

DEVELOPMENT APPLICATION FOR MIXED USE DEVELOPMENT
321 - 331 CONDAMINE STREET MANLY VALE NSW 2093



PROJECT DESCRIPTION

The proposed 4 storey development presents as a 3 storey built-form that relates to the existing adjacent shop top development at 333 Condamine Street. The building steps by 700 mm at the midpoint to relate to the terrain and to reduce the over-all building height.

Level 3 (the 4th floor) is set-back generally 4.0 metres from the east, west and south boundaries and is largely concealed behind planter-boxes and screen plantings.

The roof is composed of 2 hipped gables, stepped at the mid-point. The eaves are set at a height of 2.4 metres to reduce the overall height of the roof and to screen it behind the planter-boxes. Awnings on the south east and south west corners of Level 3 are established at a height of 2.1 metres to further reduce the bulk and scale.

Street awnings reduce the apparent height of the 3-storey street façade, creating a retail base with a 2-storey residential component above.

Façade indentations and projections establish a scale hierarchy of large, medium and small façade features, which creates visual interest, produces a harmonious whole and reduces the apparent bulk and scale of the proposed development.

A rich palette of materials, colours and textures is used to highlight the scale relationships between the various façade elements.

Two (2) courtyards are located within the middle of the built-form to provide natural light, ventilation and outlook from the internally facing apartment bedrooms. The courtyards are planted with Kentia Palms, Birds Nest Ferns and Ruby Cordylines to create a sub-tropical garden and lush outlook from the apartments.

UNIT SCHEDULE				
UNIT NUMBER	UNIT TYPE	INTERNAL AREA	SOLAR ACCESS	NATURAL VENTILATION
01	2 BED	79.71	SOLAR = YES	VENT = YES
02	1 BED + S	70.40	SOLAR = YES	VENT = NO
03	2 BED	78.33	SOLAR = YES	VENT = YES
04	1 BED	50.50	SOLAR = YES	VENT = YES
05	1 BED	50.48	SOLAR = NO	VENT = NO
06	2 BED	70.41	SOLAR = YES	VENT = YES
07	1 BED	50.15	SOLAR = NO	VENT = NO
08	2 BED	70.52	SOLAR = YES	VENT = YES
09	2 BED	70.14	SOLAR = NO	VENT = NO
10	1 BED + S	70.87	SOLAR = YES	VENT = YES
11	2 BED	78.88	SOLAR = NO	VENT = NO
12	2 BED	79.69	SOLAR = NO	VENT = YES
13	2 BED	79.71	SOLAR = YES	VENT = YES
14	1 BED + S	70.40	SOLAR = YES	VENT = NO
15	2 BED	78.33	SOLAR = SOLAR	VENT = YES
16	1 BED	50.50	SOLAR = YES	VENT = YES
17	1 BED	50.48	SOLAR = YES	VENT = NO
18	2 BED	70.41	SOLAR = YES	VENT = YES
19	1 BED	50.15	SOLAR = NO	VENT = NO
20	2 BED	70.52	SOLAR = YES	VENT = YES
21	2 BED	70.14	SOLAR = NO	VENT = NO
22	1 BED + S	70.55	SOLAR = YES	VENT = YES
23	2 BED	78.88	SOLAR = NO	VENT = NO
24	2 BED	79.69	SOLAR = NO	VENT = YES
25	2 BED	73.89	SOLAR = YES	VENT = YES
26	2 BED	70.59	SOLAR = YES	VENT = YES
27	2 BED	70.28	SOLAR = YES	VENT = YES
28	2 BED	72.16	SOLAR = YES	VENT = YES
29	2 BED	84.97	SOLAR = YES	VENT = YES
30	2 BED	72.70	SOLAR = YES	VENT = YES
31	2 BED	74.23	SOLAR = YES	VENT = YES
32	2 BED	70.56	SOLAR = YES	VENT = YES
33	2 BED	75.85	SOLAR = YES	VENT = YES

DRAWING No:	DRAWING NAME	REVISIONS
DA-00	COVER SHEET	A
DA-01	SITE & SITE ANALYSIS PLAN	A
DA-02	BASEMENT B2 PLAN	A
DA-03	BASEMENT B1 PLAN	A
DA-04	GROUND FLOOR PLAN	A
DA-05	LEVEL 1 PLAN	A
DA-06	LEVEL 2 PLAN	A
DA-07	LEVEL 3 PLAN	A
DA-08	ROOF PLAN - LOWER	A
DA-09	ROOF PLAN - UPPER	A
DA-10	EAST & SOUTH ELEVATIONS	A
DA-11	WEST & NORTH ELEVATIONS	A
DA-12	SECTION A & B	A
DA-13	SECTION C	A
DA-14	SECTION 1 & 3	A
DA-15	SHADOW DIAGRAMS	A
DA-16	LANDSCAPE PLAN - GROUND FLOOR	A
DA-17	LANDSCAPE PLAN - LEVEL 1	A
DA-18	LANDSCAPE PLAN - LEVEL 3	A
DA-19	SCHEDULE OF EXTERNAL FINISHES	A
DA-20	VIEW 1	A
DA-21	VIEW 2	A
DA-22	VIEW 3	A
DA-23	VIEW 4	A
DA-24	VIEW 5	A
DA-25	VIEW 6	A
DA-26	VIEW 7	A
DA-27	VIEW 8	A
DA-28	VIEW 9	A
DA-40	HEIGHT CONTROL DIAGRAM - OVER VIEW	A
DA-41	HEIGHT CONTROL DIAGRAM - VIEW FROM WEST	A
DA-42	HEIGHT CONTROL DIAGRAM - VIEW FROM SOUTH	A
DA-43	HEIGHT CONTROL DIAGRAM - VIEW FROM EAST	A
DA-50	SITE PLAN - NOTIFICATION	A
DA-51	NOTIFICATION - ELEVATIONS	A
DA-52	NOTIFICATION - ELEVATION	A
DA-60	CONSTRUCTION MANAGEMENT PLAN	A

DEVELOPMENT SUMMARY

UNIT MIX & TOTAL

1 BED = 10 (30%)
2 BED = 23 (70%)
TOTAL = 33

RETAIL TENANCIES = 4 SHOPS

CAR PARKING

RETAIL = 23 SPACES
RESIDENTIAL = 38 SPACES
VISITORS = 7 SPACES

TOTAL CAR SPACES = 68 SPACES

BICYCLE PARKING

RESIDENTIAL = 33 SPACES
VISITORS = 3 SPACES
RETAIL = 2 SPACES

TOTAL BICYCLES = 38 SPACES

SOLAR ACCESS & NATURAL VENTILATION

SOLAR ACCESS = 24 / 33 (73%)
X-VENTILATION = 23 / 33 (70%)

ACCESSIBILITY

"SILVER LEVEL" UNITS = 7 UNITS (20% MINIMUM)

2 SUNSHINE STREET

REV B:
SERVICES & STORAGE AREAS ADDED.
CAR PARK LAYOUT REVISED.
CAR PARK ALLOCATION ADDED.
2 RESIDENTIAL CAR SPACES ADDED.

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

BOUNDARY 35.645 M 190° 48' 05"

CONDAMINE STREET

SUNSHINE STREET

333 CONDOMINE STREET

BOUNDARY 31.090 M 278° 23' 40"

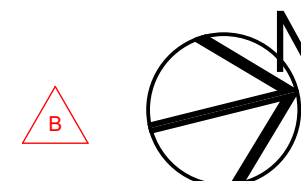
BOUNDARY 33.53 M 98° 22' 40"

BOUNDARY
ARC 3.865 M
RAD 2.545 M
23° 46' 35" 45"

RESIDENTIAL PARKING

CAR SPACE CALCULATIONS
4 X 1 bed @ 1 EACH = 4 SPACES
23 X 2 BED @ 1.2 EACH = 28 SPACES
4 X 3 BED @ 1.5 EACH = 6 SPACES
TOTAL RESIDENTIAL CARS = 38 SPACES
RESIDENTIAL CARS PROVIDED = 40 SPACES
VISITORS = 1 SPACE/ 5 UNITS = 7 SPACES

Revision ID	Description	Issue Date	PROJECT	REVISION TITLE
P2	UNIT AREAS REVISED TO COMPLY WITH ADG. GENERAL REVISION TO PLANS AS CLOUDED. SILVER LEVEL UNITS ADDED.	14/02/2020	MIXED-USE DEVELOPMENT 321 - 331 CONDOMINE STREET MANLY VALE NSW 2093	BASEMENT B2 PLAN
P3	GENERAL UPDATE - ISSUED FOR CO-ORDINATION.	12/05/2020	LOTS 20, 21, 22 & 25 on DP 11320	SCALE: 1:100 @ A1
P4	REVISIONS TO CAR-PARKING AS CLOUDED.	18/06/2020	LOT 123 on DP 737259	DRAWN BY: SG / AW
A	DEVELOPMENT APPLICATION	24/06/2020		PROJECT NO. 1511
B	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020	FOR MANLY VALE DEVELOPMENTS No 2 P/L	DA-02



B

47/900 muna vale road
manly vale nsw 2093
tel: 02 9478 4411
tel: 02 9478 4402
garnertrovato.com.au

13/11/2020
PLOT DATE

2 SUNSHINE STREET

REV B:
SERVICES & STORAGE AREAS ADDED.
CAR PARK LAYOUT REVISED.
CAR PARK ALLOCATION ADDED.

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

RETAIL & VISITOR PARKING

RETAIL PARKING REQUIREMENTS
RETAIL PARKING = 1 SPACE / 16.4 m² GFA
TOTAL RETAIL GFA = 377 m²
RETAIL CARS REQUIRED = 23 CARS
CARS PROVIDED = 23 CARS

BOUNDARY 35.645 M 190° 48' 05"

CONDAMINE STREET

333 CONDOMINE STREET

BOUNDARY 33.53 M 98° 22' 40"

BOUNDARY 31.090 M 278° 23' 40"

BOUNDARY
ARC 3.865 M
23° 46' 35" 45"

SUNSHINE STREET



BASEMENT B1 PLAN

SCALE: 1:100 @ A1
DRAWN BY: SG / AW
CHECKED BY: B
PLOT DATE: 13/11/2020
REVISION: B

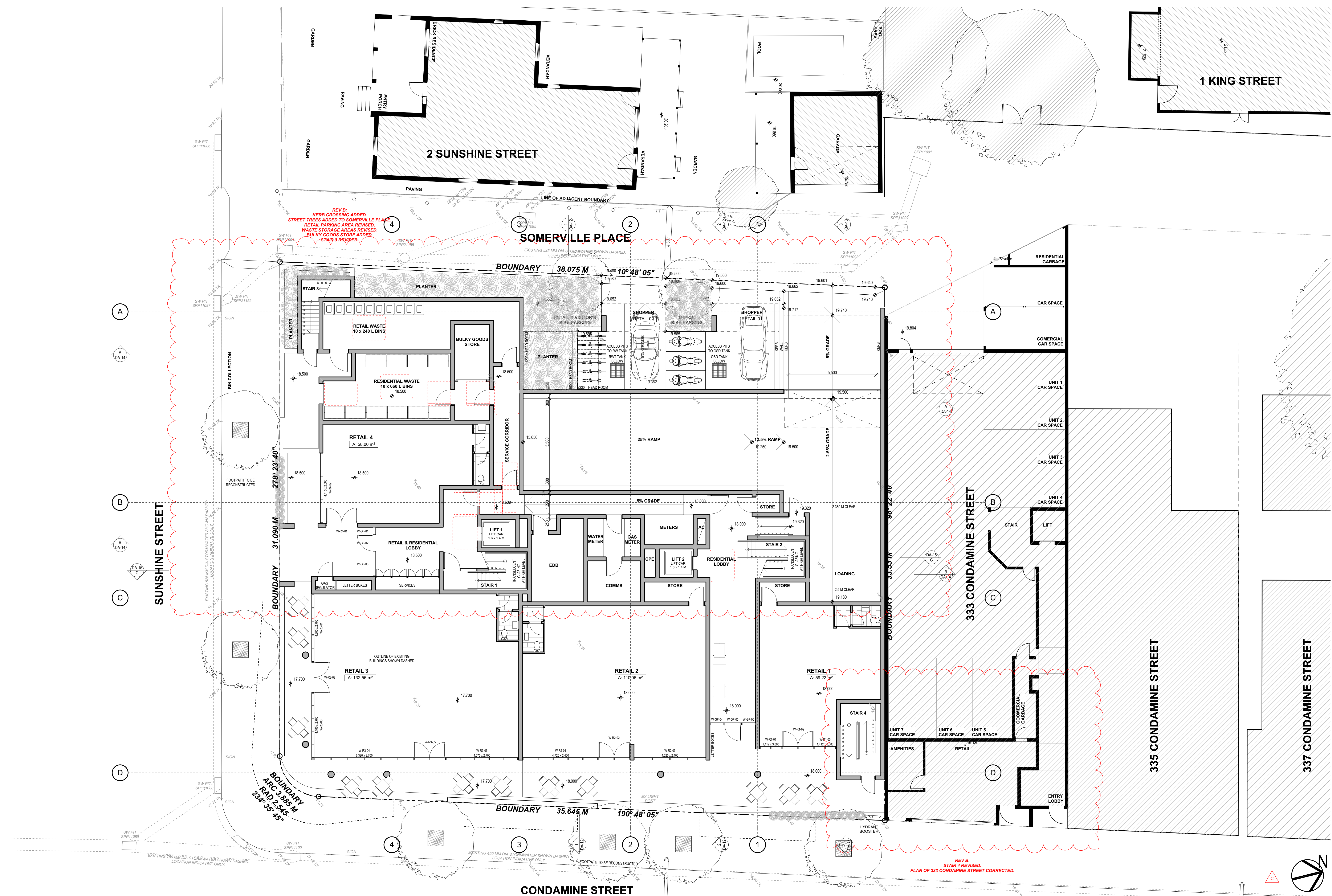
PROJECT: MIXED-USE DEVELOPMENT
321 - 331 CONDOMINE STREET
MANLY VALE NSW 2093
LOTS 20, 21, 22 & 25 on DP 11320
LOT 123 on DP 737259

Issue Date: 14/02/2020
12/05/2020
18/06/2020
24/06/2020
13/11/2020

Revision ID Description
P2 UNIT AREAS REVISED TO COMPLY WITH ADG. GENERAL REVISION TO PLANS AS CLOUDED. SILVER LEVEL UNITS ADDED.
P3 GENERAL UPDATE - ISSUED FOR CO-ORDINATION.
P4 REVISIONS TO CAR PARKING AS CLOUDED.
A DEVELOPMENT APPLICATION
B REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.

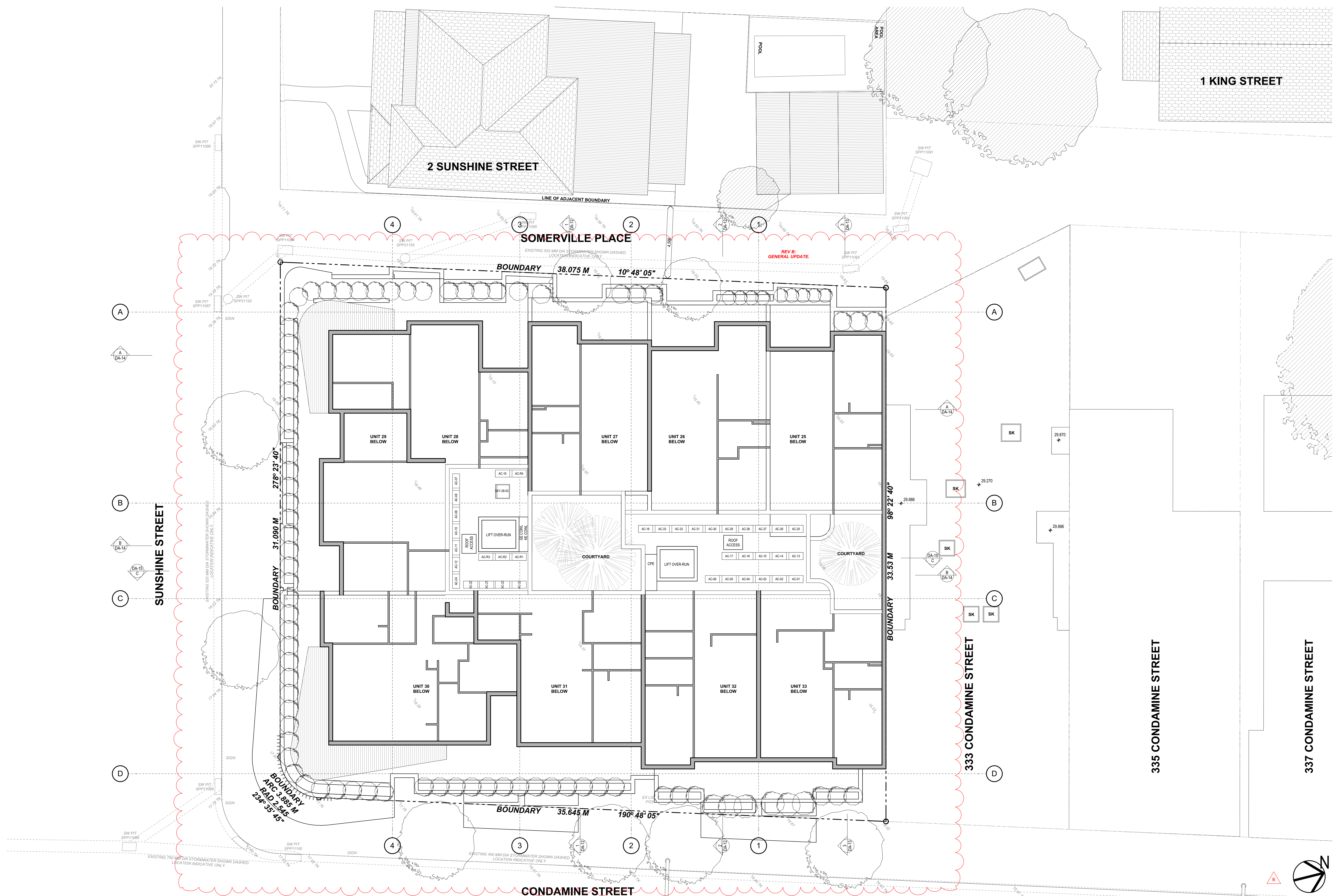
gartnertrovato
architects

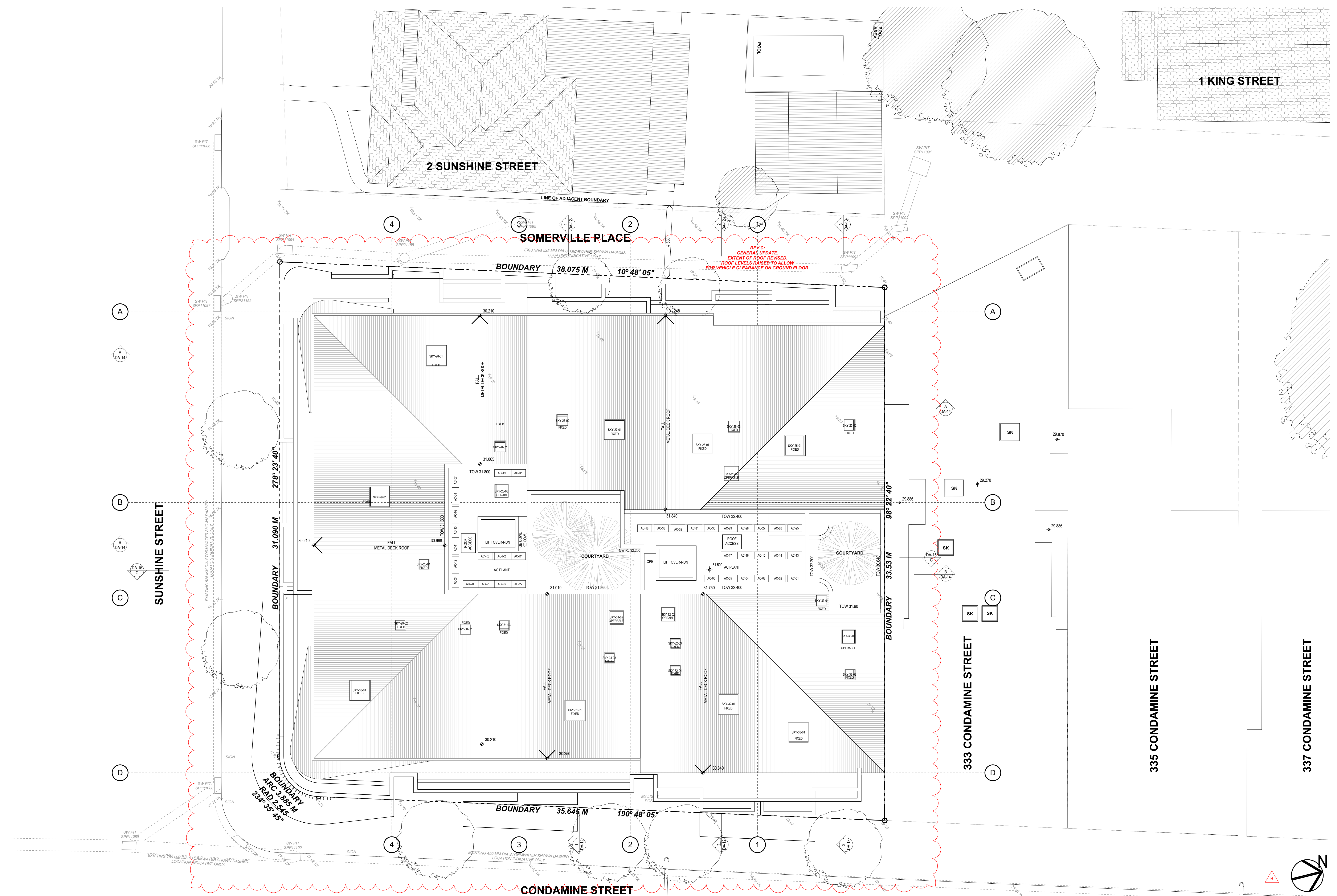
47/90 riverina road
manly vale nsw 2093
ph: 02 9478 4411
mob: 0478 4411
gartnertrovato.com.au

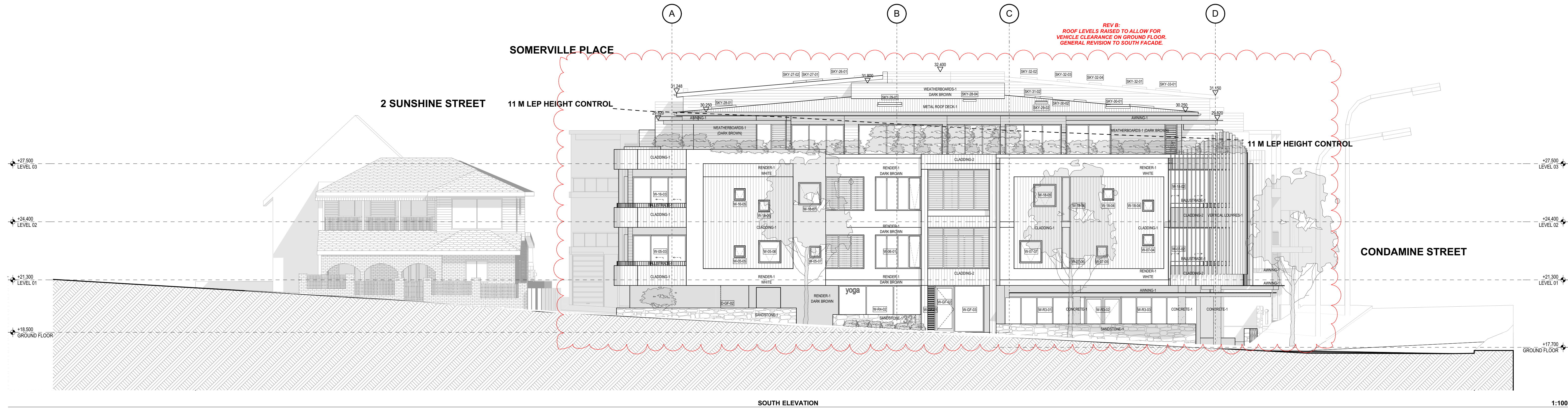
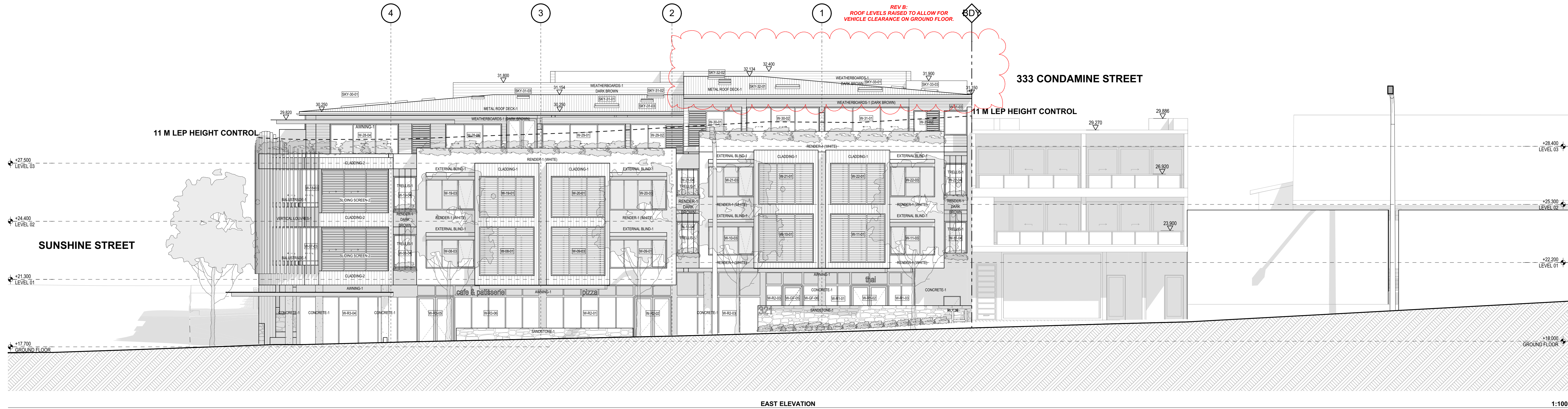












EXTERIOR FINISHES LEGEND

AWNING-1
BALUSTRADE-1
BALUSTRADE-2
CLADDING-1
CLADDING-2
CLADDING-3

STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.
CORETEN STANDING SEAM CLADDING.
EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.

CONCRETE-1
EXTERNAL BLIND-1
METAL ROOF DECK-1
MURAL-1
RENDER-1
SANDSTONE-1

OFF-FORM CONCRETE COLUMN, CLEAR SEAL FINISH.
EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
METAL ROOF DECK, COLOUR "MONUMENT".
MURAL BY LOCAL ARTIST OF LOCAL FLORA.
RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
SNADSTONE CLADDING, RANDOM RUBBLE PATTERN.

SLIDING SCREEN-1
SLIDING SCREEN-2
STEEL FRAMING-1
SUNSHADE-1
TRELLIS-1
VERTICAL LOUVE-1
WEATHERBOARD-1

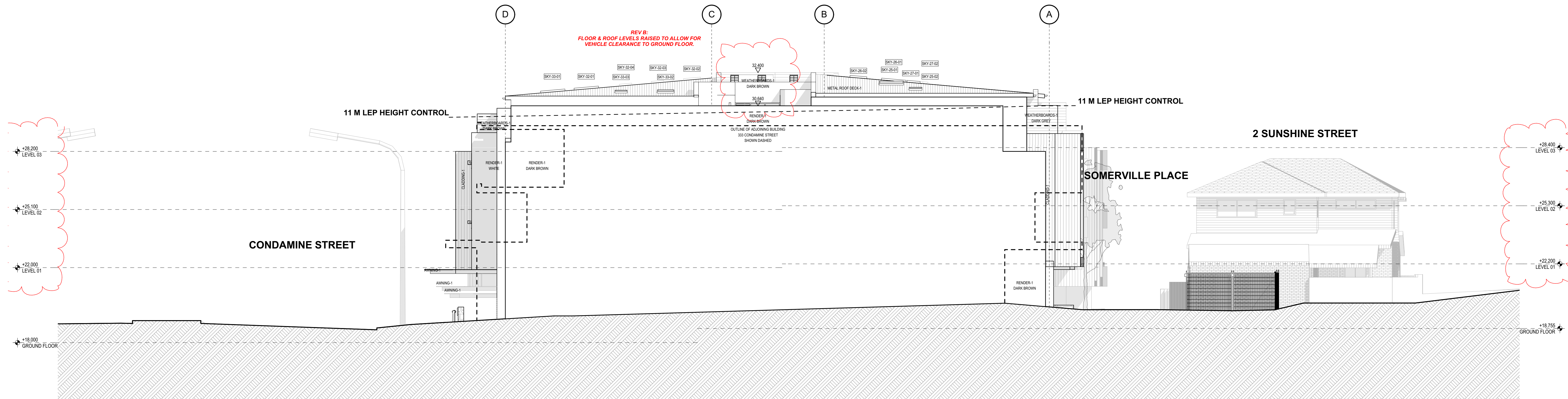
SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".
300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK".
STAINLESS STEEL PLANTING TRELLIS.
VERTICAL ELLIPTICAL LOUVE WITH "WOOD-GRAIN" FINISH.
FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

COLOUR LEGEND

WHITE
LIGHT GREY
MEDIUM GREY
DARK GREY
DARK BROWN

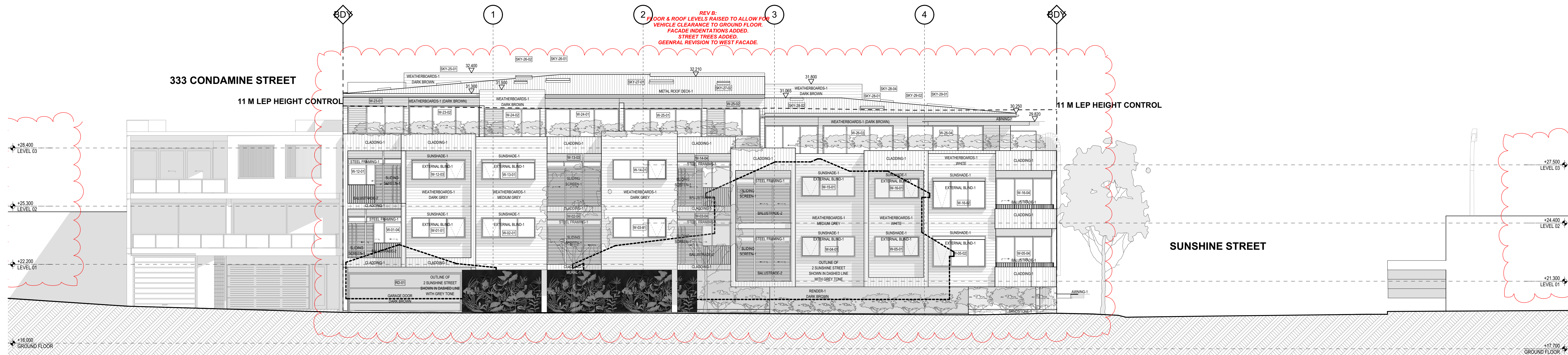
"WHITE" PAINT FINISH EQUAL TO DULUX "NATURAL WHITE" 15W.
"LIGHT GREY" PAINT FINISH EQUAL TO DULUX "DIESKAU" GR12
"MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TAPESTRY BEIGE" A167 - DARK TINT.
"DARK GREY" PAINT FINISH EQUAL TO DULUX "RAKU" GR11.
"DARK BROWN" PAINT FINISH EQUAL TO DULUX "CHINA BROWN" A154.1.
ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.

B



NORTH ELEVATION

1:100



WEST ELEVATION

1:100

EXTERIOR FINISHES LEGEND

AWNING-1
BALUSTRADE-1
BALUSTRADE-2
CLADDING-1
CLADDING-2
CLADDING-3

STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.
CORETEN STANDING SEAM CLADDING.
EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.

CONCRETE-1
EXTERNAL BLIND-1
METAL ROOF DECK-1
MURAL-1
RENDER-1
SANDSTONE-1

OFF-FORM CONCRETE COLUMN, CLEAR SEAL FINISH.
EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
METAL ROOF DECK, COLOUR "MONUMENT".
MURAL BY LOCAL ARTIST OF LOCAL FLORA.
RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
SNADSTONE CLADDING, RANDOM RUBBLE PATTERN.

SLIDING SCREEN-1
SLIDING SCREEN-2
STEEL FRAMING-1
SUNSHADE-1
TRELLIS-1
VERTICAL LOUVER-1
WEATHERBOARD-1

SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".
300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK".
STAINLESS STEEL PLANTING TRELLIS.
VERTICAL ELLIPTICAL LOUVER WITH "WOOD-GRAIN" FINISH.
FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

COLOUR LEGEND

WHITE
LIGHT GREY
MEDIUM GREY
DARK GREY
DARK BROWN

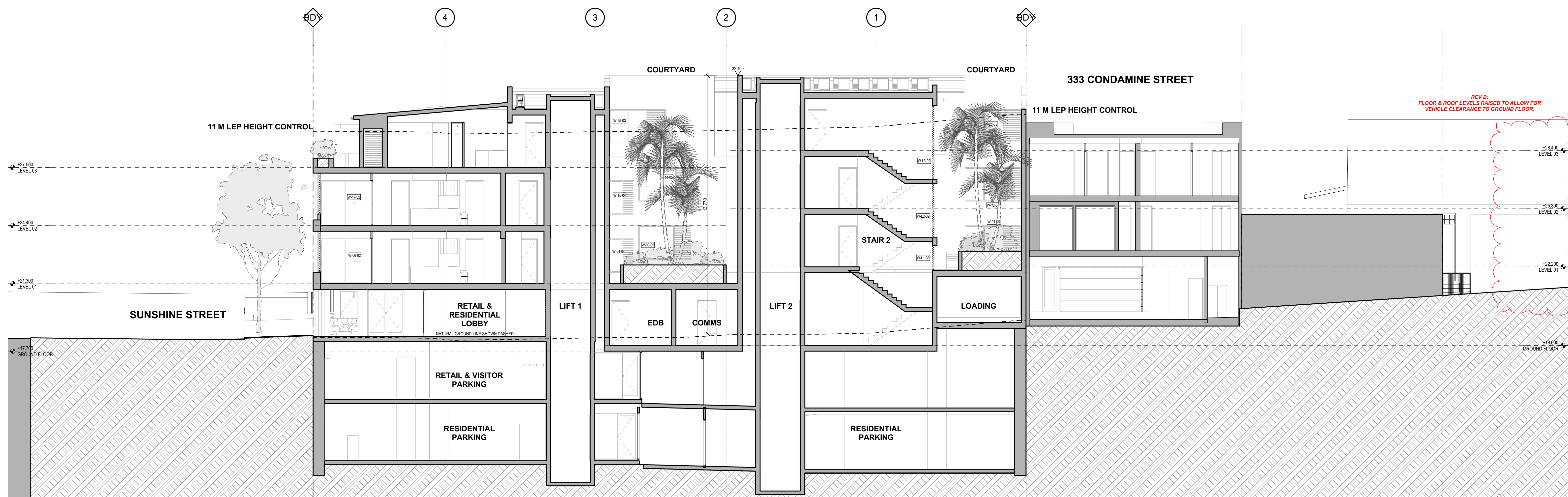
"WHITE" PAINT FINISH EQUAL TO DULUX "NATURAL WHITE" 15W.
"LIGHT GREY" PAINT FINISH EQUAL TO DULUX "DIESKAU" GR12
"MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TAPESTRY BEIGE" A167 - DARK TINT.
"DARK GREY" PAINT FINISH EQUAL TO DULUX "RAKU" GR11.
"DARK BROWN" PAINT FINISH EQUAL TO DULUX "CHINA BROWN" A154.1.
ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.

B



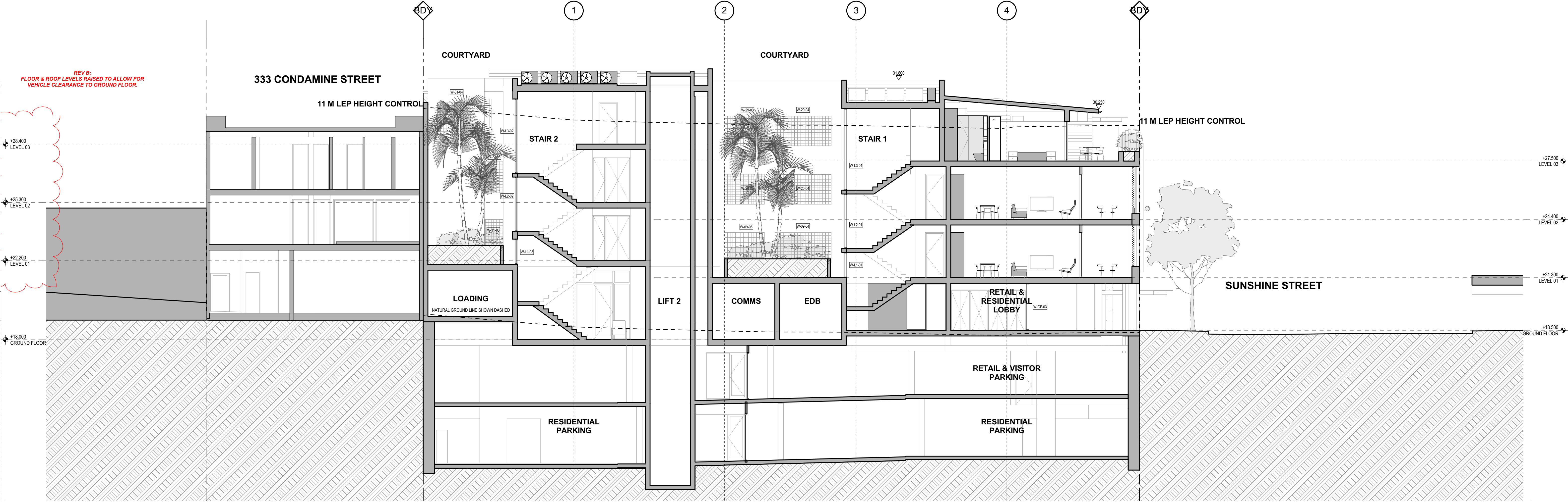
SECTION A

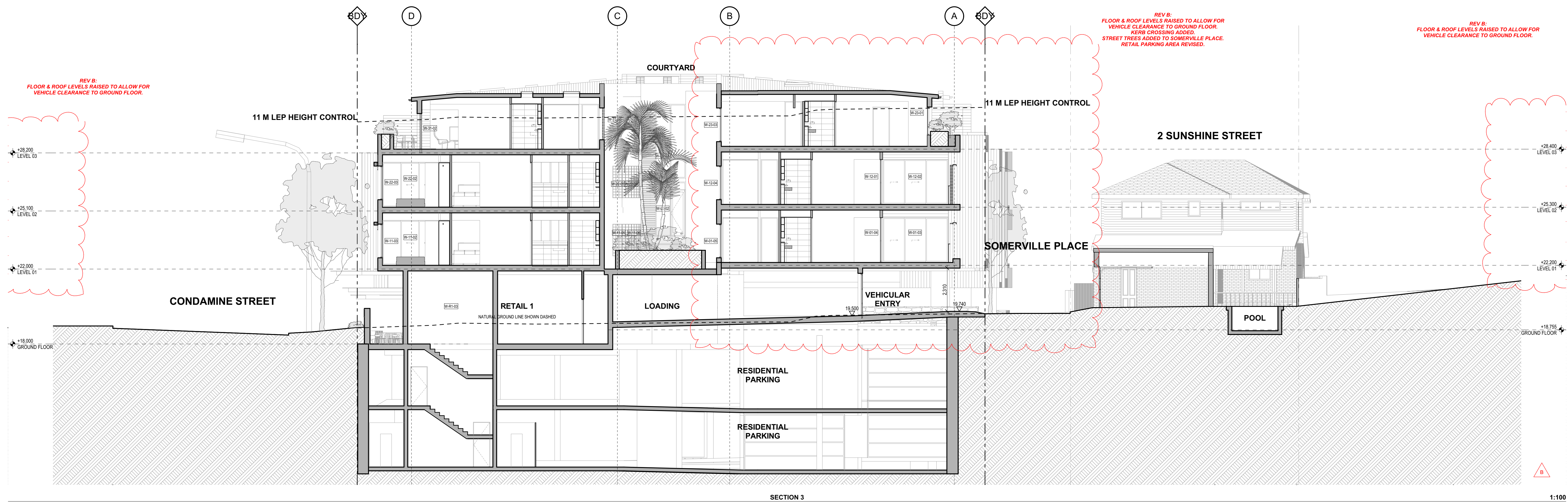
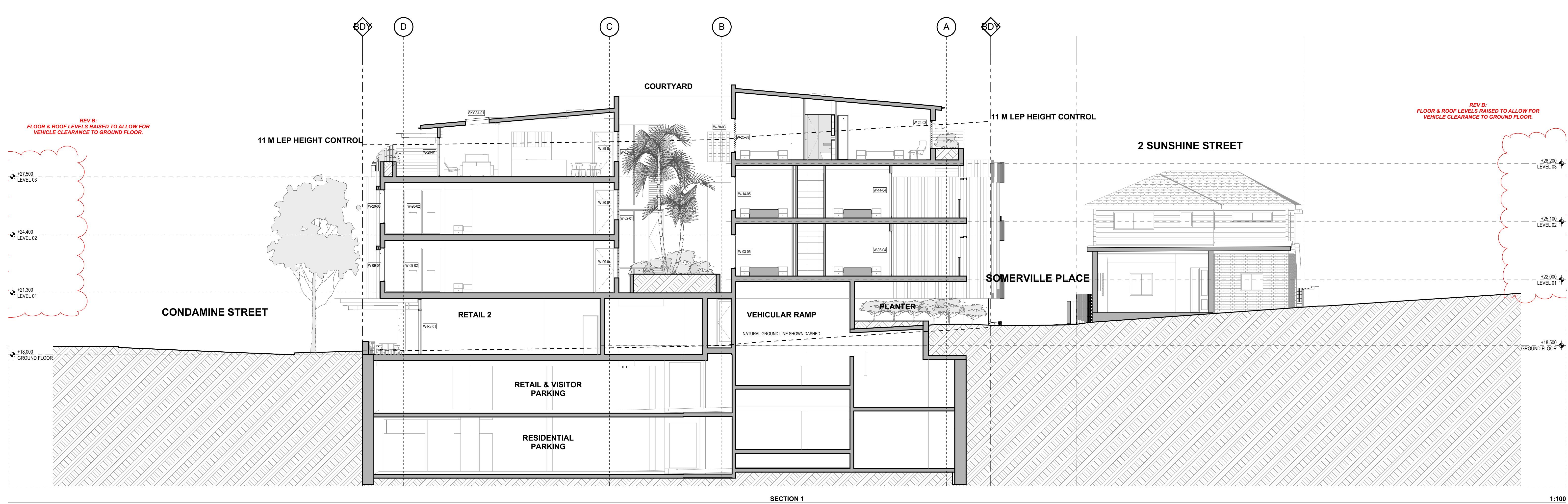
1:100

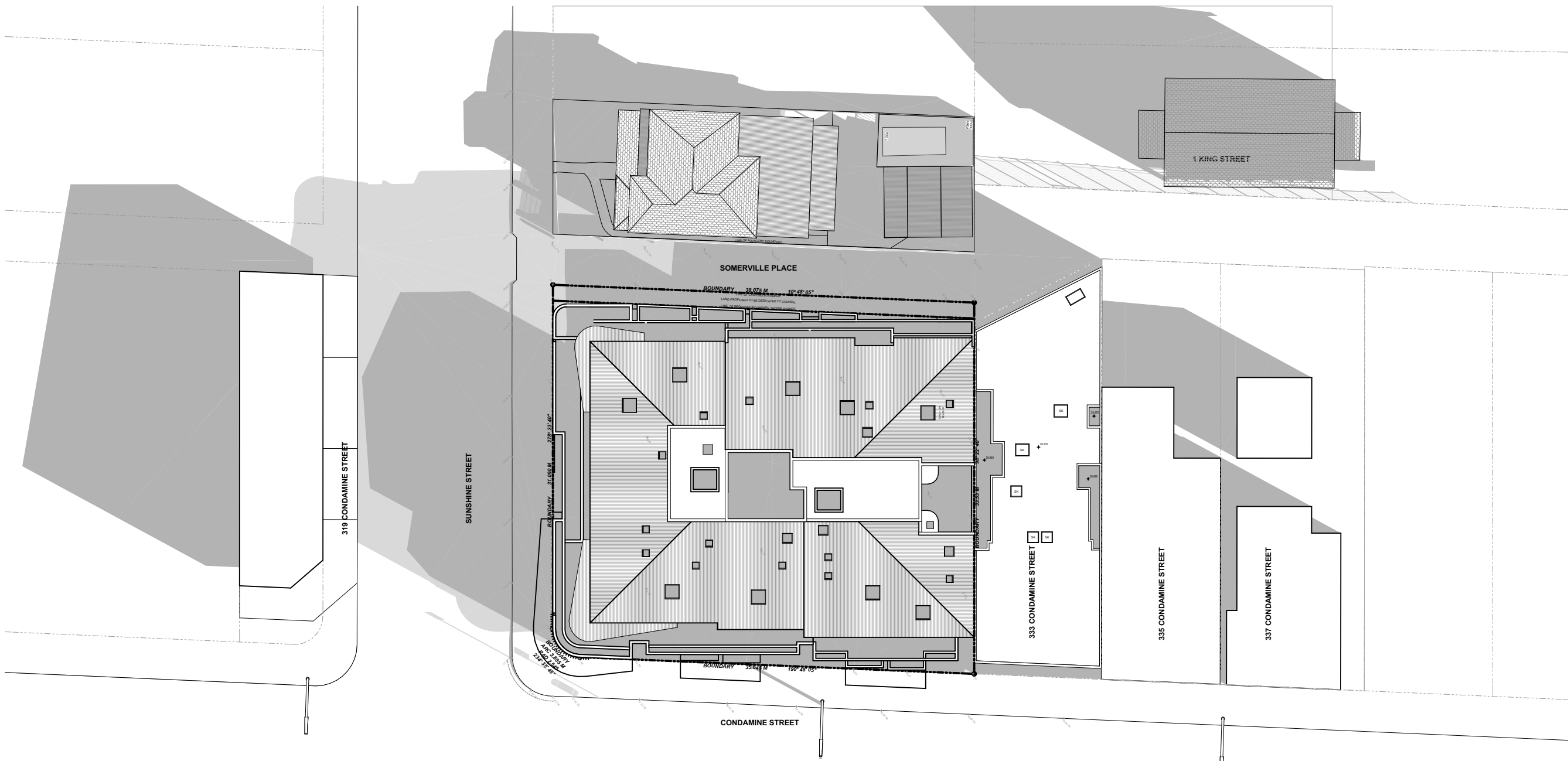


SECTION B

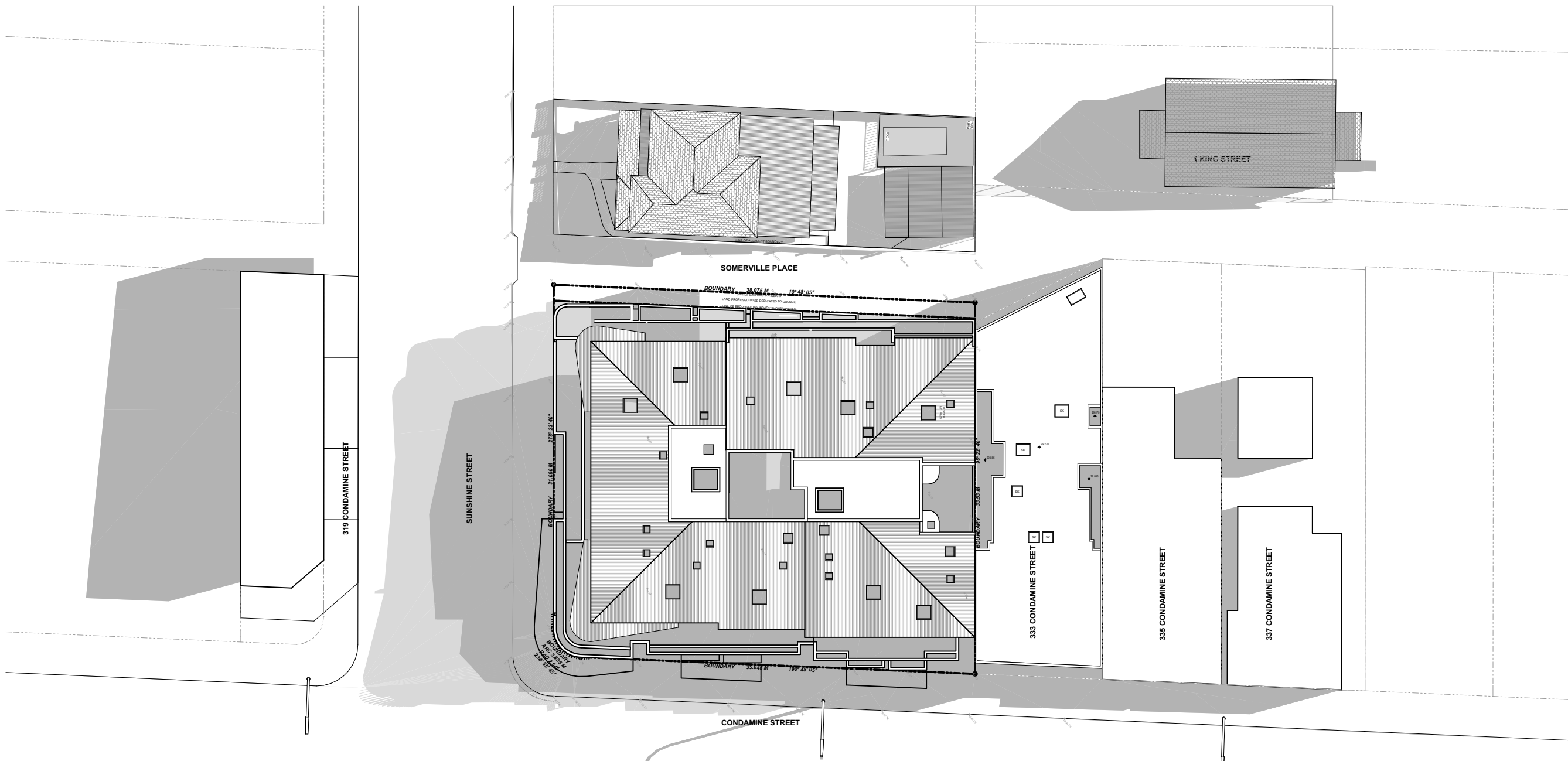
1:100



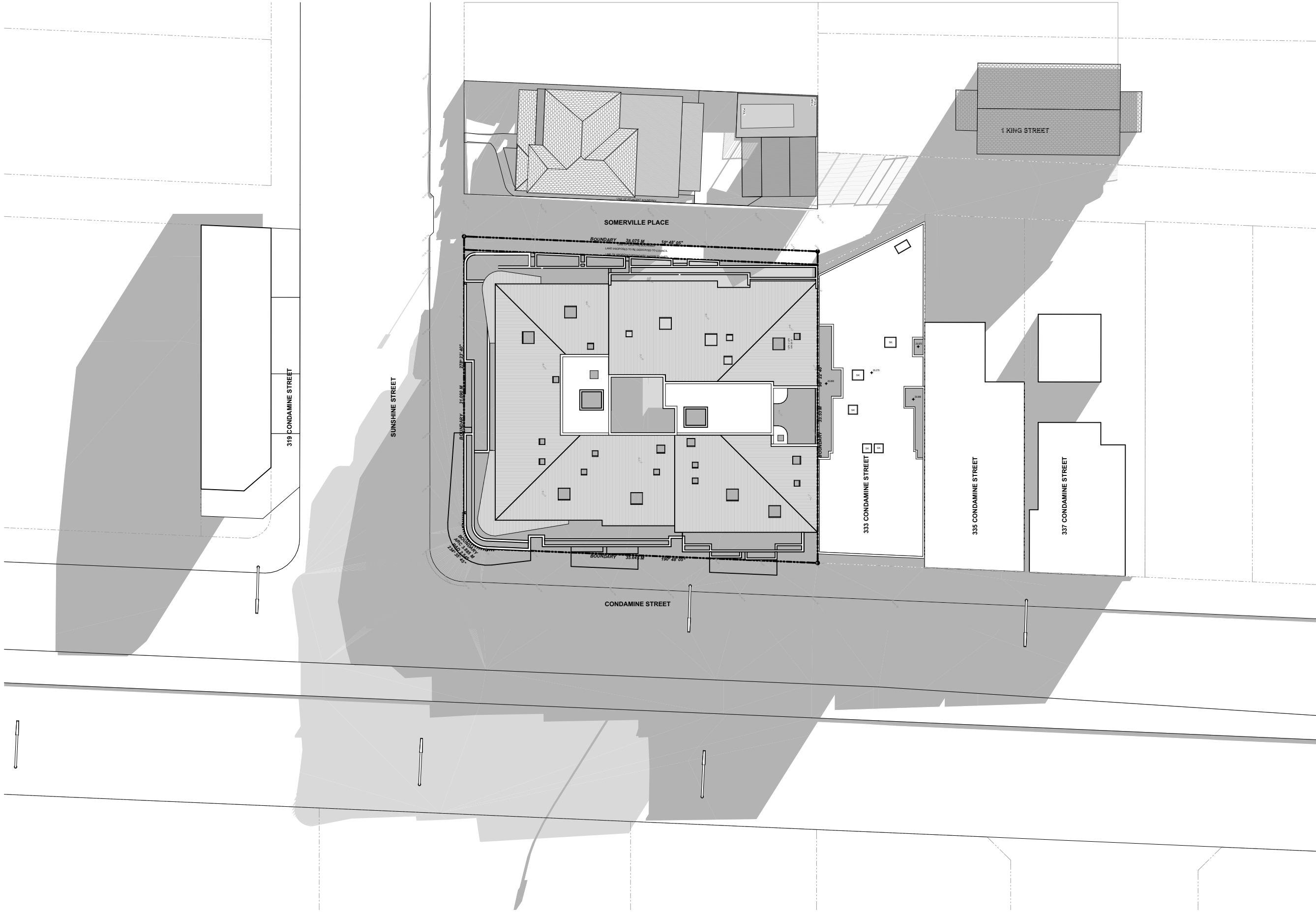




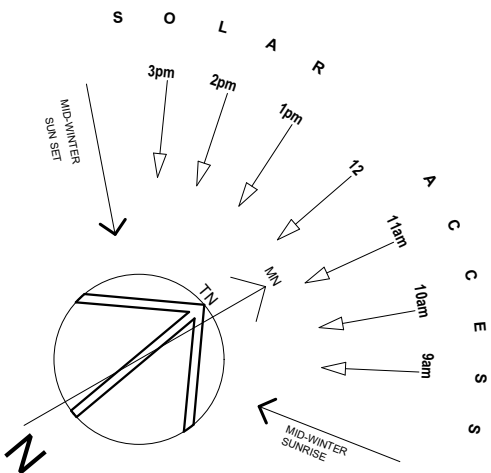
SHADOW DIAGRAMS - 9 AM



SHADOW DIAGRAMS - 12 NOON



SHADOW DIAGRAMS - 3 PM

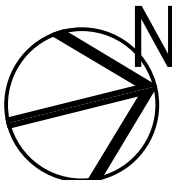


PROPOSED SHADOW
EXISTING SHADOW

Certification of Shadow Diagrams
I hereby certify that the shadow diagrams submitted with the proposal
a) are in accordance with the survey
b) indicate shadows cast at 9 am, 12 noon and 3 pm on 21 June
c) indicate shadows cast by existing structures

Sean Gartner
(Registered Architect #6072 NSW)

Sean Gartner





EAST ELEVATION



SOUTH ELEVATION



EXTERIOR FINISHES LEGEND				COLOUR LEGEND			
AWNING-1	STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"	CONCRETE-1	OFF-FORM CONCRETE COLUMN, CLEAR SEAL FINISH.	SLIDING SCREEN-1	SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".	WHITE	"WHITE" PAINT FINISH EQUAL TO DULUX "NATURAL WHITE" 15W.
BALUSTRADE-1	METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".	EXTERNAL BLIND-1	EXTERNAL BLIND, FABRIC DARK GREY COLOUR.	SLIDING SCREEN-2	SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".	LIGHT GREY	"LIGHT GREY" PAINT FINISH EQUAL TO DULUX "DIESKAU" GR12
BALUSTRADE-2	METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".	METAL ROOF DECK-1	METAL ROOF DECK, COLOUR "MONUMENT".	STEEL FRAMING-1	PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".	MEDIUM GREY	"MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TAPESTRY BEIGE" A167 - DARK TINT.
CLADDING-1	COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.	MURAL-1	MURAL BY LOCAL ARTIST OF LOCAL FLORA.	SUNSHADE-1	300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK".	DARK GREY	"DARK GREY" PAINT FINISH EQUAL TO DULUX "RAKU" GR11.
CLADDING-2	CORETEN STANDING SEAM CLADDING.	RENDER-1	RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.	TRELLIS-1	STAINLESS STEEL PLANTING TRELLIS.	DARK BROWN	"DARK BROWN" PAINT FINISH EQUAL TO DULUX "CHINA BROWN" A154.1.
CLADDING-3	EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.	SANDSTONE-1	SNADSTONE CLADDING, RANDOM RUBBLE PATTERN.	VERTICAL LOUVRE-1	VERTICAL ELLIPTICAL LOUVRE WITH "WOOD-GRAIN" FINISH.	ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.	











Revision ID	Description	Issue Date
P5	3D VIEWS UPDATED & ISSUED FOR CO-ORDINATION.	17/06/2020
A	DEVELOPMENT APPLICATION	24/06/2020





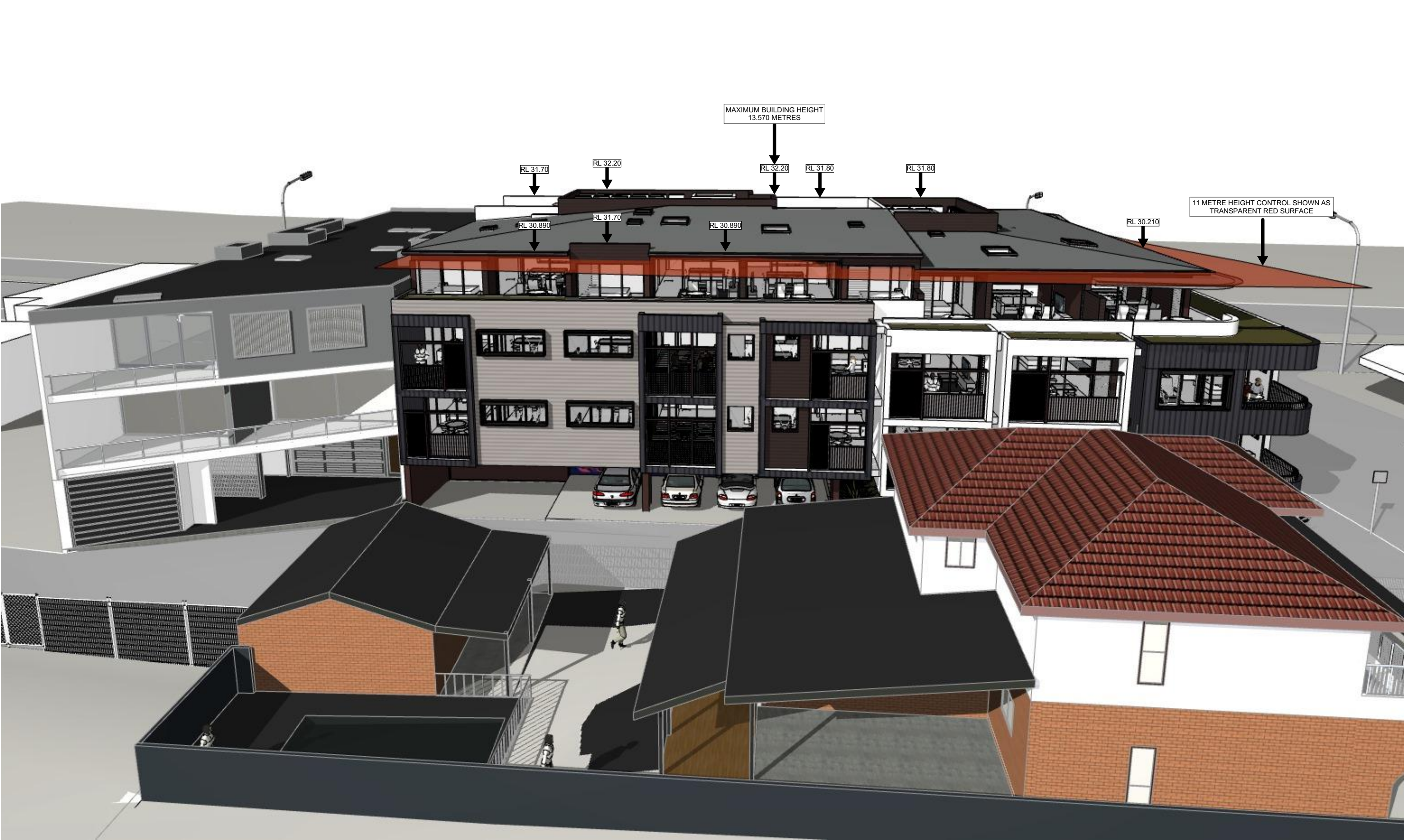




Revision ID	Description	Issue Date
P3	3D VIEWS UPDATED & ISSUED FOR CO-ORDINATION.	17/06/2020
A	DEVELOPMENT APPLICATION	24/06/2020



HEIGHT CONTROL DIAGRAM - OVER VIEW



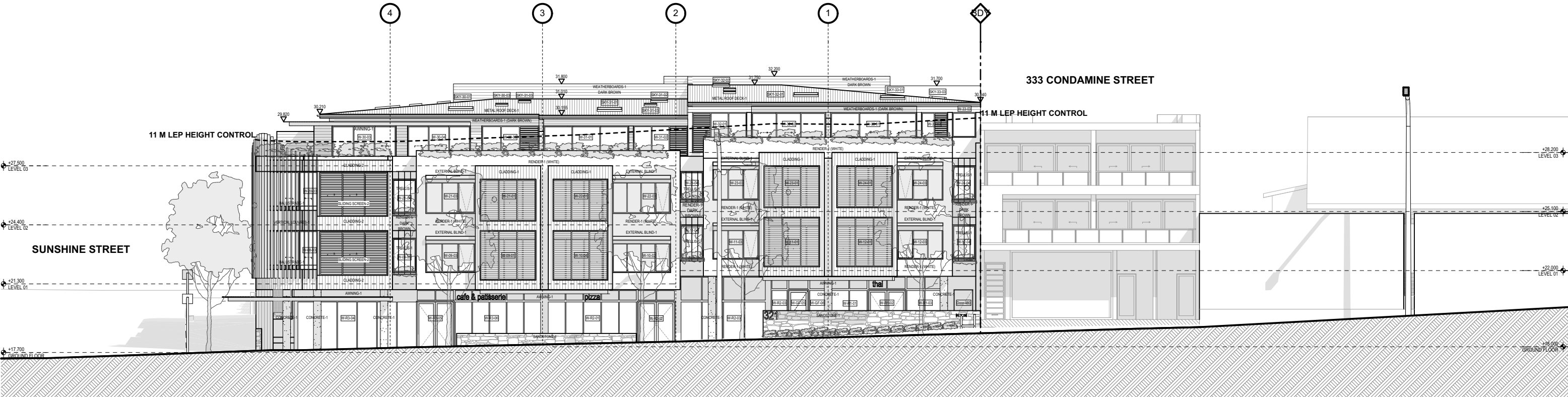
HEIGHT CONTROL DIAGRAM - VIEW FROM WEST



HEIGHT CONTROL DIAGRAM - VIEW FROM SOUTH

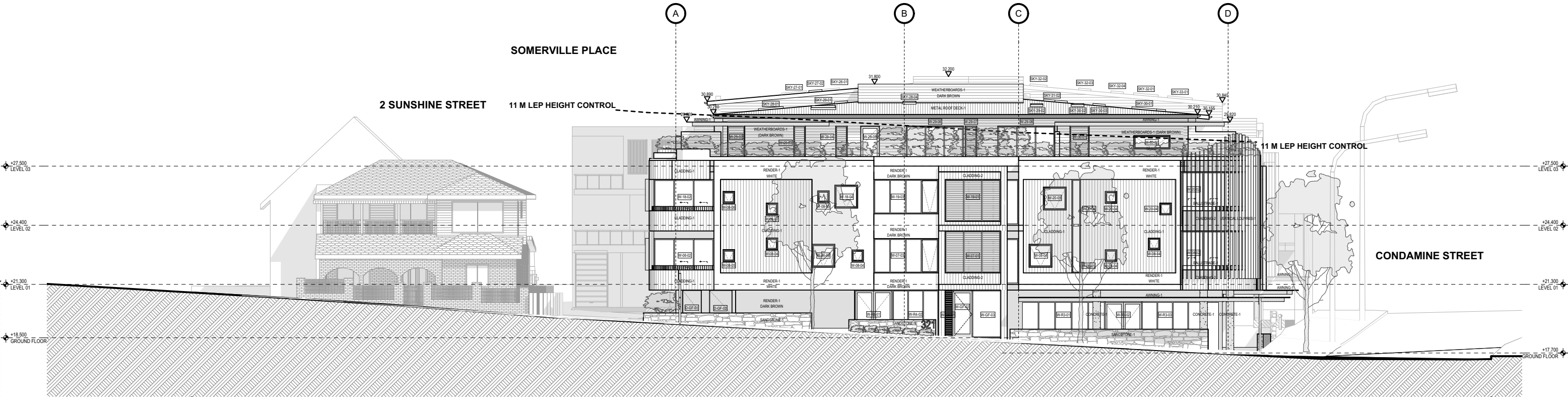


HEIGHT CONTROL DIAGRAM - VIEW FROM EAST



EAST ELEVATION

1:200



SOUTH ELEVATION

1:200

EXTERIOR FINISHES LEGEND				COLOUR LEGEND			
AWNING-1	STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"	CONCRETE-1	OFF-FORM CONCRETE COLUMN, CLEAR SEAL FINISH.	SLIDING SCREEN-1	SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".	WHITE	"WHITE" PAINT FINISH EQUAL TO DULUX "NATURAL WHITE" 15W.
BALUSTRADE-1	METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".	EXTERNAL BLIND-1	EXTERNAL BLIND, FABRIC DARK GREY COLOUR.	SLIDING SCREEN-2	SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".	LIGHT GREY	"LIGHT GREY" PAINT FINISH EQUAL TO DULUX "DIESKAU" GR12
BALUSTRADE-2	METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".	METAL ROOF DECK-1	METAL ROOF DECK, COLOUR "MONUMENT".	STEEL FRAMING-1	PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".	MEDIUM GREY	"MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TAPESTRY BEIGE" A167 - DARK TINT.
CLADDING-1	COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.	MURAL-1	MURAL BY LOCAL ARTIST OF LOCAL FLORA.	SUNSHADE-1	300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK".	DARK GREY	"DARK GREY" PAINT FINISH EQUAL TO DULUX "RAKU" GR11.
CLADDING-2	CORETEN STANDING SEAM CLADDING.	RENDER-1	RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.	TRELLIS-1	STAINLESS STEEL PLANTING TRELLIS.	DARK BROWN	"DARK BROWN" PAINT FINISH EQUAL TO DULUX "CHINA BROWN" A154.1.
CLADDING-3	EXPRESS JOINT FIBRE CEMENT CLADDING, PAINT FINISH, COLOUR AS NOTED.	SANDSTONE-1	SANDSTONE CLADDING, RANDOM RUBBLE PATTERN.	WEATHERBOARD-1	FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.	ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.	

319 CONDOMINE STREET

ALL PEDESTRIAN TRAFFIC
ON SOUTH FOOTPATH

SUNSHINE STREET

TRUCK SHAKEDOWN
& SEDIMENT CONTROL
POINT

WIRE MESH
SECURITY FENCING

SITE ENTRY

GATE

TEMPORARY
SITE
AMENITIES

CONSTRUCTION ZONE
LOADING / UNLOADING

SITE SHED

SITE SHED

GATE

SITE EXIT

SIGN

SIGN

SIGN

SIGN

SIGN

SIGN

SIGN

SIGN

SIGN

SIGN

SIGN

SIGN

SIGN

SIGN

2 SUNSHINE STREET

SOMERVILLE PLACE

BOUNDARY 38.075 M

TRADE PARKING

WIRE MESH
SECURITY FENCING

PLASTIC MOVEABLE BARRIERS

10° 48' 05"

DEMOLITION /
EXCAVATION
STOCKPILE
AREA

EXISTING BUILDINGS
TO BE DEMOLISHED
SHOWN DASHED

WIRE MESH
SECURITY FENCING

BOUNDARY 35.645 M

190° 48' 05"

CONDAMINE STREET

1 KING STREET

333 CONDOMINE STREET

335 CONDOMINE STREET

RESIDENTIAL
GARBAGE

CAR SPACE

COMERCIAL
CAR SPACE

UNIT 1
CAR SPACE

UNIT 2
CAR SPACE

UNIT 3
CAR SPACE

UNIT 4
CAR SPACE

STAIR

LIFT

COMMERCIAL
GARBAGE

UNIT 7
CAR SPACE

UNIT 6
CAR SPACE

UNIT 5
CAR SPACE

AMENITIES

RETAIL

ENTRY LOBBY

