

BLADES FOR RADIANT
FIRE HEAT FROM NEIGHBORING
PROPERTIES
SUNSHADE

40450

SHALE GREY
ROOF PANELS
100 MM THICK
ON 6M FREE SPAN

4700

ROOF 2

ROOF 1

OSD
ROOF 1

TERRACE

FALL
5°

ROOF FALL

FALL

FALL

ROOF FALL

FALL

FALL

34000

1600

GLASS SKY LIGHT ROOF

FIRE RATED/STINKLER
DRENCHERS

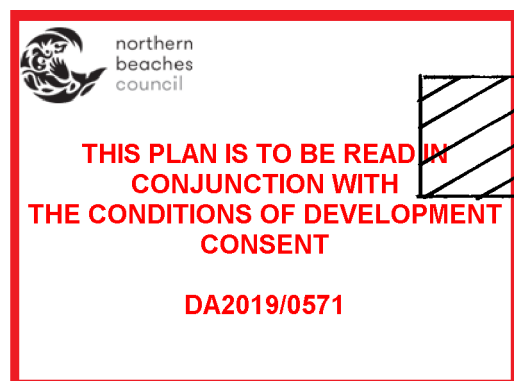
6500

BUILDING SET BACK

15240

①

②



DEFINES ROOF AREA THAT EXCEEDS HT LIMIT
OF 11 METERS BY 1.1 M AT THE SOUTH WEST
CORNER MAXIMUM ; ZERO AT 4700 WEST
AND ZERO FROM SOUTH EAST CORNER
REQUIRED TO FIT 5700 CLEAR HIGH
OVER HEAD CRANE GANTRY.

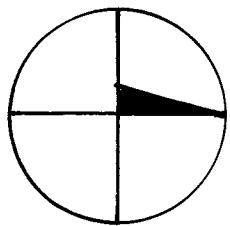
LANDSCAPE PLAN

1 & 2 CONSISTING OF A

VARIETY OF NATIVE GRASSES

PURPLE LEA - PENNISETUM ALOPECUROIDES - PA 400
PENN STRIPE - PENNISETUM ALOPECUROIDES - PAV 30

CLIENT-ROBIN M MOLEN CRICHL @ N°5 CHARD Rd BROOKVALE 2100 - LANDSCAPE - 20-10-18 1:100 C3d DESIGN PL JPM
SITE - LOT 1 D.P.407210 34 ORLANDO Rd CROMER NSW 2099 - SITE & ROOF PLAN DRG-01A c3d.design@bigpond.com



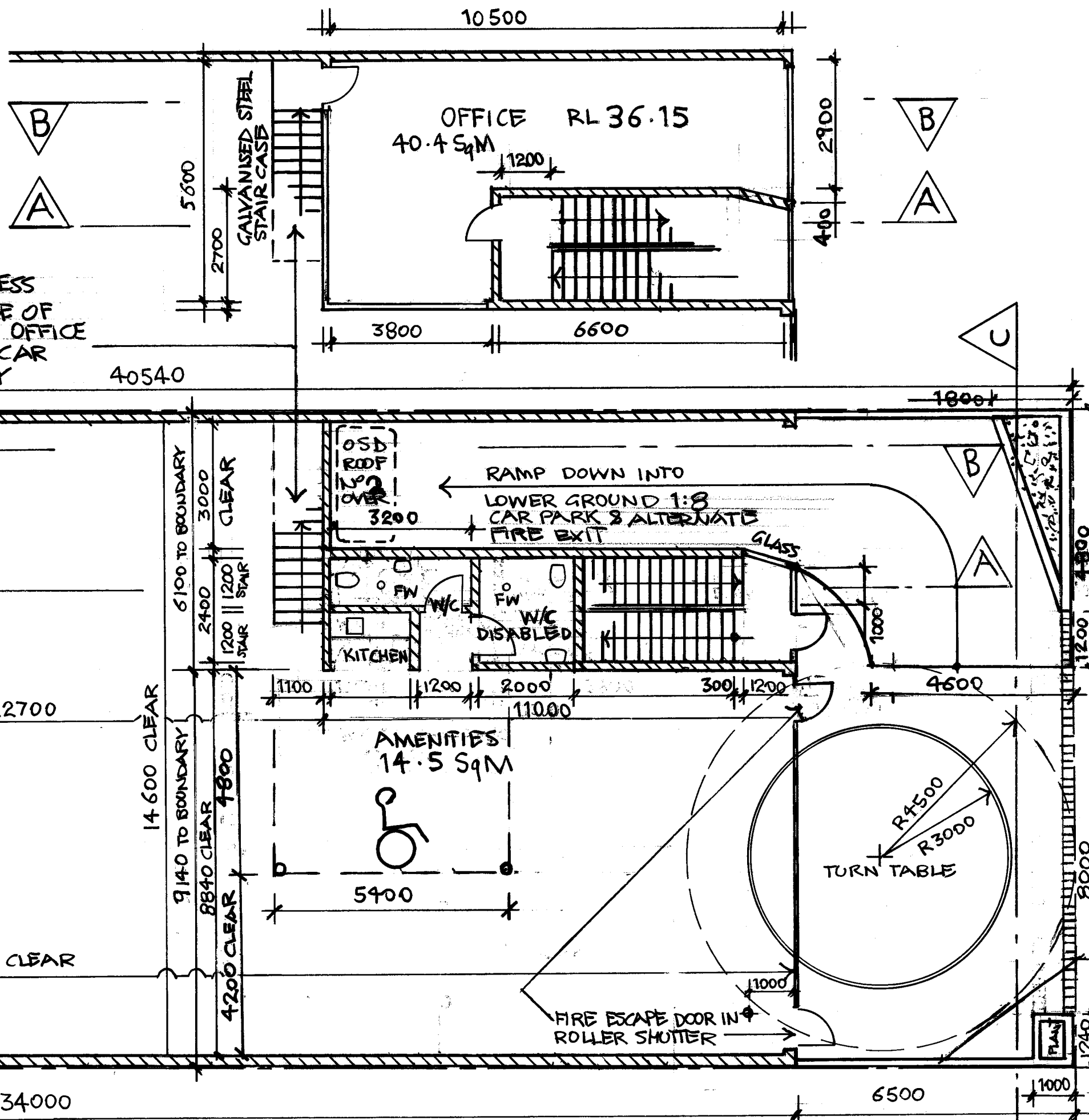
 northern
beaches
council

**THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT**

DA2019/0571



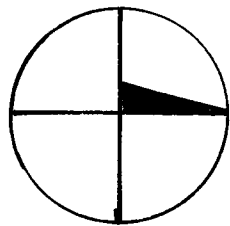
DISABLED ACCESS
DEVICE TO SIDE OF
STAIRS UP TO OFFICE
DIRECT FROM CAR
PARKING BAY



CLIENT - ROBIN M MOLEN GRIGUHL @ N°5 CHARD RD BROOKVALE 200

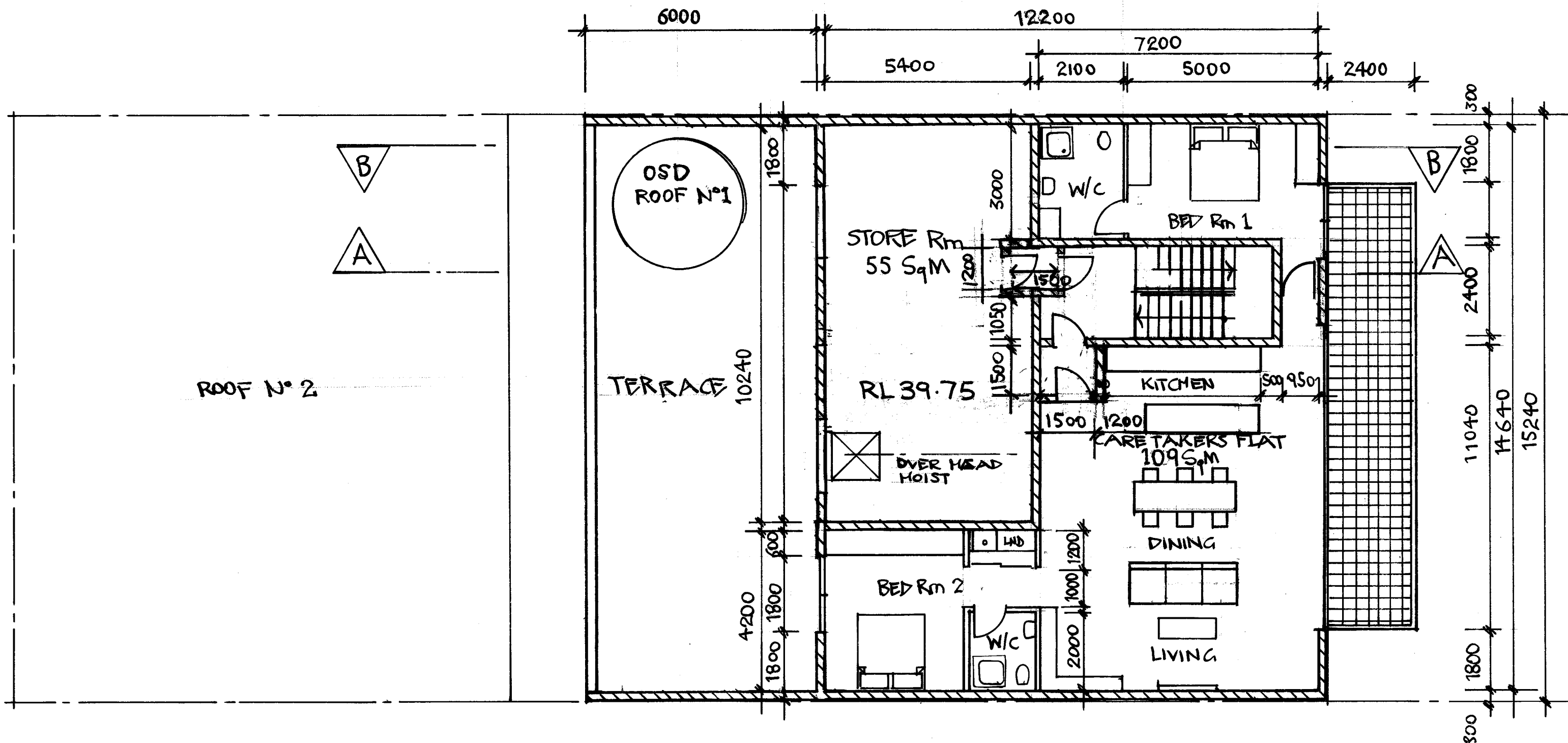
1-04-19 1:100 C3d DESIGN PL J7m

SITE - LOT 1 D.P. 407210 34 ORLANDO RD CROMER NSW 2099 - GROUND LEVEL Dwg-03A c3d_design@bigpond.com



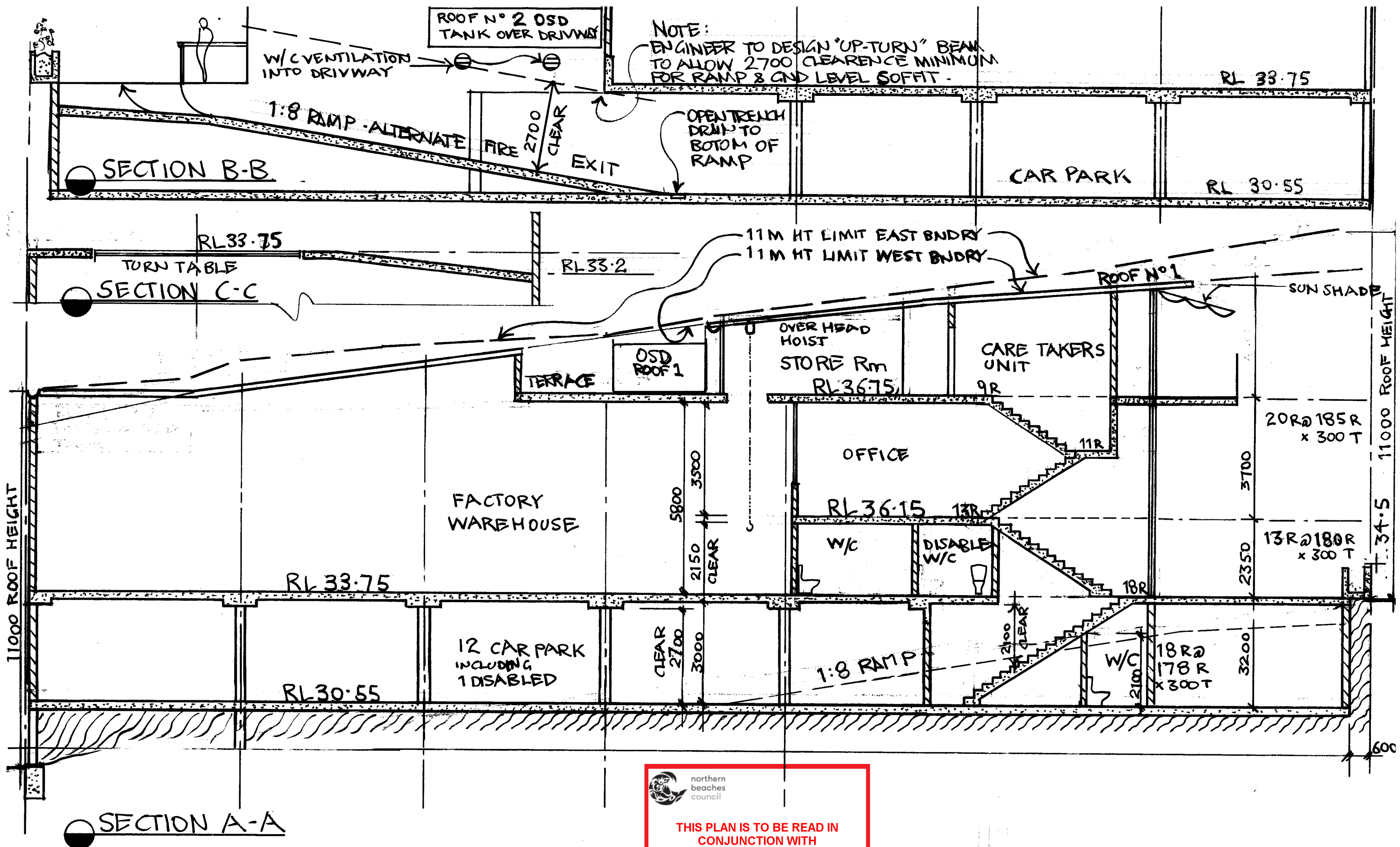
THIS PLAN IS TO BE READ IN
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CONSENT

DA2019/0571



CLIENT - ROBIN M MOLEN GRIGULL @ N°5 CHARD RD BROOKVALE 2100
SITE LOT 1 D.P.407210 34 ORLANDO RD CROMER NSW 2099

20-10-18 1:100 C3d DESIGN PL JPM
LEVEL 1 DRG 04A c3d_design@bigpond.com



CLIENT - ROBIN M MOLEN GRIGOLL @ N°5 CHARD RD BROOKVALE 2100

20-10-18 1:100

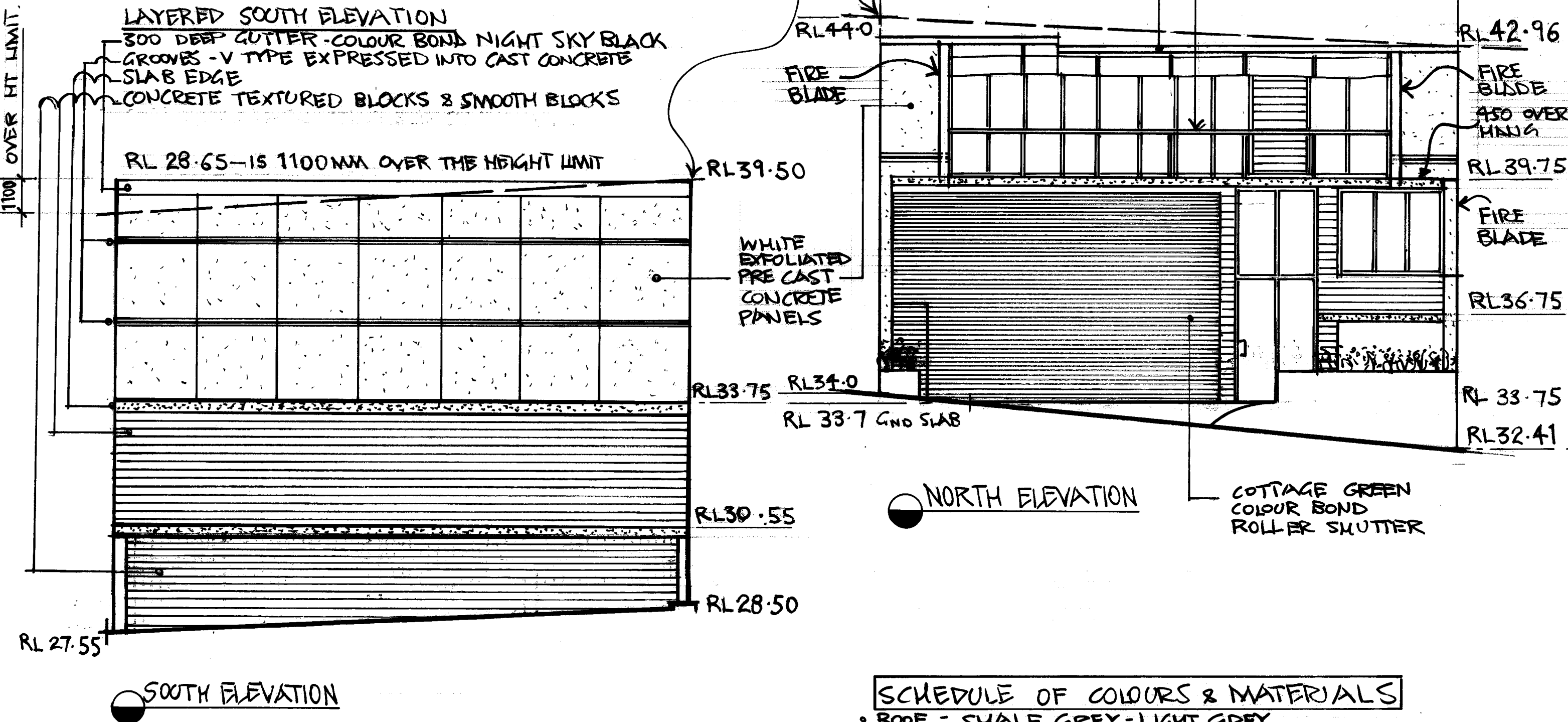
C3d DESIGN PL 5pm

SITE LOT 1 D.P. 407210 34 ORLANDO RD CROMER NSW 2099 - SECTION A, B & C Dwg-05A c3d_design@bigpond.com



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SCHEDULE OF COLOURS & MATERIALS

- ROOF - SHALE GREY - LIGHT GREY
- WINDOW FRAMES - SATIN BLACK POWDER COATED
- PRE CAST CONC PANELS - WHITE EXFOLIATED / SMOOTH CONCRETE
- CONCRETE BLOCKS - LIGHT GREY
- FASCIA PANEL - NIGHT SKY BLACK
- ROOF - GULL (LIGHT) GREY

20-10-18 1:100 C3d DESIGN PL JPM

CLIENT - ROBIN M MOLEN GRIGULL @ N°5 CHARD RD BROOKVALE 2100

SITE - LOT 1 D.P. 407210 34 ORLANDO RD CROMER NSW 2099 - N & S ELEVATIONS DRG-06A c3d_design@bigpond.com

11 METER HEIGHT LIMIT EAST BOUNDARY
11 METER HEIGHT LIMIT WEST BOUNDARY

ROOF 1

ROOF 2

R/C FIRE
BLADE FOR
RADIANT
HEAT

RL 39.75



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EAST ELEVATION

CONCRETE SLAB EDGE
CONCRETE BLOCKS
PRE CAST SLABS
WITH VEE GROOVES
PRE CAST SLABS
WITH 200 mm
SPACED GROOVES

11 HEIGHT LIMIT EAST BOUNDARY
11 HEIGHT LIMIT WEST BOUNDARY

ROOF 2

4700

1100 OVER 11M

ROOF 1

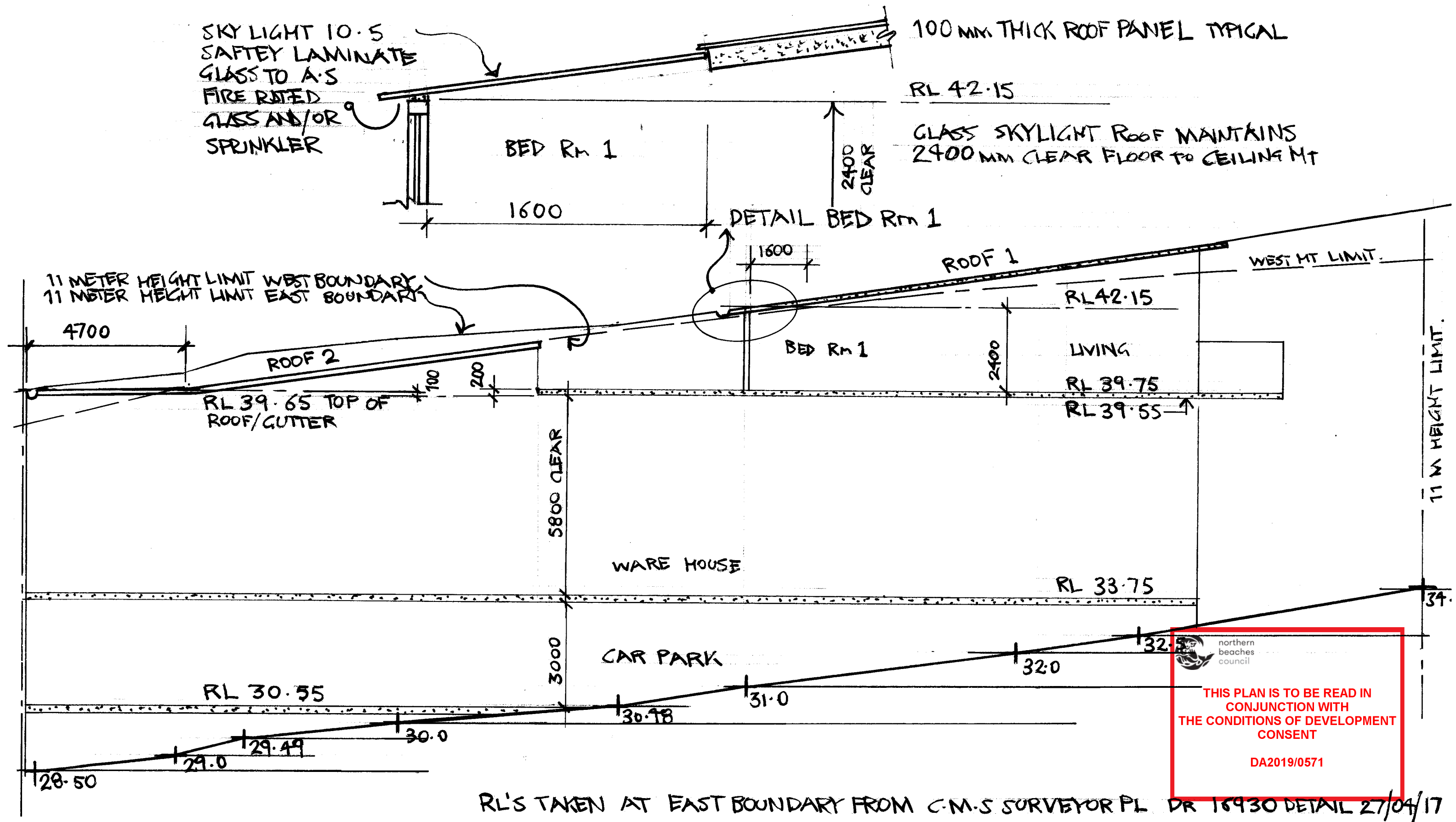
R/C FIRE
BLADE FOR
RADIANT
HEAT
RL 39.75

WEST ELEVATION 1:100

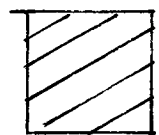
CLIENT-ROBIN M MOLEN GRIGOLL @ N°5 CHARD RD BROOKVALE 2100
34 ORLANDO RD CROMER NSW - E & W ELEVATIONS DRG-07A 20-10-18

C3d DESIGN PT. JPM

c3d.design@bigpond.com



RL'S TAKEN AT EAST BOUNDARY FROM C.M.S SURVEYOR PL DR 16930 DETAIL 27/04/17
 CLIENT-ROBIN M MOLEN GRIGULL @ N°5 CHARD RD BROOKVALE 2100 DRG-08 A 20-10-18 1:100 C3d Design PL
 SITE-LOT 1 DP.407210 34 ORLANDO Rd CROMER NSW 2099 - EAST ELEVATION SECTION c3d.design@bigpond.com



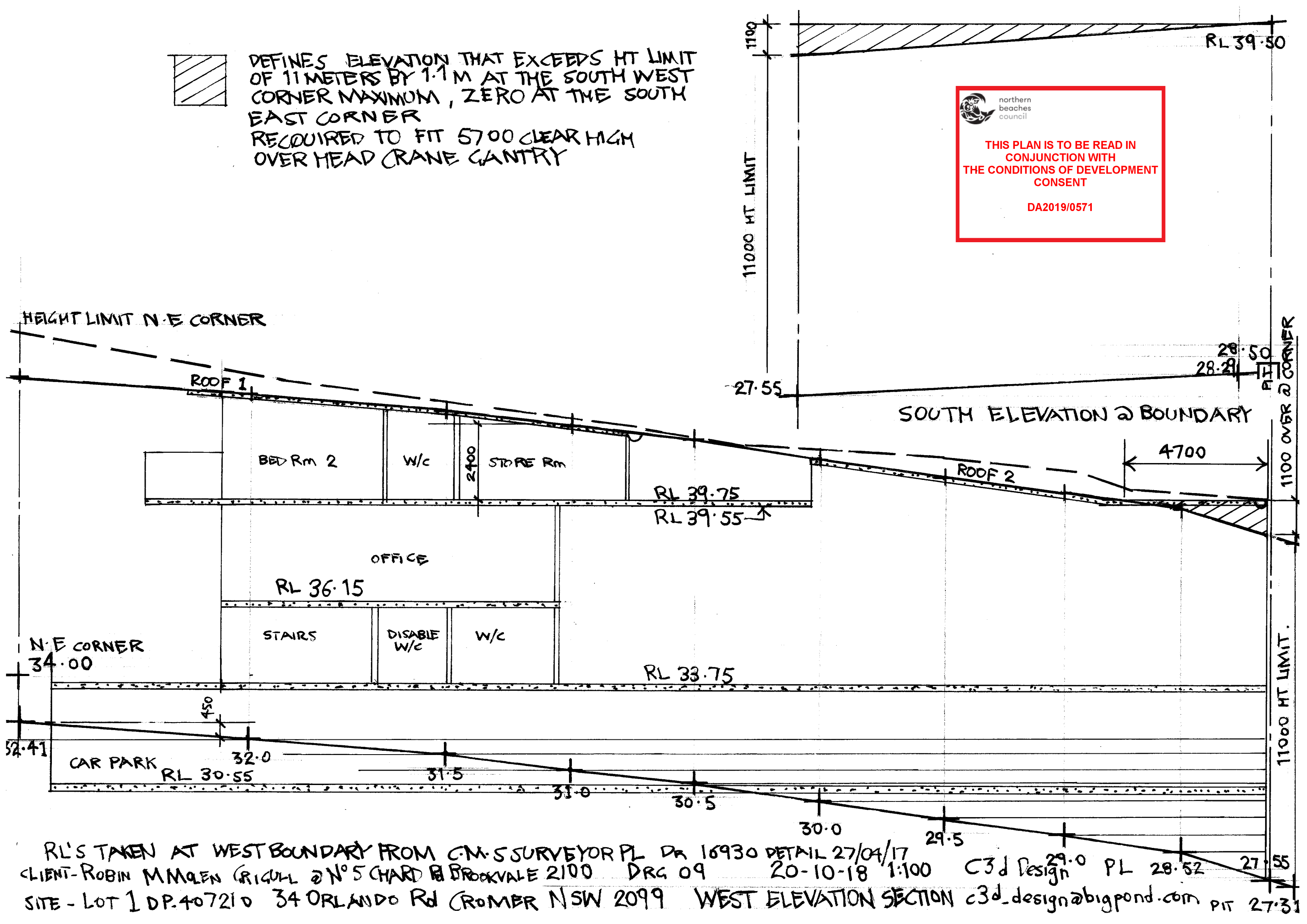
DEFINES ELEVATION THAT EXCEEDS HT LIMIT
OF 11 METERS BY 1.1 M AT THE SOUTH WEST
CORNER MAXIMUM, ZERO AT THE SOUTH
EAST CORNER
REQUIRED TO FIT 5700 CLEAR HIGH
OVER HEAD CRANE GANTRY



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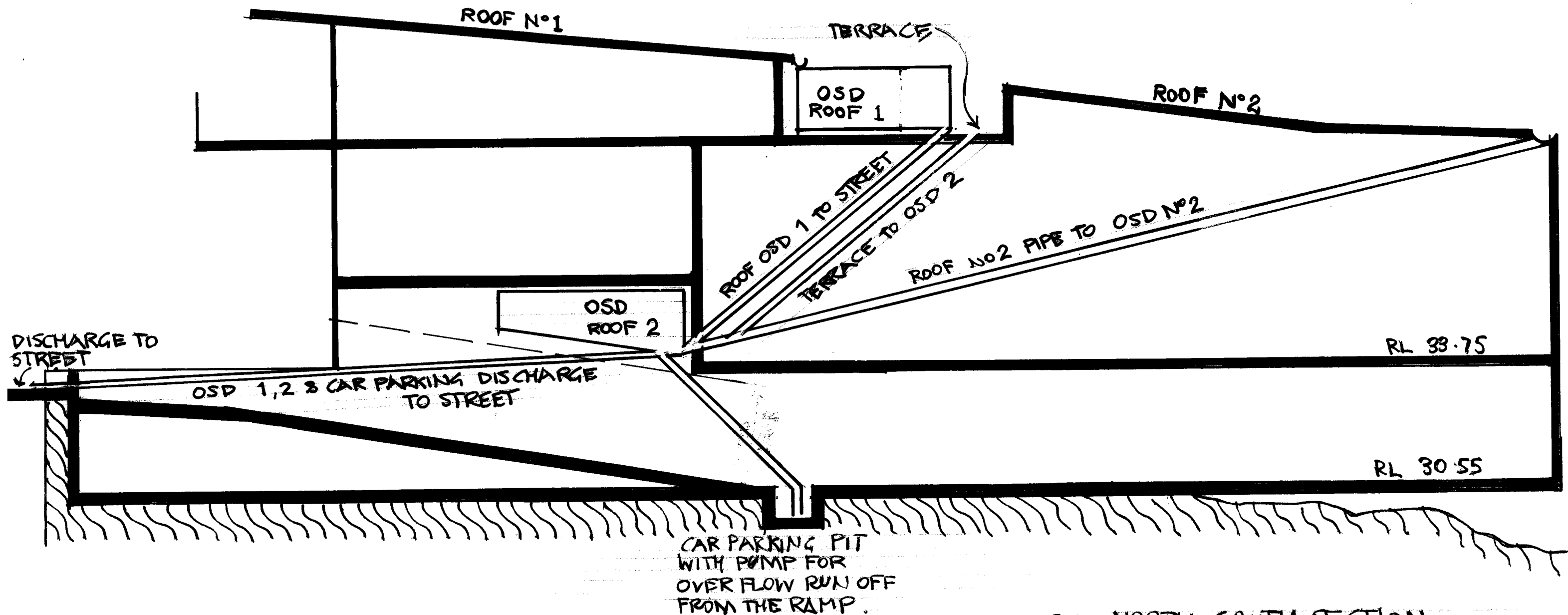


RL'S TAKEN AT WEST BOUNDARY FROM C.M.S SURVEYOR PL DA 16930 DETAIL 27/04/17
CLIENT-ROBIN M MCGLEN (RIGULL @ N°5 CHARD @ BROOKVALE 2100 DRG 09 20-10-18 1:100 C3d Design PL 28.52
SITE - LOT 1 DP.407210 34 ORLANDO Rd (ROMER NSW 2099 WEST ELEVATION SECTION c3d_design@bigpond.com PIT 27.31



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OSD NORTH-SOUTH SECTION

NOTE - DETENTION & FLOW RATES
TO BE CONFIRMED FOR
CONSTRUCTION CERTIFICATE
BY REGISTERED ENGINEER

STORM WATER MANAGEMENT PLAN FOR OSD - GRAVITY FEED

CLIENT - ROBIN M. MOLEN GRIGULL 2N°S CHARD Rd BROOKVALE 2100

12-12-18 1:100 C3d DESIGN PL J7m

SITE - LOT 1 D.P. 407210 34 ORLANDO Rd CROMER NSW 2099 - OSD SYSTEM Dwg 010A c3d_design@bigpond.com

