

AREA CALCULATIONS

AREA CALCULATIONS	EXISTING	PROPOSED	ALLOWED	COMPLIES
SITE AREA	524 sqm	524 sqm		
GROUND FLOOR GFA	129 sqm	149 sqm		
TOTAL FSR	0.25:1	0.28:1	0.6:1	YES

GENERAL NOTE:

COMPLIANCE
NCC: ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.
BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE

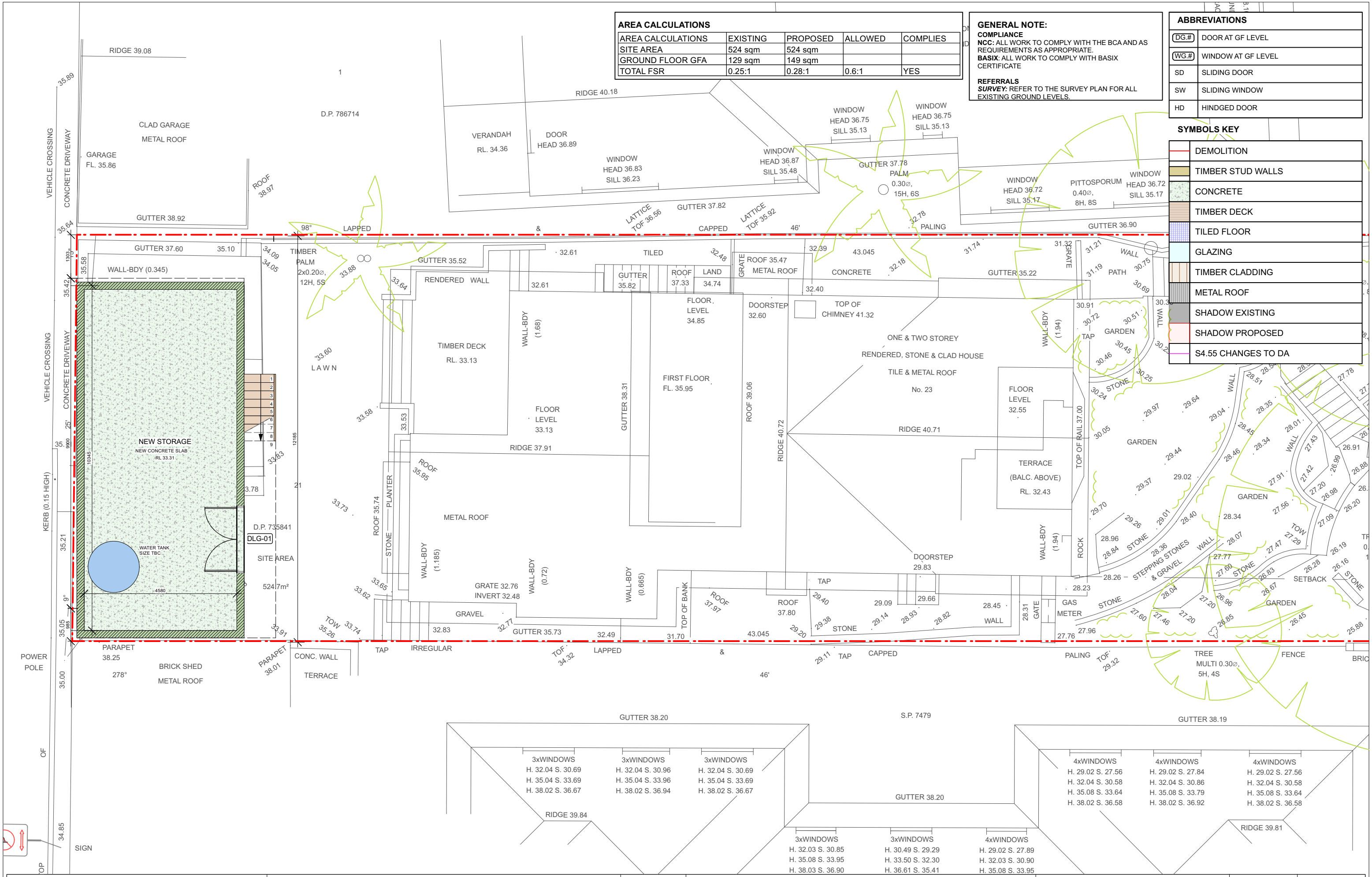
REFERRALS
SURVEY: REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.

ABBREVIATIONS

DG.#	DOOR AT GF LEVEL
WG.#	WINDOW AT GF LEVEL
SD	SLIDING DOOR
SW	SLIDING WINDOW
HD	HINDGED DOOR

SYMBOLS KEY

	DEMOLITION
	TIMBER STUD WALLS
	CONCRETE
	TIMBER DECK
	TILED FLOOR
	GLAZING
	TIMBER CLADDING
	METAL ROOF
	SHADOW EXISTING
	SHADOW PROPOSED
	S4.55 CHANGES TO DA



NOTES
- THIS DRAWING IS FOR THE PURPOSE OF A DEVELOPMENT APPLICATION TO COUNCIL ONLY
- THIS DRAWING IS NOT FOR CONSTRUCTION
- DO NOT SCALE FROM THESE DRAWINGS
- REFER TO SURVEY PLAN FOR ALL EXISTING GROUND LEVELS
- ALL WORK IS TO COMPLY WITH BASIX REQUIREMENTS AS DETAILED IN THE BASIX CERTIFICATE.



amendments:

DATE	REV	DESCRIPTION
13.08.2021	A	DA ISSUE
24.01.2022	B	DA ISSUE
28.04.2023	A	S4.55 ISSUE

PROJECT
23 KANGAROO STREET, MANLY 2095

DATE
28 Apr 2023

REVISION NUMBER:
A

DRAWING TITLE
Proposed Lower Ground Floor Plan

SCALE:
1:100 @ A3

DRAWING NO.
S4.55 110

VIRGINIA KERRIDGE ARCHITECT

g 03 / 59 great buckingham street redfern nsw 2016
ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
info@vk.com.au www.vk.com.au abn 12 083 17 159

AREA CALCULATIONS

AREA CALCULATIONS	EXISTING	PROPOSED	ALLOWED	COMPLIES
SITE AREA	524 sqm	524 sqm		
GROUND FLOOR GFA	129 sqm	149 sqm		
TOTAL FSR	0.25:1	0.28:1	0.6:1	YES

GENERAL NOTE:

COMPLIANCE

NCC: ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.

BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE

REFERRALS

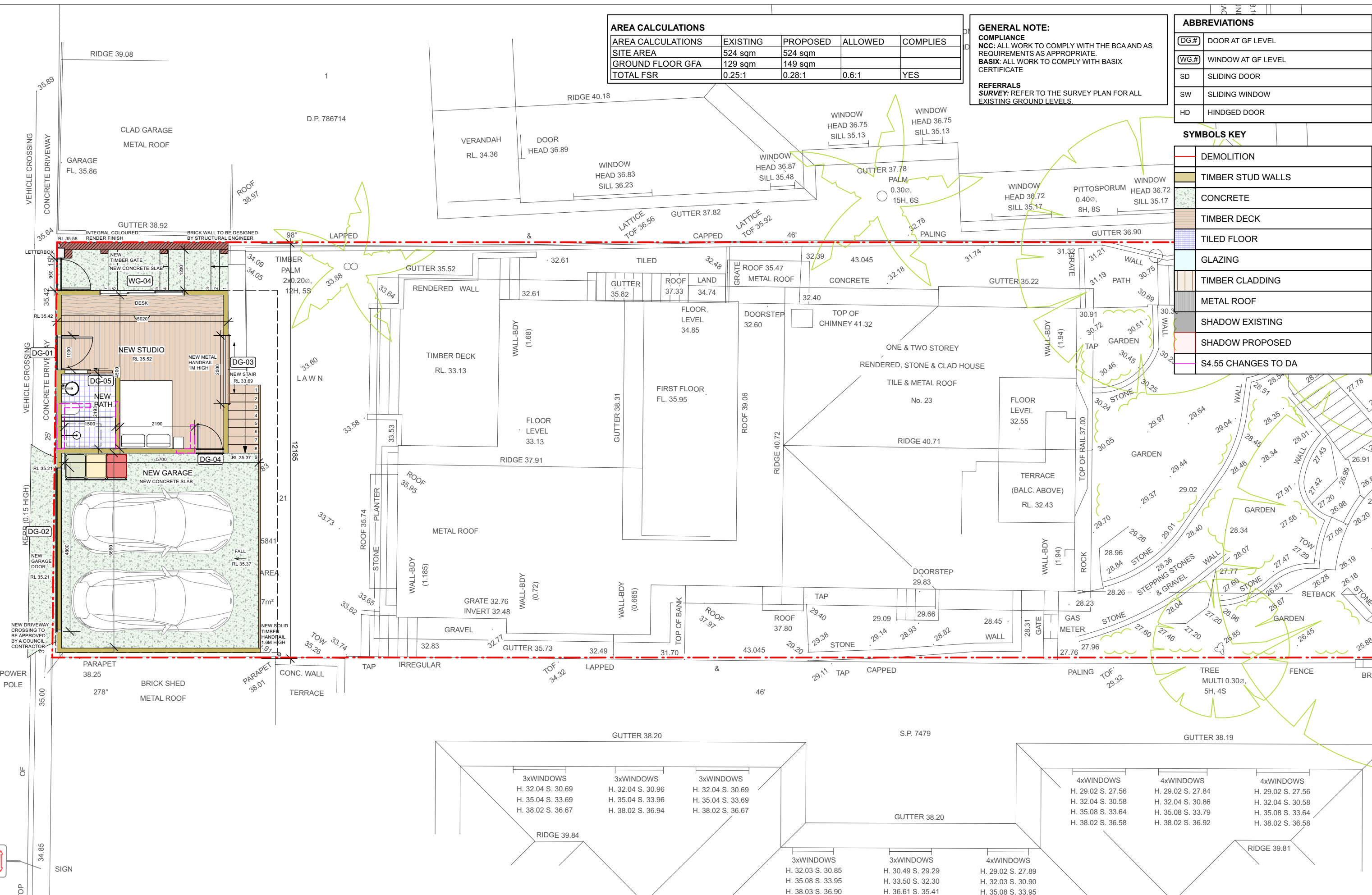
SURVEY: REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.

ABBREVIATIONS

DG.#	DOOR AT GF LEVEL
WG.#	WINDOW AT GF LEVEL
SD	SLIDING DOOR
SW	SLIDING WINDOW
HD	HINDGED DOOR

SYMBOLS KEY

	DEMOLITION
	TIMBER STUD WALLS
	CONCRETE
	TIMBER DECK
	TILED FLOOR
	GLAZING
	TIMBER CLADDING
	METAL ROOF
	SHADOW EXISTING
	SHADOW PROPOSED
	S4.55 CHANGES TO DA



VIRGINIA KERRIDGE ARCHITECT

g 03 / 59 great buckingham street redfern nsw 2016
ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
info@vk.com.au www.vk.com.au abn 12 083 17 159

NOTES

- THIS DRAWING IS FOR THE PURPOSE OF A DEVELOPMENT APPLICATION TO COUNCIL ONLY
- THIS DRAWING IS NOT FOR CONSTRUCTION
- DO NOT SCALE FROM THESE DRAWINGS
- REFER TO SURVEY PLAN FOR ALL EXISTING GROUND LEVELS
- ALL WORK IS TO COMPLY WITH BASIX REQUIREMENTS AS DETAILED IN THE BASIX CERTIFICATE.



amendments:

DATE	REV	DESCRIPTION
13.08.2021	A	DA ISSUE
24.01.2022	B	DA ISSUE
28.04.2023	A	S4.55 ISSUE

PROJECT

23 KANGAROO STREET, MANLY 2095

DRAWING TITLE

Proposed Ground Floor Plan

DATE

28 Apr 2023

SCALE

1:100 @ A3

REVISION NUMBER

A

DRAWING NO

S4.55 120

AREA CALCULATIONS

AREA CALCULATIONS	EXISTING	PROPOSED	ALLOWED	COMPLIES
SITE AREA	524 sqm	524 sqm		
GROUND FLOOR GFA	129 sqm	149 sqm		
TOTAL FSR	0.25:1	0.28:1	0.6:1	YES

GENERAL NOTE:

COMPLIANCE
NCC: ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.
BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE

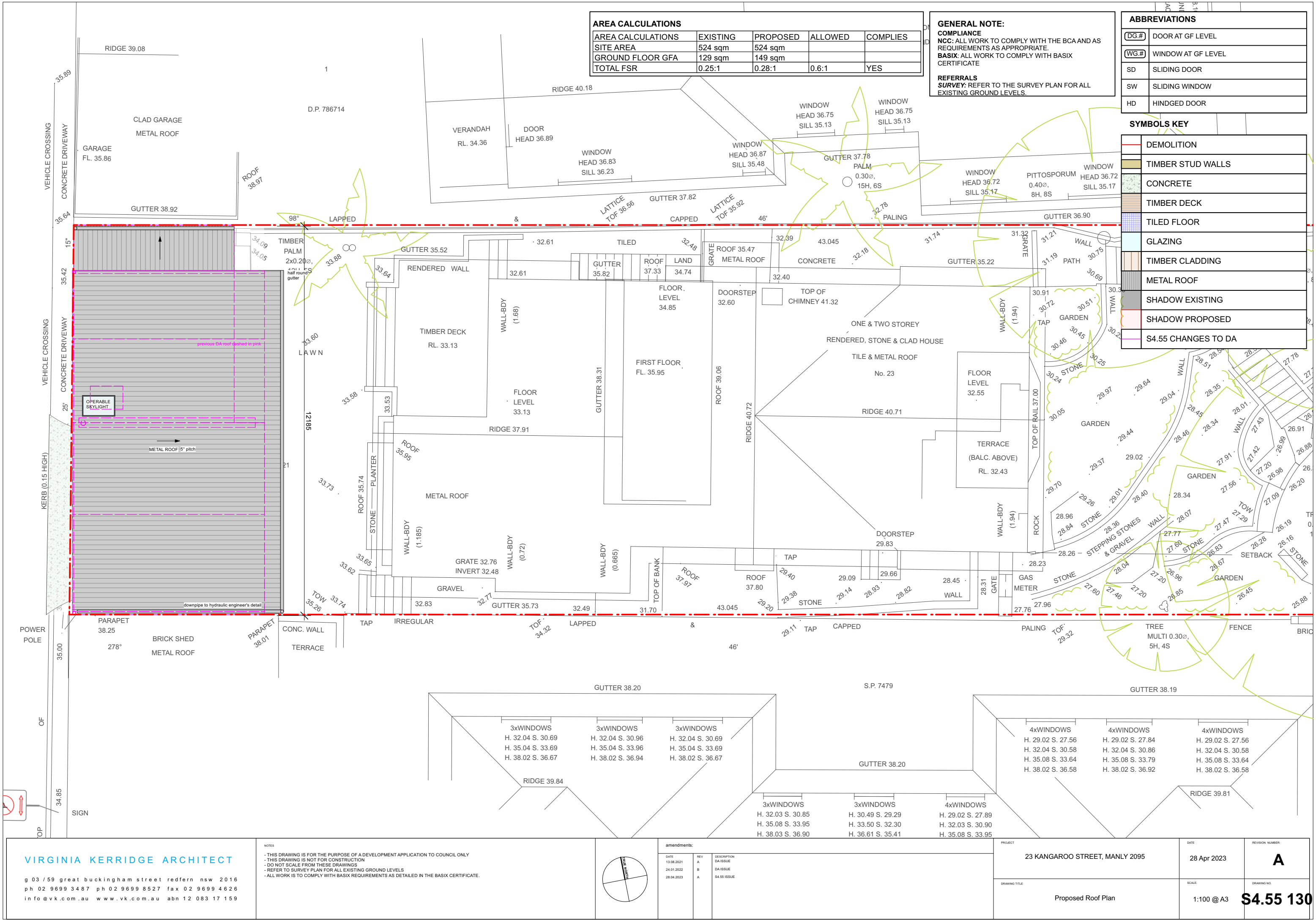
REFERRALS
SURVEY: REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.

ABBREVIATIONS

(DG.#)	DOOR AT GF LEVEL
(WG.#)	WINDOW AT GF LEVEL
SD	SLIDING DOOR
SW	SLIDING WINDOW
HD	HINDGED DOOR

SYMBOLS KEY

	DEMOLITION
	TIMBER STUD WALLS
	CONCRETE
	TIMBER DECK
	TILED FLOOR
	GLAZING
	TIMBER CLADDING
	METAL ROOF
	SHADOW EXISTING
	SHADOW PROPOSED
	S4.55 CHANGES TO DA



VIRGINIA KERRIDGE ARCHITECT

g 03 / 59 great buckingham street redfern nsw 2016
ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
info@vk.com.au www.vk.com.au abn 12 083 17 159

NOTES

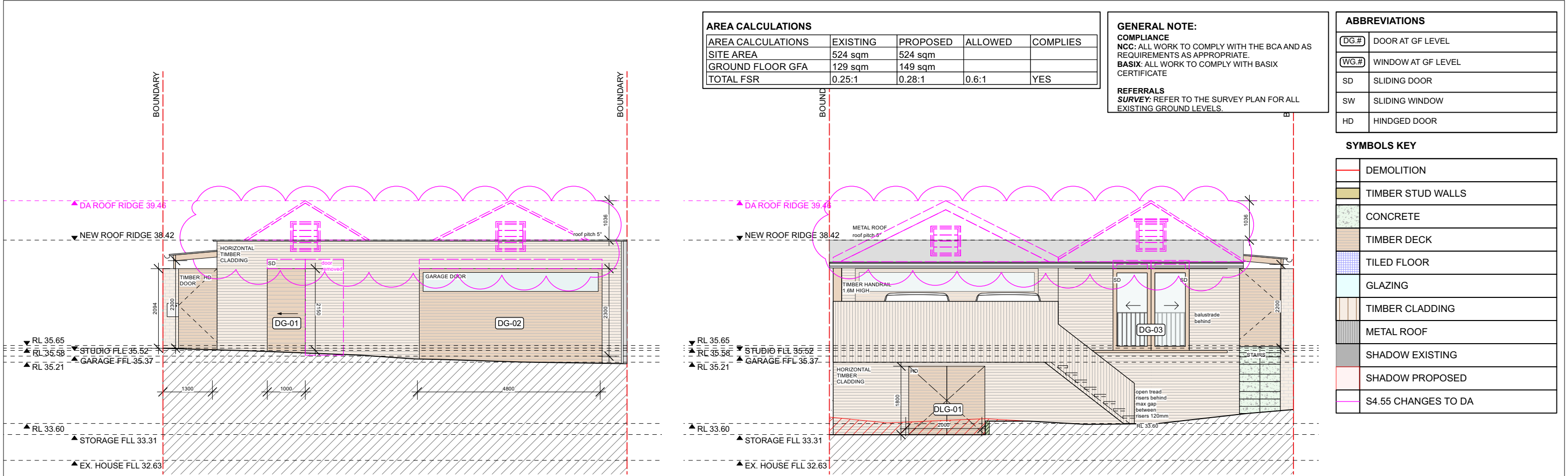
- THIS DRAWING IS FOR THE PURPOSE OF A DEVELOPMENT APPLICATION TO COUNCIL ONLY
- THIS DRAWING IS NOT FOR CONSTRUCTION
- DO NOT SCALE FROM THESE DRAWINGS
- REFER TO SURVEY PLAN FOR ALL EXISTING GROUND LEVELS
- ALL WORK IS TO COMPLY WITH BASIX REQUIREMENTS AS DETAILED IN THE BASIX CERTIFICATE.



amendments:

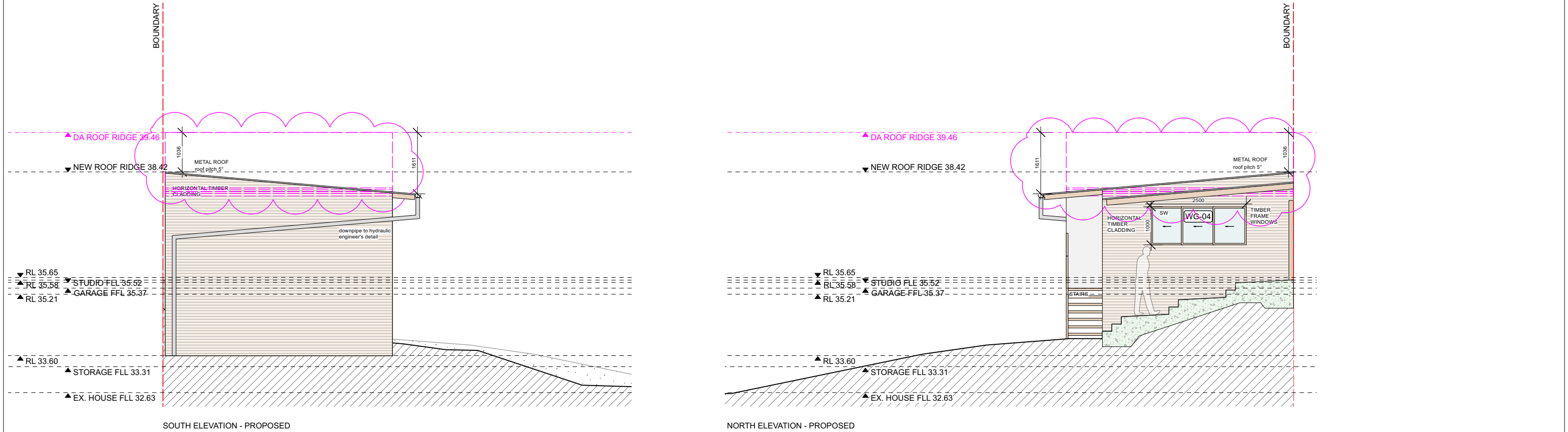
DATE	REV	DESCRIPTION
13.08.2021	A	DA ISSUE
24.01.2022	B	DA ISSUE
28.04.2023	A	S4.55 ISSUE

PROJECT	23 KANGAROO STREET, MANLY 2095	DATE	28 Apr 2023	REVISION NUMBER	A
DRAWING TITLE	Proposed Roof Plan	SCALE	1:100 @ A3	DRAWING NO	S4.55 130



WEST ELEVATION - PROPOSED

EAST ELEVATION - PROPOSED



AREA CALCULATIONS

AREA CALCULATIONS	EXISTING	PROPOSED	ALLOWED	COMPLIES
SITE AREA	524 sqm	524 sqm		
GROUND FLOOR GFA	129 sqm	149 sqm		
TOTAL FSR	0.25:1	0.28:1	0.6:1	YES

GENERAL NOTE:

COMPLIANCE

NCC: ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.

BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE

REFERRALS

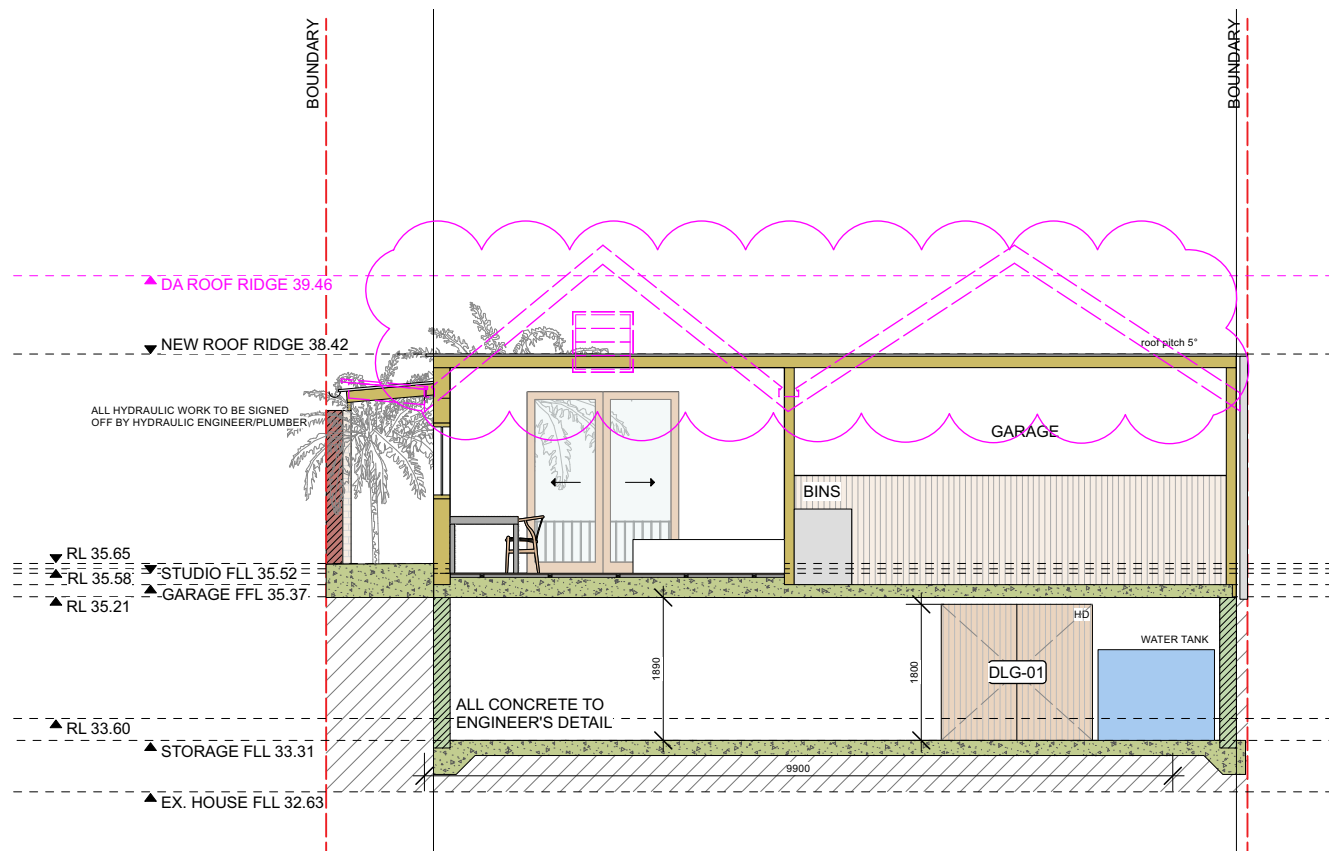
SURVEY: REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.

ABBREVIATIONS

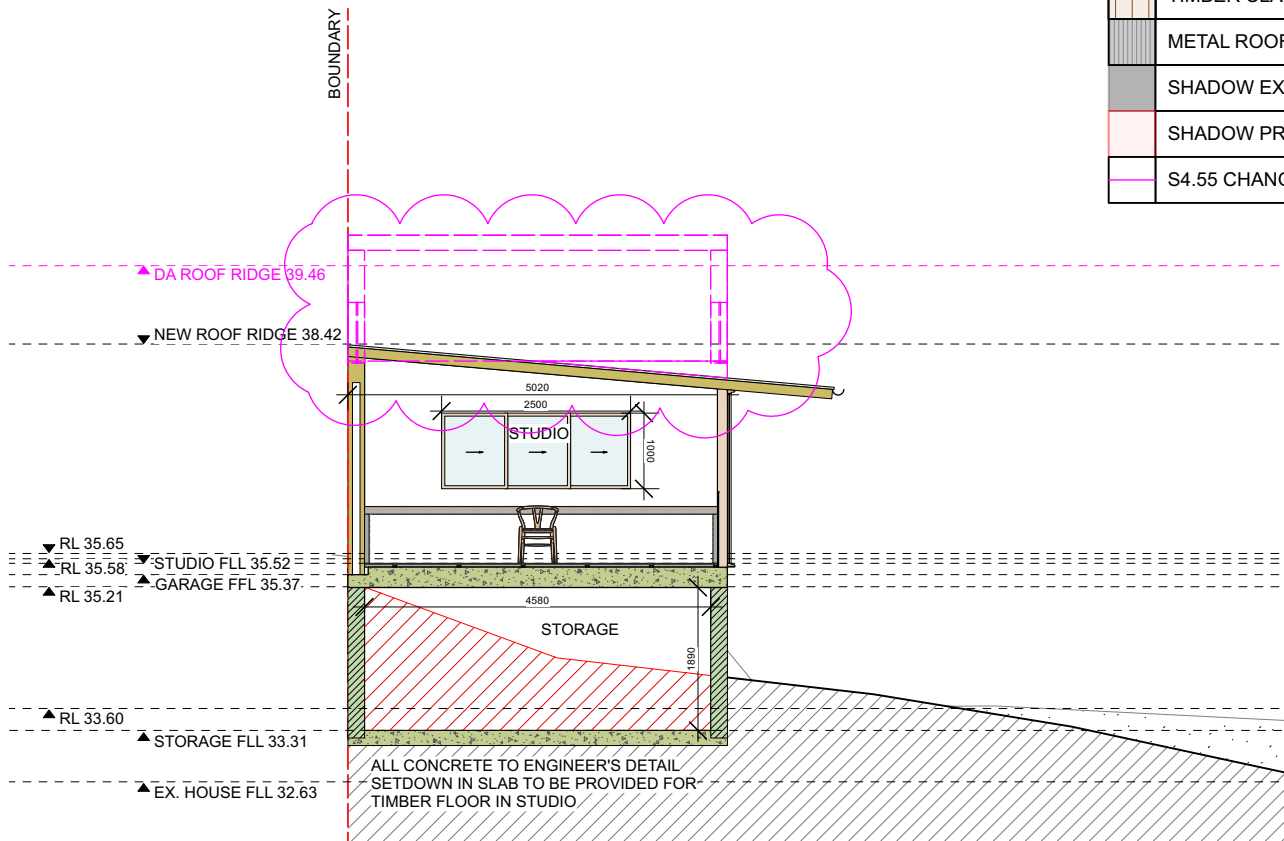
(DG.#)	DOOR AT GF LEVEL
(WG.#)	WINDOW AT GF LEVEL
SD	SLIDING DOOR
SW	SLIDING WINDOW
HD	HINDGED DOOR

SYMBOLS KEY

	DEMOLITION
	TIMBER STUD WALLS
	CONCRETE
	TIMBER DECK
	TILED FLOOR
	GLAZING
	TIMBER CLADDING
	METAL ROOF
	SHADOW EXISTING
	SHADOW PROPOSED
	S4.55 CHANGES TO DA



SECTION AA



SECTION BB

VIRGINIA KERRIDGE ARCHITECT

g 03 / 59 great buckingham street redfern nsw 2016
ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
info@vk.com.au www.vk.com.au abn 12 083 17 159

NOTES

- THIS DRAWING IS FOR THE PURPOSE OF A DEVELOPMENT APPLICATION TO COUNCIL ONLY
- THIS DRAWING IS NOT FOR CONSTRUCTION
- DO NOT SCALE FROM THESE DRAWINGS
- REFER TO SURVEY PLAN FOR ALL EXISTING GROUND LEVELS
- ALL WORK IS TO COMPLY WITH BASIX REQUIREMENTS AS DETAILED IN THE BASIX CERTIFICATE.



amendments:

DATE	REV	DESCRIPTION
13.08.2021	A	DA ISSUE
24.01.2022	B	DA ISSUE
28.04.2023	A	S4.55 ISSUE

PROJECT

23 KANGAROO STREET, MANLY 2095

DATE

28 Apr 2023

REVISION NUMBER:

A

DRAWING TITLE

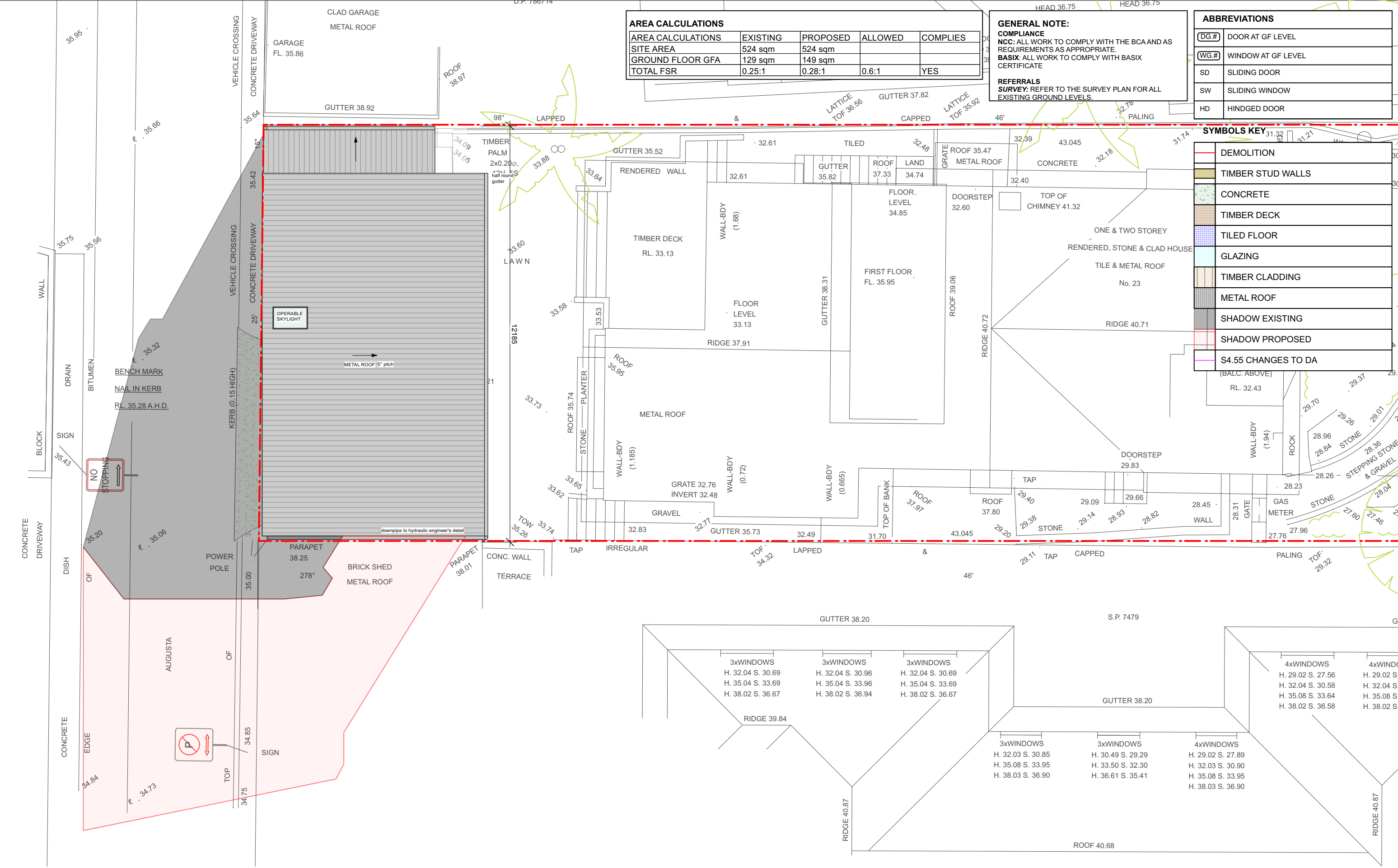
Proposed Sections

SCALE:

1:100 @ A3

DRAWING NO.

S4.55 300



VIRGINIA KERRIDGE ARCHITECT

g 03 / 59 great buckingham street redfern nsw 2016
ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
info@vk.com.au www.vk.com.au abn 12 083 17 159

NOTES

- THIS DRAWING IS FOR THE PURPOSE OF A DEVELOPMENT APPLICATION TO COUNCIL ONLY
- THIS DRAWING IS NOT FOR CONSTRUCTION
- DO NOT SCALE FROM THESE DRAWINGS
- REFER TO SURVEY PLAN FOR ALL EXISTING GROUND LEVELS
- ALL WORK IS TO COMPLY WITH BASIX REQUIREMENTS AS DETAILED IN THE BASIX CERTIFICATE.



amendments:

DATE	REV	DESCRIPTION
13.08.2021	A	DA ISSUE
24.01.2022	B	DA ISSUE
28.04.2023	A	S4.55 ISSUE

23 KANGAROO STREET, MANLY 2095

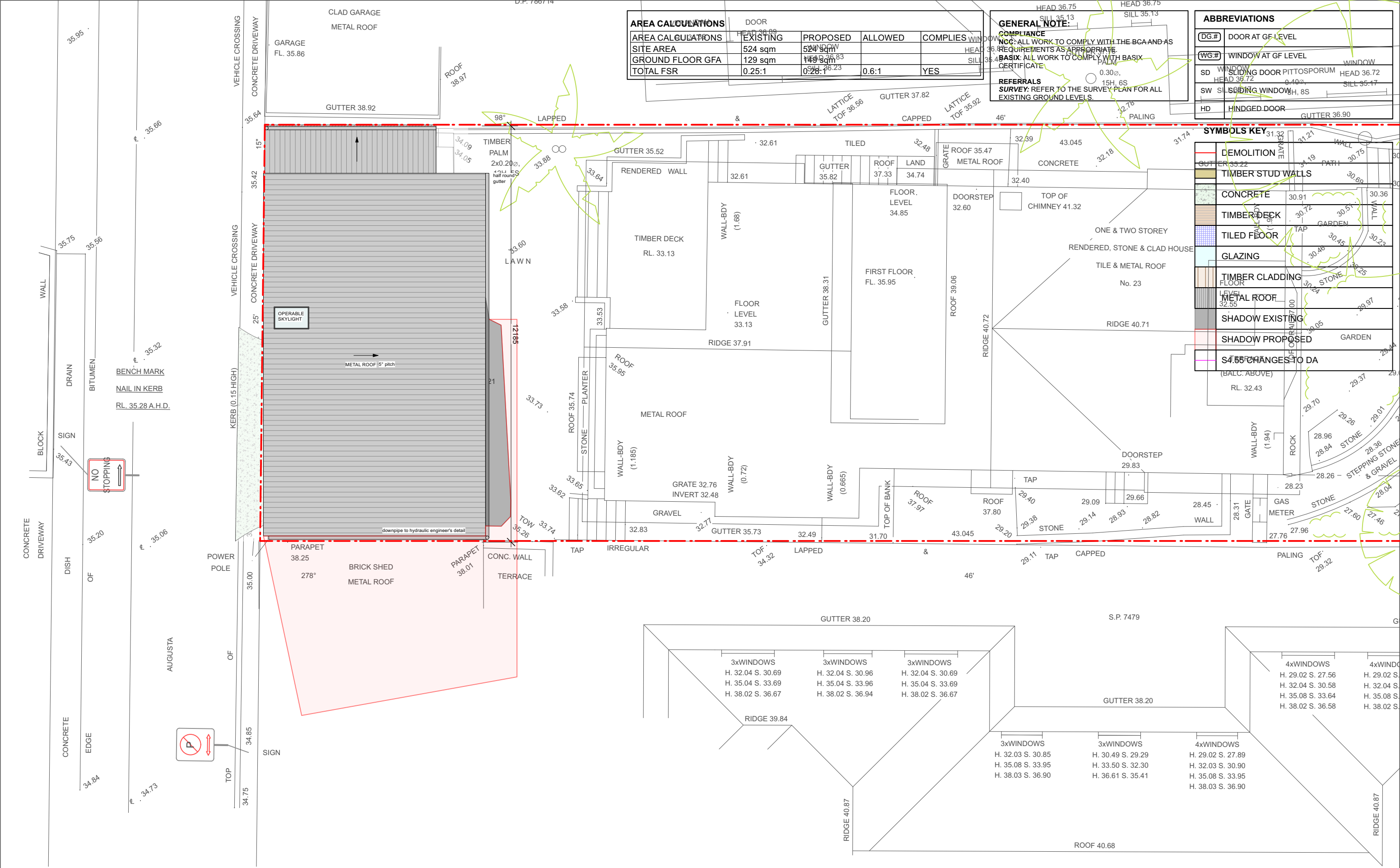
Proposed Shadow June 9am

DATE
28 Apr 2023

SCALE:
1:100 @ A3

REVISION NUMBER:
A

DRAWING NO.
S4.55 504



VIRGINIA KERRIDGE ARCHITECT

g 03 / 59 great buckingham street redfern nsw 2016
ph 02 9699 3487 ph 02 9699 8527 fax 02 9699 4626
info@vk.com.au www.vk.com.au abn 12 083 17 159

- NOTES
- THIS DRAWING IS FOR THE PURPOSE OF A DEVELOPMENT APPLICATION TO COUNCIL ONLY
 - THIS DRAWING IS NOT FOR CONSTRUCTION
 - DO NOT SCALE FROM THESE DRAWINGS
 - REFER TO SURVEY PLAN FOR ALL EXISTING GROUND LEVELS
 - ALL WORK IS TO COMPLY WITH BASIX REQUIREMENTS AS DETAILED IN THE BASIX CERTIFICATE.



amendments:

DATE	REV	DESCRIPTION
13.08.2021	A	DA ISSUE
24.01.2022	B	DA ISSUE
28.04.2023	A	S4.55 ISSUE

23 KANGAROO STREET, MANLY 2095

DATE
28 Apr 2023

REVISION NUMBER:
A

DRAWING TITLE

Proposed Shadow June 12pm

SCALE:

1:100 @ A3

DRAWING NO.

S4.55 505

