

DRAWING SCHEDULE - DEVELOPMENT APPLICATION			
DRAWING NO.	DRAWING TITLE	REVISION	SCALE
00 REFERENCE			
0000	COVER PAGE	B	
1 SITE & LOCATION			
1000	SITE PLAN_EXISTING & DEMOLITION	B	1:100
1001	SITE PLAN_PROPOSED	B	1:100
11 COMPLIANCE			
1100	GFA/FSR PLAN_CONTROL	B	1:100
1101	LANDSCAPED AREA/OPEN SPACE AREA_CONTROL	B	1:100
1102	MAX HEIGHT PLANE_CONTROL	B	1:50
1103	MAX HEIGHT PLANE_CONTROL EXISTING	B	
1104	MAX SHEAR WALL_CONTROL	B	1:50
1105	MAX SHEAR WALL_CONTROL EXISTING	B	
1106	NOTIFICATION PLAN	B	1:200
20 GA PLAN_EXISTING & DEMOLITION			
2000	BASEMENT - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	B	1:50
2001	LOWER GROUND FLOOR - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	B	1:50
2002	GROUND FLOOR - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	B	1:50
2003	FIRST FLOOR - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	B	1:50
2004	ROOF - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	B	1:50
21 GA PLAN_PROPOSED			
2100	BASEMENT - GENERAL ARRANGEMENT PLAN - PROPOSED	B	1:50
2101	LOWER GROUND FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED	B	1:50
2102	GROUND FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED	B	1:50
2103	FIRST FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED	B	1:50
2104	ROOF - GENERAL ARRANGEMENT PLAN - PROPOSED	B	1:50
31 GA ELEVATIONS_PROPOSED			
3000	GENERAL ARRANGEMENT - ELEVATION E01_PROPOSED	B	1:50
3001	GENERAL ARRANGEMENT - ELEVATION E02_PROPOSED	B	1:50
3002	GENERAL ARRANGEMENT - ELEVATION E03_PROPOSED	B	1:50
3003	GENERAL ARRANGEMENT - ELEVATION E04_PROPOSED	B	1:50
32 SITE ELEVATIONS			
3100	SITE ELEVATIONS - ELEVATION E05_PROPOSED	B	1:100
3101	SITE ELEVATIONS - ELEVATION E06 & E08_PROPOSED	B	1:100
3102	SITE ELEVATIONS - ELEVATION E07_PROPOSED	B	1:100
41 GA SECTIONS_PROPOSED			
4100	GENERAL ARRANGEMENT - SECTION 01_PROPOSED	B	1:50
4101	GENERAL ARRANGEMENT - SECTION 02_PROPOSED	B	1:50
4102	GENERAL ARRANGEMENT - SECTION 03_PROPOSED	B	1:50
4103	GENERAL ARRANGEMENT - SECTION 04 & 05_PROPOSED	B	1:50
42 GA SECTIONS_SITE_PROPOSED			
4200	SITE SECTIONS - SECTION S06_PROPOSED	B	1:100
80 VISUALS & MATERIAL PALETTE			
8000	MATERIAL PALETTE	B	
81 SHADOW DIAGRAM			
8100	SHADOW DIAGRAMS 21 JUNE 9AM	B	1:100
8101	SHADOW DIAGRAMS 21 JUNE 12PM	B	1:100
8102	SHADOW DIAGRAMS 21 JUNE 15PM	B	1:100



REV	DATE	DESCRIPTION	ATHR	GENERAL NOTES:	CLIENT:	DRAWING TITLE
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.	ALEXANDER HOUSE 63 BRISBANE STREET, BONDI JUNCTION NSW 2022	COVER PAGE
B	19/7/2024	FOR DA-35 SUBMISSION	KK	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	CLIENT: TRACEY & JAMES SMAIL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095	
					T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929	SCALE @ A1
					NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029	CHECKED KK
						PROJECT NO. - DWG NO._REV. 0567-0000-[B]

DEMOLITION

ALL DEMOLITION WORK IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.

IN ACCORDANCE WITH DEVELOPMENT APPLICATION CONDITIONS ALL HAZARDOUS SUBSTANCES LOCATED ON SITE ARE TO BE IDENTIFIED IN A REPORT PREPARED IN ACCORDANCE WITH AS2601. THIS IS TO BE PREPARED BY A SUITABLY QUALIFIED COMPETENT PERSON AND SUBMITTED TO THE PCA FOR APPROVAL AND SUBMISSION TO COUNCIL.

CONTRACTOR IS RESPONSIBLE FOR THE ORGANISATION OF AND PROVISION OF TEMPORARY SERVICES TO BE ABLE TO CARRY OUT ANY AND ALL DEMOLITION WORKS AS DOCUMENTED

THESE DOCUMENTS ARE COMPOSITE DRAWINGS TAKEN FROM EXISTING CONDITIONS DRAWINGS, SURVEY & SITE MEASUREMENTS, DRAWINGS ARE INDICATIVE ONLY.

CONTRACTOR MUST VERIFY & CHECK ALL SITE CONDITIONS INCLUDING BUT NOT LIMITED TO CEILING HEIGHTS AND DIMENSIONS BEFORE COMMENCING WORK ON SITE OR PREPARING SHOP DRAWINGS.

CONTRACTOR TO ADVISE OF ANY INCONSISTENCIES TO DIMENSIONS SHOWN PRIOR TO ANY CONSTRUCTION; FINAL SET OUT TO BE APPROVED BY ALEXANDER & CO.

DEMOLITION DRAWINGS TO BE READ IN CONJUNCTION WITH PROPOSED ARCHITECTURAL PACKAGE & SPECIFICATIONS.

ALL EXISTING FLOOR FINISHES, SUBSTRATES, MEMBRANES TO BE REMOVED AS DOCUMENTED.

MAKE GOOD TO ALL STRUCTURAL ELEMENTS AND ENSURE STRUCTURAL INTEGRITY IS RETAINED. STRUCTURAL ENGINEER TO SIGN OFF AND APPROVE PRIOR TO ANY STRUCTURAL WORKS

ALL HYDRAULIC LOCATIONS ARE INDICATIVE ONLY AND TO BE VERIFIED ON SITE; ALL WORKS TO BE MADE GOOD AND REROUTED AS PER PROPOSED DOCUMENTATION

ALL EXISTING FIXTURES AND JOINERY TO BE REMOVED UNLESS OTHERWISE DOCUMENTED

ALL ELECTRICAL FITTINGS AND FIXTURES TO BE REMOVED INTERNALLY AND EXTERNALLY. CONTRACTOR TO ALLOW FOR NEW WIRING THROUGHOUT.

CONTRACTOR TO ALLOW SUFFICIENT WEATHER PROTECTION & SITE PROTECTION TO MAINTAIN THE REMAINING PARTS OF THE DWELLING DURING EACH STAGE OF DEMOLITION AND CONSTRUCTION.

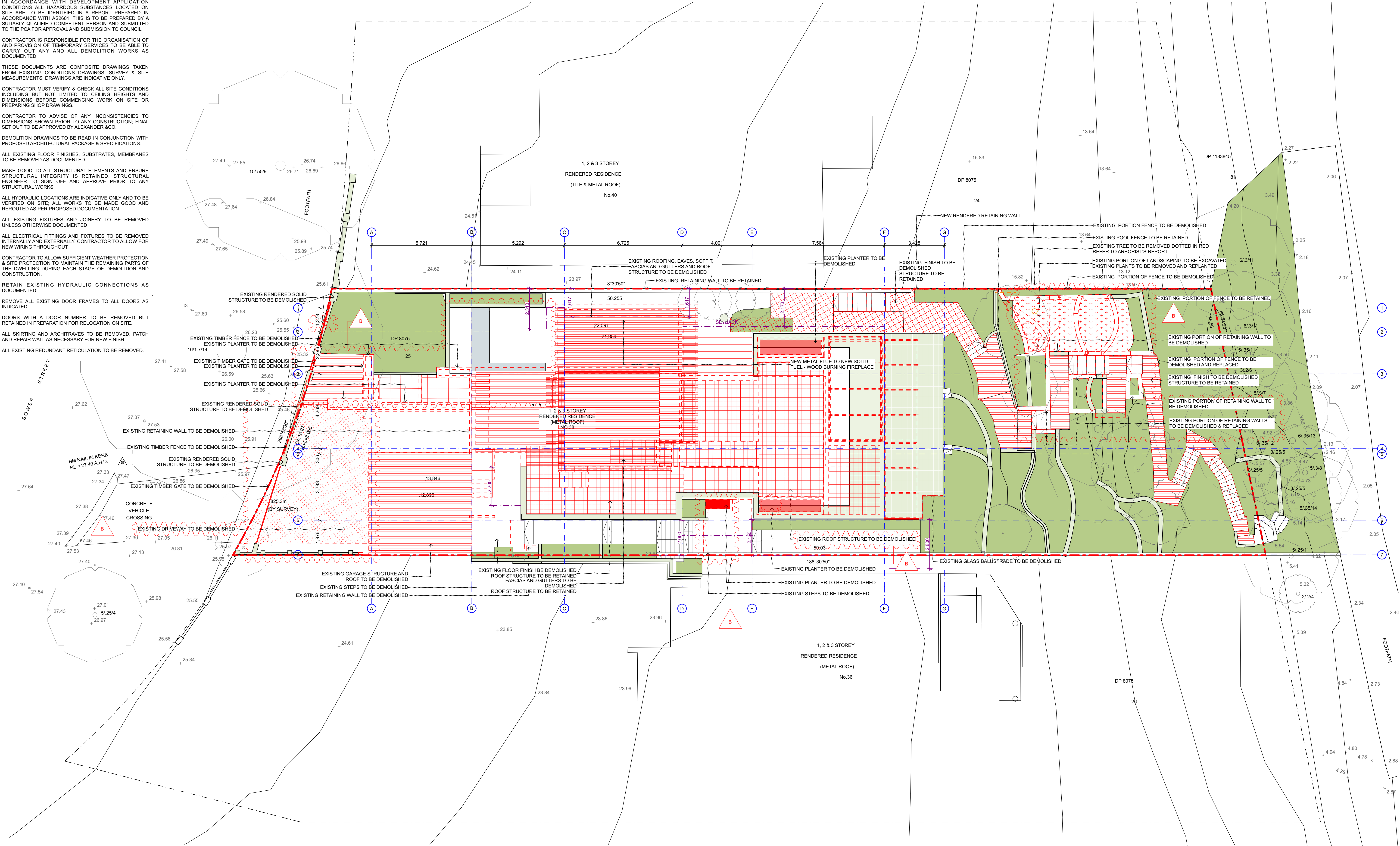
RETAIN EXISTING HYDRAULIC CONNECTIONS AS DOCUMENTED

REMOVE ALL EXISTING DOOR FRAMES TO ALL DOORS AS INDICATED

DOORS WITH A DOOR NUMBER TO BE REMOVED BUT RETAINED IN PREPARATION FOR RELOCATION ON SITE.

ALL SKIRTING AND ARCHITRAVES TO BE REMOVED. PATCH AND REPAIR WALL AS NECESSARY FOR NEW FINISH.

ALL EXISTING REDUNDANT RETICULATION TO BE REMOVED.



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS
B	19/7/2024	FOR S4-S5 SUBMISSION	KK

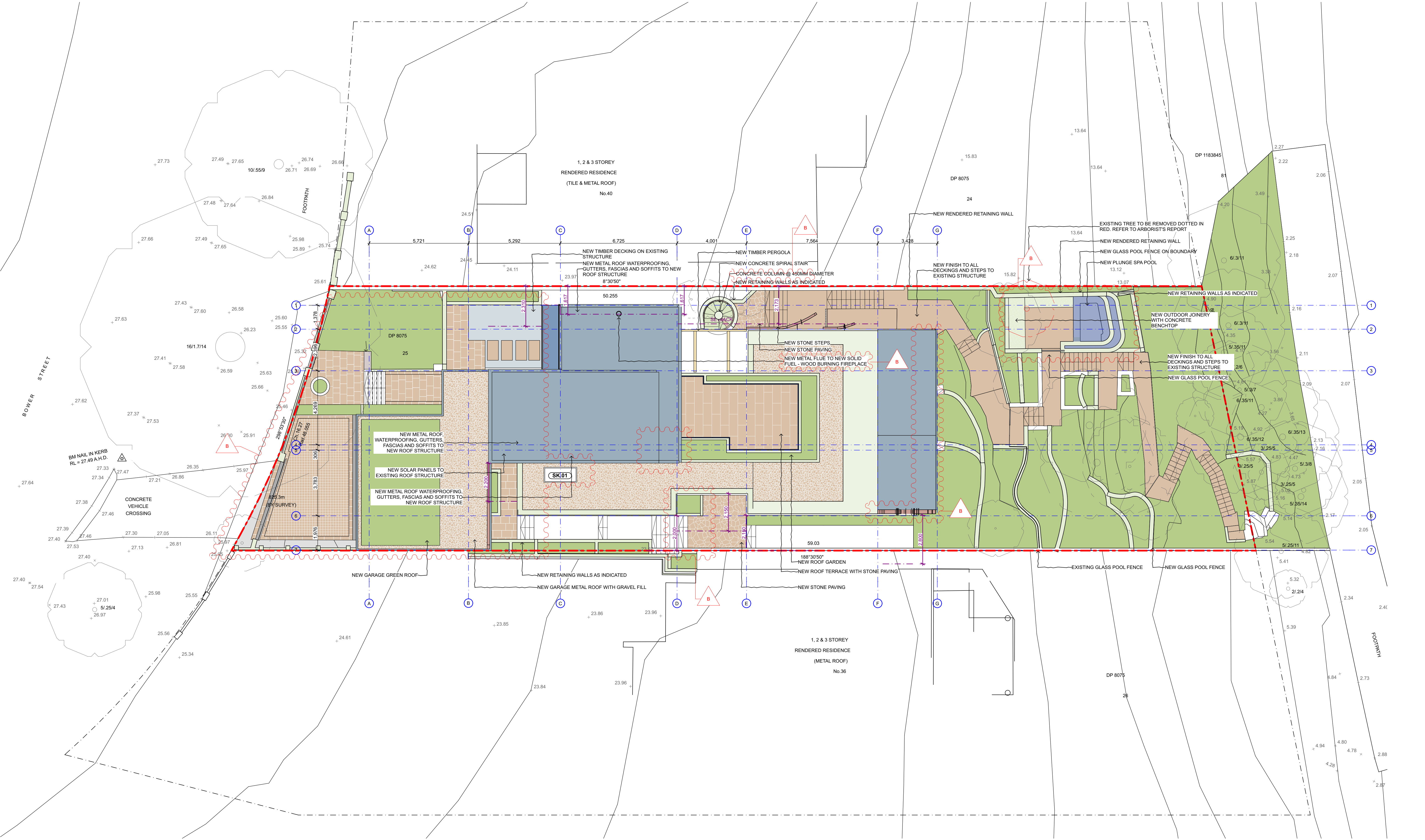
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LEGEND - DA	DA COMPLIANCE LEGEND	DA MATERIAL CUT HATCHING	DA MATERIAL SURFACE HATCHING
TO BE DEMOLISHED EXISTING BUILDING FABRIC TO BE DEMOLISHED EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES, MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES	EXISTING OPEN SPACE AREA PROPOSED OPEN SPACE AREA EXISTING LEP AREA PROPOSED LEP AREA PROPOSED GFA AREA GFA AREA EXCLUDED	EXISTING BUILDING FABRIC BRICKWORK CONCRETE STONE TILE GLASS METAL	BRICKWORK CONCRETE STONE FLOORING TIMBER FLOORING TILE - MOSAIC TILE - STANDARD MARBLE LANDSCAPE - STONE LANDSCAPE - TILE WATERPROOFING MEMBRANE GLAZING METAL GRASS/ GREEN ROOF

ALEXANDER & CO.

ALEXANDER HOUSE 63 BRISBANE STREET, BONDI JUNCTION NSW 2022	CLIENT: TRACEY & JAMES SMALL	DRAWING TITLE SITE PLAN - EXISTING & DEMOLITION
T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929	PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095	SCALE 1:100 @ A1 PROJECT NO. - DWG NO. REV. 0567-1000-[B]
NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029	CHECKED KK	



REV

DATE

DESCRIPTION

A

25/7/2023

FOR DA SUBMISSION

B

19/7/2024

FOR S4.95 SUBMISSION

ATHR

CS

HK

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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

ALEXANDER & CO.

ARCHITECTS

63 BRISBANE STREET, BONDI JUNCTION NSW 2022

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ABN 11 162 041 929

NOMINATED ARCHITECT: JEREMY BULL

NSW REGISTRATION NO. 7881

CLASS 2 DESIGN PRACTITIONER: JEREMY BULL | NUMBER DEP0001029

CLIENT: TRACCY & JAMES SMAIL

PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095

SCALE 1:100 @ A1

CHECKED KK

PROJECT NO. - DWG NO. REV.

0567-1001-[B]

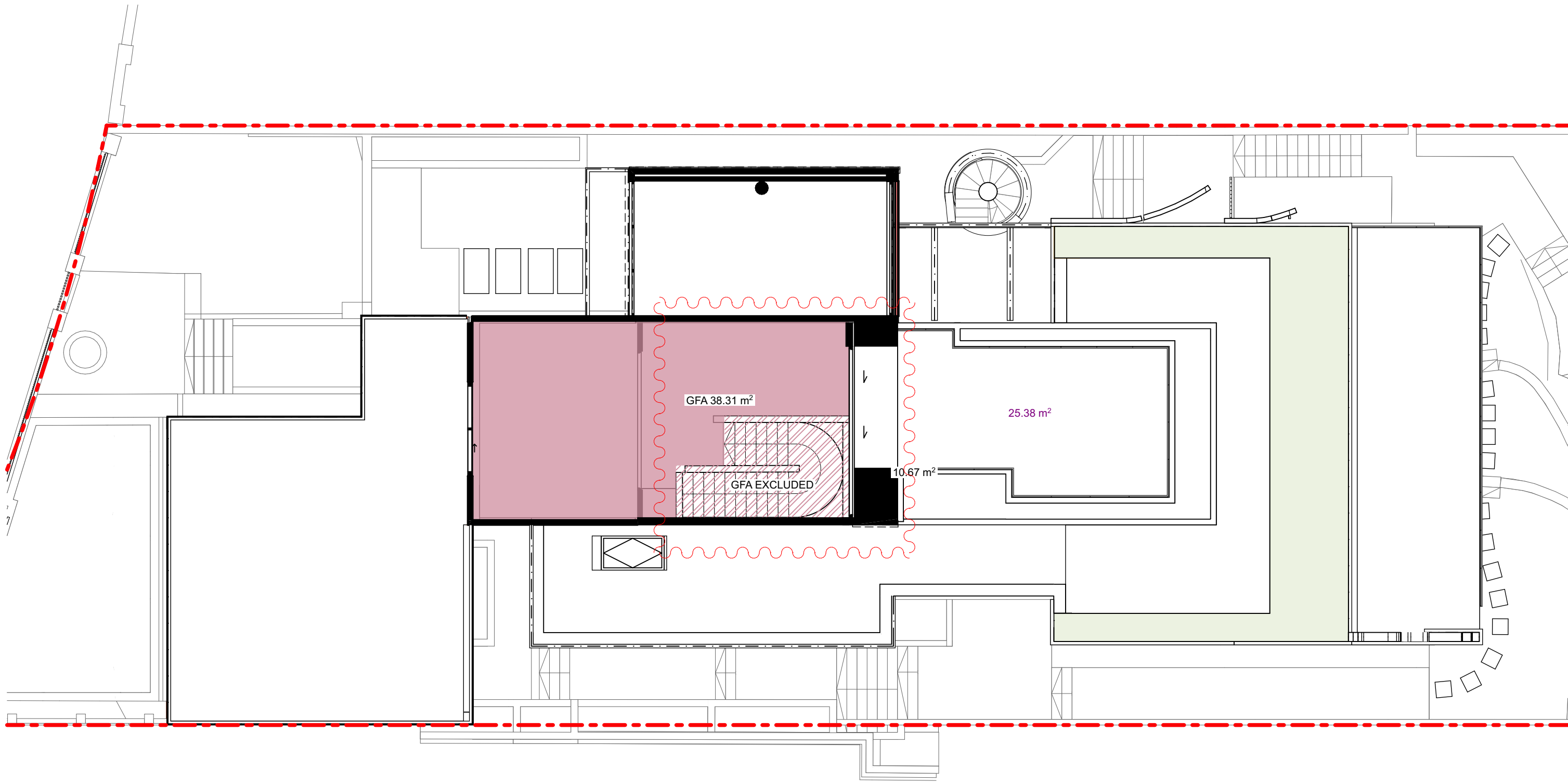
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SITE PLAN_PROPOSED

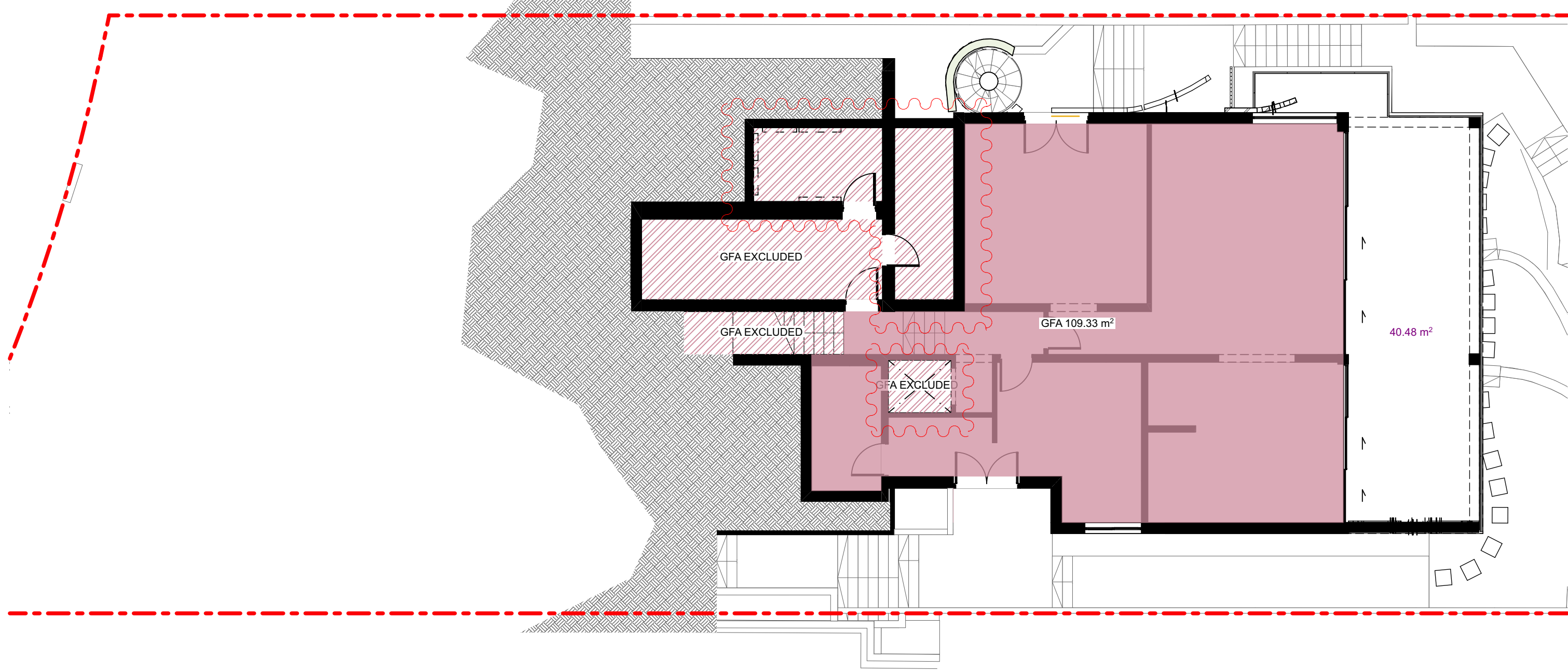
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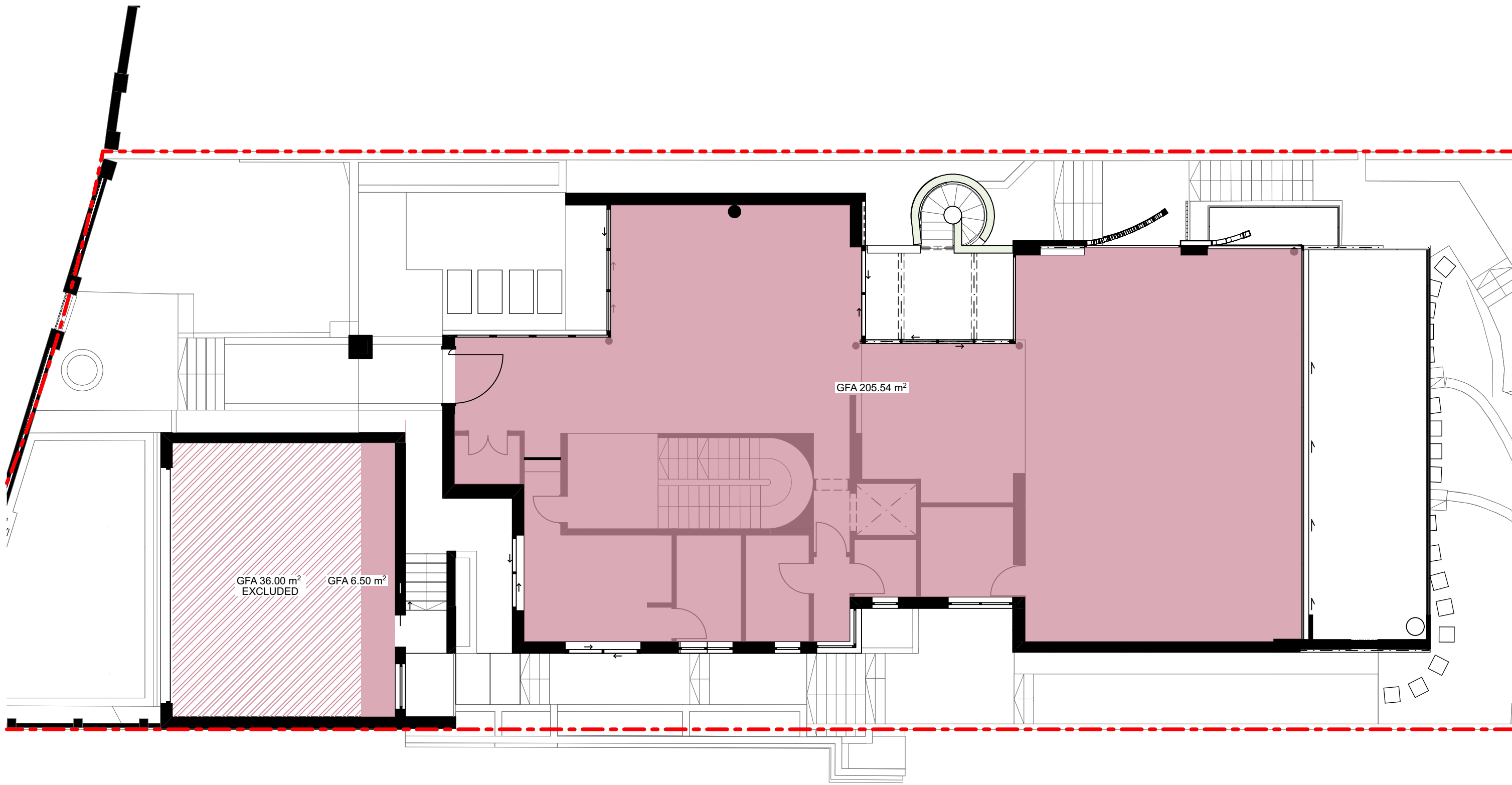
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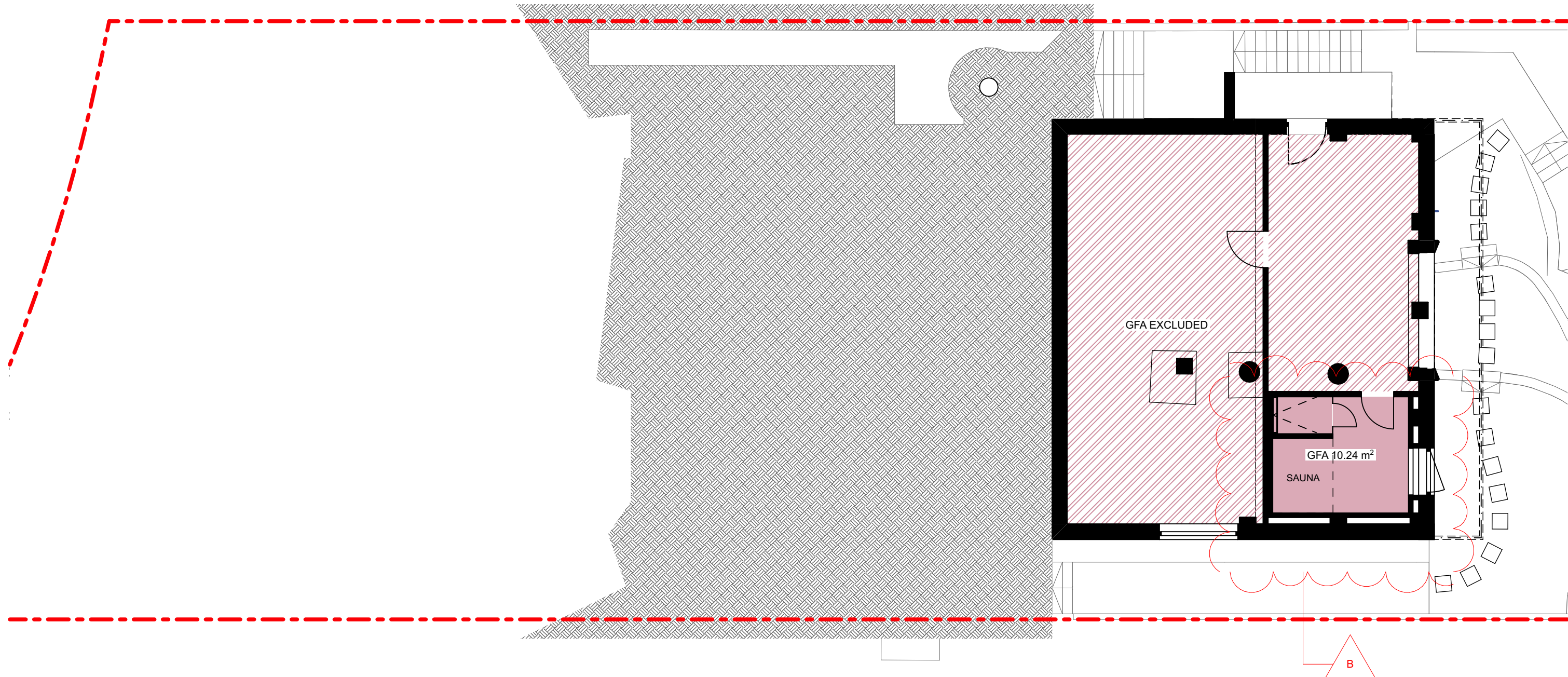
1 FIRST FLOOR_GFA CONTROL PLAN
SCALE 1:100



2 LOWER GROUND FLOOR_GFA CONTROL PLAN
SCALE 1:100



3 GROUND FLOOR_GFA CONTROL PLAN
SCALE 1:100



4 BASEMENT_GFA CONTROL PLAN
SCALE 1:100

APPROVED DA FSR CALCULATION:
SITE: 825m²

GFA FIRST FLOOR: 49.43 m²
GFA GROUND FLOOR: 196.62m²
GFA GARAGE: 42.50 + 36.00 = 6.50m²
GFA LOWER GROUND FLOOR: 110.33m²
GFA BASEMENT: 0m² (EXCLUDED)
GFA TOTAL: 363.06m²

MAX. FSR ALLOWED: 0.45
EXISTING FSR: 0.438
PROPOSED FSR: 0.449

\$4.55 FSR CALCULATION:
SITE: 825m²

GFA FIRST FLOOR: 38.31m²
GFA GROUND FLOOR: 205.54m²
GFA GARAGE: 42.50 + 36.00 = 6.50m²
GFA LOWER GROUND FLOOR: 109.33m²
GFA BASEMENT: 10.24m²
GFA TOTAL: 369.92m²

MAX. FSR ALLOWED: 0.45
EXISTING FSR: 0.438
PROPOSED FSR: 0.448

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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

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

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NSW 2022

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ABN 11 162 041 929

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

CLIENT:
TRACEY & JAMES
SMALL

PROJECT:
BOWER HOUSE
38 BOWER ST
MANLY,
NSW 2095

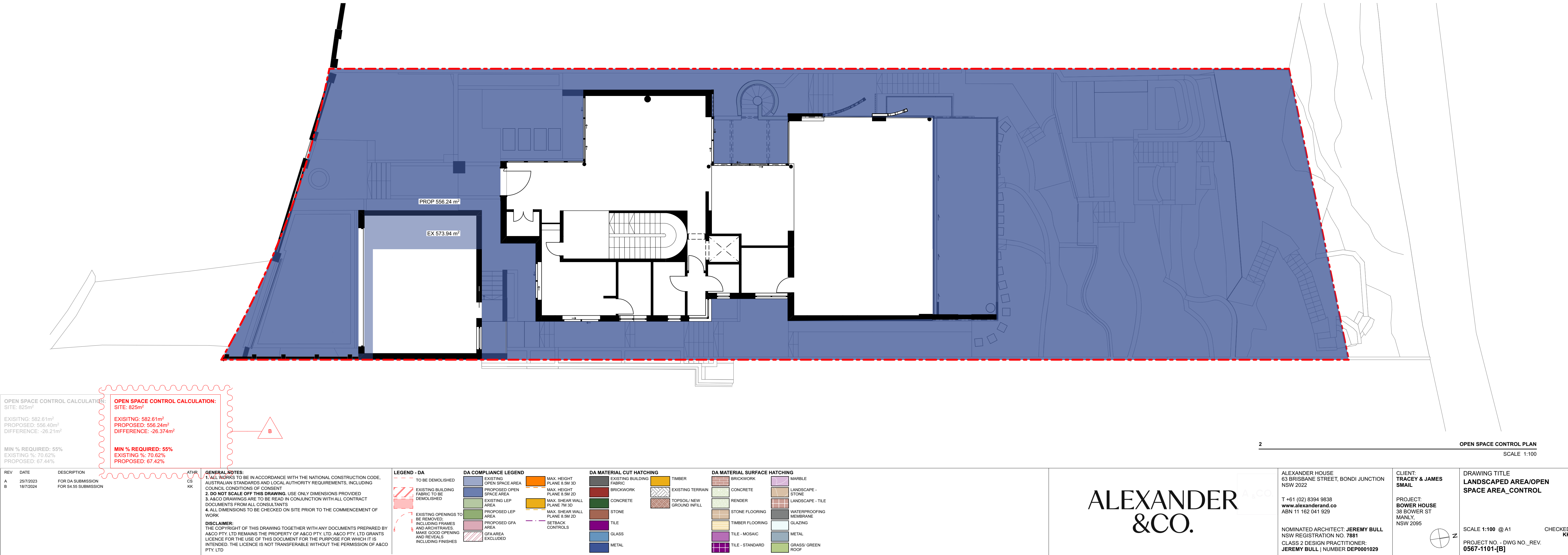
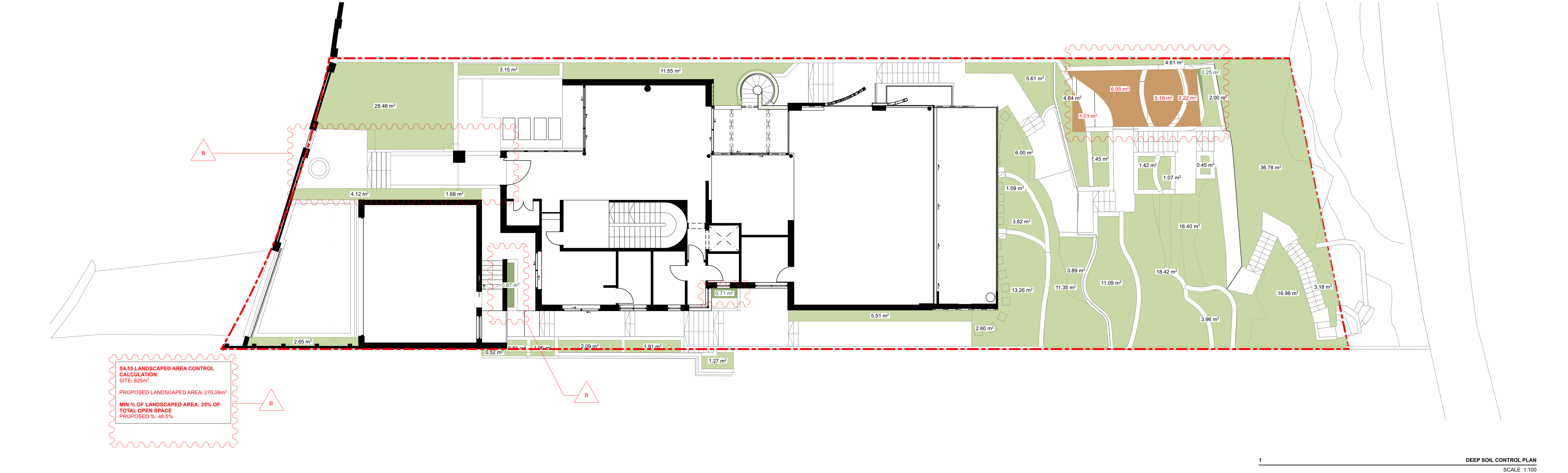


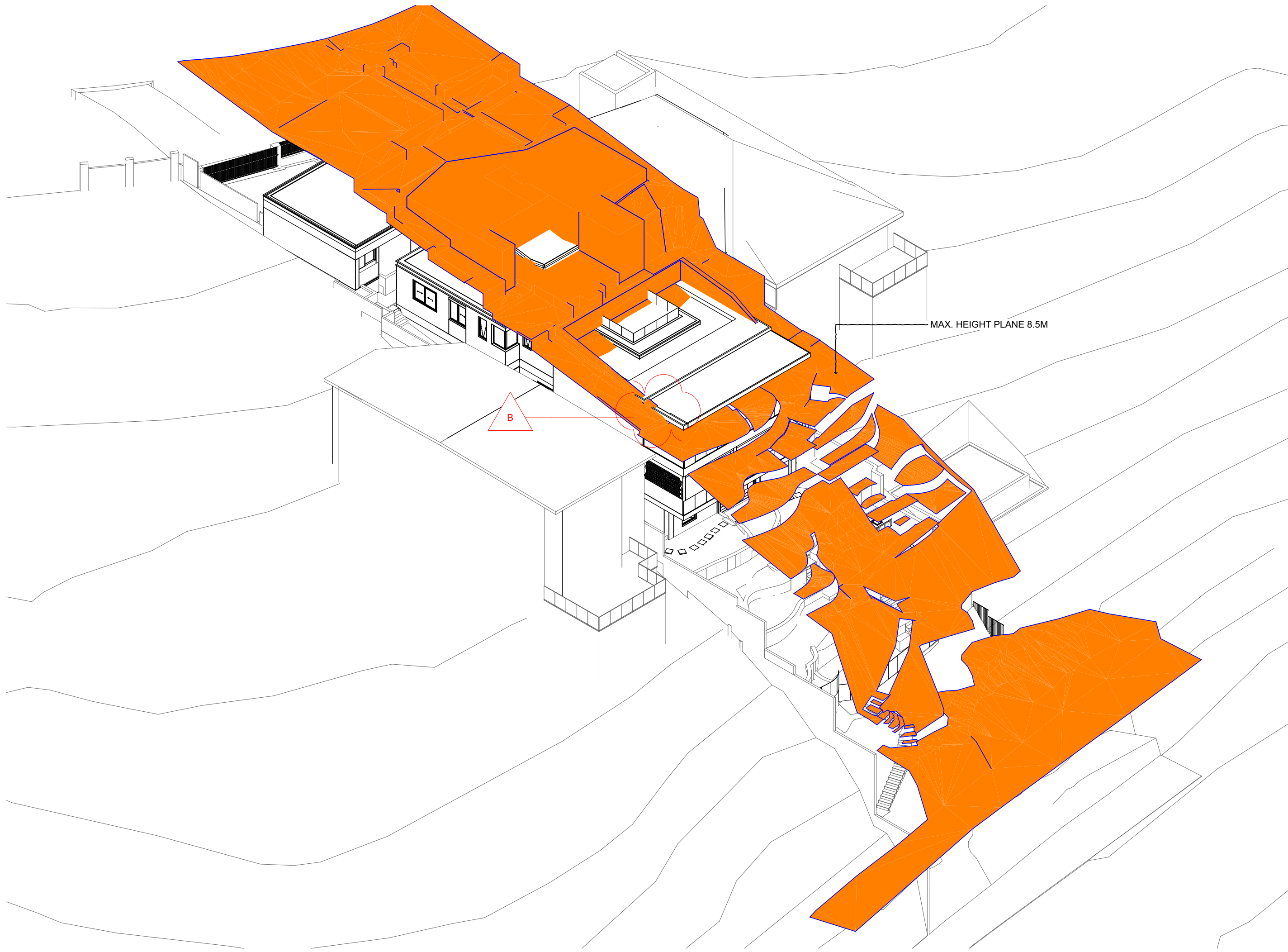
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GFA/FSR PLAN_CONTROL

SCALE 1:100 @ A1

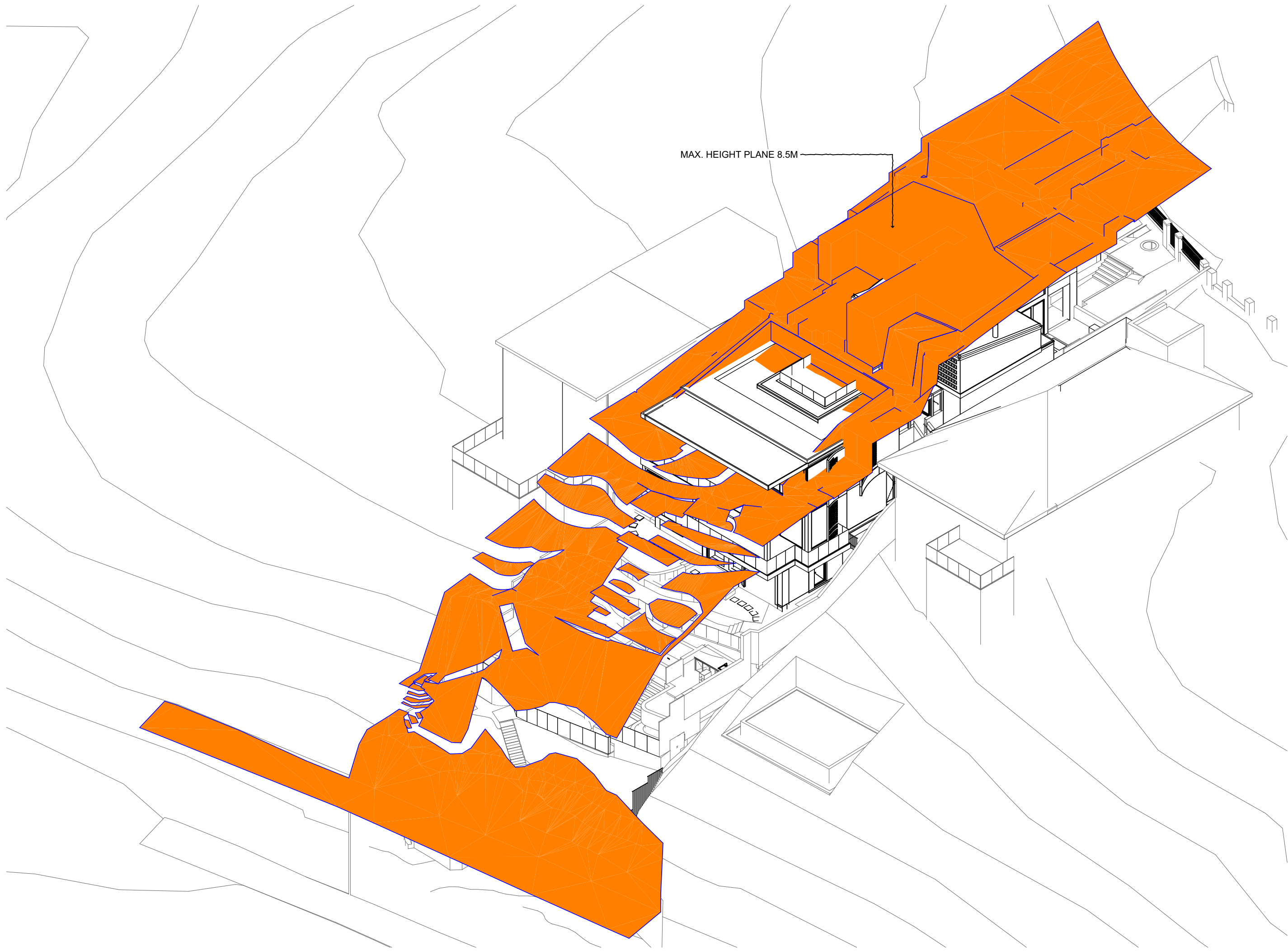
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0567-1100-[B]

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KK





1 HEIGHT PLANE MESH 8.5M CONTROL PLAN - SOUTH WEST
SCALE: N/A



2 HEIGHT PLANE MESH 8.5M CONTROL PLAN - NORTH EAST
SCALE: N/A

REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS
B	19/7/2024	FOR S4.55 SUBMISSION	KK

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	TO BE DEMOLISHED
	EXISTING BUILDING FABRIC TO BE DEMOLISHED
	EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHTRIMES. 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
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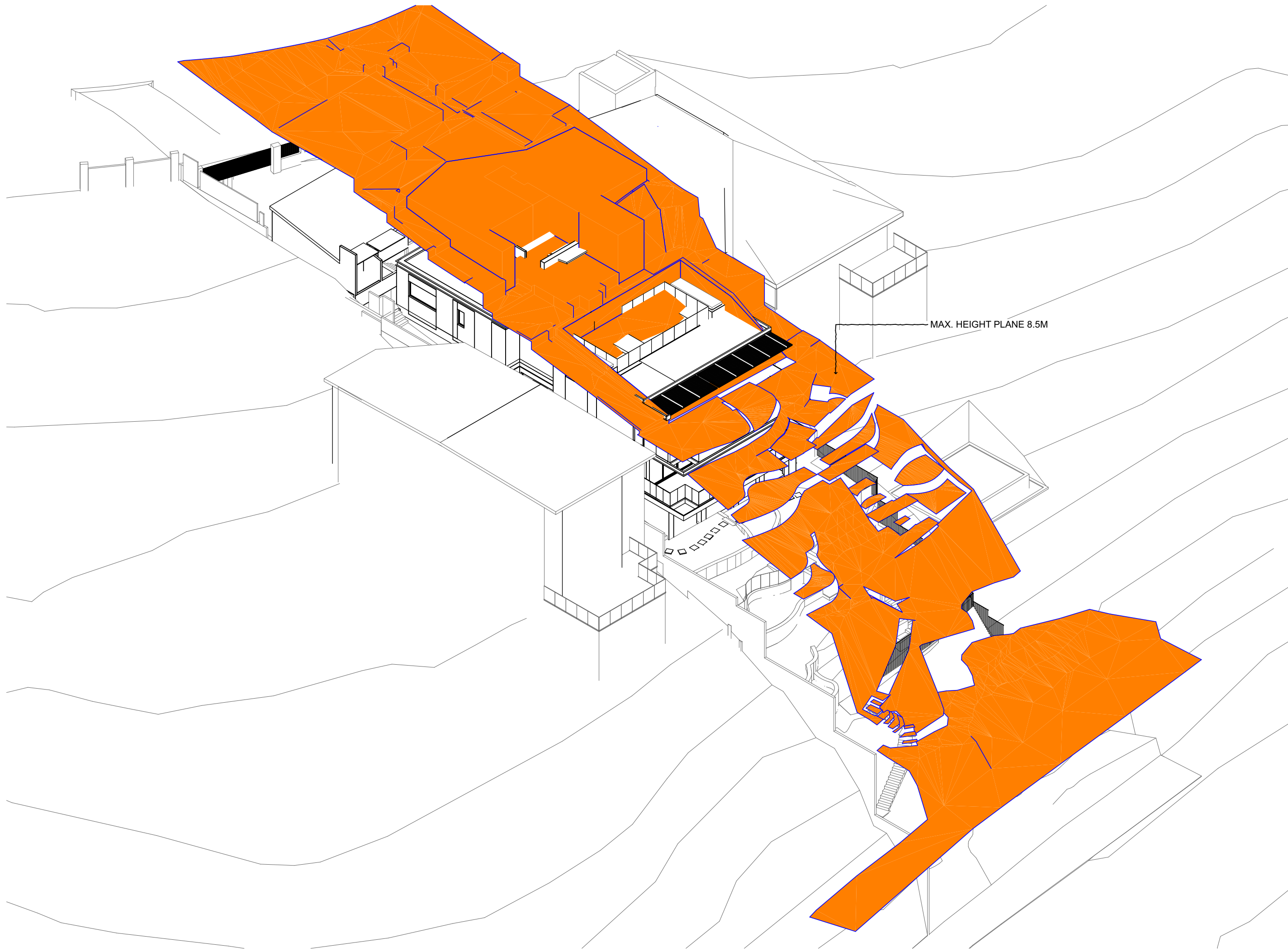


DRAWING TITLE
MAX HEIGHT PLANE_CONTROL

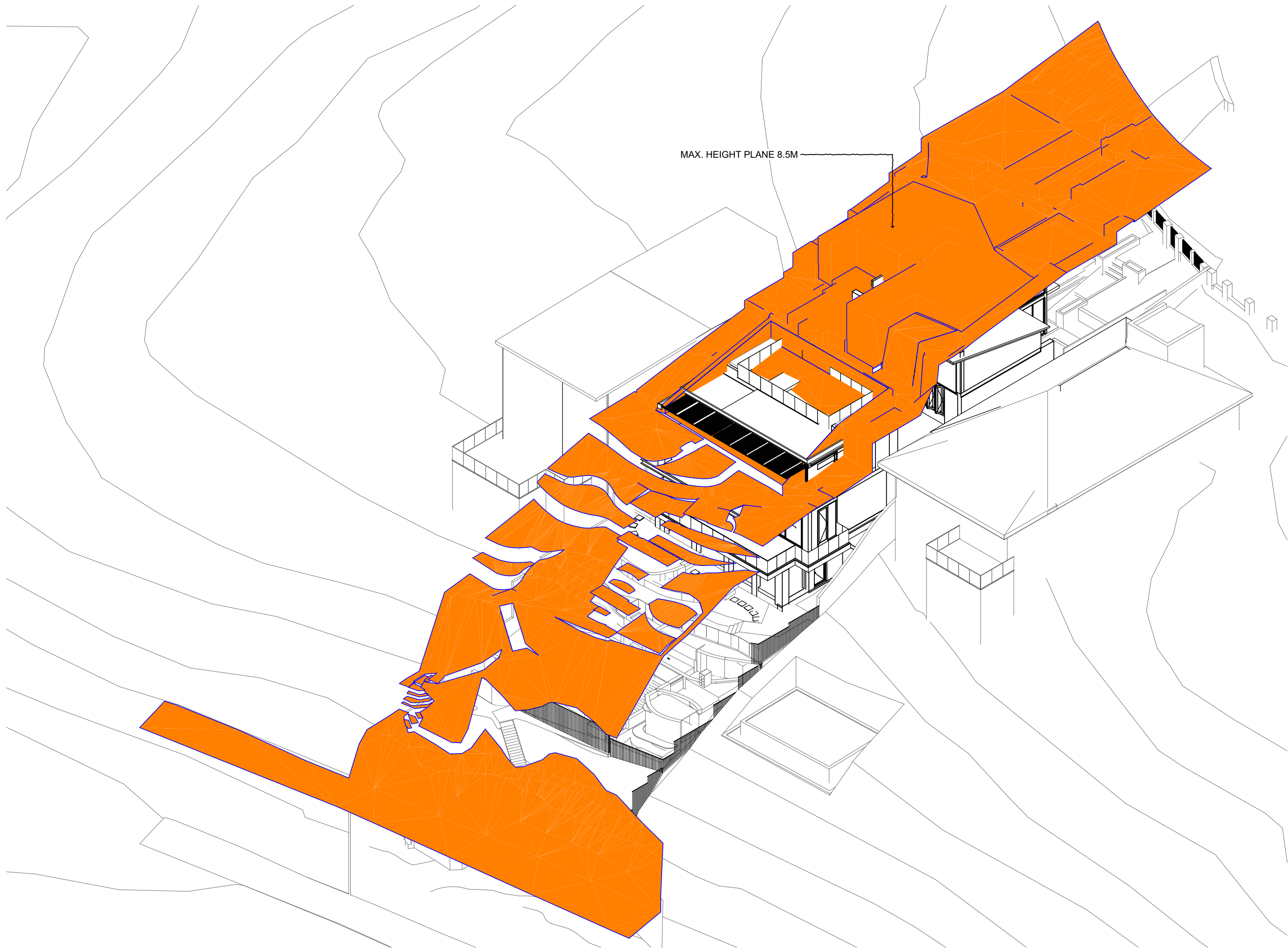
SCALE 1:50 @ A1

PROJECT NO. - DWG NO._REV.
0567-1102-[B]

CHECKED
KK



1 EXISTING HEIGHT PLANE MESH 8.5M CONTROL PLAN - SOUTH WEST
SCALE: N/A



2 EXISTING HEIGHT PLANE MESH 8.5M CONTROL PLAN - NORTH EAST
SCALE: N/A

REV	DATE	DESCRIPTION	ATHR
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NSW 2022

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CLIENT:
TRACEY & JAMES
SMAIL

PROJECT:
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38 BOWER ST
MANLY,
NSW 2095



DRAWING TITLE
MAX HEIGHT PLANE_CONTROL
EXISTING

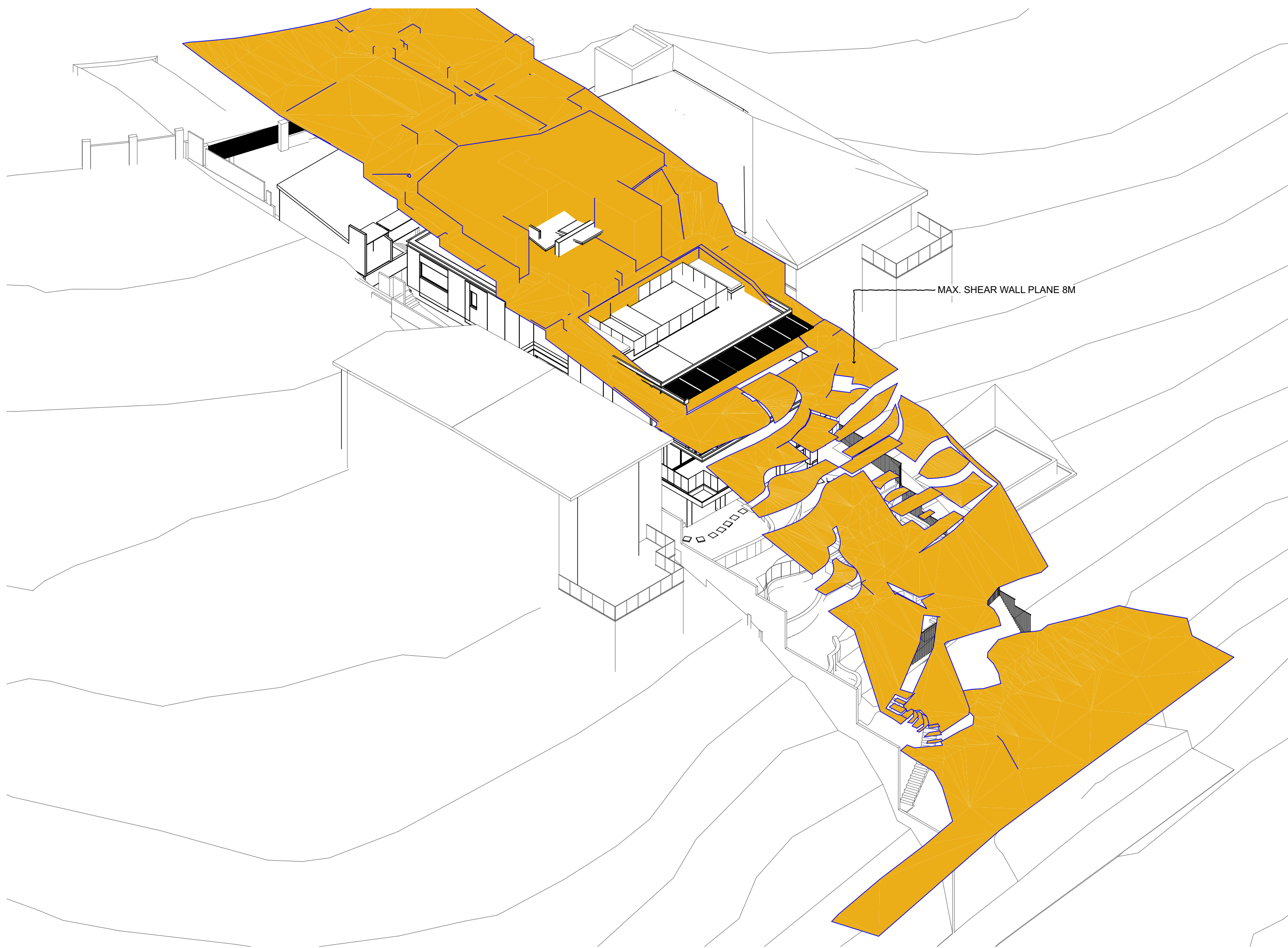
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KK

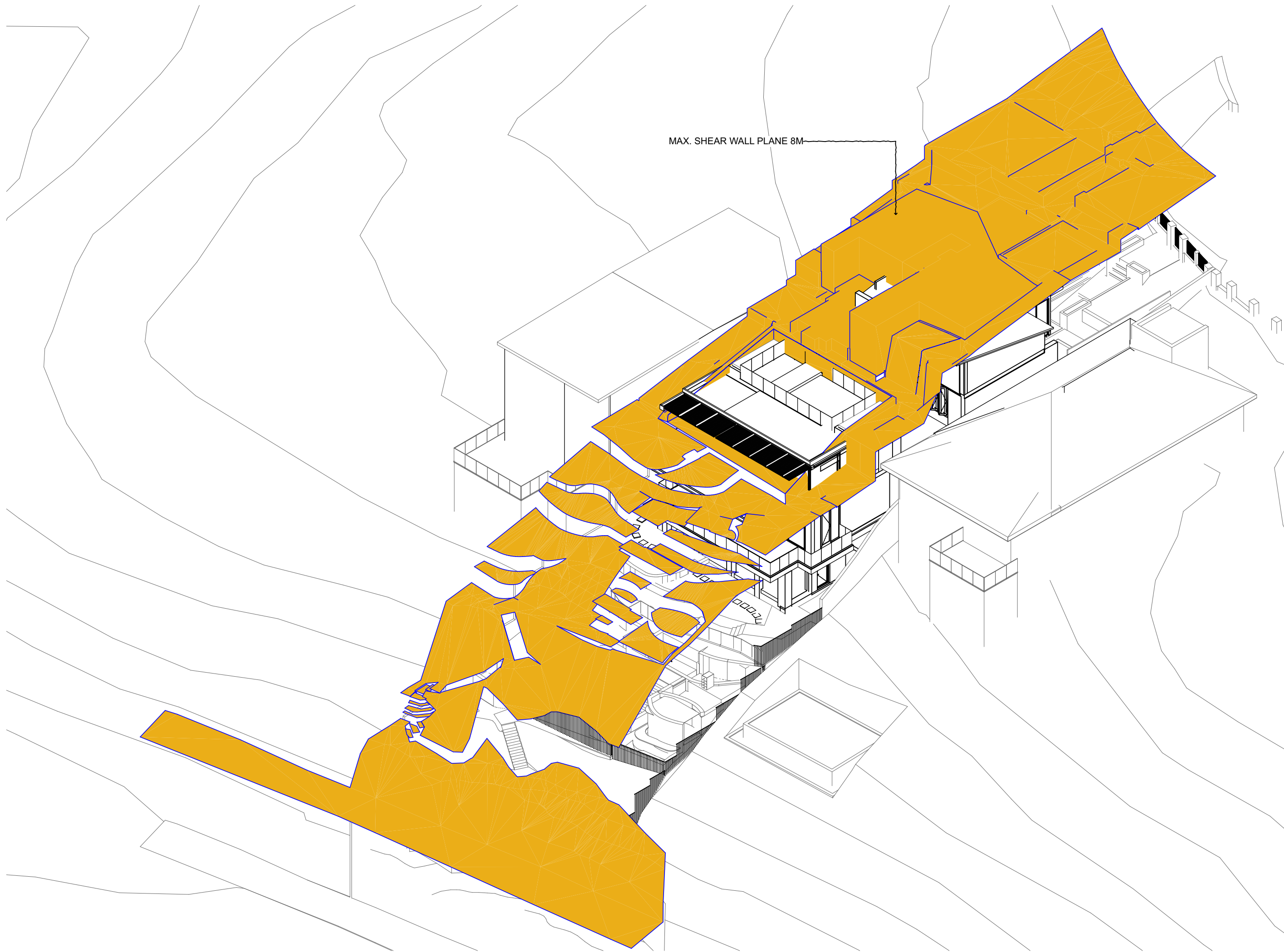
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0567-1103-[B]



REV	DATE	DESCRIPTION	ATHR	GENERAL NOTES:	LEGEND - DA	DA COMPLAANCE LEGEND	DA MATERIAL CUT HATCHING	DA MATERIAL SURFACE HATCHING	CLIENT:	DRAWING TITLE
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 DIGNIFICANT CONDITIONS OF CONSENT	TO BE DEMOLISHED	EXISTING BUILDING	EXISTING BUILDING	BRICKWORK	ALEXANDER HOUSE	TRACAY & JAMES
B	18/7/2024	FOR S4.55 SUBMISSION	KK	2. DO NOT SCALE OFF THIS DRAWING. USE ONLY DIMENSIONS PROVIDED	EXISTING BUILDING FABRIC TO BE DEMOLISHED	PROPOSED OPEN SPACE AREA	EXISTING TERRAIN	CONCRETE	63 BRISBANE STREET, BONDI JUNCTION NSW 2022	MAX SHEAR WALL_CONTROL
				3. A&CO DRAWINGS ARE TO BE READ IN CONJUNCTION WITH ALL CONTRACT DOCUMENTS FROM ALL CONSULTANTS	EXISTING BUILDING FABRIC TO BE DEMOLISHED	PROPOSED LEP AREA	CONCRETE	RENDER	T +61 (02) 8394 9838	PROJECT: BOWER HOUSE
				4. ALL DIMENSIONS TO BE CHECKED ON SITE PRIOR TO THE COMMENCEMENT OF WORK	EXISTING OPENINGS TO BE REMOVED INCLUDING FRAMES AND GLASS	PROPOSED LEP AREA	STONE	STONE FLOORING	www.alexanderand.co	38 BOWER ST
					MAKE GOOD OPENING AND FINISHES INCLUDING FINISHES	PROPOSED LEP AREA	TILE	TIMBER FLOORING	ABN 11 162 041 929	UNLVY NSW 2095
						PROPOSED GFA AREA	GLASS	TILE - MOSAIC	NOMINATED ARCHITECT: JEREMY BULL	PROJECT NO. 7881
						GFA/AREA EXCLUDED	METAL	TILE - STANDARD	NSW REGISTRATION NO. 7881	SCALE 1:50 @ A1
									CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DP0001029	CHECKED BY: KK
										PROJECT NO. - DWG NO. _REV_ 0567-1104-[B]



1 SHEAR WALL MESH 7.0M CONTROL PLAN - SOUTH WEST
SCALE: N/A



2 SHEAR WALL MESH - 7.0M CONTROL PLAN - NORTH EAST
SCALE: N/A

REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS
B	19/7/2024	FOR S4-S5 SUBMISSION	KK

GENERAL NOTES:

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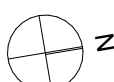
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63 BRISBANE STREET, BONDI JUNCTION
NSW 2022

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
SMALL**

PROJECT:
BOWER HOUSE
38 BOWER ST
MANLY,
NSW 2095

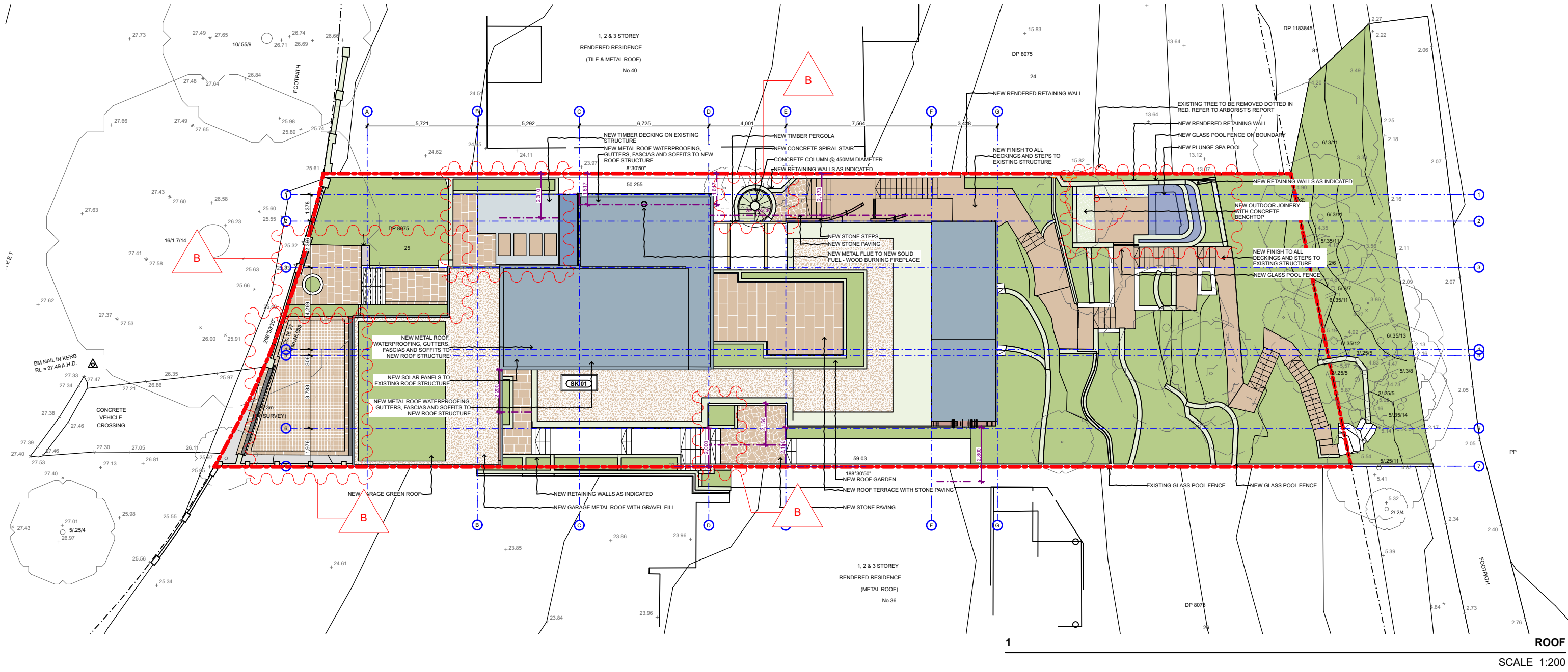


DRAWING TITLE
**MAX SHEAR WALL_CONTROL
EXISTING**

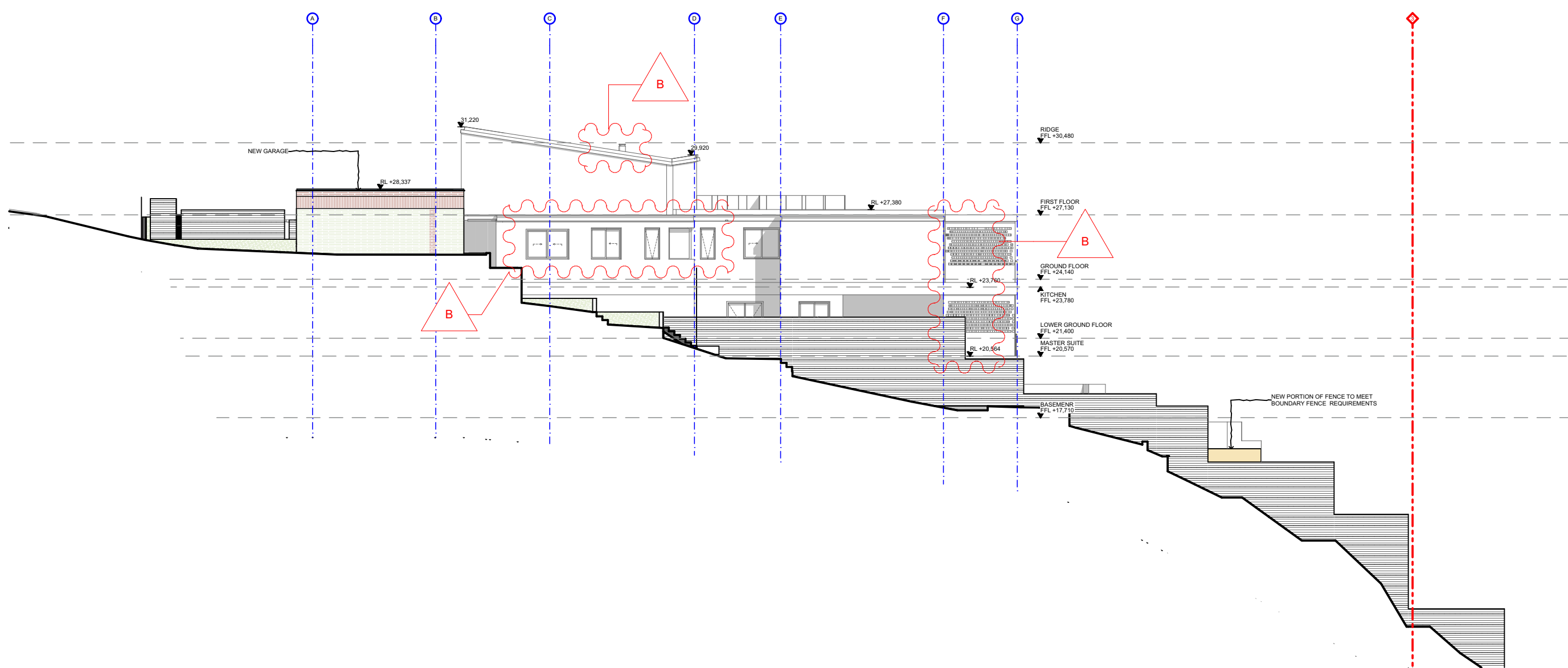
SCALE @ A1

CHECKED
KK

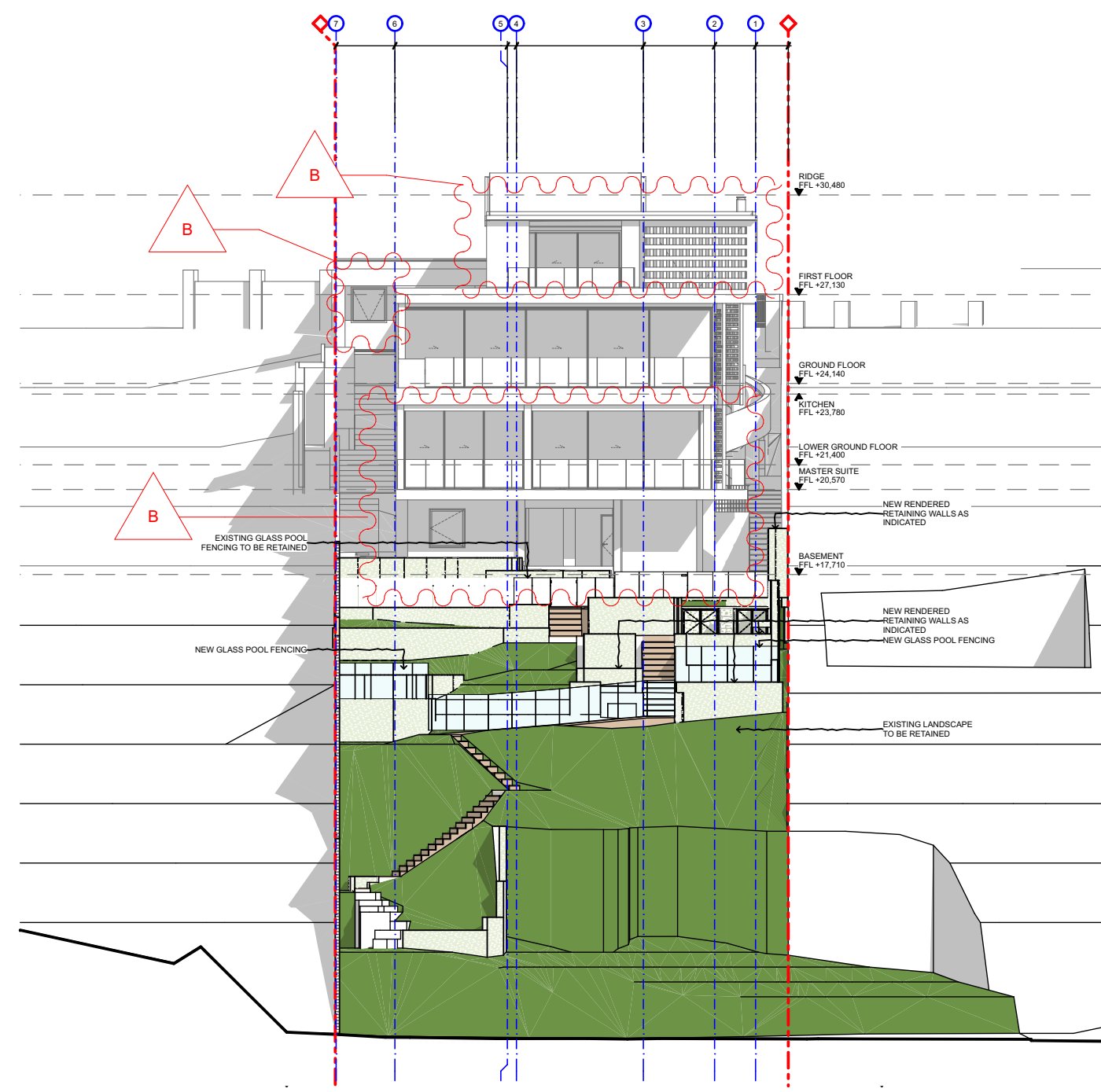
PROJECT NO. - DWG NO._REV.
0567-1105-[B]



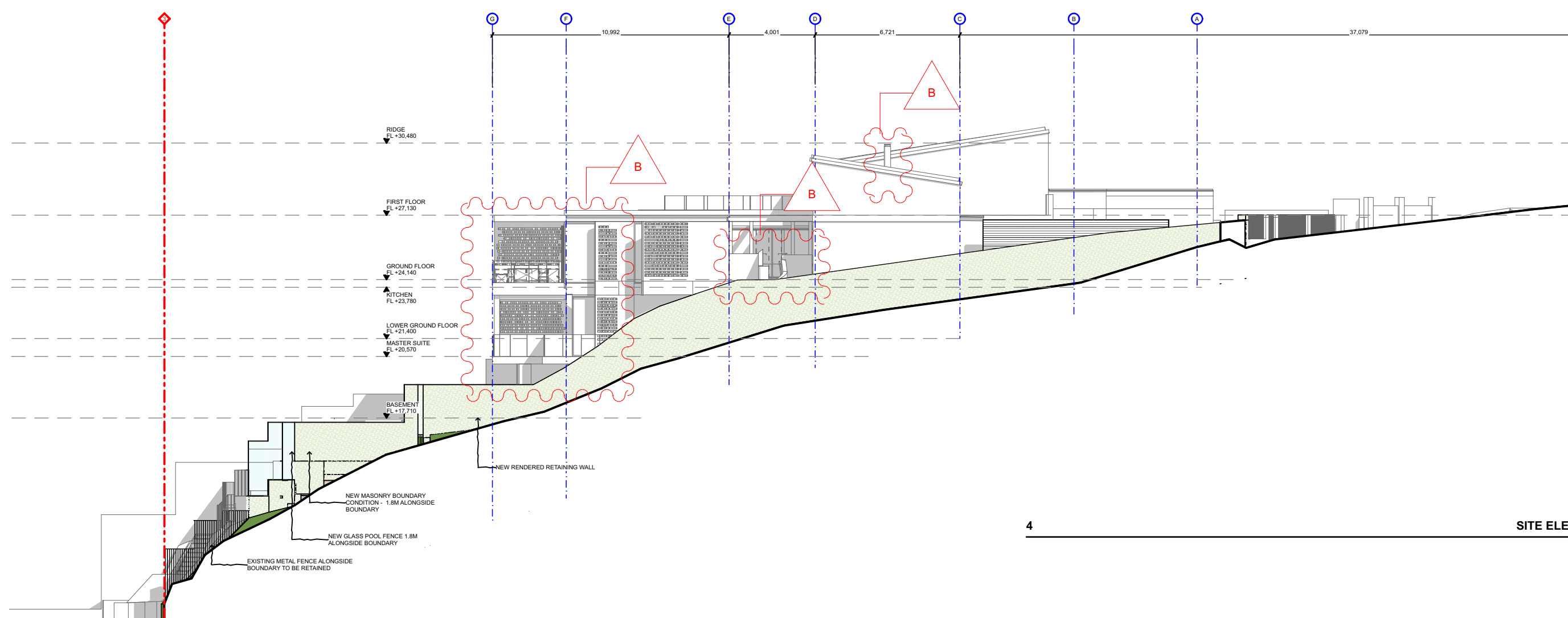
ROOF
SCALE 1:200



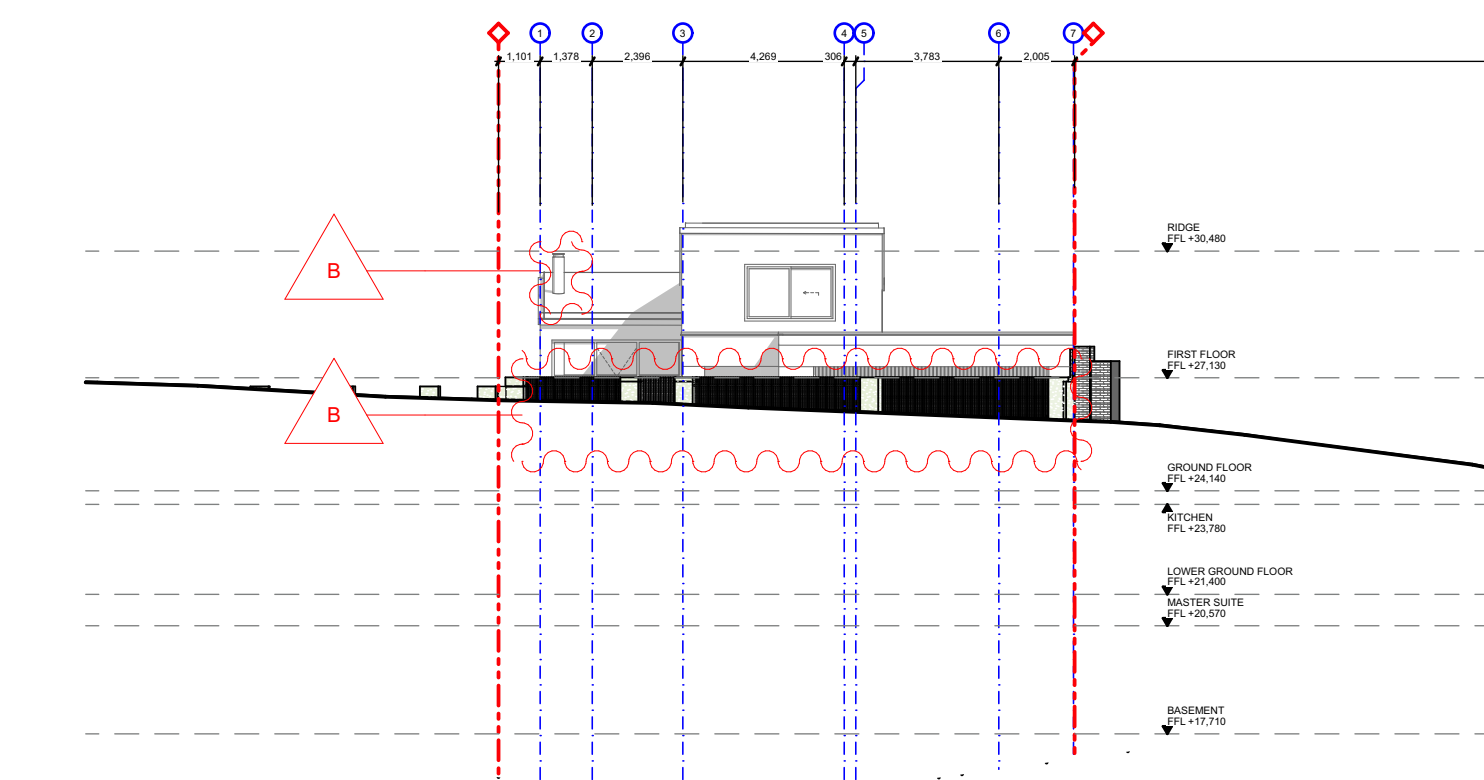
SITE ELEVATION_EAST
SCALE 1:200



SITE ELEVATION_NORTH
SCALE 1:200



SITE ELEVATION_WEST
SCALE 1:200



SITE ELEVATION_SOUTH
SCALE 1:200

REV	DATE	DESCRIPTION	ATHR
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B	19/7/2024	FOR S4-55 SUBMISSION	KK

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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	PROPOSED 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
STONE FLOORING	TIMBER FLOORING
TILE - MOSAIC	TILE - STANDARD

BRICKWORK	CONCRETE	STONE FLOORING	TIMBER FLOORING	TILE - MOSAIC	TILE - STANDARD
MARBLE	LANDSCAPE - STONE	LANDSCAPE - TILE	WATERPROOFING MEMBRANE	GLAZING	METAL
ROCK					

DA SHADOW STUDY	
PROPOSED SHADOW	EXISTING SHADOW
NO LONGER SHADOW	

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AGN 11 162 041 929

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

CLIENT:
TRACY & JAMES
SMALL
PROJECT:
BOWER HOUSE
38 BOWER ST
MANLY,
NSW 2095



DRAWING TITLE
NOTIFICATION PLAN
SCALE 1:200 @ A1
PROJECT NO. - DWG NO. REV.
0567-1106-[B]

CHECKED
KK

DEMOLITION

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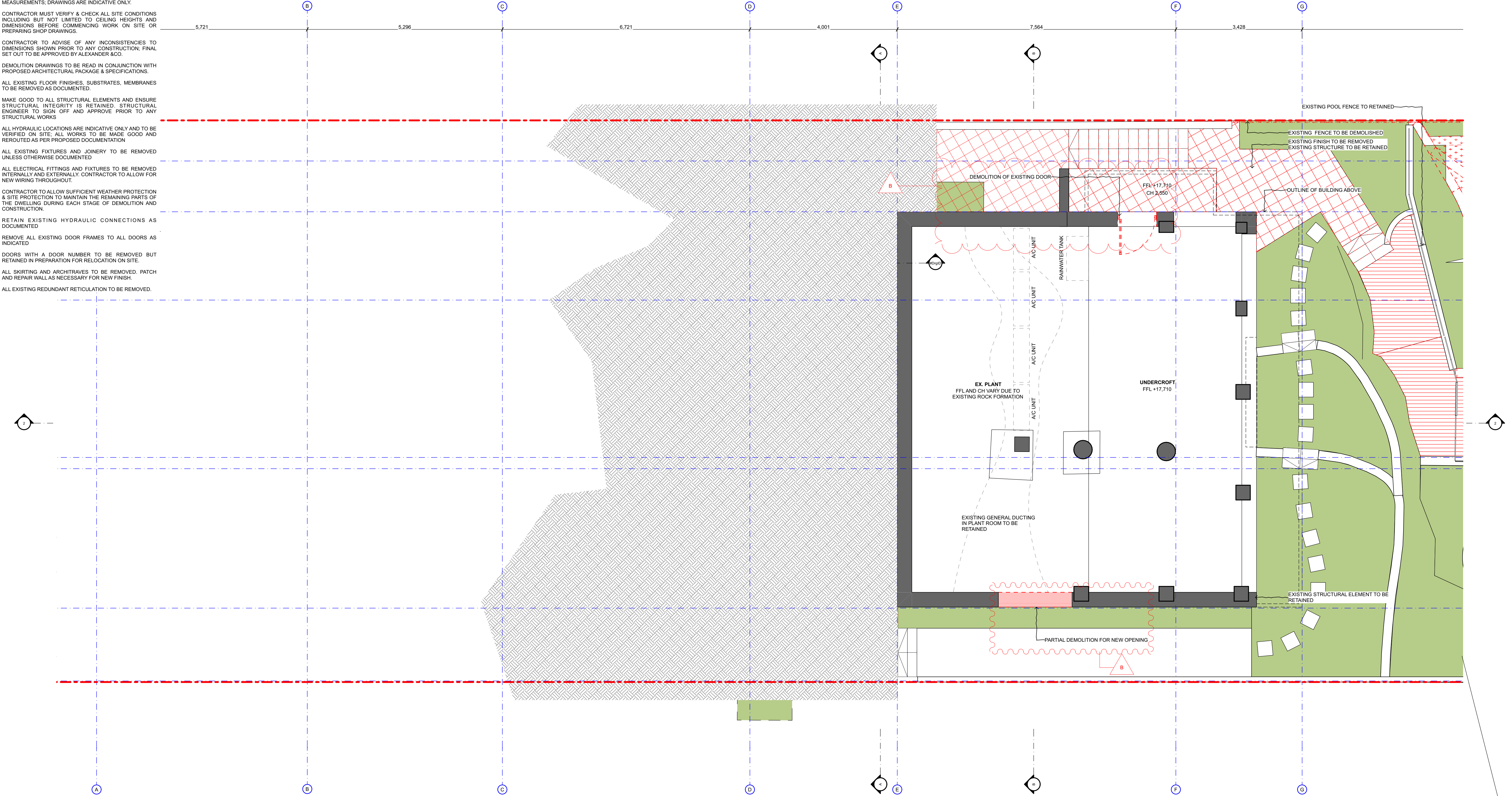
RETAIN EXISTING HYDRAULIC CONNECTIONS AS DOCUMENTED

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ALL EXISTING REDUNDANT RETICULATION TO BE REMOVED.



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS
B	19/7/2024	FOR DA-95 SUBMISSION	KK

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LEGEND - DA	
TO BE DEMOLISHED	EXISTING BUILDING FABRIC TO BE DEMOLISHED
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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 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	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	

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ABN 11 162 041 929

NOMINATED ARCHITECT: JEREMY BULL
NSW REGISTRATION NO. 7881
CLASS 2 DESIGN PRACTITIONER:
JEREMY BULL | NUMBER DEP001029

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



DRAWING TITLE
BASEMENT - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION
SCALE 1:50 @ A1
PROJECT NO. - DWG NO._REV.
0567-2000-[B]

CHECKED
KK

DEMOLITION

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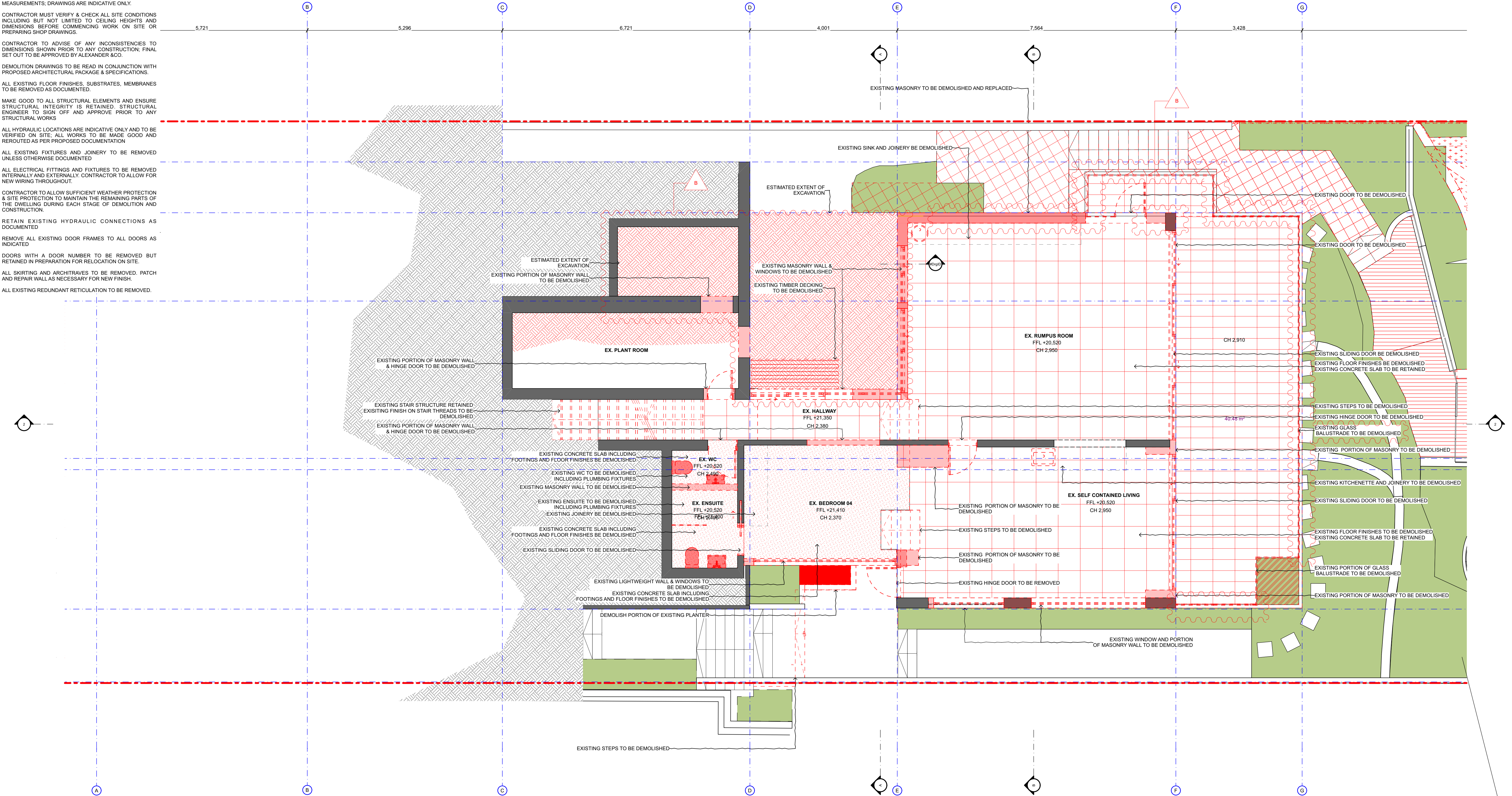
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REV	DATE	DESCRIPTION	ATHR
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B	19/7/2024	FOR DA-95 SUBMISSION	KK

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LEGEND - DA	DA COMPLIANCE LEGEND	DA MATERIAL CUT HATCHING	DA MATERIAL SURFACE HATCHING	DA SHADOW STUDY
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	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 & CO.

ALEXANDER HOUSE 63 BRISBANE STREET, BONDI JUNCTION NSW 2022	CLIENT: TRACEY & JAMES SMALL	DRAWING TITLE LOWER GROUND FLOOR - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION
T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929	PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095	SCALE 1:50 @ A1 PROJECT NO. - DWG NO. REV. 0567-2001-[B]
NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029	CHECKED KK	

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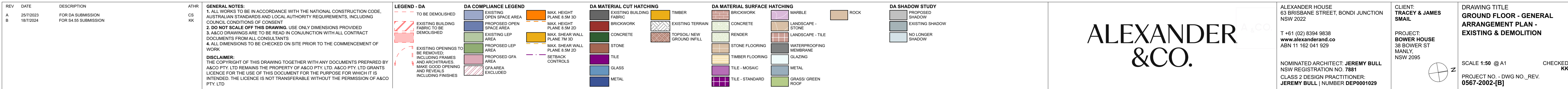
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ALEXANDER
&CO.

ALEXANDER HOUSE 63 BRISBANE STREET, BONDI JUNCTION NSW 2022	CLIENT: TRACEY & JAMES SMAIL	DRAWING TITLE GROUND FLOOR - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION
T +61 (02) 8394 9838 www.alexanderand.co ABN 11 162 041 929	PROJECT: BOWER HOUSE 38 BOWER ST MURRAY, NSW 2095	SCALE 1:50 @ A1 CHECKED KK
NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029		PROJECT NO. - DWG NO., REV. 0567-2002-[B]

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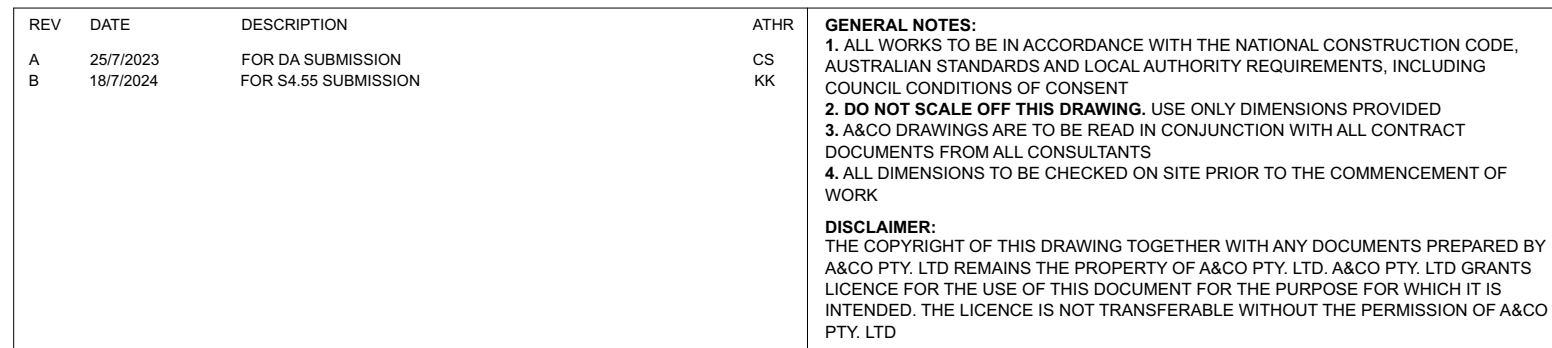
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63 BRISBANE STREET, BONDI JUNCTION
NSW 2022

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www.alexanderand.co
ABN 11 162 041 929

NOMINATED ARCHITECT: **JEREMY BULL**
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JEREMY BULL | NUMBER DEP0001029

CLIENT:
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PROJECT:
BOWER HOUSE
38 BOWER ST
MANLY,
NSW 2095



DRAWING TITLE
**FIRST FLOOR - GENERAL
ARRANGEMENT PLAN -
EXISTING & DEMOLITION**

SCALE 1:50 @ A1

PROJECT NO. - DWG NO._REV.
0567-2003-[B]

ALL DEMOLITION WORK IN ACCORDANCE WITH THE NATIONAL CONSTRUCTION CODE OF AUSTRALIA, AUSTRALIAN STANDARDS, STATUTORY REGULATIONS AND LOCAL AUTHORITY REQUIREMENTS.

IN ACCORDANCE WITH DEVELOPMENT APPLICATION CONDITIONS ALL HAZARDOUS SUBSTANCES LOCATED ON SITE ARE TO BE IDENTIFIED IN A REPORT PREPARED IN ACCORDANCE WITH AS2601. THIS IS TO BE PREPARED BY A SUITABLY QUALIFIED COMPETENT PERSON AND SUBMITTED TO THE PCA FOR APPROVAL AND SUBMISSION TO COUNCIL

CONTRACTOR IS RESPONSIBLE FOR THE ORGANISATION OF AND PROVISION OF TEMPORARY SERVICES TO BE ABLE TO CARRY OUT ANY AND ALL DEMOLITION WORKS AS DOCUMENTED

THESE DOCUMENTS ARE COMPOSITE DRAWINGS TAKEN FROM EXISTING CONDITIONS DRAWINGS, SURVEY & SITE MEASUREMENTS; DRAWINGS ARE INDICATIVE ONLY.

CONTRACTOR MUST VERIFY & CHECK ALL SITE CONDITIONS INCLUDING BUT NOT LIMITED TO CEILING HEIGHTS AND DIMENSIONS BEFORE COMMENCING WORK ON SITE OR PREPARING SHOP DRAWINGS.

CONTRACTOR TO ADVISE OF ANY INCONSISTENCIES TO
DIMENSIONS SHOWN PRIOR TO ANY CONSTRUCTION; FINAL
SET OUT TO BE APPROVED BY ALEXANDER & CO.

DEMOLITION DRAWINGS TO BE READ IN CONJUNCTION WITH
PROPOSED ARCHITECTURAL PACKAGE & SPECIFICATIONS.

ALL EXISTING FLOOR FINISHES, SUBSTRATES, MEMBRANES
TO BE REMOVED AS DOCUMENTED.

MAKE GOOD TO ALL STRUCTURAL ELEMENTS AND ENSURE STRUCTURAL INTEGRITY IS RETAINED. STRUCTURAL ENGINEER TO SIGN OFF AND APPROVE PRIOR TO ANY STRUCTURAL WORKS

ALL HYDRAULIC LOCATIONS ARE INDICATIVE ONLY AND TO BE VERIFIED ON SITE; ALL WORKS TO BE MADE GOOD AND REROUTED AS PER PROPOSED DOCUMENTATION

ALL EXISTING FIXTURES AND JOINERY TO BE REMOVED
UNLESS OTHERWISE DOCUMENTED

ALL ELECTRICAL FITTINGS AND FIXTURES TO BE REMOVED INTERNALLY AND EXTERNALLY. CONTRACTOR TO ALLOW FOR NEW WIRING THROUGHOUT.

CONTRACTOR TO ALLOW SUFFICIENT WEATHER PROTECTION
& SITE PROTECTION TO MAINTAIN THE REMAINING PARTS OF
THE DWELLING DURING EACH STAGE OF DEMOLITION AND
CONSTRUCTION.

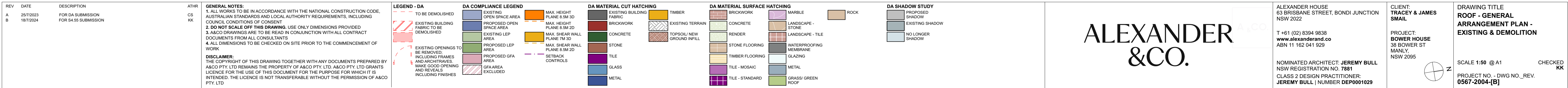
RETAIN EXISTING HYDRAULIC CONNECTIONS AS DOCUMENTED

REMOVE ALL EXISTING DOOR FRAMES TO ALL DOORS AS INDICATED

DOORS WITH A DOOR NUMBER TO BE REMOVED BUT
RETAINED IN PREPARATION FOR RELOCATION ON SITE.

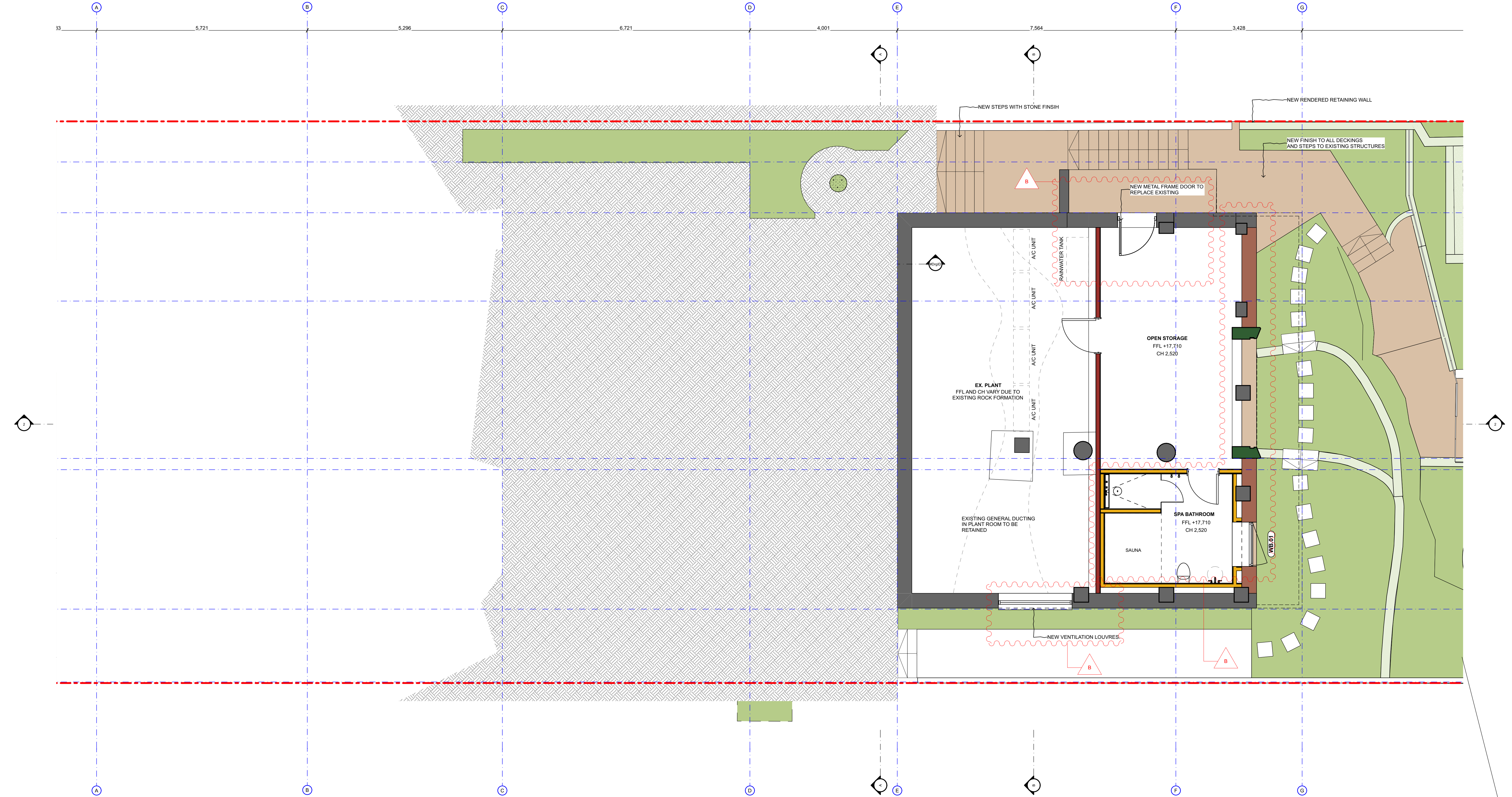
ALL SKIRTING AND ARCHITRAVES TO BE REMOVED. PATCH AND REPAIR WALL AS NECESSARY FOR NEW FINISH.

ALL EXISTING REDUNDANT RETICULATION TO BE REMOVED.



ALEXANDER
&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 ROOF - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	CHECKED KK
NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL / NUMBER DP0001029		SCALE 1:50 @ A1 PROJECT NO. - DWG NO. _REV. 0567-2004-[B]	CHECKED KK



REV

DATE

DESCRIPTION

A

25/7/2023

FOR DA SUBMISSION

B

19/7/2024

FOR S4-S5 SUBMISSION

ATHR

CS

KK

GENERAL NOTES:

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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

ALEXANDER & CO.

A&CO

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 SMAL**

PROJECT: **BOWER HOUSE**

38 BOWER ST

MANLY, NSW 2095

SCALE 1:50 @ A1

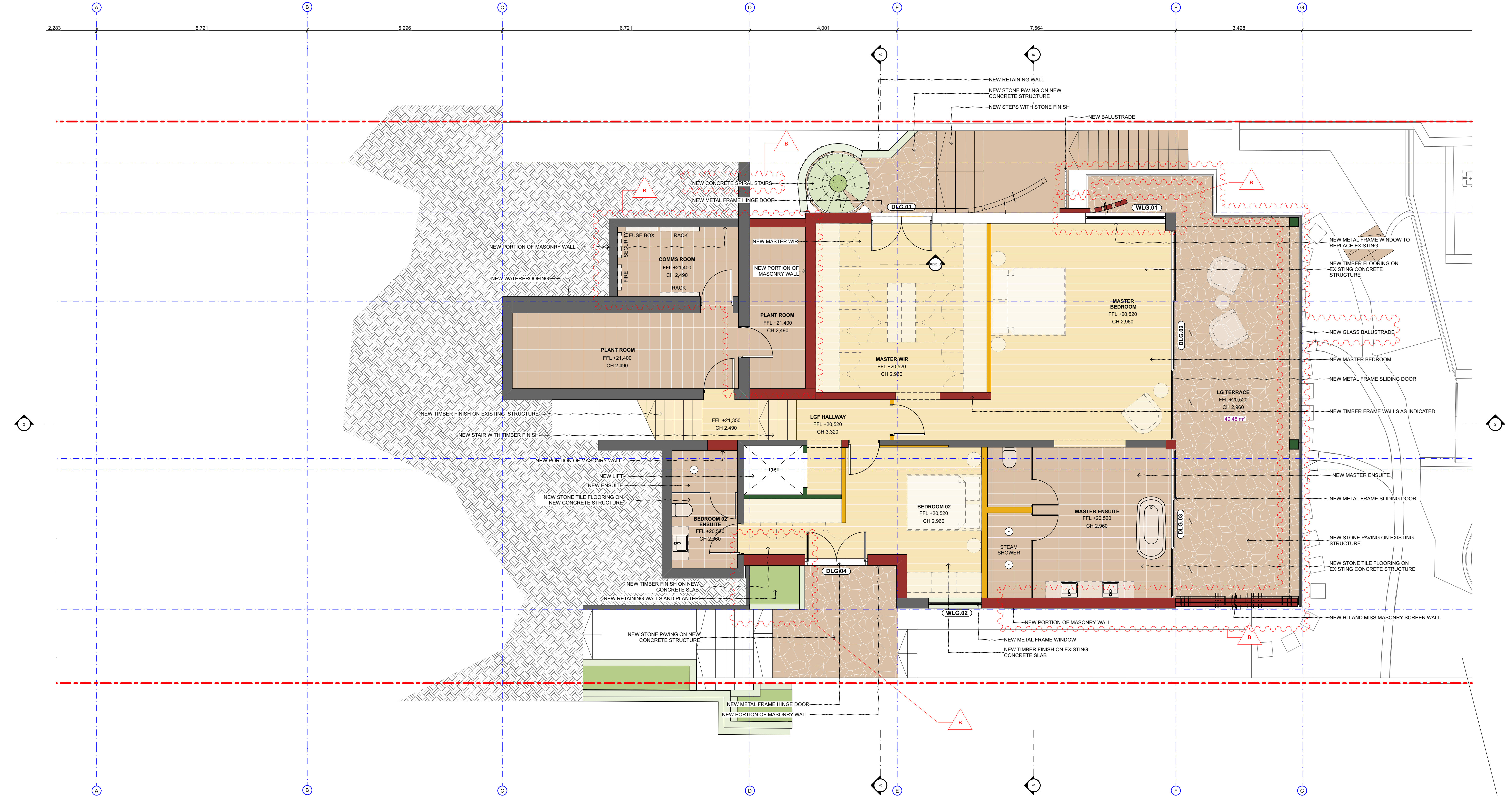
CHECKED **KK**

DRAWING TITLE

BASEMENT - GENERAL ARRANGEMENT PLAN - PROPOSED

PROJECT NO. - DWG NO._REV_

0567-2100-[B]



REV

DATE

DESCRIPTION

A

25/7/2023

FOR DA SUBMISSION

B

19/7/2024

FOR DA SUBMISSION

ATHR

CS

KK

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PROPOSED LEP AREA

PROPOSED GFA AREA

GFA AREA EXCLUDED

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MAX. HEIGHT PLANE 8.5M 2D

MAX. SHEAR WALL PLANE 7M 3D

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SETBACK CONTROLS

DA MATERIAL CUT HATCHING

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GLASS

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TOPSOIL/NEW GROUND INFILL

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STONE FLOORING

TIMBER FLOORING

TILE - MOSAIC

TILE - STANDARD

MARBLE

LANDSCAPE - STONE

LANDSCAPE - TILE

WATERPROOFING MEMBRANE

GLAZING

METAL

GRASS/ GREEN ROOF

ALEXANDER & CO.

A&CO

ALEXANDER HOUSE

63 BRISBANE STREET, BONDI JUNCTION NSW 2022

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www.alexanderandco

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

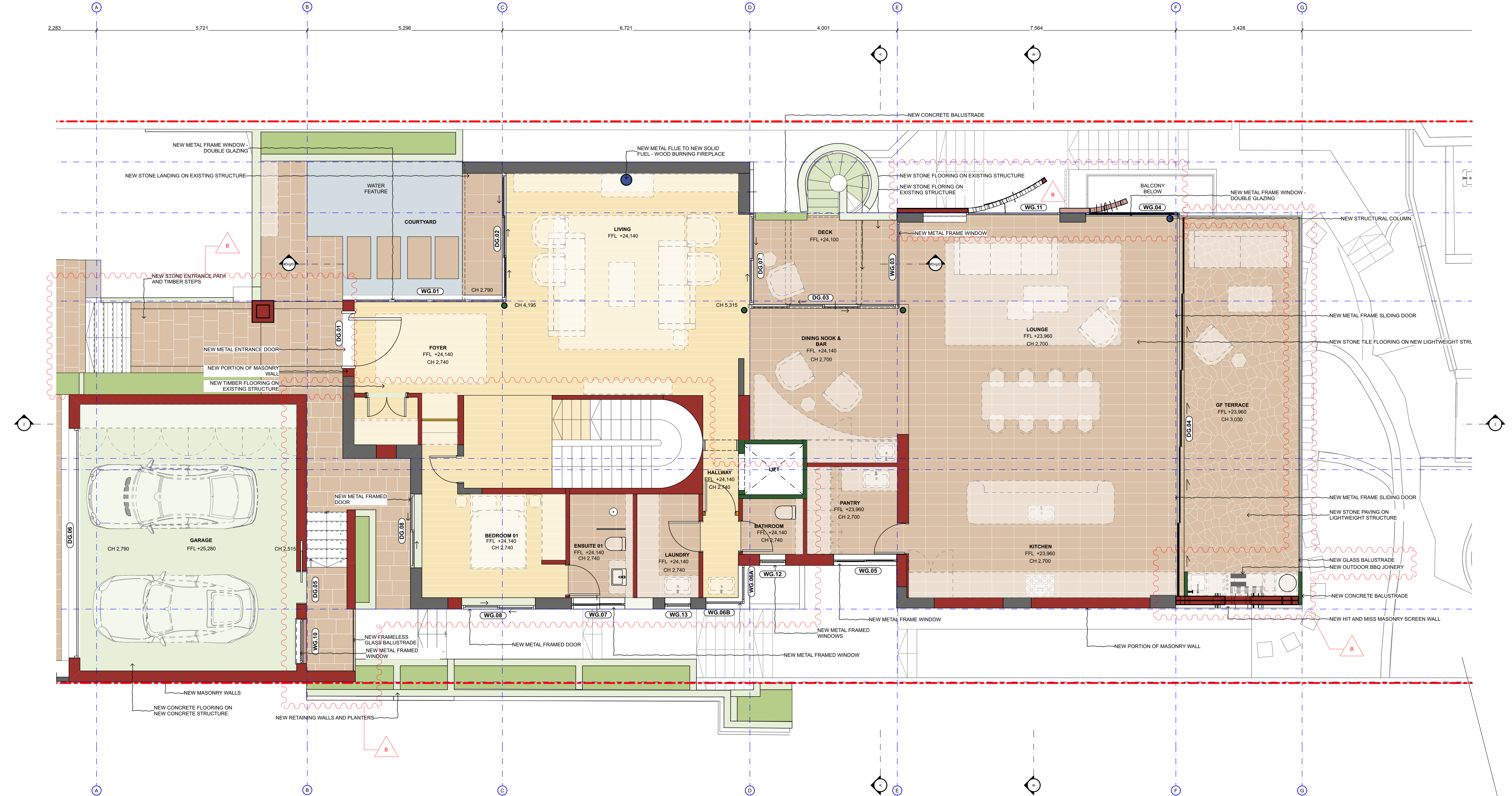
DRAWING TITLE

LOWER GROUND FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED

SCALE 1:50 @ A1

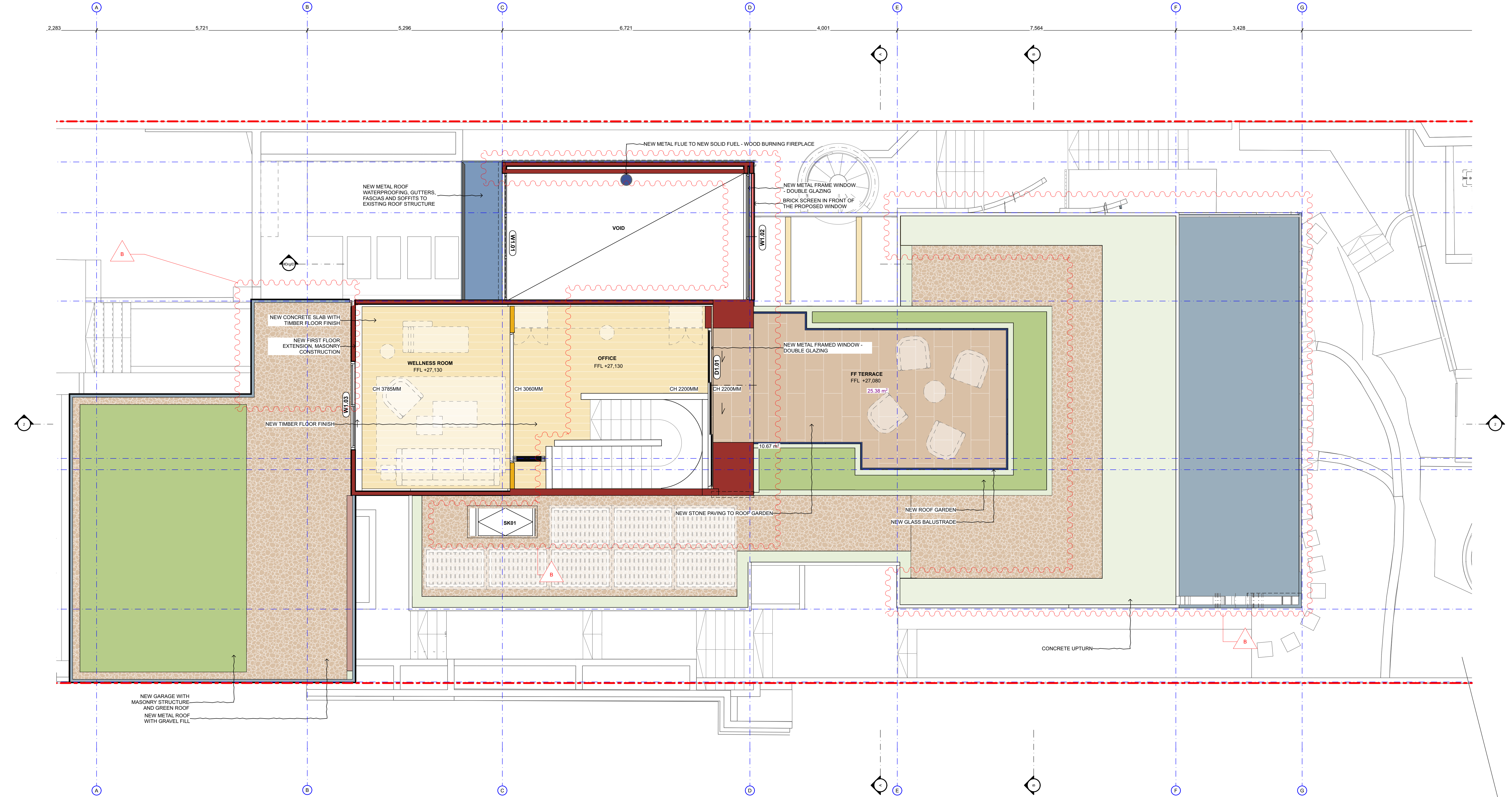
CHECKED KK

0567-2101-B] PROJECT NO. - DWG NO._REV.



REV	DATE	DESCRIPTION	ATHR	GENERAL NOTES:	LEGEND - DA	DA COMPLIANCE LEGEND	DA MATERIAL CUT HATCHING	DA MATERIAL SURFACE HATCHING	ALEXANDER & CO. ARCHITECTS 63 BRISBANE STREET, BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderandco.com.au ABN 11 162 041 929 NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP0001029	CLIENT: TRACEY & JAMES SMALL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095	DRAWING TITLE GROUND FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED SCALE 1:50 @ A1 PROJECT NO. - DWG NO. REV. 0567-2102-[B]	CHECKED KK	
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 ARCHITRACES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES	EXISTING OPEN SPACE AREA PROPOSED OPEN SPACE AREA EXISTING LEP AREA PROPOSED LEP AREA PROPOSED GFA AREA PROPOSED 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
B	19/7/2024	FOR DA SUBMISSION	KK										

11/25/2024 ALEXANDER & CO. ARCHITECTS - 63 BRISBANE STREET, BONDI JUNCTION, NSW 2022



REV

DATE

DESCRIPTION

A

25/7/2023

FOR DA SUBMISSION

B

19/7/2024

FOR DA SUBMISSION

ATHR

CS

KK

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LANDSCAPE - TILE

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GRASS/ GREEN ROOF

ALEXANDER & CO.

ARCHITECTS

63 BRISBANE STREET, BONDI JUNCTION NSW 2022

T +61 (02) 8394 9838

www.alexanderandco.com.au

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

N

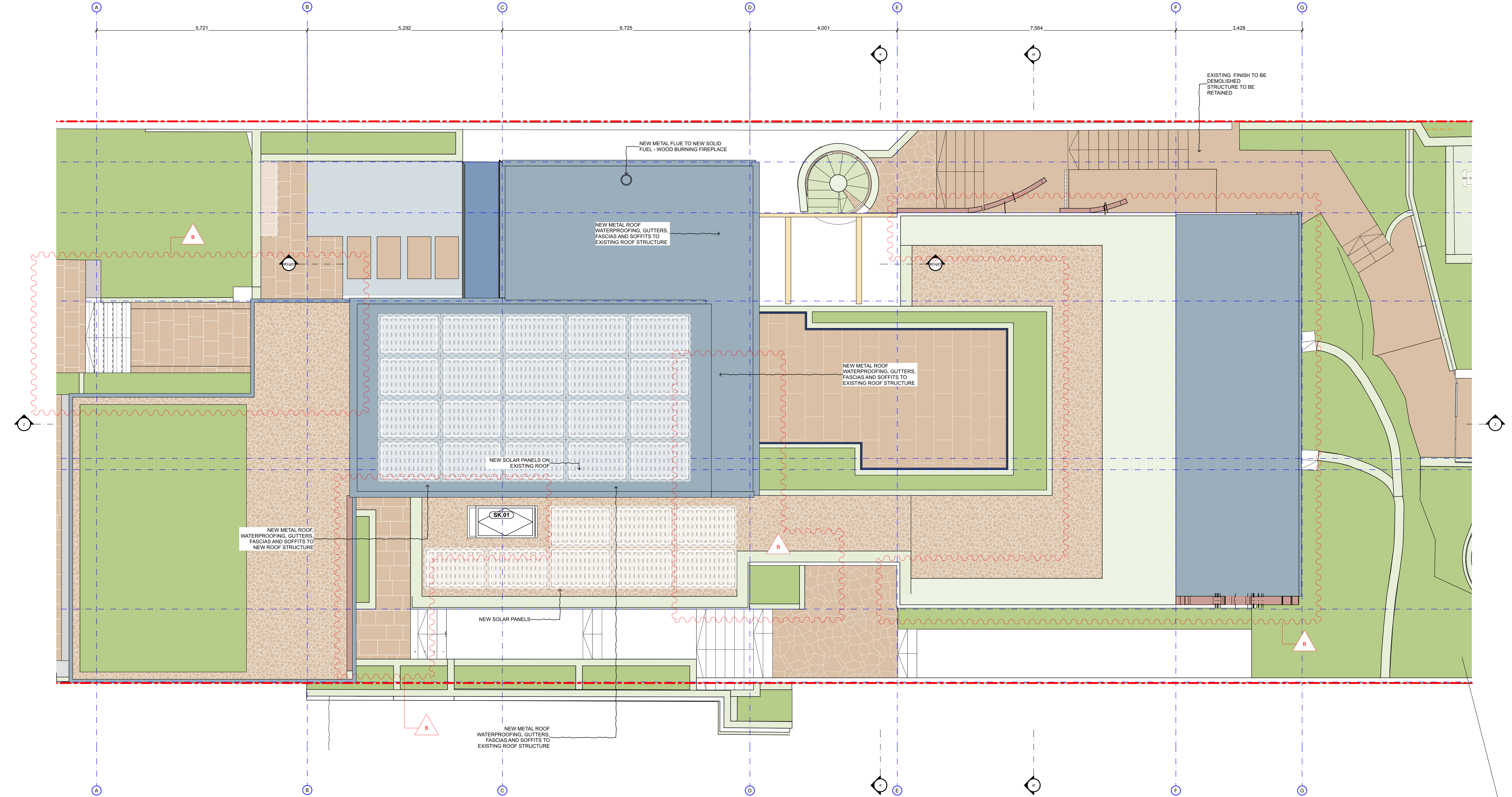
DRAWING TITLE

FIRST FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED

SCALE 1:50 @ A1

CHECKED KK

0567-2103-B]



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS
B	19/7/2024	FOR S4-S5 SUBMISSION	JK

GENERAL NOTES:

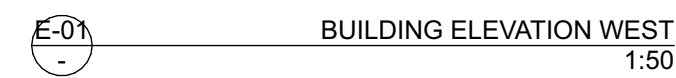
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REV

DATE

A

25/07/2023

B

18/07/2024

DESCRIPTION

FOR DA SUBMISSION

FOR S45 SUBMISSION

ATHR

CS

KK

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LEGEND - DA

TO BE DEMOLISHED

EXISTING BUILDING

EXISTING OPENINGS TO BE REMOVED

EXISTING OPENINGS TO BE REMOVED INCLUDING FRAMES AND ARCHITECTURES

DA COMPLIANCE LEGEND

EXISTING OPEN SPACE AREA

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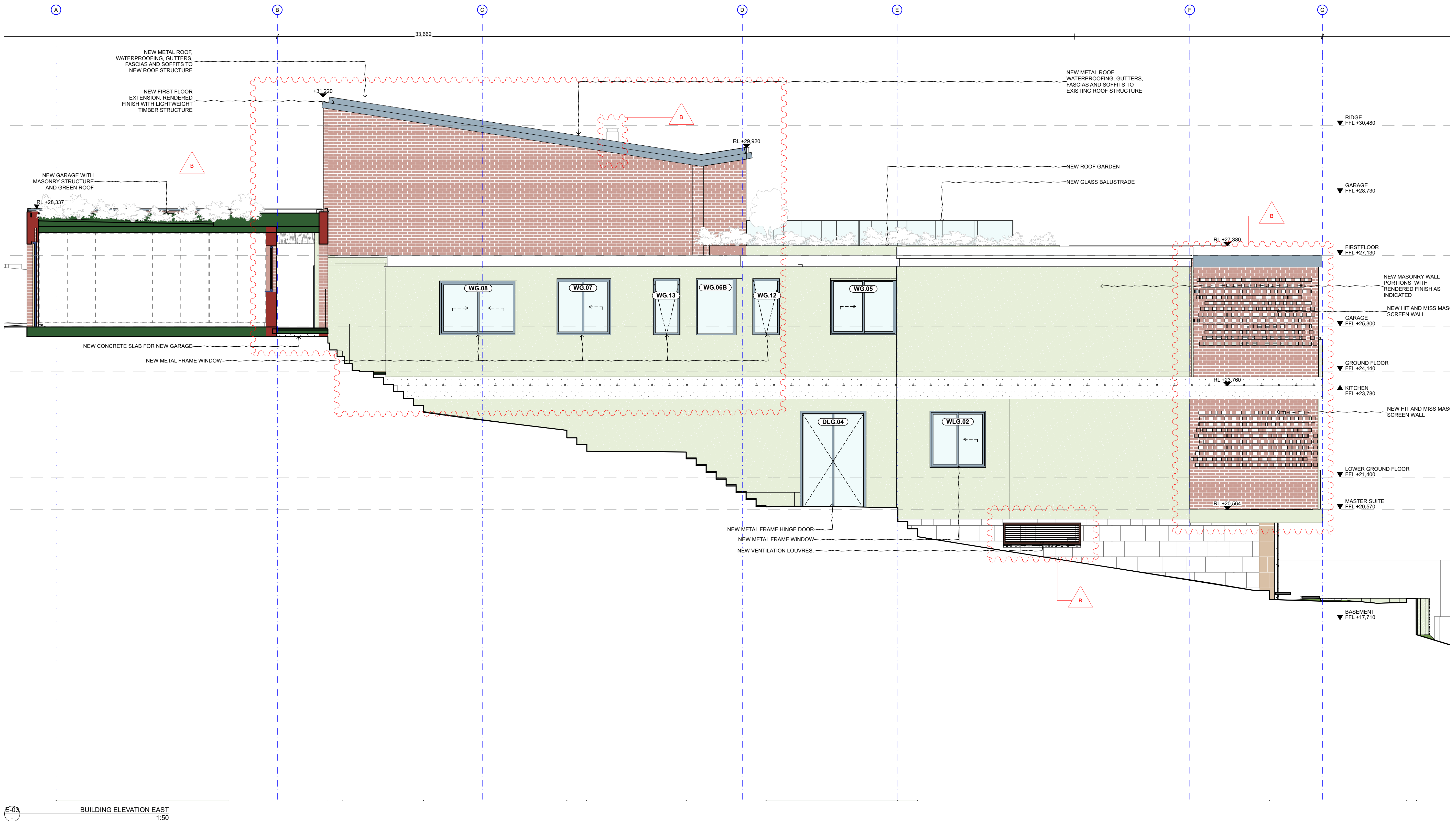
EXISTING OPEN SPACE AREA

EXISTING OPEN SPACE AREA

EXISTING OPEN SPACE AREA

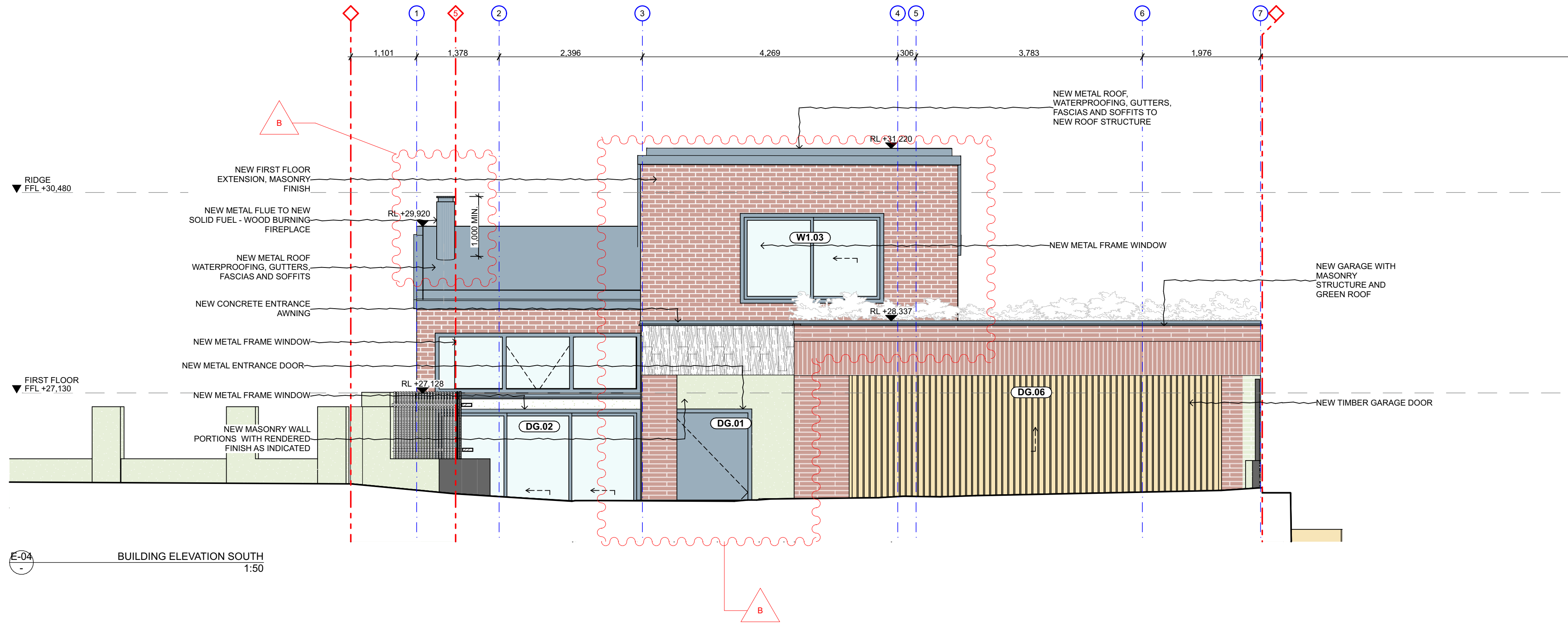
EXISTING OPEN SPACE AREA

EXISTING OPEN



E-03
BUILDING ELEVATION EAST
1:50

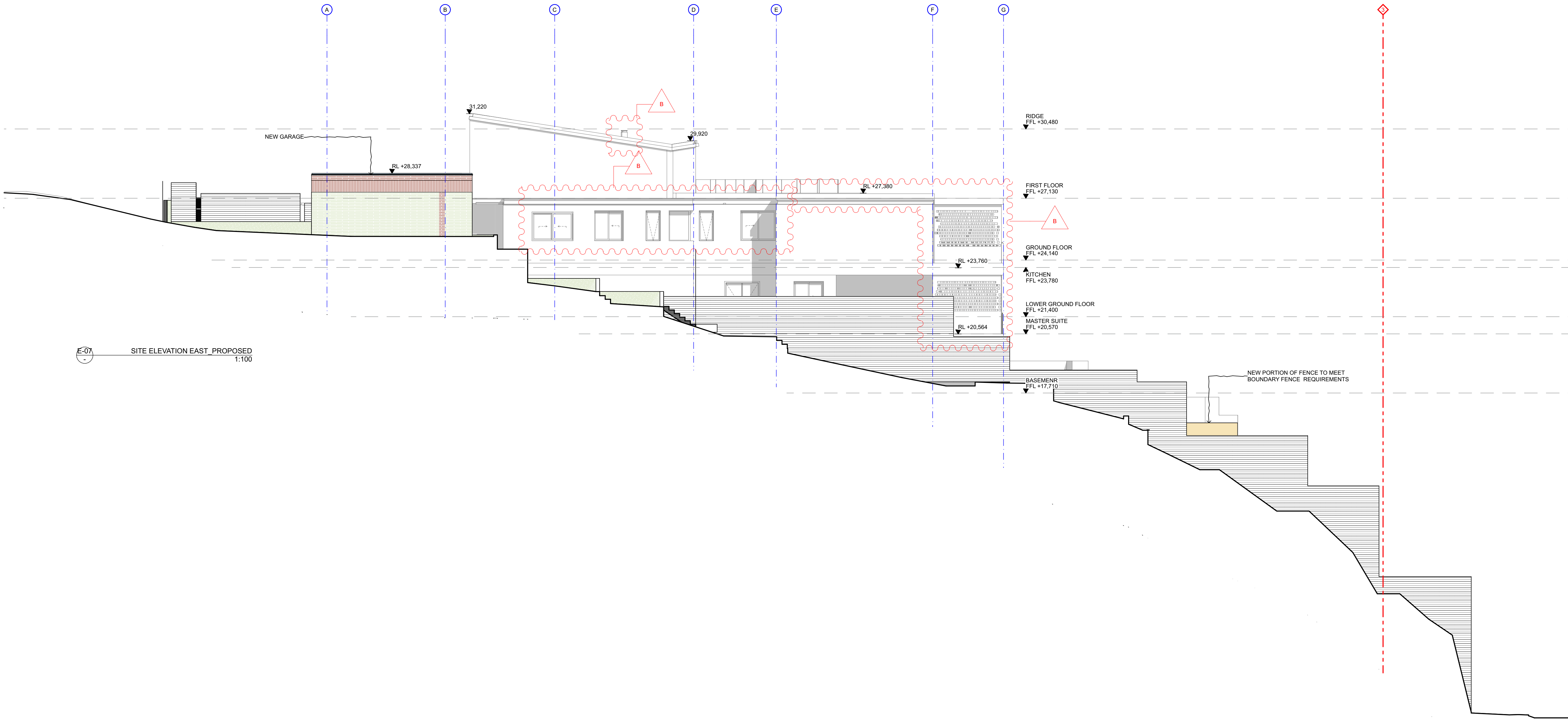
<table><tr><td>REV</td><td>DATE</td><td>DESCRIPTION</td></tr><tr><td>A</td><td>25/7/2023</td><td>FOR DA SUBMISSION</td></tr><tr><td>B</td><td>19/7/2024</td><td>FOR DA-95 SUBMISSION</td></tr></table>	REV	DATE	DESCRIPTION	A	25/7/2023	FOR DA SUBMISSION	B	19/7/2024	FOR DA-95 SUBMISSION	GENERAL NOTES: 1. 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	ALEXANDER & CO. ARCHITECTS	ALEXANDER HOUSE 63 BRISBANE STREET, BONDI JUNCTION NSW 2022 T +61 (02) 8394 9838 www.alexanderandco.com.au ABN 11 162 041 929 NOMINATED ARCHITECT: JEREMY BULL NSW REGISTRATION NO. 7881 CLASS 2 DESIGN PRACTITIONER: JEREMY BULL NUMBER DEP001029	CLIENT: TRACEY & JAMES SMALL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095 SCALE 1:50 @ A1 CHECKED KK	DRAWING TITLE GENERAL ARRANGEMENT - ELEVATION E03_PROPOSED PROJECT NO. - DWG NO._REV. 0567-3002-[B]
REV	DATE	DESCRIPTION													
A	25/7/2023	FOR DA SUBMISSION													
B	19/7/2024	FOR DA-95 SUBMISSION													





@Mcloud: ALEX-BIM-SERVER - @Mcloud/0567_38 Bower St, Marly/0567_38 Bower St_54.55

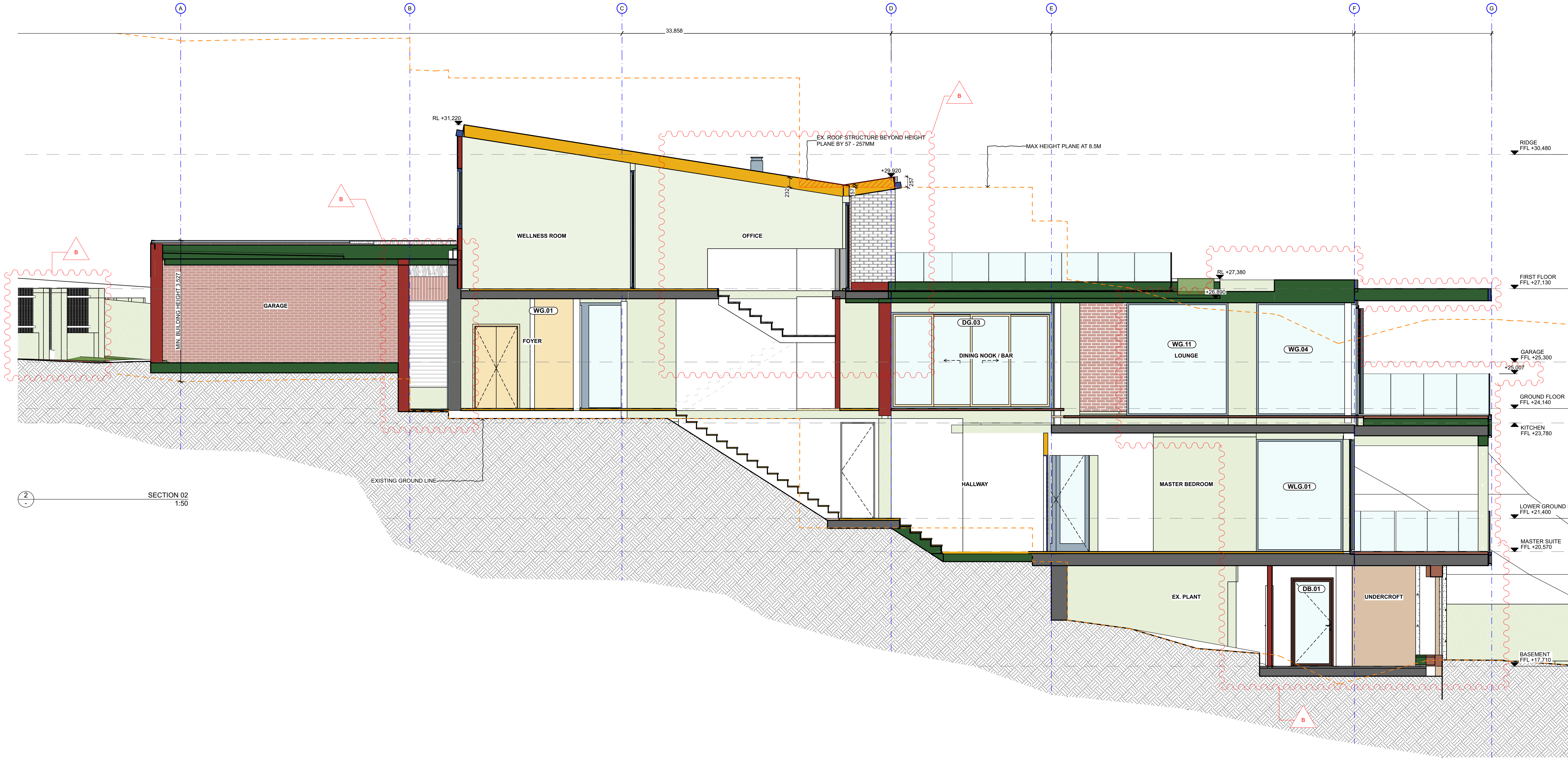
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E-07 SITE ELEVATION EAST, PROPOSED
1:100

REV	DATE	DESCRIPTION	ATHR	GENERAL NOTES:	LEGEND - DA	DA COMPLIANCE LEGEND	DA MATERIAL CUT HATCHING	DA MATERIAL SURFACE HATCHING	DA SHADOW STUDY	ALEXANDER & 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 SMALL PROJECT: BOWER HOUSE 38 BOWER ST MANLY, NSW 2095	DRAWING TITLE SITE ELEVATIONS - ELEVATION E07_PROPOSED SCALE 1:100 @ A1 PROJECT NO. - DWG NO._REV. 0567-3102-[B]	CHECKED KK
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REV	DATE	DESCRIPTION	ATHR
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B	19/7/2024	FOR DA SUBMISSION	KK

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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	

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

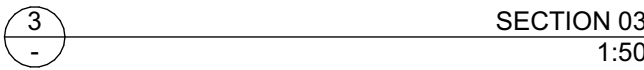
DA SHADOW STUDY	
PROPOSED SHADOW	EXISTING SHADOW
NO LONGER SHADOW	

ALEXANDER & 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

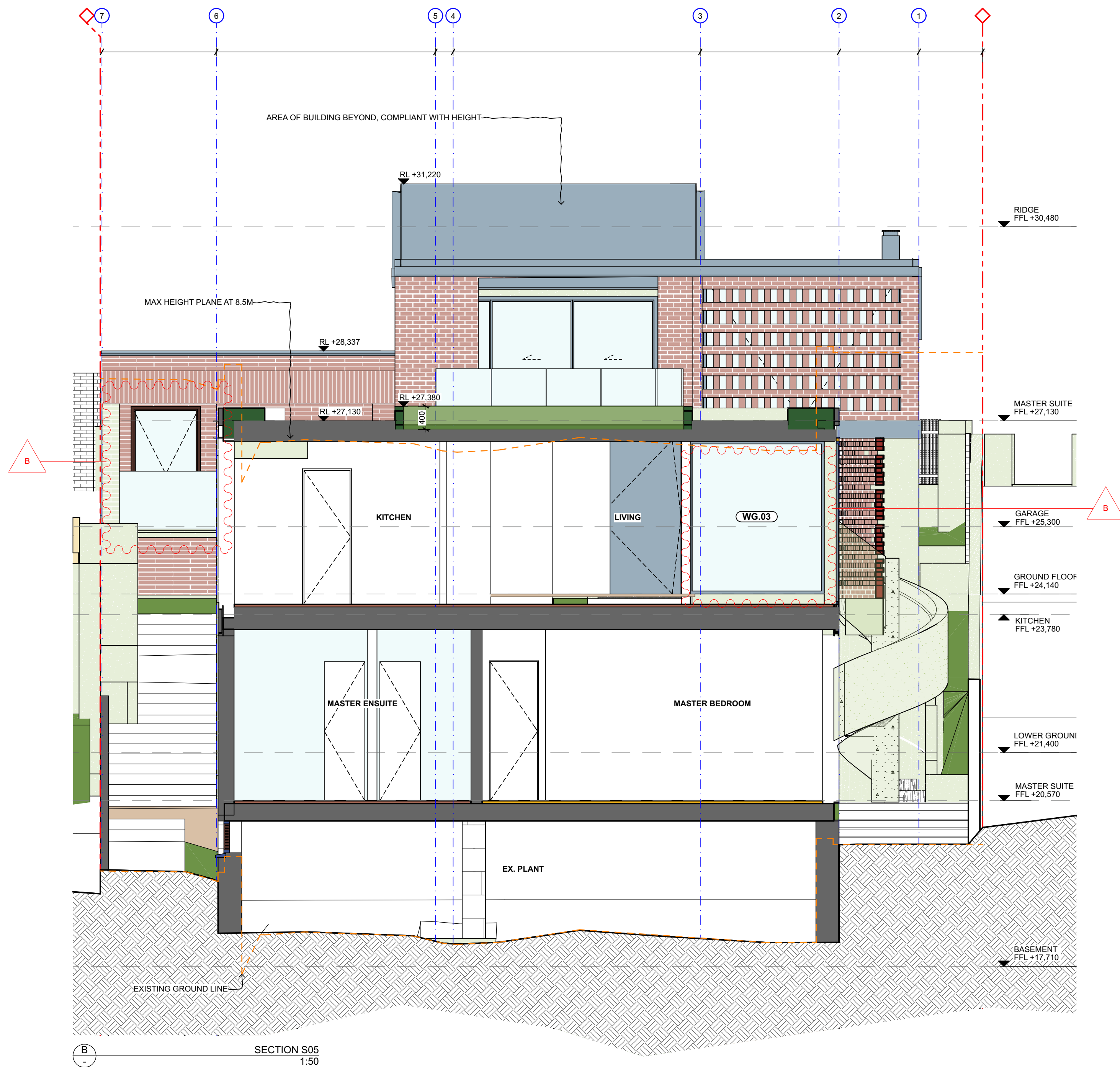
CLIENT: TRACEY & JAMES SMAIL
PROJECT: BOWER HOUSE
38 BOWER ST
MANLY, NSW 2095

DRAWING TITLE
GENERAL ARRANGEMENT - SECTION 02_PROPOSED
SCALE 1:50 @ A1
PROJECT NO. - DWG NO._REV.
0567-4101-[B]
CHECKED
KK





SECTION S04
1:50



SECTION S05
1:50

REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS
B	19/7/2024	FOR DA SUBMISSION	JK

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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	PROPOSED 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	

ALEXANDER & CO.

ALEXANDER HOUSE
63 BRISBANE STREET, BONDI JUNCTION
NSW 2022
T +61 (02) 8394 9838
www.alexanderandco.com.au
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 04 & 05_PROPOSED
SCALE 1:50 @ A1
PROJECT NO. - DWG NO._REV.
0567-4103-[B]
CHECKED
KK



©Mikoud: ALEX-BIM-SERVER - ©Mikoud:5567 38 Bower St. Marty:5567 38 Bower St. 04-5



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



BRICK PRIVACY SCREEN DETAIL HIT & MISS BRICK PRIVACY SCREEN DETAIL



7 BRICK DETAILS



8 HANGING PLANTS TO FLAT ROOF SECTIONS

REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS
B	19/7/2024	FOR DA SUBMISSION	JK

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LEGEND - DA	
TO BE DEMOLISHED	EXISTING BUILDING FABRIC
EXISTING BUILDING FABRIC TO BE DEMOLISHED	BRICKWORK
EXISTING OPENINGS TO BE REMOVED, INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS, INCLUDING FINISHES	CONCRETE
EXISTING BUILDING FABRIC	STONE
EXISTING BUILDING FABRIC	TILE
EXISTING BUILDING FABRIC	GLASS
EXISTING BUILDING FABRIC	METAL

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	SETBACK CONTROLS
EXCLUDED	

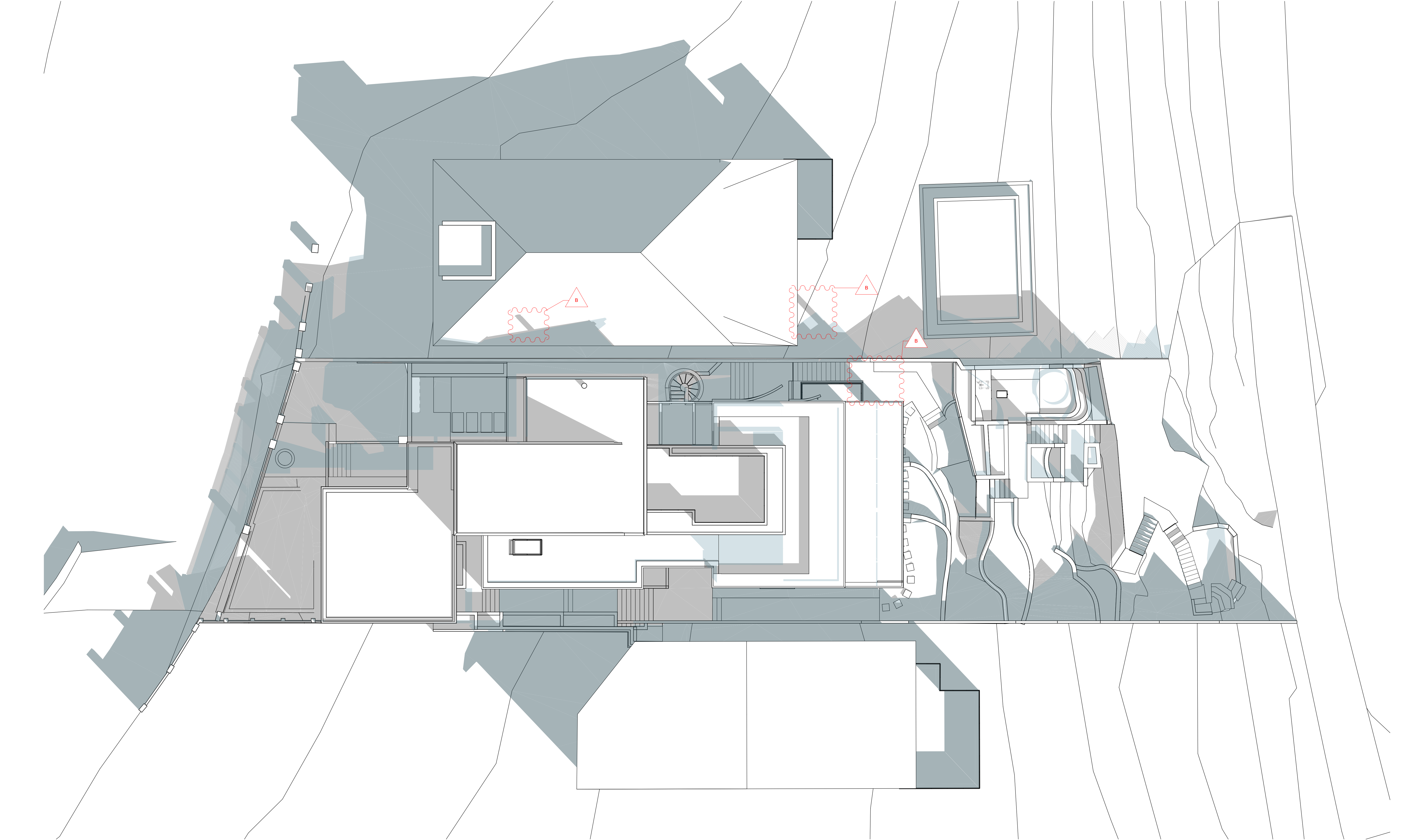
DA MATERIAL CUT HATCHING	
EXISTING BUILDING FABRIC	TIMBER
BRICKWORK	EXISTING TERRAIN
CONCRETE	TOPSOIL/NEW GROUND INFILL
RENDER	
STONE FLOORING	
TIMBER FLOORING	
TILE - MOSAIC	
TILE - STANDARD	

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

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

ALEXANDER & CO.

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



REV

DATE

DESCRIPTION

A

25/7/2023

FOR DA SUBMISSION

B

19/7/2024

FOR DA SUBMISSION

ATHR

CS

HK

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EXISTING LEP AREA

PROPOSED LEP AREA

PROPOSED GFA AREA

GFA AREA EXCLUDED

MAX. HEIGHT PLANE 8.5M 3D

MAX. HEIGHT PLANE 8.5M 2D

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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

ALEXANDER & CO.

ARCHITECTS

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

SHADOW DIAGRAMS 21 JUNE 9AM

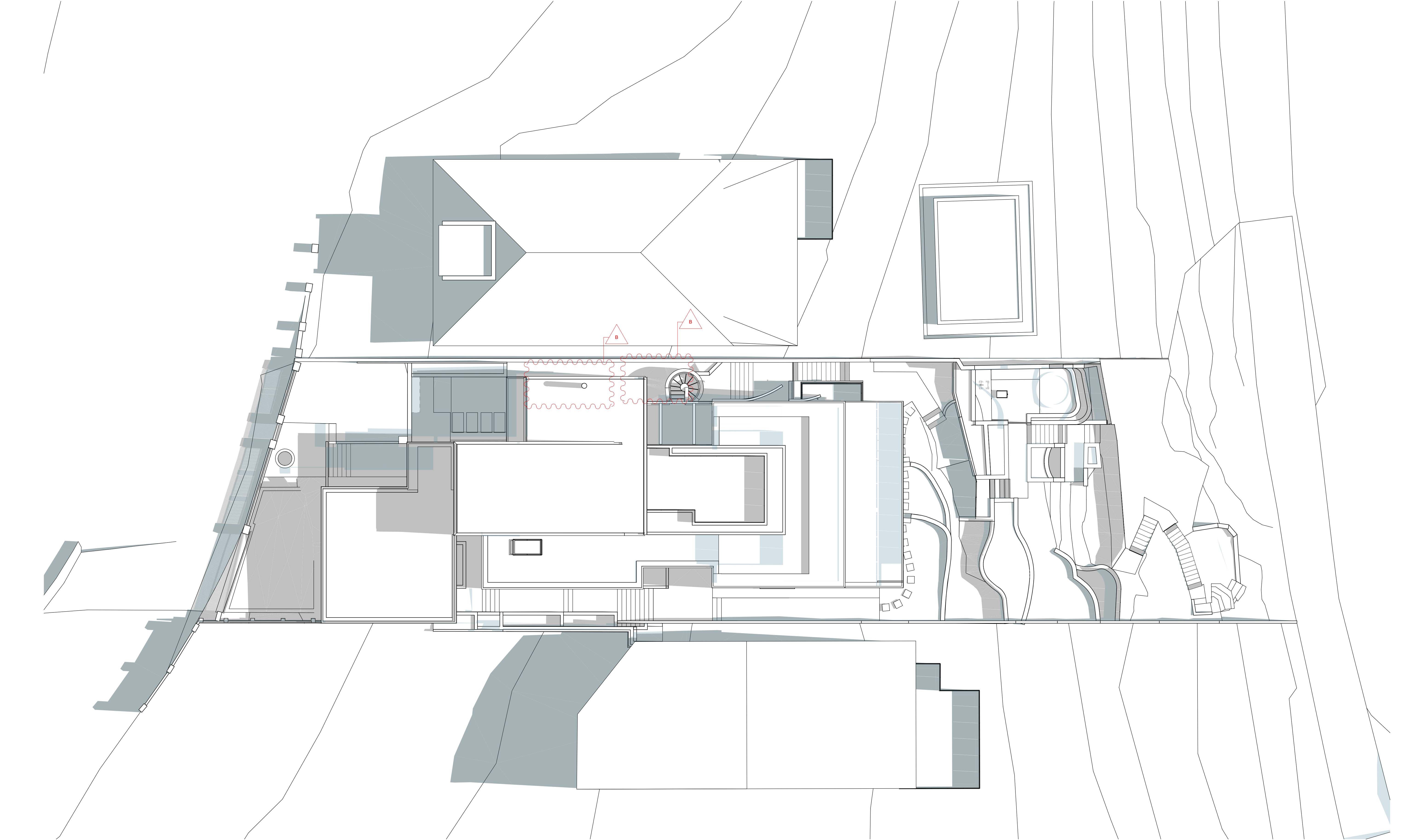
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CHECKED SGKK

PROJECT NO. - DWG NO._REV.

0567-8100-[B]

8885c0a1_ALEX-BMW-SERIES - B&B-00000007_38 Bower St, Manly (0567)_38 Bower St_38 05



REV

DATE

DESCRIPTION

A

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MAX. HEIGHT PLANE 8.5M 2D

MAX. SHEAR WALL PLANE 7M 3D

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SITBACK CONTROLS

DA MATERIAL CUT HATCHING

EXISTING BUILDING FABRIC

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STONE

TILE

GLASS

METAL

TIMBER

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LANDSCAPE - TILE

WATERPROOFING MEMBRANE

GLAZING

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ROCK

DA SHADOW STUDY

PROPOSED SHADOW

EXISTING SHADOW

NO LONGER SHADOW

ALEXANDER & CO.

A&CO

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

SCALE 1:100 @ A1

CHECKED **KK**

DRAWING TITLE

SHADOW DIAGRAMS 21 JUNE 12PM

PROJECT NO. - DWG NO._REV.

0567-8101-[B]

