

# BELLA VISTA APARTMENTS

96 North Steyne, Manly

## DRAWING LIST

DA0001 TITLE SHEET, PHOTOMONTAGE & LOCATION PLAN

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

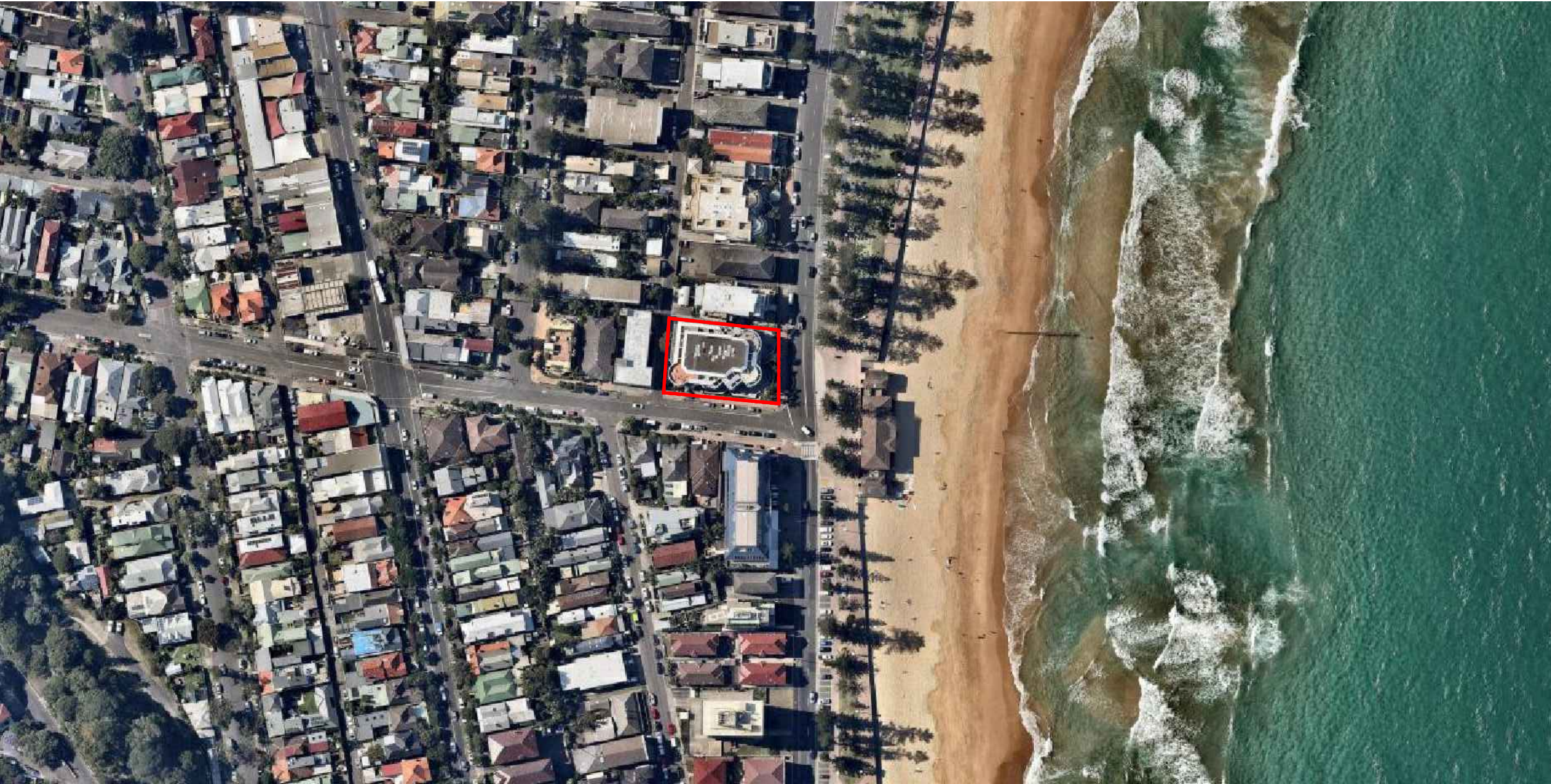
DA2000 PROPOSED WEST & NORTH ELEVATIONS

DA2001 PROPOSED EAST & SOUTH ELEVATIONS

DA3007 SECTION EXISTING VS PROPOSED



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
C	17.01.22	SECTION 4.55 - WITH GFA CALCULATIONS
D	03.11.22	SECTION 4.55

## NOTES

PROJECT  
BELLA VISTA APARTMENTS

96 North Steyne  
Manly

CLIENT  
CECIL KOUTSOS

squillace

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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

D

## SCALE

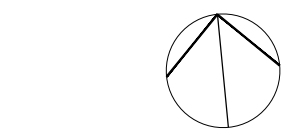
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## DATE

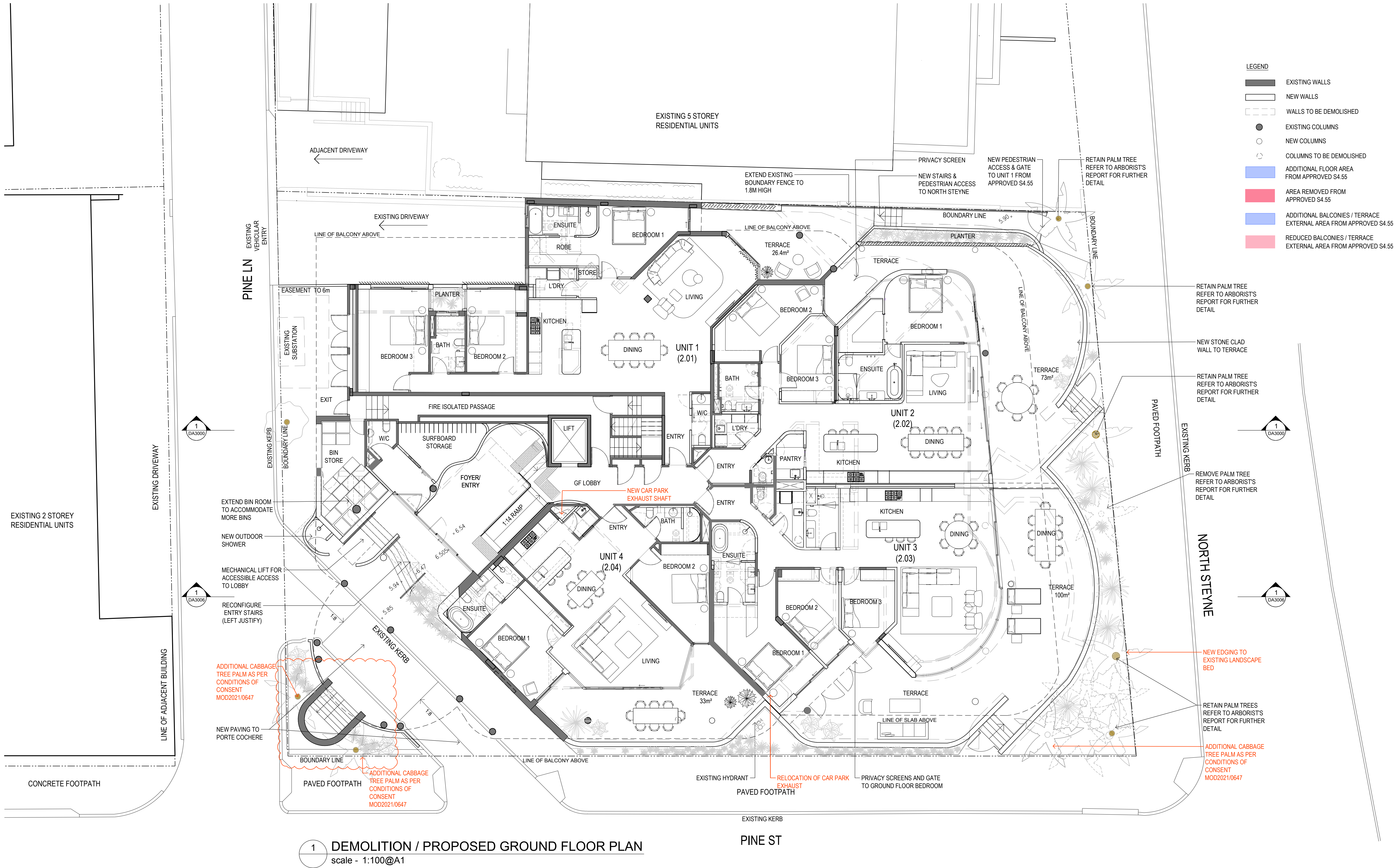
21.11.17

JOB NO.  
KOU1610

DATE  
21.11.17







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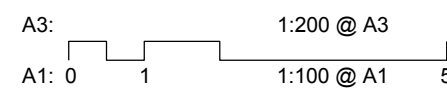
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B	11.08.21	SECTION 4.55
C	12.01.22	SECTION 4.55 WITH GFA CALCULATIONS
D	03.11.22	SECTION 4.55

NOTES

REV :  
- RELOCATION OF THE CAR PARK EXHAUST  
- ADDITIONAL PRIVACY SCREENS AND GATE TO BEDROOM 1 AND 2 UNIT 3 & 2  
- RECLAD TERRACE WALL & LOWER STONE WALL HEIGHT  
- MERGE OF 3 UNITS INTO 2 ON LEVEL 1&2 (22 UNITS REDUCED TO 20)  
- INTERNAL LIFT TO UNIT 19



### PROJECT BELLA VISTA APARTMENTS

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DRAWING NO.  
**DA1003**

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SQA

DRAWING TITLE  
DEMOLITION / PROPOSED  
GROUND FLOOR PLAN

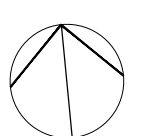
ISSUE  
**D**

CHECKED BY  
VS

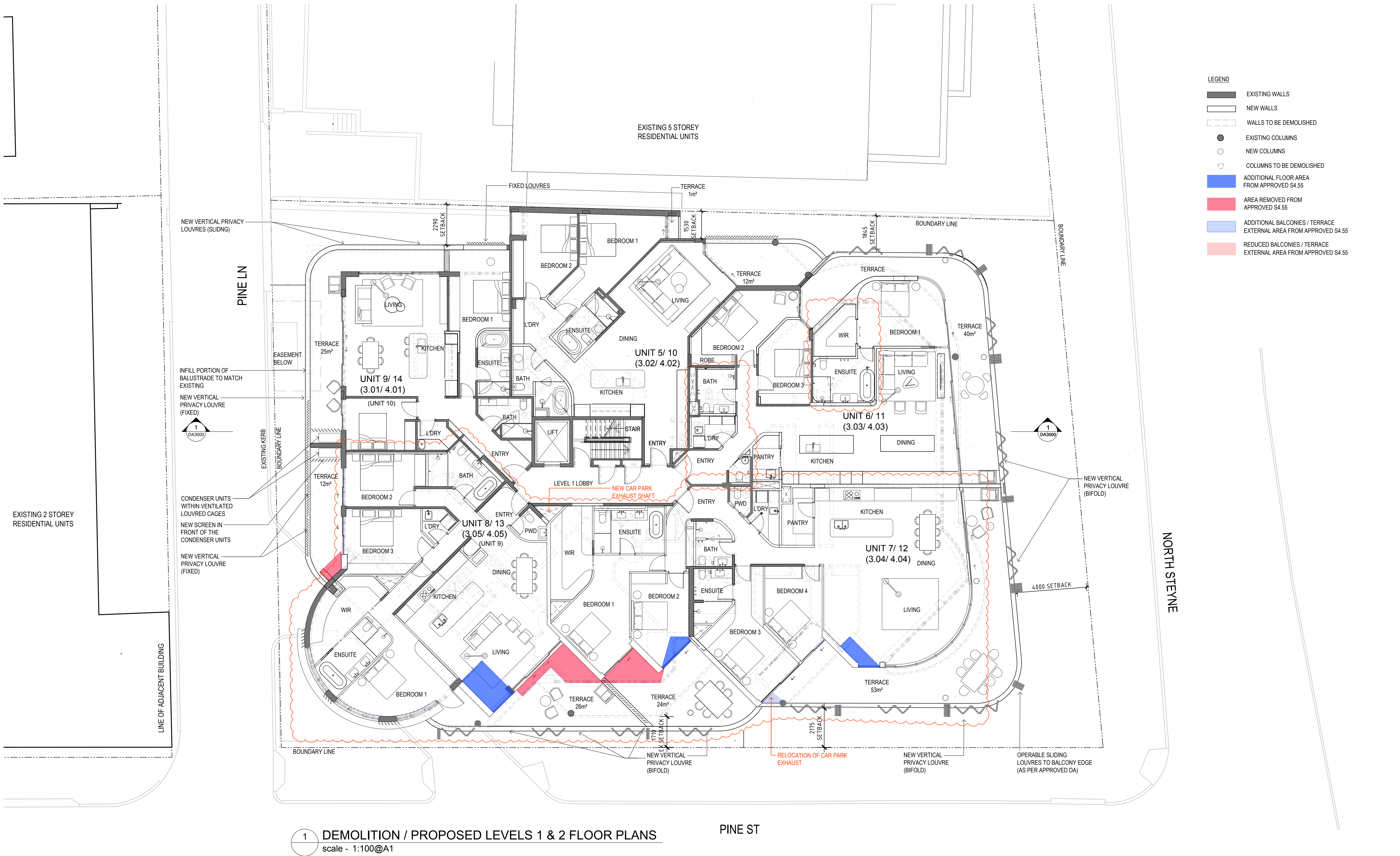
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JOB NO.  
KOU1610

DATE  
21.11.17







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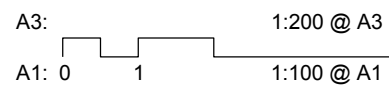


STATUS  
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B	11.08.21	SECTION 4.55
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D	03.11.22	SECTION 4.55

NOTES
REV : <ul style="list-style-type: none"><li>RELOCATION OF CAR PARK EXHAUST FROM PREVIOUS S4.55</li><li>ADDITIONAL PRIVACY SCREENS AND GATE TO BEDROOM 1 AND 2 FOR UNITS 2&amp;3</li><li>RECLAD TERRACE WALL &amp; LOWER STONE WALL HEIGHT</li><li>MERGE OF 3 UNITS INTO 2 ON LEVEL 1&amp;2 (22 UNITS REDUCED TO 20)</li><li>INTERNAL LIFT TO UNIT 19</li></ul>



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DRAWING NO.  
**DA1004**

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**VS**

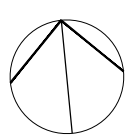
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**DEMOLITION / PROPOSED  
LEVELS 1 & 2 FLOOR PLAN**

ISSUE  
**D**

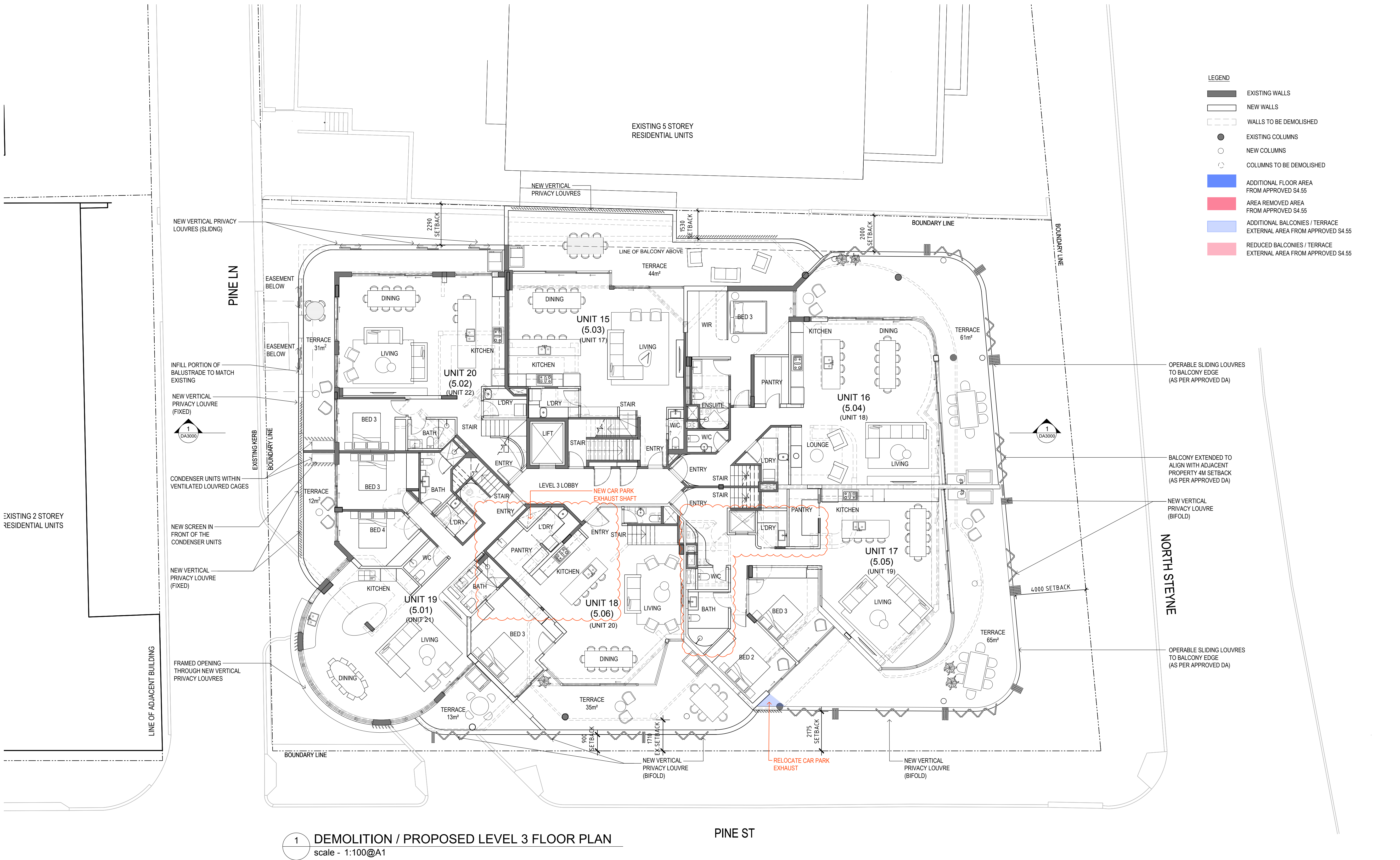
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JOB NO.  
**KOU1610**

DATE  
**21.11.17**







STATUS  
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NOTES

REV.:

- RELOCATION OF CAR PARK EXHAUST FROM PREVIOUS S4.55
- ADDITIONAL PRIVACY SCREENS AND GATE TO BEDROOM 1 AND 2 FOR UNITS 2&3
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PINE ST

PROJECT  
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DRAWING NO.  
**DA1005**

DRAWN BY  
**SQA**

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

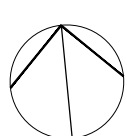
ISSUE  
**D**

CHECKED BY  
**VS**

SCALE  
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1:200@A3**

JOB NO.  
**KOU1610**

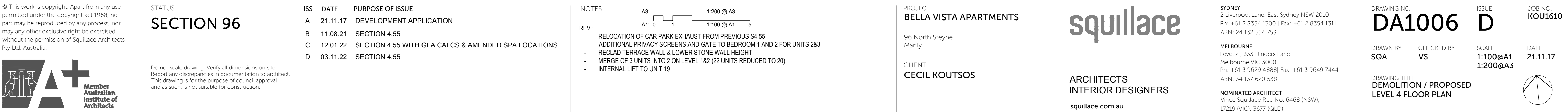
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**21.11.17**



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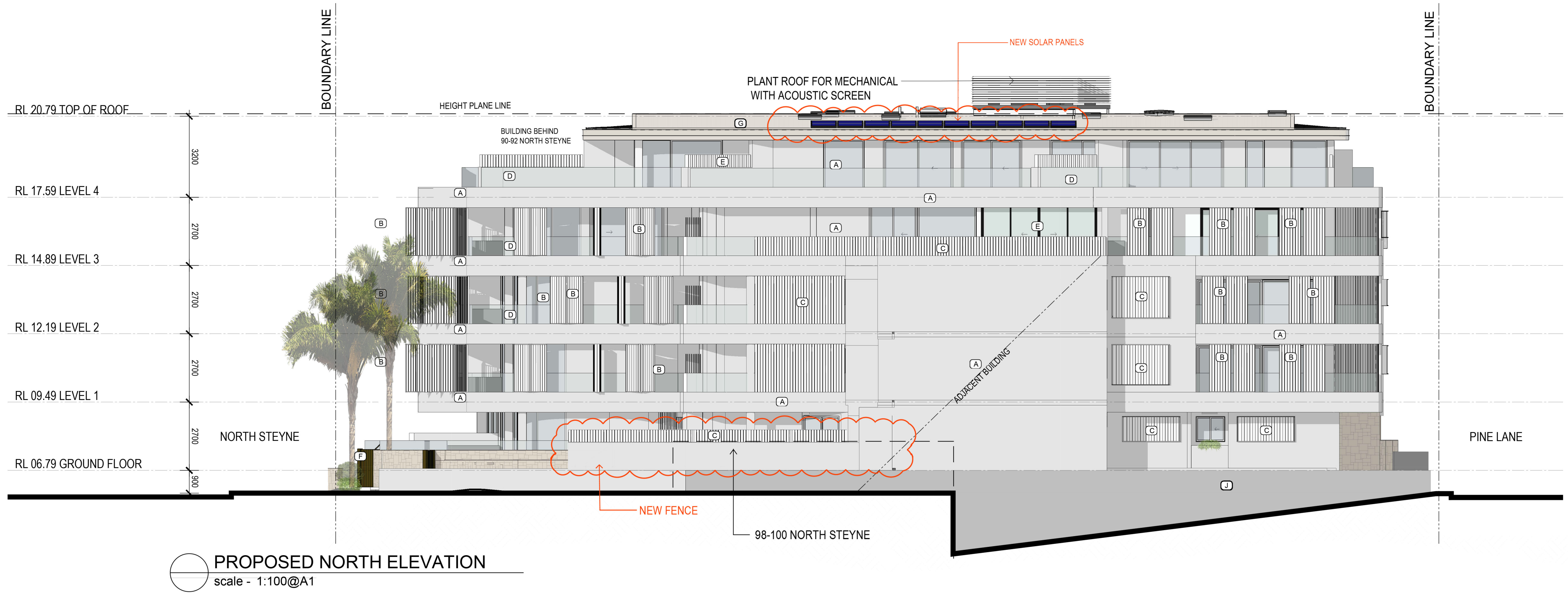
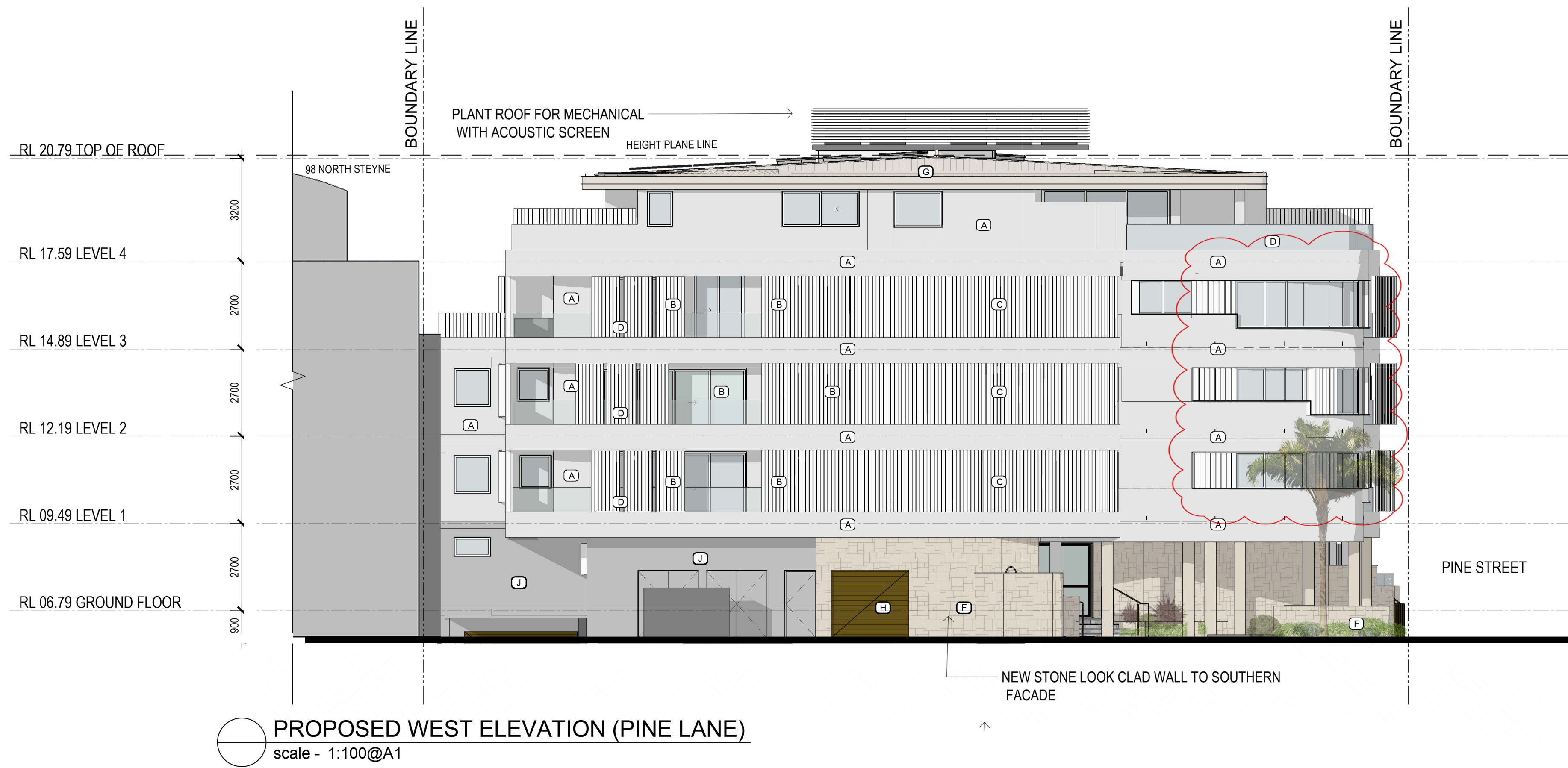








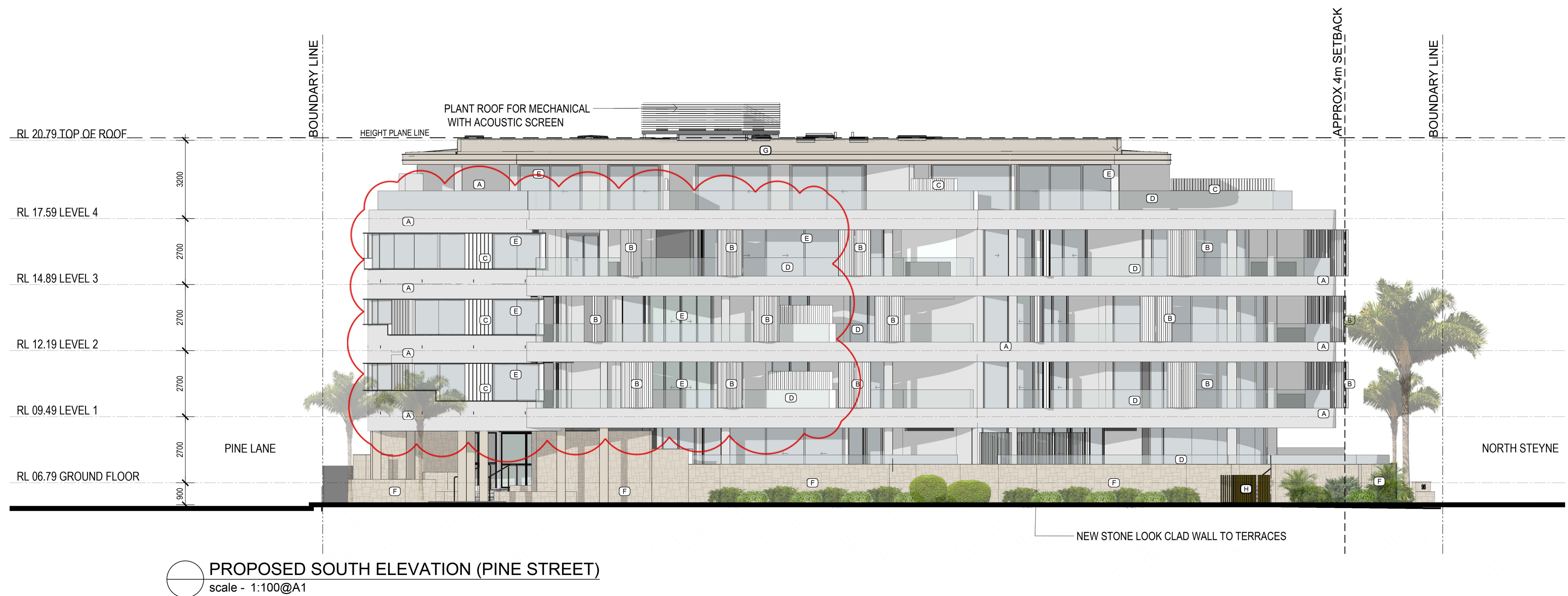








PROPOSED EAST ELEVATION (NORTH STEYNE)  
scale - 1:100@A1



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



A RENDERED CONCRETE  
WHITE PAINT FINISH



B OPERABLE VERTICAL LOUVRE



C FIXED VERTICAL LOUVRE



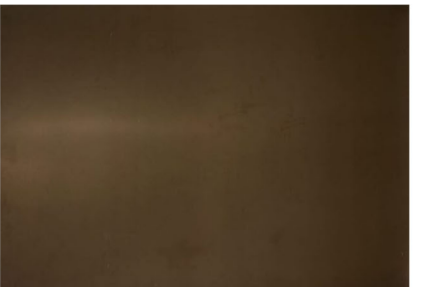
D GLASS BALUSTRADE



E ALUMINIUM WINDOW FRAME  
WHITE POWDER COAT FINISH



F NEW STONE LOOK WALL



G BRONZE LOOK



H ROOF FINISH



I LIGHT GREY PAINT FINISH

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D	03.11.22	SECTION 4.55

NOTES
REV : - RELOCATION OF CAR PARK EXHAUST FROM PREVIOUS S4.55 - ADDITIONAL PRIVACY SCREENS AND GATE TO BEDROOM 1 AND 2 FOR UNITS 2&3 - RECLAD TERRACE WALL & LOWER STONE WALL HEIGHT - MERGE OF 3 UNITS INTO 2 ON LEVEL 1&2 (22 UNITS REDUCED TO 20) - INTERNAL LIFT TO UNIT 19

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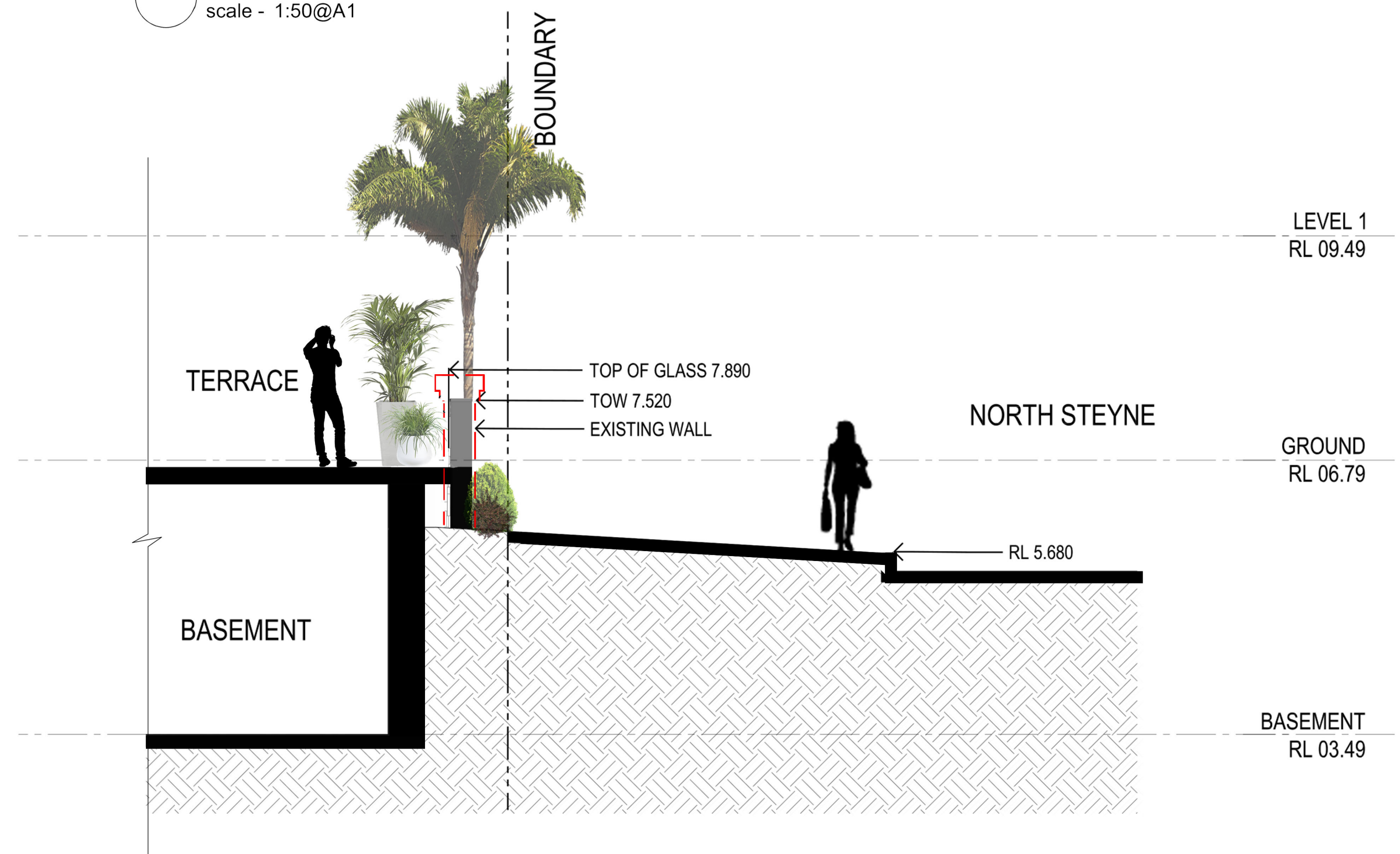
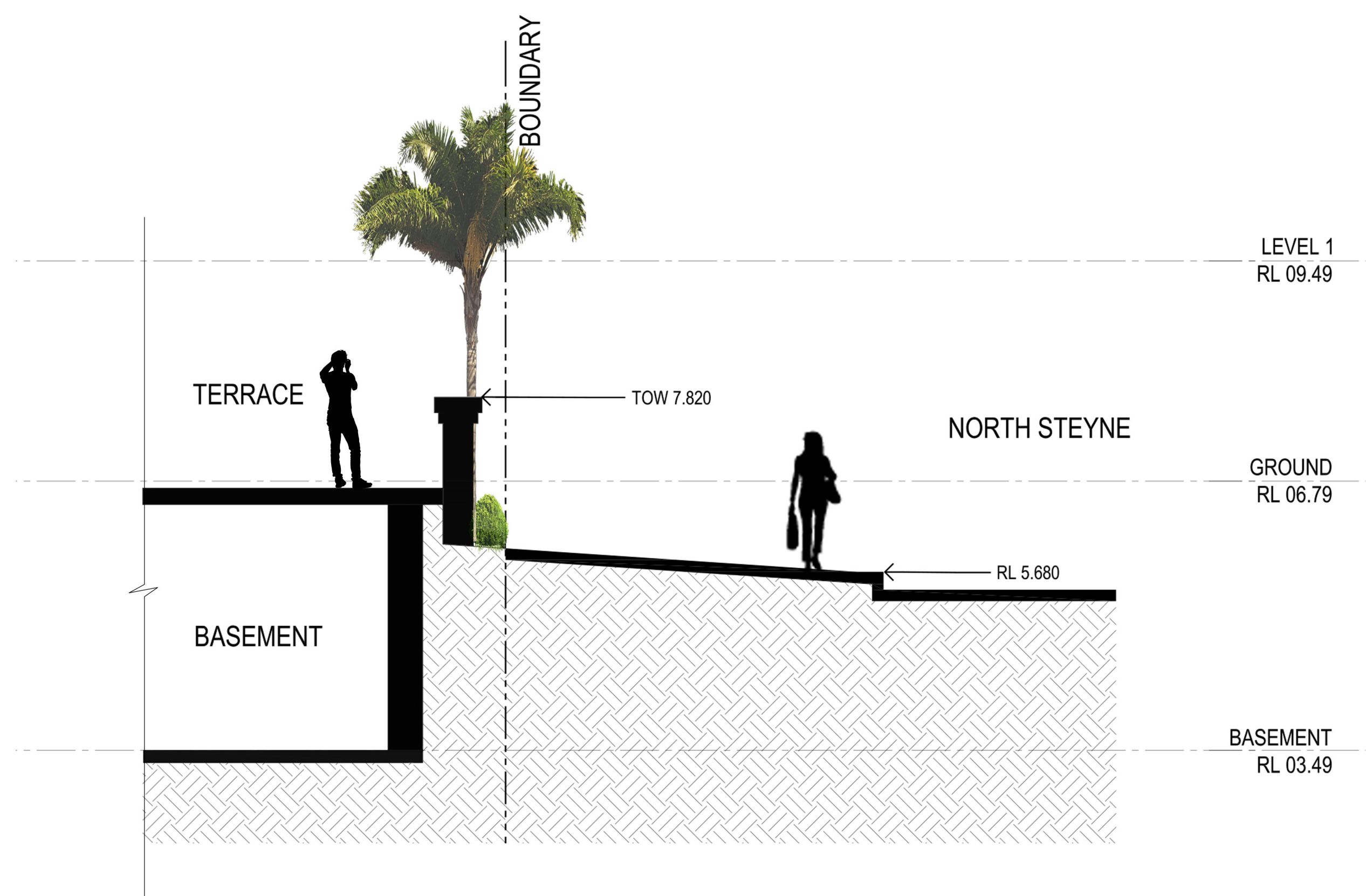
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DRAWING NO.  
**DA2001**  
DRAWN BY  
**SQA**  
CHECKED BY  
**VS**  
DRAFTING TITLE  
**PROPOSED  
EAST & SOUTH ELEVATIONS**

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

JOB NO.  
**KOU1610**  
DATE  
**21.11.17**





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STATUS

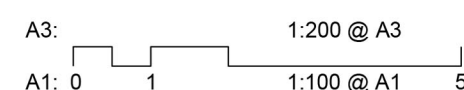
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ISS	DATE	PURPOSE OF ISSUE
A	03.11.22	SECTION 4.55

NOTES

REV : - DEMOLISHING EXISTING TERRACE WALL & REPLACE WITH NEW WALL & STONE CLADDING



PROJECT  
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NOMINATED ARCHITECT  
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DRAWING NO.  
**DA3007**

DRAWN BY  
**SQA**

CHECKED BY  
**VS**

DRAWING TITLE  
**EXISTING vs PROPOSED  
ELEVATION/SECTION**

ISSUE  
**A**

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

DATE  
**21.11.17**

JOB NO.  
**KOU1610**



# 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
401	Landscape Plan -Level 4	1:100
501	Landscape Details	As Shown
601	Landscape Character	N/A

Plant Schedule						
Symbol	Botanical Name	Common Name	Mature Size (h x w)	Pot Size	Spacing	Quantity
SHRUBS & ACCENTS						
Aa	<i>Agave attenuata</i>	Foxtail Agave	2 x 1.5	300mm	As Shown	52
By	<i>Beschorneria yuccoides</i>	Mexican Lily	1.0 x 1.5	300mm	As Shown	45
Ca	<i>Correa alba</i>	white correa	1.0 x 1.0	300mm	As Shown	52
Lb	<i>Leucophyta brownii</i>	Cushion Bush	1.0 x 1.0	300mm	As Shown	44
Rs	<i>Rhagodia spinescens</i>	Rhagodia Aussie Flat Bush	0.5 x 1.0	300mm	As Shown	51
WBG	<i>Westringia fruticosa</i> 'Blue Gem'	Coastal Rosemary	1.0 x 1.0	300mm	As Shown	17
GRASSES AND GROUNDCOVERS						
Cg	<i>Carpobrotus glaucescens</i>	Angular sea-flg	0.3 x 2.0	150mm	5/m2	82
DSF	<i>Dichondra argentea</i> 'Silver Falls'	Dichondra Silver Falls	0.8 x 5	150mm	5/m2	56
Gt	<i>Gazania tomentosa</i>	Silver Leaf	0.3 x 1.0	150mm	5/m2	40
SS	<i>Senecio serpens</i>	Blue Chalk Sticks	0.3 x 1.0	150mm	5/m2	69
Green Roof Planting Matrix (Level 4)						
Ei	<i>Echeveria imbricata</i>	Echeveria	0.2x.2	150mm	As Shown	14
EVQ	<i>Echeveria</i> 'Violet Queen'	Violet Queen	0.2x.2	150mm	As Shown	14
SG	<i>Sedum</i> 'Green Jelly Bean'	Green Jelly Bean Sedum	0.3x1	150mm	As Shown	14
SGM	<i>Sedum</i> 'Gold Mound'	Gold Mound Sedum	0.3x1	150mm	As Shown	14
SV	<i>Sedum</i> 'Voodoo'	Voodoo Sedum	0.3x1	150mm	As Shown	14
Sru	<i>Sedum x rebrotinctum</i>	Common Jelly Bean Sedum	0.3x1	150mm	As Shown	14



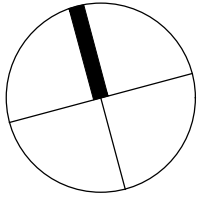
SITE AERIAL | NTS

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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.

D	Response to Comment	RH	NM	03.11.2022
C	Architectural Coordination	RH	NM	18.10.2022
B	Landscape Planting Updated	RH	NM	20.07.2021
A	Landscape Section 4.55	RH	NM	12.07.2021
Issue	Revision Description	Drawn	Check	Date

#### Legend



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Squillace

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Redfern NSW 2016  
Australia

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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	D



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E	Response to Comment	RH	NM	03.11.2022
D	Architectural Coordination	RH	NM	18.10.2022
C	Landscape Planting Updated	RH	NM	20.07.2021
B	Trees Planting Updated	RH	NM	15.07.2021
A	Landscape Section 4.55	RH	NM	12.07.2021
Issue	Revision Description	Drawn	Check	Date

Legend

Boundary

Retained Tree

Existing Tree Removed  
Refer to Arborists Report

Tree Protection Zone (TPZ)  
Refer to Arborists Report

Structural Root Zone (SRZ)  
Refer to Arborists Report

Existing Trees to be relocated  
Refer to Arborists Report

Proposed Shrubs and Accents

Proposed Groundcovers

GRC Pot

Outdoor Seating

Outdoor Dining Table

Unit Paving  
Refer to Architects Drawings

Existing Brick Paving  
Refer to Architects Drawings

Cobblestone Paving  
Refer to Architects Drawings

Client  
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**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  
**101** Issue  
**E**

NOT FOR CONSTRUCTION



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B	Response to Comment	RH	NM	03.11.2022
A	Architectural Coordination	RH	NM	18.10.2022
Issue	Revision Description	Drawn	Check	Date

**Legend**

- Boundary
- Green Roof Planting  
Refer to Landscape Plan and Schedule
- GRC Pot
- Outdoor Spa
- Outdoor Seating
- Outdoor Dining Table
- Sun Chair
- Unit Paving
- Gravel Paving

Client  
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S I T E I M A G E



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**LANDSCAPE SECTION 4.55**

Drawing Name  
**Landscape Plan - Level 4**

Scale 1:100 @ A1  
Job Number  
Drawing Number  
Issue

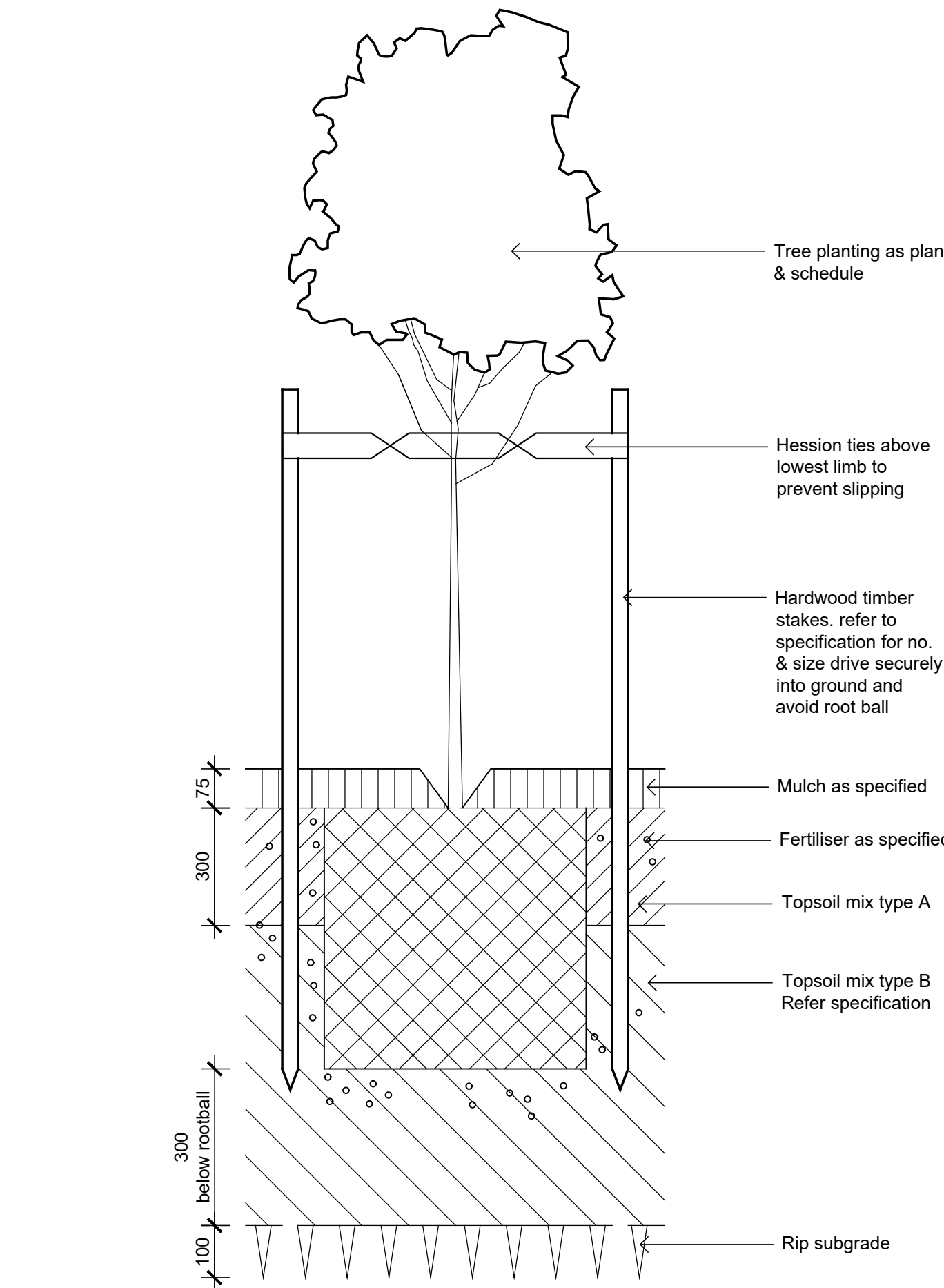
SS21-4696 401 B

NOT FOR CONSTRUCTION

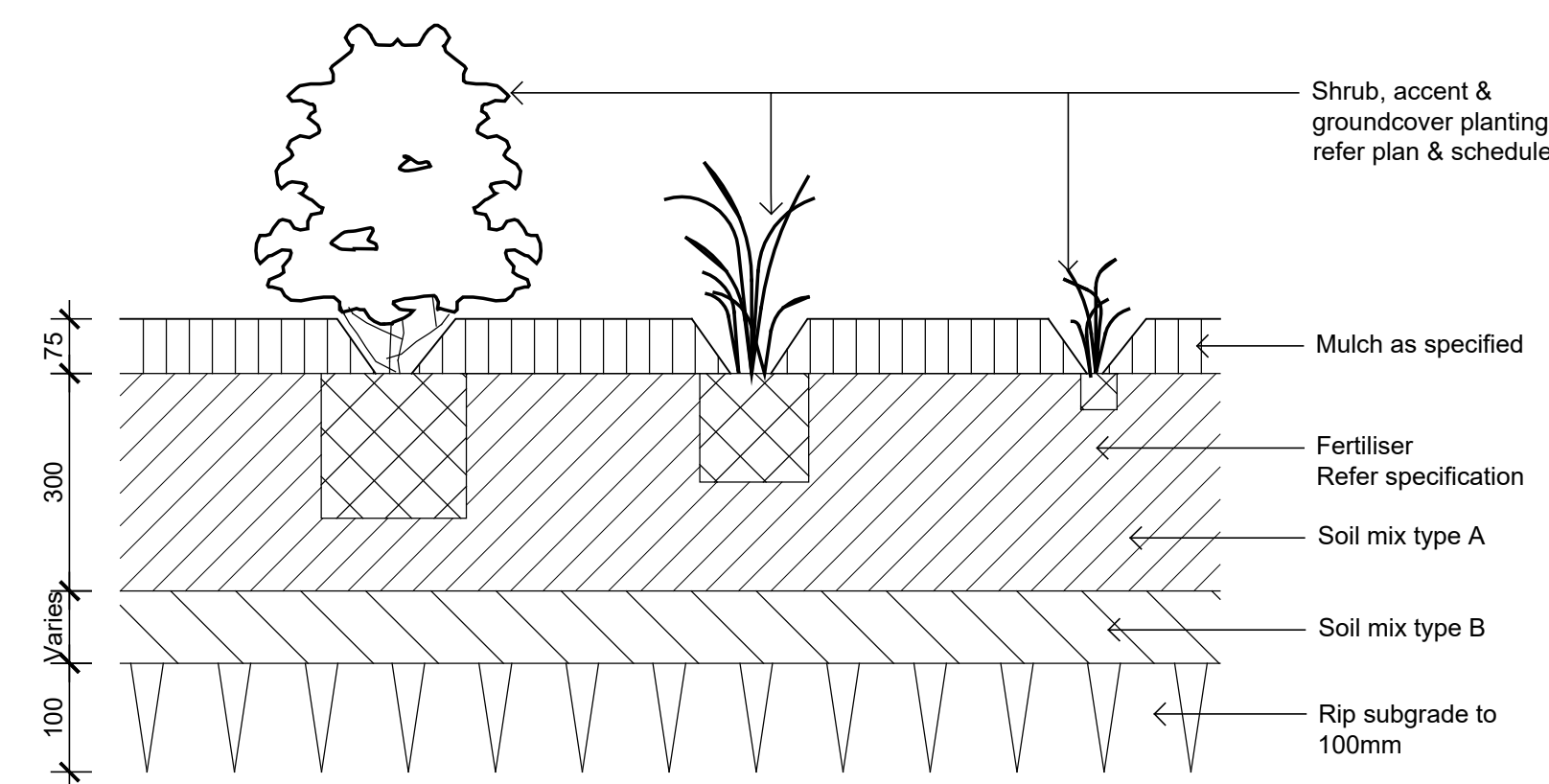


B	Architectural Coordination	RH	NM	18.10.2022
A	Landscape Section 4.55	RH	NM	12.07.2021
Issue	Revision Description	Drawn	Check	Date

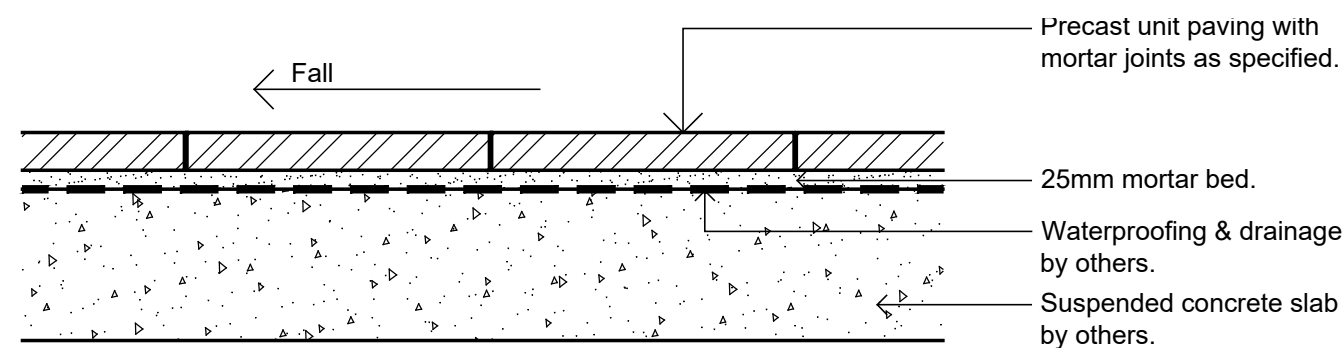
Legend



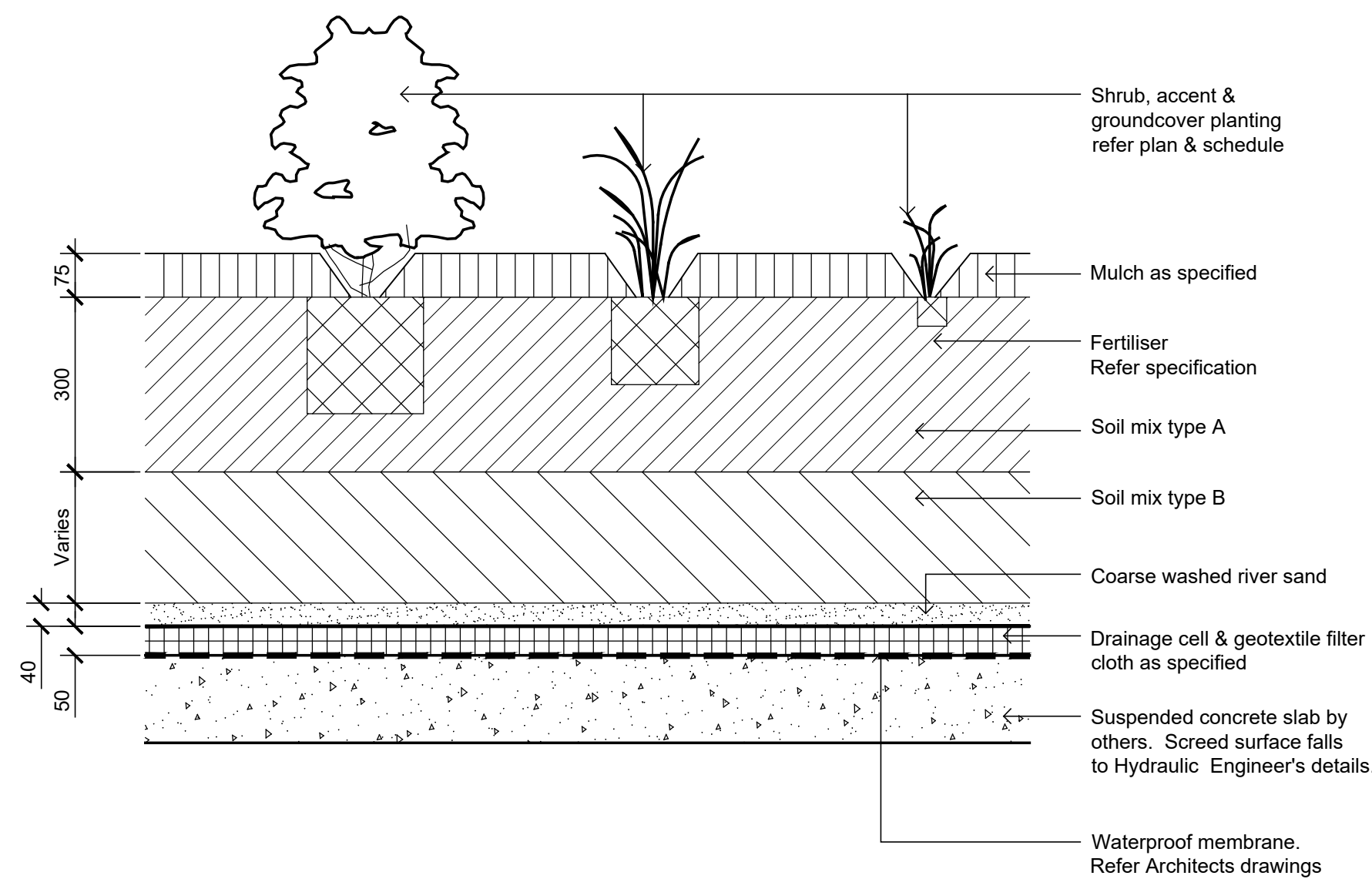
01 Detail 75-200L Tree Planting on Grade  
501 1:10



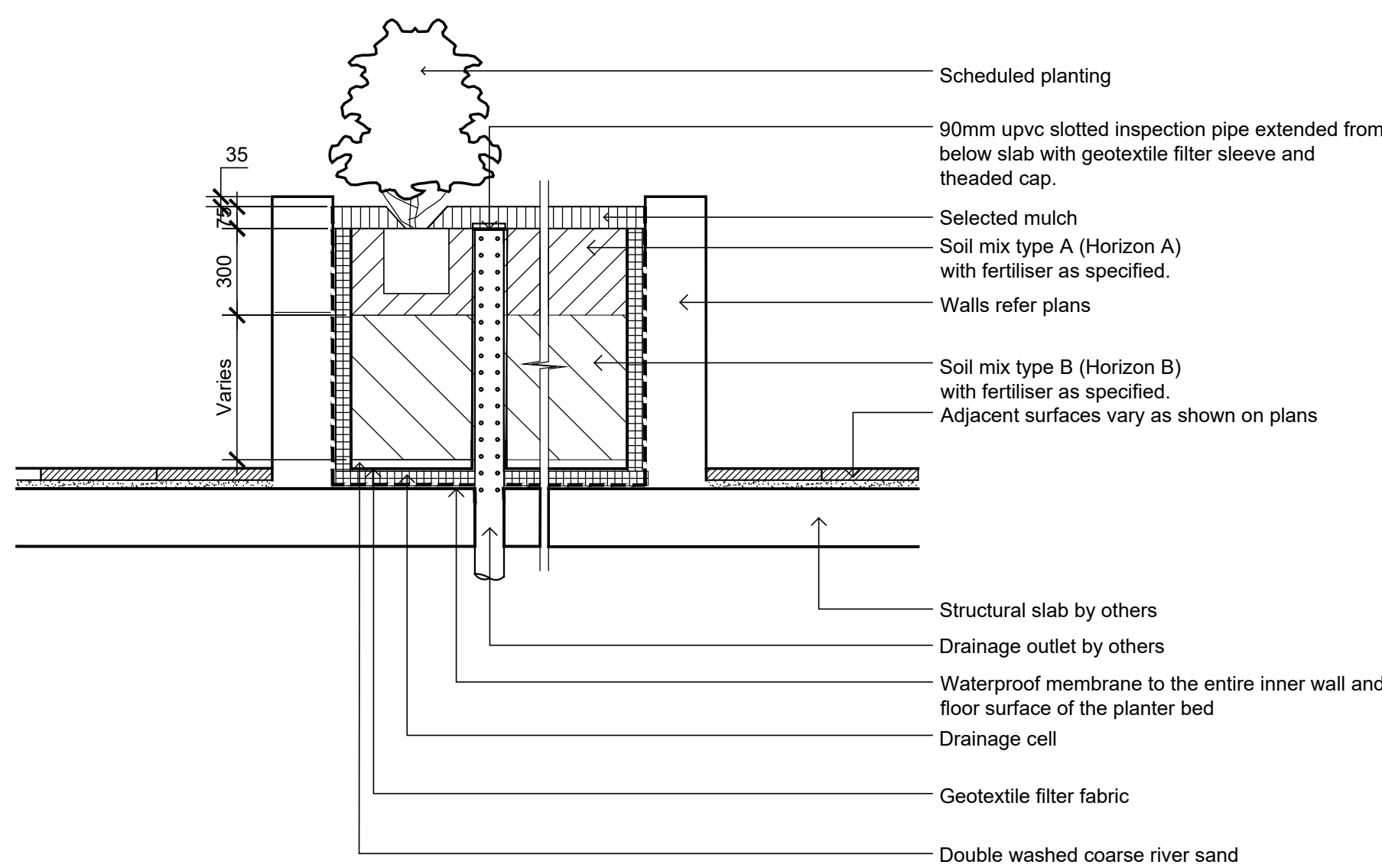
02 Detail Shrub Accent & Groundcover Planting on Grade  
501 1:10



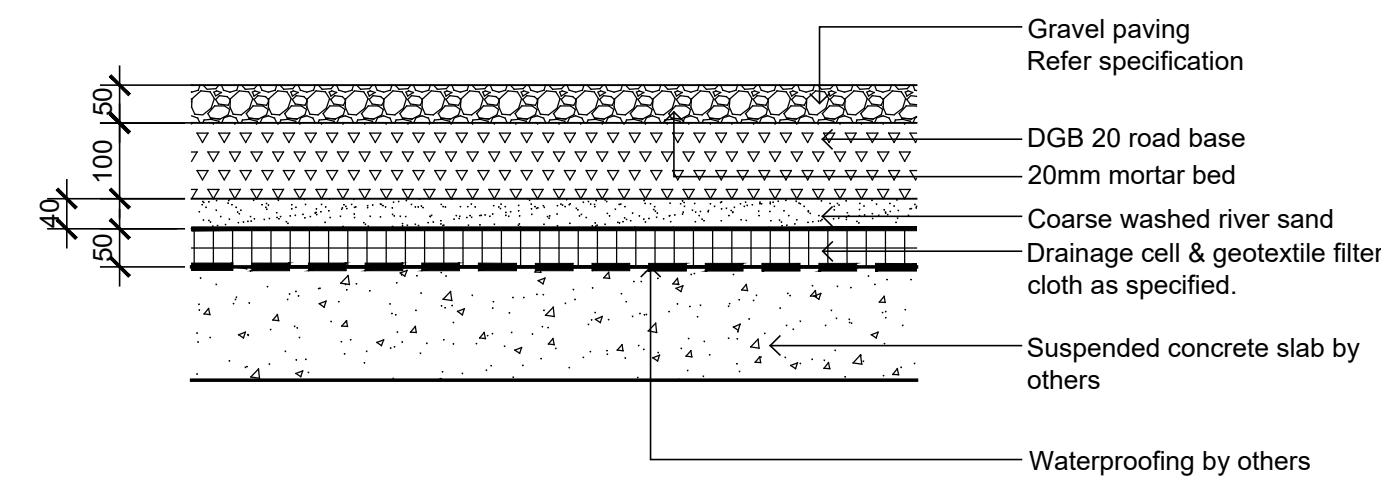
05 Precast unit pavers on suspended slab  
501 1:10



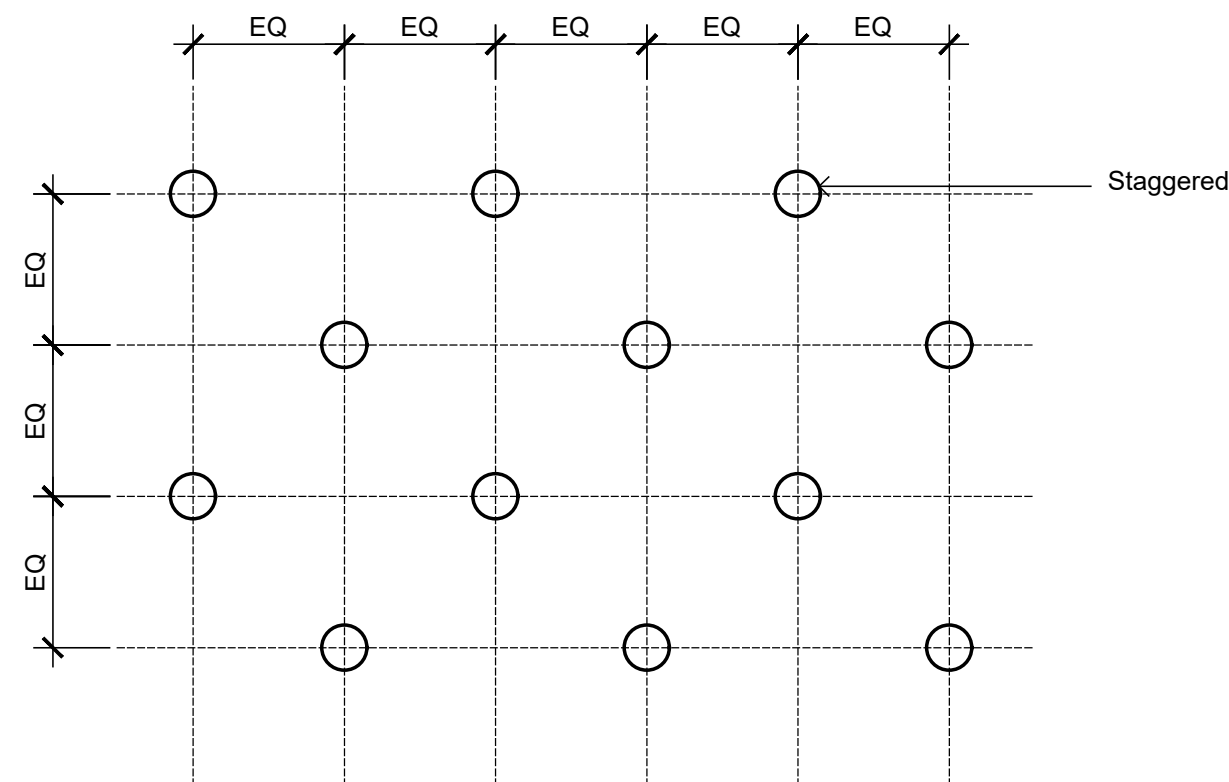
03 Detail Shrub Accent & Groundcover Planting on Structure  
501 1:10



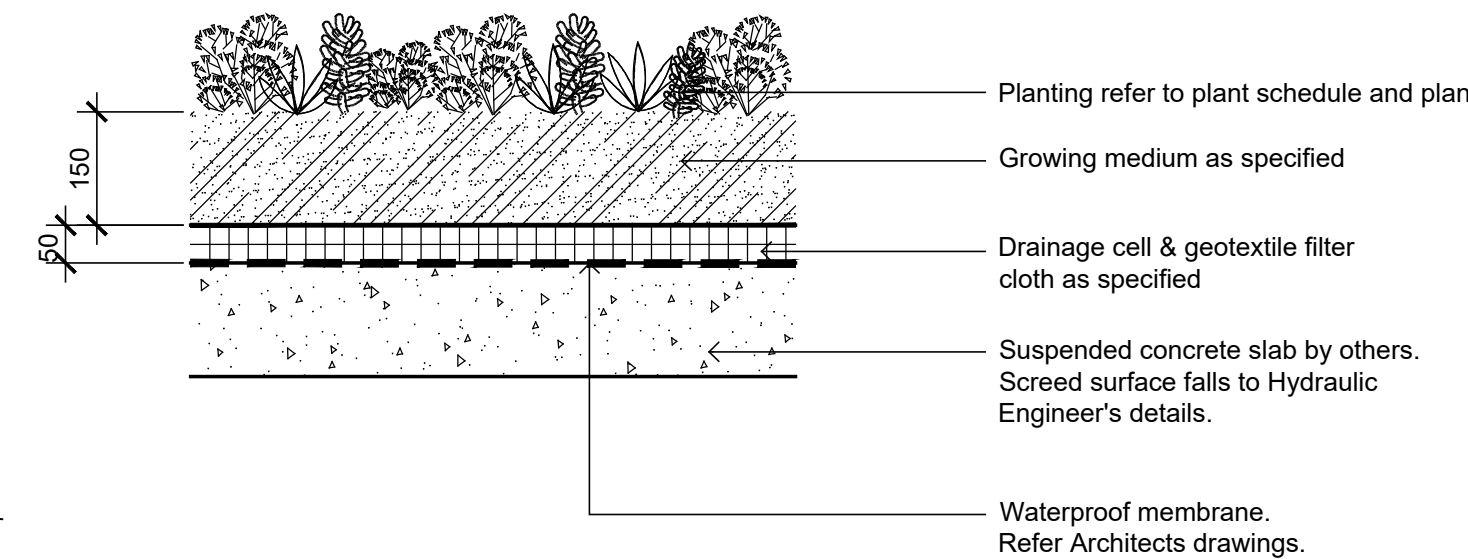
04 Section - Typical Raised Planter Bed on Structure  
501 1:20



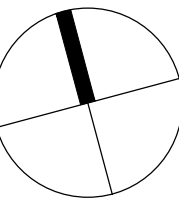
06 Gravel Paving on Slab  
501 1:10



07 Green Roof Planting Matrix (Level 4)  
501 1:10



08 Detail Lightweight Green Roof on Structure  
501 1:10



Client  
Squillace

Project  
96 North Steyne, Manly

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Redfern NSW 2016  
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S I T E I M A G E



Landscape Architects

LANDSCAPE SECTION 4.55

Drawing Name  
Landscape Details

Scale 1:100 @ A1

Job Number  
Drawing Number

SS21-4696

501 B



Landscape Character



Pots to balcony



Coastal native plant mix to frontage



Green roof planting

Planting Palette



Agave attenuata



Beschorneria yuccoides



Correa alba



Leucophyta brownii



Rhagodia spinescens



Westringia fruticosa 'Blue Gem'



"Carpobrotus glaucescens



Dichondra argentea 'Silver Falls'



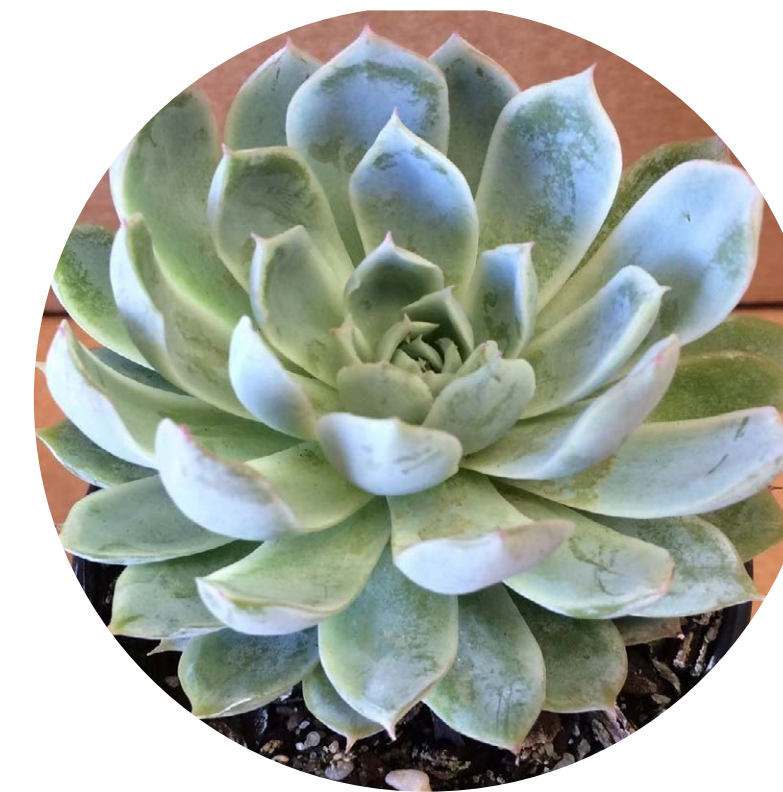
Gazania tomentosa



Senecio serpens



Echeveria imbricata



Echeveria 'Violet Queen'



Sedum 'Green Jelly Bean'



Sedum 'Gold Mound'



Sedum 'Voodoo'



Sedum x rebrotinctum

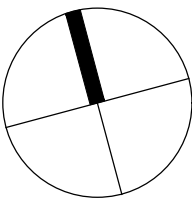
NOT FOR CONSTRUCTION

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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.

A	Landscape Section 4.55	RH	NM	12.07.2021
Issue	Revision Description	Drawn	Check	Date

Legend



Client  
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96 North Steyne, Manly

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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

Issue

SS21-4696 601 A