

REV
A

DATE
25/7/2023

DESCRIPTION
FOR DA SUBMISSION

ATHR
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.

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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

CLIENT:
TRACEY & JAMES SMAIL

PROJECT:
BOWER HOUSE
38 BOWER ST
MANLY,
NSW 2095

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BONDI JUNCTION
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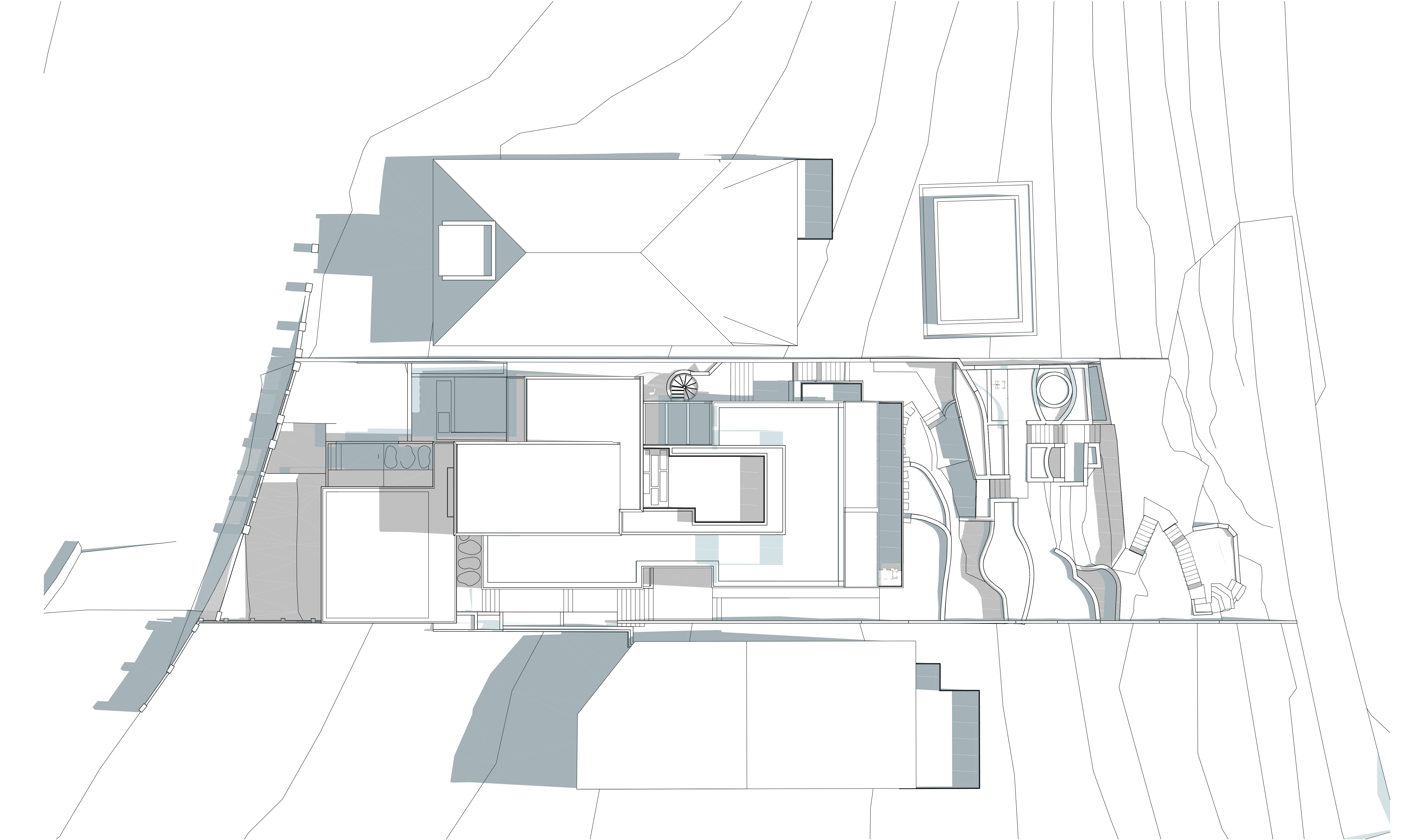
SCALE 1:100 @ A1

CHECKED
SG

DRAWING TITLE
SHADOW DIAGRAMS 21 JUNE 9AM

PROJECT NO. - DWG NO._REV.
0567-8100-[A]

B:\B&C\ALEX-B&C\SERIES - B&C\B&C\0567_38 Bower St Manly\0567_38 Bower St_NCS



<div>REV A</div> <div>DATE 25/7/2023</div> <div>DESCRIPTION FOR DA SUBMISSION</div>	<div>ATHR CS</div> <div>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</div>	<div>LEGEND - DA</div> <div><div>TO BE DEMOLISHED</div><div>EXISTING BUILDING FABRIC TO BE DEMOLISHED</div><div>EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES</div></div> <div><div>DA COMPLIANCE LEGEND</div><div>EXISTING OPEN SPACE AREA</div><div>PROPOSED OPEN SPACE AREA</div><div>EXISTING LEP AREA</div><div>PROPOSED LEP AREA</div><div>PROPOSED GFA AREA</div><div>GFA AREA EXCLUDED</div></div> <div><div>MAX. HEIGHT PLANE 8.5M 3D</div><div>MAX. HEIGHT PLANE 8.5M 2D</div><div>MAX. SHEAR WALL PLANE 7.7M 3D</div><div>MAX. SHEAR WALL PLANE 8.5M 2D</div><div>SUBTRACT CONTROLS</div></div> <div><div>DA MATERIAL CUT HATCHING</div><div>EXISTING BUILDING FABRIC</div><div>BRICKWORK</div><div>CONCRETE</div><div>STONE</div><div>TILE</div><div>GLASS</div><div>METAL</div></div> <div><div>EXISTING TERRAIN</div><div>TOPSOIL/ NEW GROUND INFILL</div><div>TIMBER</div></div> <div><div>DA MATERIAL SURFACE HATCHING</div><div>BRICKWORK</div><div>CONCRETE</div><div>RENDER</div><div>STONE FLOORING</div><div>TIMBER FLOORING</div><div>TILE - MOSAIC</div><div>TILE - STANDARD</div><div>MARBLE</div><div>LANDSCAPE - STONE</div><div>LANDSCAPE - TILE</div><div>WATERPROOFING MEMBRANE</div><div>GLAZING</div><div>METAL</div><div>GRASS/ GREEN ROOF</div><div>ROCK</div></div> <div><div>DA SHADOW STUDY</div><div>PROPOSED SHADOW</div><div>EXISTING SHADOW</div><div>NO LONGER SHADOW</div></div>	<div><div>A & CO.</div><div>NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029</div></div> <div><div>ALEXANDER HOUSE 63 BRISBANE STREET BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929</div><div><div>CLIENT: TRACEY & JAMES SMAIL</div><div><div>PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095</div></div></div></div>	<div>DRAWING TITLE SHADOW DIAGRAMS 21 JUNE 12PM</div> <div><div>SCALE 1:100 @ A1</div><div>CHECKED SG</div></div> <div><div>PROJECT NO. - DWG NO._REV. 0567-8101-[A]</div></div>
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