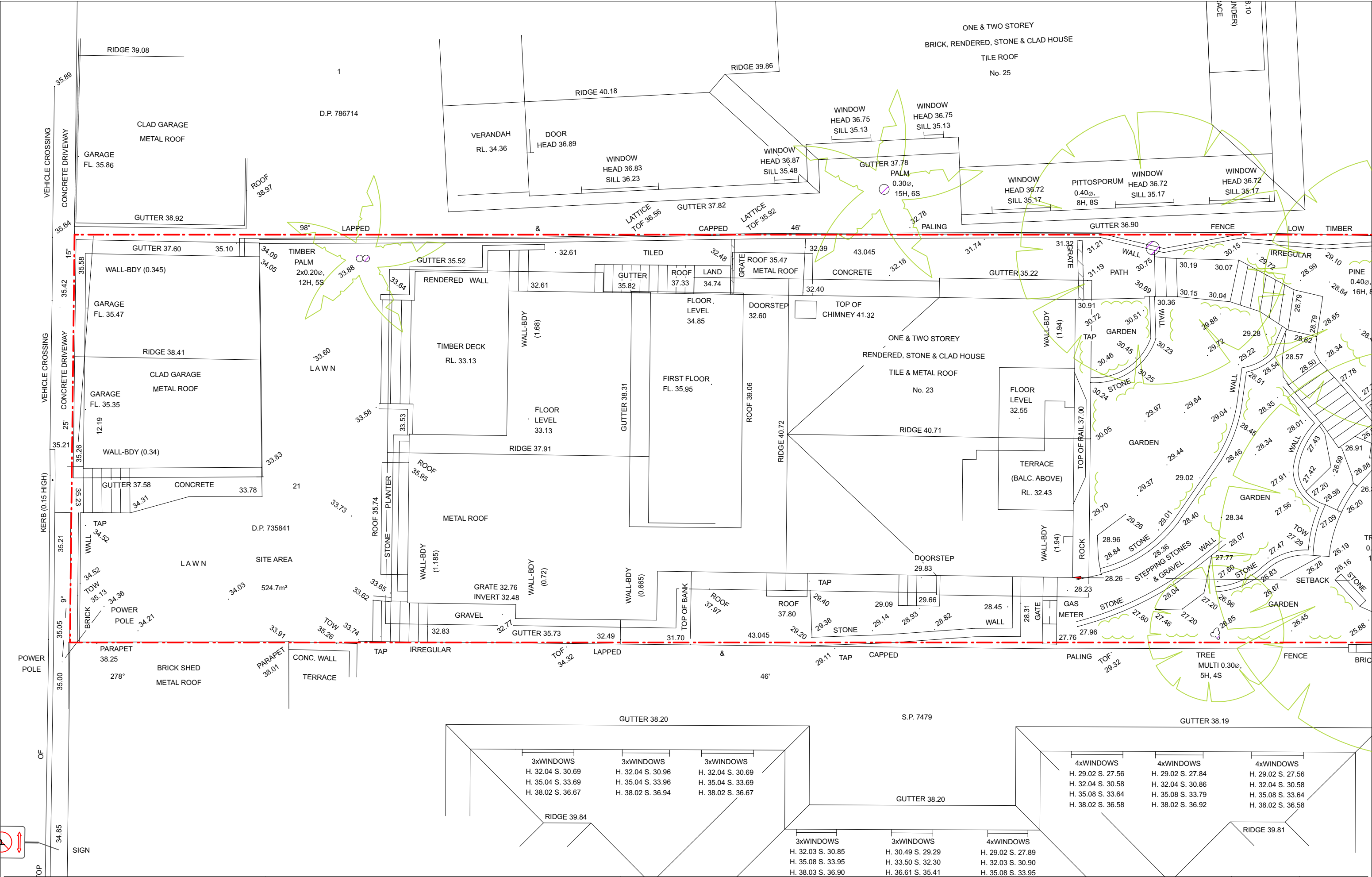




VIRGINIA KERRIDGE ARCHITECT

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

NOTES

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

amendments:

DATE	REV	DESCRIPTION
13.08.2021	A	DA ISSUE
24.01.2022	B	DA ISSUE

PROJECT

23 KANGAROO STREET, MANLY 2095

DRAWING TITLE

Existing Site Plan

DATE

24 Jan 2022

SCALE:

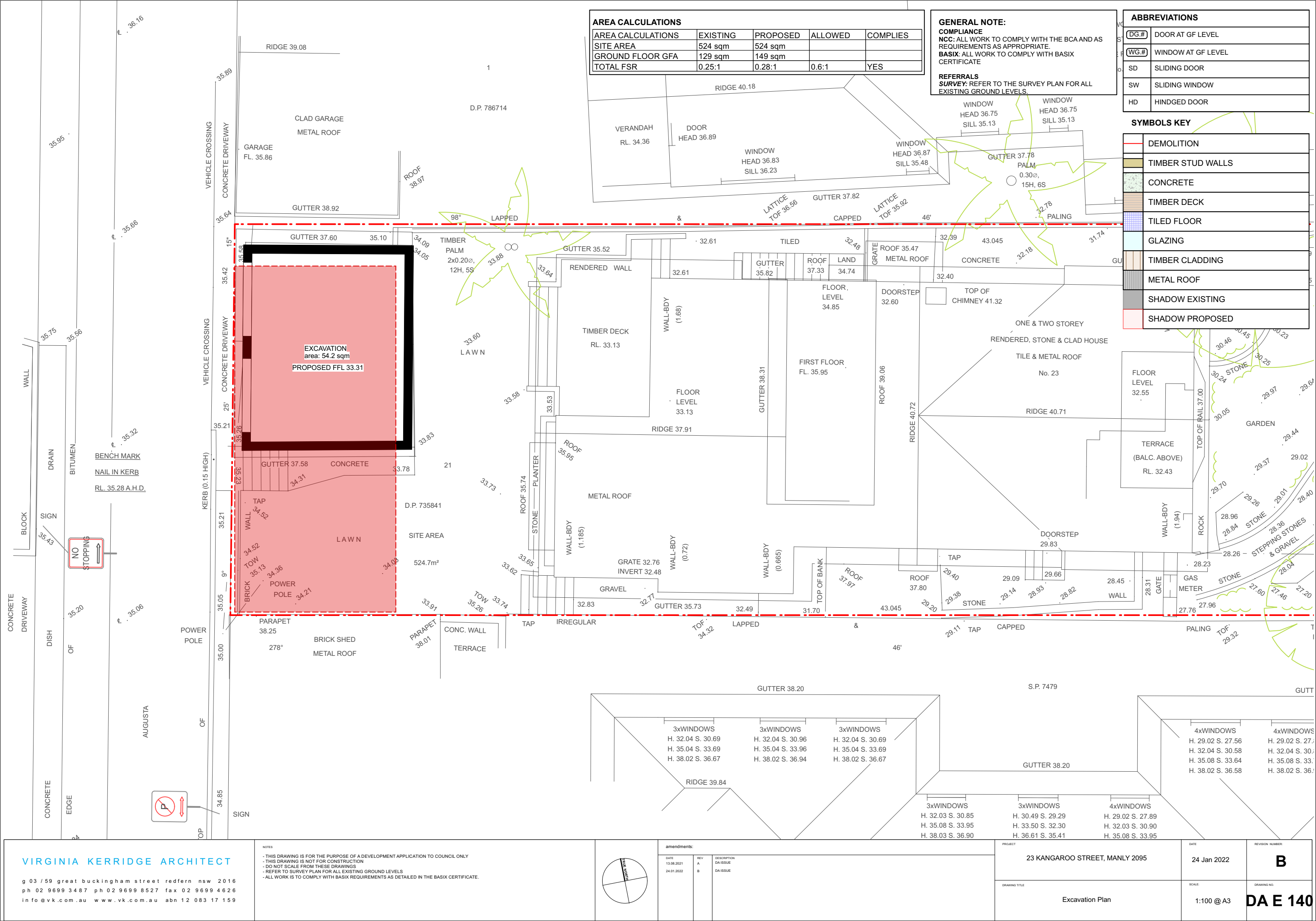
1:100 @ A3

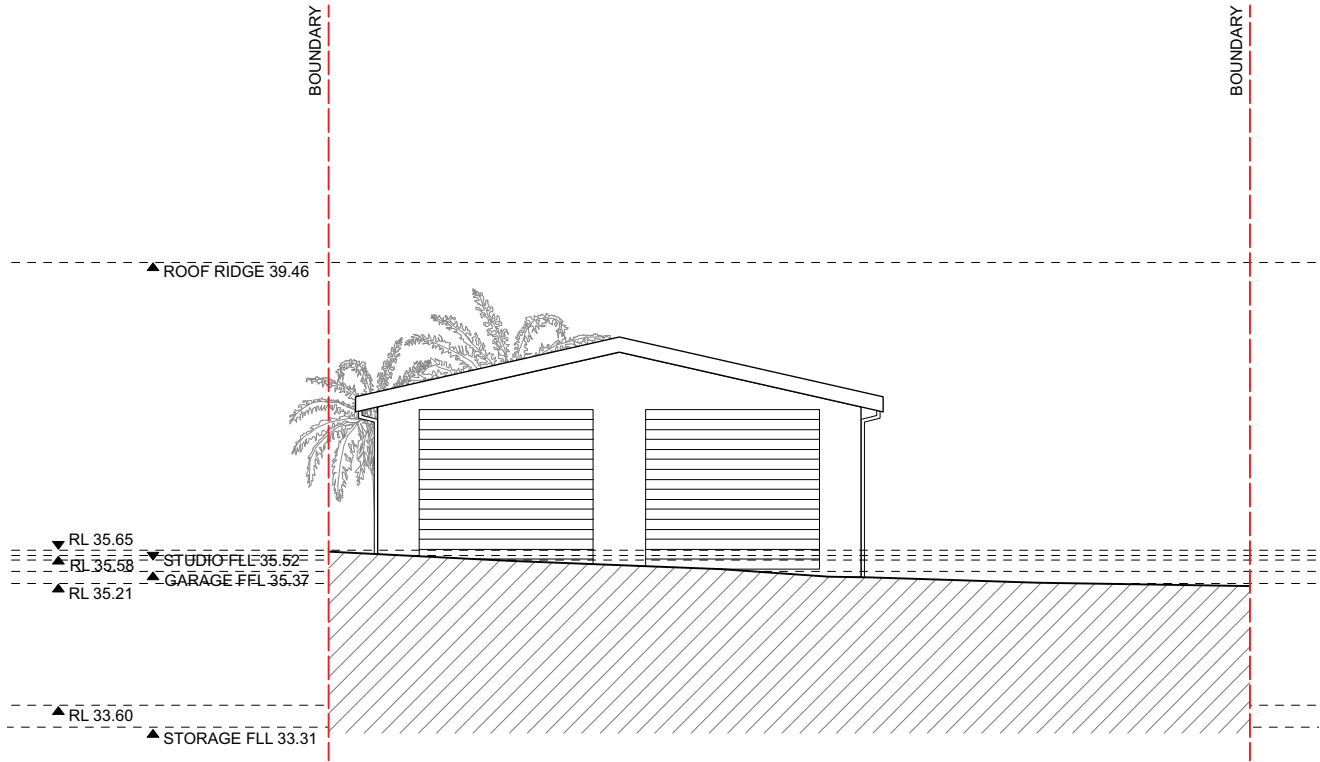
REVISION NUMBER:

B

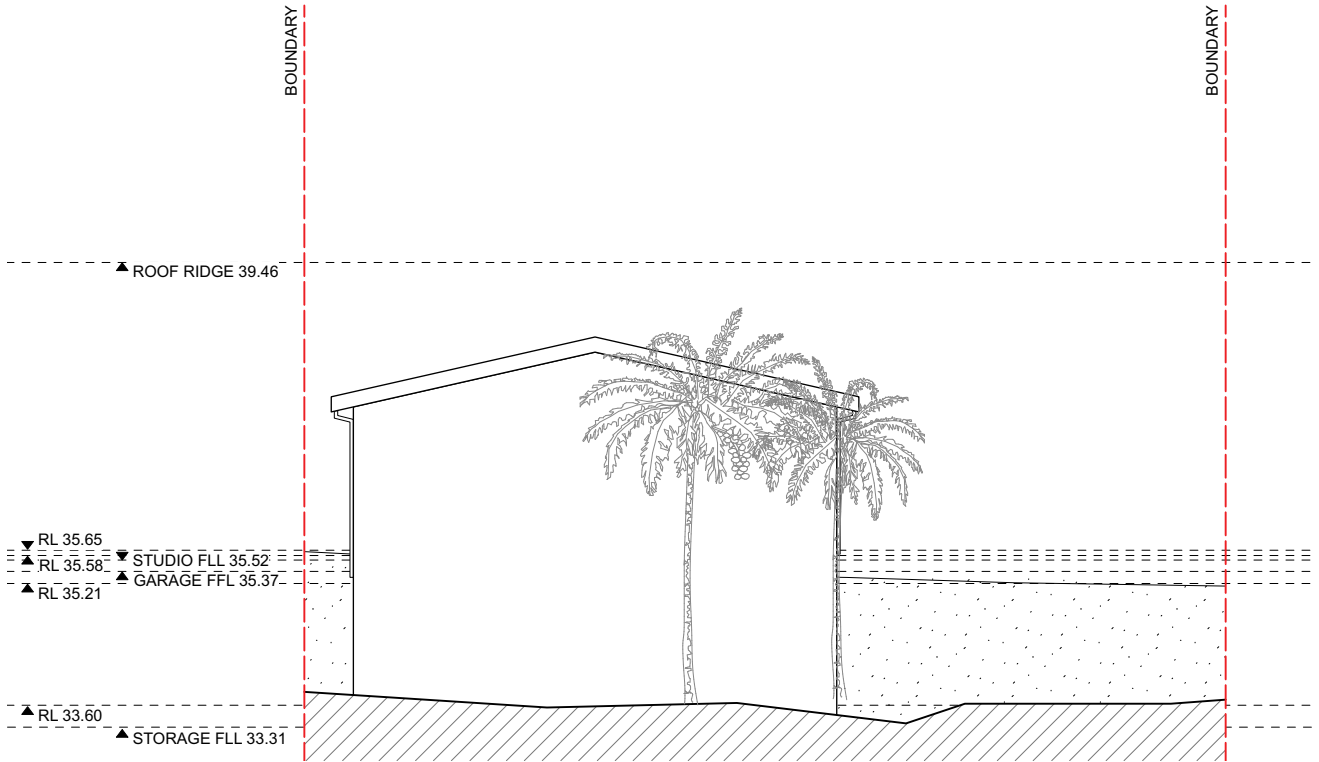
DRAWING NO.

DA E 100

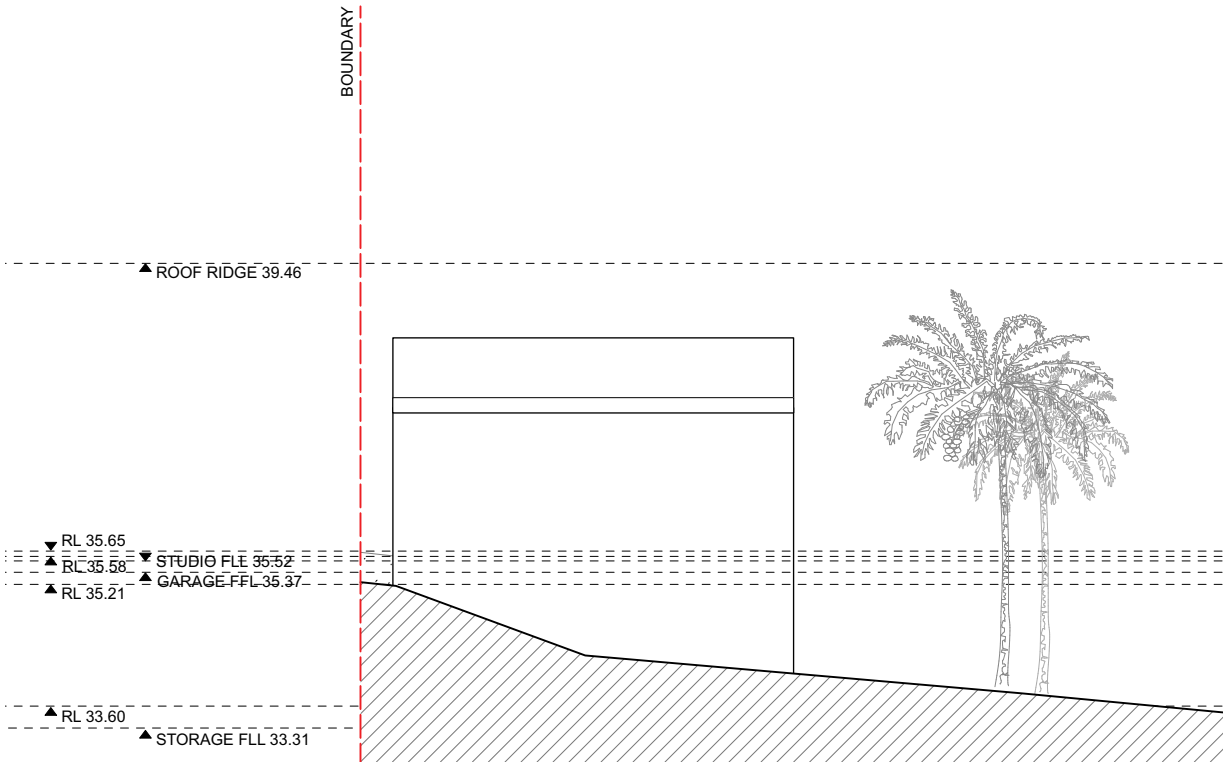




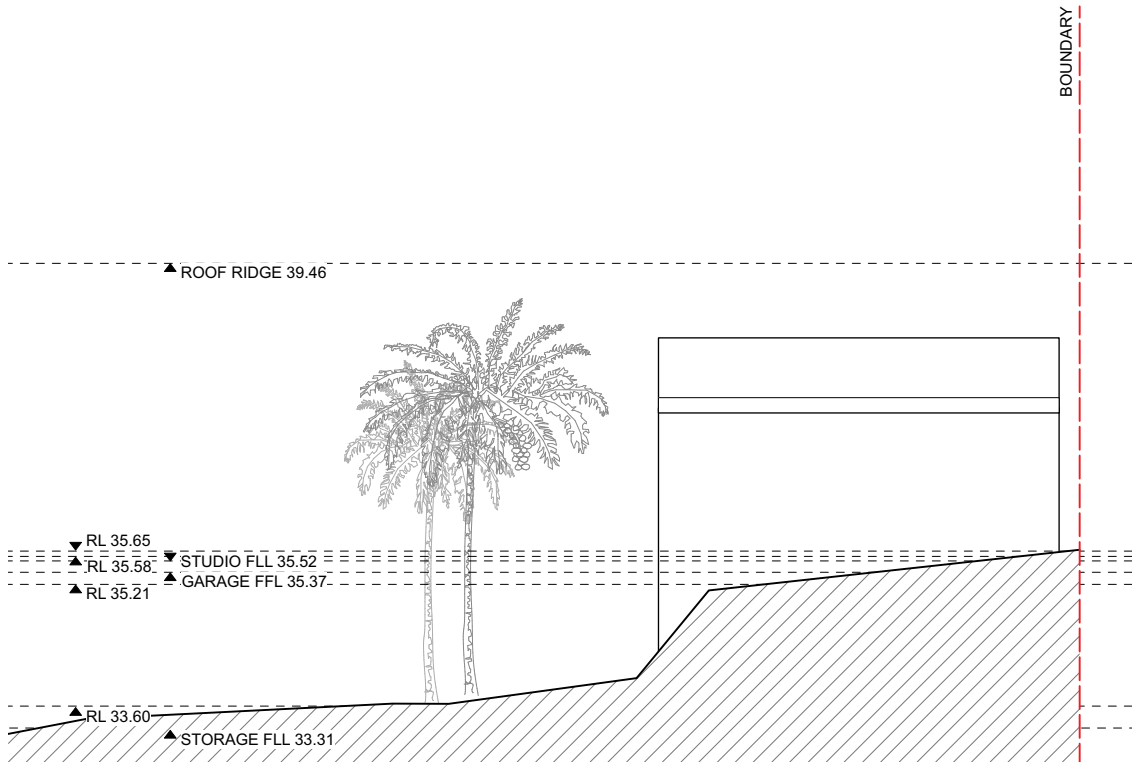
WEST ELEVATION - EXISTING



EAST ELEVATION - EXISTING



SOUTH ELEVATION - EXISTING



NORTH ELEVATION - EXISTING

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

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



amendments:

DATE	REV	DESCRIPTION
13.08.2021	A	DA ISSUE
24.01.2022	B	DA ISSUE

PROJECT
23 KANGAROO STREET, MANLY 2095

DATE
24 Jan 2022

REVISION NUMBER:
B

DRAWING TITLE
Existing Elevations

SCALE:
1:100 @ A3

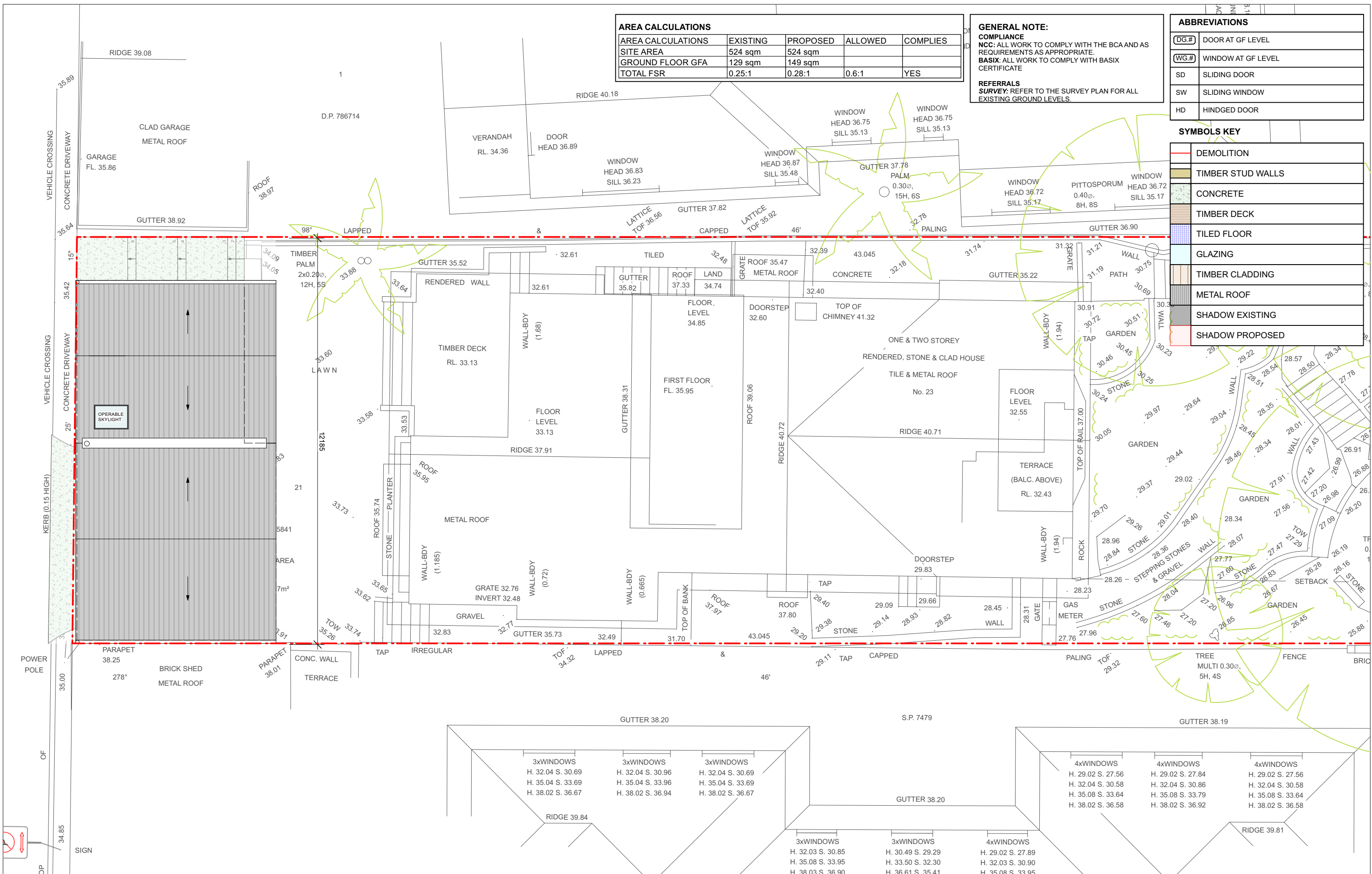
DRAWING NO.
DA E 200

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

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

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

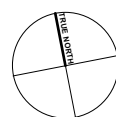
SYMBOL KEY	
	DEMOLITION
	TIMBER STUD WALLS
	CONCRETE
	TIMBER DECK
	TILED FLOOR
	GLAZING
	TIMBER CLADDING
	METAL ROOF
	SHADOW EXISTING
	SHADOW PROPOSED



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

NOTES

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



amendments:		
DATE	REV	DESCRIPTION
13.08.2021	A	DA ISSUE
24.01.2022	B	DA ISSUE

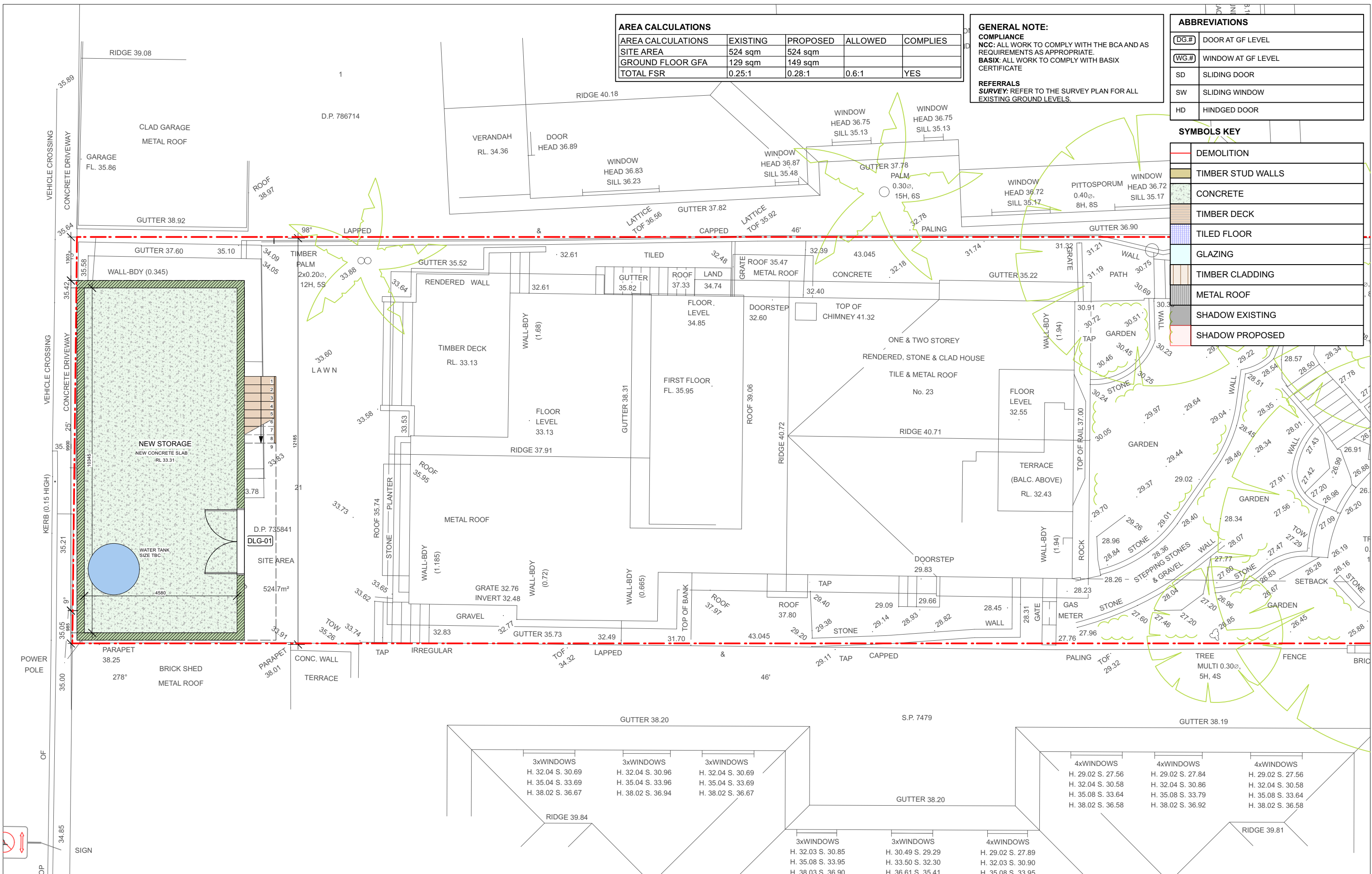
PROJECT	DATE	REVISION NUMBER:
23 KANGAROO STREET, MANLY 2095	24 Jan 2022	B
DRAWING TITLE	SCALE	DRAWING NO.
Proposed Site Plan	1:100 @ A3	DA 100

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

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

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

	DEMOLITION
	TIMBER STUD WALLS
	CONCRETE
	TIMBER DECK
	TILED FLOOR
	GLAZING
	TIMBER CLADDING
	METAL ROOF
	SHADOW EXISTING
	SHADOW PROPOSED



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

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



DATE	REV	DESCRIPTION
13.08.2021	A	DA ISSUE
24.01.2022	B	DA ISSUE

DRAWING TITLE

Proposed Lower Ground Floor Plan

SCALE:

1:100 @ A3

DRAWING NO.

DA 110

AREA CALCULATIONS

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

GENERAL NOTE:

COMPLIANCE

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

BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE

REFERRALS

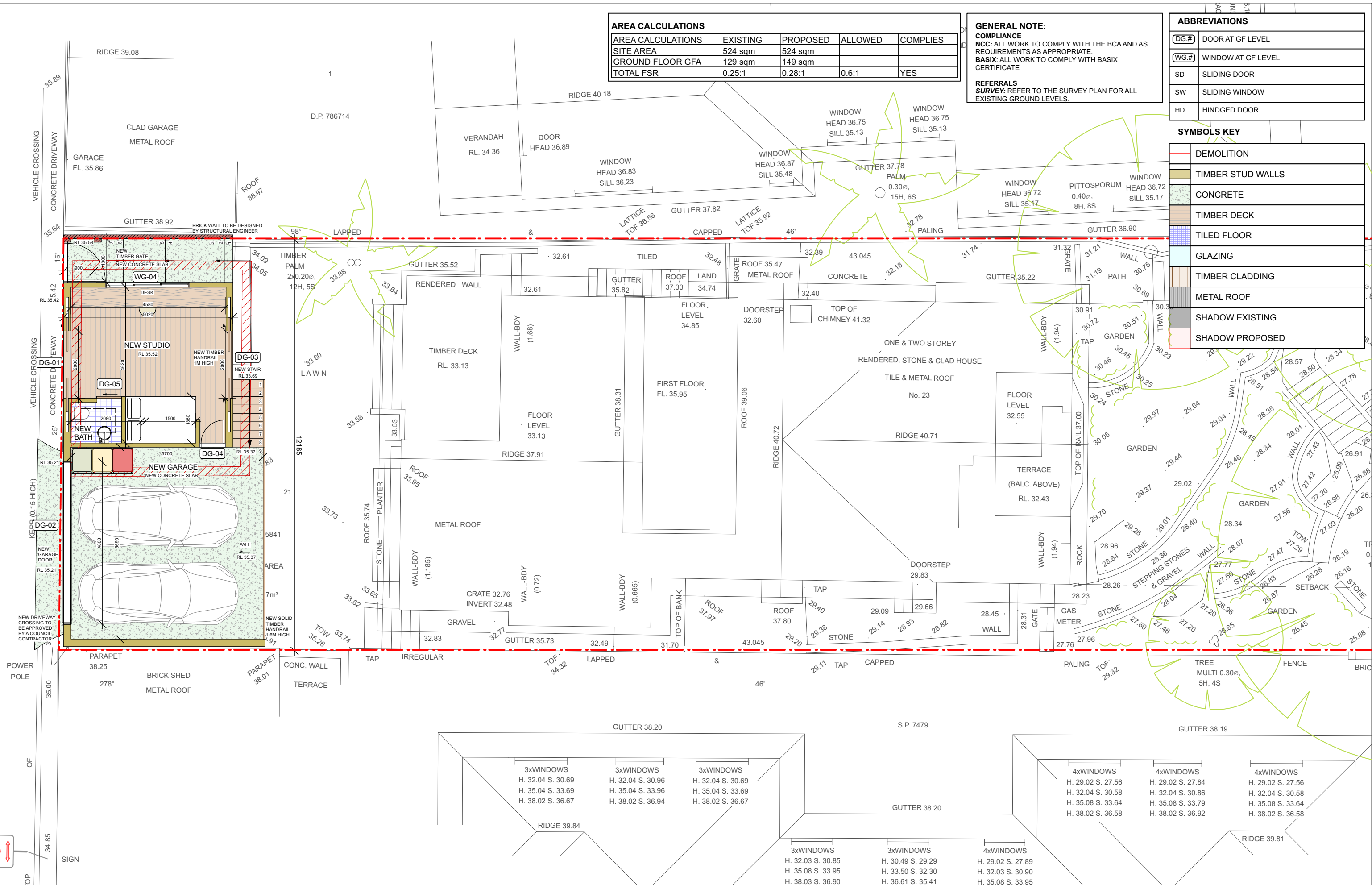
SURVEY: REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.

ABBREVIATIONS

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

SYMBOLS KEY

	DEMOLITION
	TIMBER STUD WALLS
	CONCRETE
	TIMBER DECK
	TILED FLOOR
	GLAZING
	TIMBER CLADDING
	METAL ROOF
	SHADOW EXISTING
	SHADOW PROPOSED



VIRGINIA KERRIDGE ARCHITECT

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

NOTES

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



amendments:

DATE	REV	DESCRIPTION
13.08.2021	A	DA ISSUE
24.01.2022	B	DA ISSUE

PROJECT

23 KANGAROO STREET, MANLY 2095

DATE

24 Jan 2022

REVISION NUMBER:

B

DRAWING TITLE

Proposed Ground Floor Plan

SCALE:

1:100 @ A3

DRAWING NO.

DA 120

AREA CALCULATIONS

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

GENERAL NOTE:

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

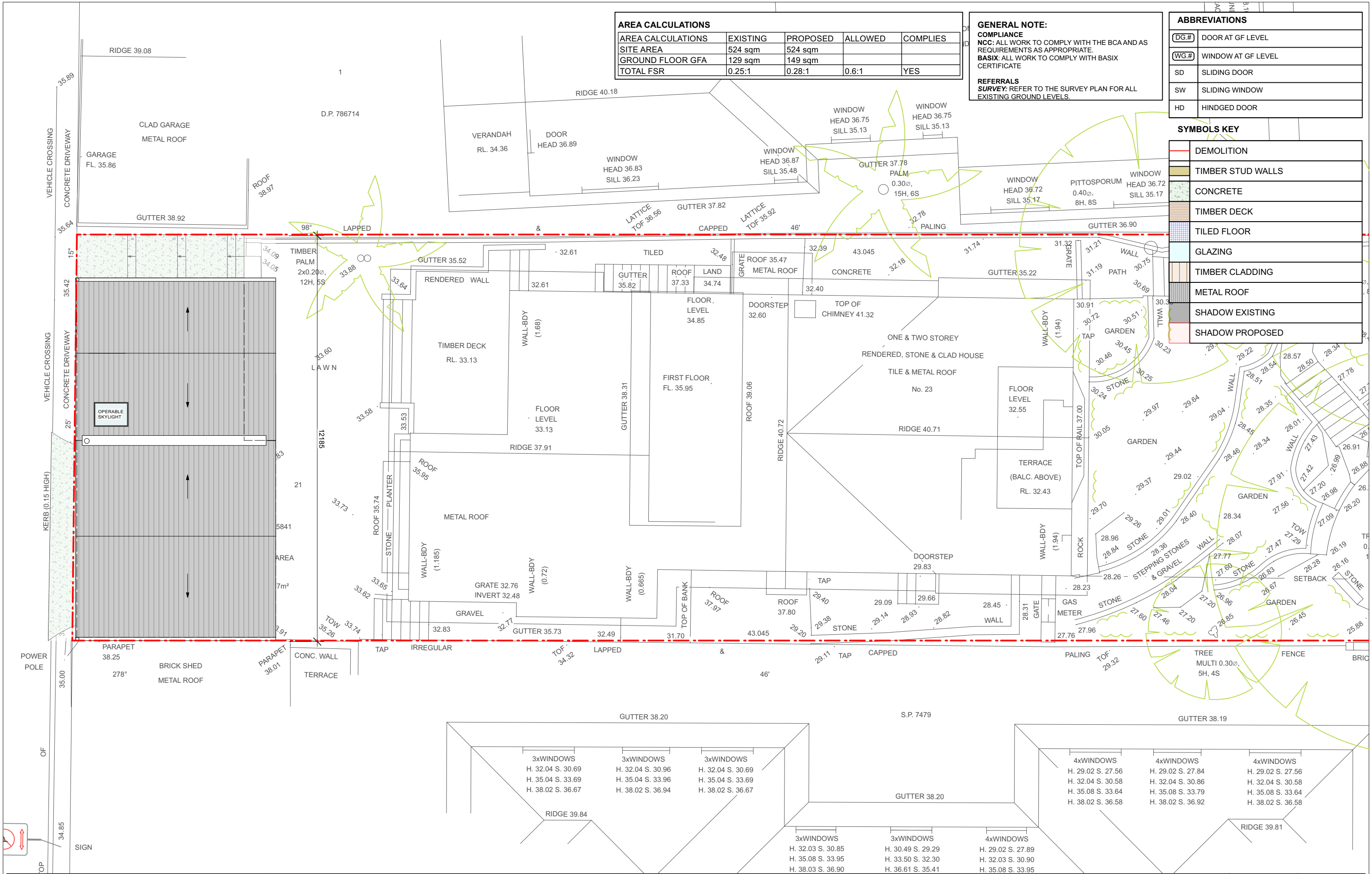
REFERRALS
SURVEY: REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.

ABBREVIATIONS

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

SYMBOLS KEY

	DEMOLITION
	TIMBER STUD WALLS
	CONCRETE
	TIMBER DECK
	TILED FLOOR
	GLAZING
	TIMBER CLADDING
	METAL ROOF
	SHADOW EXISTING
	SHADOW PROPOSED



VIRGINIA KERRIDGE ARCHITECT

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

NOTES

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



amendments:

DATE	REV	DESCRIPTION
13.08.2021	A	DA ISSUE
24.01.2022	B	DA ISSUE

PROJECT
23 KANGAROO STREET, MANLY 2095

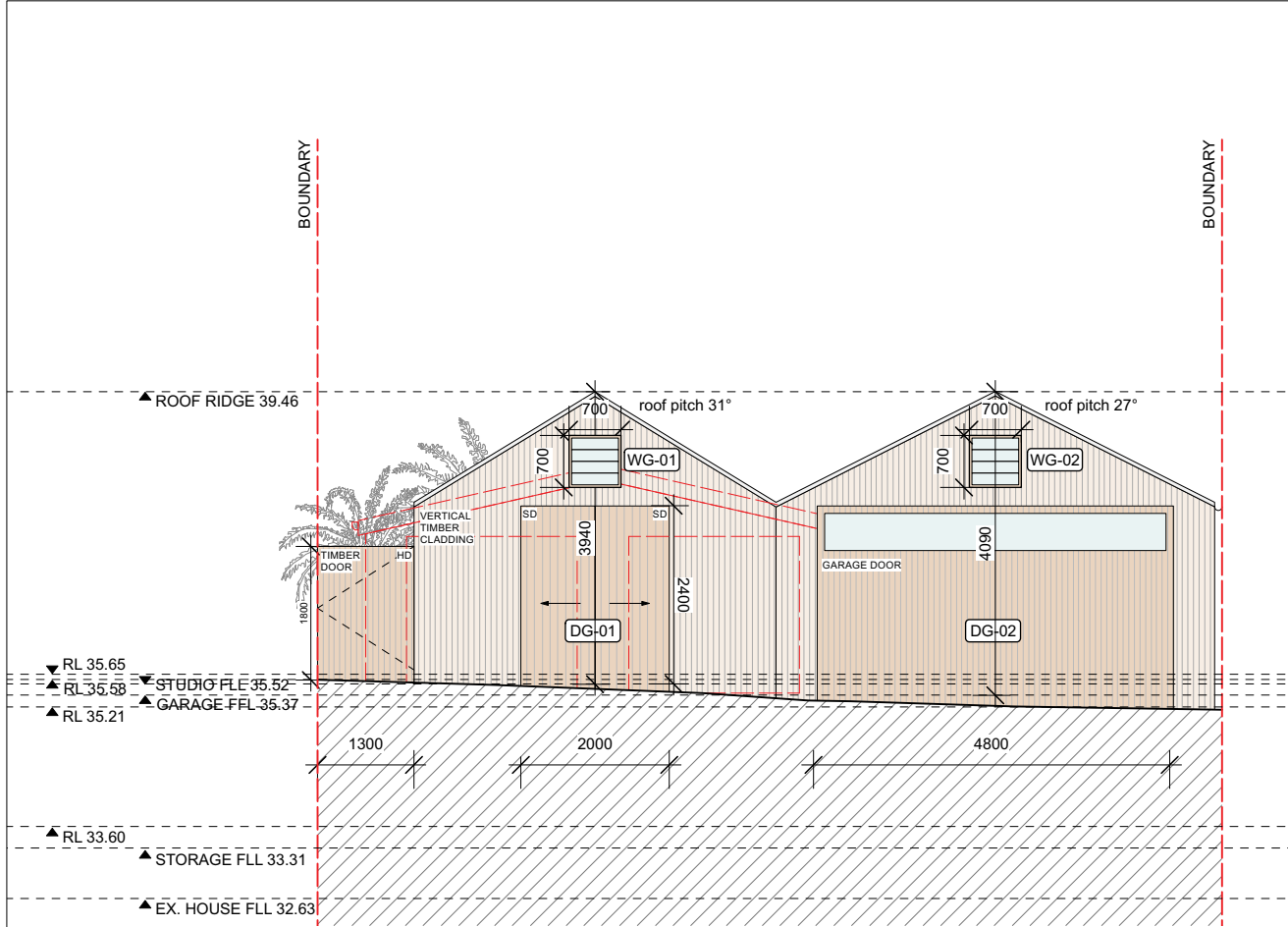
DRAWING TITLE
Proposed Roof Plan

DATE
24 Jan 2022

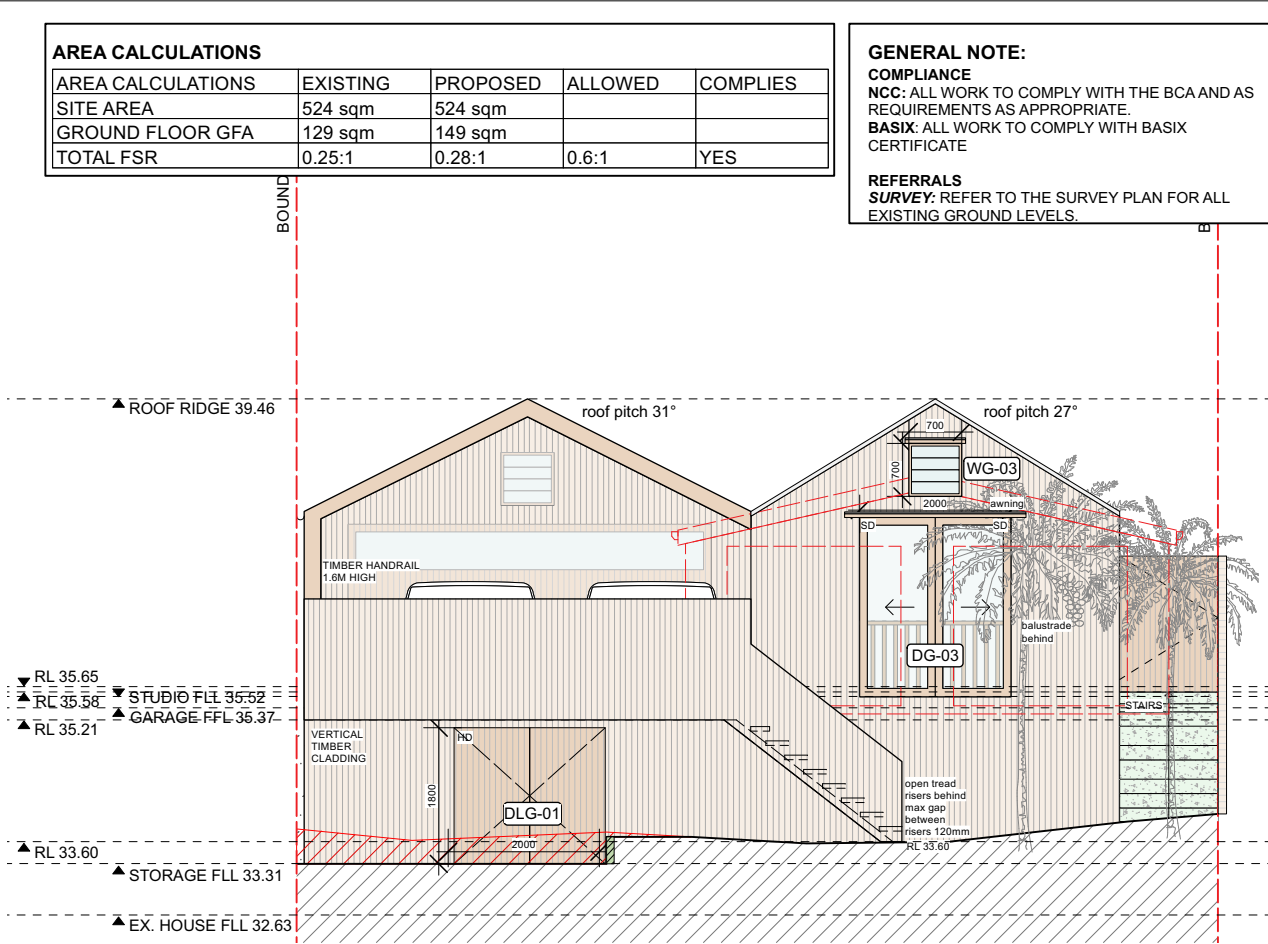
SCALE:
1:100 @ A3

REVISION NUMBER:
B

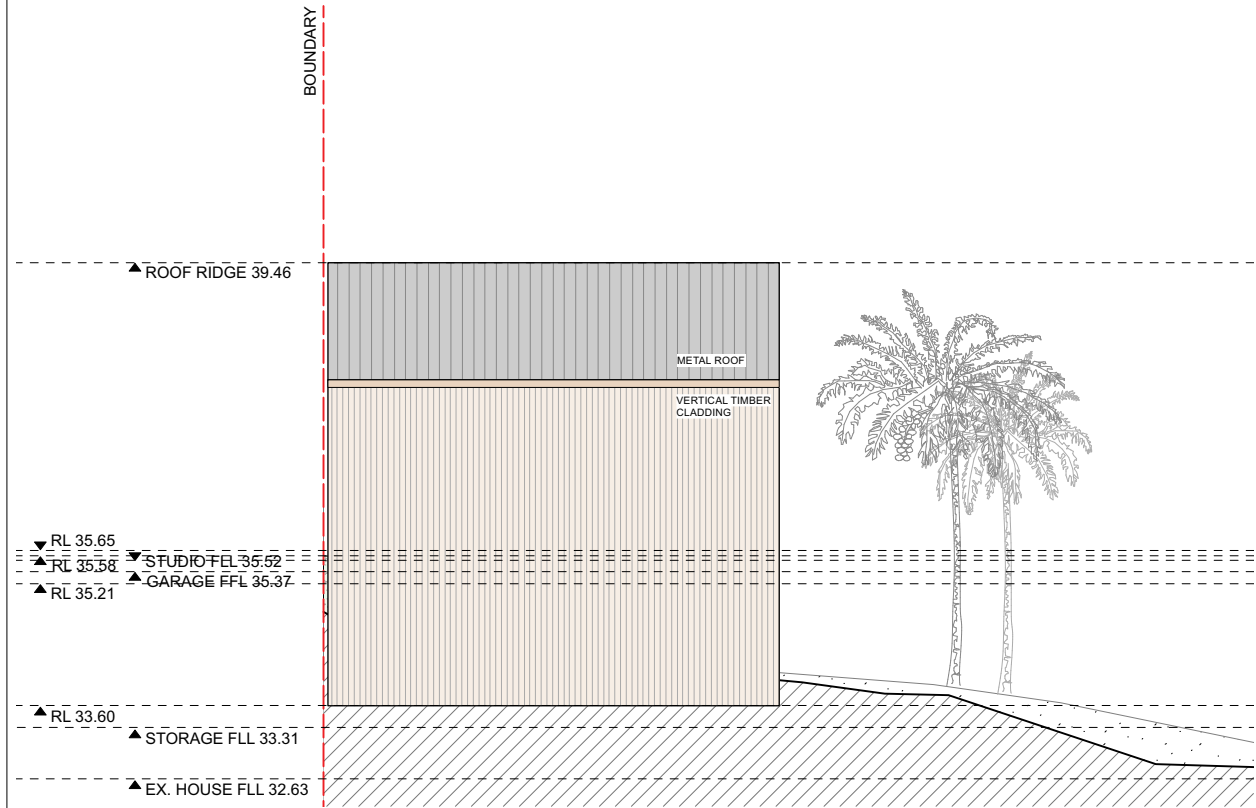
DRAWING NO.
DA 130



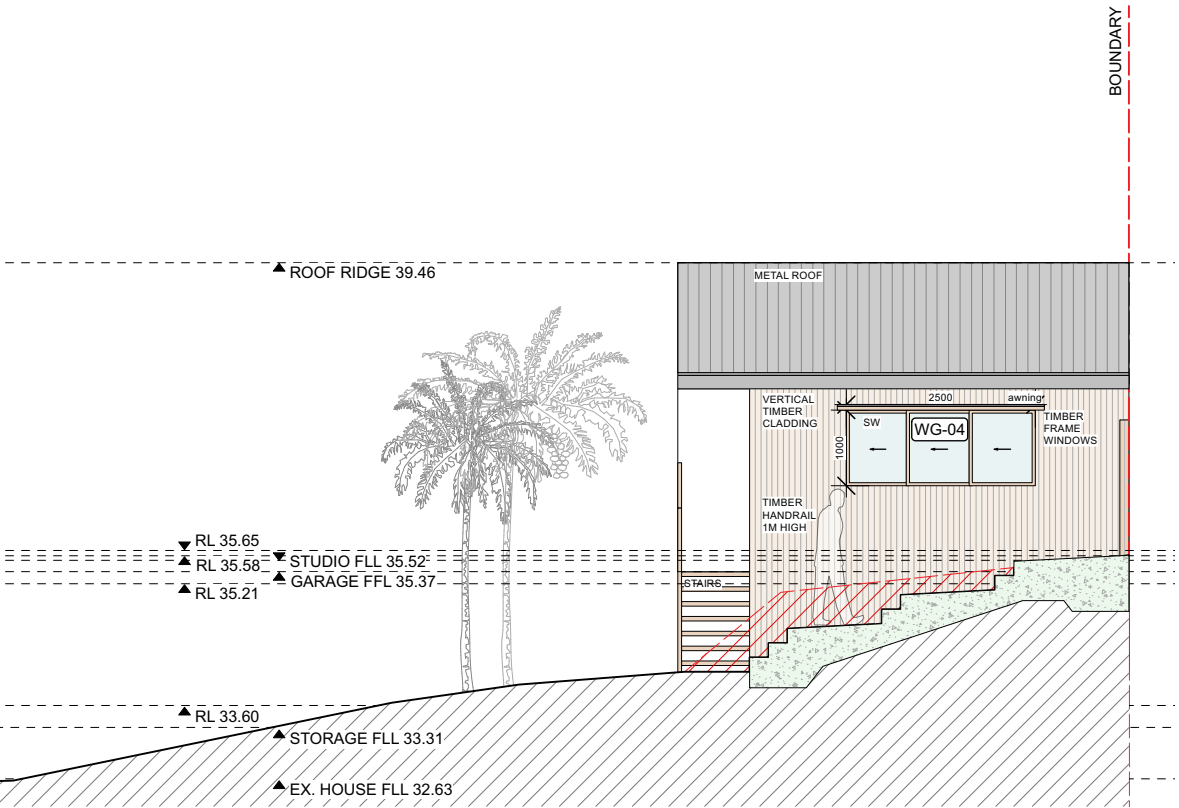
WEST ELEVATION - PROPOSED



EAST ELEVATION - PROPOSED



SOUTH ELEVATION - PROPOSED



NORTH ELEVATION - PROPOSED

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

GENERAL NOTE:
COMPLIANCE
NCC: ALL WORK TO COMPLY WITH THE BCA AND AS REQUIREMENTS AS APPROPRIATE.
BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE
REFERRALS
SURVEY: REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.

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

SYMBOLS KEY	
	DEMOLITION
	TIMBER STUD WALLS
	CONCRETE
	TIMBER DECK
	TILED FLOOR
	GLAZING
	TIMBER CLADDING
	METAL ROOF
	SHADOW EXISTING
	SHADOW PROPOSED

VIRGINIA KERRIDGE ARCHITECT

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

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



amendments:

DATE	REV	DESCRIPTION
13.08.2021	A	DA ISSUE
24.01.2022	B	DA ISSUE

PROJECT
23 KANGAROO STREET, MANLY 2095

DATE
24 Jan 2022

REVISION NUMBER:
B

DRAWING TITLE
Proposed Elevations

SCALE:
1:100 @ A3

DRAWING NO.
DA 200

AREA CALCULATIONS

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

GENERAL NOTE:

COMPLIANCE

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

BASIX: ALL WORK TO COMPLY WITH BASIX CERTIFICATE

REFERRALS

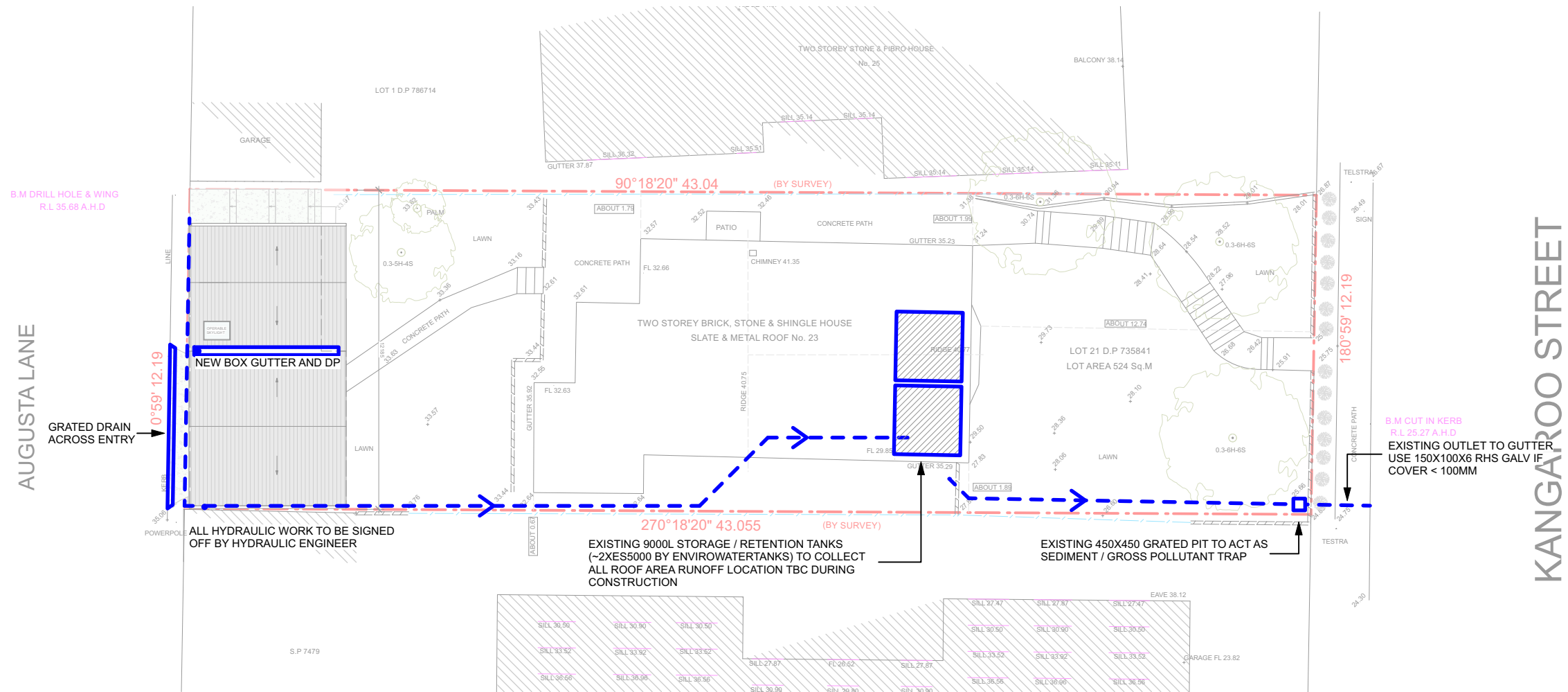
SURVEY: REFER TO THE SURVEY PLAN FOR ALL EXISTING GROUND LEVELS.

ABBREVIATIONS

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

SYMBOLS KEY

	DEMOLITION
	TIMBER STUD WALLS
	CONCRETE
	TIMBER DECK
	TILED FLOOR
	GLAZING
	TIMBER CLADDING
	METAL ROOF
	SHADOW EXISTING
	SHADOW PROPOSED



As per Northern Beaches Councils (ie former Manly Council) Specification for Stormwater Management 2003 and Specification for On Site Stormwater Management 2003, 9000L OSD storage tank system is required (independently derived using DRAINS software). As per Councils Planning and Strategy Committee - 13 September 2004 REPORT: Corporate Planning and Strategy Division Report No. 46 this OSD volume maybe offset by retention / storage and recycling of collected waters as proposed for this development. All new drainage including gutters, dps, pipes etc are to be sized and installed to AS3500.3 requirements by a licensed plumber. The existing piped system maybe utilized although must be exposed, reviewed and ensured as operating satisfactorily by a licensed plumber during construction, with all cracked/broken/unsealed components being repaired and / or replaced.

VIRGINIA KERRIDGE ARCHITECT

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

NOTES

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



amendments:

DATE	REV	DESCRIPTION
13.08.2021	A	DA ISSUE
24.01.2022	B	DA ISSUE

23 KANGAROO STREET, MANLY 2095

Stormwater Plan

24 Jan 2022

1:200 @ A3

REVISION NUMBER:
BDRAWING NO.
DA 400