

MANLY MULTI-RESIDENTIAL DEVELOPMENT

31 Arnold St, Manly QLD 4179



SITE INFORMATION	
Real Property Description: Lot 136 on RP33032	
Site Area: 809 m2 (804 m2 boundary realign)	
LOCAL AUTHORITY	SITE CLASSIFICATION
Brisbane City Council	Low-Medium Density Residential (LMR2)

DEVELOPMENT SUMMARY		
GFA		
Basement Level		12 m ²
Ground Floor		250 m ²
First Floor		356 m ²
Second Floor		359 m ²
TOTAL		977 m ²
SITE COVER	65%	526 m ²
CARPARKING		
Carparks Provided (incl. 1x visitor car space)		11
LANDSCAPING (excl. deep planting; incl. elevated planters)	21.4%	172.1 m ²
DEEP PLANTING	13.0%	104.4 m ²

DRAWING LIST	
Drawing No.	Sheet Name
01.01	Cover Page
02.01	Existing/Demo. Site Plan
02.02	Proposed Site Plan
02.03	Shadow Diagrams - Sheet 01
02.04	Shadow Diagrams - Sheet 02
02.05	Shadow Diagrams - Sheet 03
02.06	11.5m above NGL Reference
03.01	Basement Floor Plan
03.02	Ground Floor Plan
03.03	First Floor Plan

DRAWING LIST	
Drawing No.	Sheet Name
03.04	Second Floor Plan
04.01	Roof Plan
09.01	Elevations - Sheet 01
09.02	Elevations - Sheet 02
09.03	Arnold Street Elevation
10.01	Sections - Sheet 01
10.02	Sections - Sheet 02
20.01	Renders - Sheet 01
20.02	Renders - Sheet 02
20.03	Unit 1 - Patio Perspectives

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APPLICATION REF
A007002194

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Marlowe Architecture Pty Ltd
ABN 73 667 906 756
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Project Name
MANLY MULTI-RESIDENTIAL
31 Arnold St, Manly QLD 4179

Project No.
2436

Client
Edward Vallins



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Drawing Name
Cover Page

Drawing Number
DA-01.01

Scale
at A3

Date
2/9/2026

Architect
AM / KW

Revision
DA5

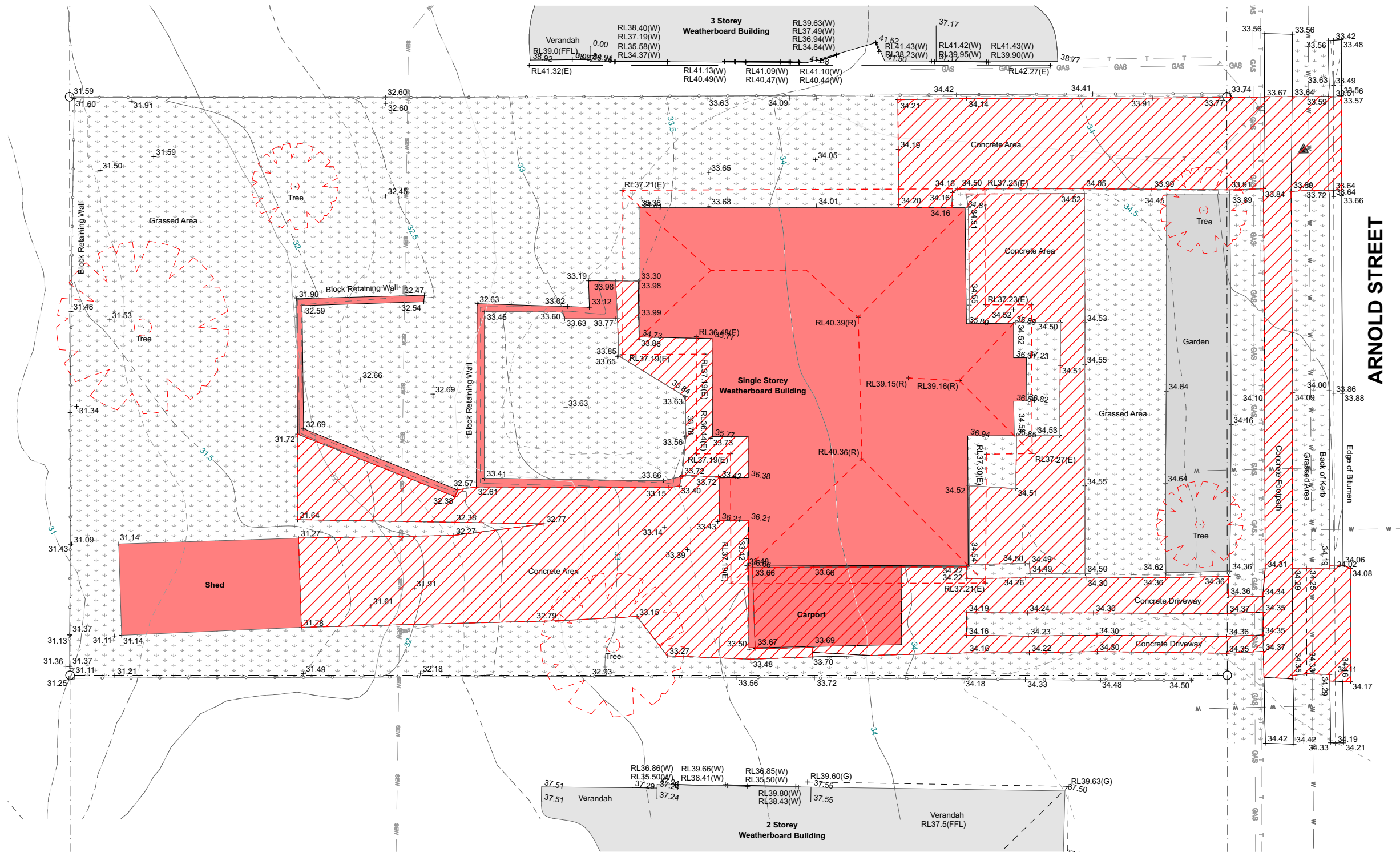
DEMOLITION PLAN LEGEND

- Indicates extent of elements to be demolished & removed off site
- Indicates extent of pathways/concrete slabs to be demolished & removed off site
- Indicates extent of wall/building to be demolished & removed off site

NOTES

- Demolition work to comply with AS2601-2001.
- Ensure safe disconnection/termination and removal of existing services not required as part of proposed works.
- Contractor to ensure a thorough Dilapidation Report (including photographic records of existing conditions) of the neighbouring properties is completed prior to the commencement of demolition works.
- It is the responsibility of the Contractor to check and confirm any presence of Asbestos on site prior to demolition works commencing. Should Asbestos be found, a Certified Contractor is to be engaged to remove extent.

- EL/EC (OH) Electrical Overhead Line (Existing)
- T T Telstra Comms Service (Existing)
- NBN NBN Service (Existing)
- G Gas Line (Existing)
- W W Water Line (Existing)
- SW SW Stormwater Line (Existing)
- SW Stormwater Line (Demolished)
- SEW SEW Sewer Line (Existing)
- SEW Sewer Line (Demolished)



SURVEY BY OTHERS

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Drawing Name
Existing/Demo. Site Plan

Drawing Number
DA-02.01

Project No.
2436

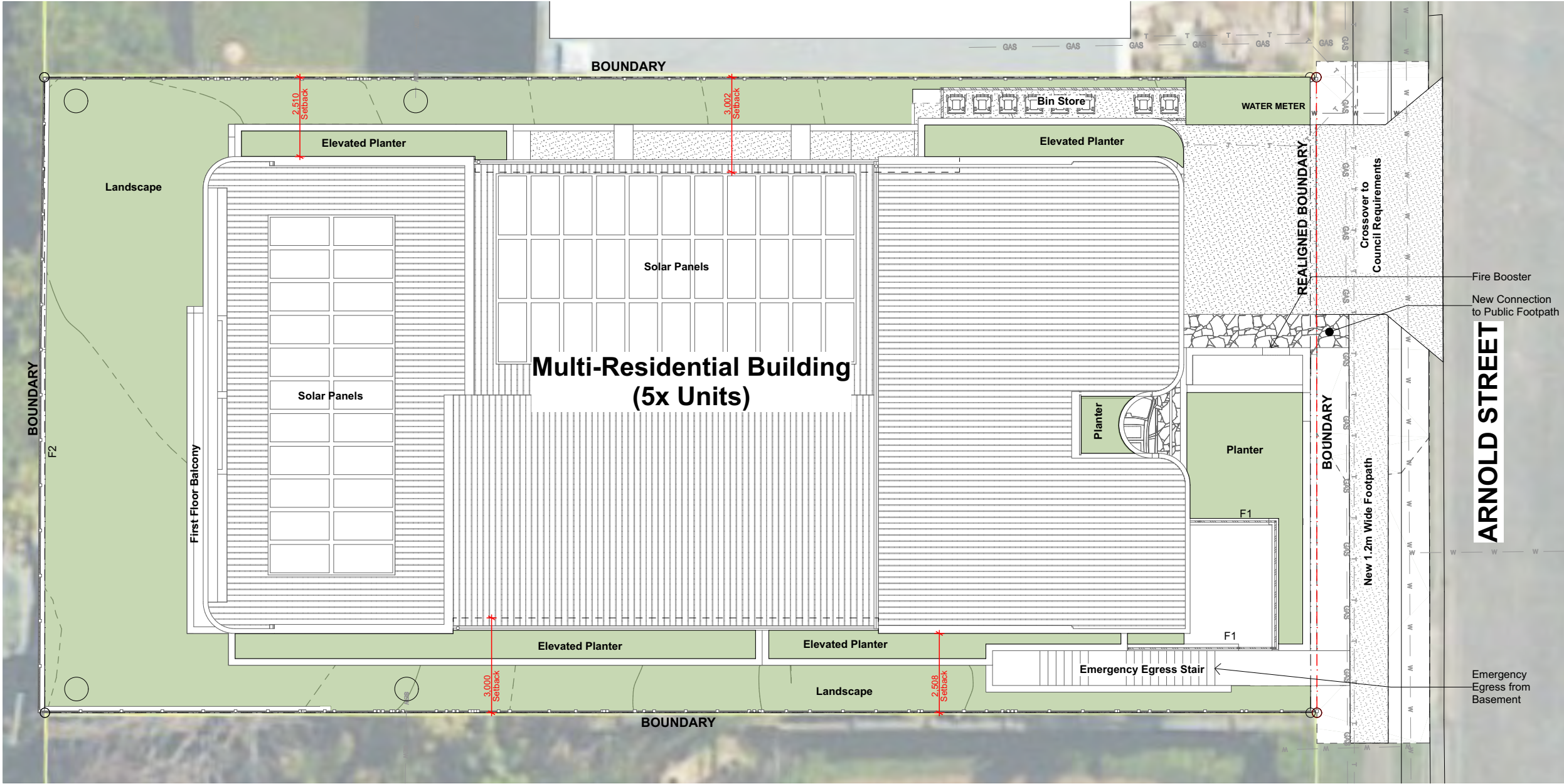
Client
Edward Vallins

Scale
1:150 at A3

Date
2/9/2026

Architect
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Revision
DA3



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Carparks Provided (incl. 1x visitor car space)	11

LANDSCAPING (excl. deep planting; incl. elevated planters)	21.4%	172.1 m ²
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DEEP PLANTING	13.0%	104.4 m ²
---------------	-------	----------------------

SITE LEGEND

DP	Downpipe
F1	Fence Type 1 1.2m H. P'coated Batten Fence on Blockwork Wall
F2	Fence Type 2 2m H. Timber Paling Boundary Fence
PP	Power Pole / Light Pole
RW1	Retaining Wall - Painted Render Finish
RW2	Retaining Wall - Stone Veneer Finish
SMH	Sewer Manhole
SWP	Stormwater Pit
WM	Water Meter - Refer to Civil doc.

— GAS	Gas Line (Existing)
— ELEC	Electrical Line (Existing)
— W	Water Line (Existing)
— W	Water Line (Proposed)
— SW	Stormwater Line (Existing)
— SW	Stormwater Line (Proposed)
— SEW	Sewer Line (Existing)
— SEW	Sewer Line (Proposed)

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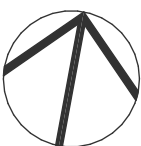
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Drawing Name
Proposed Site Plan

Drawing Number
DA-02.02

Project No.
2436

Client
Edward Vallins

Scale
1:150 at A3

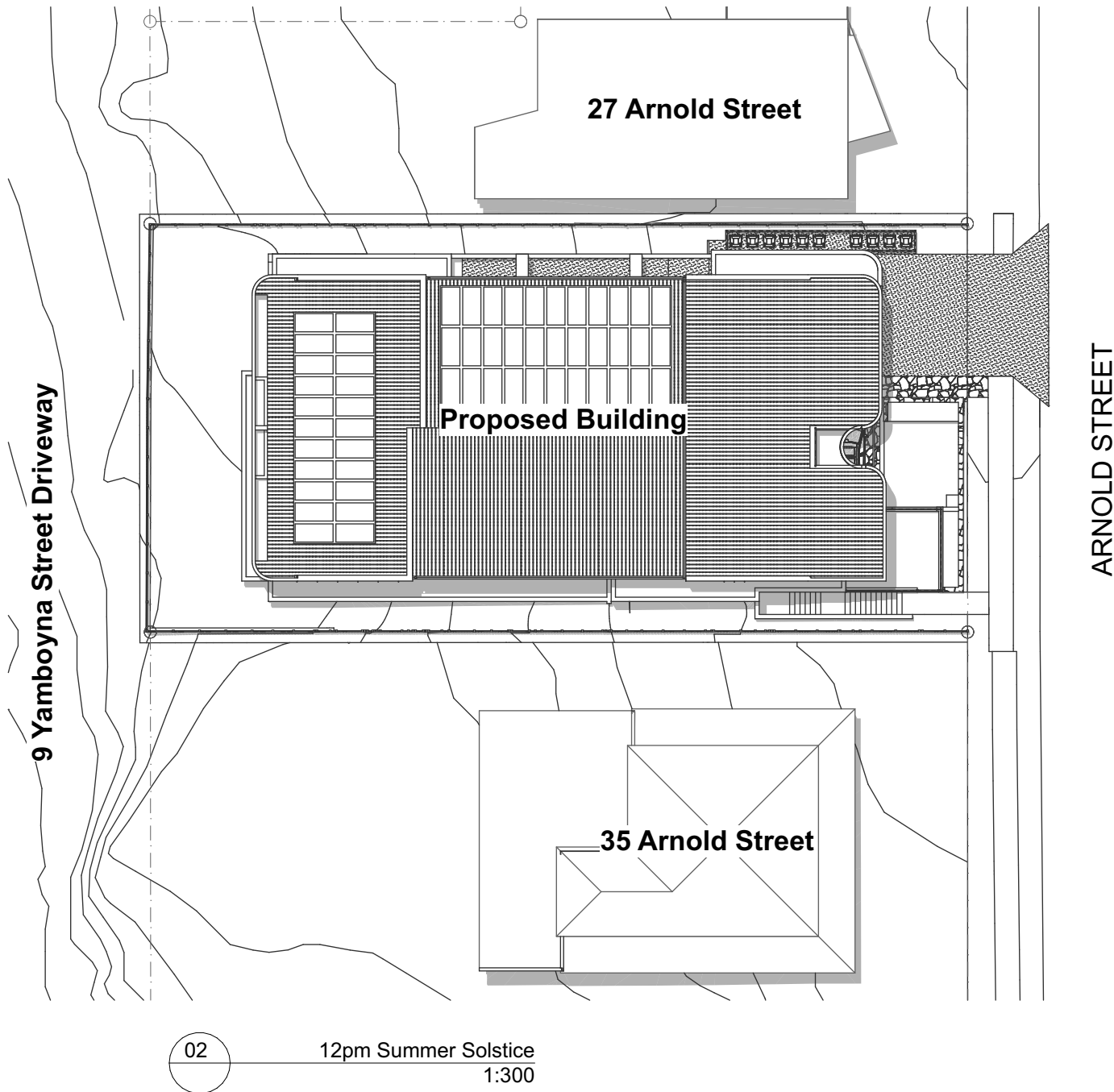
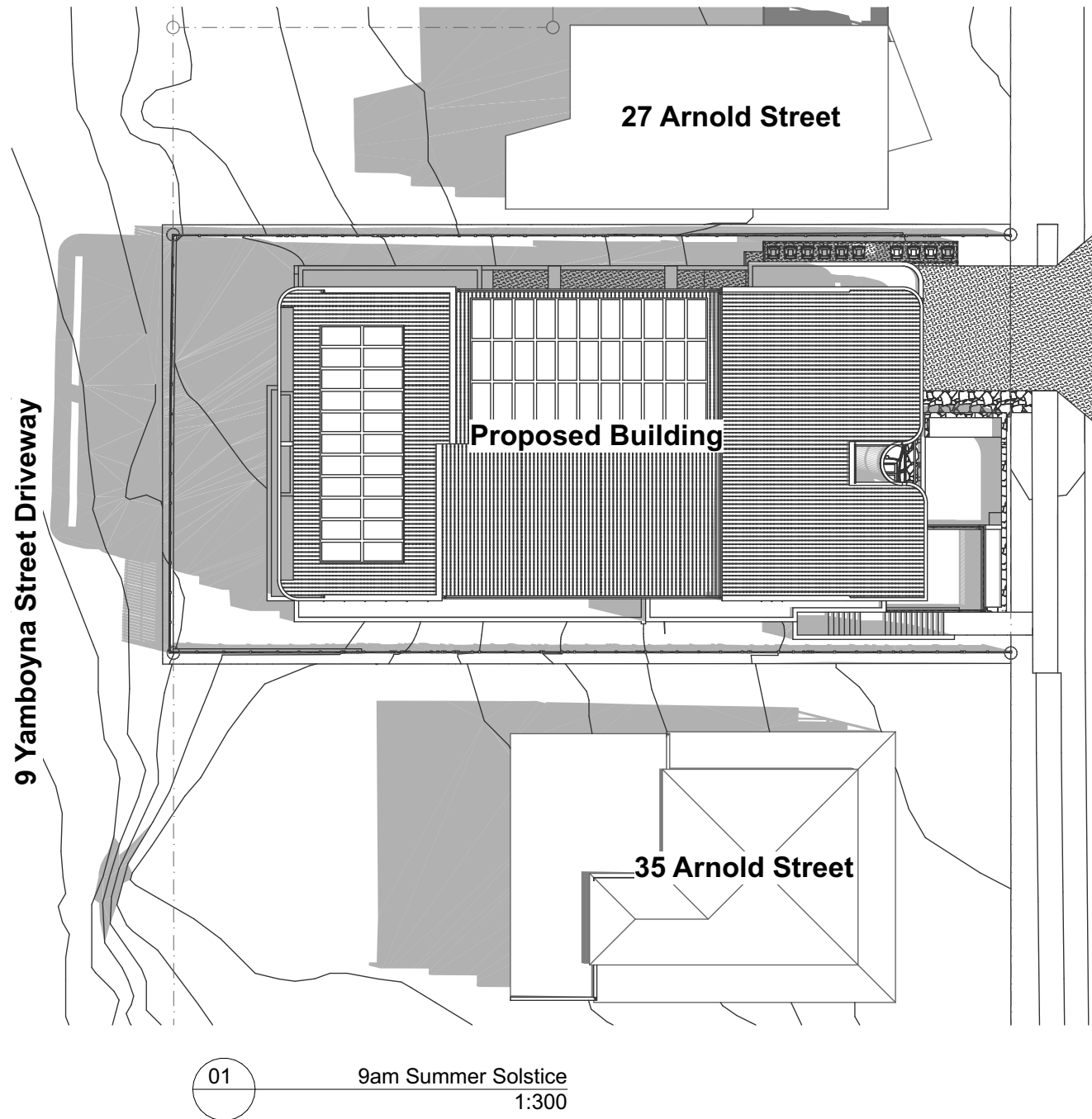
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SUMMER SOLSTICE

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Drawing Name
Shadow Diagrams - Sheet 01

Drawing Number
DA-02.03

Scale
1:300 at A3

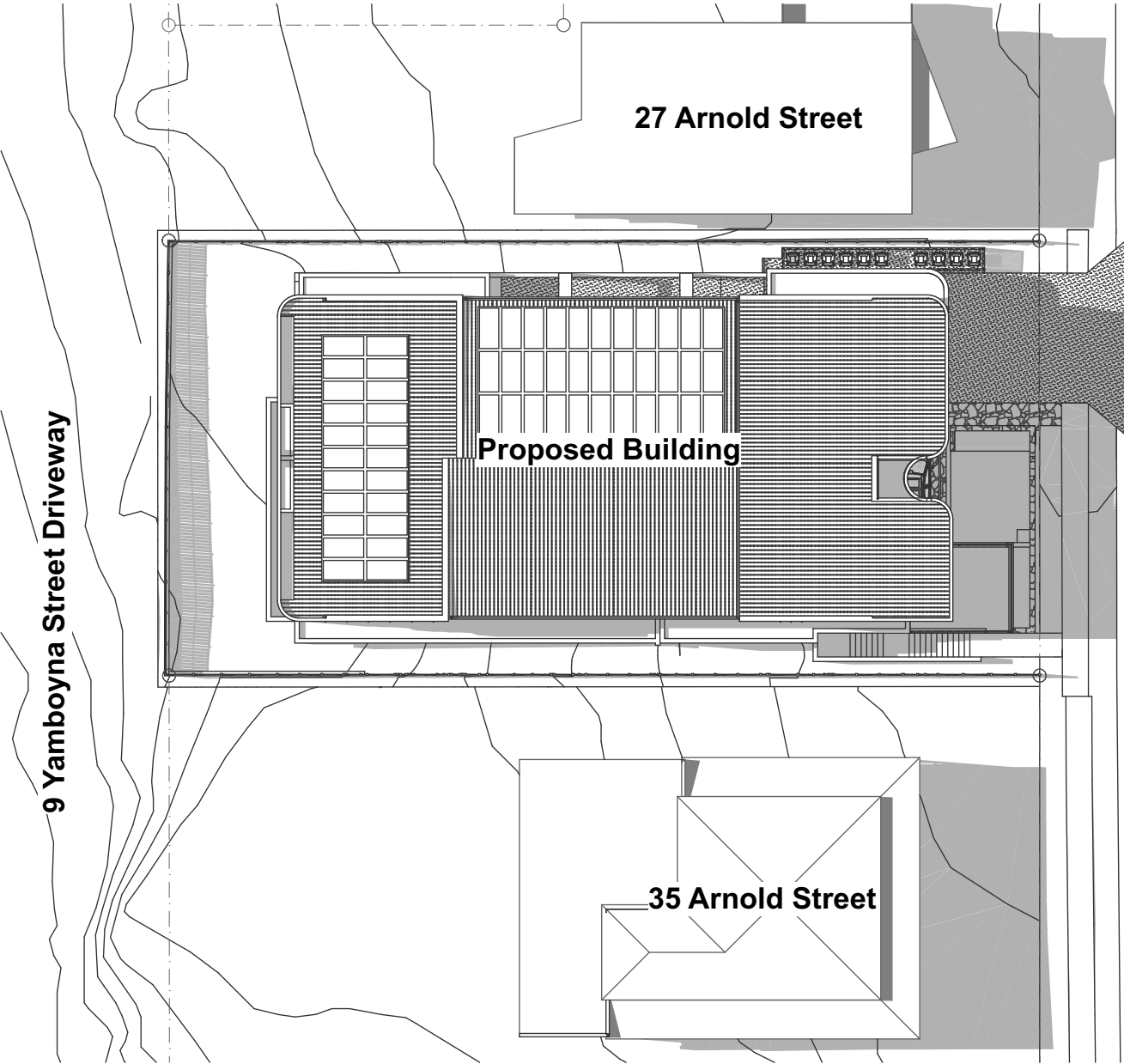
Date
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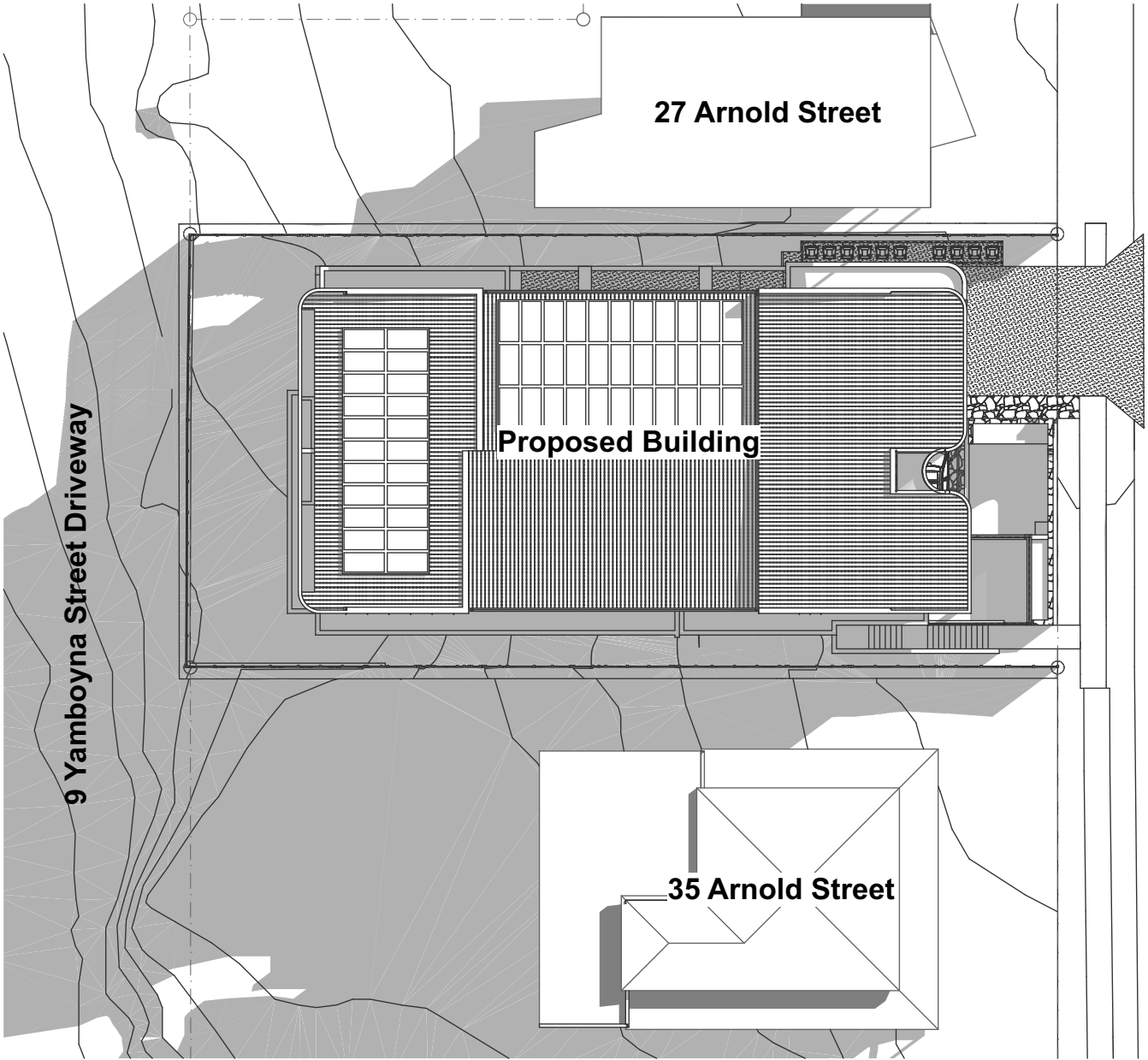
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SUMMER SOLSTICE

WINTER SOLSTICE



03 3pm Summer Solstice
1:300



04 9am Winter Solstice
1:300

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Drawing Name
Shadow Diagrams - Sheet 02

Drawing Number
DA-02.04

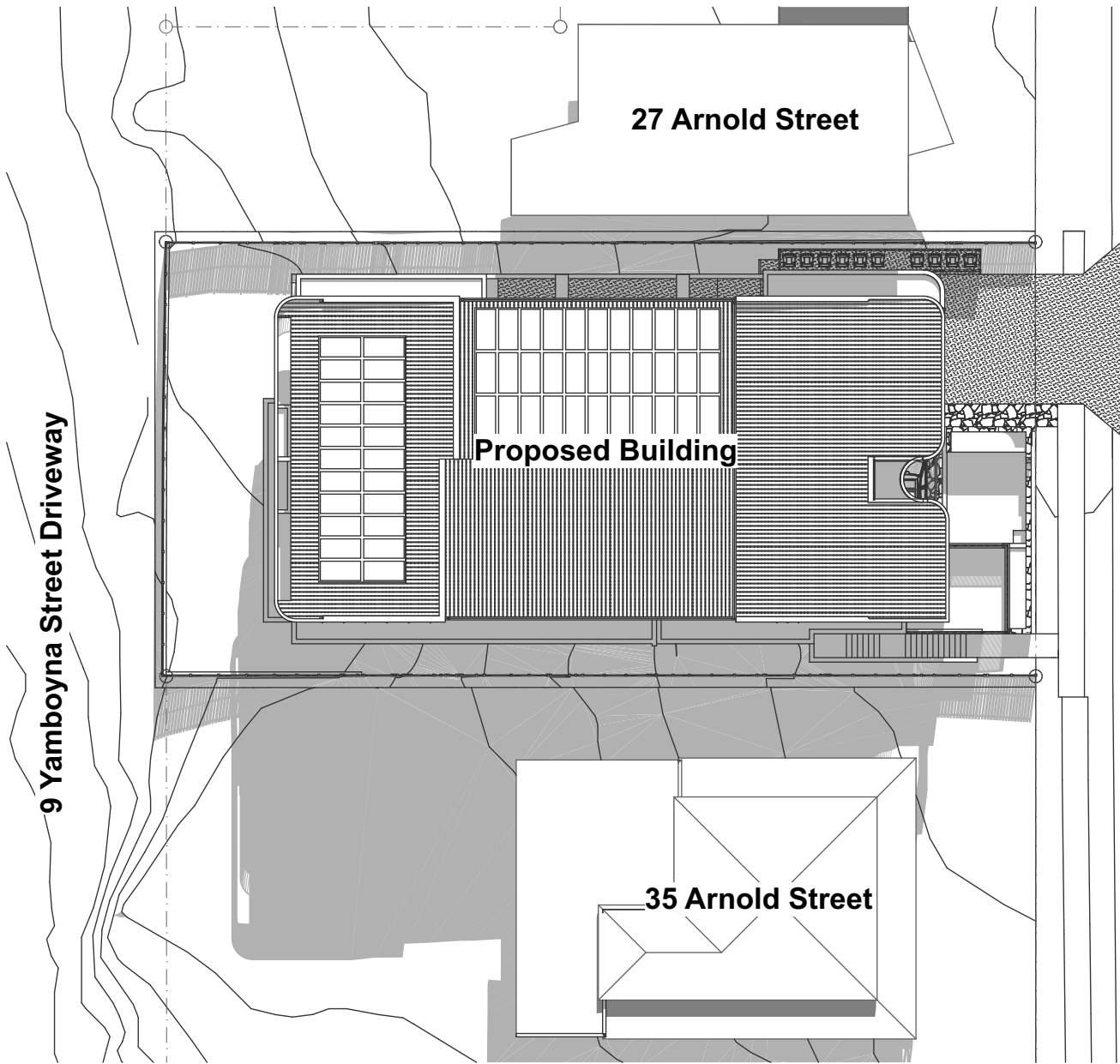
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Date
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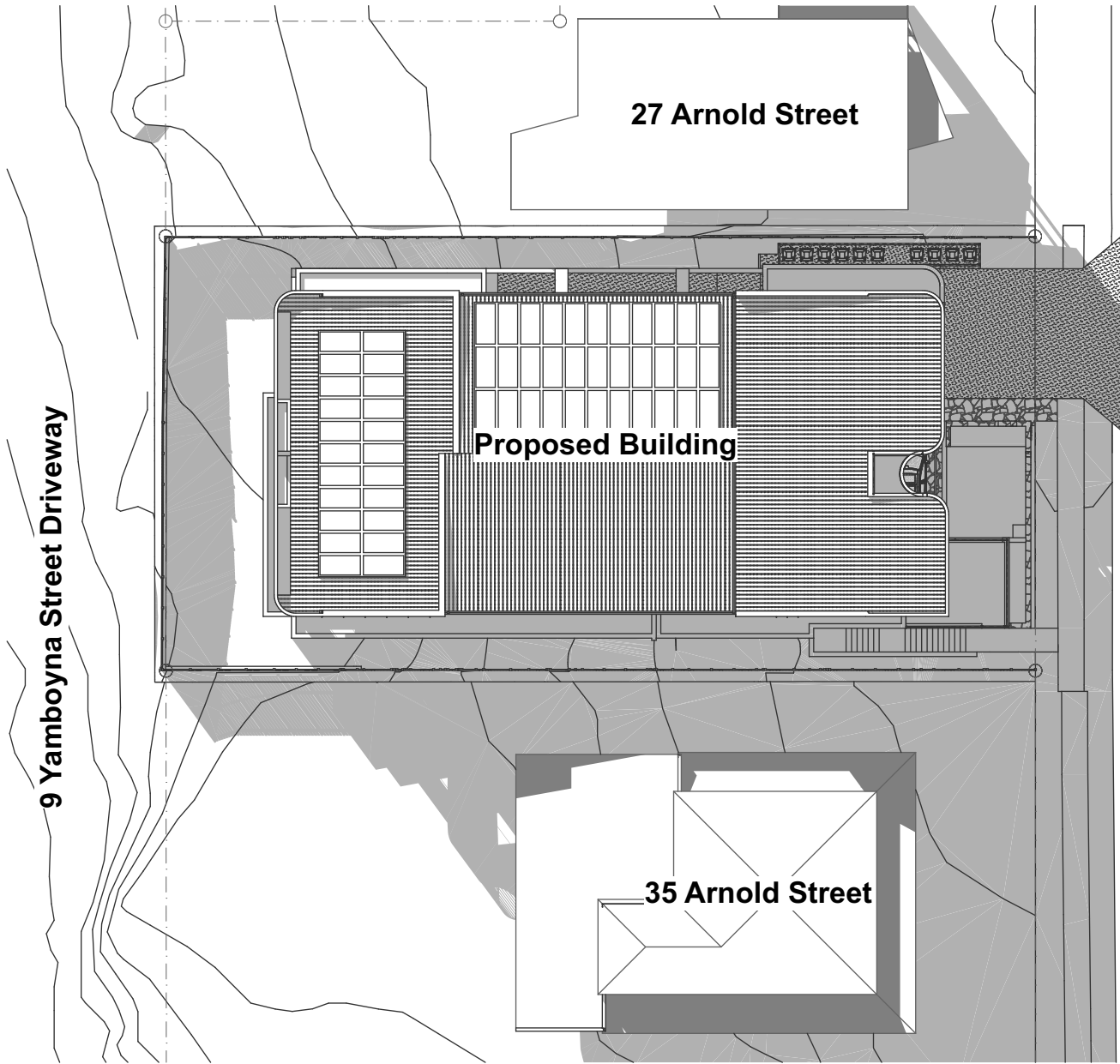
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WINTER SOLSTICE



05 12pm Winter Solstice
1:300



06 3pm Winter Solstice
1:300

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Drawing Name
Shadow Diagrams - Sheet 03

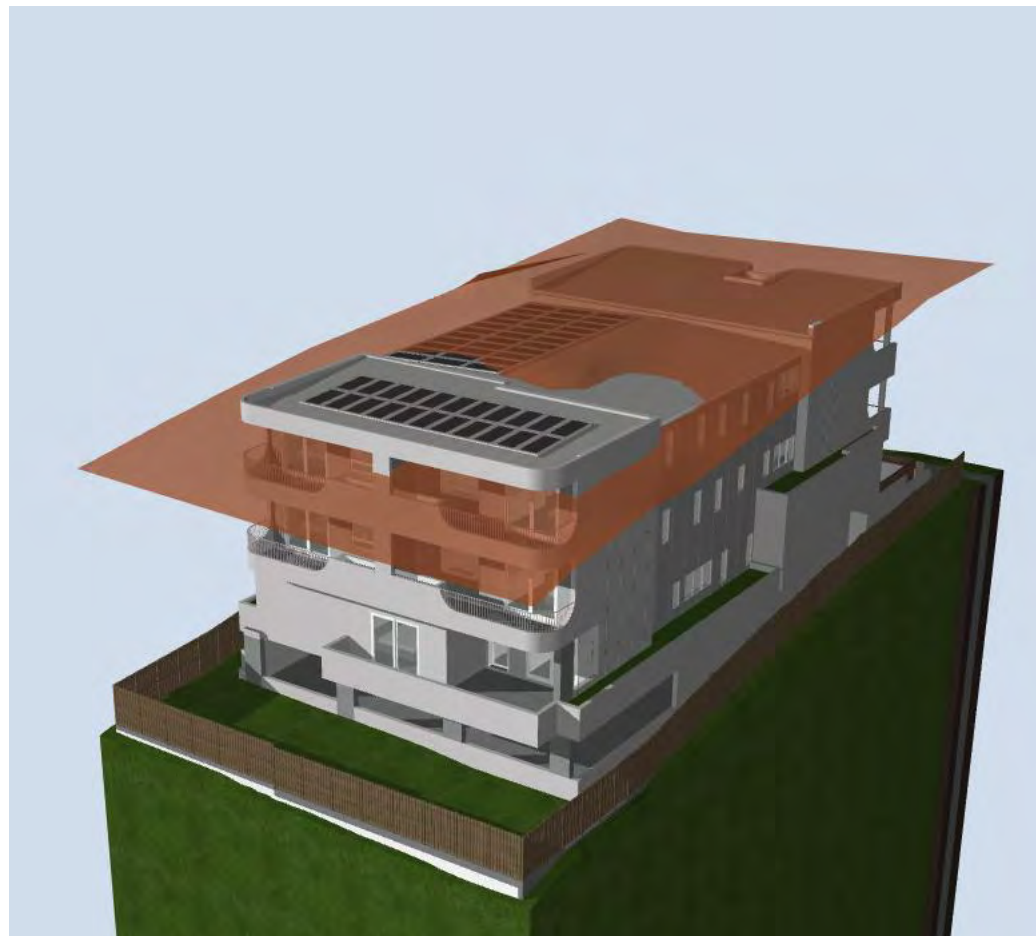
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DA-02.05

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View 01: 11.5m Height Line



View 02: 11.5m Height Line

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Drawing Name
11.5m above NGL Reference

Drawing Number
DA-02.06

Scale
at A3

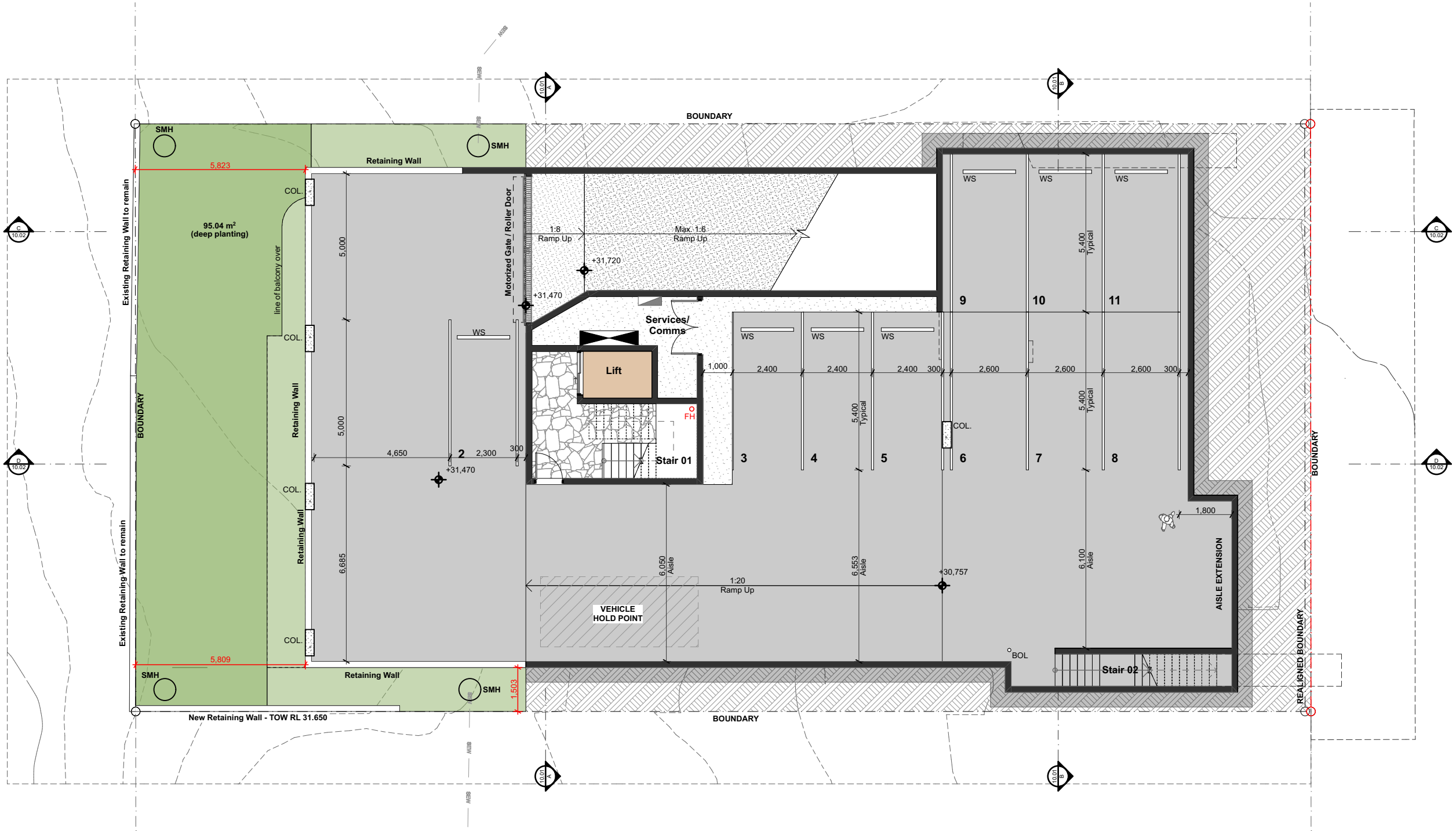
Date
2/9/2026

Architect
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Revision
DA3

PLAN LEGEND

- BOL. Bollard
 - BR1 Bicycle Rack - Floor Mounted
 - COL Column (Structural)
 - DB Distribution Board
 - DP Downpipe
 - FHR Fire Hose Reel
 - HT Hose Tap
 - MSB Meter Switchboard
 - RL Reduced Level
 - RW1 Retaining Wall
 - RW2 Retaining Wall
 - SCR1 Screen Type 1
 - SMH Sewer Manhole
 - SWP Stormwater Pit
 - WS Wheel Stop (Concrete)
- Painted Render Finish
 - Stone Veneer Finish
 - P'coated Timber-look
 - Batten Screen



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Client
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Drawing Name
Basement Floor Plan

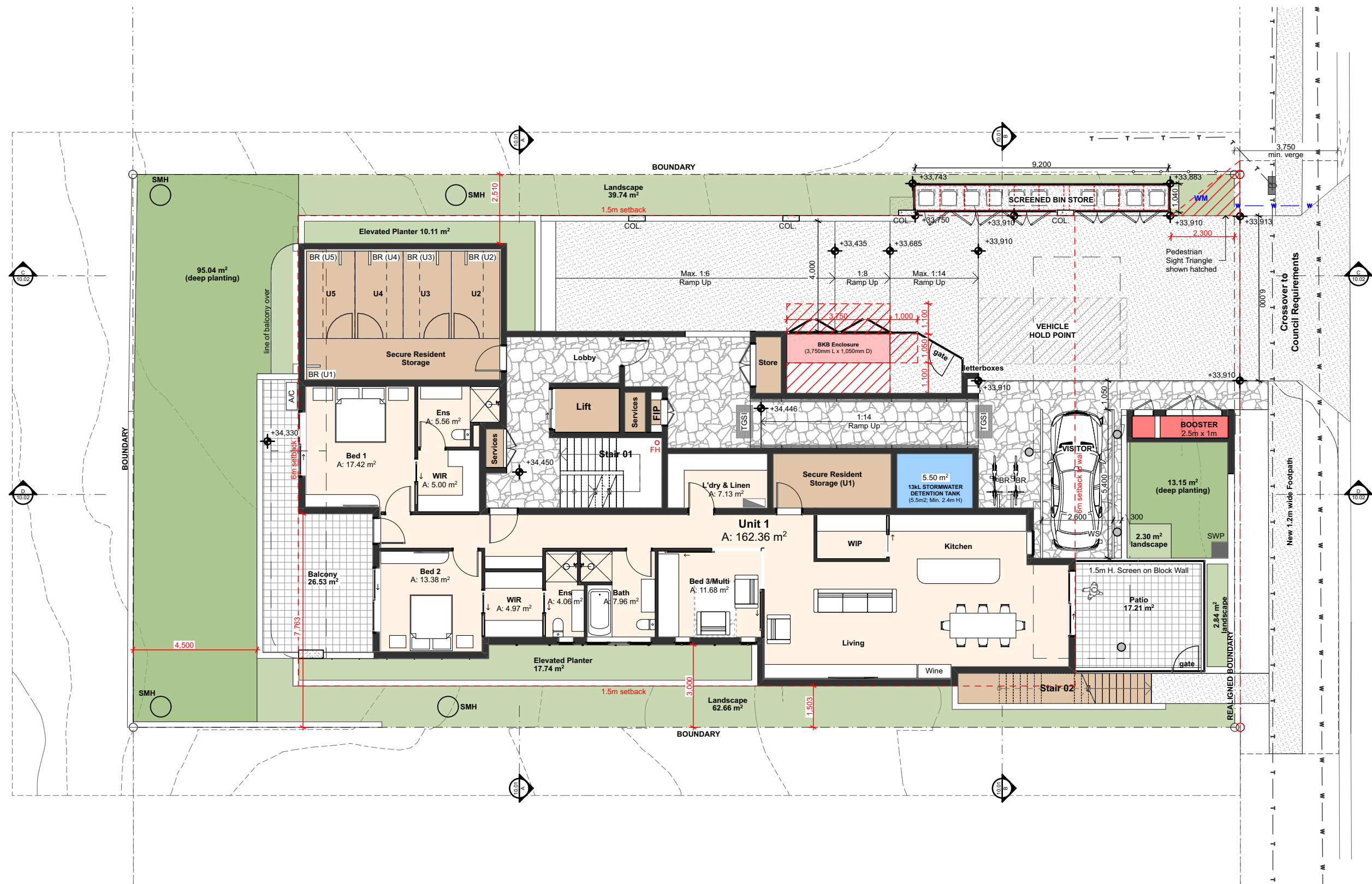
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DA-03.01

Scale
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Revision
DA5



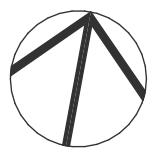
- PLAN LEGEND**
- BOL. Bollard
 - BR1 Bicycle Rack - Floor Mounted
 - COL Column (Structural)
 - DB Distribution Board
 - DP Downpipe
 - FHR Fire Hose Reel
 - HT Hose Tap
 - MSB Meter Switchboard
 - RL Reduced Level
 - RW1 Retaining Wall
 - RW2 Retaining Wall
 - SCR1 - Painted Render Finish
 - SCR1 - Stone Veneer Finish
 - SCR1 - Screen Type 1
 - SCR1 - P'coated Timber-look
 - SMH Batten Screen
 - SMH Sewer Manhole
 - SWP Stormwater Pit
 - WS Wheel Stop (Concrete)

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Drawing Name
Ground Floor Plan

Drawing Number
DA-03.02

Project No.
2436

Client
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Scale
1:150 at A3

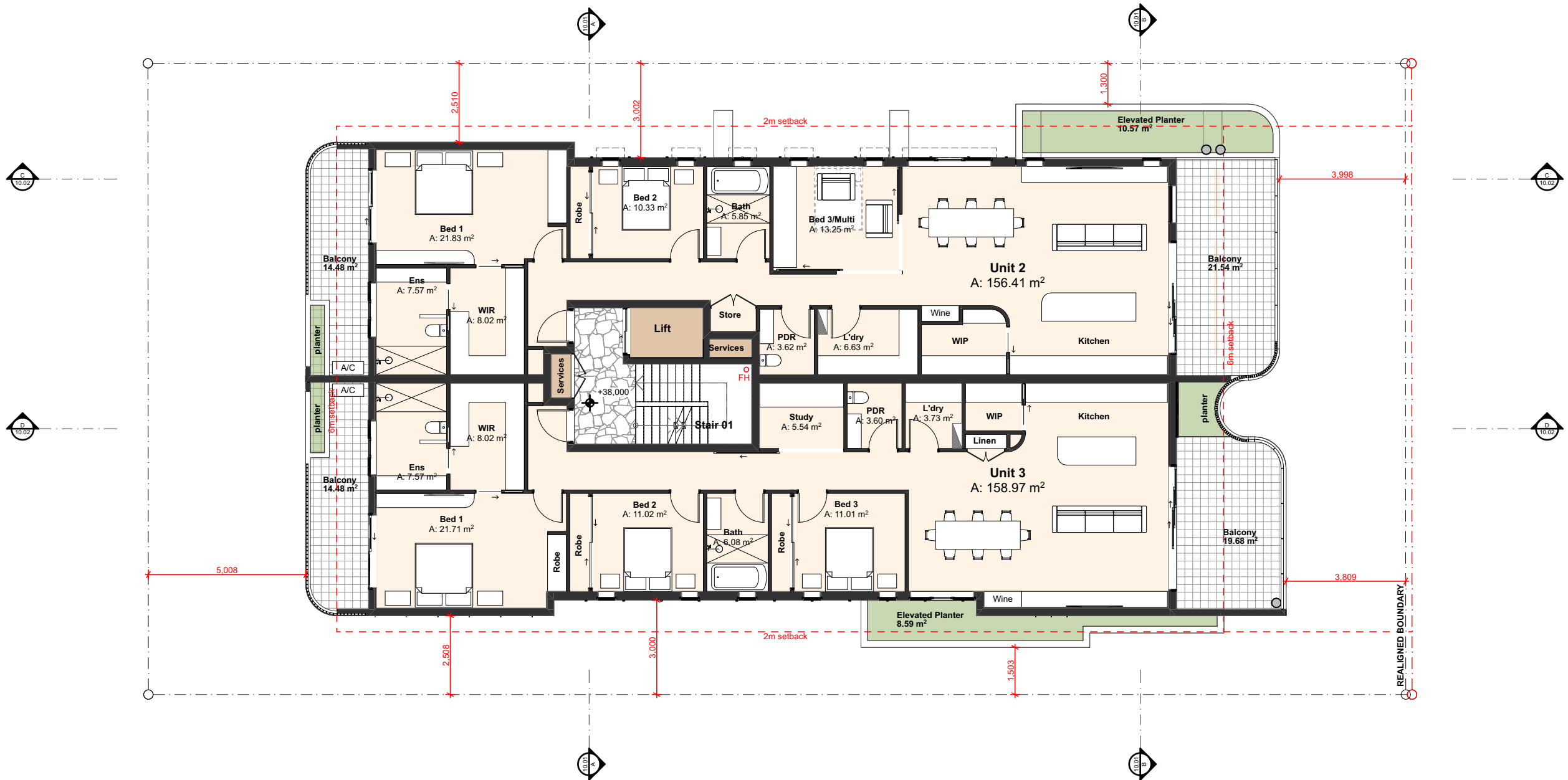
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2/9/2026

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Revision
DA5

PLAN LEGEND

BOL	Bollard
BR1	Bicycle Rack - Floor Mounted
COL	Column (Structural)
DB	Distribution Board
DP	Downpipe
FHR	Fire Hose Reel
HT	Hose Tap
MSB	Meter Switchboard
RL	Reduced Level
RW1	Retaining Wall
RW2	Retaining Wall
SCR1	- Painted Render Finish - Stone Veneer Finish Screen Type 1 - P'coated Timber-look Batten Screen
SMH	Sewer Manhole
SWP	Stormwater Pit
WS	Wheel Stop (Concrete)



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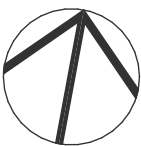
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Project Name
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31 Arnold St, Manly QLD 4179

Project No.
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Client
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Drawing Name
First Floor Plan

Drawing Number
DA-03.03

Scale
1:150 at A3

Date
2/9/2026

Architect
AM / KW

Revision
DA3

PLAN LEGEND

- BOL Bollard
BR1 Bicycle Rack - Floor Mounted
COL Column (Structural)
DB Distribution Board
DP Downpipe
FHR Fire Hose Reel
HT Hose Tap
MSB Meter Switchboard
RL Reduced Level
RW1 Retaining Wall
RW2 Retaining Wall
SCR1 Screen Type 1
SMH Sewer Manhole
SWP Stormwater Pit
WS Wheel Stop (Concrete)



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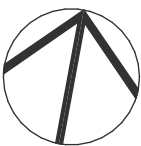
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Drawing Name
Second Floor Plan

Drawing Number
DA-03.04

Scale
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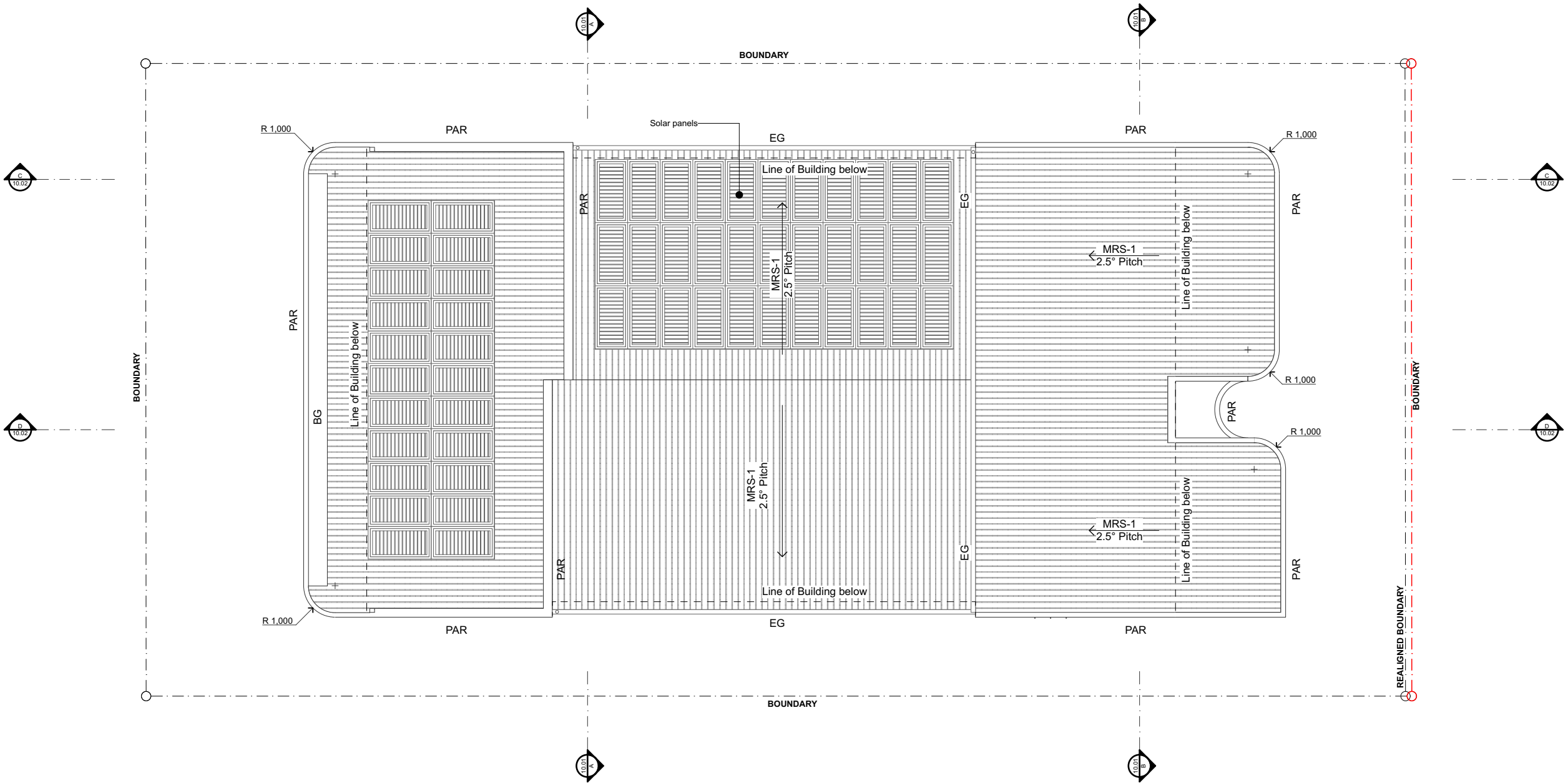
Date
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Architect
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Revision
DA4

ROOF LEGEND

- BG Box Gutter
- DP Downpipe
- EG Eaves Gutter
- MRS-1 Metal Roof Sheet - Type 1
- O'H Overhang
- PAR Parapet



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Drawing Name
Roof Plan

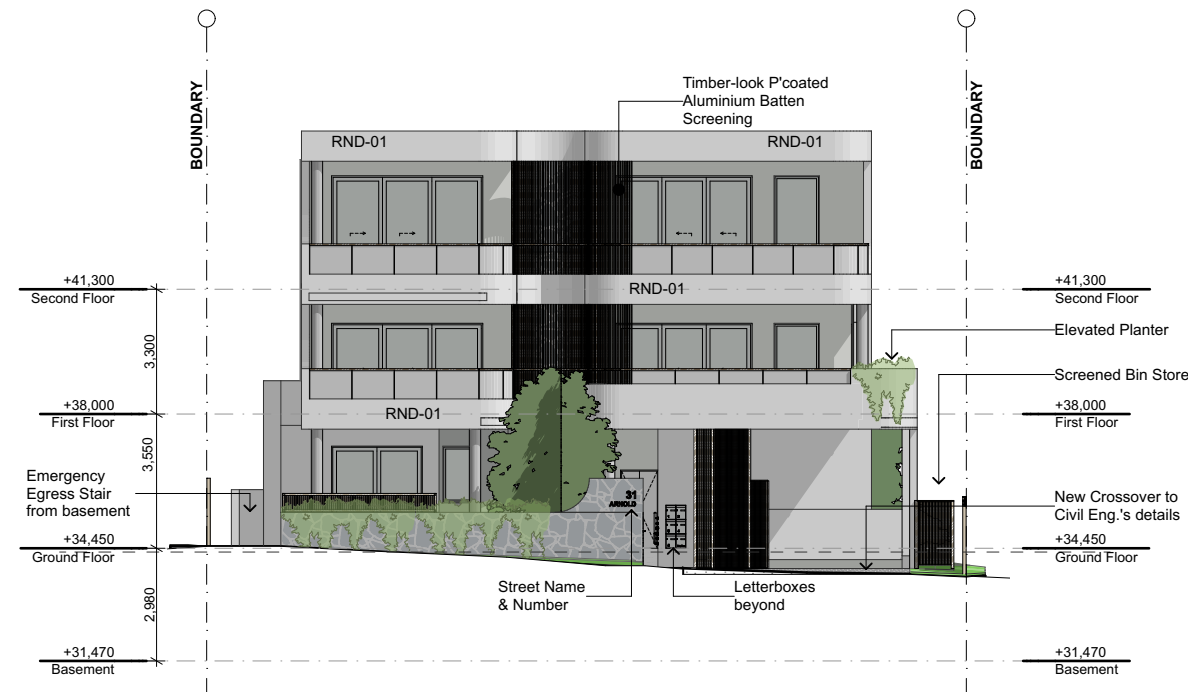
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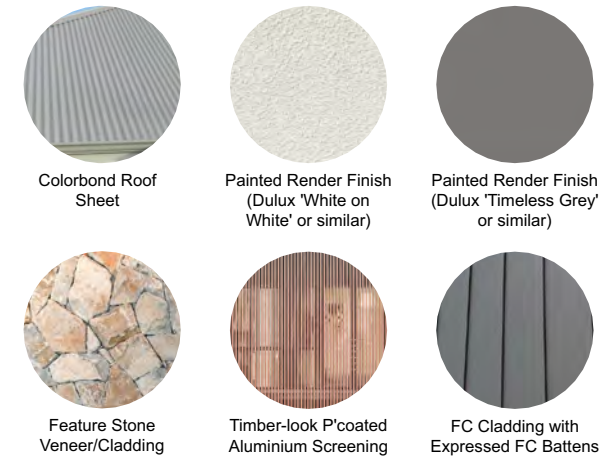
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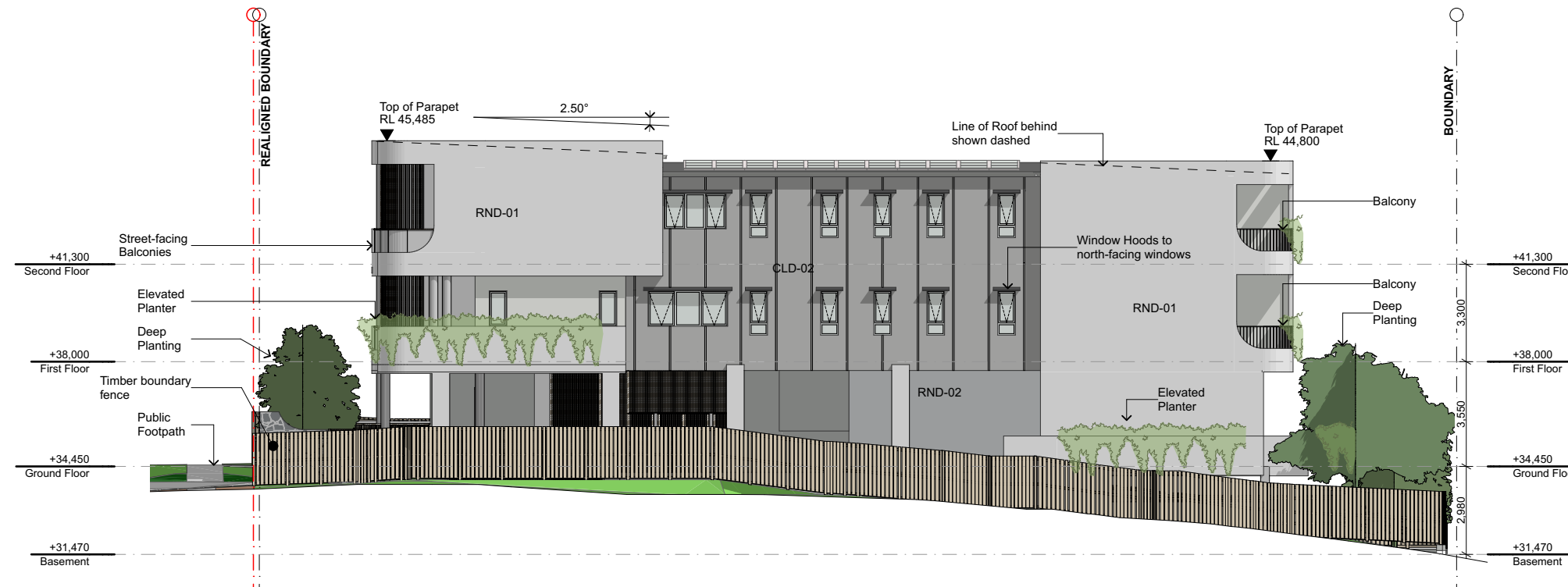


MATERIAL PALETTE



ELEVATION & SECTION LEGEND

- BOL. Bollard
- CLD-01 Cladding Type 1
Stone Veneer on Blockwork Wall
- CLD-02 Cladding Type 2
FC Cladding with Expressed Battens
- NGL Natural Ground Line
- RL Reduced Level
- RND-01 Rendered Finish Type 01
(White on White or similar)
- RND-02 Rendered Finish Type 02
(Tranquil Retreat or similar)
- RW1 Retaining Wall
- Painted Render Finish
- RW2 Retaining Wall
- Stone Veneer Finish
- SCR1 Screen Type 1
- Timber-look P'coated Batten Screen



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Drawing Name
Elevations - Sheet 01

Drawing Number
DA-09.01

Scale
1:200 at A3

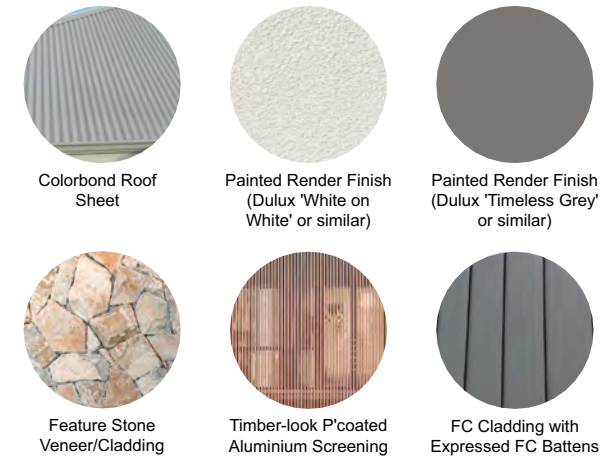
Date
2/9/2026

Architect
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Revision
DA3



MATERIAL PALETTE



ELEVATION & SECTION LEGEND

- BOL. Bollard
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FC Cladding with
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- RL Reduced Level
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Drawing Name
Elevations - Sheet 02

Drawing Number
DA-09.02

Project No.
2436

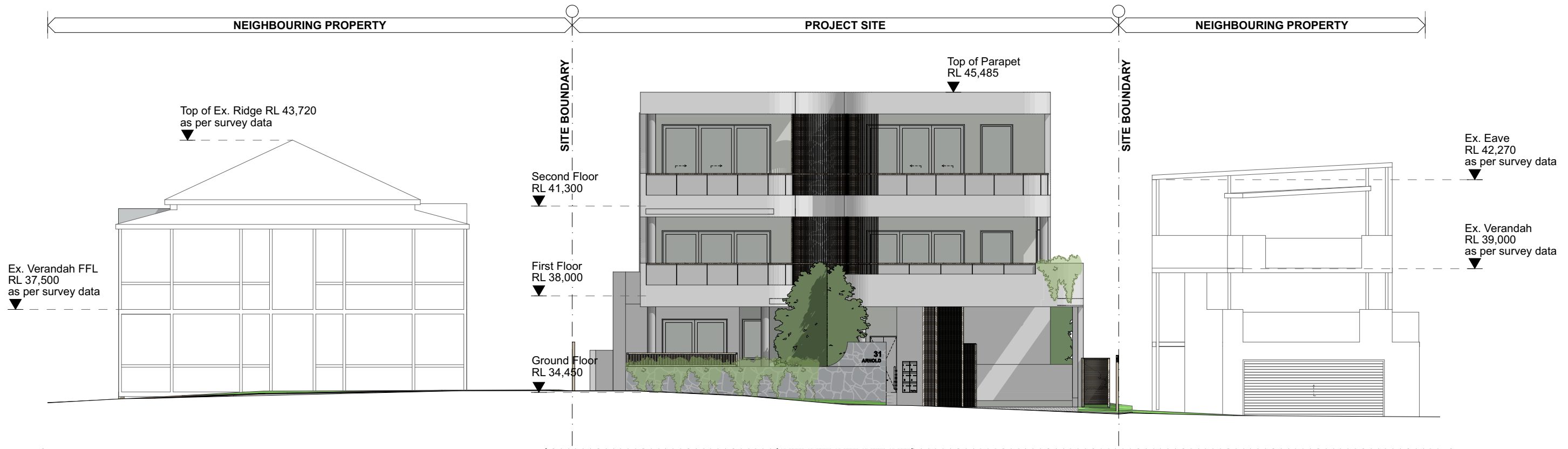
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Scale
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Date
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Architect
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Drawing Name
Arnold Street Elevation

Drawing Number
DA-09.03

Scale
1:150 at A3

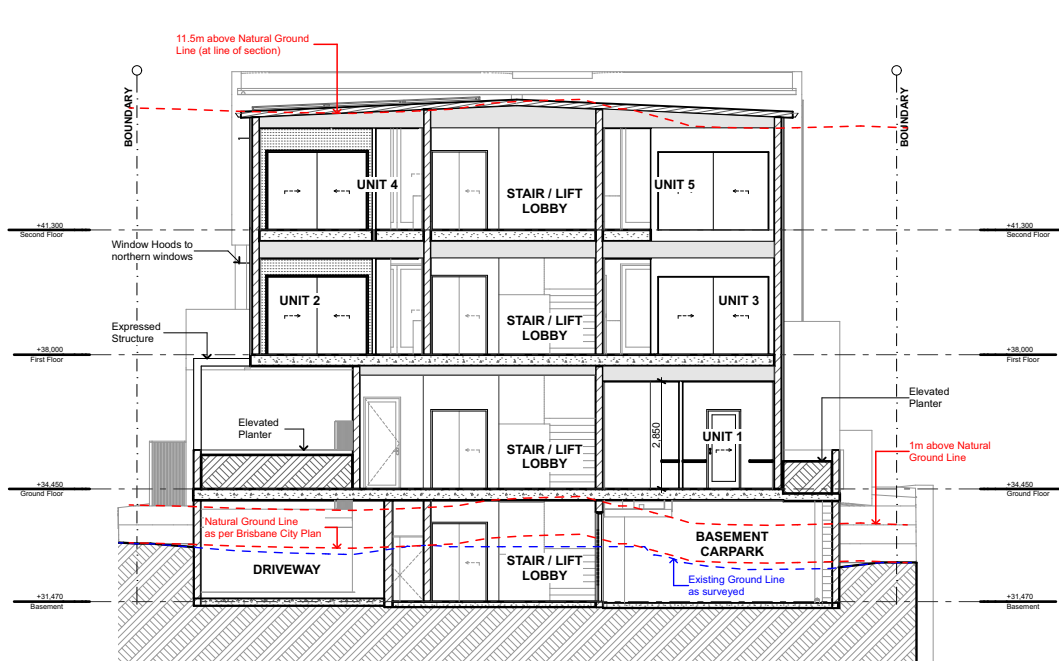
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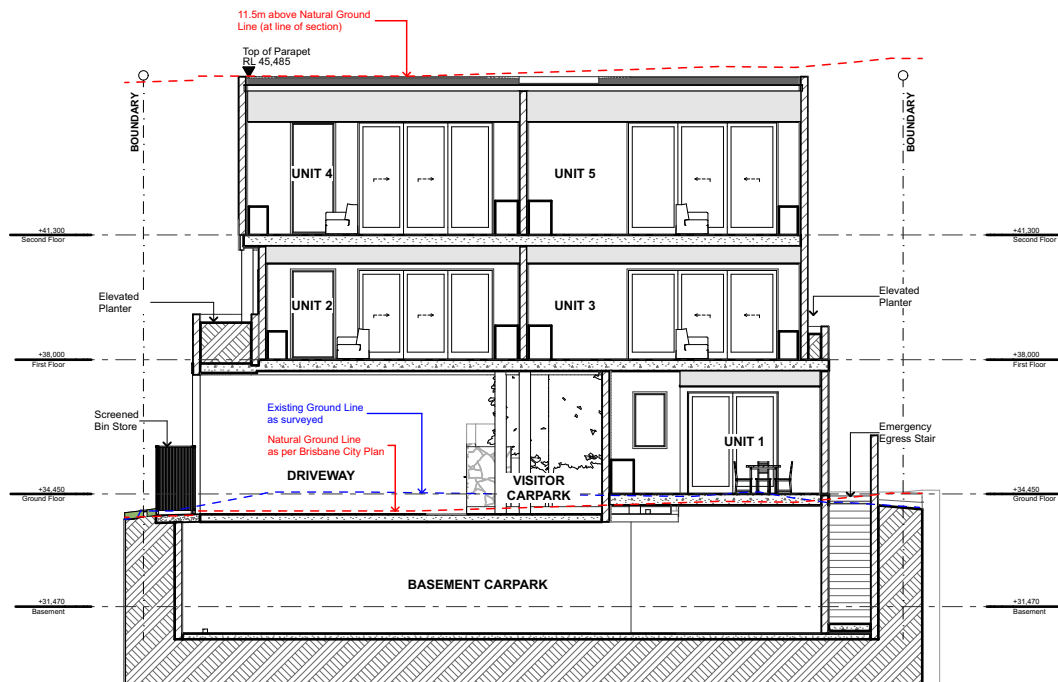
Revision
DA3

ELEVATION & SECTION
LEGEND

- BOL. Bollard
CLD-01 Cladding Type 1
Stone Veneer on
Blockwork Wall
CLD-02 Cladding Type 2
FC Cladding with
Expressed Battens
NGL Natural Ground Line
RL Reduced Level
RND-01 Rendered Finish Type 01
(White on White or similar)
RND-02 Rendered Finish Type 02
(Tranquil Retreat or similar)
RW1 Retaining Wall
- Painted Render Finish
RW2 Retaining Wall
- Stone Veneer Finish
SCR1 Screen Type 1
- Timber-look P'coated
Batten Screen



A Section A
1:200



B Section B
1:200

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Drawing Name
Sections - Sheet 01

Drawing Number
DA-10.01

Scale
1:200 at A3

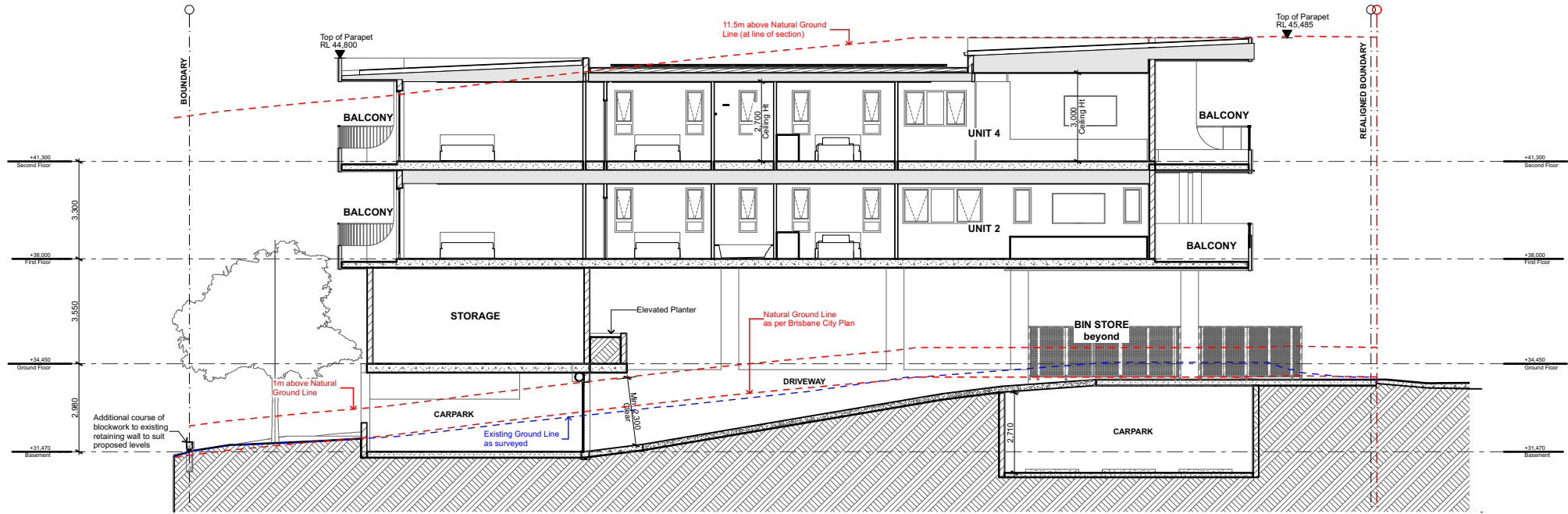
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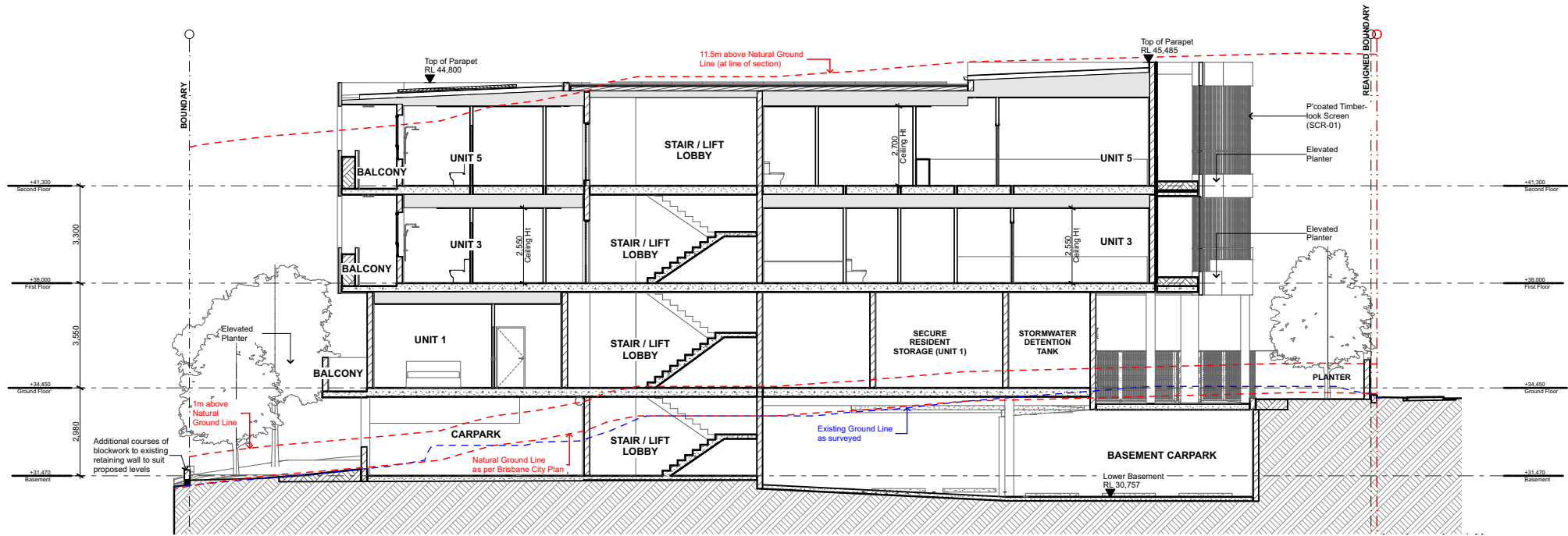
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DA3

ELEVATION & SECTION
LEGEND

- BOL- Bollard
CLD-01 Cladding Type 1
Stone Veneer on
Blockwork Wall
CLD-02 Cladding Type 2
FC Cladding with
Expressed Battens
NGL Natural Ground Line
RL Reduced Level
RND-01 Rendered Finish Type 01
(White on White or similar)
RND-02 Rendered Finish Type 02
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RW1 Retaining Wall
- Painted Render Finish
RW2 Retaining Wall
- Stone Veneer Finish
SCR1 Screen Type 1
- Timber-look P'coated
Batten Screen



C
Section C
1:200



D
Section D
1:200

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APPLICATION REF

A007002194

DA ISSUE
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Marlowe Architecture Pty Ltd
ABN 73 667 906 756
www.marlowearchitecture.com.au
hello@marlowearchitecture.com.au

Project Name
MANLY MULTI-RESIDENTIAL
31 Arnold St, Manly QLD 4179

Project No.
2436

Client
Edward Vallins

MARLOWE
ARCHITECTURE

Drawing Name
Sections - Sheet 02

Scale
1:200 at A3

Date
2/9/2026

Architect
AM / KW

Drawing Number
DA-10.02

Revision
DA4



Arnold Street Perspective



Arnold Street Perspective



Arnold Street Perspective

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31 Arnold St, Manly QLD 4179

Project No. 2436

Client
Edward Vallins

MARLOWE
ARCHITECTURE

Drawing Name
Renders - Sheet 01

Drawing Number
DA-20.01

Scale
1:3.92 at A3

Date
2/9/2026

Architect
AM / KW

Revision
DA3



Rear / Western Perspective



Northern Perspective



Rear / Western Perspective



Southern Perspective

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Drawing Name
Renders - Sheet 02

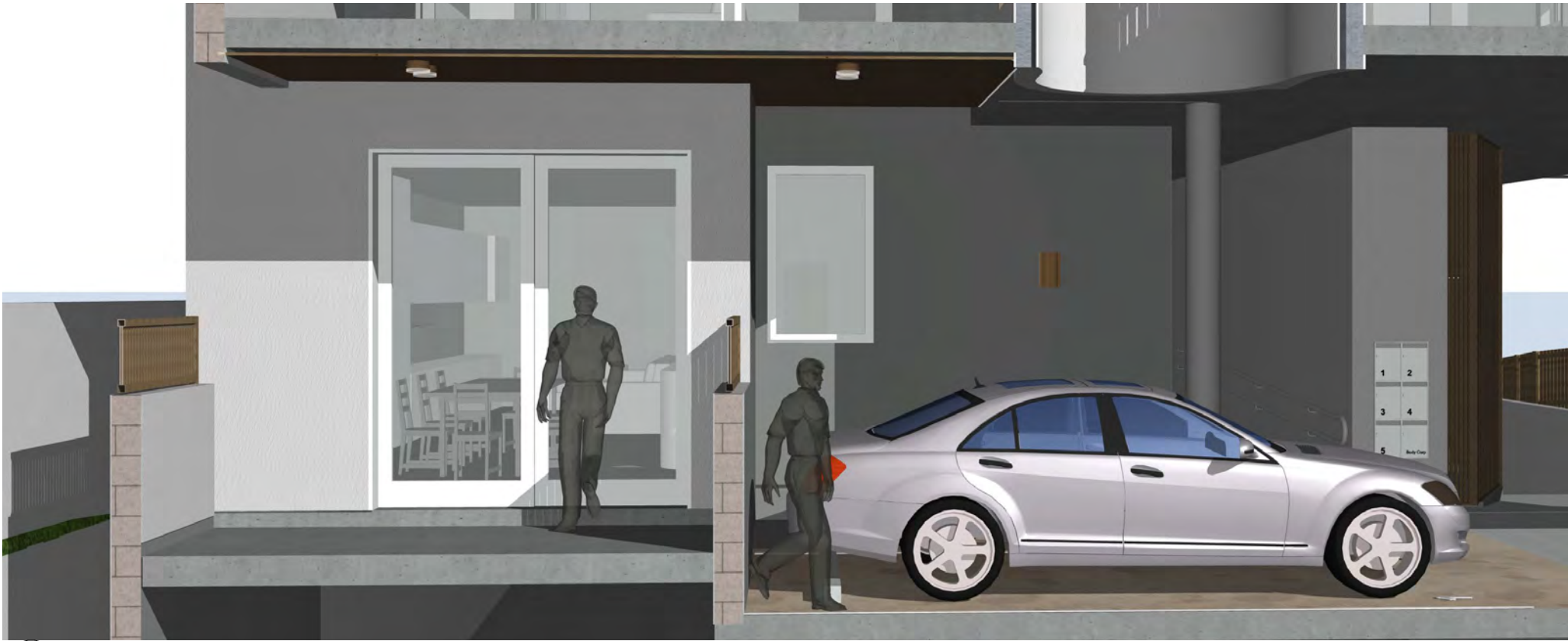
Drawing Number
DA-20.02

Scale
at A3

Date
2/9/2026

Architect
AM / KW

Revision
DA3



Unit 1 - Patio Section



Unit 1 - Patio Perspective

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Project No.
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Client
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ARCHITECTURE

Drawing Name
Unit 1 - Patio Perspectives

Drawing Number
DA-20.03

Scale
at A3

Date
2/9/2026

Architect
AM / KW

Revision
DA2