

199-205 PITTWATER ROAD, MANLY

SITE AERIAL PLAN



DRAWING LIST

DRAWING NO.	TITLE	SCALE	REV
DA-000	COVER PAGE	@A3	02
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
DA-010	BASIX	1:2	@A3 01
DA-101	GROUND FLOOR PLAN	1:100	@A3 02
DA-102	FIRST FLOOR PLAN	1:100	@A3 02
DA-103	ROOF PLAN	1:100	@A3 02
DA-104	LANDSCAPE PLAN	1:150	@A3 02
DA-151	SHADOW PLANS	1:500	@A3 01
DA-201	ELEVATIONS - SHEET 1	1:100	@A3 01
DA-202	ELEVATIONS - SHEET 2	1:100	@A3 02
DA-203	ELEVATIONS - SHEET 3	1:100	@A3 02
DA-204	ELEVATIONS - SHEET 4	1:100	@A3 01
DA-205	SIGNAGE	1:50	01
DA-301	SECTIONS - SHEET 1	1:100	@A3 01
DA-302	SECTIONS - SHEET 2	1:100	@A3 01
DA-400	AREA SCHEDULES	@A3	02
DA-900	EXISTING EXTERIOR VIEW	@A3	01
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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BCA/ ACCESS - CREDWELL CONTACT: SHANE BARR T: 02 9281 8555 E: Shane@credwell.com.au	WASTE - MRA CONSULTING CONTACT: JAMES COSGROVE T: 0431 948 611 E: james@mraconsulting.com.au

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

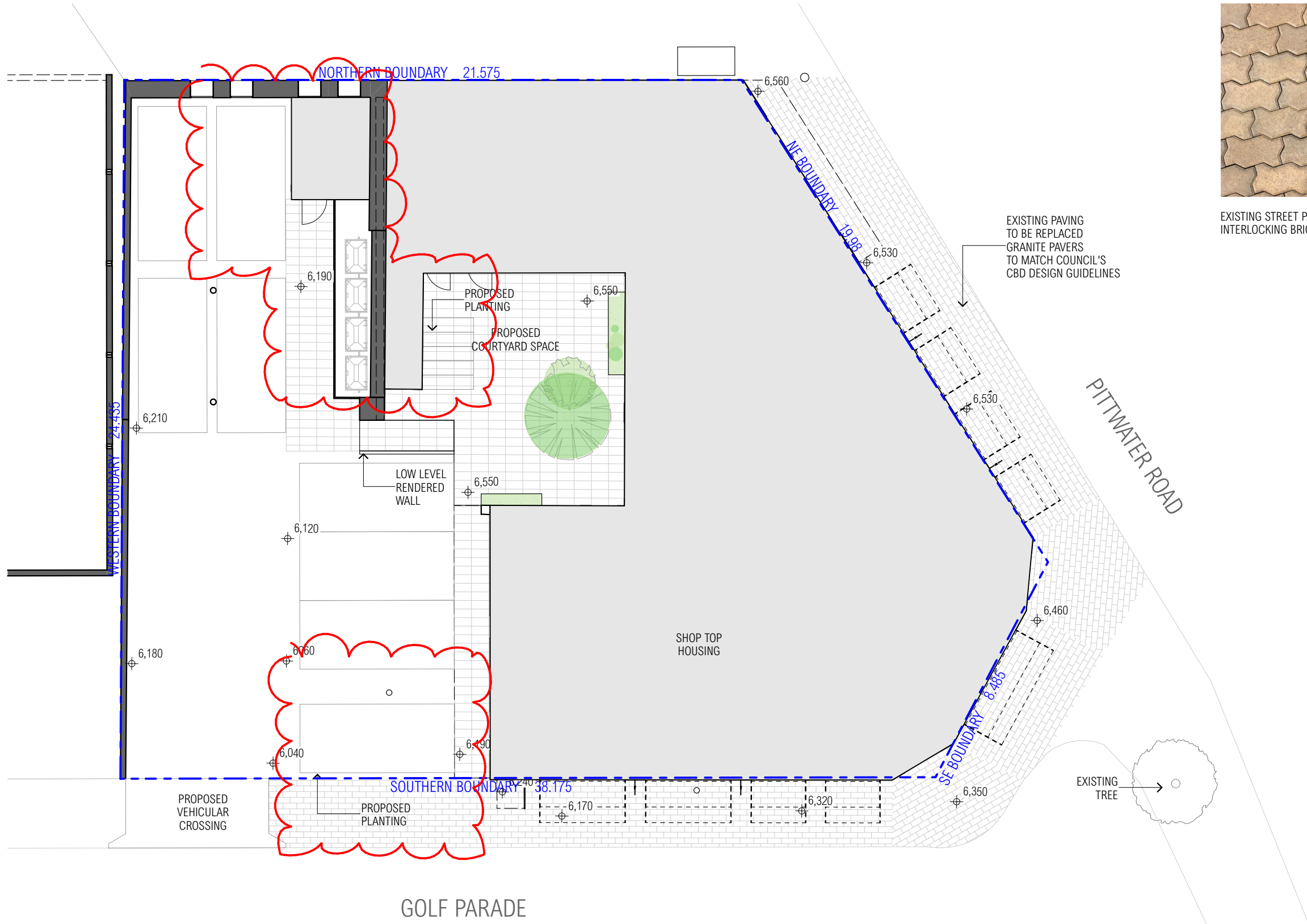
LOT B DP 383992
AREA: 684m²

CARPARK
RL +6.18

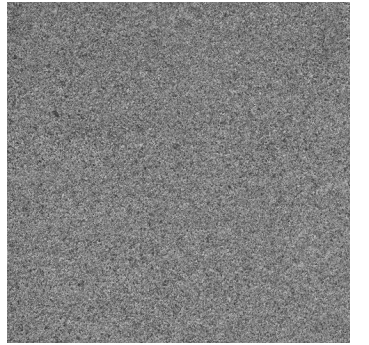
2 LEVEL BRICK & RENDER
SHOP TOP BUILDING
METAL ROOF

PROPOSED
VEHICULAR CROSSING





EXISTING STREET PAVING
INTERLOCKING BRICK PAVERS



PROPOSED STREET PAVING
GREY GRANITE PAVERS



PROPOSED COURTYARD PAVING
CONCRETE PAVERS, LARGE FORMAT



CONCRETE DRIVEWAY/ PARKING AREA



LOW LEVEL PLANTING TO GOLF PDE AND
PROPOSED COURTYARD

ARCHITECT

CHROFI

3/1 THE CORSO MANLY NSW 2095 AUSTRALIA
T +61 2 8096 8500 E info@chrofi.com

THIS DRAWING SHOULD BE READ IN CONJUNCTION WITH ALL RELEVANT CONTRACTS, SPECIFICATION,
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REV	DATE	ISSUE
01	3/2/22	DEVELOPMENT APPLICATION
02	16/6/22	DA RFI 1

REV	DATE	ISSUE
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PROJECT
199-205 Pittwater Rd, Manly

PROJECT NUMBER
21057

PLOT DATE
16/6/22

DRAWN
MG

CHECKED
TR

SHEET SCALE
1:150

SHEET SIZE
A3

NORTH
N

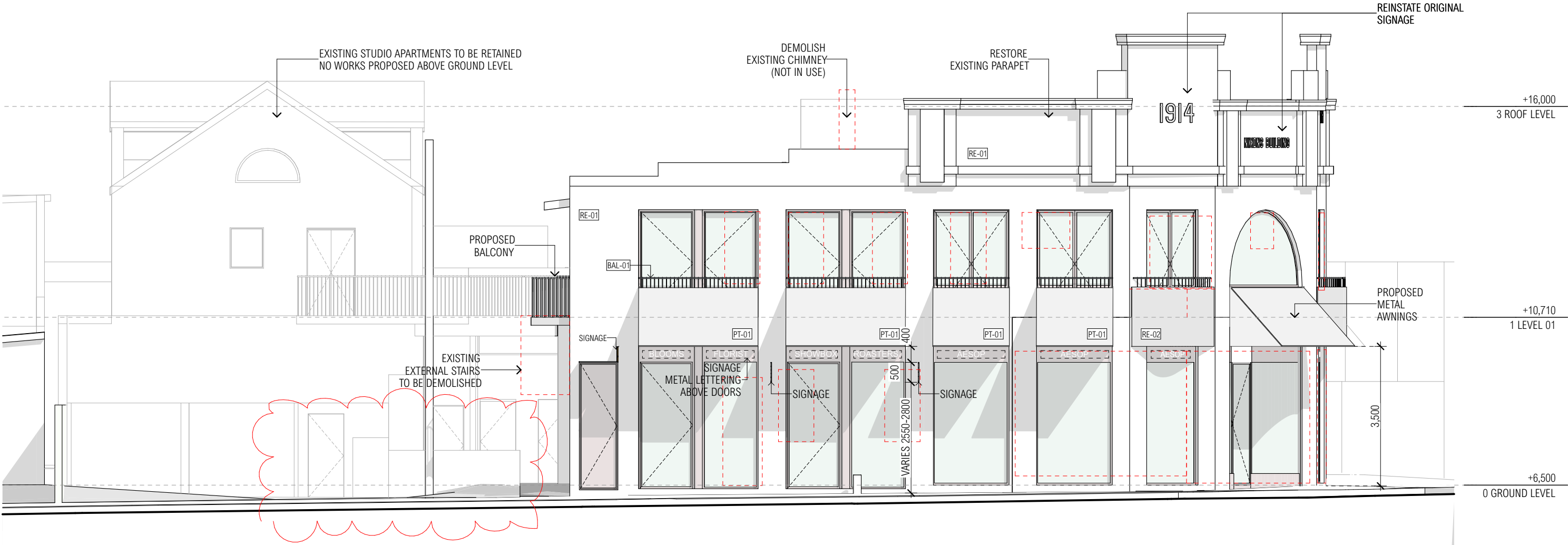
SHEET TITLE
LANDSCAPE PLAN

SHEET NUMBER
A-DA-104

REVISION
02

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

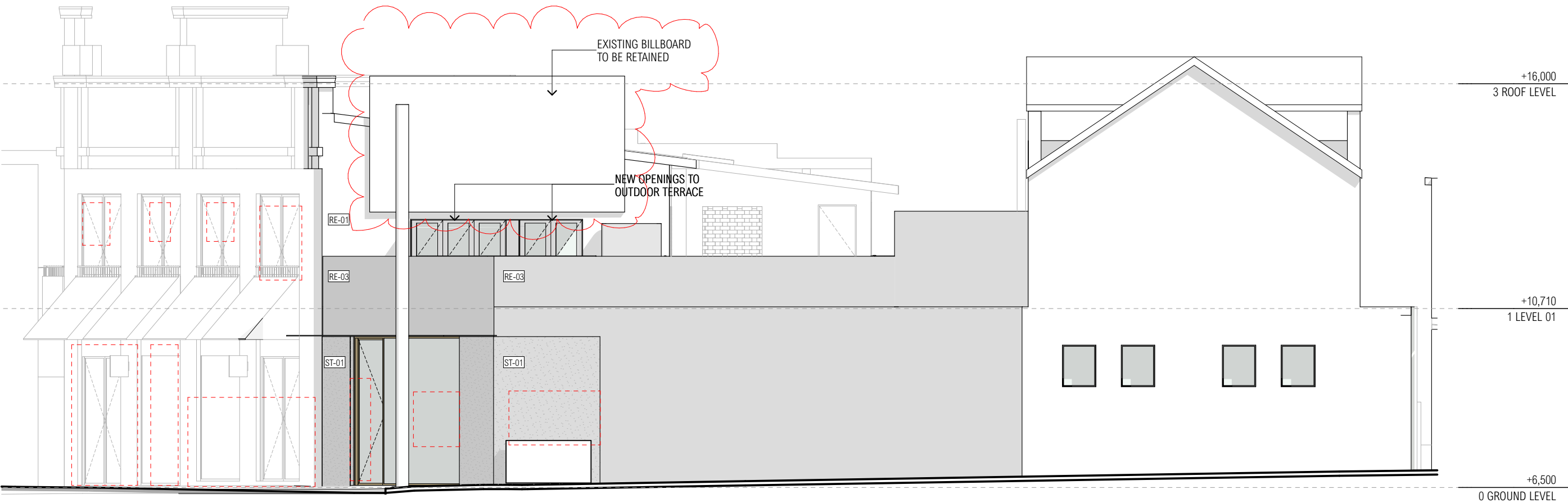
- LEGEND
- EXISTING WALLS TO BE
RETAINED
 - EXISTING OPENING TO BE
DEMOLISHED



E2
-
SOUTH 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

- 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
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- RE-02 RENDER TEXTURED OFF-WHITE
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- ST-01 TERRAZZO TILE
- TF-01 TIMBER FENCE

ARCHITECT

CHROFI

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01	3/2/22	DEVELOPMENT APPLICATION
02	16/6/22	DA RFI 1

REV	DATE	ISSUE

PROJECT
199-205 Pittwater Rd, Manly

PROJECT NUMBER
21057

PLOT DATE
16/6/22

DRAWN
MG

CHECKED
TR

SHEET SCALE
1:100

SHEET SIZE
A3

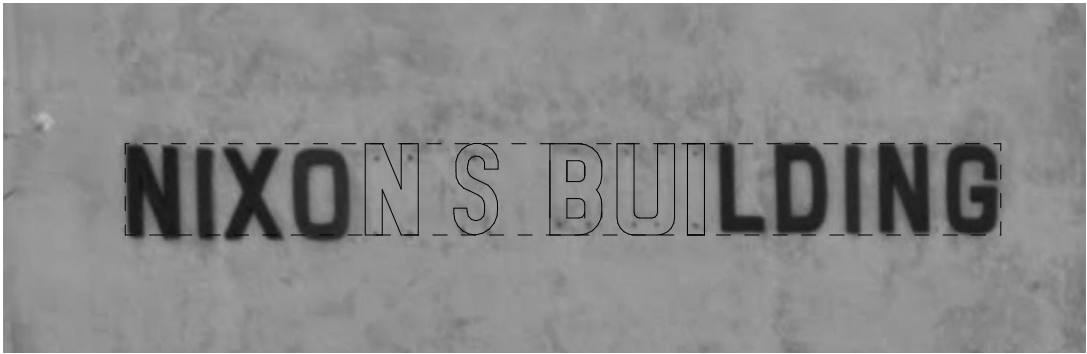
NORTH



SHEET TITLE
ELEVATIONS - SHEET 3

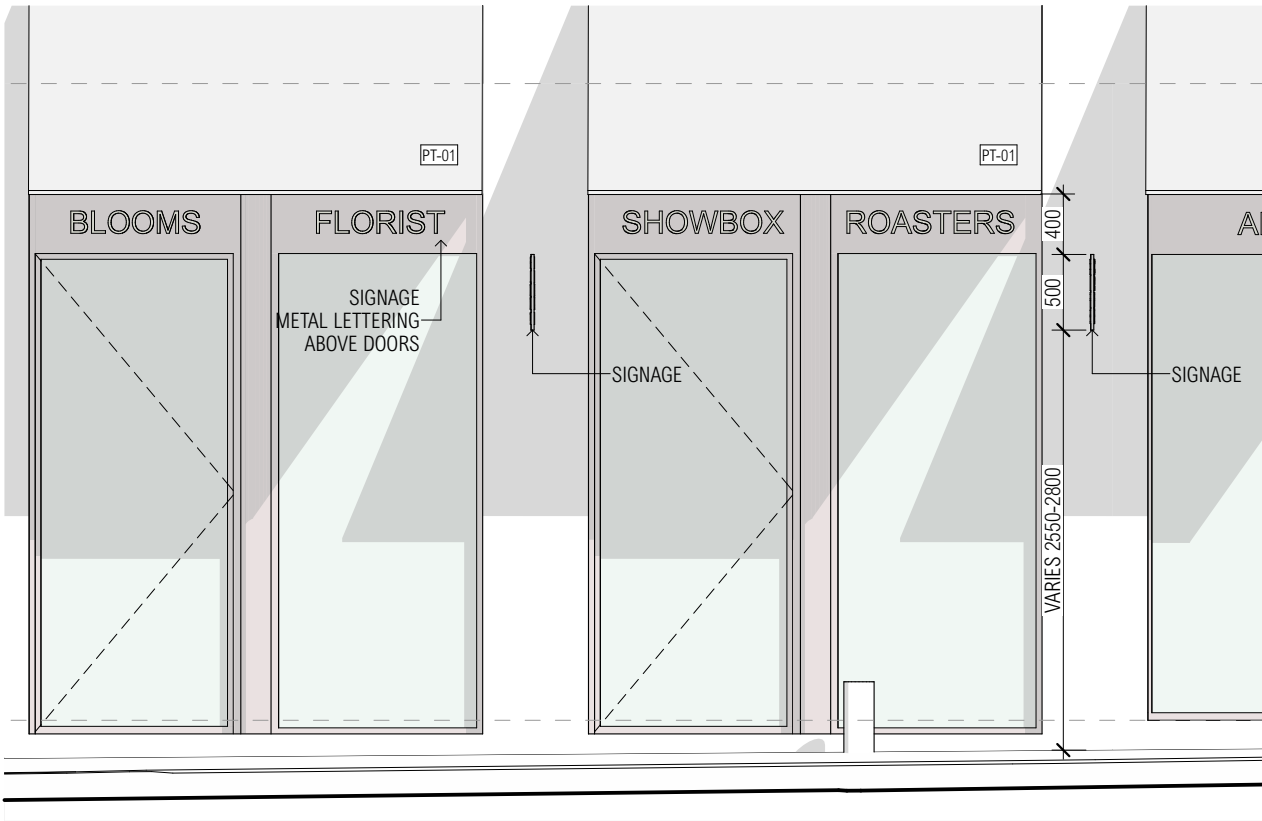
SHEET NUMBER
A-DA-203

REVISION
02



01

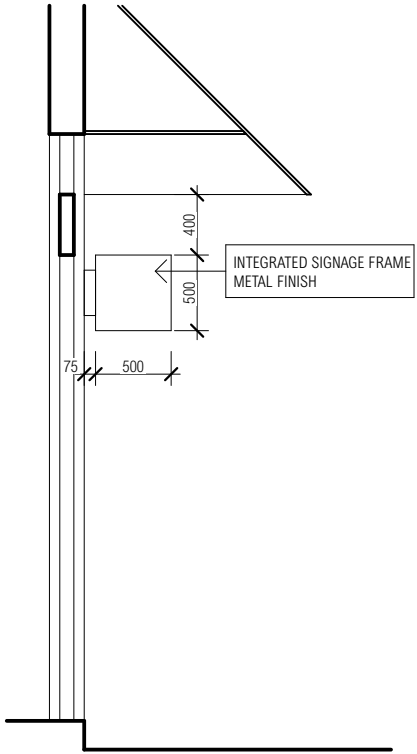
ORIGINAL SIGNAGE TO BE REINSTATED



02

TYPICAL SIGNAGE DESIGN INTENT ELEVATION

1:50

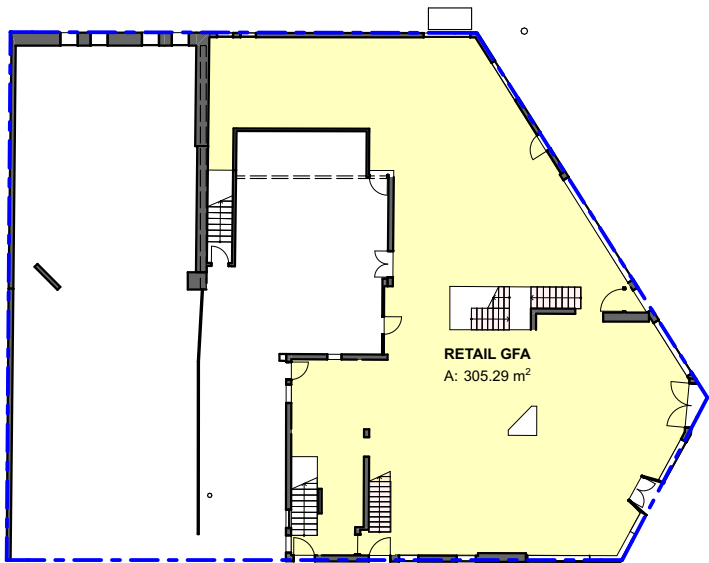


03

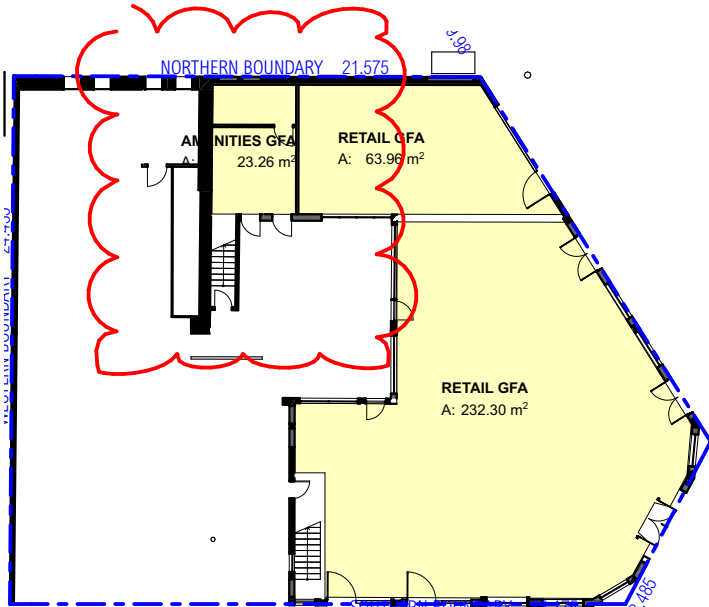
TYPICAL SIGNAGE DETAIL INTENT

1:50

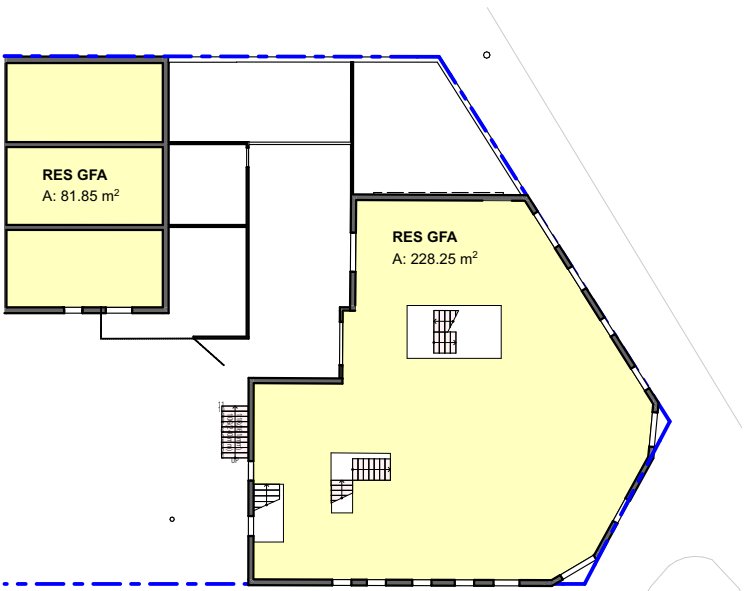




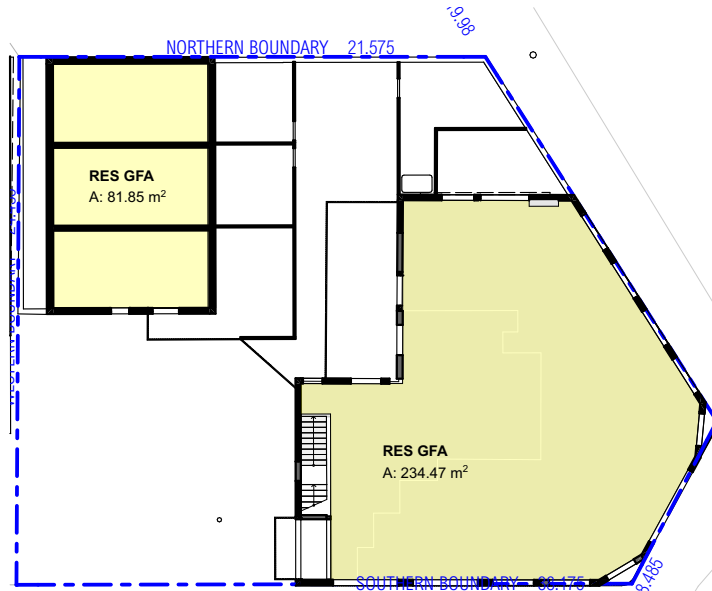
GROUND LEVEL EXISTING GFA



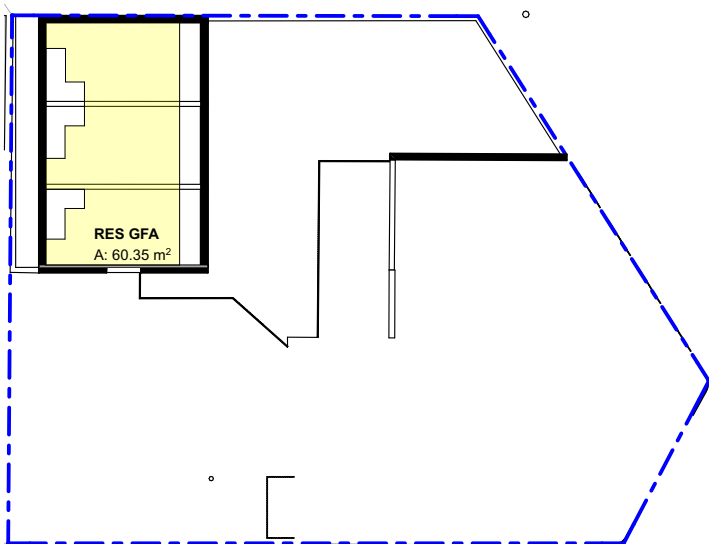
GROUND LEVEL PROPOSED GFA



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	305.29
LEVEL 01	RES GFA	310.10
LEVEL 02	RES GFA	60.35
		675.74 m²

GFA PROPOSED		
LEVEL	TYPE	GFA PROPOSED
GROUND LEVEL	AMENITIES GFA	23.26
GROUND LEVEL	RETAIL GFA	296.26
LEVEL 01	RES GFA	316.32
LEVEL 02	RES GFA	60.35
		696.19 m²