

**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 NUMBER	UNIT TYPE	INTERNAL AREA	SOLAR ACCESS	NATURAL VENTILATION	SILVER LEVEL
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	SILVER LEVEL
10	1 BED + S	70.87	SOLAR = YES	VENT = YES	
11	2 BED	78.88	SOLAR = NO	VENT = NO	SILVER LEVEL
12	2 BED	79.69	SOLAR = NO	VENT = YES	SILVER LEVEL
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	SILVER LEVEL
22	1 BED + S	70.55	SOLAR = YES	VENT = YES	
23	2 BED	78.88	SOLAR = NO	VENT = NO	SILVER LEVEL
24	2 BED	79.69	SOLAR = NO	VENT = YES	SILVER LEVEL
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	SILVER LEVEL
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	

DEVELOPMENT SUMMARY

<p>UNIT MIX & TOTAL</p> <p>1 BED = 10 (30%) 2 BED = 23 (70%) TOTAL = 33</p> <p>RETAIL TENANCIES = 4 SHOPS</p>	<p>CAR PARKING</p> <p>RETAIL = 23 SPACES RESIDENTIAL = 38 SPACES VISITORS = 7 SPACES</p> <p>TOTAL CAR SPACES = 68 SPACES</p>	<p>BICYCLE PARKING</p> <p>RESIDENTIAL = 33 SPACES VISITORS = 3 SPACES RETAIL = 2 SPACES</p> <p>TOTAL BICYCLES = 38 SPACES</p>	<p>SOLAR ACCESS & NATURAL VENTILATION</p> <p>SOLAR ACCESS = 24 / 33 (73%) X-VENTILATION = 23 / 33 (70%)</p>	<p>ACCESSIBILITY</p> <p>*SILVER LEVEL* UNITS = 7 UNITS (20% MINIMUM)</p>
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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

2 SUNSHINE STREET

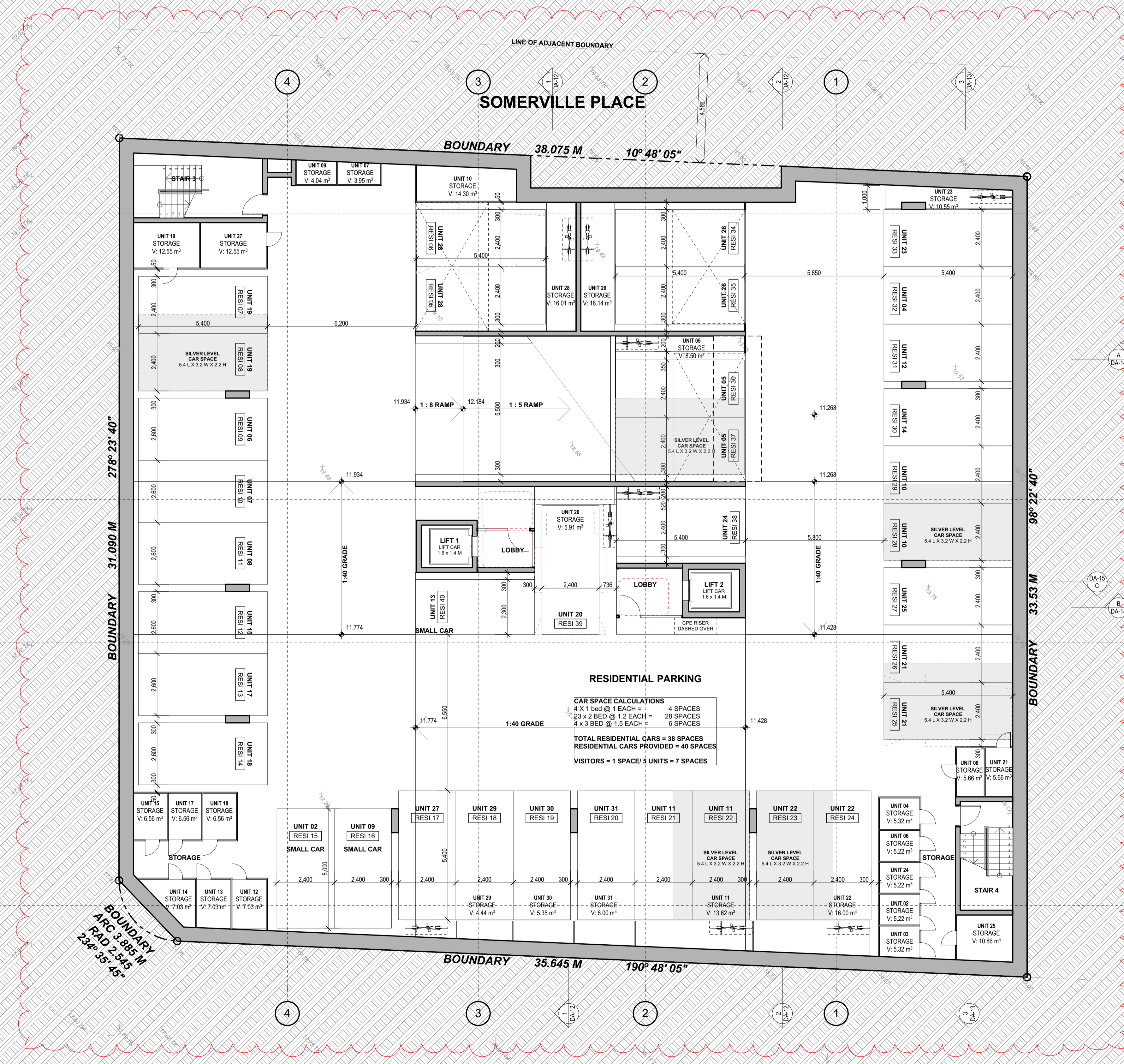
SOMERVILLE PLACE

CONDAMINE STREET

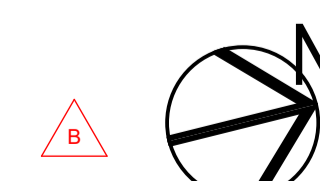
333 CONDOMINE STREET

SUNSHINE STREET

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



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



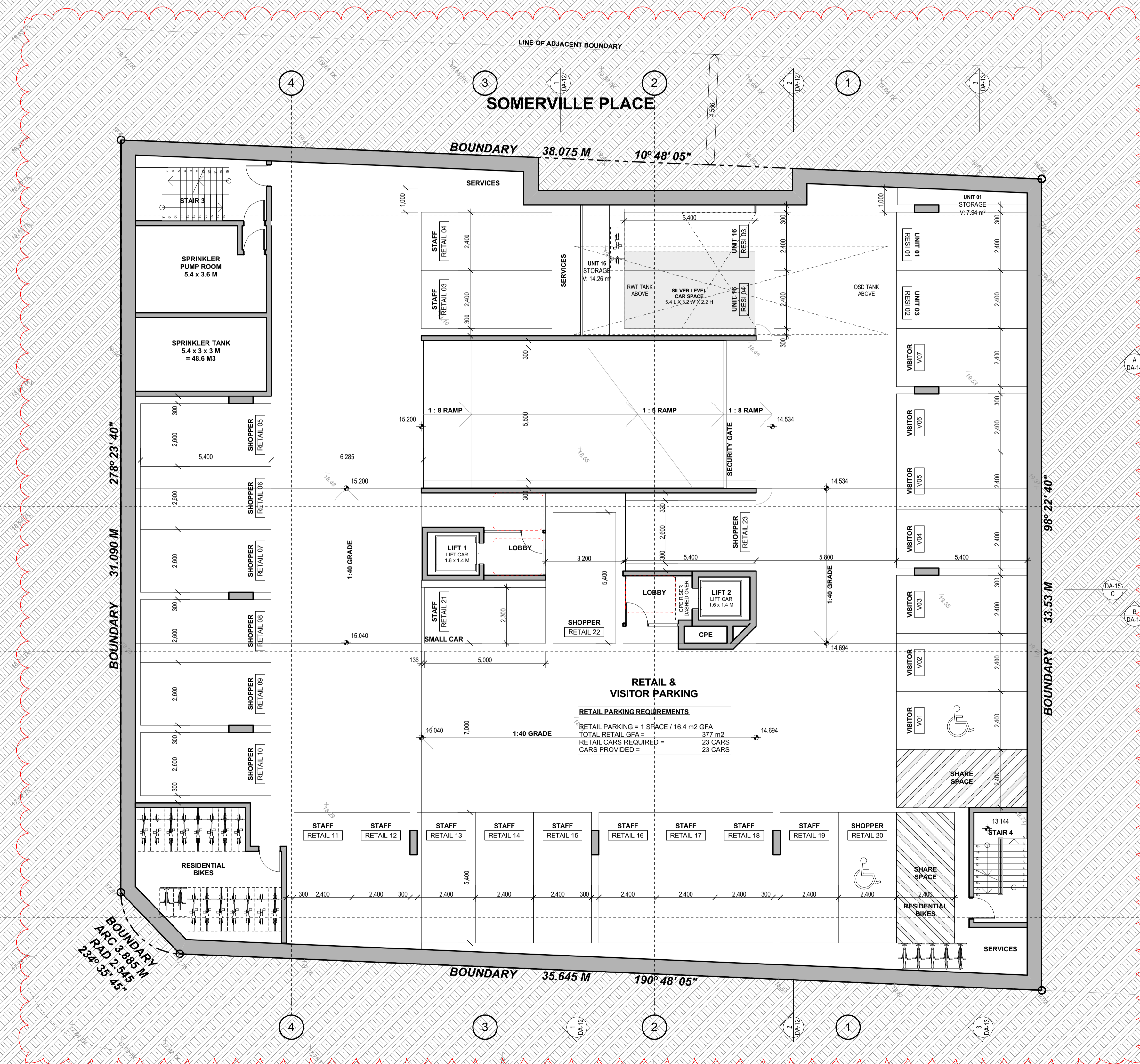
2 SUNSHINE STREET

SOMERVILLE PLACE

333 CONDOMINE STREET

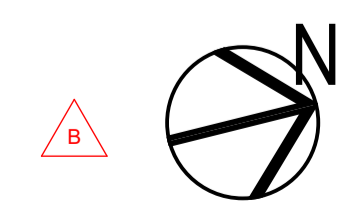
CONDAMINE STREET

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



RETAIL & VISITOR PARKING

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



1 KING STREET

2 SUNSHINE STREET

SOMERVILLE PLACE

SUNSHINE STREET

333 CONDOMINE STREET

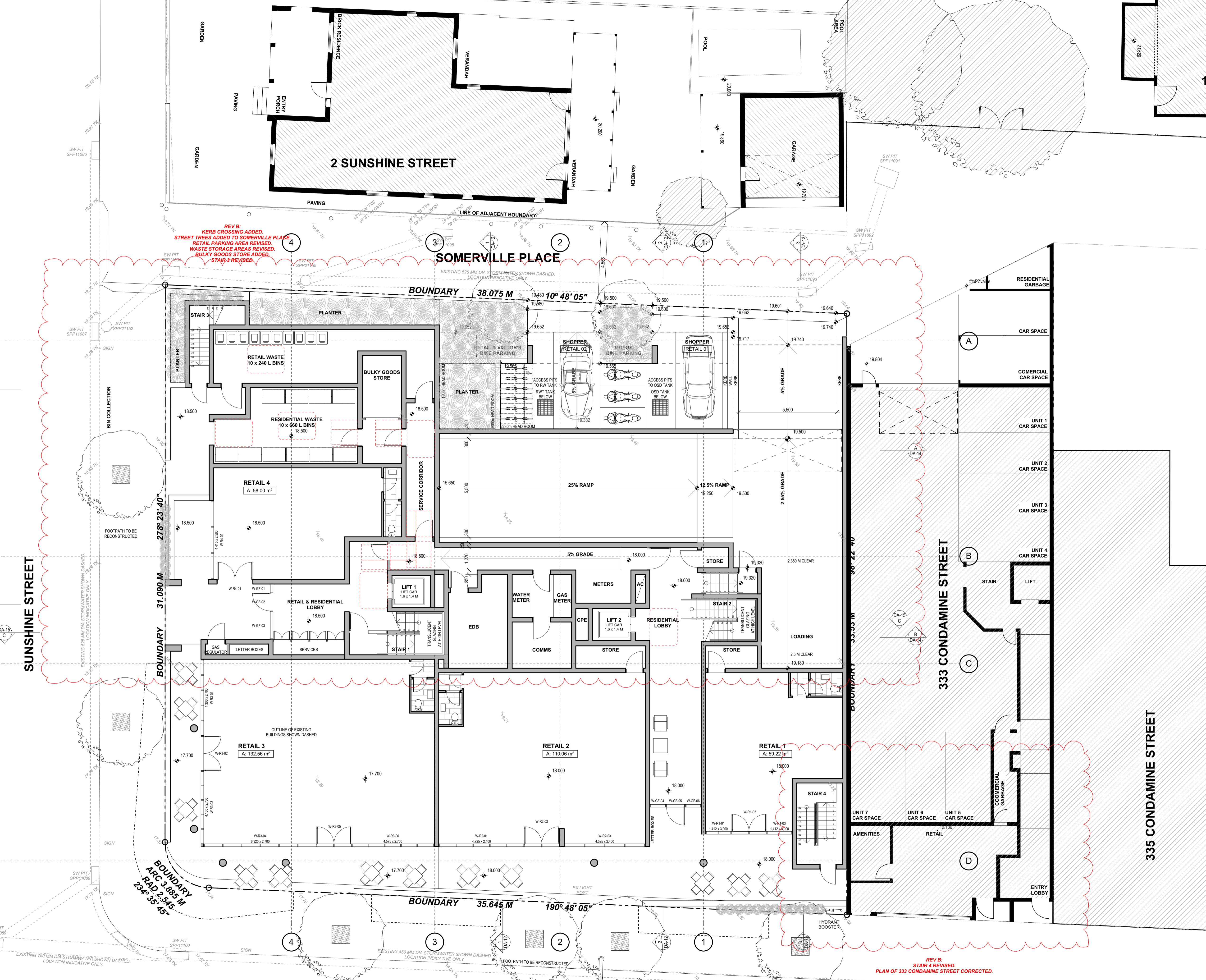
335 CONDOMINE STREET

337 CONDOMINE STREET

CONDAMINE STREET

REV B:
KERB CROSSING ADDED.
STREET TREES ADDED TO SOMERVILLE PLACE.
RETAIL PARKING AREA REVISED.
WASTE STORAGE AREAS REVISED.
BULKY GOODS STORE ADDED.
STAIR 3 REVISED.

REV B:
STAIR 4 REVISED.
PLAN OF 333 CONDOMINE STREET CORRECTED.



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architects

4/19/2020
PROJECT NO. 2020/002
DRAWING NO. 101
DATE 13/11/2020
GARTNER TROVATO ARCHITECTS
GARTNER TROVATO ARCHITECTS

Revision ID	Description	Issue Date
P4	UNIT AREAS REVISED TO COMPLY WITH ADG. GENERAL REVISION TO PLANS AS CLOUDED. BALVER LEVEL UNITS ADDED.	14/02/2020
P5	GENERAL UPDATE - ISSUED FOR CO-ORDINATION.	12/05/2020
A	DEVELOPMENT APPLICATION	24/06/2020
B	GENERAL UPDATE TO FLOOR PLANS.	28/08/2020
C	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020

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

SCALE: 1:100 @ A1

DRAWN BY: SG / AW
CHECKED BY: SG / AW
DATE: 13/11/2020

PROJECT NO. 2020/002
DRAWING NO. 101
DATE 13/11/2020

FOR MANLY VALE DEVELOPMENTS No 2 PL 1511

GROUND FLOOR PLAN

1 KING STREET

2 SUNSHINE STREET

SOMERVILLE PLACE

SUNSHINE STREET

333 CONDOMINE STREET

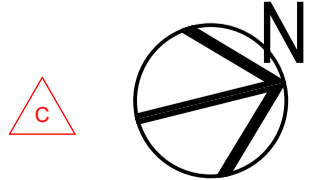
335 CONDOMINE STREET

337 CONDOMINE STREET

CONDAMINE STREET

REV B: LAYOUTS OF UNITS 05, 06 & 07 REVISED. SOUTH FACADE REVISED.

REV C: FACADE INDENTATIONS ADDED. LAYOUTS OF UNITS 02 & 03 REVISED. FLOOR LEVELS RAISED TO ALLOW FOR VEHICLE CLEARANCE ON GROUND FLOOR.



Revision ID	Description	Issue Date	PROJECT	SCALE	DATE
PG	GENERAL UPDATE - ISSUED FOR CO-ORDINATION.	12/05/2020	MIXED-USE DEVELOPMENT	1:100 @ A1	13/11/2020
PT	WINDOWS REVISED AS CLOUDED.	24/06/2020	321 - 331 CONDOMINE STREET	SG / AW	13/11/2020
A	DEVELOPMENT APPLICATION	24/06/2020	MANLY VALE NSW 2093	PROJECT NO.	REVISION
B	GENERAL UPDATE TO FLOOR PLANS.	28/08/2020	LOTS 20, 21, 22 & 25 ON DP 11320	LOT 123 ON DP 737259	DA-05
C	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020	FOR MANLY VALE DEVELOPMENTS No 2 PL	1511	

gartnertrovato
architects

4/900 Northside Drive
Manly Vale NSW 2093
Tel: +61 2 9375 4411
Fax: +61 2 9375 4422
gartnertrovato.com.au

1 KING STREET

2 SUNSHINE STREET

SOMERVILLE PLACE

SUNSHINE STREET

333 CONDOMINE STREET

335 CONDOMINE STREET

337 CONDOMINE STREET

CONDAMINE STREET

REV B: LAYOUTS OF UNITS 16, 17 & 18 REVISED. SOUTH FACADE REVISED.

REV C: FACADE INDENTATIONS ADDED. LAYOUTS OF UNITS 13 & 14 REVISED. FLOOR LEVELS RAISED TO ALLOW FOR VEHICLE CLEARANCE ON GROUND FLOOR.



Revision ID	Description	Issue Date	PROJECT	SCALE	DATE
PS	GENERAL UPDATE - ISSUED FOR CO-ORDINATION.	12/05/2020	MIXED-USE DEVELOPMENT	1:100 @ A1	13/11/2020
PE	WINDOWS REVISED AS CLOUDED.	24/06/2020	321 - 331 CONDOMINE STREET	SG / AW	
A	DEVELOPMENT APPLICATION	24/06/2020	MANLY VALE NSW 2093	PROJECT NO.	REVISION
B	GENERAL UPDATE TO FLOOR PLANS.	28/08/2020	LOTS 20, 21, 22 & 25 ON DP 11320	LOT 123 ON DP 737259	
C	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020			

1 KING STREET

2 SUNSHINE STREET

SOMERVILLE PLACE

SUNSHINE STREET

333 CONDOMINE STREET

335 CONDOMINE STREET

337 CONDOMINE STREET

CONDAMINE STREET



1 KING STREET

2 SUNSHINE STREET

SOMERVILLE PLACE

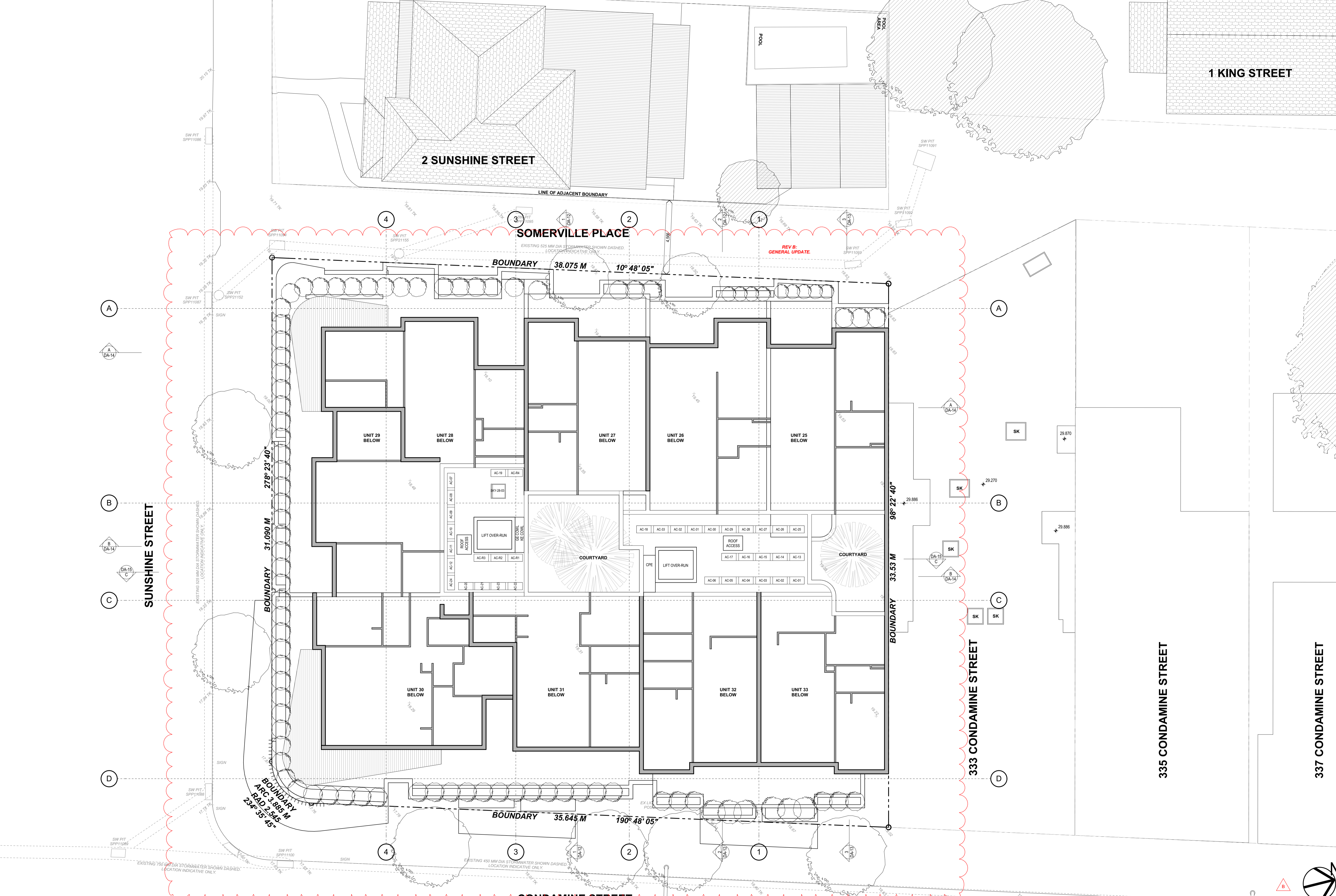
SUNSHINE STREET

333 CONDOMINE STREET

335 CONDOMINE STREET

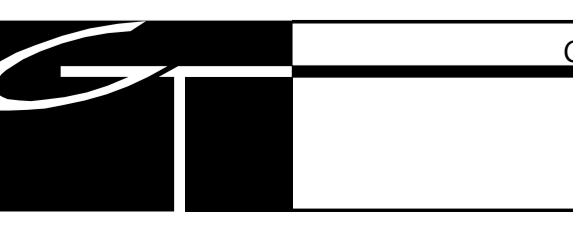
337 CONDOMINE STREET

CONDAMINE STREET



REV B: GENERAL UPDATE

Revision ID	Description	Issue Date	PROJECT	SCALE	DATE
P1	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	07/02/2020	MIXED-USE DEVELOPMENT	1:100 @ A1	13/11/2020
P2	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	12/05/2020	321 - 331 CONDOMINE STREET	SG / AW	
A	DEVELOPMENT APPLICATION	24/06/2020	MANLY VALE NSW 2093	PROJECT NO.	
B	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES	13/11/2020	LOTS 20, 21, 22 & 25 on DP 11320	REVISION	
			LOT 123 on DP 737259		



gartnertrovato
architects
47/90 Macquarie Street
Sydney NSW 2000
Phone: (61) 2 9292 4411
Fax: (61) 2 9292 4422
gtr@gartnertrovato.com.au

1 KING STREET

2 SUNSHINE STREET

SOMERVILLE PLACE

SUNSHINE STREET

333 CONDAMINE STREET

335 CONDAMINE STREET

337 CONDAMINE STREET

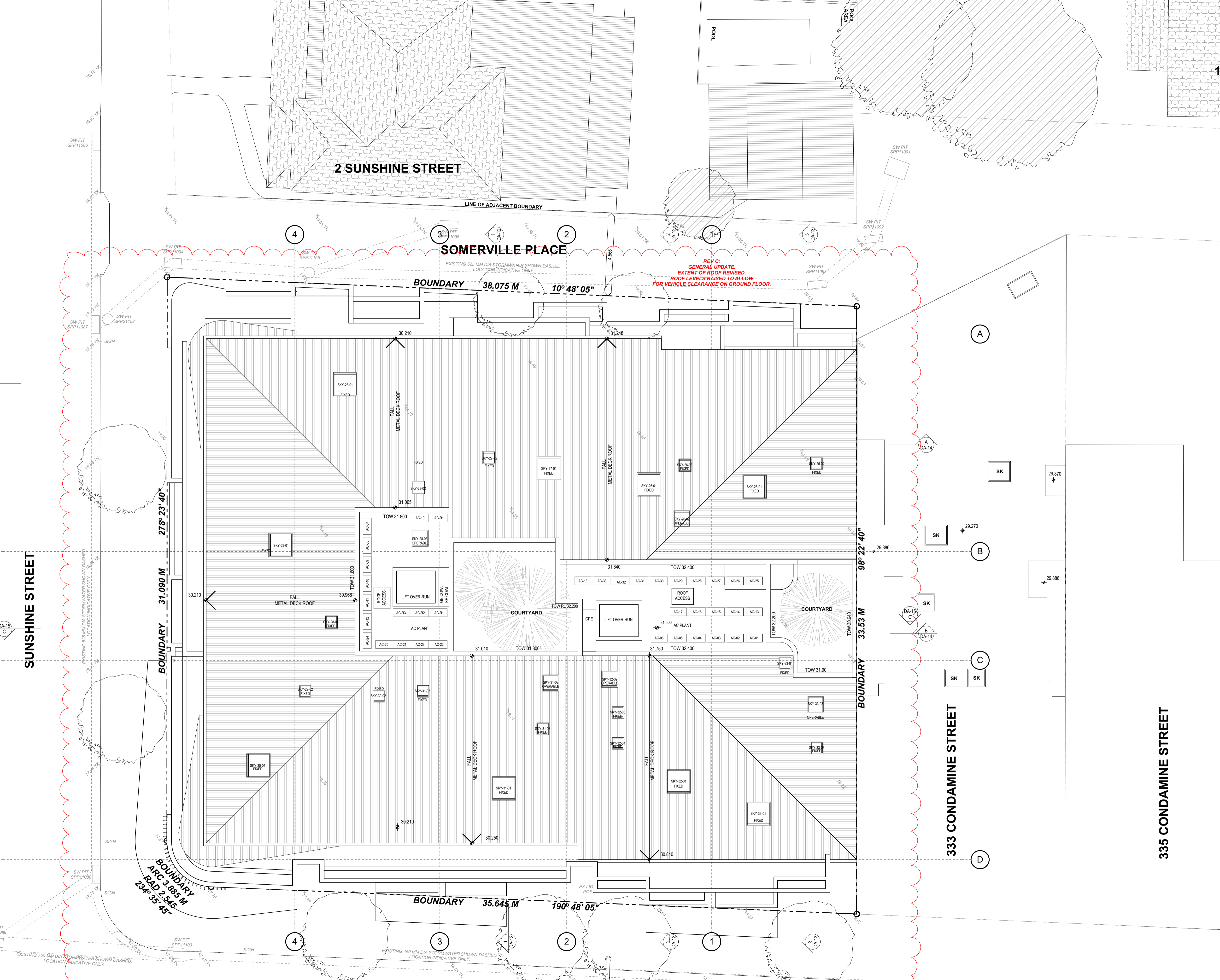
CONDAMINE STREET

gartnertrovato architects

47/60 Victoria Road
Manly Vale NSW 2093
Phone: (02) 9374 1000
Fax: (02) 9374 1001
www.gartnertrovato.com.au

Revision ID	Description	Issue Date	PROJECT	ISSUED TITLE
P1	GENERAL UPDATE TO PRE-DA DRAWINGS.	18/12/2019	MIXED-USE DEVELOPMENT	ROOF PLAN - UPPER
P2	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	07/02/2020	321 - 331 CONDAMINE STREET	
P3	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	12/05/2020	MANLY VALE NSW 2093	
P4	ROOF PLAN UPDATED TO SHOW FIXED AND OPERABLE SKYLIGHTS.	18/05/2020	LOTS 20, 21, 22 & 25 on DP 11320	
A	DEVELOPMENT APPLICATION	24/06/2020	LOT 123 on DP 737259	
B	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020	FOR MANLY VALE DEVELOPMENTS No 2 PL 1511	

SCALE: 1:100 @ A1
DRAWN BY: SG / AW
CHECKED BY: SG / AW
DATE: 13/11/2020
REVISION: DA-09



REV C: GENERAL UPDATE. EXTENT OF ROOF REVISED. ROOF LEVELS RAISED TO ALLOW FOR VEHICLE CLEARANCE ON GROUND FLOOR.

BOUNDARY 38.075 M 10° 48' 05"

BOUNDARY 31.090 M 278° 23' 40"

BOUNDARY 33.53 M 98° 22' 40"

BOUNDARY 35.645 M 190° 48' 05"

BOUNDARY ARC 3.865 M 234° 35' 45"

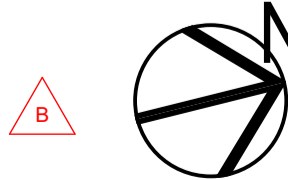
A
B
C
D

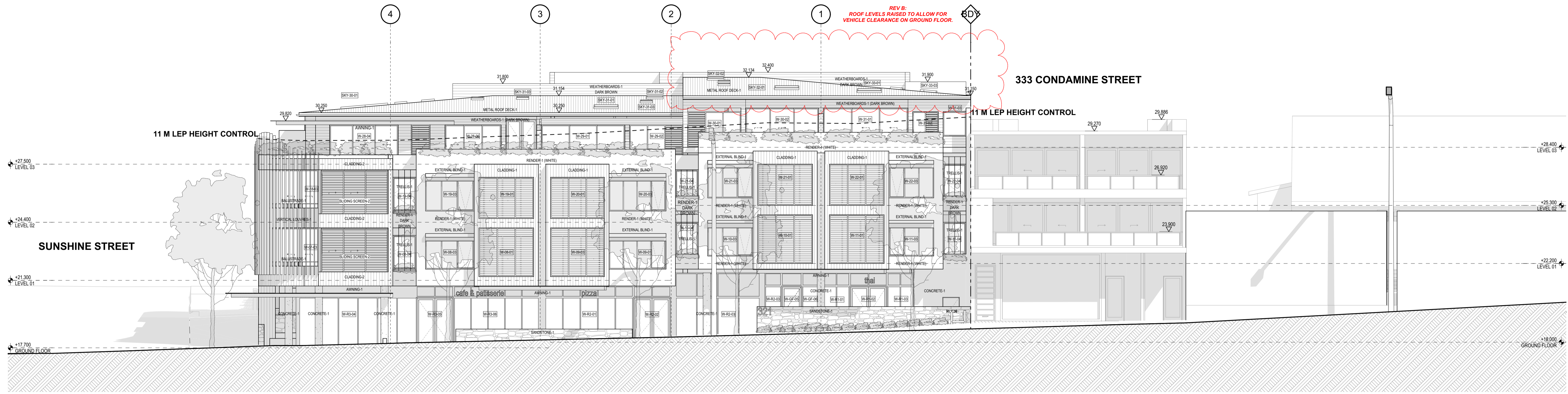
4
3
2
1

A
B
C
D

EXISTING 750 MM DIA STORMWATER SHOWN DASHED. LOCATION INDICATIVE ONLY.

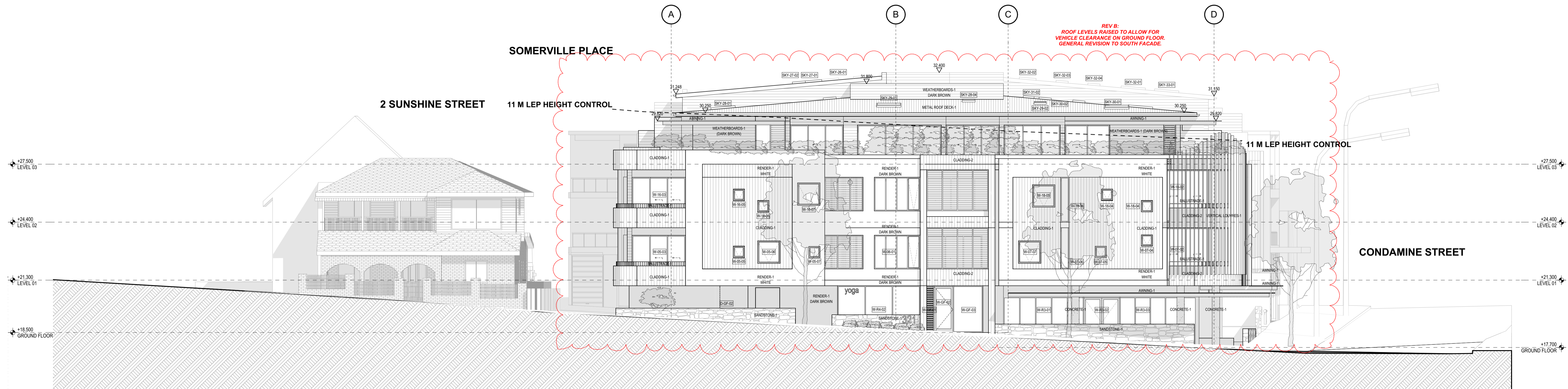
EXISTING 450 MM DIA STORMWATER SHOWN DASHED. LOCATION INDICATIVE ONLY.





EAST ELEVATION

1:100



SOUTH ELEVATION

1:100

EXTERIOR FINISHES LEGEND

- AWNING-1 STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
- BALUSTRADE-1 METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
- BALUSTRADE-2 METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
- CLADDING-1 COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.
- CLADDING-2 CORETEN STANDING SEAM CLADDING.
- CLADDING-3 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.

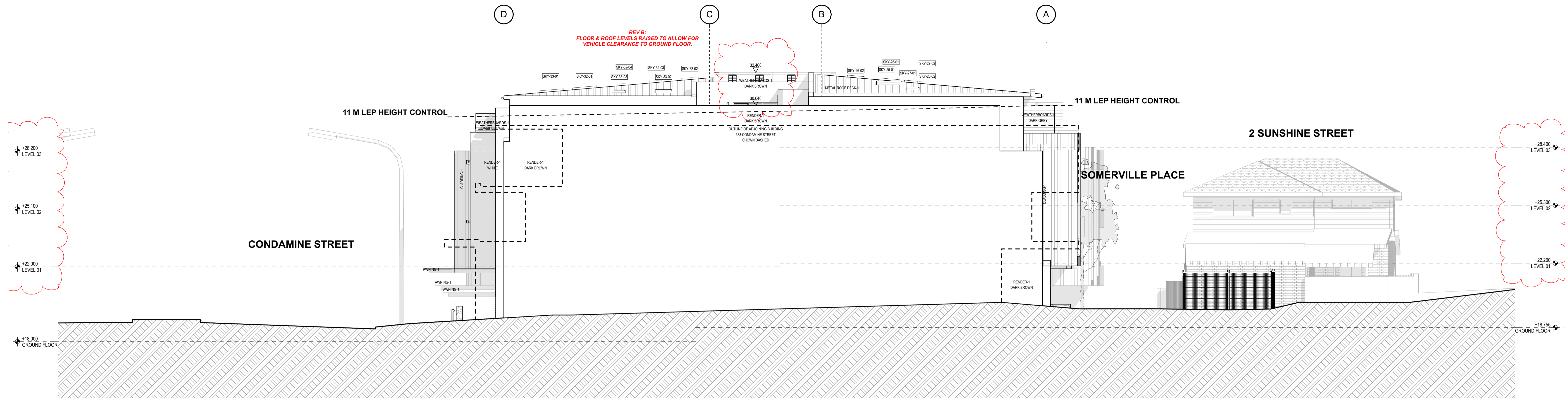
- SLIDING SCREEN-1
- SLIDING SCREEN-2
- STEEL FRAMING-1
- SUNSHADE-1
- TRELLIS-1
- VERTICAL LOUVER-1
- WEATHERBOARD-1

- 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

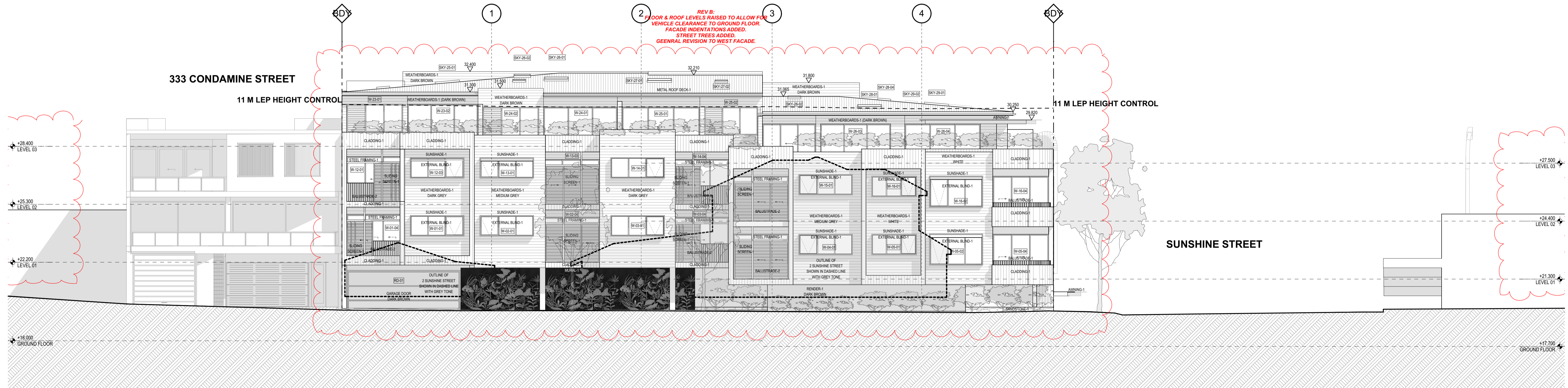
- WHITE "WHITE" PAINT FINISH EQUAL TO DULUX "NATURAL WHITE" 15W.
- LIGHT GREY "LIGHT GREY" PAINT FINISH EQUAL TO DULUX "DIESKAU" GR12
- MEDIUM GREY "MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TAPESTRY BEIGE" A167 - DARK TINT.
- DARK GREY "DARK GREY" PAINT FINISH EQUAL TO DULUX "RAKU" GR11.
- DARK BROWN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





NORTH ELEVATION

1:100



WEST ELEVATION

1:100

EXTERIOR FINISHES LEGEND

AWNING-1 STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
 BALUSTRADE-1 METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
 BALUSTRADE-2 METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
 CLADDING-1 COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.
 CLADDING-2 CORETEN STANDING SEAM CLADDING.
 CLADDING-3 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 LOUVRE-1
 WEATHERBOARD-1

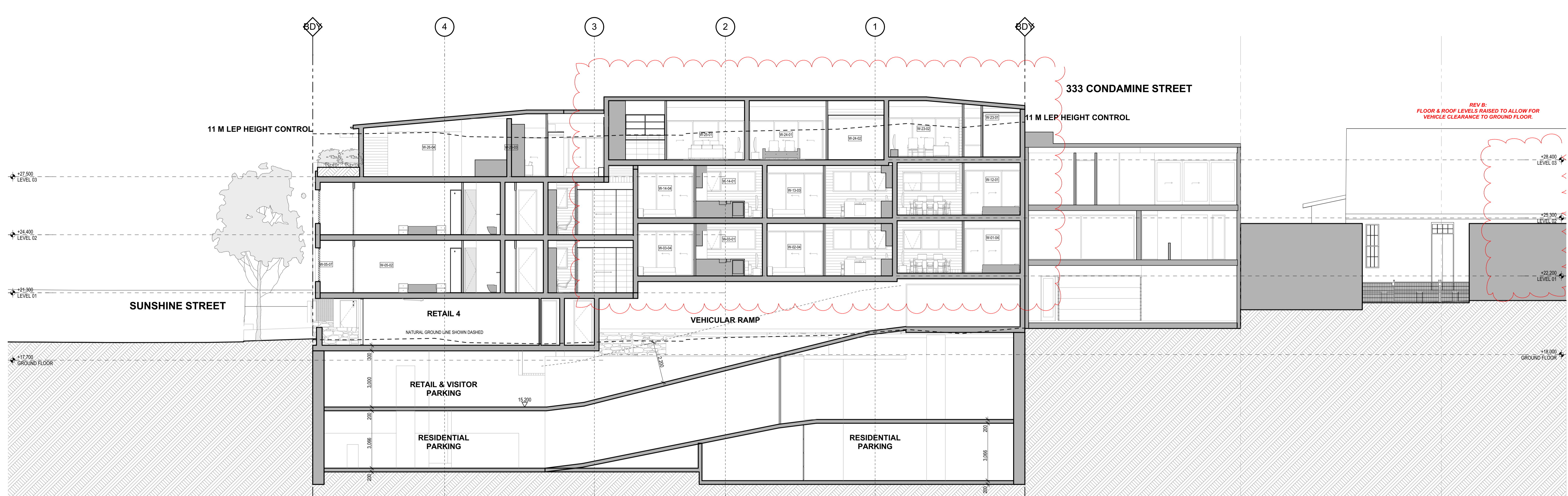
SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
 SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
 PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".
 300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK".
 STAINLESS STEEL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

COLOUR LEGEND

WHITE
 LIGHT GREY
 MEDIUM GREY
 DARK GREY
 DARK BROWN
 ALL WINDOWS CLEAR GLAZING WITH POWDERCOAT ALUMINIUM FRAMING, "DARK GREY" COLOUR.

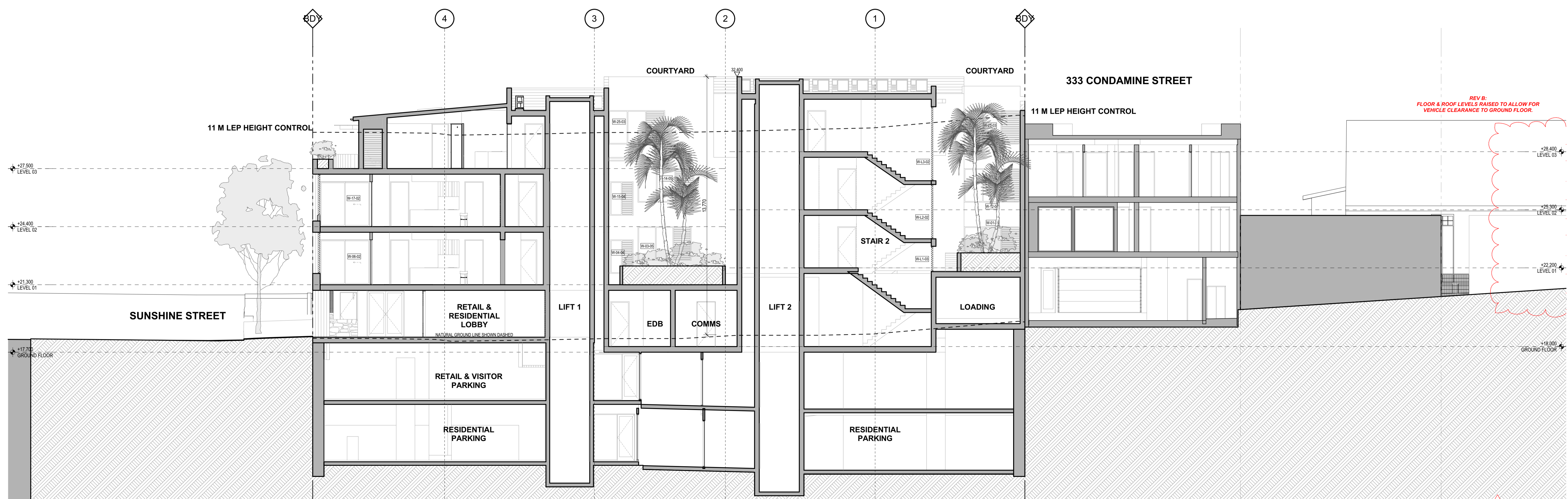
"WHITE" PAINT FINISH EQUAL TO DULUX "NATURAL WHITE" 15W.
 "LIGHT GREY" PAINT FINISH EQUAL TO DULUX "DIESKAU" GR12
 "MEDIUM GREY" PAINT FINISH EQUAL TO DULUX "TAPESTRY BEIGE" A167 - DARK TINT.
 "DARK GREY" PAINT FINISH EQUAL TO DULUX "RAKU" GR11.
 "DARK BROWN" PAINT FINISH EQUAL TO DULUX "CHINA BROWN" A154.1.





SECTION A

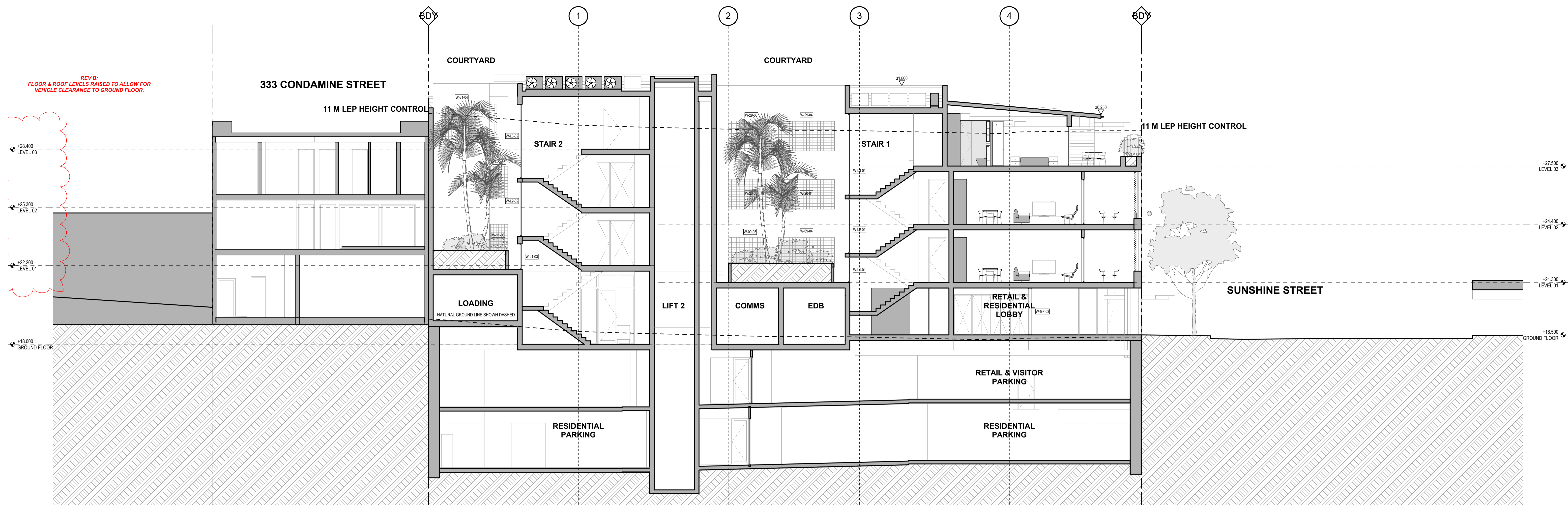
1:100



SECTION B

1:100

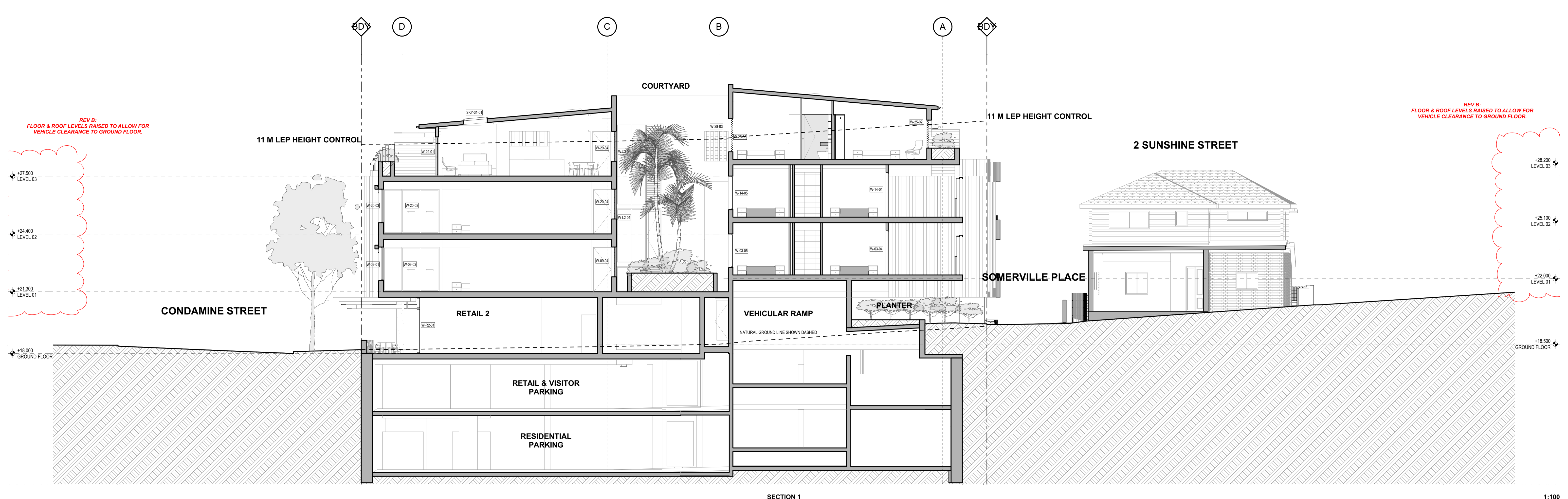
REV B:
FLOOR & ROOF LEVELS RAISED TO ALLOW FOR
VEHICLE CLEARANCE TO GROUND FLOOR.



SECTION C

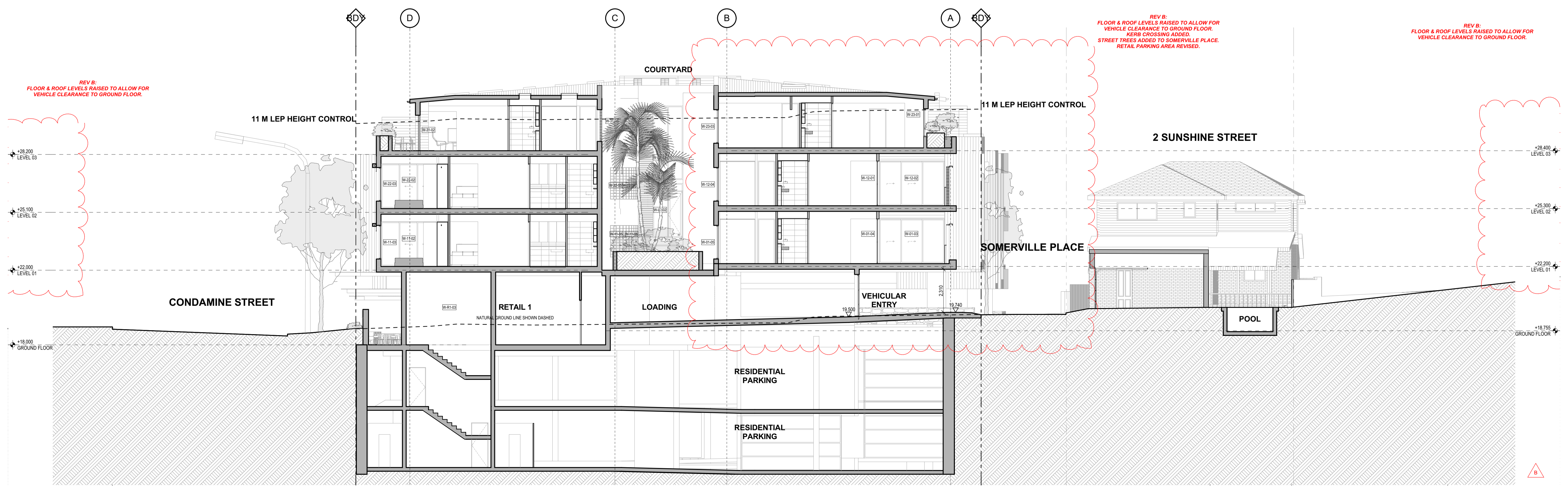
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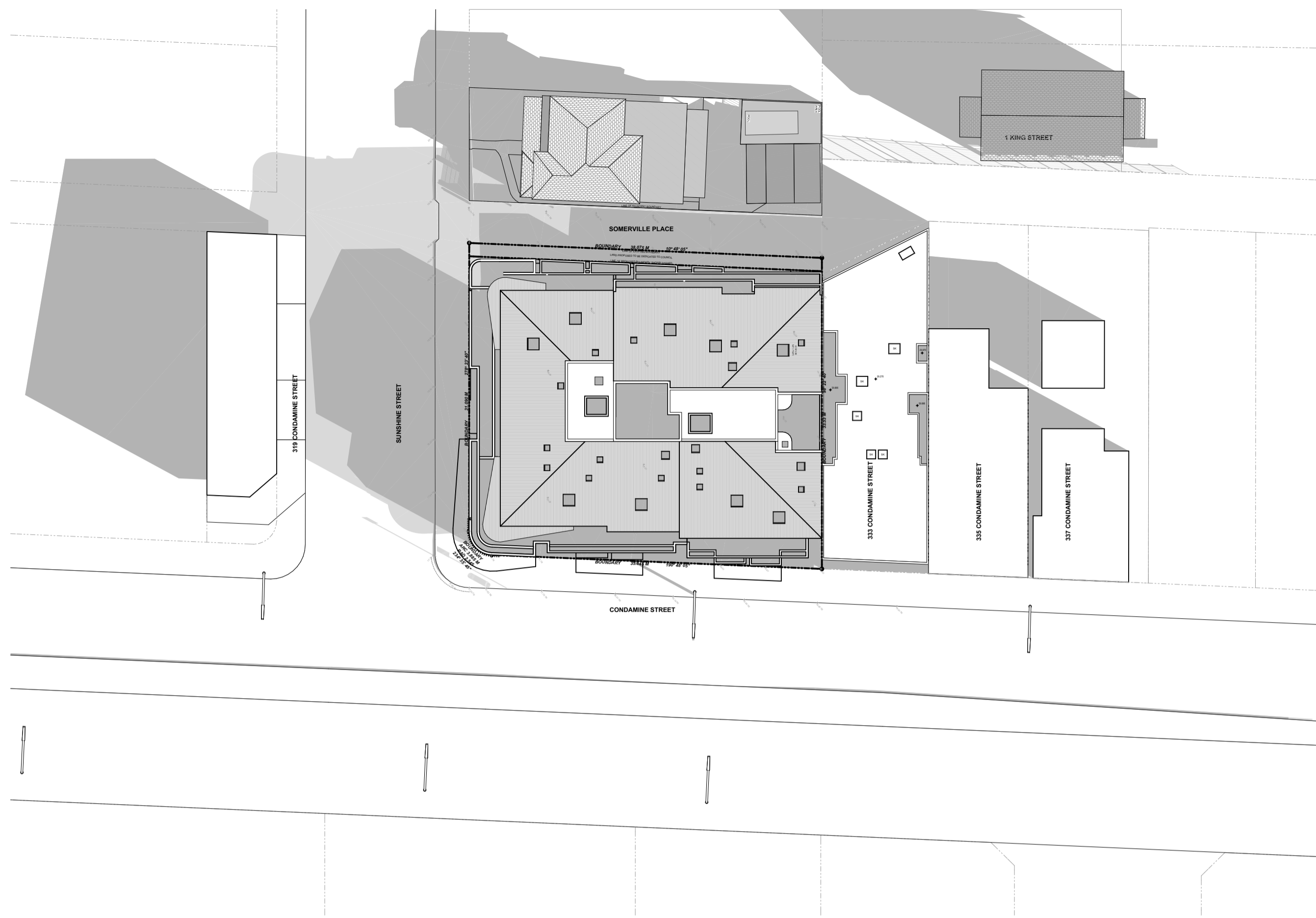
SECTION 1

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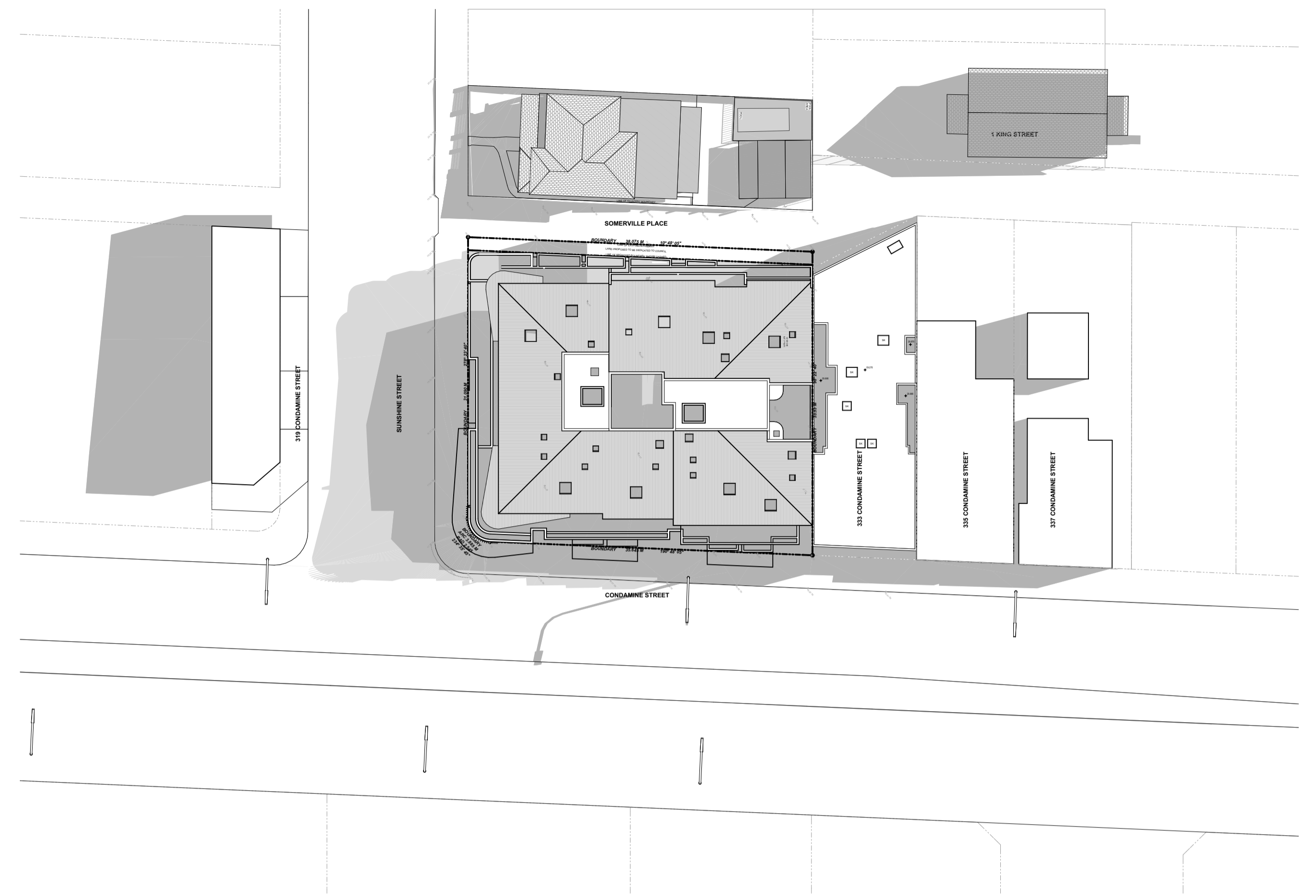


SECTION 3

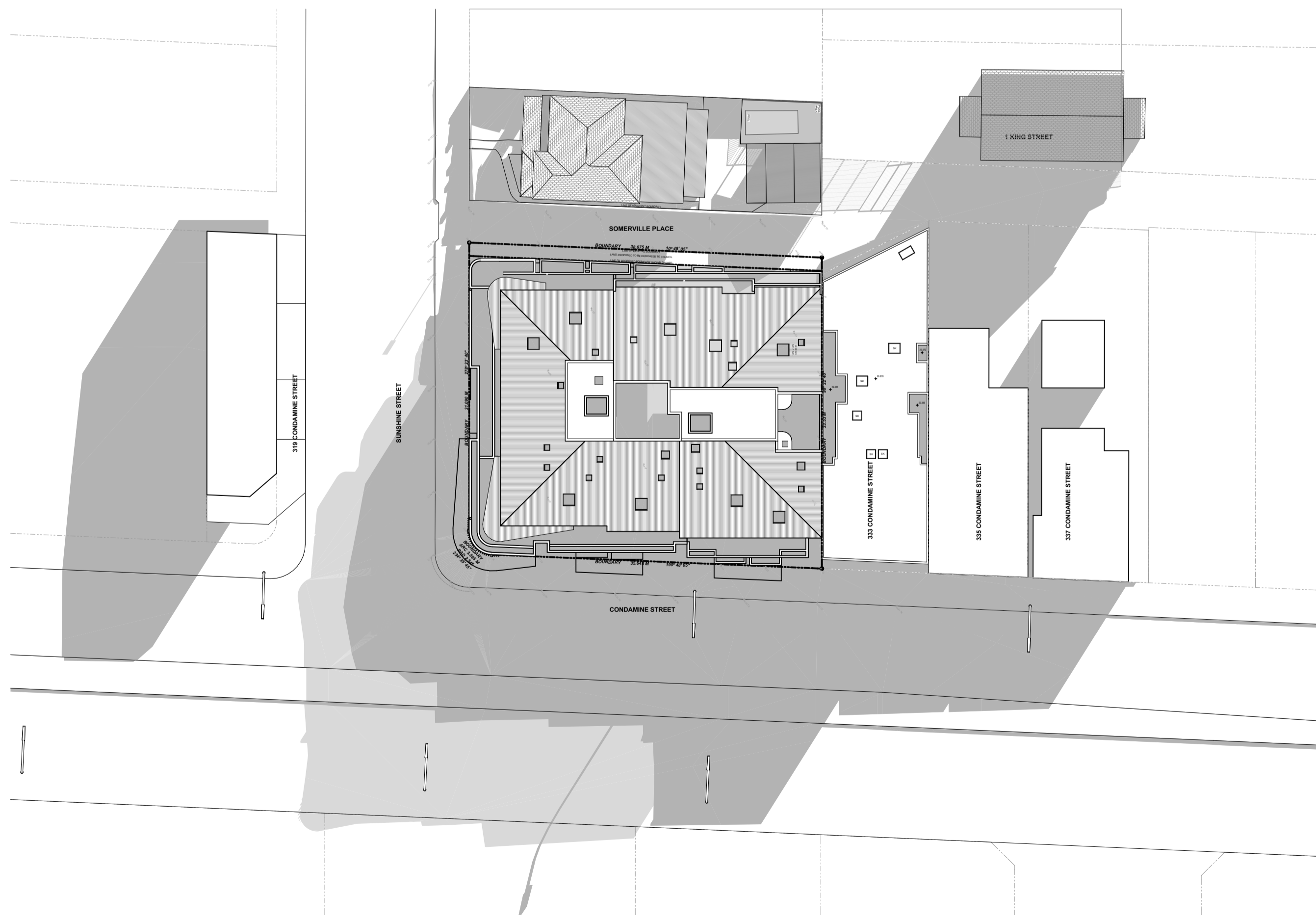
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SHADOW DIAGRAMS - 9 AM

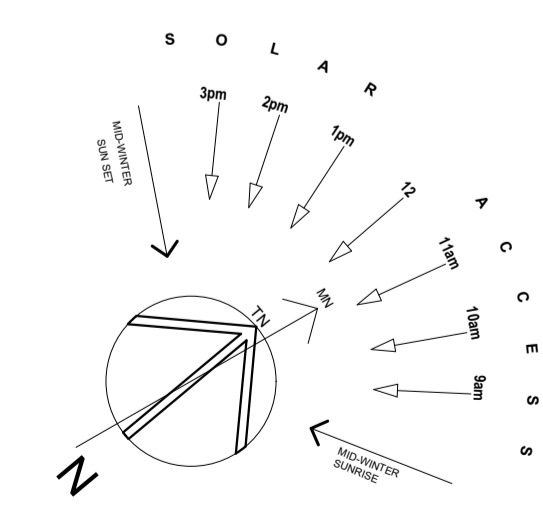


SHADOW DIAGRAMS - 12 NOON



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)



Key	Botanical name	Common name	Mature size (h x w)m	Pot size
Trees				
Eeu	Elaeocarpus eumundi	Bush Quandong	8m (h) x 4m (w)	400 mm
Lco	Lophostemon confertus	Brush Box	10m (h) x 6m (w)	400 mm
Hfo	Howea Forsteriana	Kentia Palm	8m (h) x 4m (w)	400 mm

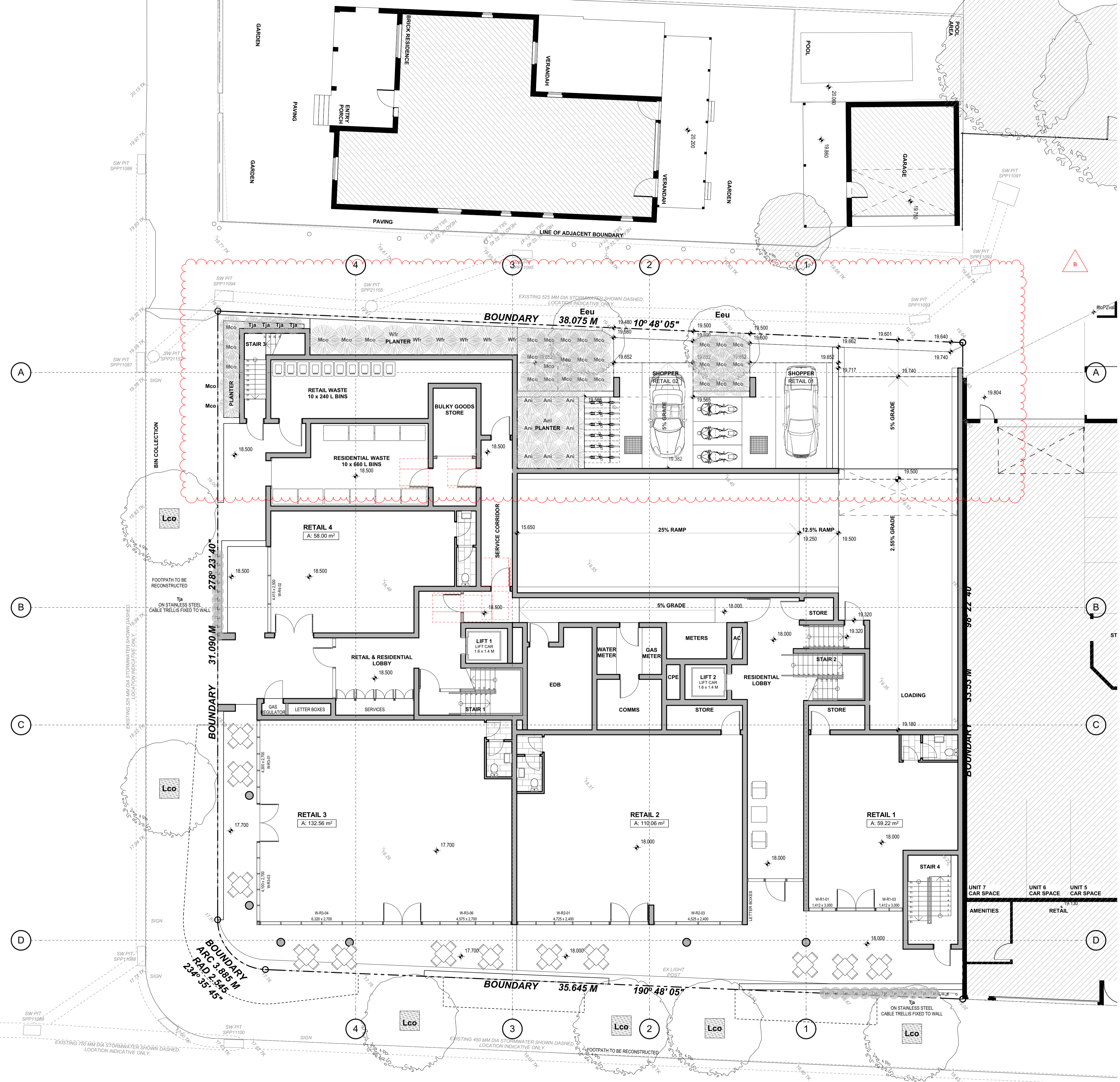
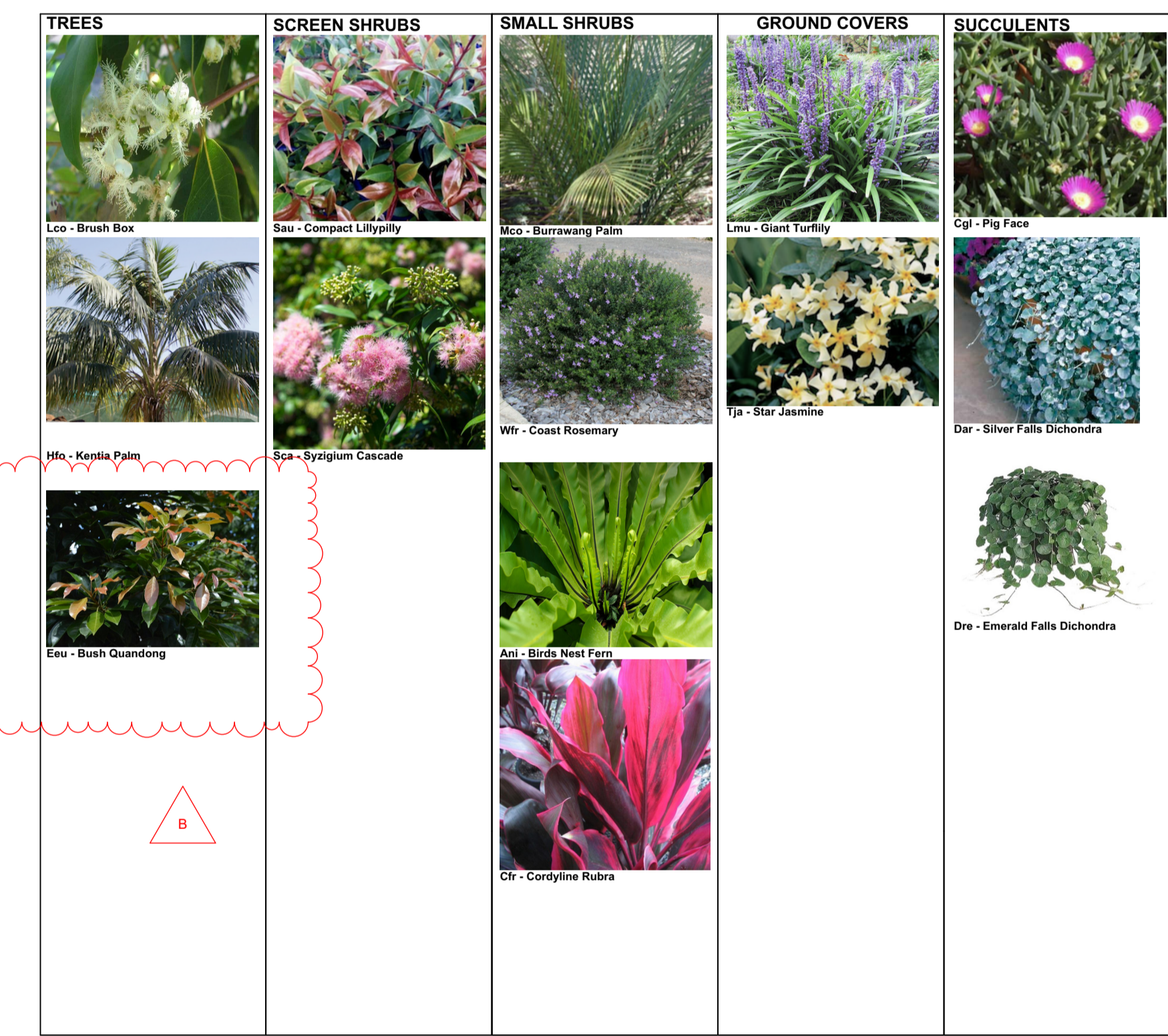
Screen shrubs				
Sau	Syzygium australe "Elegance" PBR	Compact Lillypilly	2m (h) X 1.5m (w)	400 mm
Scs	Syzygium Luehmannii x Wilsonii	Lilly Pilly Cascade	2m (h) x 1.5m (w)	400 mm
Bmi	Buxus microphylla japonica	Korean Box	2m (h) X 1m (w)	300 mm

Small shrubs				
Ani	Asplenium nidus	Birds nest fern	1m (h) x 1.5m (w)	300 mm
Cfr	Cordyline fruticosa 'Rubra'	Cordyline "Rubra"	2m (h) x 0.7 m (w)	400 mm
Lmu	Liriope muscari "Evergreen Giant"	Giant turf lily	0.5m (w) x 0.5m (h)	140 mm
Mco	Macrozamia communis	Burrawang palm	1.5m (h) x 1.5m (w)	300 mm
Wfr	Westringia fruticosa	Coast rosemary	1.5m (h) x 1.5m (w)	300 mm

Ground covers				
Tja	Trachelospermum jasminoides	Star Jasmine	4m (h) x 3m (w)	140 mm

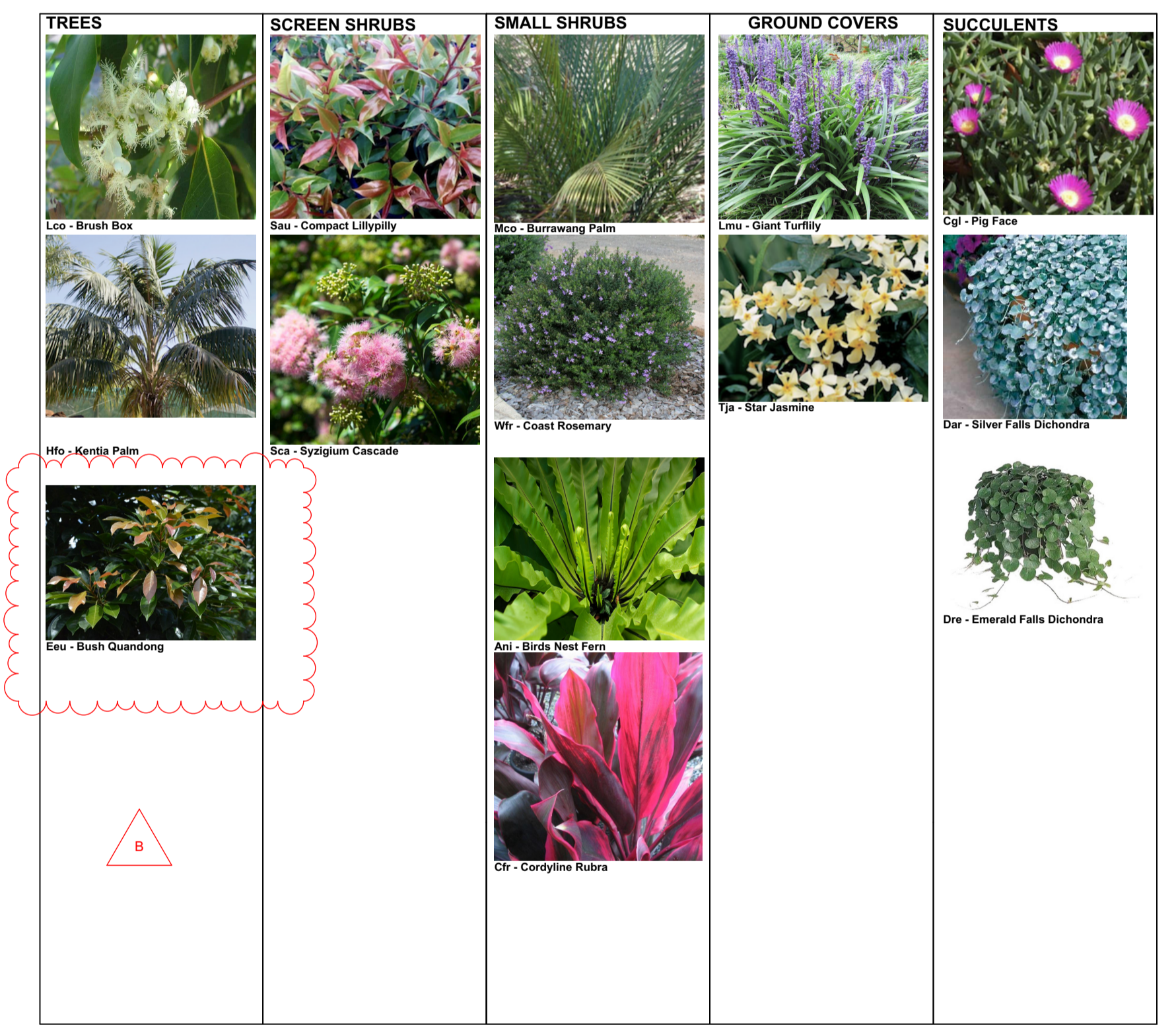
Succulents				
Cgl	Carpobrotus glaucescens	Pig face	0.2m (h) x 1m (w)	140 mm
Dar	Dichondra argentea	Silver falls dichondra	0.1m (h) x 1.8m (w)	140 mm
Dre	Dichondra repens "Emerald Falls"	Emerald falls dichondra	0.1m (h) x 1.8m (w)	140 mm

Mulch and edging				
CPM	Cypress pine mulch			



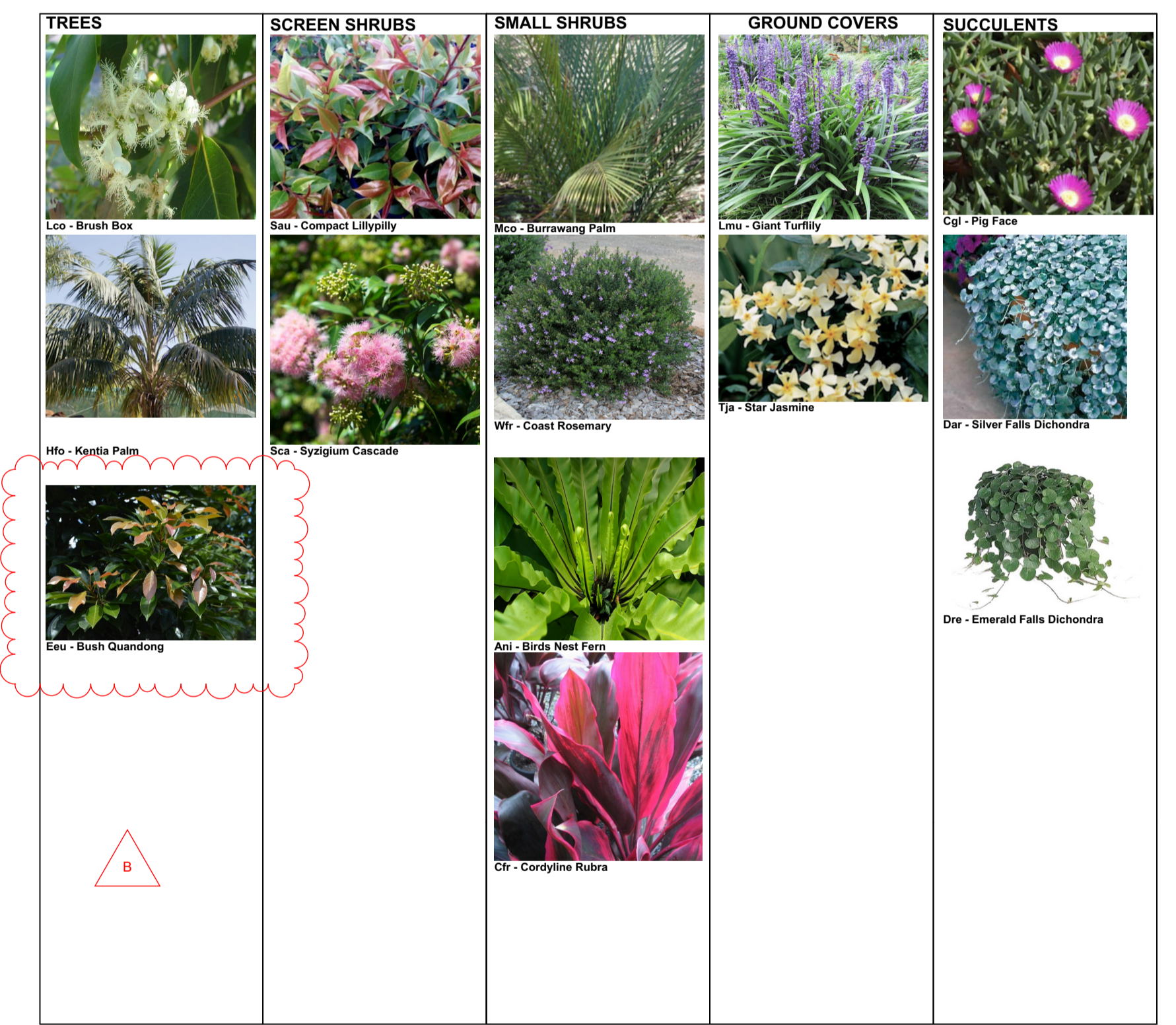


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Mulch and edging				
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Mulch and edging				
CPM	Cypress pine mulch			





EAST ELEVATION



SOUTH ELEVATION



EXTERIOR FINISHES LEGEND

AWNING-1 STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
 BALUSTRADE-1 METAL BALUSTRADE 760 - 1000 mm AB, FFL, PAINT FINISH "LIGHT GREY".
 BALUSTRADE-2 METAL BALUSTRADE 0 - 1000 mm AB, FFL, PAINT FINISH "LIGHT GREY".
 CLADDING-1 COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.
 CLADDING-2 CORETEN STANDING SEAM CLADDING.
 CLADDING-3 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
 TRELIS-1
 VERTICAL LOUVRE-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 TRELIS.
 VERTICAL ELLIPTICAL LOUVRE WITH "WOOD-GRAIN" FINISH.
 FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

COLOUR LEGEND

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

Revision ID	Description	Issue Date
A	DEVELOPMENT APPLICATION	24/06/2020



REV B:
GENERAL UPDATE.



Revision ID	Description	Issue Date
A	DEVELOPMENT APPLICATION	24/06/2020
B	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020



**REV B:
GENERAL UPDATE.**



Revision ID	Description	Issue Date
A	DEVELOPMENT APPLICATION	24/06/2020
B	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020



**REV B:
GENERAL UPDATE.
333 CONDAMINE STREET CORRECTED.**



Revision ID	Description	Issue Date
A	DEVELOPMENT APPLICATION	24/06/2020
B	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020

PROJECT
MIXED-USE DEVELOPMENT
321 - 331 CONDAMINE STREET, MANLY VALE
NSW 2093
LOTS 20, 21, 22 & 25 on DP 11320
LOT 123 on DP 737259
FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
VIEW 3
SCALE
NTS
PROJECT NO.
1511
DRAWN BY
SG / AW
DRAWING NO.
DA-22
PLOT DATE
17/11/2020
REVISION
B



**REV B:
GENERAL UPDATE.
REVISIONS TO SOUTH FACADE.**



Revision ID	Description	Issue Date
A	DEVELOPMENT APPLICATION	24/06/2020
B	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020

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
FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
VIEW 4
SCALE
NTS
PROJECT NO.
1511
DRAWN BY
SG / AW
DRAWING NO.
DA-23
PLOT DATE
17/11/2020
REVISION
B



**REV B:
GENERAL UPDATE.
REVISIONS TO SOUTH & WEST FACADES.**



Revision ID	Description	Issue Date
A	DEVELOPMENT APPLICATION	24/06/2020
B	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020



**REV B:
GENERAL UPDATE.
REVISION TO WEST FACADE.
FACADE INDENTATIONS ADDED.
STREET TREES ADDED.**

B

Revision ID	Description	Issue Date
A	DEVELOPMENT APPLICATION	24/06/2020
B	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020



B

**REV B:
GENERAL UPDATE.
REVISION TO WEST FACADE.
FACADE INDENTATIONS ADDED.
STREET TREES ADDED.**

Revision ID	Description	Issue Date
A	DEVELOPMENT APPLICATION	24/06/2020
B	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020



**REV B:
GENERAL UPDATE.
REVISION TO WEST FACADE.
FACADE INDENTATIONS ADDED.
STREET TREES ADDED.**

B

Revision ID	Description	Issue Date
A	DEVELOPMENT APPLICATION	24/06/2020
B	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020

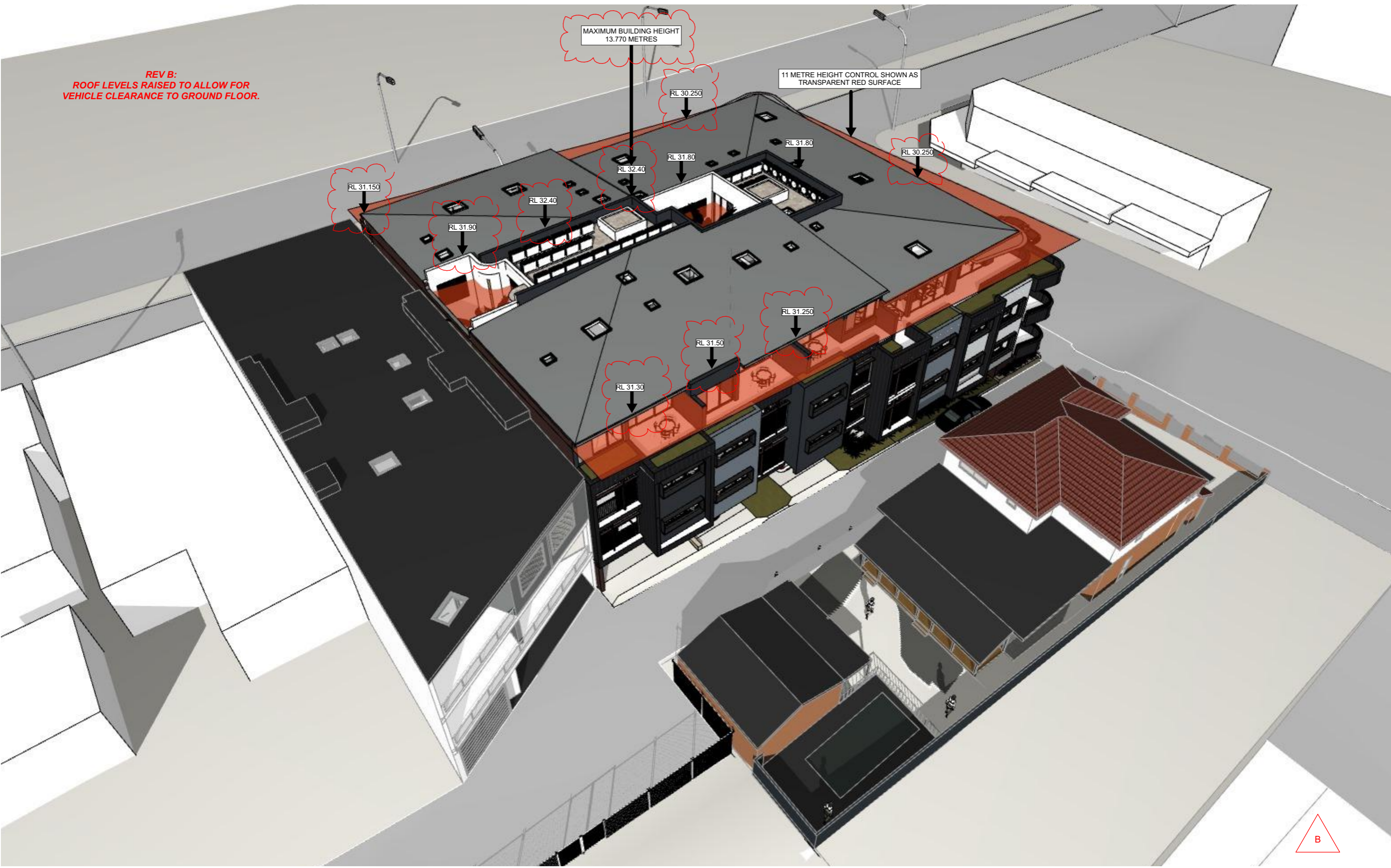


**REV B:
GENERAL UPDATE.
REVISIONS TO SOUTH & WEST FACADES.
INDENTATIONS ADDED TO WEST FACADE.
STREET TREES ADDED TO SOMERVILLE PLACE.**



Revision ID	Description	Issue Date
A	DEVELOPMENT APPLICATION	24/06/2020
B	REVISIONS TO DRAWINGS IN RESPONSE TO COUNCIL'S ISSUES.	13/11/2020

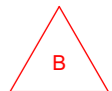
REV B:
ROOF LEVELS RAISED TO ALLOW FOR
VEHICLE CLEARANCE TO GROUND FLOOR.



HEIGHT CONTROL DIAGRAM - OVER VIEW

Revision ID	Description	Issue Date
A	DEVELOPMENT APPLICATION	24/06/2020
B	REVISIONS TO HEIGHT CONTROL DIAGRAMS IN RESPONSE TO COUNCIL'S ISSUES.	16/11/2020

REV B:
ROOF LEVELS RAISED TO ALLOW FOR
VEHICLE CLEARANCE TO GROUND FLOOR.



HEIGHT CONTROL DIAGRAM - VIEW FROM WEST

Revision ID	Description	Issue Date
A	DEVELOPMENT APPLICATION	24/06/2020
B	REVISIONS TO HEIGHT CONTROL DIAGRAMS IN RESPONSE TO COUNCIL'S ISSUES.	16/11/2020

**REV B:
ROOF LEVELS RAISED TO ALLOW FOR
VEHICLE CLEARANCE TO GROUND FLOOR.**

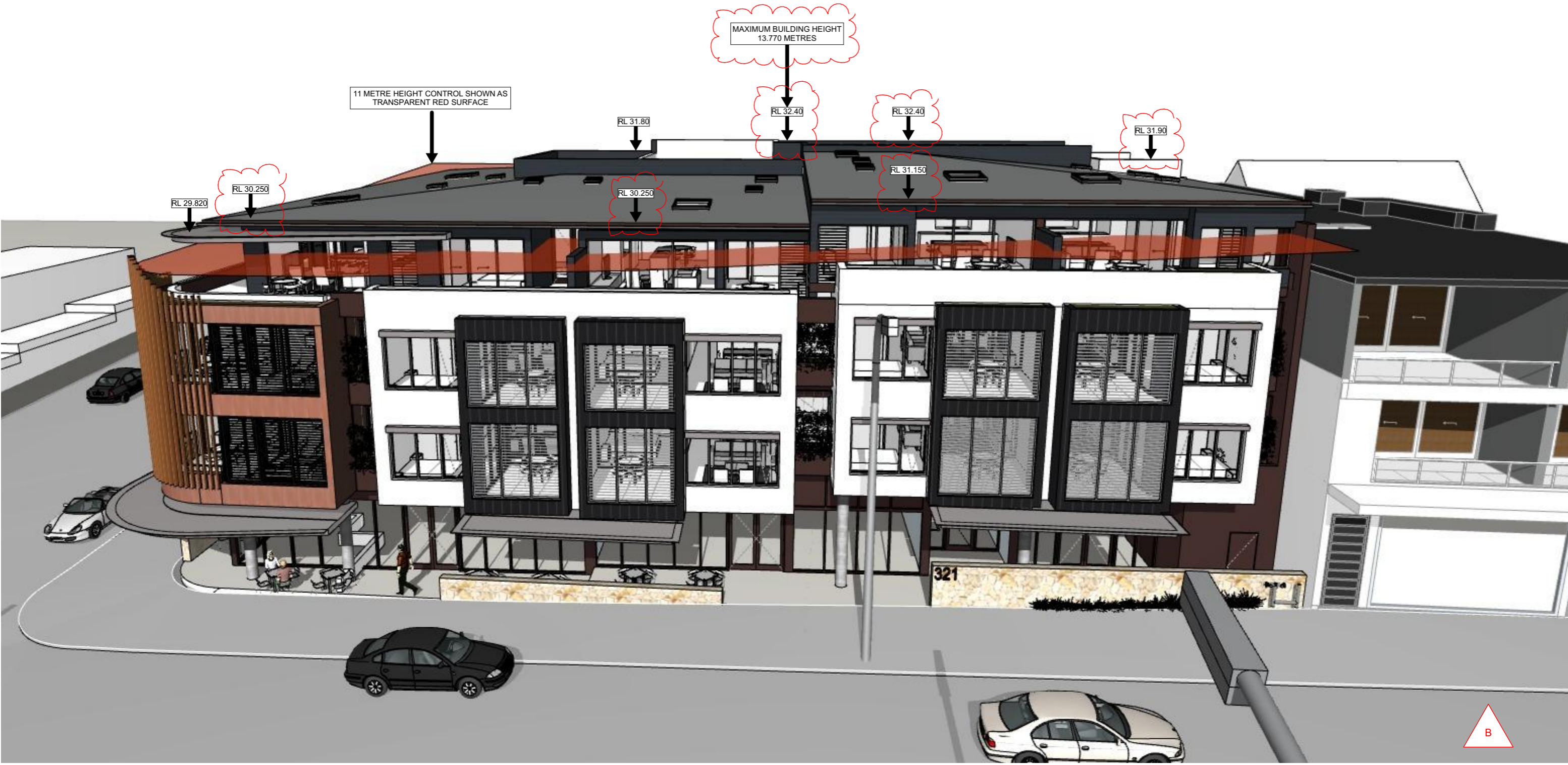


B

HEIGHT CONTROL DIAGRAM - VIEW FROM SOUTH

Revision ID	Description	Issue Date
A	DEVELOPMENT APPLICATION	24/06/2020
B	REVISIONS TO HEIGHT CONTROL DIAGRAMS IN RESPONSE TO COUNCIL'S ISSUES.	16/11/2020

REV B:
ROOF LEVELS RAISED TO ALLOW FOR
VEHICLE CLEARANCE TO GROUND FLOOR.



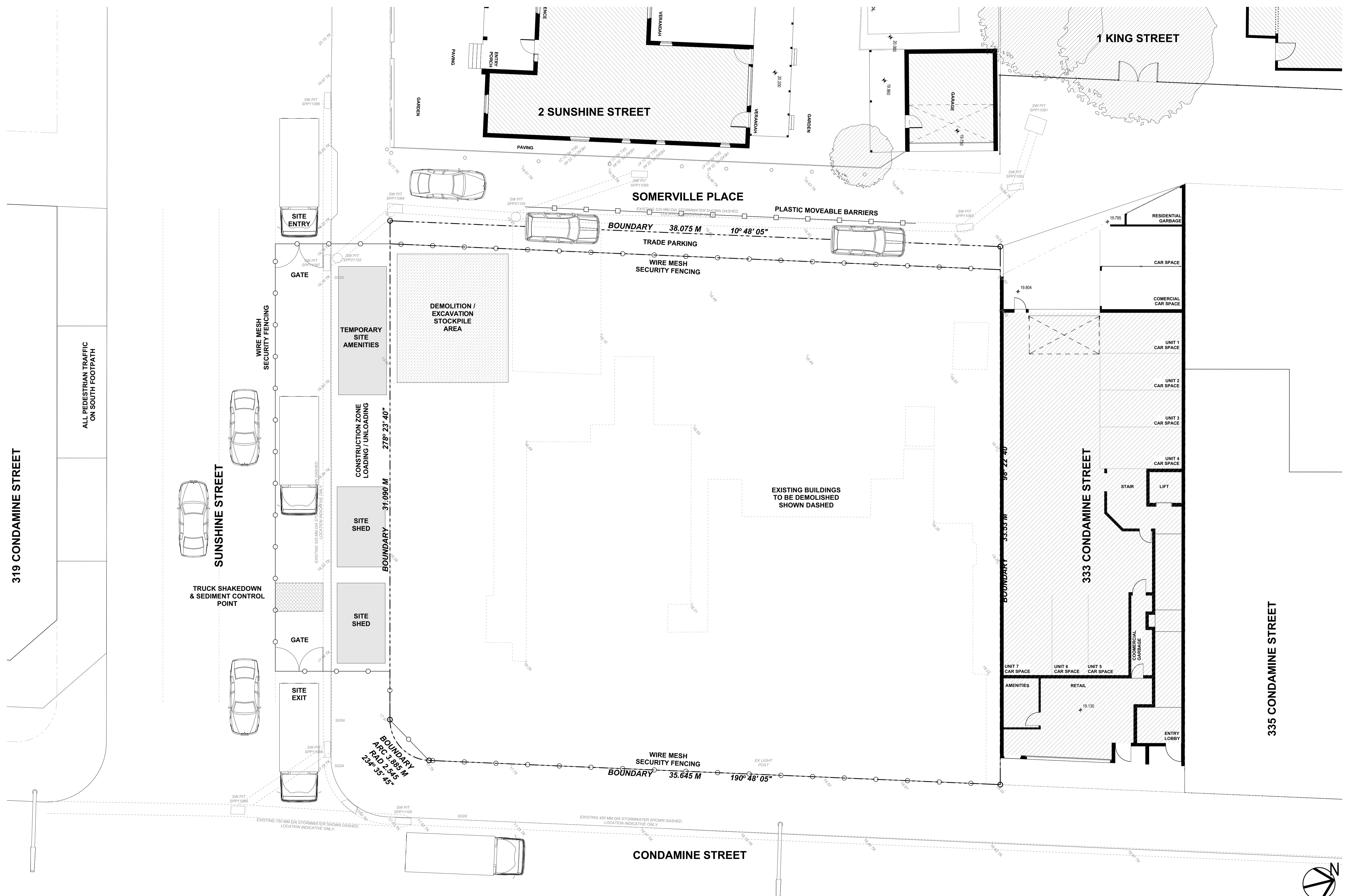
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HEIGHT CONTROL DIAGRAM - VIEW FROM EAST

Revision ID	Description	Issue Date
A	DEVELOPMENT APPLICATION	24/06/2020
B	REVISIONS TO HEIGHT CONTROL DIAGRAMS IN RESPONSE TO COUNCIL'S ISSUES.	16/11/2020

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
 FOR MANLY VALE DEVELOPMENTS No 2 P/L

DRAWING TITLE
HEIGHT CONTROL
DIAGRAM - VIEW FROM
EAST
 DRAWN BY
 1:133.33 @ A3 SG / AW
 PROJECT NO.
 1511
 DRAWING NO.
 DA-43
 PLOT DATE
 16/11/2020
 REVISION
 B



319 CONDOMINE STREET

ALL PEDESTRIAN TRAFFIC ON SOUTH FOOTPATH

SUNSHINE STREET

TRUCK SHAKEDOWN & SEDIMENT CONTROL POINT

SITE ENTRY

GATE

TEMPORARY SITE AMENITIES

CONSTRUCTION ZONE LOADING / UNLOADING

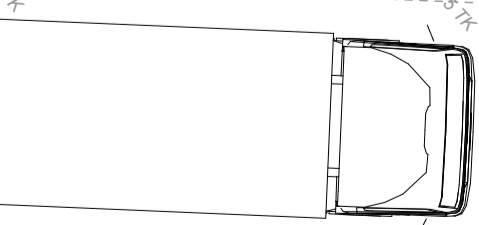
SITE SHED

SITE SHED

GATE

SITE EXIT

BOUNDARY ARC 3.885 M R/D 2.545 M 23° 35' 45"



2 SUNSHINE STREET

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"
TRADE PARKING
WIRE MESH SECURITY FENCING

DEMOLITION / EXCAVATION STOCKPILE AREA

EXISTING BUILDINGS TO BE DEMOLISHED SHOWN DASHED

BOUNDARY 35.645 M 190° 48' 05"
WIRE MESH SECURITY FENCING

CONDAMINE STREET

1 KING STREET

333 CONDOMINE STREET

335 CONDOMINE STREET

gartnertrovato architects

47/90 Macquarie Street
Sydney NSW 2000
Phone: 02 9550 1022
Fax: 02 9550 1021
+61 2 9575 4411
+61 2 9575 4422
gartnertrovato.com.au

Revision ID	Description	Issue Date	PROJECT	ISSUED BY
A	DEVELOPMENT APPLICATION	24/06/2020	MIXED-USE DEVELOPMENT 321 - 331 CONDOMINE STREET MANLY VALE NSW 2093 LOTS 20, 21, 22 & 25 on DP 11320 LOT 123 on DP 737259	MANLY VALE DEVELOPMENTS No 2 P/L
			CONSTRUCTION MANAGEMENT PLAN	DA-60
			SCALE: 1:100 @ A1	DATE: 25/06/2020
			PROJECT NO.	REVISION
			1511	A

