST)	Steel	Monument®	
BALUSTRADE (GLZ)	Glass		
PRIVACY SCREEN (GLZ)	Glass		

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	A	14/08/2025	DA Lodgment		PROJECT:	ADDITION TO RESIDENTIAL DWELLING	DRAWN: MB	DA09
						23 BEATRICE STREET, CLONTARF NSW 2093	DATE: 14/08/2025	
					TITLE:	EXTERNAL FINISHES SCHEDULE	JOB NO: 24052	
								ISSUE: A

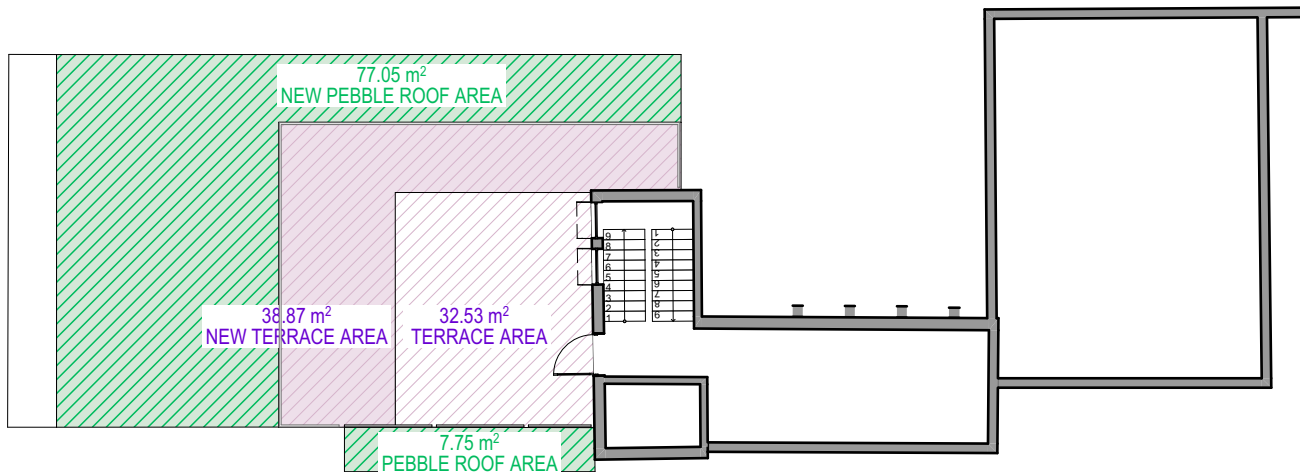


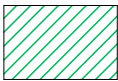
 EXISTING PEBBLE ROOF AREA : 123.46m²

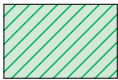
 EXISTING TERRACE AREA : 32.53m²

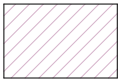


EXISTING ROOF AREA CALCULATION
1:200



 EXISTING PEBBLE ROOF AREA : -

 NEW PEBBLE ROOF AREA : 77.05m² + 7.75m² = 84.8m²

 EXISTING TERRACE AREA : 32.53m²

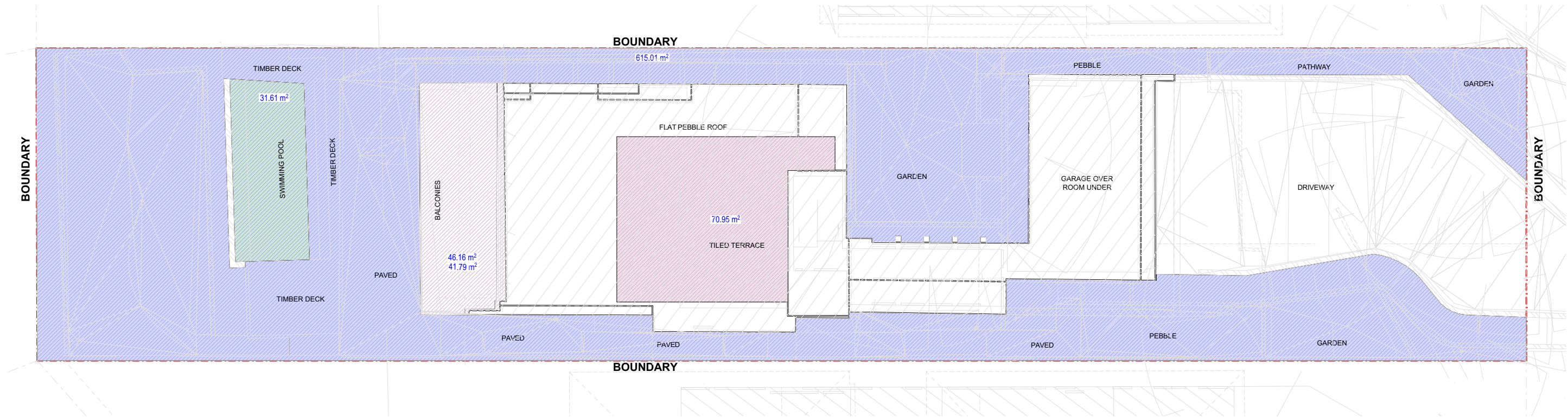
 PROPOSED TERRACE AREA : 38.87m²

TOTAL PEBBLE AREA : 84.8m²

TOTAL TERRACE AREA: 71.4m²



PROPOSED ROOF AREA CALCULATION
1:200



AREA CALCULATION
1:200

R2 LOW DENSITY
LOT SIZE MAP: 950 M²
MANLY DCP
RESIDENTIAL OPEN SPACE AREA: OS4

ABOVE GROUND:
Balcony 1. 41.79
Balcony 2. 46.16
Terrace. 70.95 (no pebbles included)
Total : 158.9

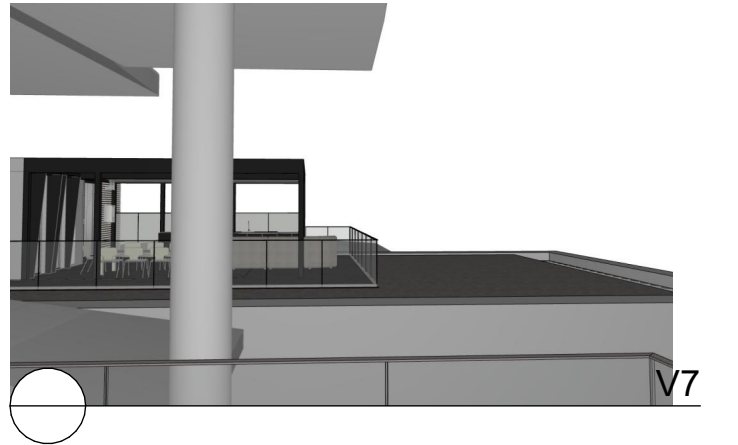
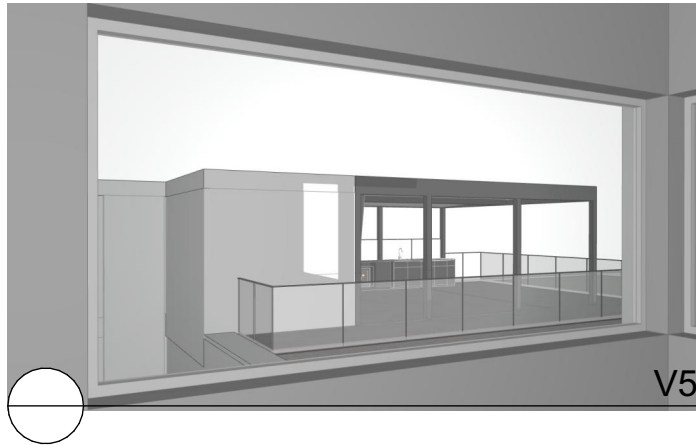
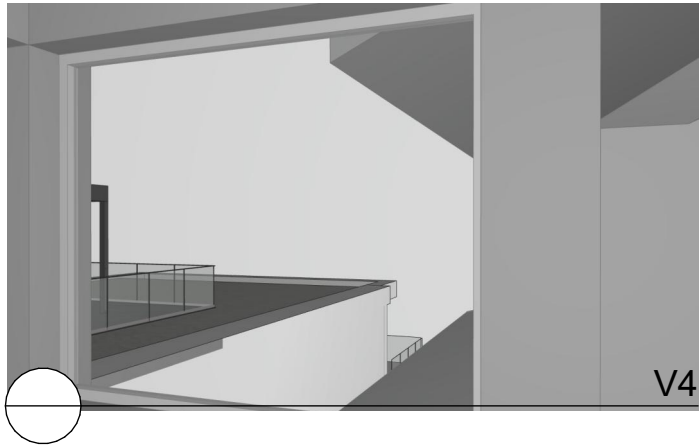
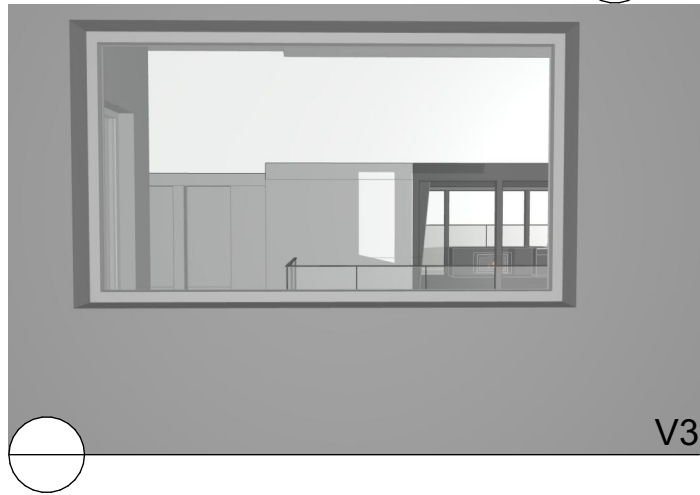
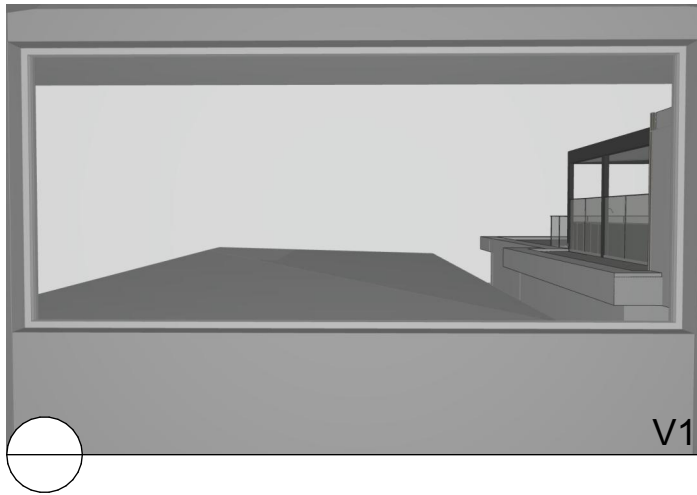
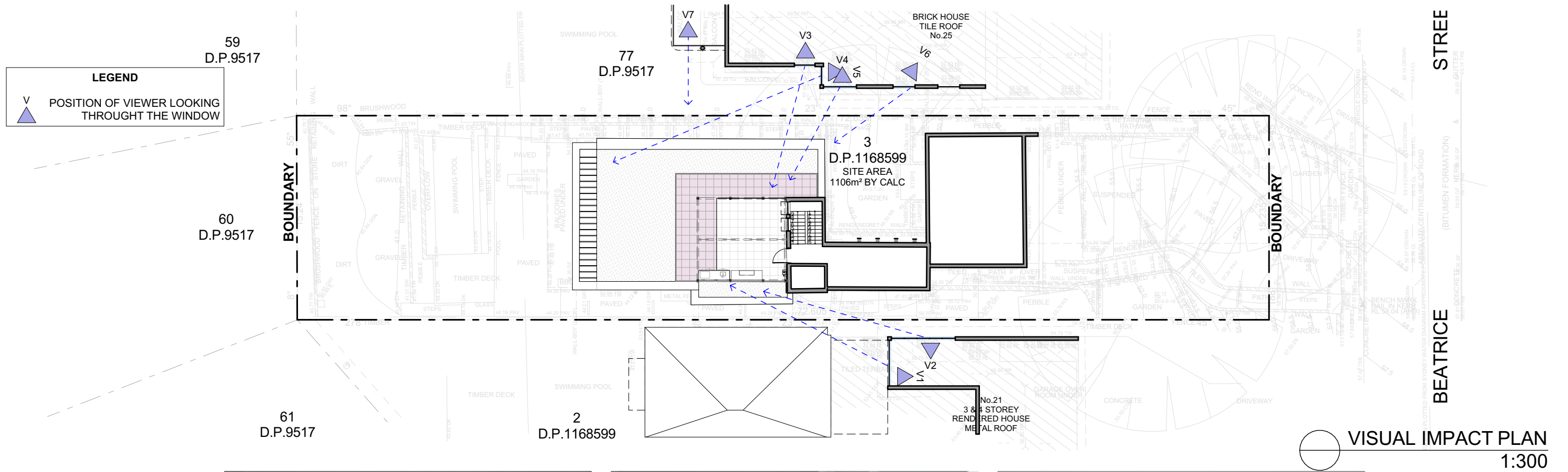
POOL:
Swimming pools occupying less than 30 percent of total open space
Pool. 31.61
Total : 31.61

OPEN SPACE:
(Excludes: any area for parking including garages; carports; hardstands and vehicular access to that parking)
Open space. 615
Total : 615

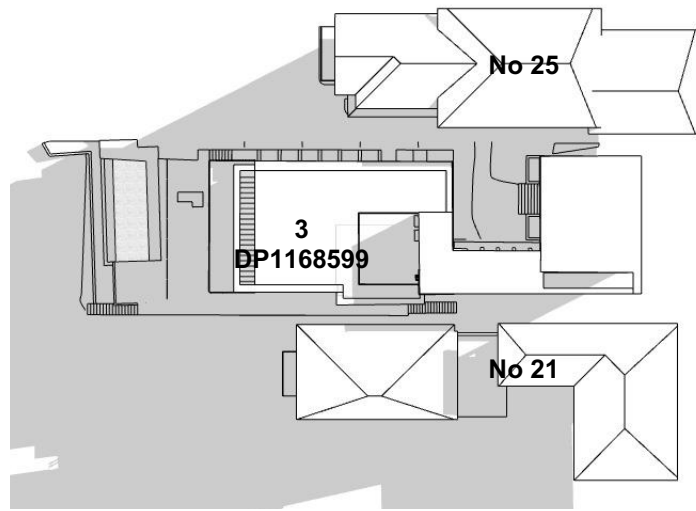
TOTAL OPEN SPACE 60% of site:
60% of 950: 570
PROPOSED **805.51 = 84%**

ABOVE GROUND FLOOR:
25% TOTAL OPEN SPACE
25% 570 = 142.5
PROPOSED 25% 805.51 = 201.38

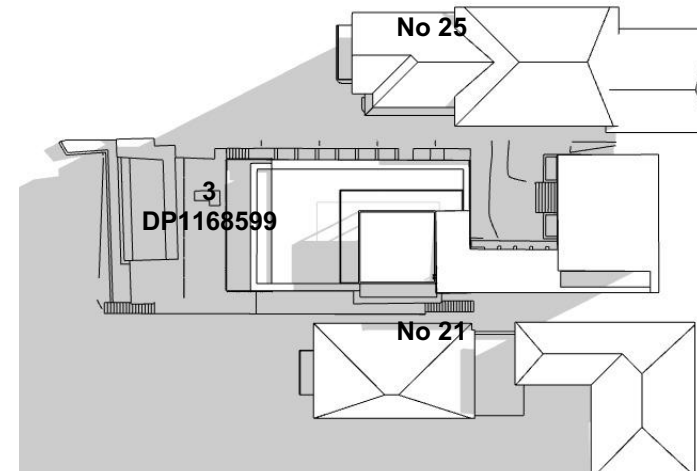
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	A	14/08/2025	DA Lodgment		PROJECT: ADDITION TO RESIDENTIAL DWELLING	DRAWN: MB	DA11
					23 BEATRICE STREET, CLONTARF NSW 2093	DATE: 14/08/2025	
					TITLE: TOTAL OPEN SPACE AREA CALCULATION	JOB NO: 24052	
							ISSUE: A



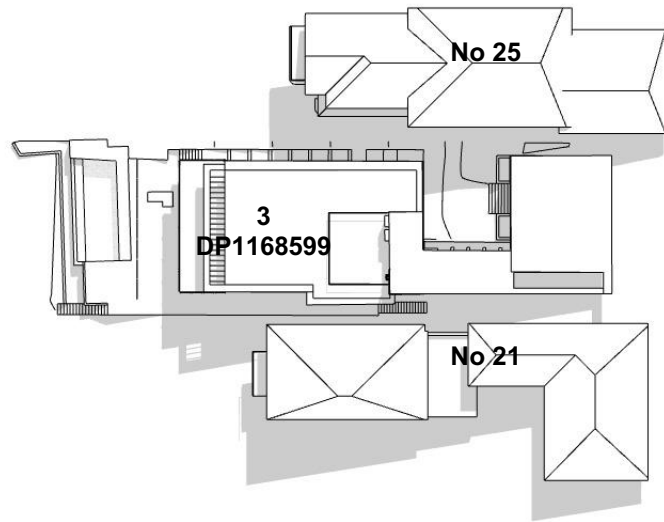
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	A	14/08/2025	DA Lodgment
mm archi+ects SUITE 8/21 SYDNEY RD, MANLY NSW 2095 admin@mmjarchitects.com.au nom. arch. David McCrae NSW ARB 8352 ABN 79 153 579 867			
CLIENTS: CARYS NEILL			
PROJECT: ADDITION TO RESIDENTIAL DWELLING			
23 BEATRICE STREET, CLONTARF NSW 2093			
TITLE: VISUAL IMPACT STUDY			
24052 BEATRICE ST 23_AC26_DA_250814_MB.pln			
SCALE: 1:300		DRAWING NO:	
DRAWN: MB		DA12	
DATE: 14/08/2025		ISSUE: A	
JOB NO: 24052			



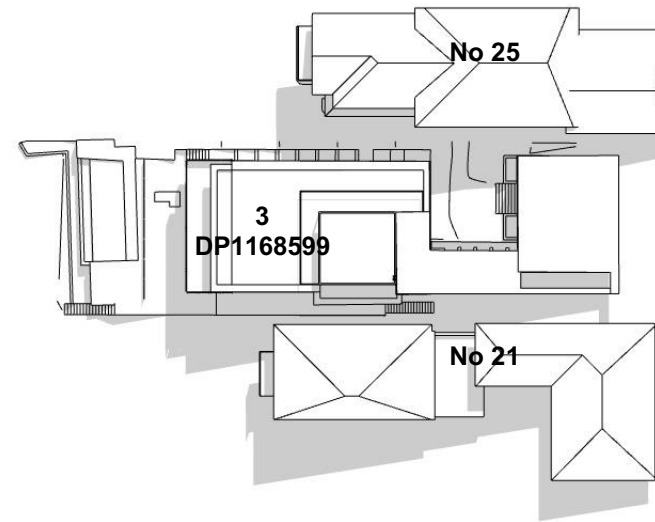
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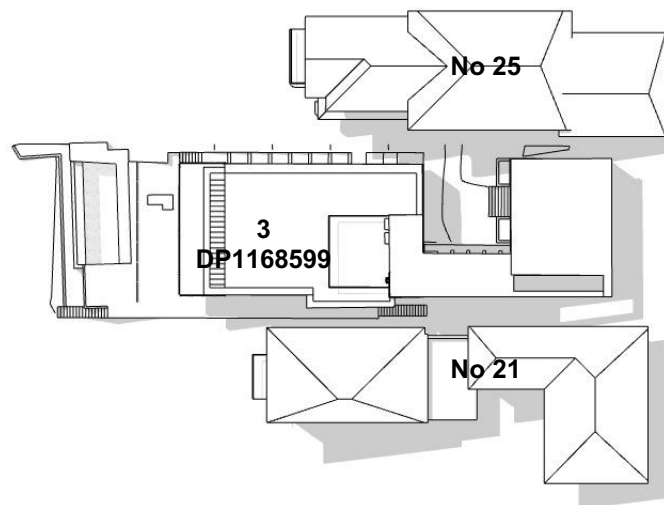
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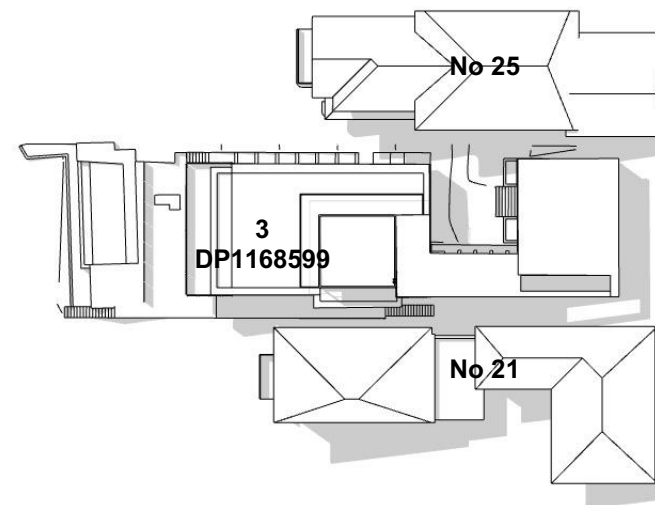
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PROPOSED 21 MARCH 12PM
1:250



EXISTING 21 MARCH 3PM
1:250



PROPOSED 21 MARCH 3PM
1:250

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DEVELOPMENT APPLICATION

REV	DATE	DESCRIPTION
A	14/08/2025	DA Lodgment

archi+ects

SUITE 8/21 SYDNEY RD, MANLY NSW 2095

admin@mmjarchitects.com.au

nom. arch. David McCrae | NSW ARB 8352

ABN 79 153 579 867

CLIENTS:

CARYS NEILL

PROJECT: ADDITION TO RESIDENTIAL DWELLING

23 BEATRICE STREET, CLONTARF NSW 2093

TITLE:

SHADOW STUDY - AUTUMN EQUINOX

SCALE:

DRAWN: MB

DATE: 14/08/2025

JOB NO:

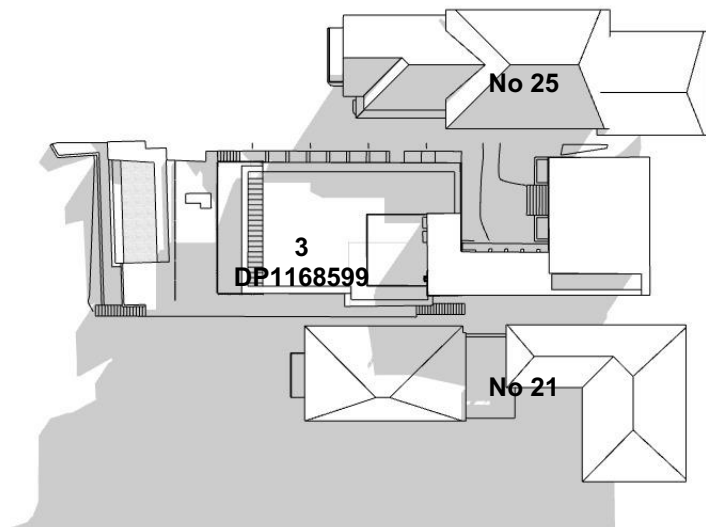
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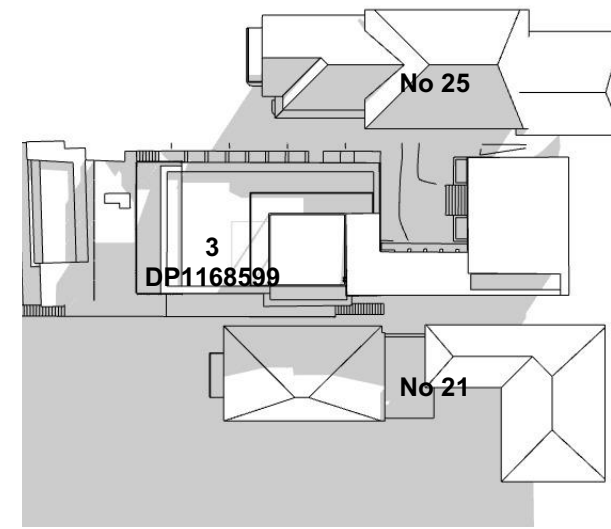
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ISSUE:

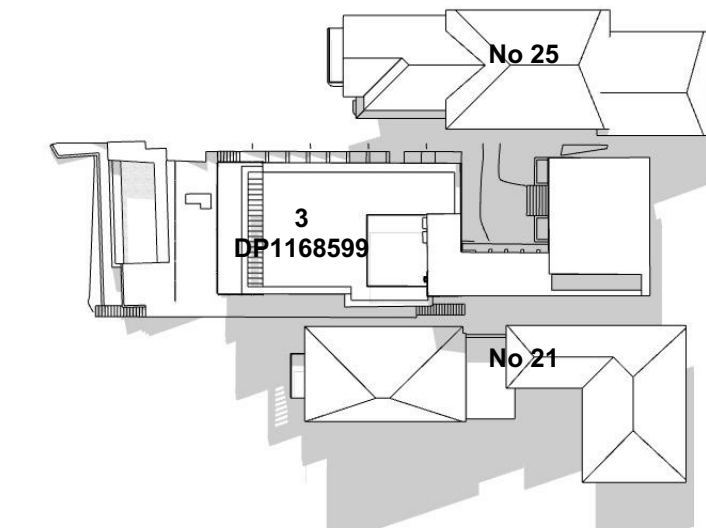
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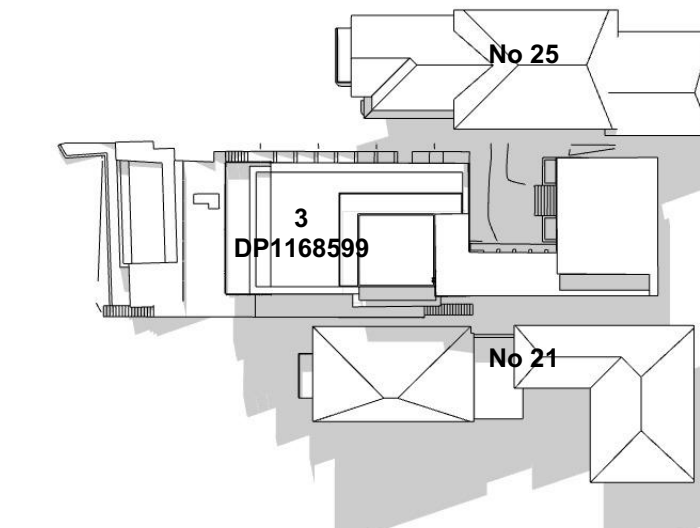
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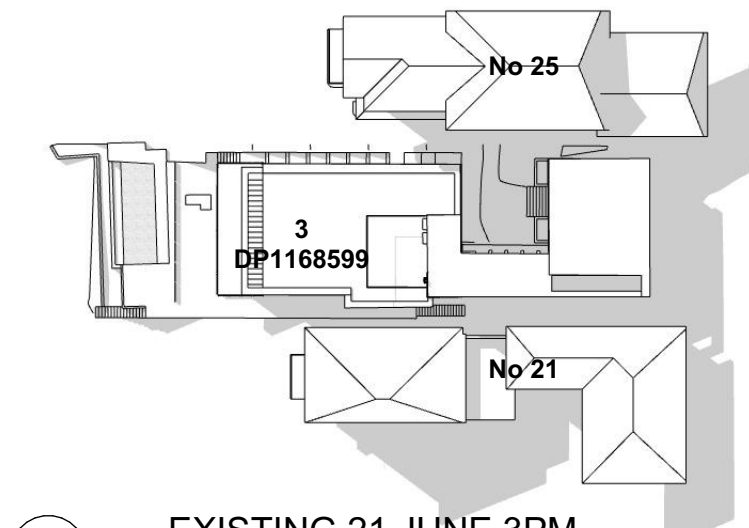
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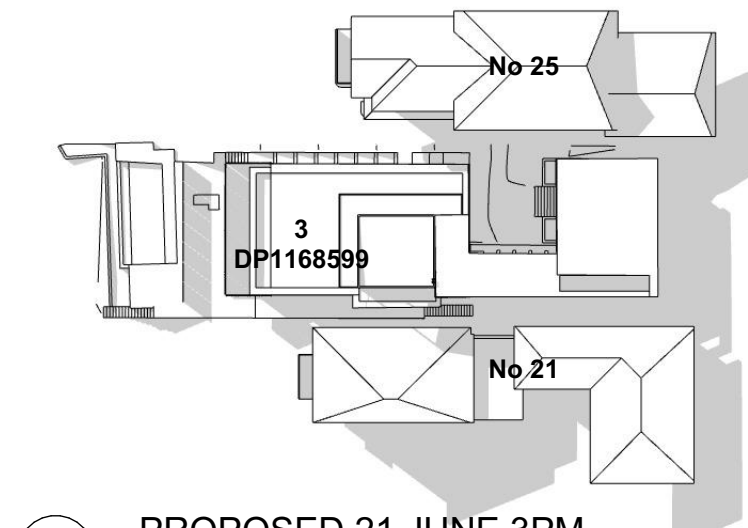
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PROPOSED 21 JUNE 12PM
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EXISTING 21 JUNE 3PM
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PROPOSED 21 JUNE 3PM
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DEVELOPMENT APPLICATION

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A	14/08/2025	DA Lodgment

archi+ects

SUITE 8/21 SYDNEY RD, MANLY NSW 2095

admin@mmjarchitects.com.au

nom. arch. David McCrae | NSW ARB 8352

ABN 79 153 579 867

CLIENTS:

CARYS NEILL

PROJECT: ADDITION TO RESIDENTIAL DWELLING

23 BEATRICE STREET, CLONTARF NSW 2093

TITLE:

SHADOW STUDY - WINTER SOLSTICE

SCALE:

DRAWN: MB

DATE: 14/08/2025

JOB NO:

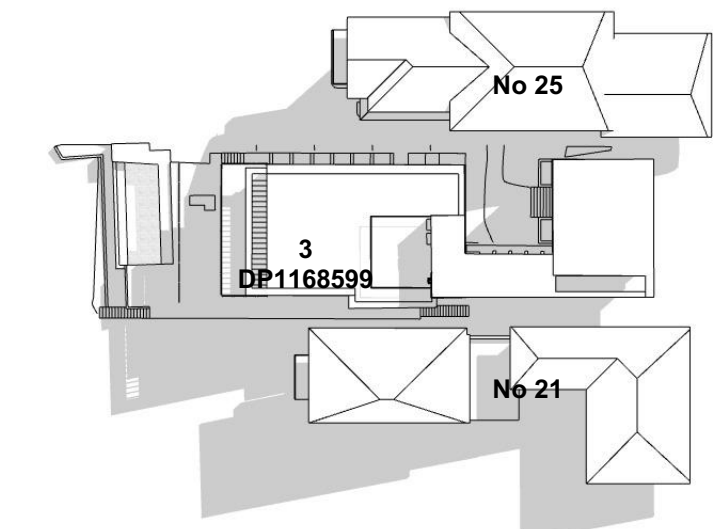
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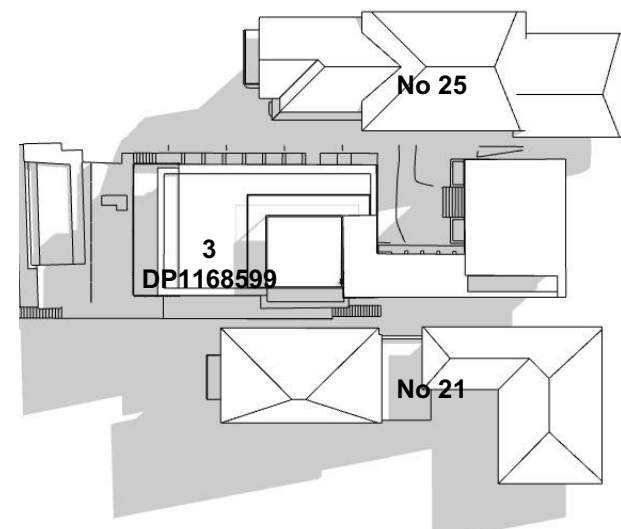
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ISSUE:

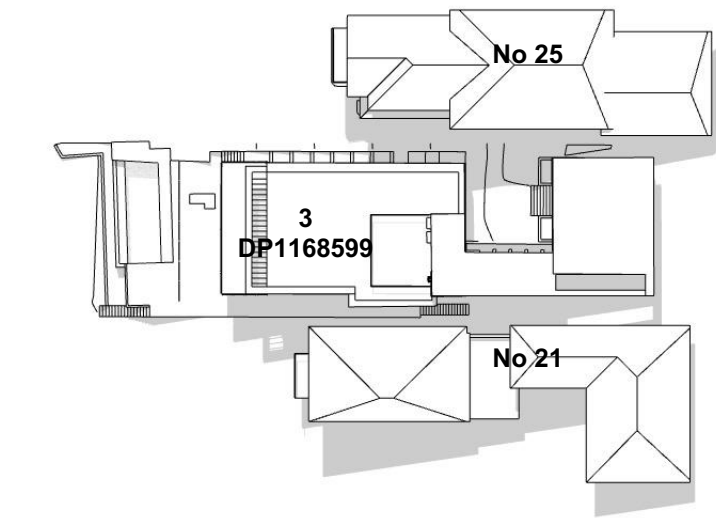
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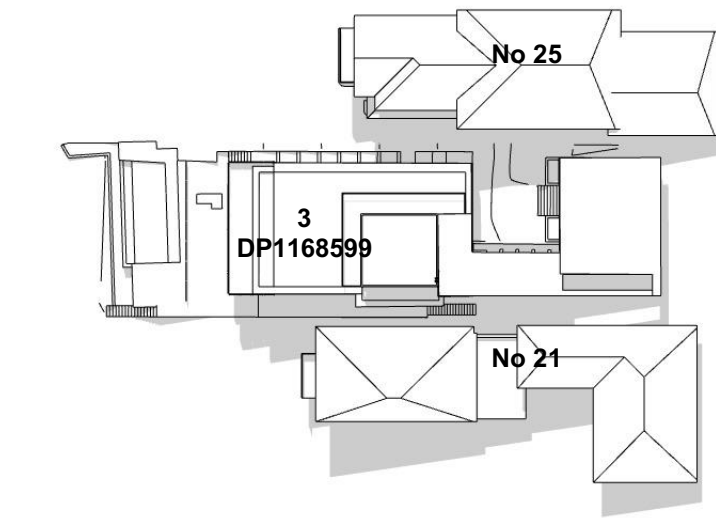
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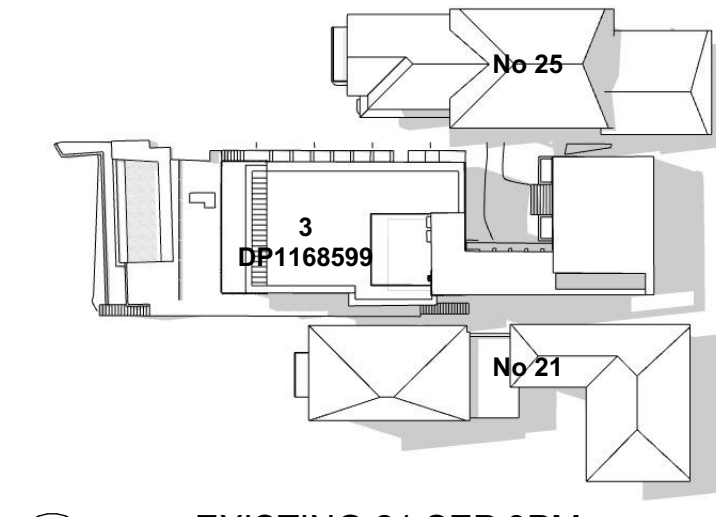
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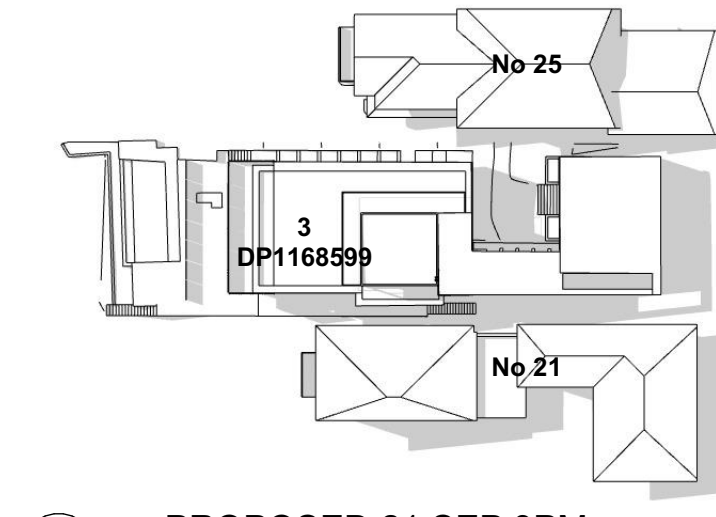
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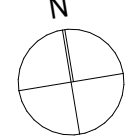
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EXISTING 21 SEP 3PM
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PROPOSED 21 SEP 3PM
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DEVELOPMENT APPLICATION

REV	DATE	DESCRIPTION
A	14/08/2025	DA Lodgment



SUITE 8/21 SYDNEY RD, MANLY NSW 2095
admin@mmjarchitects.com.au
nom. arch. David McCrae | NSW ARB 8352
ABN 79 153 579 867

CLIENTS: CARYS NEILL

PROJECT: ADDITION TO RESIDENTIAL DWELLING

23 BEATRICE STREET, CLONTARF NSW 2093

TITLE: **SHADOW STUDY - SPRING EQUINOX**

SCALE:

DRAWN: MB

DATE: 14/08/2025

JOB NO: **24052**

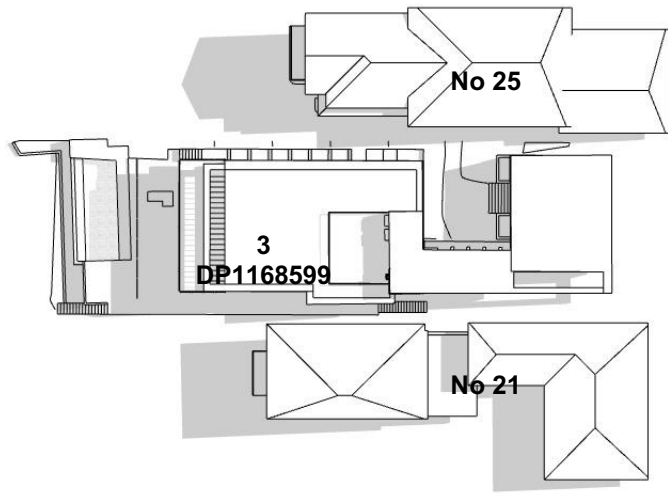
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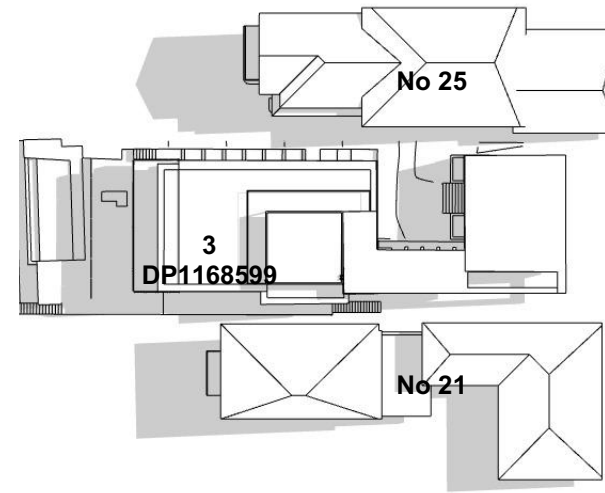
ISSUE: **A**

24052 BEATRICE ST 23_AC26_DA_250814_MB.pln

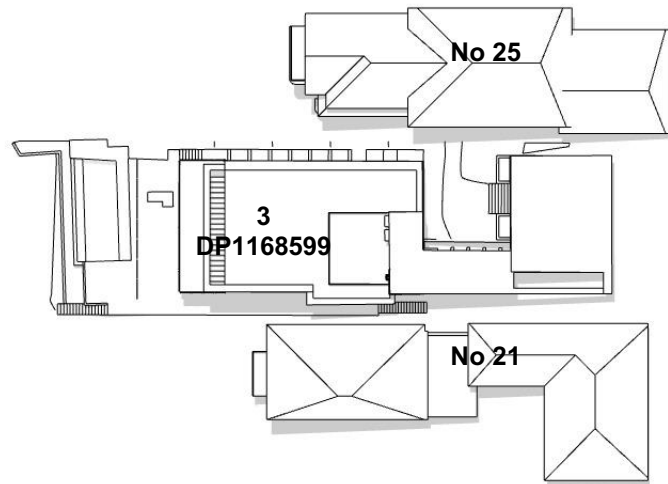
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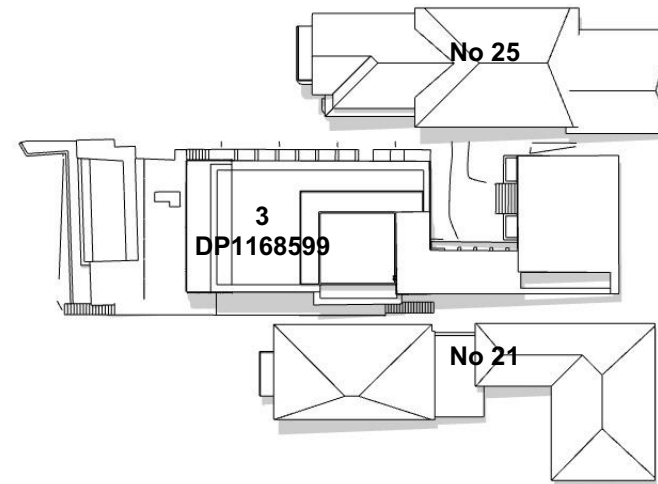
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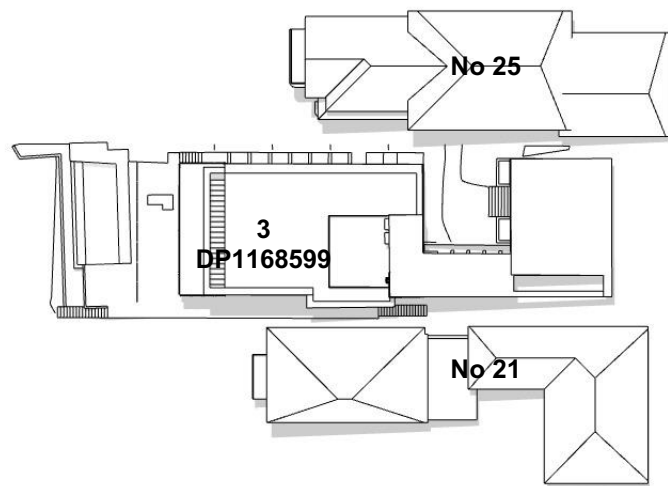
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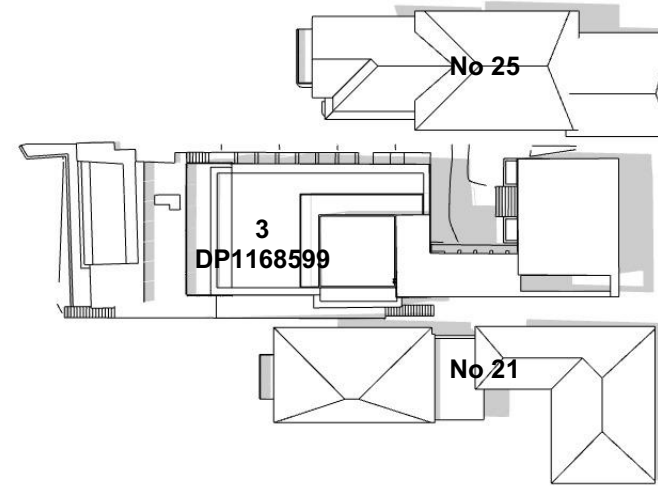
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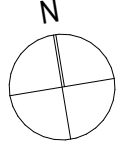
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PROPOSED 21 DEC 3PM
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DEVELOPMENT APPLICATION

REV	DATE	DESCRIPTION
A	14/08/2025	DA Lodgment



SUITE 8/21 SYDNEY RD, MANLY NSW 2095
admin@mmjarchitects.com.au
nom. arch. David McCrae | NSW ARB 8352
ABN 79 153 579 867

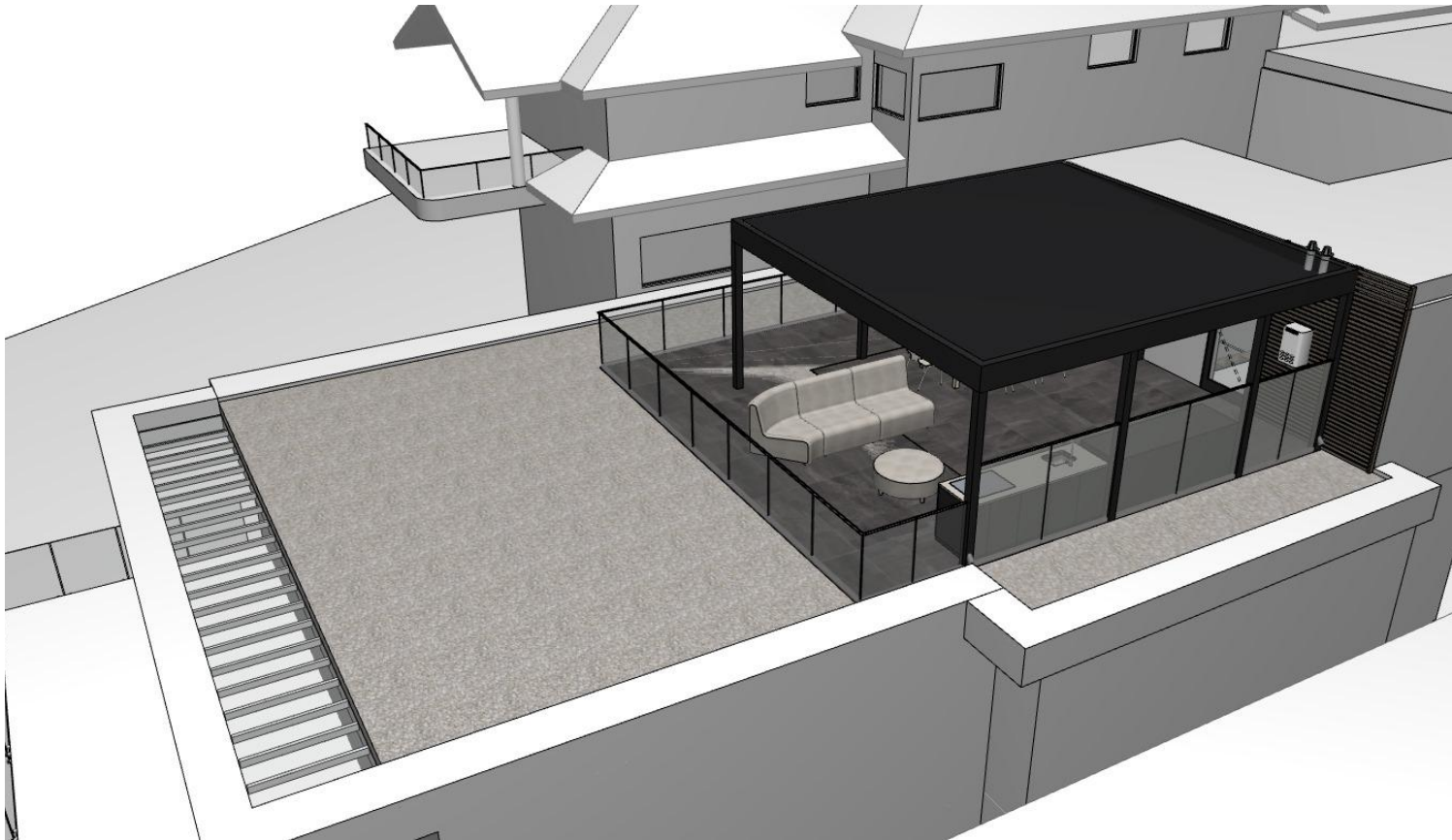
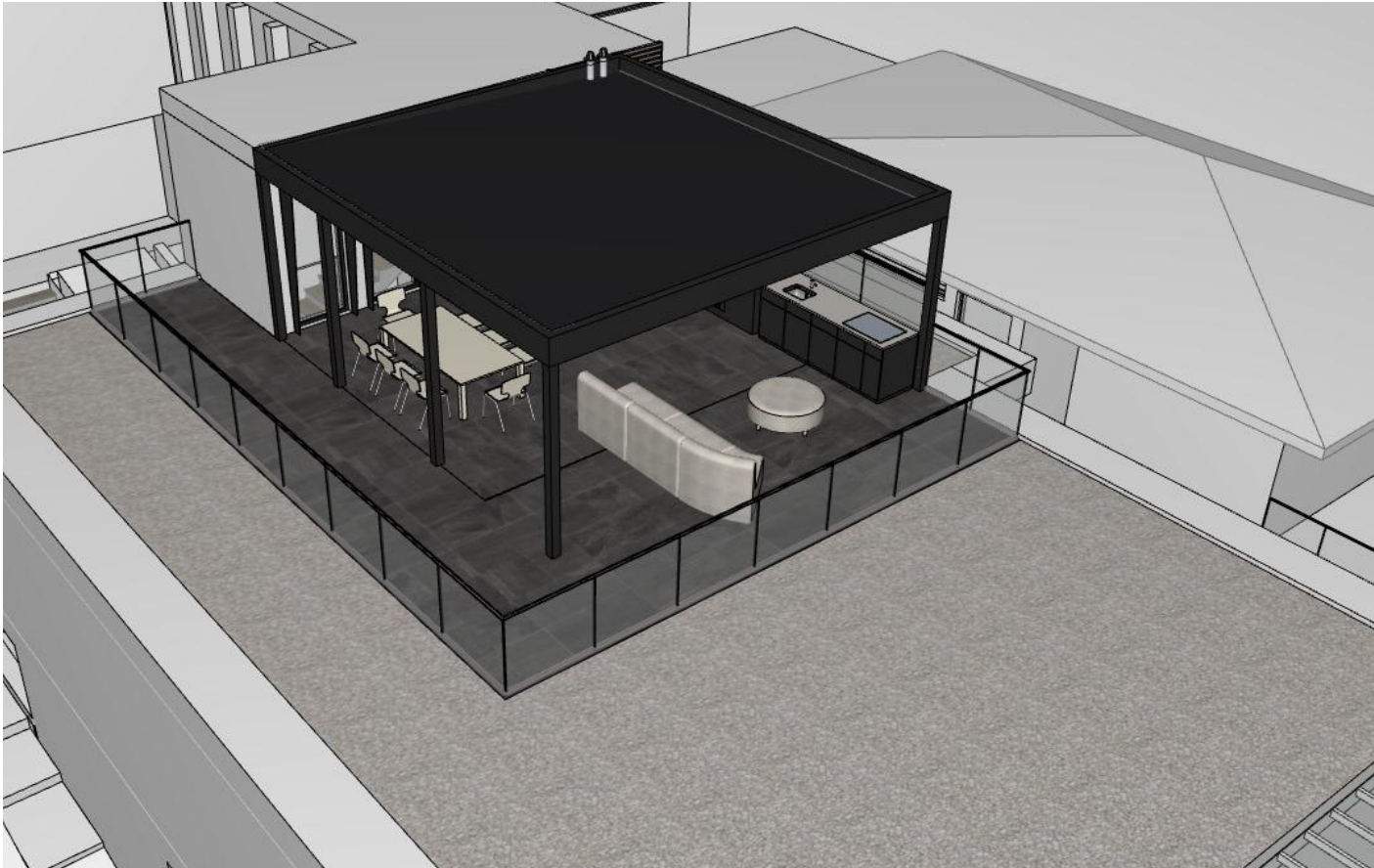
CLIENTS: CARYS NEILL

PROJECT: ADDITION TO RESIDENTIAL DWELLING

23 BEATRICE STREET, CLONTARF NSW 2093

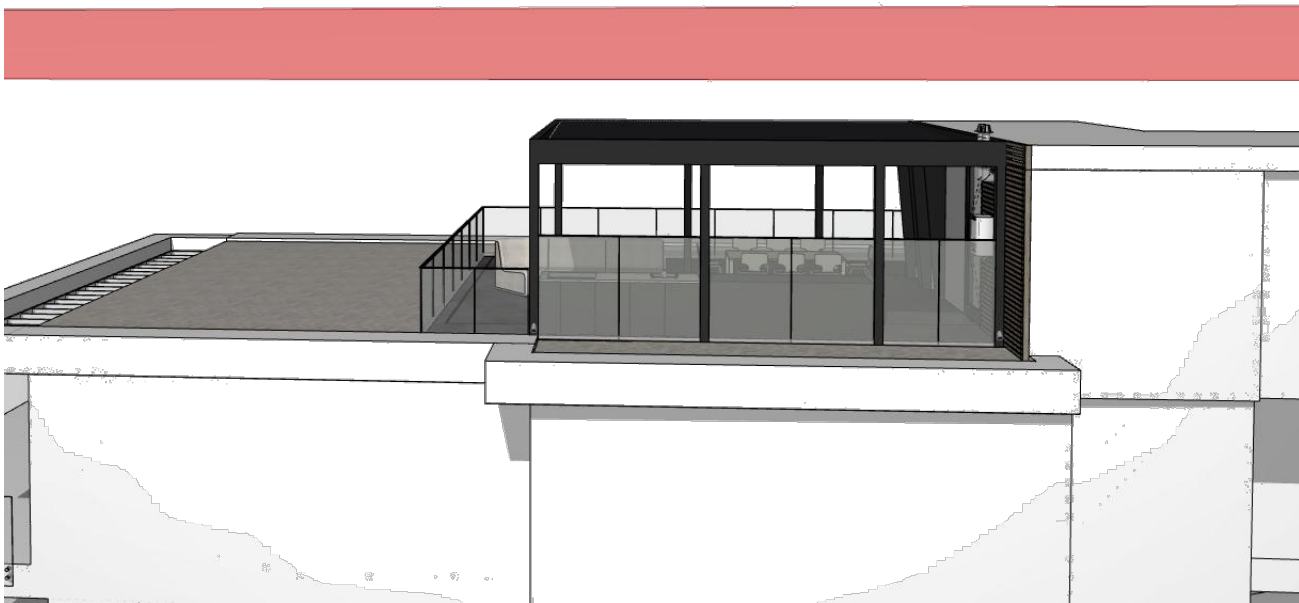
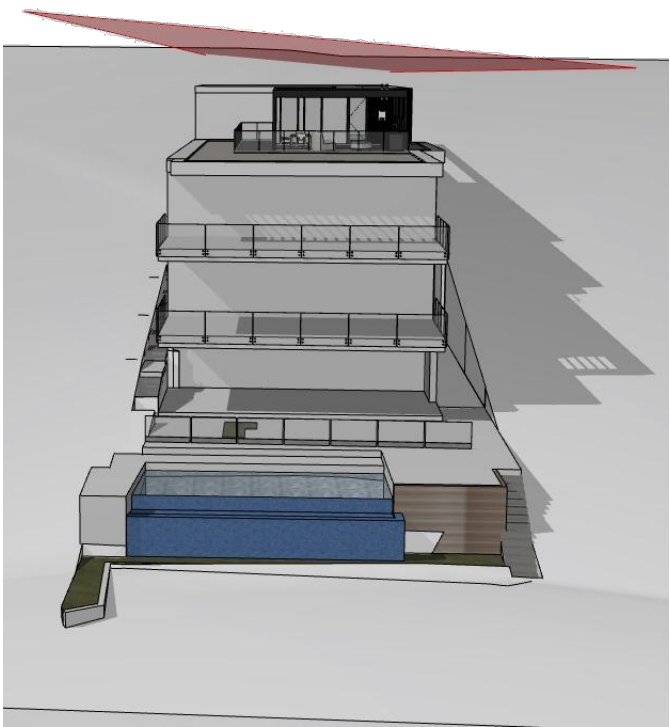
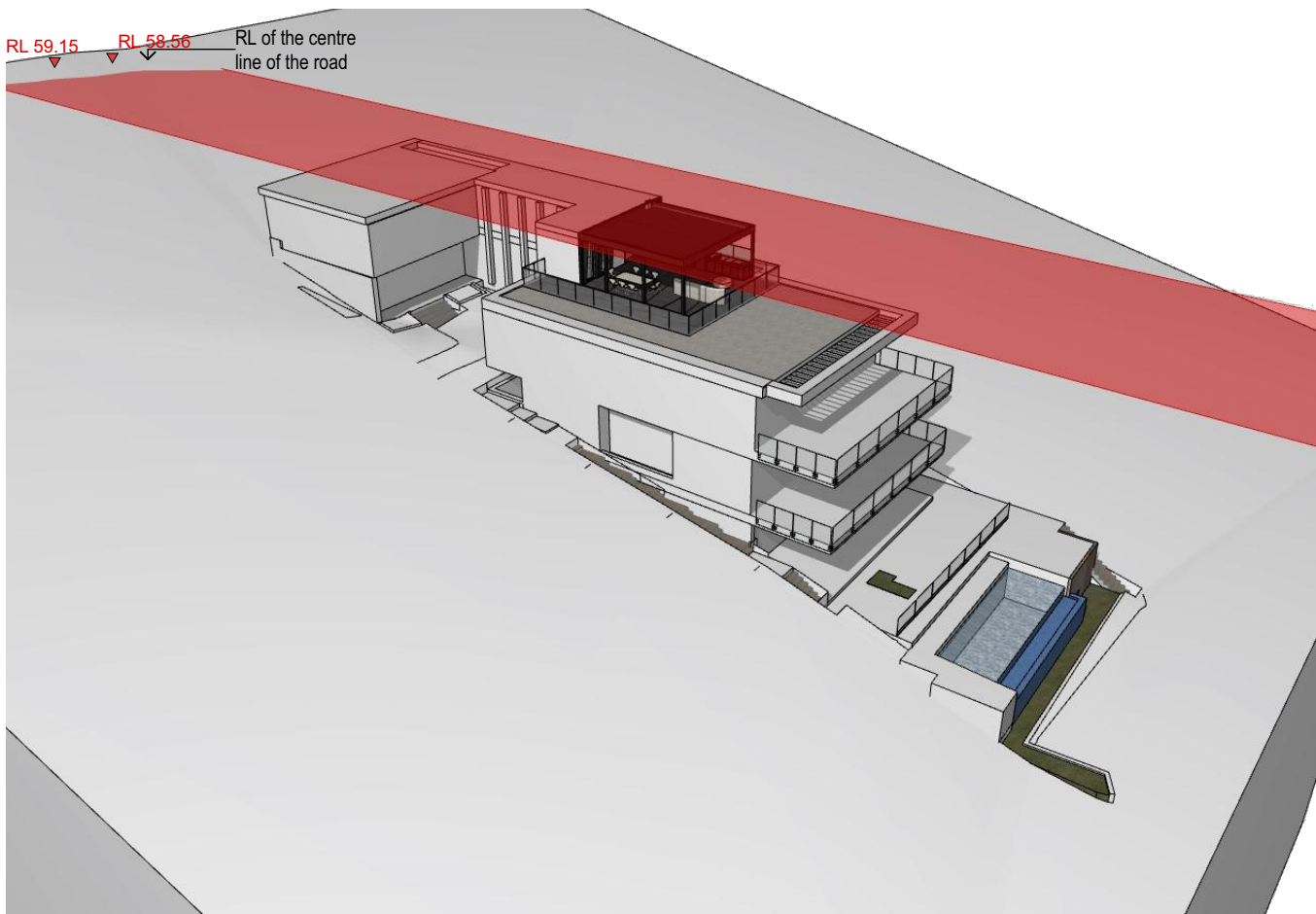
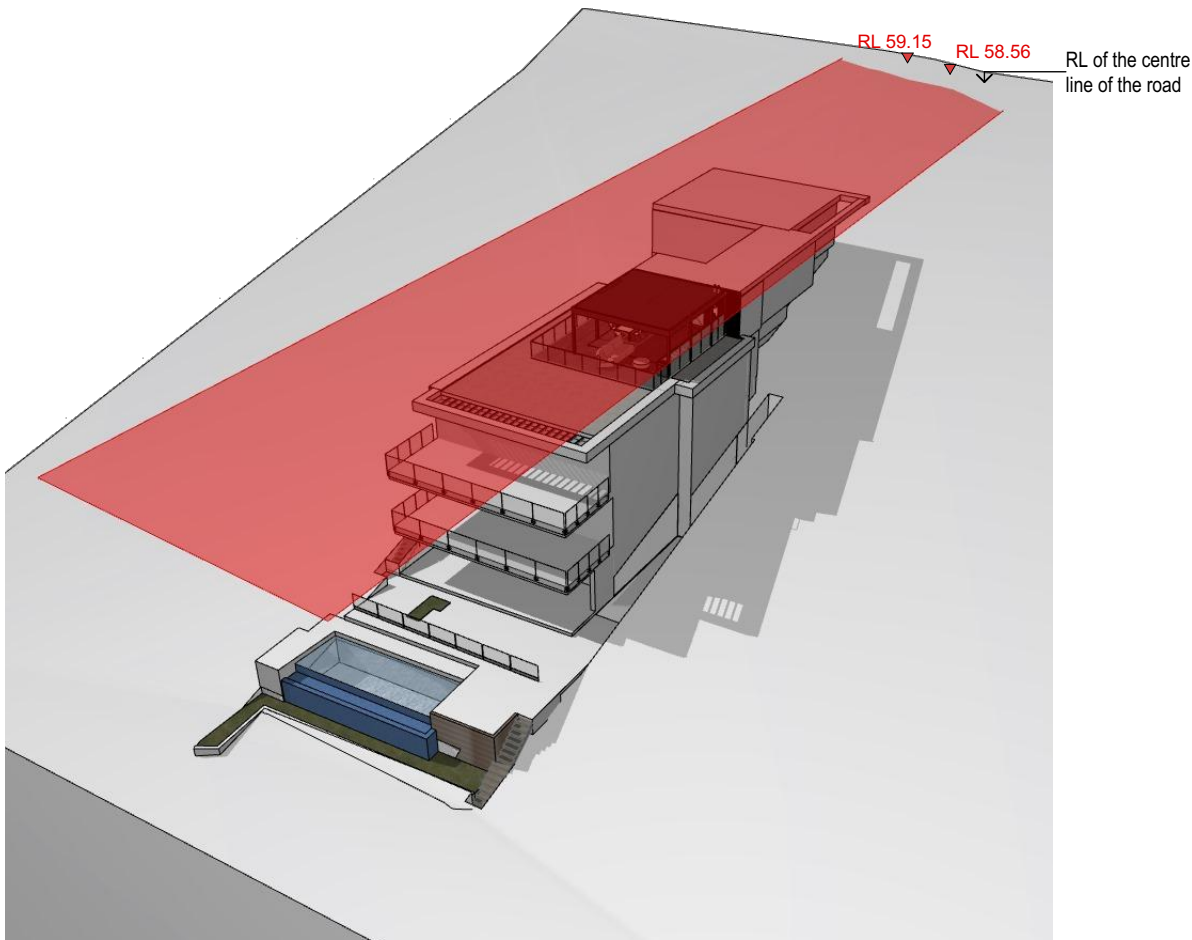
TITLE: **SHADOW STUDY - SUMMER SOLSTICE**

SCALE:	DRAWING NO:
DRAWN: MB	DA16
DATE: 14/08/2025	
JOB NO: 24052	
ISSUE: A	

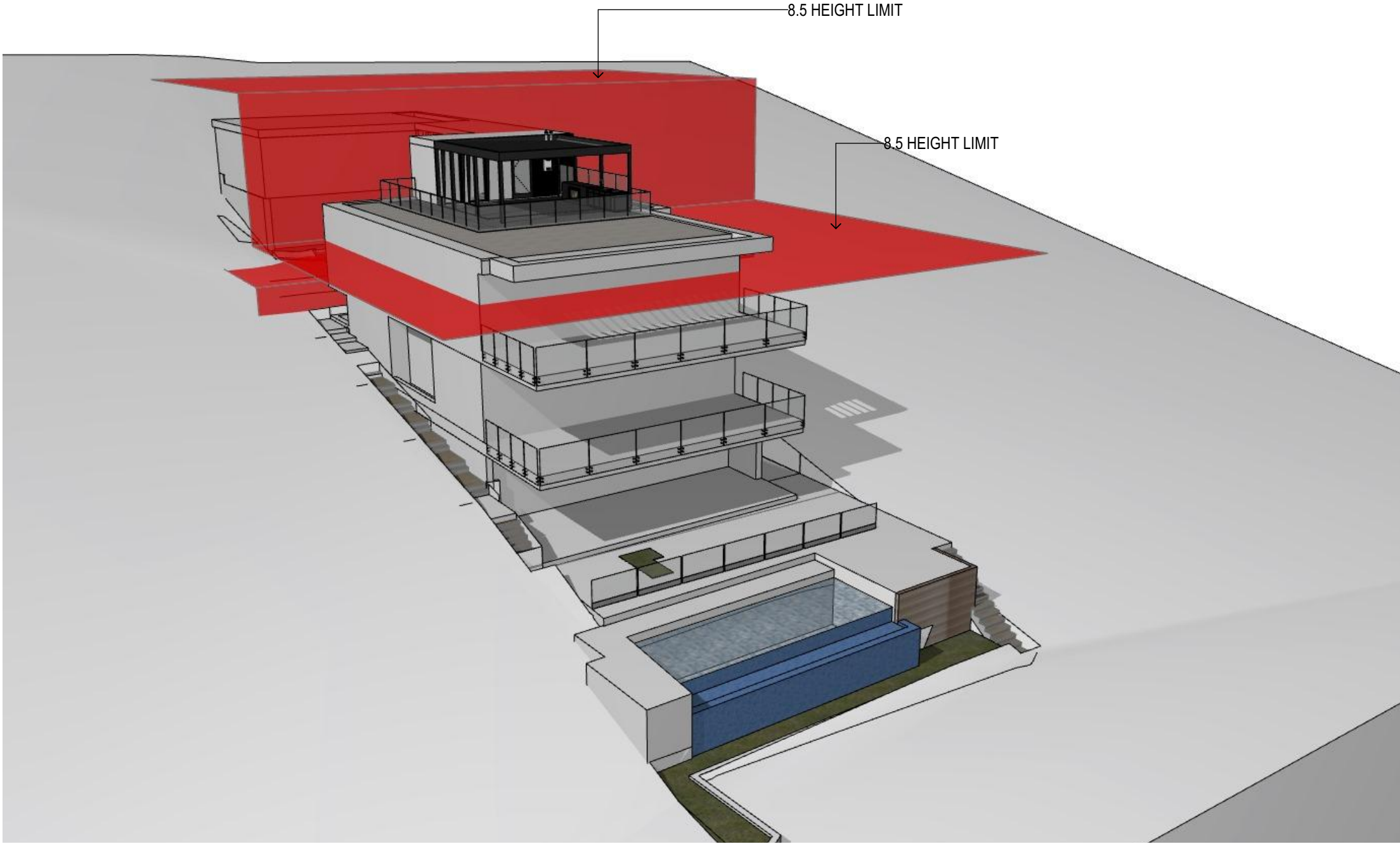


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	A	14/08/2025	DA Lodgment					DRAWN: MB	
								DATE: 14/08/2025	
								JOB NO:	
								24052	
									ISSUE: A

24052 BEATRICE ST 23_AC26_DA_250814_MB.pln



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	A	14/08/2025	DA Lodgment
mm archi+ects SUITE 8/21 SYDNEY RD, MANLY NSW 2095 admin@mmjarchitects.com.au nom. arch. David McCrae NSW ARB 8352 ABN 79 153 579 867			
CLIENTS: CARYS NEILL PROJECT: ADDITION TO RESIDENTIAL DWELLING 23 BEATRICE STREET, CLONTARF NSW 2093 TITLE: 3D VIEWS ROAD RIDGE HEIGHT			
24052 BEATRICE ST 23_AC26_DA_250814_MB.pln			
SCALE:		DRAWING NO:	
DRAWN: MB		DA18	
DATE: 14/08/2025		ISSUE: A	
JOB NO: 24052			



3D VIEW

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	A	14/08/2025	DA Lodgment			DRAWN: MB		
						DATE: 14/08/2025		
						JOB NO:		
						24052		

24052 BEATRICE ST 23_AC26_DA_250814_MB.pln