

DEVELOPMENT APPLICATION - NORTHERN BEACHES COUNCIL

13 Augusta Road, MANLY

DECEMBER 2023

CONTENTS

DRAWING NUMBER

DRAWING NAME

ISSUE

DATE

ARCHITECTURAL

|       |                                    |       |            |
|-------|------------------------------------|-------|------------|
| DA01  | CONTENTS PAGE/COLOURS AND FINISHES | L     | 04/12/2023 |
| DA02  | CONTEXT AND SITE ANALYSIS PLAN     | L     | 04/12/2023 |
| DA03  | EXISTING SITE AND ROOF PLAN        | L     | 04/12/2023 |
| DA04  | PROPOSED SITE/ROOF PLAN            | L     | 04/12/2023 |
| DA05  | PROPOSED PARKING FLOOR PLAN        | L     | 04/12/2023 |
| DA06  | PROPOSED NORTHERN ELEVATION        | L     | 04/12/2023 |
| DA07  | PROPOSED WESTERN ELEVATION         | L     | 04/12/2023 |
| DA08  | CONCEPT DRIVEWAY SECTIONS AA & BB  | L     | 04/12/2023 |
| DA09  | OPEN SPACE DIAGRAMS                | L     | 04/12/2023 |
| ----- | -----                              | ----- | -----      |

| CODE                             | DESCRIPTION                                                              |
|----------------------------------|--------------------------------------------------------------------------|
| EXTERNAL<br>TW<br>ST-01<br>EPT01 | Retaining Wall<br>Sandstone<br>External Paint Finish 01                  |
| GENERAL<br>EC<br>FENCE<br>TAP    | Electric Car Charger<br>Timber Boundary Fence<br>Relocated Tape/Hosecock |
| <div></div>                      | Existing Wall                                                            |
| <div></div>                      | New Wall - Retaining                                                     |
| <div></div>                      | Existing Wall - Retaining                                                |
| <div></div>                      | Demolished                                                               |

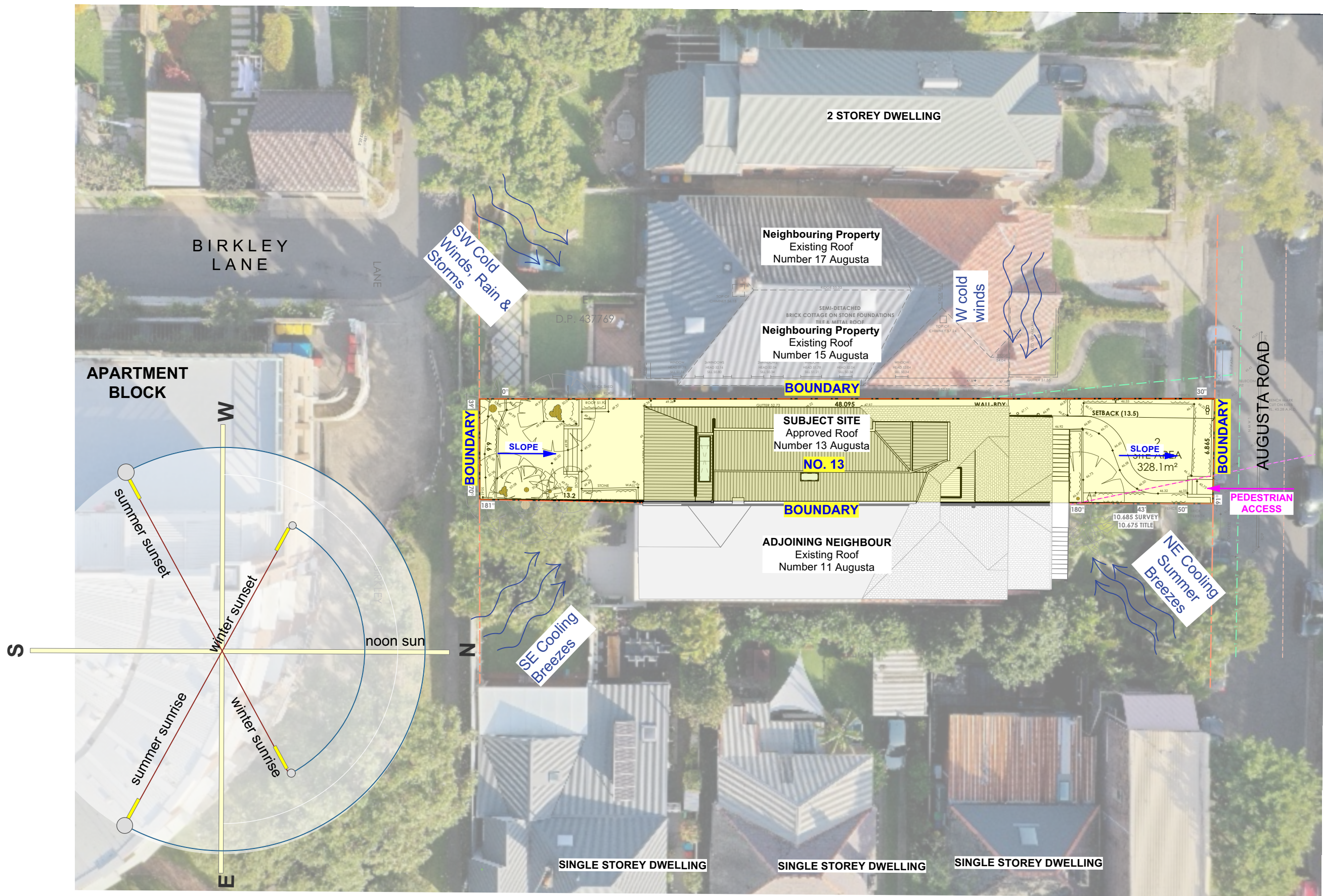
PROPOSED COLOURS AND FINISHES



SS.

Sandstone

| Issue | Description                    | Date       |
|-------|--------------------------------|------------|
| L     | CIVIL INPUT TO COUNCIL         | 04/12/2023 |
| K     | REVISED PACKAGE FOR COUNCIL    | 07/09/2023 |
| J     | CARPARKING DA - REVISED        | 31/08/2023 |
| I     | ISSUE TO CONSULTANTS           | 02/10/2023 |
| H     | DRAFT CONSTRUCTION CERTIFICATE | 8/6/2023   |



01

Context Plan  
Scale: 1:250



WRAY AND CUTCLIFFE  
ARCHITECTS

e: jessica@wacarchitects.com.au • e: alice@wacarchitects.com.au  
m: 0421 755 086 m: 0424 561 309

\* This drawing and design are copyright and no portion may be reproduced without the written permission of Wray and Cutcliffe Architects Pty. Ltd. Locate & Protect all services prior to construction.  
\* Use written dimensions or grid lines in preference to scaled dimensions. Measurements to existing work are to be checked on site. DO NOT SCALE FROM DRAWINGS.  
\* This drawing is to be read in conjunction with all relevant consultant reports, the Engineer's Drawings & Specification, Conditions of Contract and Accompanying Natspec Specification.  
\* Electronic data transfer should be scanned for viruses before use and any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the designer or Wray and Cutcliffe Architects Pty. Ltd.  
\* All work in accordance to BCA - N.C.C, Australian Standards & all relevant authorities.  
\* Waterproof/ Weatherproofing Details to Master Builders Industry Guidelines and to meet performance standards as well as Australian Standards.

## AUGUSTA ROAD - MODIFICATION

TITLE CONTEXT AND EXISTING SITE ANALYSIS

CLIENT

Kat and Nick White

AT

13 Augusta Road, Manly

DATE 13/11/2023

SCALE 1:250

DRAWN AC

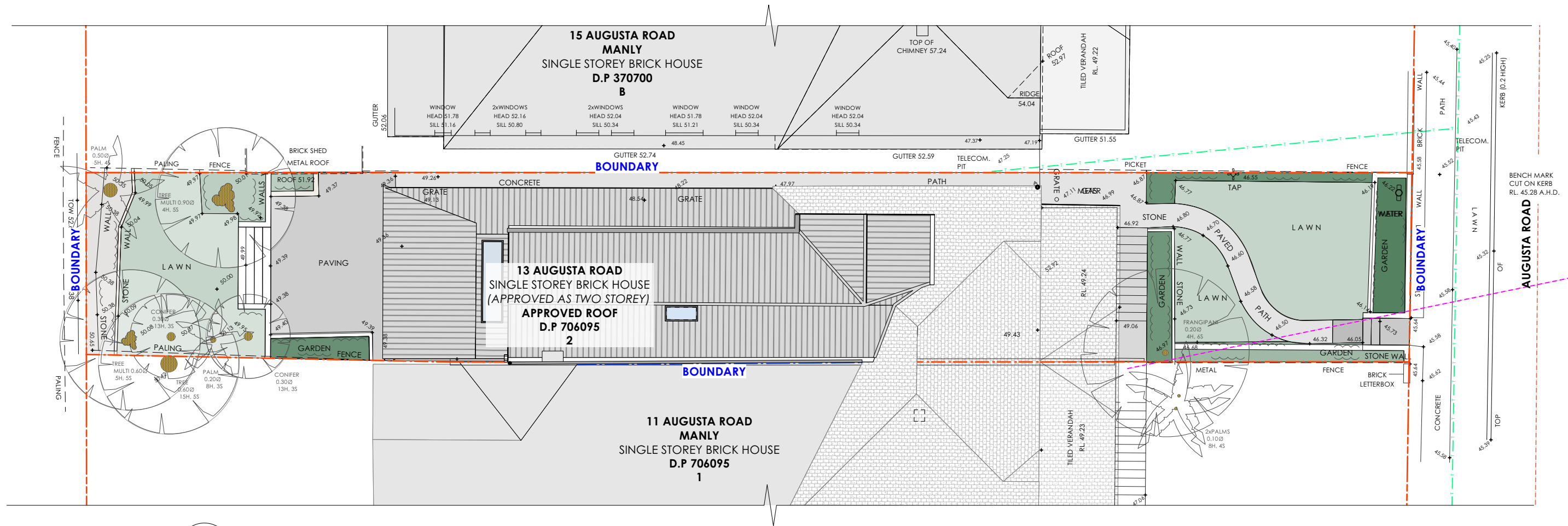
JOB NO. #2010

DWG

DA02

ISSUE L

| Issue | Description                    | Date       |
|-------|--------------------------------|------------|
| L     | CIVIL INPUT TO COUNCIL         | 04/12/2023 |
| K     | REVISED PACKAGE FOR COUNCIL    | 07/09/2023 |
| J     | CARPARKING DA - REVISED        | 31/08/2023 |
| I     | ISSUE TO CONSULTANTS           | 02/10/2023 |
| H     | DRAFT CONSTRUCTION CERTIFICATE | 8/6/2023   |



01

## PROPOSED SITE AND ROOF PLAN

Scale: 1:150



**WRAY AND CUTCLIFFE**  
ARCHITECTS

e: jessica@wacarchitects.com.au • e: alice@wacarchitects.com.au  
m: 0421 755 086 m: 0424 561 309

\* This drawing and design are copyright and no portion may be reproduced without the written permission of Wray and Cutcliffe Architects Pty. Ltd. Locate & Protect all services prior to construction.  
\* Use written dimensions or grid lines in preference to scaled dimensions. Measurements to existing work are to be checked on site. DO NOT SCALE FROM DRAWINGS.  
\* This drawing is to be read in conjunction with all relevant consultant reports, the Engineer's Drawings & Specification, Conditions of Contract and Accompanying Natspec Specification.  
\* Electronic data transfer should be scanned for viruses before use and any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the designer or Wray and Cutcliffe Architects Pty. Ltd.  
\* All work in accordance to BCA - N.C.C. Australian Standards & all relevant authorities.  
\* Waterproof/ Weatherproofing Details to Master Builders Industry Guidelines and to meet performance standards as well as Australian Standards.

## AUGUSTA ROAD - MODIFICATION

TITLE EXISTING SITE AND ROOF PLAN

CLIENT

Kat and Nick White  
13 Augusta Road, Manly

AT

DATE 13/11/2023

SCALE AS NOTED

DRAWN AC

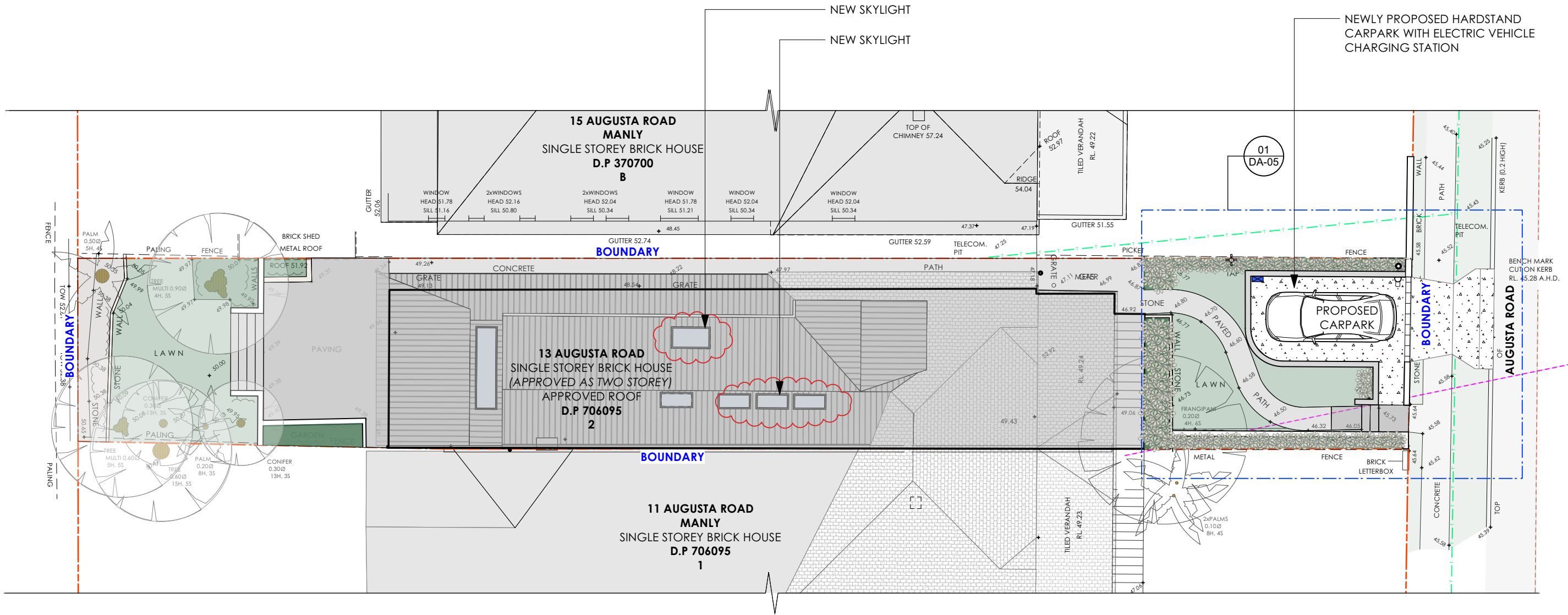
JOB NO. #2010

DWG

**DA03**

ISSUE L

| Issue | Description                    | Date       |
|-------|--------------------------------|------------|
| L     | CIVIL INPUT TO COUNCIL         | 04/12/2023 |
| K     | REVISED PACKAGE FOR COUNCIL    | 07/09/2023 |
| J     | CARPARKING DA - REVISED        | 31/08/2023 |
| I     | ISSUE TO CONSULTANTS           | 02/10/2023 |
| H     | DRAFT CONSTRUCTION CERTIFICATE | 8/6/2023   |



01

**PROPOSED SITE AND ROOF PLAN**  
Scale: 1:150



**WRAY AND CUTCLIFFE**  
ARCHITECTS

e: jessica@wacarchitects.com.au • e: alice@wacarchitects.com.au  
m: 0421 755 086 m: 0424 561 309

\* This drawing and design are copyright and no portion may be reproduced without the written permission of Wray and Cutcliffe Architects Pty. Ltd. Locate & Protect all services prior to construction.  
\* Use written dimensions or grid lines in preference to scaled dimensions. Measurements to existing work are to be checked on site. DO NOT SCALE FROM DRAWINGS.  
\* This drawing is to be read in conjunction with all relevant consultant reports, the Engineer's Drawings & Specification, Conditions of Contract and Accompanying Natspec Specification.  
\* Electronic data transfer should be scanned for viruses before use and any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the designer or Wray and Cutcliffe Architects Pty. Ltd.  
\* All work in accordance to BCA - N.C.C. Australian Standards & all relevant authorities.  
\* Waterproof/ Weatherproofing Details to Master Builders Industry Guidelines and to meet performance standards as well as Australian Standards.

**AUGUSTA ROAD - MODIFICATION**

**TITLE** PROPOSED SITE AND ROOF PLAN

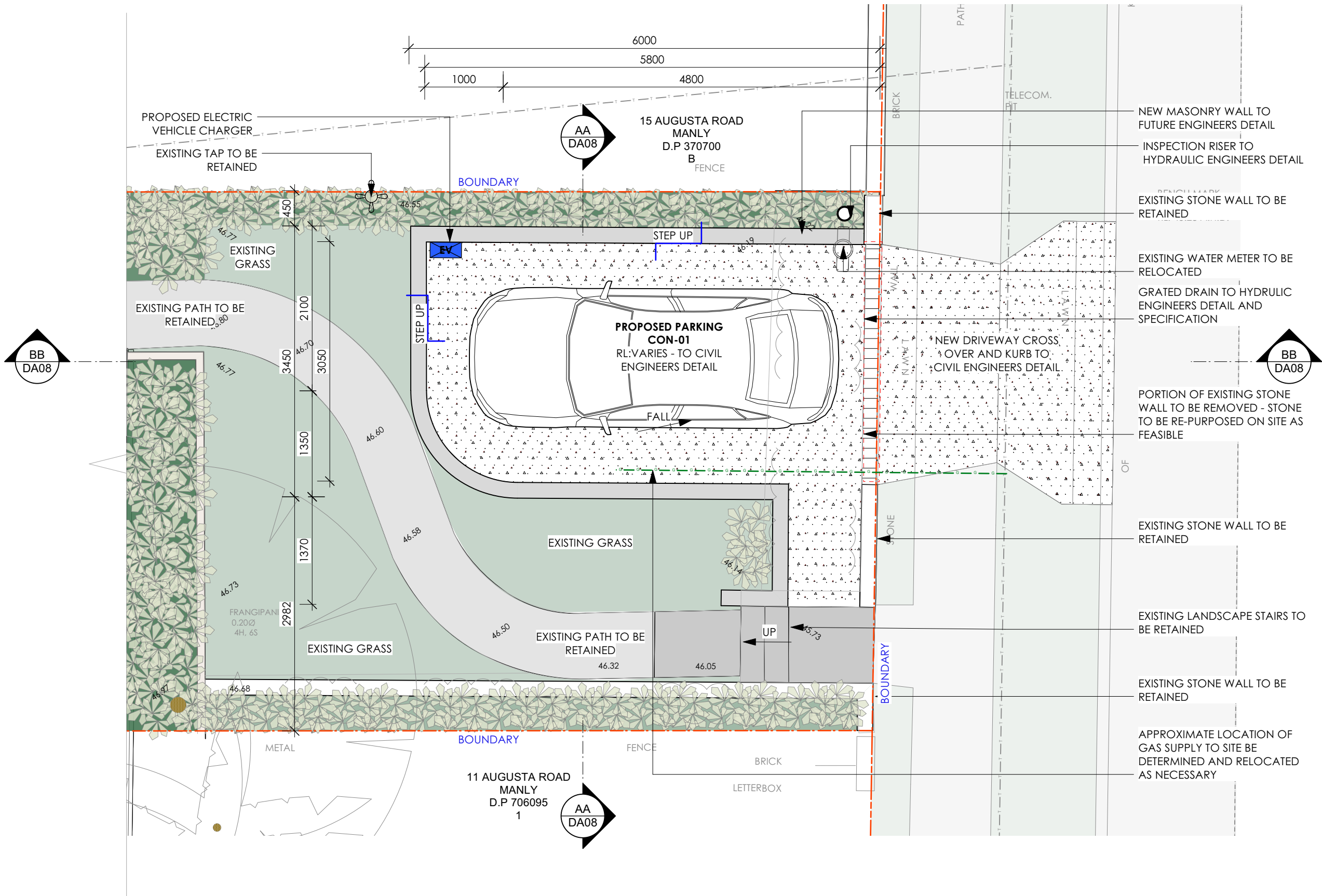
**CLIENT** Kat and Nick White  
13 Augusta Road, Manly

**AT**

**DATE** 13/11/2023  
**SCALE** AS NOTED  
**DRAWN** AC  
**JOB NO.** #2010

**DWG**  
**DA04**  
**ISSUE** L

| Issue | Description                    | Date       |
|-------|--------------------------------|------------|
| L     | CIVIL INPUT TO COUNCIL         | 04/12/2023 |
| K     | REVISED PACKAGE FOR COUNCIL    | 07/09/2023 |
| J     | CARPARKING DA - REVISED        | 31/08/2023 |
| I     | ISSUE TO CONSULTANTS           | 02/10/2023 |
| H     | DRAFT CONSTRUCTION CERTIFICATE | 8/6/2023   |



| CODE                             | DESCRIPTION                                                              |
|----------------------------------|--------------------------------------------------------------------------|
| EXTERNAL<br>TW<br>ST-01<br>EPT01 | Retaining Wall<br>Sandstone<br>External Paint Finish 01                  |
| GENERAL<br>EC<br>FENCE<br>TAP    | Electric Car Charger<br>Timber Boundary Fence<br>Relocated Tape/Hosecock |
|                                  | Existing Wall                                                            |
|                                  | New Wall - Retaining                                                     |
|                                  | Existing Wall - Retaining                                                |
|                                  | Demolished                                                               |

01

## Proposed Carparking Plan

Scale: 1:50



WRAY AND CUTCLIFFE  
ARCHITECTS

e: jessica@wacarchitects.com.au • e: alicia@wacarchitects.com.au  
m: 0421 755 086 m: 0424 561 309

\* This drawing and design are copyright and no portion may be reproduced without the written permission of Wray and Cutcliffe Architects Pty. Ltd. Locate & Protect all services prior to construction.  
\* Use written dimensions or grid lines in preference to scaled dimensions. Measurements to existing work are to be checked on site. DO NOT SCALE FROM DRAWINGS.  
\* This drawing is to be read in conjunction with all relevant consultant reports, the Engineer's Drawings & Specification, Conditions of Contract and Accompanying Natspec Specification.  
\* Electronic data transfer should be scanned for viruses before use and any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the designer or Wray and Cutcliffe Architects Pty. Ltd.  
\* All work in accordance to BCA - N.C.C. Australian Standards & all relevant authorities.  
\* Waterproof/ Weatherproofing Details to Master Builders Industry Guidelines and to meet performance standards as well as Australian Standards.

## AUGUSTA ROAD - MODIFICATION

TITLE PROPOSED CAR PARKING PLAN

CLIENT

Kat and Nick White

AT

13 Augusta Road, Manly

DATE 13/11/2023

SCALE AS NOTED

DRAWN AC

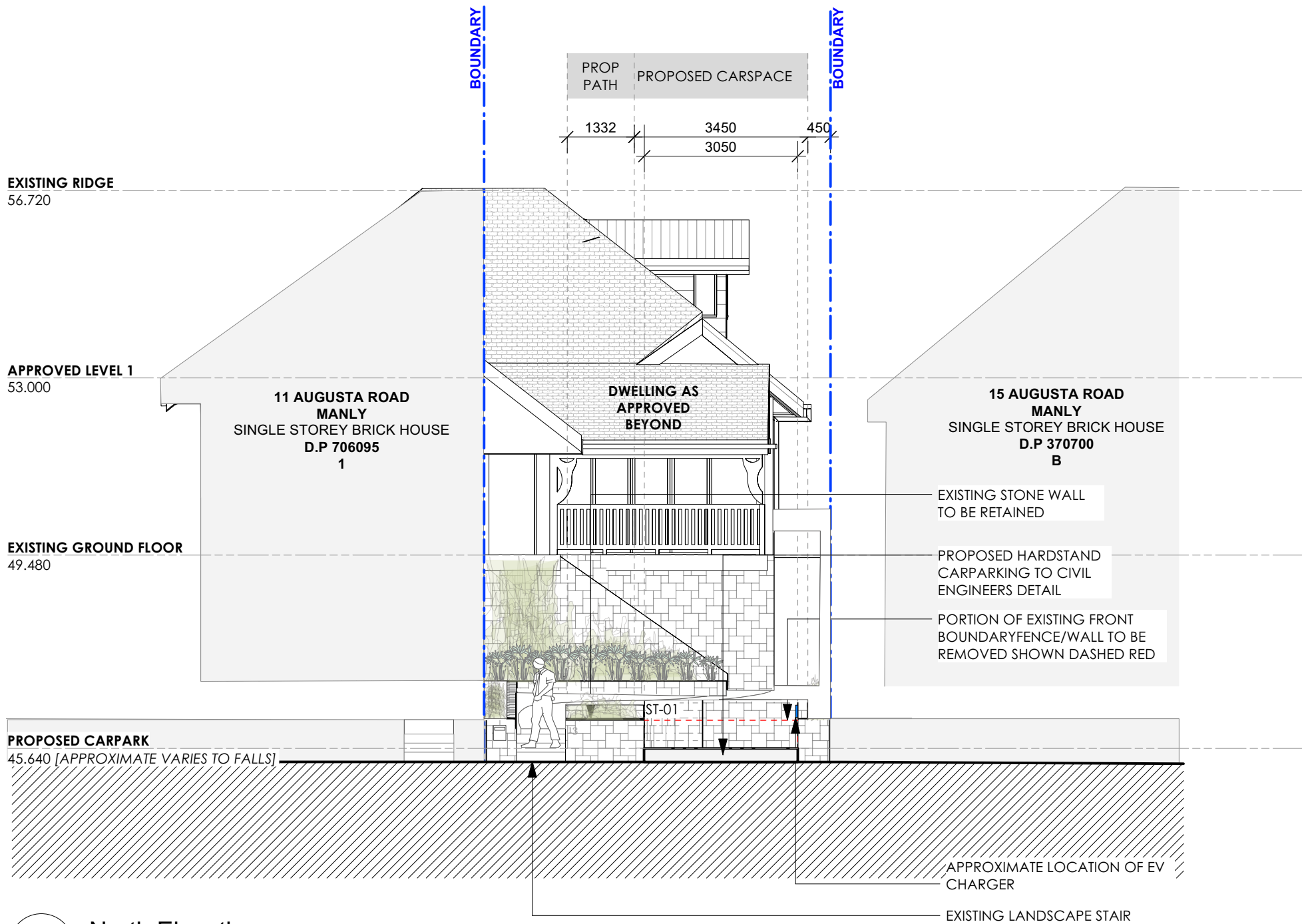
JOB NO. #2010

DWG

DA05

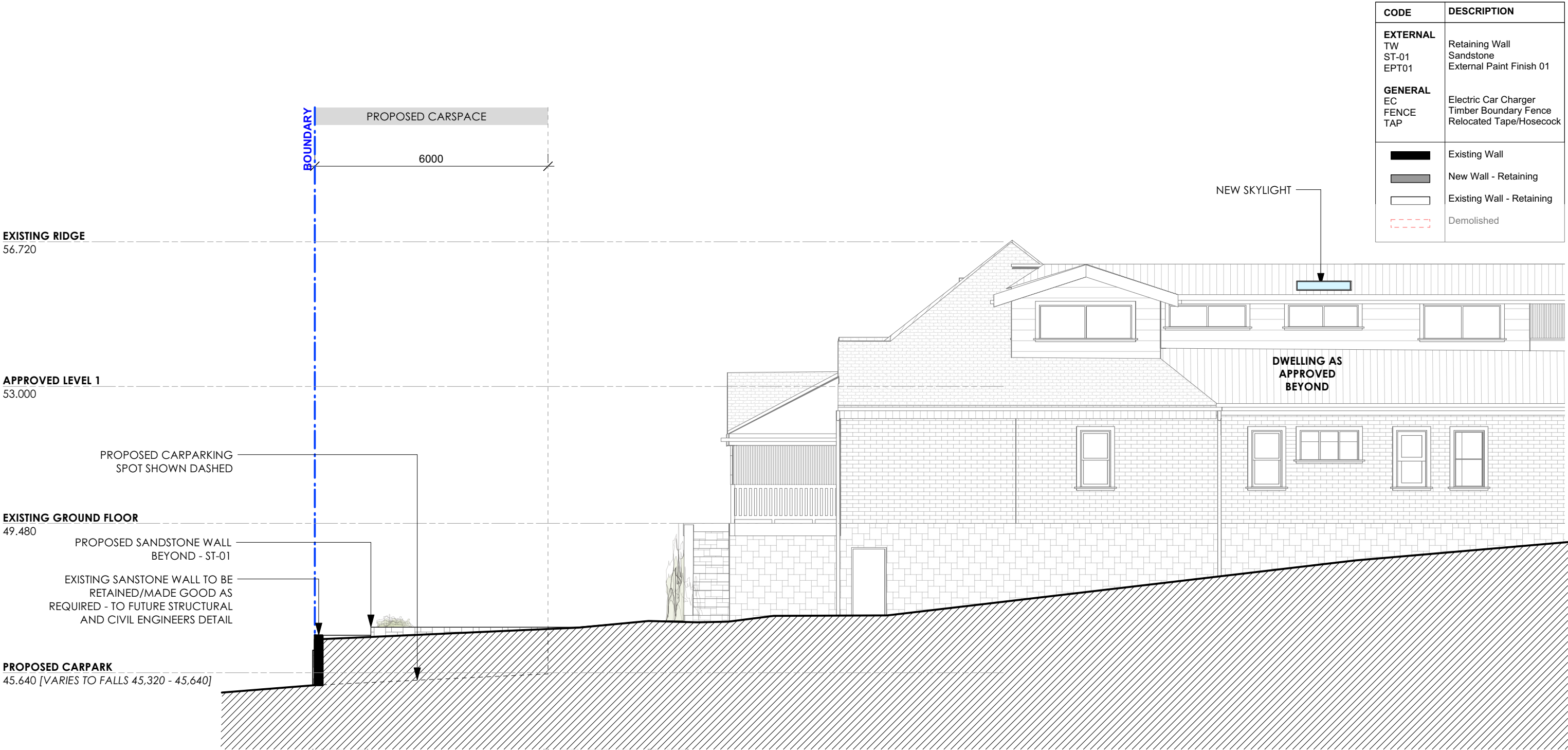
ISSUE L

| Issue | Description                    | Date       |
|-------|--------------------------------|------------|
| L     | CIVIL INPUT TO COUNCIL         | 04/12/2023 |
| K     | REVISED PACKAGE FOR COUNCIL    | 07/09/2023 |
| J     | CARPARKING DA - REVISED        | 31/08/2023 |
| I     | ISSUE TO CONSULTANTS           | 02/10/2023 |
| H     | DRAFT CONSTRUCTION CERTIFICATE | 8/6/2023   |



| CODE                             | DESCRIPTION                                                              |
|----------------------------------|--------------------------------------------------------------------------|
| EXTERNAL<br>TW<br>ST-01<br>EPT01 | Retaining Wall<br>Sandstone<br>External Paint Finish 01                  |
| GENERAL<br>EC<br>FENCE<br>TAP    | Electric Car Charger<br>Timber Boundary Fence<br>Relocated Tape/Hosecock |
| Existing Wall                    |                                                                          |
| New Wall - Retaining             |                                                                          |
| Existing Wall - Retaining        |                                                                          |
| Demolished                       |                                                                          |

| Issue | Description                    | Date       |
|-------|--------------------------------|------------|
| L     | CIVIL INPUT TO COUNCIL         | 04/12/2023 |
| K     | REVISED PACKAGE FOR COUNCIL    | 07/09/2023 |
| J     | CARPARKING DA - REVISED        | 31/08/2023 |
| I     | ISSUE TO CONSULTANTS           | 02/10/2023 |
| H     | DRAFT CONSTRUCTION CERTIFICATE | 8/6/2023   |



01 Western Elevation  
Scale: 1:100

## AUGUSTA ROAD - MODIFICATION

TITLE PROPOSED WEST ELEVATIONS

CLIENT Kat and Nick White  
13 Augusta Road, Manly

AT

DATE 13/11/2023

SCALE 1:100

DRAWN AC

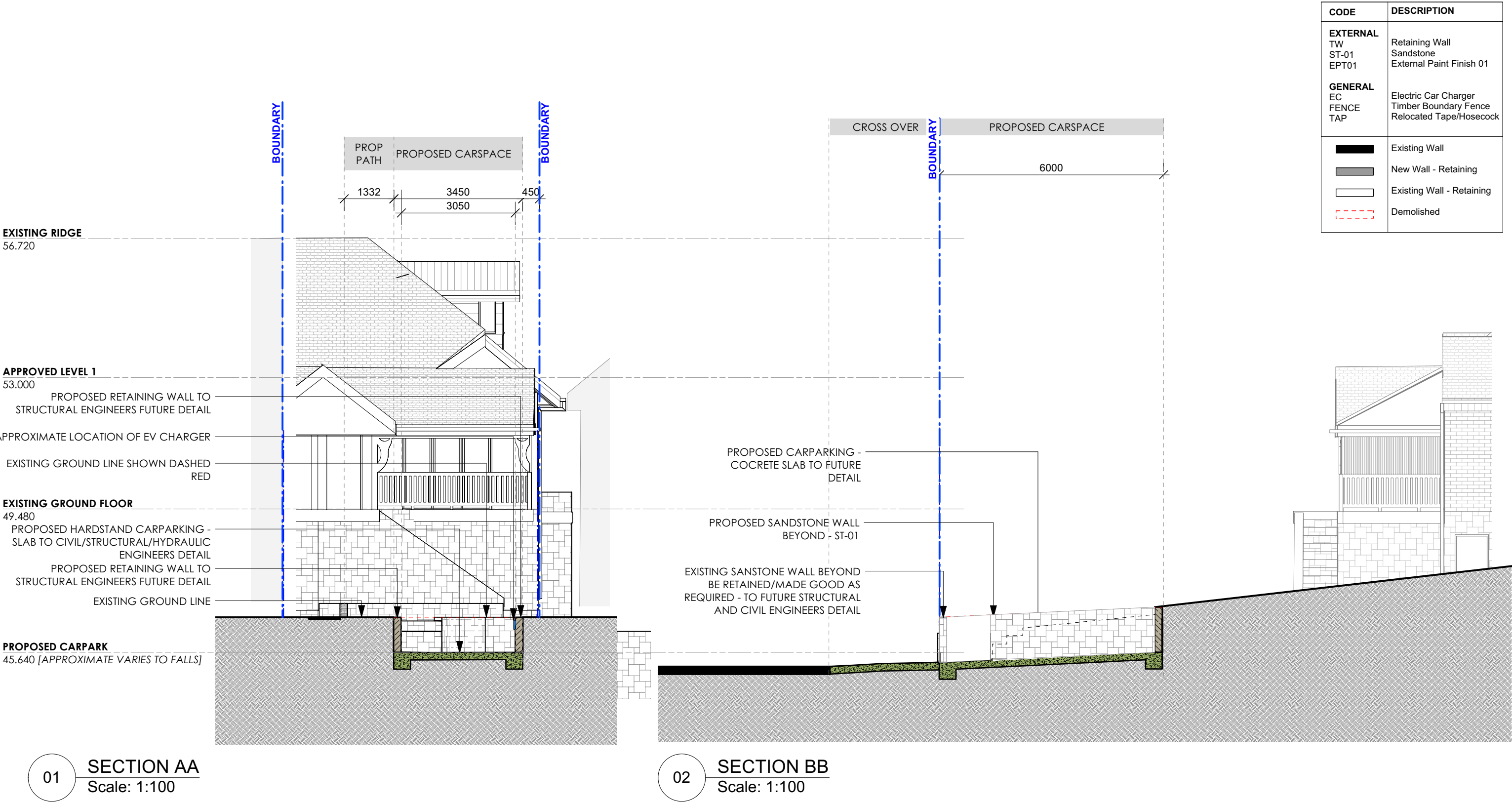
JOB NO. #2010

DWG

DA07

ISSUE L

| Issue | Description                    | Date       |
|-------|--------------------------------|------------|
| L     | CIVIL INPUT TO COUNCIL         | 04/12/2023 |
| K     | REVISED PACKAGE FOR COUNCIL    | 07/09/2023 |
| J     | CARPARKING DA - REVISED        | 31/08/2023 |
| I     | ISSUE TO CONSULTANTS           | 02/10/2023 |
| H     | DRAFT CONSTRUCTION CERTIFICATE | 8/6/2023   |



WRAY AND CUTCLIFFE  
ARCHITECTS

e: jessica@wacarchitects.com.au • e: alice@wacarchitects.com.au  
m: 0421 755 086 m: 0424 561 309

\* This drawing and design are copyright and no portion may be reproduced without the written permission of Wray and Cutcliffe Architects Pty. Ltd. Locate & Protect all services prior to construction  
\* Use written dimensions or grid lines in preference to scaled dimensions. Measurements to existing work are to be checked on site. DO NOT SCALE FROM DRAWINGS.  
\* This drawing is to be read in conjunction with all relevant consultant reports, the Engineer's Drawings & Specification, Conditions of Contract and Accompanying Natspec Specification.  
\* Electronic data transfer should be scanned for viruses before use and any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the designer or Wray and Cutcliffe Architects Pty. Ltd.  
\* All work in accordance to BCA - N.C.C, Australian Standards & all relevant authorities.  
\* Waterproof/ Weatherproofing Details to Master Builders Industry Guidelines and to meet performance standards as well as Australian Standards.

## AUGUSTA ROAD - MODIFICATION

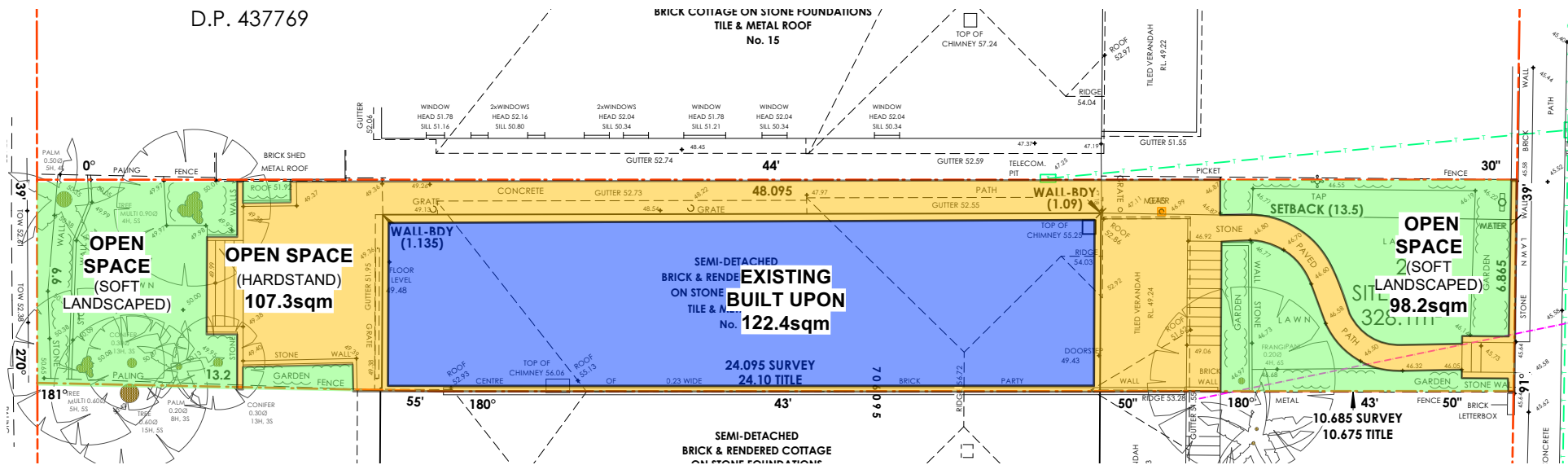
TITLE PROPOSED SECTIONS

CLIENT Kat and Nick White  
13 Augusta Road, Manly

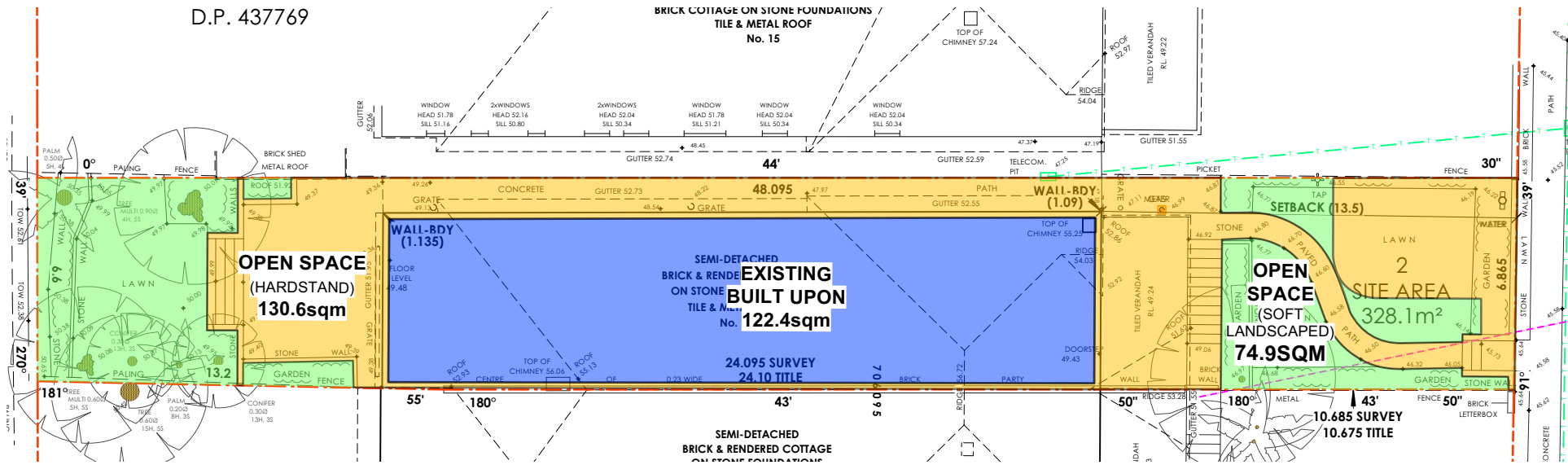
DATE 13/11/2023  
SCALE 1:150  
DRAWN AC  
JOB NO. #2010

DWG  
DA08  
ISSUE L

| Issue | Description                    | Date       |
|-------|--------------------------------|------------|
| L     | CIVIL INPUT TO COUNCIL         | 04/12/2023 |
| K     | REVISED PACKAGE FOR COUNCIL    | 07/09/2023 |
| J     | CARPARKING DA - REVISED        | 31/08/2023 |
| I     | ISSUE TO CONSULTANTS           | 02/10/2023 |
| H     | DRAFT CONSTRUCTION CERTIFICATE | 8/6/2023   |



01 Existing Area Calculations  
Scale: 1:200



02 Proposed Area Calculations  
Scale: 1:200

| CONTROL              | EXISTING          | PROPOSED          |
|----------------------|-------------------|-------------------|
| SITE AREA            | 328.1sqm          | 328.1sqm          |
| TOTAL OPEN SPACE     | 205.5 sqm [62%]   | 205.5sqm [62%]    |
| HARD STAND AREA/DECK | 107.3 sqm [32.7%] | 130.6 sqm [39.8%] |
| SOFT LANDSCAPE AREA  | 92.9 sqm [28.3%]  | 74.9 sqm [22.8%]  |
| BUILT UPON           | 122.4sqm [37.3%]  | 122.4sqm          |

| LEGEND | DESCRIPTION         |
|--------|---------------------|
|        | Hard landscape      |
|        | Soft Landscape      |
|        | Existing Built Upon |

WRAY AND CUTCLIFFE  
ARCHITECTS

e: jessica@wacarchitects.com.au • e: alice@wacarchitects.com.au  
m: 0421 755 086 m: 0424 561 309

\* This drawing and design are copyright and no portion may be reproduced without the written permission of Wray and Cutcliffe Architects Pty. Ltd. Locate & Protect all services prior to construction  
\* Use written dimensions or grid lines in preference to scaled dimensions. Measurements to existing work are to be checked on site. DO NOT SCALE FROM DRAWINGS.  
\* This drawing is to be read in conjunction with all relevant consultant reports, the Engineer's Drawings & Specification, Conditions of Contract and Accompanying Natspec Specification.  
\* Electronic data transfer should be scanned for viruses before use and any loss or damage (incl. consequential damage) caused to the recipient of electronic data, by its direct or indirect use, is not the liability of the designer or Wray and Cutcliffe Architects Pty. Ltd.  
\* All work in accordance to BCA - N.C.C, Australian Standards & all relevant authorities.  
\* Waterproof/ Weatherproofing Details to Master Builders Industry Guidelines and to meet performance standards as well as Australian Standards.

# AUGUSTA ROAD - MODIFICATION

TITLE SITE CALCULATIONS

CLIENT Kat and Nick White

AT 13 Augusta Road, Manly

DATE 13/11/2023  
SCALE 1:200  
DRAWN AC  
JOB NO. #2010

DWG

## DA09

ISSUE L

| Issue | Description                    | Date       |
|-------|--------------------------------|------------|
| L     | CIVIL INPUT TO COUNCIL         | 04/12/2023 |
| K     | REVISED PACKAGE FOR COUNCIL    | 07/09/2023 |
| J     | CARPARKING DA - REVISED        | 31/08/2023 |
| I     | ISSUE TO CONSULTANTS           | 02/10/2023 |
| H     | DRAFT CONSTRUCTION CERTIFICATE | 8/6/2023   |