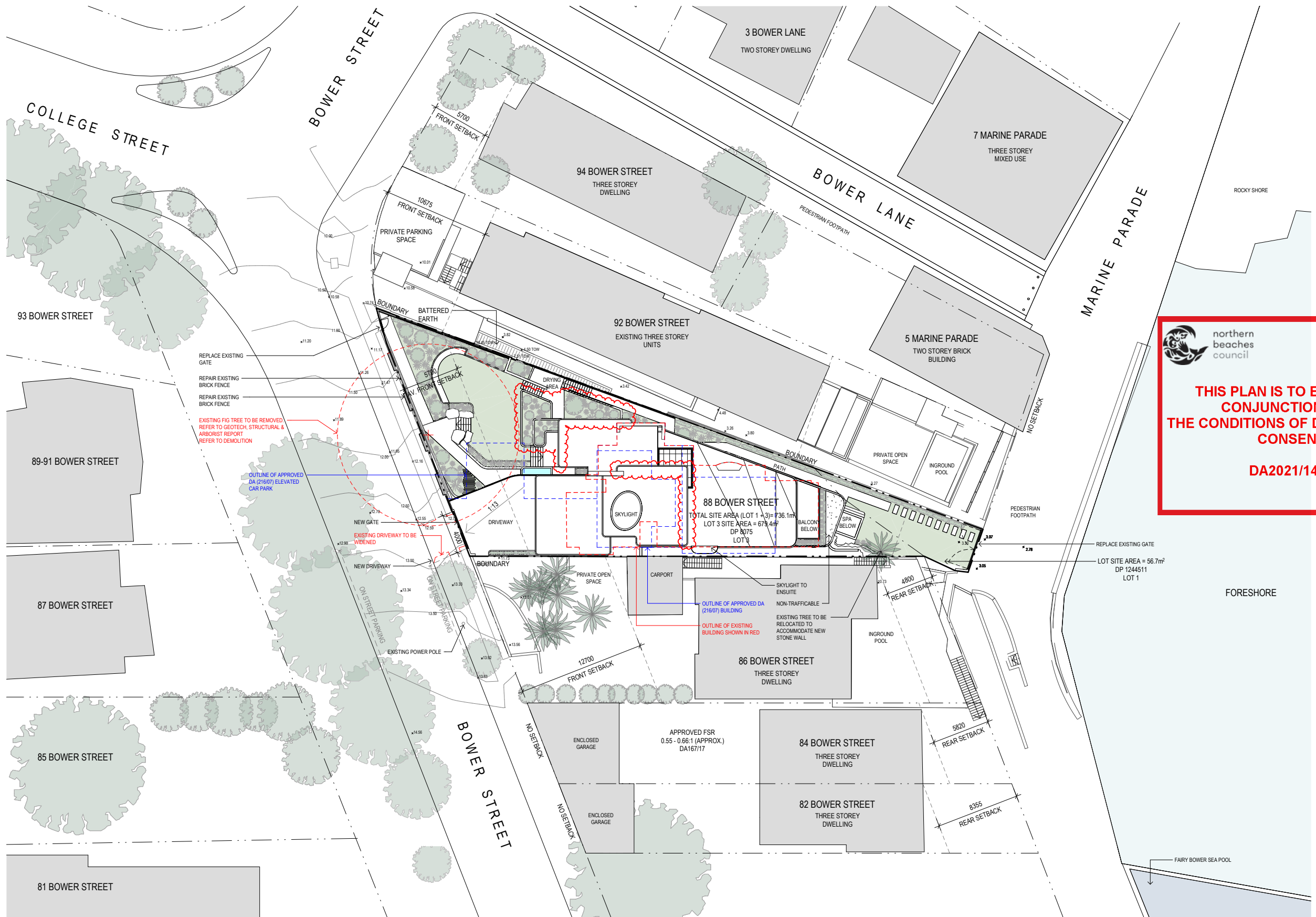




northern beaches council

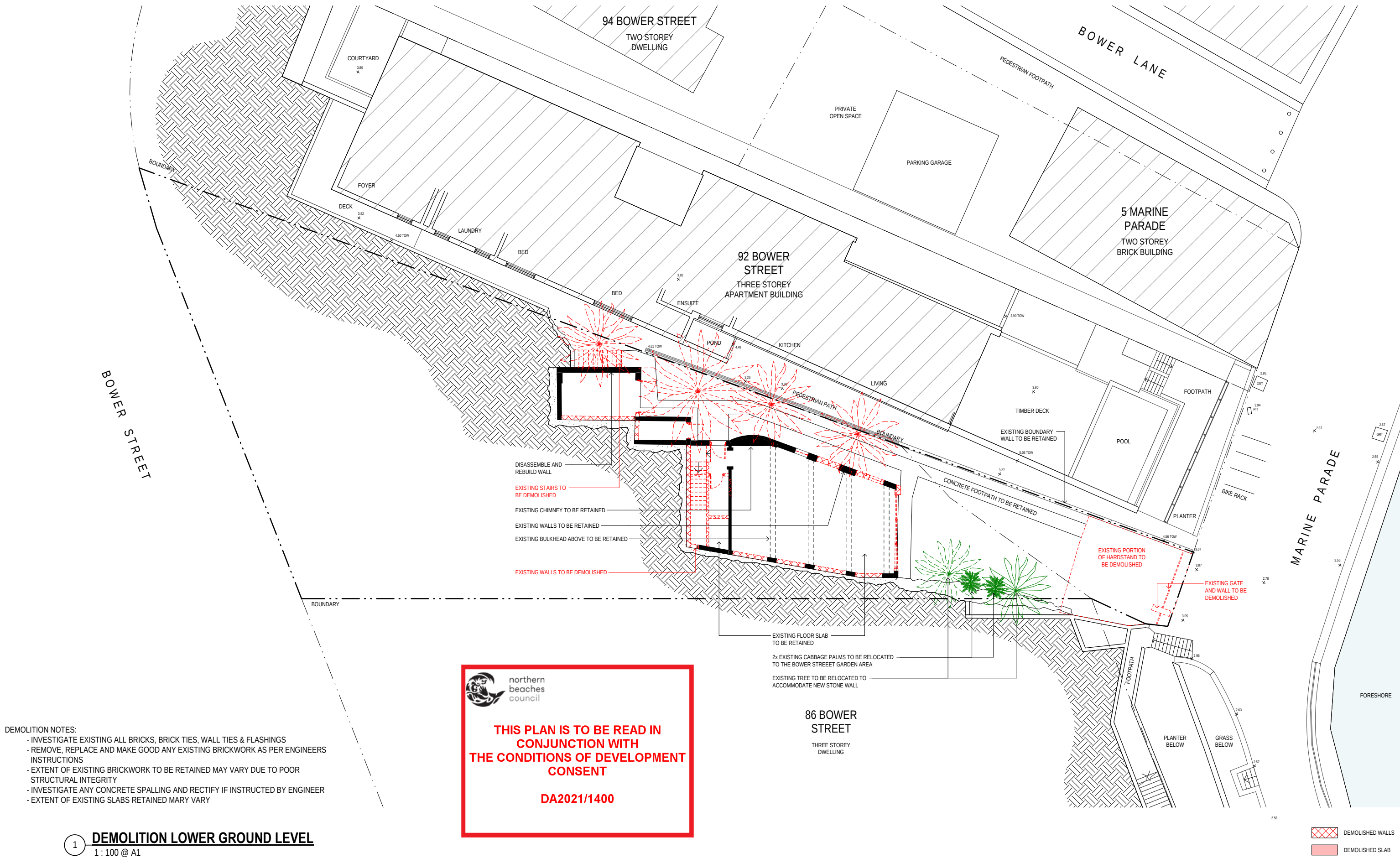
THIS PLAN IS TO BE READ IN CONJUNCTION WITH THE CONDITIONS OF DEVELOPMENT CONSENT

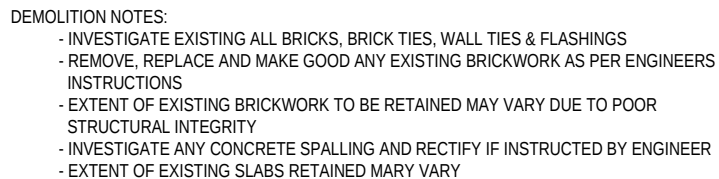
DA2021/1400

LEGEND

- PROPOSED WALLS
- EXISTING WALLS
- DA PROPOSAL (2021/1400) OUTLINE
- APPROVED DA (216/07) OUTLINE
- EXISTING BUILDING OUTLINE

1 SITE PLAN.
1:200 @ A1





1 DEMOLITION
1 : 100 @ A1

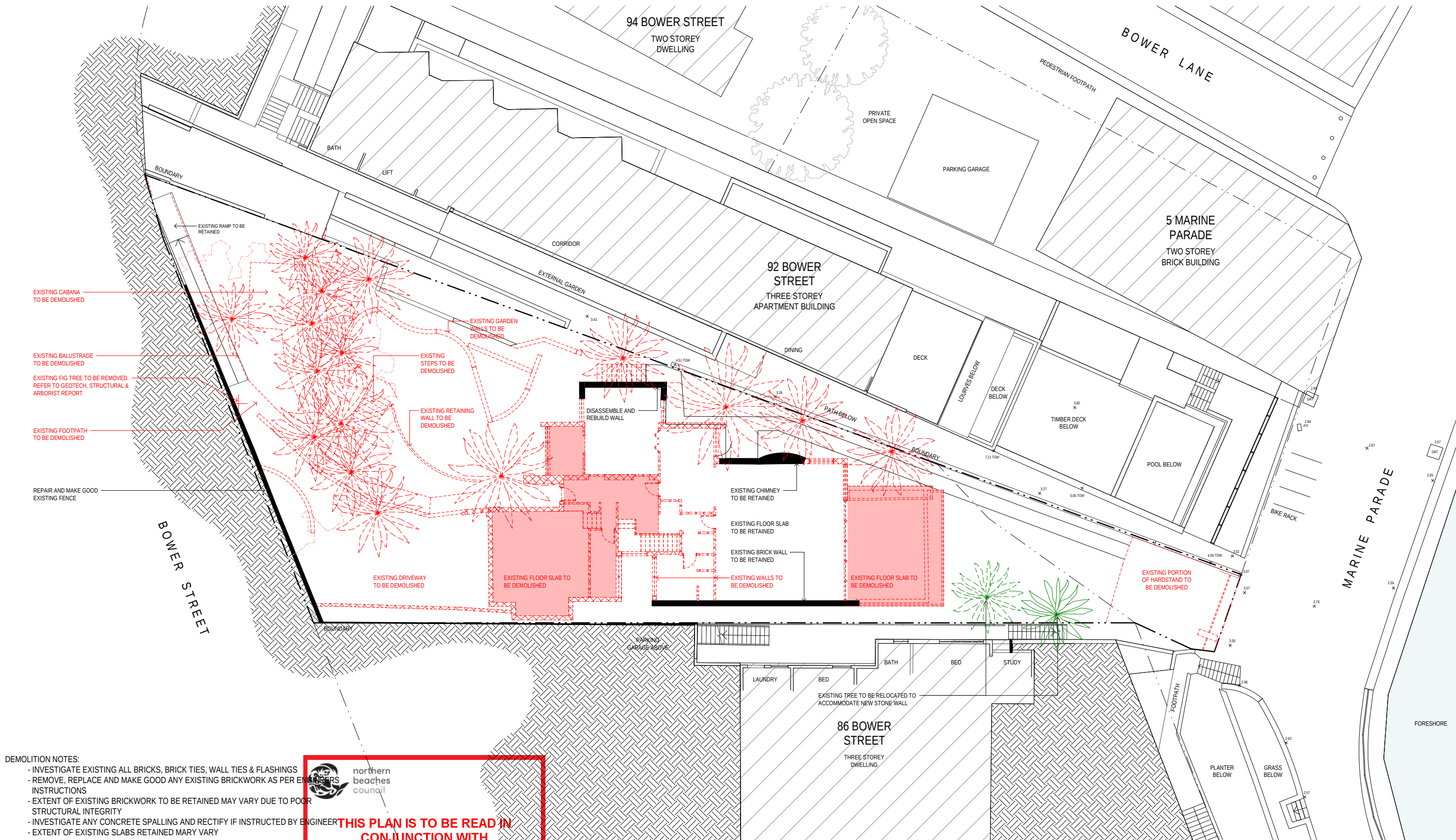


ISS DATE

PURPOSE OF ISSUE

 DEMOLISHED WALLS

 DEMOLISHED SLAB



- DEMOLITION NOTES:
- INVESTIGATE EXISTING ALL BRICKS, BRICK TIES, WALL TIES & FLASHINGS
 - REMOVE, REPLACE AND MAKE GOOD ANY EXISTING BRICKWORK AS PER ENGINEER'S INSTRUCTIONS
 - EXTENT OF EXISTING BRICKWORK TO BE RETAINED MAY VARY DUE TO POOR STRUCTURAL INTEGRITY
 - INVESTIGATE ANY CONCRETE SPALLING AND RECTIFY IF INSTRUCTED BY ENGINEER
 - EXTENT OF EXISTING SLABS RETAINED MAY VARY



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

DA2021/1400

1 DEMOLITION LEVEL 1 PLAN
1 : 100 @ A1

DEMOLISHED WALLS
DEMOLISHED SLAB

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STATUS DEVELOPMENT APPLICATION

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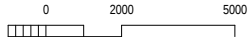
A 25.06.21 ISSUE FOR DA

ISS DATE

PURPOSE OF ISSUE

NOTES

1:200 @ A3
1:100 @ A1



PROJECT
BOWER STREET RESIDENCE
88 BOWER STREET

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INTERIOR DESIGNERS
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NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

DRAWING NO.
DA-032 A

DRAWN BY
JP

CHECKED BY
AA

SCALE
1:100 @ A1
1:200 @ A3

DRAWING TITLE
DEMOLITION LEVEL 1 PLAN

JOB NO.
BOW2010

DATE
25.06.21





- DEMOLITION NOTES:
- INVESTIGATE EXISTING ALL BRICKS, BRICK TIES, WALL TIES & FLASHINGS
 - REMOVE, REPLACE AND MAKE GOOD ANY EXISTING BRICKWORK AS PER ENGINEERS INSTRUCTIONS
 - EXTENT OF EXISTING BRICKWORK TO BE RETAINED MAY VARY DUE TO POOR STRUCTURAL INTEGRITY
 - INVESTIGATE ANY CONCRETE SPALLING AND RECTIFY IF INSTRUCTED BY ENGINEER
 - EXTENT OF EXISTING SLABS RETAINED MAY VARY

1 **DEMOLITION ROOF LEVEL**
1 : 100 @ A1



**THIS PLAN IS TO BE READ IN
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DA2021/1400

DEMOLISHED WALLS
DEMOLISHED SLAB

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A 25.06.21 ISSUE FOR DA

ISS DATE

PURPOSE OF ISSUE

PROJECT
BOWER STREET RESIDENCE
88 BOWER STREET

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NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW),
17219 (VIC), 3677 (QLD)

DRAWING NO.
DA-033 A

DRAWN BY
JP

CHECKED BY
AA

DRAWING TITLE
DEMOLITION ROOF LEVEL

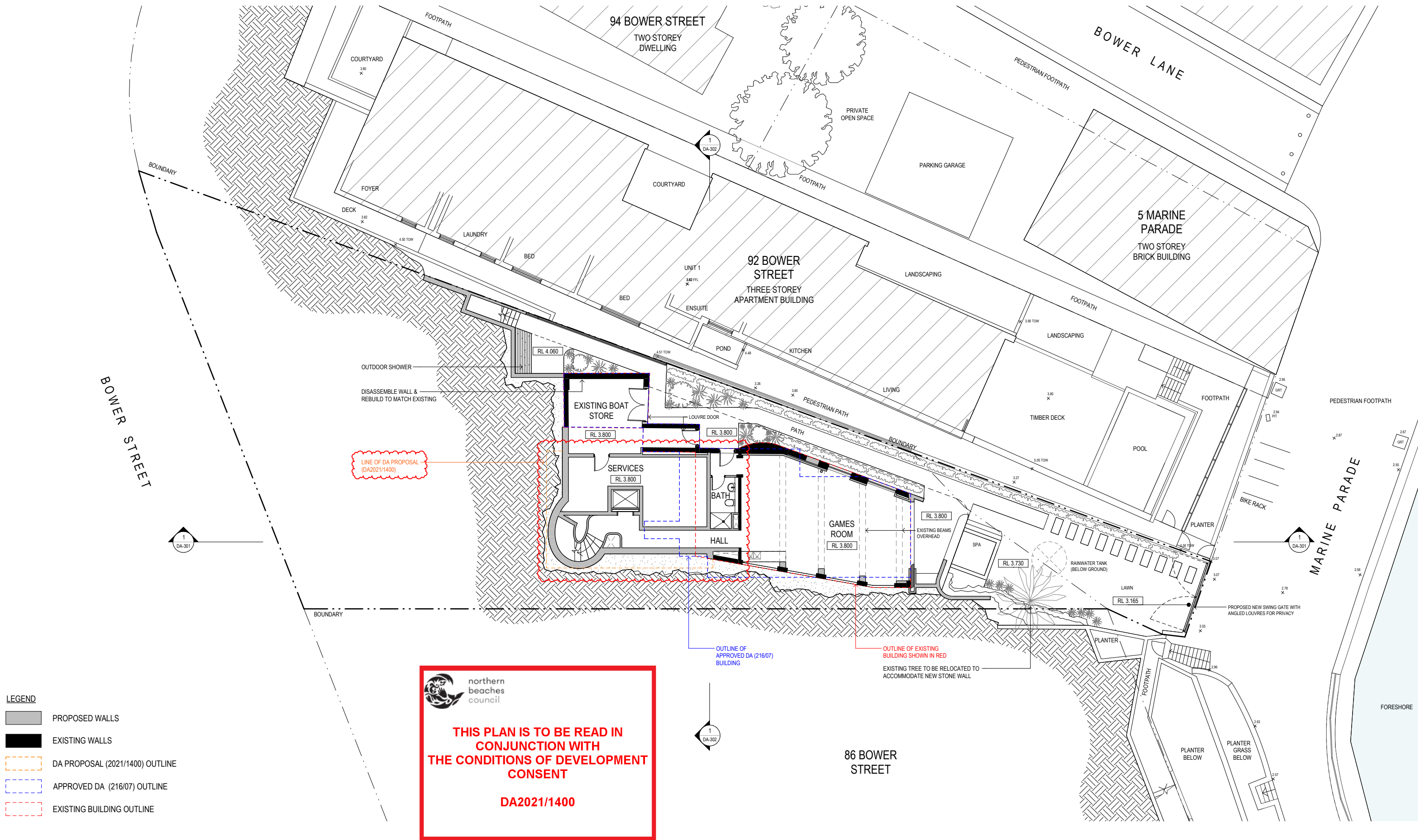
ISSUE
A

SCALE
**1:100 @ A1
1:200 @ A3**

JOB NO.
BOW2010

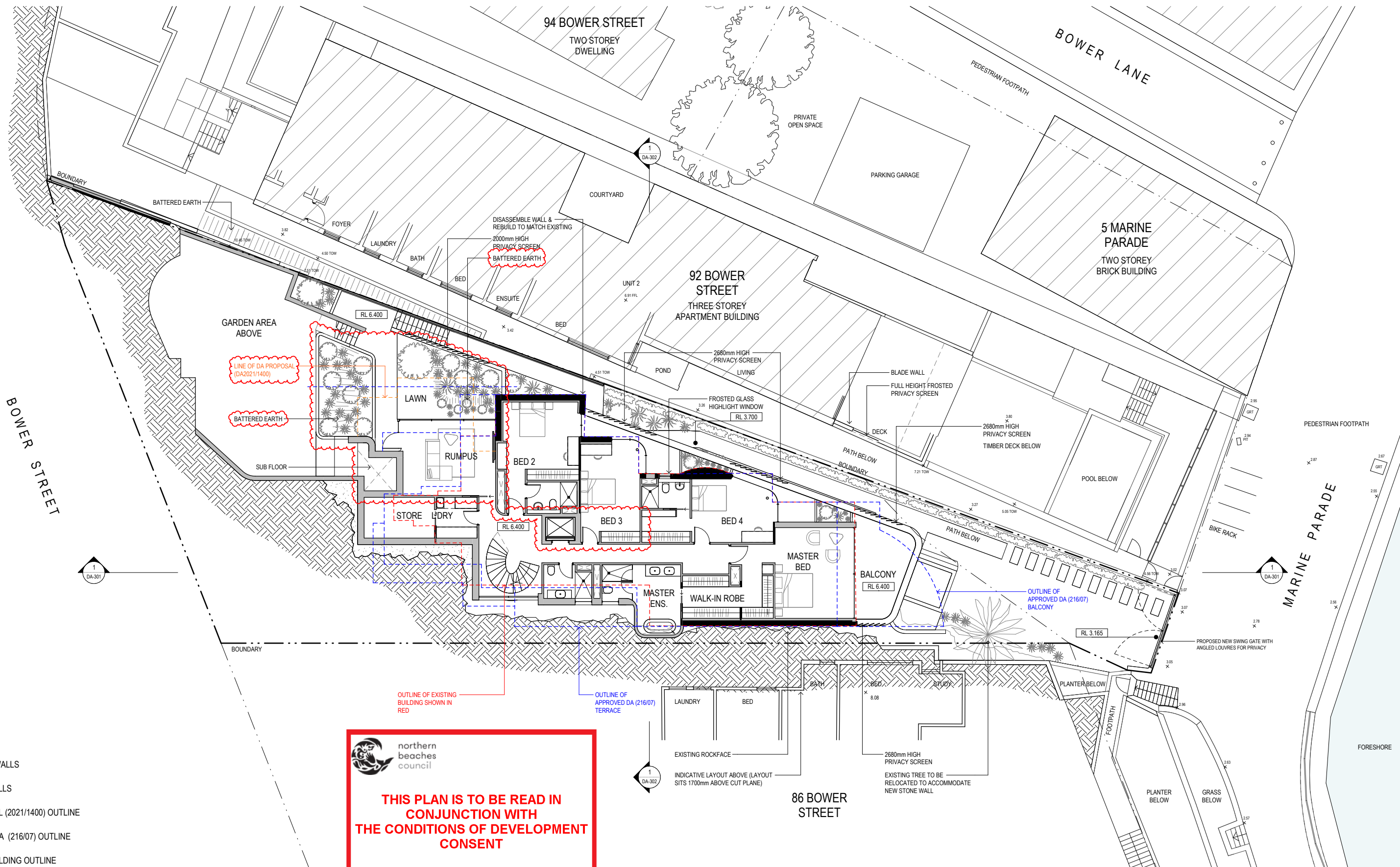
DATE
25.06.21





1 FLOOR PLAN - LOWER GROUND LEVEL
1: 100 @ A1

NOTE: FOR SETBACK DETAILS REFER TO DA-499
REFER TO LANDSCAPE PLANS FOR DETAILS



- LEGEND**
- PROPOSED WALLS
 - EXISTING WALLS
 - DA PROPOSAL (2021/1400) OUTLINE
 - APPROVED DA (216/07) OUTLINE
 - EXISTING BUILDING OUTLINE

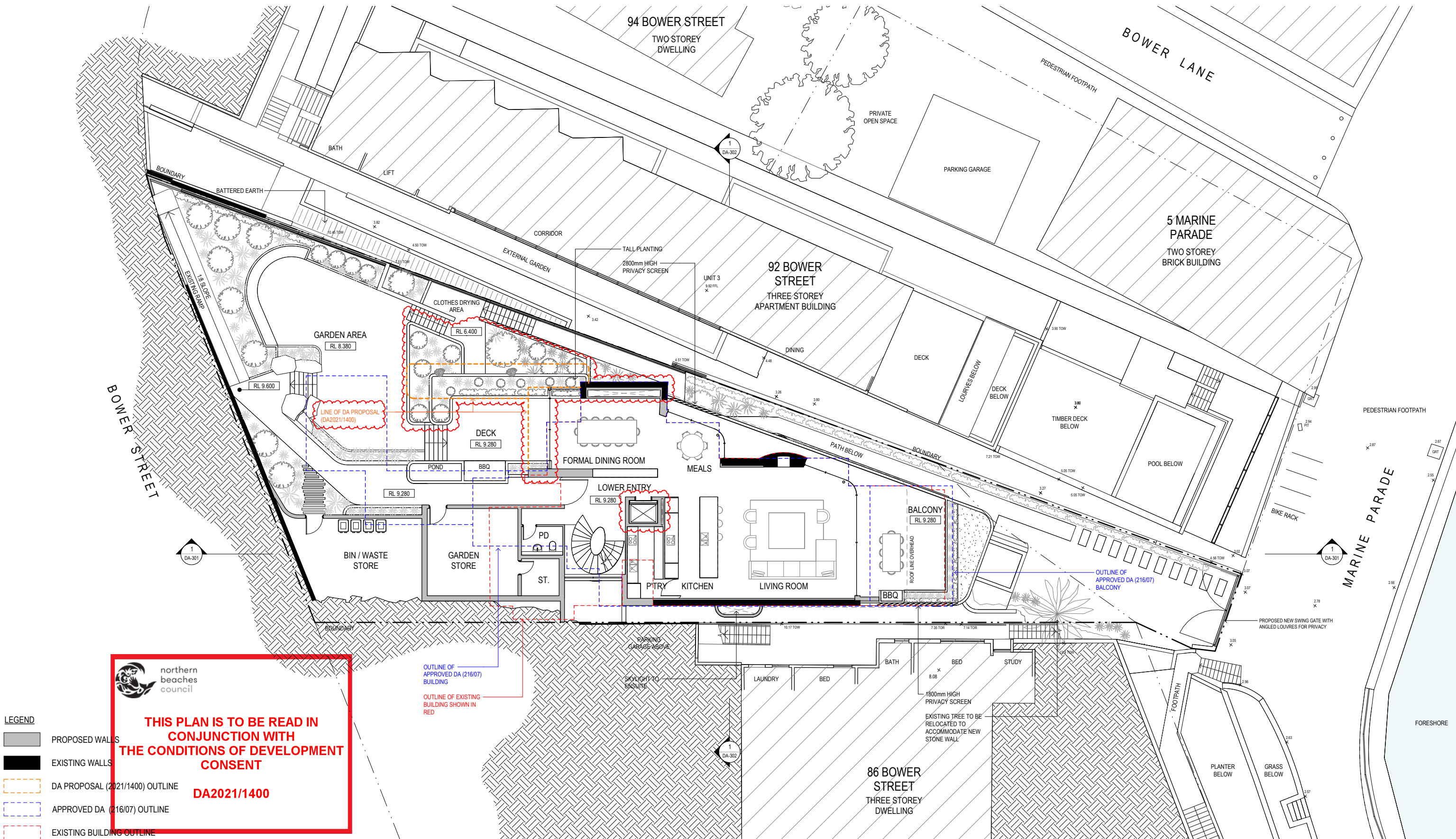
1 **FLOOR PLAN - GROUND LEVEL**
1: 100 @ A1

northern beaches council

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

DA2021/1400

NOTE: FOR SETBACK DETAILS REFER TO DA-500
REFER TO LANDSCAPE PLANS FOR DETAILS



- LEGEND**
- PROPOSED WALLS
 - EXISTING WALLS
 - DA PROPOSAL (2021/1400) OUTLINE
 - APPROVED DA (216/07) OUTLINE
 - EXISTING BUILDING OUTLINE

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

DA2021/1400

1 FLOOR PLAN - LEVEL 1
1: 100 @ A1

NOTE: FOR SETBACK DETAILS REFER TO DA-501
REFER TO LANDSCAPE PLANS FOR DETAILS

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B 11.02.22 REVISED DA
A 25.06.21 ISSUE FOR DA

ISS DATE

PURPOSE OF ISSUE

NOTES

1:200 @ A3
1:100 @ A1

- List of Amendments
- FSR reduced from 0.57 to 0.53:1
 - Height plane encroachment reduced from 1190mm to 1170mm.
 - Reconfigured lower ground floor, service room and stair access hall.
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 - Reduced extent of new rampus.
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 - Reduced extent of formal dining room.
 - Increased landscaped and open space areas to garden and deck.
 - Reduced extent of entry hall and study at entry level.
 - Reduced extent of roof overhang over deck and formal dining.
 - Reduced extent of roof overhang over roof terrace and study.

PROJECT BOWER STREET RESIDENCE

88 BOWER STREET

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DRAWING NO.
DA-101

DRAWN BY
JP

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AA

DRAWING TITLE
FLOOR PLAN LEVEL 1

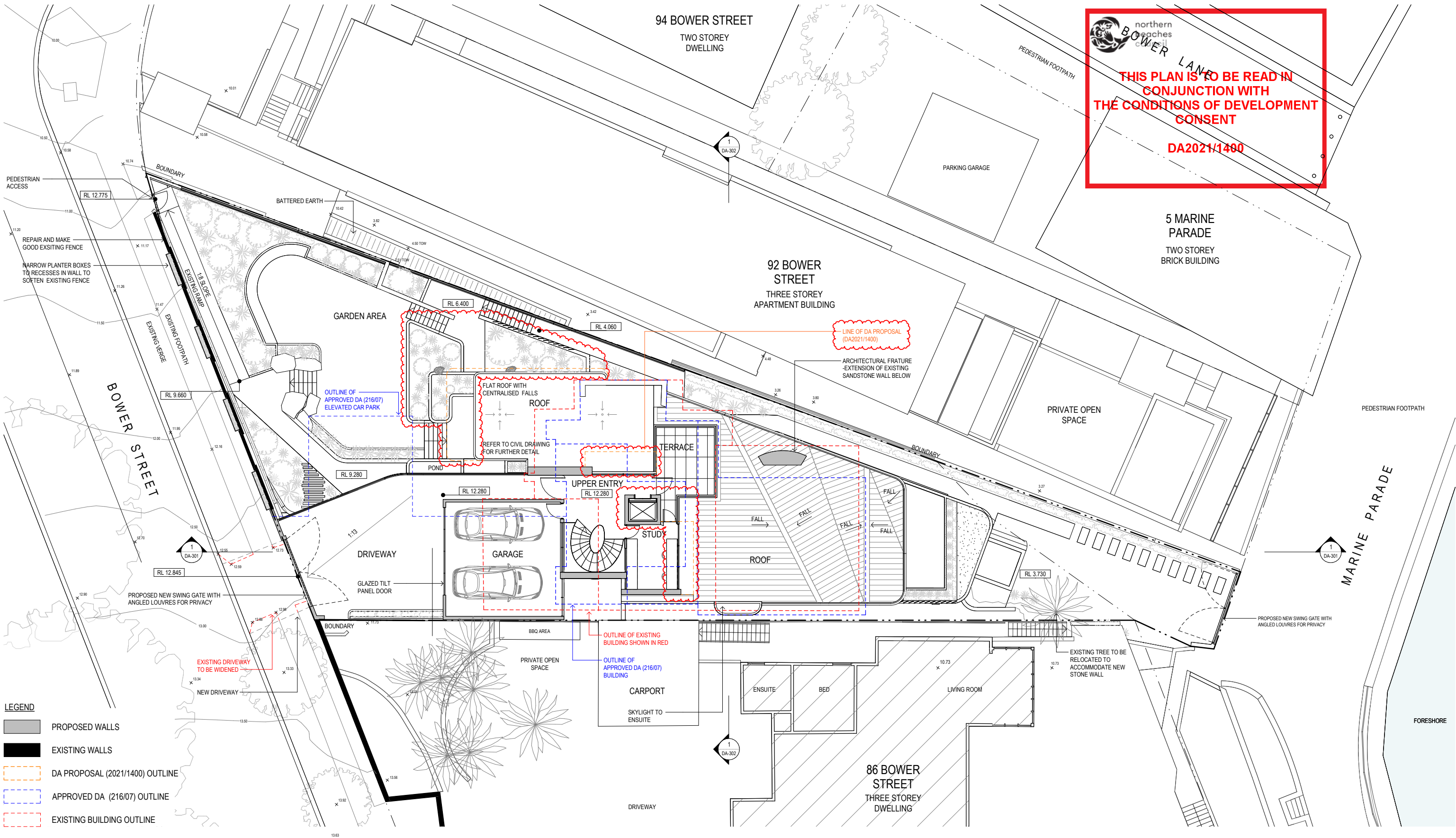
ISSUE
B

SCALE
**1:100@ A1
1:200@A3**

JOB NO.
BOW2010

DATE
11.02.22





1 FLOOR PLAN - ENTRY LEVEL
1: 100 @ A1

NOTE: FOR SETBACK DETAILS REFER TO DA-502
REFER TO LANDSCAPE PLANS FOR DETAILS

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B 11.02.22 REVISED DA
A 25.06.21 ISSUE FOR DA

ISS DATE PURPOSE OF ISSUE

NOTES

1:200 @ A3
1:100 @ A1

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 - Reduced extent of roof overhang over roof terrace and study.

PROJECT
BOWER STREET RESIDENCE
88 BOWER STREET

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DRAWING NO.
DA-102

ISSUE
B

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JP

CHECKED BY
AA

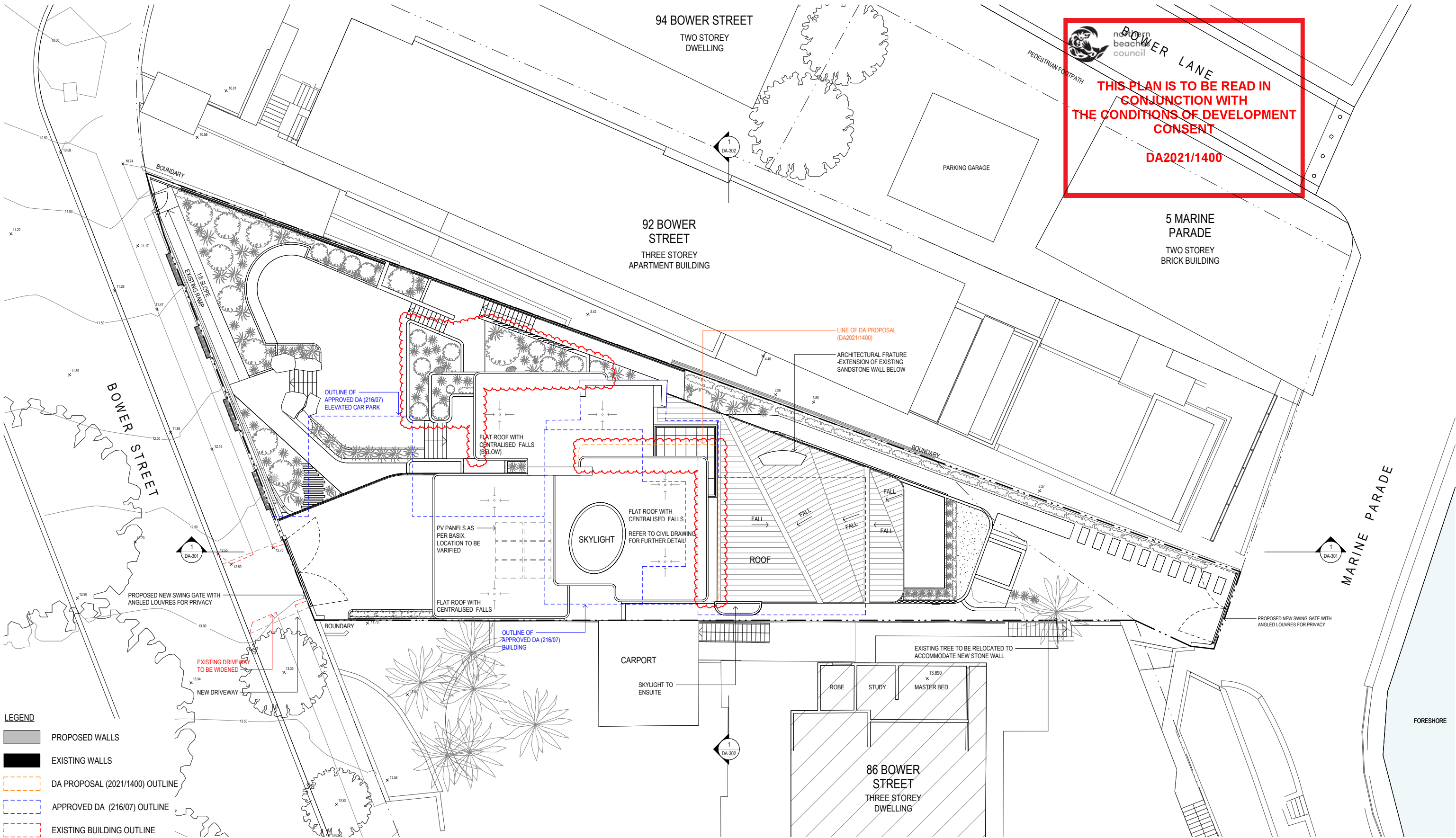
SCALE
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1:200 @ A3

DRAWING TITLE
FLOOR PLAN ENTRY LEVEL

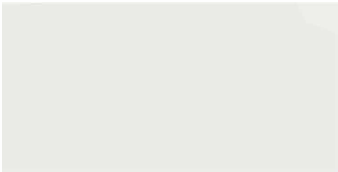
JOB NO.
BOW2010

DATE
11.02.22





1 **FLOOR PLAN - ROOF LEVEL**
1: 100 @ A1



A - LIGHT GREY FINISH



B - MID GREY FINISH



C - SANDSTONE CLADDING



D - SANDSTONE BLOCKS



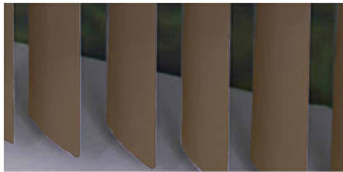
E - DARK GREY WINDOW FRAMES



F - DARK GREY COPING TO MATCH WINDOW FRAMES



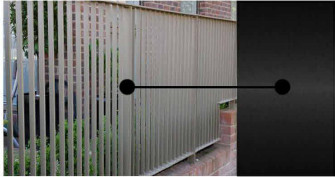
G - COPPER STYLE ROOFING



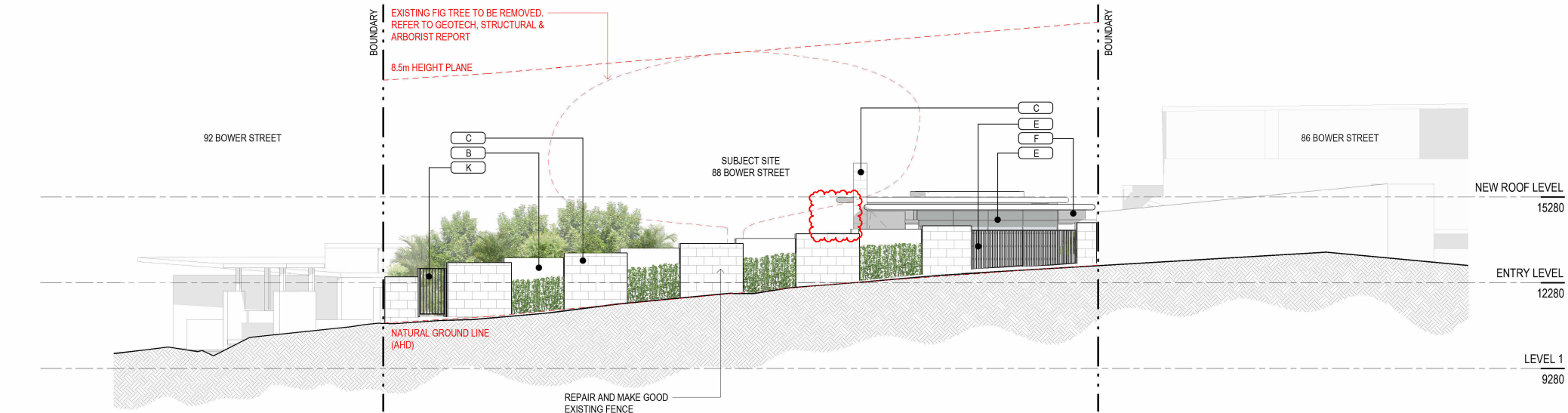
H - COPPER-LOOK LOUVRES



J - FRAMELESS GLASS BALUSTRADE



K - DARK GREY METAL FENCING & GATE



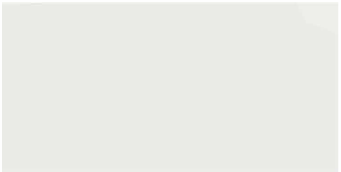
2 SOUTH ELEVATION
1: 100 @ A1

LEGEND

APPROVED DA (216/07) OUTLINE

EXISTING BUILDING OUTLINE

1 NORTH ELEVATION
1: 100 @ A1



A - LIGHT GREY FINISH



B - MID GREY FINISH



C - SANDSTONE CLADDING



D - SANDSTONE BLOCKS



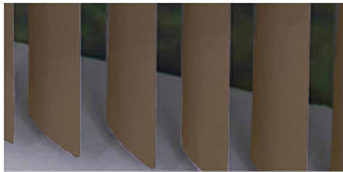
E - DARK GREY WINDOW FRAMES



F - DARK GREY COPING TO MATCH WINDOW FRAMES



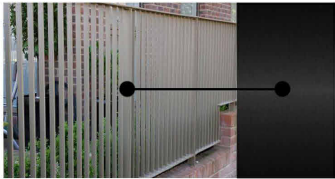
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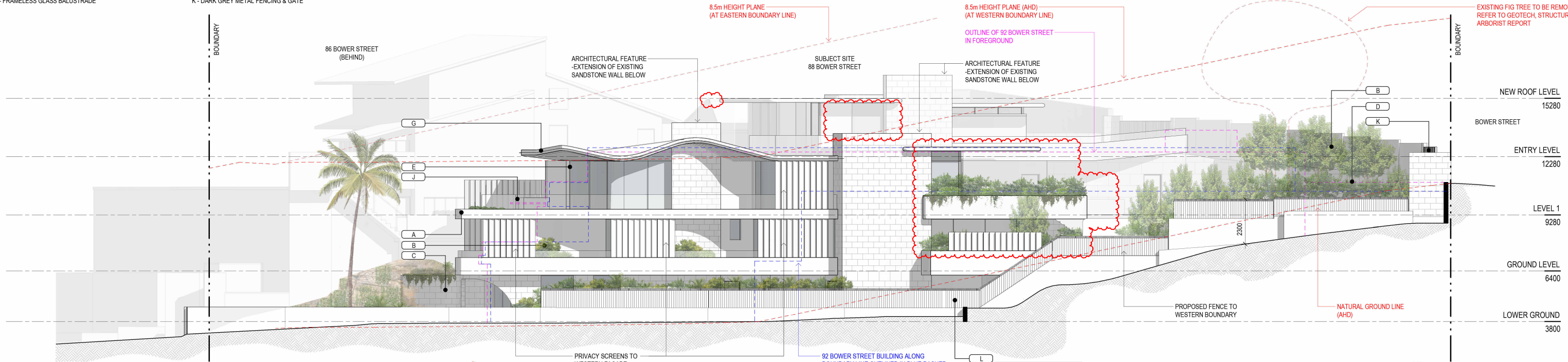
H - COPPER-LOOK LOUVRES



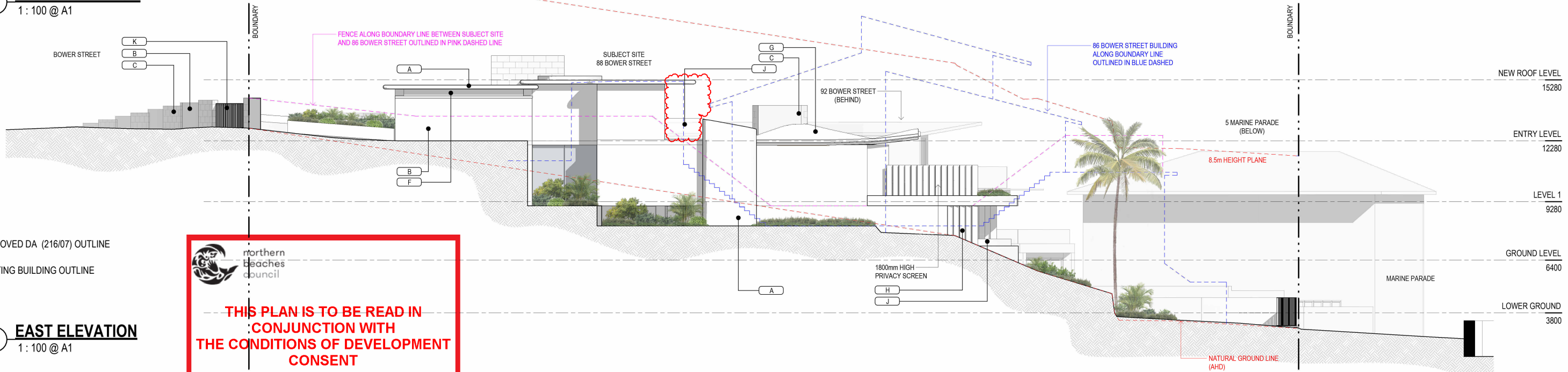
J - FRAMELESS GLASS BALUSTRADE



K - DARK GREY METAL FENCING & GATE



2 WEST ELEVATION
1:100 @ A1



1 EAST ELEVATION
1:100 @ A1

LEGEND

APPROVED DA (216/07) OUTLINE

EXISTING BUILDING OUTLINE



northern beaches council

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

DA2021/1400

B 11.02.22 REVISED DA

A 25.06.21 ISSUE FOR DA

ISS DATE PURPOSE OF ISSUE

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- NOTES**
- 1:200 @ A3 0 2000 5000
- 1:100 @ A1
- List of Amendments
- FSR reduced from 0.57 to 0.53:1
 - Height plane encroachment reduced from 1190mm to 1170mm.
 - Reconfigured lower ground floor, service room and stair access hall.
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 - Reduced extent of new rampus.
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 - Reduced extent of roof overhang over deck and formal dining.
 - Reduced extent of roof overhang over roof terrace and study.

PROJECT
BOWER STREET RESIDENCE

88 BOWER STREET

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INTERIOR DESIGNERS

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NOMINATED ARCHITECT
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17219 (VIC), 3677 (QLD)

DRAWING NO. **DA-202** ISSUE **B** JOB NO. **BOW2010**

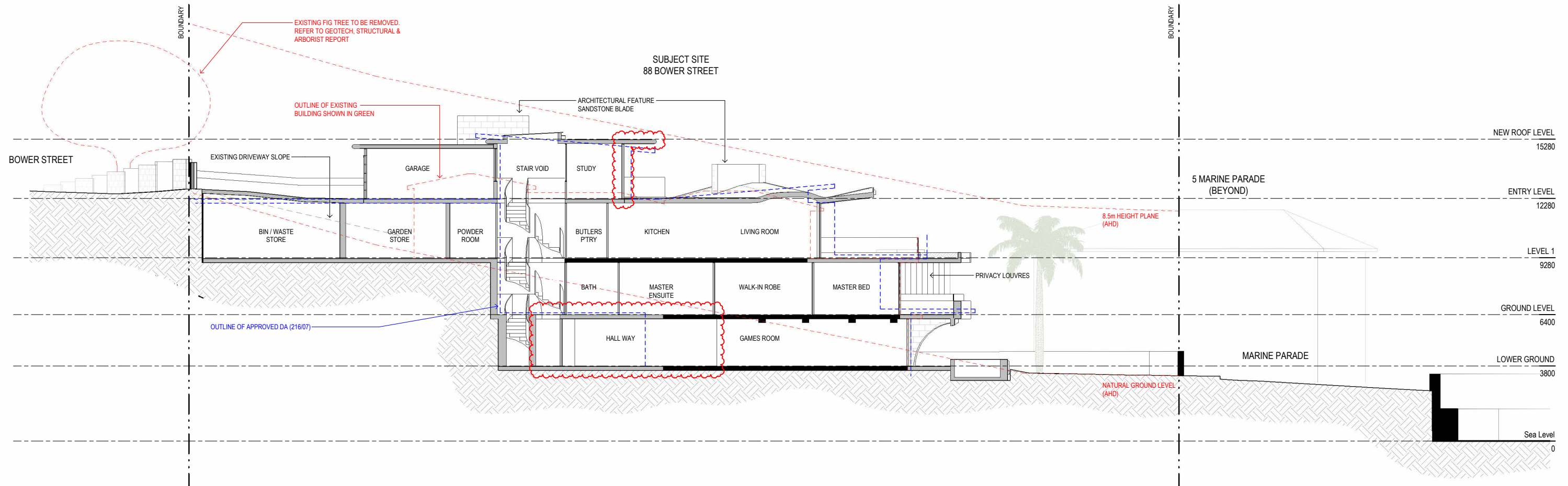
DRAWN BY **JP** CHECKED BY **AA** SCALE **1:100@ A1** DATE **11.02.22**

DRAWING TITLE **ELEVATIONS SHEET 2**



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

DA2021/1400



1 SECTION 1
1:100 @ A1

LEGEND

- PROPOSED WALLS
- EXISTING WALLS
- DA PROPOSAL (2021/1400) OUTLINE
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APPLICATION

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B 11.02.22 REVISED DA
A 25.06.21 ISSUE FOR DA

ISS DATE

PURPOSE OF ISSUE

NOTES

1:200 @ A3
1:100 @ A1

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PROJECT
BOWER STREET RESIDENCE
88 BOWER STREET

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NOMINATED ARCHITECT
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17219 (VIC), 3677 (QLD)

DRAWING NO.
DA-301

ISSUE
B

JOB NO.
BOW2010

DRAWN BY
JP

CHECKED BY
AA

SCALE
1:100@ A1
1:200@A3

DATE
11.02.22

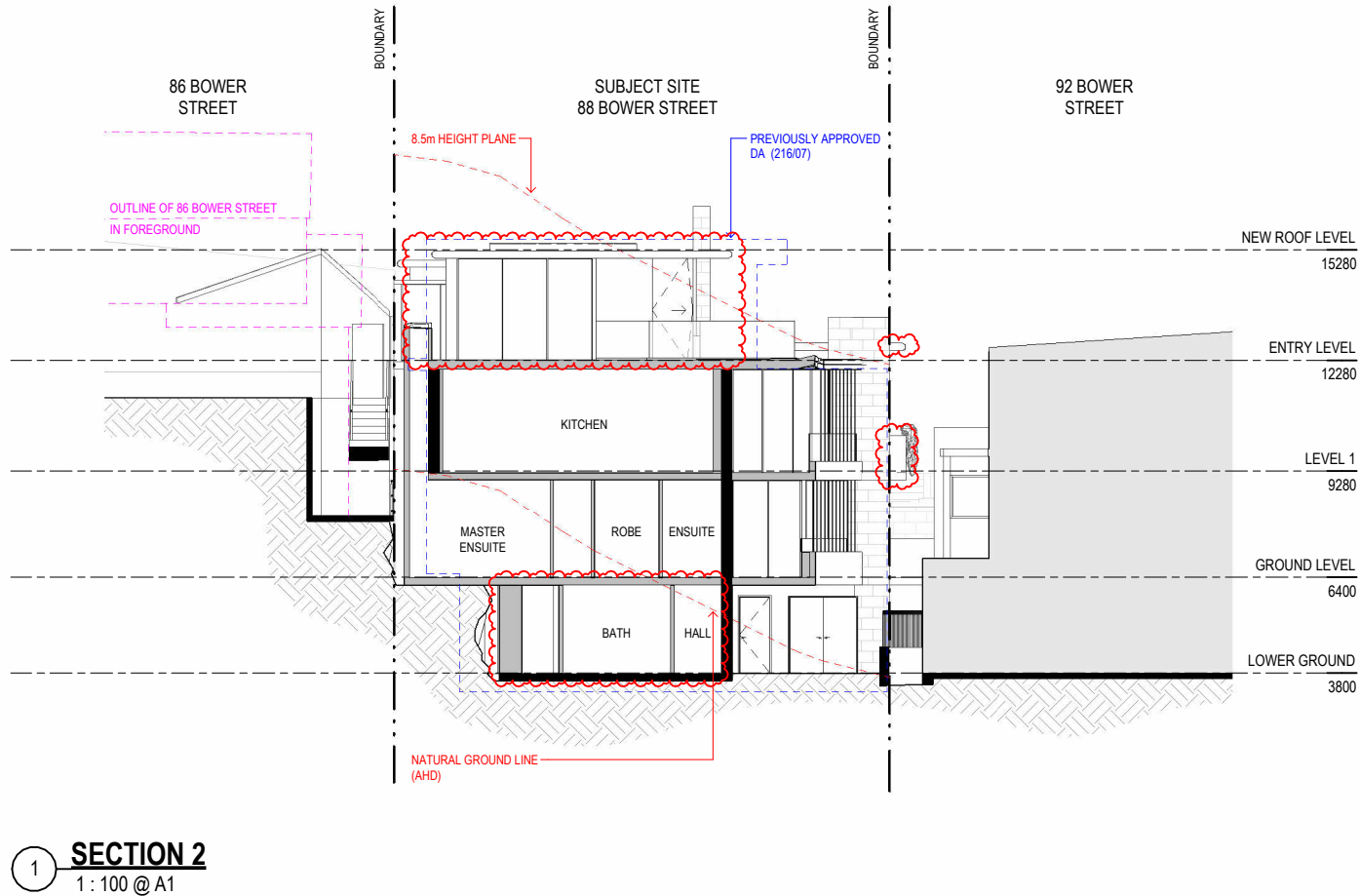
DRAWING TITLE
SECTIONS SHEET 1



northern
beaches
council

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

DA2021/1400



- LEGEND
- PROPOSED WALLS
 - EXISTING WALLS
 - DA PROPOSAL (2021/1400) OUTLINE
 - APPROVED DA (216/07) OUTLINE
 - EXISTING BUILDING OUTLINE

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STATUS
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APPLICATION**
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B	11.02.22	REVISED DA
A	25.06.21	ISSUE FOR DA

ISS DATE

PURPOSE OF ISSUE

- NOTES
- 1:200 @ A3 0 2000 5000
- 1:100 @ A1
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 - Reduced extent of roof overhang over roof terrace and study.

PROJECT
BOWER STREET RESIDENCE

88 BOWER STREET



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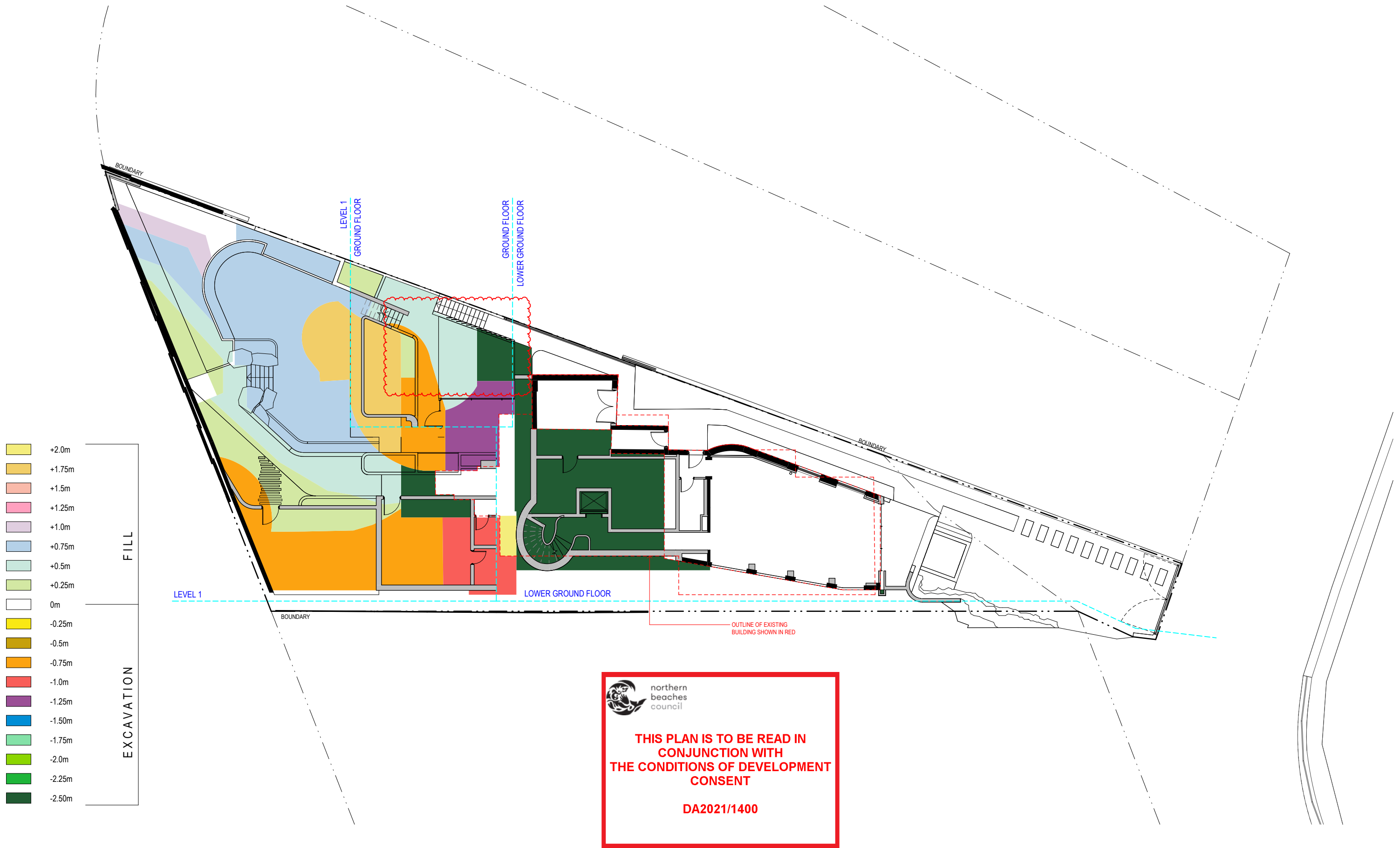
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NOMINATED ARCHITECT
Vince Squillace Reg No. 6468 (NSW).
17219 (VIC), 3677 (QLD)

DRAWING NO. DA-302	ISSUE B	JOB NO. BOW2010
DRAWN BY JP	CHECKED BY AA	SCALE 1:100@ A1 1:200@A3
DRAWING TITLE SECTIONS SHEET 2		DATE 11.02.22



1 **EXCAVATION PLAN.**
1: 100 @ A1