

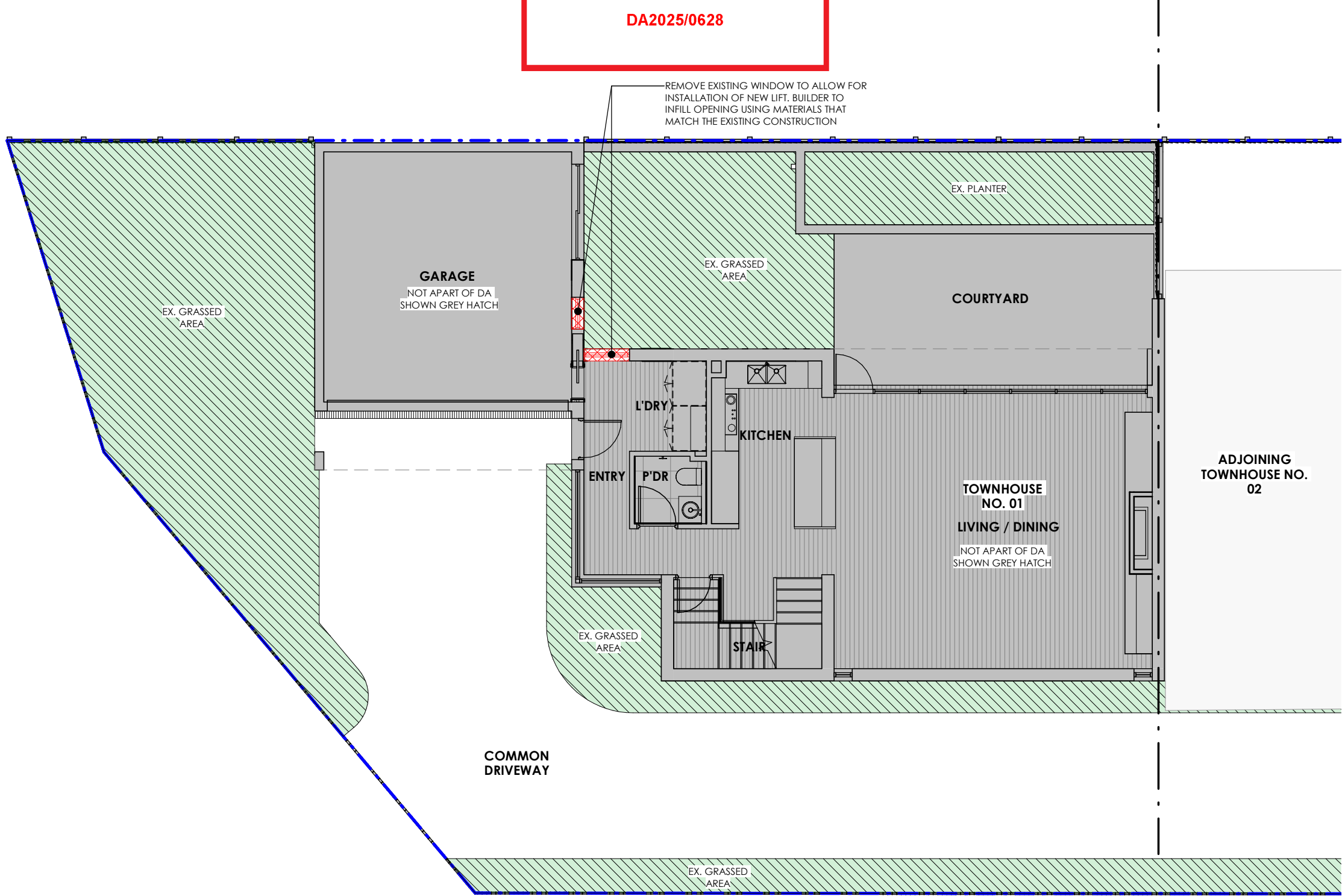
BUSHFIRE PROTECTION
THIS PROPERTY IS **NOT** WITHIN A DESIGNATED BUSHFIRE PRONE AREA.
NO BUSH FIRE PROTECTION SHALL BE PROVIDED TO THE REQUIREMENTS OF THE B.C.A. FOR THE AS DETERMINED IN ACCORDANCE WITH AS 3959-2009

 **northern beaches council**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2025/0628

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 - STRUCTURAL AND SERVICES PLANS AND SPECIFICATIONS,
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- LEGEND**
-  TO BE DEMOLISHED
 -  EXISTING ELEMENTS
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 -  EXISTING TREE TO REMAIN
 -  TREE TO BE REMOVED

EXISTING / DEMOLITION PLAN - GROUND LEVEL

E. NELSON

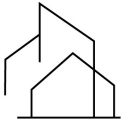
34 ADDISON ROAD, MANLY NSW 2095
LOT 1 - SP 72298

ADDITIONS & ALTERATIONS

STAGE: DA SUBMISSION

Designed By ADRIAN JOON
Job No: 24023
Page No: DA03
Scale @A3 1 : 100

Rev B
Date: 19.05.2025
Drawn By AJ
Amendment LIFT AMENDMENT



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BUILDING DESIGN



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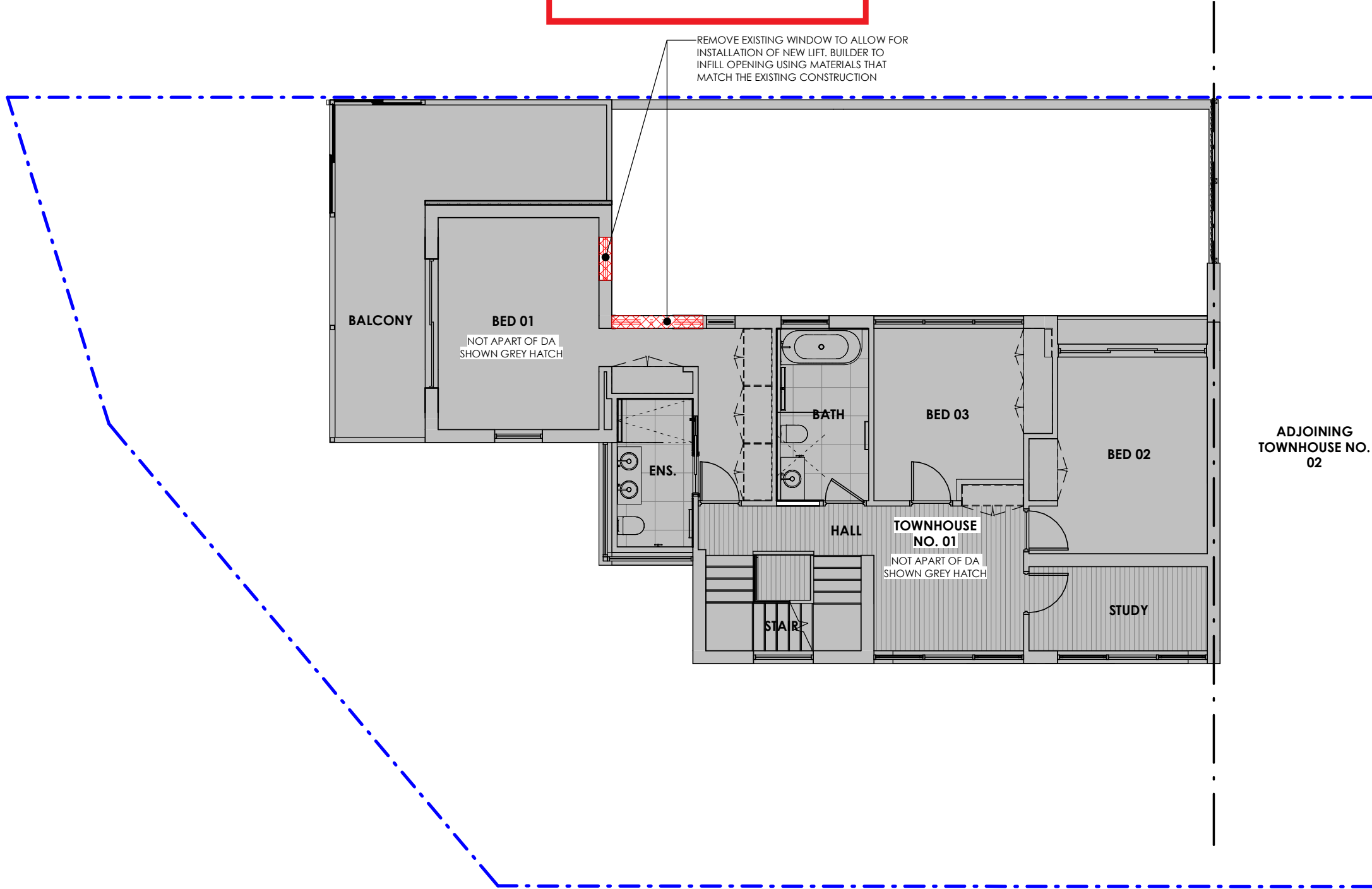
Adrian Joon
P 0424 350 038
E adrian@designed2you.com.au

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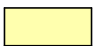
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DA2025/0628



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EXISTING / DEMOLITION PLAN - FIRST LEVEL

E. NELSON

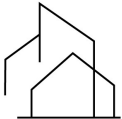
34 ADDISON ROAD, MANLY NSW 2095
LOT 1 - SP 72298

ADDITIONS & ALTERATIONS

STAGE: DA SUBMISSION

Designed By ADRIAN JOON
Job No: 24023
Page No: DA04
Scale @A3 1 : 100

Rev B
Date: 19.05.2025
Drawn By AJ
Amendment LIFT AMENDMENT



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BUILDING DESIGN



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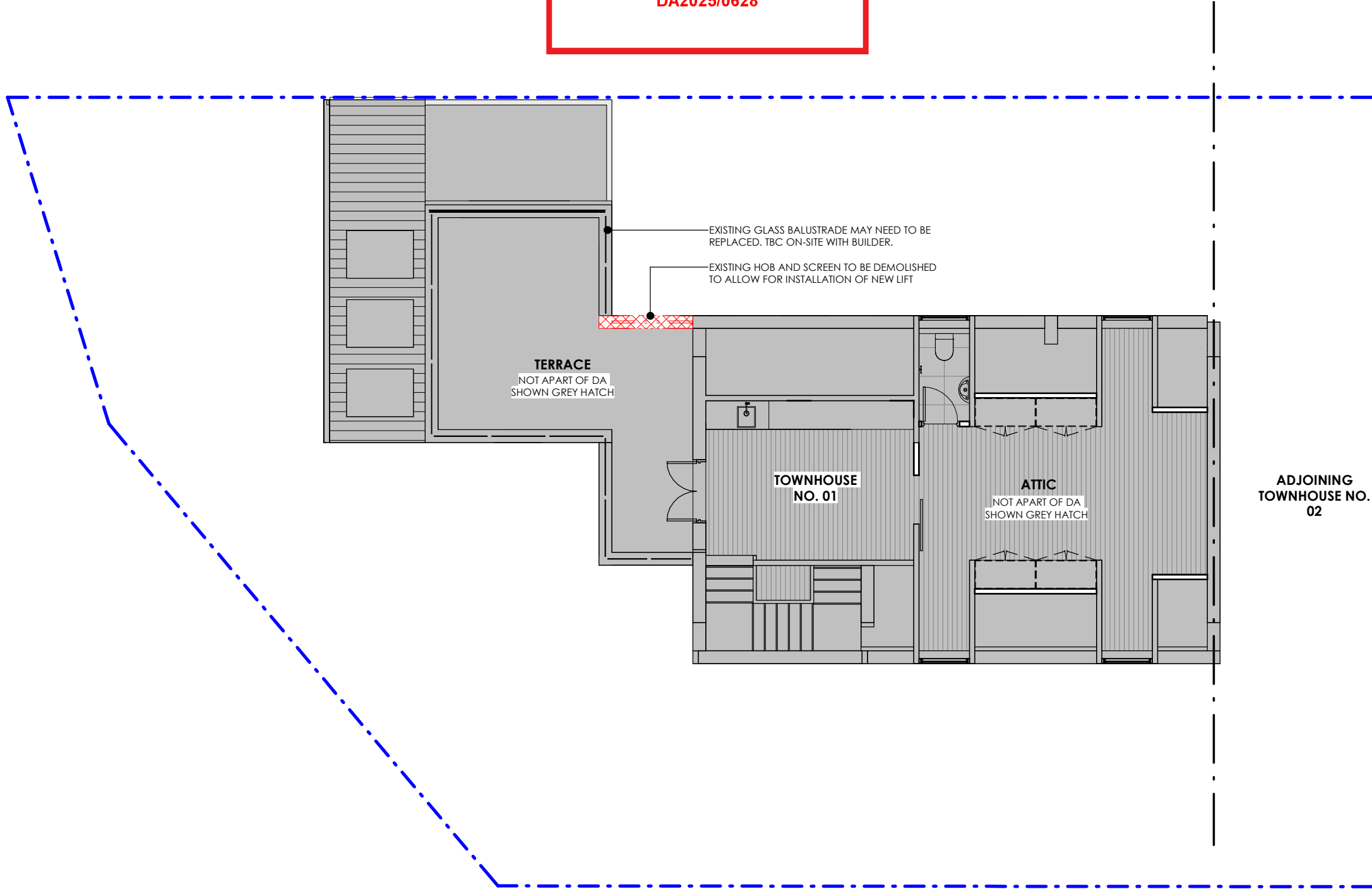
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E adrian@designed2you.com.au

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EXISTING / DEMOLITION PLAN - ATTIC LEVEL

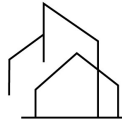
E. NELSON

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LOT 1 - SP 72298

ADDITIONS & ALTERATIONS

STAGE: DA SUBMISSION

Designed By	ADRIAN JOON	Rev	B
Job No:	24023	Date:	19.05.2025
Page No:	DA05	Drawn By	AJ
Scale @A3	1 : 100	Amendment	LIFT AMENDMENT



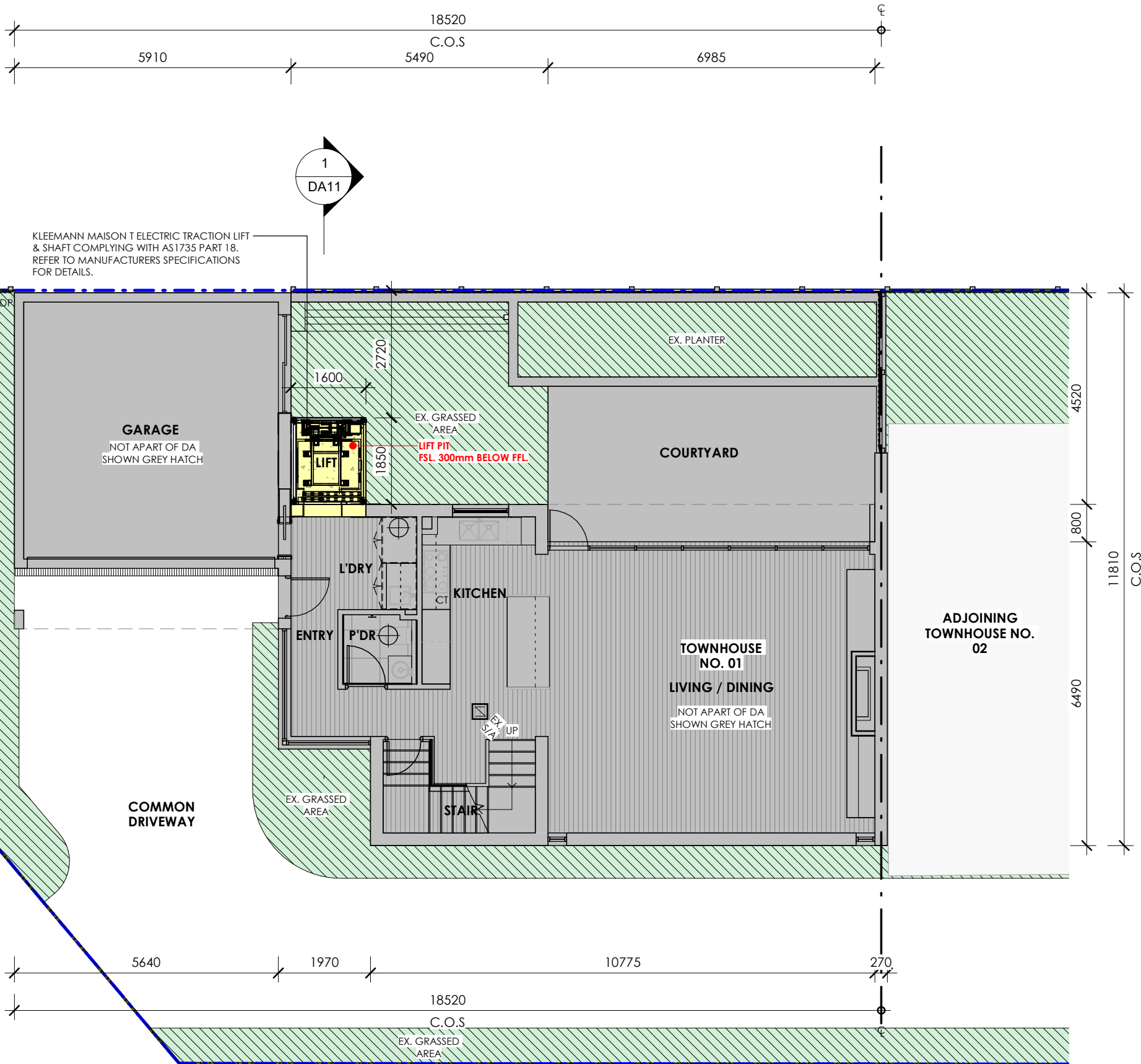
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northern beaches council

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DA2025/0628

PROPOSED GROUND LEVEL FLOOR PLAN

E. NELSON

34 ADDISON ROAD, MANLY NSW 2095
LOT 1 - SP 72298

ADDITIONS & ALTERATIONS

STAGE: DA SUBMISSION

Designed By ADRIAN JOON
Job No: 24023
Page No: DA06
Scale @A3 1 : 100

Rev B
Date: 19.05.2025
Drawn By AJ
Amendment LIFT AMENDMENT

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P 0424 350 038
E adrian@designed2you.com.au

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34 ADDISON ROAD, MANLY NSW 2095
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STAGE: DA SUBMISSION

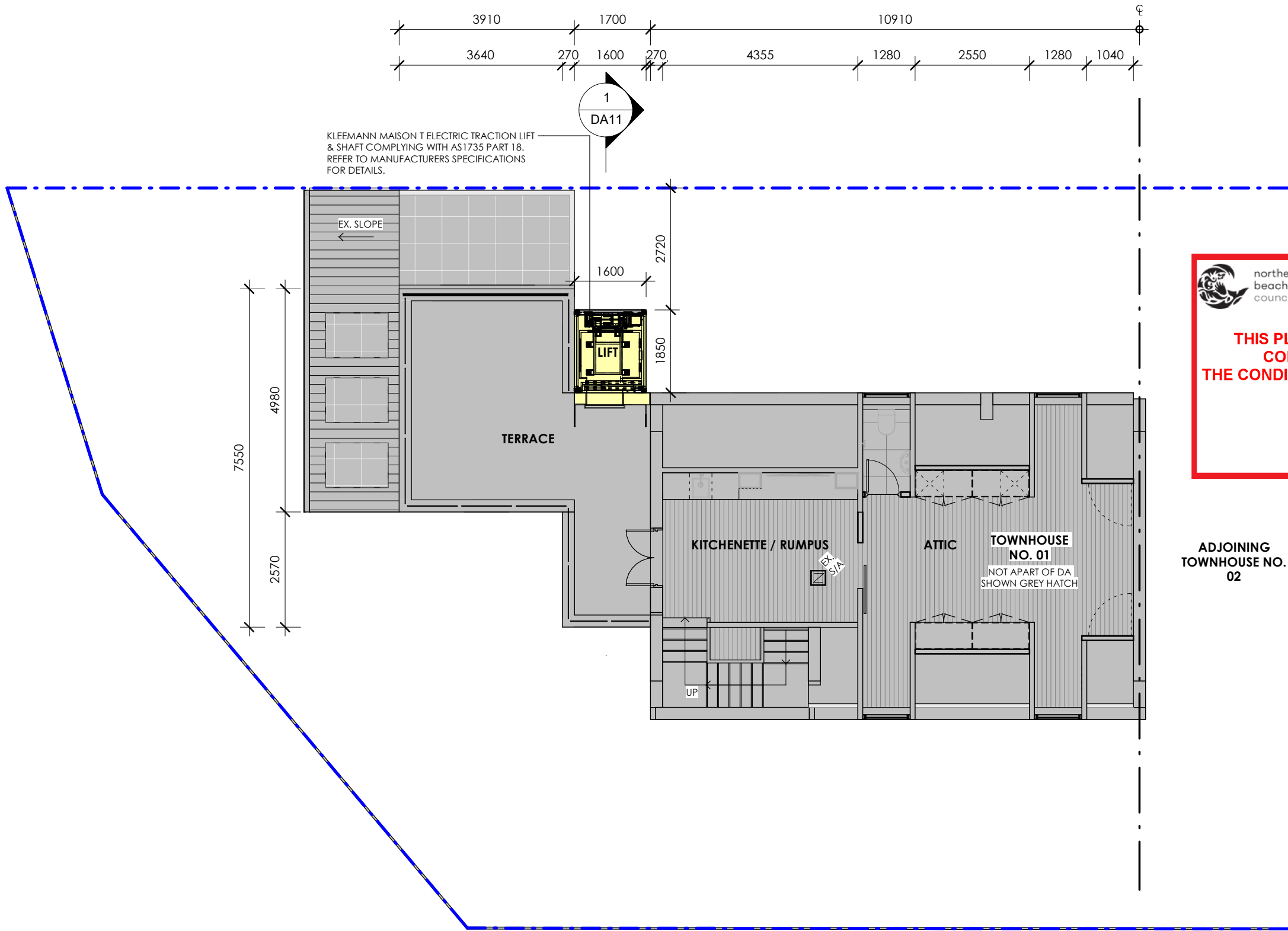
Rev	B
Date:	19.05.2025
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Amendment	LIFT AMENDMENT



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DA2025/0628

ADJOINING TOWNHOUSE NO. 02

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PROPOSED ATTIC LEVEL FLOOR PLAN

E. NELSON

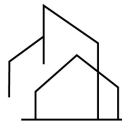
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ADDITIONS & ALTERATIONS

STAGE: DA SUBMISSION

Designed By ADRIAN JOON
Job No: 24023
Page No: DA08
Scale @A3 1 : 100

Rev B
Date: 19.05.2025
Drawn By AJ
Amendment LIFT AMENDMENT



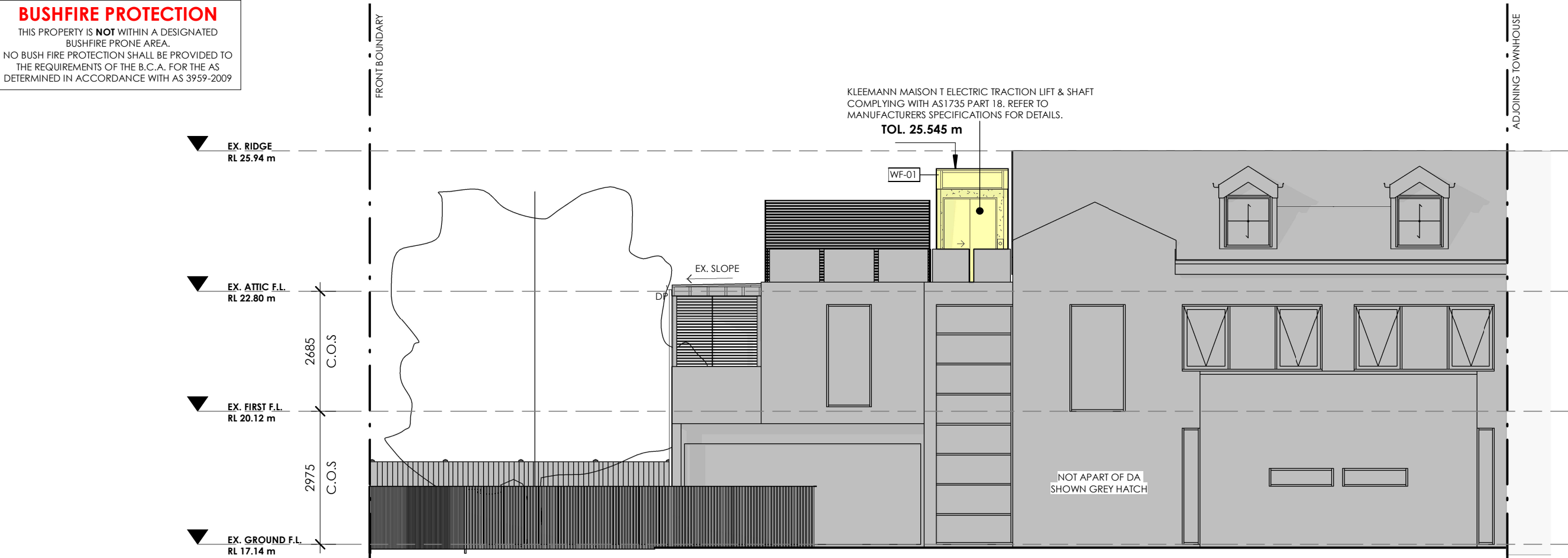
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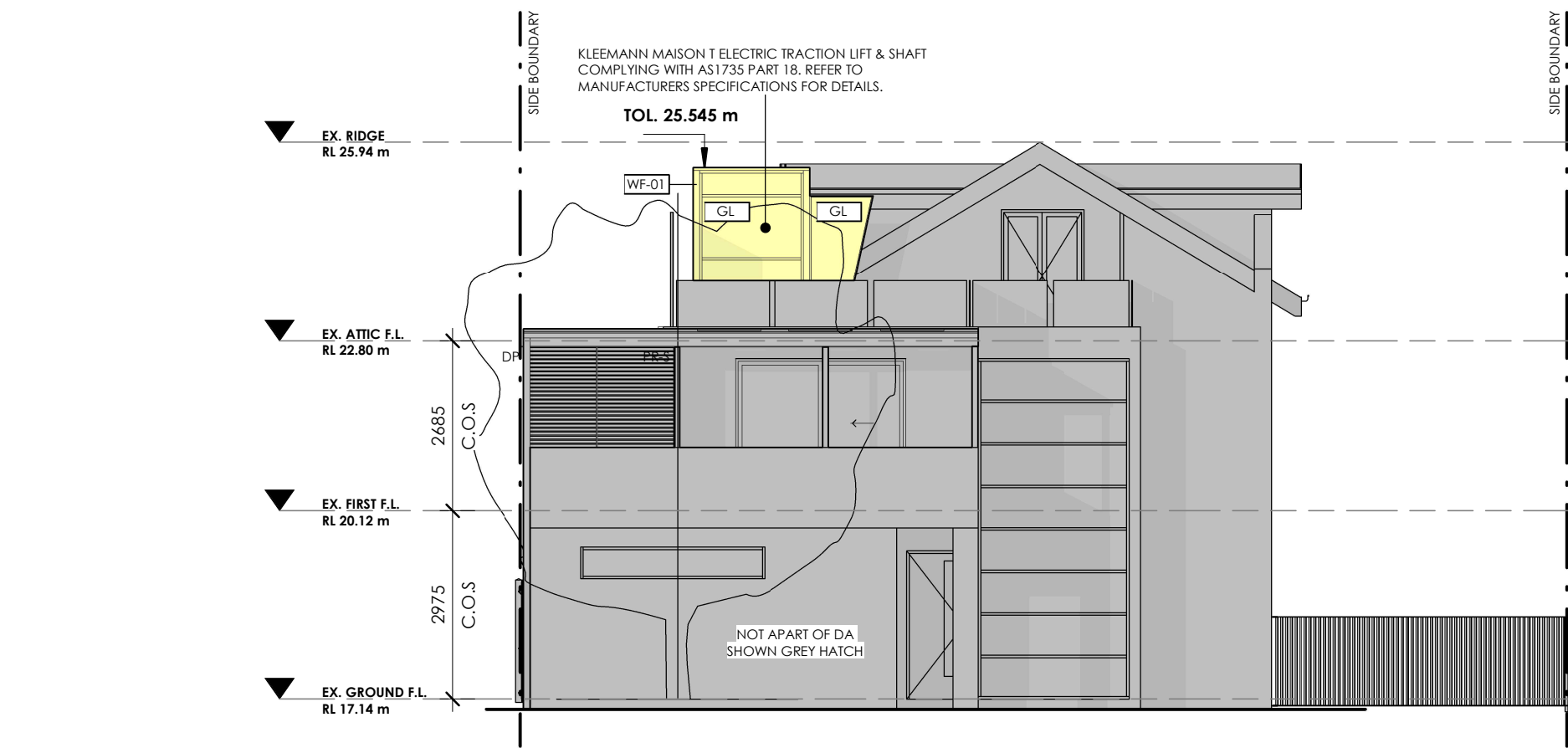
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1 SOUTH WEST
1 : 100



2 NORTH WEST
1 : 100

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MATERIAL SCHEDULE

CODE	ELEMENT	MATERIAL / FINISHES
RN-01	WALL	RENDERED LIGHTWEIGHT WALL. COLOUR:- DULUX - TO MATCH EXISTING
WF-01	WINDOW FRAME DOOR FRAME	PRECOLOURED POWDERCOATED ALUMINIUM COLOUR:- TO MATCH EXISTING
GL	GLASS	CLEAR GLASS

NOTE:
ALL MATERIALS, PRODUCTS AND COLOURS MAY SLIGHTLY VARY ON SITE.



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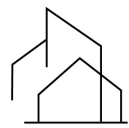
ELEVATIONS

E. NELSON
34 ADDISON ROAD, MANLY NSW 2095
LOT 1 - SP 72298

ADDITIONS & ALTERATIONS

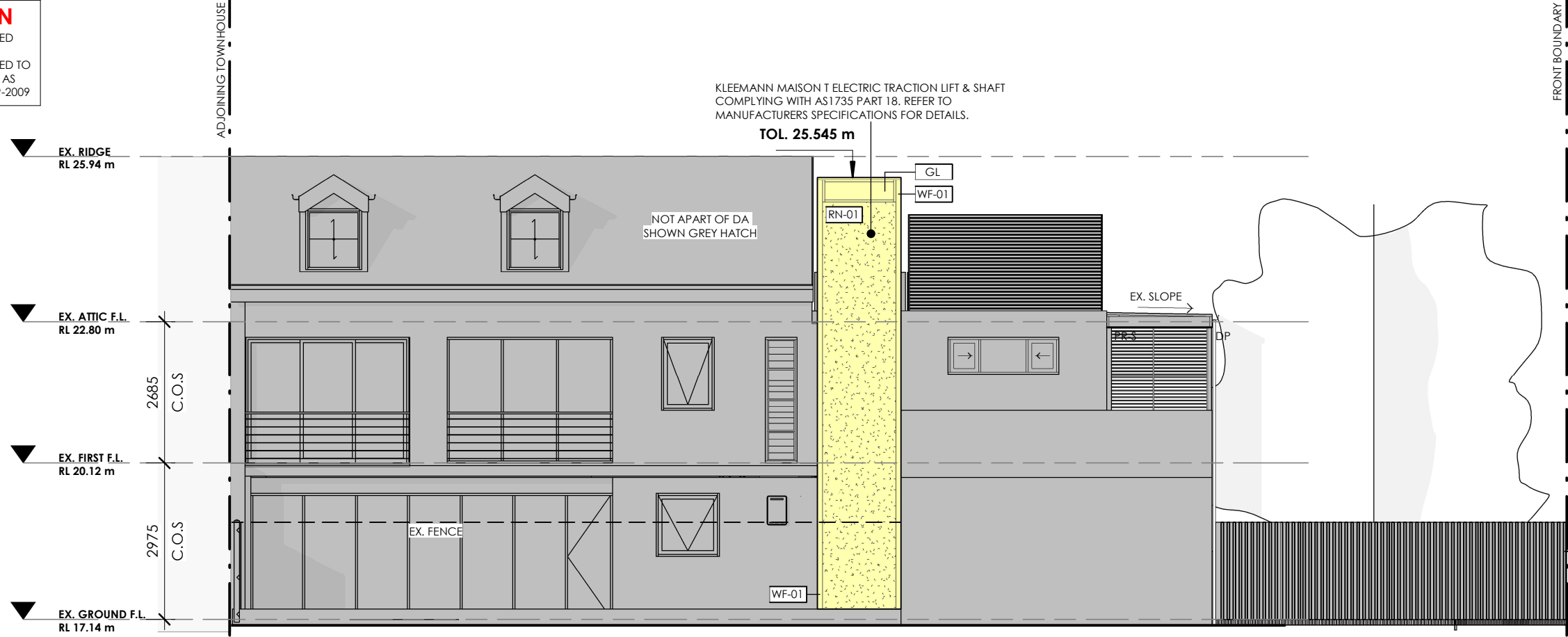
STAGE: DA SUBMISSION

Designed By ADRIAN JOON
Job No: 24023
Page No: DA09
Scale @A3 As indicated
Rev B
Date: 19.05.2025
Drawn By AJ
Amendment LIFT AMENDMENT

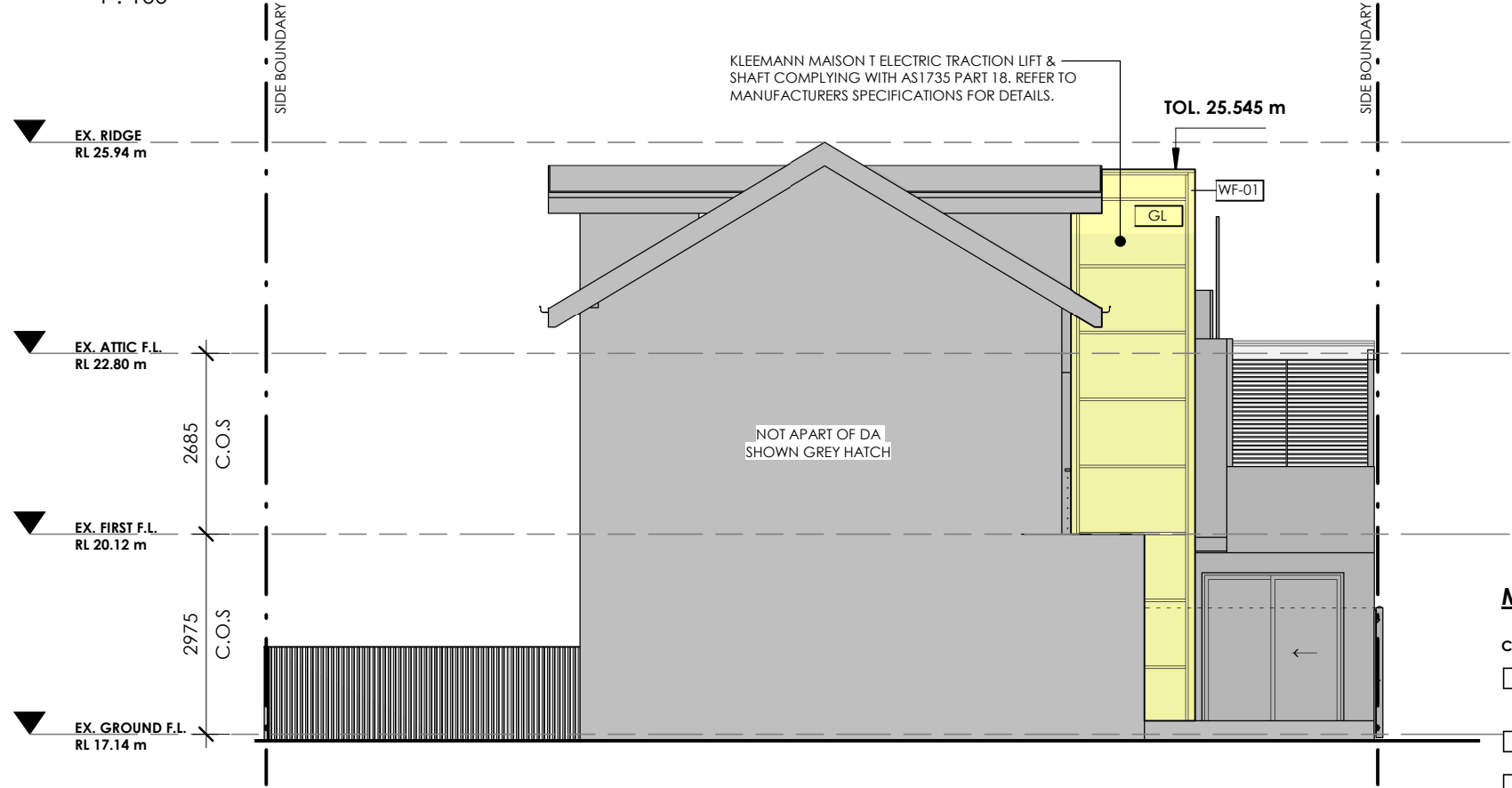


DESIGNED 2 YOU
BUILDING DESIGN

BUSHFIRE PROTECTION
THIS PROPERTY IS **NOT** WITHIN A DESIGNATED BUSHFIRE PRONE AREA.
NO BUSH FIRE PROTECTION SHALL BE PROVIDED TO THE REQUIREMENTS OF THE B.C.A. FOR THE AS DETERMINED IN ACCORDANCE WITH AS 3959-2009



1 NORTH EAST
1 : 100



2 SOUTH EAST
1 : 100

 **northern beaches council**

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2025/0628

MATERIAL SCHEDULE

CODE	ELEMENT	MATERIAL / FINISHES
RN-01	WALL	RENDERED LIGHTWEIGHT WALL. COLOUR: - DULUX - TO MATCH EXISTING
WF-01	WINDOW FRAME DOOR FRAME	PRECOLOURED POWDERCOATED ALUMINIUM COLOUR: - TO MATCH EXISTING
GL	GLASS	CLEAR GLASS

NOTE:
ALL MATERIALS, PRODUCTS AND COLOURS MAY SLIGHTLY VARY ON SITE.

LEGEND

-  TO BE DEMOLISHED
-  EXISTING ELEMENTS
-  PROPOSED ADDITIONS OR ALTERED ELEMENTS
-  EXISTING TREE TO REMAIN
-  TREE TO BE REMOVED



VBA REGISTRATION NO. DP-AD 44217 -
A.B.N: 68 658 673 986
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Adrian Joon
P 0424 350 038
E adrian@designed2you.com.au

ELEVATIONS

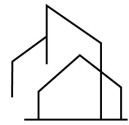
E. NELSON
34 ADDISON ROAD, MANLY NSW 2095
LOT 1 - SP 72298

ADDITIONS & ALTERATIONS

STAGE: DA SUBMISSION

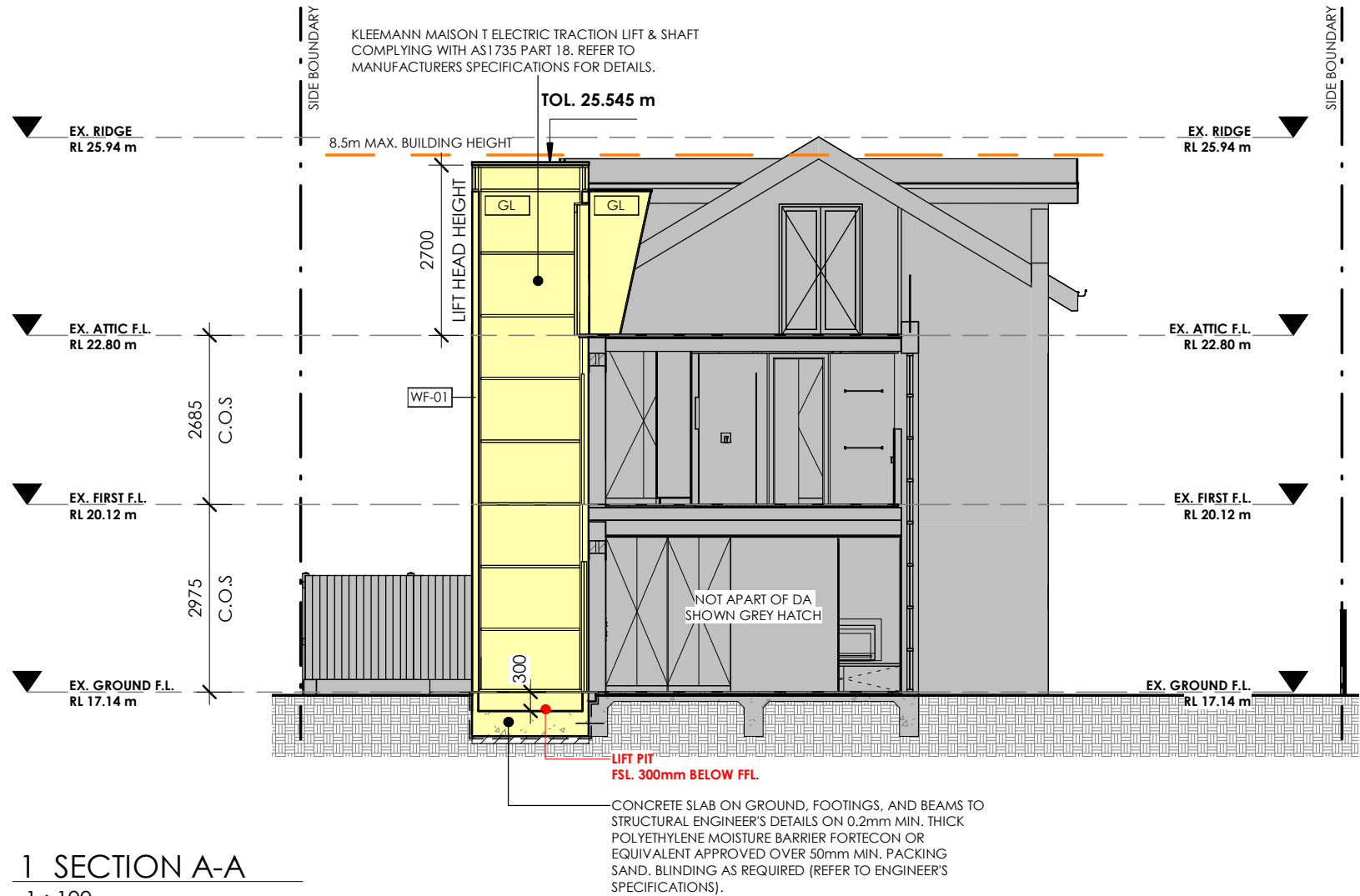
Designed By ADRIAN JOON
Job No: 24023
Page No: DA10
Scale @A3 As indicated

Rev B
Date: 19.05.2025
Drawn By AJ
Amendment LIFT AMENDMENT



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INSULATION NOTES:
PROVISION OF THERMAL INSULATION TO BE PROVIDED AS REQUIRED BY B.C.A. REGULATION F6.2. & BASIX REPORT REFER TO BASIX REPORT FOR DETAILS.

DESIGN REQUIREMENTS AND SPECIFICATION:

CONSTRUCTION	ADDITIONAL INSULATION REQUIRED (R-VALUE)	OTHER SPECIFICATIONS
- CONCRETE SLAB ON GROUND FLOOR	NIL	

NOTE:
- INSULATION SPECIFIED MUST BE INSTALLED IN ACCORDANCE WITH PART 3.12.1.1 OF THE BUILDING CODE OF AUSTRALIA.
- IN SOME CLIMATE ZONES, INSULATION SHOULD BE INSTALLED WITH DUE CONSIDERATION OF CONDENSATION AND ASSOCIATED INTERACTION WITH ADJOINING BUILDING MATERIALS.

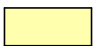


northern
beaches
council

THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2025/0628

- NOTES**
- ALL DRAWINGS SHOULD BE READ IN CONJUNCTION WITH THE FOLLOWING DOCUMENTS:
 - ARCHITECTURAL PLANS AND SPECIFICATIONS,
 - MATERIAL AND FINISHES SCHEDULE, FF&E SCHEDULE,
 - STRUCTURAL AND SERVICES PLANS AND SPECIFICATIONS,
 - ENERGY REPORT,
 - MANUFACTURER'S RECOMMENDATIONS AND INSTALLATION INSTRUCTIONS FOR FINISHES, FIXTURES, AND FITTINGS,
 - RELEVANT CODES AND STANDARDS.
 - ALL CONSTRUCTION WORK MUST COMPLY WITH THE LATEST 'NATIONAL CONSTRUCTION CODE' OF AUSTRALIA AND RECEIVE APPROVAL FROM THE LOCAL AUTHORITY OR BUILDING SURVEYOR.
 - SEWERAGE SYSTEMS MUST BE CONNECTED TO THE DESIGNATED LEGAL DISCHARGE POINTS, AS APPROVED BY THE RELEVANT AUTHORITY.
 - STORMWATER DRAINAGE SYSTEMS MUST BE CONNECTED TO THE AUTHORIZED LEGAL DISCHARGE POINTS, MEETING THE SATISFACTION OF THE RELEVANT AUTHORITY.
 - EXISTING STRUCTURES AND SERVICES MUST BE SAFEGUARDED AT ALL TIMES. ANY DAMAGE CAUSED MUST BE PROMPTLY REPAIRED BY THE BUILDER.
 - REFER TO THE STRUCTURAL AND CIVIL ENGINEER'S SPECIFICATIONS FOR SITE PREPARATION, ROAD DESIGN, DRAINAGE, STORMWATER, AND SEWER CONNECTIONS.
 - DIMENSIONS PROVIDED ARE APPROXIMATE. VERIFY ON-SITE BEFORE MANUFACTURING. SUBMIT SHOP DRAWINGS TO THE DESIGNER FOR REVIEW AND WRITTEN APPROVAL BEFORE PRODUCTION.
 - BUILDING CONTRACTORS ARE REQUIRED TO NOTIFY THE DESIGNER/SUPERINTENDENT OF ANY DISCREPANCIES IN THE DOCUMENTATION AND AWAIT INSTRUCTIONS BEFORE PROCEEDING WITH THE WORK.
 - FLOORING SHOULD EXTEND BENEATH JOINERY INSTALLATIONS.
 - INSTALL ALL DOOR HARDWARE AT A HEIGHT OF 1000MM ABOVE THE FINISHED FLOOR LEVEL (AFL).
 - ENSURE PROPER FALLS IN BATHROOM FLOORS ACCORDING TO AS1428.1 REGULATIONS.
 - ALL DEMOLITION MUST BE CARRIED OUT IN ACCORDANCE WITH A.S 2601-2001.
 - LEVELS INDICATED ON PLAN AND ELEVATIONS ARE FINISHED LEVELS RELATIVE TO THE LEVELS INDICATED ON THE SITE PLAN. REFER TO ENGINEER'S DOCUMENTATION FOR CUT LEVELS DEPENDANT ON FLOOR STRUCTURE.

- LEGEND**
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BUILDING SECTIONS

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LOT 1 - SP 72298

ADDITIONS & ALTERATIONS

STAGE: DA SUBMISSION

Designed By	ADRIAN JOON	Rev	B
Job No:	24023	Date:	19.05.2025
Page No:	DA11	Drawn By	AJ
Scale @A3	As indicated	Amendment	LIFT AMENDMENT



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