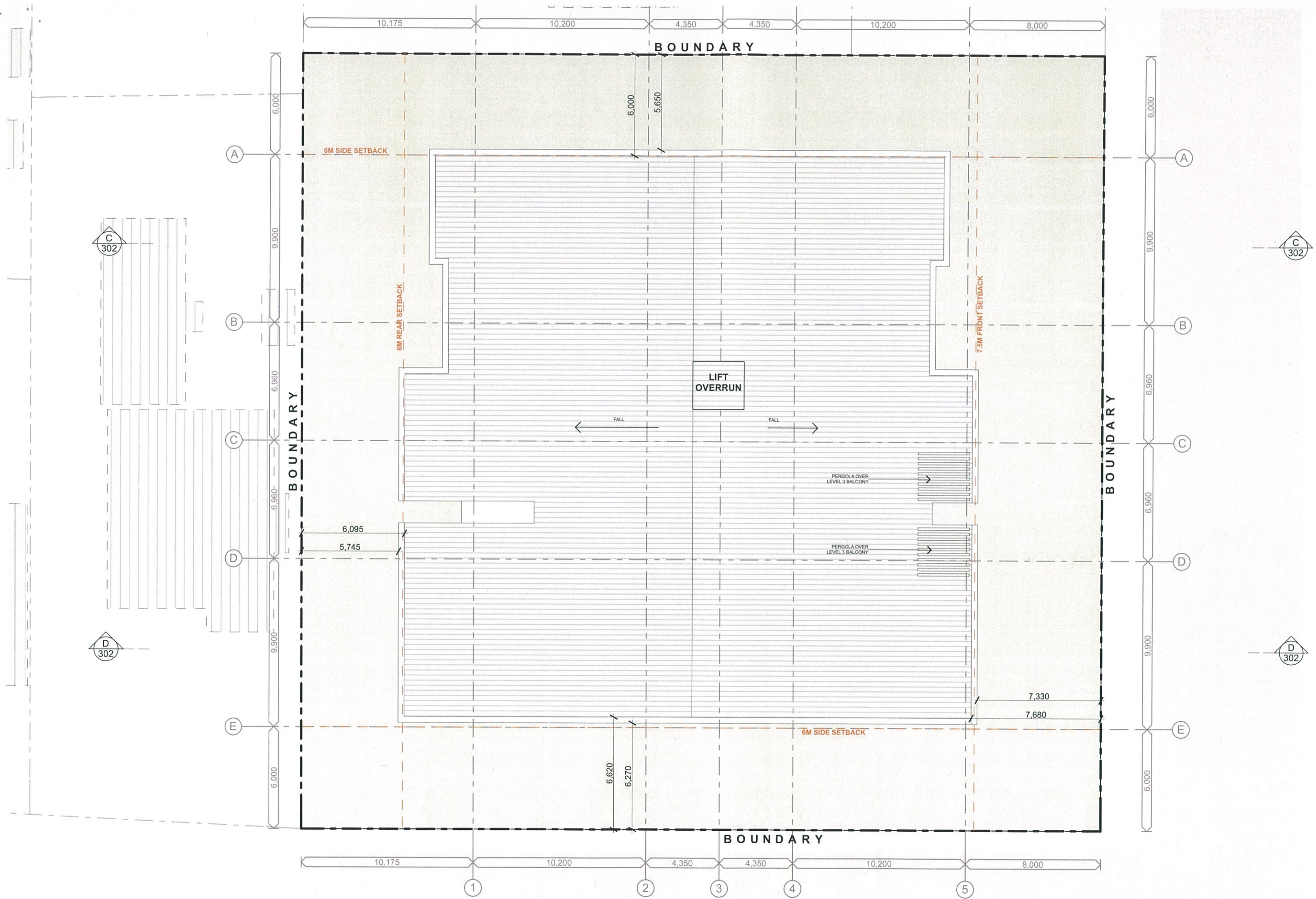




DEVELOPMENT APPLICATION

CKDS ARCHITECTURE

PO Box 4400
East Gosford NSW Australia ALN 129 231 269 www.ckds.com.au

Toukley Residential Development

project #
1792

6 - 10 Dunleigh Street
TOUKLEY NSW 2263

Roof Plan

drawing #
SK-103

1:200@A3

this document is the copyright of CKDS Architecture PTY LTD check and verify all dimensions on site, note any discrepancies to the designer before proceeding with the work, do not scale drawings, manually or electronically, drawings shall not be used for construction until issued for construction by designer

issue
D

5/9/18







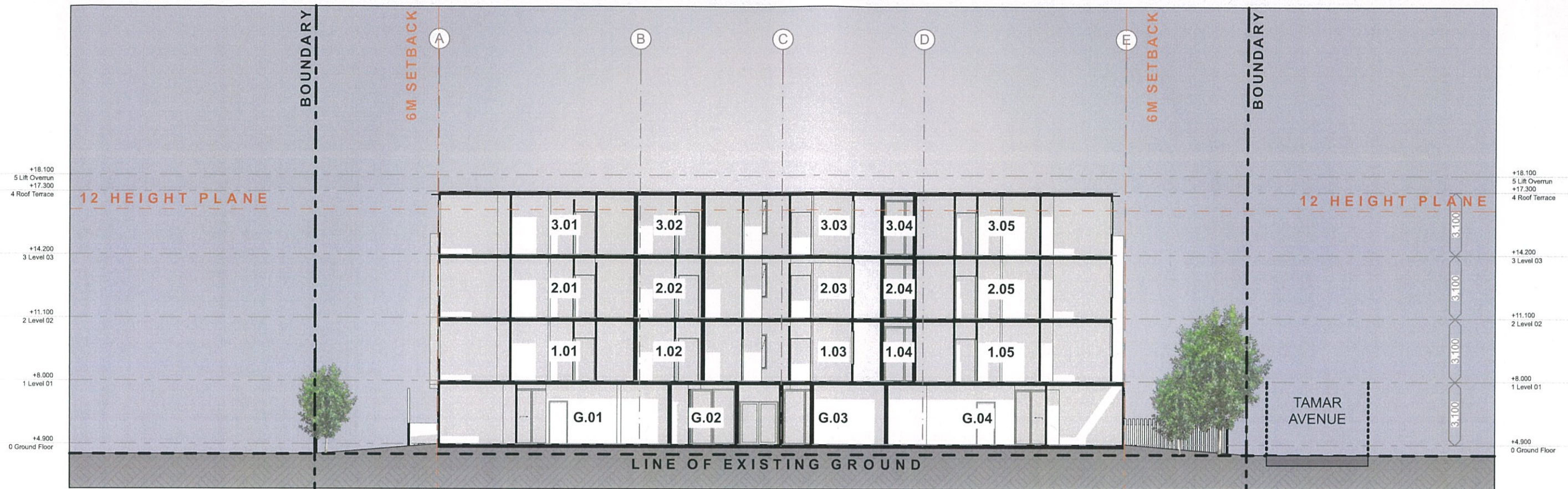
E Eastern Elevation
SCALE 1:200 @ A1



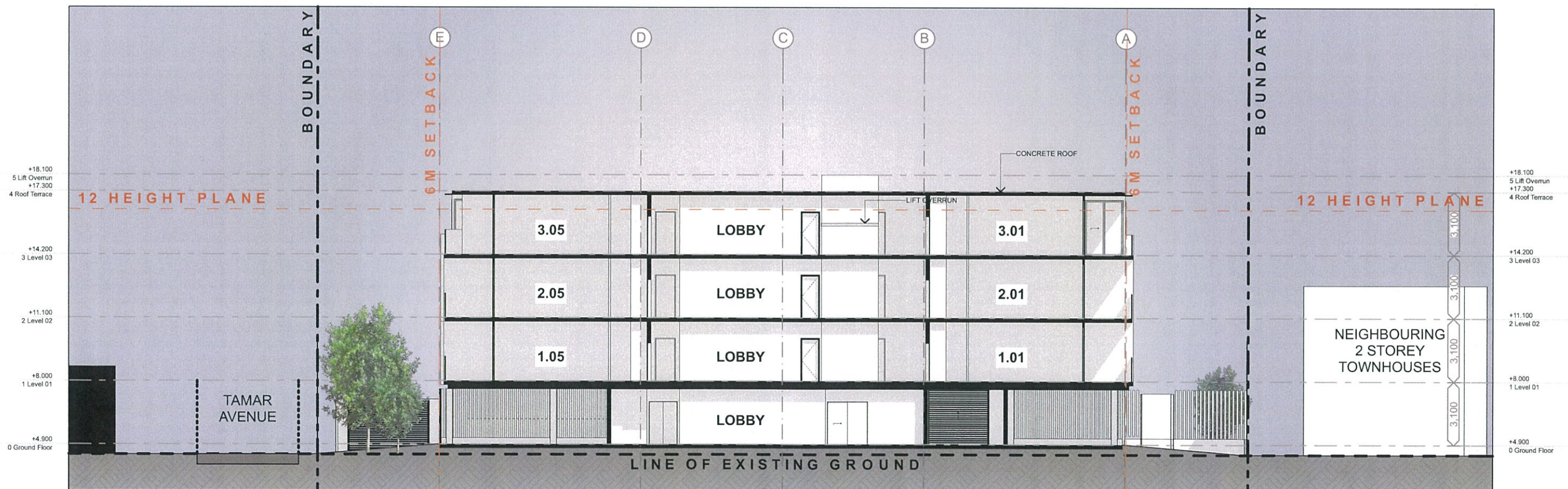
W Western Elevation
SCALE 1:200 @ A1

DEVELOPMENT APPLICATION





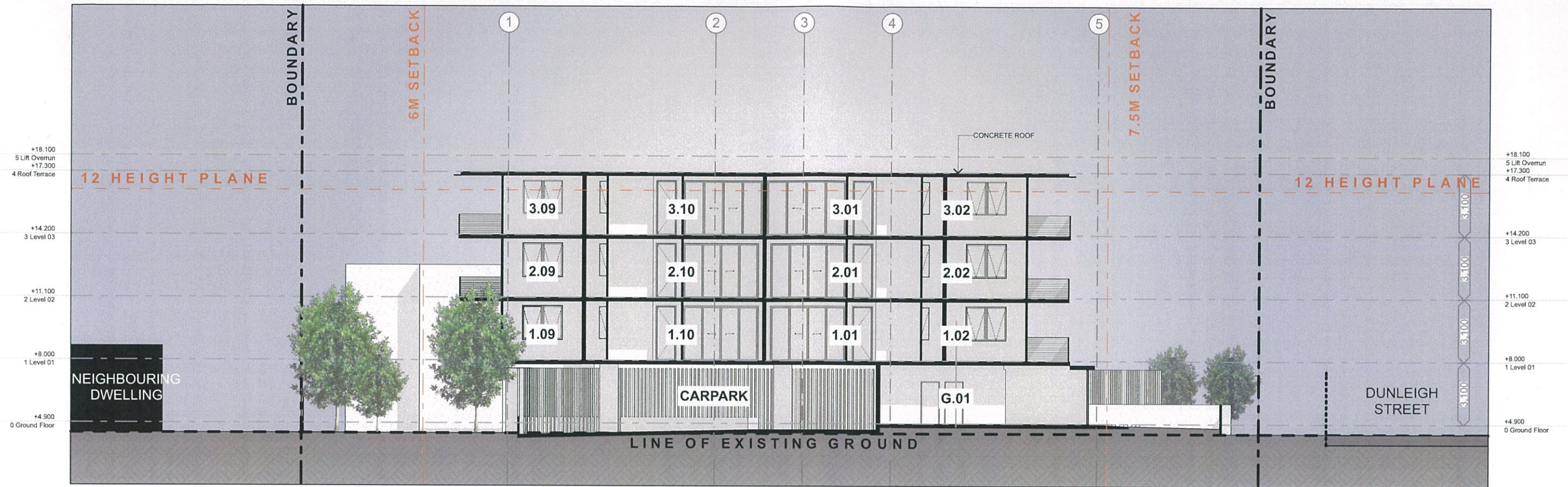
A Section AA
SCALE 1:200 @ A1



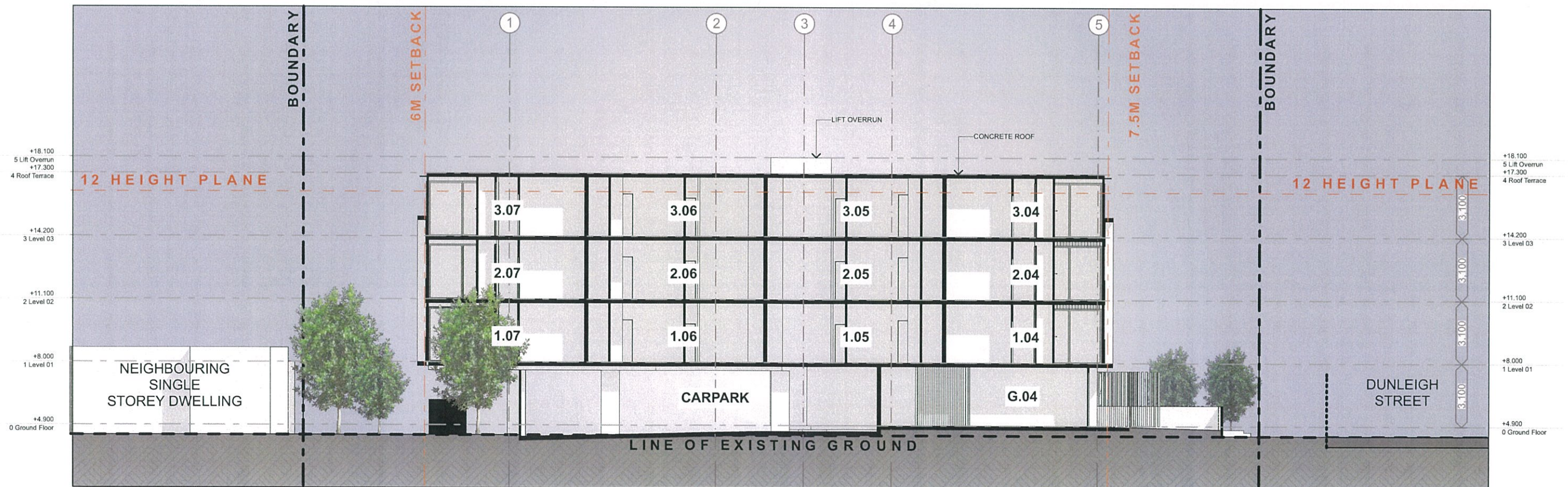
B Section BB
SCALE 1:200 @ A1

DEVELOPMENT APPLICATION





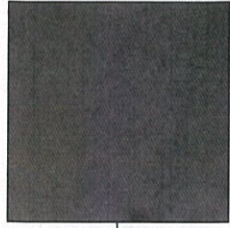
01 Section CC
SCALE 1:200 @ A1



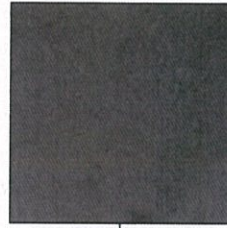
02 Section DD
SCALE 1:200 @ A1

DEVELOPMENT APPLICATION

CLADDING
FC1



CLADDING
FC2



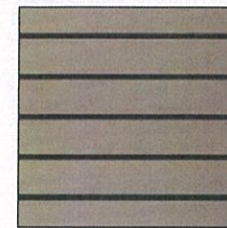
BALUSTRADES
FG



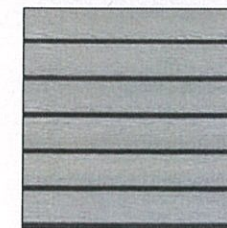
SOFFIT
FC4



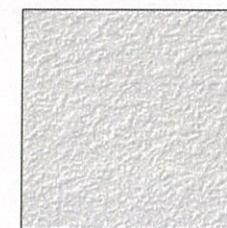
TIMBER CLADDING
TC1



TIMBER CLADDING
TC2

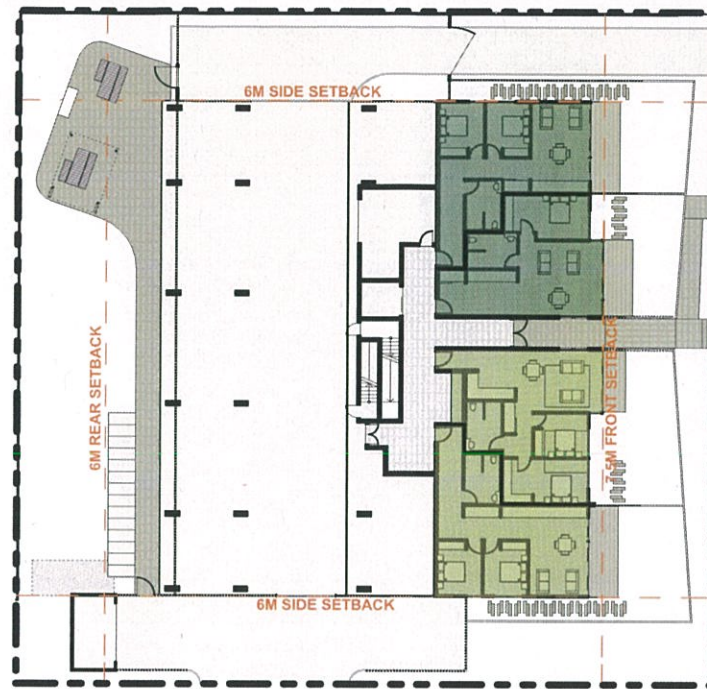


BLADE WALL
FC4

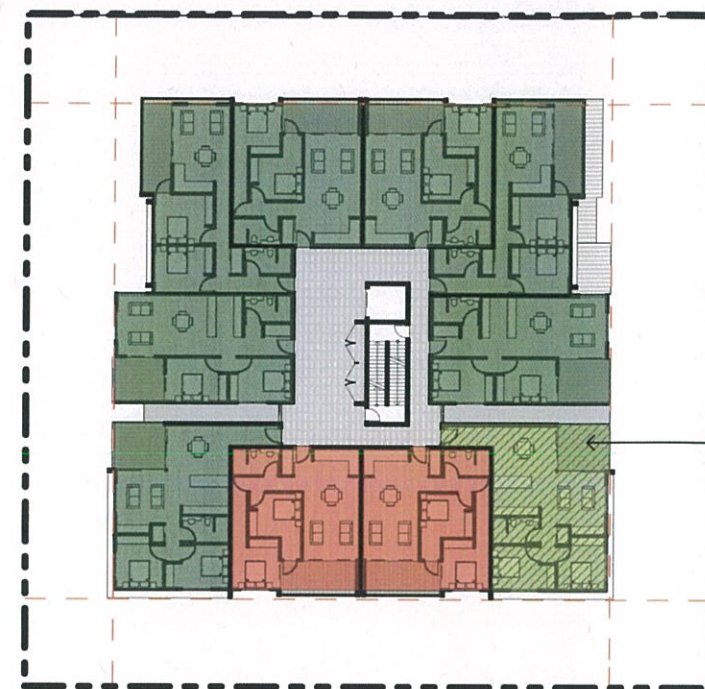


DEVELOPMENT APPLICATION

2+ HOURS SUNLIGHT COMPLIANCE



GROUND FLOOR

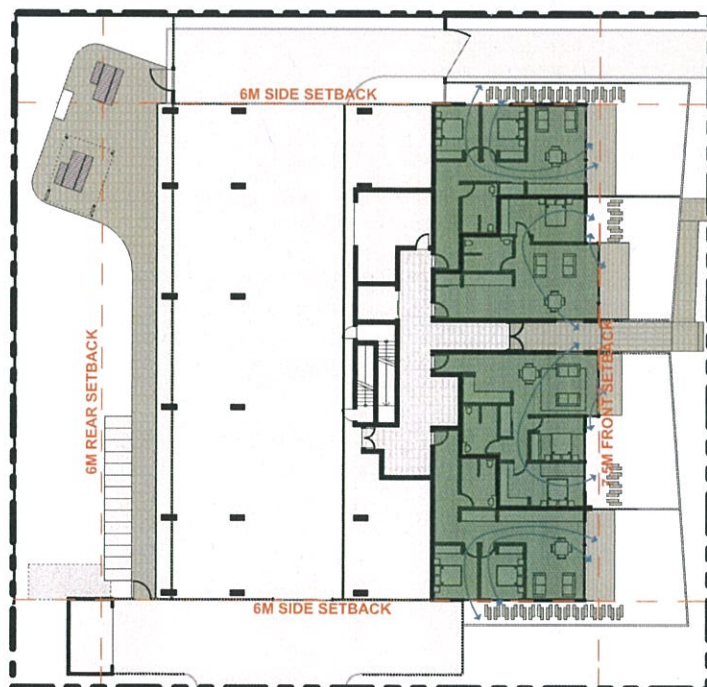


TYPICAL FLOOR x 3

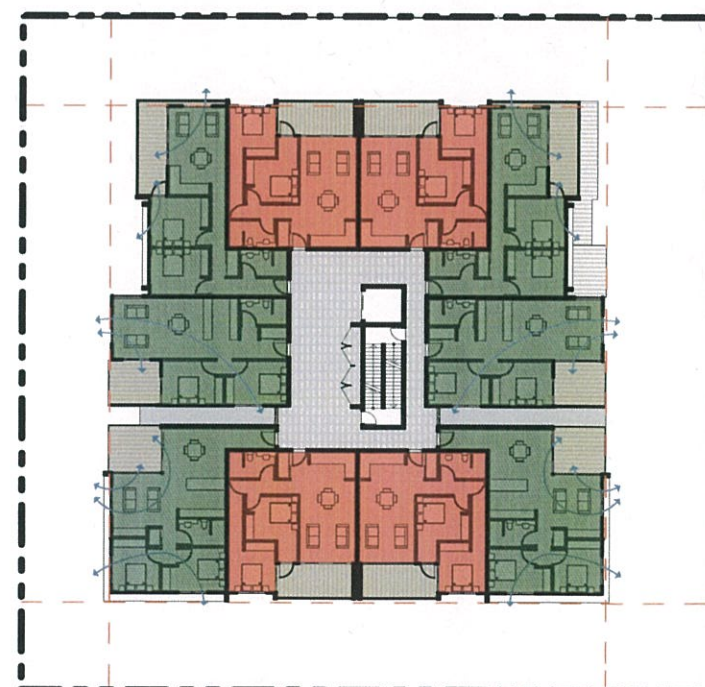
- >3 HRS SUNLIGHT BETWEEN 9AM & 3PM
- >2 HRS SUNLIGHT BETWEEN 9AM & 3PM
- LESS THAN 2 HRS SUNLIGHT BETWEEN 9AM & 3PM

TOTAL APARTMENTS >3 HRS BETWEEN 9AM & 3PM = 24 / 34 = 71%

CROSS VENTILATION COMPLIANCE



GROUND FLOOR



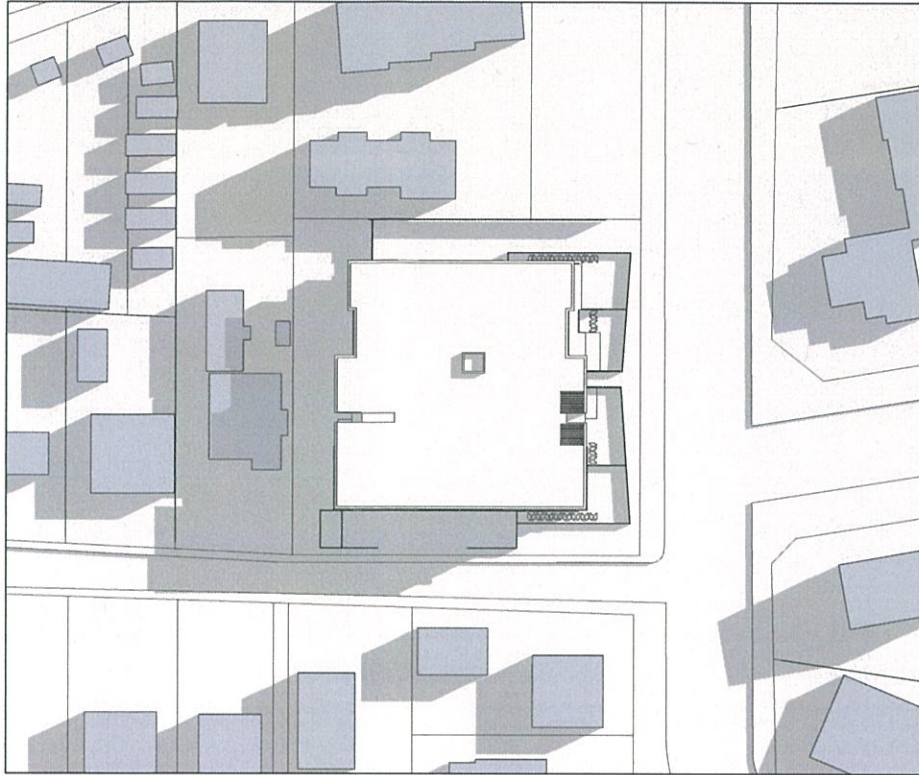
TYPICAL FLOOR

- DOES ACHIEVE CROSS VENTILATION
- DOES NOT ACHIEVE CROSS VENTILATION

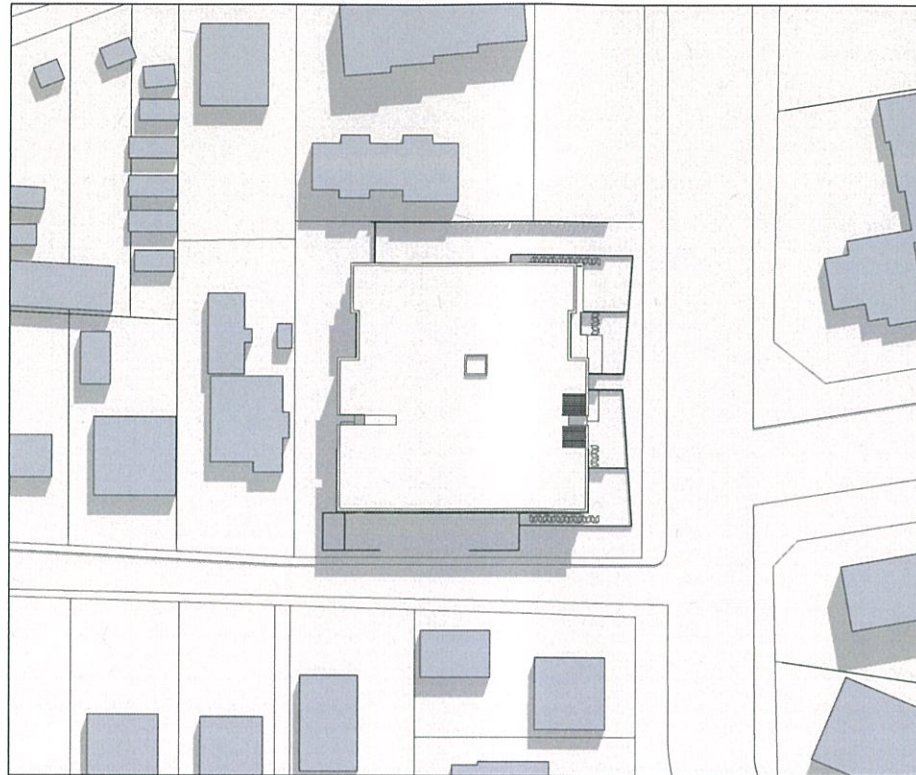
DEVELOPMENT APPLICATION



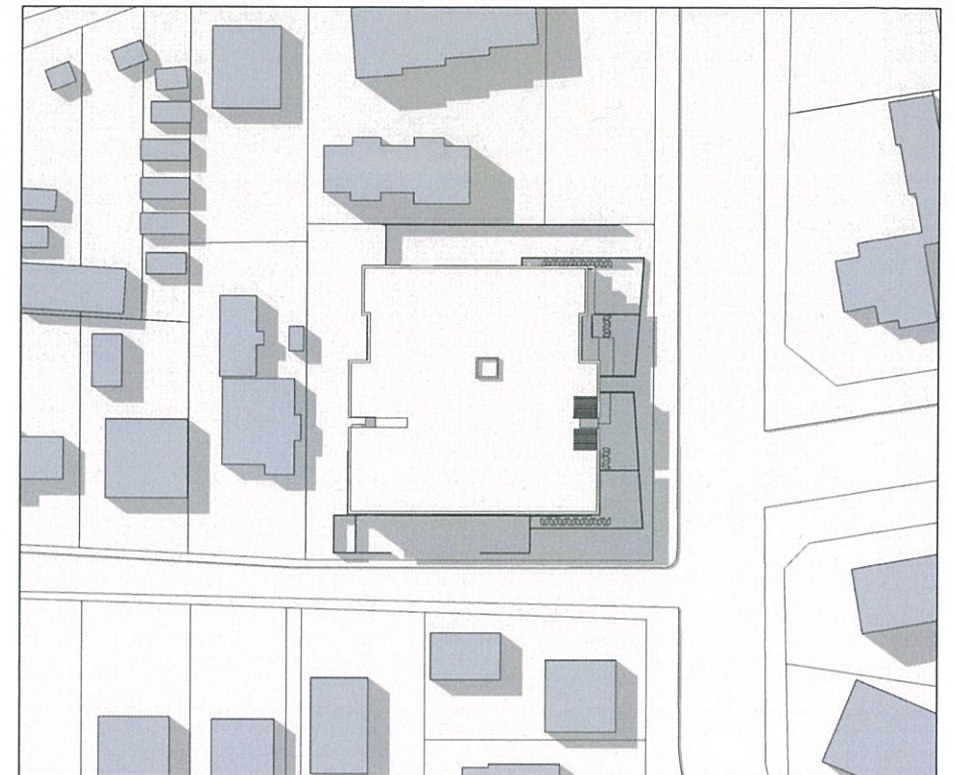
PROPOSED - 12.90M



MARCH 09:00

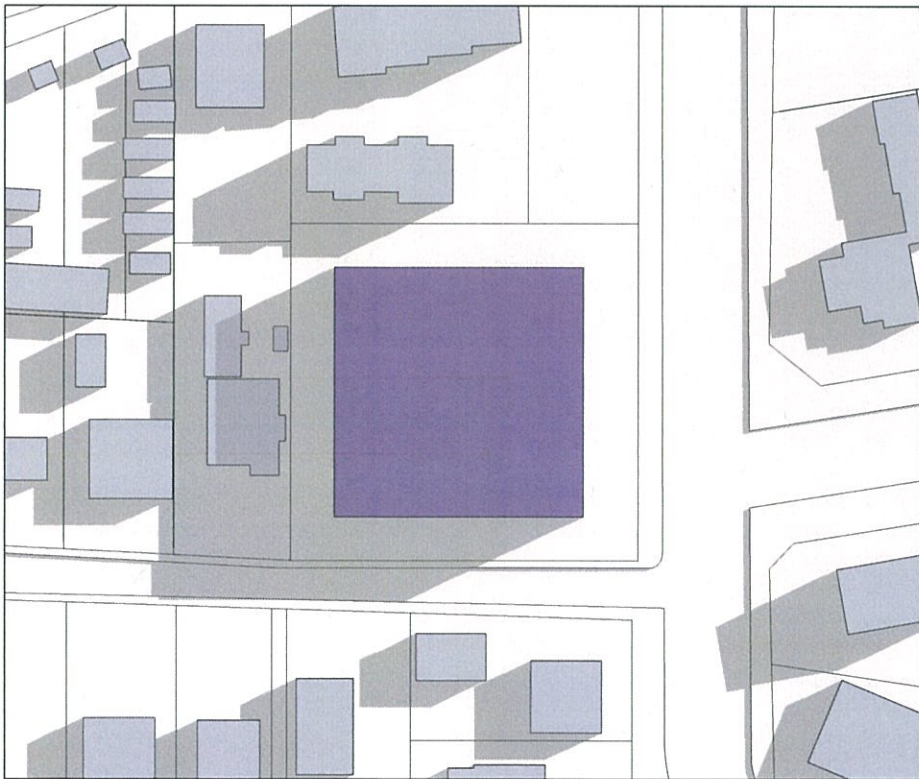


MARCH 12:00

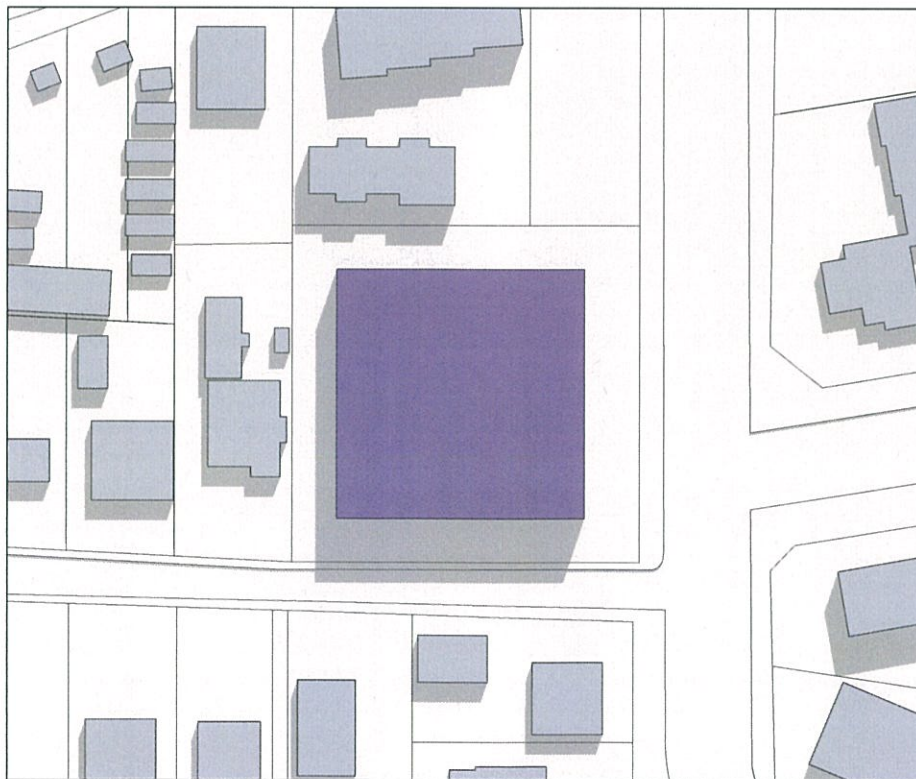


MARCH 15:00

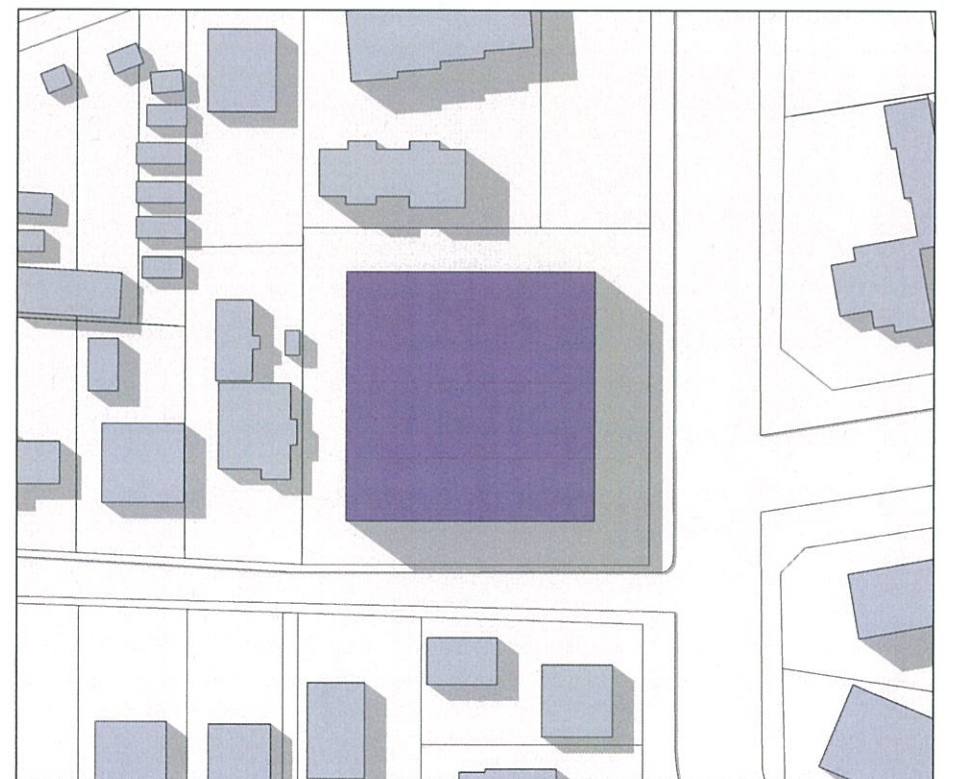
COMPLIANT - 12.00M



MARCH 09:00



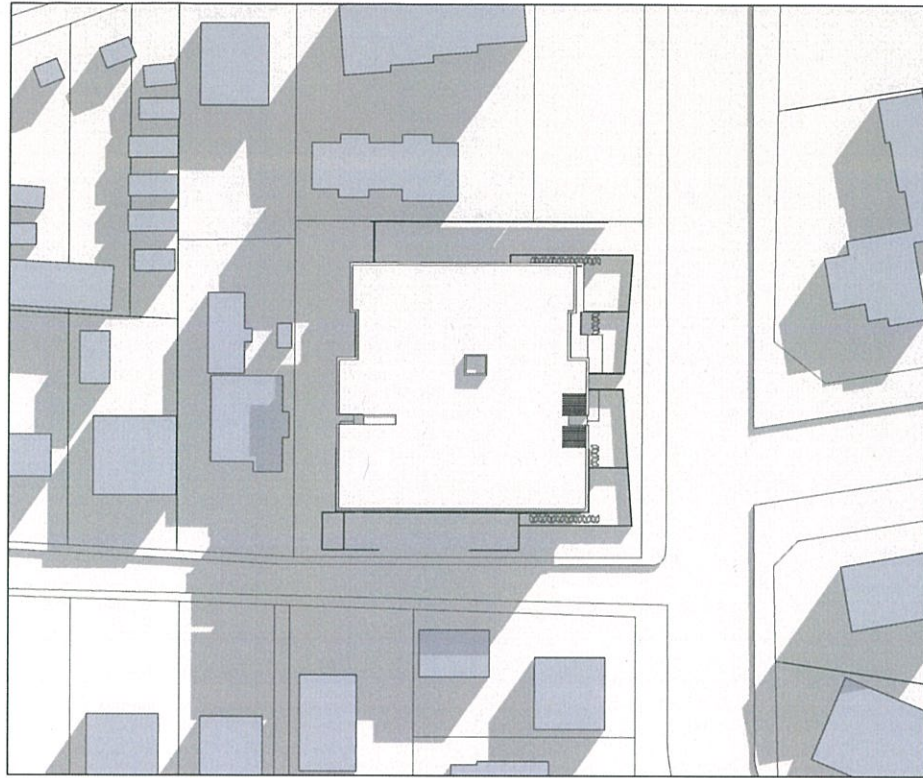
MARCH 12:00



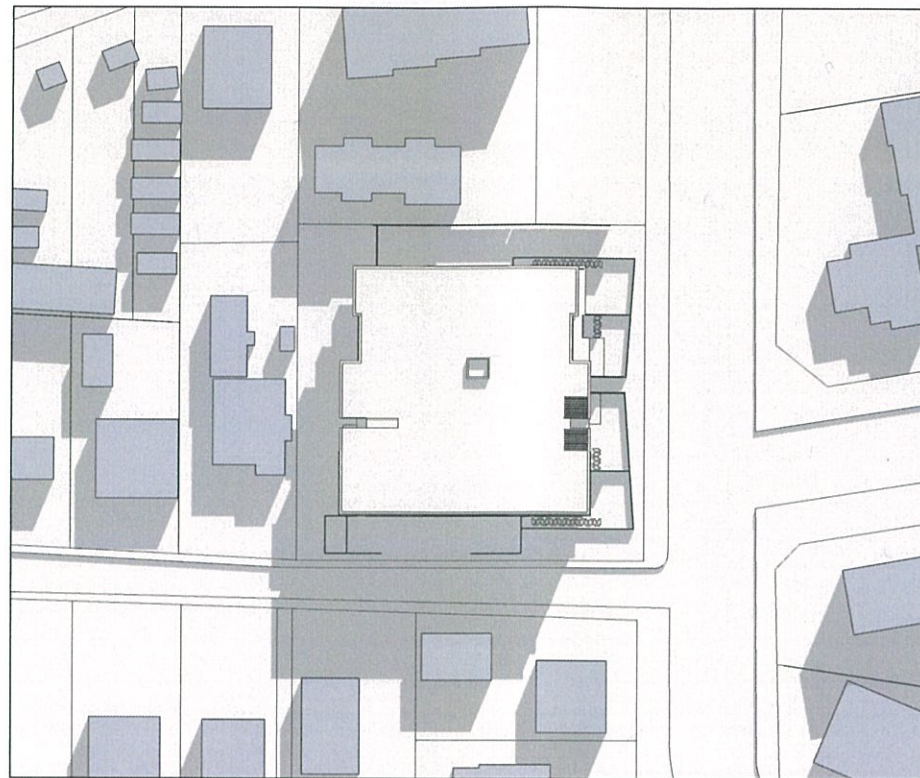
MARCH 15:00

DEVELOPMENT APPLICATION

PROPOSED - 12.90M



JUNE 09:00

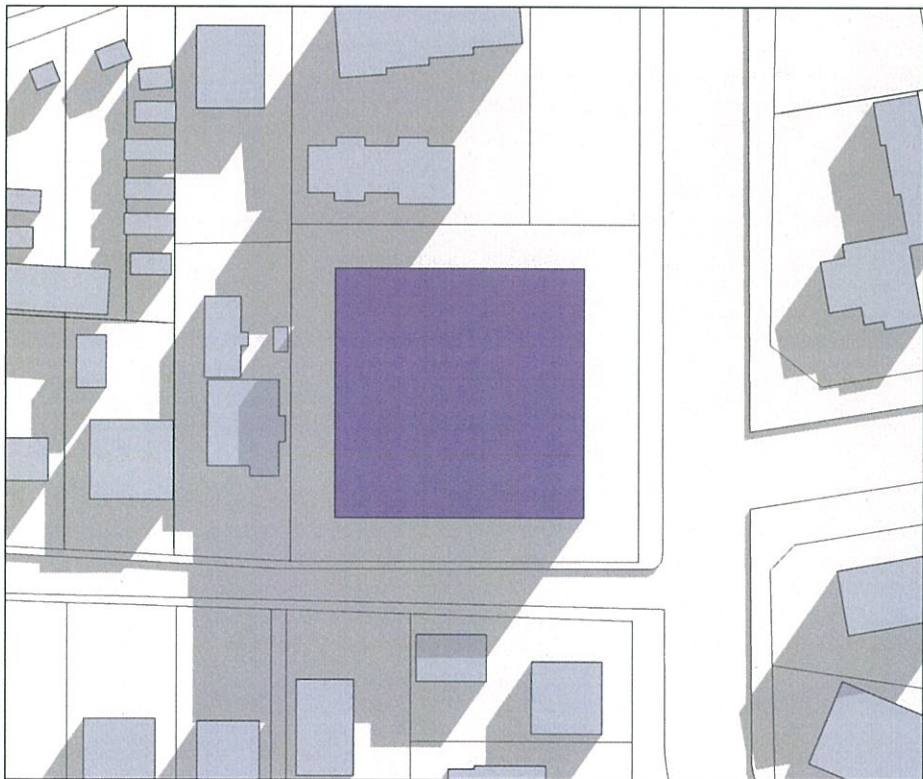


JUNE 10:00

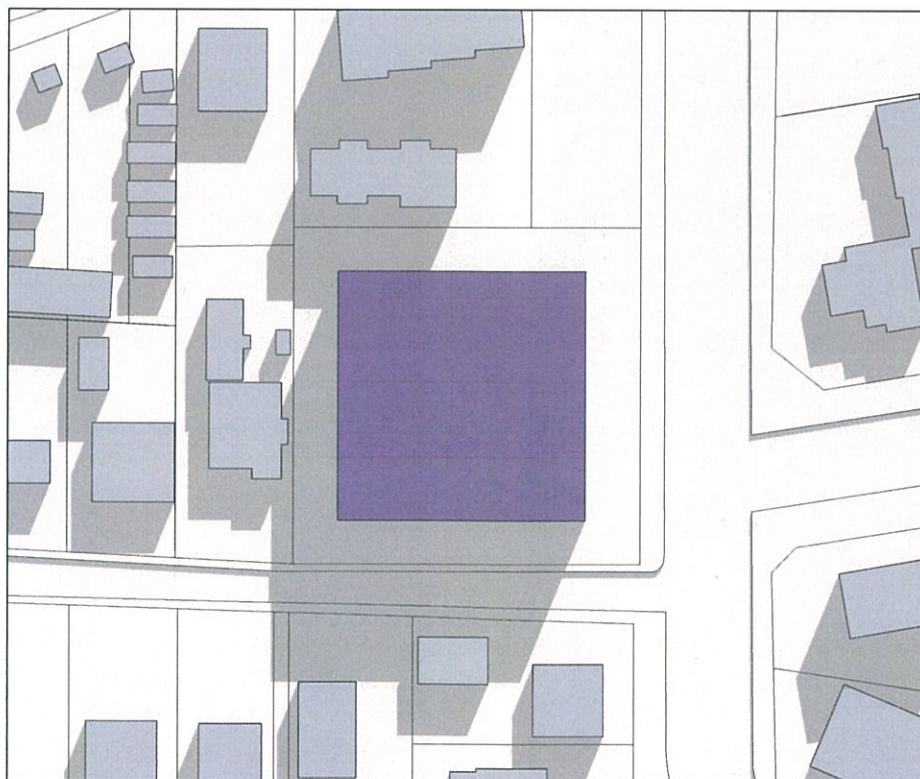


JUNE 11:00

COMPLIANT - 12.00M



JUNE 09:00



JUNE 10:00

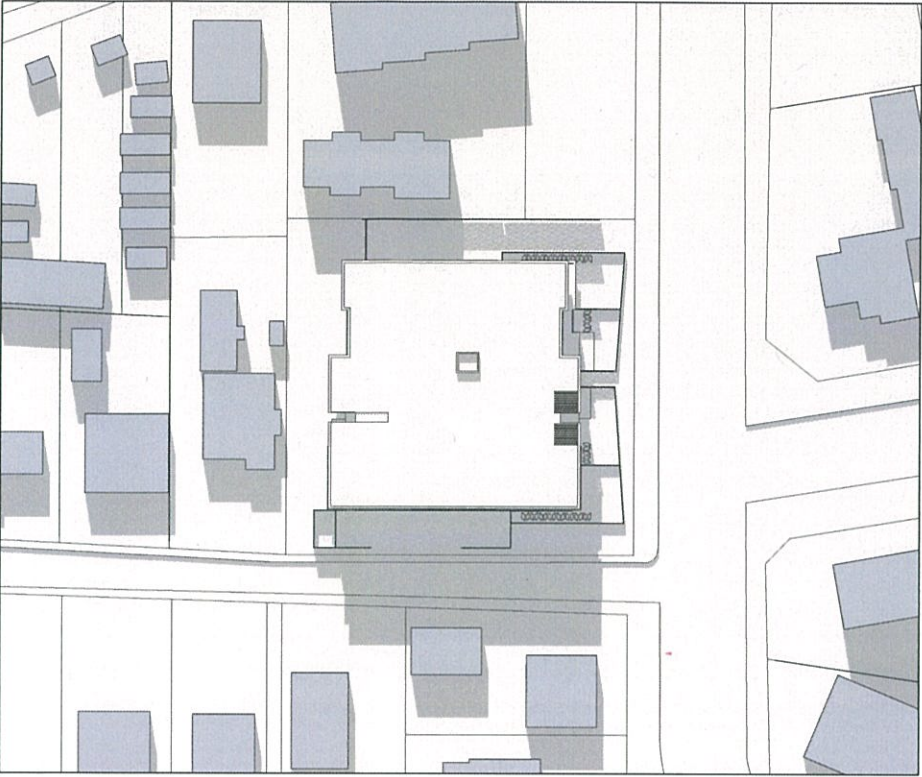


JUNE 11:00

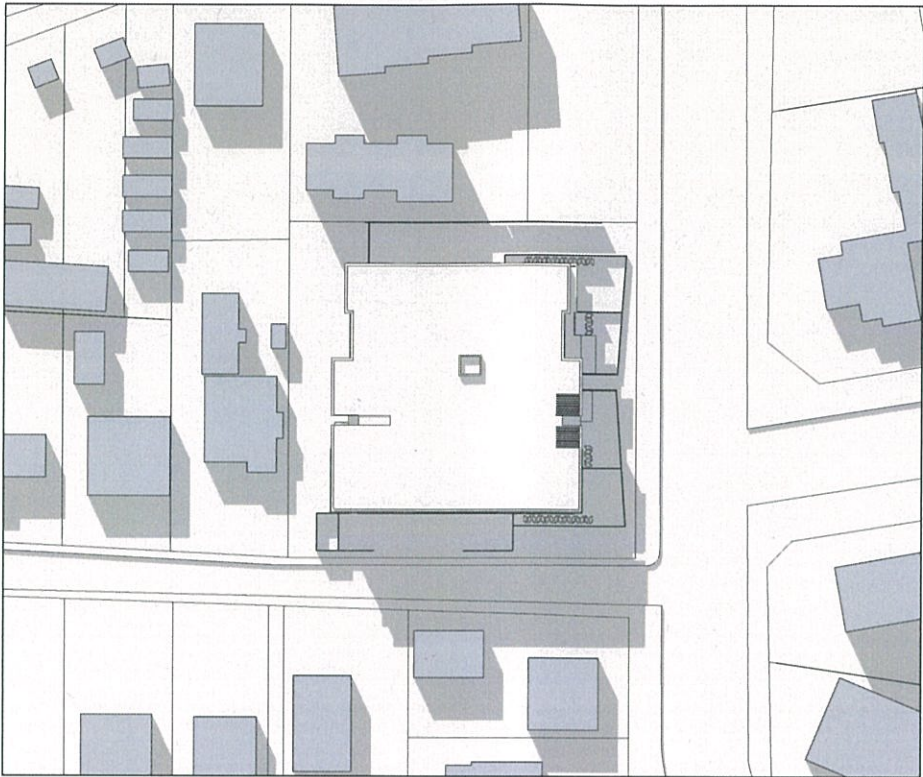
DEVELOPMENT APPLICATION



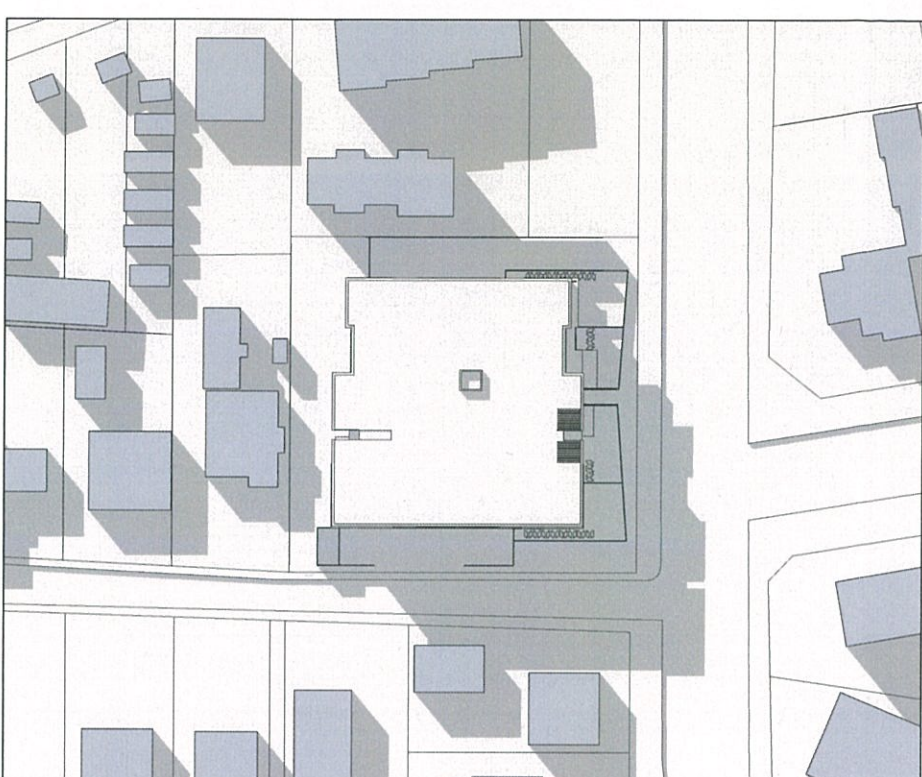
PROPOSED - 12.90M



JUNE 12:00

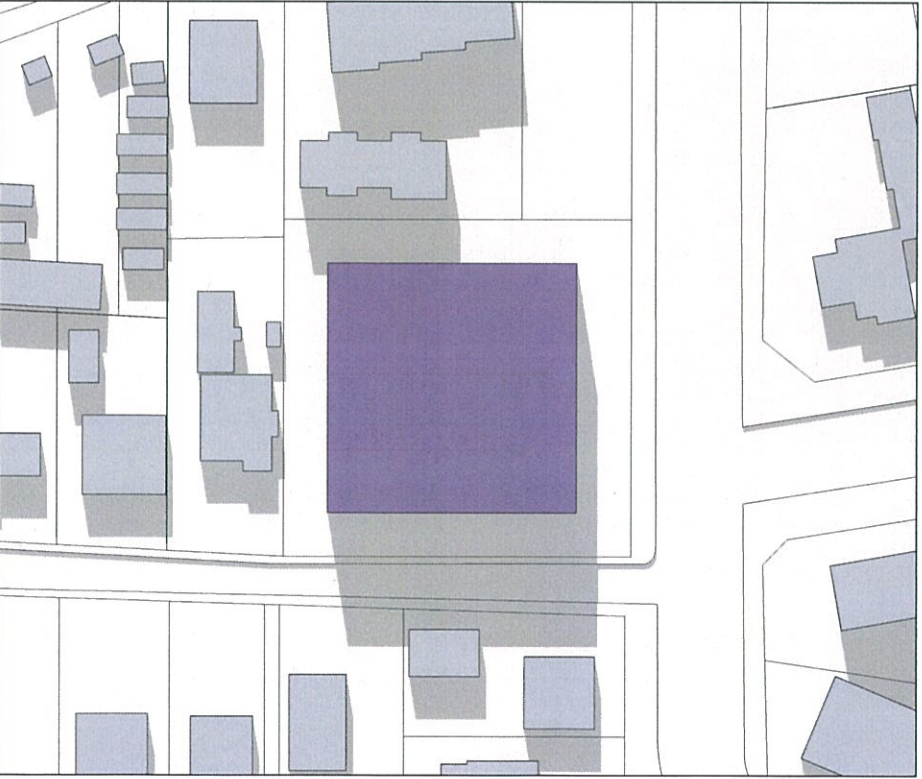


JUNE 13:00

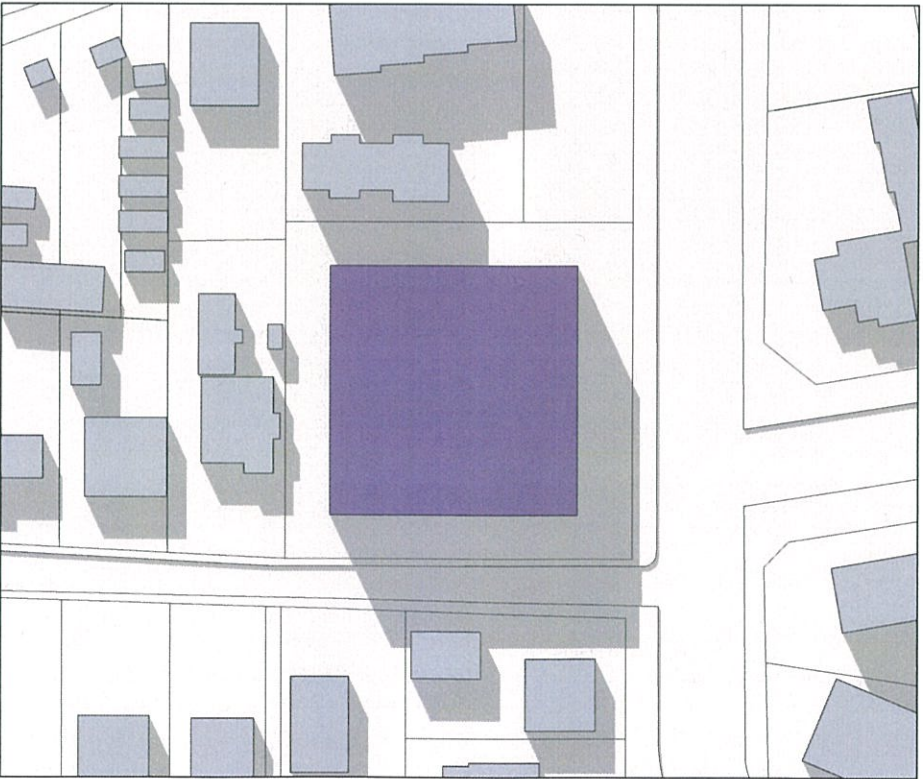


JUNE 14:00

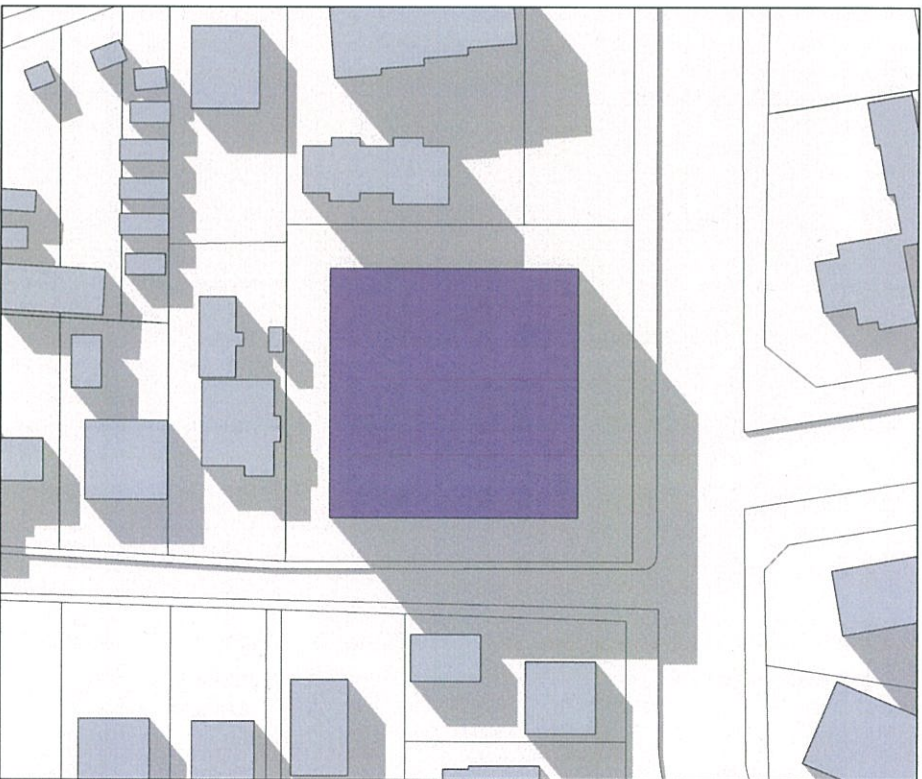
COMPLIANT - 12.00M



JUNE 12:00



JUNE 13:00

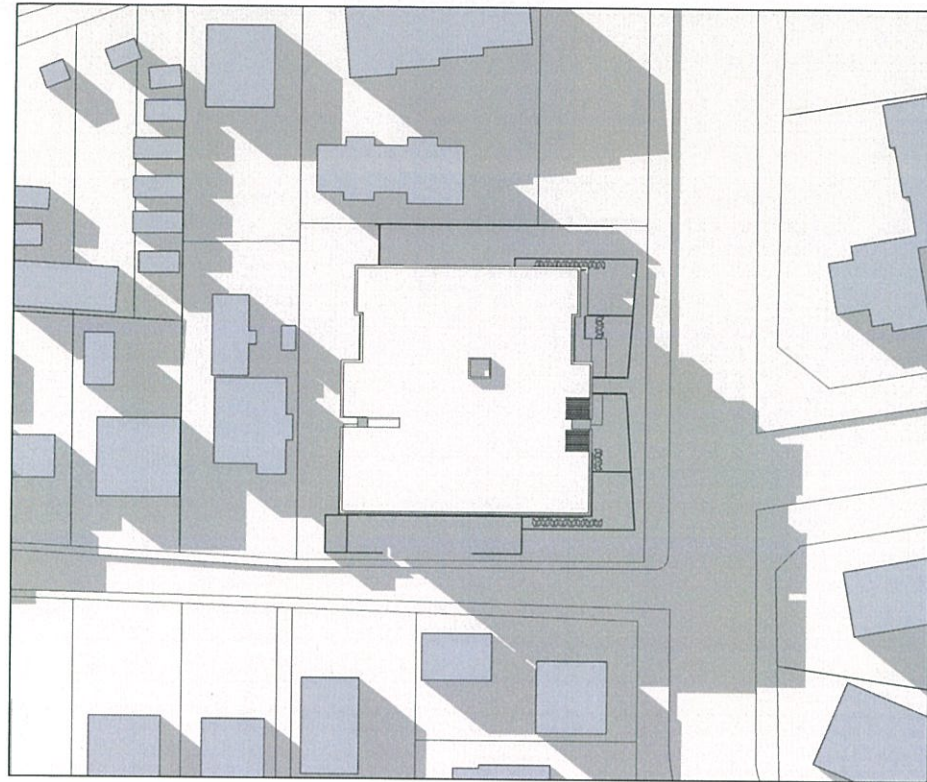


JUNE 14:00

DEVELOPMENT APPLICATION

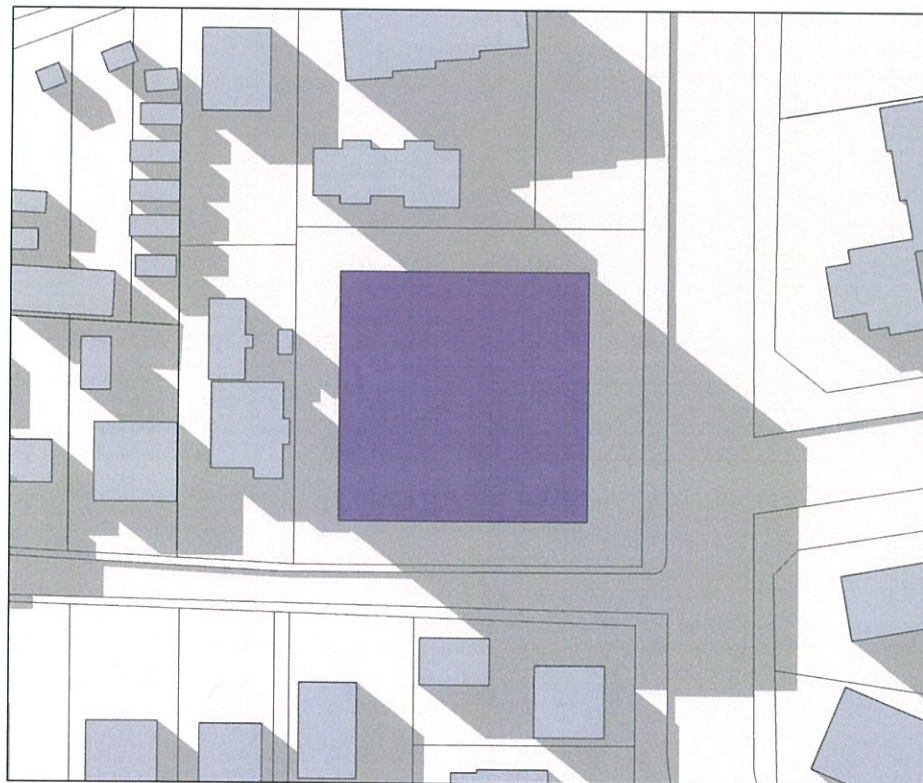


PROPOSED - 12.90M



JUNE 15:00

COMPLIANT - 12.00M

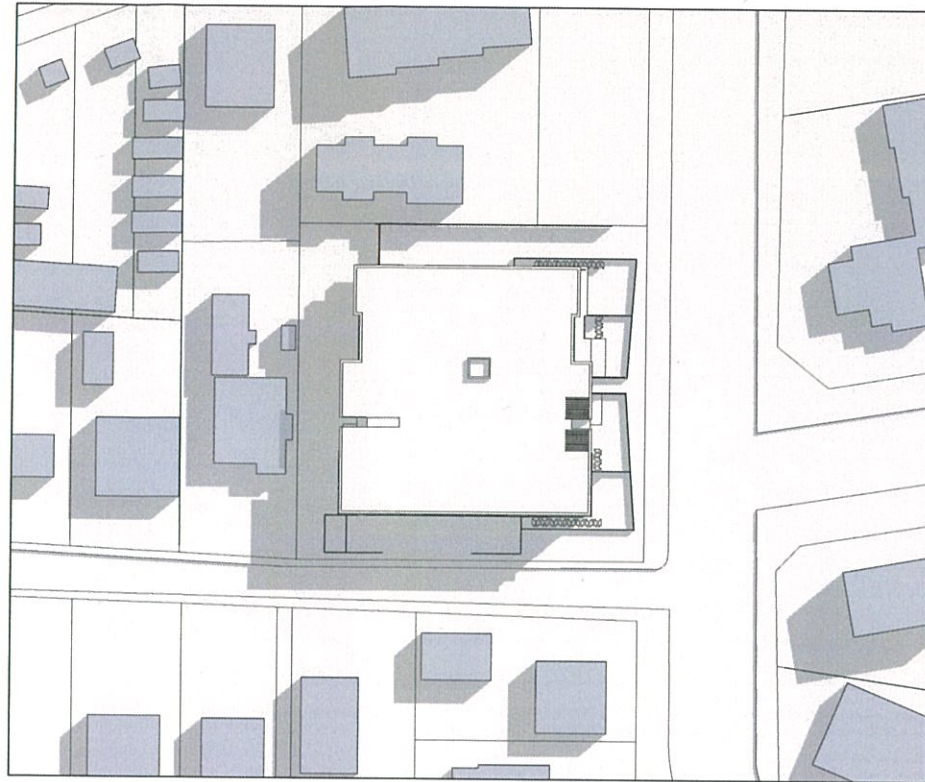


JUNE 15:00

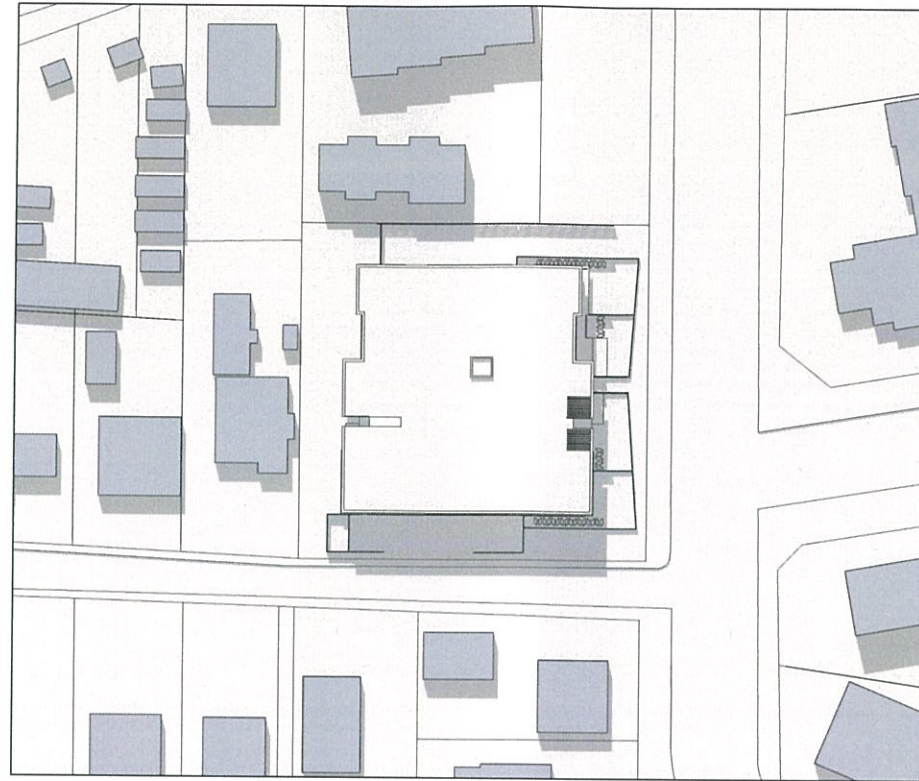
DEVELOPMENT APPLICATION



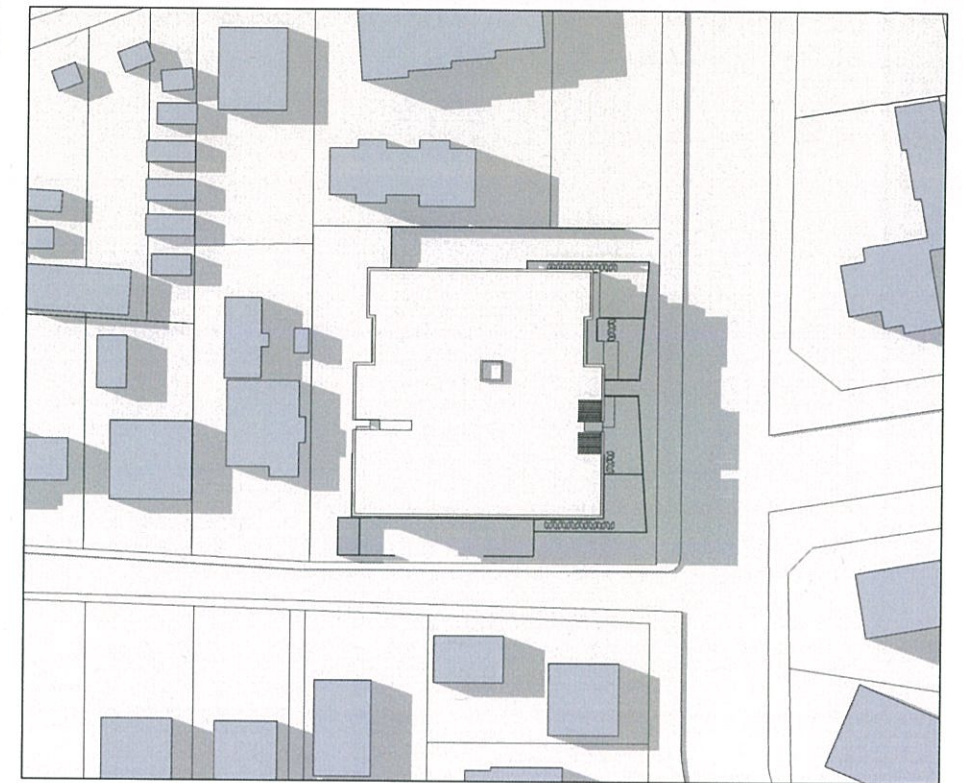
PROPOSED - 12.90M



SEPTEMBER 09:00

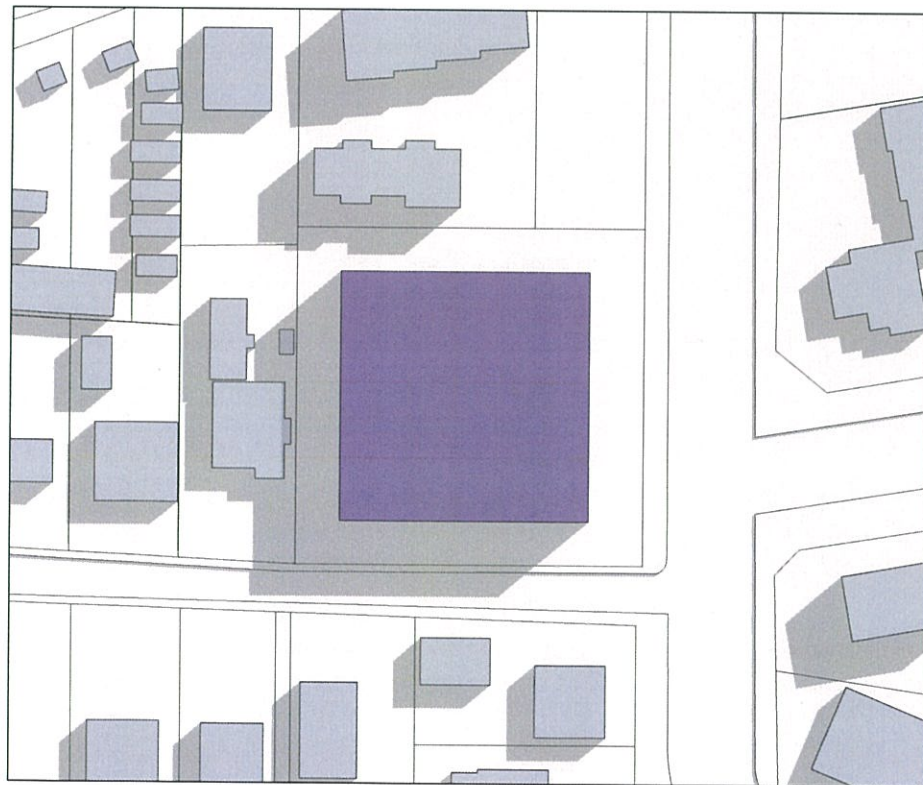


SEPTEMBER 12:00

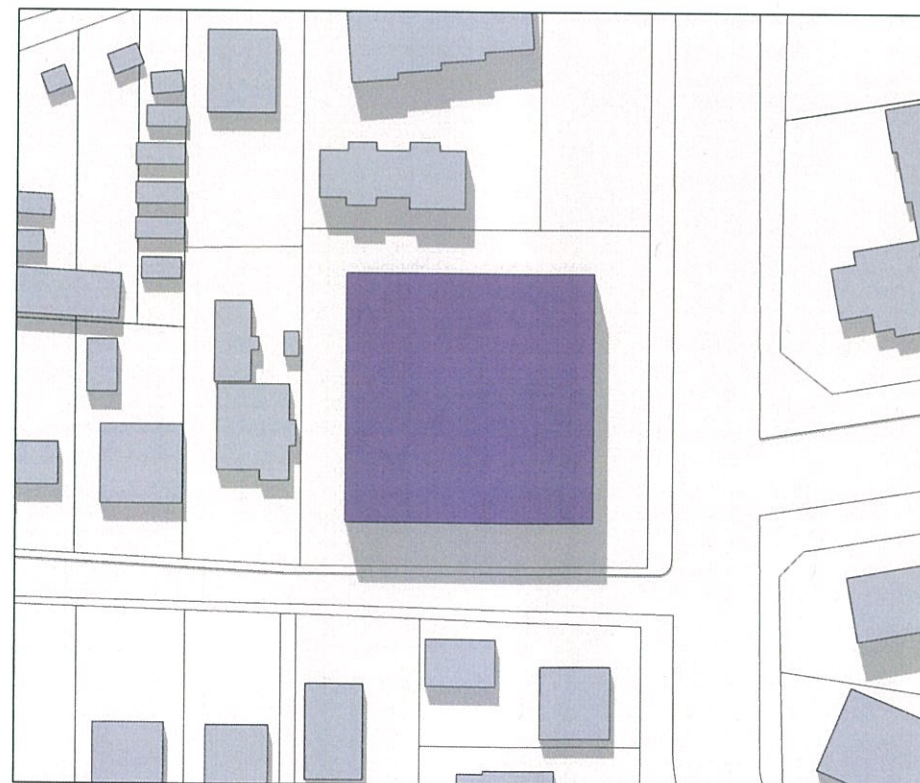


SEPTEMBER 15:00

COMPLIANT - 12.00M



SEPTEMBER 09:00



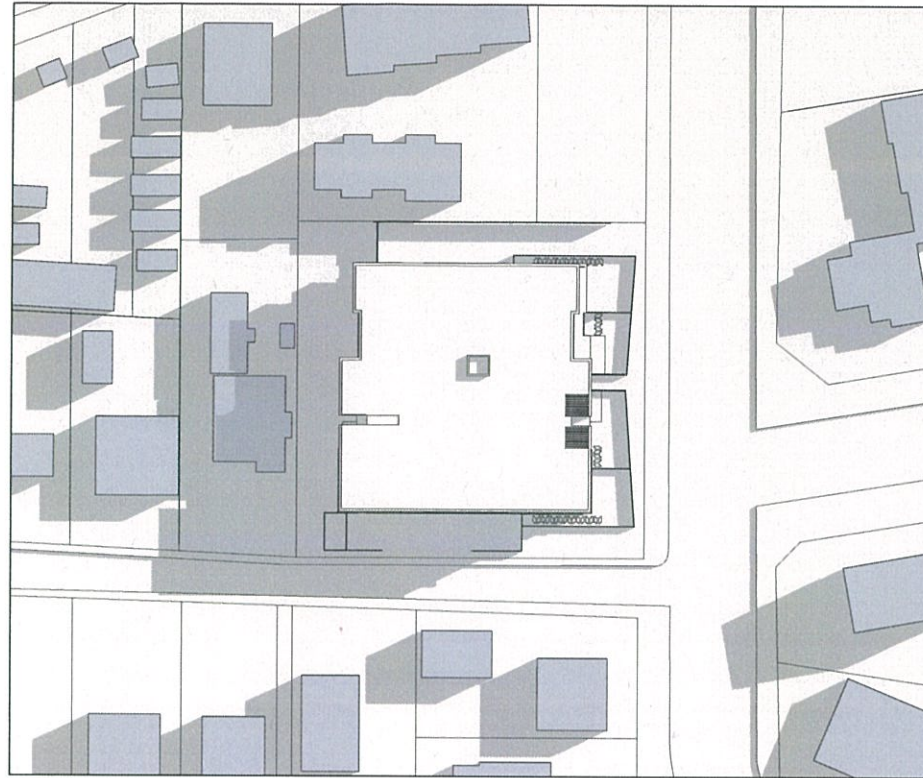
SEPTEMBER 12:00



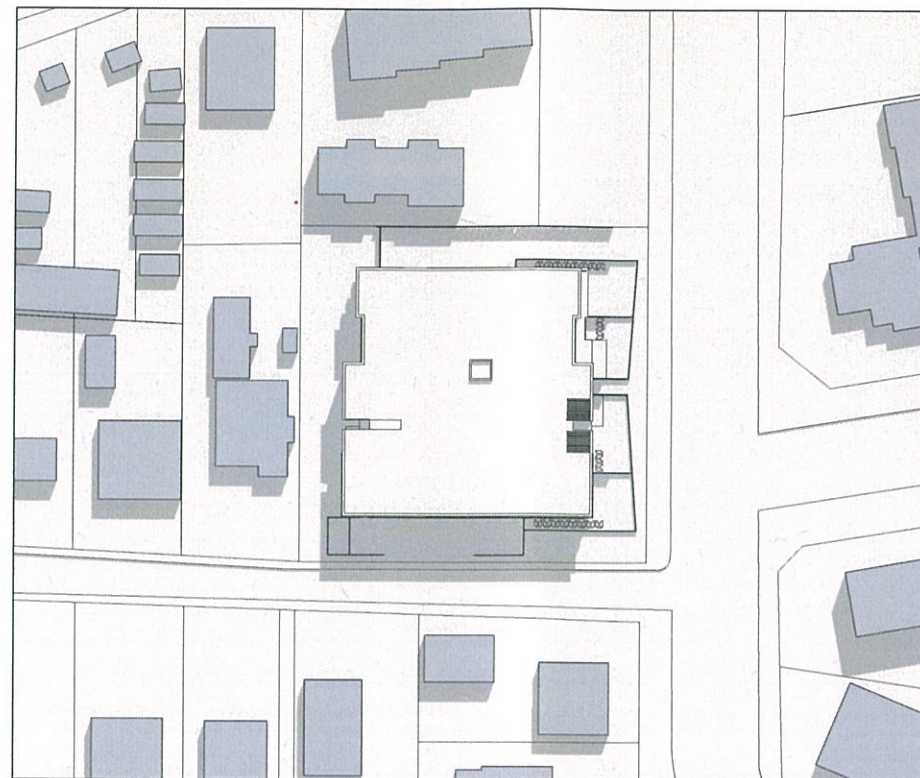
SEPTEMBER 15:00

DEVELOPMENT APPLICATION

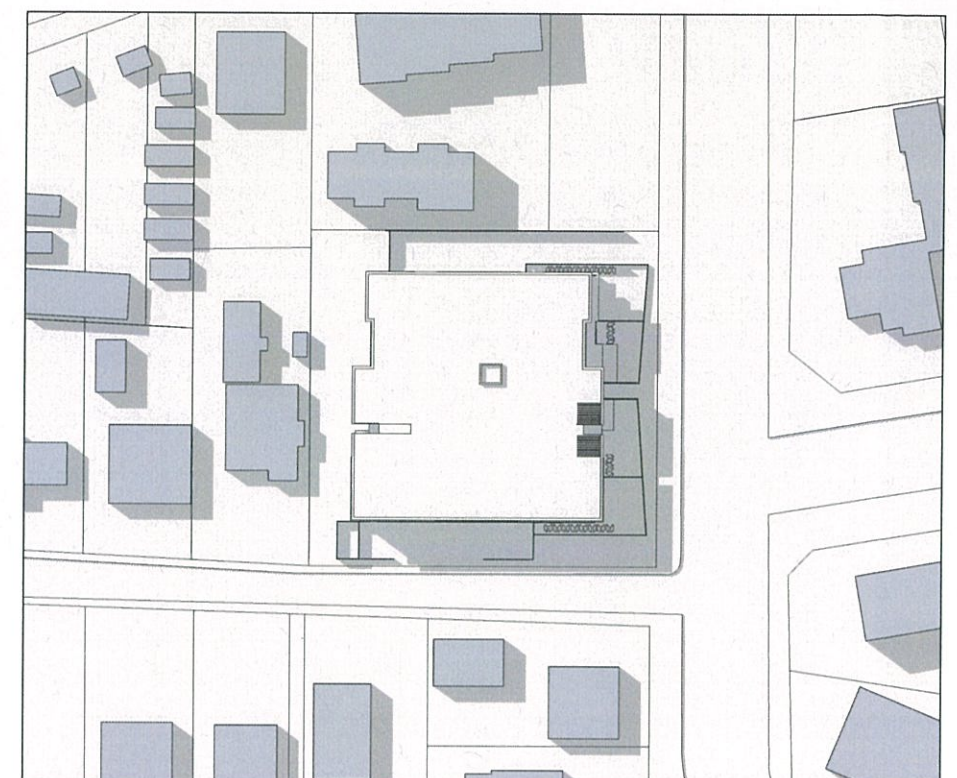
CURRENT PROPOSAL - 12.90M



MARCH 09:00

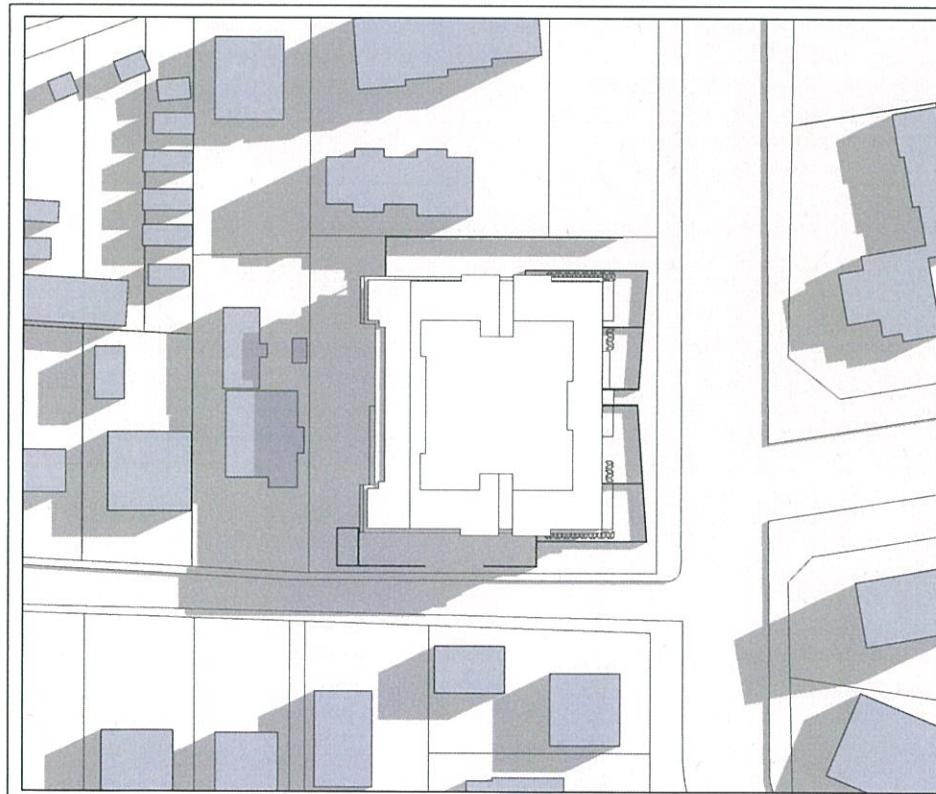


MARCH 12:00

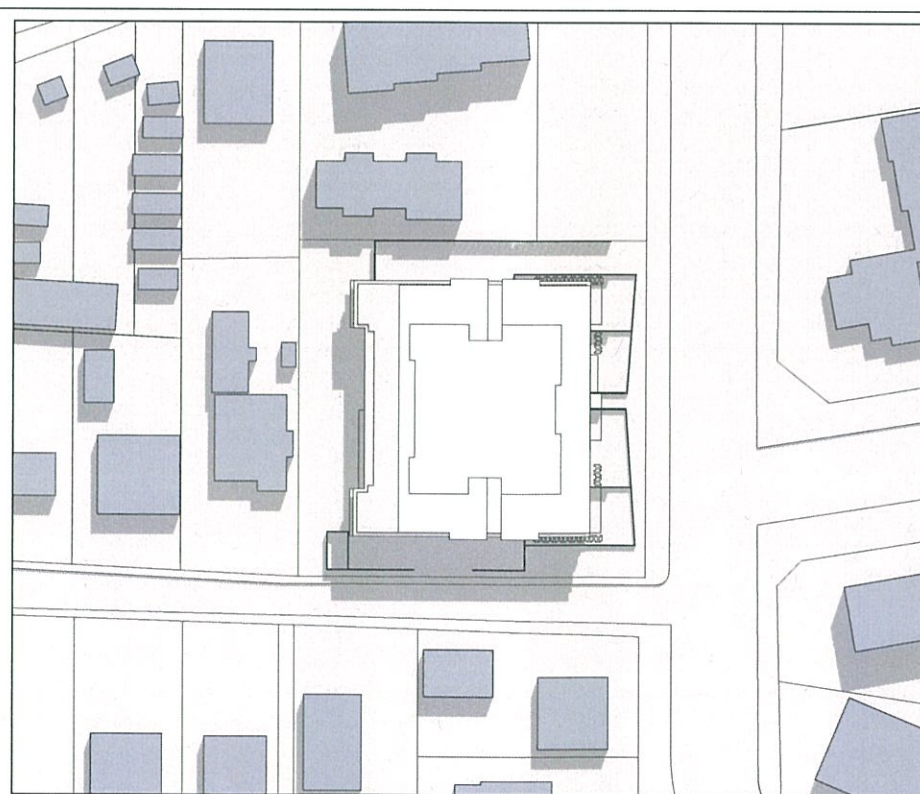


MARCH 15:00

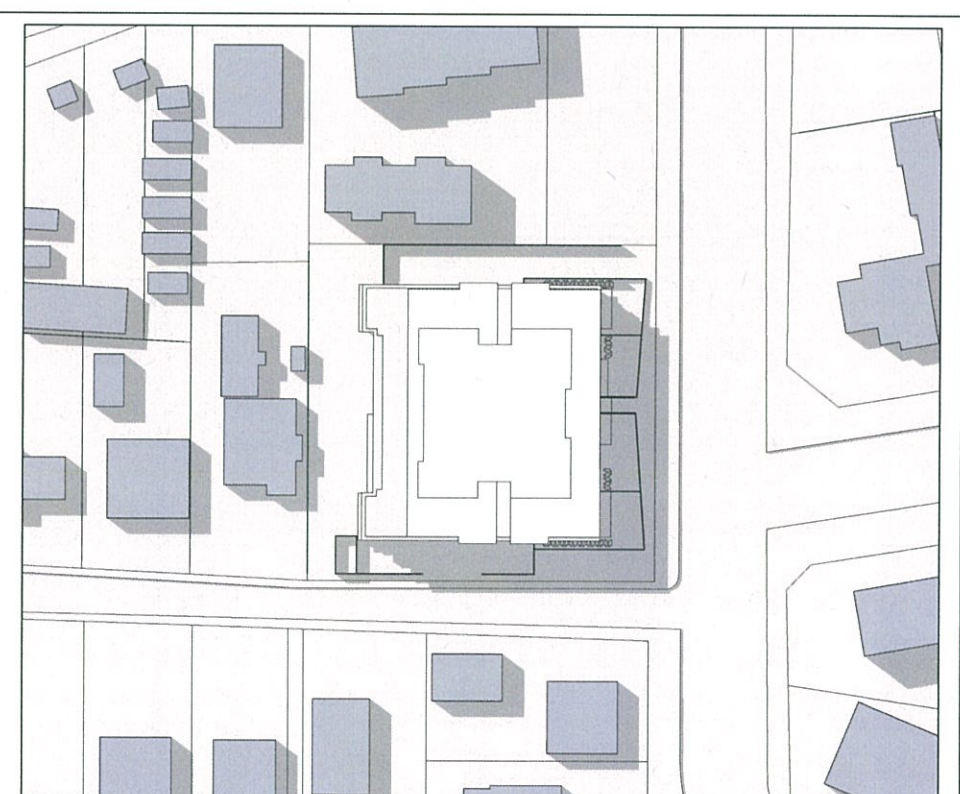
EXISTING PROPOSAL - 12.90M



MARCH 09:00



MARCH 12:00

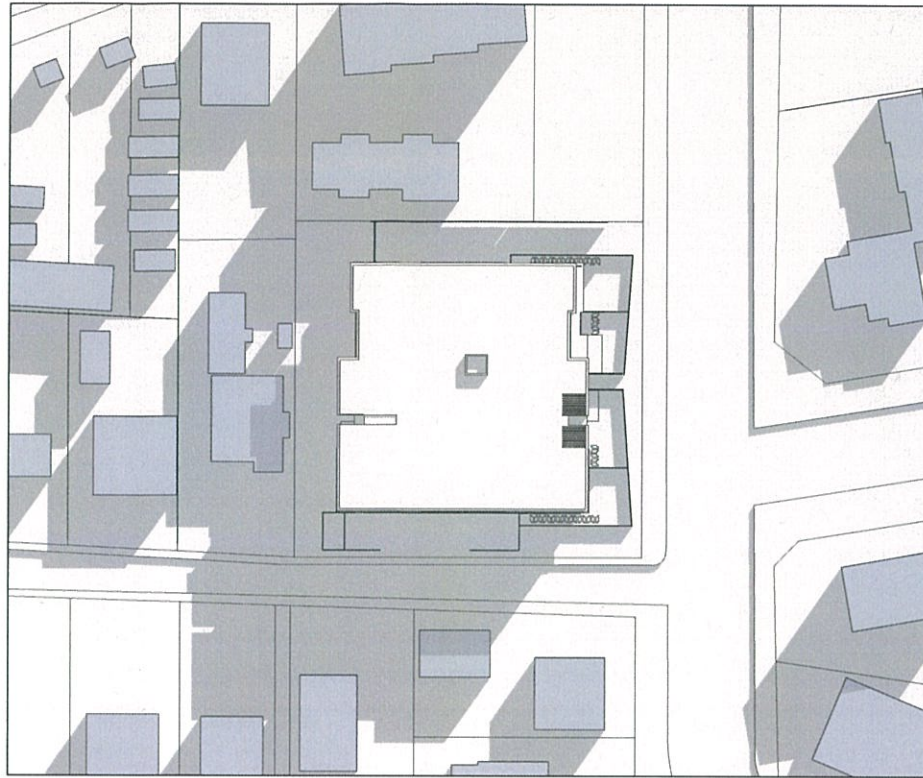


MARCH 15:00

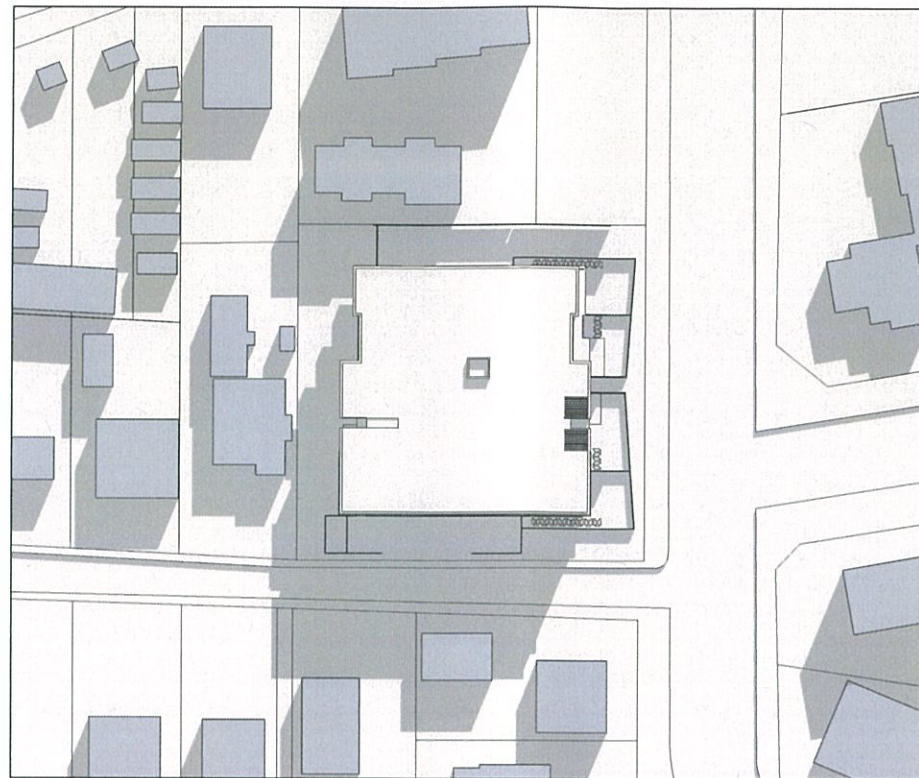
DEVELOPMENT APPLICATION



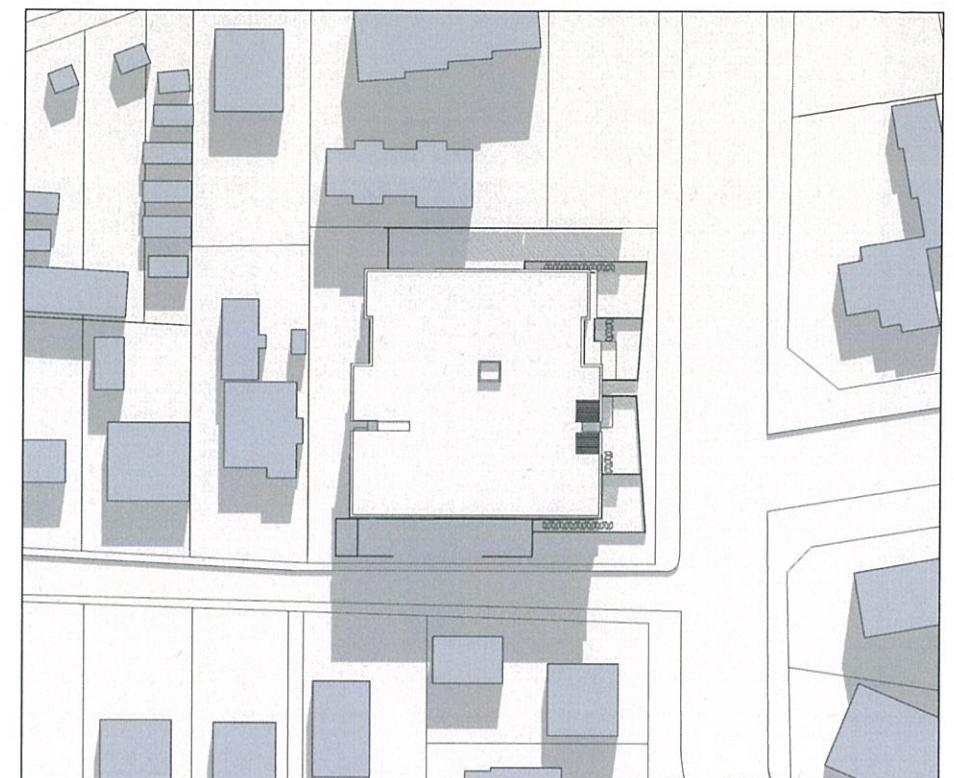
CURRENT PROPOSAL - 12.90M



JUNE 09:00

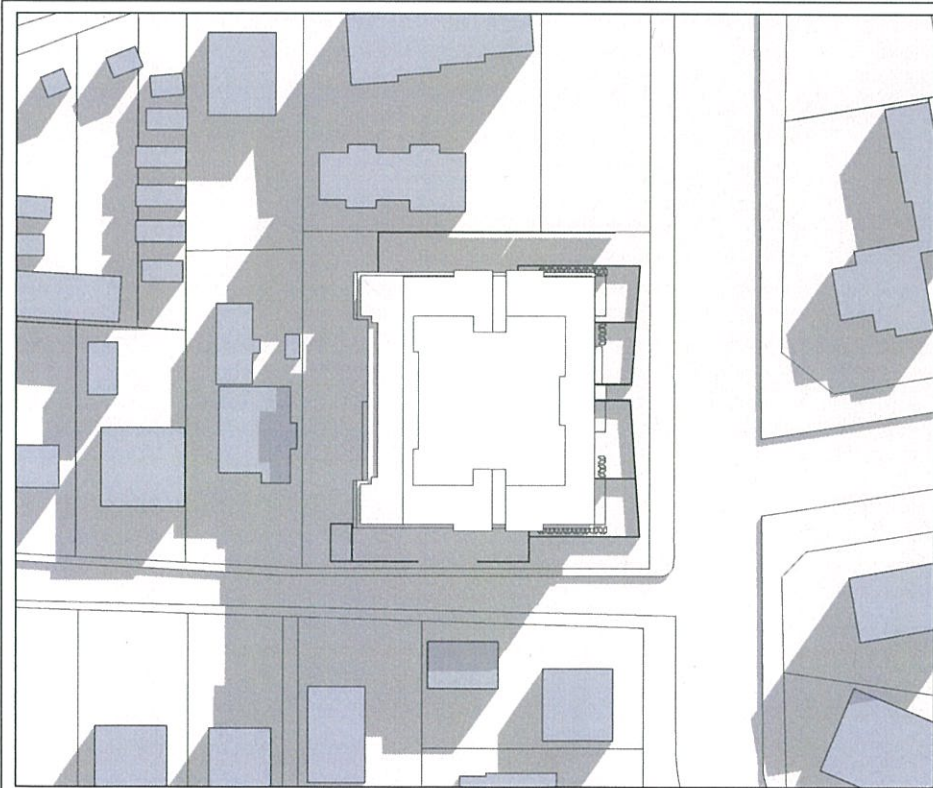


JUNE 10:00

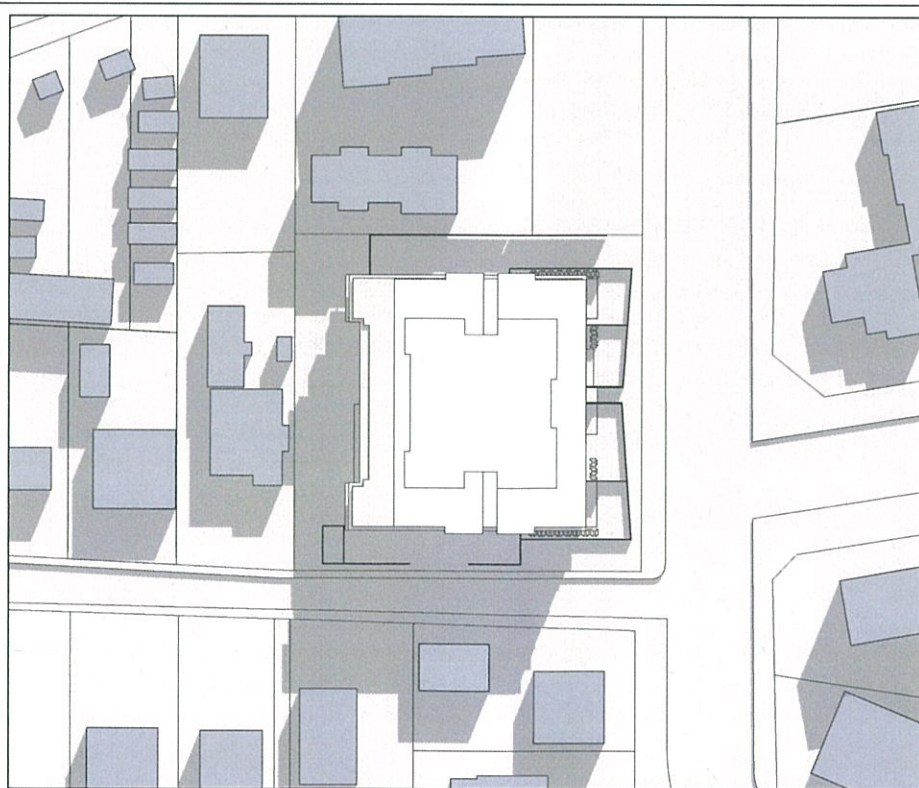


JUNE 11:00

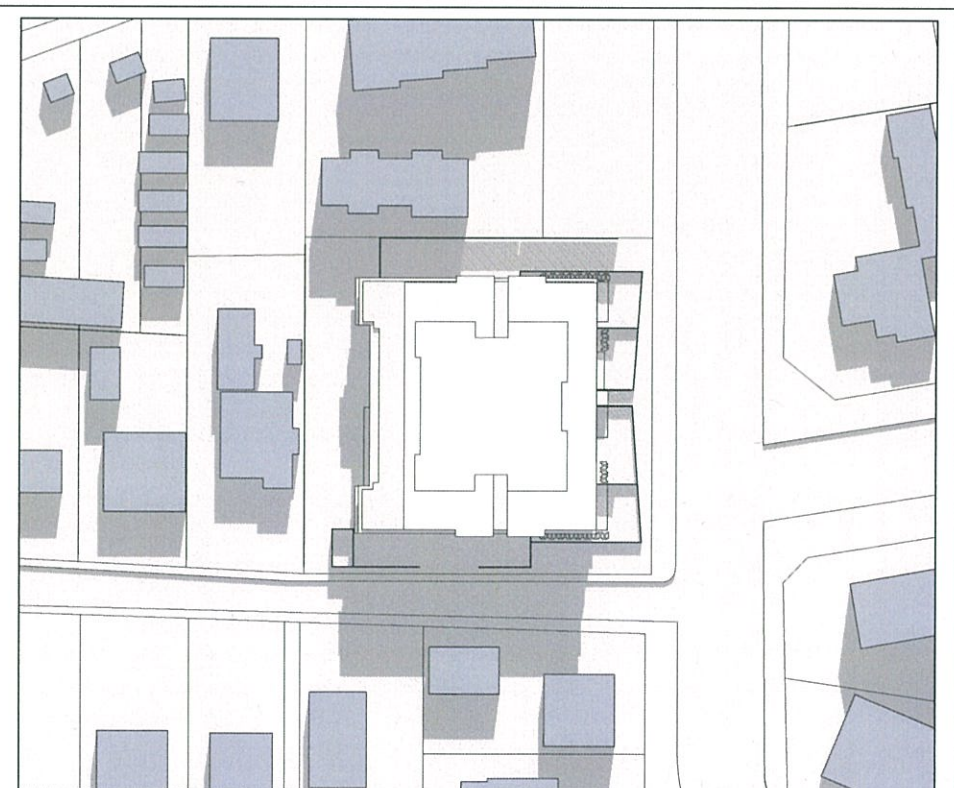
EXISTING PROPOSAL - 12.90M



JUNE 09:00



JUNE 10:00



JUNE 11:00

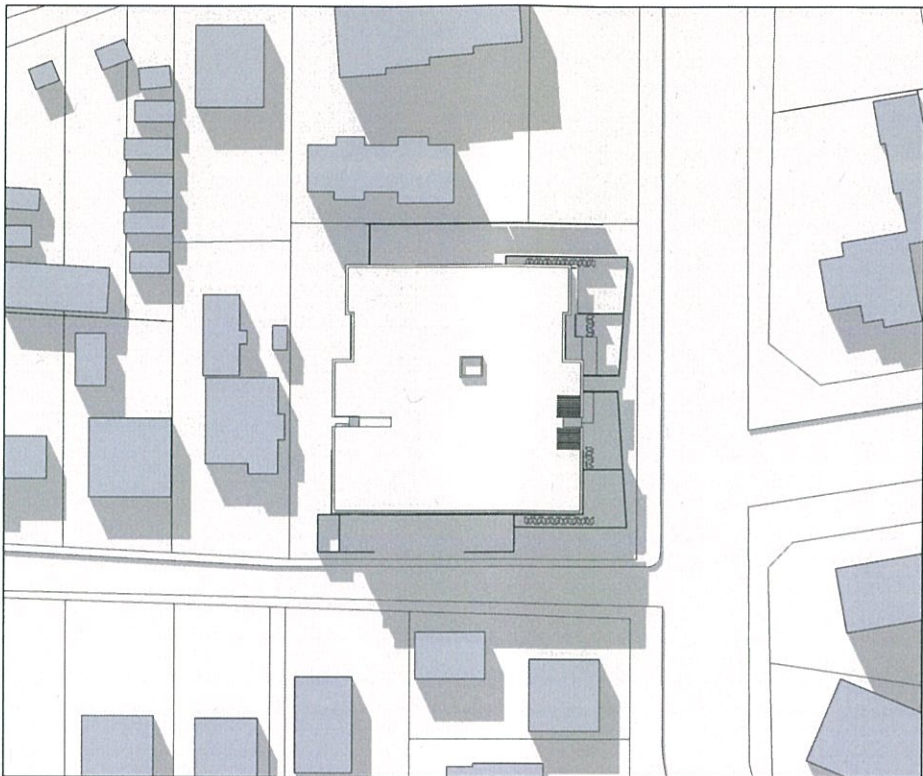
DEVELOPMENT APPLICATION



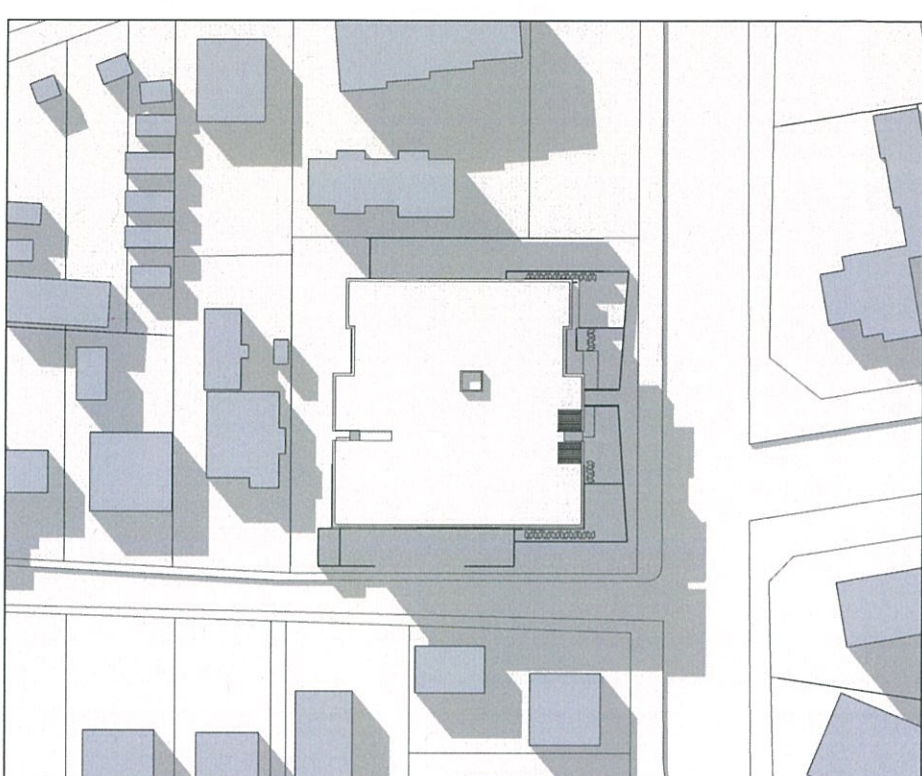
CURRENT PROPOSAL - 12.90M



JUNE 12:00

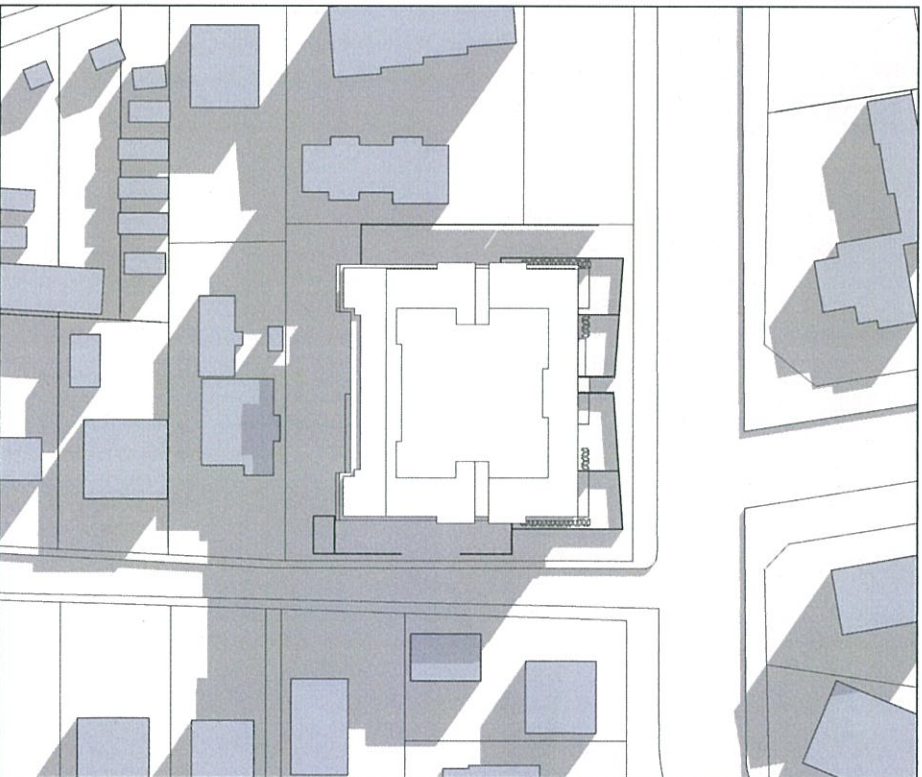


JUNE 13:00

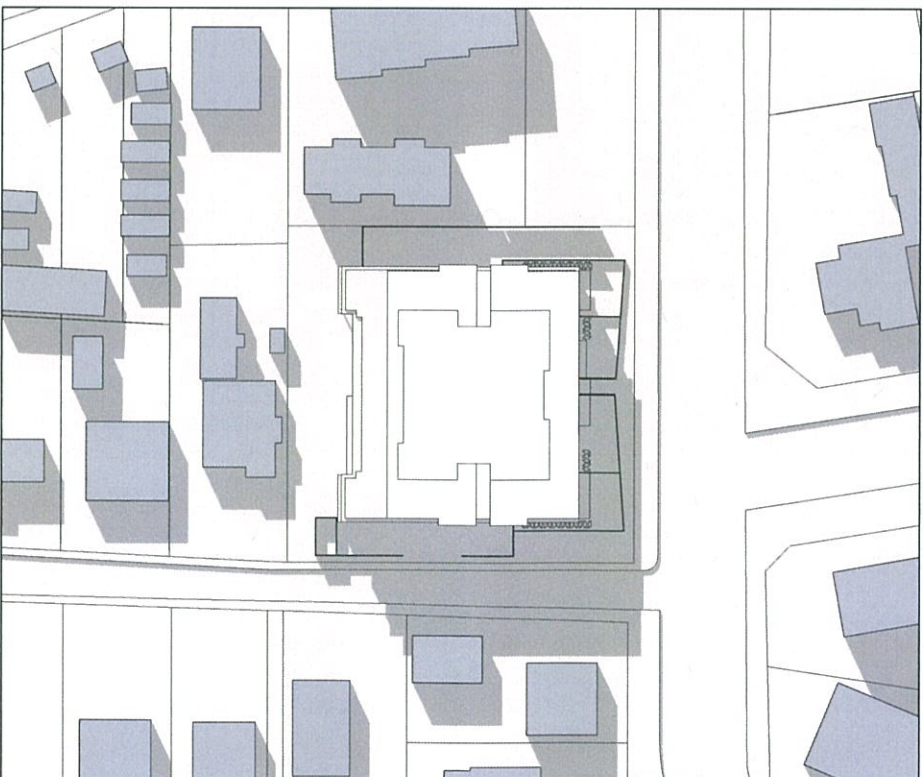


JUNE 14:00

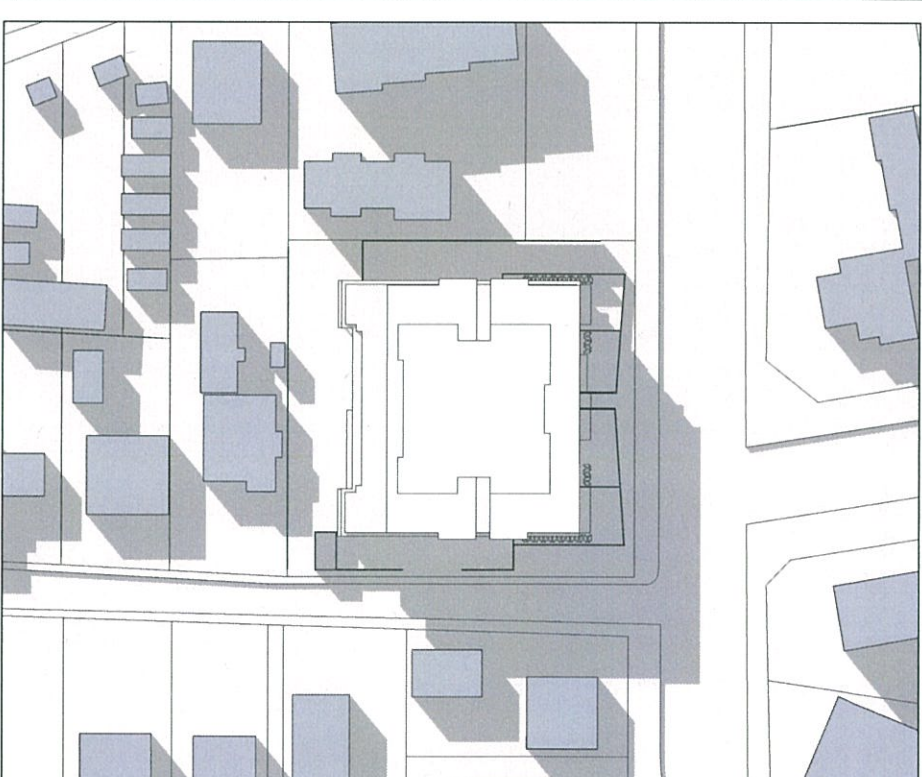
EXISTING PROPOSAL - 12.90M



JUNE 12:00



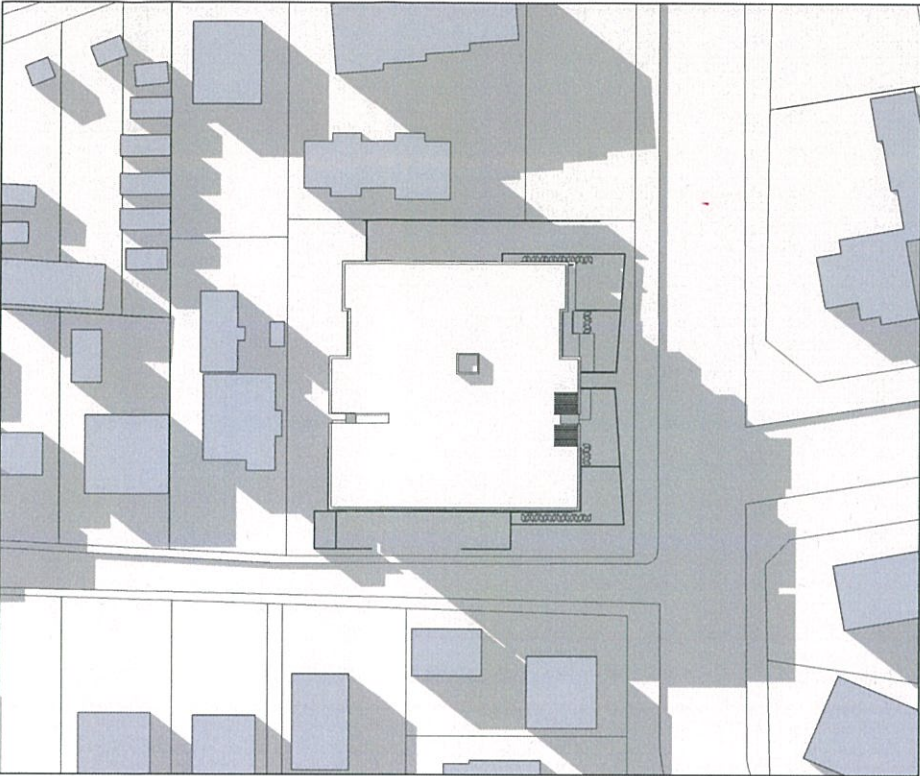
JUNE 13:00



JUNE 14:00

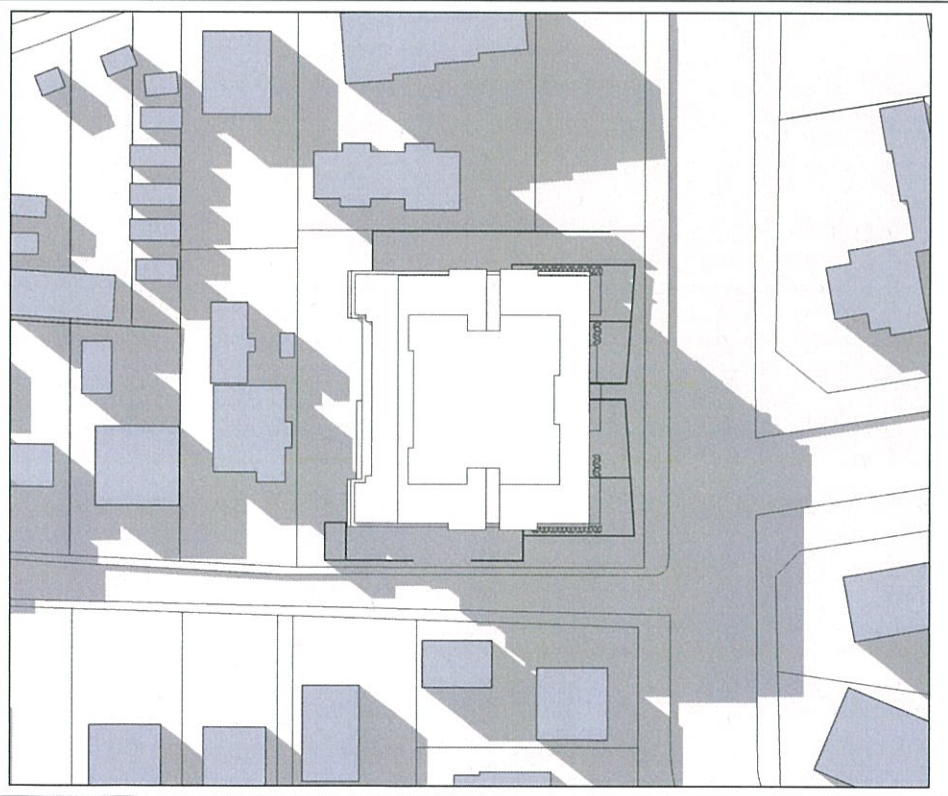
DEVELOPMENT APPLICATION

CURRENT PROPOSAL - 12.90M



JUNE 15:00

EXISTING PROPOSAL - 12.90M

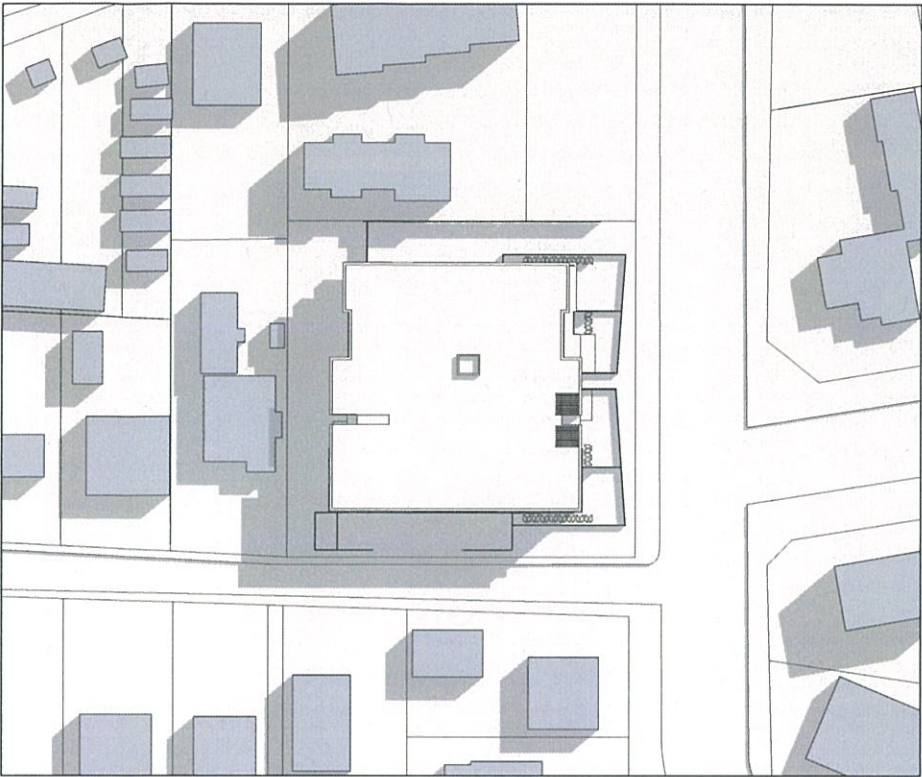


JUNE 15:00

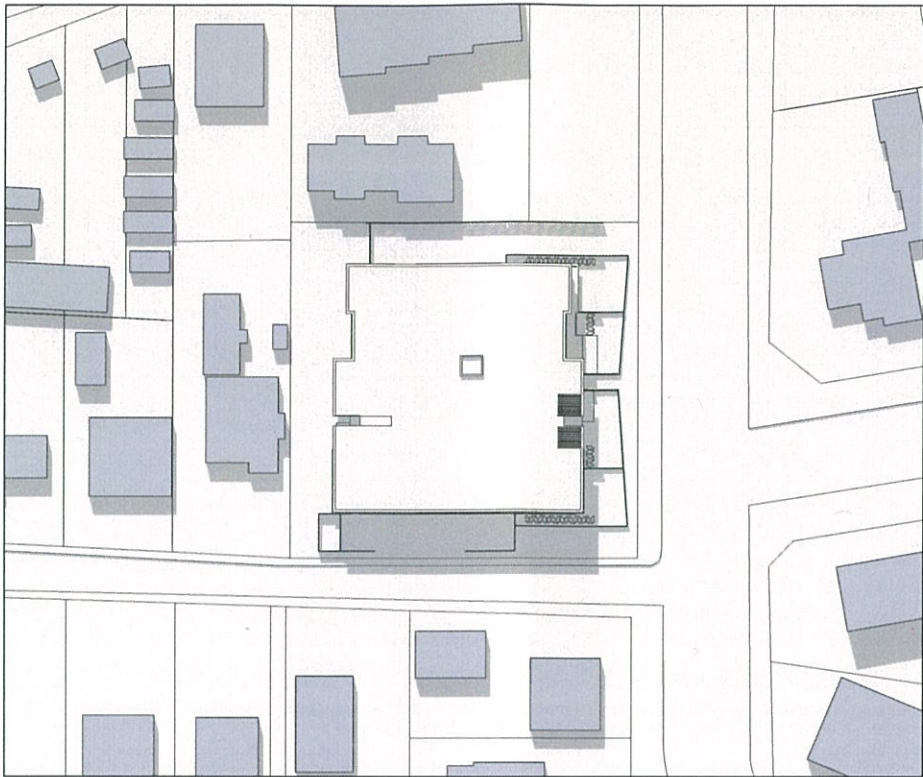
DEVELOPMENT APPLICATION



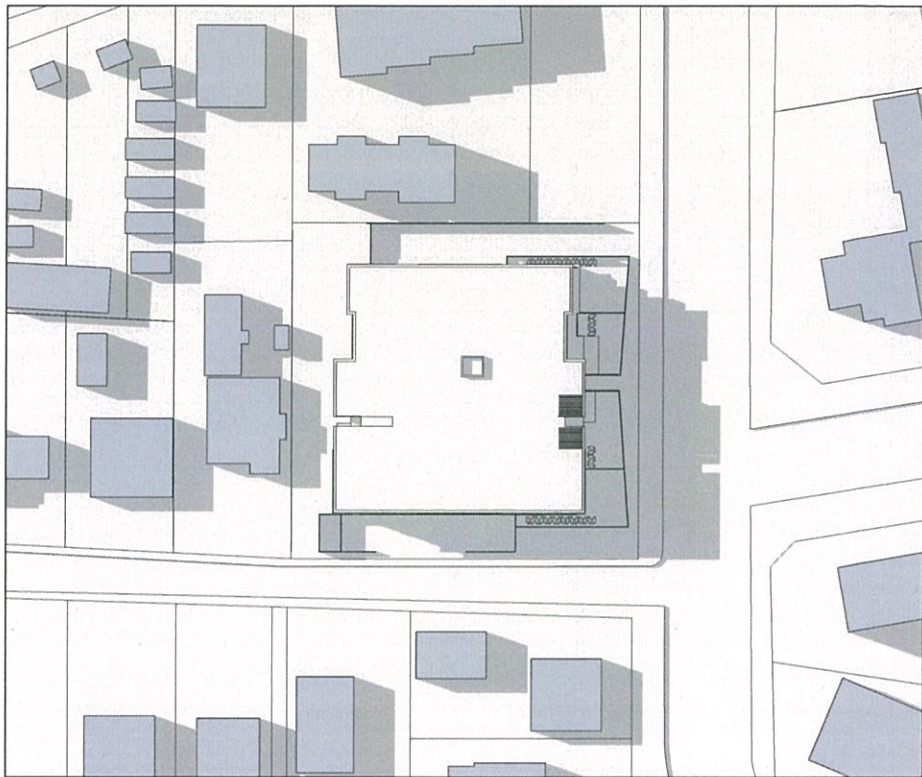
CURRENT PROPOSAL - 12.90M



SEPTEMBER 09:00

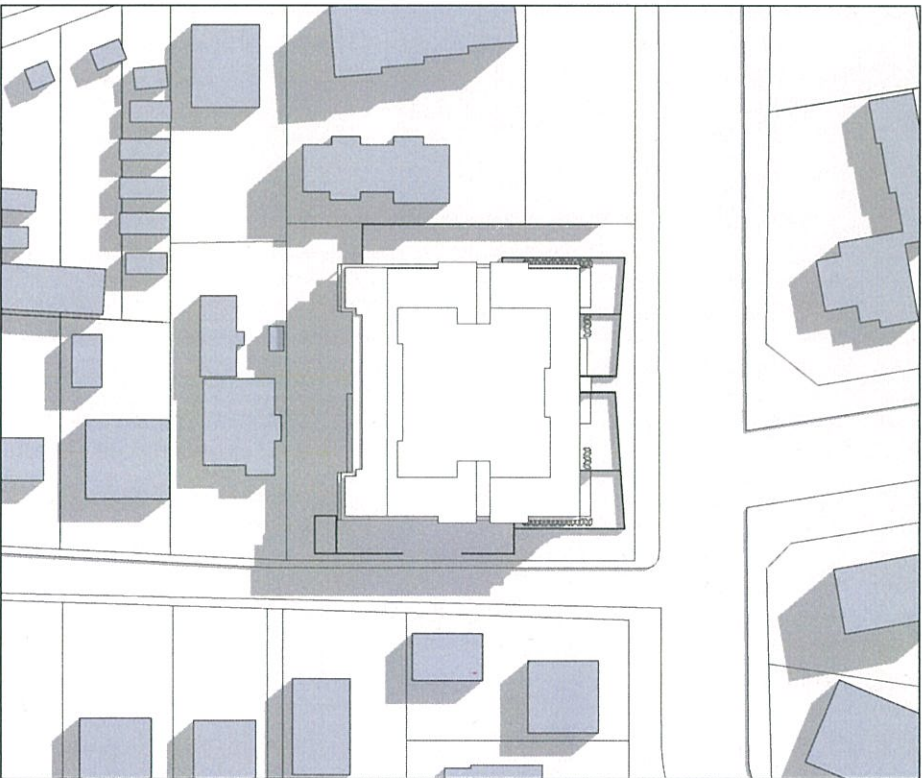


SEPTEMBER 12:00

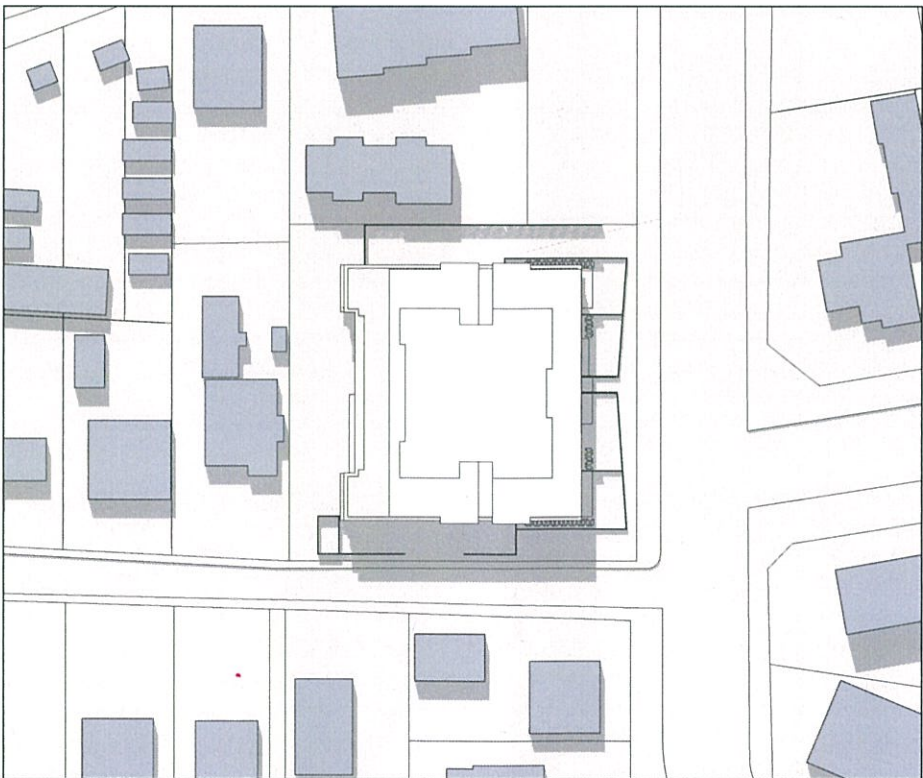


SEPTEMBER 15:00

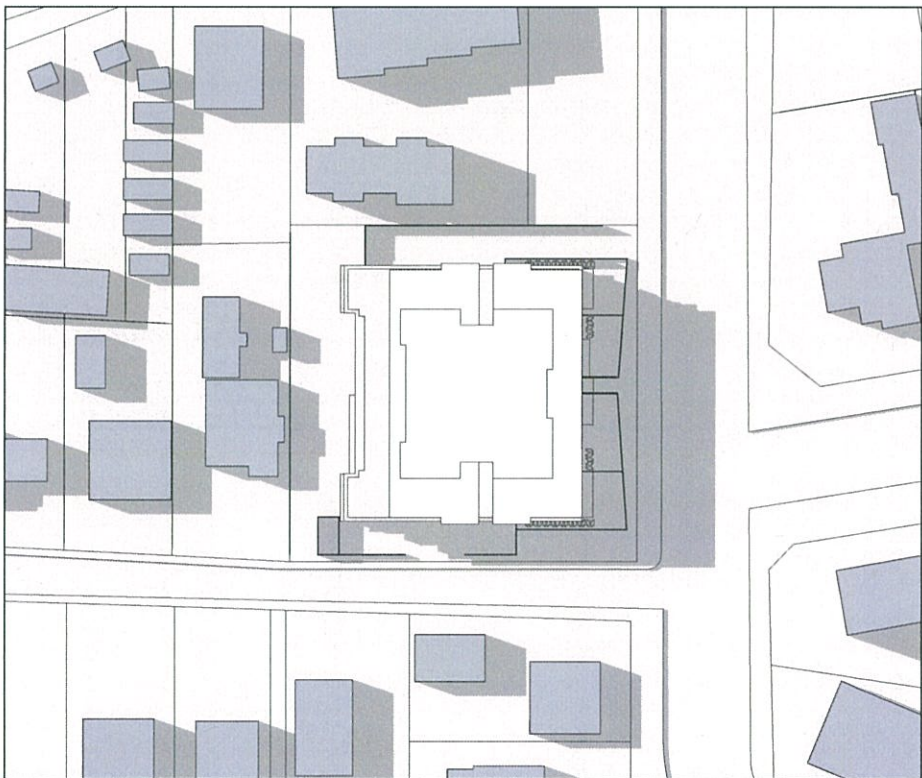
EXISTING PROPOSAL - 12.90M



SEPTEMBER 09:00



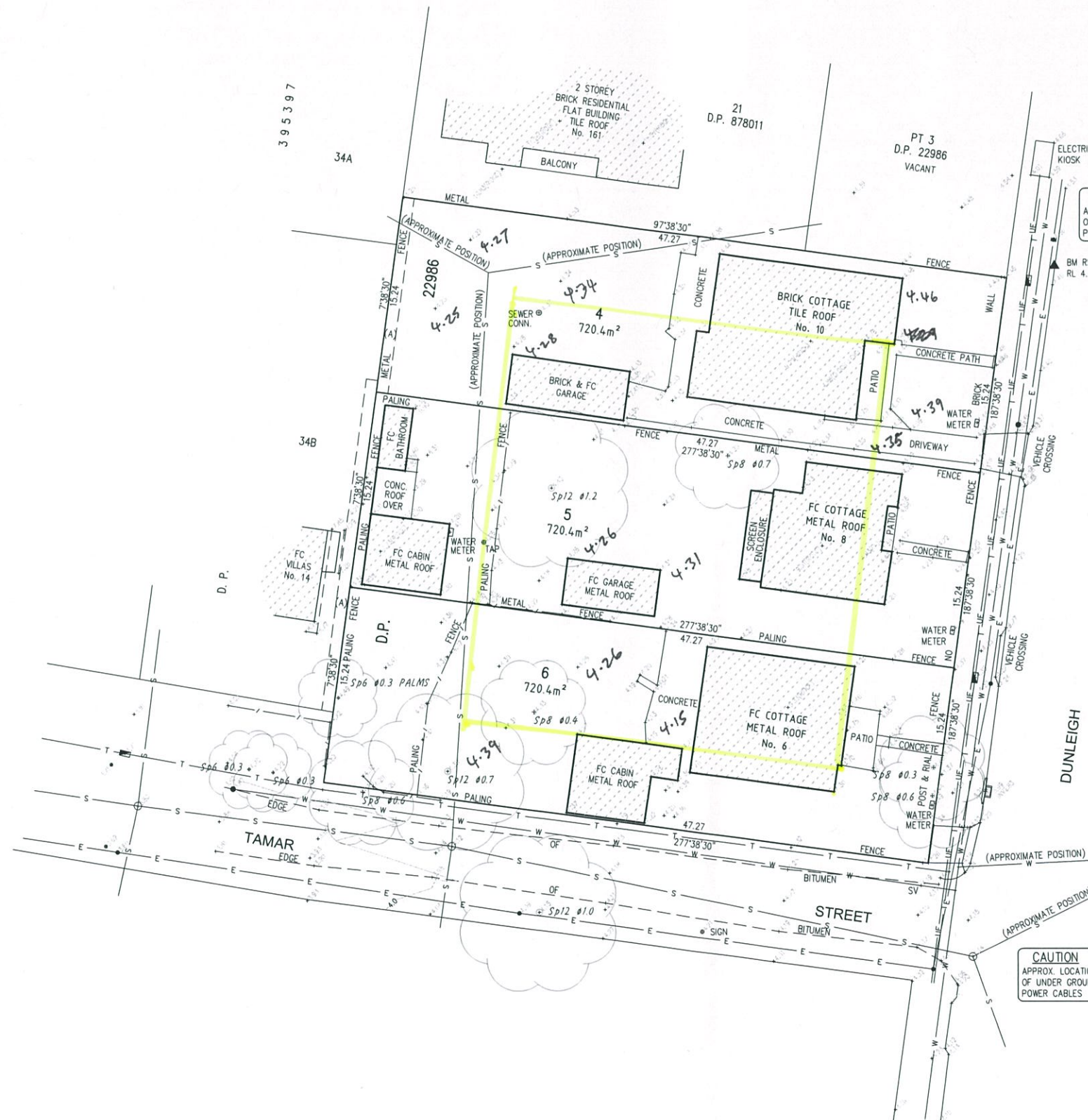
SEPTEMBER 12:00



SEPTEMBER 15:00

DEVELOPMENT APPLICATION





CAUTION - SERVICES LOCATIONS

- THE POSITION OF SERVICES SHOWN ON THIS DRAWING ARE INDICATIVE ONLY AND HAVE BEEN PLOTTED FROM PLANS AND DRAWINGS SUPPLIED BY RELEVANT AUTHORITIES.
- SERVICE AUTHORITY PITS, MANHOLES, POLES, MARKER POSTS, ETC., WHERE SIGHTED AT TIME OF SURVEY, HAVE BEEN LOCATED. THE SURVEY DOES NOT INCLUDE INVESTIGATION OR LOCATION OF UNDERGROUND INFRASTRUCTURE.
- SERVICES INFORMATION SHOWN ON THIS DRAWING HAS BEEN OBTAINED THROUGH A DIAL BEFORE YOU DIG SEARCH AND IS VALID FOR THE PERIOD OF TIME FROM THE DATE OF ISSUE NOMINATED BY THE AUTHORITY.
- PRIOR TO ANY DEMOLITION, EXCAVATION OR CONSTRUCTION ON OR ADJACENT TO THE SITE IT IS THE RESPONSIBILITY OF THE DEVELOPER AND CONTRACTORS TO APPLY FOR AND OBTAIN UP TO DATE PLANS THROUGH A NEW DIAL BEFORE YOU DIG SEARCH AND TO CONTACT ALL THE RELEVANT AUTHORITIES TO ESTABLISH AND CONFIRM THE DETAILED LOCATION AND DEPTH OF ALL UNDERGROUND SERVICES.

NOTE:

- THE BEARINGS SHOWN FOR BOUNDARIES ON THIS DRAWING HAVE BEEN TAKEN FROM DEPOSITED PLANS ON PUBLIC RECORD WITH THE LAND & PROPERTY INFORMATION OFFICE. IF ACCURATE GRID/TRUE NORTH IS REQUIRED FOR CRITICAL SUN SHADOW DIAGRAM PURPOSES FURTHER SURVEY MAY BE REQUIRED.
- BEARINGS & DISTANCES ARE BY TITLE ONLY. NO BOUNDARY INVESTIGATION HAS BEEN CARRIED OUT.
- RELATIONSHIP OF IMPROVEMENTS TO BOUNDARIES IS DIAGRAMMATIC ONLY. WHERE OFFSETS ARE CRITICAL THEY SHOULD BE CONFIRMED BY FURTHER SURVEY.
- CONTOURS SHOWN DEPICT THE TOPOGRAPHY. SPOT LEVELS SHOULD BE TAKEN IN PREFERENCE TO CONTOURS. CONTOURS DO NOT REPRESENT THE EXACT LEVEL AT ANY POINT.
- SEWER INVERTS SHOWN, UNLESS OTHERWISE INDICATED, HAVE BEEN OBTAINED FROM THE RELEVANT AUTHORITY.

LEGEND

- Sewermain
- Sewer manhole
- Watermain
- Water hydrant
- Water stop valve
- Telstra line
- Telstra Pit/Manhole
- Gasmain
- Electricity power pole
- Electricity overhead cables
- Electricity underground cables
- Bench mark
- Top of roof gutter
- Tree (Canopy spread, trunk diameter)

ORIGIN OF LEVELS: - SSM 102600
R.L. 3.995 (AHD)

REV No	ISSUED TO CLIENT	REMARKS	DATE
A	ISSUED TO CLIENT		20.01.15
	AMENDMENTS		

CLIENT:
MS YOONIN CHOI
127A COPELAND ROAD
BEECROFT
NSW 2119

TREHY INGOLD NEATE
LAND DEVELOPMENT
Phone: (02) 4351 2233
Fax: (02) 4352 1559
Postal: P.O. BOX 3205
TUGGERAH NSW 2259
Email: admin@tinsurvey.com.au
www.tinsurvey.com.au

SURVEYING CIVIL DESIGN STRATA CERTIFICATION PLANNING

DRAWING TITLE
DETAIL SURVEY PLAN FOR
DEVELOPMENT APPLICATION
PURPOSES OVER LOTS 4-6
D.P. 22986, DUNLEIGH STREET
TOUKLEY

DATE:	16.01.15	SCALE:	1:200 @A1
SURVEY:	B.W.	DATUM:	AHD
F.BOOK:	COMP	INSTRUCTION:	2
DRAWN:	C.A.	CAD FILE:	21589SAA
CHECKED:	M.N.	No. in SET:	1 of 1

PROJECT NUMBER	DRAWING NO	REVISION
21589	SA01	A

(A) EASEMENT TO DRAIN WATER 0.9 WIDE (VIDE P706386)

