

MANLY LODGE // MIXED-USE DEVELOPMENT

22 VICTORIA PARADE, MANLY, NSW, 2095



3D PERSPECTIVE

Development Details		
Site Area		
966m²		
Gross Floor Area (GFA)		
1451m²		
Zoning		
B4 Mixed Use		
Allowable		
Proposed		
Floor Space Ratio (FSR)*		
0.75:1		
1.50:1		
Total Storeys		
4		

ROOM SUMMARY	
NAME	COUNT
GROUND LEVEL	
6	
LEVEL 1	
1 BED	
14	
LEVEL 2	
1 BED	
14	
LEVEL 3	
1 BED	
7	
Grand total: 41	
41	

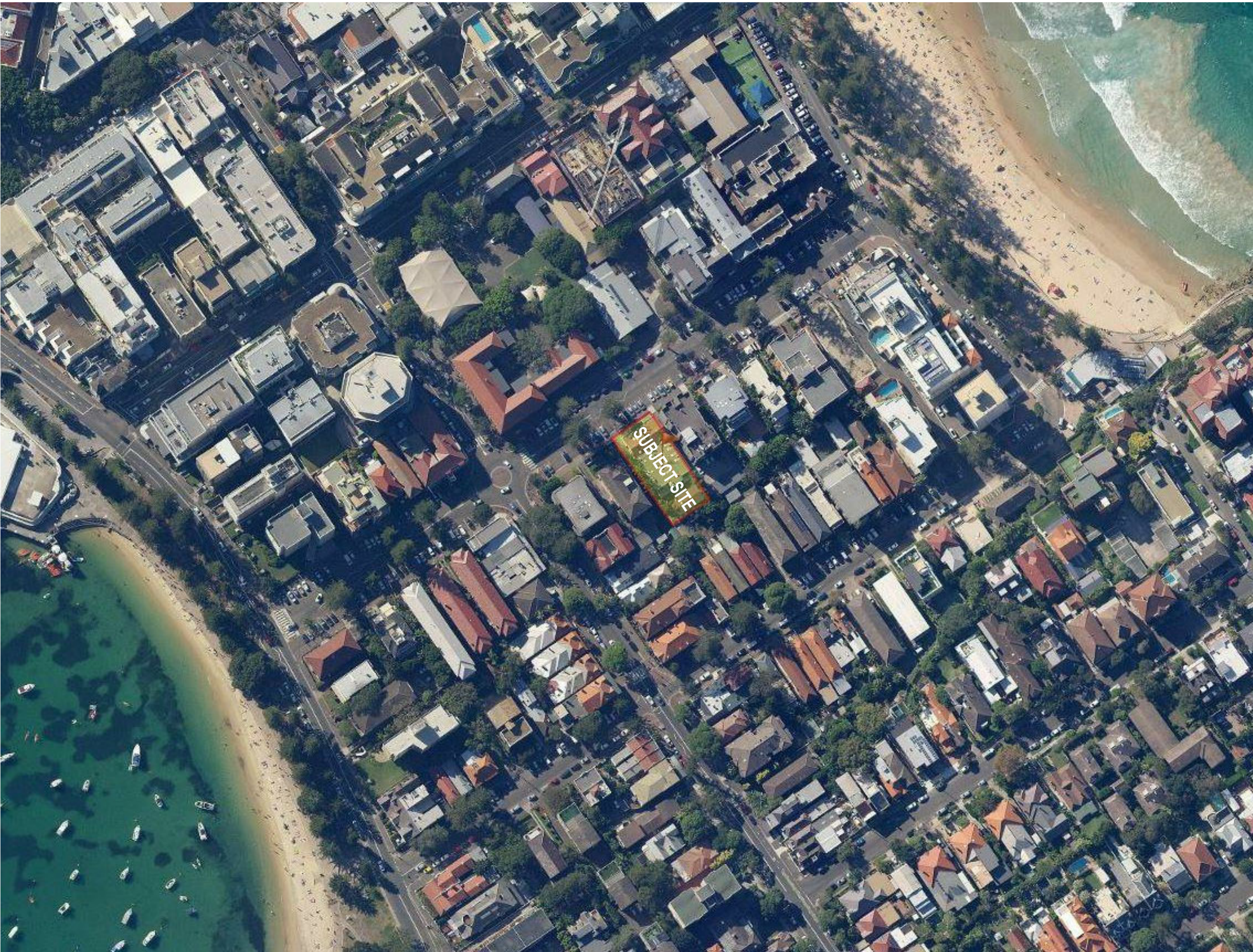
ROOM SCHEDULE		
NAME	NUMBER	AREA
GROUND LEVEL		
1 BED Accessible	001	28.2 m²
1 BED Accessible	002	23.6 m²
1 BED Accessible	003	28.2 m²
1 BED	004	27.2 m²
1 BED	005	20.7 m²
1 BED	006	21.8 m²
LEVEL 1		
1 BED	101	19.6 m²
1 BED	102	20.7 m²
1 BED	103	22.1 m²
1 BED	104	29.9 m²
1 BED	105	29.9 m²
1 BED	106	22.1 m²
1 BED	107	21.8 m²
1 BED	108	21.8 m²
1 BED	109	22.1 m²
1 BED	110	31.7 m²

ROOM SCHEDULE		
NAME	NUMBER	AREA
1 BED	111	31.7 m²
1 BED	112	22.1 m²
1 BED	113	20.7 m²
1 BED	114	19.6 m²
LEVEL 2		
1 BED	201	19.6 m²
1 BED	202	20.7 m²
1 BED	203	20.7 m²
1 BED	204	29.9 m²
1 BED	205	29.9 m²
1 BED	206	20.7 m²
1 BED	207	23.2 m²
1 BED	208	23.2 m²
1 BED	209	20.7 m²
1 BED	210	31.7 m²
1 BED	211	31.7 m²
1 BED	212	20.7 m²
1 BED	213	22.1 m²

ROOM SCHEDULE		
NAME	NUMBER	AREA
1 BED	214	19.6 m²
LEVEL 3		
1 BED	301	19.6 m²
1 BED	302	27.6 m²
1 BED	303	20.9 m²
1 BED	304	18.9 m²
1 BED	305	25.6 m²
1 BED	306	20.7 m²
1 BED	307	19.6 m²

CARSPACE SUMMARY	
CAR SPACE TYPE	COUNT
BASEMENT LEVEL	
DISABLED PARKING (CLASS 4)	2
RESIDENTIAL PARKING (CLASS 1A)	20
	22
TOTAL CARSPACES	22

GROSS FLOOR AREA (GFA)	
NAME	AREA
GROUND	
388.0 m²	
LEVEL 1	
424.6 m²	
LEVEL 2	
422.8 m²	
LEVEL 3	
215.4 m²	
GFA	
1450.7 m²	



SITE LOCATION PLAN

AERIAL PHOTOGRAPH COURTESY OF SIX MAPS

ISSUE	DATE	AMENDMENT	GENERAL LEGEND:				PROJECT MANLY LODGE // MIXED-USE DEVELOPMENT ADDRESS 22 VICTORIA PARADE, MANLY, NSW, 2095	PROJECT No. 19001 CLIENT	MORSON GROUP NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 034 ABN 41 159 480 034 www.morsongroup.com.au R29 9380 4946 PO Box 170, Potts Point, NSW 1535	SHEET SIZE: A1 NAME: DEVELOPMENT DETAILS SCALE: 1 : 1500	DRAWING No. DA01 ISSUE No. B
A	08-12-2019	DA SUBMISSION	BR Bedroom	GAS Gas Cupboard	RWORainwater Outlet	TRUE NORTH SHOWN					
B	21-07-2020	REVISED DA SUBMISSION	COM Comms Cupboard	GD Grated Drain	SWP Storm Water Pit						
			DP Downpipe	GEX Garbage Exhaust	TOH Top Of Hob						
			E Electrical Cupboard	MBX Mailbox	TOW Top Of Wall						
			FHR Fire Hose Reel	RL Relative Level	TTI Tactile Indicators						



PHOTO 1 - LOOKING SOUTH FROM VICTORIA PDE.



PHOTO 2 - LOOKING SOUTH-EAST FROM VICTORIA PDE.



PHOTO 3 - LOOKING EAST FROM VICTORIA PDE.



PHOTO 4 - LOOKING EAST FROM VICTORIA PDE.



PHOTO 5 - LOOKING NORTH-EAST FROM FOOTPATH



PHOTO 6 - BOUNDARY CONDITION BETWEEN PROPOSED BUILDING AND EXISTING NEIGHBOURING PROPERTY



PHOTO 7 - EXISTING BUILDING ON SITE



PHOTO 8 - EXISTING BUILDING ON SITE, NEIGHBOURING PROPERTY BEHIND



PHOTO 9 - LOOKING NORTH ALONG SOUTHERN BOUNDARY FENCE



PHOTO 10 - LOOKING SOUTH-EAST FROM VICTORIA PDE.

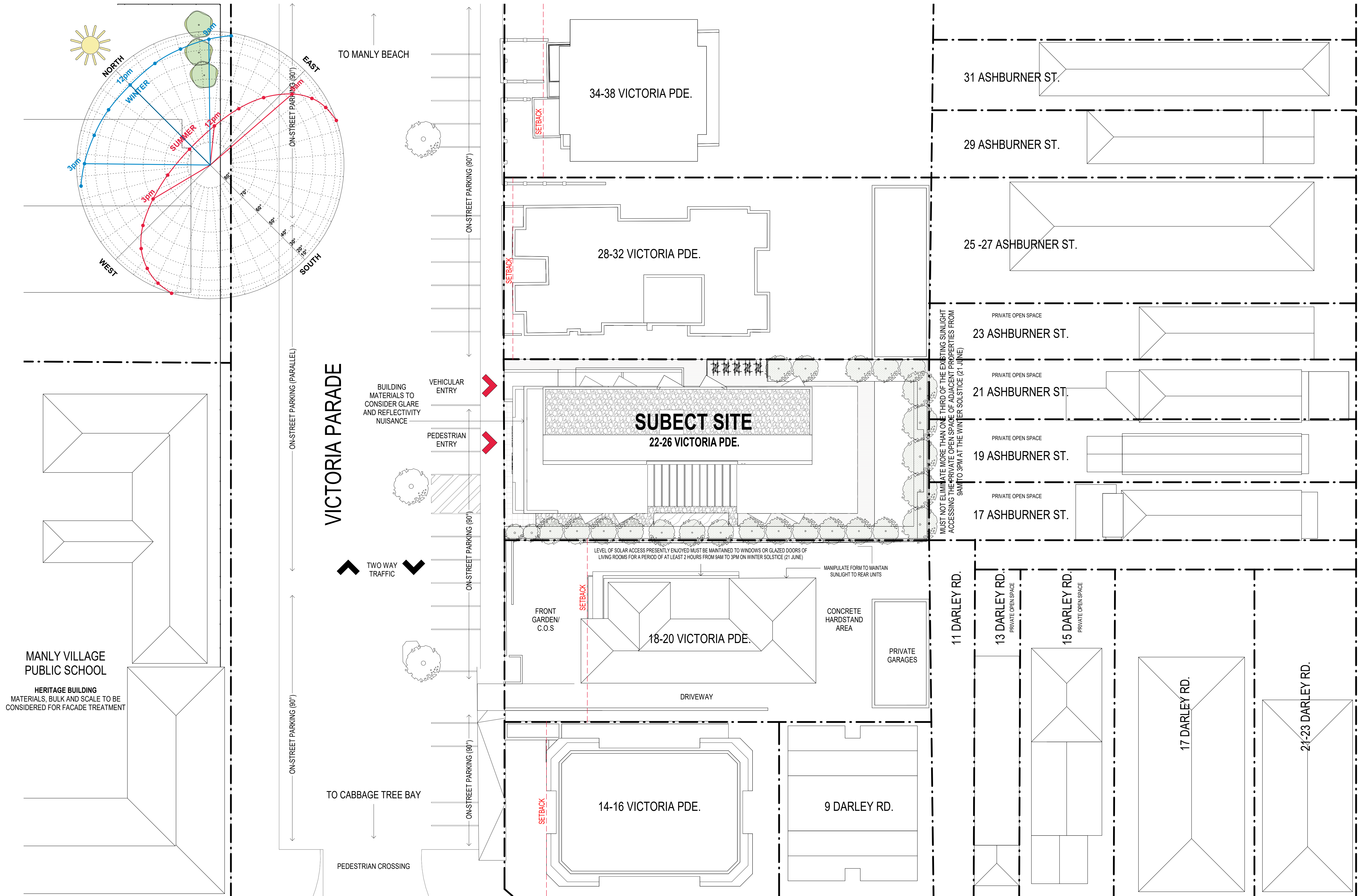


PHOTO 11 - REAR OF NEIGHBOURING PROPERTY

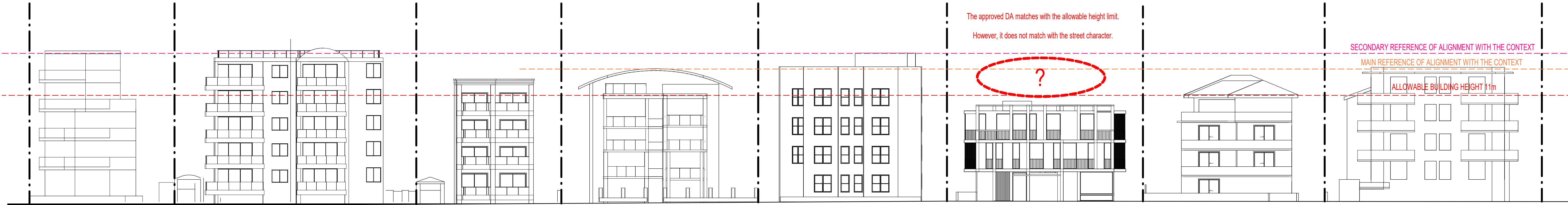


PHOTO 12 - BALCONIES OF NEIGHBOURING PROPERTY

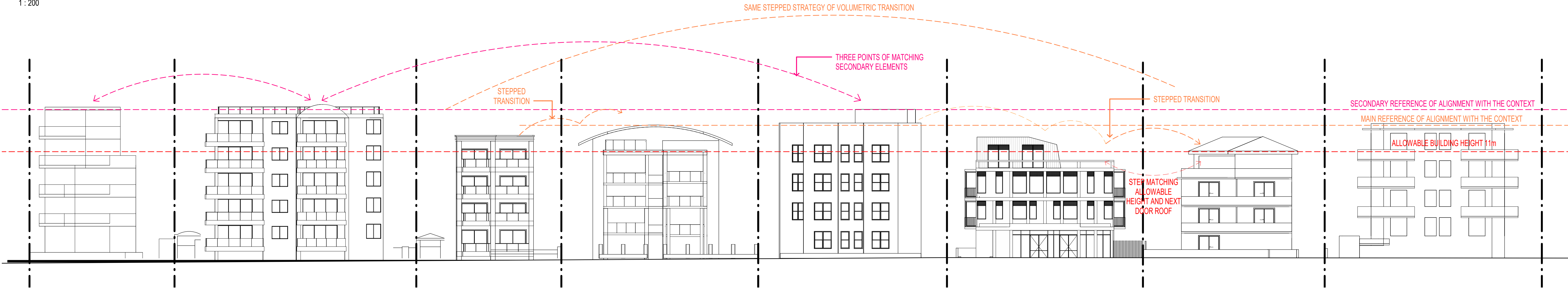
ISSUE	DATE	AMENDMENT	EXISTING PHOTOGRAPH NOTES:	PROJECT	PROJECT No.	MORSON GROUP	SHEET	SHEET	DRAWING No.
A	08-12-2019	DA SUBMISSION	1. For general information only. Conditions may have changed on site since photographs were taken.	MANLY LODGE // MIXED-USE DEVELOPMENT	19001	10/10/2020	SIZE: A1	NAME: EXISTING PHOTOGRAPHS	DA02
B	21-07-2020	REVISED DA SUBMISSION	2. Refer to latest survey for confirmation of more accurate site information.	ADDRESS	CLIENT	10/10/2020	SCALE:		ISSUE No. B
				22 VICTORIA PARADE, MANLY, NSW, 2095					



ISSUE	DATE	AMENDMENT	GENERAL LEGEND:										PROJECT		PROJECT No. 19001			NOMINATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100 ACN 139 480 056, ABN 41 159 480 056 www.morsongroup.com.au 800 9380 4946 PO Box 170, Potts Point, NSW 1535	SHEET	SHEET	SITE ANALYSIS	DRAWING No. DA03	
A	09-12-2019	DA SUBMISSION	BR Bedroom										PROJECT		SIZE: A1				NAME:				
B	21-07-2020	REVISED DA SUBMISSION	COM Comms Cupboard										MANLY LODGE // MIXED-USE DEVELOPMENT		CLIENT				SCALE:				
			DP Downpipe										ADDRESS						1 : 200				
			E Electrical Cupboard										22 VICTORIA PARADE, MANLY, NSW, 2095										
			FHR Fire Hose Reel																				
			GAS Gas Cupboard																				
			GD Grated Drain																				
			GEX Garbage Exhaust																				
			MBX Mailbox																				
			RL Relative Level																				
			RWO Rainwater Outlet																				
			SWP Storm Water Pit																				
			TOH Top Of Hob																				
			TOW Top Of Wall																				
			TTI Tactile Indicators																				
			 project north																				



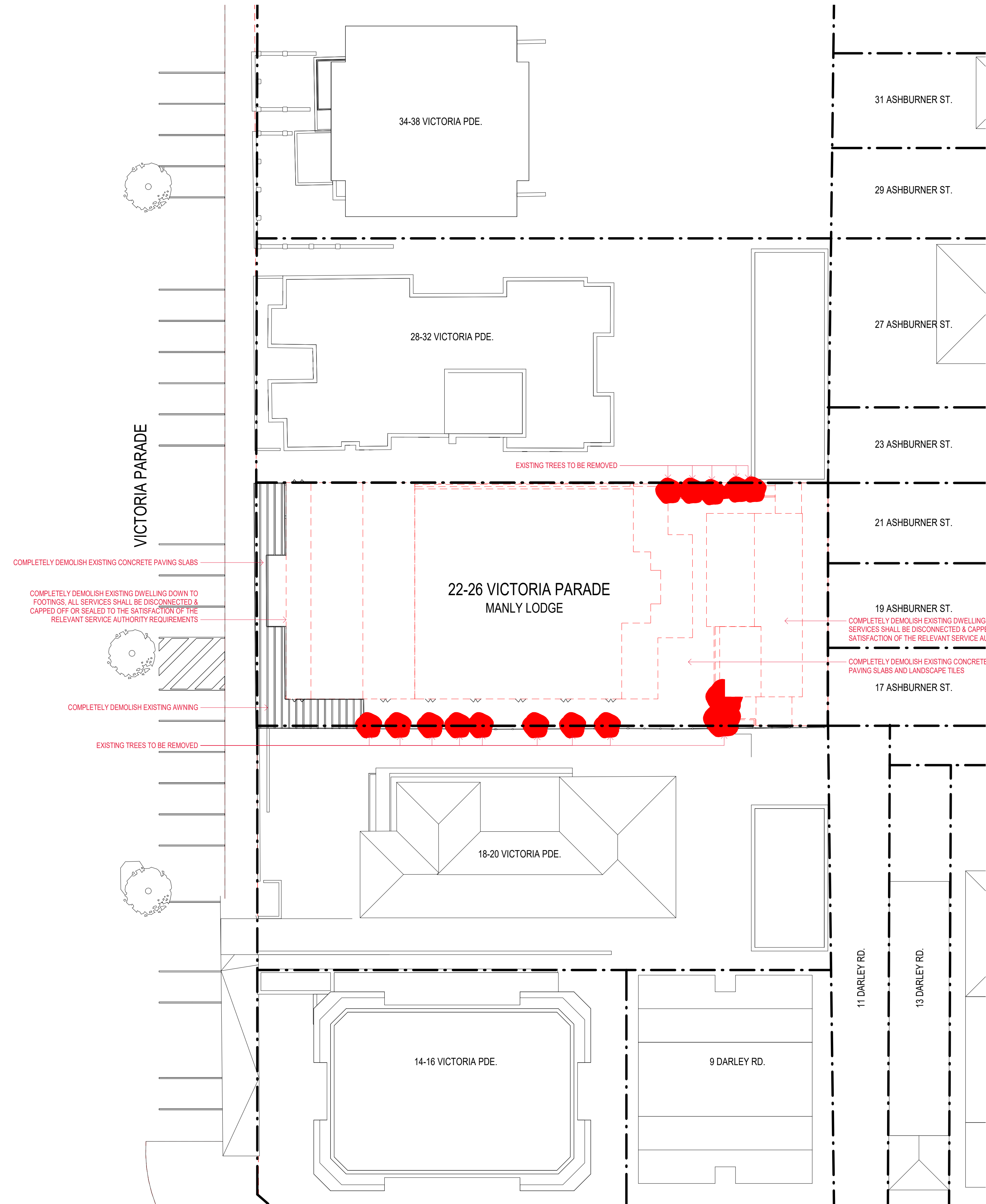
WEST ELEVATION ALONG THE STREET DA Approved
1 : 200



WEST ELEVATION ALONG THE STREET
1 : 200

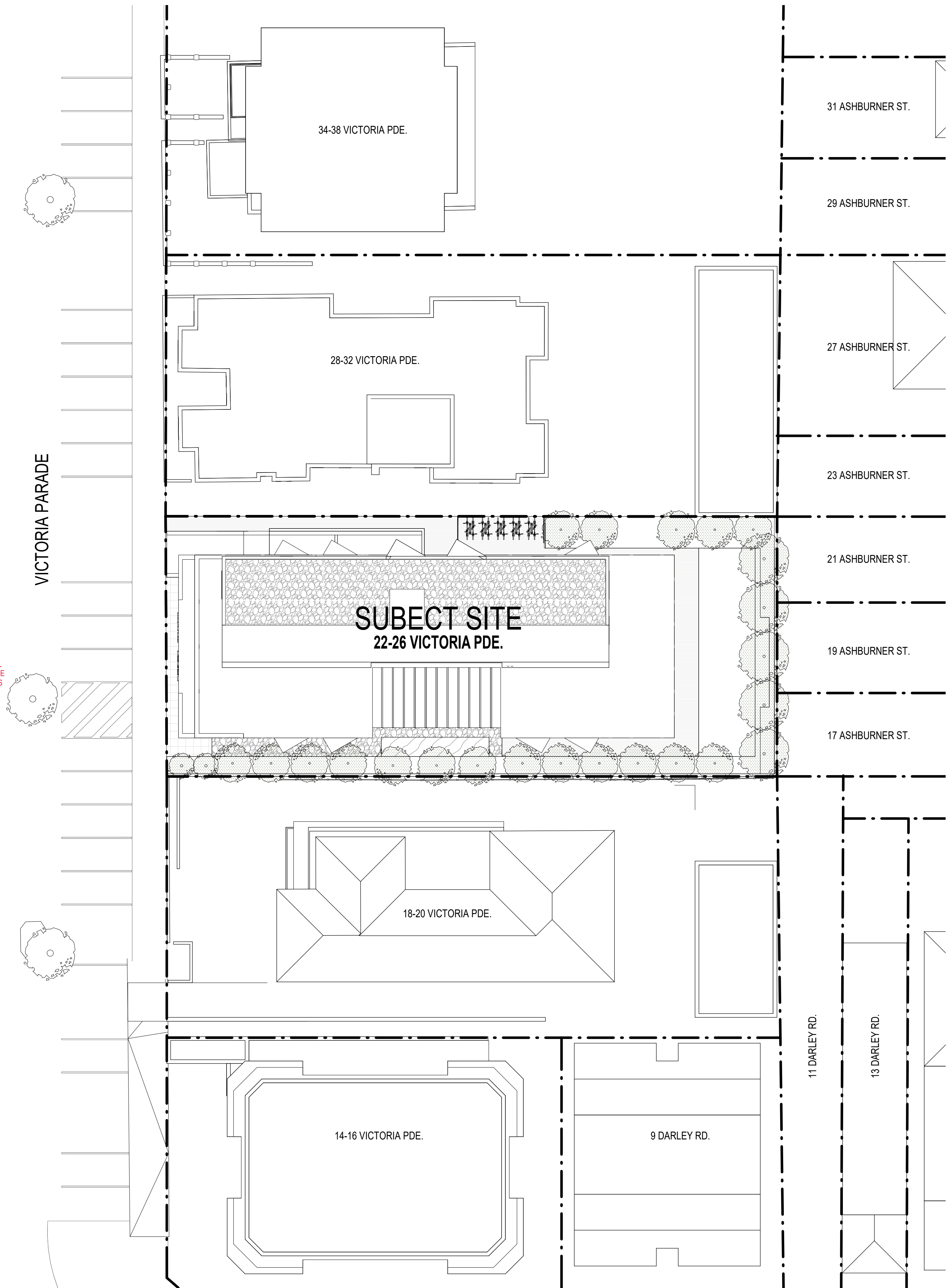


ISSUE	DATE	AMENDMENT	PROJECT	PROJECT No.	MORSON GROUP	SHEET	SHEET	DRAWING No.
A	08-12-2019	DA SUBMISSION	MANLY LODGE // MIXED-USE DEVELOPMENT	19001	NOMINATED ARCHITECT - P.F.	SIZE: A1	NAME: STREET ANALYSIS	DA04
B	21-07-2020	REVISED DA SUBMISSION	ADDRESS 22 VICTORIA PARADE, MANLY, NSW, 2095	CLIENT	MORSON GROUP	SCALE: 1 : 200		ISSUE No. B

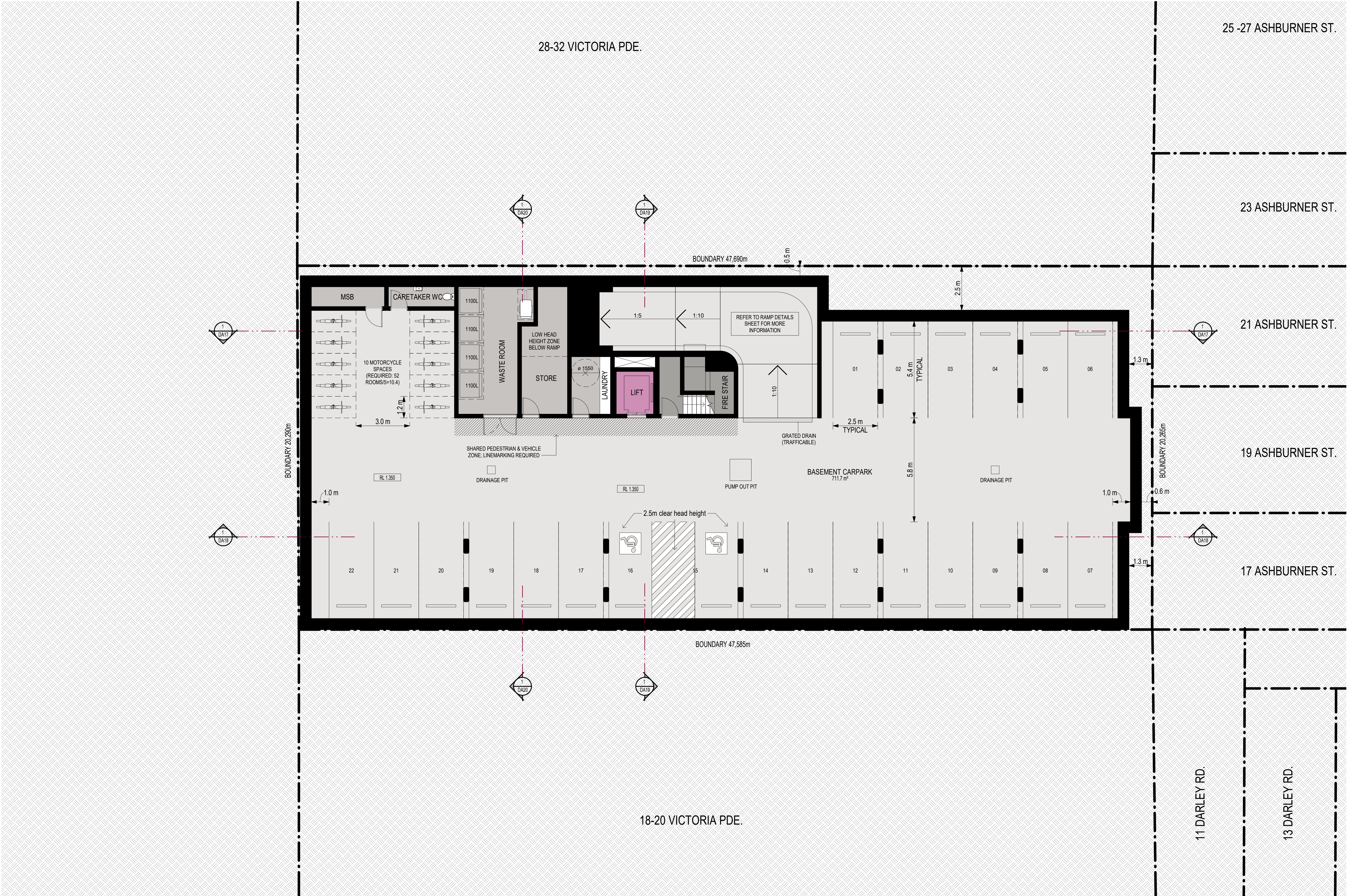


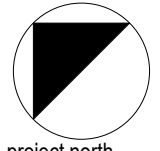
DEMOLITION PLAN
1 : 200

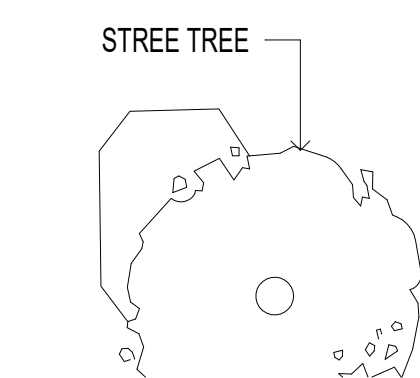
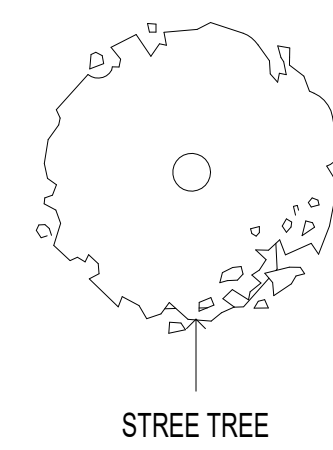
LEVEL 5
1 : 200



ISSUE	DATE	AMENDMENT	DEMOLITION NOTE:	PROJECT	PROJECT No.	MORSON GROUP	INCORPORATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 054 ABN 41 159 480 054 www.morsongroup.com.au R29 9380 4946 PO Box 1705 Pyrmont NSW 1535	SHEET SIZE: A1	SHEET NAME:	DRAWING No.
A	09-12-2019	DA SUBMISSION	This demolition drawing gives an indication of the scope required to carry out the alterations & additions as proposed. The builder is assumed to have inspected the site during tendering & allowed for all demolition including sundry works not indicated on this drawing that are required in order to construct the works.	MANLY LODGE // MIXED-USE DEVELOPMENT	19001				SITE + ROOF PLAN & DEMOLITION PLAN	DA05
B	21-07-2020	REVISED DA SUBMISSION		ADDRESS 22 VICTORIA PARADE, MANLY, NSW, 2095	CLIENT			SCALE: 1 : 200		ISSUE No. B



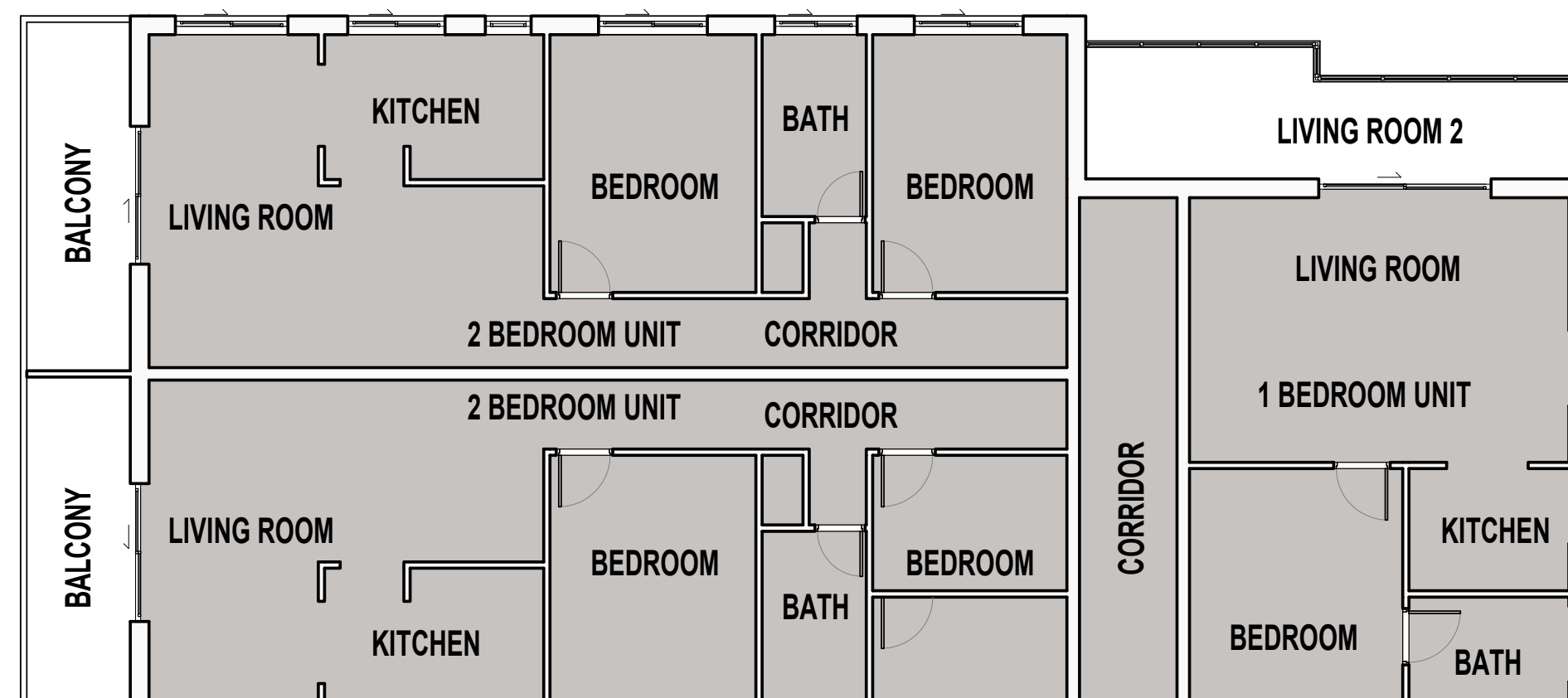
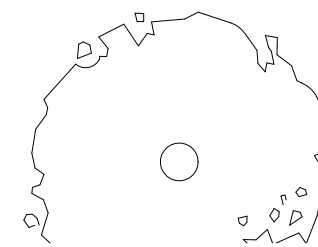
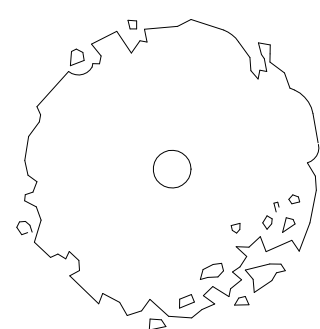
ISSUE	DATE	AMENDMENT	GENERAL LEGEND:				PROJECT MANLY LODGE // MIXED-USE DEVELOPMENT ADDRESS 22 VICTORIA PARADE, MANLY, NSW, 2095	PROJECT No. 19001 CLIENT	MORSON GROUP NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 054 - ABN 41 159 480 054 www.morsongroup.com.au R29 9380 49146 PO Box 170, Pyrmont Point, NSW 1535	SHEET SIZE: A1 SCALE: 1: 100	SHEET NAME: BASEMENT LEVEL	DRAWING No. DA06 ISSUE No. B
A	09-12-2019	DA SUBMISSION	BR Bedroom	GAS Gas Cupboard	RWORainwater Outlet							
B	21-07-2020	REVISED DA SUBMISSION	COM Comms Cupboard	GD Grated Drain	SWP Storm Water Pit							
			DP Downpipe	GEX Garbage Exhaust	TOH Top Of Hob							
			E Electrical Cupboard	MBX Mailbox	TOW Top Of Wall							
			FHR Fire Hose Reel	RL Relative Level	TTI Tactile Indicators							



ISSUE	DATE	AMENDMENT	GENERAL LEGEND:						PROJECT		PROJECT No.		SHEET		DRAWING No.
A	09-12 -2019	DA SUBMISSION	BR Bedroom	GAS Gas Cupboard	RWORainwater Outlet	PROJECT			19001	SIZE: A1			GROUND LEVEL		
B	21-07-2020	REVISED DA SUBMISSION	COM Comms Cupboard	GD Grated Drain	SWP Storm Water Pit	ADDRESS			CLIENT	NAME:					
			DP Downpipe	GEX Garbage Exhaust	TOH Top Of Hob	22 VICTORIA PARADE, MANLY, NSW, 2095				SCALE:					
			E Electrical Cupboard	MBX Mailbox	TOW Top Of Wall					1 : 100					
			FHR Fire Hose Reel	RL Relative Level	TTI Tactile Indicators				ISSUE No.		DA07				
									B						

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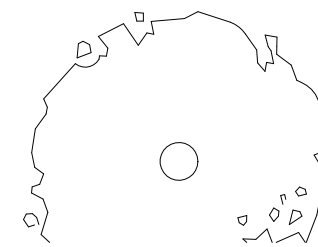
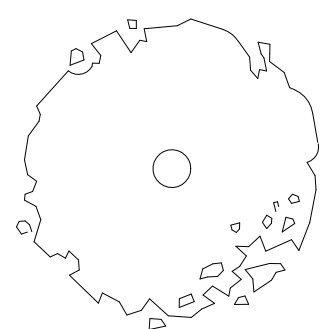
VICTORIA PDE.



ISSUE	DATE	AMENDMENT	GENERAL LEGEND:	PROJECT	PROJECT No.	MORSON GROUP	SHEET	SHEET	DRAWING No.
A	08-12-2019	DA SUBMISSION	BR Bedroom COM Comms Cupboard DP Downpipe E Electrical Cupboard FHR Fire Hose Reel	MANLY LODGE // MIXED-USE DEVELOPMENT ADDRESS 22 VICTORIA PARADE, MANLY, NSW, 2095	19001	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 054 ABN 41 159 480 054 www.morsongroup.com.au R29 9380 4946 PO Box 1755, Potts Point, NSW 1535	SIZE: A1	NAME: LEVEL 1	DA08
B	21-07-2020	REVISED DA SUBMISSION	GAS Gas Cupboard GD Grated Drain GEX Garbage Exhaust MBX Mailbox RL Relative Level		CLIENT		SCALE: 1: 100		ISSUE No. B
			RWORainwater Outlet SWP Storm Water Pit TOH Top Of Hob TOW Top Of Wall TTI Tactile Indicators						

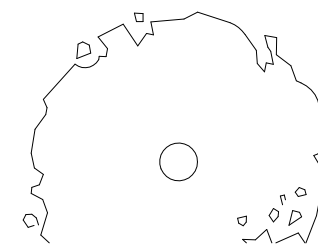
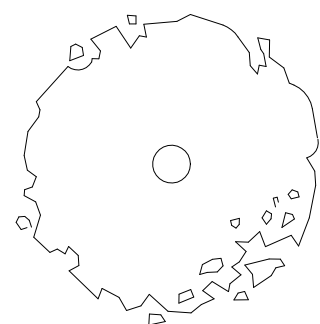
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VICTORIA PDE.



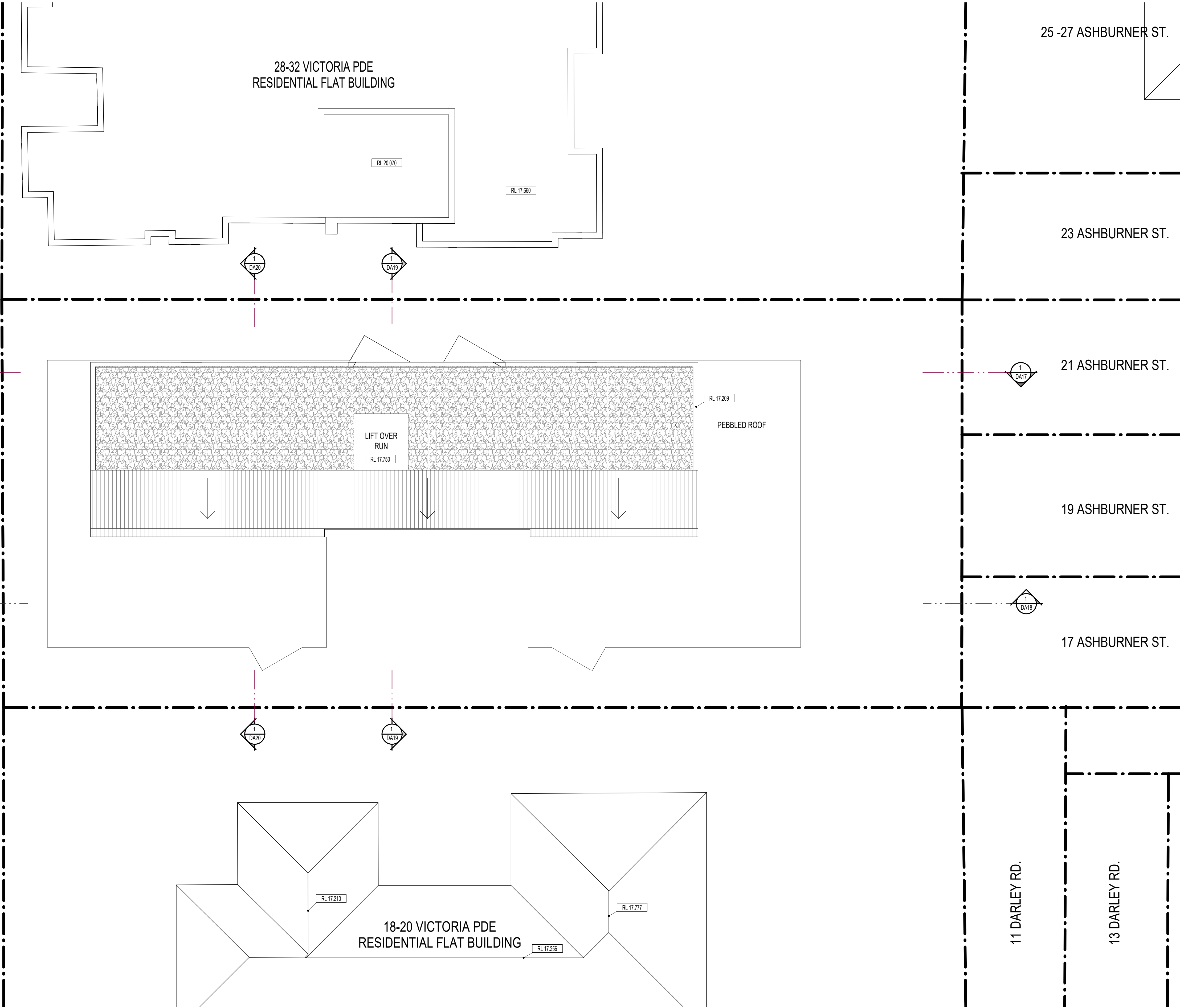
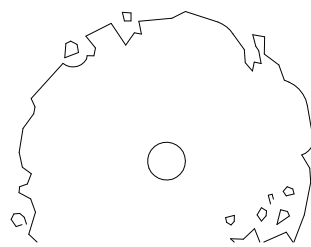
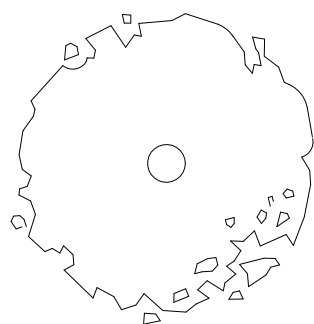
ISSUE	DATE	AMENDMENT	GENERAL LEGEND:	PROJECT	PROJECT No.	MORSON GROUP	SHEET	SHEET	DRAWING No.
A	09-12-2019	DA SUBMISSION	BR Bedroom COM Comms Cupboard DP Downpipe E Electrical Cupboard FHR Fire Hose Reel	MANLY LODGE // MIXED-USE DEVELOPMENT ADDRESS 22 VICTORIA PARADE, MANLY, NSW, 2095	19001	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 054 ABN 41 159 480 054 www.morsongroup.com.au R29 9380 4946 PO Box 1755 Pyrmont NSW 1535	SIZE: A1	NAME: LEVEL 2	DA09
B	21-07-2020	REVISED DA SUBMISSION	GAS Gas Cupboard GD Grated Drain GEX Garbage Exhaust MBX Mailbox RL Relative Level		CLIENT		SCALE: 1: 100		ISSUE No. B
			TTO Tactile Indicators						

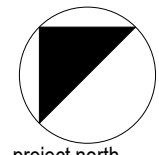
VICTORIA PDE.

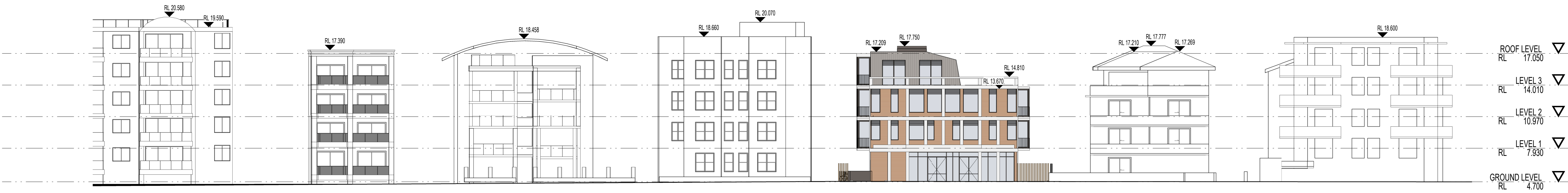


ISSUE	DATE	AMENDMENT	GENERAL LEGEND:						 project north	PROJECT MANLY LODGE // MIXED-USE DEVELOPMENT ADDRESS 22 VICTORIA PARADE, MANLY, NSW, 2095	PROJECT No. 19001 CLIENT	 INCORPORATED ARCHITECT - P F MORSON REGISTRATION NUMBER 8100 ACN 159 480 054 ABN 41 159 480 054 www.morsongroup.com.au (02) 9380 4946 PO Box 170, Pyrmont, NSW 1535	SHEET SIZE: A1	SHEET NAME: LEVEL 3	DRAWING No. DA10 ISSUE No. B
A	08-12-2019	DA SUBMISSION	BR Bedroom	GAS Gas Cupboard	RW/Rainwater Outlet	GD Grated Drain	SWP Storm Water Pit	TOH Top Of Hob							
B	21-07-2020	REVISED DA SUBMISSION	COM Comms Cupboard	GE/G Garbage Exhaust	TOW Top Of Wall	MBX Mailbox	RL Relative Level	TTI Tactile Indicators							
			E Electrical Cupboard												
			FHR Fire Hose Reel												

VICTORIA PDE.



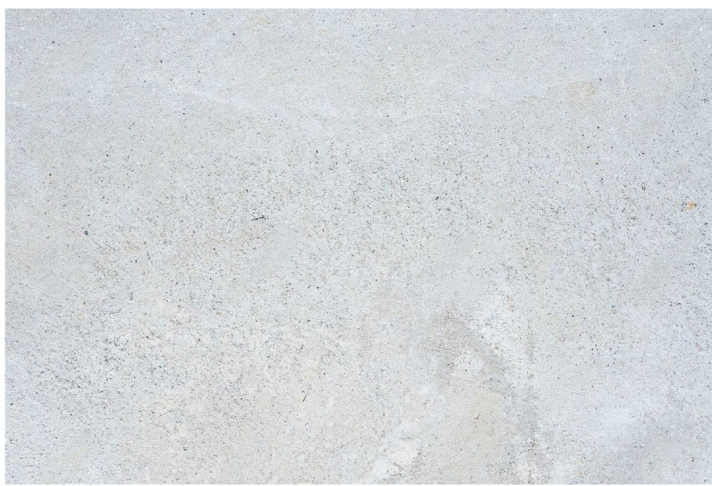
ISSUE	DATE	AMENDMENT	GENERAL LEGEND:						PROJECT MANLY LODGE // MIXED-USE DEVELOPMENT ADDRESS 22 VICTORIA PARADE, MANLY, NSW, 2095	PROJECT No. 19001 CLIENT	 ICOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 054 ABN 41 159 480 054 www.morsongroup.com.au B29 9380 4946 PO Box 1755, Pyrmont, NSW 1535	SHEET SIZE: A1	SHEET NAME: ROOF	DRAWING No. DA12 ISSUE No. B
A	09-12-2019	DA SUBMISSION	BR Bedroom	GAS Gas Cupboard	RWO Rainwater Outlet									
B	21-07-2020	REVISED DA SUBMISSION	COM Comms Cupboard	GD Grated Drain	SWP Storm Water Pit									
			DP Downpipe	GEX Garbage Exhaust	TOH Top Of Hob									
			E Electrical Cupboard	MBX Mailbox	TOW Top Of Wall									
			FHR Fire Hose Reel	RL Relative Level	TTI Tactile Indicators									



STREET ELEVATION
1 : 200



WEST ELEVATION
1 : 100



CPJ1
Pre-cast Concrete
RAL 7047



FBK1
Austral Bricks
Brick Bowral Brown 230x110x76



GL1
Clear Glass Window



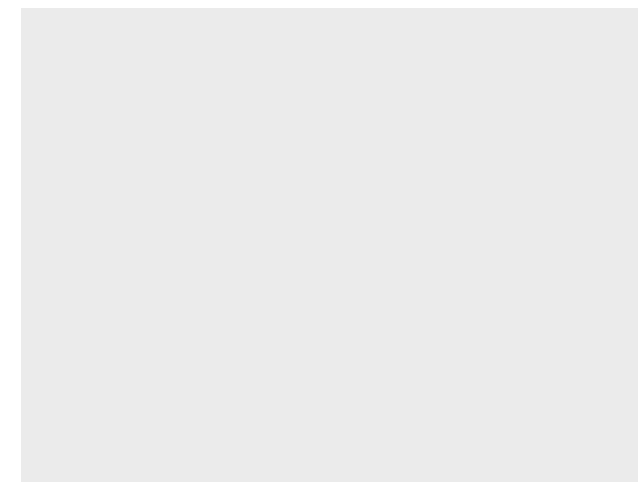
MCJ1
Metal Cladding
Colour: Satin Stainless Grey



MFW1
Metal Louvres / Windows
Colour: Satin Stainless Grey



PT1
Render Painted Finish
Dulux Malay Grey - GR11



MSC1
Metal Screen Louvres
Dulux Lexicon



TWF1
Timber Fence

ISSUE	DATE	AMENDMENT	ELEVATIONS & SECTIONS LEGEND:	NOTES:	PROJECT	PROJECT No.	MORSON GROUP	SHEET SIZE:	SHEET NAME:	DRAWING No.
A	08-12-2019	DA SUBMISSION	RL Relative Level TOH Top of Hob TOW Top of Wall	1. Read in conjunction with Window Schedule for glass types & frame finishes.	MANLY LODGE // MIXED-USE DEVELOPMENT ADDRESS 22 VICTORIA PARADE, MANLY, NSW, 2095	19001	INCORPORATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 054 - ABN 41 159 480 054 www.morsongroup.com.au E29 9380 4946 PO Box 1755, Pyrmont, NSW 1535	A1	WEST ELEVATION	DA13
B	21-07-2020	REVISED DA SUBMISSION						SCALE: As indicated		B



CPJ1
Pre-cast Concrete
RAL 7047



FBK1
Austral Bricks
Brick Bowral Brown 230x110x76



GL1
Clear Glass Window



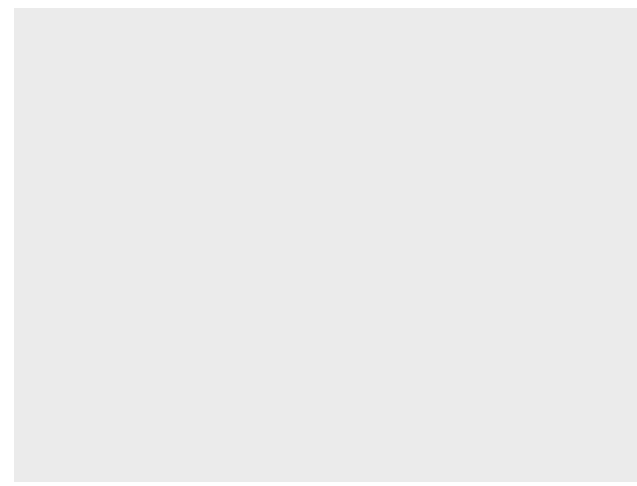
MCJ1
Metal Cladding
Colour: Satin Stainless Grey



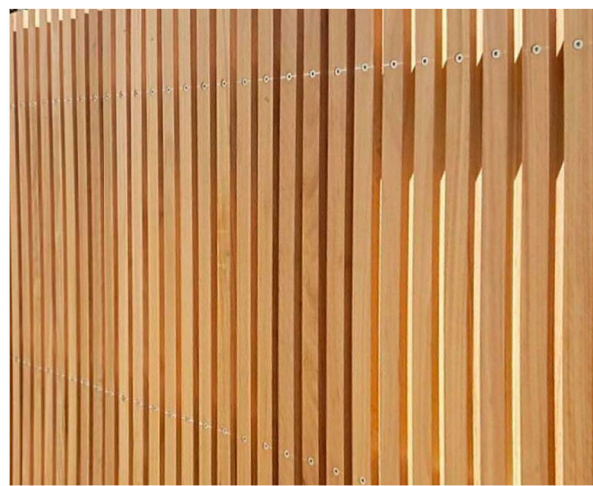
MFW1
Metal Louvres / Windows
Colour: Satin Stainless Grey



PT1
Render Painted Finish
Dulux Malay Grey - GR11

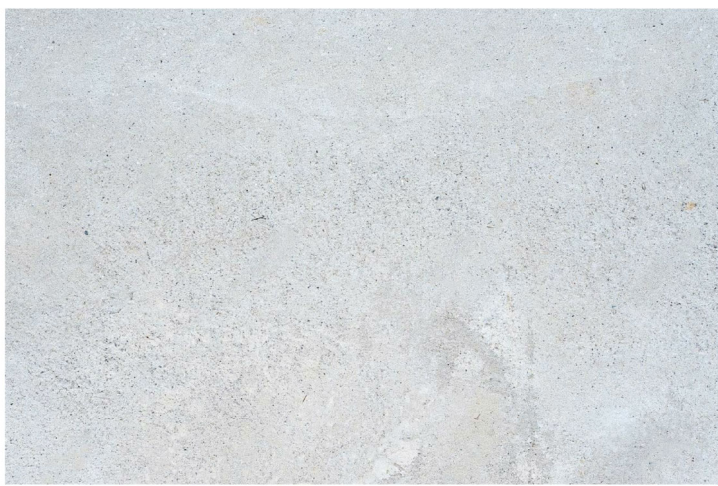


MSC1
Metal Screen Louvres
Dulux Lexicon



TWF1
Timber Fence

ISSUE	DATE	AMENDMENT	ELEVATIONS & SECTIONS LEGEND:	NOTES:	PROJECT	PROJECT No.	MORSON GROUP	SHEET SIZE:	SHEET NAME:	DRAWING No.
A	08-12-2019	DA SUBMISSION	RL Relative Level TOH Top of Hob TOW Top of Wall	1. Read in conjunction with Window Schedule for glass types & frame finishes.	MANLY LODGE // MIXED-USE DEVELOPMENT	19001	NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 054 ABN 41 159 480 054 www.morsongroup.com.au E29 9380 4946 PO Box 1755 Potts Point NSW 1535	A1	EAST ELEVATION	DA14
B	21-07-2020	REVISED DA SUBMISSION			ADDRESS 22 VICTORIA PARADE, MANLY, NSW, 2095	CLIENT		SCALE: 1:100		ISSUE No. B



CPJ1
Pre-cast Concrete
RAL 7047



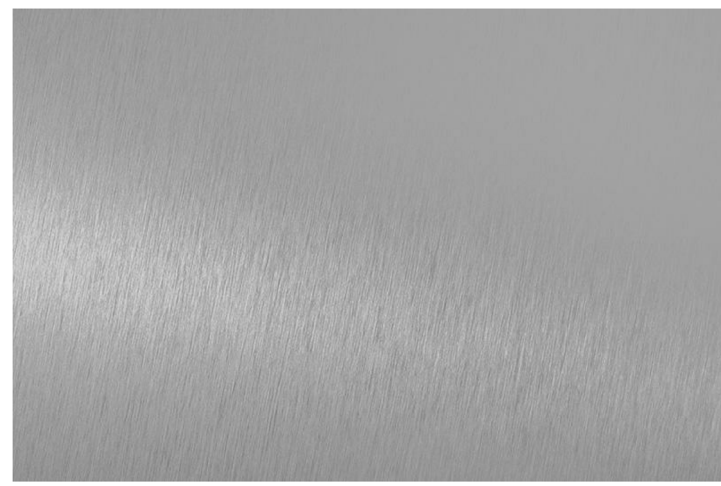
FBK1
Austral Bricks
Brick Bowral Brown 230x110x76



GL1
Clear Glass Window



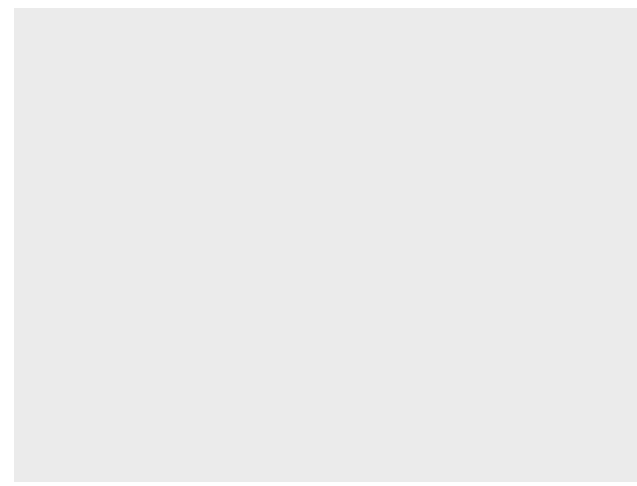
MCJ1
Metal Cladding
Colour: Satin Stainless Grey



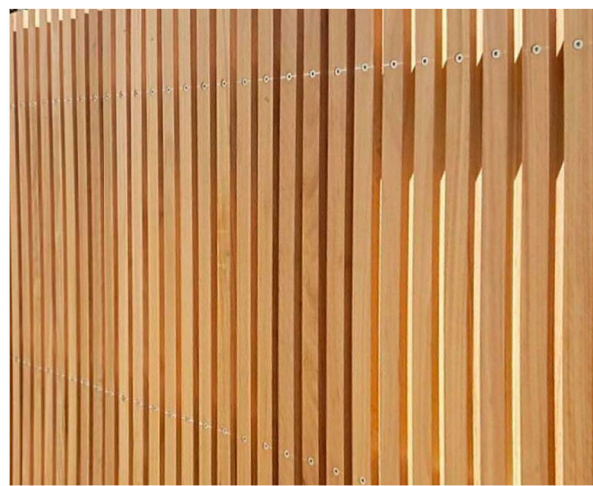
MFW1
Metal Louvres / Windows
Colour: Satin Stainless Grey



PT1
Render Painted Finish
Dulux Malay Grey - GR11

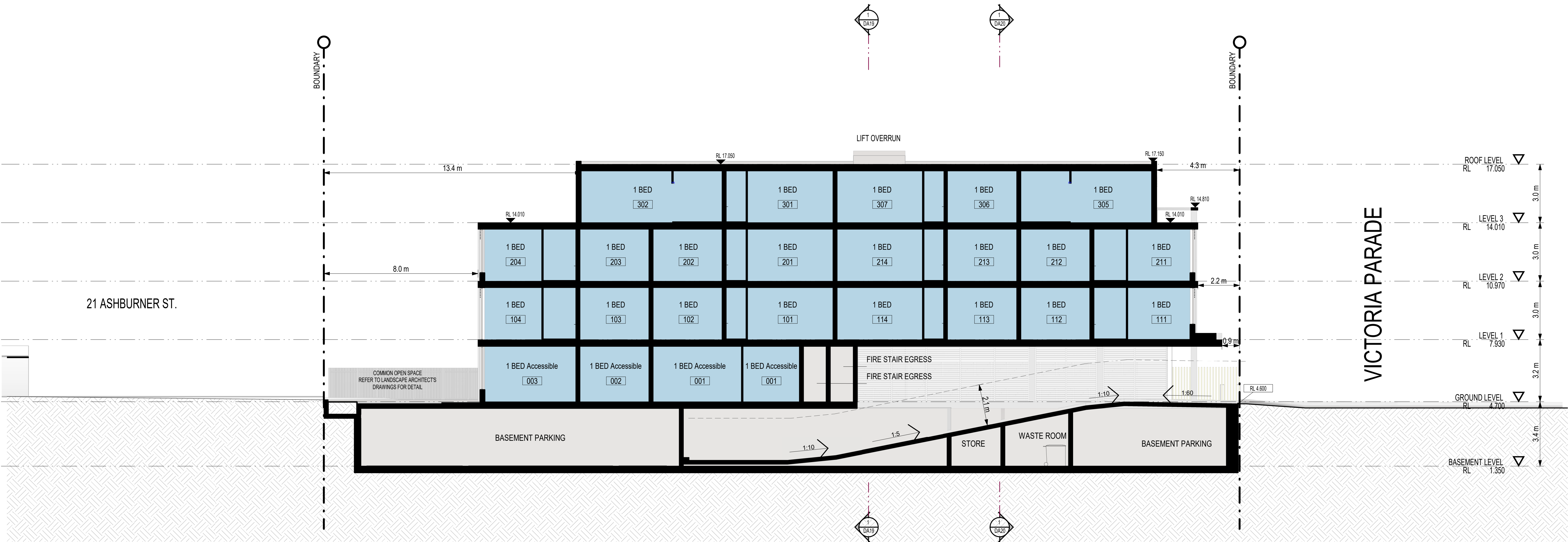


MSC1
Metal Screen Louvres
Dulux Lexicon

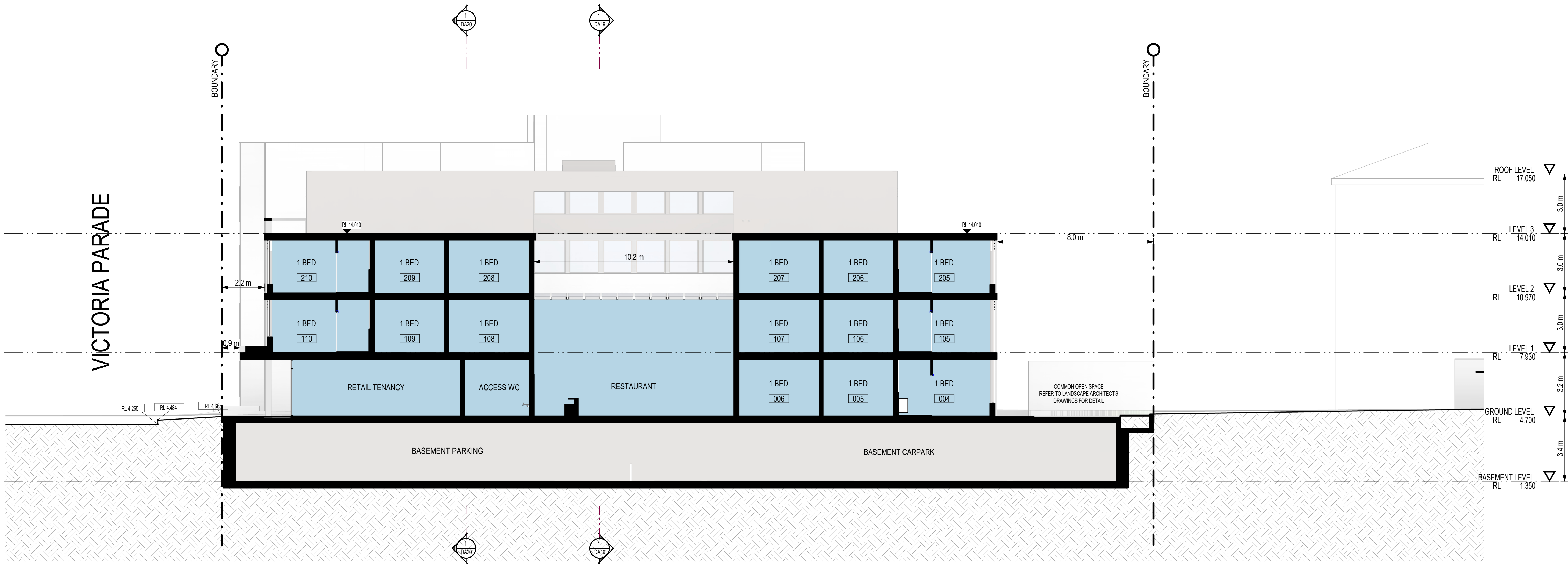


TWF1
Timber Fence

ISSUE	DATE	AMENDMENT	ELEVATIONS & SECTIONS LEGEND:	NOTES:	PROJECT	PROJECT No.	MORSON GROUP	SHEET SIZE:	SHEET NAME:	DRAWING No.
A	08-12-2019	DA SUBMISSION	RL Relative Level TOH Top of Hob TOW Top of Wall	1. Read in conjunction with Window Schedule for glass types & frame finishes.	MANLY LODGE // MIXED-USE DEVELOPMENT ADDRESS 22 VICTORIA PARADE, MANLY, NSW, 2085	19001	ICOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 054 ABN 41 159 480 054 www.morsongroup.com.au E29 9380 4946 PO Box 1755, Point Point, NSW 1535	A1	NORTH ELEVATION	DA15
B	21-07-2020	REVISED DA SUBMISSION						1:100		B



ISSUE	DATE	AMENDMENT	ELEVATIONS & SECTIONS LEGEND:	NOTES:	PROJECT	PROJECT No.	MORSON GROUP	SHEET	SHEET	DRAWING No.
A	08-12-2019	DA SUBMISSION	RL Relative Level TOH Top of Hob TOW Top of Wall	1. Read in conjunction with Window Schedule for glass types & frame finishes.	MANLY LODGE // MIXED-USE DEVELOPMENT	19001	INCORPORATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 054 ABN 41 159 480 054 www.morsongroup.com.au 829 9380 4946 PO Box 1755 Potts Point NSW 1535	SIZE: A1	NAME: SECTION AA	DA17
B	21-07-2020	REVISED DA SUBMISSION			ADDRESS 22 VICTORIA PARADE, MANLY, NSW, 2085	CLIENT		SCALE: 1 : 100		ISSUE No. B



ISSUE	DATE	AMENDMENT	ELEVATIONS & SECTIONS LEGEND:	NOTES:	PROJECT	PROJECT No.	MORSON GROUP	SHEET SIZE:	SHEET NAME:	DRAWING No.
A	08-12-2019	DA SUBMISSION	RL Relative Level	1. Read in conjunction with Window Schedule for glass types & frame finishes.	MANLY LODGE // MIXED-USE DEVELOPMENT	19001	INCORPORATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100	A1	SECTION BB	DA18
B	21-07-2020	REVISED DA SUBMISSION	TOH Top of Hob		ADDRESS	CLIENT	ACN 159 480 054 ABN 41 159 480 054			
			TOW Top of Wall		22 VICTORIA PARADE, MANLY, NSW, 2085		www.morsongroup.com.au			
							RD 9380 49146	SCALE:		ISSUE No.
							PO Box 1755, Potts Point, NSW 1535	1 : 100		B

34-38 VICTORIA PDE
RESIDENTIAL FLAT BUILDING

28-32 VICTORIA PDE
RESIDENTIAL FLAT BUILDING

22-26 VICTORIA PDE
RESIDENTIAL FLAT BUILDING

18-20 VICTORIA PDE
RESIDENTIAL FLAT BUILDING

14-16 VICTORIA PDE
RESIDENTIAL FLAT BUILDING



SECTION CC
1 : 100

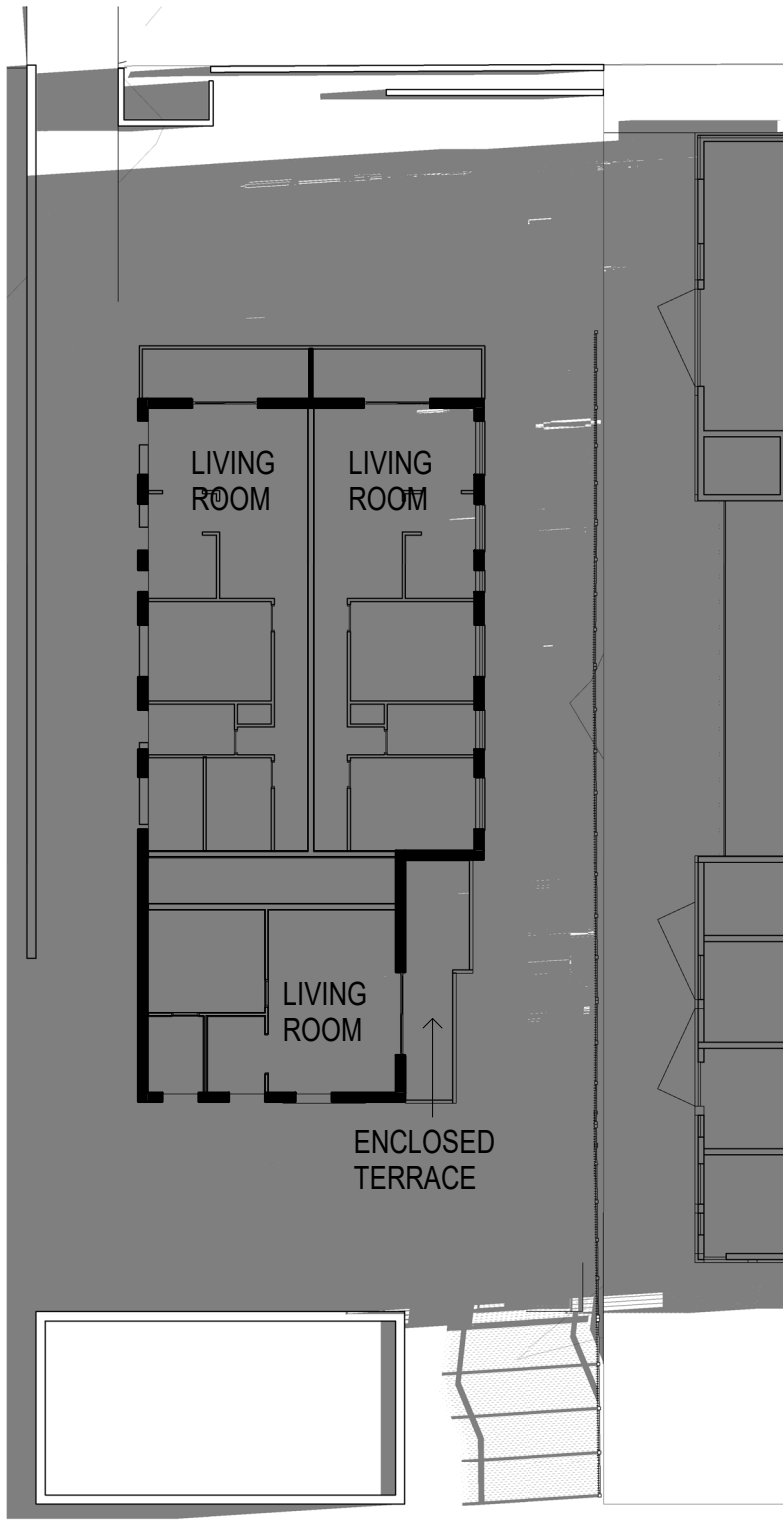
ISSUE	DATE	AMENDMENT	ELEVATIONS & SECTIONS LEGEND:	NOTES:	PROJECT	PROJECT No.	MORSON GROUP	SHEET	SHEET	DRAWING No.
A	09-12-2019	DA SUBMISSION	RL Relative Level TOH Top of Hob TOW Top of Wall	1. Read in conjunction with Window Schedule for glass types & frame finishes.	MANLY LODGE // MIXED-USE DEVELOPMENT	19001	INCORPORATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 054 ABN 41 159 480 054 www.morsongroup.com.au R29 9380 4946 PO Box 1755 Potts Point NSW 1535	SIZE: A1	NAME: SECTION CC	DA19
B	21-07-2020	REVISED DA SUBMISSION			ADDRESS 22 VICTORIA PARADE, MANLY, NSW, 2095	CLIENT		SCALE: 1 : 100		ISSUE No. B



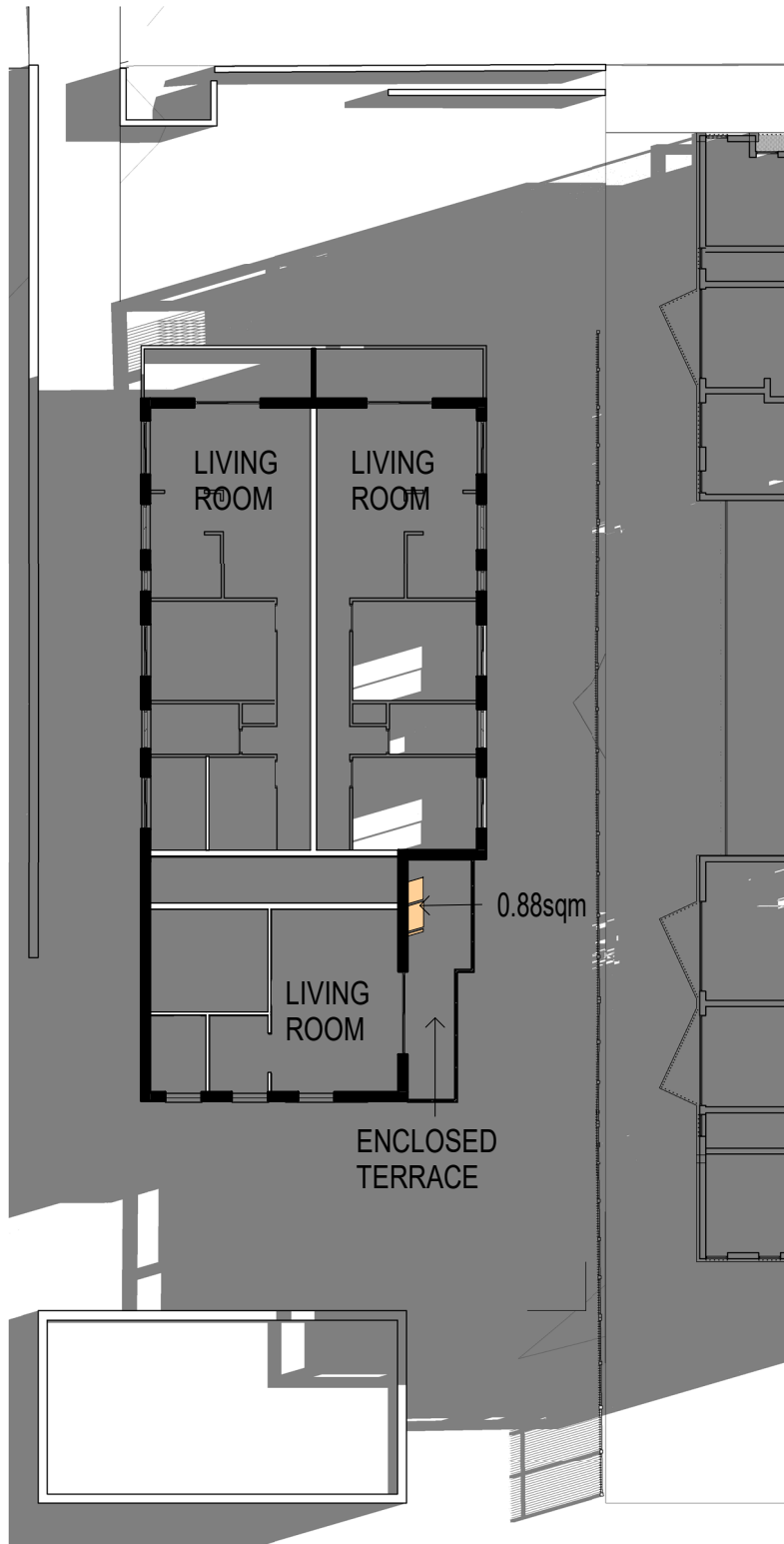
SECTION DD
1 : 100

ISSUE		DATE	AMENDMENT	ELEVATIONS & SECTIONS LEGEND:		NOTES:	PROJECT	PROJECT No.	 NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 054 ABN 41 159 480 054 www.morsongroup.com.au (02) 9380 4946 PO Box 1752, Potts Point, NSW 1535	SHEET	SHEET	DRAWING No.			
A	09-12-2019		DA SUBMISSION	RL	Relative Level	1. Read in conjunction with Window Schedule for glass types & frame finishes.	MANLY LODGE // MIXED-USE DEVELOPMENT	19001		SIZE: A1	NAME: SECTION DD		DA20		
B	21-07-2020		REVISED DA SUBMISSION	TOH	Top of Hob		ADDRESS	CLIENT						ISSUE No.	
				TOW	Top of Wall		22 VICTORIA PARADE, MANLY, NSW, 2095				SCALE:				B
											1 : 100				

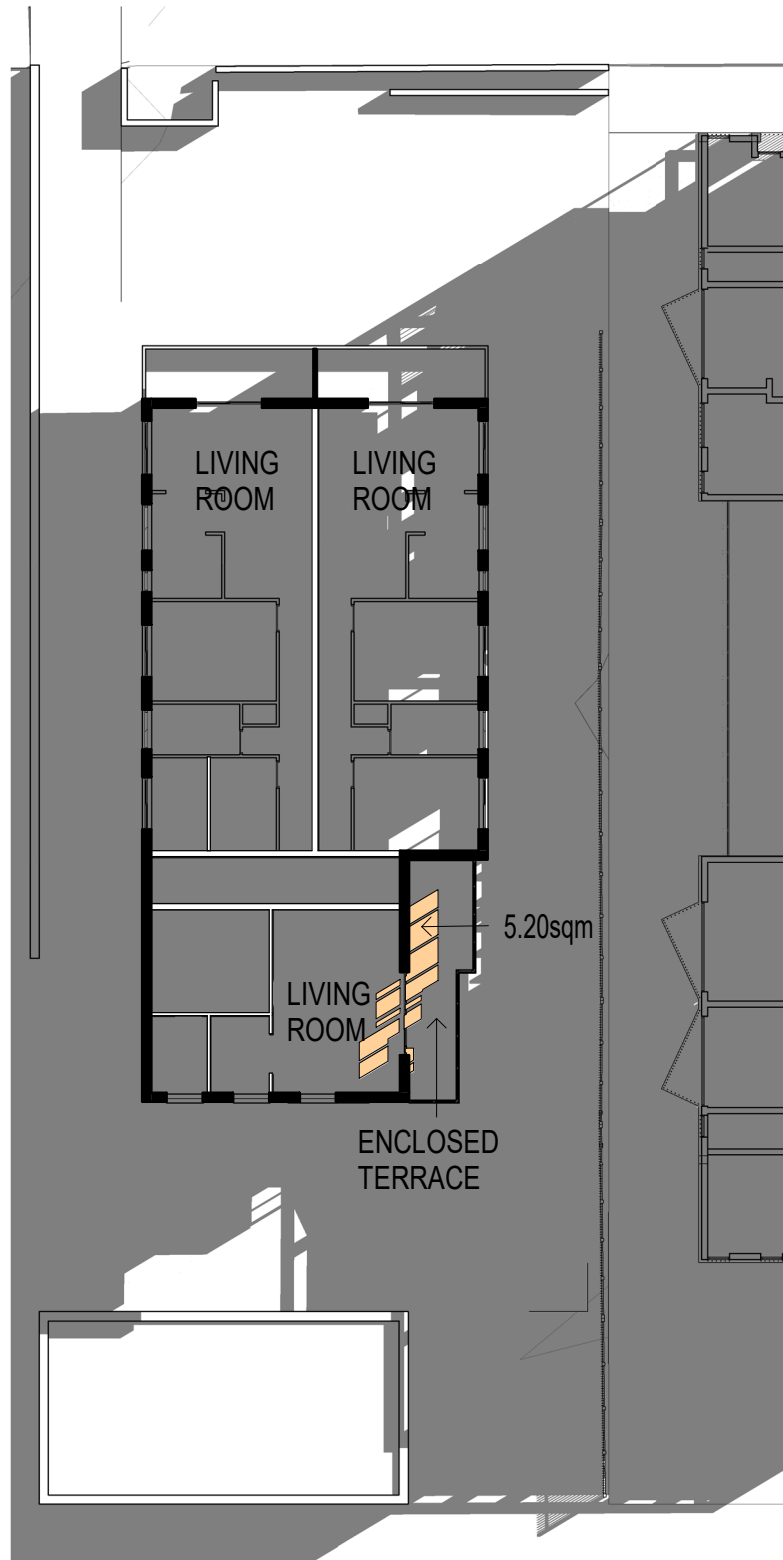
APPROVED DA



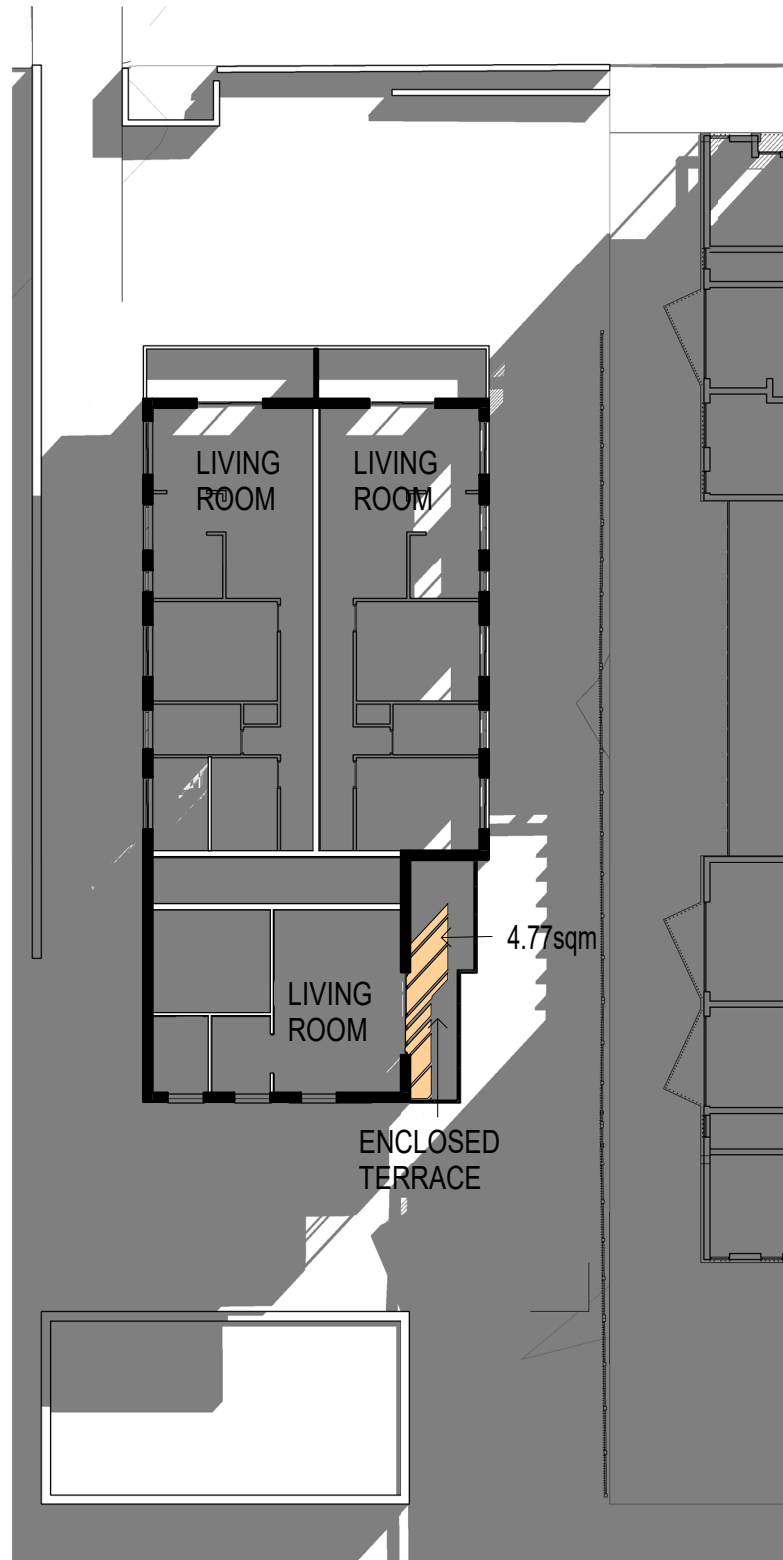
1 LEVEL 1 - APPROVED DA - 9AM



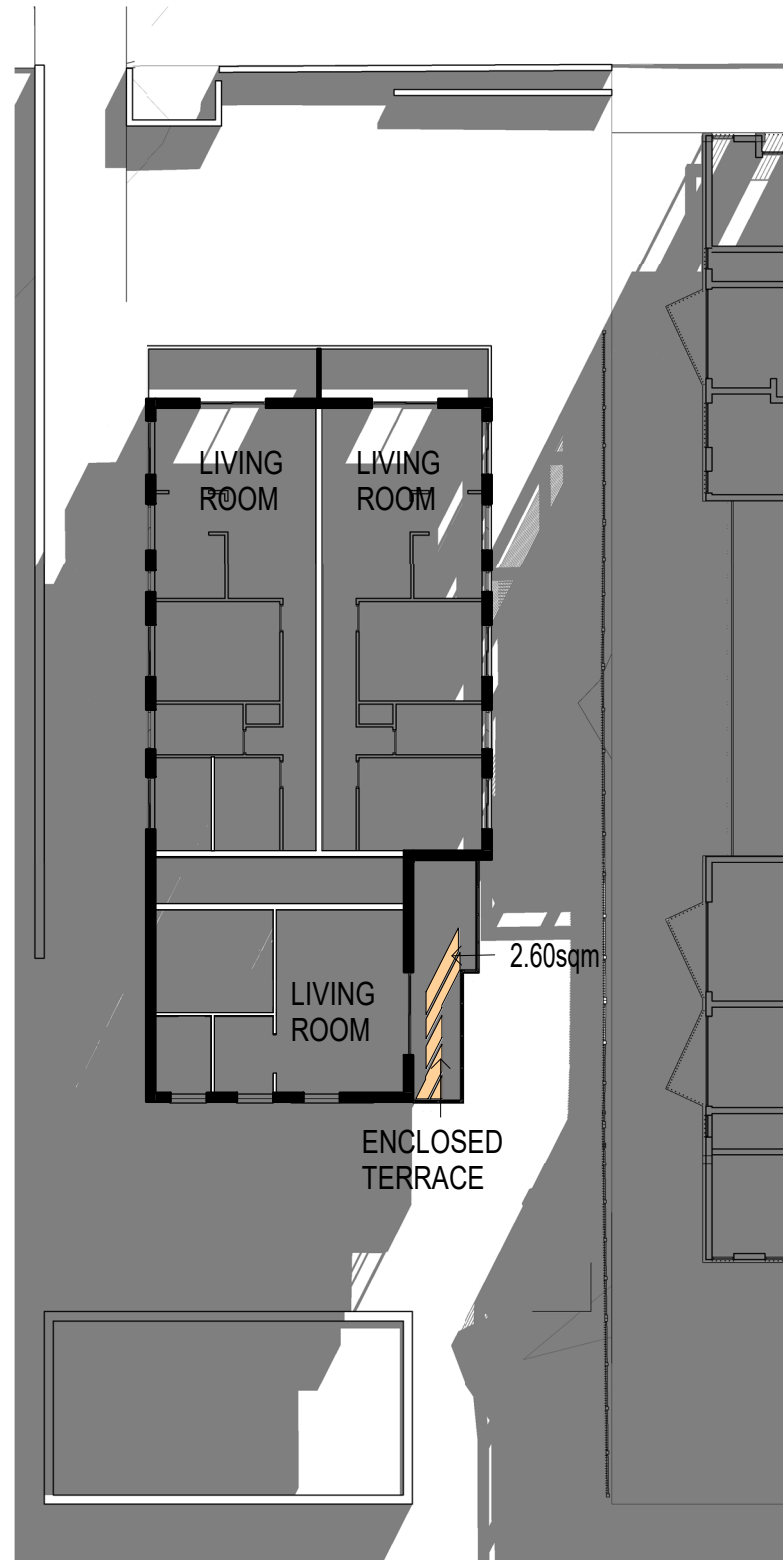
2 LEVEL 1 - APPROVED DA - 10AM



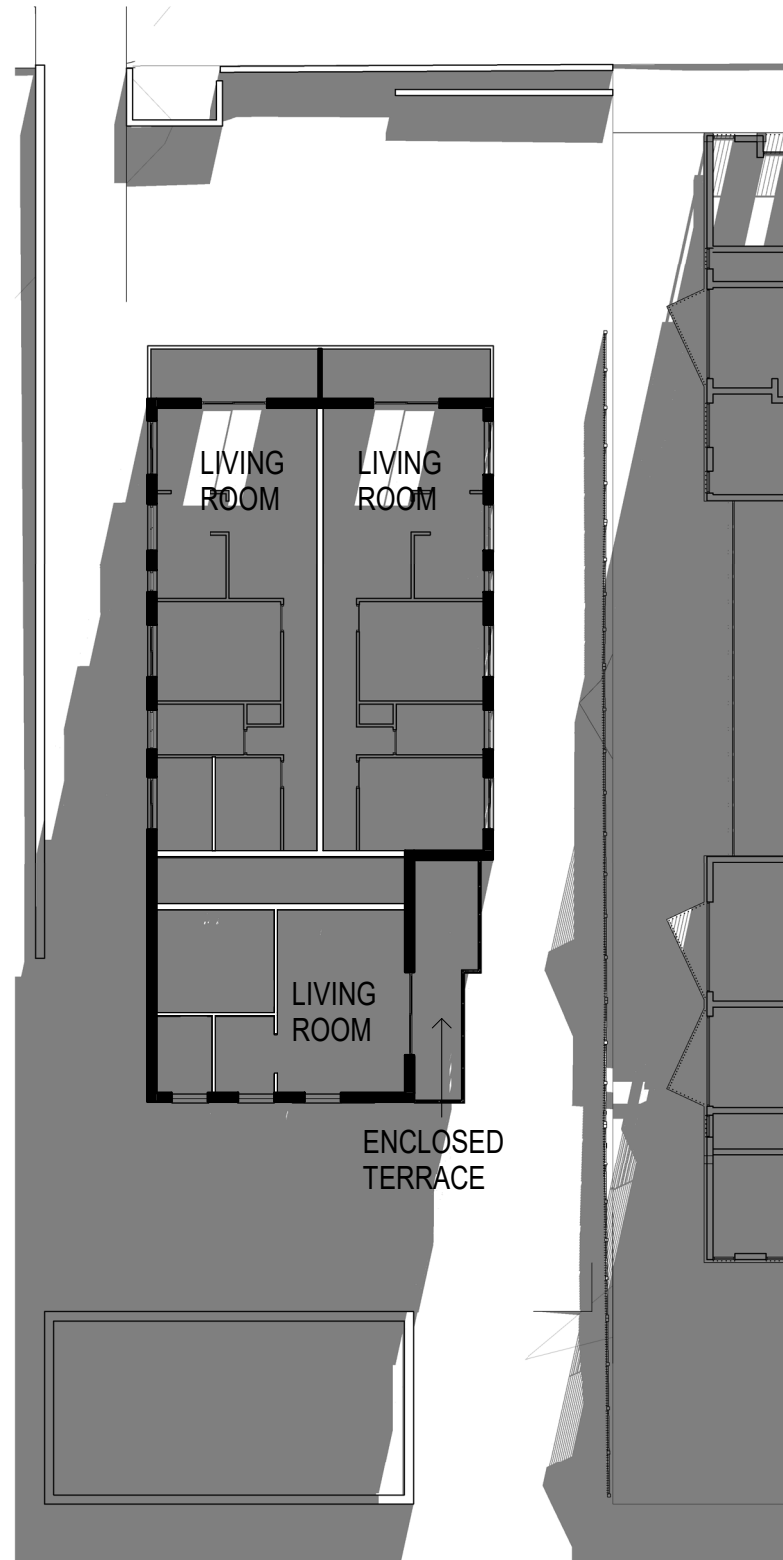
3 LEVEL 1 - APPROVED DA - 11AM



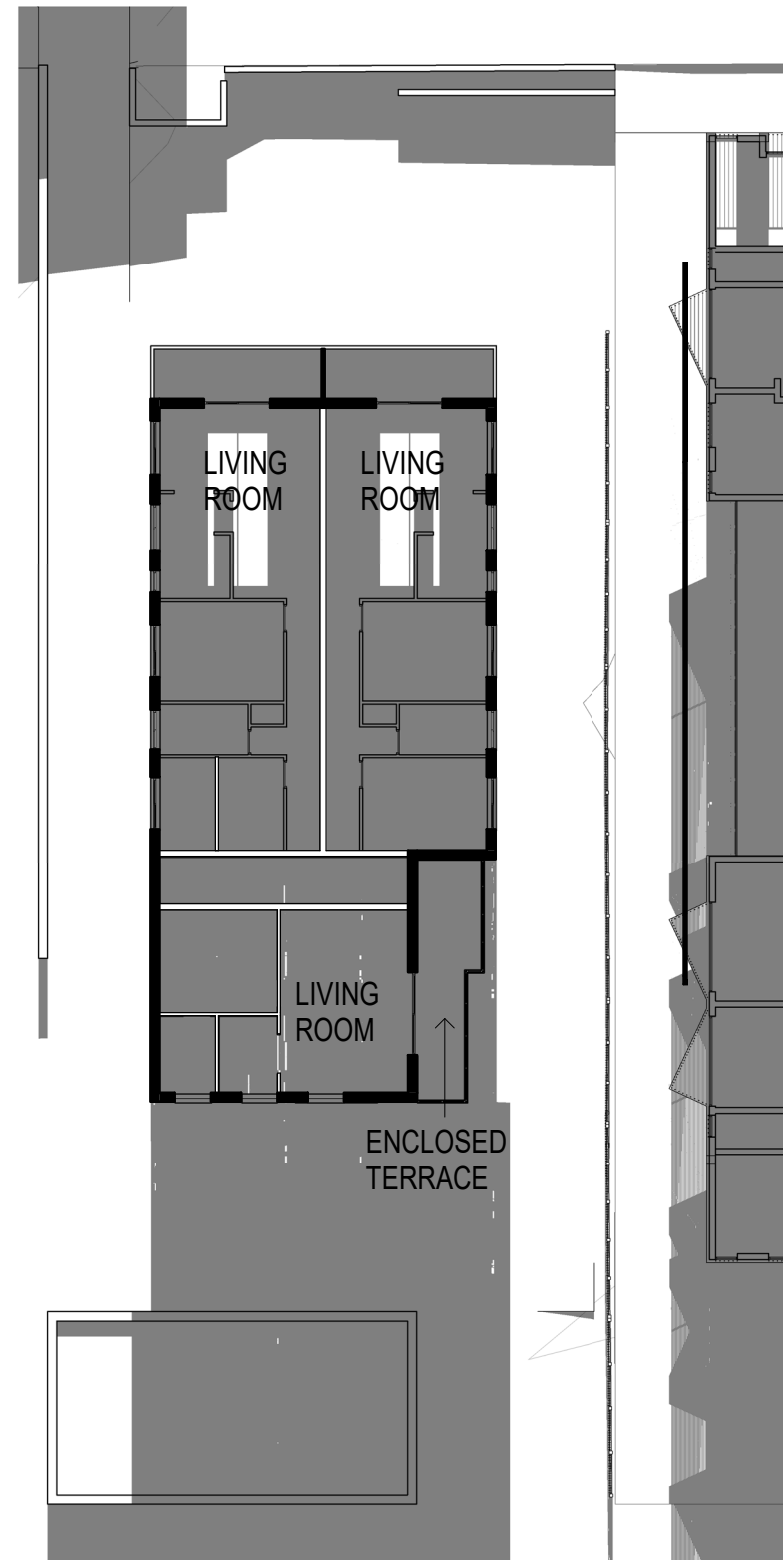
4 LEVEL 1 - APPROVED DA - 12PM



5 LEVEL 1 - APPROVED DA - 1PM

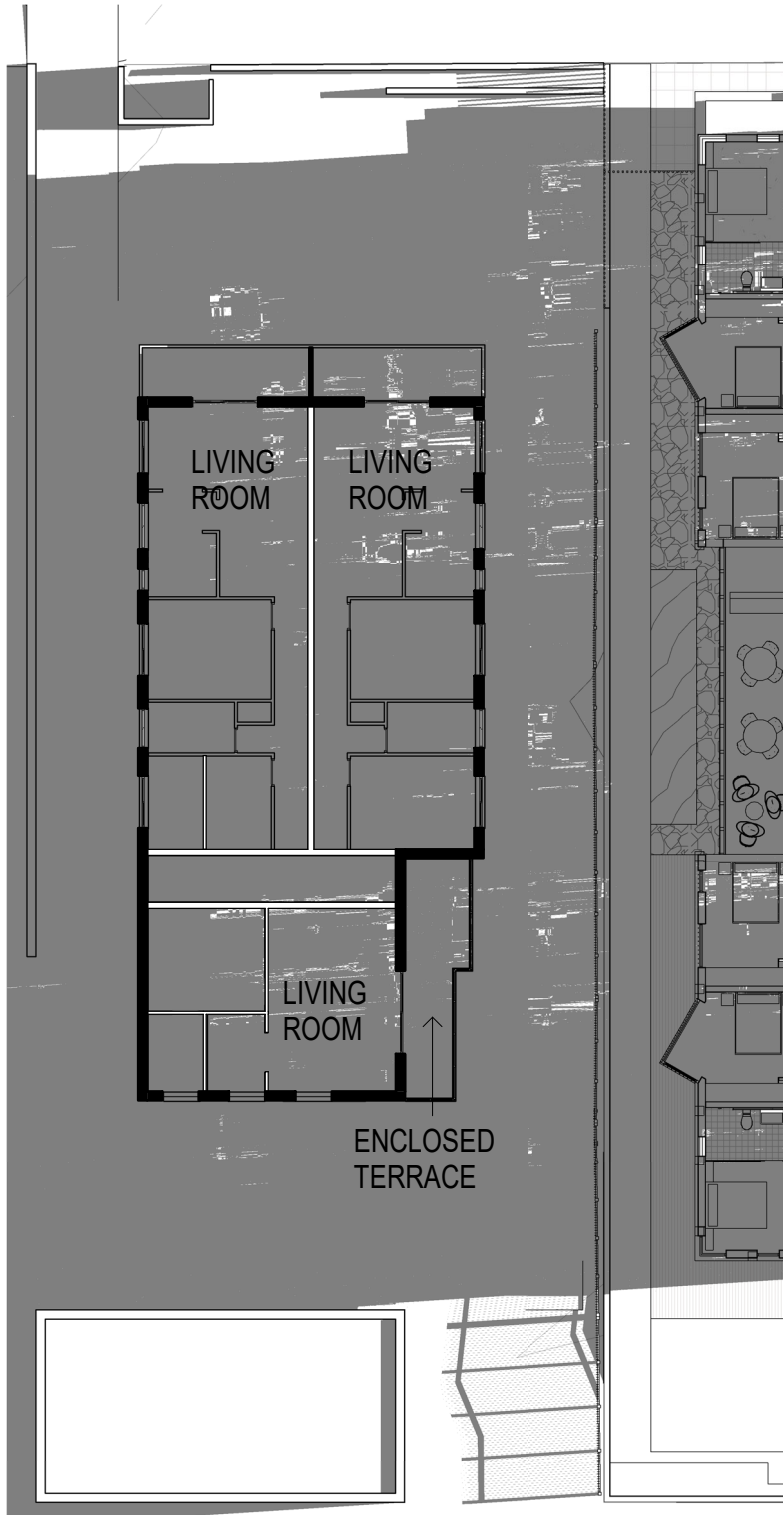


6 LEVEL 1 - APPROVED DA - 2PM

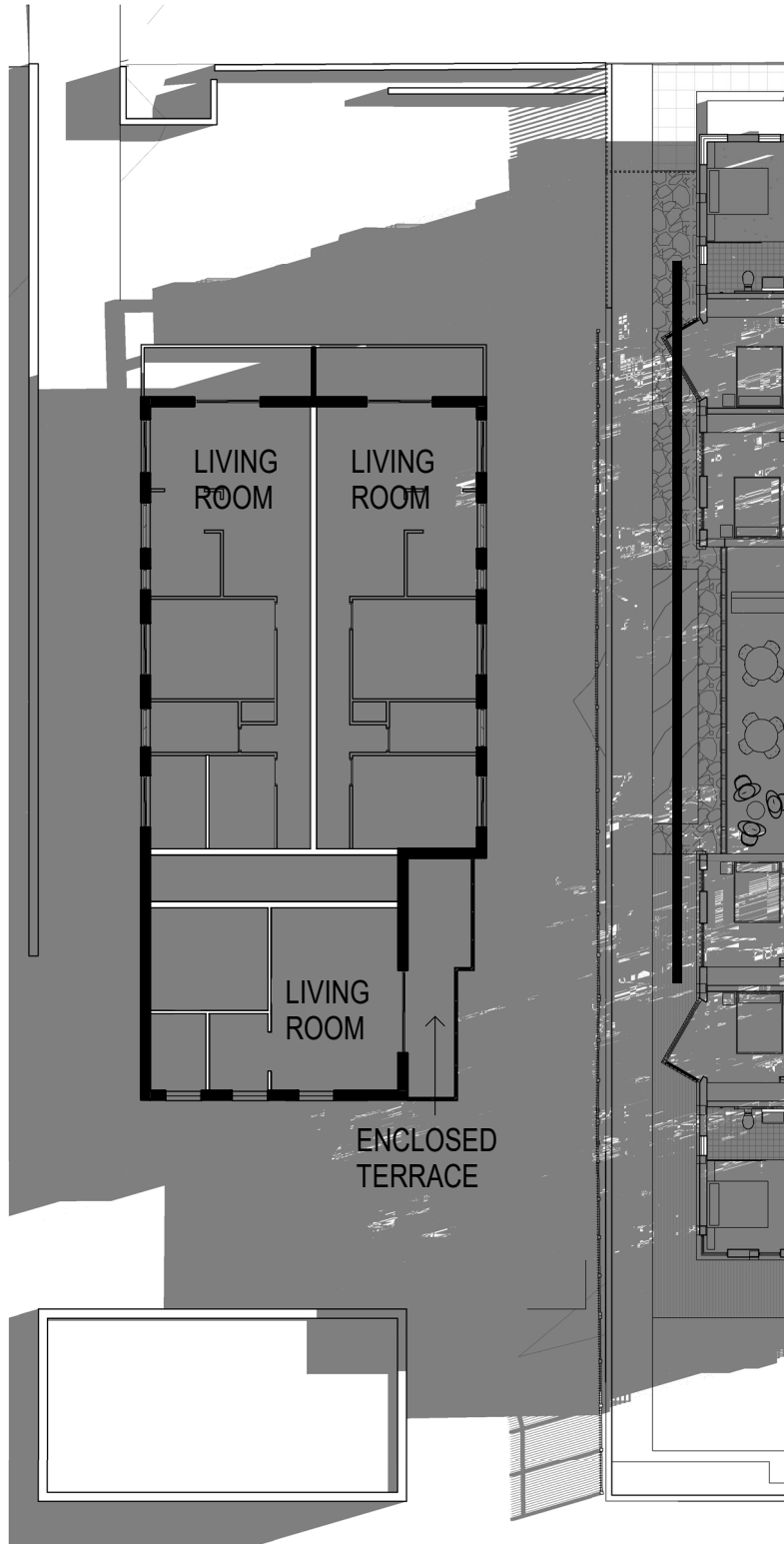


7 LEVEL 1 - APPROVED DA - 3PM

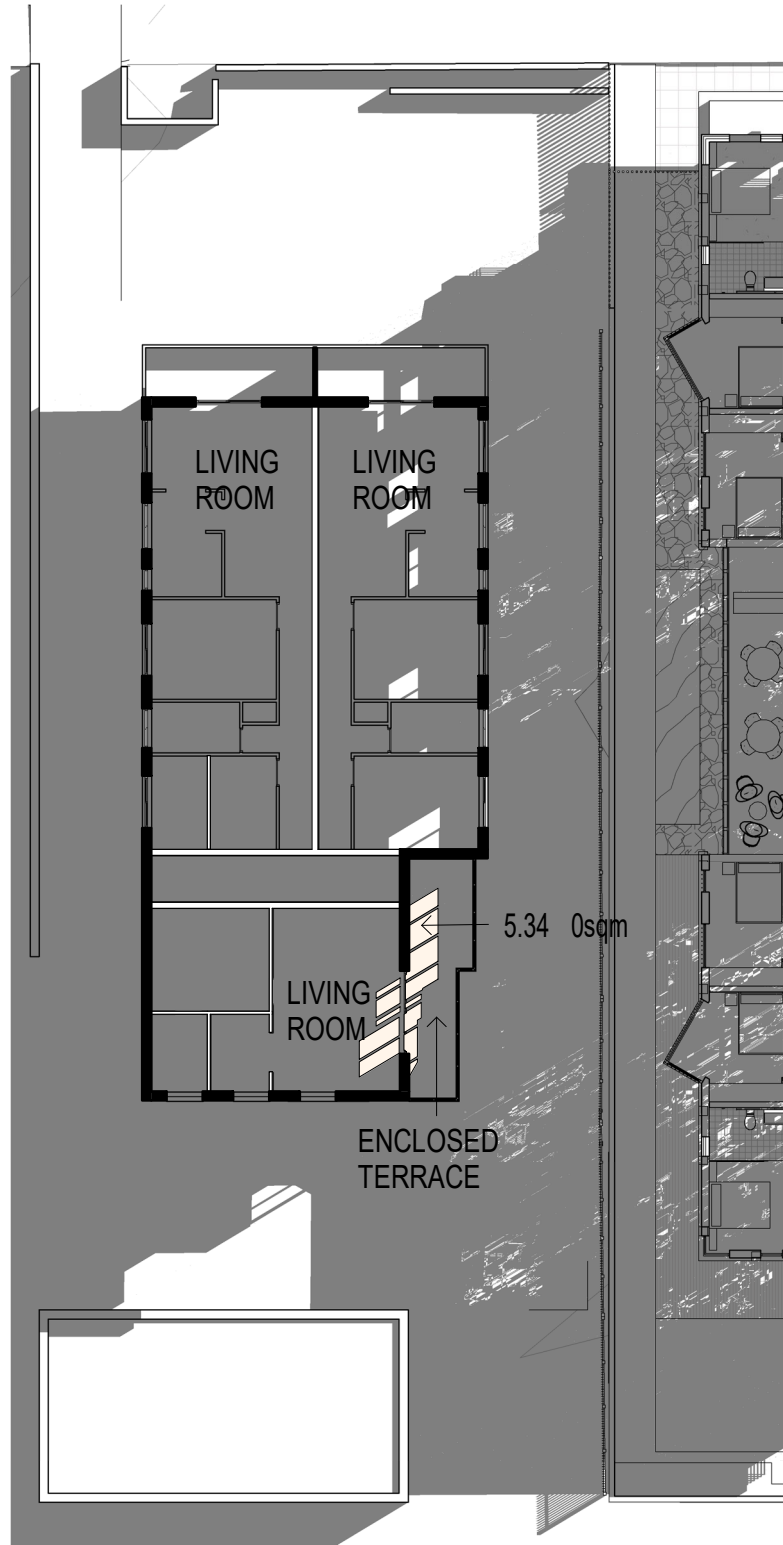
CURRENT DA



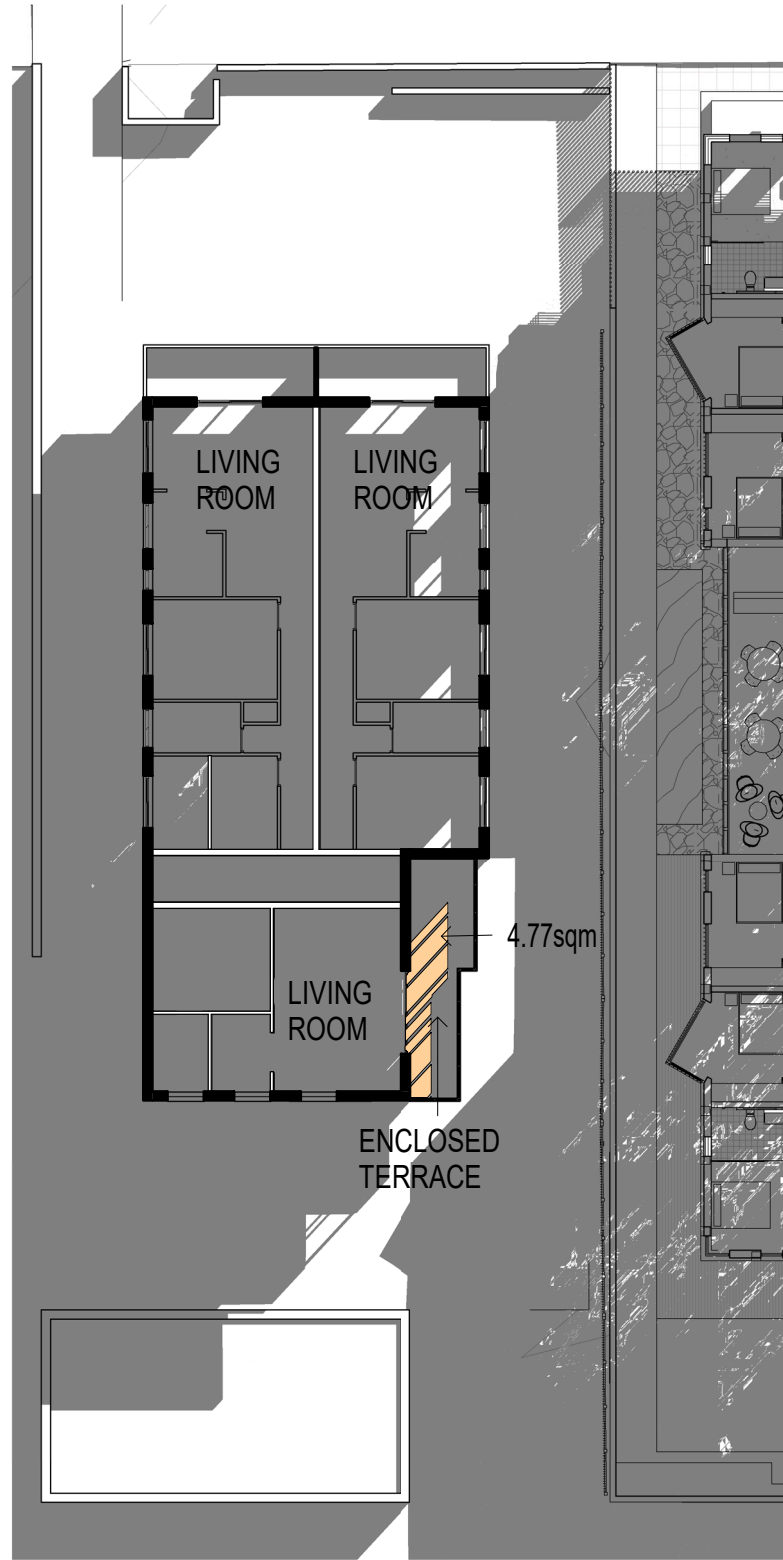
8 LEVEL 1 - PROPOSED DA - 9AM



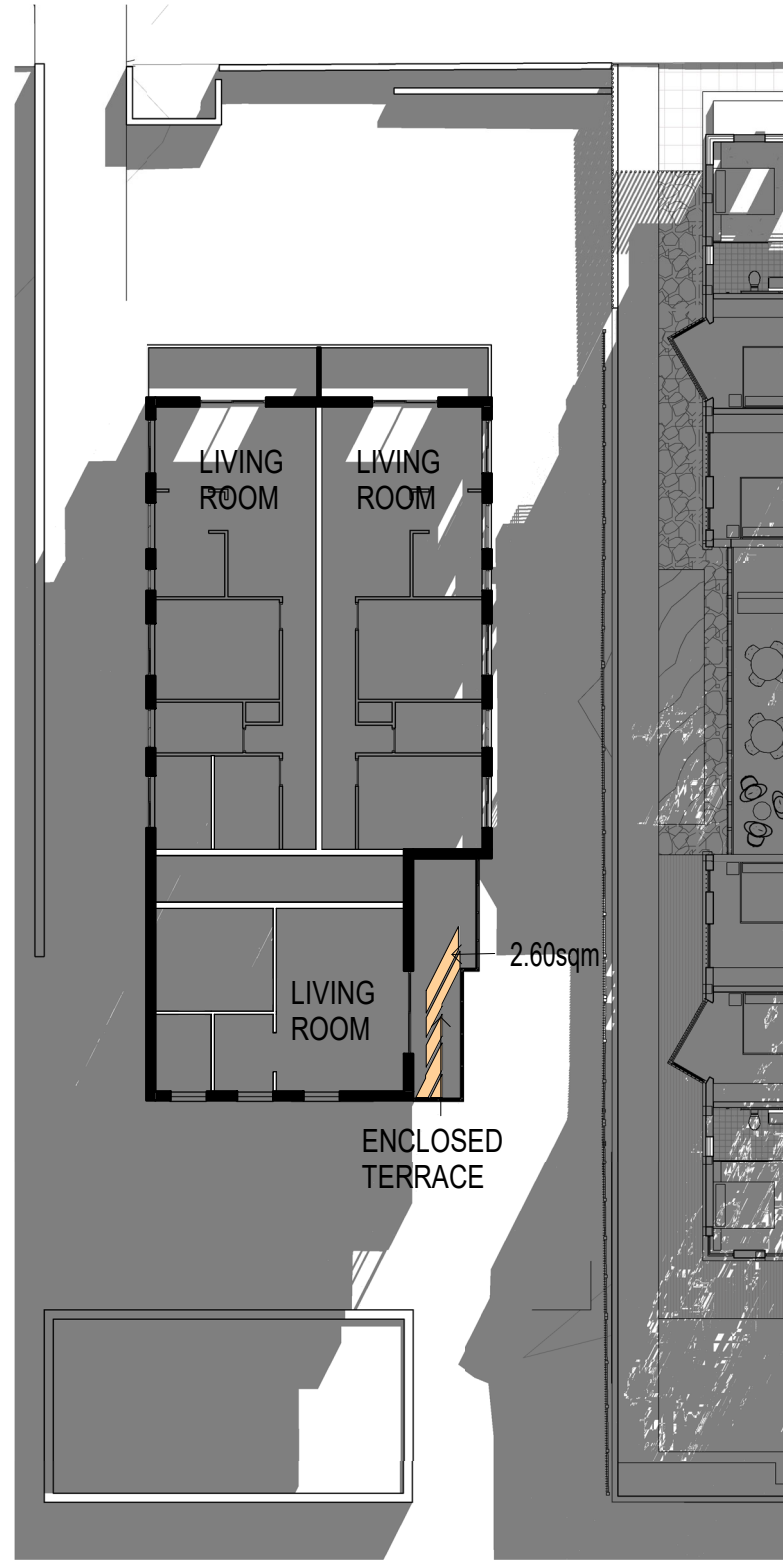
9 LEVEL 1 - PROPOSED DA - 10AM



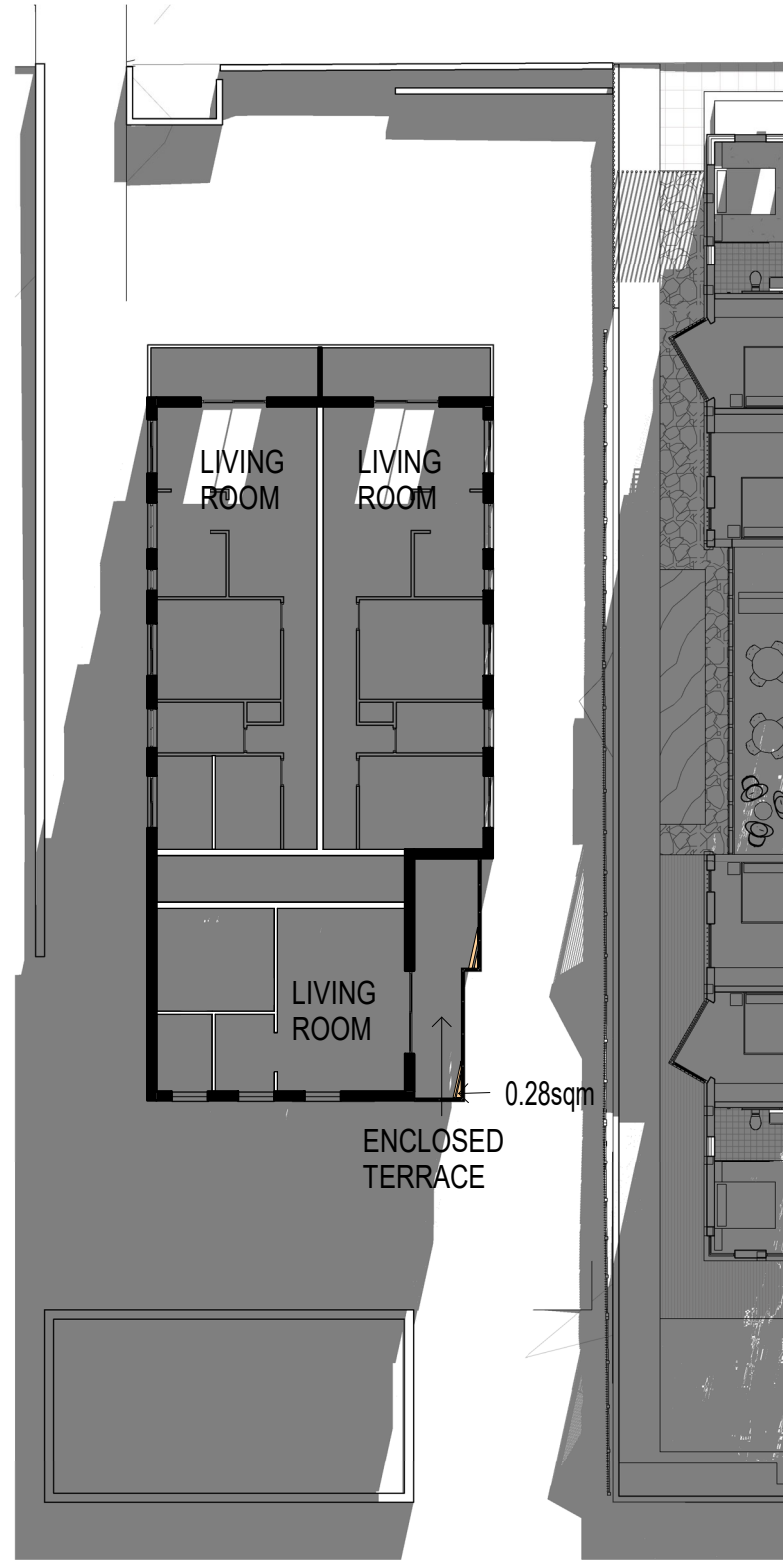
10 LEVEL 1 - PROPOSED DA - 11AM



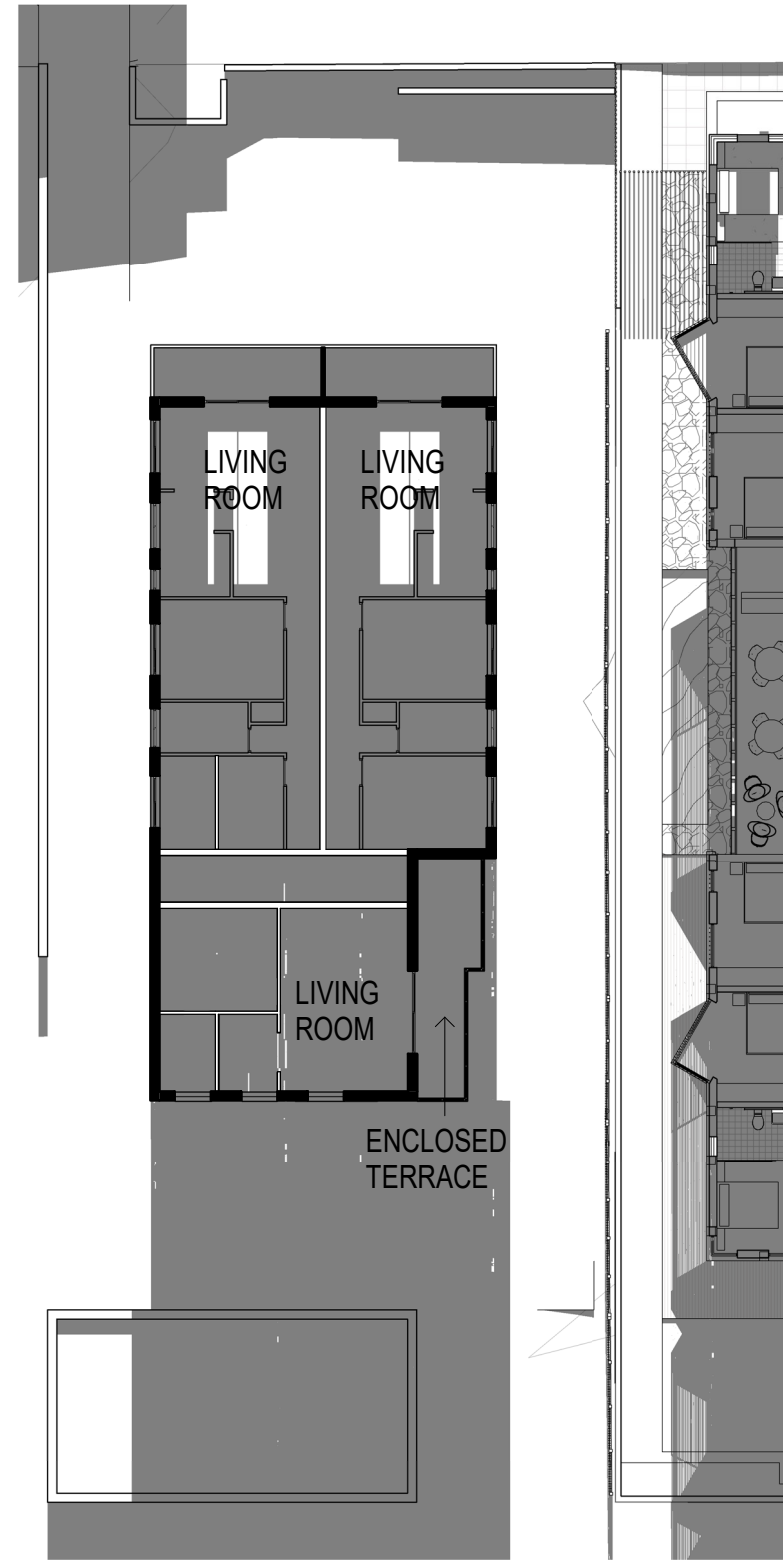
11 LEVEL 1 - PROPOSED DA - 12PM



12 LEVEL 1 - PROPOSED DA - 1PM



13 LEVEL 1 - PROPOSED DA - 2PM



14 LEVEL 1 - PROPOSED DA - 3PM

SOLAR ACCESS ANALYSIS PLAN - LEVEL 1

LEVEL	APPROVED / PROPOSED	TIME	HOURS 9am to 3pm
1	APPROVED DA	2h	From 11am to 1pm
1	PROPOSED DA	2h	From 11am to 1pm

ISSUE	DATE	AMENDMENT
A	08-12-2019	DA SUBMISSION
B	21-07-2020	REVISED DA SUBMISSION

PROJECT
MANLY LODGE // MIXED-USE DEVELOPMENT
ADDRESS
22 VICTORIA PARADE, MANLY, NSW, 2095

PROJECT No. 19001
CLIENT

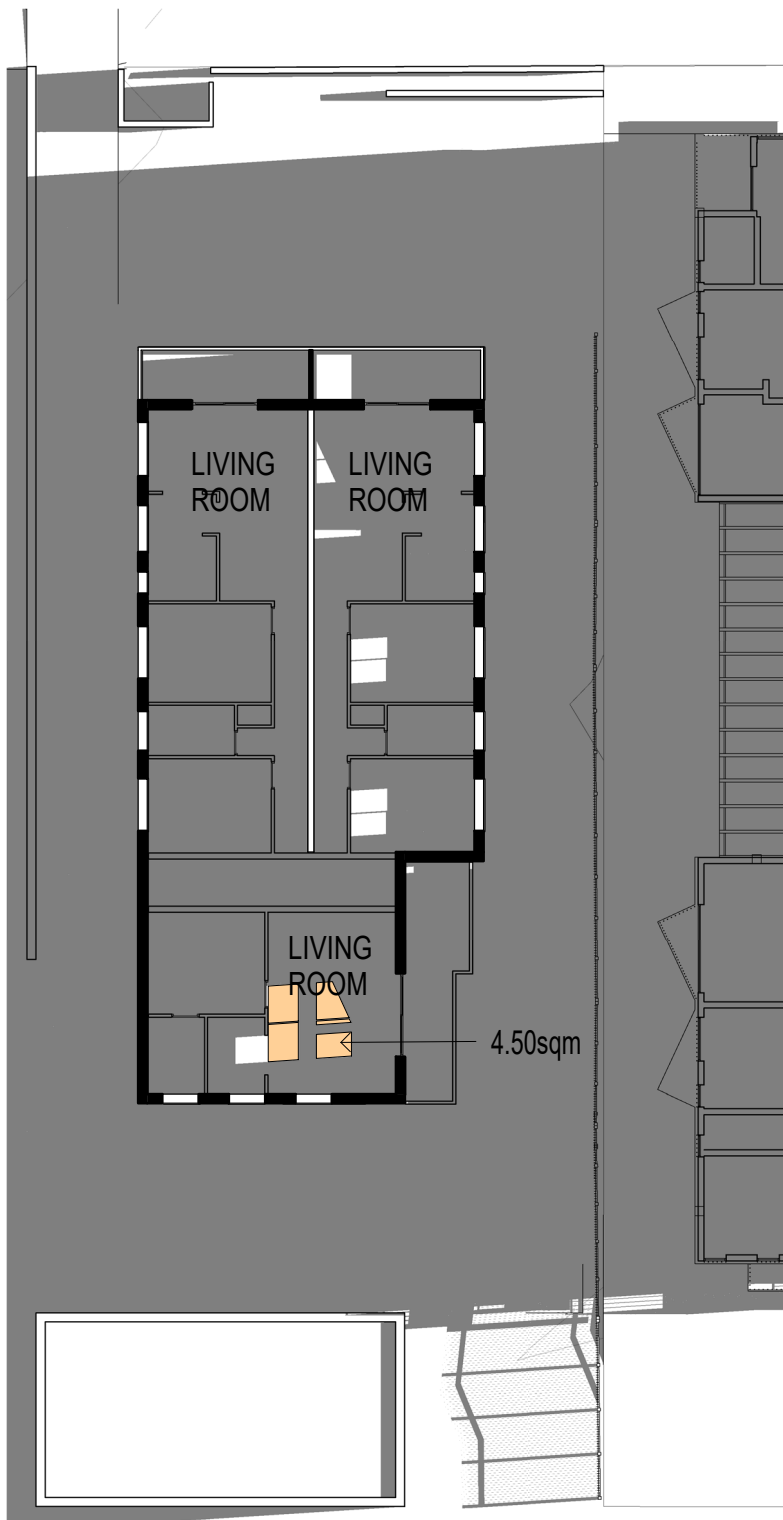
MORSON GROUP

NDM/NATED ARCHITECT - P.F.
MORSON REGISTRATION NUMBER 8100
ACN 159 480 034 ABN 41 159 480 034
www.morsongroup.com.au
E29 9380 4946
PO Box 170, Pyrmont NSW 1535

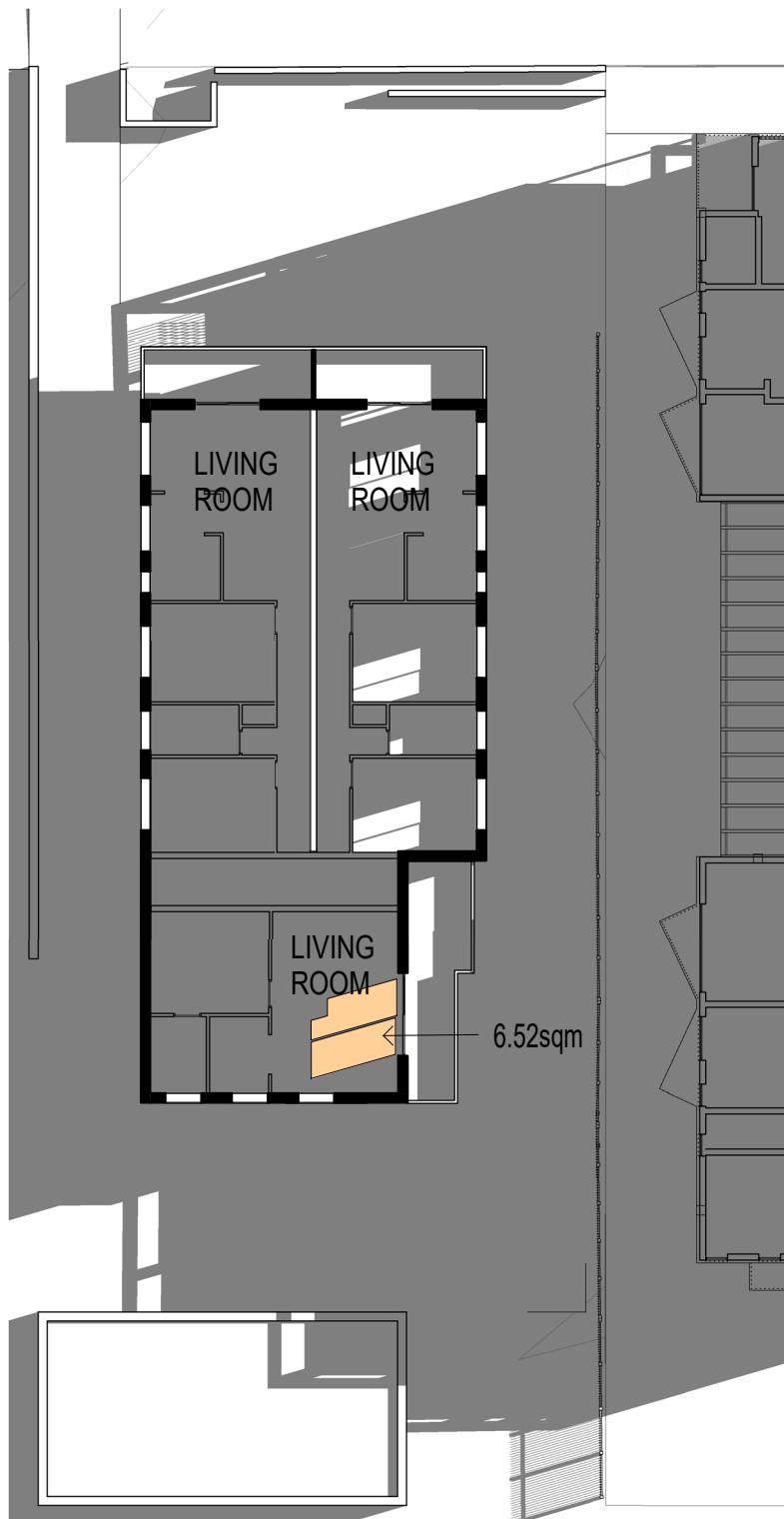
SHEET
SIZE: A1
SCALE:
1 : 250

SHEET
NAME: SOLAR ACCESS PLAN VIEW 2 - LEVEL 1

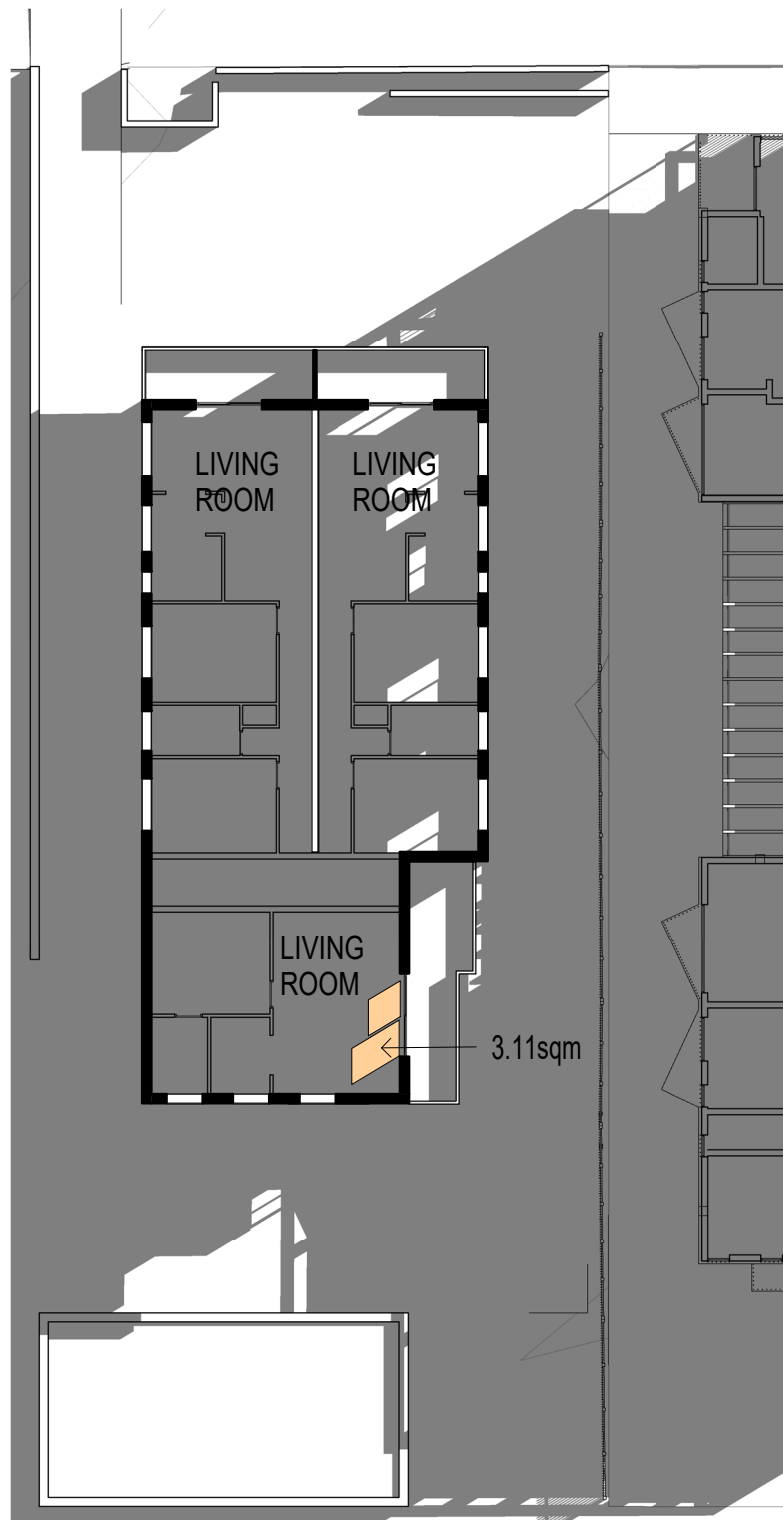
DRAWING No. DA24
ISSUE No. B



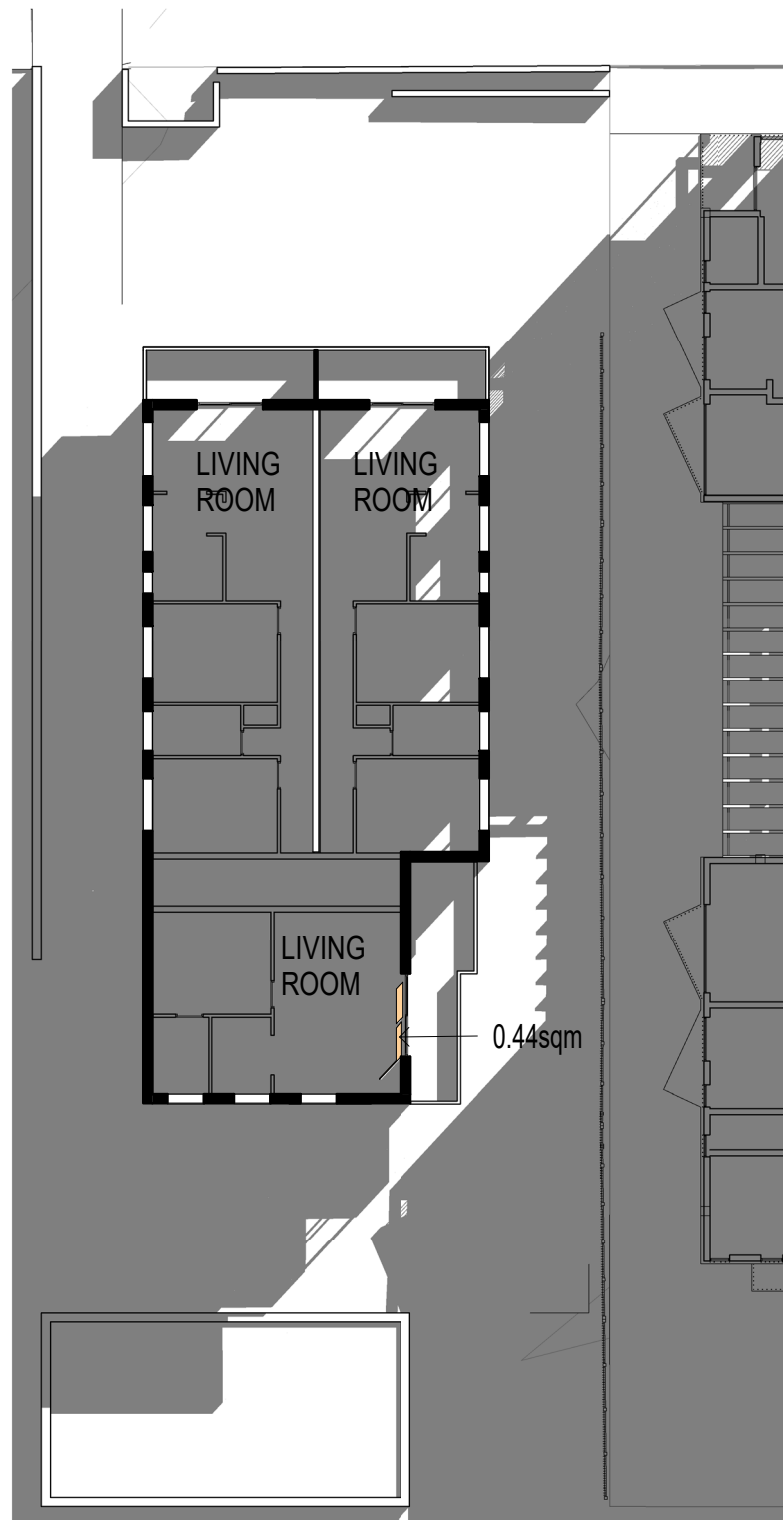
1 LEVEL 2 - APPROVED DA - 9AM



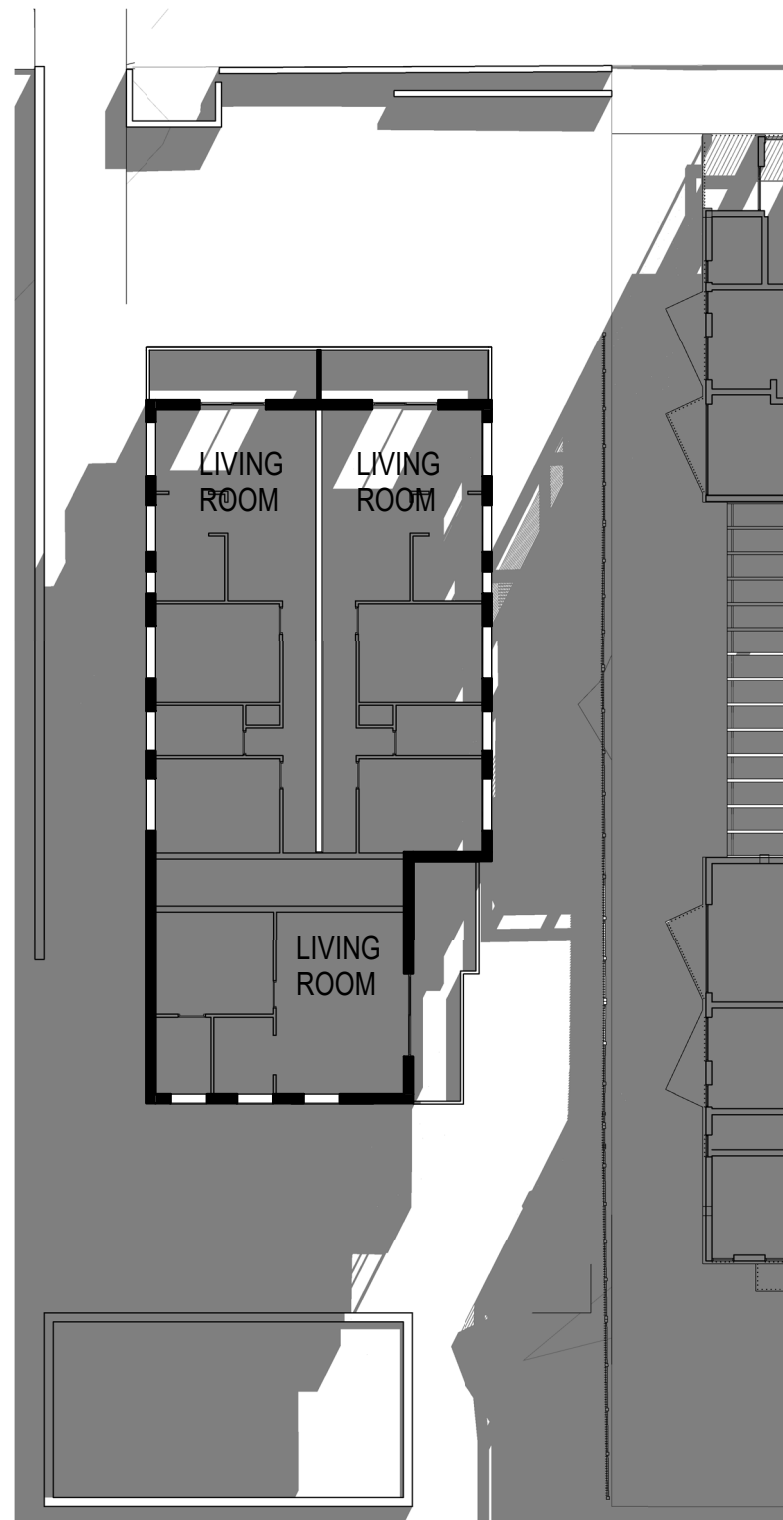
2 LEVEL 2 - APPROVED DA - 10AM



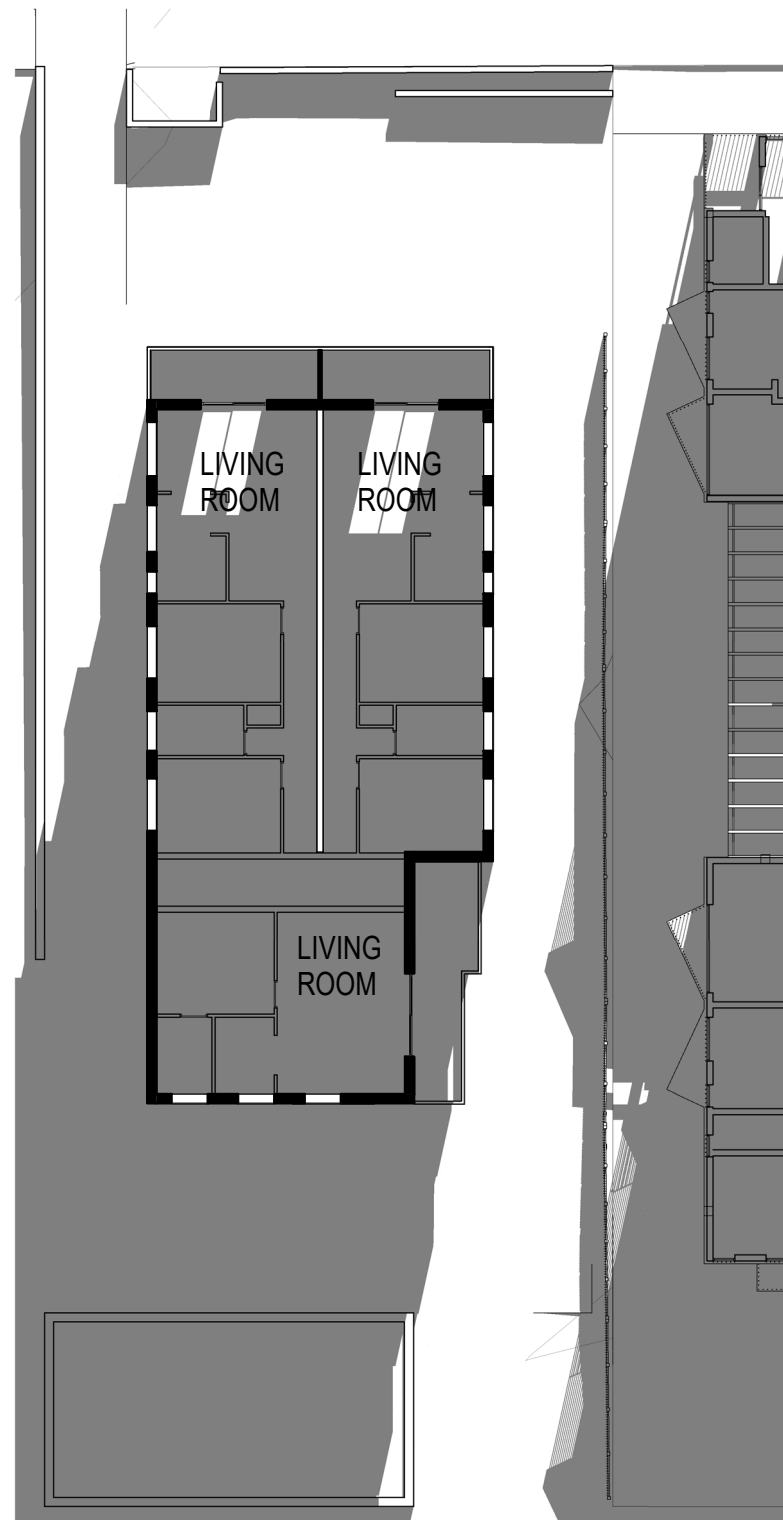
3 LEVEL 2 - APPROVED DA - 11AM



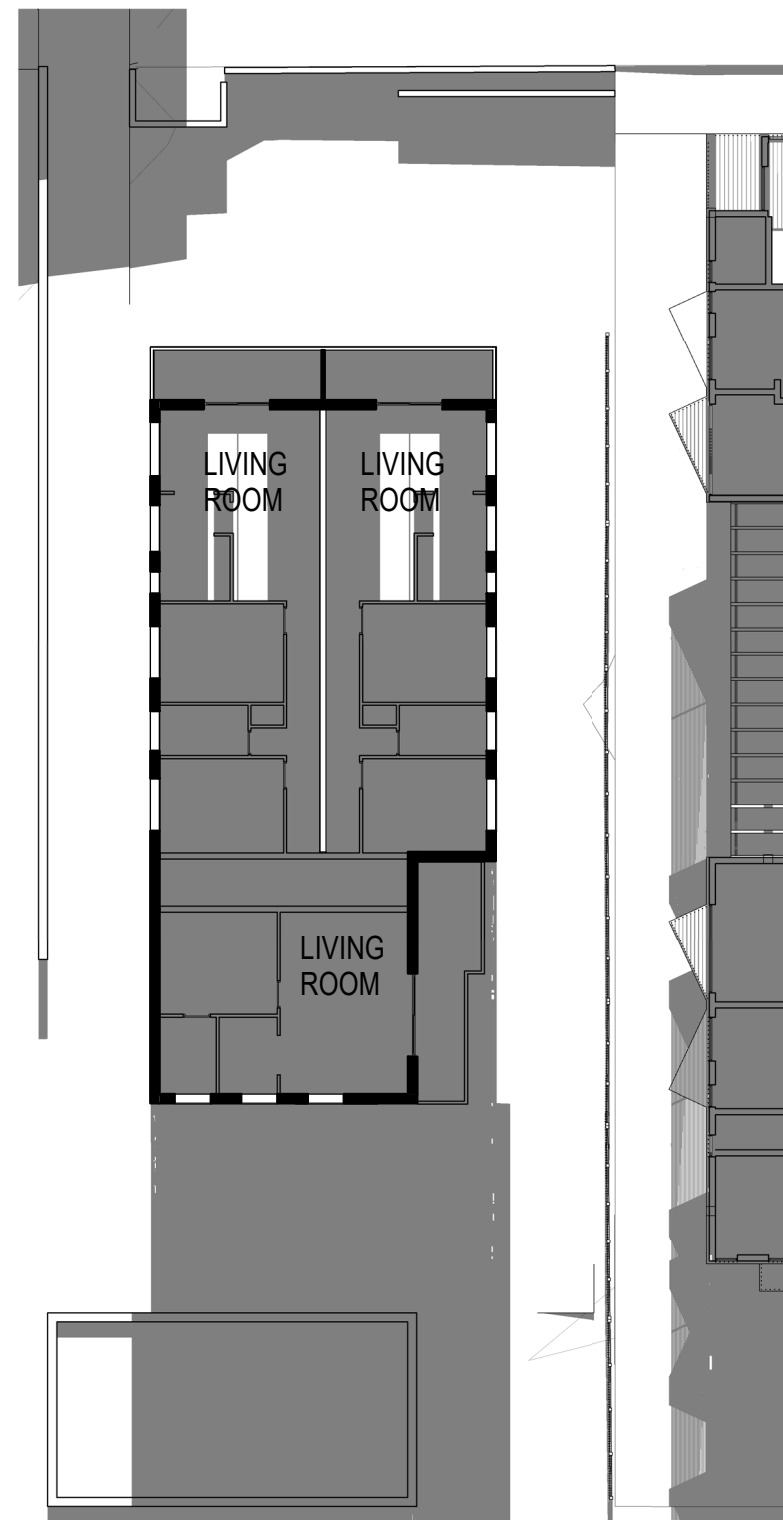
4 LEVEL 2 - APPROVED DA - 12PM



5 LEVEL 2 - APPROVED DA - 1PM

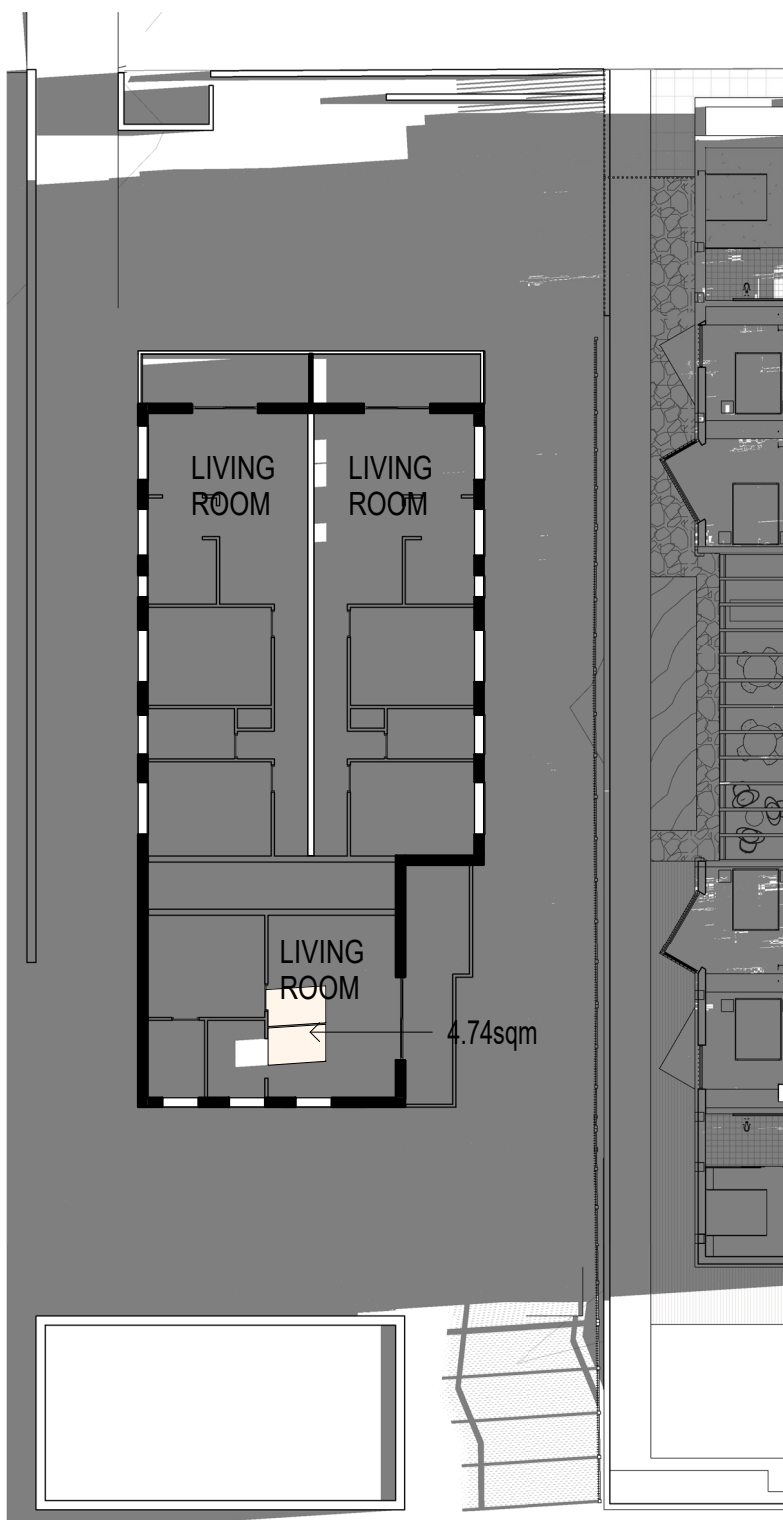


6 LEVEL 2 - APPROVED DA - 2PM

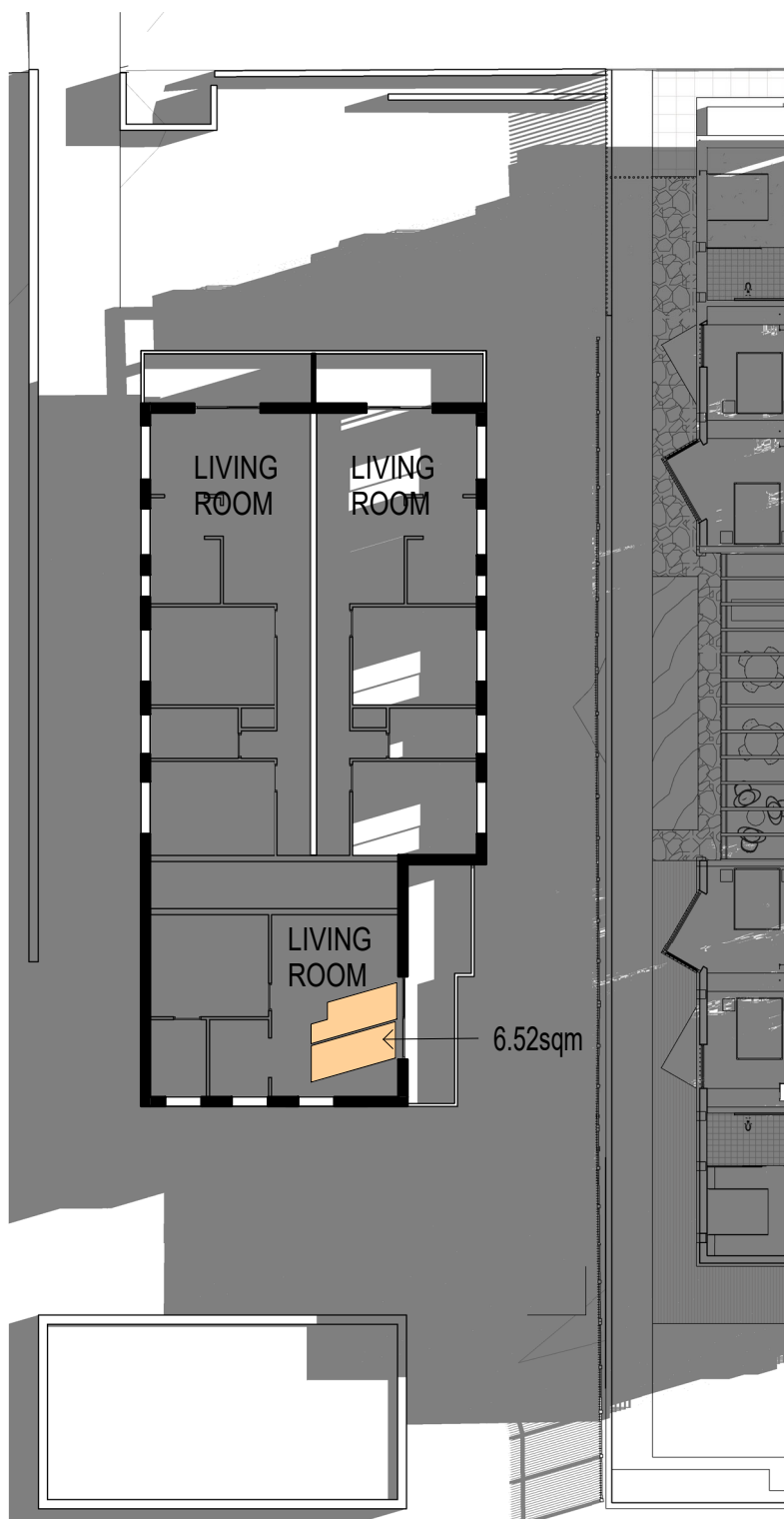


7 LEVEL 2 - APPROVED DA - 3PM

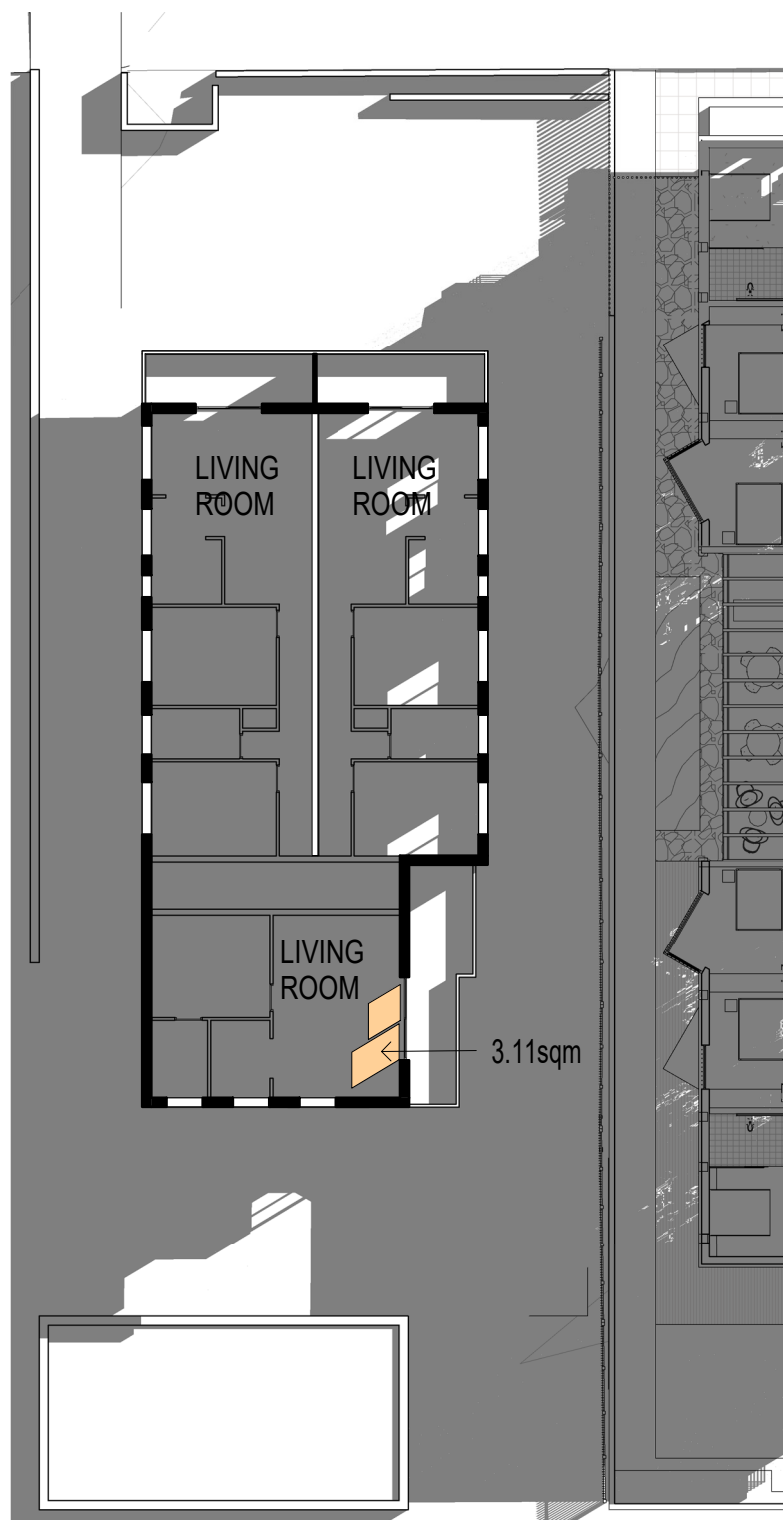
APPROVED DA



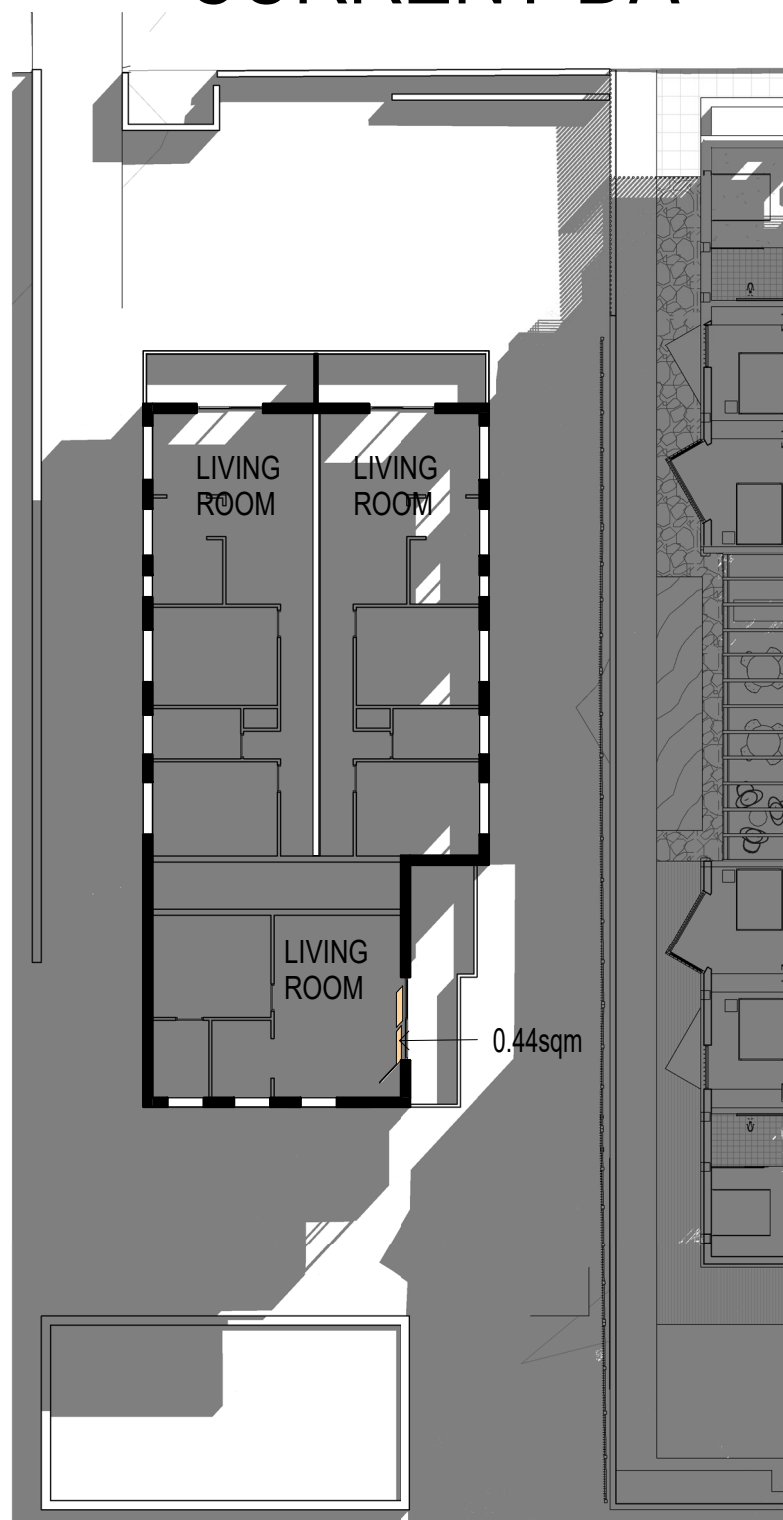
8 LEVEL 2 - PROPOSED DA - 9AM



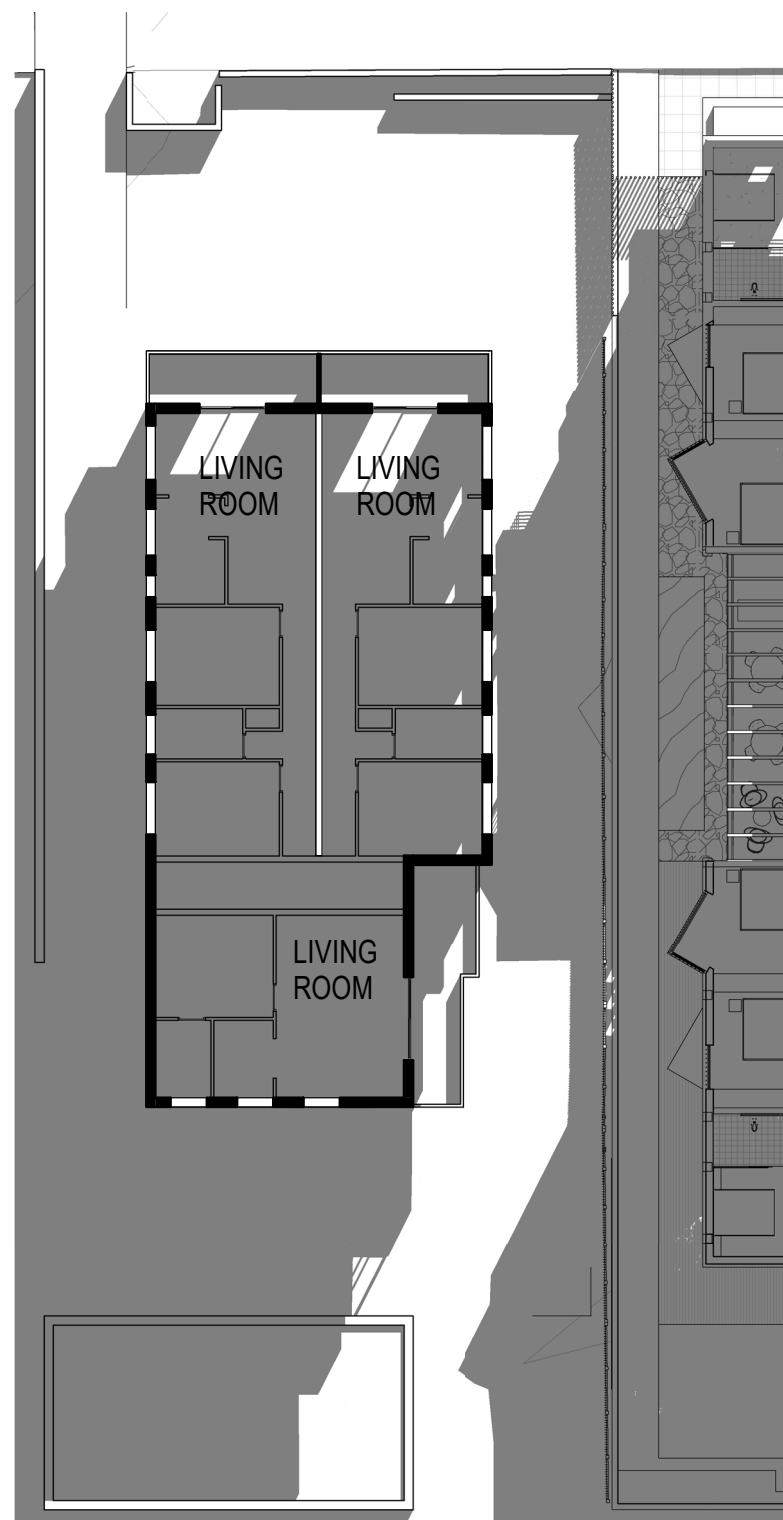
9 LEVEL 2 - PROPOSED DA - 10AM



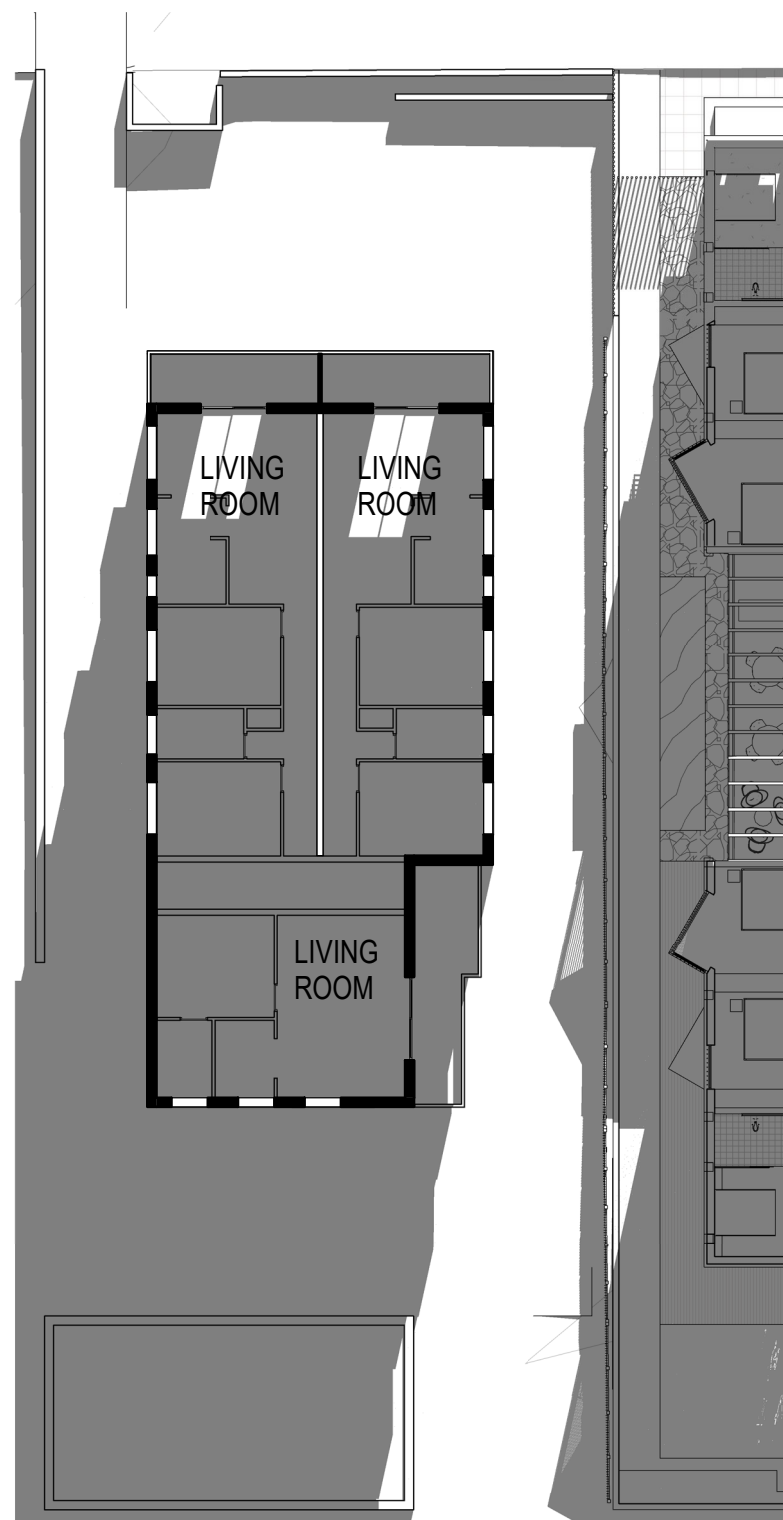
10 LEVEL 2 - PROPOSED DA - 11AM



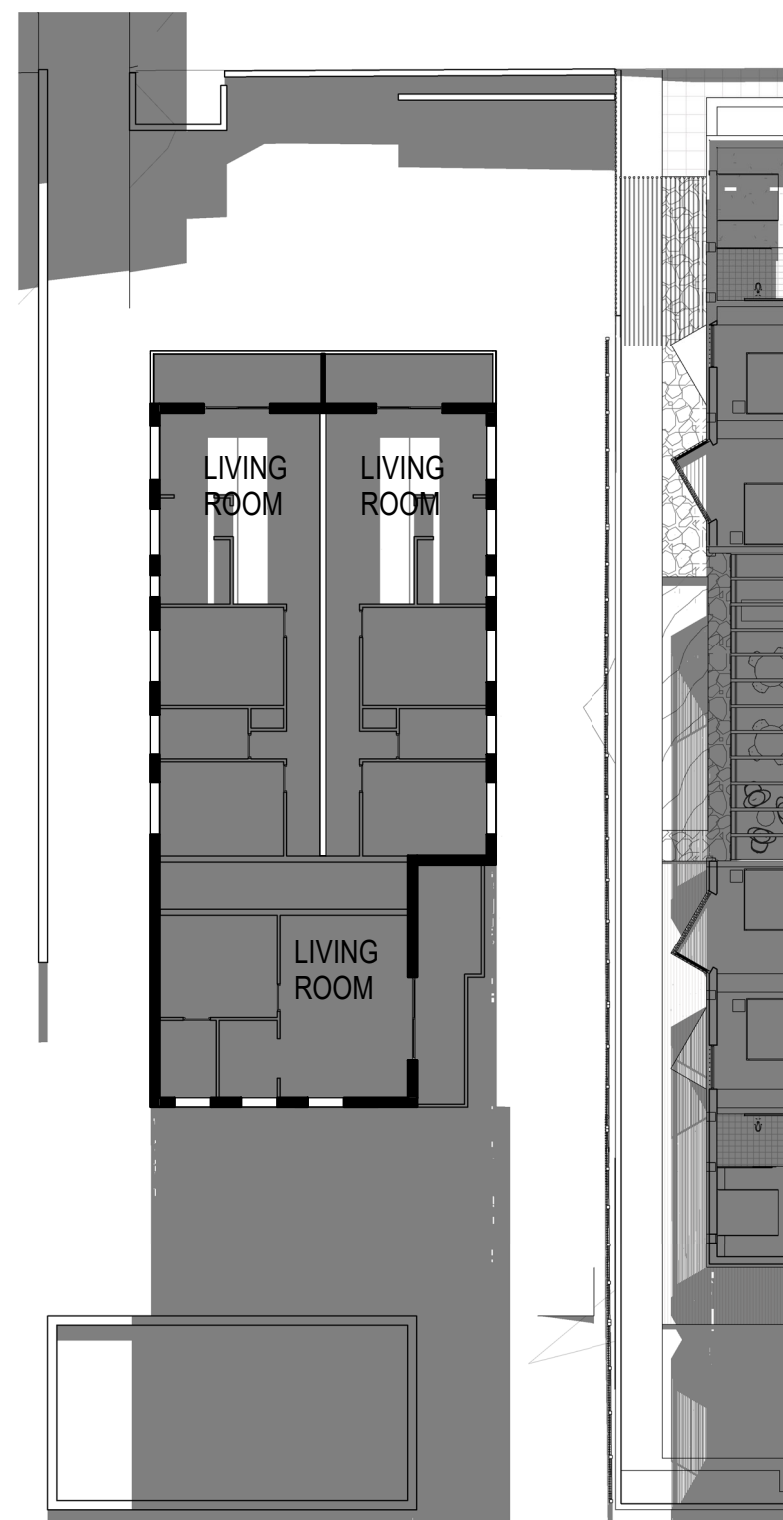
11 LEVEL 2 - PROPOSED DA - 12PM



12 LEVEL 2 - PROPOSED DA - 1PM

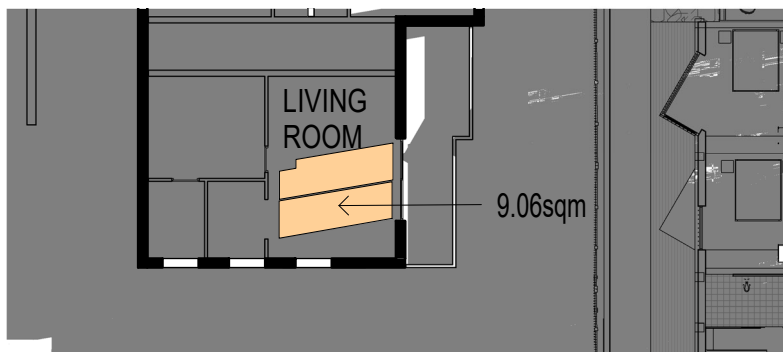


13 LEVEL 2 - PROPOSED DA - 2PM

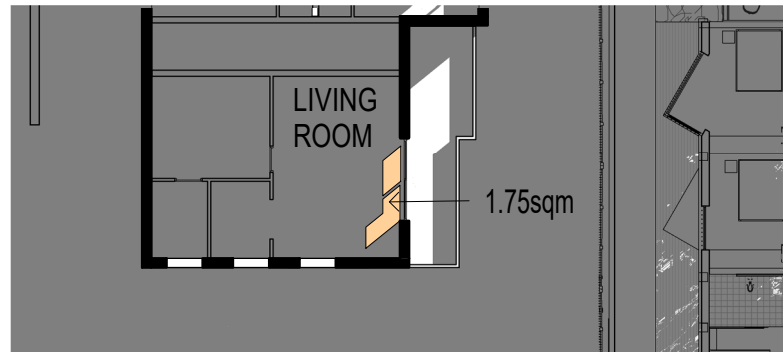


14 LEVEL 2 - PROPOSED DA - 3PM

CURRENT DA



30 LEVEL 2 - PROPOSED DA - 9.30AM



29 LEVEL 2 - PROPOSED DA - 11.30AM

SOLAR ACCESS ANALYSIS PLAN - LEVEL 2			
Level	Approved / Proposed	Time	Hours 9-3
2	APPROVED DA	2h 30 minutes	From 9am to 11:30am
2	PROPOSED DA	2 hours	From 9:30am to 11:30am

ISSUE	DATE	AMENDMENT
A	08-12-2019	DA SUBMISSION
B	21-07-2020	REVISED DA SUBMISSION

PROJECT
MANLY LODGE // MIXED-USE DEVELOPMENT
ADDRESS
22 VICTORIA PARADE, MANLY, NSW, 2095

PROJECT No. 19001
CLIENT

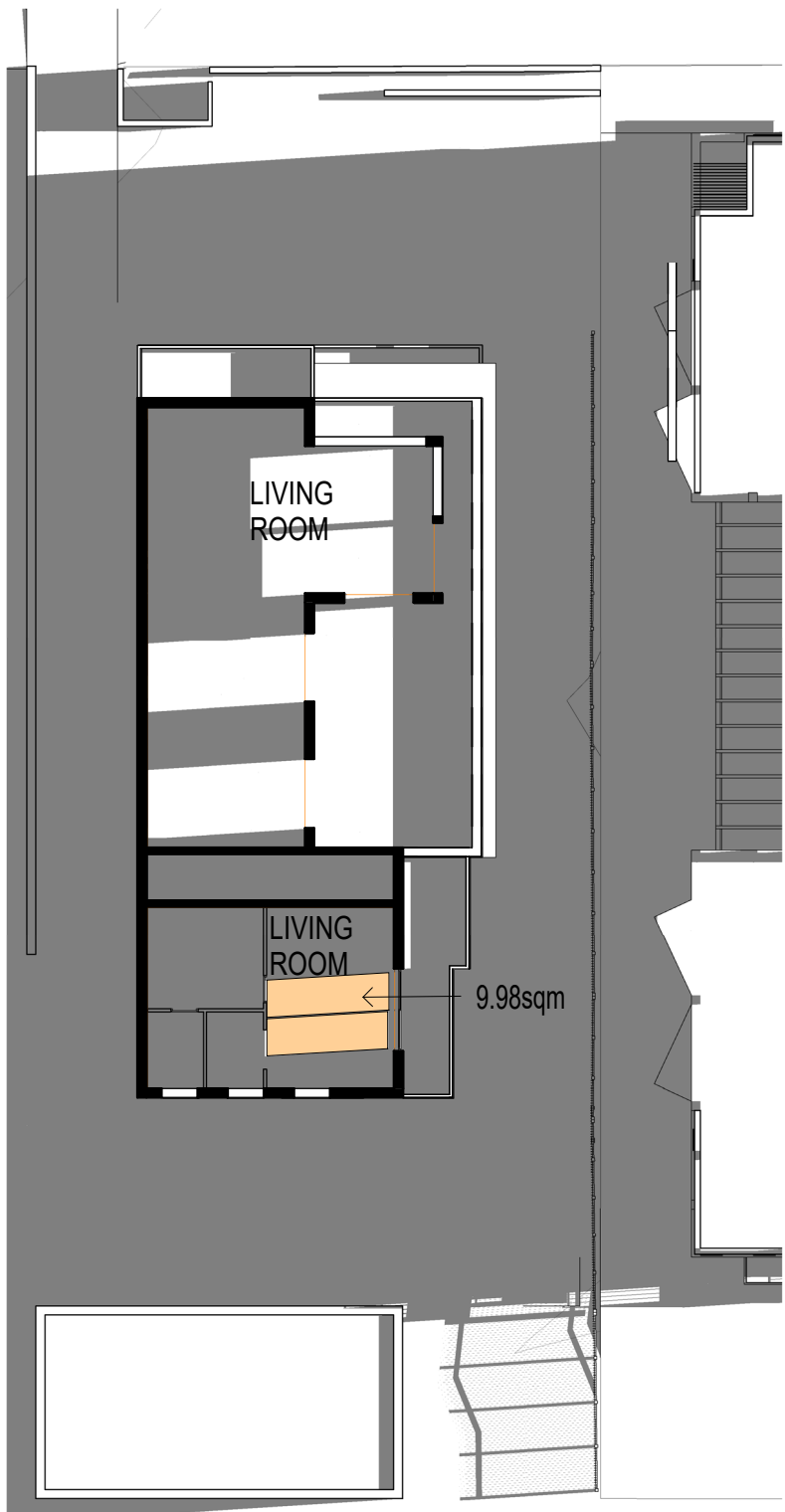
MORSON GROUP
NOMINATED ARCHITECT - P.F.
MORSON REGISTRATION NUMBER 8100
ACN 159 480 054 ABN 41 159 480 054
www.morsongroup.com.au
R29 9380 49146
PO Box 1755, Potts Point, NSW 1535

SHEET
SIZE: A1
SCALE:
1 : 250

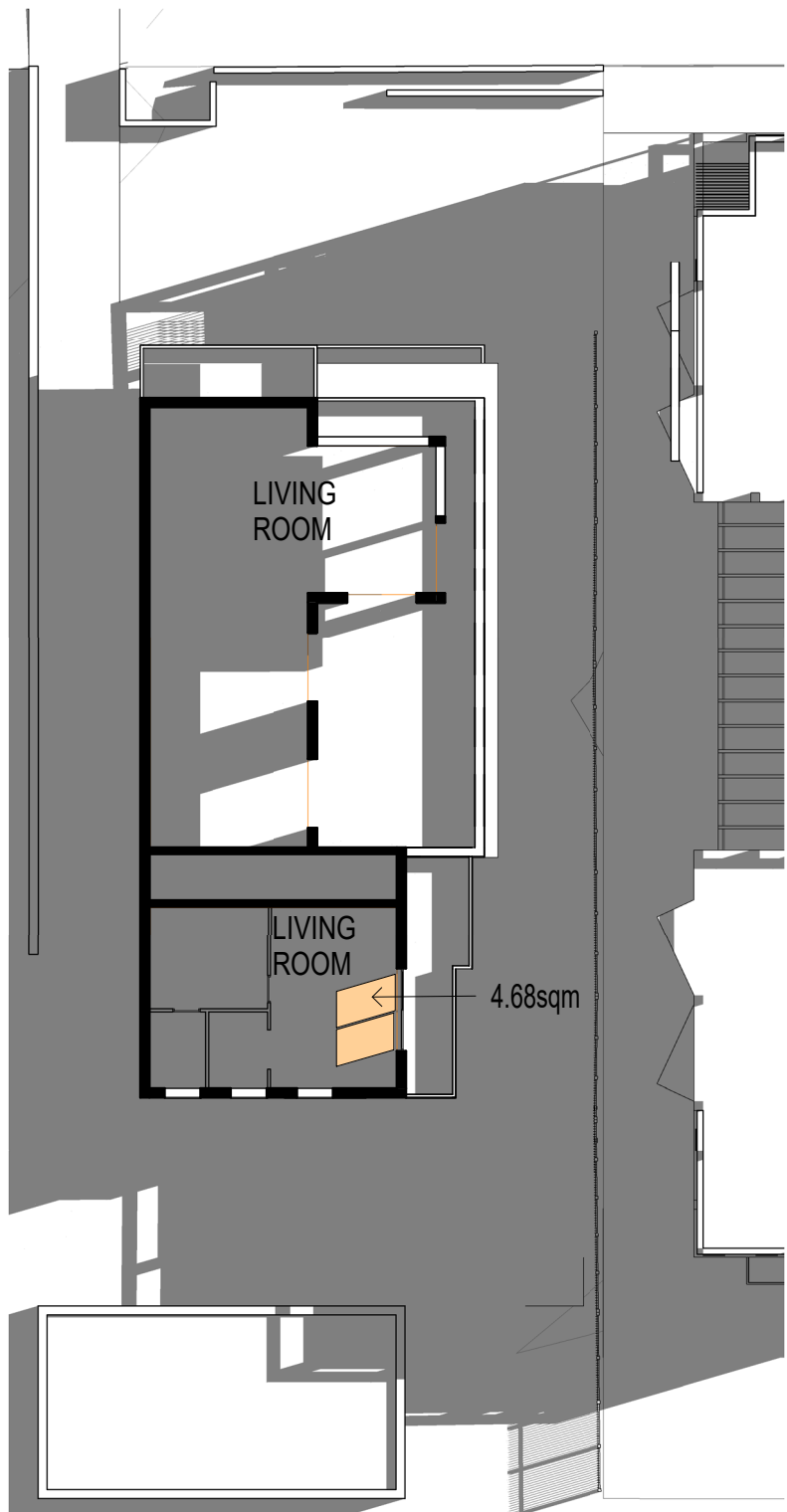
SHEET
NAME: SOLAR ACCESS PLAN VIEW 2 - LEVEL 2

DRAWING No. DA25
ISSUE No. B

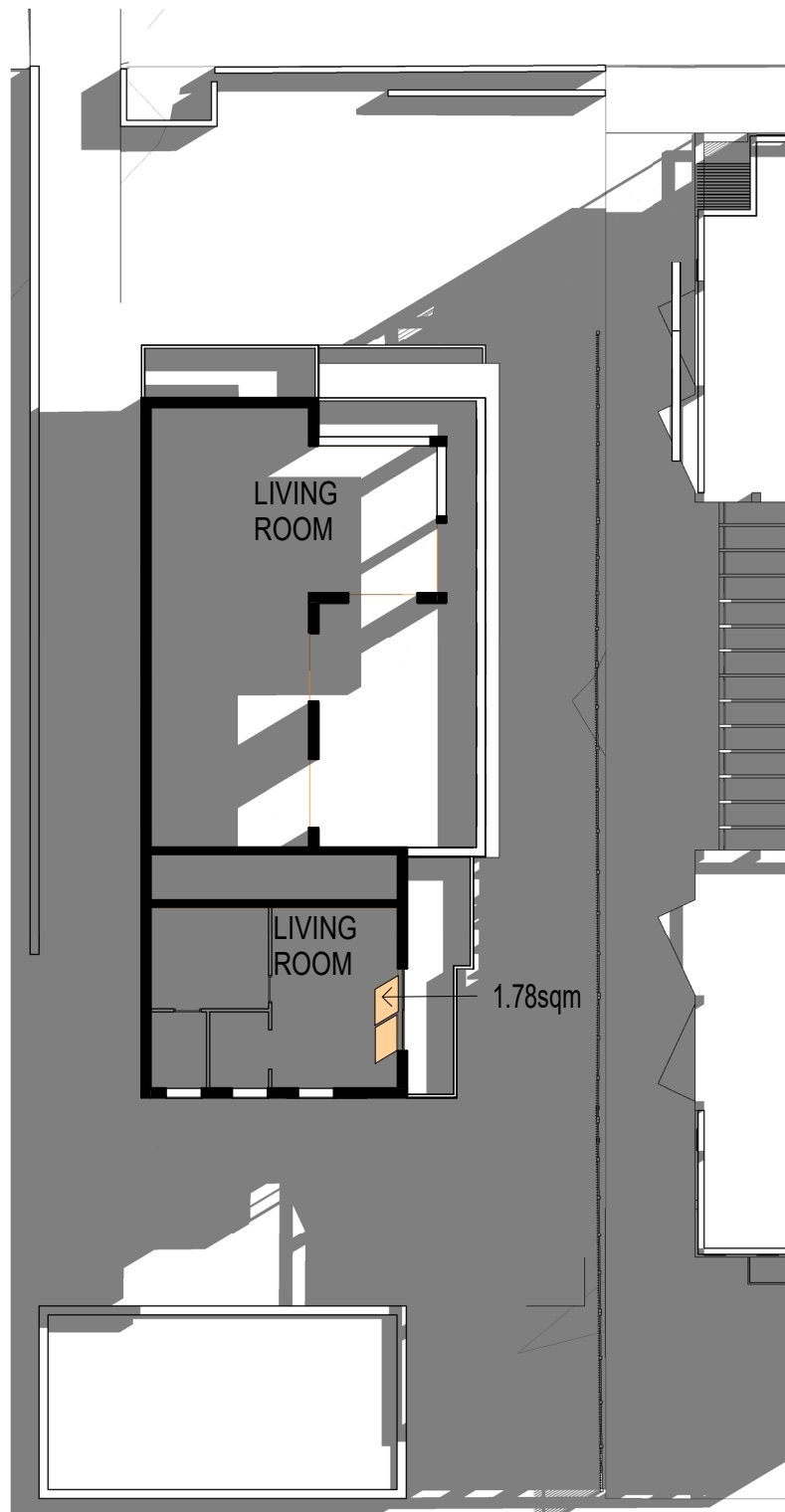
APPROVED DA



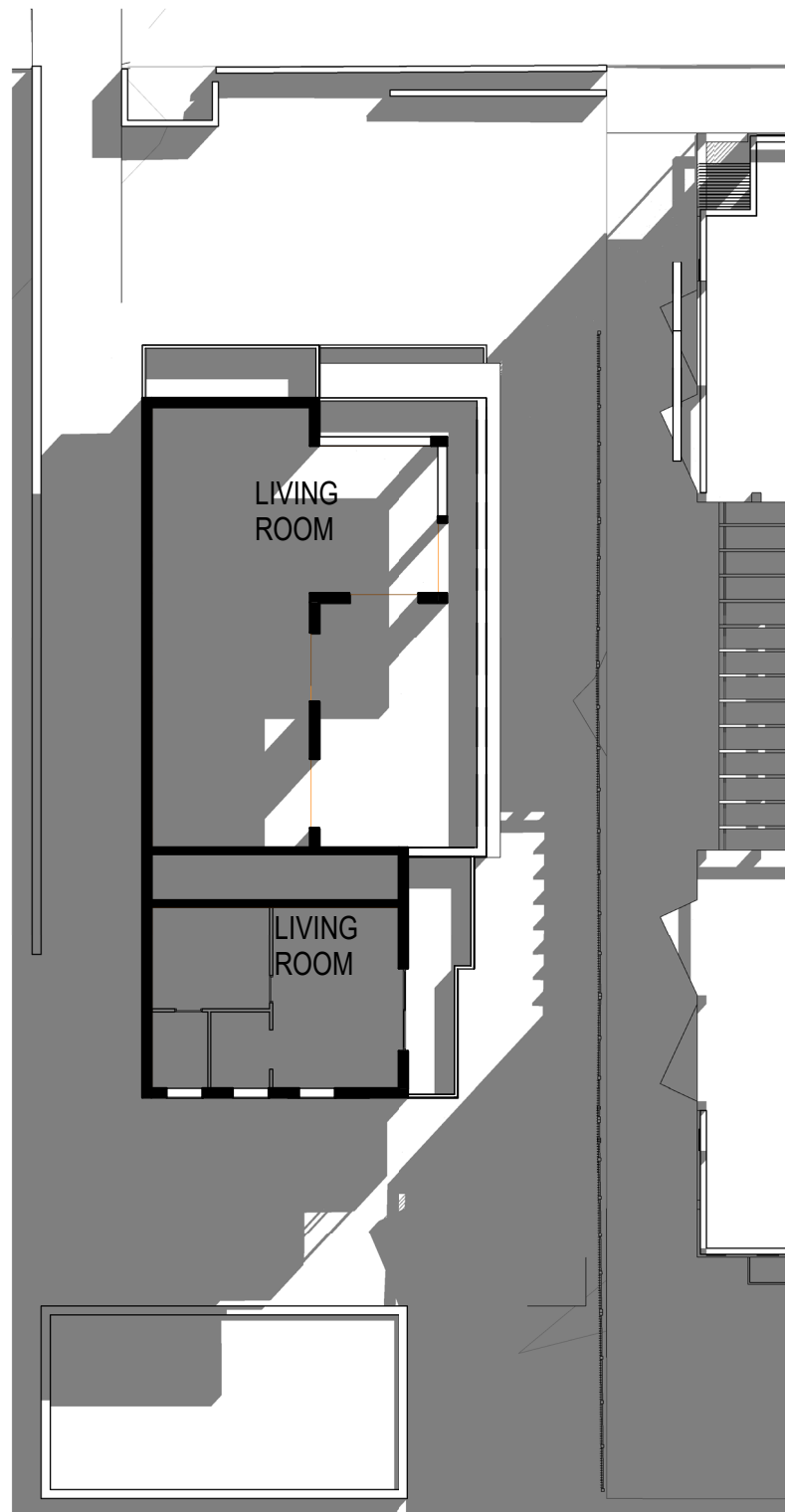
1 LEVEL 3 - APPROVED DA - 9AM



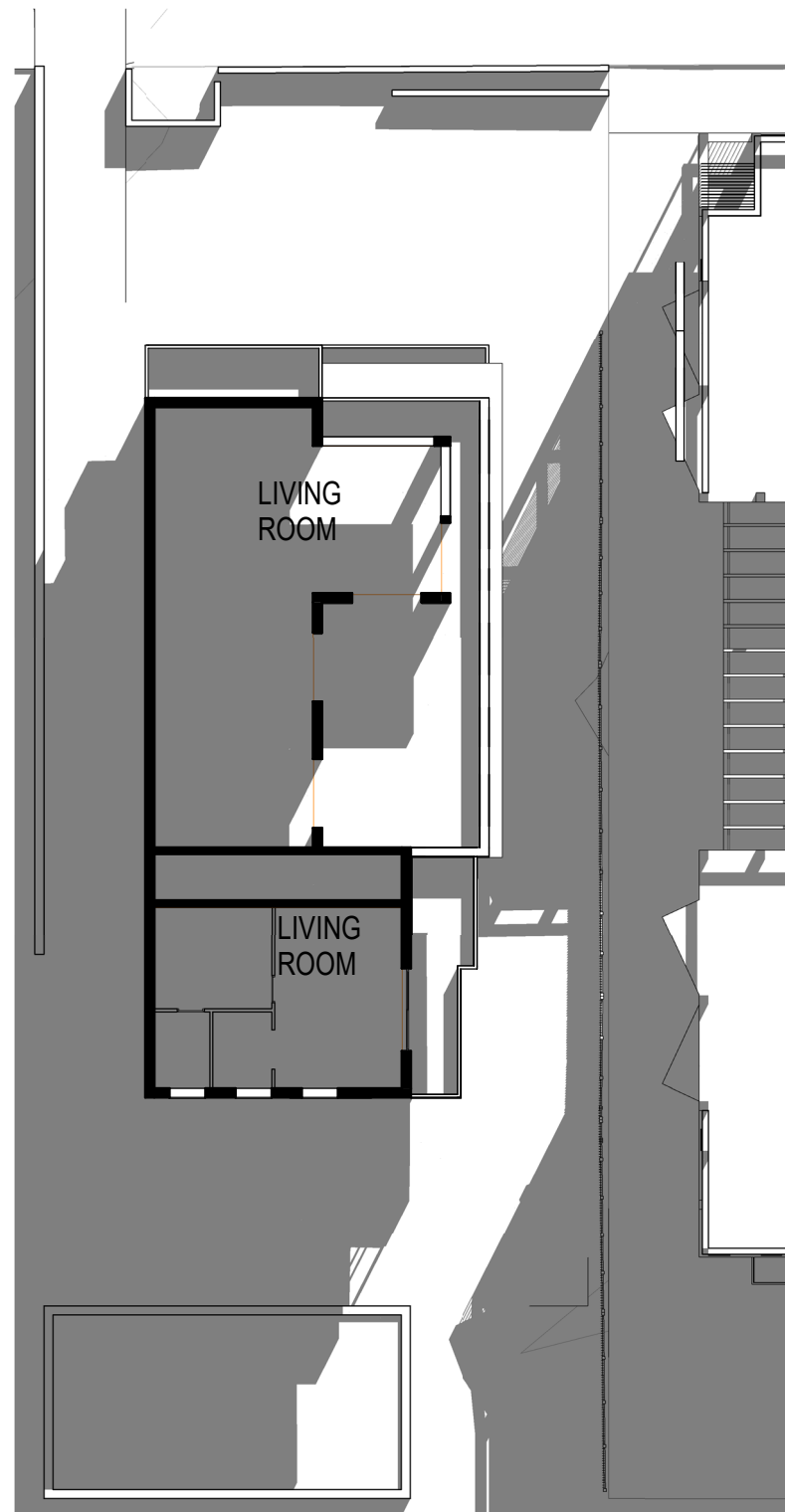
2 LEVEL 3 - APPROVED DA - 10AM



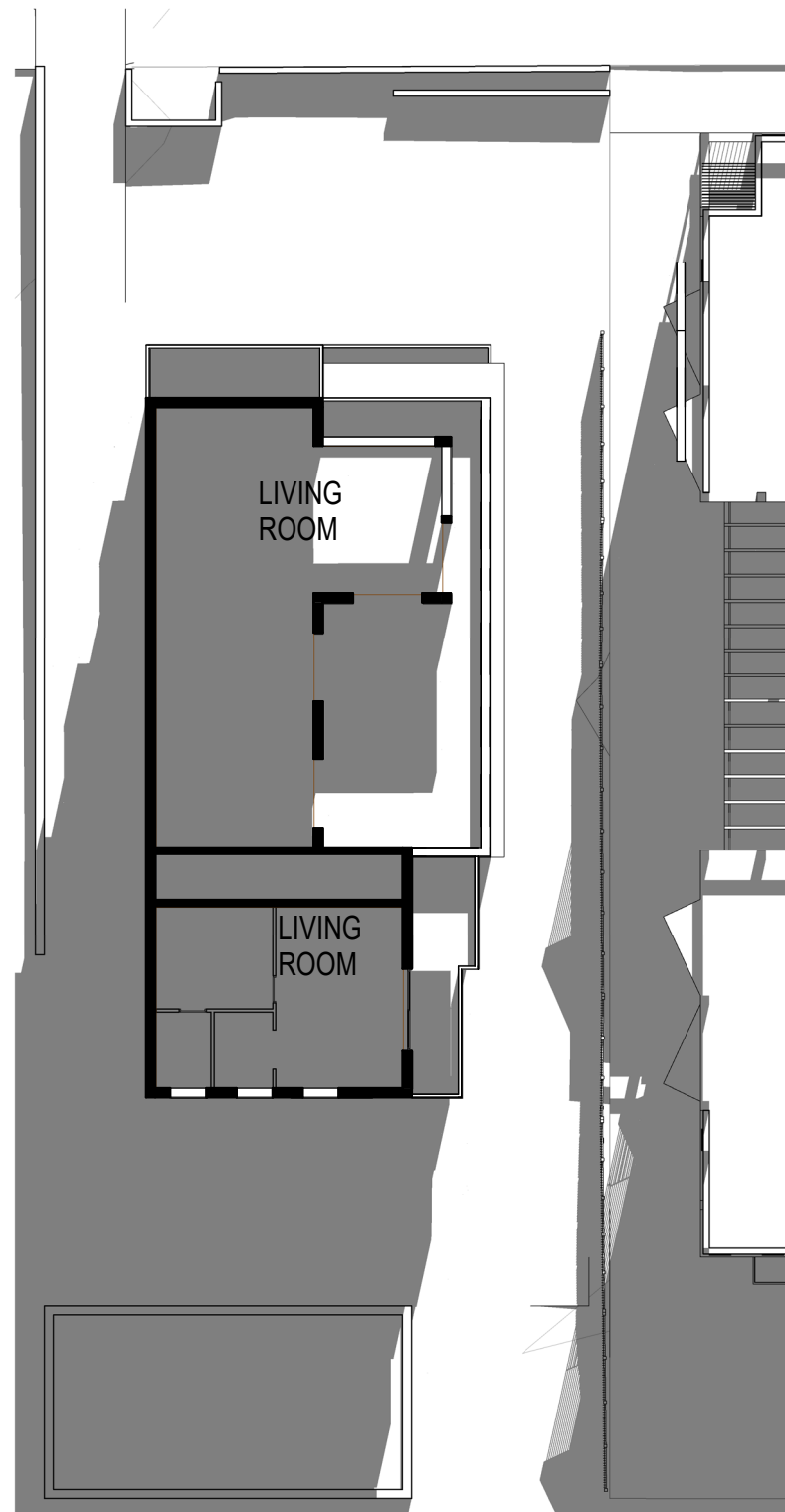
3 LEVEL 3 - APPROVED DA - 11AM



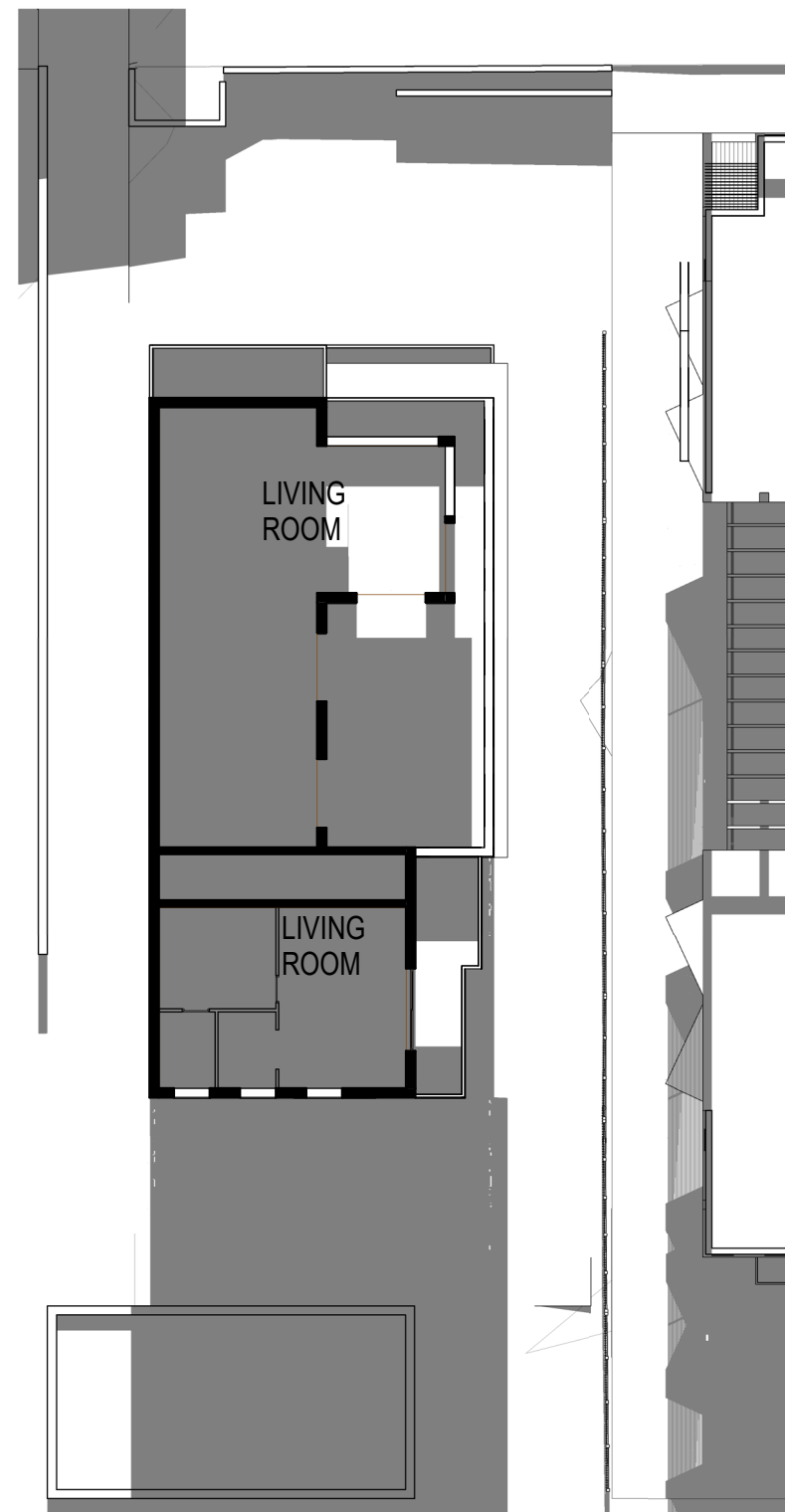
4 LEVEL 3 - APPROVED DA - 12PM



5 LEVEL 3 - APPROVED DA - 1PM

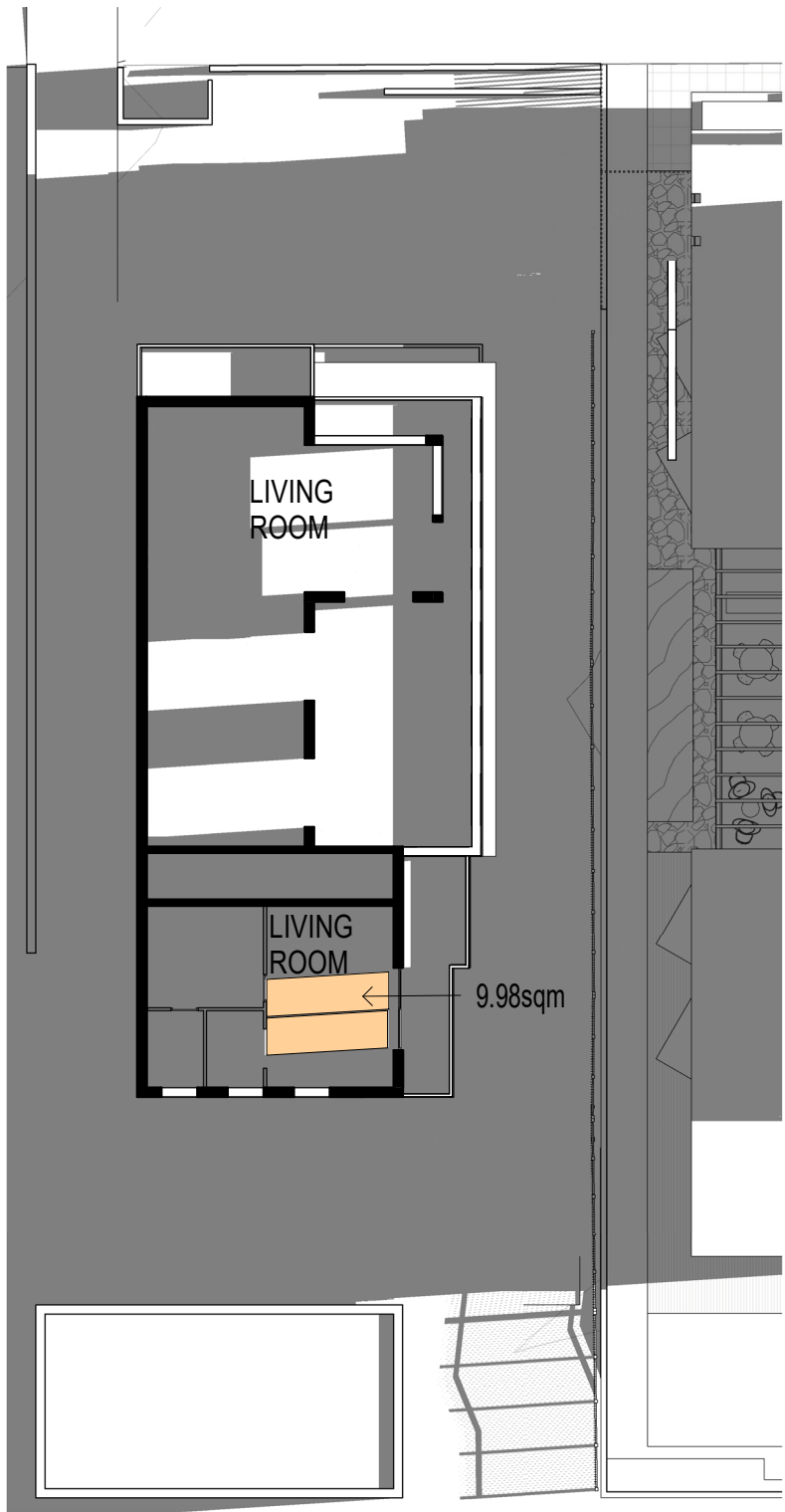


6 LEVEL 3 - APPROVED DA - 2PM

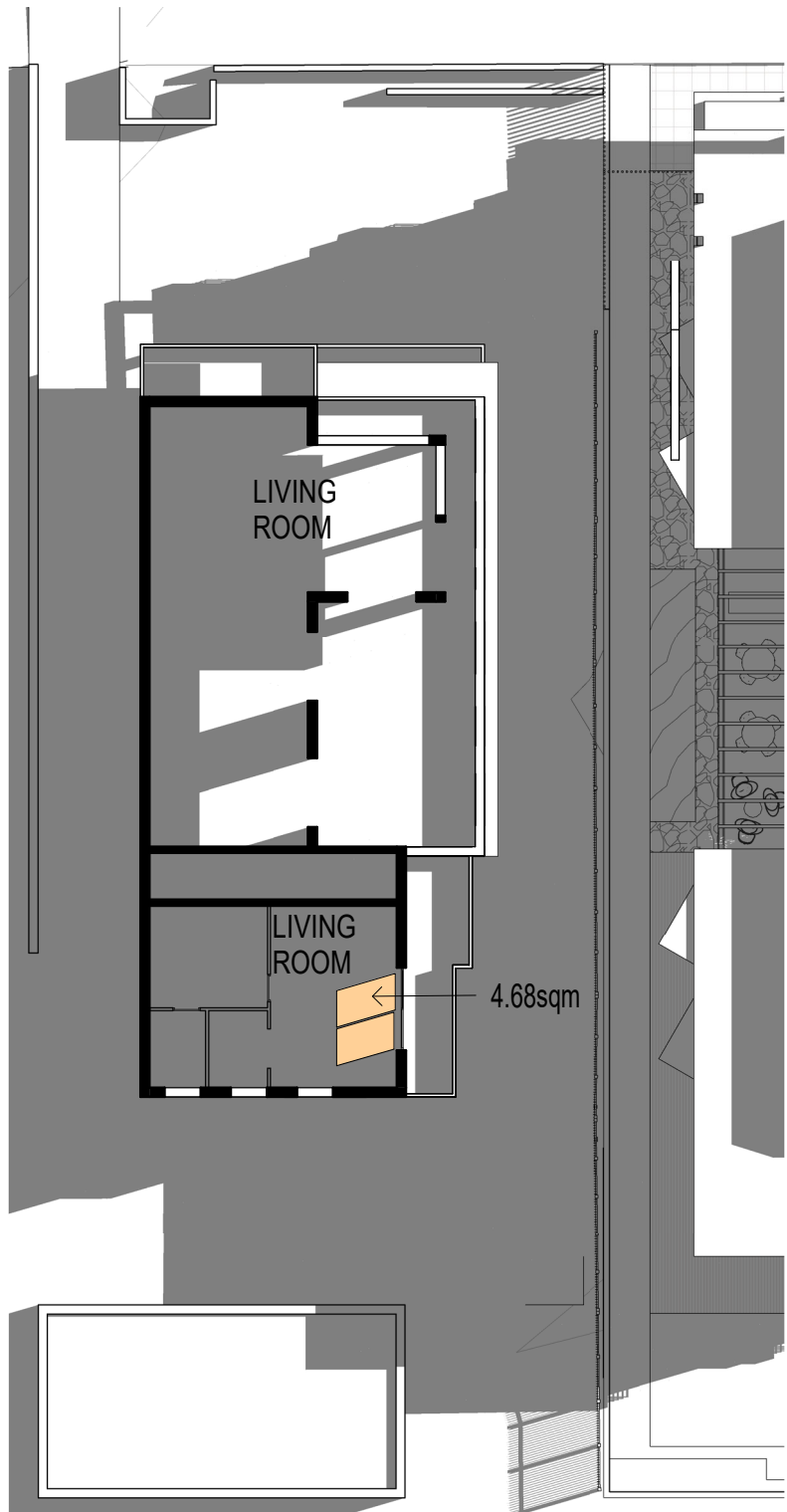


7 LEVEL 3 - APPROVED DA - 3PM

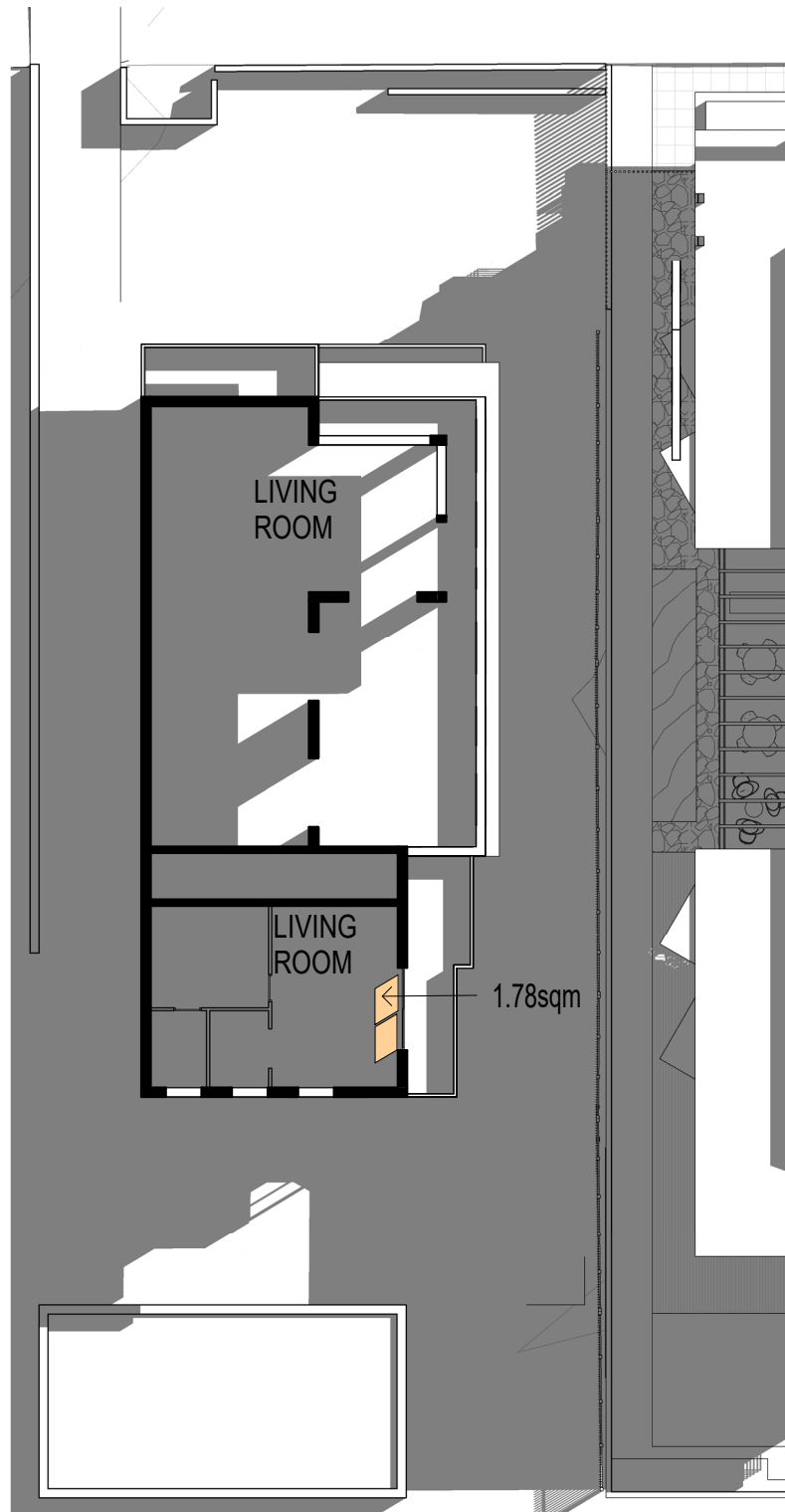
PROPOSED



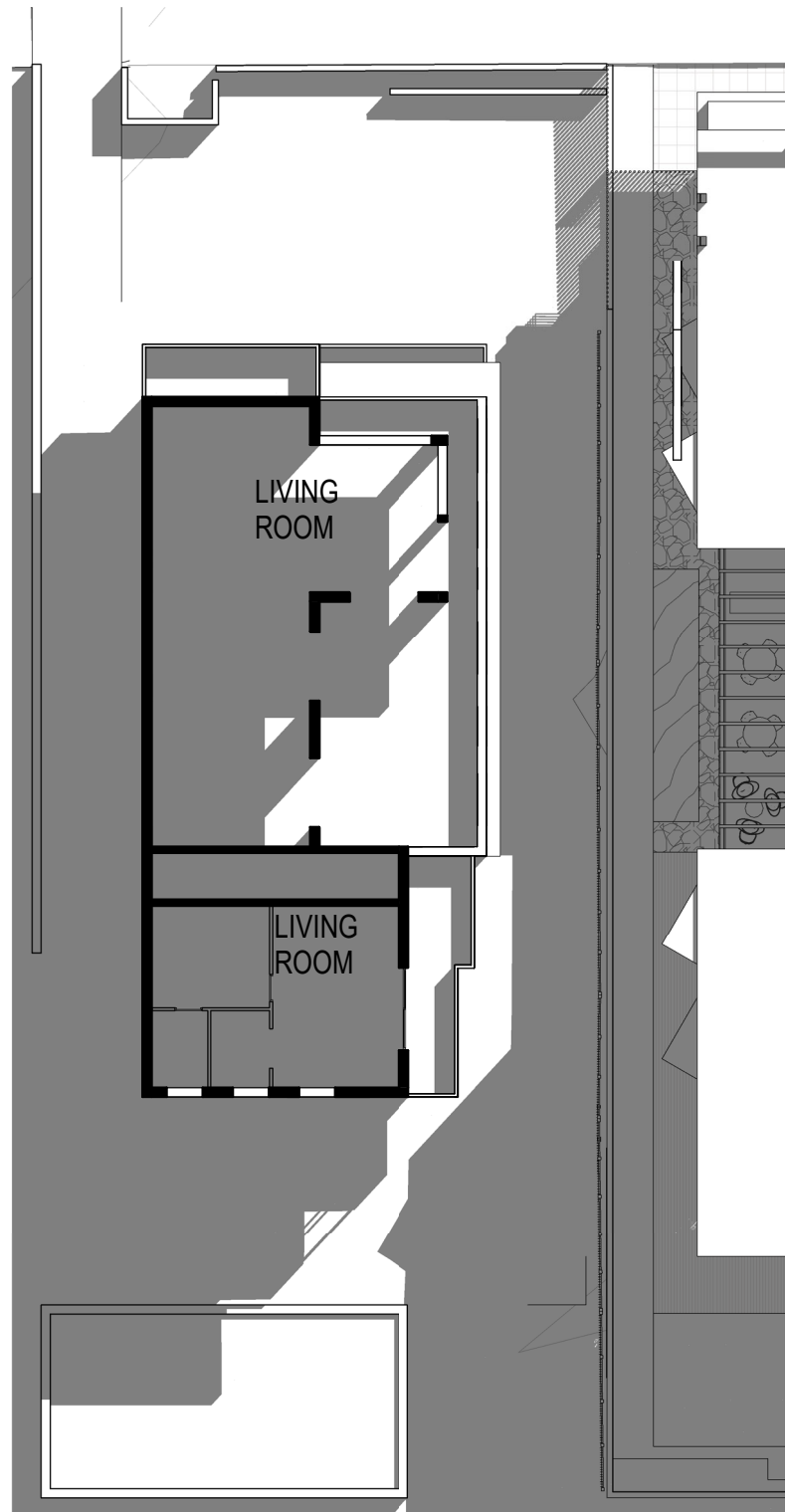
8 LEVEL 3 - PROPOSED DA - 9AM



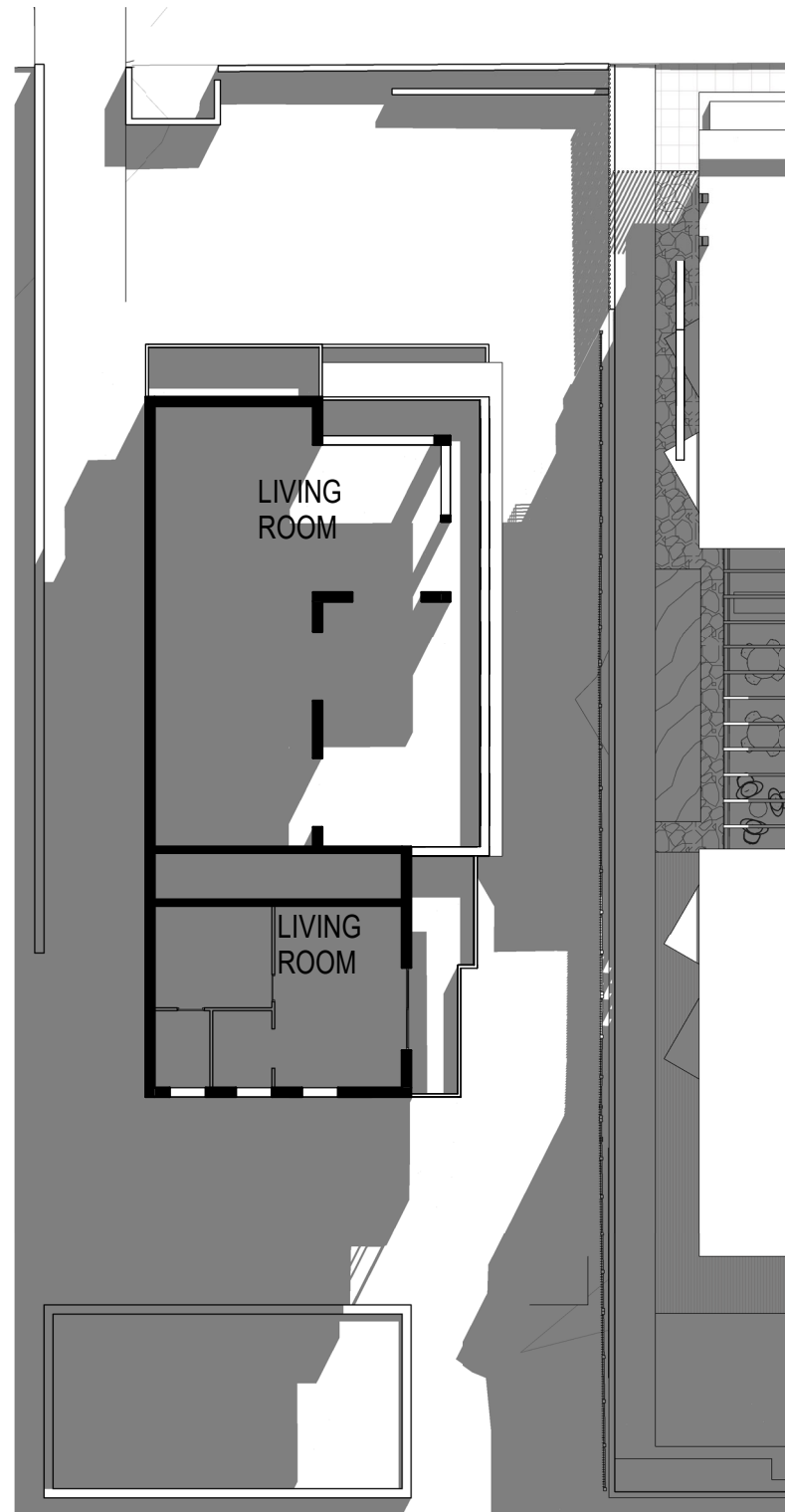
9 LEVEL 3 - PROPOSED DA - 10AM



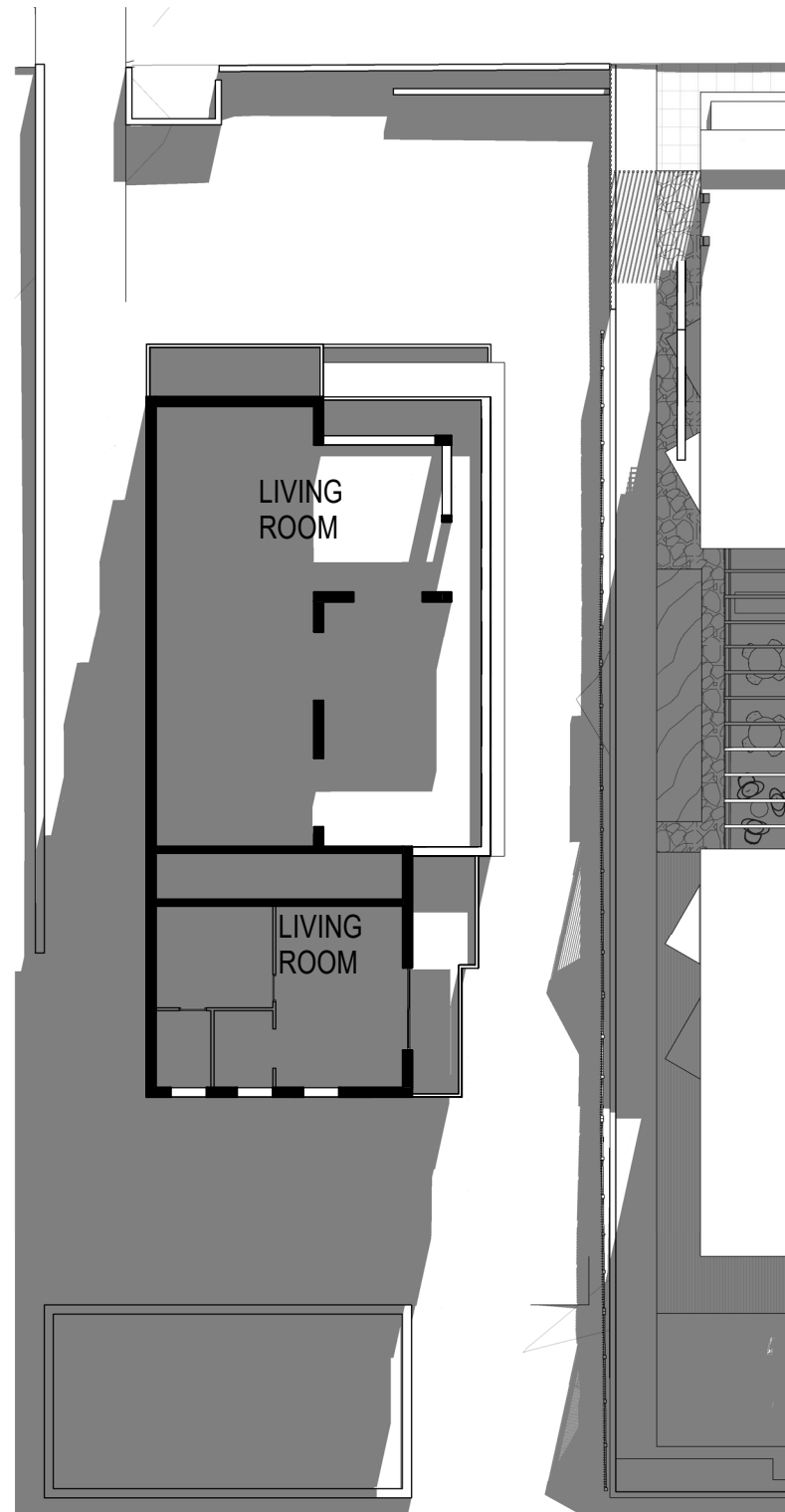
10 LEVEL 3 - PROPOSED DA - 11AM



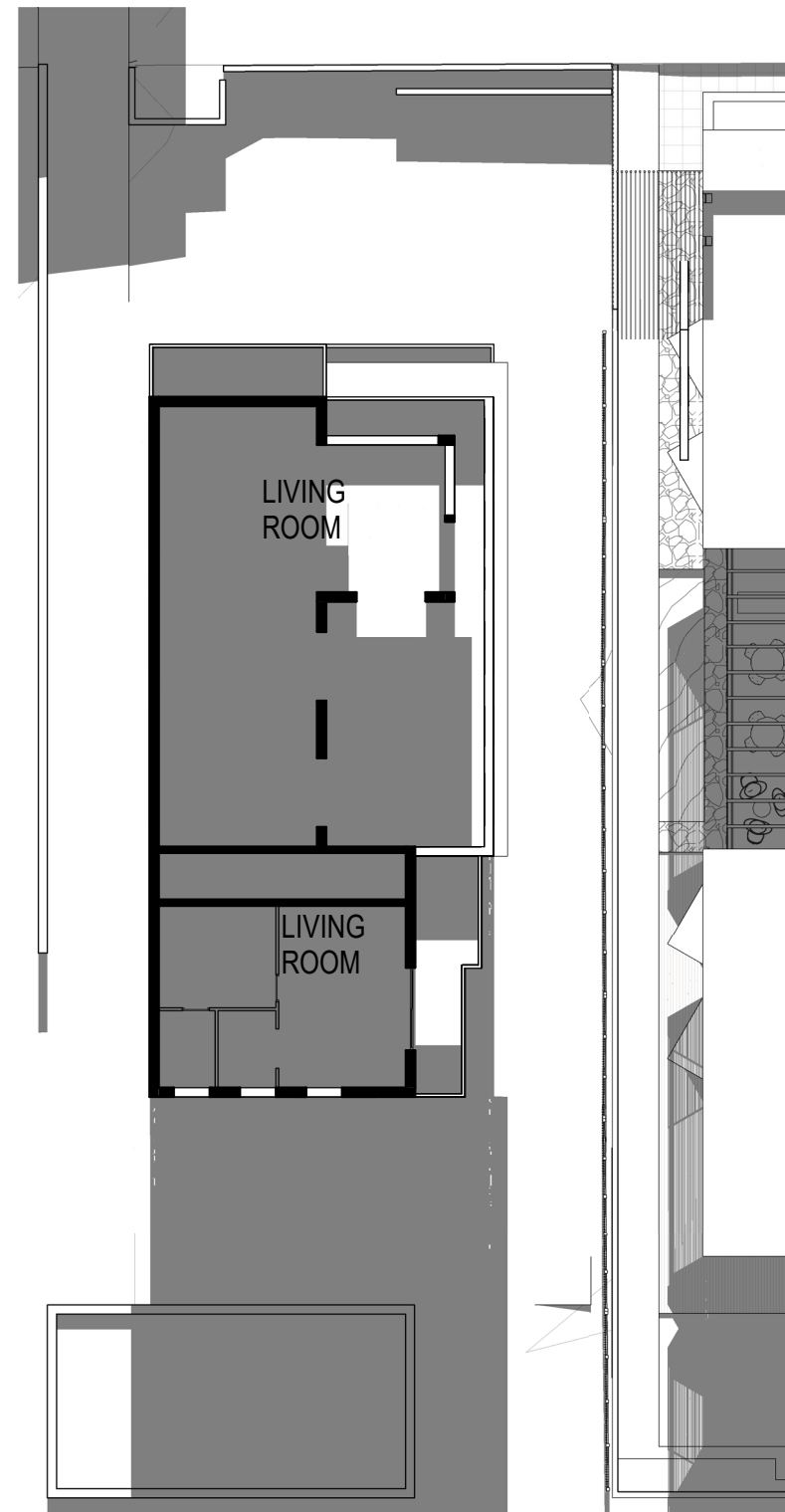
11 LEVEL 3 - PROPOSED DA - 12PM



12 LEVEL 3 - PROPOSED DA - 1PM



13 LEVEL 3 - PROPOSED DA - 2PM



14 LEVEL 3 - PROPOSED DA - 3PM

SOLAR ACCESS ANALYSIS PLAN - LEVEL 3			
Level	Approved / Proposed	Time	Hours 9-3
3	APPROVED DA	2h	From 9am to 11am
3	PROPOSED DA	2h	From 9am to 11am



ISSUE		DATE	AMENDMENT	NOTE: The 3D visualisations shown herein are considered an artists impression intended to communicate design intent only. The accuracy of elements shown in these images, including site context, may not be modelled accurately. Refer to site survey as well as architectural plans, sections and elevations for more detailed information.	PROJECT MANLY LODGE // MIXED-USE DEVELOPMENT ADDRESS 22 VICTORIA PARADE, MANLY, NSW, 2095	PROJECT No. 19001 CLIENT	 NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100 ACN 159 480 054 ABN 41 159 480 054 www.morsongroup.com.au (02) 9380 4946 PO Box 170, Potts Point, NSW 1535	SHEET SIZE: A1	SHEET NAME: 3D VIEWS	DRAWING No.
A		09-12-2019	DA SUBMISSION					ISSUE No. B		
B		21-07-2020	REVISED DA SUBMISSION							



ISSUE			DATE		AMENDMENT		PROJECT		PROJECT No.		MORSON GROUP		SHEET		SHEET		DRAWING No.	
A			21-07-2020		REVISED DA SUBMISSION		MANLY LODGE // MIXED-USE DEVELOPMENT		19001		NOMINATED ARCHITECT - P.F. MORSON REGISTRATION NUMBER 8100		SHEET		NAME: 3D VIEWS		DA30	
							ADDRESS		CLIENT		ACN 159 480 054 ABN 41 159 480 054		SIZE: A1		SCALE:		ISSUE No.	
							22 VICTORIA PARADE, MANLY, NSW, 2095				www.morsongroup.com.au						A	
											E29 9380 4946							
											PO Box 1755, Potts Point, NSW 1535							



CPJ1

Pre-cast Concrete
RAL 7047

Ground level to Level 2



MCJ1

Metal Cladding
Colour: Satin Stainless Grey

Level 3



PT1

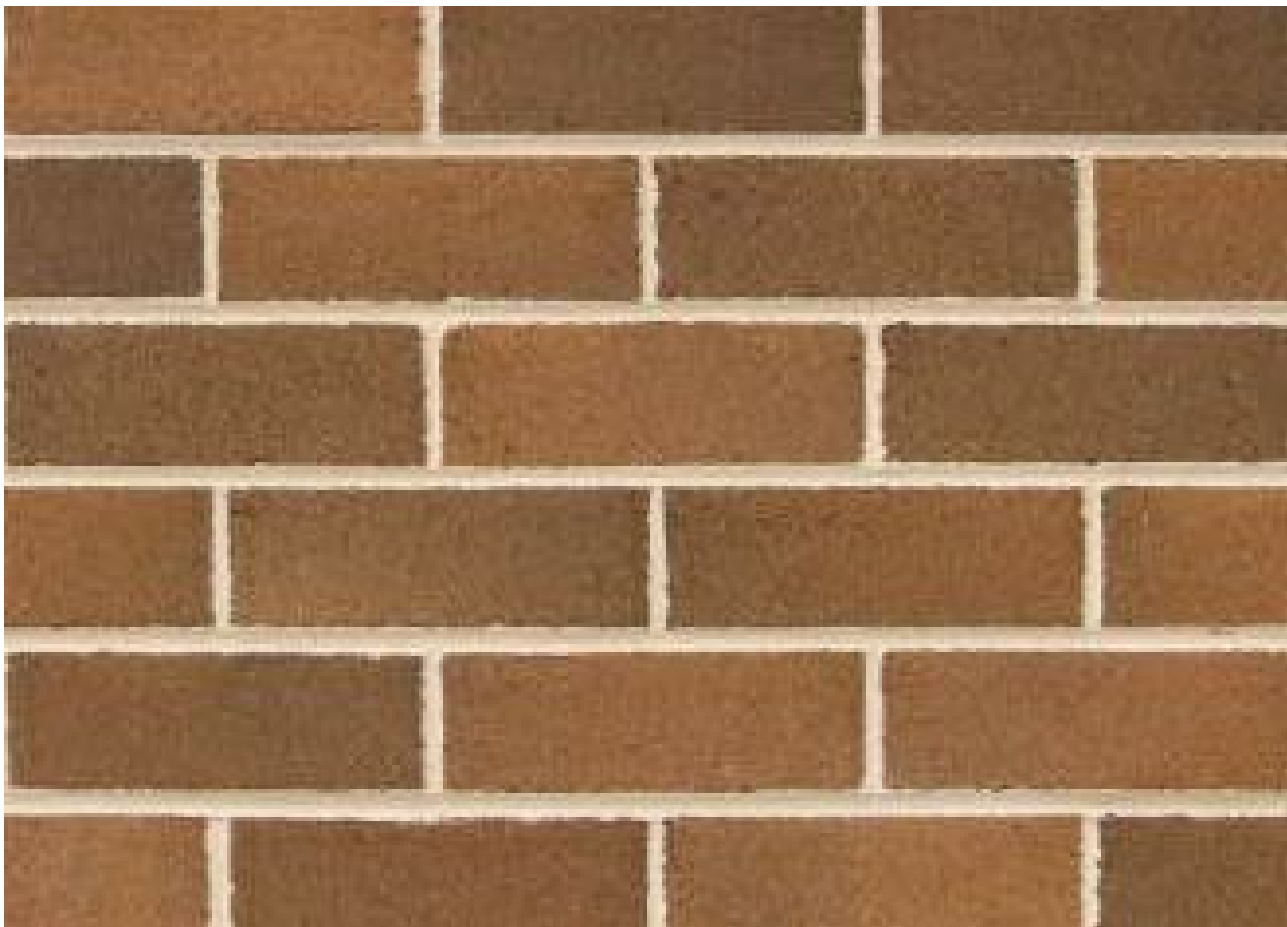
Render Painted Finish
Dulux Malay Grey - GR11

Lift Overrun and Parking Ramp Wall



TWF1

Timber Fence



FBK1

Austral Bricks
Brick Bowral Brown 230x110x76

Ground level to Level 2



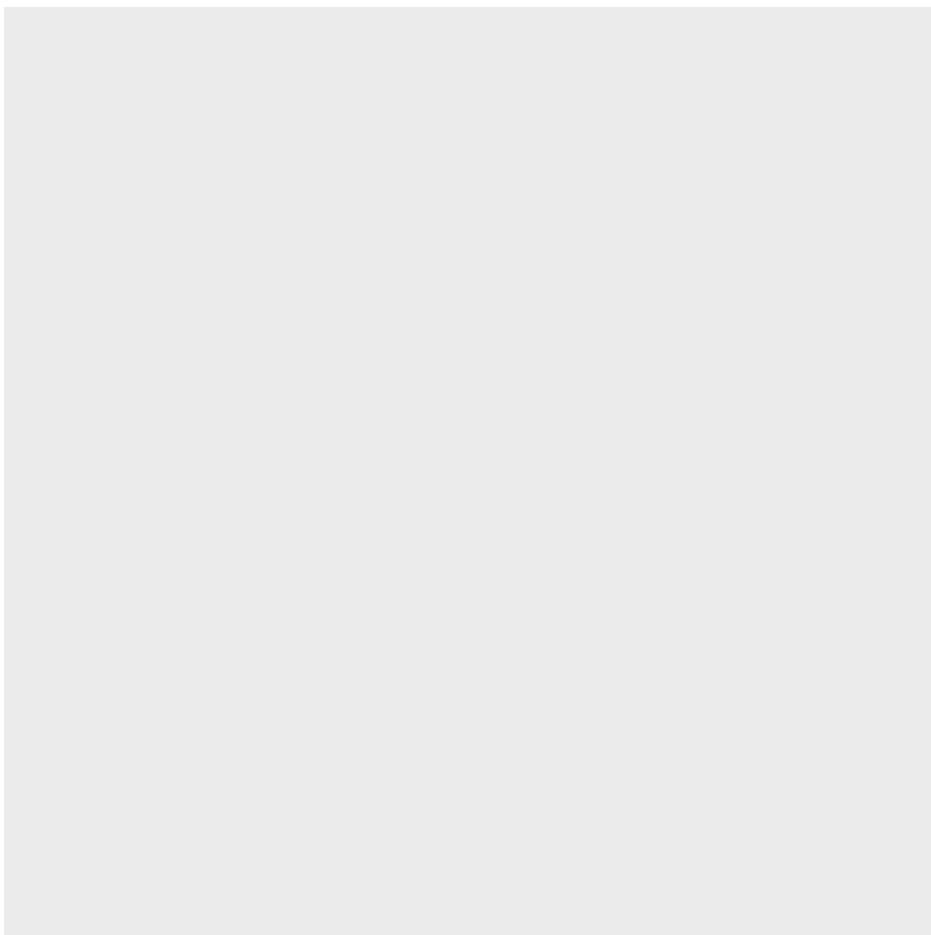
MFW1

Metal Louvres / Windows
Colour: Satin Stainless Grey



GL1

Clear Glass Window



MSC1

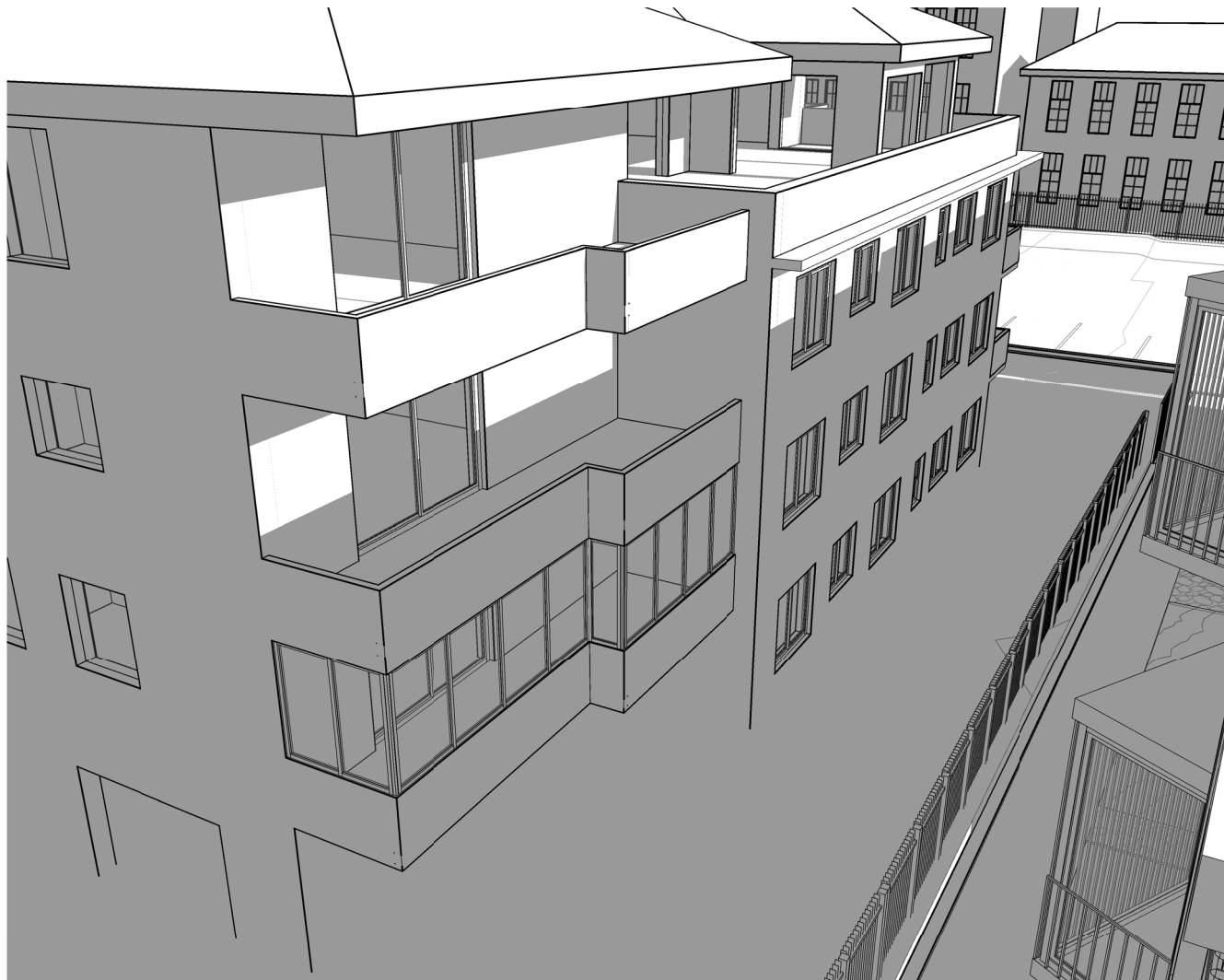
Metal Screen Louvres
Dulux Lexicon

Ground Level - Air-Con Units

EXTERNAL FINISHES SCHEDULE	
CODE	DESCRIPTION
CPJ1	Concrete Precast
FBK1	Face Brickwork
GL1	Glass; clear; to AS1288
MCJ1	Metal Cladding Wall
MFW1	Metal Framed Window (LOCATION TBC)
MSC1	Metal Screen (Mechanical Louvres)
PT1	Powdercoat System (External)
TWF1	Timber Fence



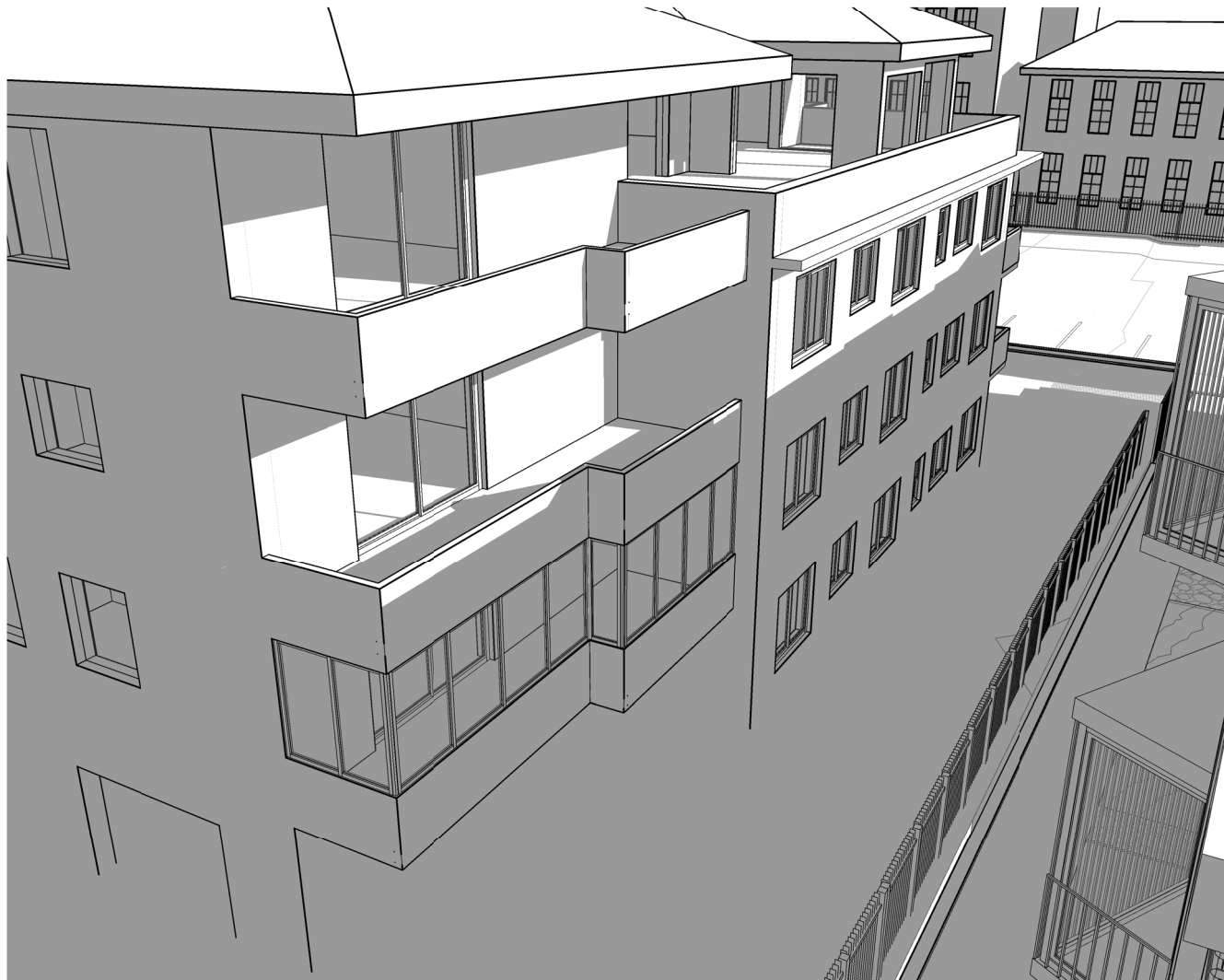
1 SOLAR ACCESS - APPROVED DA - 9AM



2 SOLAR ACCESS - PROPOSED DA - 9AM



3 SOLAR ACCESS - APPROVED DA - 9.30AM



4 SOLAR ACCESS - PROPOSED DA - 9.30AM



5 SOLAR ACCESS - APPROVED DA - 10AM



6 SOLAR ACCESS - PROPOSED DA - 10AM



7 SOLAR ACCESS - APPROVED DA - 11AM



8 SOLAR ACCESS - PROPOSED DA - 11AM



9 SOLAR ACCESS - APPROVED DA - 11.30AM



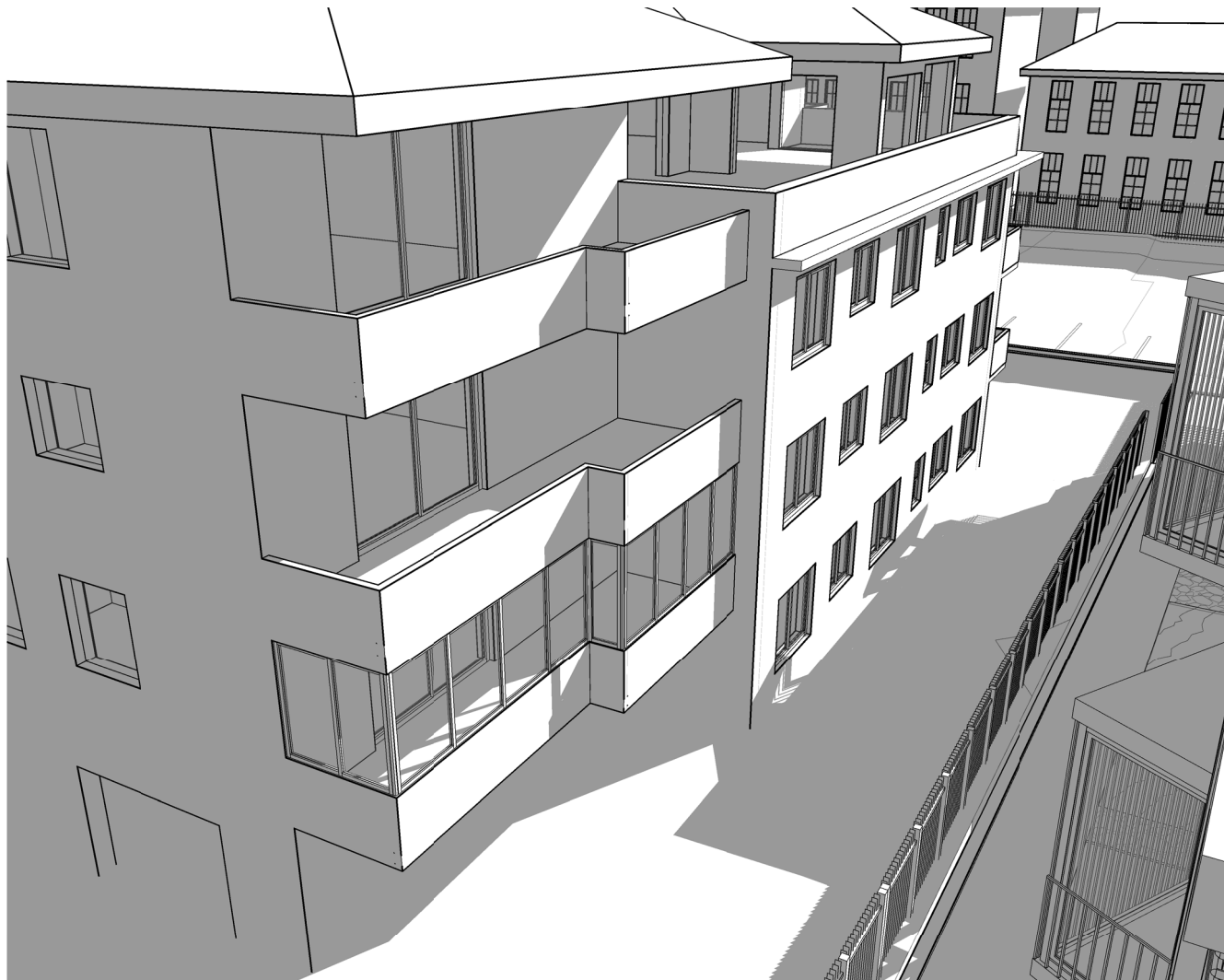
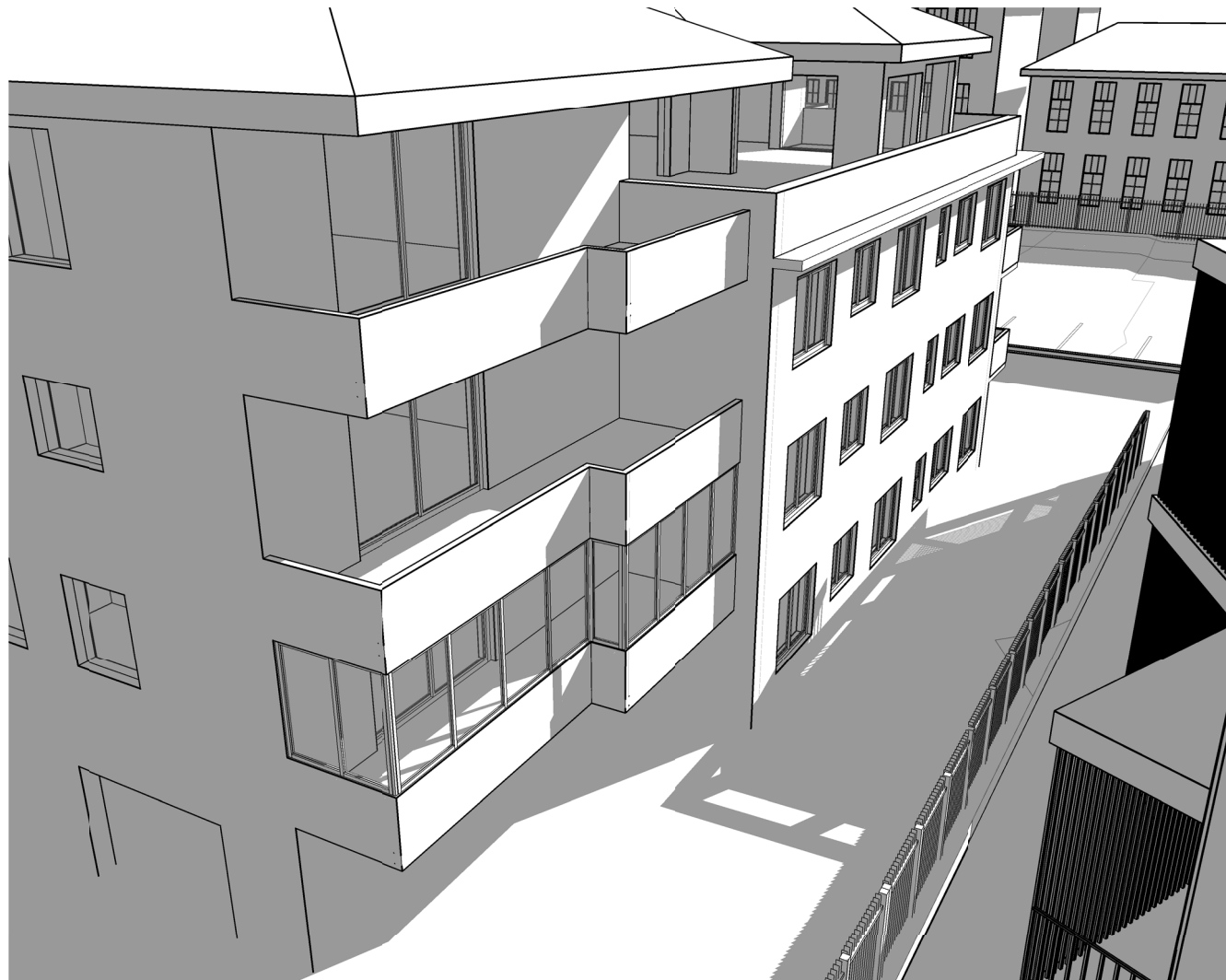
10 SOLAR ACCESS - PROPOSED DA - 11.30AM



11 SOLAR ACCESS - APPROVED DA - 12PM

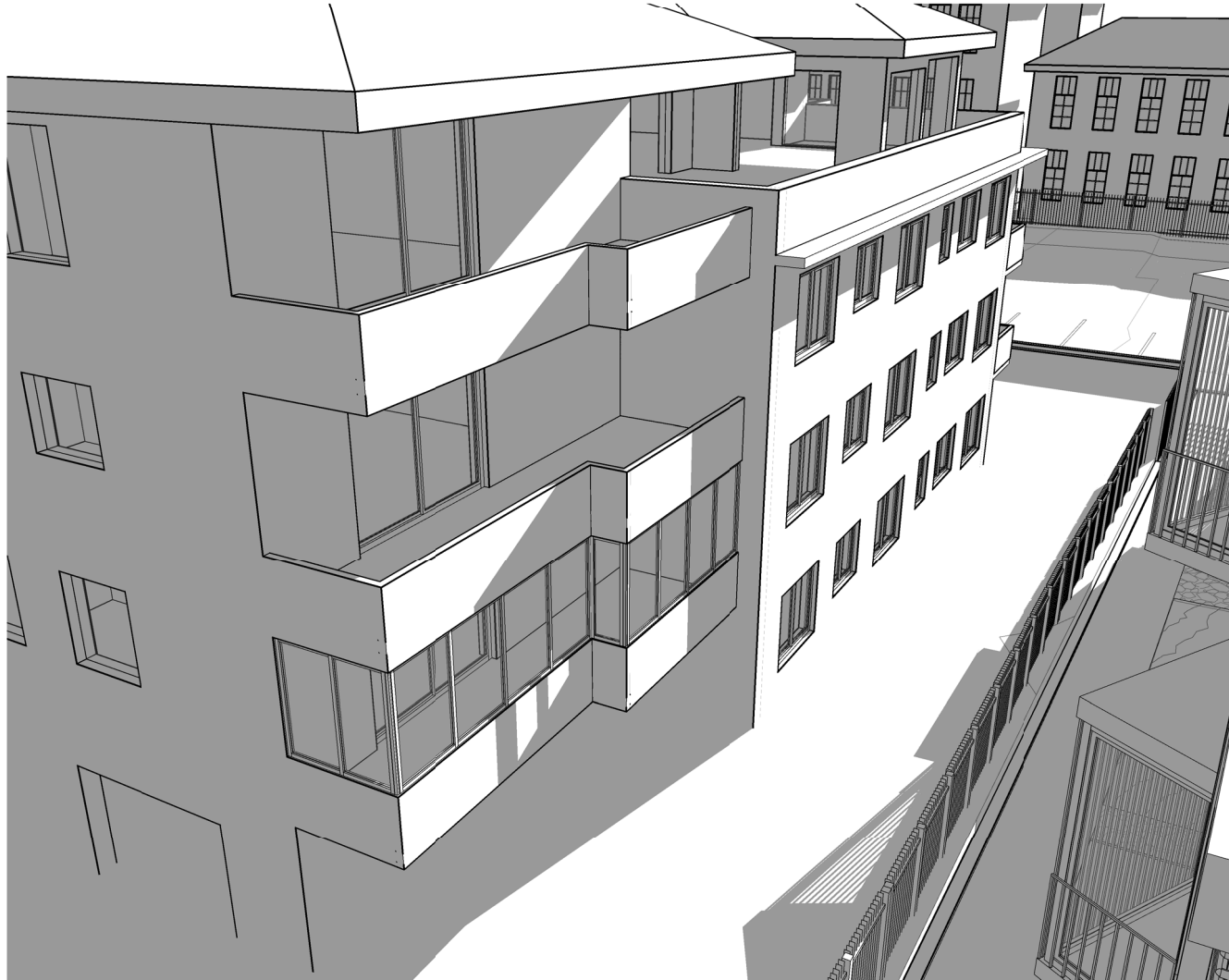
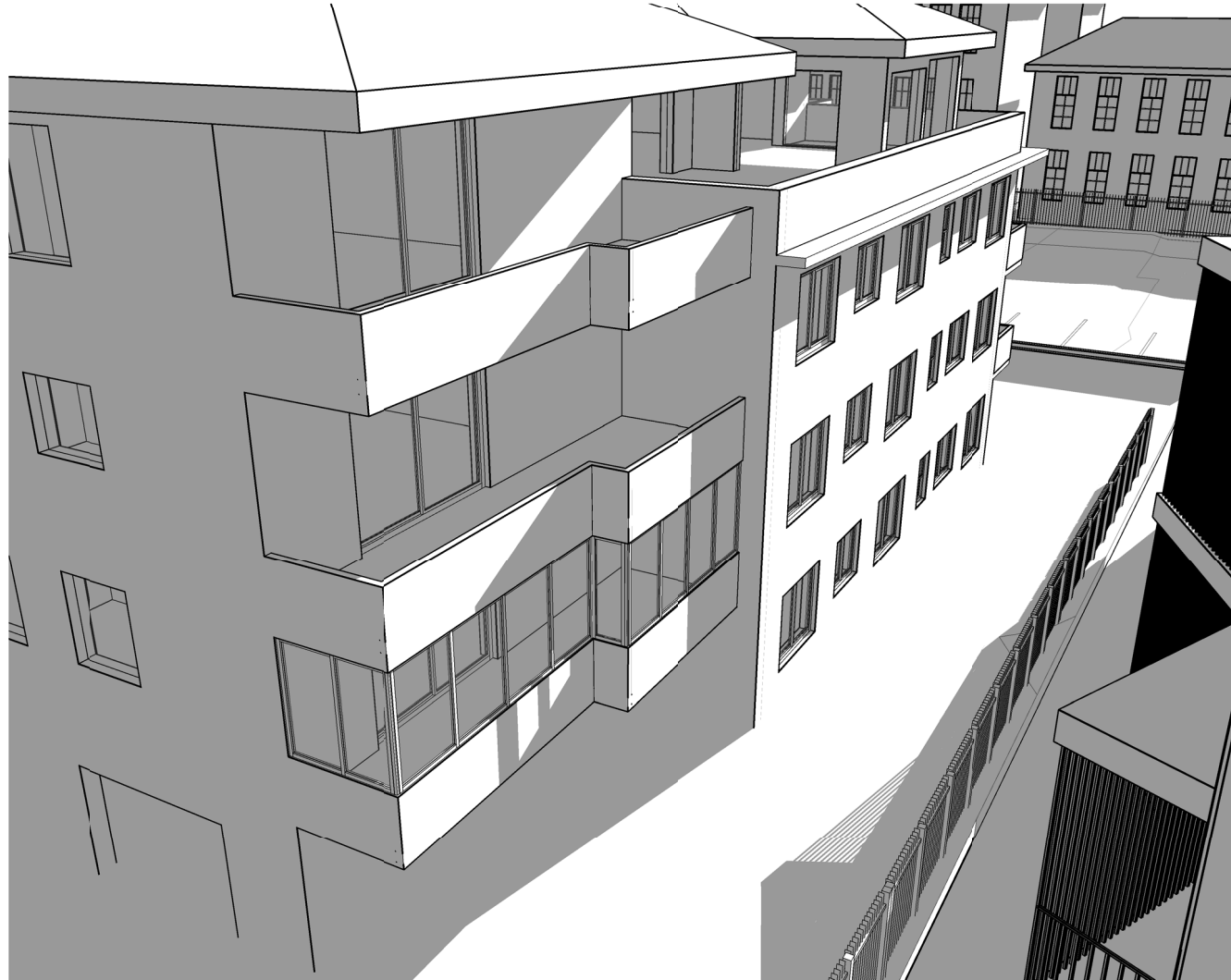


12 SOLAR ACCESS - PROPOSED DA - 12PM



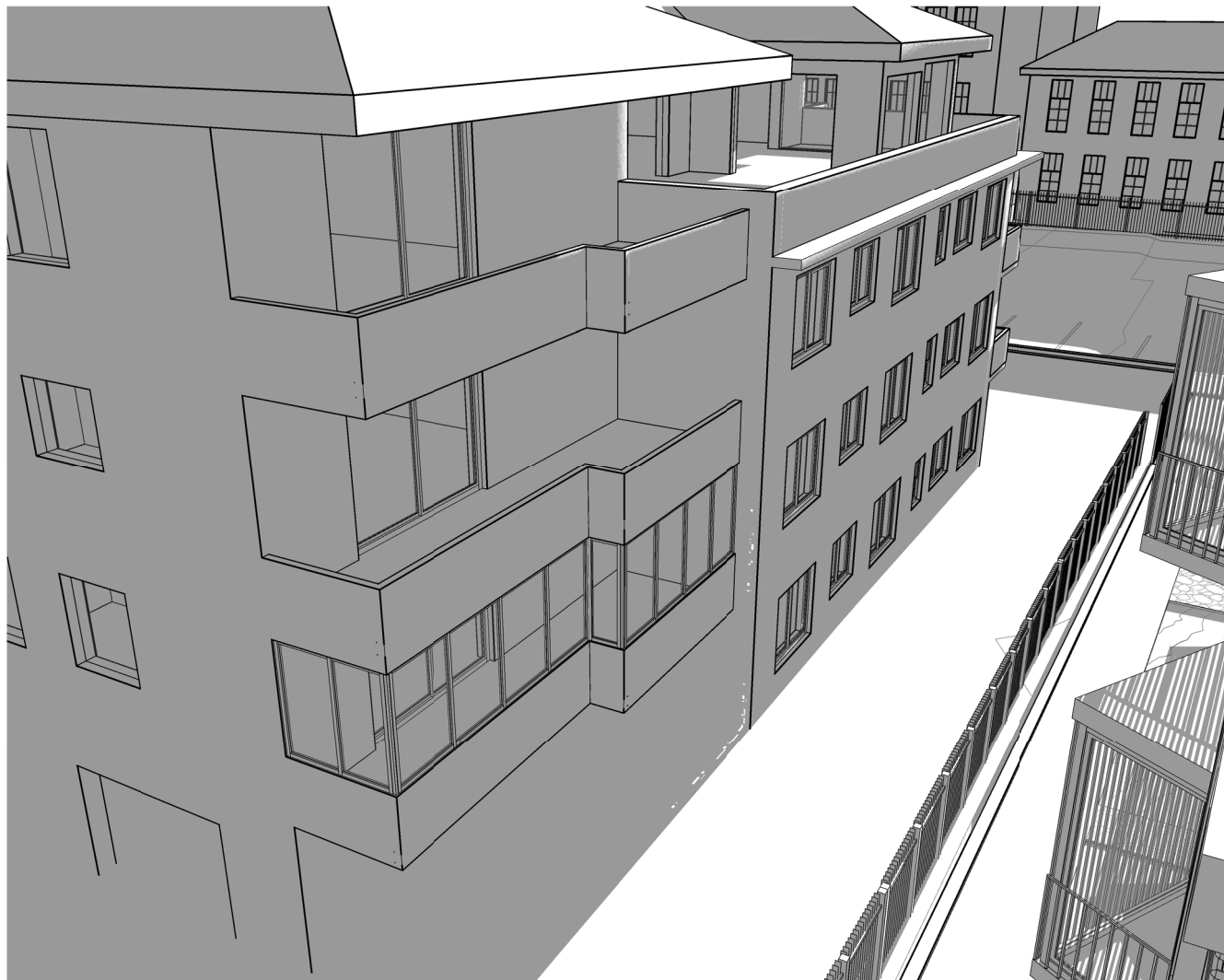
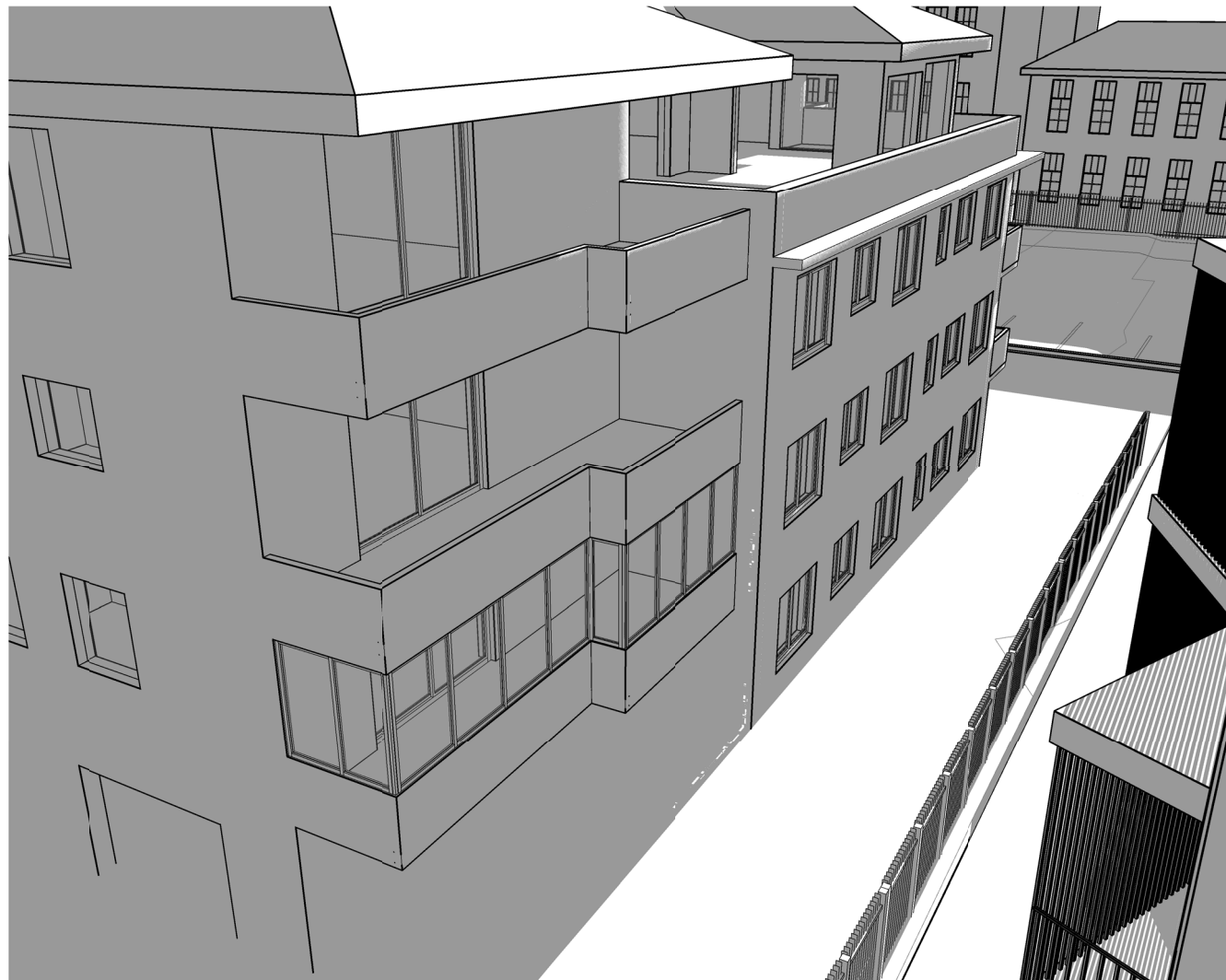
13 SOLAR ACCESS - APPROVED DA - 1PM

14 SOLAR ACCESS - PROPOSED DA - 1PM



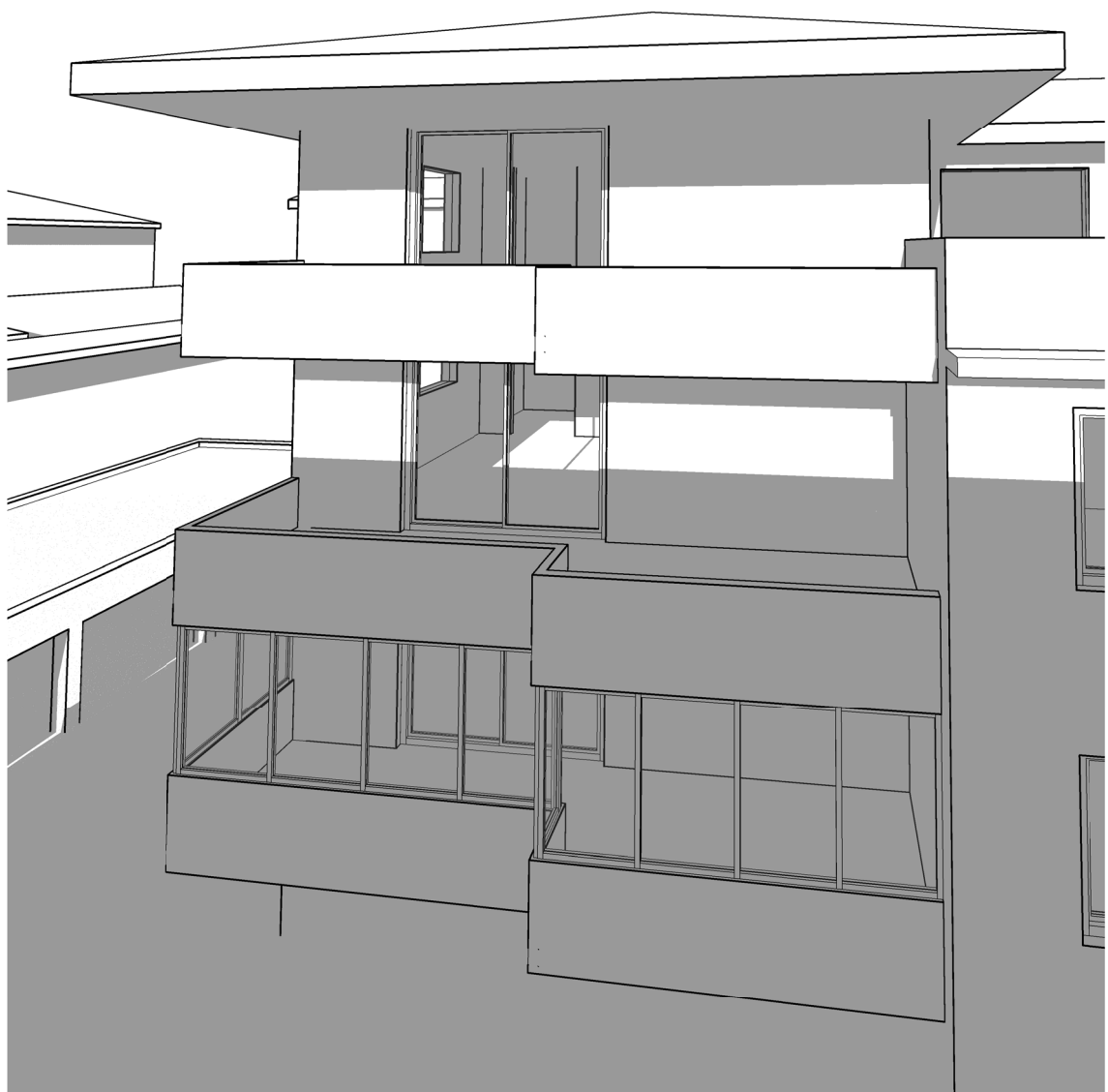
15 SOLAR ACCESS - APPROVED DA - 2PM

16 SOLAR ACCESS - PROPOSED DA - 2PM



17 SOLAR ACCESS - APPROVED DA - 3PM

18 SOLAR ACCESS - PROPOSED DA - 3PM

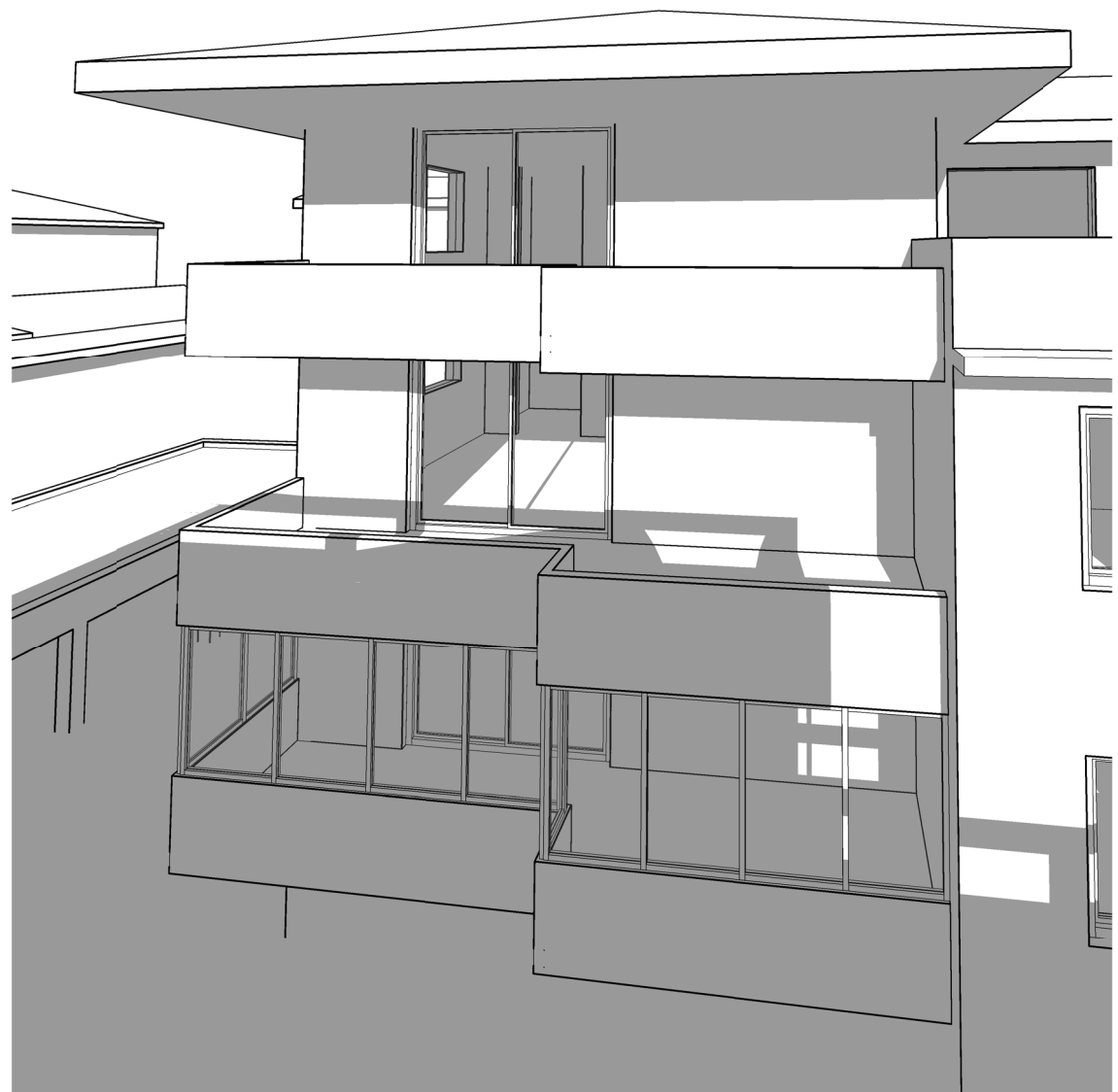


1

SOLAR ACCESS - REAR UNIT - APPROVED DA 9AM

2

SOLAR ACCESS - REAR UNIT - PROPOSED DA 9AM



3

SOLAR ACCESS - REAR UNIT - APPROVED DA 9.30AM

4

SOLAR ACCESS - REAR UNIT - PROPOSED DA 9.30AM

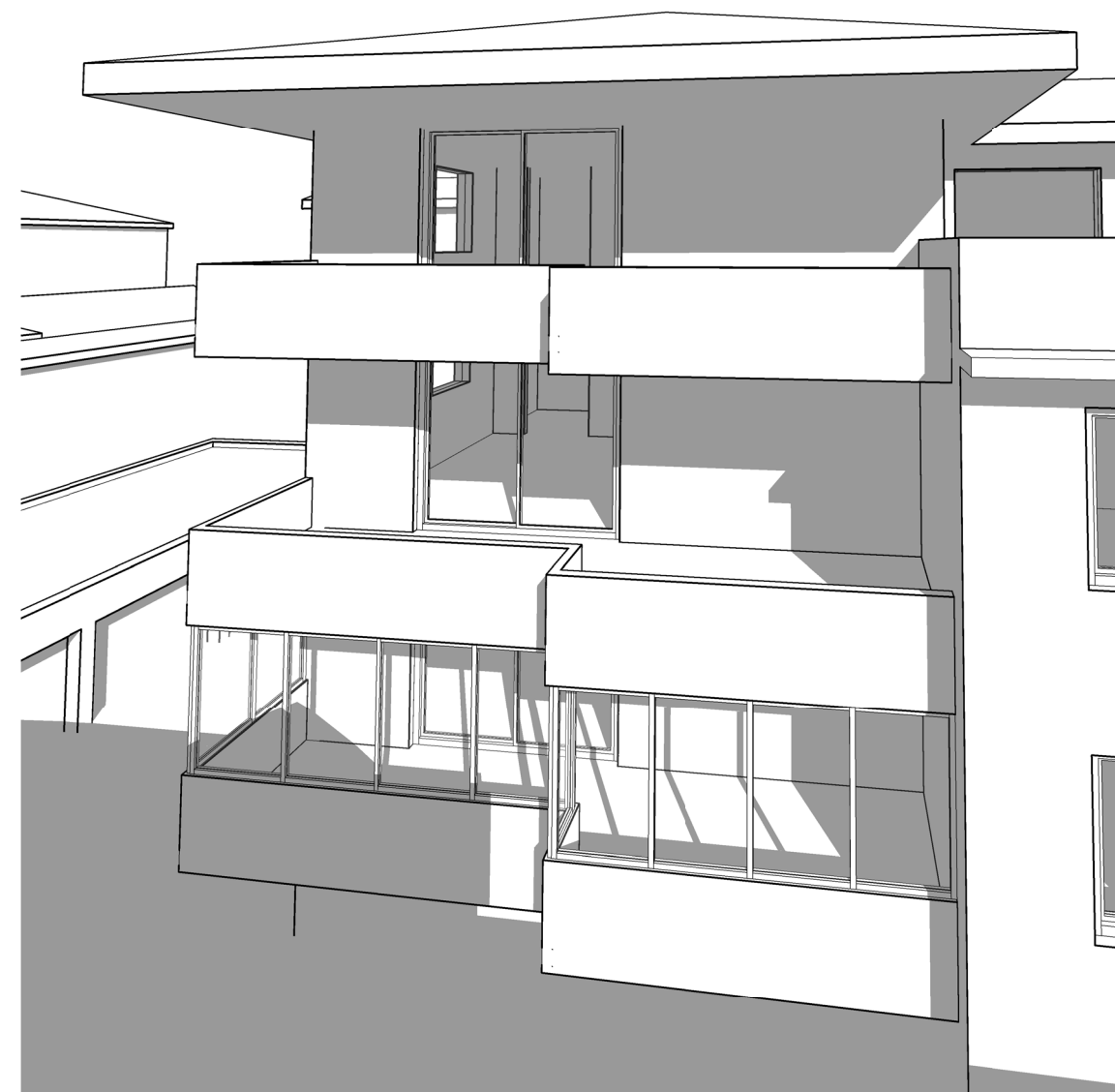
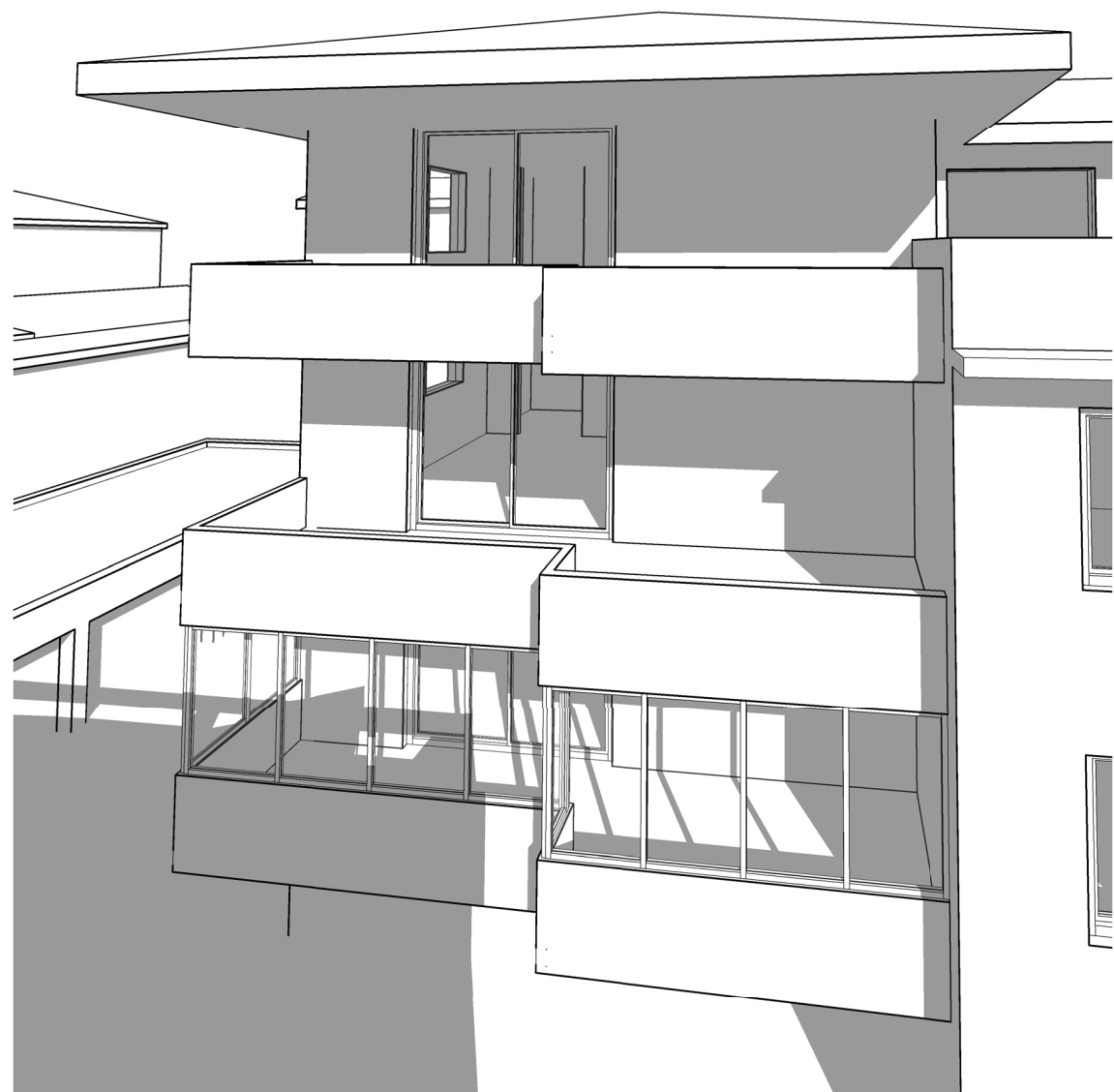


5

SOLAR ACCESS - REAR UNIT - APPROVED DA 10AM

6

SOLAR ACCESS - REAR UNIT - PROPOSED DA 10AM

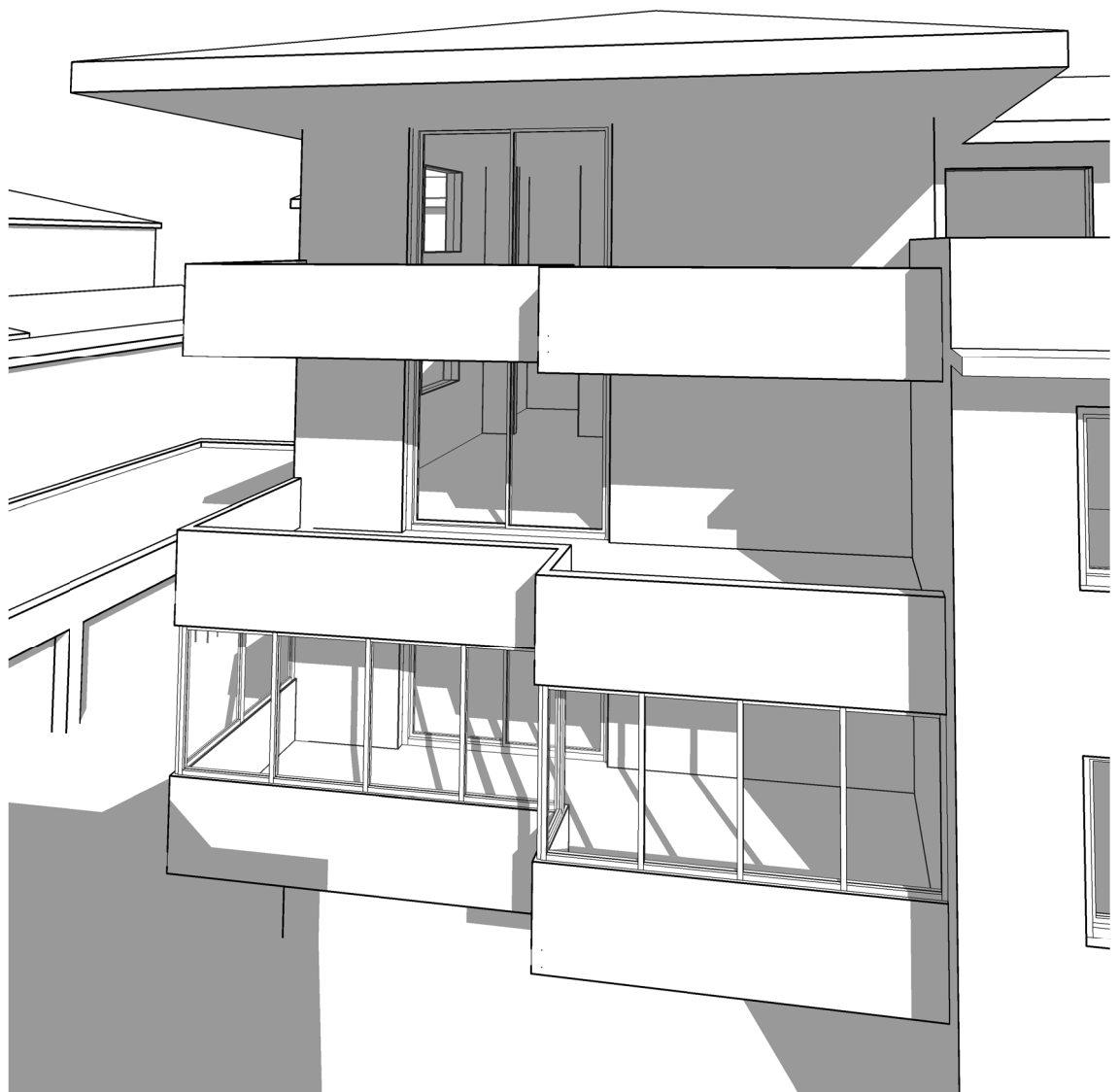


7

SOLAR ACCESS - REAR UNIT - APPROVED DA 11AM

8

SOLAR ACCESS - REAR UNIT - PROPOSED DA 11AM

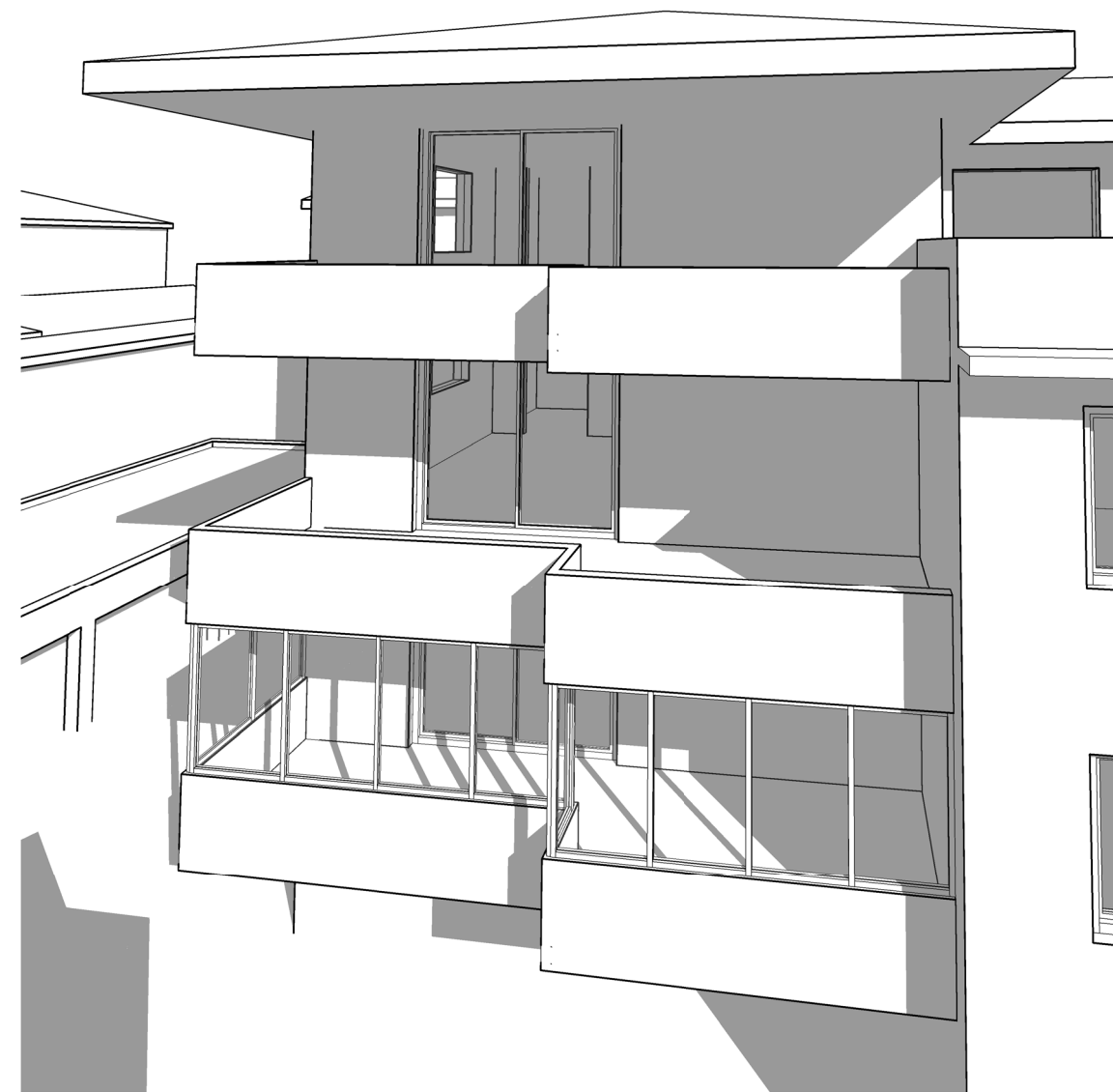


9

SOLAR ACCESS - REAR UNIT - APPROVED DA 11.30AM

10

SOLAR ACCESS - REAR UNIT - PROPOSED DA 11.30AM



11

SOLAR ACCESS - REAR UNIT - APPROVED DA 12PM

12

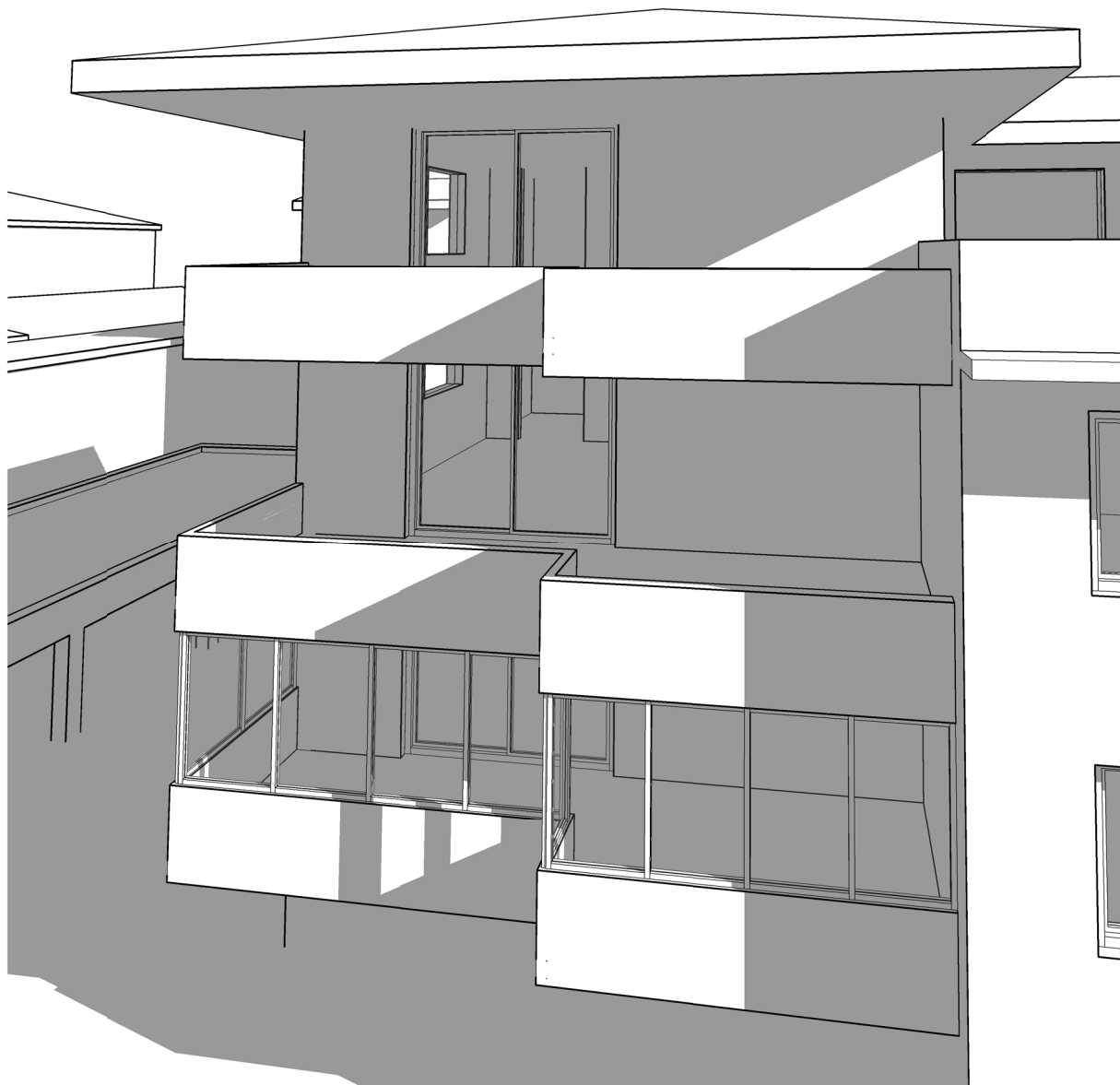
SOLAR ACCESS - REAR UNIT - PROPOSED DA 12PM



13 SOLAR ACCESS - REAR UNIT - APPROVED DA 1PM



14 SOLAR ACCESS - REAR UNIT - PROPOSED DA 1PM



15 SOLAR ACCESS - REAR UNIT - APPROVED DA 2PM



16 SOLAR ACCESS - REAR UNIT - PROPOSED DA 2PM

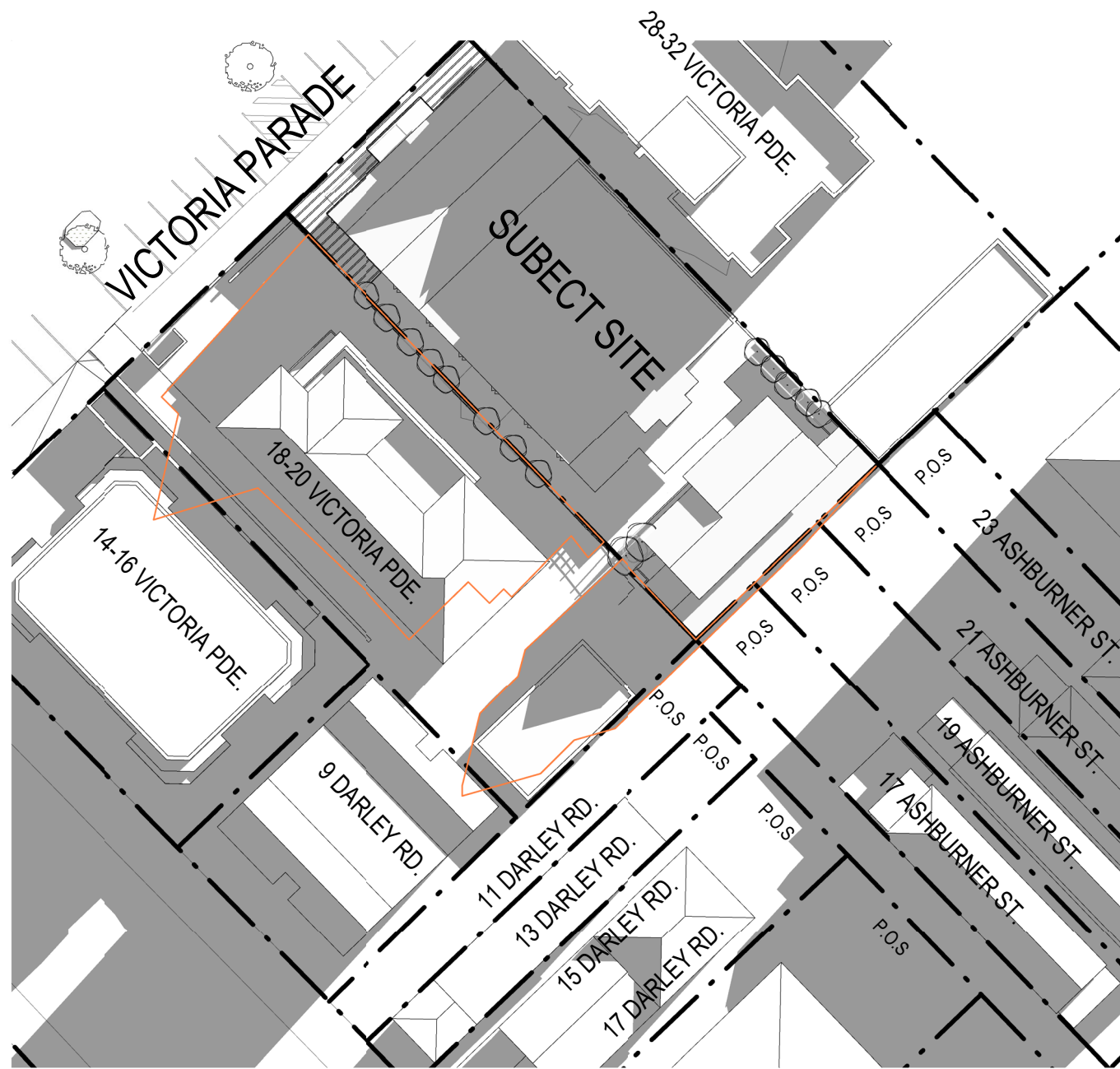


17 SOLAR ACCESS - REAR UNIT - APPROVED DA 3PM

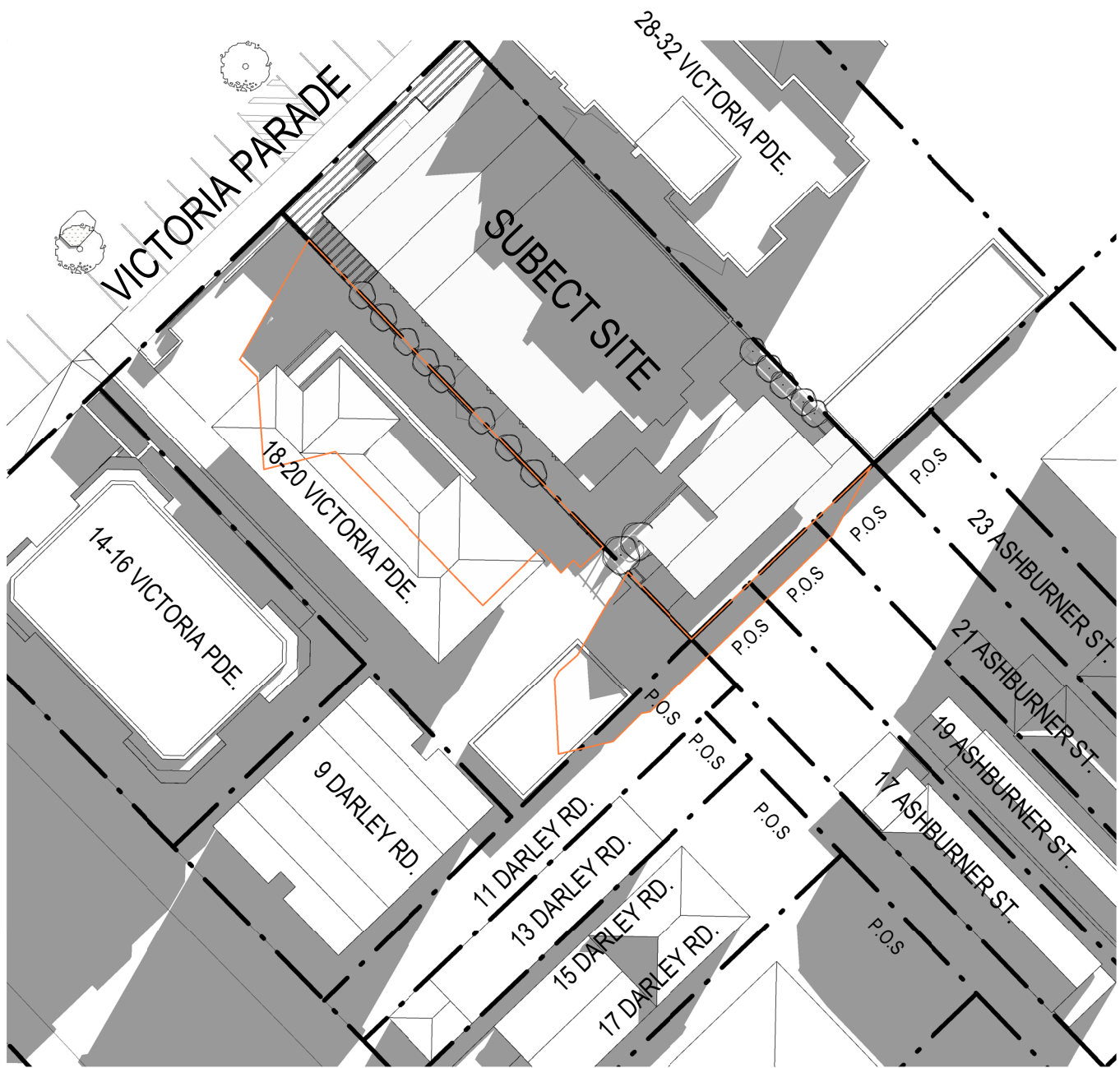


18 SOLAR ACCESS - REAR UNIT - PROPOSED DA 3PM

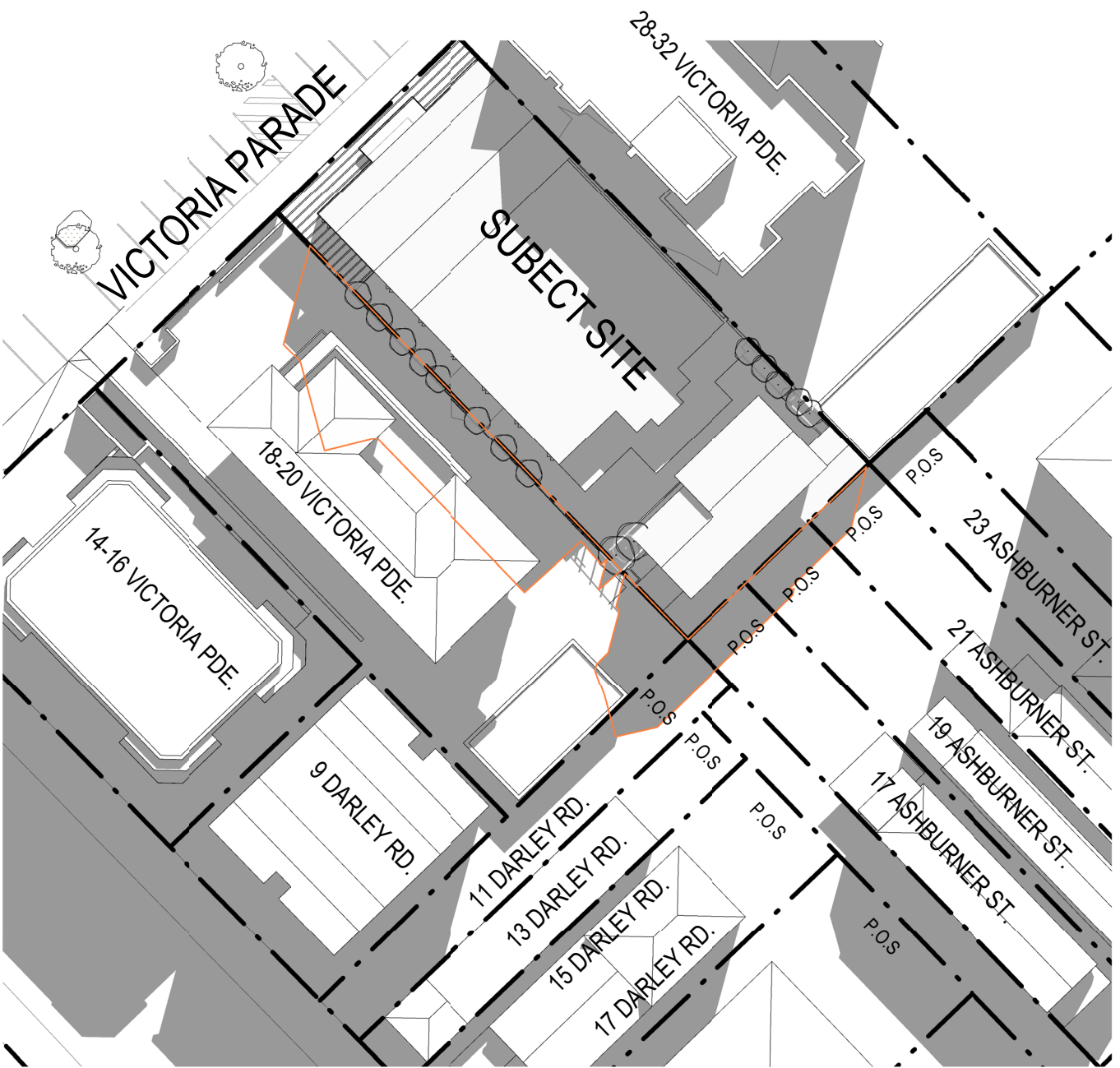
ISSUE	DATE	AMENDMENT	PROJECT	PROJECT No.	MORSON GROUP	SHOWNATED ARCHITECT - P.F.	SHEET	SHEET	DRAWING No.
A	21-07-2020	REVISED DA SUBMISSION	MANLY LODGE // MIXED-USE DEVELOPMENT	19001		MORSON REGISTRATION NUMBER 8100	SIZE: A1	NAME: SOLAR ACCESS 3D VIEW 2 - SHEET 1	DA35
			ADDRESS	CLIENT		ACN 159 480 054 ABN 41 159 480 054	SCALE:		A
			22 VICTORIA PARADE, MANLY, NSW, 2095			www.morsongroup.com.au			
						EOY 9380 4946			
						PO Box 1755, Potts Point, NSW 1535			



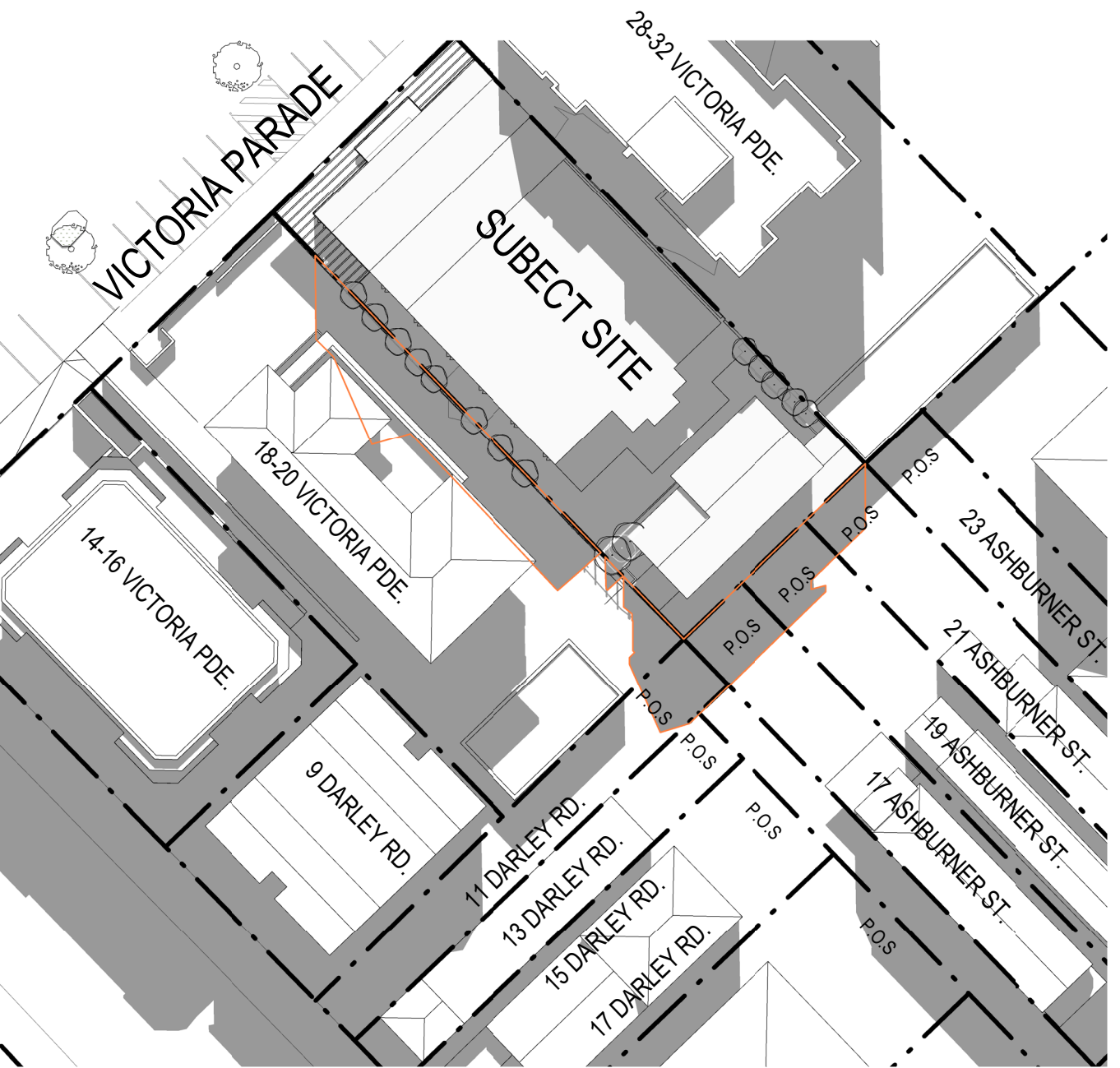
1a
DA13
1:500
SOLAR ACCESS PLAN - EXISTING - 9AM



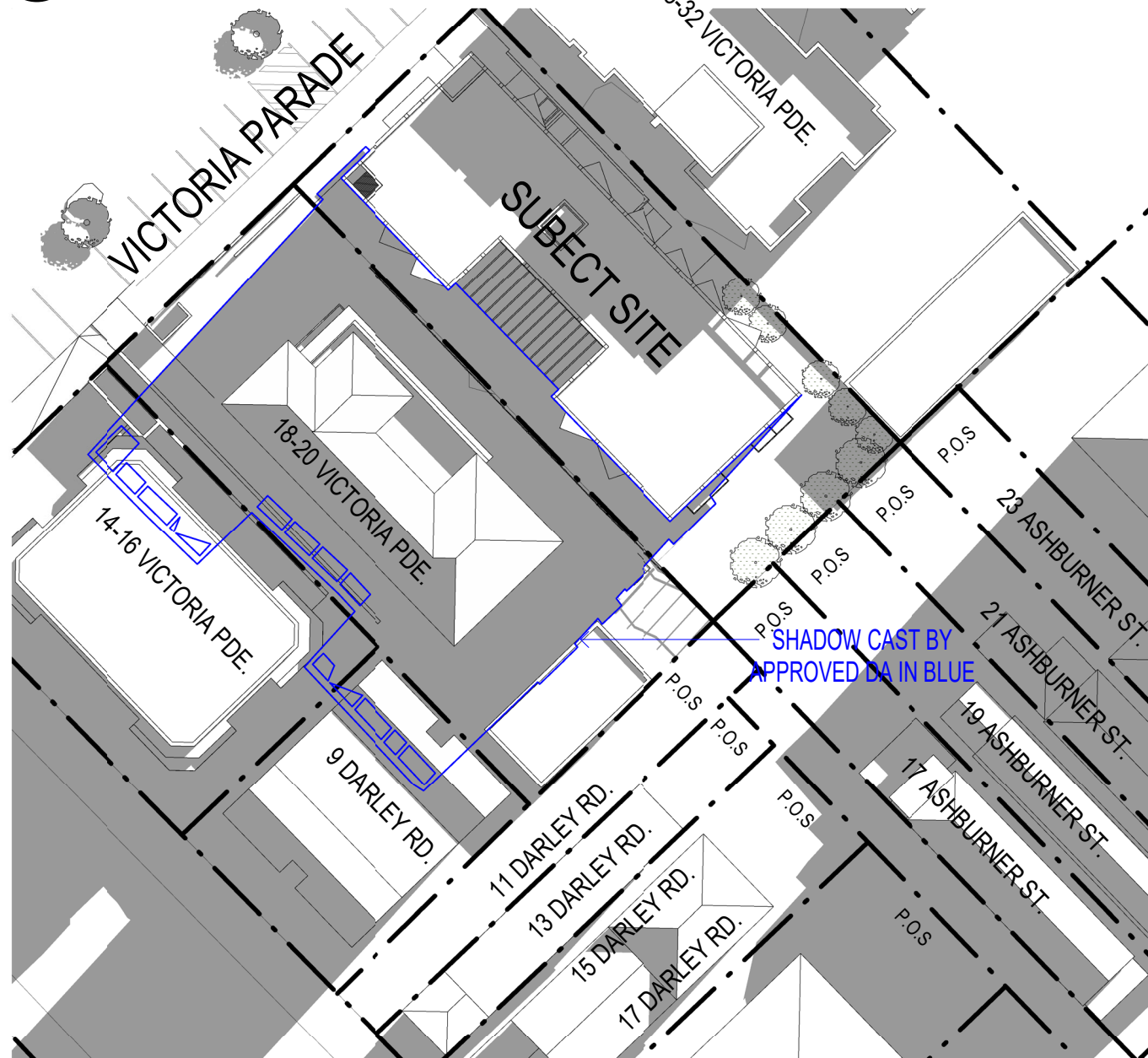
2a
DA13
1:500
SOLAR ACCESS PLAN - EXISTING - 10AM



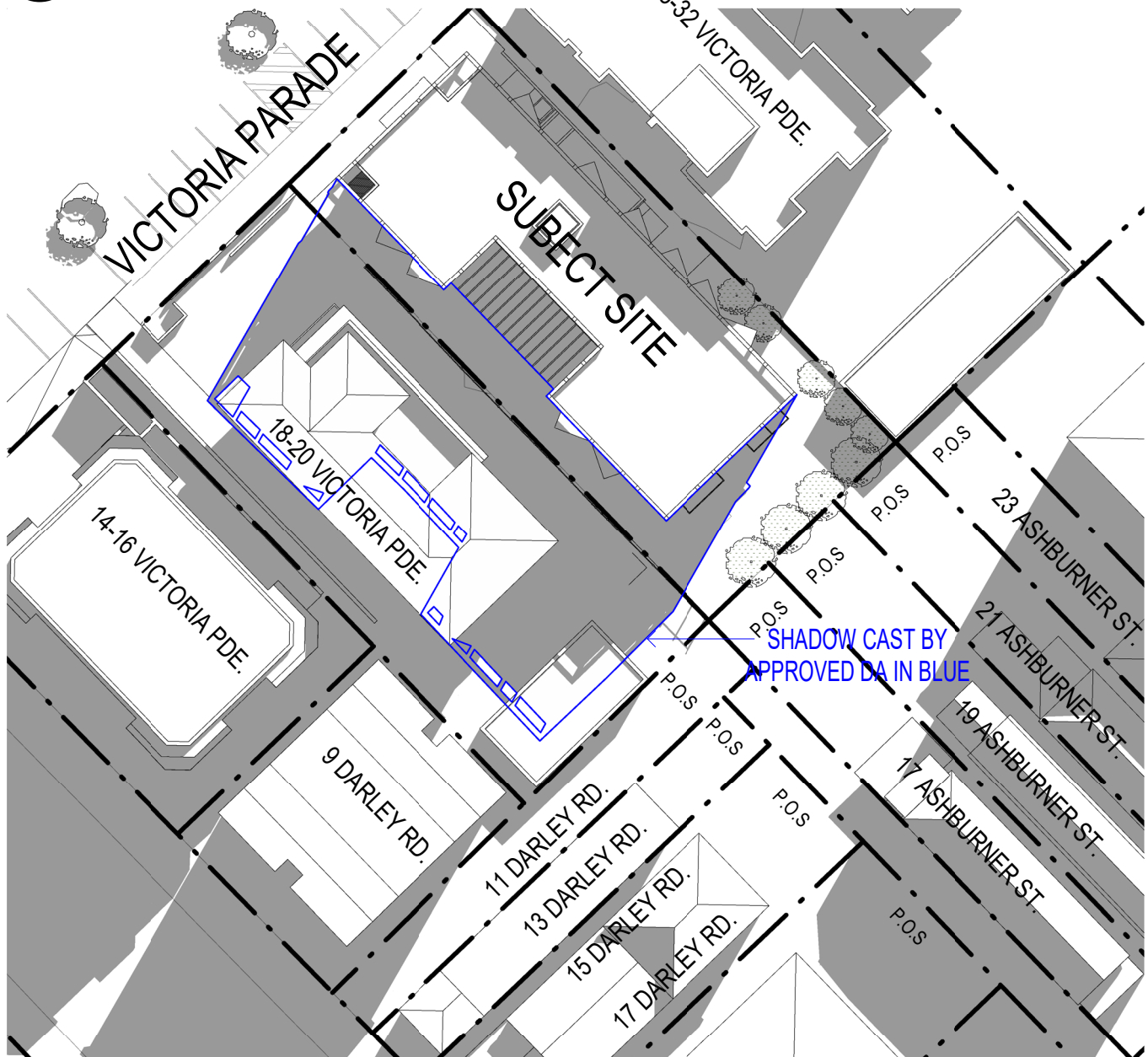
3a
DA13
1:500
SOLAR ACCESS PLAN - EXISTING - 11AM



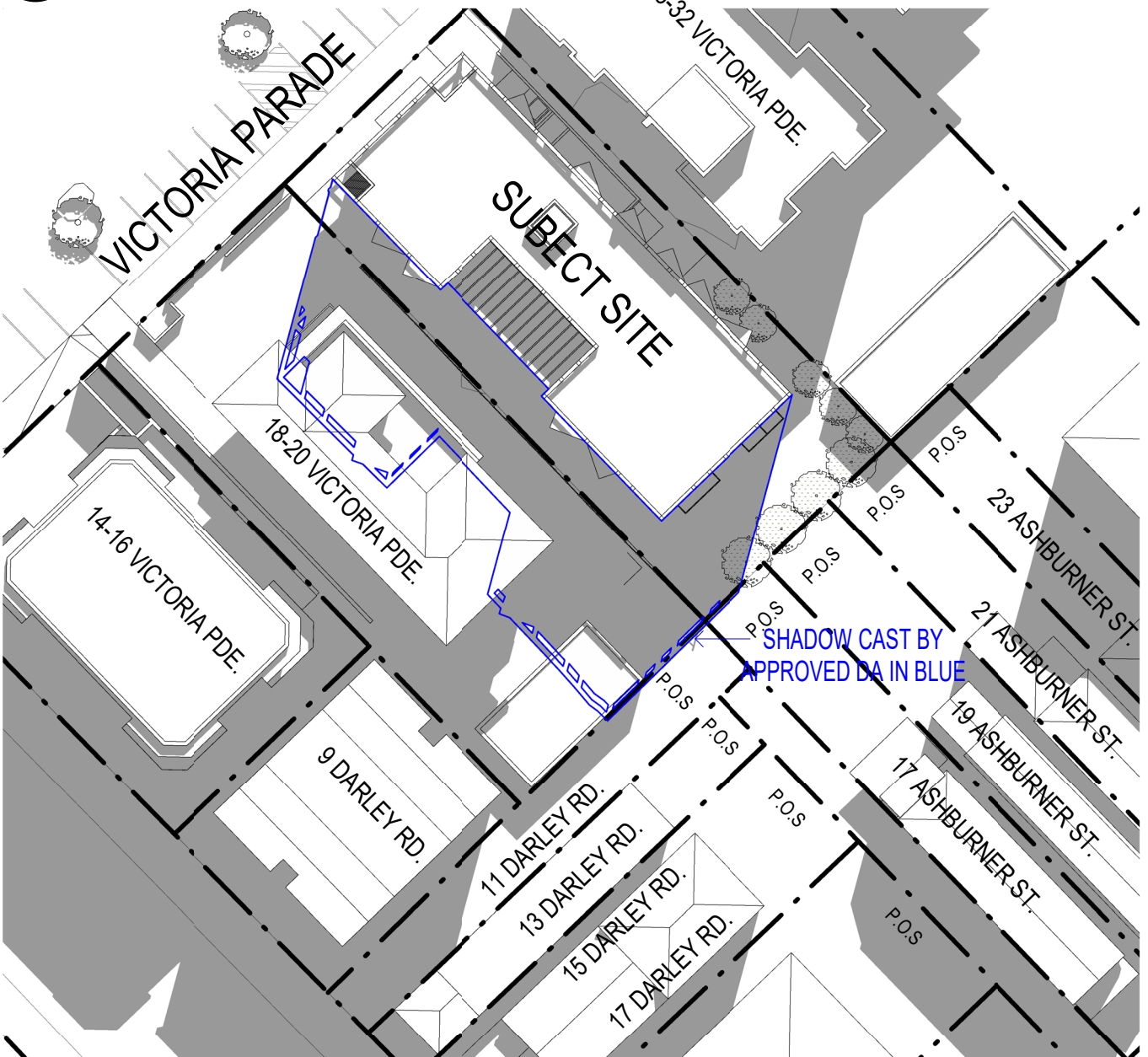
4a
DA13
1:500
SOLAR ACCESS PLAN - EXISTING - 12PM



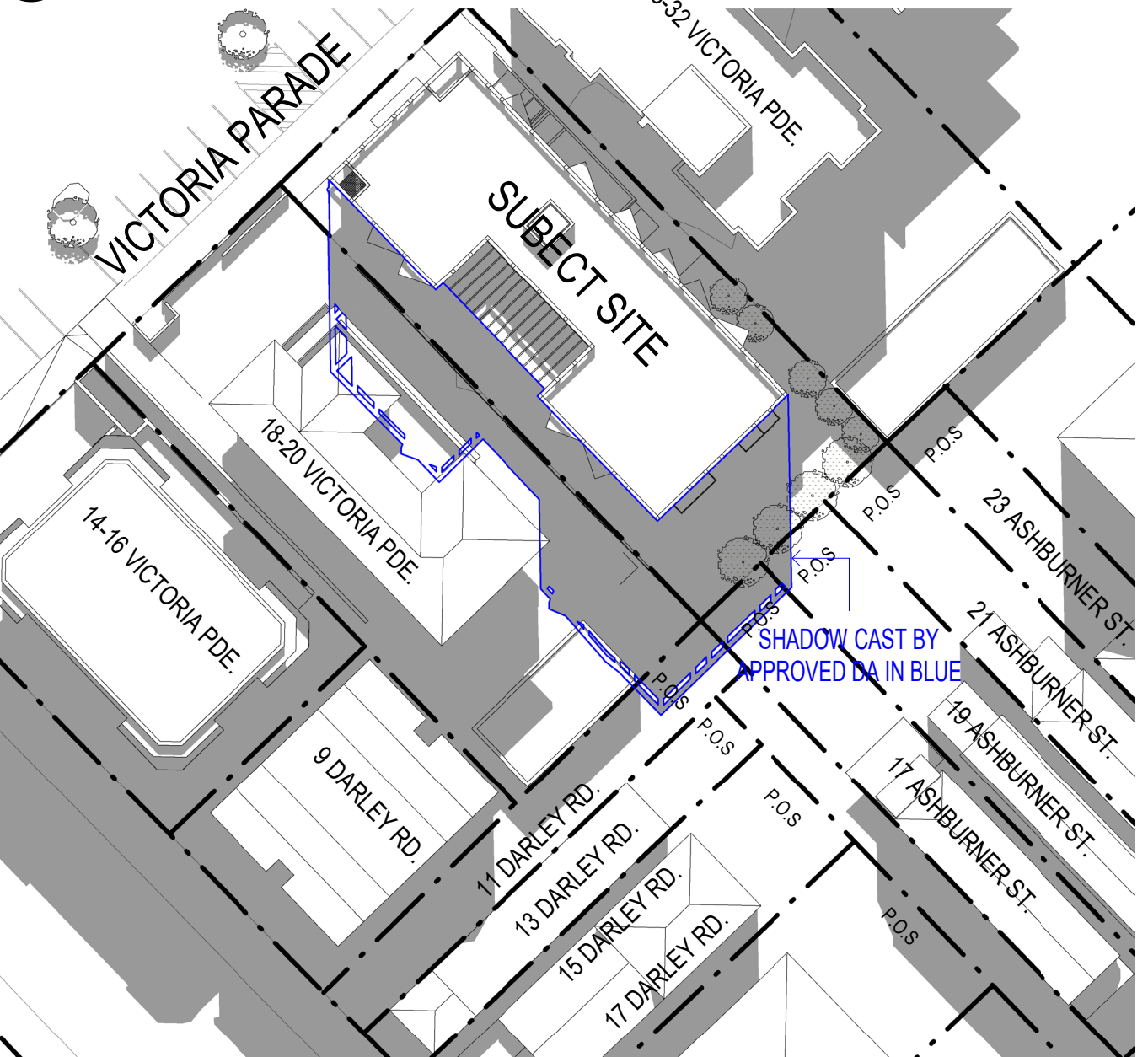
1b
DA13
1:500
SOLAR ACCESS PLAN - APPROVED DA - 9AM



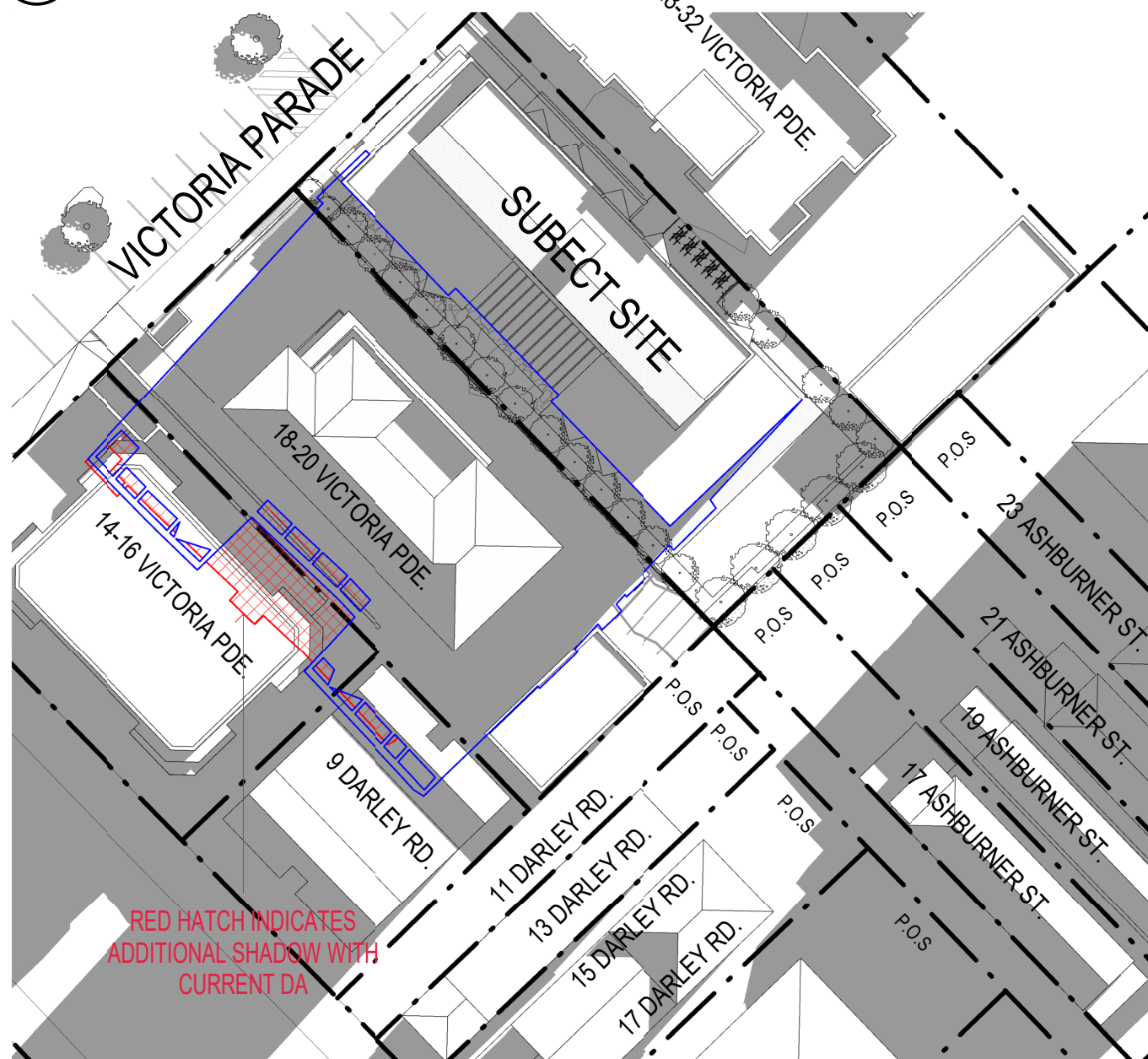
2b
DA13
1:500
SOLAR ACCESS PLAN - APPROVED DA - 10AM



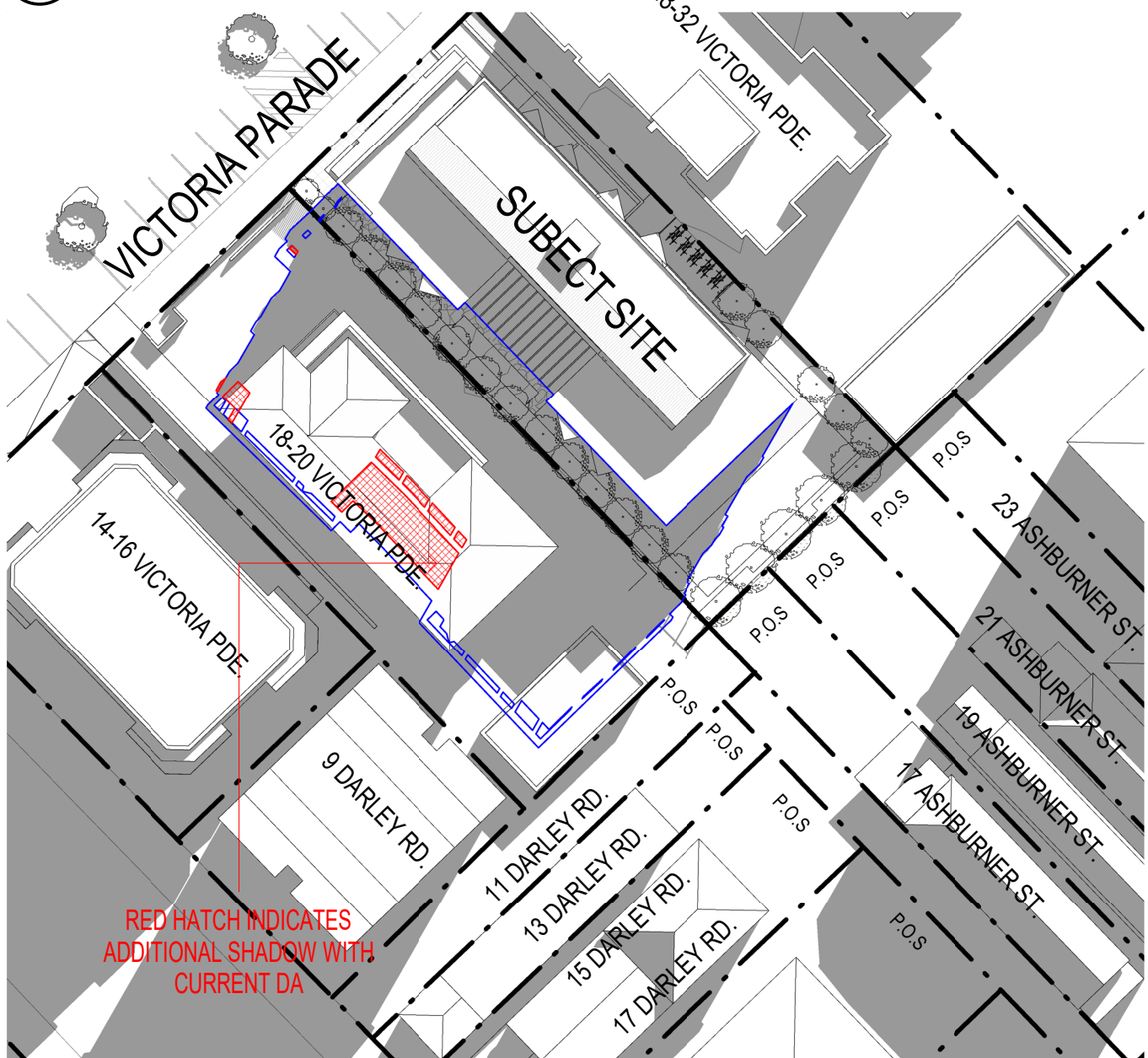
3b
DA13
1:500
SOLAR ACCESS PLAN - APPROVED DA - 11AM



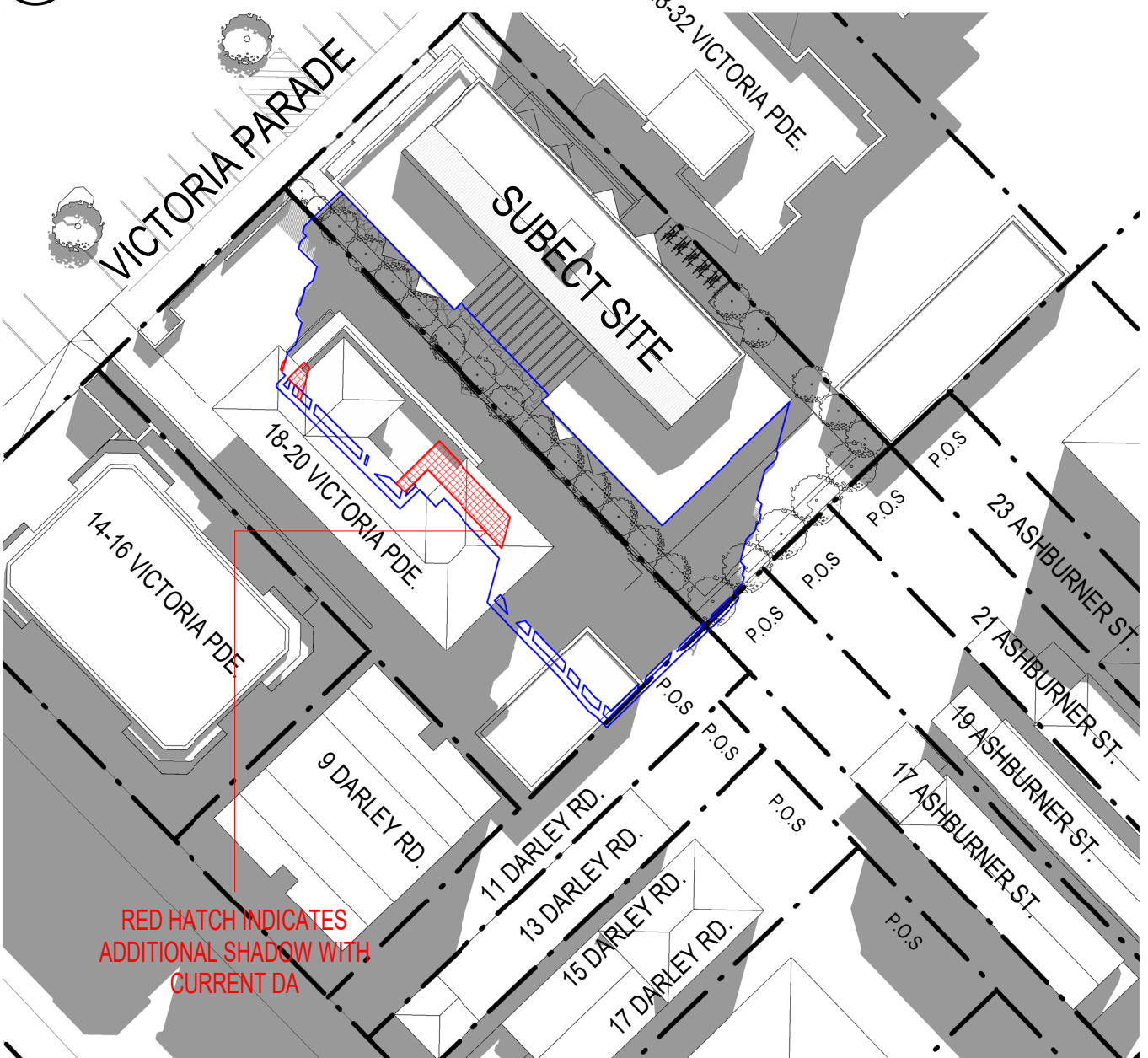
4b
DA13
1:500
SOLAR ACCESS PLAN - APPROVED DA - 12PM



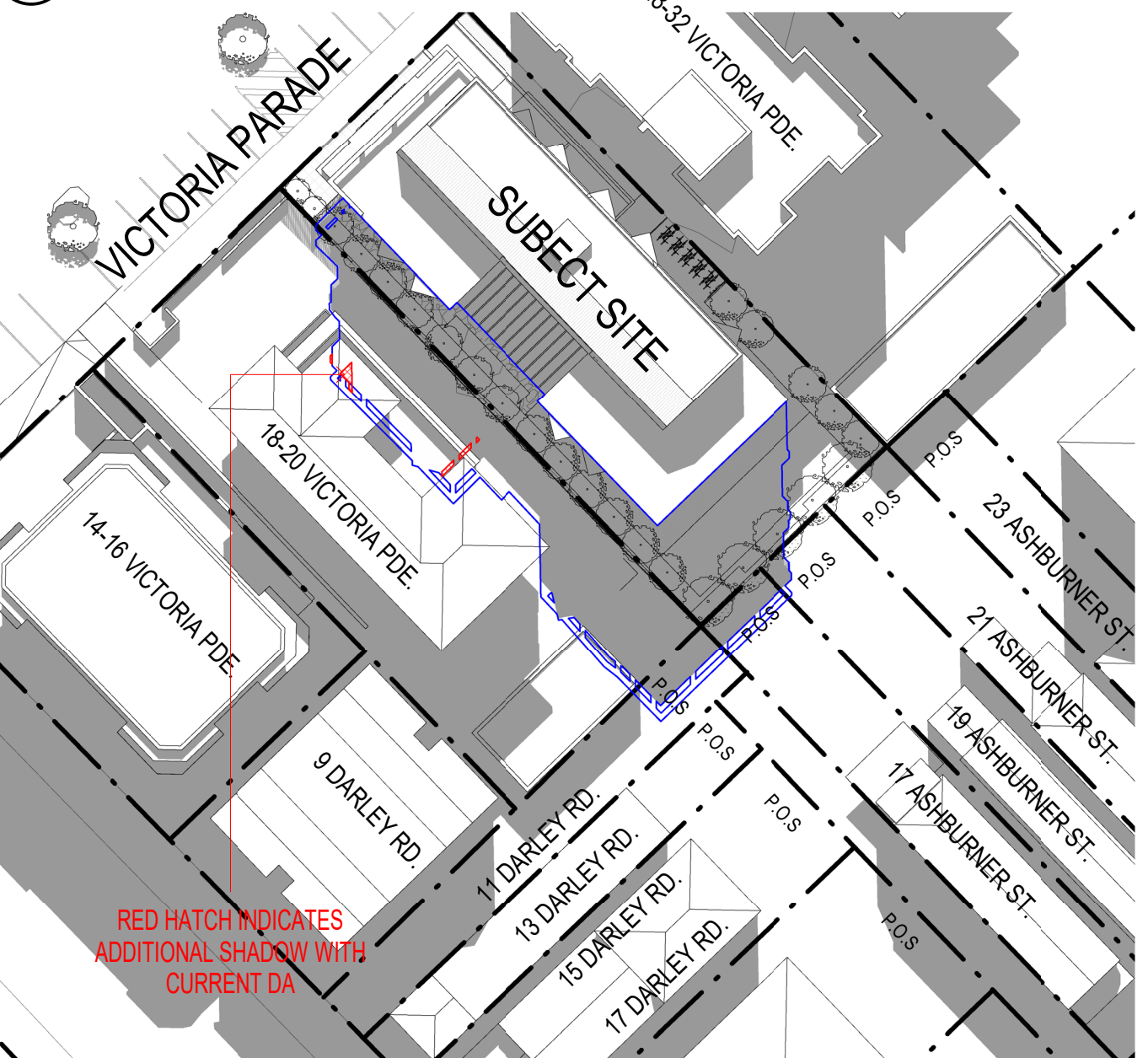
1c
DA13
1:500
SOLAR ACCESS PLAN - CURRENT DA - 9AM



2c
DA13
1:500
SOLAR ACCESS PLAN - CURRENT DA - 10AM



3c
DA13
1:500
SOLAR ACCESS PLAN - CURRENT DA - 11AM



4c
DA13
1:500
SOLAR ACCESS PLAN - CURRENT DA - 12PM

ISSUE	DATE	AMENDMENT
A	21-07-2020	REVISED DA SUBMISSION

PROJECT
MANLY LODGE // MIXED-USE DEVELOPMENT
ADDRESS
22 VICTORIA PARADE, MANLY, NSW, 2095

PROJECT No. 19001
CLIENT

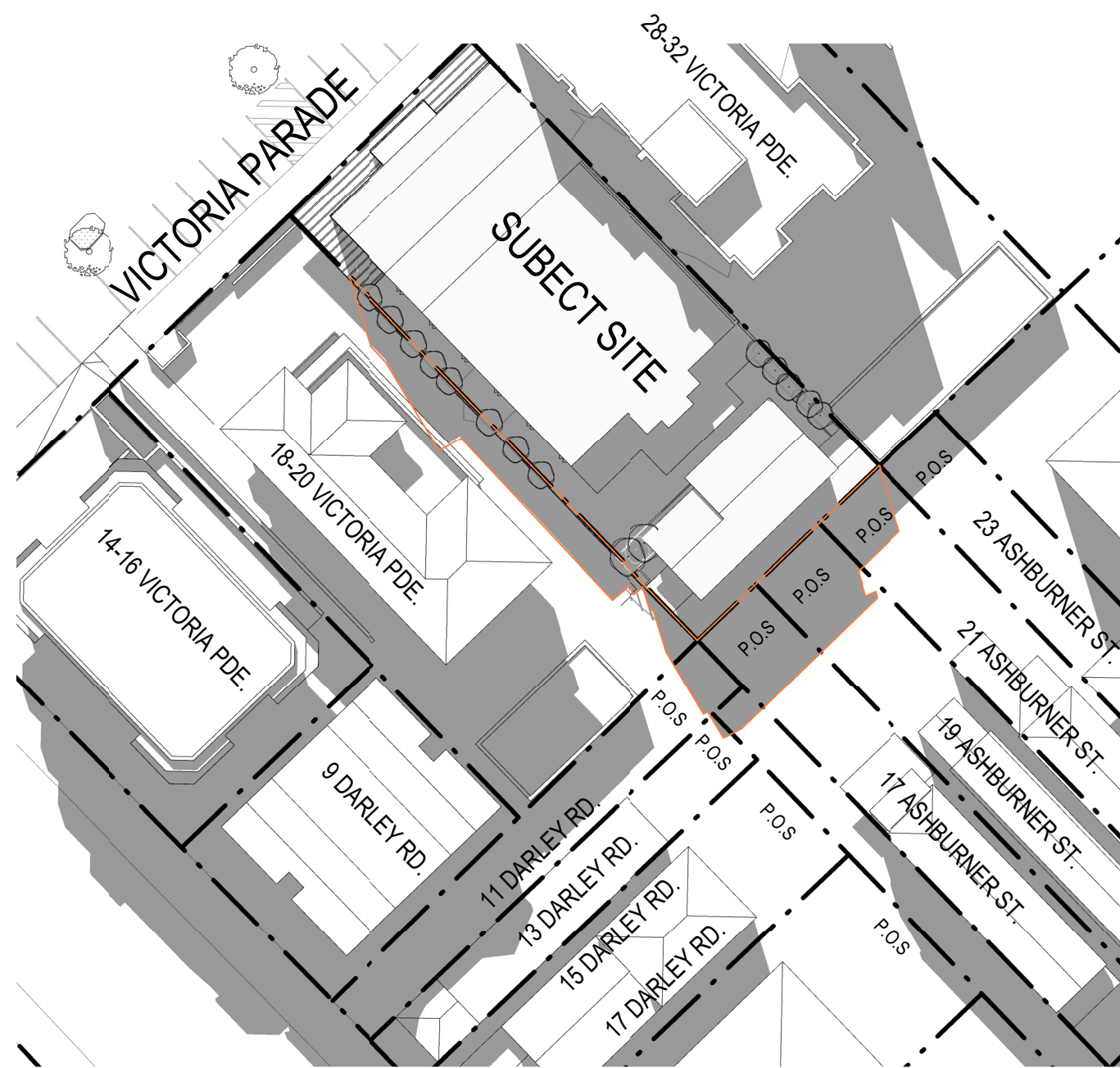
MORSON GROUP

INCORPORATED ARCHITECT - P/L
MORSON REGISTRATION NUMBER 8100
MORSON 159 460 024, MANLY 41 159 460 024
www.morsongroup.com.au
021 9380 4946
PO Box 170, Potts Point, NSW 1535

SHEET
SIZE: A1
SCALE:
1:500

SHEET NAME: SOLAR ACCESS PLAN VIEW 1 - SHEET 1

DRAWING No. DA36
ISSUE No. A



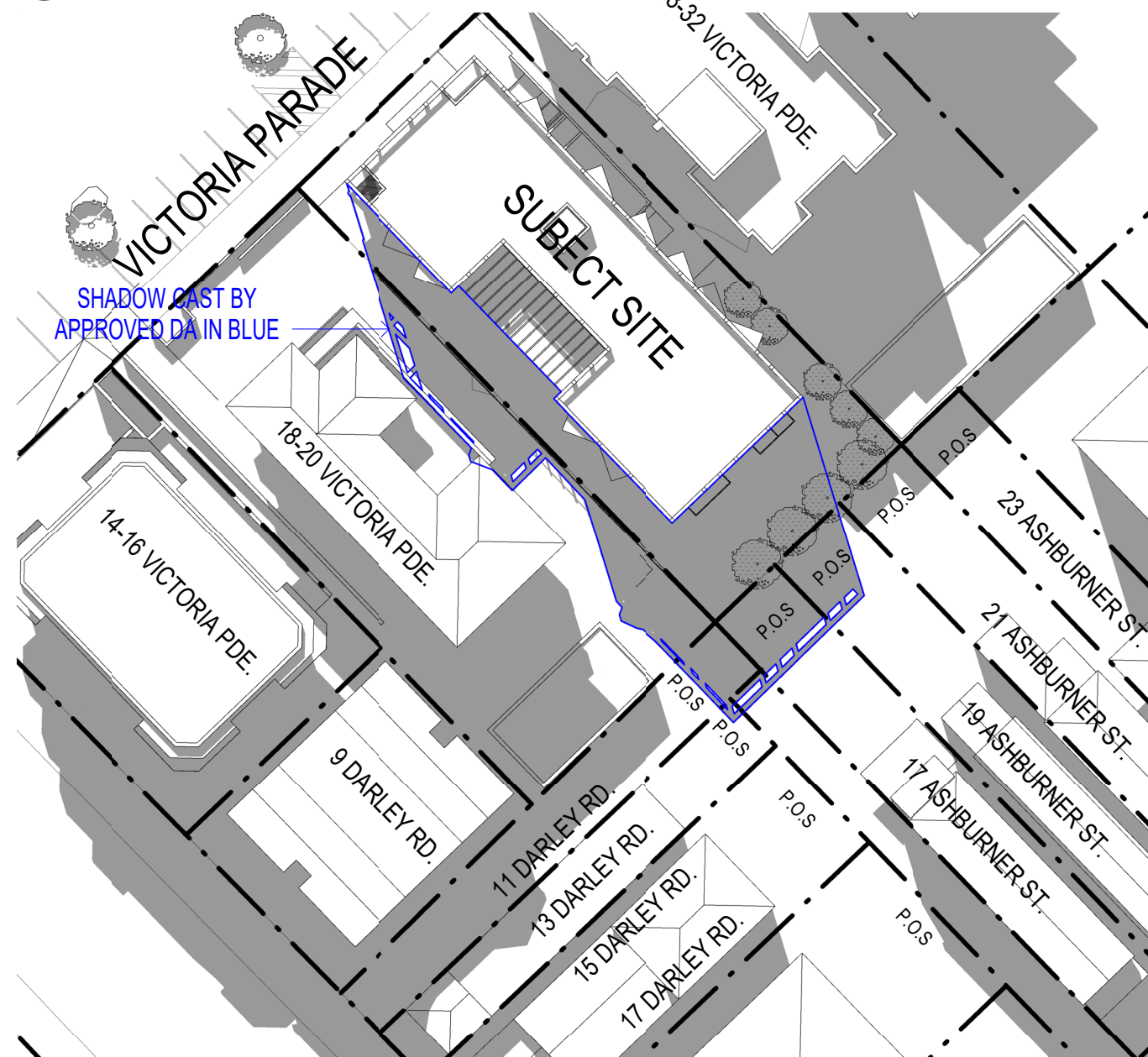
5a
DA13
1:500
SOLAR ACCESS PLAN - EXISTING - 1PM



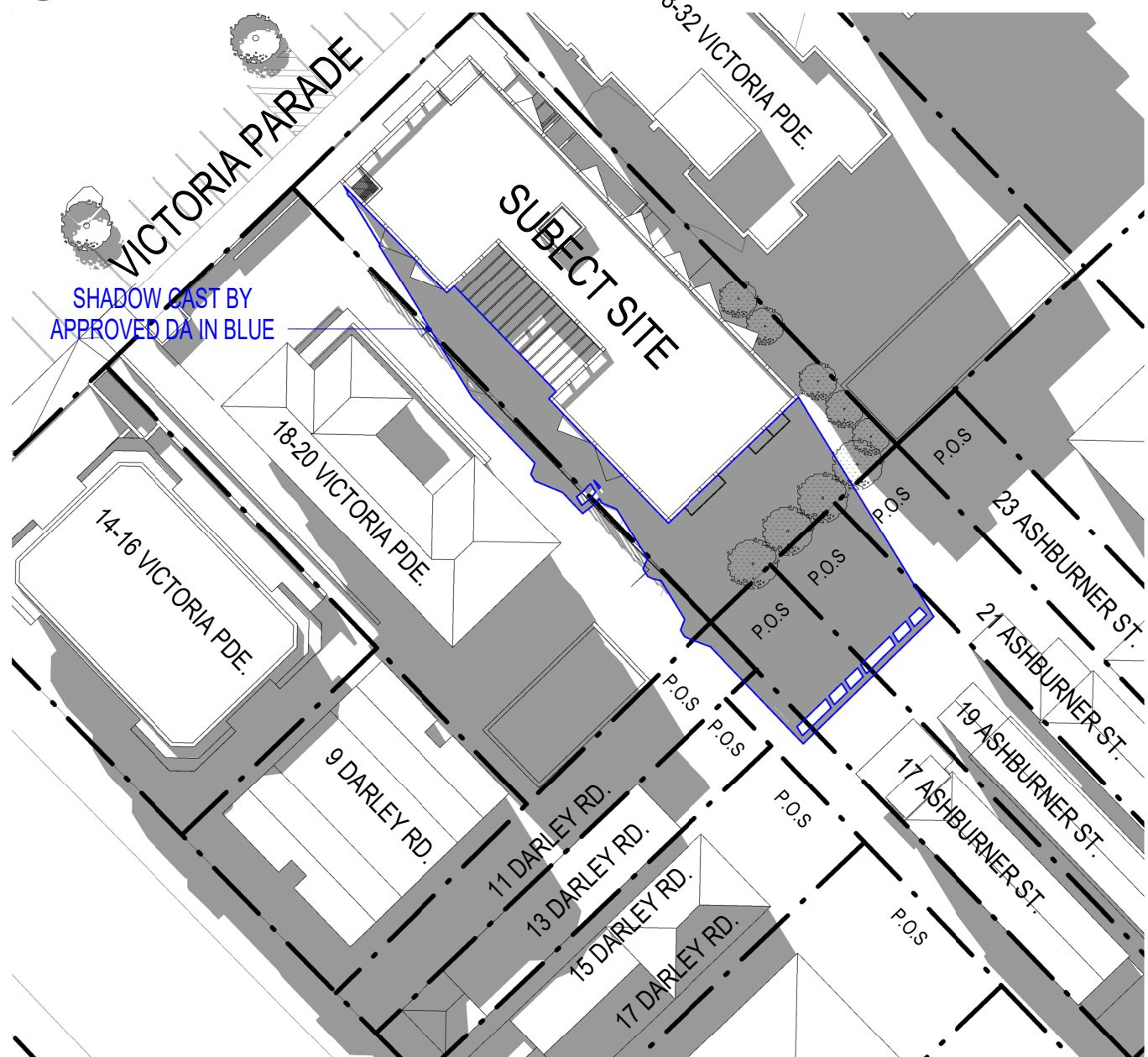
6a
DA13
1:500
SOLAR ACCESS PLAN - EXISTING - 2PM



7a
DA13
1:500
SOLAR ACCESS PLAN - EXISTING - 3PM



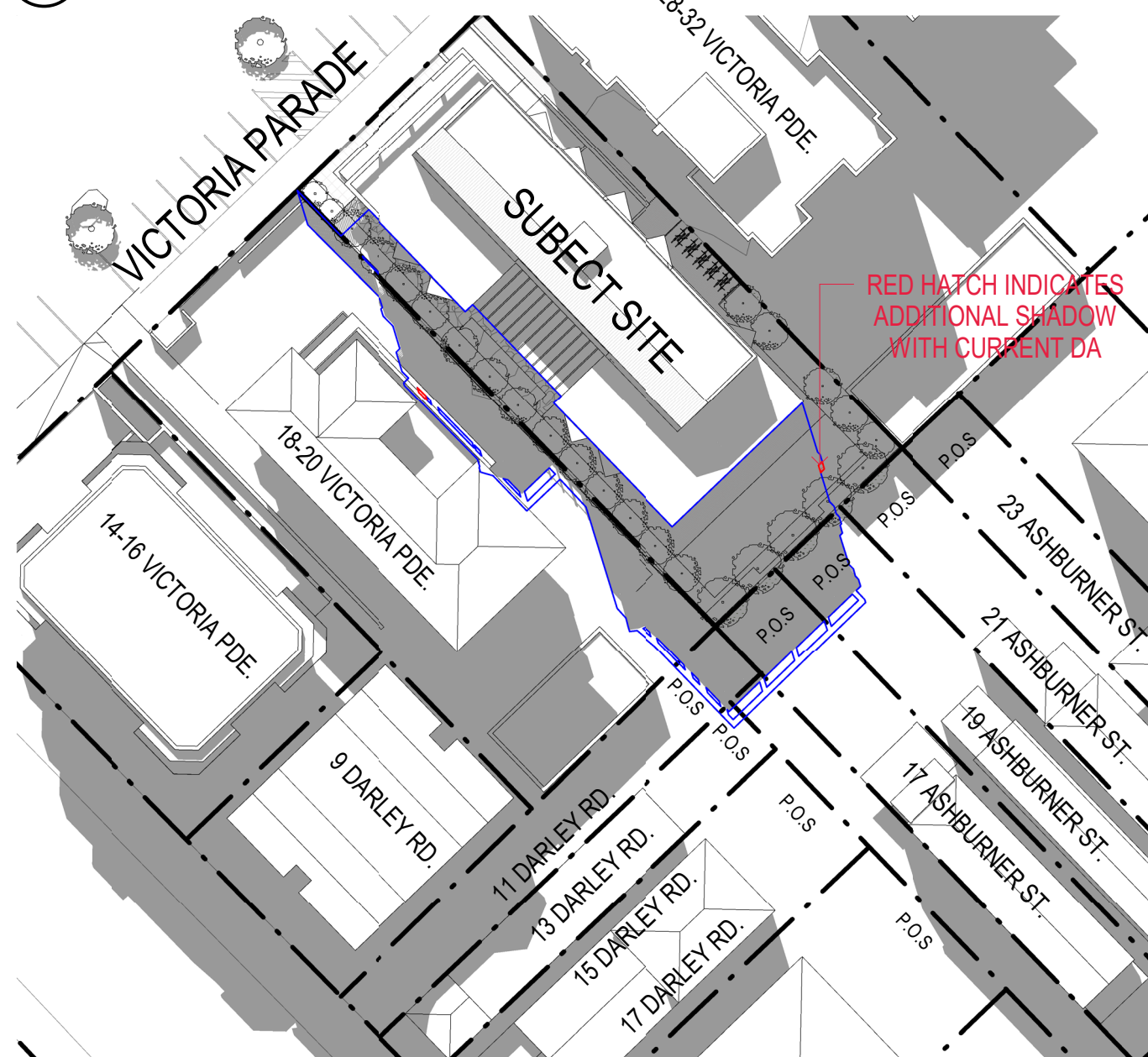
5b
DA13
1:500
SOLAR ACCESS PLAN - APPROVED DA - 1PM



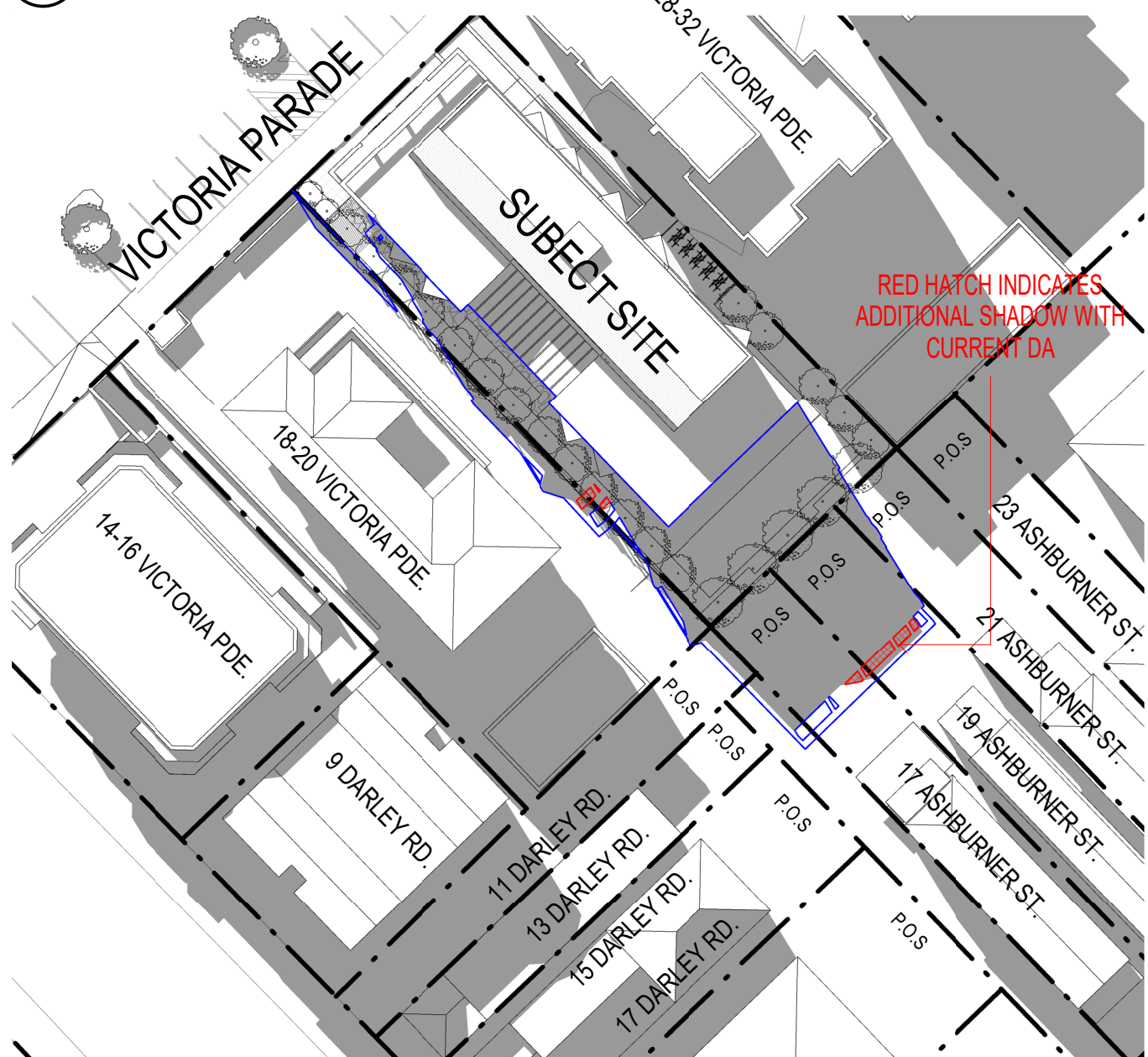
6b
DA13
1:500
SOLAR ACCESS PLAN - APPROVED DA - 2PM



7b
DA13
1:500
SOLAR ACCESS PLAN - APPROVED DA - 3PM



5c
DA13
1:500
SOLAR ACCESS PLAN - CURRENT DA - 1PM

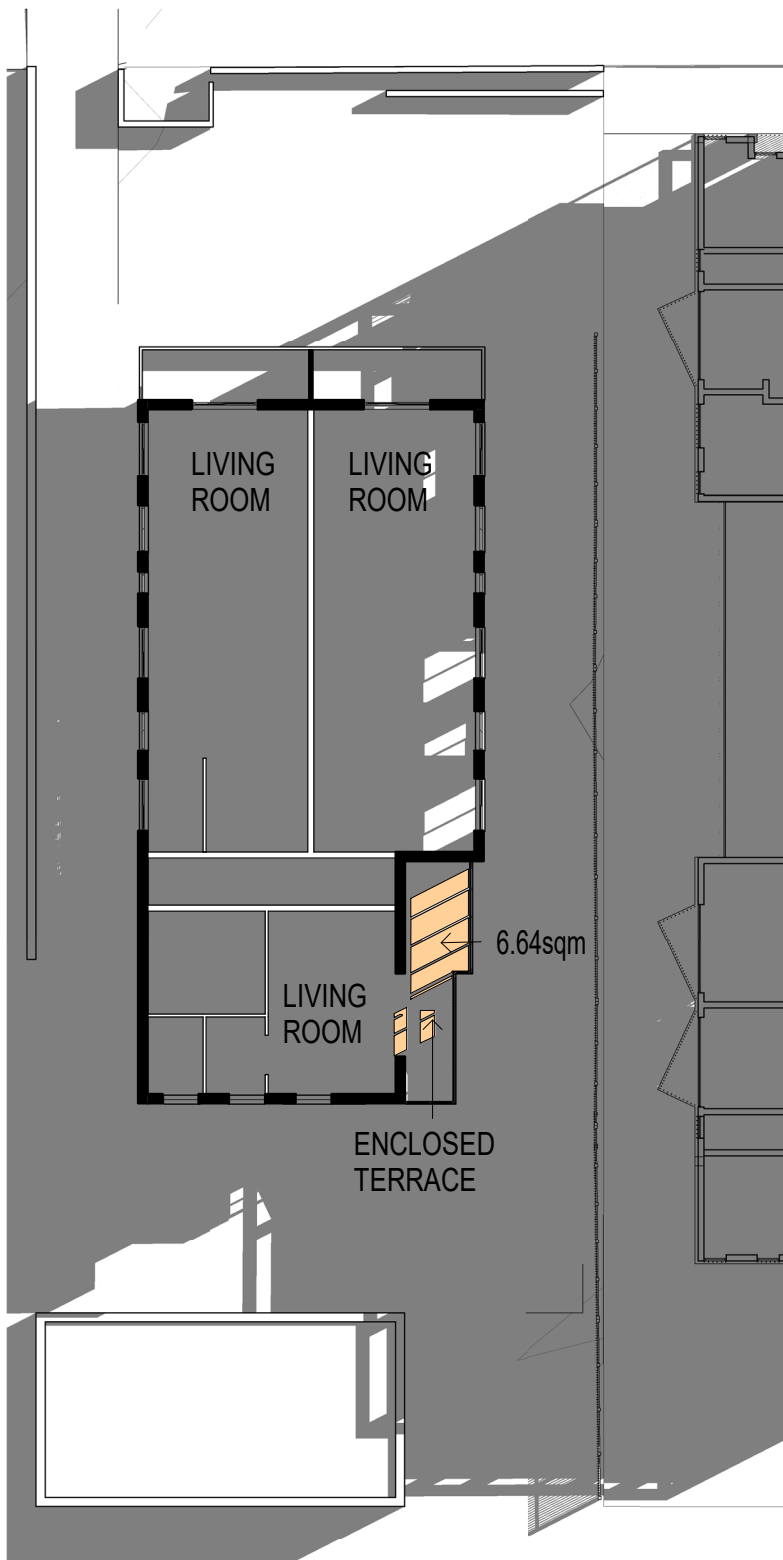


6c
DA13
1:500
SOLAR ACCESS PLAN - CURRENT DA - 2PM

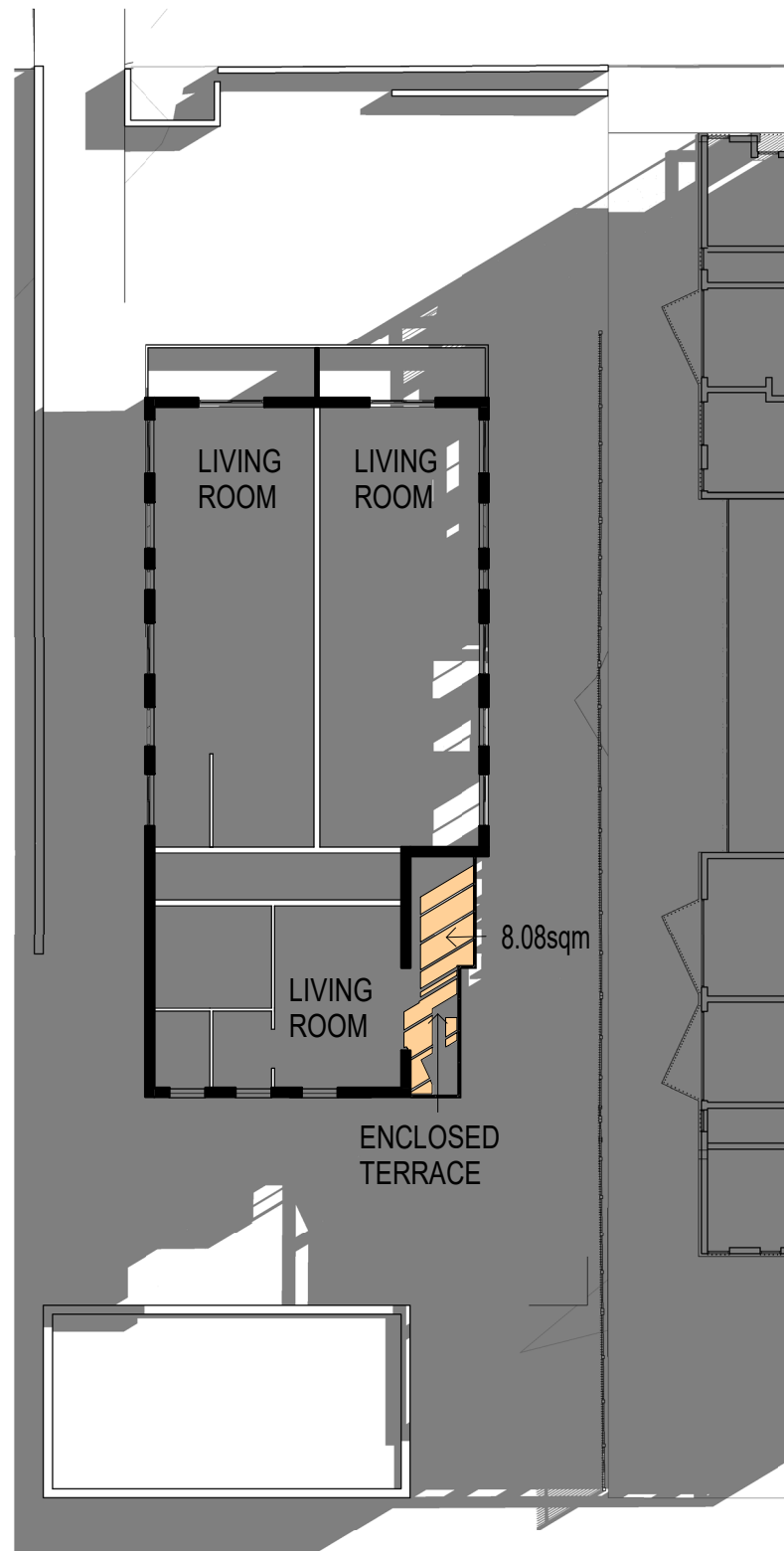


7c
DA13
1:500
SOLAR ACCESS PLAN - CURRENT DA - 3PM

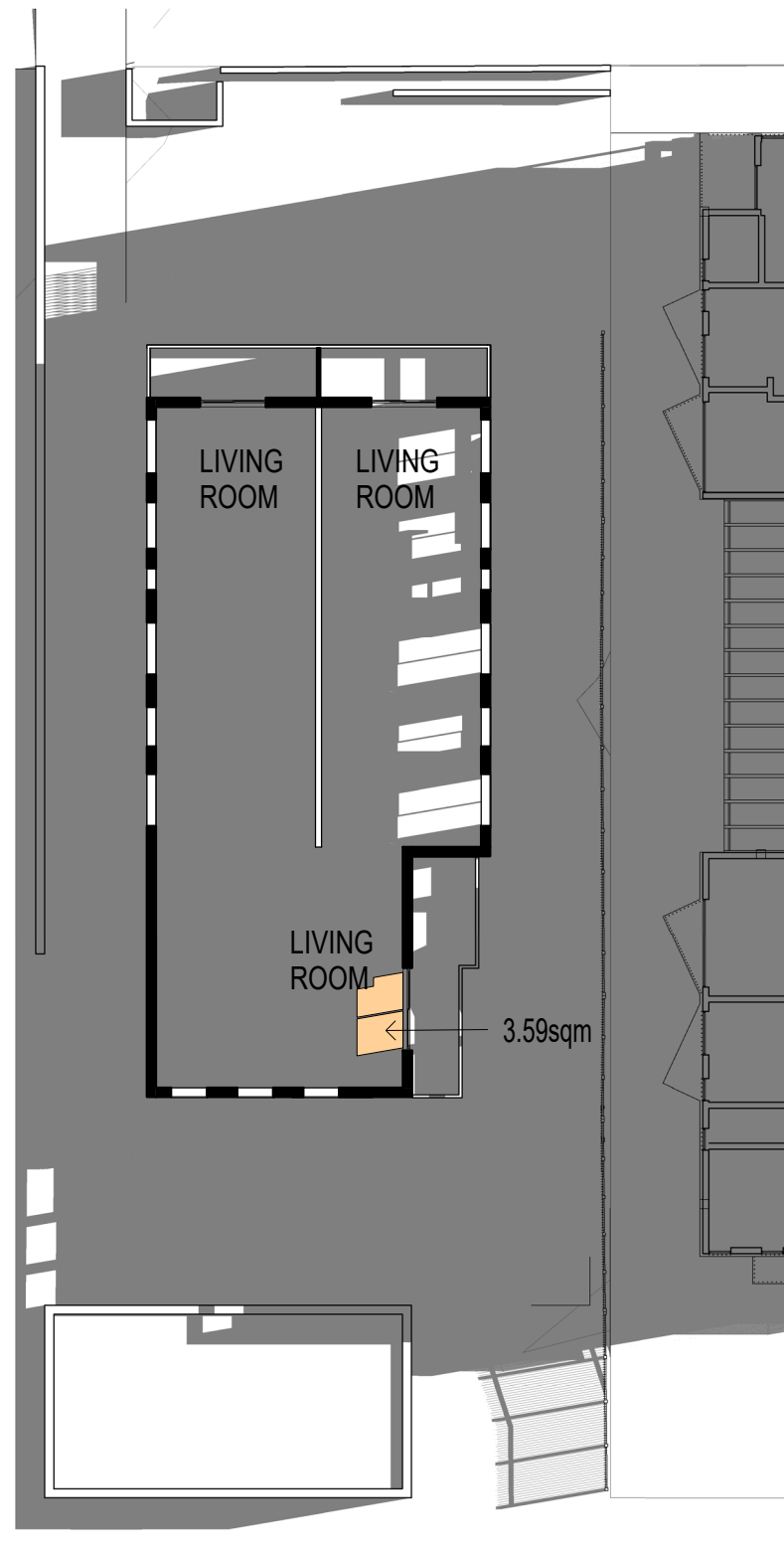
ISSUE		DATE	AMENDMENT	PROJECT		PROJECT No.	MORSON GROUP	SHEET SIZE: A1	SHEET NAME: SOLAR ACCESS PLAN VIEW 1 - SHEET 2	DRAWING No. DA37
A		21-07-2020	REVISED DA SUBMISSION	MANLY LODGE // MIXED-USE DEVELOPMENT		19001				
				ADDRESS		CLIENT	MORSON GROUP	SCALE: 1:500		ISSUE No. A
				22 VICTORIA PARADE, MANLY, NSW, 2095						



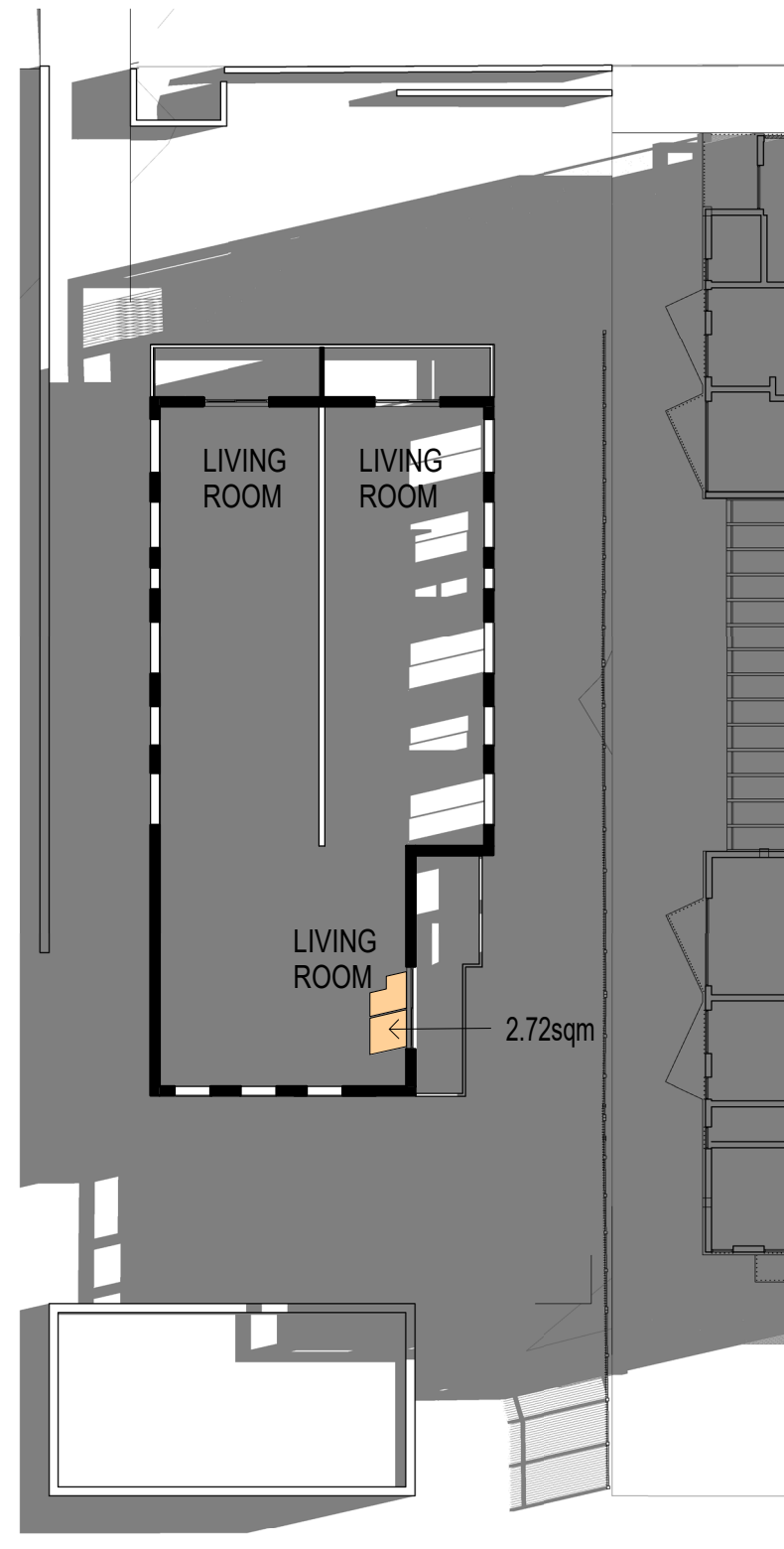
S. A. LEVEL 1 - APPROVED DA - 10.45AM - 1m High



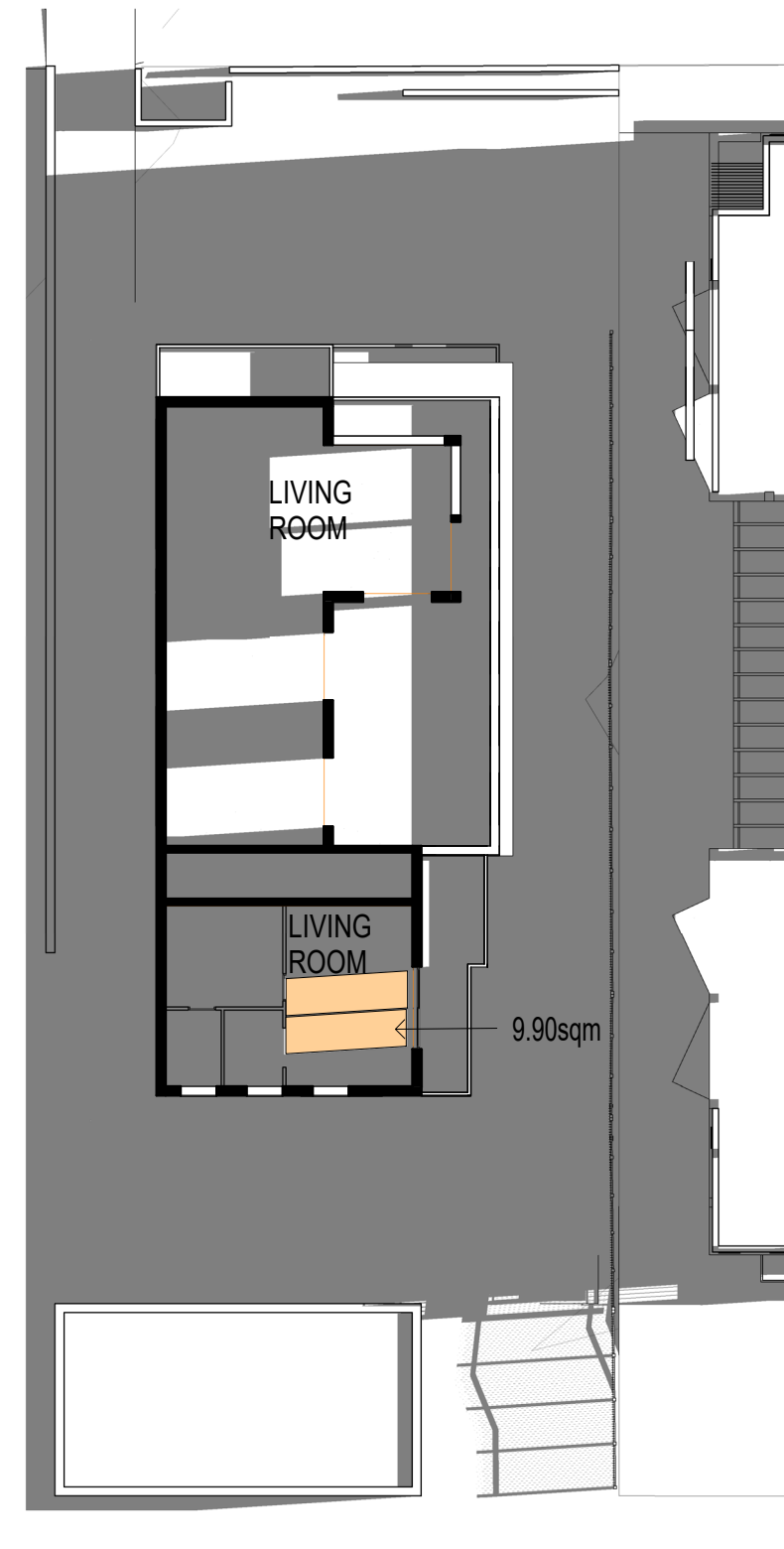
S. A. LEVEL 1 - APPROVED DA - 11AM - 1m High



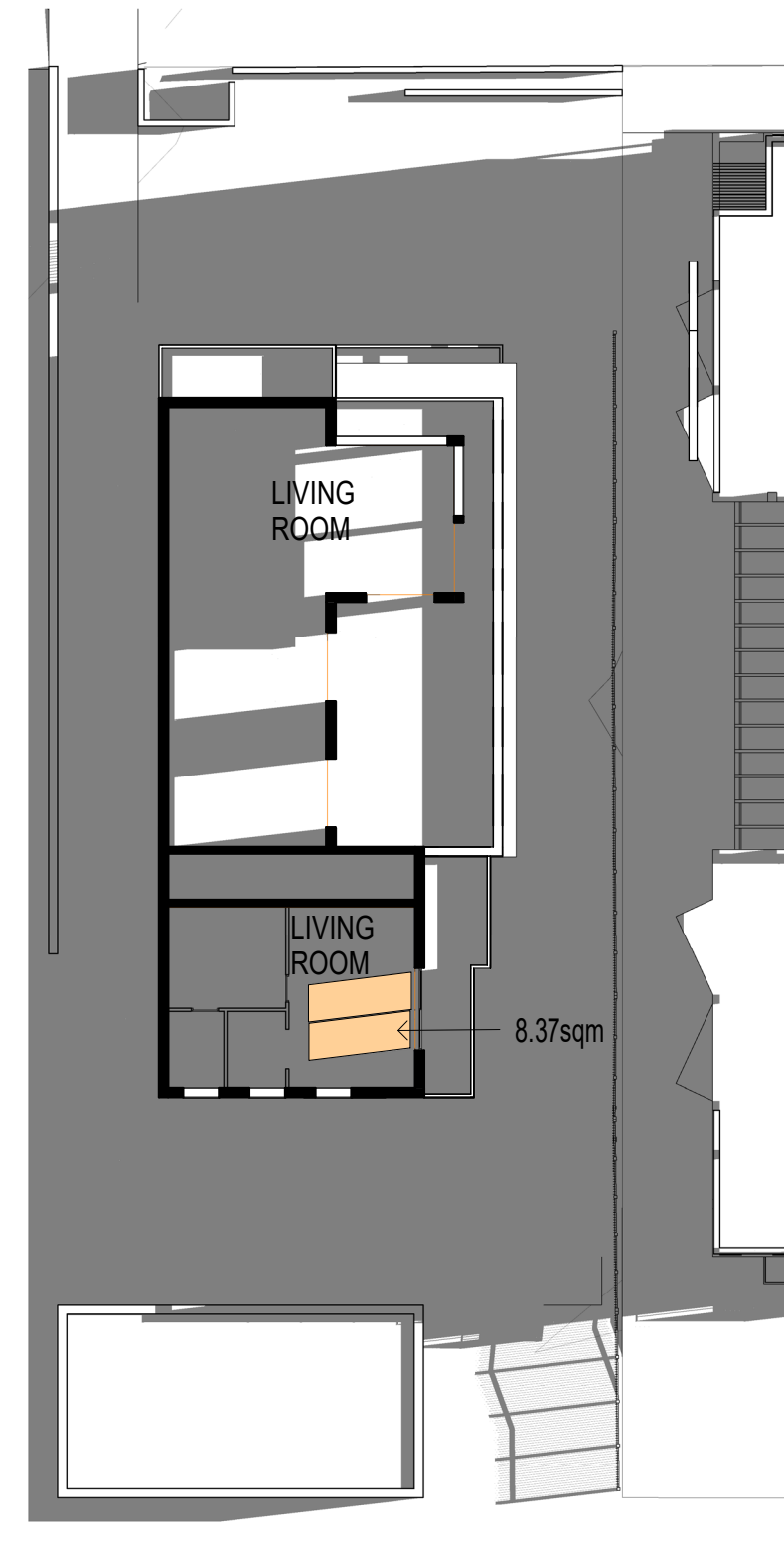
S. A. LEVEL 2 - APPROVED DA - 9.30AM - 1m High



S. A. LEVEL 2 - APPROVED DA - 9.45AM - 1m High

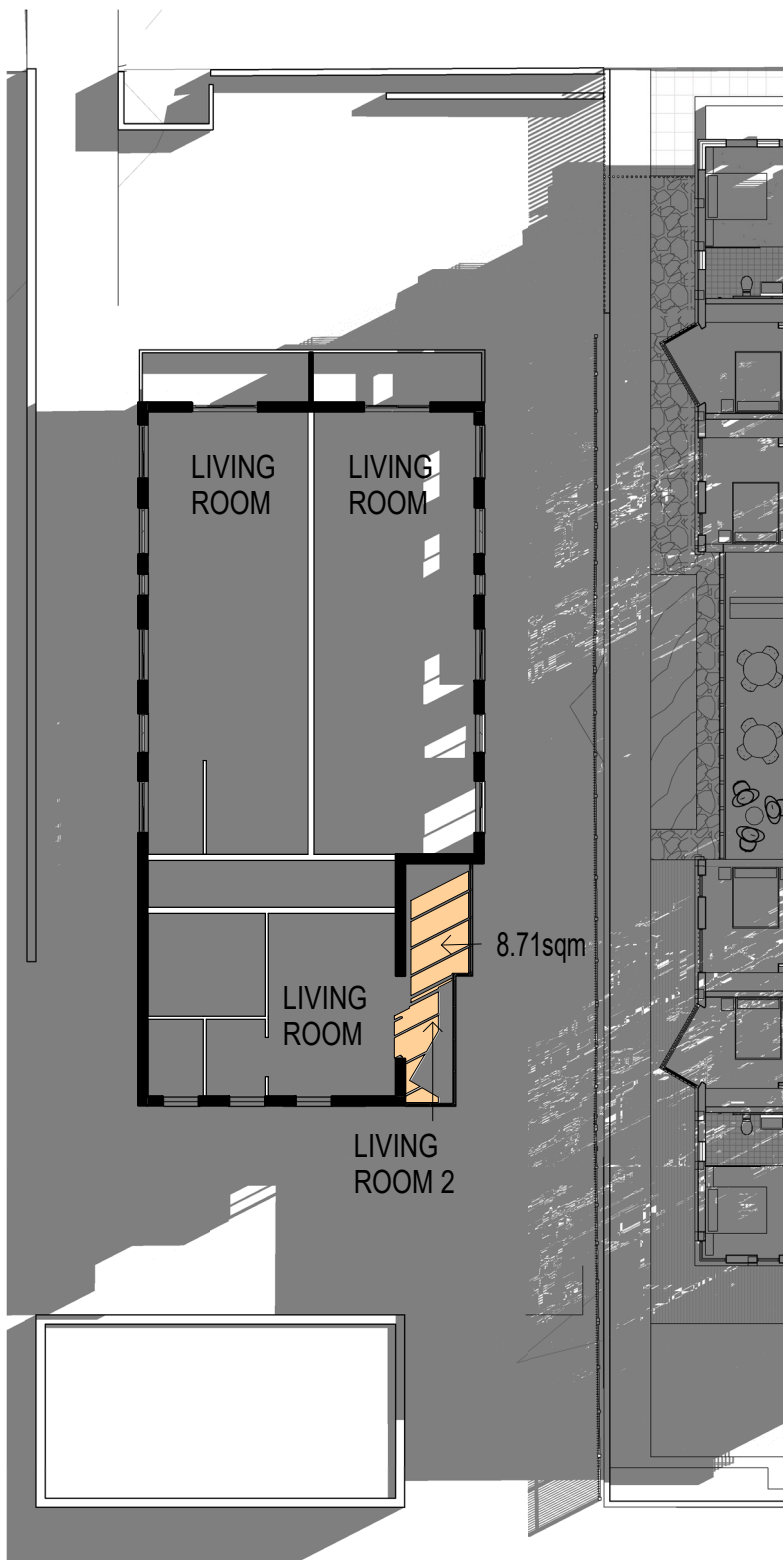


S. A. LEVEL 3 - APPROVED DA - 9AM - 1m High

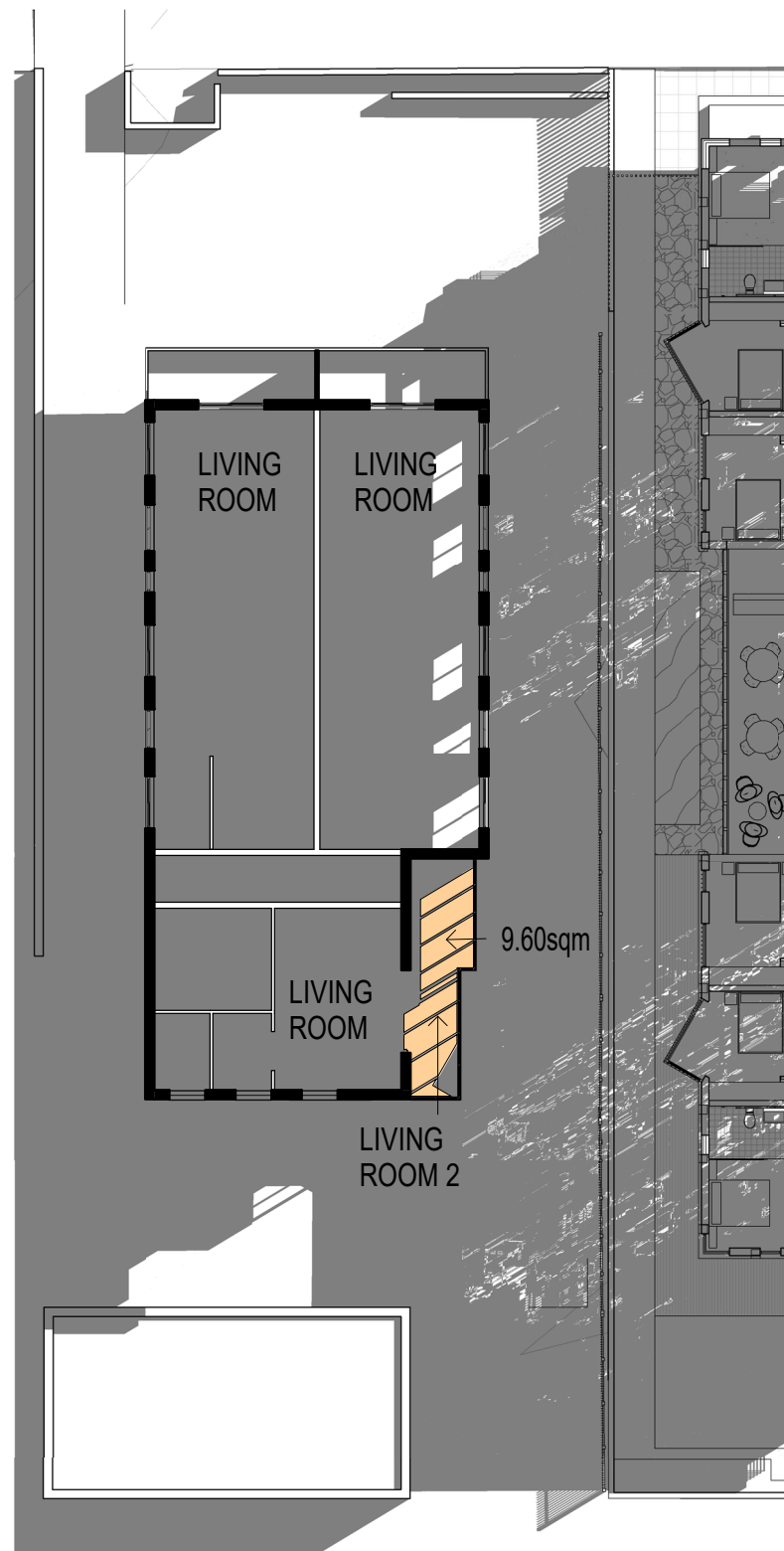


S. A. LEVEL 3 - APPROVED DA - 9.15AM - 1m High

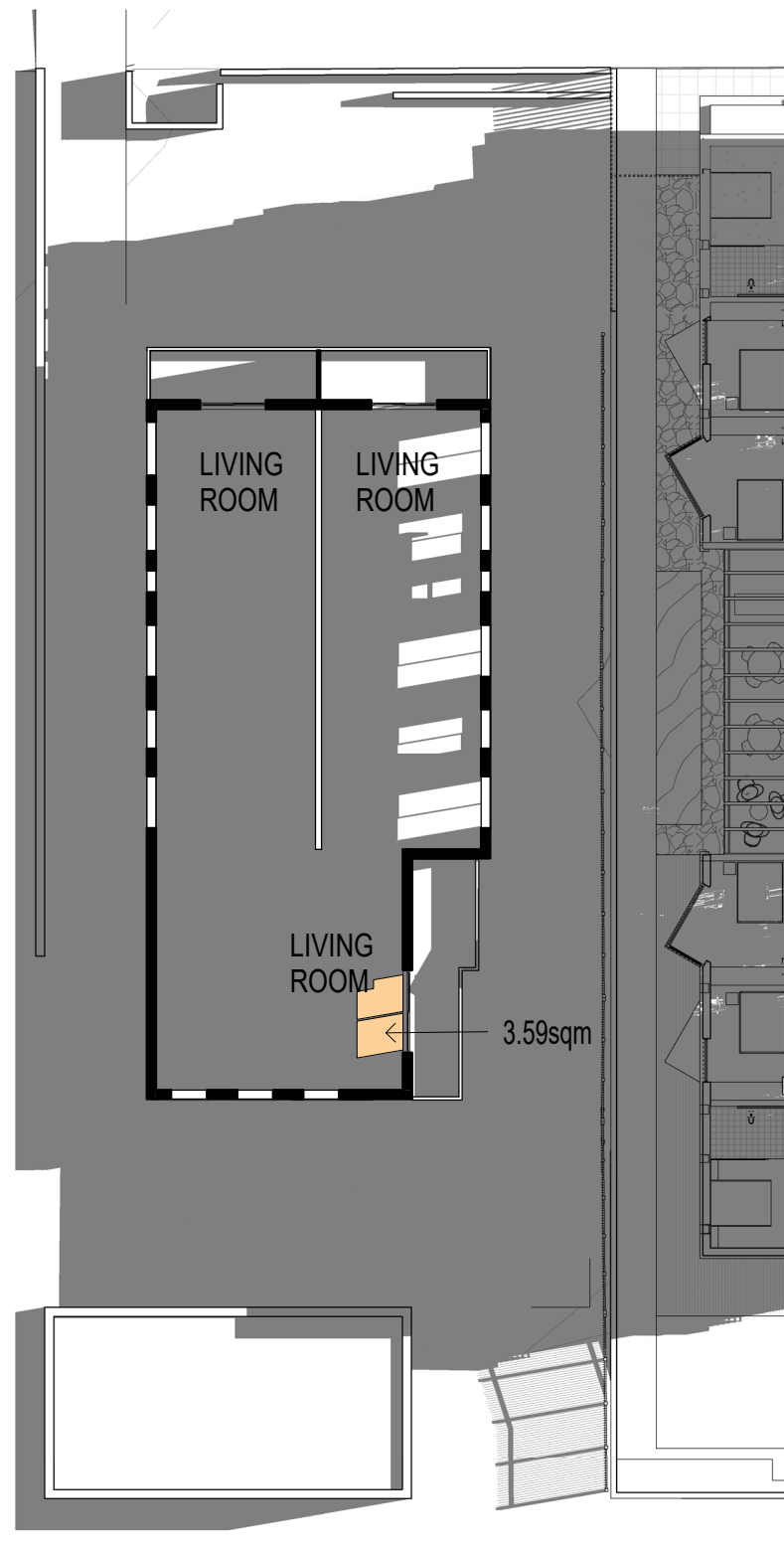
APPROVED DA



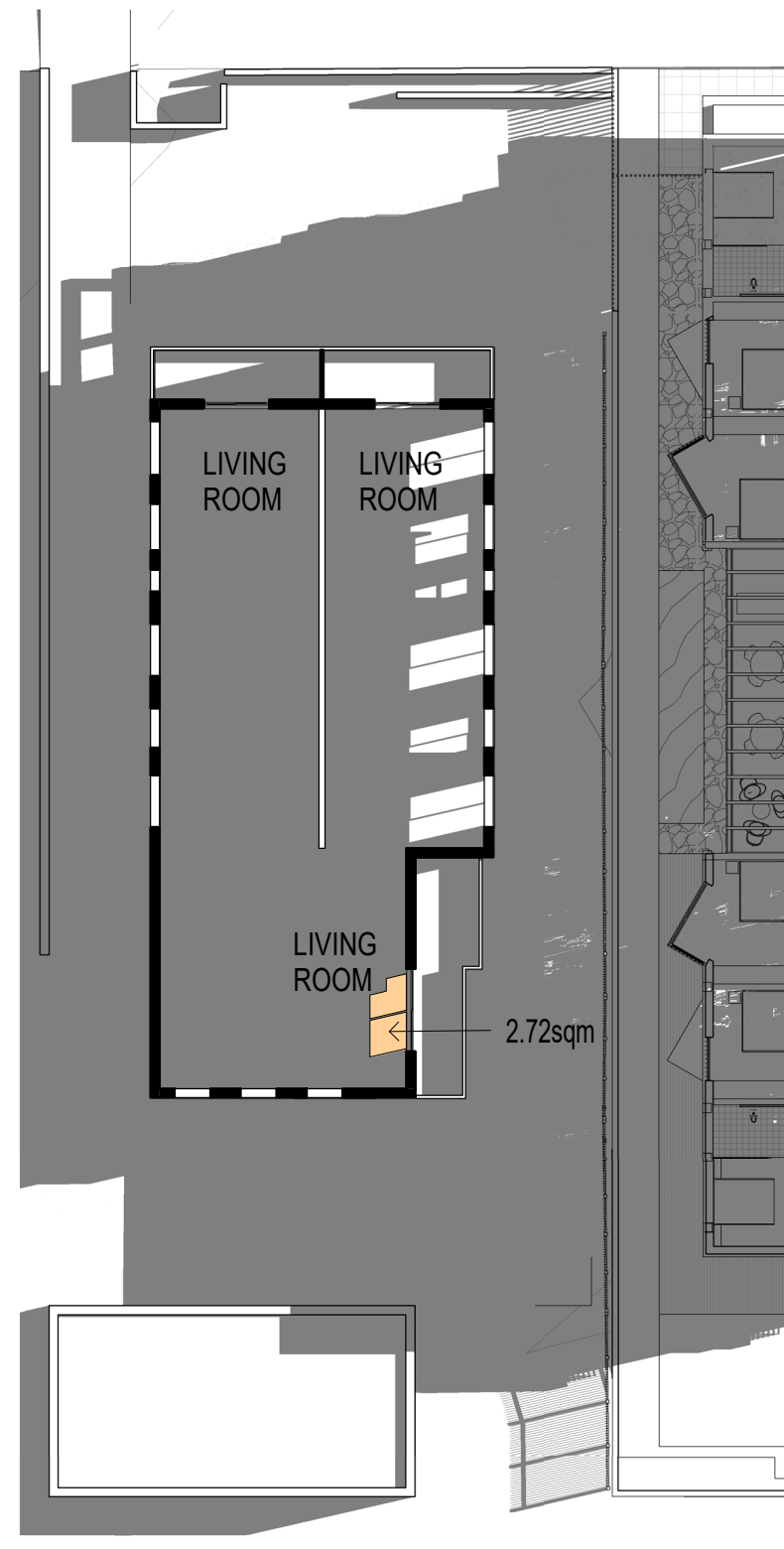
S. A. LEVEL 1 - PROPOSED DA - 10.45AM - 1m High



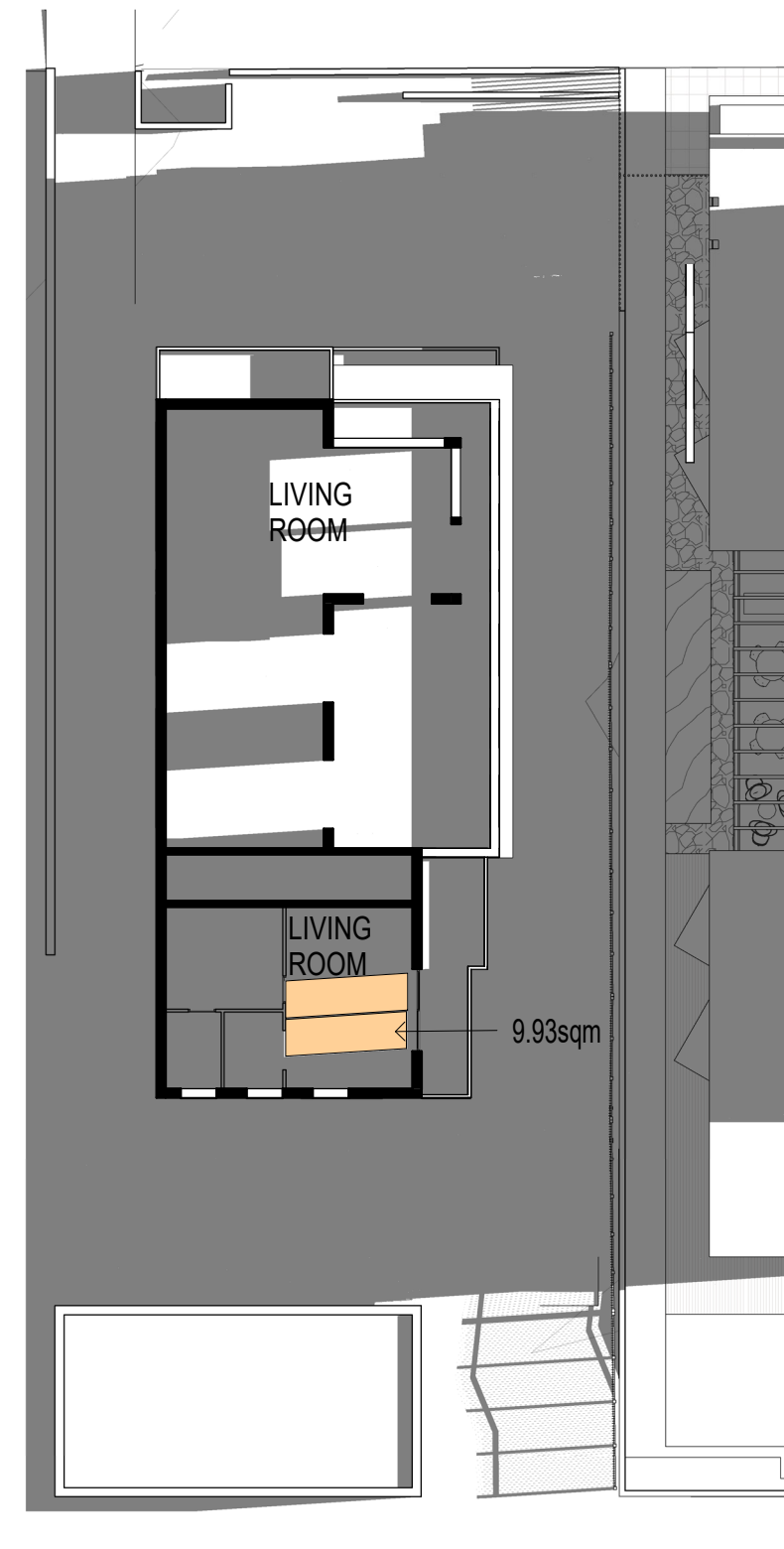
S. A. LEVEL 1 - PROPOSED DA - 11AM - 1m High



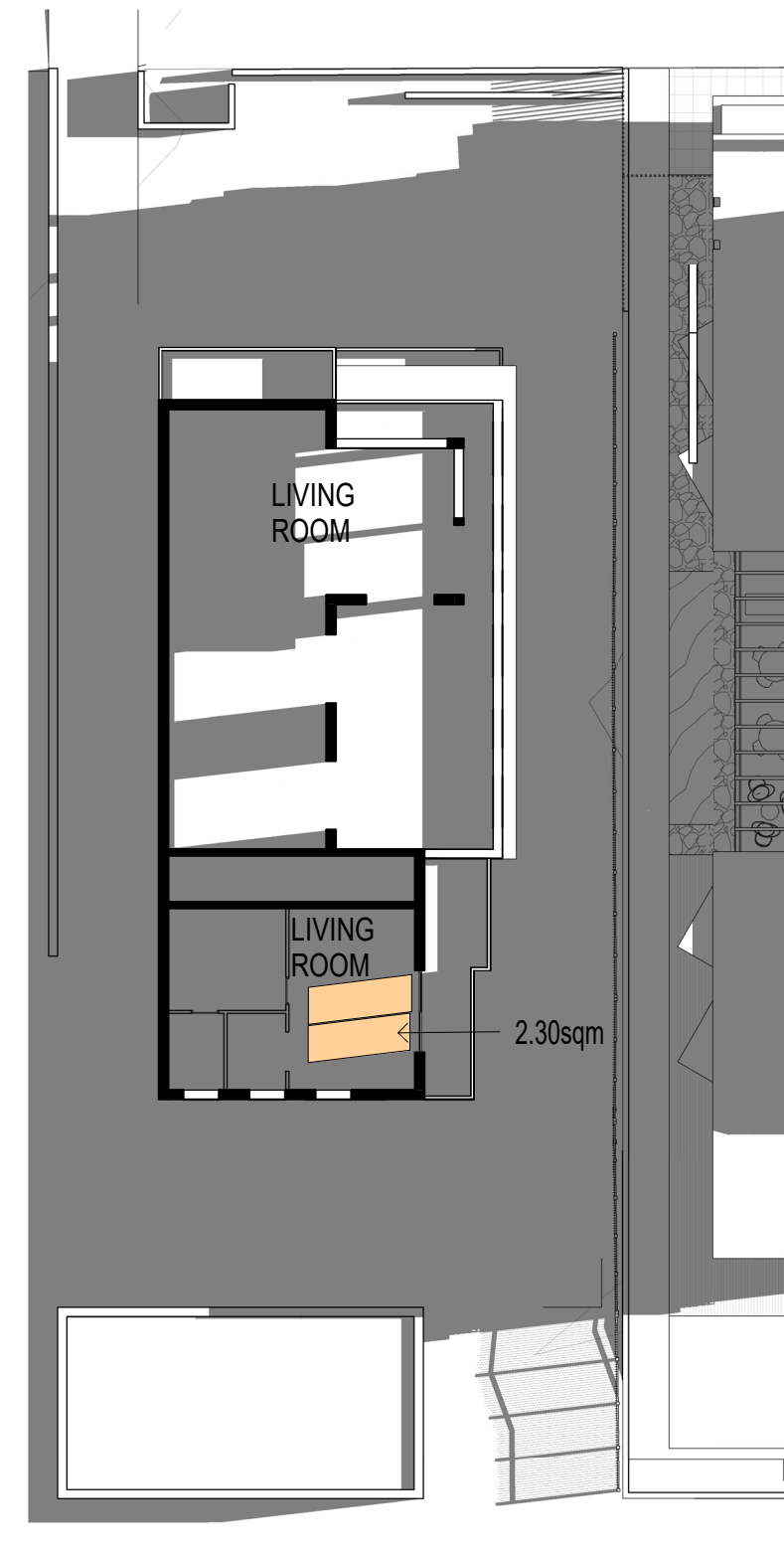
S. A. LEVEL 2 - PROPOSED DA - 9.30AM - 1m High



S. A. LEVEL 2 - PROPOSED DA - 9.45AM - 1m High



S. A. LEVEL 3 - PROPOSED DA - 9AM - 1m High



S. A. LEVEL 3 - PROPOSED DA - 9.15AM - 1m High

PROPOSED

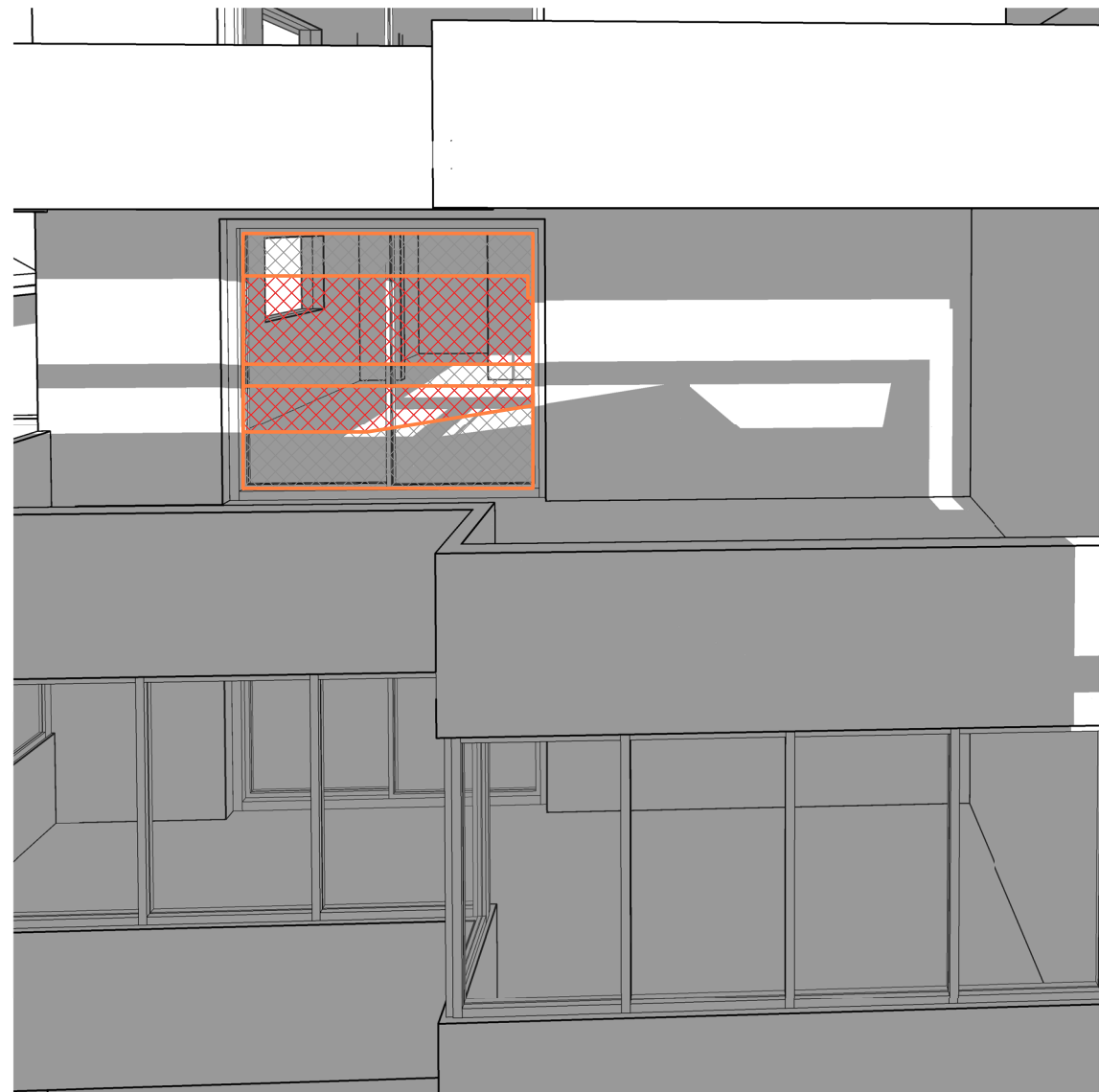
LEVEL 1

LEVEL 2

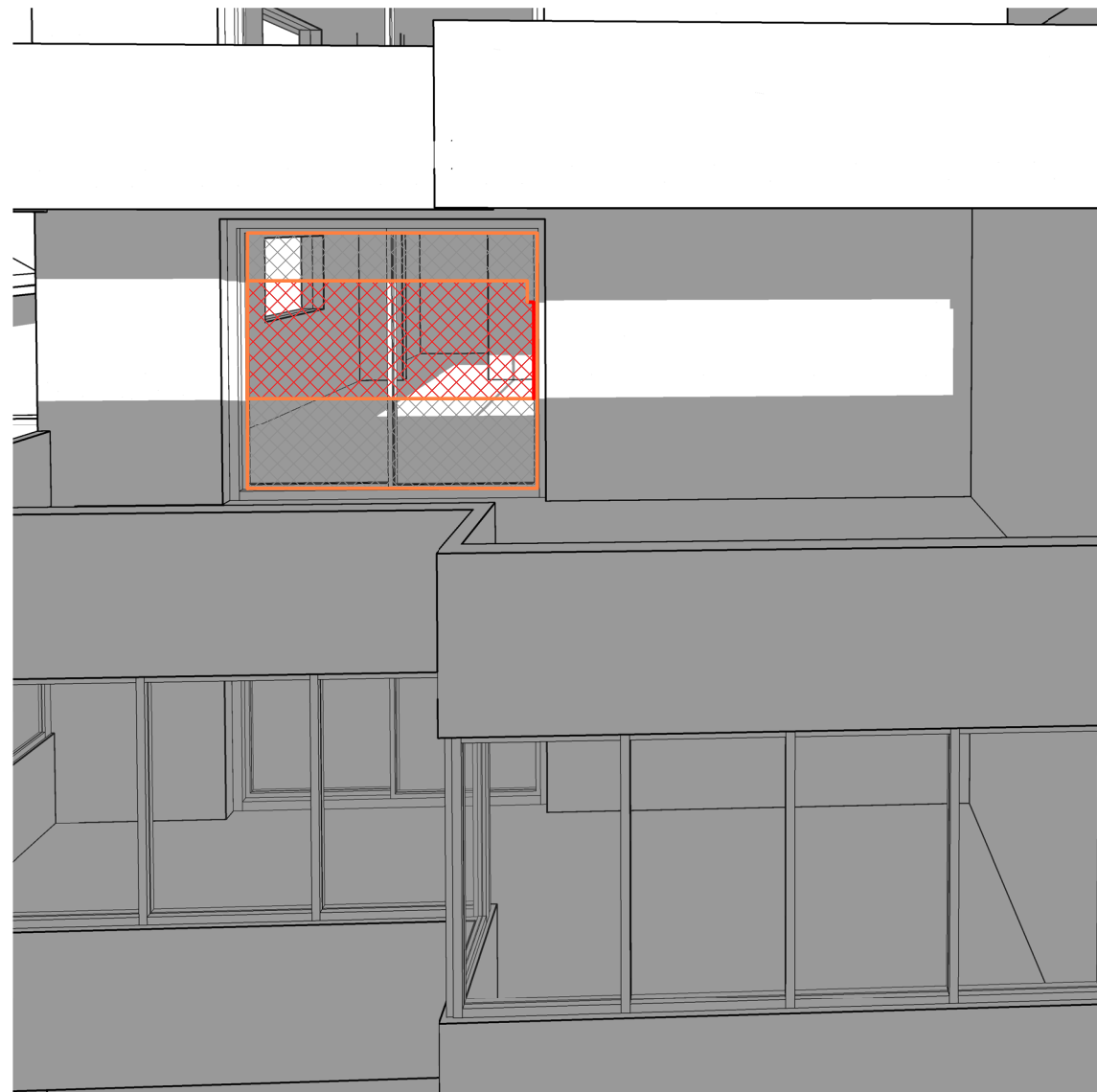
LEVEL 3

NOTES:
DAYLIGHT MEASUREMENTS HAVE BEEN CALCULATED ON A 1m PLANE ABOVE FLOOR LEVEL., AS RECOMMENDED IN THE APARTMENT DESIGN GUIDE UNDER OBJECTIVE 4A-1: (SEE BELOW)
*TO MAXIMISE THE BENEFIT TO RESIDENTS OF DIRECT SUNLIGHT WITHIN LIVING ROOMS AND PRIVATE OPEN SPACES, A MINIMUM OF 1m² OF DIRECT SUNLIGHT, MEASURED 1m ABOVE FLOOR LEVEL, IS ACHIEVED FOR AT LEAST 15 MINUTES"

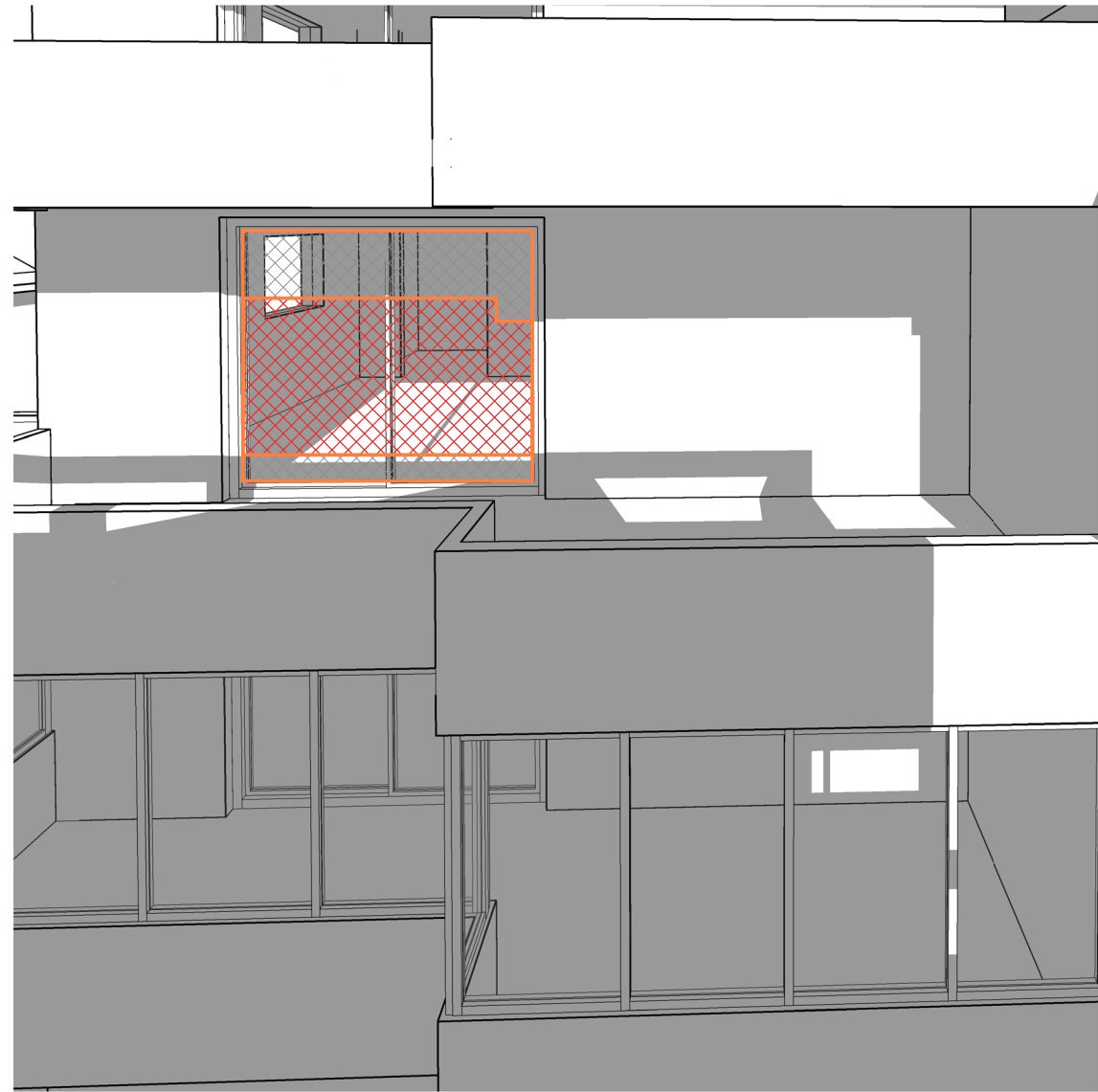
ISSUE	DATE	AMENDMENT	PROJECT	PROJECT No.	MORSON GROUP	REGISTERED ARCHITECT - P.F.	SHEET	SHEET	DRAWING No.
A	21-07-2020	REVISED DA SUBMISSION	MANLY LODGE // MIXED-USE DEVELOPMENT	19001		ACN 159 480 034 - ABN 41 159 480 034	SIZE: A1	NAME: SOLAR ACCESS PLAN VIEW 2 - 1m FLOOR PLANE	DA38
			ADDRESS	CLIENT		www.morsongroup.com.au	SCALE:		ISSUE No.
			22 VICTORIA PARADE, MANLY, NSW, 2095			829 9380 4946	1 : 250		A
						PO Box 1755, Pyrmont, NSW 1535			



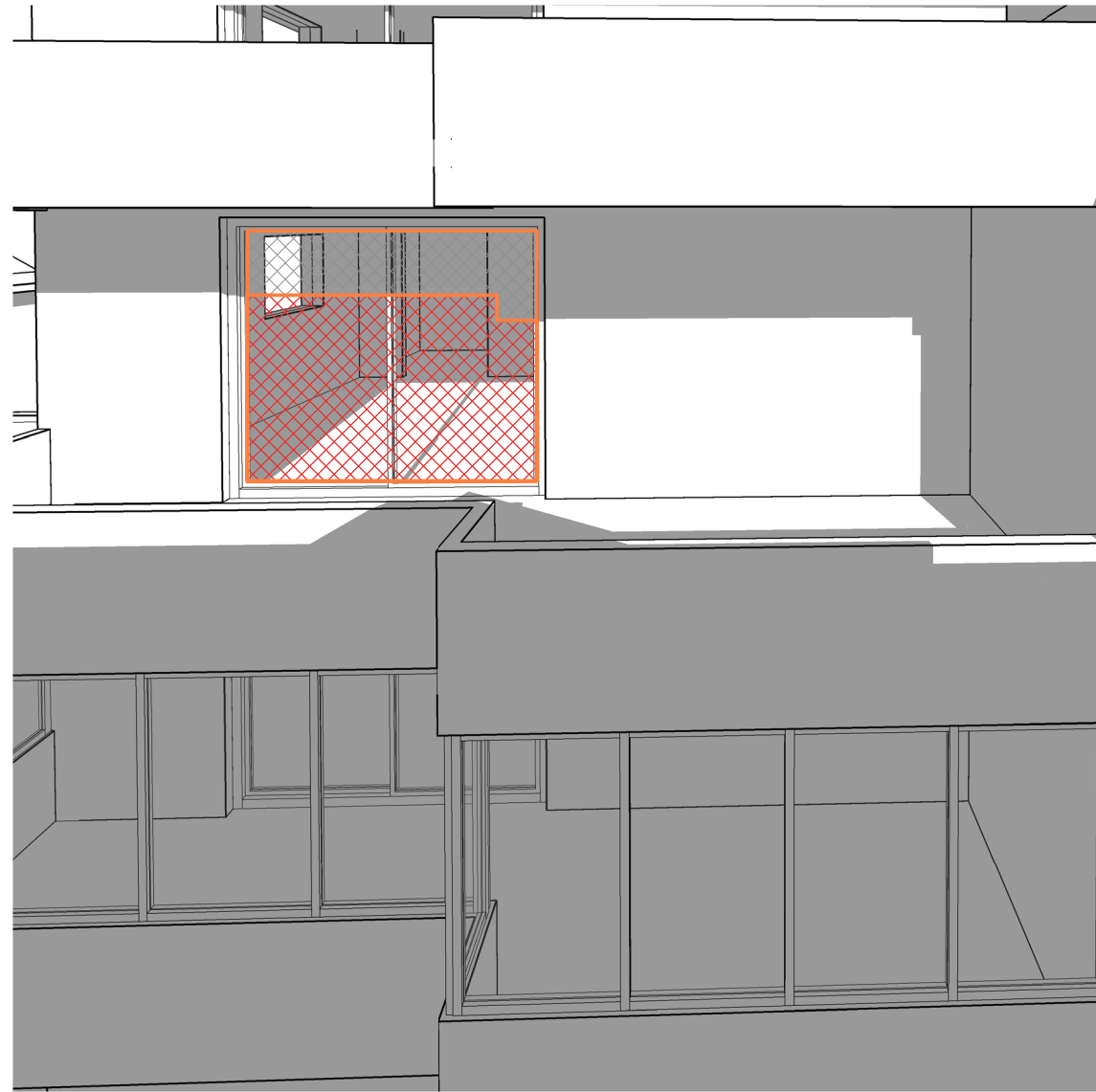
1a **LEVEL 2 - APPROVED DA 9AM - %**
AREA OF GLAZING WITH DIRECT SUNLIGHT = 3.34m² (49.65%)



3a **LEVEL 2 - PROPOSED DA 9AM - %**
AREA OF GLAZING WITH DIRECT SUNLIGHT = 3.06m² (45.4%)



1b **LEVEL 2 - APPROVED DA 9.30AM - %**
AREA OF GLAZING WITH DIRECT SUNLIGHT = 4.20m² (62.3%)



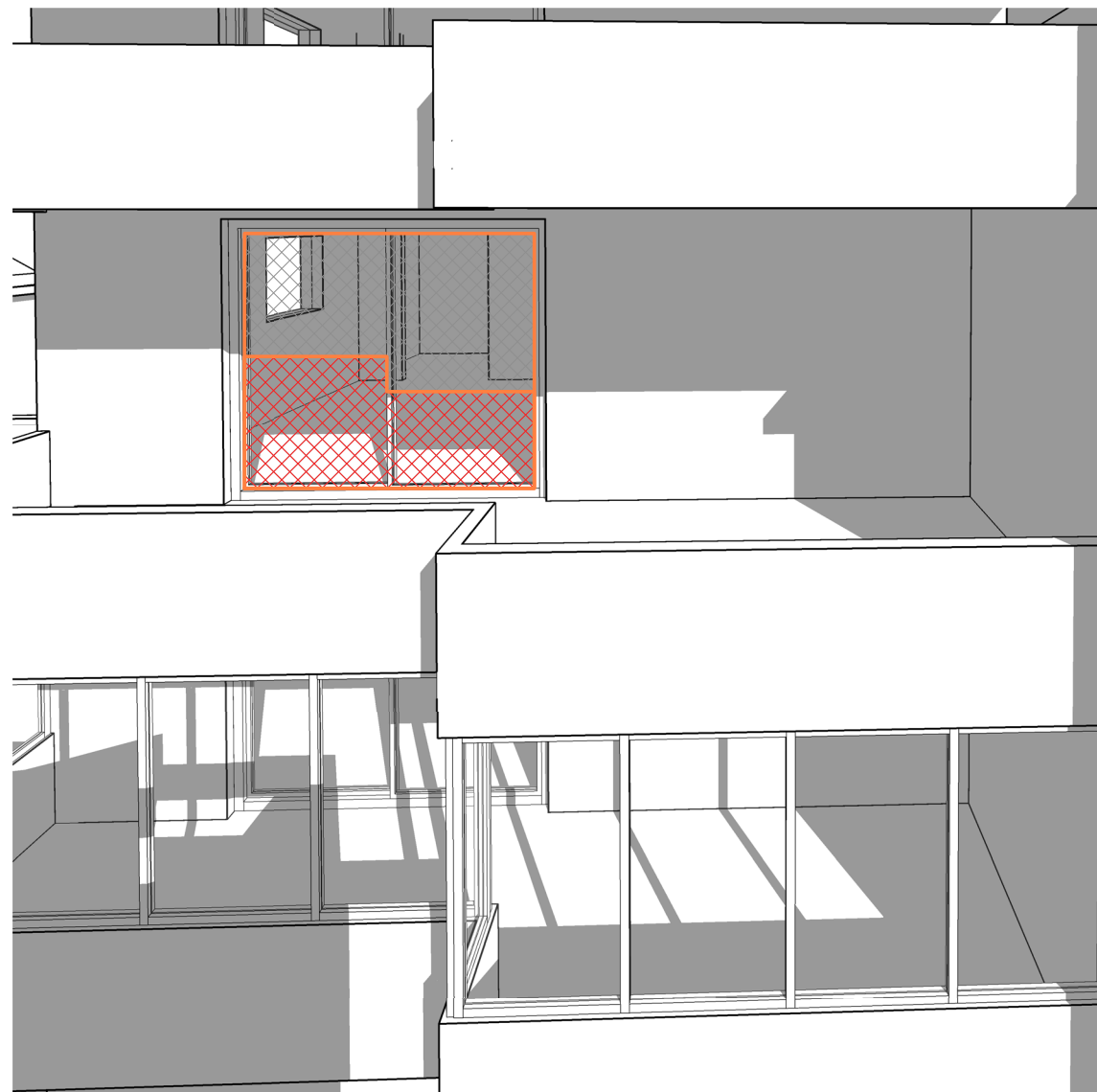
2c **LEVEL 2 - PROPOSED DA 9.30AM - %**
AREA OF GLAZING WITH DIRECT SUNLIGHT = 4.82m² (71.63%)



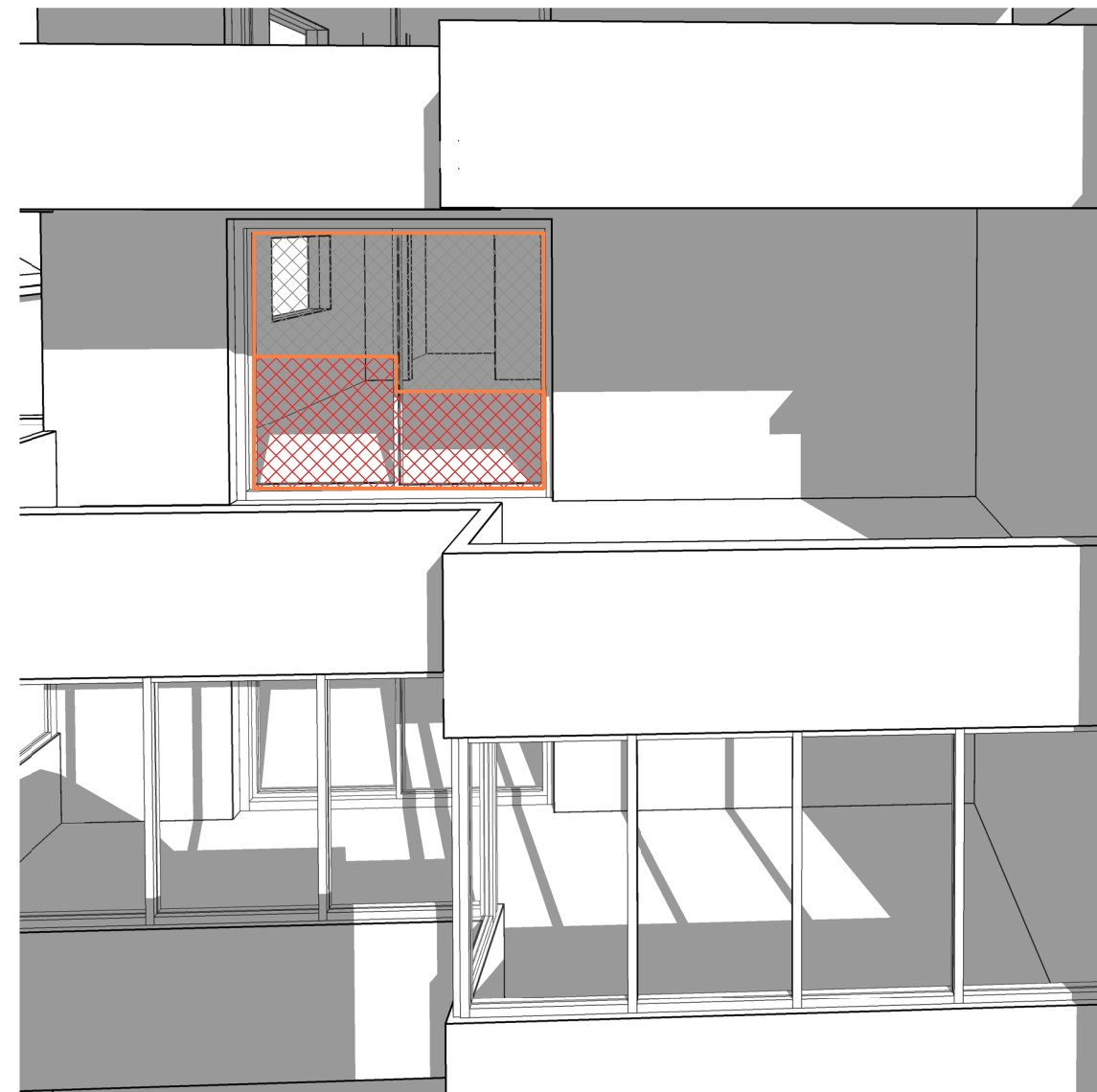
1c **LEVEL 2 - APPROVED DA 10AM - %**
AREA OF GLAZING WITH DIRECT SUNLIGHT = 4.25m² (63.1%)



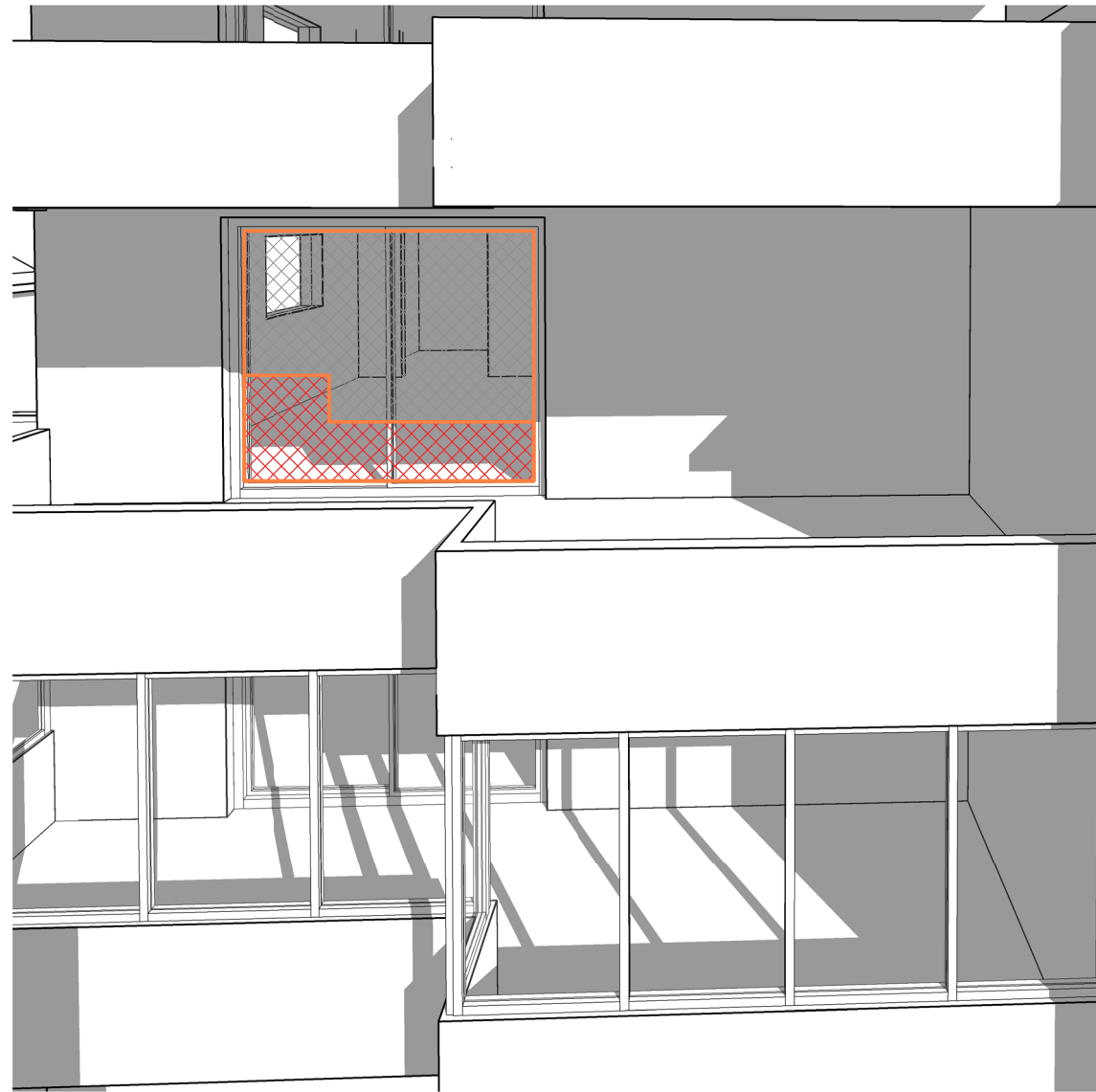
3c **LEVEL 2 - PROPOSED DA 10AM - %**
AREA OF GLAZING WITH DIRECT SUNLIGHT = 4.25m² (63.1%)



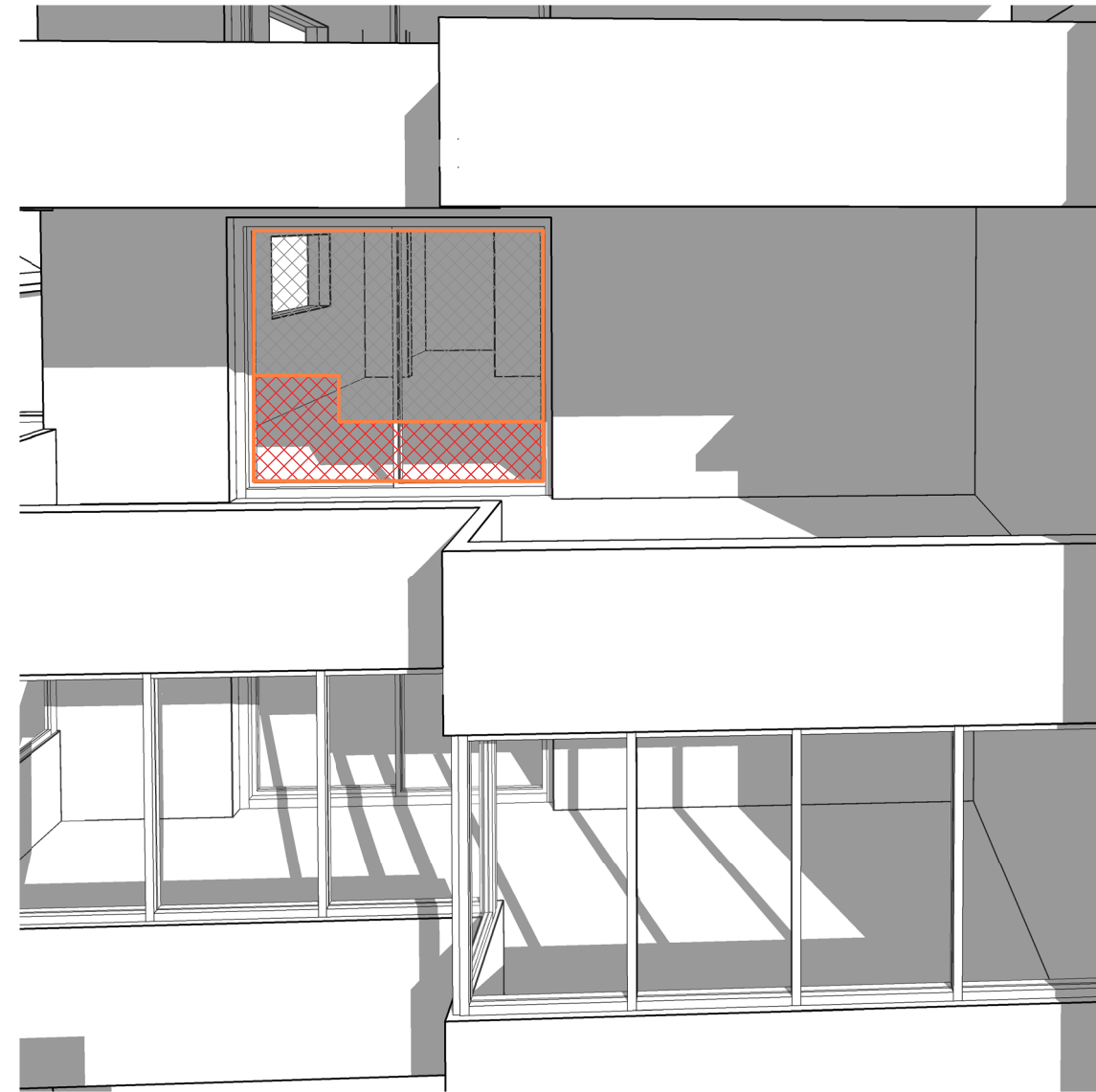
4b **LEVEL 2 - APPROVED DA 11AM - %**
AREA OF GLAZING WITH DIRECT SUNLIGHT = 3.00m² (44.68%)



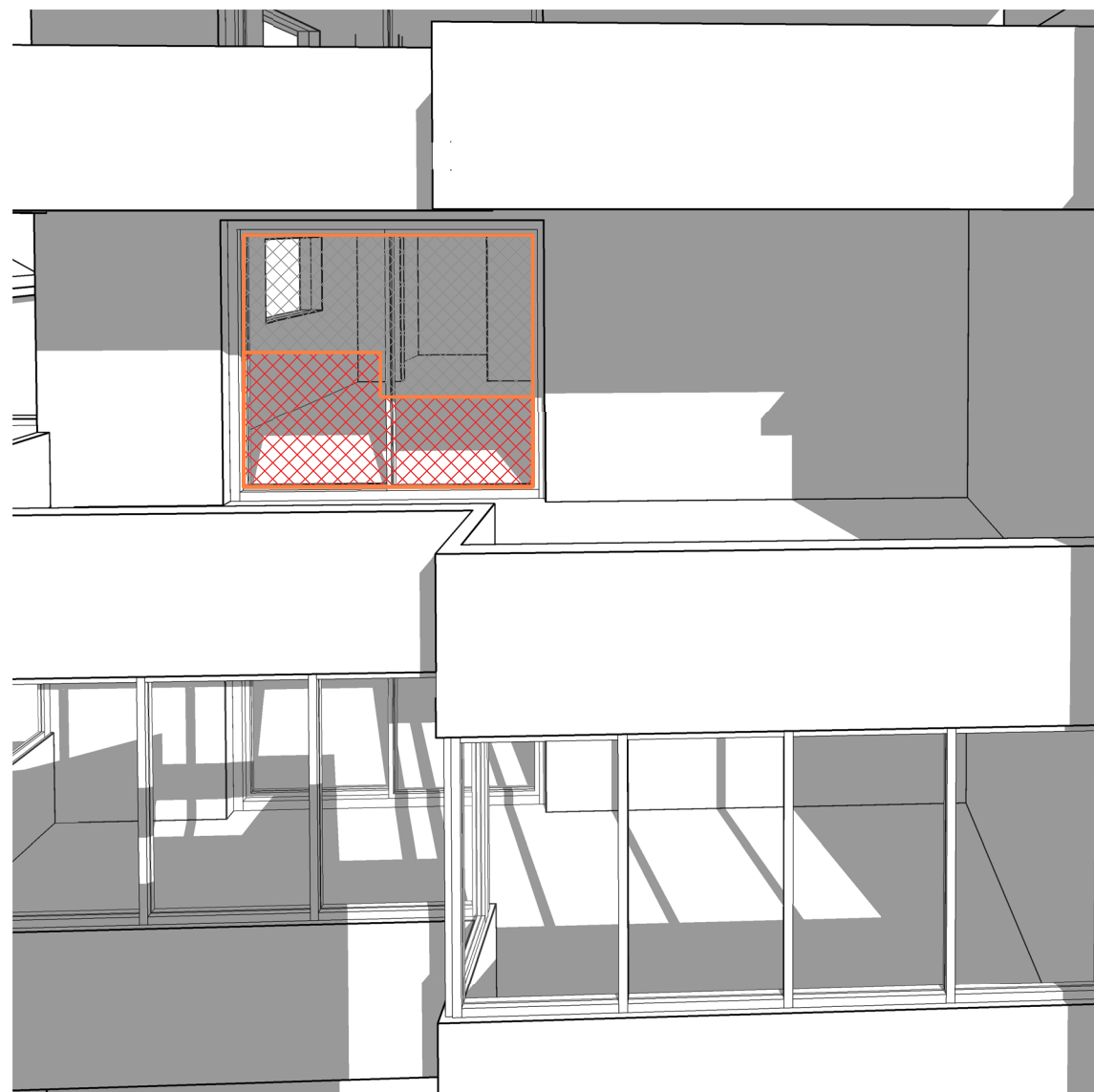
4c **LEVEL 2 - PROPOSED DA 11AM - %**
AREA OF GLAZING WITH DIRECT SUNLIGHT = 3.00m² (44.68%)



5b **LEVEL 2 - APPROVED DA 11.30AM - %**
AREA OF GLAZING WITH DIRECT SUNLIGHT = 2.01m² (28.36%)



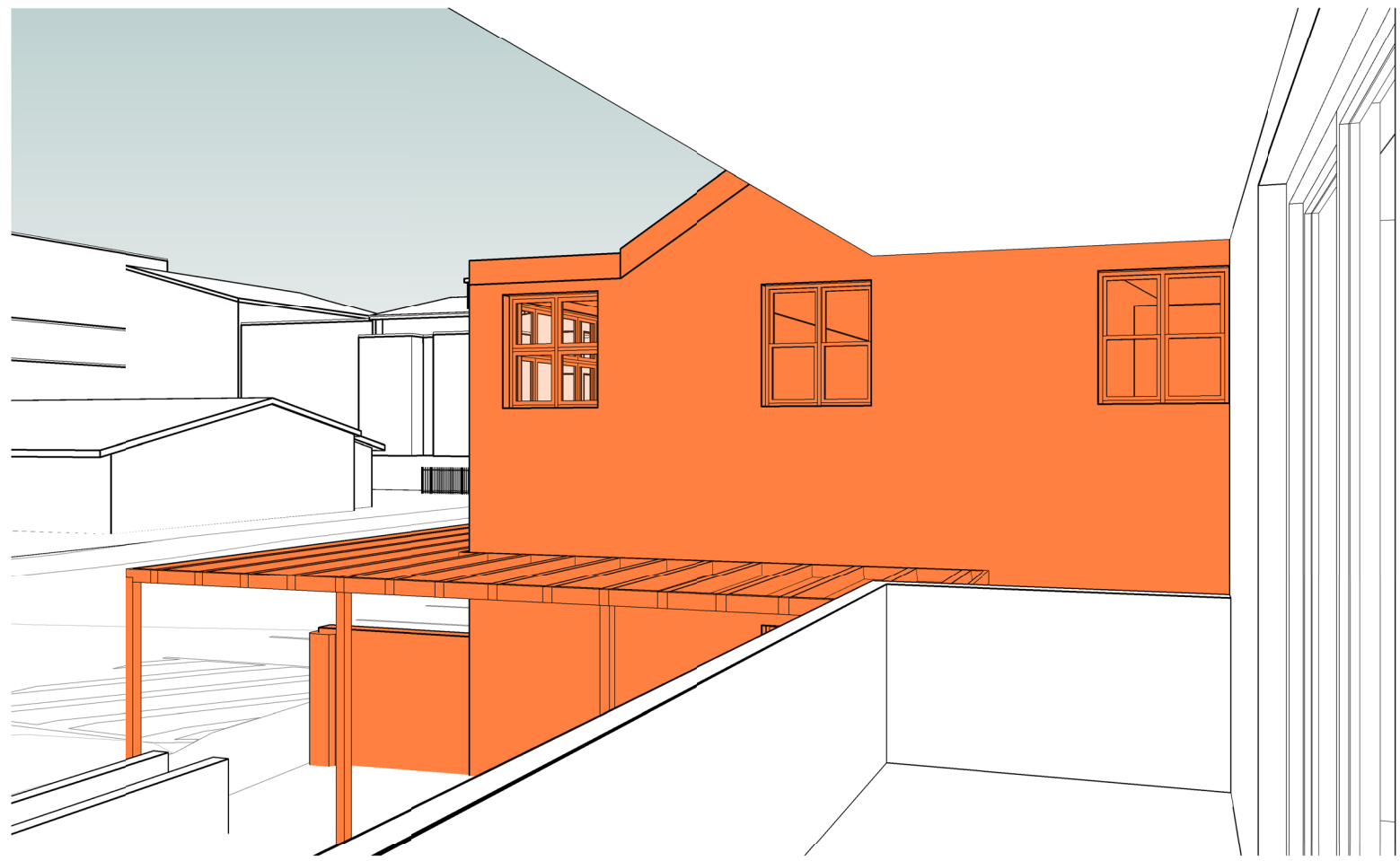
5c **LEVEL 2 - PROPOSED DA 11.30AM - %**
AREA OF GLAZING WITH DIRECT SUNLIGHT = 2.01m² (28.36%)



6b **LEVEL 2 - APPROVED DA 12PM - %**
AREA OF GLAZING WITH DIRECT SUNLIGHT = 3.02m² (44.9%)



6c **LEVEL 2 - PROPOSED DA 12PM - %**
AREA OF GLAZING WITH DIRECT SUNLIGHT = 1.05m² (15.60%)



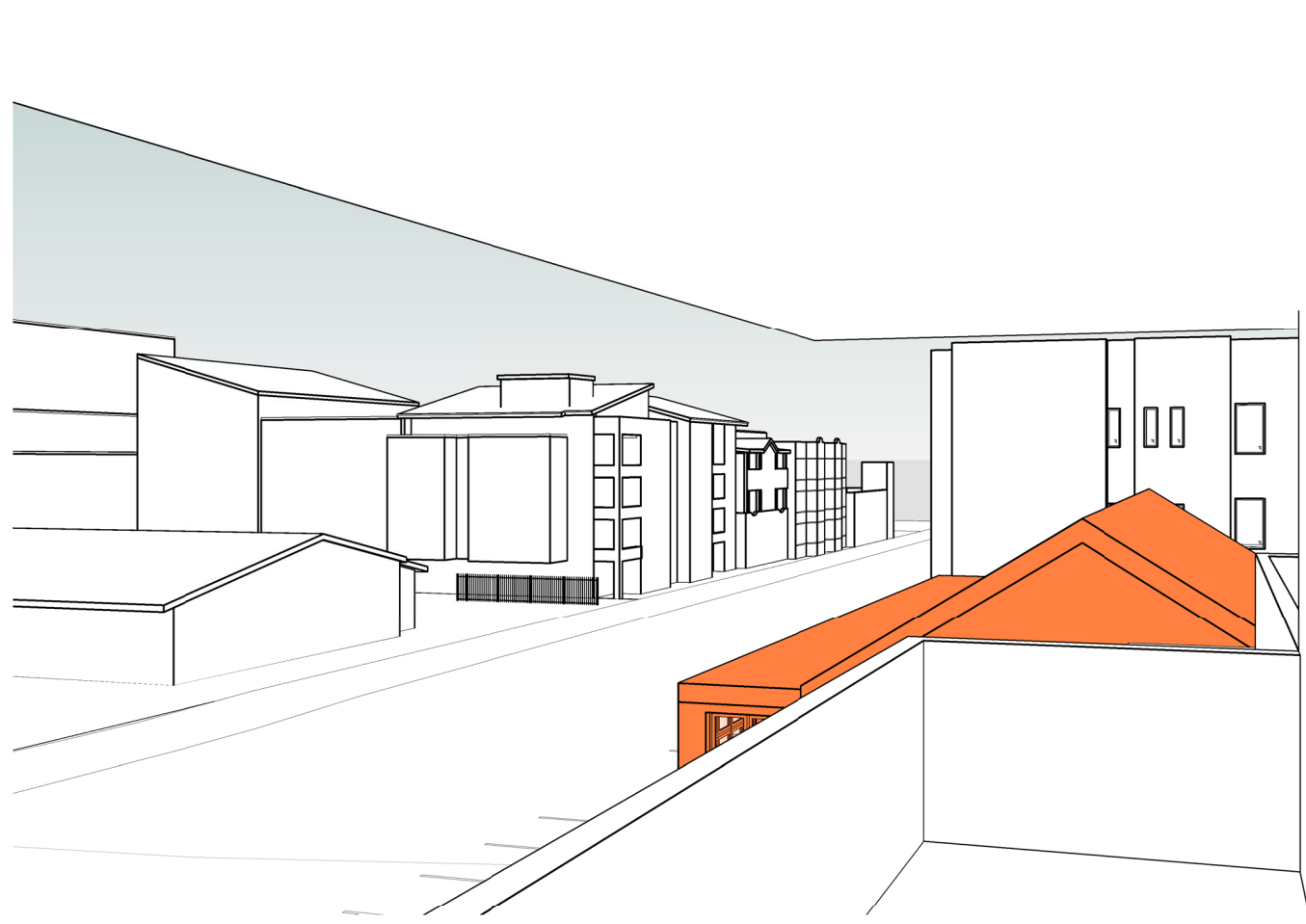
1 VIEW STUDY - L1 EXISTING

NOTES:
VIEW FROM LEVEL 1 BALCONY (SOUTH) TOWARDS MANLY BEACH



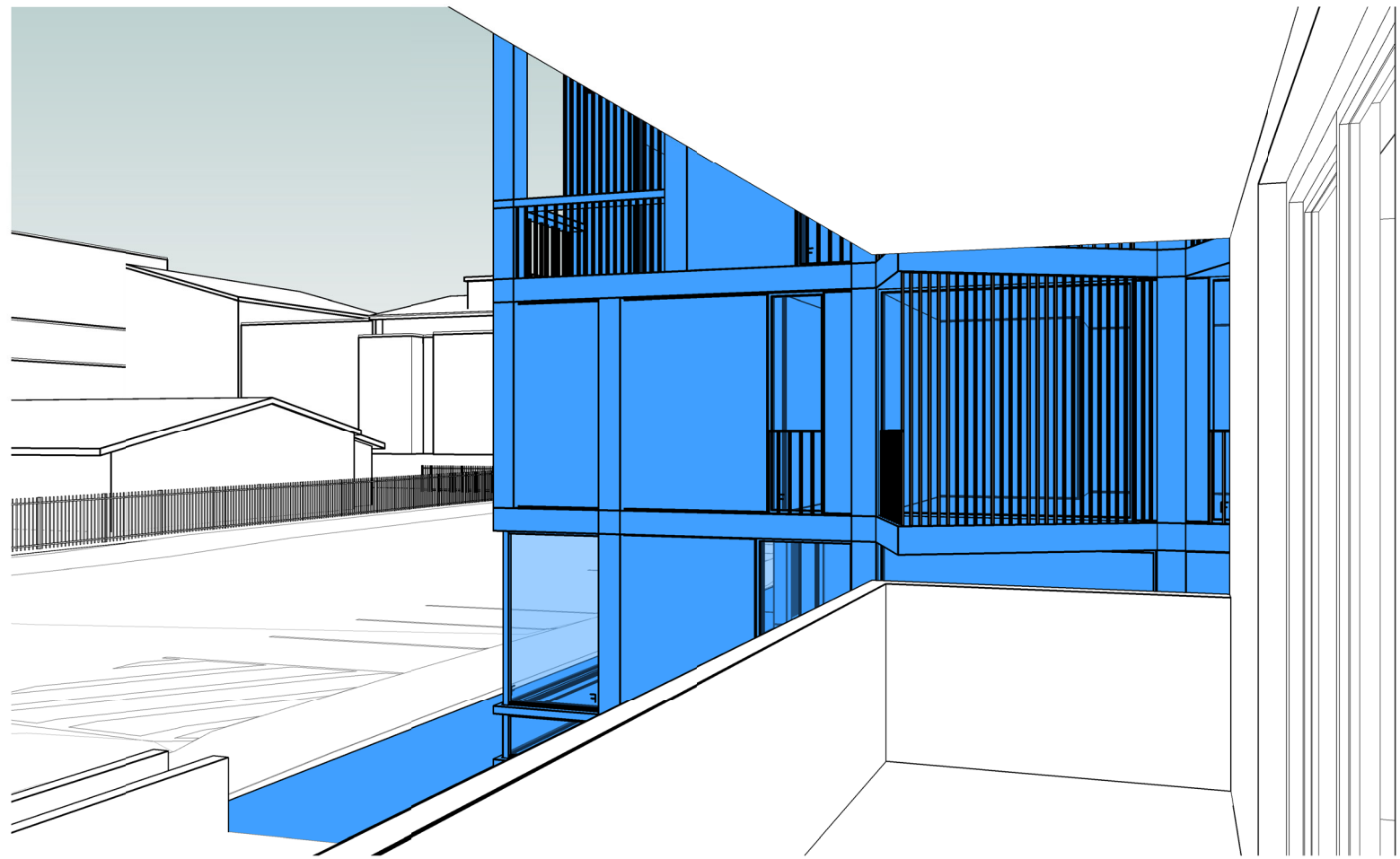
2 VIEW STUDY - L2 EXISTING

NOTES:
VIEW FROM LEVEL 2 BALCONY (SOUTH) TOWARDS MANLY BEACH



3 VIEW STUDY - L3 EXISTING

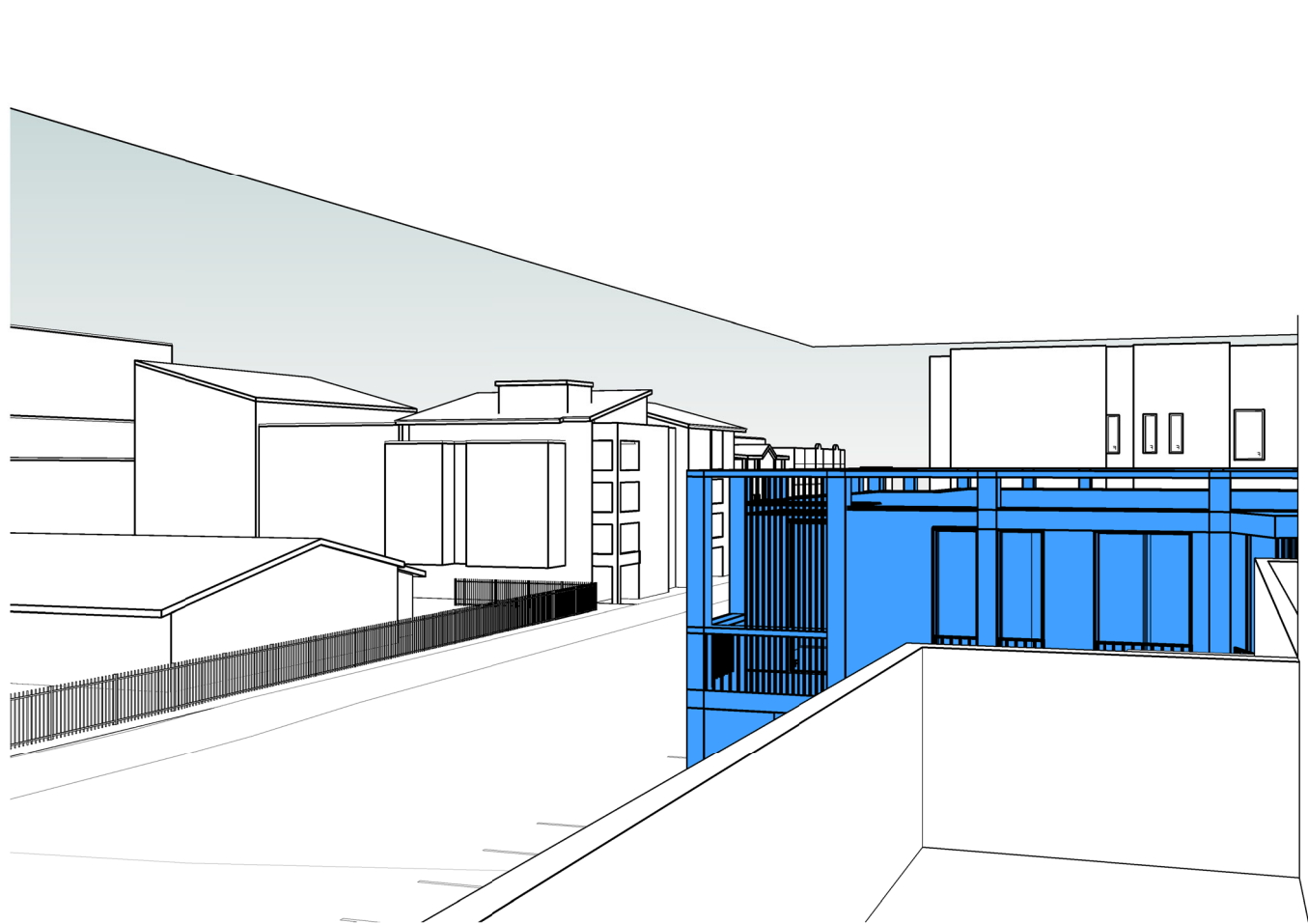
NOTES:
VIEW FROM LEVEL 3 BALCONY (SOUTH) TOWARDS MANLY BEACH



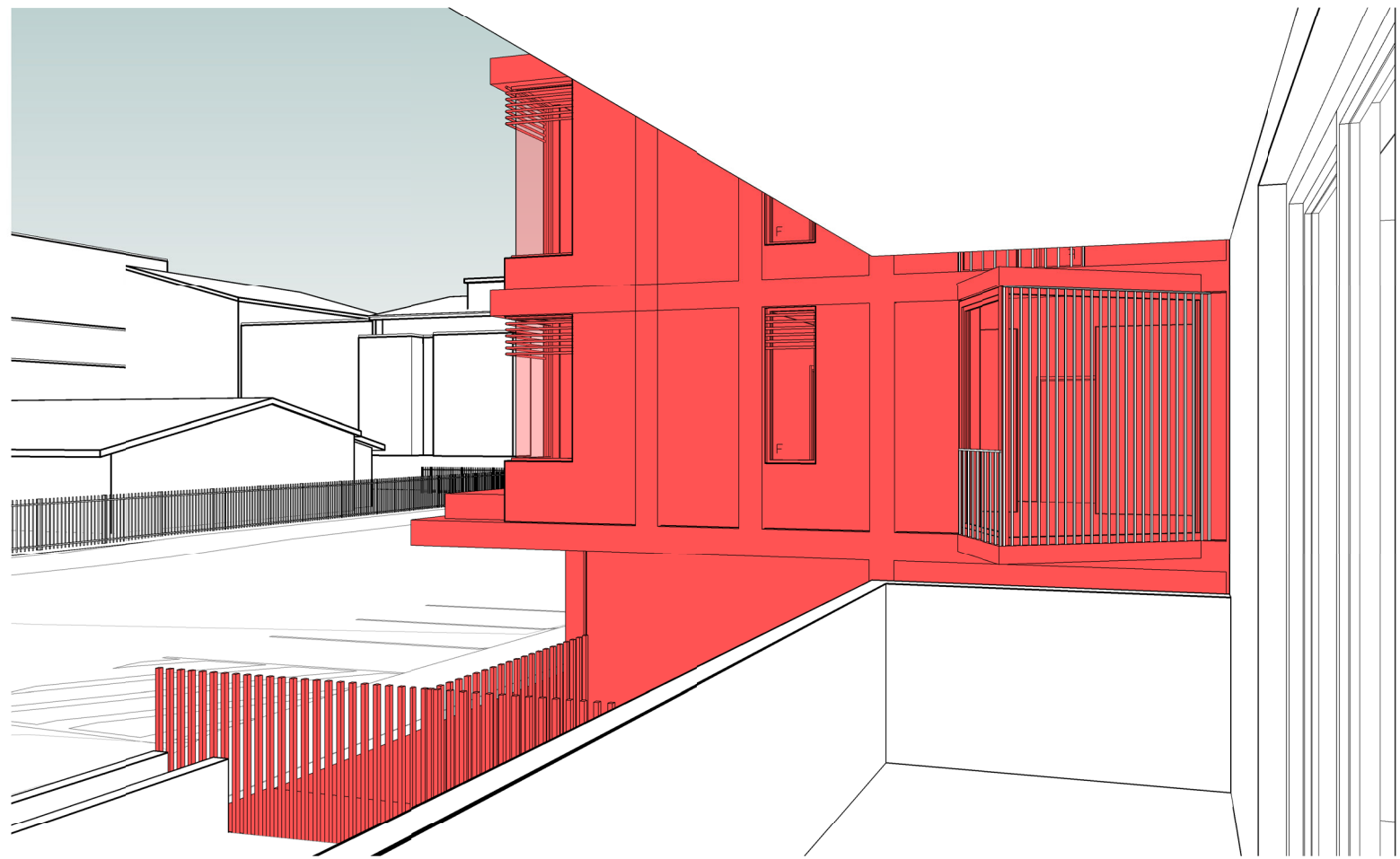
4 VIEW STUDY - L1 APPROVED DA



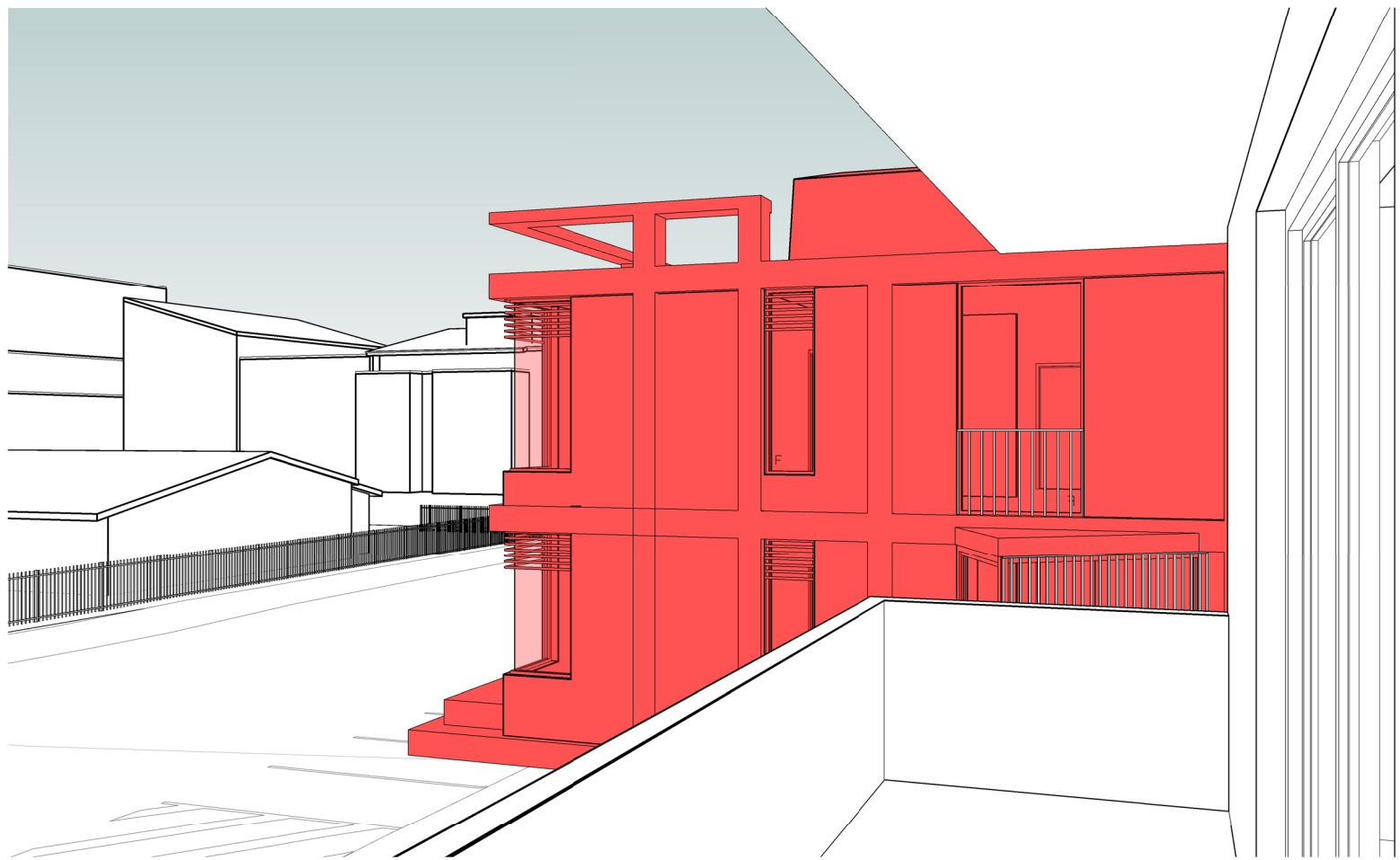
5 VIEW STUDY - L2 APPROVED DA



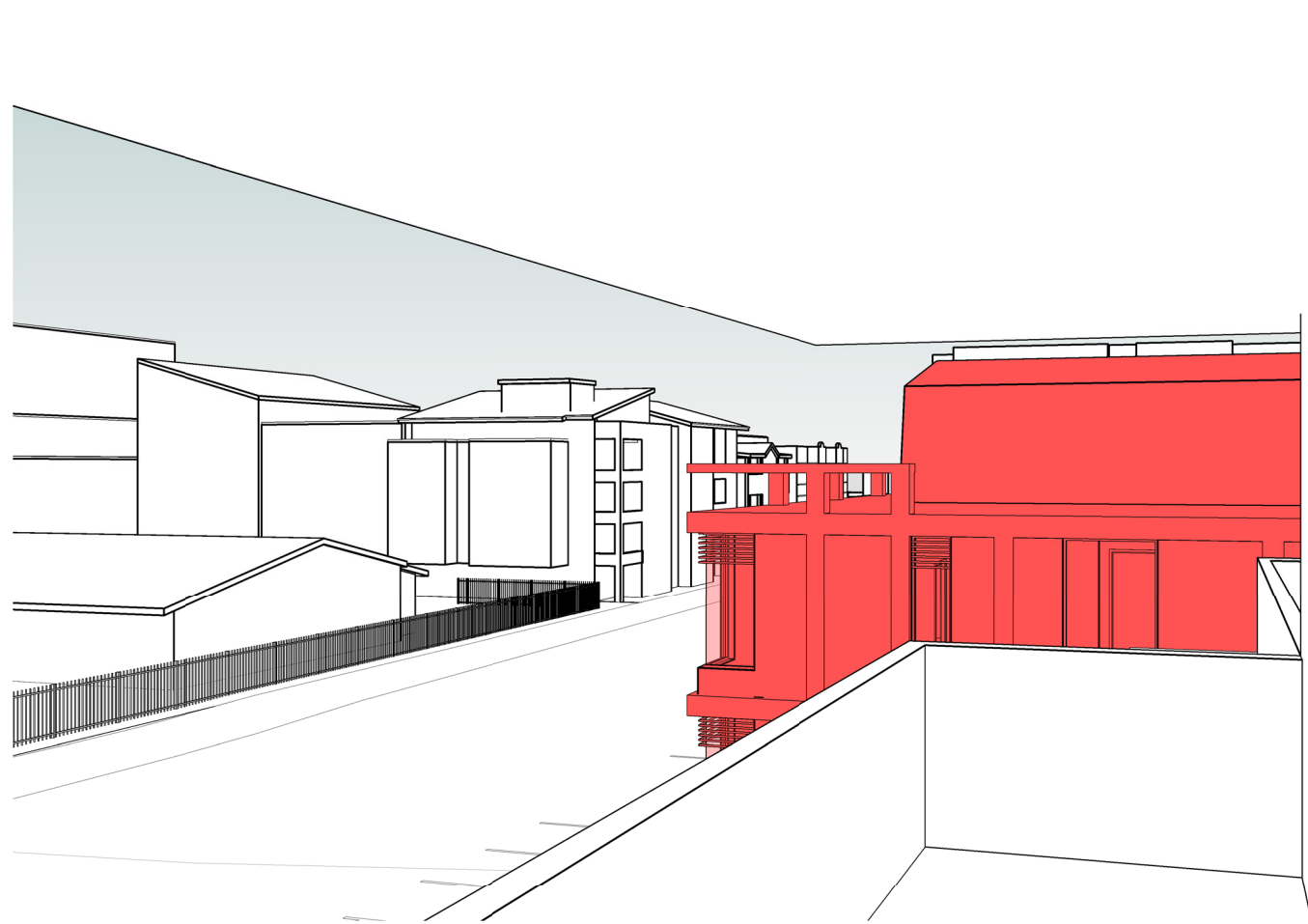
6 VIEW STUDY - L3 APPROVED DA



7 VIEW STUDY - L1 DA SUBMISSION



8 VIEW STUDY - L2 DA SUBMISSION



9 VIEW STUDY - L3 DA SUBMISSION