

31/10/11

Department of Planning
23-33 Bridge St
Sydney

Attention: Mr Brent Divine

Dear Brent

RE: 75W for 92 Manning St

In addition to the 75W form attached below is the list of modifications proposed;

1. Southern boundary wall on levels 4,5 and up to balustrade height level 6, extended East and West by 2m. Northern elevation levels 4-6 extended 400-1000mm towards the West. To provide fire separation between the building and boundary/future buildings.
2. Level 1, Southern and Northern boundary walls partly setback from the boundary by 200mm. To simplify foundation construction against adjacent properties.
3. Reduction in parapet height, level 7/plant to Eastern elevation from 1.7 to 1.2m.
4. General rationalisation of transoms and mullions to Eastern elevation curtain wall construction as part of design development. To improve construction detailing and overall architectural quality of facade.
5. Simplification of Western elevation glazing and curtain walling articulation.
 - a. General rationalisation of transoms, mullions, vision and solid panels across facade.
 - b. Step in facade in levels 2-5 moves 2m North.
 - c. Level 6 modified to duplicate outline of level 5 facade & stepping.
 - d. Level 7/Plant parapet modified to match outline of level below.Changes to the Western elevation will improve the overall architectural quality of the facade, simplify construction and improve the use of the offices spaces with a consistent floor plate.
6. 5 additional windows added to level 6, southern elevation. To provide additional natural light to level 6 office space.



Mark Beauman

NOTES:

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GENERAL

ALL DIMENSIONS ARE TO STRUCTURE OR FRAMING (IE EXCLUDES FINISHES) UNLESS OTHERWISE SPECIFIED

FFL FINISH FLOOR LEVEL
SFL SLAB FLOOR LEVEL
AFL ABOVE SLAB FLOOR LEVEL (CEILING)
+EIGHT XX
-EIGHT XX
-EIGHT A
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W1 1 x 6mm VILLABOARD
64 STUD
1 x 13mm PLASTERBOARD
(TOTAL WIDTH: 85)

W2 1 x 6mm VILLABOARD BOTH SIDES
(TOTAL WIDTH: 75)

W3 1 x 13mm PLASTERBOARD
28mm FIRING
25mm RIGID 'FOIL BOARD'
18mm TIMBER PACKER
(TOTAL WIDTH: 85)

W4 1 x 13mm PLASTERBOARD BOTH
64 STUD
(TOTAL WIDTH: 90)

W5-FR7 1 x 16mm WET RESISTANT FIRESTOP
1 x 16mm FIRESTOP
64 STUD
25mm SHAPTLINER
(TOTAL WIDTH: 96)

W6 1 x 13mm PLASTERBOARD
18 FIRING CHANNEL
(TOTAL WIDTH: 30)

W7 ALPOLIC CLADDING WITH INSULATION
SUPPORT FRAME TO MANF. DET.

W8 1 x 13mm PLASTERBOARD
28mm FIRING
25mm RIGID 'FOIL BOARD'
(TOTAL WIDTH: 70)

W9 1 x 13mm PLASTERBOARD
DIRECT STICK

W10 ALPOLIC CLADDING
SUPPORT FRAME TO MANF. DET.

W11 1x16mm FIRESTOP BOTH SIDES
2x25mm SHAPTLINER BOTH SIDES
78mm STUD
(TOTAL WIDTH: 208)

W12 SIDES 1 x 13mm PLASTERBOARD BOTH
90 STUD
ACOUSTIC INSULATION
(TOTAL WIDTH: 116)

W13 1 x 13mm PLASTERBOARD
64 STUD
(TOTAL WIDTH: 77)

FR1 180/180/180
FR2 180/180/180
FR3 180/180/180

No.	DATE	REVISION / ISSUE DETAILS
B	04.11.10	Issued for Mechanical peno approval
C	04.11.10	Client Comments
D	11.11.10	Pre-Tender issue for comment
E	12.11.10	Tender
F	19.11.10	Tender
G	22.11.10	D1.02 swing single sided
H	29.11.10	Revised CC
J	02.12.10	Tender
K	09.03.11	Tender
L	08.04.11	Approval
M	08.06.11	Construction
N	28.06.11	Precast/Lobby amend
O	14.07.11	Precast dimensions updated
P	01.08.11	WC/Penos moved/deleted at Lev 2 Main Switch Rm enlarged

ARCHITECTS

morrisbrayarchitects

Morris Bray Architects
186-188 Willoughby Rd
Crows Nest NSW 2067 Australia
ABN 16 001 265 211
NSW Architects Registration Board
Nominated Architects: Terry Morris 3354 Gerry Bray 3555

CLIENT

JR RICHARDS AND SONS

1 CORAL AVENUE
TUNCURRY NSW 2428

phone : (02) 6555 7007
fax : (02) 6555 7888
email : -

PROJECT:

Office and Retail
Masterplan
92 Manning St
Tuncurry

DRAWING TITLE:

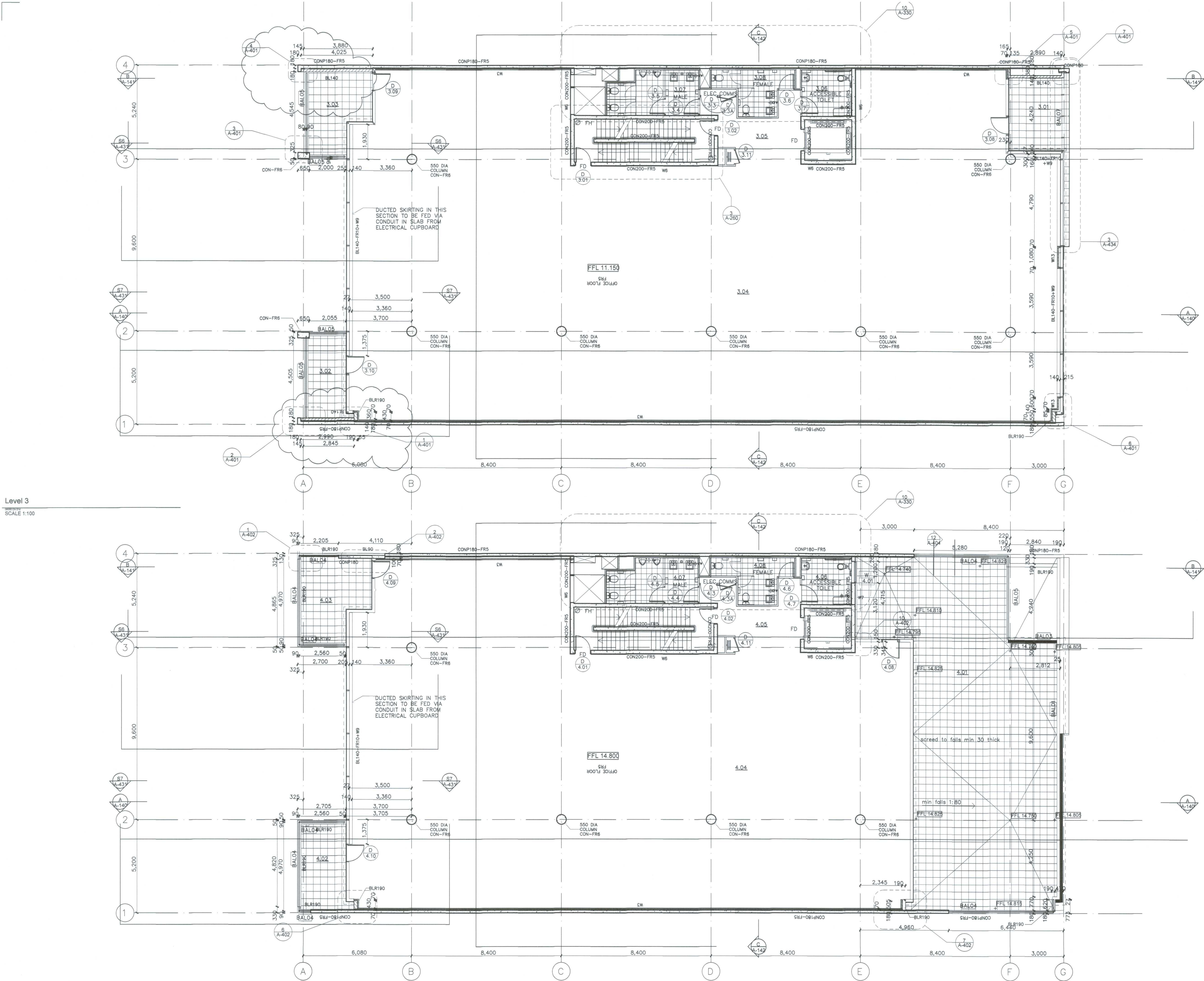
Level 01-02

SCALE: 1:100
DRAWN BY: M.B.A.
PLOT DATE: 28/06/2011
CHECKED: Q.A.

PROJECT NUMBER: 06055
DRAWING NUMBER: A-110
ISSUE: P

Level 1
SCALE 1:100

Level 2
SCALE 1:100



Level 3
SCALE 1:100

Level 4
SCALE 1:100

NOTES:

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GENERAL

FFL	FINISH FLOOR LEVEL
SFL	SLAB FLOOR LEVEL
HT	HEIGHT
10B XX	100mm HIGH HOB ABOVE SLAB FINISH
10B-A	STEPPED HOB, REFER DETAIL
10B-XX	BALCONY TYPE (SEE DRAWING NO. A-502)
FD	FIRE DOOR (RATING SAME AS WALL)
2R	GLAZING TO BE DRENCHED
VC	NO CEILING, PAINT FINISH
CON	INSTRUT CONCRETE
CONP180	180 PRECAST CONCRETE
CONP280	280 PRECAST CONCRETE
BL190	190 STANDARD BLOCK (20.01)
BL190-FR5	as above
BL190-FR3	as above
BL190-FR5	as above or 20.201
BL140-FR5	140 REINFORCED BLOCK (15.01)
BL140-FR7	as above
BL140-FR10	140 STANDARD BLOCK (15.01)
BL190-FR10	90 STANDARD BLOCK (10.01)
W1	1 x 6mm VILLABOARD
W2	1 x 6mm VILLABOARD BOTH SIDES
W3	1 x 13mm PLASTERBOARD
W4	1 x 13mm PLASTERBOARD BOTH SIDES
W5-FR7	1 x 13mm PLASTERBOARD BOTH SIDES
W6	1 x 13mm PLASTERBOARD
W7	ALPOLIC CLADDING WITH INSULATION
W8	1 x 13mm PLASTERBOARD
W9	1 x 13mm PLASTERBOARD
W10	ALPOLIC CLADDING
W11	1x18mm FIRESTOP BOTH SIDES
W12	1 x 13mm PLASTERBOARD BOTH SIDES
W13	90 STUD
FR1	180 STUD
FR2	180 STUD
FR3	180 STUD
FR4	180 STUD
FR5	180 STUD
FR6	180 STUD
FR7	180 STUD
FR8	180 STUD
FR9	180 STUD
FR10	180 STUD
FR11	180 STUD
FR12	180 STUD
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FR14	180 STUD
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FR95	180 STUD
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FR97	180 STUD
FR98	180 STUD
FR99	180 STUD
FR100	180 STUD

NO.	DATE	REVISION / ISSUE DETAILS
P03	22.09.10	Preliminary
P04	06.10.10	Preliminary
P05	08.10.10	Preliminary
P06	22.10.10	Preliminary
A	28.10.10	Construction Certificate
B	04.11.10	Issued for Mechanical peno approval
C	04.11.10	Client Comments
D	11.11.10	Pre-Tender issue for comment
E	12.11.10	Tender
F	29.11.10	Revised CC
G	15.07.11	Amended dimensions

ARCHITECTS

morrisbrayarchitects
Morris Bray Architects
188-188 Wiloughby Rd
Crows Nest NSW 2087 Australia
ABN 16 001 288 211
NSW Architects Registration Board
Nominated Architects: Terry Morris 3354 Garry Bray 3555

CLIENT

JR RICHARDS AND SONS

1 CORAL AVENUE
TUNCURRY NSW 2428
phone : (02) 6555 7007
fax : (02) 6555 7888
email : -

PROJECT:

Office and Retail
Masterplan
92 Manning St
Tuncurry

DRAWING TITLE:
Level 03-04

SCALE: DRAWN BY: DATE: 13/05/2011
1:100 QA1 MBA 00000 CH 016 (REV 00000)

PROJECT NUMBER: DRAWING NUMBER: ISSUE:
06055 A-111 G

Level 5

1:100
 SCALE 1:100

Level 6

1:100
 SCALE 1:100

NOTES:

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FFL	FINISH FLOOR LEVEL
SFL	SLAB FLOOR LEVEL
AFL	ABOVE SLAB FLOOR LEVEL (CEILING HEIGHT)
HOB XX	XXmm HIGH HOB ABOVE SLAB FINISH LEVEL
HOB-A	STEPPED HOB, REFER DETAIL
BAL-XX	BALCONY TYPE (SEE DRAWING NO. A-530)
FD	FIRE DOOR (RATING SAME AS WALL)
GL	GLAZING TO BE DRENCHED
OR	NO CEILING, PAINT FINISH
NC	
CON	IN-SITU CONCRETE
CONP150	150 PRECAST CONCRETE
CONP180	180 PRECAST CONCRETE
CONP280	280 PRECAST CONCRETE
BL-150	150 STANDARD BLOCK (20.0')
BL-150-FR	as above
BL-150-FR3	150 SCORIA BLEND BLOCK (20.0')
BL-150-FR5	as above or 20.0'
BL-180	180 REINFORCED BLOCK (20.0')
BL-180-FR	as above
BL-180-FR3	180 REINFORCED BLOCK (15.0')
BL-180-FR5	as above
BL-180-FR7	180 STANDARD BLOCK (15.0')
BL-180-FR10	80 STANDARD BLOCK (15.0')
BL-180-FR10	

W1	1 x 6mm VILLABOARD 84 STUD 1 x 13mm PLASTERBOARD (TOTAL WIDTH: 85)
W2	1 x 6mm VILLABOARD BOTH SIDES 84 STUD (TOTAL WIDTH: 75)
W3	1 x 13mm PLASTERBOARD 28mm FIRING 25mm RIGID FOIL BOARD 15mm TRIMER PACKER (TOTAL WIDTH: 85)
W4	1 x 13mm PLASTERBOARD BOTH SIDES 84 STUD (TOTAL WIDTH: 90)
W5-FR7	1 x 16mm WET RESISTANT FIRESTOP 1 x 16mm FIRESTOP 28mm SHAFTLINER (TOTAL WIDTH: 96)
W6	1 x 13mm PLASTERBOARD 15 FIRING CHANNEL (TOTAL WIDTH: 30)
W7	ALPOLIC CLADDING WITH INSULATION SUPPORT FRAME TO MANUF. DET.
W8	1 x 13mm PLASTERBOARD 28mm FIRING 25mm RIGID FOIL BOARD (TOTAL WIDTH: 70)
W9	1 x 13mm PLASTERBOARD DIRECT STICK
W10	ALPOLIC CLADDING SUPPORT FRAME TO MANUF. DET.
W11	1x16mm FIRESTOP BOTH SIDES 2x25mm SHAFTLINER BOTH SIDES 15mm STUD (TOTAL WIDTH: 208)
W12	1 x 13mm PLASTERBOARD BOTH SIDES 90 STUD ACOUSTIC INSULATION (TOTAL WIDTH: 116)
W13	1 x 13mm PLASTERBOARD 84 STUD (TOTAL WIDTH: 77)
FR1	180/180/180
FR2	180/-
FR3	180/180
FR4	180/120/20
FR5	120/120/20
FR6	120/-
FR7	120/120
FR8	90/90
FR9	90/90
FR10	60/60/60
P06	22.10.10 Preliminary
A	28.10.10 Construction Certificate
B	04.11.10 Issued for Mechanical peno approval
C	04.11.10 Client Comments
D	09.11.10 Preliminary
E	11.11.10 Pre-Tender issue for comment
F	12.11.10 Tender
G	29.11.10 Revised CC
H	12.10.11 FOR CONSTRUCTION
J	28.10.11 DOP Submission

No.	DATE	REVISION / ISSUE DETAILS
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ARCHITECTS

morrisbrayarchitects

Morris Bray Architects
 198-198 Wiloughby Rd
 Crows Nest NSW 2057 Australia
 ABN 16 001 268 211
 NSW Architects Registration Board Nominated Architects: Terry Morris 3354 Garry Bray 3555

CLIENT

JR RICHARDS AND SONS

1 CORAL AVENUE
 TUNCURRY NSW 2428

phone : (02) 6555 7007
 fax : (02) 6555 7956
 email :

PROJECT:

**Office and Retail Masterplan
 92 Manning St
 Tuncurry**

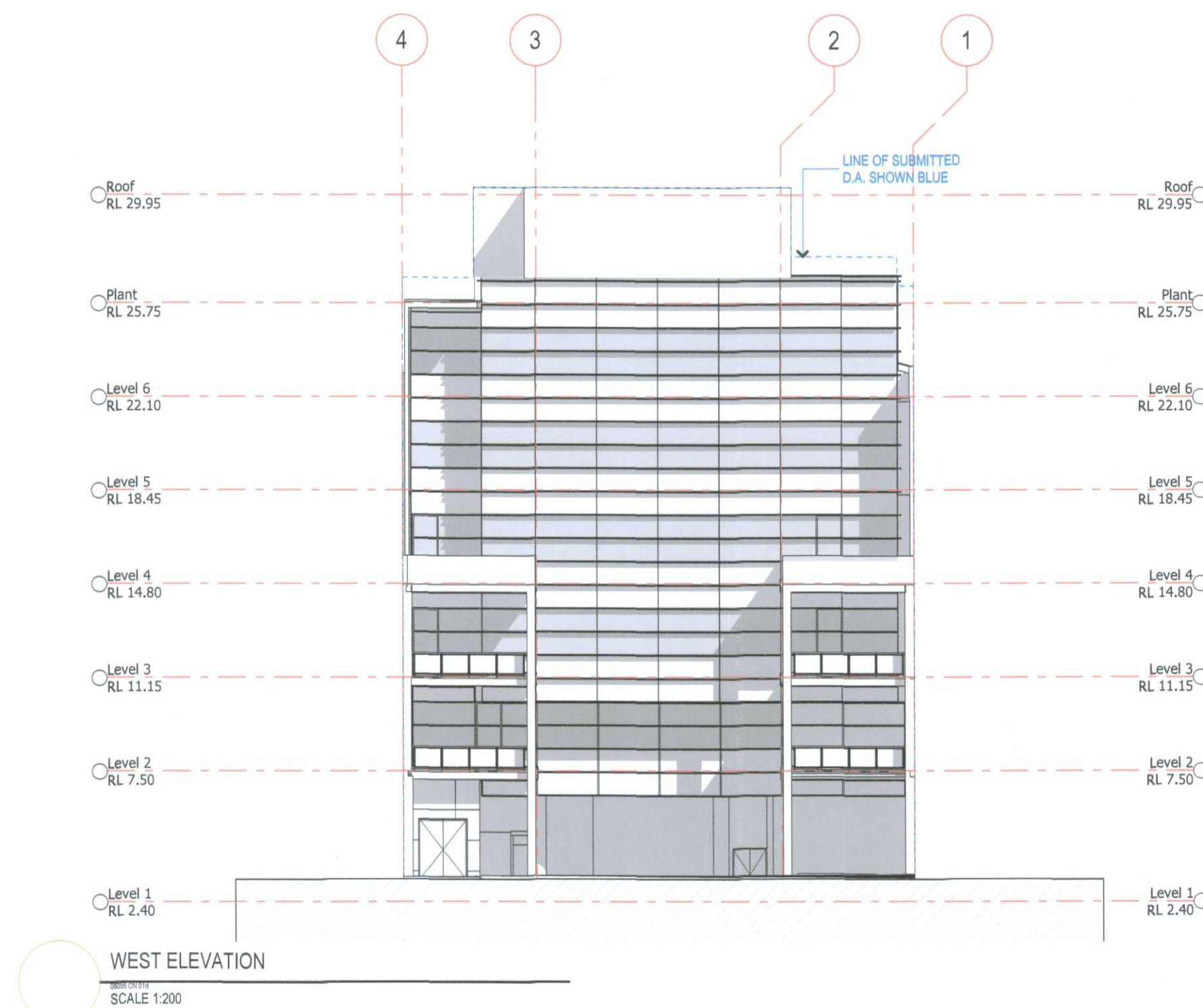
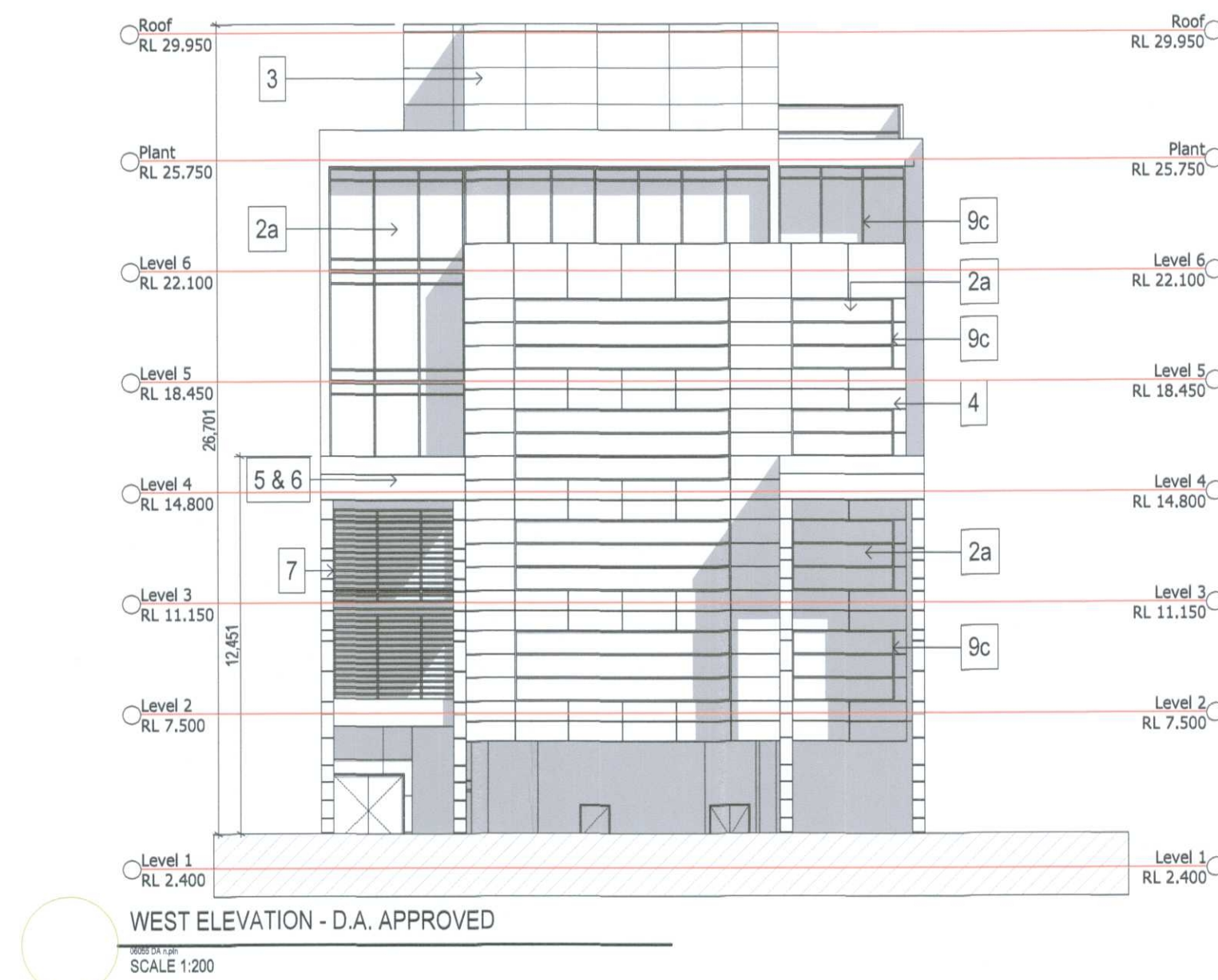
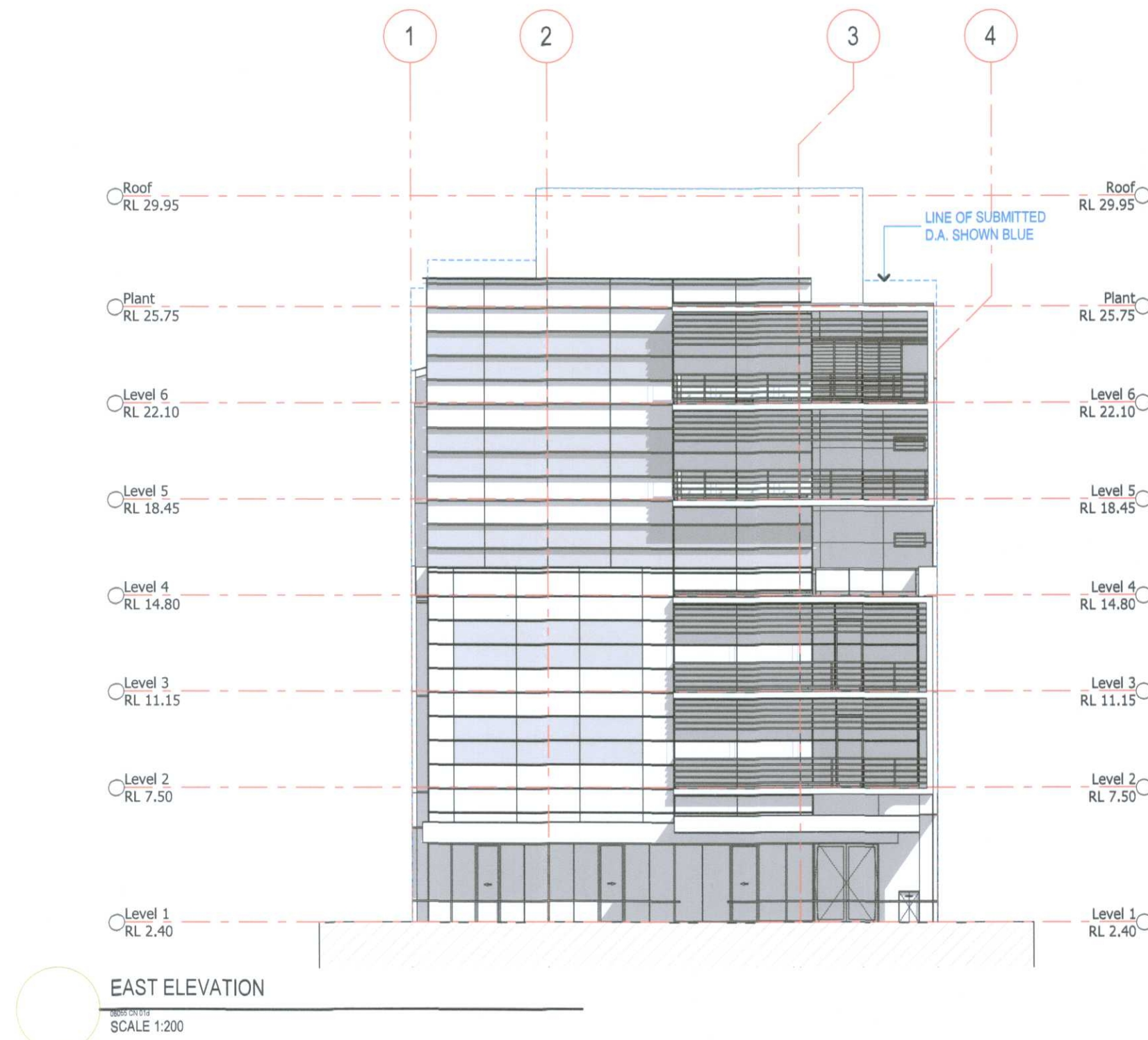
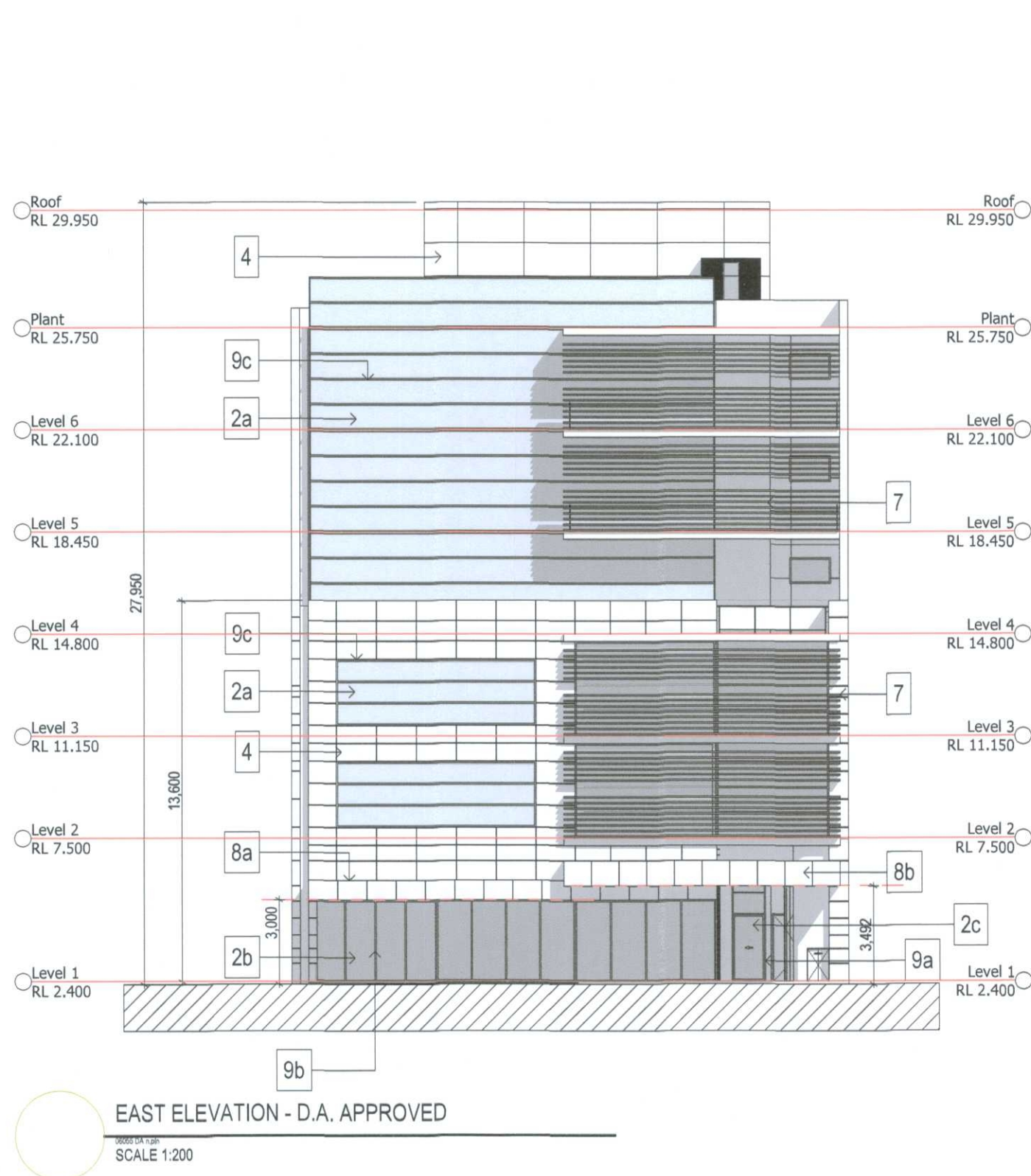
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PROJECT NUMBER: DRAWING NUMBER: ISSUE:

06055 A-112 J

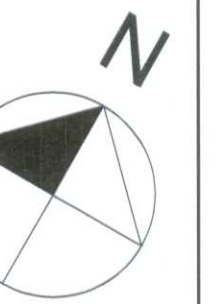


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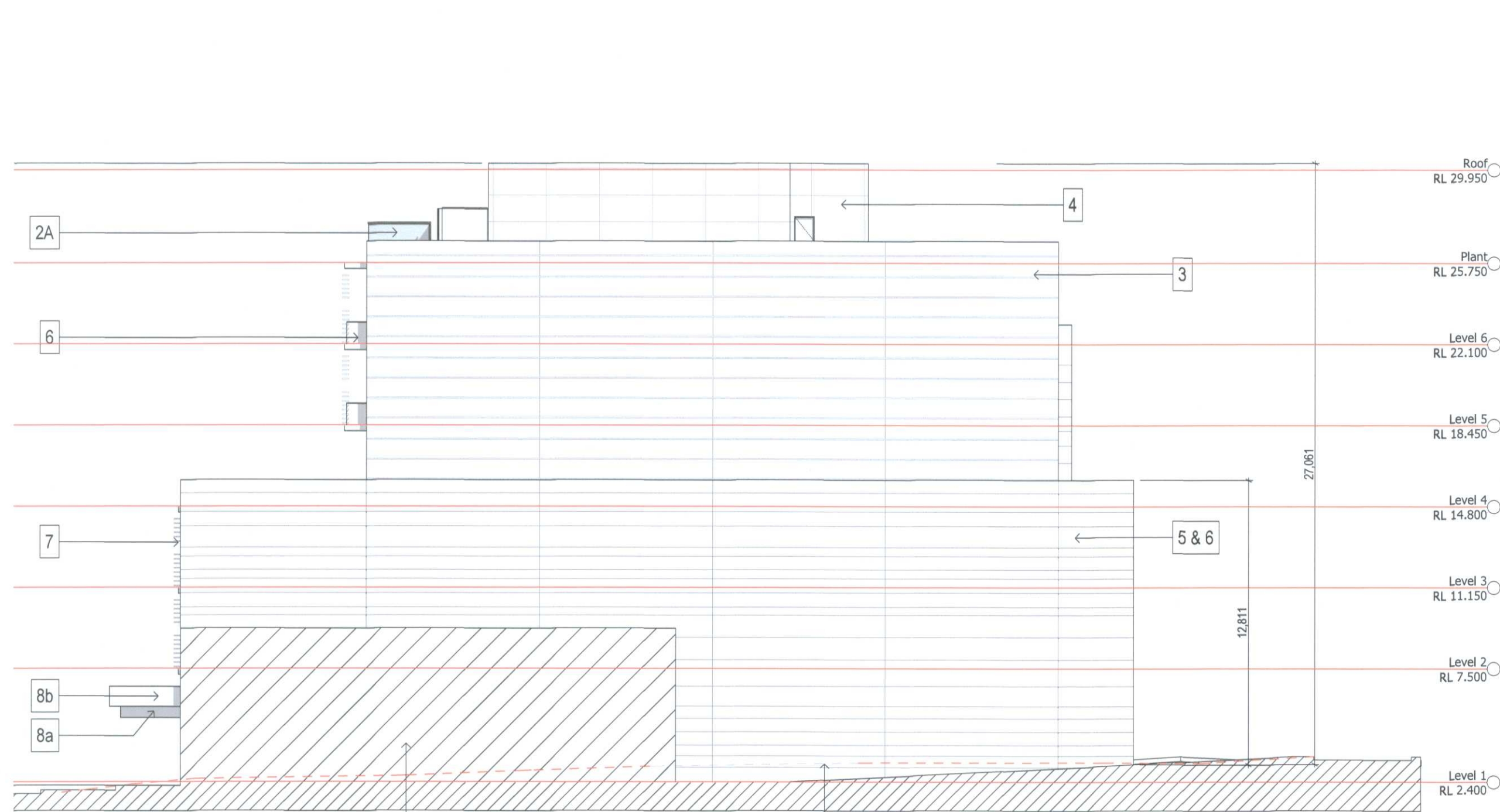
ARCHITECTS
morrisbrayarchitects
Morris Bray Architects
186-188 Willoughby Rd
Crows Nest NSW 2067 Australia
ABN 16 931 268 211
NSW Architects Registration Board Nominated Architects: Terry Morris 3354 Garry Bray 3555
P | +612 9439 8822
F | +612 9436 4873
E | info@morrisbray.com.au
W | www.morrisbray.com.au

CLIENT
JR RICHARDS AND SONS
1 CORAL AVENUE
TUNCURRY NSW 2428
phone : (02) 8555 7007
fax : (02) 8555 7888
email : info@jrr.com.au

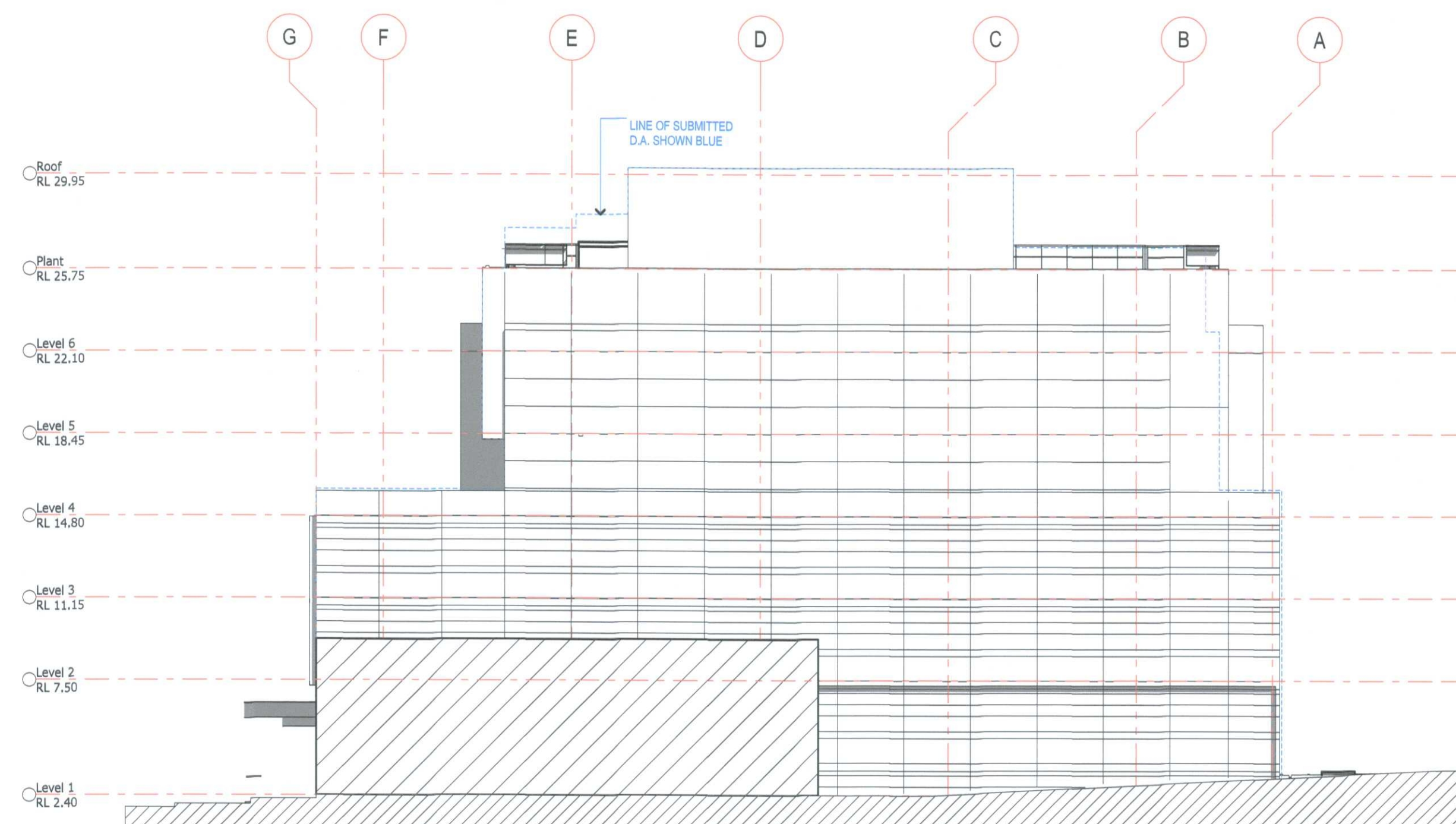
PROJECT:
**Office and Retail Masterplan
92 Manning St
Tuncurry**

DRAWING TITLE:
D.O.P. Elevations Sheet 1

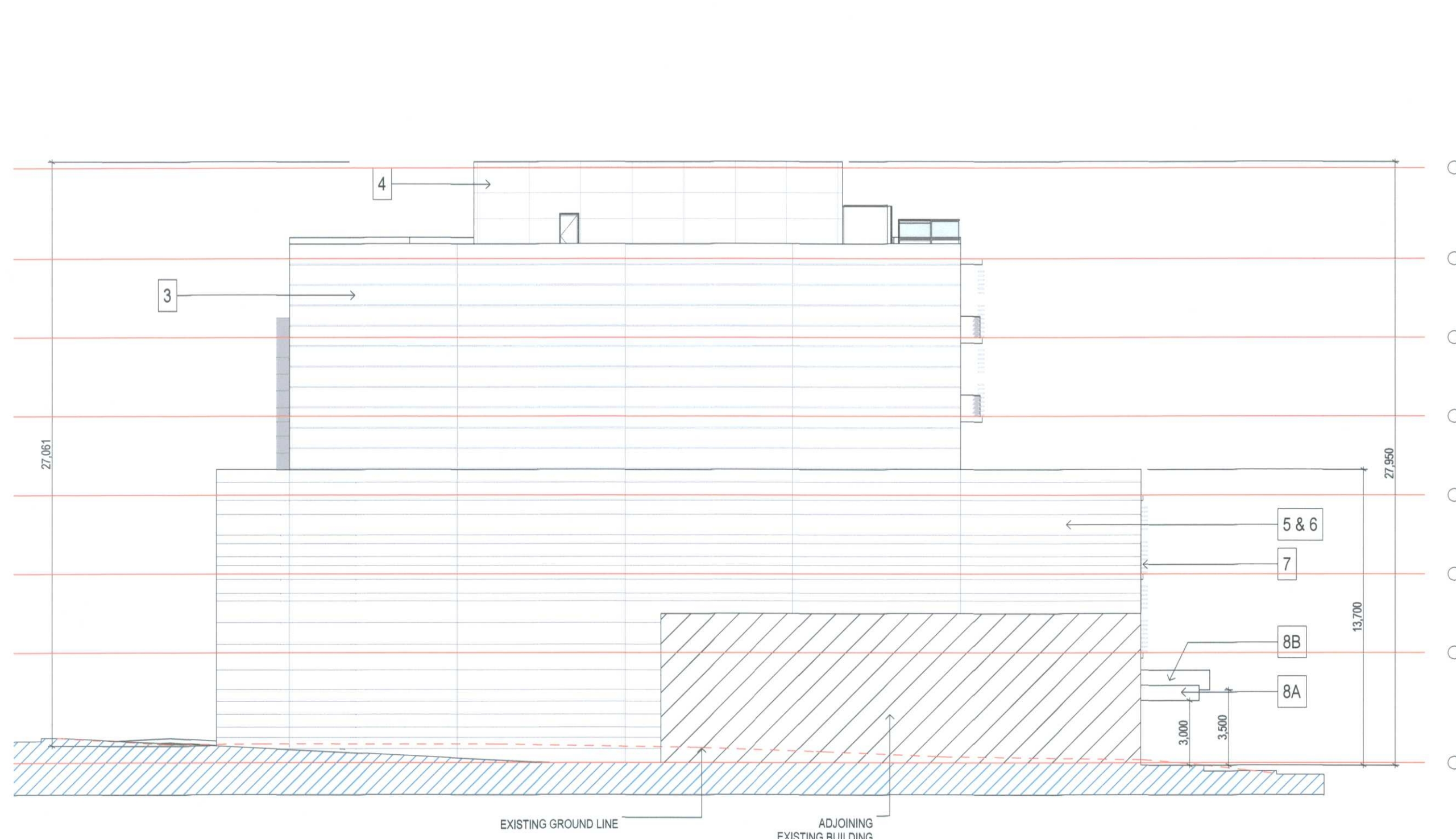
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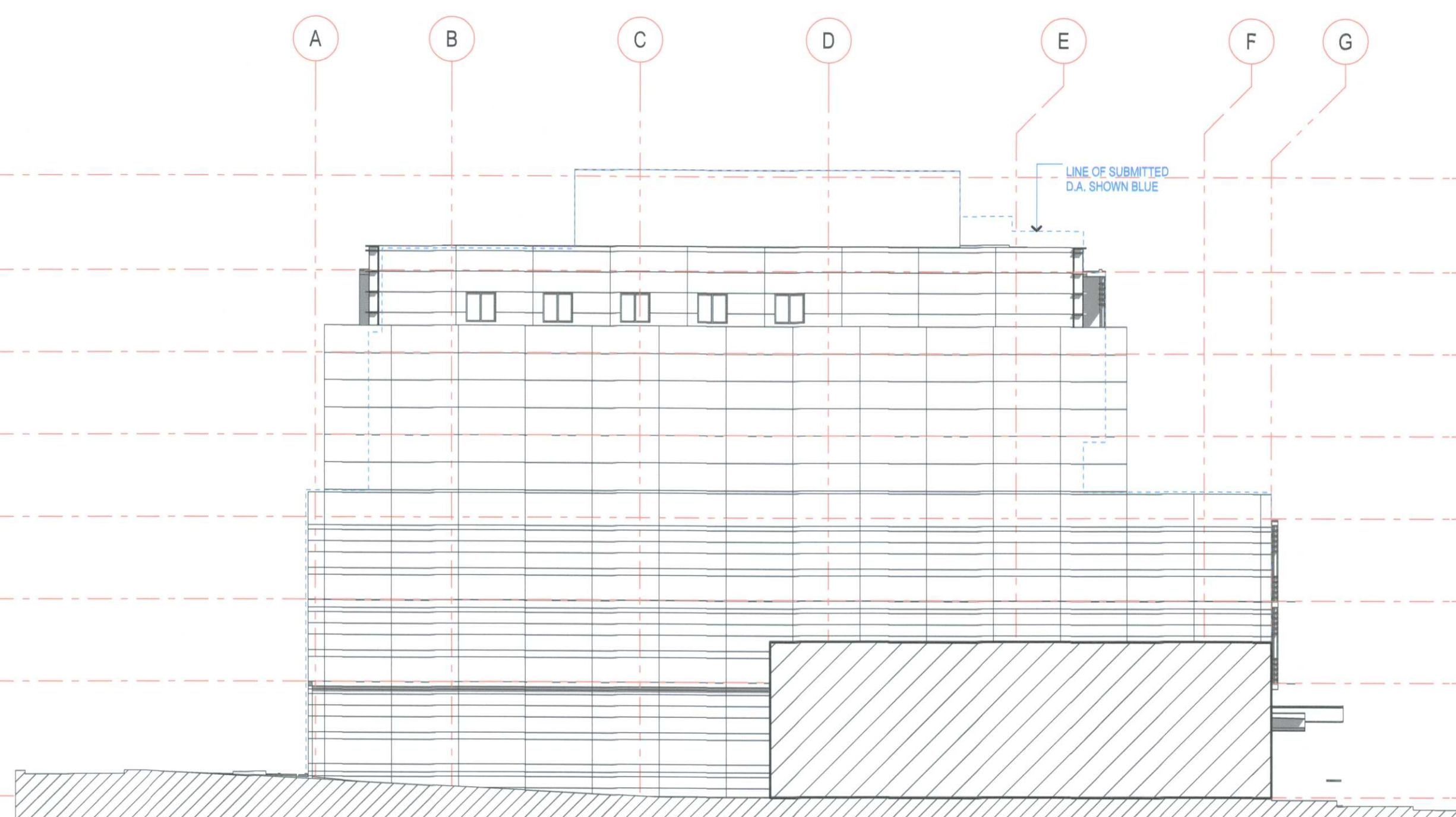
NORTH ELEVATION - D.A. APPROVED
SCALE 1:200



NORTH ELEVATION
SCALE 1:200



SOUTH ELEVATION - D.A. APPROVED
SCALE 1:200



SOUTH ELEVATION
SCALE 1:200

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A	28.10.11	DOP Submission
No.	DATE	REVISION / ISSUE DETAILS

ARCHITECTS

morrisbrayarchitects
Morris Bray Architects
105-108 Wiloughby Rd
Crows Nest NSW 2067 Australia
ABN 16 001 298 211
NSW Architects Registration Board Nominated Architects: Terry Morris 3364, Clarry Bray 3555

CLIENT

JR RICHARDS AND SONS

1 CORAL AVENUE
TUNCURRY NSW 2428



PROJECT:

**Office and Retail Masterplan
92 Manning St
Tuncurry**

DRAWING TITLE:

D.O.P. Elevations Sheet 2

SCALE:	DRAWN BY:	PLOT DATE:	CHECKED:	QA:
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06055	A-902	A		