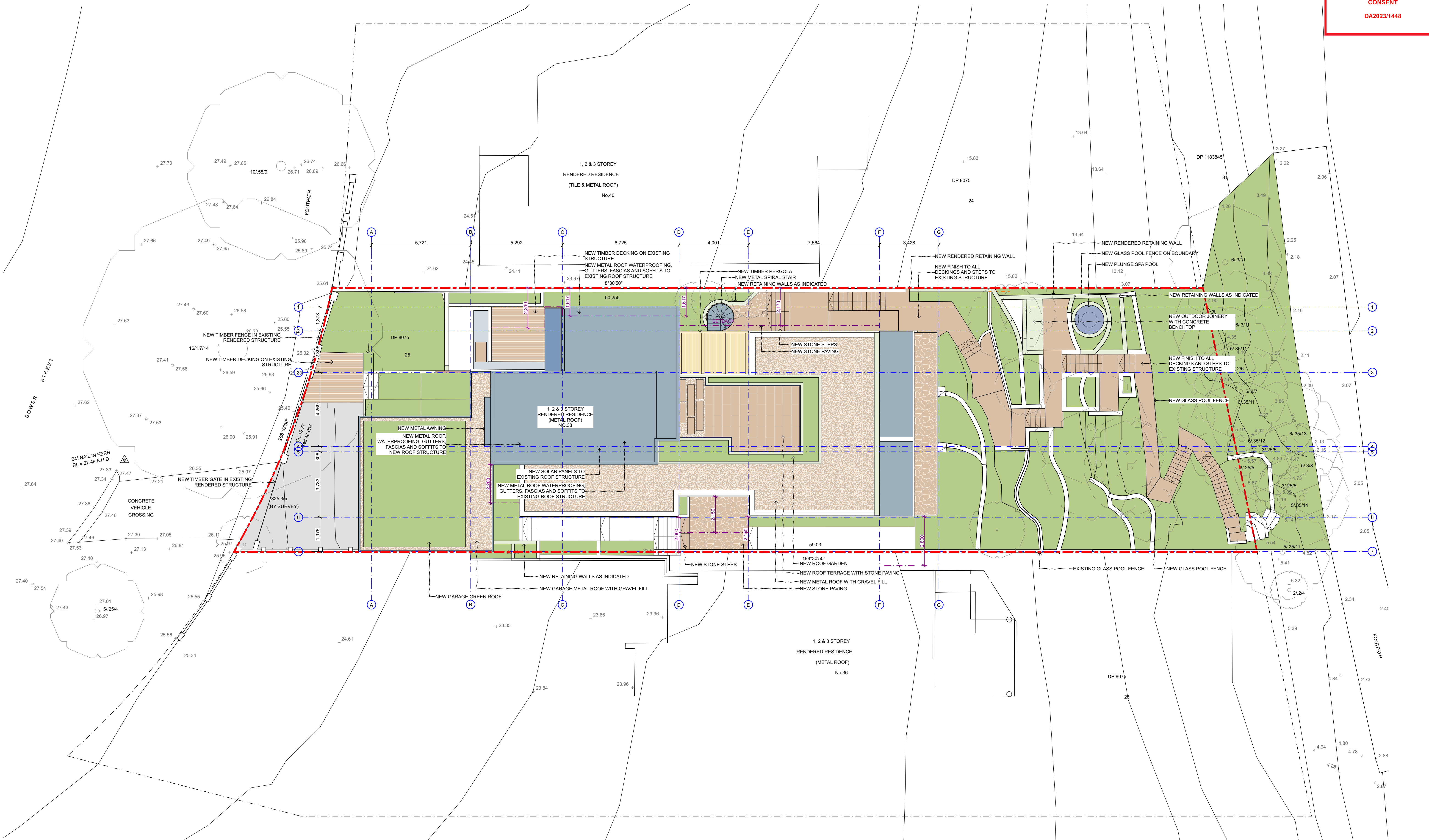
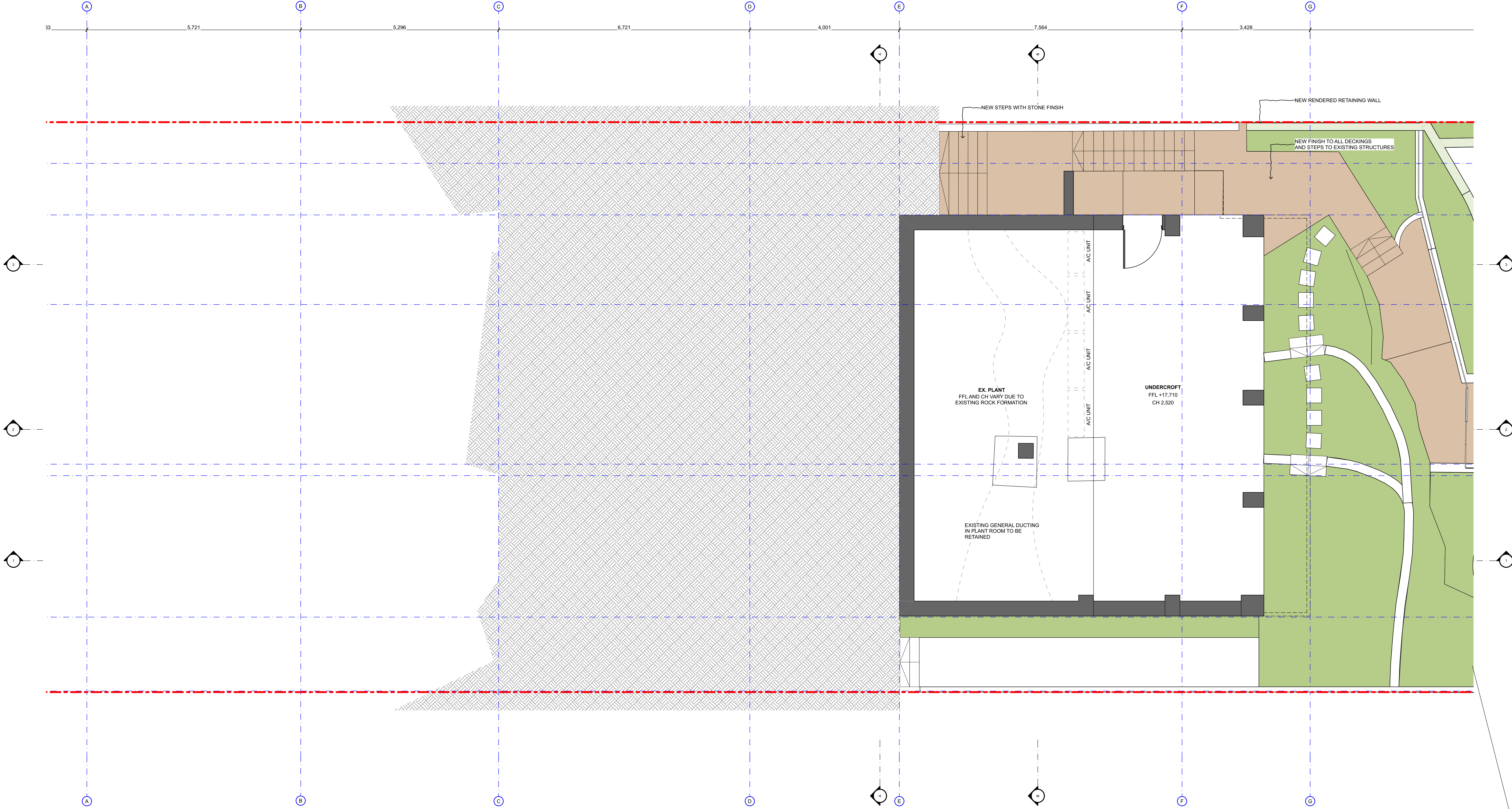


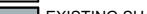




REV	DATE	DESCRIPTION	ATHR
A	25/7/2023		

GENERAL NOTES:
1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED.
3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

DISCLAIMER:
THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD.

LEGEND - DA		DA COMPLIANCE LEGEND		DA MATERIAL CUT HATCHING		DA MATERIAL SURFACE HATCHING		DA SHADOW STUDY	
	TO BE DEMOLISHED		MAX. HEIGHT PLANE 8.3M 3D		EXISTING BUILDING FABRIC		BRICKWORK		PROPOSED SHADOW
	EXISTING BUILDING FABRIC TO BE DEMOLISHED		MAX. HEIGHT PLANE 8.3M 2D		EXISTING TERRAIN		CONCRETE		EXISTING SHADOW
	EXISTING OPENINGS TO BE REMOVED		MAX. SHEAR WALL PLANE 7M 3D		TOPSOIL/NEW GROUND INFILL		RENDER		NO LONGER SHADOW
	EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND JOINTS/STITCHES. MAKE GOOD OPENINGS AND REINFORCE, INCLUDING FINISHES		MAX. SHEAR WALL PLANE 8.3M 2D		STONE		STONE FLOORING		
			SETBACK CONTROLS		TILE		TIMBER FLOORING		
			GFA AREA EXCLUDED		GLASS		TILE - MOSAIC		
					METAL		TILE - STANDARD		
							GRASS/ GREEN ROOF		
									

A & CO.

ALEXANDER HOUSE
63 BRISBANE STREET
BONDI JUNCTION
NSW 2022

T +61 (02) 8394 9538
www.alexanderand.co
ABN 11 162 041 9229

NOMINATED ARCHITECT: JEREMY BULL
NSW REGISTRATION NO. 7887

CLASS 2 DESIGN PRACTITIONER:
JEREMY BULL / NUMBER DEP0001029

CLIENT:
TRACEY & JAMES SMAIL

PROJECT:
BOWER HOUSE
38 BOWER ST
MANLY,
NSW 2095

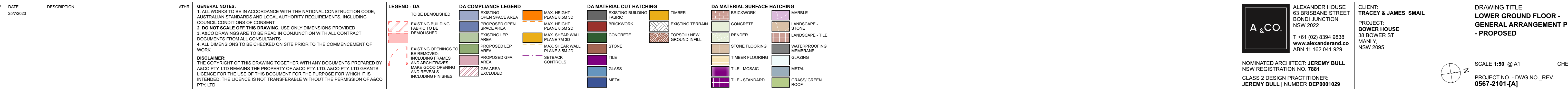
z

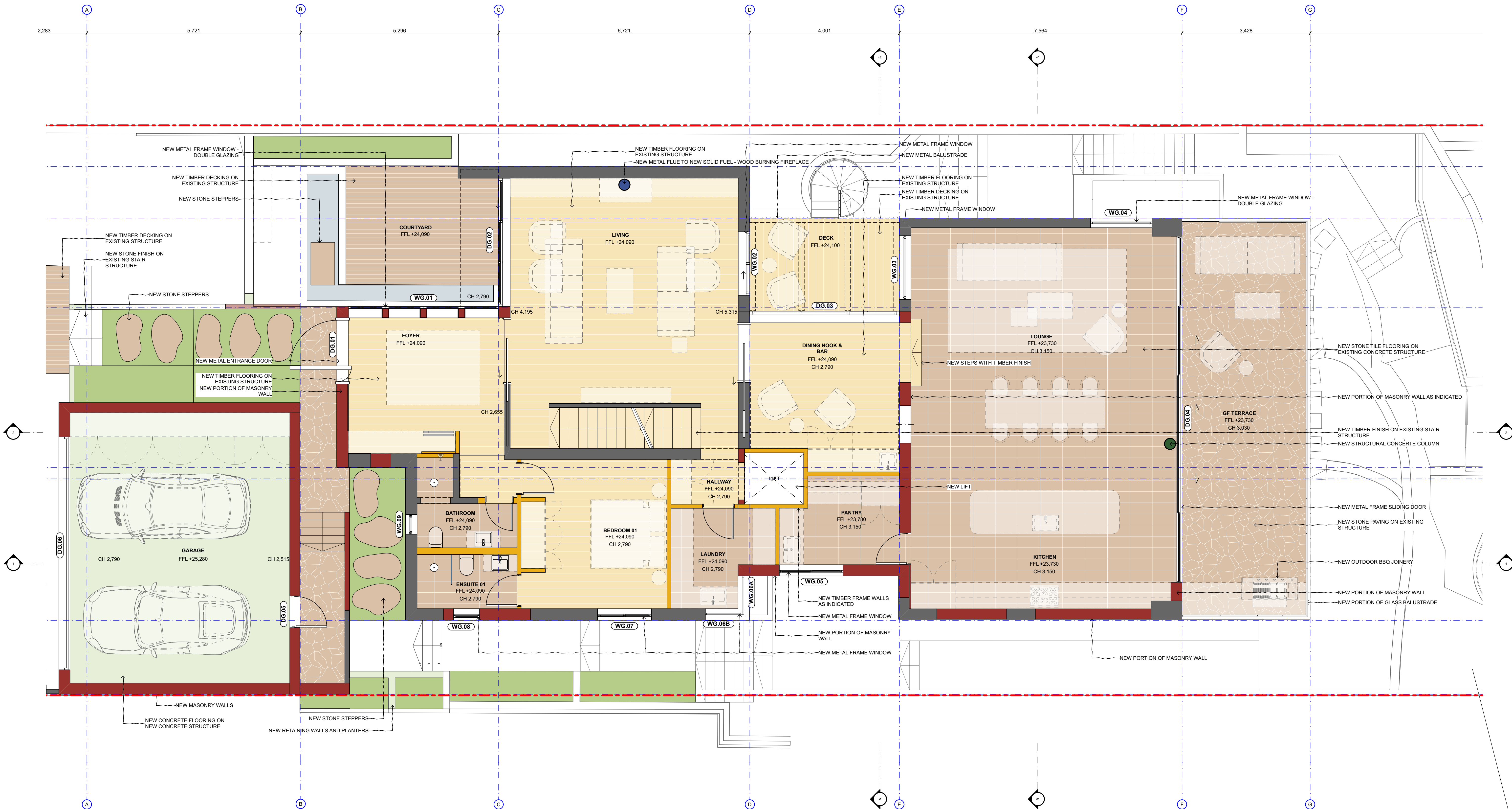
SCALE 1:50 @ A1

CHECKED

DRAWING TITLE
BASEMENT - GENERAL
ARRANGEMENT PLAN -
PROPOSED

PROJECT NO. - DWG NO. _REV.
0567-2100-[A]





REV	DATE	DESCRIPTION	ATHR
A	25/7/2023		

GENERAL NOTES:
1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED.
3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
DISCLAIMER:
THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY. LTD REMAINS THE PROPERTY OF A&CO PTY. LTD. A&CO PTY. LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY. LTD.

LEGEND - DA	
	EXISTING BUILDING FABRIC TO BE DEMOLISHED
	EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES

DA COMPLIANCE LEGEND	
	EXISTING OPEN SPACE AREA
	PROPOSED OPEN SPACE AREA
	EXISTING LEP AREA
	PROPOSED LEP AREA
	PROPOSED GFA AREA
	GFA AREA EXCLUDED

DA MATERIAL CUT HATCHING	
	EXISTING BUILDING FABRIC
	BRICKWORK
	CONCRETE
	STONE
	TILE
	GLASS
	METAL

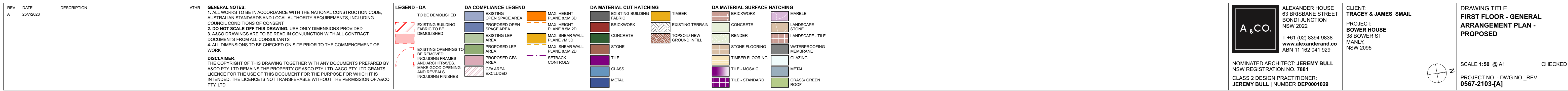
DA MATERIAL SURFACE HATCHING	
	BRICKWORK
	CONCRETE
	RENDER
	STONE FLOORING
	TIMBER FLOORING
	TILE - MOSAIC
	TILE - STANDARD

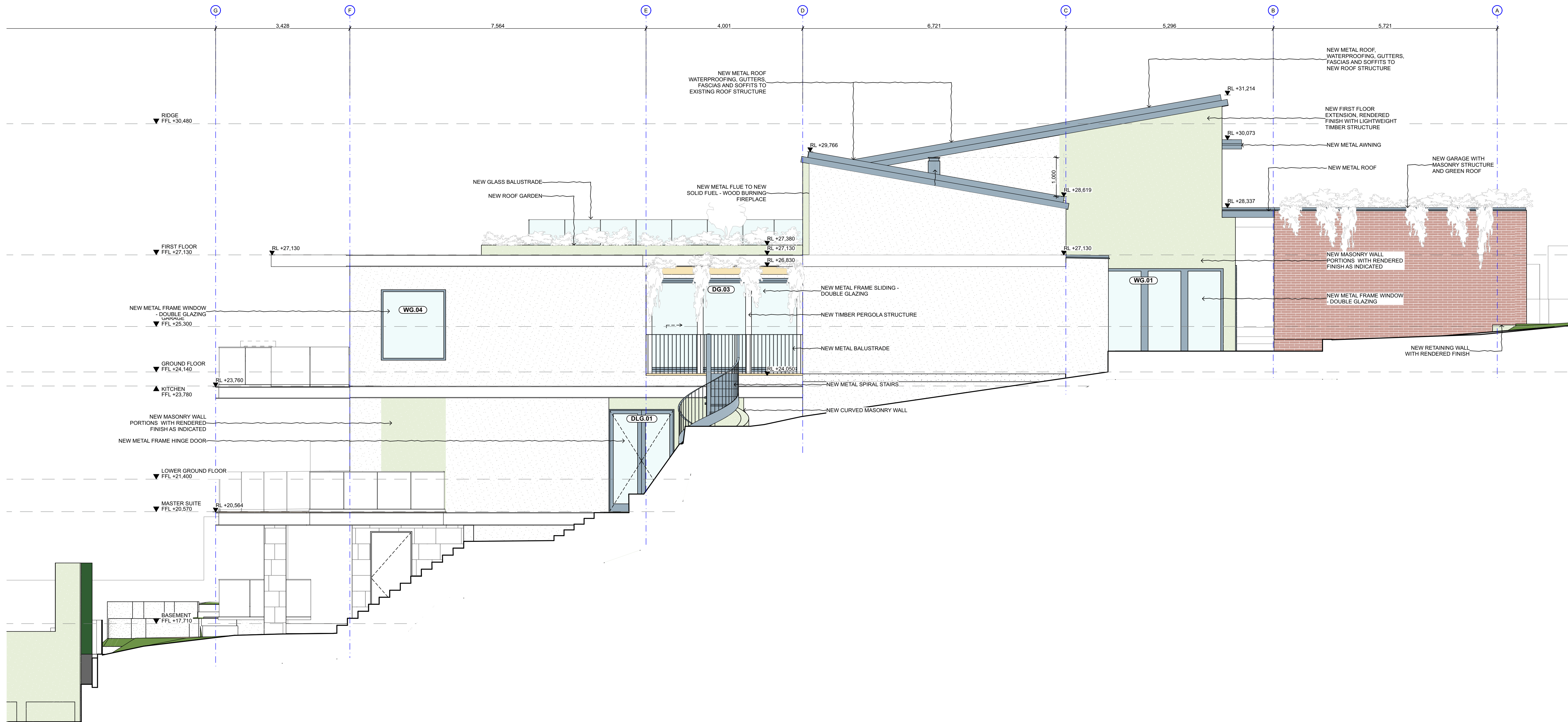
	MARBLE
	LANDSCAPE - STONE
	LANDSCAPE - TILE
	WATERPROOFING MEMBRANE
	GLAZING
	METAL
	GRASS/ GREEN ROOF

	ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929
NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029	

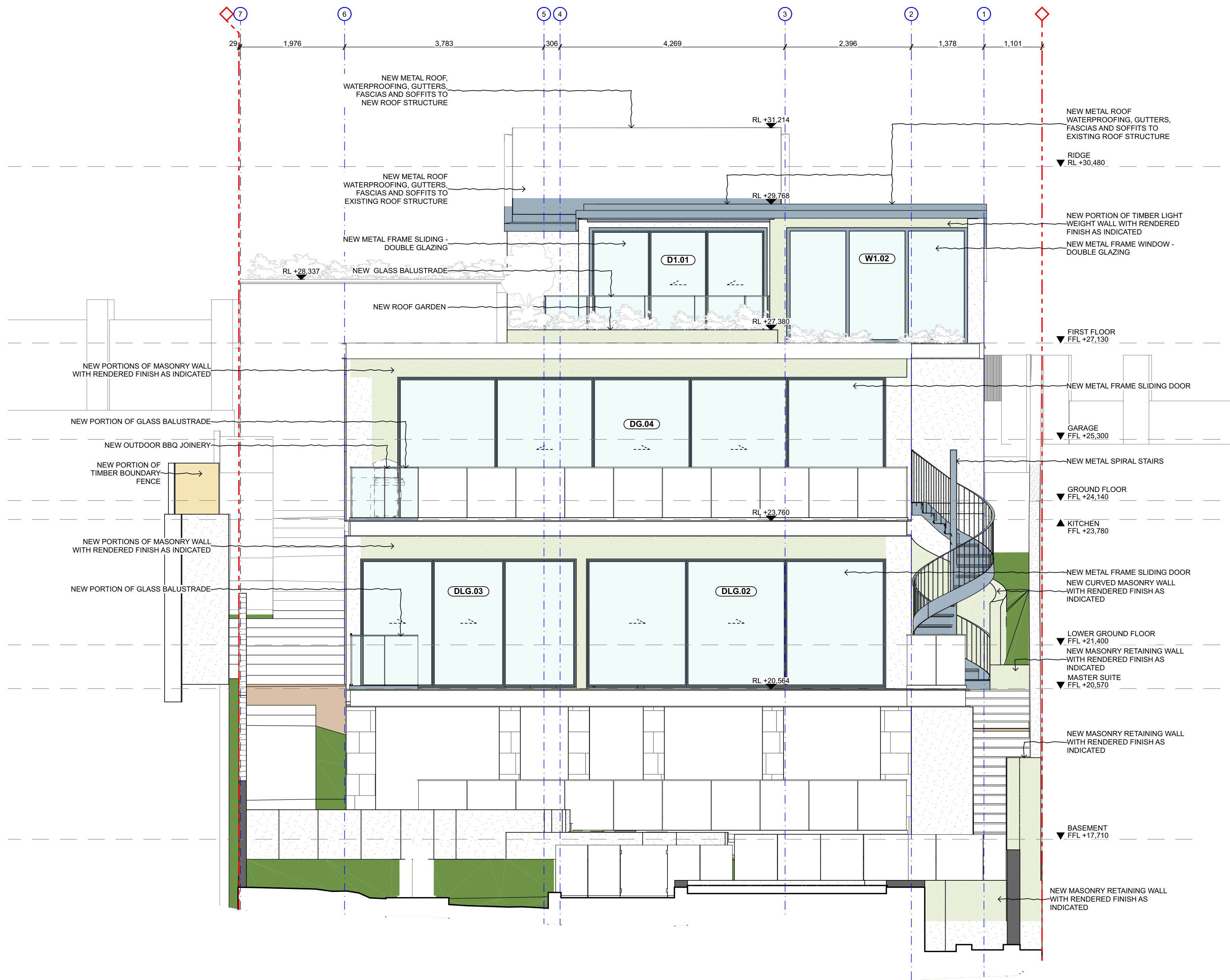
CLIENT: TRACEY & JAMES SMAIL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095

DRAWING TITLE GROUND FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED	SCALE 1:50 @ A1 CHECKED PROJECT NO. - DWG NO. REV. 0567-2102-[A]
---	---





REV	DATE	DESCRIPTION	ATHR	GENERAL NOTES:	LEGEND - DA	DA COMPLIANCE LEGEND	DA MATERIAL CUT HATCHING	DA MATERIAL SURFACE HATCHING	DA SHADOW STUDY	
A	25/7/2023	FOR DA SUBMISSION	CS	1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT. 2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED. 3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS. 4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DISCLAIMER: THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD.	TO BE DEMOLISHED EXISTING BUILDING FABRIC TO BE DEMOLISHED EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES	EXISTING OPEN SPACE AREA PROPOSED OPEN SPACE AREA EXISTING LEP AREA PROPOSED LEP AREA PROPOSED GFA AREA GFA AREA EXCLUDED	MAX. HEIGHT PLANE 8.5M 3D MAX. HEIGHT PLANE 8.5M 2D MAX. SHEAR WALL PLANE 7M 3D MAX. SHEAR WALL PLANE 8.5M 2D SETBACK CONTROLS	EXISTING BUILDING FABRIC BRICKWORK CONCRETE STONE TILE GLASS METAL TIMBER EXISTING TERRAIN TOPSOIL/NEW GROUND INFILL	BRICKWORK CONCRETE RENDER STONE FLOORING TIMBER FLOORING TILE - MOSAIC TILE - STANDARD MARBLE LANDSCAPE - STONE LANDSCAPE - TILE WATERPROOFING MEMBRANE GLAZING METAL GRASS/ GREEN ROOF ROCK	PROPOSED SHADOW EXISTING SHADOW NO LONGER SHADOW
				NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029	A & CO. ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929	CLIENT: TRACEY & JAMES SMAIL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095	DRAWING TITLE GENERAL ARRANGEMENT - ELEVATION E01_PROPOSED SCALE 1:50 @ A1 CHECKED SG			



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

GENERAL NOTES:
1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED.
3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
DISCLAIMER:
THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD.

LEGEND - DA
TO BE DEMOLISHED
EXISTING BUILDING FABRIC TO BE DEMOLISHED
EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES

DA COMPLIANCE LEGEND
EXISTING OPEN SPACE AREA
PROPOSED OPEN SPACE AREA
EXISTING LEP AREA
PROPOSED LEP AREA
PROPOSED GFA AREA
GFA AREA EXCLUDED

MAX. HEIGHT PLANE 8.5M 3D
MAX. HEIGHT PLANE 8.5M 2D
MAX. SHEAR WALL PLANE 7M 3D
MAX. SHEAR WALL PLANE 8.5M 2D
SETBACK CONTROLS

DA MATERIAL CUT HATCHING
EXISTING BUILDING FABRIC
BRICKWORK
CONCRETE
STONE
TILE
GLASS
METAL

TIMBER
EXISTING TERRAIN
TOPSOIL/NEW GROUND INFILL

DA MATERIAL SURFACE HATCHING
BRICKWORK
CONCRETE
RENDER
STONE FLOORING
TIMBER FLOORING
TILE - MOSAIC
TILE - STANDARD

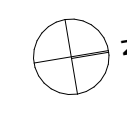
MARBLE
LANDSCAPE - STONE
LANDSCAPE - TILE
WATERPROOFING MEMBRANE
GLAZING
METAL
GRASS/ GREEN ROOF

ROCK

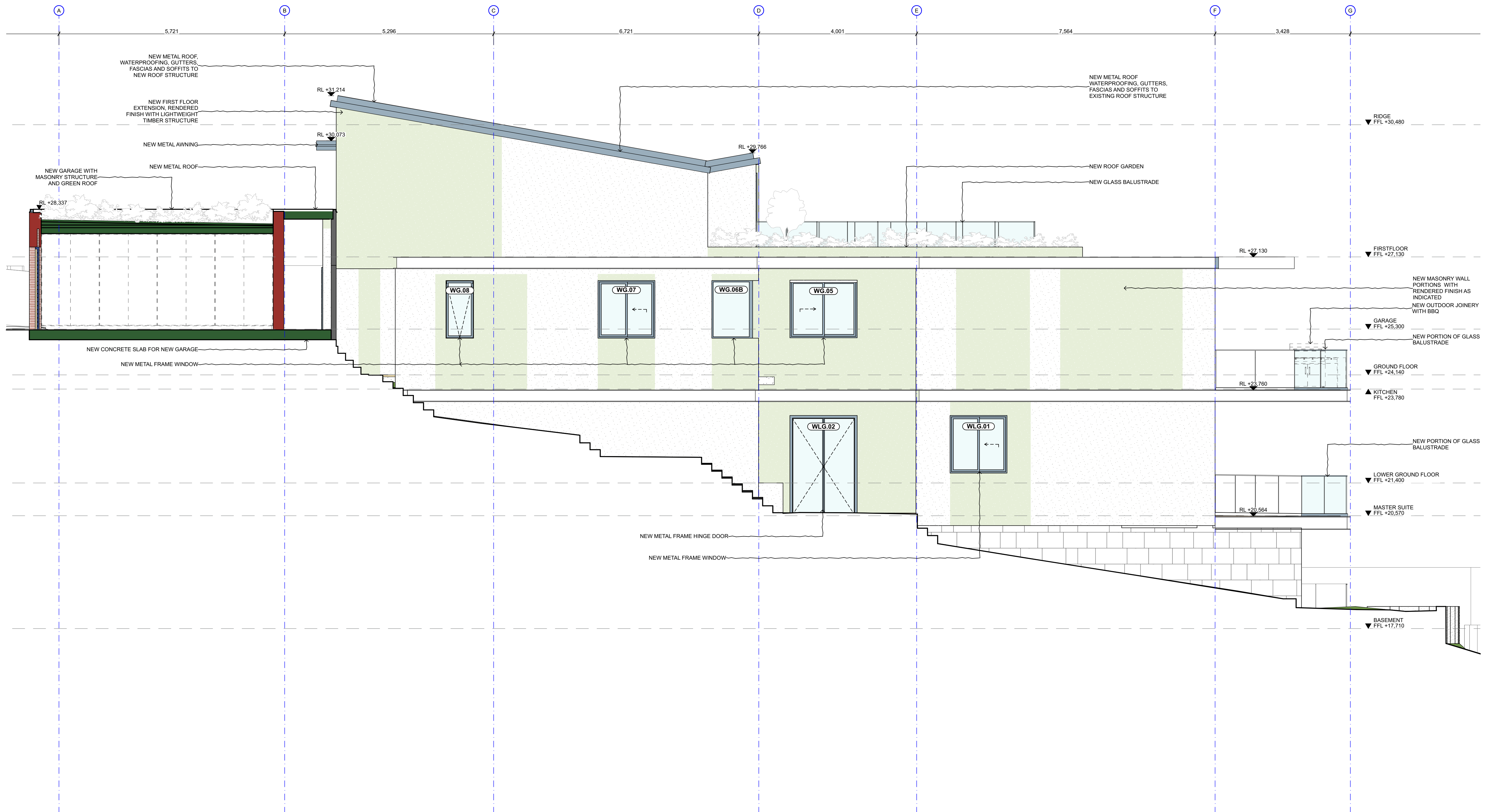
DA SHADOW STUDY
PROPOSED SHADOW
EXISTING SHADOW
NO LONGER SHADOW

A & CO.
NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029

ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929
CLIENT: TRACEY & JAMES SMAIL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095



DRAWING TITLE GENERAL ARRANGEMENT - ELEVATION E02_PROPOSED
SCALE 1:50 @ A1
CHECKED SG
PROJECT NO. - DWG NO._REV. 0567-3001-[A]



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

GENERAL NOTES:

- ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT.
- DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED.
- A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
- ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

DISCLAIMER:

THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD.

LEGEND - DA	
TO BE DEMOLISHED	EXISTING BUILDING FABRIC TO BE DEMOLISHED
EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES	

DA COMPLIANCE LEGEND	
EXISTING OPEN SPACE AREA	PROPOSED OPEN SPACE AREA
EXISTING LEP AREA	PROPOSED LEP AREA
PROPOSED GFA AREA	GFA AREA EXCLUDED

MAX. HEIGHT PLANE 8.5M 3D	MAX. HEIGHT PLANE 8.5M 2D	MAX. SHEAR WALL PLANE 7M 3D	MAX. SHEAR WALL PLANE 8.5M 2D	SETBACK CONTROLS
---------------------------	---------------------------	-----------------------------	-------------------------------	------------------

DA MATERIAL CUT HATCHING	
EXISTING BUILDING FABRIC	BRICKWORK
CONCRETE	STONE
TILE	GLASS
METAL	

DA MATERIAL SURFACE HATCHING	
BRICKWORK	CONCRETE
RENDER	STONE FLOORING
TIMBER FLOORING	TILE - MOSAIC
TILE - STANDARD	MARBLE
LANDSCAPE - STONE	LANDSCAPE - TILE
WATERPROOFING MEMBRANE	GLAZING
METAL	GRASS/ GREEN ROOF

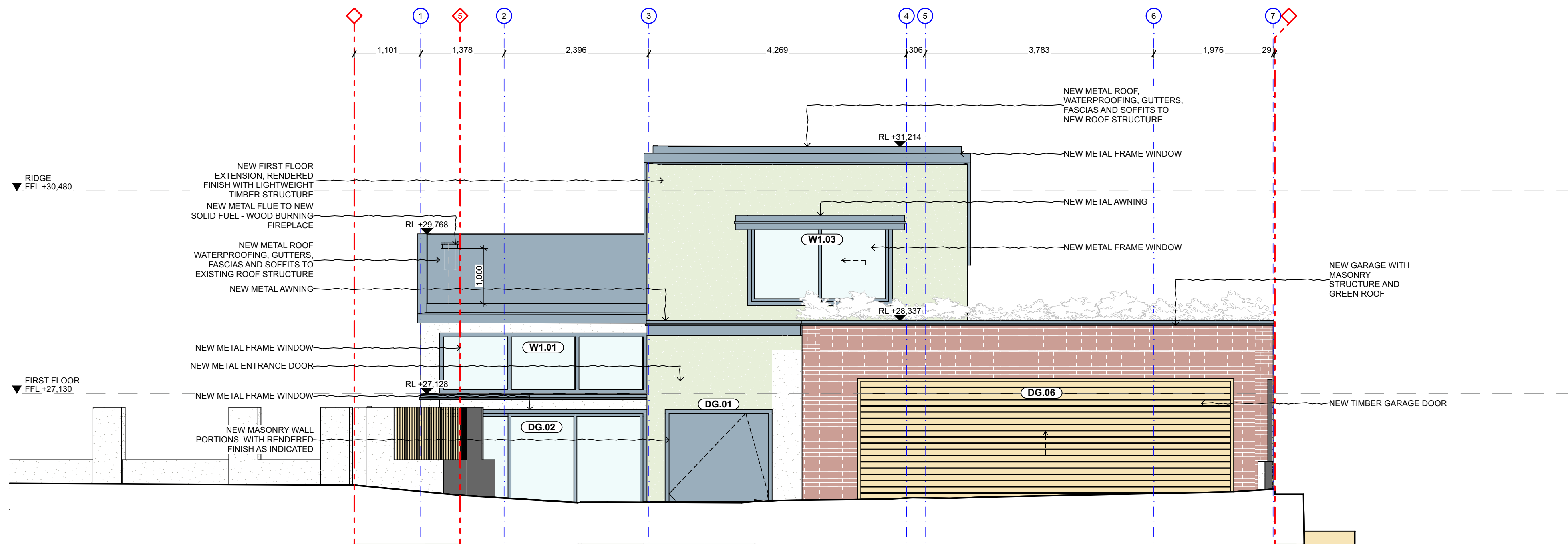
DA SHADOW STUDY	
PROPOSED SHADOW	EXISTING SHADOW
NO LONGER SHADOW	

DA SHADOW STUDY	
PROPOSED SHADOW	EXISTING SHADOW
NO LONGER SHADOW	

A & CO.	ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929
NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029	

CLIENT: TRACEY & JAMES SMAIL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095

DRAWING TITLE GENERAL ARRANGEMENT - ELEVATION E03_PROPOSED	SCALE 1:50 @ A1 PROJECT NO. - DWG NO._REV. 0567-3002-[A]	CHECKED SG
--	--	---------------



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

GENERAL NOTES:
1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT.
2. **DO NOT SCALE OFF THIS DRAWING.** USE ONLY DIMENSIONS PROVIDED.
3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.

DISCLAIMER:
THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD.

LEGEND - DA
EXISTING BUILDING FABRIC TO BE DEMOLISHED
EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES

DA COMPLIANCE LEGEND
EXISTING OPEN SPACE AREA
PROPOSED OPEN SPACE AREA
EXISTING LEP AREA
PROPOSED LEP AREA
PROPOSED GFA AREA
GFA AREA EXCLUDED

MAX. HEIGHT PLANE 8.5M 3D
MAX. HEIGHT PLANE 8.5M 2D
MAX. SHEAR WALL PLANE 7M 3D
MAX. SHEAR WALL PLANE 8.5M 2D
SUBTRACK CONTROLS

DA MATERIAL CUT HATCHING
EXISTING BUILDING FABRIC
BRICKWORK
CONCRETE
STONE
TILE
GLASS
METAL

TIMBER
EXISTING TERRAIN
TOPSOIL/ NEW GROUND INFILL

DA MATERIAL SURFACE HATCHING
BRICKWORK
CONCRETE
RENDER
STONE FLOORING
TIMBER FLOORING
TILE - MOSAIC
TILE - STANDARD

MARBLE
LANDSCAPE - STONE
LANDSCAPE - TILE
WATERPROOFING MEMBRANE
GLAZING
METAL
GRASS/ GREEN ROOF

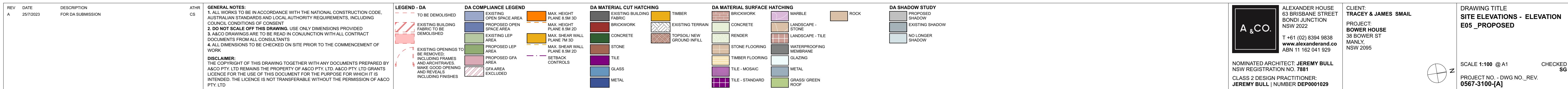
ROCK

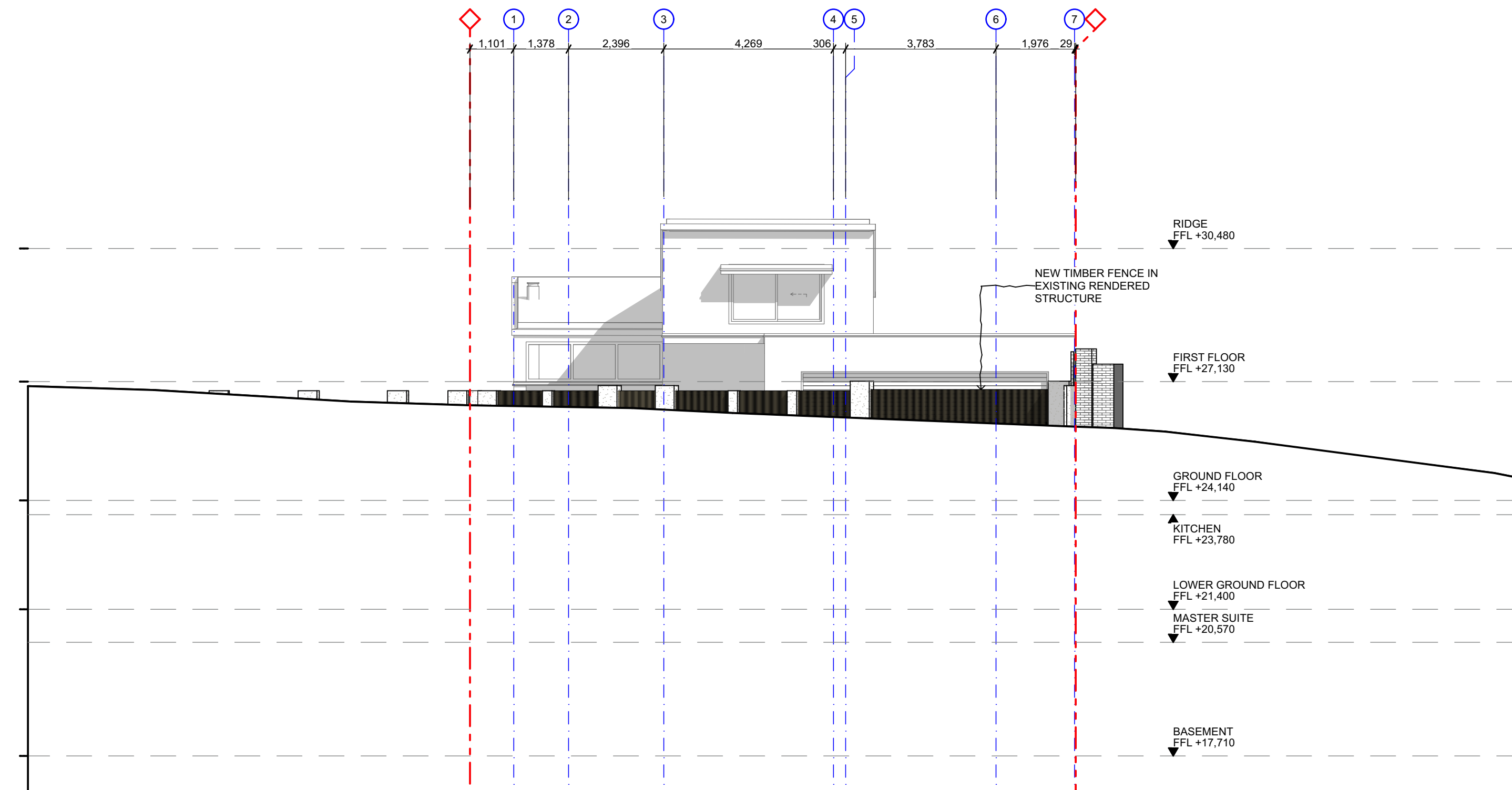
DA SHADOW STUDY
PROPOSED SHADOW
EXISTING SHADOW
NO LONGER SHADOW

A & CO.
ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929
NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029

CLIENT: TRACEY & JAMES SMAIL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095

DRAWING TITLE GENERAL ARRANGEMENT - ELEVATION E04 _PROPOSED
SCALE 1:50 @ A1 PROJECT NO. - DWG NO._REV. 0567-3003-[A]
CHECKED SG





REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

GENERAL NOTES:
1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED.
3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
DISCLAIMER:
THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD.

LEGEND - DA	
TO BE DEMOLISHED	EXISTING BUILDING FABRIC TO BE DEMOLISHED
EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES	

DA COMPLIANCE LEGEND	
EXISTING OPEN SPACE AREA	PROPOSED OPEN SPACE AREA
EXISTING LEP AREA	PROPOSED LEP AREA
PROPOSED GFA AREA	GFA AREA EXCLUDED

MAX. HEIGHT PLANE 8.5M 3D	MAX. HEIGHT PLANE 8.5M 2D	MAX. SHEAR WALL PLANE 7M 3D	MAX. SHEAR WALL PLANE 8.5M 2D	SUBTRACK CONTROLS
---------------------------	---------------------------	-----------------------------	-------------------------------	-------------------

DA MATERIAL CUT HATCHING	
EXISTING BUILDING FABRIC	BRICKWORK
CONCRETE	STONE
TILE	GLASS
METAL	

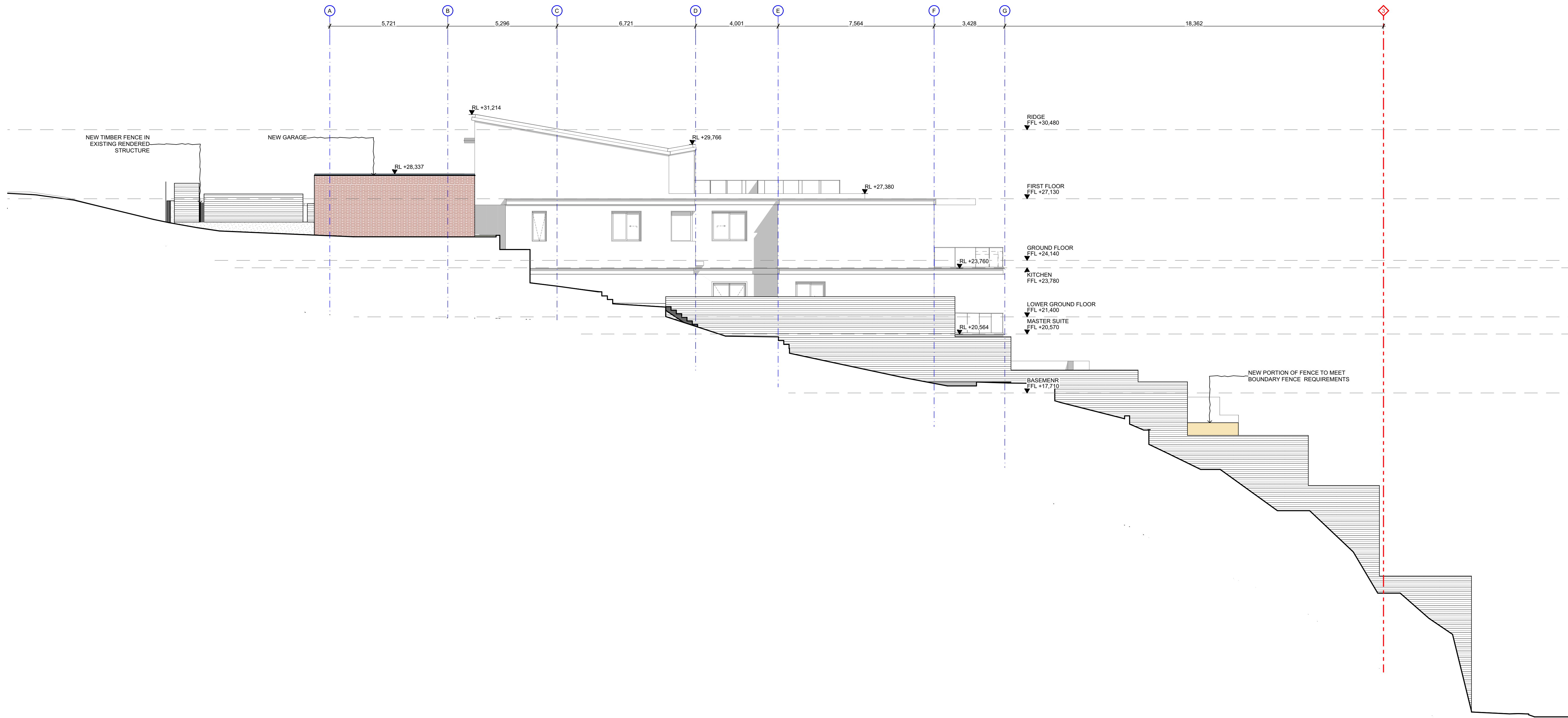
TIMBER	EXISTING TERRAIN	TOPSOIL/NEW GROUND INFILL
--------	------------------	---------------------------

DA MATERIAL SURFACE HATCHING	
CONCRETE	RENDER
STONE FLOORING	TIMBER FLOORING
TILE - MOSAIC	TILE - STANDARD
MARBLE	LANDSCAPE - STONE
LANDSCAPE - TILE	WATERPROOFING MEMBRANE
GLAZING	METAL
GRASS/ GREEN ROOF	

ROCK

DA SHADOW STUDY	
PROPOSED SHADOW	EXISTING SHADOW
NO LONGER SHADOW	

A & CO.	ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929	CLIENT: TRACEY & JAMES SMAIL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095	DRAWING TITLE SITE ELEVATIONS - ELEVATION E06 & E08_PROPOSED
NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029		SCALE 1:100 @ A1 PROJECT NO. - DWG NO._REV. 0567-3101-[A]	
		CHECKED SG	

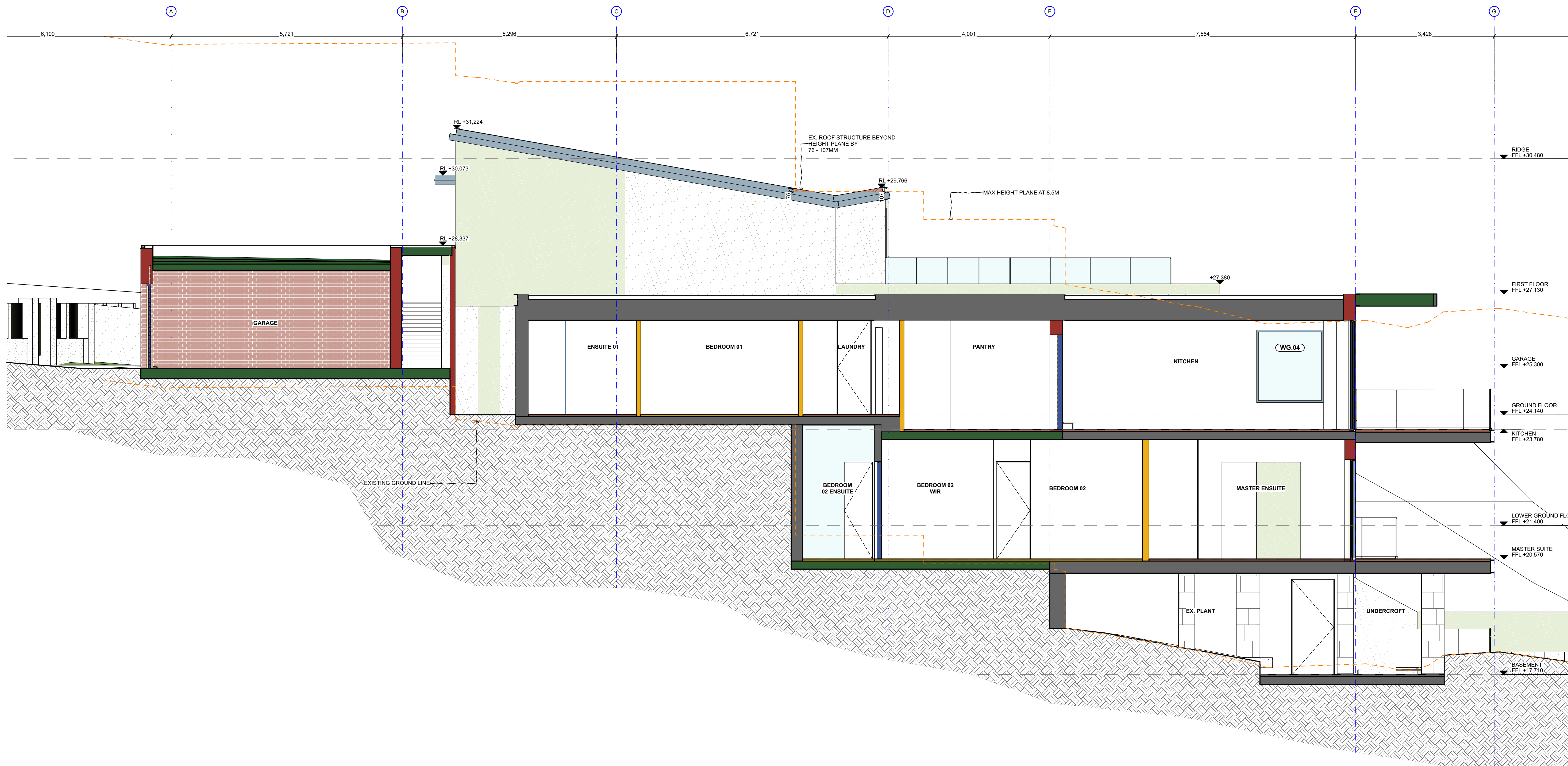


REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

GENERAL NOTES:
1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED.
3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
DISCLAIMER:
THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD.

LEGEND - DA	
TO BE DEMOLISHED	EXISTING BUILDING FABRIC TO BE DEMOLISHED
EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES	
DA COMPLIANCE LEGEND	
EXISTING OPEN SPACE AREA	PROPOSED OPEN SPACE AREA
EXISTING LEP AREA	PROPOSED LEP AREA
PROPOSED LEP AREA	PROPOSED GFA AREA
PROPOSED GFA AREA	GFA AREA EXCLUDED
MAX. HEIGHT PLANE 8.5M 3D	MAX. HEIGHT PLANE 8.5M 2D
MAX. HEIGHT PLANE 8.5M 3D	MAX. SHEAR WALL PLANE 7M 3D
MAX. HEIGHT PLANE 8.5M 3D	MAX. SHEAR WALL PLANE 8.5M 2D
MAX. HEIGHT PLANE 8.5M 3D	SETBACK CONTROLS
DA MATERIAL CUT HATCHING	
EXISTING BUILDING FABRIC	BRICKWORK
CONCRETE	STONE
TILE	GLASS
METAL	
EXISTING TERRAIN	TOPSOIL/NEW GROUND INFILL
TIMBER	
DA MATERIAL SURFACE HATCHING	
BRICKWORK	CONCRETE
RENDER	STONE FLOORING
TIMBER FLOORING	TILE - MOSAIC
TILE - STANDARD	MARBLE
LANDSCAPE - STONE	LANDSCAPE - TILE
WATERPROOFING MEMBRANE	GLAZING
METAL	GRASS/ GREEN ROOF
ROCK	
DA SHADOW STUDY	
PROPOSED SHADOW	EXISTING SHADOW
NO LONGER SHADOW	

	ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022	CLIENT: TRACEY & JAMES SMAIL		DRAWING TITLE SITE ELEVATIONS - ELEVATION E07_PROPOSED
	T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929	PROJECT: BOWER HOUSE 38 BOWER ST MANLY NSW 2095		
	NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881			
	CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029			
SCALE 1:100 @ A1		CHECKED SG		
PROJECT NO. - DWG NO._REV. 0567-3102-[A]				



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

GENERAL NOTES:
1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT.
2. **DO NOT SCALE OFF THIS DRAWING.** USE ONLY DIMENSIONS PROVIDED.
3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
DISCLAIMER:
THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD.

LEGEND - DA	
TO BE DEMOLISHED	EXISTING BUILDING FABRIC TO BE DEMOLISHED
EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES	

DA COMPLIANCE LEGEND	
EXISTING OPEN SPACE AREA	PROPOSED OPEN SPACE AREA
EXISTING LEP AREA	PROPOSED LEP AREA
PROPOSED GFA AREA	GFA AREA EXCLUDED

MAX. HEIGHT PLANE 8.5M 3D	MAX. HEIGHT PLANE 8.5M 2D
MAX. SHEAR WALL PLANE 7M 3D	MAX. SHEAR WALL PLANE 8.5M 2D
MAX. SHEAR WALL PLANE 8.5M 2D	SETBACK CONTROLS

DA MATERIAL CUT HATCHING	
EXISTING BUILDING FABRIC	BRICKWORK
CONCRETE	STONE
TILE	GLASS
METAL	

TIMBER	EXISTING TERRAIN
TOPSOIL/ NEW GROUND INFILL	

DA MATERIAL SURFACE HATCHING	
BRICKWORK	CONCRETE
RENDER	STONE FLOORING
TIMBER FLOORING	TILE - MOSAIC
TILE - STANDARD	

MARBLE	LANDSCAPE - STONE
LANDSCAPE - TILE	WATERPROOFING MEMBRANE
GLAZING	METAL
GRASS/ GREEN ROOF	

ROCK	
------	--

DA SHADOW STUDY	
PROPOSED SHADOW	EXISTING SHADOW
NO LONGER SHADOW	

A & CO.
NOMINATED ARCHITECT: JEREMY BULL
NSW REGISTRATION NO. 7881
CLASS 2 DESIGN PRACTITIONER:
JEREMY BULL | NUMBER DEP0001029

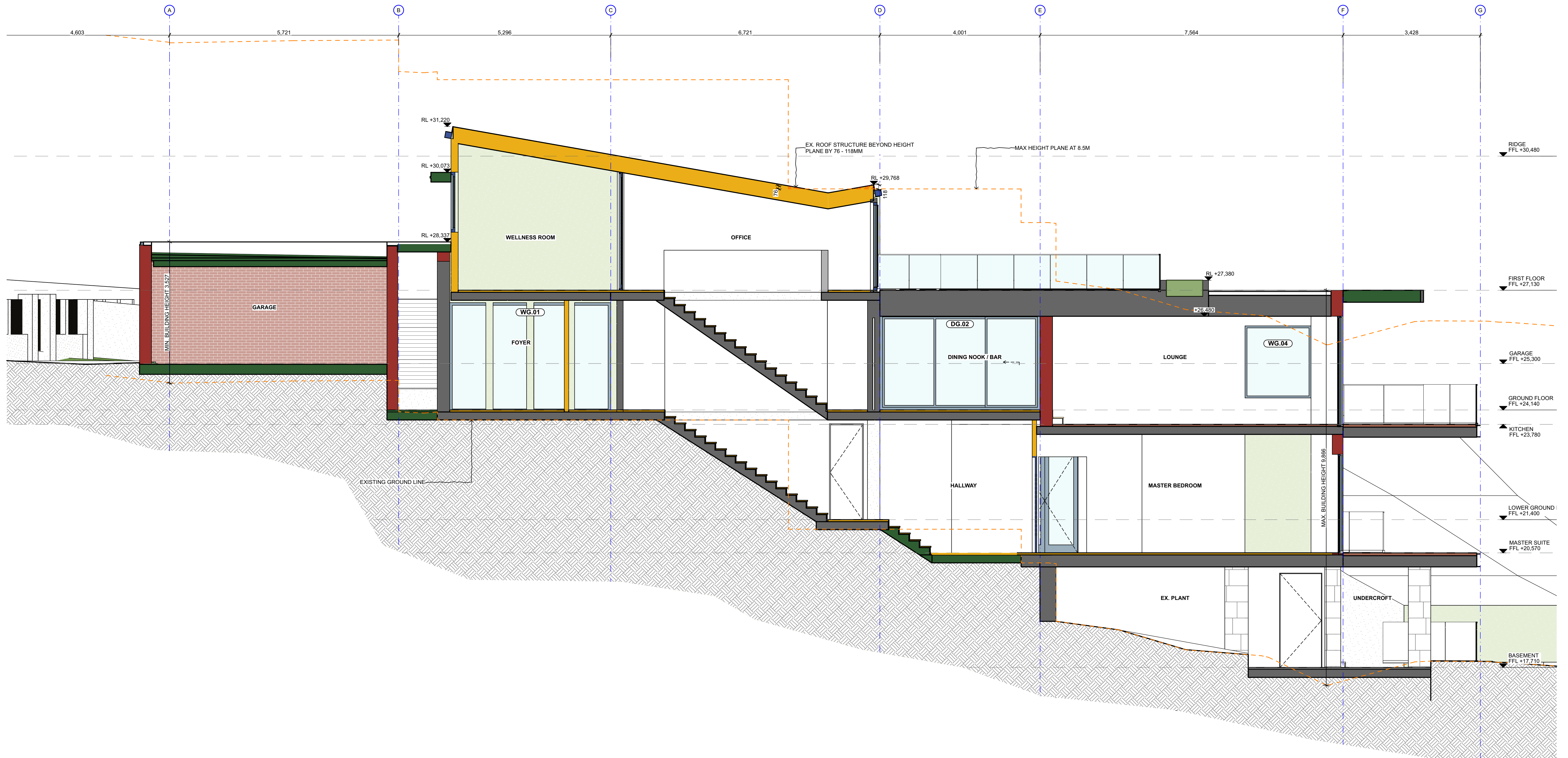
ALEXANDER HOUSE
63 BRISBANE STREET
BONDI JUNCTION
NSW 2022
T +61 (02) 8394 9838
www.alexanderand.co
ABN 11 162 041 929

CLIENT: TRACEY & JAMES SMAIL
PROJECT: BOWER HOUSE
38 BOWER ST
MANLY,
NSW 2095

DRAWING TITLE
GENERAL ARRANGEMENT - SECTION 01_PROPOSED

SCALE 1:50 @ A1
PROJECT NO. - DWG NO._REV.
0567-4100-[A]

CHECKED
SG



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

GENERAL NOTES:
1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED.
3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
DISCLAIMER:
THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD.

LEGEND - DA
TO BE DEMOLISHED
EXISTING BUILDING FABRIC TO BE DEMOLISHED
EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES

DA COMPLIANCE LEGEND
EXISTING OPEN SPACE AREA
PROPOSED OPEN SPACE AREA
EXISTING LEP AREA
PROPOSED LEP AREA
PROPOSED GFA AREA
GFA AREA EXCLUDED

MAX. HEIGHT PLANE 8.5M 3D
MAX. HEIGHT PLANE 8.5M 2D
MAX. SHEAR WALL PLANE 7M 3D
MAX. SHEAR WALL PLANE 8.5M 2D
SITBACK CONTROLS

DA MATERIAL CUT HATCHING
EXISTING BUILDING FABRIC
BRICKWORK
CONCRETE
STONE
TILE
GLASS
METAL

TIMBER
EXISTING TERRAIN
TOPSOIL/NEW GROUND INFILL

DA MATERIAL SURFACE HATCHING
BRICKWORK
CONCRETE
RENDER
STONE FLOORING
TIMBER FLOORING
TILE - MOSAIC
TILE - STANDARD

MARBLE
LANDSCAPE - STONE
LANDSCAPE - TILE
WATERPROOFING MEMBRANE
GLAZING
METAL
GRASS/ GREEN ROOF

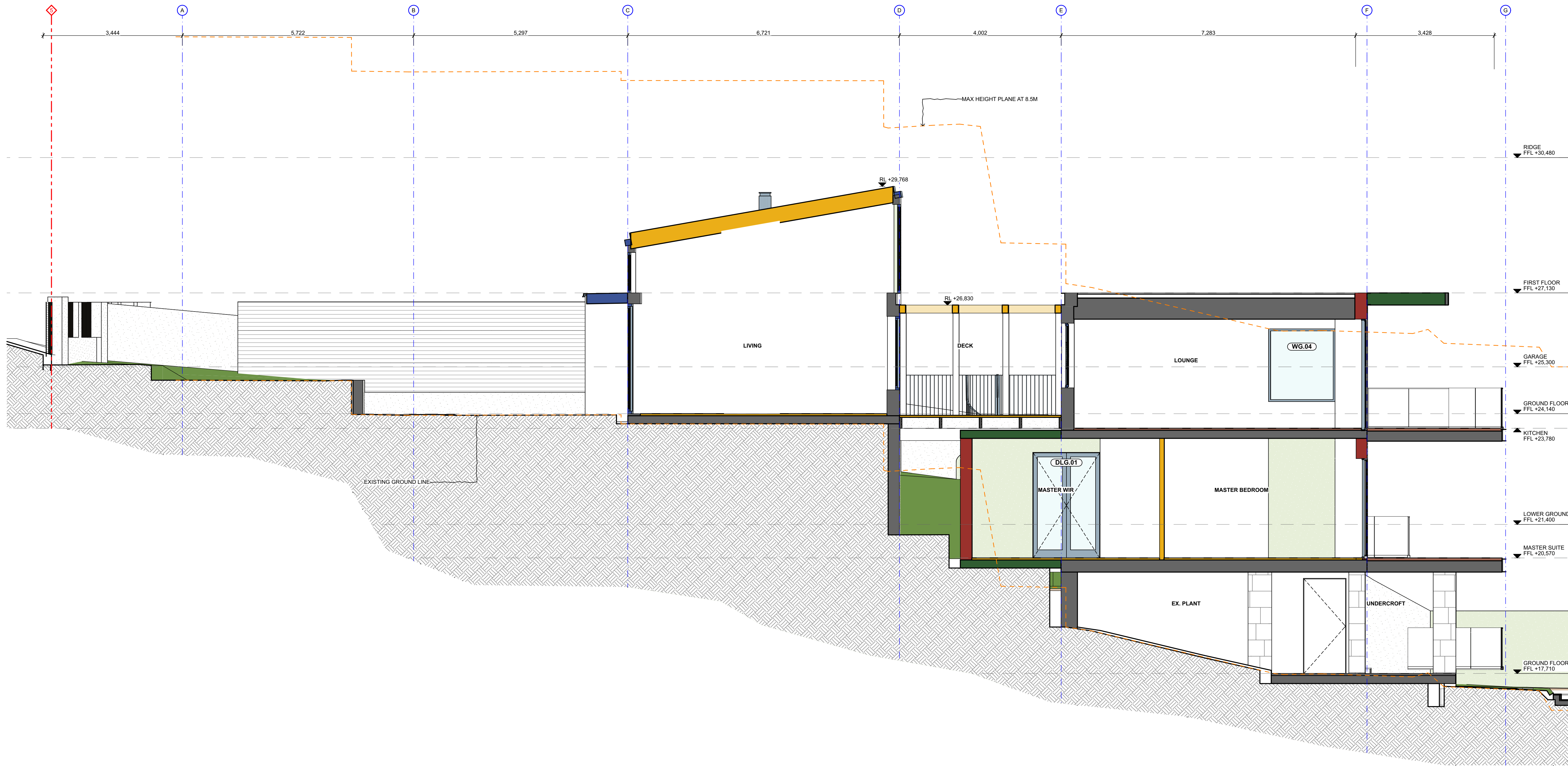
ROCK

DA SHADOW STUDY
PROPOSED SHADOW
EXISTING SHADOW
NO LONGER SHADOW

A & CO.
NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029

ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929
CLIENT: TRACEY & JAMES SMAIL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095

DRAWING TITLE GENERAL ARRANGEMENT - SECTION 02_PROPOSED
SCALE 1:50 @ A1
CHECKED SG



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

GENERAL NOTES:
1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED.
3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
DISCLAIMER:
THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD.

LEGEND - DA	
TO BE DEMOLISHED	EXISTING BUILDING FABRIC TO BE DEMOLISHED
EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES	

DA COMPLIANCE LEGEND	
EXISTING OPEN SPACE AREA	PROPOSED OPEN SPACE AREA
EXISTING LEP AREA	PROPOSED LEP AREA
PROPOSED GFA AREA	GFA AREA EXCLUDED

MAX. HEIGHT PLANE 8.5M 3D	MAX. HEIGHT PLANE 8.5M 2D
MAX. SHEAR WALL PLANE 7M 3D	MAX. SHEAR WALL PLANE 8.5M 2D
SETBACK CONTROLS	

DA MATERIAL CUT HATCHING	
EXISTING BUILDING FABRIC	BRICKWORK
CONCRETE	STONE
TILE	GLASS
METAL	

TIMBER	EXISTING TERRAIN
TOPSOIL/NEW GROUND INFILL	

DA MATERIAL SURFACE HATCHING	
BRICKWORK	CONCRETE
RENDER	STONE FLOORING
TIMBER FLOORING	TILE - MOSAIC
TILE - STANDARD	

MARBLE	LANDSCAPE - STONE
LANDSCAPE - TILE	WATERPROOFING MEMBRANE
GLAZING	METAL
GRASS/ GREEN ROOF	

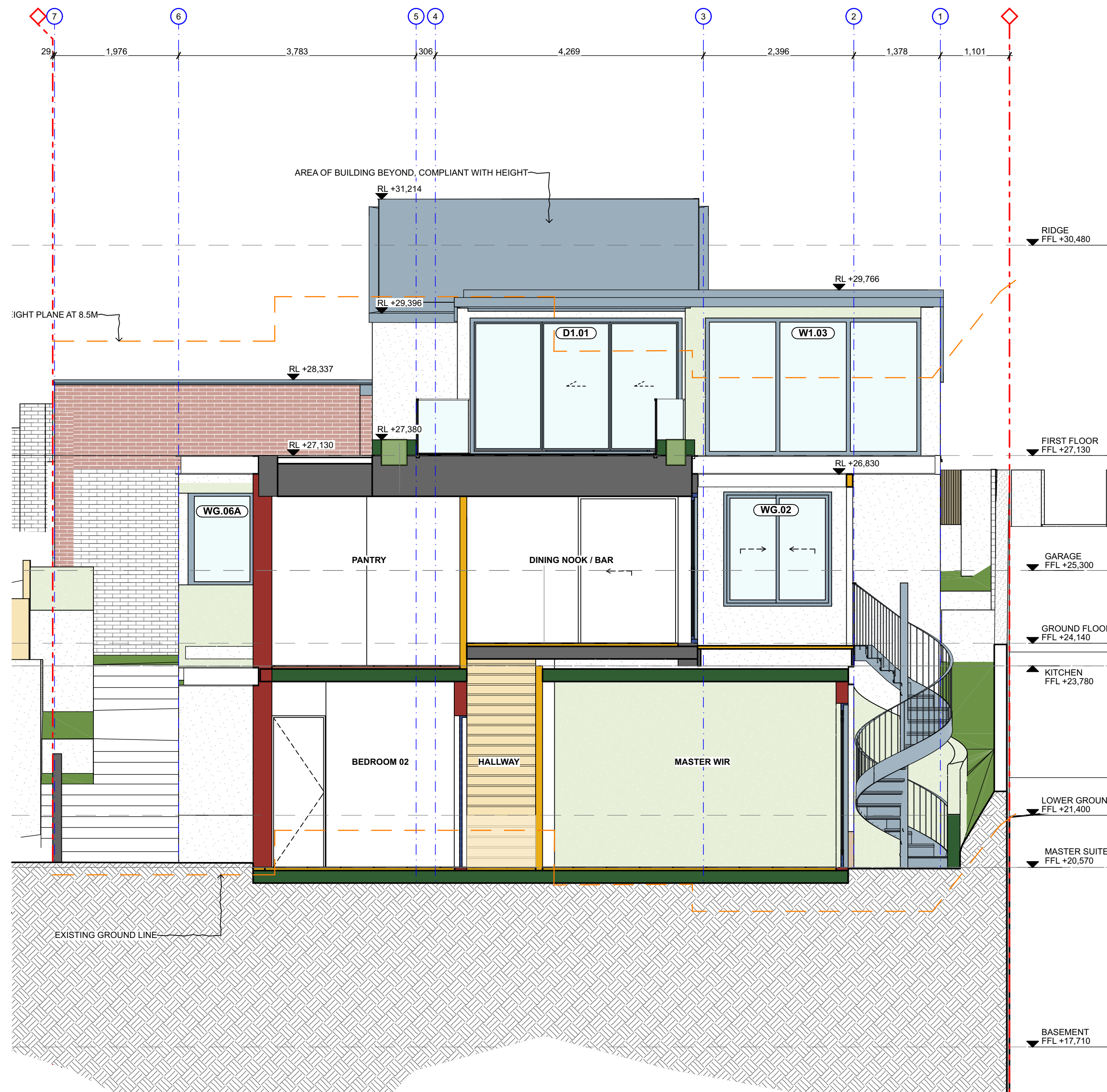
ROCK	
------	--

DA SHADOW STUDY	
PROPOSED SHADOW	EXISTING SHADOW
NO LONGER SHADOW	

A & CO.	ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929
NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029	

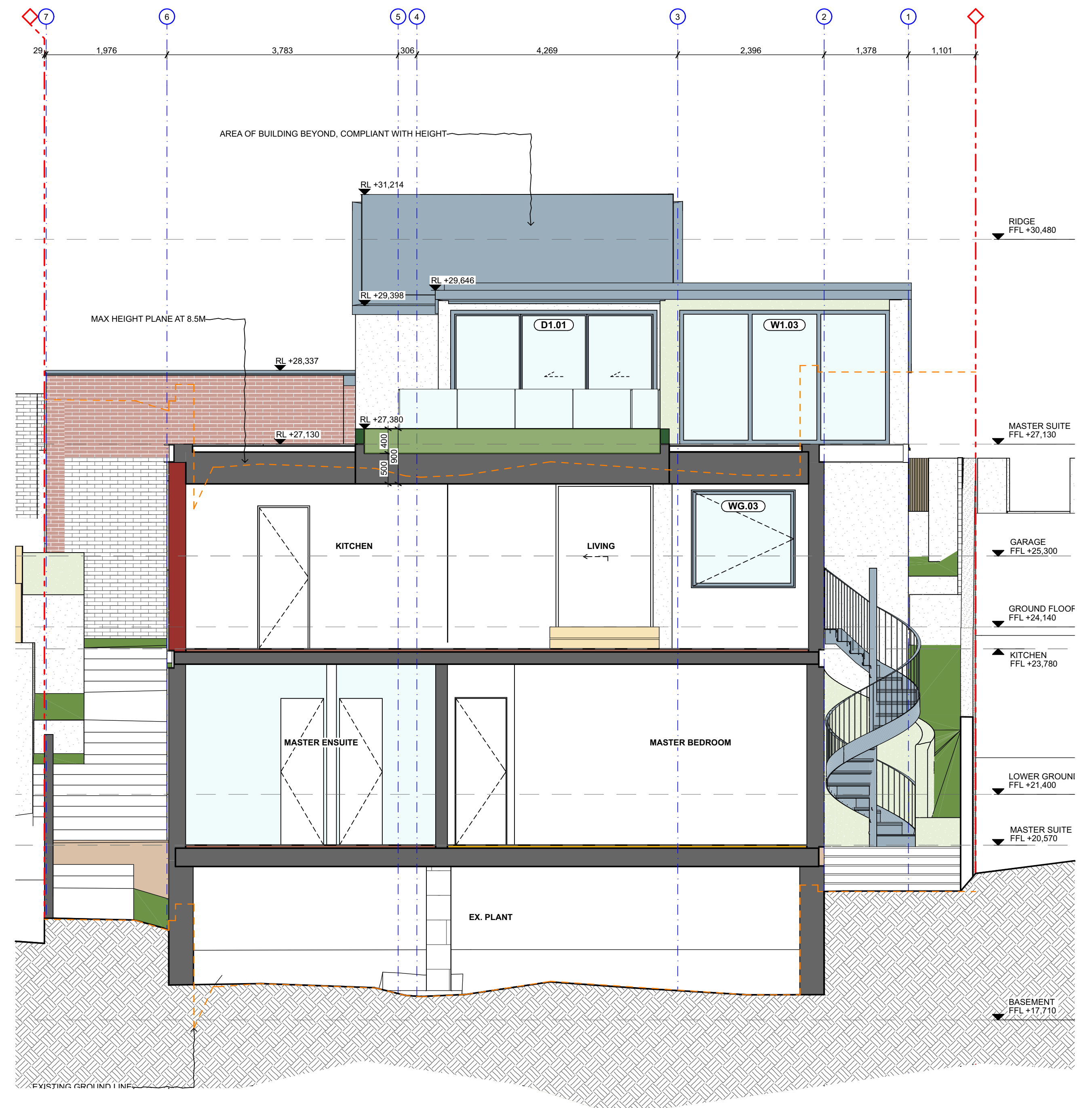
CLIENT: TRACEY & JAMES SMAIL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095

DRAWING TITLE GENERAL ARRANGEMENT - SECTION 03 - PROPOSED	SCALE 1:50 @ A1 PROJECT NO. - DWG NO. REV. 0567-4102-[A]	CHECKED SG
---	--	---------------



2

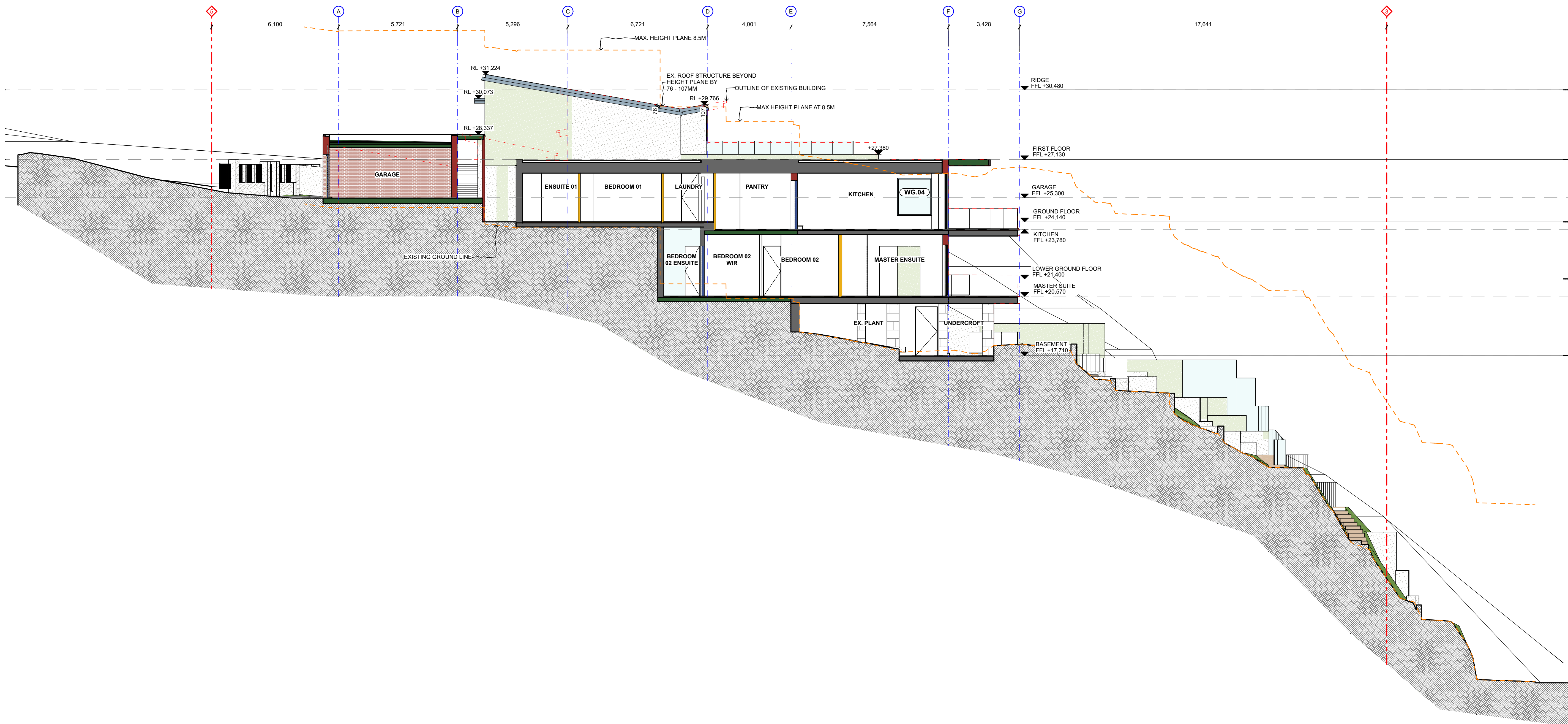
SECTION 04



2

SECTION 05

REV	DATE	DESCRIPTION	ATHR	GENERAL NOTES:	LEGEND - DA	DA COMPLIANCE LEGEND	DA MATERIAL CUT HATCHING	DA MATERIAL SURFACE HATCHING	DA SHADOW STUDY	A & CO. NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029 <tr><td>A</td><td>25/7/2023</td><td>FOR DA SUBMISSION</td><td>CS</td><td> 1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT. 2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED. 3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS. 4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DISCLAIMER: THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD. </td><td> TO BE DEMOLISHED EXISTING BUILDING FABRIC TO BE DEMOLISHED EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES </td><td> EXISTING OPEN SPACE AREA PROPOSED OPEN SPACE AREA EXISTING LEP AREA PROPOSED LEP AREA PROPOSED GFA AREA GFA AREA EXCLUDED </td><td> MAX. HEIGHT PLANE 8.5M 3D MAX. HEIGHT PLANE 8.5M 2D MAX. SHEAR WALL PLANE 7M 3D MAX. SHEAR WALL PLANE 8.5M 2D SETBACK CONTROLS </td><td> EXISTING BUILDING FABRIC BRICKWORK CONCRETE STONE TILE GLASS METAL </td><td> TIMBER EXISTING TERRAIN TOPSOIL/NEW GROUND INFILL </td><td> BRICKWORK CONCRETE RENDER STONE FLOORING TIMBER FLOORING TILE - MOSAIC TILE - STANDARD MARBLE LANDSCAPE - STONE LANDSCAPE - TILE WATERPROOFING MEMBRANE GLAZING METAL GRASS/ GREEN ROOF ROCK </td><td> PROPOSED SHADOW EXISTING SHADOW NO LONGER SHADOW </td><td> ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929 CLIENT: TRACEY & JAMES SMAIL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095 </td><td> DRAWING TITLE GENERAL ARRANGEMENT - SECTION 04 & 05, PROPOSED SCALE 1:50 @ A1 PROJECT NO. - DWG NO. REV. 0567-4103-[A] CHECKED SG </td></tr>	A	25/7/2023	FOR DA SUBMISSION	CS	1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT. 2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED. 3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS. 4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DISCLAIMER: THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD.	TO BE DEMOLISHED EXISTING BUILDING FABRIC TO BE DEMOLISHED EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES	EXISTING OPEN SPACE AREA PROPOSED OPEN SPACE AREA EXISTING LEP AREA PROPOSED LEP AREA PROPOSED GFA AREA GFA AREA EXCLUDED	MAX. HEIGHT PLANE 8.5M 3D MAX. HEIGHT PLANE 8.5M 2D MAX. SHEAR WALL PLANE 7M 3D MAX. SHEAR WALL PLANE 8.5M 2D SETBACK CONTROLS	EXISTING BUILDING FABRIC BRICKWORK CONCRETE STONE TILE GLASS METAL	TIMBER EXISTING TERRAIN TOPSOIL/NEW GROUND INFILL	BRICKWORK CONCRETE RENDER STONE FLOORING TIMBER FLOORING TILE - MOSAIC TILE - STANDARD MARBLE LANDSCAPE - STONE LANDSCAPE - TILE WATERPROOFING MEMBRANE GLAZING METAL GRASS/ GREEN ROOF ROCK	PROPOSED SHADOW EXISTING SHADOW NO LONGER SHADOW	ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929 CLIENT: TRACEY & JAMES SMAIL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095	DRAWING TITLE GENERAL ARRANGEMENT - SECTION 04 & 05, PROPOSED SCALE 1:50 @ A1 PROJECT NO. - DWG NO. REV. 0567-4103-[A] CHECKED SG
A	25/7/2023	FOR DA SUBMISSION	CS	1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT. 2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED. 3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS. 4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK. DISCLAIMER: THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD.	TO BE DEMOLISHED EXISTING BUILDING FABRIC TO BE DEMOLISHED EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES	EXISTING OPEN SPACE AREA PROPOSED OPEN SPACE AREA EXISTING LEP AREA PROPOSED LEP AREA PROPOSED GFA AREA GFA AREA EXCLUDED	MAX. HEIGHT PLANE 8.5M 3D MAX. HEIGHT PLANE 8.5M 2D MAX. SHEAR WALL PLANE 7M 3D MAX. SHEAR WALL PLANE 8.5M 2D SETBACK CONTROLS	EXISTING BUILDING FABRIC BRICKWORK CONCRETE STONE TILE GLASS METAL	TIMBER EXISTING TERRAIN TOPSOIL/NEW GROUND INFILL		BRICKWORK CONCRETE RENDER STONE FLOORING TIMBER FLOORING TILE - MOSAIC TILE - STANDARD MARBLE LANDSCAPE - STONE LANDSCAPE - TILE WATERPROOFING MEMBRANE GLAZING METAL GRASS/ GREEN ROOF ROCK	PROPOSED SHADOW EXISTING SHADOW NO LONGER SHADOW	ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929 CLIENT: TRACEY & JAMES SMAIL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095	DRAWING TITLE GENERAL ARRANGEMENT - SECTION 04 & 05, PROPOSED SCALE 1:50 @ A1 PROJECT NO. - DWG NO. REV. 0567-4103-[A] CHECKED SG										



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

GENERAL NOTES:
1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED.
3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
DISCLAIMER:
THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD.

LEGEND - DA	
TO BE DEMOLISHED	EXISTING BUILDING FABRIC TO BE DEMOLISHED
EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES	

DA COMPLIANCE LEGEND	
EXISTING OPEN SPACE AREA	PROPOSED OPEN SPACE AREA
EXISTING LEP AREA	PROPOSED LEP AREA
PROPOSED GFA AREA	GFA AREA EXCLUDED

MAX. HEIGHT PLANE 8.5M 3D	MAX. HEIGHT PLANE 8.5M 2D	MAX. SHEAR WALL PLANE 7M 3D	MAX. SHEAR WALL PLANE 8.5M 2D	SETBACK CONTROLS
---------------------------	---------------------------	-----------------------------	-------------------------------	------------------

DA MATERIAL CUT HATCHING	
EXISTING BUILDING FABRIC	BRICKWORK
CONCRETE	STONE
TILE	GLASS
METAL	

DA MATERIAL SURFACE HATCHING	
BRICKWORK	CONCRETE
RENDER	STONE FLOORING
TIMBER FLOORING	TILE - MOSAIC
TILE - STANDARD	MARBLE
LANDSCAPE - STONE	LANDSCAPE - TILE
WATERPROOFING MEMBRANE	GLAZING
METAL	GRASS/ GREEN ROOF

DA SHADOW STUDY	
PROPOSED SHADOW	EXISTING SHADOW
NO LONGER SHADOW	

DA SHADOW STUDY	
PROPOSED SHADOW	EXISTING SHADOW
NO LONGER SHADOW	

A & CO.	ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929
NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029	

CLIENT: TRACEY & JAMES SMAIL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095	
---	--

DRAWING TITLE SITE SECTIONS - SECTION S06_PROPOSED	SCALE 1:100 @ A1 PROJECT NO. - DWG NO._REV. 0567-4200-[A]	CHECKED SG
--	---	---------------



1 BRONZE FINISH STANDING SEEM ROOF



2 SAND CEMENT RENDER



3 VERTICAL TIMBER BATTENS



4 FRAMELESS GLASS BALUSTRADE WITH BRONZE CAPPING



5 NATURAL STONE



6 BRONZE FINISH ALUMINIUM WINDOWS AND DOORS



7 BRICK DETAILS



8 HANGING PLANTS TO FLAT ROOF SECTIONS

REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

GENERAL NOTES:
1. ALL WORKS TO BE IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE, AUSTRALIAN STANDARDS AND LOCAL AUTHORITY REQUIREMENTS, INCLUDING COUNCIL CONDITIONS OF CONSENT.
2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED.
3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS.
4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK.
DISCLAIMER:
THE COPYRIGHT OF THIS DRAWING TOGETHER WITH ANY DOCUMENTS PREPARED BY A&CO PTY LTD REMAINS THE PROPERTY OF A&CO PTY LTD. A&CO PTY LTD GRANTS LICENCE FOR THE USE OF THIS DOCUMENT FOR THE PURPOSE FOR WHICH IT IS INTENDED. THE LICENCE IS NOT TRANSFERABLE WITHOUT THE PERMISSION OF A&CO PTY LTD.

LEGEND - DA	
TO BE DEMOLISHED	EXISTING BUILDING FABRIC
EXISTING BUILDING FABRIC TO BE DEMOLISHED	EXISTING TERRAIN
EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS, INCLUDING FINISHES	TOPSOIL/ NEW GROUND INFILL

DA COMPLIANCE LEGEND	
EXISTING OPEN SPACE AREA	MAX. HEIGHT PLANE 8.5M 3D
PROPOSED OPEN SPACE AREA	MAX. HEIGHT PLANE 8.5M 2D
EXISTING LEP AREA	MAX. SHEAR WALL PLANE 7M 3D
PROPOSED LEP AREA	MAX. SHEAR WALL PLANE 8.5M 2D
PROPOSED GFA AREA	SUBTRACK CONTROLS
GFA AREA EXCLUDED	

DA MATERIAL CUT HATCHING	
BRICKWORK	TIMBER
CONCRETE	EXISTING TERRAIN
RENDER	TOPSOIL/ NEW GROUND INFILL
STONE	
TILE	
GLASS	
METAL	

DA MATERIAL SURFACE HATCHING	
BRICKWORK	MARBLE
CONCRETE	LANDSCAPE - STONE
RENDER	LANDSCAPE - TILE
STONE FLOORING	WATERPROOFING MEMBRANE
TIMBER FLOORING	GLAZING
TILE - MOSAIC	METAL
TILE - STANDARD	GRASS/ GREEN ROOF

ROCK

DA SHADOW STUDY	
EXISTING SHADOW	PROPOSED SHADOW
EXISTING SHADOW	NO LONGER SHADOW

A & CO.	ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929	CLIENT: TRACEY & JAMES SMAIL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095	DRAWING TITLE MATERIAL PALETTE
NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029		SCALE @ A1	CHECKED SG
		PROJECT NO. - DWG NO. REV. 0567-8000-[A]	

LEGEND

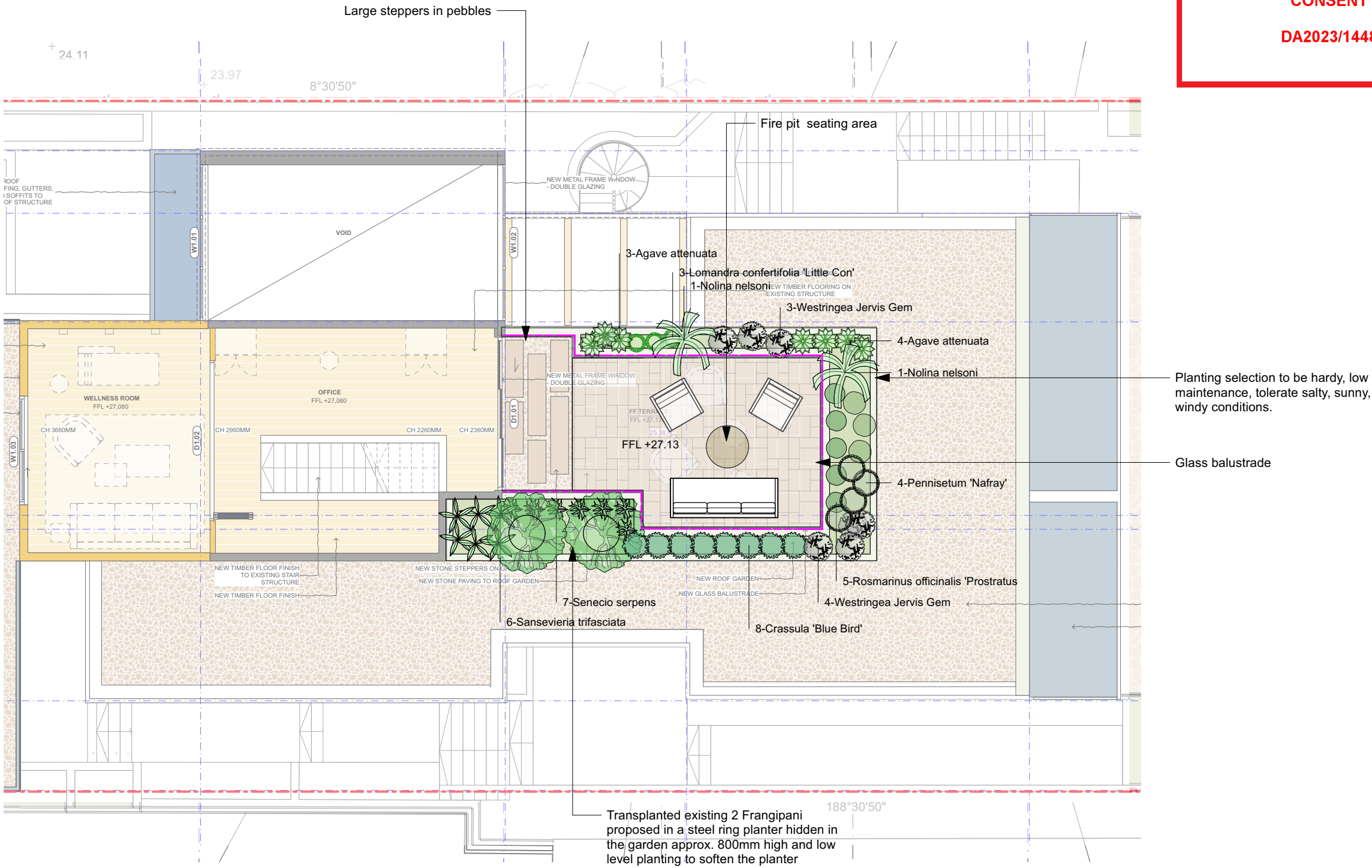
- BOUNDARY
RL +10.00 EXISTING LEVEL
RL +10.00 PROPOSED LEVEL

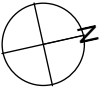


northern
beaches
council

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

DA2023/1448



NOTES Figure dimensions shall take precedence over scale. All figures are to be verified on site. This drawing is protected by copyright.		EDWINA STUART Landscape Design Landscape Design Consultants edwina@edwinastuart.com www.edwinastuartlandscapedesign.com	Project: Tracey & James Smail 38 Bower St, Manly	Dwg No: LP 01	Scale: 1:100 @ A3	Drawn By: ES	Date: 31.07.23
				Title: LANDSCAPE PLAN - LEVEL 1		REV: 0	

LEGEND

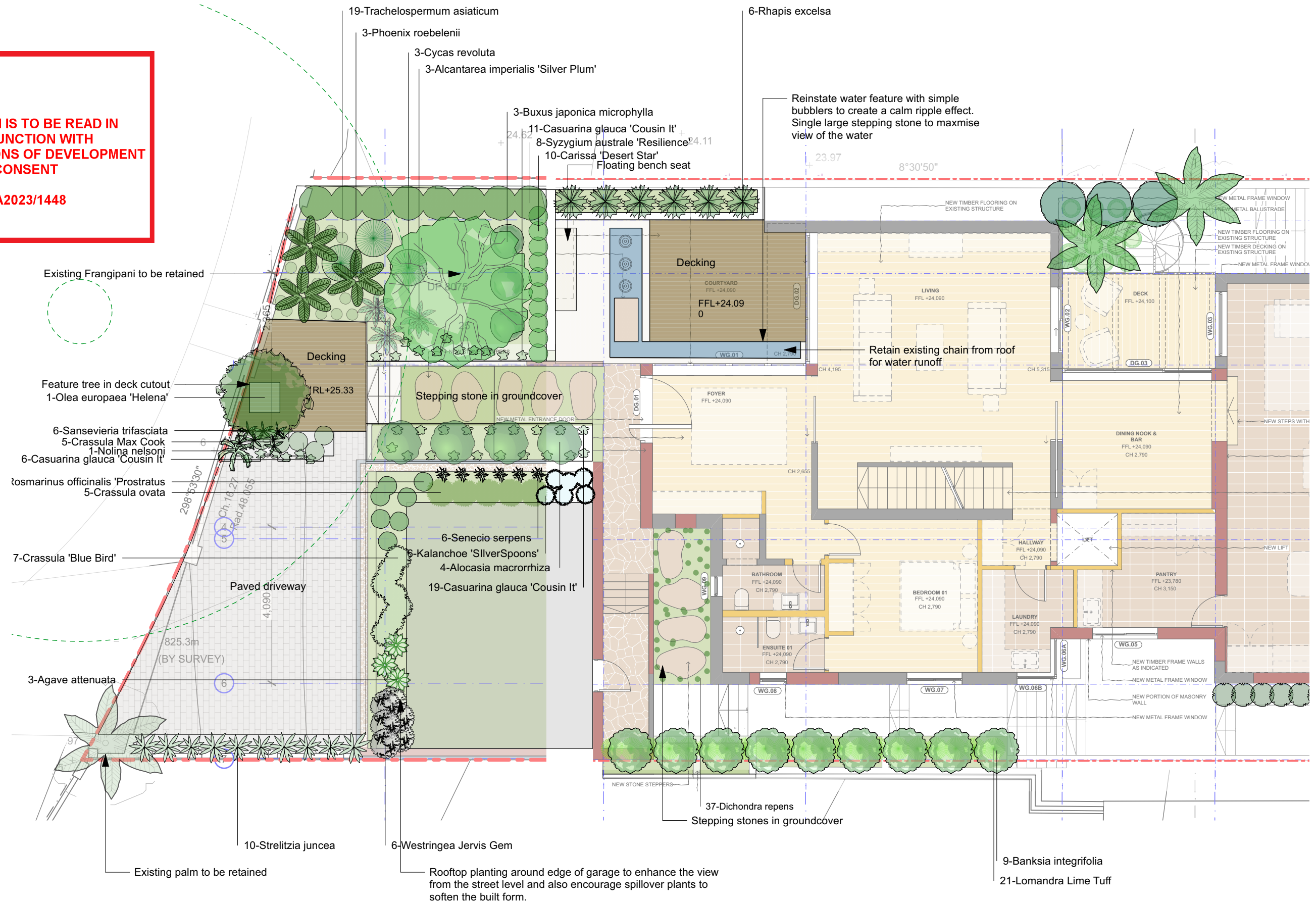
--- BOUNDARY
RL +10.00 EXISTING LEVEL
RL +10.00 PROPOSED LEVEL



northern
beaches
council

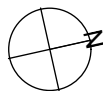
THIS PLAN IS TO BE READ IN
CONJUNCTION WITH
THE CONDITIONS OF DEVELOPMENT
CONSENT

DA2023/1448



NOTES

Figure dimensions shall take precedence over scale.
All figures are to be verified on site.
This drawing is protected by copyright.



EDWINA STUART
Landscape Design

Landscape Design Consultants
edwina@edwinastuart.com
www.edwinastuartlandscapedesign.com

Project:

Tracey & James Smail

38 Bower St, Manly

Dwg No:

LP 02

Scale:

1:100 @ A3

Drawn By:

ES

Date:

31.07.23

Title:

LANDSCAPE PLAN - GROUND FLOOR

REV:

0

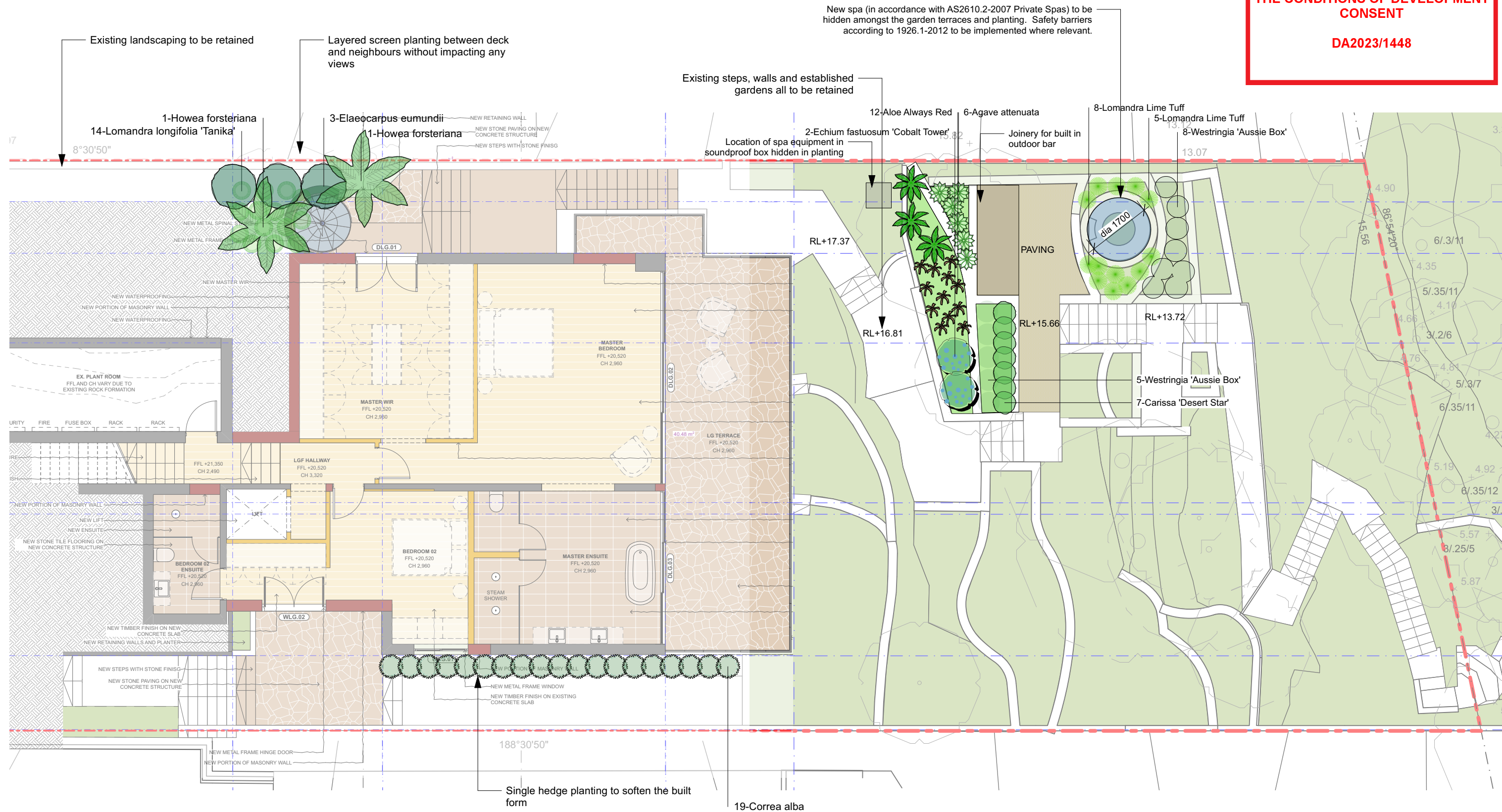
LEGEND

- BOUNDARY
RL +10.00 EXISTING LEVEL
RL +10.00 PROPOSED LEVEL



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

DA2023/1448



NOTES Figure dimensions shall take precedence over scale. All figures are to be verified on site. This drawing is protected by copyright.		EDWINA STUART Landscape Design Landscape Design Consultants edwina@edwinastuart.com www.edwinastuartlandscapedesign.com	Project: Tracey & James Smail 38 Bower St, Manly	Dwg No: LP 03	Scale: 1:100 @ A3	Drawn By: ES	Date: 31.07.23
				Title: LANDSCAPE PLAN - LOWER GROUND		REV: 0	



Alocasia - Elephant Ears



Alcantarea Silver Plum



Agave attenuata



Banksia integrifolia*



Blechnum nudum



Buxus balls



Correa alba



Crassula Bluebird



Carissa Desert Star



Crassula ovata



Cycas revoluta



Dichondra repens



Elaeocarpus eumundii



Dicksonia antarctica



Howea forsteriana



Kalanchoe Silver Spoons



Lomandra



Nolina nelsonii



Olea europa



Phoenix roebelinii



Raphis excelsa



Rosmarinus prostratus



Pennisetum Nafray



Strelitzia juncea



Senecio serpens



Sansevieria trifasciata



Syzygium Resilience*



Trachelospermum asiaticum



Westringea

Planting Schedule				
ID	Qty	Latin Name	Common Name	Scheduled Size
AlAl	12	Aloe Always Red		140mm
AlMaAl	4	Alocasia macrorrhiza	Elephant's Ear	300mm
Asp	3	Alcantarea imperialis 'Silver Plum'	Silver Plum Bromeliad	300mm
At	16	Agave attenuata	Century plant	200mm
BI	9	Banksia integrifolia	Coastal Banksia	100L
Bujb	3	Buxus japonica microphylla	Box Balls, Japanese	300mm
Ca-2	19	Correa alba	white correa	200mm
CBB-1-1	15	Crassula 'Blue Bird'	blue bird	200mm
Cds	17	Carissa 'Desert Star'	Dwarf Natal Plum	200mm
CqCl	36	Casuarina glauca 'Cousin It'	prostrate she oak	200mm
Co-2-1	8	Crassula Max Cook	Jade Plant	200mm
Co-4	5	Crassula ovata	money plant	200mm
Cyre	3	Cycas revoluta	Sago Palm	300mm
Doex	3	Dorvanthes excelsa	Gynea Lily	200mm
Ect	2	Echium fastuosum 'Cobalt Tower'	Pride of Madeira	140mm
Ee	3	Elaeocarpus eumundii	Smooth Leaved Quandong	200L
Hof	2	Howea forsteriana	Kentia Palm	2m CT
Kcs-1	6	Kalanchoe 'SilverSpoons'	Copper Spoons	150 mm
Llc	3	Lomandra confertifolia 'Little Con'	Little Con	140mm
Llt	14	Lomandra longifolia 'Tanika'	Spiny-headed mat rush	140 mm
LomLT-1	34	Lomandra Lime Tuff		200mm
Nonel	3	Nolina nelsoni	Blue Nolina	300mm
Oeh	1	Olea europaea 'Helena'	European Olive	100 Ltr
Phr	3	Phoenix roebelenii	Dwarf Date palm	1m CT
Pna	4	Pennisetum 'Nafray'	Dwarf Foxtail	200mm
Re-3	6	Rhapis excelsa	lady palm	300mm
Ro	12	Rosmarinus officinalis 'Prostratus	Rosemary	200 mm
Sr-1	10	Strelitzia juncea	Bird of Paradise	200mm
Ss-3	13	Senecio serpens	chalk sticks	140mm
ST	12	Sansevieria trifasciata	Mother in Law Tongue	20mm
Syr	8	Syzygium australe 'Resilience'	Lillypilly	400 mm
Ta	19	Trachelospermum asiaticum	Japanese star jasmine	140 mm
WAB	13	Westringia 'Aussie Box'	aussie box westringia	200mm
WeJG	13	Westringea Jervis Gem	Coastal Rosemary	200mm
	0			



northern
beaches
council

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

DA2023/1448

NOTES

Figure dimensions shall take precedence over scale.
All figures are to be verified on site.
This drawing is protected by copyright.

EDWINA STUART
Landscape Design

Landscape Design Consultants
edwina@edwinastuart.com
www.edwinastuartlandscapedesign.com

Project:

Tracey & James Smail

38 Bower St, Manly

Dwg No:

PS01

Scale:

NA

Drawn By:

ES

Date:

31.07.23

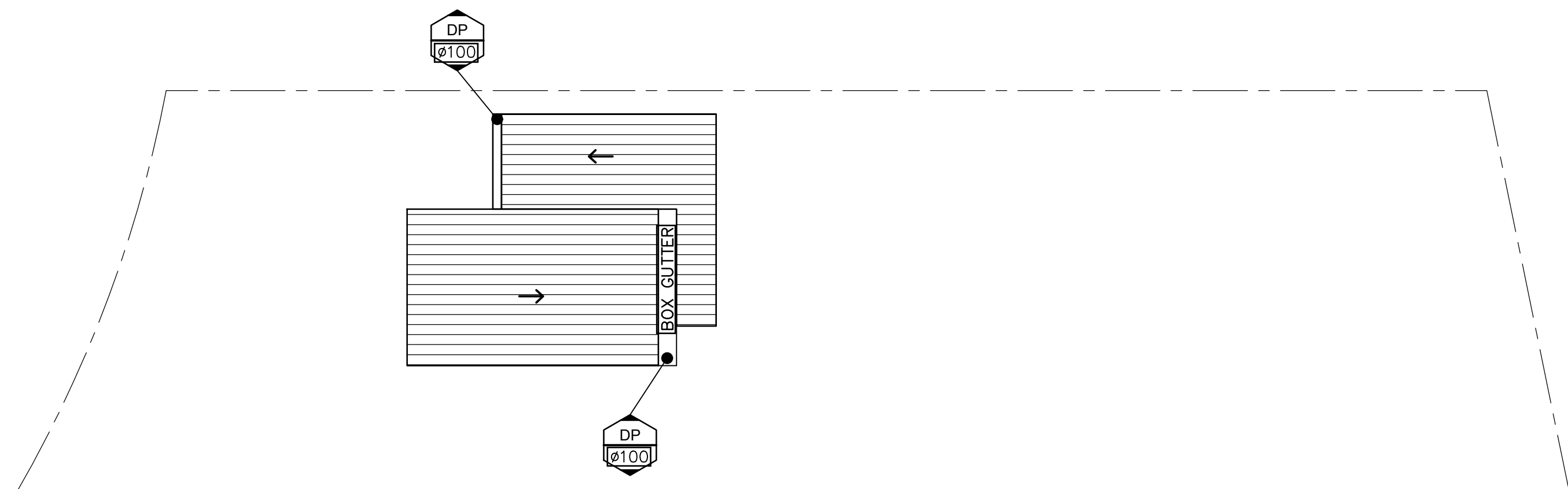
Title:

PLANT SCHEDULE

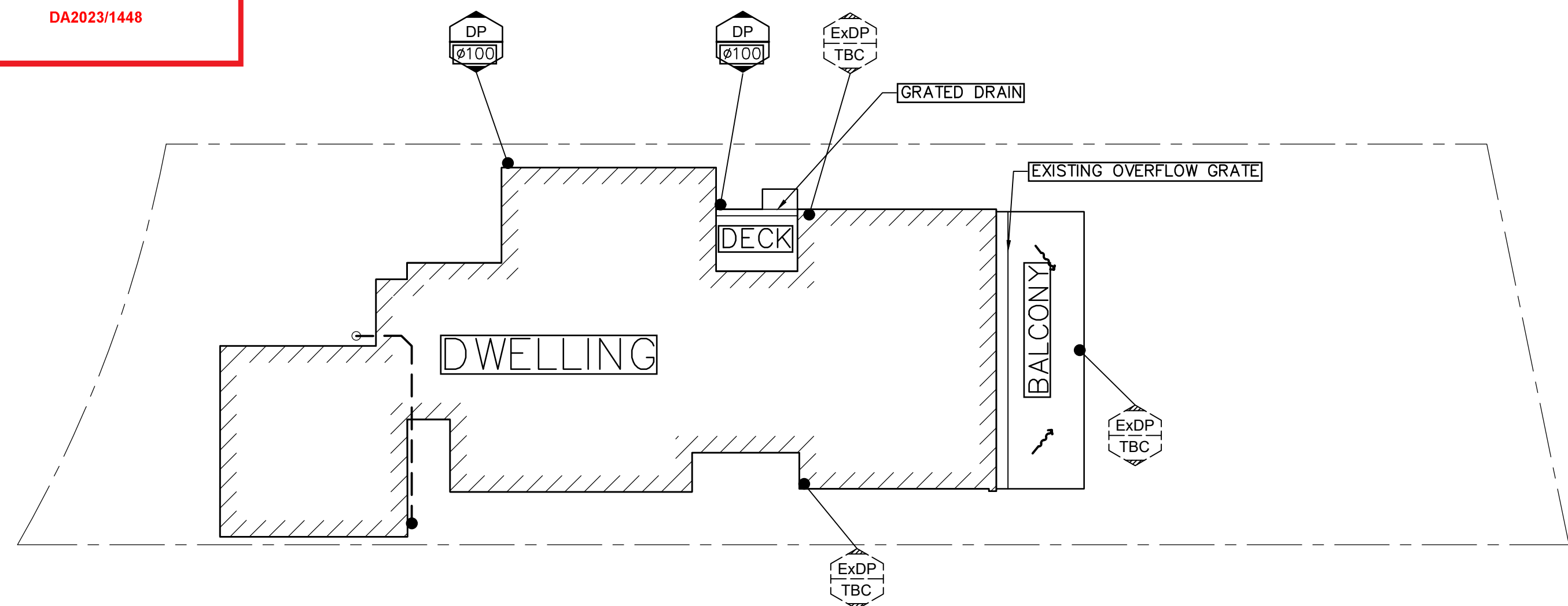
REV:

0

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT
DA2023/1448

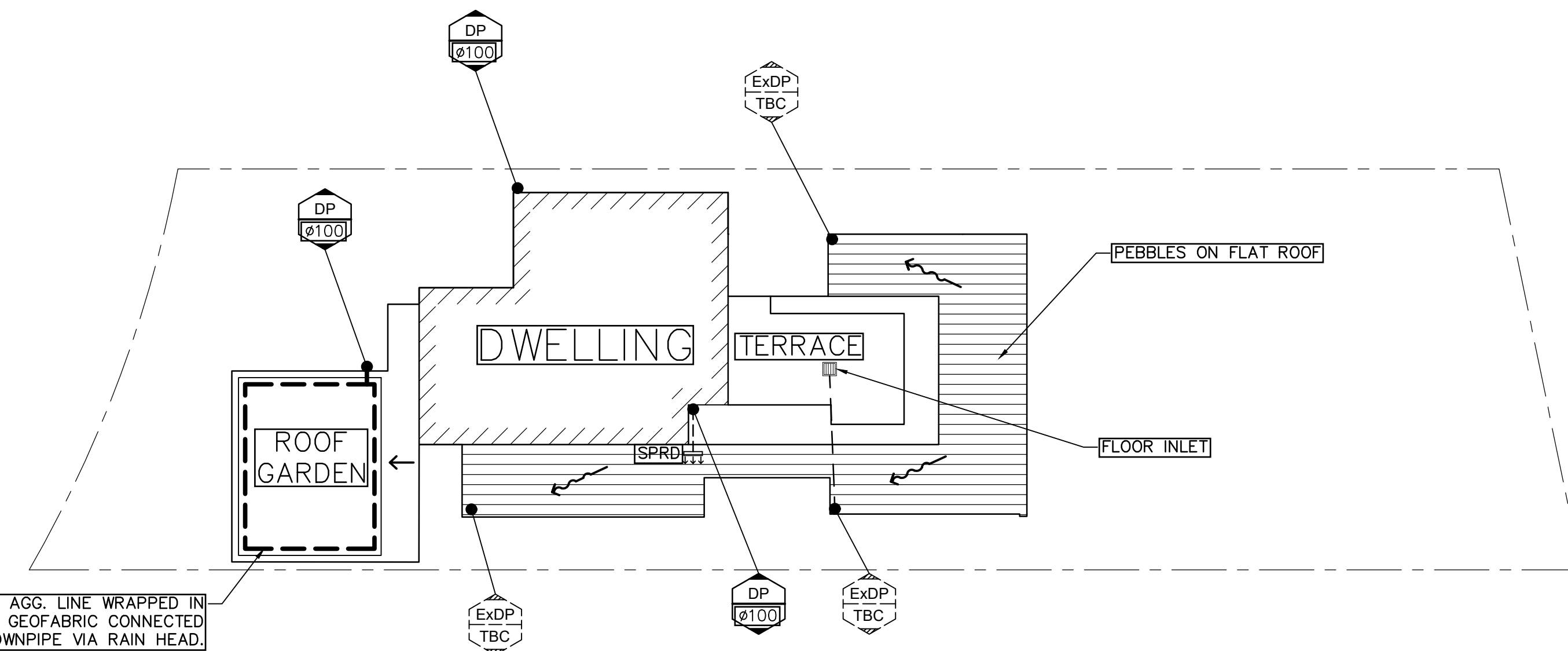
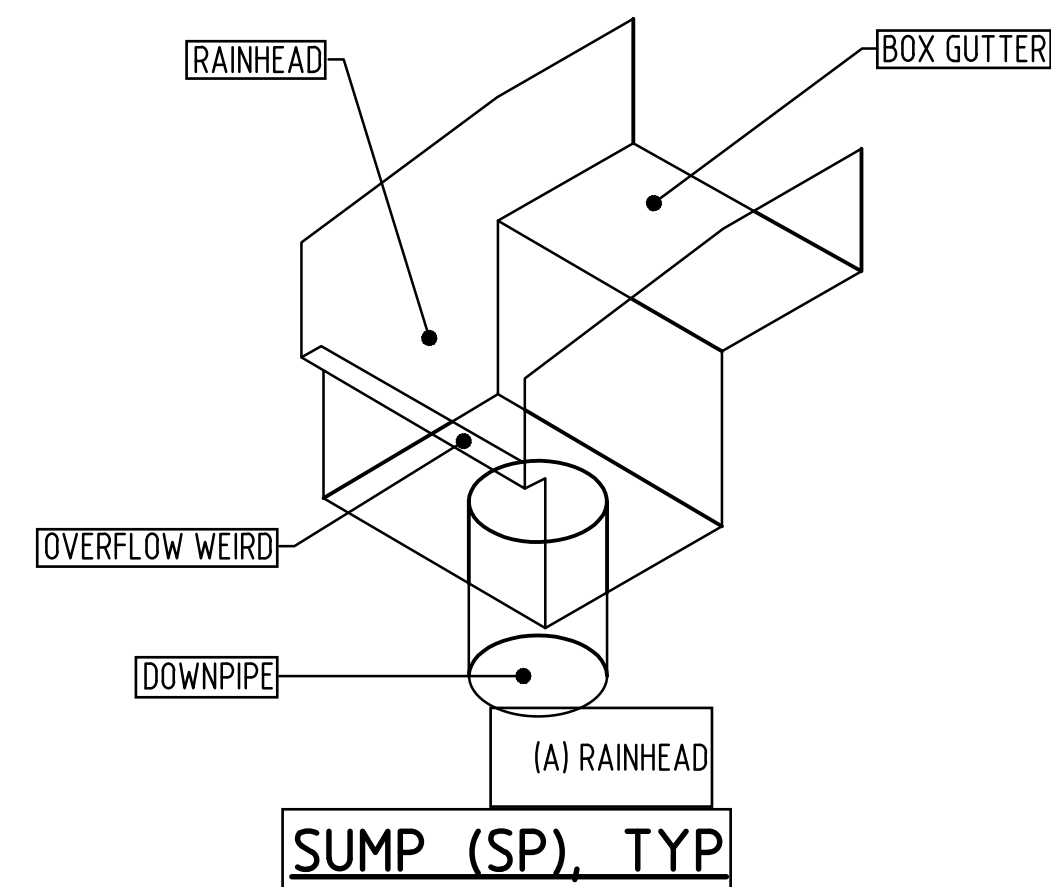


UPPER ROOF PLAN

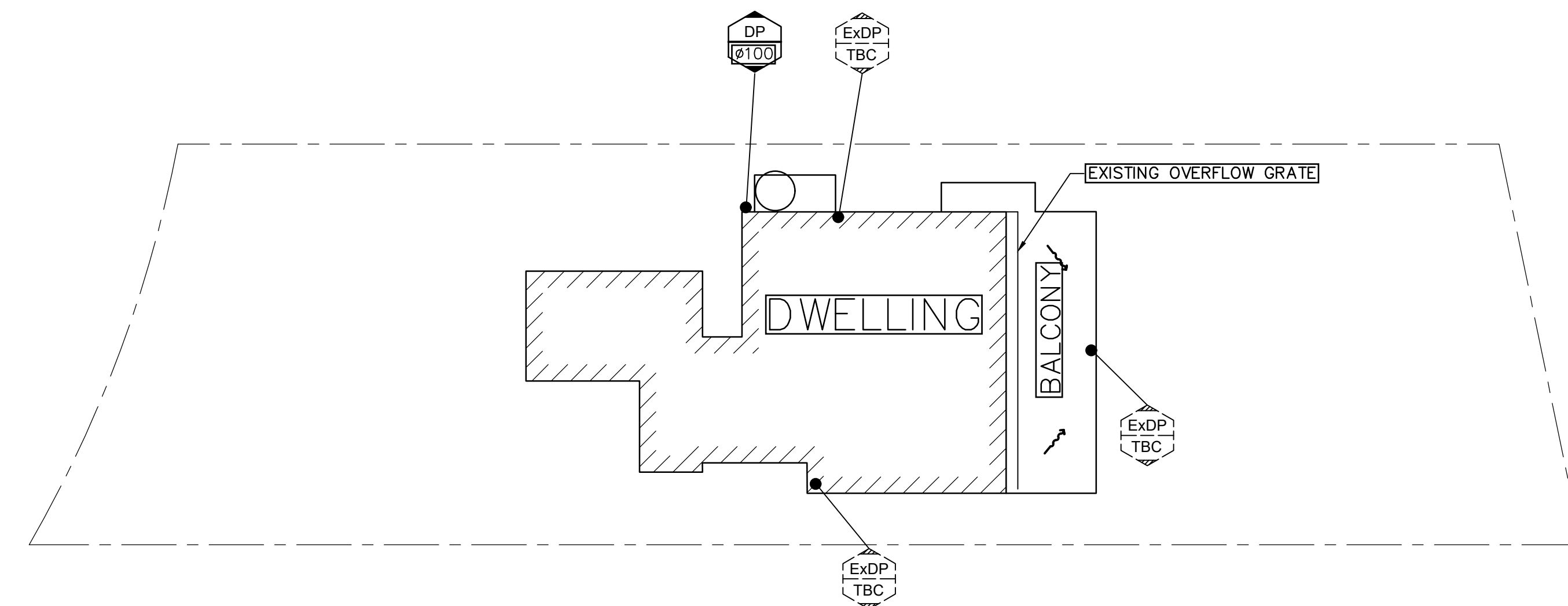


GROUND FLOOR PLAN

EXISTING STORMWATER PIPES SHOWN ON THESE DRAWINGS ARE ASSUMPTION AND FOR CONCEPT PURPOSES ONLY. ADDITIONAL EXISTING STORMWATER PIPES MUST BE LOCATED DURING OPENING UP WORKS PRIOR TO PROCEEDING WITH DETAIL STORMWATER DESIGN. QUALIFIED PLUMBER TO LOCATE, INSPECT AND UPGRADE OR REPLACE ALL EXISTING STORMWATER PIPES/PITS AS REQUIRED. (ALL WORKS TO COMPLY WITH AS3500.3 AND COUNCIL'S SPECIFICATIONS, FINAL LAYOUT TO BE CONFIRMED BY ENGINEER PRIOR TO CONSTRUCTION.



FIRST FLOOR PLAN



LOWER GROUND FLOOR PLAN

TYPICAL BOX GUTTERS SPECIFICATION

THE MINIMUM WIDTH OF BOX GUTTERS USED FOR COMMERCIAL CONSTRUCTION IS 300 MM. BOX GUTTERS 200 MM WIDE MAY BE USED FOR DOMESTIC CONSTRUCTION, BUT THEY ARE MORE PRONE TO BLOCKAGES AND SHOULD BE SUBJECT TO FREQUENT INSPECTIONS AND MAINTENANCE. ADDITIONAL HEIGHT IS RECOMMENDED WHERE POSSIBLE.

BOX GUTTERS SHALL:

- BE STRAIGHT (WITHOUT CHANGE IN DIRECTION);
- IN A CROSS-SECTION HAVE A HORIZONTAL CONSTANT WIDTH BASE (SOLE) WITH VERTICAL SIDES;
- HAVE A CONSTANT LONGITUDINAL SLOPE BETWEEN 1:200 AND 1:40;
- DISCHARGE AT THE DOWNSTREAM END WITHOUT CHANGE OF DIRECTION (I.E., NOT TO THE SIDE); AND
- BE SEALED TO THE RAINHEADS AND SUMPS.

3.7.6 DOWNPIPES
DOWNPIPES SHALL BE FITTED VERTICALLY TO THE BASE OF A RAINHEAD OR SUMP

LEGEND

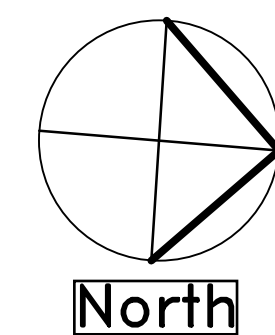
SURFACE RUN OFF
EXISTING FLOOR INLET
DOWN PIPE
SPREADER

→
TBC ON SITE
DP
SPRD

LEAF GUARDS
TO BE INSTALLED TO ALL GUTTERS

NOT FOR CONSTRUCTION

Revision	Amendment or reason for issue	Issue date	Drawing Completed by	Designed & checked by
C	CONCEPT STORMWATER PLAN (FOR DA)	21/7/23	RH	RH
B	CONCEPT STORMWATER PLAN (FOR DA)	6/7/23	RH	RH
A	CONCEPT STORMWATER PLAN (FOR DA)	29/6/23	RH	RH

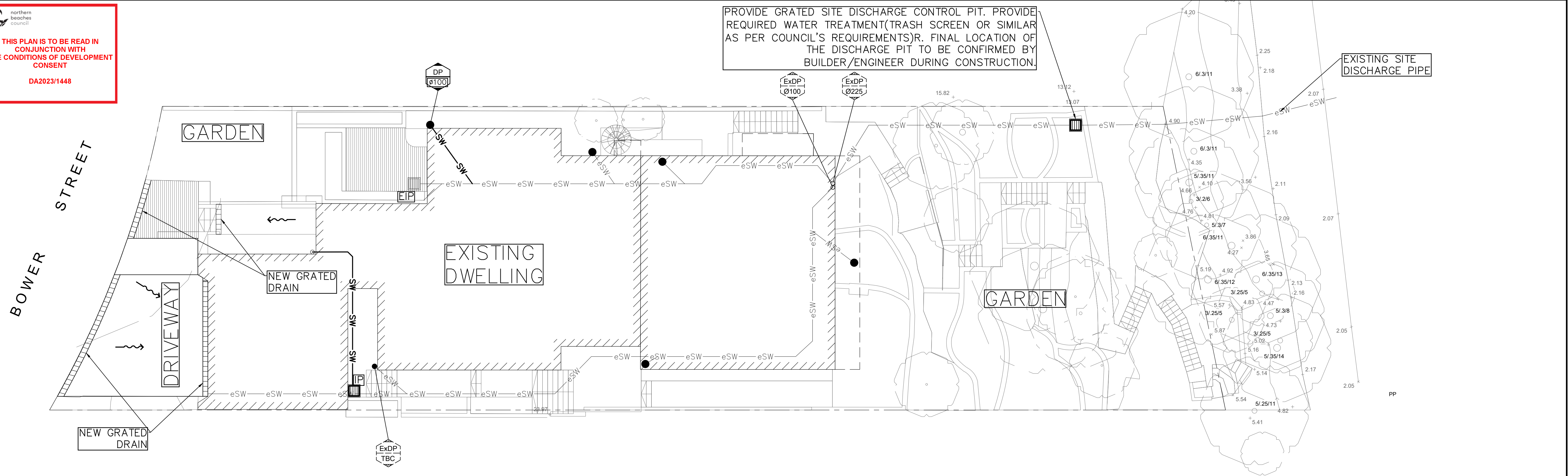


- HEINZ -
CONSULTING ENGINEERING
RADIMHEINZ@GMAIL.COM
PH: 0404-770980

Project	Drawing Title	Client	Architect	Scale	Client Project No.	Sheet	Revision
ALTERATIONS AND ADDITIONS 38 BOWER STR MANLY	STORMWATER PLANS AND DETAILS.	TRACEY & JAMES SMAIL	A&Co.	1:100		2	01
						4	C

23S255-H02

THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT DA2023/1448



SITE PLAN/ANALYSIS

ADDITIONAL POST DEVELOPMENT IMPERVIOUS AREAS = 0 SQM
SITE TOTAL = 825.3sqm

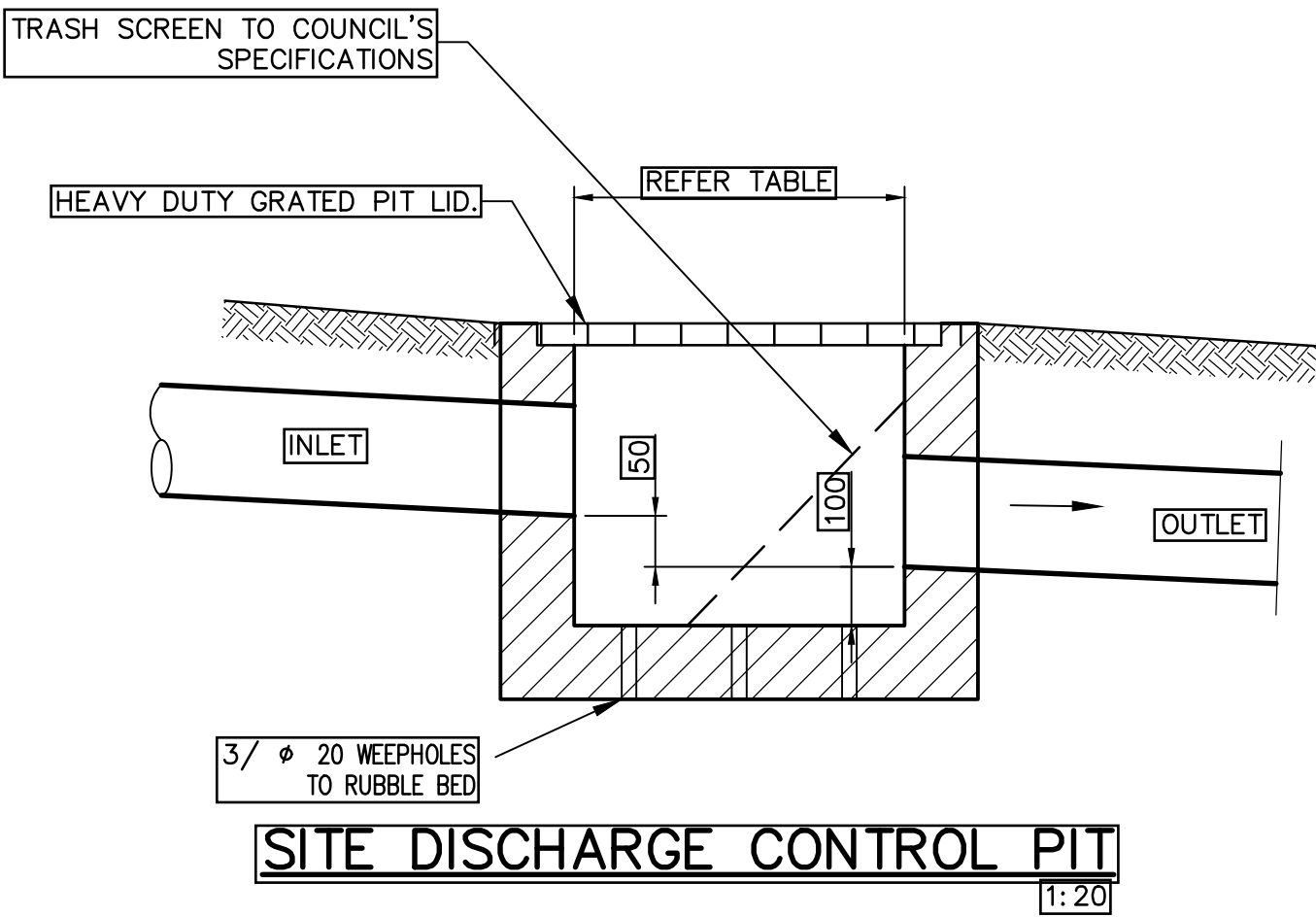
LEGEND
SURFACE RUN OFF
DOWN PIPE
INSPECTION/INLET PIT
EXISTING INLET PIT
EXISTING STORMWATER PIPE(TBC ON SITE)
NEW STORMWATER PIPE(TBC ON SITE)

DP
IP
EIP
eSW
SW

MINIMAL INTERNAL DIMENSIONS FOR NEW STORMWATER PITS (mm)		
DEPTH TO INVERT OF OUTLET	WIDTH	LENGTH
<600	450	450
>600 <900	600	600
>900 <1200	600	900
>1200	900	900

PIPE SCHEDULE			
TAG	PIPE DIAMETER	MIN. GRADE	DESTINATION
A	Ø100	2%	OSD
B	Ø100(*)	CHARGED	RWT
C	Ø150	2%	OSD
D	Ø150	1.5%	DISCHARGE PIT

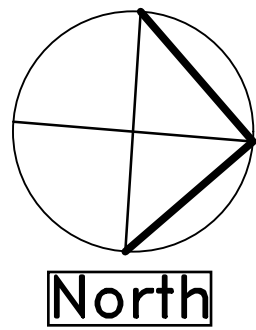
(*) - uPVC SEWER GRADE SEALED PIPE.



EXISTING STORMWATER PIPES SHOWN ON THESE DRAWINGS ARE ASSUMPTION AND FOR CONCEPT PURPOSES ONLY. ADDITIONAL EXISTING STORMWATER PIPES MUST BE LOCATED DURING OPENING UP WORKS PRIOR TO PROCEEDING WITH DETAIL STORMWATER DESIGN. QUALIFIED PLUMBER TO LOCATE, INSPECT AND UPGRADE OR REPLACE ALL EXISTING STORMWATER PIPES/PITS AS REQUIRED. (ALL WORKS TO COMPLY WITH AS3500.3 AND COUNCIL'S SPECIFICATIONS, FINAL LAYOUT TO BE CONFIRMED BY ENGINEER PRIOR TO CONSTRUCTION.)

NOT FOR CONSTRUCTION

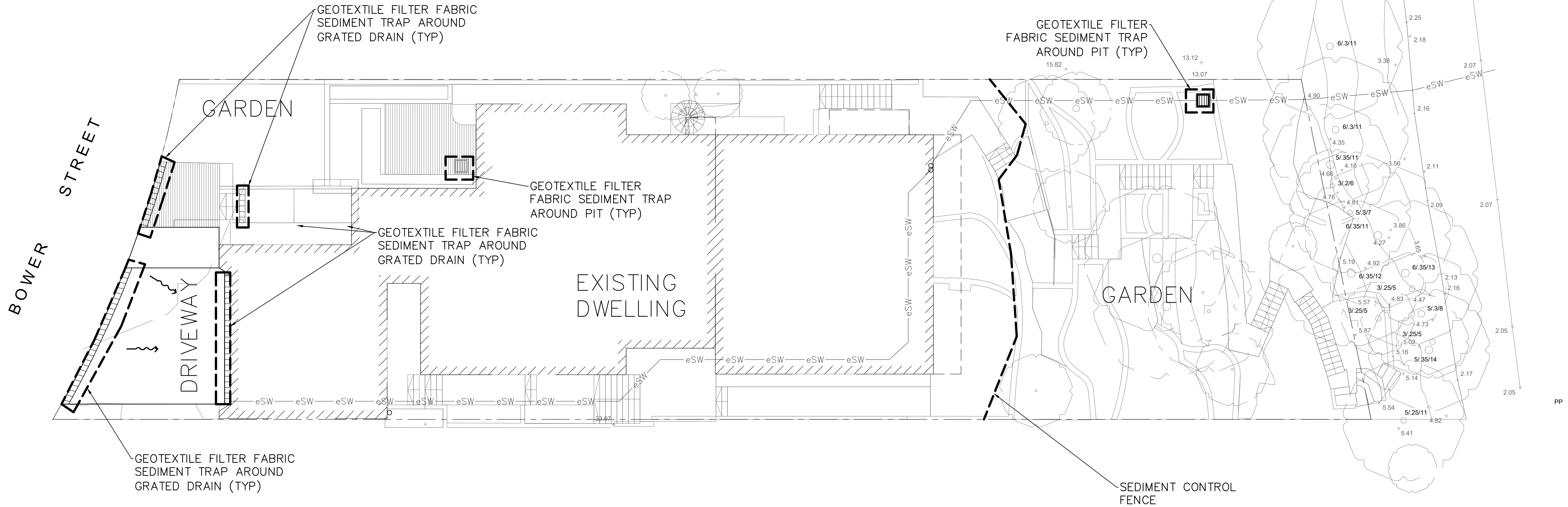
Revision	Amendment or reason for issue	Issue date	Drawing Completed by	Designed & dwg. checked by
C	CONCEPT STORMWATER PLAN (FOR DA)	21/7/23	RH	RH
B	CONCEPT STORMWATER PLAN (FOR DA)	6/7/23	RH	RH
A	CONCEPT STORMWATER PLAN (FOR DA)	29/6/23	RH	RH



- HEINZ -
CONSULTING ENGINEERING
RADIMHEINZ@GMAIL.COM
PH: 0404-770980

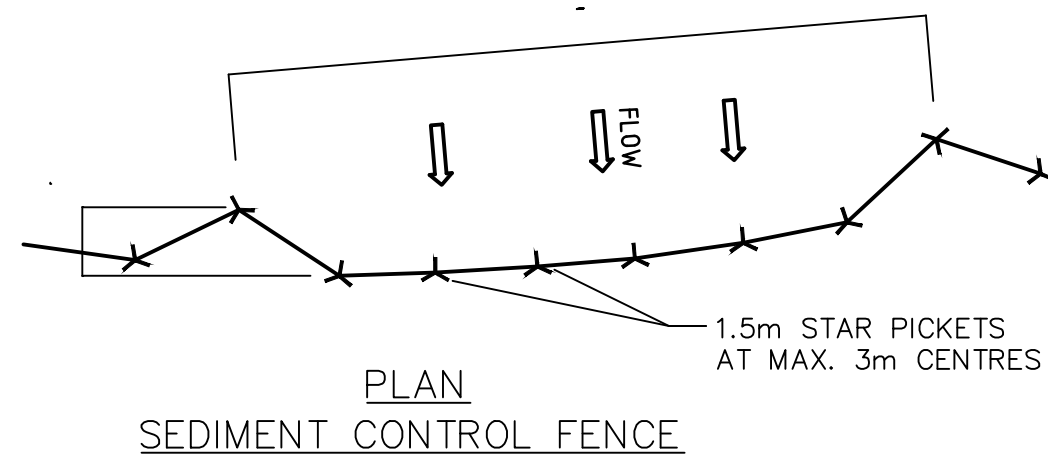
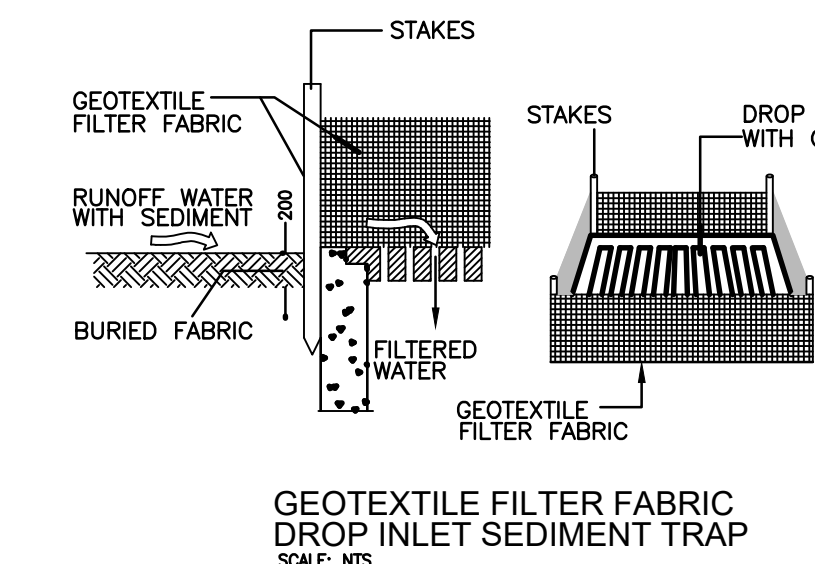
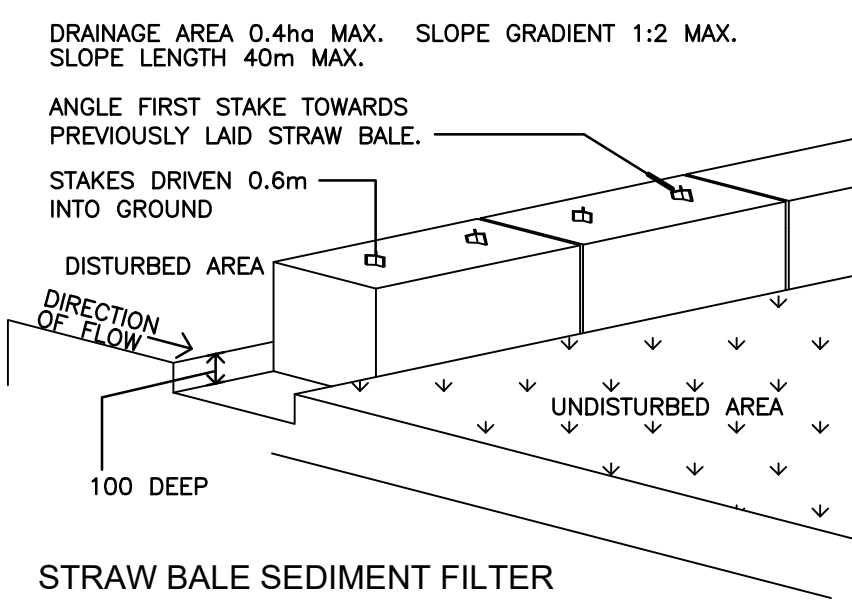
Project	ALTERATIONS AND ADDITIONS 38 BOWER STR MANLY
Client	TRACEY & JAMES SMAIL
Architect	A&Co.

Drawing Title	STORMWATER PLANS AND DETAILS.
Scales	1:100
Drawing No.	23S255-H03
Client Project No.	
Sheet	3 of 4
Revision	C



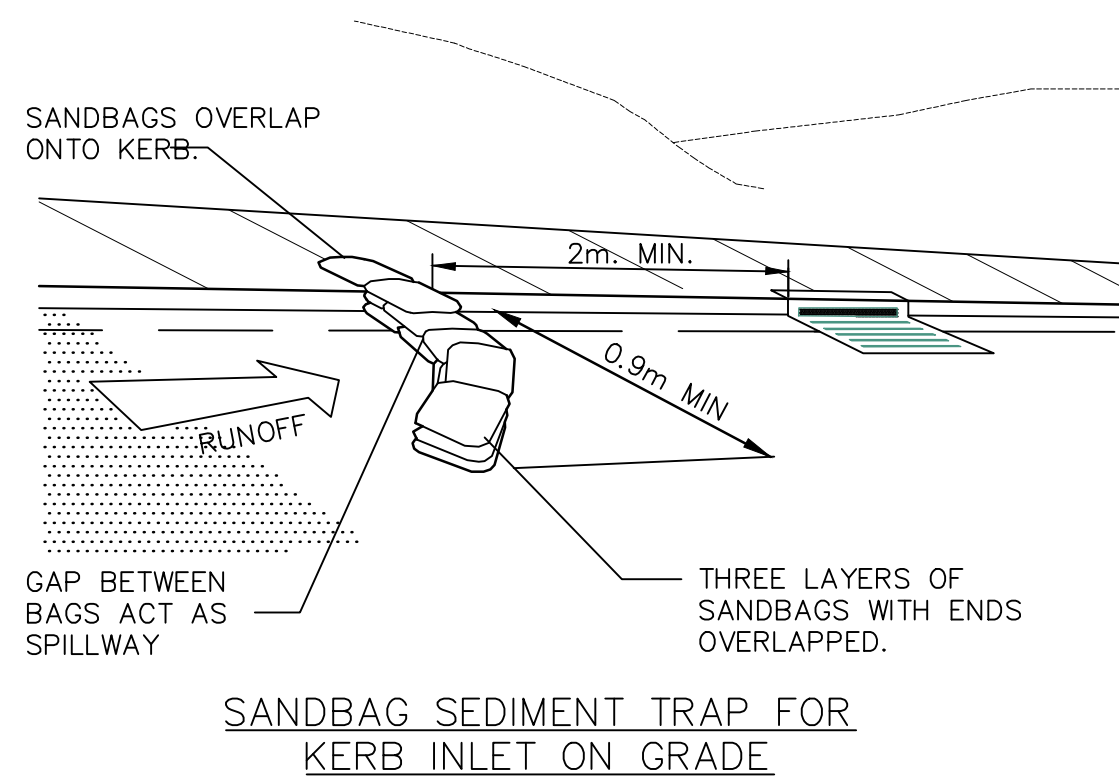
SEDIMENT CONTROL PLAN

1:100



CONSTRUCTION NOTES -

1. CONSTRUCT SEDIMENT FENCE AS CLOSE AS POSSIBLE TO PARALLEL TO THE CONTOURS OF THE SITE.
2. DRIVE 1.5 METRE LONG STAR PICKETS INTO GROUND, 3 METRES APART.
3. DIG A 150mm DEEP TRENCH ALONG THE UPSLOPE LINE OF THE FENCE FOR THE BOTTOM OF THE FABRIC TO BE ENTRENCHED.
4. BACKFILL TRENCH OVER BASE OF FABRIC.
5. SELF SUPPORTING GEOTEXTILE TO UPSLOPE SIDE OF POSTS WITH WIRE TIES OR AS RECOMMENDED BY GEOTEXTILE MANUFACTURER.
6. JOIN SECTIONS OF FABRIC AT A SUPPORT POST WITH 150mm OVERLAP.
7. EXACT EXTENT OF SEDIMENT FENCE IS TO BE CONFIRMED DURING CONSTRUCTION WORKS



SOIL CONSERVATION NOTES

- A. PRIOR TO ANY CLEARING OR EXCAVATION AT THE PROJECT SITE, A TEMPORARY SEDIMENT TRAP ARRANGEMENT SHALL BE MADE TO ENSURE THE CAPTURE OF ANY WATER BORNE MATERIAL GENERATED FROM THE SITE.

PROVIDE SEDIMENT FENCE AS SHOWN ON PLAN.

CONSTRUCT STEEL SHAKER GRID SIMILAR TO CATTLE FROM STEEL BEDDED ON 50 - 75mm GRAVEL AND AND GEOTEXTILE ACROSS MAIN ACCESS TO SITE AND MAINTAIN UNTIL ALL SURFACES HAVE BEEN REVEGETATED AND PAVED

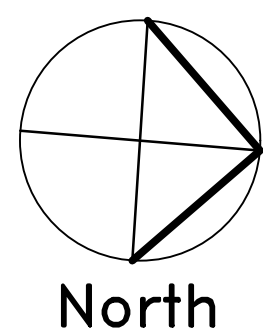
- B. DURING CONSTRUCTION

- 1) SILTATION PROTECTION DESCRIBED ABOVE SHALL BE MAINTAINED DURING THE COURSE OF CONSTRUCTION.
- 2) NEWLY CONSTRUCTED PITS SHALL BE PROTECTED FROM ANY SEDIMENT ENTRY.
- 3) ONCE IN PLACE, NO SILTATION PROTECTION SHALL BE REMOVED WITHOUT COUNCIL APPROVAL.
- 4) AFTER EACH STORM, ALL SEDIMENT TRAPS SHALL BE CLEANED AND REPLACED (IF REQUIRED) TO COUNCIL'S SATISFACTION.
- 5) OTHER METHODS OF SEDIMENT CONTROL AS MAY BE REQ'D BY THE COUNCIL SHALL BE COMPLIED WITH.

TYPICAL SEDIMENT CONTROL DETAILS

NTS

Revision	Amendment or reason for issue	Issue date	Drawing Completed by	Designed & dwg. checked by
C	CONCEPT STORMWATER PLAN (FOR DA)	21/7/23	RH	RH
B	CONCEPT STORMWATER PLAN (FOR DA)	6/7/23	RH	RH
A	CONCEPT STORMWATER PLAN (FOR DA)	29/6/23	RH	RH



- HEINZ -
CONSULTING ENGINEERING
RADIMHEINZ@GMAIL.COM
PH: 0404-770980

Project ALTERATIONS AND ADDITIONS 38 BOWER STR MANLY	Drawing Title EROSION AND SEDIMENT CONTROL PLAN AND DETAILS.
Client TRACEY & JAMES SMAIL	Scales 1:100
Architect A&Co.	Drawing No. 23S255-H04
	Client Project No. -
	Sheet 4 of 4
	Revision C