

199-205 PITTWATER ROAD, MANLY

SITE AERIAL PLAN

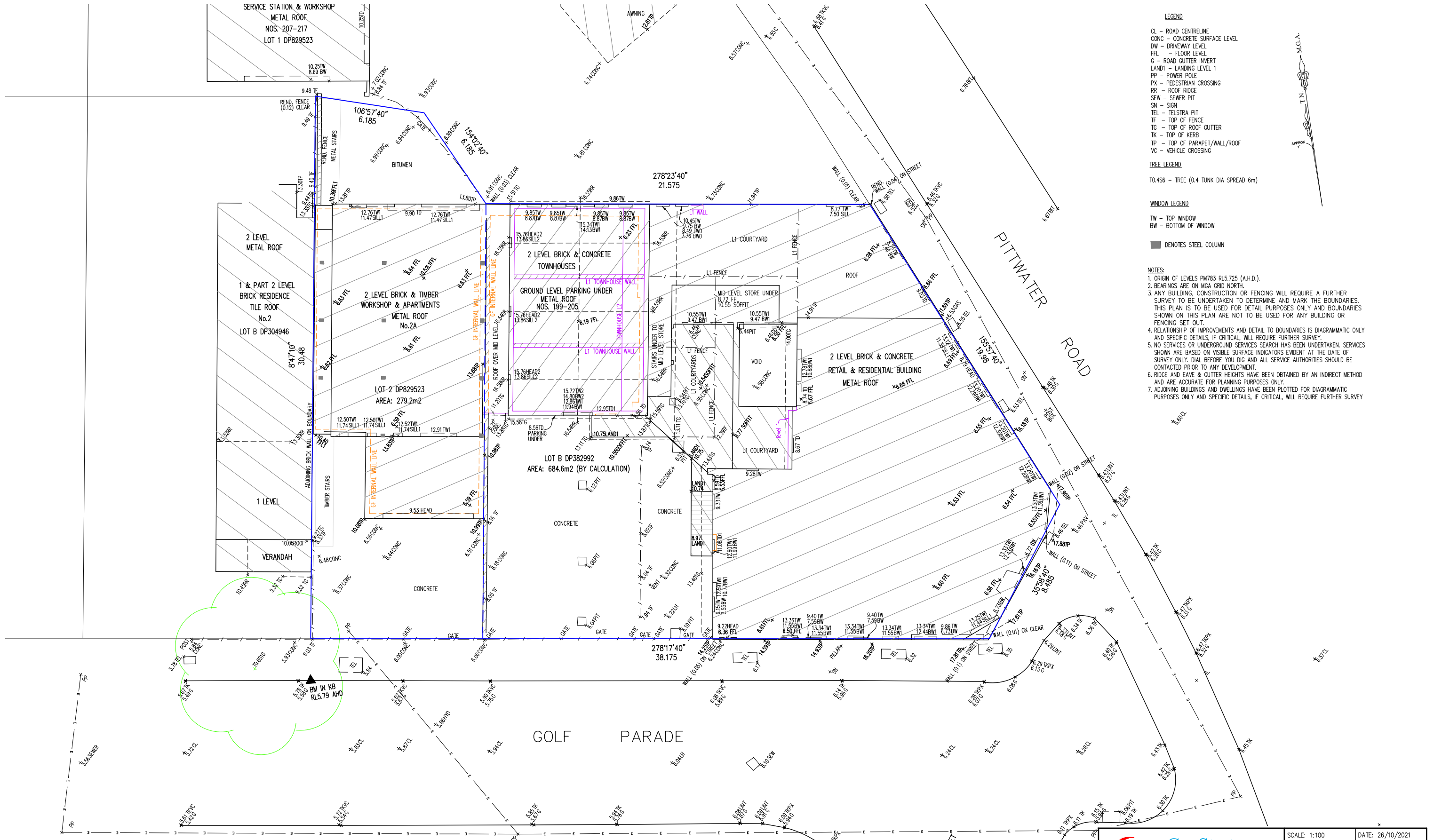


DRAWING LIST

DRAWING NO.	TITLE	SCALE	REV
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DA-001	SURVEY	1:200	@A3 01
DA-002	SITE ANALYSIS	1:200	@A3 01
DA-003	SITE PLAN	1:200	@A3 02
DA-004	DEMOLITION PLAN - GROUND FLOOR	1:100	@A3 01
DA-005	DEMOLITION PLAN - LEVEL 1	1:100	@A3 01
DA-006	SEDIMENT & EROSION CONTROL PLAN	1:100	@A3 01
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DA-302	SECTIONS - SHEET 2	1:100	@A3 01
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DA-901	INDICATIVE EXTERIOR VIEW	@A3	01
DA-902	INDICATIVE COURTYARD VIEW	@A3	01
DA-904	MATERIALS & FINISHES	@A3	01

CONSULTANT CONTACT

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- LEGEND
- CL - ROAD CENTRELINE
 - CONC - CONCRETE SURFACE LEVEL
 - DW - DRIVEWAY LEVEL
 - FFL - FLOOR LEVEL
 - G - ROAD GUTTER INVERT
 - LAND1 - LANDING LEVEL 1
 - PP - POWER POLE
 - PX - PEDESTRIAN CROSSING
 - RR - ROOF RIDGE
 - SEW - SEWER PIT
 - SN - SIGN
 - TEL - TELSTRA PIT
 - TF - TOP OF FENCE
 - TG - TOP OF ROOF GUTTER
 - TK - TOP OF KERB
 - TP - TOP OF PARAPET/WALL/ROOF
 - VC - VEHICLE CROSSING

TREE LEGEND

T0.456 - TREE (0.4 TUNK DIA SPREAD 6m)

WINDOW LEGEND

TW - TOP WINDOW
BW - BOTTOM OF WINDOW

■ DENOTES STEEL COLUMN

- NOTES:
- ORIGIN OF LEVELS PM783 RL5.725 (A.H.D.).
 - BEARINGS ARE ON MGA GRID NORTH.
 - ANY BUILDING, CONSTRUCTION OR FENCING WILL REQUIRE A FURTHER SURVEY TO BE UNDERTAKEN TO DETERMINE AND MARK THE BOUNDARIES. THIS PLAN IS TO BE USED FOR DETAIL PURPOSES ONLY AND BOUNDARIES SHOWN ON THIS PLAN ARE NOT TO BE USED FOR ANY BUILDING OR FENCING SET OUT.
 - RELATIONSHIP OF IMPROVEMENTS AND DETAIL TO BOUNDARIES IS DIAGRAMMATIC ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.
 - NO SERVICES OR UNDERGROUND SERVICES SEARCH HAS BEEN UNDERTAKEN. SERVICES SHOWN ARE BASED ON VISIBLE SURFACE INDICATORS EVIDENT AT THE DATE OF SURVEY ONLY. DIAL BEFORE YOU DIG AND ALL SERVICE AUTHORITIES SHOULD BE CONTACTED PRIOR TO ANY DEVELOPMENT.
 - RIDGE AND EAVE & GUTTER HEIGHTS HAVE BEEN OBTAINED BY AN INDIRECT METHOD AND ARE ACCURATE FOR PLANNING PURPOSES ONLY.
 - ADJOINING BUILDINGS AND DWELLINGS HAVE BEEN PLOTTED FOR DIAGRAMMATIC PURPOSES ONLY AND SPECIFIC DETAILS, IF CRITICAL, WILL REQUIRE FURTHER SURVEY.

THE BOUNDARIES AND ANY BOUNDARY OFFSETS SHOWN HAVE BEEN IDENTIFIED BY FIELD SURVEY ARE AN OPINION OF THE REGISTERED SURVEYOR ONLY AT THE DATE OF THIS PLAN.

Patrick Walsh
REGISTERED SURVEYOR 2151 ID

PLAN OF DETAIL OVER
Nos. 199-205 PITTWATER RD &
2A GOLF PDE
MANLY NSW 2095



GeoStrata
Project Surveying
PAV Development and Title Consulting
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SCALE: 1:100		DATE: 26/10/2021	
DATUM: AHD		CLIENT: MOMENTUM PROJECTS/CHRIS ATHAS	
PROJECT No. 1690		SHEET SIZE: A1	
DRAWN	CHECKED	COORDINATED	APPROVED
DD	PW	PW	PW
DRAWING No. 1689 DETAIL			REVISION

BRICK BUILDING
SERVICE STATION &
WORKSHOP
METAL ROOF

Nos 207-217

LOT 1 DP 829523

COLLINGWOOD STREET

PREDOMINATE SUMMER WIND

PITTWATER ROAD

GOLF PARADE

SUMMER MORNING WIND

PREDOMINATE WINTER WIND

BRICK BUILDING
SERVICE STATION &
WORKSHOP
METAL ROOF

Nos 207-217

LOT 1 DP 829523

COLLINGWOOD STREET

PITTWATER ROAD

GOLF PARADE

NORTHERN BOUNDARY 21.575

WESTERN BOUNDARY 24.435

NE BOUNDARY 19.98

SE BOUNDARY 8.485

SOUTHERN BOUNDARY 38.175

1 & 2 LEVEL
BRICK RESIDENCE
TILE/ METAL ROOF

No2

LOT B DP 304946

2 LEVEL BRICK & TIMBER
WORKSHOP
METAL ROOF

No 2A
LOT 2 DP829523

2 LEVEL BRICK & CONCRETE
STUDIO LOFTS AND PARKING
METAL ROOF

ELEVATED TERRACE
RL +10.75

COURTY'D
RL +6.55

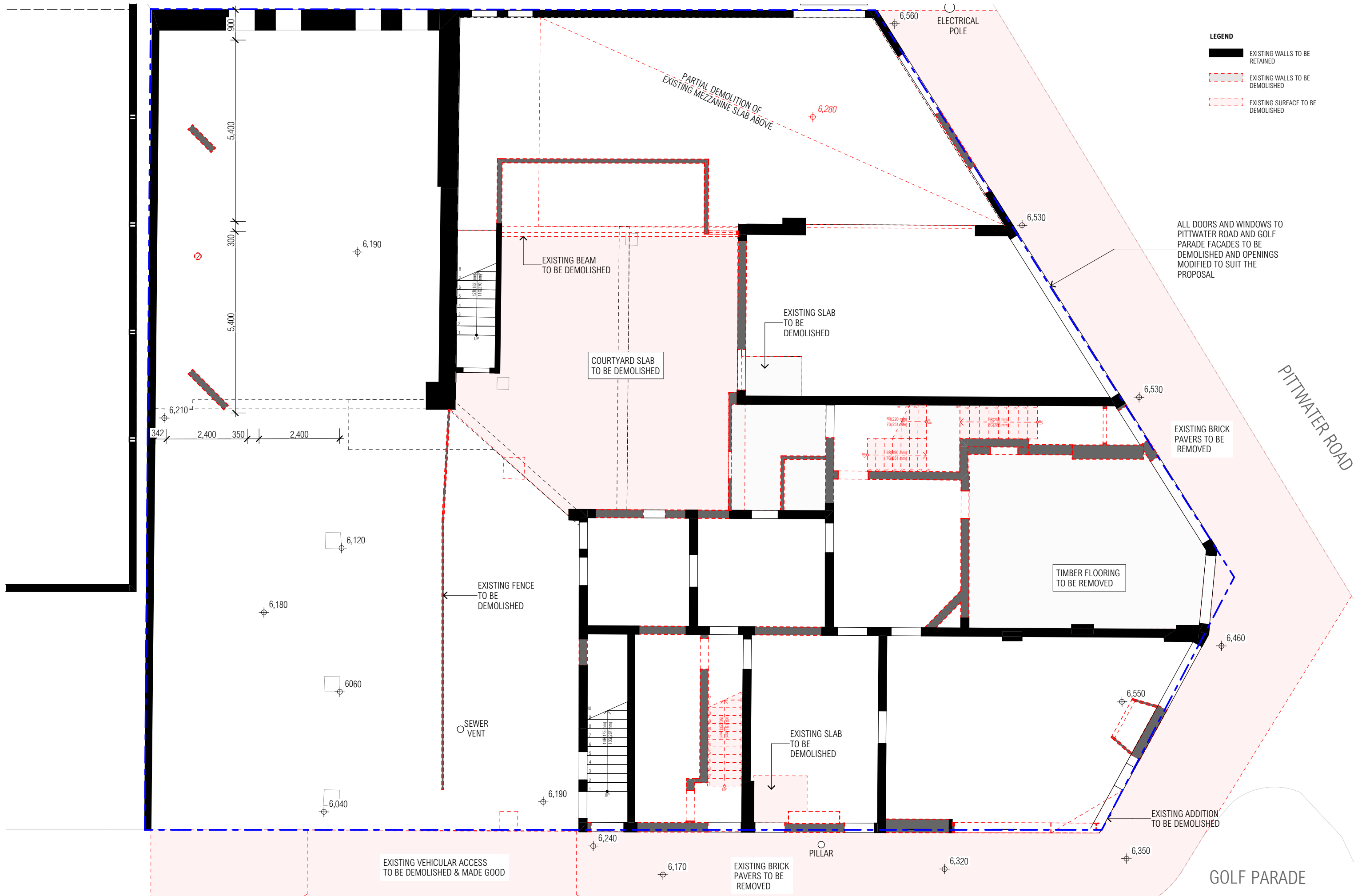
SOLAR PANELS

LOT B DP 383992
AREA: 684m²

CARPARK
RL +6.18

2 LEVEL BRICK & RENDER
SHOP TOP BUILDING
METAL ROOF

PROPOSED
VEHICULAR CROSSING



- LEGEND**
- EXISTING WALLS TO BE RETAINED
 - EXISTING WALLS TO BE DEMOLISHED
 - EXISTING SURFACE TO BE DEMOLISHED

ALL DOORS AND WINDOWS TO PITTWATER ROAD AND GOLF PARADE FACADES TO BE DEMOLISHED AND OPENINGS MODIFIED TO SUIT THE PROPOSAL

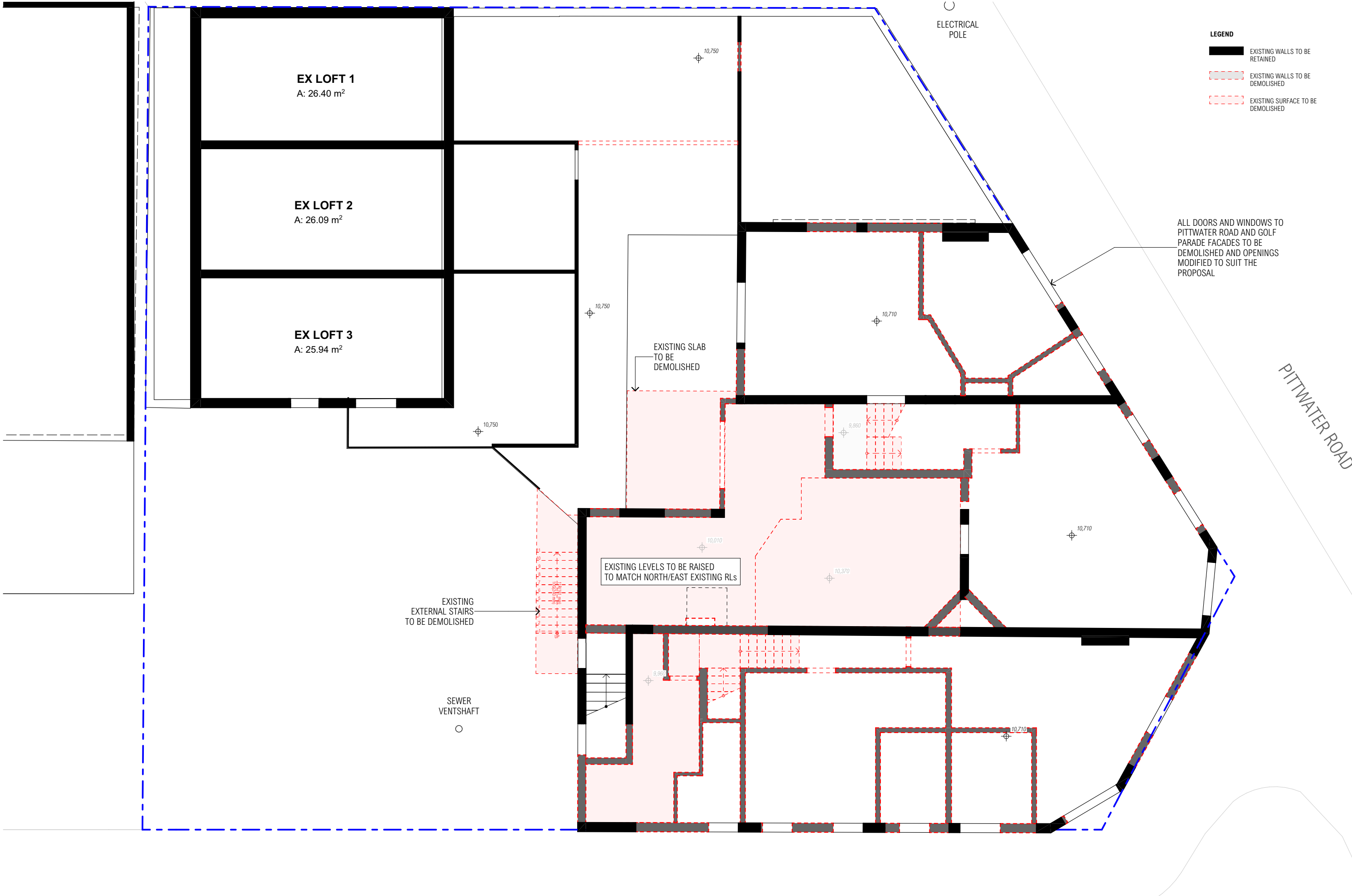
EXISTING BRICK PAVERS TO BE REMOVED

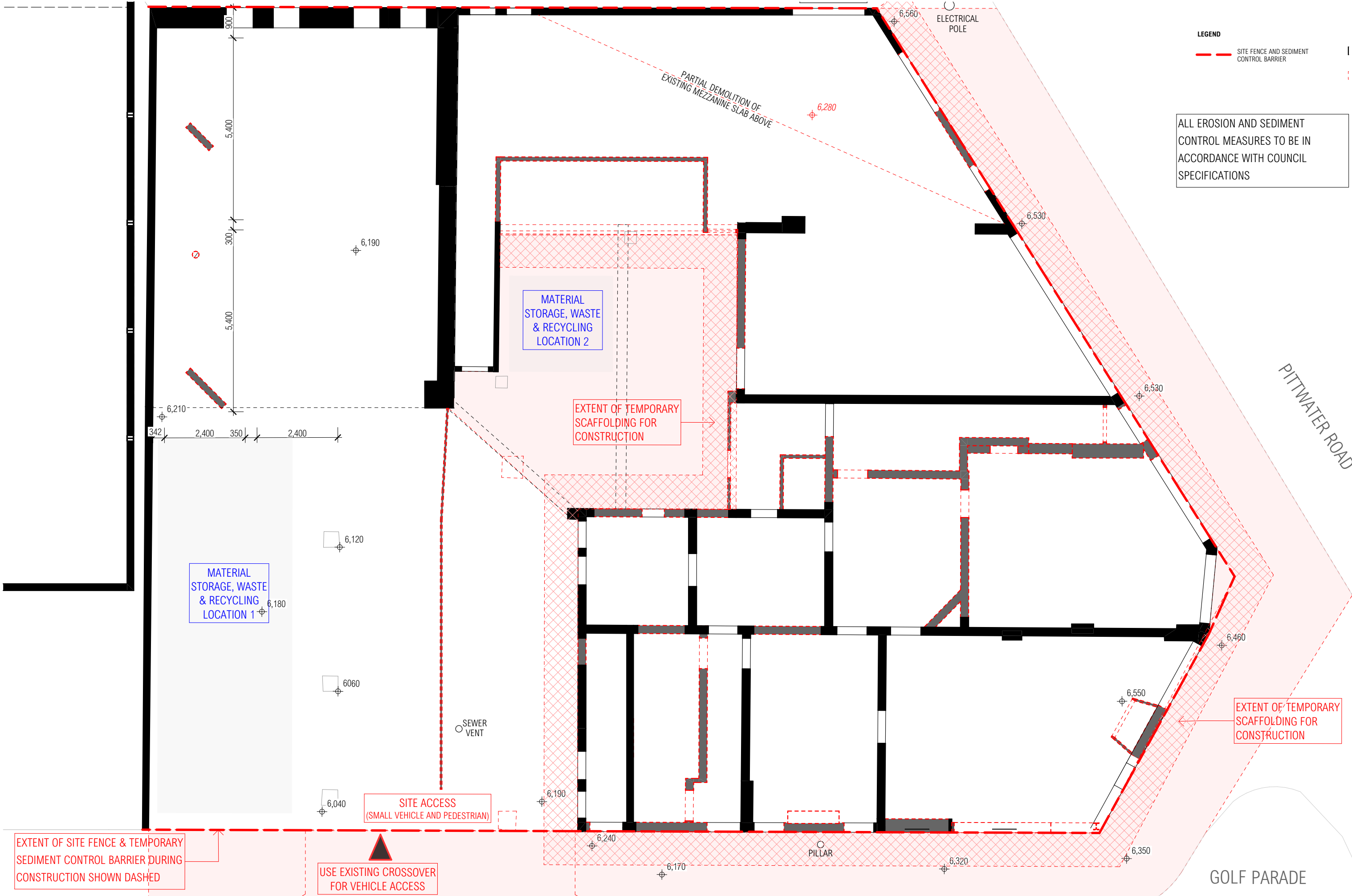
TIMBER FLOORING TO BE REMOVED

EXISTING SLAB TO BE DEMOLISHED

EXISTING BRICK PAVERS TO BE REMOVED

EXISTING VEHICULAR ACCESS TO BE DEMOLISHED & MADE GOOD





Schedule of BASIX commitments

The commitments set out below regulate how the proposed development is to be carried out. It is a condition of any development consent granted, or complying development certificate issued, for the proposed development, that BASIX commitments be complied with.

1. Commitments for Residential flat buildings - Building1

(a) Dwellings

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must plant indigenous or low water use species of vegetation throughout the area of land specified for the dwelling in the "indigenous species" column of the table below, as private landscaping for that dwelling. (This area of indigenous vegetation is to be contained within the "Area of garden and lawn" for the dwelling specified in the "Description of Project" table).	✔	✔	
(c) If a rating is specified in the table below for a fixture or appliance to be installed in the dwelling, the applicant must ensure that each such fixture and appliance meets the rating specified for it.		✔	✔
(d) The applicant must install an on demand hot water recirculation system which regulates all hot water use throughout the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below.		✔	✔
(e) The applicant must install: (aa) a hot water diversion system to all showers, kitchen sinks and all basins in the dwelling, where indicated for a dwelling in the "HW recirculation or diversion" column of the table below; and (bb) a separate diversion tank (or tanks) connected to the hot water diversion systems of at least 100 litres. The applicant must connect the hot water diversion tank to all toilets in the dwelling.		✔ ✔	✔ ✔
(e) The applicant must not install a private swimming pool or spa for the dwelling, with a volume exceeding that specified for it in the table below.	✔	✔	
(f) If specified in the table, that pool or spa (or both) must have a pool cover or shading (or both).		✔	
(g) The pool or spa must be located as specified in the table.	✔	✔	
(h) The applicant must install, for the dwelling, each alternative water supply system, with the specified size, listed for that dwelling in the table below. Each system must be configured to collect run-off from the areas specified (excluding any area which supplies any other alternative water supply system), and to divert overflow as specified. Each system must be connected as specified.	✔	✔	✔

Dwelling no.	Fixtures					Appliances		Individual pool				Individual spa		
	All shower-heads	All toilet flushing systems	All kitchen taps	All bathroom taps	HW recirculation or diversion	All clothes washers	All dish-washers	Volume (max volume)	Pool cover	Pool location	Pool shaded	Volume (max volume)	Spa cover	Spa shaded
All dwellings	4 star (> 6 but <= 7.5 L/min)	4 star	4 star	4 star	no	-	4 star	-	-	-	-	-	-	-

Alternative water source									
Dwelling no.	Alternative water supply systems	Size	Configuration	Landscape connection	Toilet connection (s)	Laundry connection	Pool top-up	Spa top-up	
All dwellings	central water tank (no. 1)	See central systems	See central systems	no	no	yes	no	no	
None	-	-	-	-	-	-	-	-	

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must comply with the commitments listed below in carrying out the development of a dwelling listed in a table below.			
(b) The applicant must install each hot water system specified for the dwelling in the table below, so that the dwelling's hot water is supplied by that system. If the table specifies a central hot water system for the dwelling, then the applicant must connect that central system to the dwelling, so that the dwelling's hot water is supplied by that central system.	✔	✔	✔
(c) The applicant must install, in each bathroom, kitchen and laundry of the dwelling, the ventilation system specified for that room in the table below. Each such ventilation system must have the operation control specified for it in the table.		✔	✔
(d) The applicant must install the cooling and heating system/s specified for the dwelling under the "Living areas" and "Bedroom areas" headings of the "Cooling" and "Heating" columns in the table below, in/for at least 1 living/bedroom area of the dwelling. If no cooling or heating system is specified in the table for "Living areas" or "Bedroom areas", then no systems may be installed in any such areas. If the term "zoned" is specified beside an air conditioning system, then the system must provide for day/night zoning between living areas and bedrooms.		✔	✔
(e) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Artificial lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that the "primary type of artificial lighting" for each such room in the dwelling is fluorescent lighting or light emitting diode (LED) lighting. If the term "dedicated" is specified for a particular room or area, then the light fittings in that room or area must only be capable of being used for fluorescent lighting or light emitting diode (LED) lighting.		✔	✔

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(f) This commitment applies to each room or area of the dwelling which is referred to in a heading to the "Natural lighting" column of the table below (but only to the extent specified for that room or area). The applicant must ensure that each such room or area is fitted with a window and/or skylight.	✔	✔	✔
(g) This commitment applies if the applicant installs a water heating system for the dwelling's pool or spa. The applicant must: (aa) install the system specified for the pool in the "Individual Pool" column of the table below (or alternatively must not install any system for the pool). If specified, the applicant must install a timer, to control the pool's pump; and (bb) install the system specified for the spa in the "Individual Spa" column of the table below (or alternatively must not install any system for the spa). If specified, the applicant must install a timer to control the spa's pump.		✔ ✔	
(h) The applicant must install in the dwelling: (aa) the kitchen cook-top and oven specified for that dwelling in the "Appliances & other efficiency measures" column of the table below; (bb) each appliance for which a rating is specified for that dwelling in the "Appliances & other efficiency measures" column of the table, and ensure that the appliance has that minimum rating; and (cc) any clothes drying line specified for the dwelling in the "Appliances & other efficiency measures" column of the table.		✔ ✔ ✔	✔
(i) If specified in the table, the applicant must carry out the development so that each refrigerator space in the dwelling is "well ventilated".		✔	

Dwelling no.	Hot water	Bathroom ventilation system		Kitchen ventilation system		Laundry ventilation system	
	Hot water system	Each bathroom	Operation control	Each kitchen	Operation control	Each laundry	Operation control
All dwellings	gas instantaneous 5 star	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off	individual fan, ducted to façade or roof	manual switch on/off

Dwelling no.	Cooling		Heating		Artificial lighting						Natural lighting	
	living areas	bedroom areas	living areas	bedroom areas	No. of bedrooms &/or study	No. of living &/or dining rooms	Each kitchen	All bathrooms/ toilets	Each laundry	All hallways	No. of living &/or toilets	Main kitchen
1, 4	1-phase airconditioning 2.5 Star (old label)	1-phase airconditioning 2.5 Star (old label)	1-phase airconditioning 2.5 Star (old label)	1-phase airconditioning 2.5 Star (old label)	2 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no
All other dwellings	1-phase airconditioning 2.5 Star (old label)	1-phase airconditioning 2.5 Star (old label)	1-phase airconditioning 2.5 Star (old label)	1-phase airconditioning 2.5 Star (old label)	1 (dedicated)	1 (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	yes (dedicated)	1	no

Dwelling no.	Individual pool		Individual spa		Appliances & other efficiency measures							
	Pool heating system	Timer	Spa heating system	Timer	Kitchen cooktop/oven	Refrigerator	Well ventilated fridge space	Dishwasher	Clothes washer	Clothes dryer	Indoor or sheltered clothes drying line	Private outdoor or unsheltered clothes drying line
All dwellings	-	-	-	-	electric cooktop & electric oven	1.5 star	no	3 star	-	-	no	no

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) The applicant must attach the certificate referred to under "Assessor details" on the front page of this BASIX certificate (the "Assessor Certificate") to the development application and construction certificate application for the proposed development (or, if the applicant is applying for a complying development certificate for the proposed development, to that application). The applicant must also attach the Assessor Certificate to the application for a final occupation certificate for the proposed development.			
(b) The Assessor Certificate must have been issued by an Accredited Assessor in accordance with the Thermal Comfort Protocol.			
(c) The details of the proposed development on the Assessor Certificate must be consistent with the details shown in this BASIX Certificate, including the details shown in the "Thermal Loads" table below.			

(iii) Thermal Comfort	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(d) The applicant must show on the plans accompanying the development application for the proposed development, all matters which the Thermal Comfort Protocol requires to be shown on those plans. Those plans must bear a stamp of endorsement from the Accredited Assessor, to certify that this is the case.	✔		
(e) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), all thermal performance specifications set out in the Assessor Certificate, and all aspects of the proposed development which were used to calculate those specifications.		✔	
(f) The applicant must construct the development in accordance with all thermal performance specifications set out in the Assessor Certificate, and in accordance with those aspects of the development application or application for a complying development certificate which were used to calculate those specifications.		✔	✔
(g) Where there is an in-slab heating or cooling system, the applicant must: (aa) Install insulation with an R-value of not less than 1.0 around the vertical edges of the perimeter of the slab; or (bb) On a suspended floor, install insulation with an R-value of not less than 1.0 underneath the slab and around the vertical edges of the perimeter of the slab.	✔	✔	✔
(h) The applicant must construct the floors and walls of the development in accordance with the specifications listed in the table below.	✔	✔	✔
(i) The applicant must show on the plans accompanying the development application for the proposed development, the locations of ceiling fans set out in the Assessor Certificate.	✔		
(j) The applicant must show on the plans accompanying the application for a construction certificate (or complying development certificate, if applicable), the locations of ceiling fans set out in the Assessor Certificate.		✔	

Thermal loads		
Dwelling no.	Area adjusted heating load (in mJ/m ² /yr)	Area adjusted cooling load (in mJ/m ² /yr)
1	29.2	17.0
2	14.4	23.9
3	45.1	27.3
All other dwellings	45.4	21.2

(b) Common areas and central systems/facilities

(i) Water	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a showerhead, toilet, tap or clothes washer into a common area, then that item must meet the specifications listed for it in the table.		✔	✔
(b) The applicant must install (or ensure that the development is serviced by) the alternative water supply system(s) specified in the "Central systems" column of the table below. In each case, the system must be sized, be configured, and be connected, as specified in the table.	✔	✔	✔
(c) A swimming pool or spa listed in the table must not have a volume (in kLs) greater than that specified for the pool or spa in the table.	✔	✔	
(d) A pool or spa listed in the table must have a cover or shading if specified for the pool or spa in the table.		✔	
(e) The applicant must install each fire sprinkler system listed in the table so that the system is configured as specified in the table.		✔	✔
(f) The applicant must ensure that the central cooling system for a cooling tower is configured as specified in the table.		✔	✔

Common area	Showerheads rating	Toilets rating	Taps rating	Clothes washers rating
All common areas	no common facility	4 star	4 star	no common laundry facility

Central systems	Size	Configuration	Connection (to allow for...)
Central water tank - rainwater or stormwater (No. 1)	1500.0	To collect run-off from at least: - 50.0 square metres of roof area of buildings in the development - 0.0 square metres of impervious area in the development - 0.0 square metres of garden/lawn area in the development - 0.0 square metres of planter box area in the development (excluding, in each case, any area which drains to, or supplies, any other alternative water supply system).	- irrigation of 0.0 square metres of common landscaped area on the site - car washing in 0 car washing bays on the site

(ii) Energy	Show on DA plans	Show on CC/CDC plans & specs	Certifier check
(a) If, in carrying out the development, the applicant installs a ventilation system to service a common area specified in the table below, then that ventilation system must be of the type specified for that common area, and must meet the efficiency measure specified.		✔	✔
(b) In carrying out the development, the applicant must install, as the "primary type of artificial lighting" for each common area specified in the table below, the lighting specified for that common area. This lighting must meet the efficiency measure specified. The applicant must also install a centralised lighting control system or Building Management System (BMS) for the common area, where specified.		✔	✔
(c) The applicant must install the systems and fixtures specified in the "Central energy systems" column of the table below. In each case, the system or fixture must be of the type, and meet the specifications, listed for it in the table.	✔	✔	✔

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
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THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION, REPORT AND DRAWINGS. DO NOT SCALE DRAWINGS. DIMENSIONS GOVERN. VERIFY ALL DIMENSIONS ON SITE BEFORE CONSTRUCTION. COPYRIGHT OF THIS DRAWING IS VESTED IN CHROFI.

REV 01 DATE 3/2/22 ISSUE DEVELOPMENT APPLICATION

REV DATE ISSUE

PROJECT
199-205 Pittwater Rd, Manly

PROJECT NUMBER
21057

PLOT DATE
22/7/22

DRAWN
MG

CHECKED
TR

SHEET SCALE
1:2

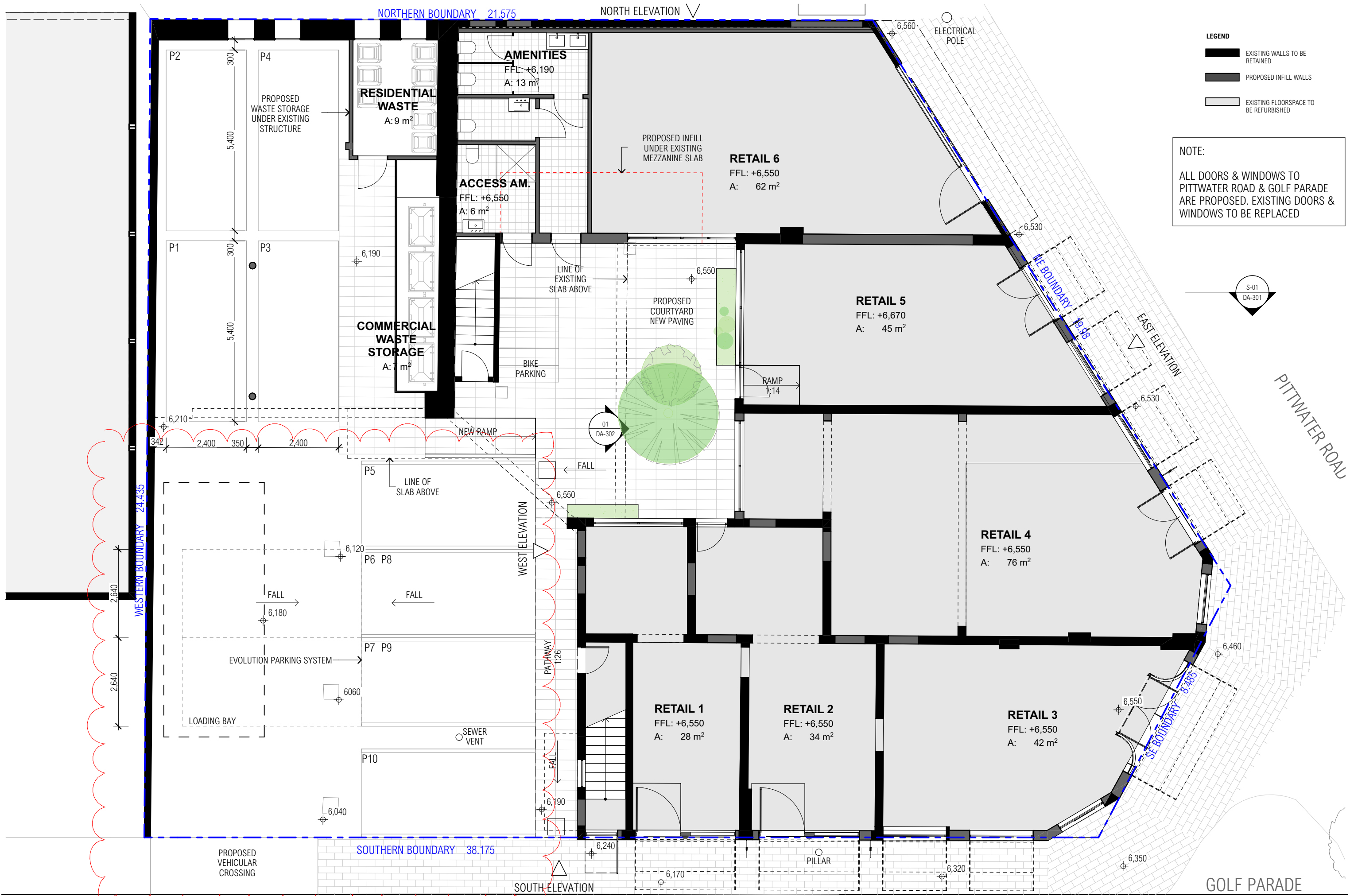
SHEET SIZE
A3

NORTH



SHEET TITLE
BASIX
SHEET NUMBER
A-DA-010

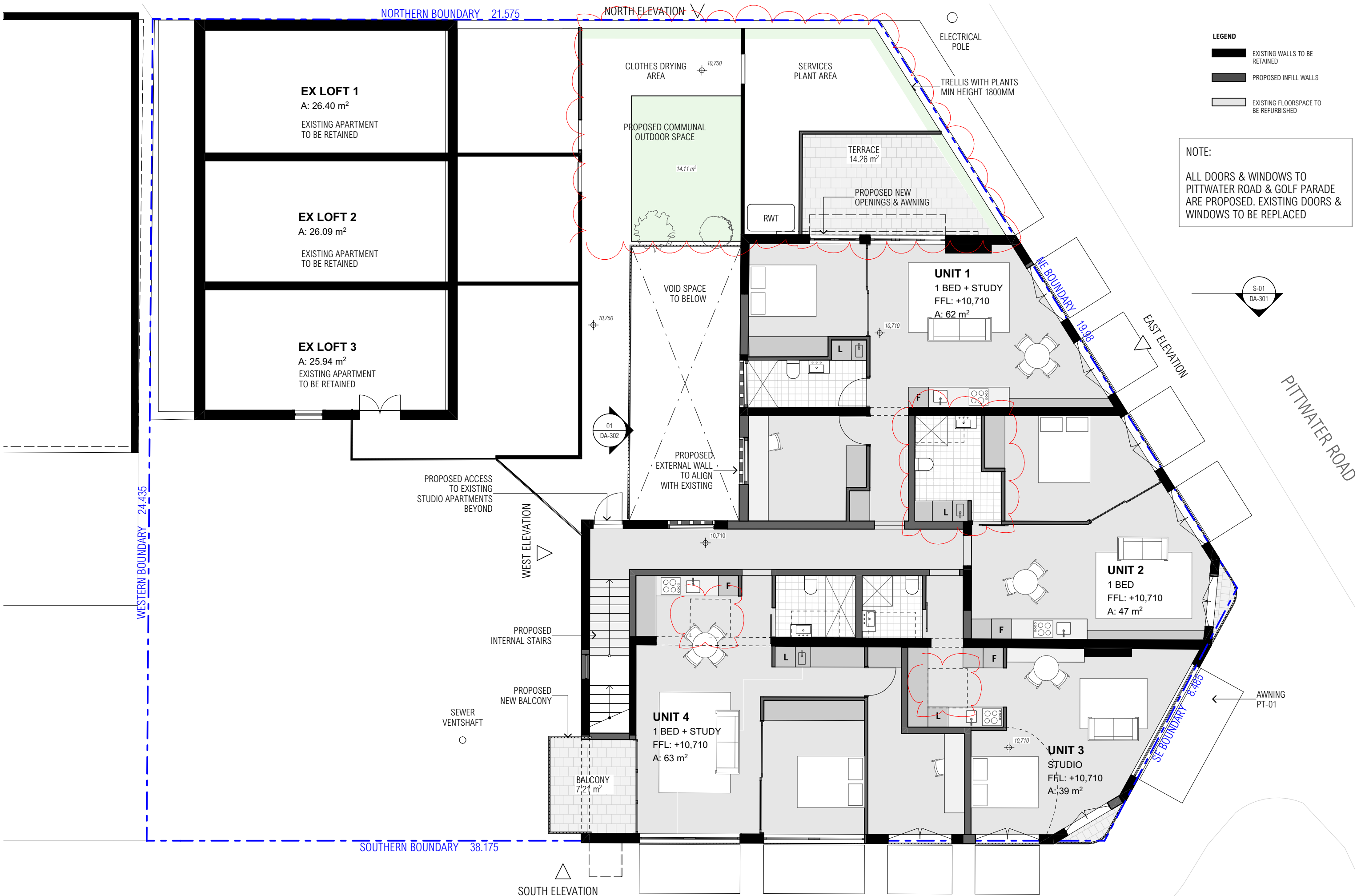
REVISION
01

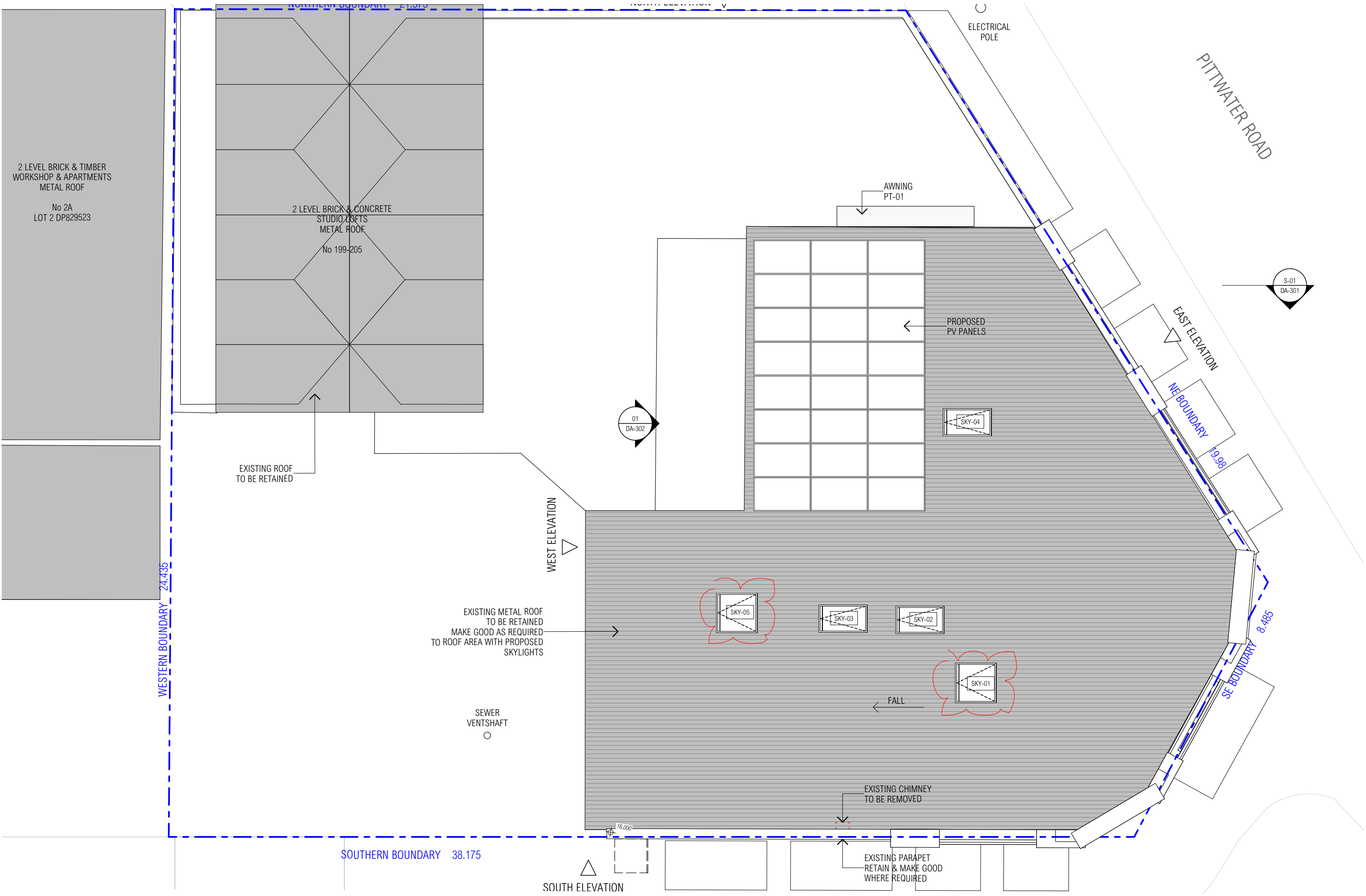


NOTE:
ALL DOORS & WINDOWS TO
PITTWATER ROAD & GOLF PARADE
ARE PROPOSED. EXISTING DOORS &
WINDOWS TO BE REPLACED

- LEGEND
- EXISTING WALLS TO BE RETAINED
 - PROPOSED INFILL WALLS
 - EXISTING FLOORSPACE TO BE REFURBISHED









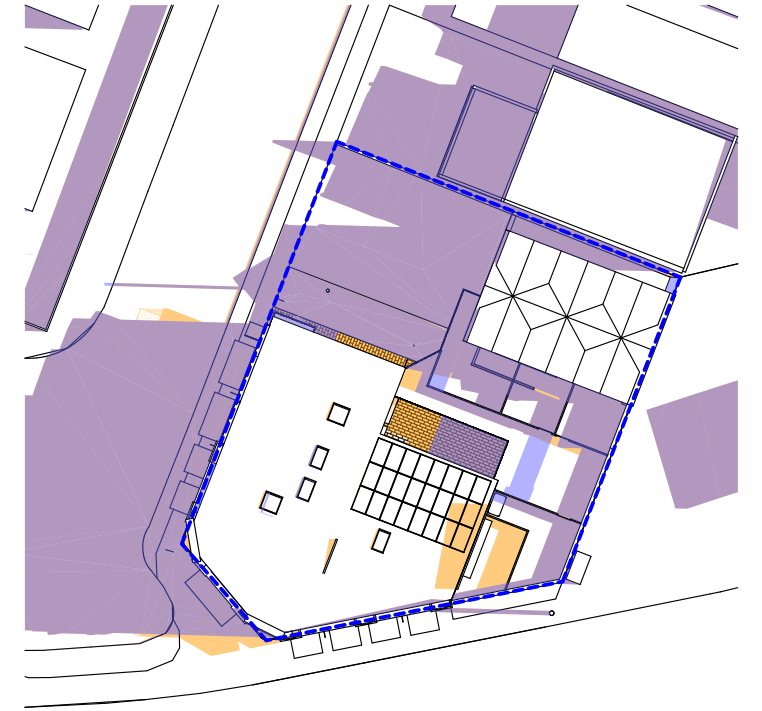
21 JUNE
-
9AM PROPOSED
1:500



21 JUNE
-
10AM PROPOSED
1:500



21 JUNE
-
11AM PROPOSED
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21 JUNE
-
12PM PROPOSED
1:500



21 JUNE
-
1PM PROPOSED
1:500



21 JUNE
-
2PM PROPOSED
1:500



21 JUNE
-
3PM PROPOSED
1:500

- EXISTING SHADOW RETAINED
- PROPOSED REDUCED SHADOW
- PROPOSED ADDITIONAL SHADOW

ARCHITECT

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REV	DATE	ISSUE
01	3/2/22	DEVELOPMENT APPLICATION
03	22/7/22	DA AMENDMENT

REV	DATE	ISSUE
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PROJECT
199-205 Pittwater Rd, Manly

PROJECT NUMBER
21057

PLOT DATE
22/7/22

DRAWN
MG

CHECKED
TR

SHEET SCALE
1:500

SHEET SIZE
A3



SHEET TITLE
SHADOW PLANS

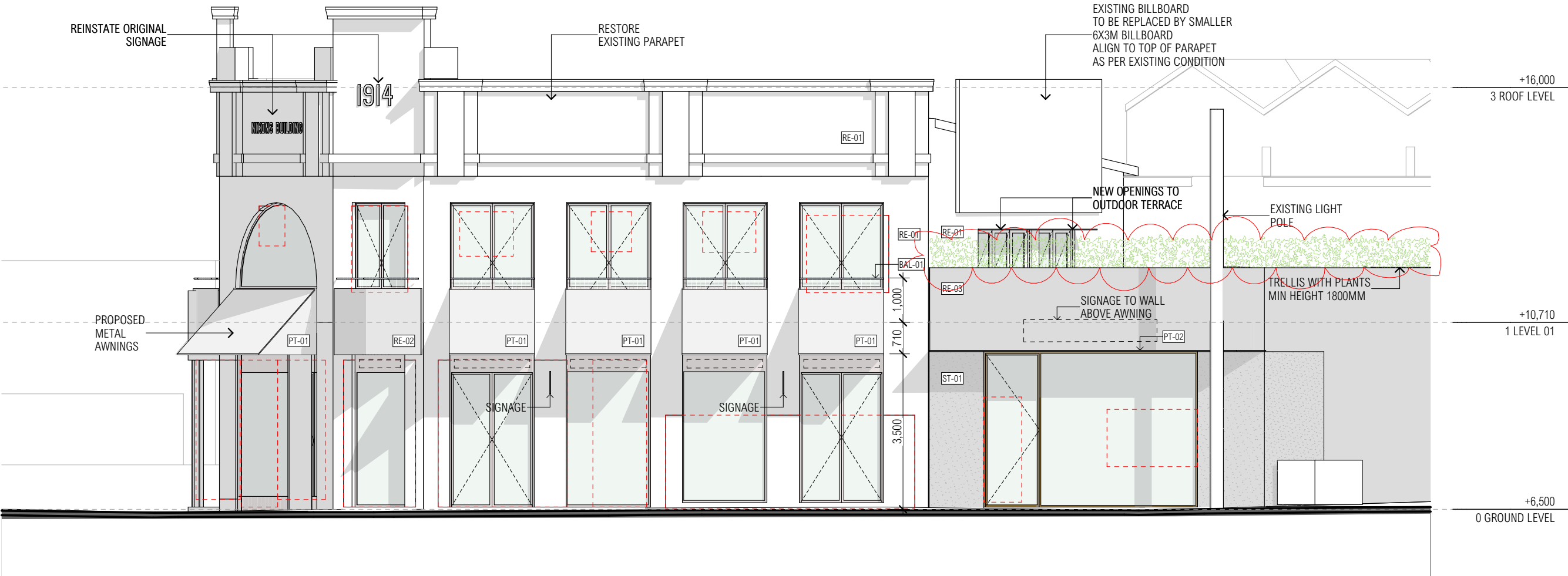
SHEET NUMBER
A-DA-151

REVISION
03

- LEGEND
- EXISTING WALLS TO BE RETAINED
 - EXISTING OPENING TO BE DEMOLISHED

NOTE:

ALL DOORS & WINDOWS TO PITTWATER ROAD & GOLF PARADE ARE PROPOSED. EXISTING DOORS & WINDOWS TO BE REPLACED



E1 EAST ELEVATION 1:100

- KEY
- BAL-01 METAL BALUSTRADE
 - BR-01 EXISTING BRICK
 - BR-02 NEW BRICK TO MATCH EXISTING
 - BRS-01 BRICK SCREEN
 - CN-01 EXISTING EXPOSED CONCRETE
 - CN-02 PROPOSED CONCRETE AWNINGS
 - LC-01 LIGHTWEIGHT CLADDING
 - PT-01 POWDERCOATED METAL SHEET
 - PT-02 POWDERCOATED METAL SHEET
 - RE-01 RENDER OFF-WHITE
 - RE-02 RENDER TEXTURED OFF-WHITE
 - RE-03 RENDER MEDIUM DARK
 - ST-01 TERRAZZO TILE
 - TF-01 TIMBER FENCE

ALL DOORS & WINDOWS TO
PITTSWATER ROAD & GOLF PARADE
ARE PROPOSED. EXISTING DOORS &
WINDOWS TO BE REPLACED

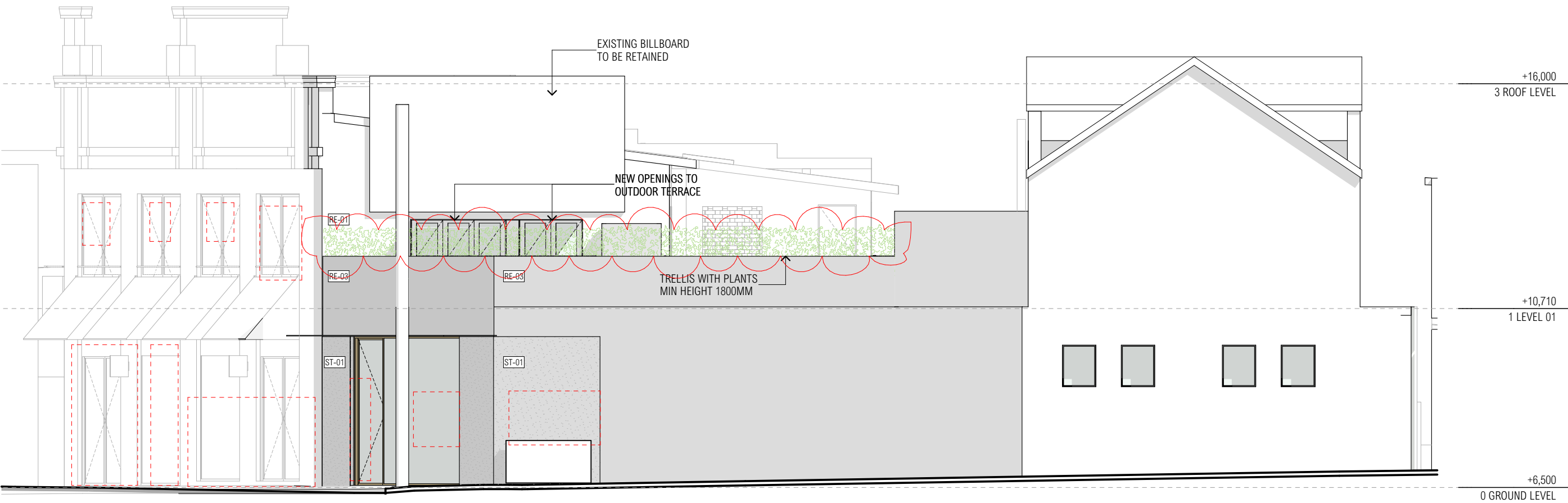
EXISTING WALLS TO BE
RETAINED

EXISTING OPENING TO BE
DEMOLISHED



BAL-01 METAL BALUSTRADE
BR-01 EXISTING BRICK
BR-02 NEW BRICK TO MATCH EXISTING
BRS-01 BRICK SCREEN
CN-01 EXISTING EXPOSED CONCRETE
CN-02 PROPOSED CONCRETE AWNINGS
LC-01 LIGHTWEIGHT CLADDING
PT-01 POWDERCOATED METAL SHEET
PT-02 POWDERCOATED METAL SHEET
RE-01 RENDER OFF-WHITE
RE-02 RENDER TEXTURED OFF-WHITE
RE-03 RENDER MEDIUM DARK
ST-01 TERRAZZO TILE
TF-01 TIMBER FENCE

- LEGEND
- EXISTING WALLS TO BE RETAINED
 - EXISTING OPENING TO BE DEMOLISHED

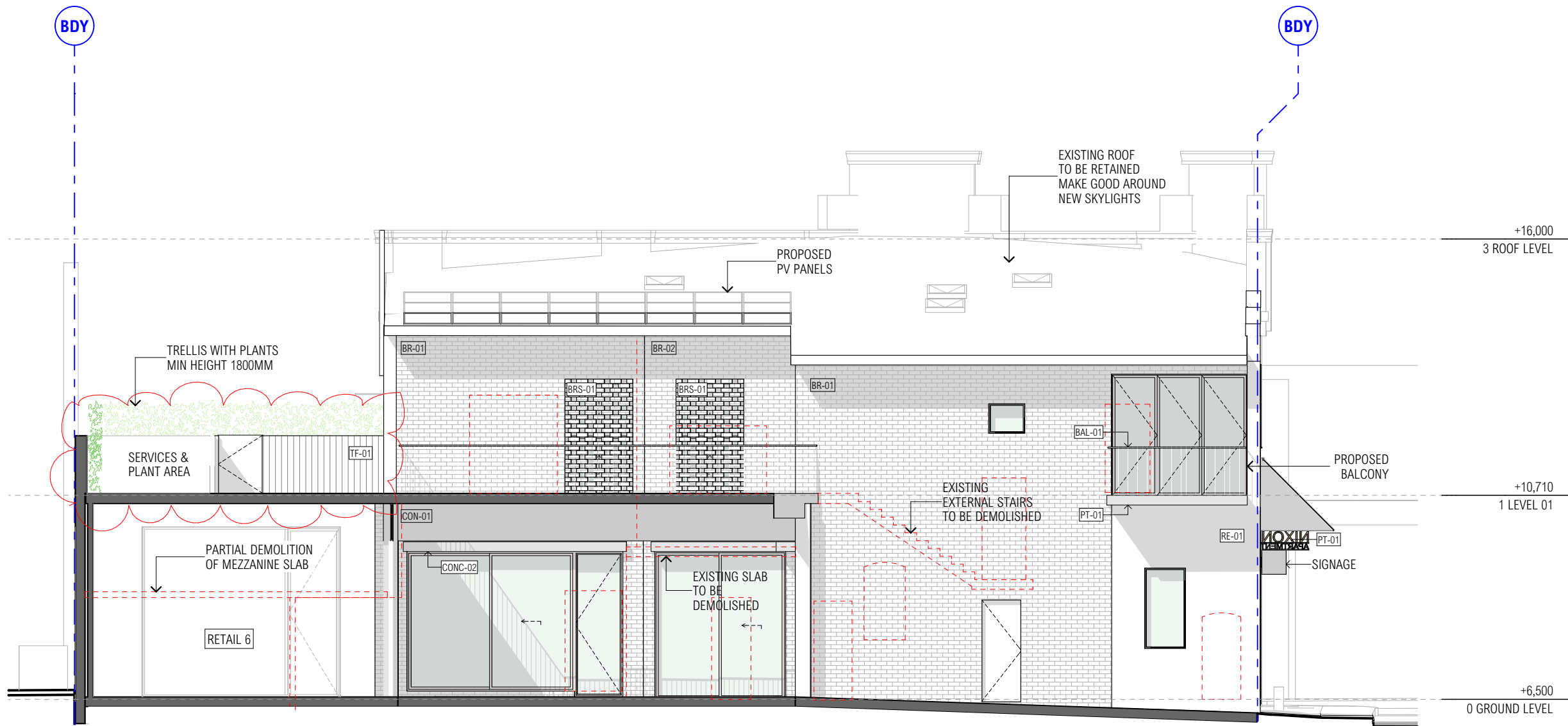


E4

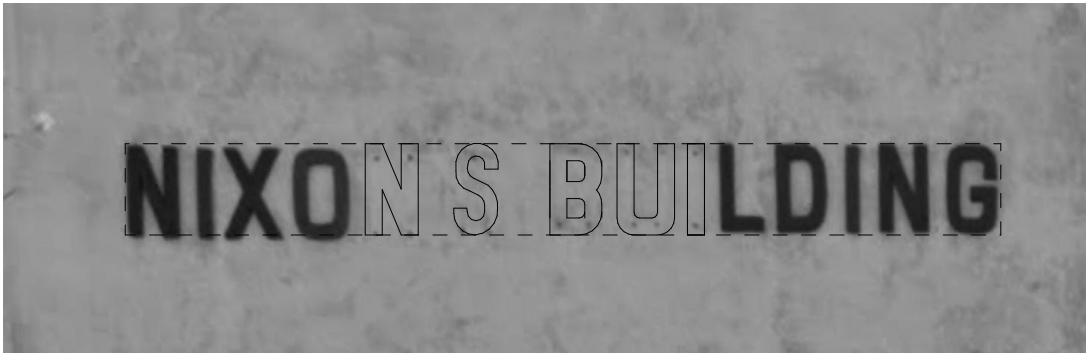
NORTH ELEVATION
1:100

- KEY
- BAL-01 METAL BALUSTRADE
 - BR-01 EXISTING BRICK
 - BR-02 NEW BRICK TO MATCH EXISTING
 - BRS-01 BRICK SCREEN
 - CN-01 EXISTING EXPOSED CONCRETE
 - CN-02 PROPOSED CONCRETE AWNINGS
 - LC-01 LIGHTWEIGHT CLADDING
 - PT-01 POWDERCOATED METAL SHEET
 - PT-02 POWDERCOATED METAL SHEET
 - RE-01 RENDER OFF-WHITE
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 - RE-03 RENDER MEDIUM DARK
 - ST-01 TERRAZZO TILE
 - TF-01 TIMBER FENCE

- LEGEND
- EXISTING WALLS TO BE RETAINED
 - EXISTING OPENING TO BE DEMOLISHED

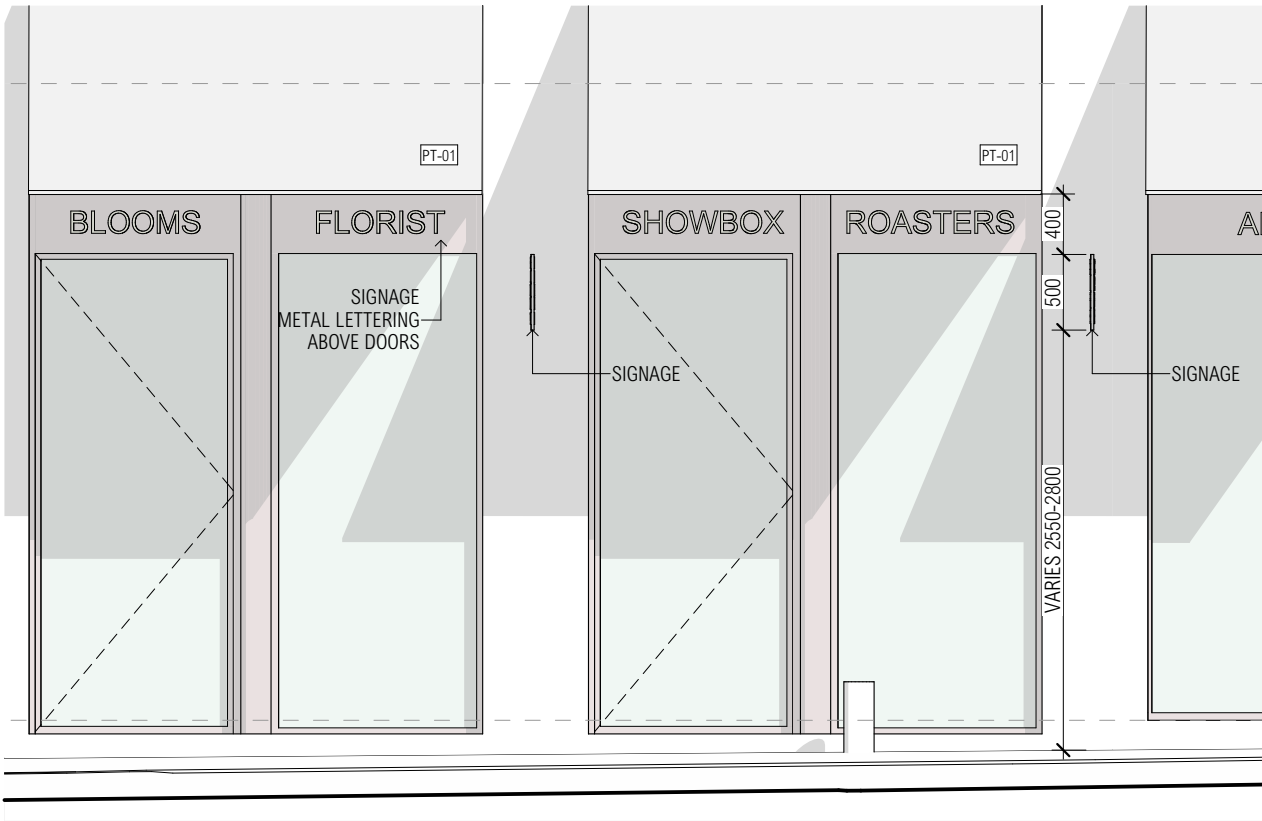


- KEY
- BAL-01 METAL BALUSTRADE
 - BR-01 EXISTING BRICK
 - BR-02 NEW BRICK TO MATCH EXISTING
 - BRS-01 BRICK SCREEN
 - CN-01 EXISTING EXPOSED CONCRETE
 - CN-02 PROPOSED CONCRETE AWNINGS
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 - PT-02 POWDERCOATED METAL SHEET
 - RE-01 RENDER OFF-WHITE
 - RE-02 RENDER TEXTURED OFF-WHITE
 - RE-03 RENDER MEDIUM DARK
 - ST-01 TERRAZZO TILE
 - TF-01 TIMBER FENCE



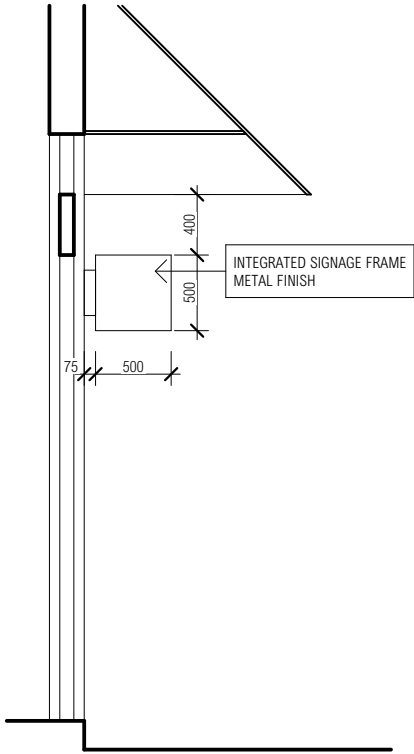
01
-

ORIGINAL SIGNAGE TO BE REINSTATED



02
-

TYPICAL SIGNAGE DESIGN INTENT ELEVATION
1:50



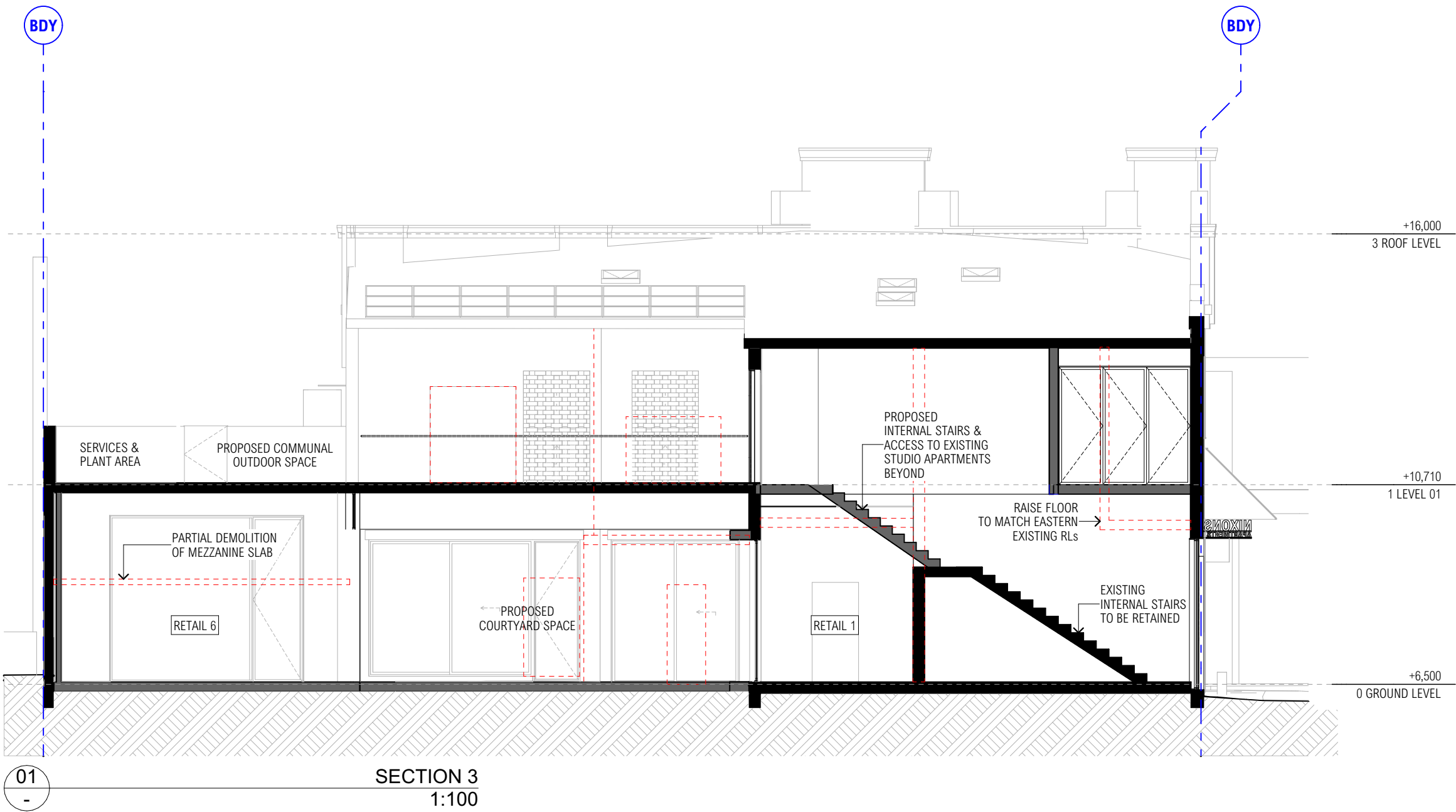
03
-

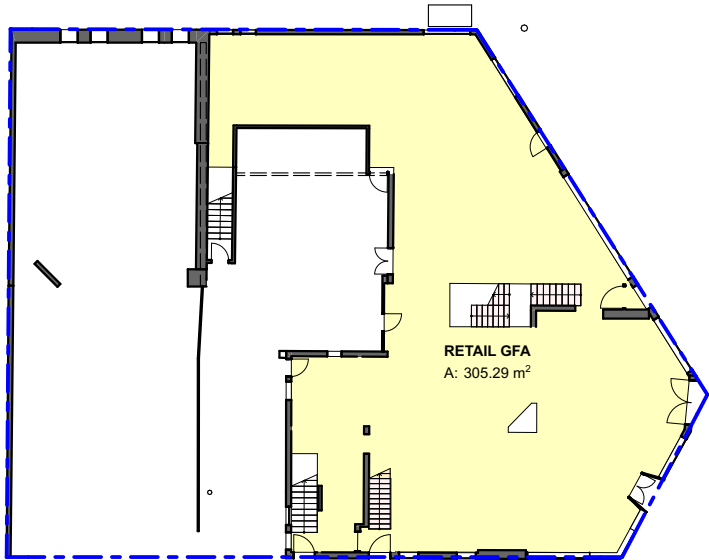
TYPICAL SIGNAGE DETAIL INTENT
1:50

 EXISTING WALLS TO BE RETAINED
 PROPOSED INFILL WALLS
 EXISTING FLOORSPACE TO BE REFURBISHED

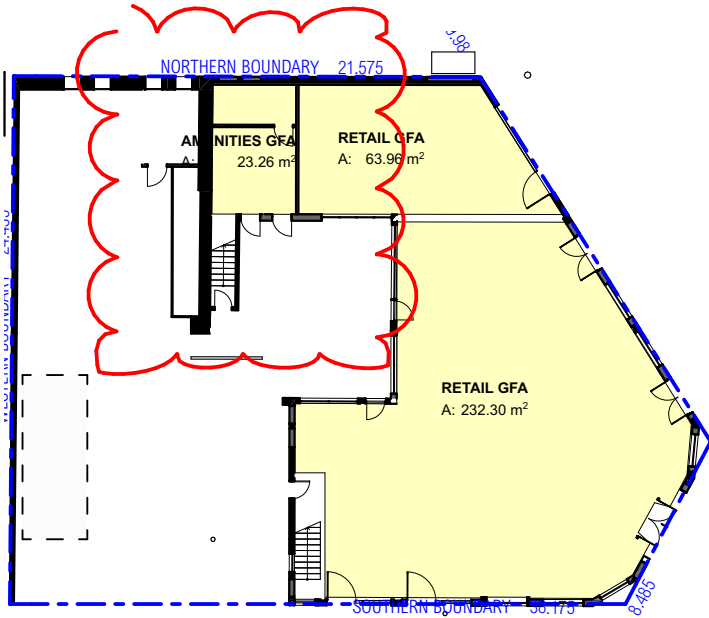


- LEGEND
- EXISTING WALLS TO BE RETAINED
 - PROPOSED INFILL WALLS
 - EXISTING FLOORSPACE TO BE REFURBISHED

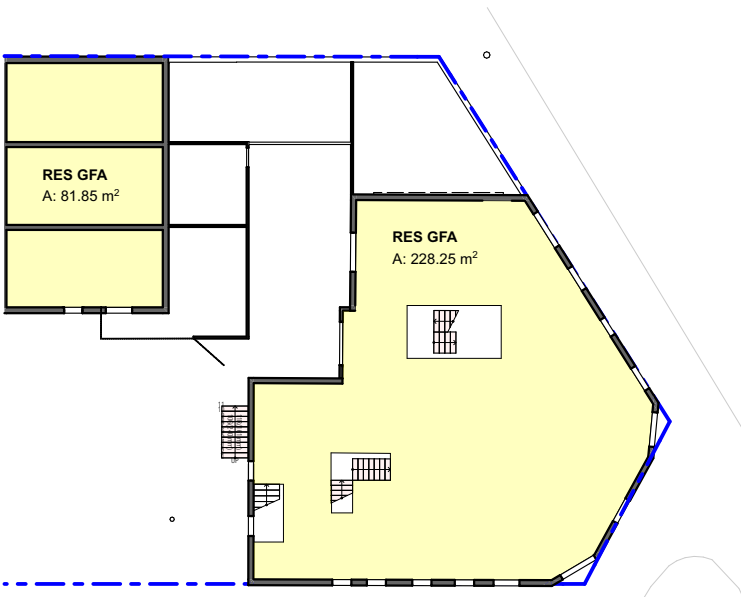




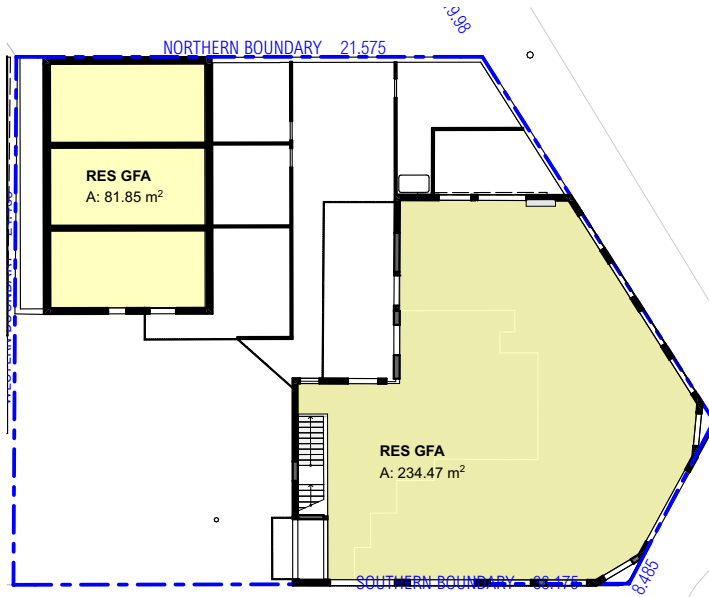
GROUND LEVEL EXISTING GFA



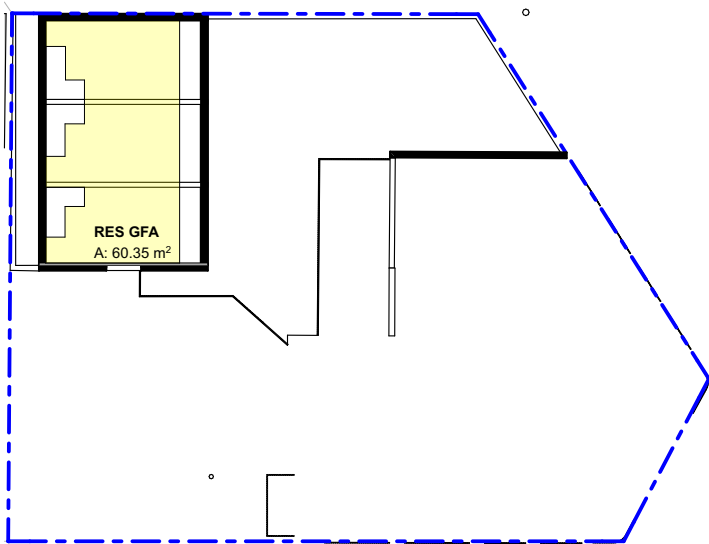
GROUND LEVEL PROPOSED GFA



LEVEL 1 EXISTING GFA



LEVEL 1 PROPOSED GFA



LEVEL 02 EXISTING GFA

CONTROLS		
SITE AREA (m2)	FSR	GFA (m2)
684.6	1:1	684.6

EXISTING FSR		
SITE AREA (m2)	FSR	GFA (m2)
684.6	0.99:1	675.7

PROPOSED FSR		
SITE AREA (m2)	FSR	GFA (m2)
684.6	1.02:1	696.2m2

GFA - EXISTING		
LEVEL	TYPE	GFA EXISTING
GROUND LEVEL	RETAIL GFA	305
LEVEL 01	RES GFA	310
LEVEL 02	RES GFA	60
		675 m²

GFA PROPOSED		
LEVEL	TYPE	GFA PROPOSED
GROUND LEVEL	AMENITIES GFA	23
GROUND LEVEL	RETAIL GFA	296
LEVEL 01	RES GFA	316
LEVEL 02	RES GFA	60
		695 m²



01
-

GOLF PARADE EXISTING

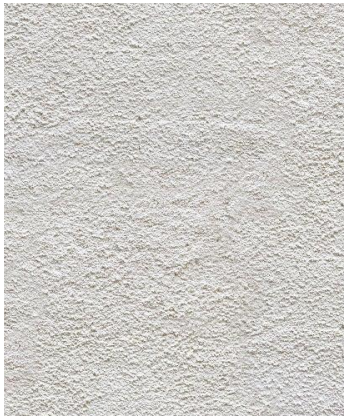


02
-

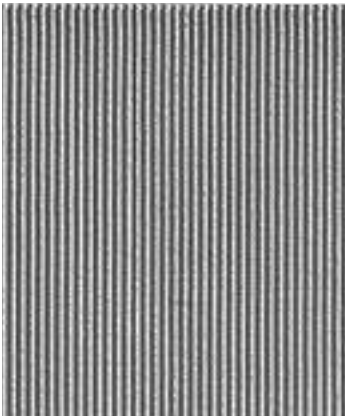
PITTWATER ROAD EXISTING







RENDER OFF-WHITE
RE-01



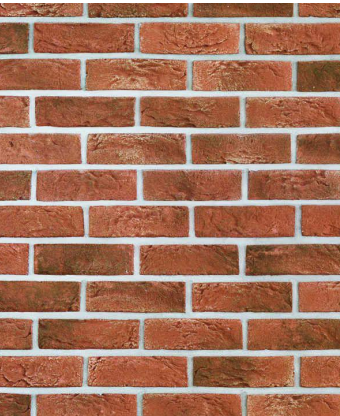
RENDER TEXTURED OFF-WHITE
RE-02



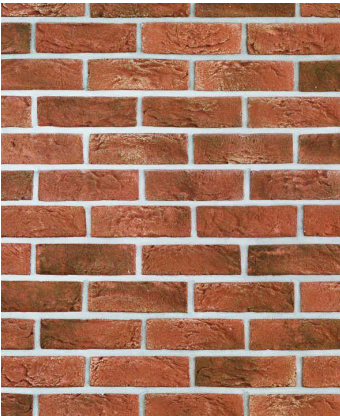
RENDER MEDIUM DARK
RE-03



TERRAZZO TILES
ST-01



EXISTING MASONRY
BR-01



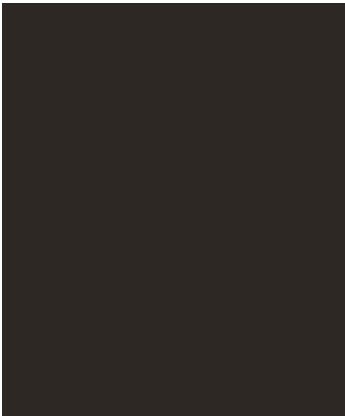
NEW MASONRY TO MATCH EXISTING
BR-02



EXISTING EXPOSED CONCRETE
CON-01



METAL AWNINGS
PT-01



DOOR FRAMES - POWDERCOAT FINISH



METAL BALUSTRADES
BAL-01

REV	DATE	ISSUE
01	3/2/22	DEVELOPMENT APPLICATION

REV	DATE	ISSUE

PROJECT
199-205 Pittwater Rd, Manly
PROJECT NUMBER
21057

PLOT DATE
22/7/22

DRAWN
MG

CHECKED
TR

SHEET SCALE

SHEET SIZE
A3

NORTH
N



SHEET TITLE
MATERIALS & FINISHES
SHEET NUMBER
A-DA-904

REVISION
01