

**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	

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

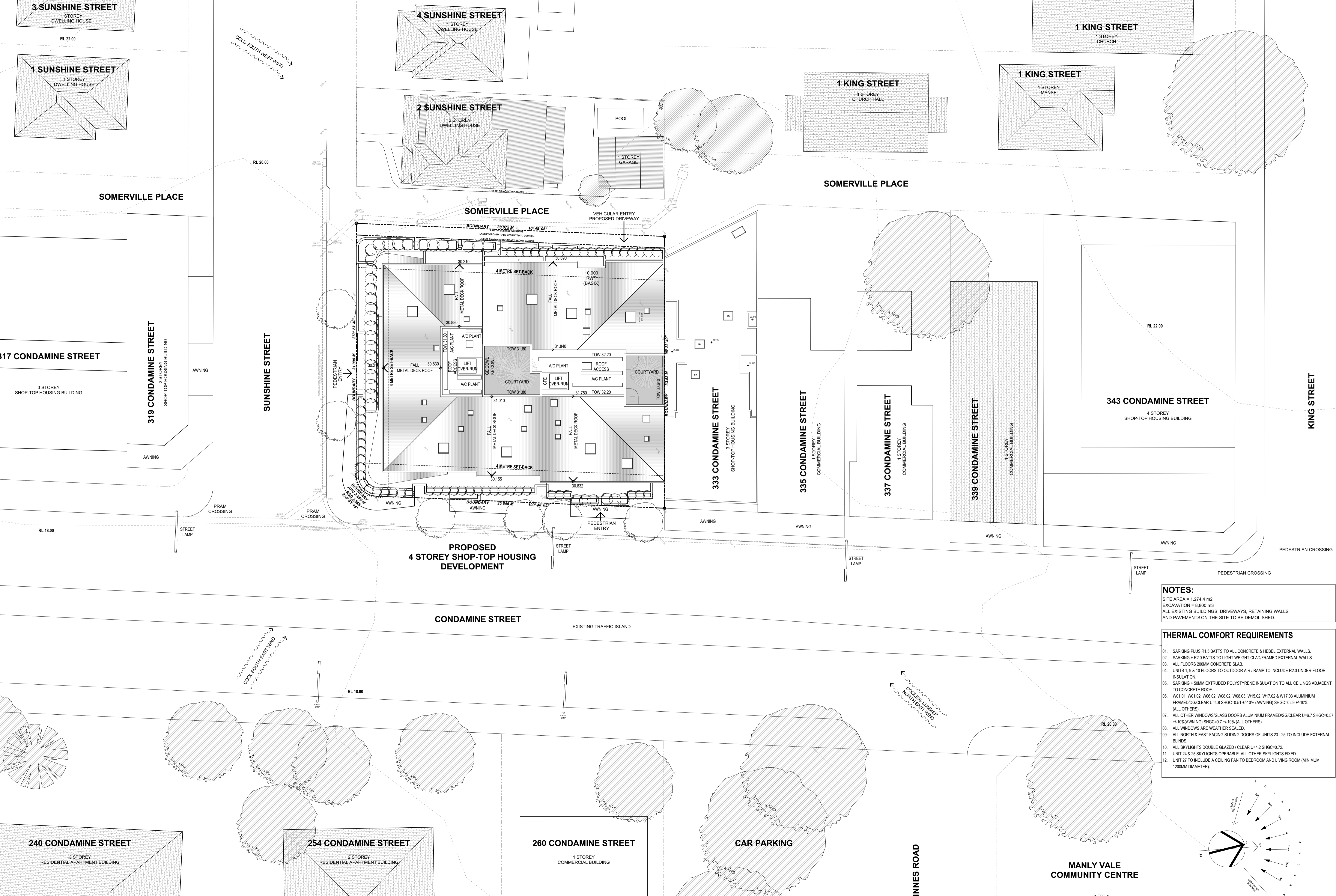
TOTAL BICYCLES = 38 SPACES

SOLAR ACCESS & NATURAL VENTILATION

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

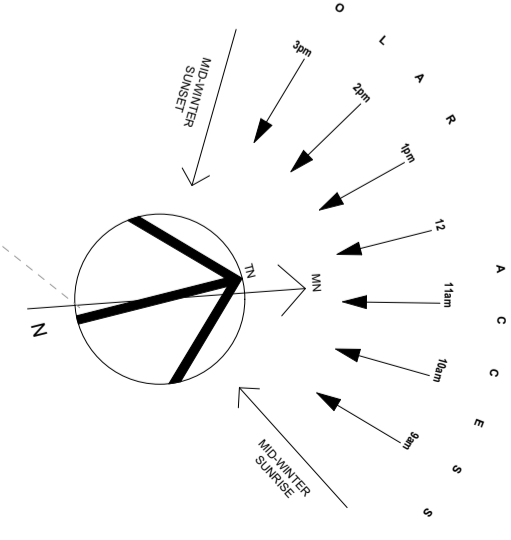
ACCESSIBILITY

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



NOTES:
 SITE AREA = 1,274.4 m²
 EXCAVATION = 8,800 m³
 ALL EXISTING BUILDINGS, DRIVEWAYS, RETAINING WALLS AND PAVEMENTS ON THE SITE TO BE DEMOLISHED.

- THERMAL COMFORT REQUIREMENTS**
- SARKING PLUS R1.5 BATTS TO ALL CONCRETE & HEBEL EXTERNAL WALLS.
 - SARKING + R2.0 BATTS TO LIGHT WEIGHT CLAD/FRAMED EXTERNAL WALLS.
 - ALL FLOORS 200MM CONCRETE SLAB.
 - UNITS 1, 9 & 10 FLOORS TO OUTDOOR AIR / RAMP TO INCLUDE R2.0 UNDER-FLOOR INSULATION.
 - SARKING + 50MM EXTRUDED POLYSTYRENE INSULATION TO ALL CEILINGS ADJACENT TO CONCRETE ROOF.
 - W01.01, W01.02, W06.02, W08.02, W08.03, W15.02, W17.02 & W17.03 ALUMINIUM FRAMED/DG/CLEAR U=4.8 SHGC=0.51 +/-10% (AWNING) SHGC=0.59 +/-10% (ALL OTHERS).
 - ALL OTHER WINDOWS/GLASS DOORS ALUMINIUM FRAMED/SG/CLEAR U=6.7 SHGC=0.57 +/-10%(AWNING) SHGC=0.7 +/-10% (ALL OTHERS).
 - ALL WINDOWS ARE WEATHER SEALED.
 - ALL NORTH & EAST FACING SLIDING DOORS OF UNITS 23 - 25 TO INCLUDE EXTERNAL BLINDS.
 - ALL SKYLIGHTS DOUBLE GLAZED / CLEAR U=4.2 SHGC=0.72.
 - UNIT 24 & 25 SKYLIGHTS OPERABLE. ALL OTHER SKYLIGHTS FIXED.
 - UNIT 27 TO INCLUDE A CEILING FAN TO BEDROOM AND LIVING ROOM (MINIMUM 1200MM DIAMETER).



2 SUNSHINE STREET

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

LINE OF EXISTING BOUNDARY

LAND PROPOSED TO BE DEDICATED TO COUNCIL

LINE OF PROPOSED BOUNDARY SHOWN DASHED

SUNSHINE STREET

BOUNDARY 278° 23' 40" 31.090 M

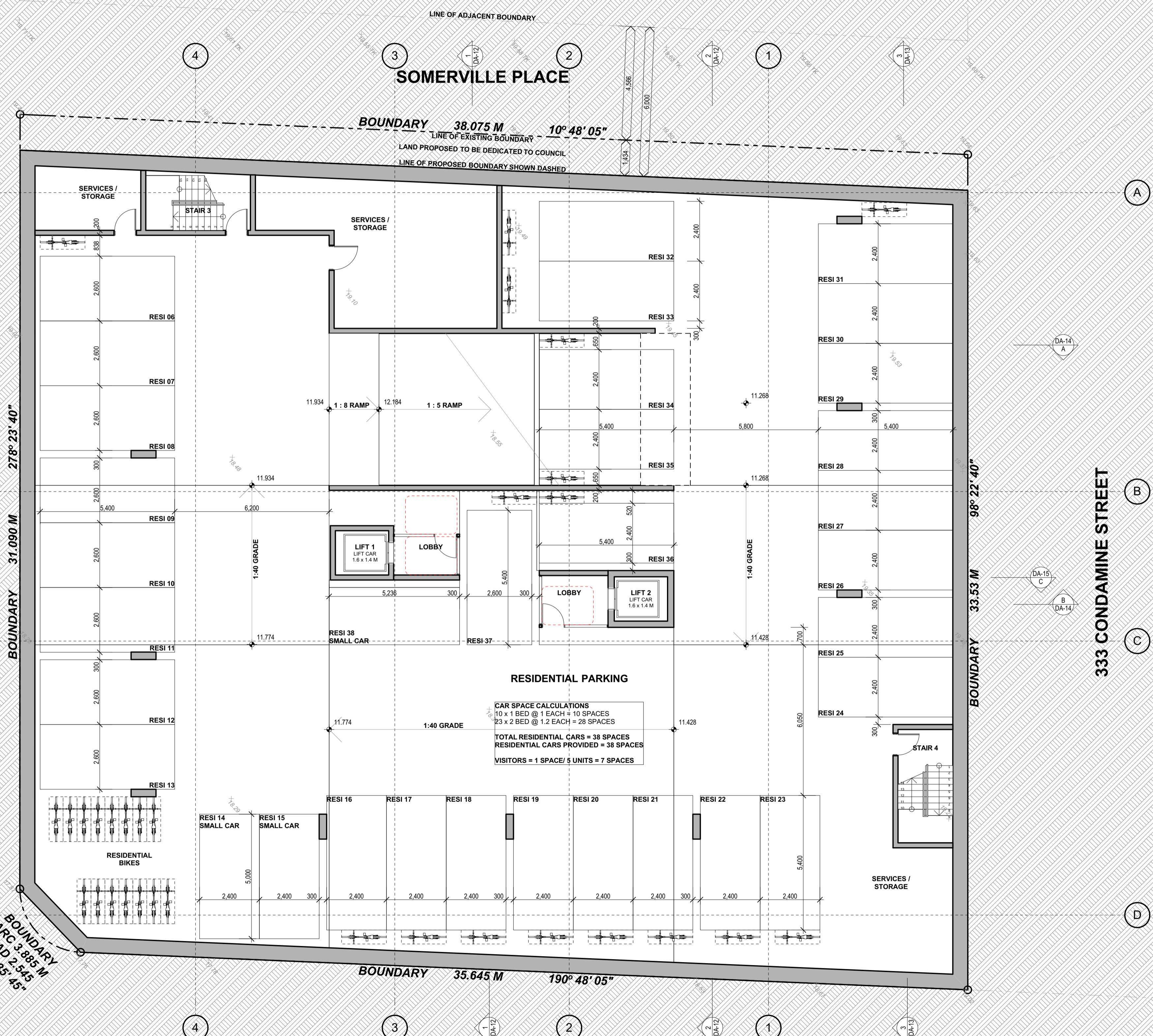
333 CONDOMINE STREET

BOUNDARY 98° 22' 40" 32.53 M

BOUNDARY ARC: 3.865 M 23° 46' 35" 45"

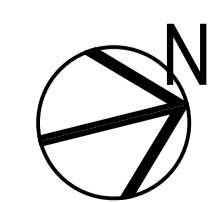
BOUNDARY 35.645 M 190° 48' 05"

CONDAMINE STREET



RESIDENTIAL PARKING

CAR SPACE CALCULATIONS
 10 x 1 BED @ 1 EACH = 10 SPACES
 23 x 2 BED @ 1.2 EACH = 28 SPACES
 TOTAL RESIDENTIAL CARS = 38 SPACES
 RESIDENTIAL CARS PROVIDED = 38 SPACES
 VISITORS = 1 SPACE/ 5 UNITS = 7 SPACES



2 SUNSHINE STREET

SOMERVILLE PLACE

BOUNDARY 38.075 M 10° 48' 05"

LINE OF EXISTING BOUNDARY
LAND PROPOSED TO BE DEDICATED TO COUNCIL
LINE OF PROPOSED BOUNDARY SHOWN DASHED

SUNSHINE STREET

333 CONDOMINE STREET

CONDAMINE STREET

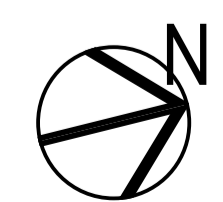
BOUNDARY
ARC: 3.865 M
23° 46' 35" 45"

BOUNDARY 35.645 M 190° 48' 05"

BOUNDARY 278° 23' 40"
31.090 M

BOUNDARY 98° 22' 40"
32.53 M

RETAIL & VISITOR PARKING REQUIREMENTS
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

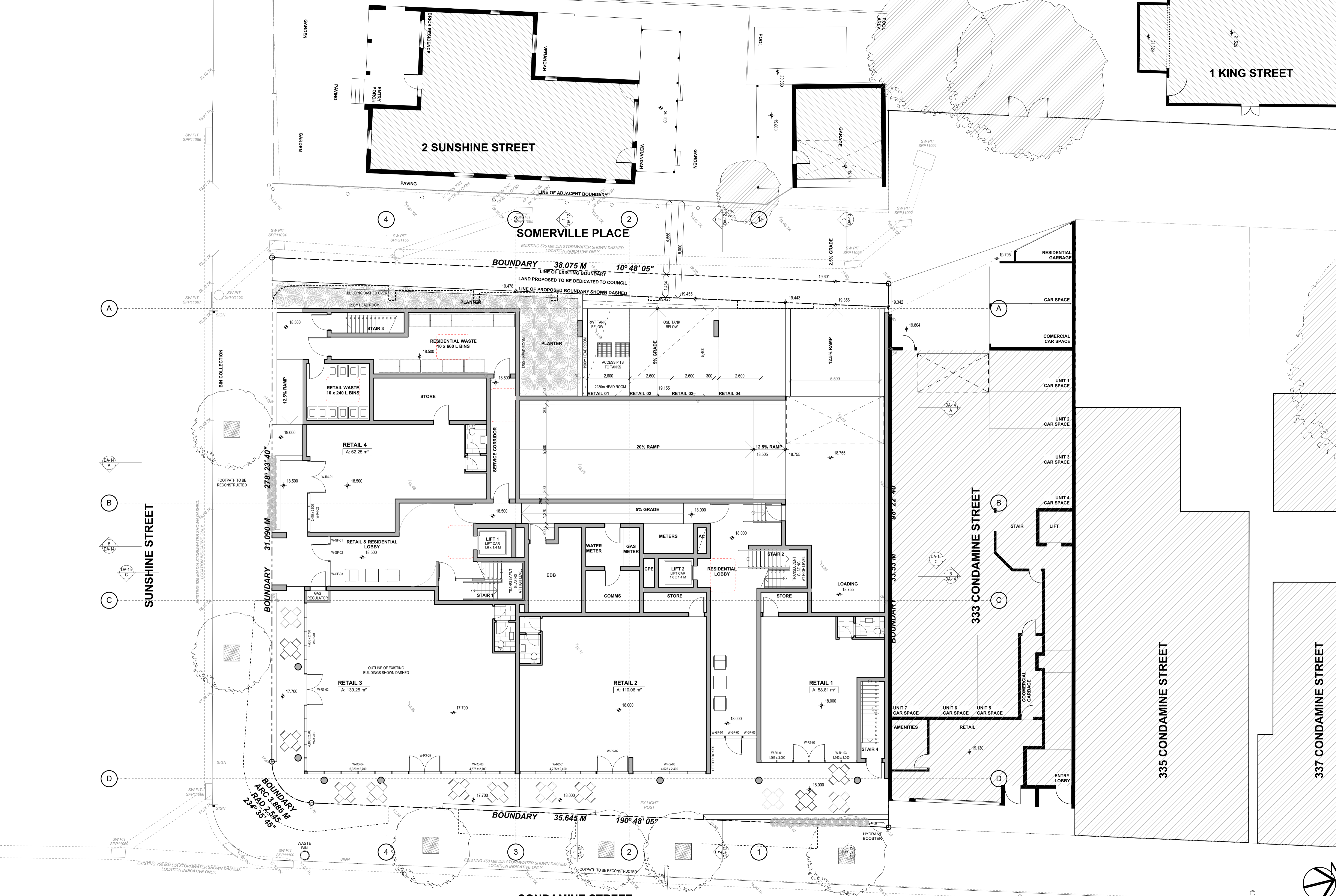
SUNSHINE STREET

333 CONDOMINE STREET

335 CONDOMINE STREET

337 CONDOMINE STREET

CONDAMINE STREET



gartnertrovato architects

4/17/2020 10:00 AM
 PROJECT: 331-331 CONDOMINE STREET
 MANLY VALE NSW 2093
 LOT 123 on DP 737259

Revision ID	Description	Issue Date	PROJECT	SCALE	DATE
P2	PRE-DA SUBMISSION	4/09/2019	MIXED-USE DEVELOPMENT	1:100 @ A1	25/06/2020
P3	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	7/02/2020	331-331 CONDOMINE STREET	SG / AW	REVISION
P4	UNIT AREAS REVISED TO COMPLY WITH ADG. GENERAL REVISION TO PLANS AS CLOURED. SILVER LEVEL UNITS ADDED.	14/02/2020	MANLY VALE NSW 2093	DA-04	
P5	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	12/05/2020	LOTS 20, 21, 22 & 25 on DP 11320		
A	DEVELOPMENT APPLICATION	24/06/2020	LOT 123 on DP 737259		

FOR MANLY VALE DEVELOPMENTS No 2 PL 1511

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

BOUNDARY 38.075 M

10° 48' 05"

SUNSHINE STREET

333 CONDOMINE STREET

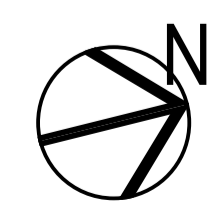
335 CONDOMINE STREET

337 CONDOMINE STREET

CONDAMINE STREET

A
B
C
D

4
3
2
1



Revision ID	Description	Issue Date	PROJECT	SCALE	DATE
P3	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	7/02/2020	MIXED-USE DEVELOPMENT 321 - 331 CONDOMINE STREET MANLY VALE NSW 2093	1:100 @ A1	25/06/2020
P4	UNIT AREAS REVISED TO COMPLY WITH ADG. GENERAL REVISION TO PLANS AS CLOURED. SILVER LEVEL UNITS ADDED.	14/02/2020			
P5	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	12/05/2020			
P6	WINDOWS REVISED AS CLOURED.	24/06/2020			
A	DEVELOPMENT APPLICATION	24/06/2020			

FOR MANLY VALE DEVELOPMENTS No 2 PL 1511

1 KING STREET

2 SUNSHINE STREET

SOMERVILLE PLACE

SUNSHINE STREET

333 CONDOMINE STREET

335 CONDOMINE STREET

337 CONDOMINE STREET

CONDAMINE STREET

BOUNDARY 38.075 M 10° 48' 05"
LINE OF EXISTING BOUNDARY
LAND PROPOSED TO BE DEDICATED TO COUNCIL
LINE OF PROPOSED BOUNDARY SHOWN DASHED

BOUNDARY 31.090 M 27° 8' 23' 40"

BOUNDARY 33.53 M 9° 8' 22' 40"

BOUNDARY ARC 3.865 M
RAD 2.545 M
23° 49' 35' 45"

BOUNDARY 35.645 M 190° 48' 05"

gartnertrovato
architects

4/19/2020
PROJECT NO. 2020/002
41-12-2020/002
41-12-2020/002
41-12-2020/002
41-12-2020/002
41-12-2020/002
41-12-2020/002

Revision ID	Description	Issue Date	PROJECT	SCALE	PLT DATE
P3	GENERAL UPDATE TO PRE-DA DRAWINGS.	16/12/2019	MIXED-USE DEVELOPMENT	1:100 @ A1	
P4	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	7/02/2020	321 - 331 CONDOMINE STREET	SG / AW	25/06/2020
P5	UNIT AREAS REVISED TO COMPLY WITH ADG. GENERAL REVISION TO PLANS AS CLOURED. SILVER LEVEL UNITS ADDED.	14/02/2020	MANLY VALE NSW 2093		
P6	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	12/05/2020	LOTS 20, 21, 22 & 25 on DP 11320		
A	DEVELOPMENT APPLICATION	24/06/2020	LOT 123 on DP 737259		

FOR MANLY VALE DEVELOPMENTS No 2 PL 1511
DA-07

1 KING STREET

2 SUNSHINE STREET

SOMERVILLE PLACE

SUNSHINE STREET

333 CONDOMINE STREET

335 CONDOMINE STREET

337 CONDOMINE STREET

CONDAMINE STREET



BOUNDARY 38.075 M
 LINE OF EXISTING BOUNDARY
 LAND PROPOSED TO BE DEDICATED TO COUNCIL
 LINE OF PROPOSED BOUNDARY SHOWN DASHED

BOUNDARY 31.090 M
 27° 23' 40"

BOUNDARY 33.53 M
 98° 22' 40"

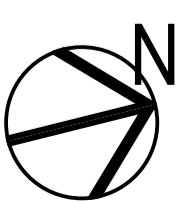
BOUNDARY 35.645 M
 190° 48' 05"

BOUNDARY
 ARC 3.865 M
 23° 35' 45"

gartnertrovato
architects

4/19/2020 10:00 AM
 4/19/2020 10:00 AM
 4/19/2020 10:00 AM
 4/19/2020 10:00 AM
 4/19/2020 10:00 AM

Revision ID	Description	Issue Date	PROJECT	SCALE	DATE
P1	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	7/02/2020	MIXED-USE DEVELOPMENT	1:100 @ A1	25/06/2020
P2	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	12/05/2020	321 - 331 CONDOMINE STREET	SG / AW	25/06/2020
A	DEVELOPMENT APPLICATION	24/06/2020	MANLY VALE NSW 2093	PROJECT NO.	REVISION
			LOTS 20, 21, 22 & 25 on DP 11320		
			LOT 123 on DP 737259		
			FOR MANLY VALE DEVELOPMENTS No 2 PL 1511		



1 KING STREET

2 SUNSHINE STREET

SOMERVILLE PLACE

SUNSHINE STREET

333 CONDOMINE STREET

335 CONDOMINE STREET

337 CONDOMINE STREET

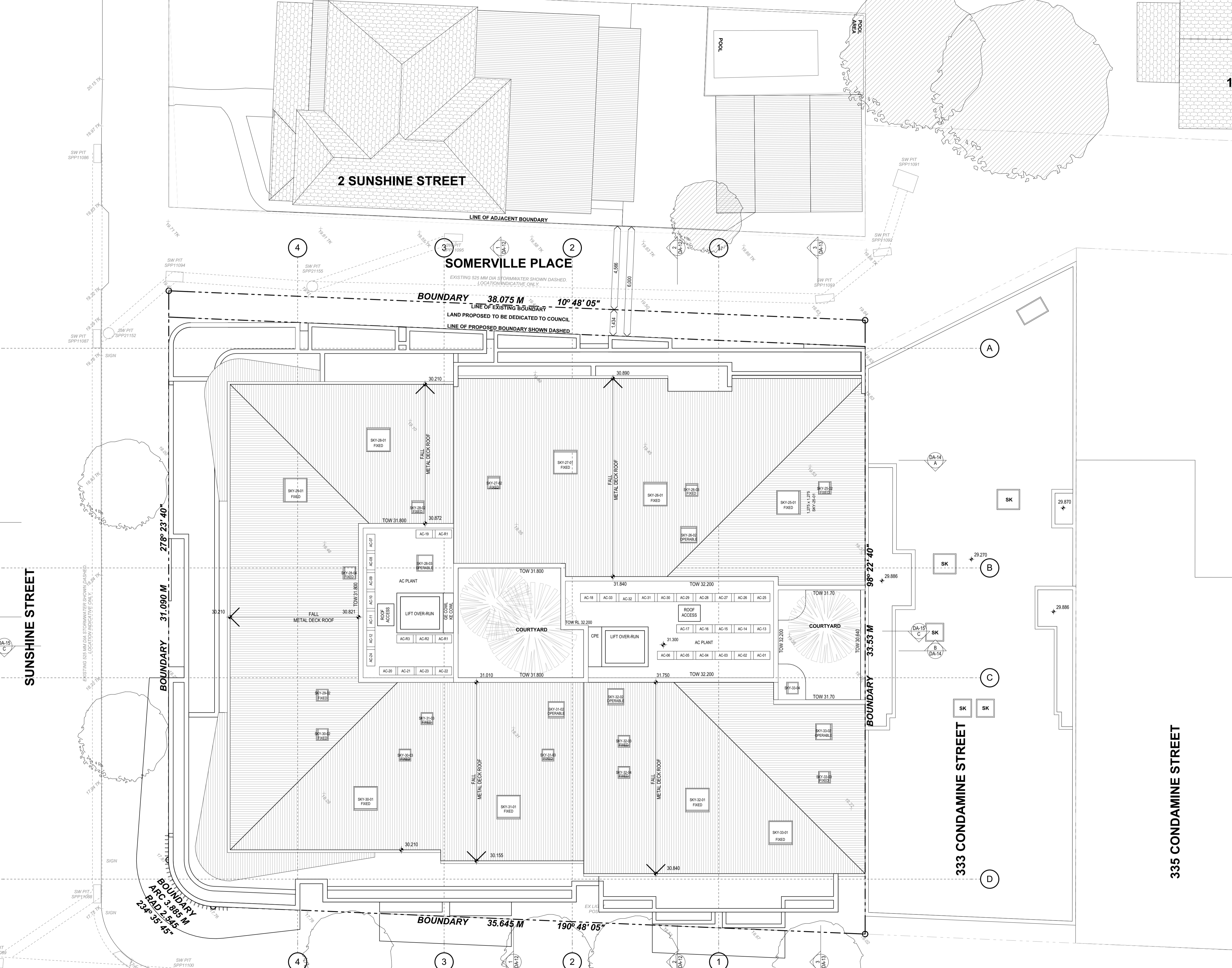
CONDAMINE STREET

BOUNDARY 38.075 M 10° 48' 05"
LINE OF EXISTING BOUNDARY
LAND PROPOSED TO BE DEDICATED TO COUNCIL
LINE OF PROPOSED BOUNDARY SHOWN DASHED

BOUNDARY 31.090 M 278° 23' 40"
BOUNDARY 35.645 M 190° 48' 05"

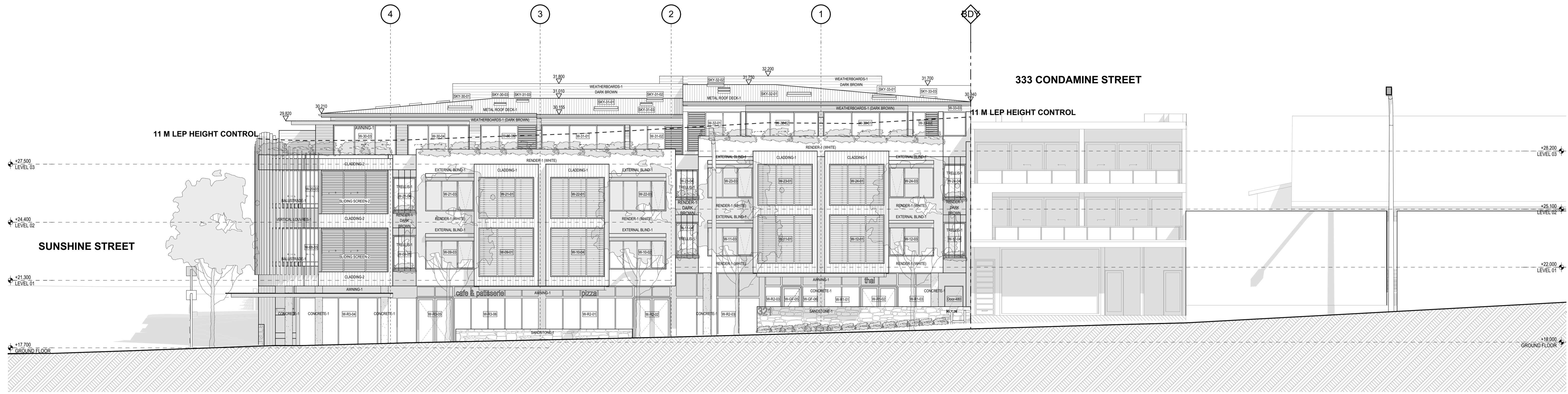
BOUNDARY 23.49 35° 45'
ARC 3.865 M

BOUNDARY 33.53 M 98° 22' 40"



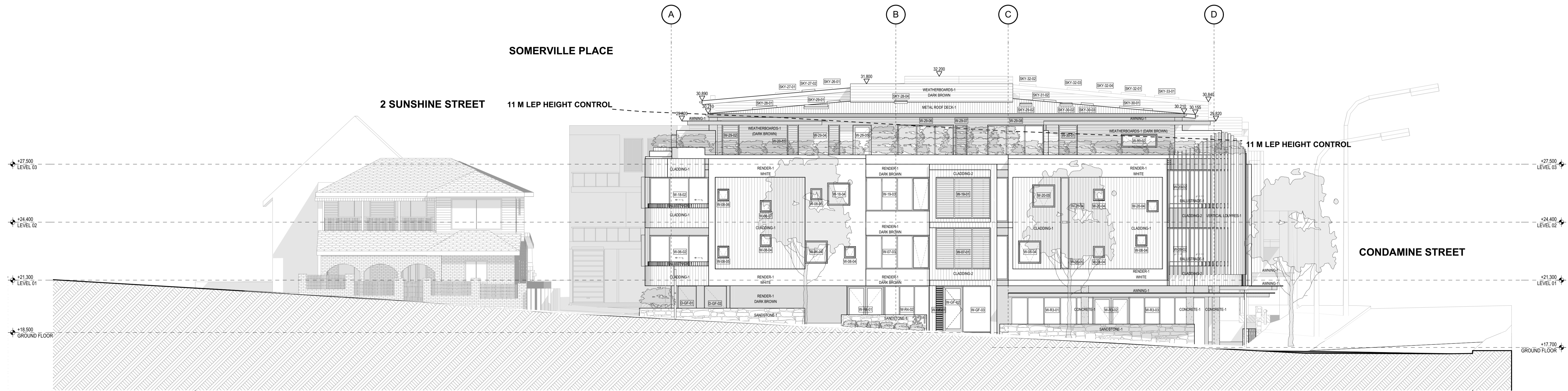
Revision ID	Description	Issue Date
P1	GENERAL UPDATE TO PRE-DA DRAWINGS.	18/12/2019
P2	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	7/02/2020
P3	GENERAL UPDATE - ISSUED FOR CO-ORDINATION	17/05/2020
P4	ROOF PLAN UPDATED TO SHOW FIXED AND OPERABLE SKYLIGHTS.	18/05/2020
A	DEVELOPMENT APPLICATION	24/06/2020

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



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

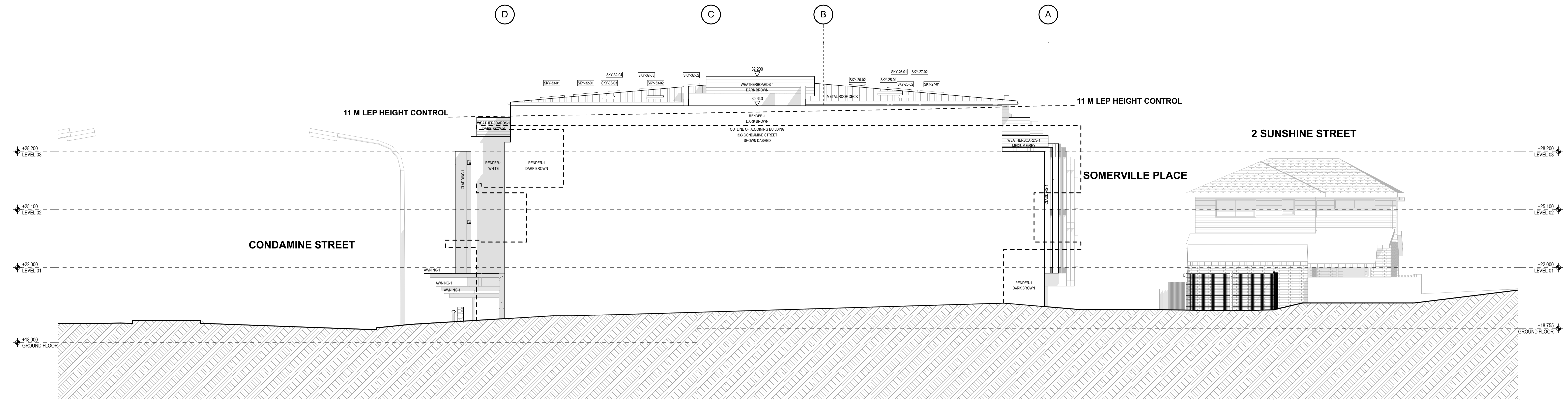
OFF-FORM CONCRETE COLUMN, CLEAR SEAL FINISH.
 EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
 METAL ROOF DECK, COLOUR "MONUMENT".
 MURAL BY LOCAL ARTIST OF LOCAL FLORA.
 RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
 SANDSTONE CLADDING, RANDOM RUBBLE PATTERN.

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.

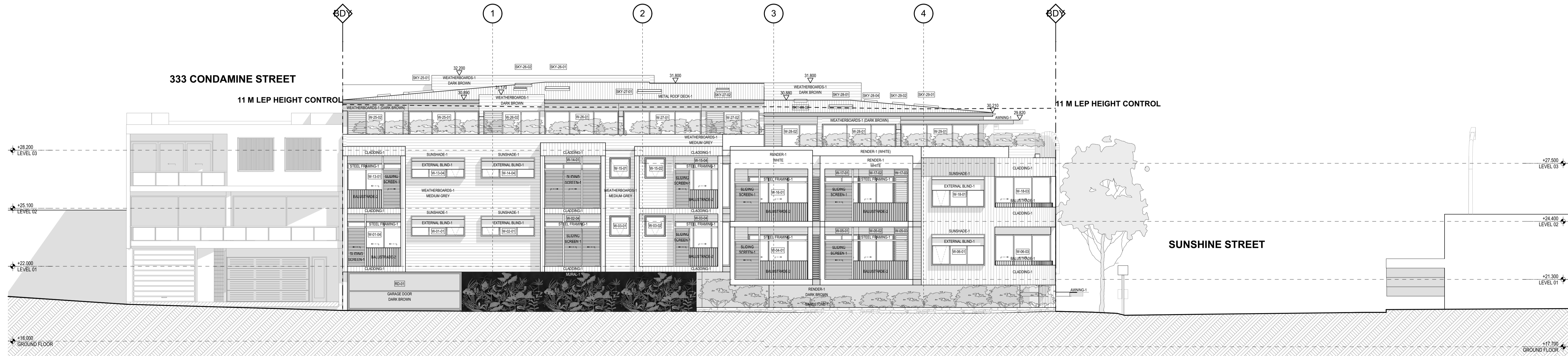
COLOUR LEGEND

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" GR1.
 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

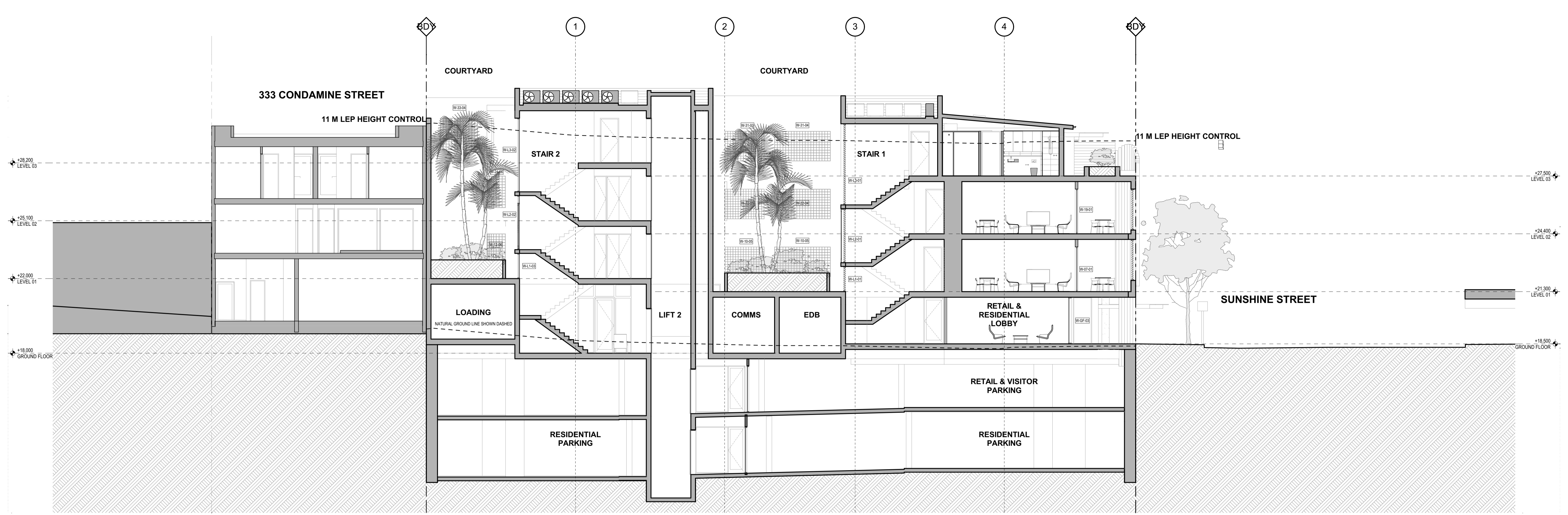
AWNING-1 STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
 BALUSTRADE-1 METAL BALUSTRADE 760 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
 BALUSTRADE-2 METAL BALUSTRADE 0 - 1000 mm AB. FFL, PAINT FINISH "LIGHT GREY".
 CLADDING-1 COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.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

CONCRETE-1 CONCRETE-1
 EXTERNAL BLIND-1 EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
 METAL ROOF DECK-1 METAL ROOF DECK, COLOUR "MONUMENT".
 MURAL-1 MURAL BY LOCAL ARTIST OF LOCAL FLORA.
 RENDER-1 RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
 SANDSTONE-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 ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
 SLIDING SCREEN-2 SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
 STEEL FRAMING-1 PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".
 SUNSHADE-1 300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK".
 TRELIS-1 STAINLESS STEEL PLANTING TRELIS.
 VERTICAL LOUVRE-1 VERTICAL ELLIPTICAL LOUVRE WITH "WOOD-GRAIN" FINISH.
 WEATHERBOARD-1 FIBRE CEMENT WEATHERBOARD CLADDING, PAINT FINISH, COLOUR AS NOTED.

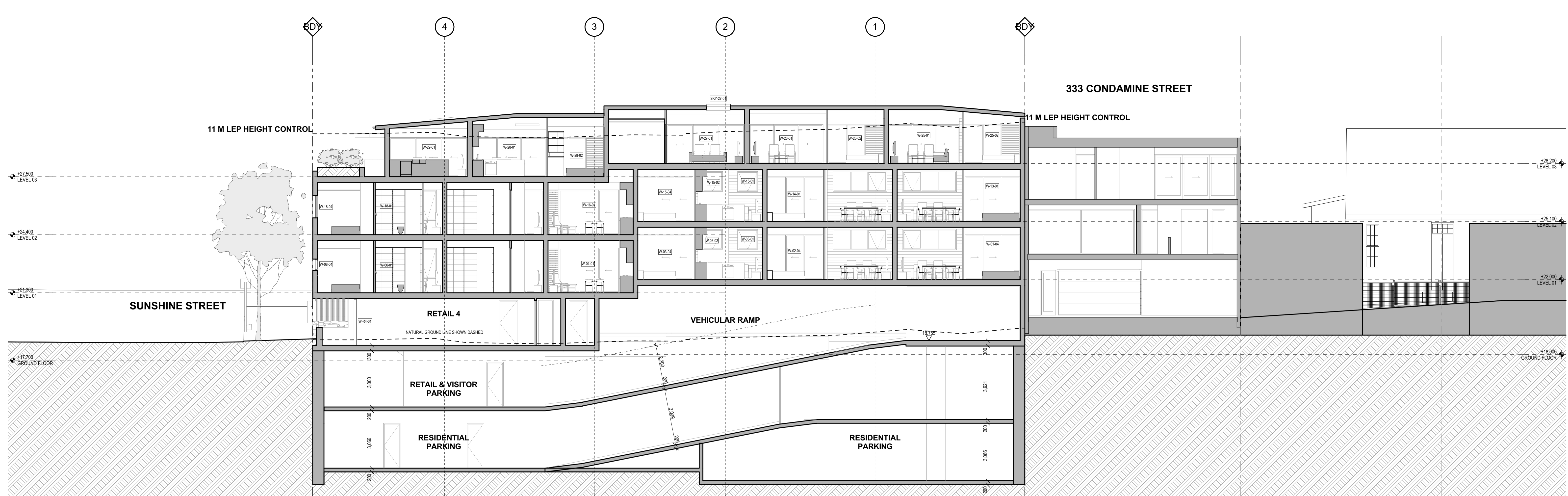
COLOUR LEGEND

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.



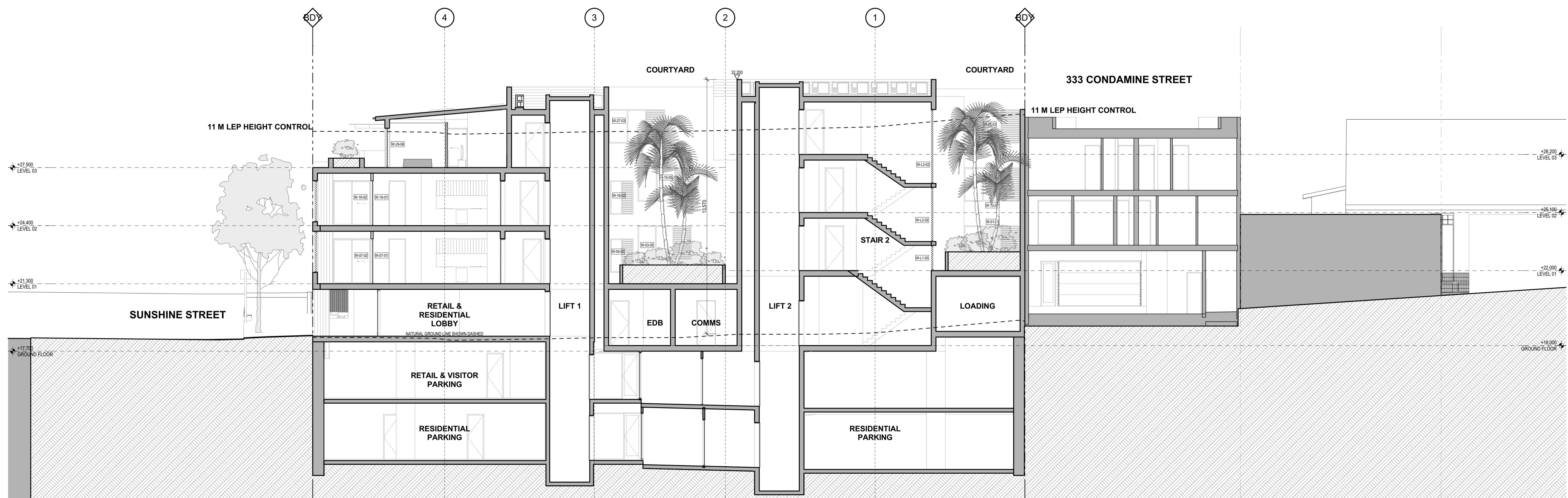
SECTION C

1:100



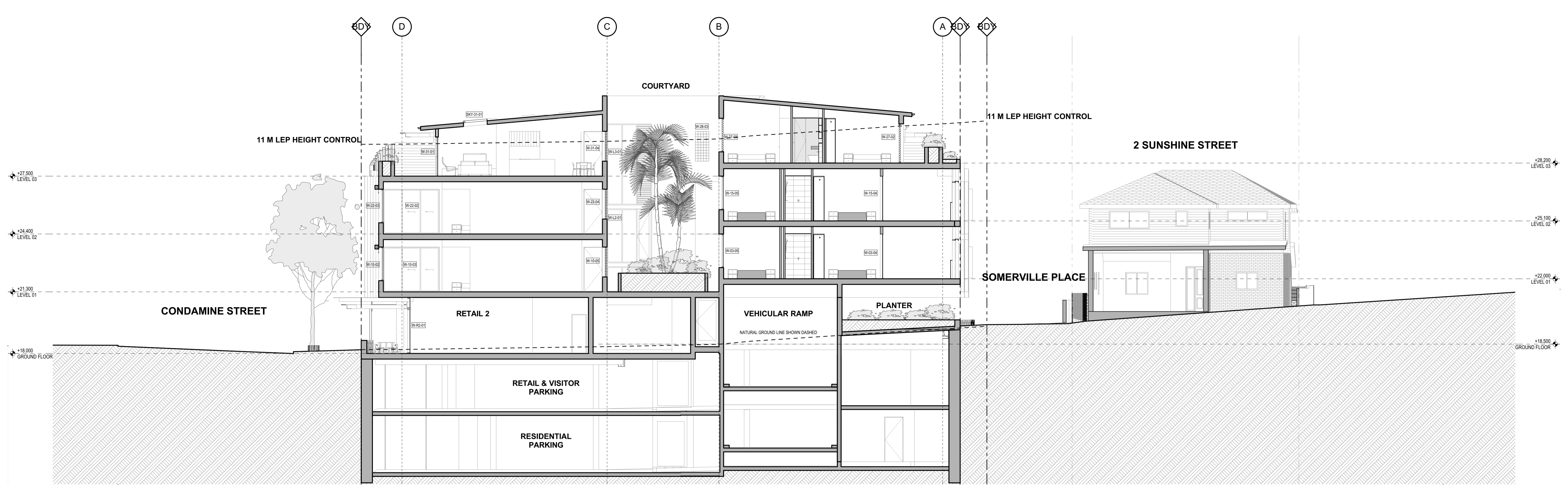
SECTION A

1:100



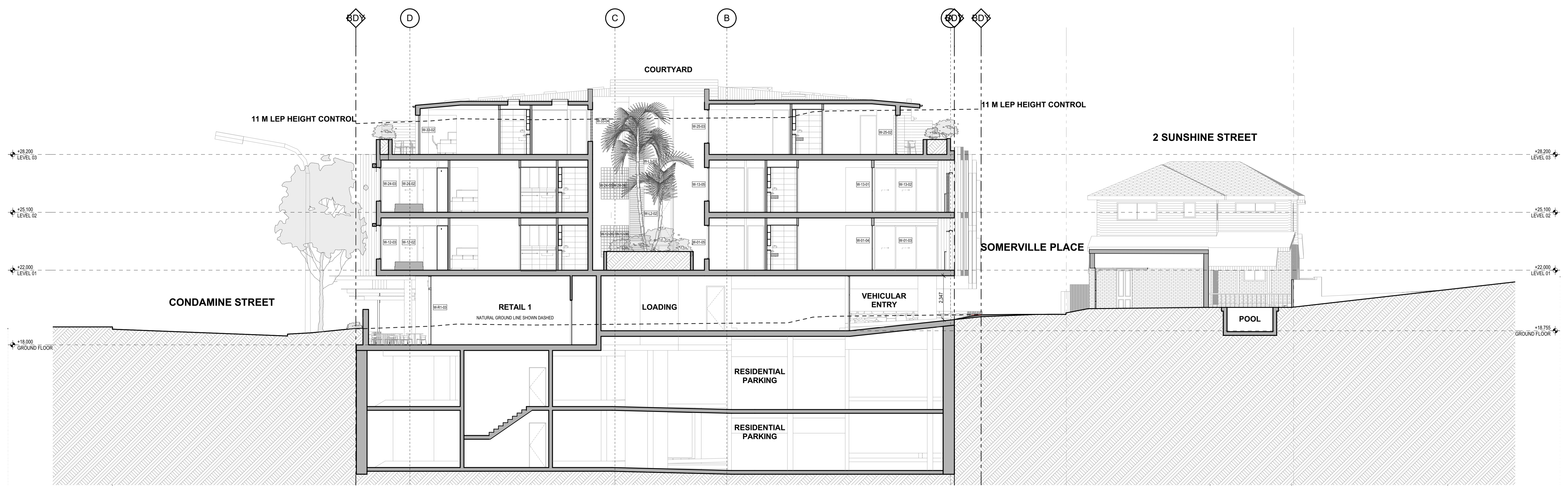
SECTION B

1:100



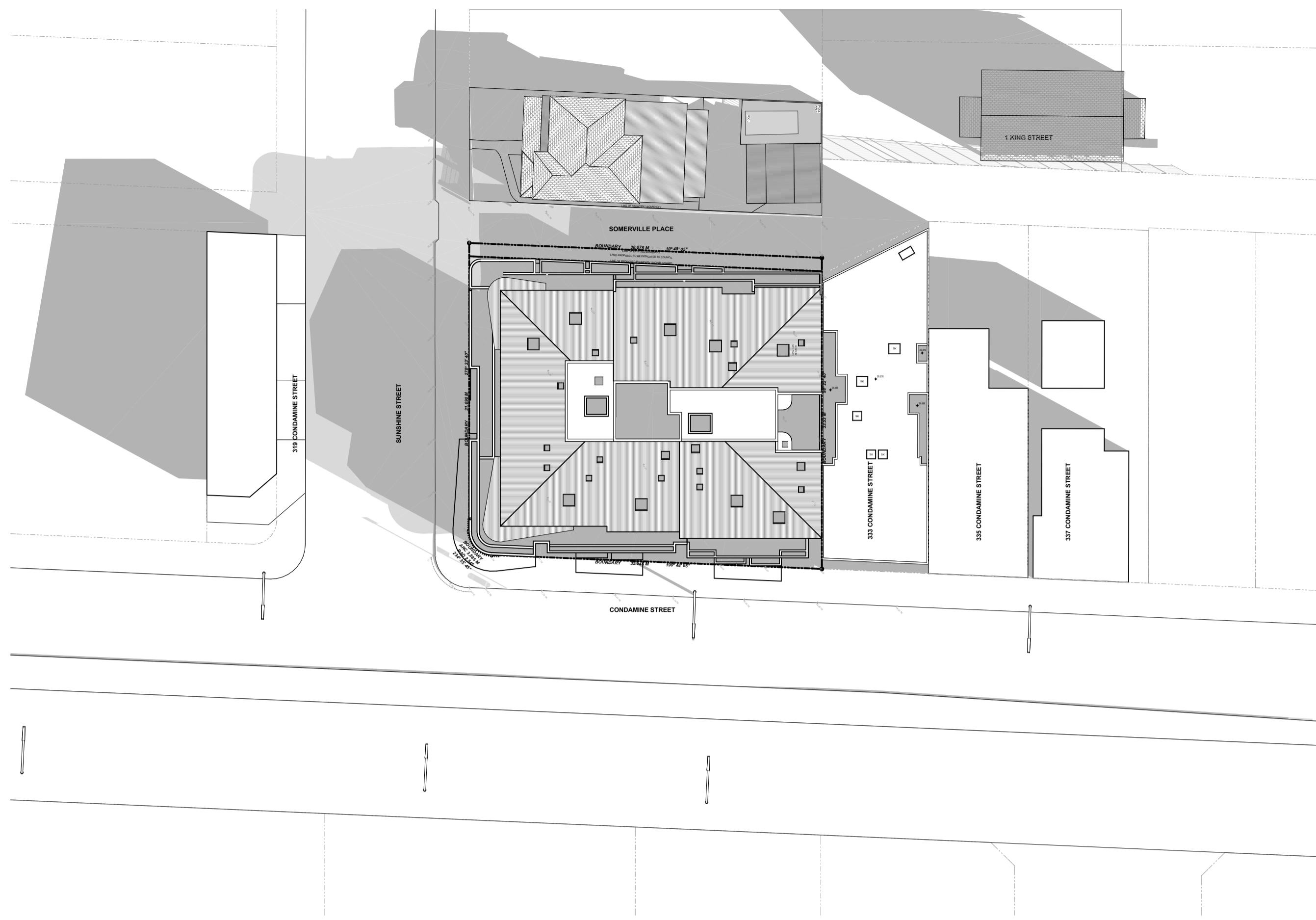
SECTION 1

1:100

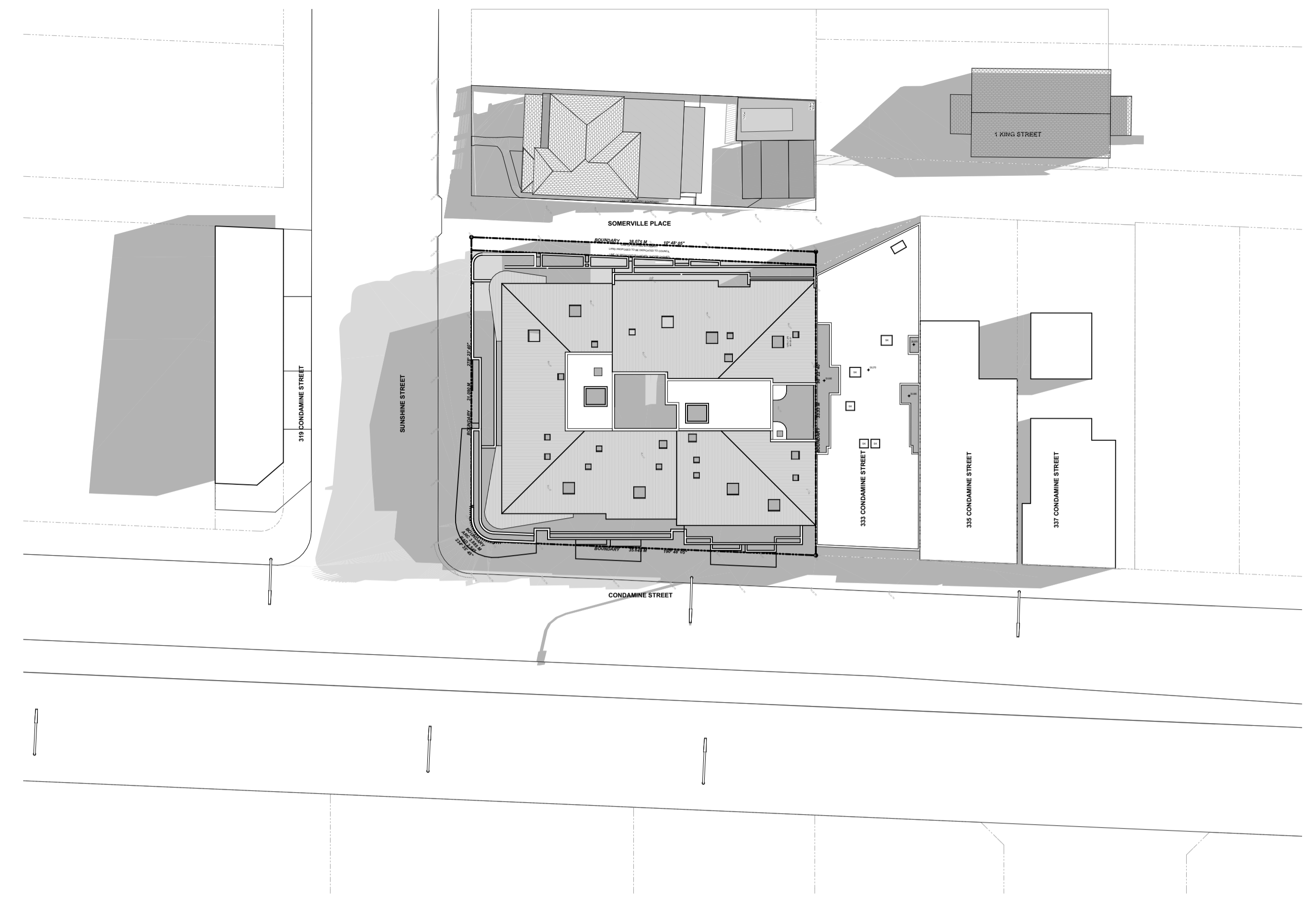


SECTION 3

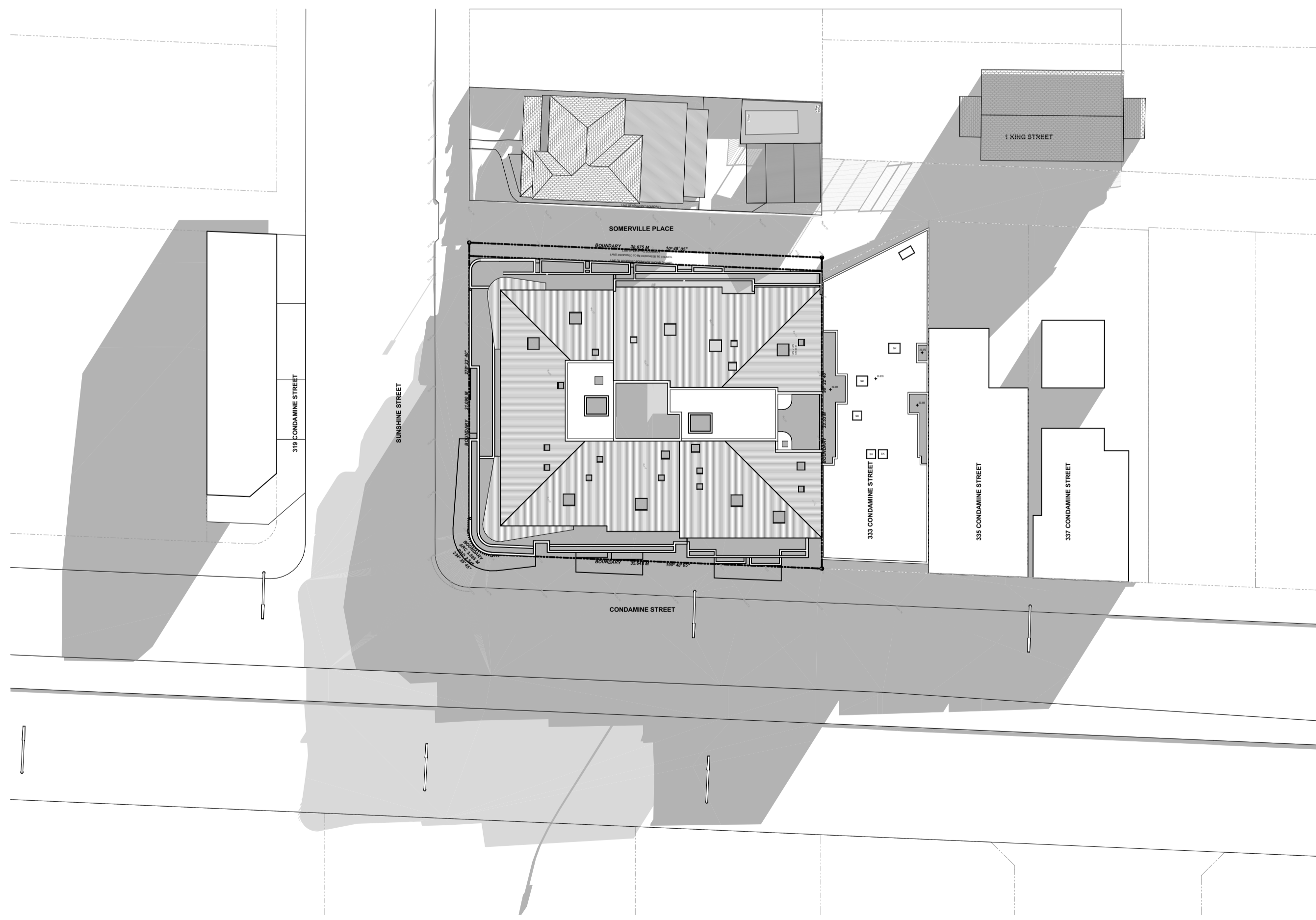
1:100



SHADOW DIAGRAMS - 9 AM

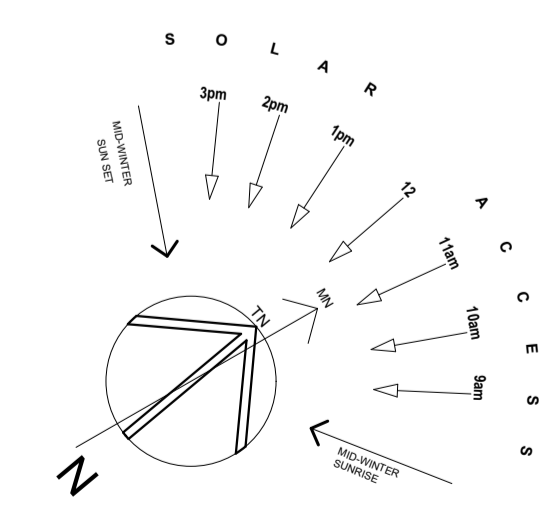


SHADOW DIAGRAMS - 12 NOON



SHADOW DIAGRAMS - 3 PM

PROPOSED SHADOW
 EXISTING SHADOW

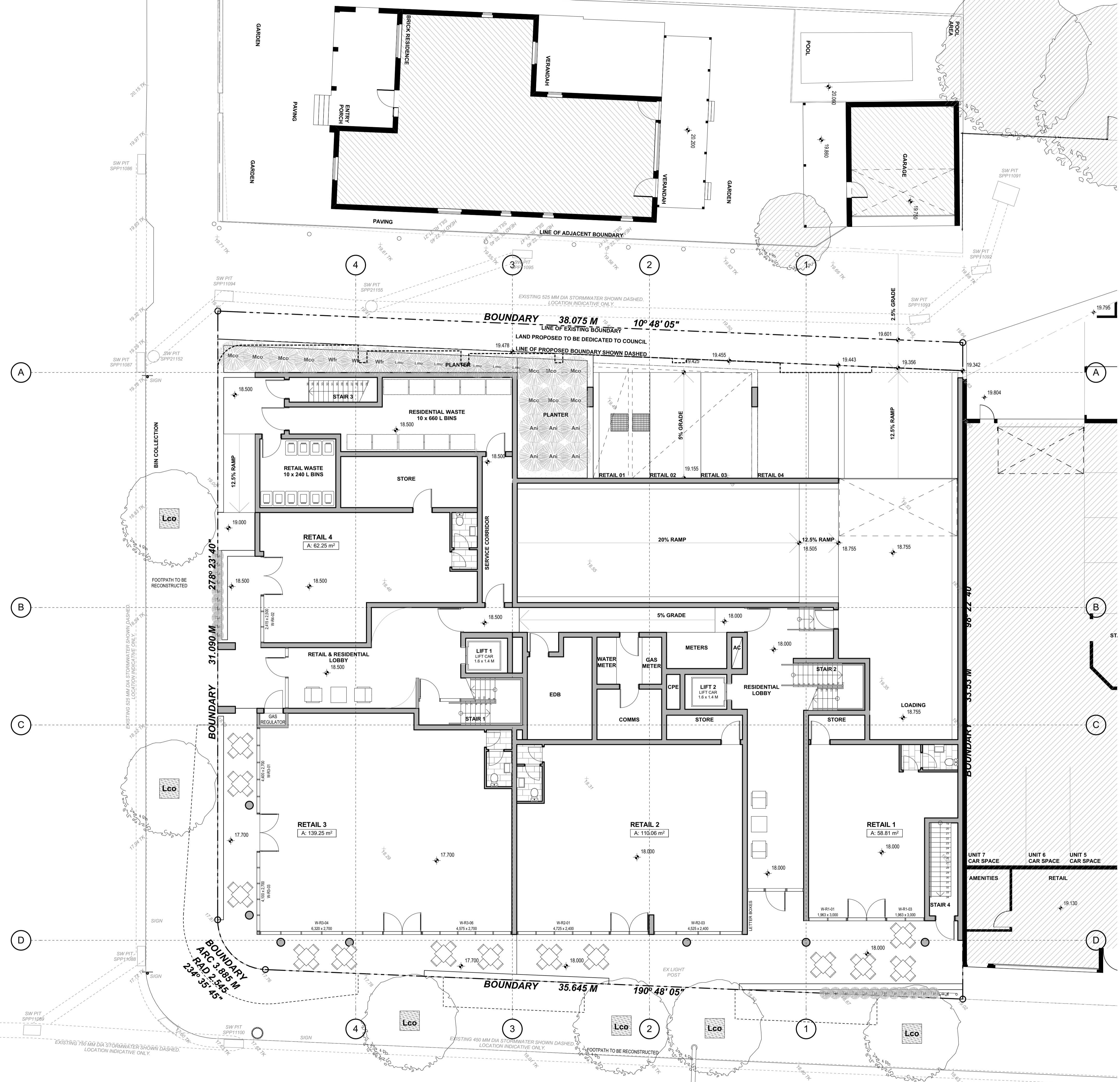


Certification of Shadow Diagrams

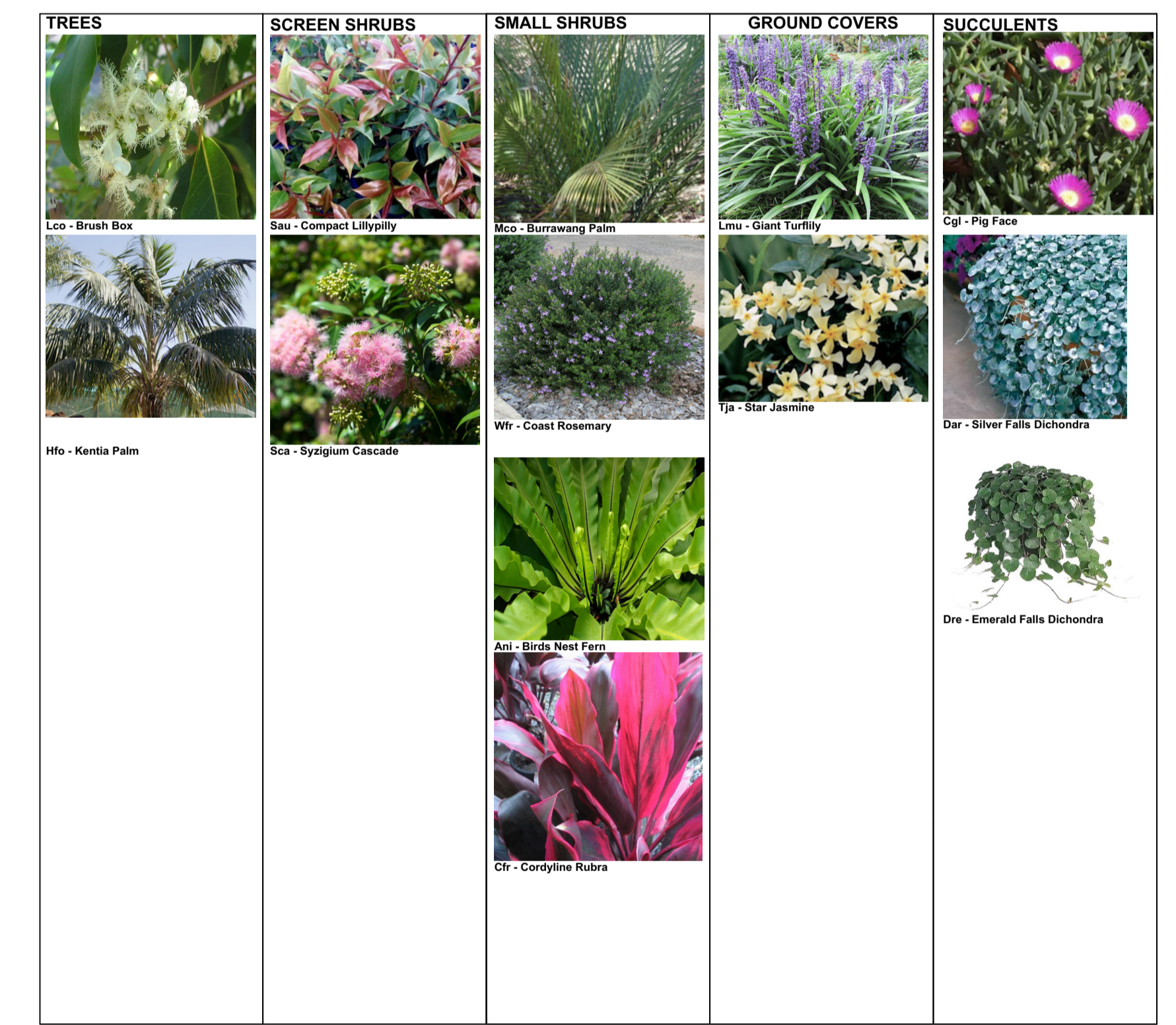
I hereby certify that the shadow diagrams submitted with the proposal
 a) are in accordance with the survey
 b) indicate shadows cast at 9 am, 12 noon and 3 pm on 21 June
 c) indicate shadows cast by existing structures

Sean Gartner
 (Registered Architect #6072 NSW)

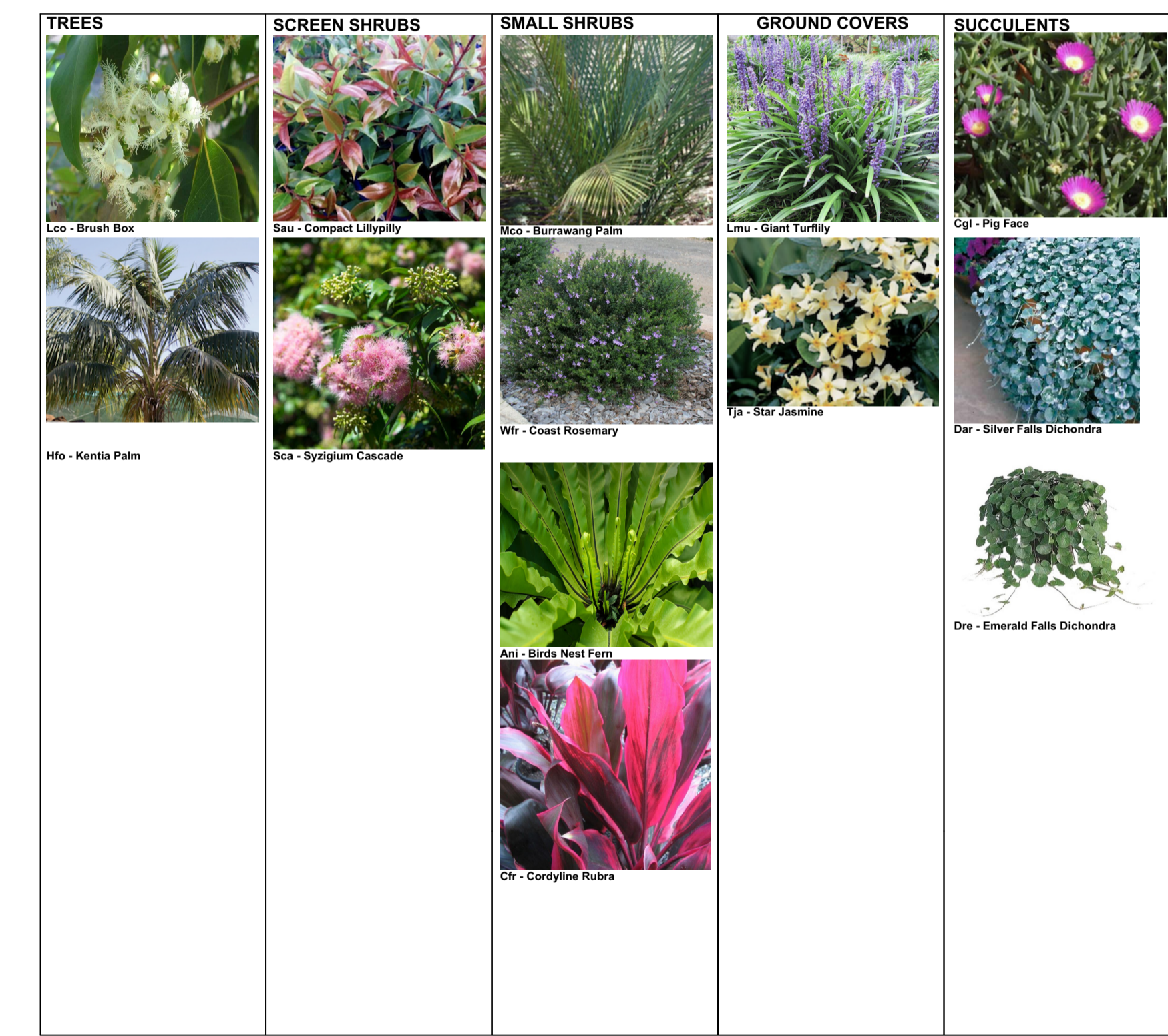




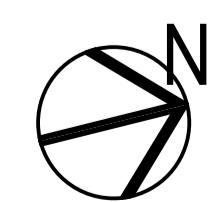
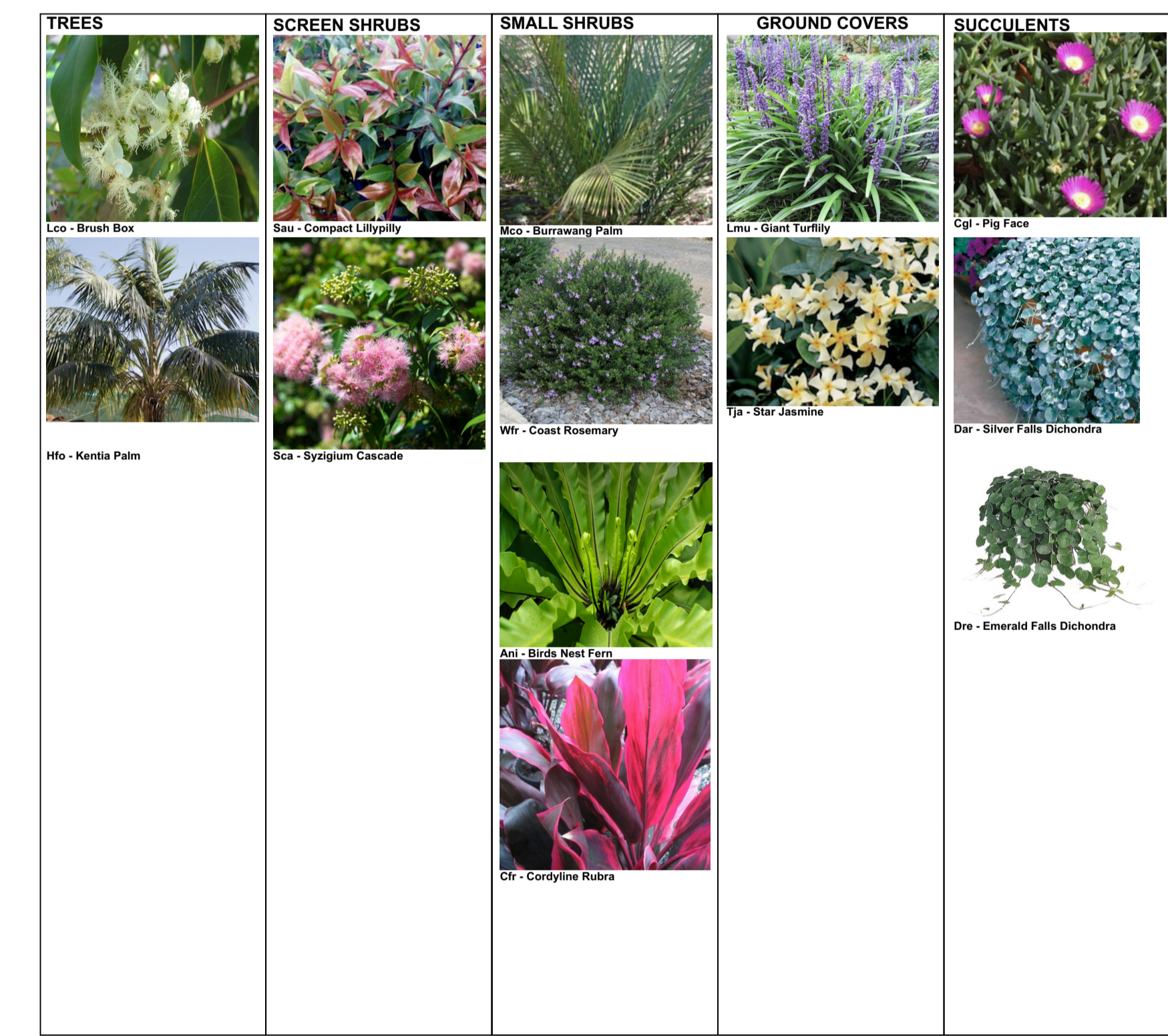
Key	Botanical name	Common name	Mature size (h x w) m	Pot size
Trees				
Lco	Lophostemon confertus	Brush Box	10m (h) x 6m (w)	400 mm
Hfo	Howea Forsteriana	Kentia Palm	8m (h) x 4m (w)	400 mm
Screen shrubs				
Sau	Syzygium australe "Elegance" PBR	Compact Lillypilly	2m (h) X 1.5m (w)	400 mm
Sca	Syzygium 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"	2 m (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
Ground covers				
Lta	Lomandra "Tanika"	Lomandra "Tanika"	0.6m (w) x 0.6m (h)	140 mm
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			



Key	Botanical name	Common name	Mature size (h x w) m	Pot size
Trees				
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"	2 m (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
Ground covers				
Lta	Lomandra "Tanika"	Lomandra "Tanika"	0.6m (w) x 0.6m (h)	140 mm
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			



Key	Botanical name	Common name	Mature size (h x w) m	Pot size
Trees				
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	Syzgium australe "Elegance" PBR	Compact Lillypilly	2m (h) X 1.5m (w)	400 mm
Sca	Syzgium 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"	2 m (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
Ground covers				
Lta	Lomandra "Tanika"	Lomandra "Tanika"	0.6m (w) x 0.6m (h)	140 mm
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			





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

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
SCHEDULE OF EXTERNAL FINISHES
 SCALE DRAWN BY PLOT DATE
 1:100, 1:283.26, 1:356.94, 1:475.80 @ A325/06/2020
 PROJECT NO. DRAWING NO. REVISION
 1511 DA-19 A



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

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 1
 SCALE
 NTS
 PROJECT NO.
1511
 DRAWN BY
 SG / AW
 DRAWING NO.
DA-20
 PLOT DATE
 25/06/2020
 REVISION
A



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

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 3
 SCALE
 NTS
 PROJECT NO.
1511
 DRAWN BY
 SG / AW
 DRAWING NO.
DA-22
 PLOT DATE
 25/06/2020
 REVISION
A



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

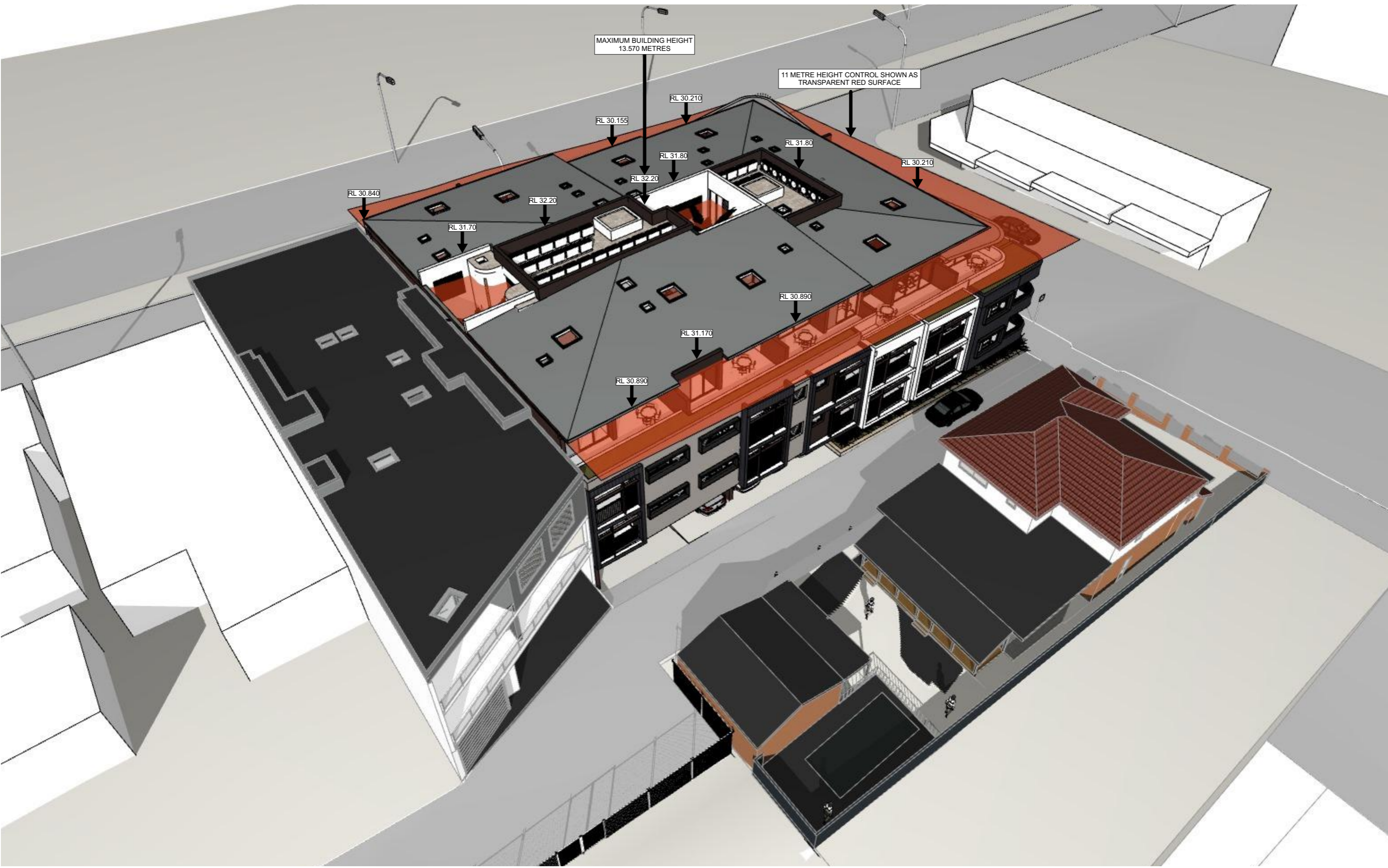


Revision ID	Description	Issue Date
P5	3D VIEWS UPDATED & ISSUED FOR CO-ORDINATION.	17/06/2020
A	DEVELOPMENT APPLICATION	24/06/2020









HEIGHT CONTROL DIAGRAM - OVER VIEW

Revision ID	Description	Issue Date
P1	HEIGHT CONTROL DIAGRAMS ISSUED FOR CO-ORDINATION.	17/06/2020
A	DEVELOPMENT APPLICATION	24/06/2020



HEIGHT CONTROL DIAGRAM - VIEW FROM WEST

Revision ID	Description	Issue Date
P1	HEIGHT CONTROL DIAGRAMS ISSUED FOR CO-ORDINATION.	17/06/2020
A	DEVELOPMENT APPLICATION	24/06/2020

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
WEST
 DRAWN BY
 1:133.33 @ A3 SG / AW
 PROJECT NO.
 1511
 DRAWING NO.
 DA-41
 PLOT DATE
 25/06/2020
 REVISION
 A



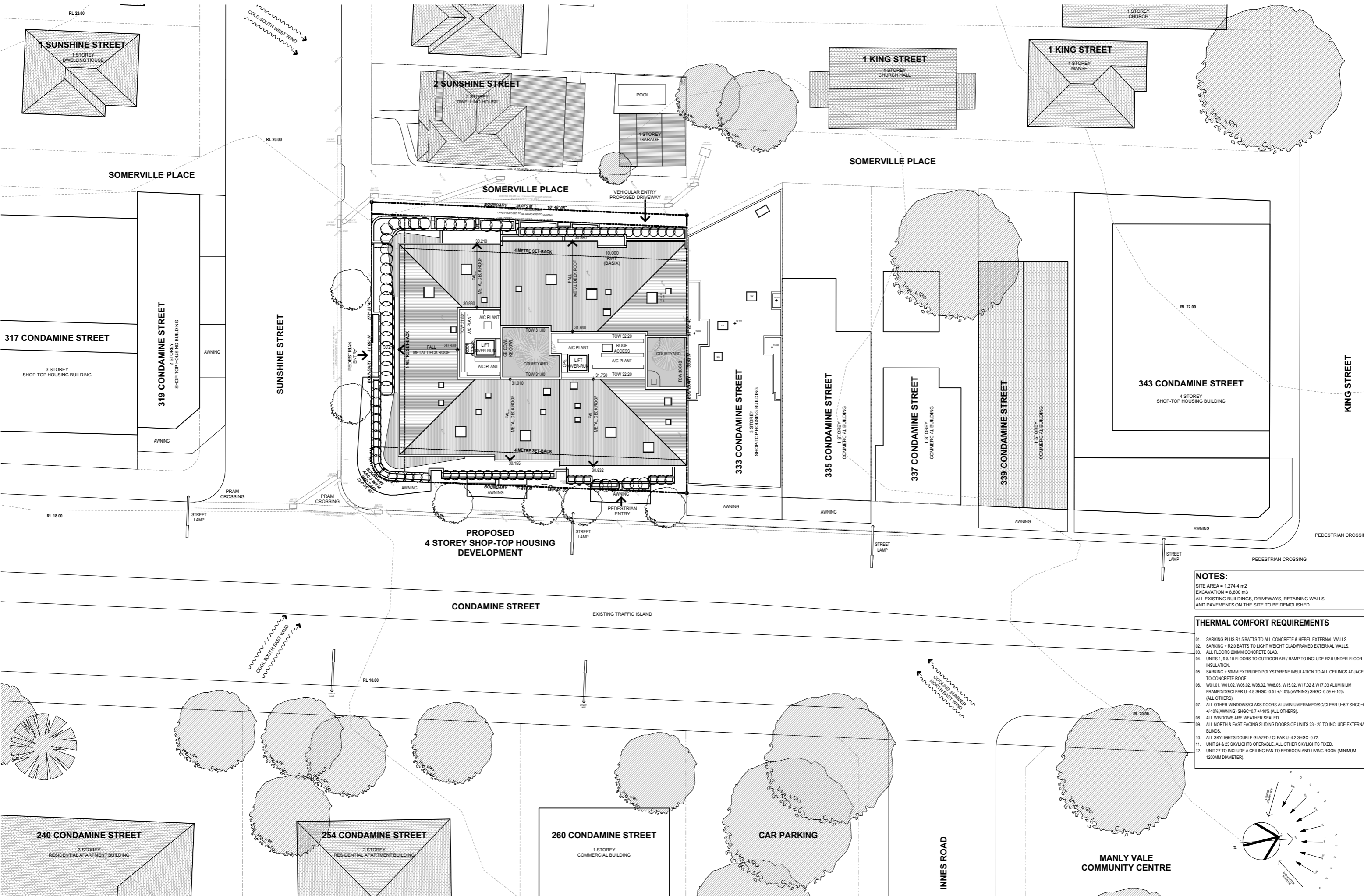
HEIGHT CONTROL DIAGRAM - VIEW FROM SOUTH

Revision ID	Description	Issue Date
P1	HEIGHT CONTROL DIAGRAMS ISSUED FOR CO-ORDINATION.	17/06/2020
A	DEVELOPMENT APPLICATION	24/06/2020



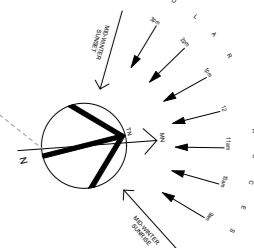
HEIGHT CONTROL DIAGRAM - VIEW FROM EAST

Revision ID	Description	Issue Date
P1	HEIGHT CONTROL DIAGRAMS ISSUED FOR CO-ORDINATION.	17/06/2020
A	DEVELOPMENT APPLICATION	24/06/2020

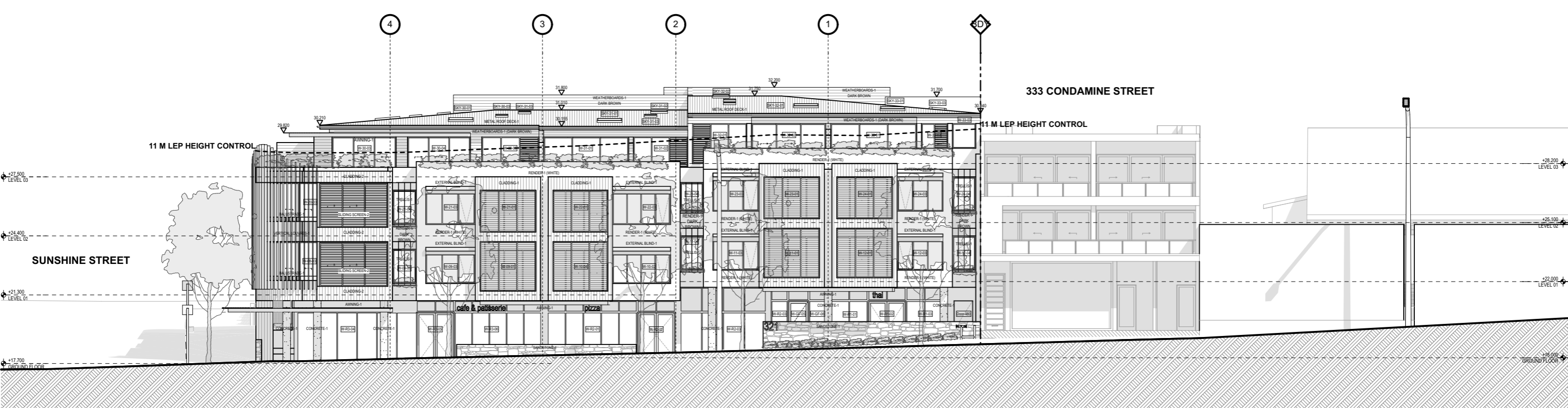


NOTES:
 SITE AREA = 1,274.4 m²
 EXCAVATION = 8,800 m³
 ALL EXISTING BUILDINGS, DRIVEWAYS, RETAINING WALLS AND PAVEMENTS ON THE SITE TO BE DEMOLISHED.

- THERMAL COMFORT REQUIREMENTS**
- SARKING PLUS R1.5 BATTS TO ALL CONCRETE & HEBEL EXTERNAL WALLS.
 - SARKING + R2.0 BATTS TO LIGHT WEIGHT CLADFRAMED EXTERNAL WALLS.
 - ALL FLOORS 200MM CONCRETE SLAB.
 - UNITS 1, 9 & 10 FLOORS TO OUTDOOR AIR / RAMP TO INCLUDE R2.0 UNDER-FLOOR INSULATION.
 - SARKING + 50MM EXTRUDED POLYSTYRENE INSULATION TO ALL CEILINGS ADJACE TO CONCRETE ROOF.
 - W01.01, W01.02, W06.02, W08.03, W15.02, W17.02 & W17.03 ALUMINIUM FRAMED/DOUBLE GLAZED U=4.8 SHGC=0.51 +/-10% (AWNING) SHGC=0.59 +/-10% (ALL OTHERS).
 - ALL OTHER WINDOWS/GLASS DOORS ALUMINIUM FRAMED/DOUBLE GLAZED U=6.7 SHGC= +/-10% (AWNING) SHGC=0.7 +/-10% (ALL OTHERS).
 - ALL WINDOWS ARE WEATHER SEALED.
 - ALL NORTH & EAST FACING SLIDING DOORS OF UNITS 23 - 25 TO INCLUDE EXTERNAL BLINDS.
 - ALL SKYLIGHTS DOUBLE GLAZED / CLEAR U=4.2 SHGC=0.72.
 - UNIT 24 & 25 SKYLIGHTS OPERABLE. ALL OTHER SKYLIGHTS FIXED.
 - UNIT 27 TO INCLUDE A CEILING FAN TO BEDROOM AND LIVING ROOM (MINIMUM 1200MM DIAMETER).

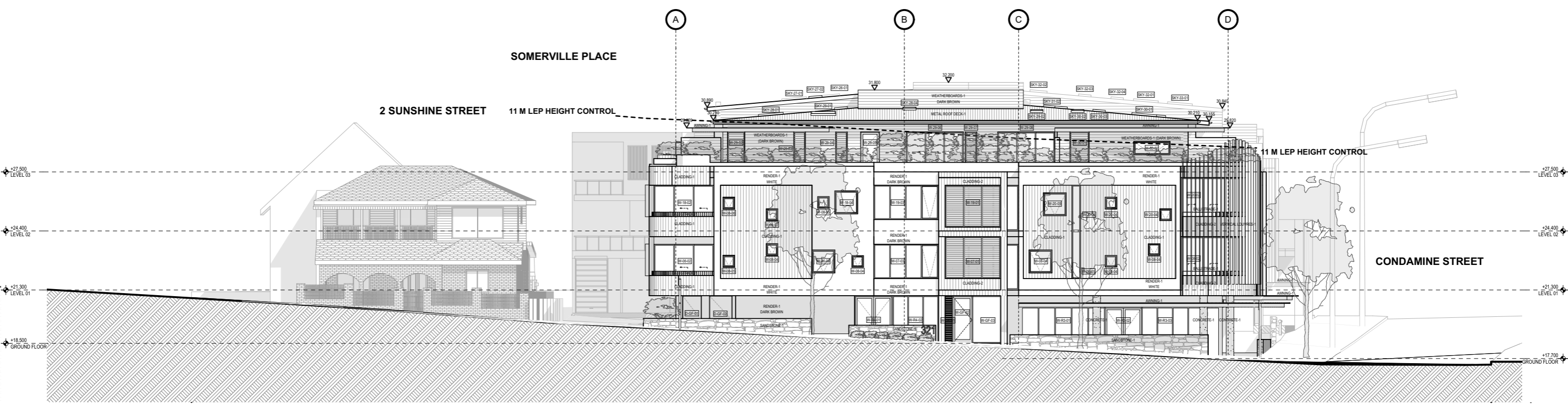


Revision ID	Description	Issue Date	PROJECT	DRAWING TITLE
A	DEVELOPMENT APPLICATION	24/06/2020	MIXED-USE DEVELOPMENT 321 - 331 CONDOMINE STREET, MANLY VALE NSW 2093	SITE PLAN - NOTIFICATION
			LOTS 20, 21, 22 & 25 ON DP 11320 LOT 123 ON DP 737259	SCALE 1:400 @ A3
			FOR MANLY VALE DEVELOPMENTS No 2 P/L	DRAWN BY SG / AW
				PLOT DATE 25/06/2020
				REVISION A



EAST ELEVATION

1:200



SOUTH ELEVATION

1:200

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 OFF-FORM CONCRETE COLUMN, CLEAR SEAL FINISH.
 EXTERNAL BLIND-1 METAL ROOF DECK-1 METAL ROOF DECK, COLOUR "MONUMENT".
 MURAL-1 MURAL BY LOCAL ARTIST OF LOCAL FLORA.
 RENDER-1 RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
 SANDSTONE-1 SANDSTONE

SLIDING SCREEN-1 SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
 SLIDING SCREEN-2 SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
 SUNSHADE-1 PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".
 TRELIS-1 300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK".
 VERTICAL LOUVE-1 STAINLESS STEEL PLANTING TRELIS.
 WEATHERBOARD-1 VERTICAL ELLIPTICAL LOUVE 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.

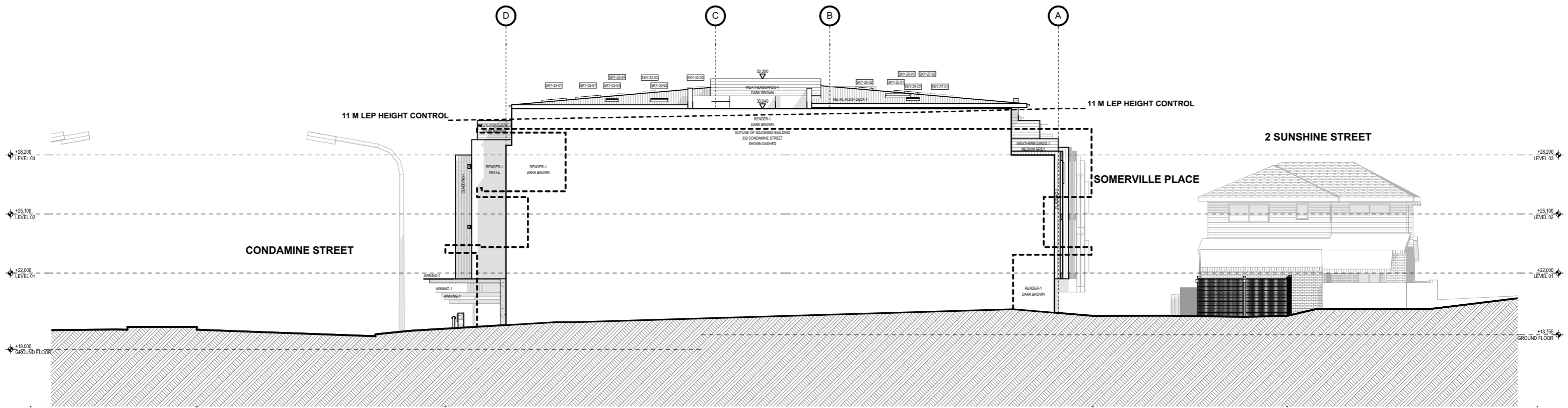
gartnertrovato
 architects
 47/90 mona vale road
 po box 1122
 mona vale, nsw 2103
 +61 2 9979 4411
 +61 2 9979 4422
 gartn@gartnertrovato.com.au

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

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

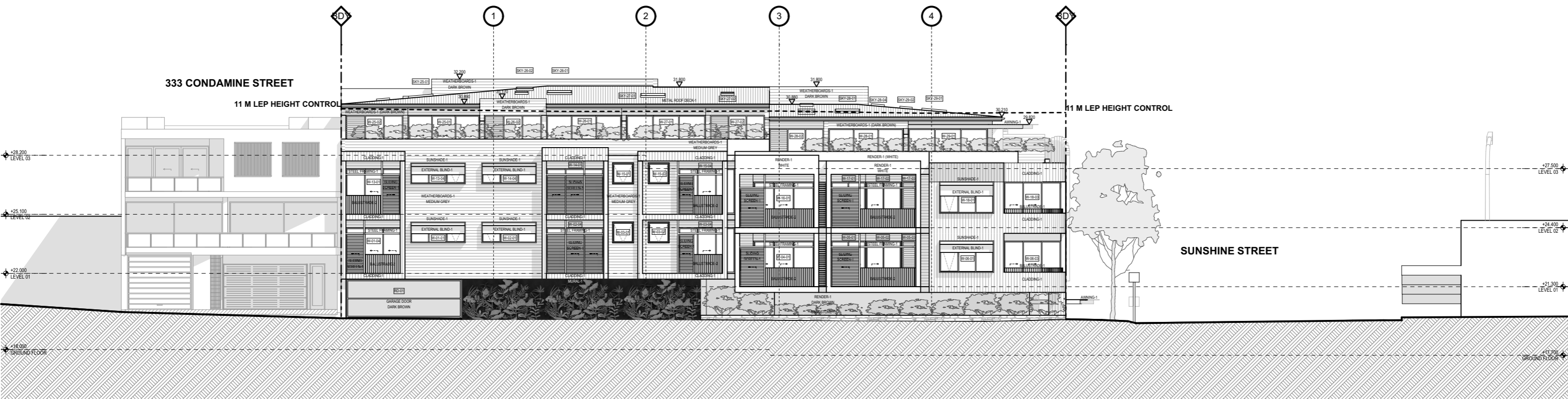
NOTIFICATION - ELEVATIONS

SCALE	DRAWN BY	PLOT DATE
1:200 @ A3	SG / AW	25/06/2020
PROJECT NO.	DRAWING NO.	REVISION
1511	DA-51	A



NORTH ELEVATION

1:200



WEST ELEVATION

1:200

EXTERIOR FINISHES LEGEND

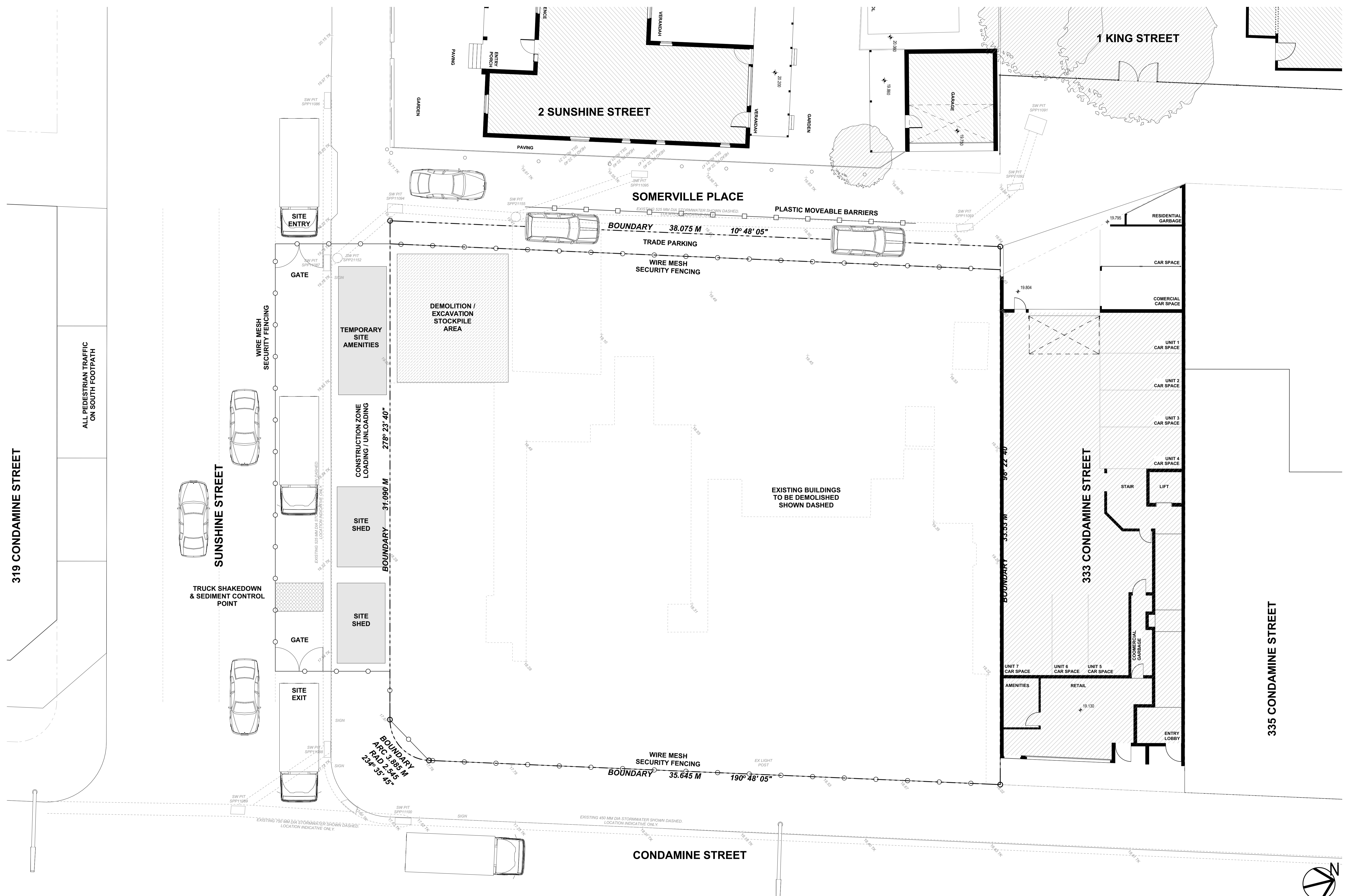
AWNING-1 STEEL FRAME AWNING WITH STEEL ANGLE FACIA, PAINT FINISH "LIGHT GREY"
 BALUSTRADE-1 METAL BALUSTRADE 760 - 1000 mm AB, FFL, PAINT FINISH "LIGHT GREY"
 BALUSTRADE-2 METAL BALUSTRADE 0 - 1000 mm AB, FFL, PAINT FINISH "LIGHT GREY"
 CLADDING-1 COLORBOND STANDING SEAM CLADDING, MATT "MONUMENT" FINISH.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

CONCRETE-1 CONCRETE-1
 EXTERNAL BLIND-1 EXTERNAL BLIND, FABRIC DARK GREY COLOUR.
 METAL ROOF DECK-1 METAL ROOF DECK, COLOUR "MONUMENT".
 MURAL-1 MURAL BY LOCAL ARTIST OF LOCAL FLORA.
 RENDER-1 RENDER FINISH TO MASONRY/ CONCRETE SUBSTRATE, PAINT FINISH COLOUR AS NOTED.
 SANDSTONE-1 SANDSTONE-1
 SNADSTONE CLADDING, RANDOM RUBBLE PATTERN.

SLIDING SCREEN-1 SLIDING ALUMINIUM FRAMED SCREEN WITH FIXED HORIZONTAL LOUVRES, P'COAT FINISH "LIGHT GREY".
 SLIDING SCREEN-2 SLIDING ALUMINIUM FRAMED SCREEN WITH ADJUSTABLE HORIZONTAL LOUVRES, P'COAT FINISH "DARK GREY".
 STEEL FRAMING-1 PFC STEEL FRAMING, PAINT FINISH "DARK BROWN".
 SUNSHADE-1 300 MM DEEP WINDOW SUN SHADE, P'COAT FINISH "BLACK".
 TRELLIS-1 STAINLESS STEEL PLANTING TRELLIS.
 VERTICAL LOUVER-1 VERTICAL ELLIPTICAL LOUVER WITH "WOOD-GRAIN" FINISH.
 WEATHERBOARD-1 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.



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

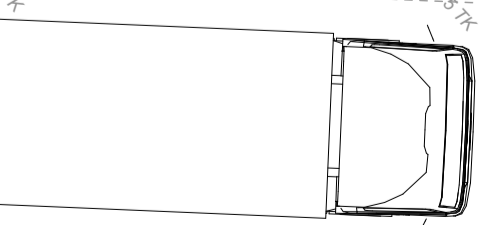
SITE SHED

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

PLASTIC MOVEABLE BARRIERS

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

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

gartnertrovato architects

47/90 Macquarie Street
Sydney NSW 2000
Phone: 02 9231 1022
Fax: 02 9231 1023
Mobile: 0412 3975 4411
182 9474 4422
gartnertrovato.com.au

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

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

CONSTRUCTION MANAGEMENT PLAN
SCALE: 1:100 @ A1
PROJECT NO. 1511
DRAWING NO. DA-60
DATE: 25/06/2020
DRAWN BY: SG / AW
REVISION: A

