

## **RELEVANT INFORMATION FOR COUNCIL**

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**FILE:** D/2015/1467 **DATE:** 21 October 2016  
**TO:** Lord Mayor and Councillors  
**FROM:** Louise Kerr, Acting Director City Planning, Development and Transport  
**SUBJECT:** Information Relevant To Item 9.10 - Development Application: 10 Bridge Road, Glebe - At Council - 24 October 2016

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### **Recommendation**

That the Lord Mayor and Councillors note the information contained in this memo.

### **Background**

At the meeting of the Planning and Development Committee on 10 October 2016 several concerns were raised about the proposal, including concerns pertaining to the overall design and compliance with natural cross ventilation requirements contained in the Apartment Design Guide.

Following the meeting, the applicant met with Council officers to discuss how the Committee's concerns could be addressed.

The applicant has responded by submission of the amended plans and supporting documents attached. The amendments are briefly described as follows:

- an additional balcony has been incorporated into the plan for Apartment 10 to match the layout of Apartment 6 below;
- a planter has been added to the northern edge of the communal rooftop terrace to prevent overlooking to the balconies below;
- the roof over the balconies of Apartments 9 and 14 have been replaced with a pergola to improve the articulation and massing of the facades and building form;
- the planter that separated the common open space from Bedroom 1 of Apartment 13 has been reconfigured;
- sun shade awnings have been added to the windows of the upper level addition;
- the fourth floor / rooftop terrace level has been stepped back at its northern edge for consistency with the plan of Apartment 9 below; and
- a slight projection to the balcony balustrades has been introduced and is to be comprised of sheet metal to introduce a slight variation to the form and materiality of the facades.

The amendments described above are considered to improve the form, articulation and massing of the proposed upper level addition.

Sun shading awnings will provide relief from the northern summer sun and, similarly, add architectural detail that was missing from previous design iterations.

Changes to the configuration of the rooftop planters will maintain the same area of common open space, while improving its functionality and addressing privacy concerns for the apartments below.

It is noted that the amended plans do not incorporate the design modifications recommended as a condition of consent to amalgamate Apartments 7 and 8 to increase the number of naturally cross ventilated apartments.

Should Council decide to support the amended proposal, an Alternative Recommendation is provided below.

### **Alternative Recommendation**

It is resolved that consent be granted to Development Application No. D/2015/1467, subject to the conditions as detailed in the subject report to the Planning and Development Committee on 10 October 2016, amended as follows:

#### **(1) APPROVED DEVELOPMENT**

- (a) Development must be in accordance with Development Application No. D/2015/1467 dated 13 October 2015 and the following drawings:

<b>Drawing Number</b>	<b>Architect</b>	<b>Date</b>
DA1103, <del>GG</del> <b>HH</b>	Hosking Munro	<del>16.08.16</del> <b>18.10.16</b>
DA1104, <del>FF</del> <b>GG</b>	Hosking Munro	<del>16.08.16</del> <b>18.10.16</b>
DA1106, <del>EE</del> <b>FF</b>	Hosking Munro	<del>16.08.16</del> <b>19.10.16</b>
DA1201, <del>EE</del> <b>FF</b>	Hosking Munro	<del>16.08.16</del> <b>19.10.16</b>
DA1301, <del>EE</del> <b>FF</b>	Hosking Munro	<del>17.08.16</del> <b>19.10.16</b>

and as amended by the conditions of this consent.

- (b) In the event of any inconsistency between the approved plans and supplementary documentation, the plans will prevail.

Prepared by: Ben Chamie (Senior Planner)

TRIM Document Number: 2016/553758

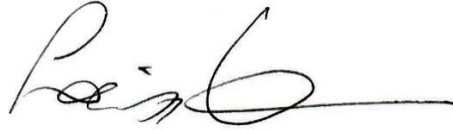
**Attachments**

Attachment A - Schedule of Amendments

Attachment B - Amended Drawings and Perspective

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Approved

A handwritten signature in black ink, appearing to read 'Louise Kerr', with a long horizontal flourish extending to the right.

**Louise Kerr, Acting Director City Planning,  
Development and Transport**



# **ATTACHMENT A**

## **SCHEDULE OF AMENDMENTS**

### **10 BRIDGE ROAD GLEBE**



## 10 BRIDGE ROAD GLEBE - LIIST OF AMENDMENTS

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### HM1330-DA1102EE

- Apartment 10 has been altered to allow for an additional balcony to match apartment 6 on the second floor.
- Apartment 9 has been adjusted to maintain a 10m<sup>2</sup> terrace and the amended layout of apartment 2.
- The elevation on both levels is now essentially the same.
- The communal terrace has been amended to provide a 1.5m planter to the front to prevent overlooking of the terraces to apartments 5 and 9 below.
- The roof over the terrace of apartment 9 has been changed to a pergola to provide a setback in the façade.
- The area in front of the terrace to apartment 13 has been maintained as non-trafficable.
- Bed 1 of apartment 13 will have a garden to screen off the communal space.
- The landscape features to the communal open space will be maintained.
- There have been no changes to the GFA or requirements of the Apartment Design Guide for apartment size, terrace sizes or storage areas excepting for the additional terrace to apartment 10.

### PERSPECTIVE VIEW

The elevations have been adjusted to incorporate the floor plan changes. These include:

- The steps in the front façade.
- The deletion of the slab and planter above the terrace of apartment 9 on the front corner of the third floor. It now has a steel framed pergola.
- The roof has also been removed above the rear terrace of apartment 14 and this has been replaced by a pergola.
- The side elevation has been amended to show the correct layout of windows and balcony recesses.
- The eastern or side windows now have projecting sun shade awnings which also add privacy. The awnings will be metal framed with metal infill panels.
- The balcony balustrades have a slight projection to break up the flat surfaces. The balustrades would be sheet metal.
- Colours have been amended to better reflect the tones of the existing building and also to provide relief to the facades.



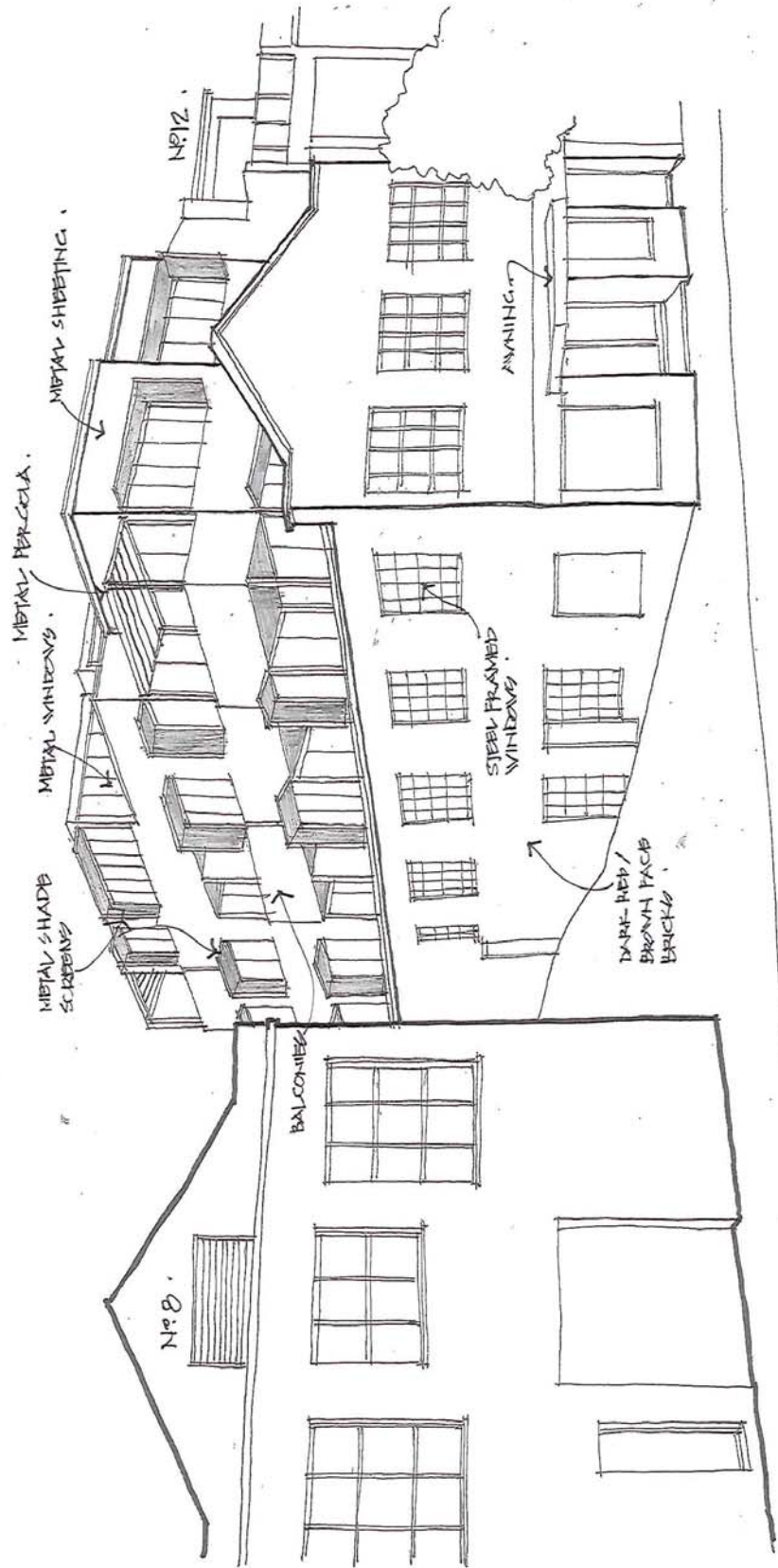


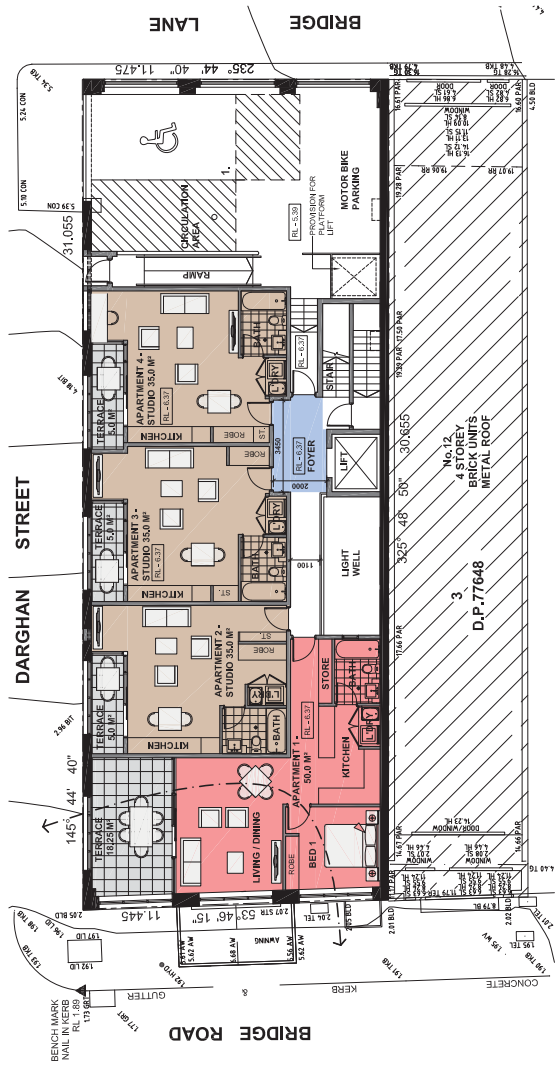
# **ATTACHMENT B**

**AMENDED DRAWINGS AND PERSPECTIVE**

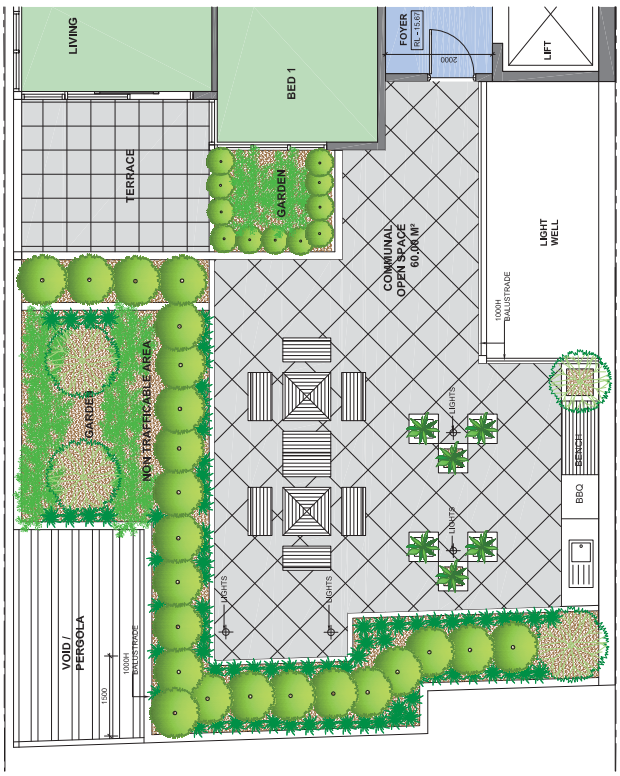
**10 BRIDGE ROAD GLEBE**



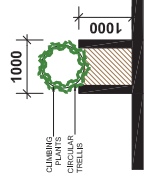




FIRST FLOOR PLAN  
SCALE 1:500



FOURTH FLOOR - COMMUNAL OPEN SPACE  
SCALE 1:500



Rev.	Amendment	Date	By
01	ON ISSUE 4	14.03.19	NM
02	ON ISSUE 3	15.08.19	NM
03	ON ISSUE 2	20.03.19	NM
04	PRELIMINARY ON ISSUE 2	08.03.15	HW

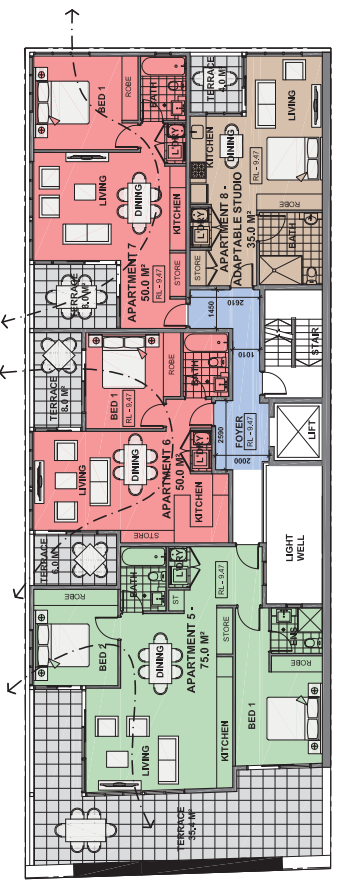
ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS MAY VARY FROM DRAWING. ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING.

PROPOSED MIXED COMMERCIAL / RESIDENTIAL DEVELOPMENT  
 10 BRIDGE ROAD, GLEBE NSW 2037  
 Client: BOBBIN HEAD INVESTMENTS P/L

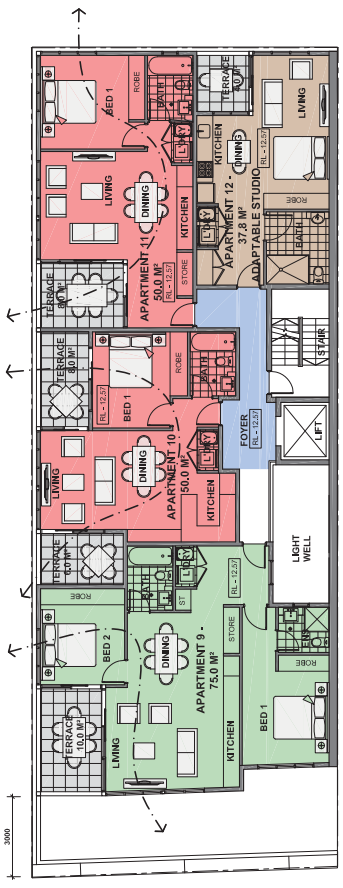
Drawing: FIRST; SECOND; THIRD + FOURTH FLOOR FURNITURE LAYOUT PLANS

**HOSKING MUNRO**  
 ARCHITECTS INTERIORS AND LANDSCAPE DESIGNERS  
 177 BRIDGE ROAD, GLEBE NSW 2037  
 PH: 0025 410 552 FAX: 0025 420 000  
 Email: hml@hoskingmunro.com.au

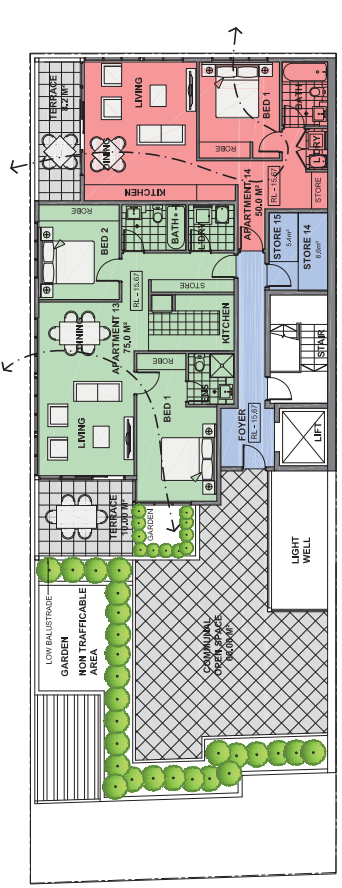
Date: OCT 2015 Job No: HM1330 Draw No: DA1102 EE  
 Drawn: MW



SECOND FLOOR PLAN  
SCALE 1:500



THIRD FLOOR PLAN  
SCALE 1:500



FOURTH FLOOR PLAN  
SCALE 1:500

APARTMENT No.	TYPE	APARTMENT CODE	PROPOSED APARTMENT CODE	TERRACE AREA M <sup>2</sup>	PROPOSED APARTMENT CODE	APARTMENT CODE	STORAGE M <sup>2</sup>
		APARTMENT CODE	PROPOSED APARTMENT CODE	APARTMENT CODE	PROPOSED APARTMENT CODE	APARTMENT CODE	TOTAL
1	1 Bed	50.0	50.0	8.0	18.25	6.0	3.6
2	Studio	35.0	35.0	4.0	5.0	4.0	1.0
3	Studio	35.0	35.0	4.0	5.0	4.0	1.6
4	Studio	35.0	35.0	4.0	5.0	4.0	1.6
5	2 Bed + Ens.	75.0	75.0	10.0	36.5	8.0	6.0
6	1 Bed	50.0	50.0	8.0	14.0	6.0	2.4
7	1 Bed	50.0	50.0	8.0	8.0	6.0	3.6
8	2 Bed	35.0	35.0	4.0	4.0	4.0	2.6
9	2 Bed + Ens.	75.0	75.0	10.0	10.0	8.0	6.0
10	1 Bed	50.0	50.0	8.0	14.0	6.0	2.4
11	1 Bed	50.0	50.0	8.0	8.0	6.0	3.6
12	2 Bed	35.0	35.0	4.0	4.0	4.0	2.6
13	2 Bed + Ens.	75.0	75.0	10.0	10.0	8.0	5.4
14	1 Bed	50.0	50.0	8.0	8.2	6.0	3.6

**Total Apartments:** 14  
**Communal Open Space:** 6000 M<sup>2</sup>

Studios	5
1 Bed	6
2 Bed (+ Ens.)	3

**GROSS FLOOR AREA**

MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT HEIGHT OF 1.4 METRES ABOVE THE FLOOR AND INCLUDES:

- a. THE AREA OF A MEZZANINE AND HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
- b. ANY SHOP, AUDITORIUM, CINEMA, AND LIKE, IN A BASEMENT OR ATTIC.

**BUT EXCLUDES:**

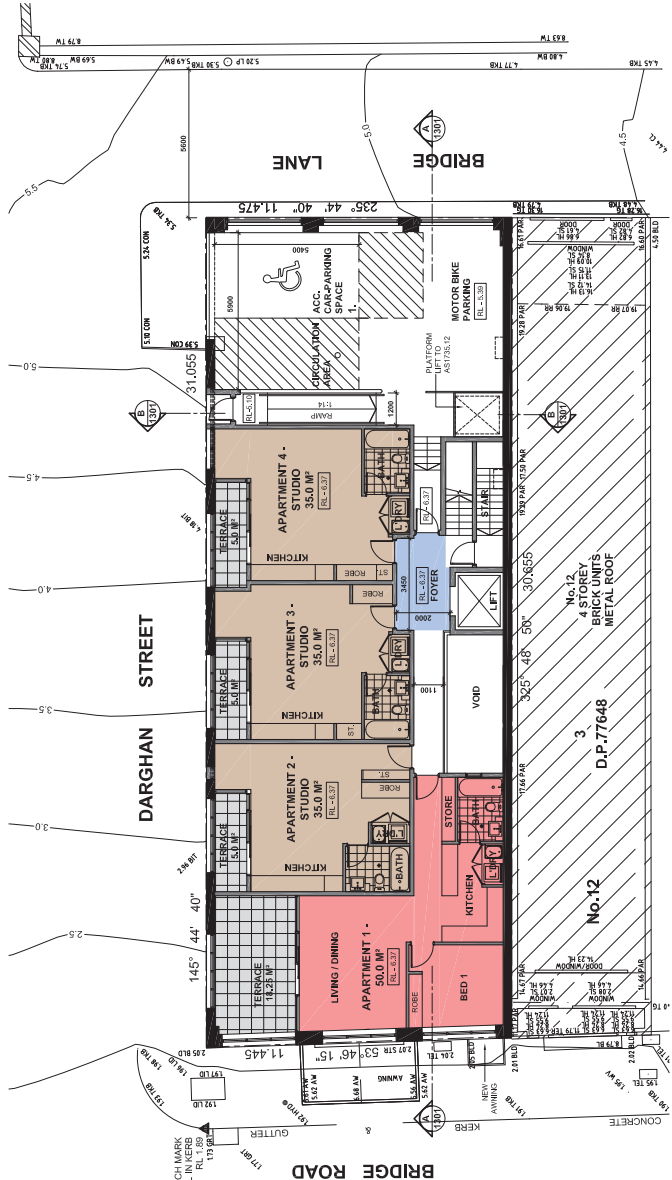
- a. ANY AREAS USED FOR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS, ANY BASEMENT;
- b. STORAGE AND SERVICES, AND VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED FOR STORAGE OF MATERIALS AND EQUIPMENT;
- c. CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSENT AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING);
- d. ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT);
- e. TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1.4 METRES HIGH AND ABOVE A FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE;

**GROSS FLOOR AREAS:**  
(INCLUDES COMMON CORRIDORS)

GROUND	- 139,50m <sup>2</sup>
FIRST	- 161,60m <sup>2</sup>
SECOND	- 221,80m <sup>2</sup>
THIRD	- 221,80m <sup>2</sup>
FOURTH	- 135,60m <sup>2</sup>
<b>TOTAL</b>	<b>- 880,30m<sup>2</sup></b>
<b>SITE</b>	<b>- 353,50m<sup>2</sup></b>
<b>FSR</b>	<b>- 2,49:1</b>



**GROUND FLOOR + SITE PLAN**



**FIRST FLOOR PLAN**



Rev	Date	By
01	16.10.16	AN
02	19.04.16	AM
03	19.04.16	AM
04	15.03.16	AN
05	15.03.16	AN
06	15.03.16	AN
07	16.03.16	NW
08	16.03.16	NW
09	16.03.16	NW
10	16.03.16	NW
11	16.03.16	NW
12	16.03.16	NW
13	16.03.16	NW
14	16.03.16	NW
15	16.03.16	NW
16	16.03.16	NW
17	16.03.16	NW
18	16.03.16	NW
19	16.03.16	NW
20	16.03.16	NW

Project: PROPOSED MIXED COMMERCIAL / RESIDENTIAL DEVELOPMENT LOT 1 & 2 DP928273 10 BRIDGE ROAD, GLEBE NSW 2037

Project: BOBBIN HEAD INVESTMENTS P/L

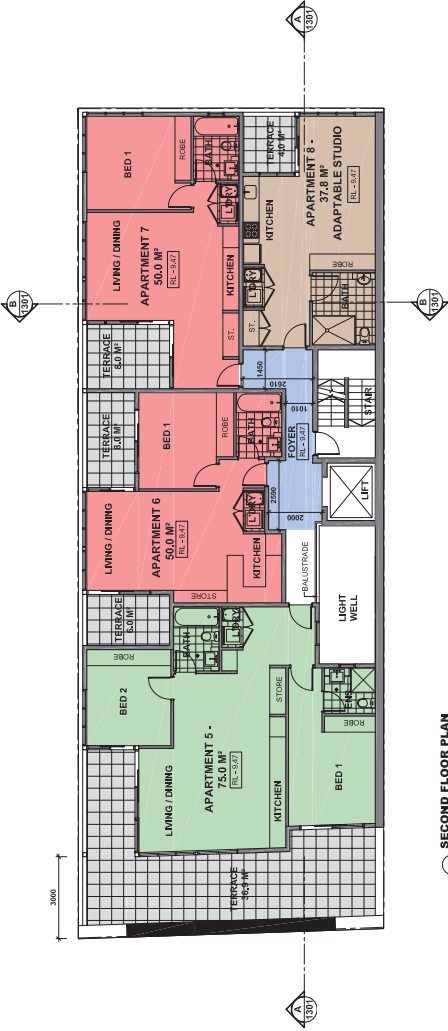
Drawing: GROUND + FIRST FLOOR PLANS; GFA

Architect: HOSKING MUNRO ARCHITECTS INTERIORS AND LANDSCAPE DESIGNERS SUITE 3.10 LEVEL 3, 315 MILLER STREET, PYRMONT 2009  
E-MAIL: hml@hoskingmunro.com.au

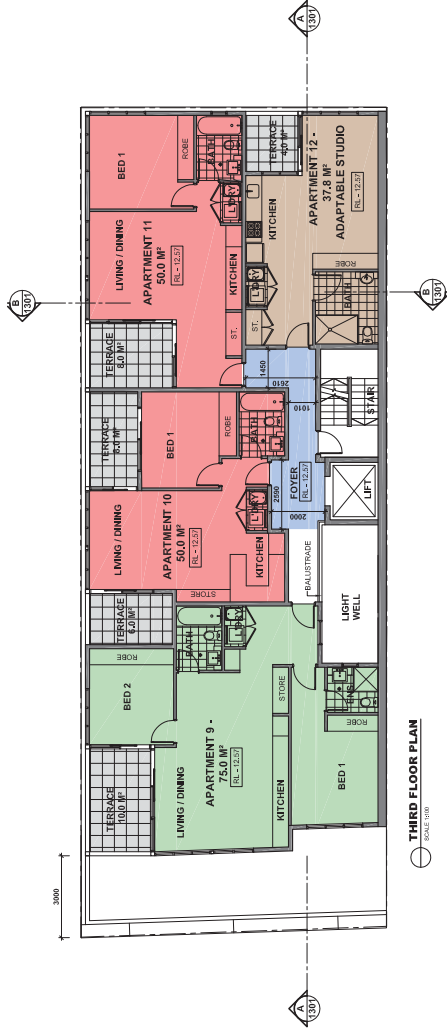
Date: OCT 2015  
Job No.: HM1330  
Design No.: DA1103  
Rev.: HH

**GROSS FLOOR AREA**  
MEANS THE SUM OF THE FLOOR AREA OF EACH FLOOR OF A BUILDING MEASURED FROM THE INTERNAL FACE OF EXTERNAL WALLS, OR FROM INTERNAL FACE OF WALLS SEPARATING THE BUILDING FROM ANY OTHER BUILDING, MEASURED AT HEIGHT OF 1.4 METRES ABOVE THE FLOOR AND INCLUDES:

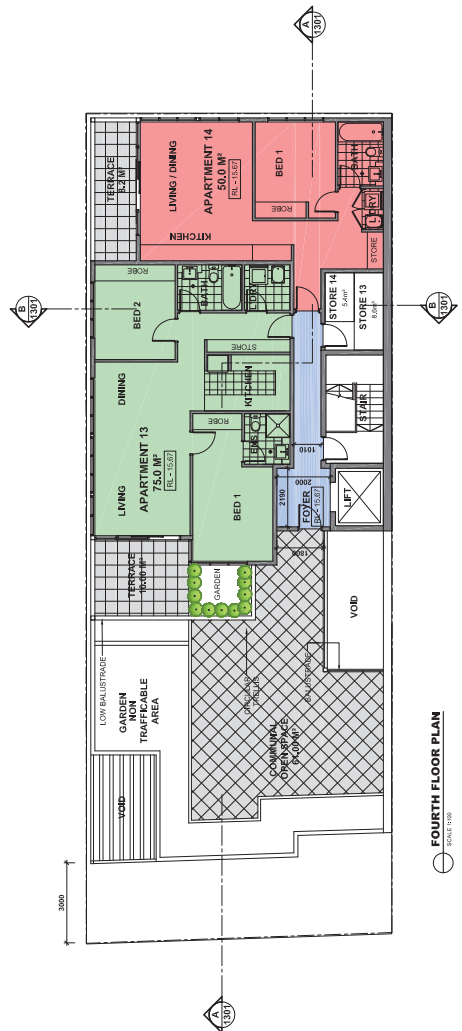
- a. THE AREA OF A MEZZANINE, AND
  - b. HABITABLE ROOMS IN A BASEMENT OR AN ATTIC, AND
  - c. ANY SHOP, AUDITORIUM, CINEMA, AND LIKE, IN A BASEMENT OR ATTIC,
- BUT EXCLUDES:**
- a. COMMON OR COMMON VERTICAL CIRCULATION, SUCH AS LIFTS, AND STAIRS, AND
  - b. ANY BASEMENT:
    - 1. STORAGE, AND
    - 2. VEHICULAR ACCESS, LOADING AREAS, GARBAGE AND SERVICES, AND  - c. PLANT ROOMS, LIFT TOWERS AND OTHER AREAS USED EXCLUSIVELY FOR THE OPERATION OF THE BUILDING, AND
  - d. CAR PARKING TO MEET ANY REQUIREMENTS OF THE CONSUL AUTHORITY (INCLUDING ACCESS TO THAT CAR PARKING), AND
  - e. ANY SPACE USED FOR THE LOADING OR UNLOADING OF GOODS (INCLUDING ACCESS TO IT), AND
  - f. TERRACES AND BALCONIES WITH OUTER WALLS LESS THAN 1:4 METRES HIGH, AND
  - g. FLOORS ABOVE AT FLOOR AT THE LEVEL OF A STOREY OR STOREY ABOVE.



SECOND FLOOR PLAN  
SCALE 1:100



THIRD FLOOR PLAN  
SCALE 1:100



FOURTH FLOOR PLAN  
SCALE 1:100

FLOOR	APT. NO.	TYPE	APARTMENT AREA M <sup>2</sup>		TERRACE AREA M <sup>2</sup>		STORAGE M <sup>3</sup>		
			PROPOSED	APARTMENT CODE	PROPOSED	APARTMENT CODE	IN APT.	PROPOSED	
First Floor	1	1 Bed	50.0	6.0	8.0	6.0	3.6	2.5	
	2	Studio	35.0	4.0	4.0	4.0	1.0	3.4	
	3	1 x 1 Bed	35.0	4.0	5.0	4.0	1.6	2.5	
Second Floor	4	Studio	35.0	4.0	5.0	4.0	1.6	2.5	
	5	2 Bed + Ens.	75.0	10.0	36.9	8.0	6.0	2.7	
	6	1 x Studio	50.0	6.0	14.0	6.0	2.4	4.5	
Third Floor	7	1 Bed	50.0	6.0	8.0	6.0	3.6	2.5	
	8	Studio	35.0	4.0	4.0	4.0	1.0	3.4	
	9	2 Bed + Ens.	75.0	10.0	10.0	8.0	6.0	2.7	
Fourth Floor	10	1 Bed	50.0	6.0	8.0	6.0	3.6	2.5	
	11	1 Bed	50.0	6.0	8.0	6.0	3.6	2.7	
	12	2 Bed + Ens.	75.0	10.0	10.0	8.0	6.0	2.7	
Total	Total Apartments:		14	Communal Open Space:		60.0 M <sup>2</sup>			
	Studio		5	1 Bed		6			
1 Bed		6	2 Bed (+ Ens.)		3				

Rev.	Amendment	Date	By
06	ISSUE 4	18.10.16	AM
05	ISSUE 3	18.10.16	AM
04	ISSUE 2	08.04.16	AM
03	ISSUE 1	18.10.15	AM
02	PLANNING	17.03.16	NW
01	LAYOUTS + AREAS AMENDED	06.03.16	NW
00	DRAWING	08.10.15	NW

ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS MAY VARY SLIGHTLY FROM THOSE SHOWN ON ANY DISCREPANCIES TO BE REFERRED TO ARCHITECT BEFORE PROCEEDING.

PROPOSED MIXED COMMERCIAL / RESIDENTIAL DEVELOPMENT  
10 BRIDGE ROAD, GLEBE NSW 2037  
Client: BOBBIN HEAD INVESTMENTS P/L

Drawing: SECOND: THIRD + FOURTH FLOOR PLANS; GFA

BOBBIN HEAD INVESTMENTS P/L  
Drawing: SECOND: THIRD + FOURTH FLOOR PLANS; GFA

Client: BOBBIN HEAD INVESTMENTS P/L  
Drawing: SECOND: THIRD + FOURTH FLOOR PLANS; GFA

**HOSKING MUNRO**  
HOSKING MUNRO PTY. LTD.  
ARCHITECTS INTERIORS AND LANDSCAPE DESIGNERS  
10 BRIDGE ROAD, GLEBE NSW 2037  
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E: info@hoskingmunro.com.au  
CAD: cad@hoskingmunro.com.au

**GROSS FLOOR AREAS:**  
(INCLUDES COMMON CORRIDORS)

- GROUND - 139.50m<sup>2</sup>
- FIRST - 164.60m<sup>2</sup>
- SECOND - 221.80m<sup>2</sup>
- THIRD - 221.80m<sup>2</sup>
- FOURTH - 135.60m<sup>2</sup>
- TOTAL - 880.30m<sup>2</sup>
- SITE - 353.50m<sup>2</sup>
- FSR - 2.49:1

**BASIX NOTES:**

- WATER:**

  - COMMON AREA: LAWN, GARDEN, OUP
- FIXTURES: 3 STAR (7.5 BULB = 8 LUMIN)
  - TOILETS: 3 STAR
  - KITCHEN TAPS: 3 STAR
  - BATH TAPS: 3 STAR
  - DISHWASHERS: 2 STAR
  - CLOTHES WASHERS: 2 STAR
  - CLOTHES DRIER: 1.5 STAR
- THERMAL COMFORT:**

  - INSULATION BLANKET (R2.5) TO UNDERSIDE OF METAL DECK ROOFS.
  - MIN. R1.5 INSULATION TO UNDERSIDE OF APARTMENTS 9 + 10 CONCRETE SLAB TO BE TAKEN IN PREFERENCE TO SCALED DIMENSIONS.
  - MEDIUM COLOUR

**Ceilings:**

  - INSULATION TO ALL CEILINGS WITH METAL ROOF ABOVE
  - DOWNLIGHT PROPOSED WILL HAVE APPROVED NON-VENTILATED COVERS OR SHIELDS TO ENABLE THE INSTALLATION OF INSULATION WITH NO GAP

**EXTERNAL WALLS:**

  - CAVITY BRICK. APARTMENTS 1, 2, 3 AND 4 MEDIUM COLOUR
  - METAL CLADDING + R1.5 INSULATION. APARTMENTS 5 - 14 MEDIUM COLOUR

**FLOORS:**

  - TIMBER FRAMED FLOORS TO APARTMENTS 1-4
  - CONCRETE FLOORS TO APARTMENTS 5-14
  - CARPET & TILE COVERINGS
  - APARTMENTS 4, 7 + 8 R1.0 INSULATION

**GLAZING:**

  - GLAZING - AFRC. U=0.7. SHGC=0.70. APARTMENTS 1-5, 8, 9, 14
  - ALUMINIUM - FRAMED SINGLE GLAZED CLEAR
  - GLAZING AFRC. U=0.5. SHGC=0.41. APARTMENTS 5 + 7
- ENERGY OPTIONS - COMMON AREAS:**

  - (CAR + PARK, GARAGE ROOM; PLANT ROOM; GROUND FLOOR LOBBY; HALLWAYS)

**LIGHTING:**

  - FLUORESCENT LIGHTING TO CAR PARK WITH TIME CLOCK + MOTION SENSORS;
  - FLUORESCENT LIGHTING TO PLANT ROOM;
  - GARAGE ROOM + PLANT ROOM WITH MANUAL SWITCHES
  - GROUND FLOOR LOBBY WITH DAYLIGHT AND MOTION SENSORS
  - HALLWAYS WITH MOTION SENSORS

**LIFT SYSTEM:**

  - GEARLESS TRACTION WITH VVAC MOTOR

**VENTILATION:**

  - NO MECHANICAL VENTILATION TO COMMON AREAS
- ENERGY OPTIONS - DWELLINGS:**

  - BATHROOM + LAUNDRIES VENTILATION: INDIVIDUAL FAN DUCTED, INTERLOCKED
  - KITCHEN VENTILATION: INDIVIDUAL FAN DUCTED, MANUAL ON/OFF
  - COOLING: NO ACTIVE COOLING.
  - HEATING: NO ACTIVE HEATING
  - ENERGY EFFICIENT LIGHTING: COMPACT FLUORESCENT OR LED TO ALL ROOMS.
  - ENERGY EFFICIENT LIGHTING: COMPACT FLUORESCENT OR LED TO ALL ROOMS.
  - COOKING: GAS COOK-TOP, ELECTRIC OVEN
  - REFRIGERATOR: 1.5 STAR (NEW RATING), WELL VENTILATED SPACE
  - CLOTHES WASHERS: 2.5 STAR.
  - DISHWASHERS: 2.5 STAR.

Rev	By	Date	Description
01	AM	14/10/18	ISSUE 1
02	AM	14/10/18	ISSUE 2
03	AM	16/08/19	ISSUE 3
04	AM	16/08/19	ISSUE 4
05	AM	16/08/19	ISSUE 5
06	AM	16/08/19	ISSUE 6
07	AM	16/08/19	ISSUE 7
08	AM	16/08/19	ISSUE 8
09	AM	16/08/19	ISSUE 9
10	AM	16/08/19	ISSUE 10
11	AM	16/08/19	ISSUE 11
12	AM	16/08/19	ISSUE 12
13	AM	16/08/19	ISSUE 13
14	AM	16/08/19	ISSUE 14
15	AM	16/08/19	ISSUE 15
16	AM	16/08/19	ISSUE 16
17	AM	16/08/19	ISSUE 17
18	AM	16/08/19	ISSUE 18
19	AM	16/08/19	ISSUE 19
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21	AM	16/08/19	ISSUE 21
22	AM	16/08/19	ISSUE 22
23	AM	16/08/19	ISSUE 23
24	AM	16/08/19	ISSUE 24
25	AM	16/08/19	ISSUE 25
26	AM	16/08/19	ISSUE 26
27	AM	16/08/19	ISSUE 27
28	AM	16/08/19	ISSUE 28
29	AM	16/08/19	ISSUE 29
30	AM	16/08/19	ISSUE 30

**PROPOSED MIXED COMMERCIAL / RESIDENTIAL DEVELOPMENT**  
 LOT 1 & 2 DP925273  
 10 BRIDGE ROAD, GLEBE NSW 2037

**BOBBIN HEAD INVESTMENTS P/L**

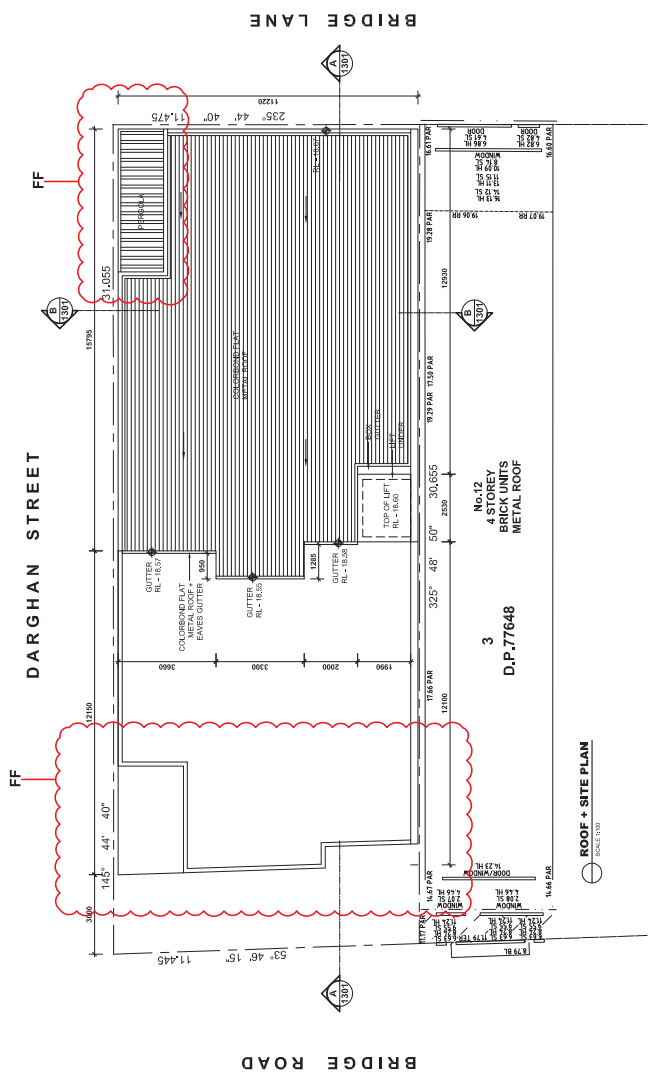
**ROOF + SITE PLAN AND BASIX NOTES**

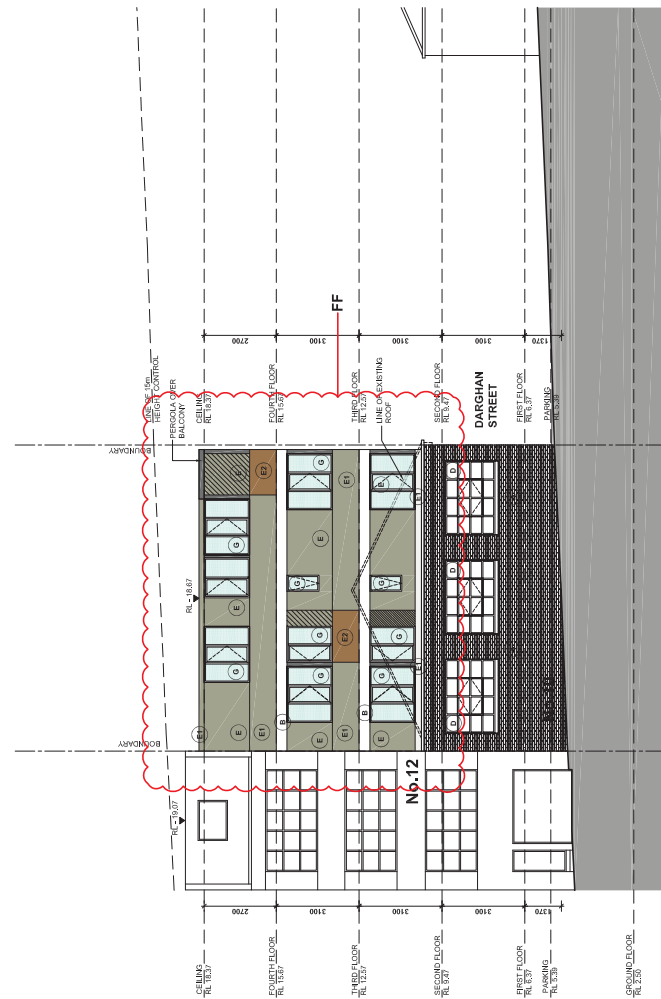
Job No. HMT1330  
 Dwg No. DA1106 FF

Date: OCT 2019  
 Drawn: IM

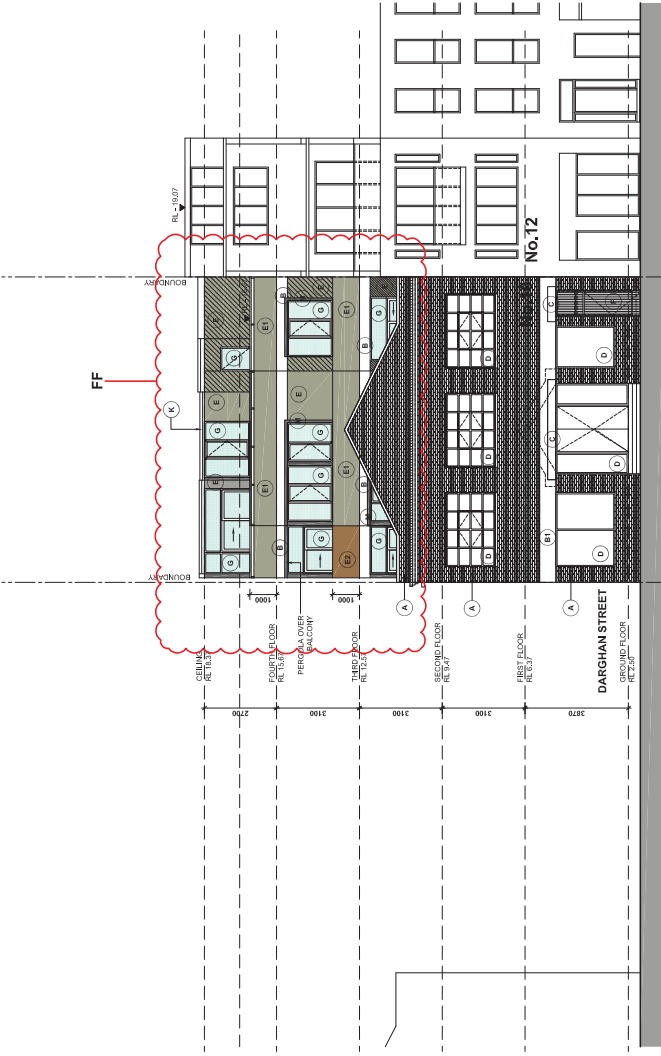
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**HOSKING MUNRO**  
 HOSKING MUNRO PTY. LTD.  
 LANDSCAPE DESIGNERS  
 SUITE 3.101 LEVEL 3, 305 MILLER STREET, PARRAMATTA NSW 2150  
 PHONE: (02) 9641 3333  
 EMAIL: HOSKINGMUNRO.COM.AU





**SOUTH EAST ELEVATION - BRIDGE LANE**  
SCALE 1:200



**NORTH WEST ELEVATION - BRIDGE ROAD**  
SCALE 1:200



**NORTH EAST ELEVATION - DARGHAN STREET**  
SCALE 1:200

- A EXISTING BRICKWORK  
REMOVE PAINT AND RESTORE
- B PAINTED METAL BEAM
- C PAINTED UNITEL BEAM
- D NEW PAINTED METAL AWNING
- E NEW METAL AWNING  
WINDOWS TO BE FINISHED TO GOOD
- F METAL WALL PANEL 1
- G METAL WALL PANEL 2
- H METAL WALL PANEL 3  
AND BALUSTRADE
- I NEW ALUMINIUM FRAMED  
WINDOWS + DOORS
- J TIMBER PRIVACY SCREEN
- K COLORBOND ROLLER SHUTTER
- L TIMBER DOOR PAINTED
- M COLORBOND METAL ROOF  
+ GUTTERS
- N COLORBOND METAL LOUVERES
- O METAL FRAMED SCREEN

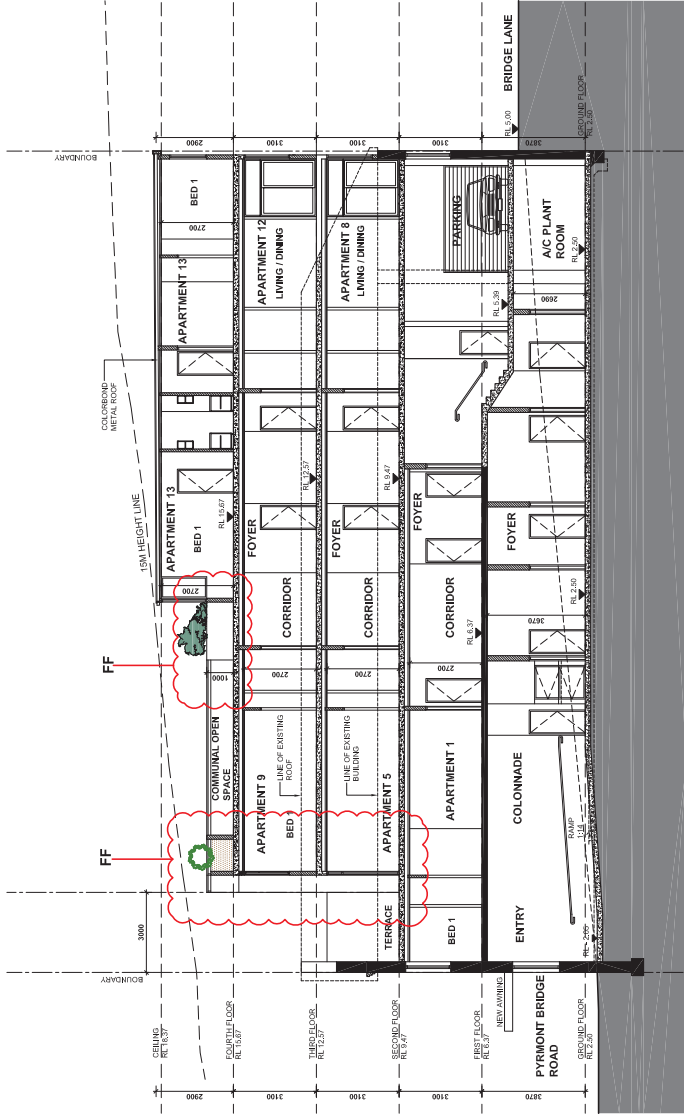
Issue	Amendment	Date	By
FF	DA ISSUE 4	18/10/18	AM
DD	DA ISSUE 3	08/09/18	AM
DD	DA ISSUE 2	08/09/18	AM
DD	DA ISSUE 1	08/09/18	AM
DD	PRELIMINARY REVISED	04/09/18	AM
DD	PRELIMINARY REVISED	04/09/18	AM
AA	DA ISSUE	06/10/18	NW

ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN MADE REFERENCE TO SEALED DIMENSIONS TO BE TAKEN MADE REFERENCE TO SEALED DIMENSIONS BEFORE PROCEEDING.

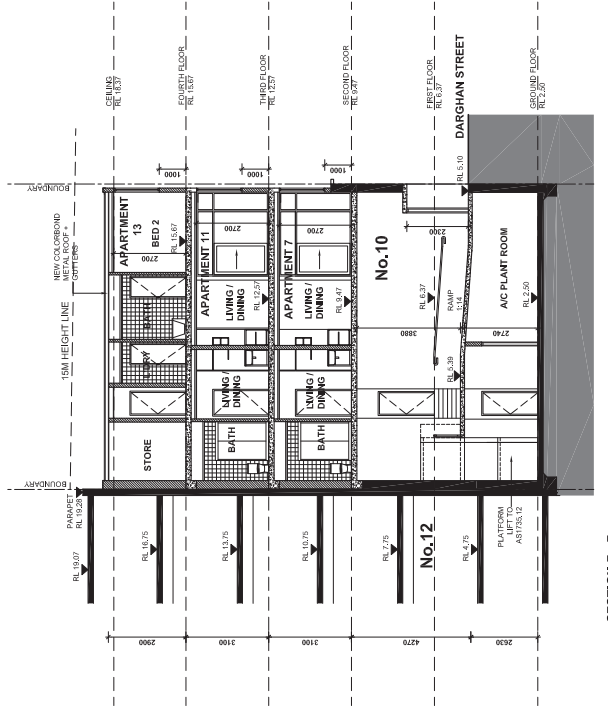
**PROPOSED MIXED COMMERCIAL / RESIDENTIAL DEVELOPMENT**  
LOT 1 & 2 DP925273  
10 BRIDGE ROAD, GLEBE NSW 2037

BOBBIN HEAD INVESTMENTS P/L  
ELEVATIONS





SECTION A - A  
SCALE 1:100



SECTION B - B  
SCALE 1:100

Issue	Amendment	Date	By
FF	DA ISSUE 4	19.10.16	AM
DD	DA ISSUE 3	17.09.16	AM
DD	DA ISSUE 2	06.09.16	AM
DD	DA ISSUE 1	02.09.16	AM
DB	SPECIALIST'S REVIEW	02.09.16	AM
DB	SPECIALIST'S REVIEW	02.09.16	AM
AA	DA ISSUE	06.10.15	MY

ALL DIMENSIONS TO BE VERIFIED ON SITE. DIMENSIONS TO BE TAKEN IN PREFERENCE TO SEALED DIMENSIONS. DIMENSIONS TO BE TAKEN IN PREFERENCE TO CONTRACT BEFORE PROCEEDING.

Project  
**PROPOSED MIXED COMMERCIAL / RESIDENTIAL DEVELOPMENT**  
 LOT 1 & 2 DP925273  
 10 BRIDGE ROAD, GLEBE NSW 2037

Client  
**BOBBIN HEAD INVESTMENTS P/L**

Drawing  
**SECTIONS A-A; SECTION B-B**

Date  
 OCT 2015

Drawn  
 MY

Scale  
 1:100

Job No.  
 HM1330

Rev.  
 DA1301 FF

Architect  
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