

29-35 REDDALL ST & 95 BOWER ST, MANLY

SHEET LIST - DA PLANS		CURRENT	ISSUED
NUMBER	NAME	REVISION	
DA-001	COVER SHEET, DRAWING LIST, SITE LOCATION PLAN	A	14.06.19
DA-005	PHOTOMONTAGE	A	14.06.19
DA-006	3D VIEWS	A	14.06.19
DA-010	SITE ANALYSIS PLAN	A	14.06.19
DA-011	SITE PLAN	A	14.06.19
DA-012	GROUND LEVEL SITE PLAN	A	14.06.19
DA-030	DEMOLITION PLAN	A	14.06.19
DA-097	BASEMENT 2 FLOOR PLAN	A	14.06.19
DA-098	BASEMENT 1 FLOOR PLAN	A	14.06.19
DA-099	LOWER GROUND FLOOR PLAN	A	14.06.19
DA-100	GROUND LEVEL FLOOR PLAN	A	14.06.19
DA-101	LEVEL 1 FLOOR PLAN	A	14.06.19
DA-102	LEVEL 2 FLOOR PLAN	A	14.06.19
DA-103	ROOF LEVEL FLOOR PLAN	A	14.06.19
DA-201	ELEVATIONS - SHEET 1	A	14.06.19
DA-202	ELEVATIONS - SHEET 2	A	14.06.19
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DA-501	GROSS FLOOR AREA CALCULATIONS	A	14.06.19
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DA-601	SOLAR ACCESS PLANS	A	14.06.19
DA-602	CROSS VENTILATION PLANS	A	14.06.19
DA-603	STORAGE CALCULATIONS	A	14.06.19

DEVELOPMENT SUMMARY				
SITE AREA	3,162.9 m ²		CAR PARKING	
ZONE	R1 - GENERAL RESIDENTIAL		BUILDING A RESIDENTIAL	8
BUILDING HEIGHT (LEP)	MAXIMUM 8.5 m		VISITOR SPACES	1
FSR	0.6:1		TOTAL	9 SPACES
PROPOSED FSR	0.987:1		BUILDING B RESIDENTIAL SPACES	12
GFA (BASED ON 0.987:1 FSR)	3124.6 m ²		RESIDENTIAL TANDEM SPACES	4
			ACCESSIBLE SPACES	2
			VISITOR SPACES	3
PROPOSED GFA & UNITS			TOTAL	21 SPACES
	BUILDING A 3 BED + STUDY	4 TERRACES		
	TOTAL	4 TERRACES		
	TOTAL GFA	750.6 m ²	BUILDING C RESIDENTIAL SPACES	16
	BUILDING B 2 BED	3 UNITS	ACCESSIBLE SPACES	4
	3 BED	6 UNITS	VISITOR SPACES	3
	TOTAL	9 UNITS	TOTAL	23 SPACES
	TOTAL GFA	1091.7 m ²		
	BUILDING C 2 BED	4 UNITS		
	3 BED	5 UNITS		
	3 BED + STUDY	1 UNIT		
	TOTAL	10 UNITS		
	TOTAL GFA	1282.3 m ²		

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ISS	DATE	PURPOSE OF ISSUE

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SUBJECT SITE _____



SITE LOCATION



PHOTOMONTAGE

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INTERIOR DESIGNERS

SYDNEY
1/80 Albion Street, Surry Hills NSW 2010
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ABN: 24 132 554 753

MELBOURNE
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Ph: +61 3 9629 4888
ABN: 34 137 620 538

NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
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PROJECT
**REDDALL & BOWER ST,
MANLY**
-
29-35 Reddall St & 95 Bower St, Manly

DRAWING NO. DA-001 ISSUE A

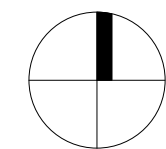
JOB NO. CAS1509 SCALE N.T.S. DATE 14.06.19

DRAWING TITLE
COVER SHEET, DRAWING LIST, SITE
LOCATION PLAN

DRAWN BY
FS

CHECKED BY
AA







PHOTOMONTAGE - VIEW FROM BOWER ST CORNER COLLEGE ST LOOKING WEST - PROPOSED VIEW



PHOTOMONTAGE - VIEW FROM BOWER ST CORNER COLLEGE ST LOOKING WEST - EXISTING VIEW



3D VIEW FROM BOWER ST CORNER RESERVE LOOKING SOUTH WEST



3D VIEW FROM RESERVE LOOKING SOUTH



3D VIEW FROM REDDALL ST LOOKING EAST



3D VIEW FROM REDDALL ST CORNER COLLEGE ST LOOKING NORTH

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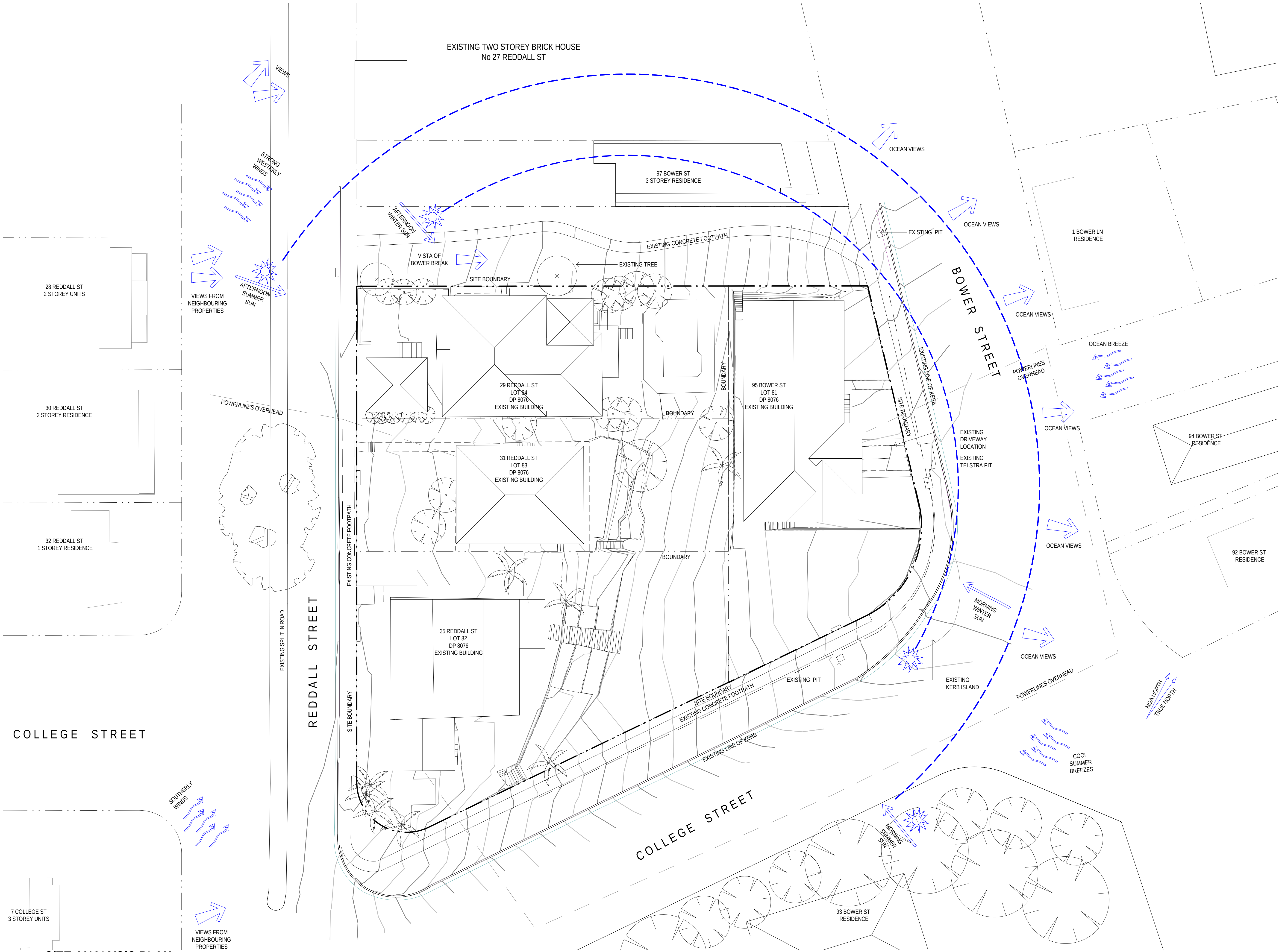
PROJECT
**REDDALL & BOWER ST,
MANLY**

29-35 Reddall St & 95 Bower St, Manly

DRAWING NO. ISSUE
DA-006 A
JOB NO. SCALE DATE
CAS1509 @ A1 14.06.19

DRAWING TITLE
3D VIEWS

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1 **SITE ANALYSIS PLAN**
1 : 200 @ A1

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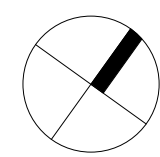
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29-35 Reddall St & 95 Bower St, Manly

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DA-010 A
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CAS1509 1 : 200@ A1 14.06.19

DRAWING TITLE
SITE ANALYSIS PLAN

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1 SITE PLAN
1:125 @ A1

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NOTES
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1:125 @ A1
0 2.5m 5m

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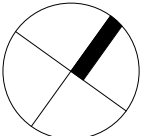
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DA-011 A
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CAS1509 1:125@ A1 14.06.19

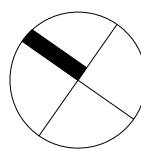
DRAWING TITLE
SITE PLAN

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- EXISTING FSR:
- 1.5:1 AND ABOVE
 - 1:1<
 - 0.9:1<
 - 0.8:1<
 - 0.7:1<
 - 0.6:1<
 - 0.5 :1 AND BELOW
- SITE BOUNDARY
- RECENTLY APPROVED DEVELOPMENT APPLICATIONS
- THESE BUILDINGS ARE MORE CONSISTENT WITH THE HIGHER DENSITY ZONE





- LEGEND:
- LOWER DENSITY RESIDENTIAL
 - HIGHER DENSITY RESIDENTIAL
 - MULTI UNIT DWELLINGS
 - DWELLINGS THAT BREACH DENSITY CONTROL
 - THESE BUILDINGS ARE MORE CONSISTENT WITH THE HIGHER DENSITY ZONE

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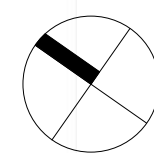
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29-35 Reddall St & 95 Bower St, Manly

DRAWING NO. ISSUE
DA-016 A

JOB NO. SCALE DATE
CAS1509 N.T.S. 14.06.19

DRAWING TITLE
SITE ANALYSIS - DENSITY DIAGRAM

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APPROXIMATE MINIMUM
SETBACK RANGE:

GARAGE:

- 0mm
- 0 - 1500mm
- 1500 - 2000mm
- 2000 - 3000mm
- 3000 - 4000mm
- 4000 - 5000mm
- 5000m +

AVERAGE GARAGE SETBACK: 0m

BUILDING:

- 0mm
- 0 - 1500mm
- 1500 - 2000mm
- 2000 - 3000mm
- 3000 - 4000mm
- 4000 - 5000mm
- 5000m +

AVERAGE BUILDING SETBACK:

BOWER ST: 2650mm
(min: 850mm; max: 3800mm)
CLIFF ST: 3800mm
REDDALL ST: 2400mm
COLLEGE ST: 6900mm

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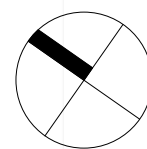
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29-35 Reddall St & 95 Bower St, Manly

DRAWING NO. ISSUE
DA-017 A

JOB NO. SCALE
CAS1509 N.T.S. DATE
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DRAWING TITLE
SITE ANALYSIS - SETBACK DIAGRAM

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NOTES
1:250 @ A3
1:125 @ A1
0 2.5m 5m

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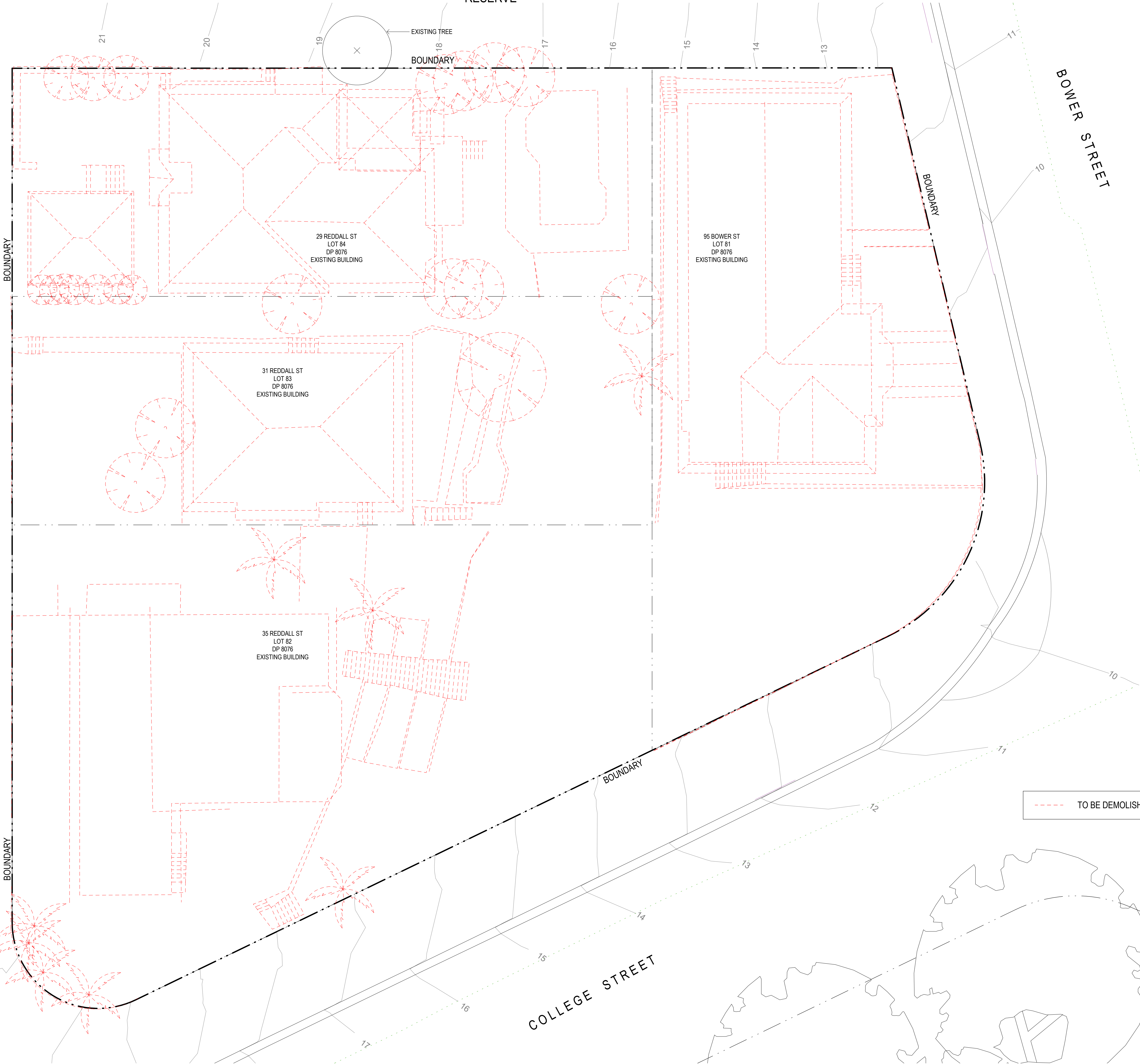
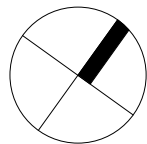
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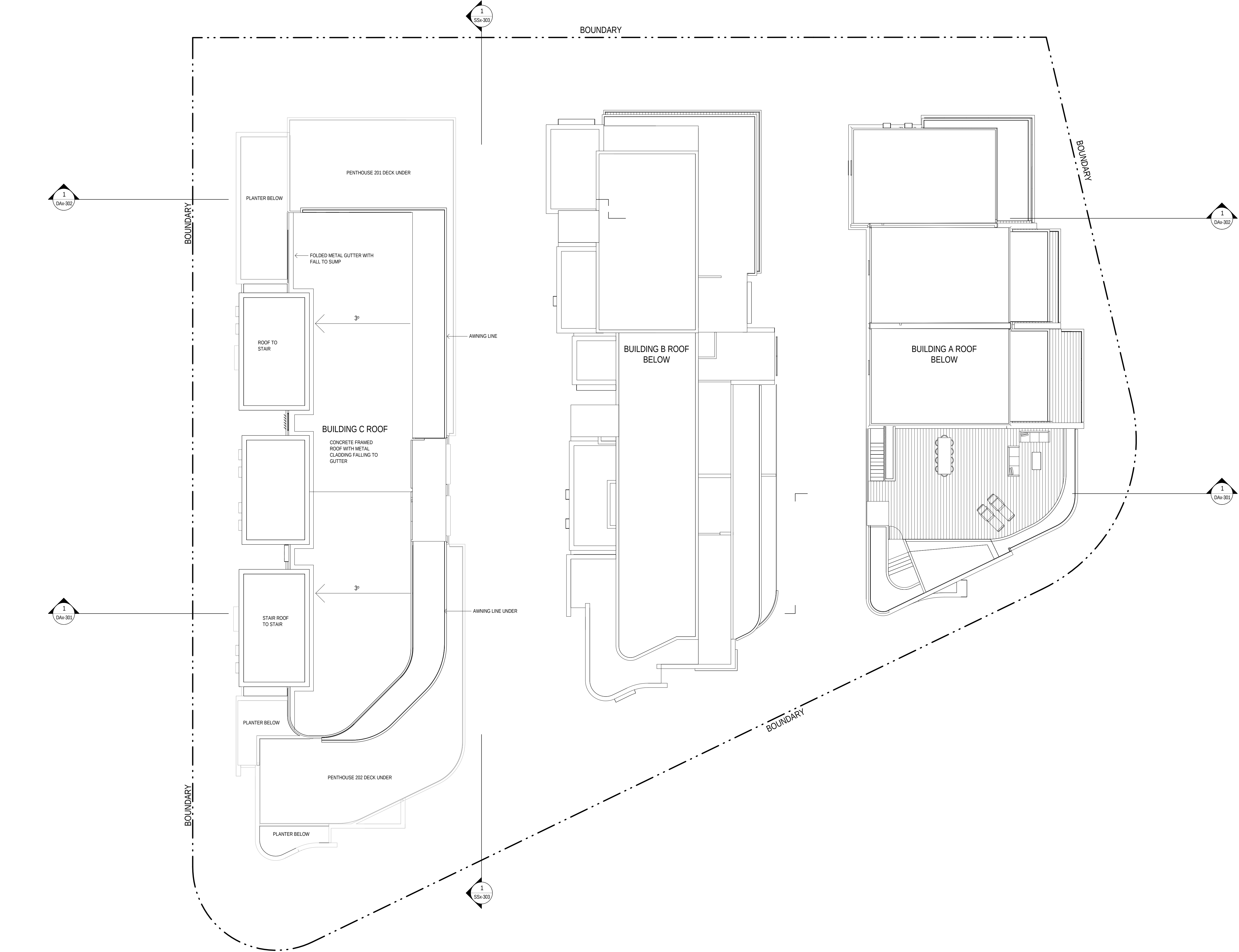
PROJECT
**REDDALL & BOWER ST,
MANLY**
29-35 Reddall St & 95 Bower St, Manly

DRAWING NO. ISSUE
DA-030 A
JOB NO. SCALE DATE
CAS1509 1:125@ A1 14.06.19

DRAWING TITLE
DEMOLITION PLAN

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1 **ROOF LEVEL**
1:125 @ A1

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NOTES
1:250 @ A3 0 2.5m 5m
1:125 @ A1

A	14.06.19	DA ISSUE
P4	13.06.19	ISSUE FOR CONSULTANTS
P3	23.05.19	ISSUE FOR COORDINATION
P2	06.05.19	ISSUE FOR COORDINATION
P1	12.04.19	ISSUE FOR COORDINATION
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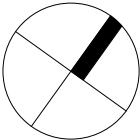
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PROJECT
**REDDALL & BOWER ST,
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29-35 Reddall St & 95 Bower St, Manly

DRAWING NO. ISSUE
DA-103 A
JOB NO. SCALE DATE
CAS1509 1:125@ A1 14.06.19

DRAWING TITLE
ROOF LEVEL FLOOR PLAN

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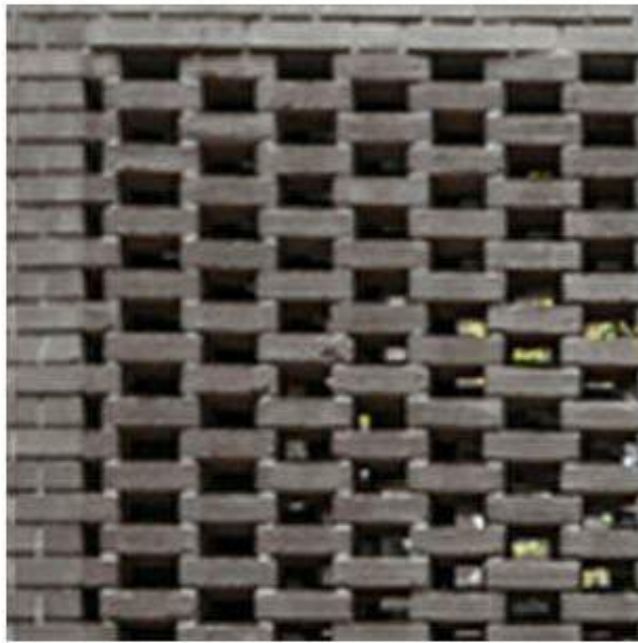




A_ DARK BRICK



B_ FEATURED TEXTURED
DARK BRICK 1



C_ FEATURED TEXTURED
DARK BRICK 2



D_ WHITE BRICK



E_ FEATURED TEXTURED WHITE
BRICK



F_ OFF FORM CONCRETE



G_ SANDSTONE



H_ TIMBER SOFFIT



I_ CHARCOAL METAL CLADDING



J_ COLOURED METAL CLADDING



K_ CHARCOAL METAL BALUSTRADE



L_ CLEAR GLASS BALUSTRADE



M_ CHARCOAL PAINT FINISH



N_ CHARCOAL METAL CANOPY



O_ CHARCOAL METAL REVEAL



P_ DARK METAL FRAMES TO ALL WINDOWS
AND DOORS WITH CLEAR GLAZING



Q_ CLEAR GLAZING WITH METAL
FRAME TO ENTRY AND STAIR LOBBIES



R_ STONE FLOOR TO ALL BALCONIES
AND PRIVATE OPEN SPACES



S_ BRONZE PRIVACY SCREENS /
CLADDING / LOUVRES



T_ DARK VERTICAL BLADES WITH
SANDSTONE BASE TO SITE EDGES



U_ GREEN ROOF

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NOTES

1:200 @ A3 0 2000 5000
1:100 @ A1

A 14.06.19 DA ISSUE
P1 13.06.19 ISSUE FOR CONSULTANTS
ISS DATE PURPOSE OF ISSUE

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PROJECT
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DRAWING NO. ISSUE
DA-201 A
JOB NO. SCALE DATE
CAS1509 1:100@ A1 14.06.19

DRAWING TITLE
ELEVATIONS - SHEET 1

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REFER TO LANDSCAPE & CIVIL
DRAWINGS FOR FURTHER DETAIL

1 **BUILDING A N-E ELEVATION**
1:100 @ A1





A_ DARK BRICK



B_ FEATURED TEXTURED
DARK BRICK 1



C_ FEATURED TEXTURED
DARK BRICK 2



D_ WHITE BRICK



E_ FEATURED TEXTURED WHITE
BRICK



F_ OFF FORM CONCRETE



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H_ TIMBER SOFFIT



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K_ CHARCOAL METAL BALUSTRADE



L_ CLEAR GLASS BALUSTRADE



M_ CHARCOAL PAINT FINISH



N_ CHARCOAL METAL CANOPY



O_ CHARCOAL METAL REVEAL



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AND PRIVATE OPEN SPACES



S_ BRONZE PRIVACY SCREENS /
CLADDING / LOUVRES



T_ DARK VERTICAL BLADES WITH
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DRAWING NO. ISSUE
DA-202 A

JOB NO. SCALE DATE
CAS1509 1:100@ A1 14.06.19

DRAWING TITLE
ELEVATIONS - SHEET 2

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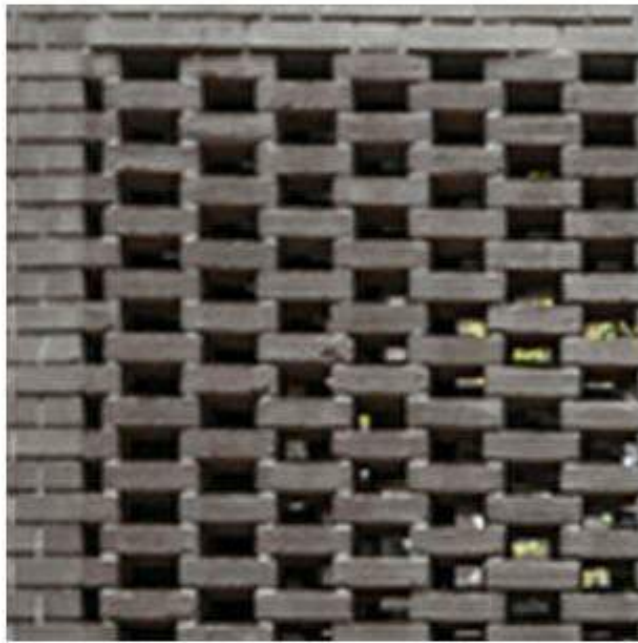
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DRAWINGS FOR FURTHER DETAIL



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DARK BRICK 1



C_ FEATURED TEXTURED
DARK BRICK 2



D_ WHITE BRICK



E_ FEATURED TEXTURED WHITE
BRICK



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N_ CHARCOAL METAL CANOPY



O_ CHARCOAL METAL REVEAL



P_ DARK METAL FRAMES TO ALL WINDOWS
AND DOORS WITH CLEAR GLAZING



Q_ CLEAR GLAZING WITH METAL
FRAME TO ENTRY AND STAIR LOBBIES



R_ STONE FLOOR TO ALL BALCONIES
AND PRIVATE OPEN SPACES



S_ BRONZE PRIVACY SCREENS /
CLADDING / LOUVRES



T_ DARK VERTICAL BLADES WITH
SANDSTONE BASE TO SITE EDGES



U_ GREEN ROOF

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NOTES

1:200 @ A3 0 2000 5000
1:100 @ A1

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P1 13.06.19 ISSUE FOR CONSULTANTS
ISS DATE PURPOSE OF ISSUE

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NOMINATED ARCHITECT
Vince Squillace Reg No: 6468 (NSW),
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PROJECT
**REDDALL & BOWER ST,
MANLY**

29-35 Reddall St & 95 Bower St, Manly

DRAWING NO. ISSUE
DA-203 A

JOB NO. SCALE DATE
CAS1509 1:100@ A1 14.06.19

DRAWING TITLE
ELEVATIONS - SHEET 3

DRAWN BY CHECKED BY
FS AA



1 BUILDING C S-W ELEVATION
1:100 @ A1

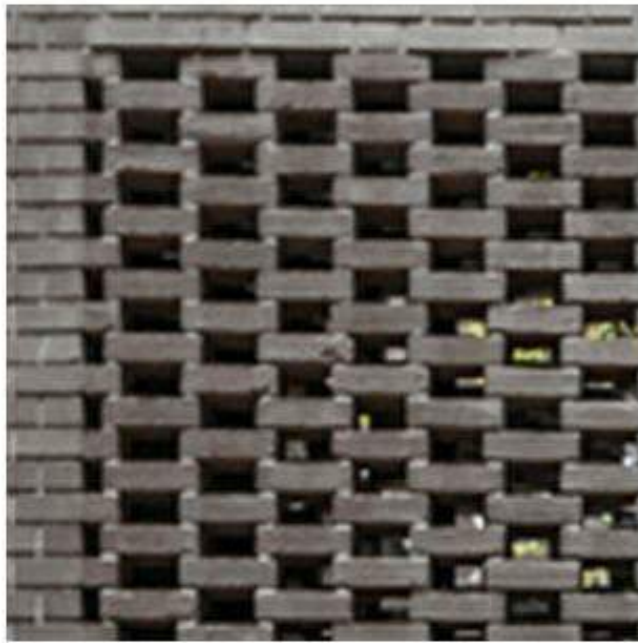
REFER TO LANDSCAPE & CIVIL
DRAWINGS FOR FURTHER DETAIL



A_ DARK BRICK



B_ FEATURED TEXTURED
DARK BRICK 1



C_ FEATURED TEXTURED
DARK BRICK 2



D_ WHITE BRICK



E_ FEATURED TEXTURED WHITE
BRICK



F_ OFF FORM CONCRETE



G_ SANDSTONE



H_ TIMBER SOFFIT



I_ CHARCOAL METAL CLADDING



J_ COLOURED METAL CLADDING



K_ CHARCOAL METAL BALUSTRADE



L_ CLEAR GLASS BALUSTRADE



M_ CHARCOAL PAINT FINISH



N_ CHARCOAL METAL CANOPY



O_ CHARCOAL METAL REVEAL



P_ DARK METAL FRAMES TO ALL WINDOWS
AND DOORS WITH CLEAR GLAZING



Q_ CLEAR GLAZING WITH METAL
FRAME TO ENTRY AND STAIR LOBBIES



R_ STONE FLOOR TO ALL BALCONIES
AND PRIVATE OPEN SPACES



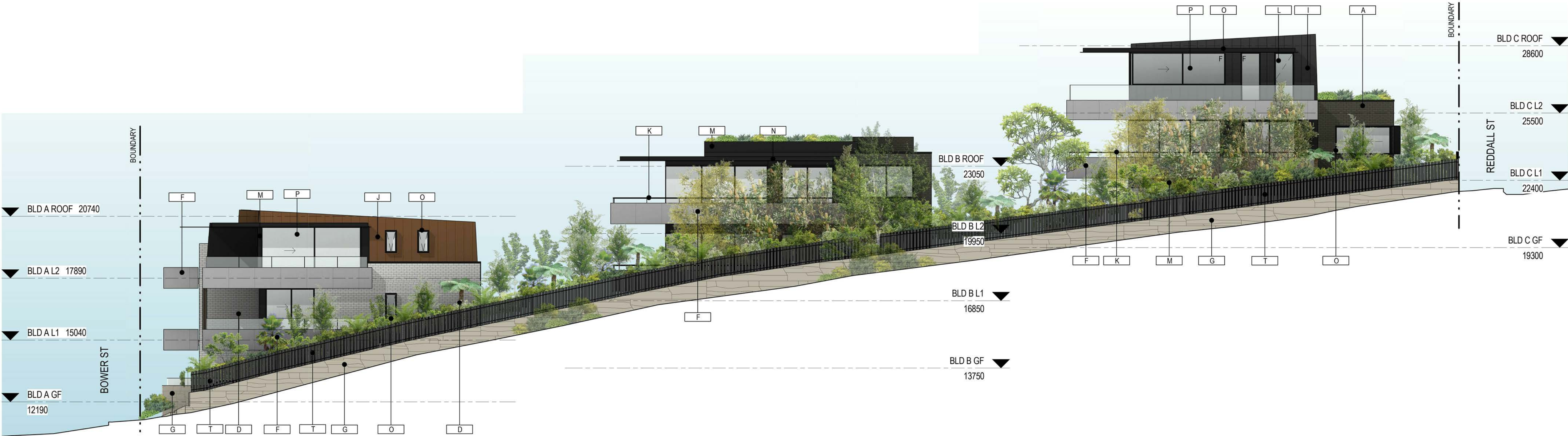
S_ BRONZE PRIVACY SCREENS /
CLADDING / LOUVRES



T_ DARK VERTICAL BLADES WITH
SANDSTONE BASE TO SITE EDGES



U_ GREEN ROOF



1 **OVERALL: N-W ELEVATION**
1 : 100 @ A1

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1:200 @ A3 0 2000 5000
1:100 @ A1

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17219 (VIC), 3677 (QLD)

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PROJECT
**REDDALL & BOWER ST,
MANLY**

29-35 Reddall St & 95 Bower St, Manly

DRAWING NO. ISSUE
DA-204 A

JOB NO. SCALE DATE
CAS1509 1 : 100@ A1 14.06.19

DRAWING TITLE
ELEVATIONS - SHEET 4

DRAWN BY CHECKED BY
FS AA

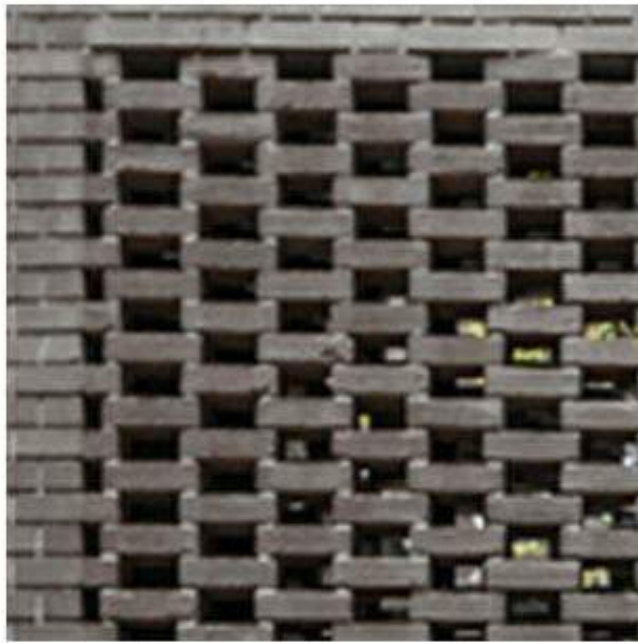
REFER TO LANDSCAPE & CIVIL
DRAWINGS FOR FURTHER DETAIL



A_ DARK BRICK



B_ FEATURED TEXTURED
DARK BRICK 1



C_ FEATURED TEXTURED
DARK BRICK 2



D_ WHITE BRICK



E_ FEATURED TEXTURED WHITE
BRICK



F_ OFF FORM CONCRETE



G_ SANDSTONE



H_ TIMBER SOFFIT



I_ CHARCOAL METAL CLADDING



J_ COLOURED METAL CLADDING



K_ CHARCOAL METAL BALUSTRADE



L_ CLEAR GLASS BALUSTRADE



M_ CHARCOAL PAINT FINISH



N_ CHARCOAL METAL CANOPY



O_ CHARCOAL METAL REVEAL



P_ DARK METAL FRAMES TO ALL WINDOWS
AND DOORS WITH CLEAR GLAZING



Q_ CLEAR GLAZING WITH METAL
FRAME TO ENTRY AND STAIR LOBBIES



R_ STONE FLOOR TO ALL BALCONIES
AND PRIVATE OPEN SPACES



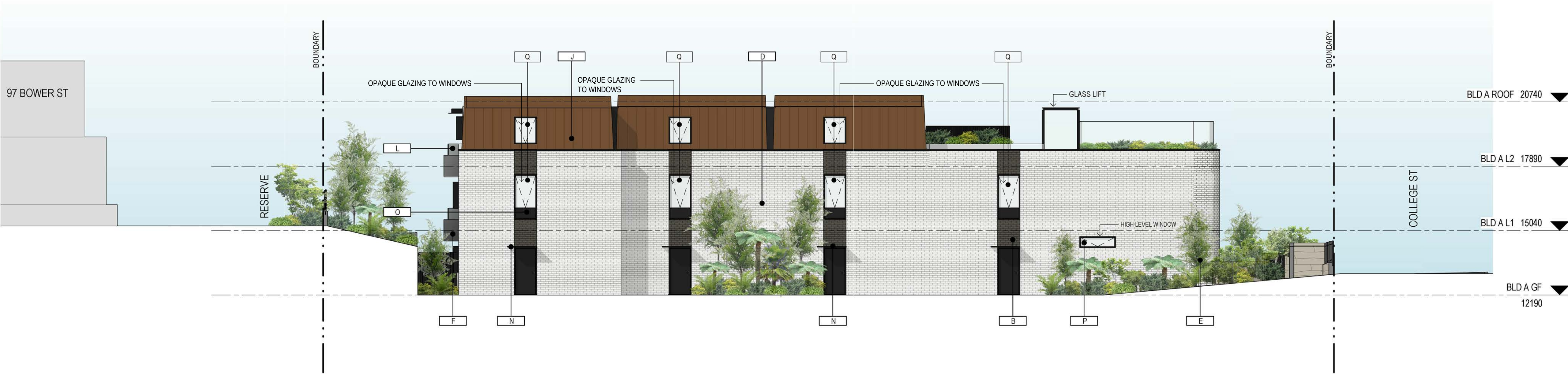
S_ BRONZE PRIVACY SCREENS /
CLADDING / LOUVRES



T_ DARK VERTICAL BLADES WITH
SANDSTONE BASE TO SITE EDGES



U_ GREEN ROOF

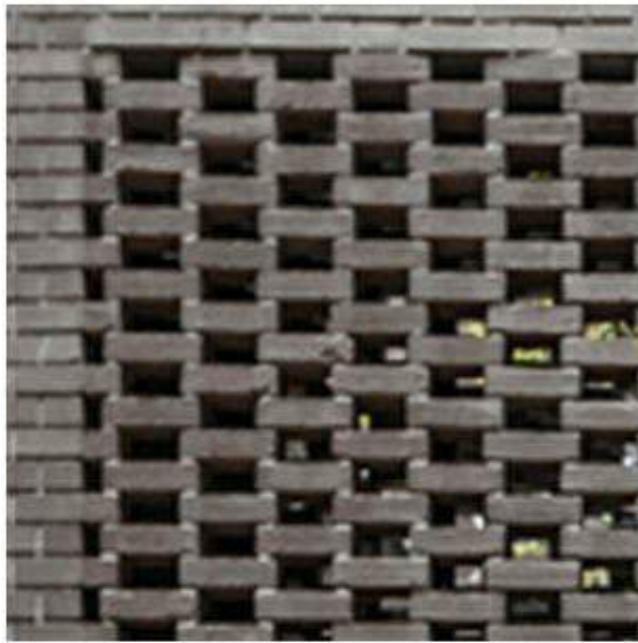




A_ DARK BRICK



B_ FEATURED TEXTURED
DARK BRICK 1



C_ FEATURED TEXTURED
DARK BRICK 2



D_ WHITE BRICK



E_ FEATURED TEXTURED WHITE
BRICK



F_ OFF FORM CONCRETE



G_ SANDSTONE



H_ TIMBER SOFFIT



I_ CHARCOAL METAL CLADDING



J_ COLOURED METAL CLADDING



K_ CHARCOAL METAL BALUSTRADE



L_ CLEAR GLASS BALUSTRADE



M_ CHARCOAL PAINT FINISH



N_ CHARCOAL METAL CANOPY



O_ CHARCOAL METAL REVEAL



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CLADDING / LOUVRES



T_ DARK VERTICAL BLADES WITH
SANDSTONE BASE TO SITE EDGES



U_ GREEN ROOF

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NOTES

1:200 @ A3 0 2000 5000
1:100 @ A1

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PROJECT
**REDDALL & BOWER ST,
MANLY**
29-35 Reddall St & 95 Bower St, Manly

DRAWING NO. ISSUE
DA-206 A
JOB NO. SCALE DATE
CAS1509 1:100@ A1 14.06.19

DRAWING TITLE
ELEVATIONS - SHEET 6

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FS AA

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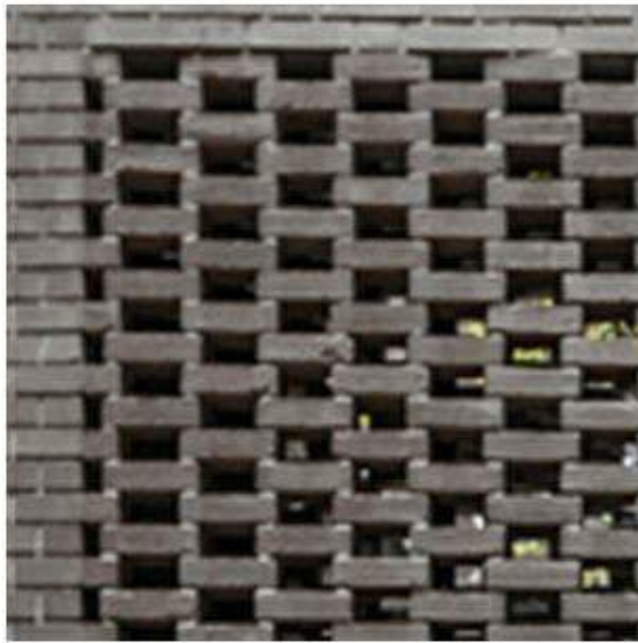
1 **BUILDING B N-E ELEVATION**
1:100 @ A1



A_ DARK BRICK



B_ FEATURED TEXTURED
DARK BRICK 1



C_ FEATURED TEXTURED
DARK BRICK 2



D_ WHITE BRICK



E_ FEATURED TEXTURED WHITE
BRICK



F_ OFF FORM CONCRETE



G_ SANDSTONE



H_ TIMBER SOFFIT



I_ CHARCOAL METAL CLADDING



J_ COLOURED METAL CLADDING



K_ CHARCOAL METAL BALUSTRADE



L_ CLEAR GLASS BALUSTRADE



M_ CHARCOAL PAINT FINISH



N_ CHARCOAL METAL CANOPY



O_ CHARCOAL METAL REVEAL



P_ DARK METAL FRAMES TO ALL WINDOWS
AND DOORS WITH CLEAR GLAZING



Q_ CLEAR GLAZING WITH METAL
FRAME TO ENTRY AND STAIR LOBBIES



R_ STONE FLOOR TO ALL BALCONIES
AND PRIVATE OPEN SPACES



S_ BRONZE PRIVACY SCREENS /
CLADDING / LOUVRES



T_ DARK VERTICAL BLADES WITH
SANDSTONE BASE TO SITE EDGES



U_ GREEN ROOF



1 **BUILDING B S-W ELEVATION**
1 : 100 @ A1

REFER TO LANDSCAPE & CIVIL
DRAWINGS FOR FURTHER DETAIL

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NOTES

1:200 @ A3 0 2000 5000
1:100 @ A1

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P1 13.06.19 ISSUE FOR CONSULTANTS
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PROJECT
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MANLY**

29-35 Reddall St & 95 Bower St, Manly

DRAWING NO. ISSUE
DA-207 A

JOB NO. SCALE DATE
CAS1509 1 : 100@ A1 14.06.19

DRAWING TITLE
ELEVATIONS - SHEET 7

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FS AA



A_ DARK BRICK



B_ FEATURED TEXTURED
DARK BRICK 1



C_ FEATURED TEXTURED
DARK BRICK 2



D_ WHITE BRICK



E_ FEATURED TEXTURED WHITE
BRICK



F_ OFF FORM CONCRETE



G_ SANDSTONE



H_ TIMBER SOFFIT



I_ CHARCOAL METAL CLADDING



J_ COLOURED METAL CLADDING



K_ CHARCOAL METAL BALUSTRADE



L_ CLEAR GLASS BALUSTRADE



M_ CHARCOAL PAINT FINISH



N_ CHARCOAL METAL CANOPY



O_ CHARCOAL METAL REVEAL



P_ DARK METAL FRAMES TO ALL WINDOWS
AND DOORS WITH CLEAR GLAZING



Q_ CLEAR GLAZING WITH METAL
FRAME TO ENTRY AND STAIR LOBBIES



R_ STONE FLOOR TO ALL BALCONIES
AND PRIVATE OPEN SPACES



S_ BRONZE PRIVACY SCREENS /
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T_ DARK VERTICAL BLADES WITH
SANDSTONE BASE TO SITE EDGES



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1:200 @ A3 0 2000 5000
1:100 @ A1

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PROJECT
**REDDALL & BOWER ST,
MANLY**
29-35 Reddall St & 95 Bower St, Manly

DRAWING NO. ISSUE
DA-208 A

JOB NO. SCALE DATE
CAS1509 1:100@ A1 14.06.19

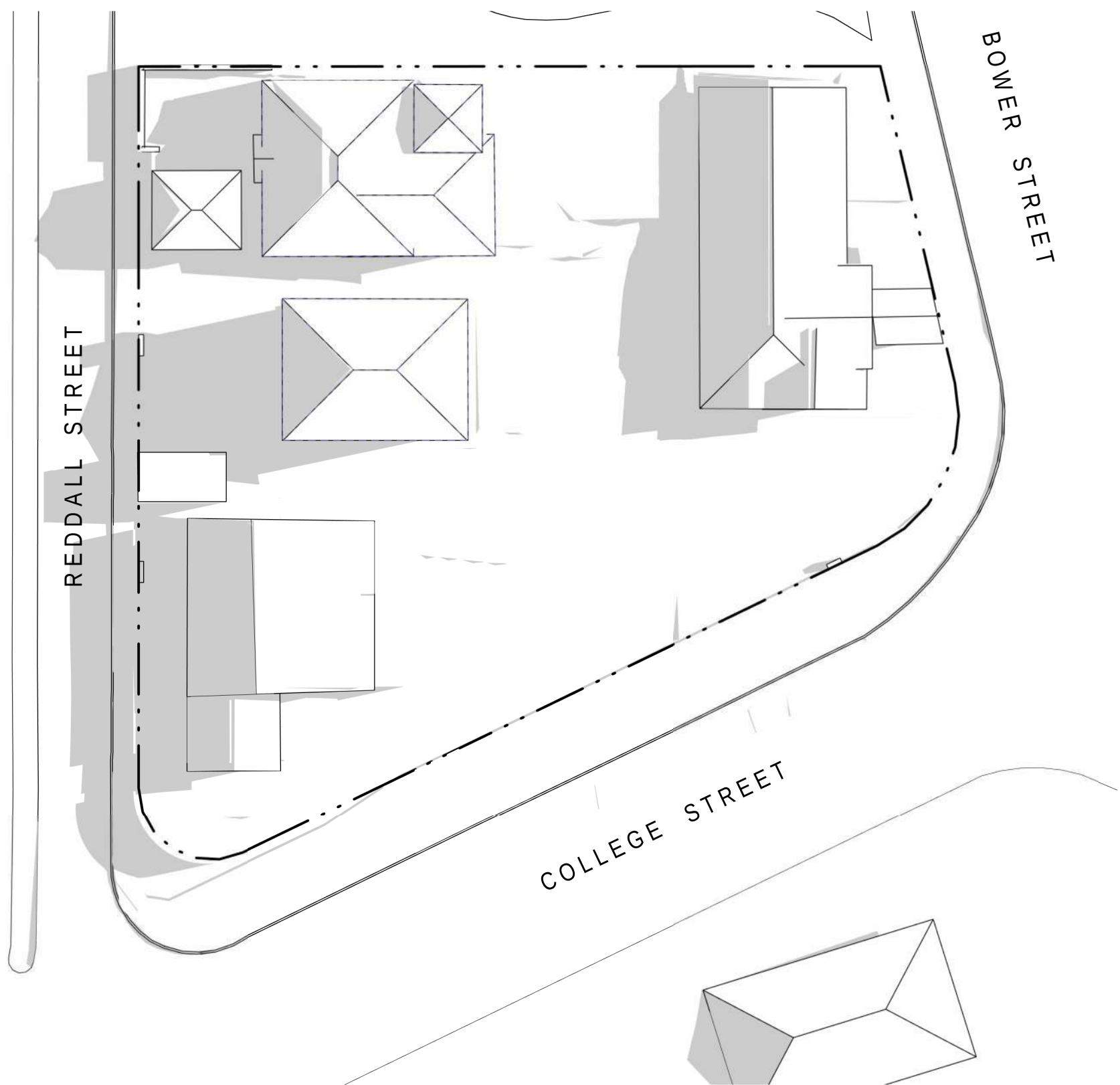
DRAWING TITLE
ELEVATIONS - SHEET 8

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FS AA

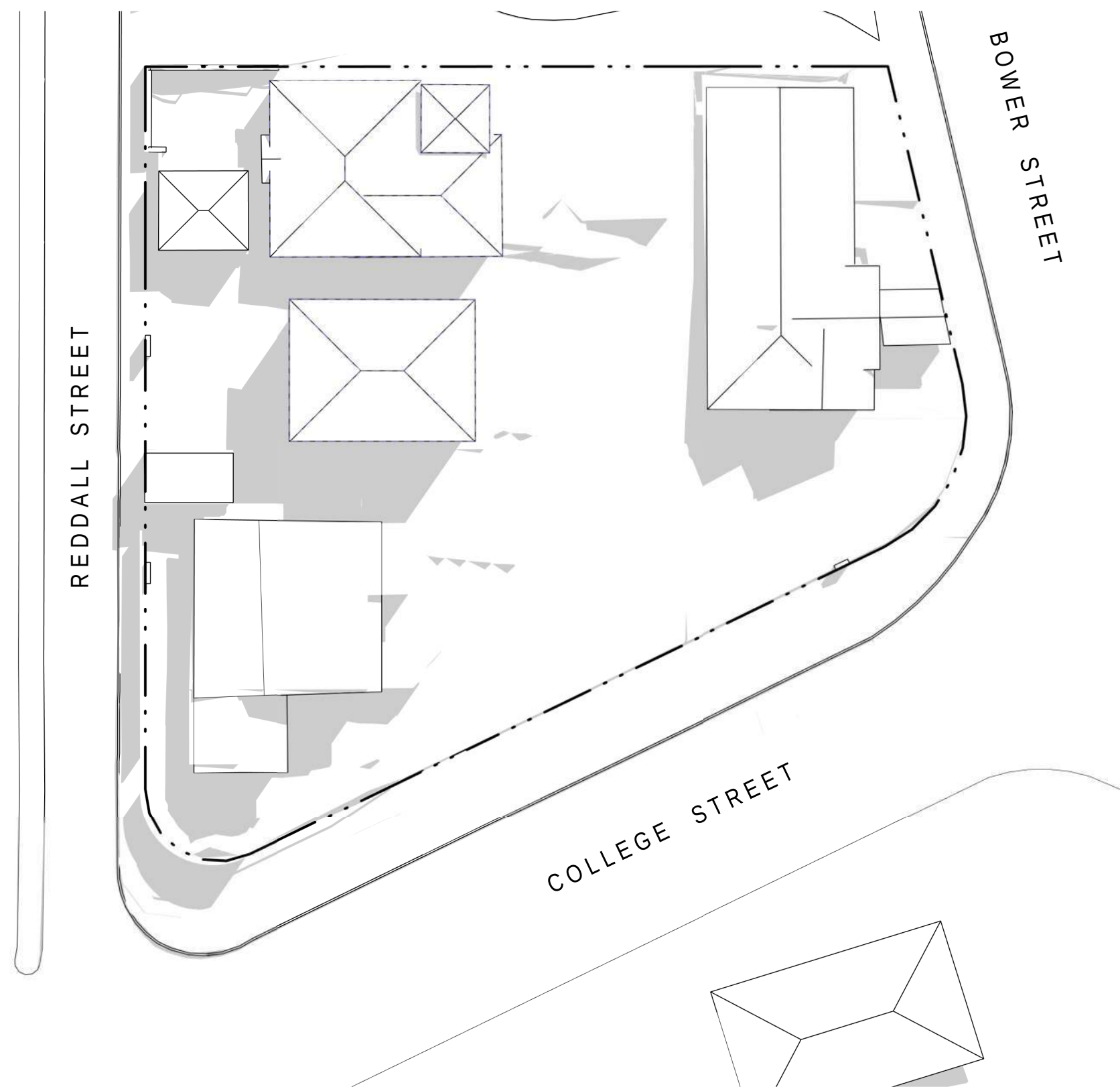
REFER TO LANDSCAPE & CIVIL
DRAWINGS FOR FURTHER DETAIL



1 **BUILDING C N-E ELEVATION**
1:100 @ A1



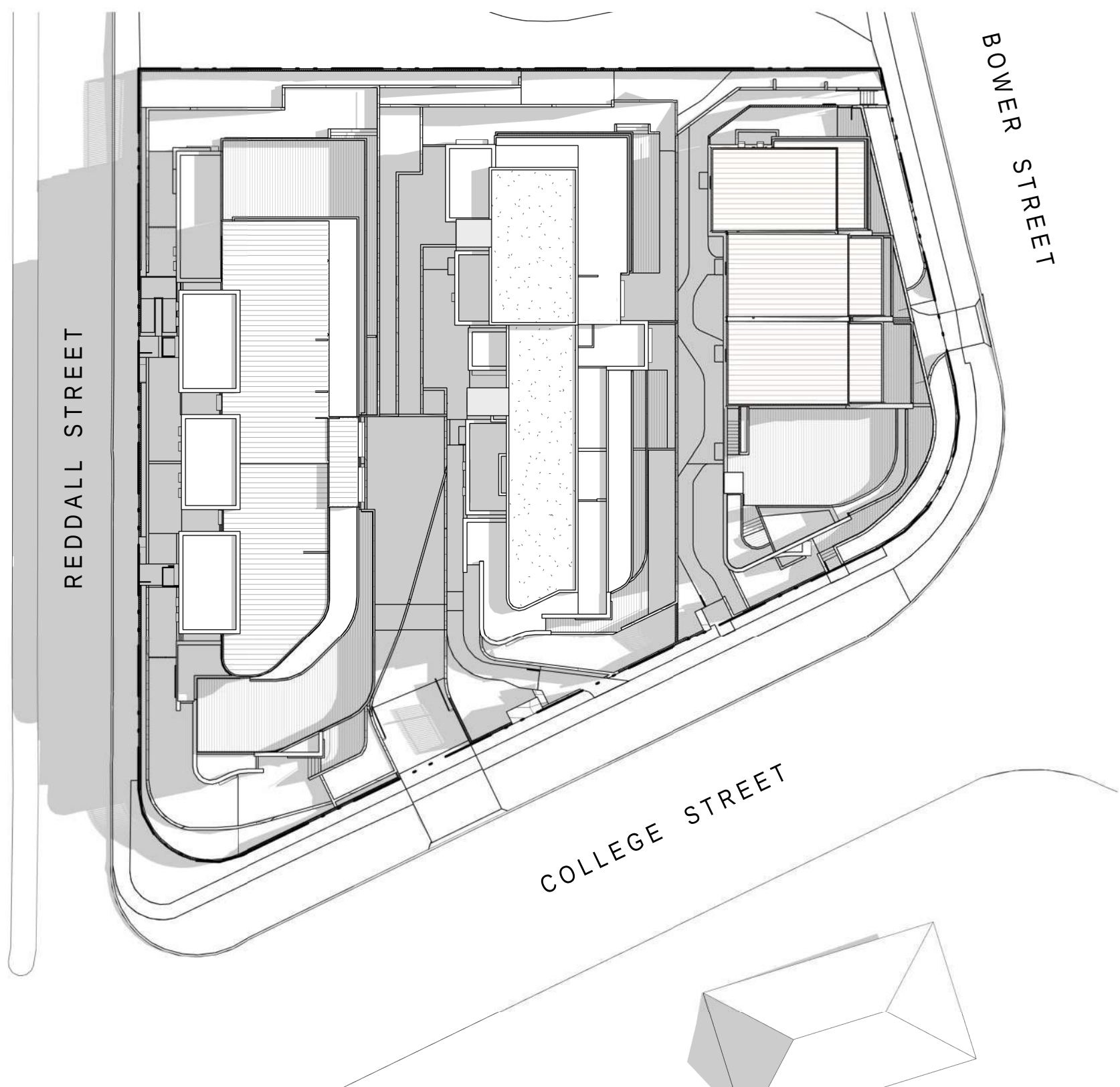
1 **SHADOW STUDY PLAN - WINTER SOLSTICE - 9AM - EXISTING**
1 : 400 @ A1



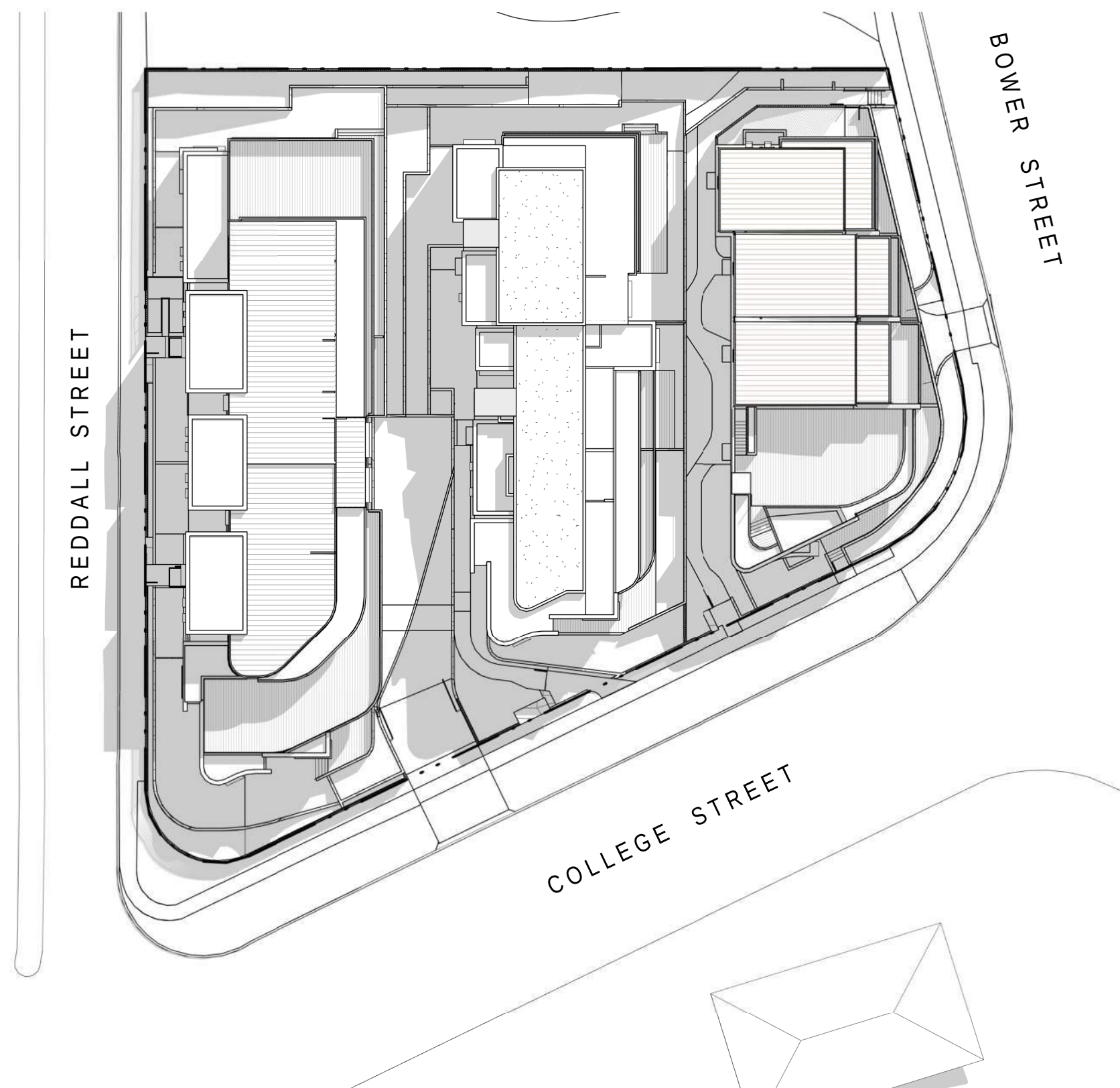
2 **SHADOW STUDY PLAN - WINTER SOLSTICE - NOON - EXISTING**
1 : 400 @ A1



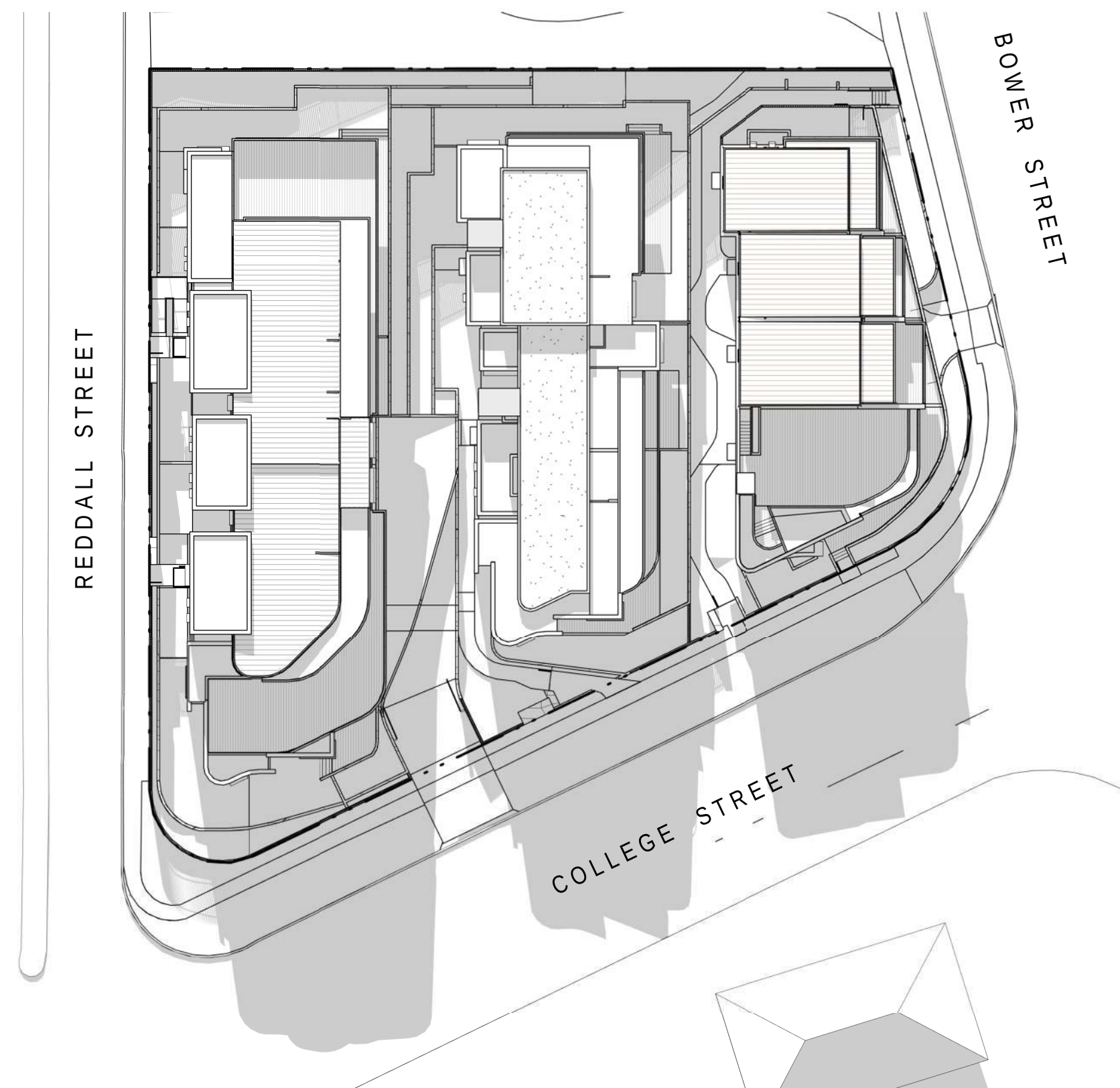
3 **SHADOW STUDY PLAN - WINTER SOLSTICE - 3PM - EXISTING**
1 : 400 @ A1



4 **SHADOW STUDY PLAN - WINTER SOLSTICE - 9AM - PROPOSED**
1 : 400 @ A1



5 **SHADOW STUDY PLAN - WINTER SOLSTICE - NOON - PROPOSED**
1 : 400 @ A1



6 **SHADOW STUDY PLAN - WINTER SOLSTICE - 3PM - PROPOSED**
1 : 400 @ A1

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NOTES
1:800 @ A3
1:400 @ A1
0 10m 20m

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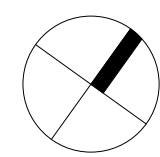
PROJECT
**REDDALL & BOWER ST,
MANLY**
29-35 Reddall St & 95 Bower St, Manly

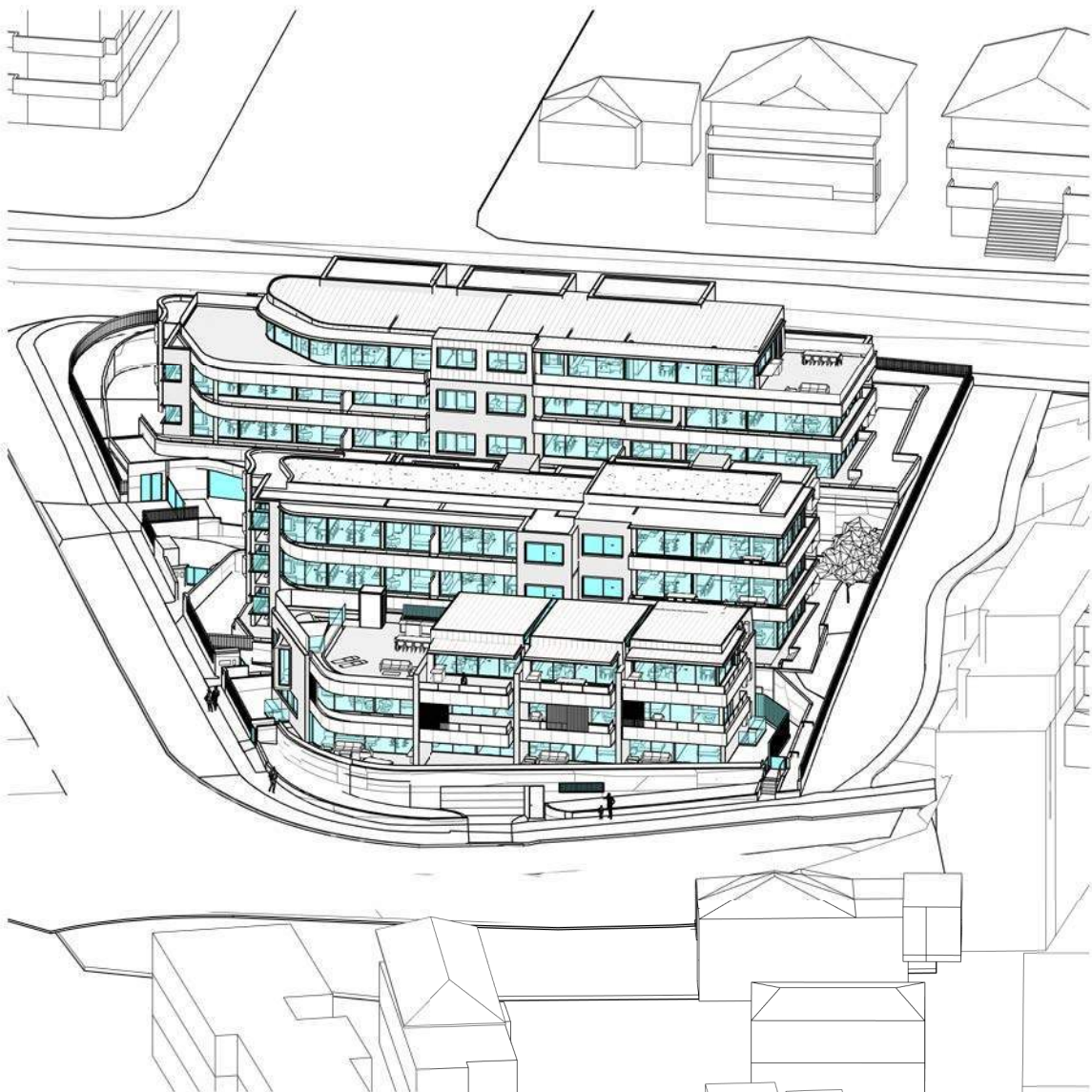
DRAWING NO. ISSUE
DA-401 A

JOB NO. SCALE DATE
CAS1509 1 : 400@ A1 14.06.19

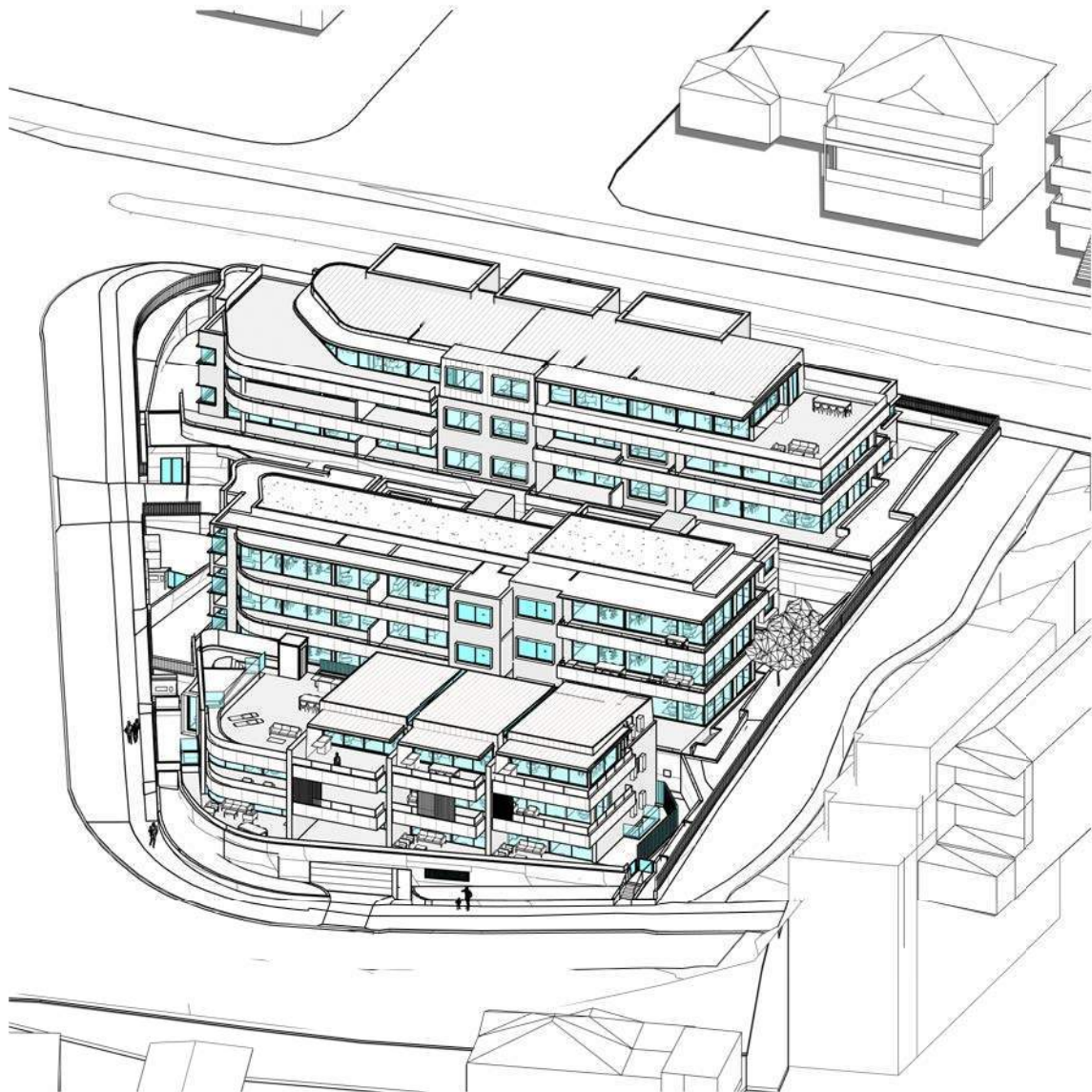
DRAWING TITLE
**SHADOW STUDY PLAN WINTER
SOLSTICE - 21 JUNE**

DRAWN BY CHECKED BY
FS AA

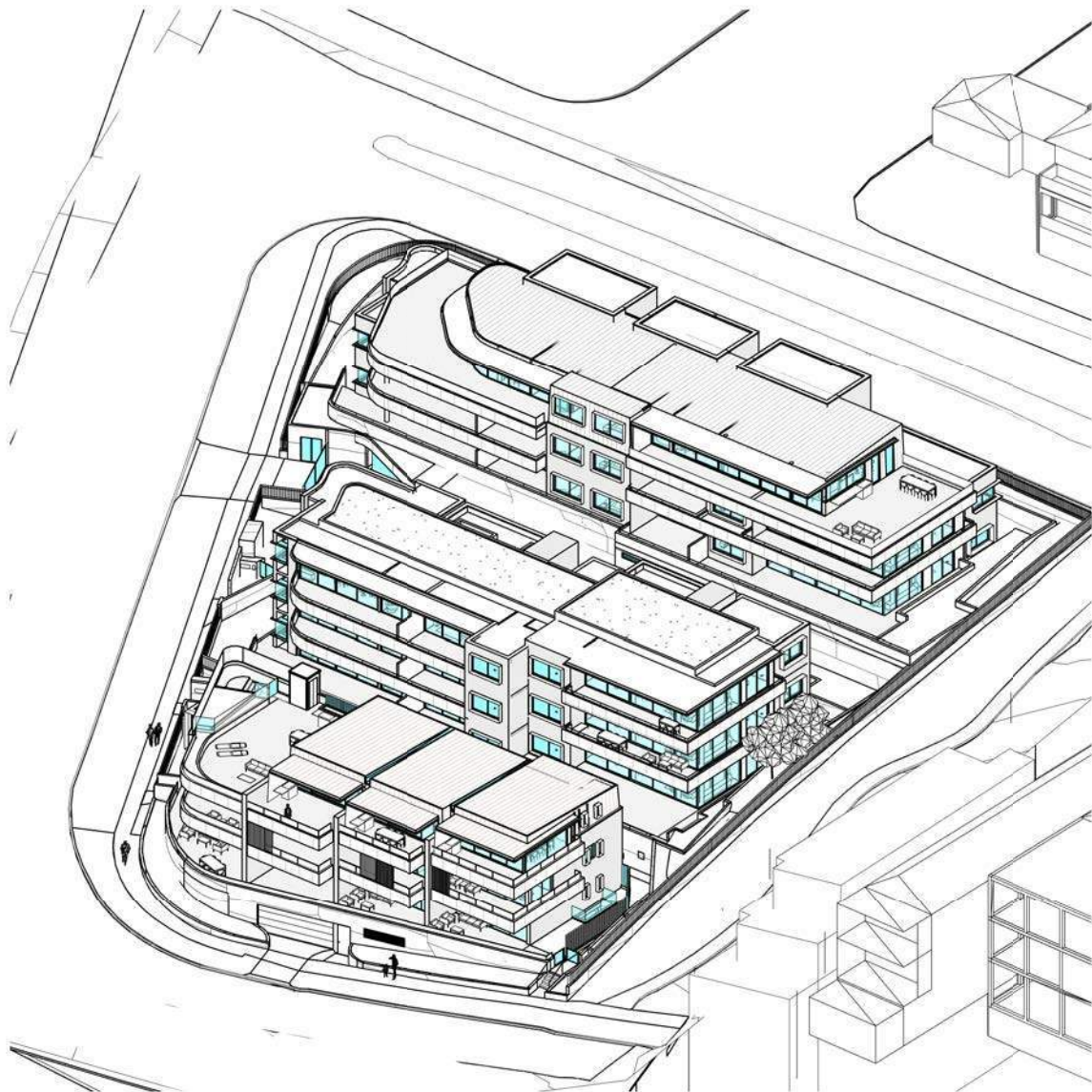




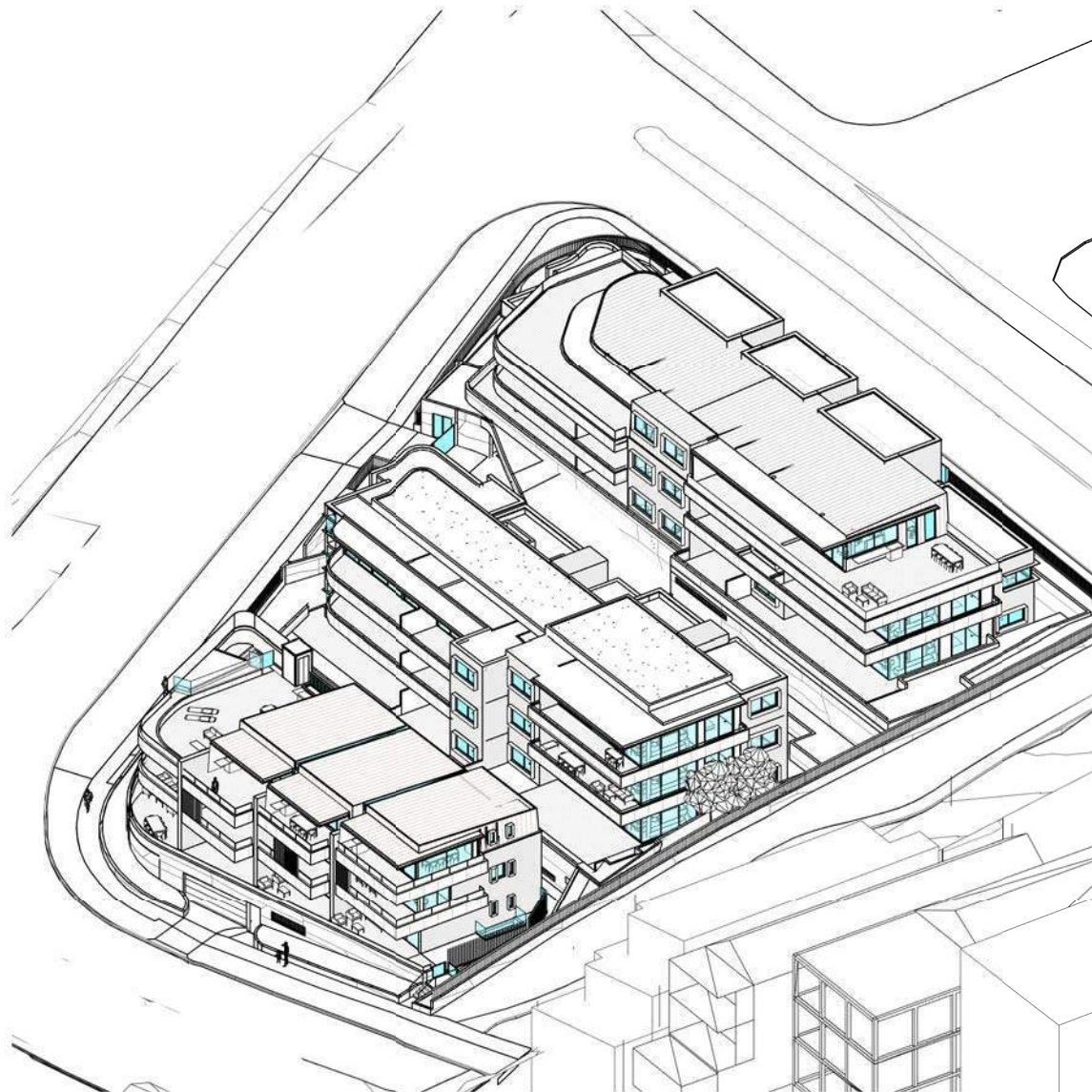
1 **Sun's Eye View - 09.00 AM**



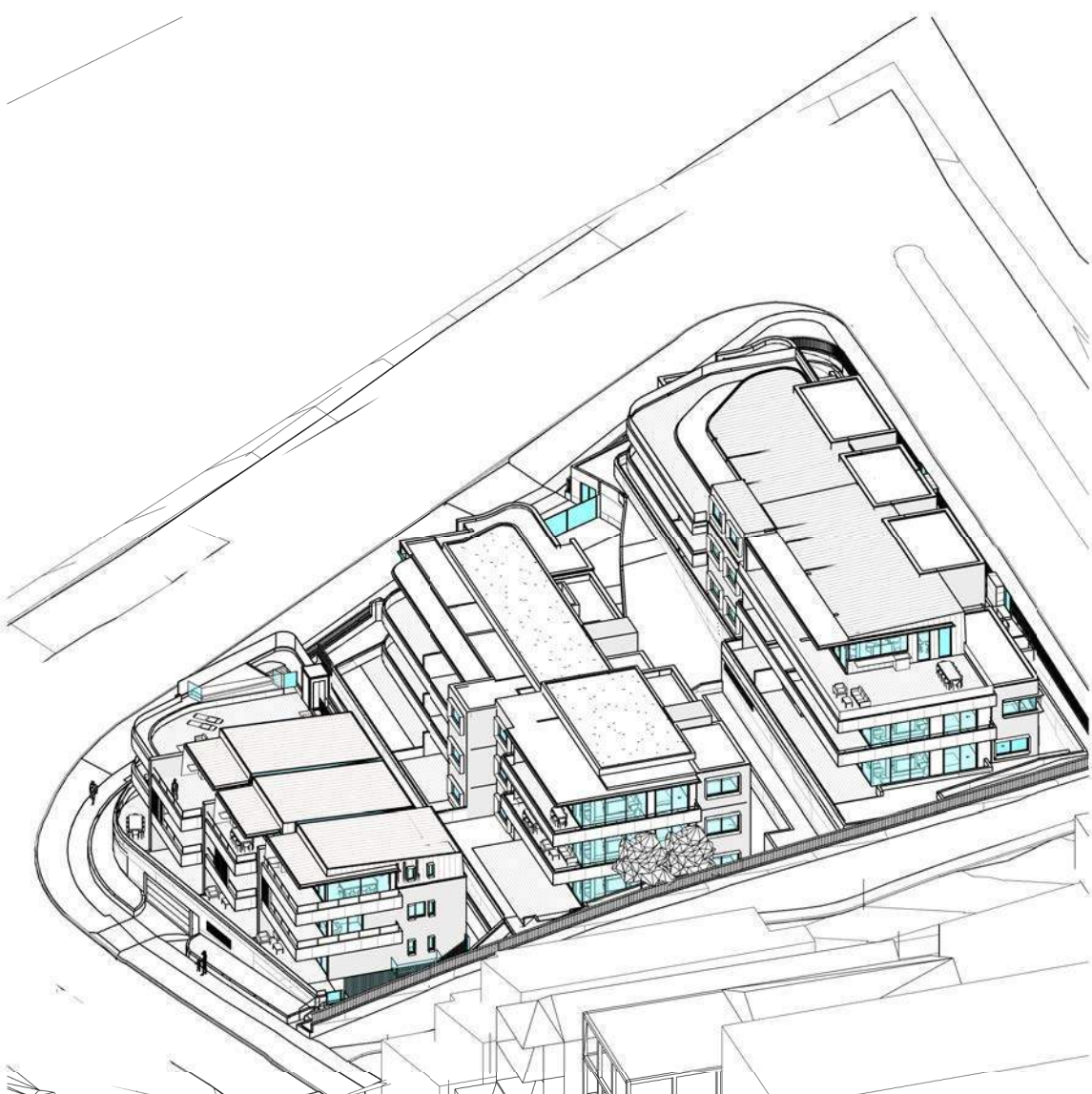
2 **Sun's Eye View - 10.00 AM**



3 **Sun's Eye View - 11.00 AM**



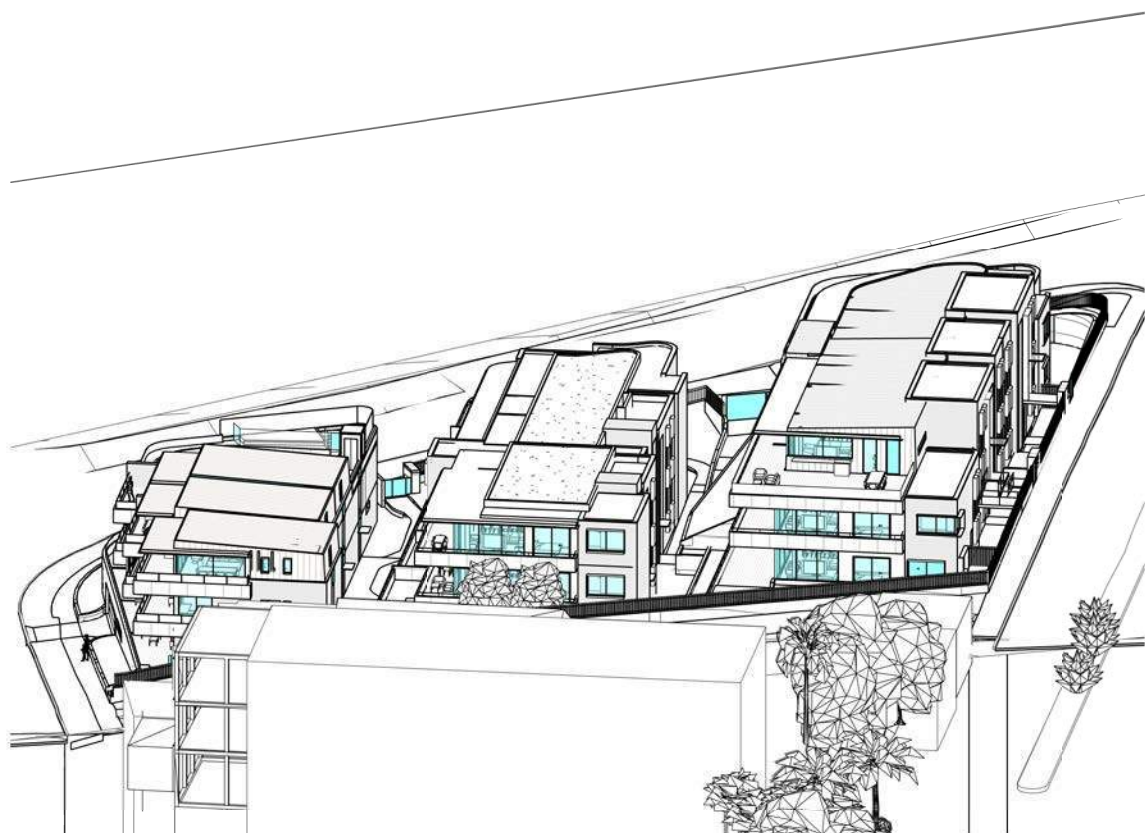
4 **Sun's Eye View - 12.00 PM**



5 **Sun's Eye View - 13.00 PM**



6 **Sun's Eye View - 14.00 PM**



7 **Sun's Eye View - 15.00 PM**

SUN'S EYE VIEW LEGEND

INDICATES BUILDING GLAZING.



STATUS
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ISS	DATE	PURPOSE OF ISSUE

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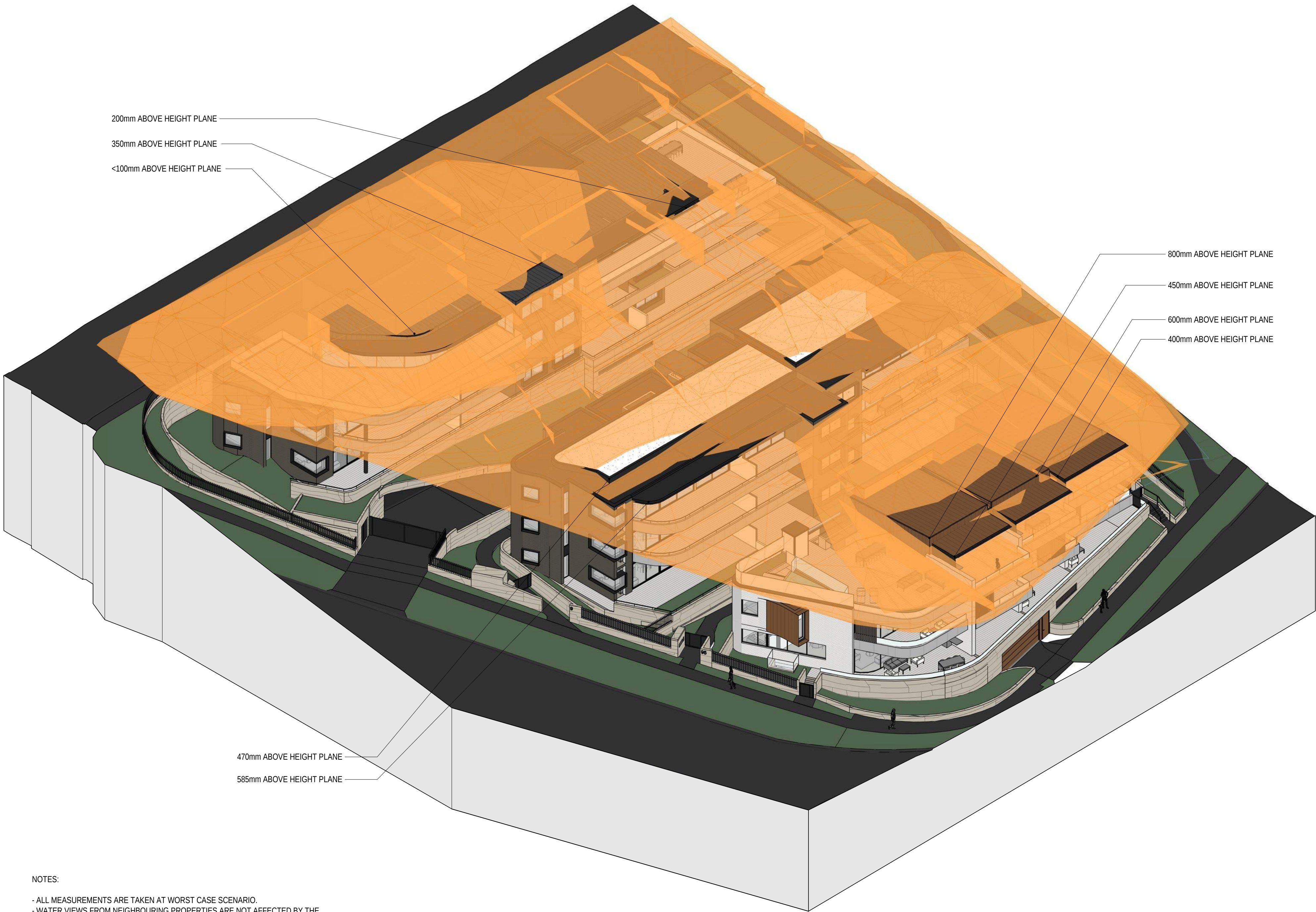
PROJECT
**REDDALL & BOWER ST,
MANLY**
29-35 Reddall St & 95 Bower St, Manly

DRAWING NO. ISSUE
DA-551 A

JOB NO. SCALE DATE
CAS1509 1 : 100@ A1 14.06.19

DRAWING TITLE
BUILDING HEIGHT PLANE DIAGRAM

DRAWN BY CHECKED BY
FS AA



NOTES:

- ALL MEASUREMENTS ARE TAKEN AT WORST CASE SCENARIO.
- WATER VIEWS FROM NEIGHBOURING PROPERTIES ARE NOT AFFECTED BY THE AREAS ABOVE HEIGHT PLANE

1 3D HEIGHT PLANE 1
@ A1