

northern beaches council

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

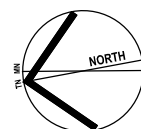
DA2023/1293

SITE PLAN
SCALE: 1:800



Nominated Architect: Martin Bednarczyk | NSW ARB #8912
Suite C5, 8 Allen St, Waterloo NSW 2017 | A.B.N. 40 966 067 144
m: 0419 670 108 | ph: (02) 8399 2807 | e: office@archispectrum.com.au

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ISSUE	DATE	DESCRIPTION
A	01.08.2023	DA Issue to Council
B	19.12.2023	DA Issue to Council

PROJECT:
Change of use to college
19 Sydney Rd, Manly NSW 2095 Australia

SHEET TITLE:
Site Plan

CLIENT:
Fluency Hub
19 Sydney Rd Manly

SCALE: 1:800 @ A3
DRAWN: Aren G

SHEET SIZE: DWG NO: REVISION:
A3 DA01.01 b



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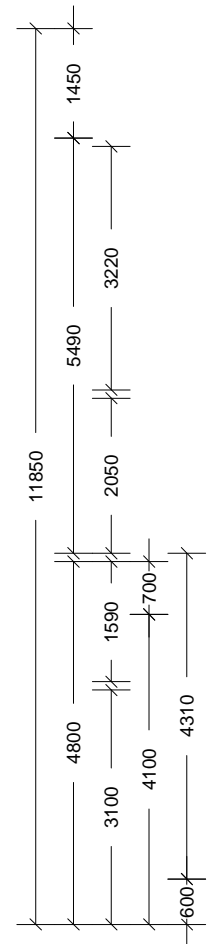
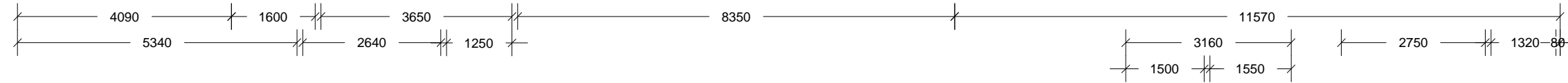
DA2023/1293

LEGEND:

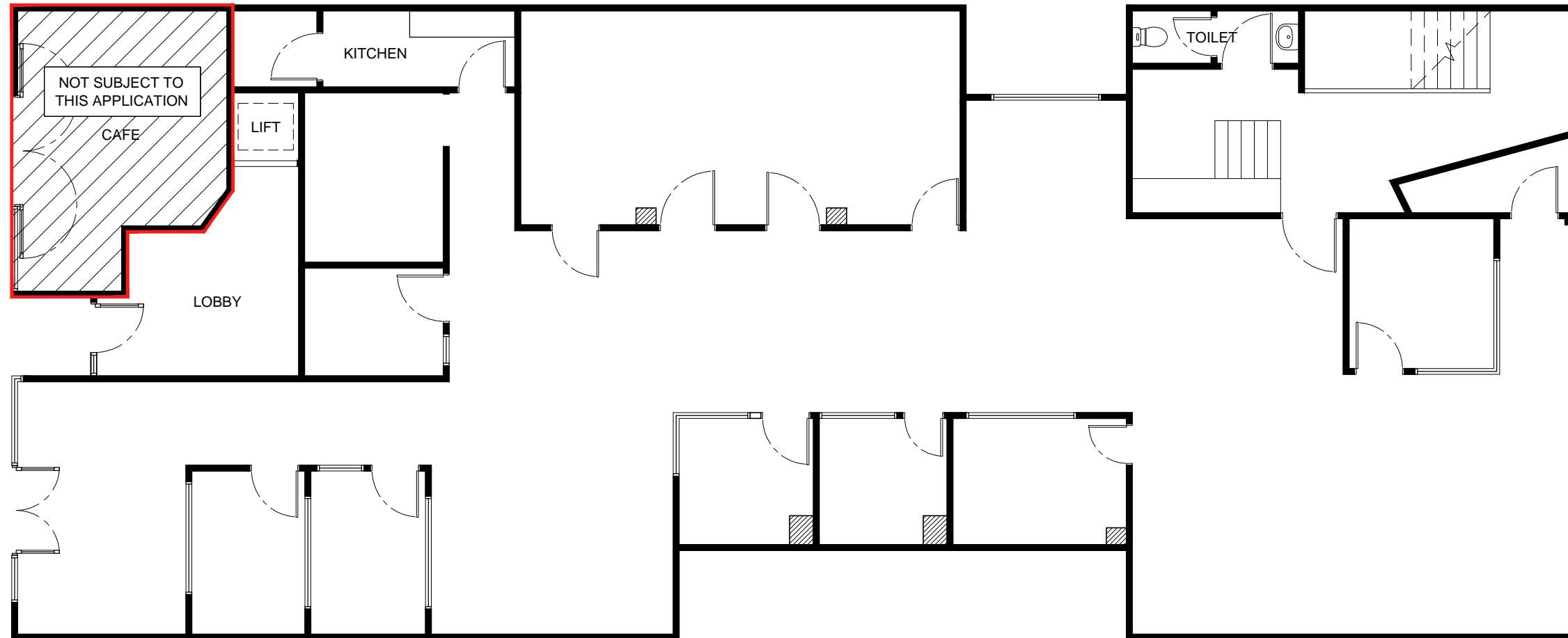
— existing wall to remain

NOTE:

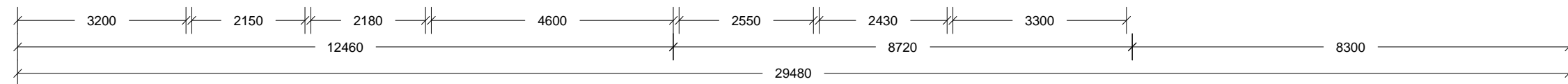
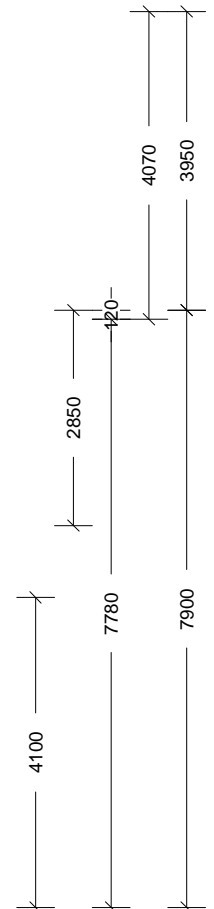
Dimensions are approximate only and must be checked on site prior to work commencing



SYDNEY ROAD



MARKET PLACE



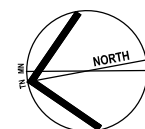
AS BUILT GROUND FLOOR PLAN

SCALE: 1:100



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ISSUE	DATE	DESCRIPTION
A	01.08.2023	DA Issue to Council
B	19.12.2023	DA Issue to Council

PROJECT:
Change of use to college
19 Sydney Rd, Manly NSW 2095 Australia

SHEET TITLE:
As Built Ground Floor Plan

CLIENT:
Fluency Hub
19 Sydney Rd Manly

SCALE: 1:100 @ A3
DRAWN: Aren G

SHEET SIZE: DWG NO: REVISION:
A3 DA02.01 b

LEGEND:

— existing wall to remain

NOTE:

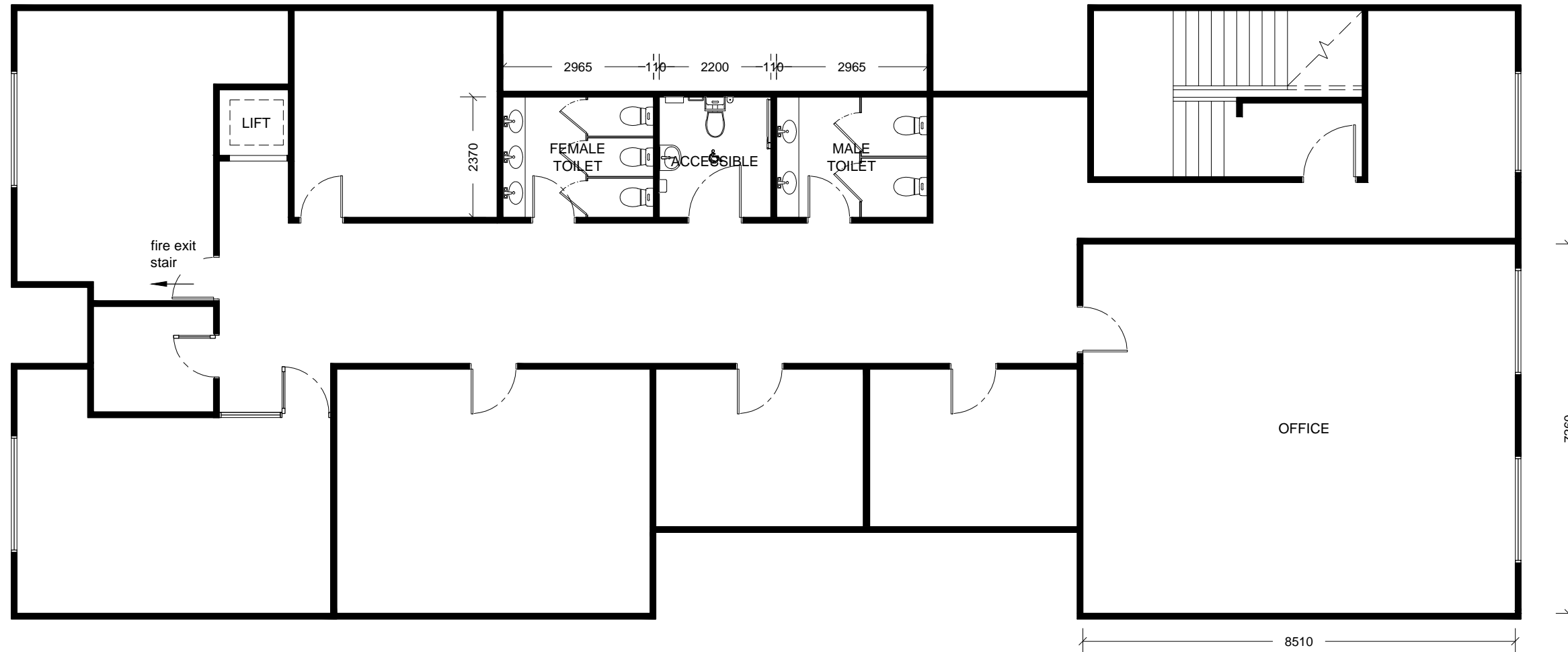
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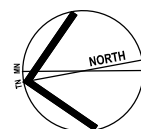
AS BUILT FIRST FLOOR PLAN

SCALE: 1:100



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A	01.08.2023	DA Issue to Council
B	19.12.2023	DA Issue to Council

PROJECT:
Change of use to college
19 Sydney Rd, Manly NSW 2095 Australia

SHEET TITLE:
As Built First Floor Plan

CLIENT:
Fluency Hub
19 Sydney Rd Manly

SCALE: 1:100 @ A3
DRAWN: Aren G

SHEET SIZE: DWG NO: REVISION:
A3 DA02.02 b

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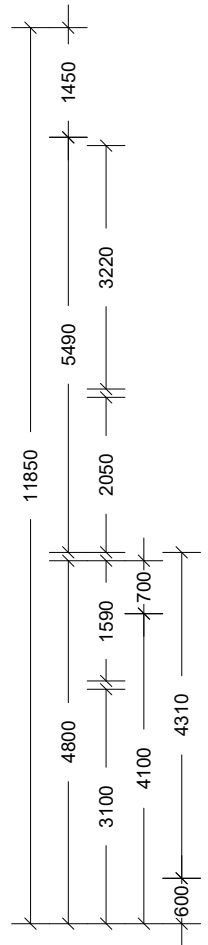
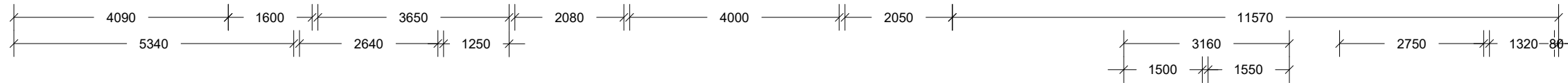
DA2023/1293

LEGEND:

- existing wall to remain
- new plasterboard wall
- EXIT illuminated exit sign to comply with AS2293.1

NOTE:

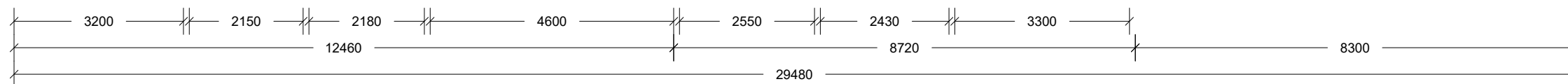
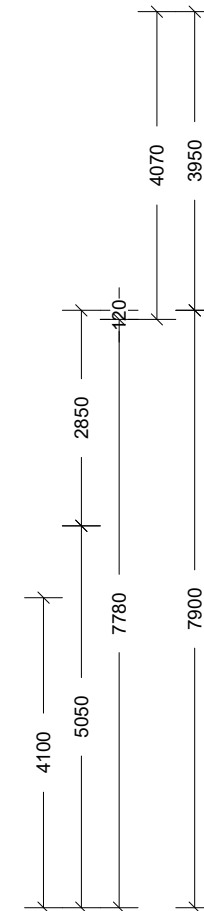
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SYDNEY ROAD

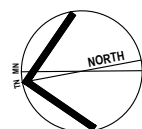


MARKET PLACE



PROPOSED GROUND FLOOR PLAN

SCALE: 1:100



ISSUE	DATE	DESCRIPTION
A	01.08.2023	DA Issue to Council

LEGEND:

- existing wall to remain
- new plasterboard wall
- EXIT illuminated exit sign to comply with AS2293.1

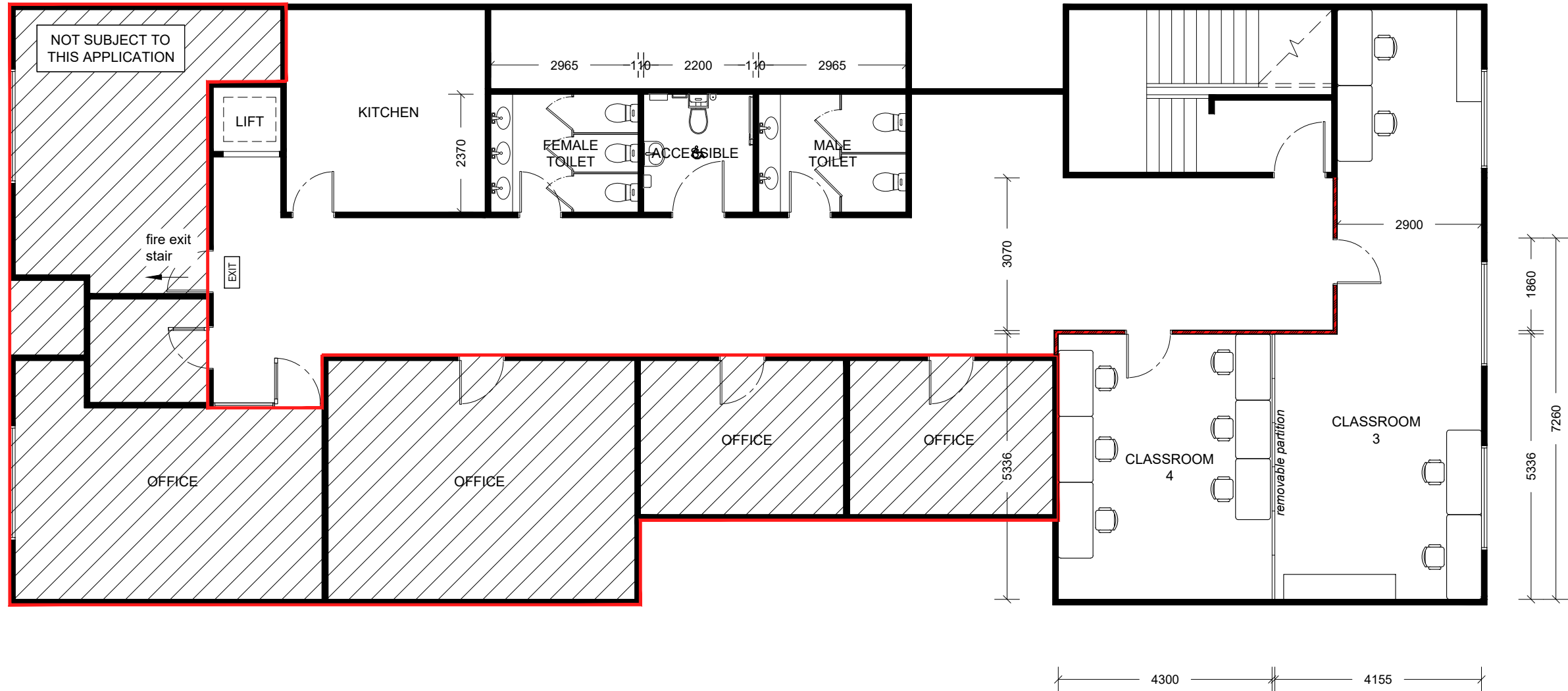
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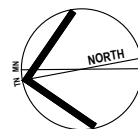
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PROPOSED FIRST FLOOR PLAN

SCALE: 1:100



ISSUE	DATE	DESCRIPTION
A	01.08.2023	DA Issue to Council

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DA2023/1293

Sign 2
non-illuminated sign.
Size approx. 6520(W)x560mm(H)

Sign 1
Illuminated sign.
Size approx. 2900(W)x900mm(H)
80mm thick Fabricated Opal Acrylic Blue gradient letters (as shown) illuminated by LEDs on 8mm aluminum composite panel backing.
Illumination times (during operating hours)



EXTERNAL NORTH ELEVATION
SCALE: 1:100

Sign 3
non-illuminated sign.
Size approx. 2460(W)x400mm(H)

Sign 3
non-illuminated sign.
Size approx. 2460(W)x400mm(H)

Sign 3
non-illuminated sign.
Size approx. 2460(W)x400mm(H)



EXTERNAL SOUTH ELEVATION
SCALE: 1:100

ISSUE	DATE	DESCRIPTION
A	01.08.2023	DA Issue to Council