

BELLA VISTA APARTMENTS

96 North Steyne, Manly

DRAWING LIST

DA0001 TITLE SHEET, PHOTOMONTAGE & LOCATION PLAN

DA0010 SITE PLAN & SITE ANALYSIS

DA1003 DEMOLITION / PROPOSED GROUND FLOOR PLAN

DA1004 DEMOLITION / PROPOSED LEVELS 1 & 2 FLOOR PLAN

DA1005 DEMOLITION / PROPOSED LEVEL 3 FLOOR PLAN

DA1006 DEMOLITION / PROPOSED LEVEL 4 FLOOR PLAN

DA1007 DEMOLITION / PROPOSED ROOF PLAN

DA2000 PROPOSED WEST & NORTH ELEVATIONS

DA2001 PROPOSED EAST & WEST ELEVATIONS

DA3000 BUILDING SECTION AA

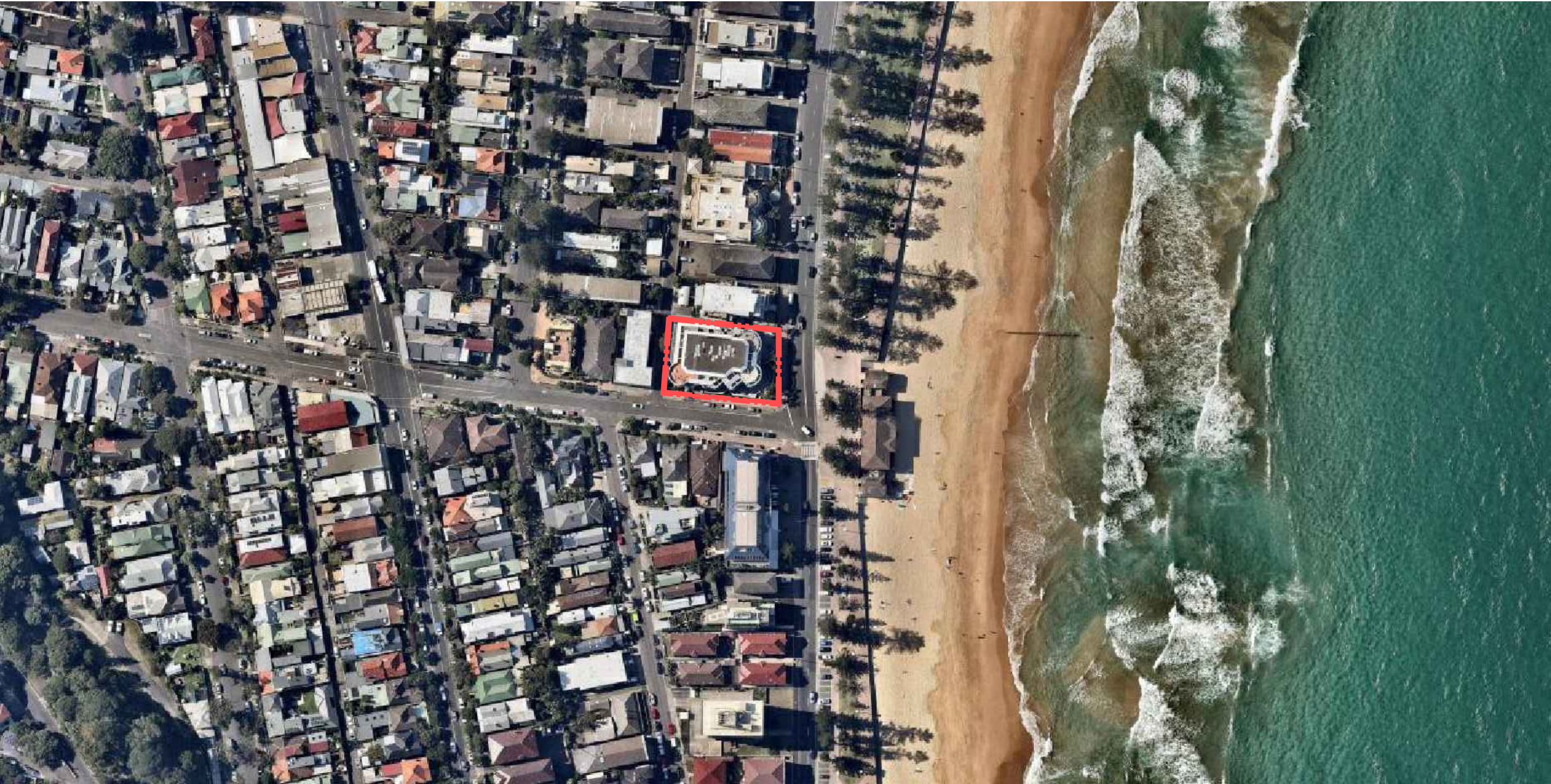
DA3005 DETAIL SECTION

DA3006 SECTION THROUGH GROUND SPA

DA5000 EXTERNAL COLOUR SCHEDULE



1 PHOTOMONTAGE
scale - NTS @ A1



2 PHOTOMONTAGE
scale - NTS @ A1

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STATUS SECTION 96

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ISS	DATE	PURPOSE OF ISSUE
A	21.11.17	DEVELOPMENT APPLICATION
B	11.08.21	SECTION 4.55

NOTES

PROJECT
BELLA VISTA APARTMENTS

96 North Steyne
Manly

CLIENT
CECIL KOUTSOS

squillace

ARCHITECTS
INTERIOR DESIGNERS
squillace.com.au

SYDNEY
2 Liverpool Lane, East Sydney NSW 2010
Ph: +61 2 8354 1300 | Fax: +61 2 8354 1311
ABN: 24 132 554 753

MELBOURNE
Level 2, 333 Flinders Lane
Melbourne VIC 3000
Ph: +61 3 9629 4888 | Fax: +61 3 9649 7444
ABN: 34 137 620 538

NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

DRAWING NO.
DA0001

DRAWN BY
SQA

CHECKED BY
VS
DRAWING TITLE
LOCATION PLAN &
PHOTOMONTAGE

ISSUE

B

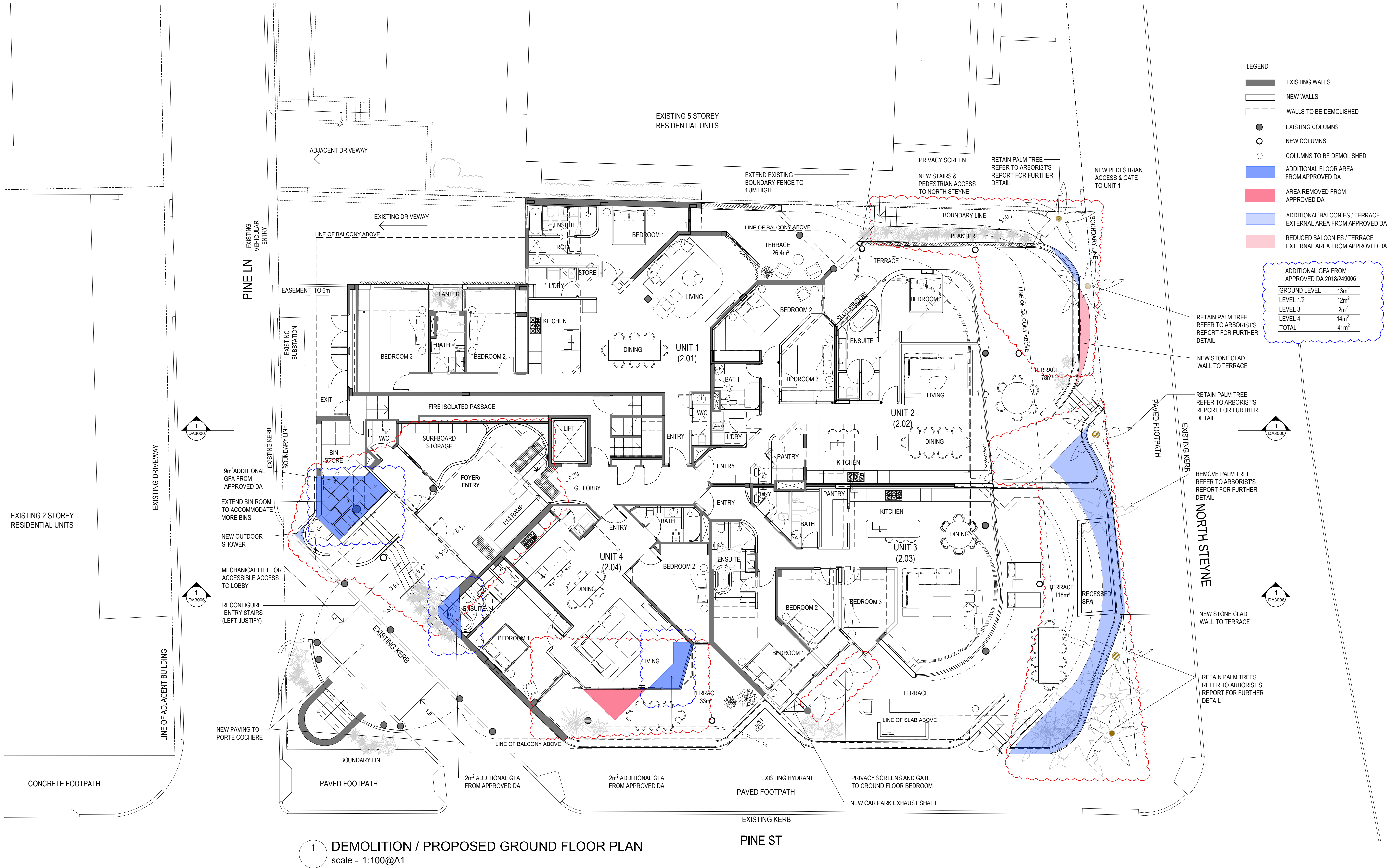
SCALE

DATE

21.11.17

JOB NO.
KOU1610





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ISS	DATE	PURPOSE OF ISSUE
A	21.11.17	DEVELOPMENT APPLICATION
B	11.08.21	SECTION 4.55
C	12.01.22	SECTION 4.55 WITH GFA CALCULATIONS

NOTES

REV :
- LARGER WASTE ROOM TO ACCOMMODATE WALL FOR CHAIR LIFT
- RECONFIGURATION OF ENTRY STAIRS
- ADDITIONAL NEW CHAIR CLIMBER
- ADDITIONAL OUTDOOR SHOWER AT THE ENTRY
- ADDITIONAL PRIVACY SCREENS AND GATE TO BEDROOM 1 AND 2 AT UNIT 3
- DEMOLISHING EXISTING TERRACE WALL & REPLACE WITH NEW WALL & STONE CLADDING
- REMOVAL / RELOCATION OF PALM TREES AS PER ARBORIST'S ADVICE
- ADDITION OF NEW POOL/SPA

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Vince Squillace Reg No. 6468 (NSW),
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DRAWING NO.
DA1003

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DRAWING TITLE
**DEMOLITION / PROPOSED
GROUND FLOOR PLAN**

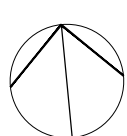
ISSUE
C

CHECKED BY
VS

SCALE
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1:200@A3**

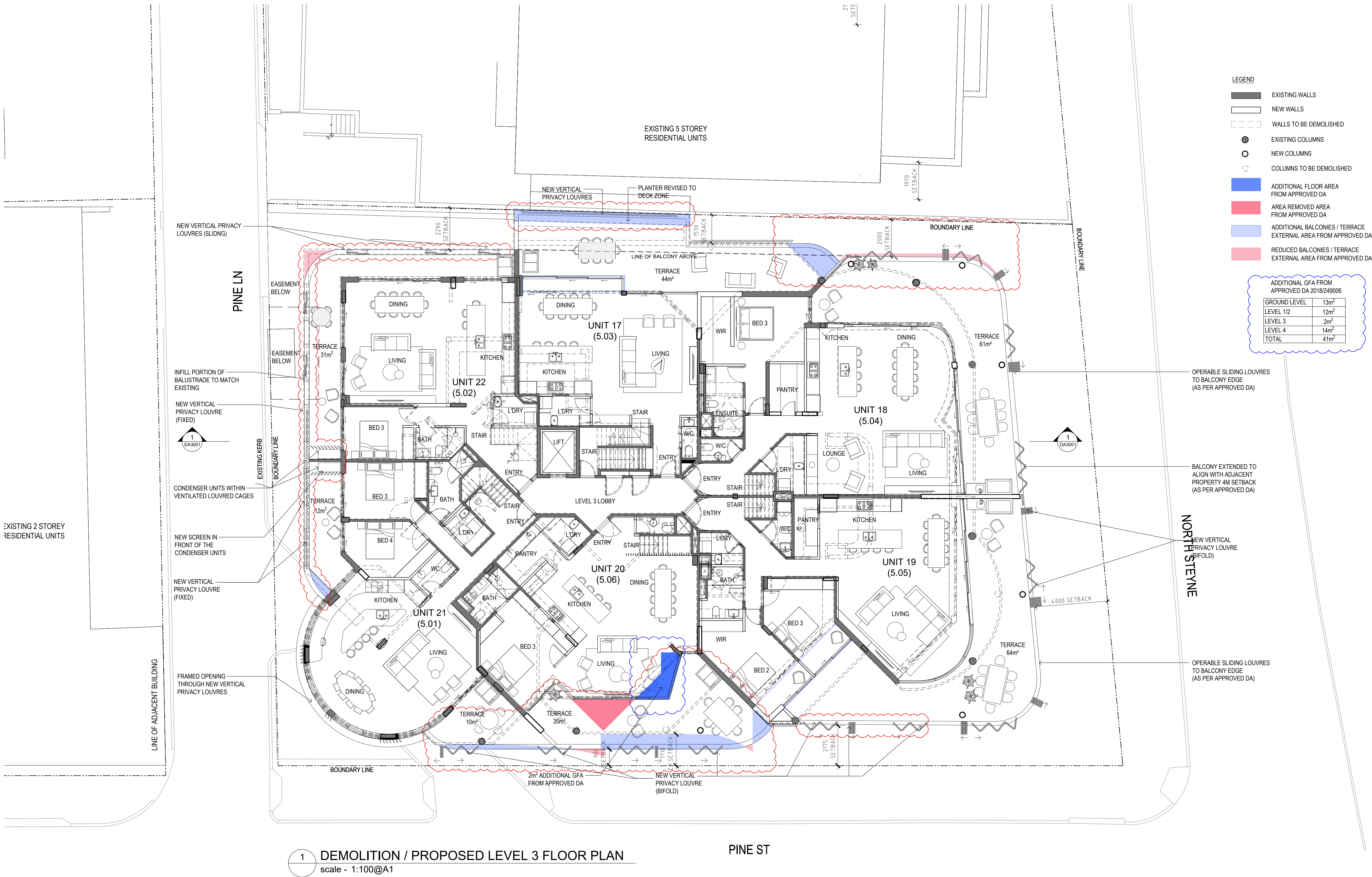
JOB NO.
KOU1610

DATE
21.11.17



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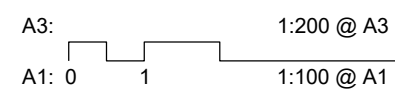
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ISS	DATE	PURPOSE OF ISSUE
A	21.11.17	DEVELOPMENT APPLICATION
B	11.08.21	SECTION 4.55
C	12.01.22	SECTION 4.55 WITH GFA CALCULATIONS

NOTES

REV :

- RE CONFIGURATION OF NEW VERTICAL PRIVACY SCREENS ALONG THE BALCONIES
- RESHAPED / CURVED THE CORNERS OF THE BALCONIES TO MATCH THE BUILDING SHAPE
- RECONFIGURATION OF SOUTHERN BALCONY AND PRIVACY LOUVRES
- RECONFIGURATION OF THE EXTERNAL SOUTHERN WALL IN UNIT 20
- ADDITIONAL NEW CONDENSER UNITS AND NEW SCREENS IN WESTERN BALCONY FOR UNIT 21 & 22



PINE ST

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squillace

ARCHITECTS
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squillace.com.au

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DRAWING NO.
DA1005

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SQA

DRAWING TITLE
**DEMOLITION / PROPOSED
LEVEL 3 FLOOR PLAN**

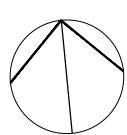
ISSUE
C

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VS

SCALE
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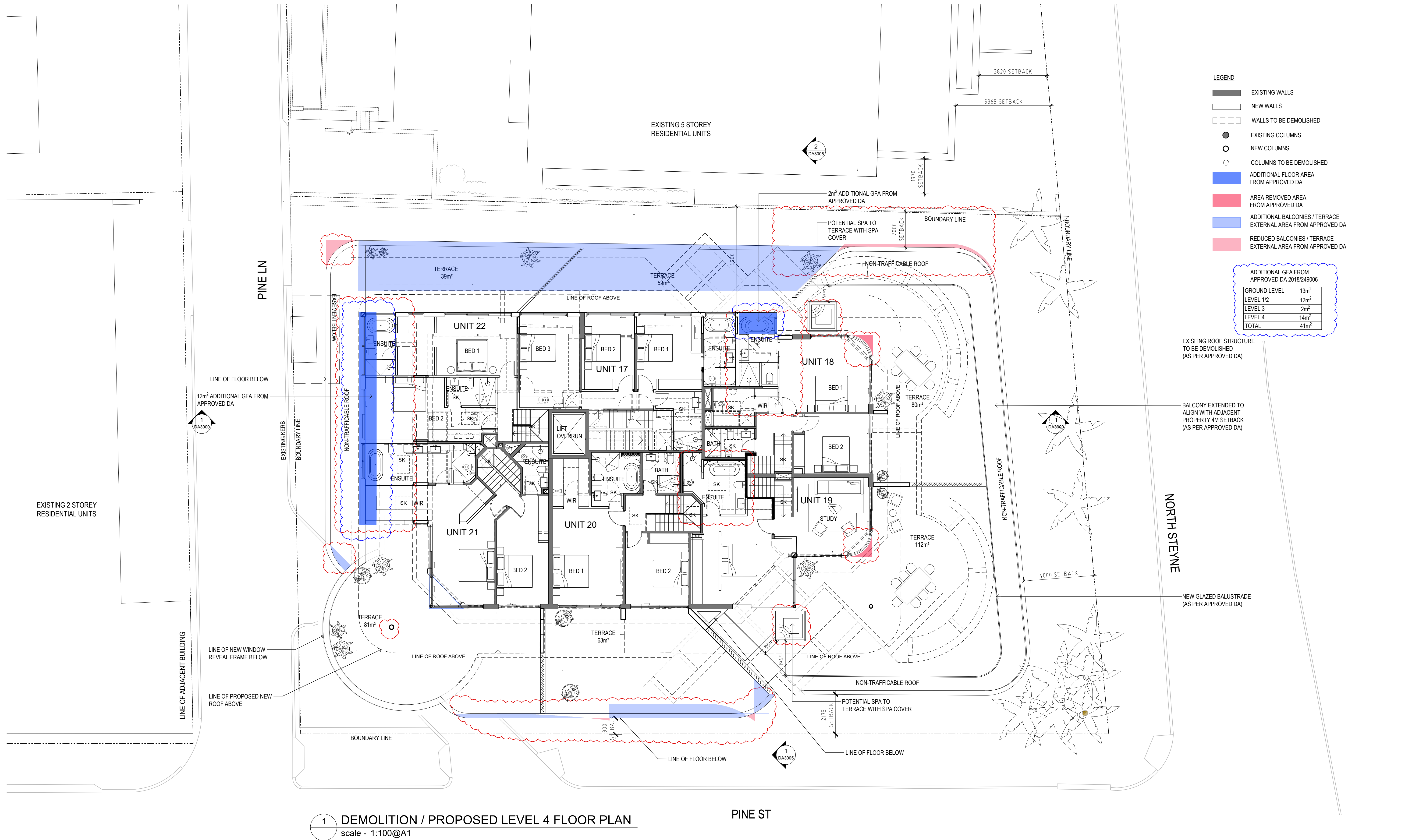
JOB NO.
KOU1610

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A	21.11.17	DEVELOPMENT APPLICATION
B	11.08.21	DEVELOPMENT APPLICATION
C	12.01.22	SECTION 4.55 WITH GFA CALCS & AMENDED SPA LOCATIONS

NOTES

A3: 1:200 @ A3
A1: 0 1 1:100 @ A1 5

- REV :
- REVISED STAIRS IN UNIT 17 TO ACCOMMODATE ACCESS STAIR UP TO ROOF LEVEL
 - EXTENSION OF UNIT 22 TO LANE
 - ADDITIONAL AND RELOCATION OF SKYLIGHTS
 - RECONFIGURATION OF SOUTHERN TERRACE
 - ADDITIONAL PRIVACY WALLS IN SOUTHERN TERRACE
 - ADDITIONAL NEW SPA FOR UNIT 18, 19, 20, AND 21

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DRAWING NO.
DA1006

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SQA

DRAWING TITLE
**DEMOLITION / PROPOSED
LEVEL 4 FLOOR PLAN**

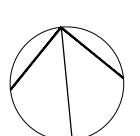
ISSUE
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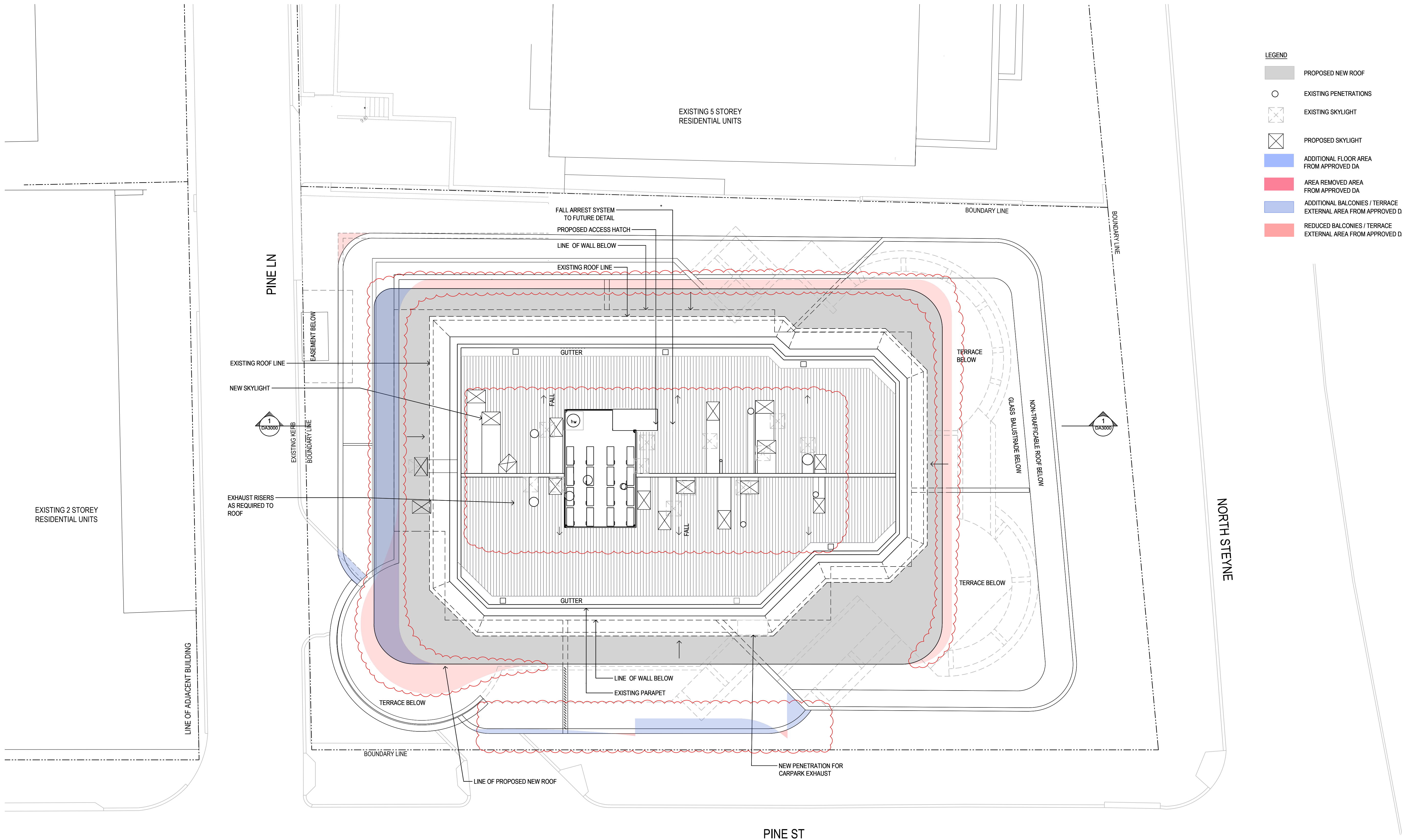
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VS

SCALE
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1:200@A3**

JOB NO.
KOU1610

DATE
21.11.17





- LEGEND
- PROPOSED NEW ROOF
 - EXISTING PENETRATIONS
 - EXISTING SKYLIGHT
 - PROPOSED SKYLIGHT
 - ADDITIONAL FLOOR AREA FROM APPROVED DA
 - AREA REMOVED AREA FROM APPROVED DA
 - ADDITIONAL BALCONIES / TERRACE EXTERNAL AREA FROM APPROVED DA
 - REDUCED BALCONIES / TERRACE EXTERNAL AREA FROM APPROVED DA

1 DEMOLITION / PROPOSED ROOF PLAN
scale - 1:100@A1

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STATUS
SECTION 96

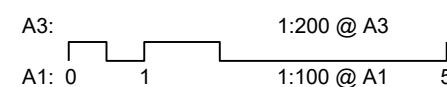
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A	21.11.17	DEVELOPMENT APPLICATION
B	11.08.21	SECTION 4.55

NOTES

- REV B:
- RESHAPING / REDUCING OF NEW ROOF BOUNDARY
 - RELOCATING NEW SKYLIGHTS
 - RECONFIGURATION OF NEW CONDENSER UNITS
 - ADDITIONAL NEW ACCESS HATCH



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Level 2, 333 Flinders Lane
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Ph: +61 3 9629 4888 | Fax: +61 3 9649 7444
ABN: 34 137 620 538

NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

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DA1007

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DRAWING TITLE
DEMOLITION / PROPOSED ROOF PLAN

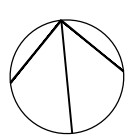
ISSUE
B

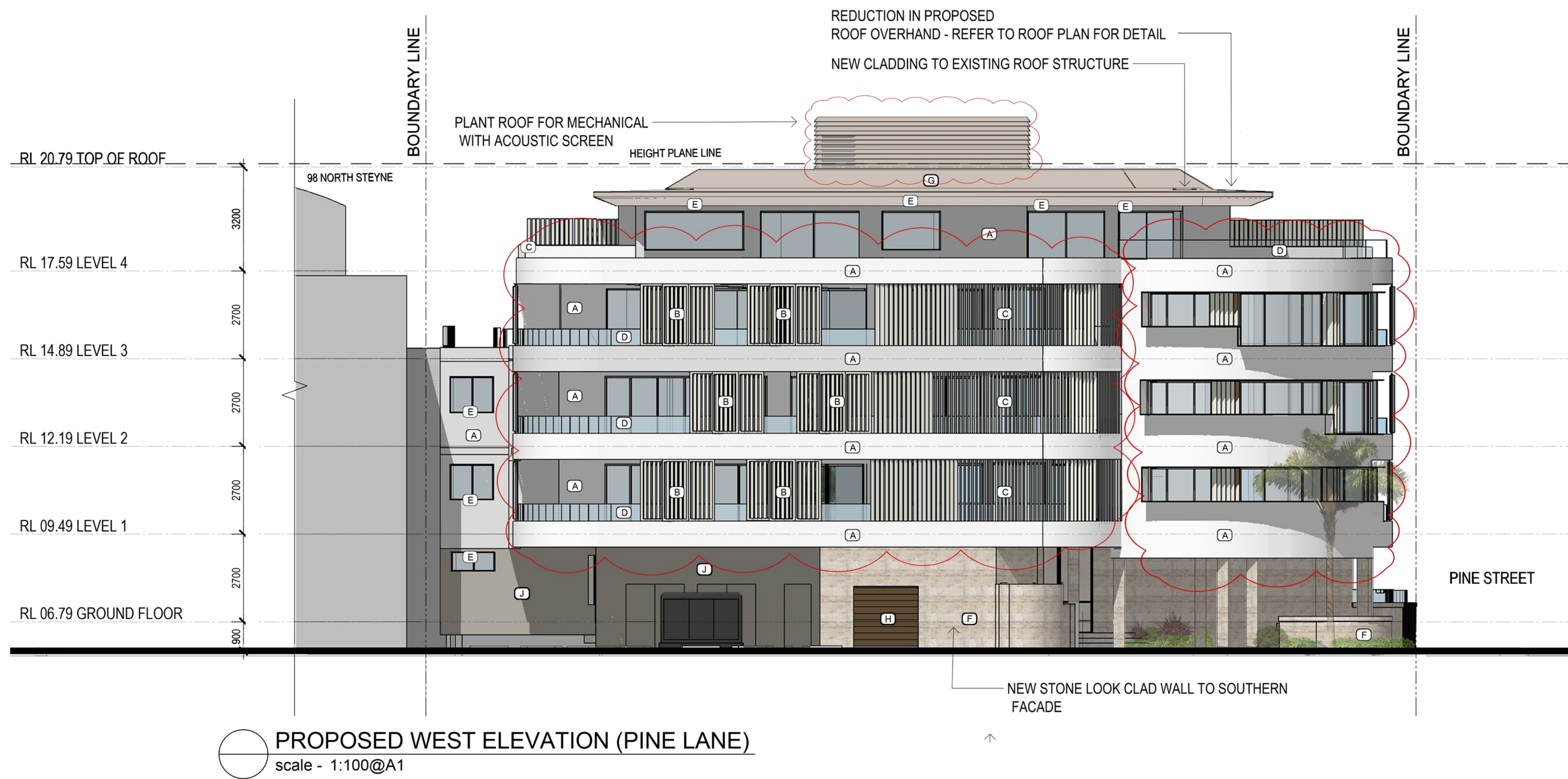
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VS

SCALE
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1:200@A3**

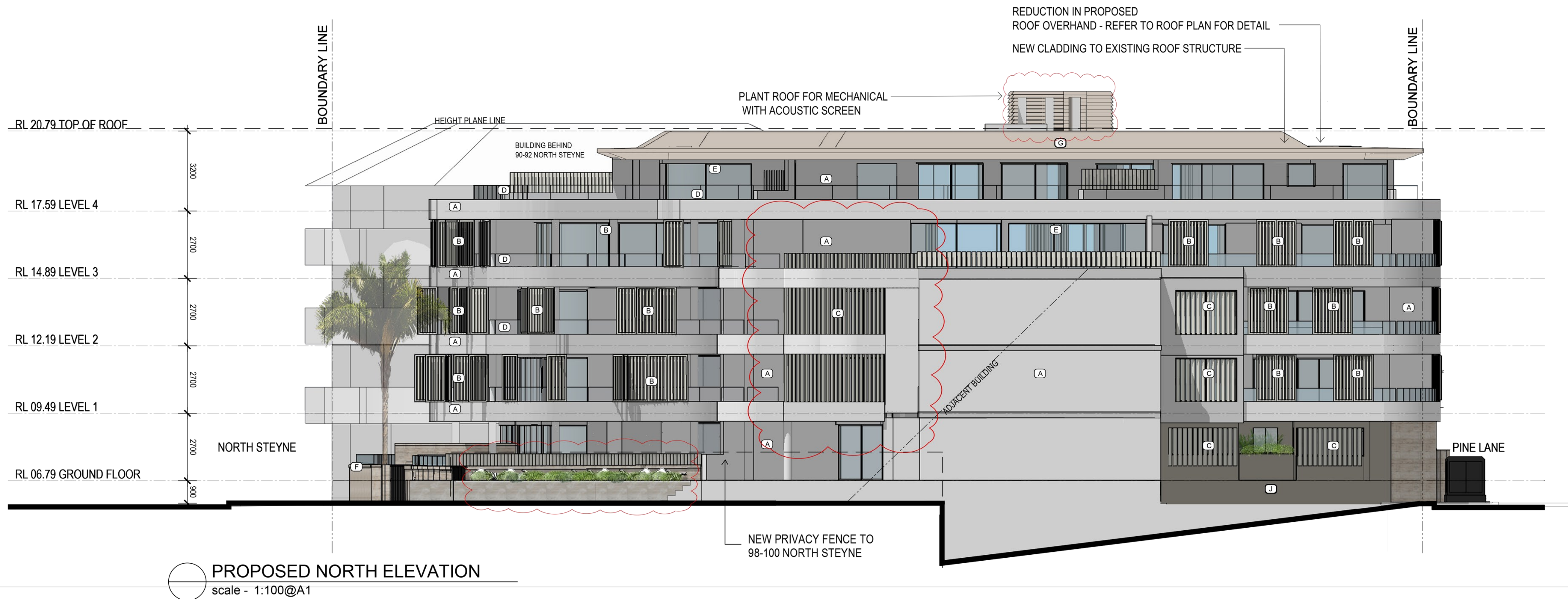
JOB NO.
KOU1610

DATE
21.11.17





- (A) RENDERED CONCRETE
WHITE PAINT FINISH
- (B) OPERABLE VERTICAL LOUVRE
- (C) FIXED VERTICAL LOUVRE
- (D) GLASS BALUSTRADE
- (E) ALUMINIUM WINDOW FRAME
WHITE POWDER COAT FINISH
- (F) NEW STONE LOOK WALL
- (H) BRONZE LOOK
- (G) ROOF FINISH
- (J) LIGHT GREY PAINT FINISH



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NOTES

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SYDNEY

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MELBOURNE

Level 2, 333 Flinders Lane
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Ph: +61 3 9629 4888 | Fax: +61 3 9649 7444
ABN: 34 137 620 538

NOMINATED ARCHITECT

Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

DRAWING NO.

DA2000

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SQA

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VS

DRAWING TITLE

PROPOSED
WEST / NORTH ELEVATION

ISSUE

C

SCALE

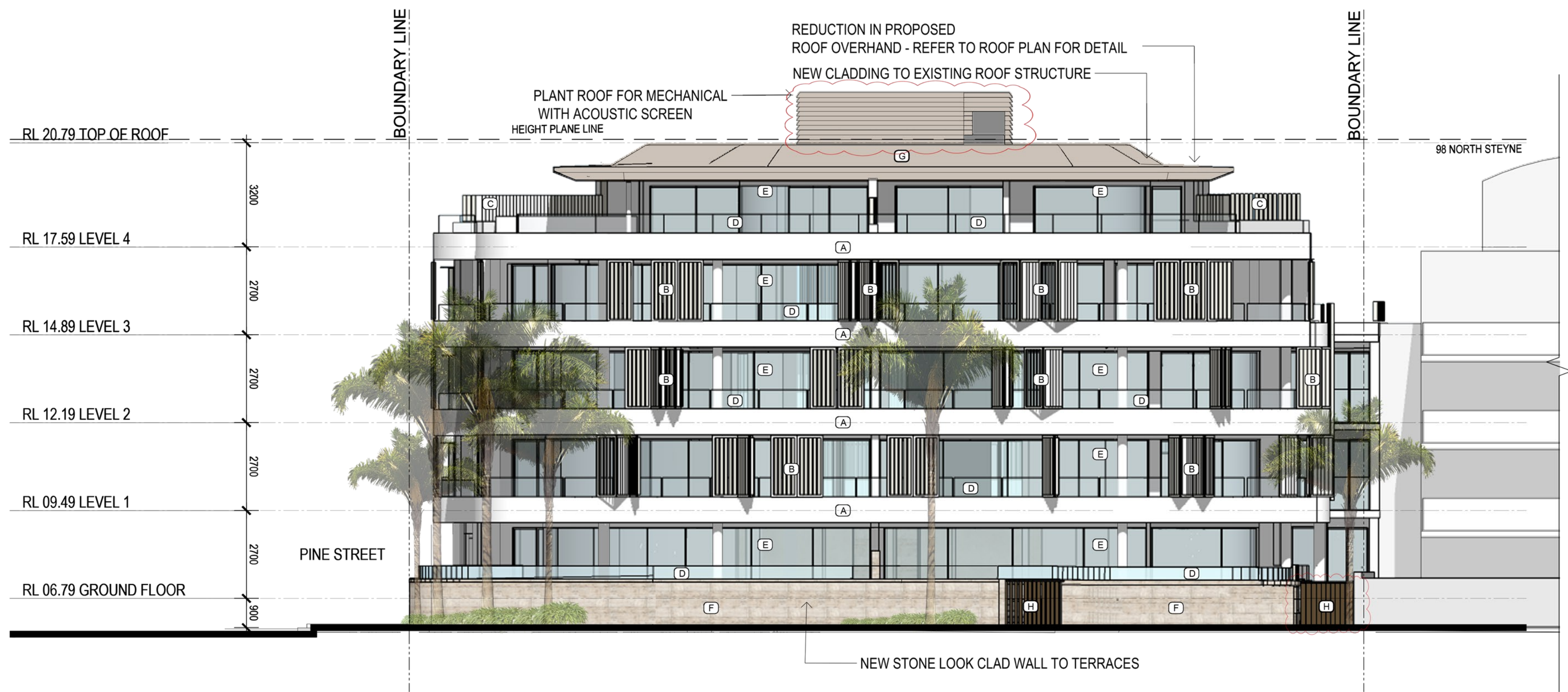
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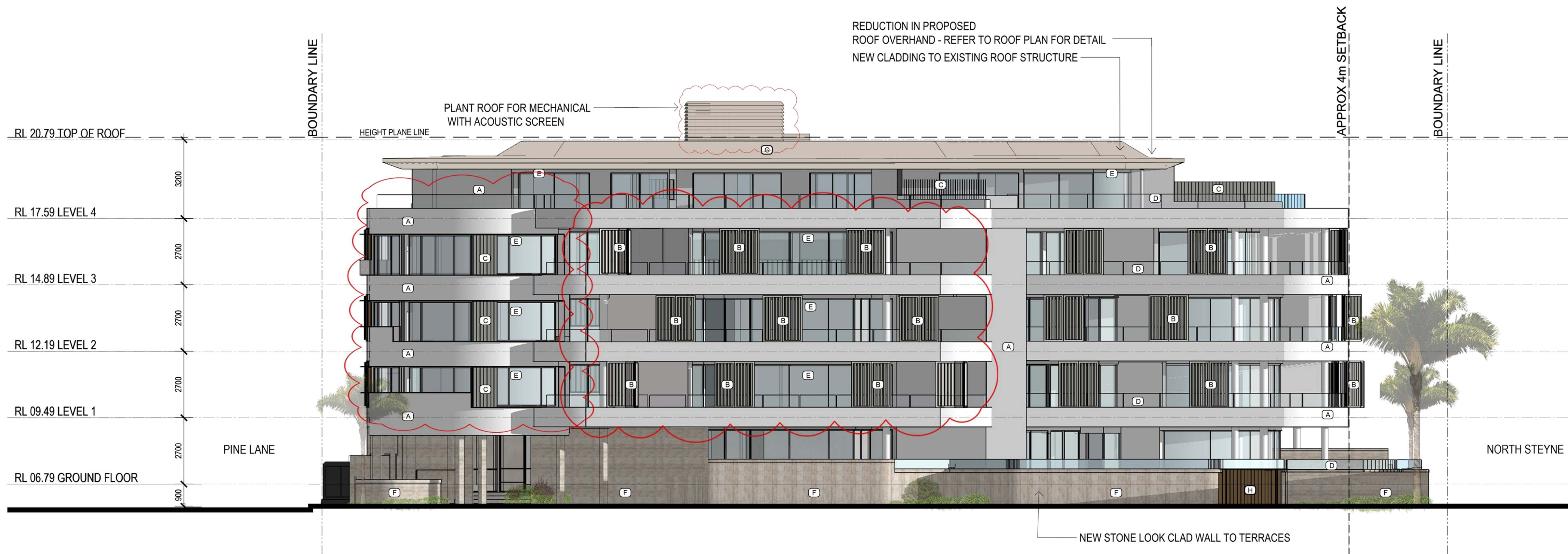
21.11.17

JOB NO.

KOU1610



PROPOSED EAST ELEVATION (NORTH STEYNE)
scale - 1:100@A1



PROPOSED SOUTH ELEVATION (PINE STREET)
scale - 1:100@A1

- (A) RENDERED CONCRETE
WHITE PAINT FINISH
- (B) OPERABLE VERTICAL LOUVRE
- (C) FIXED VERTICAL LOUVRE
- (D) GLASS BALUSTRADE
- (E) ALUMINIUM WINDOW FRAME
WHITE POWDER COAT FINISH
- (F) NEW STONE LOOK WALL
- (H) BRONZE LOOK
- (G) ROOF FINISH
- (J) LIGHT GREY PAINT FINISH

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NOTES

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squillace

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INTERIOR DESIGNERS
squillace.com.au

SYDNEY
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Ph: +61 3 9629 4888 | Fax: +61 3 9649 7444
ABN: 34 137 620 538

NOMINATED ARCHITECT
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DA2001

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VS

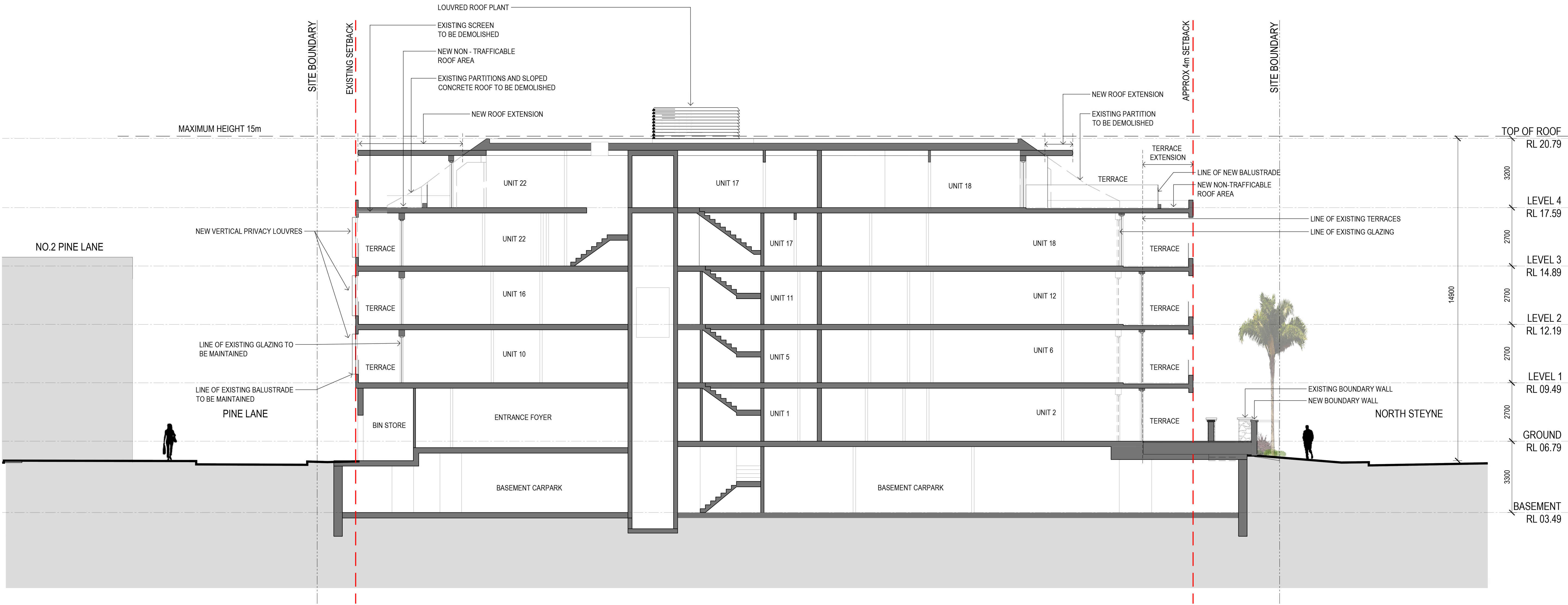
DRAWING TITLE
PROPOSED
EAST / SOUTH ELEVATION

ISSUE
C

SCALE
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1:200@A3

DATE
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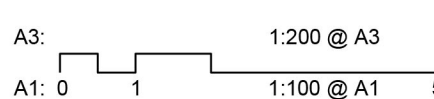
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SYDNEY
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ABN: 24 132 554 753

MELBOURNE
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ABN: 34 137 620 538

NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
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DRAWING NO.
DA3000

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SQA

CHECKED BY
VS

ISSUE

B

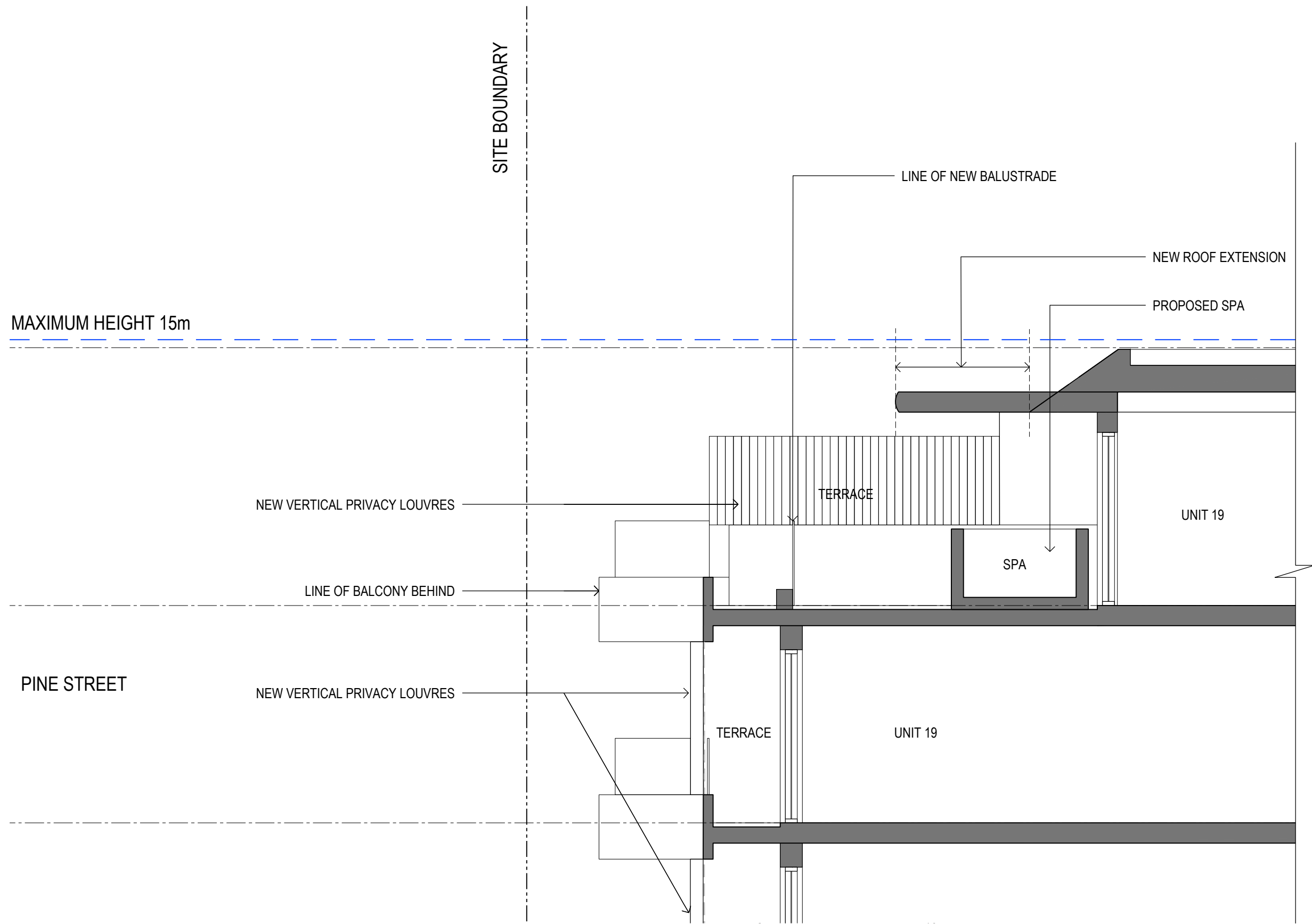
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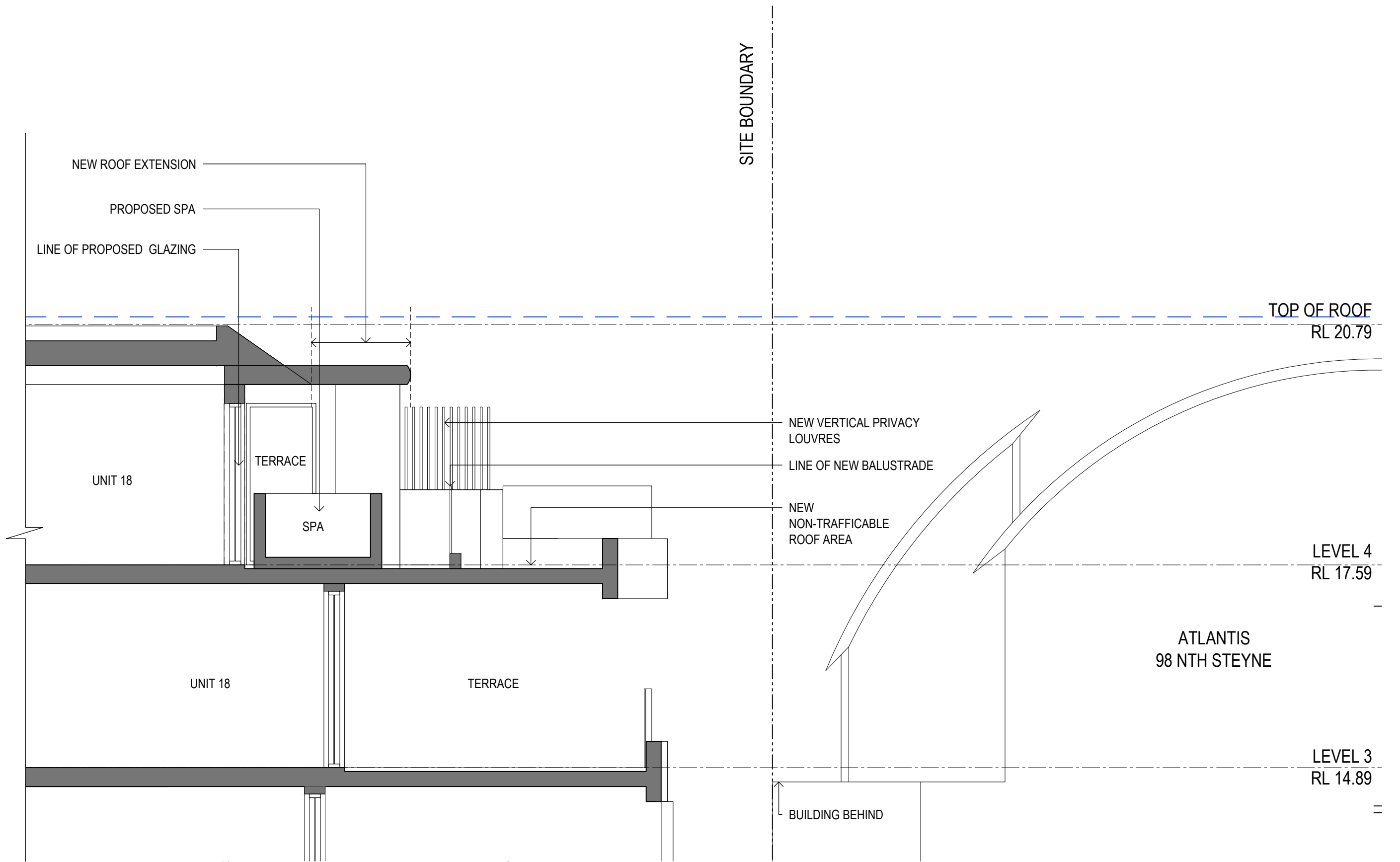
KOU1610

DATE
21.11.17

DRAWING TITLE
**DEMOLITION / PROPOSED
GROUND FLOOR PLAN**



1 DETAIL SECTION
scale - 1:50@A1



2 DETAIL SECTION
scale - 1:50@A1

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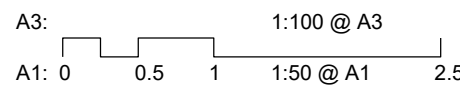


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DRAWING NO.
DA3005

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SQA

DRAWING TITLE
DETAIL SECTION

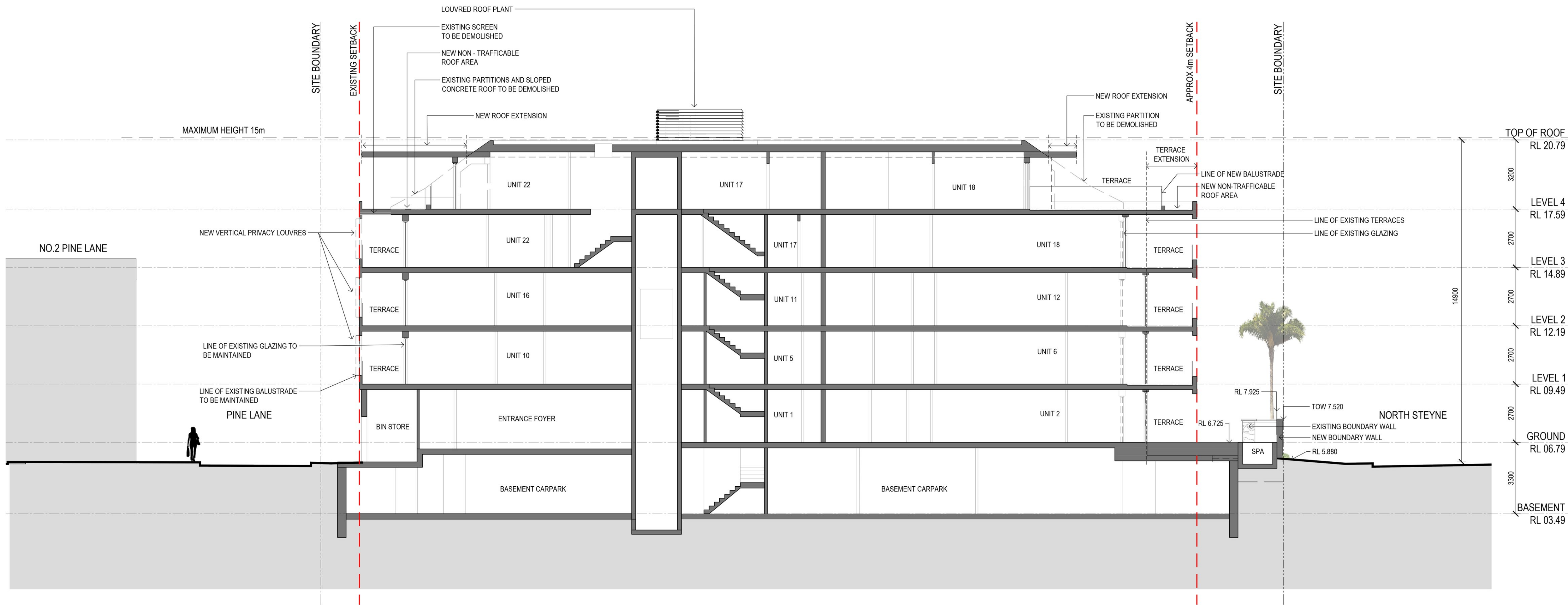
ISSUE

A

SCALE
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17.01.22



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ISS DATE PURPOSE OF ISSUE
A 18.01.22 SECTION 4.55

NOTES

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A3: 1:200 @ A3
A1: 0 1 1:100 @ A1 5

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squillace

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Ph: +61 3 9629 4888 | Fax: +61 3 9649 7444
ABN: 34 137 620 538

NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

DRAWING NO.
DA3006
DRAWN BY
SQA
CHECKED BY
VS
DRAWING TITLE
**PROPOSED
SECTION THROUGH GROUND SPA**

ISSUE
A
SCALE
**1:100@A1
1:200@A3**

JOB NO.
KOU1610
DATE
21.11.17

Residential Development

Landscape Section 4.55

96 North Steyne Manly

Drawing Schedule

Drawing Number	Drawing Title	Scale
000	Landscape Coversheet	N/A
101	Landscape Plan - Ground Floor	1:100
102	Landscape Character	1:100
501	Landscape Details	As Shown

Plant Schedule						
Symbol	Botanical Name	Common Name	Mature Size (h x w)	Pot Size	Spacing	Quantity
SHRUBS & ACCENTS						
By	Beschomeria yuccoides	Mexican Lily	1.0 x 1.5	300mm	As Shown	27
Ca	Correa alba	white correa	1.0 x 1.0	300mm	As Shown	4
Lb	Leucophyta brownii	Cushion Bush	1.0 x 1.0	300mm	As Shown	4
Rs	Rhagodia spinescens	Rhagodia Aussie Flat Bush	0.5 x 1.0	300mm	As Shown	10
WBG	Westringia fruticosa 'Blue Gem'	Coastal Rosemary	1.0 x 1.0	300mm	As Shown	6
GRASSES AND GROUNDCOVERS						
Cg	Carpobrotus glaucescens	Angular sea-fig	0.3 x 2.0	150mm	As Shown	87
SS	Senecio serpens	Blue Chalk Sticks	0.3 x 1.0	150mm	As Shown	40



SITE AERIAL | NTS

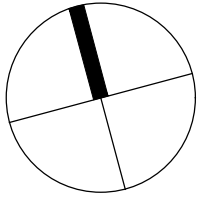
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The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

B	Landscape Planting Updated	RH	NM	20.07.21
A	Landscape Section 4.55	RH	NM	12.07.21
Issue	Revision Description	Drawn	Check	Date

Legend

Key Plan



Client
Squillace

Project
96 North Steyne, Manly

Level 1, 3-5 Baptist Street
Redfern NSW 2016
Australia

Tel: (61 2) 8332 5600
Fax: (61 2) 9698 2877
www.siteimage.com.au

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S I T E I M A G E

Landscape Architects

LANDSCAPE SECTION 4.55

Drawing Name
Coversheet

Scale			
Job Number	Drawing Number	Issue	
SS21-4696		000	B

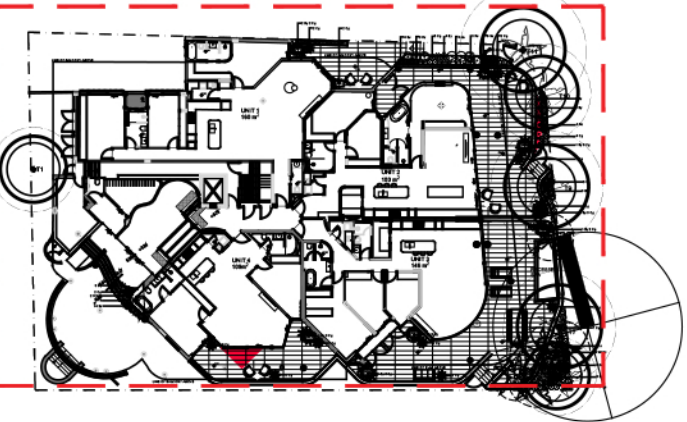
The contractor shall check and verify all work on site (including work by others) before commencing the landscape installation. Any discrepancies are to be reported to the Project Manager or Landscape Architect prior to commencing work. Do not scale this drawing. Any required dimensions not shown shall be referred to the Landscape Architect for confirmation.

C	Landscape Planting Updated	RH	NM	20.07.21
B	Trees Planting Updated	RH	NM	15.07.21
A	Landscape Section 4.55	RH	NM	12.07.21
Issue	Revision Description	Drawn	Check	Date

Legend

- Boundary
- Retained Tree
Refer Schedule and Detail
- Existing Tree Removed
- TPZ
- SRZ
- Proposed Shrubs and Accents
- SPA
- GRC Pot
- Seating Coach
- Table and Chairs
- Sun Chair
- Paving

Key Plan



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Landscape Architects

LANDSCAPE SECTION 4.55

Drawing Name

Landscape Plan - Ground Floor

Scale 1:100 @ A1

Job Number

SS21-4696

0 1 2 3 4 5m
Drawing Number Issue

101 C

NOT FOR CONSTRUCTION

Ground Floor

Landscape Character



Pots to balcony



Coastal native plant mix to frontage



Planting Palette



Beschorneria yuccoides



Correa alba



Leucophyta brownii



Rhagodia spinescens



Westringia fruticosa 'Blue Gem'



Carpobrotus glaucescens



Senecio serpens

NOT FOR CONSTRUCTION

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A	Landscape Section 4.55	RH	NM	12.07.21
Issue	Revision Description	Drawn	Check	Date

Legend

Key Plan

Client
Squillace

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Australia

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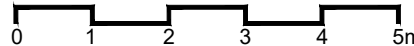
Landscape Architects

LANDSCAPE SECTION 4.55

Drawing Name
Landscape Character

Scale 1:100 @ A1

Job Number

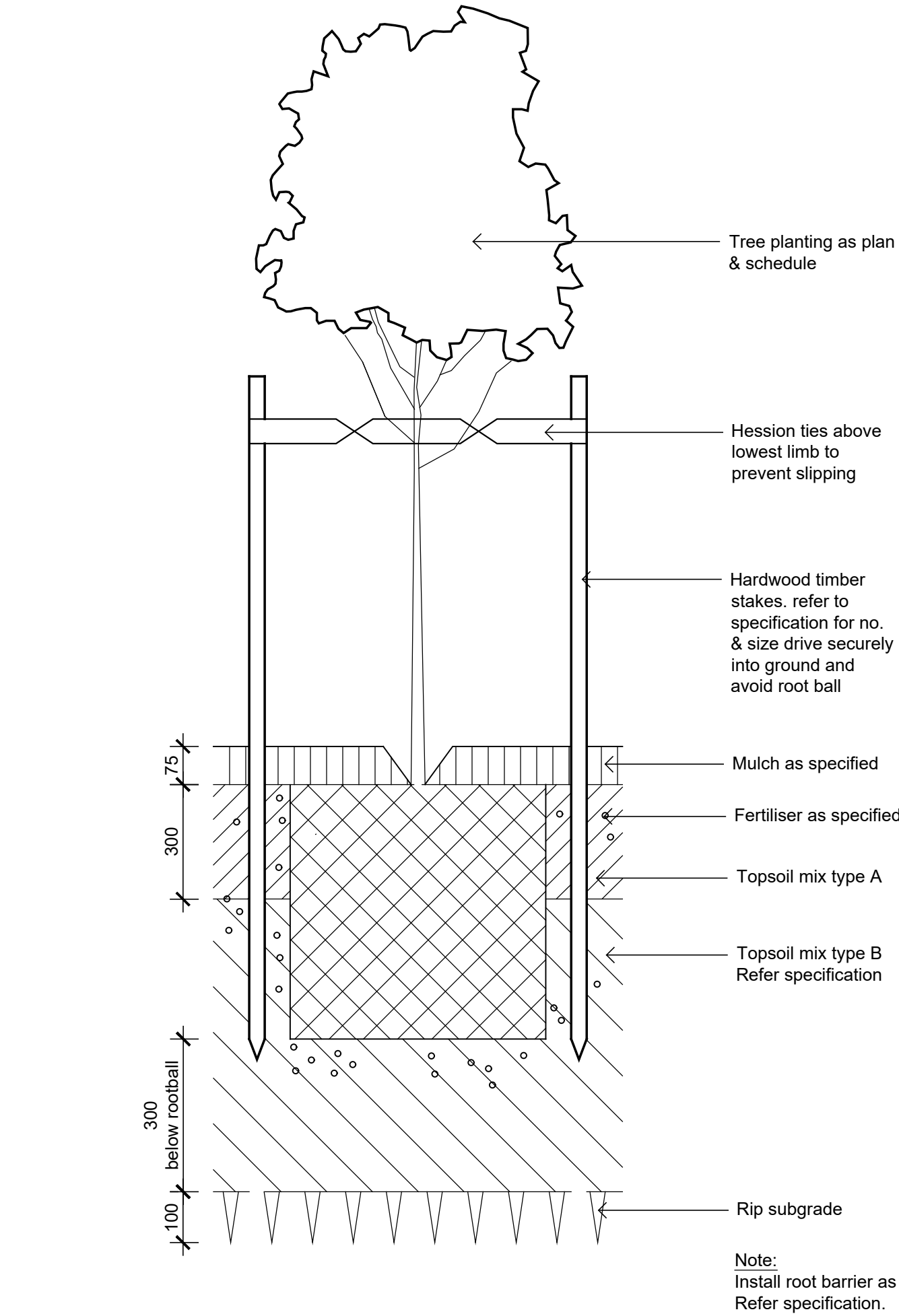


0 1 2 3 4 5m

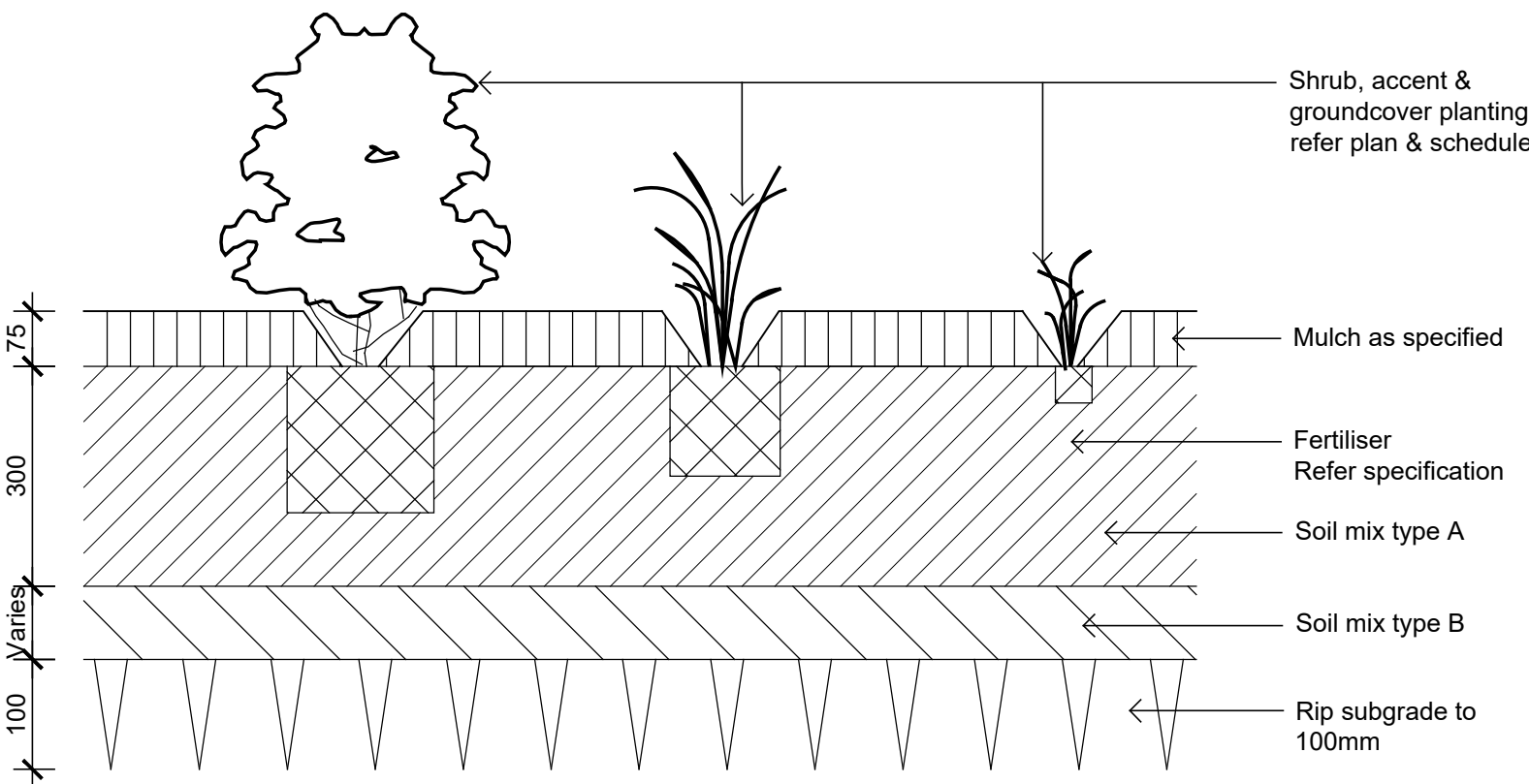
Drawing Number

Issue

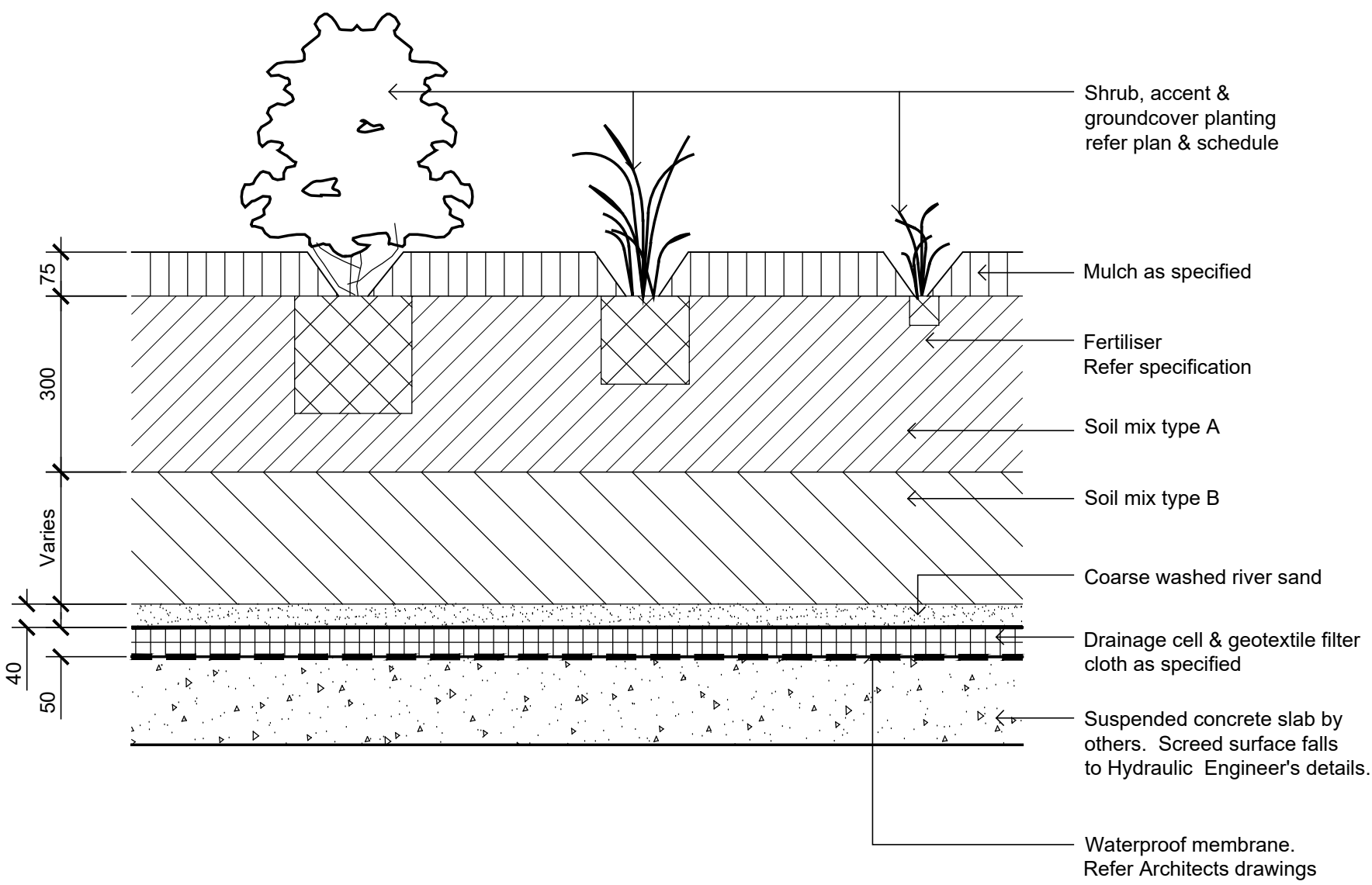
Legend



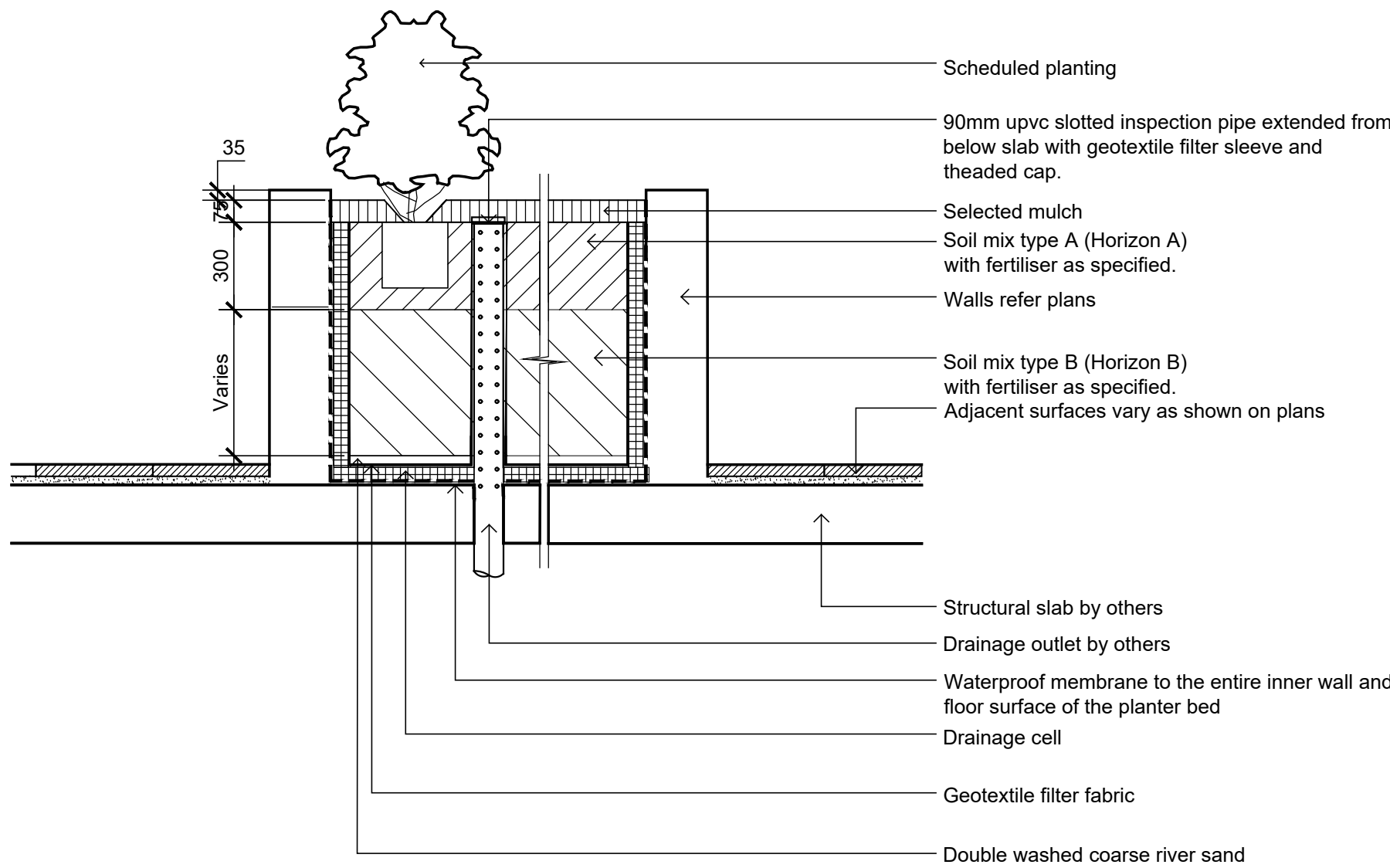
01 Detail 75-200L Tree Planting on Grade
501 1:10



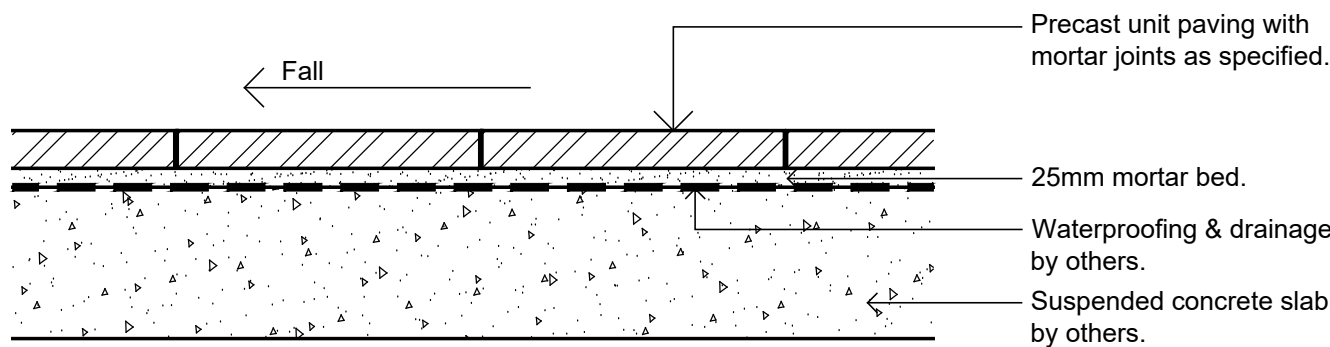
02 Detail Shrub Accent & Groundcover Planting on Grade
501 1:10



03 Detail Shrub Accent & Groundcover Planting on Structure
501 1:10



04 Section - Typical Raised Planter Bed on Structure
501 1:20
Inspection riser pipe



05 Precast unit pavers on suspended slab
501 1:10

Key Plan

Client

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LANDSCAPE SECTION 4.55

Drawing Name

Colour Plan - Ground Floor

Scale 1:100 @ A1

Job Number

0 1 2 3 4 5m
Drawing Number Issue

SS21-4696

501 A