

Rapid Plans www.rapidplans.com.au
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Email: gregg@rapidplans.com.au



BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



ACCREDITED
BUILDING DESIGNER

Alterations & Additions To Existing Residence

For Fe Design- Felton

180 Pittwater Road Manly

Lot 1 D.P.966254

Project Number: RP0425FEL

DRAWING No.	DESCRIPTION	REV	ISSUED DATE
DA1000	Cover Sheet	-	- 15-9-2025
DA1001	A4 NOTIFICATION PLAN	-	- 15-9-2025
DA1002	SITE SURVEY	-	- 15-9-2025
DA1003	SITE PLAN	-	- 15-9-2025
DA1004	Existing Ground Floor Plan	-	- 15-9-2025
DA1005	Existing First Floor Plan	-	- 15-9-2025
DA1006	Existing Roof Plan	-	- 15-9-2025
DA1007	Demolition Ground Floor Plan	-	- 15-9-2025
DA1008	Demolition First Floor Plan	-	- 15-9-2025
DA1009	Demolition Roof Plan	-	- 15-9-2025
DA1010	Excavation & Fill Plan	-	- 15-9-2025
DA1011	Landscape Open Space Plan Existing	-	- 15-9-2025
DA1012	Landscape Open Space Plan Proposed	-	- 15-9-2025
DA1013	Landscape Plan	-	- 15-9-2025
DA1014	Sediment & Erosion Plan	-	- 15-9-2025
DA1015	Waste Management Plan	-	- 15-9-2025
DA1016	Stormwater Plan	-	- 15-9-2025
DA1017	Floor Space Ratio Calculation	-	- 15-9-2025
DA2001	GROUND FLOOR	-	- 15-9-2025
DA2002	FIRST FLOOR	-	- 15-9-2025
DA2003	ROOF	-	- 15-9-2025
DA3000	SECTION 1	-	- 15-9-2025
DA3001	SECTION 2	-	- 15-9-2025
DA3002	SECTION POOL	-	- 15-9-2025
DA4000	ELEVATIONS 1	-	- 15-9-2025
DA4001	ELEVATIONS 2	-	- 15-9-2025
DA5000	PERSPECTIVE	-	- 15-9-2025
DA5001	MATERIAL & COLOUR SAMPLE BOARD	-	- 15-9-2025
DA5002	SHADOW PLAN 21st June 9am	-	- 15-9-2025
DA5003	SHADOW PLAN 21st June 12pm	-	- 15-9-2025
DA5004	SHADOW PLAN 21st June 3pm	-	- 15-9-2025
DA5005	WALL ELEVATION SHADOWS	-	- 15-9-2025



BASIX™ Certificate

Building Sustainability Index
www.planningportal.nsw.gov.au/development-and-assessment/basix

Alterations and Additions

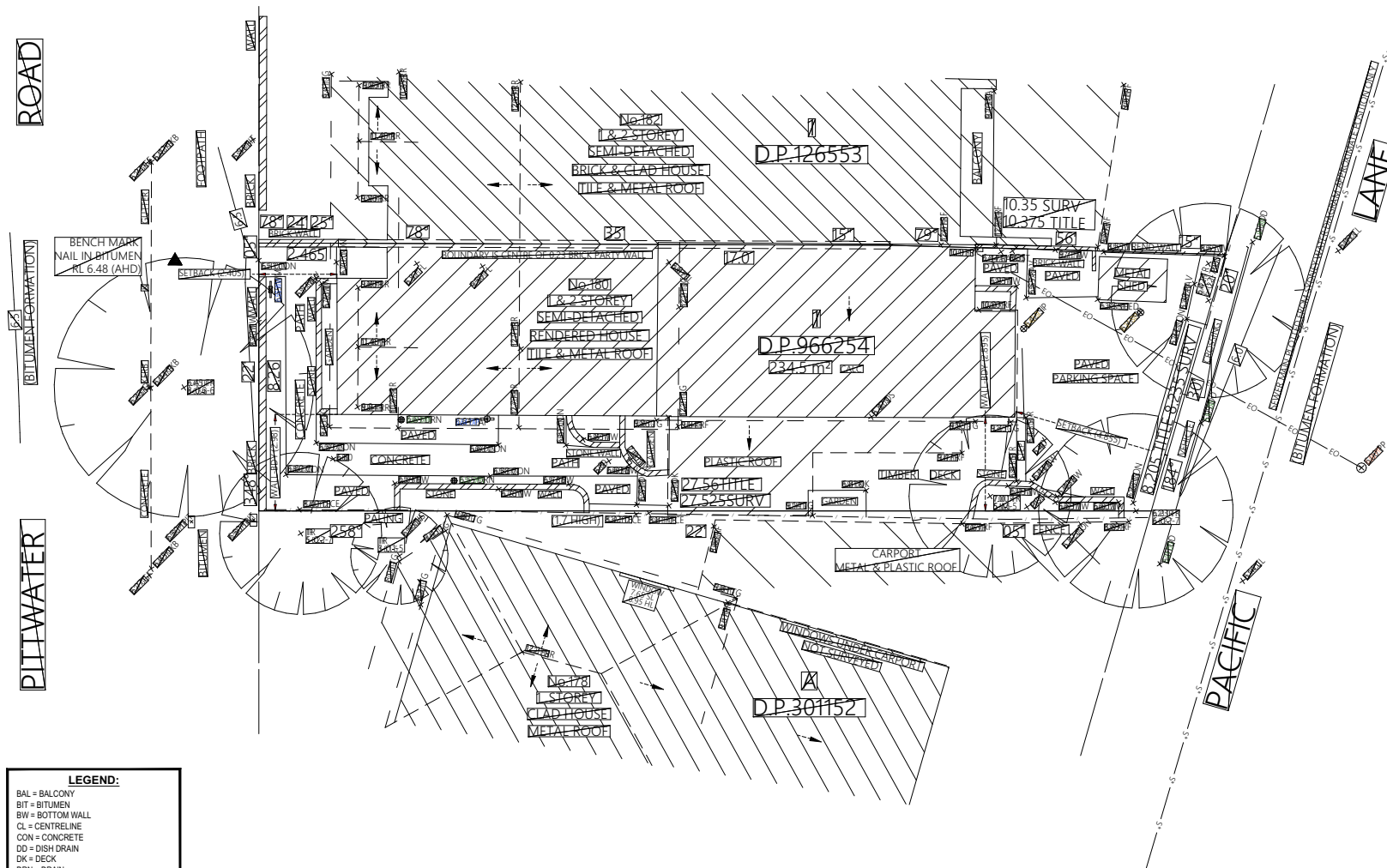
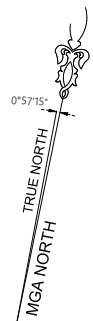
Certificate number: A1812920

This certificate confirms that the proposed development will meet the NSW government's requirements for sustainability, if it is built in accordance with the commitments set out below. Terms used in this certificate, or in the commitments, have the meaning given by the document entitled "BASIX Definitions" dated 10/09/2020 published by the Department. This document is available at www.planningportal.nsw.gov.au/definitions

Secretary
Date of issue: Monday, 15 September 2025
To be valid, this certificate must be lodged within 3 months of the date of issue.



Project address	
Project name	Bruzzano-Felton
Street address	180 PITTWATER Road MANLY 2095
Local Government Area	Northern Beaches Council
Plan type and number	Deposited Plan DP966254
Lot number	1
Section number	-
Project type	
Dwelling type	Dwelling house (attached)
Type of alteration and addition	The estimated development cost for my renovation work is \$50,000 or more, and does not include a pool (and/or spa).
N/A	N/A
Certificate Prepared by (please complete before submitting to Council or PCA)	
Name / Company Name: RAPID PLANS PTY LTD	
ABN (if applicable): 43150064592	



LEGEND:

BAL	= BALCONY
BIT	= BITUMEN
BW	= BOTTOM WALL
CL	= CENTRELINE
CON	= CONCRETE
DD	= DISH DRAIN
DK	= DECK
DRN	= DRAIN
DS	= DOOR SILL LEVEL
FL	= FLOOR LEVEL
GF	= GUTTER LEVEL
HL	= HOOD LEVEL
NS	= NATURAL SURFACE
PAV	= PAVING
PP	= POWER POLE
RF	= TOP OF ROOF
RR	= ROOF RIDGE
SIP	= SEWER INSPECTION PIT
SL	= SILL LEVEL
STR	= STAIRS
TGCE	= TOP OF FENCE
TG	= TOP OF GUTTER
TKB	= TOP OF KERB
TRPT	= TELSTRA PIT
TR	= TREE
TW	= TOP OF WALL
WM	= WATER METER
EO	= ELECTRICITY OVERHEAD
S	= SEWER UNDERGROUND
TREE SPREAD-DIAMETER-HEIGHT	
M = MULTIPLE TRUNKS	

1 SURVEY PLAN
1:200

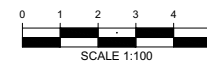
TITLE INDICATES THAT LOT 1 IN D.P.966254 IS SUBJECT TO:
- LAND EXCLUDES MINERALS AND IS SUBJECT TO RESERVATIONS AND
CONDITIONS IN FAVOUR OF THE CROWN - SEE CROWN GRANT(S).

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.
- PARTY WALLS HAVE BEEN PLOTTED TO TITLE DIAGRAM DIMENSIONS. PARTY WALL THICKNESS CAN BE CONFIRMED BY INTERNAL SURVEY.
- 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 DEAN FELTON.
- 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.byda.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.

MARK REID
REGISTERED SURVEYOR BOSSI NUMBER 183

1	FIRST ISSUE	11/06/2024



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

VERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 785
R.L. 6.331 (CLASS LB)
SOURCE: S.C.I.M.S. (24/05/2024)

CLIENT:

DEAN FELTON

LGA: NORTHERN BEACHES

BOUNDARY IDENTIFICATION AND DETAIL & LEVEL SURVEY OVER LOT 1 IN DP966254 No.180 PITTWATER ROAD MANLY, NSW, 2095



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 HC	DRAWN GP	CHECKED HC	APPROVED RM
SURVEY INSTRUCTION 23496	SCALE 1:100@A1	DATE OF SURVEY 3/06/2024	
DRAWING NAME 23496detail	SHEET 1 OF 1	ISSUE 1	
CAD FILE 23496detail 1.dwg			

FE DESIGN
INTERIORS

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

DRAWING TITLE :

SITE AND LOCATION
SITE SURVEY

PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE:
15-9-2025
DRAWING NO.
DA1002

Fixtures and systems
Lighting
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.
Fixtures
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
floor above existing dwelling or building.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: cavity brick	nil	
flat ceiling, flat roof: framed	ceiling: R0.58 (up), roof: foil backed blanket (100 mm)	dark (solar absorbance > 0.70)



DA APPLICATION ONLY
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Rapid Plans
Building Design and Architectural Drafting

180 Pittwater Road Manly
PO Box 6239 Pittwater NSW 1555
Tel: (02) 9350-8845 Mobile: 0414-946-024
Email: info@rapidplans.com.au

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bdaa
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA

bdaa
ACCREDITED
BUILDING DESIGNER

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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

NOTES
180 Pittwater Road Manly is zoned R3-Medium Density Residential
180 Pittwater Road Manly is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in ShadedBlue
Construction
Concrete & Timber Floors, Cladded & Masonry Walls
Roof Sheet Metal to have R0.38 Insulation
Insulation to External Cladded & Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1884
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of a full Construction Certificate drawings by Rapid Plans.

Basic Certificate Number A1812020
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gorgola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	234.5m2	Yes
Housing Density (dwelling/m2)	1	Yes
Max Wall Ht Above Nat. GL	6.5m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Variation
Min. side bdy setback (Min.)	1.867m	Yes
Floor Space Ratio (Max 0.6:1)	0.87:1	Variation
% of open space (55% min)	24%	Variation
Impervious area (m2)	76%	Variation
Maximum cut into gnd (m)	1.6m	Yes
Maximum depth of fill (m)	0.3m	Yes
No. of car spaces provided	1	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North

Drawn | Checked GBJ
Plot Date: 15/09/2025
Project NO.: RP04225FEL
Project Status DA

Client Fe Design- Felton

Site: 180 Pittwater Road Manly

DRAWING TITLE :
SITE PLAN

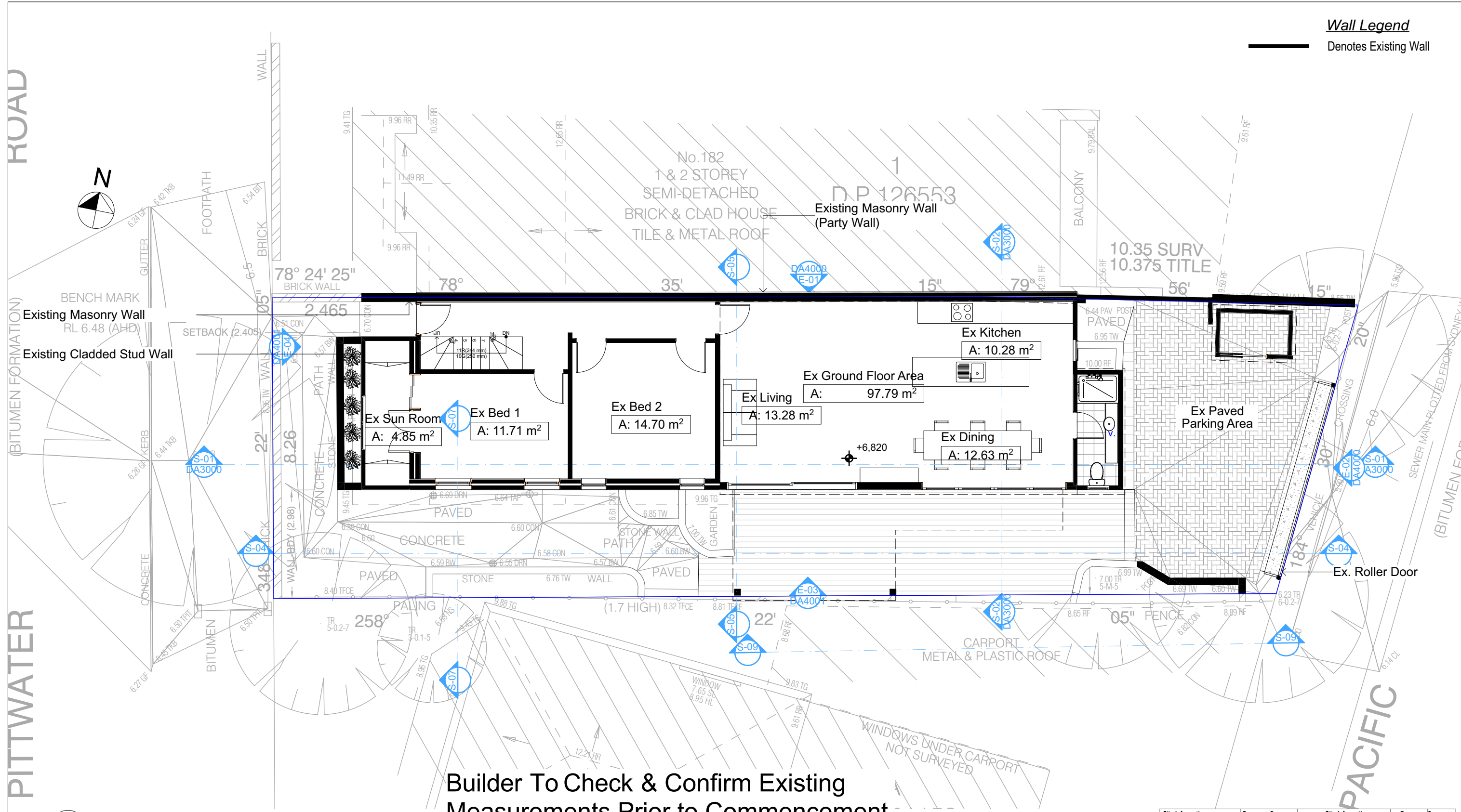
PROJECT NAME :
Alterations & Additions

REVISION NO. DATE
- 15-9-2025
DRAWING NO.
DA1003

Plot Date: 15/09/2025
Sheet Size: A3

Wall Legend

Denotes Existing Wall



Builder To Check & Confirm Existing Measurements Prior to Commencement

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
180 Pittwater Road Manly is zoned R3- Medium Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
180 Pittwater Road Manly is not considered a heritage item
Certifying
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Construction
Concrete & Timber Floors, Cladded & Masonry Walls
Roof Sheet Metal to have R0.58 Insulation
Insulation to External Cladded & Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
Basix
Basix Certificate Number A1812920
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,



Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	234.5m2	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m2)	1	Yes	% of open space (55% min)	24%	Variation
Max Wall Ht Above Nat. GL	6.5m	Yes	Impervious area (m2)	76%	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1.6m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	0.3m	Yes
Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
Min. side bdy setback (Min.)	1.867m	Yes			

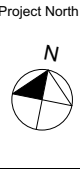


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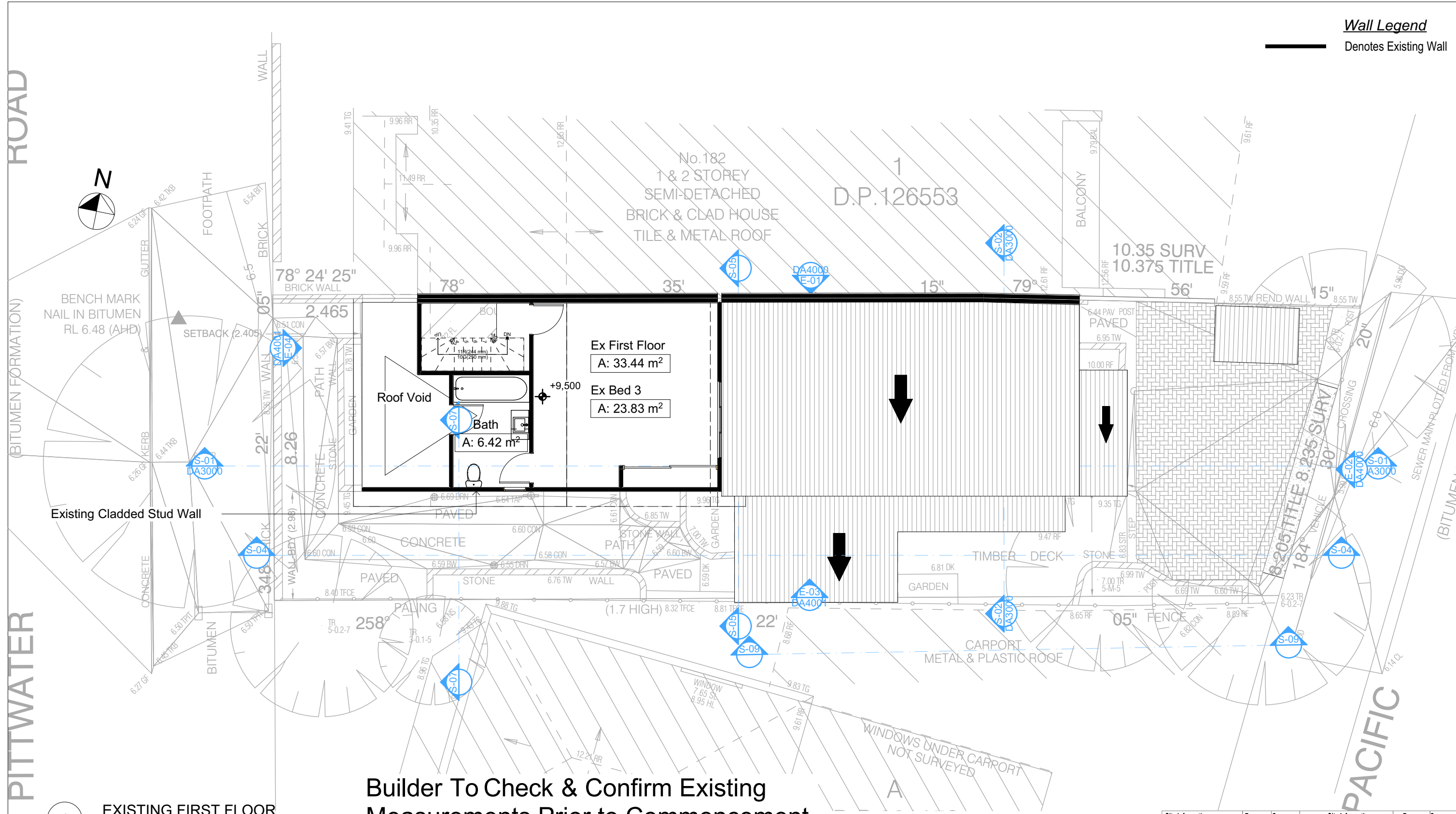
Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status
Client
Site:
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Existing Ground Floor Plan
PROJECT NAME :
Alterations & Additions

REVISION NO.
DATE:
15-9-2025
DRAWING NO.
DA1004



Builder To Check & Confirm Existing Measurements Prior to Commencement

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
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All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
180 Pittwater Road Manly is not considered a heritage item

Certifying
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Construction
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Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

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Min. side bdy setback (Min.)	1.867m	Yes			

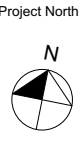


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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

Client
Site:

Sheet Size: A3

GBJ
15/09/2025
RP0425FEL
DA

Fe Design- Felton
180 Pittwater Road Manly

DRAWING TITLE :
SITE AND LOCATION
Existing First Floor Plan

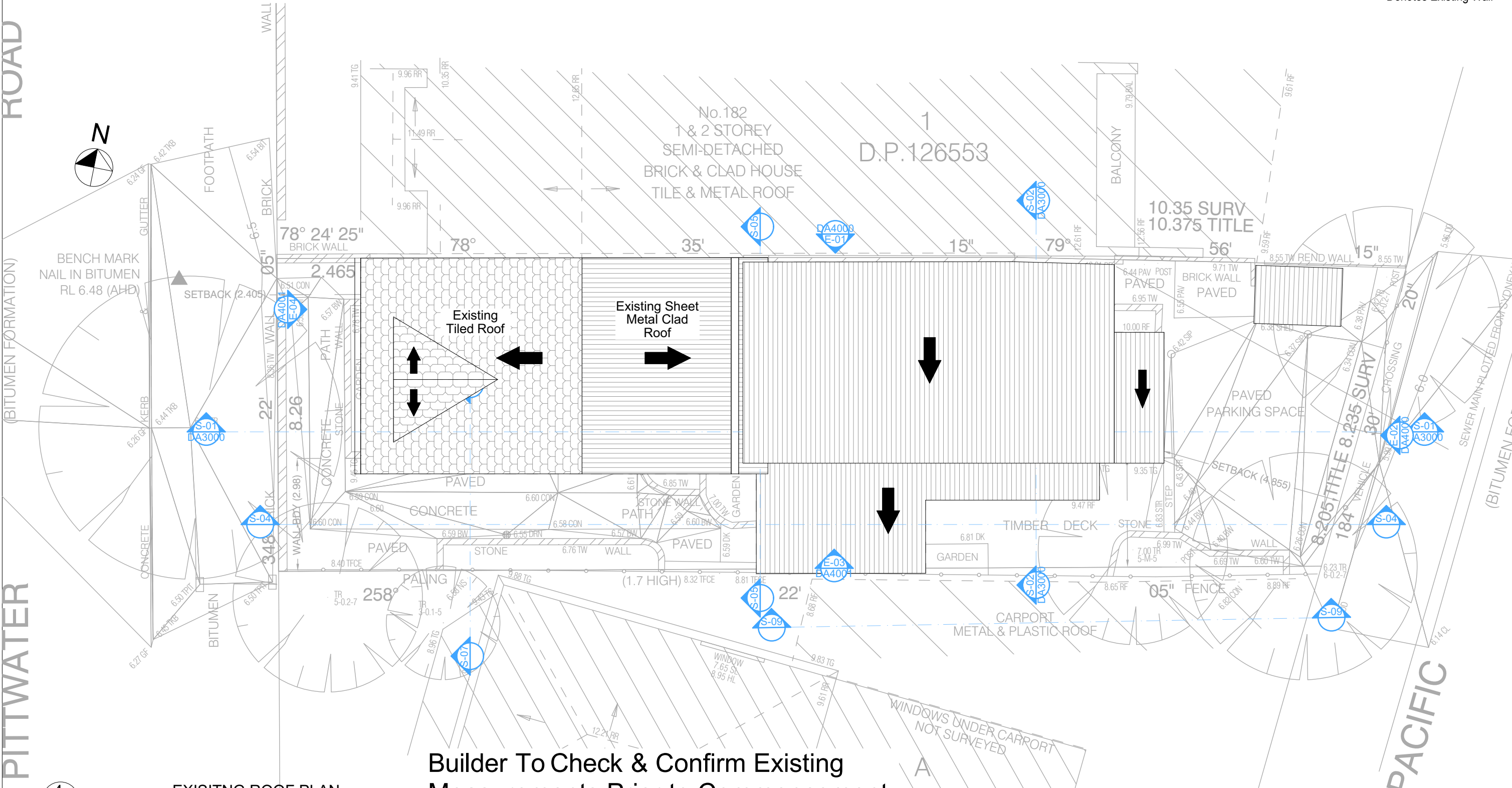
PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE:
15-9-2025
DRAWING NO.
DA1005

ROAD
PITTWATER
PACIFIC

Wall Legend

Denotes Existing Wall



Builder To Check & Confirm Existing Measurements Prior to Commencement

4. - EXISTING ROOF PLAN 1:100

DA APPLICATION ONLY NOT FOR CONSTRUCTION

NOTES
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FE DESIGN INTERIORS

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Site Area	234.5m2	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m2)	1	Yes	% of open space (55% min)	24%	Variation
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Min. side bdy setback (Min.)	1.867m	Yes			

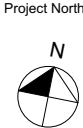


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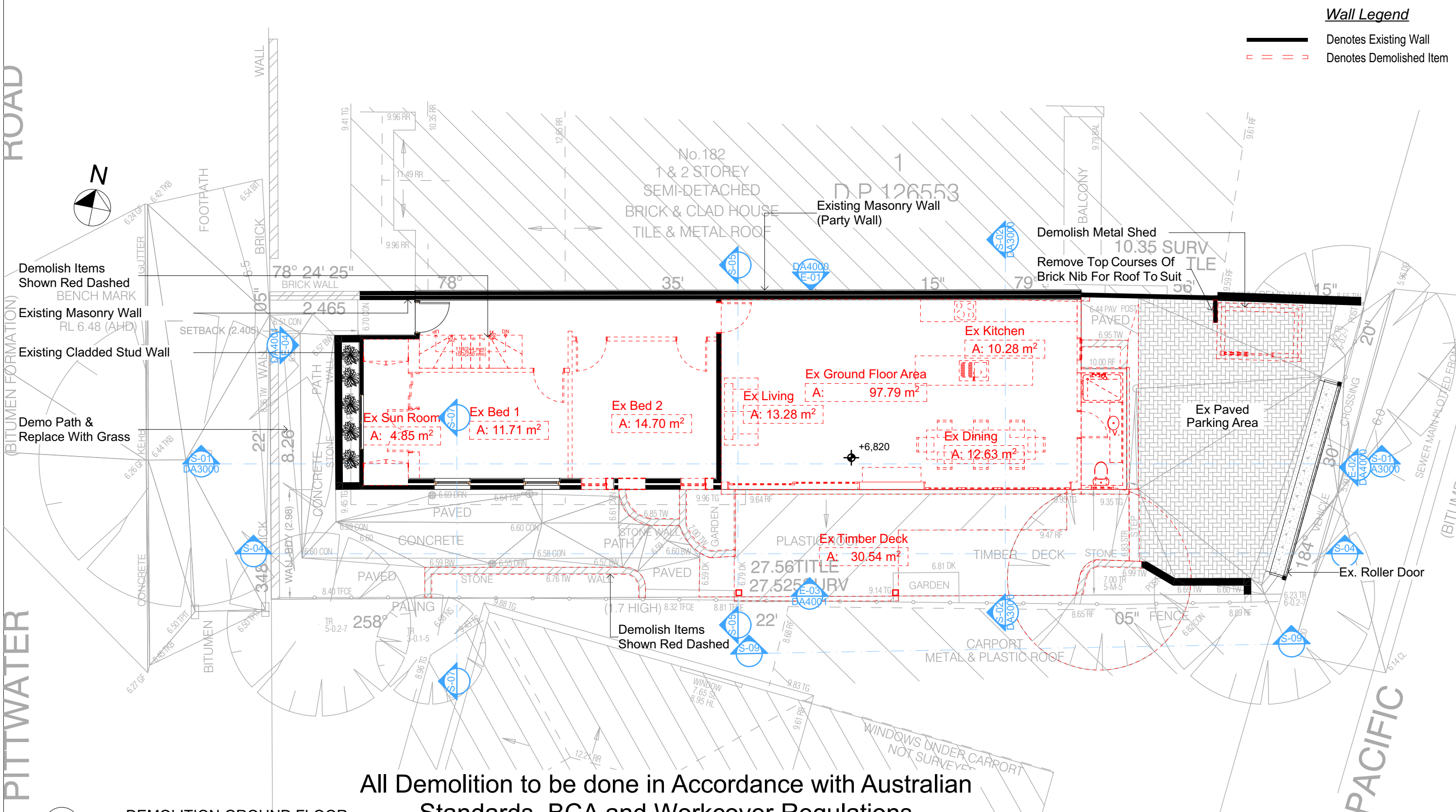
Checked
Plot Date:
Project NO.
Project Status

GBJ
15/09/2025
RP0425FEL
DA
Client
Site:
Fe Design- Felton
180 Pittwater Road Manly

Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Existing Roof Plan
PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE:
15-9-2025
DRAWING NO.
DA1006



All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
180 Pittwater Road Manly is zoned R3- Medium Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
180 Pittwater Road Manly is not considered a heritage item

Certifying
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

Construction
Concrete & Timber Floors, Cladded & Masonry Walls
Roof Sheet Metal to have R0.58 Insulation
Insulation to External Cladded & Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A1812920
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:
a) additional insulation is not required where the area of new construction is less than 2m2
b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

FE DESIGN
INTERIORS

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	234.5m2	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m2)	1	Yes	% of open space (55% min)	24%	Variation
Max Wall Ht Above Nat. GL	6.5m	Yes	Impervious area (m2)	76%	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1.6m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	0.3m	Yes
Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
Min. side bdy setback (Min.)	1.867m	Yes			

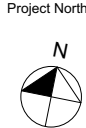


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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



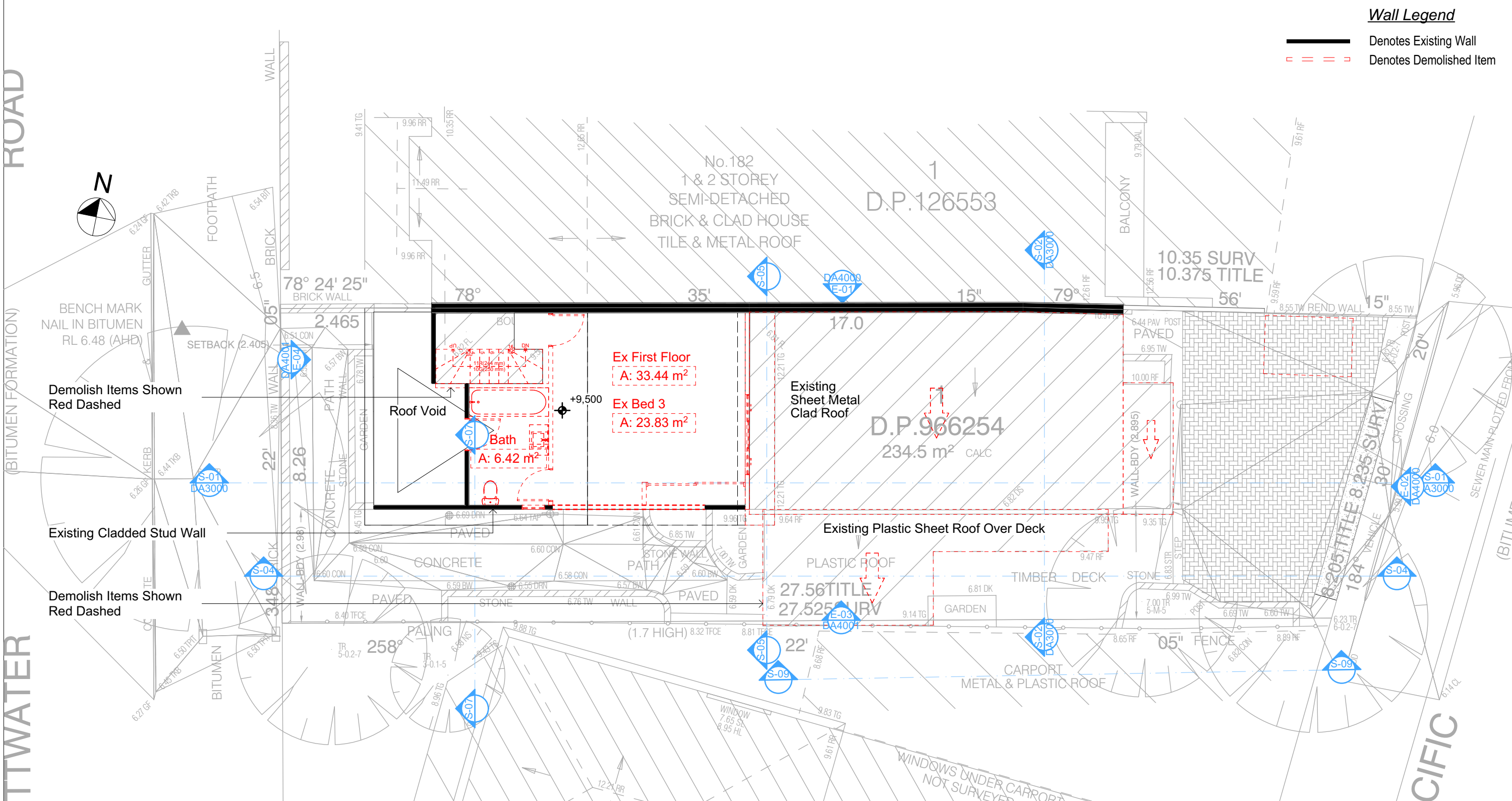
Checked
Plot Date:
Project NO.
Project Status

GBJ
15/09/2025
RP0425FEL
DA
Client
Site:
Fe Design- Felton
180 Pittwater Road Manly

Sheet Size: A3

DRAWING TITLE : SITE AND LOCATION
Demolition Ground Floor Plan
PROJECT NAME : Alterations & Additions

REVISION NO.
-
DATE:
15-9-2025
DRAWING NO.
DA1007



All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

DA APPLICATION ONLY
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NOTES
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Construction
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Insulation to External Cladded & Masonry Walls R1.7
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Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

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FE DESIGN
INTERIORS

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	234.5m2	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m2)	1	Yes	% of open space (55% min)	24%	Variation
Max Wall Ht Above Nat. GL	6.5m	Yes	Impervious area (m2)	76%	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1.6m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	0.3m	Yes
Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
Min. side bdy setback (Min.)	1.867m	Yes			

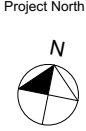


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Checked
Plot Date:
Project NO.
Project Status

GBJ
15/09/2025
RP0425FEL
DA

Client
Site:

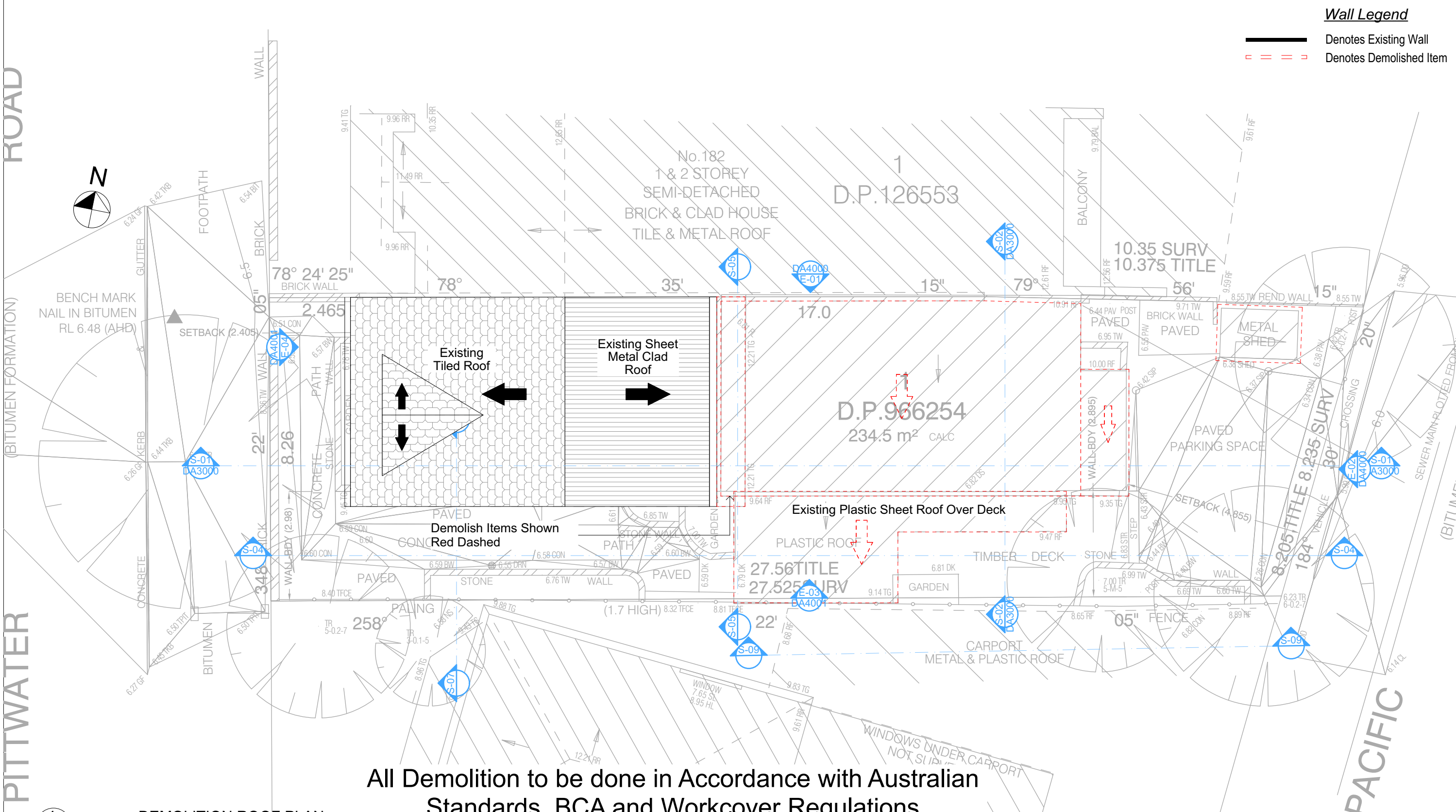
Fe Design- Felton
180 Pittwater Road Manly

Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Demolition First Floor Plan

PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE:
15-9-2025
DRAWING NO.
DA1008



All Demolition to be done in Accordance with Australian Standards, BCA and Workcover Regulations

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
180 Pittwater Road Manly is zoned R3- Medium Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
180 Pittwater Road Manly is not considered a heritage item
Certifying
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Construction
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Insulation to External Cladded & Masonry Walls R1.7
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All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A1812920
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

FE DESIGN
INTERIORS

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	234.5m2	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m2)	1	Yes	% of open space (55% min)	24%	Variation
Max Wall Ht Above Nat. GL	6.5m	Yes	Impervious area (m2)	76%	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1.6m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	0.3m	Yes
Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
Min. side bdy setback (Min.)	1.867m	Yes			

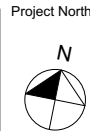


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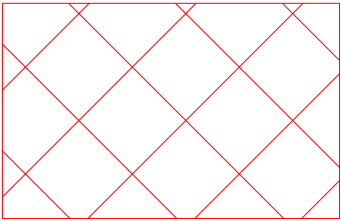
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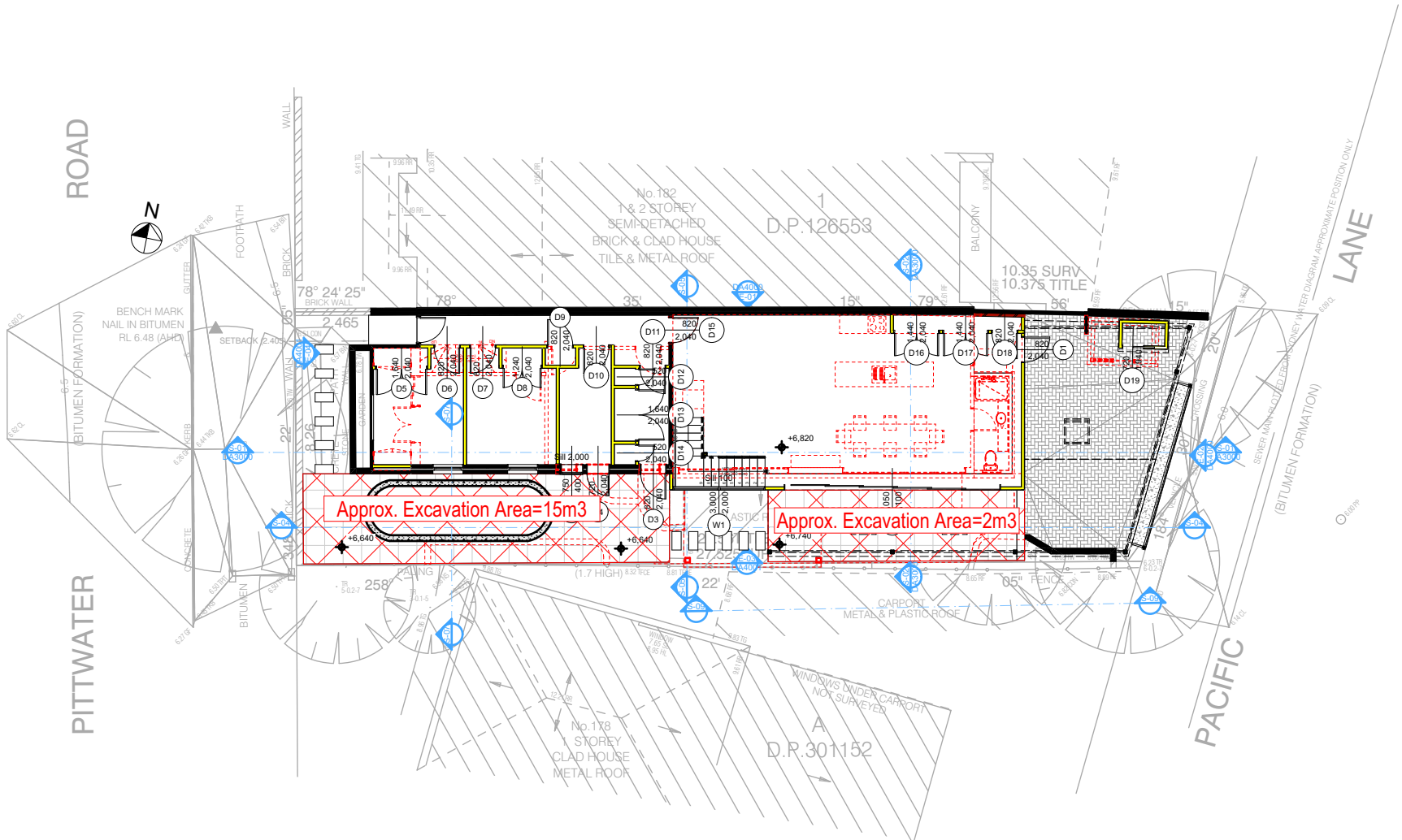
Checked
Plot Date: 15/09/2025
Project NO: RP0425FEL
Project Status: DA
Client: Fe Design- Felton
Site: 180 Pittwater Road Manly
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Demolition Roof Plan
PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE: 15-9-2025
DRAWING NO.
DA1009



Denotes Excavation/Fill Area



1 EXCAVATION & FILL PLAN
1:200



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Building Design and Architectural Drafting

World of Plans
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BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



bdaa
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BUILDING DESIGNER

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NOTES
180 Pittwater Road Manly is zoned R3-Medium Density Residential
180 Pittwater Road Manly is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in ShadedBlue
Construction
Concrete & Timber Floors, Cladded & Masonry Walls
Roof Sheet Metal to have R3.8 insulation
Insulation to External Cladded & Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1884
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basic
Basic Certificate Number A1812020
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 20m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gorgola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	234.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Wall Ht Above Nat. GL	6.5m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Variation
Min. side bdy setback (Min.)	1.867m	Yes
Floor Space Ratio (Max 0.6:1)	0.87:1	Variation
% of open space (55% min)	24%	Variation
Impervious area (m ²)	76%	Variation
Maximum cut into gnd (m)	1.6m	Yes
Maximum depth of fill (m)	0.3m	Yes
No. of car spaces provided	1	Yes

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Project North



Drawn | Checked GBJ
Plot Date: 15/09/2025
Project NO.: RP04225FEL
Project Status DA

Client Fe Design- Felton

Site: 180 Pittwater Road Manly

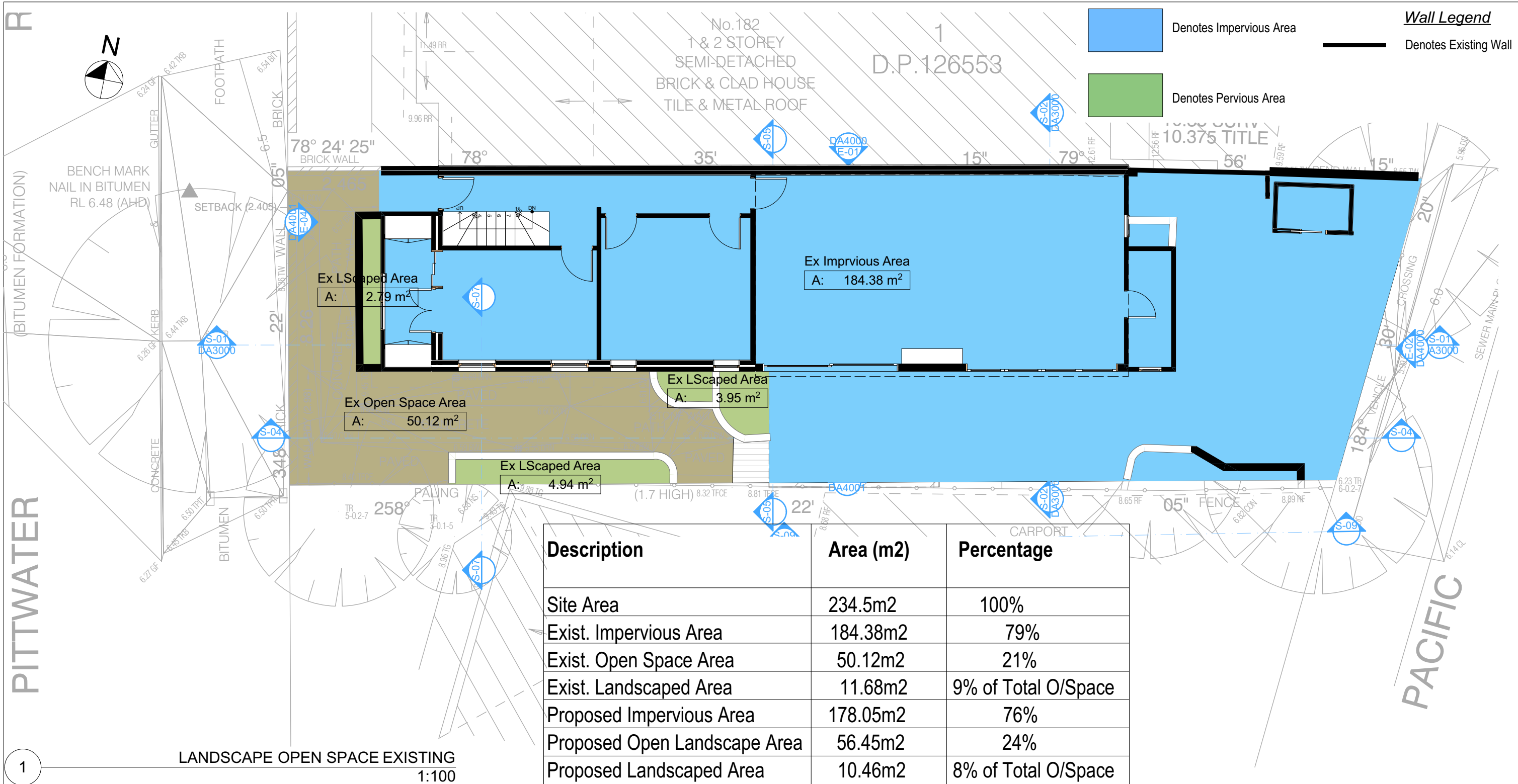
DRAWING TITLE :
SITE AND LOCATION
Excavation & Fill Plan

PROJECT NAME :
Alterations & Additions

REVISION NO.	DATE
-	15-9-2025

DRAWING NO.
DA1010

Plot Date: 15/09/2025
Sheet Size: A3



Note:
Total Open Space Area for the property will be increased by 3%
Landscaped Area for the property will be decreased by 1%

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
180 Pittwater Road Manly is zoned R3- Medium Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
180 Pittwater Road Manly is not considered a heritage item

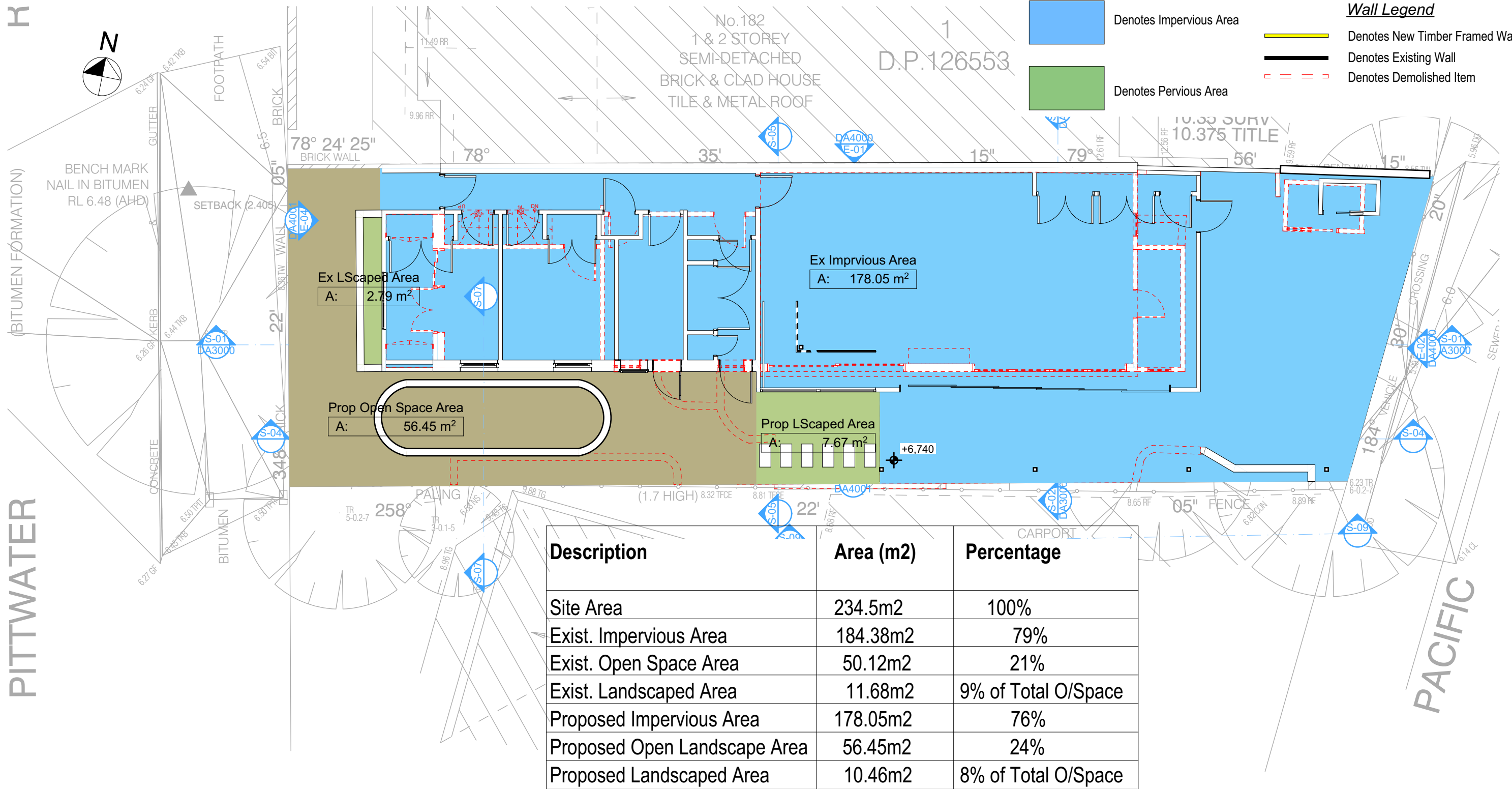
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Construction
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Insulation to External Cladded & Masonry Walls R1.7
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Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
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Site Area	234.5m2	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m2)	1	Yes	% of open space (55% min)	24%	Variation
Max Wall Ht Above Nat. GL	6.5m	Yes	Impervious area (m2)	76%	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1.6m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	0.3m	Yes
Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
Min. side bdy setback (Min.)	1.867m	Yes			



Note:
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DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

NOTES
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FE DESIGN
INTERIORS

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Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
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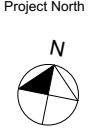


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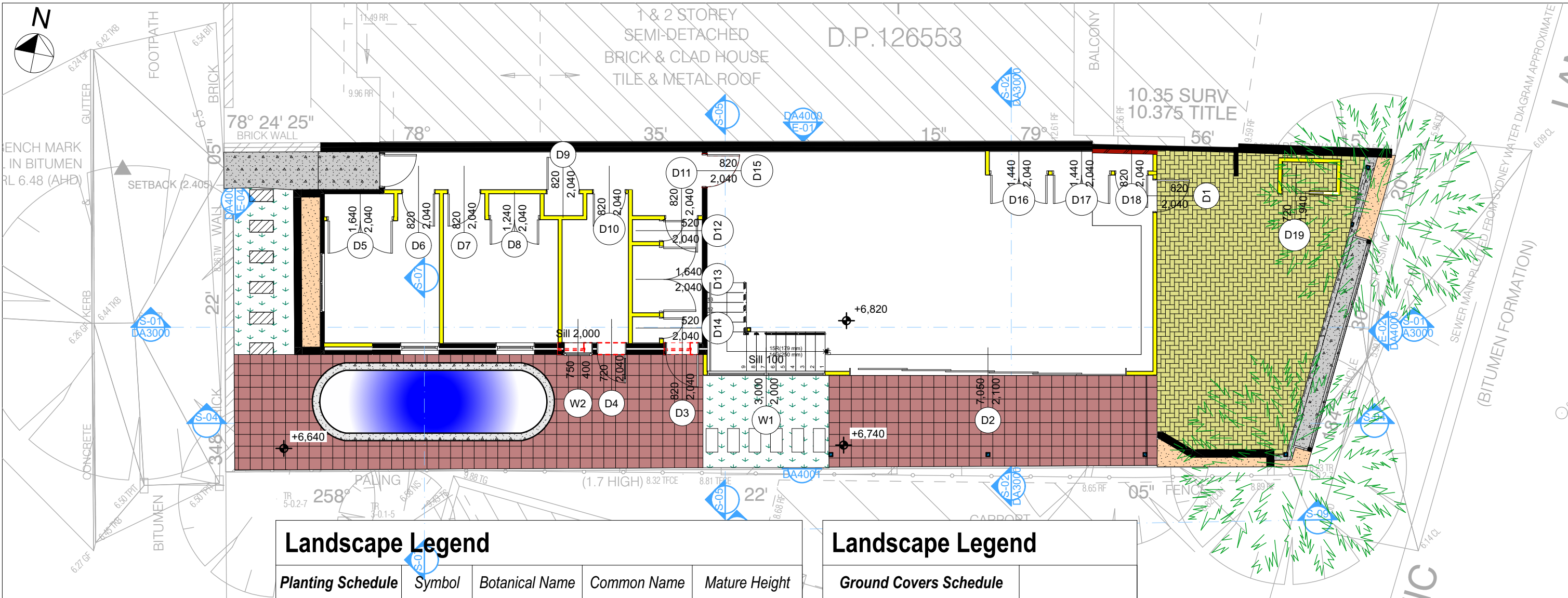
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Checked
Plot Date: 15/09/2025
Project NO: RP0425FEL
Project Status: DA
Client: Fe Design- Felton
Site: 180 Pittwater Road Manly
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Landscape Open Space Plan
Proposed
PROJECT NAME :
Alterations & Additions

REVISION NO.
DATE: 15-9-2025
DRAWING NO.
DA1012



Landscape Legend				
Planting Schedule	Symbol	Botanical Name	Common Name	Mature Height
		Existing Grass To Remain		
		Existing Palm To Remain (Non-Endemic)		

Landscape Legend	
Ground Covers Schedule	Common Name
	Tiled Concrete
	Garden Area
	Paved Area
	Stepping Stone
	Concrete Paved

Wall Legend	
	Denotes New Timber Framed Wall
	Denotes New Masonry Wall
	Denotes Existing Wall
	Denotes Demolished Item

LANDSCAPE PLAN
1:100

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NOT FOR CONSTRUCTION

NOTES
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Checked
Plot Date: 15/09/2025
Project NO: RP0425FEL
Project Status: DA
Client: Fe Design- Felton
Site: 180 Pittwater Road Manly
Sheet Size: A3

DRAWING TITLE :
SITE AND LOCATION
Landscape Plan
PROJECT NAME :
Alterations & Additions

REVISION NO.
DATE: 15-9-2025
DRAWING NO.
DA1013

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	234.5m2	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m2)	1	Yes	% of open space (55% min)	24%	Variation
Max Wall Ht Above Nat. GL	6.5m	Yes	Impervious area (m2)	76%	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	1.6m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	0.3m	Yes
Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
Min. side bdy setback (Min.)	1.867m	Yes			

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item



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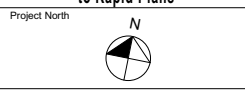
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NOTES
180 Pittwater Road Manly is zoned R3-Medium Density Residential
180 Pittwater Road Manly is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in Shaded Blue
Concrete & Timber Floors, Cladded & Masonry Walls
Roof Sheet Metal to have R3.8 insulation
Insulation to External Cladded & Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1728-2017
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Site Information
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of a written Construction Certificate drawings by Rapid Plans.
Basic Certificate Number A1812020
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 20m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gorgola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	234.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Wall Ht Above Nat. GL	6.5m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Variation
Min. side bdy setback (Min.)	1.867m	Yes
Floor Space Ratio (Max 0.6:1)	0.87:1	Variation
% of open space (55% min)	24%	Variation
Impervious area (m ²)	76%	Variation
Maximum cut into gnd (m)	1.6m	Yes
Maximum depth of fill (m)	0.3m	Yes
No. of car spaces provided	1	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Drawn | Checked GBJ
Plot Date: 15/09/2025
Project NO.: RP0425FEL
Project Status DA

Client Fe Design- Felton

Site: 180 Pittwater Road Manly

DRAWING TITLE :
SITE AND LOCATION
Sediment & Erosion Plan

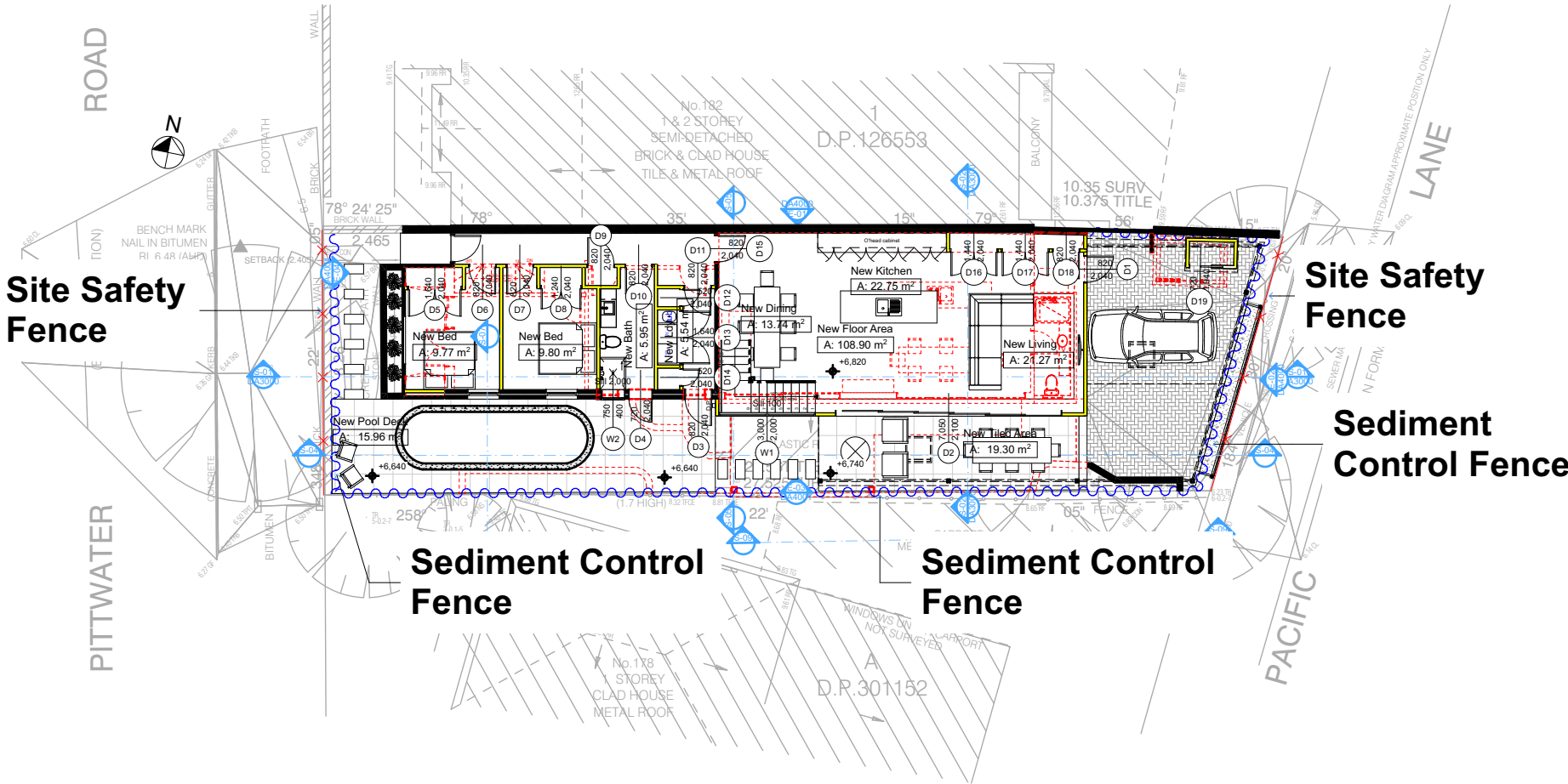
PROJECT NAME :
Alterations & Additions

REVISION NO. DATE

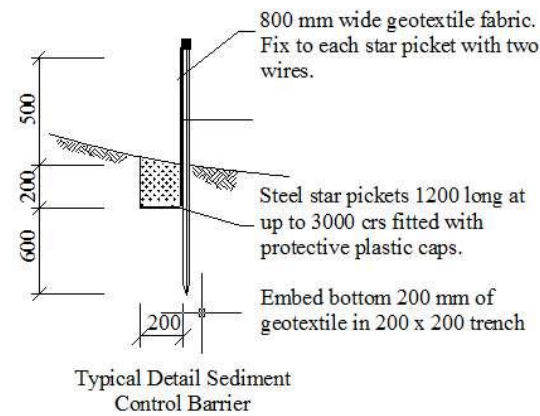
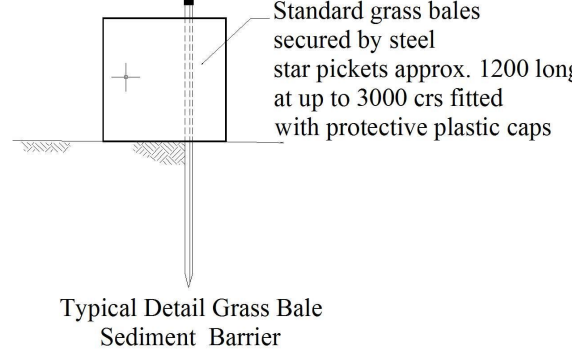
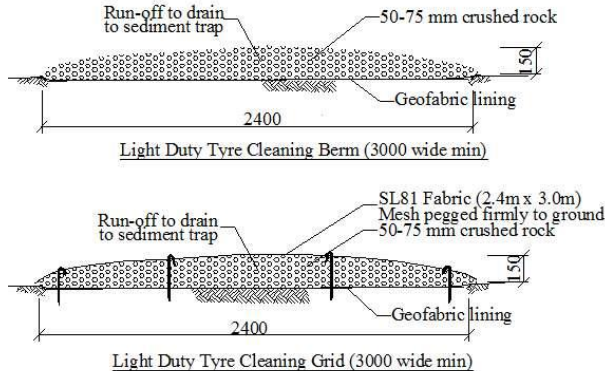
- 15-9-2025

DRAWING NO.
DA1014

Plot Date: 15/09/2025
Sheet Size: A3



SEDIMENT & EROSION CONTROL PLAN
1:200



These plans are for DA Application purposes only. These plans are not to be used for construction certificate application without the written permission of Rapid Plans

DA APPLICATION ONLY

NOT FOR CONSTRUCTION

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item



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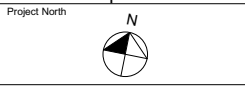
NOTES
180 Pittwater Road Manly is zoned R3-Medium Density Residential
180 Pittwater Road Manly is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in ShadedBlue
Construction
Concrete & Timber Floors, Cladded & Masonry Walls
Roof Sheet Metal to have R3.5 insulation
Insulation to External Cladded & Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1884
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2017
Waterproofing to BCA and AS 3745
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Site Information
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of a written Construction Certificate drawings by Rapid Plans.

Basic Certificate Number A1812020
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 20m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gorgola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	234.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Wall Ht Above Nat. GL	6.5m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Variation
Min. side bdy setback (Min.)	1.867m	Yes
Floor Space Ratio (Max 0.6:1)	0.87:1	Variation
% of open space (55% min)	24%	Variation
Impervious area (m ²)	76%	Variation
Maximum cut into gnd (m)	1.6m	Yes
Maximum depth of fill (m)	0.3m	Yes
No. of car spaces provided	1	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Drawn | Checked GBJ
Plot Date: 15/09/2025
Project NO.: RP04225FEL
Project Status DA

Client Fe Design- Felton

Site: 180 Pittwater Road Manly

DRAWING TITLE: SITE AND LOCATION

Waste Management Plan

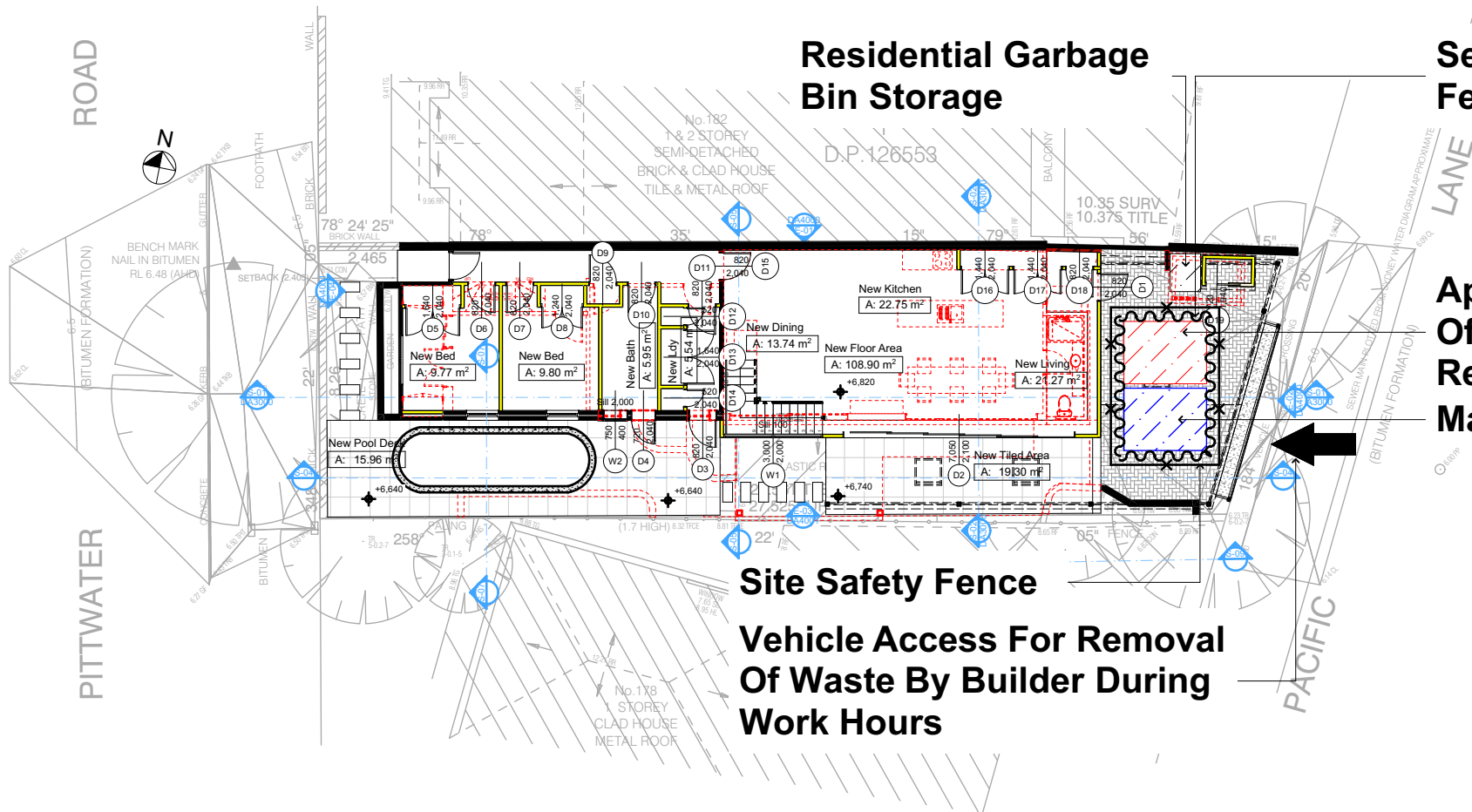
PROJECT NAME: Alterations & Additions

REVISION NO. DATE

- 15-9-2025

DRAWING NO. DA1015

Plot Date: 15/09/2025
Sheet Size: A3



1 WASTE MANAGEMENT PLAN 1:200

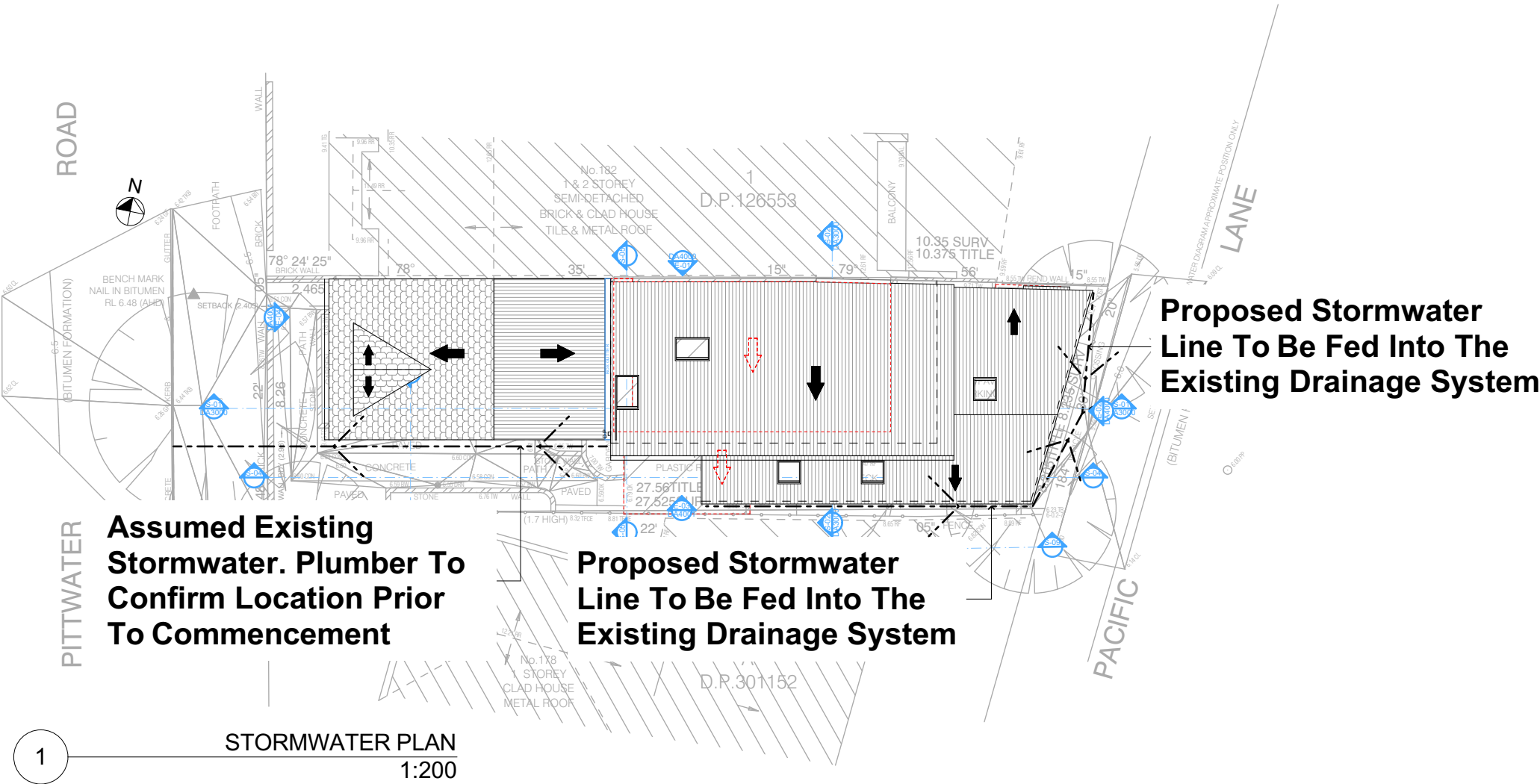
FE DESIGN INTERIORS

DA APPLICATION ONLY NOT FOR CONSTRUCTION

Denotes New Works

Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes Existing Wall
- Denotes Demolished Item



Plumber To Confirm Location Of Existing Stormwater/Sewer Prior To Commencement



DA APPLICATION ONLY NOT FOR CONSTRUCTION

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bdca BUILDING DESIGNERS ASSOCIATION OF AUSTRALIA

bdca ACCREDITED BUILDING DESIGNER

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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

NOTES

180 Pittwater Road Manly is zoned R3-Medium Density Residential

180 Pittwater Road Manly is not considered a heritage item

All Plans to be read in conjunction with Basic Certificate

New Works to be constructed shown in ShadedBlue

Construction

Concrete & Timber Floors, Cladded & Masonry Walls

Roof Sheet Metal to have R3.88 insulation

Insulation to External Cladded & Masonry Walls R1.7

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1884

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS01288-2047

Waterproofing to BCA and AS 3745

New Lighting to have minimum of 40% compact fluorescent lamps

All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Setbacks

The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of a written Construction Certificate drawings by Rapid Plans.

Basic Certificate Number A1812020

All Plans to be read in conjunction with Basic Certificate

The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 20m², b) insulation specified is not required for parts of altered construction where insulation already exists.

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For projections described in millimetres, the leading edge of each eave, gorgola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	234.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Wall Ht Above Nat. GL	6.5m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Variation
Min. side bdy setback (Min.)	1.867m	Yes
Floor Space Ratio (Max 0.6:1)	0.87:1	Variation
% of open space (55% min)	24%	Variation
Impervious area (m ²)	76%	Variation
Maximum cut into gnd (m)	1.6m	Yes
Maximum depth of fill (m)	0.3m	Yes
No. of car spaces provided	1	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North

Drawn | Checked GBJ
Plot Date: 15/09/2025
Project NO.: RP04225FEL
Project Status DA

Client Fe Design- Felton

Site: 180 Pittwater Road Manly

DRAWING TITLE :
SITE AND LOCATION
Stormwater Plan

PROJECT NAME :
Alterations & Additions

REVISION NO. DATE
- 15-9-2025
DRAWING NO.
DA1016

Plot Date: 15/09/2025
Sheet Size: A3

ProposedFloor Space Ratio Calculation	
Site Area=	234.5m2
Ground Floor=	108.90m2
First Floor=	95.31m2
Total Floor Area=	204.21m2
FSR Ratio	0.87:1
Council FSR Reg.	0.6:1

Existing Floor Space Ratio Calculation	
Site Area=	234.5m2
Ground Floor=	97.79m2
First Floor=	33.44m2
Total Floor Area=	131.23m2
FSR Ratio	0.56:1
Council FSR Reg.	0.6:1

Denotes Area Included In FSR Calculation

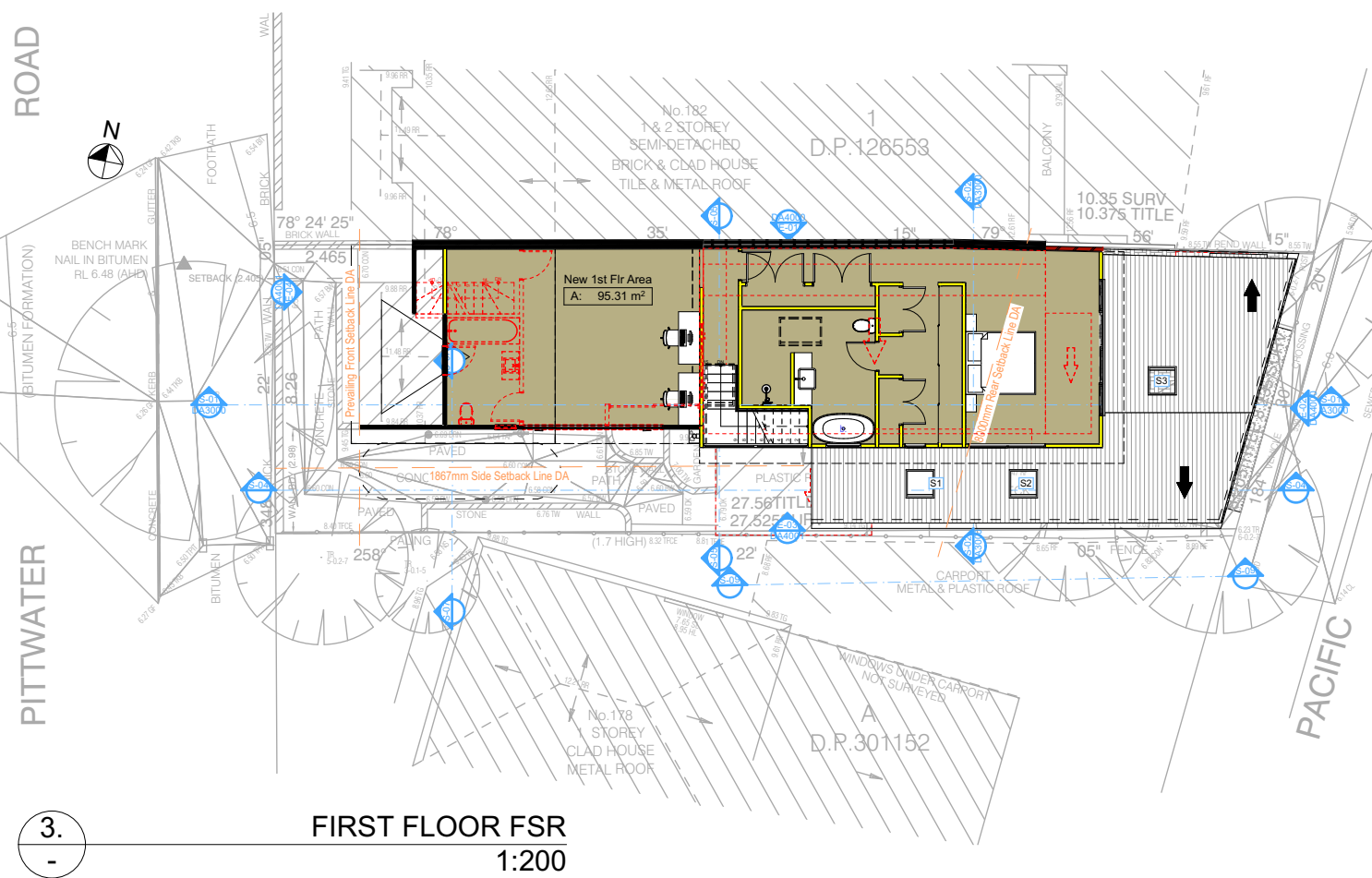
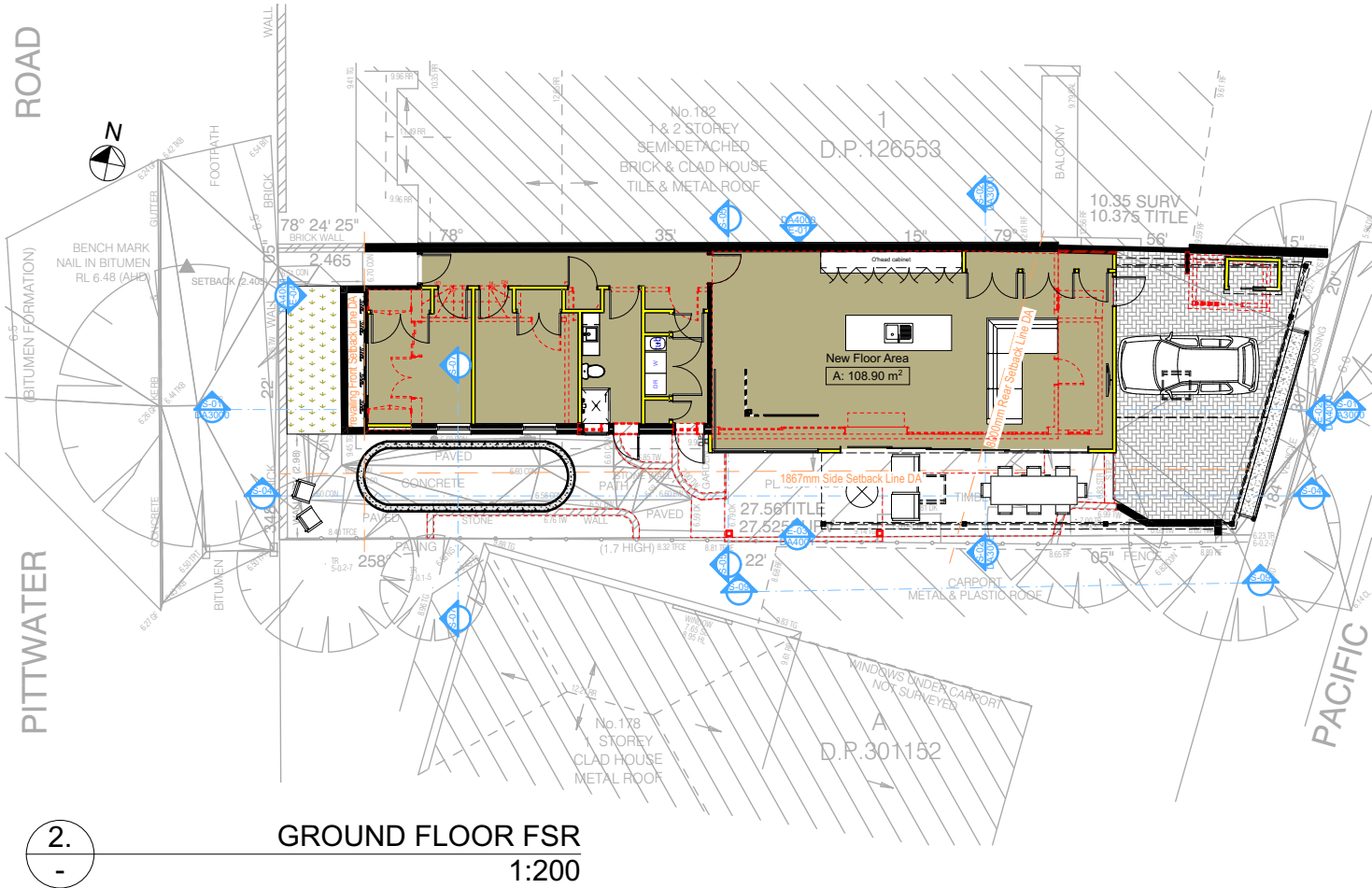
Wall Legend

Denotes New Timber Framed Wall

Denotes New Masonry Wall

Denotes Existing Wall

Denotes Demolished Item



Basix
Basix Certificate Number A1812920
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:
a) additional insulation is not required where the area of new construction is less than 2m2
b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

Construction
Concrete & Timber Floors, Cladded & Masonry Walls
Roof Sheet Metal to have R0.58 Insulation
Insulation to External Cladded & Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

NOTES
180 Pittwater Road Manly is zoned R3- Medium Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
180 Pittwater Road Manly is not considered a heritage item
Certifying
The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

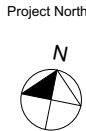
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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked Plot Date: GBJ 15/09/2025
Project NO: RP0425FEL
Project Status: DA
Client: Fe Design- Felton
Site: 180 Pittwater Road Manly
Sheet Size: A3

DRAWING TITLE : **SITE AND LOCATION Floor Space Ratio Calculation**
PROJECT NAME : **Alterations & Additions**

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	234.5m2	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m2)	1	Yes	% of open space (55% min)	24%	Variation
Max Wall Ht Above Nat. GL	6.5m	Yes	Impervious area (m2)	76%	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1.6m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	0.3m	Yes
Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
Min. side bdy setback (Min.)	1.867m	Yes			

REVISION NO.
-
DATE: **15-9-2025**
DRAWING NO.
DA1017

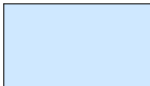
PITTWATER ROAD

(BITUMEN FORMATION)

PITTWATER ROAD

PACIFIC

Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
floor above existing dwelling or building.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: cavity brick	nil	
flat ceiling, flat roof: framed	ceiling: R0.58 (up, roof: foil backed blanket (100 mm)	dark (solar absorbance > 0.70)



Denotes Stage 1 Works



Denotes Stage 2 Works



Denotes Stage 3 Works



Wall Legend

Denotes New Timber Framed Wall



Denotes New Masonry Wall



Denotes Existing Wall



Denotes Demolished Item

Demolish Items Shown Red Dashed

Existing Masonry Wall RL 6.48 (AHD)

Existing Cladded Stud Wall

Note Stage 1 Works

Note: Stage 3 Works

Demo Path & Replace With Grass

Adjust Wall For Clearance To Window If Required
New Stepping Stones With Grass Surround
New Min. 1200 high Pool Safety Barrier To NCC & Aust. Stds.

New Concrete Slab To Eng. Details
New 13KL Pool To Manufacturers Details

Min. 1800 High Pool Bdy Fence To NCC & Aust. Stds.
New Tiled Concrete Slab To Eng. Details

GROUND FLOOR
1:100

DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES

180 Pittwater Road Manly is zoned R3- Medium Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
180 Pittwater Road Manly is not considered a heritage item

Certifying

The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

Construction

Concrete & Timber Floors, Cladded & Masonry Walls
Roof Sheet Metal to have R0.58 Insulation
Insulation to External Cladded & Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix

Basix Certificate Number A1812920

All Plans to be read in conjunction with Basix Certificate

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:

a) additional insulation is not required where the area of new construction is less than 2m2
b) insulation specified is not required for parts of altered construction where insulation already exists.

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

Fixtures and systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.



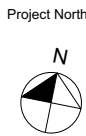
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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

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ASSOCIATION OF AUSTRALIA

bdca
ACCREDITED
BUILDING DESIGNER

Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

Client
Site:

Sheet Size: A3

FE DESIGN
INTERIORS

DRAWING TITLE :

PLANS
GROUND FLOOR

PROJECT NAME :

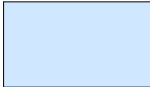
Alterations & Additions

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	234.5m2	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m2)	1	Yes	% of open space (55% min)	24%	Variation
Max Wall Ht Above Nat. GL	6.5m	Yes	Impervious area (m2)	76%	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1.6m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	0.3m	Yes
Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
Min. side bdy setback (Min.)	1.867m	Yes			

REVISION NO.

DATE:
15-9-2025
DRAWING NO.
DA2001

Construction		
Insulation requirements		
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.		
Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
floor above existing dwelling or building.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: cavity brick	nil	
flat ceiling, flat roof: framed	ceiling: R0.58 (up, roof: foil backed blanket (100 mm)	dark (solar absorbance > 0.70)



Denotes Stage 1 Works



Denotes Stage 2 Works



Denotes Stage 3 Works



Denotes New Timber Framed Wall



Denotes New Masonry Wall



Denotes Existing Wall



Denotes Demolished Item

Wall Legend

Existing Masonry Wall (Party Wall)
New Gyprock Clad 90mm Timber Stud Walls
New Timber Floor Frame To NCC & Aust. Stds.
Demolish Items Shown Red Dashed

Existing Timber Floor Frame

Existing Cladded Stud Wall

Demolish Items Shown Red Dashed

NO.182
1 & 2 STOREY
SEMI-DETACHED
BRICK & CLAD HOUSE
TILE & METAL ROOF

New Timber & Steel Stairs & Handrail To NCC & Aust. Stds.
Wet Areas To Be Waterproofed To NCC & Aust. Stds.

Note: Stage 3 Works

Note: Stage 2 Works

New 1st Flr Area
A: 95.31 m²

New Office/Rumpus
A: 36.52 m²

New Master
A: 27.26 m²

New Ens
A: 12.38 m²

New WIR
A: 10.76 m²

New Timber Framed Sheet Metal Roof Pitch 1.5°

New Masonry Wall

New Timber Framed Sheet Metal Roof Pitch 1°

New Handrail To NCC & Aust. Stds.

New Skylight To Manufacturers Details
New Cladded 90mm Timber Framed Wall

FIRST FLOOR
1:100

Fixtures and systems	
Lighting	
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.	
Fixtures	
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.	
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.	
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.	

Basix
Basix Certificate Number A1812920
All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:
a) additional insulation is not required where the area of new construction is less than 2m2
b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

Construction
Concrete & Timber Floors, Cladded & Masonry Walls
Roof Sheet Metal to have R0.58 Insulation
Insulation to External Cladded & Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

NOTES
180 Pittwater Road Manly is zoned R3- Medium Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
180 Pittwater Road Manly is not considered a heritage item
Certifying
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DA APPLICATION ONLY
NOT FOR CONSTRUCTION

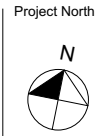


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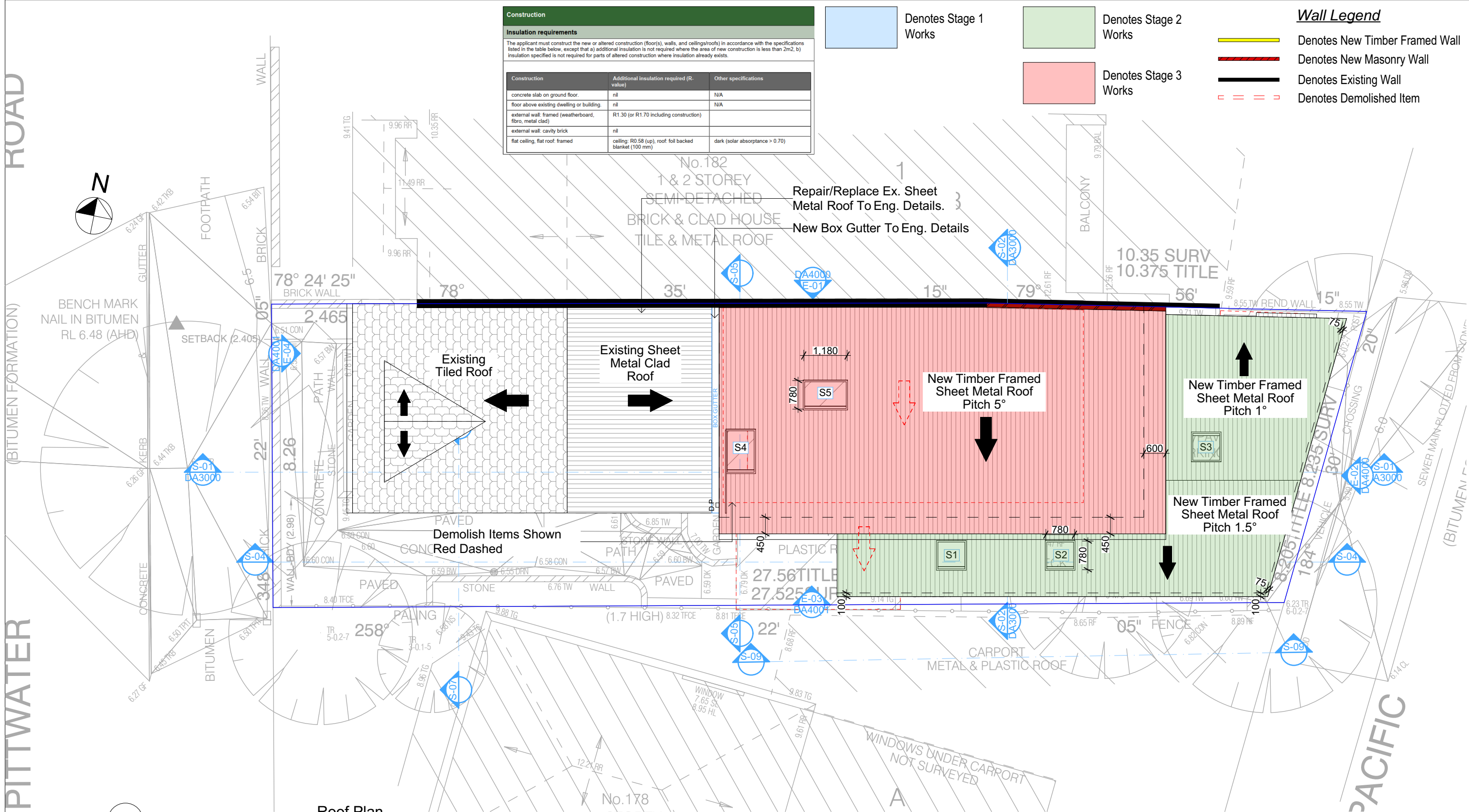


Project North
Checked Plot Date: GBJ 15/09/2025
Project NO: RP0425FEL
Project Status: DA
Client: Fe Design- Felton
Site: 180 Pittwater Road Manly
Sheet Size: A3

DRAWING TITLE :
PLANS
FIRST FLOOR
PROJECT NAME :
Alterations & Additions

Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	234.5m2	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m2)	1	Yes	% of open space (55% min)	24%	Variation
Max Wall Ht Above Nat. GL	6.5m	Yes	Impervious area (m2)	76%	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1.6m	Yes
Front Setback (Min.)	Prevailing/Yes	Yes	Maximum depth of fill (m)	0.3m	Yes
Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
Min. side bdy setback (Min.)	1.867m	Yes			

REVISION NO.
DATE: 15-9-2025
DRAWING NO. DA2002



DA APPLICATION ONLY NOT FOR CONSTRUCTION

NOTES
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Certifying
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Construction
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Roof Sheet Metal to have R0.58 Insulation
Insulation to External Cladded & Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A1812920
All Plans to be read in conjunction with Basix Certificate
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For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

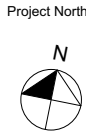


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Checked Plot Date: Project Status

Client Site: Fe Design- Felton 180 Pittwater Road Manly

Sheet Size: A3

DRAWING TITLE :

PLANS ROOF

PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE: 15-9-2025
DRAWING NO. DA2003

New Skylight To Manufacturers Details

New Cladded 90mm Timber Framed Wall

New Timber Floor Frame To NCC & Aust. Stds.

New Timber Framed Sheet Metal Roof
Pitch 1.5°

Beam Over To Engineering Details

New Steel Post To Eng. Details

New Concrete Slab To Eng. Details

New Concrete Slab To Eng. Details

New Timber Framed Sheet
Metal Roof Pitch 5°
Neighbour Roof

New Masonry Wall
Ceiling To AS1684

Denotes Stage 1
Works

Denotes Stage 2
Works

Denotes Stage 3
Works

Wall Legend

Denotes New Timber Framed Wall
Denotes New Masonry Wall
Denotes New Concrete
Denotes Existing Wall
Denotes Demolished Item

Fixtures and systems

Lighting

The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.

Fixtures

The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.

The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.

The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.

Construction

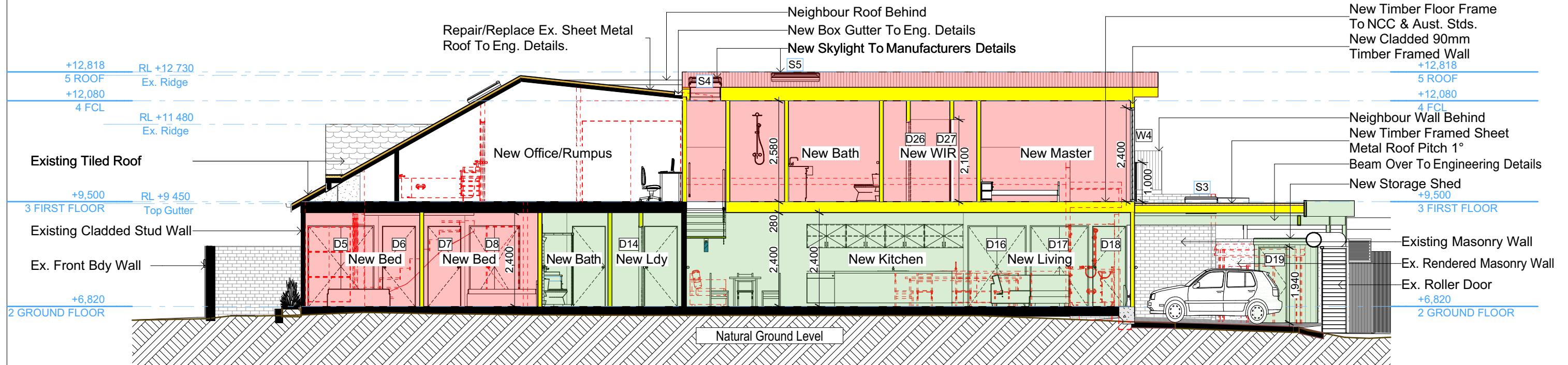
Insulation requirements

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 2m2, b) insulation specified is not required for parts of altered construction where insulation already exists.

Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
floor above existing dwelling or building.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: cavity brick	nil	
flat ceiling, flat roof: framed	ceiling: R0.58 (up), roof: foil backed blanket (100 mm)	dark (solar absorbance > 0.70)

S-02

SECTION 2
1:100



S-01

SECTION 1
1:100

**DA APPLICATION
ONLY
NOT FOR CONSTRUCTION**

NOTES

180 Pittwater Road Manly is zoned R3- Medium Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
180 Pittwater Road Manly is not considered a heritage item

Certifying

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Construction

Concrete & Timber Floors, Cladded & Masonry Walls
Roof Sheet Metal to have R0.58 Insulation
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Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix

Basix Certificate Number A1812920

All Plans to be read in conjunction with Basix Certificate

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:

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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

FE DESIGN
INTERIORS

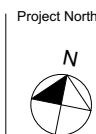
Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	234.5m2	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m2)	1	Yes	% of open space (55% min)	24%	Variation
Max Wall Ht Above Nat. GL	6.5m	Yes	Impervious area (m2)	76%	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1.6m	Yes
Front Setback (Min.)	Prevailing/Yes		Maximum depth of fill (m)	0.3m	Yes
Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
Min. side bdy setback (Min.)	1.867m	Yes			



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all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

GBJ
15/09/2025
RP0425FEL
DA

Client
Site:

Fe Design- Felton
180 Pittwater Road Manly

Sheet Size: A3

DRAWING TITLE :

SECTIONS
SECTION 1

PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE:
15-9-2025
DRAWING NO.
DA3000

PITTWATER

New Stepping Stones
With Grass Surround
New Min. 1200 high Pool Safety
Barrier To NCC & Aust. Stds.

New Concrete Slab
To Eng. Details
New 13kL Pool To
Manufacturers Details

Min. 1800 High Pool Bdy
Fence To NCC & Aust. Stds.
New Tiled Concrete
Slab To Eng. Details

New Pool Deck
A: 15.96 m²

Demolish Items
Shown Red Dashed

- Denotes Stage 1 Works
- Denotes Stage 2 Works
- Denotes Stage 3 Works

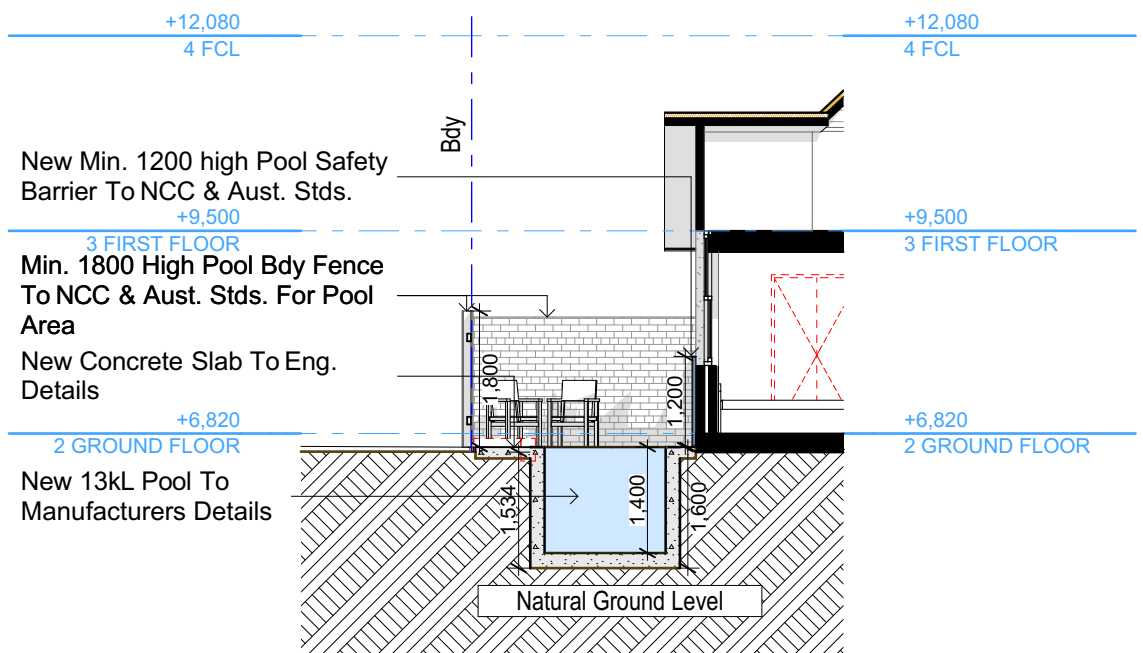
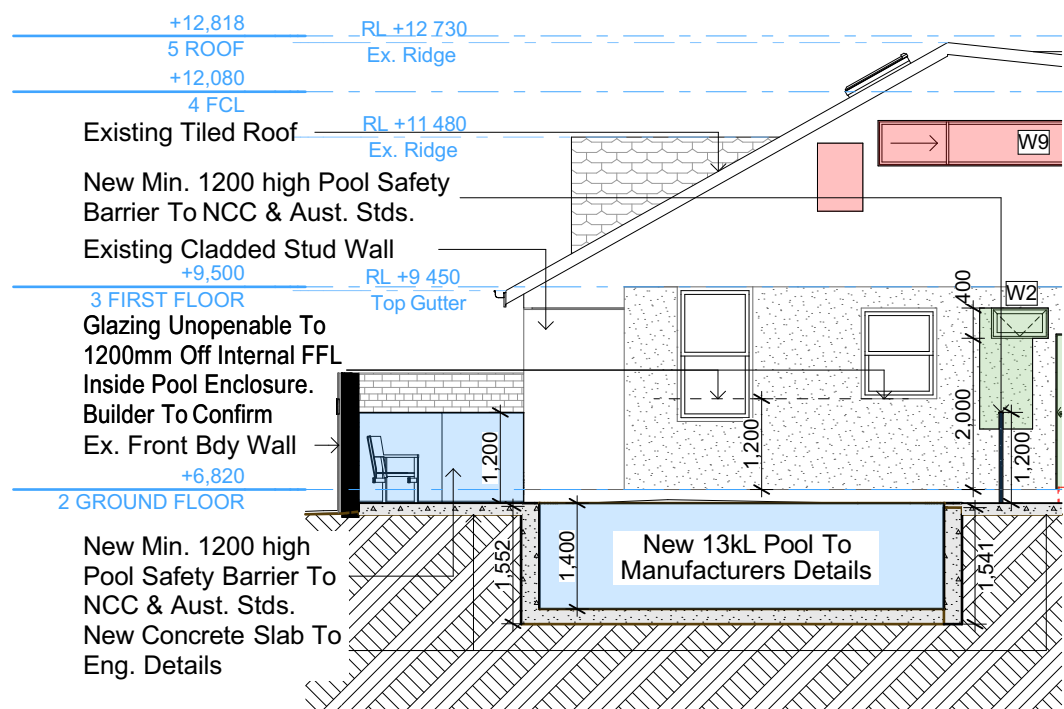
Wall Legend

- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item

Fixtures and systems	
Lighting	
The applicant must ensure a minimum of 40% of new or altered light fixtures are fitted with fluorescent, compact fluorescent, or light-emitting-diode (LED) lamps.	
Fixtures	
The applicant must ensure new or altered showerheads have a flow rate no greater than 9 litres per minute or a 3 star water rating.	
The applicant must ensure new or altered toilets have a flow rate no greater than 4 litres per average flush or a minimum 3 star water rating.	
The applicant must ensure new or altered taps have a flow rate no greater than 9 litres per minute or minimum 3 star water rating.	

Construction		
Insulation requirements		
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Construction	Additional insulation required (R-value)	Other specifications
concrete slab on ground floor.	nil	N/A
floor above existing dwelling or building.	nil	N/A
external wall: framed (weatherboard, fibro, metal clad)	R1.30 (or R1.70 including construction)	
external wall: cavity brick	nil	
flat ceiling, flat roof: framed	ceiling: R0.58 (up), roof: foil backed blanket (100 mm)	dark (solar absorbance > 0.70)

1 GROUND FLOOR
1:100



S-04 Section 3
1:100

S-07 Section Pool
1:100

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

NOTES
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Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
Basix
Basix Certificate Number A1812920
All Plans to be read in conjunction with Basix Certificate
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,



Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	234.5m2	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m2)	1	Yes	% of open space (55% min)	24%	Variation
Max Wall Ht Above Nat. GL	6.5m	Yes	Impervious area (m2)	76%	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into gnd (m)	1.6m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	0.3m	Yes
Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
Min. side bdy setback (Min.)	1.867m	Yes			



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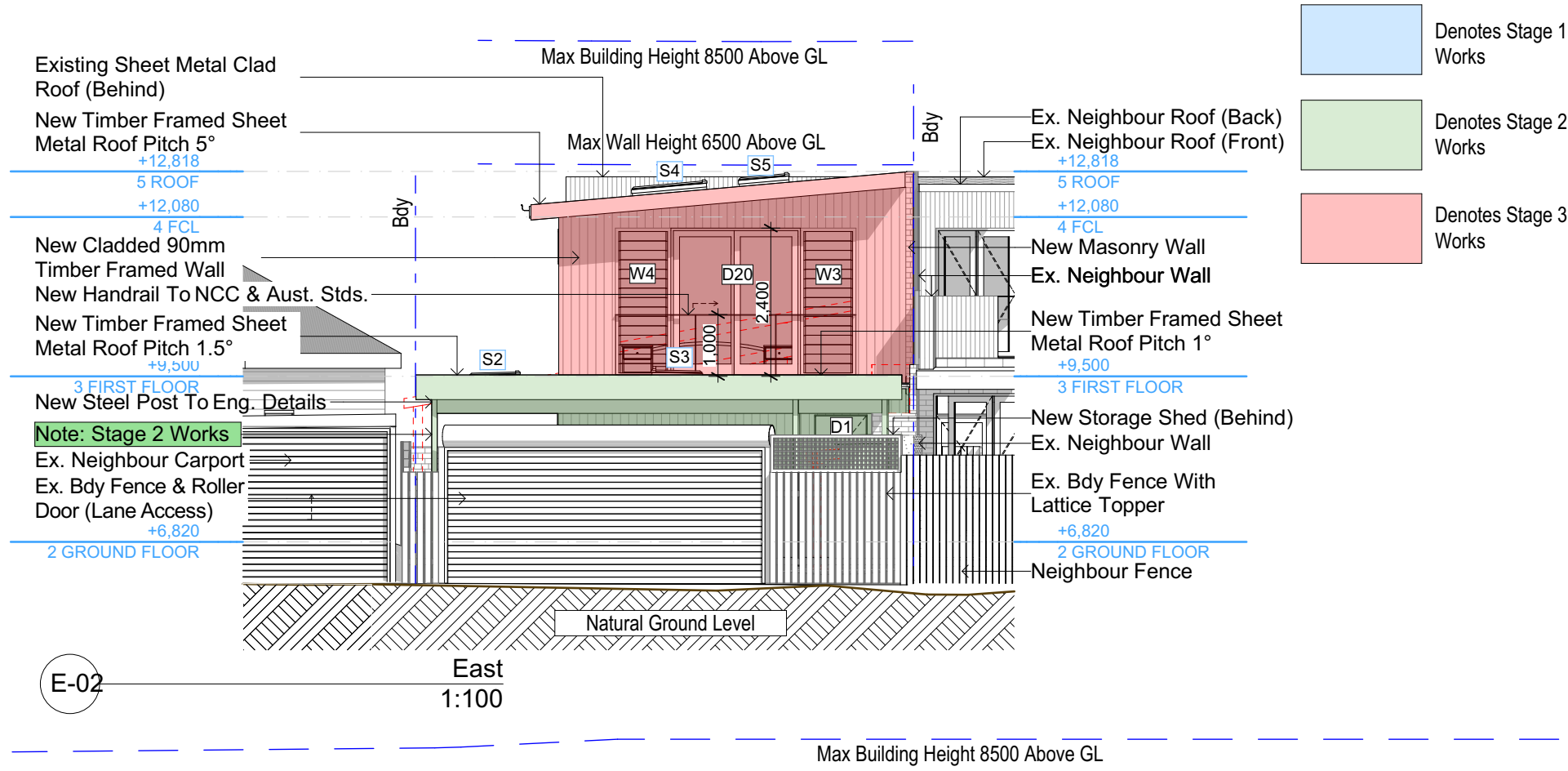
Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date: GBJ
Project NO: 15/09/2025
Project Status: RP0425FEL
DA
Client: Fe Design- Felton
Site: 180 Pittwater Road Manly
Sheet Size: A3

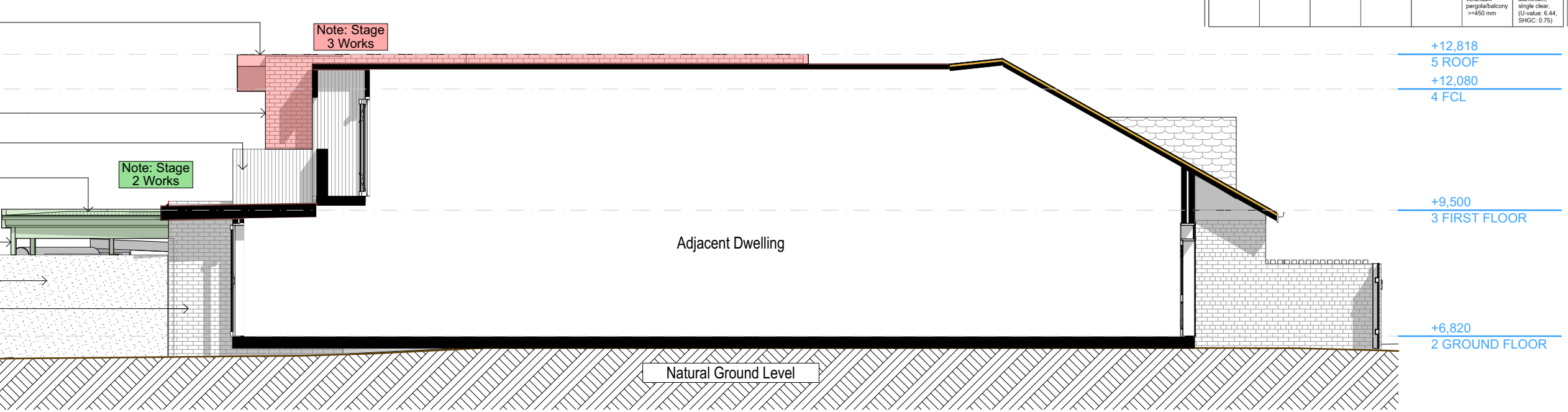
DRAWING TITLE :
SECTIONS
SECTION POOL
PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE: 15-9-2025
DRAWING NO.
DA3002



Wall Legend	
	Denotes New Timber Framed Wall
	Denotes New Masonry Wall
	Denotes New Concrete
	Denotes Existing Wall
	Denotes Demolished Item

Glazing requirements						
Windows and glazed doors						
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.						
The following requirements must also be satisfied in relation to each window and glazed door:						
Each window or glazed door with improved frames, or pyrolytic low-e glass, or clear/air gap/clear glazing, or toned/air gap/clear glazing must have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below. Total system U-values and SHGC's must be calculated in accordance with National Fenestration Rating Council (NFRC) conditions. The description is provided for information only. Alternative systems with complying U-value and SHGC may be substituted.						
For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.						
Pergolas with polycarbonate roof or similar translucent material must have a shading coefficient of less than 0.35.						
Pergolas with fixed battens must have battens parallel to the window or glazed door above which they are situated, unless the pergola also shades a perpendicular window. The spacing between battens must not be more than 50 mm.						
Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m2)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W1	S	6	0	0	none	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W2	S	0.3	0	0	none	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)
W3	E	2.16	0	0	eave/ verandah/ pergola/balcony >=600 mm	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W4	E	2.16	0	0	eave/ verandah/ pergola/balcony >=600 mm	Improved aluminium, single pyrolytic low-e, (U-value: 4.48, SHGC: 0.46)
W5	S	1.32	0	0	eave/ verandah/ pergola/balcony >=450 mm	Improved aluminium, single clear, (U-value: 6.44, SHGC: 0.75)



DA APPLICATION ONLY
NOT FOR CONSTRUCTION

NOTES
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All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
180 Pittwater Road Manly is not considered a heritage item
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Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix
Basix Certificate Number A1812920
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Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,



Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	234.5m2	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m2)	1	Yes	% of open space (55% min)	24%	Variation
Max Wall Ht Above Nat. GL	6.5m	Yes	Impervious area (m2)	76%	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1.6m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	0.3m	Yes
Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
Min. side bdy setback (Min.)	1.867m	Yes			

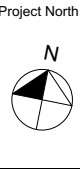


Rapid Plans
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Fax: (02) 9905-8865
Mobile: 0414-945-024
Email: greg@rapidplans.com.au
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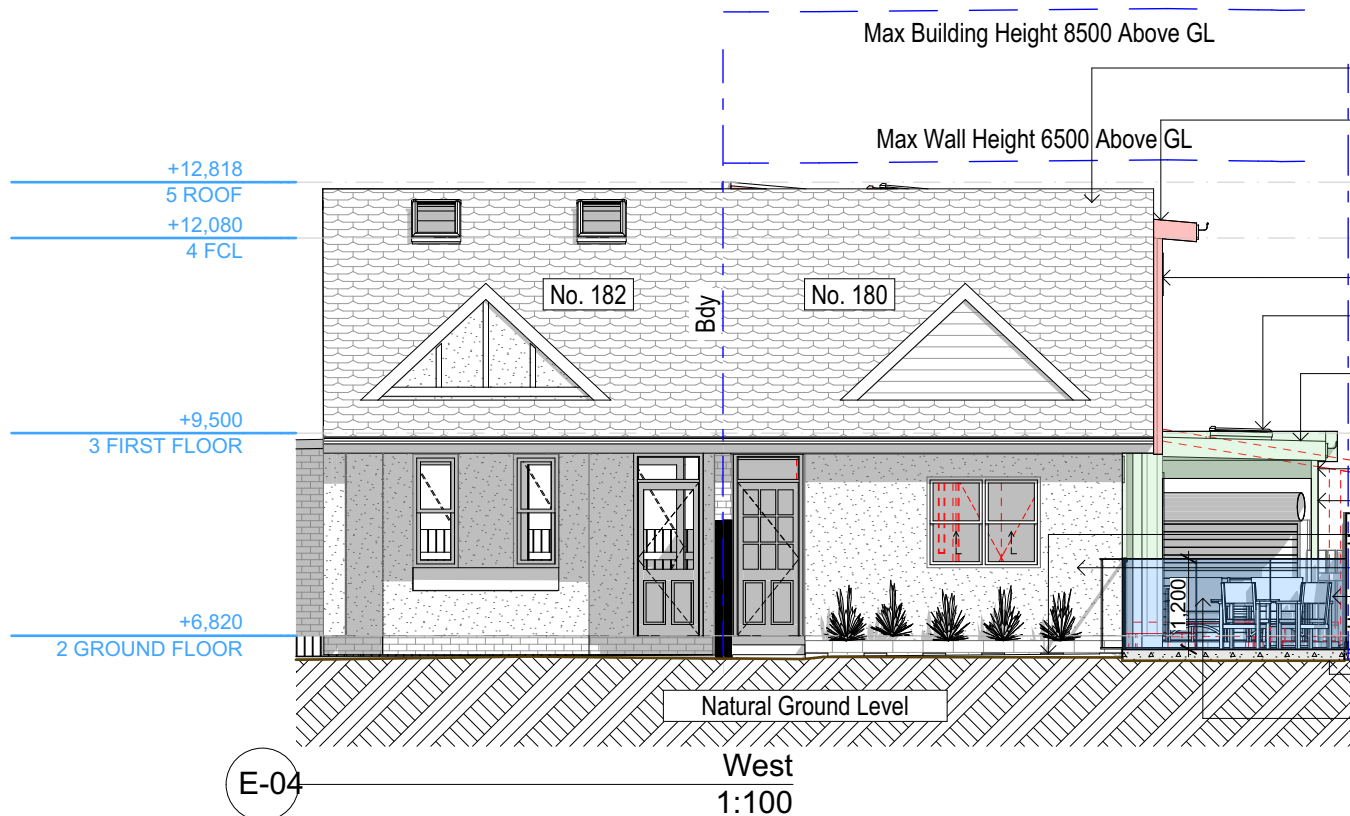
Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked
Plot Date: 15/09/2025
Project NO: RP0425FEL
Project Status: DA
Client: Fe Design- Felton
Site: 180 Pittwater Road Manly
Sheet Size: A3

DRAWING TITLE :
**ELEVATIONS
ELEVATIONS 1**
PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE: **15-9-2025**
DRAWING NO.
DA4000



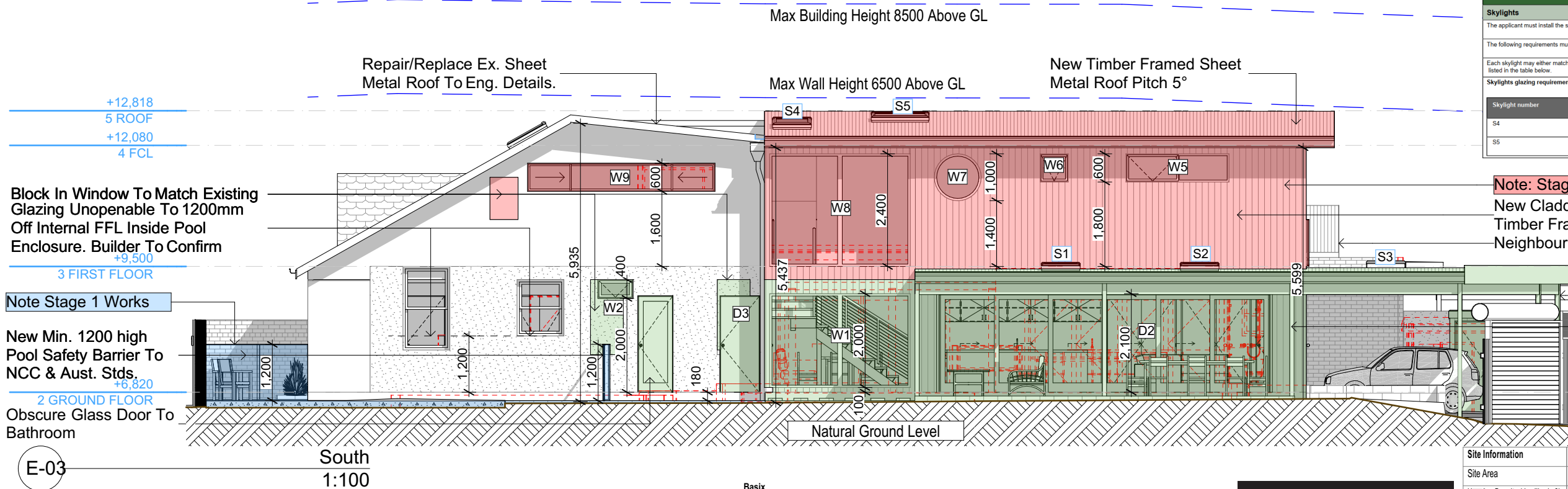
- Denotes Stage 1 Works
- Denotes Stage 2 Works
- Denotes Stage 3 Works

- Wall Legend**
- Denotes New Timber Framed Wall
- Denotes New Masonry Wall
- Denotes New Concrete
- Denotes Existing Wall
- Denotes Demolished Item

Glazing requirements						
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
W6	S	0.36	0	0	eave/ verandah/ pergola/balcony >=450 mm	Improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)
W7	S	1	0	0	eave/ verandah/ pergola/balcony >=450 mm	Improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)
W8	S	7.2	0	0	eave/ verandah/ pergola/balcony >=450 mm	Improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)
W9	S	2.4	0	0	eave/ verandah/ pergola/balcony >=450 mm	Improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)
D2	S	14.81	0	0	eave/ verandah/ pergola/balcony >=900 mm	Improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)

Glazing requirements						
Windows and glazed doors glazing requirements						
Window/door number	Orientation	Area of glass including frame (m ²)	Overshadowing height (m)	Overshadowing distance (m)	Shading device	Frame and glass type
D4	S	1.54	0	0	none	Improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)
D20	E	5.04	0	0	eave/ verandah/ pergola/balcony >=500 mm	Improved aluminium, single clear (U-value: 6.44, SHGC: 0.75)

Glazing requirements			
Skylights			
The applicant must install the skylights in accordance with the specifications listed in the table below.			
The following requirements must also be satisfied in relation to each skylight:			
Each skylight may either match the description, or, have a U-value and a Solar Heat Gain Coefficient (SHGC) no greater than that listed in the table below.			
Skylights glazing requirements			
Skylight number	Area of glazing inc. frame (m ²)	Shading device	Frame and glass type
S4	1	no shading	timber, double clear/air fill (or U-value: 4.3, SHGC: 0.5)
S5	1	no shading	timber, double clear/air fill (or U-value: 4.3, SHGC: 0.5)



- Note: Stage 3 Works**
- New Cladded 90mm Timber Framed Wall Neighbour Wall Behind
- Note: Stage 2 Works**
- New Steel Post To Eng. Details

NOTES

180 Pittwater Road Manly is zoned R3- Medium Density Residential

All Plans to be read in conjunction with Basix Certificate

New Works to be constructed shown in Shaded/Blue

180 Pittwater Road Manly is not considered a heritage item

Certifying

The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

Construction

Concrete & Timber Floors, Cladded & Masonry Walls

Roof Sheet Metal to have R0.58 Insulation

Insulation to External Cladded & Masonry Walls R1.7

Refer to Engineers drawings for structural details

All work to Engineers Specification and BCA

Timber framing to BCA and AS 1684

Termite Management to BCA and AS 3660.1

Glazing to BCA and AS01288-2047

Waterproofing to BCA and AS 3740

New Lighting to have minimum of 40% compact fluorescent lamps

Basix

Basix Certificate Number A1812920

All Plans to be read in conjunction with Basix Certificate

The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:

a) additional insulation is not required where the area of new construction is less than 2m²

b) insulation specified is not required for parts of altered construction where insulation already exists.

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,



Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	234.5m ²	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m ²)	1	Yes	% of open space (55% min)	24%	Variation
Max Wall Ht Above Nat. GL	6.5m	Yes	Impervious area (m ²)	76%	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1.6m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	0.3m	Yes
Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
Min. side bdy setback (Min.)	1.867m	Yes			

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Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

GBJ
15/09/2025
RP0425FEL
DA

Client
Site:

Fe Design- Felton
180 Pittwater Road Manly

Sheet Size: A3

DRAWING TITLE :

ELEVATIONS 2

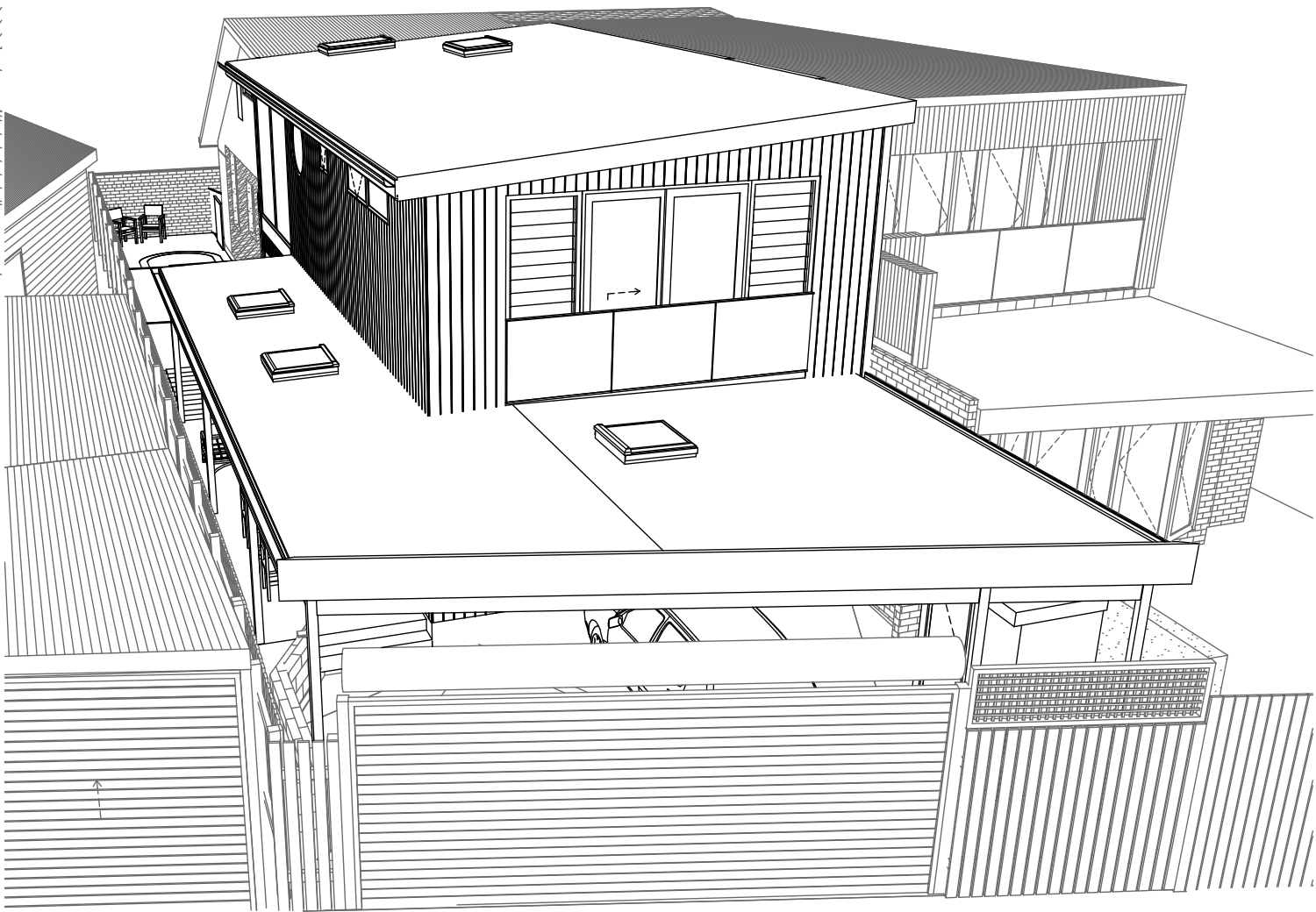
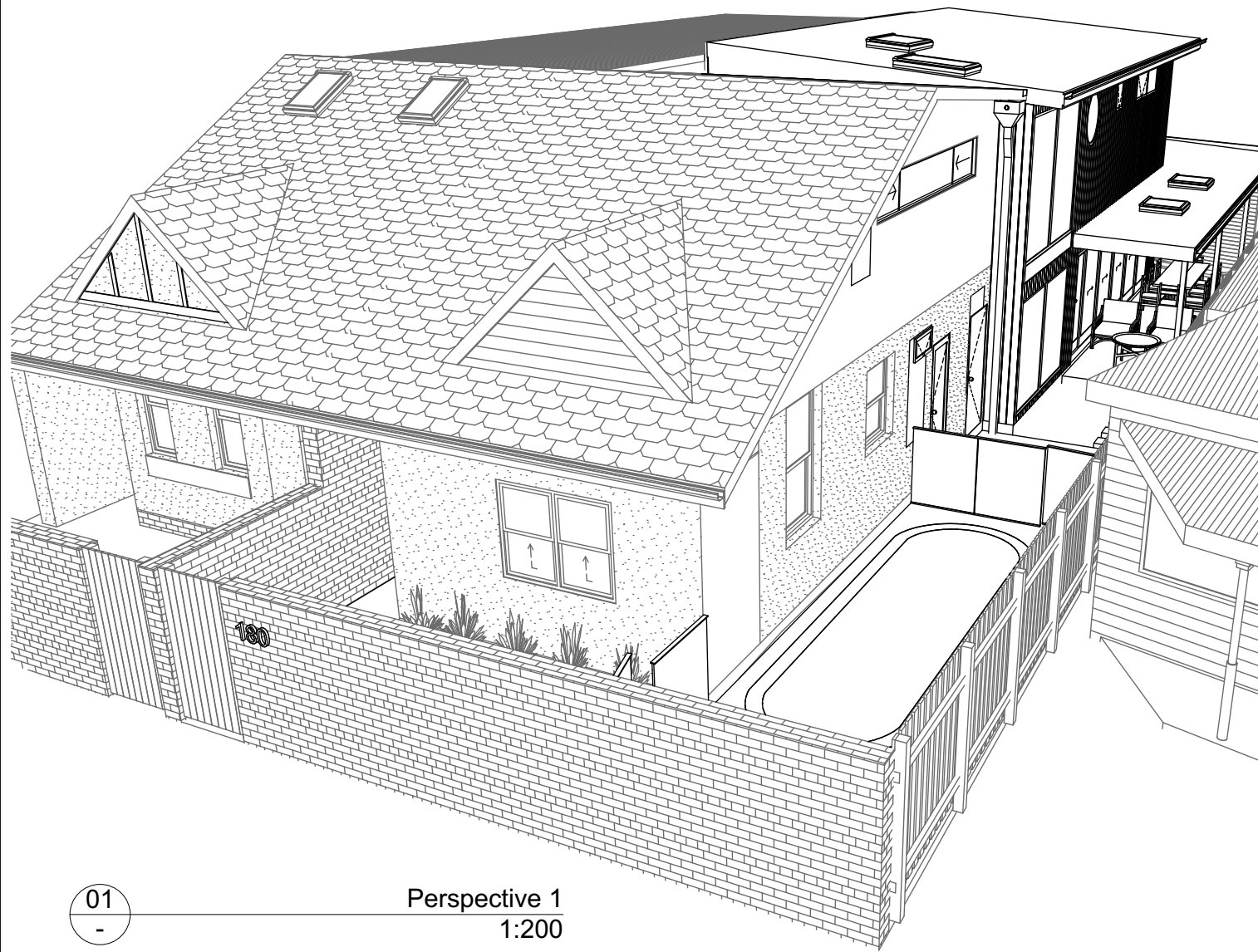
PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE:
15-9-2025

DRAWING NO.
DA4001



**DA APPLICATION
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NOTES

180 Pittwater Road Manly is zoned R3- Medium Density Residential
All Plans to be read in conjunction with Basix Certificate
New Works to be constructed shown in Shaded/Blue
180 Pittwater Road Manly is not considered a heritage item

Certifying

The DA Application Only plans are for DA Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of authorised Construction Certificate drawings by Rapid Plans

Construction

Concrete & Timber Floors, Cladded & Masonry Walls
Roof Sheet Metal to have R0.58 Insulation
Insulation to External Cladded & Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps

Basix

Basix Certificate Number A1812920

All Plans to be read in conjunction with Basix Certificate
The applicant must construct the new or altered construction (floor(s), walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that:

a) additional insulation is not required where the area of new construction is less than 2m2
b) insulation specified is not required for parts of altered construction where insulation already exists.

The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.

For projections described in millimetres, the leading edge of each eave, pergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.

Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door,

01

**Perspective 2
1:200**



Site Information	Prop.	Comp.	Site Information	Prop.	Comp.
Site Area	234.5m2	Yes	Floor Space ratio (Max 0.6:1)	0.87:1	Variation
Housing Density (dwelling/m2)	1	Yes	% of open space (55% min)	24%	Variation
Max Wall Ht Above Nat. GL	6.5m	Yes	Impervious area (m2)	76%	Variation
Max Bldg Ht Above Nat. GL	8.5m	Yes	Maximum cut into grd (m)	1.6m	Yes
Front Setback (Min.)	Prevailing	Yes	Maximum depth of fill (m)	0.3m	Yes
Rear Setback (Min.)	8.0m	Variation	No. of car spaces provided	1	Yes
Min. side bdy setback (Min.)	1.867m	Yes			

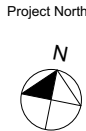


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all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans**



Checked
Plot Date:
Project NO.
Project Status

GBJ
15/09/2025
RP0425FEL
DA

Client
Site:
Fe Design- Felton
180 Pittwater Road Manly

Sheet Size: A3

DRAWING TITLE :

**SHADOW PLANS
PERSPECTIVE**

PROJECT NAME :

Alterations & Additions

REVISION NO.

DATE:
15-9-2025
DRAWING NO.
DA5000



Denotes Sheet Metal Roof (Typical).
Owner To Confirm Type & Colour



Denotes Cladded Timber Framed
Wall Wall (Typical). Owner To
Confirm Type & Colour



Denotes Pool To
Eng./Manufacturers Details
(Typical). Owner To Confirm
Type & Colour



Denotes High Front Fascia Roof (Typical).
Owner To Confirm Type & Colour



Denotes Rendered Masonry Wall (Typical).
Owner To Confirm Type & Colour



Denotes Alloy Windows & Doors (Typical).
Owner To Confirm Type & Colour



Denotes Pool Safety Barrier (Typical).
Owner To Confirm Type & Colour



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The builder shall check and verify all dimensions and verify all errors and omissions to the Designer. Do not scale the drawings. Drawings shall not be used for construction purposes until issued by the Designer for construction.

NOTES
180 Pittwater Road Manly is zoned R3-Medium Density Residential
180 Pittwater Road Manly is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in ShadedBlue
Construction
Concrete & Timber Floors, Cladded & Masonry Walls
Roof Sheet Metal to have R3.8 insulation
Insulation to External Cladded & Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1684
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS01288-2047
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
The DA Application Only plans are for DA-Application purposes only. These plans are not to be used for the construction certificate application by any Certifying Authority without the written permission of Rapid Plans or the supply of a authorised Construction Certificate drawings by Rapid Plans.

Basic
Basic Certificate Number A1812020
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 20m². b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gergola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	234.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Wall Ht Above Nat. GL	6.5m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Variation
Min. side bdy setback (Min.)	1.867m	Yes
Floor Space Ratio (Max 0.6:1)	0.87:1	Variation
% of open space (55% min)	24%	Variation
Impervious area (m ²)	76%	Variation
Maximum cut into gnd (m)	1.6m	Yes
Maximum depth of fill (m)	0.3m	Yes
No. of car spaces provided	1	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North

Drawn | Checked GBJ
Plot Date: 15/09/2025
Project NO.: RP0425FEL
Project Status DA

Client Fe Design- Felton

Site: 180 Pittwater Road Manly

DRAWING TITLE SHADOW PLANS
MATERIAL & COLOUR SAMPLE BOARD

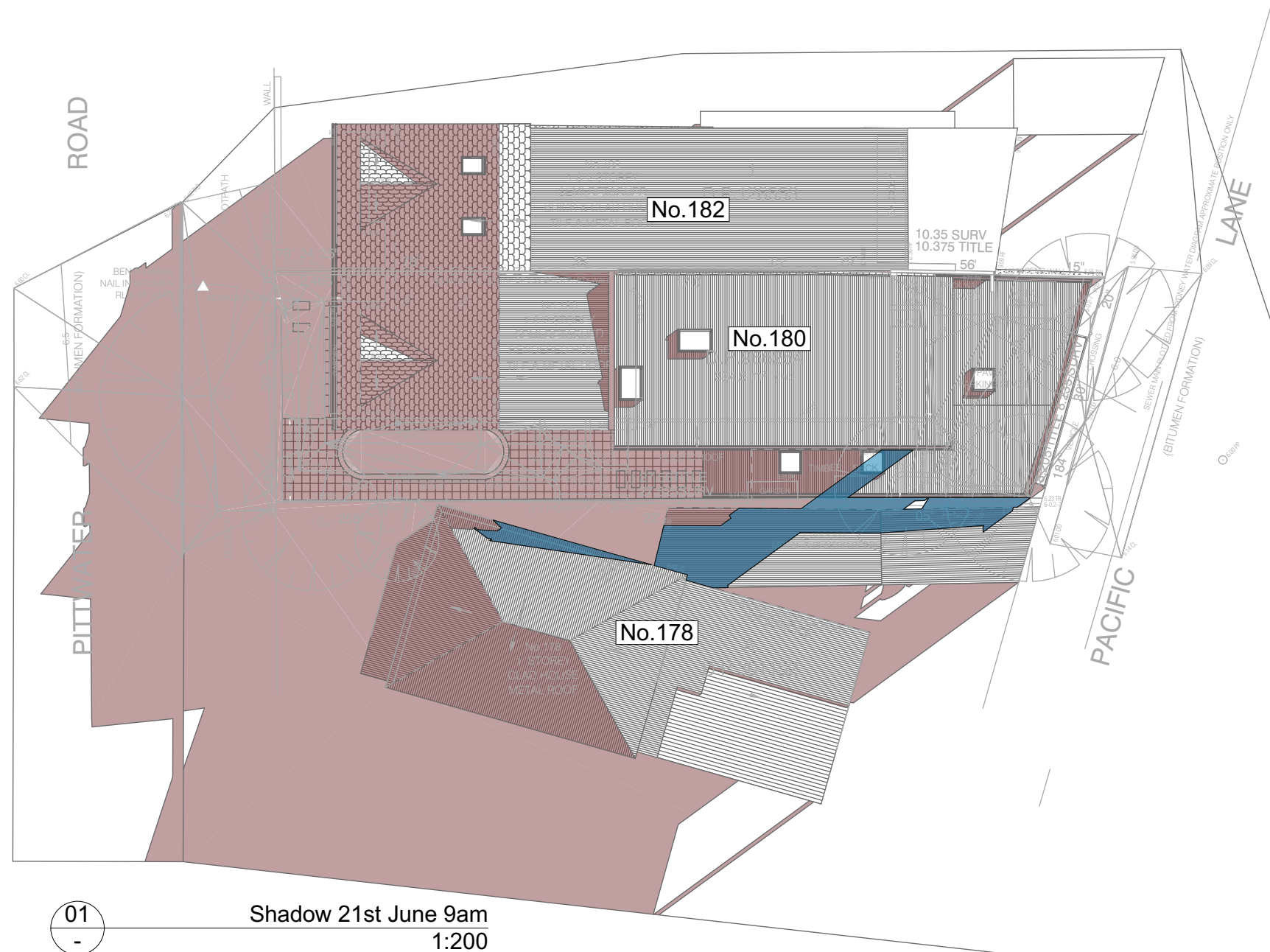
PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 15-9-2025
DRAWING NO.
DA5001

Plot Date: 15/09/2025
Sheet Size: A3

Denotes Proposed Shadow

Denotes Existing Shadow



FE DESIGN
INTERIORS

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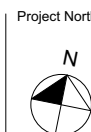
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Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

GBJ
15/09/2025
RP0425FEL
DA

Client
Site:

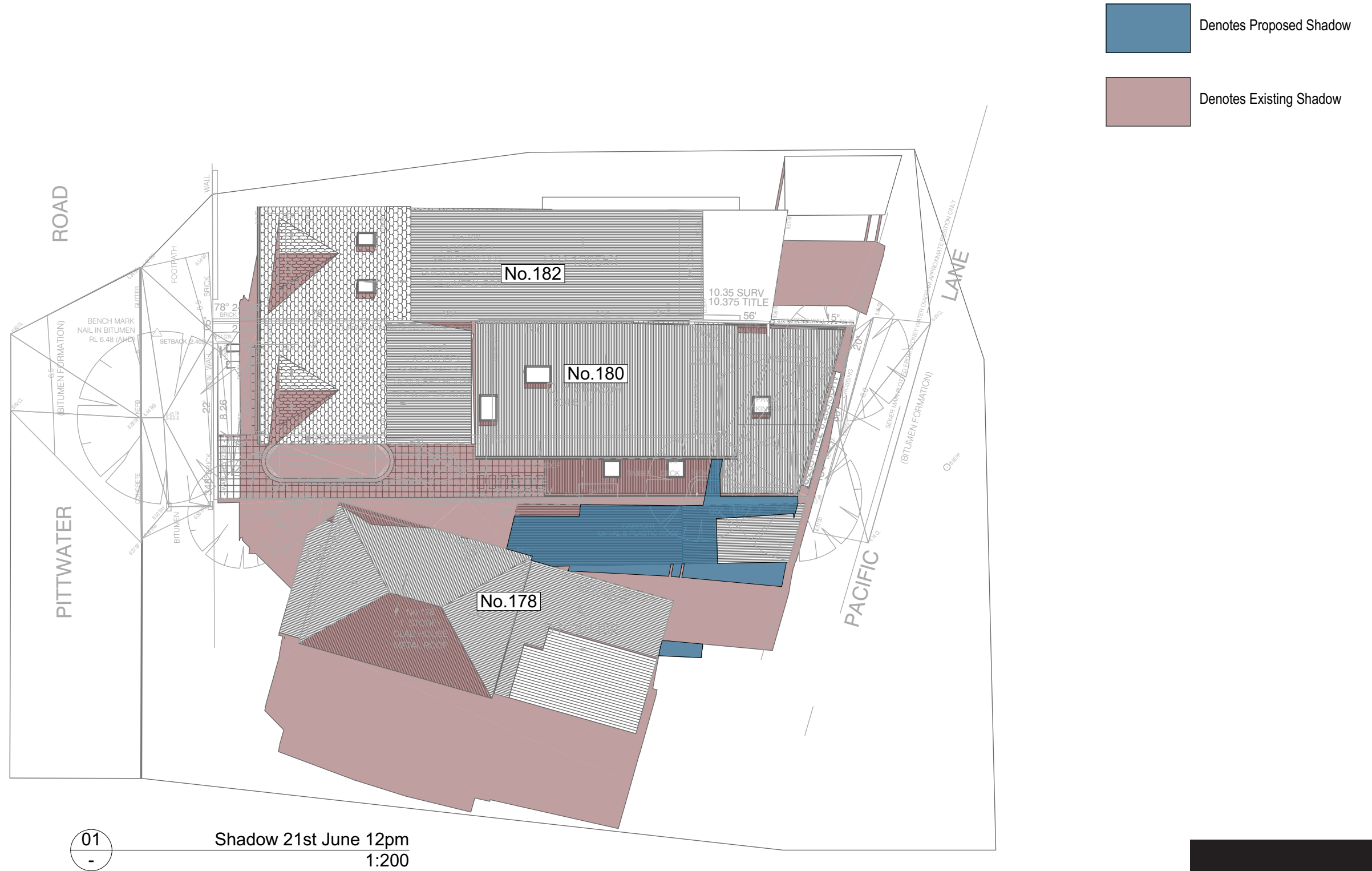
Fe Design- Felton
180 Pittwater Road Manly

Sheet Size: A3

DRAWING TITLE : SHADOW PLANS
**SHADOW PLAN 21st June
9am**

PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE:
15-9-2025
DRAWING NO.
DA5002



FE DESIGN
INTERIORS

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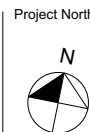


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Builder to Check and Confirm
all Measurements Prior to
Commencement of any works.
Immediately Report any
Discrepancies to Rapid Plans



Checked
Plot Date:
Project NO.
Project Status

GBJ
15/09/2025
RP0425FEL
DA

Client
Site:
Fe Design- Felton
180 Pittwater Road Manly

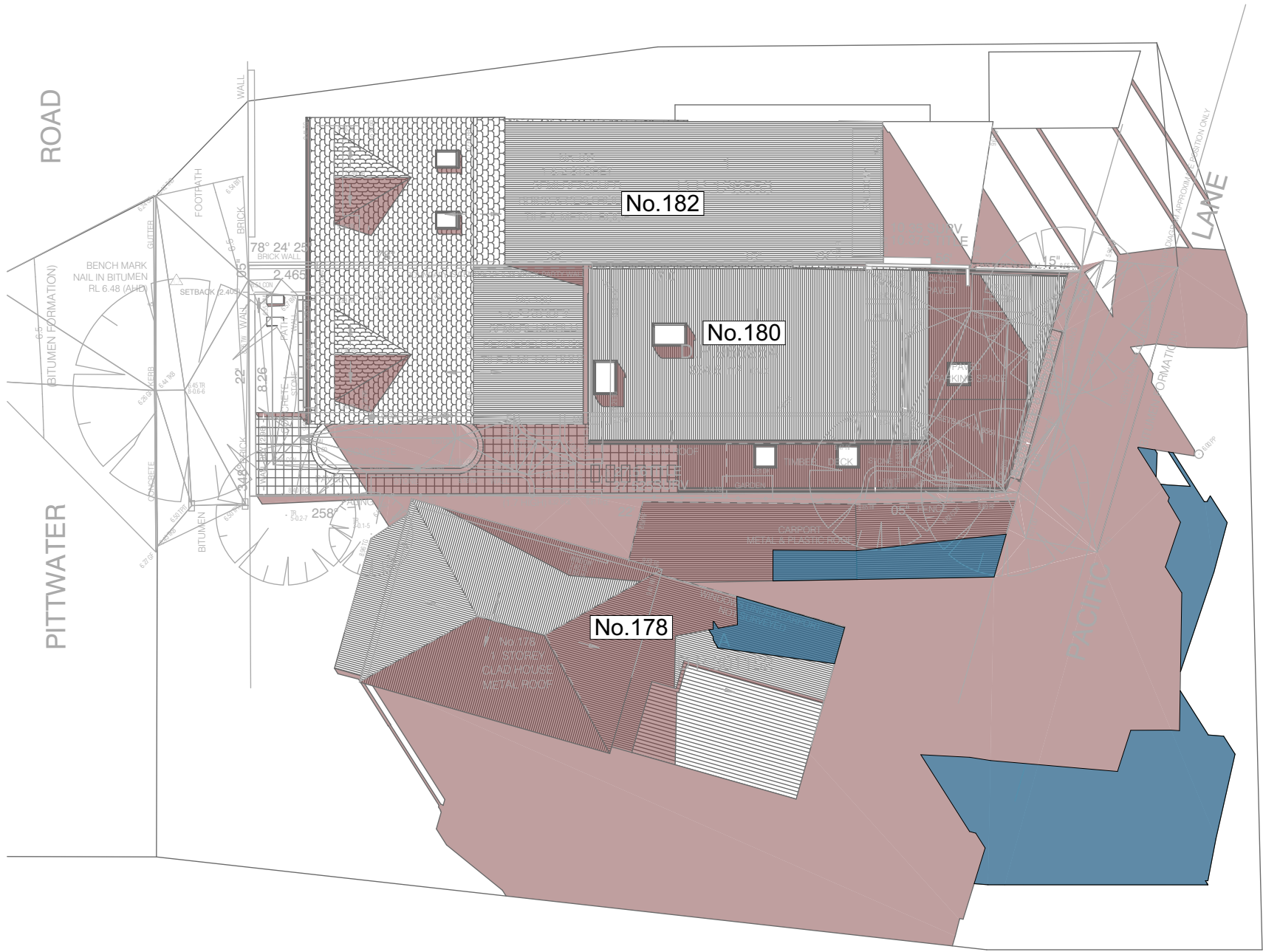
Sheet Size: A3

DRAWING TITLE : SHADOW PLANS
**SHADOW PLAN 21st June
12pm**
PROJECT NAME :
Alterations & Additions

REVISION NO.
-
DATE:
15-9-2025
DRAWING NO.
DA5003

Denotes Proposed Shadow

Denotes Existing Shadow



01
-

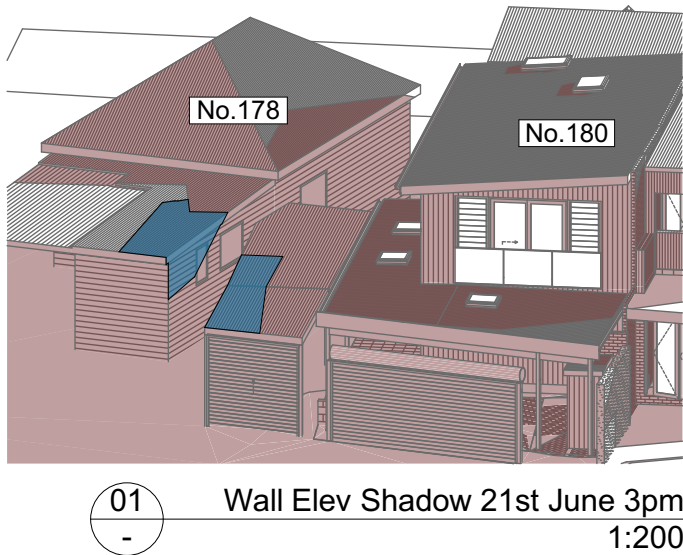
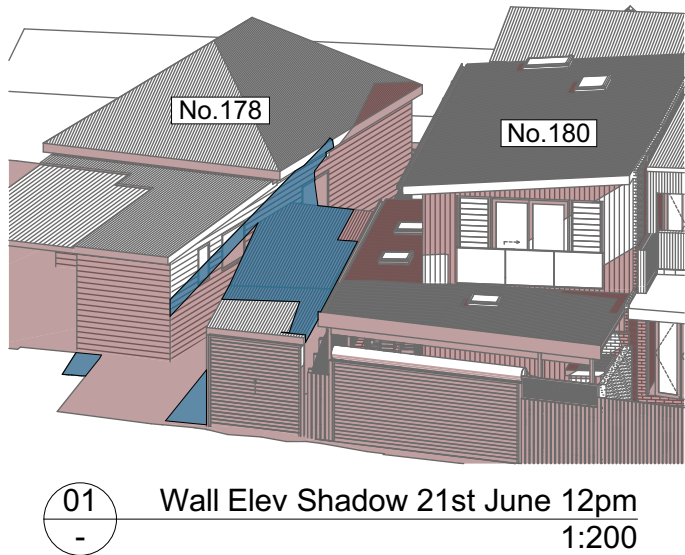
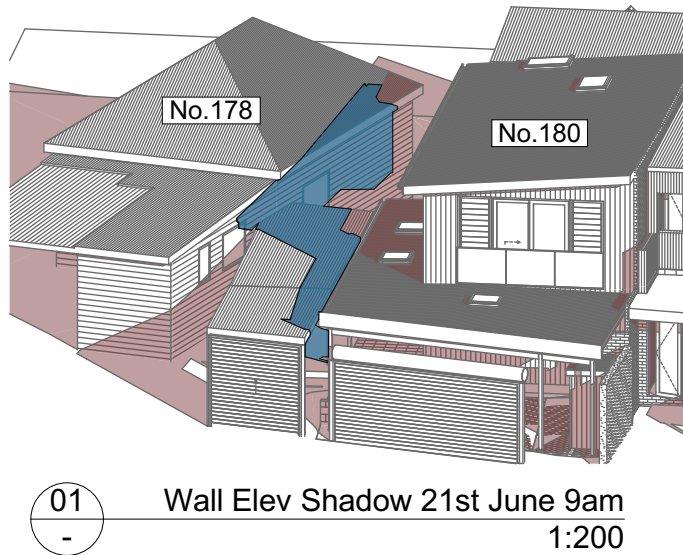
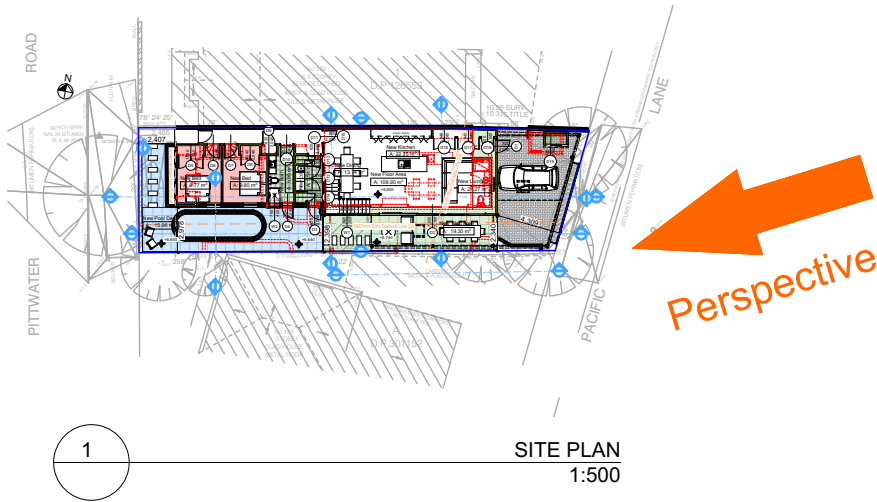
Shadow 21st June 3pm
1:200

FE DESIGN
INTERIORS

DA APPLICATION
ONLY
NOT FOR CONSTRUCTION

Denotes Proposed Shadow

Denotes Existing Shadow





Rapid Plans
Building Design and Architectural Drafting

World of Plans
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Tel: (02) 9350-8845 Mobile: 0414-545-024
Email: info@rapidplans.com.au

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bdca
BUILDING DESIGNERS
ASSOCIATION OF AUSTRALIA



bdca
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BUILDING DESIGNER

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NOTES
180 Pittwater Road Manly is zoned R3-Medium Density Residential
180 Pittwater Road Manly is not considered a heritage item
All Plans to be read in conjunction with Basic Certificate
New Works to be constructed shown in ShadedBlue
Construction
Concrete & Timber Floors, Cladded & Masonry Walls
Roof Sheet Metal to have R3.5 insulation
Insulation to External Cladded & Masonry Walls R1.7
Refer to Engineers drawings for structural details
All work to Engineers Specification and BCA
Timber framing to BCA and AS 1884
Termite Management to BCA and AS 3660.1
Glazing to BCA and AS1288-2017
Waterproofing to BCA and AS 3740
New Lighting to have minimum of 40% compact fluorescent lamps
All workmanship and materials shall be in accordance with the requirements of Building Codes of Australia.

Certifying
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Basic
Basic Certificate Number A1812020
All Plans to be read in conjunction with Basic Certificate
The applicant must construct the new or altered construction (floor slabs, walls, and ceilings/roofs) in accordance with the specifications listed in the table below, except that a) additional insulation is not required where the area of new construction is less than 20m², b) insulation specified is not required for parts of altered construction where insulation already exists.
The applicant must install the windows, glazed doors and shading devices, in accordance with the specifications listed in the table below. Relevant overshadowing specifications must be satisfied for each window and glazed door.
For projections described in millimetres, the leading edge of each eave, gorgola, verandah, balcony or awning must be no more than 500 mm above the head of the window or glazed door and no more than 2400 mm above the sill.
Overshadowing buildings or vegetation must be of the height and distance from the centre and the base of the window and glazed door.

Site Information	Prop.	Comp.
Site Area	234.5m ²	Yes
Housing Density (dwelling/m ²)	1	Yes
Max Wall Ht Above Nat. GL	6.5m	Yes
Max Bldg Ht Above Nat. GL	8.5m	Yes
Front Setback (Min.)	Prevailing	Yes
Rear Setback (Min.)	8.0m	Variation
Min. side bdy setback (Min.)	1.867m	Yes
Floor Space Ratio (Max 0.6:1)	0.87:1	Variation
% of open space (55% min)	24%	Variation
Impervious area (m ²)	76%	Variation
Maximum cut into gnd (m)	1.6m	Yes
Maximum depth of fill (m)	0.3m	Yes
No. of car spaces provided	1	Yes

Builder to Check and Confirm all Measurements Prior to Commencement of any works. Immediately Report any Discrepancies to Rapid Plans

Project North



Drawn | Checked GBJ
Plot Date: 15/09/2025
Project NO.: RP0425FEL
Project Status DA

Client Fe Design- Felton

Site: 180 Pittwater Road Manly

DRAWING TITLE SHADOW PLANS
WALL ELEVATION SHADOWS

PROJECT NAME:
Alterations & Additions

REVISION NO. DATE
- 15-9-2025
DRAWING NO.
DA5005

Plot Date: 15/09/2025
Sheet Size: A3



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