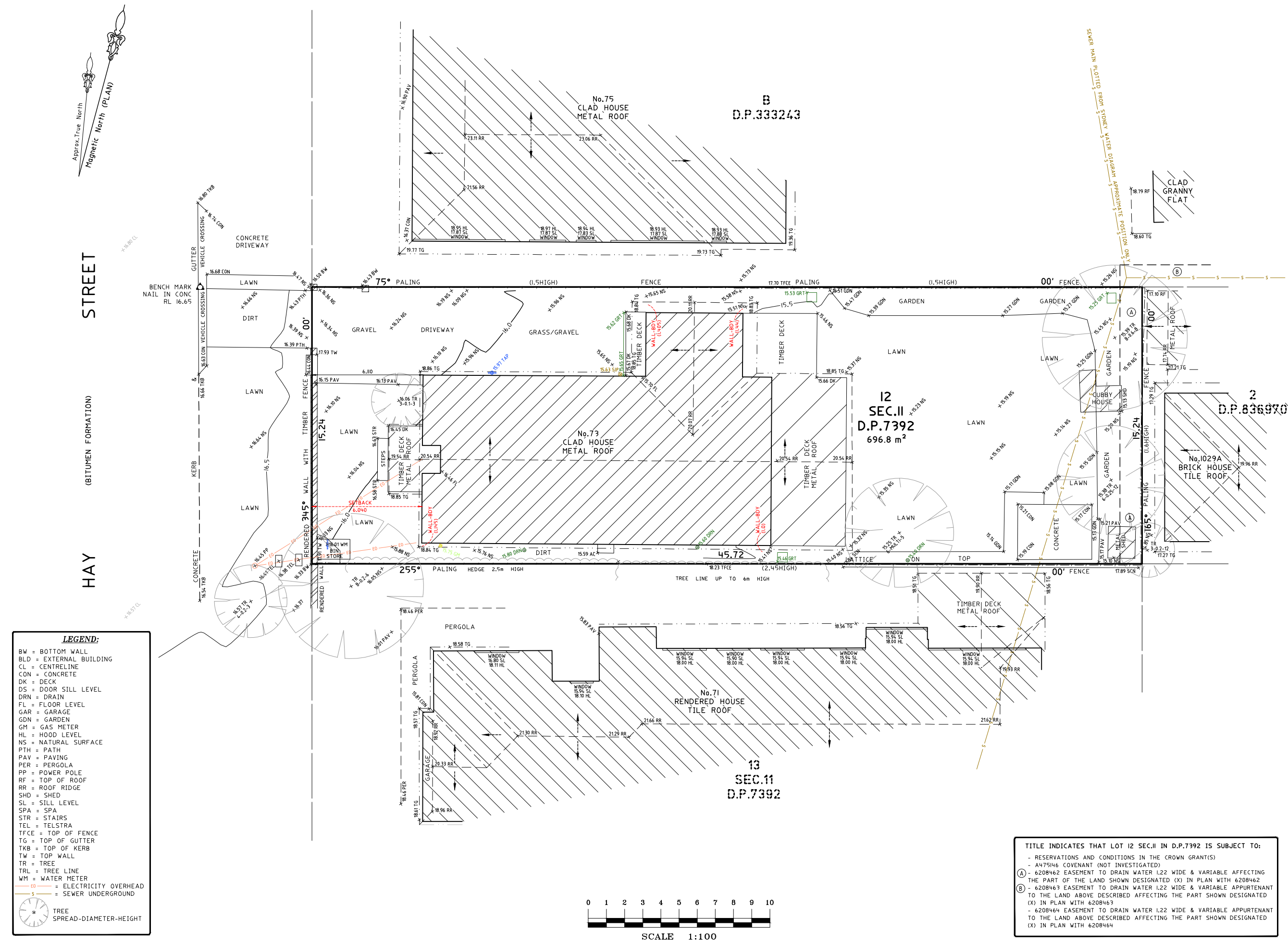




NOTES

- A BOUNDARY SURVEY 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.
- 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 OLIVIA RUDDIMOND.
- 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. DIAL BEFORE YOU DIG SERVICES (DN 1180) 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 2021.
- 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.

C.M.S. SURVEYORS

STEPHEN EMERY
REGISTERED SURVEYOR BOSSI NUMBER 1605HORIZONTAL DATUM:
CO-ORDINATE SYSTEM: ASSUMEDVERTICAL DATUM:
DATUM: AUSTRALIAN HEIGHT DATUM (AHD)
B.M. ADOPTED: PM 43805
R.L. 14.116 (CLASS LC)
SOURCE: S.C.I.M.S. (10/03/2021)

2	DETAIL UPDATED	11/03/21
1	FIRST ISSUE	13/06/17

CLIENT:

OLIVIA RUDDIMOND
73 HAY STREET
COLLAROY NSW 2097SURVEY PLAN
SHOWING DETAIL & LEVELS
OVER LOT 12 SEC.11 IN D.P.7392
73 HAY STREET,
COLLAROY NSW 2097C.M.S. Surveyors
Pty Limited

ACN: 096 240 201

PO Box 463 Dee Why
NSW 2099
2/99A South Creek Road,
Dee Why NSW 2099
Telephone: (02) 9971 4802
Facsimile: (02) 9971 4822
E-mail: info@cmsurveyors.com.au

LGA: NORTHERN BEACHES SHEET 1 OF 1

SURVEYED BS/JN	DRAWN GP	CHECKED BS/JN	APPROVED DR/AF
SURVEY INSTRUCTION 16996	SCALE 1:100	DATE OF SURVEY 5/06/17, 26/02/21	
DRAWING NAME 16996detail	CAD FILE 16996detail 2.dwg	ISSUE 2	

LEGEND

P PROPOSED

POS PRIVATE OPEN SPACE (EXISTING)

ED EXISTING DWELLING

MS MATERIAL STOCKPILE

EXISTING LEVELS

CAR ENTRY POINT

GARAGE ENTRY POINT

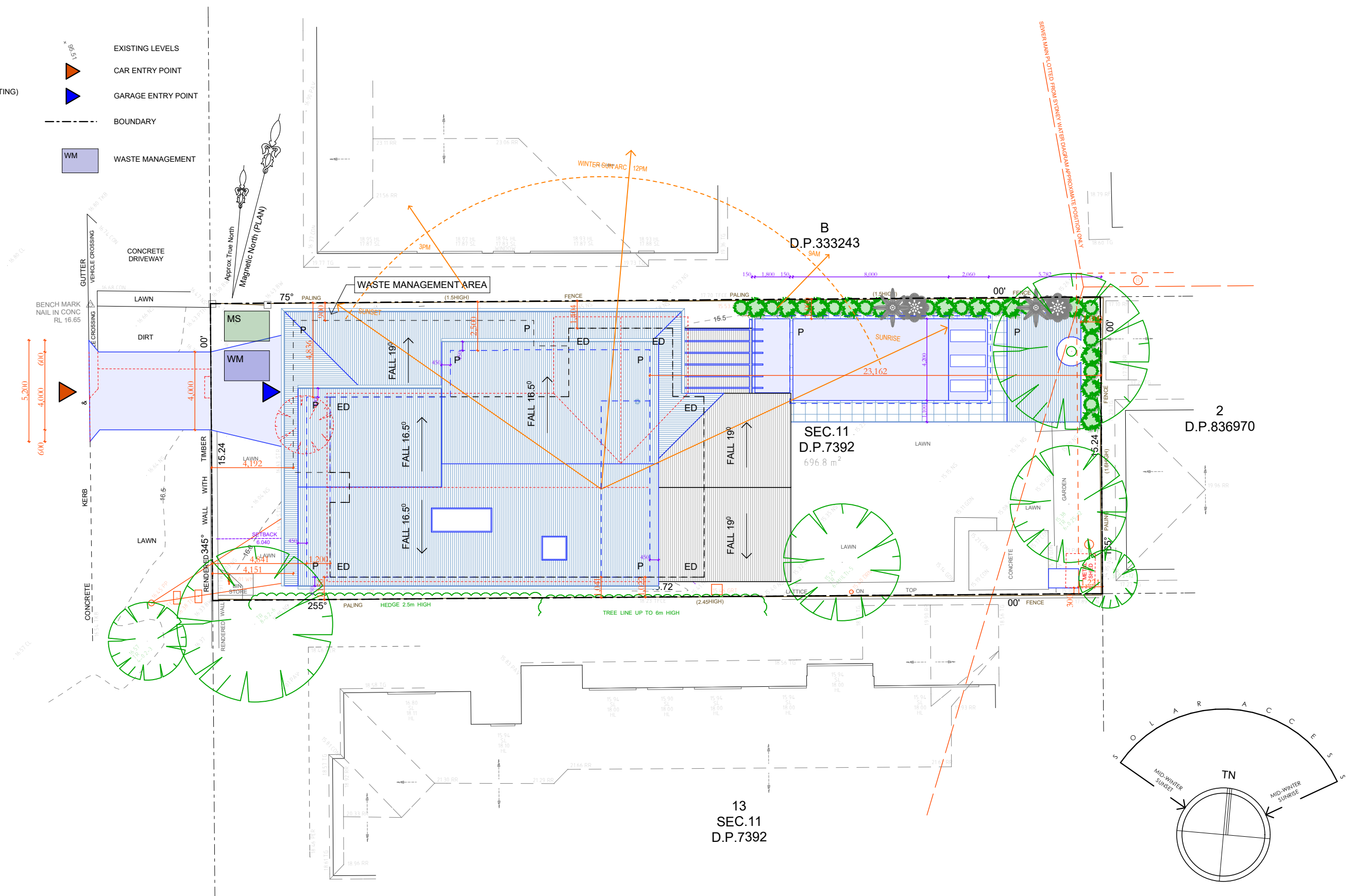
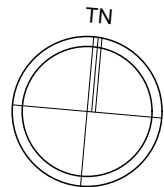
BOUNDARY

WM WASTE MANAGEMENT

STREET

(BITUMEN FORMATION)

HAY



Site Analysis Plan
1:200

Signature

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
FIGURED DIMENSIONS TAKE PRECEDENCE.
The builder shall check and verify all dimensions and verify all errors and omissions to the Architect. Do not scale the drawings.
Drawings shall not be used for construction purposes until issued by the Architect for construction.

REV	DATE	DESCRIPTION

sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

CLIENT:
Private

Legend:
= Proposed Work
= Demolition
= Existing

STATUS:
DA

DATE:
271021

SCALE:
1:200@A3

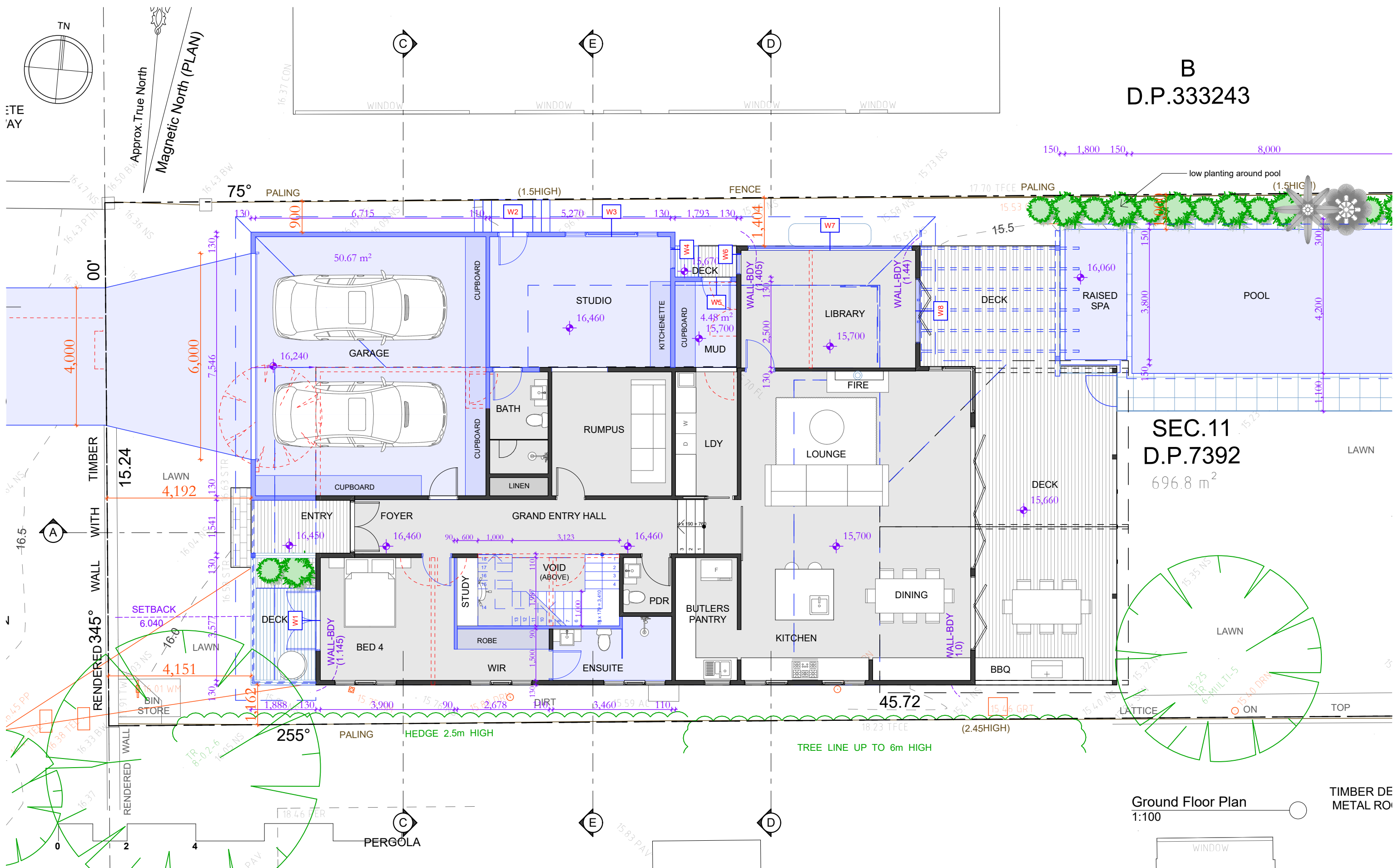
PROJECT NUMBER:
2113

STAGE:
DA

DRAWN/DESIGNED:
PB / MP

ISSUE:

DRAWING NO:
DA3





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Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

CLIENT:
Private

STATUS:
DA

DATE:
271021

STAGE:
DA

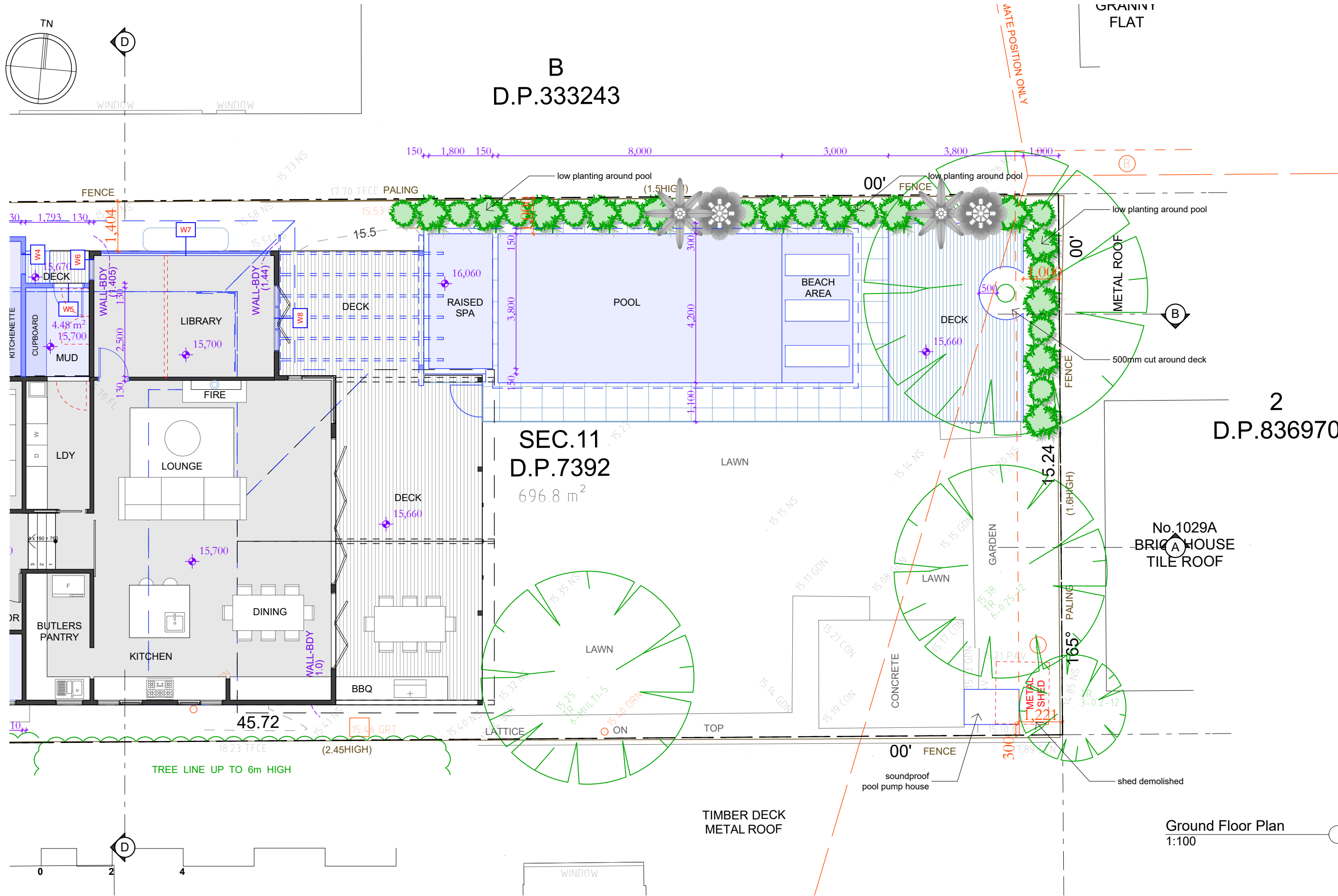
DRAWING NO:
DA4

SCALE:
1:100@A3

DRAWN/DESIGNED:
PB / MP

PROJECT NUMBER:
2113

ISSUE:



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PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2
CLIENT:
Private

Legend:
Proposed Work
Demolition
Existing

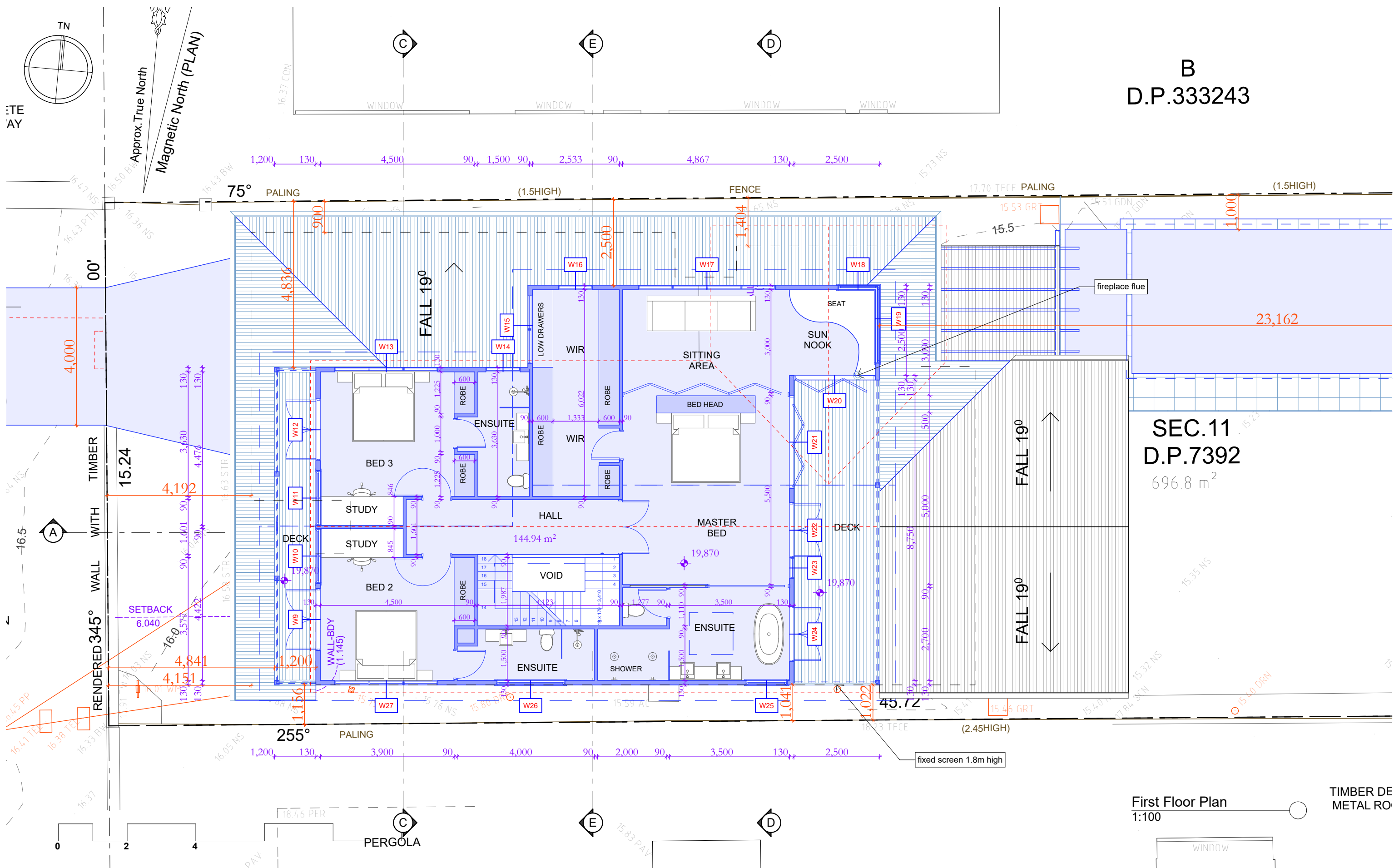
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271021
SCALE:
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PROJECT NUMBER:
2113
STAGE:
DA
DRAWN/DESIGNED:
PB / MP
ISSUE:
DRAWING NO:
DA5



Approx. True North

Magnetic North (PLAN)

B
D.P.333243



First Floor Plan
1:100

TIMBER DE
METAL RO

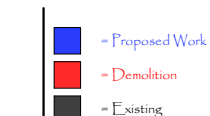
**DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
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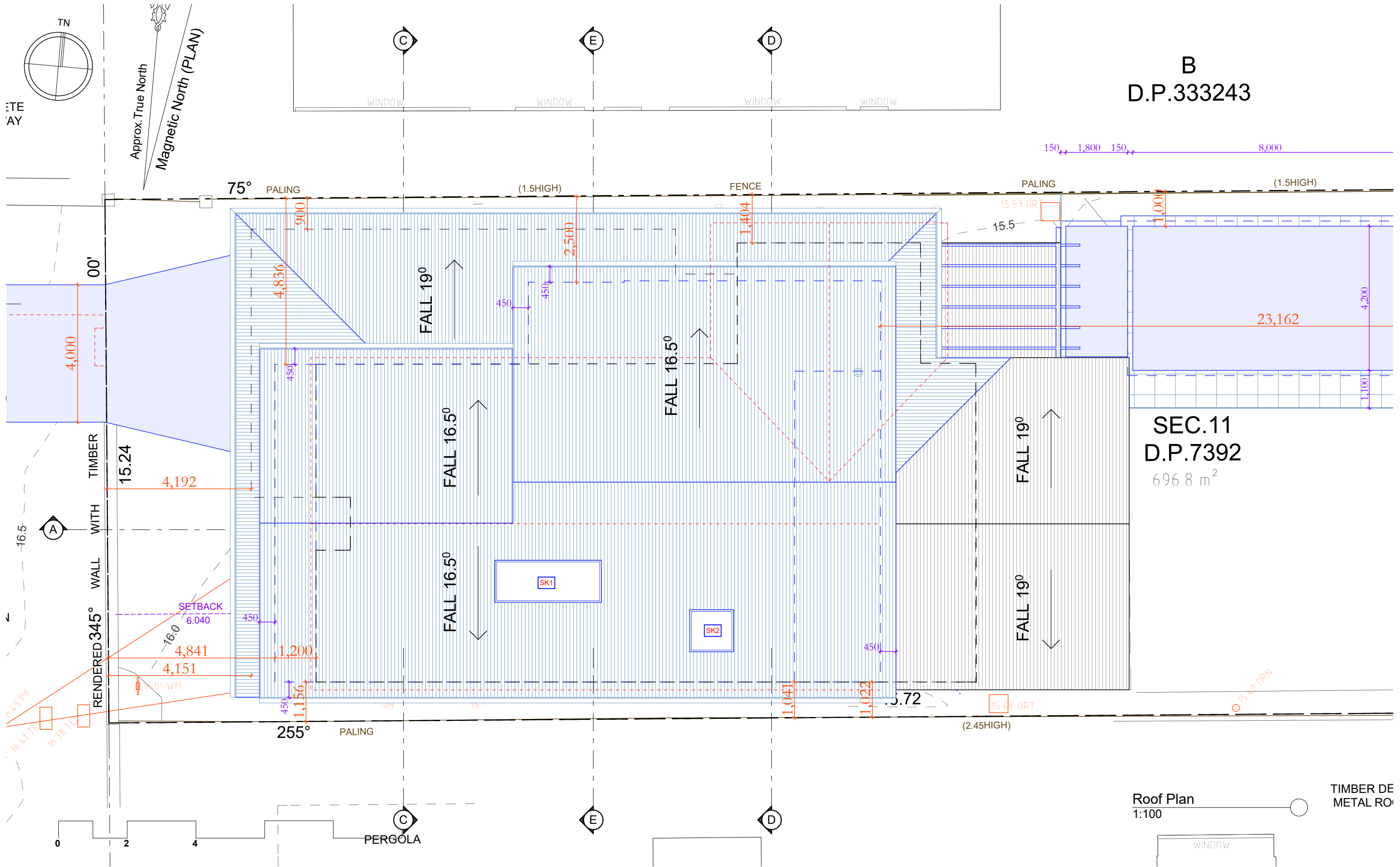
sketchArc
Po Box 377 Manly 1655
m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT: **73 Hay St, Collaroy, 2097, NSW**
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

CLIENT: **Private**



STATUS: DA		
DATE: 271021	SCALE: 1:100@A3	PROJECT NUMBER: 2113
STAGE: DA	DRAWN/DESIGNED: PB / MP	ISSUE:
DRAWING NO: DA6		



Roof Plan
1:100

TIMBER DE
METAL RO

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
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w : www.sketcharc.com.au

PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

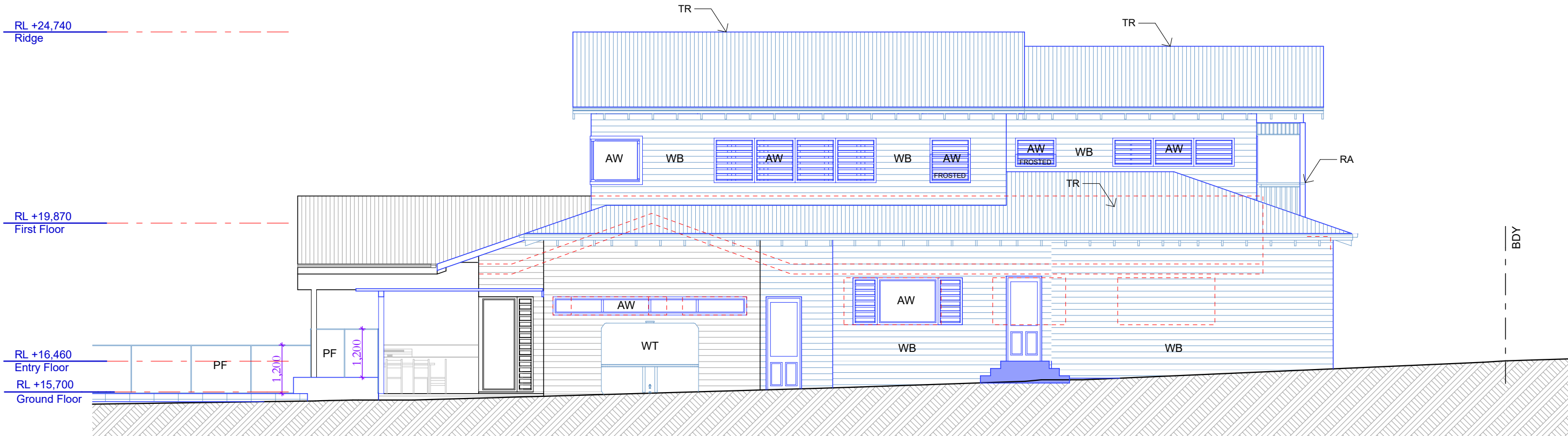
CLIENT:
Private

Legend:
Blue = Proposed Work
Red = Demolition
Black = Existing

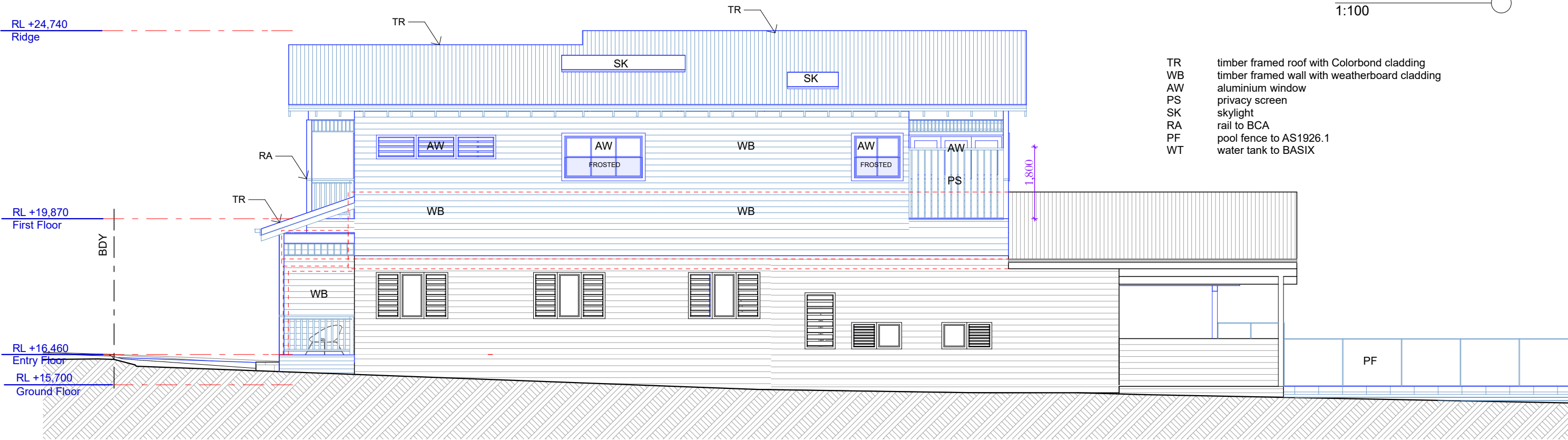
STATUS:
DA
DATE:
271021
STAGE:
DA
DRAWING NO:
DA7

SCALE:
1:100@A3
DRAWN/DESIGNED:
PB / MP

PROJECT NUMBER:
2113
ISSUE:



North Elevation
1:100



South Elevation
1:100





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REV	DATE	DESCRIPTION

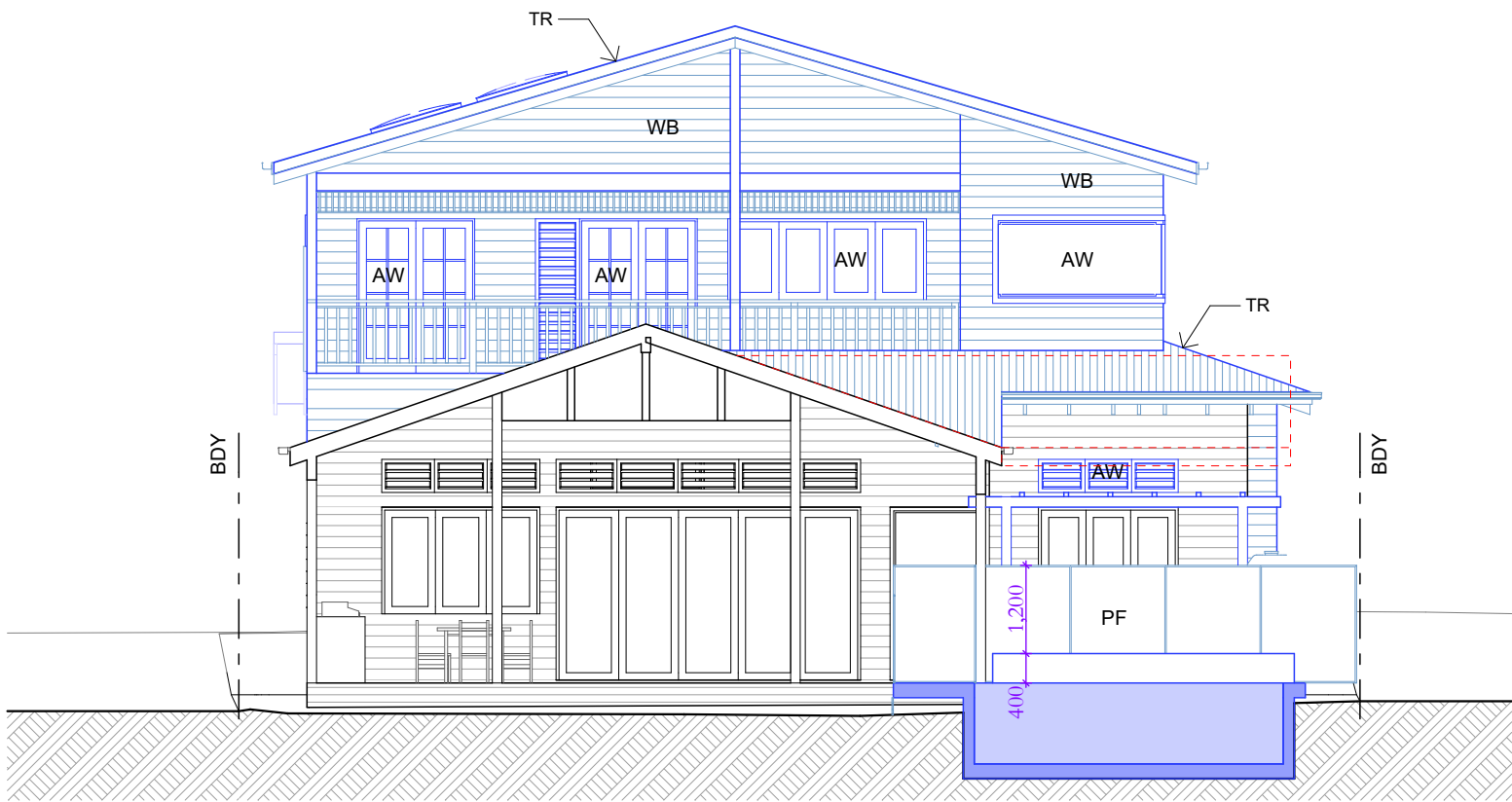
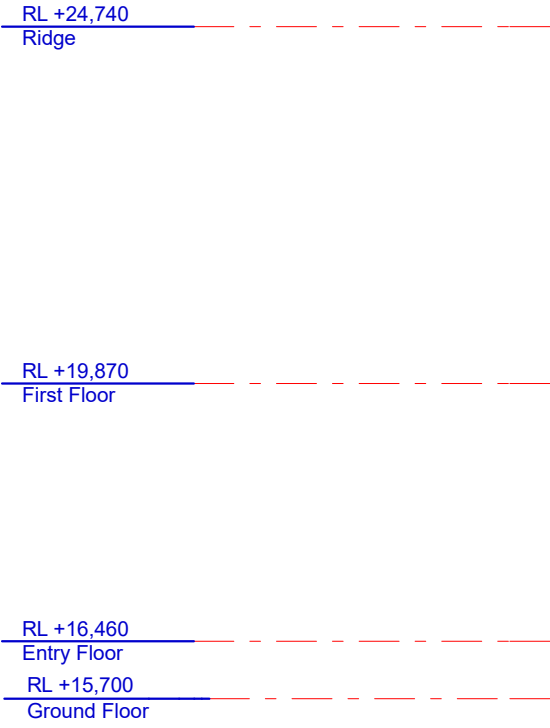
sketchArc
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m : 0422 521 871
e : power@sketcharc.com.au
w : www.sketcharc.com.au

PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

CLIENT:
Private

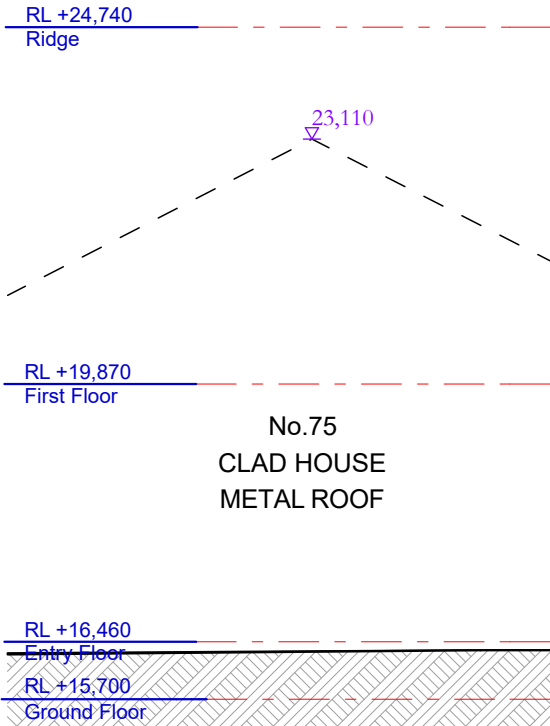
 = Proposed Work	 = Demolition	 = Existing

STATUS: DA		PROJECT NUMBER: 2113
DATE: 271021	SCALE: 1:100@A3	ISSUE:
STAGE: DA	DRAWN/DESIGNED: PB / MP	
DRAWING NO: DA8		



TR timber framed roof with Colorbond cladding
WB timber framed wall with weatherboard cladding
AW aluminium window
PS privacy screen
SK skylight
RA rail to BCA
PF pool fence to AS1926.1
WT water tank to BASIX

East Elevation
1:100



West / Street Scene Elevation
1:100



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REV	DATE	DESCRIPTION

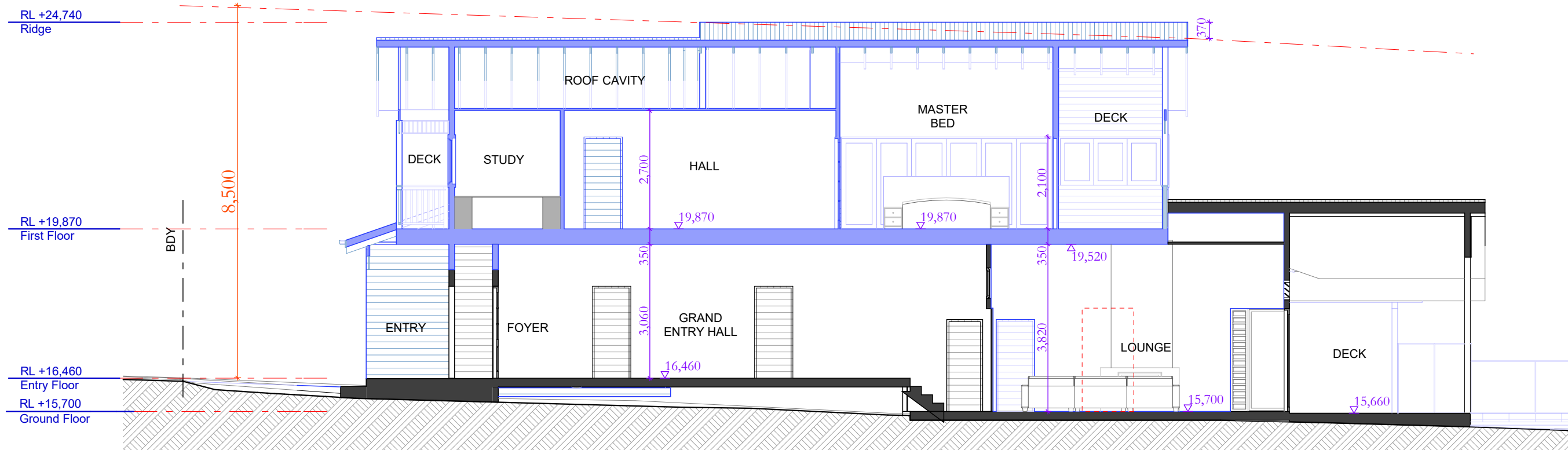
sketchArc

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w : www.sketcharc.com.au

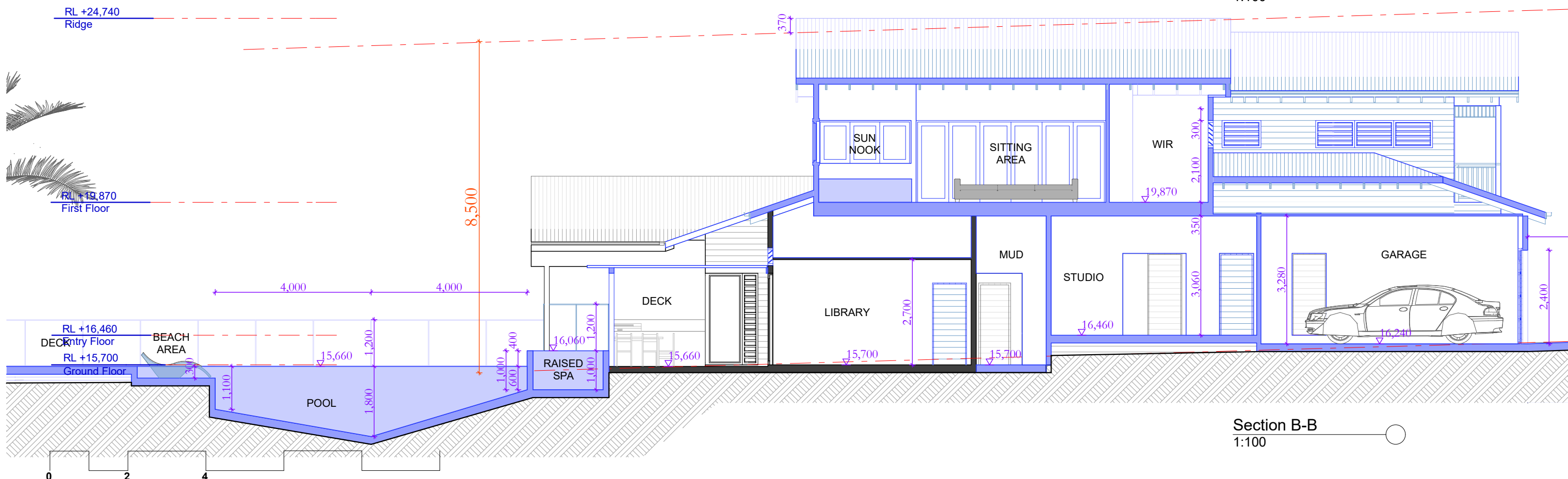
PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

CLIENT:
Private

	STATUS: DA DATE: 271021 STAGE: DA DRAWING NO: DA9	SCALE: 1:100@A3 DRAWN/DESIGNED: PB / MP PROJECT NUMBER: 2113 ISSUE:
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Section A-A
1:100



Section B-B
1:100

SA.

DO NOT SCALE DRAWINGS. CHECK ALL DIMENSIONS ON SITE.
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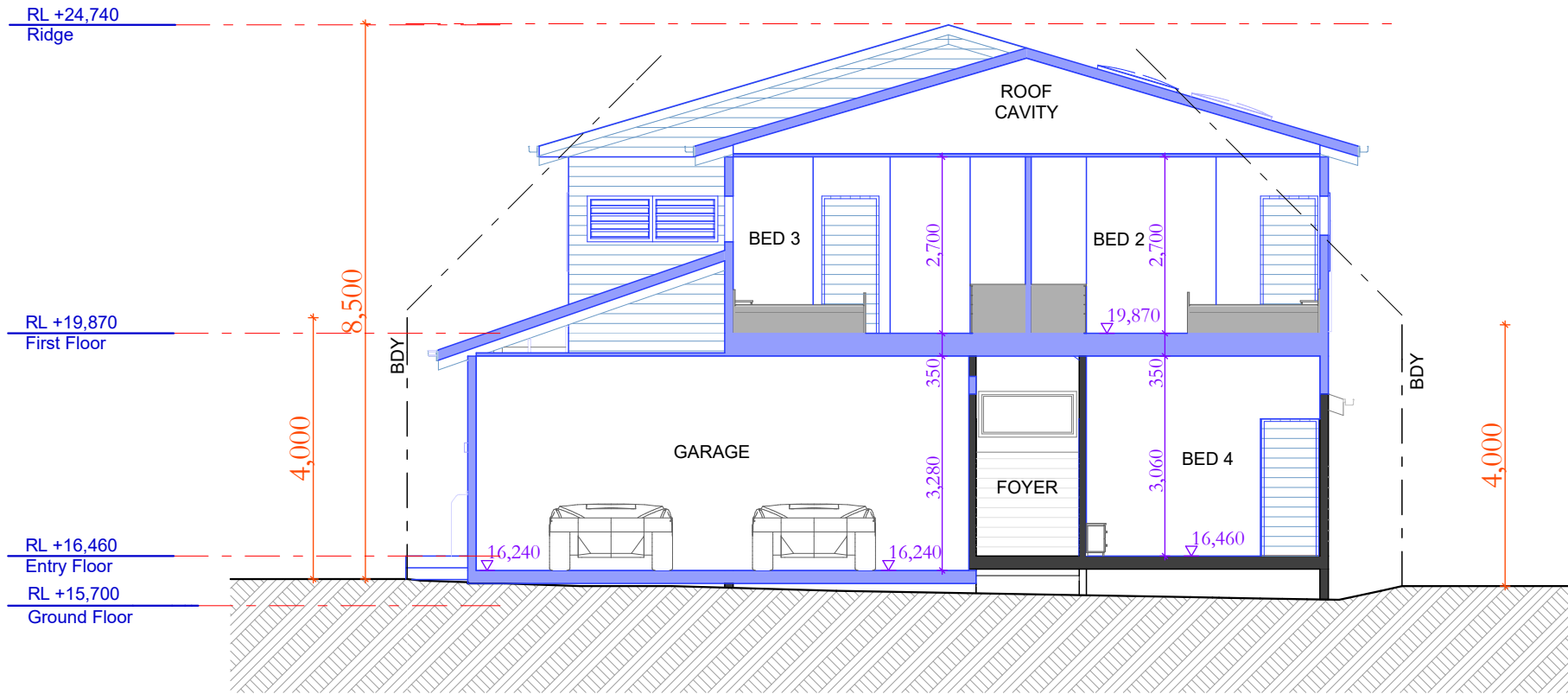
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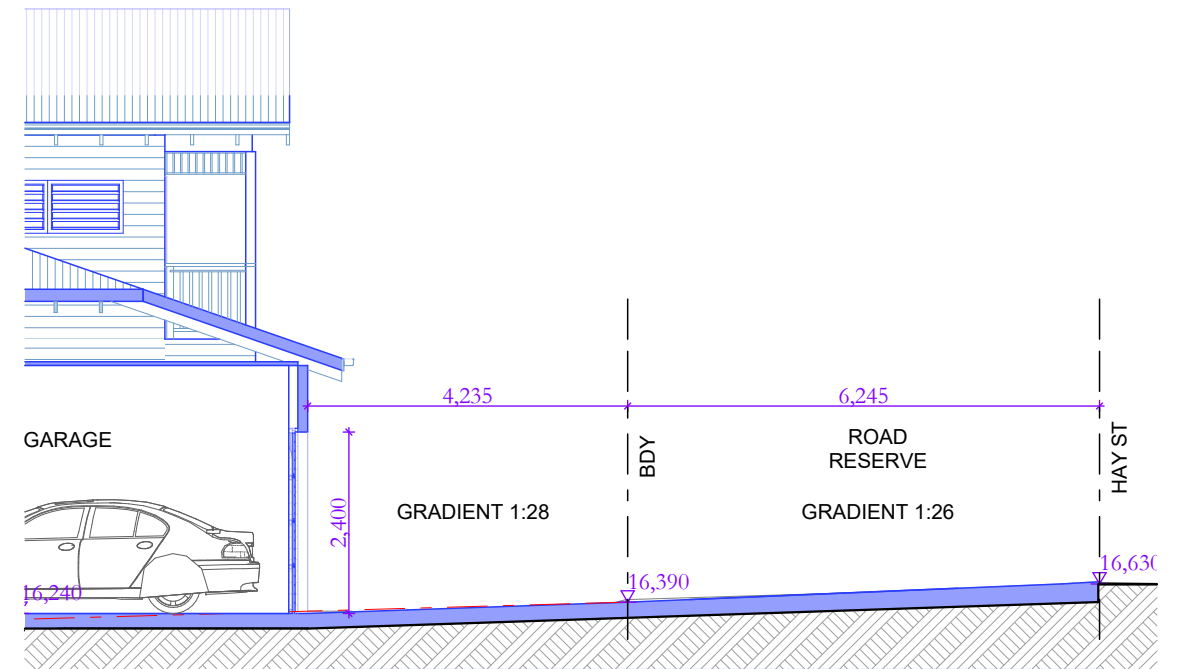
PROJECT:
73 Hay St, Collaroy, 2097, NSW
Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2
CLIENT:
Private

■ = Proposed Work
■ = Demolition
■ = Existing

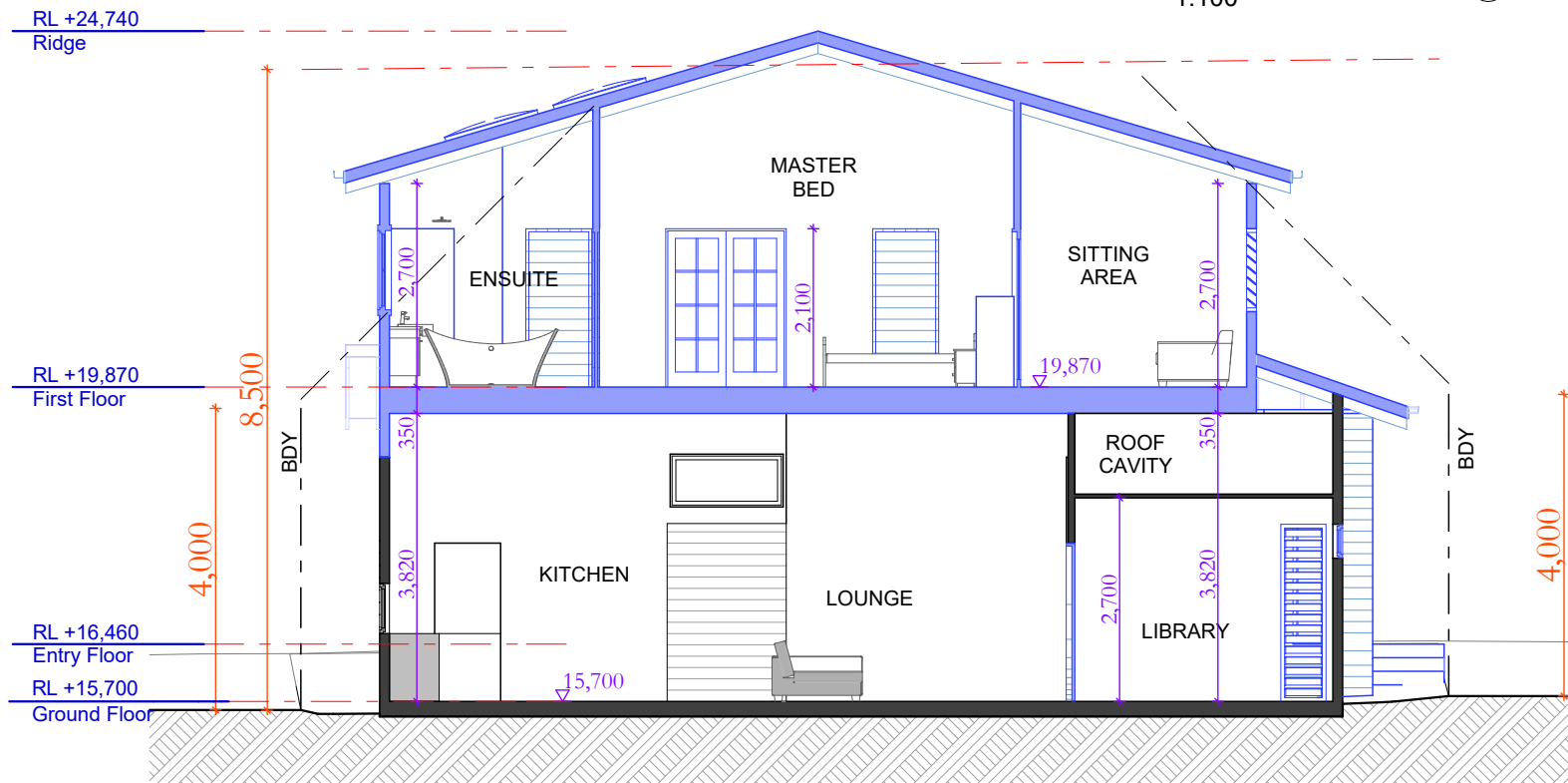
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271021
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DRAWN/DESIGNED:
PB / MP
ISSUE:
DRAWING NO:
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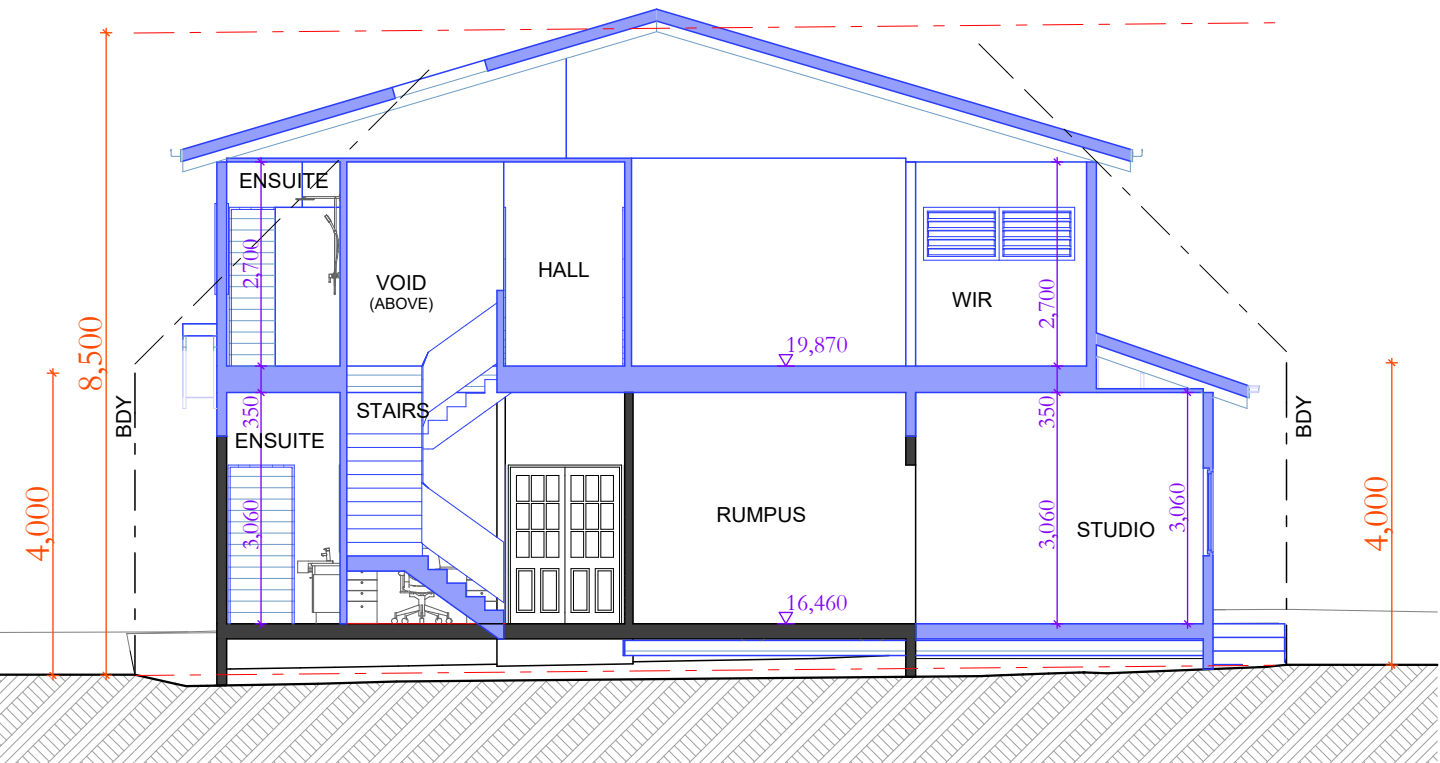
Section C-C
1:100



Drive Section
1:100



Section D-D
1:100



Section E-E
1:100

SketchArc

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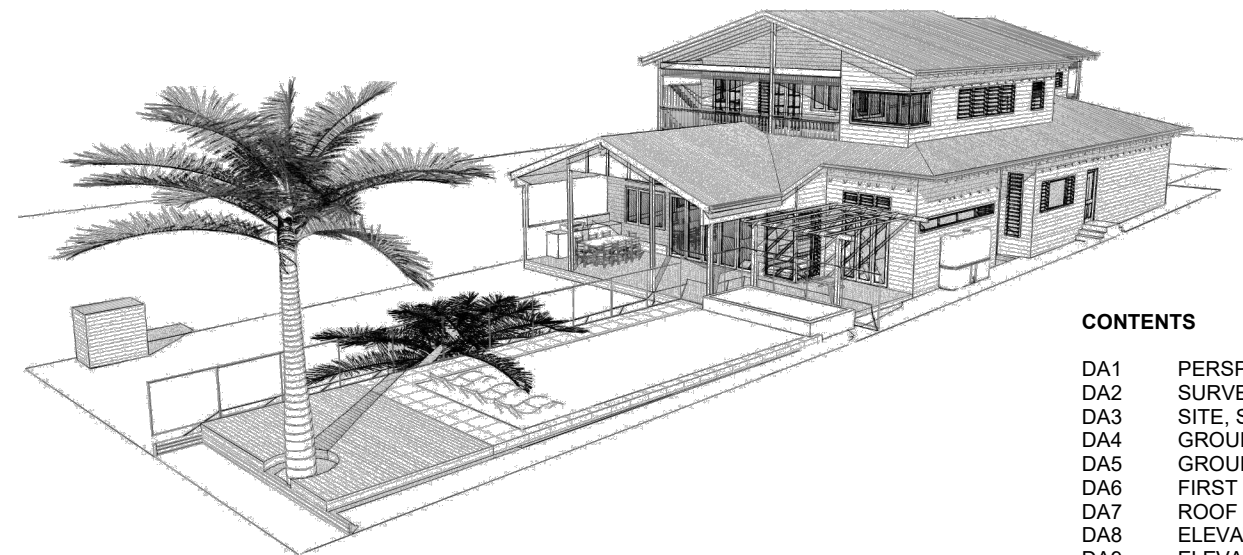
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PROJECT:
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Alterations & Additions
LOT 12 SEC 11 in DP7392 - 696.8m2

CLIENT:
Private

= Proposed Work
= Demolition
= Existing

STATUS:
DA
DATE:
271021
SCALE:
1:100@A3
PROJECT NUMBER:
2113
STAGE:
DA
DRAWN/DESIGNED:
PB / MP
ISSUE:
DRAWING NO:
DA11



CONTENTS

DA1	PERSPECTIVES
DA2	SURVEY
DA3	SITE, SITE ANALYSIS & WASTE MANAGEMENT PLAN
DA4	GROUND FLOOR PLAN
DA5	GROUND FLOOR PLAN
DA6	FIRST FLOOR PLAN
DA7	ROOF PLAN
DA8	ELEVATIONS, N, S
DA9	ELEVATIONS, E, W
DA10	SECTIONS A-A, B-B
DA11	SECTIONS C-C, D-D, E-E, DRIVE
DA12	LANDSCAPED AREA PLAN
DA13	LANDSCAPING PLAN
DA14	SOLAR JUNE 21 - 9AM
DA15	SOLAR JUNE 21 - 12PM
DA16	SOLAR JUNE 21 - 3PM
DA17	BASIX
DA18	BASIX

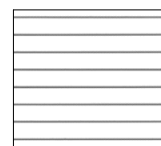
private residence

73 hay st, collaroy

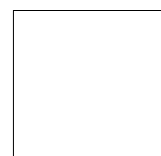
additions and alterations
development application

architectural perspectives

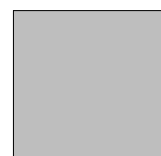
WEATHERBOARD
WEATHERTEX
or similar
to match existing



WINDOWS
WHITE
ALUMINIUM
or similar
to match existing



ROOF
COLORBOND
SHALE GREY
or similar



TILES
TO DECK
or similar

