DRAWING SCHEDULE - DEVELOPMENT APPLICATION

DRAWING NO.	DRAWING TITLE	REVISION	SCALE
00 REFERENCE			
0000	COVER PAGE	A	
1 SITE & LOCATION			
1000	SITE ANALYSIS	A	1:200
1001	SITE PLAN_EXISTING & DEMOLITION	A	1:100
1002	SITE PLAN_PROPOSED	A	1:100
11 COMPLIANCE			
1100	GFA/FSR PLAN_CONTROL	A	1:100
1101	DEEP SOIL/OPEN SPACE AREA_CONTROL	A	1:100
1102	MAX HEIGHT PLANE_CONTROL	A	1:50
1104	MAX SHEAR WALL_CONTROL	01	1:50
1106	NOTIFICATION PLAN	A	1:200
20 GA PLAN_EXISTING & DEMOLITION			
2000	BASEMENT - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	A	1:50
2001	LOWER GROUND FLOOR - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	A	1:50
2002	GROUND FLOOR - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	A	1:50
2003	FIRST FLOOR - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	A	1:50
2004	ROOF - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION	A	1:50
21 GA PLAN_PROPOSED			
2100	BASEMENT - GENERAL ARRANGEMENT PLAN - PROPOSED	A	1:50
2101	LOWER GROUND FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED	A	1:50
2102	GROUND FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED	A	1:50
2103	FIRST FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED	A	1:50
2104	ROOF - GENERAL ARRANGEMENT PLAN - PROPOSED	A	1:50
31 GA ELEVATIONS_PROPOSED			
3000	GENERAL ARRANGEMENT - ELEVATION E01 _PROPOSED	A	1:50
3001	GENERAL ARRANGEMENT - ELEVATION E02_PROPOSED	A	1:50
3002	GENERAL ARRANGEMENT - ELEVATION E03_PROPOSED	A	1:50
3003	GENERAL ARRANGEMENT - ELEVATION E04 _PROPOSED	A	1:50
32 SITE ELEVATIONS			
3100	SITE ELEVATIONS - ELEVATION E05 _PROPOSED	A	1:100
3101	SITE ELEVATIONS - ELEVATION E06 & E08 _PROPOSED	A	1:100
3102	SITE ELEVATIONS - ELEVATION E07 _PROPOSED	A	1:100
41 GA SECTIONS_PROPOSED			
4100	GENERAL ARRANGEMENT - SECTION 01_PROPOSED	A	1:50
4101	GENERAL ARRANGEMENT - SECTION 02_PROPOSED	A	1:50
4102	GENERAL ARRANGEMENT - SECTION 03_ PROPOSED	A	1:50
4103	GENERAL ARRANGEMENT - SECTION 04 & 05_PROPOSED	A	1:50
42 GA SECTIONS_SITE_PROPOSED			
4200	SITE SECTIONS - SECTION S06_PROPOSED	A	1:100
80 VISUALS & MATERIAL PALETTE			
8000	MATERIAL PALETTE	A	
81 SHADOW DIAGRAM			
8100	SHADOW DIAGRAMS 21 JUNE 9AM	A	1:100
8101	SHADOW DIAGRAMS 21 JUNE 12PM	A	1:100
8102	SHADOW DIAGRAMS 21 JUNE 15PM	A	1:100

REV	DATE	DESCRIPTION	ATHR
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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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DRAWING TITLE
COVER PAGE

SCALE @ A1
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PROJECT NO. - DWG NO._REV.
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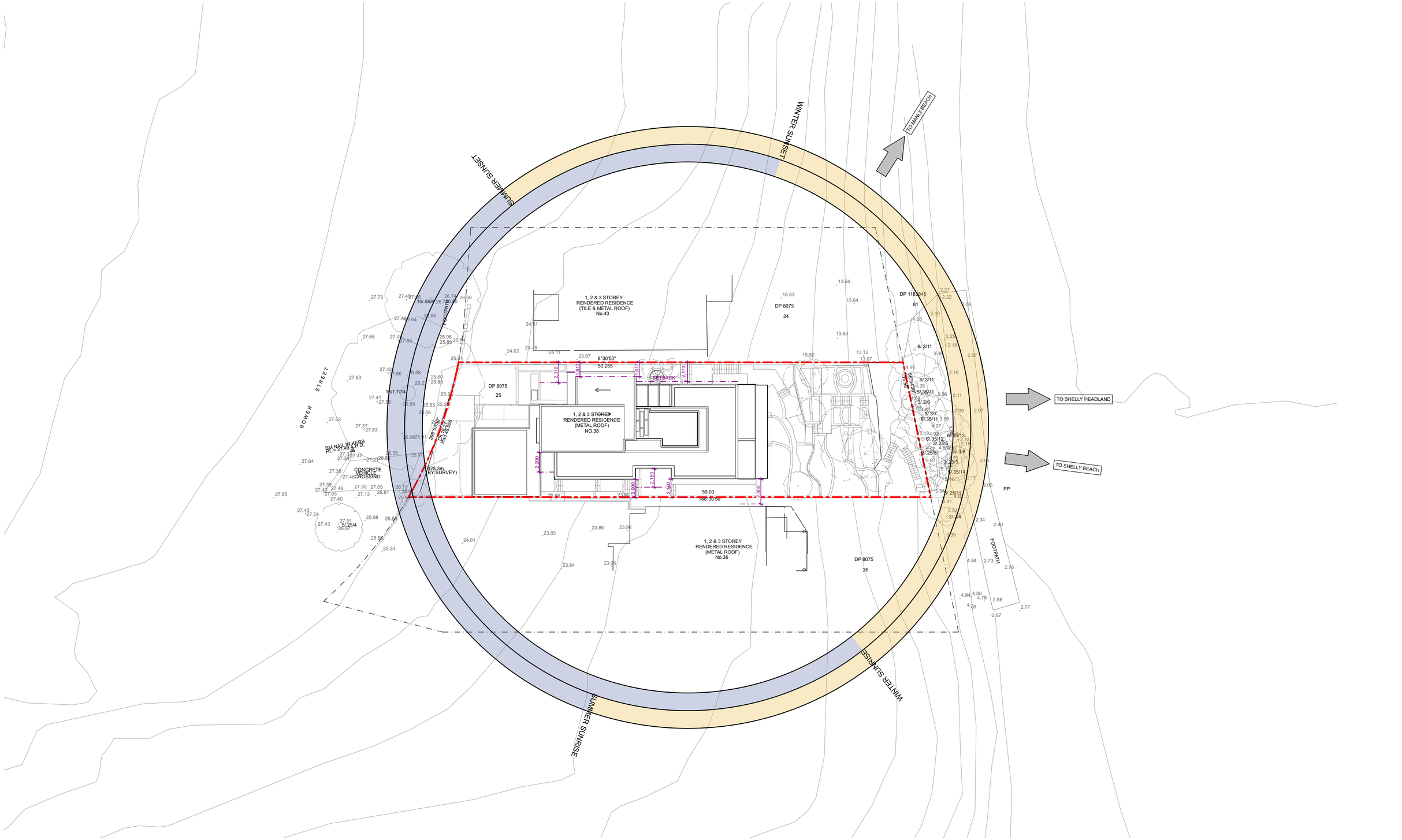

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LEGEND - DA

- 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

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- SETBACK CONTROLS

DA MATERIAL CUT HATCHING

- EXISTING BUILDING FABRIC
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- CONCRETE
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- TILE
- GLASS
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DRAWING TITLE
SITE ANALYSIS

SCALE **1:200** @ A1
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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.

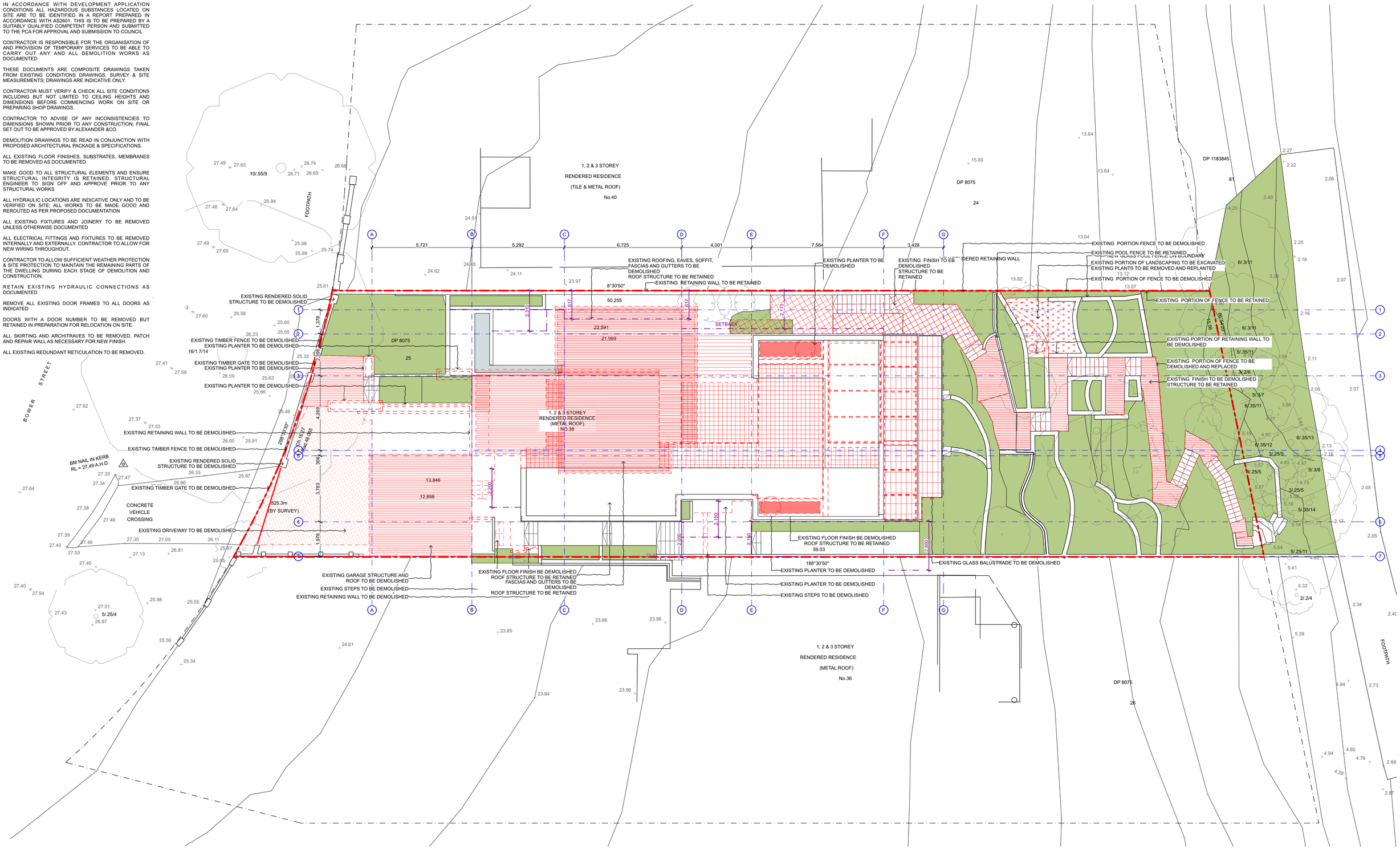
RETAIN EXISTING HYDRAULIC CONNECTIONS AS DOCUMENTED

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.



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DRAWING TITLE
SITE PLAN_EXISTING & DEMOLITION

SCALE **1:100** @ A1
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0567-1001-[A]

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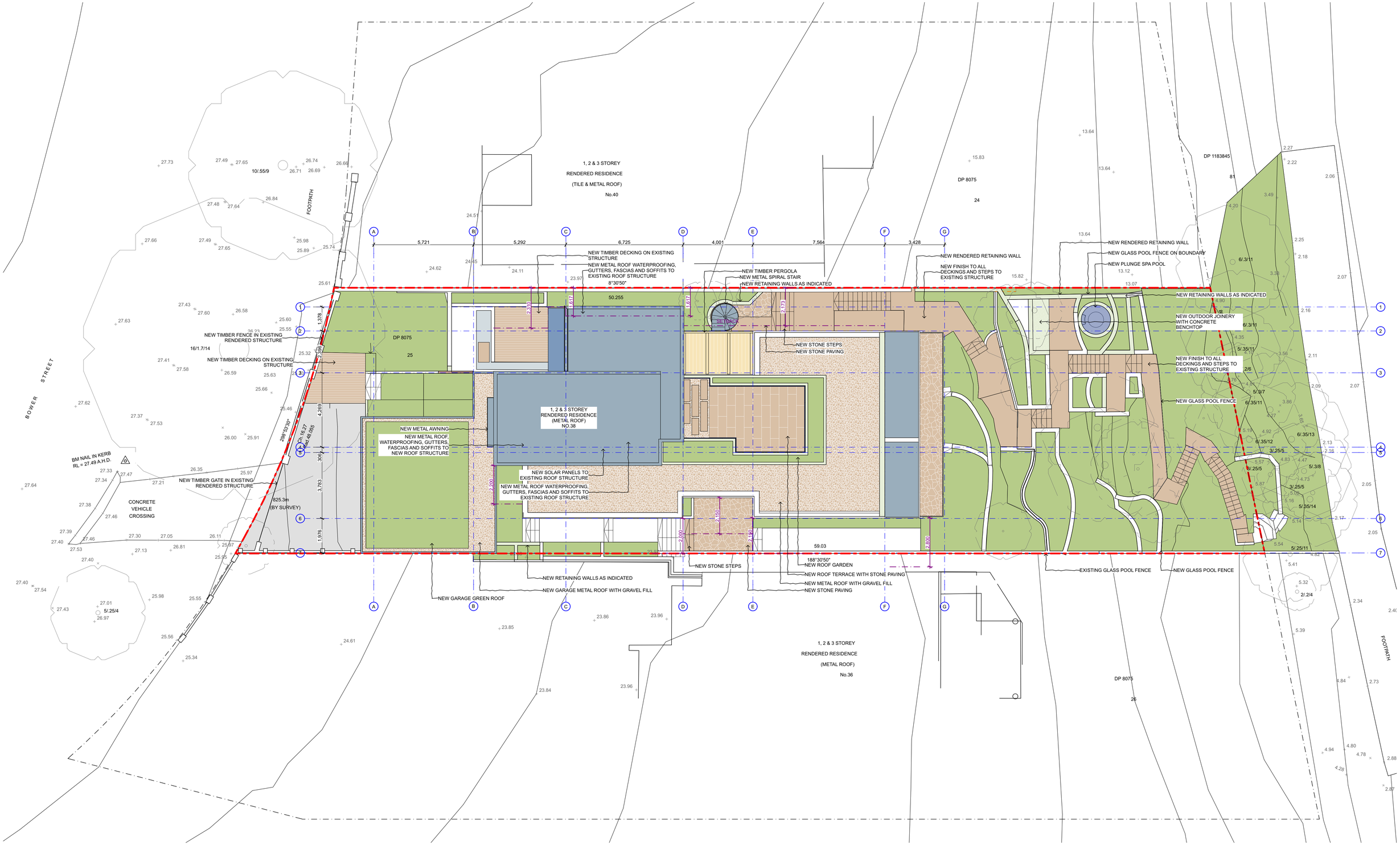

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DRAWING TITLE
SITE PLAN_PROPOSED

SCALE **1:100** @ A1
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0567-1002-[A]

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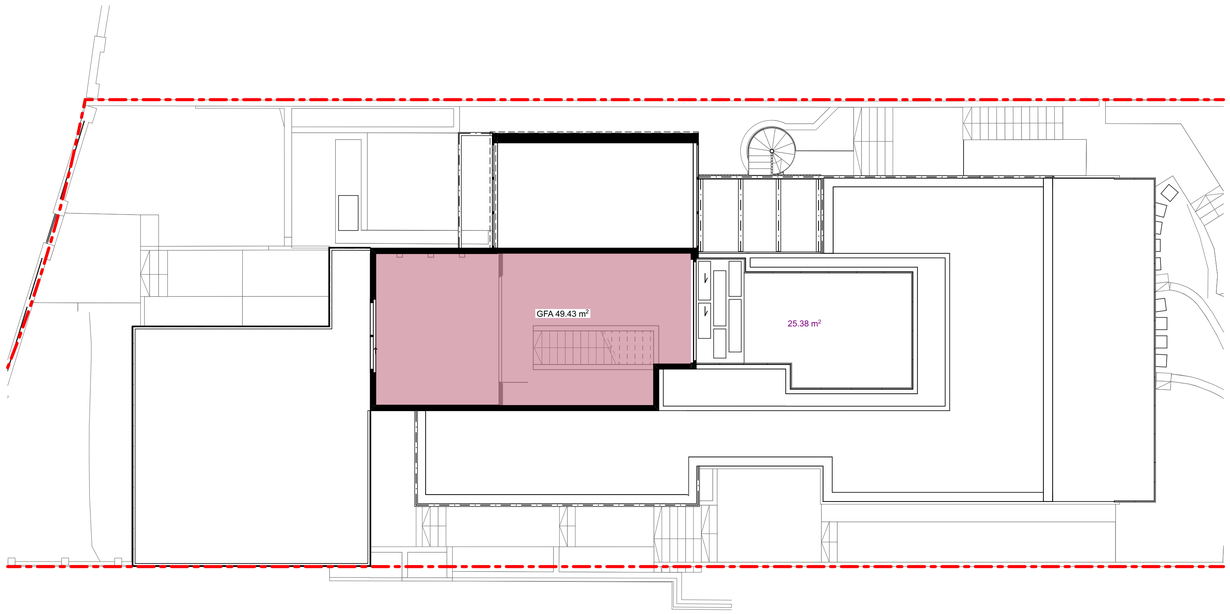
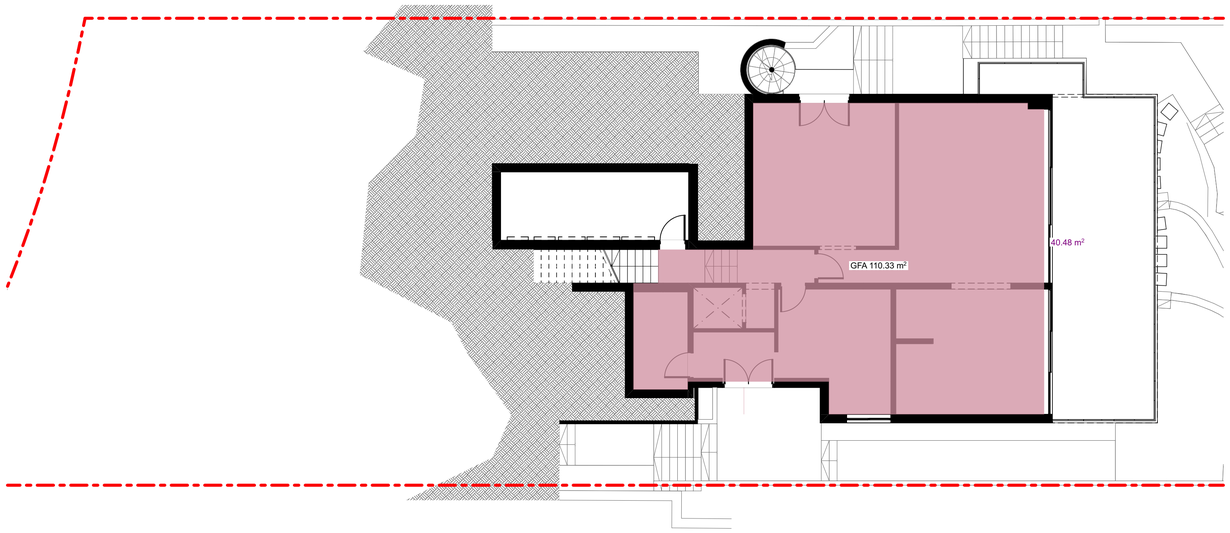
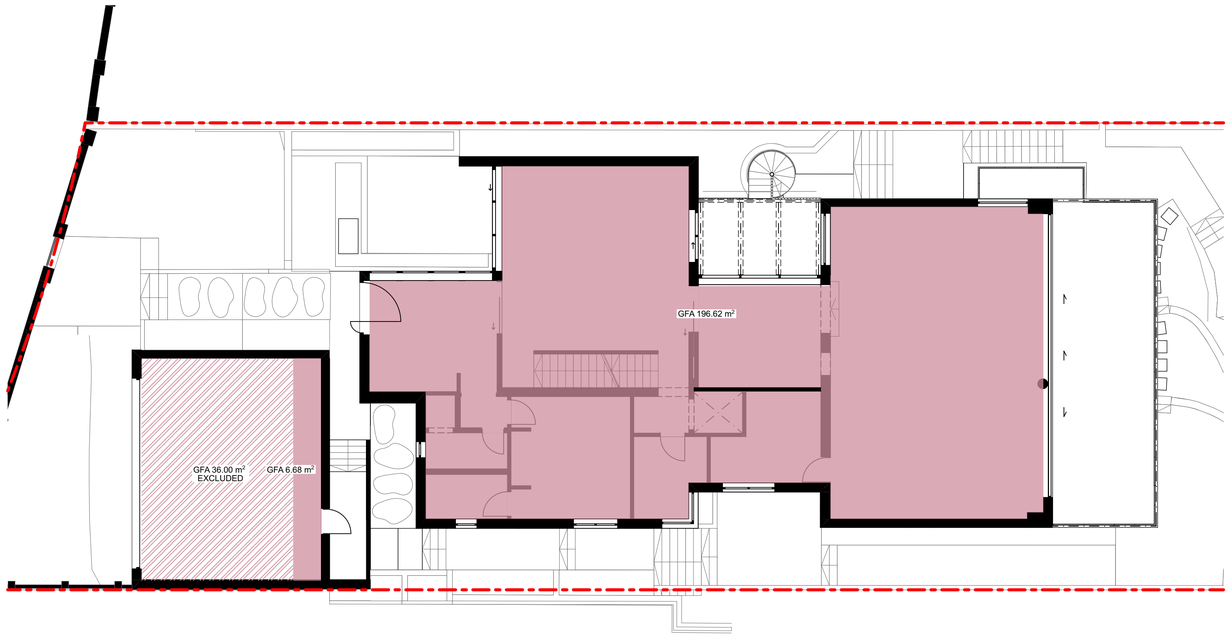


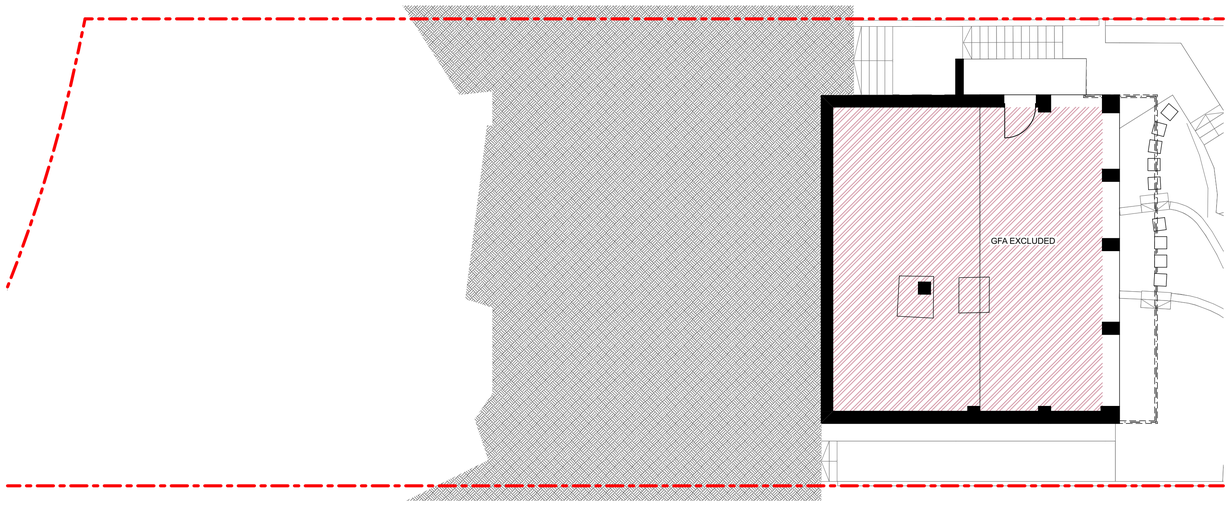
1 **FIRST FLOOR_GFA CONTROL PLAN**
SCALE 1:100



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

FSR CALCULATION:
SITE: 825m²

GFA FIRST FLOOR: 49.43 m²
GFA GROUND FLOOR: 196.62m²
GFA GARAGE: 42.89 - 36.00 = 6.68m²
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: 0.440

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DRAWING TITLE
GFA/FSR PLAN_CONTROL

SCALE **1:100** @ A1
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PROJECT NO. - DWG NO._REV.
0567-1100-[A]

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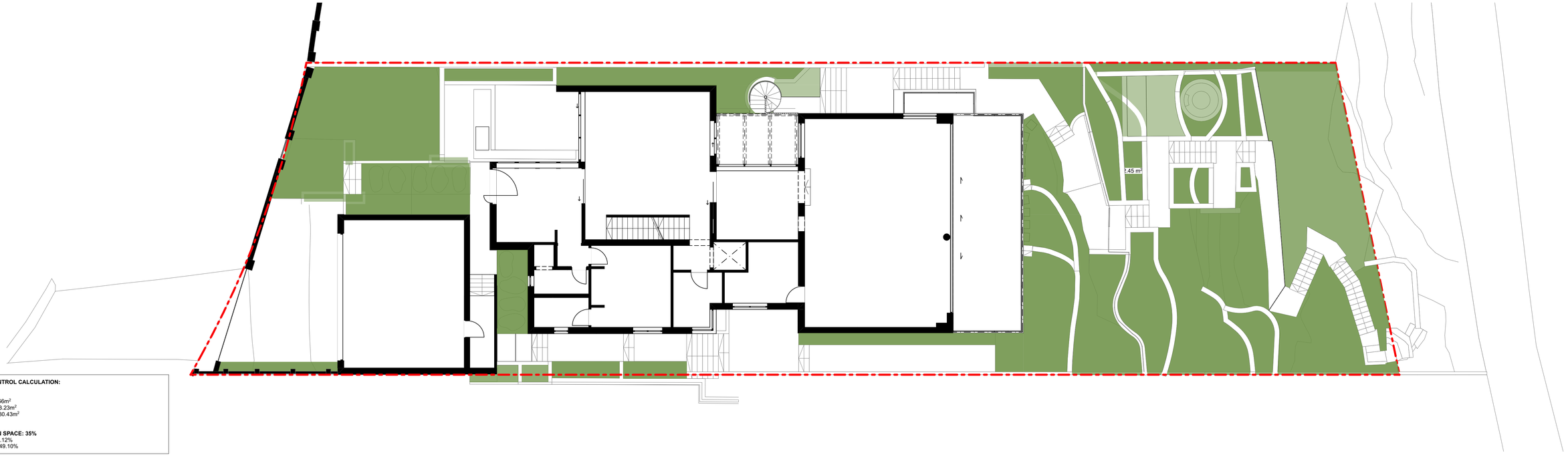
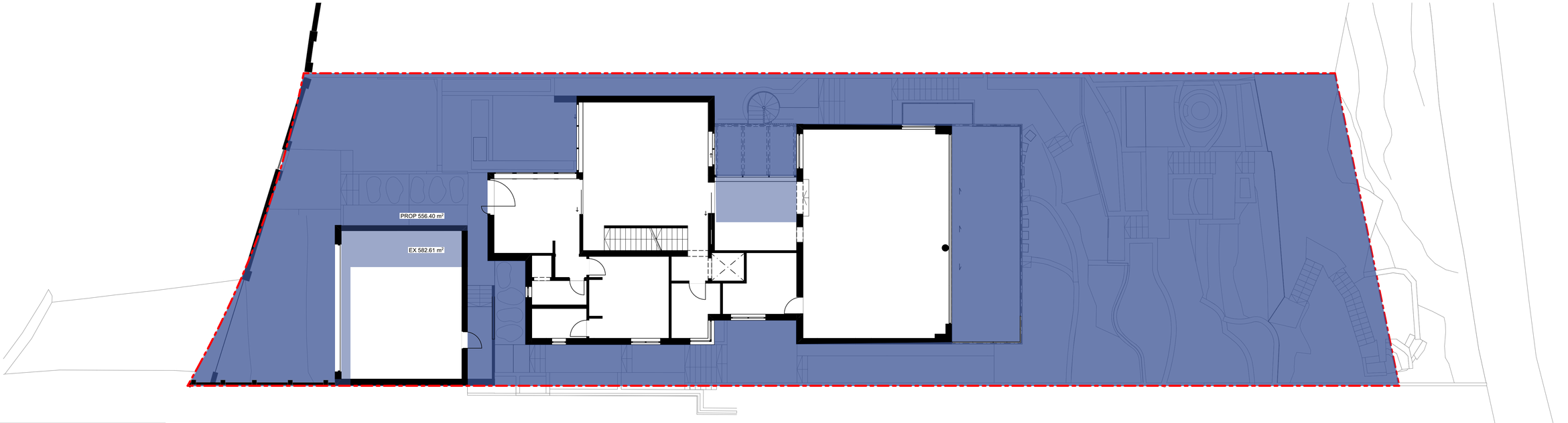


DEEP SOIL CONTROL CALCULATION:
SITE: 825m²

EXISITNG: 303.66m²
PROPOSED: 273.23m²
DIFFERENCE: -30.43m²

MIN % OF OPEN SPACE: 35%
EXISTING %: 52.12%
PROPOSED %: 49.10%

1 **DEEP SOIL CONTROL PLAN**
SCALE 1:100



OPEN SPACE CONTROL CALCULATION:
SITE: 825m²

EXISITNG: 582.61m²
PROPOSED: 556.40m²
DIFFERENCE: -26.21m²

MIN % REQUIRED: 55%
EXISTING %: 70.62%
PROPOSED FSR: 67.44%

2 **OPEN SPACE CONTROL PLAN**
SCALE 1:100

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- 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

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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**
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
DEEP SOIL/OPEN SPACE AREA_CONTROL

SCALE **1:100** @ A1
CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-1101-[A]

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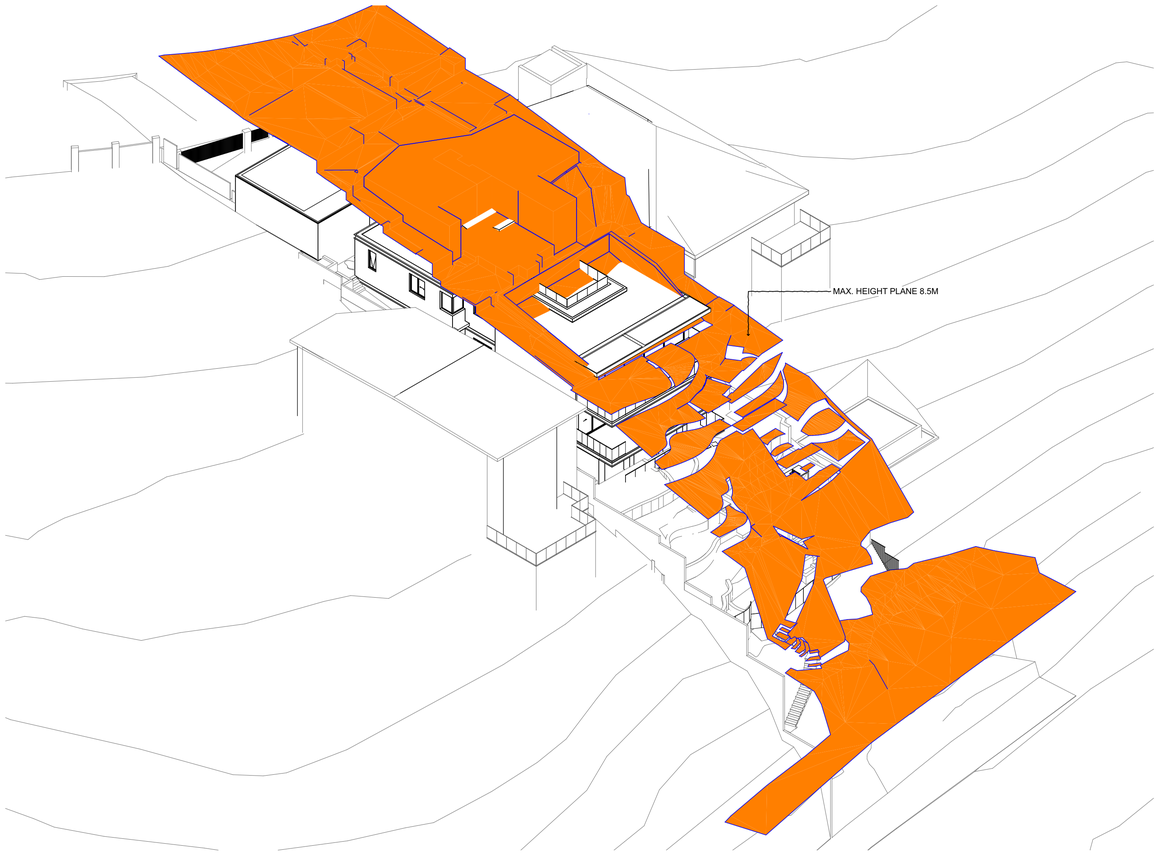
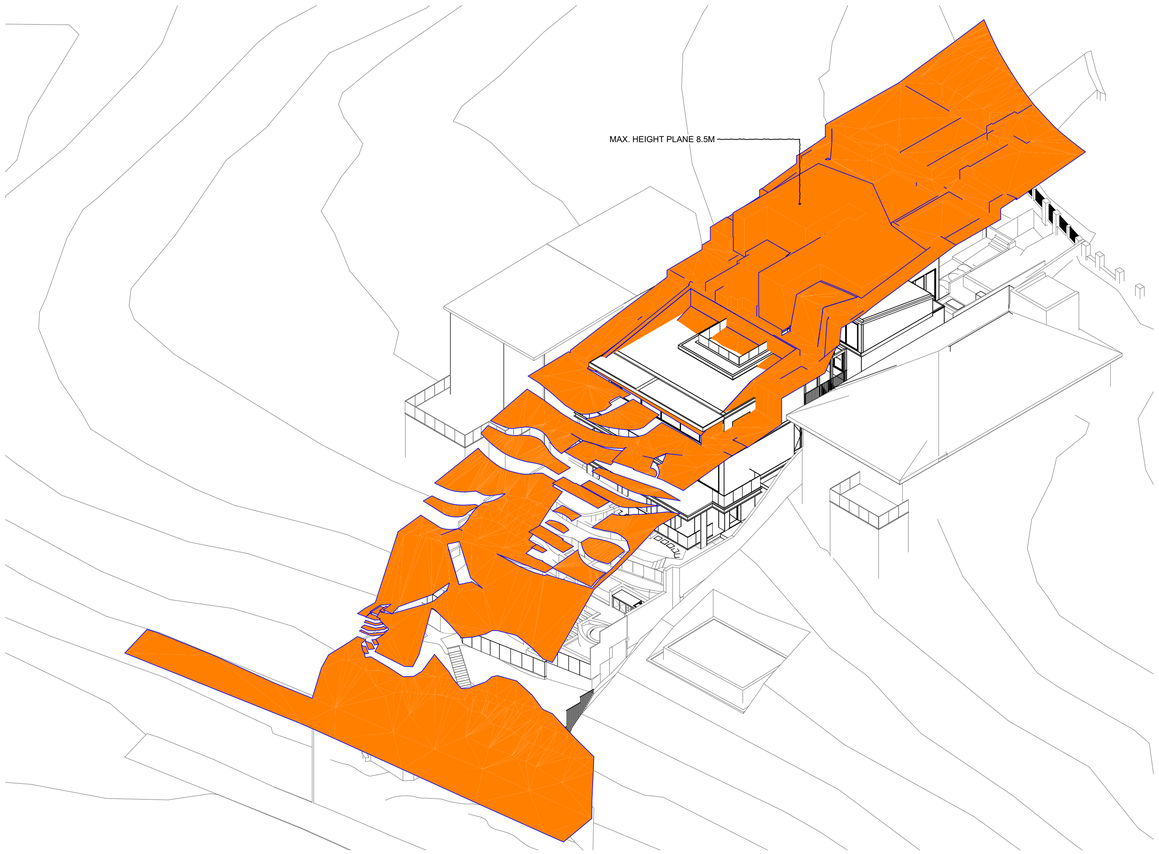


1 **HEIGHT PLANE MESH 8.5M CONTROL PLAN - SOUTH WEST**

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

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- PROPOSED GFA AREA
- GFA AREA EXCLUDED
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- 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
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- TIMBER
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- TOPSOIL/ NEW GROUND INFILL

DA MATERIAL SURFACE HATCHING
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- STONE FLOORING
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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

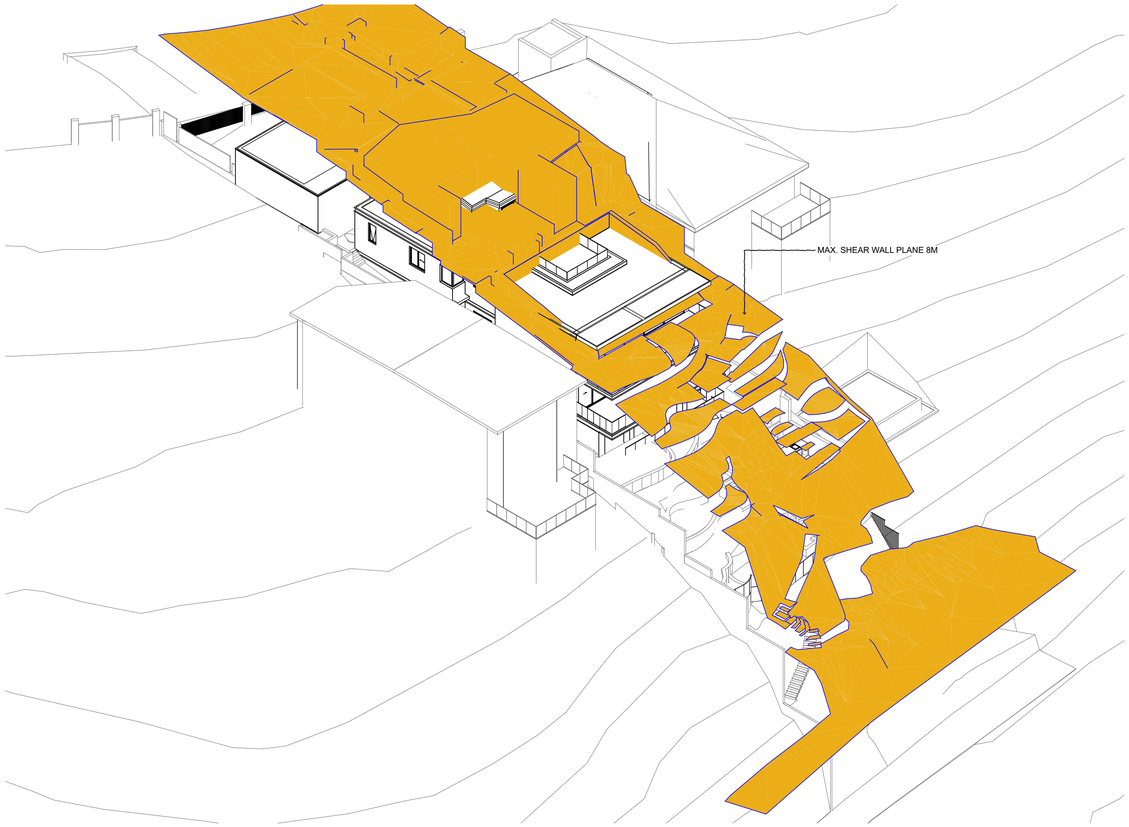
N

DRAWING TITLE
MAX HEIGHT PLANE_CONTROL

SCALE **1:50** @ A1 CHECKED **SG**

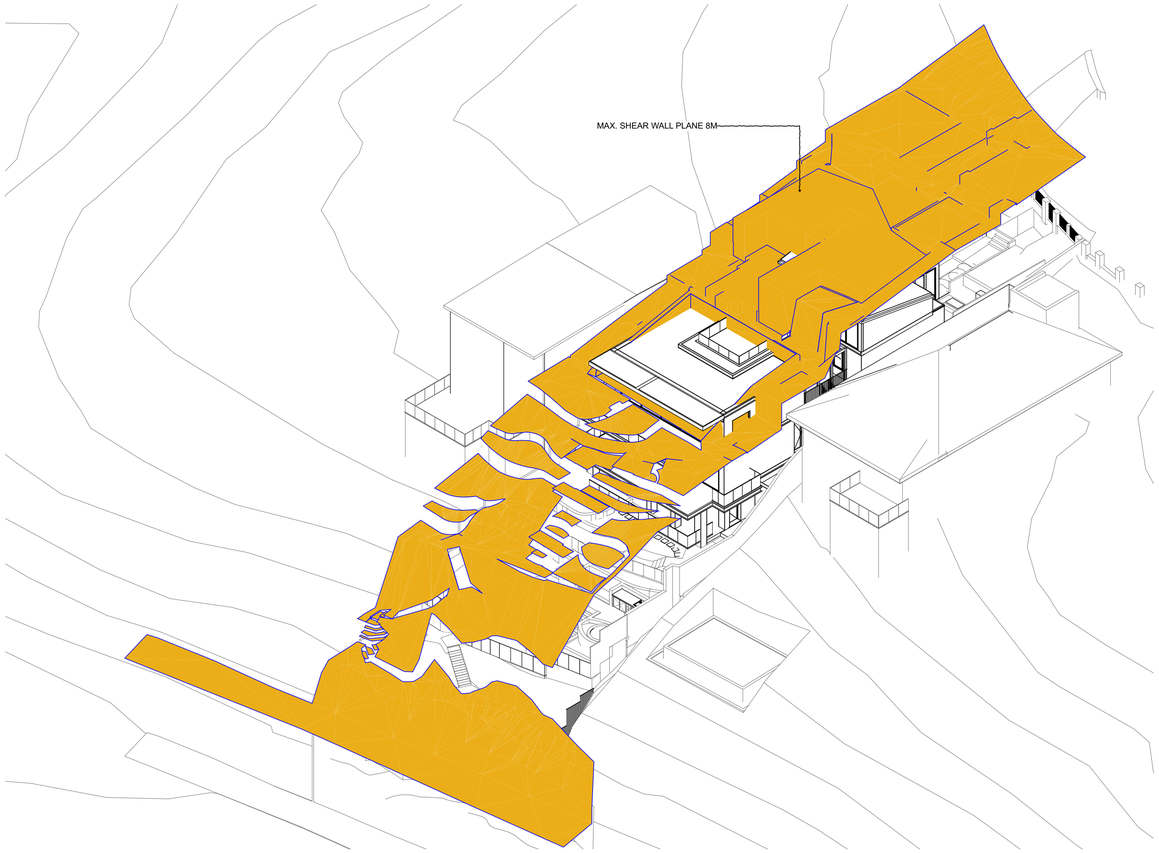
PROJECT NO. - DWG NO._REV.
0567-1102-[A]

BIMcloud: ALEX-BIM-SERVER - BIMcloud/0567_38 Bower St, Manly/0567_38 Bower St_AC26



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
01	25/7/2023	FOR DA SUBMISSION	CS

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NSW 2022

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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
MAX SHEAR WALL_CONTROL

SCALE **1:50** @ A1

CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-1104-[01]

BIMcloud: ALEX-BIM-SERVER - BIMcloud/0567_38 Bower St, Manly/0567_38 Bower St_AC26

DEMOLITION

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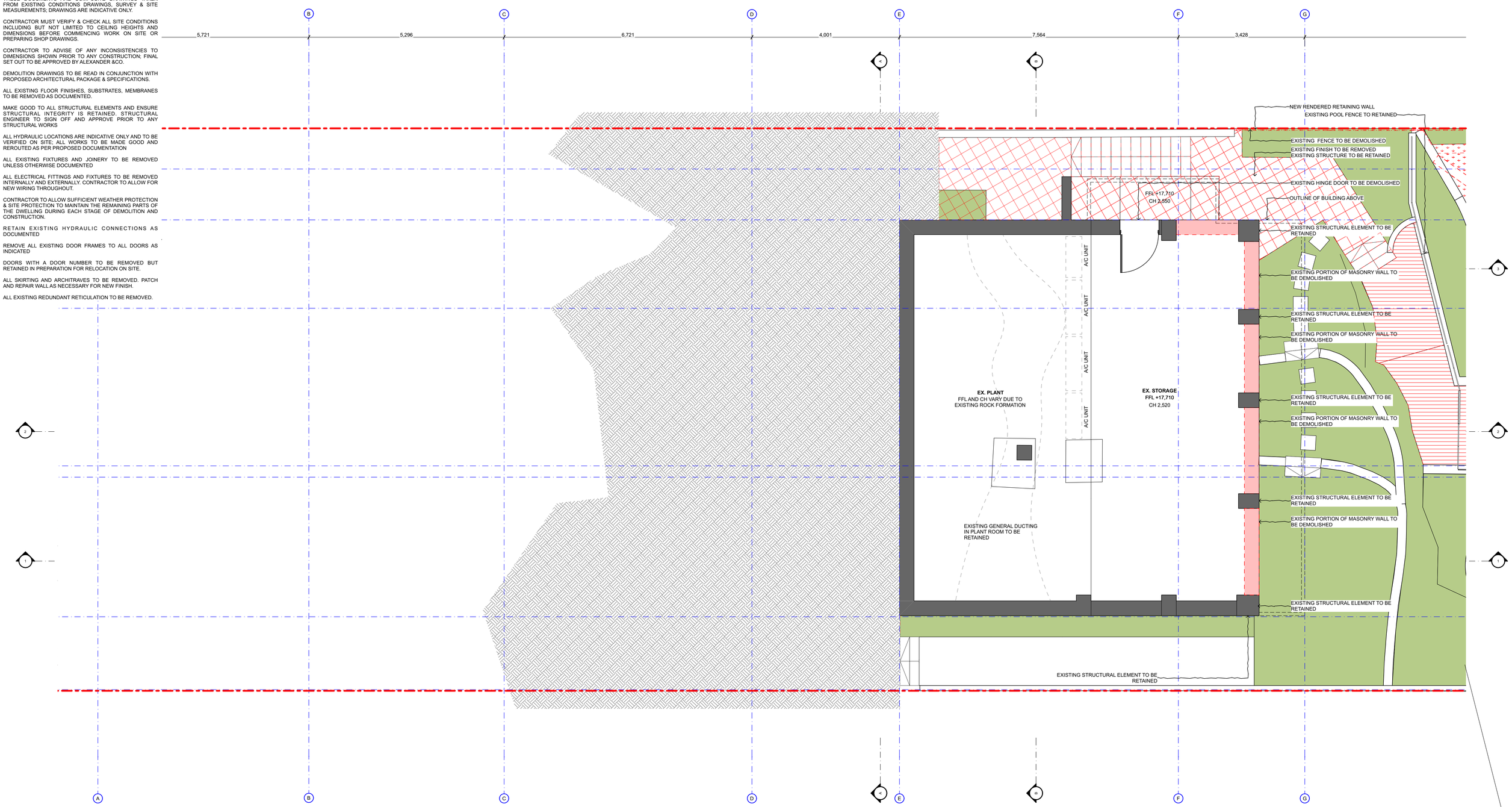

REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

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- SETBACK CONTROLS

DA MATERIAL CUT HATCHING
- EXISTING BUILDING FABRIC
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- EXISTING TERRAIN
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DA MATERIAL SURFACE HATCHING
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- 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.
ALEXANDER HOUSE
63 BRISBANE STREET
BONDI JUNCTION
NSW 2022

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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
BASEMENT - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION

SCALE **1:50** @ A1
CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-2000-[A]

BIMcloud: ALEX-BIM-SERVER - BIMcloud/0567_38 Bower St, Manly/0567_38 Bower St_AC26

DEMOLITION

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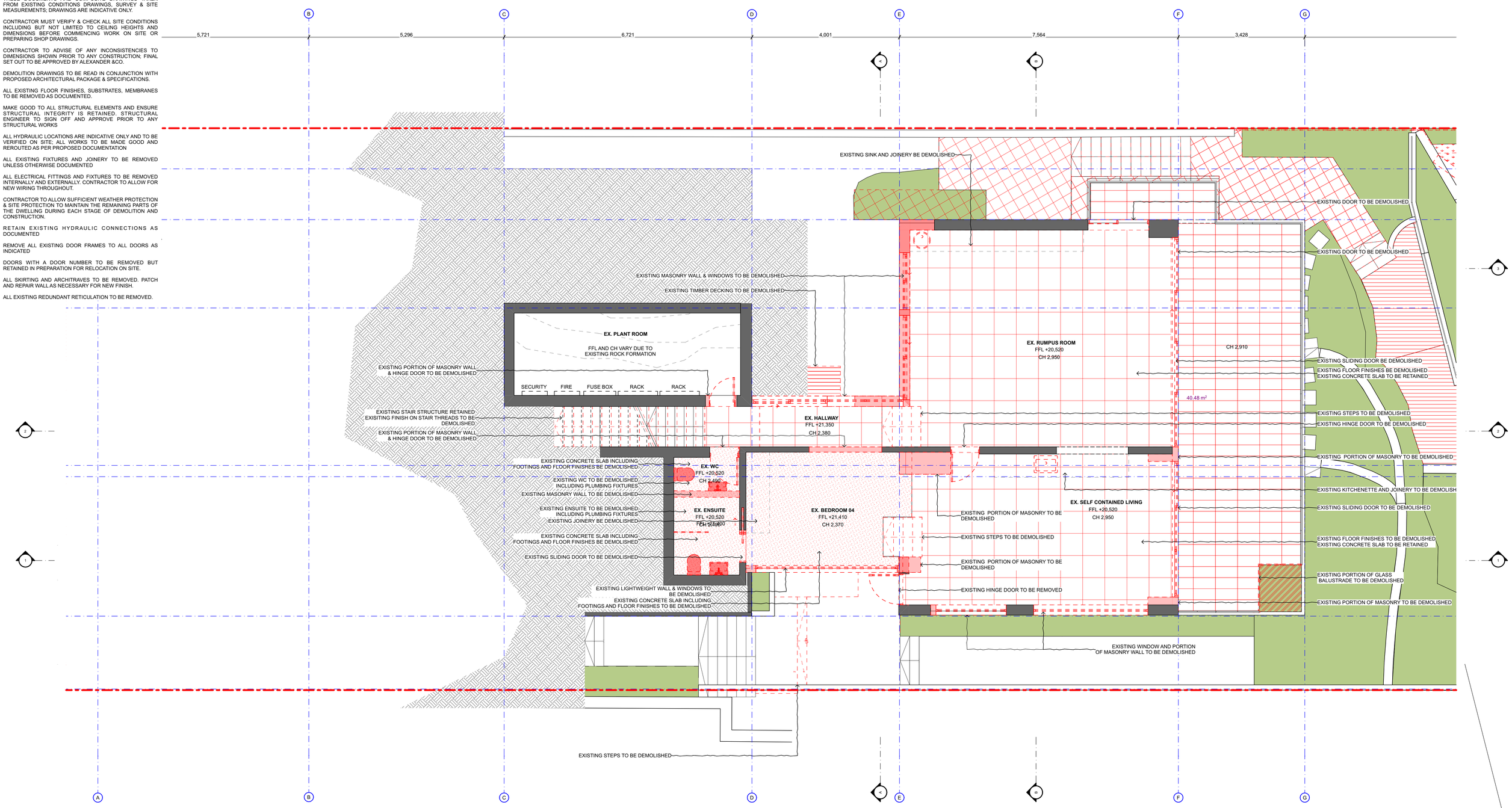

REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

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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
LOWER GROUND FLOOR - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION

SCALE **1:50** @ A1
CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-2001-[A]

BIMcloud: ALEX-BIM-SERVER - BIMcloud/0567_38 Bower St, Manly/0567_38 Bower St_AC26

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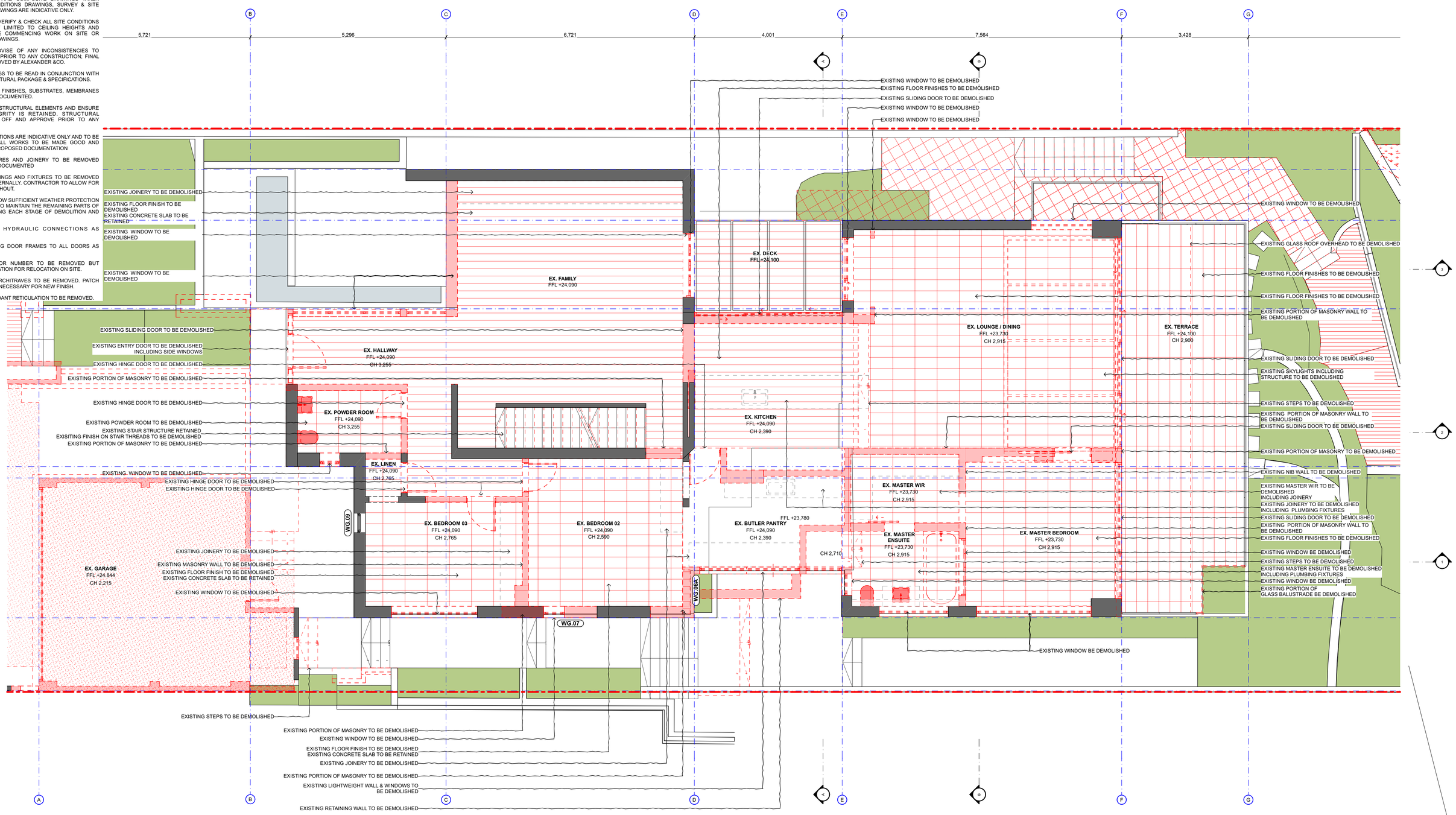

REV	DATE	DESCRIPTION	ATHR
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LEGEND - DA
- TO BE DEMOLISHED
- EXISTING BUILDING FABRIC TO BE DEMOLISHED
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DA COMPLIANCE LEGEND
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- PROPOSED LEP AREA
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- GFA AREA EXCLUDED
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- MAX. SHEAR WALL PLANE 7M 3D
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- SETBACK CONTROLS

DA MATERIAL CUT HATCHING
- EXISTING BUILDING FABRIC
- BRICKWORK
- CONCRETE
- STONE
- TILE
- GLASS
- METAL
- TIMBER
- EXISTING TERRAIN
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- STONE FLOORING
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DA SHADOW STUDY
- PROPOSED SHADOW
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- NO LONGER SHADOW

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BONDI JUNCTION
NSW 2022
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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
GROUND FLOOR - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION

SCALE **1:50** @ A1
CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-2002-[A]

BIMcloud: ALEX-BIM-SERVER - BIMcloud/0567_38 Bower St, Manly/0567_38 Bower St_AC26

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.

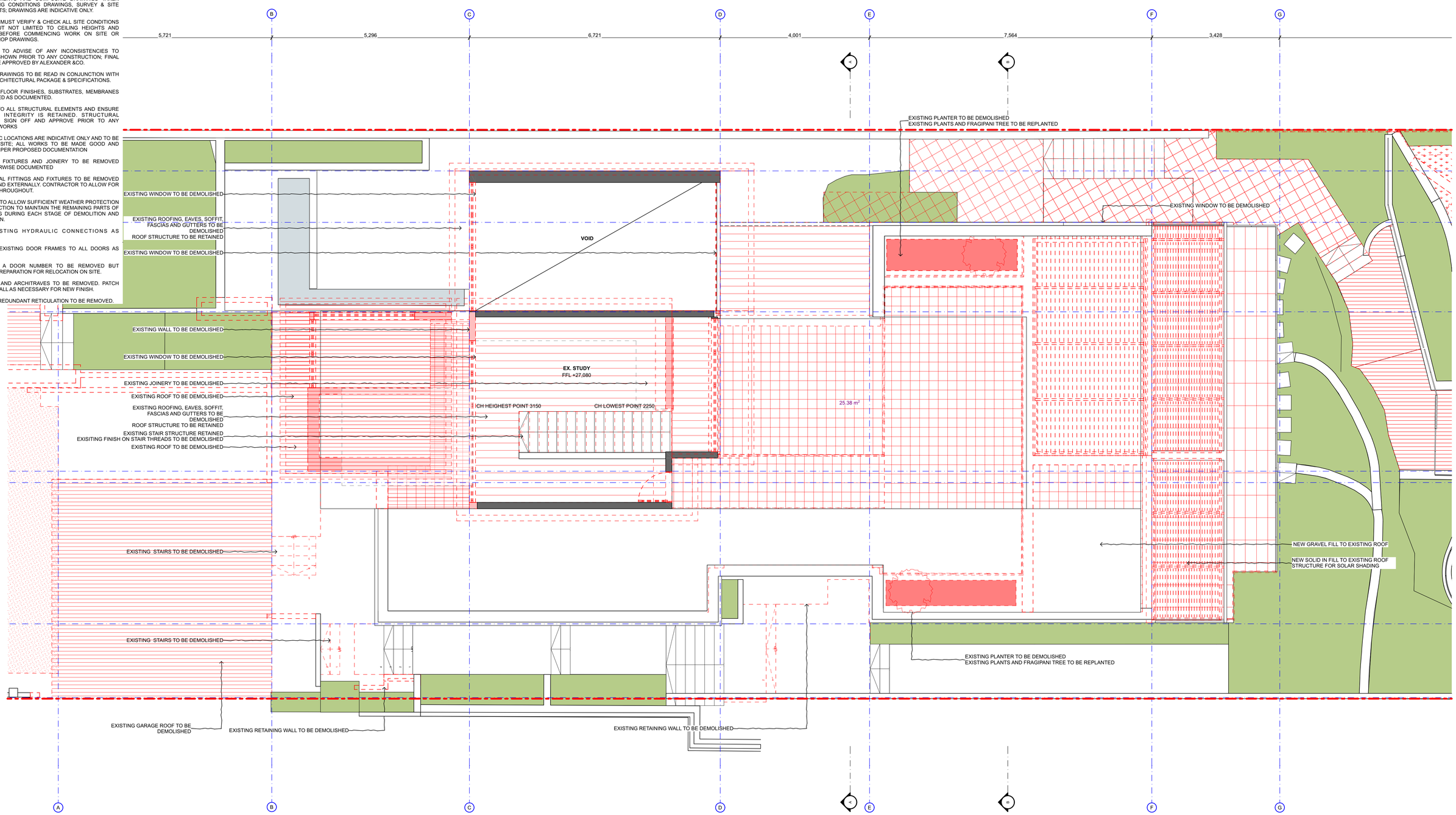
RETAIN EXISTING HYDRAULIC CONNECTIONS AS DOCUMENTED

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

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NSW 2022

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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 - EXISTING & DEMOLITION

SCALE **1:50** @ A1
CHECKED **SG**

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

BIMcloud: ALEX-BIM-SERVER - BIMcloud/0567_38 Bower St, Manly/0567_38 Bower St_AC26

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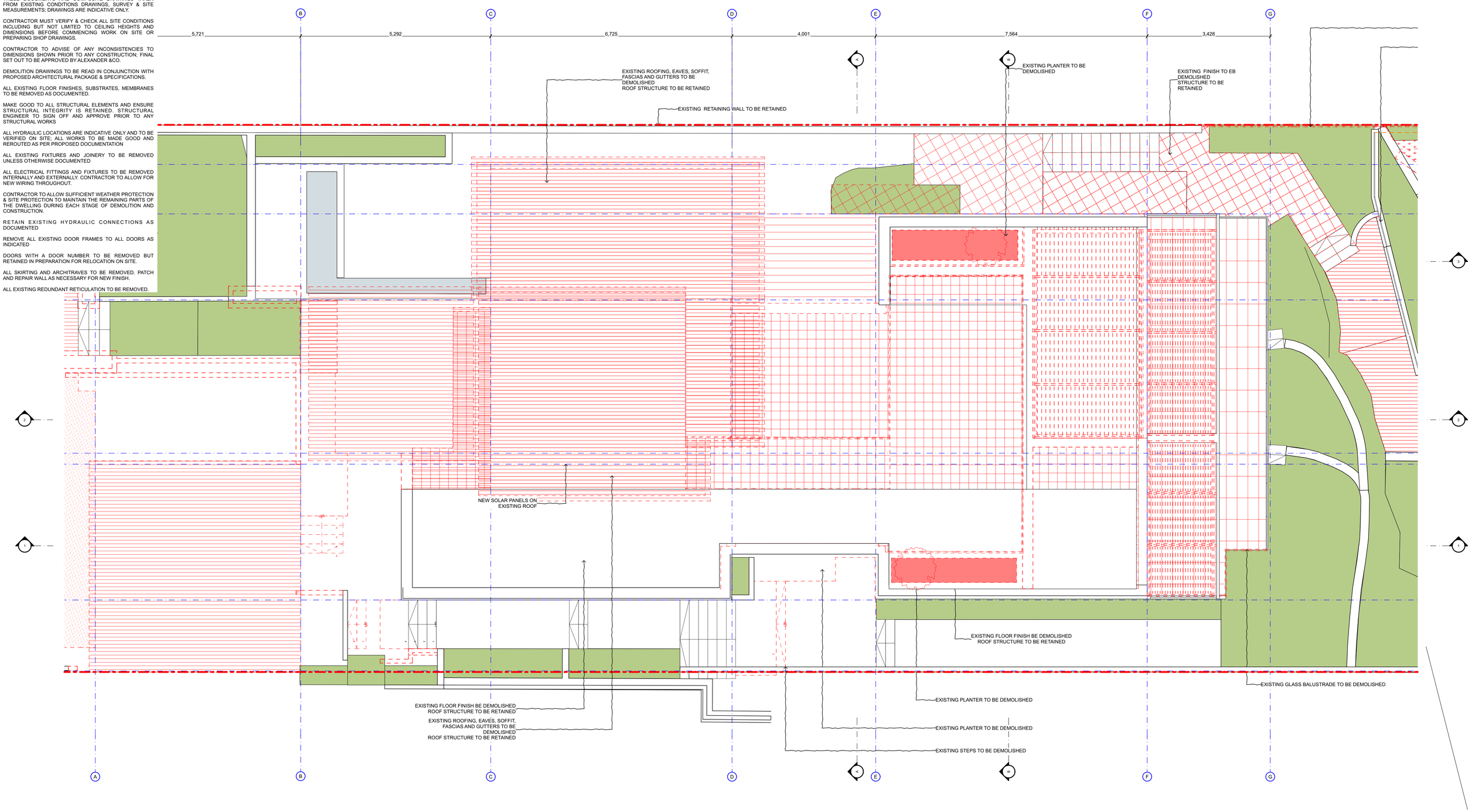

REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

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- EXISTING BUILDING FABRIC
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DA SHADOW STUDY

- PROPOSED SHADOW
- EXISTING SHADOW
- NO LONGER SHADOW

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BONDI JUNCTION
NSW 2022

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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

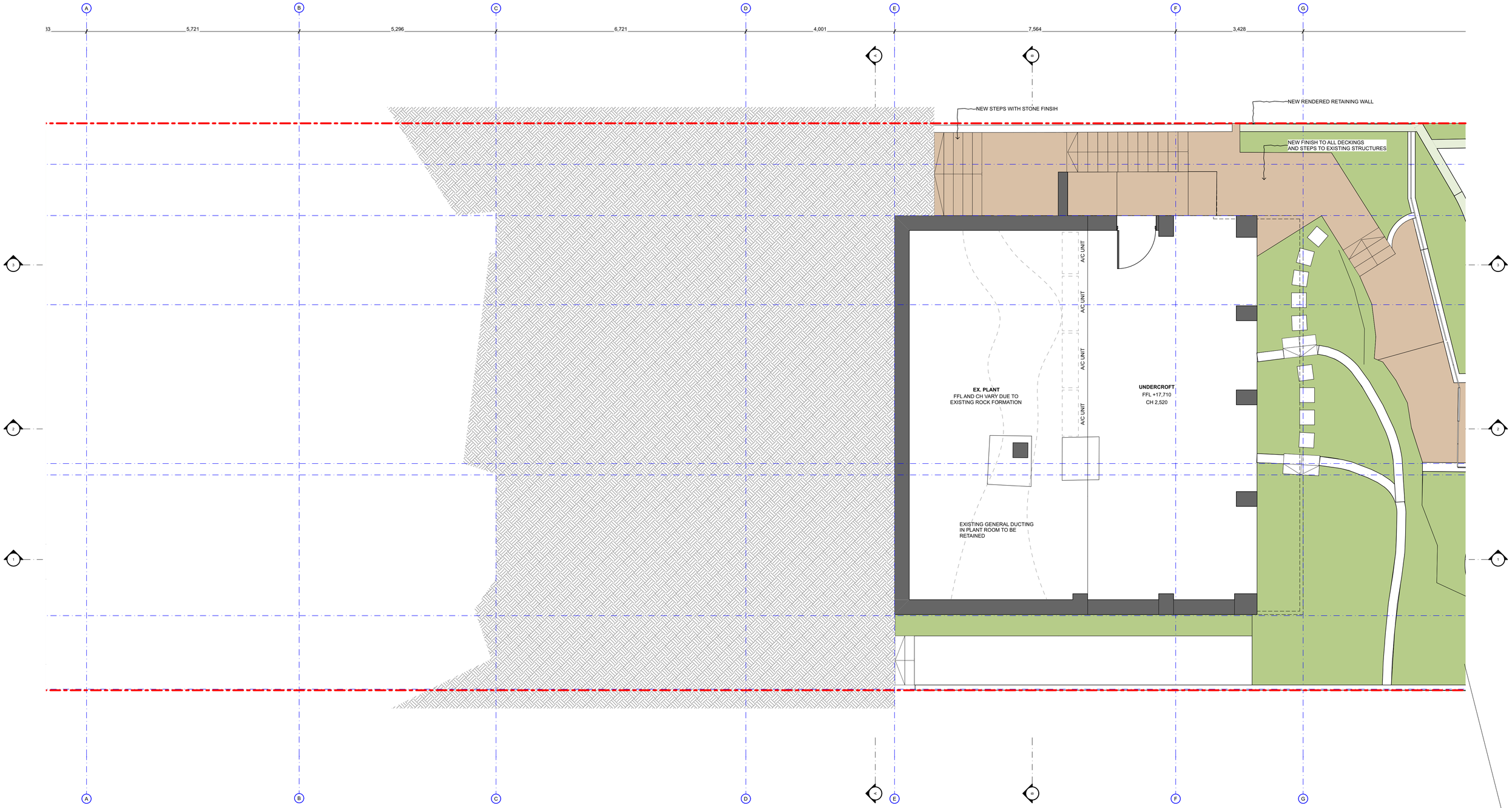
N

DRAWING TITLE
ROOF - GENERAL ARRANGEMENT PLAN - EXISTING & DEMOLITION

SCALE **1:50** @ A1 CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-2004-[A]

BIMcloud: ALEX-BIM-SERVER - BIMcloud/0567_38 Bower St, Manly/0567_38 Bower St_AC20



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023		

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CLASS 2 DESIGN PRACTITIONER:
JEREMY BULL | NUMBER **DEP0001029**

CLIENT:
TRACEY & JAMES SMAIL

PROJECT:
BOWER HOUSE
38 BOWER ST
MANLY,
NSW 2095

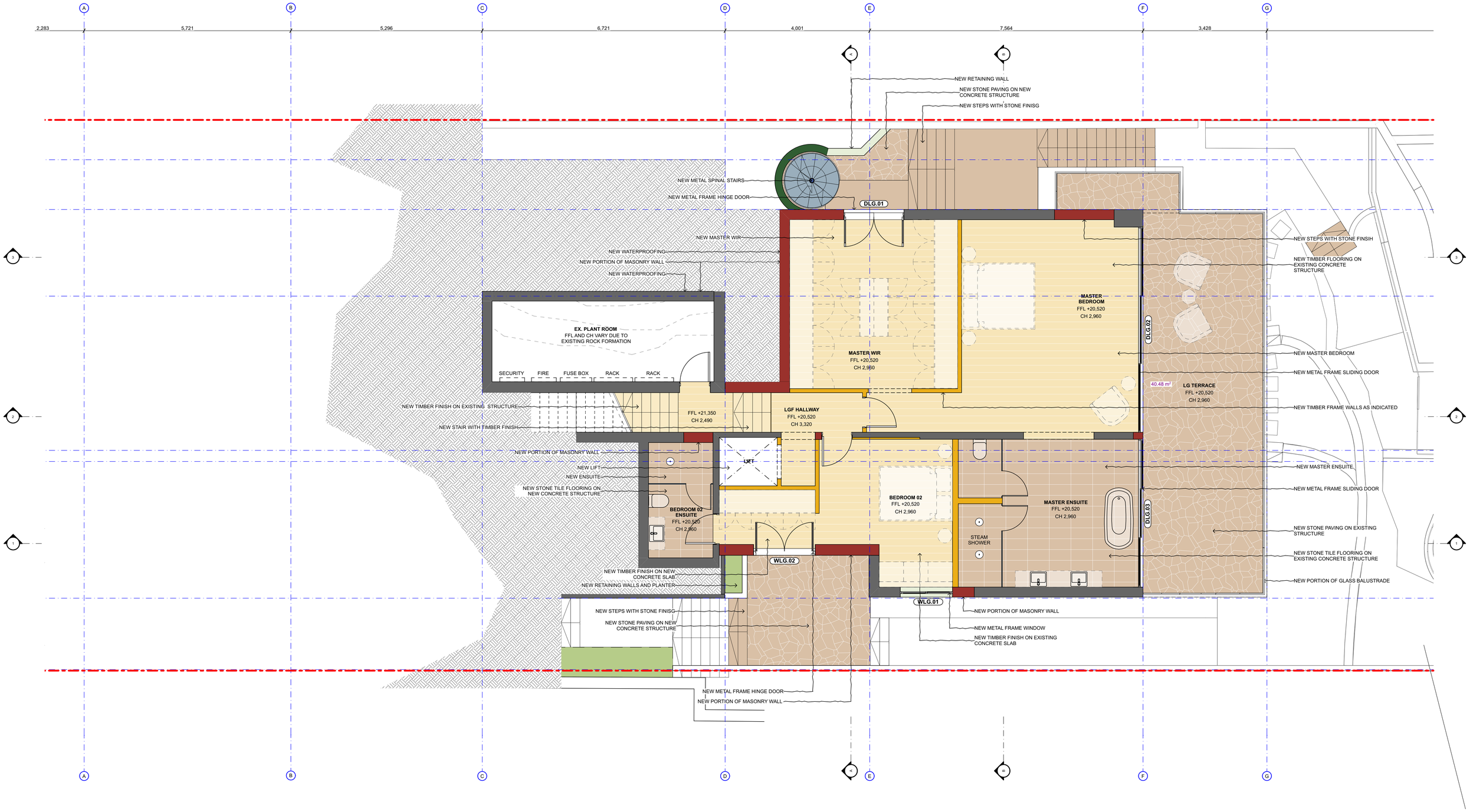
N

DRAWING TITLE
BASEMENT - GENERAL ARRANGEMENT PLAN - PROPOSED

SCALE **1:50** @ A1 CHECKED

PROJECT NO. - DWG NO._REV.
0567-2100-[A]

BIMcloud: ALEX-BIM-SERVER - BIMcloud/0567_38 Bower St, Manly/0567_38 Bower St_AC26



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023		

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PROJECT:
BOWER HOUSE
38 BOWER ST
MANLY,
NSW 2095

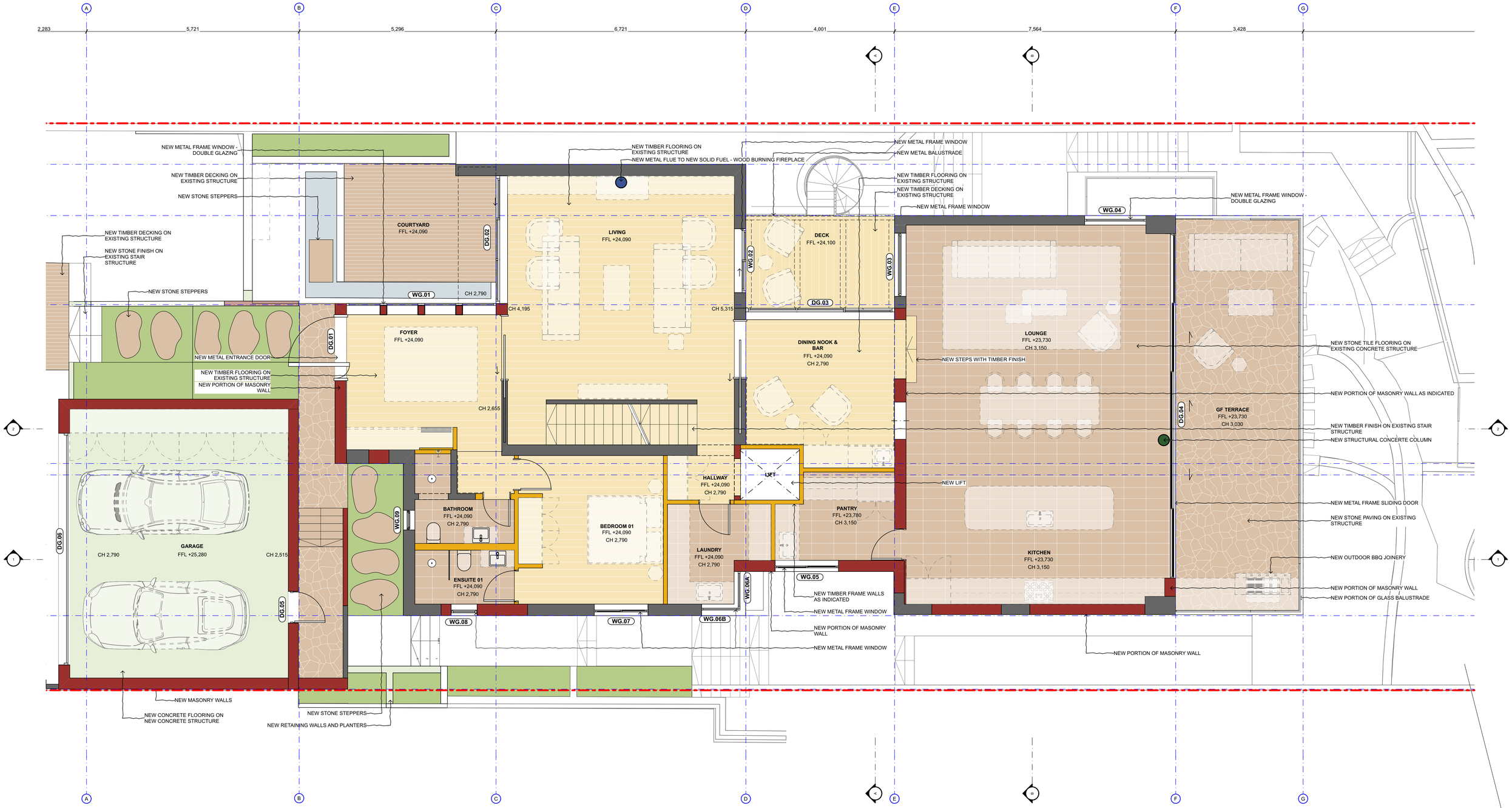
N

DRAWING TITLE
LOWER GROUND FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED

SCALE **1:50** @ A1 CHECKED

PROJECT NO. - DWG NO._REV.
0567-2101-[A]

BIMcloud: ALEX-BIM-SERVER - BIMcloud/0567_38 Bower St/ Manly/0567_38 Bower St_AC26



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023		

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DRAWING TITLE
GROUND FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED

SCALE **1:50** @ A1 CHECKED

PROJECT NO. - DWG NO._REV.
0567-2102-[A]

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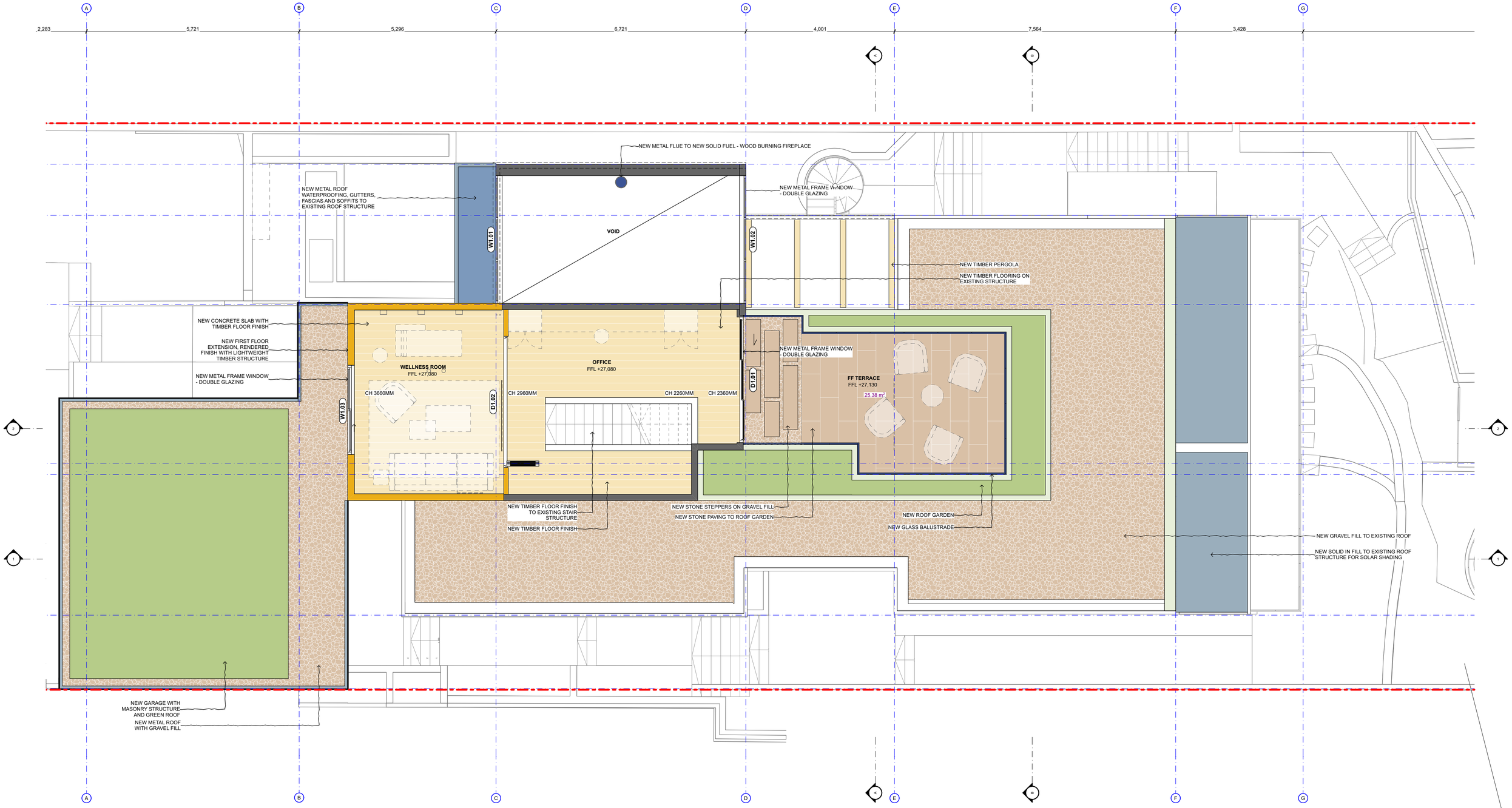

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- EXISTING OPENINGS TO BE REMOVED; INCLUDING FRAMES AND ARCHITRAVES. MAKE GOOD OPENING AND REVEALS INCLUDING FINISHES

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
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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
FIRST FLOOR - GENERAL ARRANGEMENT PLAN - PROPOSED

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PROJECT NO. - DWG NO._REV.
0567-2103-[A]

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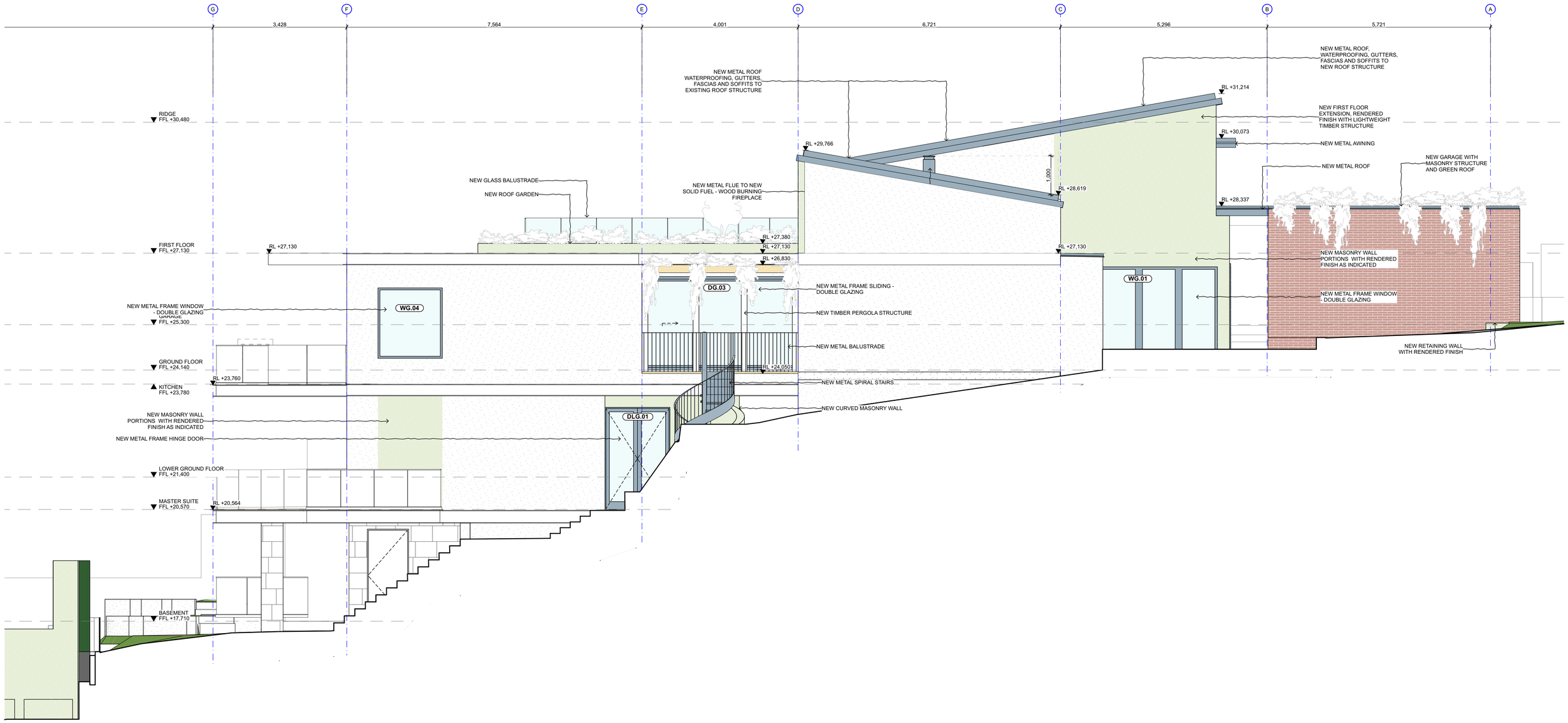

REV	DATE	DESCRIPTION	ATHR
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- ROCK

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

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PROJECT:
BOWER HOUSE
38 BOWER ST
MANLY,
NSW 2095

DRAWING TITLE
GENERAL ARRANGEMENT - ELEVATION E01 _PROPOSED

SCALE **1:50** @ A1 CHECKED **SG**

PROJECT NO. - DWG NO._REV.
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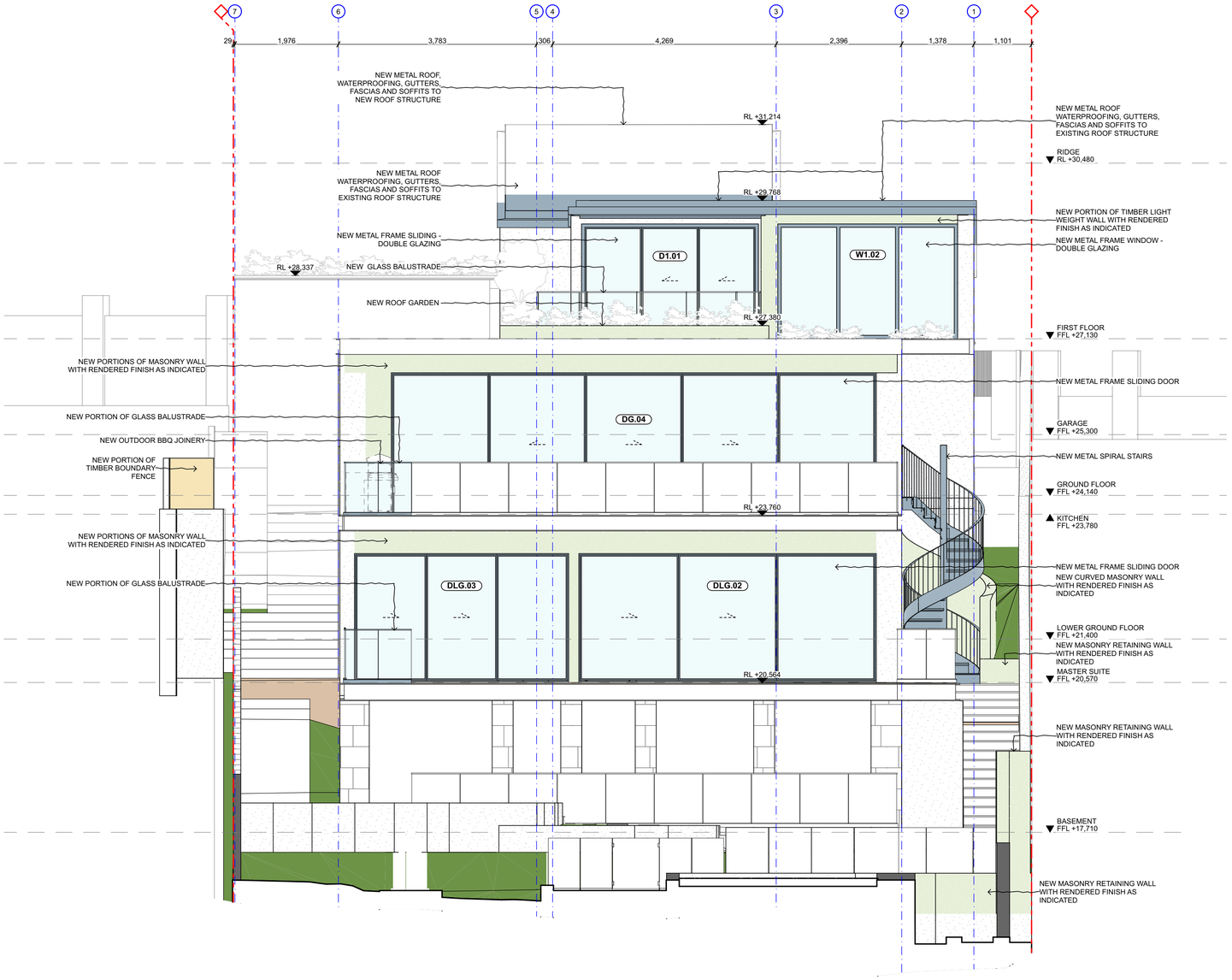

REV	DATE	DESCRIPTION	ATHR
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CLIENT:
TRACEY & JAMES SMAIL

PROJECT:
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38 BOWER ST
MANLY,
NSW 2095

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DRAWING TITLE
GENERAL ARRANGEMENT - ELEVATION E02_PROPOSED

SCALE **1:50** @ A1
CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-3001-[A]

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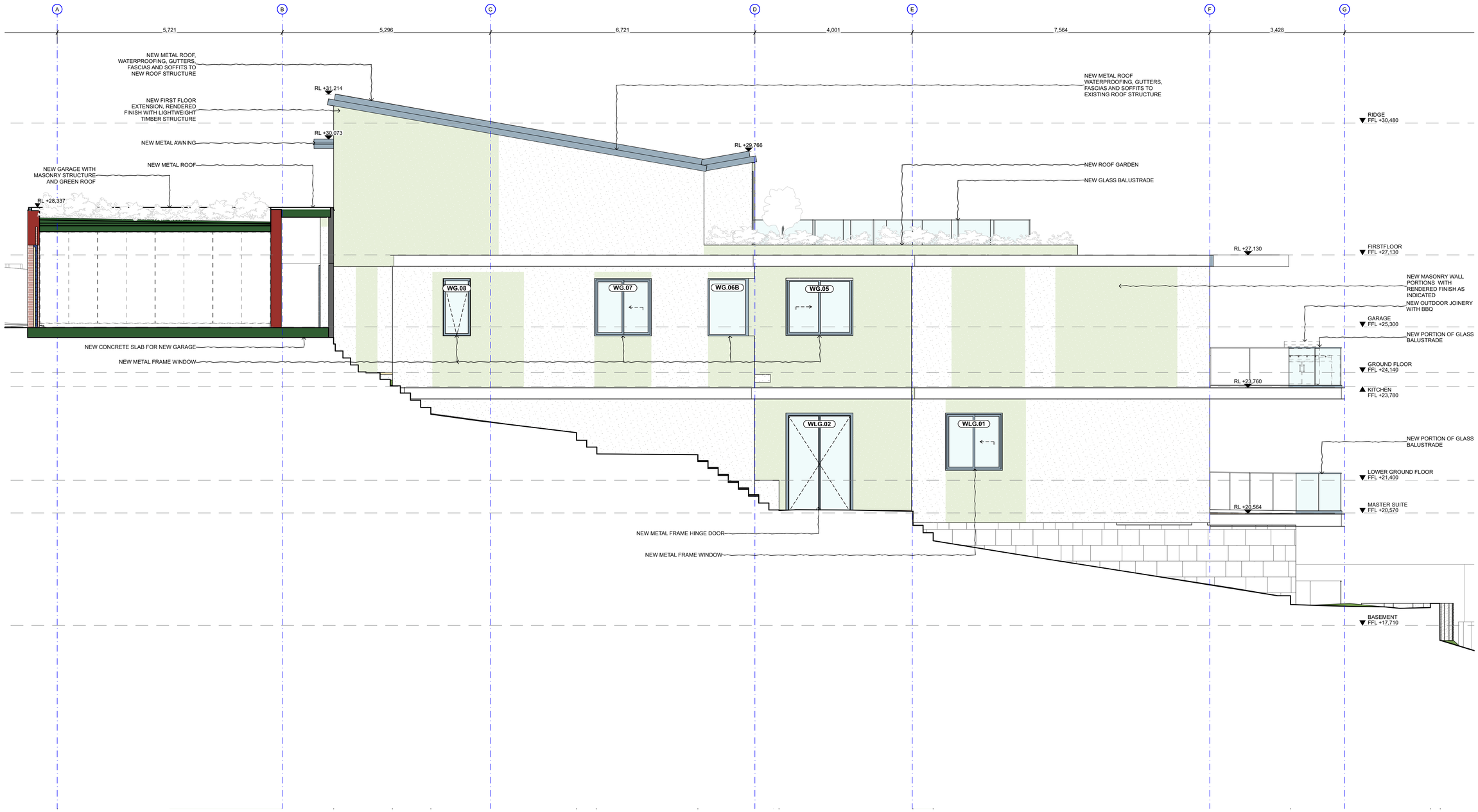

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CLIENT:
TRACEY & JAMES SMAIL

PROJECT:
BOWER HOUSE
38 BOWER ST
MANLY,
NSW 2095

DRAWING TITLE
GENERAL ARRANGEMENT - ELEVATION E03_PROPOSED

SCALE **1:50** @ A1
CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-3002-[A]

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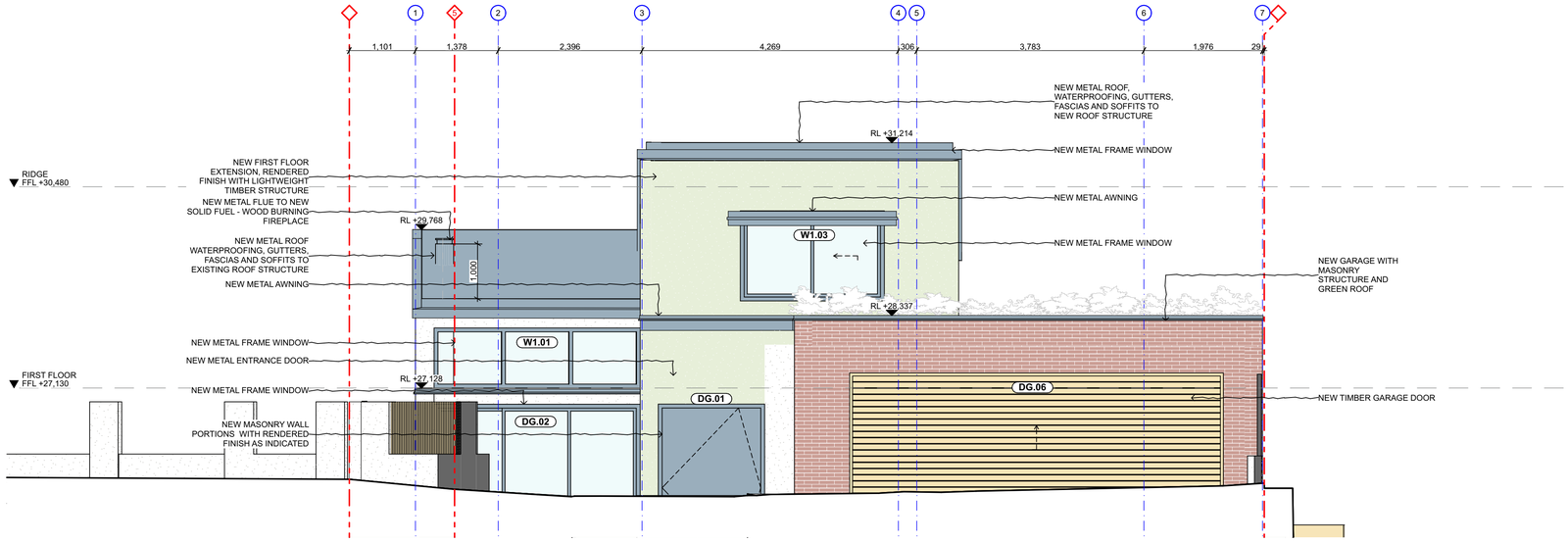

REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

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- NO LONGER SHADOW

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NOMINATED ARCHITECT: **JEREMY BULL**
NSW REGISTRATION NO. **7881**

CLASS 2 DESIGN PRACTITIONER:
JEREMY BULL | NUMBER **DEP0001029**

CLIENT:
TRACEY & JAMES SMAIL

PROJECT:
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MANLY,
NSW 2095

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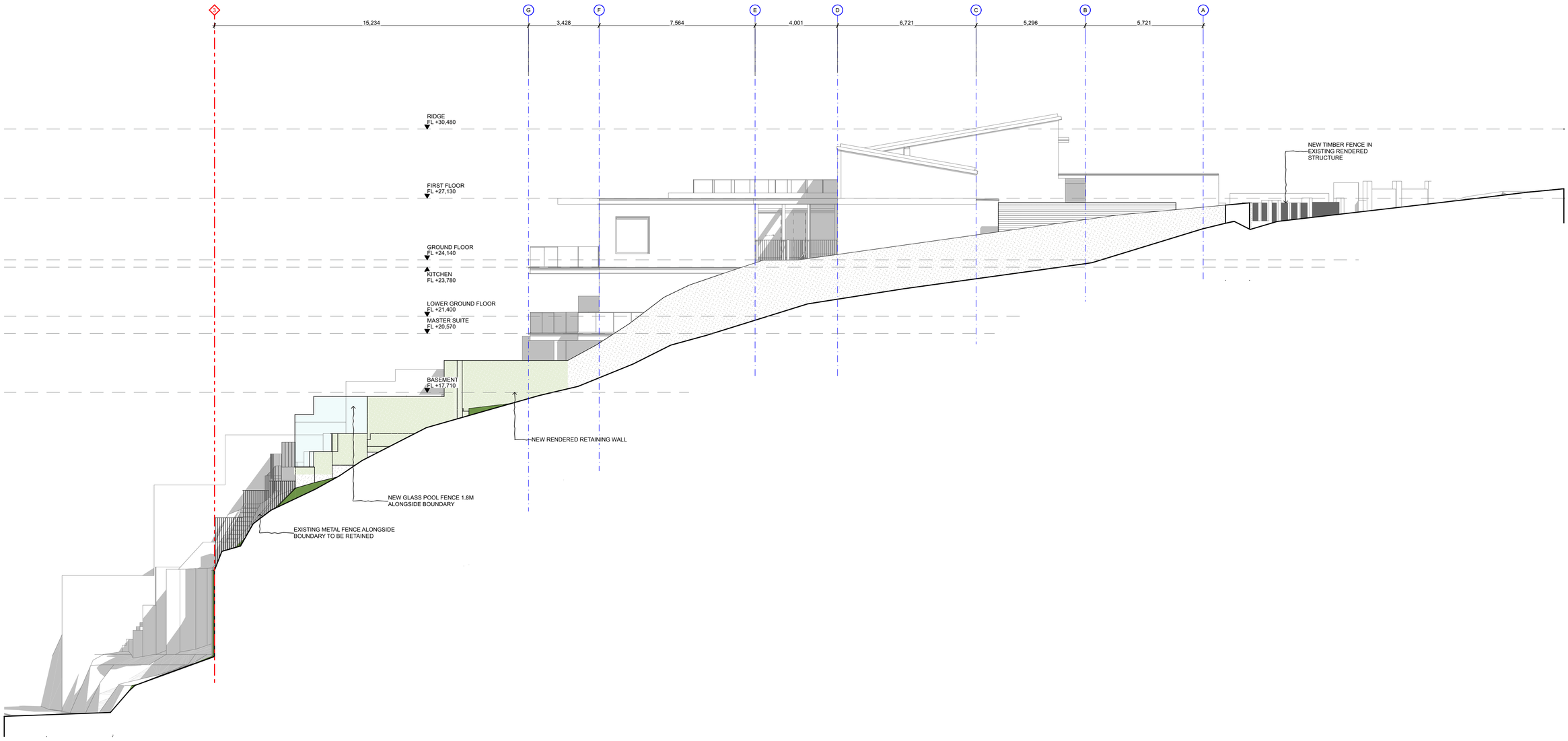
DRAWING TITLE
GENERAL ARRANGEMENT - ELEVATION E04 _PROPOSED

SCALE **1:50** @ A1
CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-3003-[A]



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

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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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DRAWING TITLE
SITE ELEVATIONS - ELEVATION E05 _PROPOSED

SCALE **1:100** @ A1
CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-3100-[A]

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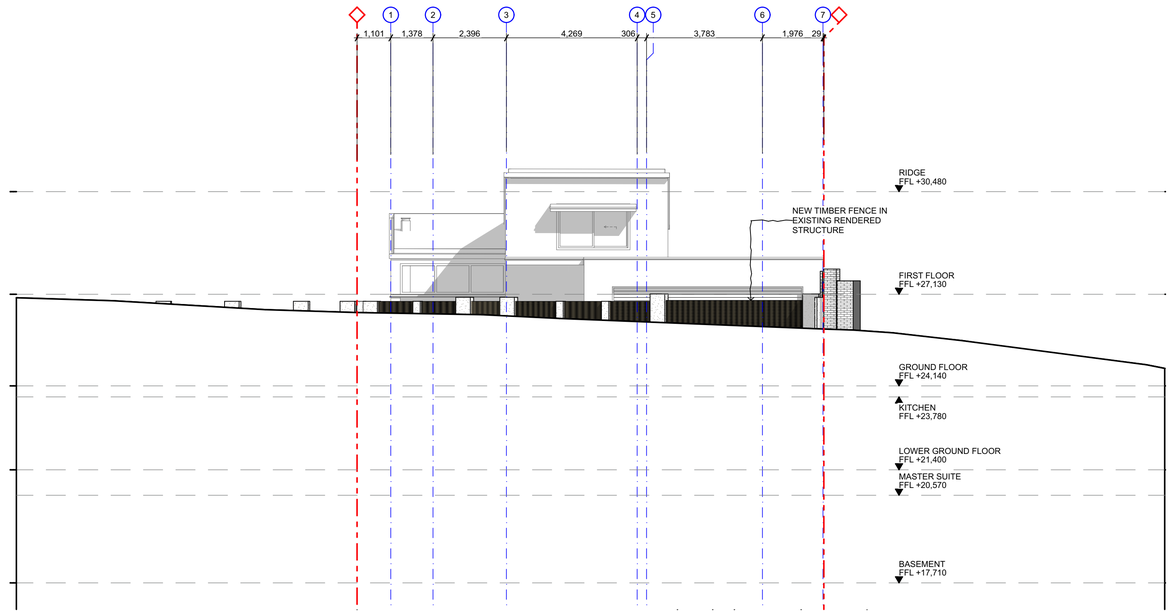

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CLIENT:
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N

DRAWING TITLE
SITE ELEVATIONS - ELEVATION
E06 & E08 _PROPOSED

SCALE **1:100** @ A1
CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-3101-[A]

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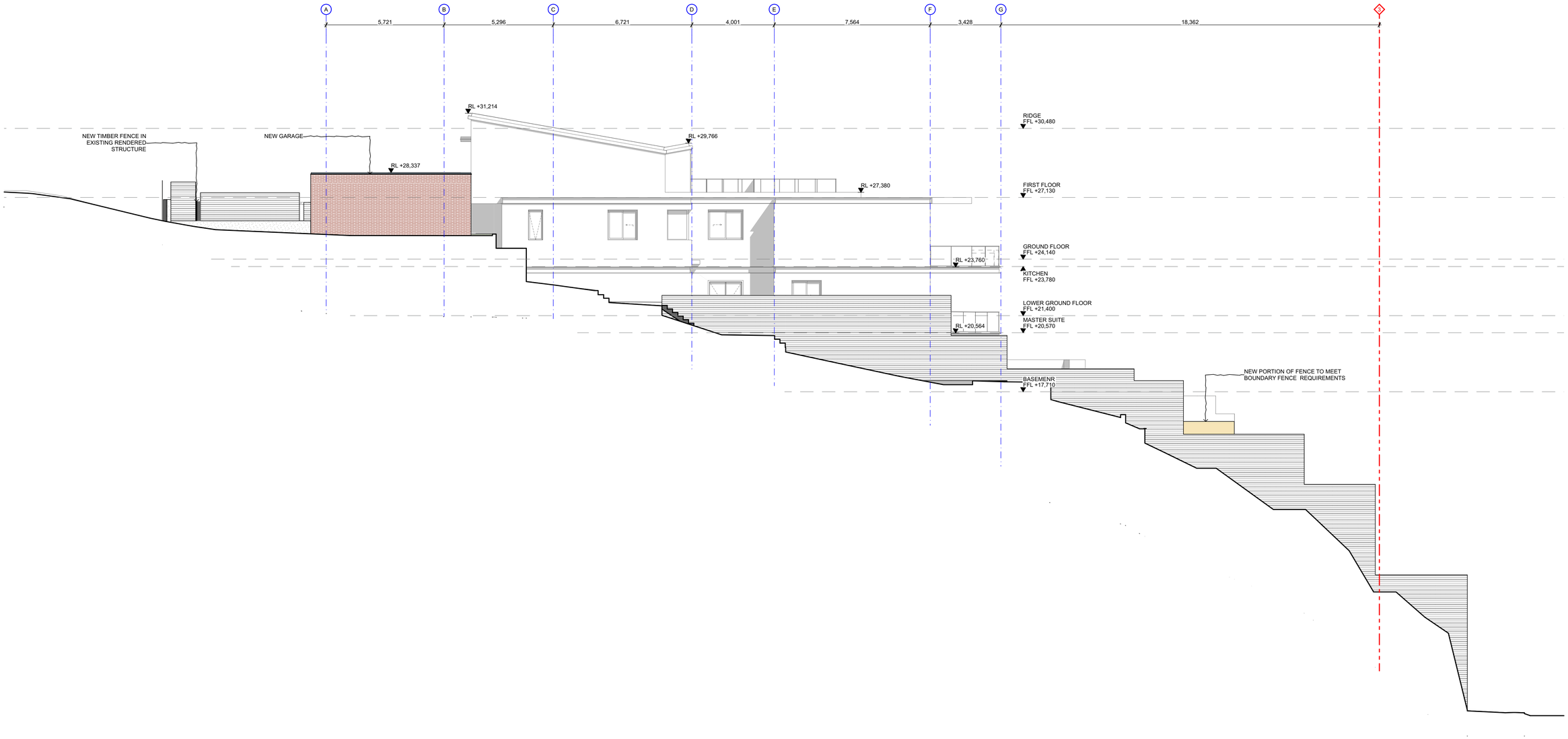

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- MAX. HEIGHT PLANE 8.5M 3D
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- MAX. SHEAR WALL PLANE 7M 3D
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- SETBACK CONTROLS

DA MATERIAL CUT HATCHING
- EXISTING BUILDING FABRIC
- BRICKWORK
- CONCRETE
- STONE
- TILE
- GLASS
- METAL
- TIMBER
- EXISTING TERRAIN
- TOPSOIL/ NEW GROUND INFILL

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- 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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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:
TRACEY & JAMES SMAIL

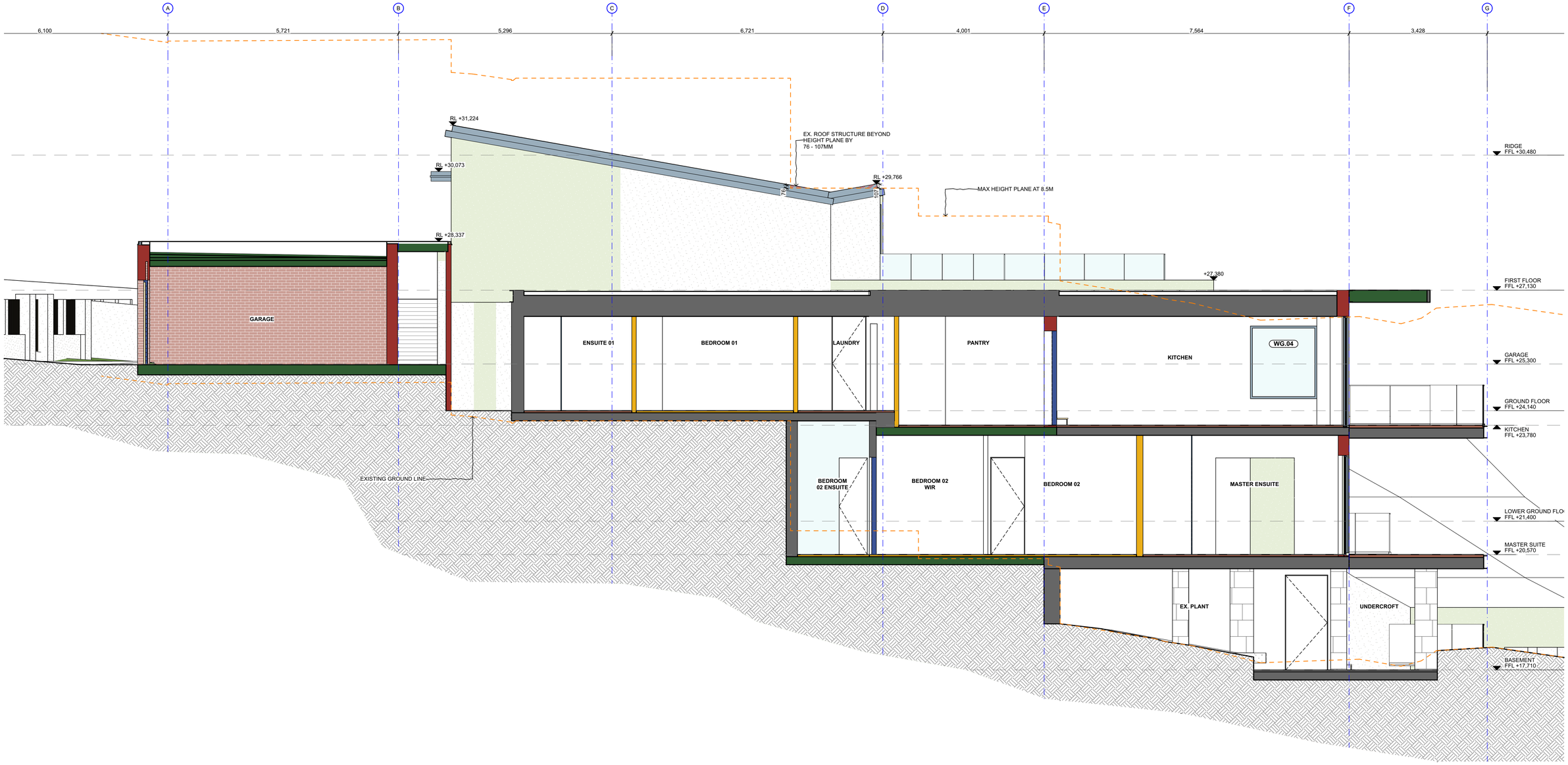
PROJECT:
BOWER HOUSE
38 BOWER ST
MANLY,
NSW 2095

N

DRAWING TITLE
SITE ELEVATIONS - ELEVATION E07 _PROPOSED

SCALE **1:100** @ A1
CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-3102-[A]



REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

GENERAL NOTES:

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DRAWING TITLE
GENERAL ARRANGEMENT - SECTION 01_PROPOSED

SCALE **1:50** @ A1
CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-4100-[A]

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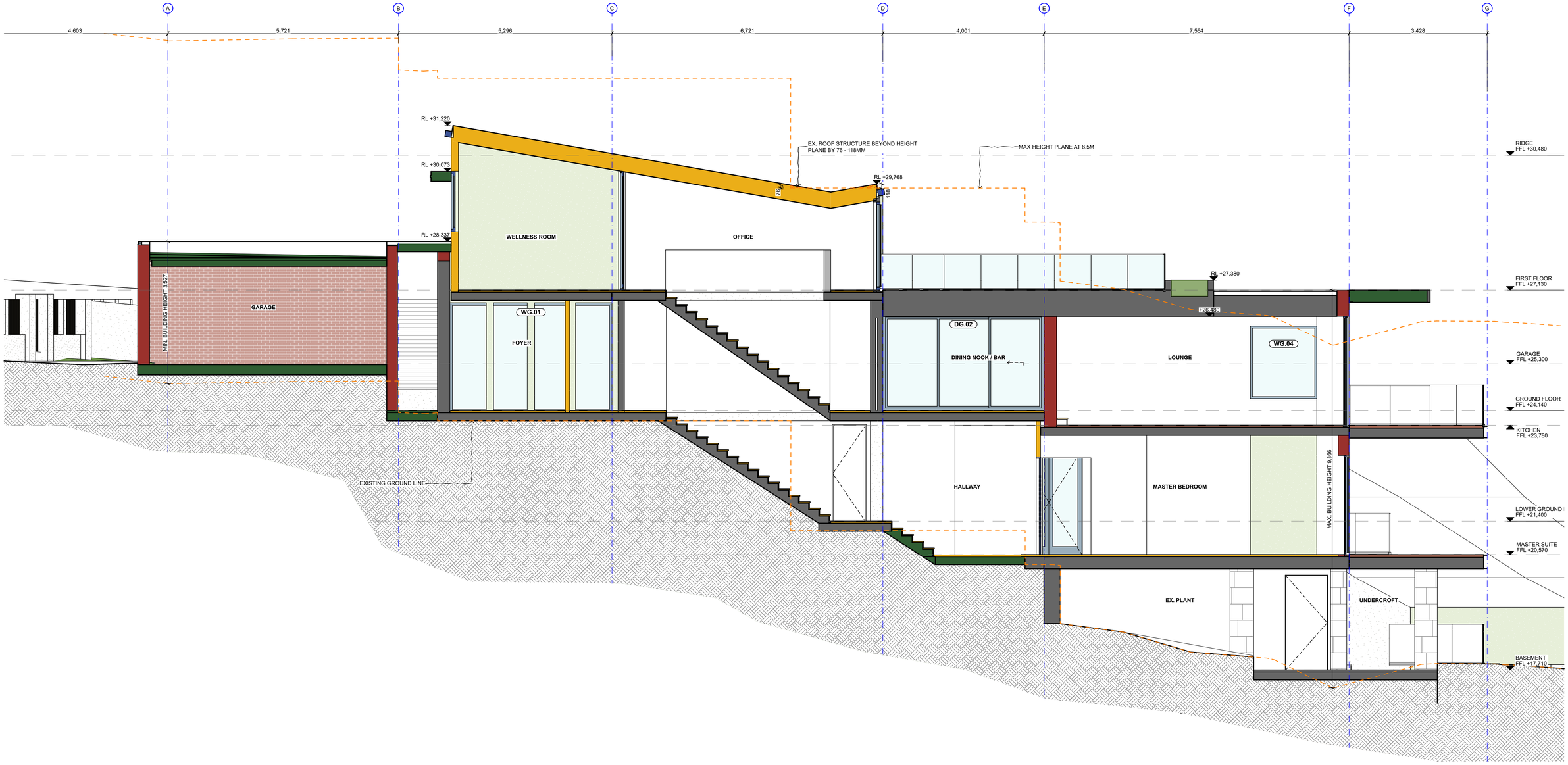

REV	DATE	DESCRIPTION	ATHR
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PROJECT:
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38 BOWER ST
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NSW 2095

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DRAWING TITLE
GENERAL ARRANGEMENT - SECTION 02_PROPOSED

SCALE **1:50** @ A1
CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-4101-[A]

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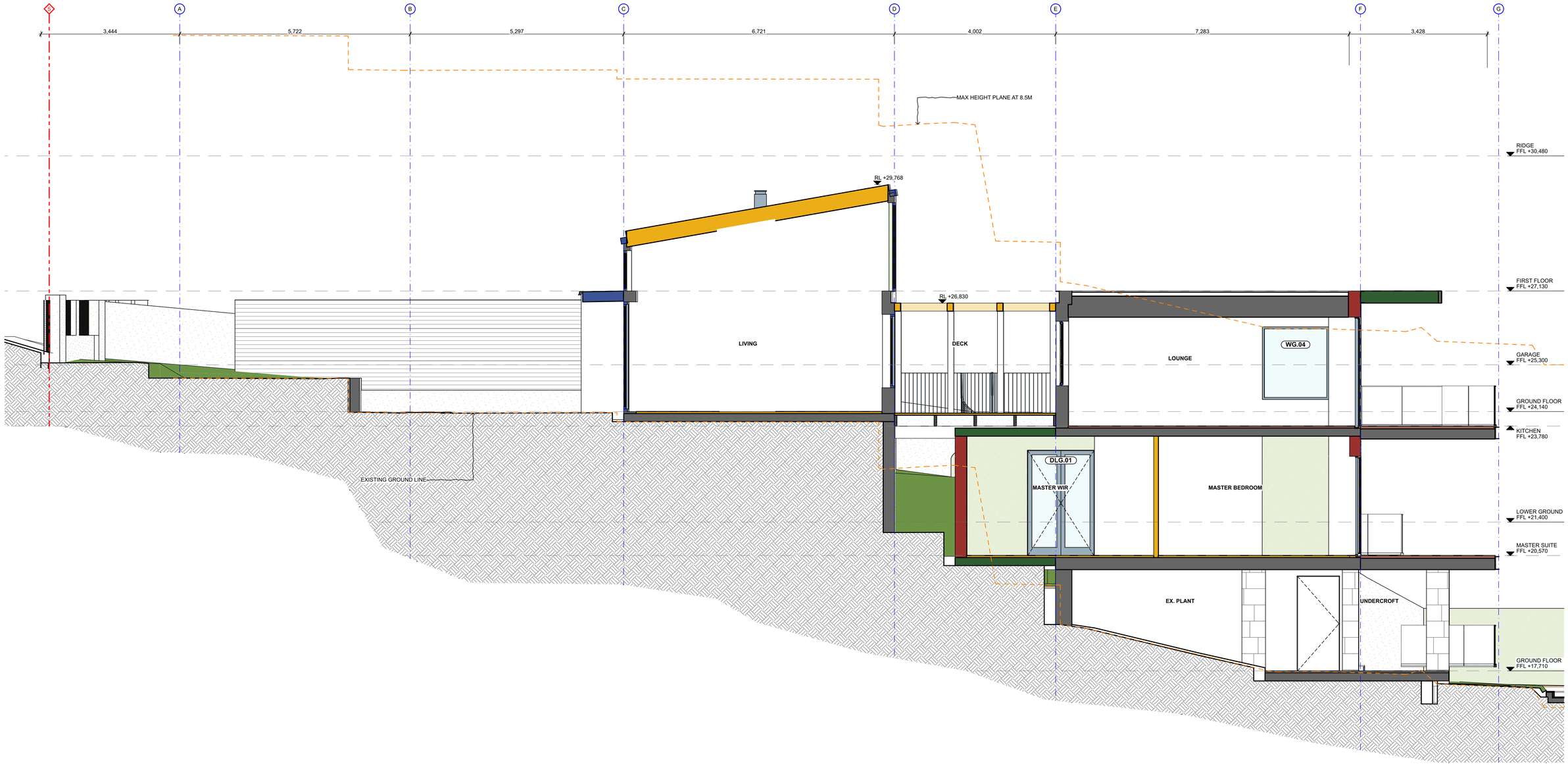

REV	DATE	DESCRIPTION	ATHR
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DA SHADOW STUDY

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NOMINATED ARCHITECT: **JEREMY BULL**
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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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DRAWING TITLE
GENERAL ARRANGEMENT - SECTION 03_ PROPOSED

SCALE **1:50** @ A1

CHECKED **SG**

PROJECT NO - DWG NO._REV.
0567-4102-[A]

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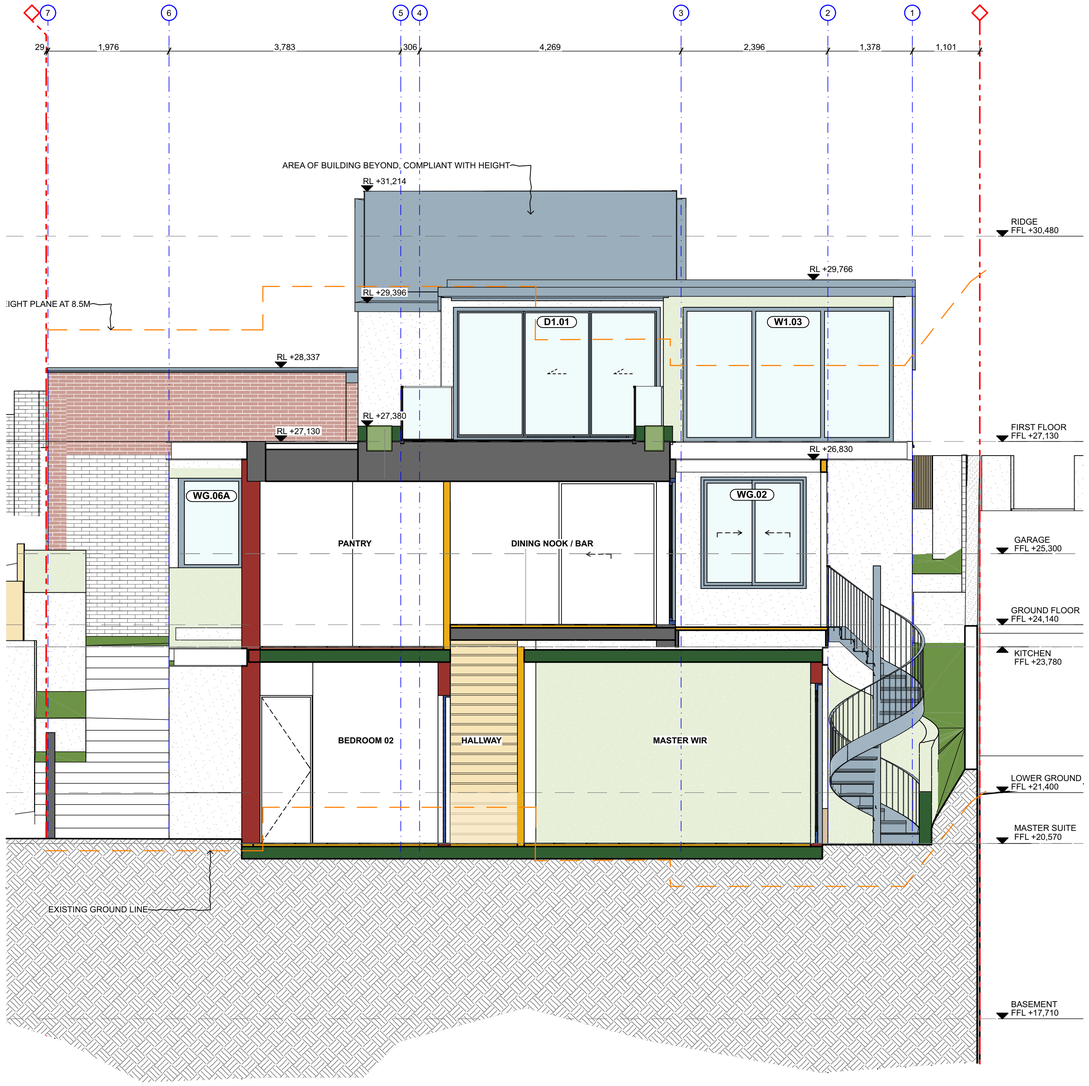
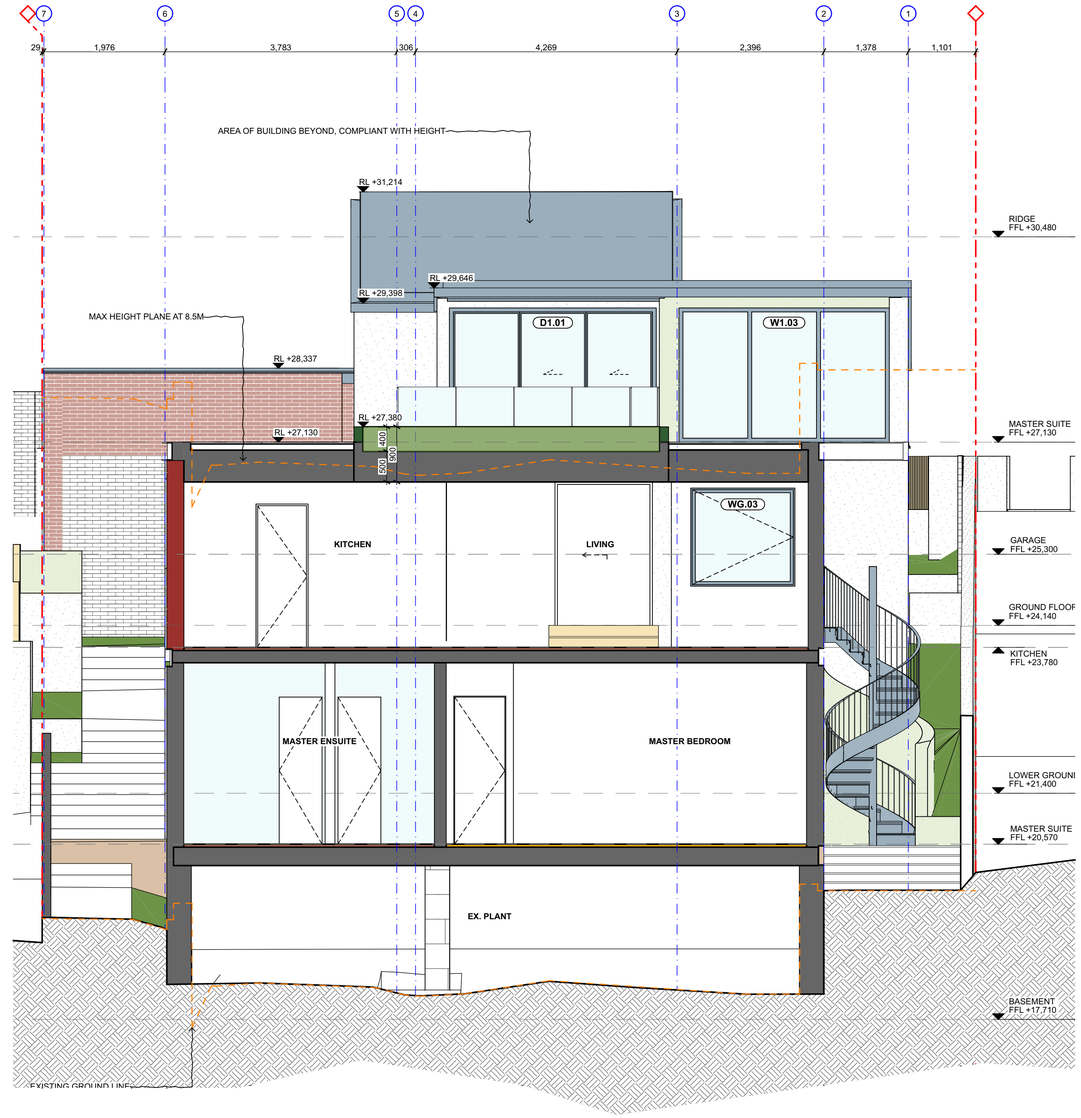


2 SECTION 04



2 SECTION 05

REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

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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
GENERAL ARRANGEMENT - SECTION 04 & 05_PROPOSED

SCALE **1:50** @ A1
CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-4103-[A]

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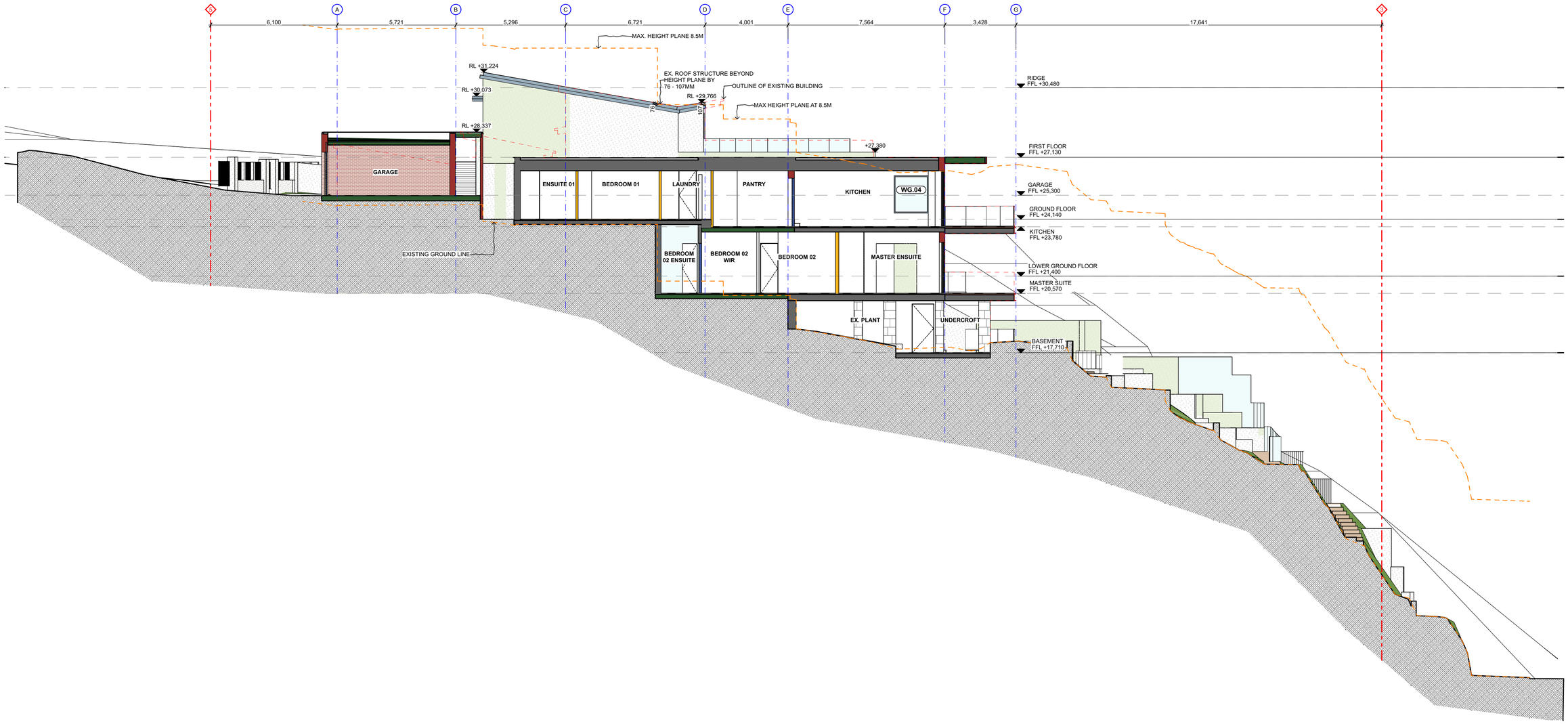

REV	DATE	DESCRIPTION	ATHR
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BOWER HOUSE
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N

DRAWING TITLE
SITE SECTIONS - SECTION S06_PROPOSED

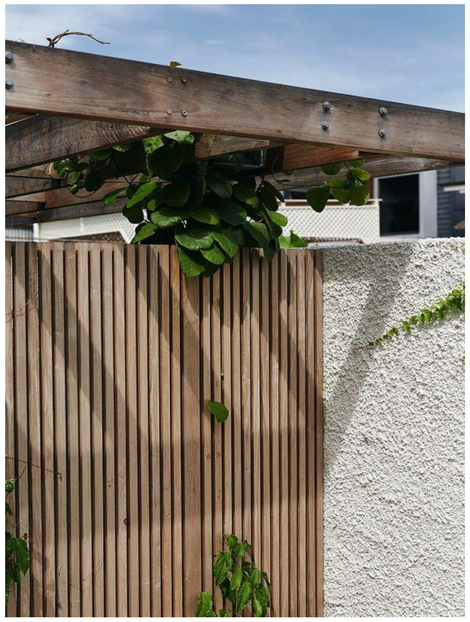
SCALE **1:100** @ A1
CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-4200-[A]

BIMcloud: ALEX-BIM-SERVER - BIMcloud/0567_38 Bower St; Manly/0567_38 Bower St_AC26

1 BRONZE FINISH STANDING SEEM ROOF

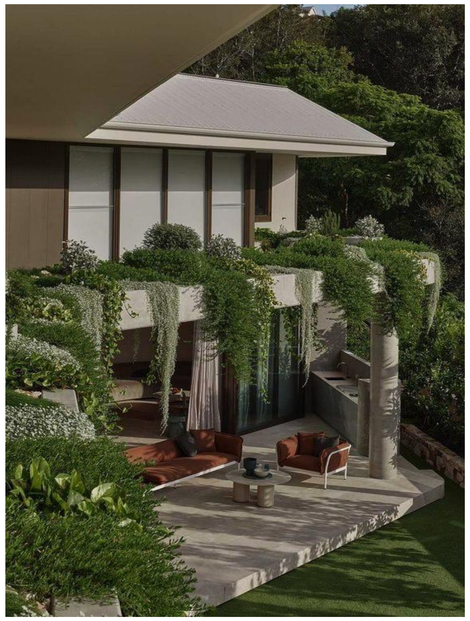
2 SAND CEMENT RENDER



3 VERTICAL TIMBER BATTENS

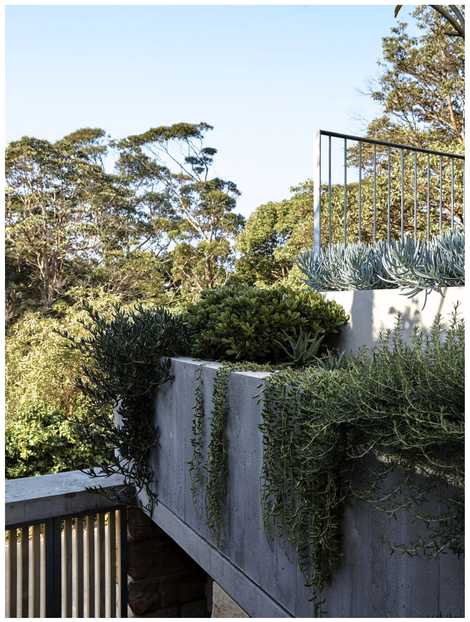
4 FRAMELESS GLASS BALUSTRADE WITH BRONZE CAPPING

5 NATURAL STONE



6 BRONZE FINISH ALUMINIUM WINDOWS AND DOORS

7 BRICK DETAILS



8 HANGING PLANTS TO FLAT ROOF SECTIONS

REV	DATE	DESCRIPTION	ATHR
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MANLY,
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N

DRAWING TITLE
MATERIAL PALETTE

SCALE @ A1 CHECKED **SG**

PROJECT NO. - DWG NO._REV.
0567-8000-[A]

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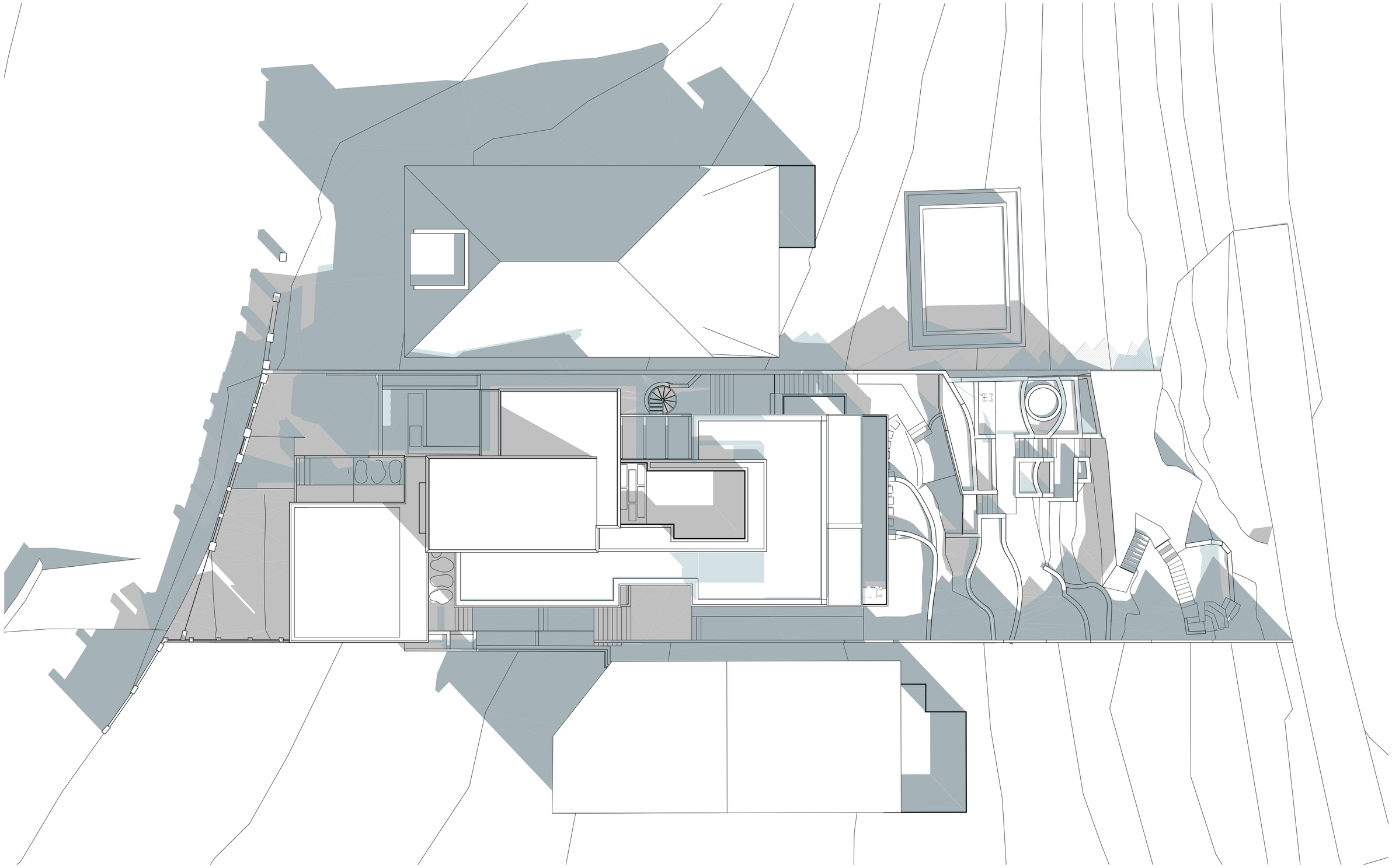

REV	DATE	DESCRIPTION	ATHR
A	25/7/2023	FOR DA SUBMISSION	CS

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- 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
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- 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
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- CONCRETE
- RENDER
- STONE FLOORING
- TIMBER FLOORING
- TILE - MOSAIC
- TILE - STANDARD
- MARBLE
- LANDSCAPE - STONE
- LANDSCAPE - TILE
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- METAL
- GRASS/ GREEN ROOF
- ROCK

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

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ALEXANDER HOUSE
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:
TRACEY & JAMES SMAIL

PROJECT:
BOWER HOUSE
38 BOWER ST
MANLY,
NSW 2095

N

DRAWING TITLE
SHADOW DIAGRAMS 21 JUNE 9AM

SCALE **1:100** @ A1 CHECKED **SG**

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

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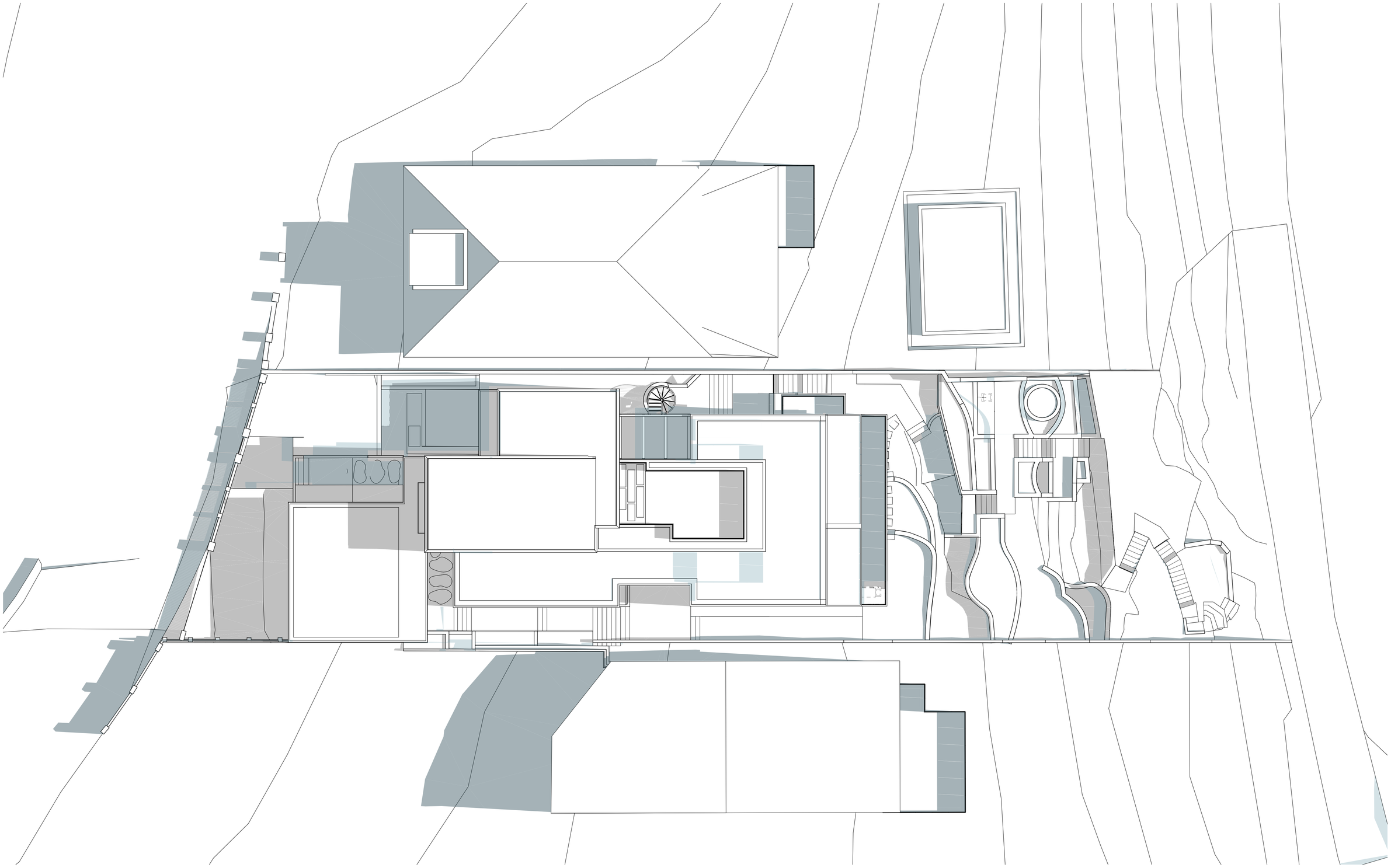

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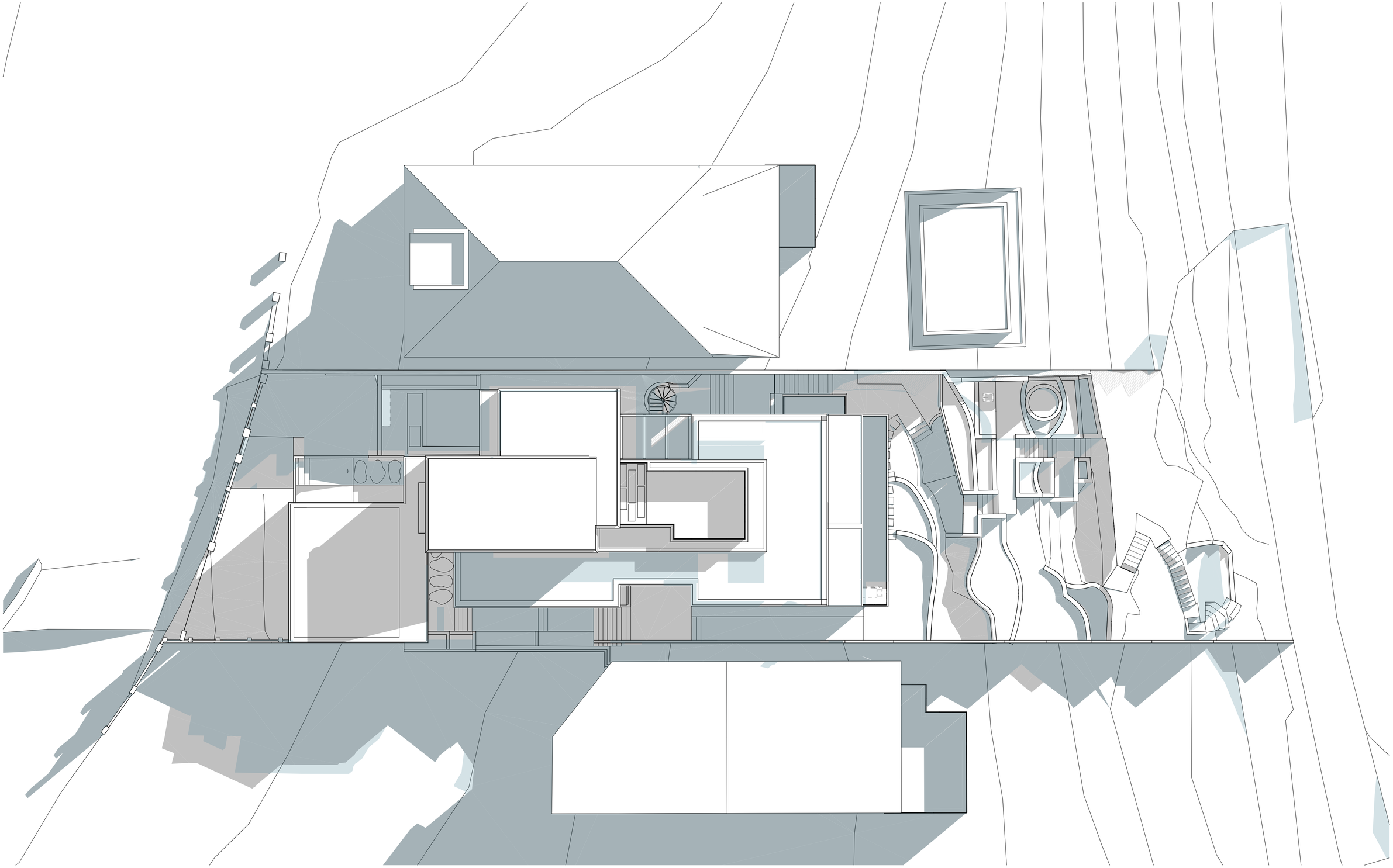

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15PM

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