



NSM2

92 NORTH STEYNE, MANLY

CLIENT: Sargents Developments P/L

Transmittal (DA)

NO.	DRAWING TITLE	DATE	REVISION
DA0000	Cover Page	17/04/25	DA1
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DA5500	Height Breach Analysis	17/04/25	DA1
DA-T	Transmittal	17/04/25	DA1

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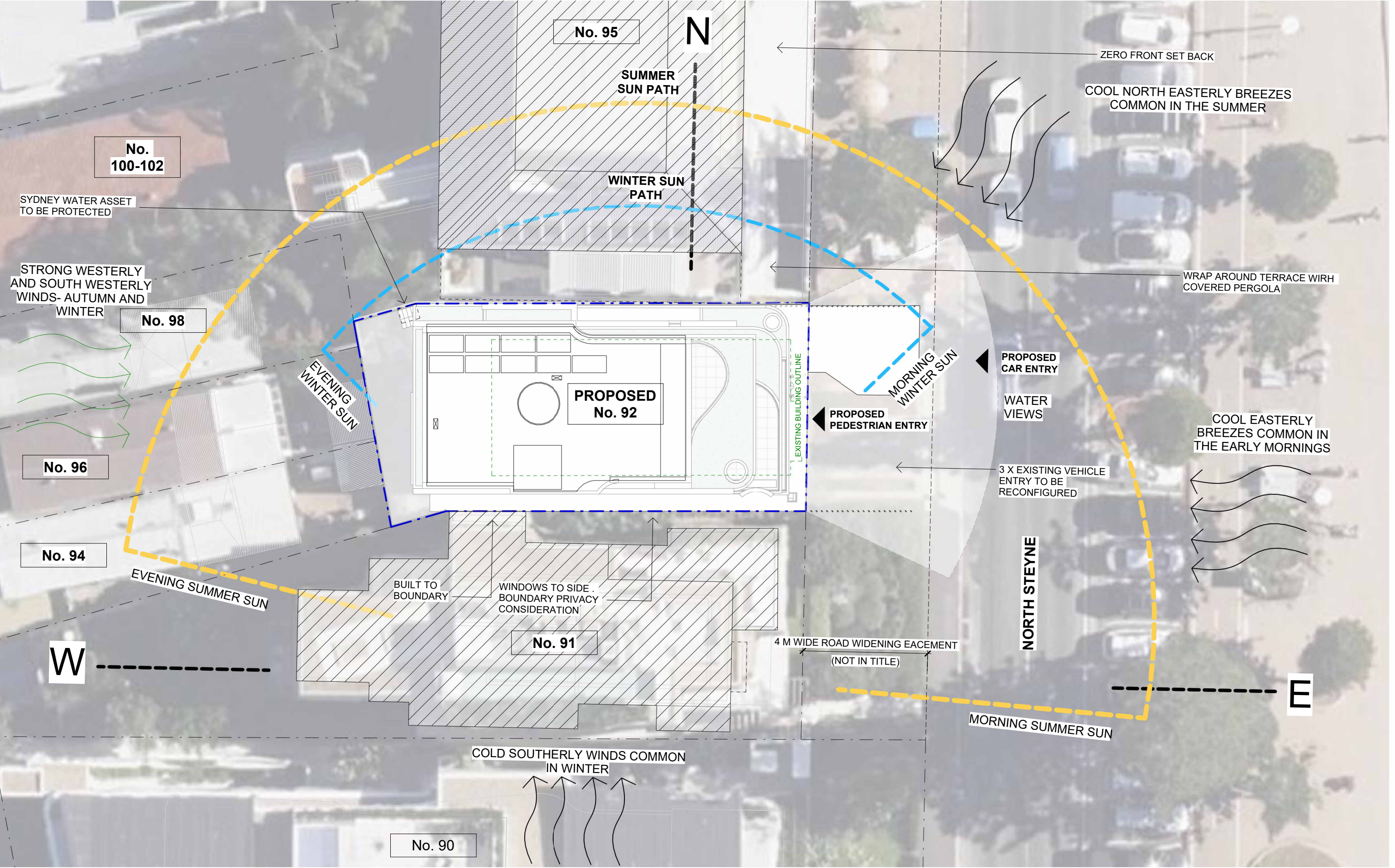
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FOR DEVELOPMENT APPLICATION

DRAWING TITLE		PROJECT	
Cover Page		NSM2	
SCALE	STATUS	NUMBER	REVISION
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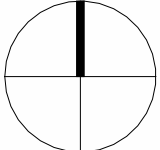
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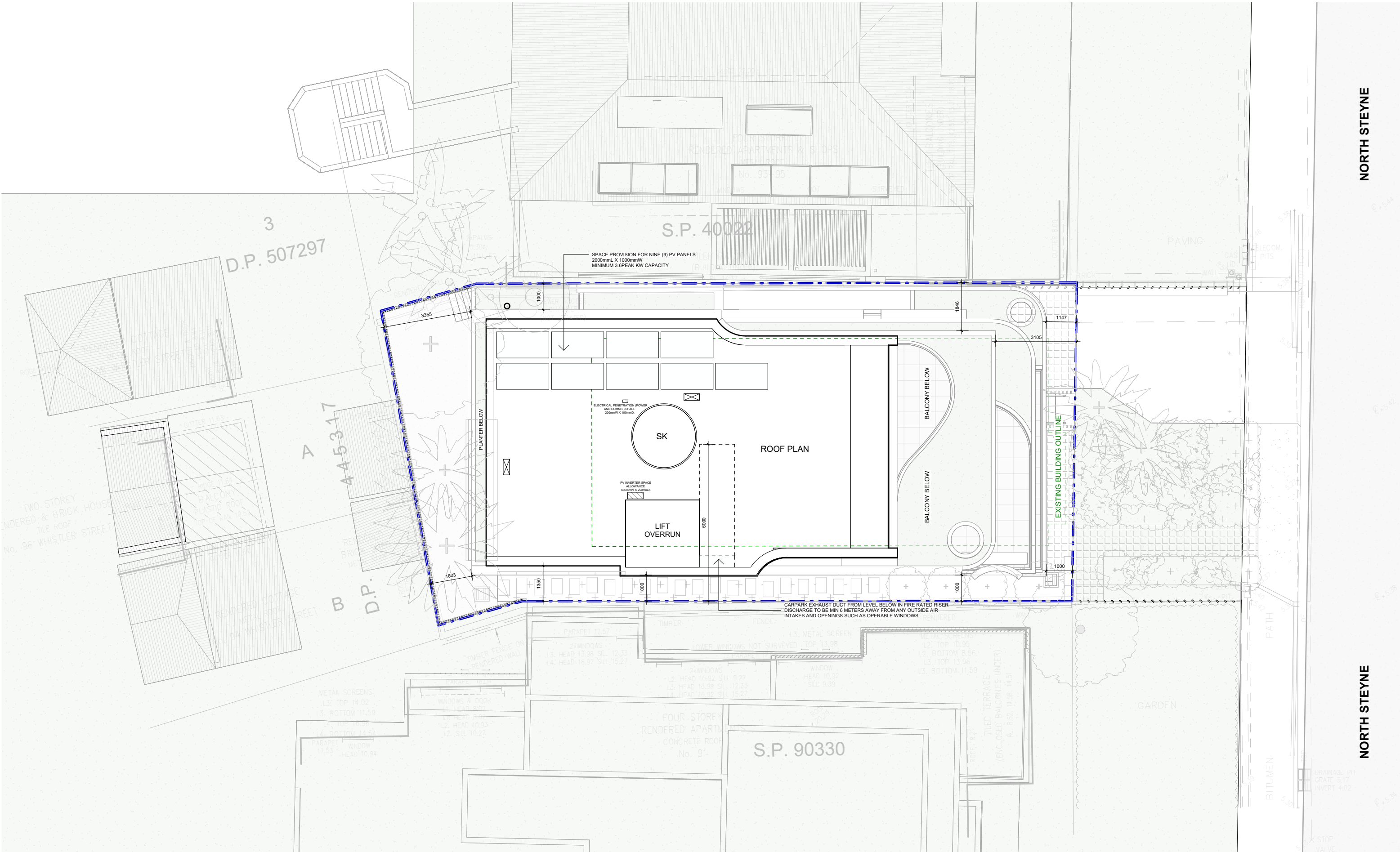


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Site Analysis		NSM2	
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1 : 200	DA	DA0050	DA1



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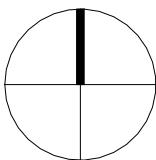
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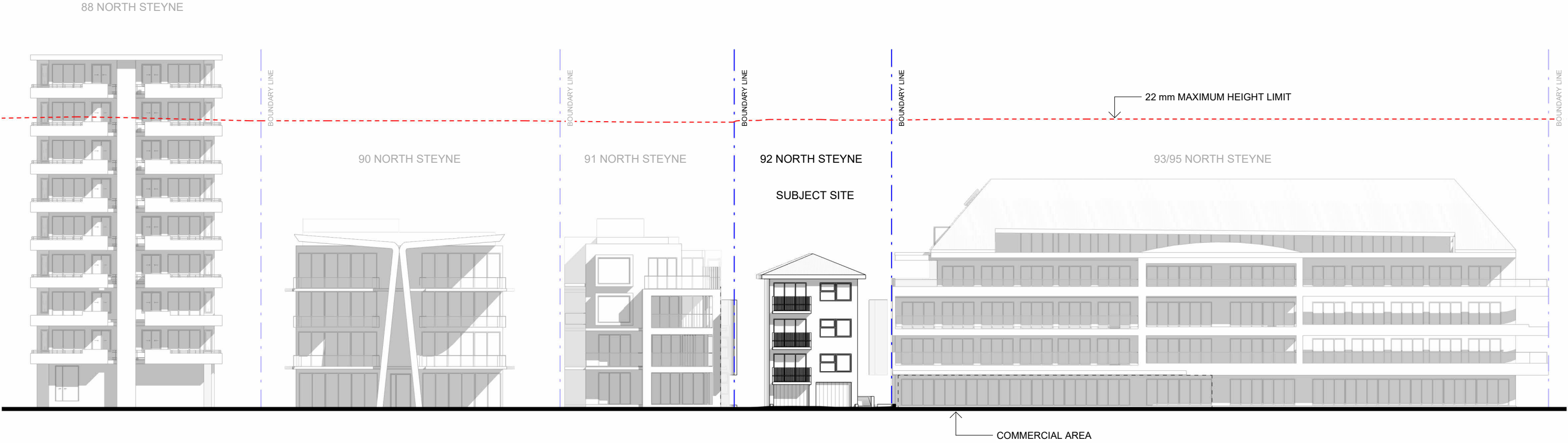


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DRAWING TITLE		PROJECT	
Site Plan		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 130	DA	DA0100	DA1



1

Street View Analysis- Existing

1 : 300

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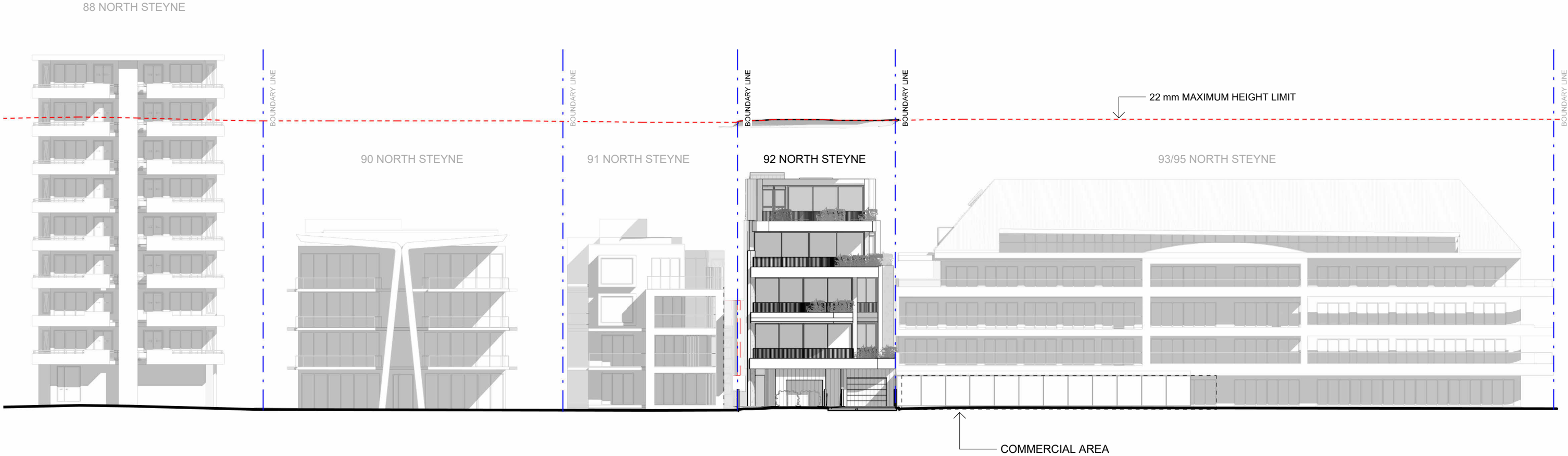
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Street Analysis - Existing		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 300	DA	DA0120	DA1



1

Street View Analysis - Proposed

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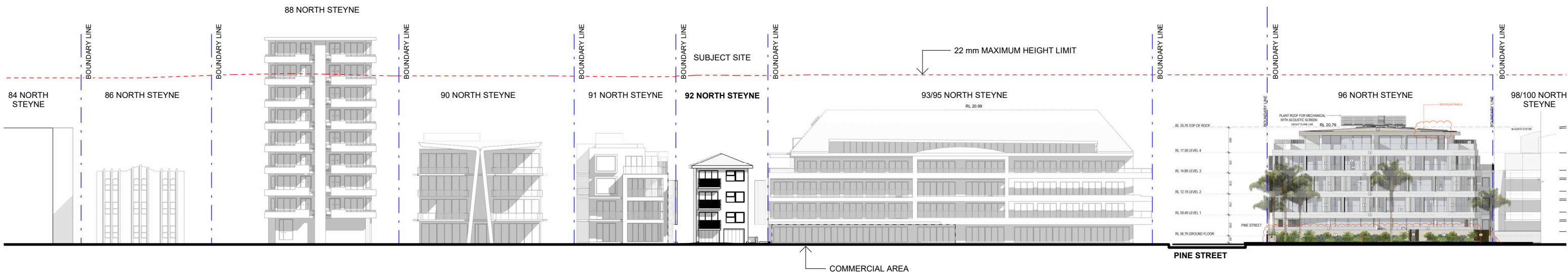
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92 NORTH STEYNE, MANLY

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FOR DEVELOPMENT APPLICATION

DRAWING TITLE		PROJECT	
Street Analysis - Proposed		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 300	DA	DA0121	DA1



1

Street View Analysis- Existing (1.500)

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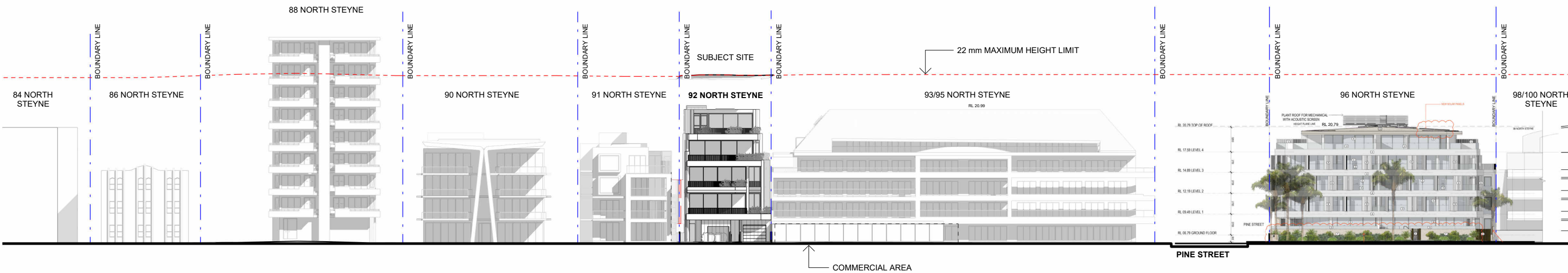
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FOR DEVELOPMENT APPLICATION

DRAWING TITLE		PROJECT	
Street Analysis - Existing 1.500		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 500	DA	DA0122	DA1



1

Street View Analysis - Proposed (1.500)

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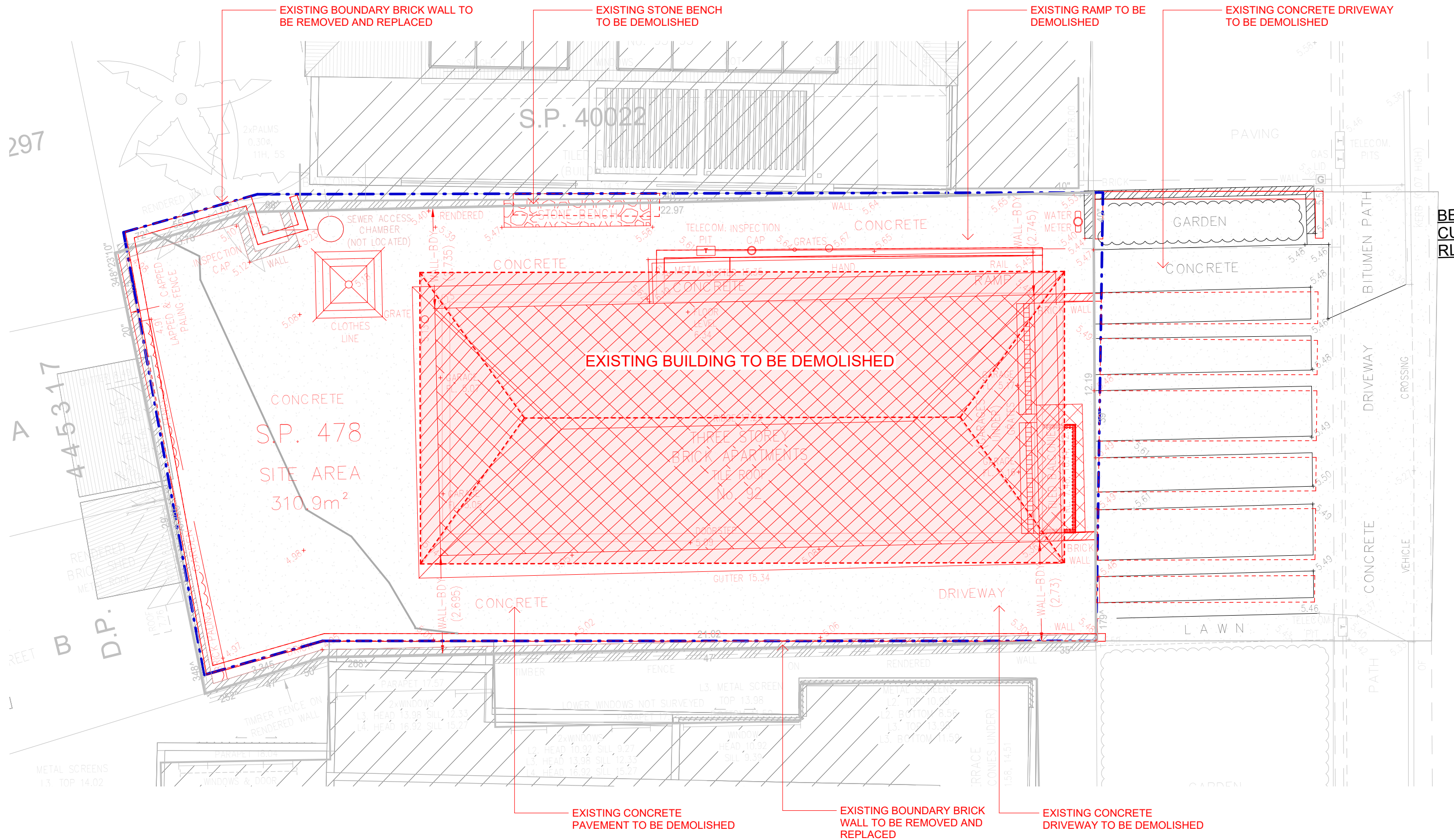
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DRAWING TITLE		PROJECT	
Street Analysis - Proposed 1.500		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 500	DA	DA0123	DA1



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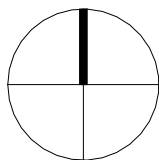
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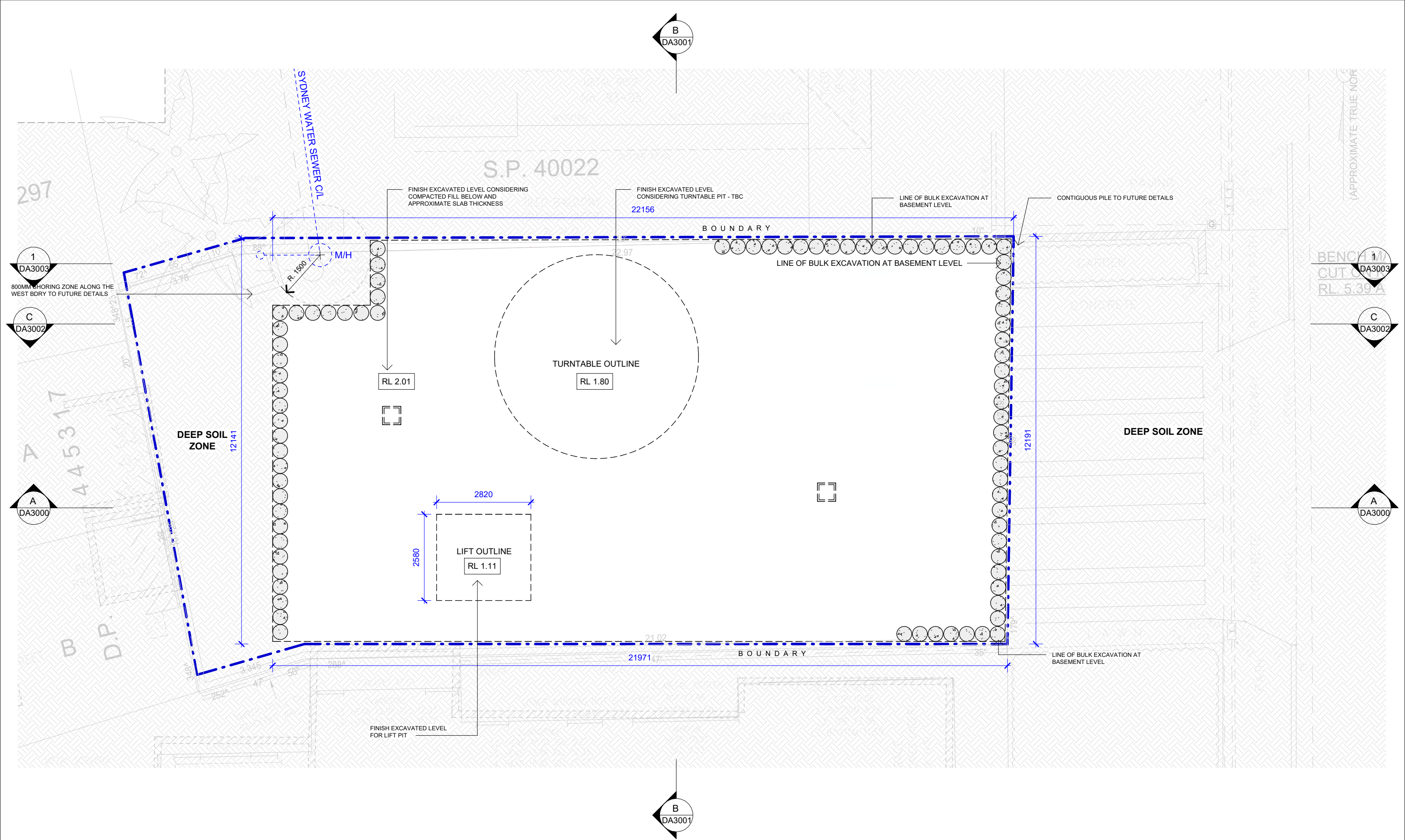
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DRAWING TITLE		PROJECT	
Demolition Plan		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 100	DA	DA0400	DA1



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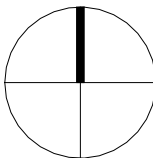
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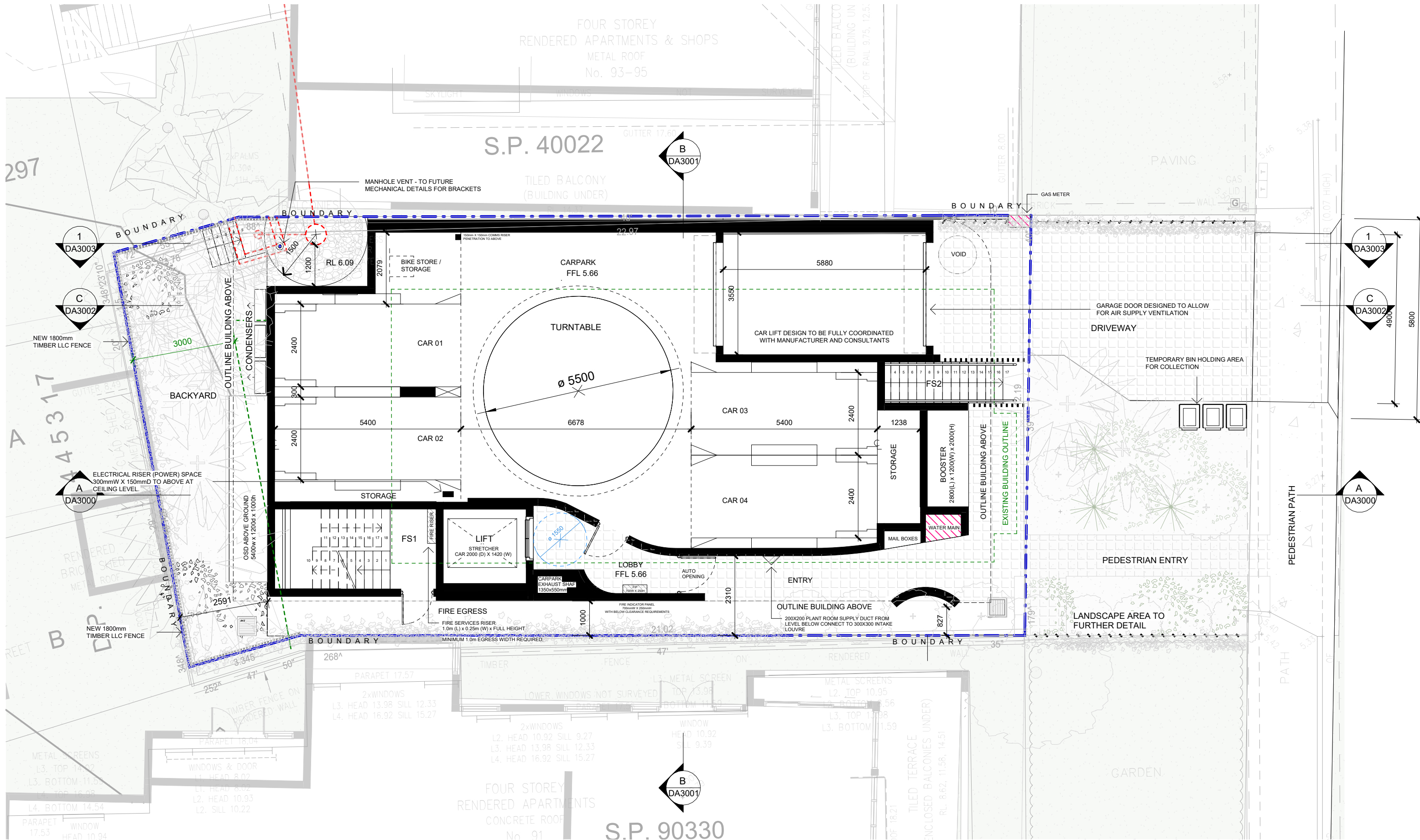
DRAWING TITLE
Excavation Plan

SCALE
1 : 100 DA

NUMBER
DA0500

PROJECT
NSM2

REVISION
DA1



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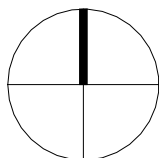
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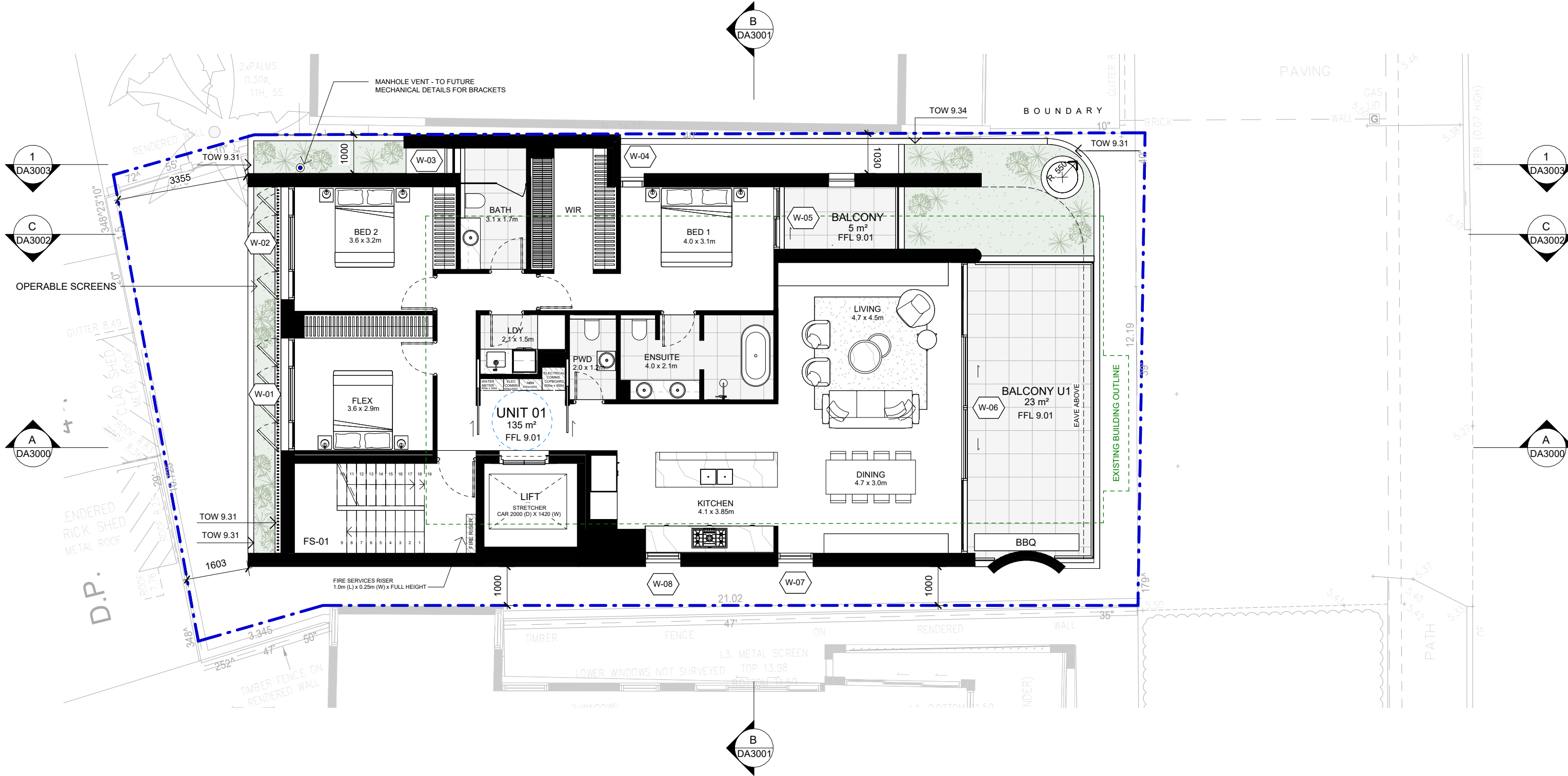
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DRAWING TITLE		PROJECT	
Ground Floor Plan		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 100	DA	DA1001	DA1



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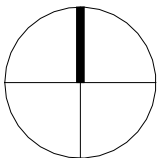
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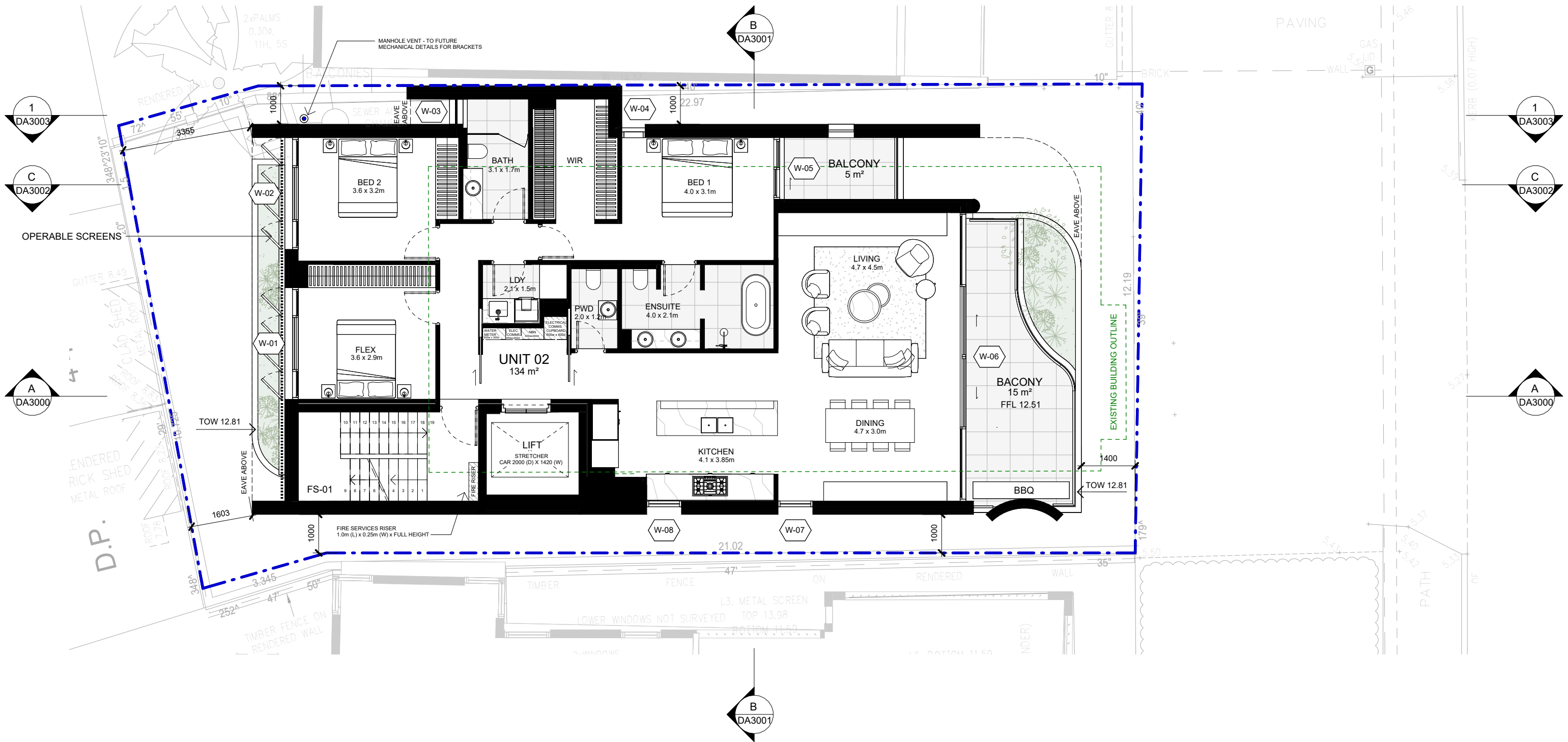
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Level 1 Floor Plan

SCALE
1 : 100 DA

NUMBER
DA1002

PROJECT
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DA1



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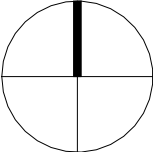
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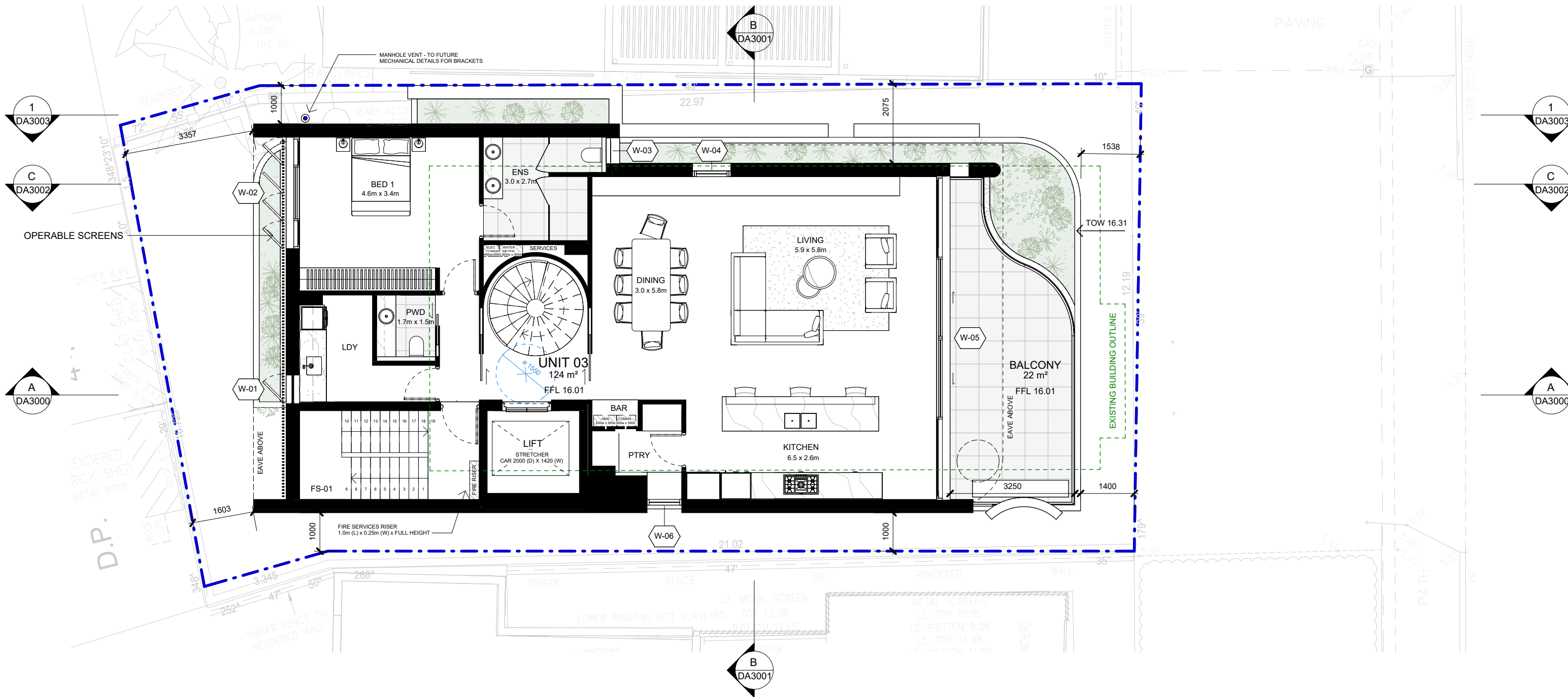
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FOR DEVELOPMENT APPLICATION



DRAWING TITLE		PROJECT	
Level 2 Floor Plan		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 100	DA	DA1003	DA1



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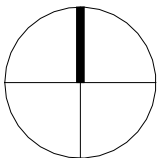
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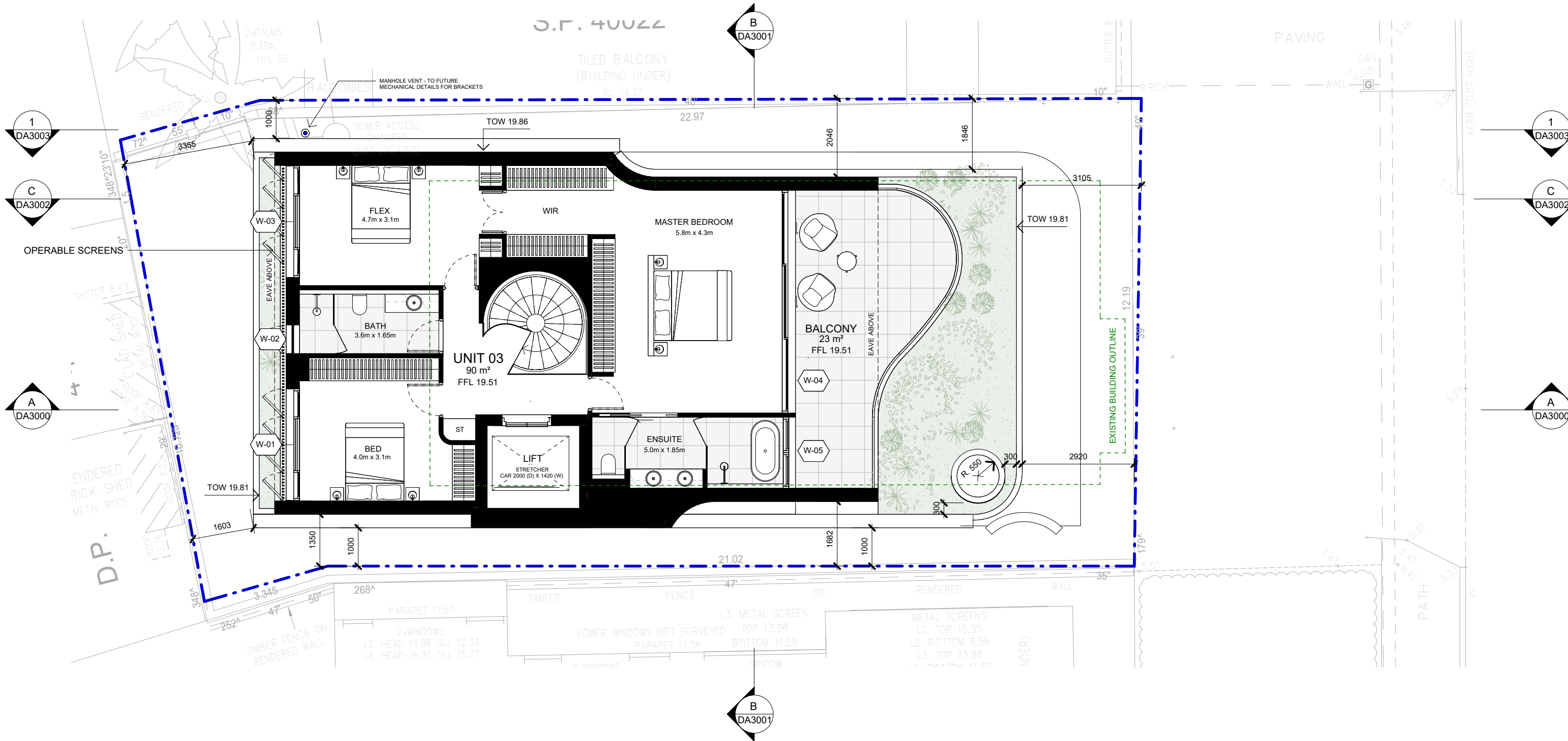
DRAWING TITLE
Level 3 Floor Plan

SCALE
1 : 100 DA

NUMBER
DA1004

PROJECT
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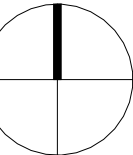
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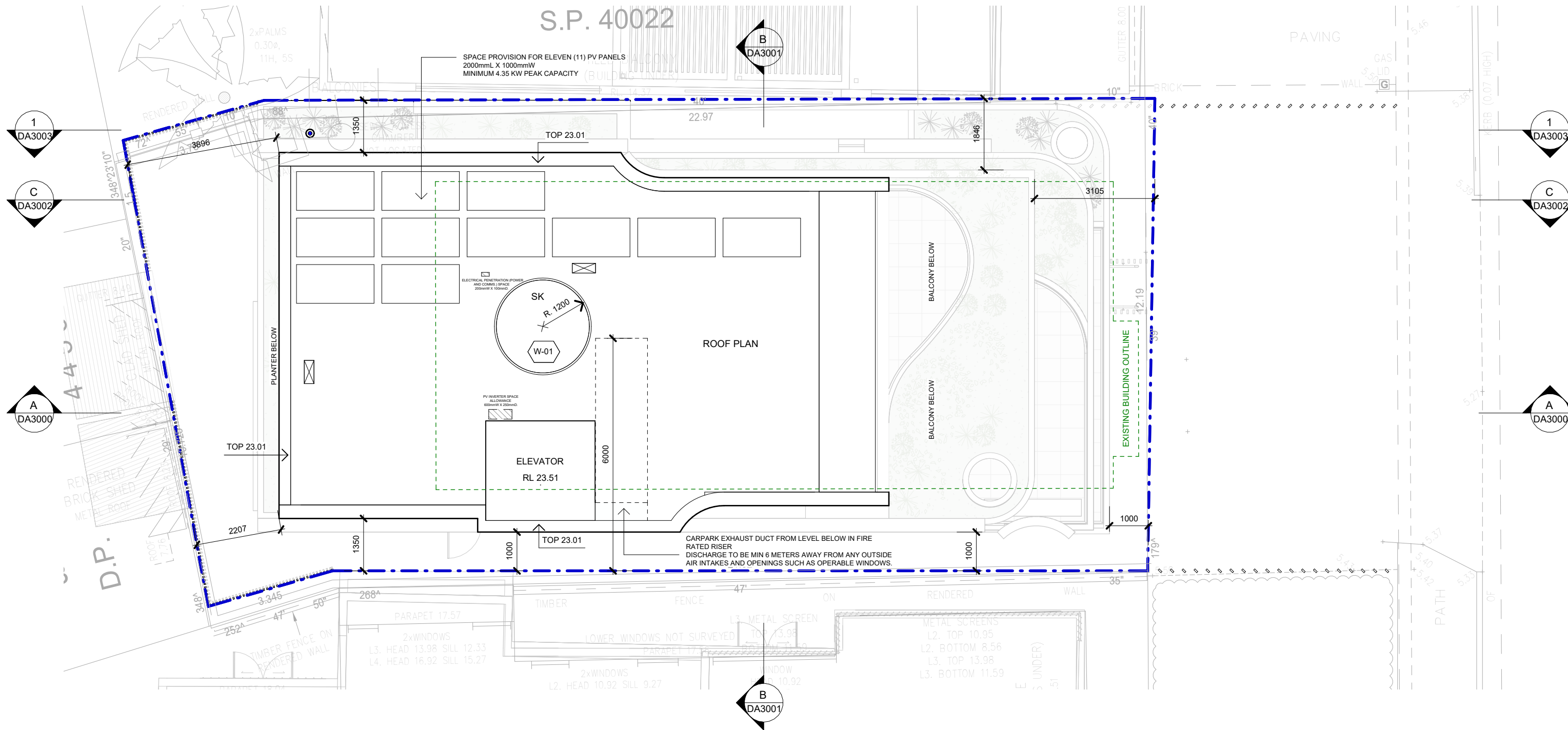


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Manly, NSW 2095 Australia
Phone: 02 8385 9759
Nominated Architect:
Bridie Gough 8280

NSM2
92 NORTH STEYNE, MANLY
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DRAWING TITLE		PROJECT	
Level 4 Floor Plan		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 100	DA	DA1005	DA1



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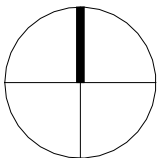
Nominated Architect:
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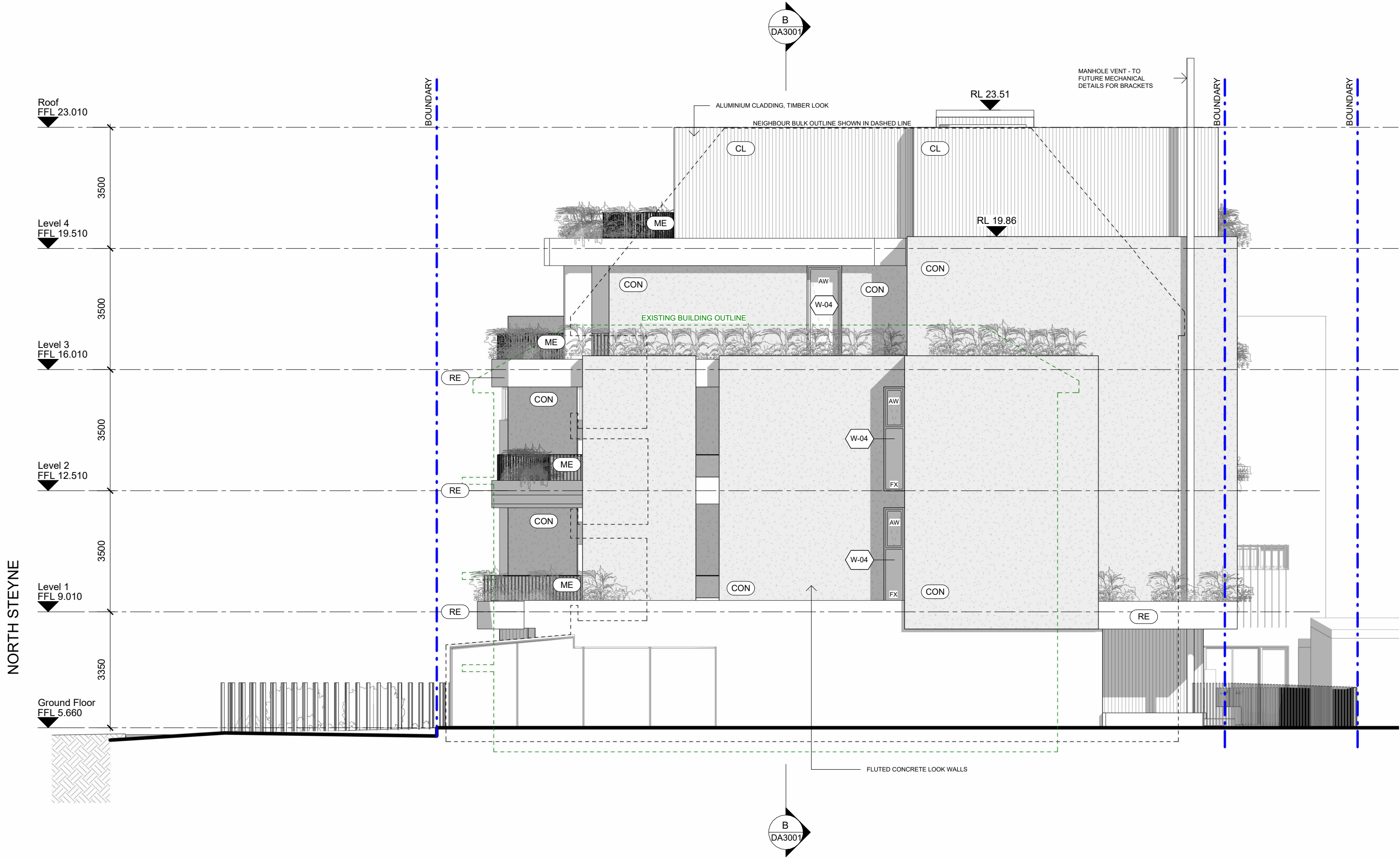
DRAWING TITLE
Roof Floor Plan

SCALE
1 : 100 DA

NUMBER
DA1006

PROJECT
NSM2

REVISION
DA1



1 North Elevation
1 : 100

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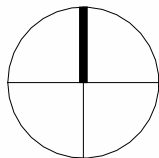
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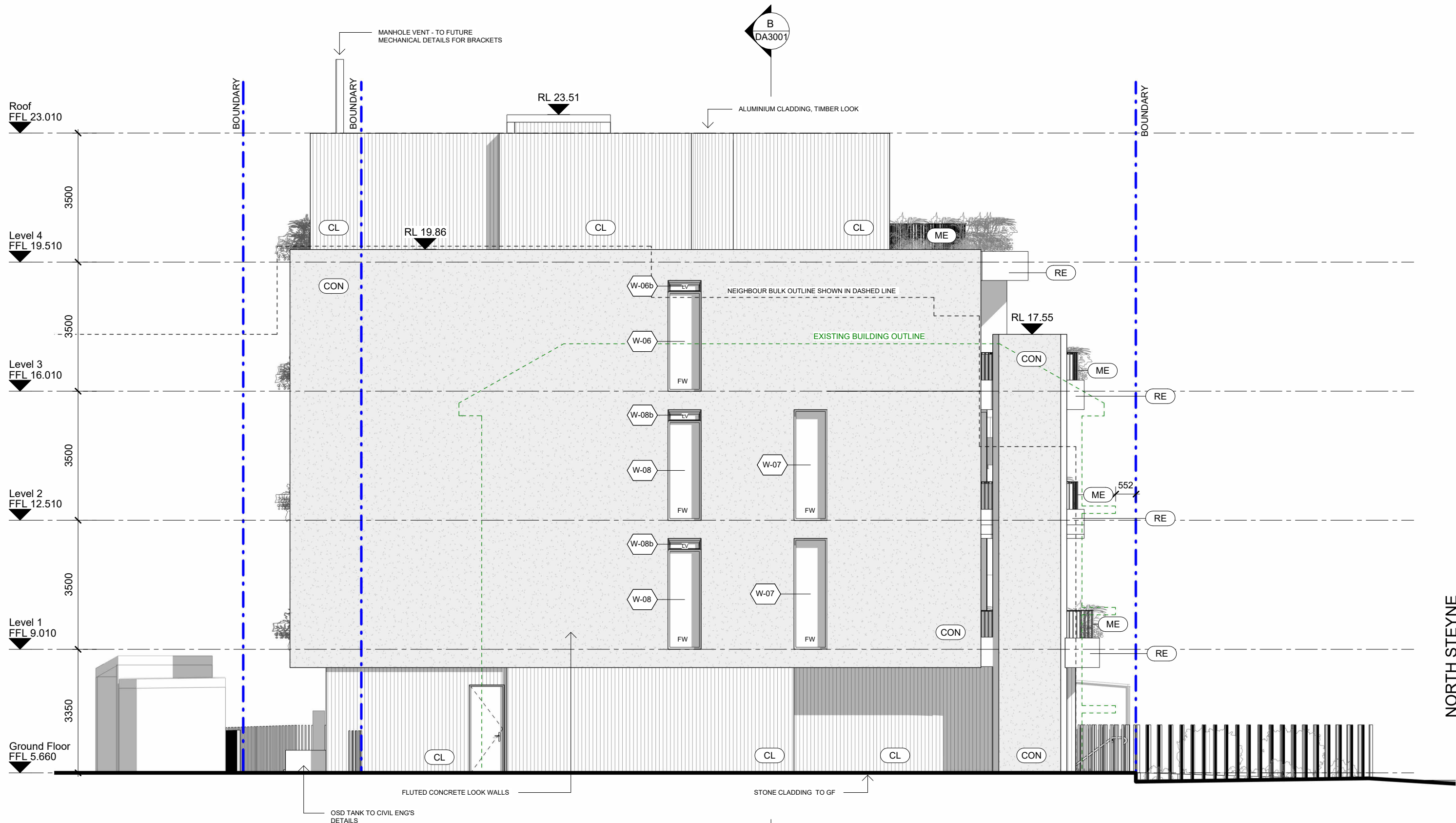
DRAWING TITLE
North Elevation

SCALE
1 : 100 DA

NUMBER
DA2000

PROJECT
NSM2

REVISION
DA1



1 South Elevation
1 : 100

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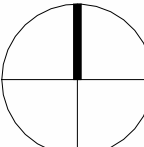
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DA1	17/04/25	DA SUBMISSION	DN/EDC

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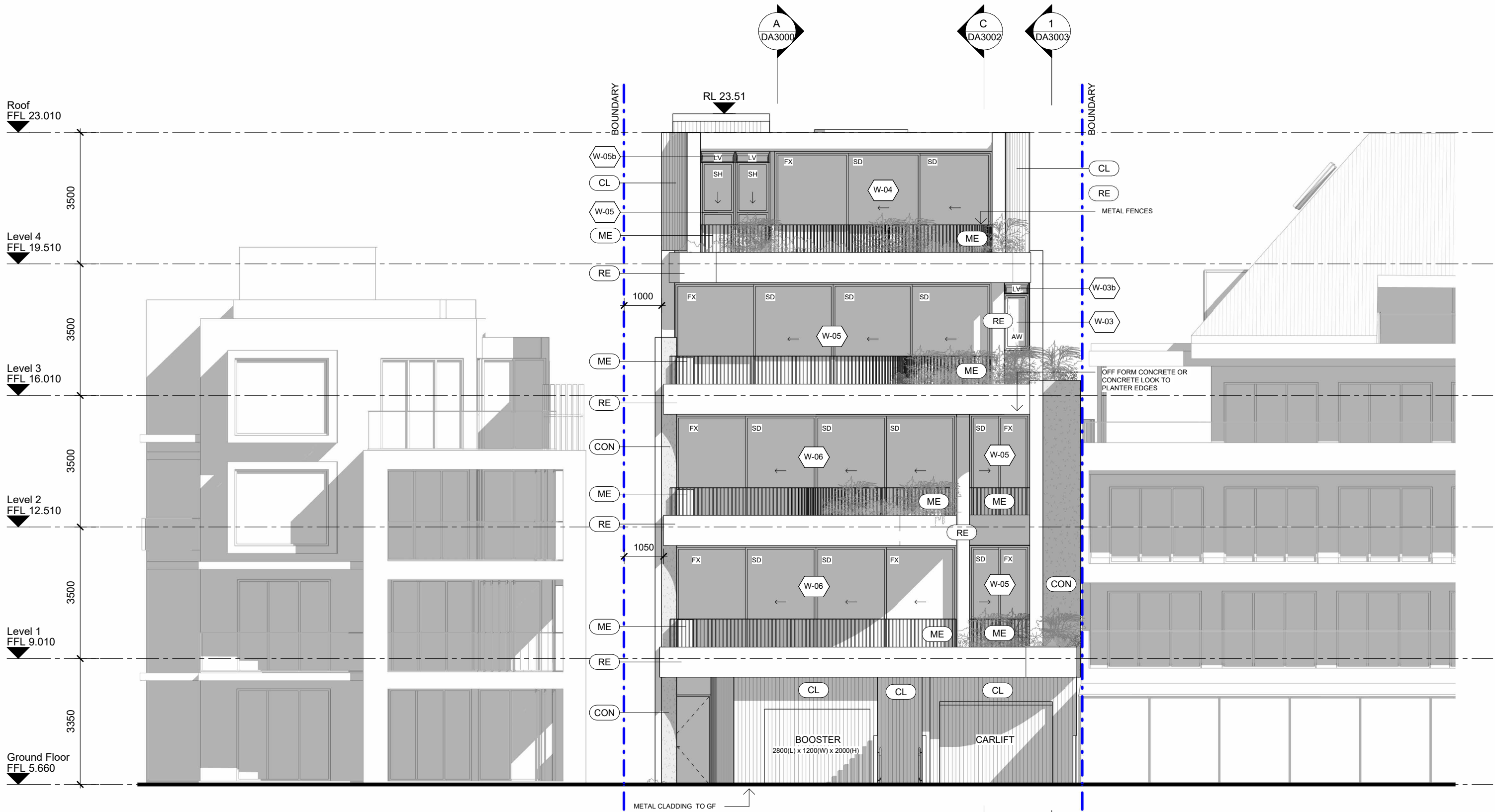
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Manly, NSW 2095 Australia
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Nominated Architect:
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DRAWING TITLE		PROJECT	
South Elevation		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 100	DA	DA2001	DA1



1 East Elevation
1 : 100

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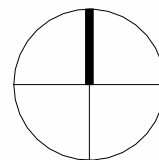
REVISION	DATE	DESCRIPTION	BY
DA1	17/04/25	DA SUBMISSION	DN/EDC

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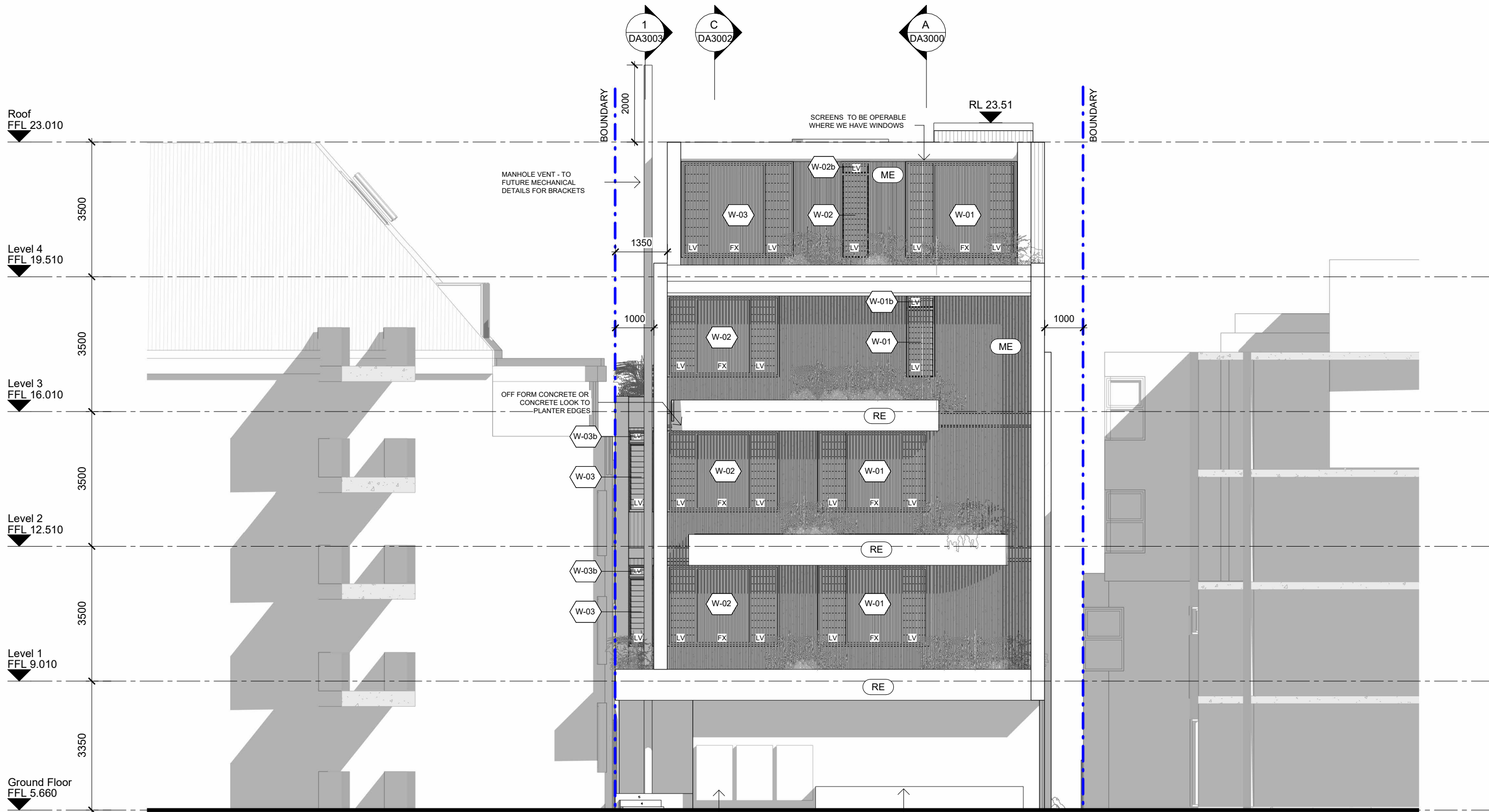
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Nominated Architect:
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NSM2
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DRAWING TITLE		PROJECT	
East Elevation		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 100	DA	DA2002	DA1



1 West Elevation
1 : 100

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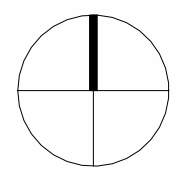
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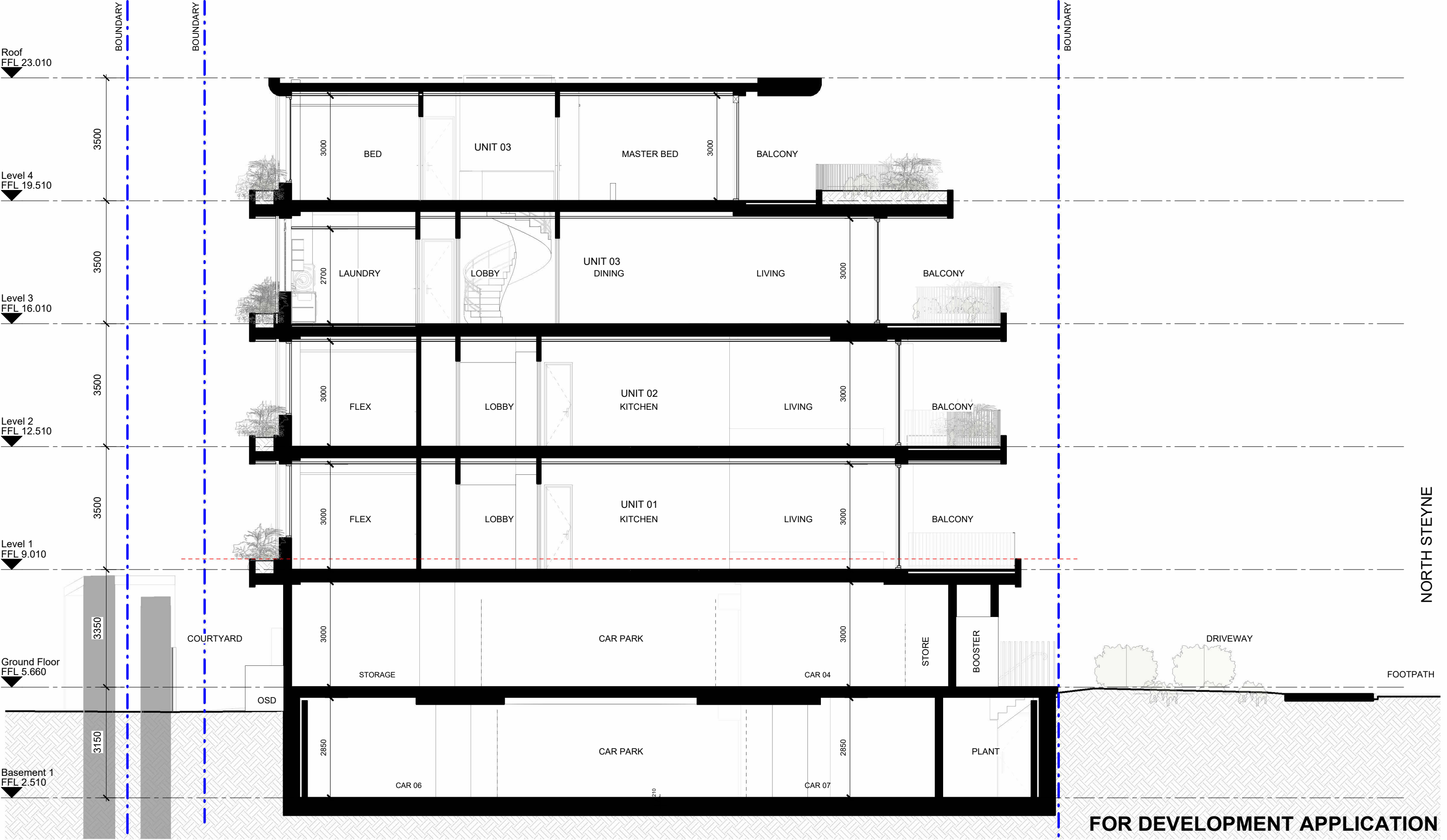
NSM2
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DRAWING TITLE		PROJECT	
West Elevation		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 100	DA	DA2003	DA1

MAXIMUM BUILDING HEIGHT 22M



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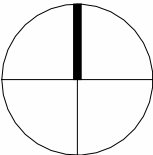
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Nominated Architect:
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NSM2

92 NORTH STEYNE, MANLY

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DRAWING TITLE		PROJECT	
Sections AA		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 100	DA	DA3000	DA1

MAXIMUM BUILDING HEIGHT 22M

Roof
FFL 23.010

Level 4
FFL 19.510

Level 3
FFL 16.010

Level 2
FFL 12.510

Level 1
FFL 9.010

Ground Floor
FFL 5.660

Basement 1
FFL 2.510

BOUNDARY

BOUNDARY

RL 23.51

ENSUITE

2700

MASTER BED

3000

KITCHEN

LIVING

3000

KITCHEN

ENSUITE

2700

MASTER BED

3000

KITCHEN

ENSUITE

2700

MASTER BED

3000

LOBBY

CARPARK

3000

CARPARK

2850

RL 2.30

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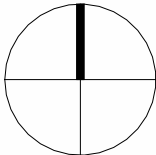
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NSM2

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DRAWING TITLE
Sections BB

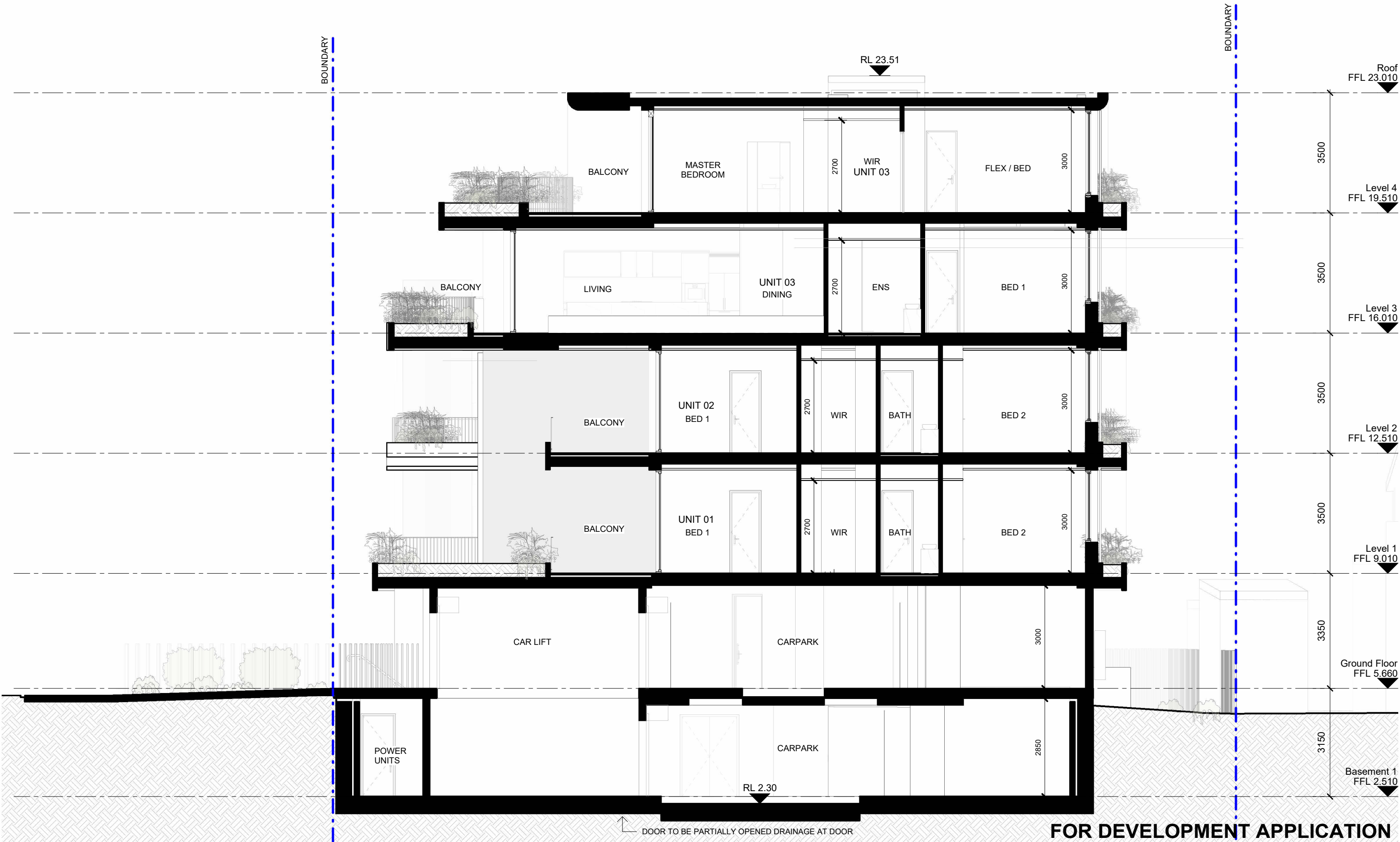
SCALE
1 : 100 DA

NUMBER
DA3001

PROJECT
NSM2

REVISION
DA1

NORTH STEYNE



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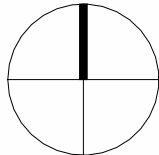
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Nominated Architect:
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NSM2

92 NORTH STEYNE, MANLY

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DRAWING TITLE		PROJECT	
Sections CC		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 100	DA	DA3002	DA1

MAXIMUM BUILDING HEIGHT 22M

BOUNDARY

BOUNDARY

Roof
FFL 23.010

Level 4
FFL 19.510

Level 3
FFL 16.010

Level 2
FFL 12.510

Level 1
FFL 9.010

Ground Floor
FFL 5.660

Basement 1
FFL 2.510

NORTH STEYNE

RL 9.26

MANHOLE
RL 6.09

RL 5.23

Ground Floor
FFL 5.660

Basement 1
FFL 2.510

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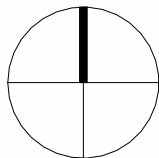
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DRAWING TITLE
Sections 1-1

SCALE
1 : 100 DA

NUMBER
DA3003

PROJECT
NSM2

REVISION
DA1

DA4000 - Schedule - Windows					
WN No.	Width	Height	Sill Height	Count	Comments

Level 1

W-01	2906	2100	900	1	
W-02	2906	2100	900	1	
W-03	650	1800	900	1	
W-03b	650	300	2700	1	VENTILATION LOUVRES
W-04	600	3000	0	1	DRENCHED
W-05	1600	3000	0	1	
W-06	7500	3000	0	1	
W-07	900	3000	0	1	
W-08	900	2700	0	1	
W-08b	900	300	2700	1	VENTILATION LOUVRES

Level 1: 10

Level 2

W-01	2906	2100	900	1	
W-02	2906	2100	900	1	
W-03	650	1800	900	1	
W-03b	650	300	2700	1	VENTILATION LOUVRES
W-04	600	3000	0	1	DRENCHED
W-05	1600	3000	0	1	
W-06	7500	3000	0	1	
W-07	900	3000	0	1	
W-08	900	2700	0	1	
W-08b	900	300	2700	1	VENTILATION LOUVRES

Level 2: 10

DA4000 - Schedule - Windows					
WN No.	Width	Height	Sill Height	Count	Comments

Level 3

W-01	750	1800	900	1	
W-01b	750	300	2700	1	VENTILATION LOUVRES
W-02	2906	2100	900	1	
W-03	670	1500	1200	1	
W-03b	670	300	2700	1	VENTILATION LOUVRES
W-04	1000	2700	-800	1	
W-05	8450	3000	0	1	
W-06	900	2700	0	1	
W-06b	900	300	2700	1	VENTILATION LOUVRES

Level 3: 9

Level 4

W-01	2906	2500	500	1	
W-02	750	2200	500	1	
W-02b	750	300	2700	1	VENTILATION LOUVRES
W-03	2906	2500	500	1	
W-04	5800	3000	0	1	
W-05	925	2750	0	1	
W-05	925	2750	0	1	
W-05b	925	300	2700	1	VENTILATION LOUVRES
W-05b	925	300	2700	1	VENTILATION LOUVRES

Level 4: 9

Roof

W-01	1500	1000		1	SKYLIGHT
------	------	------	--	---	----------

Roof: 1

Grand total: 39

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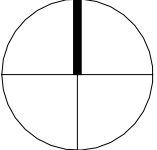
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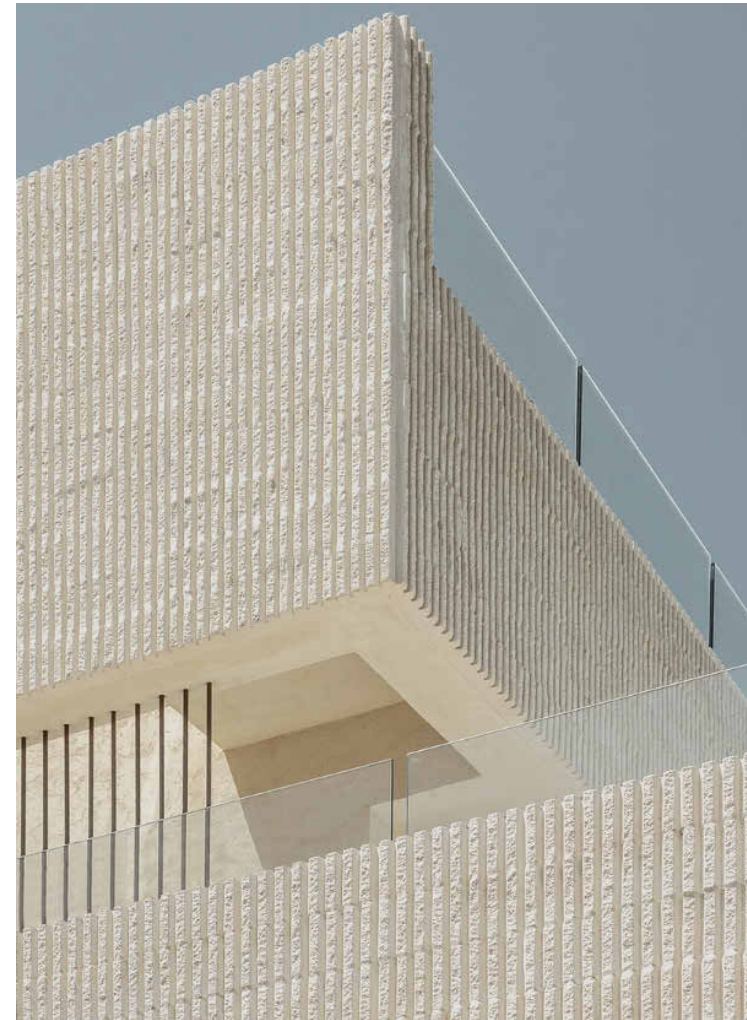
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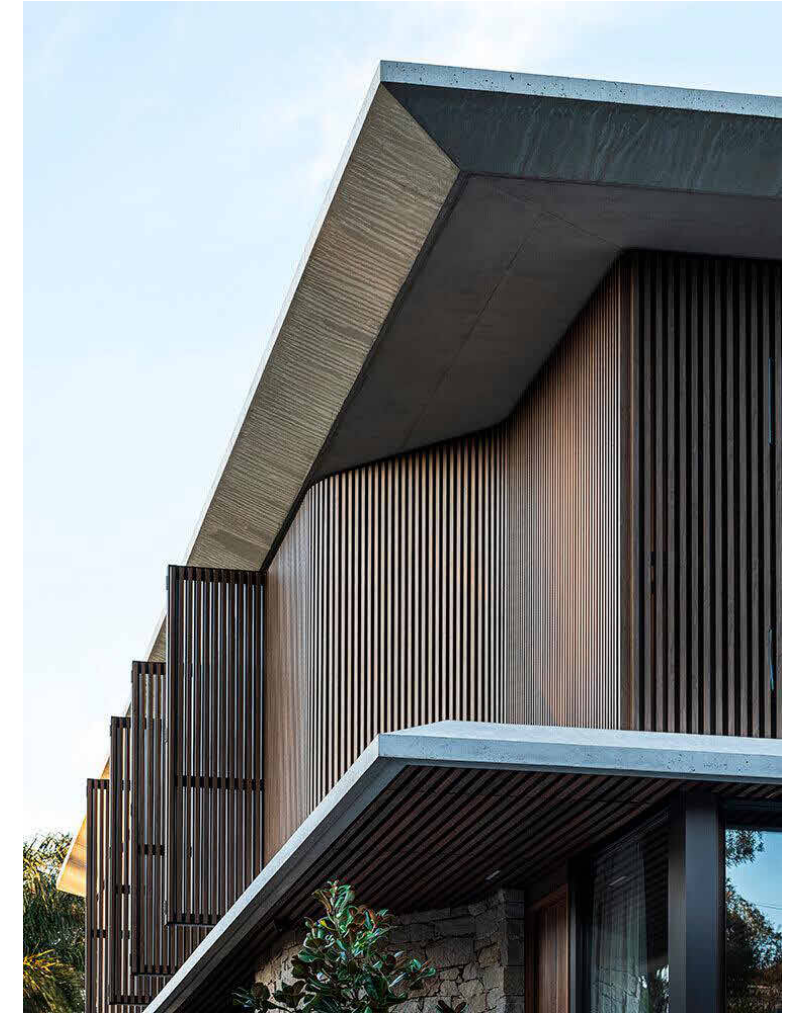
DRAWING TITLE		PROJECT	
Window Schedule		NSM2	
SCALE	STATUS	NUMBER	REVISION
	DA	DA4000	DA1



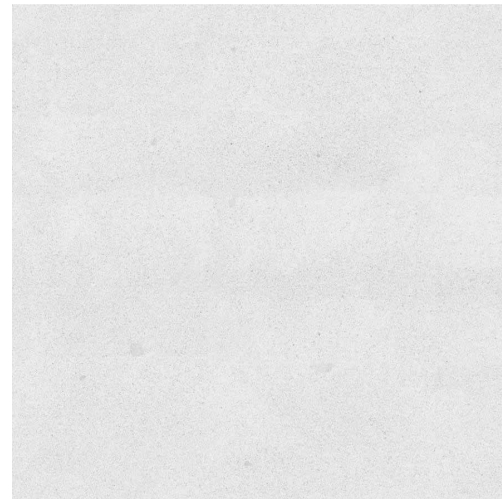
CON
FLUTED CONCRETE



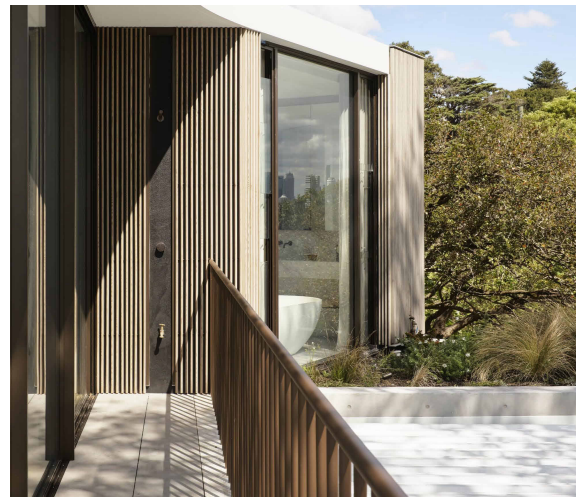
CL
TIMBER LOOK METAL VERTICAL CLADDING AND
OPERABLE PRIVACY SCREEN



RE
RENDER



ME
BRONZE METAL ELEMENTS (WINDOW FRAMES, BALUSTRADES, ETC)



CASCADING PLANTING



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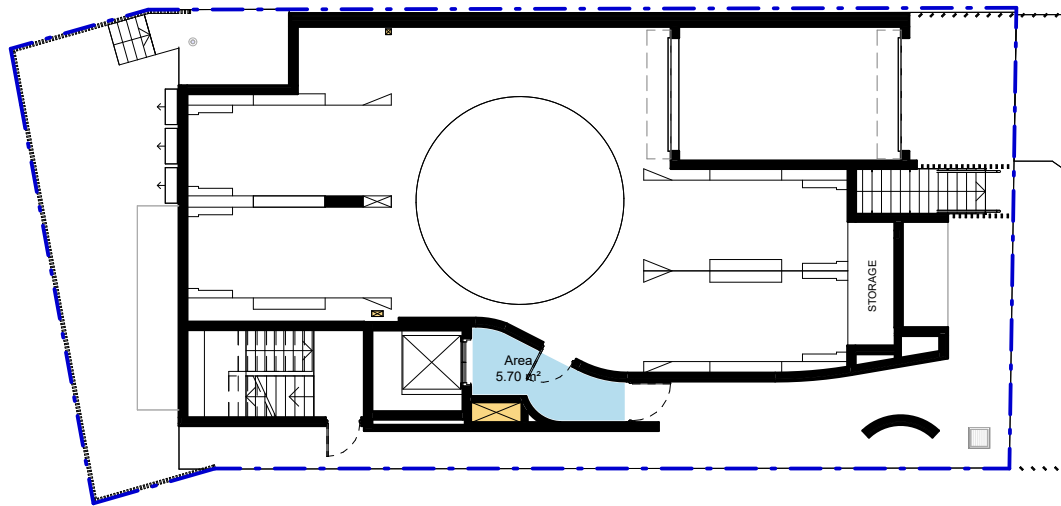
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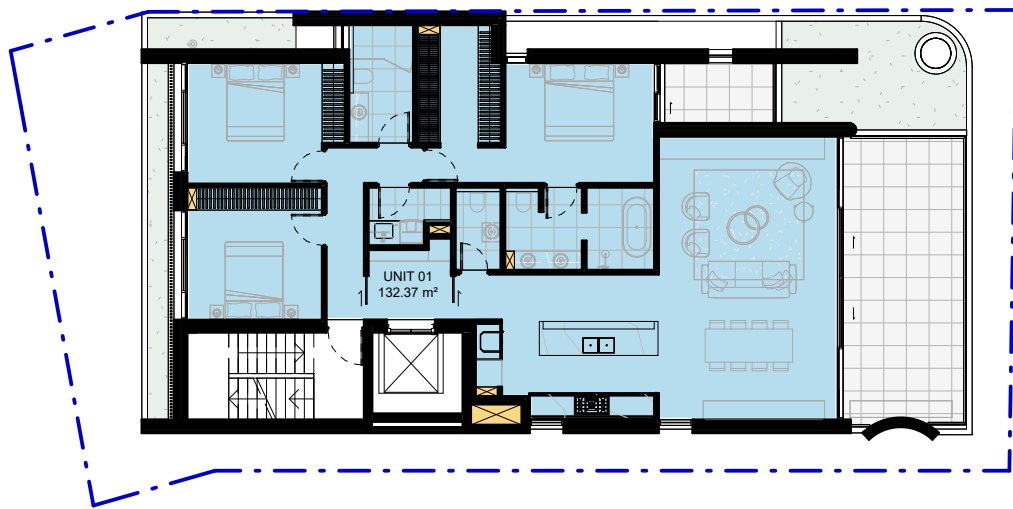
DRAWING TITLE
External Finishes Schedule

PROJECT
NSM2

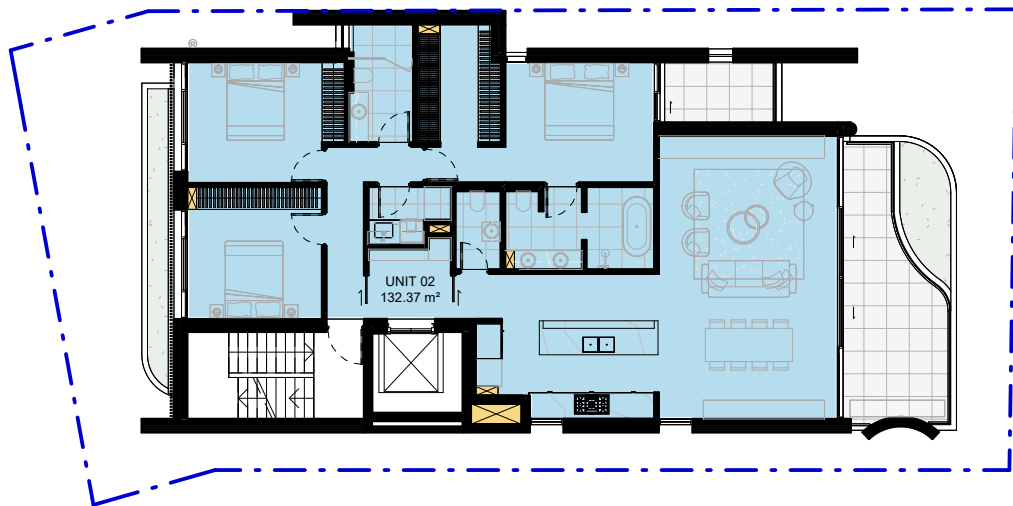
SCALE	STATUS	NUMBER	REVISION
	DA	DA5000	DA1



1 Ground Floor
1 : 200



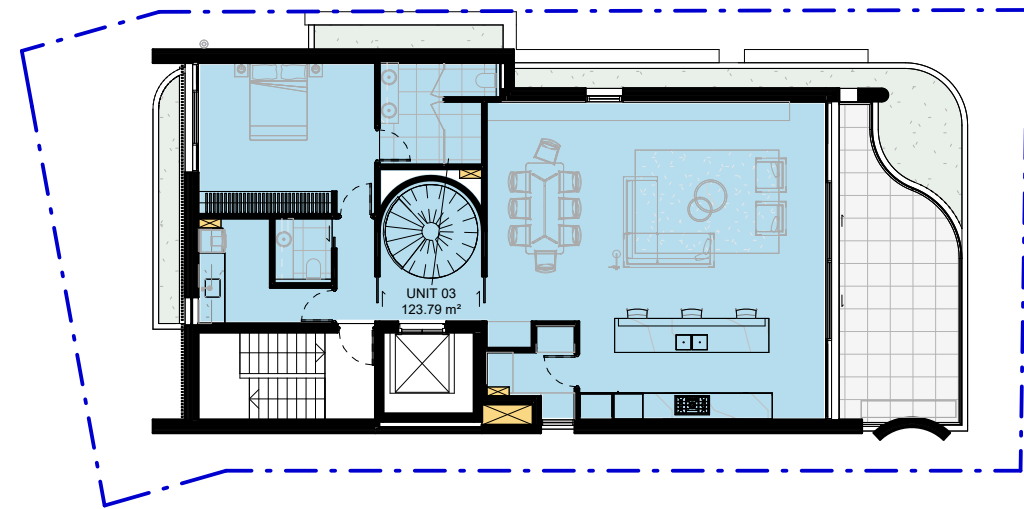
2 Level 1
1 : 200



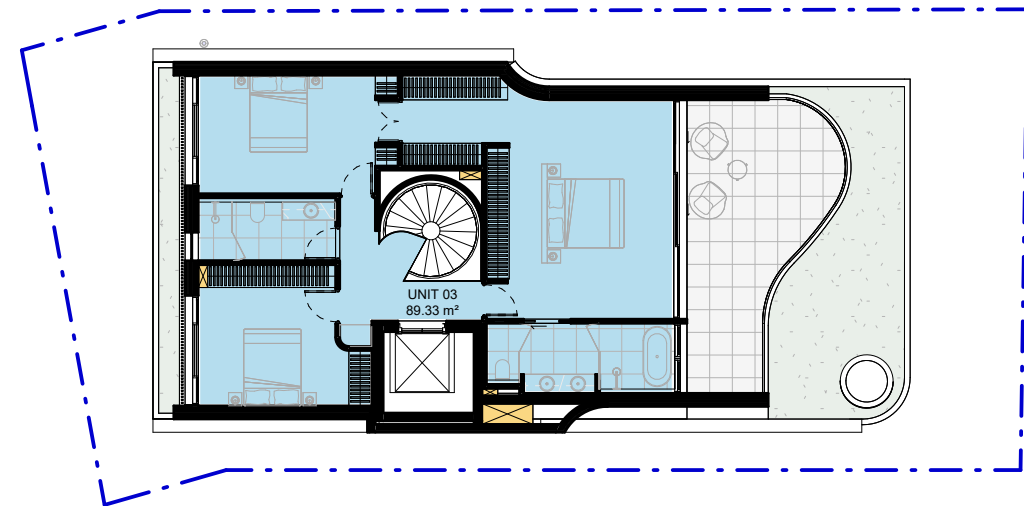
3 Level 2
1 : 200

DA5100 - GFA Summary (A)	
Name	Area
Ground Floor	
Area	5.70 m²
Level 1	
UNIT 01	132.37 m²
Level 2	
UNIT 02	132.37 m²
Level 3	
UNIT 03	123.79 m²
Level 4	
UNIT 03	89.33 m²
Grand total	483.57 m²

DA5100 - GFA Summary (B)		
Site Area	Proposed GFA	Proposed FSR
310.90 m²	483.57 m²	1.56
Compliant GFA		Compliant FSR
684 m²		2.2:1



4 Level 3
1 : 200



5 Level 4
1 : 200

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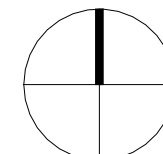
REVISION NOTES



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Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
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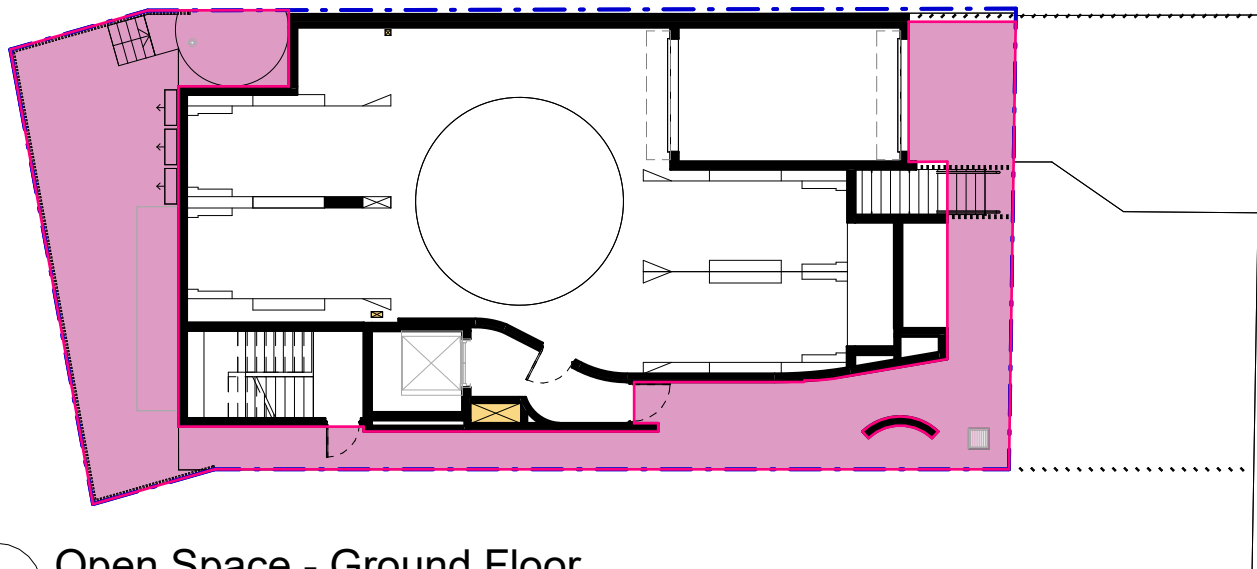
NSM2
92 NORTH STEYNE, MANLY
Sargents Developments P/L



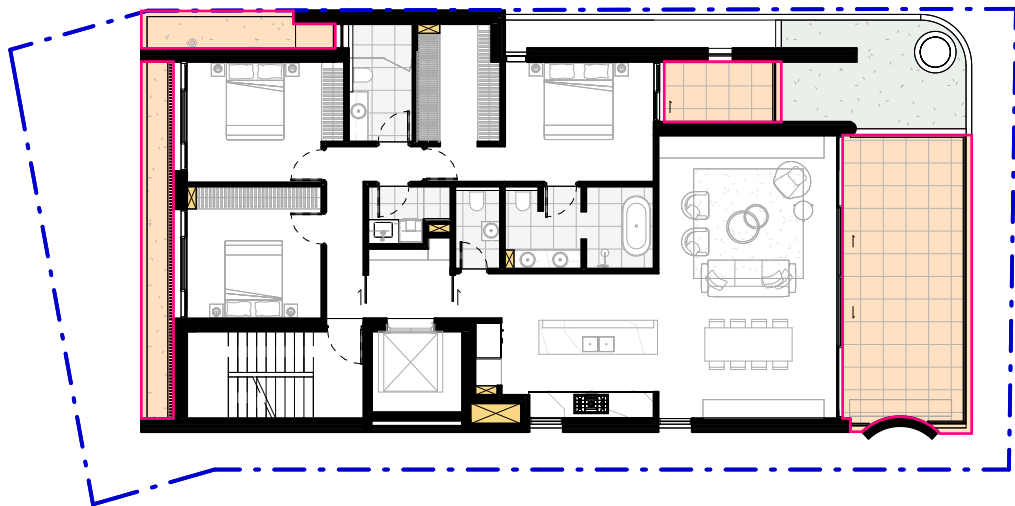
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GFA Summary
SCALE
1 : 200
STATUS
DA

PROJECT
NSM2
NUMBER
DA5100

REVISION
DA1



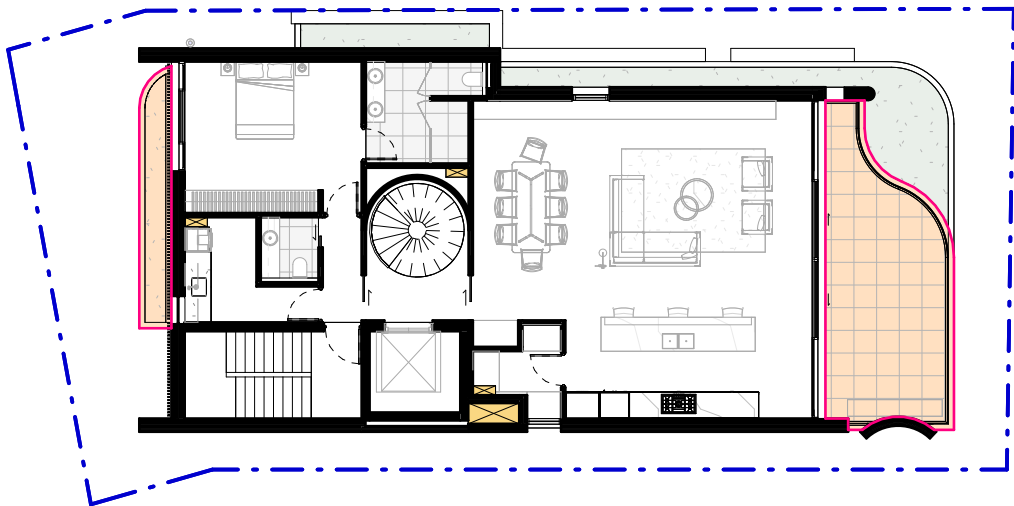
1 Open Space - Ground Floor



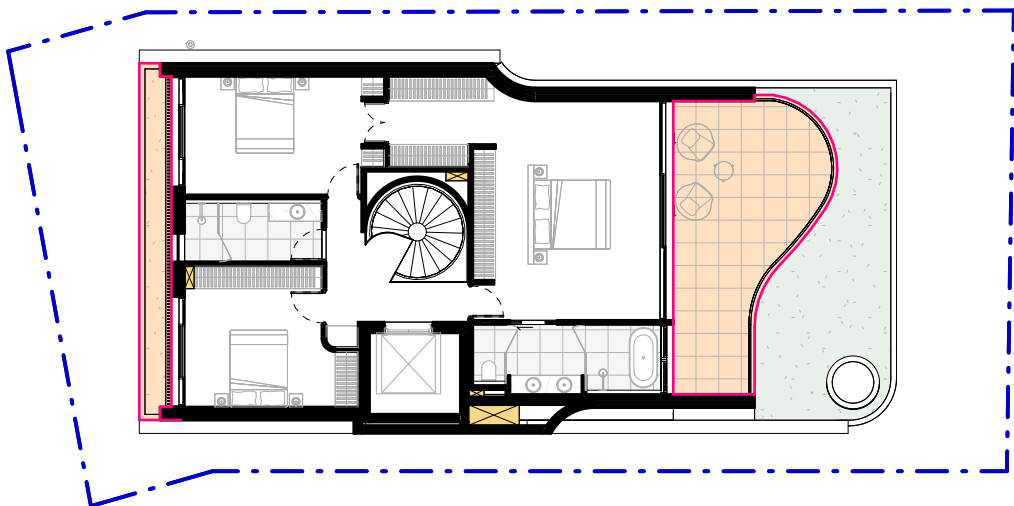
2 Open Space - Level 1



3 Open Space - Level 2



4 Open Space - Level 3





5 Open Space - Level 4

Total Open Space Required			
Site Area	Total Open Space Required (45% of Site Area)	Total Open Space Area Provided	Open Space as % of Site Area
310.90 m ²	139.91 m ²	239.85 m ²	77.15%

Open Space Required - Above Ground		
Total Open Space Area Provided	Max % of Above Ground Open Space (40%)	Area Of Above Ground Open Space Provided
239.85 m ²	95.94 m ²	130.08 m ²

DA5200 - Open Space Summary (A)		
Number	Name	Area
Ground Floor		
Common Area	Open Space - Other	104.81 m ²
Level 1		
<varies>	Open Private Space	43.91 m ²
Level 2		
Unit 02	Open Private Space	29.45 m ²
Level 3		
Unit 03	Open Private Space	29.20 m ²
Level 4		
Unit 03	Open Private Space	32.48 m ²
Grand total		239.85 m ²

DA5200 - Open Space Summary	
Name	Area
Open Private Space	135.04 m ²
Open Space - Other	104.81 m ²
Grand total	239.85 m ²

OPEN SPACE LEGEND	
	OPEN PRIVATE SPACE
	OPEN SPACE - OTHER

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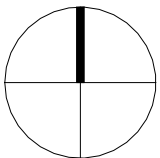
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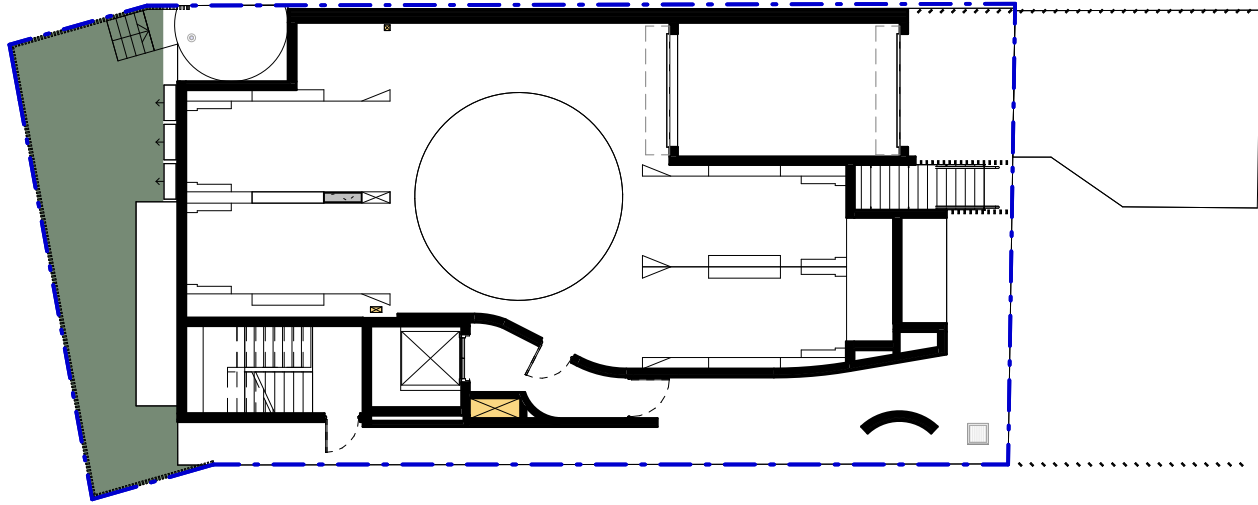
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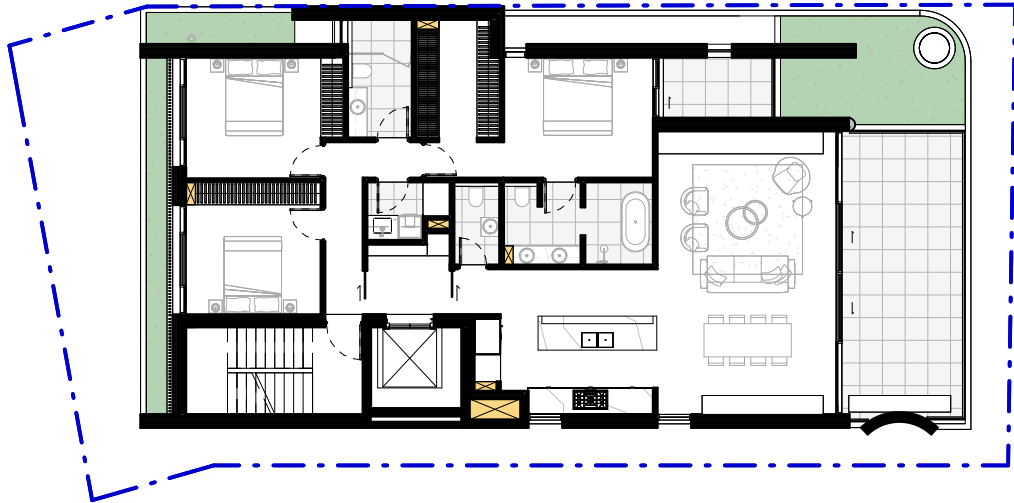
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Open Space Summary		NSM2	
SCALE	STATUS	NUMBER	REVISION
As indicated		DA5200	DA1



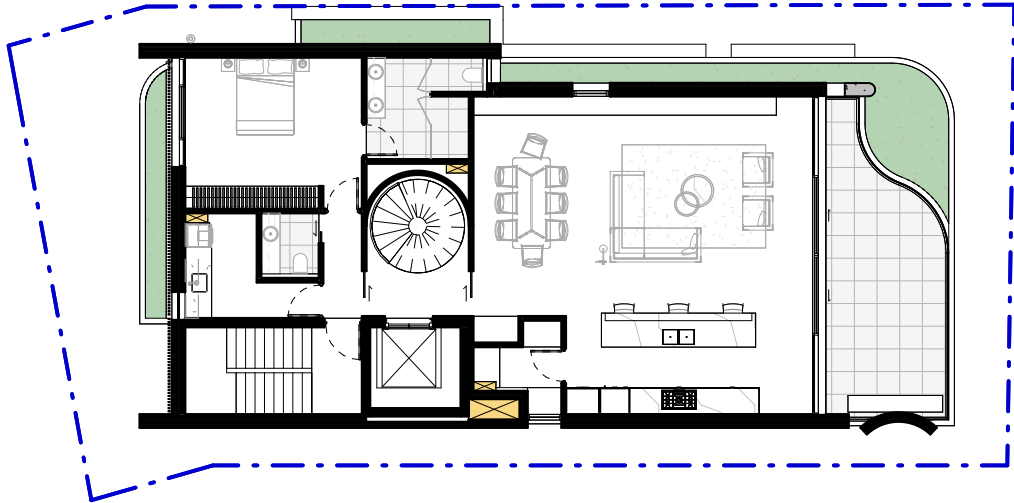
1 Ground Floor



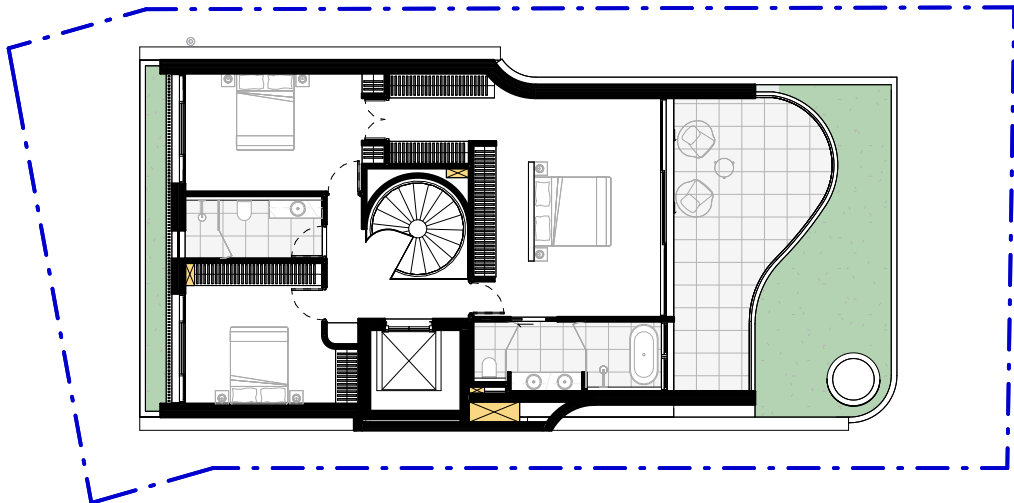
2 Level 1



3 Level 2



4 Level 3



5 Level 4

Landscape Summary	
Landscaping Classification	Area Provided
Deep Soil	34.55 m ²
Landscape	73.99 m ²
Grand total	108.53 m ²

DA5201 - Landscape (B)			
Site Area	Area Required		Landscape Provided
	Open Space Required (45% of the Site)	Landscape Area Required (25% of Required Open Space)	
310.90 m ²	139.91 m ²	34.98 m ²	108.53 m ²

LANDSCAPE LEGEND

- DEEP SOIL
- PLANTERS

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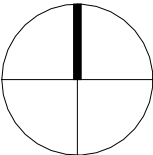
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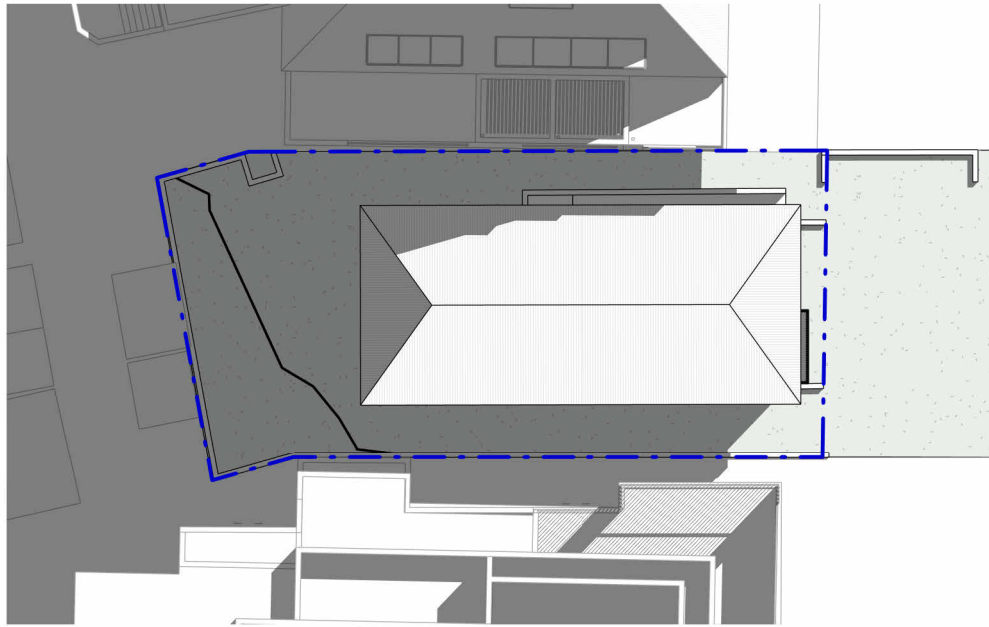
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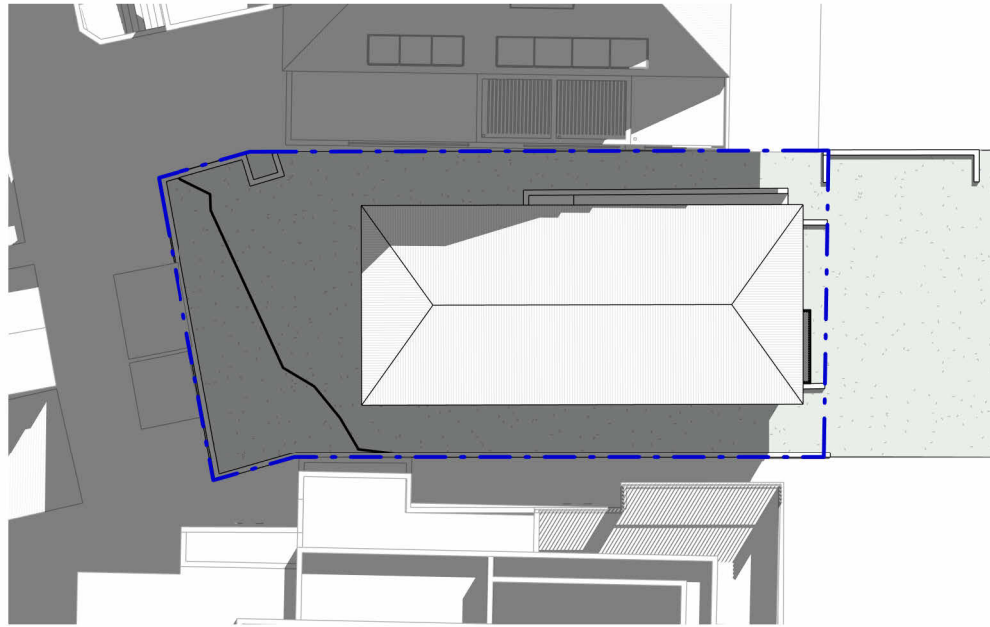


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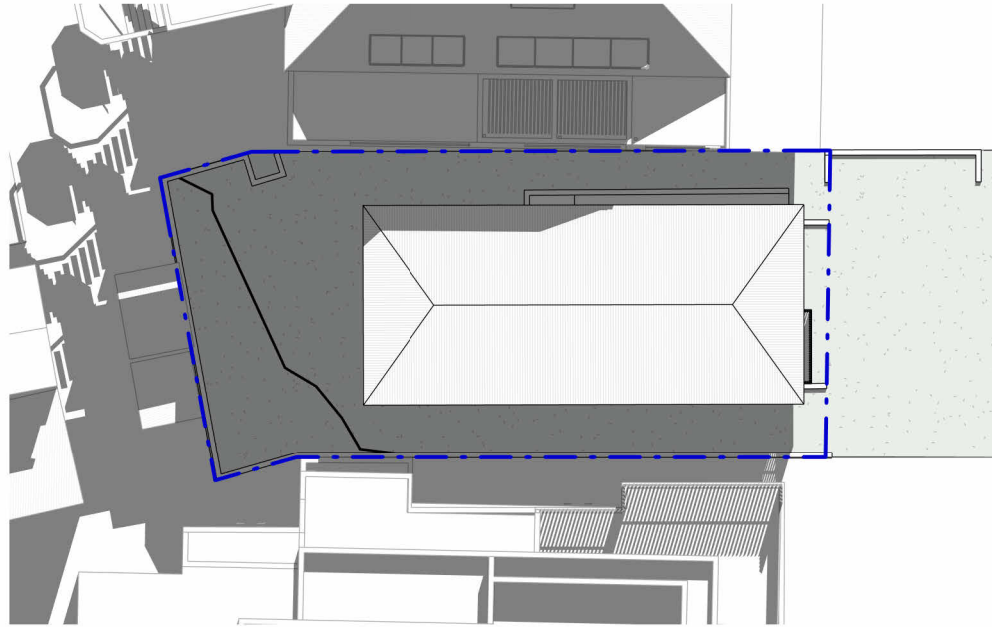
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Landscaping Summary		NSM2	
SCALE	STATUS	NUMBER	REVISION
As indicated		DA5201	DA1



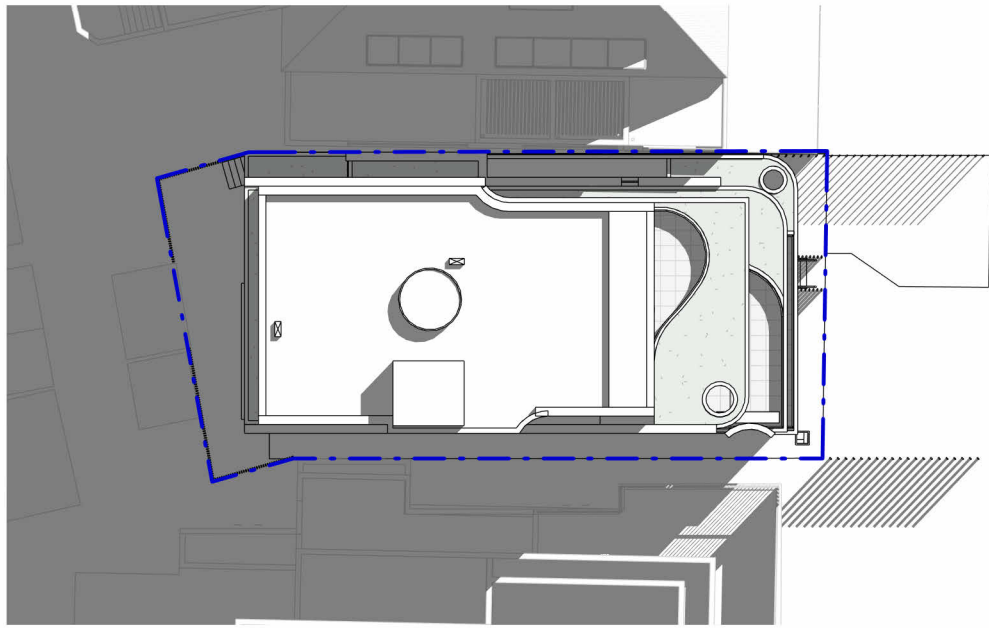
1 1-21 June- 9am_ Existing



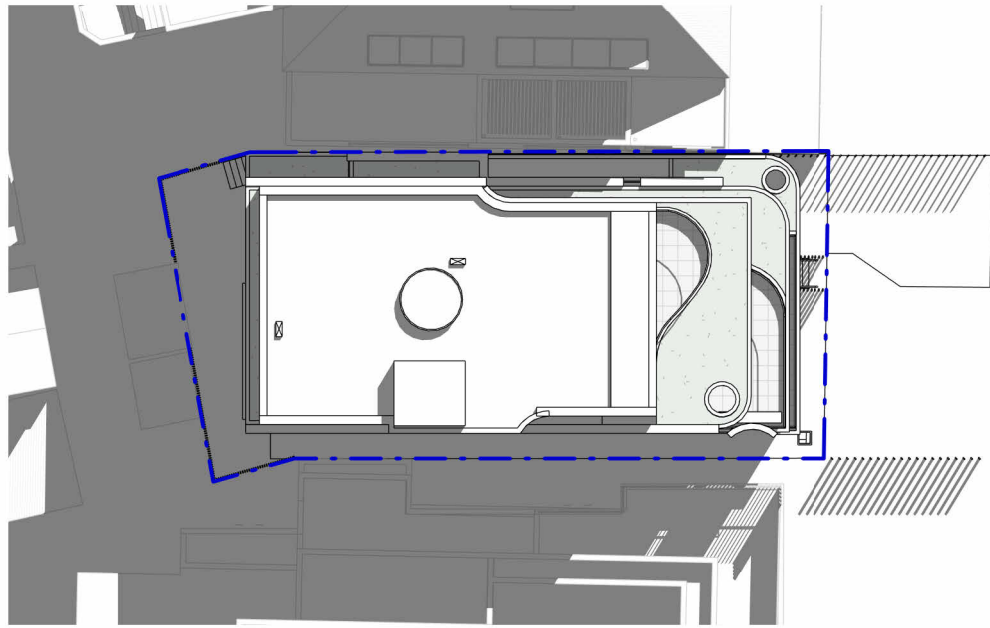
2 1-21 June- 10am_ Existing



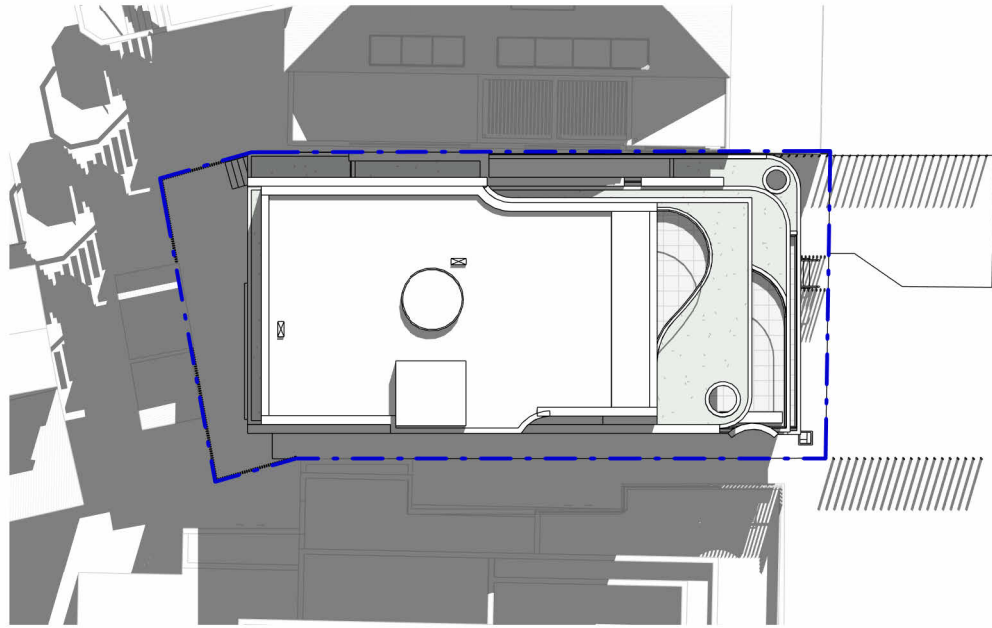
3 1-21 June- 11am_ Existing



4 1-21 June - 9am_ Proposed



5 1-21 June - 10am_ Proposed



6 1-21 June - 11am_ Proposed

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Nominated Architect:
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DRAWING TITLE
Shadow Diagrams 9am-11am

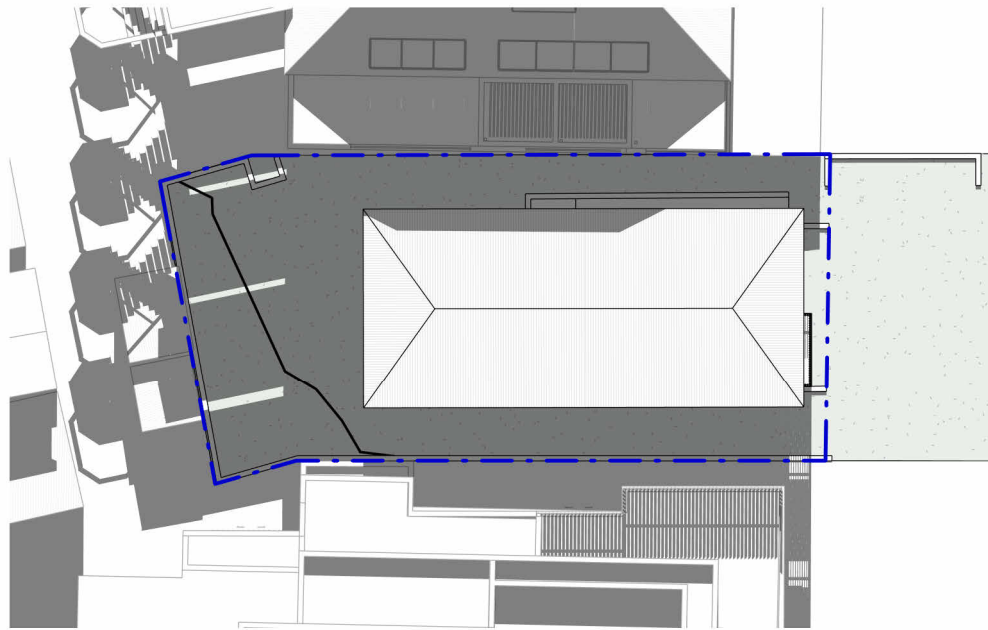
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STATUS
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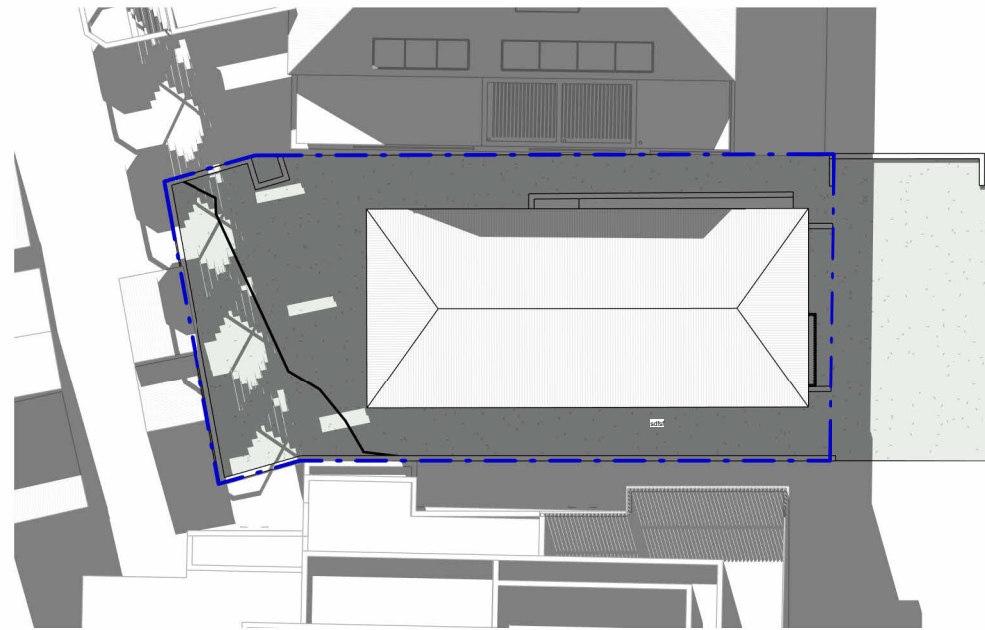
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PROJECT
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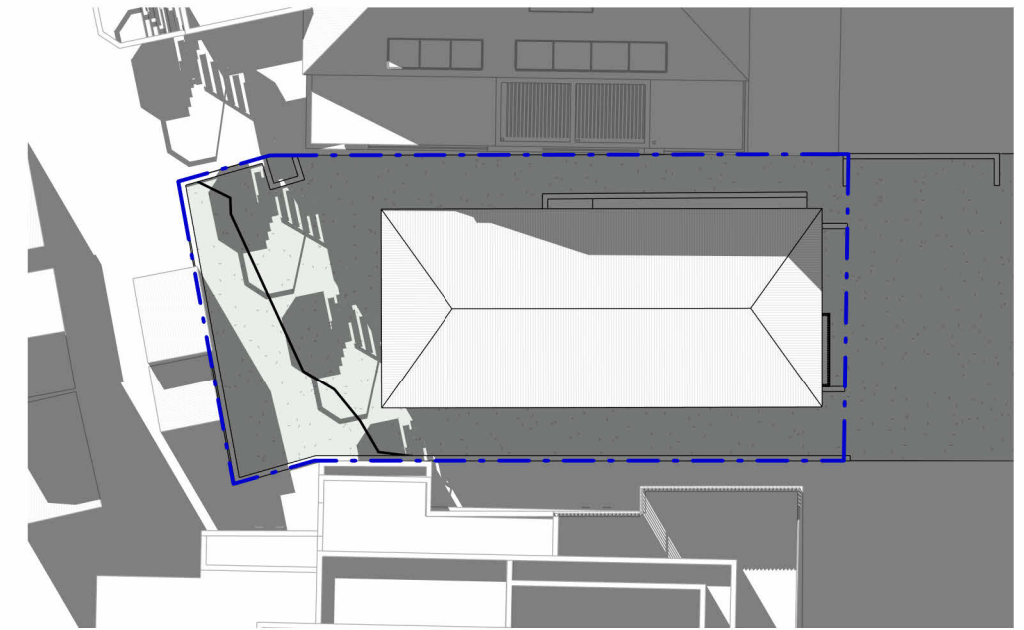
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DA1



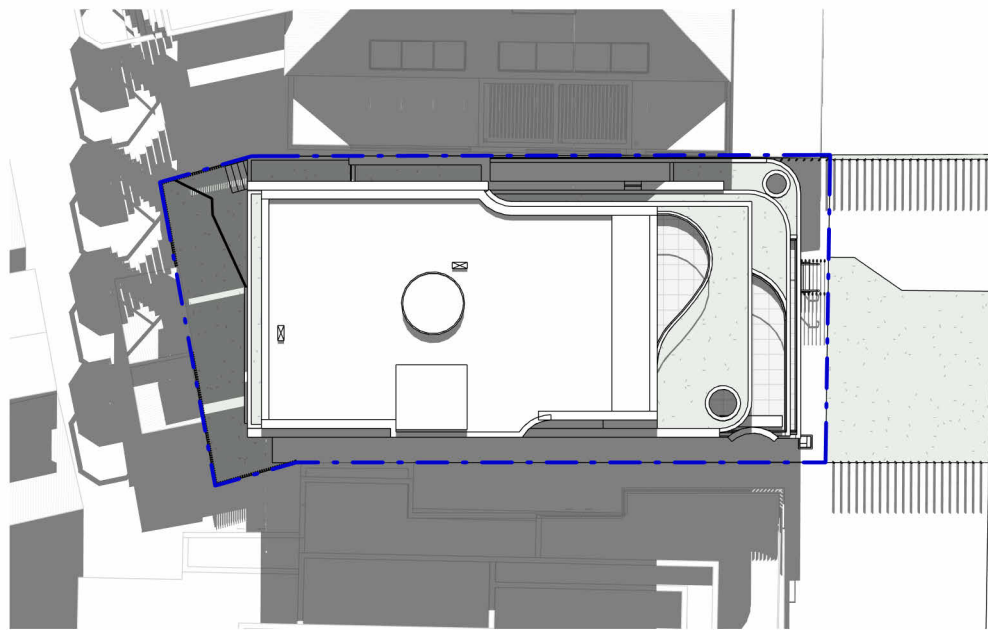
1 2-21 June - 12pm_ Existing



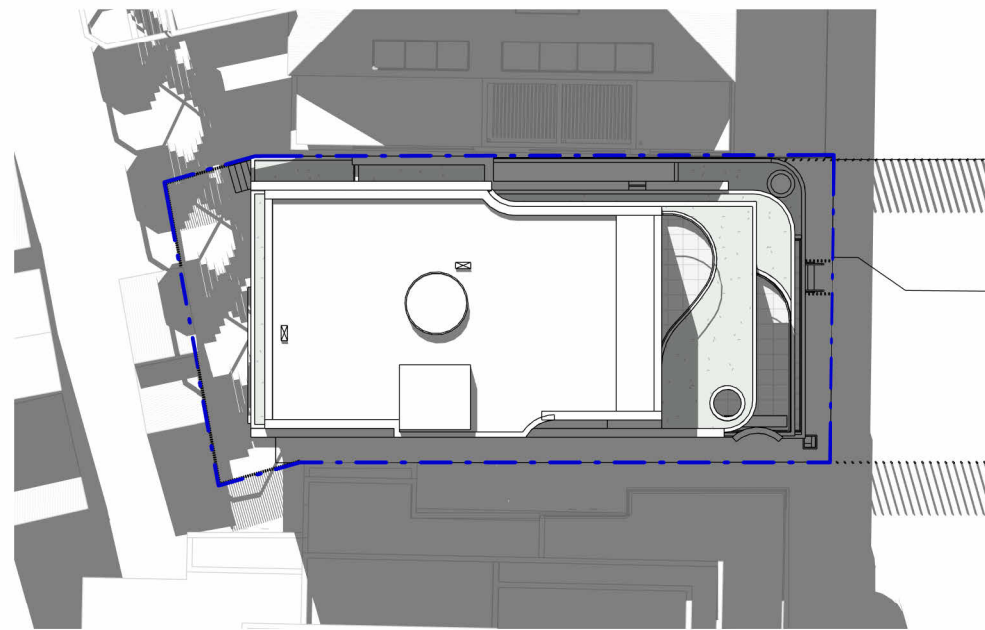
4 2-21 June - 1pm_ Existing



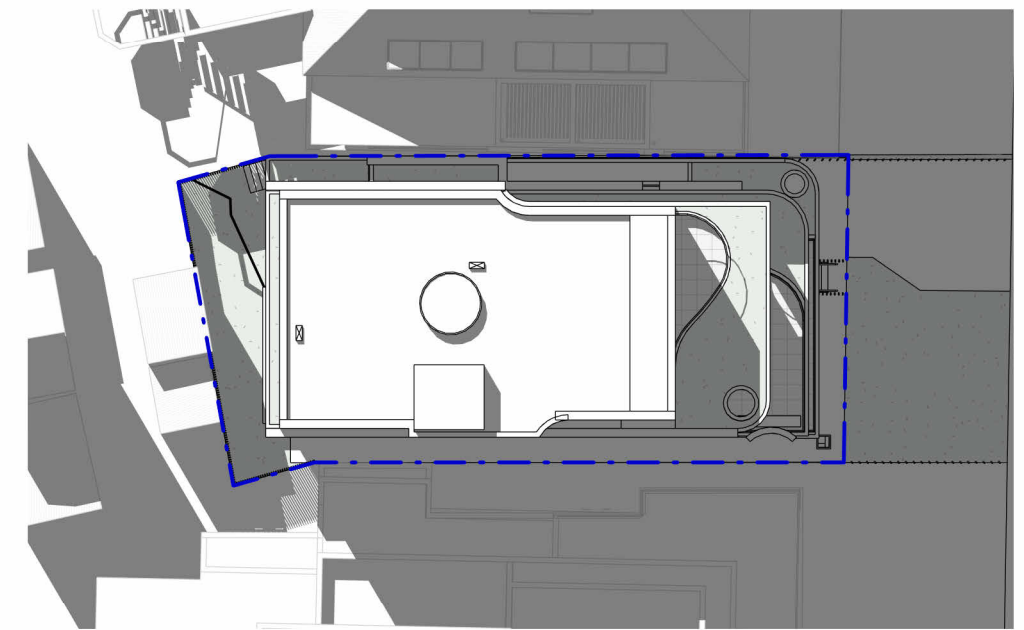
5 3-21 June - 2pm_ Existing



2 2-21 June - 12pm_ Proposed



3 1-21 June - 1pm_ Proposed



6 3-21 June - 2pm_ Proposed

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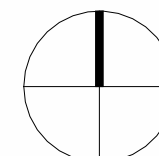
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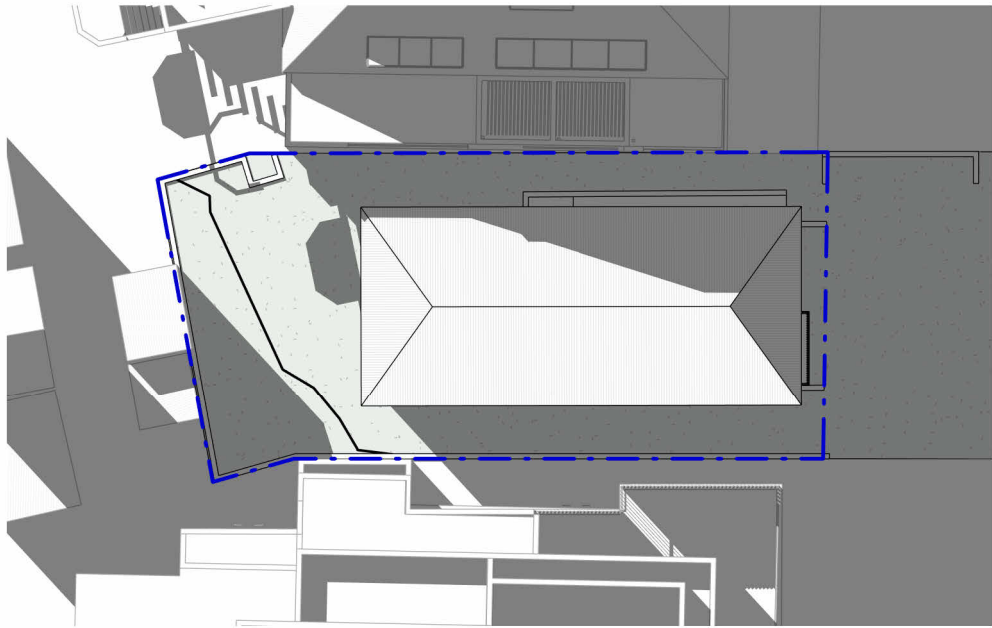
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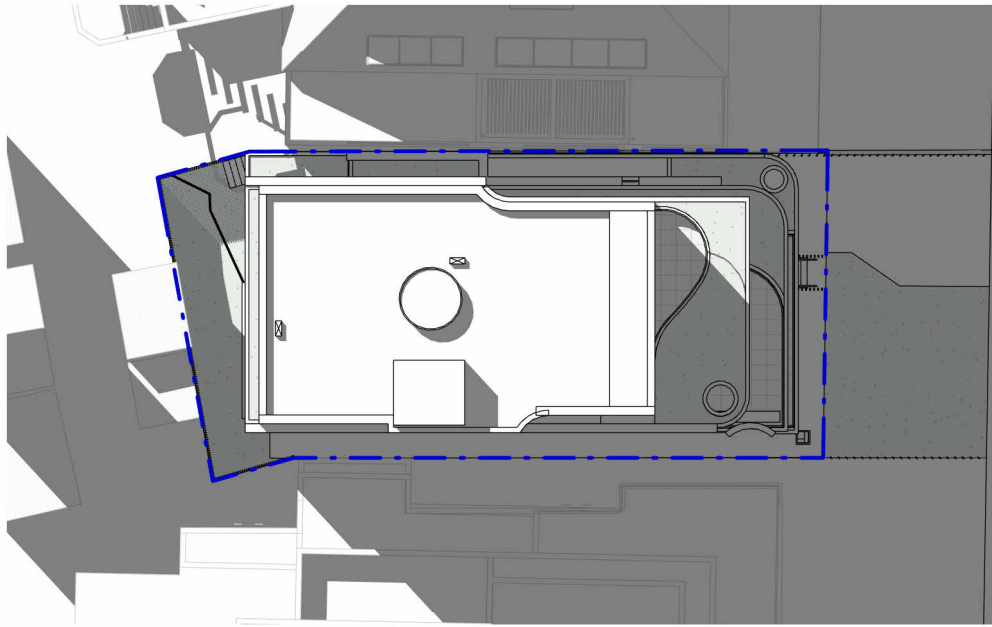


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DRAWING TITLE		PROJECT	
Shadow Diagrams 12pm-2pm		NSM2	
SCALE	STATUS	NUMBER	REVISION
1 : 300	DA	DA5301	DA1



1 3-21 June - 3pm_Existing



2 3-21June - 3pm_Proposed

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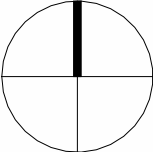
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DRAWING TITLE

Shadow Diagrams 3pm

PROJECT

NSM2

SCALE	STATUS	NUMBER	REVISION
1 : 300	DA	DA5302	DA1

VIEWS FROM THE SUN

21st JUNE - 9AM



EXISTING

21st JUNE - 9.30AM



EXISTING

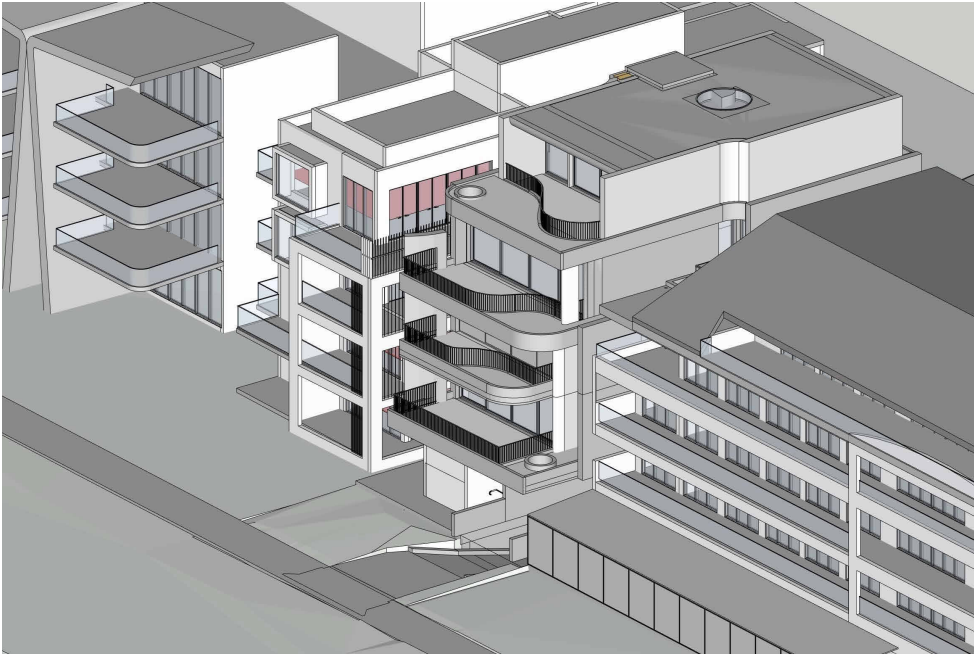
21st JUNE - 10AM



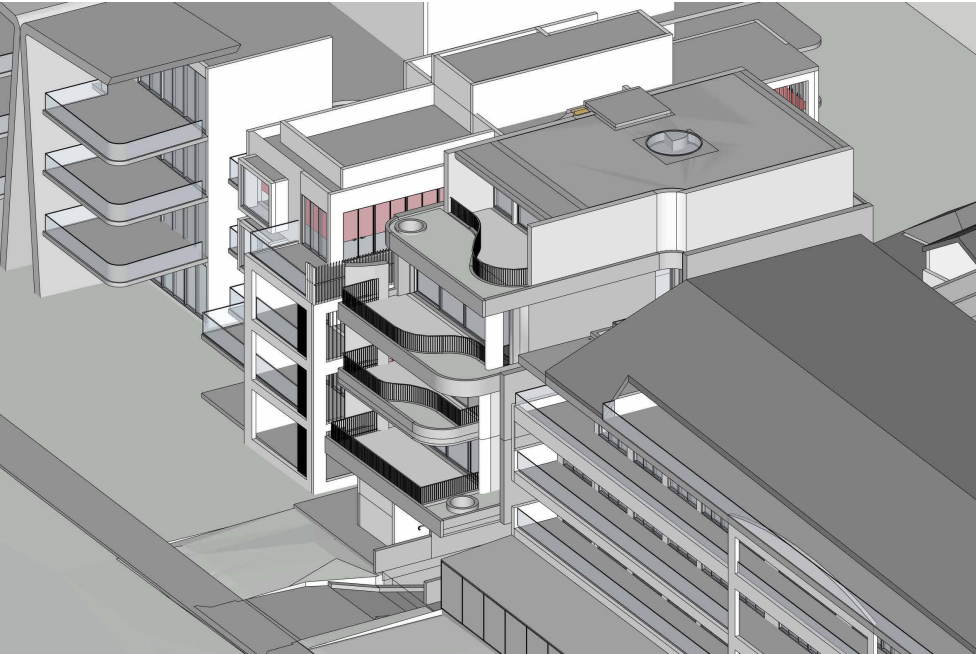
EXISTING



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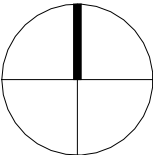
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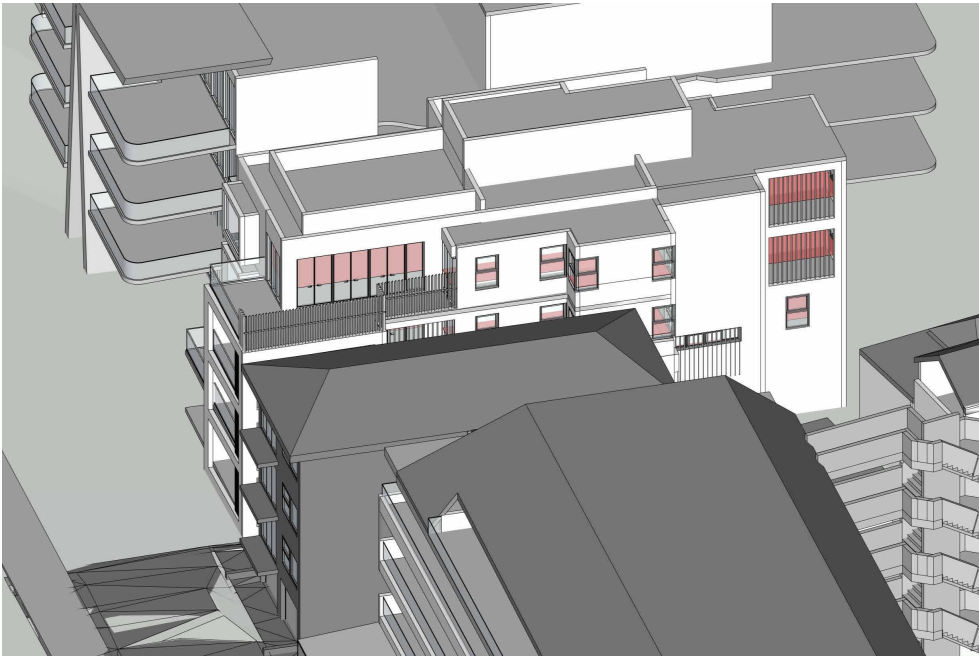
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DRAWING TITLE		PROJECT	
Sun Views 9am, 9.30am & 10am		NSM2	
SCALE	STATUS	NUMBER	REVISION
	DA	DA5310	DA1

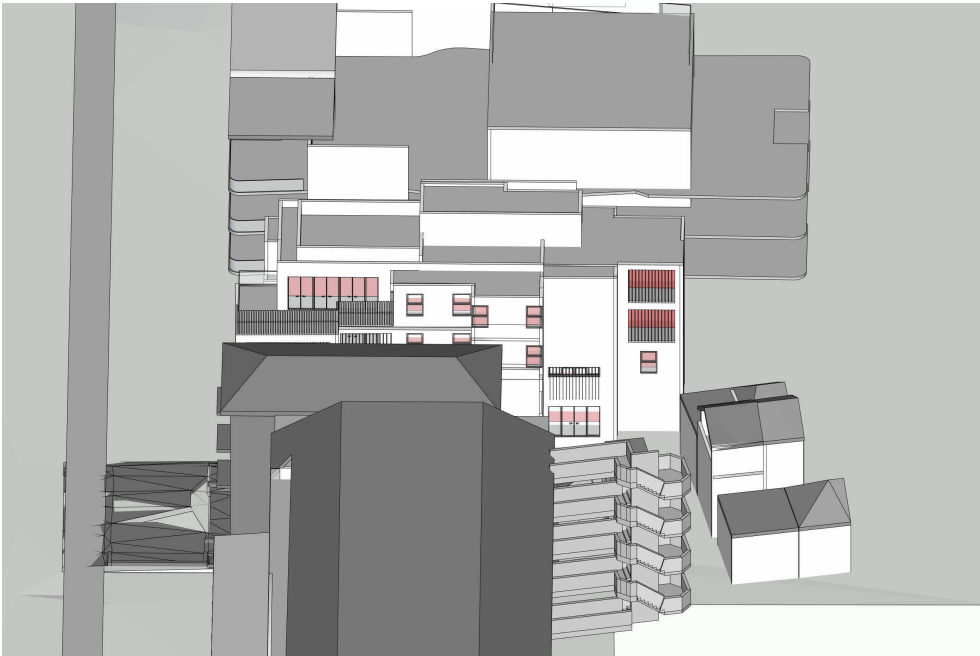
VIEWS FROM THE SUN

21st JUNE - 11AM



EXISTING

21st JUNE - 12PM



EXISTING

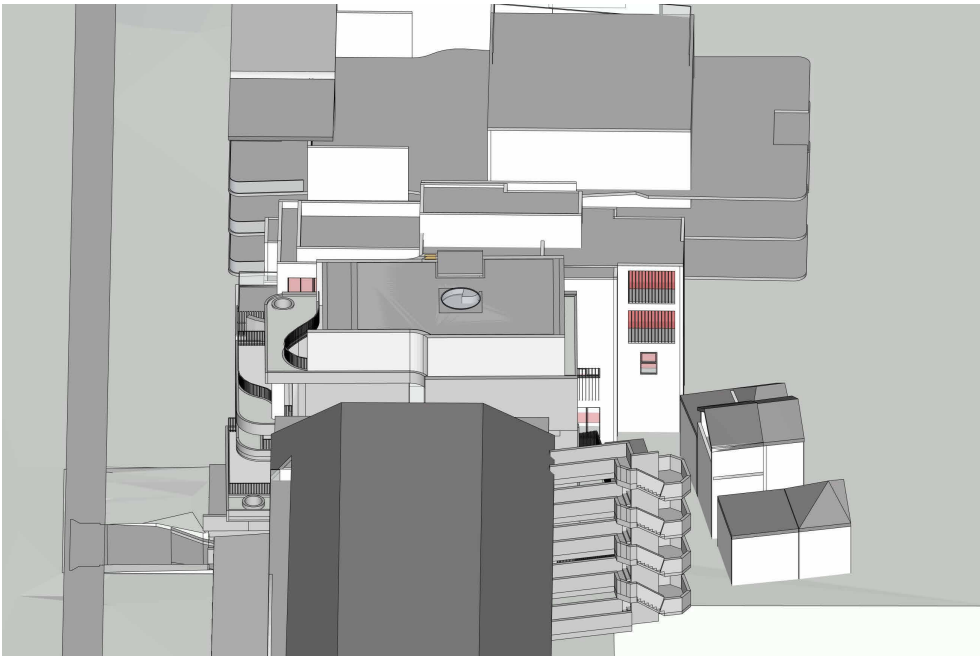
21st JUNE - 1PM



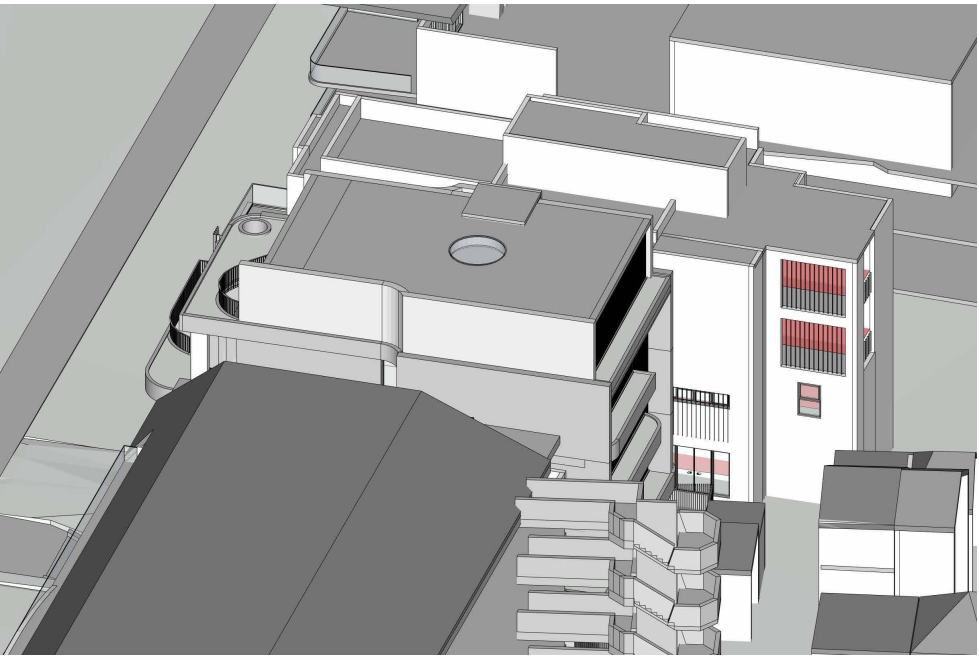
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DRAWING TITLE
 Sun Views 11am, 12pm & 1pm

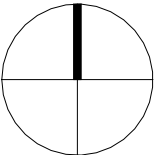
PROJECT
 NSM2

SCALE
 DA

STATUS

NUMBER
 DA5311

REVISION
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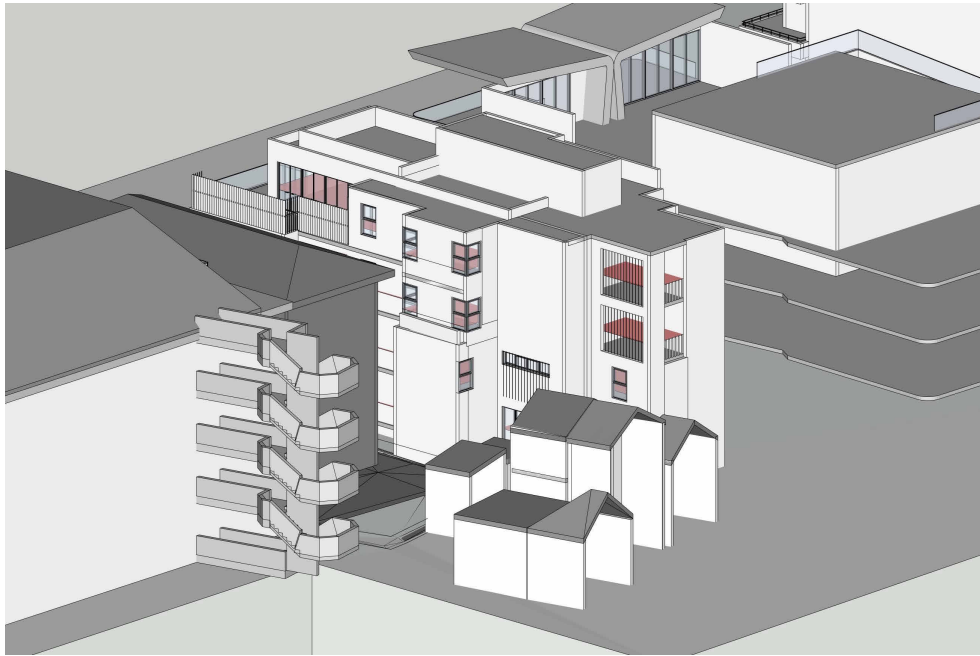
VIEWS FROM THE SUN

21st JUNE - 2PM

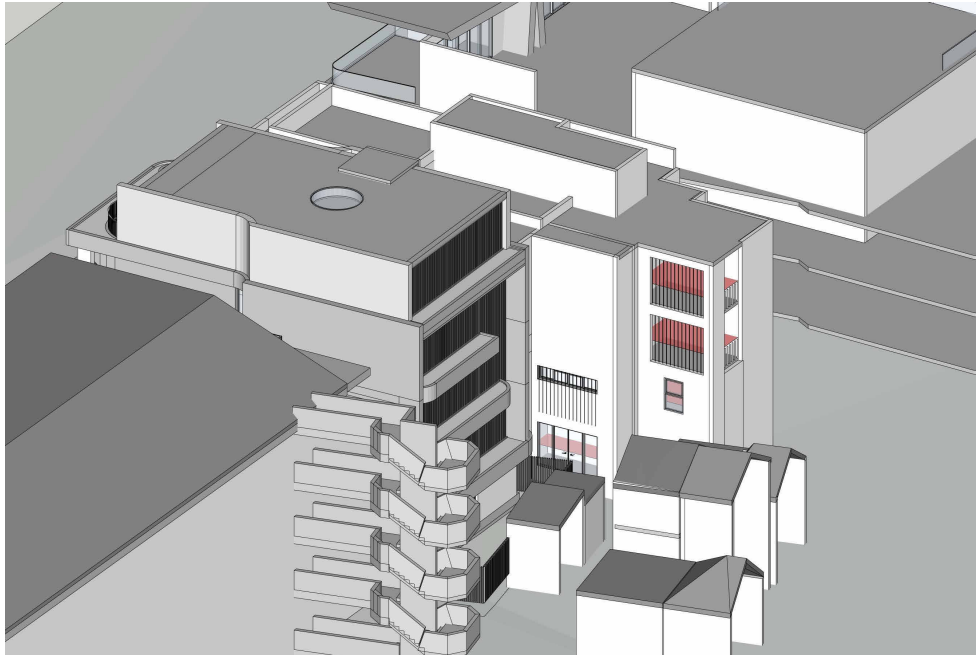


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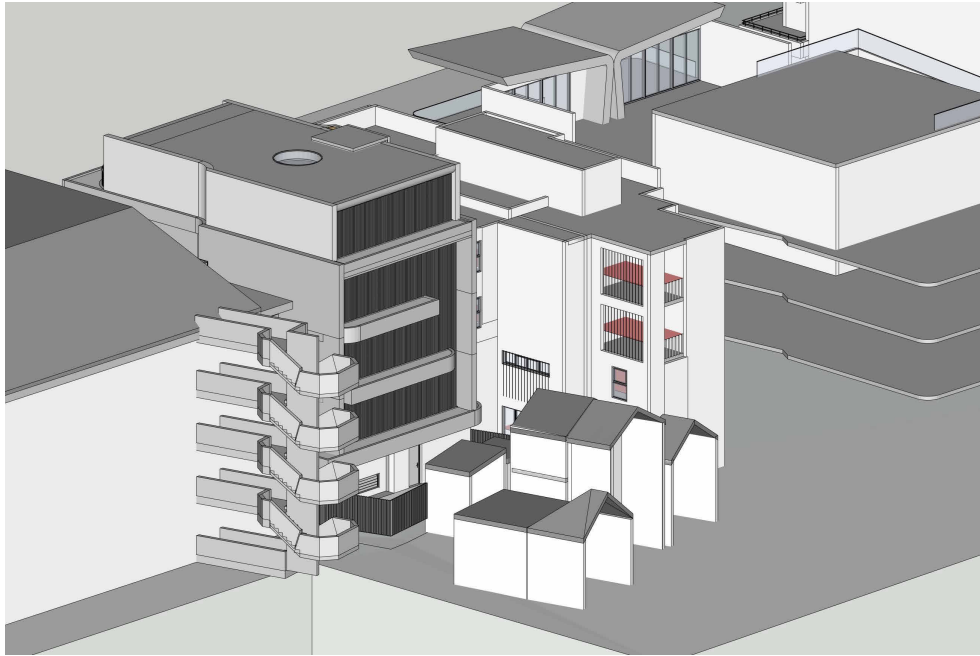
21st JUNE - 3PM



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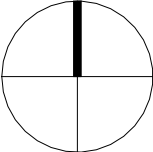
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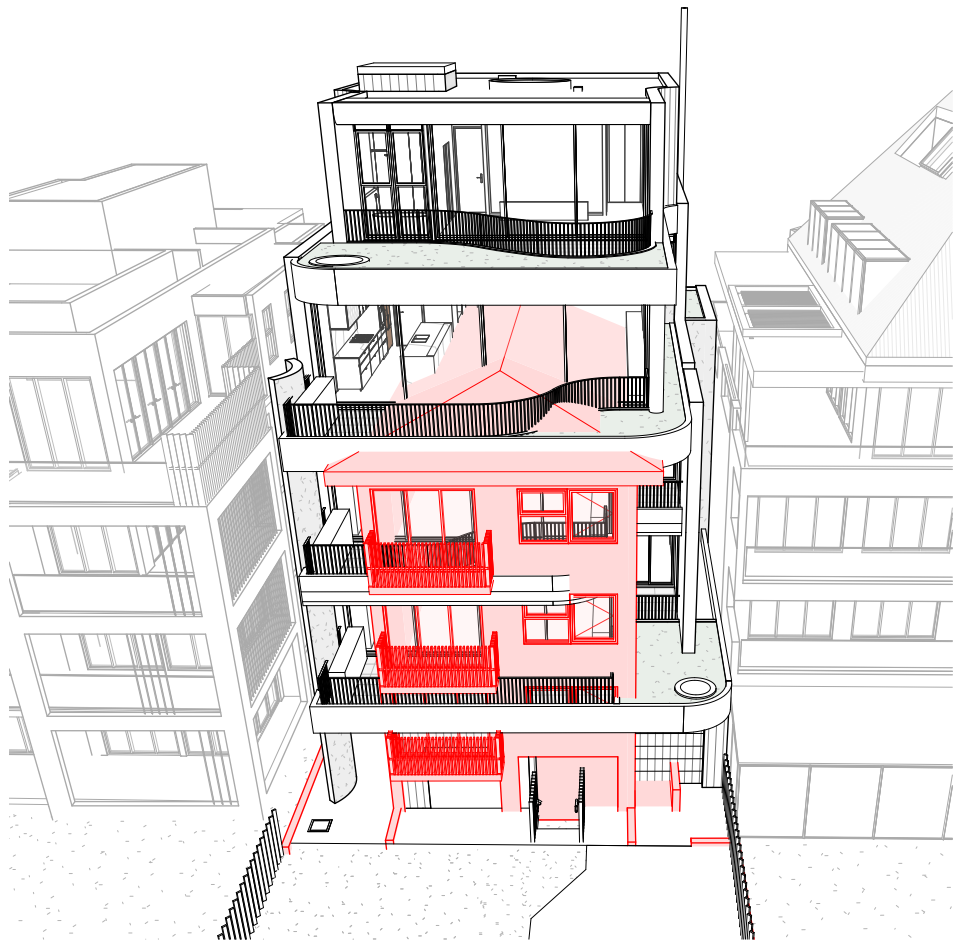
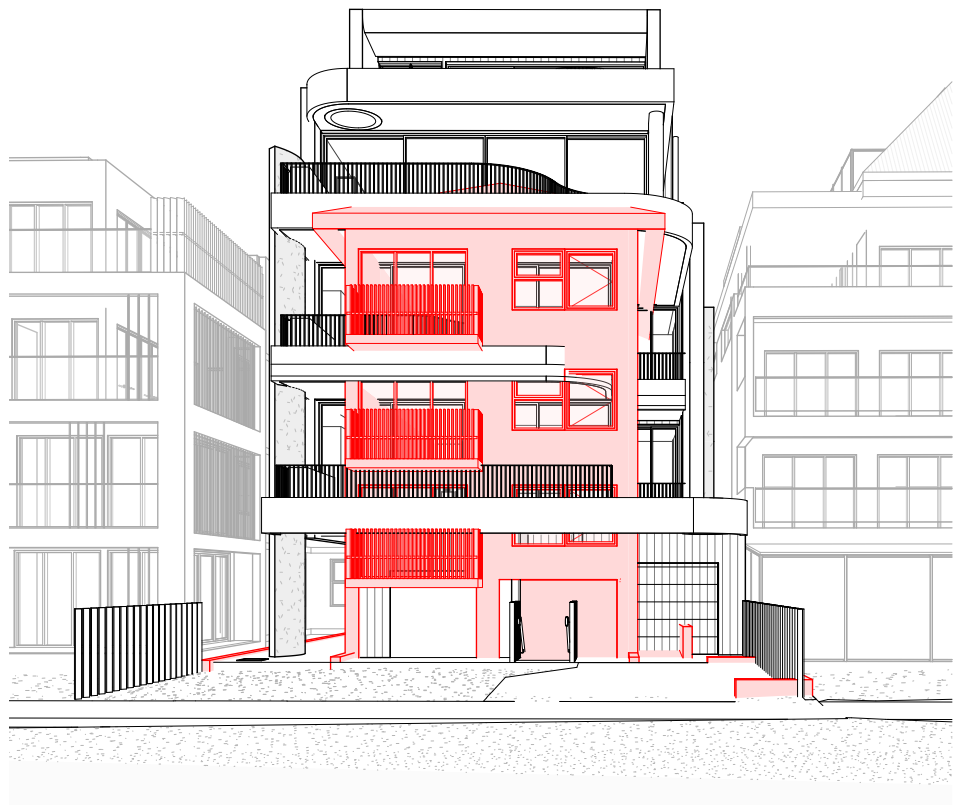
DRAWING TITLE

Sun Views 2pm & 3pm

PROJECT

NSM2

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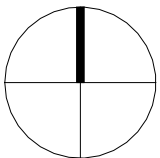
2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280

NSM2

92 NORTH STEYNE, MANLY

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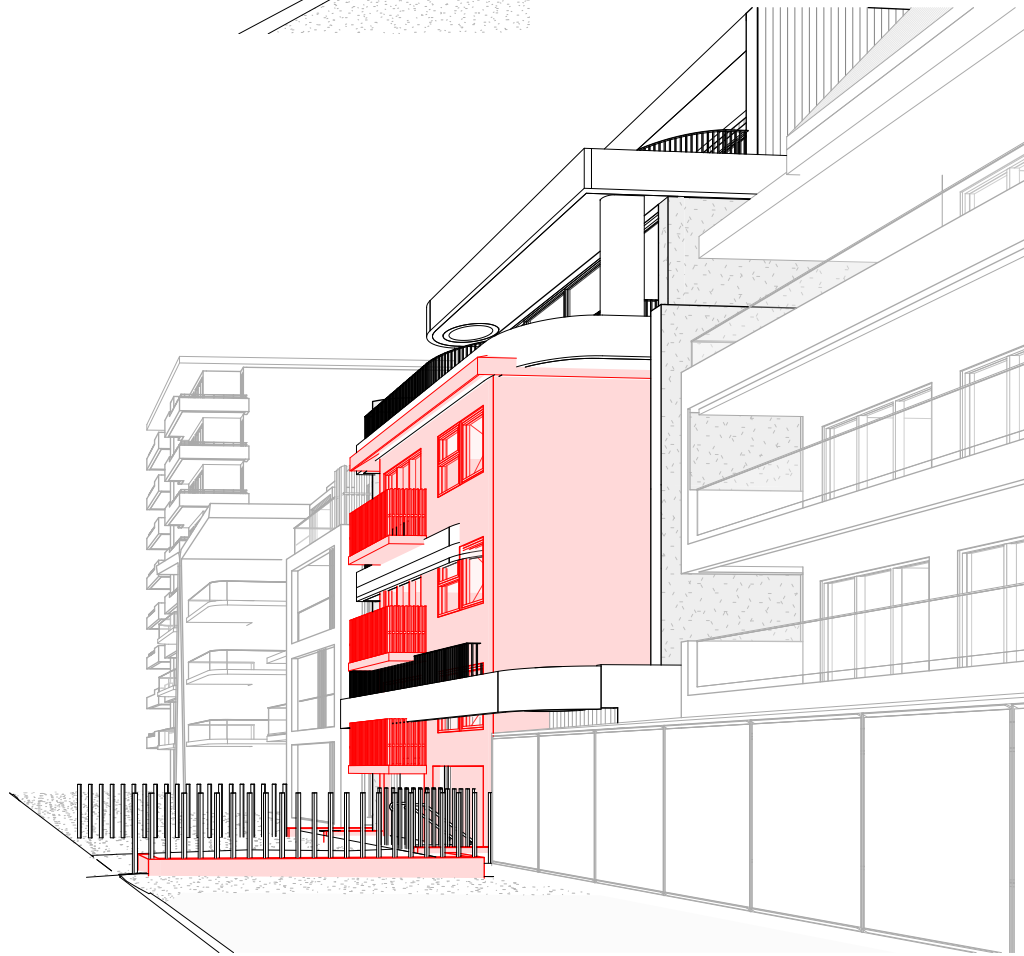
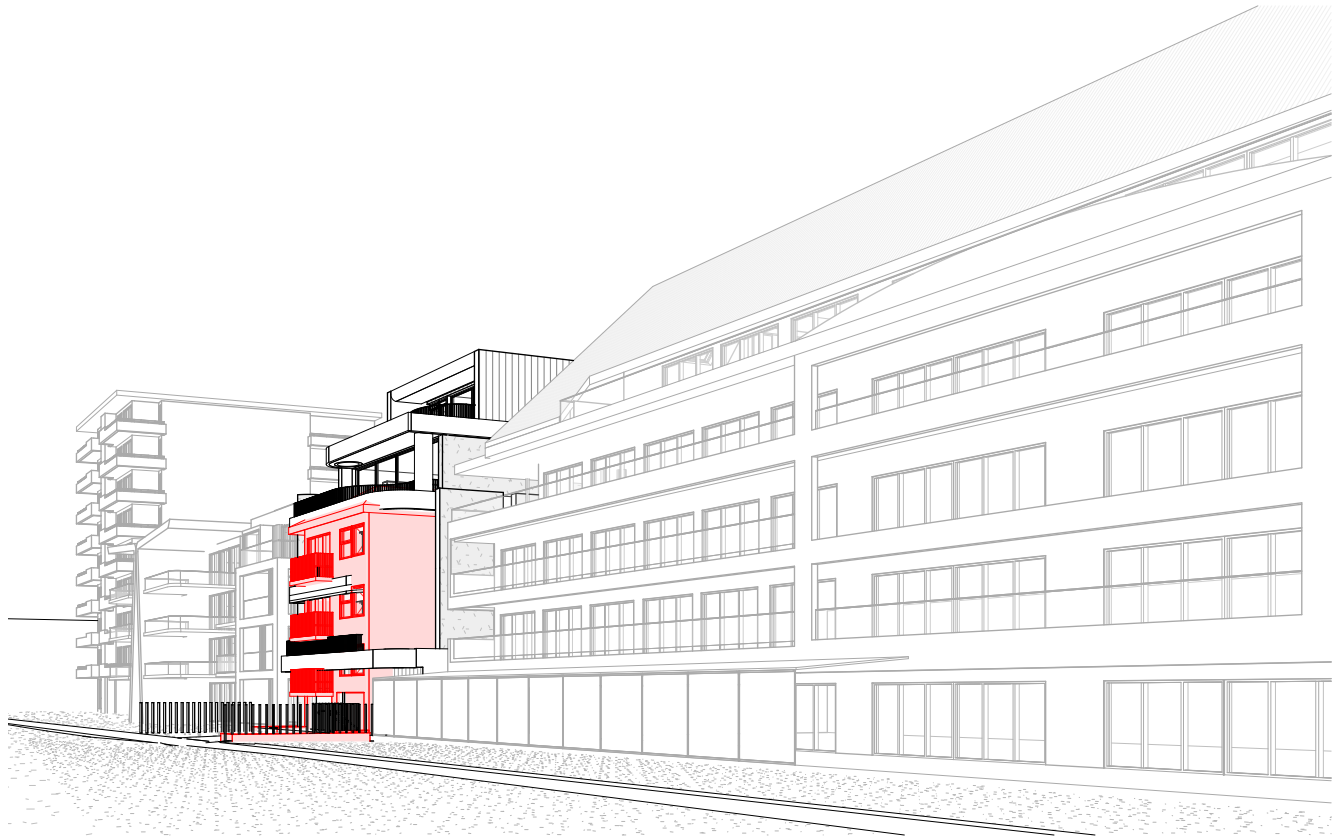
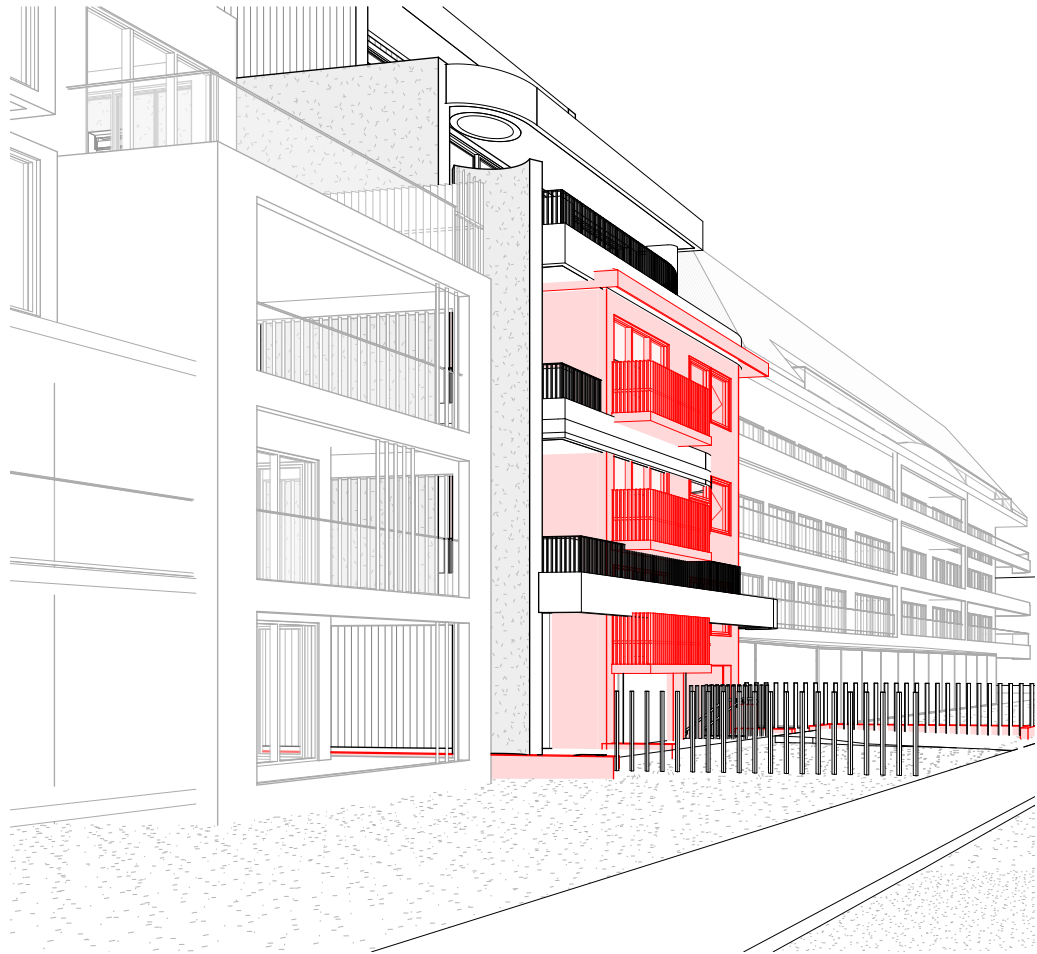
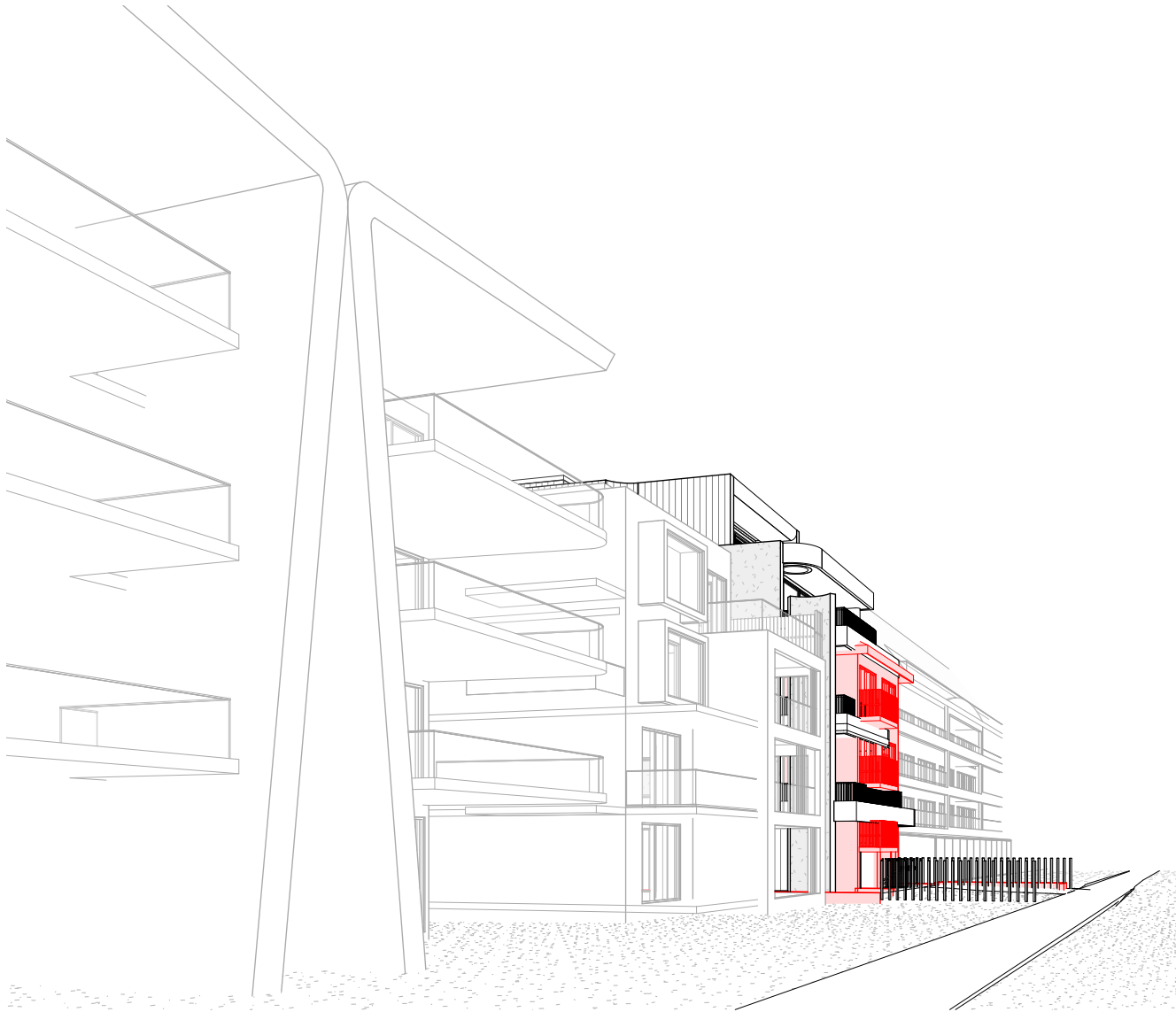
DRAWING TITLE
Building Envelope Analysis

SCALE
DA

NUMBER
DA5400

PROJECT
NSM2

REVISION
DA1



FOR DEVELOPMENT APPLICATION

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REVISION	DATE	DESCRIPTION	BY
DA1	17/04/25	DA SUBMISSION	DN/EDC

REVISION NOTES



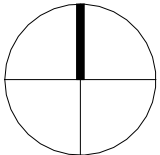
2/40 East Esplanade
Manly, NSW 2095 Australia
Phone: 02 8385 9759

Nominated Architect:
Bridie Gough 8280

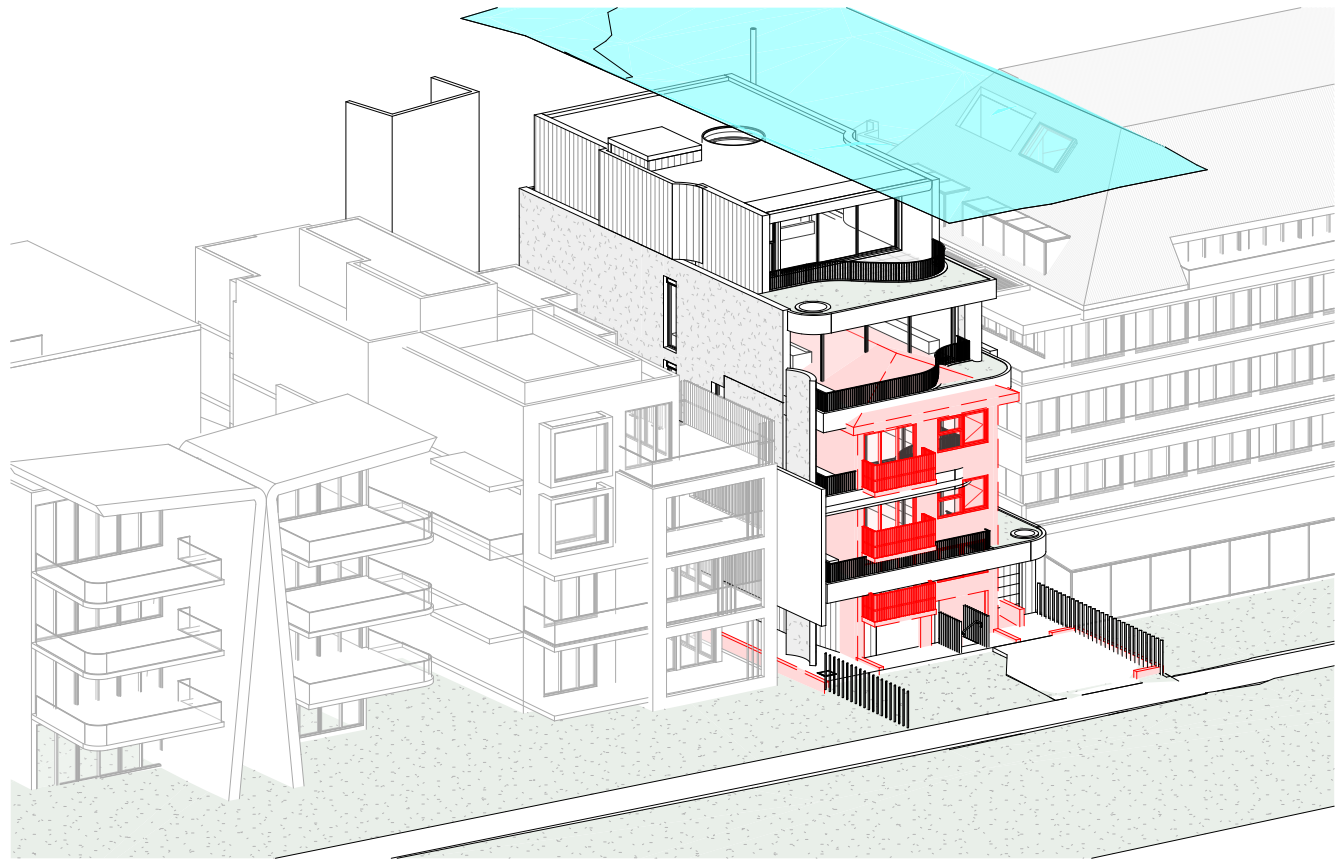
NSM2

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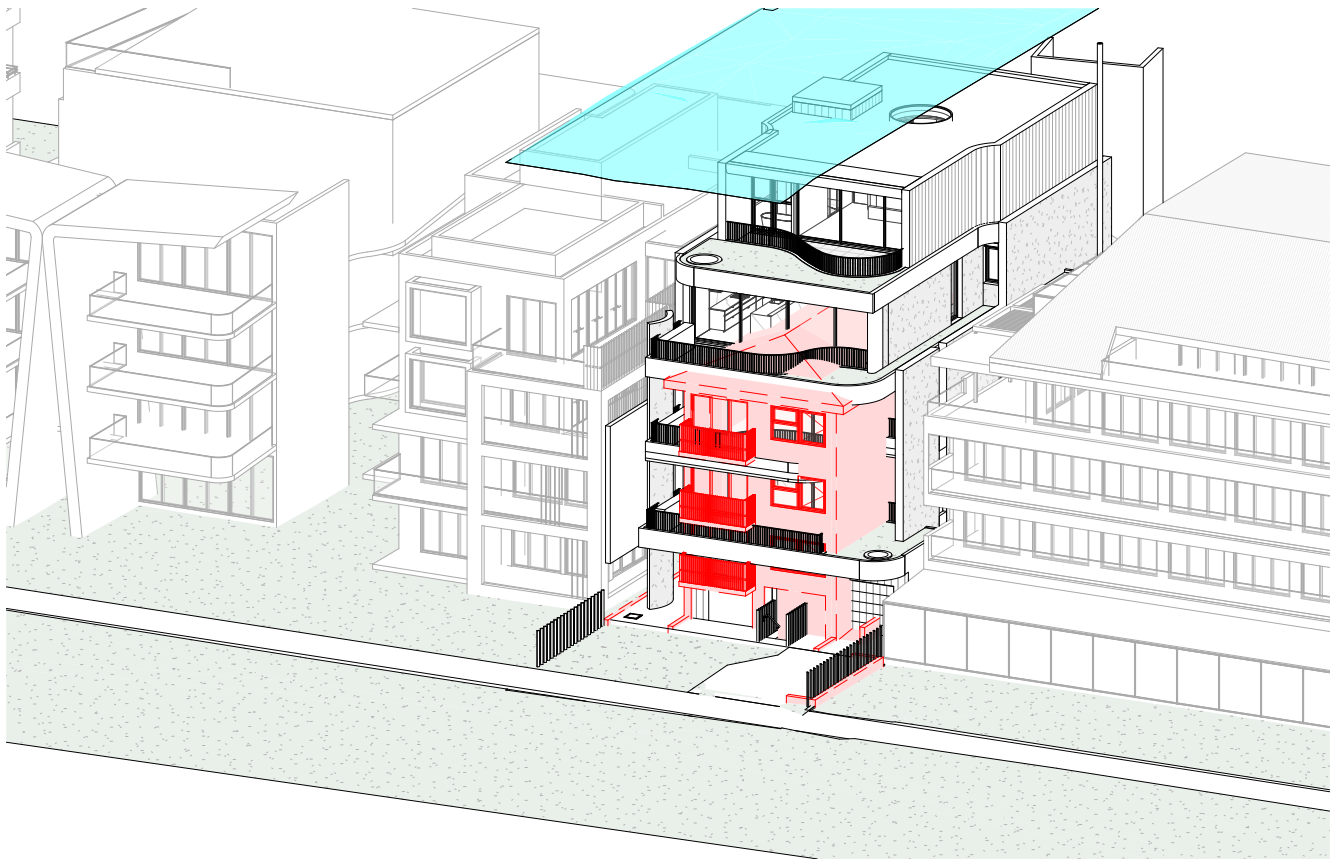
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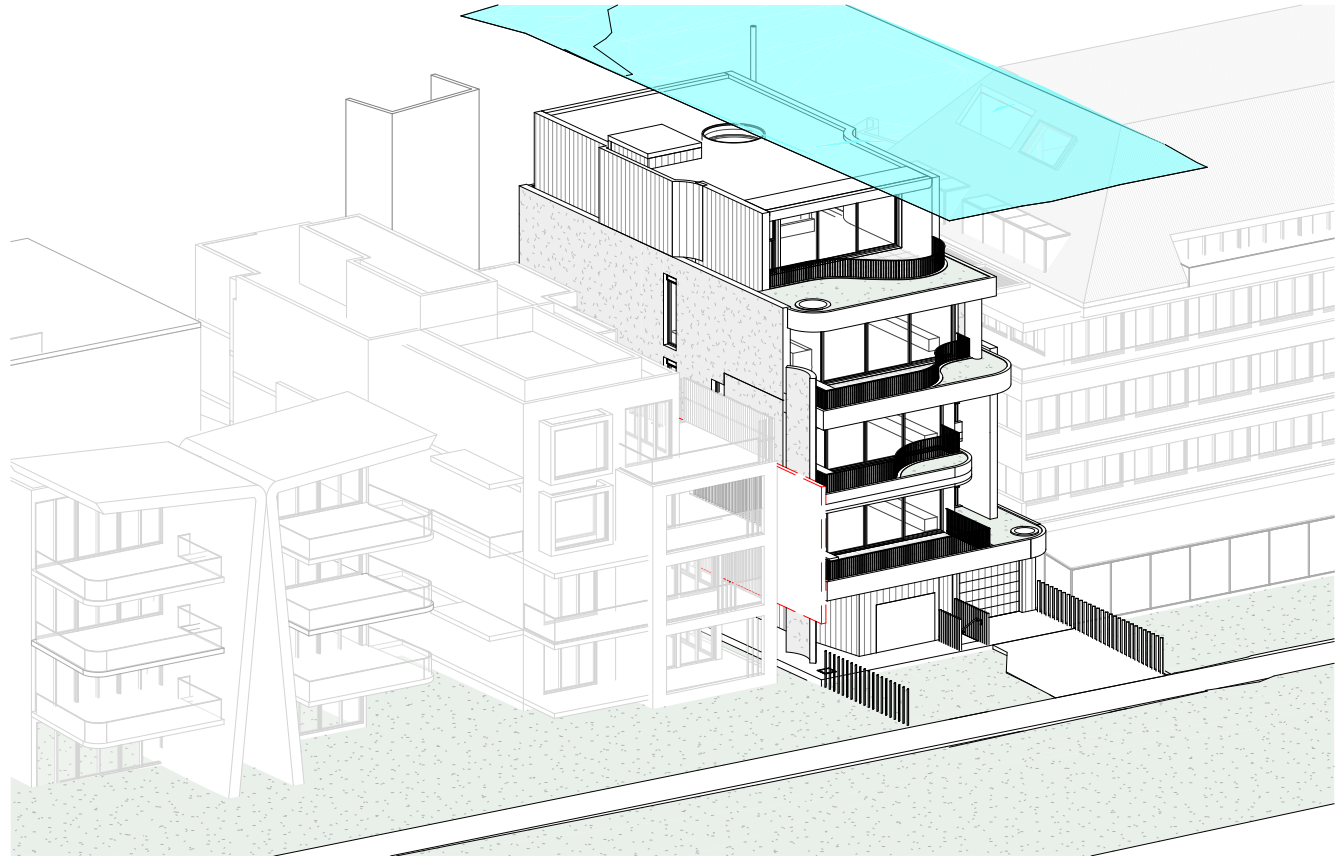
DRAWING TITLE		PROJECT	
Building Envelope Analysis		NSM2	
SCALE	STATUS	NUMBER	REVISION
	DA	DA5401	DA1



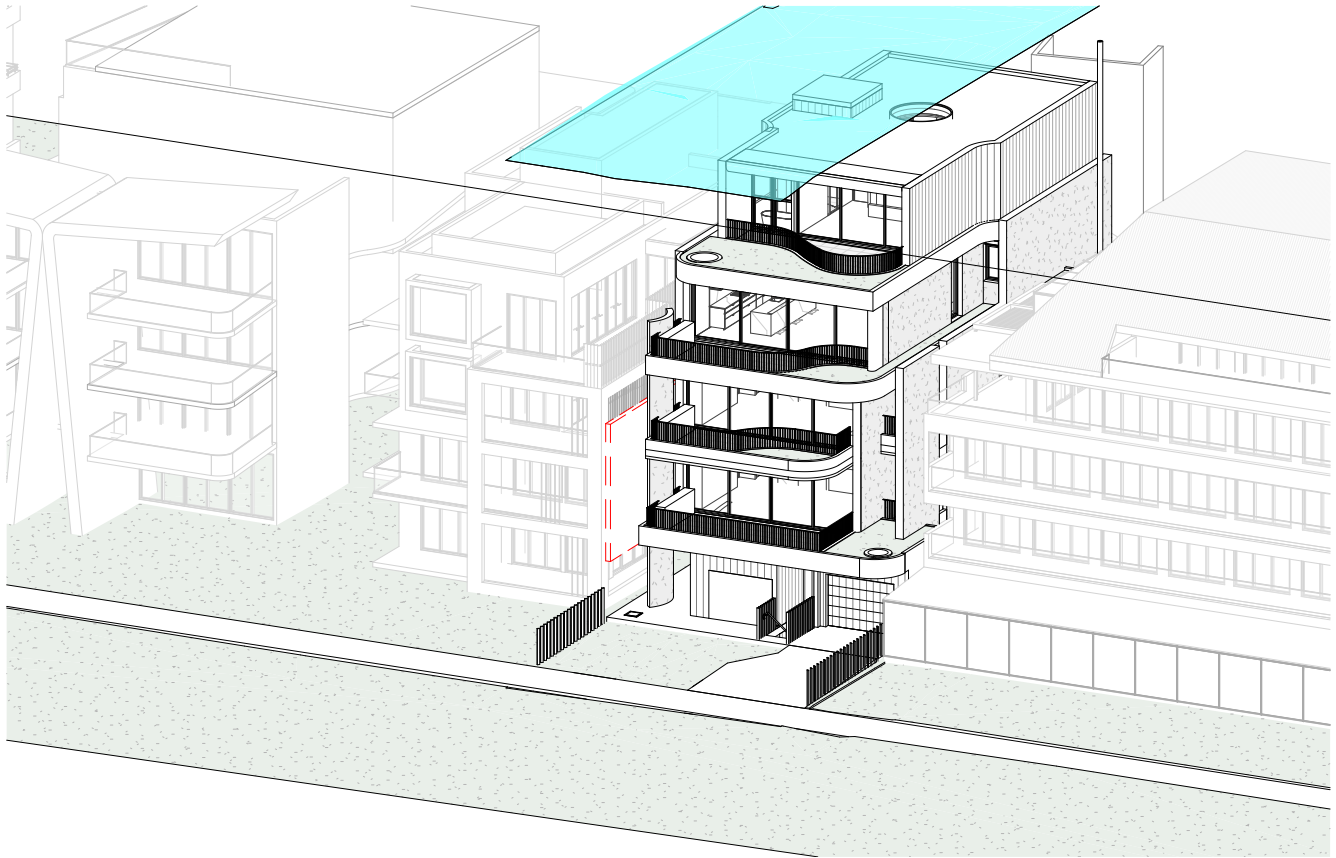
1 Height Blanket from South-East - Proposed & Existing



3 Height Blanket from North-East - Proposed & Existing



2 Height Blanket from South-East - Proposed



4 Height Blanket from North-East - Proposed

FOR DEVELOPMENT APPLICATION

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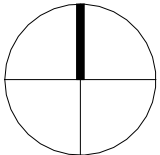
REVISION	DATE	DESCRIPTION	BY
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REVISION NOTES



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DRAWING TITLE			PROJECT
Height Breach Analysis			NSM2
SCALE	STATUS	NUMBER	REVISION
	DA	DA5500	DA1

DRAWING REGISTER - TRANSMITTAL

Platform Architects
Unit 2, 40 East Esplanade, Manly NSW 2095
Phone: (02) 8285 9759

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PROJECT: **NSM2**
92 NORTH STEYNE, MANLY

DATE OF ISSUE	17/04/2025
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DA0100	Site Plan	17/04/25	DA1
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DA0121	Street Analysis - Proposed	17/04/25	DA1
DA0122	Street Analysis - Existing 1.500	17/04/25	DA1
DA0123	Street Analysis - Proposed 1.500	17/04/25	DA1
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DA0500	Excavation Plan	17/04/25	DA1
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DA1001	Ground Floor Plan	17/04/25	DA1
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DA5301	Shadow Diagrams 12pm-2pm	17/04/25	DA1
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DA5312	Sun Views 2pm & 3pm	17/04/25	DA1
DA5400	Building Envelope Analysis	17/04/25	DA1
DA5401	Building Envelope Analysis	17/04/25	DA1
DA5500	Height Breach Analysis	17/04/25	DA1
DA-T	Transmittal	17/04/25	DA1