

plan reference key:

- existing walls // structure retained
- new lightweight walls
- new glazed areas
- new joinery
- skylights
- demolitions
- new structural frame (to engineers details)

GENERAL ROOF PLAN NOTES:
all guttering, flashing and waterproofing relating to all roofing systems to comply with requirements of the current b.c.a. and relevant australian standards including as/nzs 3500: 2018 "plumbing and drainage".
all downpipe and overflow spigots to be sized and located to comply with as/nzs 3500: 2018"plumbing and drainage". provide proprietary leaf guard as selected to all gutters.
STORMWATER MAGEMENT NOTES:
all pipes to be 100mm ø sewer grade upvc
all pipes to be laid at 1% min grade unless noted otherwise
all works to be in accordance with local council standards and specification all levels shown to AHD



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

MOD2025/0141

EXISTING ROOF PREVIOUSLY APPROVED PITCH MODIFIED AS PART OF (DA) MODIFICATION APPLICATION

EXISTING ROOF PREVIOUSLY APPROVED AS DEMOLISHED RETAINED AS PART OF (DA) MODIFICATION APPLICATION DENOTED CROSS HATCHED GREEN

roof plan // proposed // subject of (DA)MOD Application

scale: 1:100

notes:

- all windows as numbered to read in conjunction with BASIX Certificate

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DA2022/2270 MODIFICATION APP

address: 166 Pittwater Rd, Manly, NSW 2095. LOT 107 IN DP1176623	title: Roof Plan // (DA) Subject of (DA) Modification App.	date: 22/03/2025	Rev. no.: E	 Jim O'Brien Principal Designer // Director (RIAI Arch. Tech.) (Affiliate RIAI) t: 043 7222 389 info@viewthru.com.au BALGOWLAH, NSW 2093. VIEWTHRU PTY. LTD. T/A VIEWTHRU ACN 620 084 531	 MAKE IT YOURS WWW.VIEWTHRU.COM.AU
client: B. & C. Laws	drawn by: JOB	dwg. no.: (DA)MOD//02	issue: (DA)MOD		
project: Alterations & additions	scale: 1 : 100 @ a3				

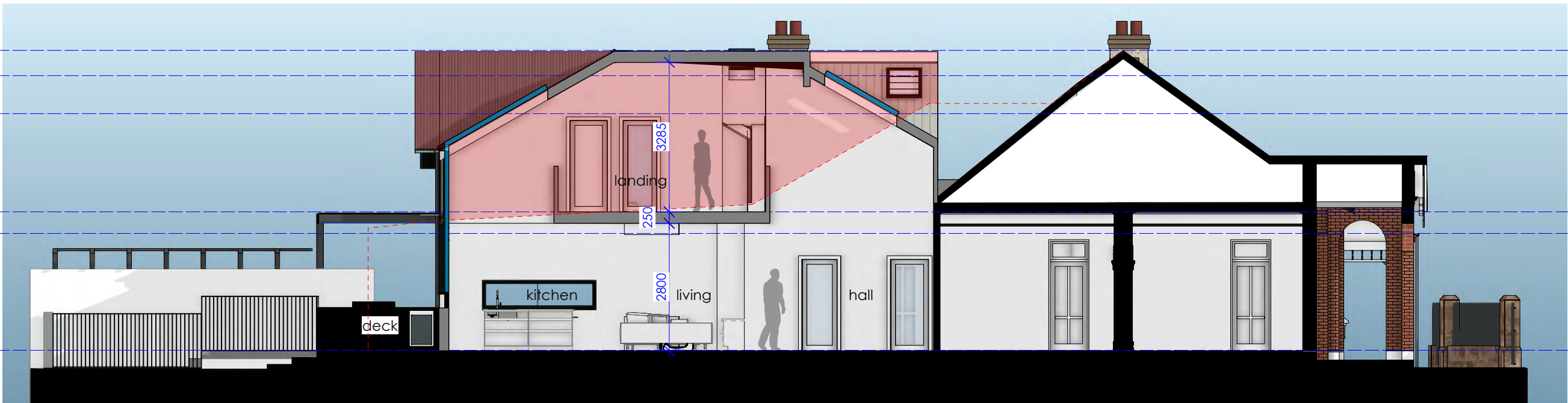
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prop. ridge RL 13.74
prop. capping RL 13.18

ex. ridge RL 12.35 (unchanged)

prop. first FFL 10.20

ex. gutter RL 9.72

ex. ground FFL 7.15



section A-A // as approved

scale: 1:100

plan reference key:

demolitions

extent of approved additions



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THE CONDITIONS OF DEVELOPMENT
CONSENT

MOD2025/0141

NEW WINDOW SUBJECT OF (DA) MODIFICATION APPLICATION

PROPOSED MODIFIED ROOFLINE

EXISTING ROOFLINE PREVIOUSLY APPROVED SUBJECT OF (DA)
MODIFICATION DENOTED DASHED GREEN

EXISTING ROOF PREVIOUSLY APPROVED AS DEMOLISHED
RETAINED AS PART OF (DA) MODIFICATION APPLICATION
DENOTED CROSS HATCHED GREEN

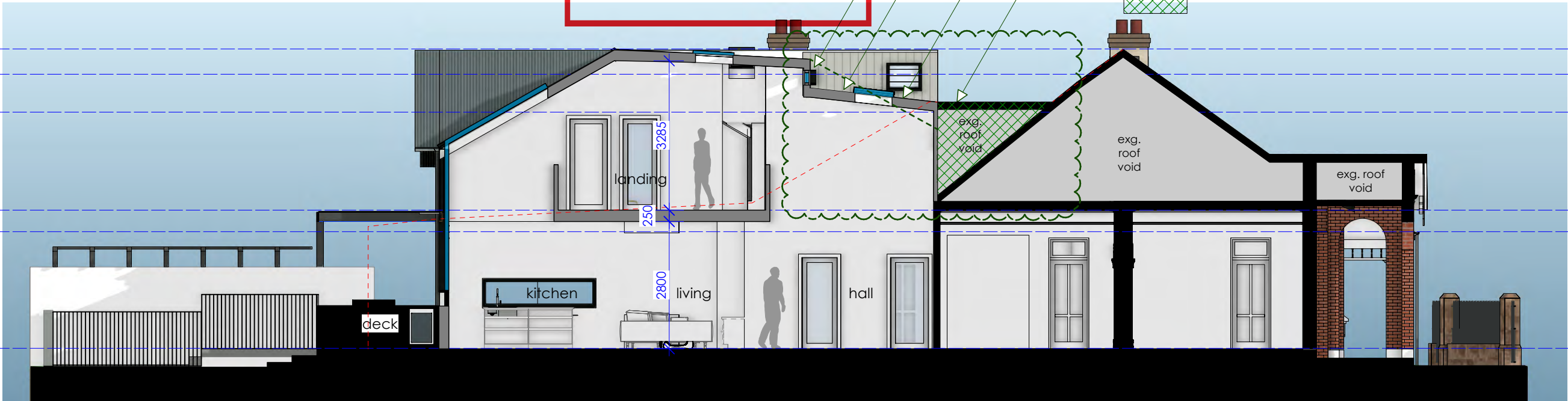
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prop. ridge RL 13.74
prop. capping RL 13.18

ex. ridge RL 12.35 (unchanged)

prop. first FFL 10.20

ex. gutter RL 9.72

ex. ground FFL 7.15



section A-A // proposed // subject of (DA)MOD Application

scale: 1:100

amendments shown thus:

(DA2022/2270) MODIFICATION APP.

DA2022/2270 MODIFICATION APP

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address:
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LOT 107 IN DP1176623

client: B. & C. Laws

project: Alterations & additions

title:
Section AA // Approved & Prop
Modification

drawn by:

JOB

scale:
1 : 100 @ a3

date:
22/03/2025

dwg. no.:

(DA)MOD//03

Rev. no.:

E

issue:

(DA)MOD

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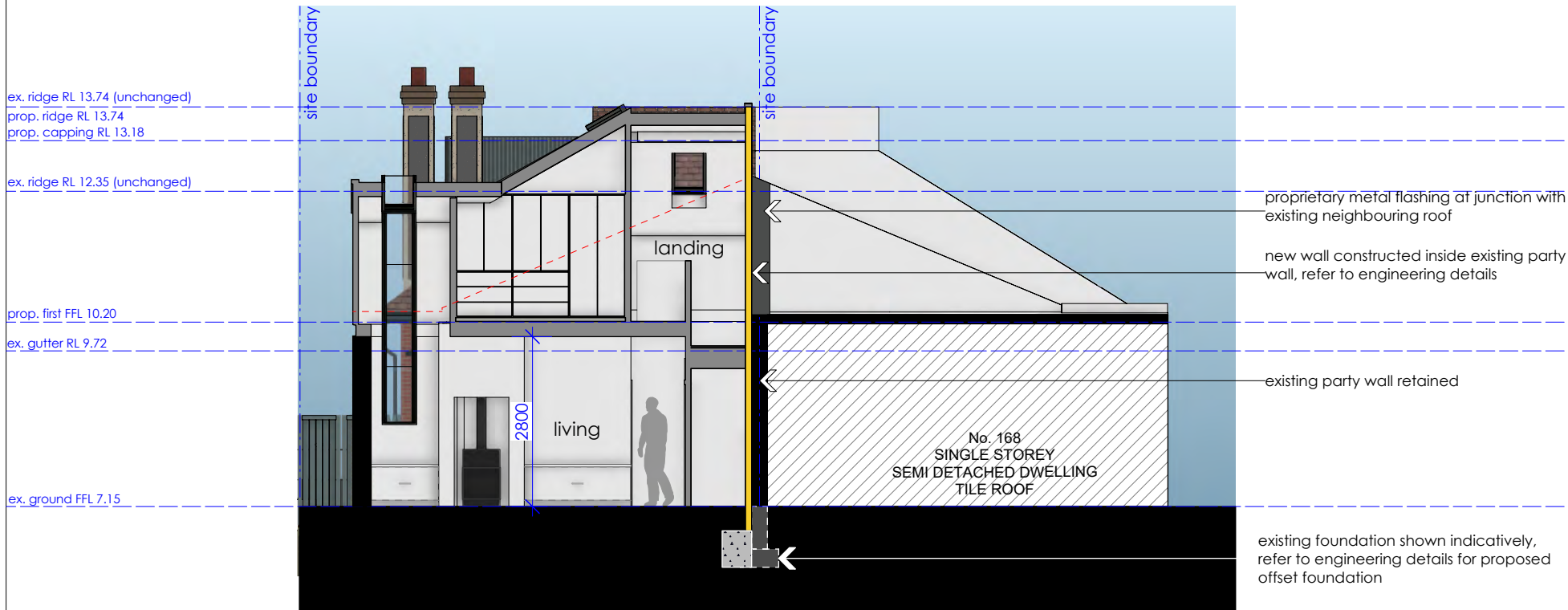
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Principal Designer //
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section B - B // as approved
scale: 1:100

northern beaches council

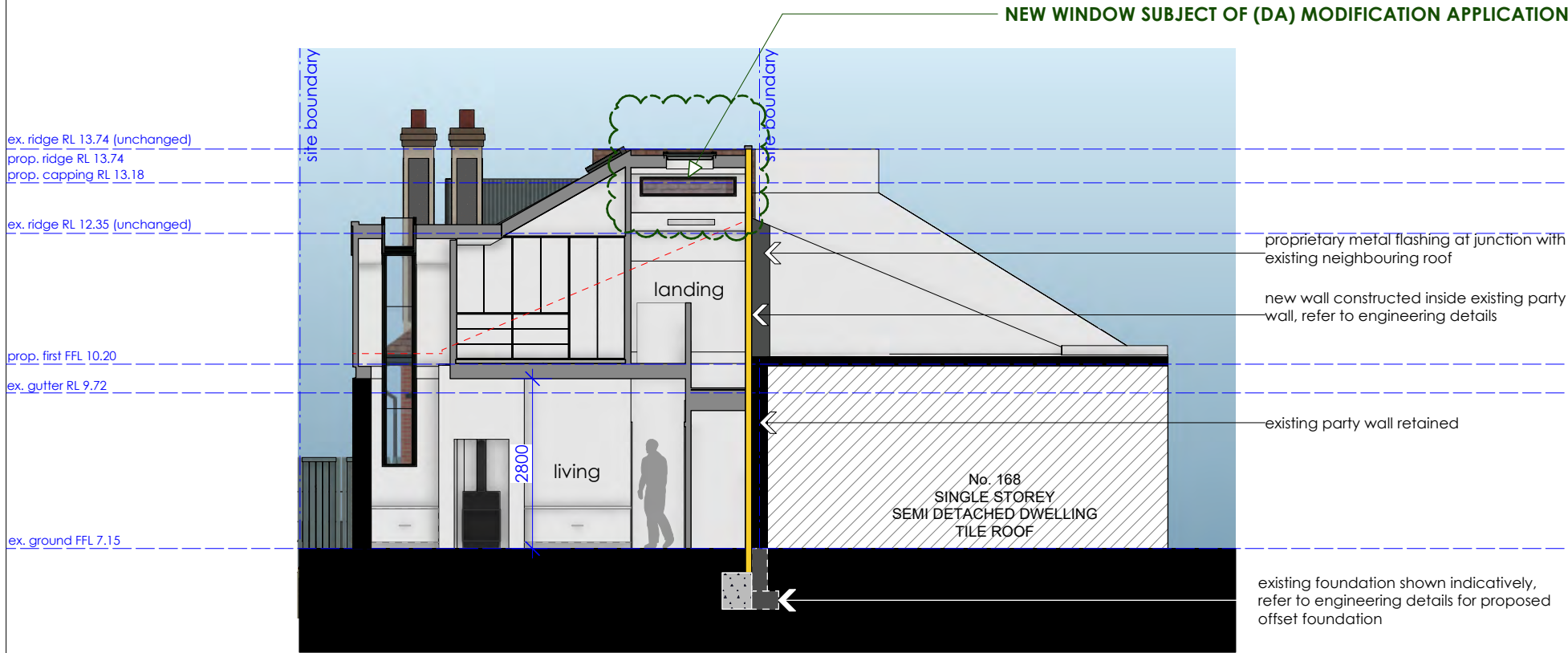
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

MOD2025/0141

plan reference key:

demolitions

extent of approved additions



section B - B // proposed // subject of (DA)MOD Application
scale: 1:100

amendments shown thus:

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DA2022/2270 MODIFICATION APP

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LOT 107 IN DP1176623

client: B. & C. Laws
project: Alterations & additions

title:
Section BB // Approved & Prop
Modification

drawn by:
scale: 1 : 100 @ a3

date:
22/03/2025

Rev. no.:
E

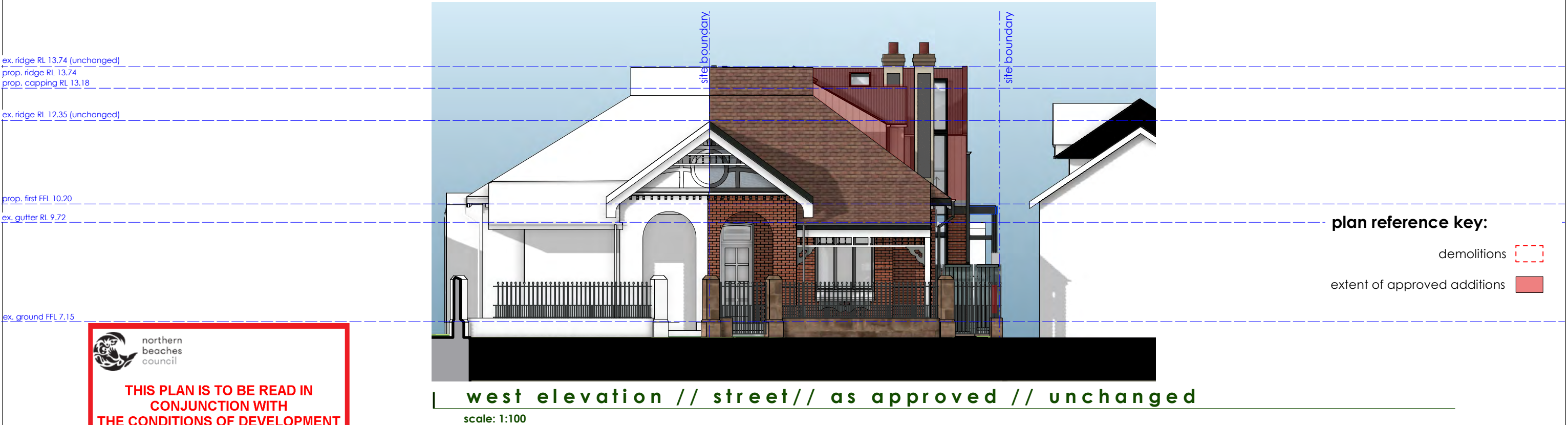
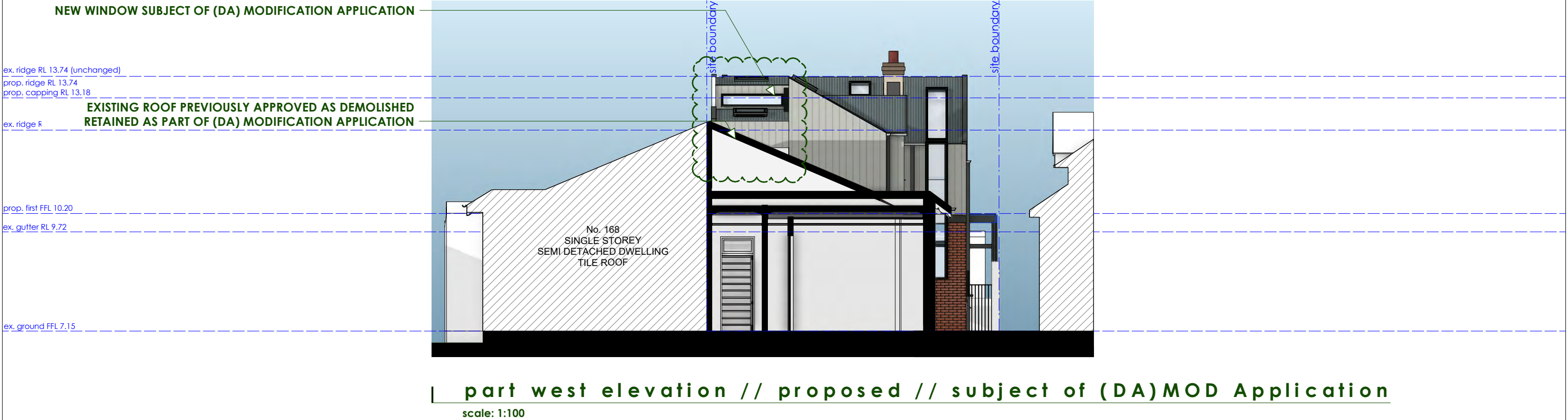
dwg. no.:
(DA)MOD//04 (DA)MOD

RIAI Architectural Technologist
2022

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amendments shown thus: 

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	client: B. & C. Laws	drawn by: JOB	scale: 1 : 100 @ a3	dwg. no.: (DA)MOD//05	issue: (DA)MOD			
	project: Alterations & additions							



south elevation // as approved

scale: 1:100

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CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

MOD2025/0141

plan reference key:

demolitions

extent of approved additions

**EXISTING ROOF PREVIOUSLY APPROVED AS DEMOLISHED
RETAINED AS PART OF (DA) MODIFICATION APPLICATION
DENOTED CROSS HATCHED GREEN**



south elevation // proposed // subject of (DA)MOD Application

scale: 1:100

amendments shown thus:

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LOT 107 IN DP1176623

client: B. & C. Laws

project: Alterations & additions

title:
Elevations S // Approved & Prop
Modification

drawn by:

JOB

scale:

1 : 100 @ a3

date:
22/03/2025

dwg. no.:

(DA)MOD//06

Rev. no.:

E

issue:

(DA)MOD



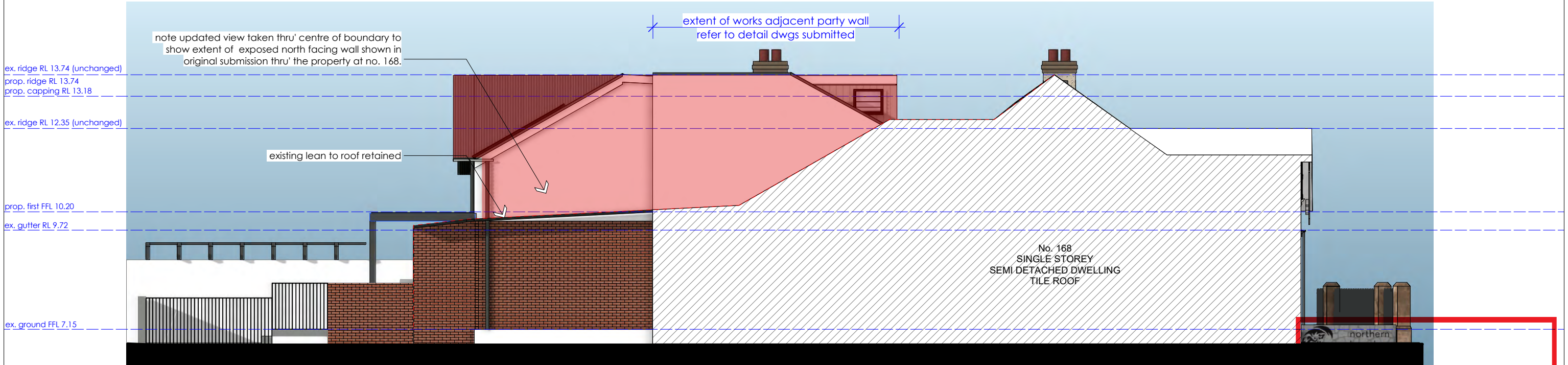
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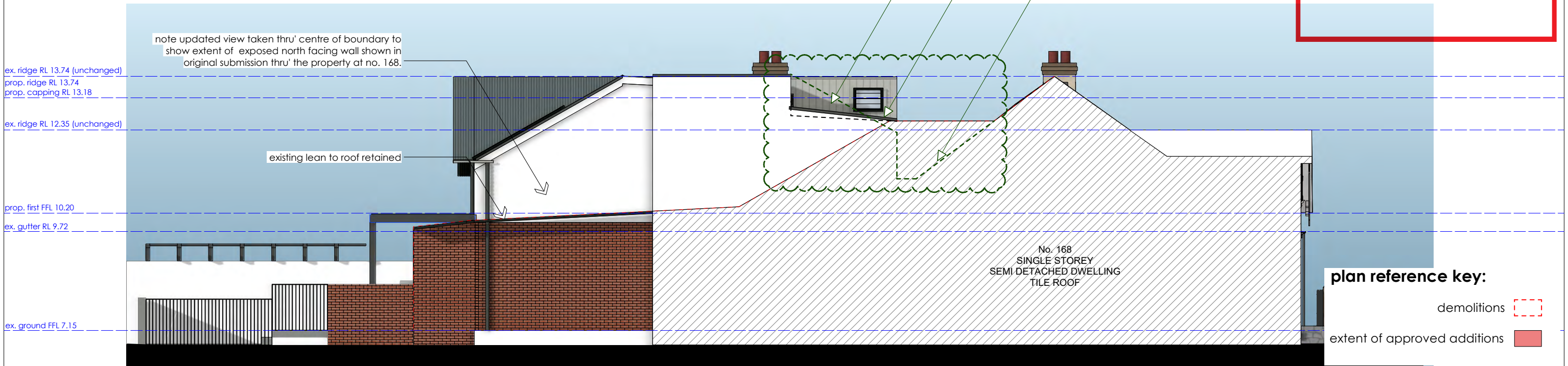
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north elevation // as approved

scale: 1:100

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north elevation // proposed // subject of (DA)MOD Application

scale: 1:100

plan reference key:

demolitions

extent of approved additions

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address:
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LOT 107 IN DP1176623

client: B. & C. Laws

project: Alterations & additions

title:
Elevations N // Approved & Prop
Modification

drawn by:

JOB

scale:

1 : 100 @ a3

date:
22/03/2025

dwg. no.:

(DA)MOD//07

Rev. no.:

E

issue:

(DA)MOD

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ex. ridge RL 13.74

ex. ridge RL 12.35

ex. gutter RL 9.72

ex. ground FFL 7.15



south elevation // existing // record drawing

scale: 1:100

ex. ridge RL 13.74

ex. ridge RL 12.35

ex. gutter RL 9.72

ex. ground FFL 7.15



north elevation // existing // record drawing

scale: 1:100

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LOT 107 IN DP1176623

client: B. & C. Laws
project: Alterations & additions

title:
Elevations N&S // Exg Record
Drawings

drawn by: JOB
scale: 1 : 100 @ a3

date:
22/03/2025

dwg. no.: (DA)MOD//08
issue: (DA)MOD

Rev. no.:
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