



DEMOLITION
balustrades to be demolished
shown in red hatching

1 22 CENTRAL AVENUE FRONT FACADE
1:250

 northern
beaches
council

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

DA2023/0972

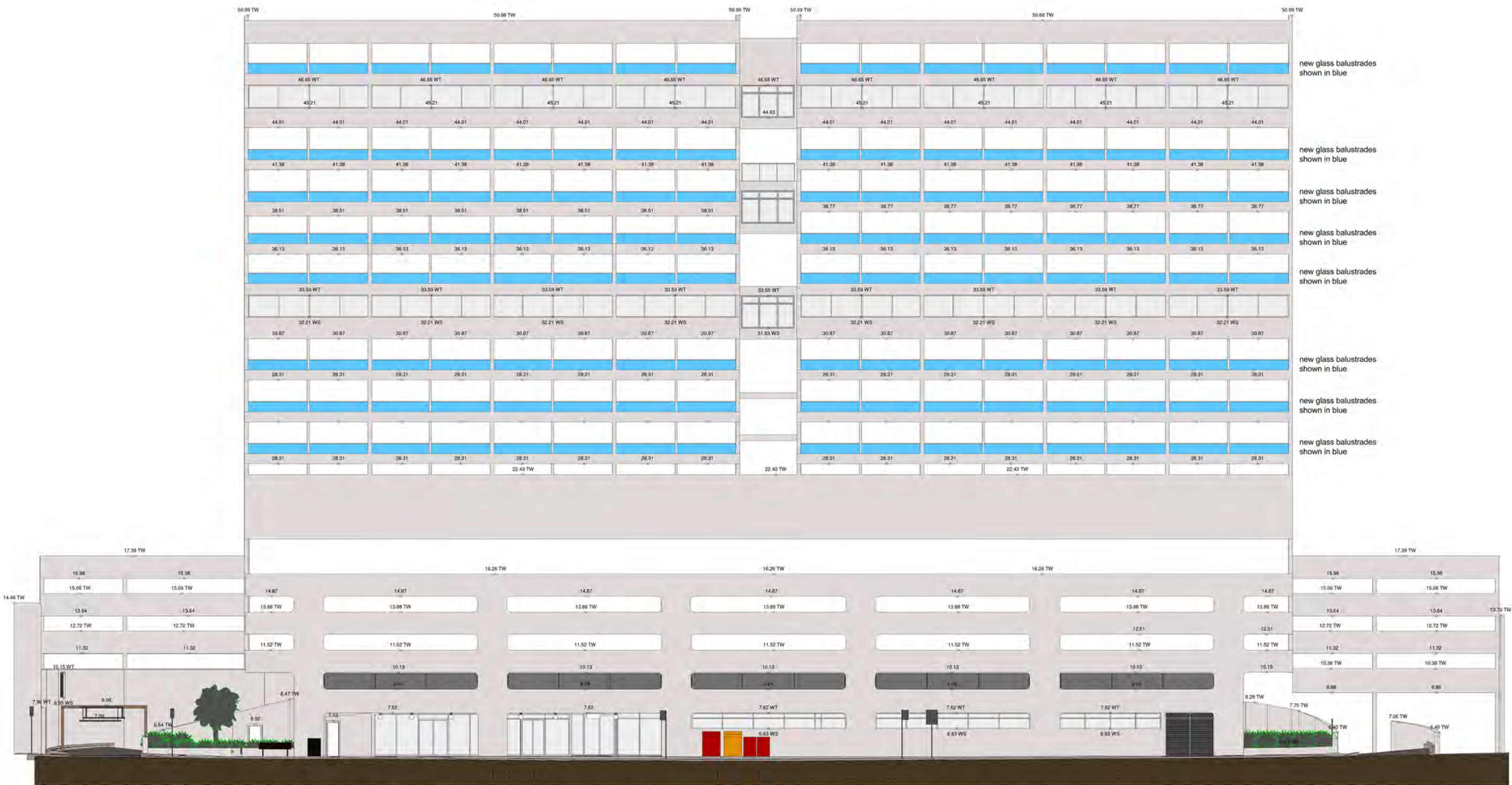
SHEET NAME:

OWNER AND PROJECT LOCATION: The Owners Corporation SP7114 22
Ground Floor, 22, Central Avenue, Manly NSW

DATE: 16/5/2023
DRAWN BY: Author
SHEET NUMBER: A001b
SCALE: 1:250

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urbaine
ARCHITECTURE
urbaine pty ltd, 8/15, The Corso, Manly, NSW 2095: Tel: 02 8355 6770



new glass balustrades shown in blue

new glass balustrades shown in blue

new glass balustrades shown in blue

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new glass balustrades shown in blue

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new glass balustrades shown in blue

new glass balustrades shown in blue

1 22 CENTRAL AVENUE FRONT FACADE
1:250

NEW PROPOSAL
new glass balustrades shown in blue

 northern beaches council

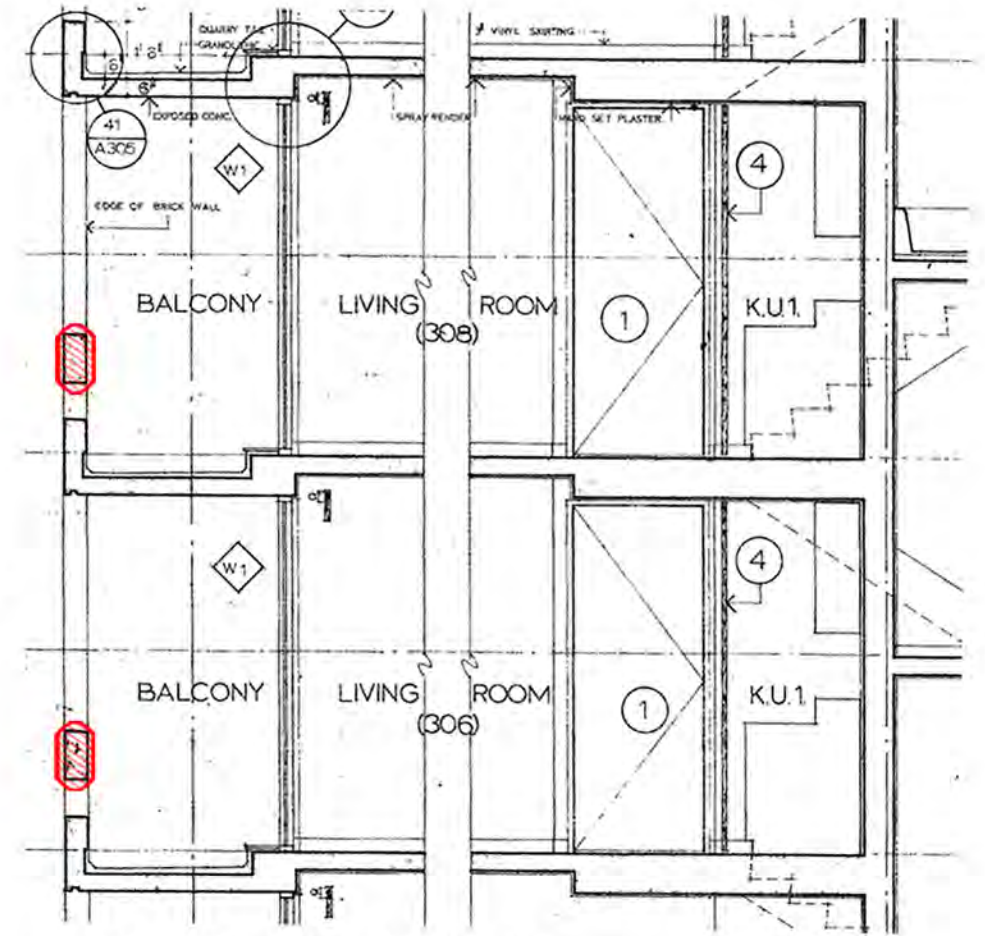
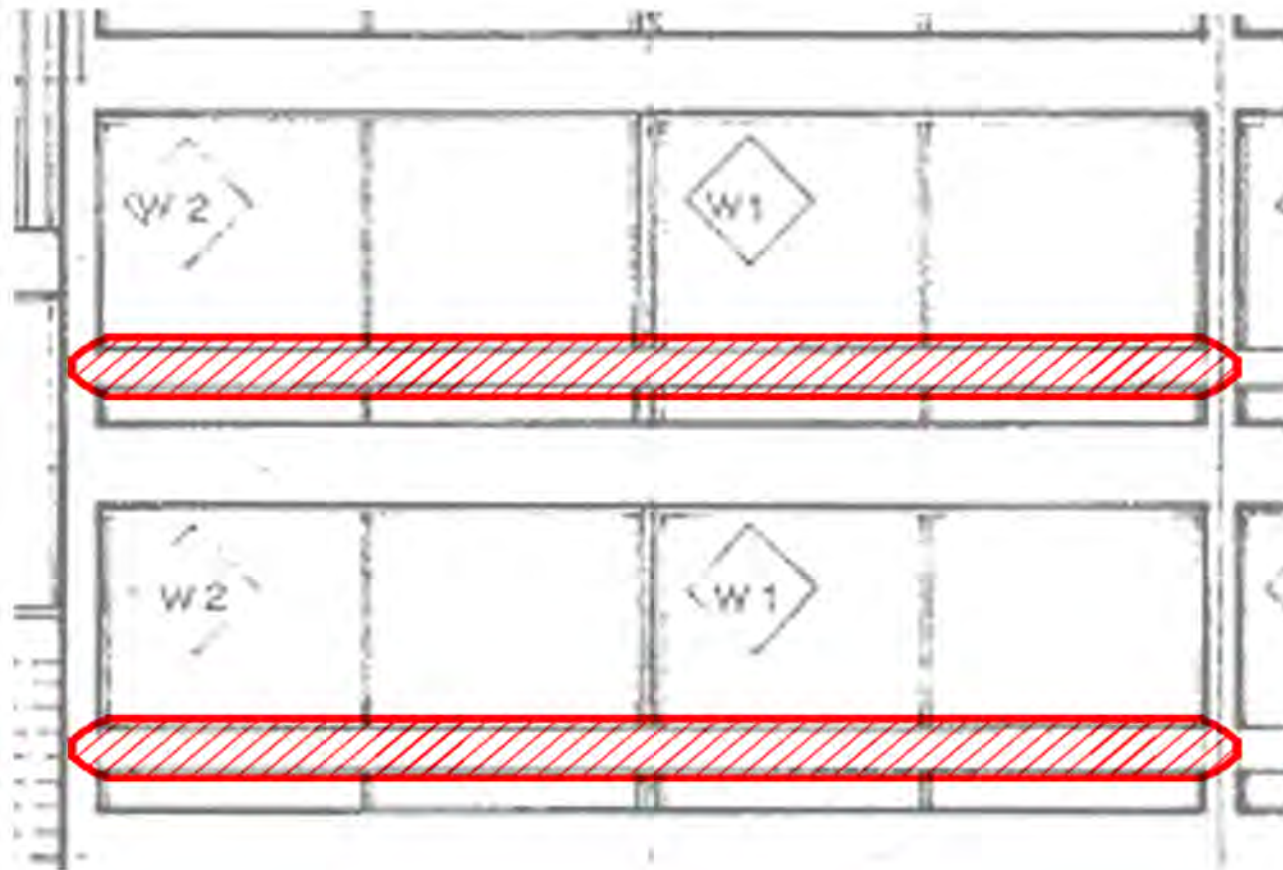
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

DA2023/0972

SHEET NAME:	EAST ELEVATION
OWNER AND PROJECT LOCATION:	The Owners Corporation SP7114 22 Ground Floor, 22, Central Avenue, Manly NSW

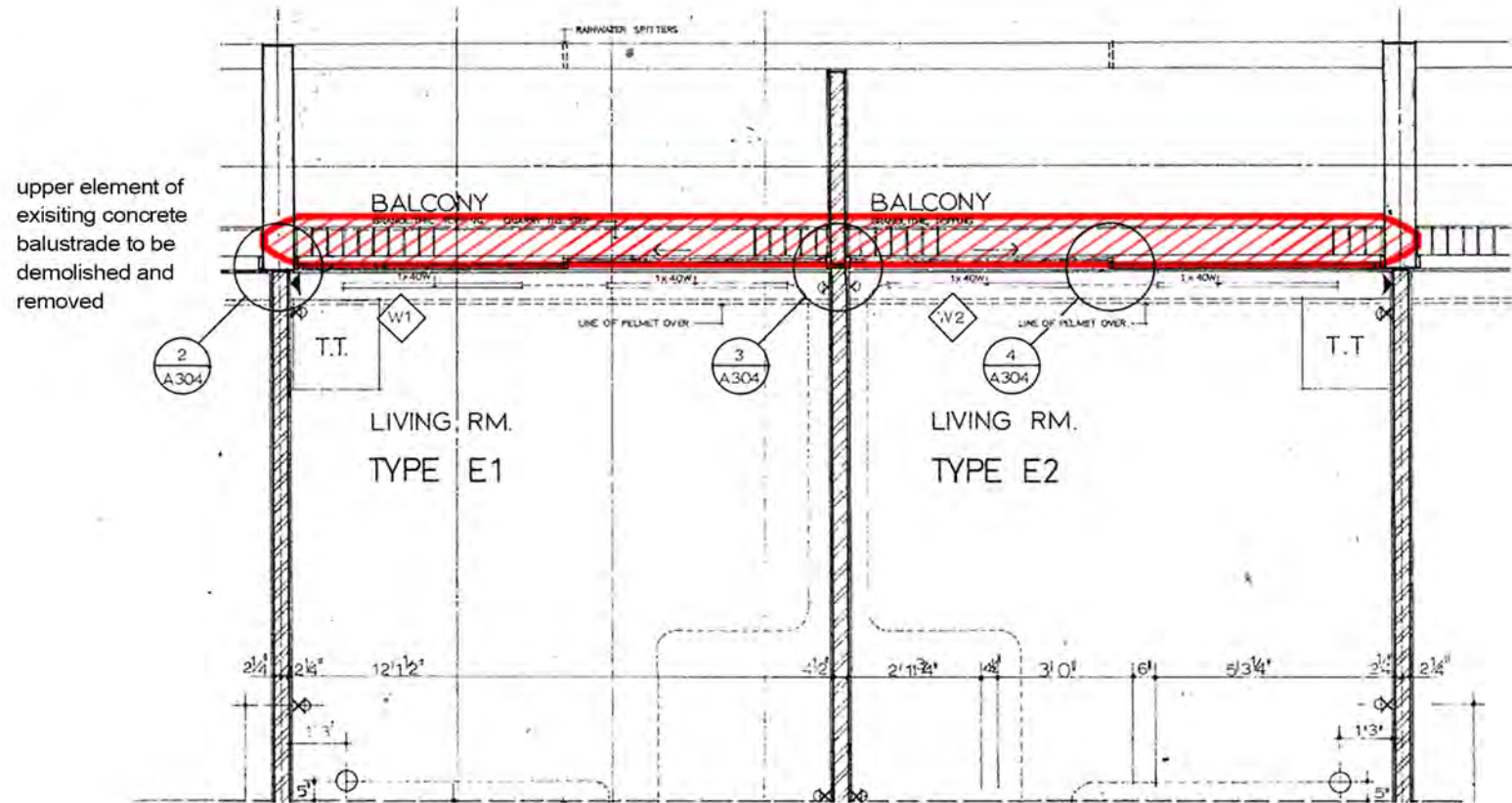
DATE:	16/5/2023
DRAWN BY:	Author
SHEET NUMBER:	A001c
SCALE:	1:250

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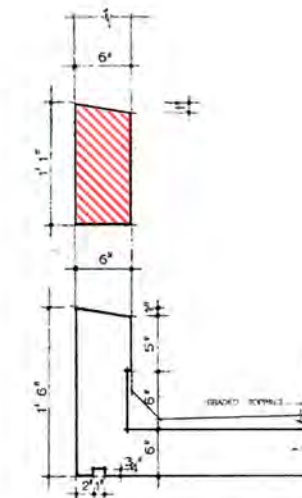
2 STOREY TYPICAL SECTION @ 1:50

Elements to be demolished indicated in red hatching overlay.
This applies to all residential floors as shown in DWG00



2 APARTMENT TYPICAL PLAN @ 1:50

Elements to be demolished indicated in red hatching overlay.
This applies to all residential floors as shown in DWG00



EXISTING BALUSTRADE - DETAIL SECTION 1:20

Elements to be demolished indicated in red hatching overlay.
This applies to all residential floors as shown in DWG00

ALL DIMENSIONS TO BE CONFIRMED ON SITE

SHEET NAME:	EXISTING TO DEMOLISH
OWNER AND PROJECT LOCATION:	The Owners Corporation SP7114 22 Ground Floor, 22, Central Avenue, Manly NSW

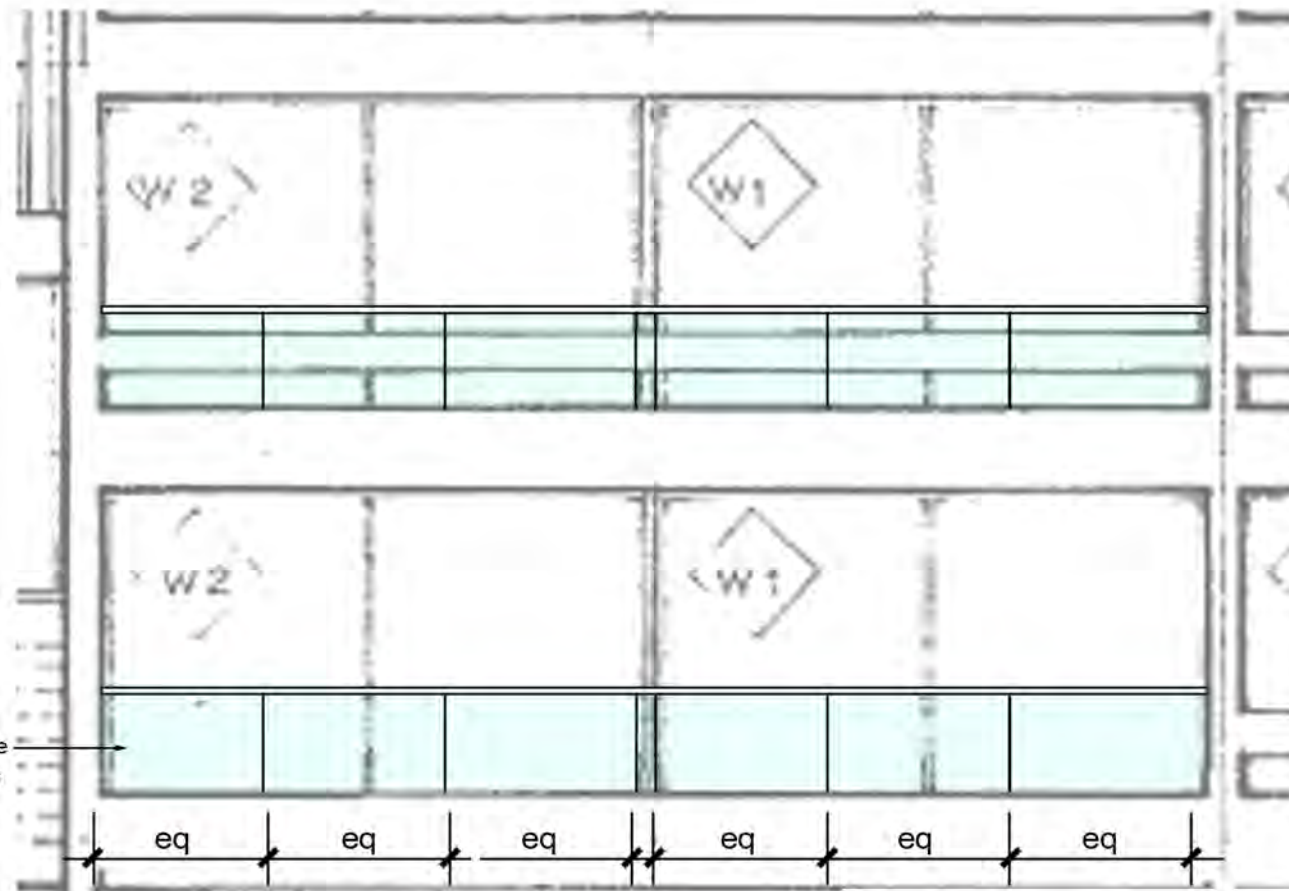
DATE:	16/5/2023
DRAWN BY:	Author
SHEET NUMBER:	A002
SCALE:	Various

northern beaches council

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DA2023/0972

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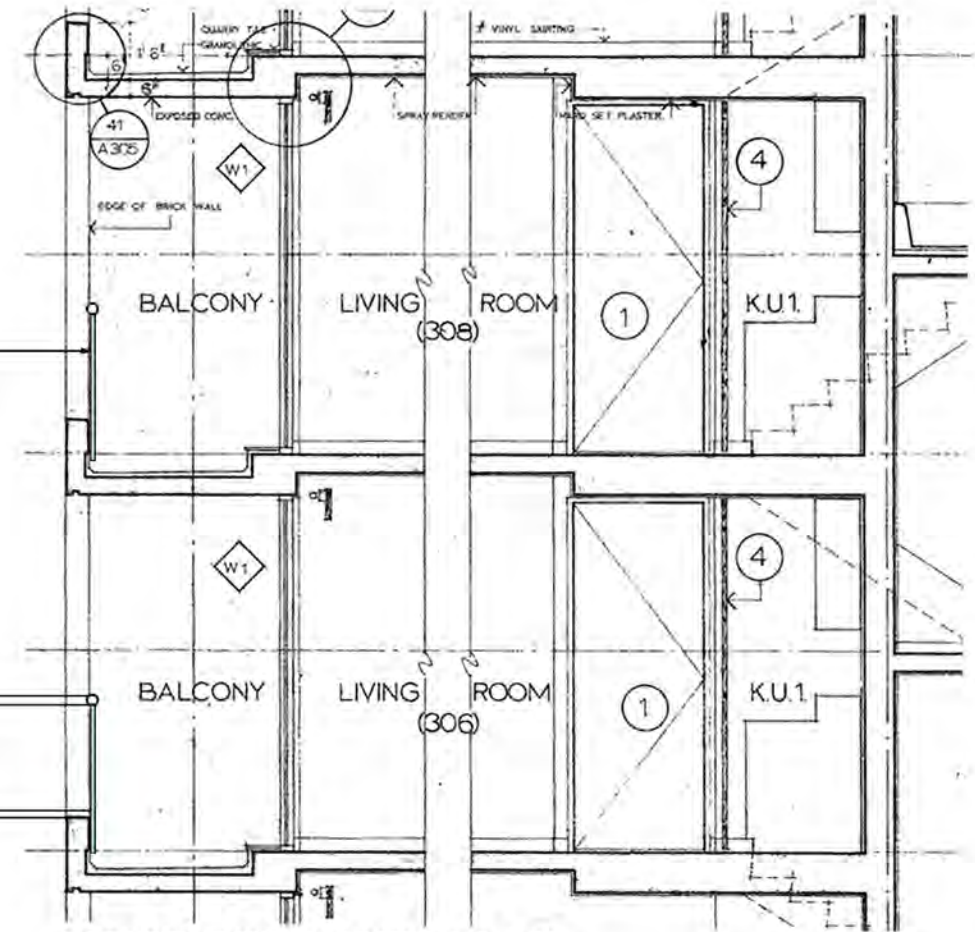


2 STOREY TYPICAL ELEVATION @ 1:50

Elements to be demolished indicated in red hatching overlay.
This applies to all resident floors as shown in DWG00

ALL DIMENSIONS TO BE CONFIRMED ON SITE

new glass balustrade
3 equal panel widths
fixed to existing hob
with mechanical s/s
fixing - to engineer's
detail



2 STOREY TYPICAL SECTION @ 1:50

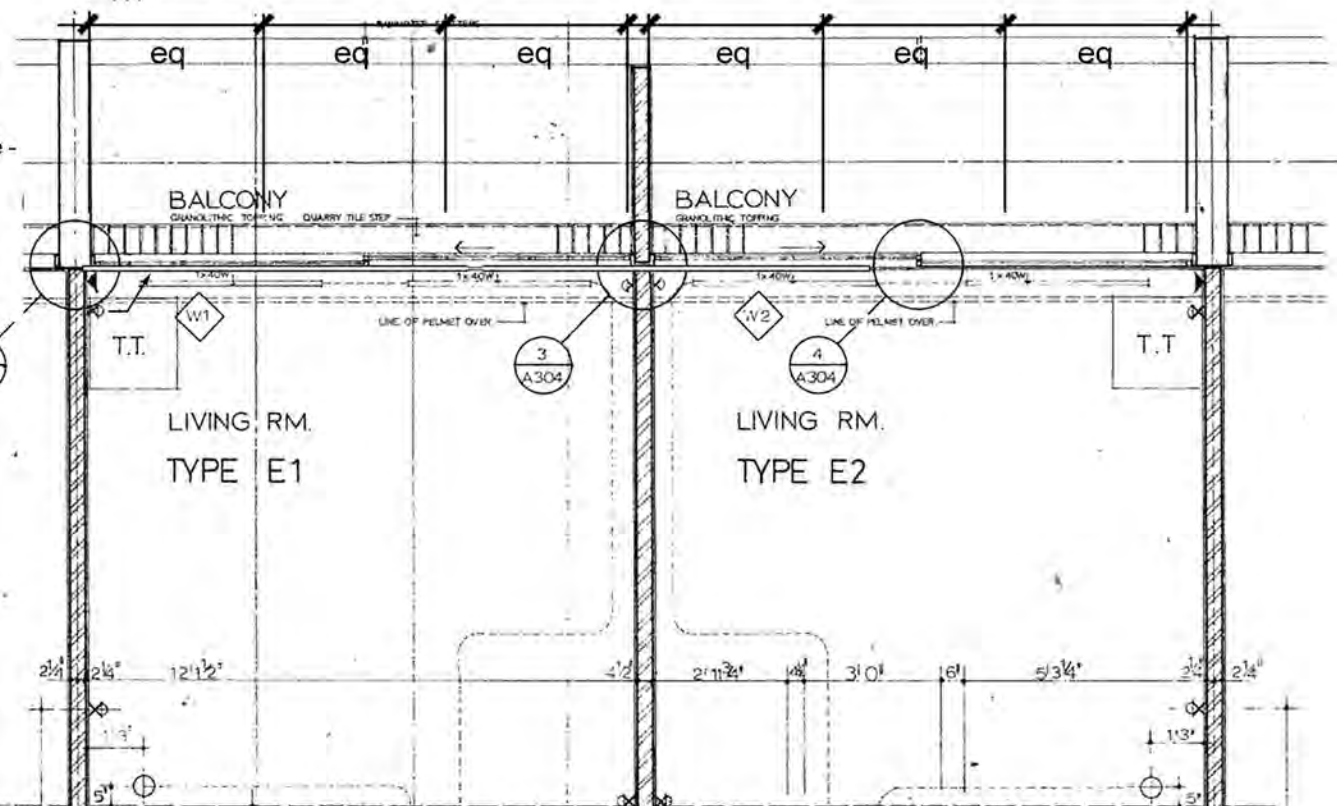
Elements to be demolished indicated in red hatching overlay.
This applies to all resident floors as shown in DWG00

new glass balustrade
3 equal panel widths
fixed to existing hob
with mechanical s/s
fixing - to engineer's
detail

handrail - 25mm
to engineer's detail

overall height above
tiles 1100mm

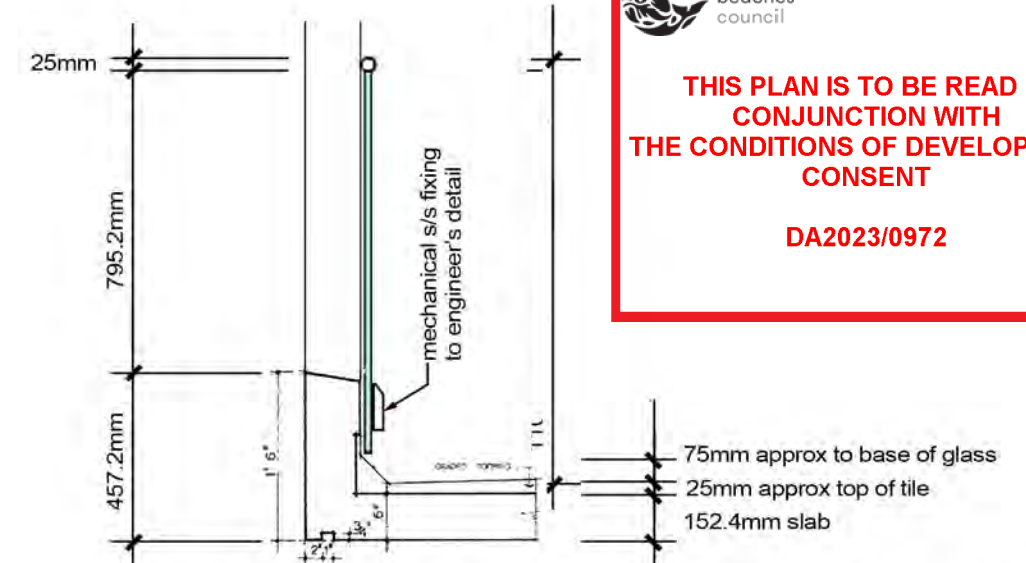
gap from base of
glass to top of tiling



2 APARTMENT TYPICAL PLAN @ 1:50

Elements to be demolished indicated in red hatching overlay.
This applies to all resident floors as shown in DWG00

new glass balustrade -
3 equal panel widths
fixed to inside of
existing hob
with mechanical s/s
fixing - to engineer's
detail



PROPOSED BALUSTRADE - DETAIL SECTION @ 1:20

Elements to be added.
This applies to all resident floors as shown in DWG00

northern beaches council

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DA2023/0972

SHEET NAME: **NEW BALUSTRADE PROPOSAL**

OWNER AND PROJECT LOCATION: **The Owners Corporation SP7114 22
Ground Floor, 22, Central Avenue, Manly NSW**

DATE: **16/5/2023**

DRAWN BY: **Author**

SHEET NUMBER: **A003**

SCALE: **Various**

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